

SULLIVAN-THOMPSON HISTORIC DISTRICT MAP

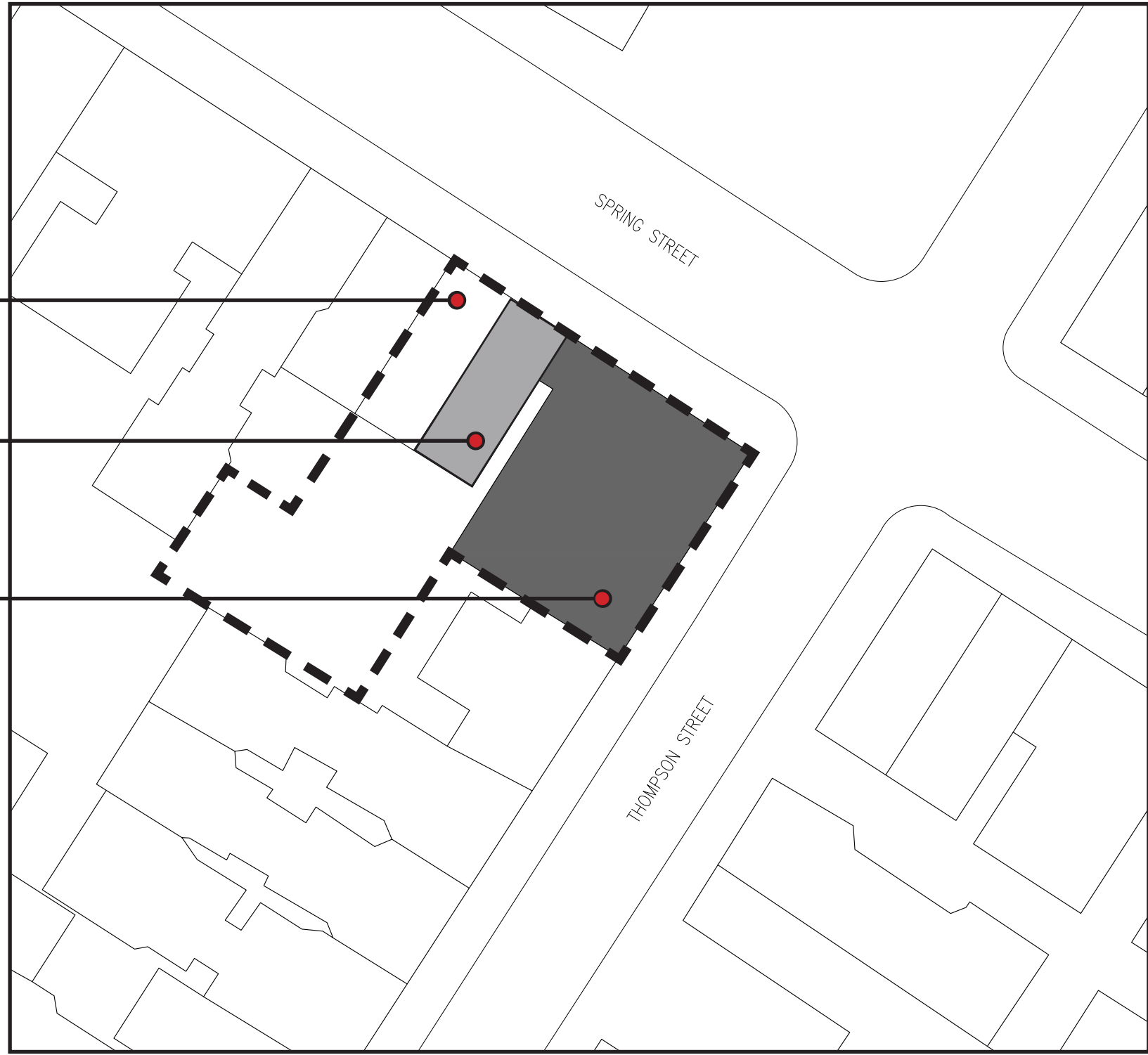
182 SPRING STREET, NEW YORK, 10012
 LANDMARKS PRESERVATION COMMISSION

EXISTING ROW HOUSE
188 SPRING ST.
BLOCK 489 - LOT 22
NO WORK IN SCOPE

**PREVIOUSLY DEMOLISHED
ROW HOUSE**
186 SPRING ST.
BLOCK 489 - LOT 23

**EXISTING 2-STORY
COMMERCIAL BUILDING**
182-184 SPRING ST.
BLOCK 489 - LOT 25

**VIA FORECLOSURE,
CURRENT
OWNERSHIP TOOK
POSSESSION IN
2020, ACQUIRING
AN ABANDONED
PROPERTY**



SITE PLAN - EXISTING

SITE HISTORY



2017 - YEAR AFTER DISTRICT DESIGNATION

182-184 Spring Street (aka 83 Thompson Street)

Borough of Manhattan Tax Map Block 489, Lot 25

Date(s): 1921 (NB 159-1921)

Architect(s): Louis A. Sheinart

Owner / Developer: Angelo Frasinetti

Stories: 2

Material(s): Brick

Status: Not Determined (building under construction)

History

This two-story building, originally constructed in 1921 and designed by Louis A. Sheinart, is currently under construction and blocked by scaffolding.

Alterations

Currently under construction

Site

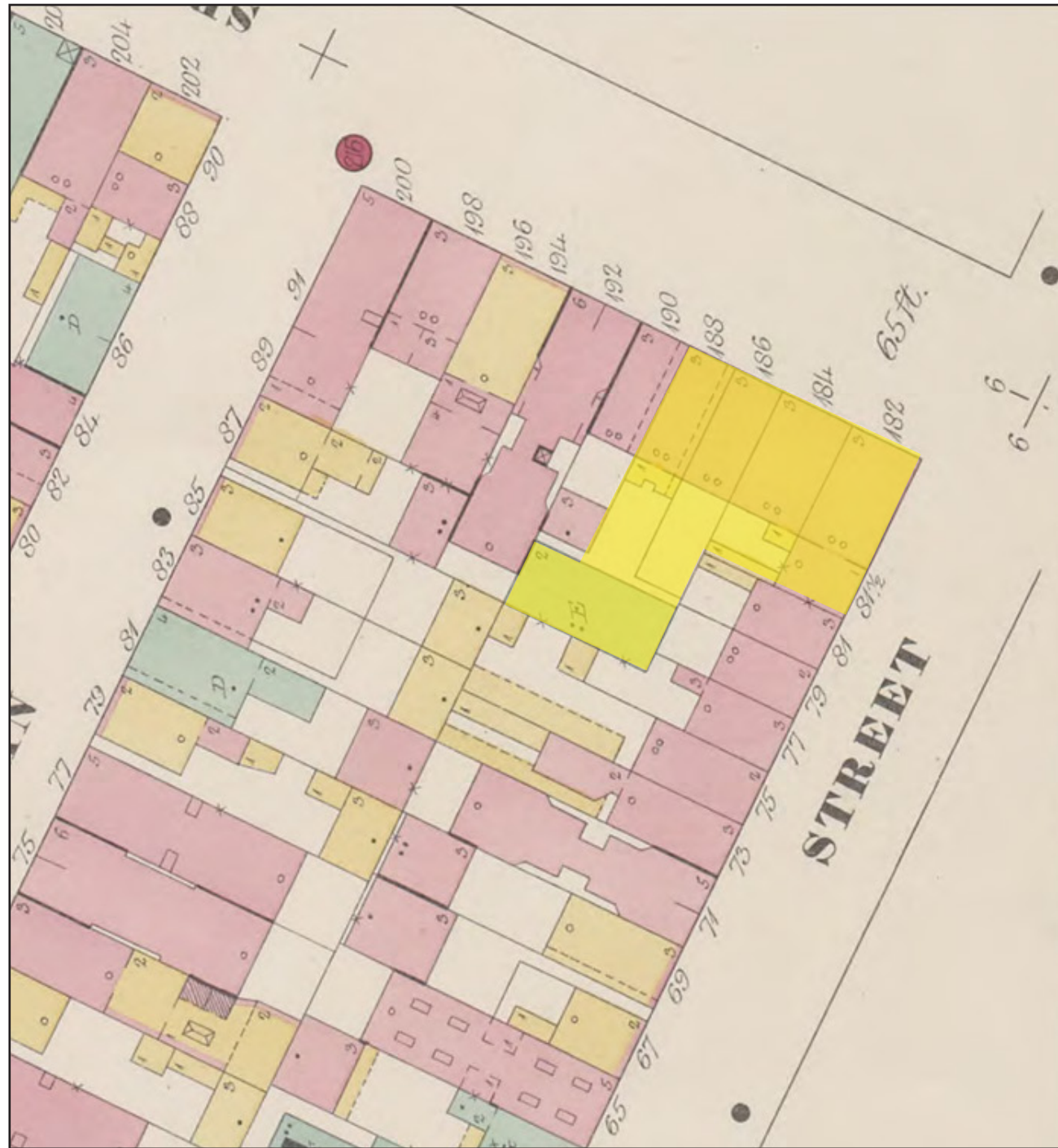
N/A

Sidewalk / Curb Materials

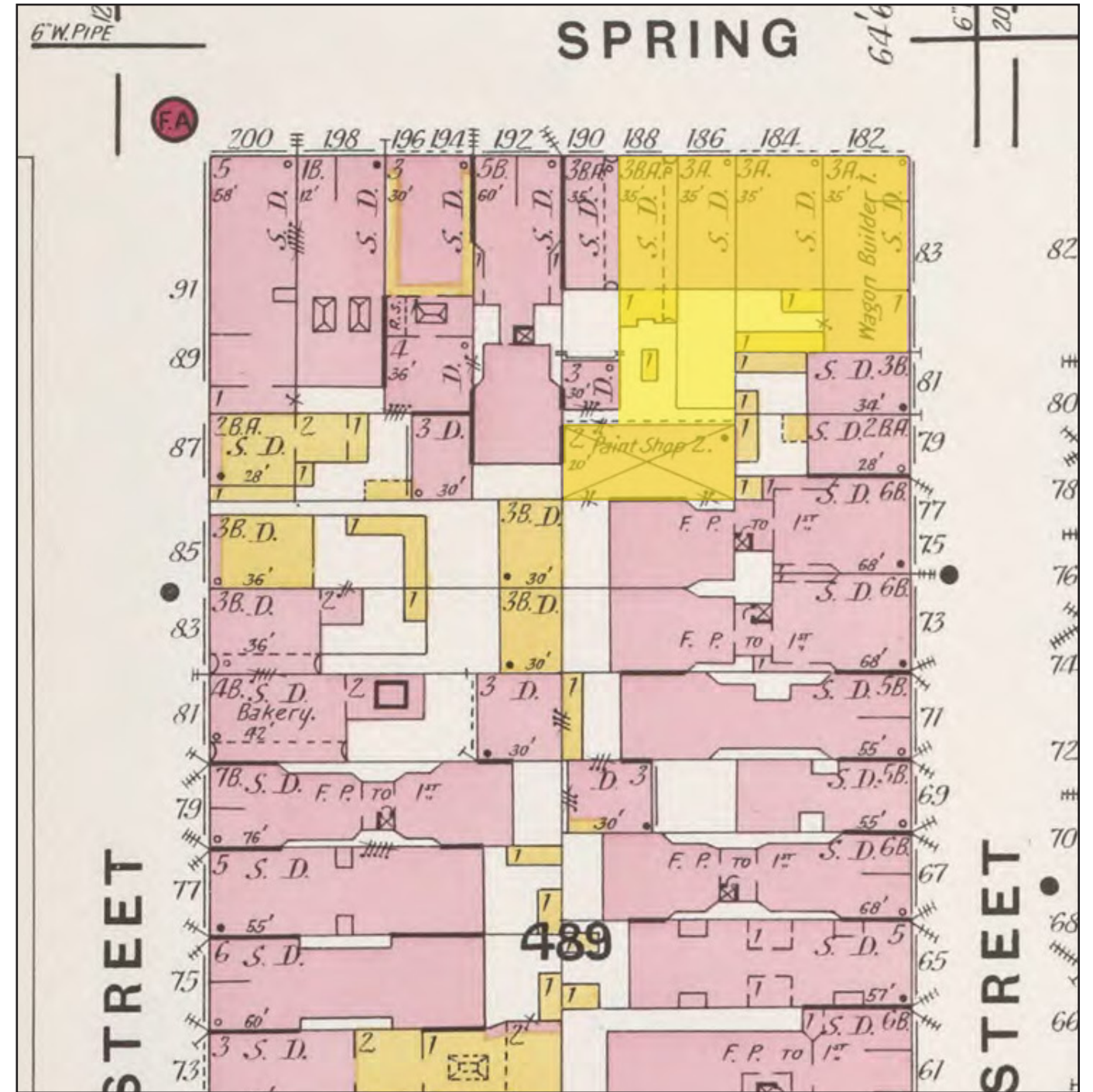
Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 159-1921); *Real Estate Record and Builders' Guide*

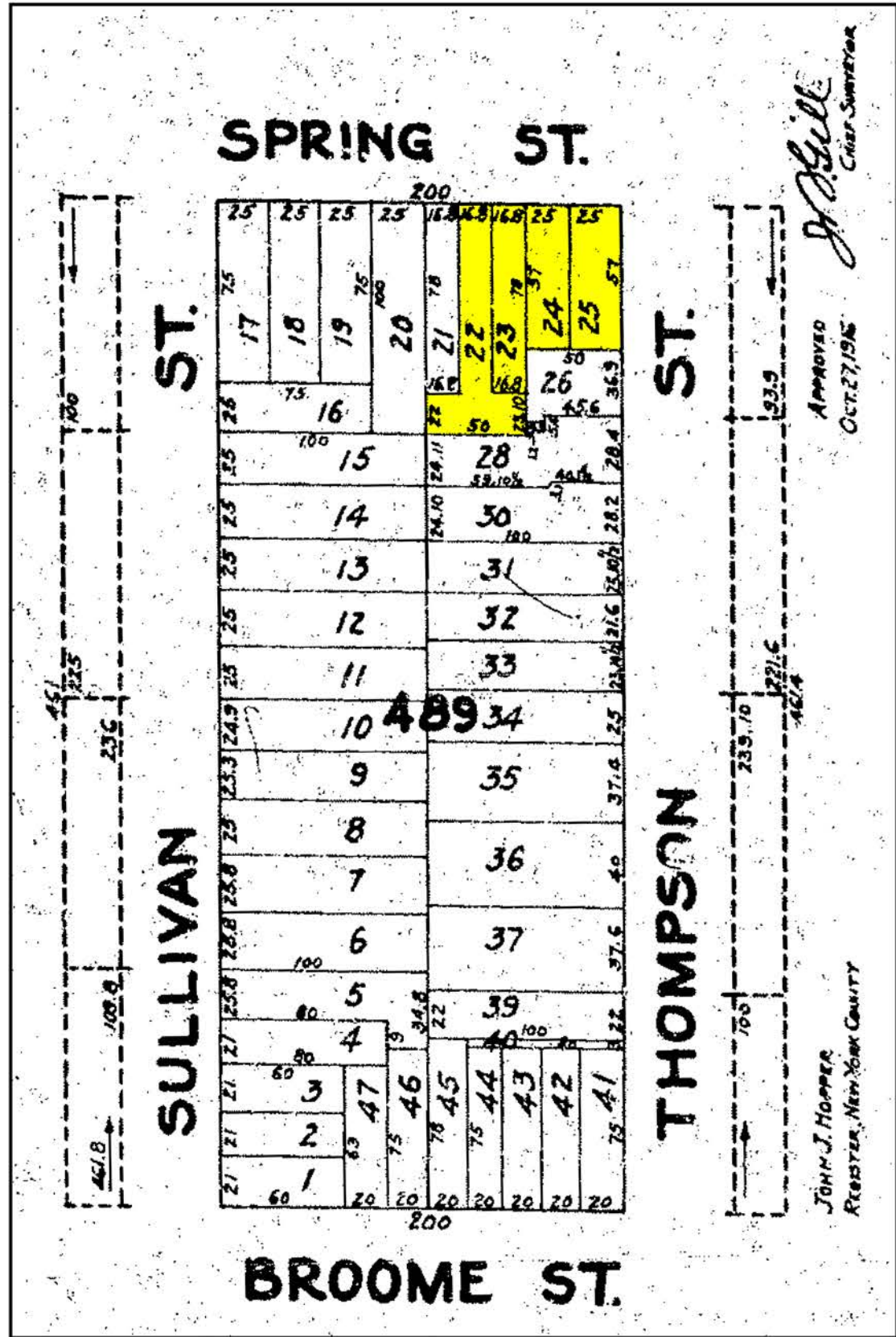


1894 SANBORN MAP

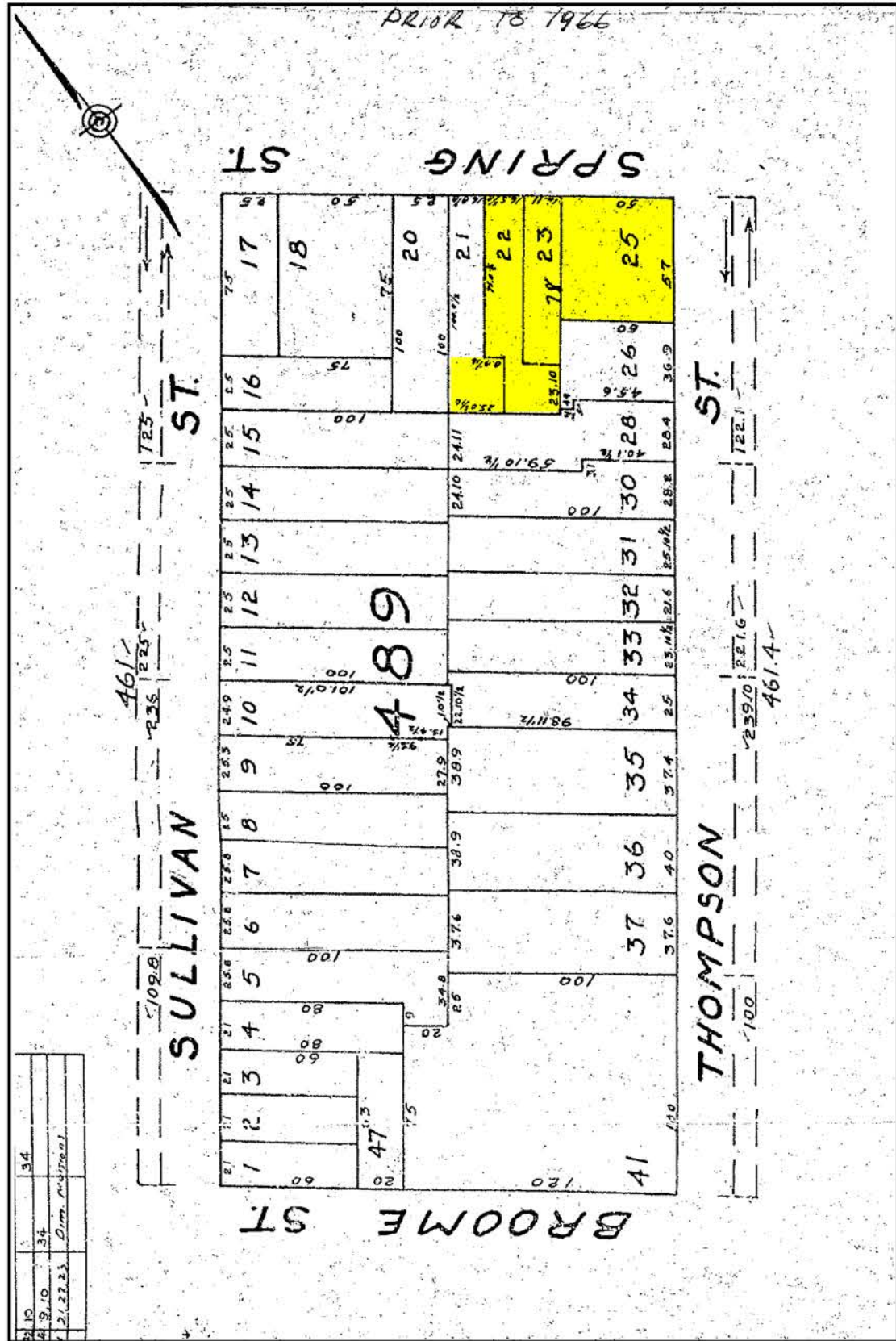


1903 SANBORN MAP

SANBORN MAPS



1916



1964

HISTORIC TAX MAPS

182 SPRING STREET



1901

HISTORIC PHOTOGRAPH



1940



1985

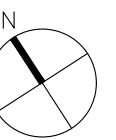
HISTORIC PHOTOGRAPH



CURRENT: LOOKING SOUTHWEST



HISTORIC PHOTOGRAPH

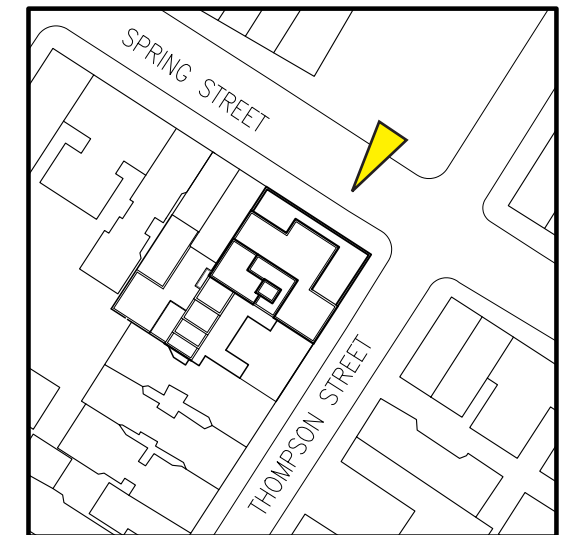


CURRENT: LOOKING SOUTH @ VACANT LOT (FORMERLY 186 SPRING ST.)

HISTORIC PHOTOGRAPH



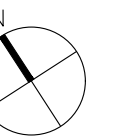
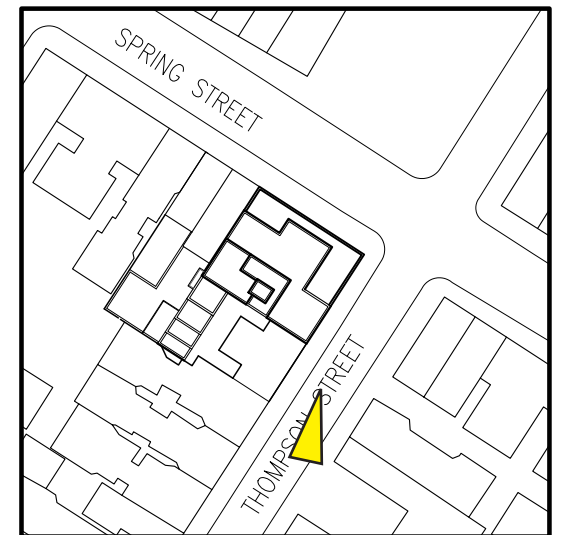
CURRENT: NORTH FACADE



HISTORIC PHOTOGRAPH



CURRENT: EAST FACADE



HISTORIC PHOTOGRAPH

APPROPRIATENESS OF DEMOLITION

ALTERATIONS TO HISTORIC FABRIC
STRUCTURAL CONDITIONS
ATYPICAL BUILDING HEIGHT/TYPE



MISSING CORNICE STONES

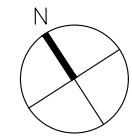
DETERIORATION OF EXISTING BRICK

ORIGINAL WOOD AND METAL AWNING REMOVED

PENETRATIONS MADE IN ORIGINAL BRICKWORK

ORIGINAL STOREFRONTS AND CORNER ENTRY REMOVED

CURRENT: NORTH FACADE



ALTERATIONS TO HISTORICAL FABRIC

DETERIORATION OF ORIGINAL BRICK

ORIGINAL WOOD & METAL AWNING REMOVED

ORIGINAL BRICKWORK HAS BEEN MODIFIED, TYP. @ WINDOWS

ORIGINAL STOREFRONTS AND CORNER ENTRY REMOVED; ORIGINAL BRICK HAS BEEN PAINTED

NOT ORIGINAL OPENING

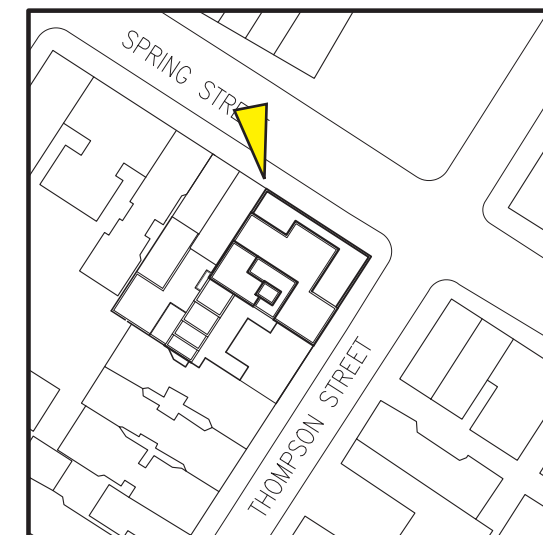
NOT ORIGINAL DOOR

CURRENT: EAST FACADE

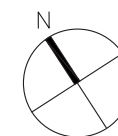


ALTERATIONS TO HISTORICAL FABRIC

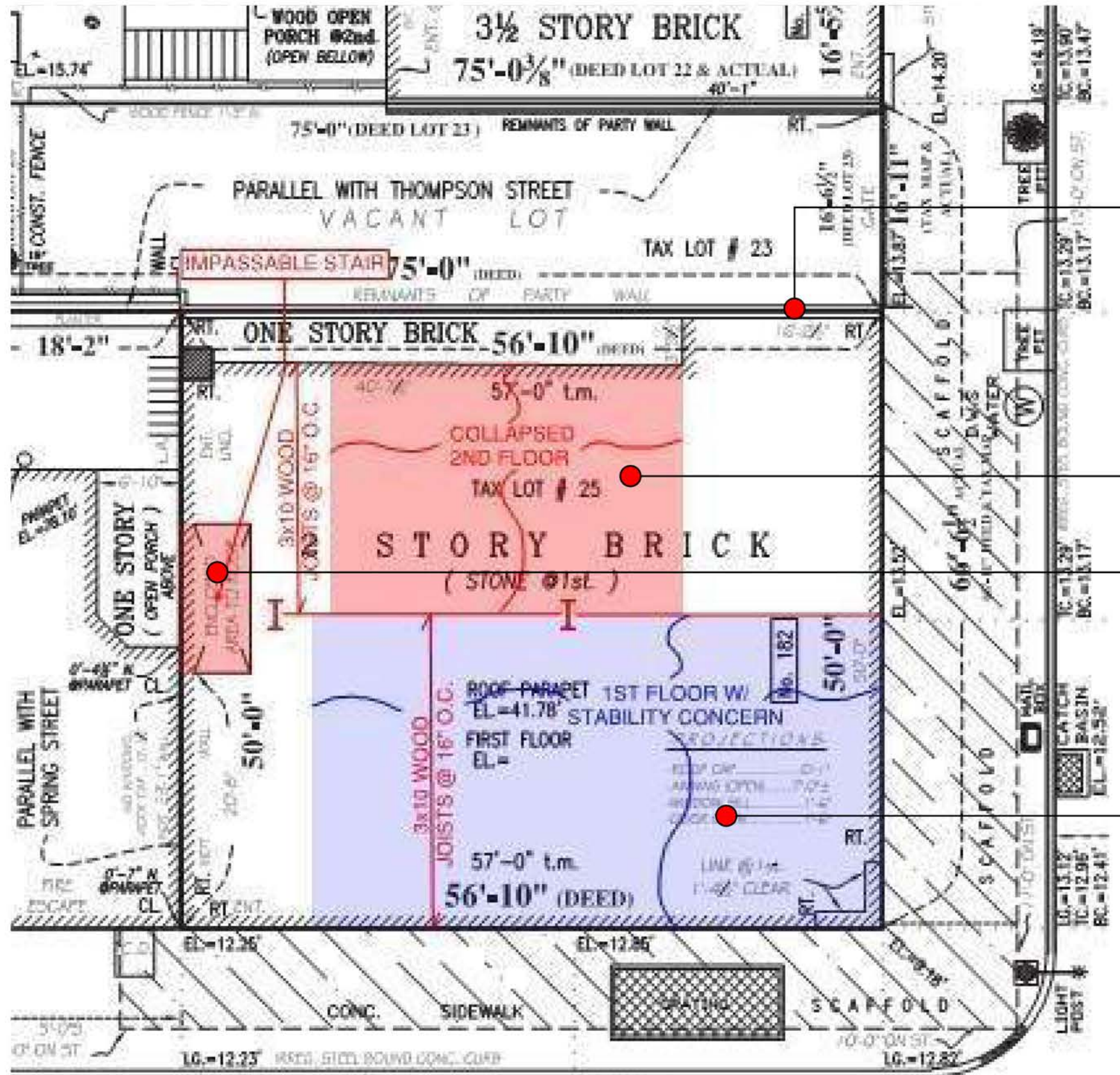
REMNANT PARTY
WALL
NOT SUFFICIENT TO
ACT AS SHEAR: POOR
MORTAR CONDITION
AND VOIDS BETWEEN
BRICK



CURRENT: PARTY WALL @ PREVIOUSLY DEMOLISHED TOWNHOUSE



ALTERATIONS TO HISTORICAL FABRIC



REMNANT PARTY WALL NOT SUFFICIENT TO ACT AS SHEAR: POOR MORTAR CONDITION AND VOIDS BETWEEN BRICK

PARTIALLY COLLAPSED SECOND FLOOR

PARTIALLY COLLAPSED DEBRIS FILLED STAIR

AREA OF FIRST FLOOR WITH STABILITY CONCERNS WOOD DECKING HAS BEEN PARTIALLY SATURATED LEADING TO HIGH FREQUENCY OF BOUNCE





PARTIALLY COLLAPSED FIRST FLOOR STAIR (JUNE 17, 2020)



CORRODED STEEL COLUMNS AND GIRDER @ FIRST FLOOR (JUNE 17, 2020)

STRUCTURAL CONDITIONS



PARTIAL ROOF COLLAPSE (JUNE 17, 2020)



PARTIAL 2ND FLOOR COLLAPSE (JUNE 17, 2020)

STRUCTURAL CONDITIONS



CORRODED STEEL STRUCTURE AT CELLAR (JUNE 17, 2020)

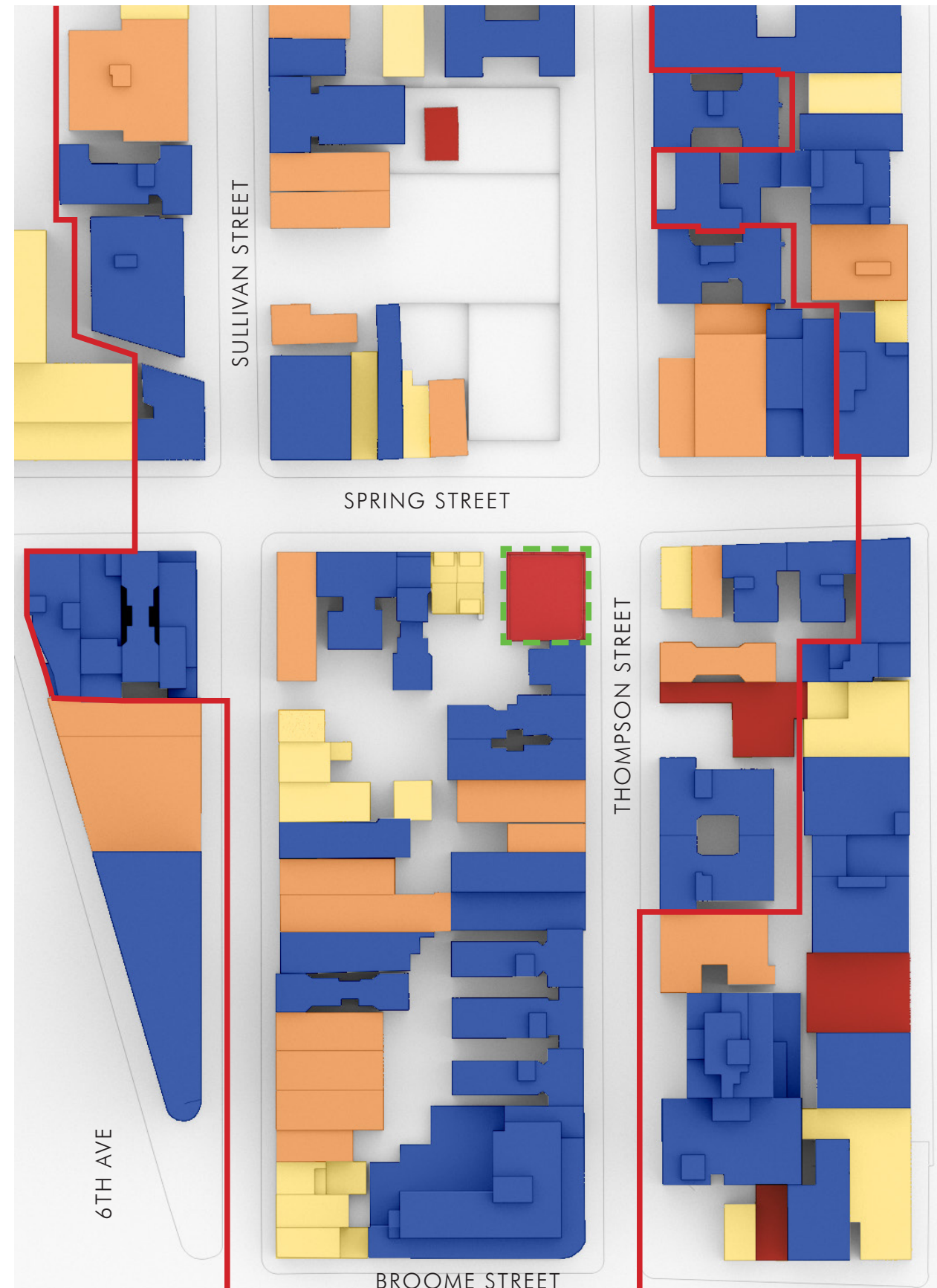


PARTIALLY FLOODED CELLAR (JUNE 17, 2020)

STRUCTURAL CONDITIONS

LEGEND

- SITE
- HISTORIC DISTRICT
- 60'+
6+ STORIES
- 50'-59'
5 STORIES
- 30'-49'
3-4 STORIES
- 10'-29'
1-2 STORIES



BUILDING HEIGHTS



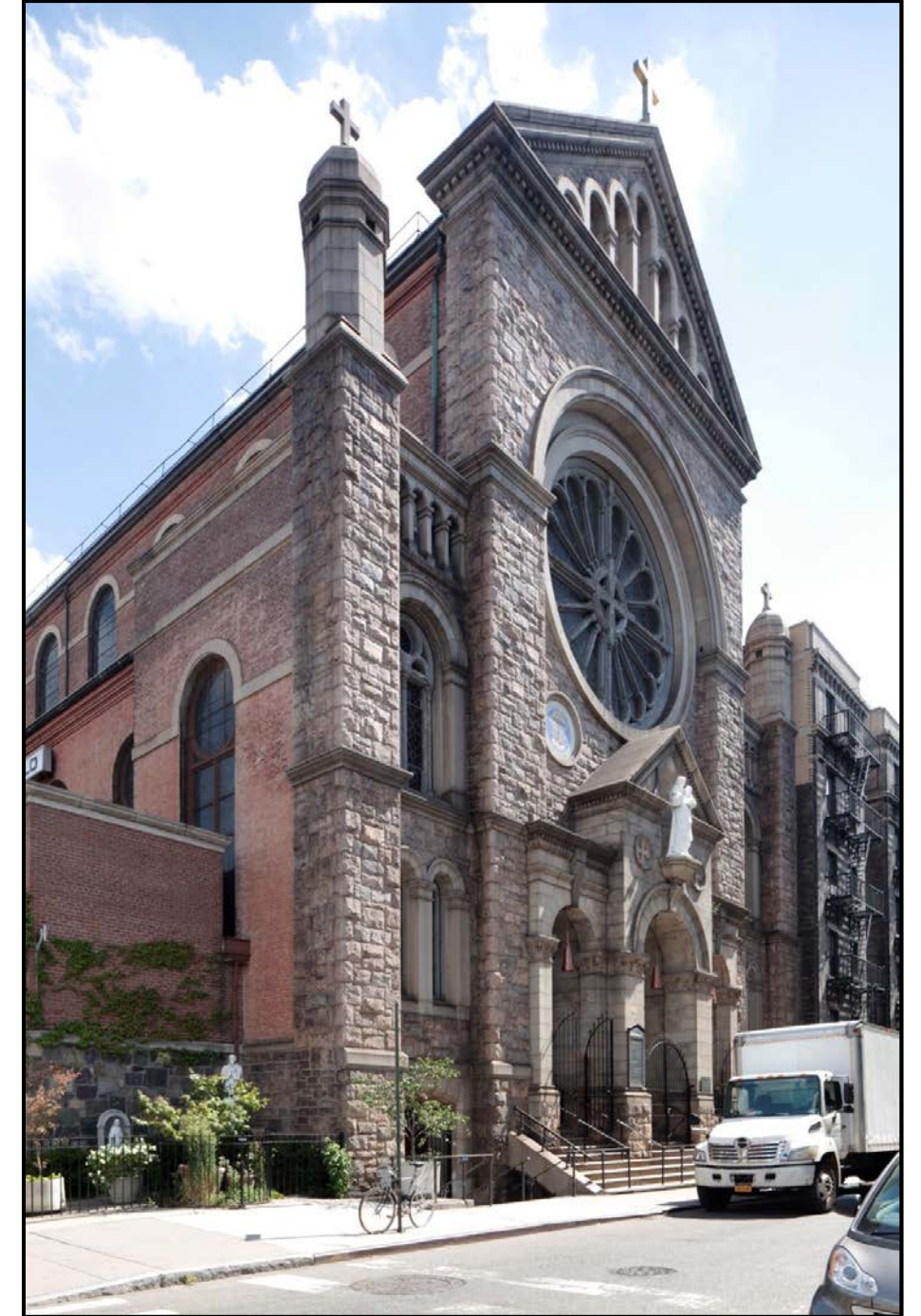
ROW HOUSES
57 SULLIVAN STREET



TENEMENTIZATION OF ROW HOUSES
198 PRINCE STREET



TENEMENTS
178 SPRING STREET



INSTITUTIONS
155 SULLIVAN STREET

BUILDING TYPES



140 SULLIVAN STREET



206 SPRING STREET



210 SPRING STREET

BUILDING TYPES

HISTORIC DISTRICT - TYPICAL CHARACTERISTICS

EXISTING CORNER BUILDINGS
IMMEDIATE CONTEXT



89 SULLIVAN STREET - NORTH EAST CORNER AT
INTERSECTION OF SULLIVAN ST AND SPRING ST



203 SPRING STREET - NORTH WEST CORNER AT
INTERSECTION OF SULLIVAN ST AND SPRING ST

CORNER BUILDINGS - SULLIVAN-THOMPSON HISTORIC DISTRICT



172 PRINCE STREET - SOUTH WEST CORNER AT
INTERSECTION OF THOMPSON ST AND PRINCE ST



160 PRINCE STREET - SOUTH WEST CORNER AT
INTERSECTION OF THOMPSON ST AND PRINCE ST

CORNER BUILDINGS - SULLIVAN-THOMPSON HISTORIC DISTRICT



124 THOMPSON STREET - NORTH EAST CORNER AT
INTERSECTION OF THOMPSON ST AND PRINCE ST



529 BROOME STREET - SOUTH WEST CORNER AT
INTERSECTION OF SULLIVAN ST AND BROOME ST

CORNER BUILDINGS - SULLIVAN-THOMPSON HISTORIC DISTRICT



131 SULLIVAN STREET - NORTH EAST CORNER AT
INTERSECTION OF SULLIVAN ST AND PRINCE ST

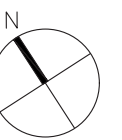
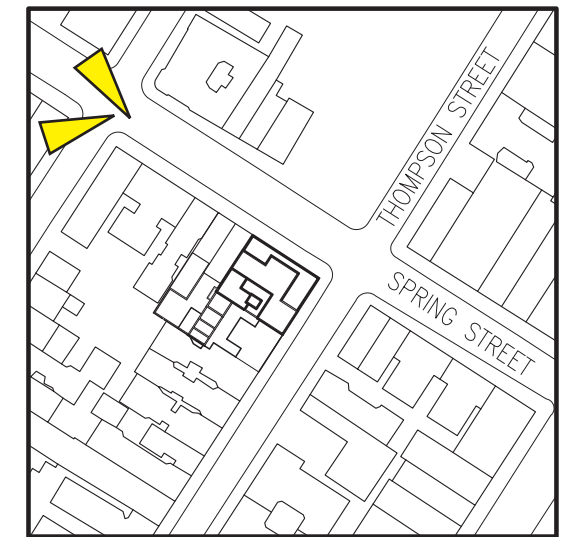
CORNER BUILDINGS - SULLIVAN-THOMPSON HISTORIC DISTRICT



NORTH SIDE OF SPRING STREET (LOOKING EAST)



SOUTH SIDE OF SPRING STREET (LOOKING EAST)



EXISTING BUILDINGS SPRING STREET



182 SPRING ST



188-190 SPRING ST.



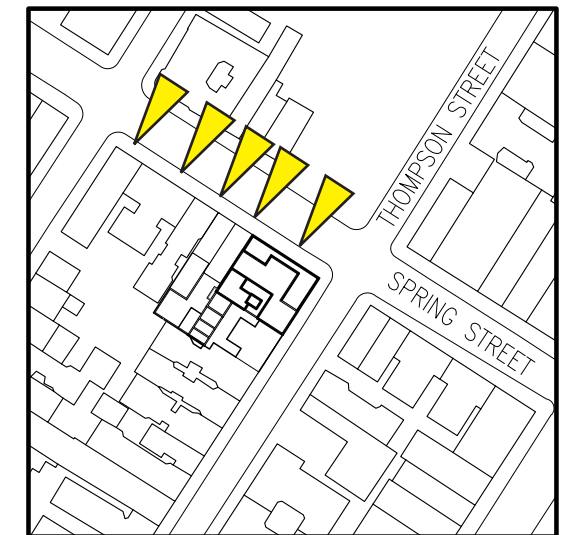
192 SPRING ST



196 SPRING ST



200 SPRING ST



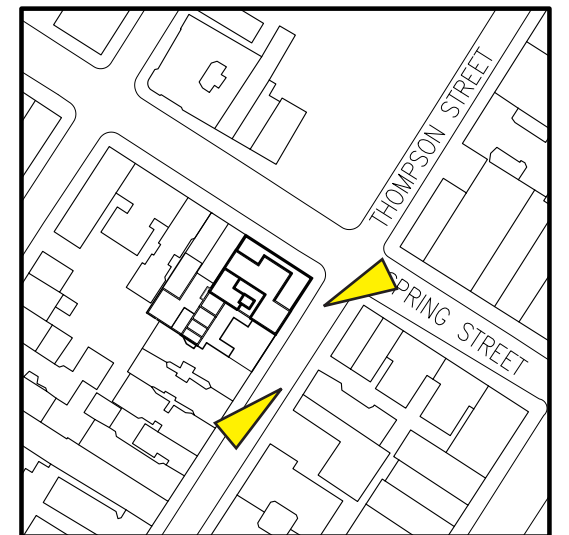
EXISTING BUILDINGS SPRING STREET



WEST SIDE OF SPRING STREET (LOOKING SOUTH)



EAST SIDE OF SPRING STREET (LOOKING NORTH)



EXISTING BUILDINGS THOMPSON STREET



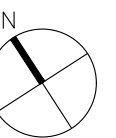
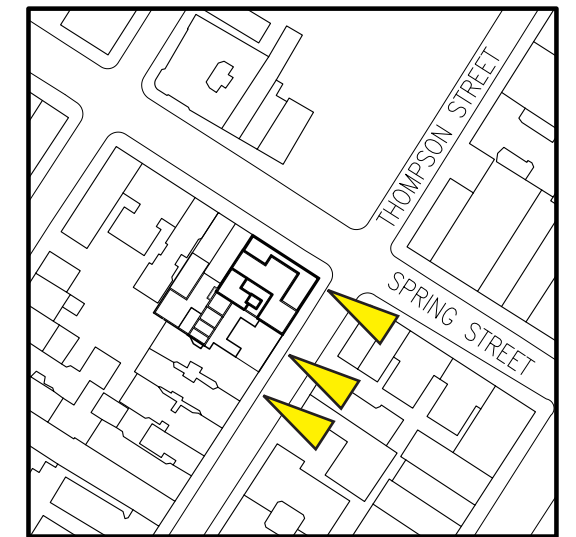
75 THOMPSON ST.



79 THOMPSON ST.



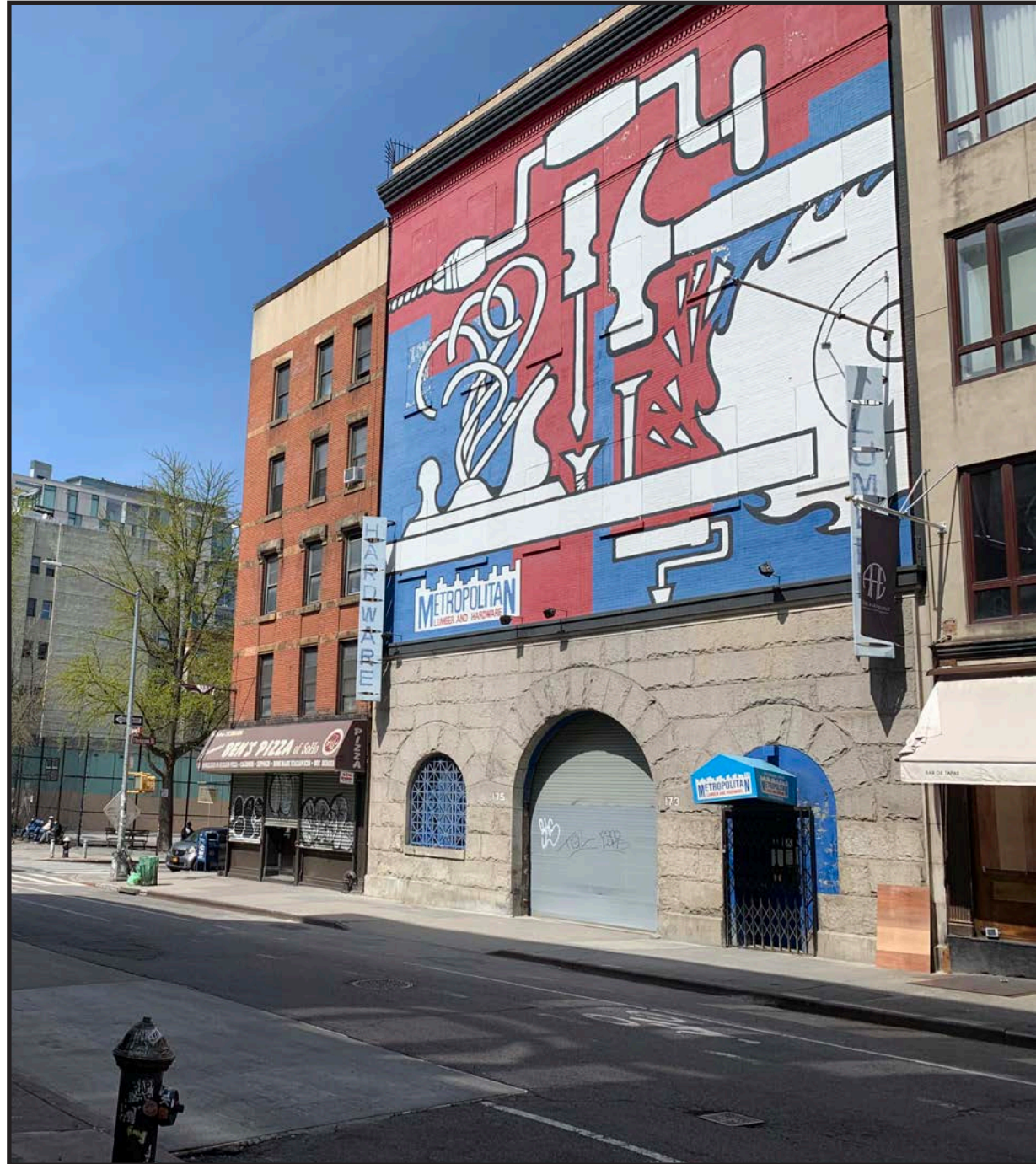
182 SPRING ST



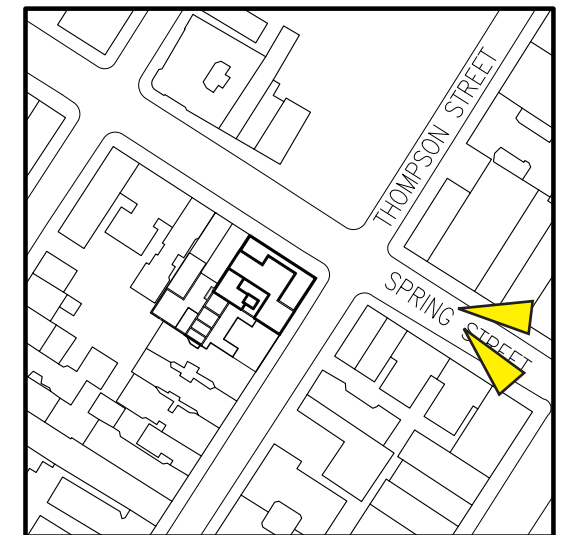
EXISTING BUILDINGS WEST SIDE OF THOMPSON STREET



SOUTH SIDE OF SPRING STREET (LOOKING WEST)



NORTH SIDE OF SPRING STREET (LOOKING WEST)



EXISTING BUILDINGS SPRING STREET

DESIGN PROPOSAL

STREETSCAPE

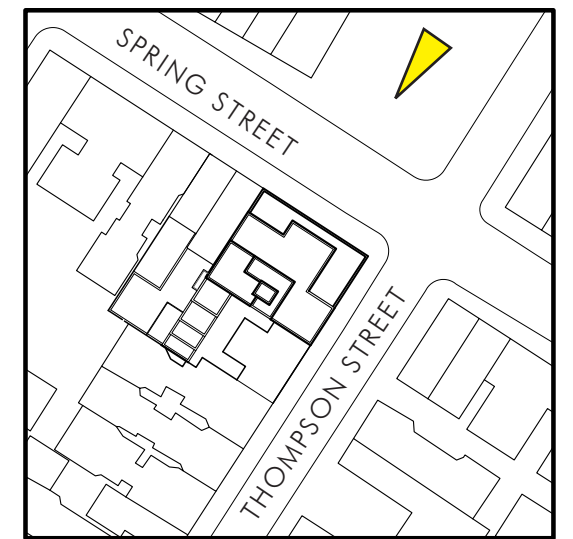
MASSING

WINDOWS - PROPORTIONS AND HEADER/SILL DETAILS

MATERIALITY

STOREFRONTS

BUILDING CORNER



PROPOSED VIEW LOOKING SOUTH FROM ROBERT VESUVIO PLAYGROUND



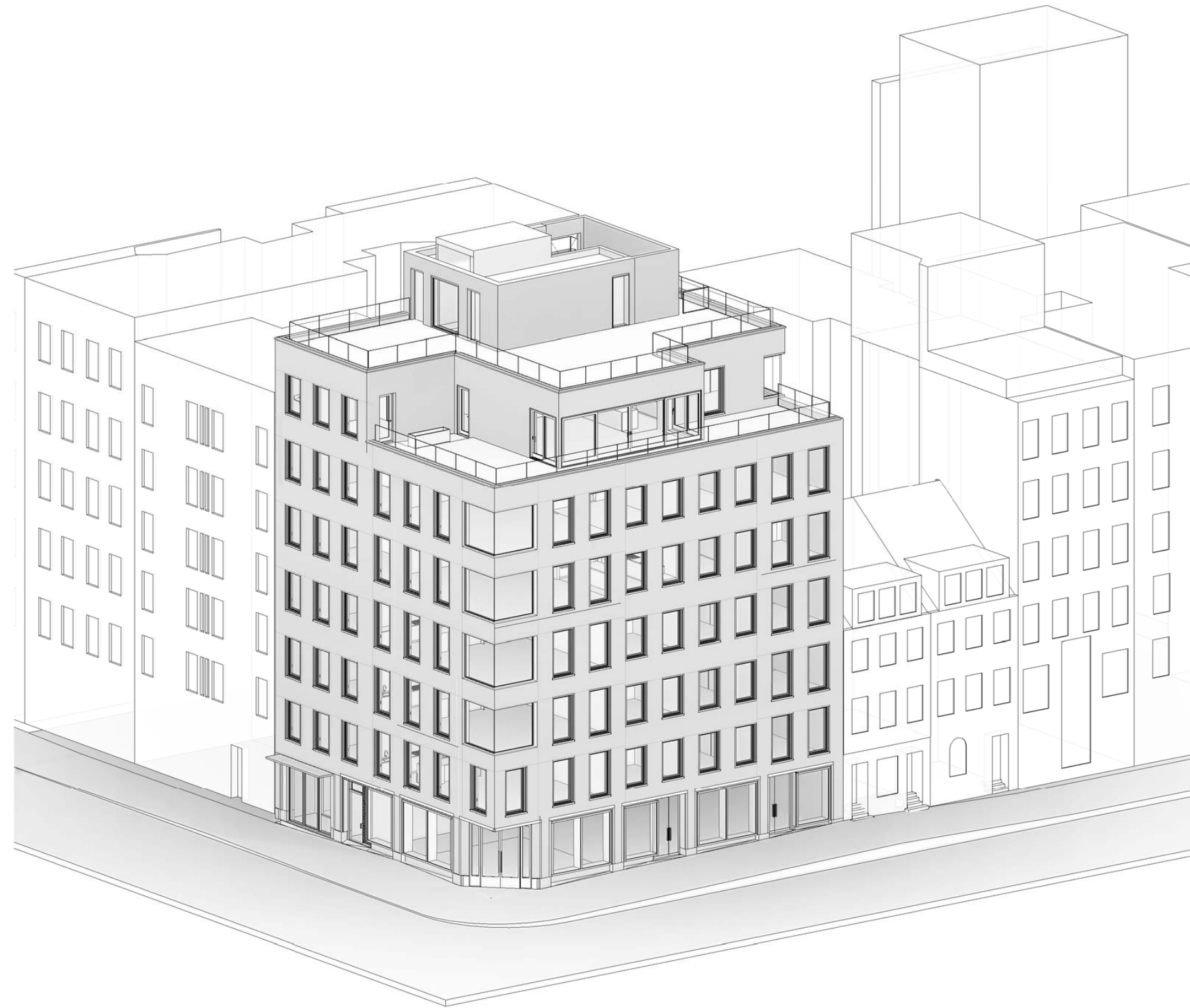
STREETSCAPE - SPRING STREET



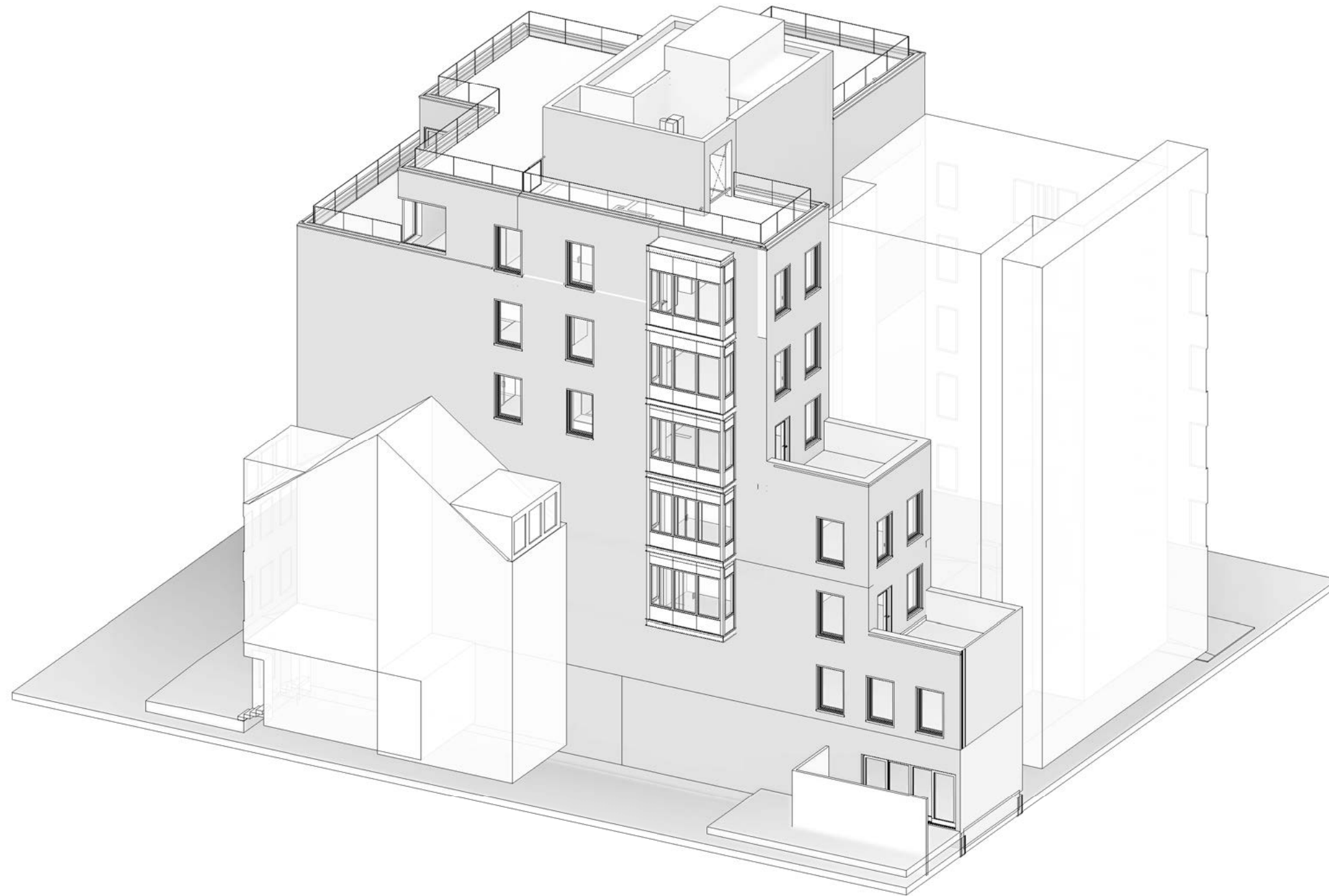
STREETScape - THOMPSON STREET



AXONOMETRIC LOOKING SOUTH



CORNER AXONOMETRIC

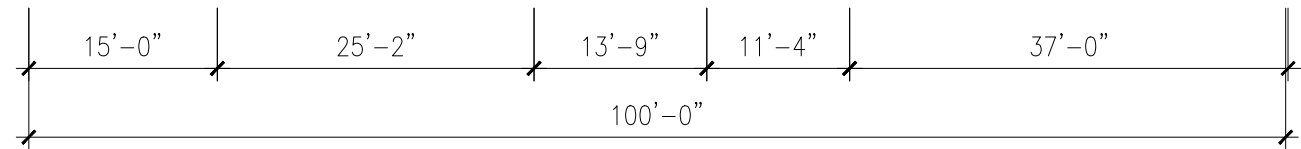
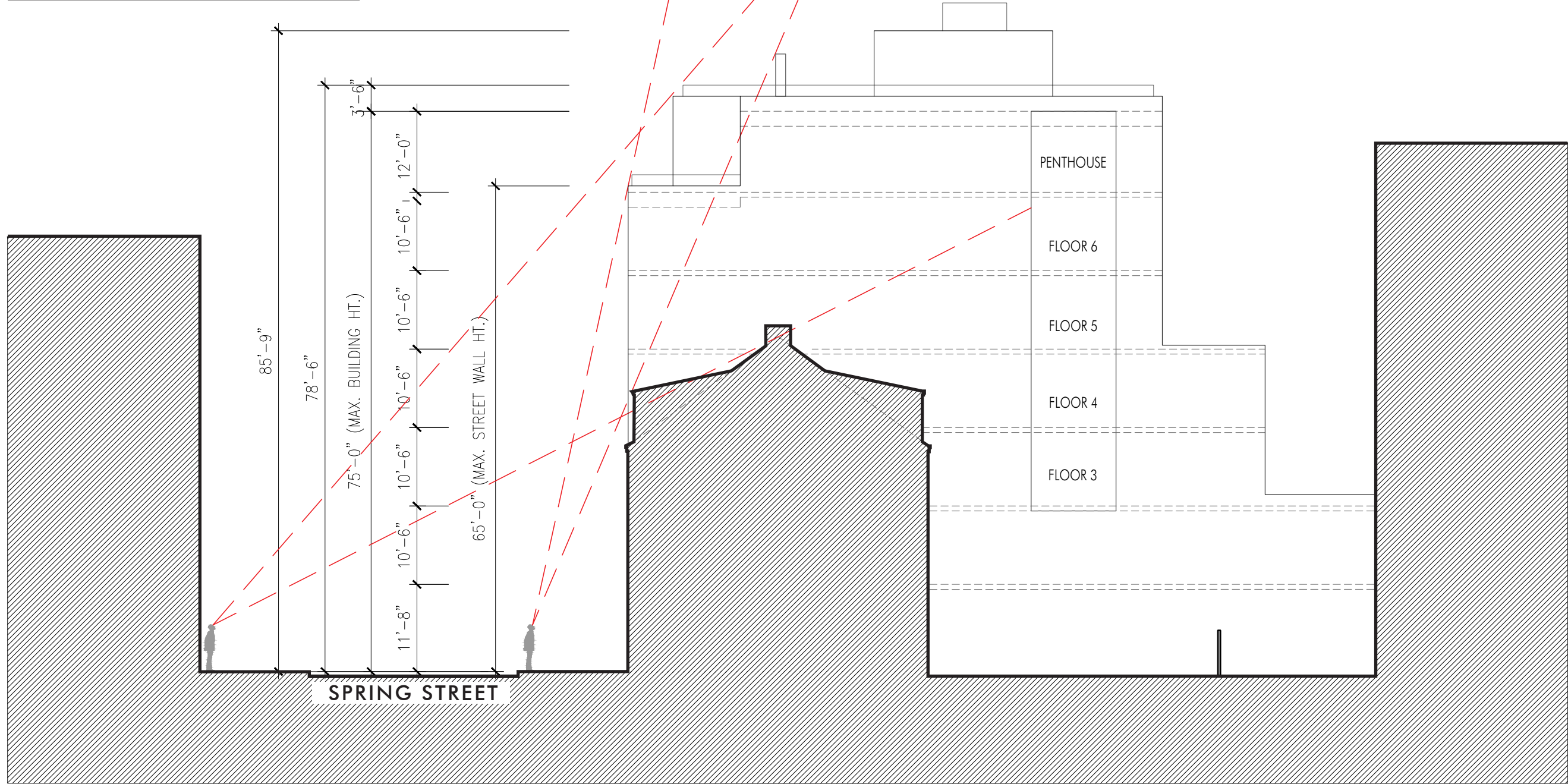


REAR AXONOMETRIC



ROOF PLAN

- - - SIGHTLINES FROM
 — NORTH AND SOUTH
 SIDE OF SPRING STREET



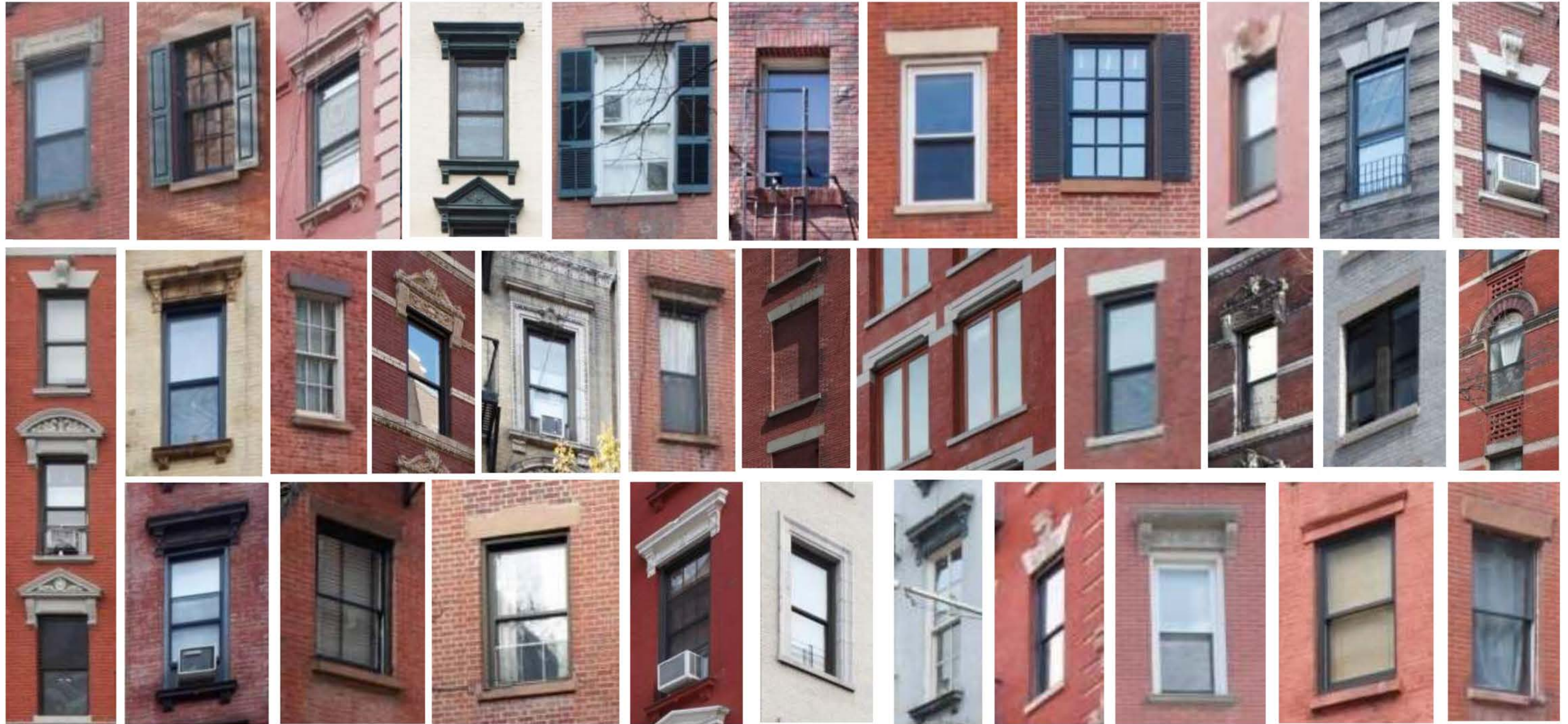
NORTH-SOUTH SITE SECTION



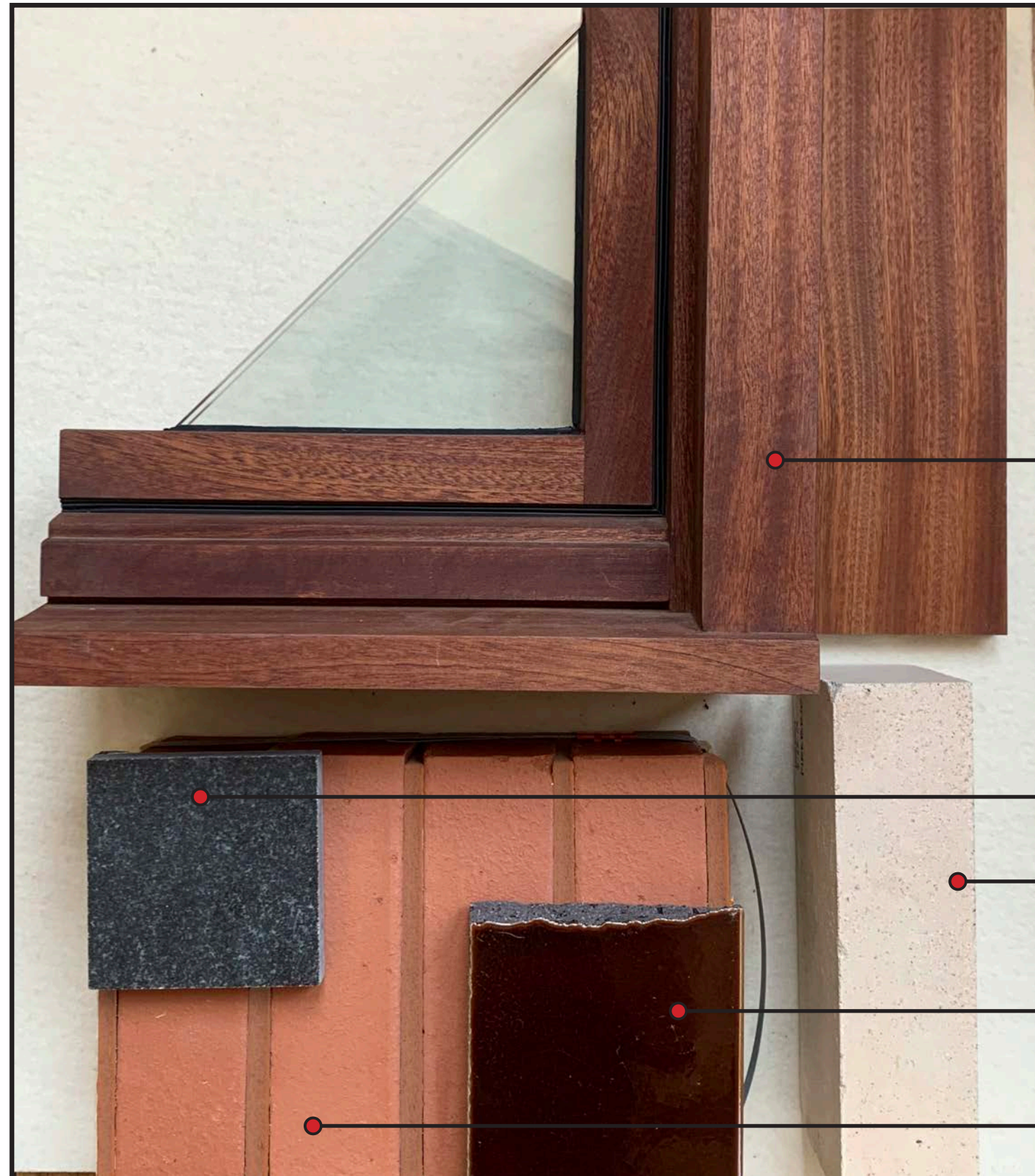
WINDOW PROPORTIONS - SPRING STREET



WINDOW PROPORTIONS - THOMPSON STREET



NIEGHBORHOOD - BRICK, WINDOW PROPORTION, AND HEADER/SILL EXPRESSIONS



MAHOGANY WOOD DOORS,
WINDOWS AND STOREFRONTS

JET MIST GRANITE (HONED)
BASE OF BUILDING

SANDED BRICK - CREAM/ BEIGE
EXTERIOR WALL SURFACE

GLAZED TERRACOTTA -
CHOCOLATE
WINDOW HEADERS AND SILLS,
COPINGS AND STOREFRONT
SURROUNDS

SANDED BRICK - ORANGE/RED
EXTERIOR WALL SURFACE

MATERIAL PALETTE

DESIGN PROPOSAL

STOREFRONTS - PRECEDENTS AND PROPOSED
RESIDENTIAL ENTRY
CORNER CONDITION

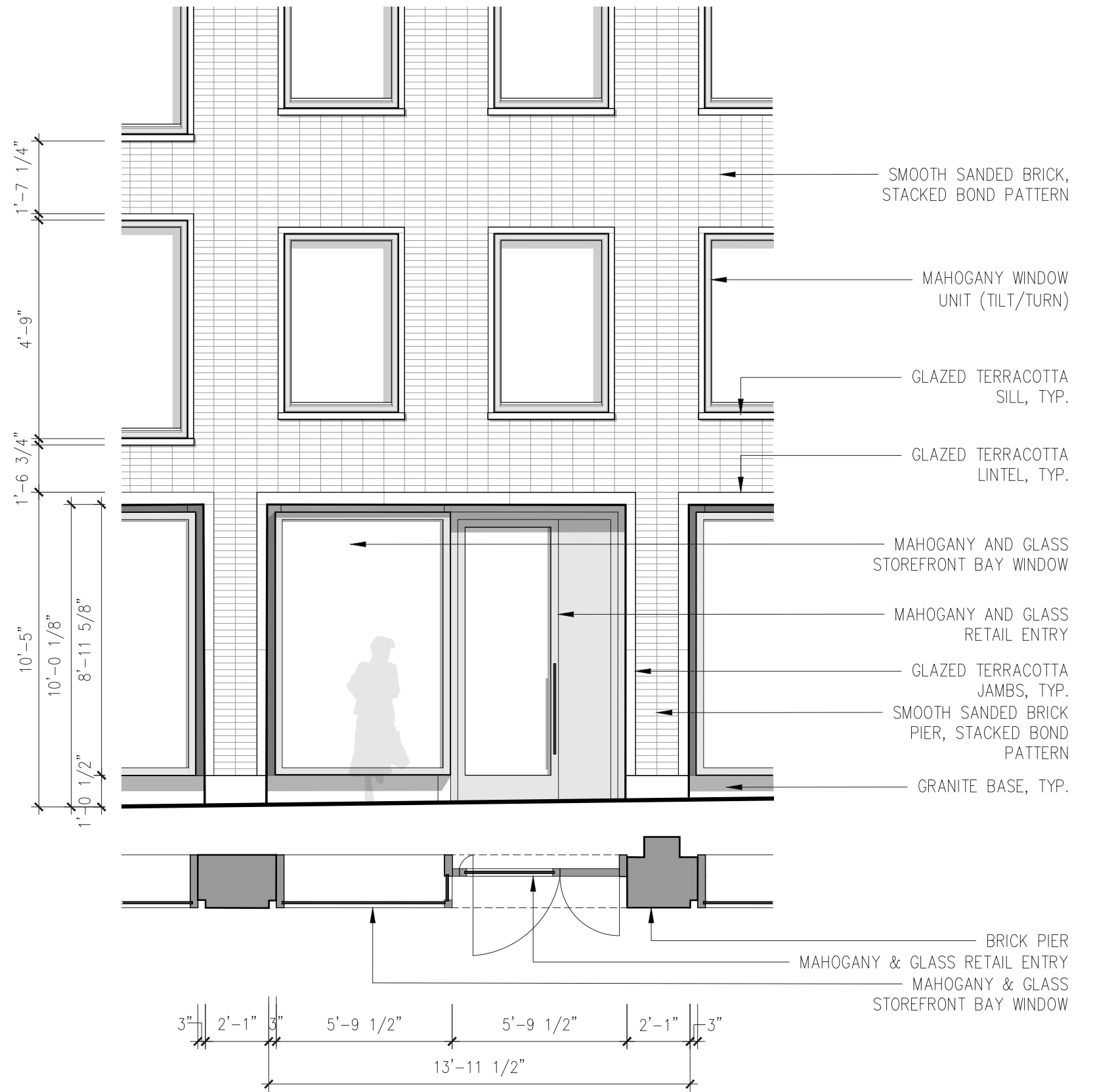
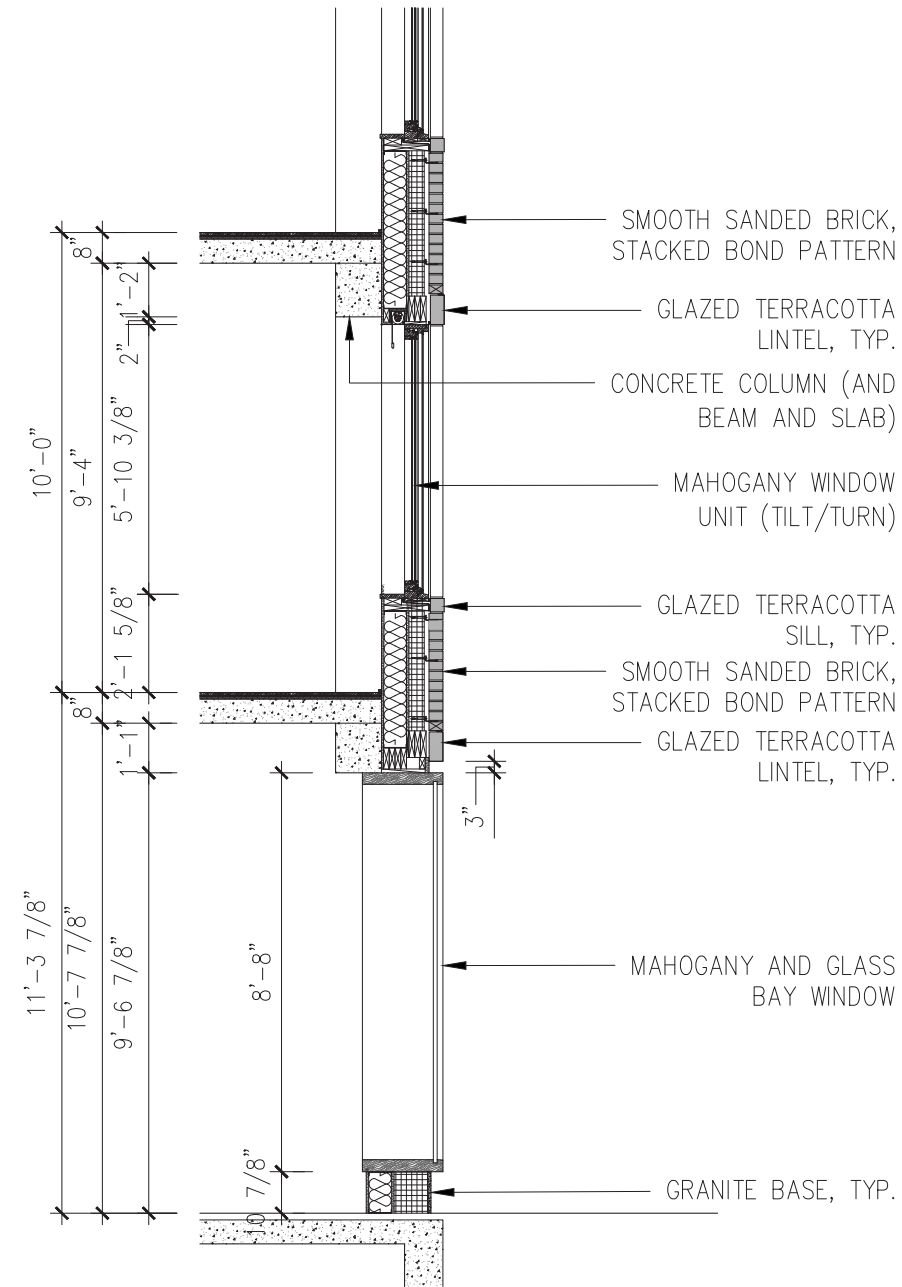


137 SULLIVAN STREET



160 PRINCE STREET

STOREFRONT PRECEDENT



STOREFRONT - SECTION, ELEVATION & PLAN

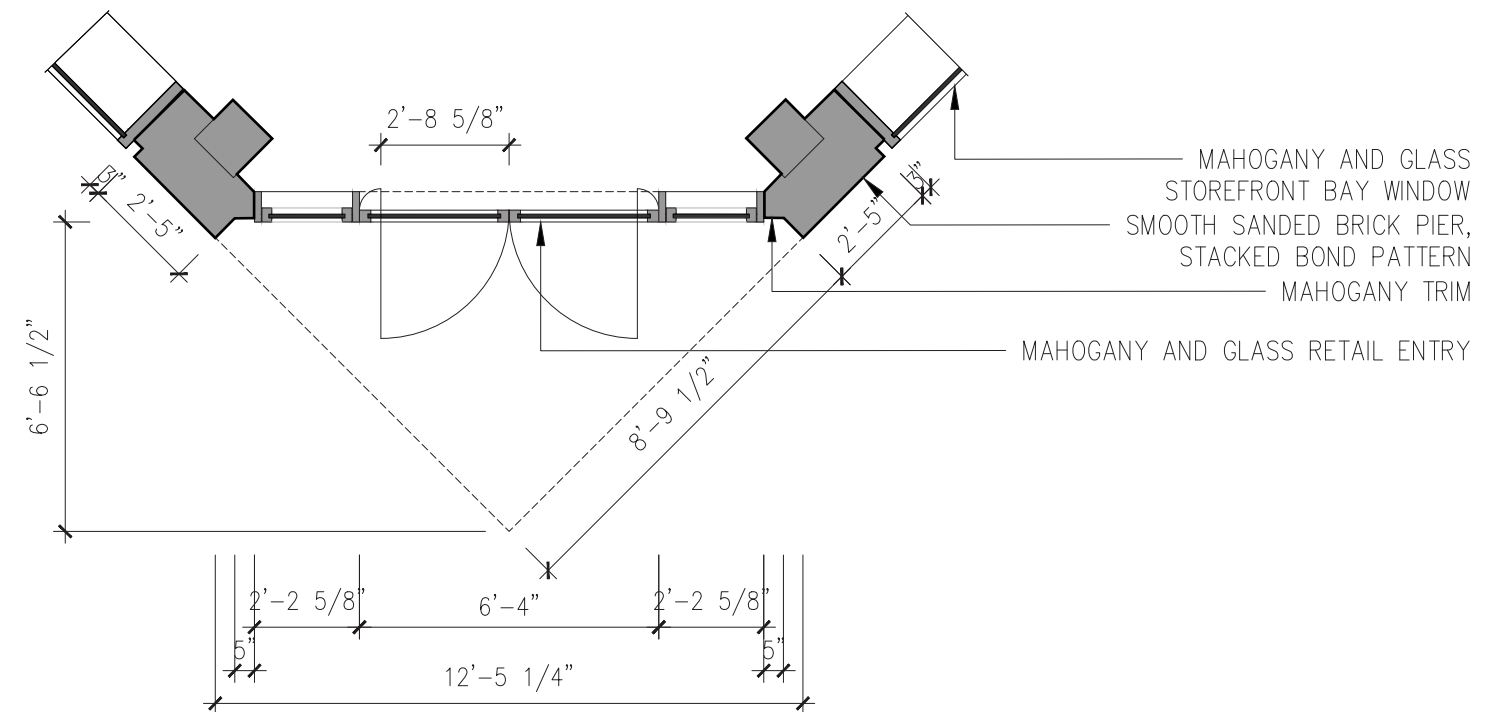
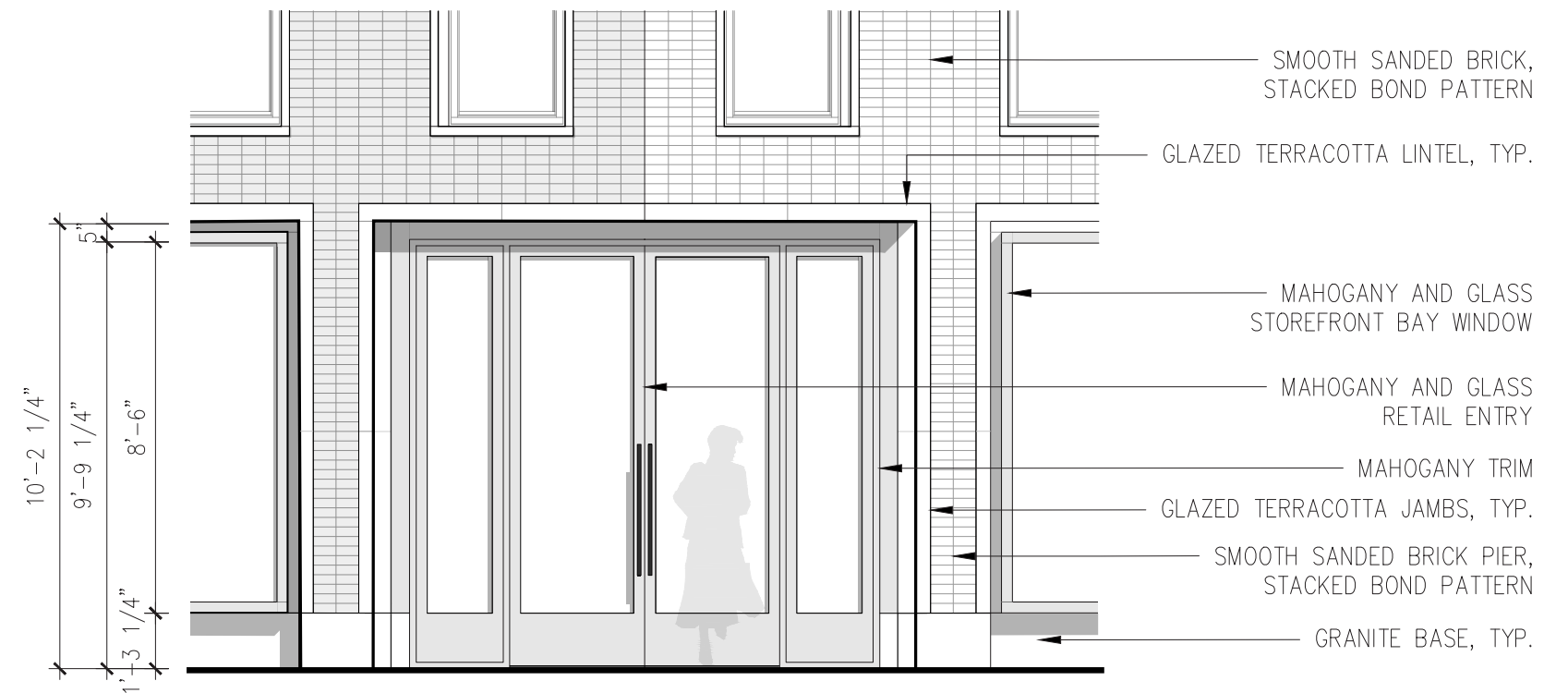
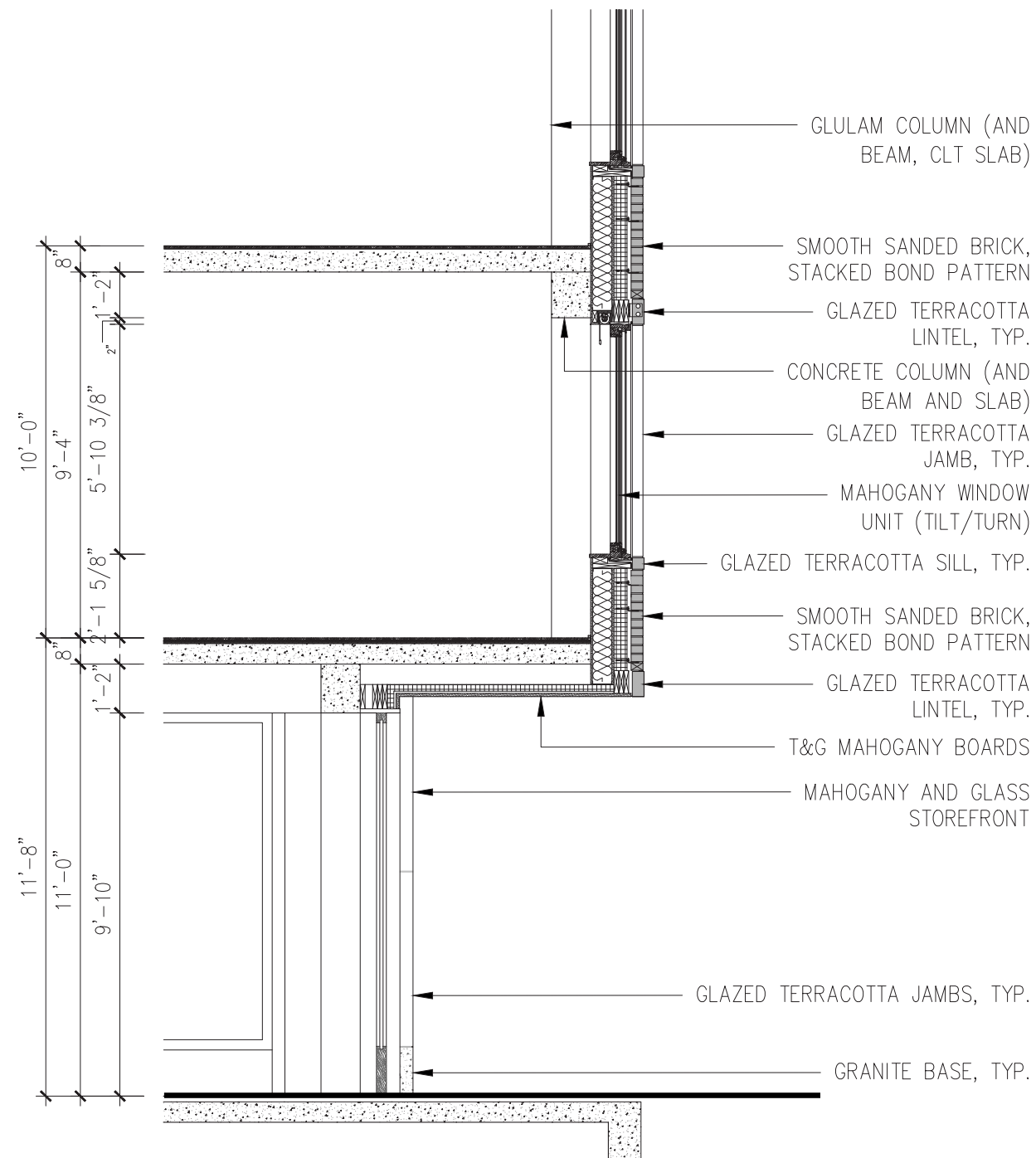


202 SPRING ST.

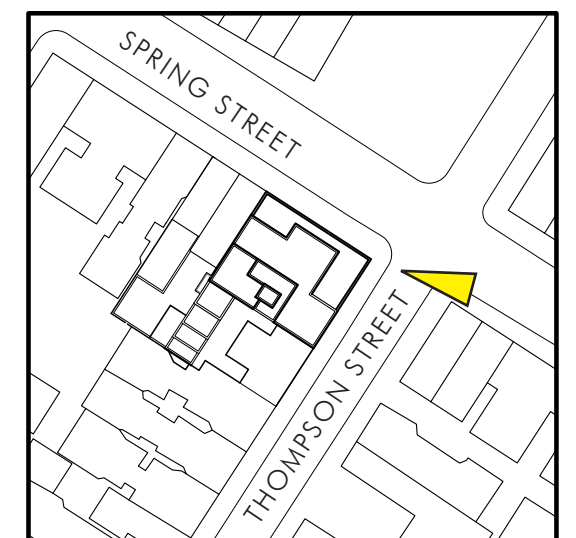


160 PRINCE STREET

HISTORICAL AND CURRENT CORNER ENTRY PRECEDENTS

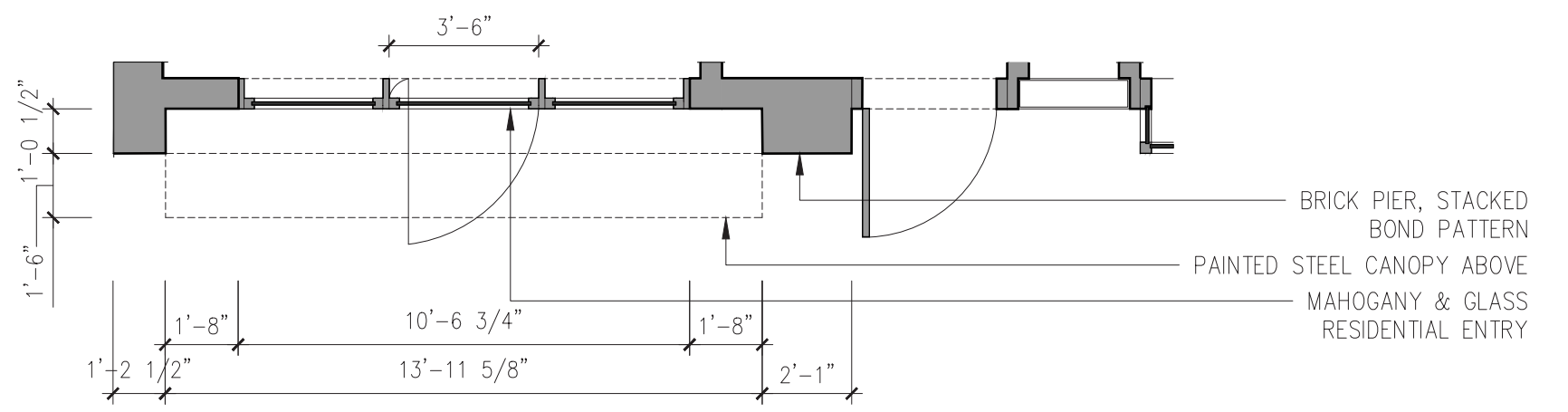
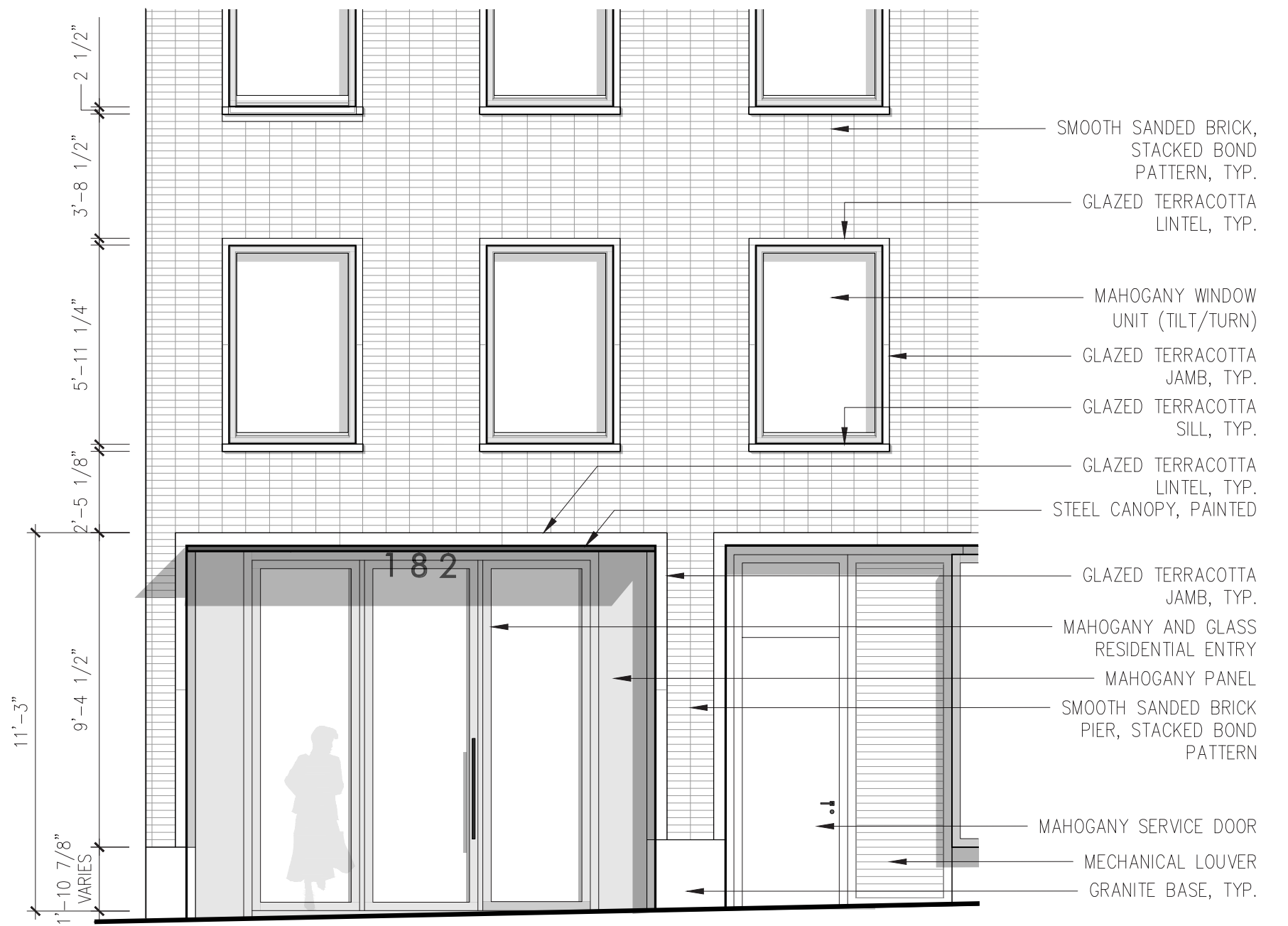
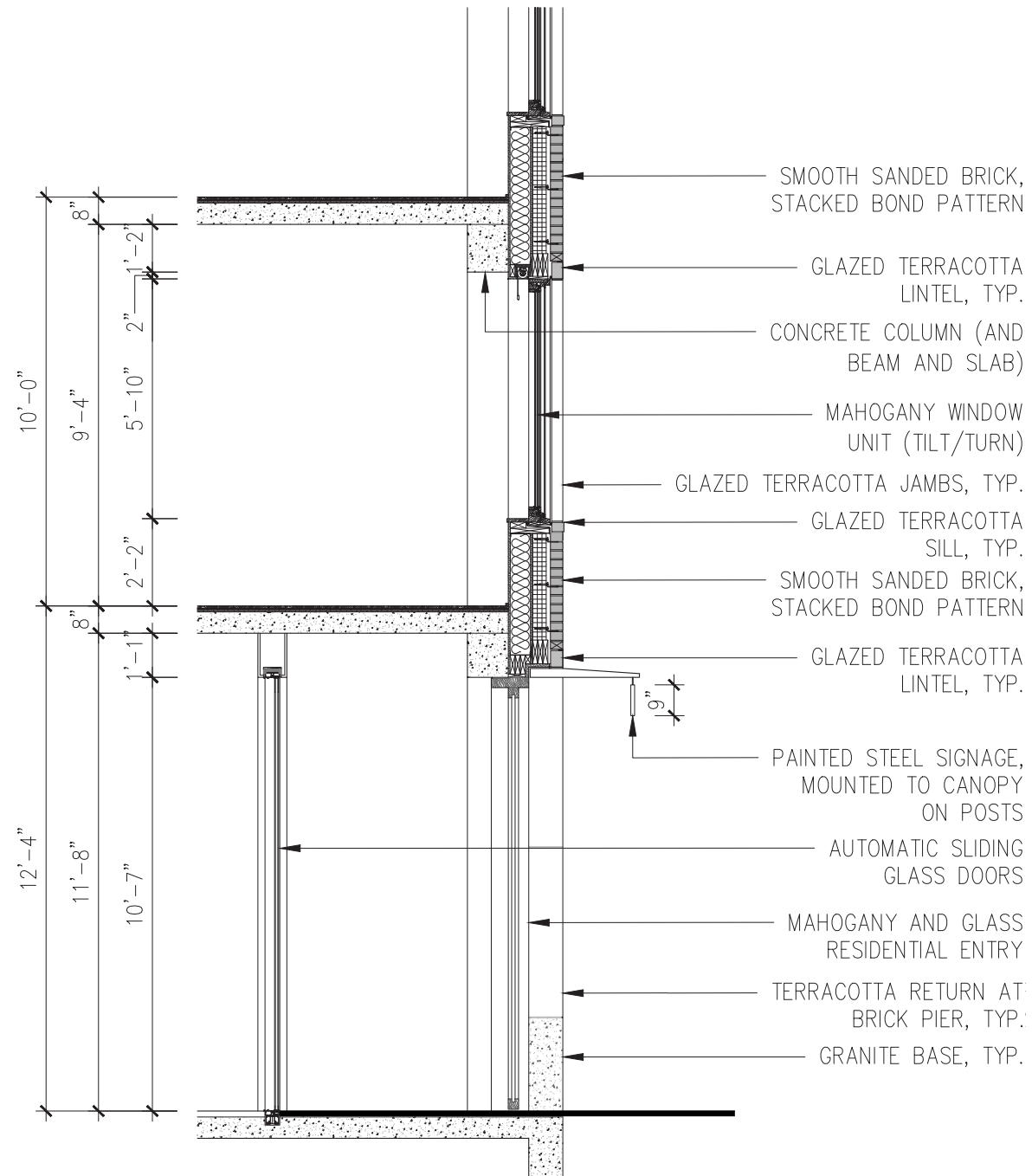


STOREFRONT - CORNER ENTRY SECTION, ELEVATION & PLAN

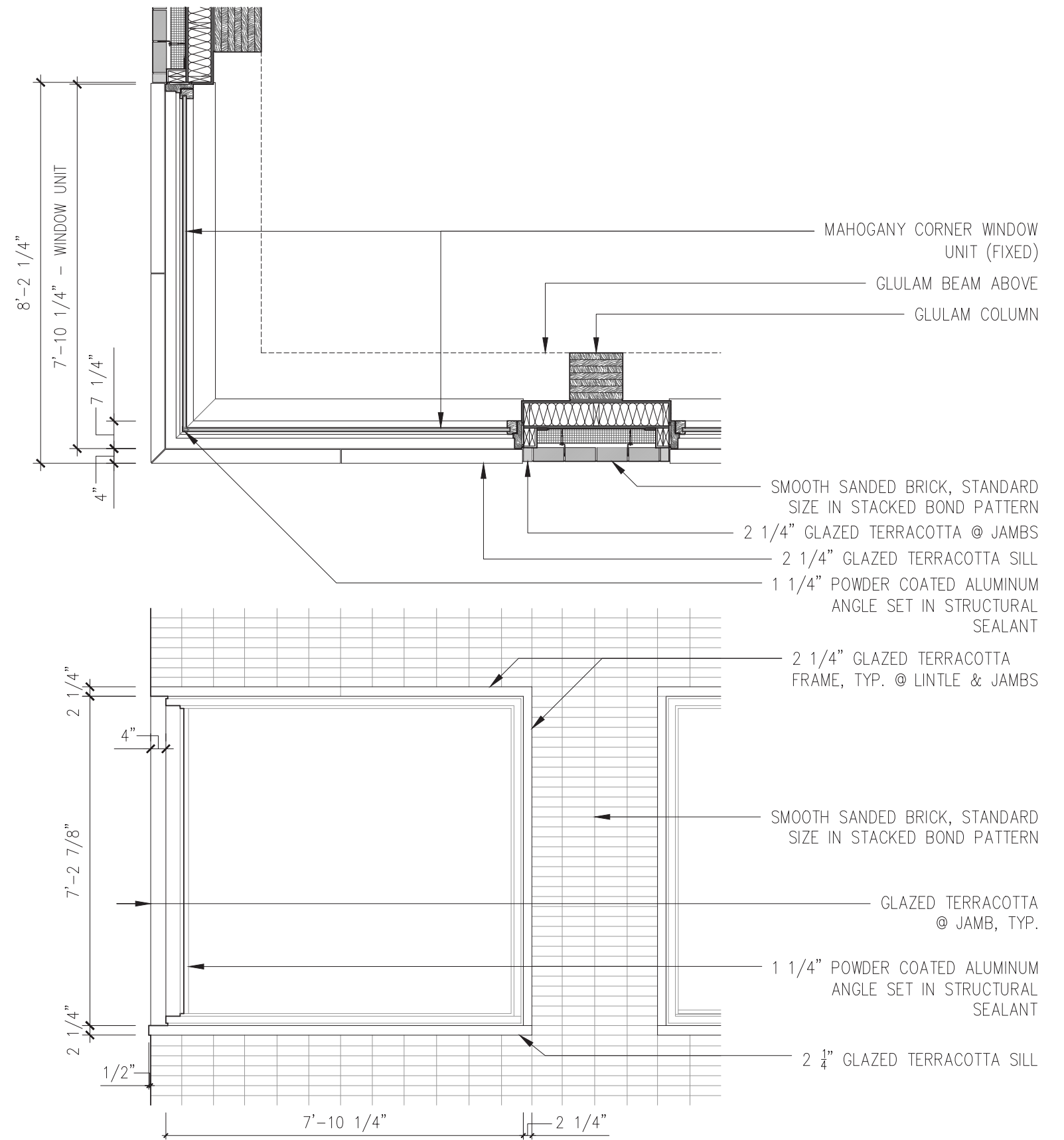
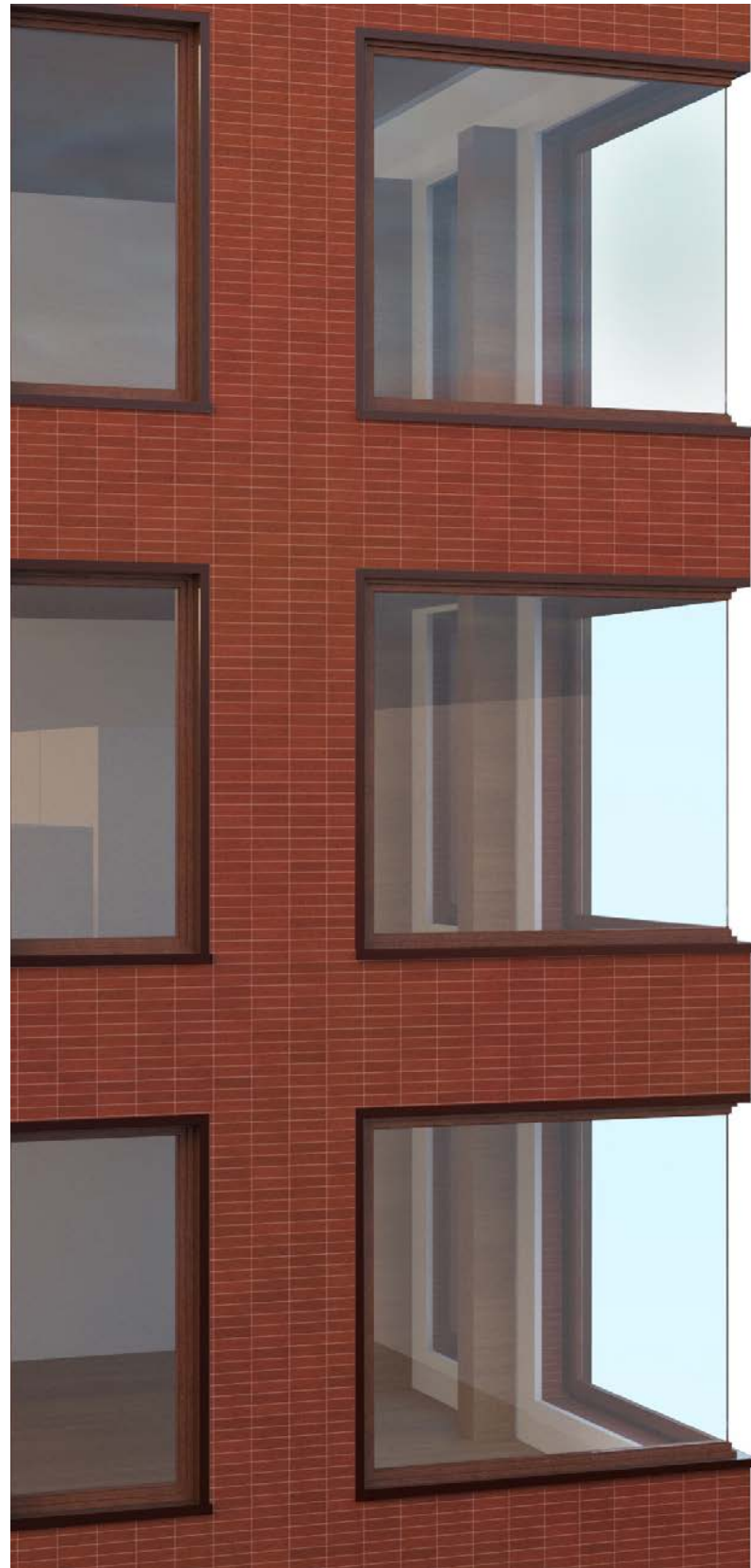


PROPOSED VIEW LOOKING WEST SPRING STREET - CORNER ENTRY & STOREFRONTS

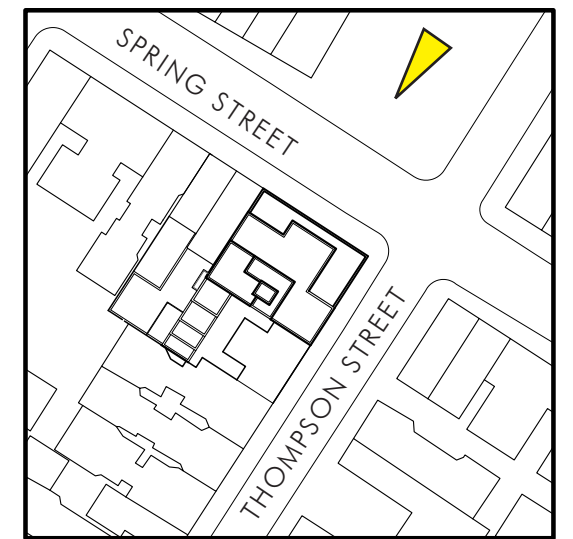




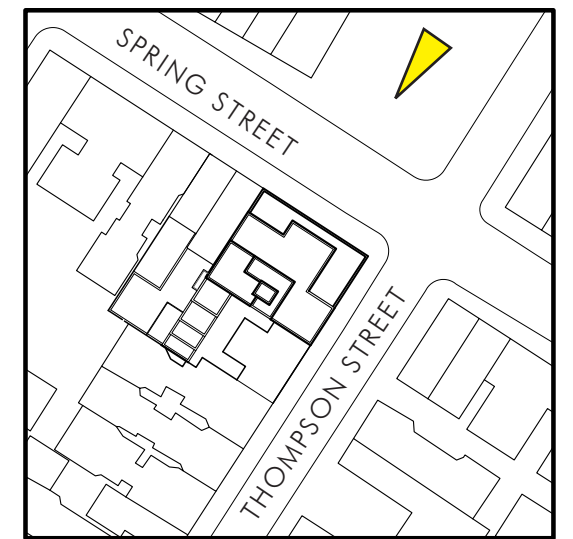
RESIDENTIAL ENTRY - SECTION, ELEVATION & PLAN



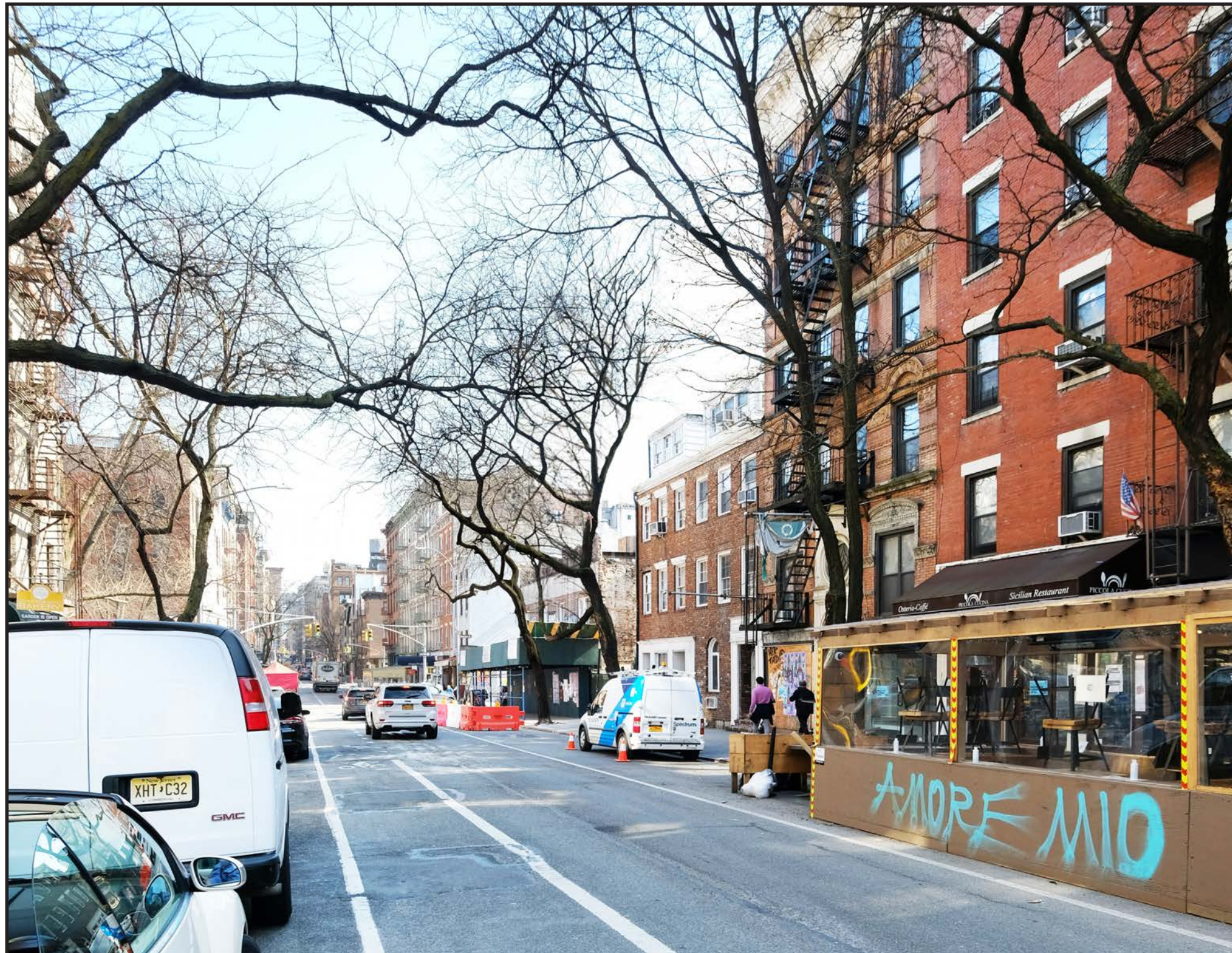
CORNER CONDITION - ELEVATION AND PLAN



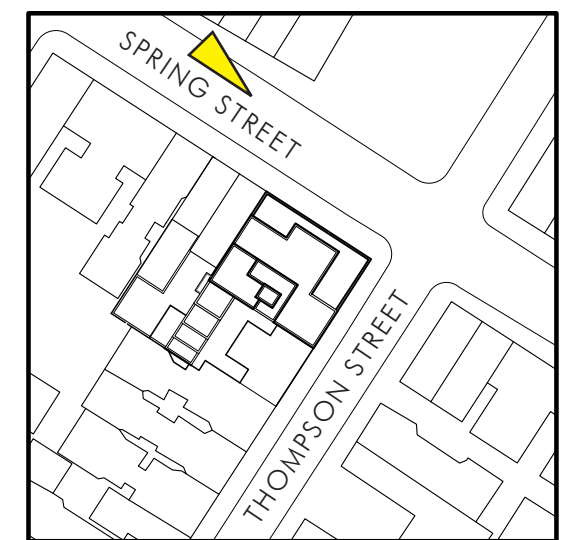
EXISTING VIEW LOOKING SOUTH FROM ROBERT VESUVIO PLAYGROUND



PROPOSED VIEW LOOKING SOUTH FROM ROBERT VESUVIO PLAYGROUND



EXISTING VIEW LOOKING EAST - SPRING STREET



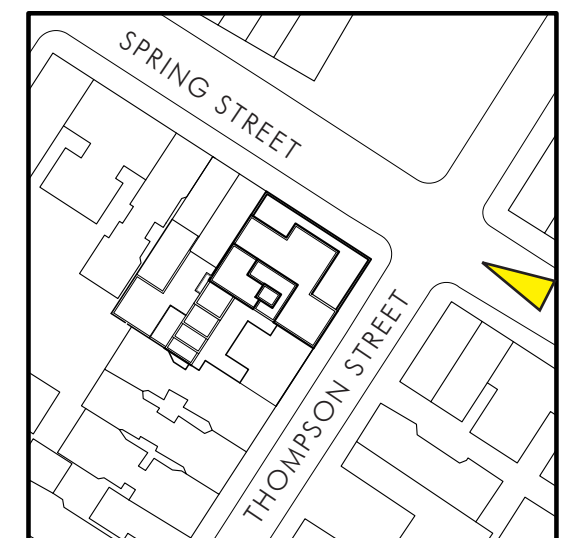
PROPOSED VIEW LOOKING EAST - SPRING STREET



EXISTING VIEW LOOKING NORTH - THOMPSON STREET



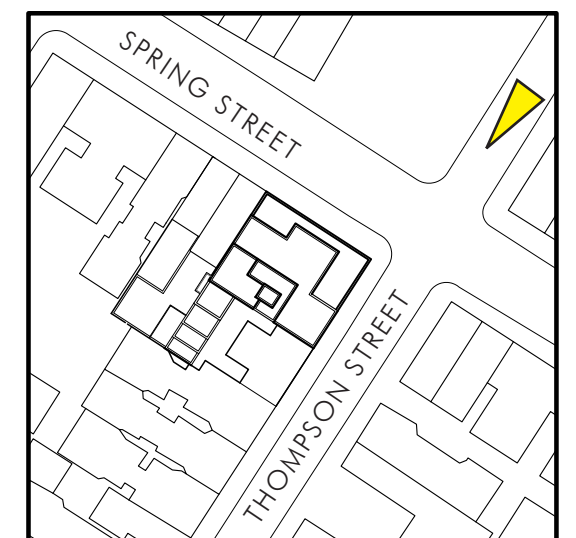
PROPOSED VIEW LOOKING NORTH - THOMPSON STREET



EXISTING VIEW LOOKING WEST - SPRING STREET

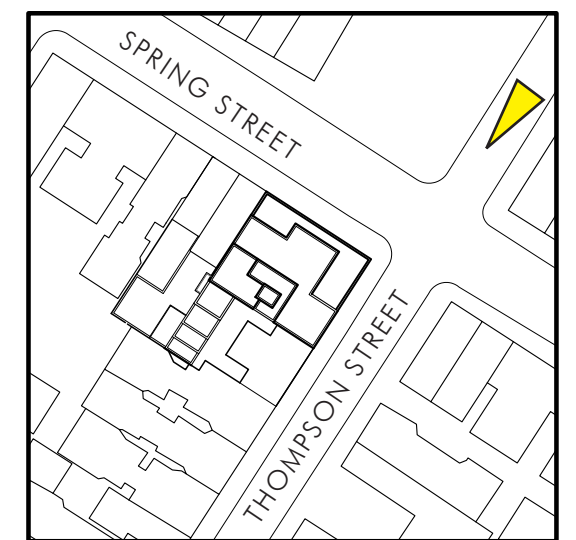


PROPOSED VIEW LOOKING WEST - SPRING STREET



EXISTING VIEW LOOKING SOUTH - THOMPSON STREET





PROPOSED VIEW LOOKING SOUTH - THOMPSON STREET



SUPPLEMENTAL INFORMATION

EXTERIOR ELEVATIONS
FLOOR PLANS

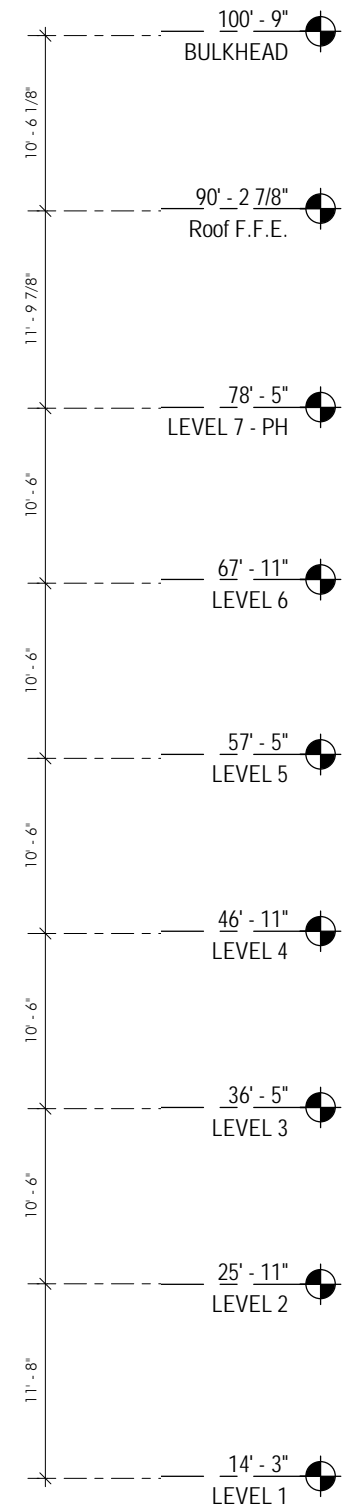
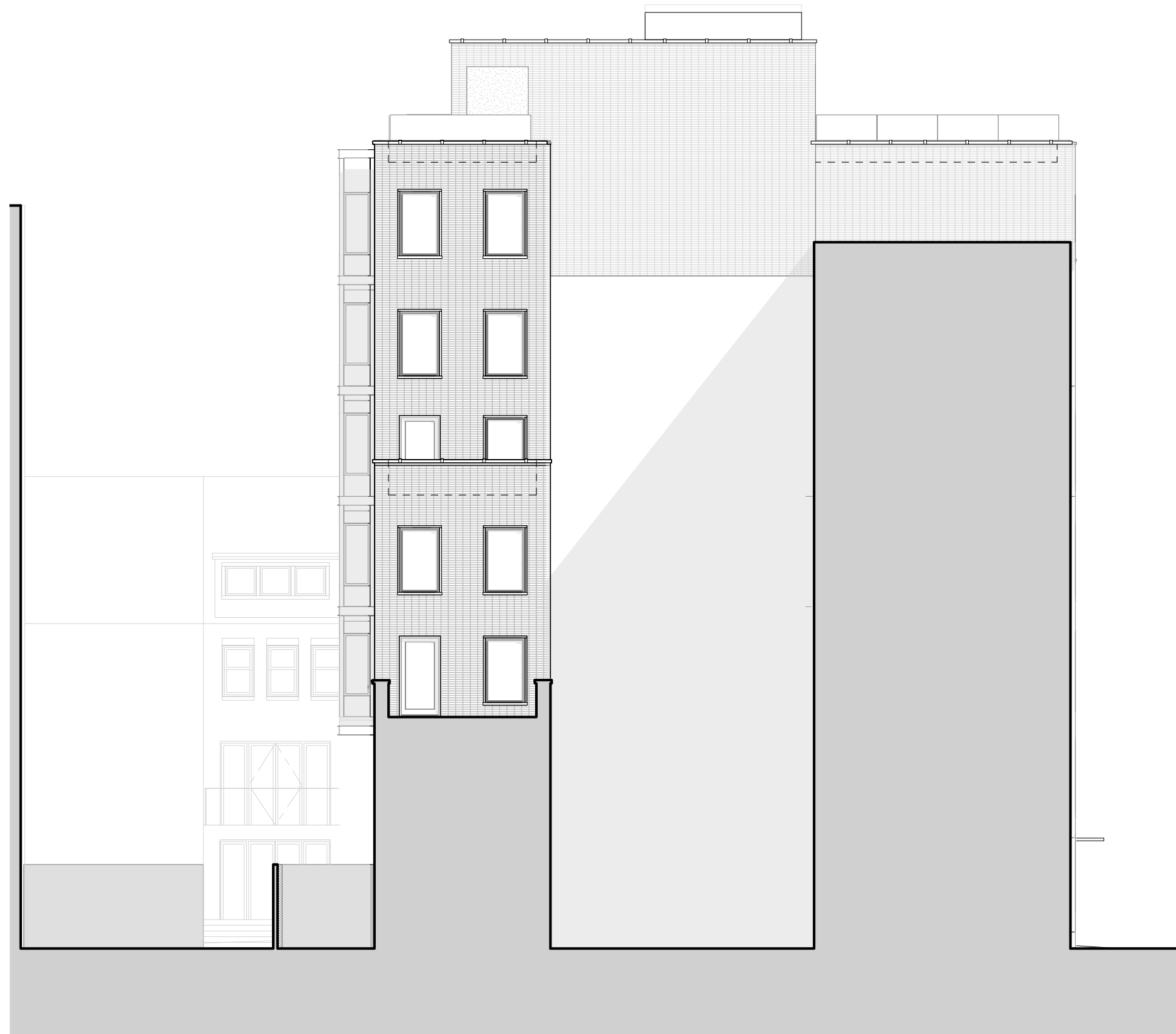
ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

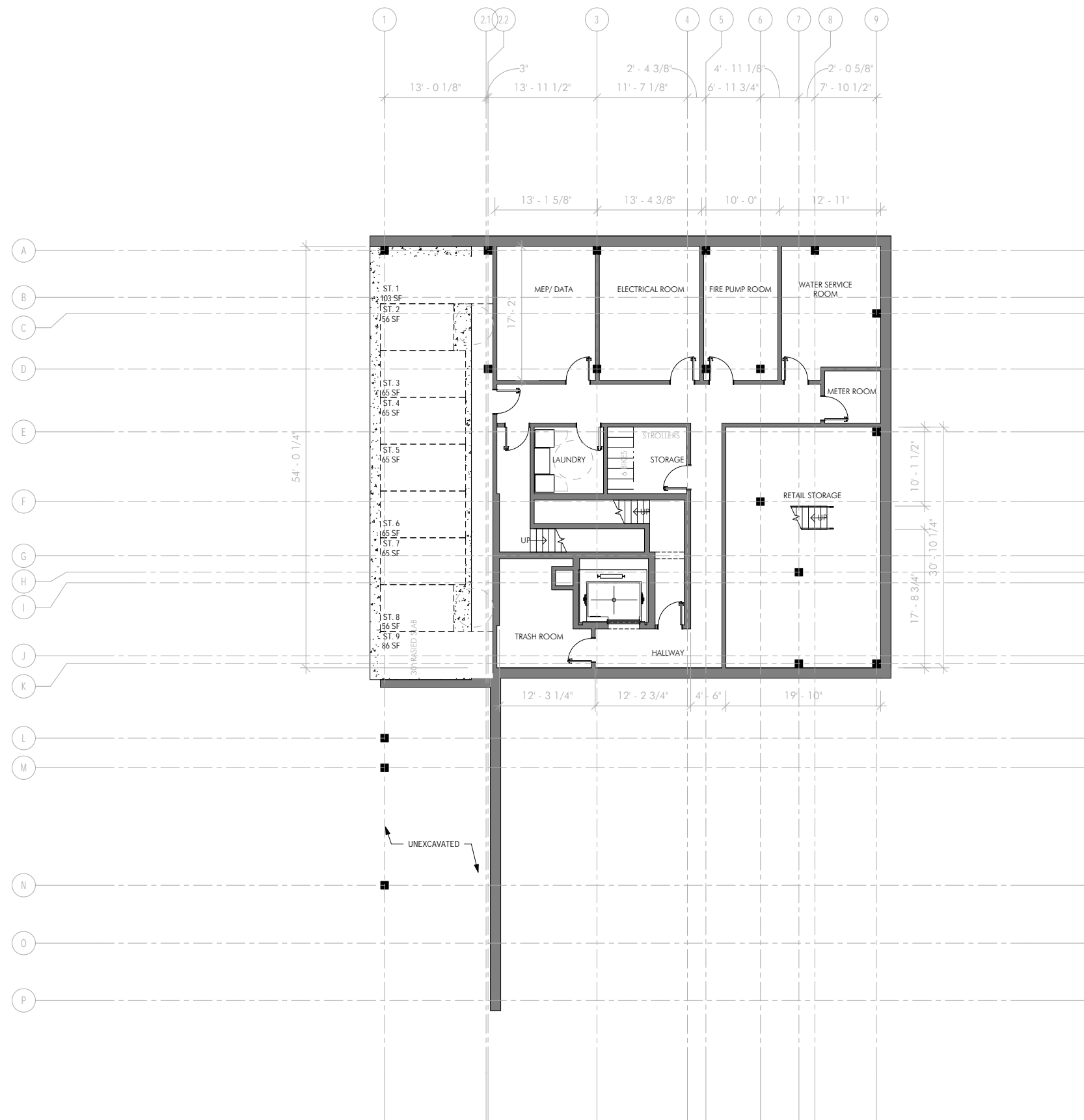


SOUTH ELEVATION

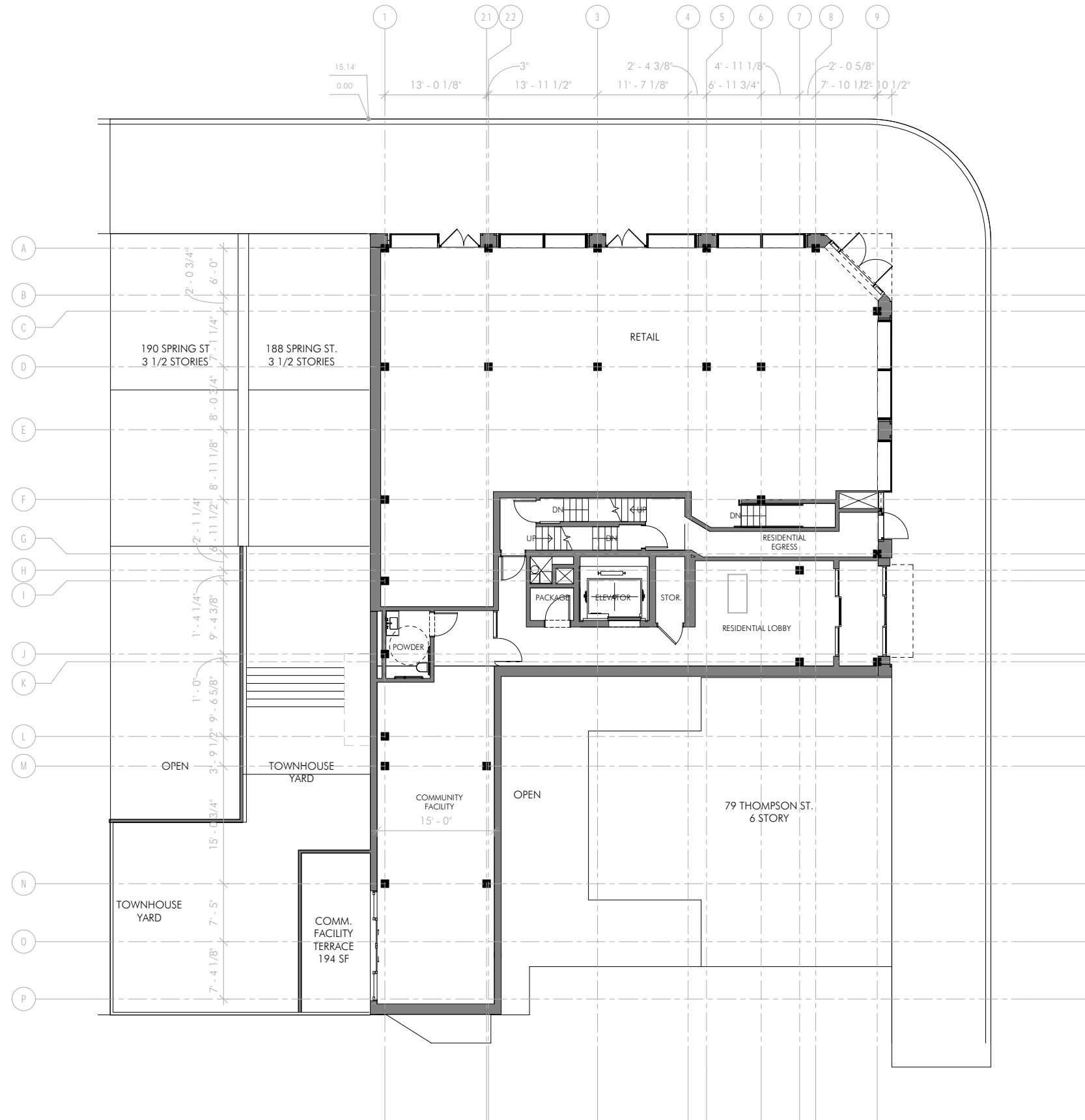


WEST ELEVATION

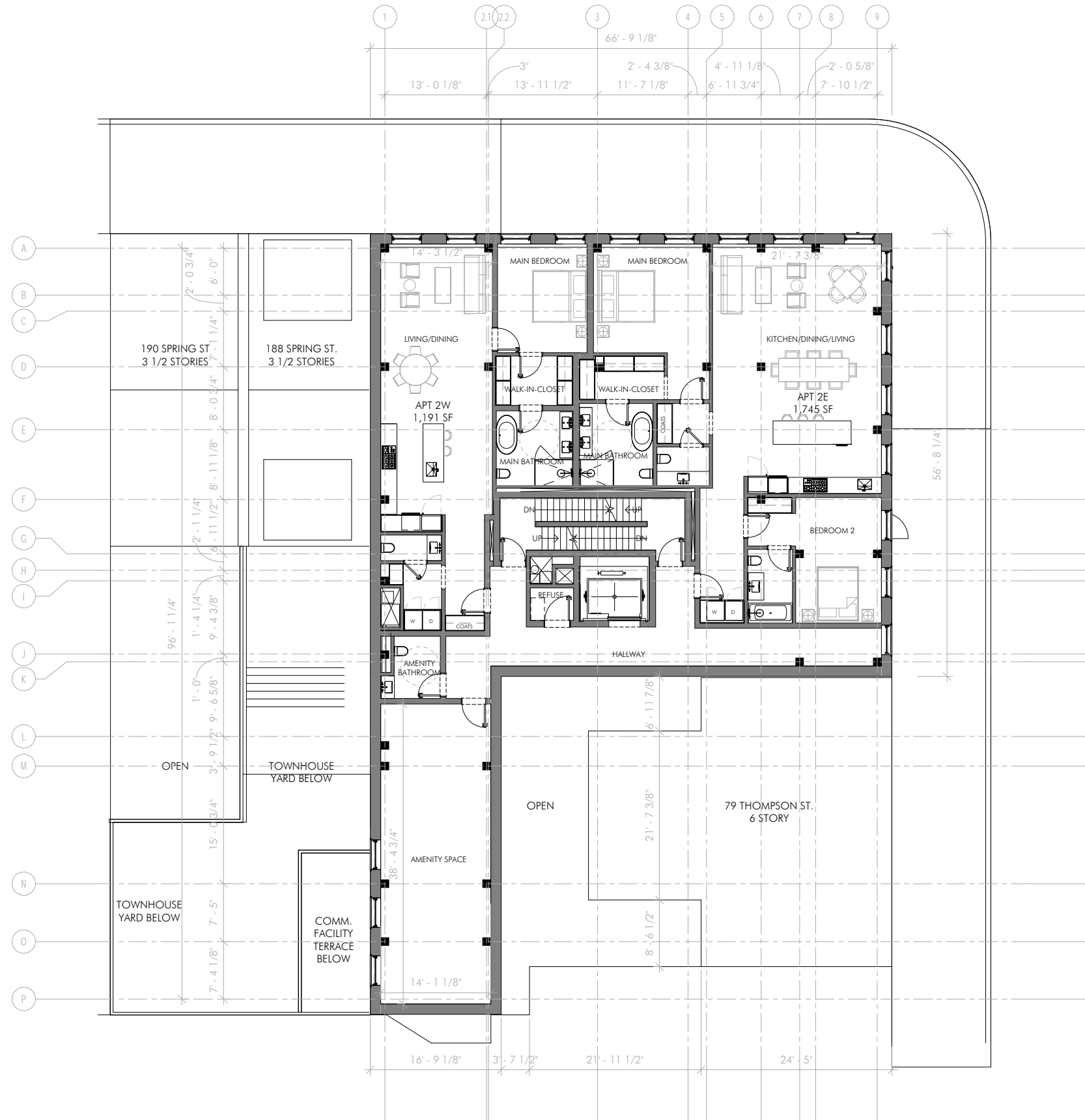
FLOOR PLANS



PLAN C



PLAN 1



PLAN 2



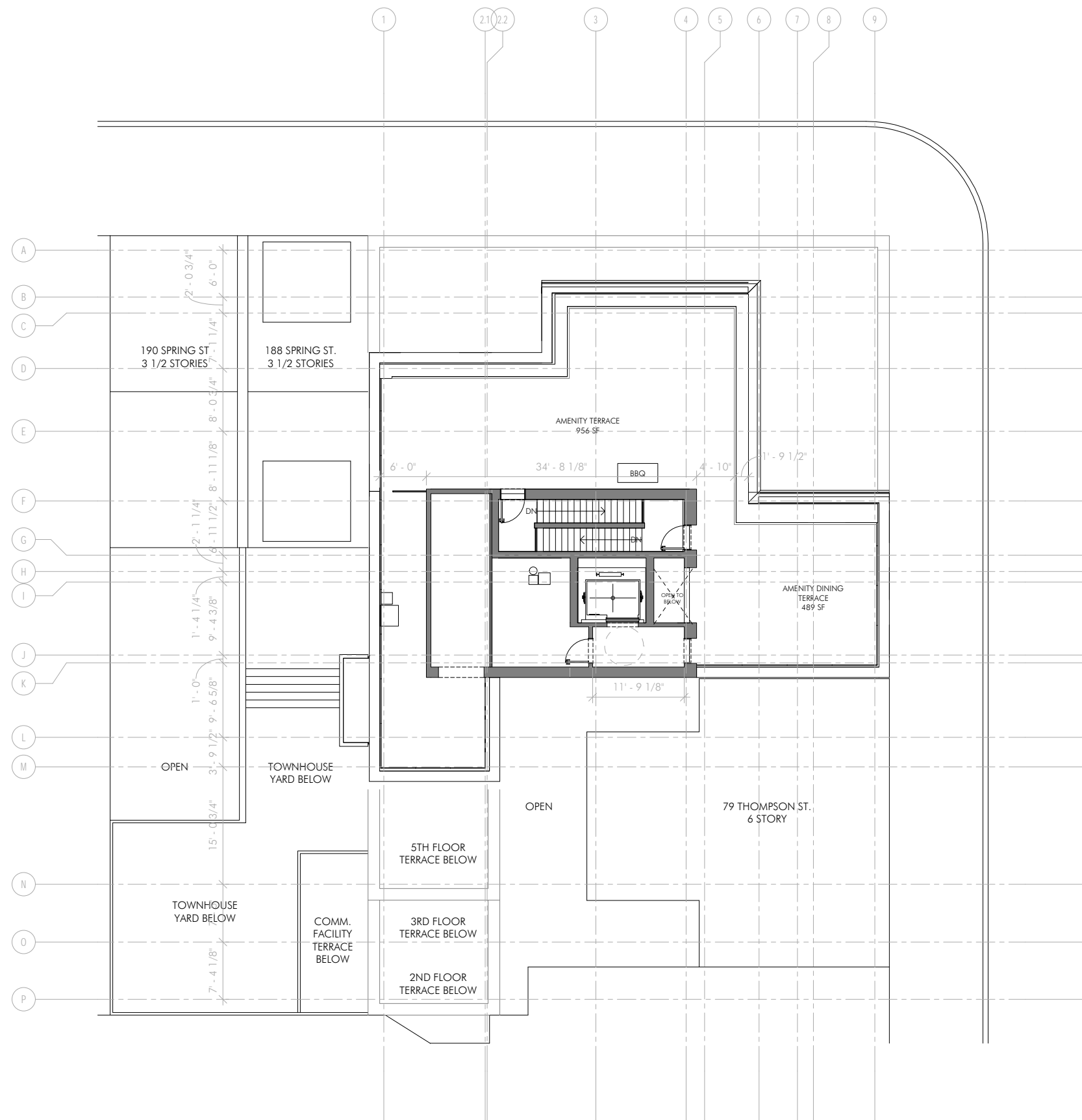
PLAN 3-4



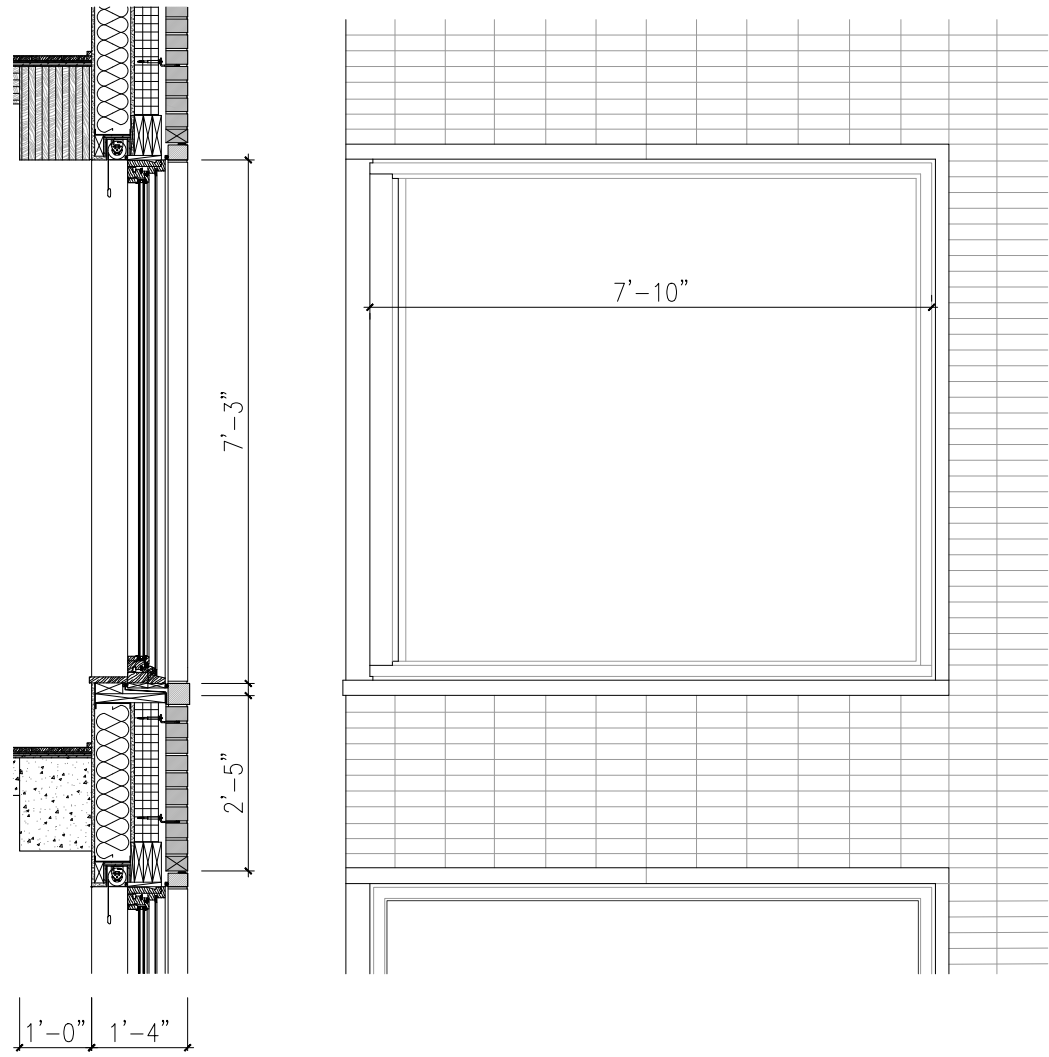
PLAN 5-6



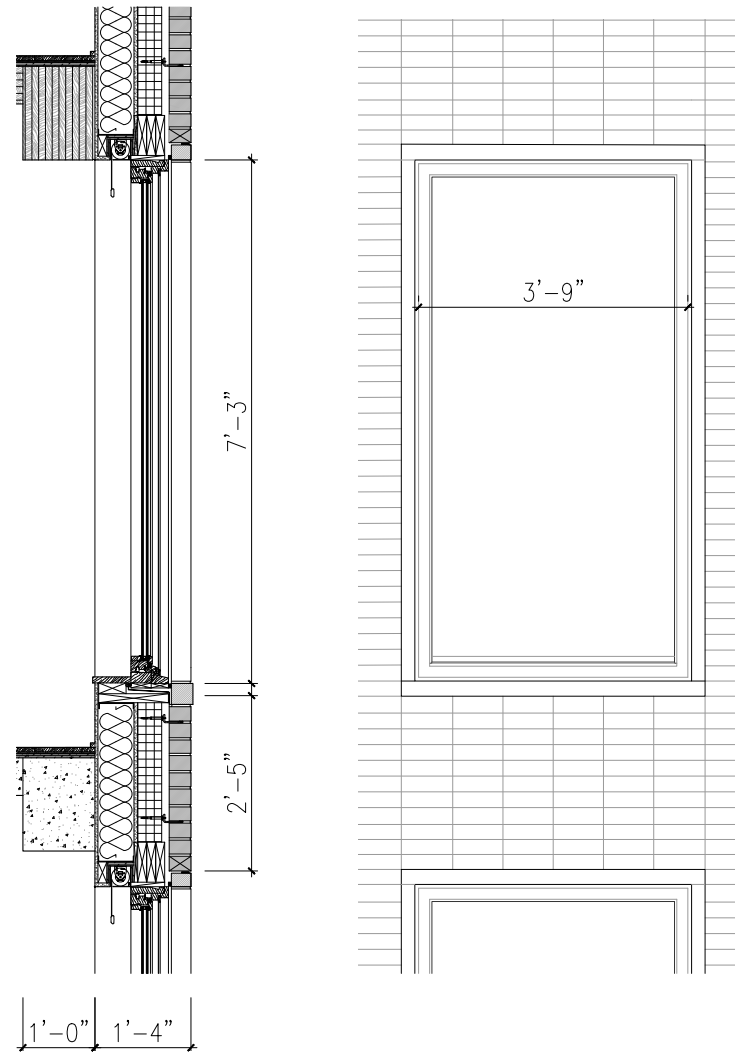
PENTHOUSE PLAN



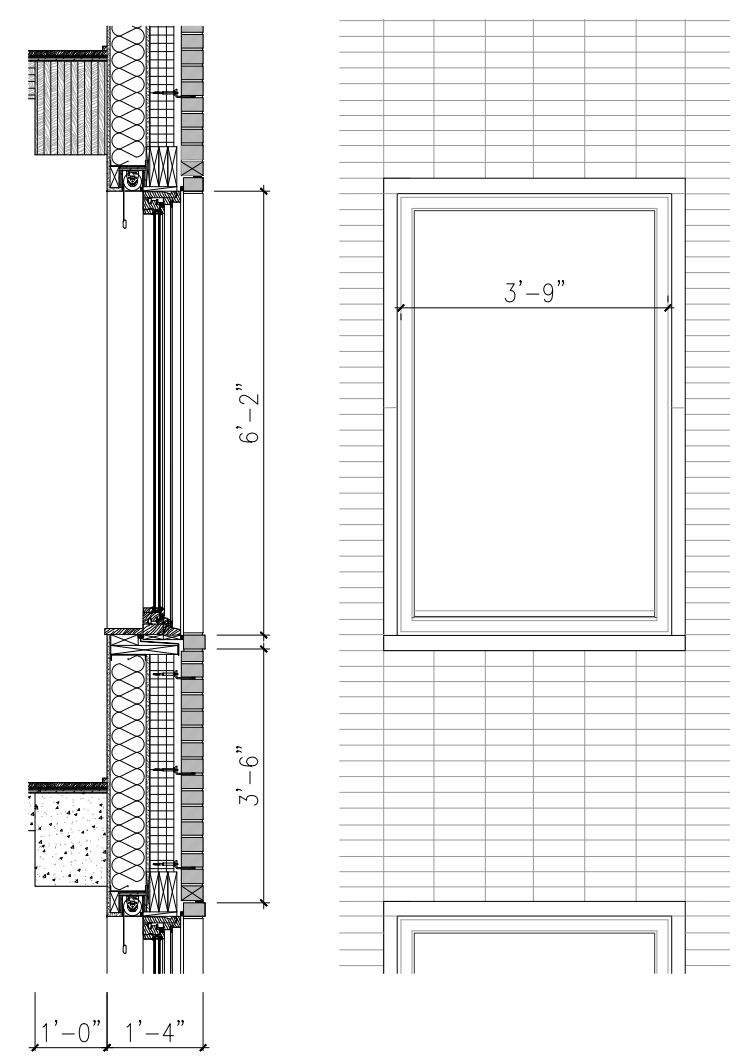
ROOF PLAN



FIXED WINDOW



TILT/TURN WINDOW



TILT/TURN WINDOW

WINDOW DRAWINGS