



188 SPRING STREET

PRESENTATION TO:



02.09.23

SCOPE OF WORK:

STREET LEVEL FAÇADE ALTERATION AND REAR HORIZONTAL ENLARGEMENT OF EXISTING 4-STORY RESIDENCE. REPLACEMENT OF ALL WINDOWS AND DOORS.



188 SPRING ST

EXISTING BUILDING
AERIAL VIEW

EXISTING FRONT FACADE



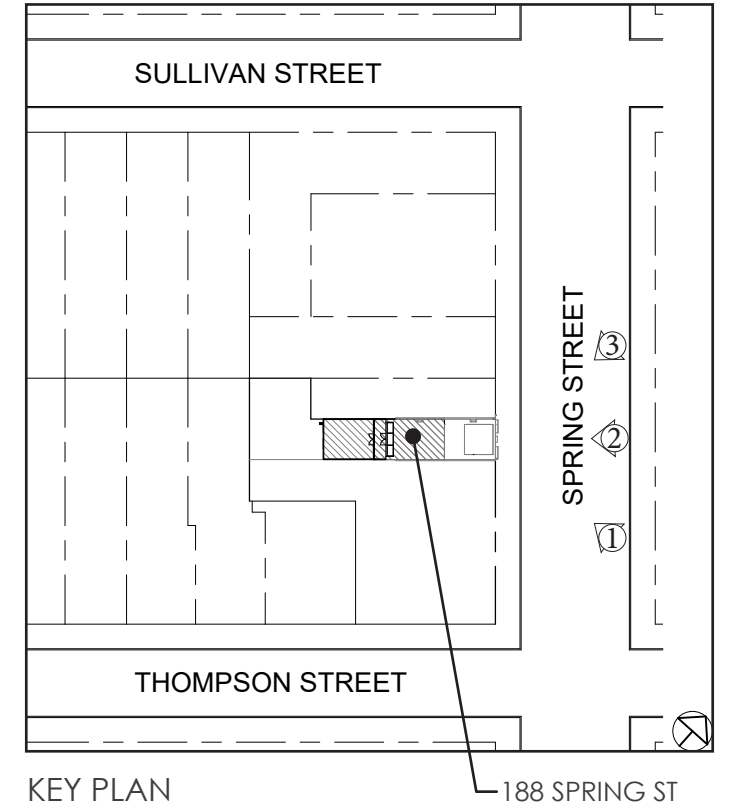
PHOTO 1
FRONT VIEW LOOKING SOUTHWEST



PHOTO 2
FRONT VIEW LOOKING SOUTH



PHOTO 3
FRONT VIEW LOOKING SOUTHEAST



KEY PLAN

188 SPRING ST

EXISTING REAR FACADE



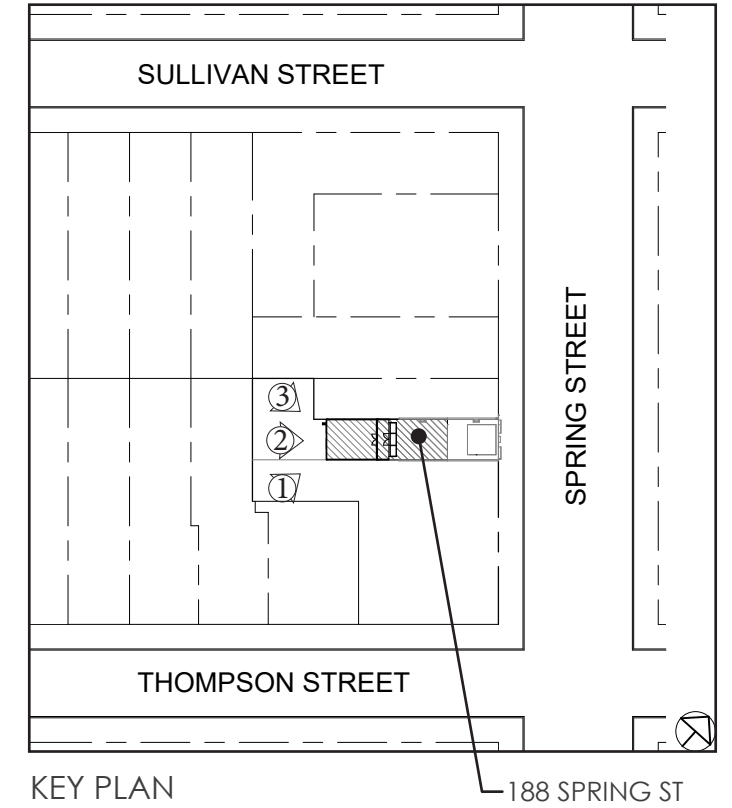
PHOTO 1
REAR VIEW LOOKING NORTHWEST



PHOTO 2
REAR VIEW LOOKING NORTH



PHOTO 3
REAR VIEW LOOKING NORTHEAST



KEY PLAN

188 SPRING ST

BUILDING DESIGNATION REPORT

188 SPRING STREET

BOROUGH OF MANHATTAN TAX MAP BLOCK 489, LOT 22

DATE(S): C. 1824
 ARCHITECT(S): NOT DETERMINED
 OWNER/ DEVELOPER: NATHANIEL PAINE
 TYPE: ROW HOUSE
 STYLE(S): ALTERED FEDERAL
 STORIES: 3 AND ATTIC
 MATERIAL(S): BRICK

STATUS: CONTRIBUTING

HISTORY, SIGNIFICANCE AND NOTABLE CHARACTERISTICS

THIS ALTERED FEDERAL STYLE ROW HOUSE MAY HAVE BEEN BUILT C. 1824 AND FEATURES AMERICAN COMMON-BOND BRICKWORK. THE BUILDING'S SCALE, MASSING AND PROPORTIONS ARE TYPICAL OF THE FEDERAL STYLE. BY 1901 THIS BUILDING FEATURED A COMMERCIAL GROUND FLOOR, WHICH BY THE C. 1940 TAX PHOTO CONTAINED QUONG SING, A CHINESE LAUNDRY OWNED BY SEUNG GONG, WHO LIVED IN THE BUILDING. MOLDED LINTEL, IF ORIGINALLY PRESENT, HAD BEEN REMOVED AND REPLACED WITH FLAT LINTELS BY 1901.

ALTERATIONS

MAIN FAÇADE (NORTH): FIRST-FLOOR CONVERTED TO COMMERCIAL PRIOR TO C. 1940; MOLDED WINDOW LINTELS REMOVED PRIOR TO C. 1940; FIRST-FLOOR COMMERCIAL SPACE CONVERTED TO RESIDENTIAL LIKELY C. 1962; WOOD CLAPBOARD INSTALLED ON FIRST FLOOR; ATTIC DORMER ADDED PRIOR TO 1964; WOOD MOLDED LINTELS REINSTALLED; STAINED GLASS WINDOW INSTALLED ON FIRST FLOOR

SITE

N/A

SIDEWALK / CURB MATERIALS

CONCRETE WITH CONCRETE CURB AND STEEL CAP

REFERENCES

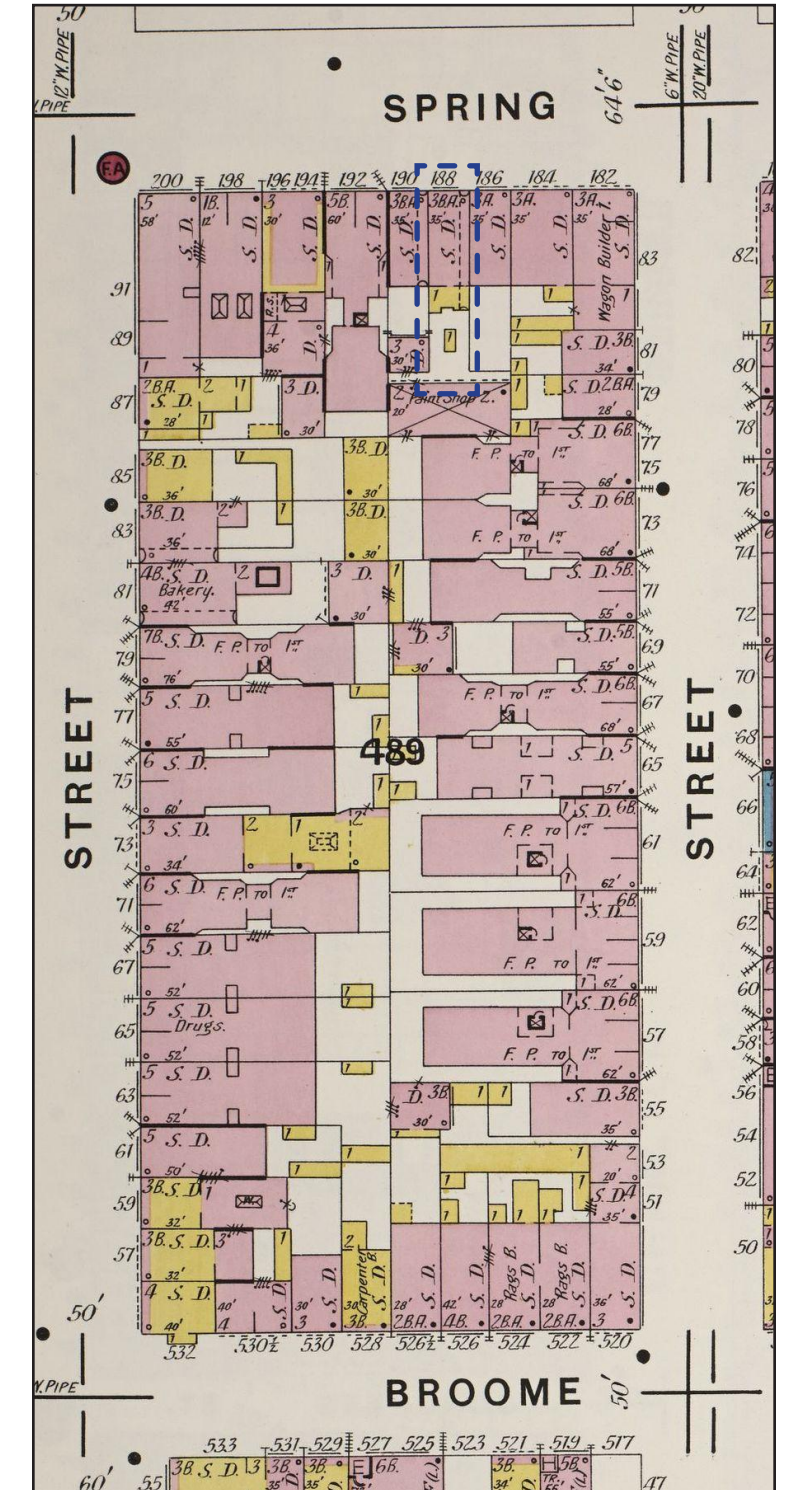
DEPARTMENT OF TAXATION, RECORD OF ASSESSMENTS: MANHATTAN, 8TH WARD, 1822-1840; GEOGRAPHIC FILE, PR 020, [1904 PHOTOGRAPH OF SPRING STREET], DEPARTMENT OF PRINTS, PHOTOGRAPHS, AND ARCHITECTURAL COLLECTIONS, THE NEW-YORK HISTORICAL SOCIETY; U.S. CENSUS RECORDS, 1940



LPC - DESIGNATION PHOTO



LPC - DESIGNATION PHOTO



1903-1919 SANBORN MAP
BLOCK PLAN

BUILDING HISTORY



1901 HISTORICAL PHOTO FROM SPRING ST AND THOMPSON ST



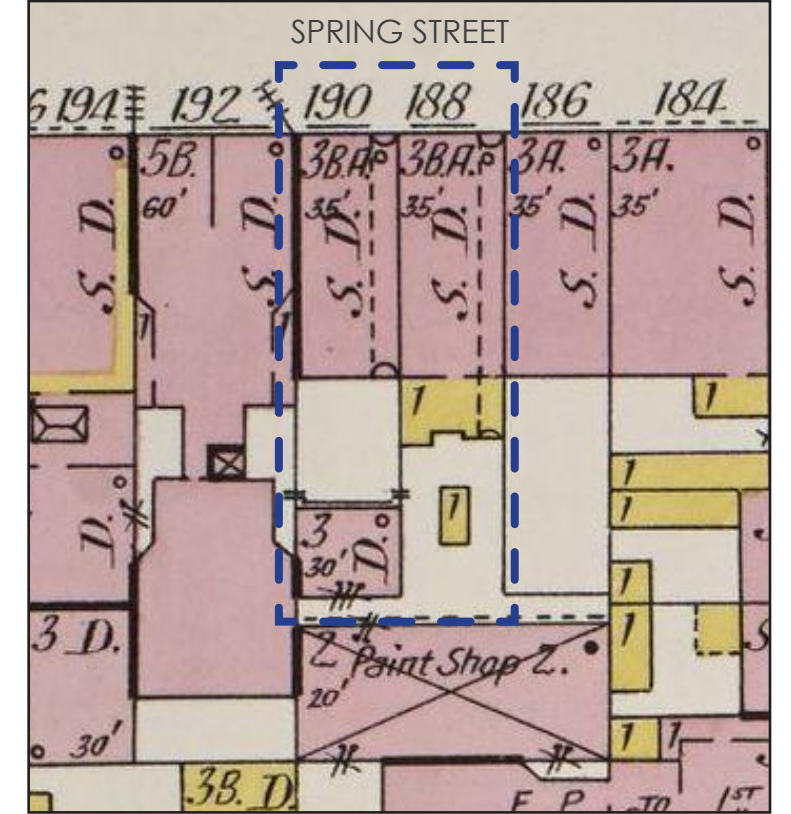
1964 HISTORICAL PHOTO



1980 TAX LOT PHOTO



1939 TAX LOT PHOTO

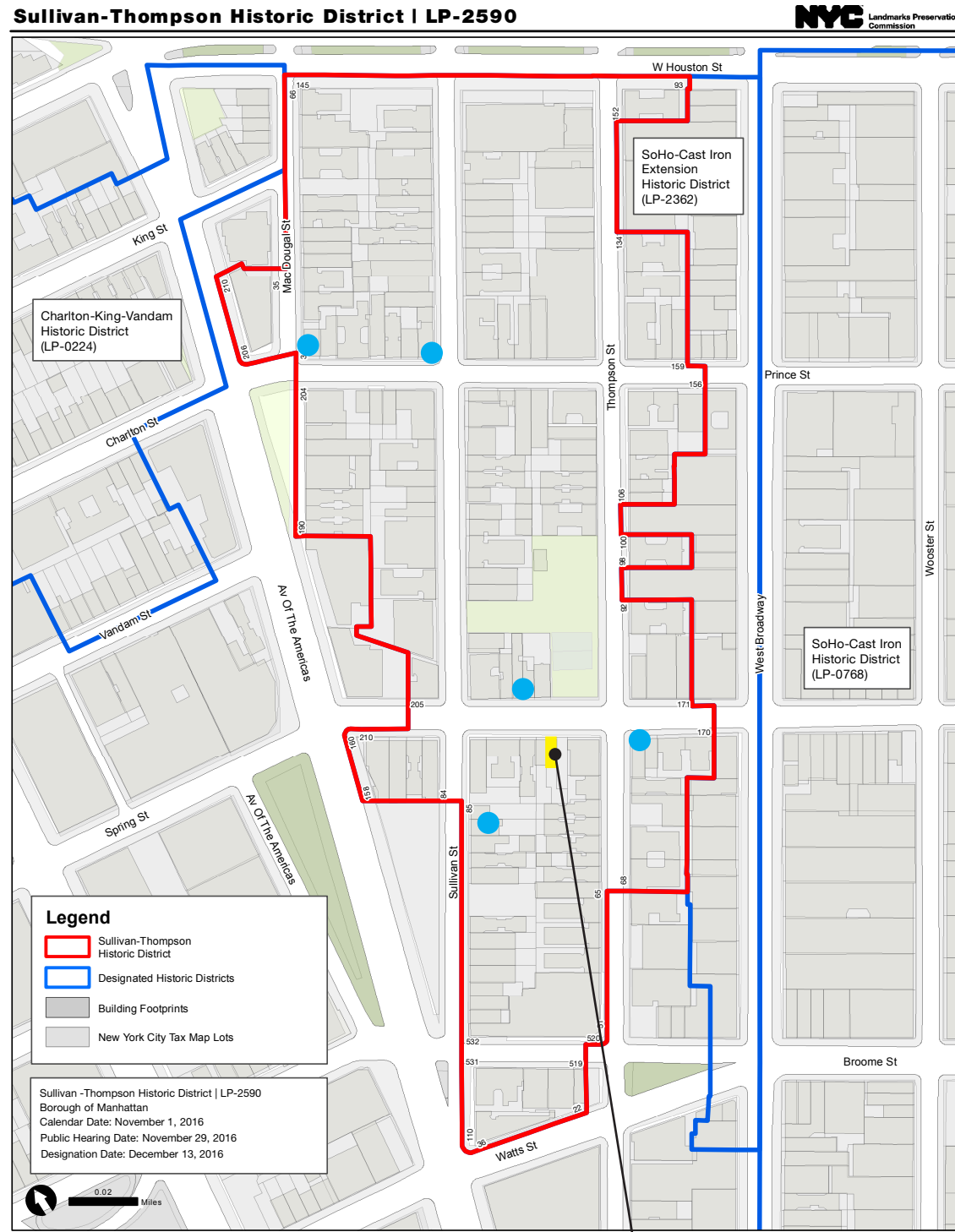


1903-1919 SANBORN MAP



1939 HORSE PASS ENTRY
NOTED IN SANBORN MAP

SULLIVAN-THOMPSON HISTORIC DISTRICT CONTEXT



83 SULLIVAN ST
FEDERAL



205 PRINCE ST
TRANSITIONAL FEDERAL/GREEK
REVIVAL



193 AND 191 SPRING ST
ALTERED EARLY-19TH CENTURY
VERNACULAR AND CONTEMPORARY



180 SPRING ST
ALTERED GREEK REVIVAL



191 PRINCE ST
ALTERED FEDERAL

CONTEXT EXAMPLES

188 SPRING ST

SPRING STREET STREETScape



*182 SPRING ST

188 SPRING ST

190 SPRING ST

192 SPRING ST

196 SPRING ST

200 SPRING ST

*PROPOSED 182 SPRING ELEVATION TAKEN FROM LPC-22-07929 PRESENTATION BY SELDORF ARCHITECTS

EXISTING FRONT FACADE CONDITIONS



EXISTING FRONT FACADE



1960s FIRST FLOOR FIXED
STAINED GLASS WINDOW



DETERIORATED FIRST FLOOR
WOOD PANELING



UNUSED SECONDARY ENTRY
DOOR



PRIMARY ENTRY DOOR



SIDE PROBE SHOWING
REPLACED BRICK FACADE



WOOD CLADDING PROBE
REVEALING CEMENT INFILL

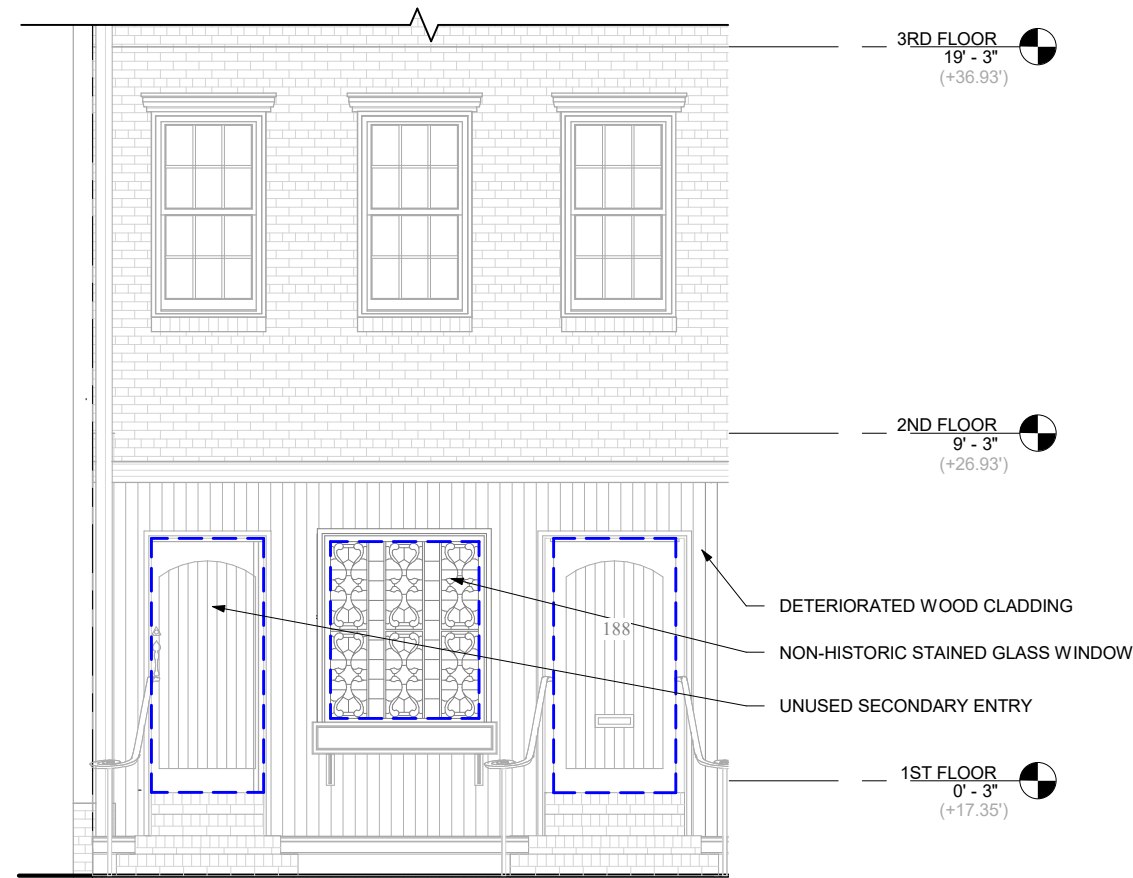


WOOD CLADDING PROBE REVEALING
ORIGINAL BROWNSTONE LINTEL

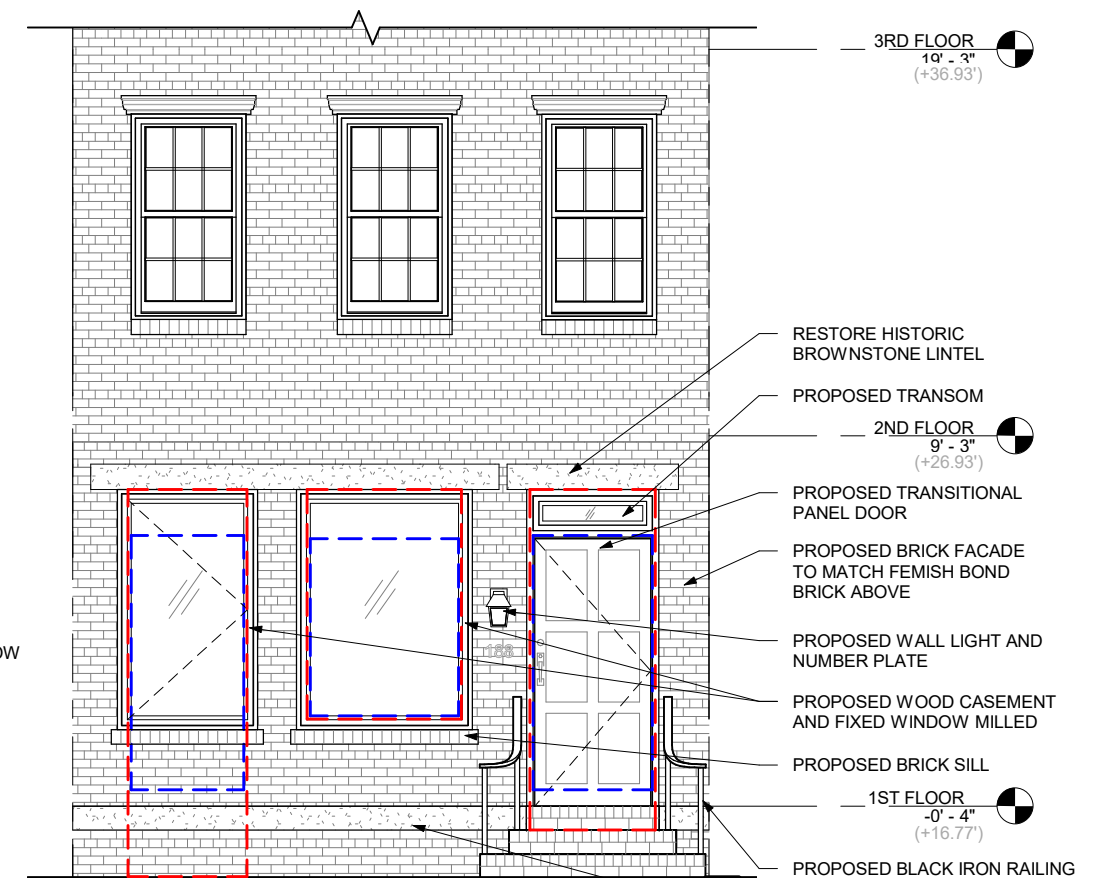
EXISTING & PROPOSED STREET LEVEL FACADE



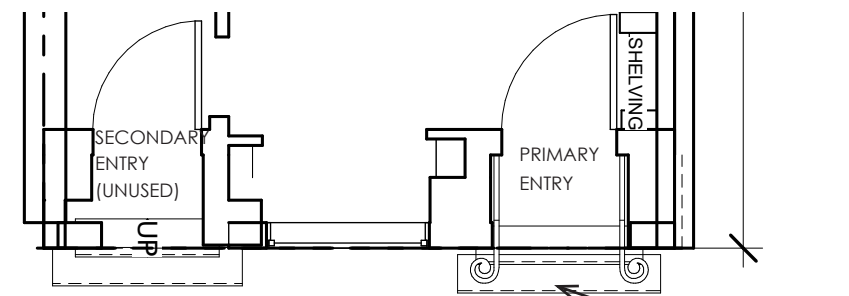
1939 TAX PHOTO



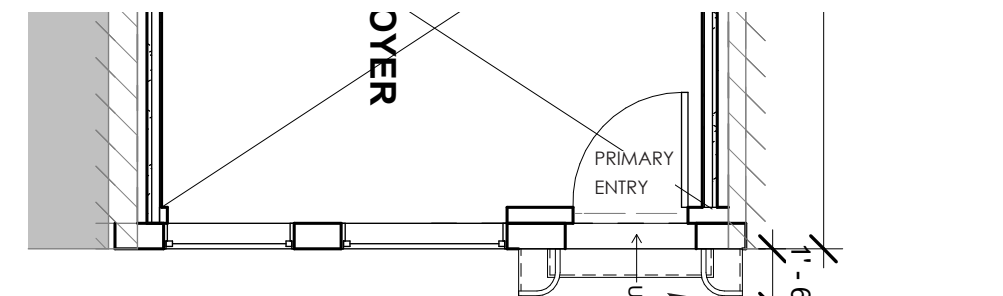
EXISTING PARTIAL FIRST FLOOR ELEVATION



PROPOSED PARTIAL FIRST FLOOR ELEVATION

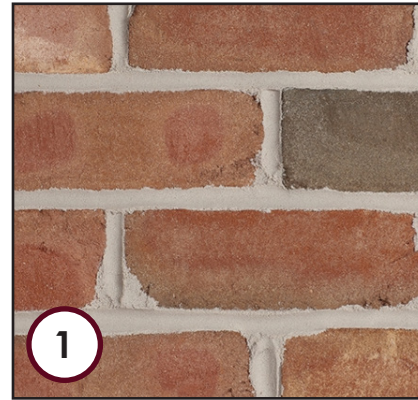
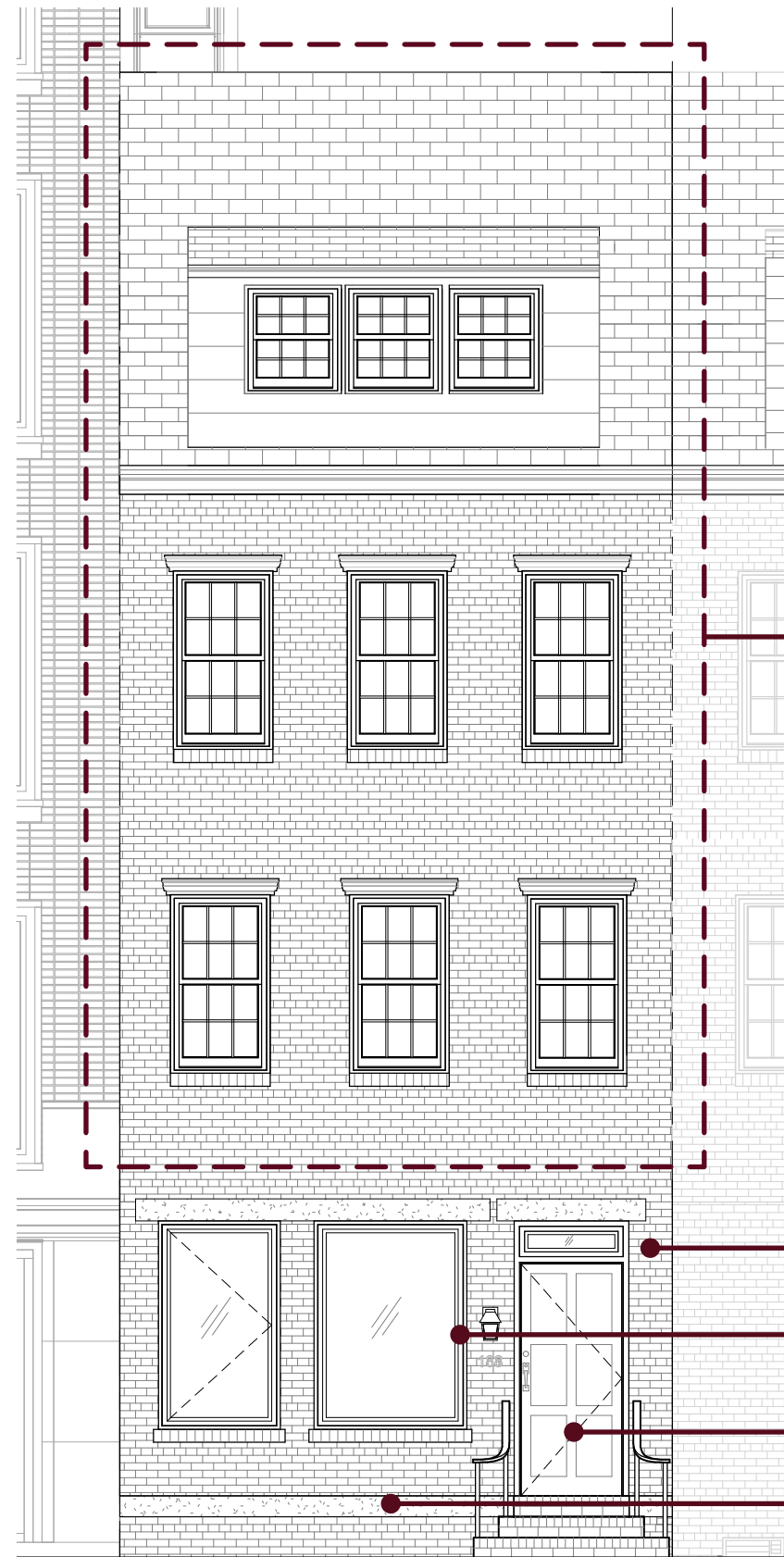


EXISTING PARTIAL FIRST FLOOR PLAN

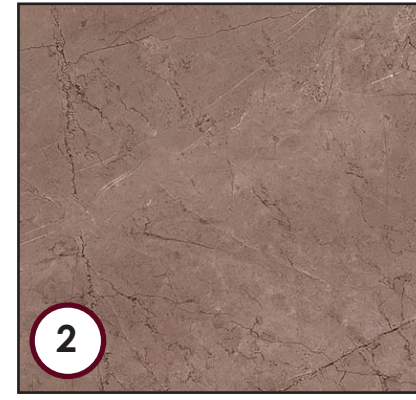


PROPOSED PARTIAL FIRST FLOOR PLAN

PROPOSED FRONT FACADE DETAILS



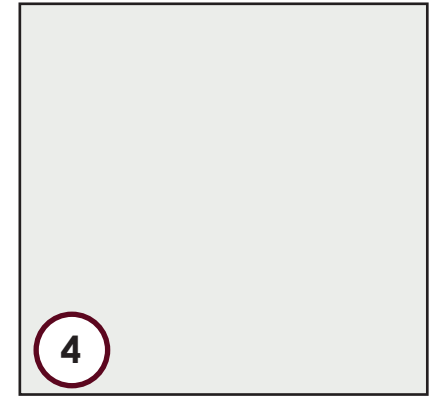
1
FLEMISH BOND BRICK
FACADE FINISH (MATCH EXISTING)



2
CAST STONE
FIRST FLOOR HEADERS AND FLOOR

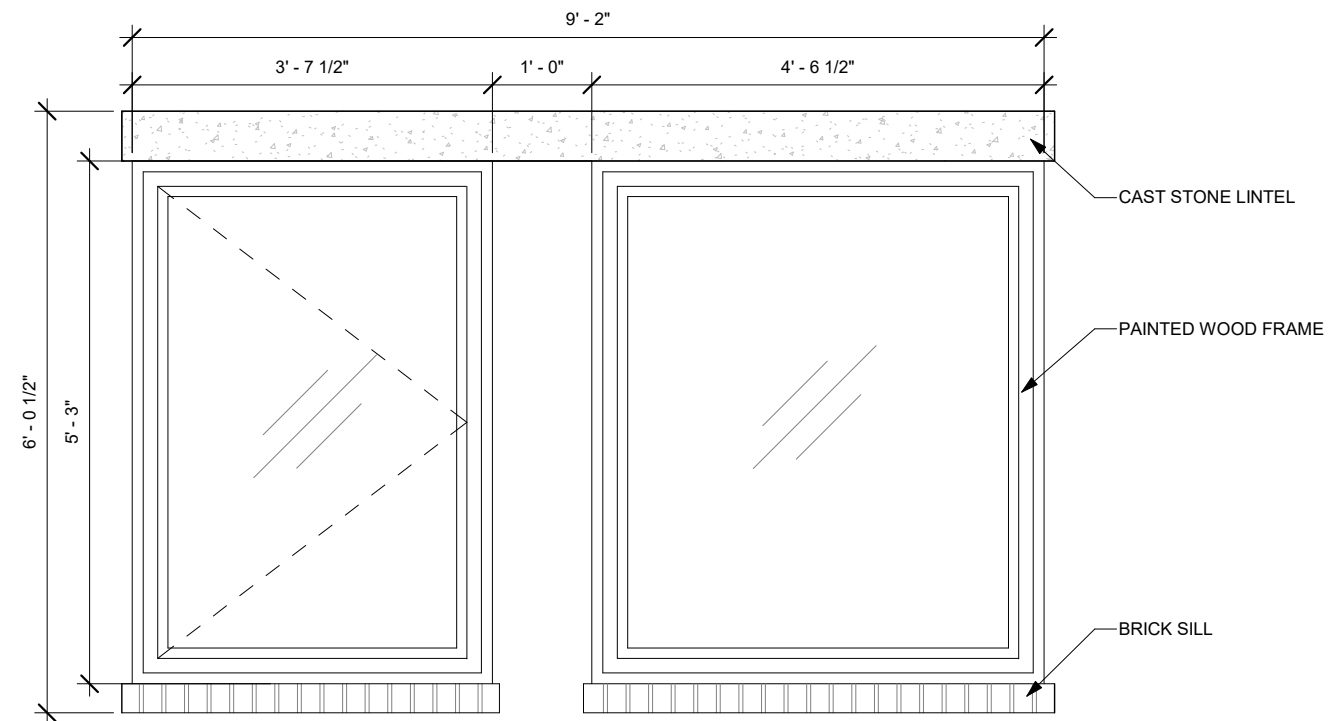


3
BENJAMIN MOORE - 2134-30
ENTRY DOOR PAINT



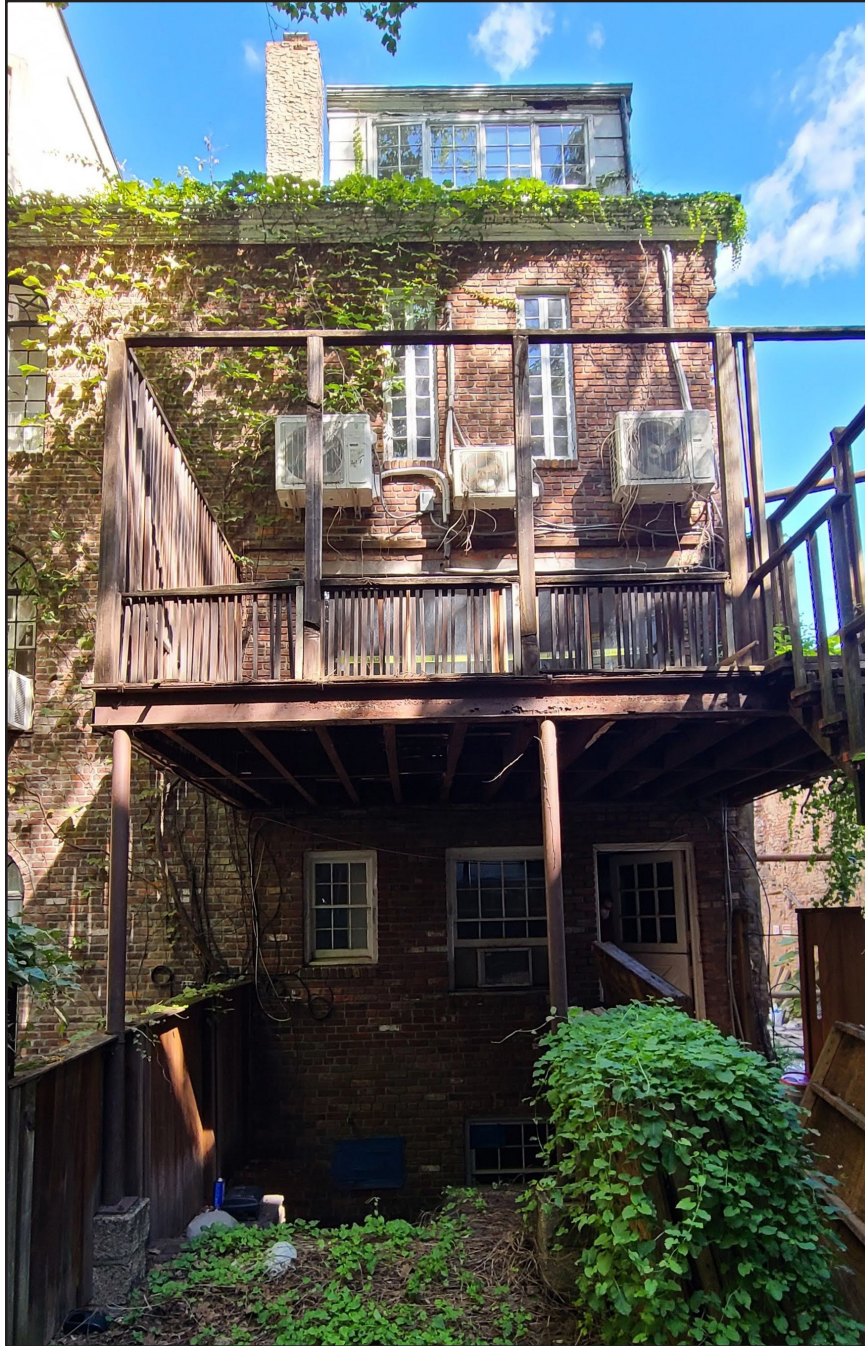
4
BENJAMIN MOORE - OC-149
DOUBLE HUNG WINDOW TRIM
DOUBLE HUNG WINDOW HEADER
CORNICHE
DORMER PANELING

EXISTING TO REMAIN



PROPOSED FIRST FLOOR CASEMENT AND FIXED WINDOW

EXISTING REAR FACADE CONDITIONS



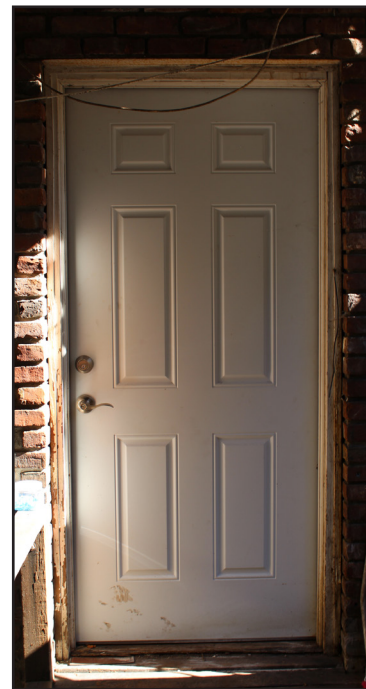
EXISTING REAR FACADE



ATTIC DORMER AND CASEMENT WINDOWS



SECOND FLOOR GLAZING



FIRST FLOOR ENTRY DOOR



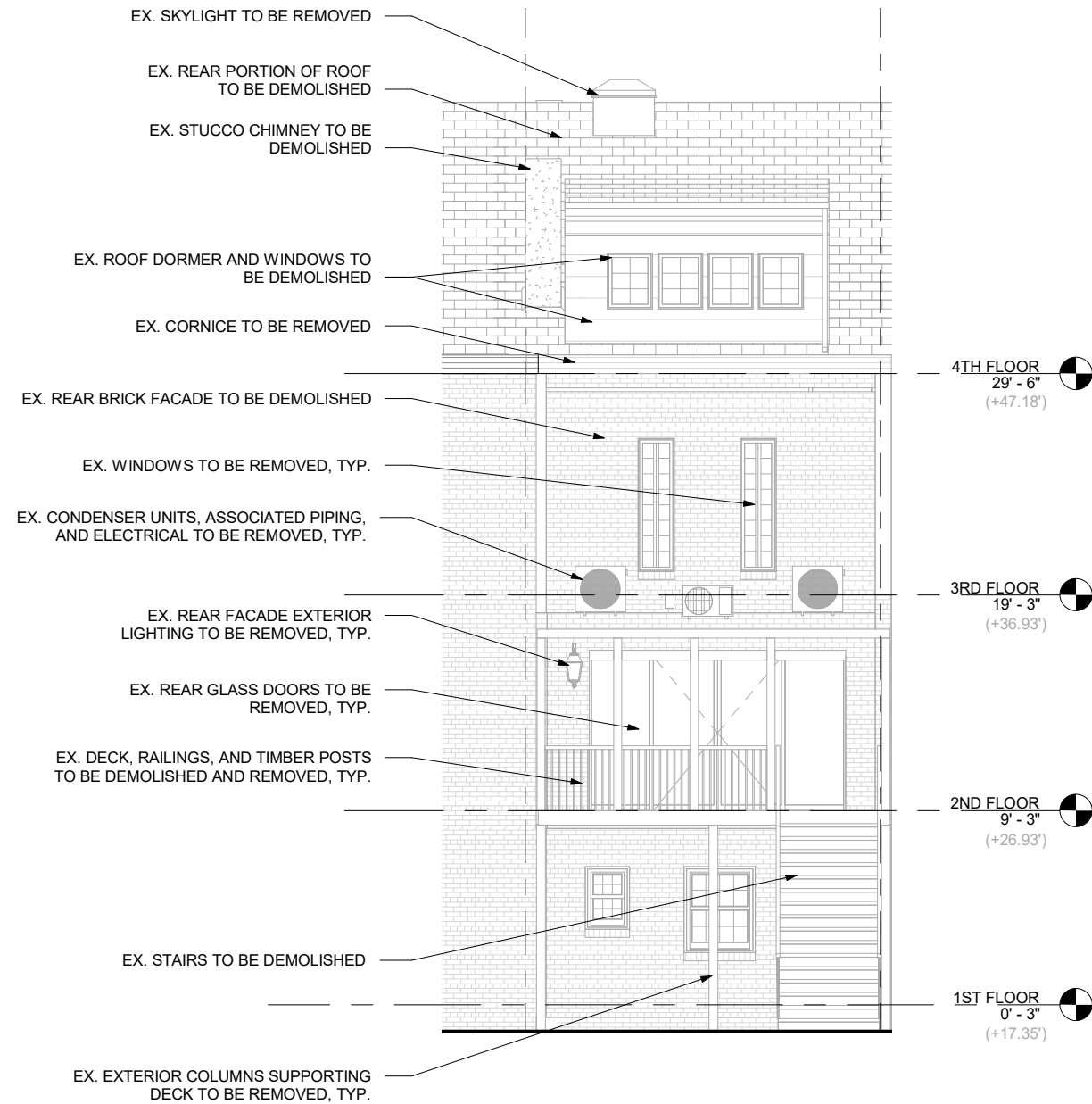
FIRST FLOOR DOUBLE-HUNG WINDOWS



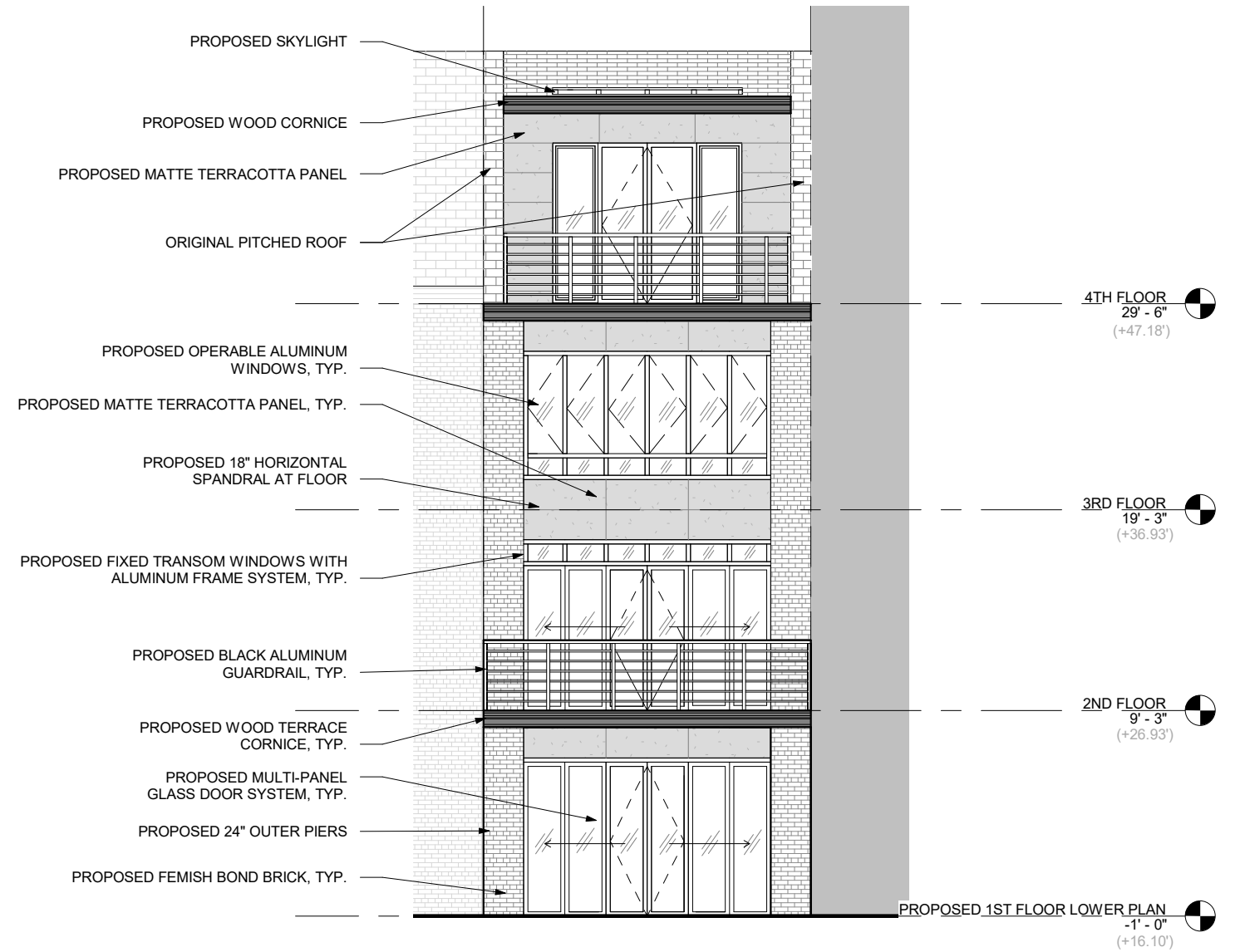
THIRD FLOOR DOUBLE CASEMENT WINDOWS



EXISTING & PROPOSED REAR ELEVATIONS

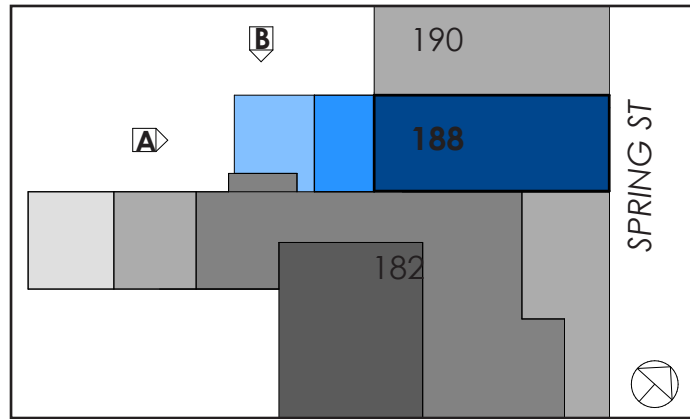


EXISTING REAR ELEVATION

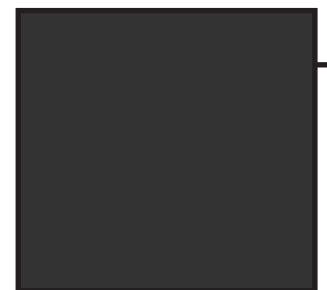


PROPOSED REAR ELEVATION

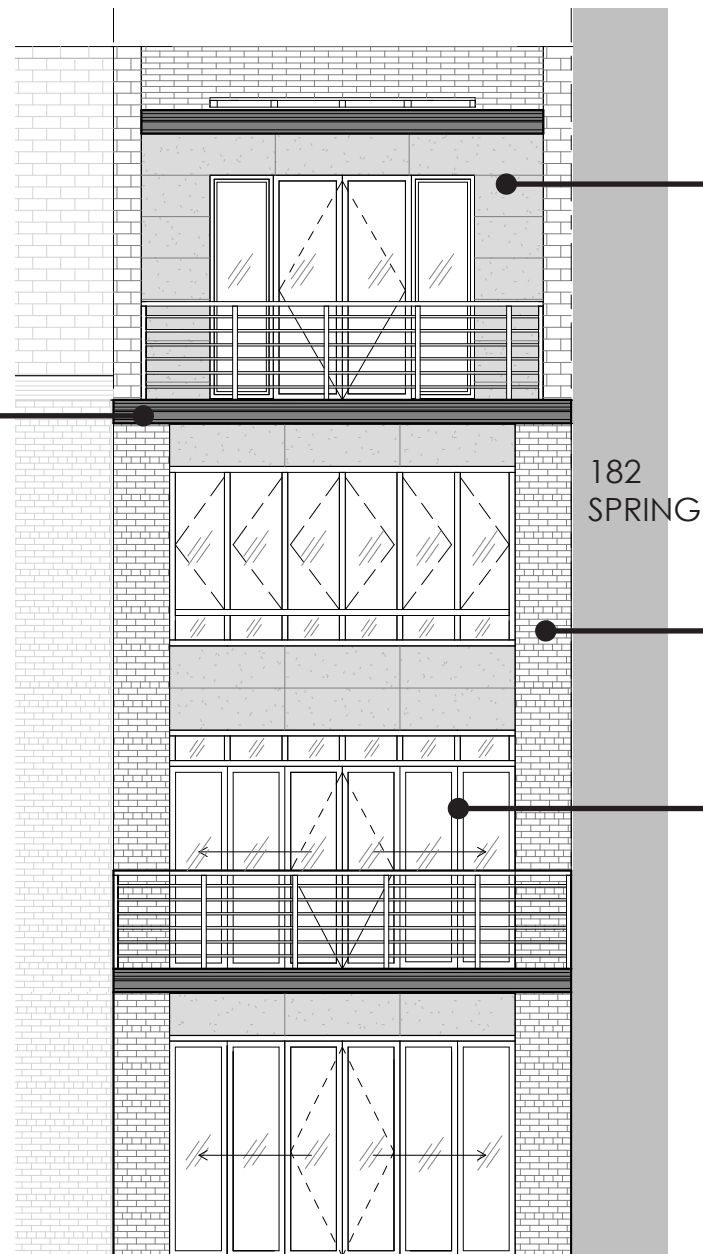
PROPOSED REAR ELEVATION & 182 SPRING COMPARISON



REAR FACADE KEY PLAN

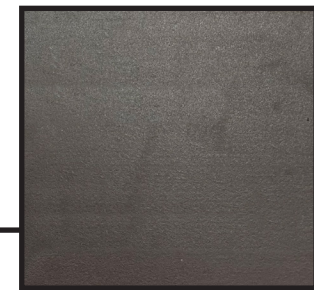


BENJAMIN MOORE - BLACK CORNICE DETAIL



ELEVATION A
188 SPRING PROPOSED REAR FACADE

182 SPRING



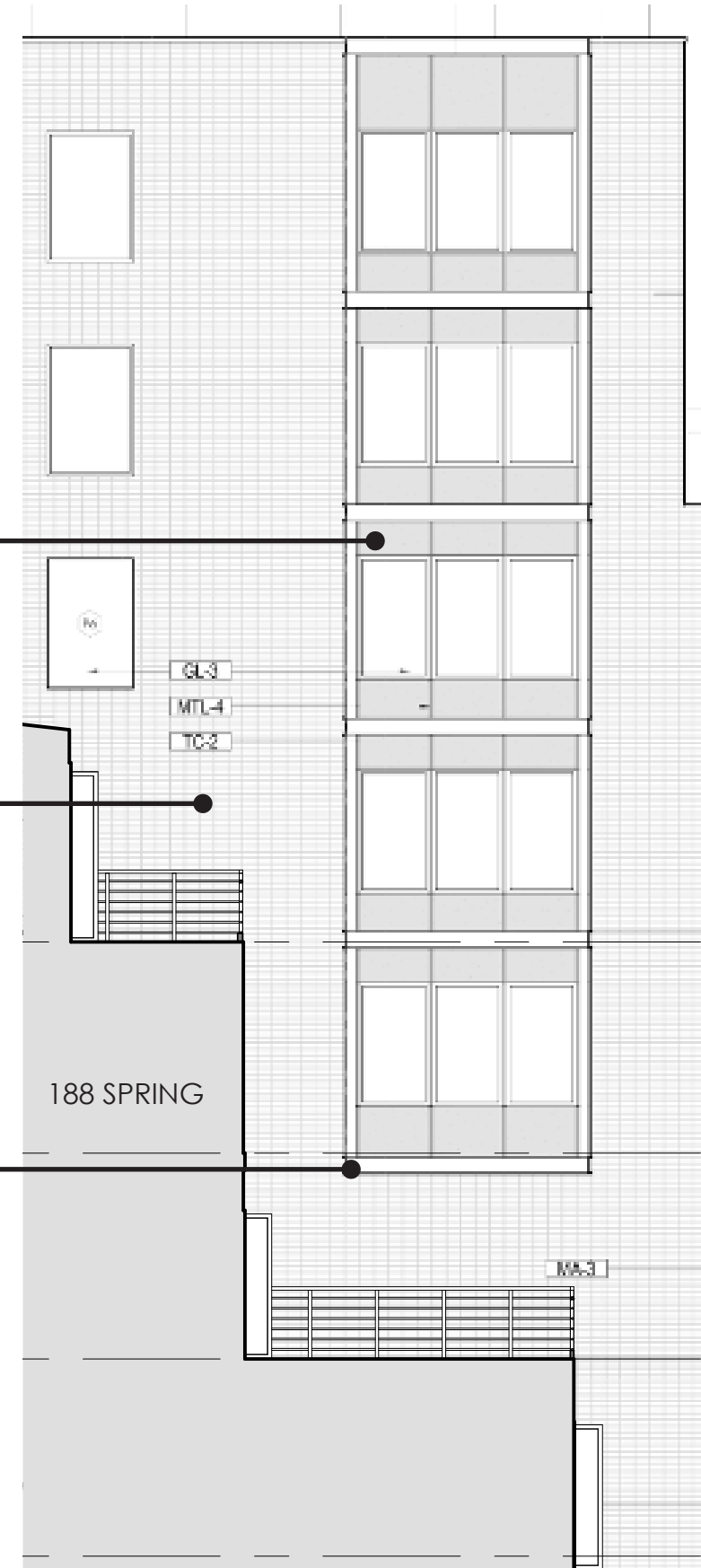
MATTE TERRACOTTA PANEL



BRICK FACADE FINISH

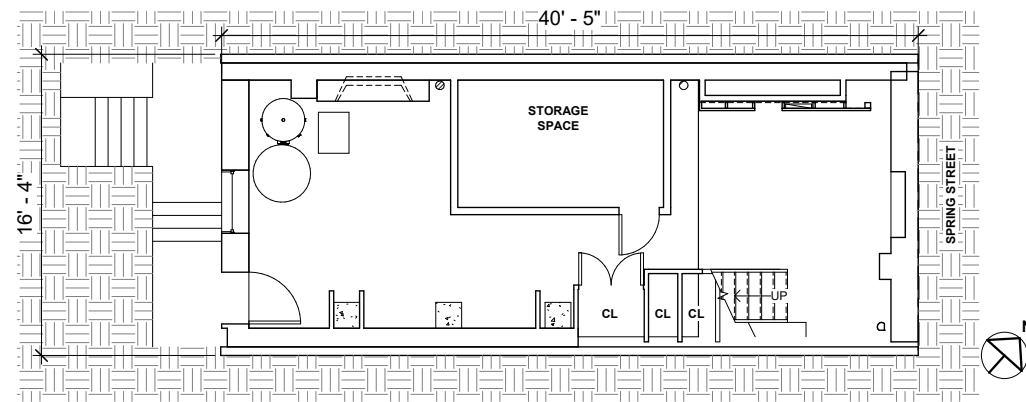


GRAPHITE BLACK ANODIZED ALUMINUM GLAZING FRAME



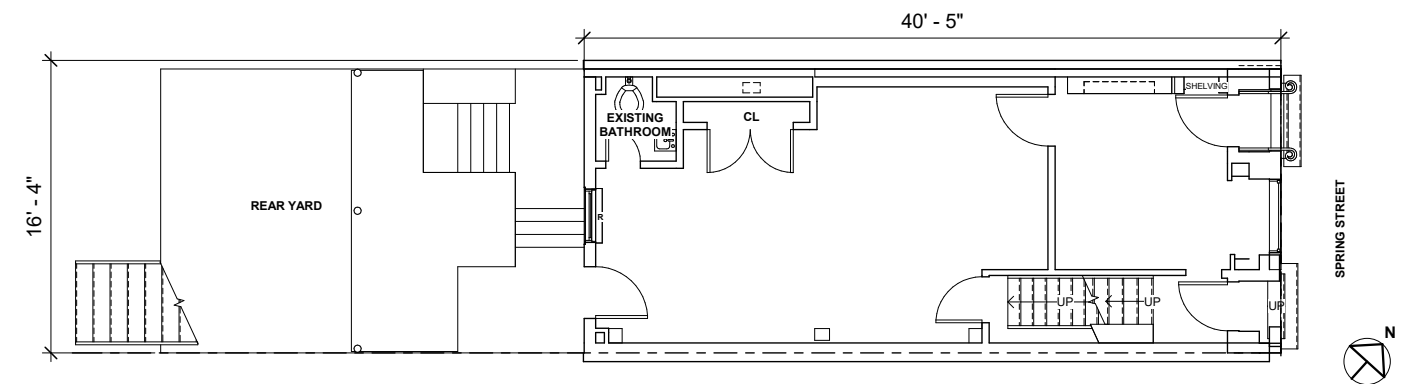
ELEVATION B
182 SPRING WEST FACADE

EXISTING & PROPOSED PLANS



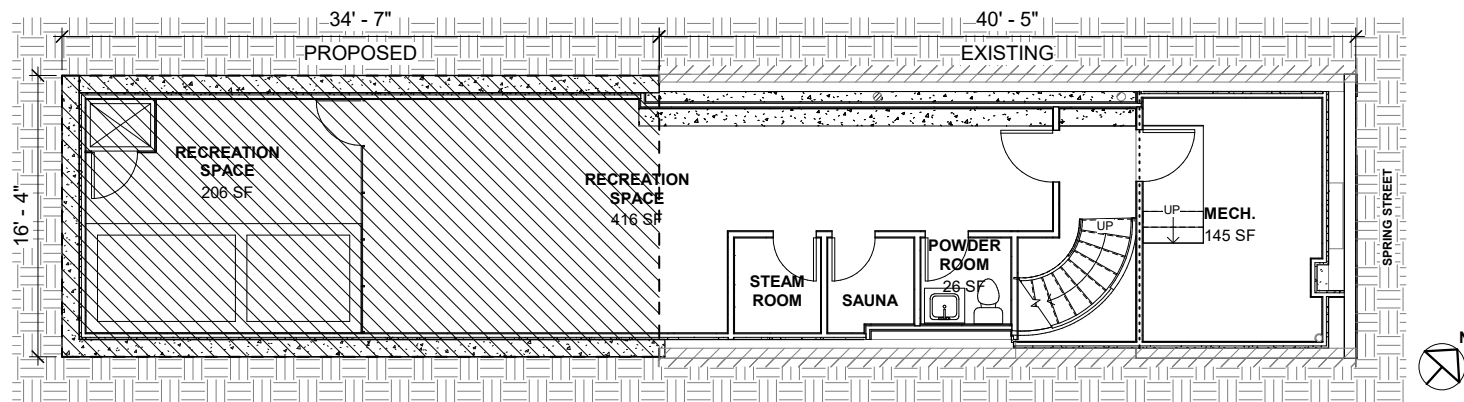
TOTAL SQUARE FOOTAGE = 665 SF

EXISTING CELLAR PLAN



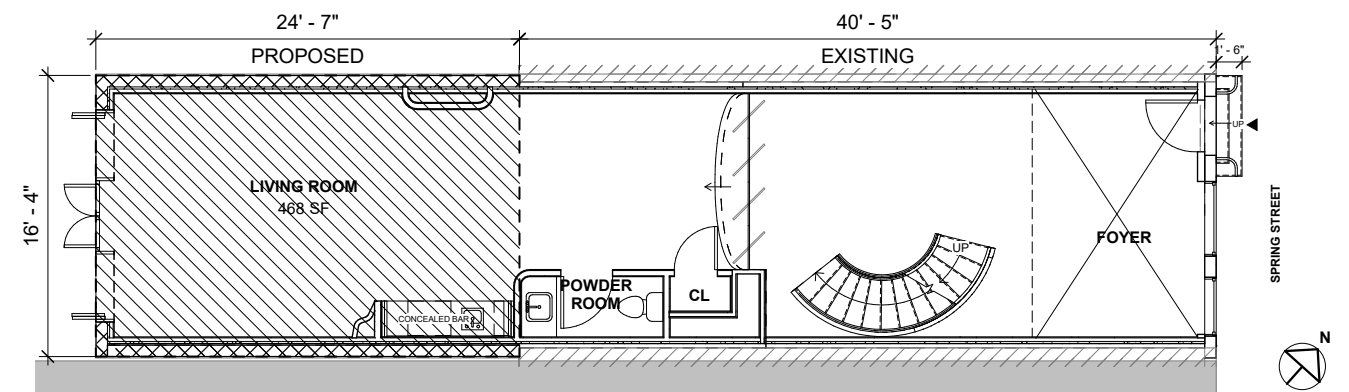
TOTAL SQUARE FOOTAGE = 665 SF

EXISTING FIRST FLOOR PLAN



TOTAL SQUARE FOOTAGE = 1230 SF

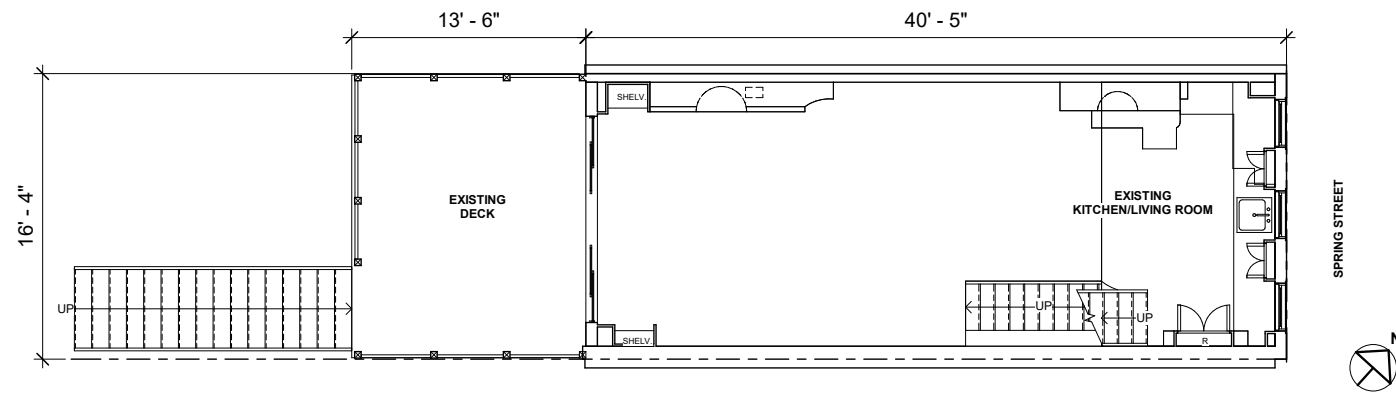
PROPOSED CELLAR PLAN



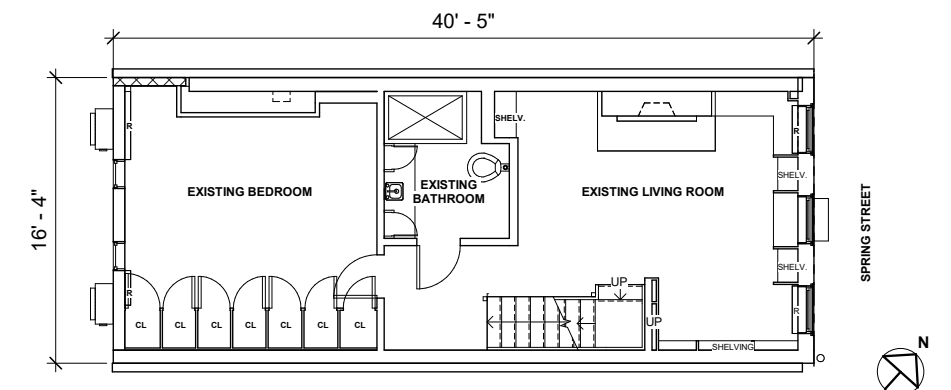
TOTAL SQUARE FOOTAGE = 1063 SF

PROPOSED FIRST FLOOR PLAN

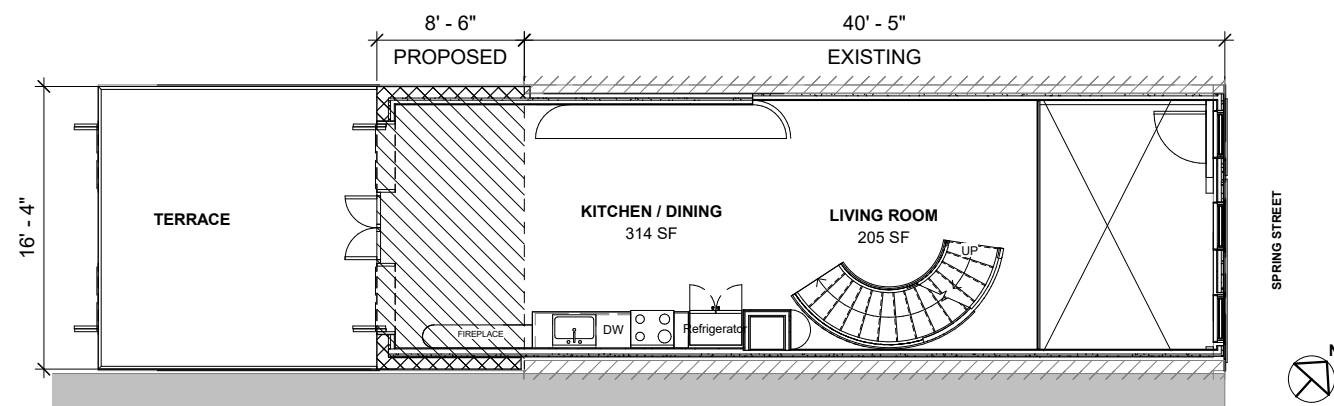
EXISTING & PROPOSED PLANS



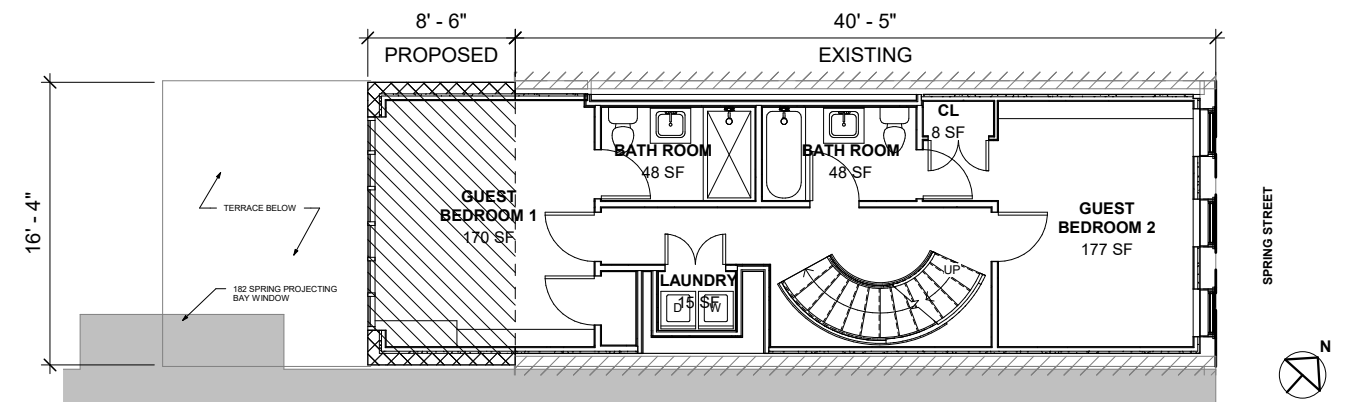
EXISTING SECOND FLOOR PLAN
TOTAL SQUARE FOOTAGE = 665 SF



EXISTING THIRD FLOOR PLAN
TOTAL SQUARE FOOTAGE = 665 SF

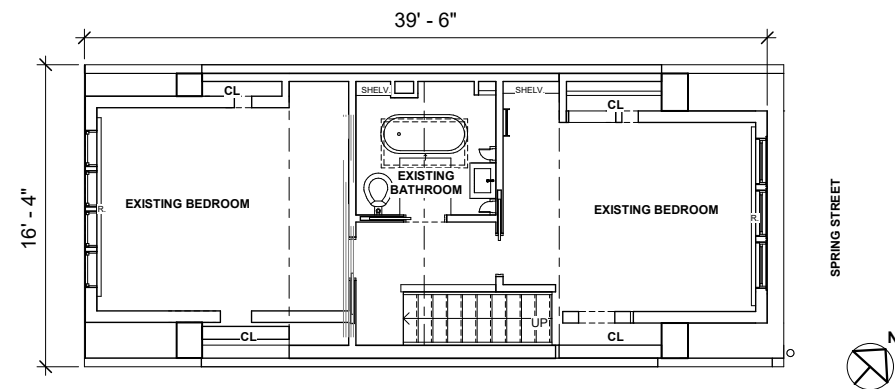


PROPOSED SECOND FLOOR PLAN
TOTAL SQUARE FOOTAGE = 804 SF



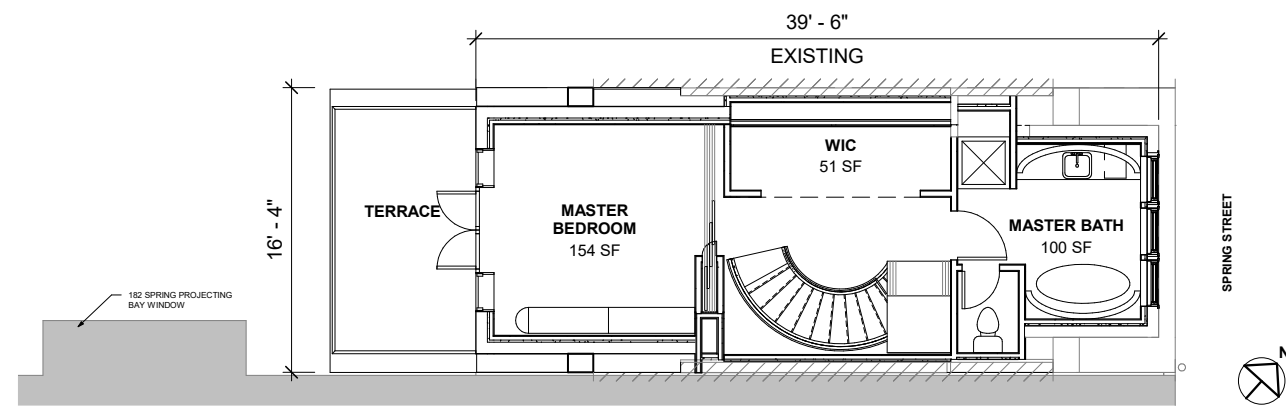
PROPOSED THIRD FLOOR PLAN
TOTAL SQUARE FOOTAGE = 804 SF

EXISTING & PROPOSED PLANS



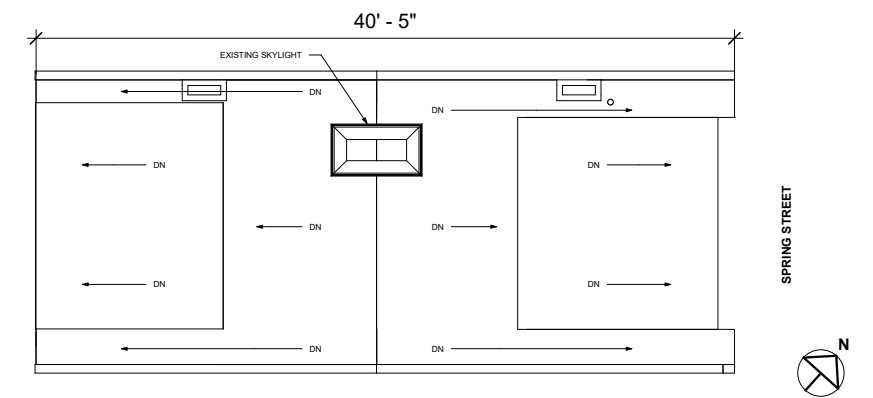
TOTAL SQUARE FOOTAGE = 600 SF

EXISTING FOURTH FLOOR PLAN

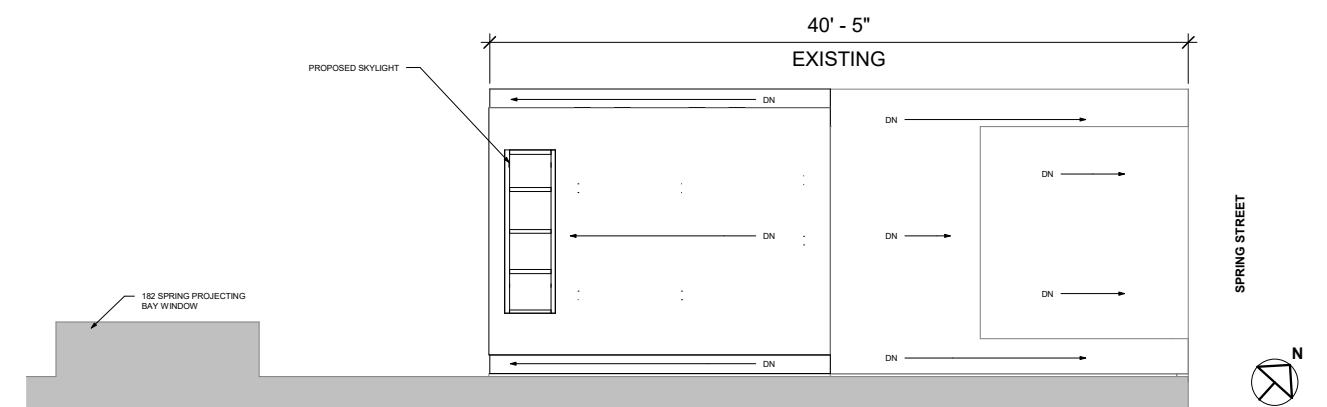


TOTAL SQUARE FOOTAGE = 600 SF

PROPOSED FOURTH FLOOR PLAN

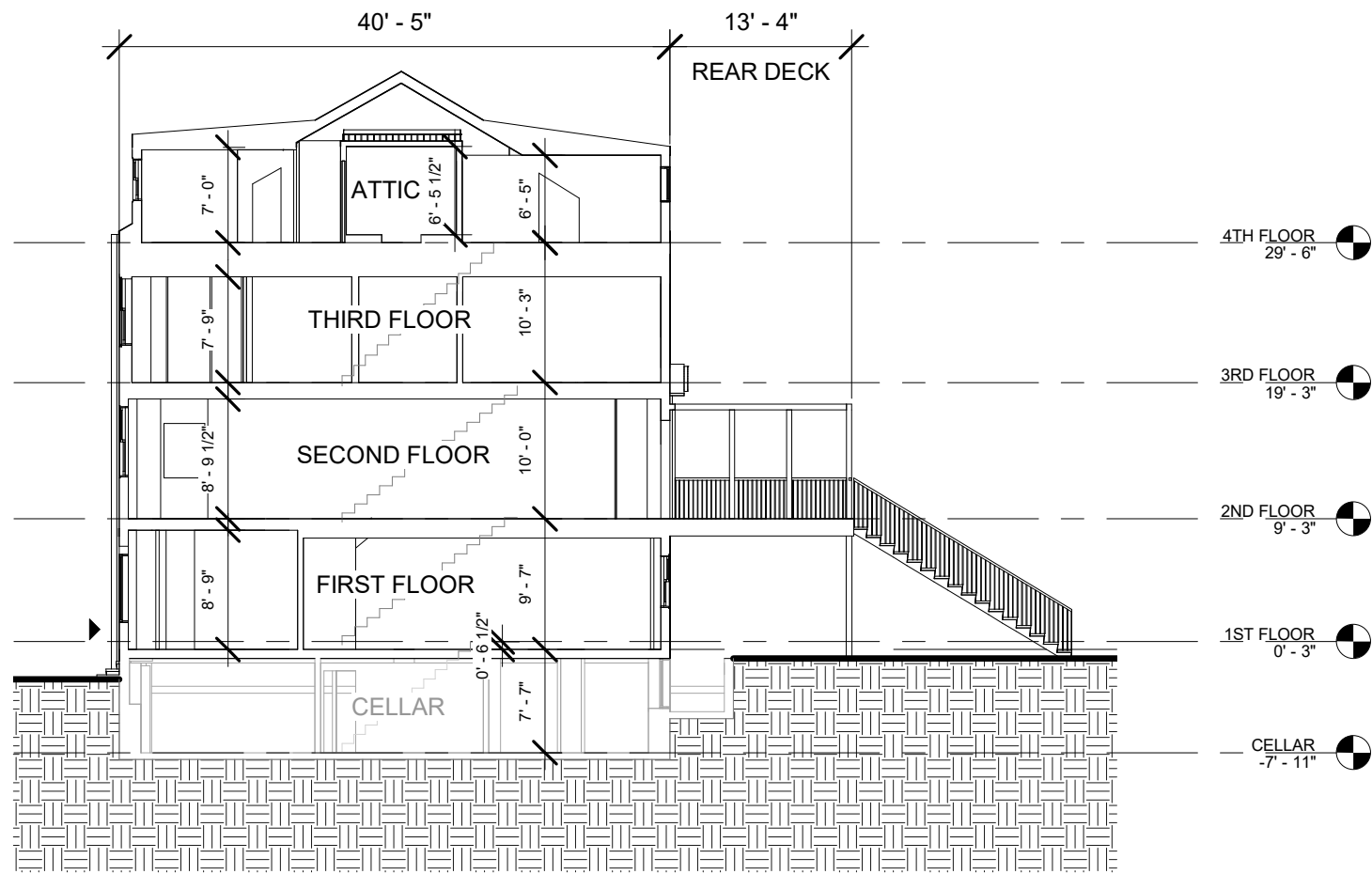


EXISTING ROOF PLAN

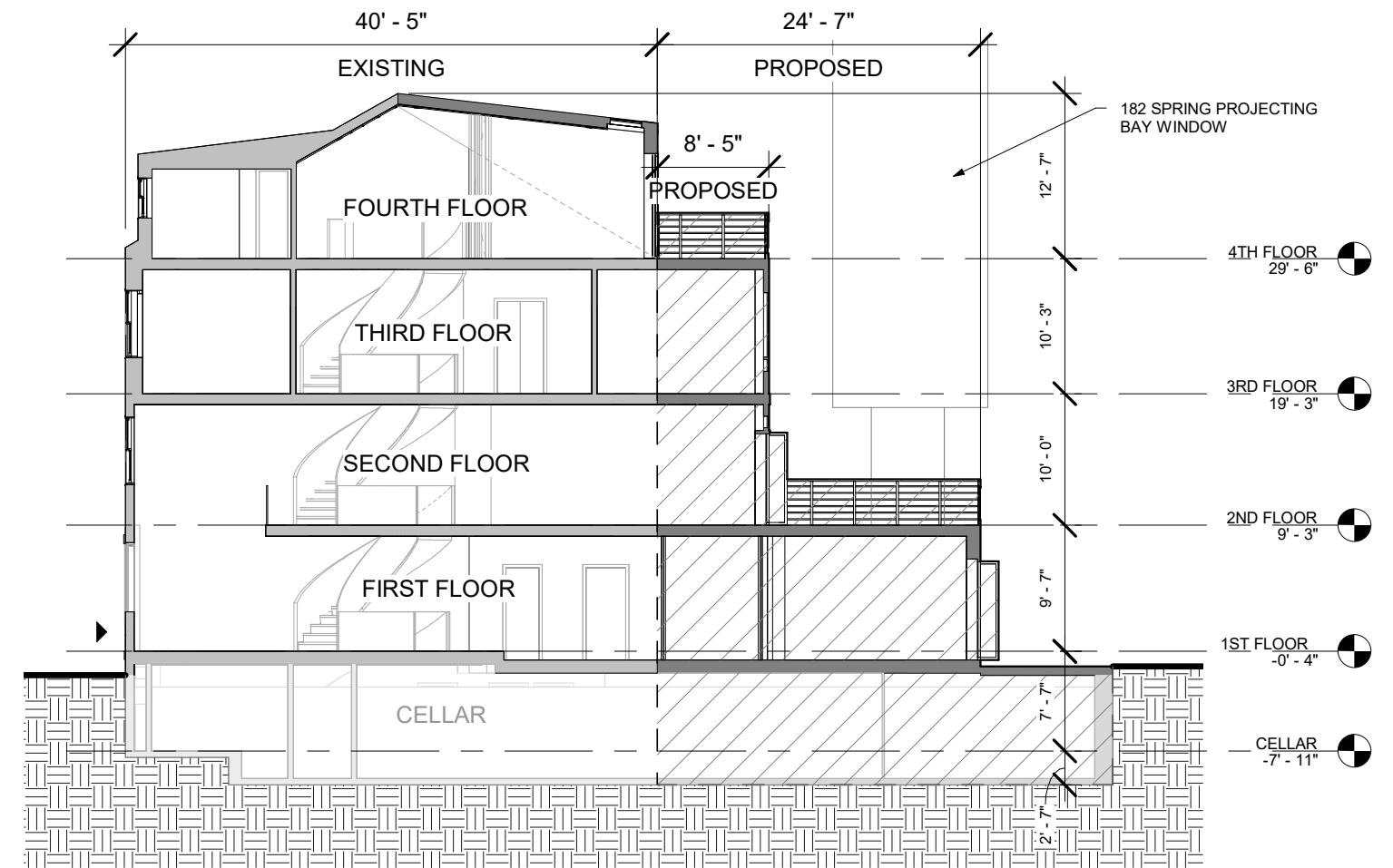


PROPOSED ROOF PLAN

EXISTING & PROPOSED SECTIONS

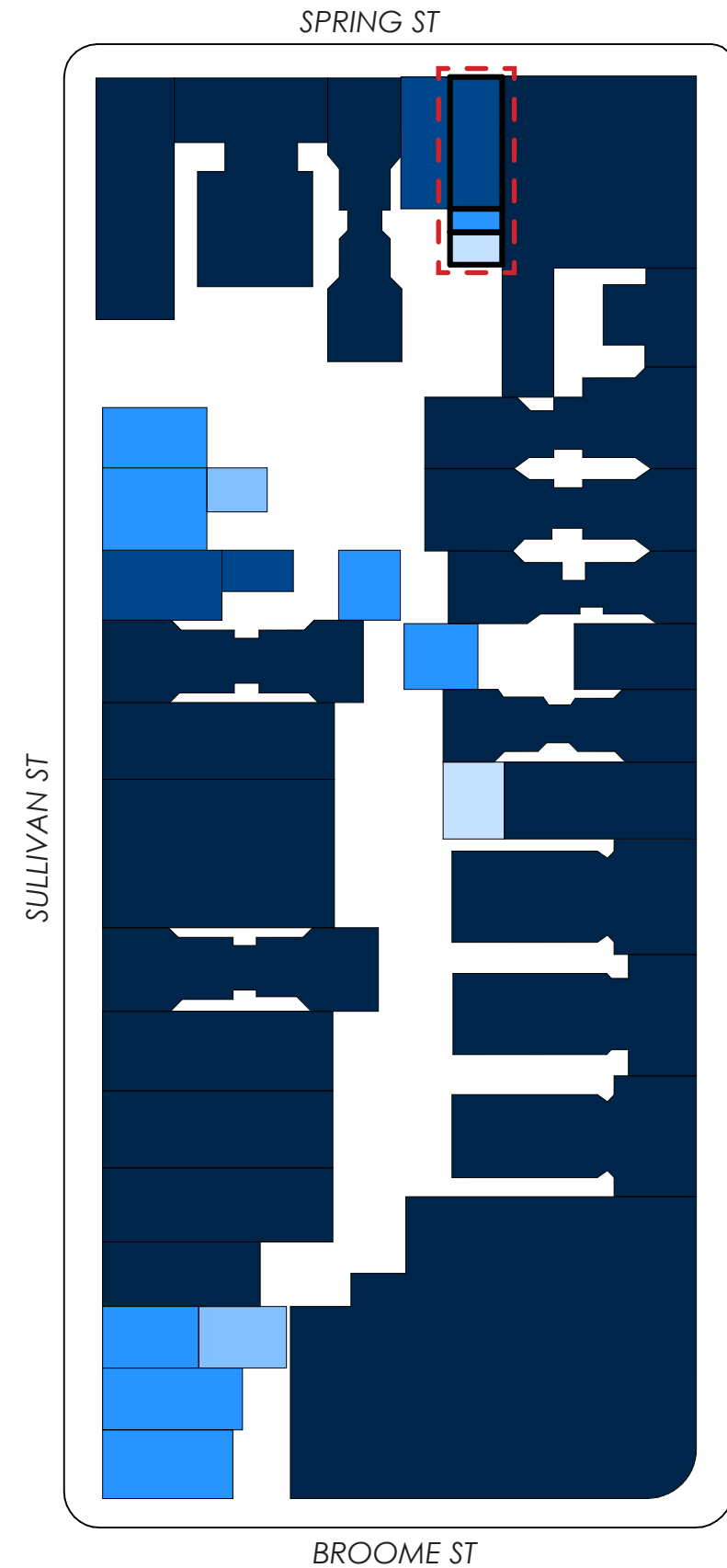


EXISTING LONGITUDINAL SECTION

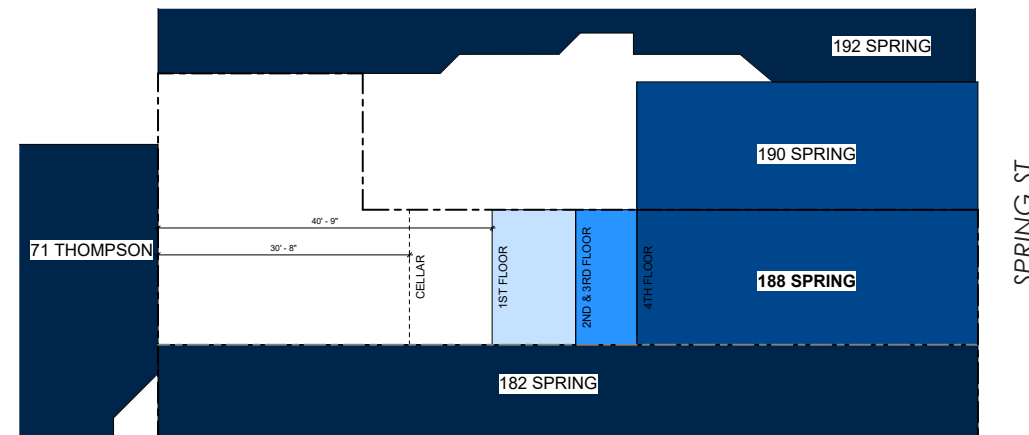
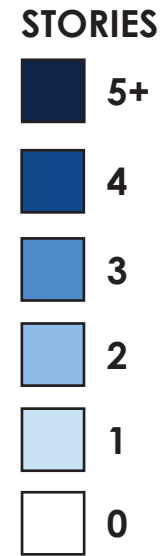


PROPOSED LONGITUDINAL SECTION

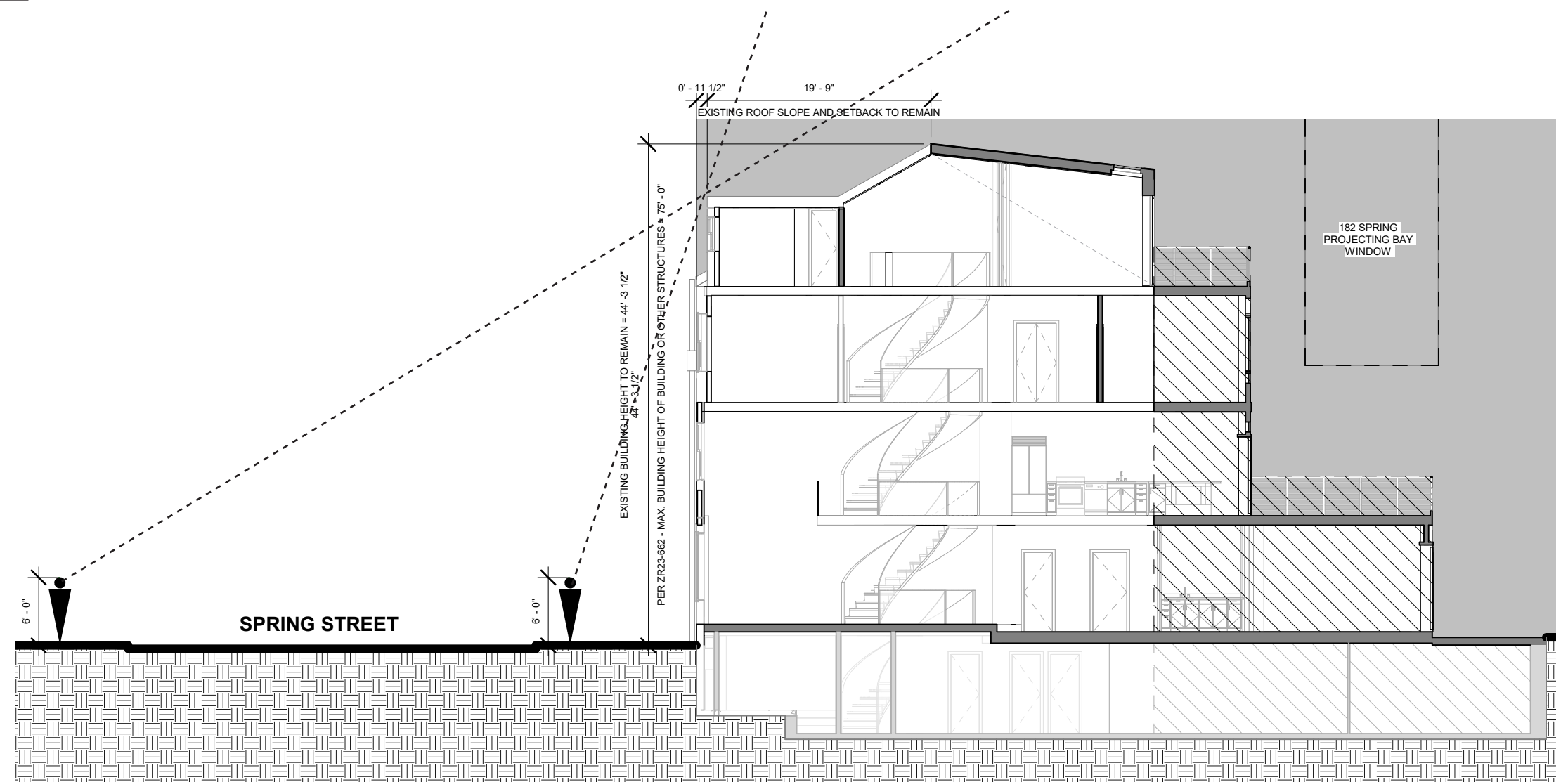
SIGHT-LINE SECTION & BLOCK PLAN



BLOCK BUILDING STORY COMPARISON



THOMPSON ST



SIGHT-LINE SECTION

FRONT FACADE PRECEDENT



23 DOWNING ST | LPC 12-6737
ALTERED RENAISSANCE REVIVAL

REAR FACADE PRECEDENTS



4 BEDFORD ST | LPC 16-3137
ALTERED FEDERAL

PROPOSED FRONT FACADE RENDERING



1939 TAX LOT PHOTO



188 SPRING ST
EXISTING FRONT FACADE

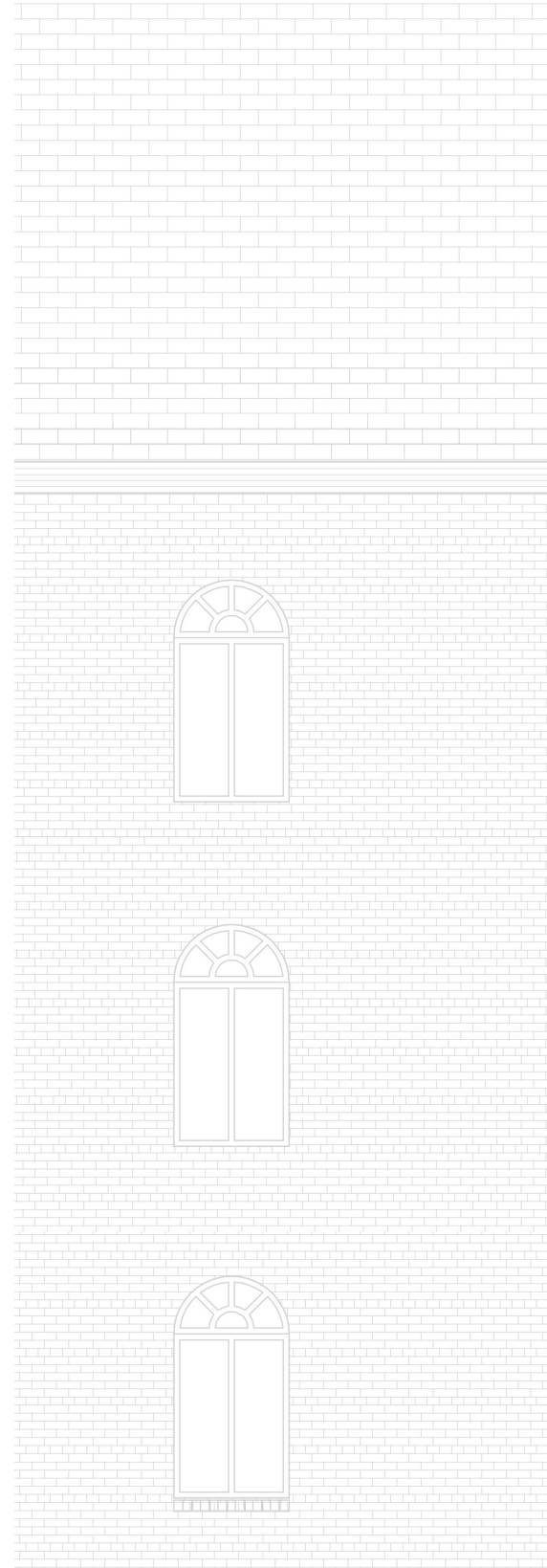


188 SPRING ST
PROPOSED FRONT FACADE

PROPOSED REAR FACADE RENDERING

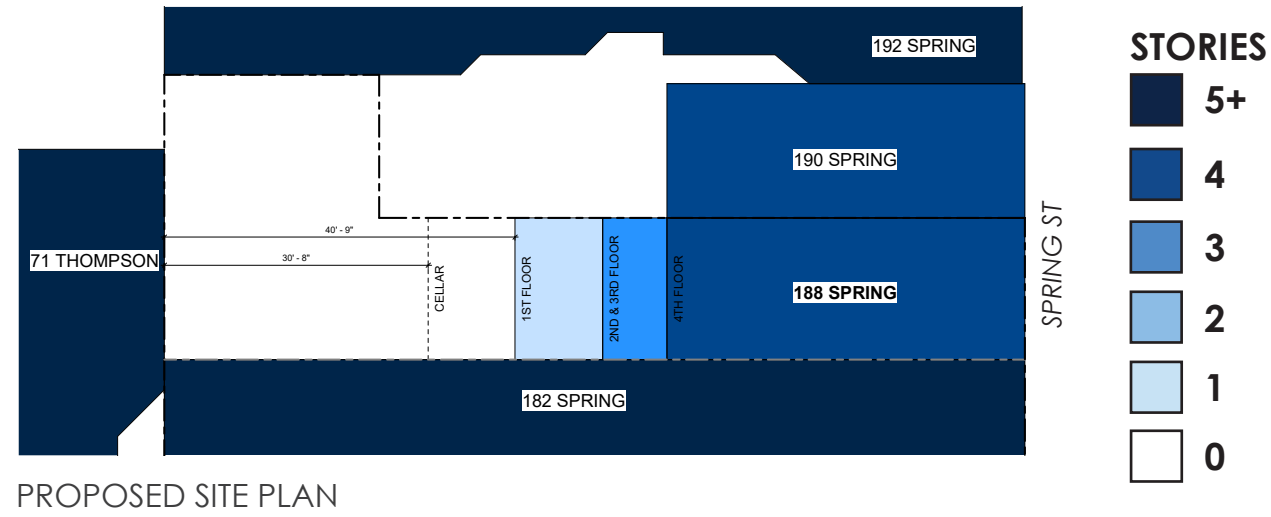


188 SPRING ST EXISTING REAR FACADE
ALTERED FEDERAL STYLE

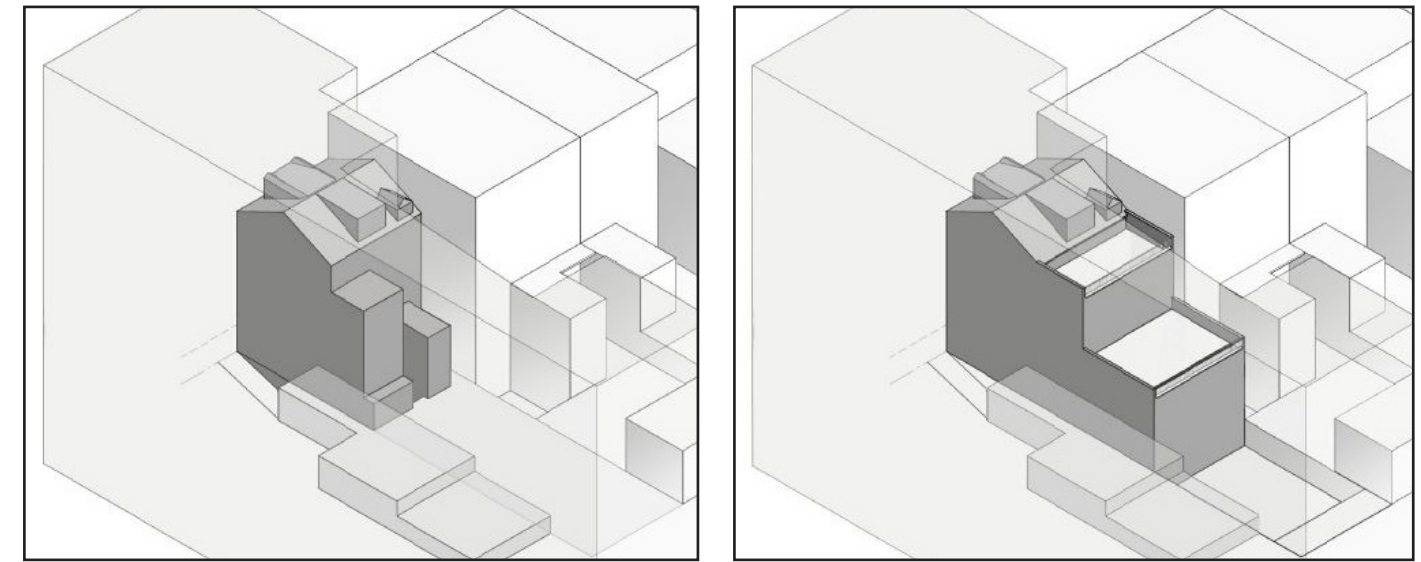


188 SPRING ST
PROPOSED REAR FACADE

EXISTING & PROPOSED MASSING

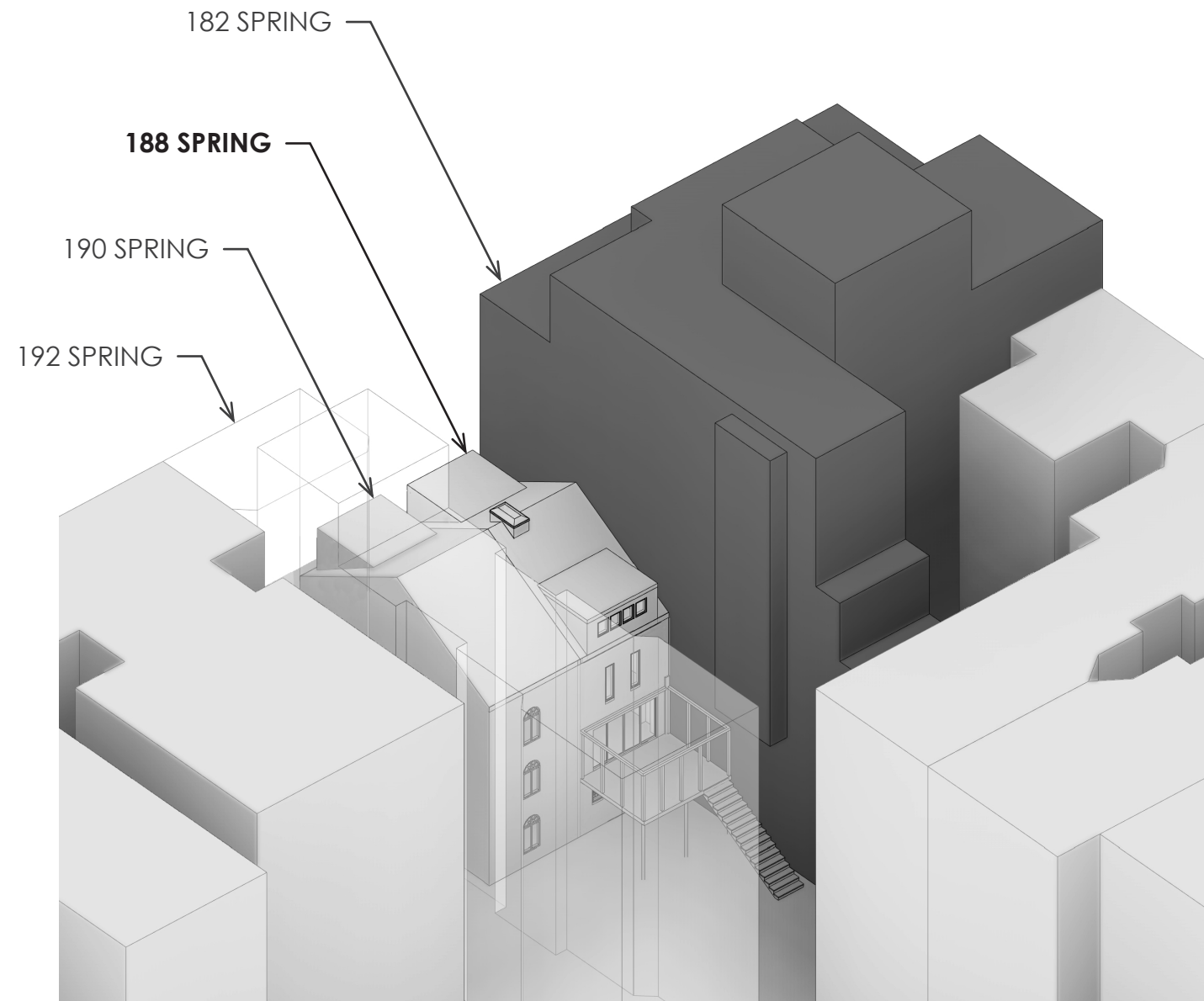


VOLUME PRECEDENT 9 VANDAM ST | LPC 19-25254 ALTERED FEDERAL



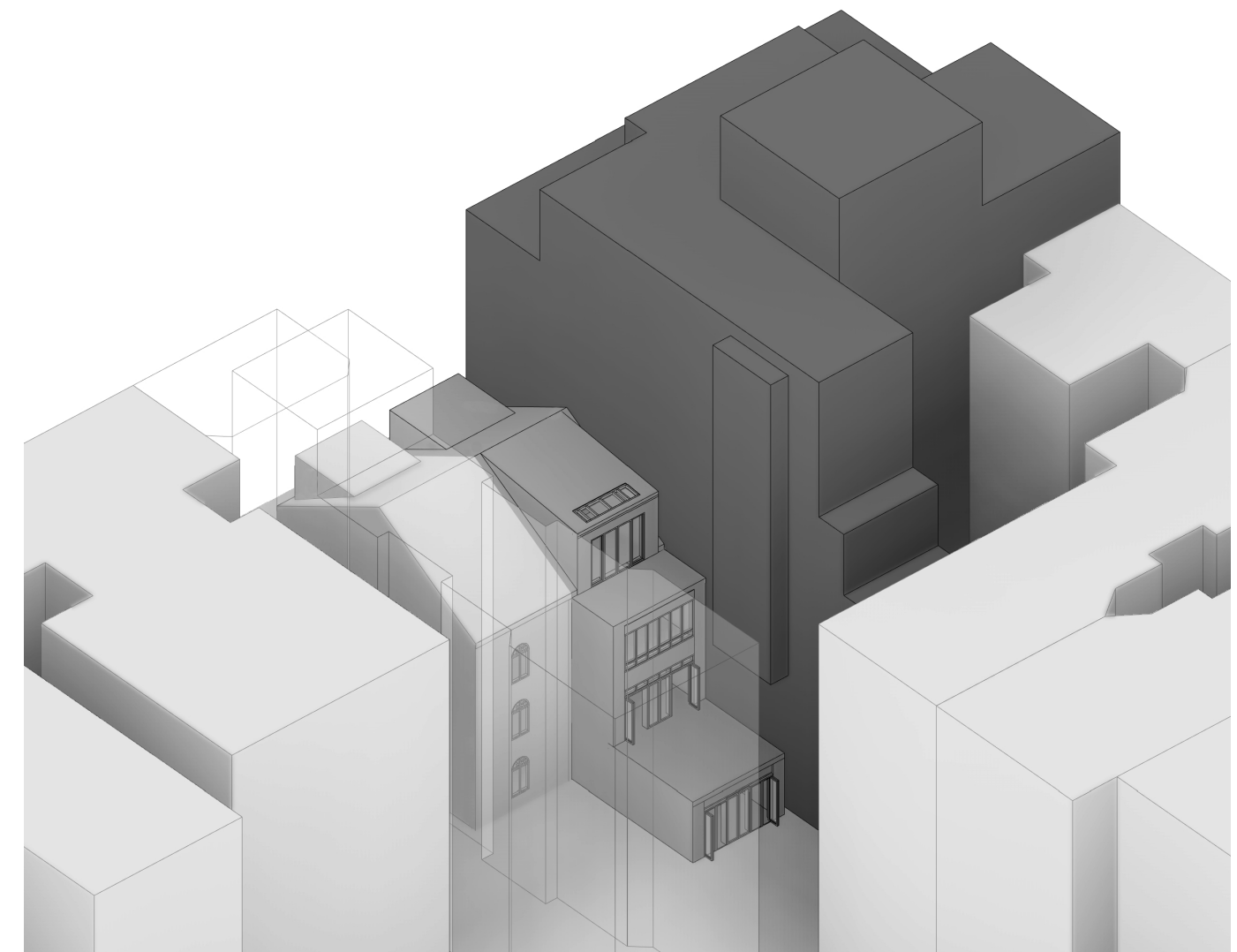
EXISTING

APPROVED



EXISTING MASSING

TOTAL SQUARE FOOTAGE = 3,260 SF



PROPOSED MASSING

TOTAL SQUARE FOOTAGE = 4,501 SF