

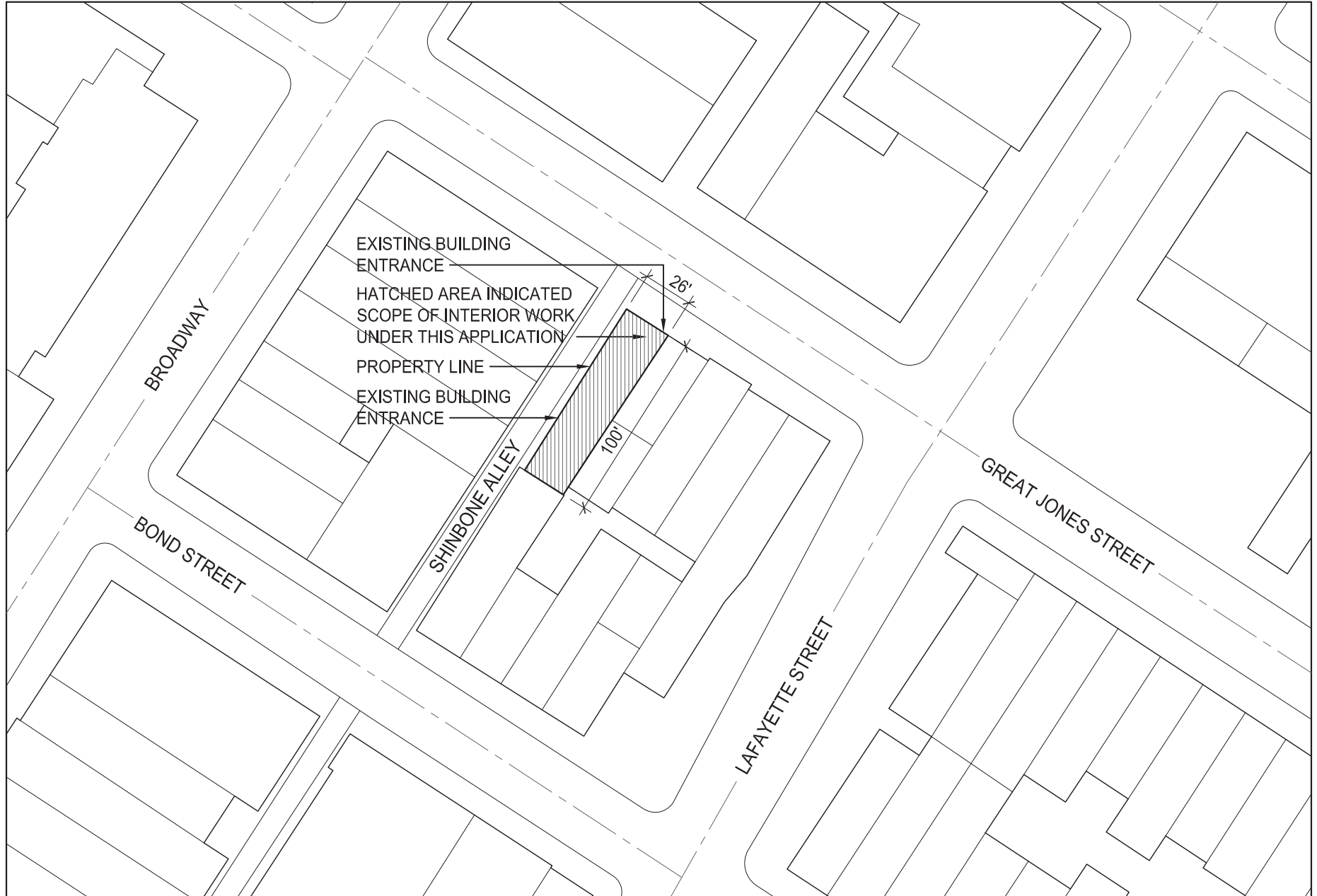


Three Great Jones

LANDMARKS PRESERVATION PUBLIC HEARING

DECEMBER 14 2023

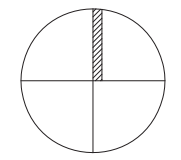
CLOUDS
AD

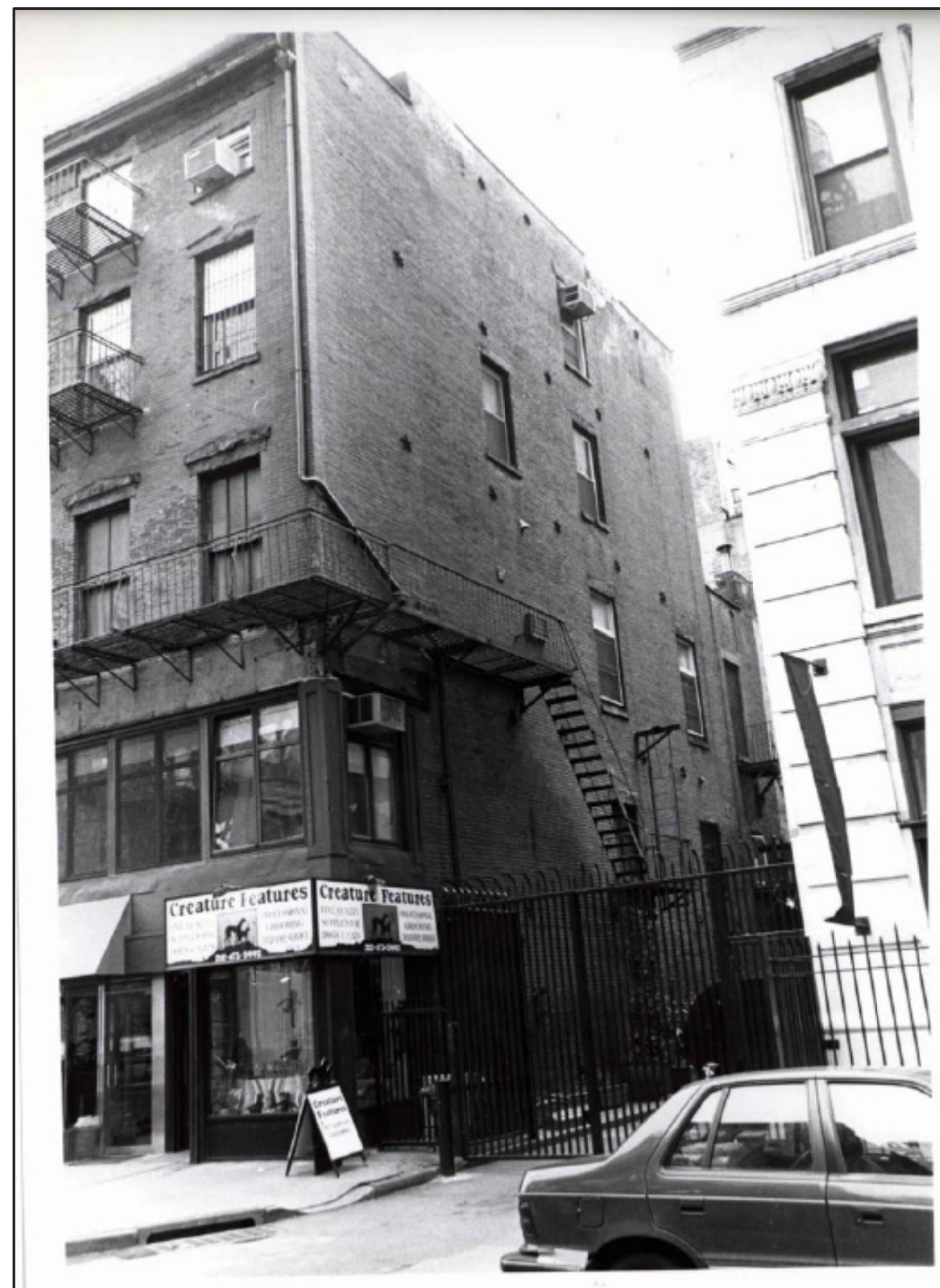


LOCATION PLAN

BLOCK/LOT: 530 / 9
ZONING MAP: 12C
ZONE: M1-5B / R7X
SPECIAL DIST: UNKNOWN

OCCUPANCY CLASS: RES - OLD CODE
USE: RESIDENTIAL
LANDMARK: YES
COMMUNITY BOARD: CB 102





LANDMARKS DESIGNATION NOTE:

Landmark Name:	NoHo Historic District
LP Number:	LP-02039
Landmark Type:	Historic District
Designation Date:	6/29/1999
Address:	3 Great Jones Street
BIN:	1008472
BBL:	1005300009
Borough:	Manhattan
Block:	530
Lot:	9
Architect or Builder:	Not determined
Date of Construction:	1844
Owner or Developer:	Alfred Pell
Style Primary:	Greek Revival
Material Primary:	Brick
Use Original:	Residential
Building Type:	Residential Structure

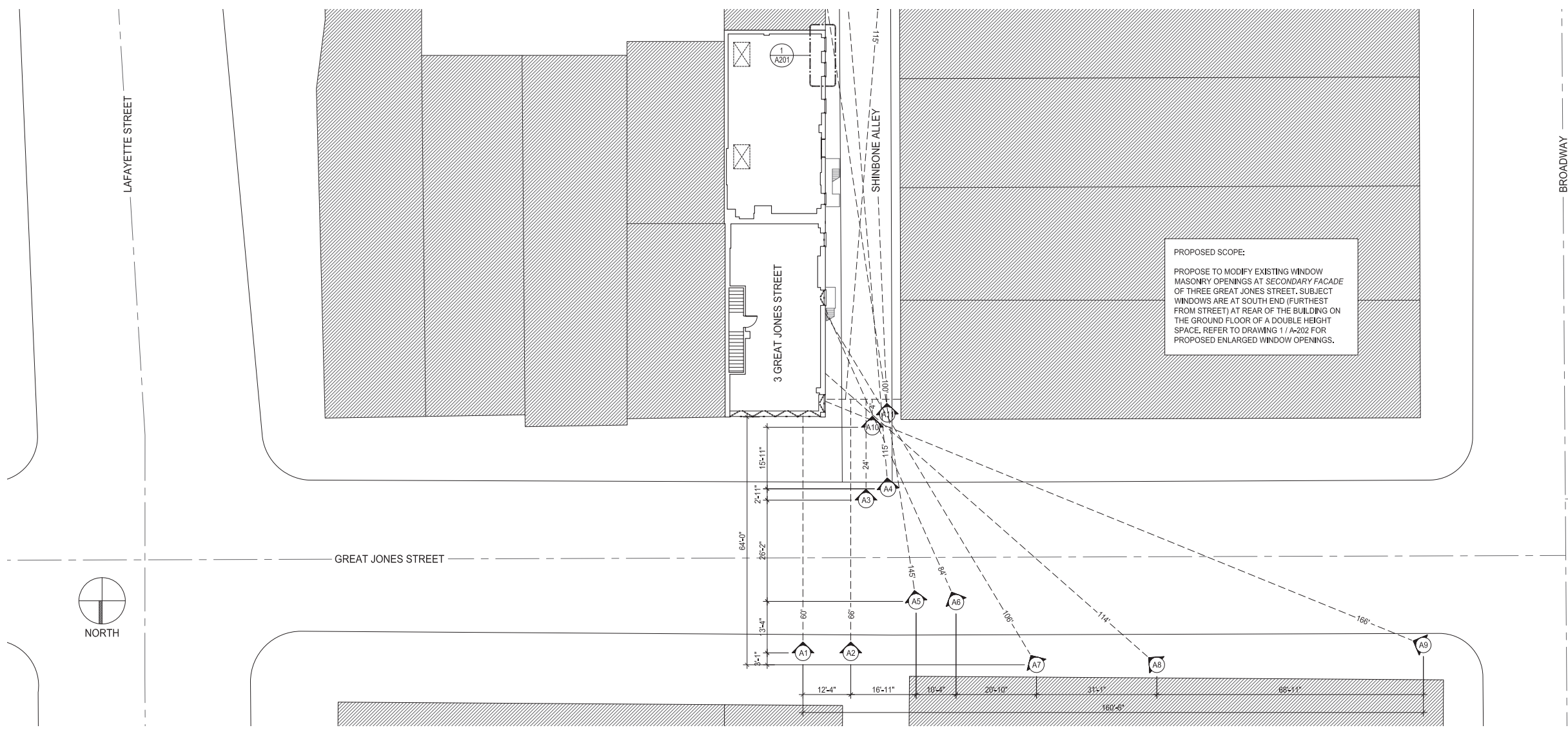
Three Great Jones



1940 TAX PHOTO: BLOCK 530 LOT 9



2023 PHOTO: BLOCK 530 LOT 9



PROPOSED SCOPE:
PROPOSE TO MODIFY EXISTING WINDOW MASONRY OPENINGS AT SECONDARY FACADE OF THREE GREAT JONES STREET. SUBJECT WINDOWS ARE AT SOUTH END (FURTHEST FROM STREET) AT REAR OF THE BUILDING ON THE GROUND FLOOR OF A DOUBLE HEIGHT SPACE. REFER TO DRAWING 1/A-202 FOR PROPOSED ENLARGED WINDOW OPENINGS.

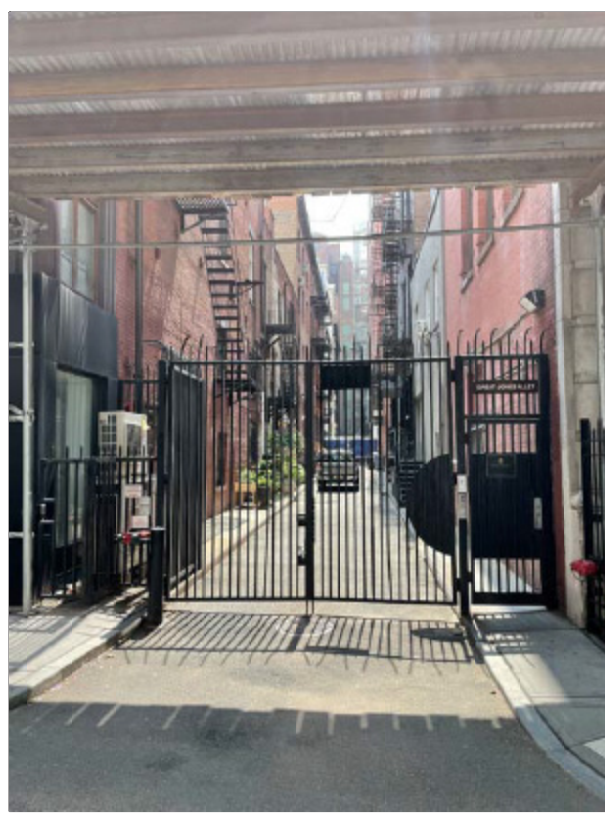
STREET VIEW
ANGLE STUDIES:
A1-A3



A1

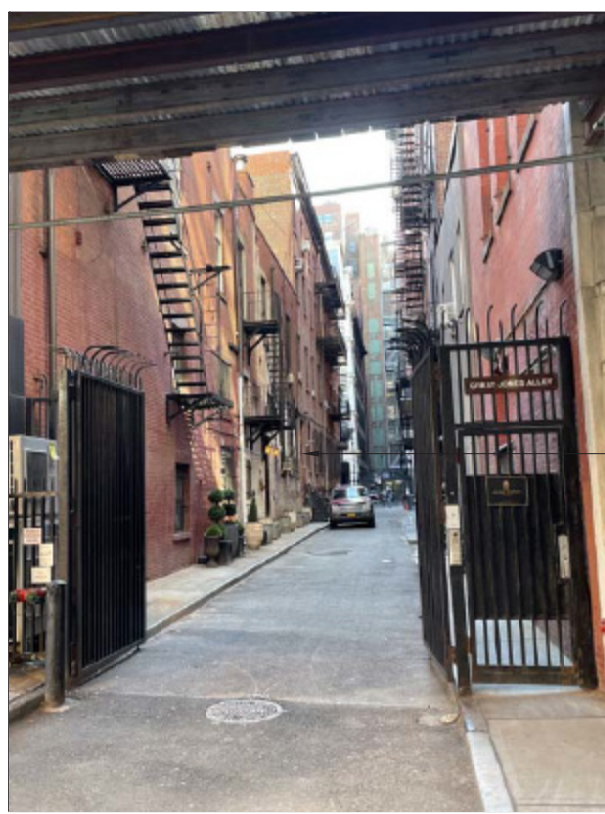
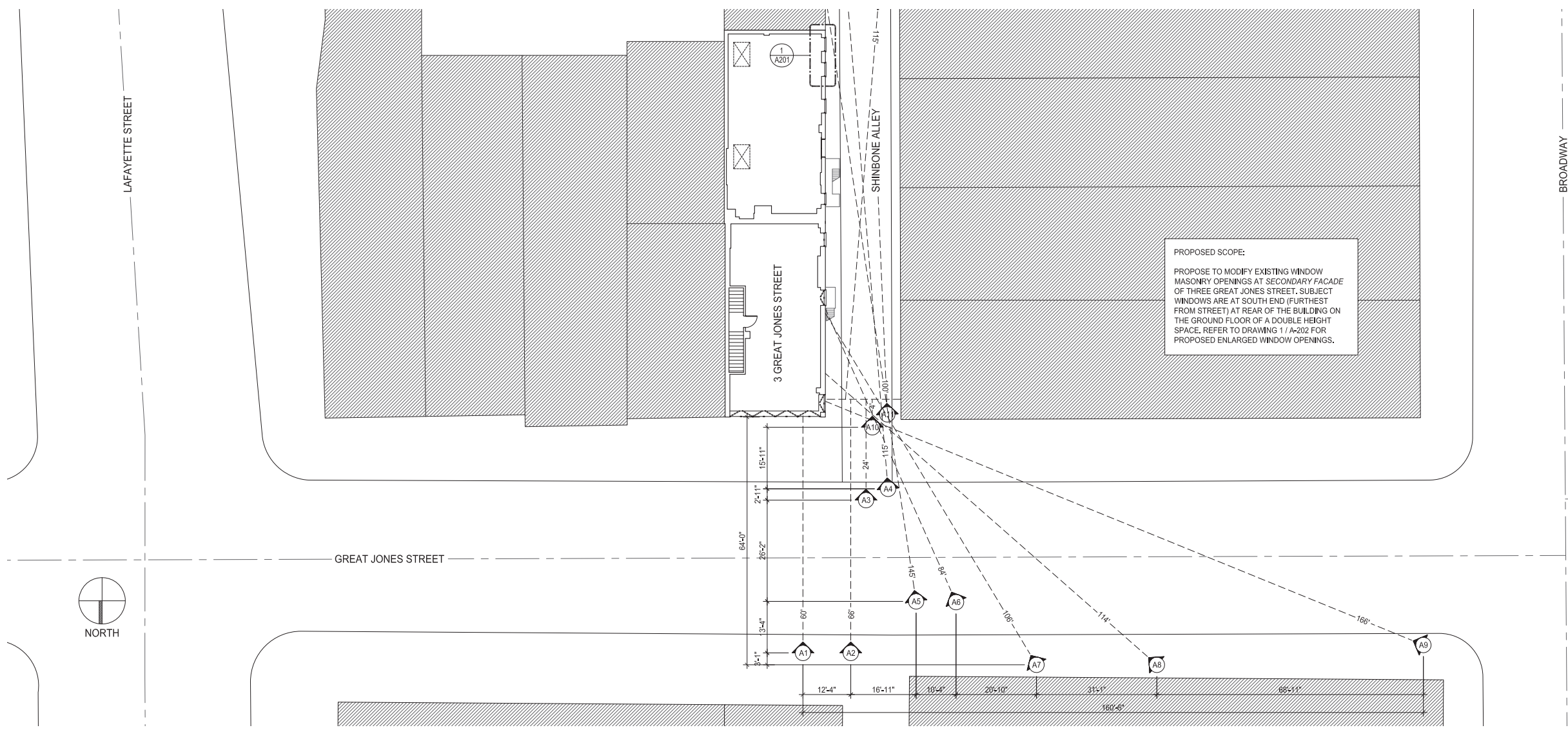


A2



A3

Three Great Jones



WINDOWS PROPOSED FOR MODIFICATION

A4

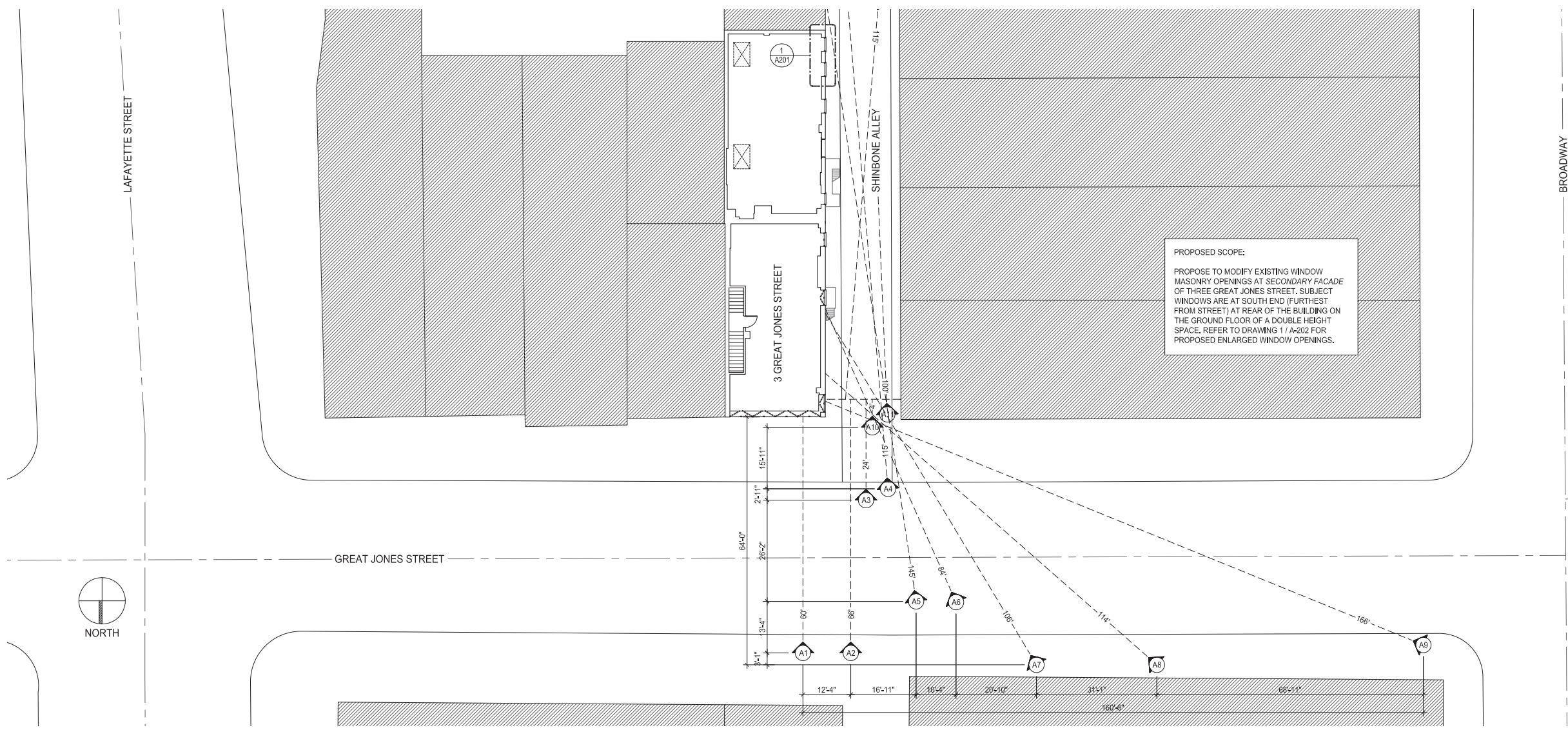


A5



A6

Three Great Jones



A7

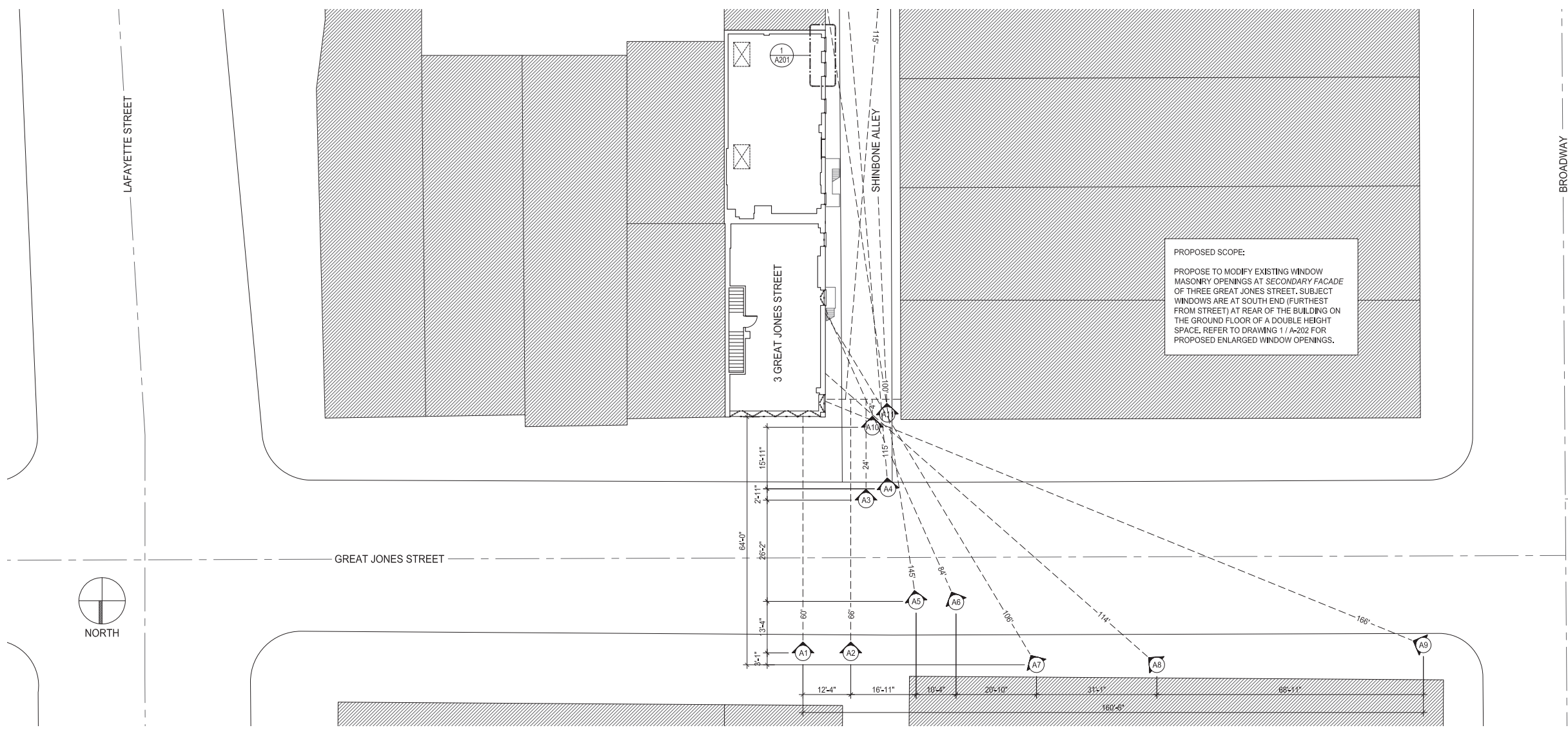


A8



A9

Three Great Jones



A10



A11



A12

Three Great Jones



Three Great Jones

CONTEXT: EAST FACADE FACING ALLEY: EXISTING (2023)



Three Great Jones

EAST FACADE FACING ALLEY CLOSE UP: EXISTING (2023)



Three Great Jones

PRECEDENT: FIXED GLAZED PICTURE WINDOW DIRECTLY OPPOSITE SUBJECT PROPERTY FACING ALLEY



Three Great Jones

CONTEXT: WEST FACADE FACING ALLEY: EXISTING (2023)



AREA OF PROPOSED WORK

Three Great Jones



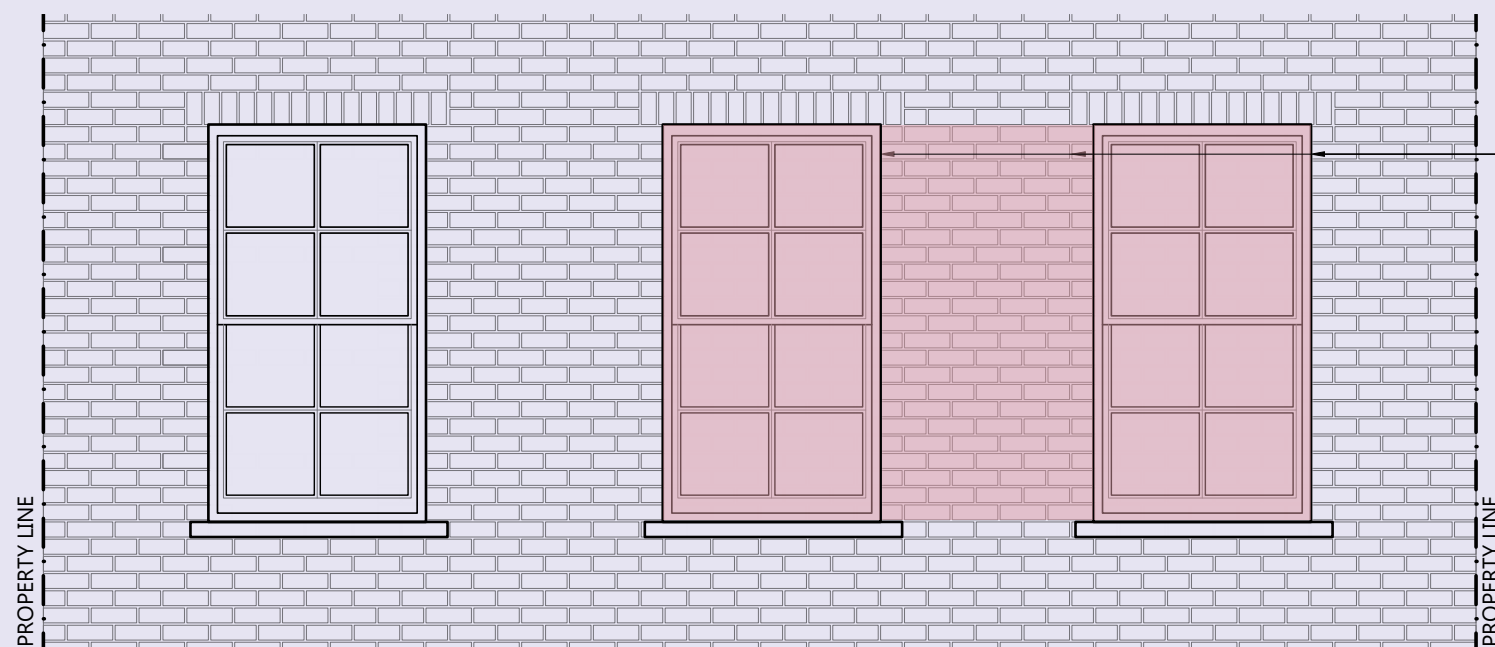
Three Great Jones

WEST FACADE FACING ALLEY SUBJECT PROPERTY CLOSE UP: EXISTING (2023)



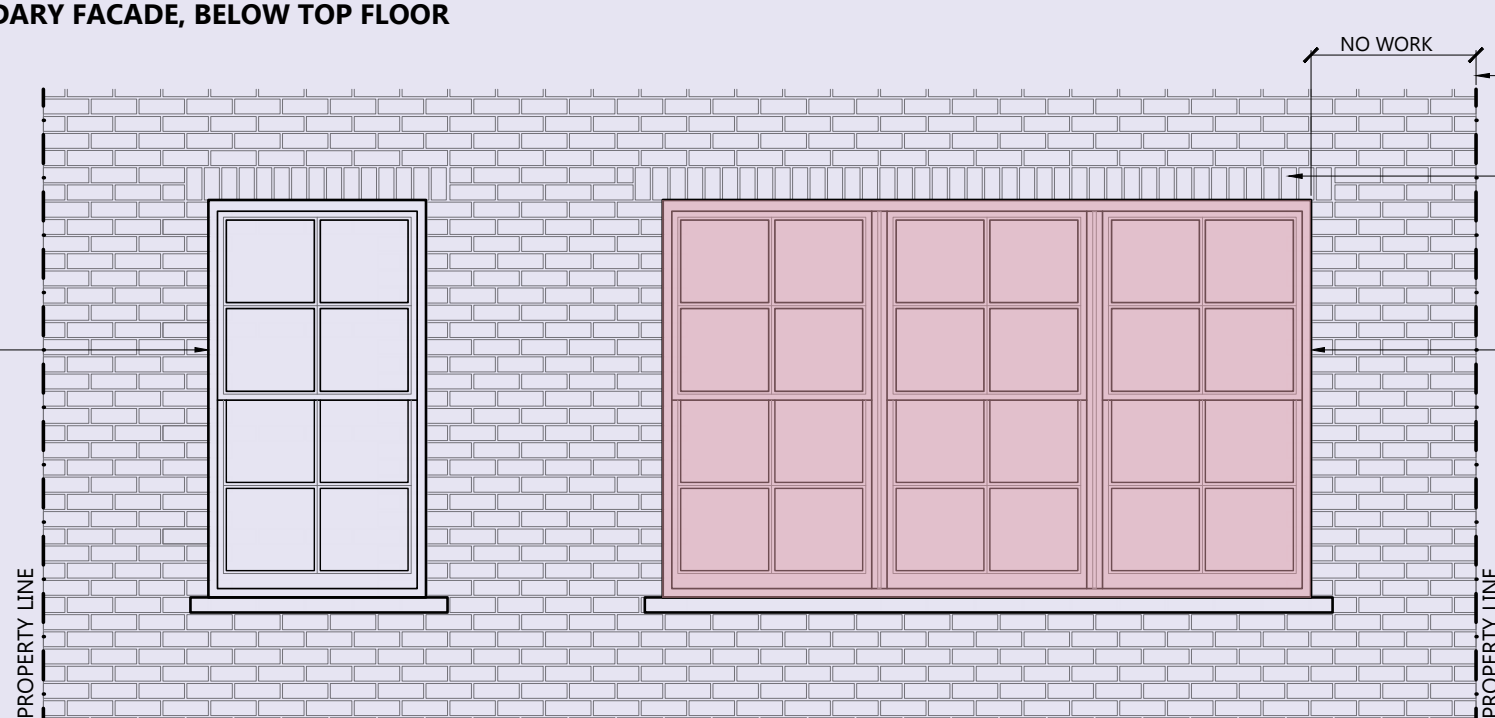
Three Great Jones

EXISTING WINDOWS FOR PROPOSED MODIFICATION



EXISTING WINDOWS,
AND AJJOINING
MASONRY TO BE
REMOVED, TO COMBINE
AND ENLARGE WINDOW
OPENINGS

ELEVATION - EXISTING
NON-VISIBLE SECONDARY FACADE, BELOW TOP FLOOR



LPC NOTE: AT LEAST
ONE BAY OF WINDOWS
MUST REMAIN
UNCOMBINED ABOVE THE
BOTTOM TWO FLOORS

LPC NOTE: EXISTING
MASONRY AT THE
OUTER PIER MUST BE
MAINTAINED

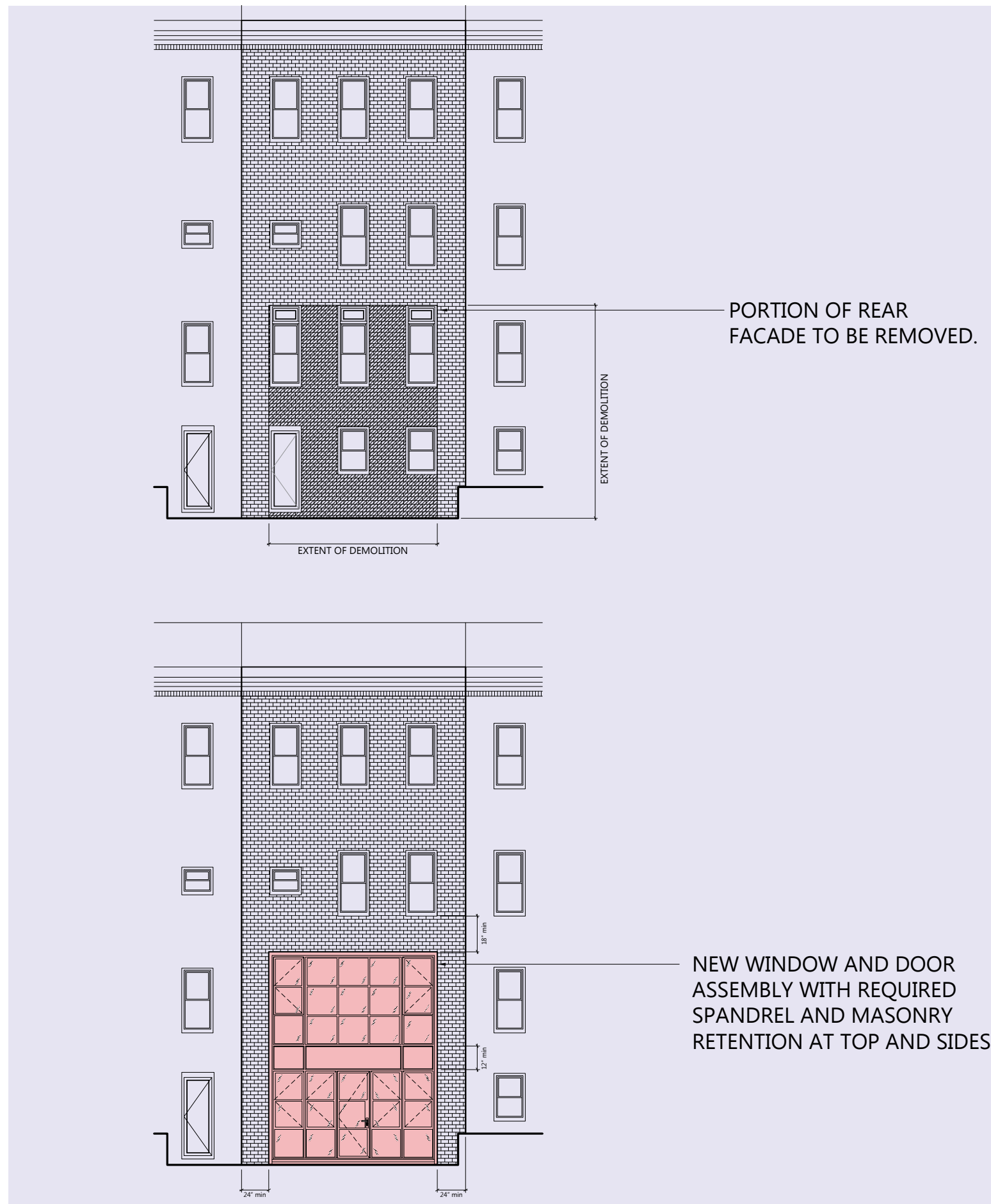
NEW/ENLARGED
SOLDIER COURSE LINTEL
TO MATCH EXISTING

NEW TRIPARTITE
WINDOW ASSEMBLY IN
ENLARGED OPENING

NO WORK

ELEVATION - PROPOSED
NON-VISIBLE SECONDARY FACADE, BELOW TOP FLOOR

Three Great Jones





EXISTING BLACK
IRON GATE

NOT IN
SCOPE

SIDEWALK CURB

EXISTING WINDOW
BLOCKED WITH PLYWOOD
AND METAL VENTS

EXISTING WOOD PLANK DOOR

EXISTING DOUBLE-HUNG WINDOWS WITH
IRON SECURITY GRATES (TYP AT 3)

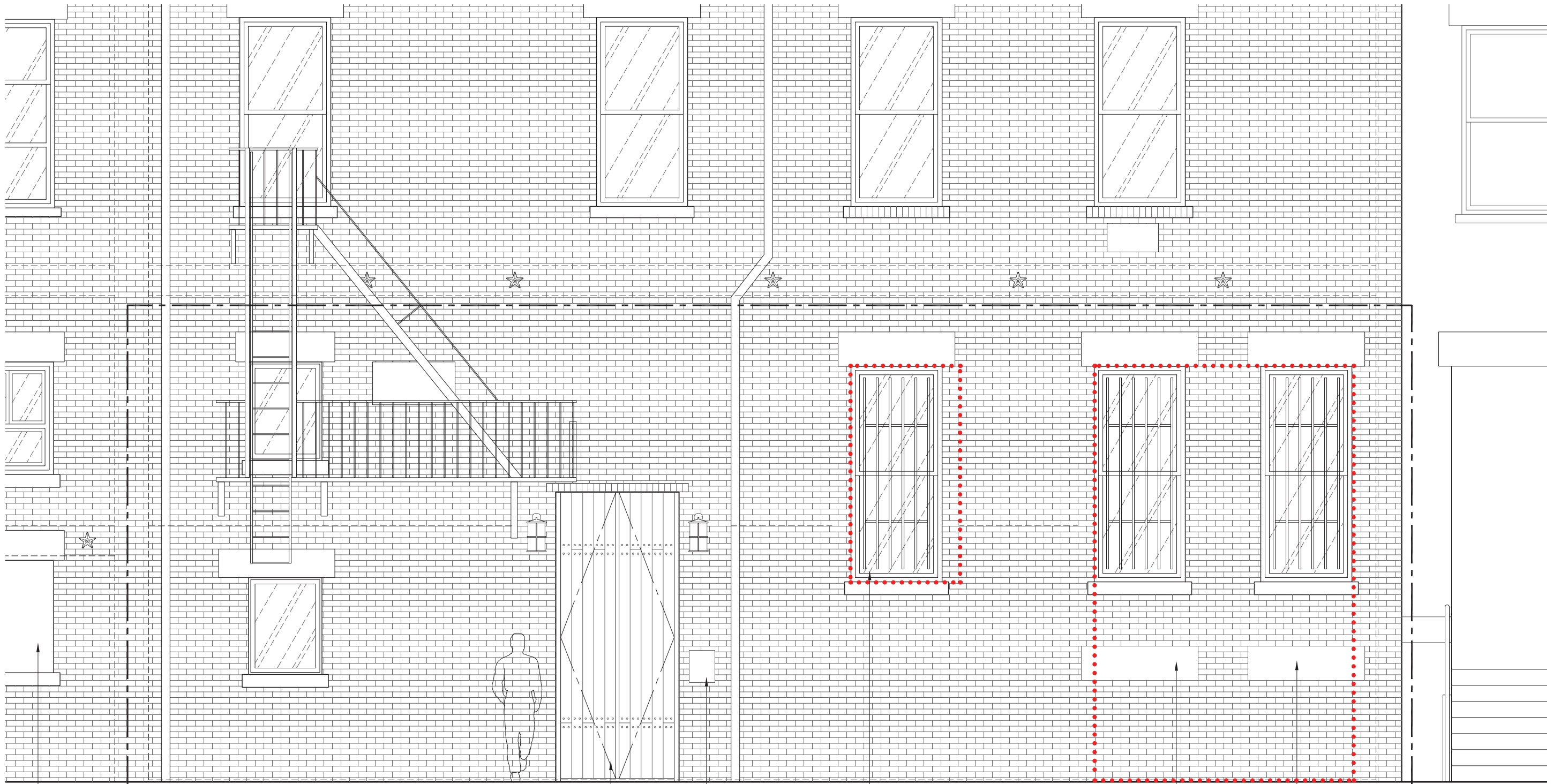
EXISTING WINDOW HEADER,
OPENING BELOW CLOSED WITH
BRICK (TYPICAL AT TWO)

EXISTING INTERCOM

NOT IN
SCOPE

WEST FACADE FACING ALLEY: EXISTING

Three Great Jones



NOT IN SCOPE

SIDEWALK CURB

EXISTING WINDOW
BLOCKED WITH PLYWOOD
AND METAL VENTS

EXISTING WOOD PLANK DOOR

EXISTING DOUBLE-HUNG WINDOWS WITH
IRON SECURITY GRATES (TYP AT 3)

EXISTING WINDOW HEADER,
OPENING BELOW CLOSED WITH
BRICK (TYPICAL AT TWO)

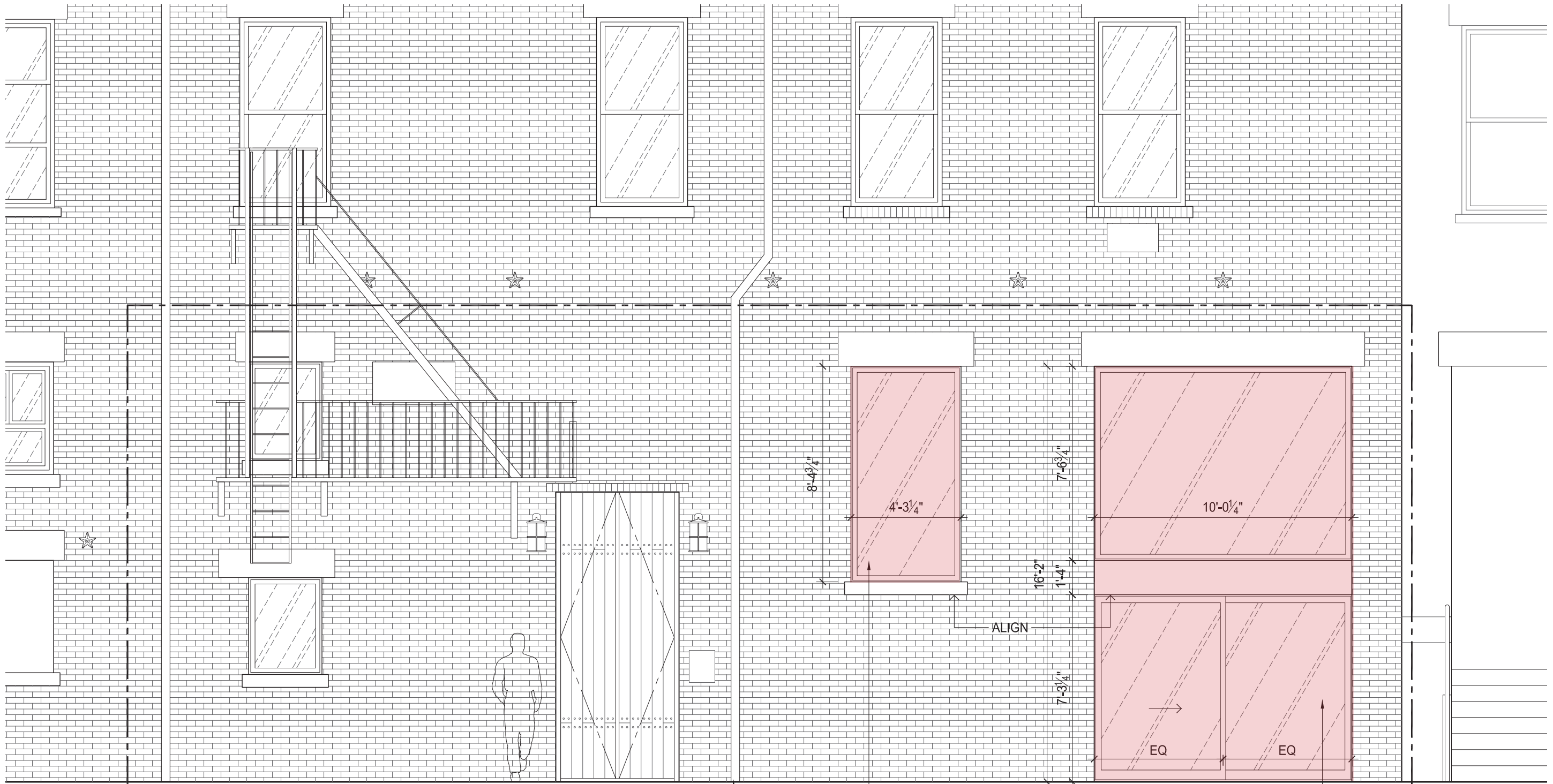
EXISTING INTERCOM

NOT IN SCOPE

ADJACENT
BUILDING
FACADE

WEST FACADE FACING ALLEY: EXISTING (CLOSE UP)

Three Great Jones



NOT IN SCOPE

NOTE: EXISTING IRON SECURITY BARS TO BE REMOVED AT ALL WINDOWS (TYPICAL)

ENLARGE EXISTING MASONRY WINDOW OPENING HORIZONTALLY TOWARDS SOUTH, REPLACE DOUBLE HUNG WINDOW WITH SINGLE FIXED WINDOW

SIDEWALK CURB

EXISTING DOWNSPOUT

ENLARGE EXISTING MASONRY WINDOW OPENINGS HORIZONTALLY AND VERTICALLY BY COMBINING TWO OPENINGS TO CREATE A SINGLE OPENING EXTENDING DOWN TO FINISHED FLOOR OF DOUBLE HEIGHT SPACE, SLIDING CLEAR GLAZED LITES WITH HEADER TO APPROXIMATE SPANDREL, FIXED SINGLE CLEAR GLAZED TRANSOM ABOVE

NOT IN SCOPE

ADJACENT BUILDING FACADE

WEST FACADE FACING ALLEY: PROPOSED NEW WINDOWS (CLOSE UP)

Three Great Jones



EXISTING BLACK
IRON GATE

NOT IN
SCOPE

NOTE: EXISTING IRON SECURITY BARS TO
BE REMOVED AT ALL WINDOWS (TYPICAL)

NOT IN
SCOPE

ENLARGE EXISTING MASONRY WINDOW OPENING
HORIZONTALLY TOWARDS SOUTH, REPLACE DOUBLE
HUNG WINDOW WITH SINGLE FIXED WINDOW

SIDEWALK CURB

EXISTING DOWNSPOUT

ENLARGE EXISTING MASONRY WINDOW OPENINGS HORIZONTALLY
AND VERTICALLY BY COMBINING TWO OPENINGS TO CREATE A SINGLE
OPENING EXTENDING DOWN TO FINISHED FLOOR OF DOUBLE HEIGHT
SPACE, SLIDING CLEAR GLAZED LITES WITH HEADER TO APPROXIMATE
SPANDREL, FIXED SINGLE CLEAR GLAZED TRANSOM ABOVE

Three Great Jones

WEST FACADE FACING ALLEY: PROPOSED NEW WINDOWS



Three Great Jones

WEST FACADE FACING ALLEY: PROPOSED NEW WINDOWS

Exterior Finish

Clad Color Options

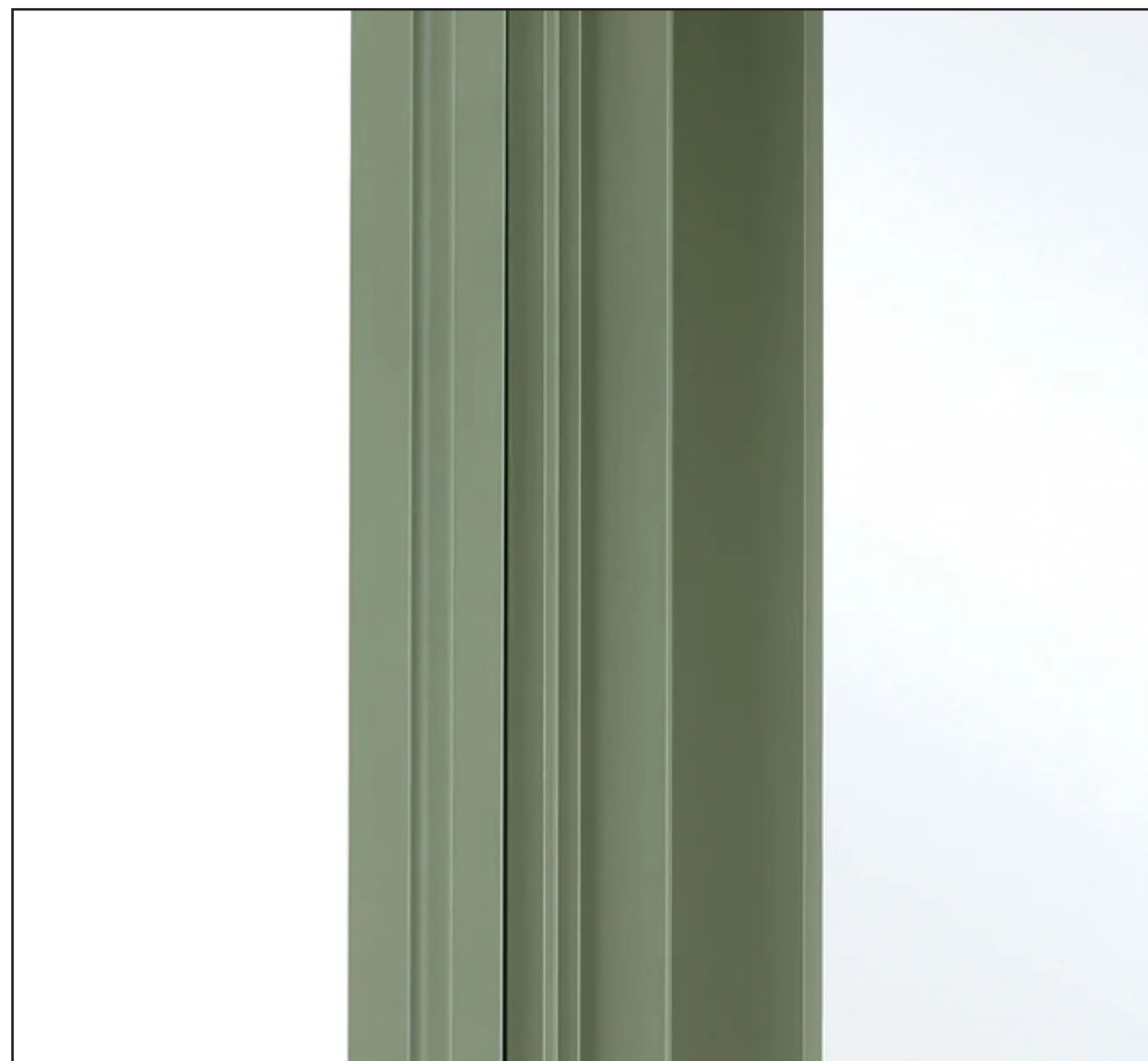


Bronze

A high-quality window deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

Selected: Bronze





A: BRICK MOULD CASING

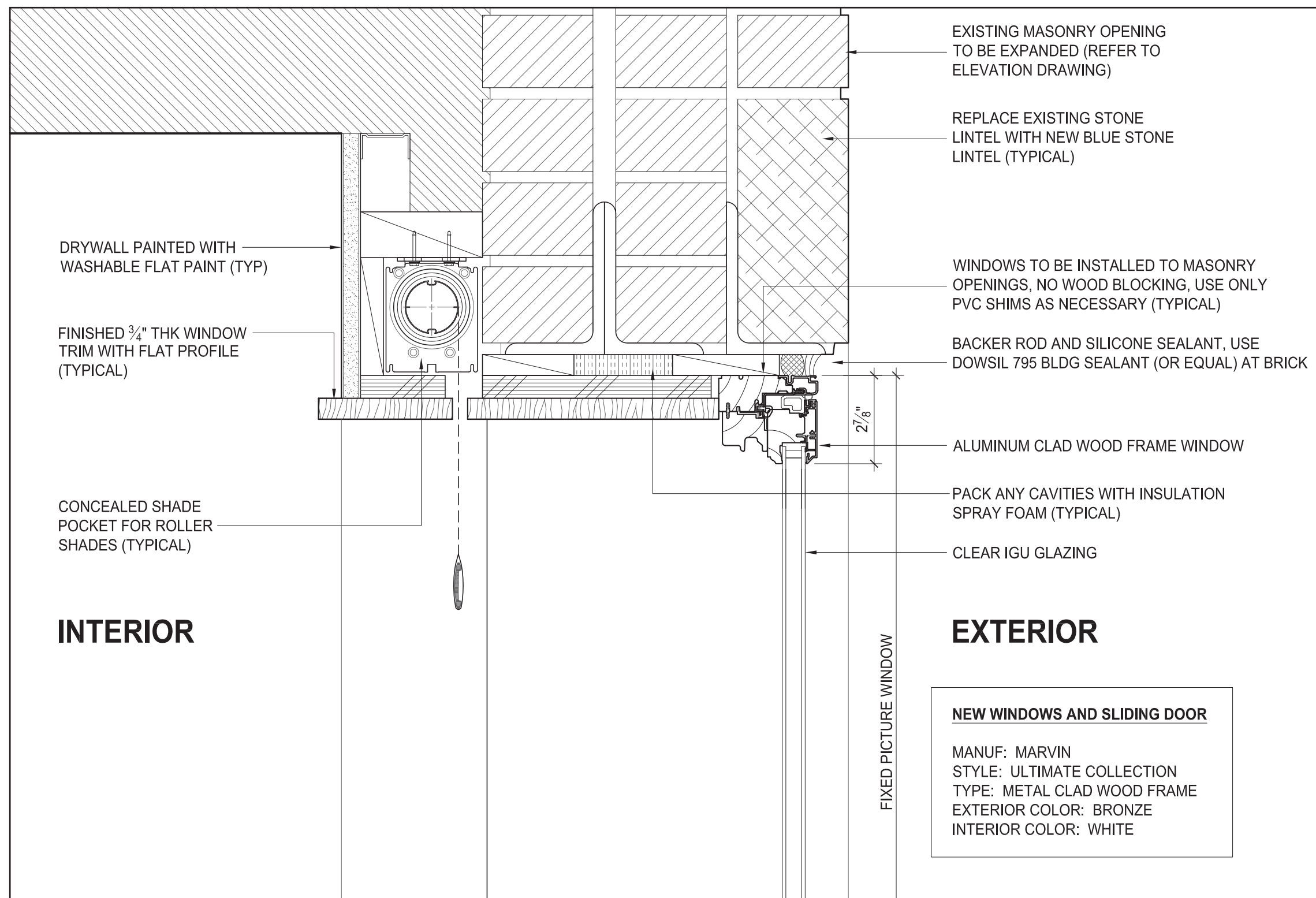


B: SUBSILL A246

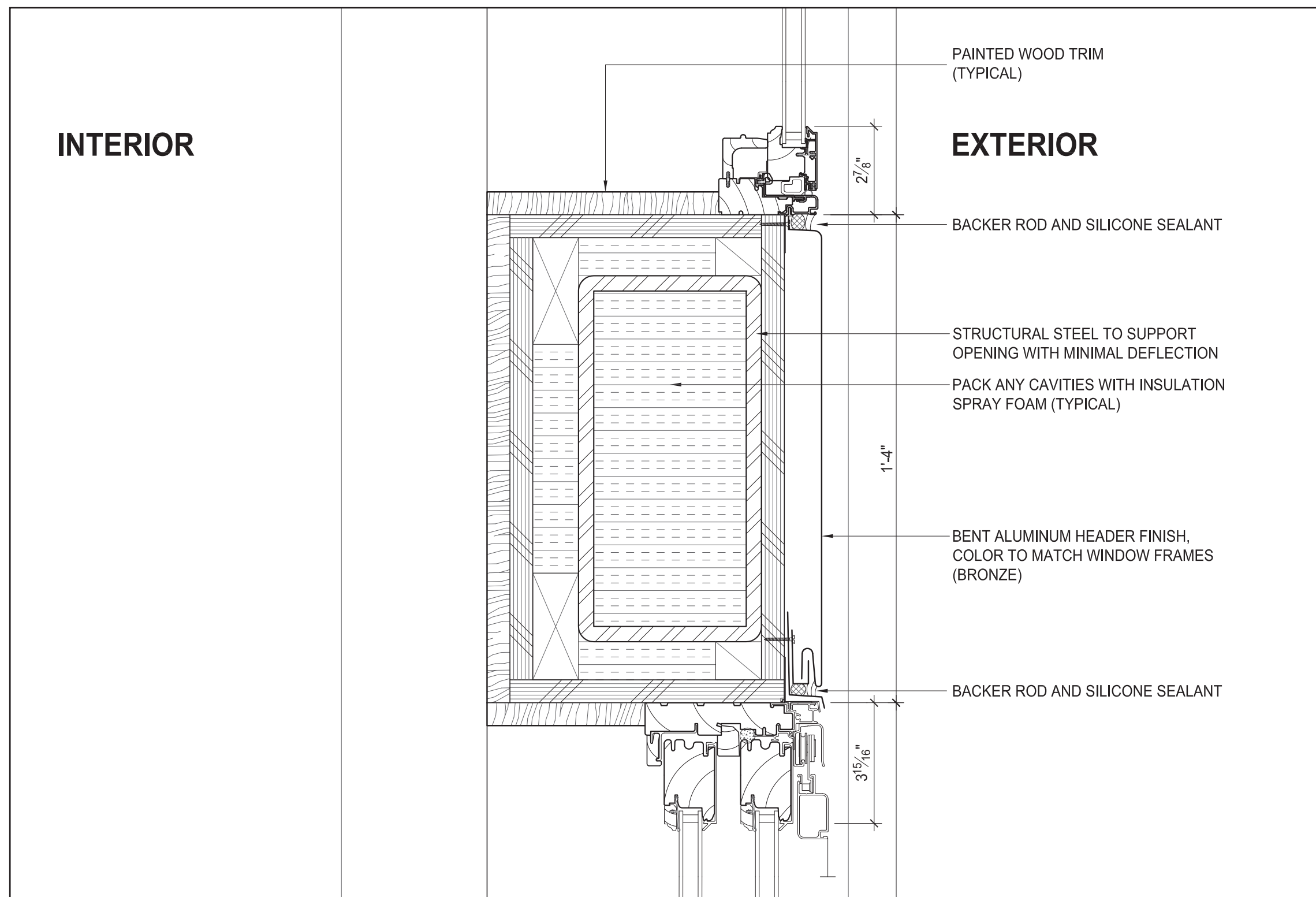
Three Great Jones

PROPOSED WINDOW SPECIFICATIONS: SIGNATURE ULTIMATE COLLECTION (ALUMINUM CLAD WOOD FRAME)

CLOUDS
AD

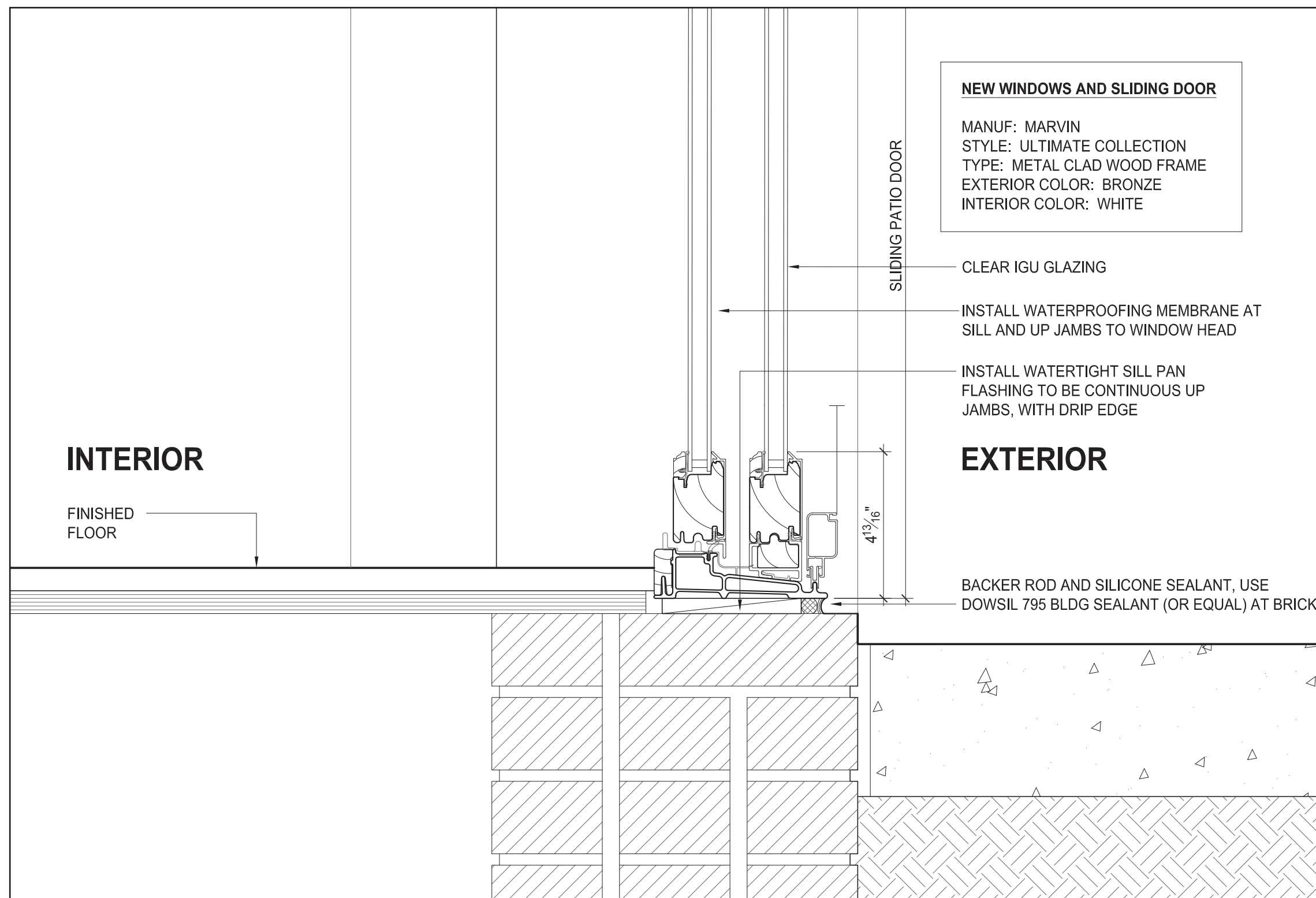


WINDOW DETAIL: HEAD FIXED PICTURE WINDOW



Three Great Jones

WINDOW DETAIL: SILL FIXED PICTURE WINDOW, HEAD SLIDING DOOR



WINDOW DETAIL: SILL SLIDING DOOR