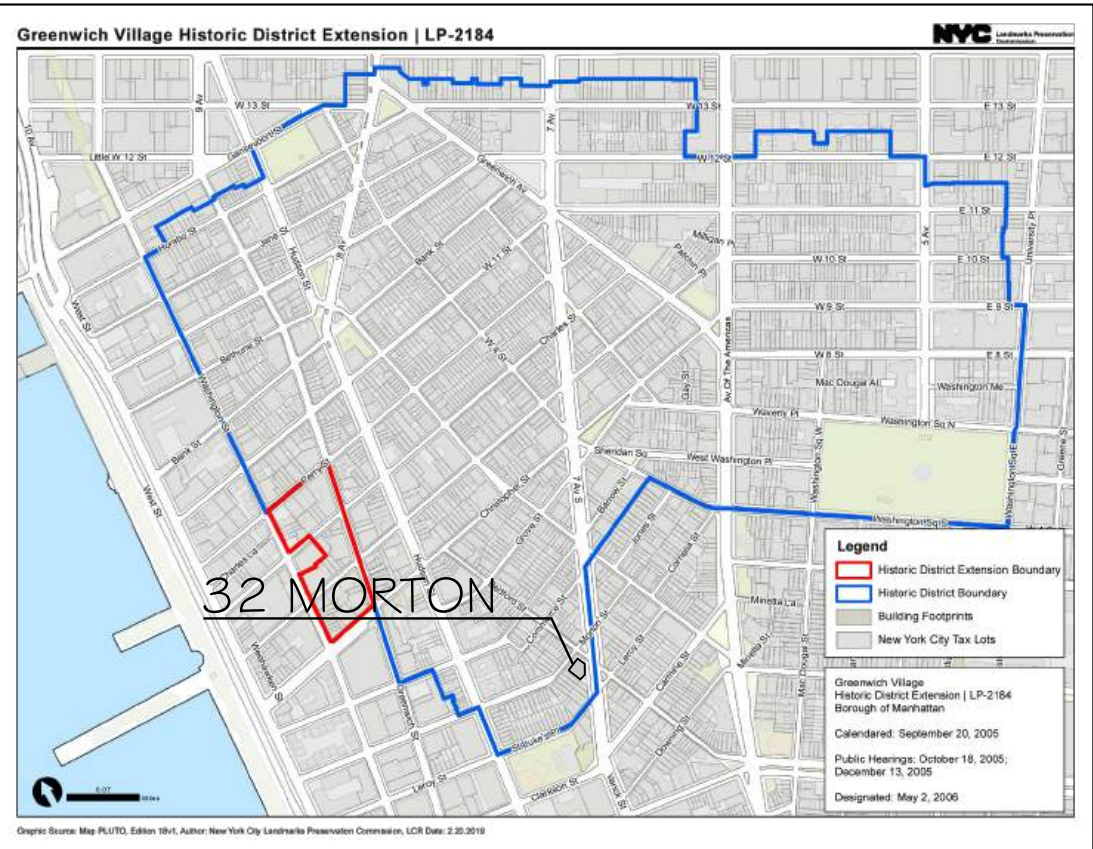


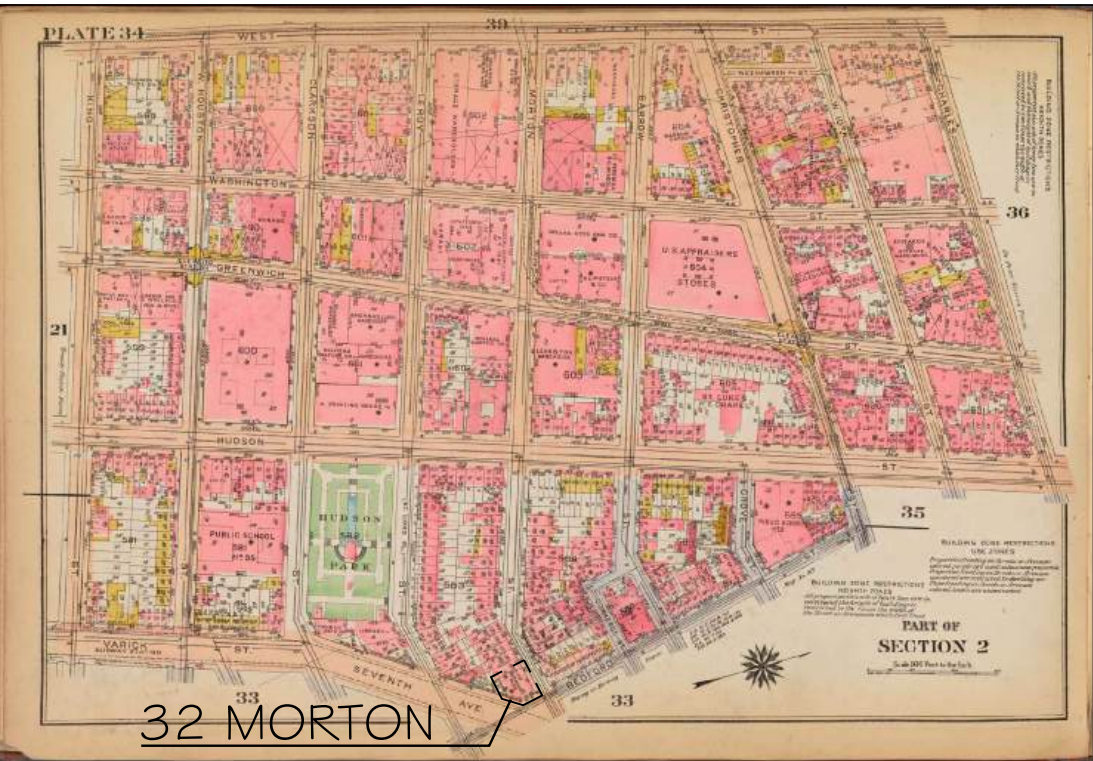
NYC LANDMARKS PRESERVATION COMMISSION

PUBLIC HEARING PRESENTATION

32 MORTON STREET - COOLING TOWER
NEW YORK, NEW YORK 10014
GREENWICH VILLAGE HISTORIC DISTRICT:
LP - 2366
DESIGNATION ADDRESS:
38-40 SEVENTH AVENUE SOUTH
OTHER ADDRESS: 59-61 BEDFORD STREET
BLOCK: 583 LOT: 29



GREENWICH VILLAGE HISTORIC DISTRICT MAP



1923 G.W. BROMLEY & CO. FIRE INSURANCE MAP
PROJECT AREA HIGHLIGHTED



VIEW OF PROPOSED COOLING TOWER LOOKING
SOUTHEAST



32 MORTON STREET
NEW YORK CITY

COOLING TOWER

32 MORTON STREET
NEW YORK, NEW YORK 10014

ISSUED FOR REVIEW

ISSUED FOR PUBLIC HEARING	01.28.25
RE-ISSUED FOR LPC REVIEW	11.18.24
ISSUED FOR LPC REVIEW	06.14.24
ISSUE / REVISION	DATE



SCALE	AS NOTED	
SHEET TITLE	COVER SHEET	
WSA PROJECT NO.	1201.08	
DOB BIN NO.	1009799	
DATE	11.18.2024	DRAWING NO
PROJECT NO	1201.08	CS-001.00
DRAWN BY	WSA	SHEET NO
CHECKED BY	JG & WS	
		01 of 28



32 MORTON STREET
NEW YORK, NEW YORK 10014

ISSUED FOR REVIEW

ISSUED FOR PUBLIC HEARING	01.28.25
RE-ISSUED FOR LPC REVIEW	11.18.24
ISSUED FOR LPC REVIEW	06.14.24
ISSUE / REVISION	DATE



SCALE

0 1' 2' 4' 8'

$1/4'' = 1'-0''$

SHEET TITLE

EXISTING ROOF PLAN

WSA PROJECT NO. 1201.08

DOB BIN NO.	1009799
-------------	---------

DATE	11.18.2024	DRAWING NO A-200.00
PROJECT NO	1201.08	
DRAWN BY	WSA	SHEET NO 02 of 28
CHECKED BY	JG & WS	



32 MORTON STREET
NEW YORK, NEW YORK 10014

ISSUED FOR PUBLIC HEARING	01.28.2
RE-ISSUED FOR LPC REVIEW	11.18.2
ISSUED FOR LPC REVIEW	06.14.2
ISSUE / REVISION	DATE



SCALE

0 1' 2' 4' 8' 16'

$1/4'' = 1'-0''$

SHEET TITLE

PROPOSED ROOF PLAN

WSA PROJECT NO. 1201.08

DOB BIN NO. 1009799

DATE	11.18.2024	DRAWING NO A-201.00
PROJECT NO	1201.08	
DRAWN BY	WSA	SHEET NO 03 of 28
CHECKED BY	JG & WS	



ROOF LOOKING EAST TOWARD PENTHOUSE AND WATER TOWER



ROOF LOOKING WEST TOWARD PENTHOUSE AND WATER TOWER



ROOF LOOKING SOUTHWEST TOWARD STAIR ENCLOSURE



ROOF LOOKING SOUTHEAST TOWARD ELEVATOR ENCLOSURE



ROOF LOOKING NORTHEAST TOWARD STAIR ENCLOSURE, PENTHOUSE AND WATER TOWER



ROOF LOOKING EAST TOWARD EXISTING COOLING TOWER



ROOF LOOKING NORTH ALONG WEST PARAPET



ROOF LOOKING EAST TOWARD PENTHOUSE AND DUNNAGE



32 MORTON STREET
NEW YORK CITY

COOLING TOWER

32 MORTON STREET
NEW YORK, NEW YORK 10014

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SCALE
N.T.S.

SHEET TITLE
EXISTING CONDITIONS
PHOTOGRAPHS

WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO
PROJECT NO	1201.08	PH-001.00
DRAWN BY	WSA	SHEET NO 04 of 28
CHECKED BY	JG & WS	



VIEW 10 EXISTING CONDITION

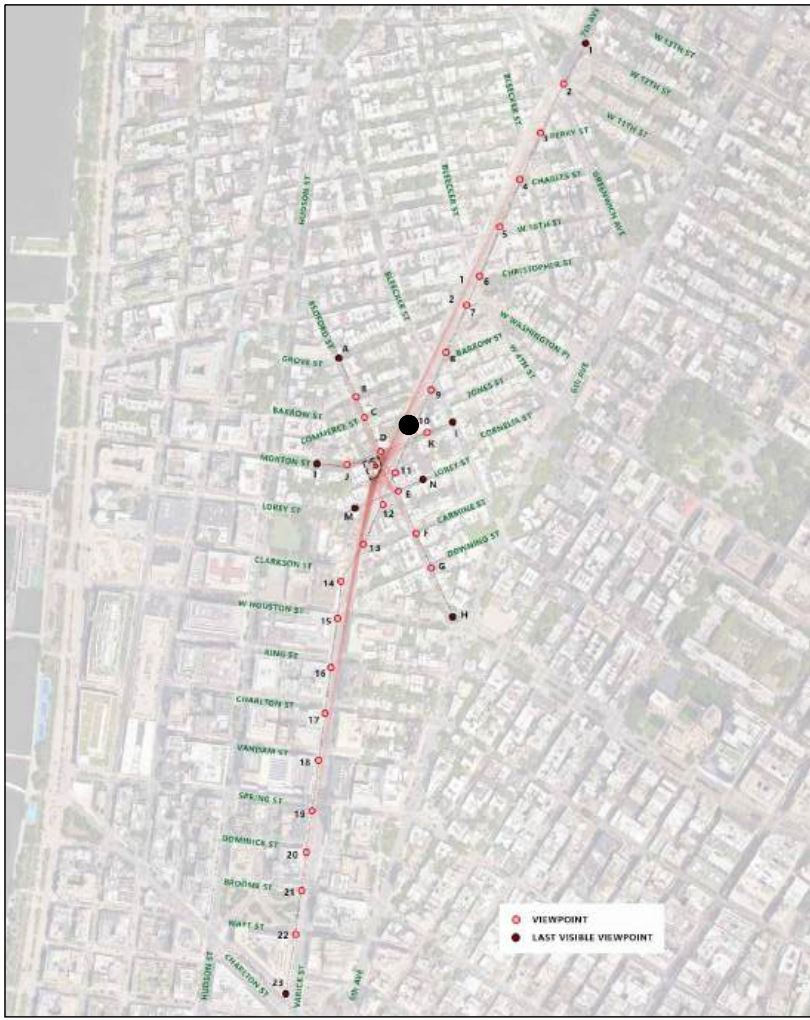


VIEW 10 EXISTING CONDITION WITH MOCKUP



VIEW 10 PROPOSED RENDERING

1 VIEW 10 COMPARISON



2 PHOTO KEY



32 MORTON STREET
NEW YORK CITY

COOLING TOWER

32 MORTON STREET
NEW YORK, NEW YORK 10014

ISSUED FOR REVIEW

ISSUED FOR PUBLIC HEARING	01.28.25
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ISSUED FOR LPC REVIEW	06.14.24
ISSUE / REVISION	DATE



SCALE		N.T.S.
SHEET TITLE		EXISTING CONDITION AND MOCKUP COMPARATIVE STUDY
WSA PROJECT NO.		1201.08
DOB BIN NO.		1009799
DATE	11.18.2024	DRAWING NO
PROJECT NO	1201.08	PH-003.00
DRAWN BY	WSA	SHEET NO 06 of 28
CHECKED BY	JG & WS	



VIEW 12 EXISTING CONDITION

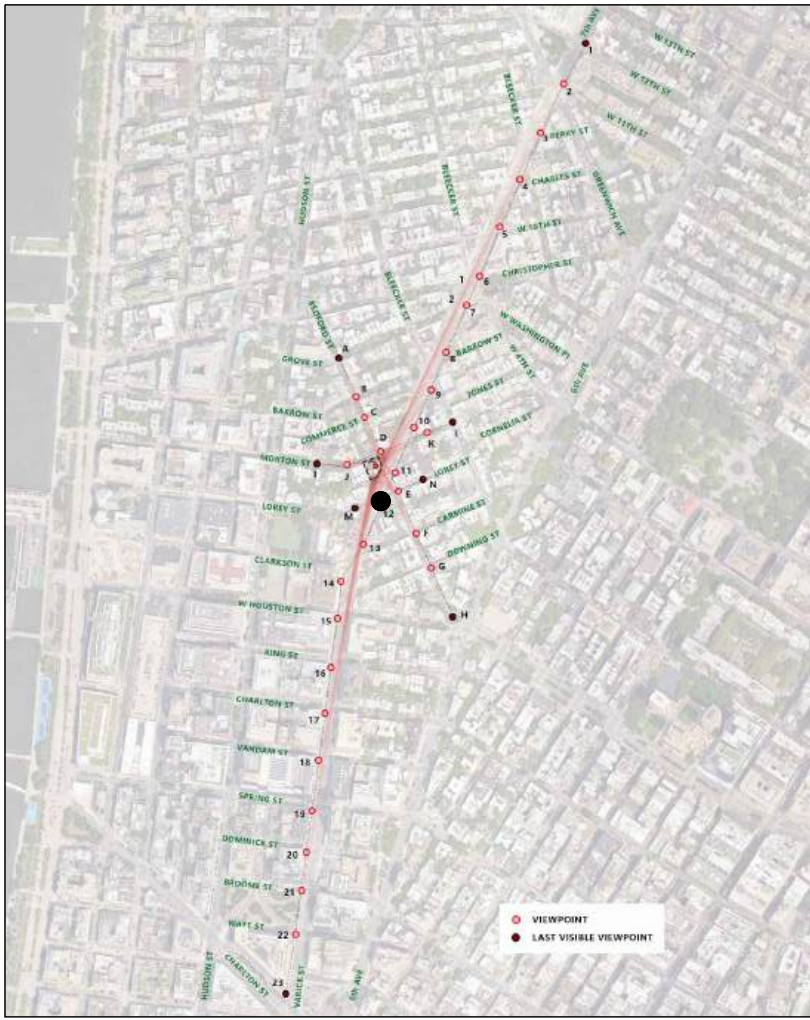


VIEW 12 EXISTING CONDITION WITH MOCKUP



VIEW 12 PROPOSED RENDERING

1 VIEW 12 COMPARISON



2 PHOTO KEY



32 MORTON STREET
NEW YORK CITY

COOLING TOWER

32 MORTON STREET
NEW YORK, NEW YORK 10014

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ISSUED FOR PUBLIC HEARING	01.28.25
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ISSUED FOR LPC REVIEW	06.14.24
ISSUE / REVISION	DATE



SCALE
N.T.S.

SHEET TITLE
EXISTING CONDITION AND
MOCKUP COMPARATIVE STUDY

WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO
PROJECT NO	1201.08	PH-004.00
DRAWN BY	WSA	SHEET NO 07 of 28
CHECKED BY	JG & WS	



VIEW F EXISTING CONDITION

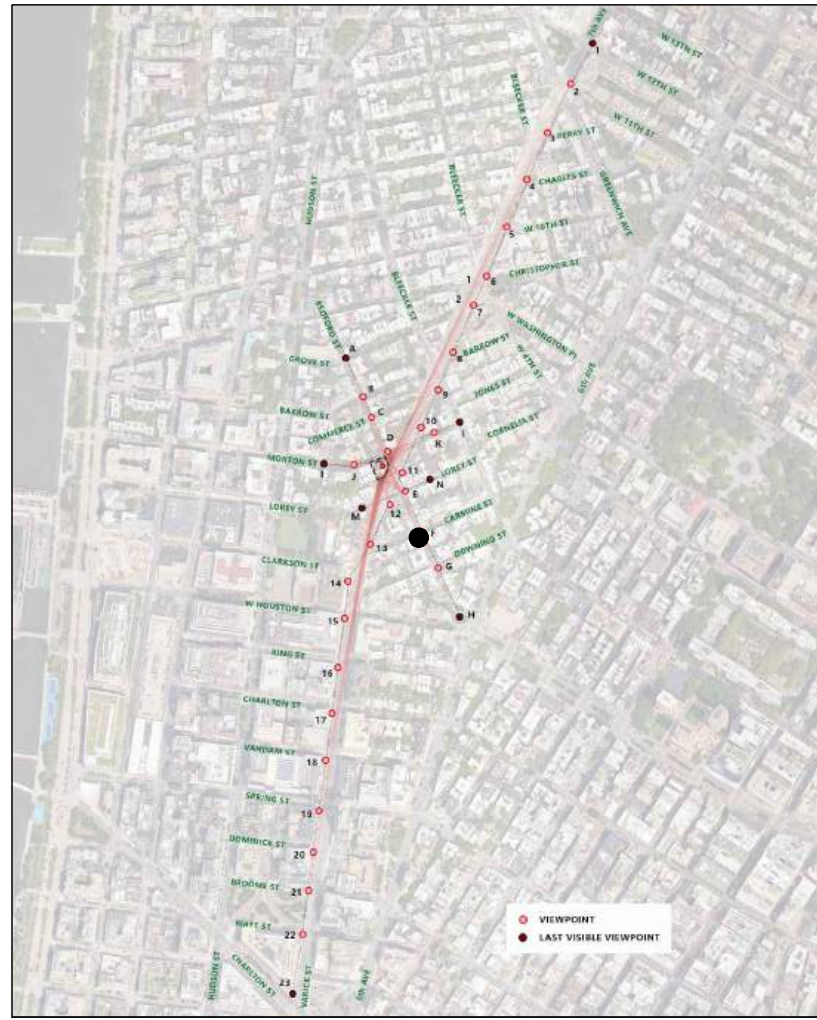


VIEW F EXISTING CONDITION WITH MOCKUP



VIEW F PROPOSED RENDERING

1 VIEW F COMPARISON



2 PHOTO KEY



32 MORTON STREET
NEW YORK CITY

COOLING TOWER

32 MORTON STREET
NEW YORK, NEW YORK 10014

ISSUED FOR REVIEW

ISSUED FOR PUBLIC HEARING	01.28.25
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ISSUED FOR LPC REVIEW	06.14.24
ISSUE / REVISION	DATE



SCALE
N.T.S.

SHEET TITLE
EXISTING CONDITION AND
MOCKUP COMPARATIVE STUDY

WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO
PROJECT NO	1201.08	PH-005.00
DRAWN BY	WSA	SHEET NO 08 of 28
CHECKED BY	JG & WS	



VIEW 14 EXISTING CONDITION

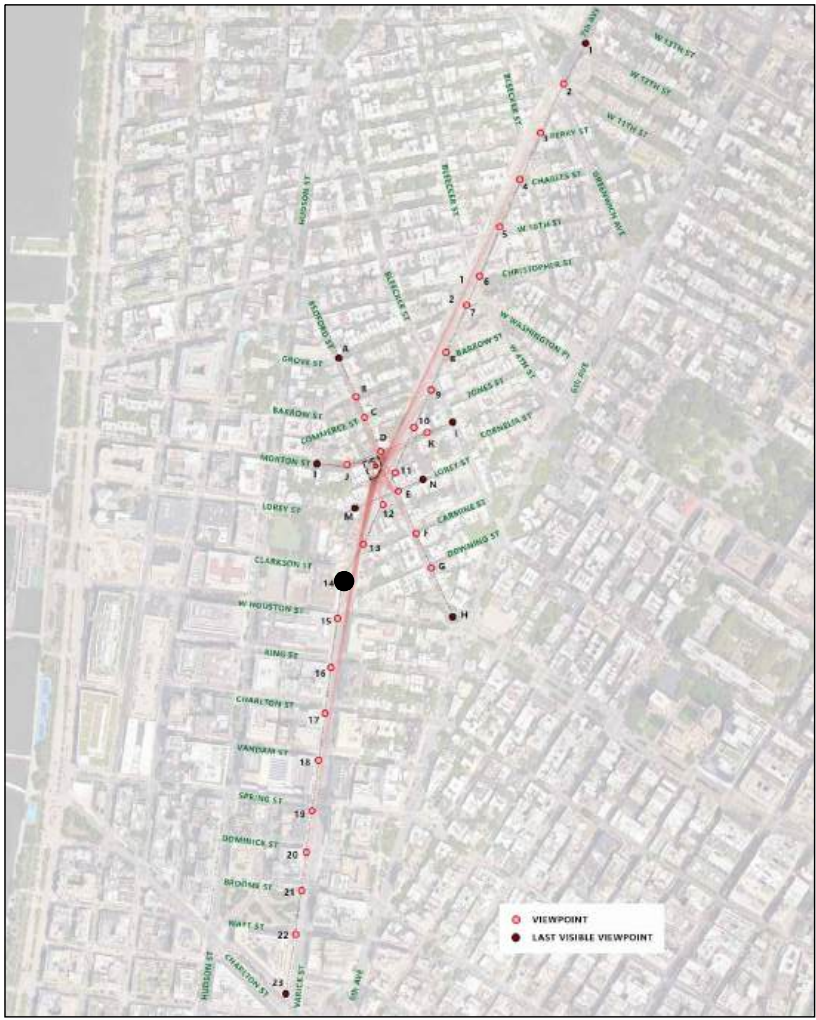


VIEW 14 EXISTING CONDITION WITH MOCKUP



VIEW 14 PROPOSED RENDERING

1 VIEW 14 COMPARISON



2 PHOTO KEY



32 MORTON STREET
NEW YORK CITY

COOLING TOWER

32 MORTON STREET
NEW YORK, NEW YORK 10014

ISSUED FOR REVIEW

ISSUED FOR PUBLIC HEARING	01.28.25
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ISSUED FOR LPC REVIEW	06.14.24
ISSUE / REVISION	DATE



SCALE
N.T.S.

SHEET TITLE
EXISTING CONDITION AND
MOCKUP COMPARATIVE STUDY

WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO
PROJECT NO	1201.08	PH-006.00
DRAWN BY	WSA	
CHECKED BY	JG & WS	SHEET NO 09 of 28



ROOF of 289-313 BLEECKER ST



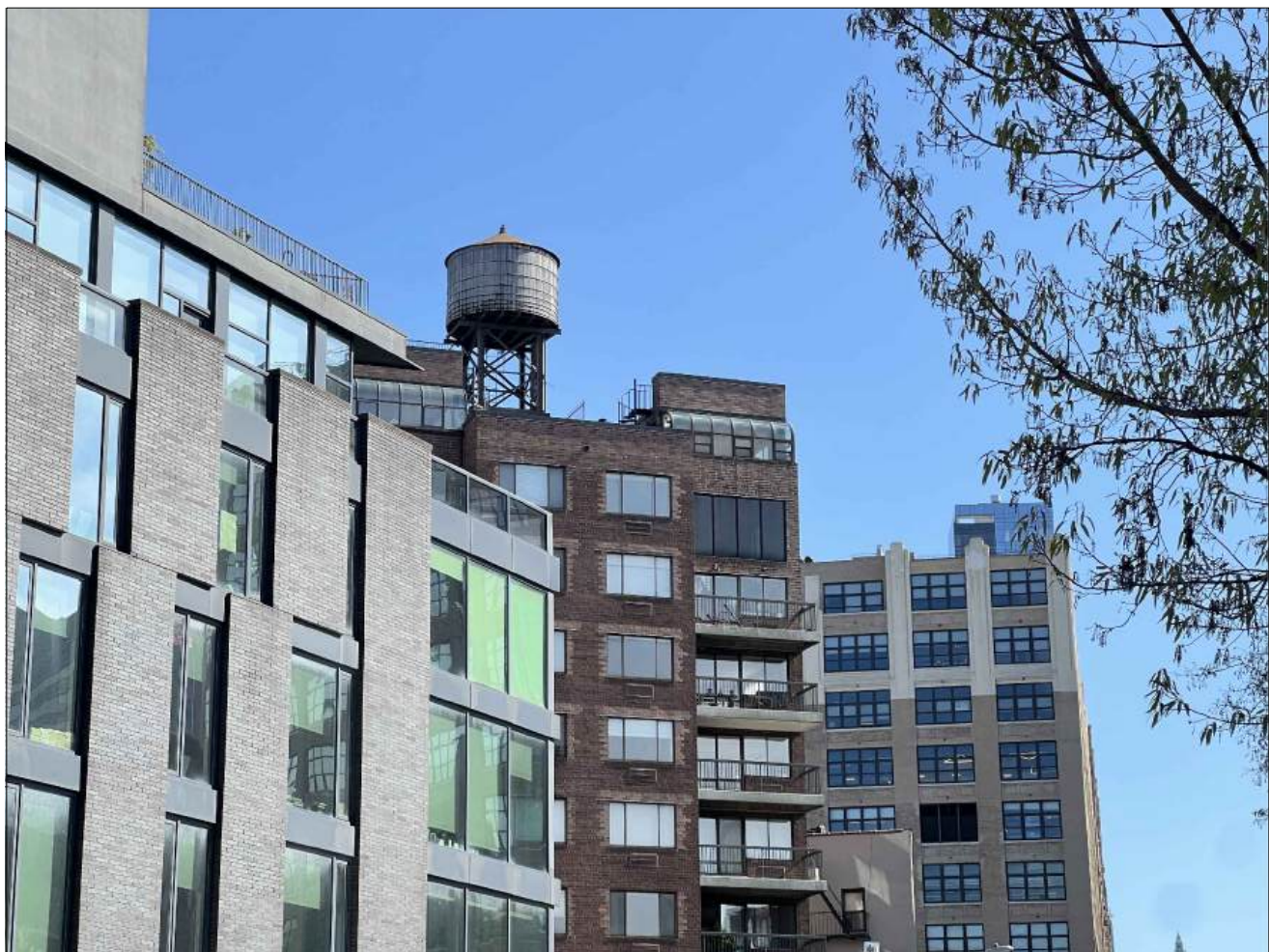
ROOF OF 40 WEST 4TH STREET



ROOF OF 39 BARROW ST



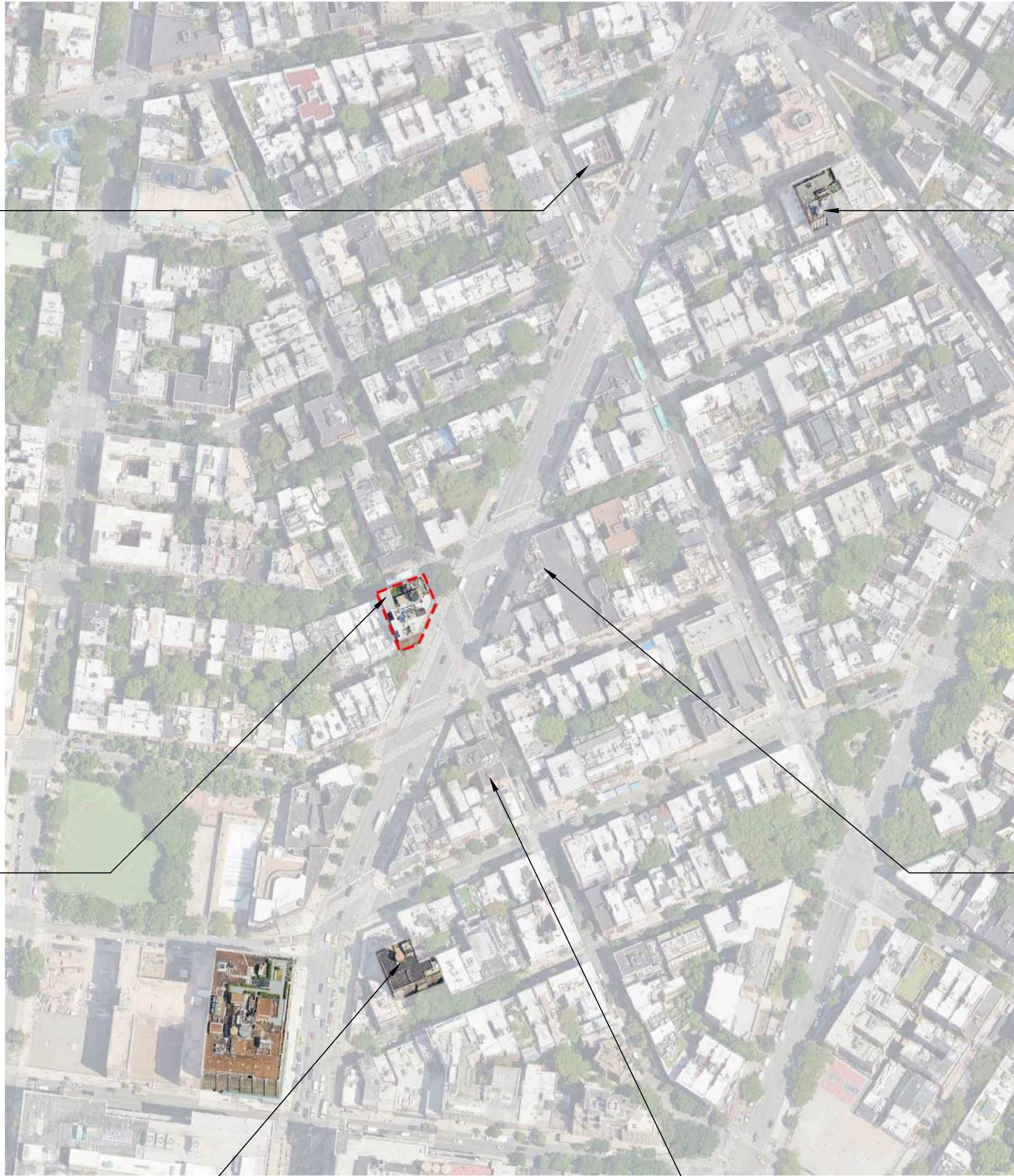
ROOF OF 41 7TH AVE ST



ROOF OF 63 DOWNING ST



ROOF OF 41-43 BEDFORD ST



32 MORTON STREET
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COOLING TOWER

32 MORTON STREET
NEW YORK, NEW YORK 10014

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ISSUED FOR LPC REVIEW	06.14.24
ISSUE / REVISION	DATE



SCALE
N.T.S.

SHEET TITLE
ROOF EQUIPMENT EXAMPLES
IN THE DISTRICT

WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO	PH-007.00
PROJECT NO	1201.08		
DRAWN BY	WSA		
CHECKED BY	JG & WS	SHEET NO	10 of 28



1 VIEW LOOKING SOUTH
N.T.S.



2 VIEW LOOKING NORTH
N.T.S.



3 VIEW LOOKING WEST
N.T.S.



4 VIEW LOOKING EAST
N.T.S.



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SCALE
N.T.S.

SHEET TITLE
PERSPECTIVE VIEWS

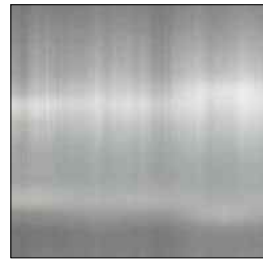
WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

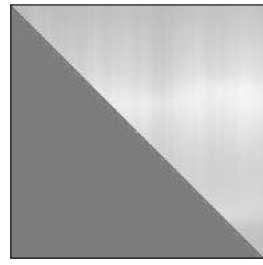
DATE	11.18.2024	DRAWING NO
PROJECT NO	1201.08	A-600.00
DRAWN BY	WSA	SHEET NO 11 of 28
CHECKED BY	JG & WS	

MATERIAL NOTES:

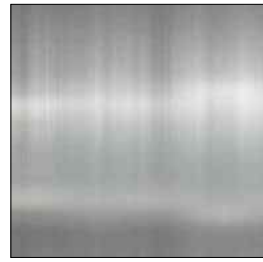
GRATING:
STAINLESS STEEL (UNPAINTED)



PLATFORM:
STAINLESS STEEL OR
PAINTED STEEL COLOR GREY



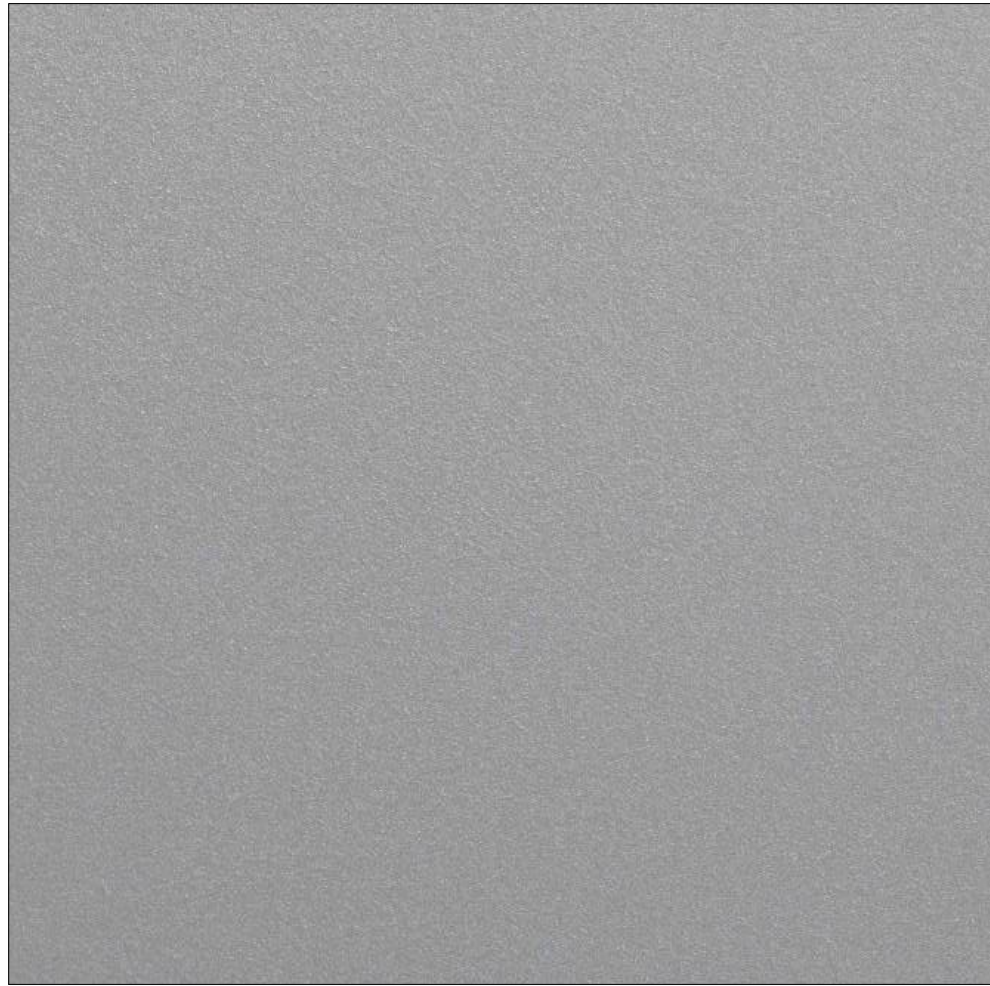
GUARDRAIL & POST:
STAINLESS STEEL (UNPAINTED)



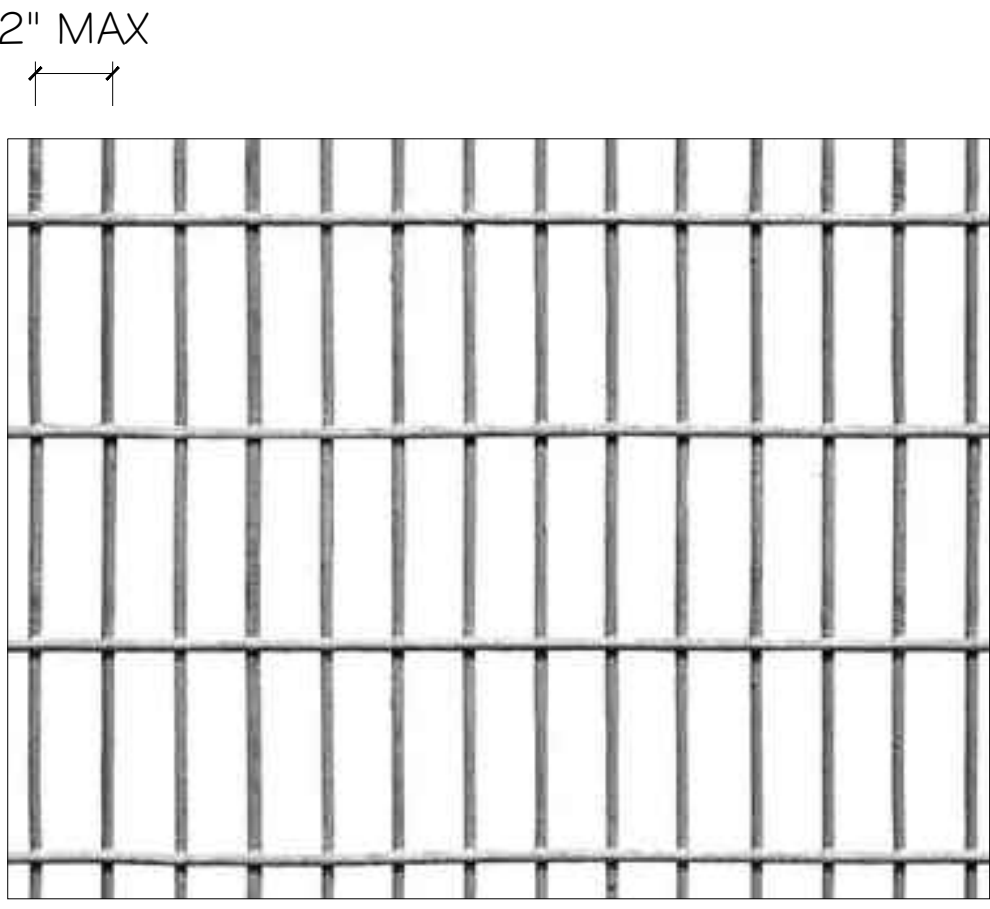
NEW BALTIMORE AIRCOIL



NEW GUARDRAIL



NEW PAINTED STEEL PLATFORM



NEW WALKWAY GRATING



32 MORTON STREET
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COOLING TOWER

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SCALE
N.T.S.

SHEET TITLE
MATERIAL SPECIFICATIONS

WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO	PH-008.00
PROJECT NO	1201.08		
DRAWN BY	WSA	SHEET NO	12 of 28
CHECKED BY	JG & WS		

APPENDIX



32 MORTON STREET
NEW YORK CITY

COOLING TOWER

32 MORTON STREET
NEW YORK, NEW YORK 10014

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SCALE

SHEET TITLE

APPENDIX

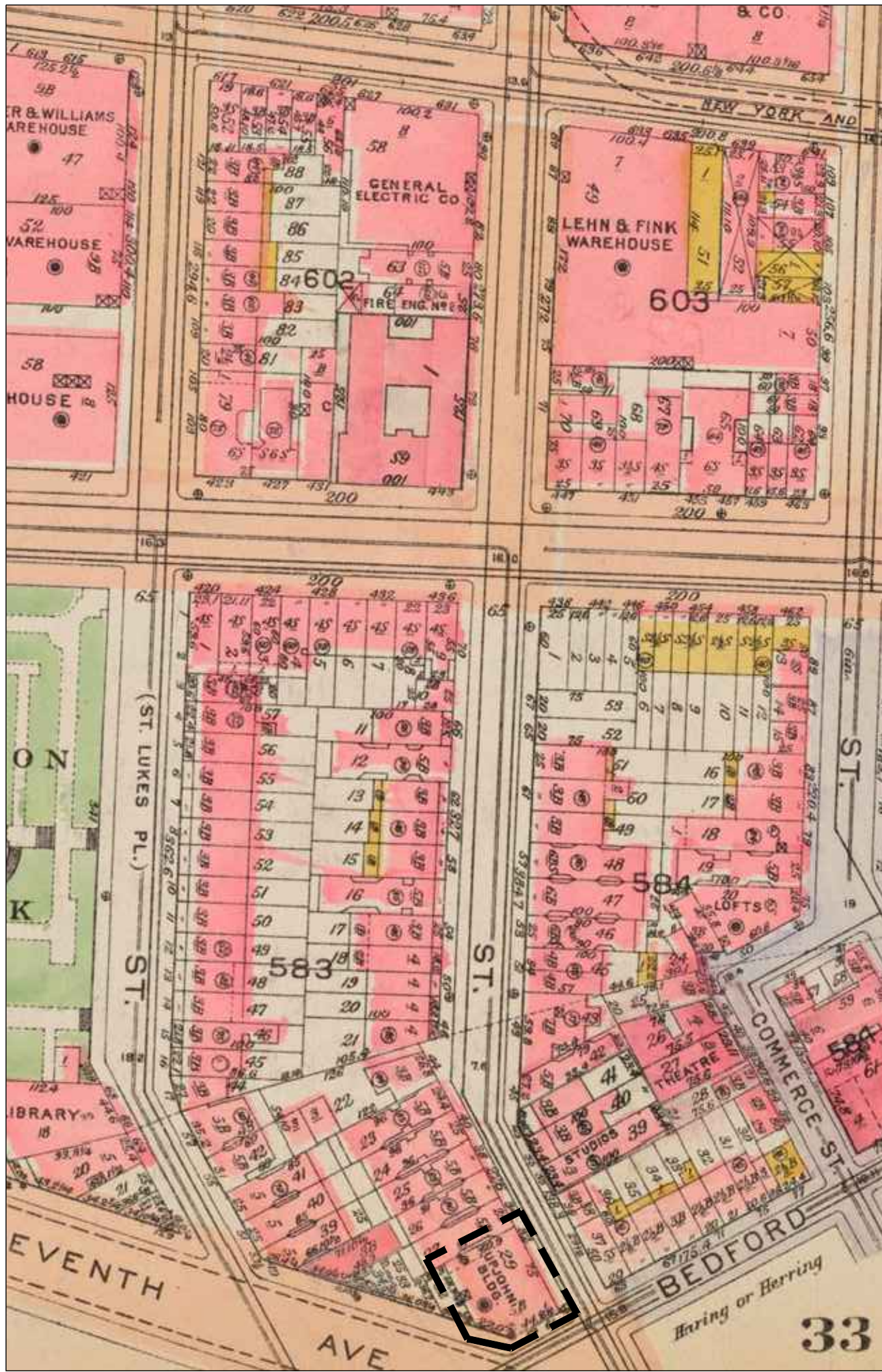
WSA PROJECT NO.

1201.08

DOB BIN NO.

1009799

DATE	11.18.2024	DRAWING NO
PROJECT NO	1201.08	
DRAWN BY	WSA	SHEET NO
CHECKED BY	JG & WS	



1 1923 G.W. BROMLEY & CO. FIRE INSURANCE MAP
PROJECT AREA HIGHLIGHTED



2 NYC PROPERTY TAX PHOTO c.1940



3 NYC PROPERTY TAX PHOTO c.1980



4A CARMINE AND BEDFORD STREET c.1950
32 Morton center right
Photograph from Riccardo Spina Collection at Village Preservation



4B CARMINE AND BEDFORD STREET 2024



5A SOUTH SIDE OF MORTON STREET c. 1970
32 Morton far left
Photograph from Riccardo Spina Collection at Village Preservation



5B CARMINE AND BEDFORD STREET 2024



32 MORTON STREET NEW YORK CITY

COOLING TOWER

32 MORTON STREET
NEW YORK, NEW YORK 10014

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ISSUED FOR PUBLIC HEARING	01.28.25
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SCALE
N.T.S.

SHEET TITLE
HISTORIC INFORMATION

WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO.
PROJECT NO	1201.08	PH-009.00
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CHECKED BY	JG & WS	SHEET NO 13 of 28



VIEW NORTHEAST ON 7TH AVE



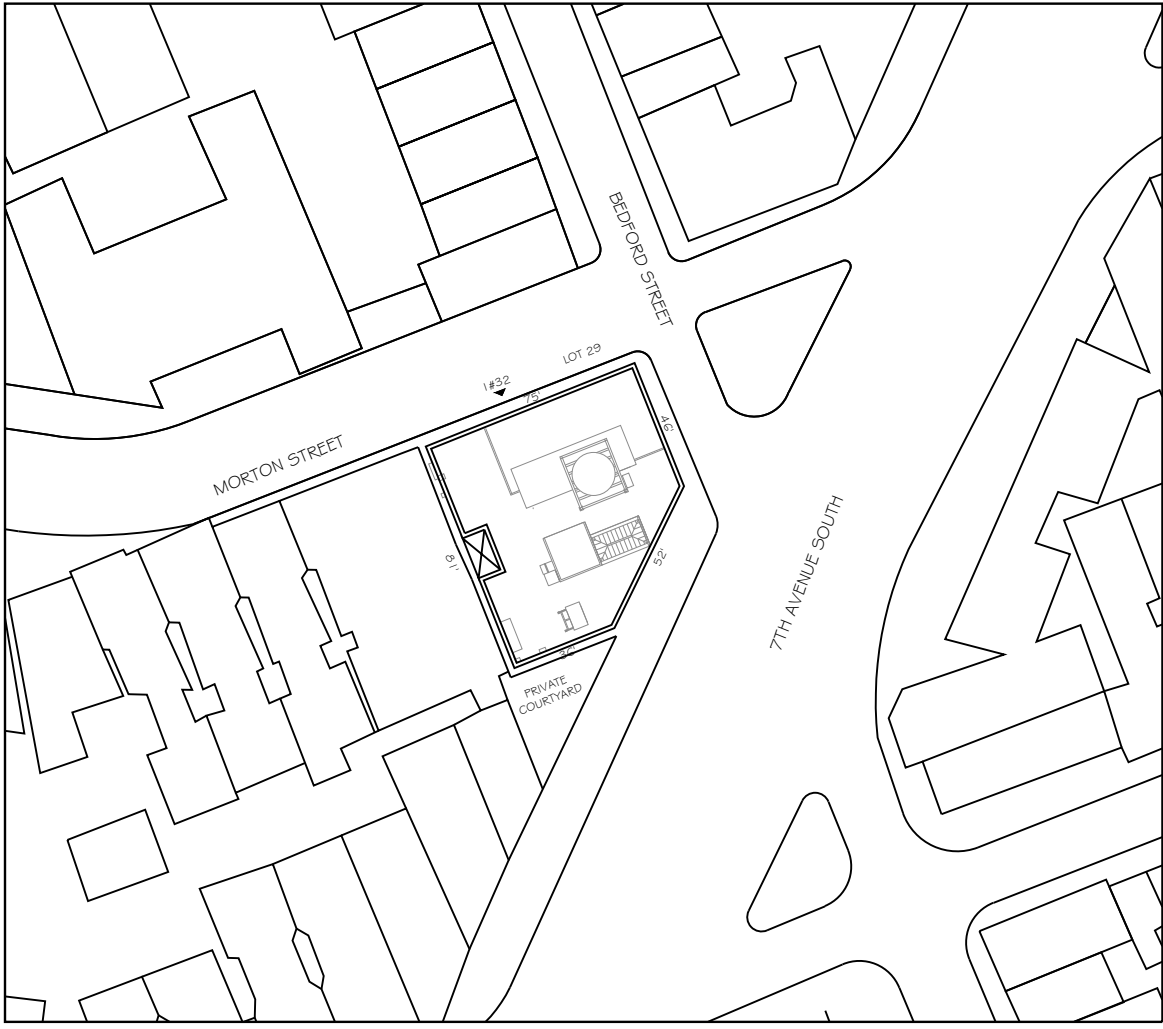
VIEW NORTH ON MORTON STREET



VIEW SOUTHEAST ON 7TH AVE



VIEW EAST ON 7TH AVENUE



1 32 MORTON PLOT PLAN
SCALE: 1/64" = 1'-0"



32 MORTON STREET
NEW YORK CITY

COOLING TOWER

32 MORTON STREET
NEW YORK, NEW YORK 10014

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ISSUE / REVISION	DATE



SCALE
N.T.S.

SHEET TITLE
EXISTING CONDITIONS
PHOTOGRAPHS

WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO	PH-010.00
PROJECT NO	1201.08		
DRAWN BY	WSA		
CHECKED BY	JG & WS	SHEET NO	14 of 28



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



VIEW 9



VIEW 10



VIEW 11



VIEW 12



VIEW 13



VIEW 14



VIEW 15



VIEW 16



VIEW 17



VIEW 18



VIEW 19



VIEW 20



VIEW 21



VIEW 22



VIEW 23



2 PHOTO KEY



32 MORTON STREET NEW YORK CITY

COOLING TOWER

32 MORTON STREET NEW YORK, NEW YORK 10014

ISSUED FOR REVIEW

ISSUED FOR PUBLIC HEARING	01.28.25
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ISSUED FOR LPC REVIEW	06.14.24
ISSUE / REVISION	DATE



SCALE
N.T.S.

SHEET TITLE
SIGHTLINE PHOTOGRAPHS
VISIBILITY IN DISTRICT

WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO	PH-011.00
PROJECT NO	1201.08	SHEET NO	15 of 28
DRAWN BY	WSA		
CHECKED BY	JG & WS		

1 SIGHTLINE VISIBILITY ON 7TH AVENUE



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



VIEW G



VIEW H



VIEW I



VIEW J



VIEW K



VIEW L



VIEW M



VIEW N



32 MORTON STREET
NEW YORK CITY

COOLING TOWER

32 MORTON STREET
NEW YORK, NEW YORK 10014

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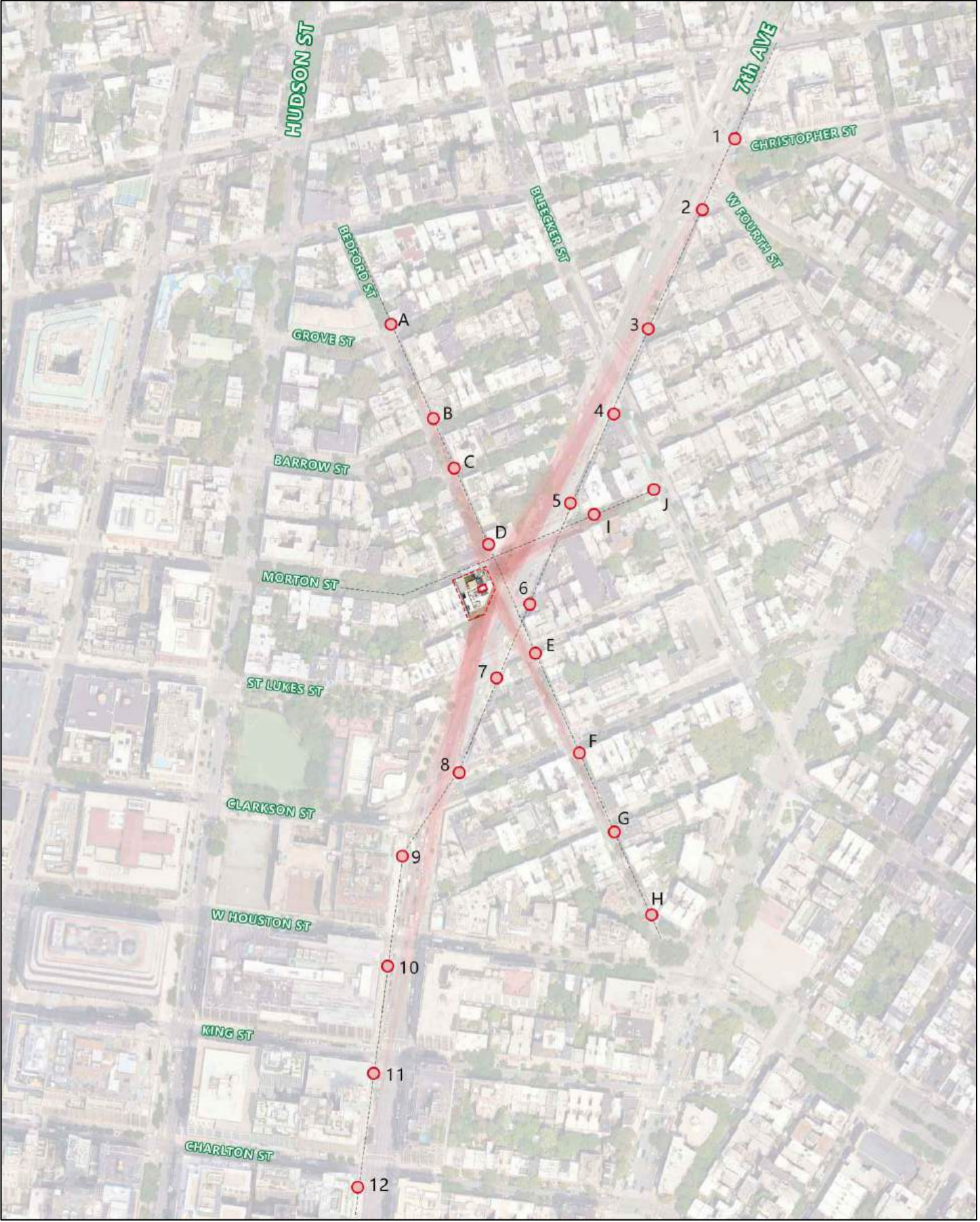
SCALE
N.T.S.

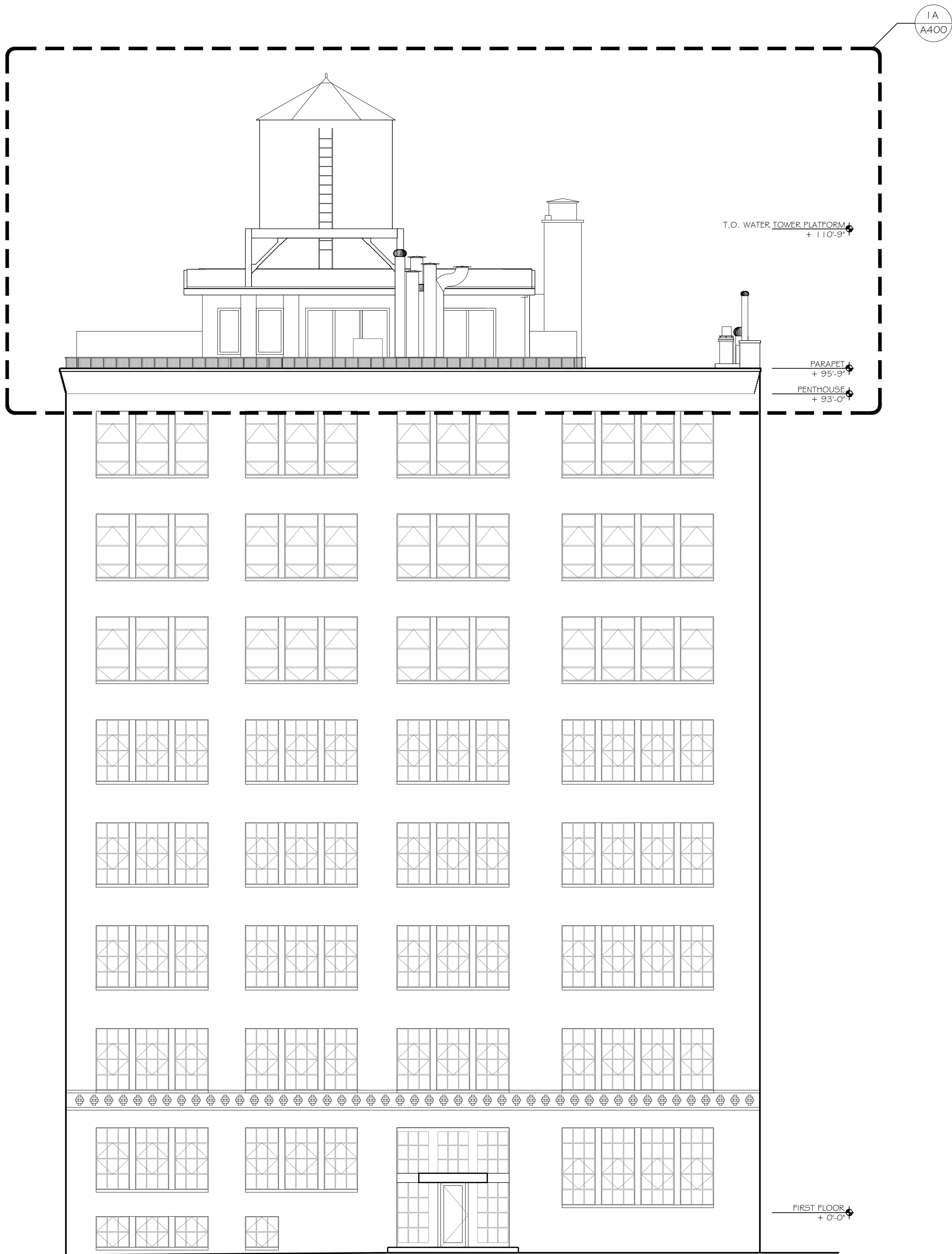
SHEET TITLE
SIGHTLINE PHOTOGRAPHS
VISIBILITY IN DISTRICT

WSA PROJECT NO.
1201.08

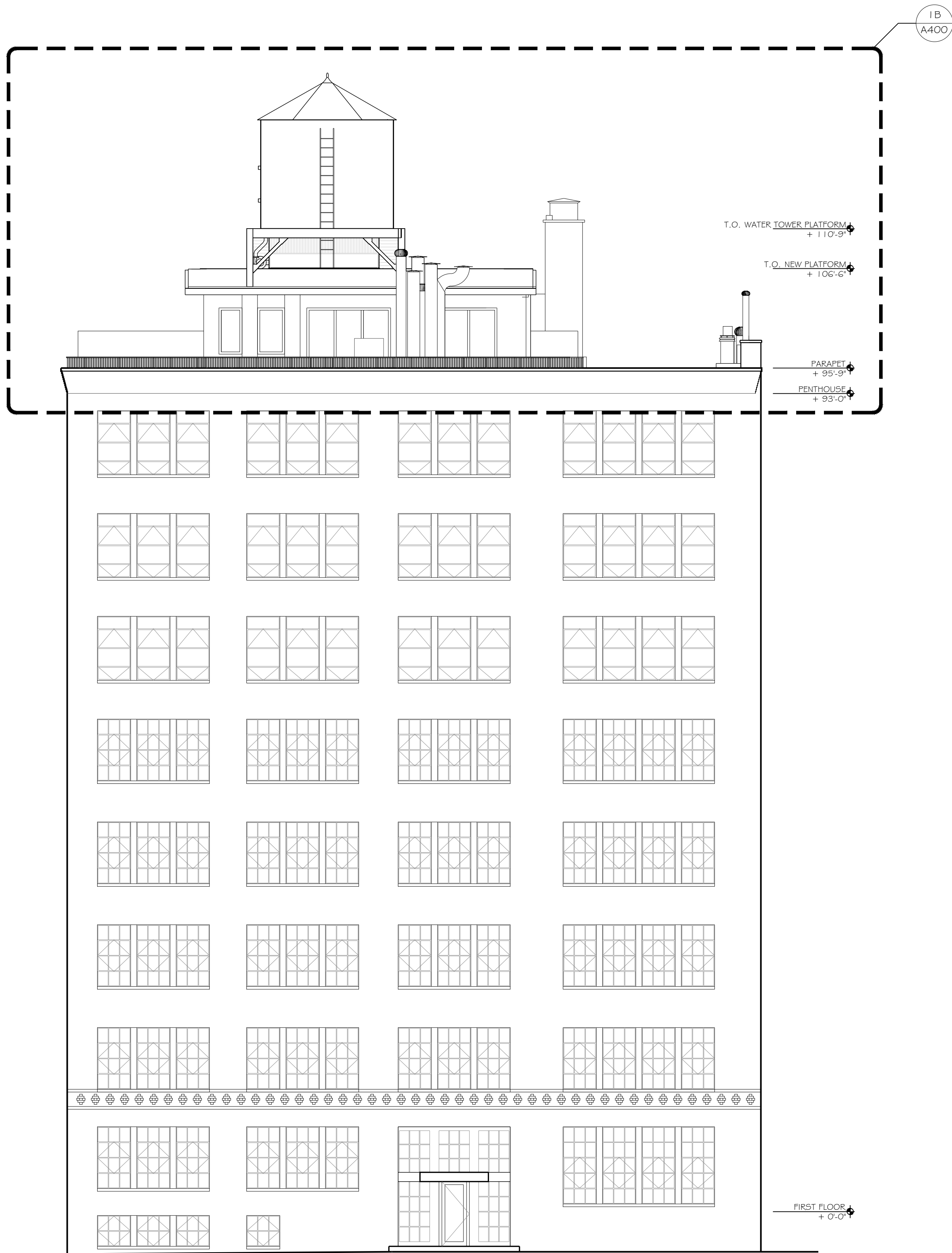
DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO	PH-012.00
PROJECT NO	1201.08		
DRAWN BY	WSA		
CHECKED BY	JG & WS	SHEET NO	16 of 28





1A EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1B PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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NEW YORK CITY

COOLING TOWER

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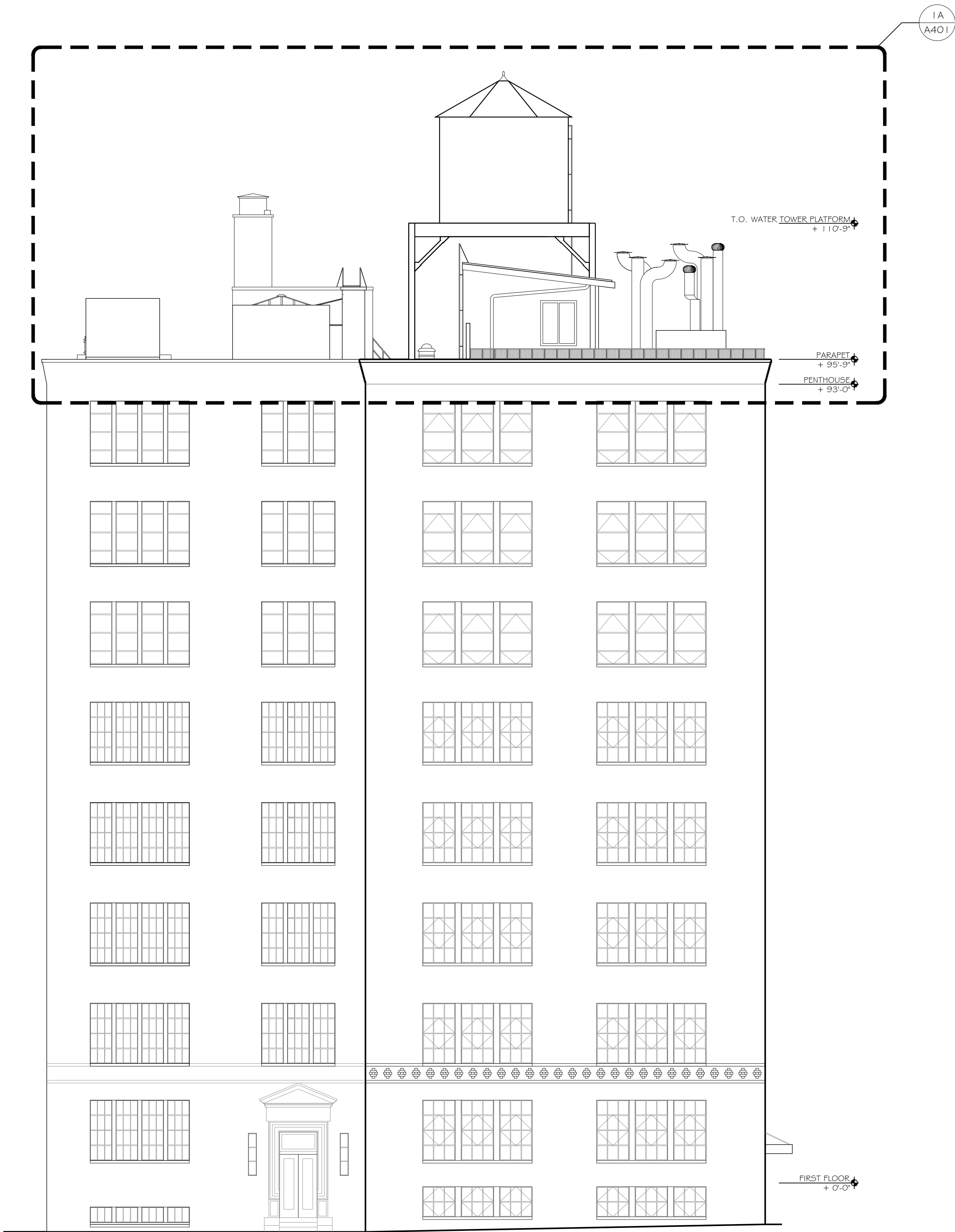
SCALE 0 1' 2' 4' 8' 16' 32'
1/8" = 1'-0"

SHEET TITLE
NORTH ELEVATION

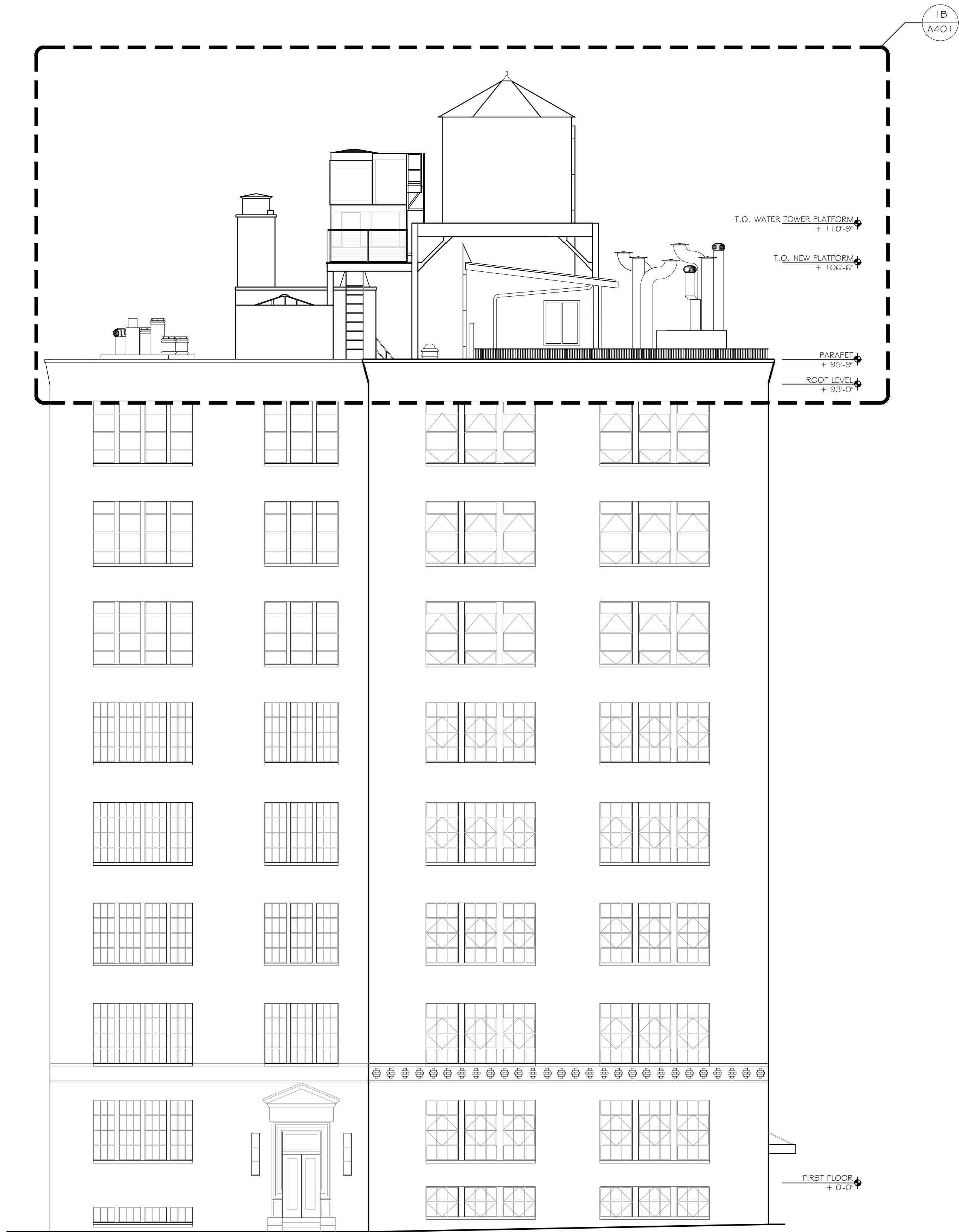
WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO	A-300.00
PROJECT NO	1201.08		
DRAWN BY	WSA		
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1A EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



1B PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



32 MORTON STREET
NEW YORK CITY

COOLING TOWER

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ISSUE / REVISION	DATE



SCALE 0 1' 2' 4' 8' 16' 32'
1/8" = 1'-0"

SHEET TITLE
EAST ELEVATION

WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO.	A-301.00
PROJECT NO.	1201.08		
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CHECKED BY	JG & WS	SHEET NO.	18 of 28



32 MORTON STREET
NEW YORK CITY

COOLING TOWER

32 MORTON STREET
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ISSUED FOR PUBLIC HEARING 01.28.25

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ISSUED FOR LPC REVIEW 06.14.24

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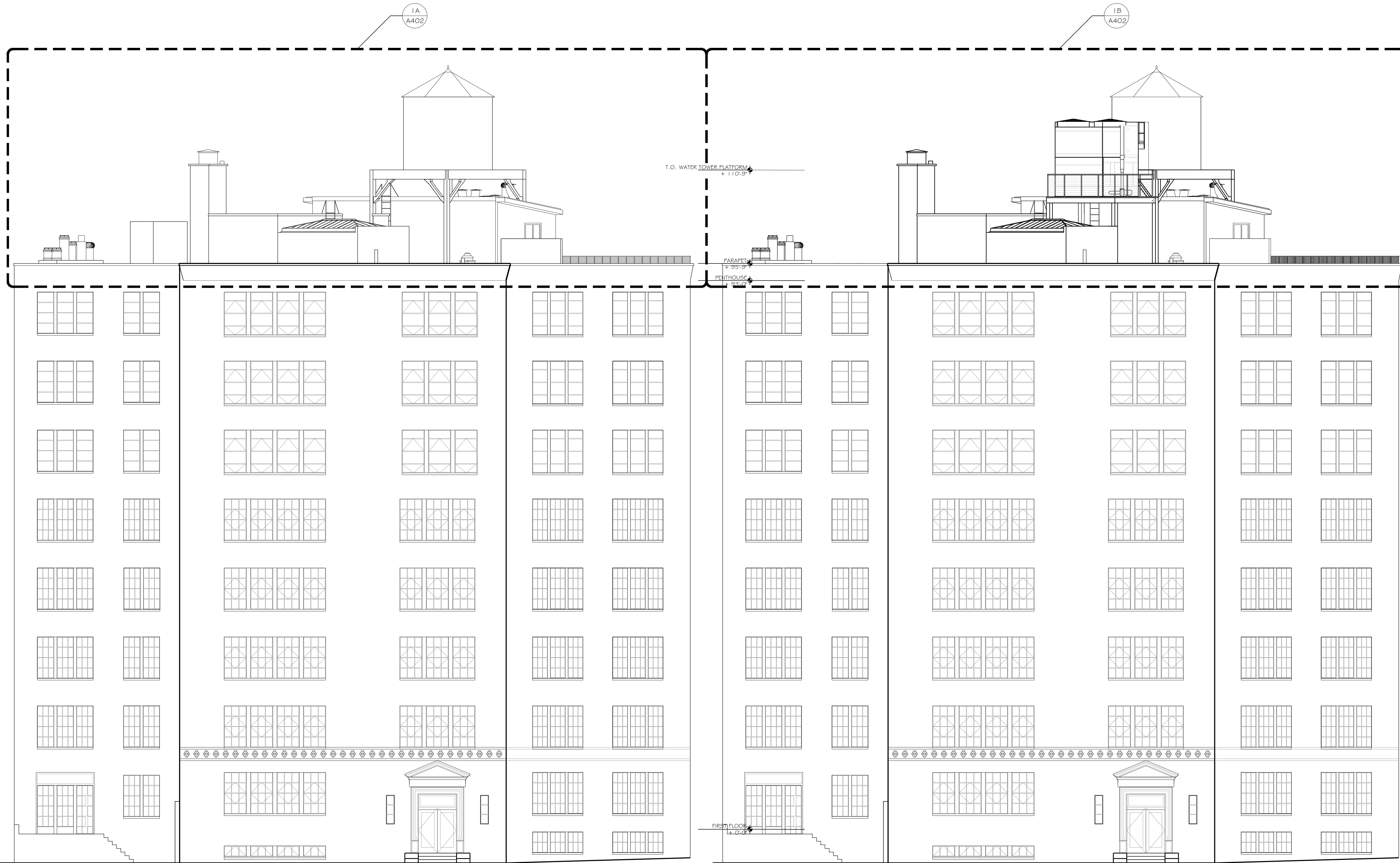
SCALE 0 1' 2' 4' 8' 16' 32'
1/8" = 1'-0"

SHEET TITLE
SOUTHEAST ELEVATION

WSA PROJECT NO.
1201.08

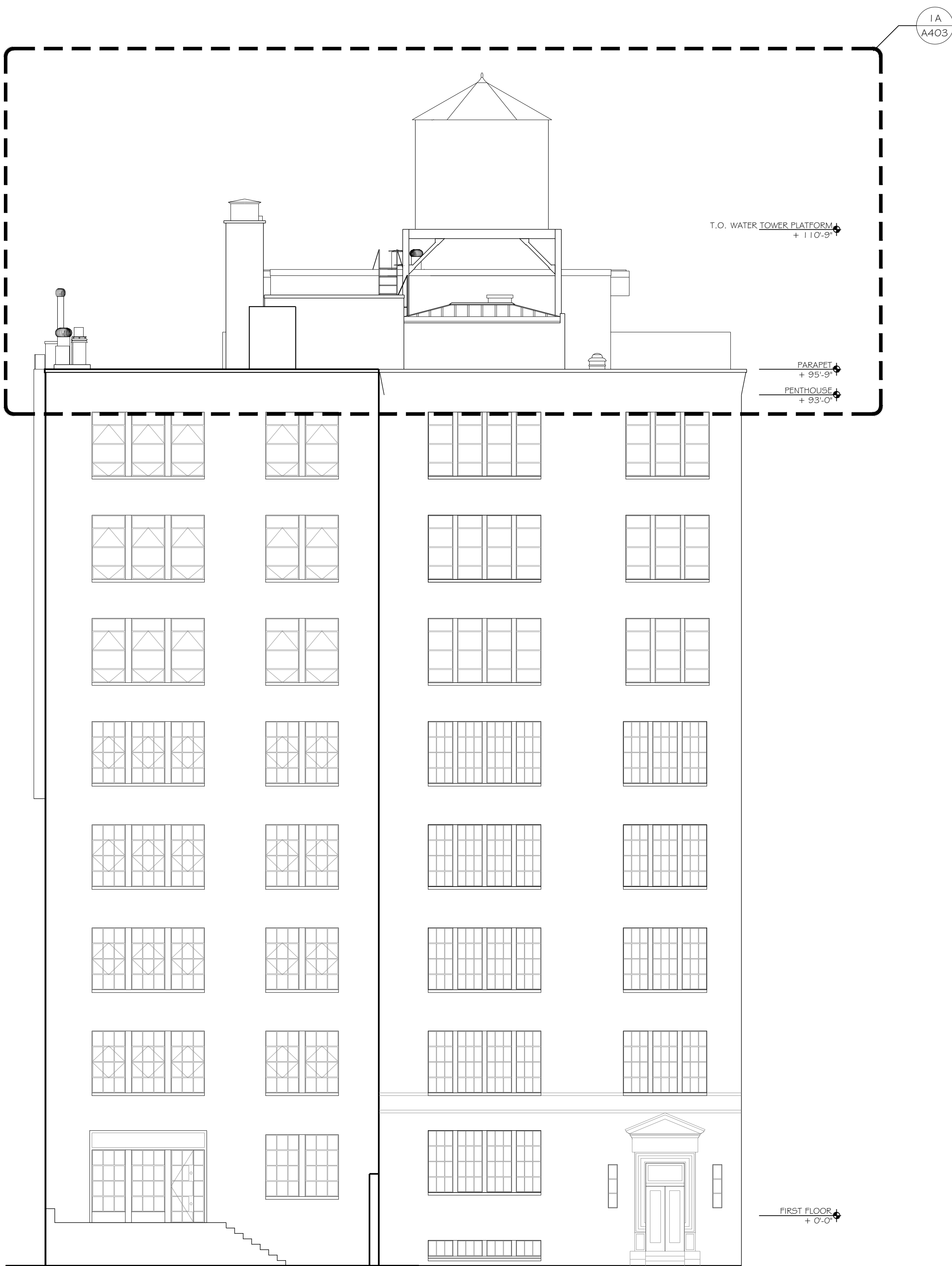
DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO	A-302.00
PROJECT NO	1201.08		
DRAWN BY	WSA		
CHECKED BY	JG & WS	SHEET NO	19 of 28

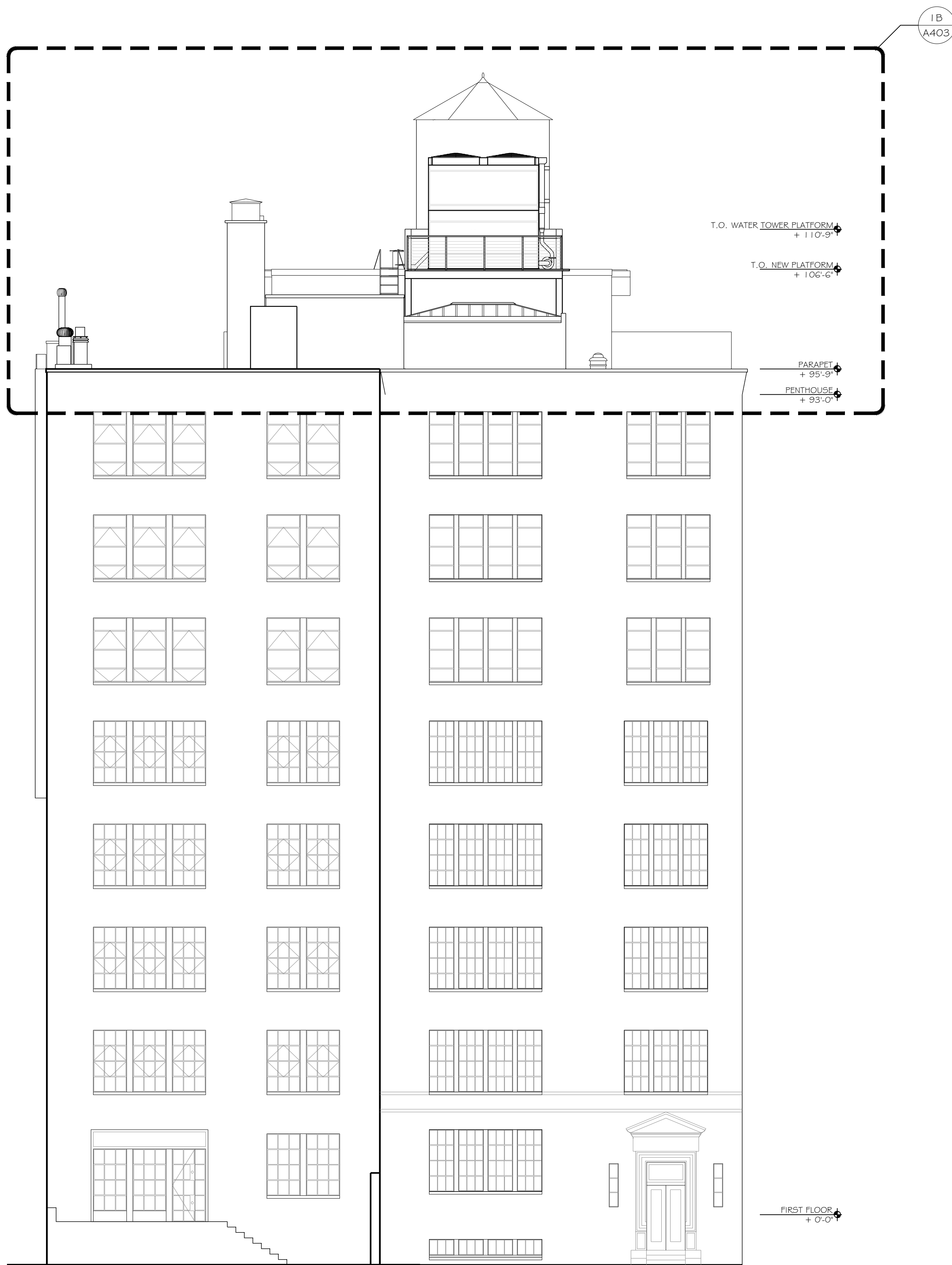


1A EXISTING SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

1B PROPOSED SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



1A EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1B PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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NEW YORK CITY

COOLING TOWER

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SCALE 0 1' 2' 4' 8' 16' 32'
1/8" = 1'-0"

SHEET TITLE
SOUTH ELEVATION

WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO	A-303.00
PROJECT NO	1201.08		
DRAWN BY	WSA		
CHECKED BY	JG & WS	SHEET NO	20 of 28



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NEW YORK CITY

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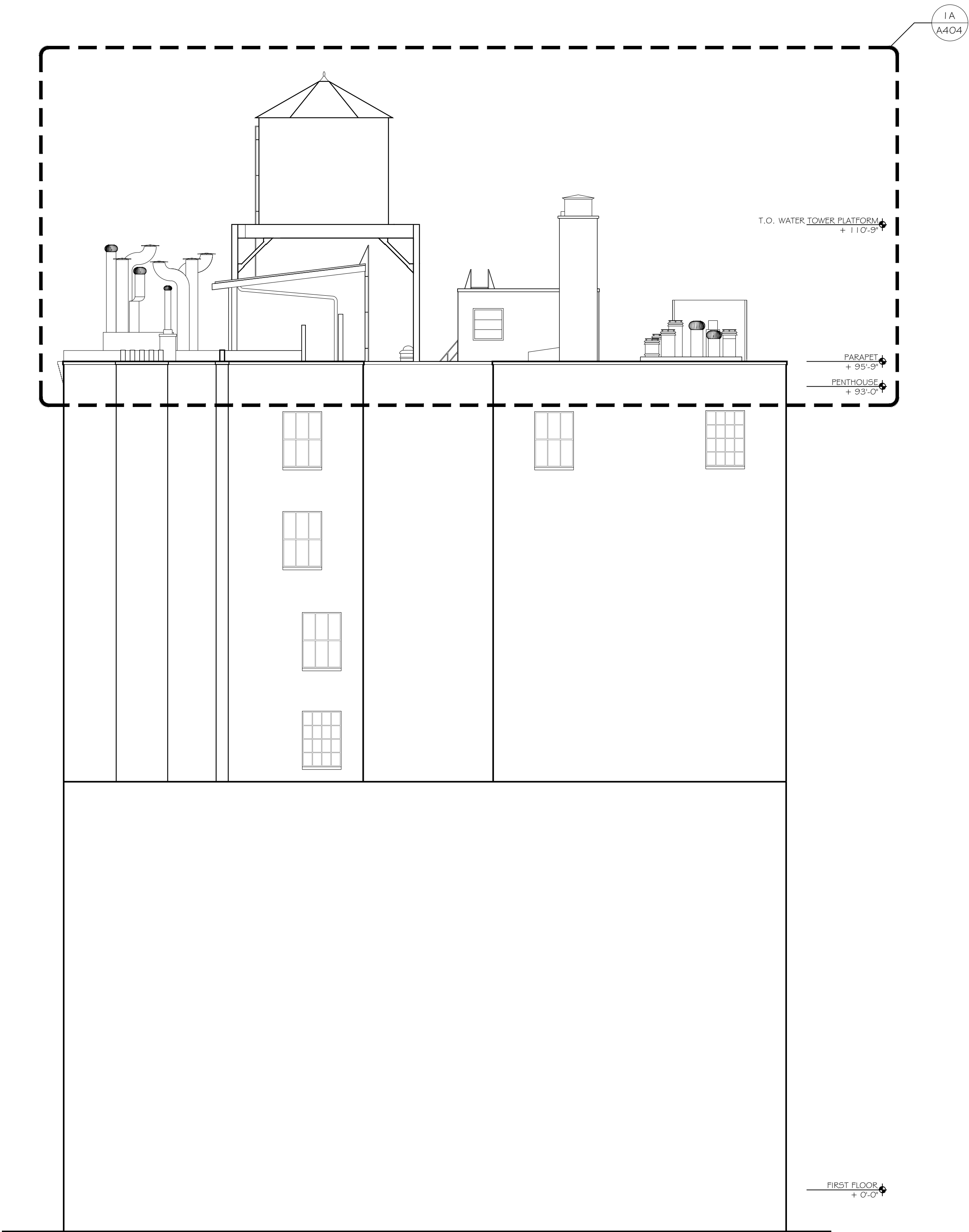
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1/8" = 1'-0"

SHEET TITLE
WEST ELEVATION

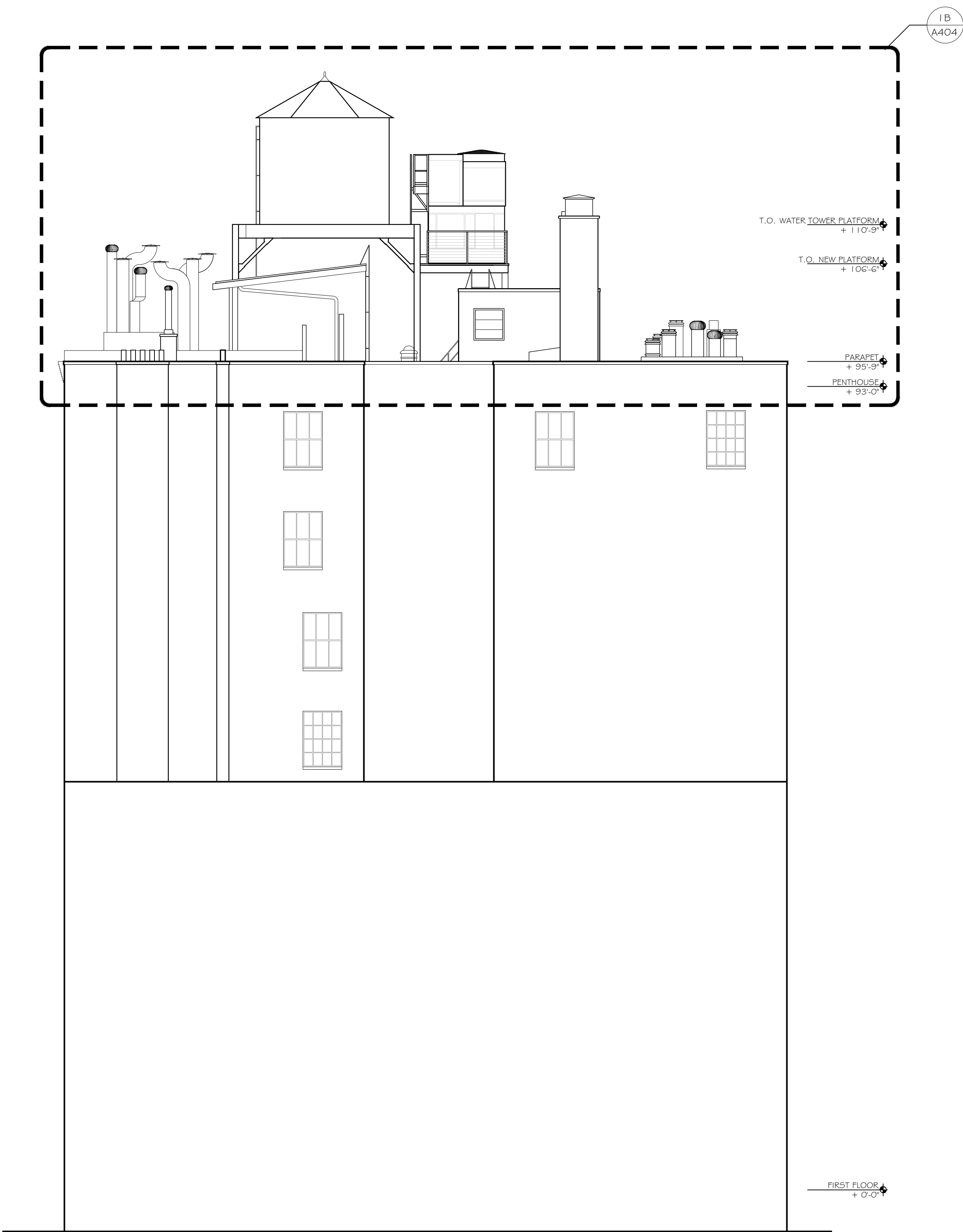
WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

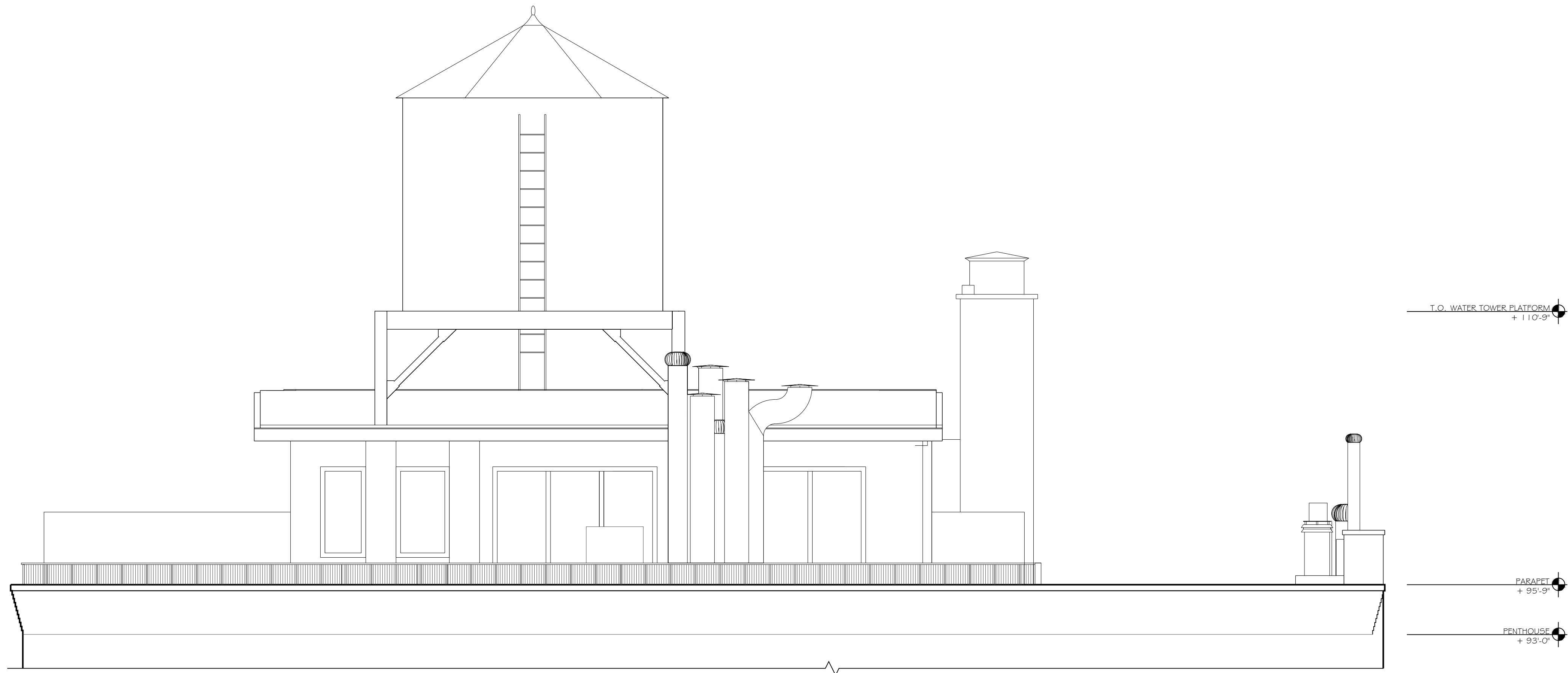
DATE	11.18.2024	DRAWING NO
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CHECKED BY	JG & WS	SHEET NO 21 of 28



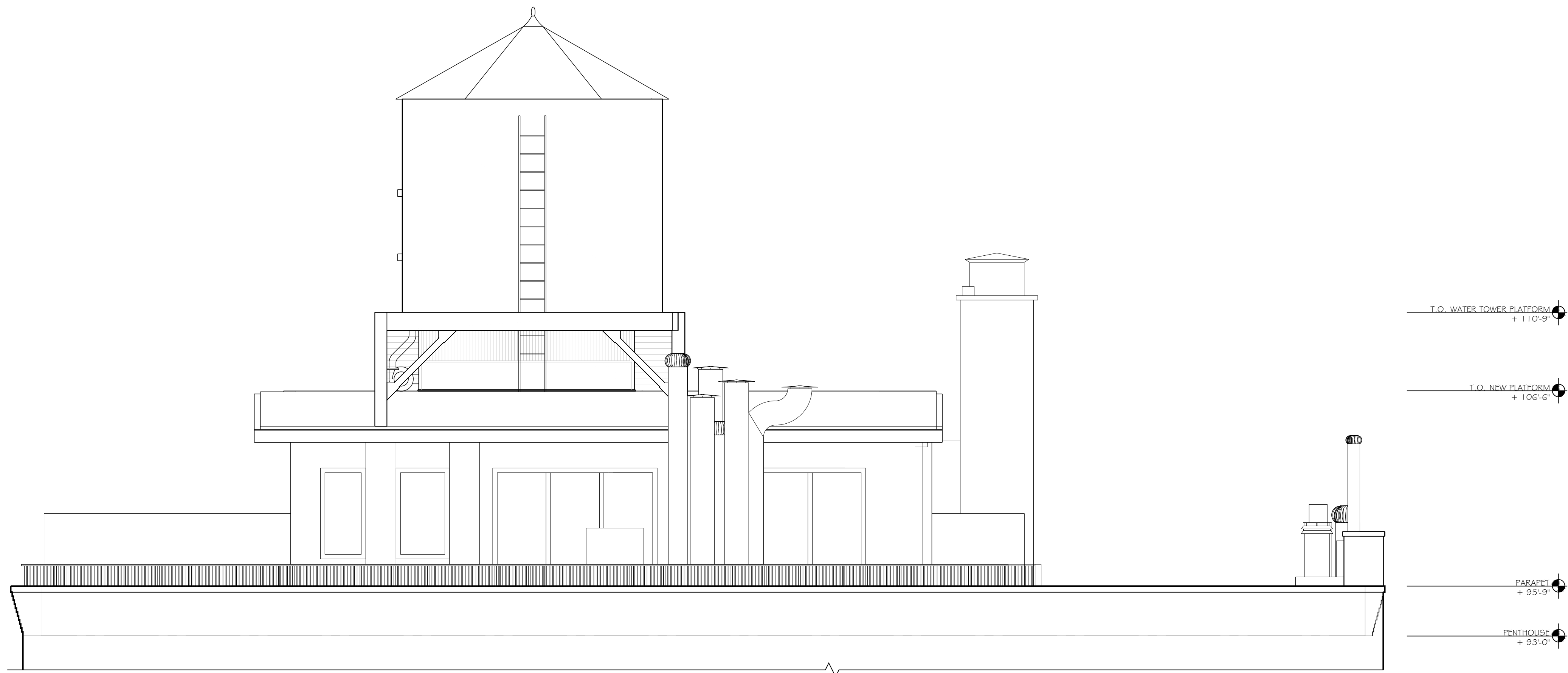
1A EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



1B PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



1A EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1B PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



32 MORTON STREET
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COOLING TOWER

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SCALE 0 1' 2' 4' 8' 16'
1/4" = 1'-0"

SHEET TITLE
NORTH ELEVATION

WSA PROJECT NO.
1201.08

DOB BIN NO.
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DATE	11.18.2024	DRAWING NO
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SCALE 0 1' 2' 4' 8' 16'

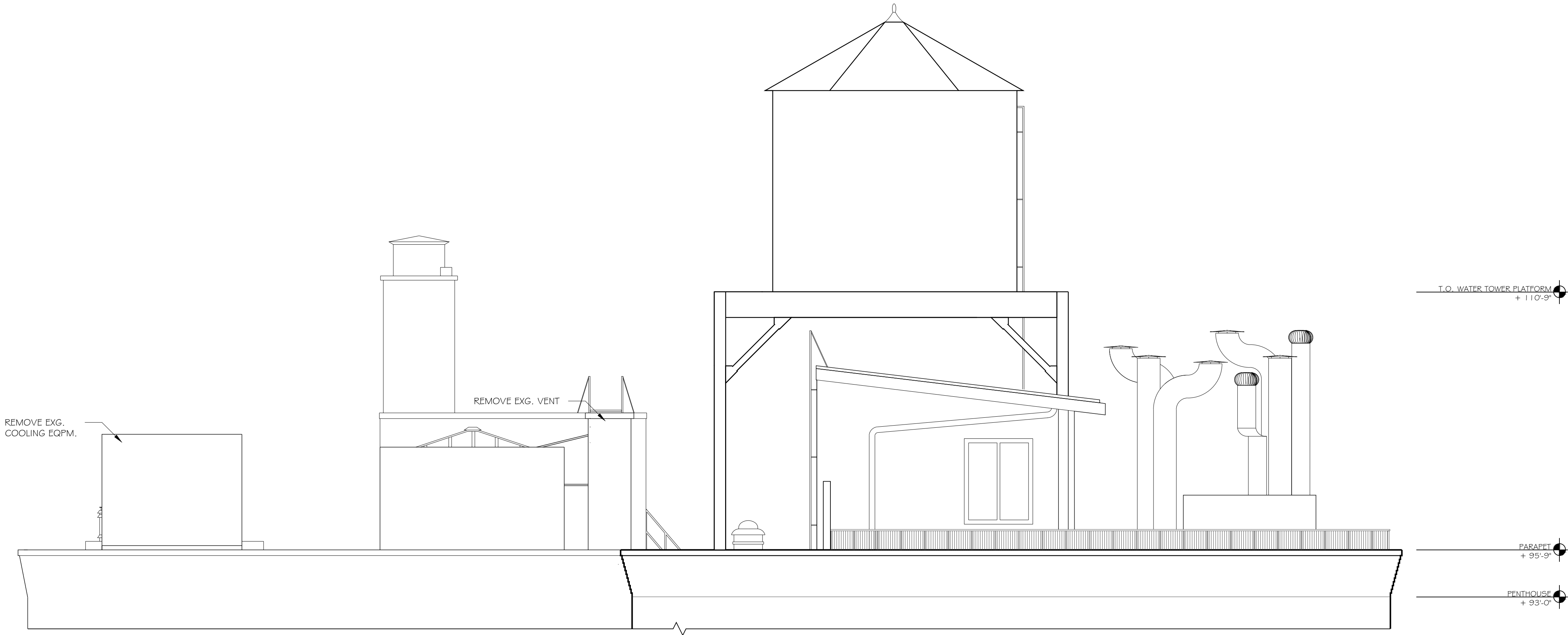
1/4" = 1'-0"

SHEET TITLE
EAST ELEVATION

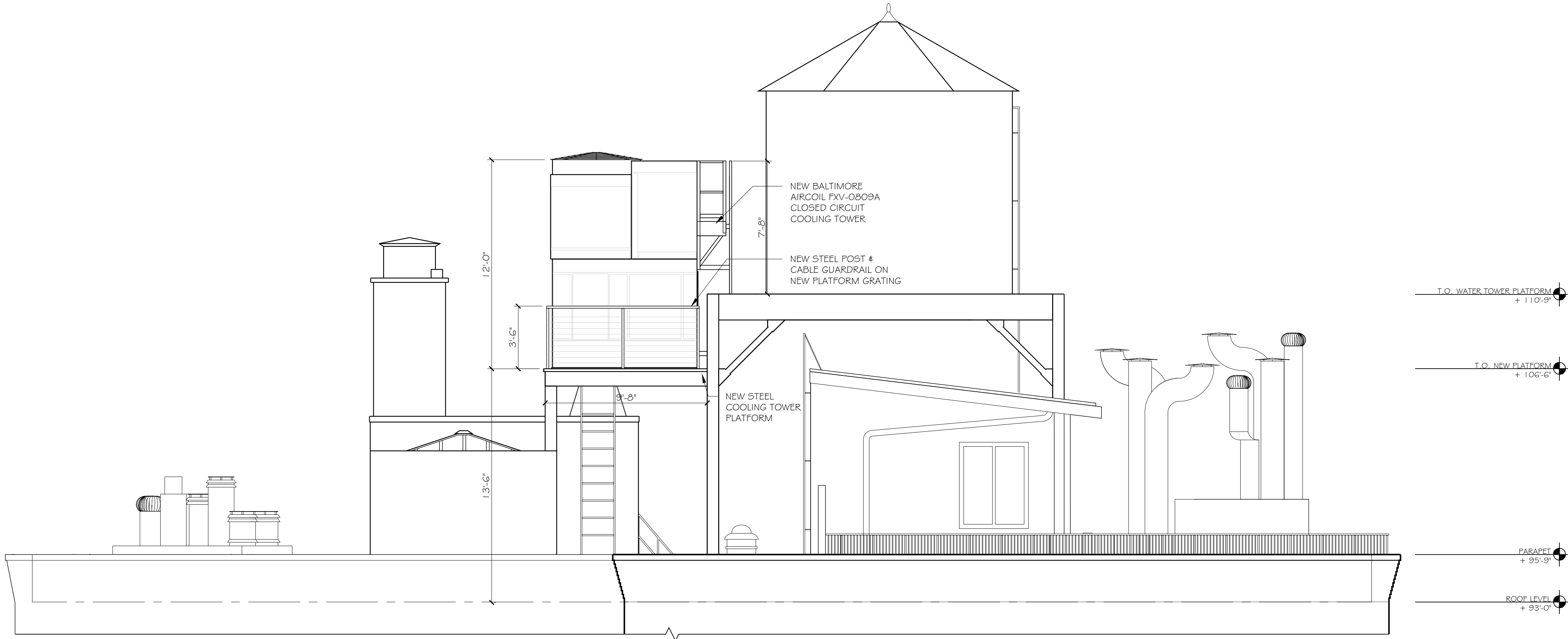
WSA PROJECT NO.
1201.08

DOB BIN NO.
1009799

DATE	11.18.2024	DRAWING NO	A-401.00
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1A EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



1B PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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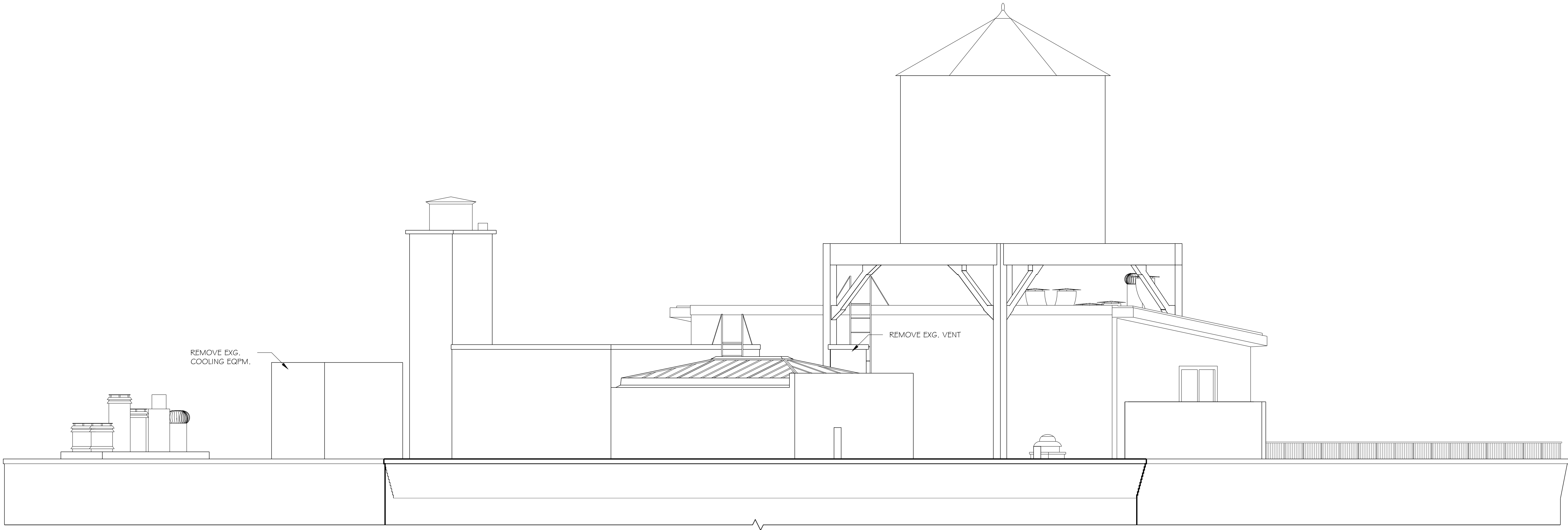


SHEET TITLE
SOUTHEAST ELEVATION

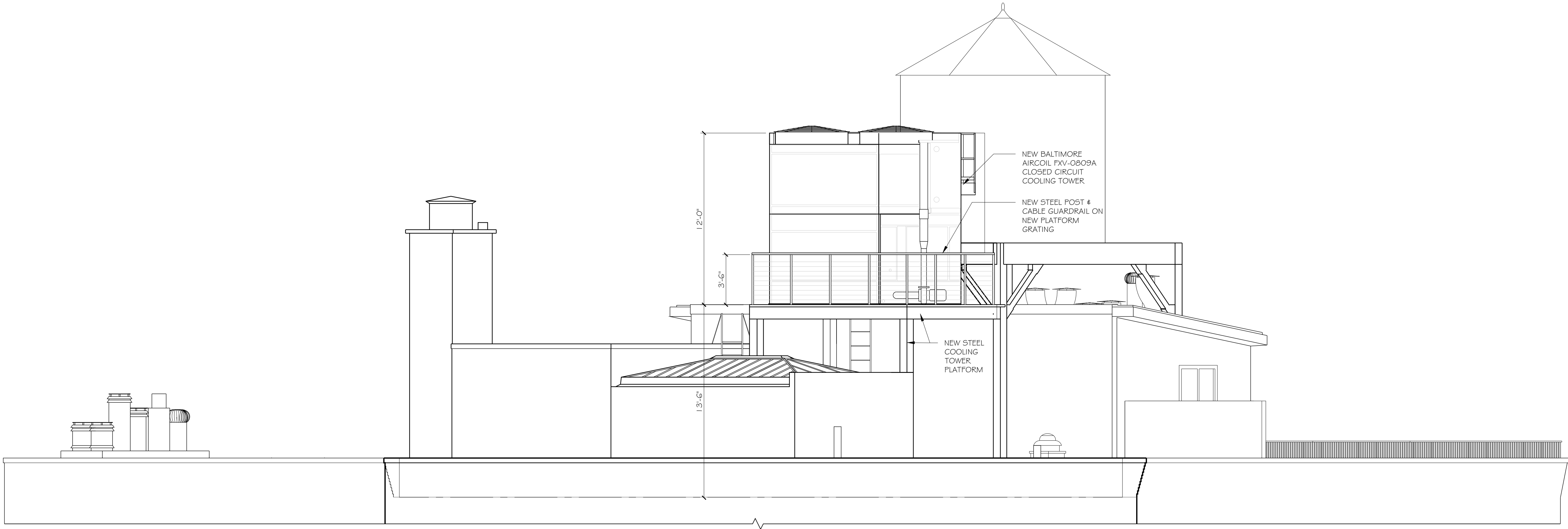
WSA PROJECT NO. 1201.08

DOB BIN NO. 1009799

DATE	11.18.2024	DRAWING NO
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1A EXISTING SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



1B PROPOSED SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

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[illegible]

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SCALE

0 1' 2' 4' 8' 16'

$1/4'' = 1'-0''$

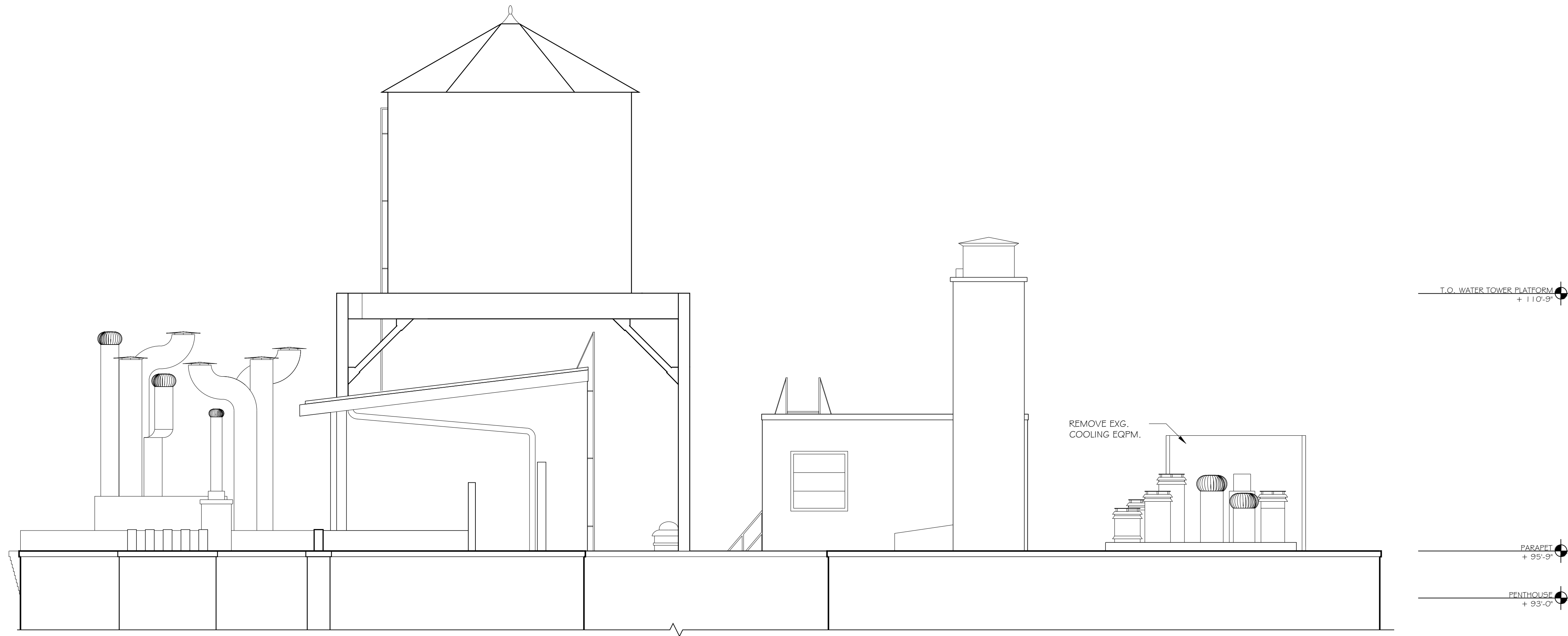
SHEET TITLE

SOUTH ELEVATION

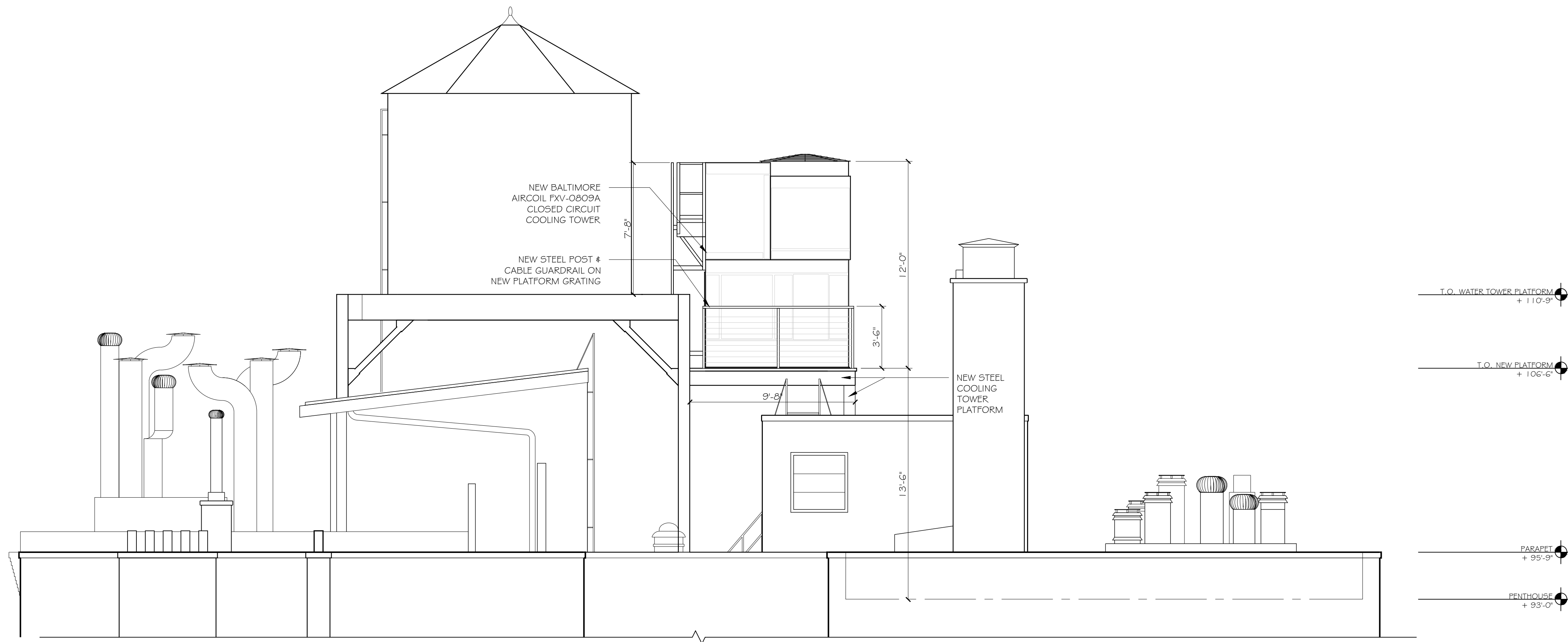
WSA PROJECT NO. 1201.08

DOB BIN NO.	1009799
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DATE	11.18.2024	DRAWING NO A-403.00
PROJECT NO	1201.08	
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1A EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



1B PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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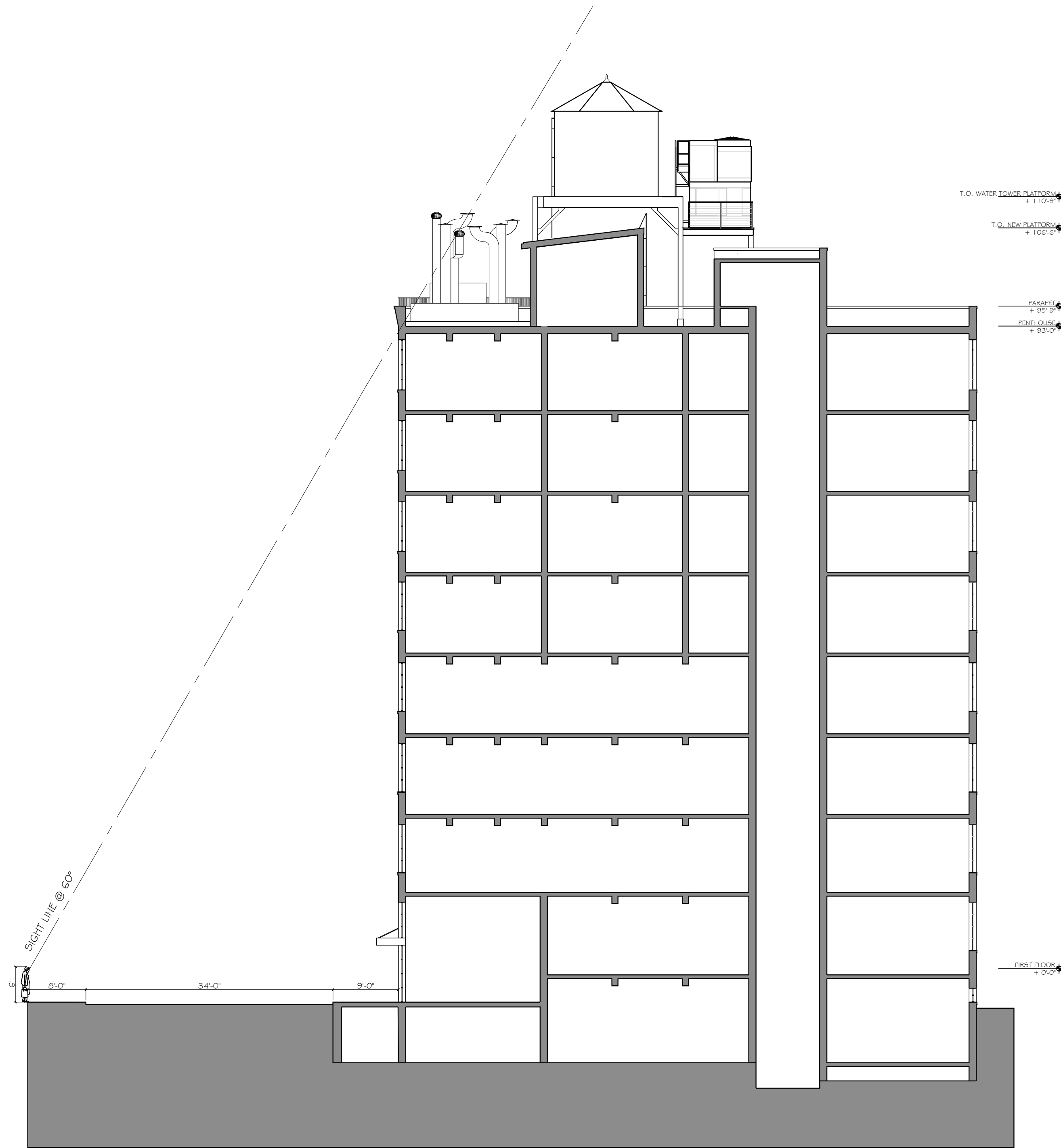
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1/4" = 1'-0"

SHEET TITLE
WEST ELEVATION

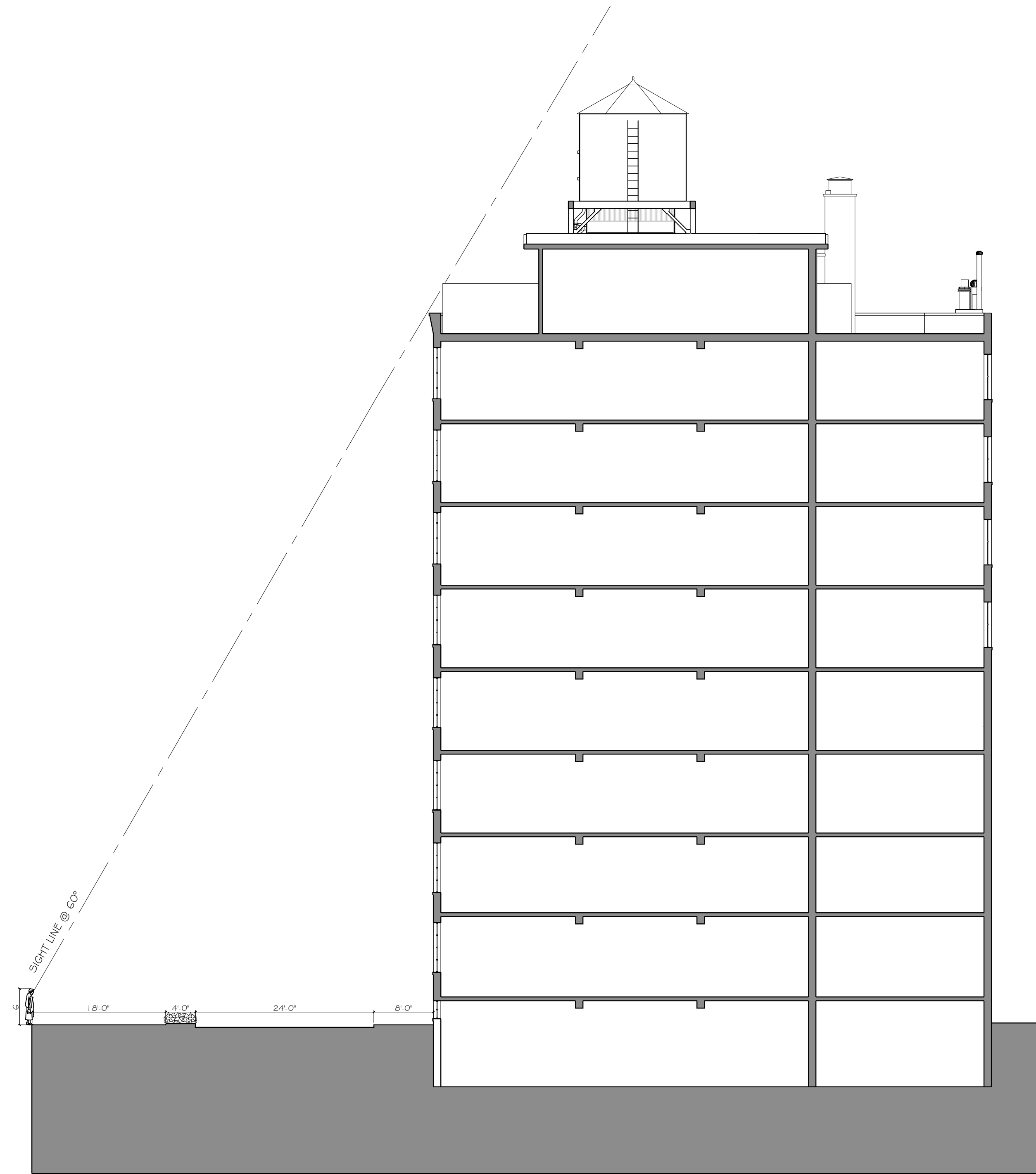
WSA PROJECT NO. 1201.08

DOB BIN NO. 1009799

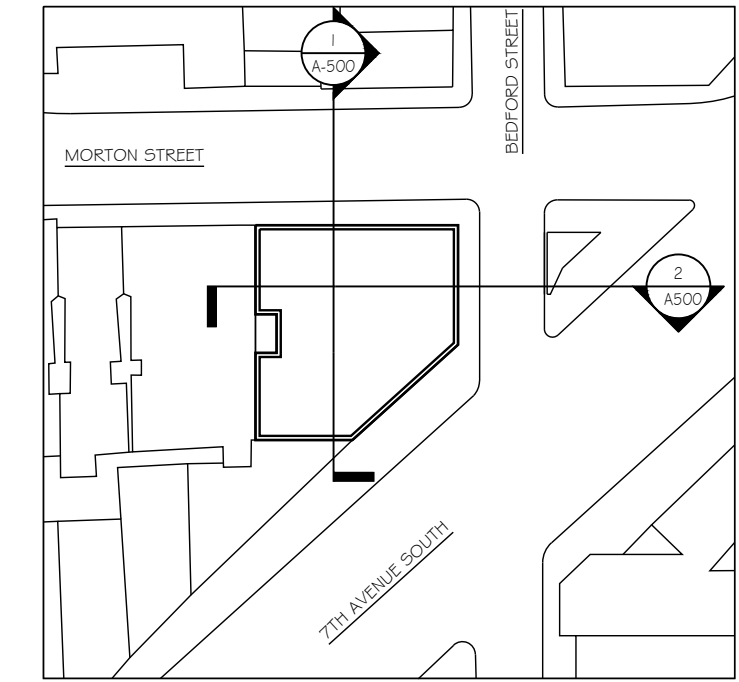
DATE	11.18.2024	DRAWING NO
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1 MORTON STREET SECTION
SCALE: 3/32" = 1'-0"



2 BEDFORD STREET SECTION
SCALE: 3/32" = 1'-0"



KEY PLAN



32 MORTON STREET NEW YORK CITY

COOLING TOWER

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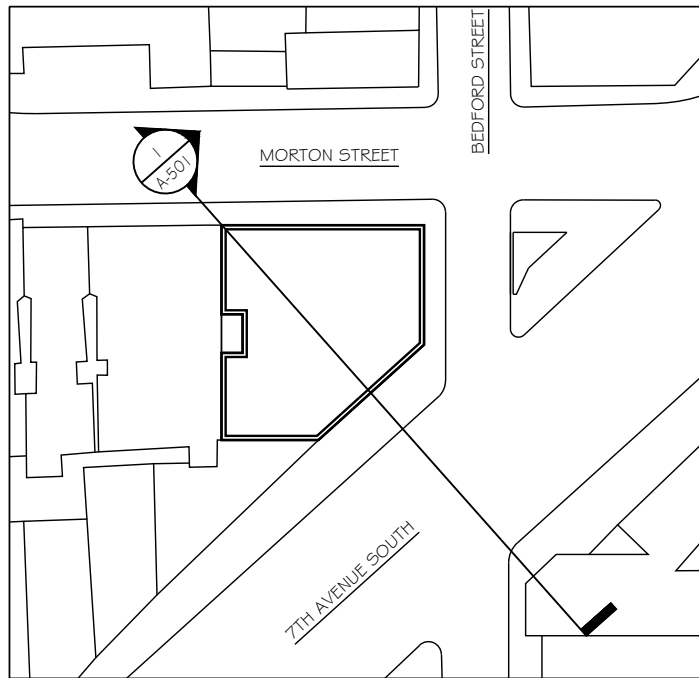
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3/32" = 1'-0"

SHEET TITLE
SIGHTLINE SECTIONS

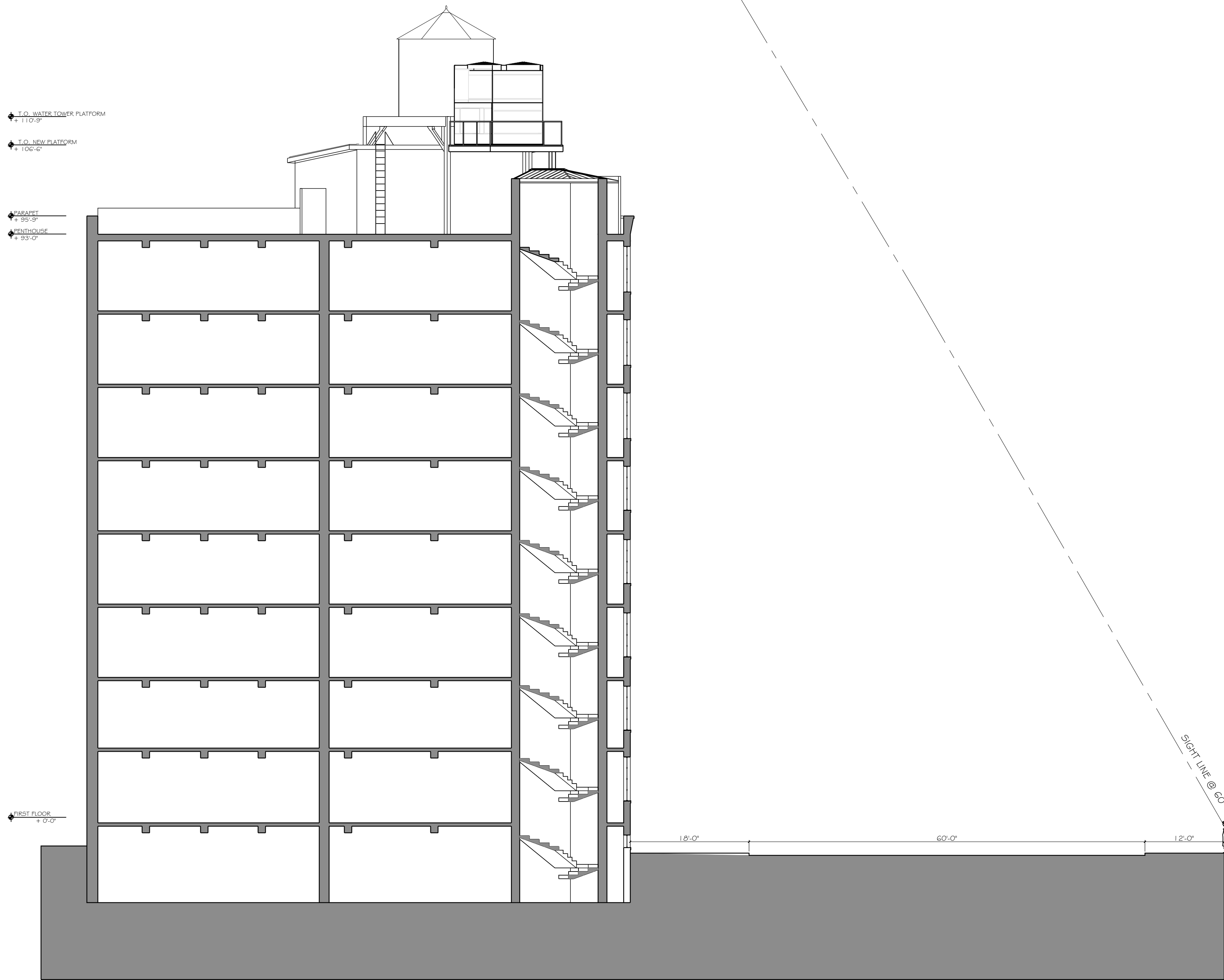
WSA PROJECT NO. 1201.08

DOB BIN NO. 1009799

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KEY PLAN



1 7TH AVENUE SECTION
SCALE: 3/32" = 1'-0"



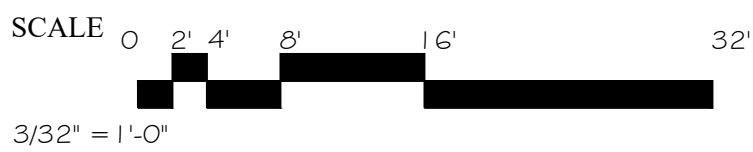
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SHEET TITLE

SIGHTLINE SECTIONS

WSA PROJECT NO.

1201.08

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