

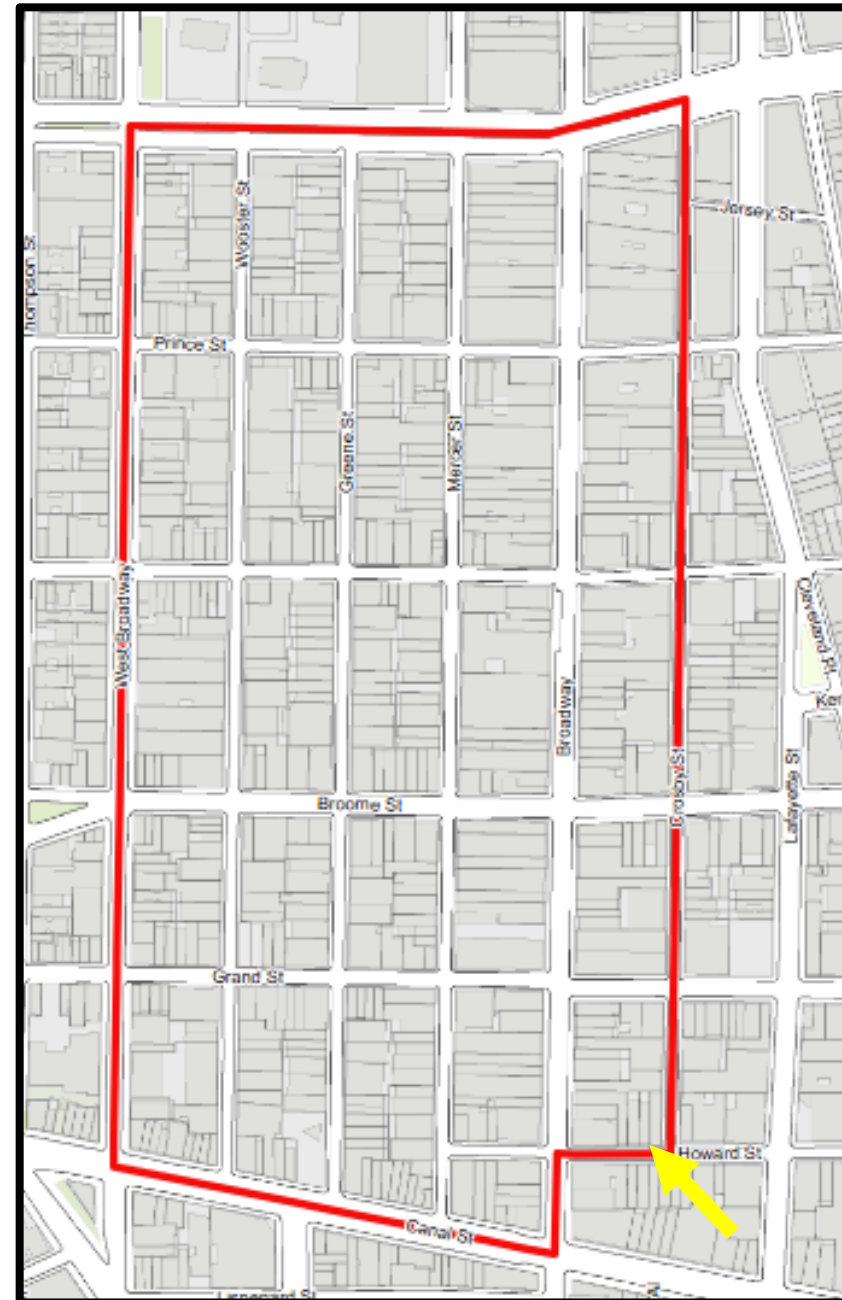
# 32 Howard Street New York, NY, 10013 2 Crosby Owner LLC

LPC Public Hearing Presentation  
Date: January 28th, 2025

Asset Image



Soho Cast Iron  
Historic District LP 00768  
Landmark District Map



Area Map



# Overview of Request



## Formal request for LPC approval on:

- Stucco finish applied to exterior rear courtyard façade
- Removal of pintels from windows located on the rear exterior courtyard façade



# Photo Documentation Primary Façade

*Primary Façade Prior to Work (2017)*



*Current Primary Façade (2024)*



# Photo Documentation Secondary Courtyard Façade Prior to Work



A



B



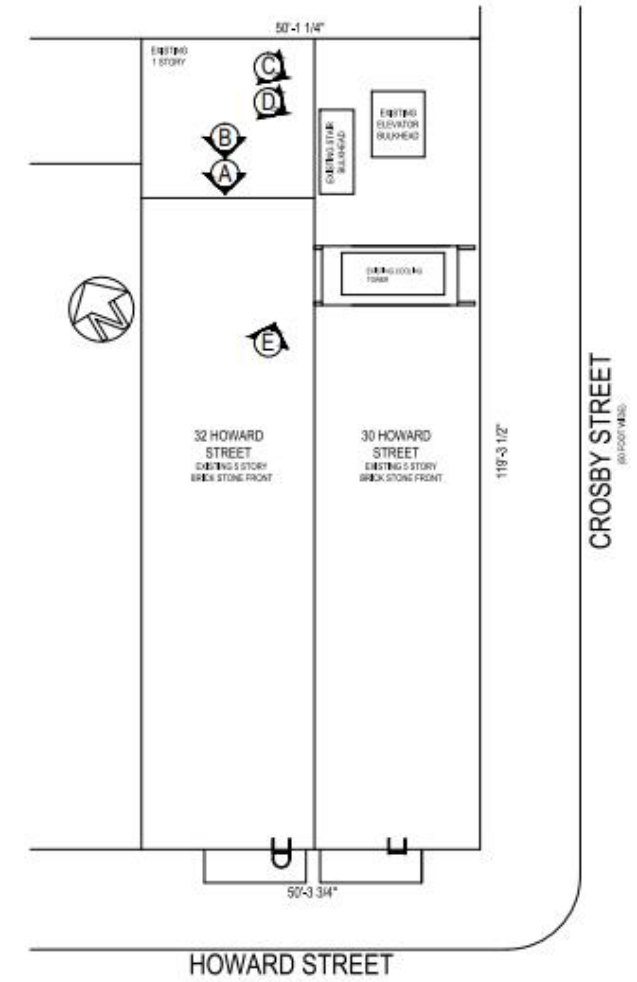
C



D

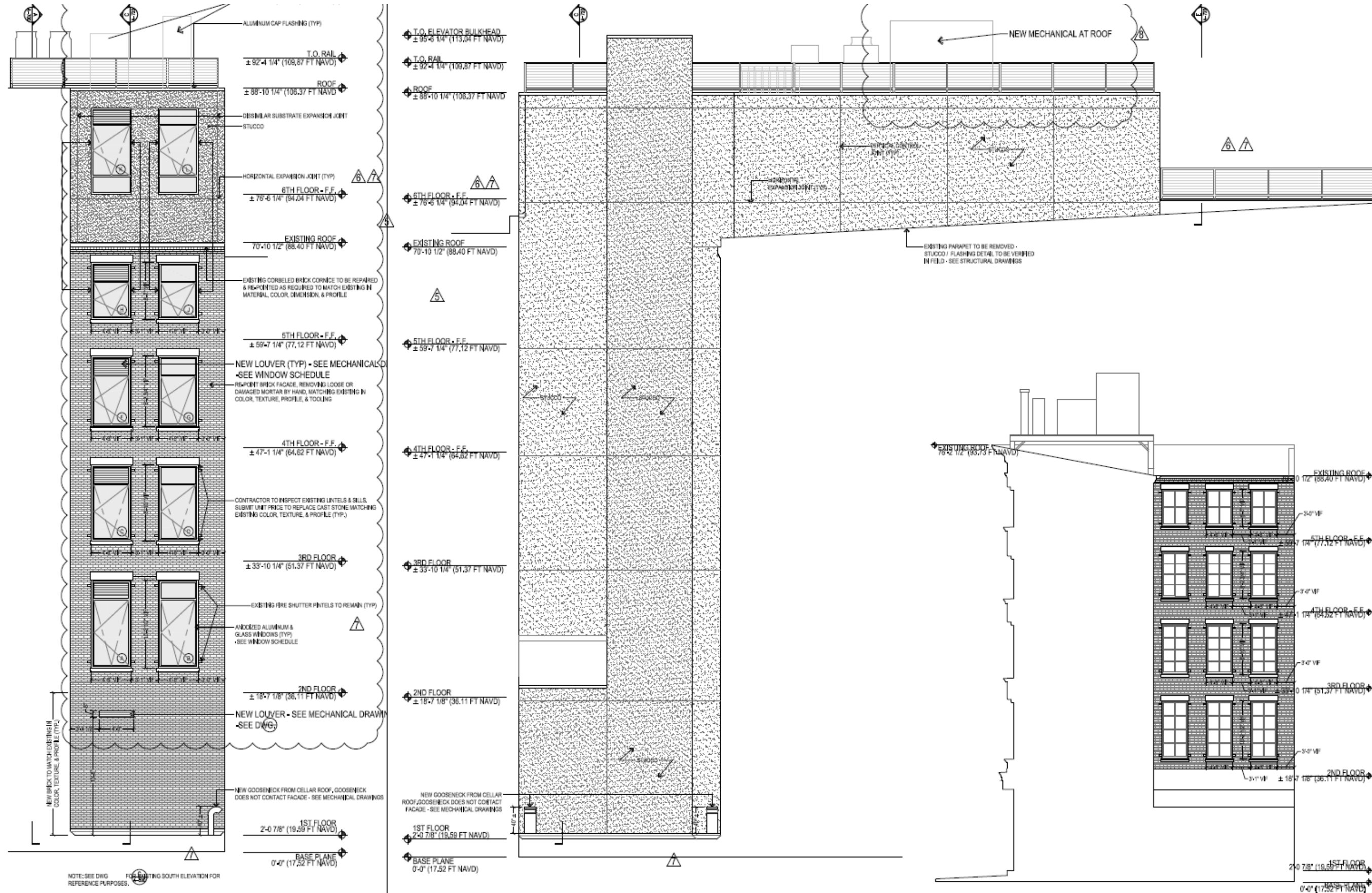


E



# Overview of Approved Work

## 2018 Drawings Approved per MISC-19-35148



**A** SOUTH ELEVATION - COURTYARD

SCALE: 3/16" = 1'-0"

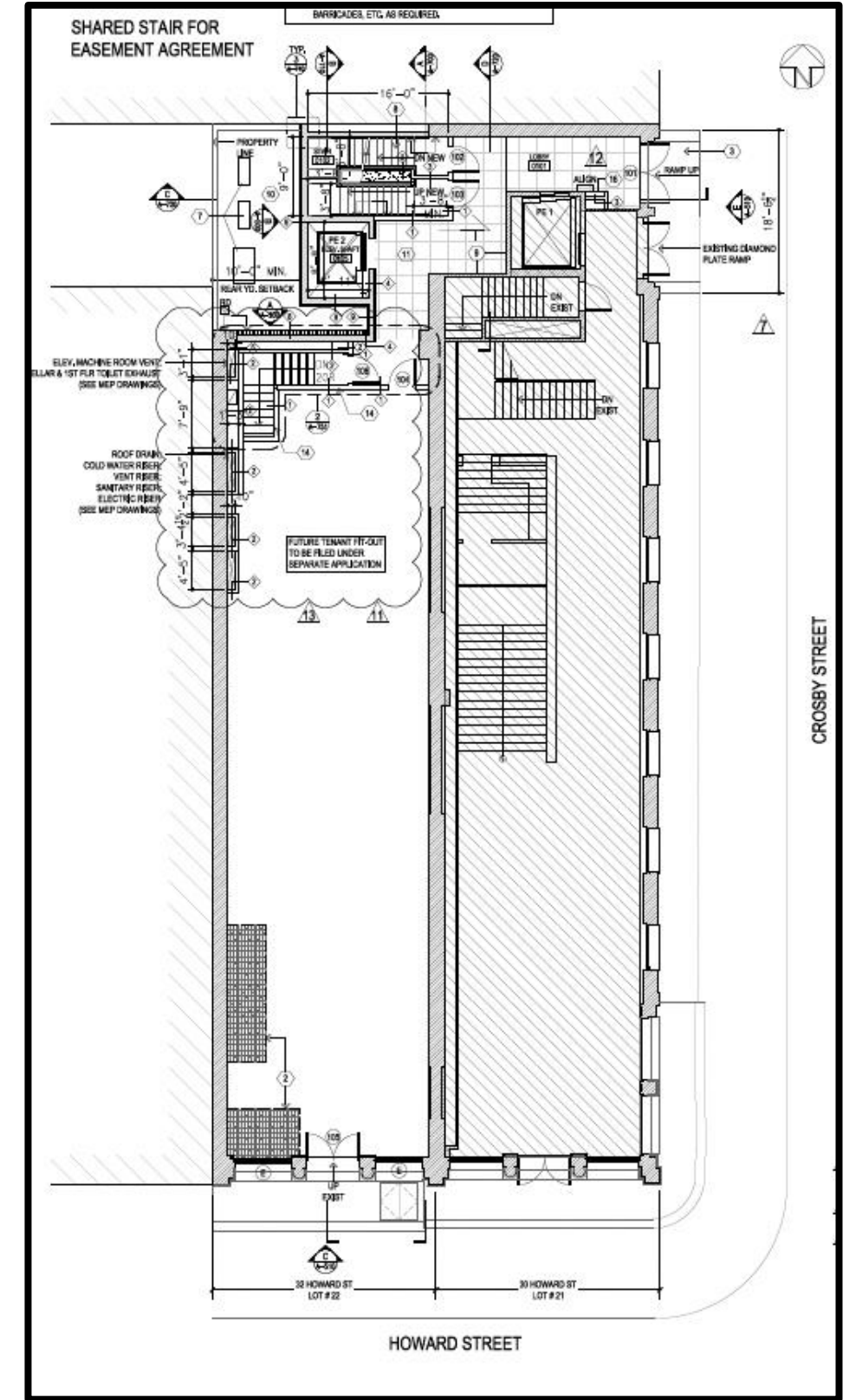
**B** WEST ELEVATION - COURTYARD / 6TH FLOOR

SCALE: 3/16" = 1'-0"

**C** EXISTING SOUTH ELEVATION - COURTYARD

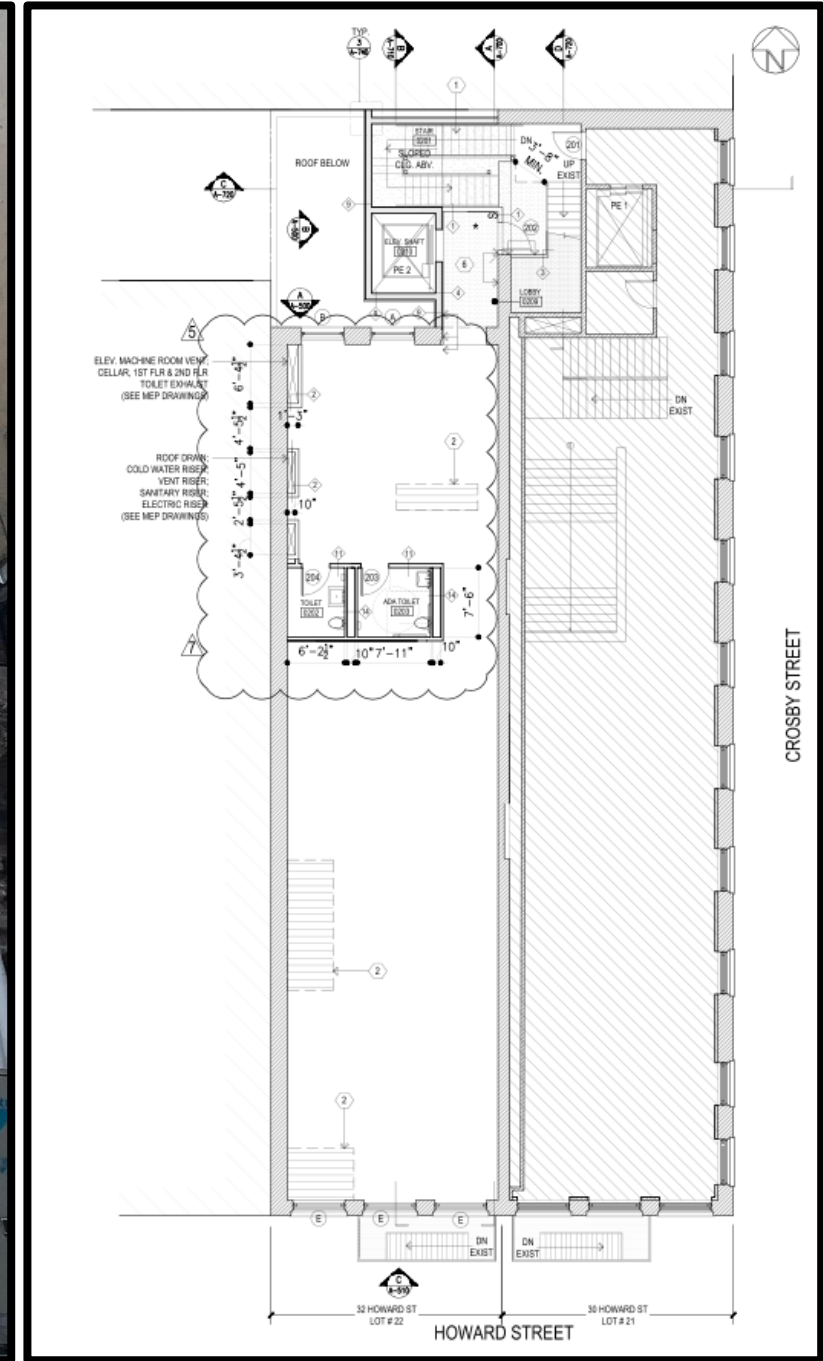
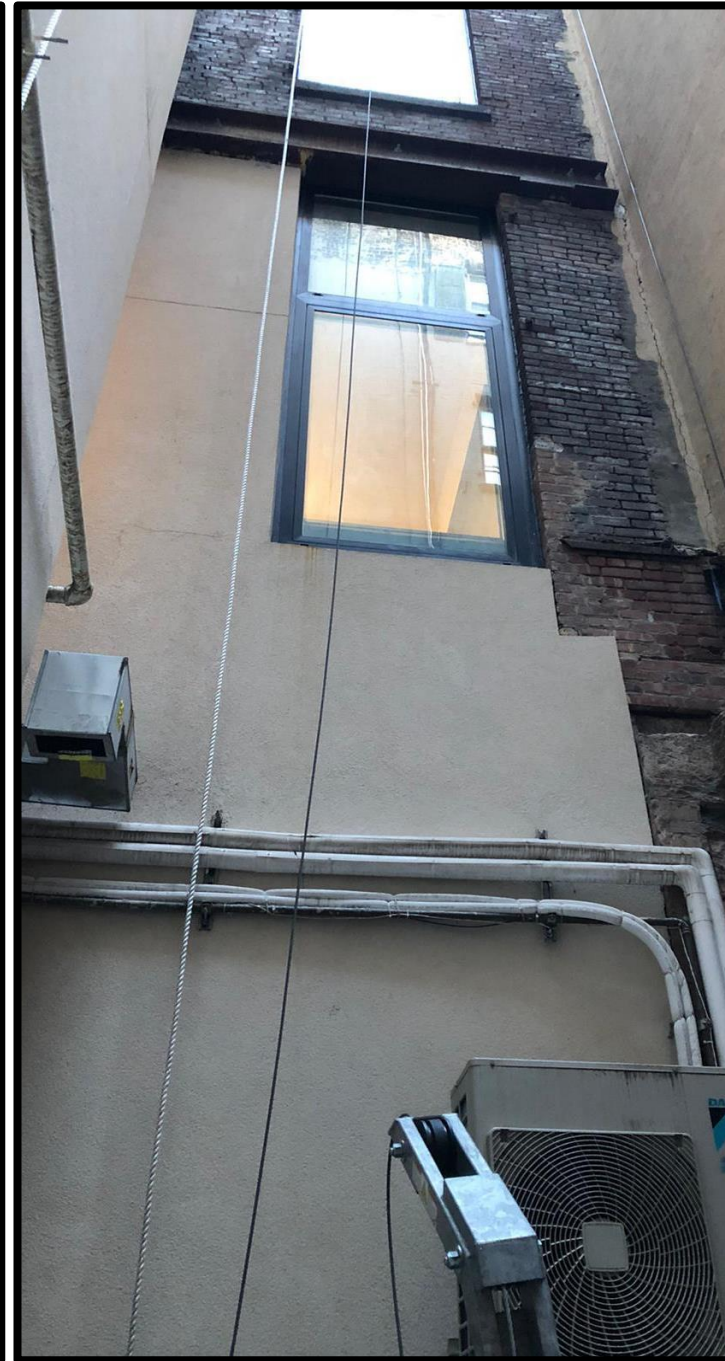
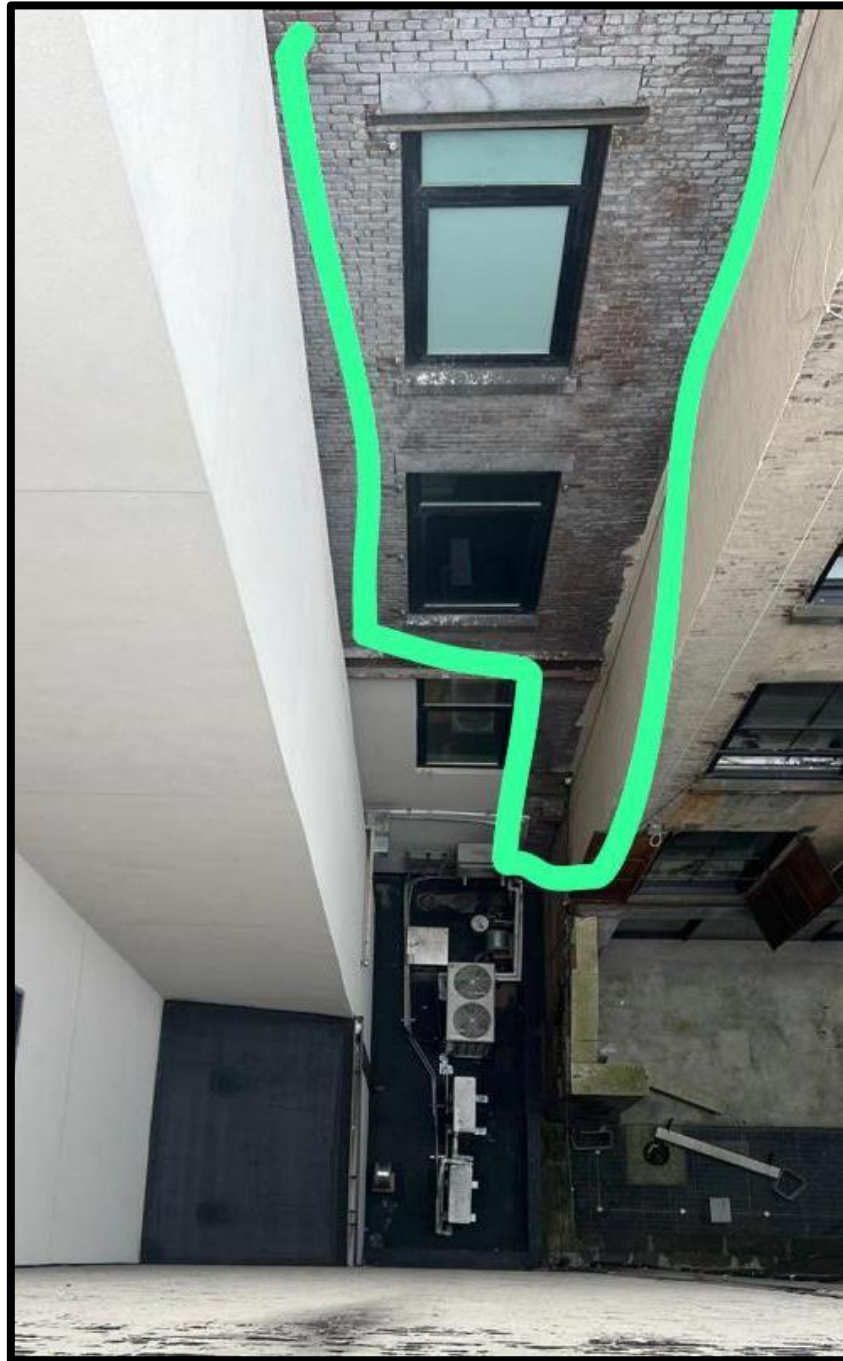
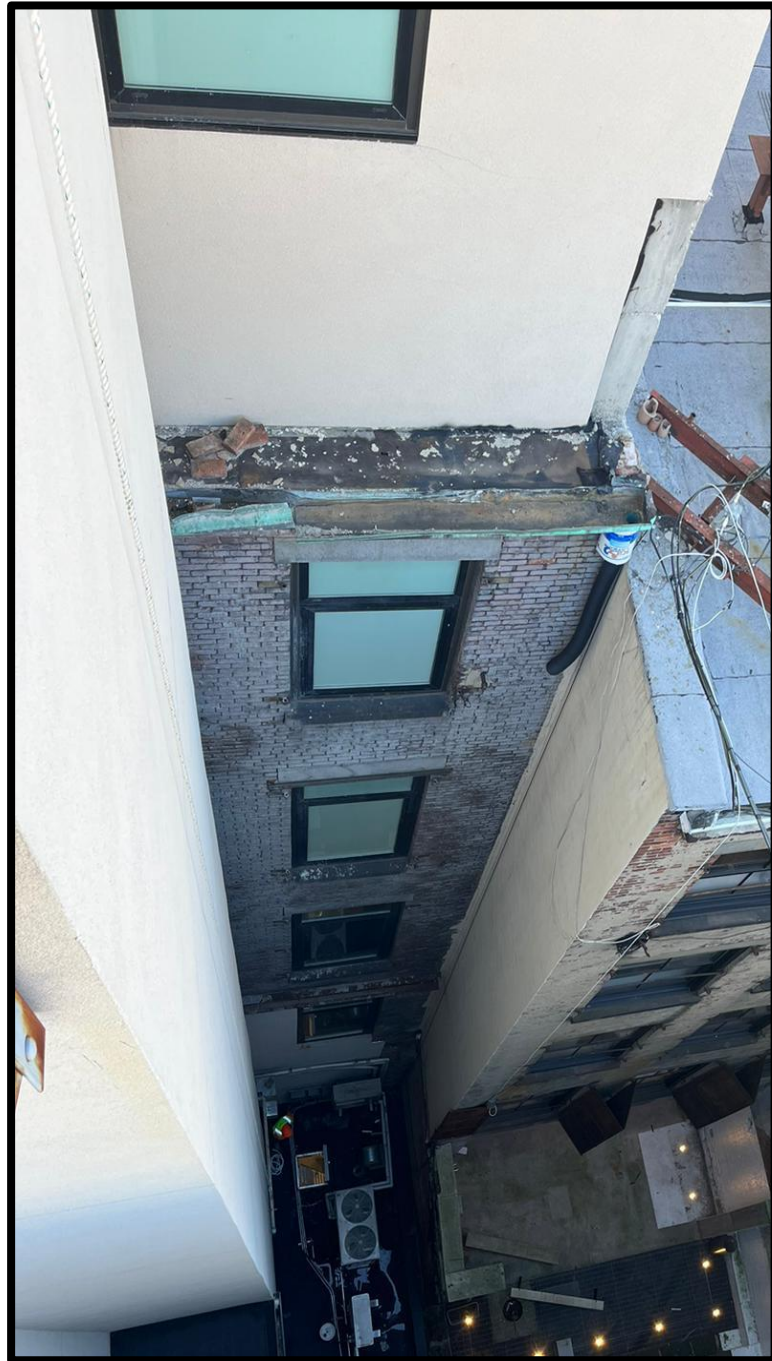
SCALE: 1/8" = 1'-0"

# Photo Documentation Water Infiltration



Photos from October 2023

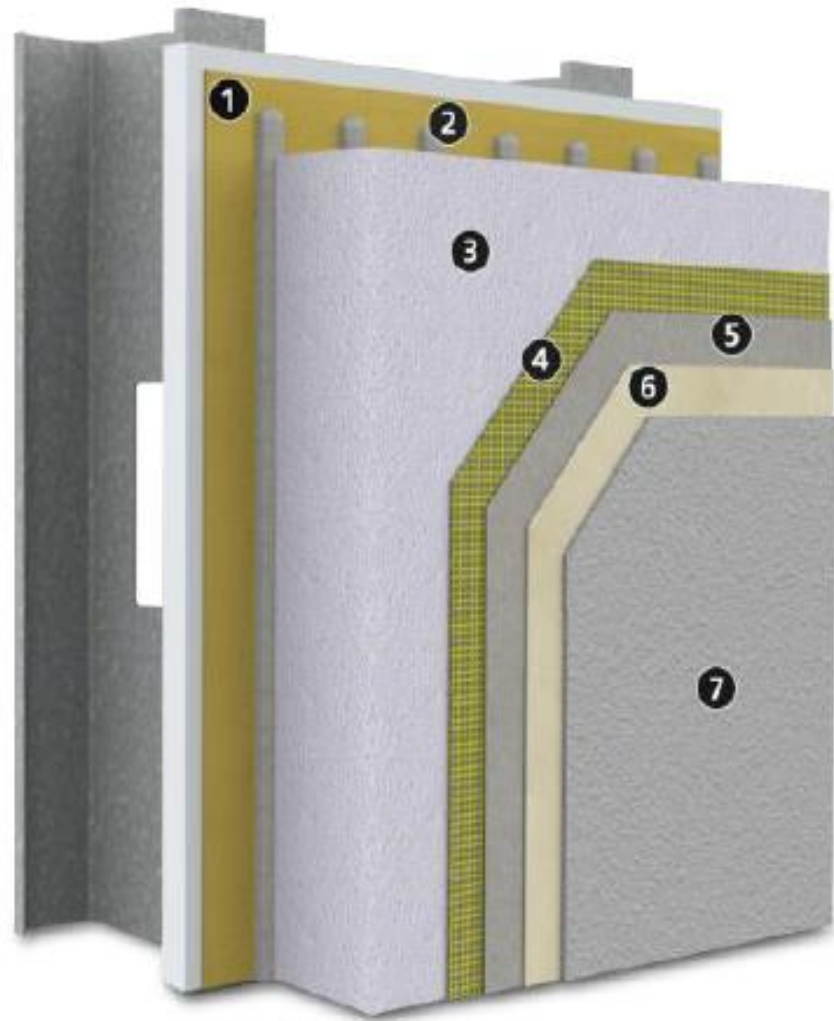
# Photo Documentation Secondary Façade Prior to Work



Photos from November 2023

# Stucco Detail

## *StoTherm<sup>®</sup> ci*



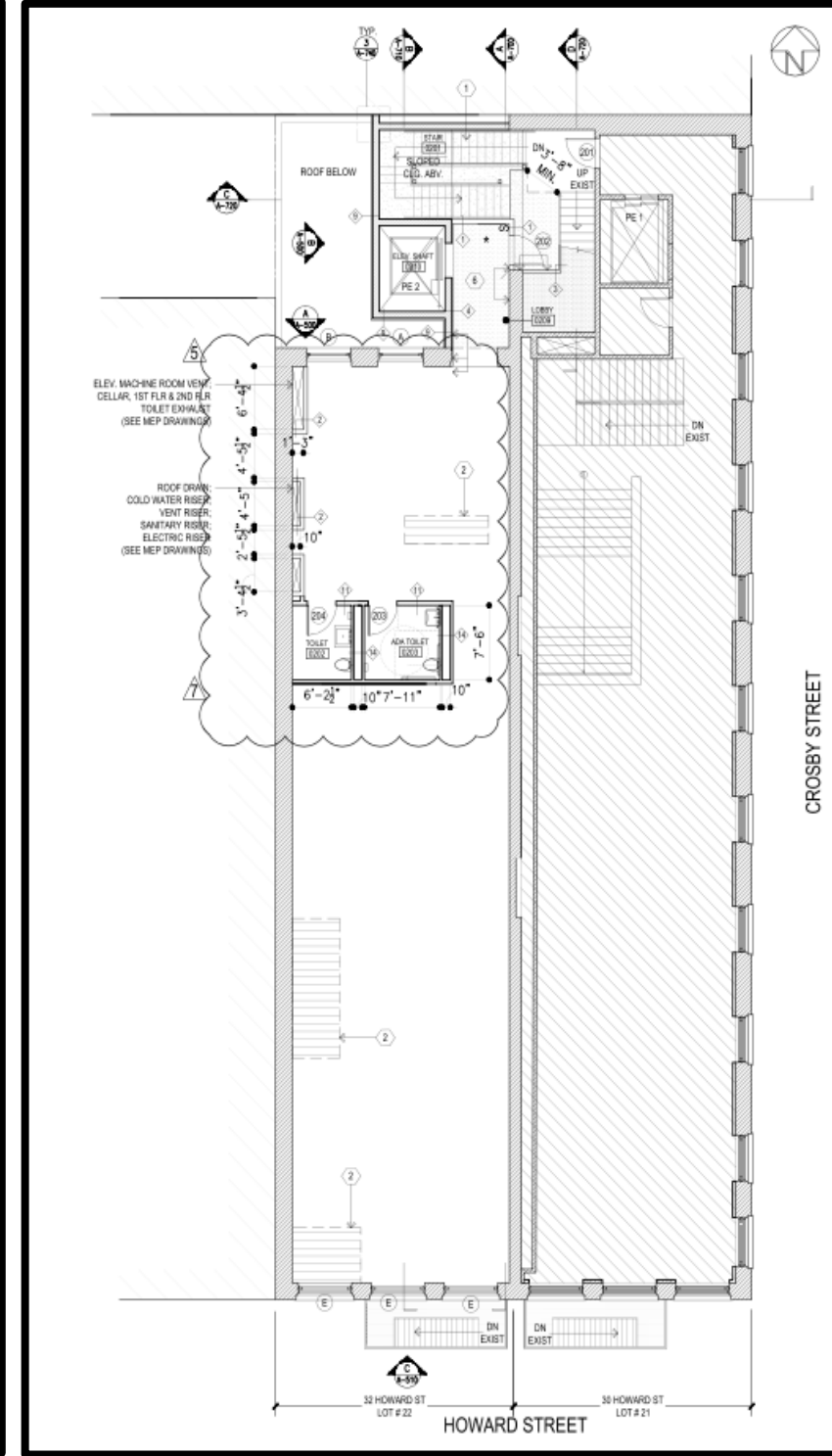
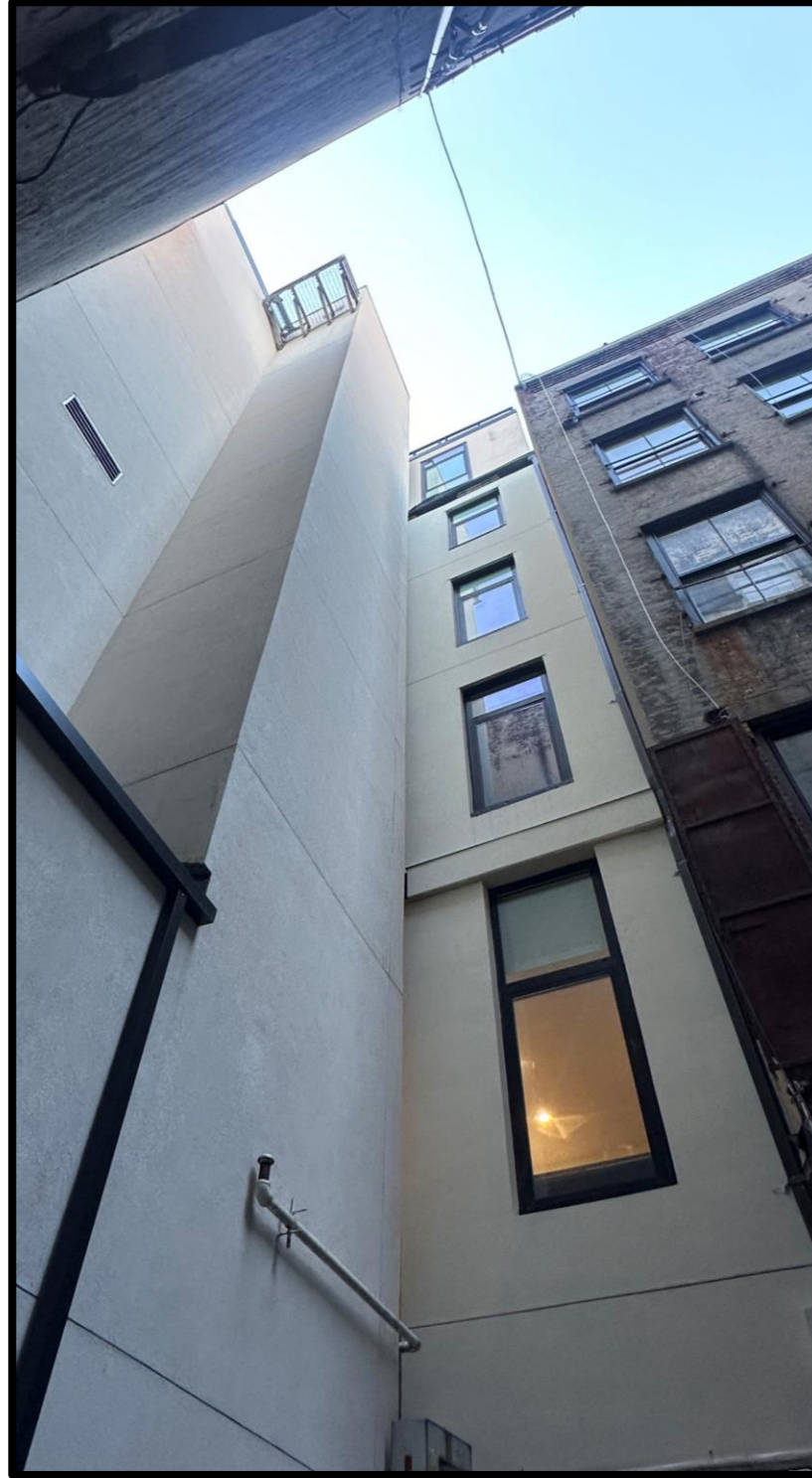
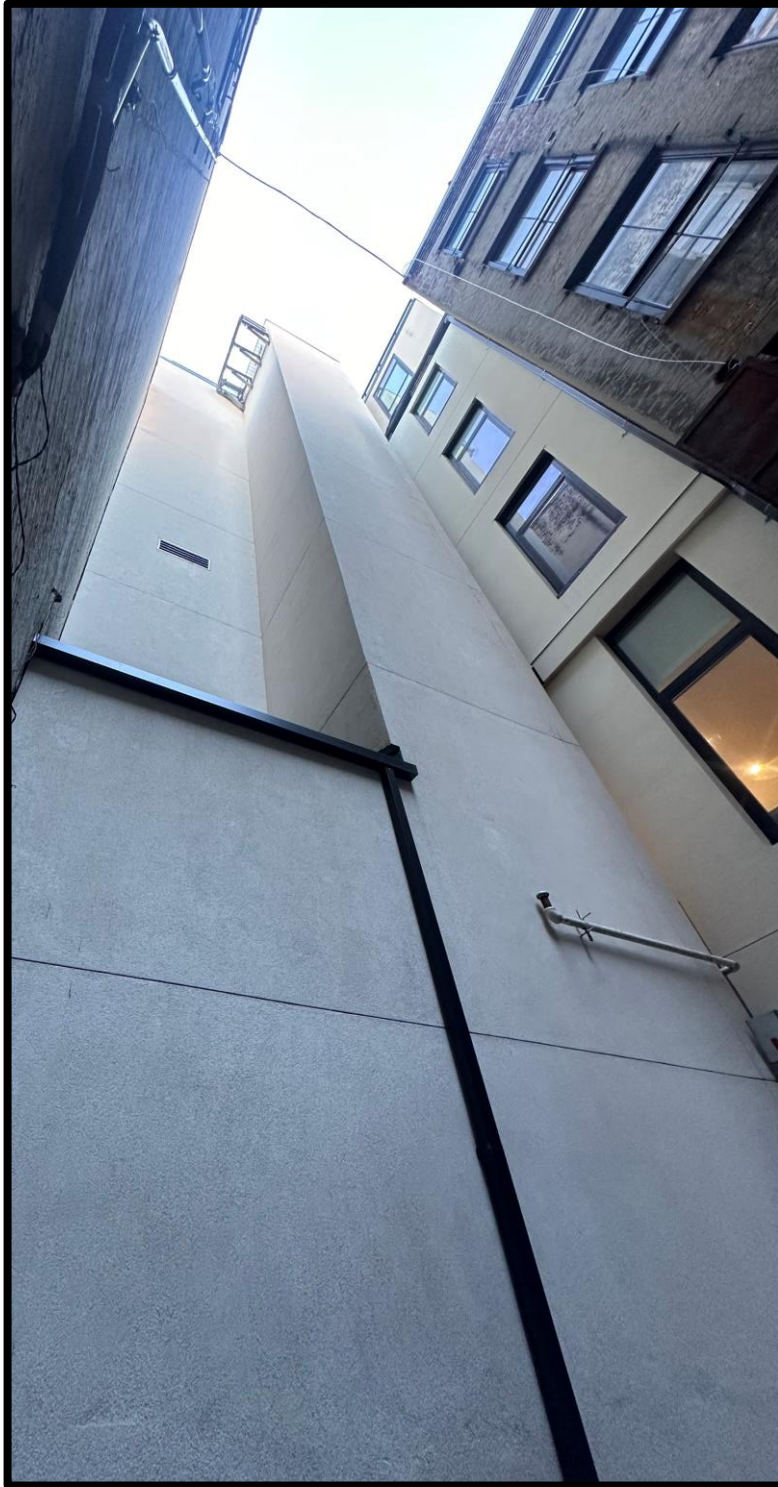
Substrate: Glass Mat Gypsum sheathing in compliance with ASTM C 1177, Exterior or Exposure I wood-based sheathing (plywood or OSB), cement board in compliance with ASTM C1325, or code compliant concrete, concrete masonry or portland cement plaster, existing structurally sound, uncoated brick or other masonry wall construction.

1)	Air Barrier and Water-resistive Barrier: StoGuard
2)	Adhesive options: Sto TurboStick <sup>®</sup> , Sto BTS <sup>®</sup> Plus, Sto BTS Xtra, Sto Primer/Adhesive-B, or Sto Primer/Adhesive
3)	Insulation: Sto EPS Insulation Board
4)	Reinforcement: Sto Mesh (embedded in Sto base coat)
5)	Base Coat options: Sto BTS Plus, Sto BTS Xtra, Sto RFP, Sto Primer/Adhesive-B, or Sto Primer/Adhesive
6)	Primer: StoPrime Sand (optional)
7)	Finish: choose among, <ul style="list-style-type: none"> <li>• Sto Textured Finishes</li> <li>• StoCast Finishes</li> <li>• Sto Signature and Sto Specialty Finishes</li> </ul>

System Description	
StoTherm ci is a decorative and protective exterior wall cladding that combines superior air and weather tightness with excellent thermal performance and durability. It incorporates continuous exterior insulation and StoGuard Air and Water-resistive Barrier with Sto's high performance finishes in a fully tested wall cladding assembly.	
Uses	
StoTherm ci can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climate extremes of North America.	
Features	Benefits
Design versatility	Aesthetic and curb appeal easy to achieve
Continuous exterior insulation, no mechanical fasteners	Energy efficient, reduced heating and cooling costs
Lightweight	Reduced structural costs
Continuous air and water-resistive barrier	Protects against mold and moisture problems
ICC-ES listed and evaluated	Fully tested building code compliant assembly
Properties	
Weight (not including sheathing and frame)	< 2 psf (10 kg/m <sup>2</sup> )
Thickness (insulation)	1 to 12 inches (25 – 305 mm)
R-value (not including sheathing and frame)	3.6 – 43.2 ft <sup>2</sup> •h•°F / Btu (0.63 – 7.60 m <sup>2</sup> •K / W)
Wind Load Resistance	Tested up to ± 188 psf (9.00 kPa)
Compliance	<ul style="list-style-type: none"> <li>• IBC, IRC, IECC- 2018, 2021</li> <li>• 2022 NYC BC Fireblocking</li> <li>• ASHRAE 90.1-2019</li> </ul>
Construction Types and Fire Resistance	<ul style="list-style-type: none"> <li>• I-V, NFPA 285 tested for types I-IV</li> <li>• ASTM E119 tested for 1&amp;2 hour walls</li> </ul>

# Photo Documentation

## Secondary Façade Post Work



Photos from December 2024

# Visibility Study



# Conclusion

