

SLIDE 1: PROJECT OVERVIEW

SCOPE OF WORK

MODIFY EXISTING PAINTED METAL AND GLASS NON-ORIGINAL GARAGE & RETAIL ENTRY DOOR STOREFRONT USING THE SAME MATERIALS. NO CHANGE TO THE MASONRY OPENING OR HSS STEEL COLUMNS.

EXISTING BUILDING CHARACTERISTICS

ADDRESS: 51 MERCER STREET
BOROUGH: MANHATTAN
BLOCK: 474
LOT: 7501
ZONING MAP NUMBER: 12a
ZONING DISTRICT: M1-5 / R7X

SPECIAL SNX DISTRICT
STORIES: 2 STORIES
CONSTRUCTION CLASS: CLASS-3 NON FIREPROOF
LOT AREA: 2,500 SQUARE FEET
BUILDING HEIGHT: 25'
BUILDING CODE: OLD CODE
OCCUPANCY GROUP: COMMERCIAL OLD CODE
BUILDING DOMINANT USE GROUP IS COM



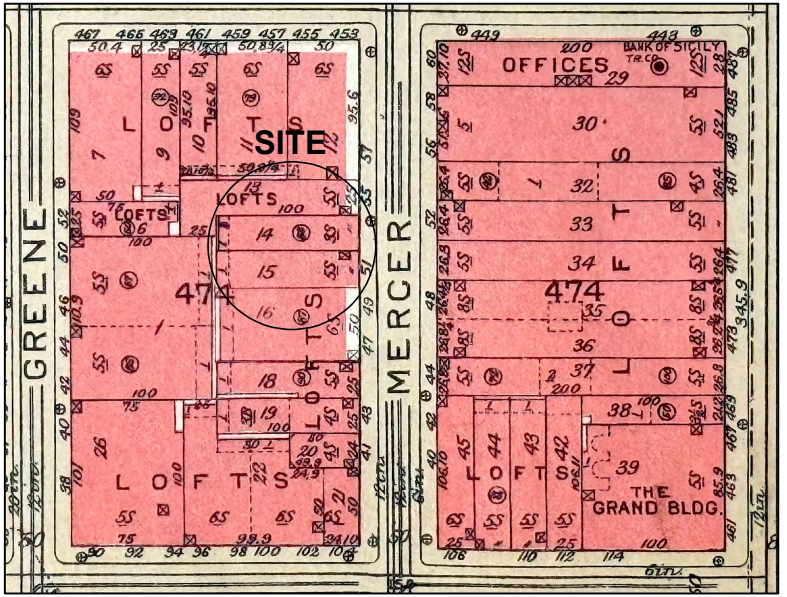
SOHO CAST IRON HISTORIC DISTRICT MAP



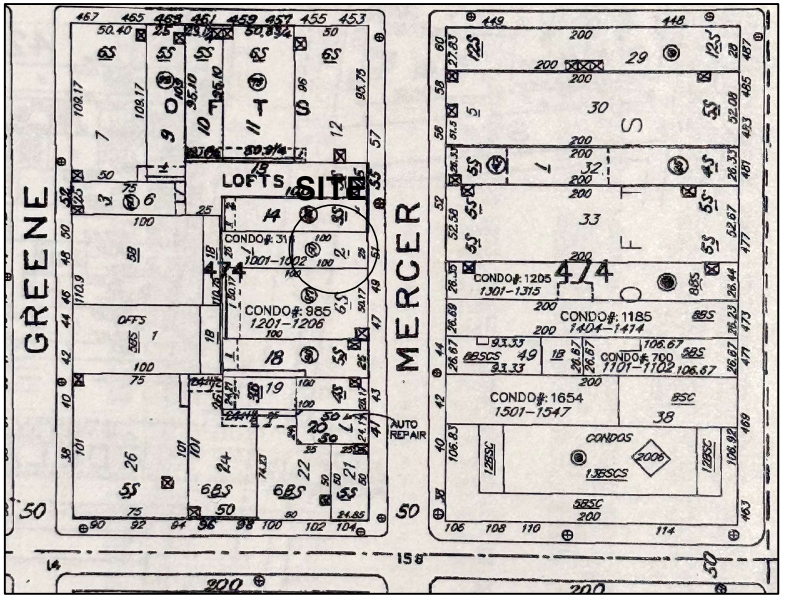
SITE PLAN

MERCER STREET (Cont'd.)	
474-19 #43 Completed: 1868 Architect: Henry Fernbach Original Owner: Arthur Levy Original Function: Store and storehouse Facade: Brick and iron 4 stories; 4 bays Comments: New ground floor, some window sills broken.	474-18 #45 Completed: 1868 Architect: Unknown Original Owner: Ira Campbell Estate Original Function: Store and loft Facade: Brick 5 stories; 3 bays Comments: Entire new facade in 1920 when altered into factory.
474-16 #47-49 Commenced: 7/1/1872 Completed: 2/28/1873 Architect: Joseph M. Dunn Carpenter: W. B. Pettit	474-15 #51 Completed: 1940 Function: Garage 2 stories

EXCERPT: HISTORIC DISTRICT DESIGNATION



1928 BROMLEY MAP



PRESENT DAY SANBORNE MAP



53 MECER STREET DESIGNATOIN PHOTOGRAPH FROM PLUTO

SLIDE 2: PHOTOGRAPHS



1 - PRESENT DAY PHOTOGRAPH



2 - PRESENT DAY PHOTOGRAPH



3 - PRESENT DAY PHOTOGRAPH



4 - PRESENT DAY PHOTOGRAPH



5 - PRESENT DAY PHOTOGRAPH



6 - 2014 PHOTOGRAPH (OPEN DOOR)

SLIDE 3: PHOTOGRAPHS



1 - 51 MERCER STREET 1940 TAX PHOTO DURING FIRE



2 - 51 MERCER STREET 1940 TAX PHOTO DURING FIRE



3 - 2009 PHOTOGRAPH GOOGLE

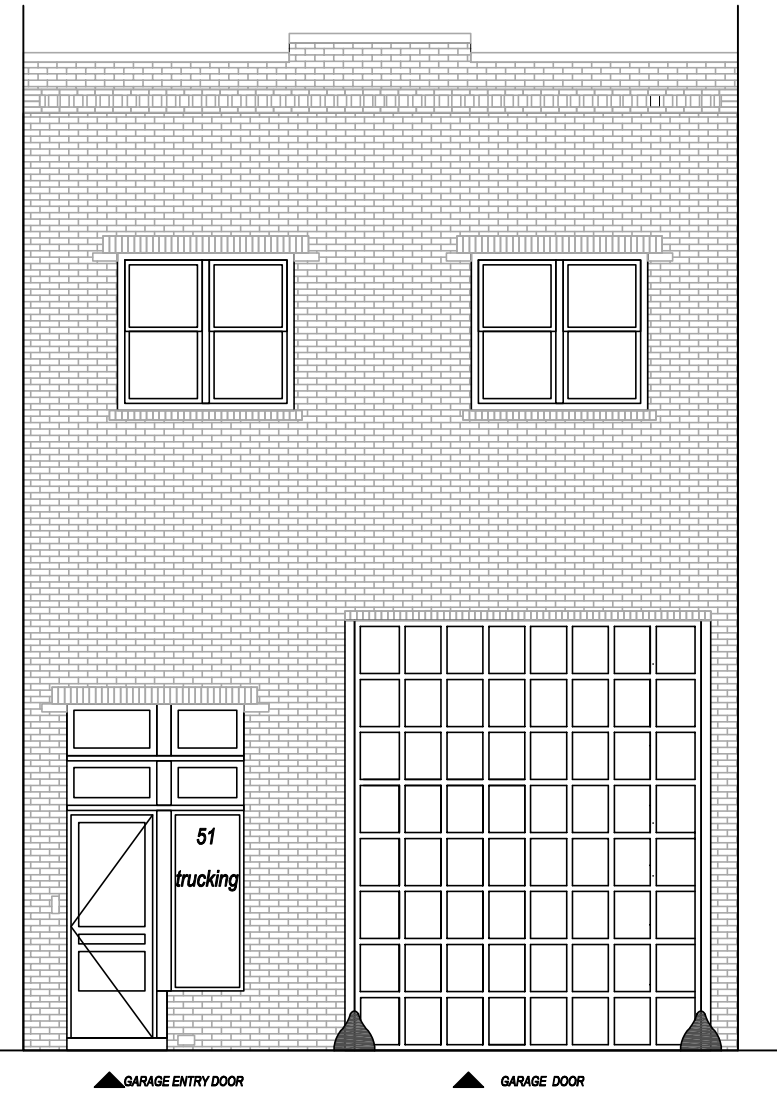
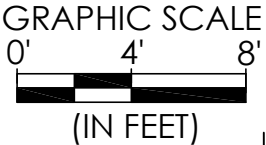


4 - 51 MERCER STREET 1940 TAX PHOTO AFTER FIRE - EXISTING GARAGE

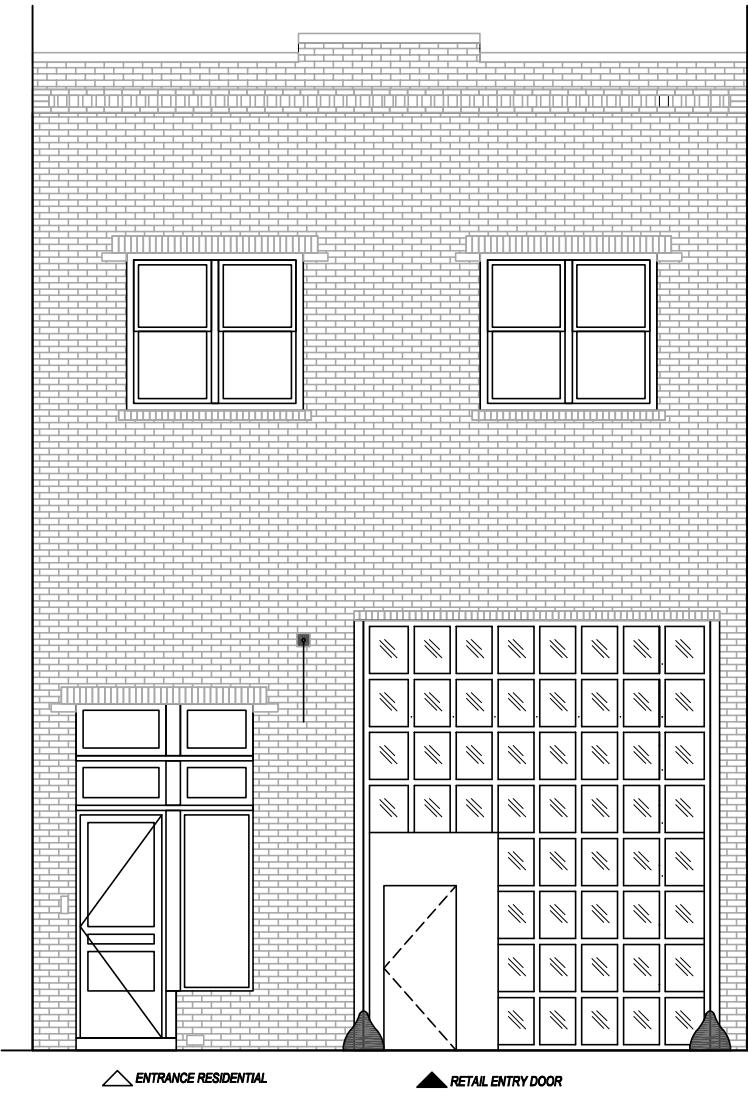


5 - 1999 TAX PHOTOGRAPH NYC

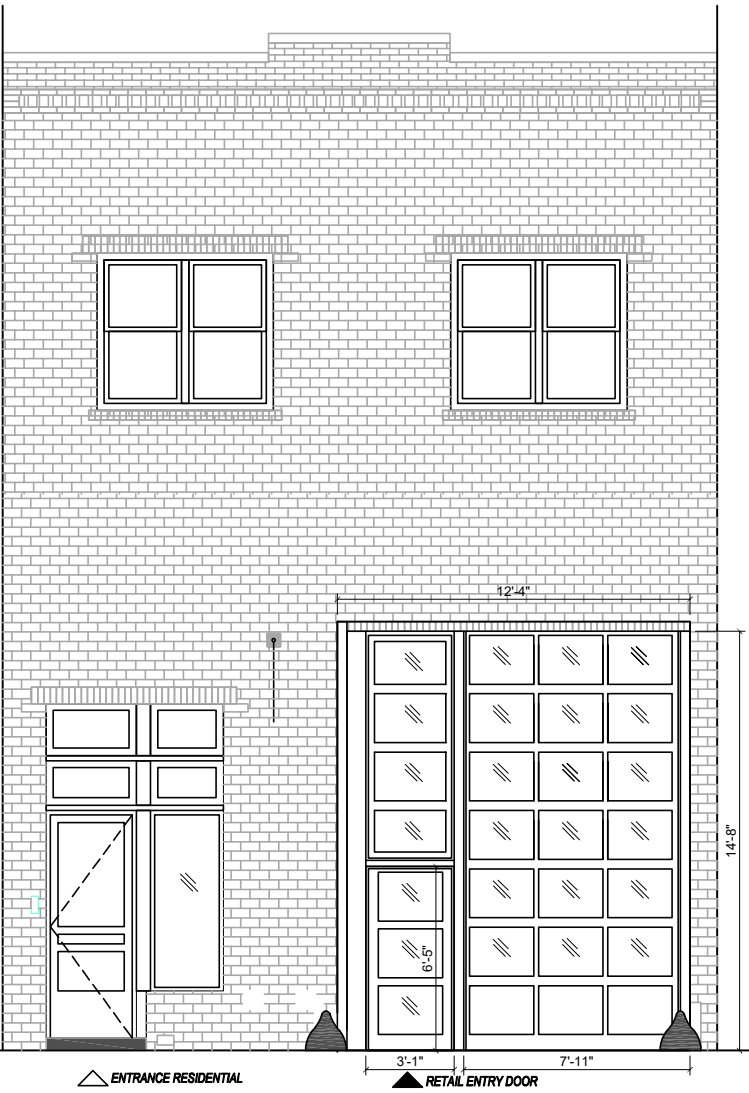
SLIDE 4: PLANS AND ELEVATIONS



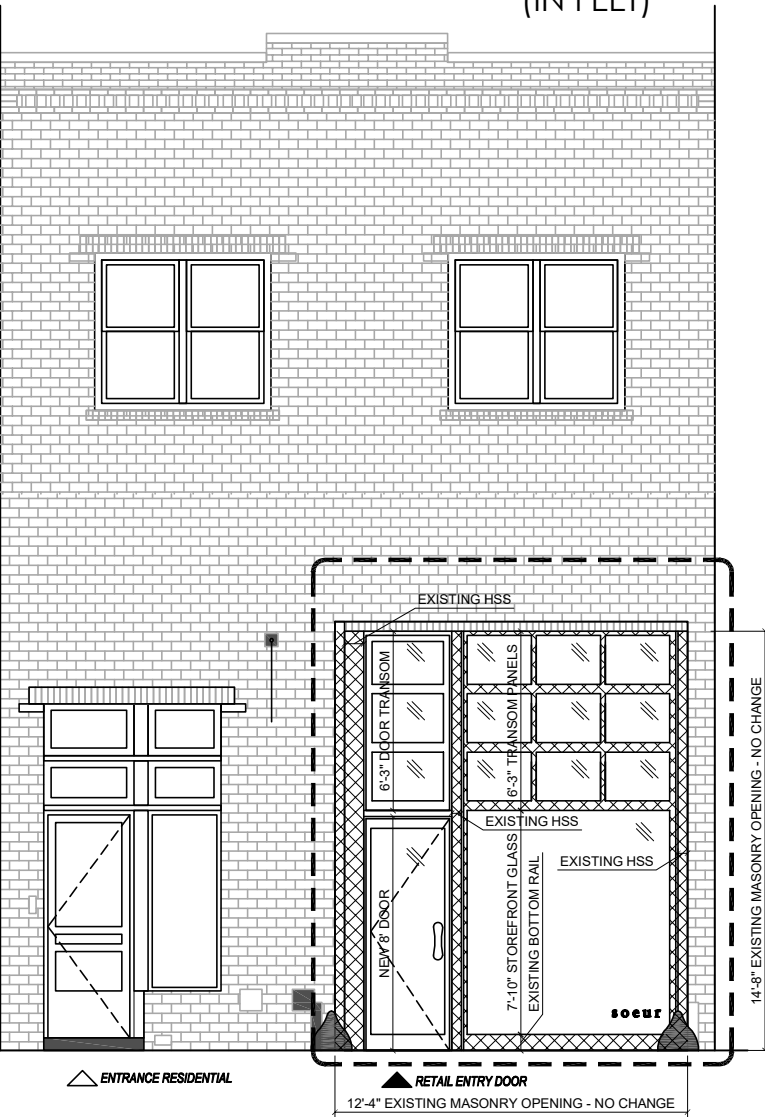
1- ORIGINAL ELEVATION - DESIGNATION
GARAGE DOOR WAS PAINTED WOOD



2- PREVIOUSLY EXISTING ELEVATION
GARAGE DOOR WAS LIKELY PAINTED WOOD

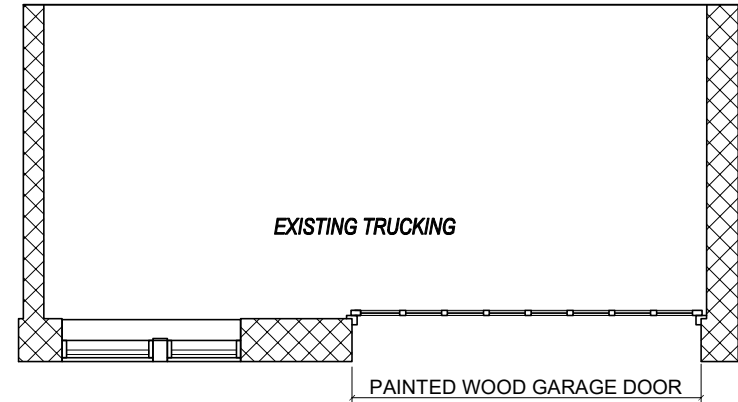


3- EXISTING ELEVATION
GARAGE DOOR IS PAINTED METAL

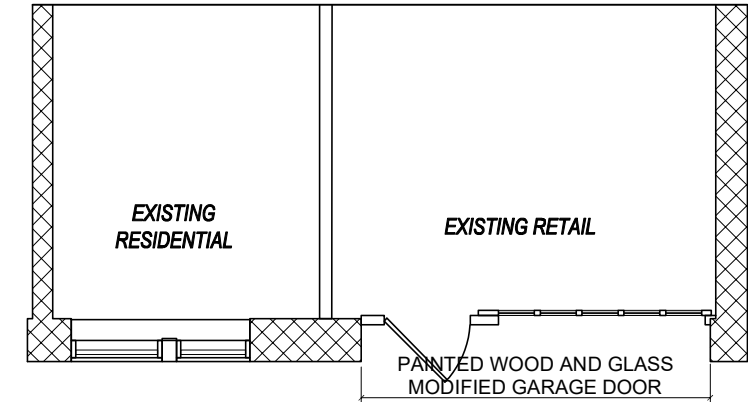


4 - PROPOSED ELEVATION
GARAGE DOOR WILL REMAIN PAINTED METAL - BLACK COLOR

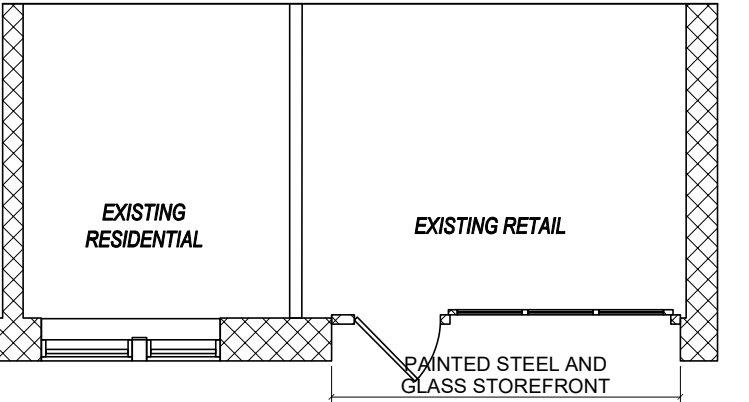
HATCHED AREA OF
EXISTING TO REMAIN



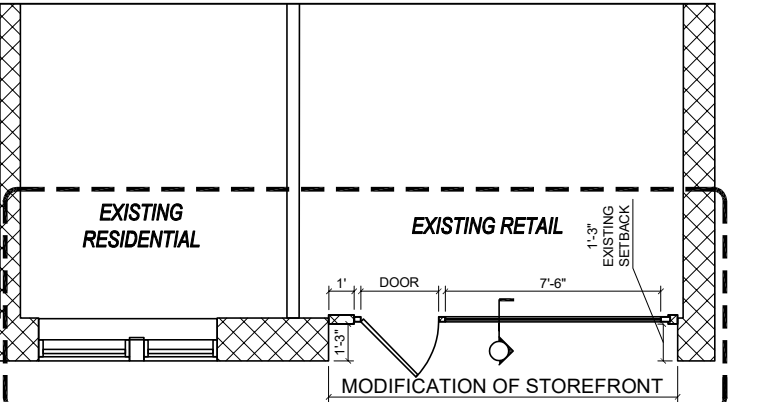
1- ORIGINAL PLAN - DESIGNATION



2- PREVIOUSLY EXISTING PLAN



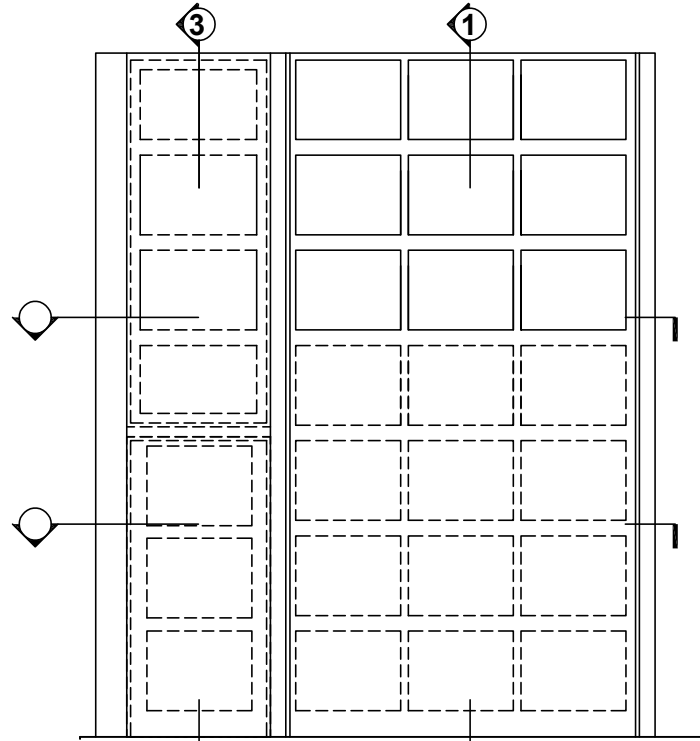
3- EXISTING PLAN



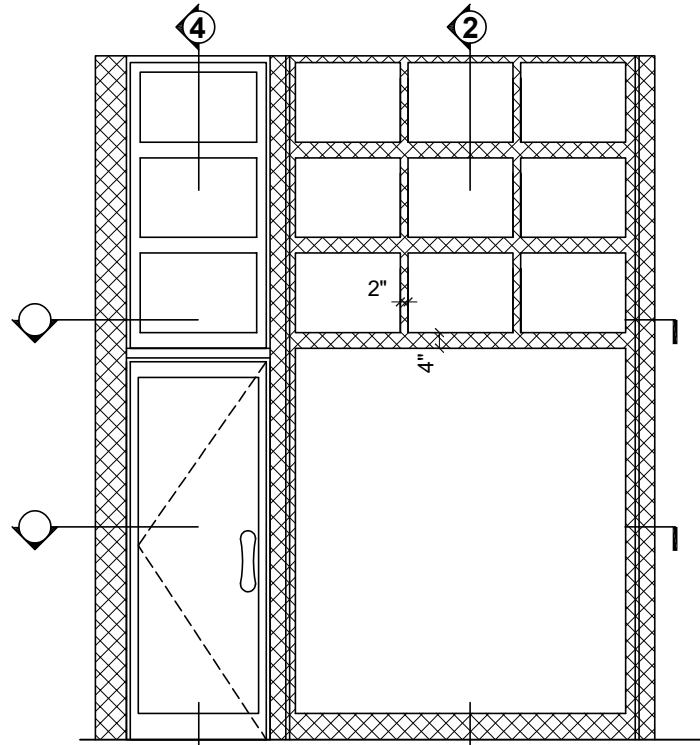
4 - PROPOSED PLAN



SLIDE 6: SECTION DETAILS



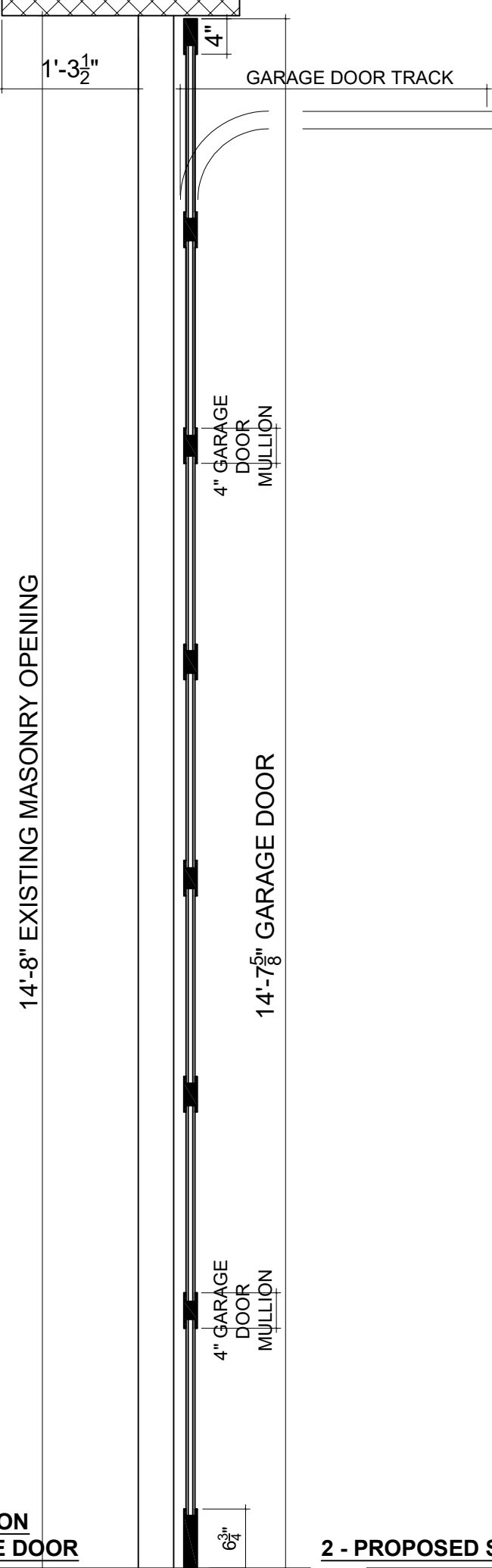
EXISTING STOREFRONT ELEVATION



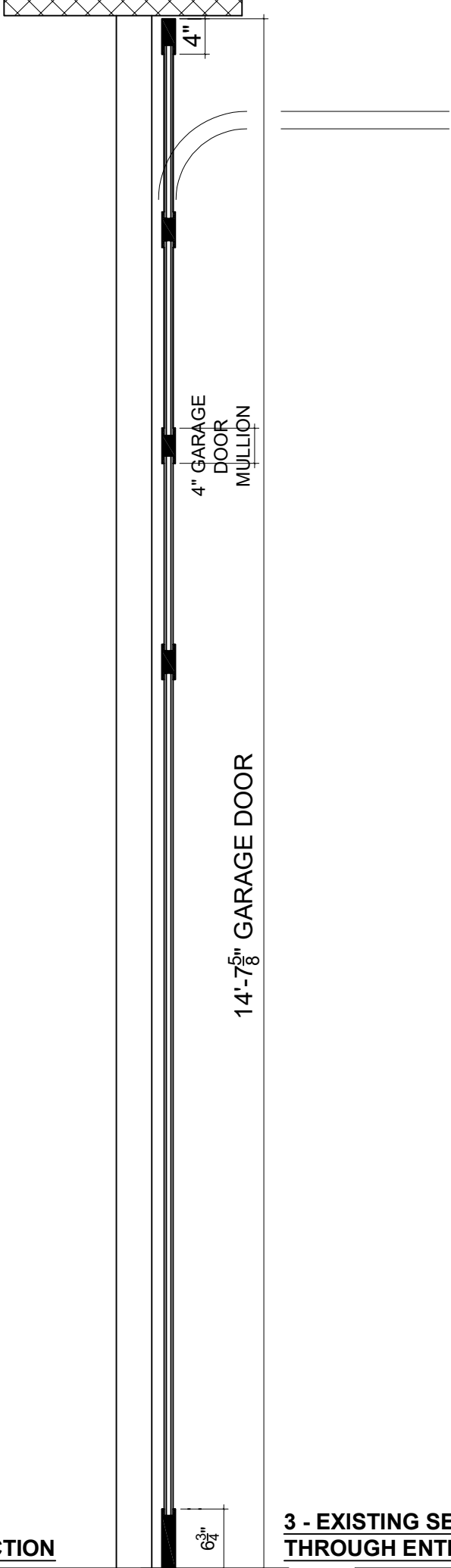
PROPOSED STOREFRONT ELEVATION

HATCHED AREA OF
EXISTING TO REMAIN

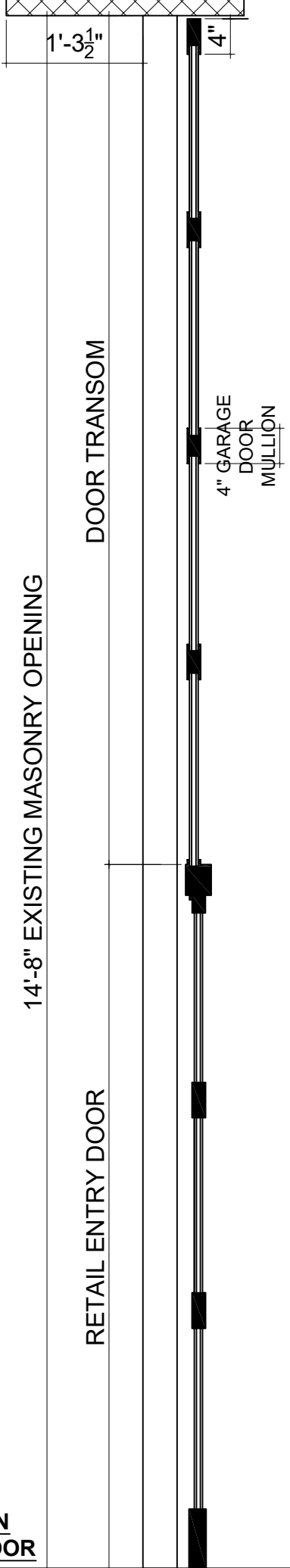
1 - EXISTING SECTION
THROUGH GARAGE DOOR



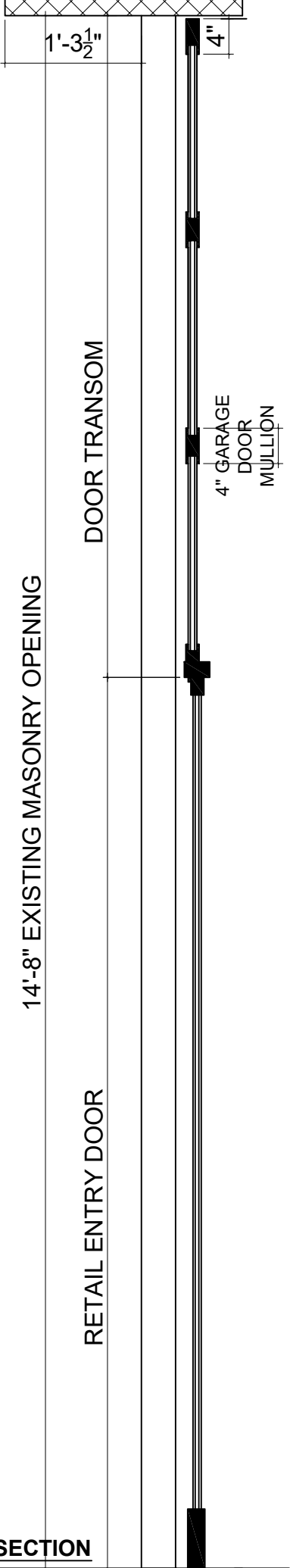
2 - PROPOSED SECTION



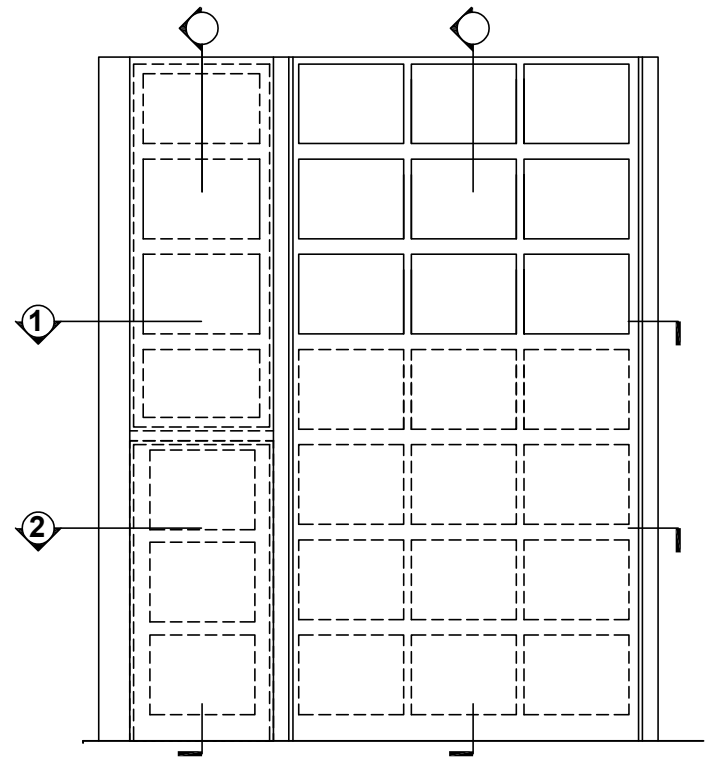
3 - EXISTING SECTION
THROUGH ENTRY DOOR



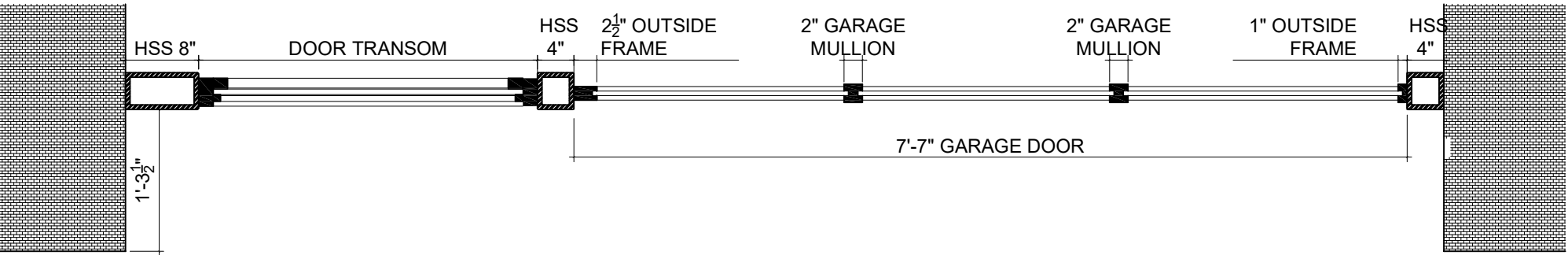
4 - PROPOSED SECTION



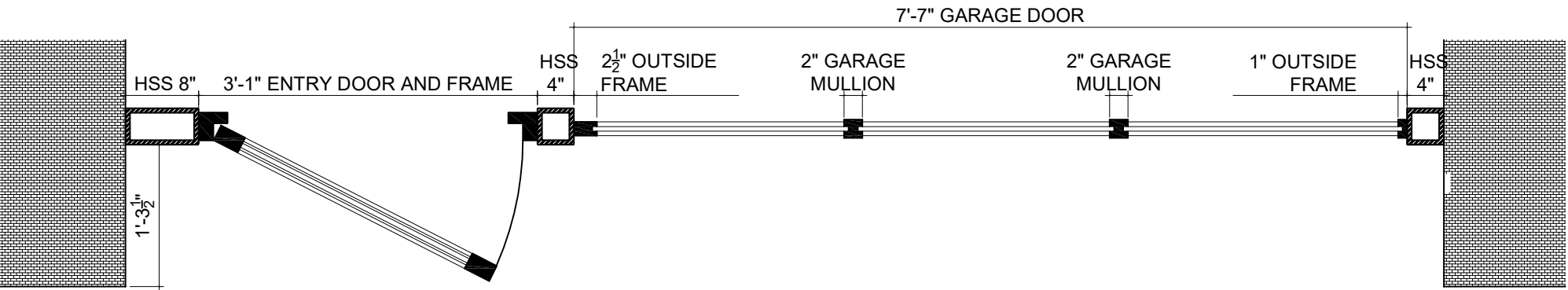
SLIDE 5: SECTION DETAILS



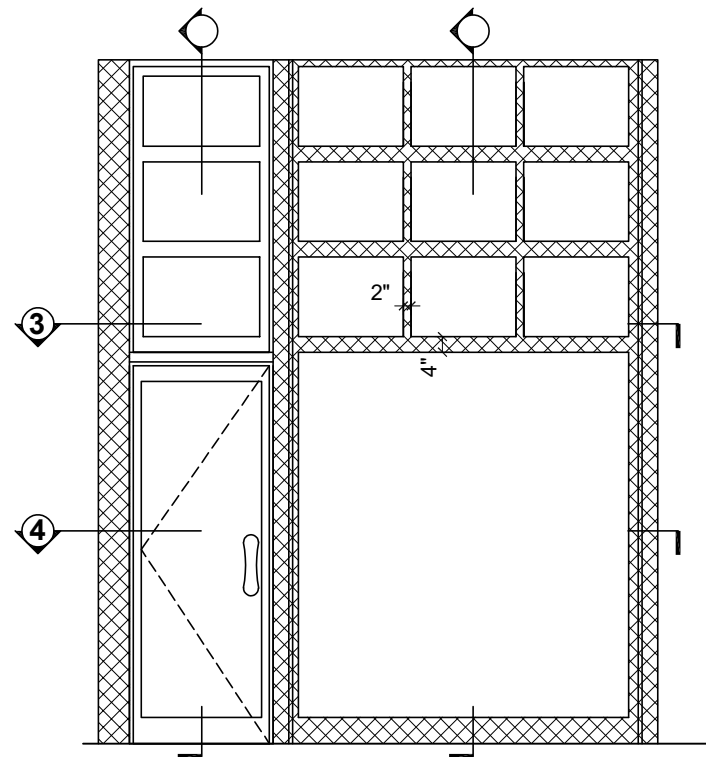
EXISTING STOREFRONT ELEVATION



1 - EXISTING STOREFRONT PLAN SECTION DETAIL AT NINE FEET HIGH

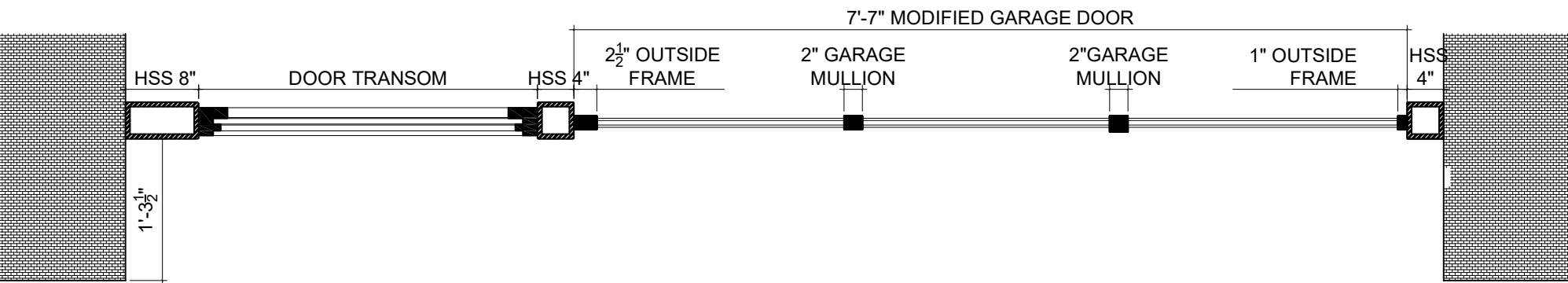


2 - EXISTING STOREFRONT PLAN SECTION DETAIL AT RETAIL DOOR

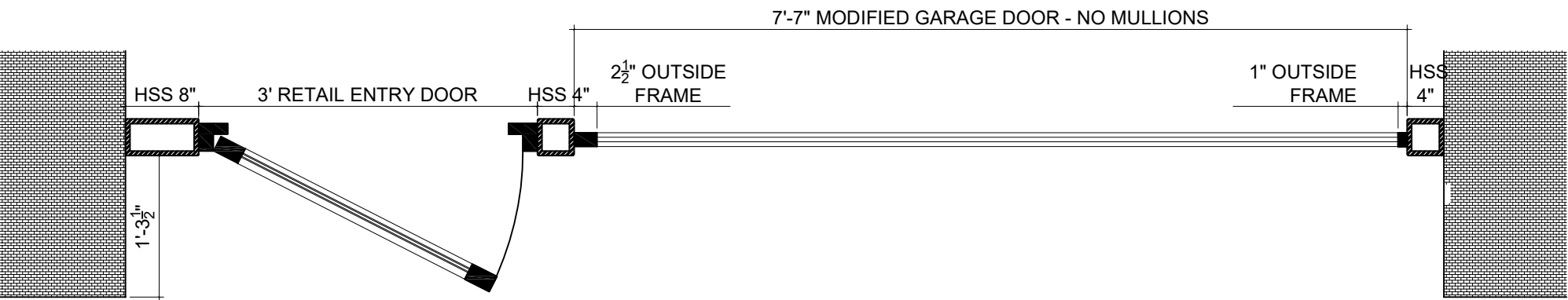


PROPOSED STOREFRONT ELEVATION

HATCHED AREA OF
EXISTING TO REMAIN



3 - PROPOSED STOREFRONT PLAN SECTION DETAIL AT NINE FEET HIGH - TRANSOM HEIGHT



4 - PROPOSED STOREFRONT PLAN SECTION DETAIL @ GARAGE DOOR AND RETAIL DOOR

SLIDE 9: SUMMARY: EXISTING VS. PROOPOSED



51 MERCER STREET - TODAY

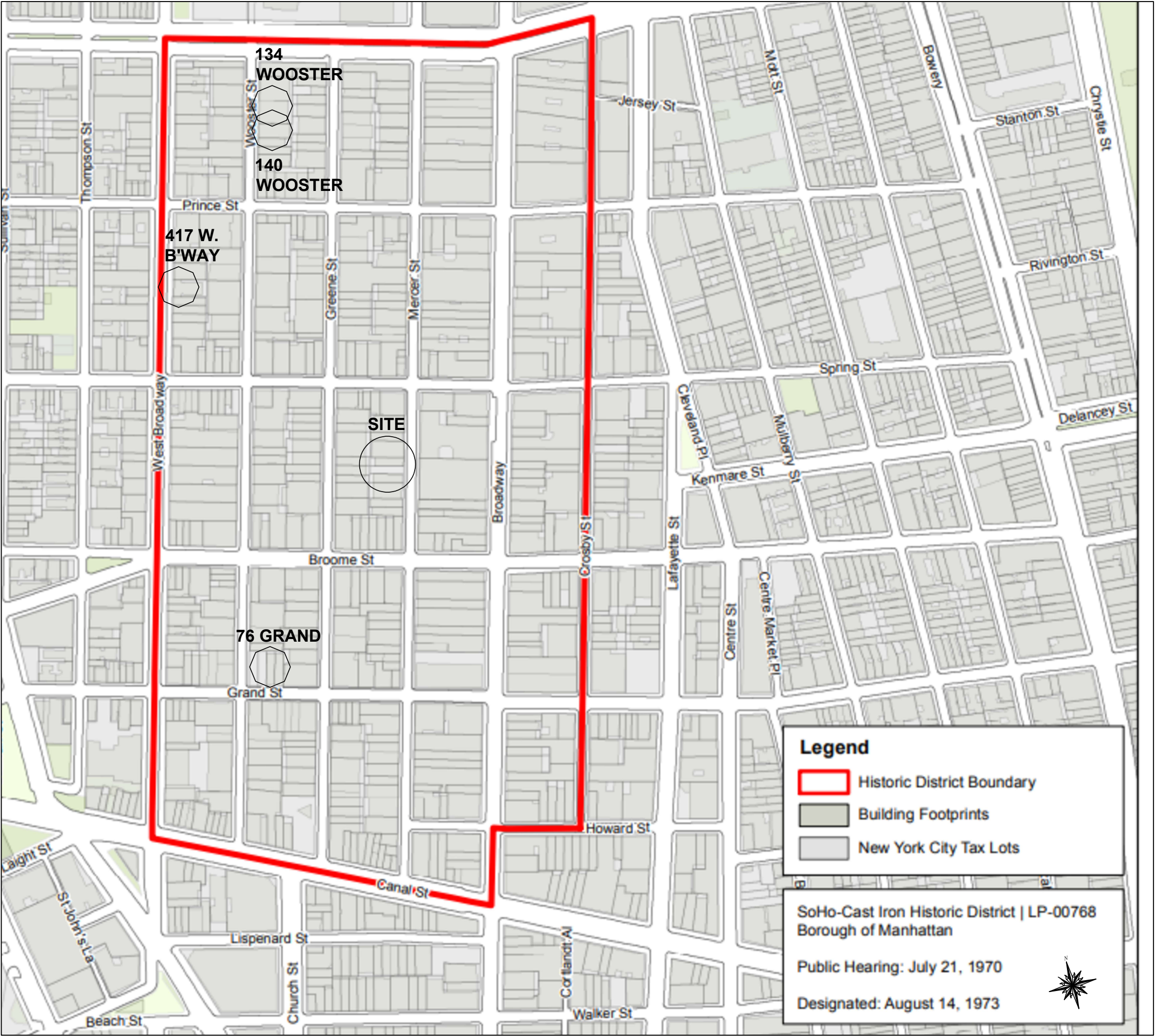


51 MERCER STREET - TOMORROW?

SLIDE 7: PRECEDENTS

GARAGES IN THE SOHO CAST IRON HISTORIC DISTRICT
ORIGINALLY BUILT AS A STORE AND LOFT BUILDINGS, LIKE 51 MERCER
STREET, MANY OF THESE BUILDINGS ARE NOT ORIGINAL. ORIGINAL
BUILDINGS WERE RAZED DUE DAMAGES CAUSED BF FIRES ON MANY
OCCASIONS TO BUILDINGS IN THE AREA.

- GARAGE BUILDINGS PHOTOGRAPHED
76 GRAND STREET
417 WEST BROADWAY
140 WOOSTER STREET
134 WOOSTER STREET



SLIDE 8: PRECEDENTS



76 GRAND STREET IN 1940



76 GRAND STREET IN TODAY

SLIDE 9: PRECEDENTS



417 WEST BROADWAY IN 1940



417 WEST BROADWAY IN 1990'S



417 WEST BROADWAY TODAY

SLIDE 10: PRECEDENTS



140 WOOSTER STREET IN 1940



140 WOOSTER STREET IN 1990'S



140 WOOSTER STREET TODAY

SLIDE 11: PRECEDENTS



134 WOOSTER STREET IN 1940



134 WOOSTER STREET TODAY