

SLIDE 1: PROJECT OVERVIEW

51 MERCER STREET

SCOPE OF WORK
INSTALL NEW POWDER COATED ALUMINUM STOREFRONT BEHIND EXISTING STEEL COLUMNS. NON-ORIGINAL GARAGE DOOR TO BE RETAINED ON CEILING ABOVE AND INSIDE. INSTALL NEW ENTRY DOOR AND TRANSOM ON THE SAME OPENING. NO WORK ELSEWHERE.

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



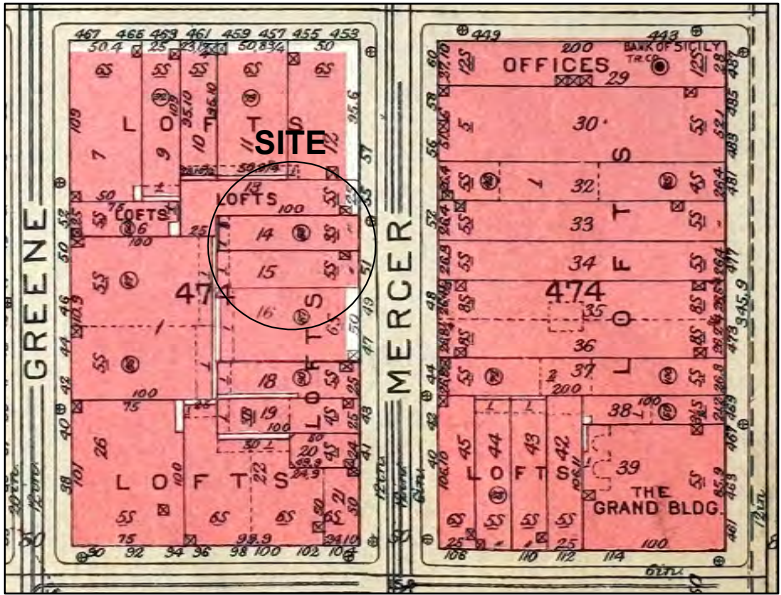
SOHO CAST IRON HISTORIC DISTRICT MAP



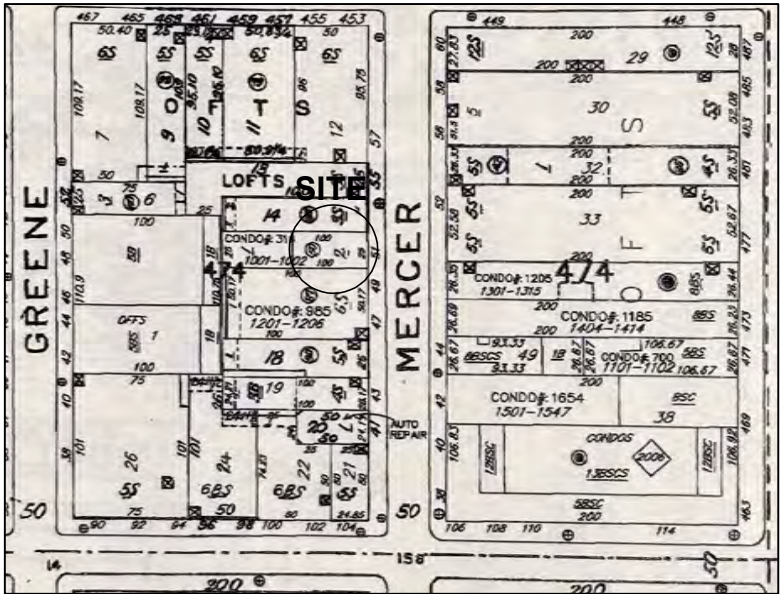
SITE PLAN

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



PRESENT DAY PHOTOGRAPH

SLIDE 2: PHOTOGRAPHS



51 MECER STREET DESIGNATOIN PHOTOGRAPH FROM PLUTO



51 MECER STREET WITH THE EXISTING GARAGE DOOR OPENING

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

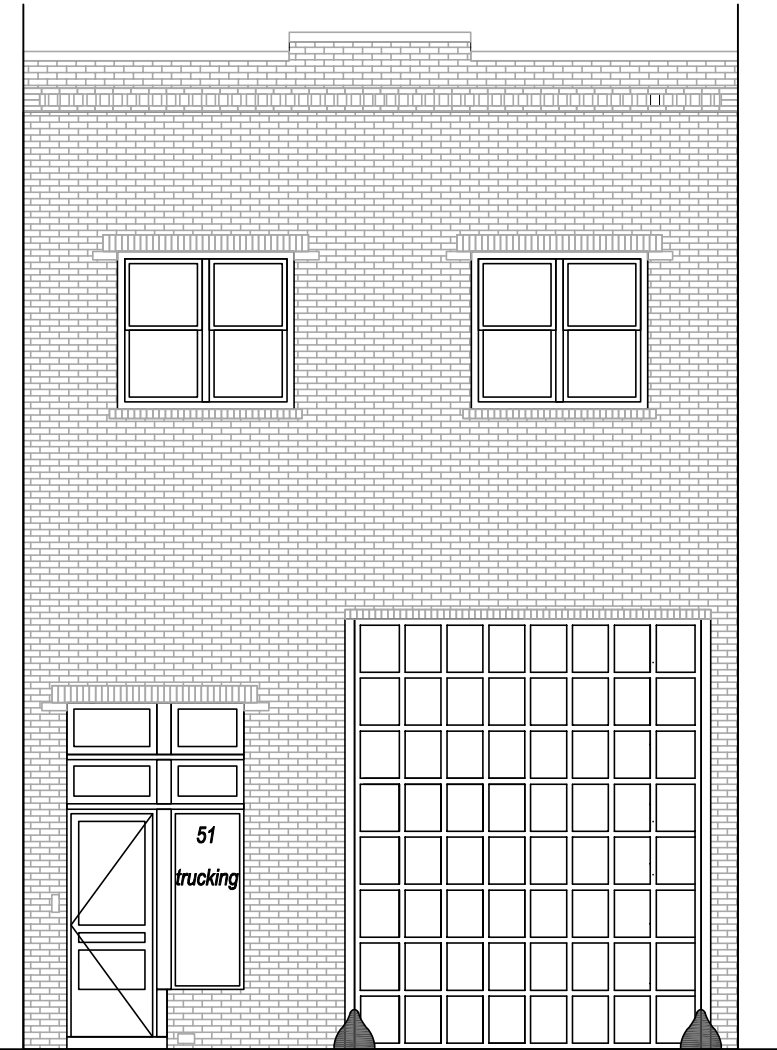
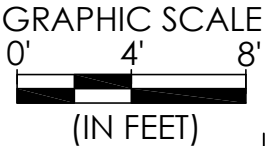


5 - 1999 TAX PHOTOGRAPH
NYC

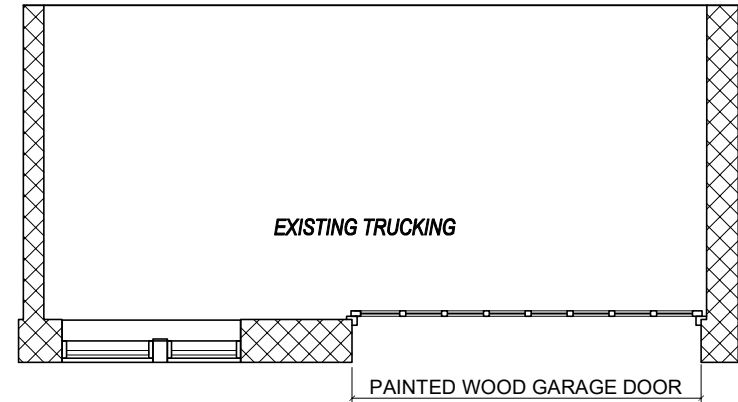


6 - PRESENT DAY PHOTOGRAPH

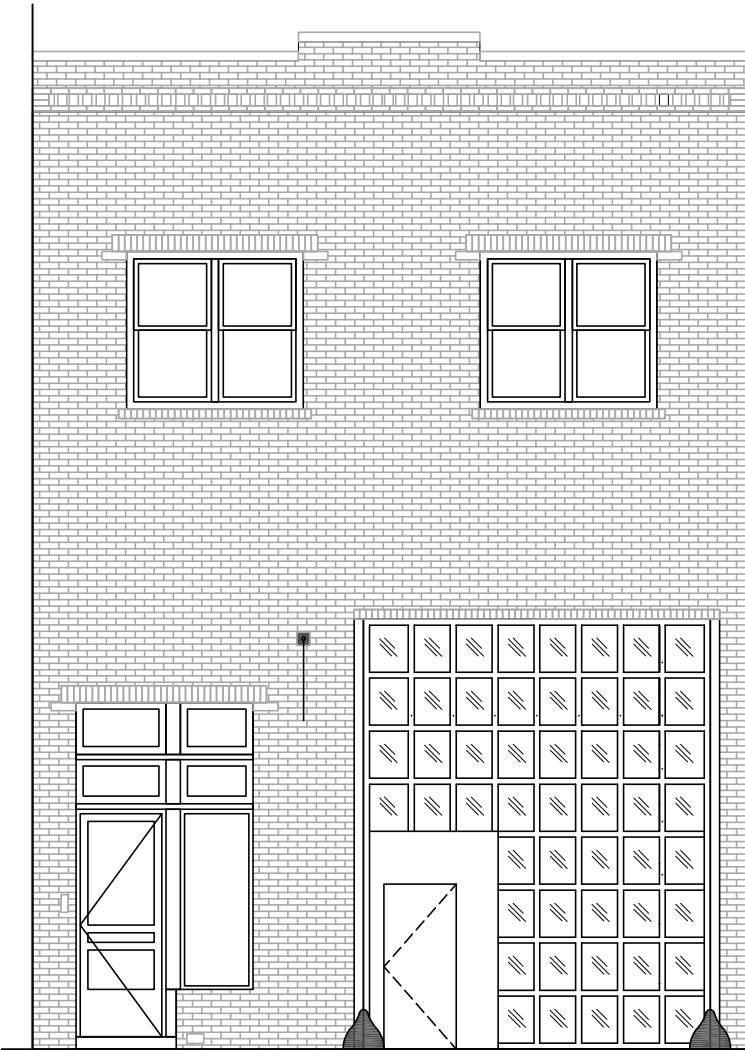
SLIDE 4: PLANS AND ELEVATIONS



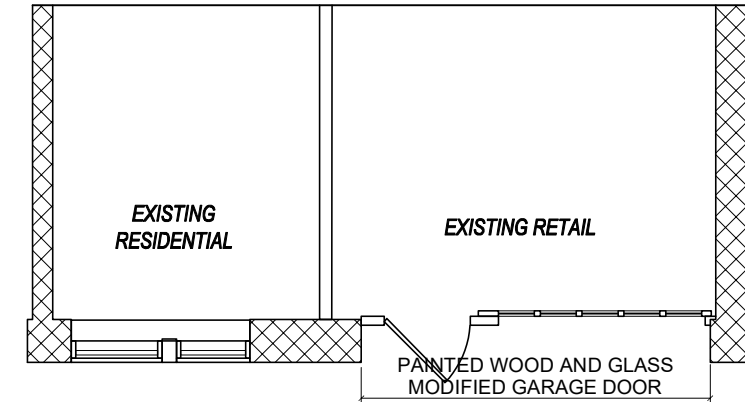
1- ORIGINAL ELEVATION - DESIGNATION
GARAGE DOOR WAS PAINTED WOOD



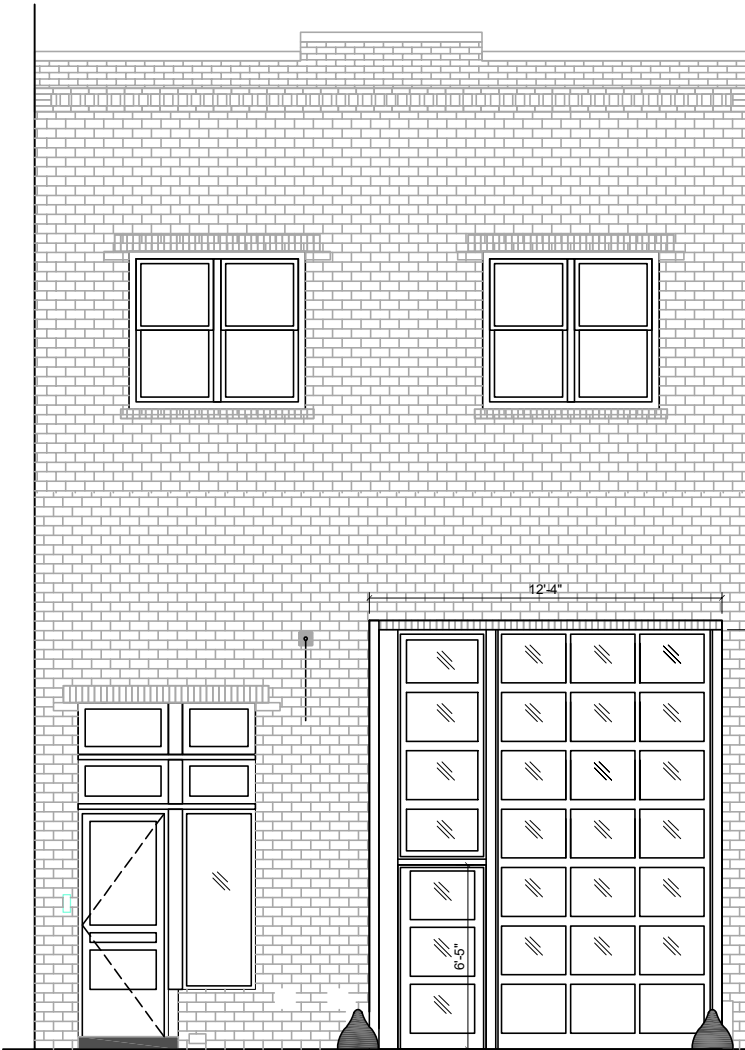
1- ORIGINAL PLAN - DESIGNATION



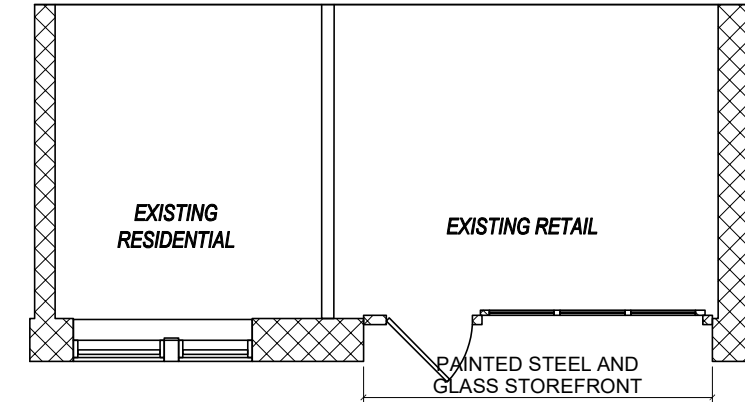
2- PREVIOUSLY EXISTING ELEVATION
GARAGE DOOR WAS LIKELY PAINTED WOOD



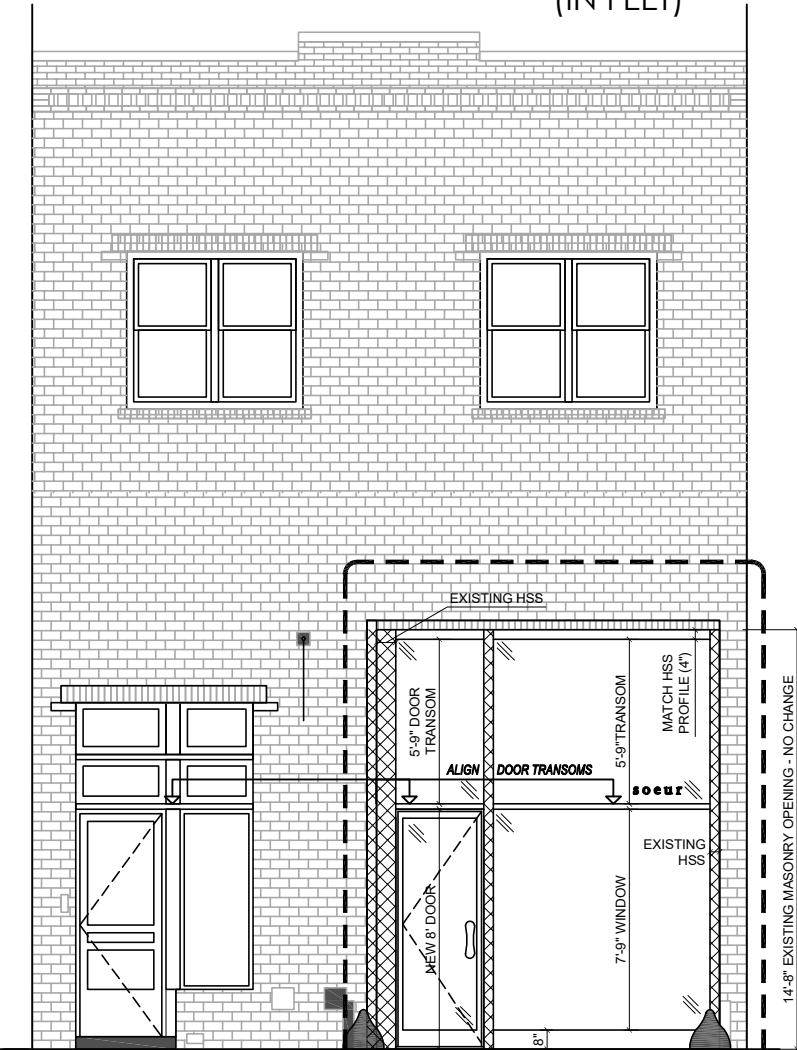
2- PREVIOUSLY EXISTING PLAN



3- EXISTING ELEVATION
GARAGE DOOR IS PAINTED METAL

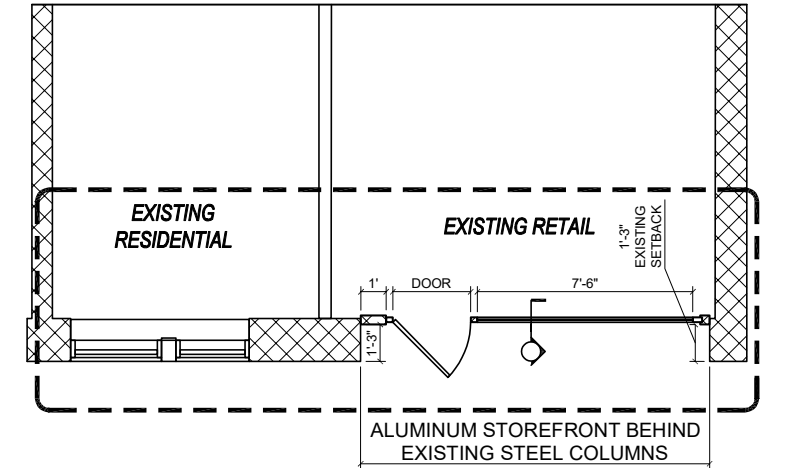


3- EXISTING PLAN



4 - PROPOSED ELEVATION
ALL NEW STOREFRONT ELEMENTS TO BE POWDER COATED PAINTED BLACK
LETTERING IS BLACK VINYL "SOEUR" - 8 INCHES HIGH

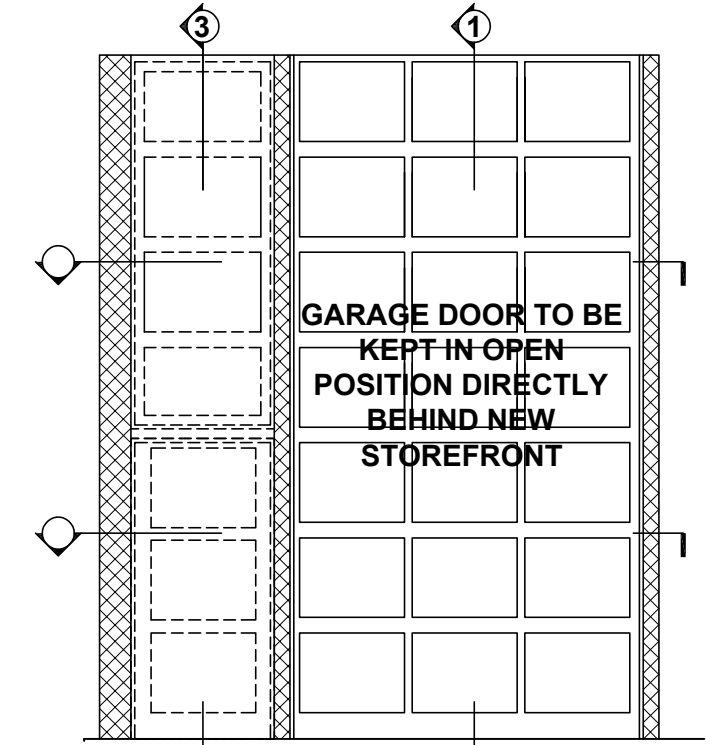
HATCHED AREA OF EXISTING TO REMAIN



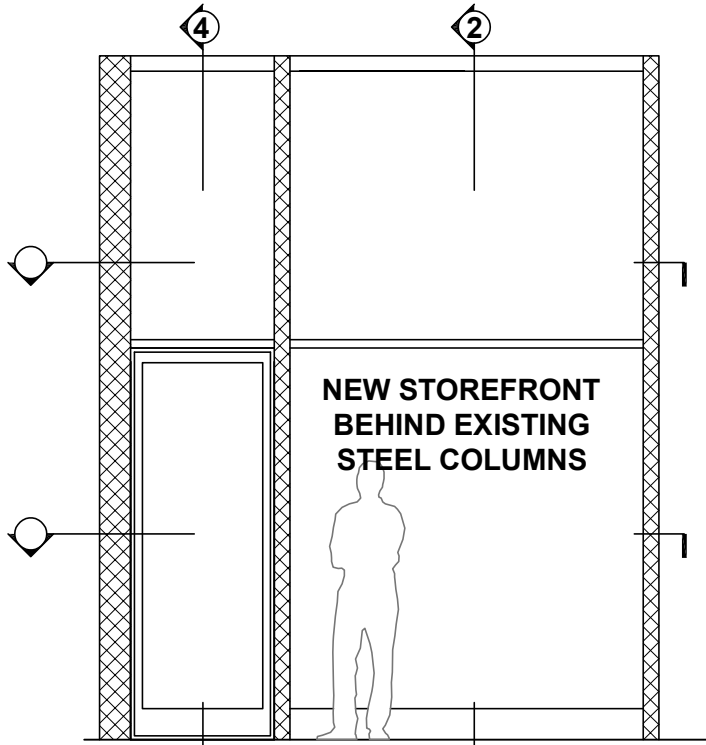
4 - PROPOSED PLAN



SLIDE 5: SECTION DETAILS



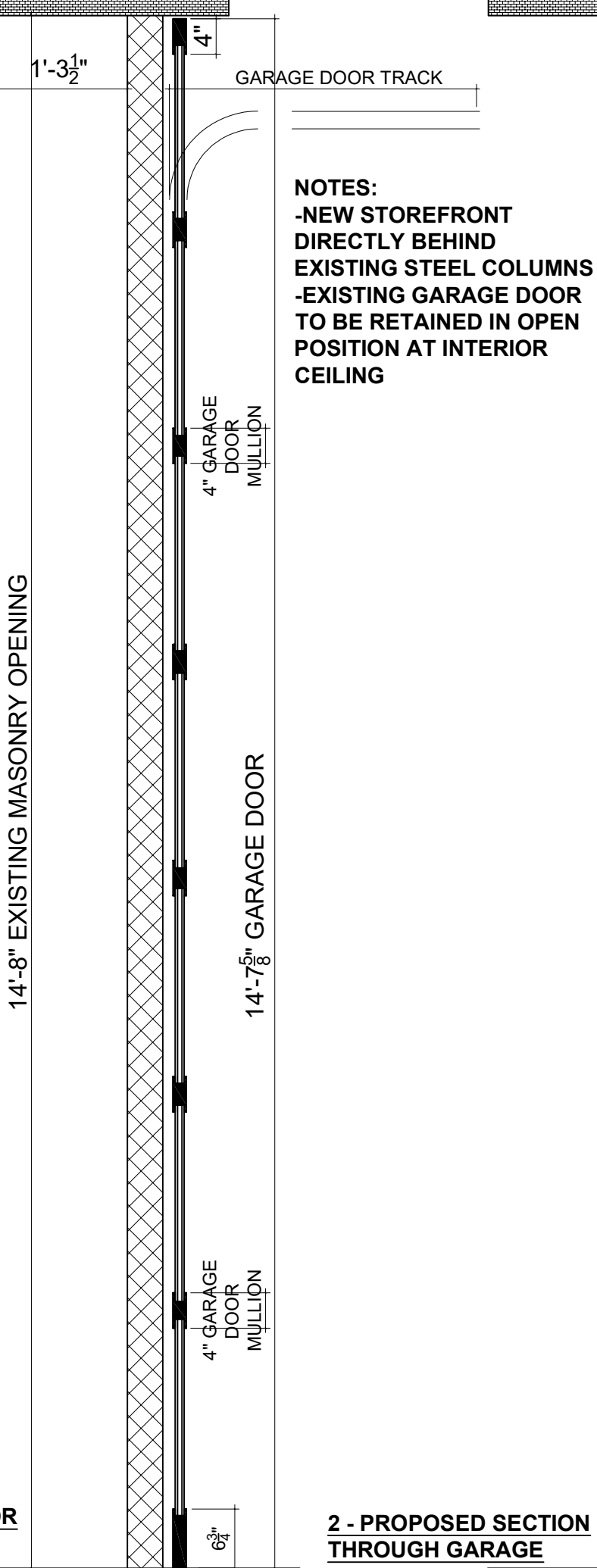
EXISTING STOREFRONT ELEVATION



PROPOSED STOREFRONT ELEVATION

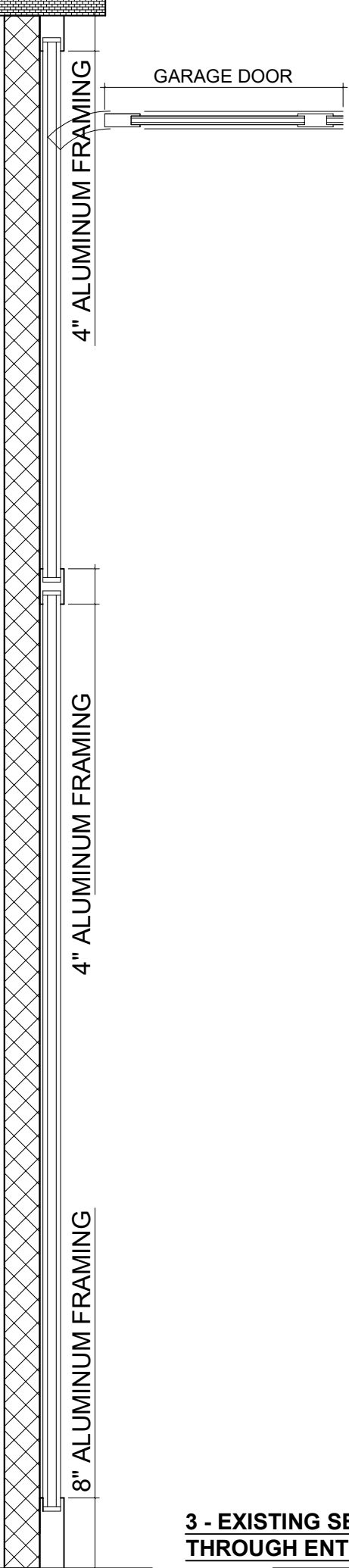
HATCHED AREA OF EXISTING TO REMAIN

1 - EXISTING SECTION THROUGH GARAGE DOOR

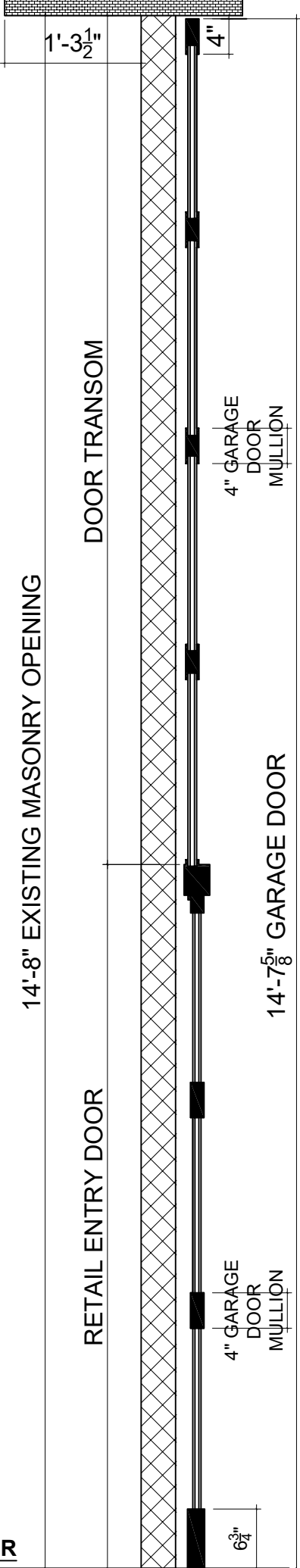


NOTES:
-NEW STOREFRONT DIRECTLY BEHIND EXISTING STEEL COLUMNS
-EXISTING GARAGE DOOR TO BE RETAINED IN OPEN POSITION AT INTERIOR CEILING

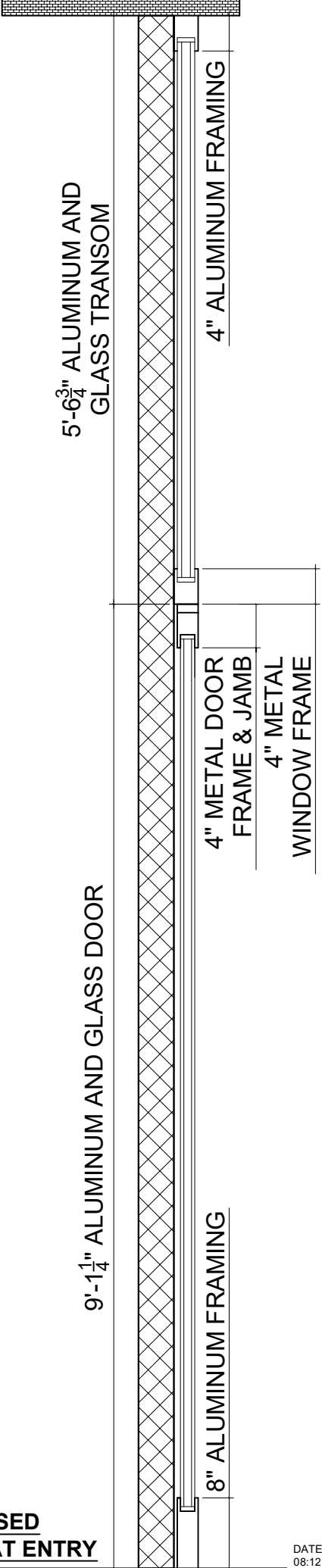
2 - PROPOSED SECTION THROUGH GARAGE



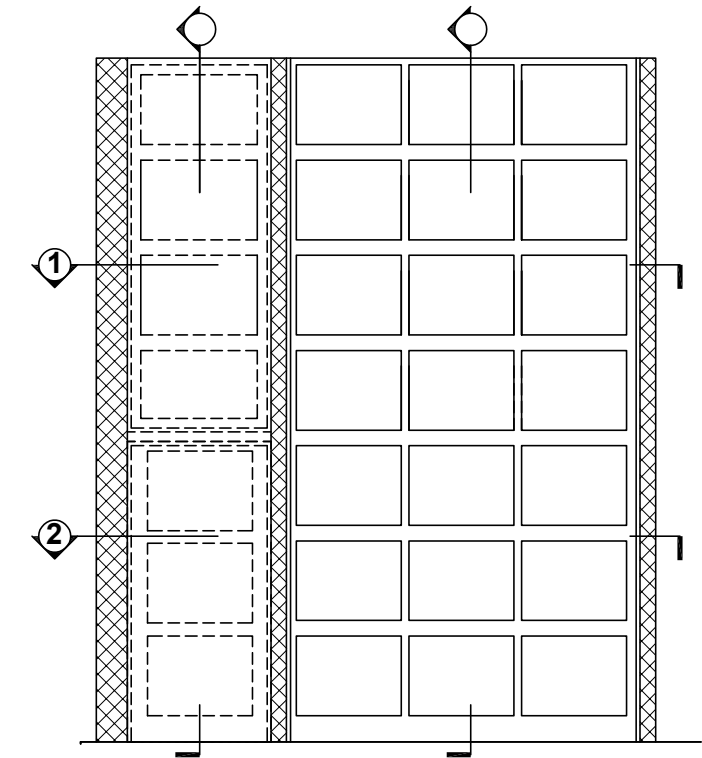
3 - EXISTING SECTION THROUGH ENTRY DOOR



4 - PROPOSED SECTION AT ENTRY

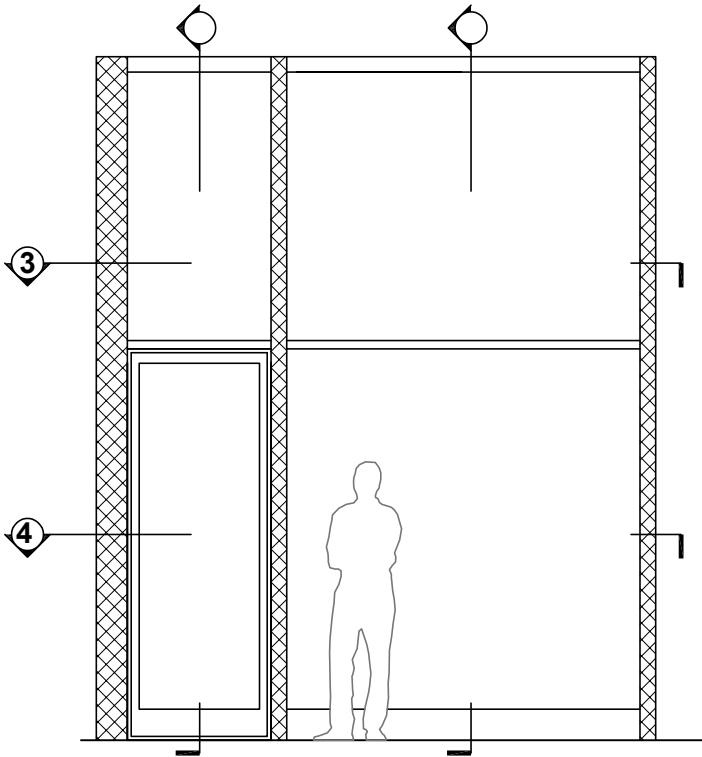


SLIDE 6: SECTION DETAILS

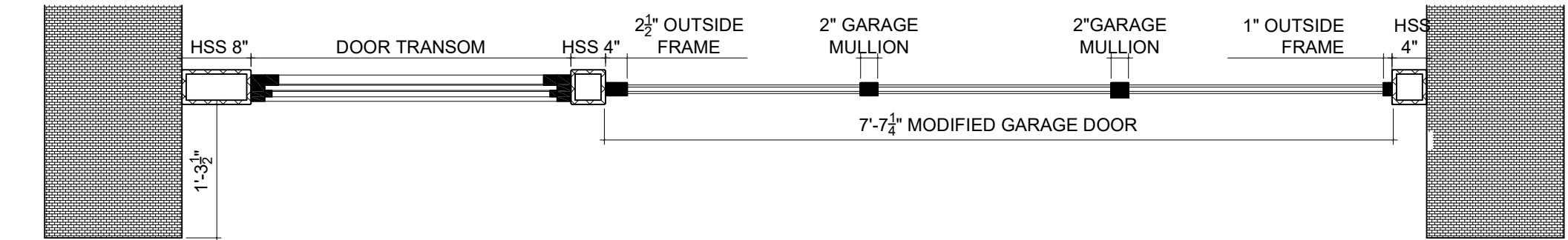


EXISTING STOREFRONT ELEVATION

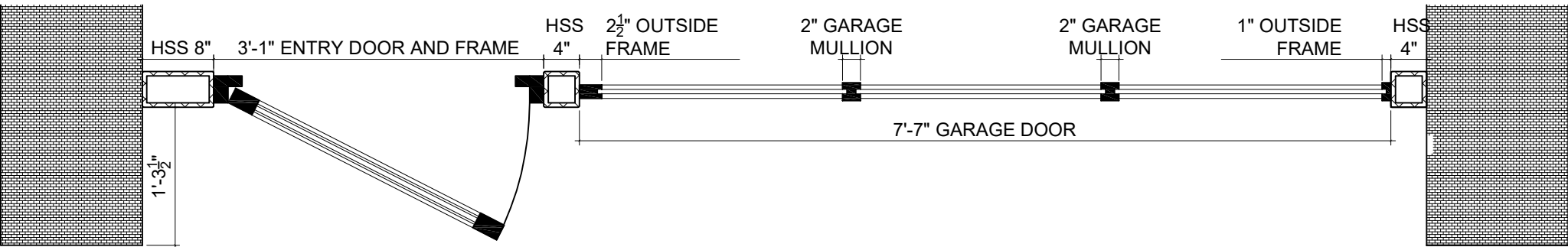
HATCHED AREA OF EXISTING TO REMAIN



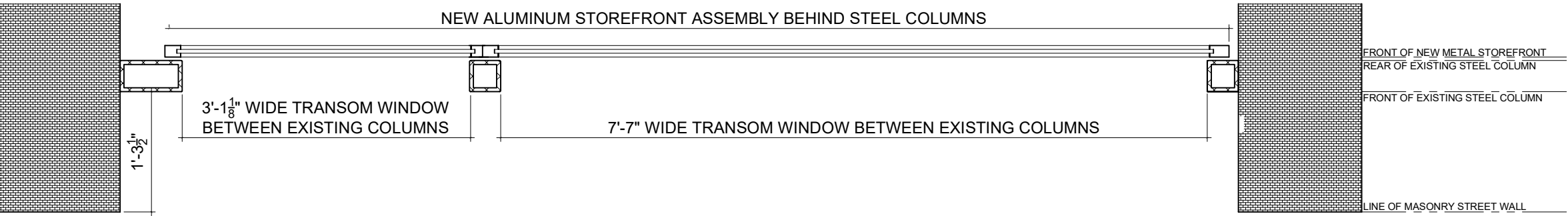
PROPOSED STOREFRONT ELEVATION



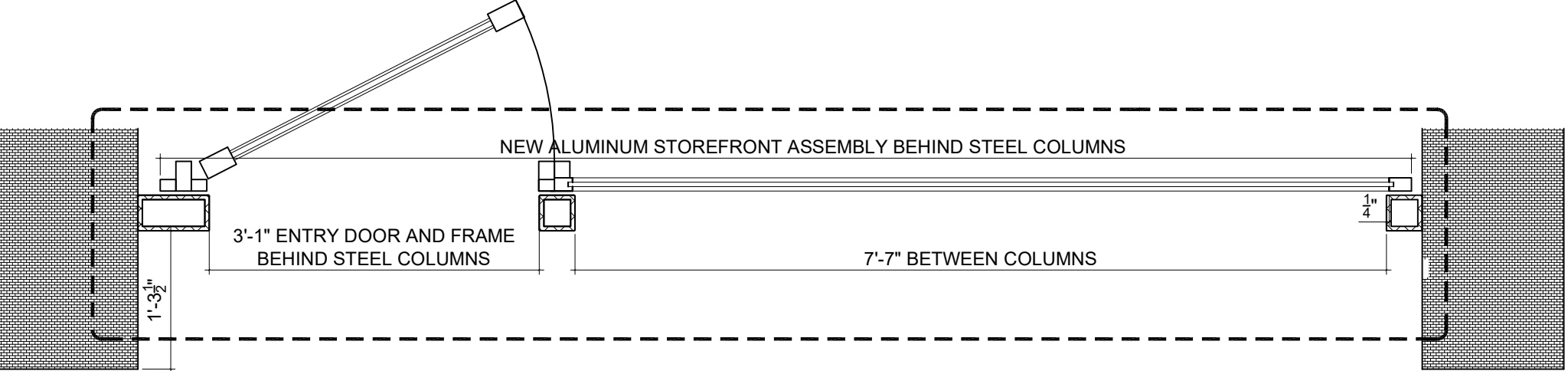
1 - EXISTING STOREFRONT PLAN SECTION DETAIL AT NINE FEET HIGH - TRANSOM HEIGHT



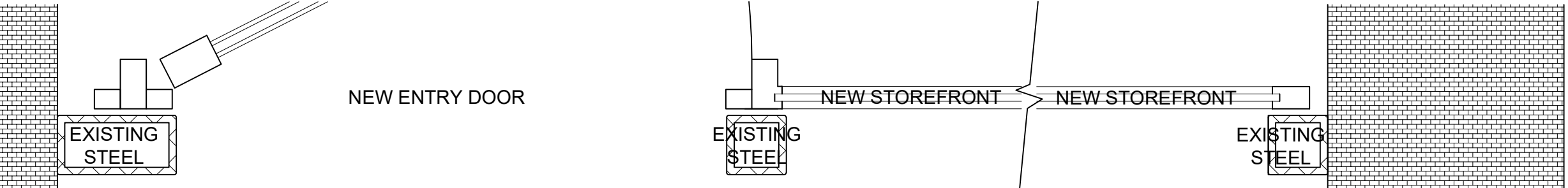
2 - EXISTING STOREFRONT PLAN SECTION DETAIL AT RETAIL DOOR



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



4 - PROPOSED STOREFRONT PLAN SECTION DETAIL AT RETAIL DOOR



5 - PROPOSED STOREFRONT PLAN SECTION DETAIL

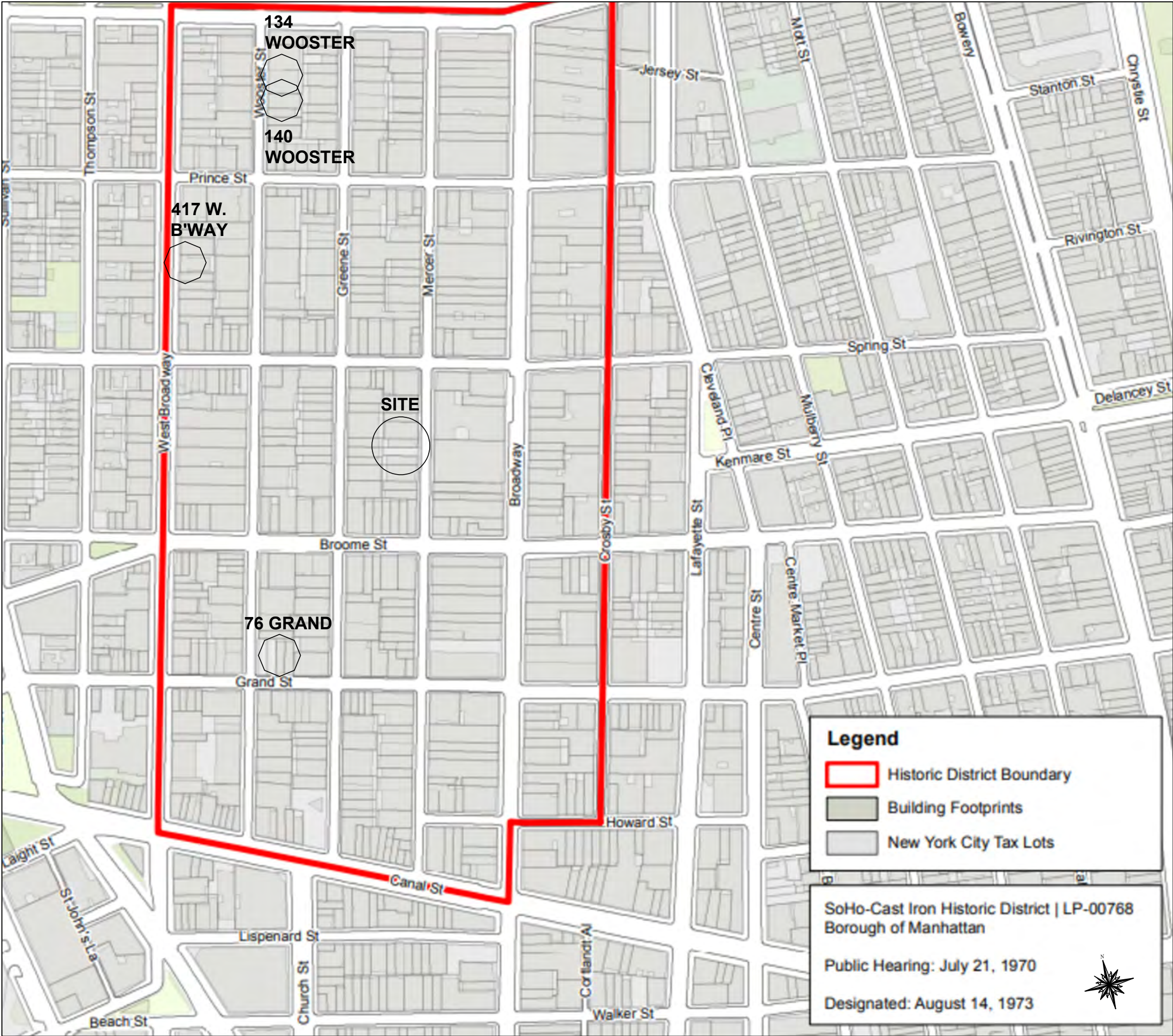
SLIDE 7: PRECEDENTS

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



PROPOSED STOREFRONT W/ INTERIOR SUN SHADE DOWN BEHIND TRANSOM



SLIDE 8: PRECEDENTS



76 GRAND STREET IN 1940



76 GRAND STREET 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 TODAY

SLIDE 11: PRECEDENTS



134 WOOSTER STREET IN 1940



134 WOOSTER STREET IN 1990'S



134 WOOSTER STREET TODAY

SLIDE 12: SUMMARY: EXISTING VS. PROOPOSED



51 MERCER STREET - TODAY



51 MERCER STREET - TOMORROW?