



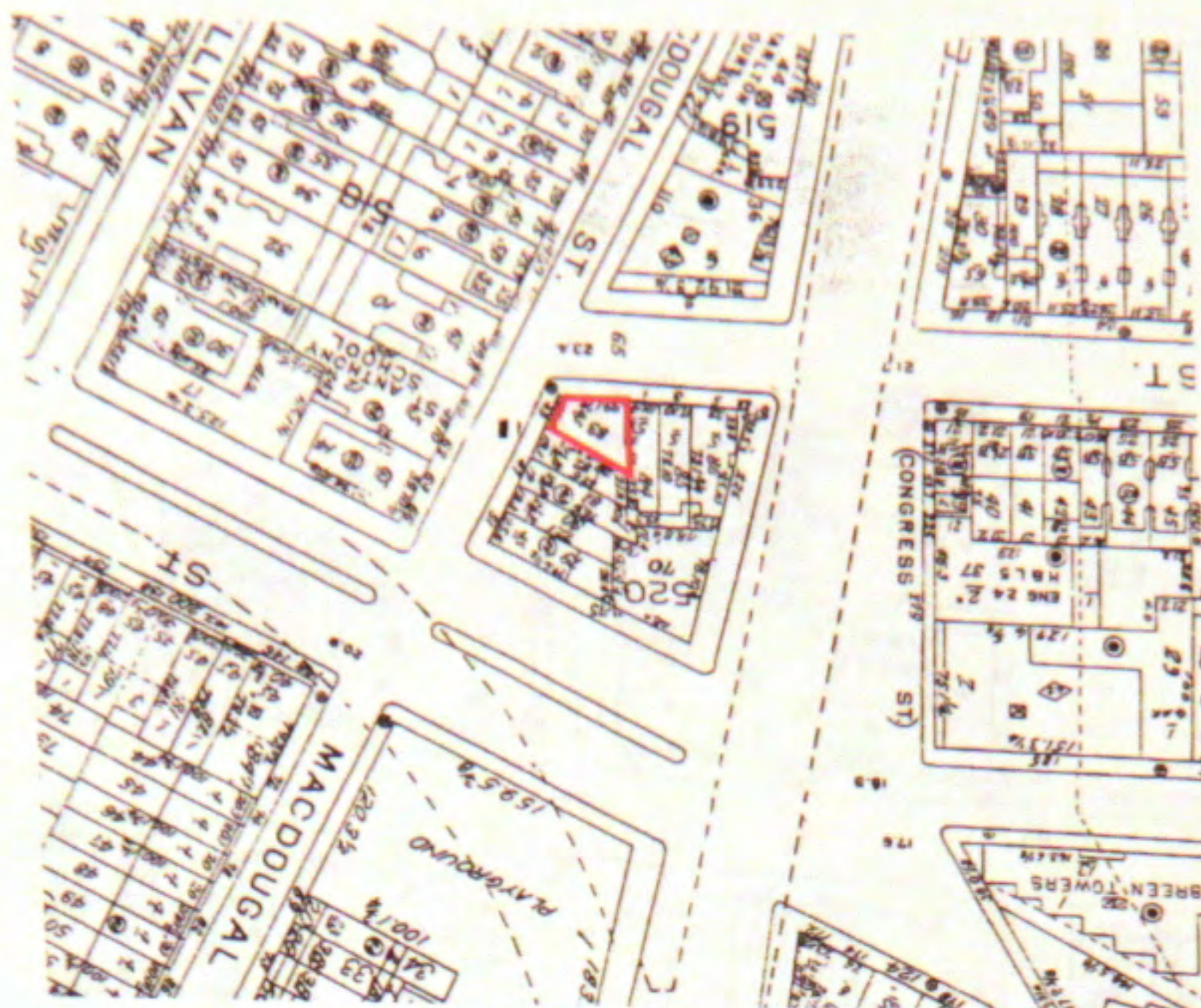
43 IN CONTEXT WITH GREEK REVIVAL ROW



EXISTING CONDITION AT MACDOUGAL STREET



EXISTING CONDITION AT KING STREET



SITE MAP

**SCOPE OF WORK:**

REHABILITATE DERELICT BUILDING IN CHARLTON-KING-VANDAM HISTORIC DISTRICT.  
 REBUILD STRUCTURALLY COMPROMISED REAR WALL TO ORIGINAL DESIGN.  
 CREATE PITCHED ROOF ABOVE CORNICE.  
 RESTORE EXISTING MASONRY AT FRONT FACADE TO ORIGINAL DESIGN.  
 RESTORE HISTORIC STOREFRONT USING LIKE MATERIALS.  
 REMOVAL OF FIRE ESCAPE  
 WINDOW AND SILL REPLACEMENT

**SEPARATE APPLICATIONS:**

STRUCTURAL SHORING AND STABILIZATION (CNE# 136704)  
 REAR WALL DEMOLITION (CNE# 151594)



ARCHIVAL PHOTOGRAPH



ARCHIVAL PHOTOGRAPH



ARCHIVAL PHOTOGRAPH



ARCHIVAL PHOTOGRAPH



ARCHIVAL PHOTOGRAPH

**SITE CONTEXT**

BLOCK: 520 LOT: 83  
 ISSUED TO: LPC / CB2  
 SCALE: AS NOTED DWG NO:  
 JOB NO: 13-147  
 DATE: 05/13/2014

**LPC-001.00**

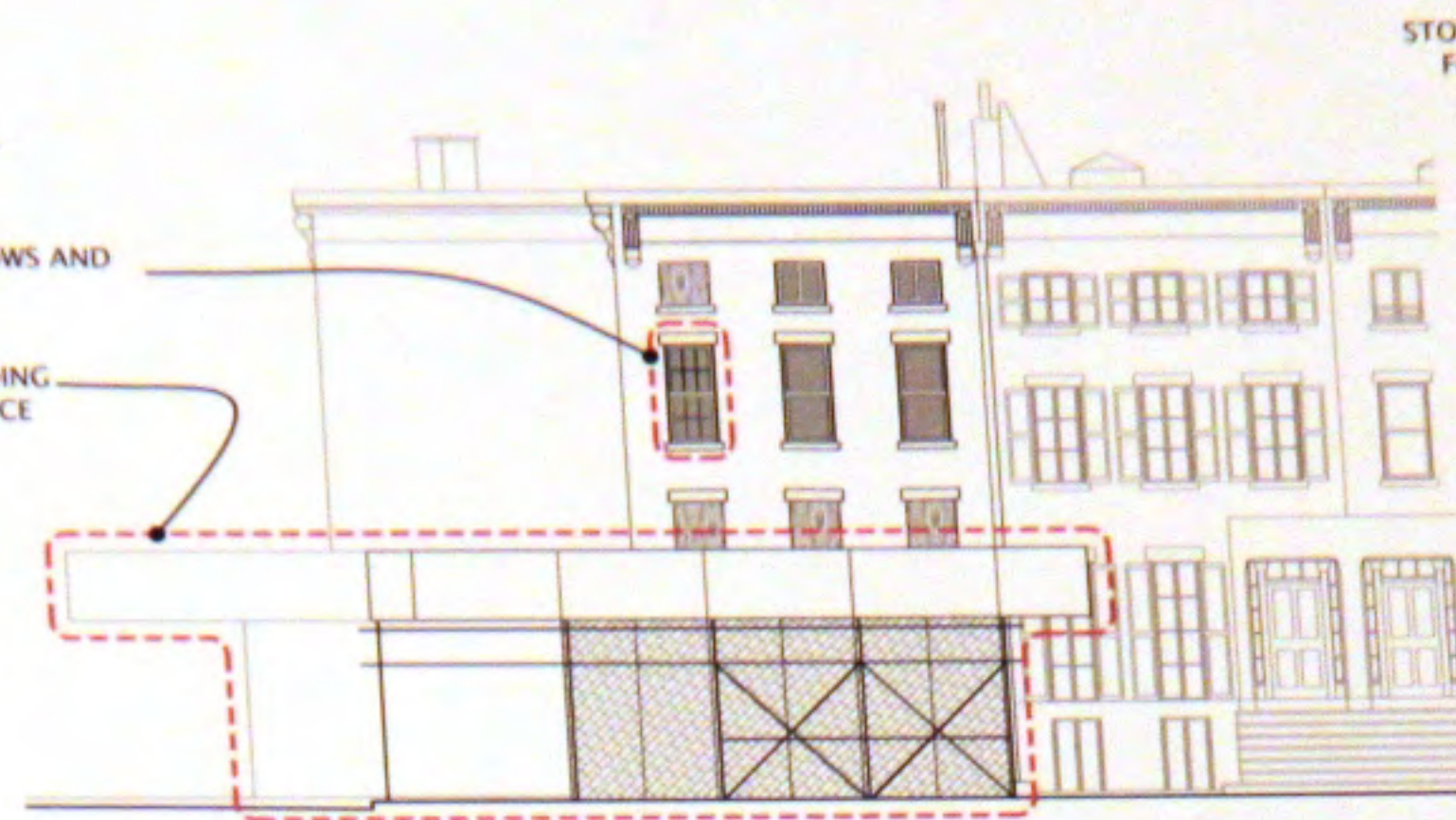


PROJECT: **43 MacDougal Street**

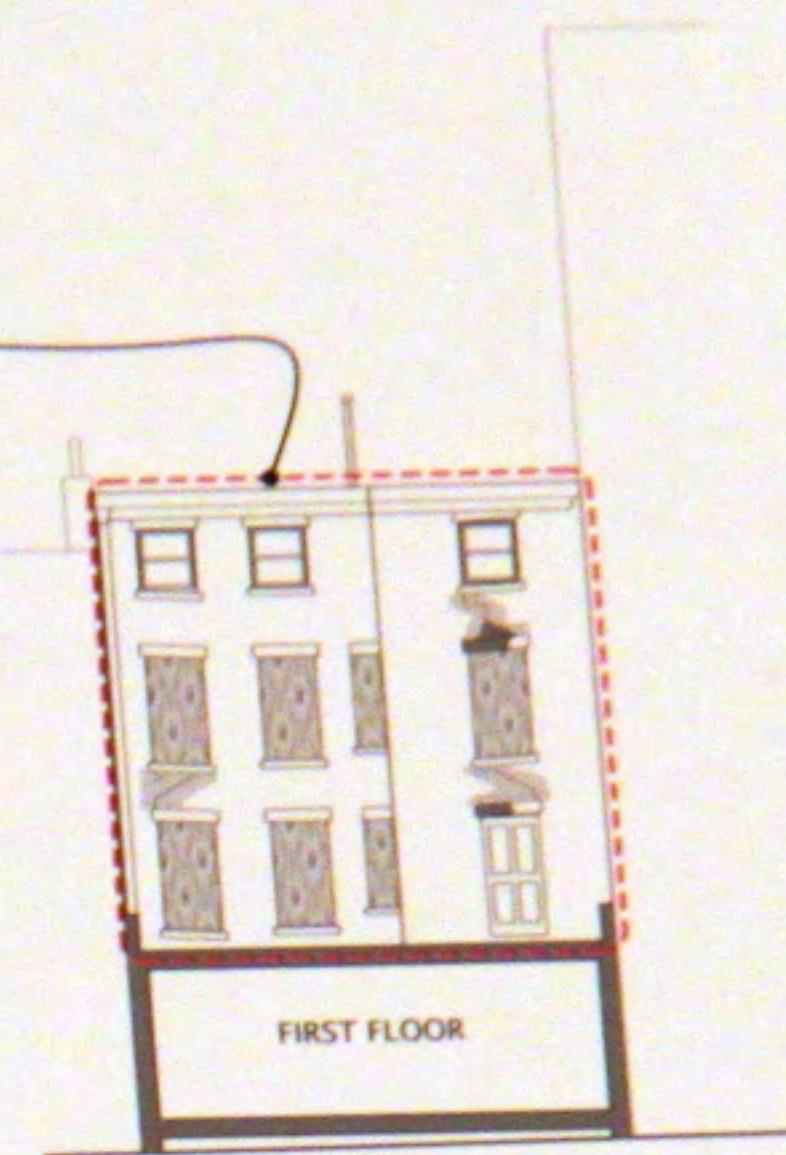
Michael Muroff Architect LLC | 333 Hudson Street, Suite 501 | New York NY 10013 | Tel: 646.230.7111



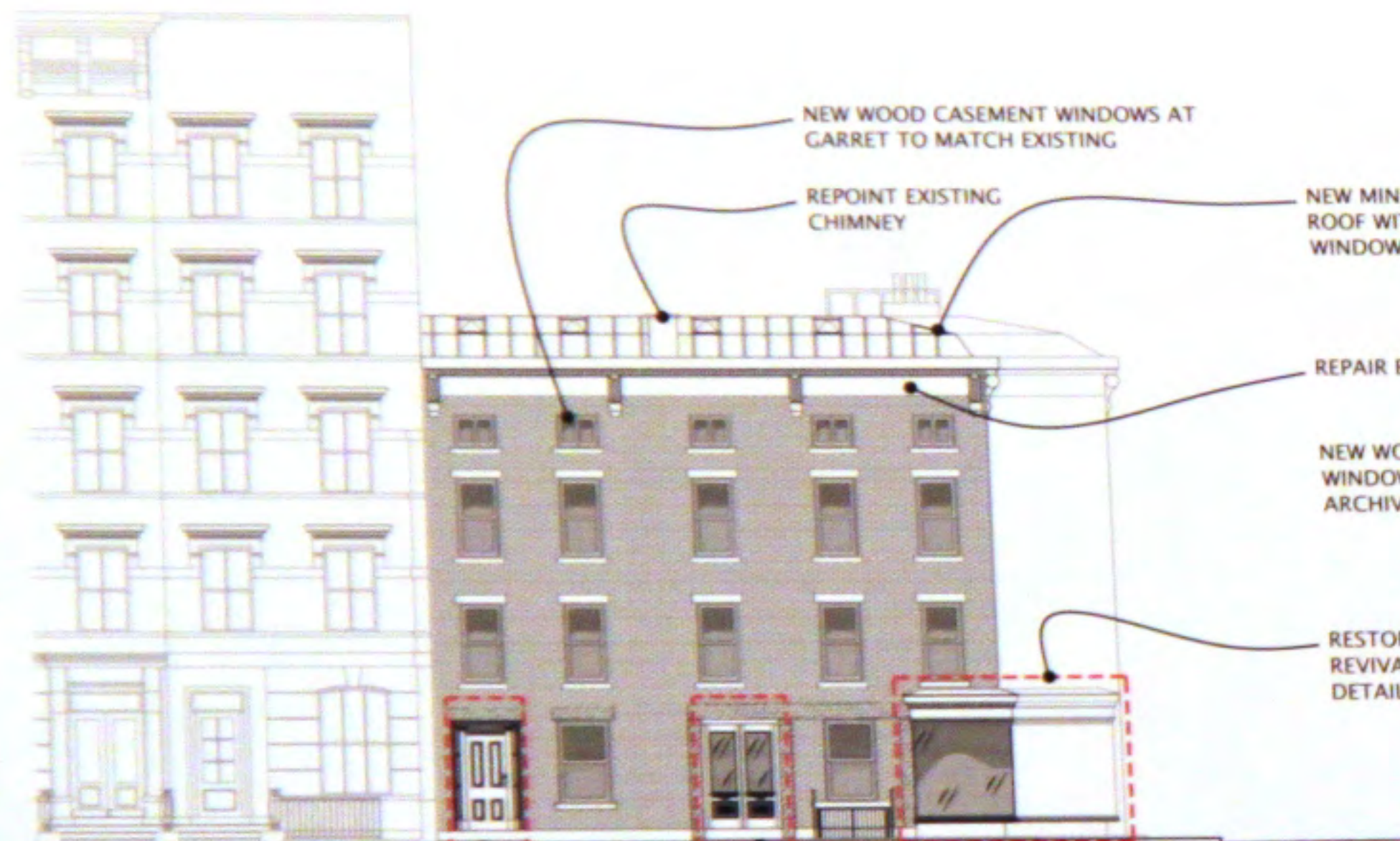
EXISTING ELEVATION AT KING STREET  
SCALE: 1/8" = 1'-0"



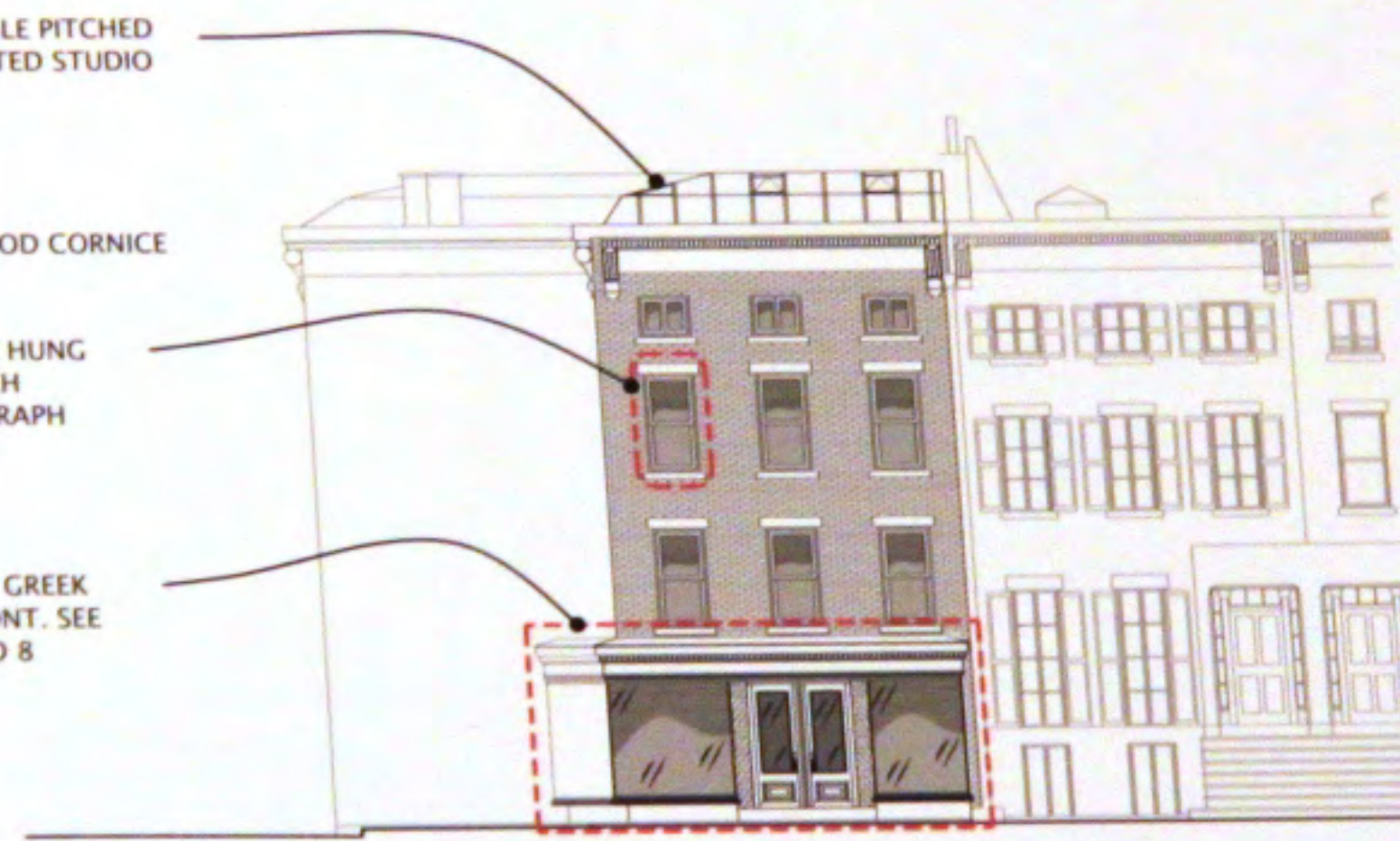
EXISTING ELEVATION AT MACDOUGAL  
SCALE: 1/8" = 1'-0"



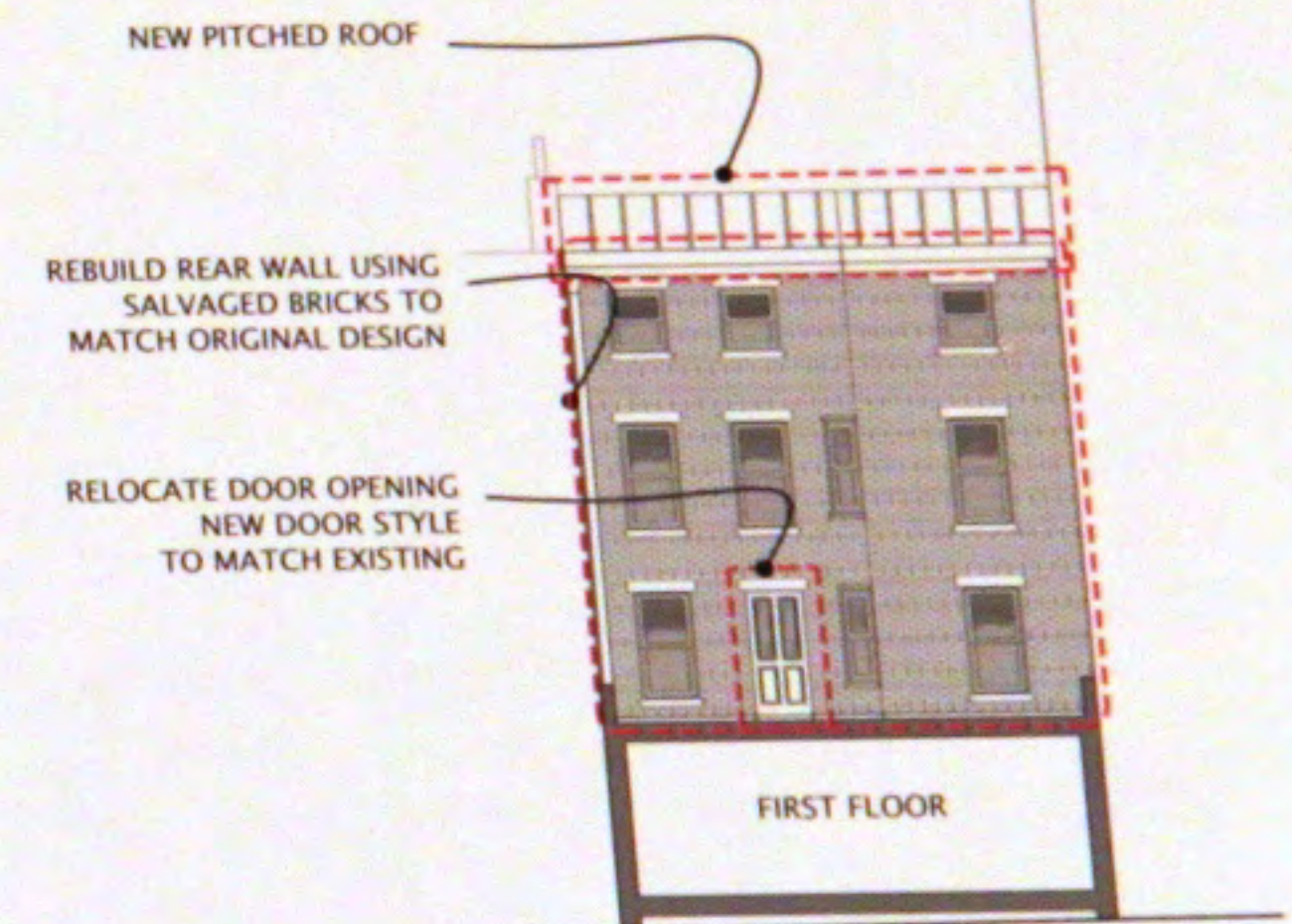
EXISTING ELEVATION AT REAR  
SCALE: 1/8" = 1'-0"



PROPOSED ELEVATION AT KING STREET  
SCALE: 1/8" = 1'-0"



PROPOSED ELEVATION AT MACDOUGAL  
SCALE: 1/8" = 1'-0"



PROPOSED ELEVATION AT REAR  
SCALE: 1/8" = 1'-0"



EXISTING AND PROPOSED ELEVATION	
BLOCK: 520	LOT: 83
ISSUED TO: LPC / CB2	
SCALE: AS NOTED	DWG NO:
JOB NO: 13-147	LPC-00
DATE: 05/13/2014	



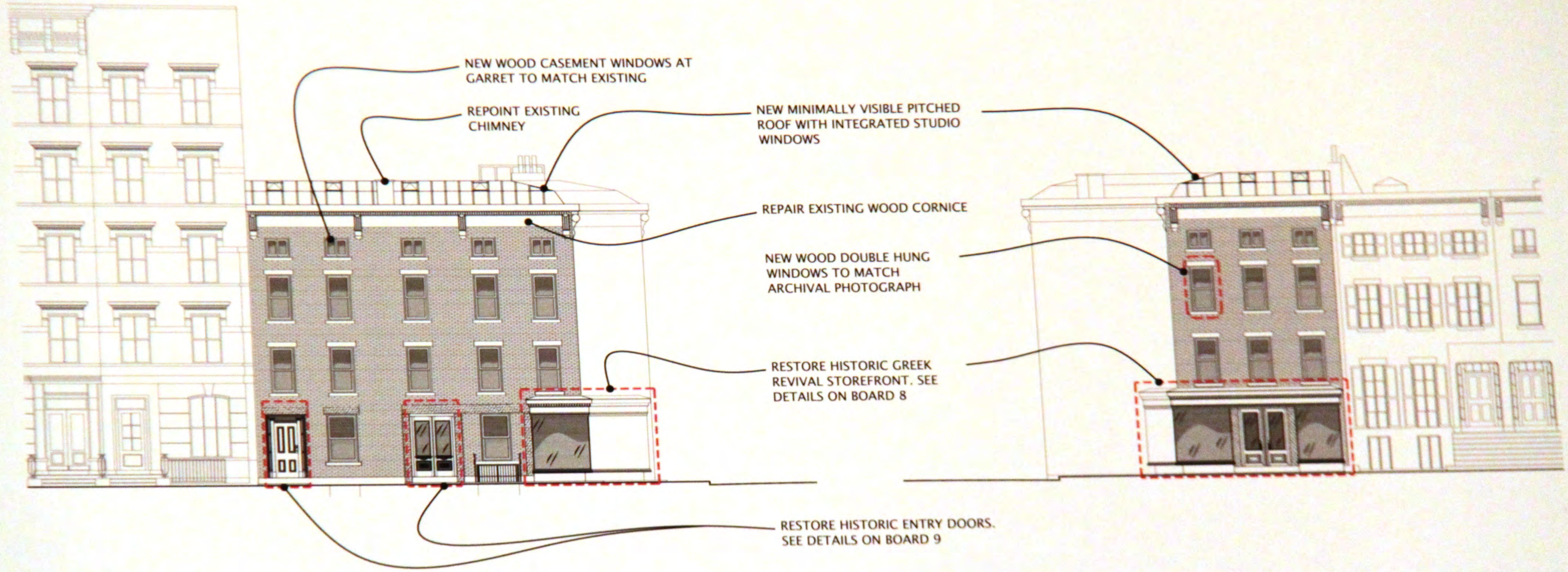
EXISTING ELEVATION AT KING STREET

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



EXISTING ELEVATION AT MACDOUGAL

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

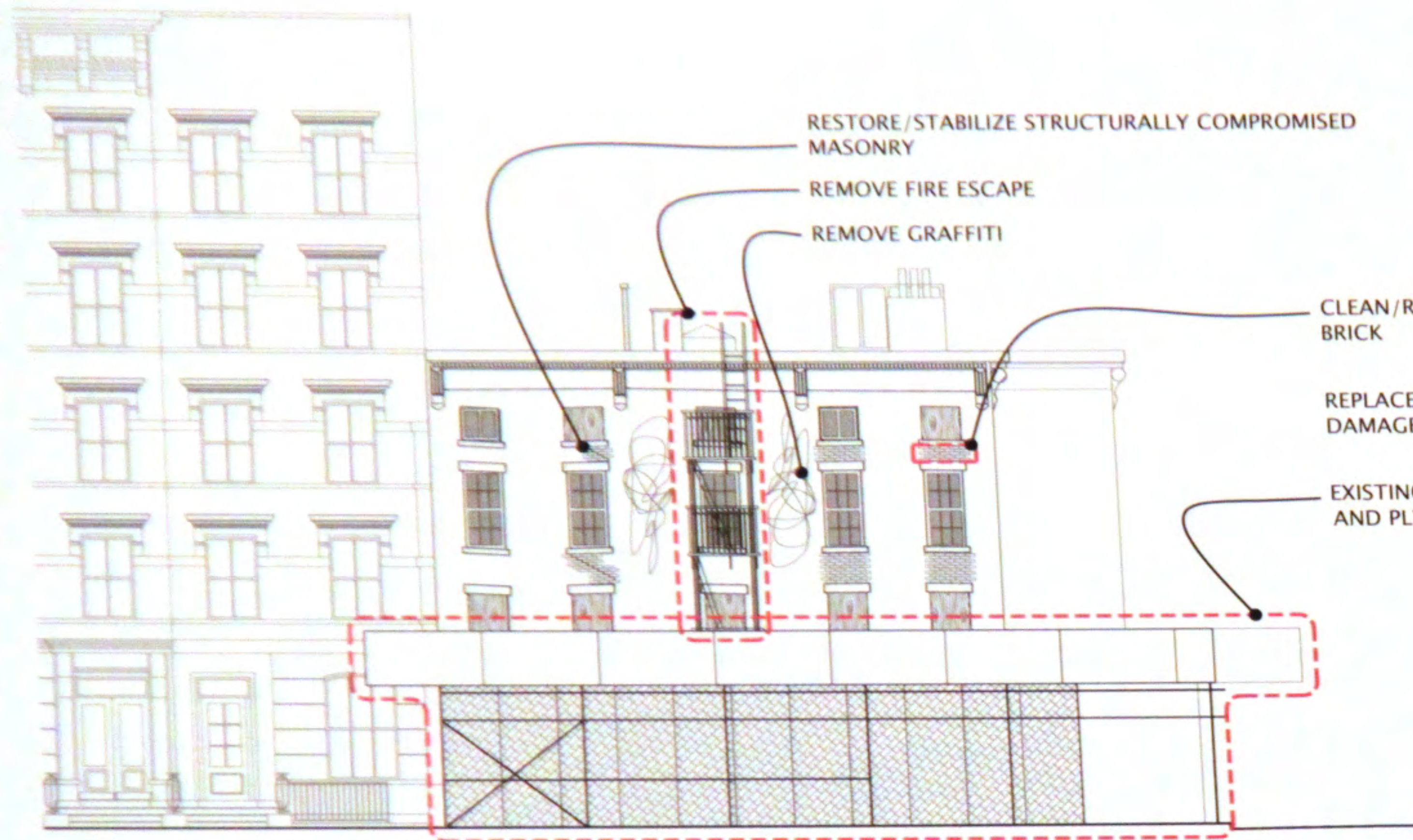


PROPOSED ELEVATION AT KING STREET

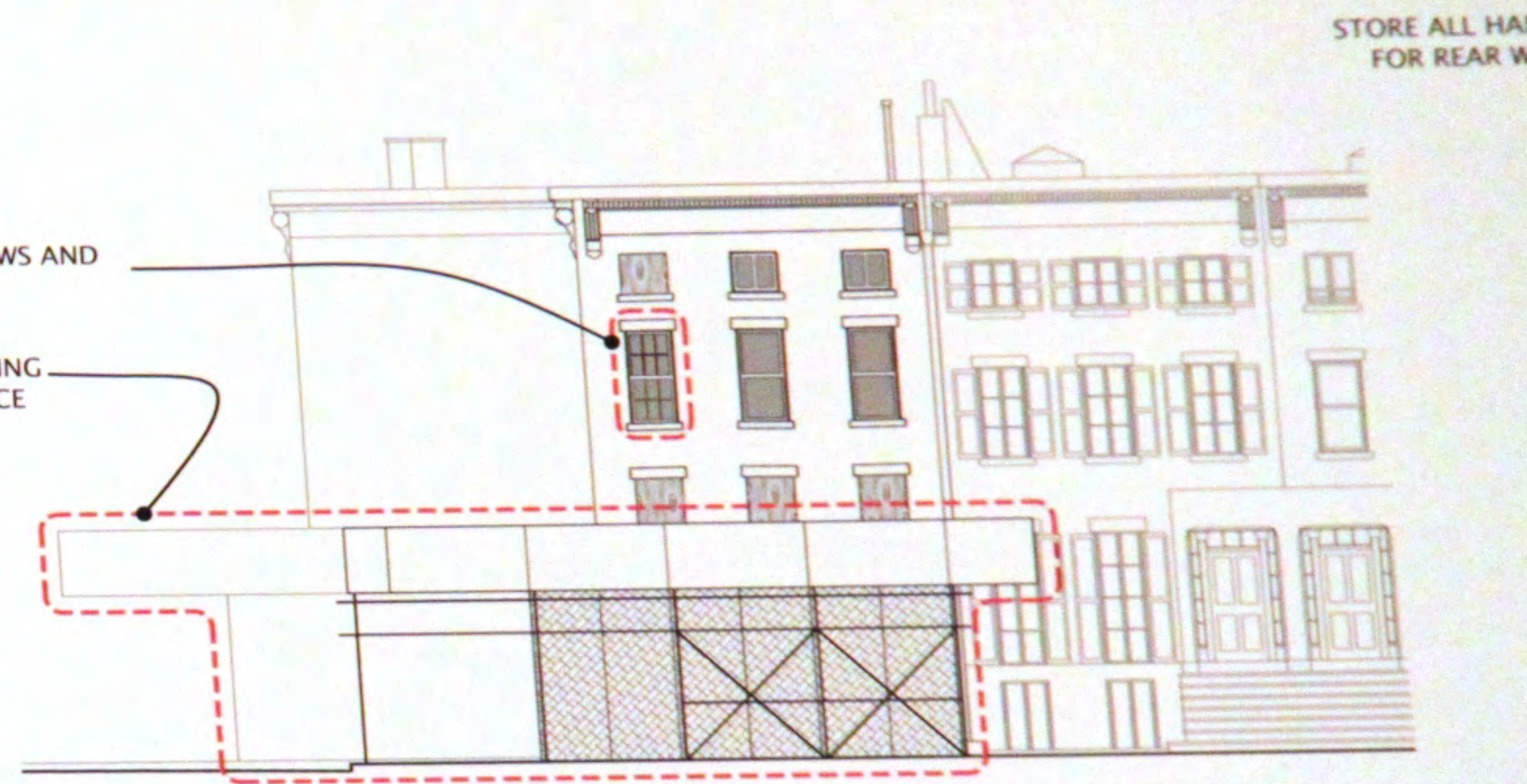
SCALE: SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION AT MACDOUGAL

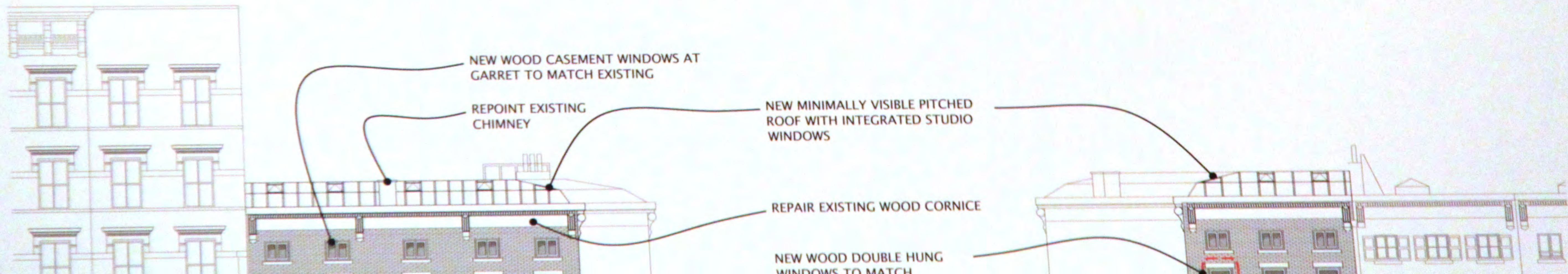
SCALE: SCALE: 1/8" = 1'-0"



EXISTING ELEVATION AT KING STREET  
SCALE: 1/8" = 1'-0"



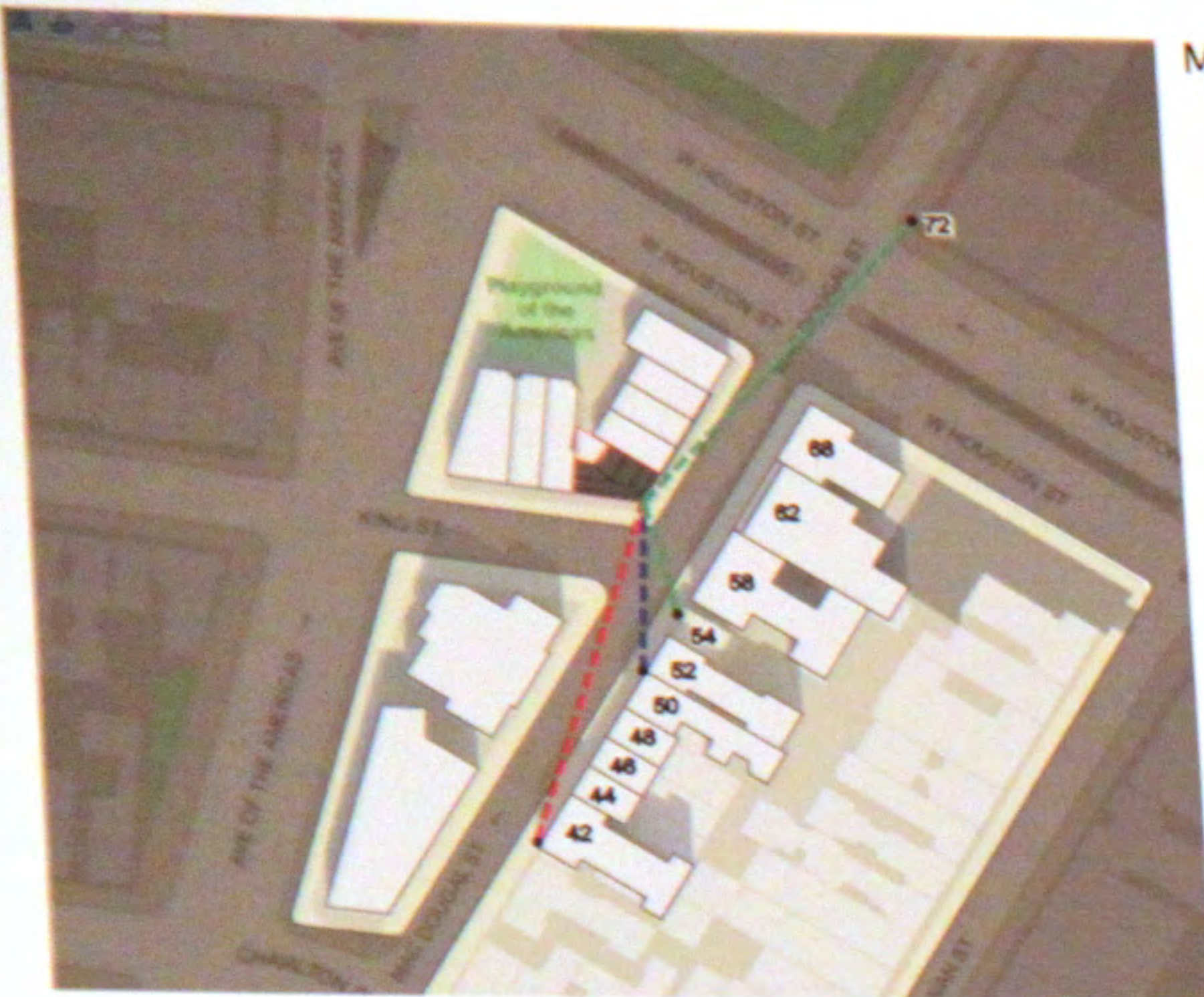
EXISTING ELEVATION AT MACDOUGAL  
SCALE: 1/8" = 1'-0"



MACDOUGAL STREET  
VISIBILITY STUDY



NOTE: MOCK-UP AND  
RENDERS SHOW A 4'-0"  
INCREASE OF ROOFLINE.



SITE MAP

MAXIMUM VISIBILITY:  
SEASONAL VIEW FROM #42 MACDOUGAL



MOCK-UP

ROOFLINE ENHANCED FOR CLARITY



3-D RENDER

THRESHOLD OF VISIBILITY:  
@ #50 AND 52 MACDOUGAL



MOCK-UP



3-D RENDER

NOT VISIBLE:  
VIEW FROM #54 MACDOUGAL



MOCK-UP

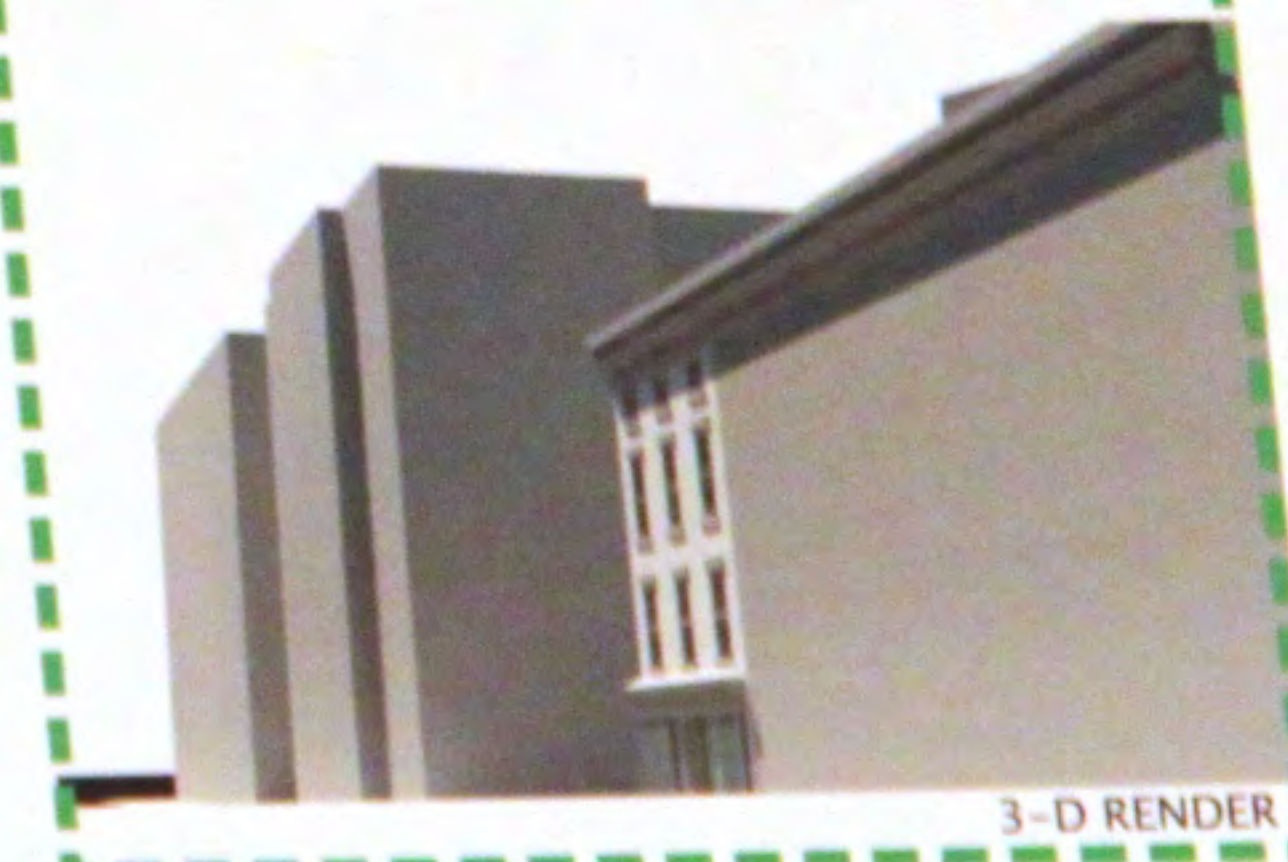


3-D RENDER

NOT VISIBLE:  
VIEW FROM #72 MACDOUGAL



MOCK-UP



3-D RENDER

ROOF VISIBILITY ON MACDOUGAL

BLOCK: 520 LOT: 83  
ISSUED TO: LPC / CB2  
SCALE: AS NOTED  
JOB NO: 13-147  
DATE: 05/13/2014

DWG NO:

LPC-003.00



PROJECT:

43 MacDougal Street

Michael Muroff Architects

33 Hudson Street, Suite 501 | New York NY 10013 | Tel: 646.230.71

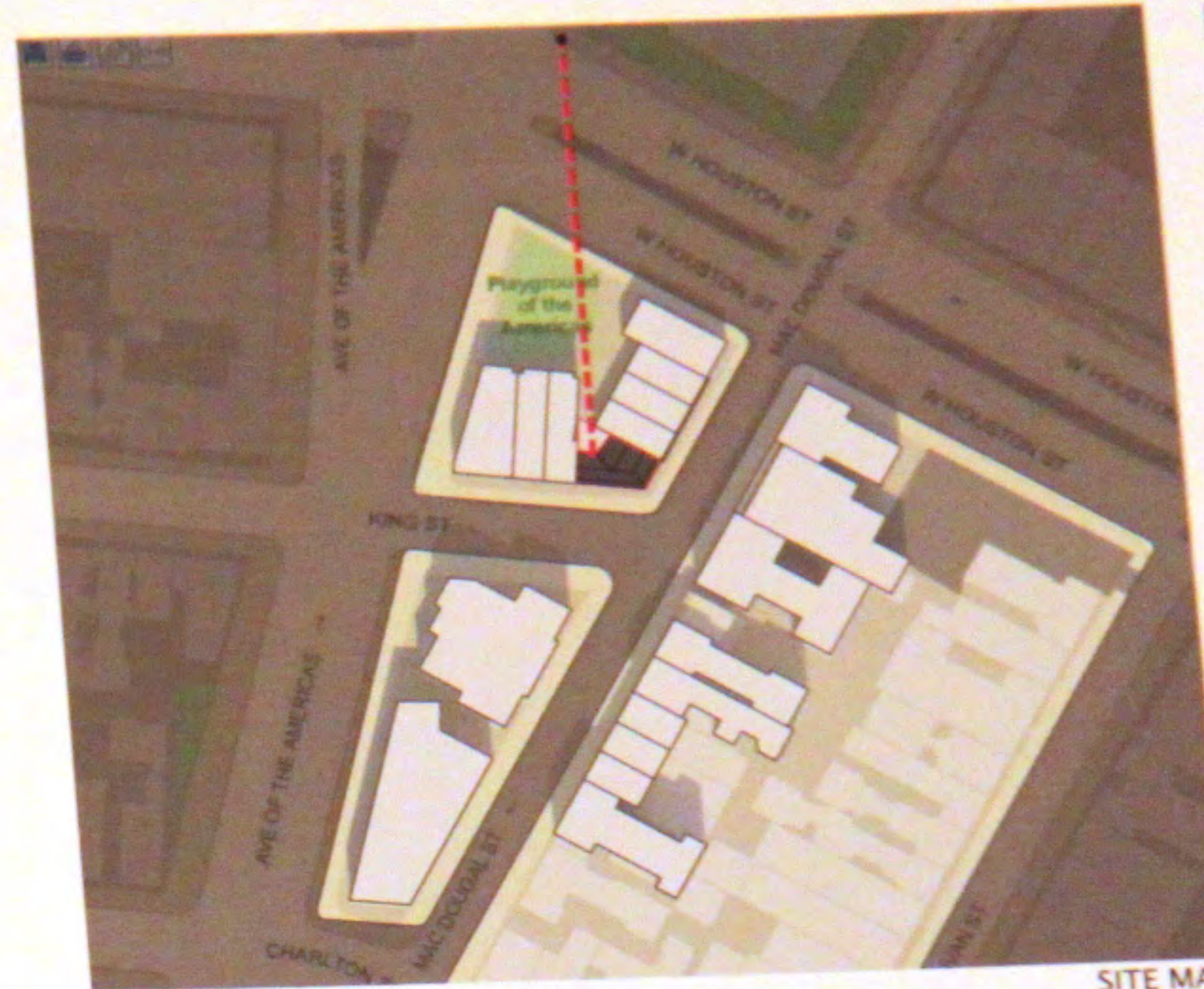


SITE MAP

KING STREET  
VISIBILITY STUDY



NOTE: MOCK-UP AND  
RENDERS SHOW A 4'-0"  
INCREASE OF ROOFLINE.



SITE MAP

HOUSTON STREET  
VISIBILITY STUDY



NOTE: MOCK-UP AND  
RENDERS SHOW A 4'-0"  
INCREASE OF ROOFLINE.

NOT VISIBLE:  
VIEW FROM #16 KING



MOCK-UP

NOT VISIBLE:  
VIEW FROM #2 KING

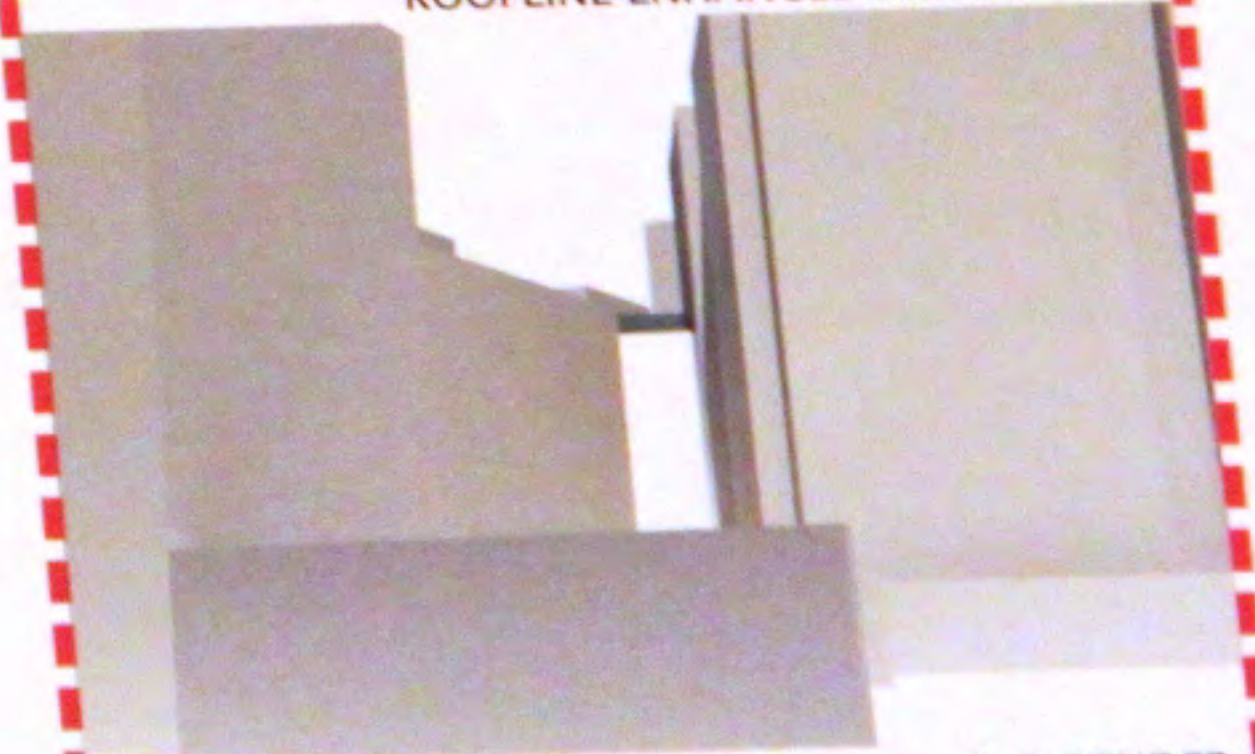


MOCK-UP

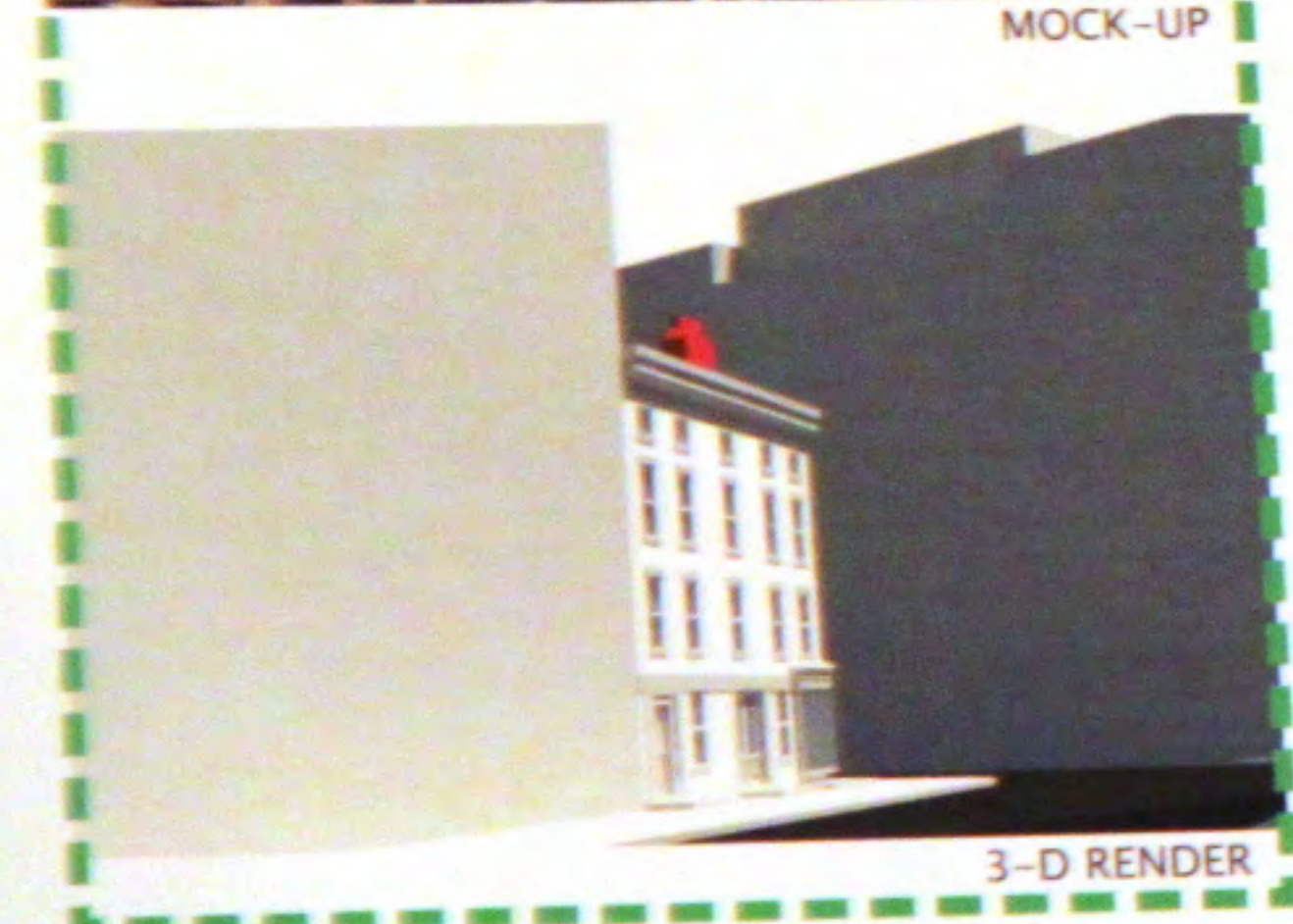
MAXIMUM VISIBILITY:  
SEASONAL VIEW FROM PLAYGROUND



MOCK-UP  
ROOFLINE ENHANCED FOR CLARITY



3-D RENDER



3-D RENDER



3-D RENDER

ROOF VISIBILITY ON KING & HOUSTON

BLOCK: 520	LOT: 83
ISSUED TO: LPC / CB2	
SCALE: AS NOTED	DWG NO:
JOB NO: 13-147	LPC-004.00
DATE: 05/13/2014	



PROJECT: 43 MacDougal Street

Michael Muroff Architect LLC | 333 Hudson Street, Suite 501 | New York NY 10013 | Tel: 646.230.7111

NEARBY ROOFTOP ADDITIONS:



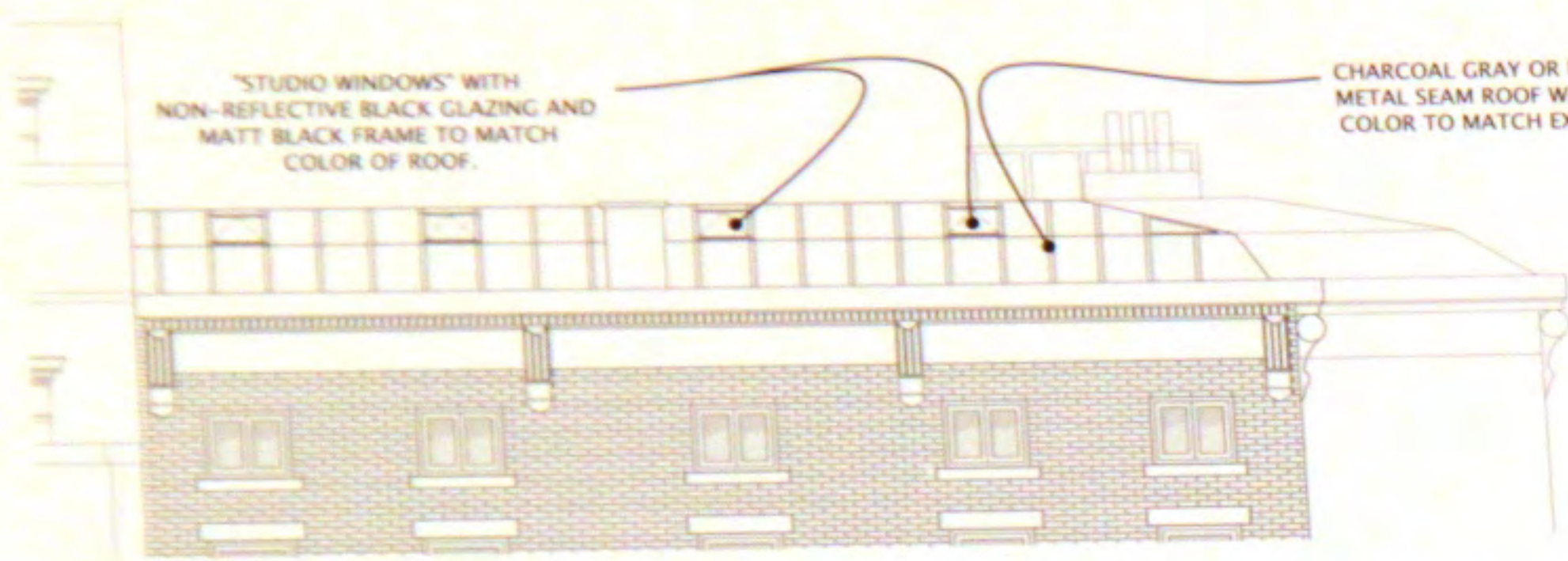
29-23 VANDAM STREET



21-19 VANDAM STREET



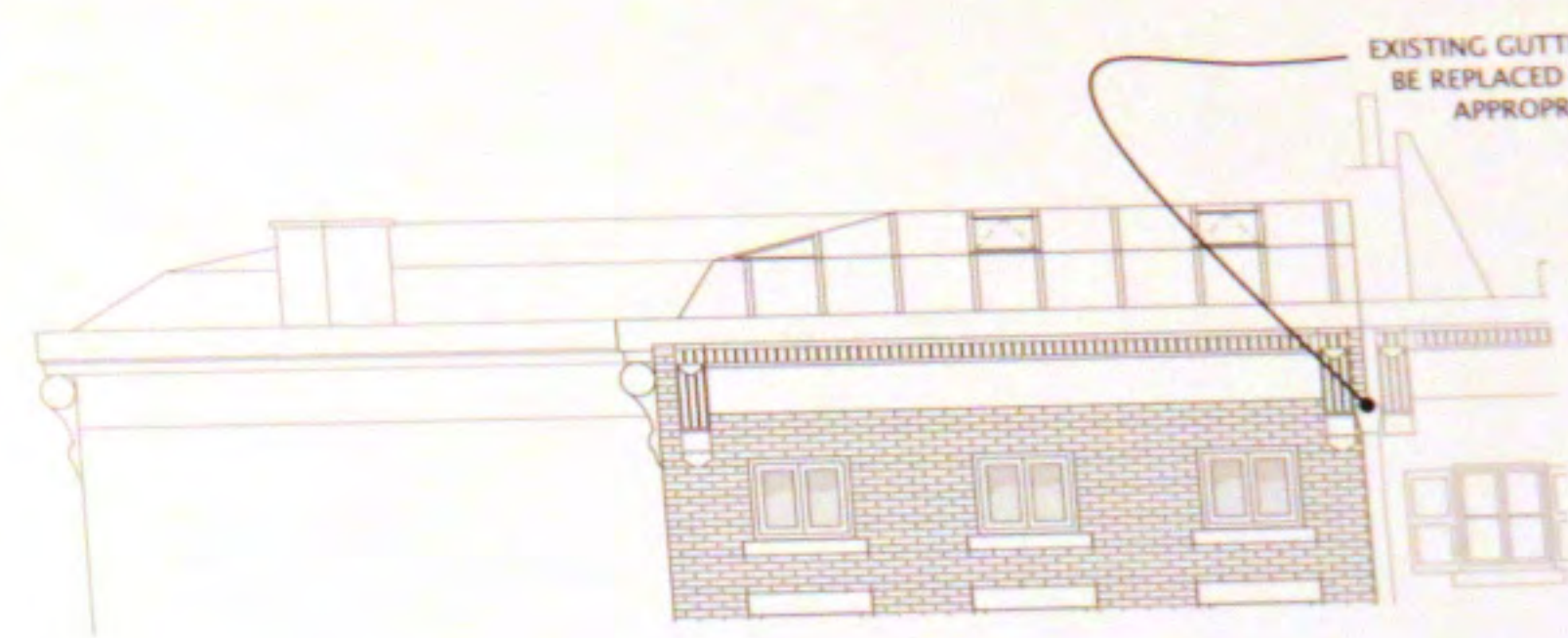
42-26 CARMINE STREET



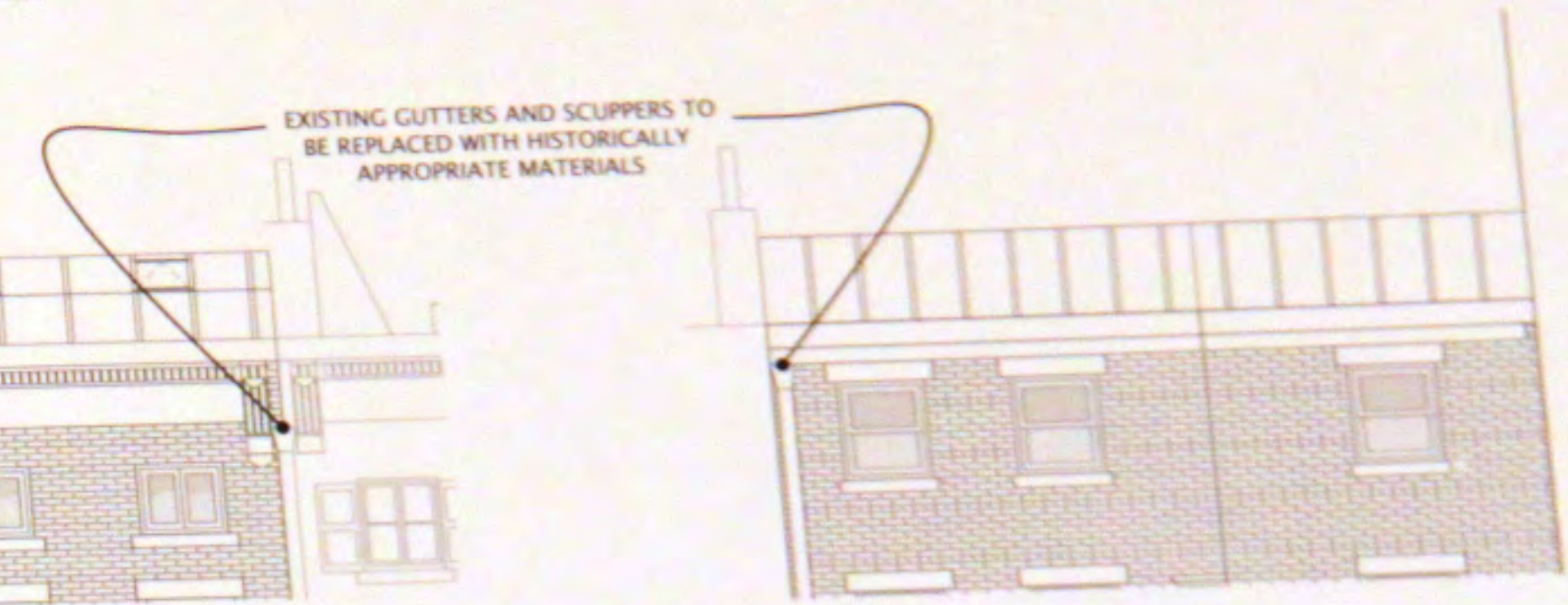
"STUDIO WINDOWS" WITH NON-REFLECTIVE BLACK GLAZING AND MATT BLACK FRAME TO MATCH COLOR OF ROOF.

CHARCOAL GRAY OR BLACK STANDING METAL SEAM ROOF WITH MATT FINISH. COLOR TO MATCH EXISTING CORNICE.

ELEVATION AT KING STREET  
SCALE: 1/4" = 1'-0"



ELEVATION AT MACDOUGAL STREET  
SCALE: 1/4" = 1'-0"



EXISTING GUTTERS AND SCUPPERS TO BE REPLACED WITH HISTORICALLY APPROPRIATE MATERIALS

ELEVATION AT REAR  
SCALE: 1/4" = 1'-0"

NEARBY ROOFTOP "STUDIO WINDOW" ADDITIONS:

"KING STREET HAS A DIFFERENT SORT OF CHARM; IT HAS AN INFINITE VARIETY, THE UNEXPECTED JUXTAPOSITION OF FEDERAL HOUSES, GREEK REVIVAL HOUSES, ANGLO-ITALIANATE, ROMAN REVIVAL, AND ECLECTIC BUILDINGS...."

-LPC DESIGNATION REPORT (1966)



SITE MAP OF ADDITIONS SHOWN



VIEW OF 48 MACDOUGAL FROM ROOFTOP OF 43



75-77 BEDFORD STREET



EXAMPLE AT 8 WEST 8TH STREET - NEW YORK STUDIO SCHOOL

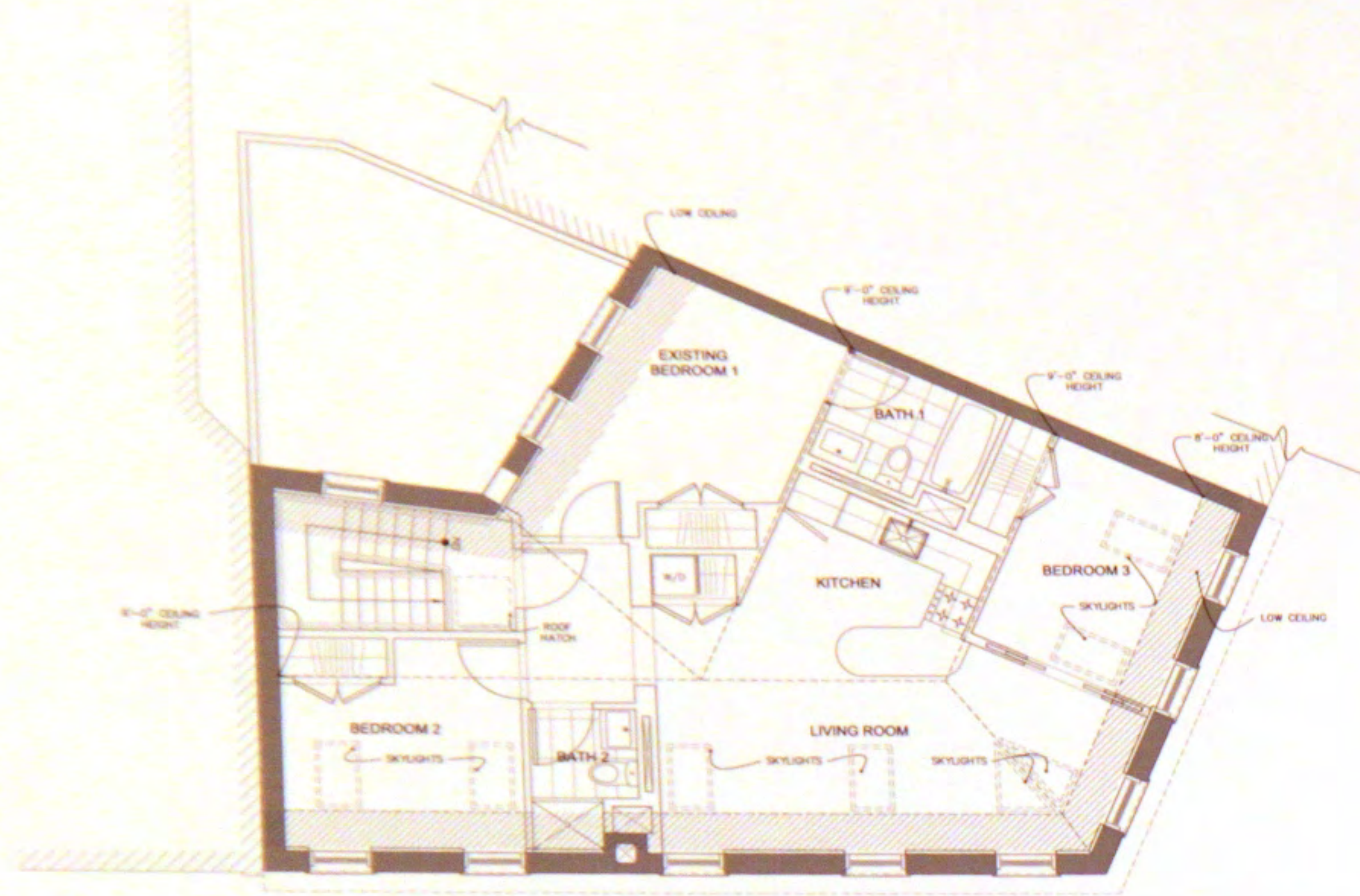


NEW WINDOWS AT 75 BEDFORD

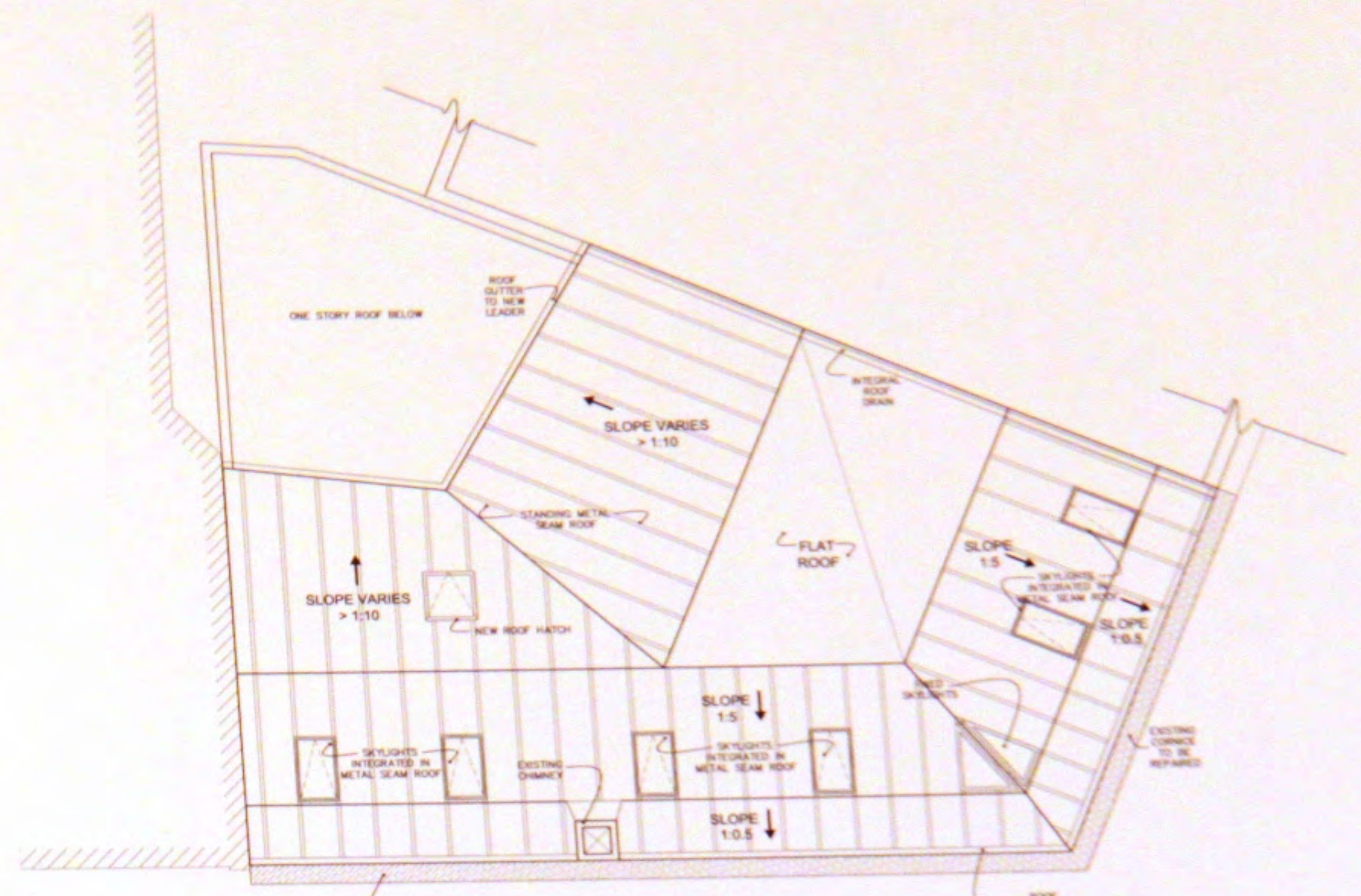


PROJECT: 43 MacDougal Street  
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PITCHED ROOF IN CONTEXT	
BLOCK: 520	LOT: 83
ISSUED TO: LPC / CB2	
SCALE: AS NOTED	DWG NO:
JOB NO: 13-147	LPC-005.00
DATE: 05/13/2014	



PROPOSED FOURTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"



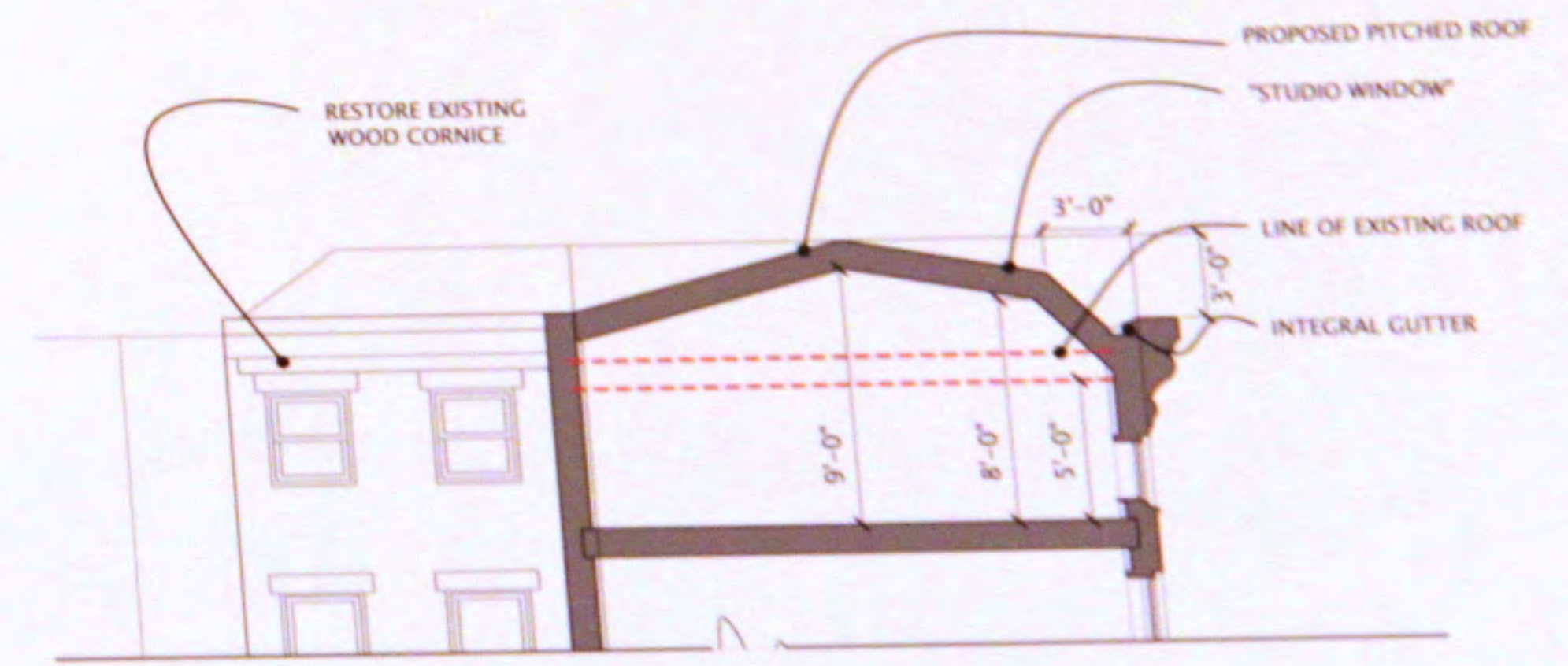
PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"



EXISTING CEILING JOISTS AT 5'-0"



FIREPLACE OF LEGACY GARRET



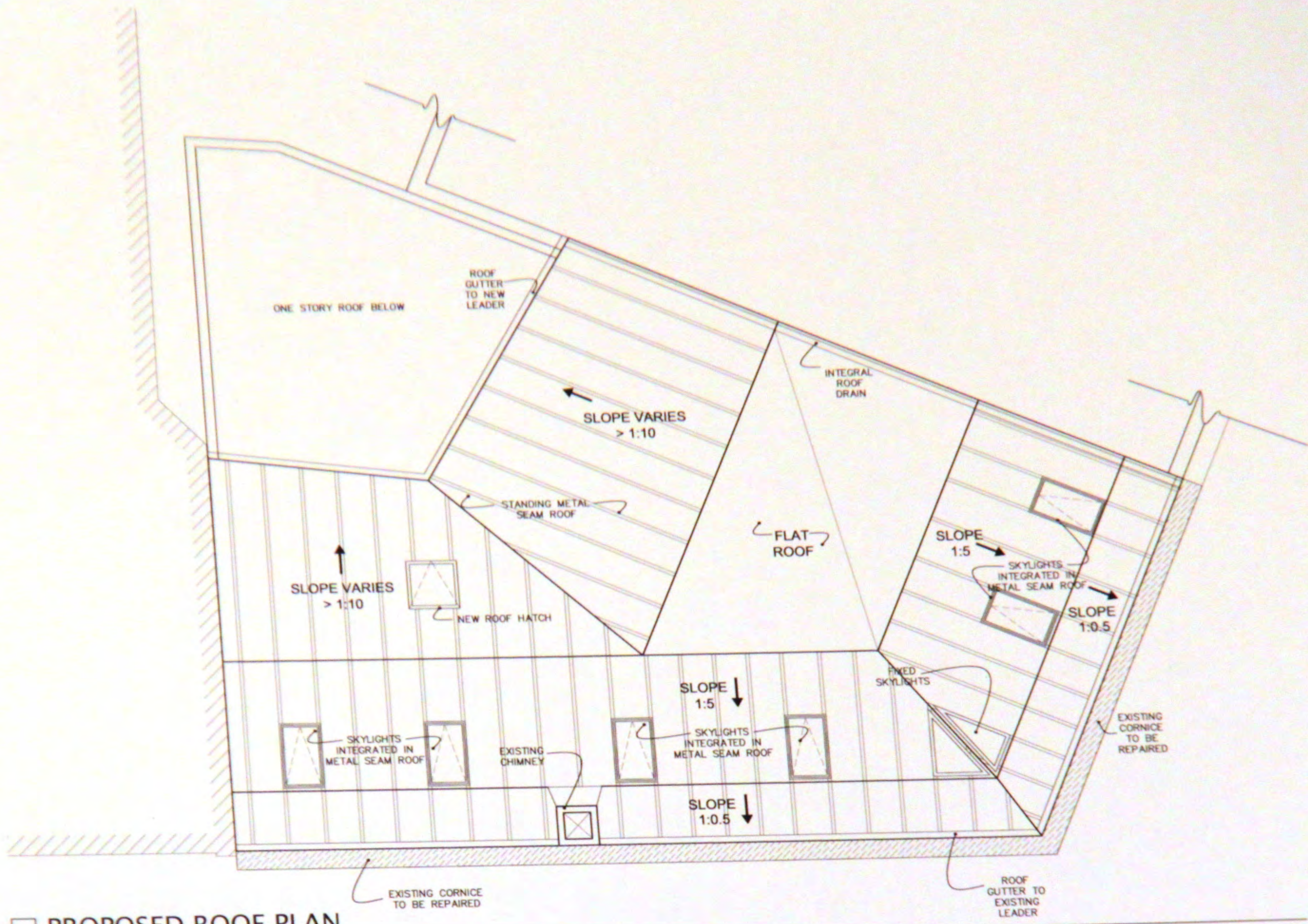
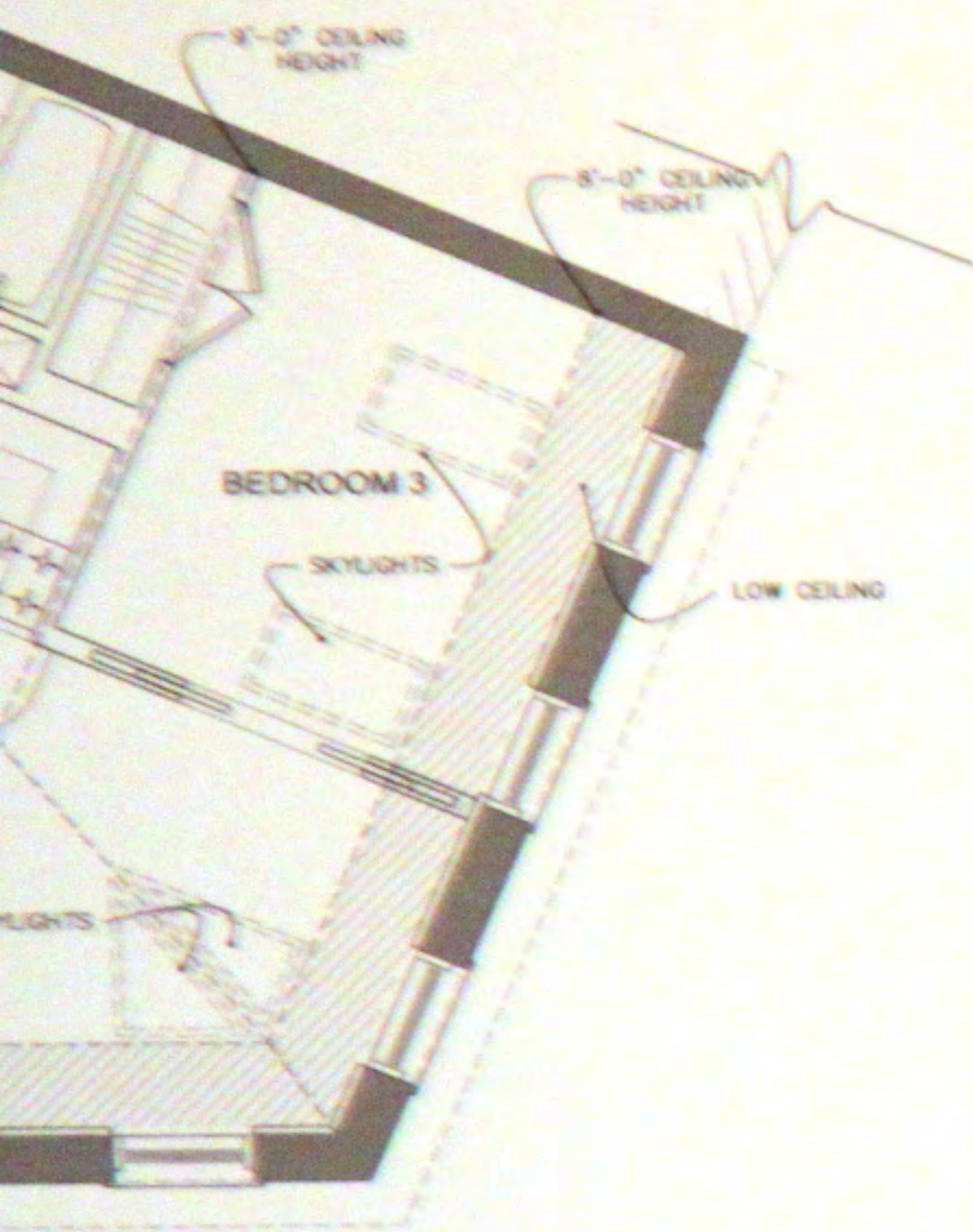
SECTION  
SCALE: 1/4" = 1'-0"

PITCHED ROOF DETAILS	
BLOCK 520	LOT 83
ISSUED TO: LPC / CB2	
SCALE: AS NOTED	DWG NO:
JOB NO: 13-147	LPC-006.00
DATE: 05/13/2014	

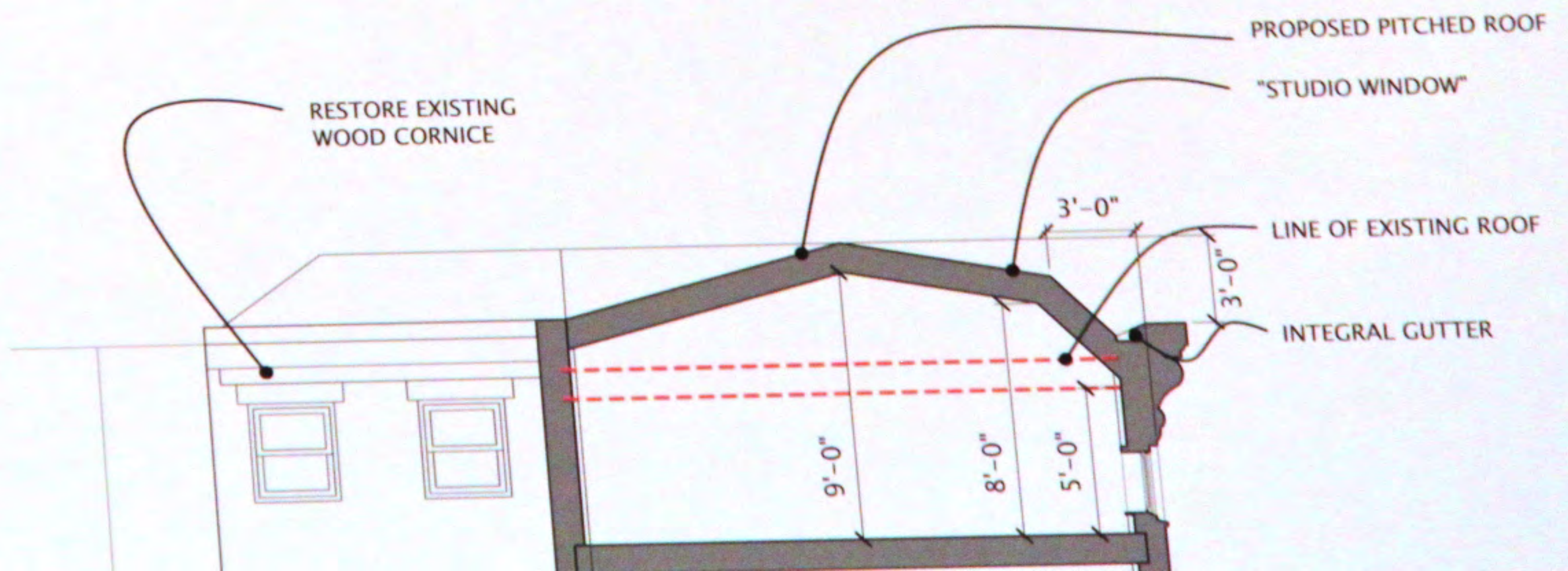


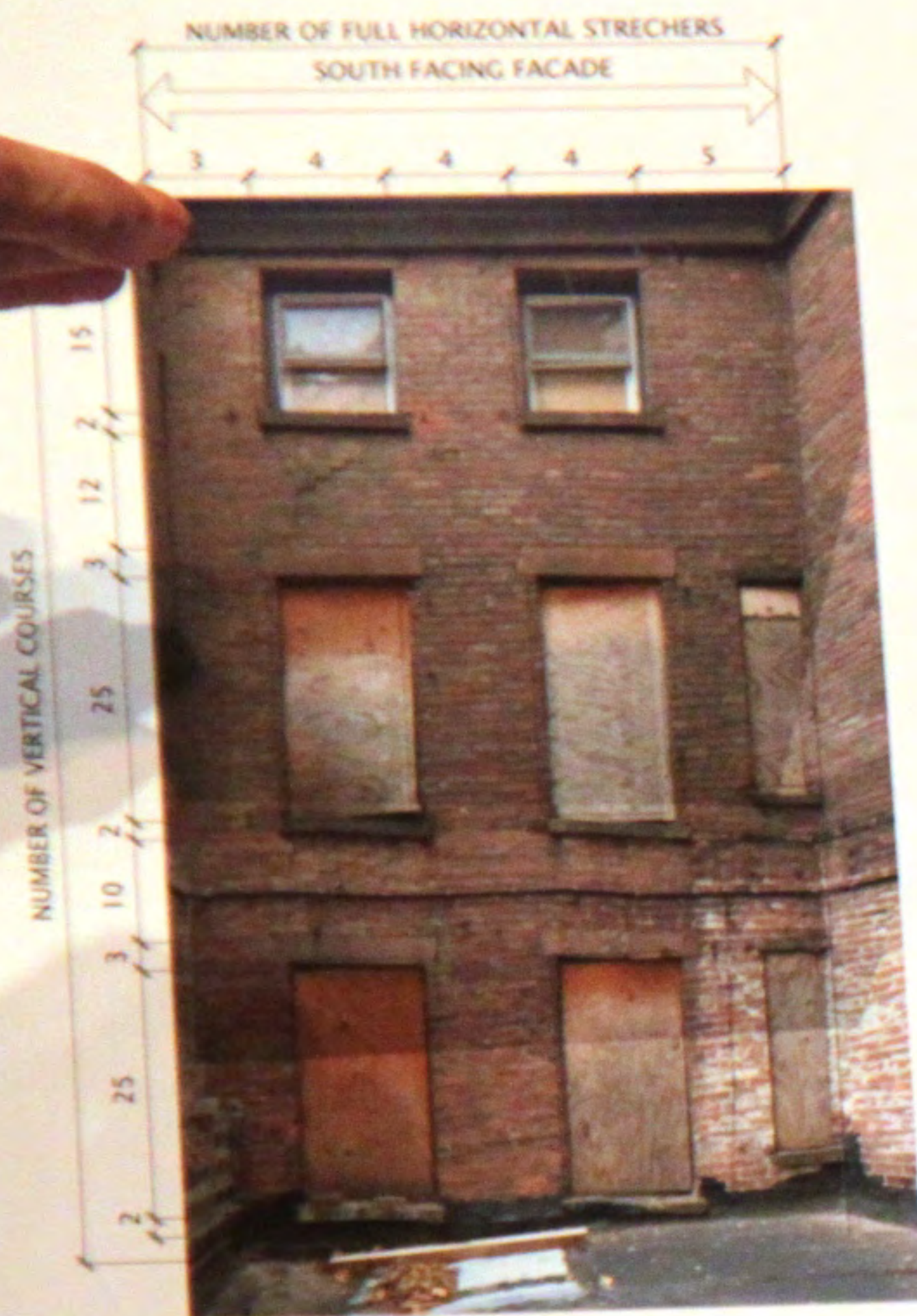
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PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"





EXISTING REAR ELEVATION

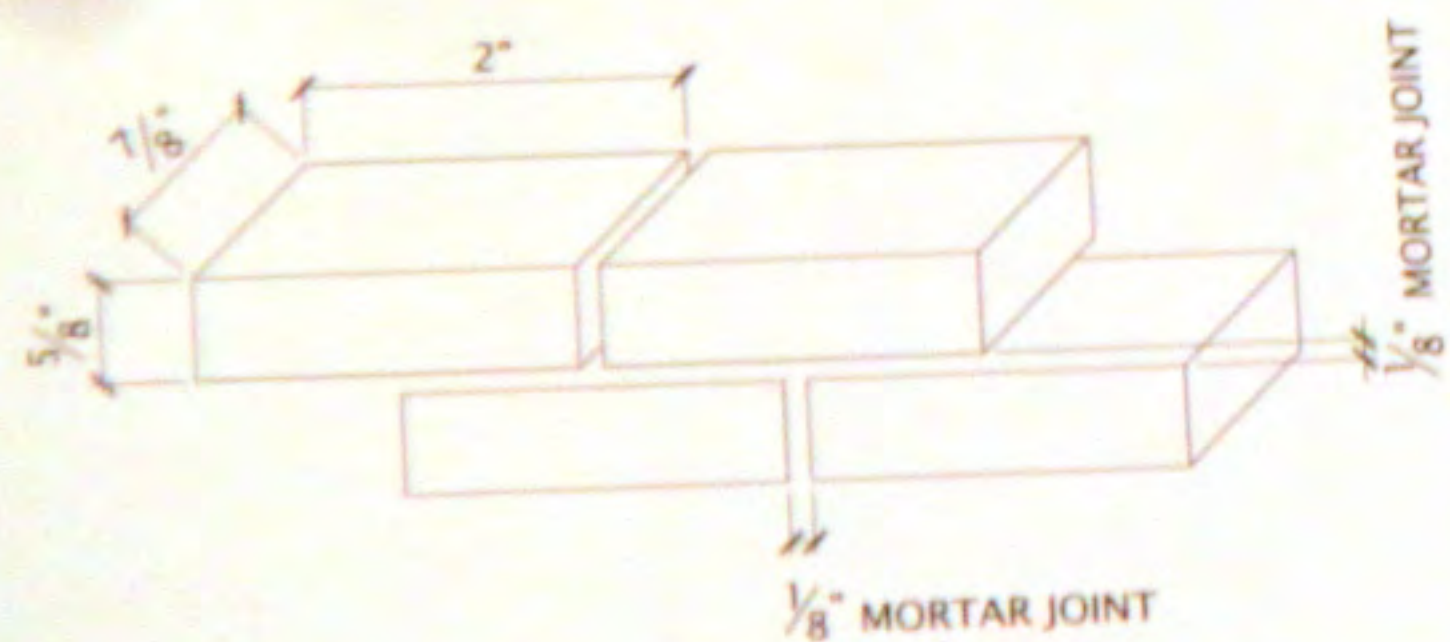
SCALE: 3/8" = 1'-0"



EXISTING BRICK NOTES:

MANUFACTURER:  
BRICK DIMENSIONS:  
MORTAR DIMENSIONS:  
BOND STYLE:  
WINDOW HEADER:  
WINDOW SILL:

DENNINGS POINT BRICK WORKS  
8" x 2-1/4" x 3-1/2"  
1/2" VERTICAL, 7/16" HORIZONTAL  
AMERICAN- 7 STRECHER / HEADER COURSE  
3 COURSES HIGH, 1/2 STRECHER OVERHANG  
2 COURSES HIGH, 1/4 STRECHER OVERHANG



BRICK AND MORTAR DETAILS

SCALE: 3" = 1'-0"

NEW DOUBLE HUNG WINDOWS, STYLE TO MATCH FRONT ELEVATION IN EXISTING OPENING

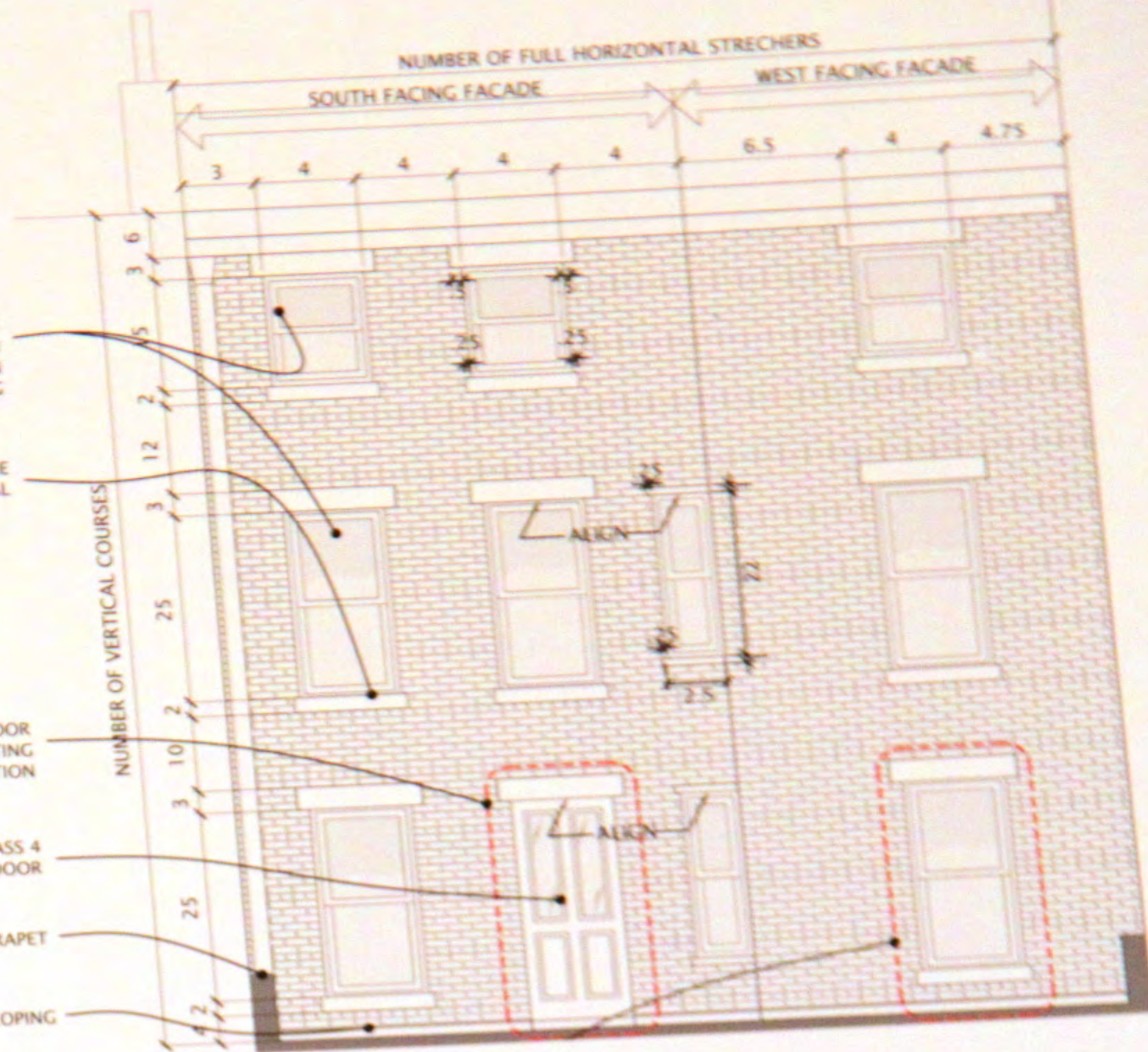
REPLACE BROWNSTONE LINTELS AND SILLS, TYPICAL

RELOCATE DOOR OPENING IN EXISTING WINDOW LOCATION

NEW WOOD AND GLASS 4 PANEL DOOR

REPAIR BRICK PARAPET

NEW COPING



PROPOSED REAR ELEVATION

SCALE: 3/8" = 1'-0"

RESTORATION / REBUILD NOTES:

- REBUILD WALL WITH SALVAGED BRICK TO MATCH EXISTING OPENINGS AND BOND STYLE.
- REPLACE ALL HEADERS AND SILLS TO MATCH EXISTING (SEPARATE APPLICATION)
- RELOCATE DOOR OPENING
- REPLACE / REPAIR WOOD CORNICE AND DOOR TO MATCH EXISTING
- MORTAR TO MATCH EXISTING
- WINDOW REPLACEMENT TO MATCH HISTORIC FRONT FACADE



EXISTING REAR ELEVATION

SCALE: 3/8" = 1'-0"



NEW DOUBLE HUNG WINDOWS, STYLE TO MATCH FRONT ELEVATION IN EXISTING OPENING

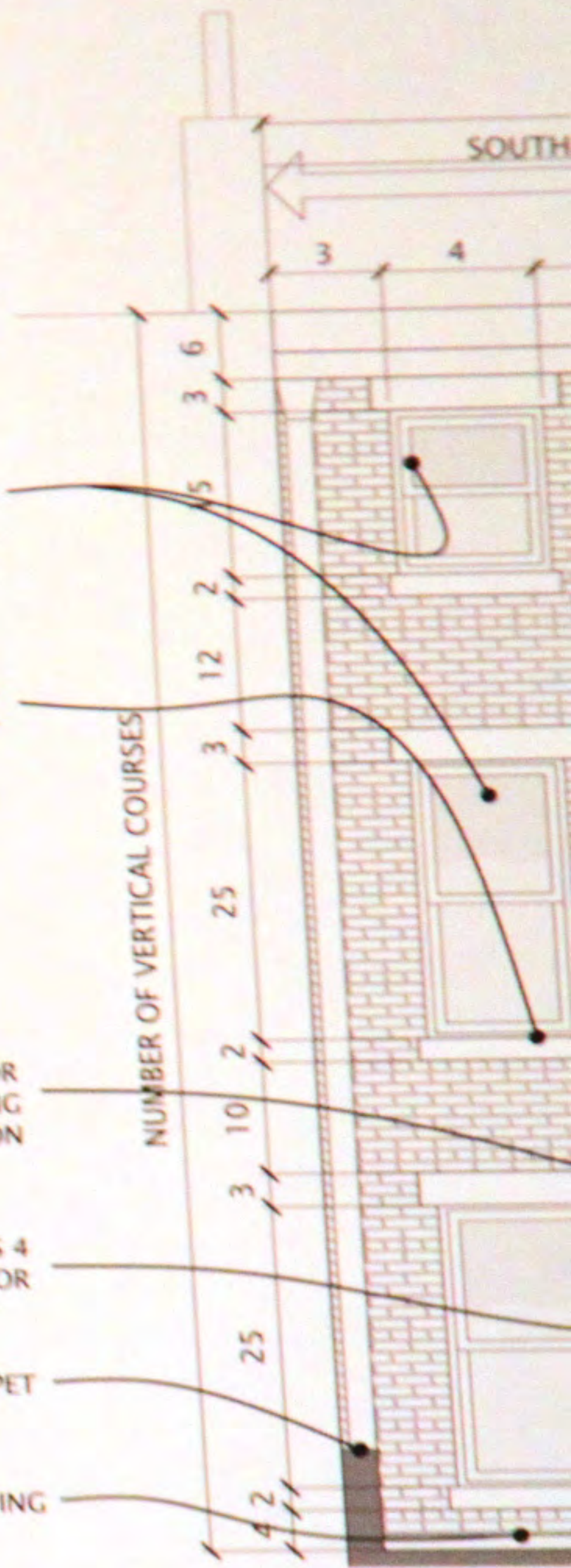
REPLACE BROWNSTONE LINTELS AND SILLS, TYPICAL

RELOCATE DOOR OPENING IN EXISTING WINDOW LOCATION

NEW WOOD AND GLASS 4 PANEL DOOR

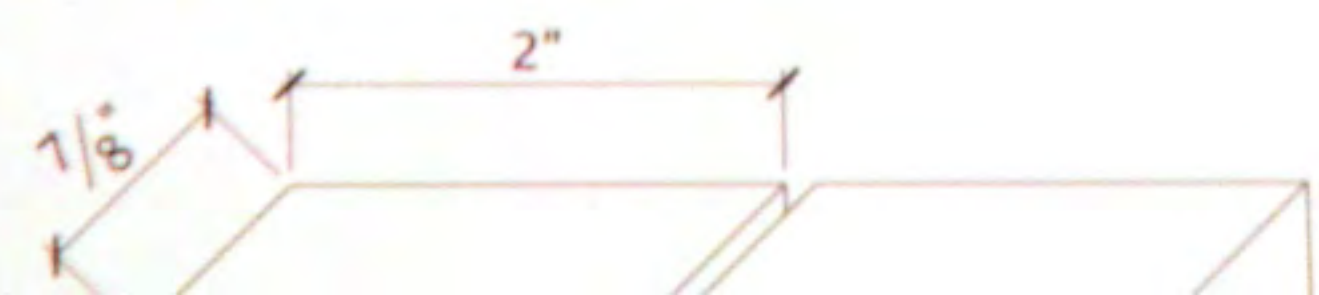
REPAIR BRICK PARAPET

NEW COPING



PROPOSED REAR ELEVATION

SCALE: 3/8" = 1'-0"



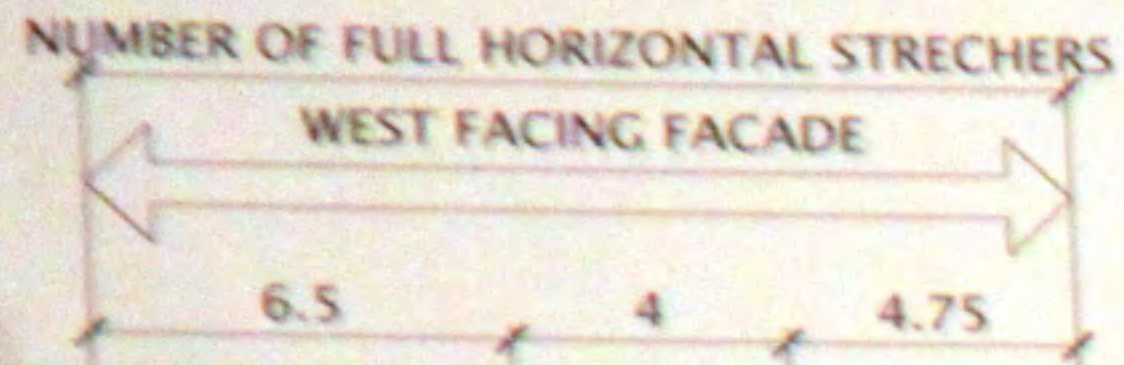
TAR JOINT

EXISTING BRICK NOTES:

MANUFACTURER: DENNINGS POINT BRICK WORKS  
 BRICK DIMENSIONS: 8" x 2-1/4" x 3-1/2"  
 MORTAR DIMENSIONS: 1/2" VERTICAL, 3/16" HORIZONTAL

RESTORATION NOTES:

REBUILD WALL WITH  
 REPLACE ALL WEAR



NEW DOUBLE HUNG WINDOWS, STYLE TO MATCH FRONT ELEVATION IN EXISTING OPENING

REPLACE BROWNSTONE LINTELS AND SILLS, TYPICAL

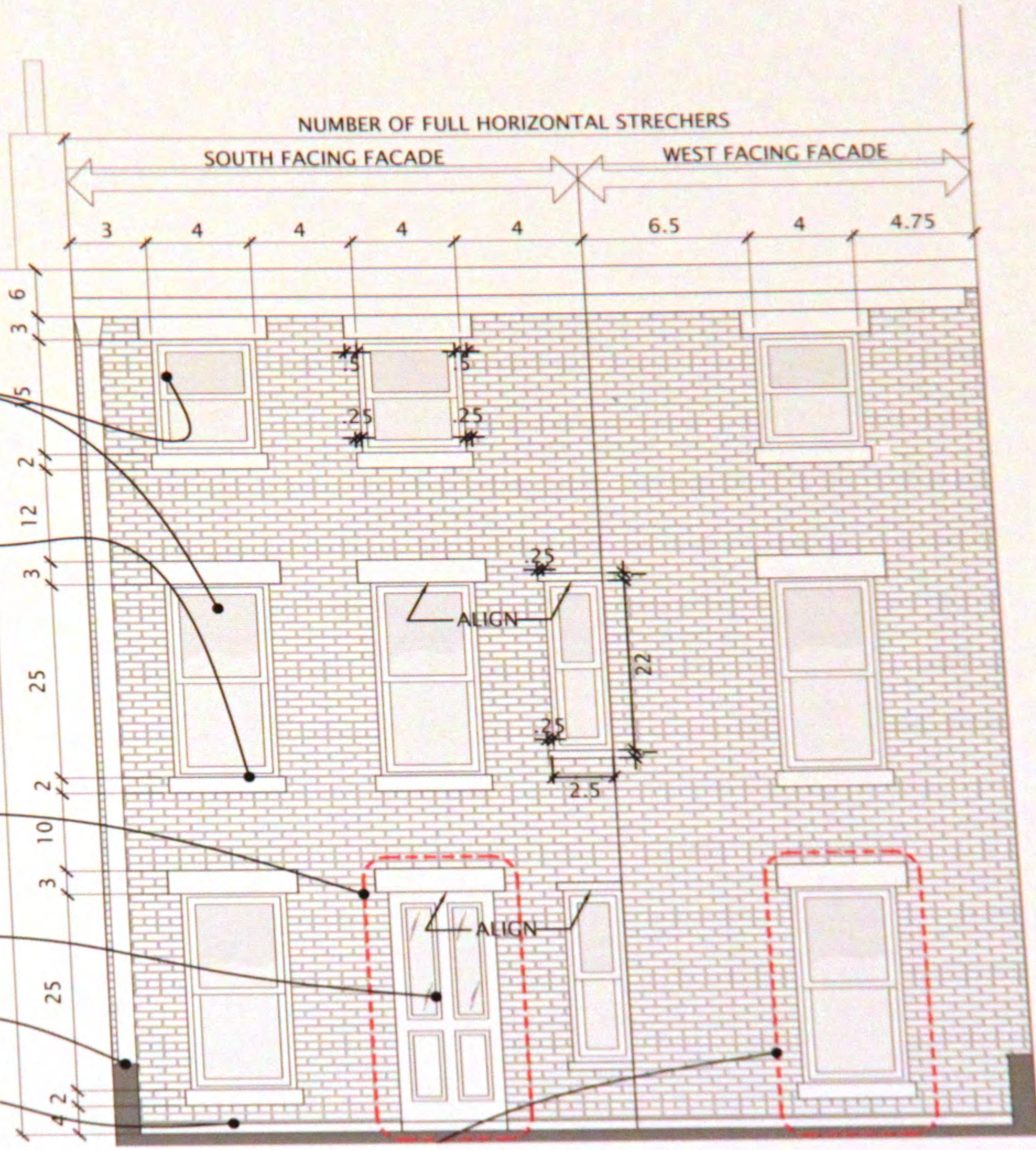
RELOCATE DOOR OPENING IN EXISTING WINDOW LOCATION

NEW WOOD AND GLASS 4 PANEL DOOR

REPAIR BRICK PARAPET

NEW COPING

NUMBER OF VERTICAL COURSES



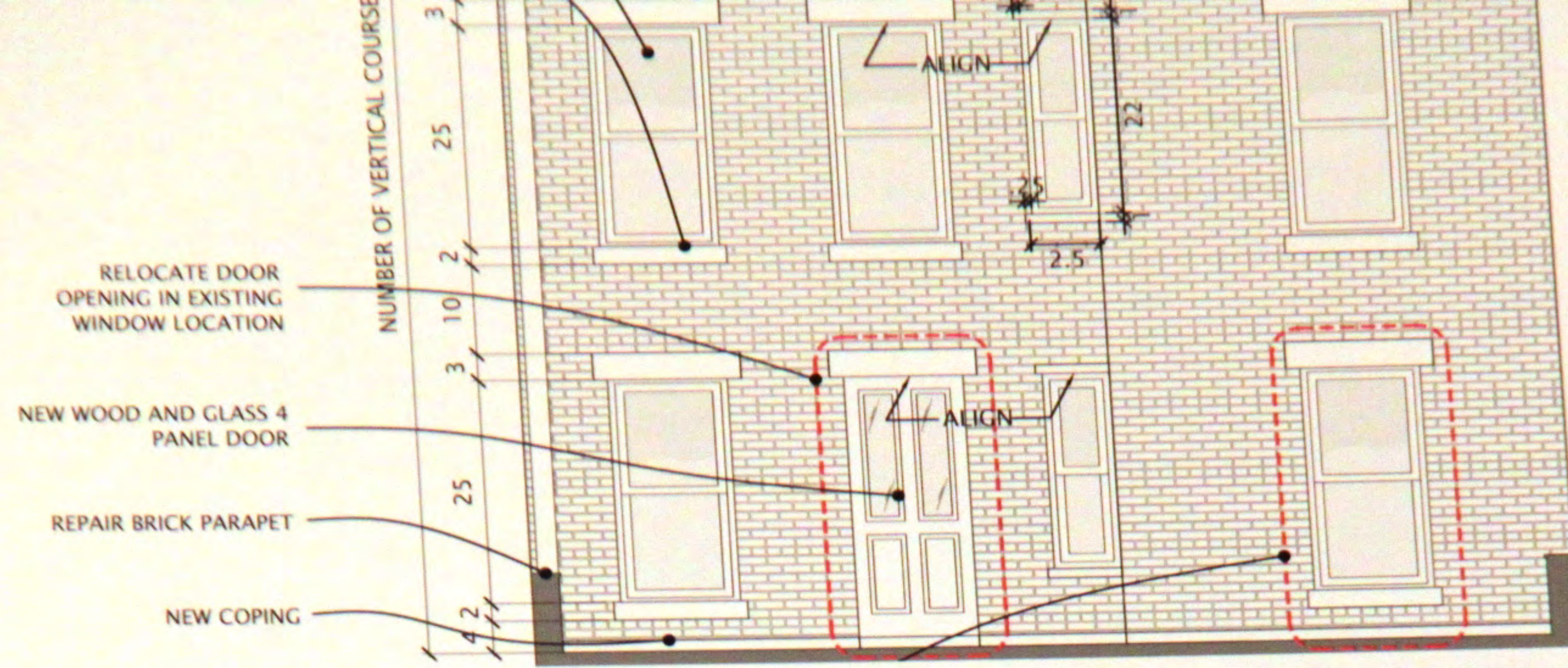
PROPOSED REAR ELEVATION

SCALE: 3/8" = 1'-0"

EXISTING BRICK NOTES:

RESTORATION / REBUILD NOTES:

REBUILD WALL WITH SALVAGED BRICK TO MATCH EXISTING OPENINGS AND BOND STYLE.



PROPOSED REAR ELEVATION

SCALE: 3/8" = 1'-0"

EXISTING BRICK NOTES:

MANUFACTURER: DENNINGS POINT BRICK WORKS  
 BRICK DIMENSIONS: 8" x 2-1/4" x 3-1/2"  
 MORTAR DIMENSIONS: 1/2" VERTICAL, 7/16" HORIZONTAL  
 BOND STYLE: AMERICAN- 7 STRECHER / HEADER COURSE  
 WINDOW HEADER: 3 COURSES HIGH, 1/2 STRECHER OVERHANG  
 WINDOW SILL: 2 COURSES HIGH, 1/4 STRECHER OVERHANG

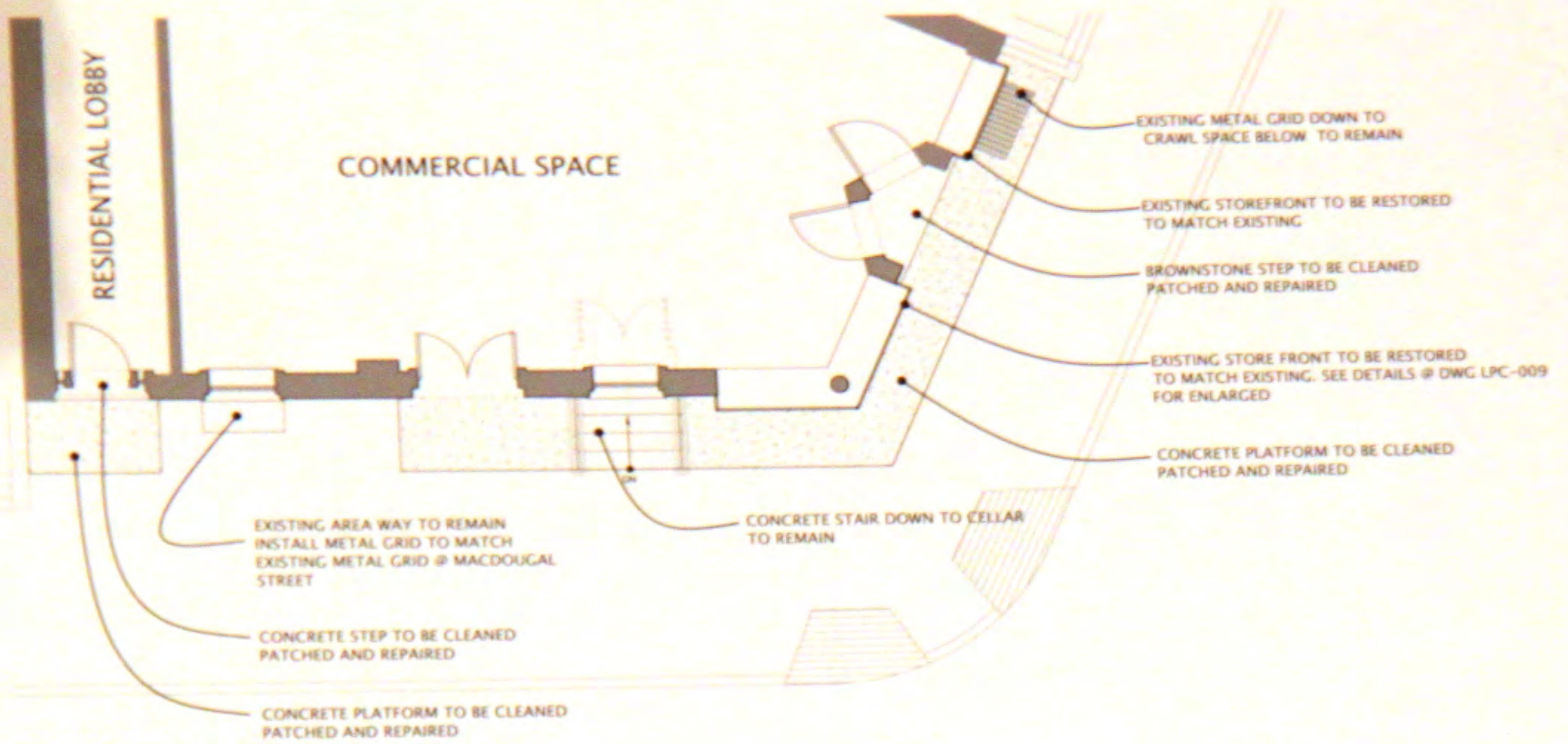
RESTORATION / REBUILD NOTES:

- REBUILD WALL WITH SALVAGED BRICK TO MATCH EXISTING OPENINGS AND BOND STYLE.
- REPLACE ALL HEADERS AND SILLS TO MATCH EXISTING (SEPARATE APPLICATION)
- RELOCATE DOOR OPENING
- REPLACE / REPAIR WOOD CORNICE AND DOOR TO MATCH EXISTING
- MORTAR TO MATCH EXISTING
- WINDOW REPLACEMENT TO MATCH HISTORIC FRONT FACADE

REAR WALL RECONSTRUCTION	
BLOCK: 520	LOT: 83
ISSUED TO: LPC / CB2	
SCALE: AS NOTED	DWG NO:
JOB NO: 13-147	LPC-007.00
DATE: 05/13/2014	



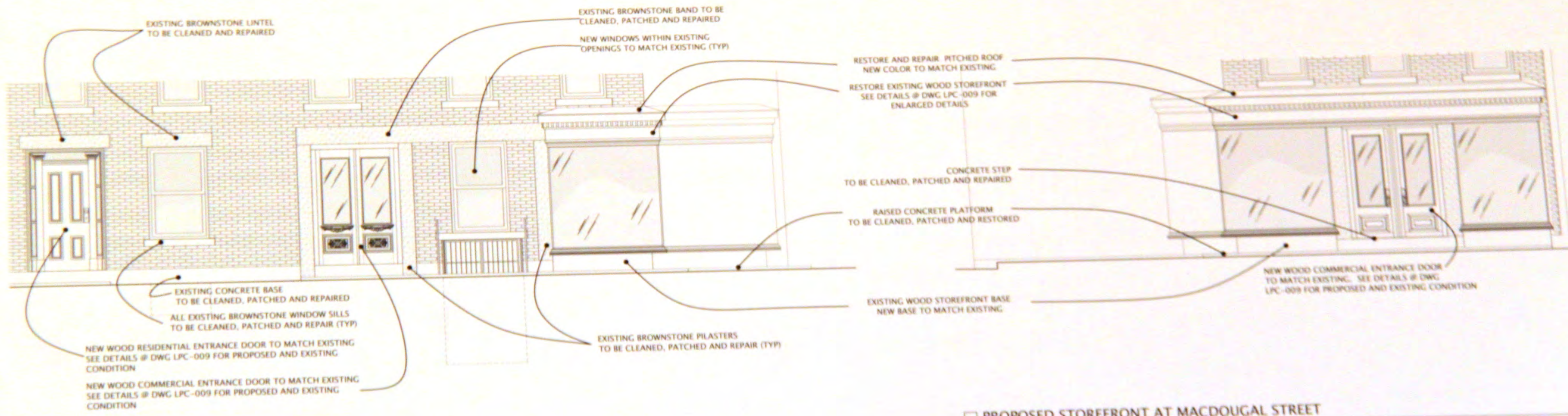
43 MacDougal Street



PLAN OF RESTORED STOREFRONT  
SCALE: 1/4" = 1'-0"



EXISTING STOREFRONT AT MACDOUGAL STREET  
SCALE: NTS



PROPOSED STOREFRONT AT KING STREET  
SCALE: 3/8" = 1'-0"

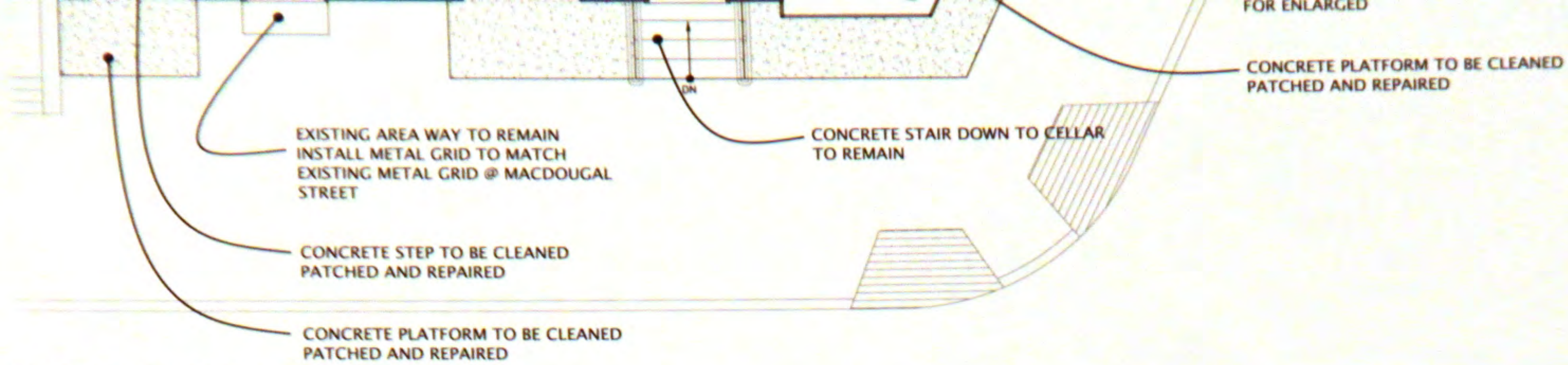
PROPOSED STOREFRONT AT MACDOUGAL STREET  
SCALE: 3/8" = 1'-0"



PROJECT: 43 MacDougal Street

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STOREFRONT RESTORATION	
BLK: 520	LOT: B3
ISSUED TO: LPC / CB2	
SCALE: AS NOTED	DWG NO:
JOB NO: 13-147	LPC-008.00
DATE: 05/13/2014	

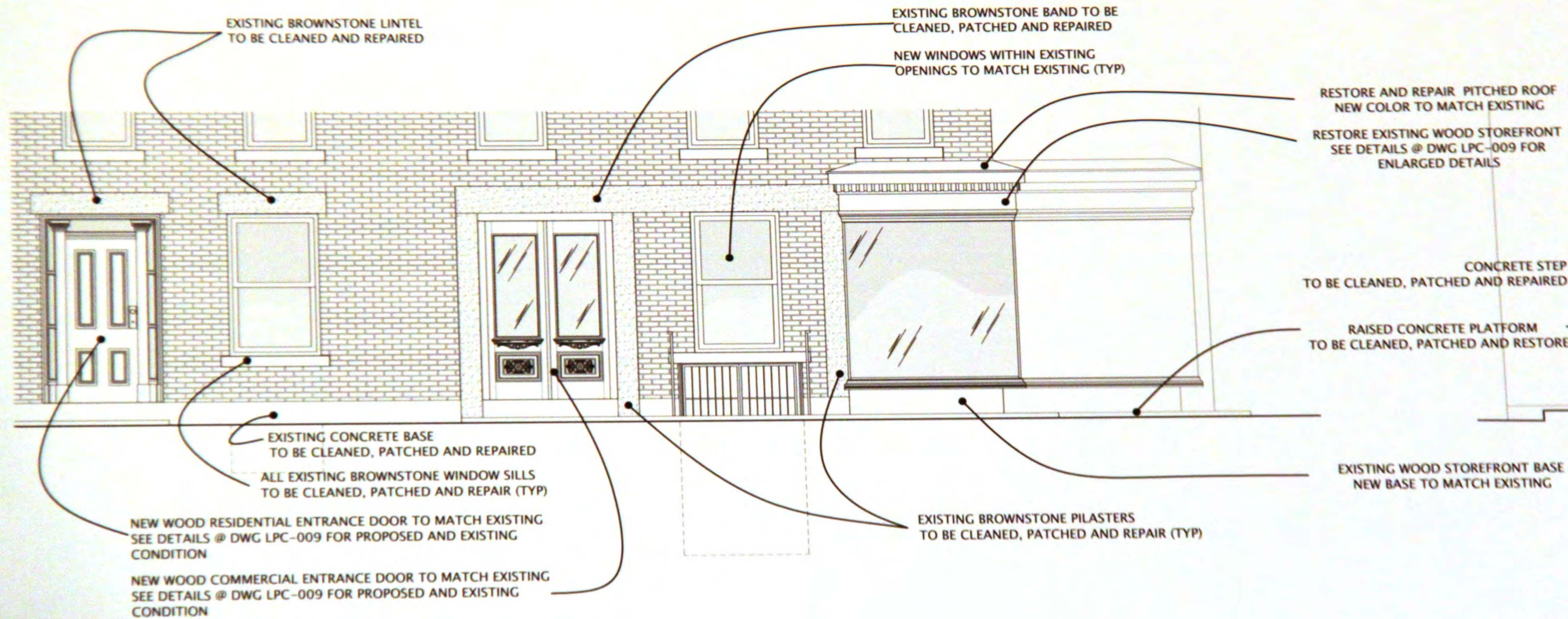


PLAN OF RESTORED STOREFRONT

SCALE: 1/4" = 1'-0"

EXISTING STOREFRONT

SCALE: NTS

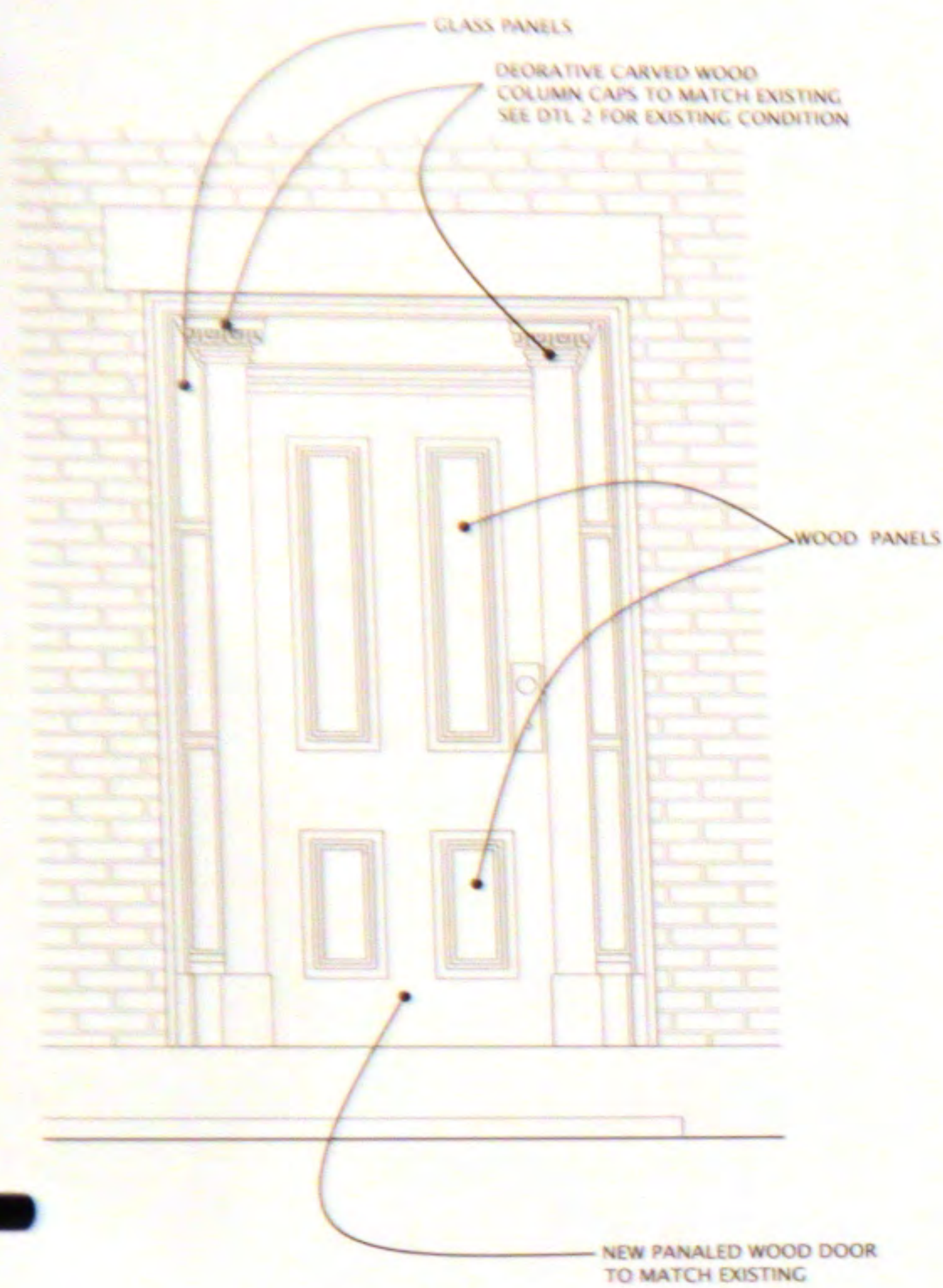


PROPOSED STOREFRONT AT KING STREET

SCALE: 3/8" = 1'-0"

PROPOSED STOREFRONT

SCALE: 3/8" = 1'-0"



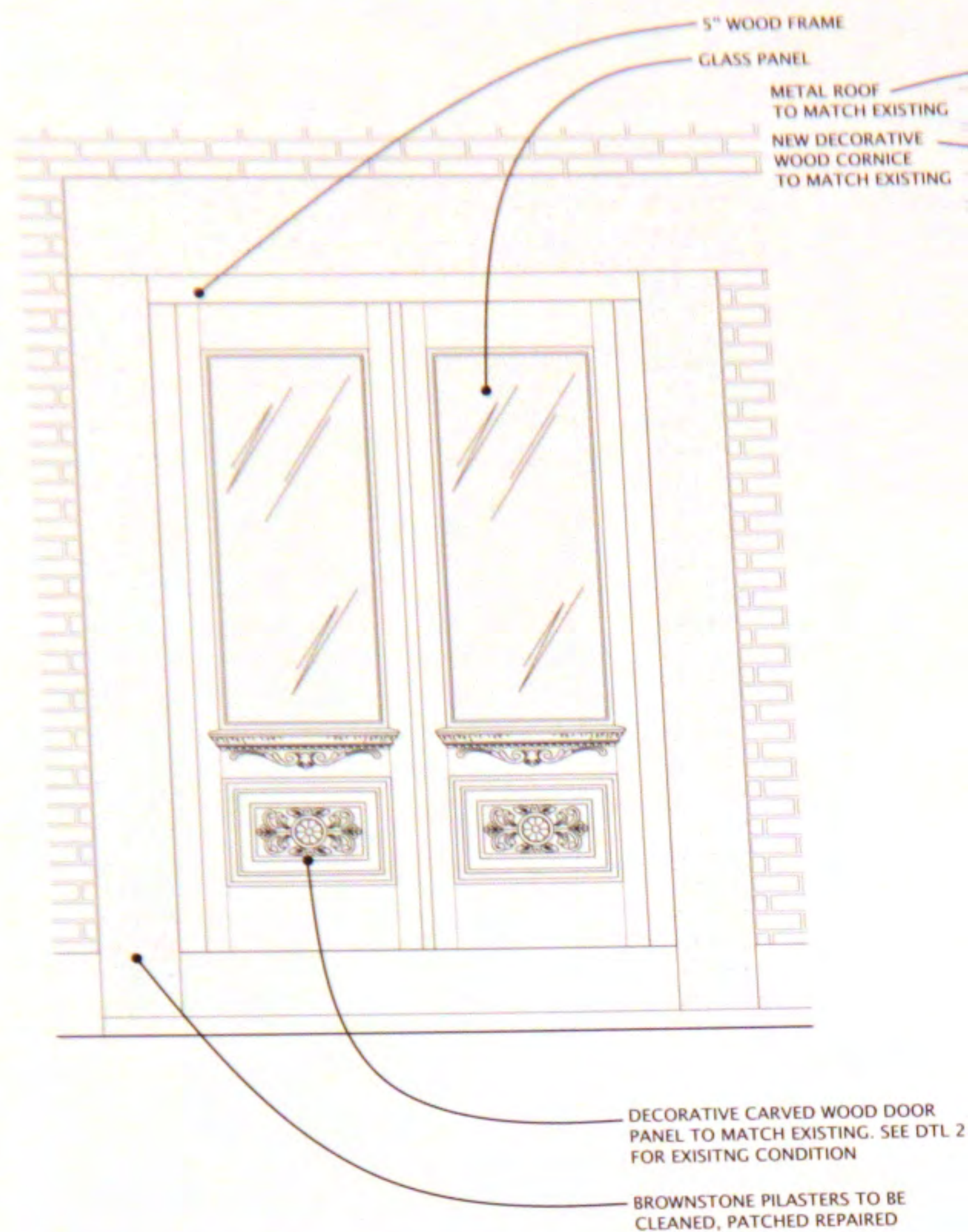
PROPOSED RESIDENTIAL ENTRY

SCALE: 1" = 1'-0"



EXISTING RESIDENTIAL ENTRY DETAILS

SCALE: 1" = 1'-0"



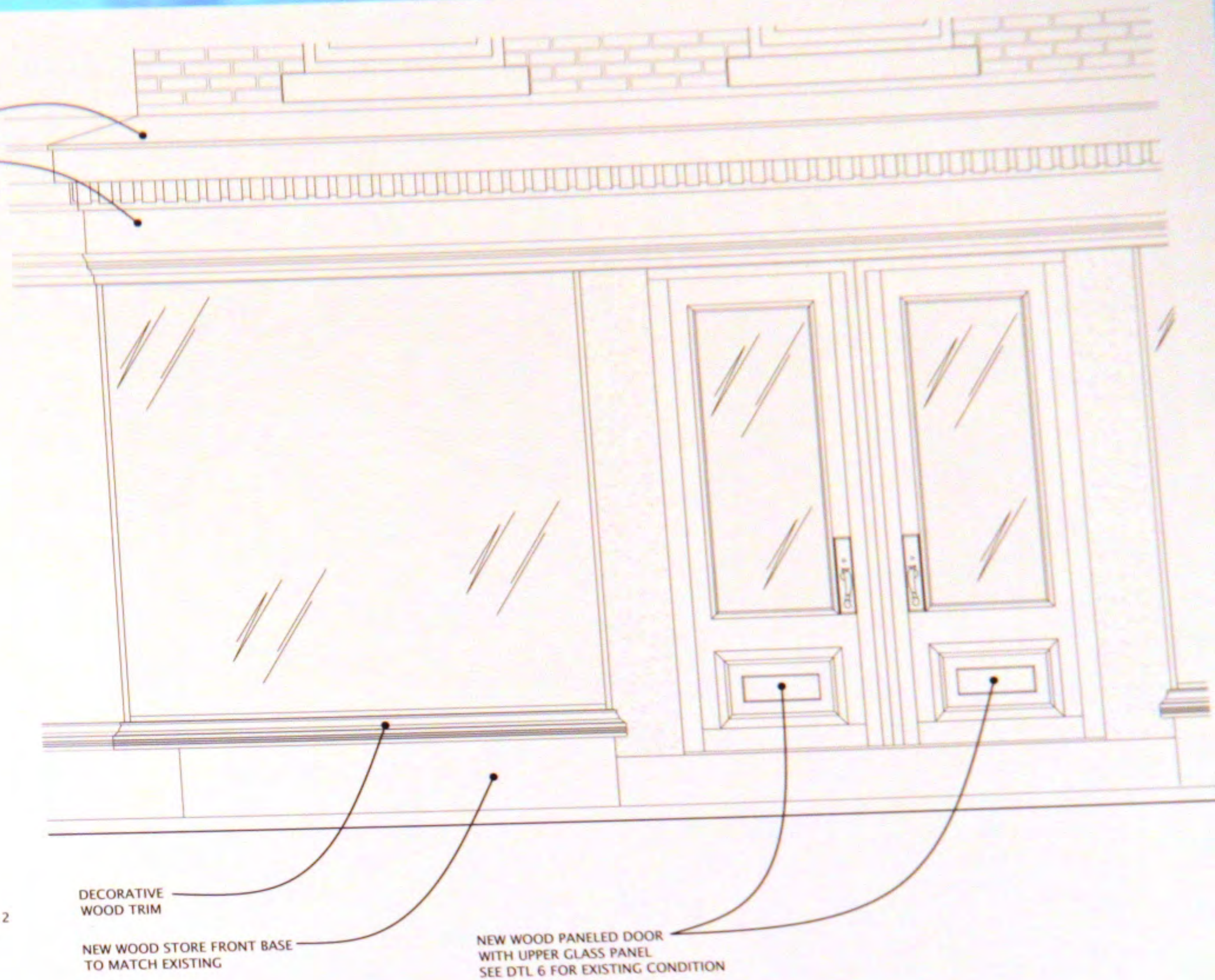
PROPOSED COMMERCIAL ENTRY ON KING

SCALE: 3/8" = 1'-0"



EXISTING COMMERCIAL ENTRY DETAILS

SCALE: 3/8" = 1'-0"



PROPOSED COMMERCIAL STOREFRONT ON MACDOUGAL

SCALE: 3/8" = 1'-0"



EXISTING STOREFRONT AND CORNICE DETAILS

SCALE: 3/8" = 1'-0"



PROJECT: 43 MacDougal Street

Michael Muroff Architect LLC | 333 Hudson Street, Suite 501 | New York, NY 10013 | Tel: 646.2

STOREFRONT RESTORATION

BLOCK: 520 LOT: 83

ISSUED TO: LPC / CB2

SCALE: AS NOTED

DWG NO:

JOB NO: 13-147

DATE: 05/13/2014

LPC-009