

# 166 CROSBY STREET LOBBY & FACADE RENOVATION

LANDMARKS PRESERVATION COMMISSION  
PRELIMINARY PRESENTATION





## SITE INFORMATION

166 CROSBY STREET

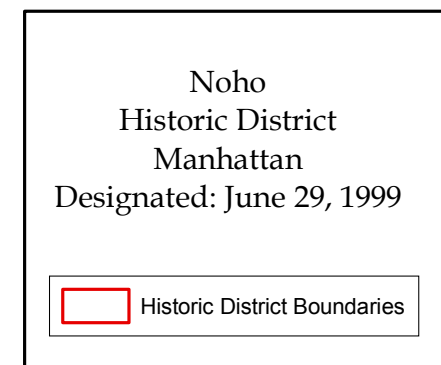
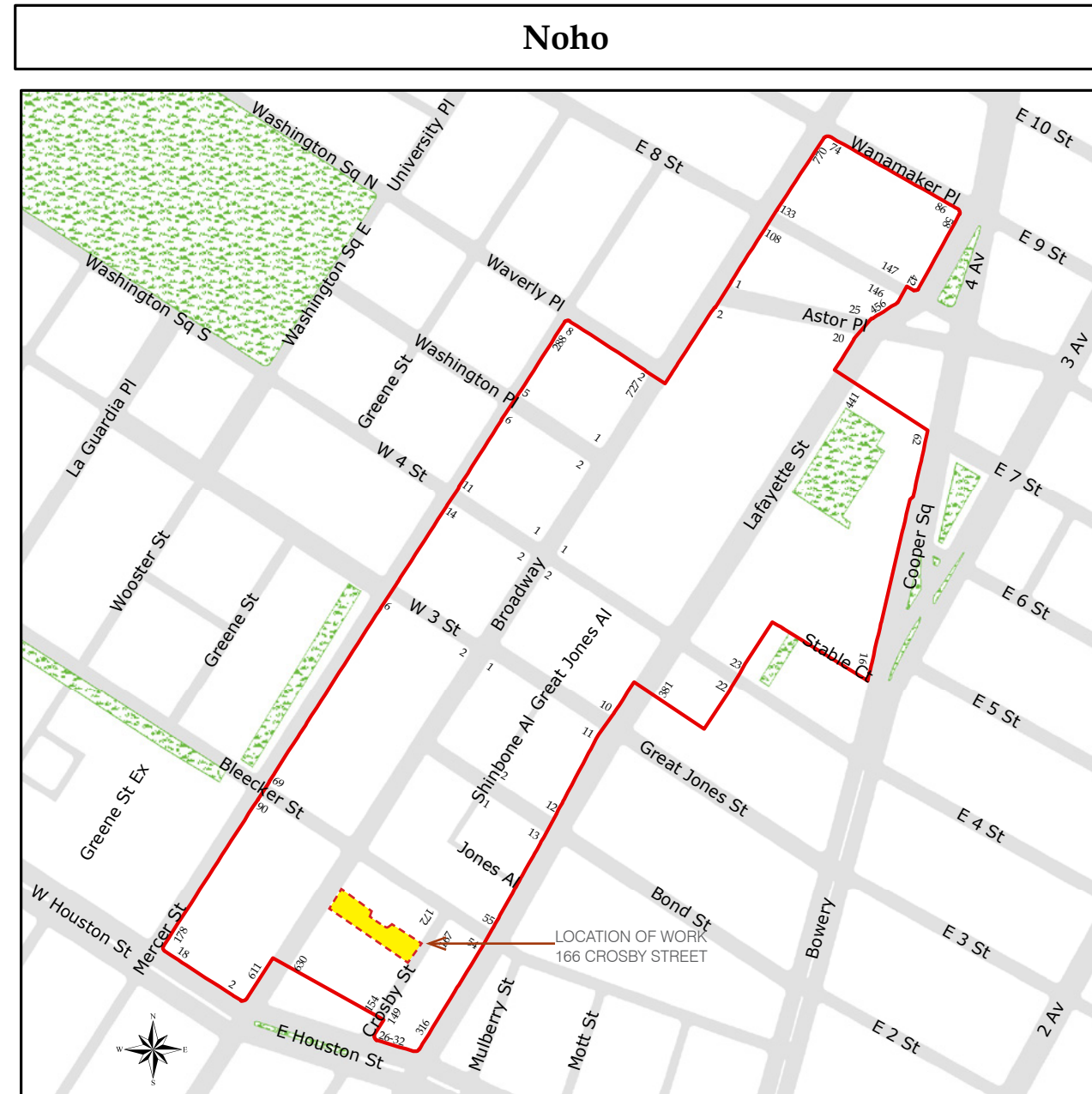
Primary Address: 166 Crosby Street  
Lot SF: 9,817 sq ft  
Zoning District: M1-5B  
Block & Lot: 522-10  
Building Dimensions: 50.17' x 196.33'  
Stories: 12

## BLOCK PLAN



## ZONING INFORMATION

NOHO HISTORICAL DISTRICT DESIGNATED 1999



## PROJECT TEAM

Client:  
Renaissance Properites New York  
632 Broadway, Suite 701  
New York, NY 10012

Designer:  
Workshop APD  
39 West 38th Street, 7th Floor  
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T: (212) 273-9712

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149 West 36th Street, 7th Floor  
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MEP Engineer:  
Consulting Engineering Services  
216 East 45th Street, 16th Floor  
New York, NY 10017  
T: (646) 961-3999









FRONT FACADE  
632 BROADWAY

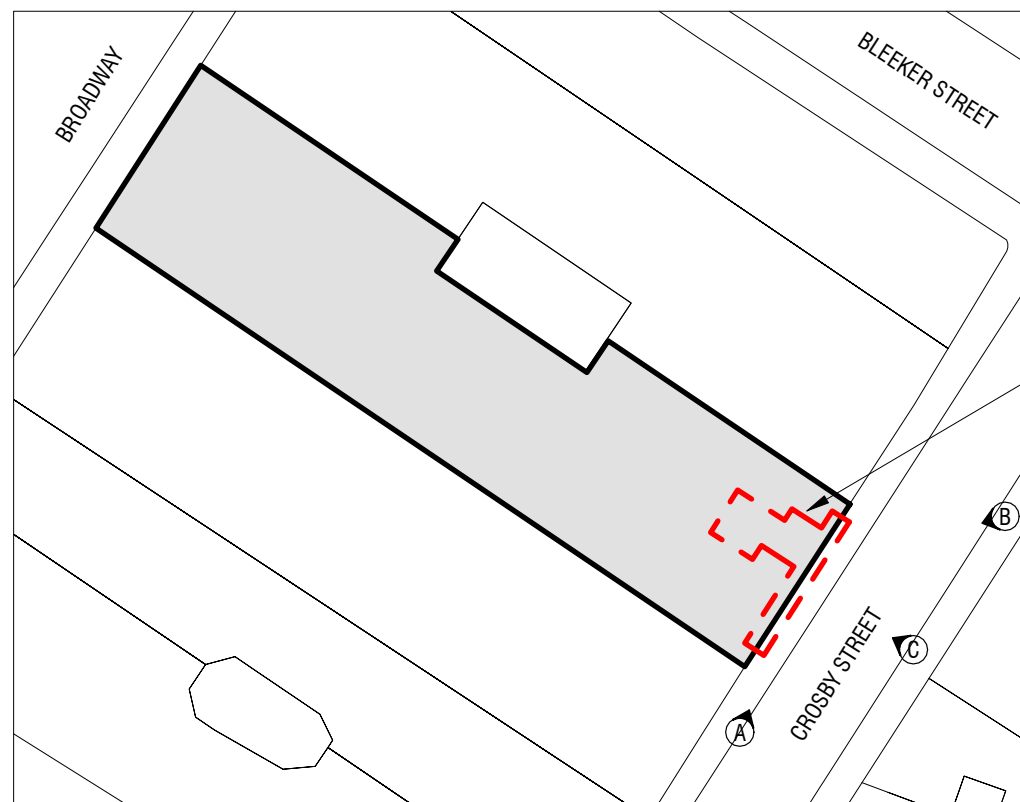
(NOT IN SCOPE)



REAR FACADE  
166 CROSBY STREET

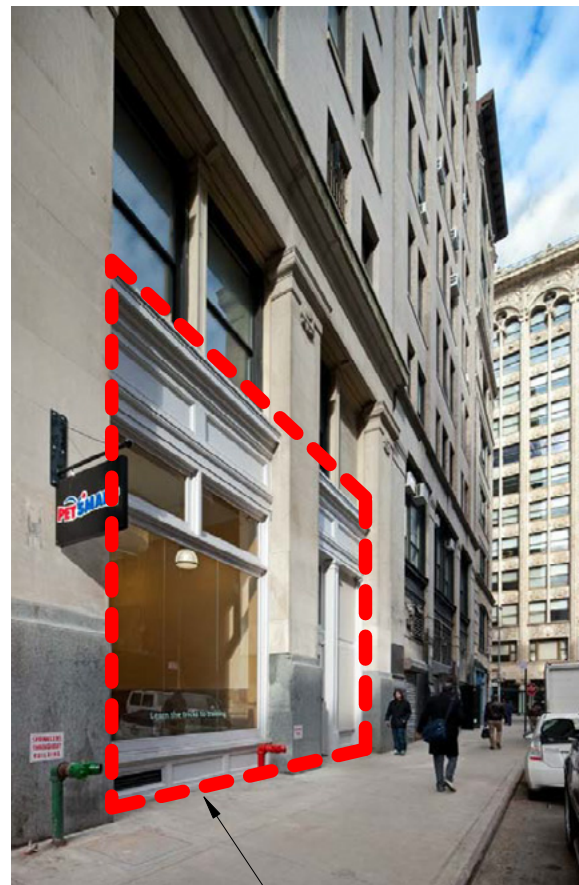


VIEW DIAGRAM



AREA OF PROPOSED WORK:  
166 CROSBY  
STREET - LOBBY

VIEW A



VIEW B



VIEW C



AREA OF PROPOSED WORK





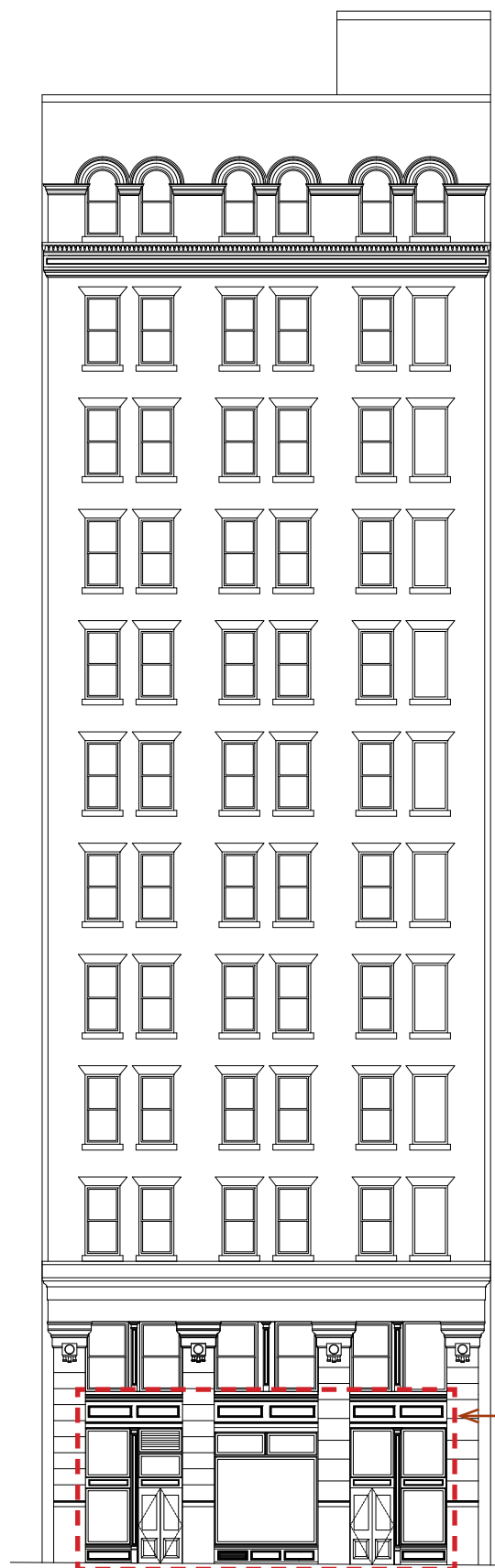
156 CROSBY

164 CROSBY

166 CROSBY

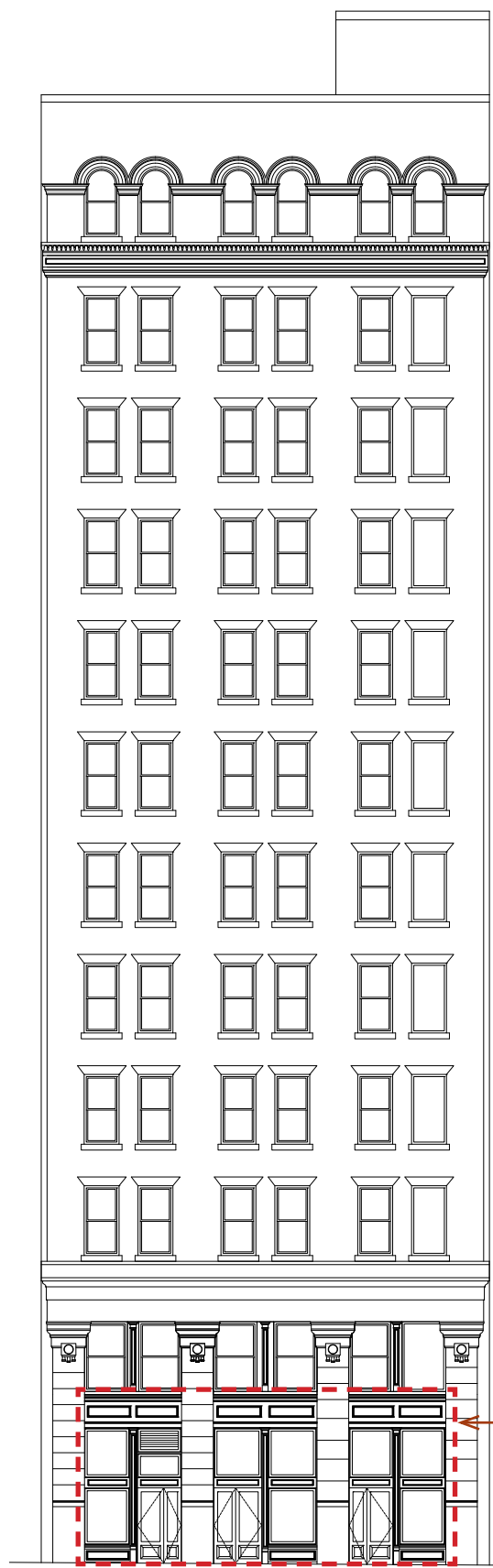
170 CROSBY

REAR FACADE: EXISTING



AREA OF PROPOSED WORK

REAR FACADE: PROPOSED



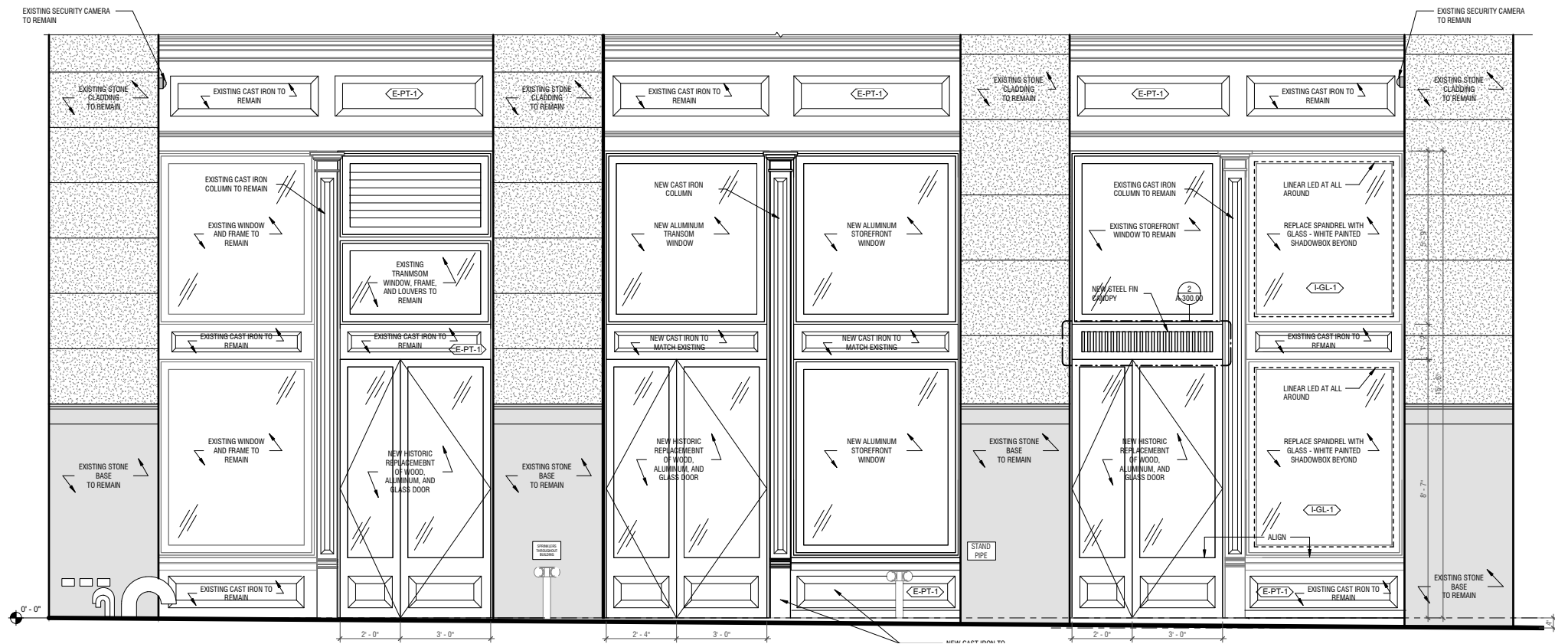
AREA OF PROPOSED WORK



ENLARGED ELEVATION: EXISTING



ENLARGED ELEVATION: PROPOSED





ENLARGED RENDERED ELEVATION: EXISTING



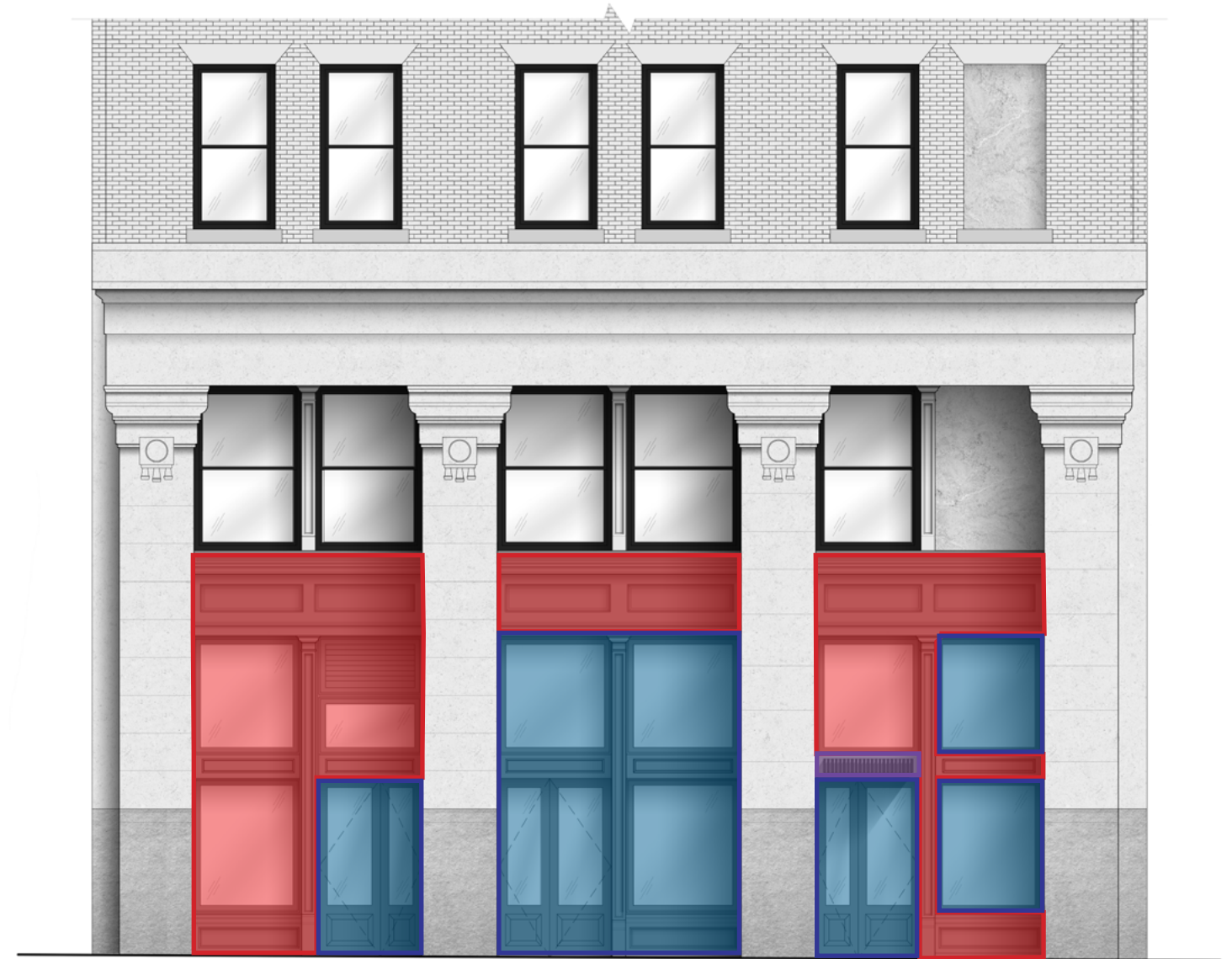
ENLARGED RENDERED ELEVATION: PROPOSED





EXISTING HISTORIC CONDITIONS DIAGRAM

HISTORIC IMPACT DIAGRAM



- AREAS ALTERED SINCE DESIGNATION
- AREAS PRESERVED SINCE DESIGNATION

- AREAS TO BE REPLACED
- AREAS TO BE REPAINTED
- AREAS TO BE RECIEVE NEW CANOPY





- WOOD AND GLASS
- CAST IRON
- CONCRETE INFILL

- WOOD AND GLASS
- CAST IRON
- NEW ALUMINUM AND GLASS





# FACADE: DETAILS

NOTE: THESE PHOTOGRAPHS DOCUMENT EXISTING CONDITIONS AND THE INTENT OF OUR ARCHITECTURAL DETAILING - PLEASE REFER TO A-200 FOR COMPLETE SCOPE OF FACADE RENOVATION.

### TYP. EXISTING ENTRY DOOR



- EXISTING CAST IRON TRANSOM PANEL TO REMAIN
- EXISTING ENTRY DOOR TO BE REMOVED AND REPLACED (TYP)
- NEW CAMERAS IN EXISTING LOCATION (TYP)
- NEW PANELING DETAIL ON NEW DOORS TO MATCH EXISTING HISTORIC CONDITION (TYP)
- ALL NEW STOREFRONT COLUMNS DETAILING TO MATCH EXISTING HISTORIC CONDITION (TYP)
- NEW TRANSOM PANELS TO MATCH EXISTING HISTORIC CONDITION (TYP)

### EXISTING TRANSOM PANELS AT LEFT BAY



- EXISTING STOREFRONT COLUMNS TO REMAIN - ALL NEW STOREFRONT COLUMNS DETAILING TO MATCH EXISTING HISTORIC CONDITION (TYP)
- LOUVERS TO REMAIN
- EXISTING TRANSOM PANELS TO REMAIN - DETAILING AT NEW TRANSOM PANELS TO MATCH EXISTING HISTORIC CONDITION (TYP)

### TYP. TRANSOM WINDOW FRAME DETAIL



- DETAILING AND PROPORTIONS AT NEW TRANSOM PANELS AND FRAMES TO MATCH EXISTING HISTORIC CONDITION
- EXISTING CAST IRON TRANSOM PANELS TO REMAIN - ALL NEW TRANSOM PANELS TO MATCH EXISTING HISTORIC CONDITION (TYP)
- DETAILING AT NEW STOREFRONT WINDOW AND FRAME TO MATCH EXISTING HISTORIC CONDITION
- CAST IRON SILL AND PANELING TO REMAIN - ALL NEW SILLS TO MATCH EXISTING HISTORIC CONDITION

### TYP. STOREFRONT



- EXISTING STOREFRONT COLUMN TO REMAIN - DETAILING AT ALL NEW STOREFRONT COLUMNS TO MATCH EXISTING HISTORIC CONDITION (TYP)
- NEW PANELING DETAIL ON NEW DOORS TO MATCH EXISTING HISTORIC CONDITION (TYP)

### EXISTING DOOR SILL CONDITION



- DETAIL AT NEW DOOR FRAMES TO MATCH EXISTING HISTORIC CONDITION (TYP)
- NEW PANELING DETAIL ON NEW DOORS TO MATCH EXISTING HISTORIC CONDITION (TYP)
- SILL CONDITIONS TO BE MAINTAINED AT ALL NEW DOORS - CONCRETE TO BE PATCHED AND REPAIRED AS REQUIRED
- DETAIL AT NEW DOOR FRAMES TO MATCH EXISTING HISTORIC CONDITION
- SILL CONDITIONS TO BE MAINTAINED AT ALL NEW DOORS - CONCRETE TO BE PATCHED AND REPAIRED AS REQUIRED

### EXISTING STOREFRONT COLUMN



- EXISTING BLOCKED OFF STOREFRONT WINDOW TO BE REPLACED BY GLAZED SHADOW BOX - DETAILING AT NEW STOREFRONT WINDOW AND FRAME TO MATCH EXISTING HISTORIC CONDITION
- EXISTING STOREFRONT COLUMNS TO REMAIN - ALL NEW STOREFRONT COLUMNS DETAILING TO MATCH EXISTING HISTORIC CONDITION (TYP)
- EXISTING CAST IRON SILLS TO REMAIN - DETAILING AT NEW WINDOW SILL TO MATCH EXISTING HISTORIC CONDITION (TYP)
- CAST SILL PANNELING TO REMAIN
- DETAILING AT NEW BASE TO MATCH EXISTING HISTORIC CONDITION (WHERE APPLICABLE)

### EXISTING STOREFRONT SILLS



### EXISTING GOOSENECKS



- EXISTING GOOSENECKS TO REMAIN

### EXISTING STANDPIPE AND SIGNAGE



- EXISTING STANDPIPE TO REMAIN - NEW SIGNAGE AS PER BUILDING CODE REQUIREMENTS

### EXISTING STANDPIPE AND SIGNAGE



- EXISTING STANDPIPE TO REMAIN - NEW SIGNAGE AS PER BUILDING CODE REQUIREMENTS

### EXISTING WINDOW AT CENTER BAY



- EXISTING CENTER BAY STOREFRONT TO BE REPLACED BY NEW DOOR, DOOR FRAME, TRANSOM WINDOW, AND STOREFRONT WINDOW - DETAILING OF ALL ELEMENTS TO MATCH EXISTING HISTORIC CONDITION DOCUMENTED IN THESE PHOTOGRAPHS
- DETAILING AT NEW CAST IRON WINDOW SILL AND PANELING TO MATCH EXISTING HISTORIC CONDITION
- DETAILING AT NEW BASE TO MATCH EXISTING HISTORIC CONDITION

### EXISTING TRANSOM AT CENTER BAY



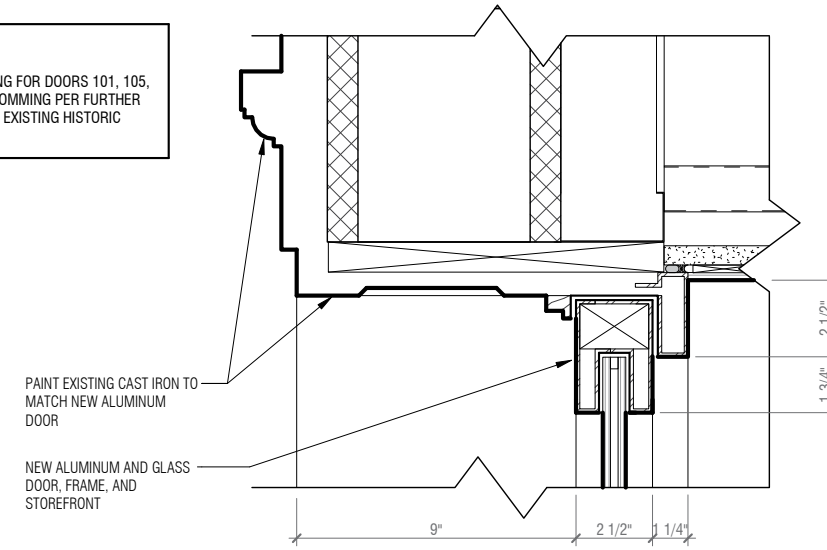
- EXISTING CENTER BAY STOREFRONT TO BE REPLACED BY NEW DOOR, DOOR FRAME, TRANSOM WINDOW, AND STOREFRONT WINDOW - PLEASE REFER TO EXTERIOR ELEVATIONS - DETAILING OF ALL ELEMENTS TO MATCH EXISTING HISTORIC CONDITION DOCUMENTED IN THESE PHOTOGRAPHS



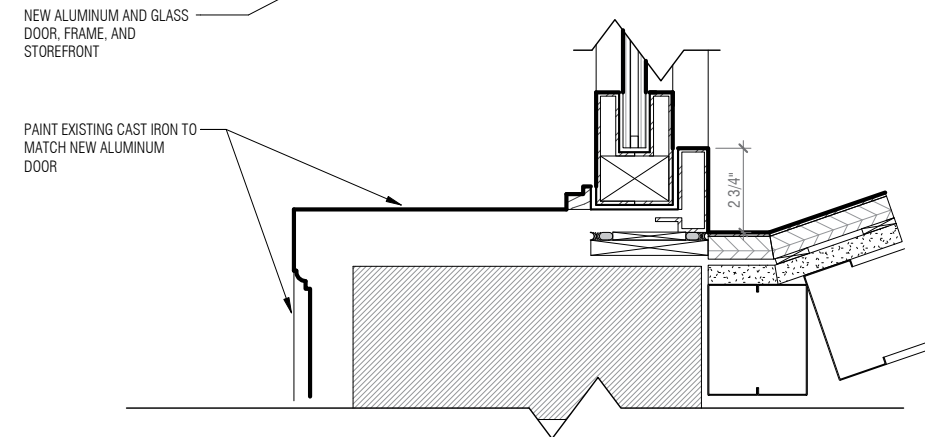
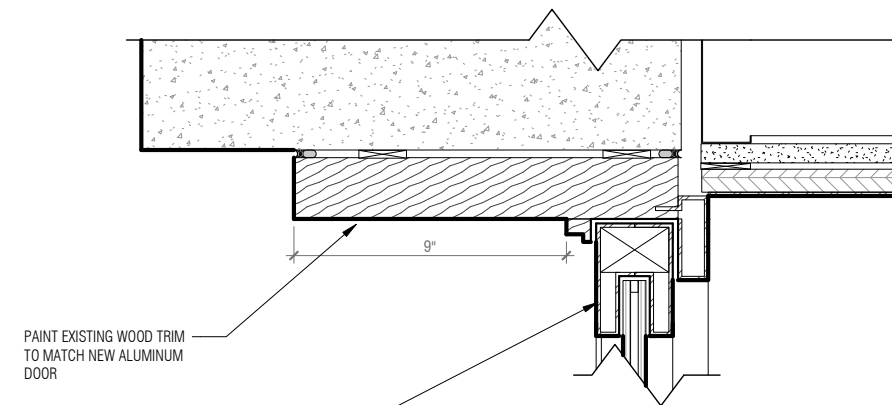


EXTERIOR FACADE COLOR:  
 BENJAMIN MOORE  
 COLOR: TOUCAN BLACK, 218-20

NOTE:  
 FINAL DETAILING FOR DOORS 101, 105,  
 & 106 FORTHCOMING PER FURTHER  
 SURVEYING OF EXISTING HISTORIC  
 CONDITION



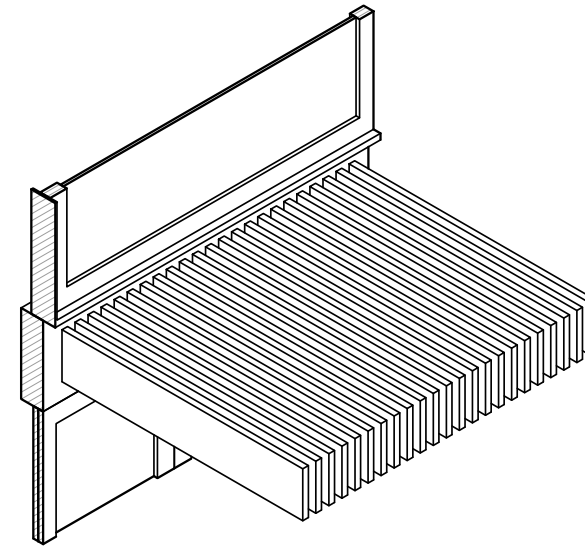
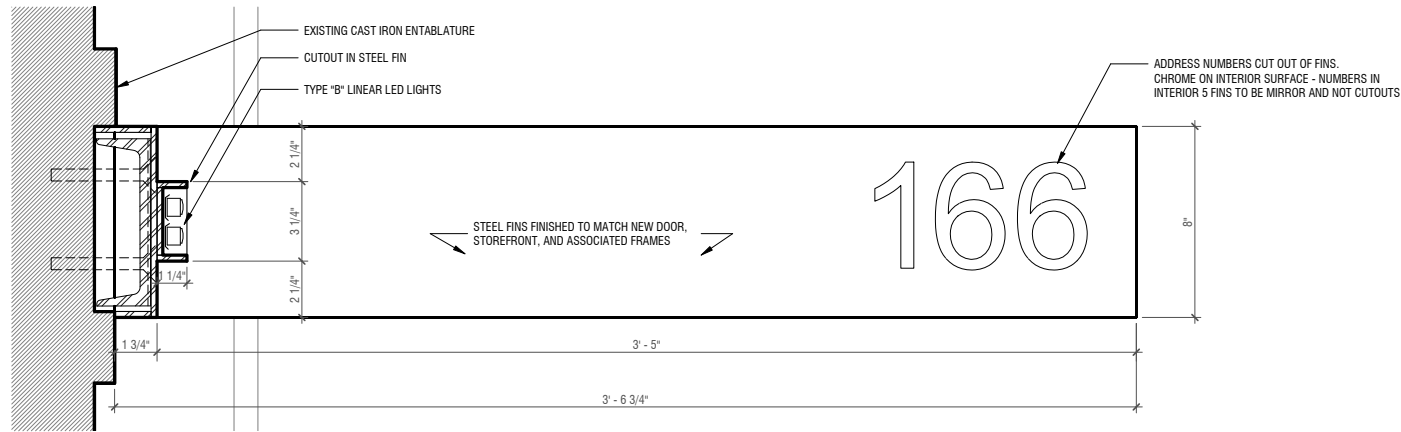
**1 HEAD - ENTRY DOOR**  
 3" = 1'-0"



**2 JAMB - ENTRY DOOR**  
 3" = 1'-0"

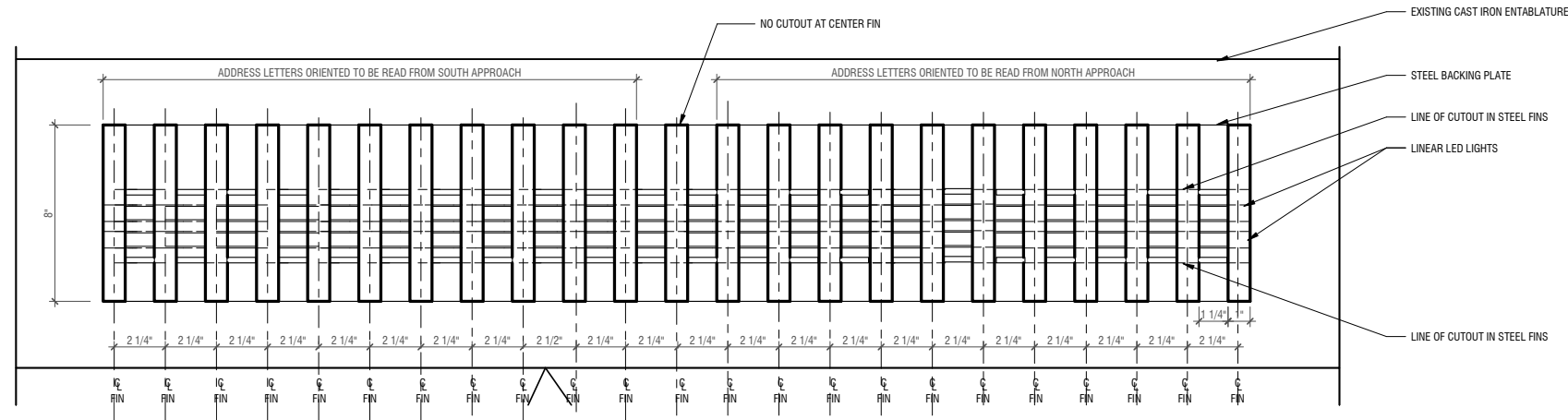


### PROPOSED CANOPY

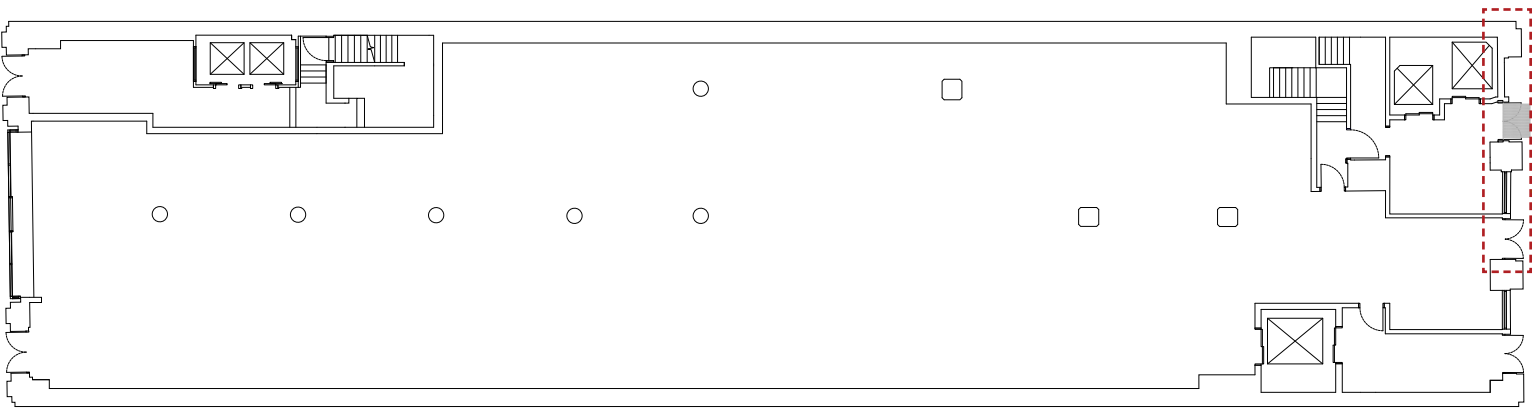


### PRROPOSED CANOPY AXON DIAGRAM

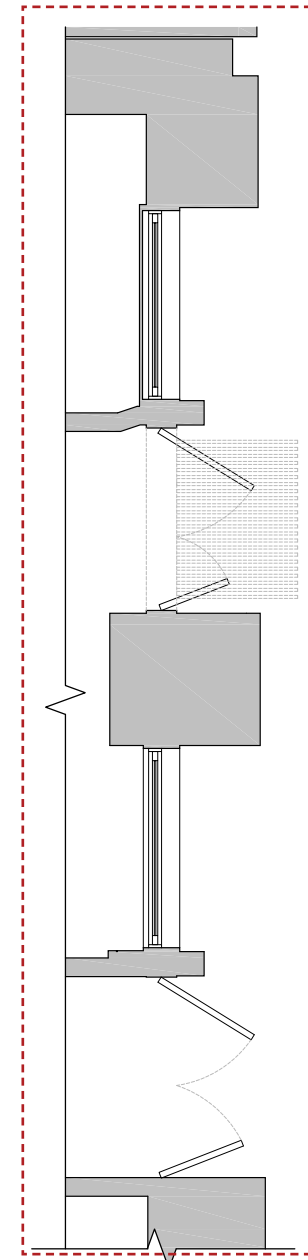
### PROPOSED CANOPY SECTION



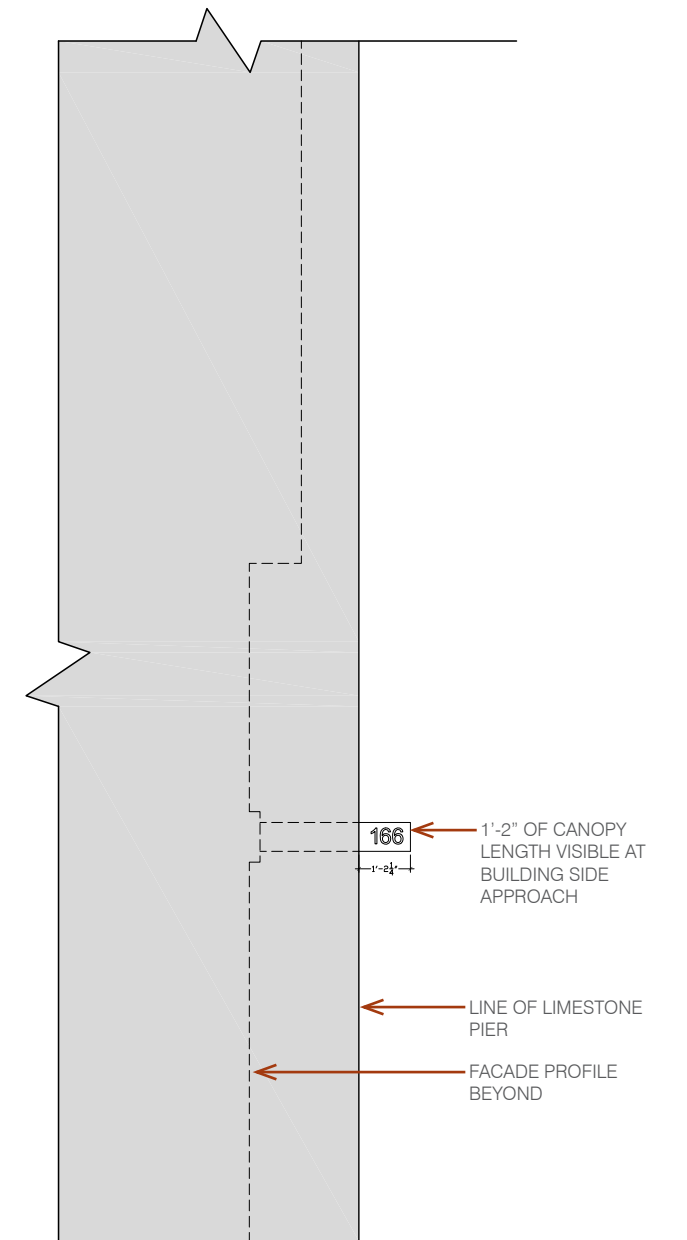
### PROPOSED CANOPY ELEVATION



### KEY PLAN



### ENLARGED FACADE PLAN



### CANOPY SIDE APPROACH DIAGRAM



CROSBY STREET CANOPY STUDY



30 CROSBY STREET



76 CROSBY STREET



79 CROSBY STREET



140 CROSBY STREET



100 CROSBY STREET



158 CROSBY STREET