

# 230 THOMPSON STREET SOUTH VILLAGE HISTORIC DISTRICT

Landmarks Preservation Commission  
LPC# 19-19020

Request For Approval of Works  
To replace entrance door & windows

## WINDOW & DOOR REPLACEMENT

230 THOMPSON STREET, NEW YORK, NY

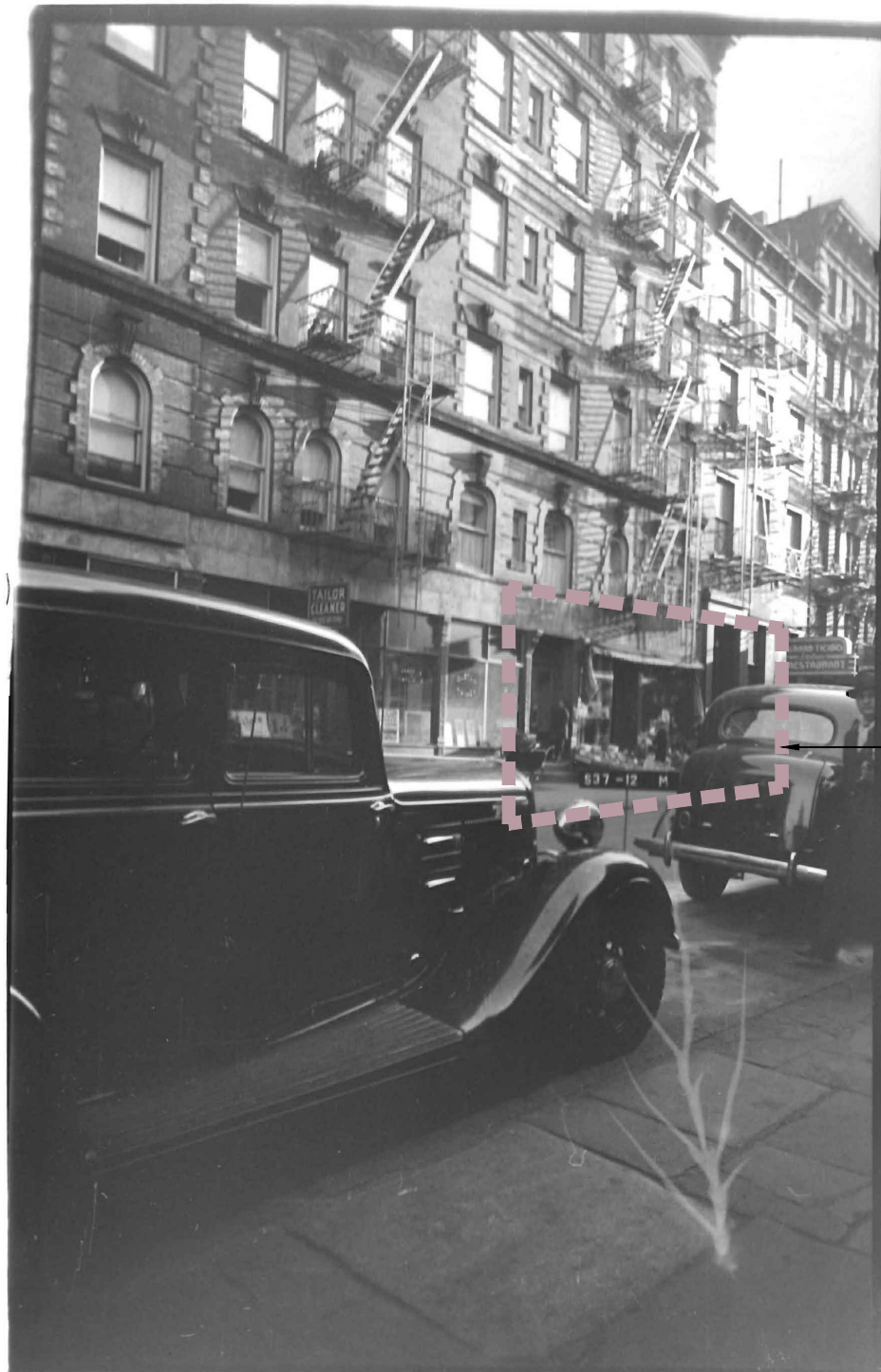


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*Architect & P.E. Group*



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Work Area at 230 Thompson Street

This is a photo of 230 Thompson Street from 1940. It shows original configuration of the window and front door. The photograph is a tax photo.

## WINDOW & DOOR REPLACEMENT

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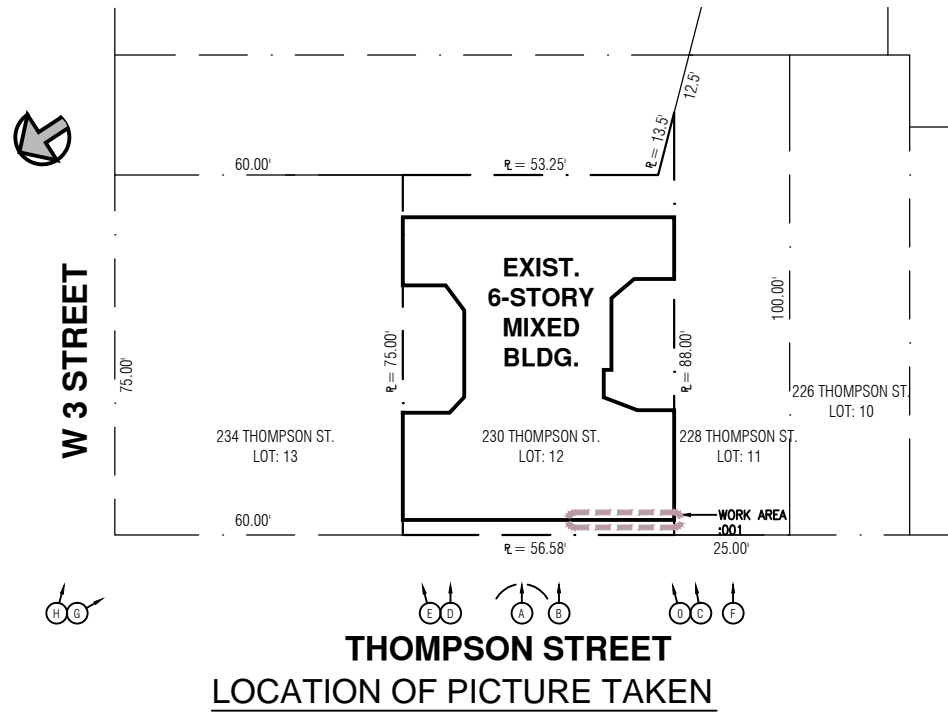
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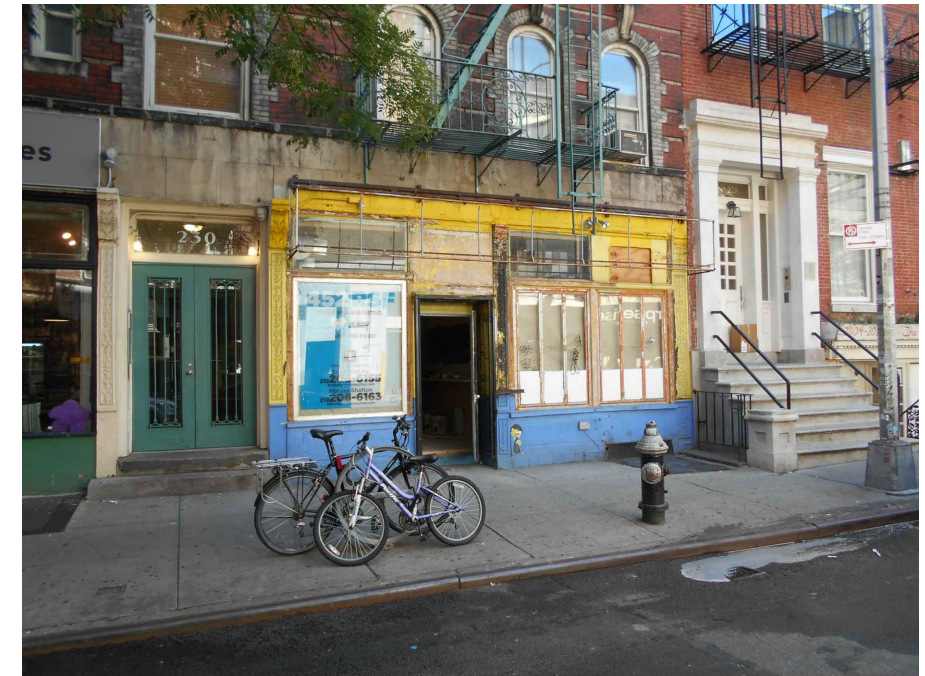
## Historic Window Documentation



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ⓑ ADJACENT STORE (TENANT) ON THOMPSON STREET



Ⓐ EXISTING ELEVATION AT 230 THOMPSON STREET



Ⓐ PANORAMA VIEW FROM THOMPSON STREET

## WINDOW & DOOR REPLACEMENT

230 THOMPSON STREET, NEW YORK, NY

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## Exterior Elevation Photographs

**NYC** Landmarks Preservation Commission



© ADJACENT BUILDING  
ON THOMPSON STREET

© ADJACENT BUILDING  
ON THOMPSON STREET

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ON THOMPSON STREET

© ADJACENT BUILDING  
ON THOMPSON STREET

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Ⓒ ADJACENT BUILDING  
ON CROSS SECTION



Ⓓ ADJACENT BUILDING  
ON CROSS SECTION



Ⓔ STORE FRONT ELEVATION

— Work Area at 230 Thompson Street

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EXTERIOR ELEVATION



INTERIOR ELEVATION

## WINDOW TYPE 'A' & DOOR

### WINDOW & DOOR REPLACEMENT

230 THOMPSON STREET, NEW YORK, NY



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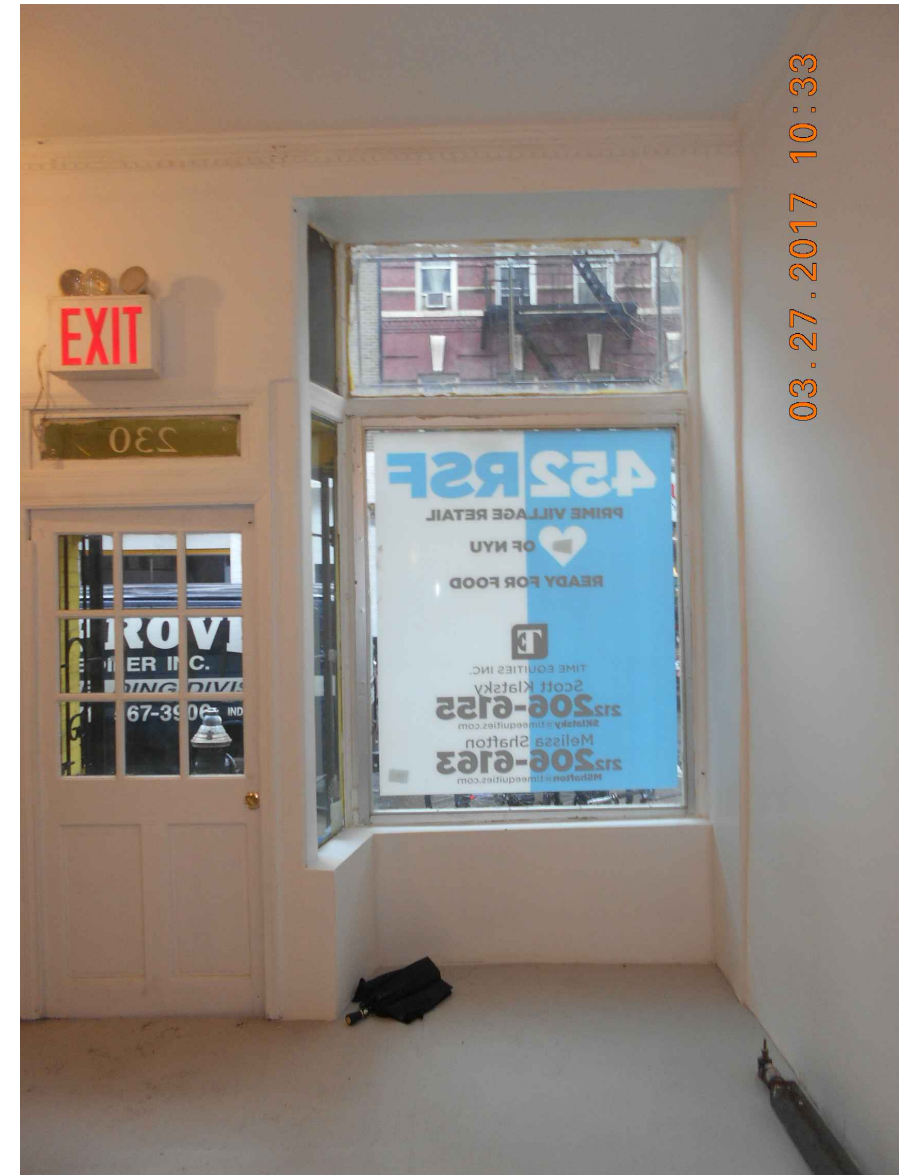
Existing Conditions Photographs



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EXTERIOR ELEVATION



INTERIOR ELEVATION

## WINDOW TYPE 'B'

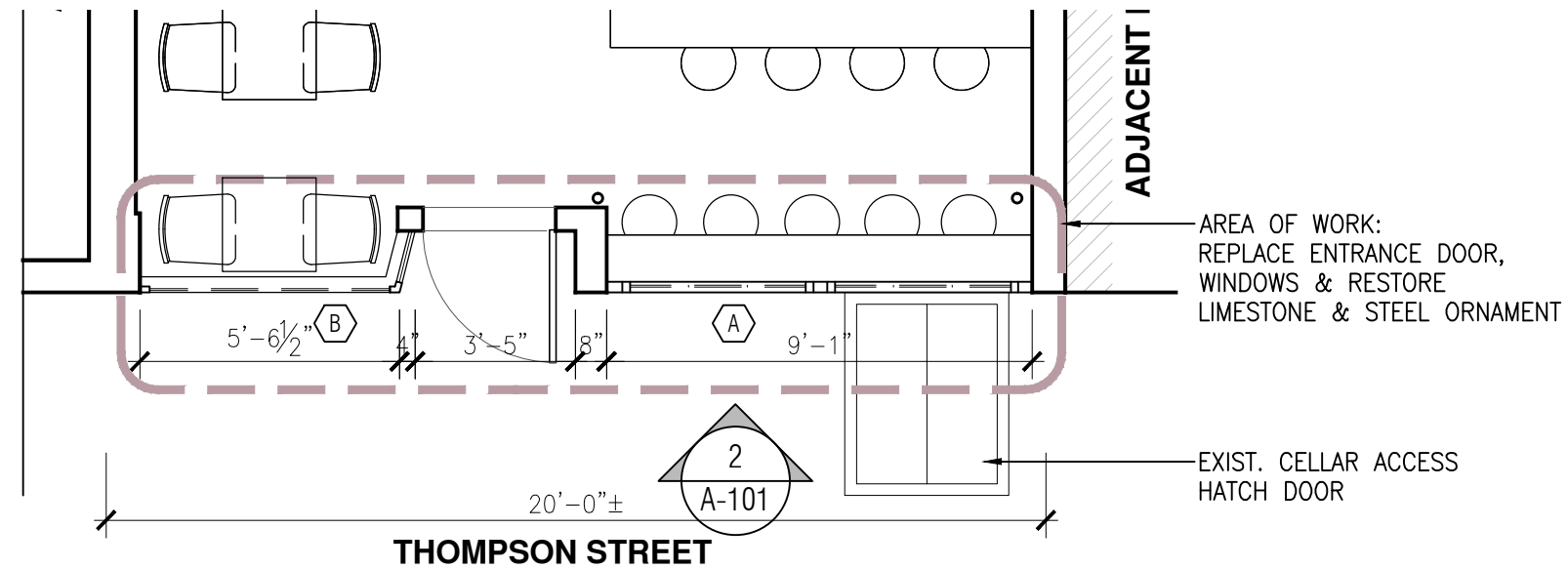
### WINDOW & DOOR REPLACEMENT

230 THOMPSON STREET, NEW YORK, NY

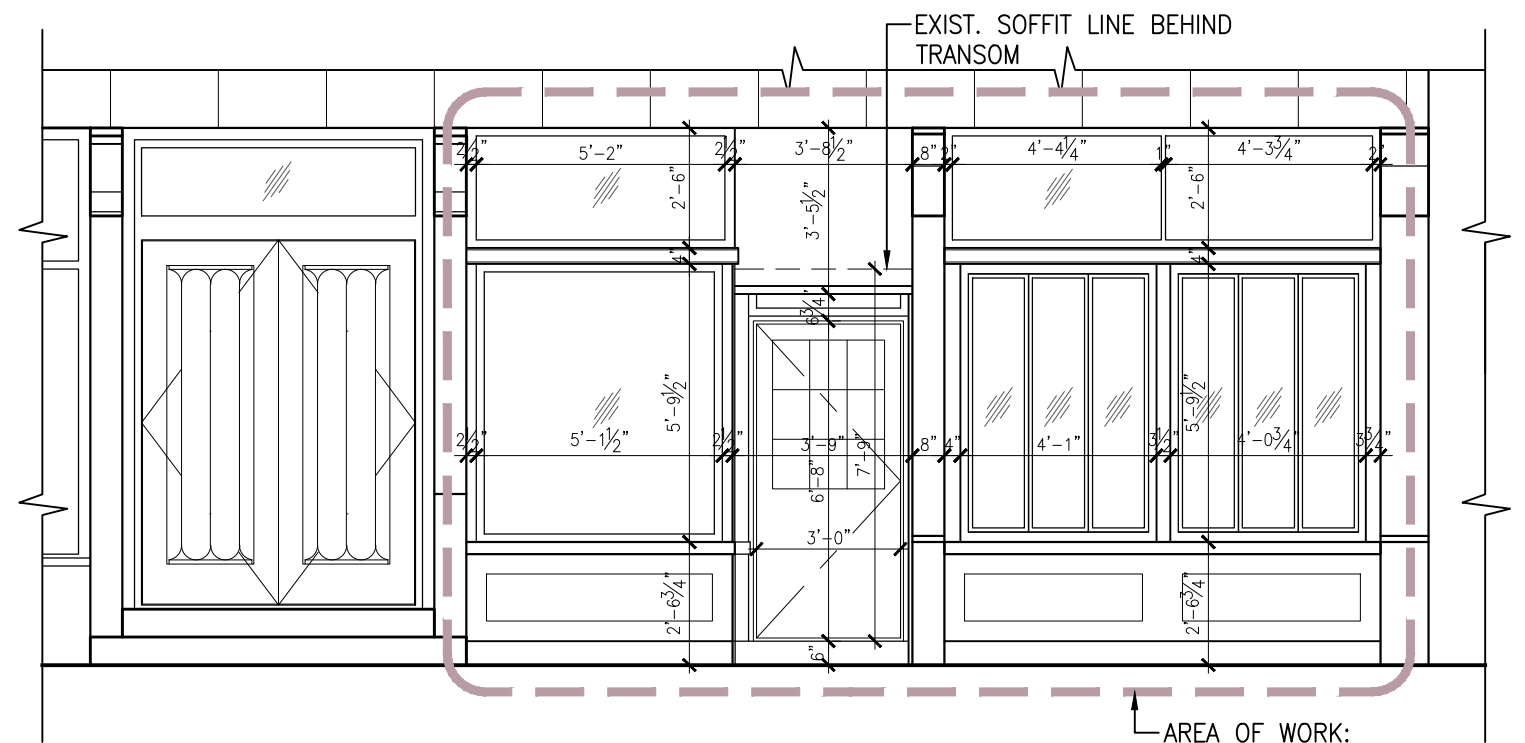
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Existing Conditions Photographs

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**1 EXISTING FIRST FLOOR PLAN**  
 A-101 SCALE: 1/4"=1'-0"



**2 EXISTING ELEVATION**  
 A-101 SCALE: 1/4"=1'-0"

AREA OF WORK:  
 REPLACE ENTRANCE DOOR,  
 WINDOWS & RESTORE  
 LIMESTONE & STEEL ORNAMENT

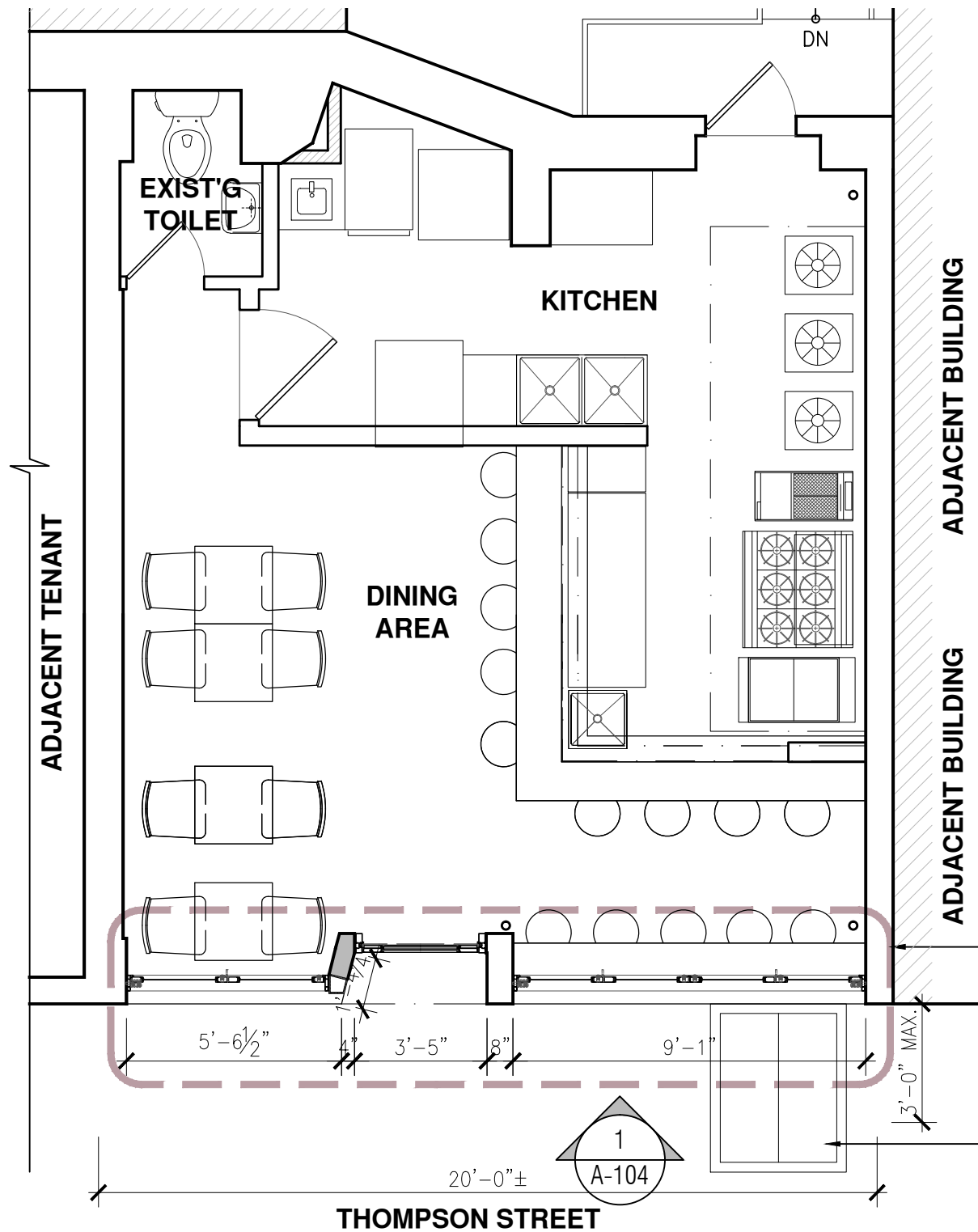
EXIST. CELLAR ACCESS  
 HATCH DOOR

- SCOPE OF WORK INCLUDES:
- REMOVAL OF EXISTING AWNING FRAME, EXISTING EXTERIOR LIGHT FIXTURES AND EXISTING PAINTED ALUMINUM SASH STOREFRONT AND FOLDING WINDOWS.
  - SCRAPING OF PAINT ON EXISTING LIME STONE ABOVE STOREFRONT AND STEEL ORNAMENTS AT FRONT
  - RESTORATION OF EXISTING BULKHEAD UNDER WINDOW
  - PAINTING OF EXISTING STEEL ORNAMENTS AND BULKHEAD UNDER WINDOWS
  - INSTALLATION OF NEW FRONT ENTRANCE, FOLDING WINDOWS AND TRANSOM AS SAME CONFIGURATION.

- STOREFRONT REHABILITATION TO INCLUDE:
- SELECTIVE DEMOLITION OF EXISTING STOREFRONT (ONLY EXISTING ALUMINUM STOREFRONT AND FOLDING WINDOWS)
  - EXISTING STEEL ORNAMENT RESTORATION
  - NEW INSULATED GLAZING SET IN NEW THERMAL STOREFRONT FRAME ACCOMMODATED ADJACENT STOREFRONT AND BUILDINGS.

- HISTORIC FABRIC REMAINS:
- STEEL ORNAMENTS AND LIME STONE PANEL TO BE STORED





NOTE:

1. REPLACE EXISTING WINDOWS & DOORS.
2. STOREFRONT FRAMING SHALL BE TRIFAB 601T FRAMING SYSTEM BY KAWNEER OR EQUAL.
3. ALL GLAZING SHALL BE MINIMUM 1" DUAL INSULATING GLASS, CLEAR, TRANSMITTANCE (VISIBLE: 74%, SOLAR: 55%, UV: 40%), REFLECTANCE (OUT: 16%, IN: 16%, SOLAR: 14%), WINTER U-VALUE: 0.33(AIR) OR 0.29(ARGON), SHGC: 0.69, LSG: 1.07, DW INDEX: 0.63 OR EQUAL.
4. FOLDING WINDOW SHALL BE CUSTOMIZED BI-FOLDING MULTI-PANEL ENTRANCES SYSTEM BY KAWNEER WITH CENTOR HARDWARE SYSTEM OR EQUAL.
5. CONTRACTOR SHALL PROVIDE WEATHER-SEAL AT ALL OPENABLE WINDOWS AND DOORS AS RECOMMENDED BY MANUFACTURER TO ACHIEVE MINIMUM AIR LEAKAGE RATE, 20 CFM/FT<sup>2</sup>, DUE TO NEW YORK CITY ENERGY CONSERVATION CODE.
6. ALL FRAME SHALL BE SECURED BY SCREW AS RECOMMENDED BY MANUFACTURER.
7. CONTRACTOR SHALL VERIFY EXISTING STRUCTURE'S STABILITY PRIOR TO ANY RELATED WORK. CONTRACTOR SHALL STOP THE WORK AND NOTIFY ARCHITECT/ENGINEER WHEN HE/SHE FINDS ANY DISCREPANCY AND/OR POTENTIAL ISSUE TO COMPLETE THE WORK.
8. COLOR OF FRAME SHALL BE SELECTED BY THE OWNER FROM PERMACOAT POWER COATING BY FRAME MANUFACTURER SUCH AS SMOKE GRAY FROM KAWNEER OR EQUAL.
9. COLOR OF PAINT SHALL BE SELECTED BY THE OWNER, SUCH AS WROUGHT IRON, 2124-10, FROM BENJAMIN MOORE OR EQUAL.

AREA OF WORK:  
 REPLACE ENTRANCE DOOR,  
 FOLDING WINDOWS & RESTORE  
 LIMESTONE & STEEL ORNAMENT  
 - SEE ENLARGED PLANS FOR  
 ADDITIONAL INFORMATION

EXIST. CELLAR ACCESS  
 HATCH DOOR

**1**  
 A-102 **PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

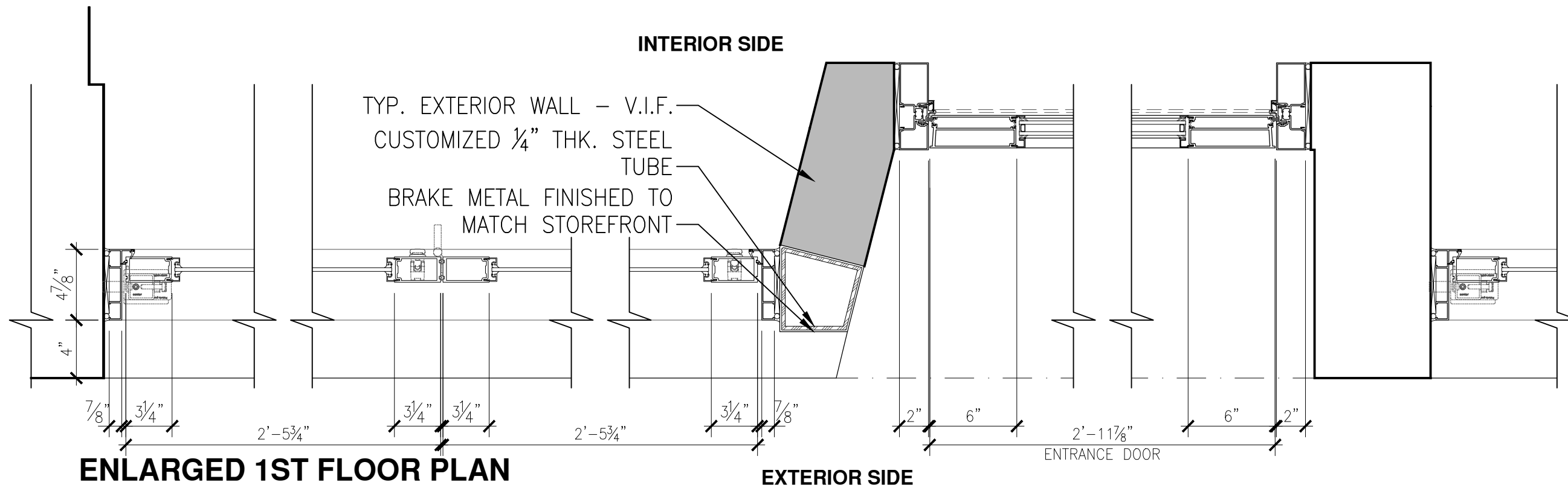
**WINDOW & DOOR REPLACEMENT**

230 THOMPSON STREET, NEW YORK, NY



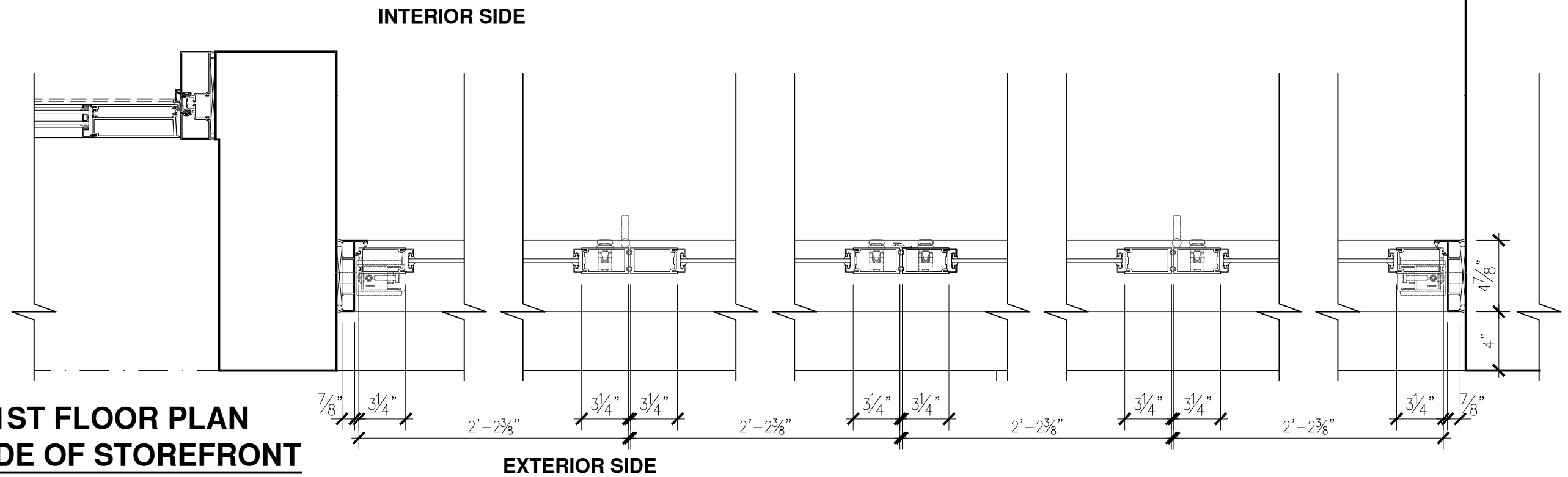
Proposed Floor Plan





**ENLARGED 1ST FLOOR PLAN  
AT LEFT SIDE OF STOREFRONT**

1  
A-103 SCALE: 1-1/2"=1'-0"



**ENLARGED 1ST FLOOR PLAN  
AT RIGHT SIDE OF STOREFRONT**

2  
A-103 SCALE: 1-1/2"=1'-0"

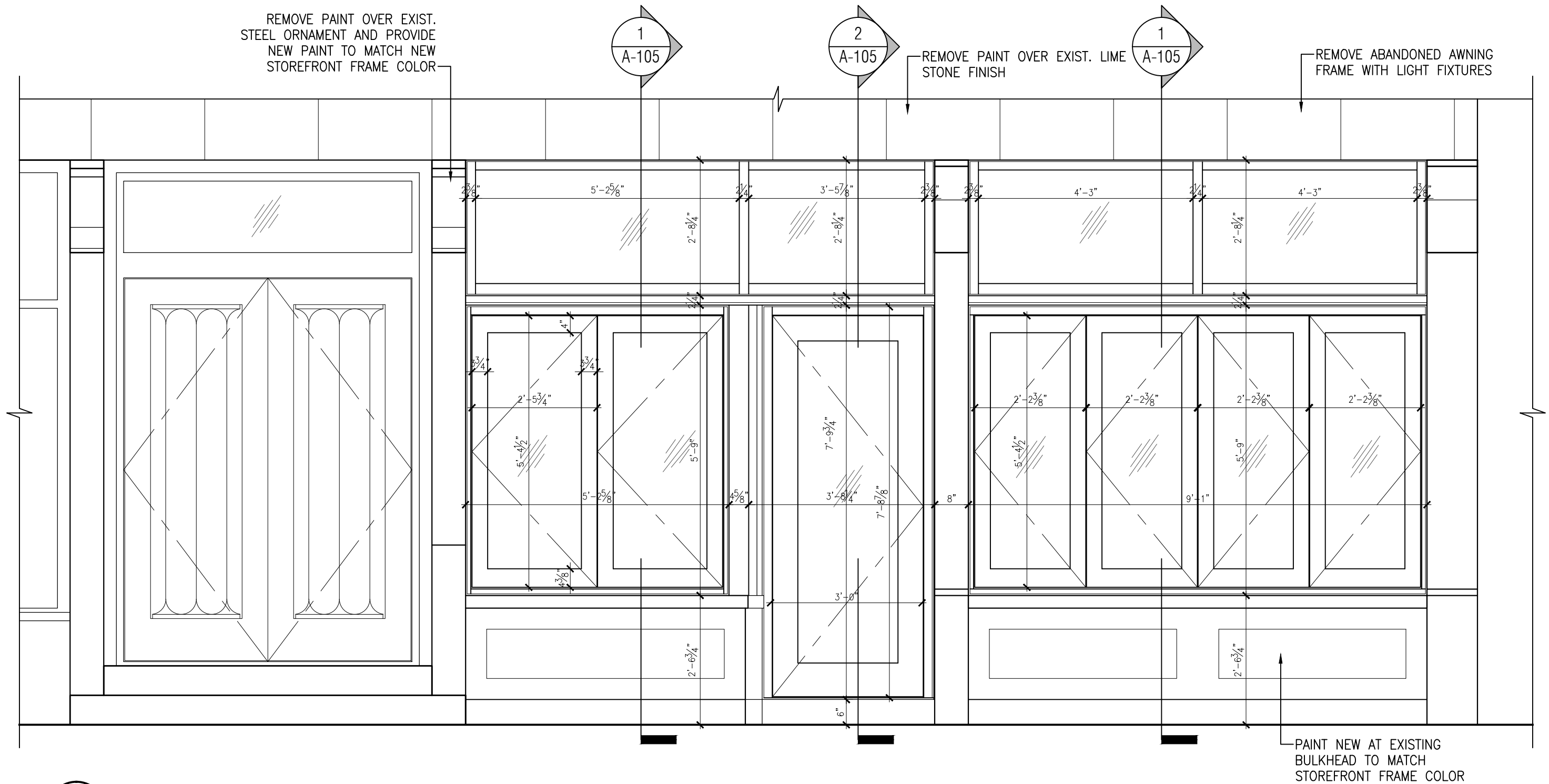
**WINDOW & DOOR REPLACEMENT**

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Proposed Enlarged Floor Plans

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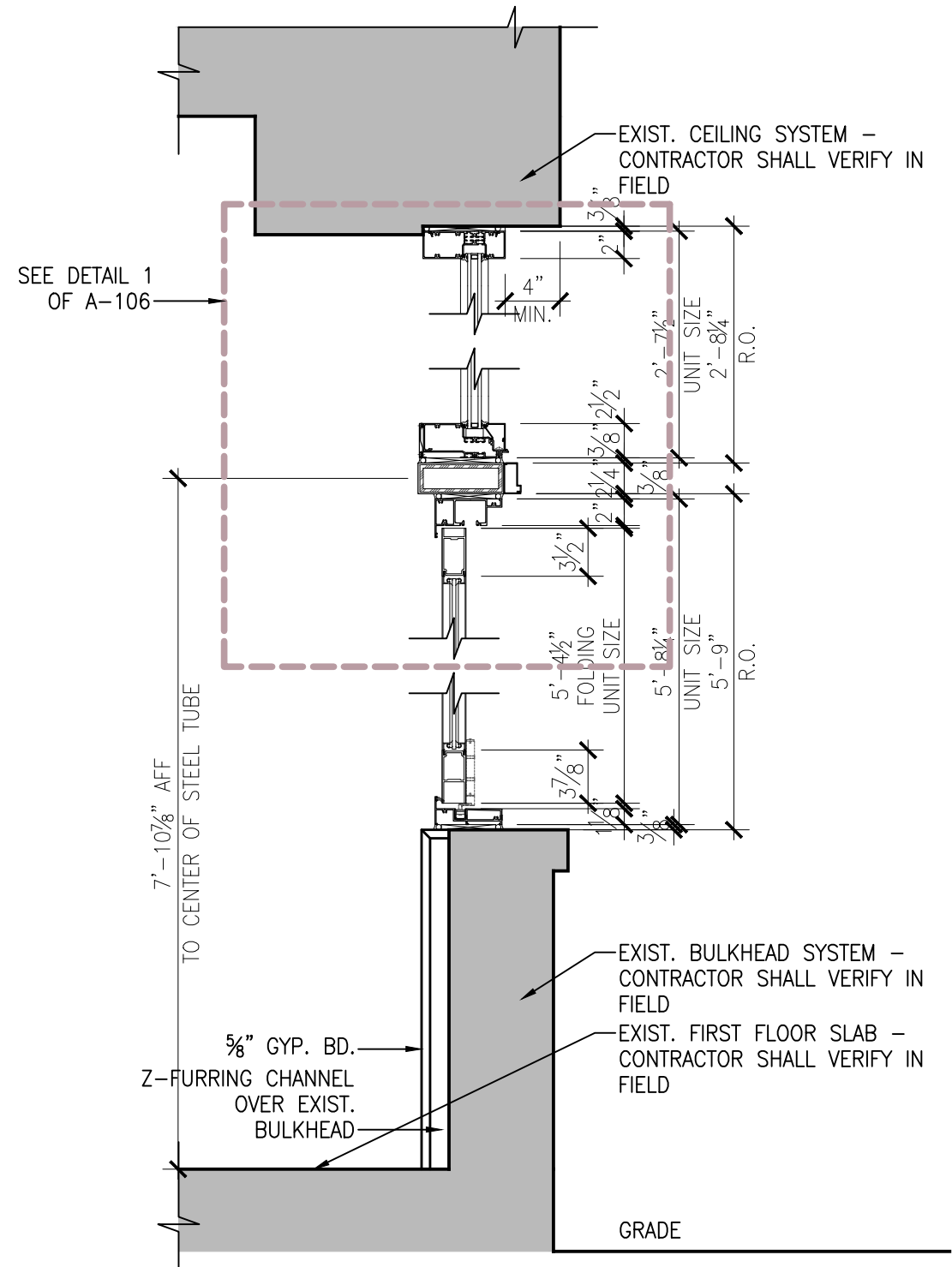


1 PARTIAL FRONT ELEVATION  
A-104 SCALE: 1/2"=1'-0"

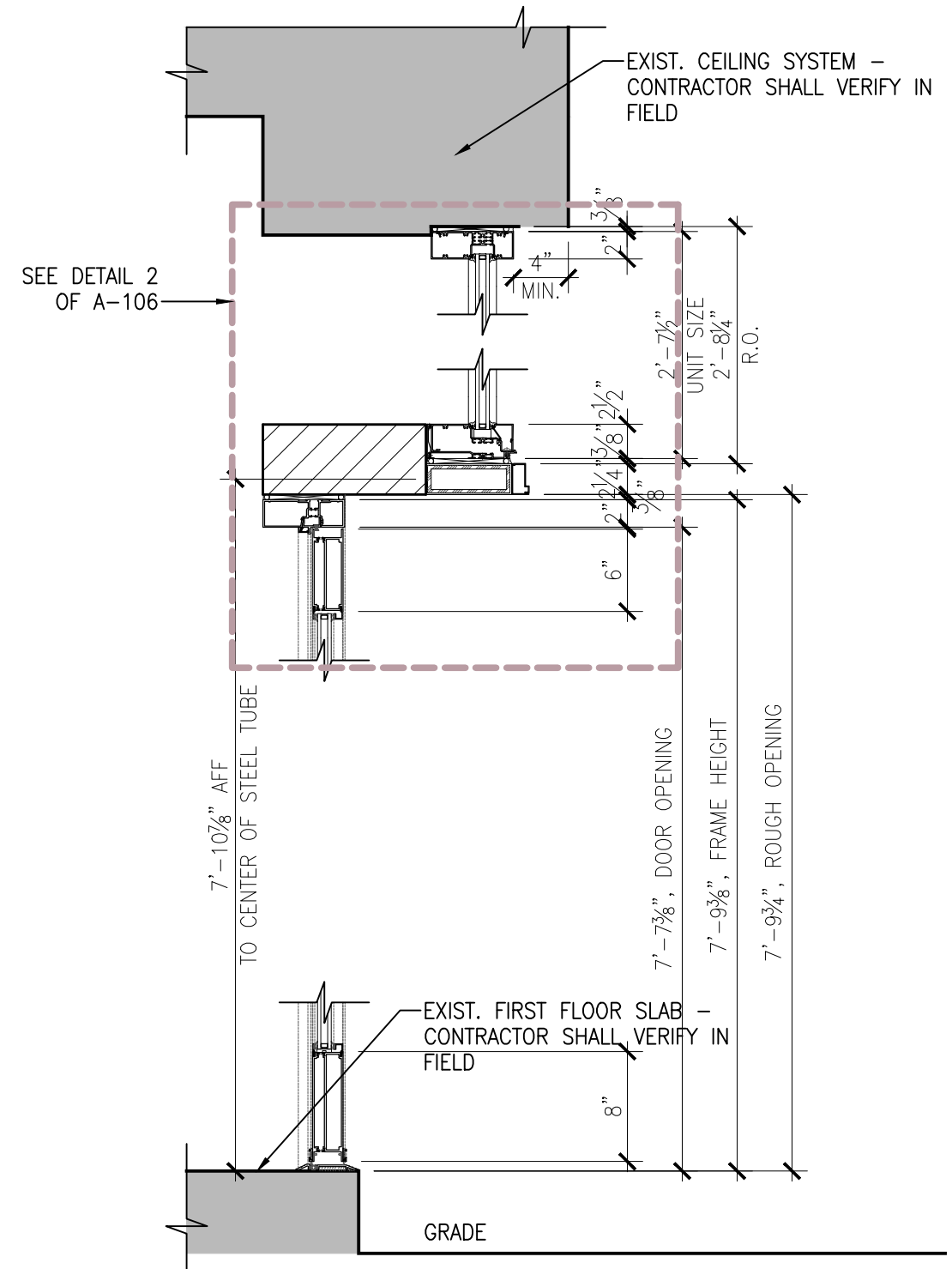
**WINDOW & DOOR REPLACEMENT**  
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Proposed Elevation

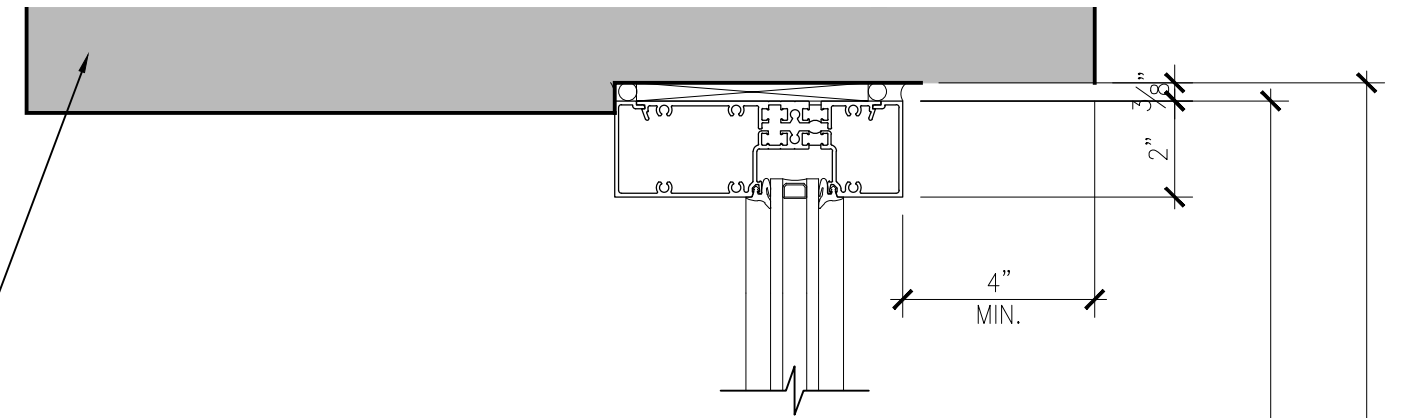
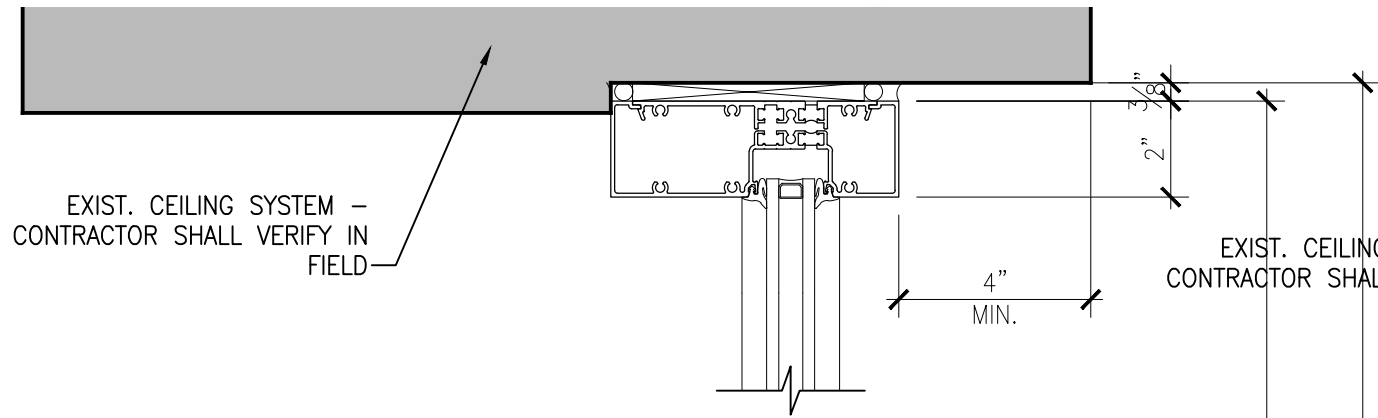




**SECTION DETAIL THROUGH BI-FOLDING WINDOW**  
 1  
 A-105 SCALE: 1"=1'-0"



**SECTION DETAIL THROUGH ENTRANCE DOOR**  
 2  
 A-105 SCALE: 1"=1'-0"



KAWNEER ACCESSORY, #3M TRIM, CLIP S-1968 & TRIM S-013, SECURED TO STEEL TUBE

2X6X 1/4" THK. STEEL TUBE – ANCHORED TO WALL AT THE BOTH ENDS

BRAKE METAL FINISHED TO MATCH STOREFRONT

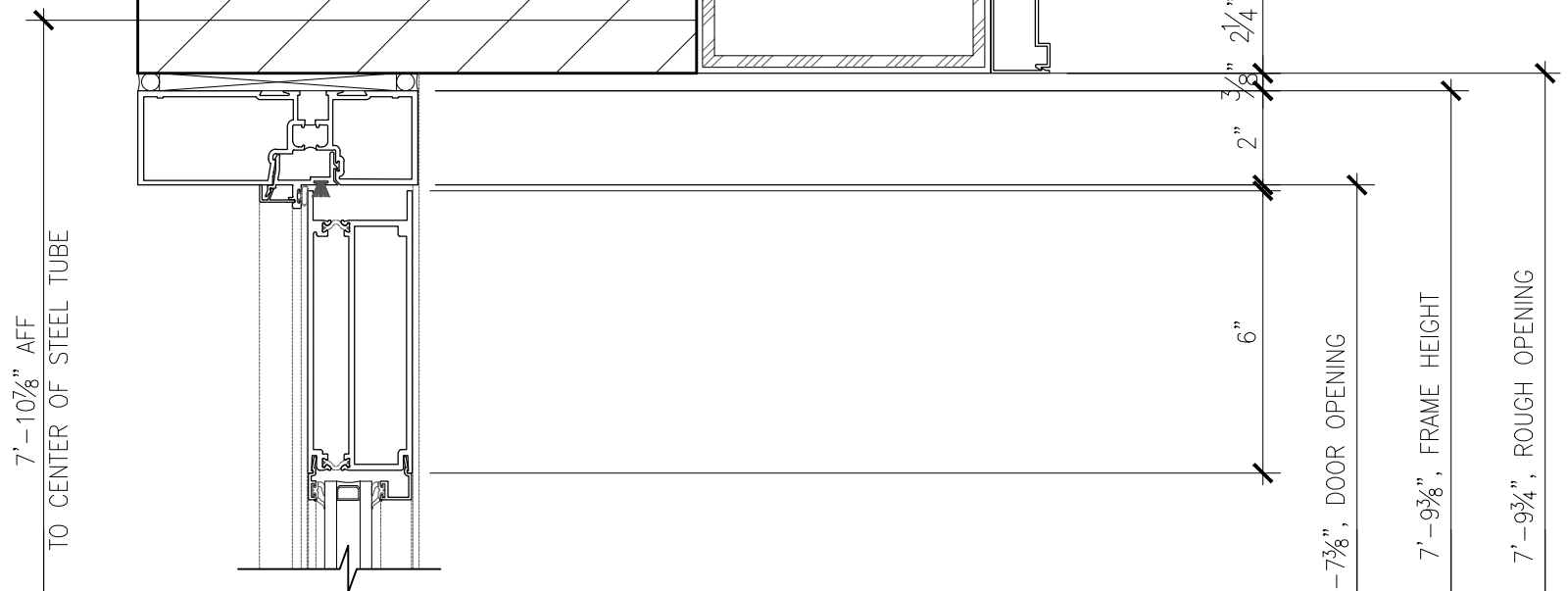
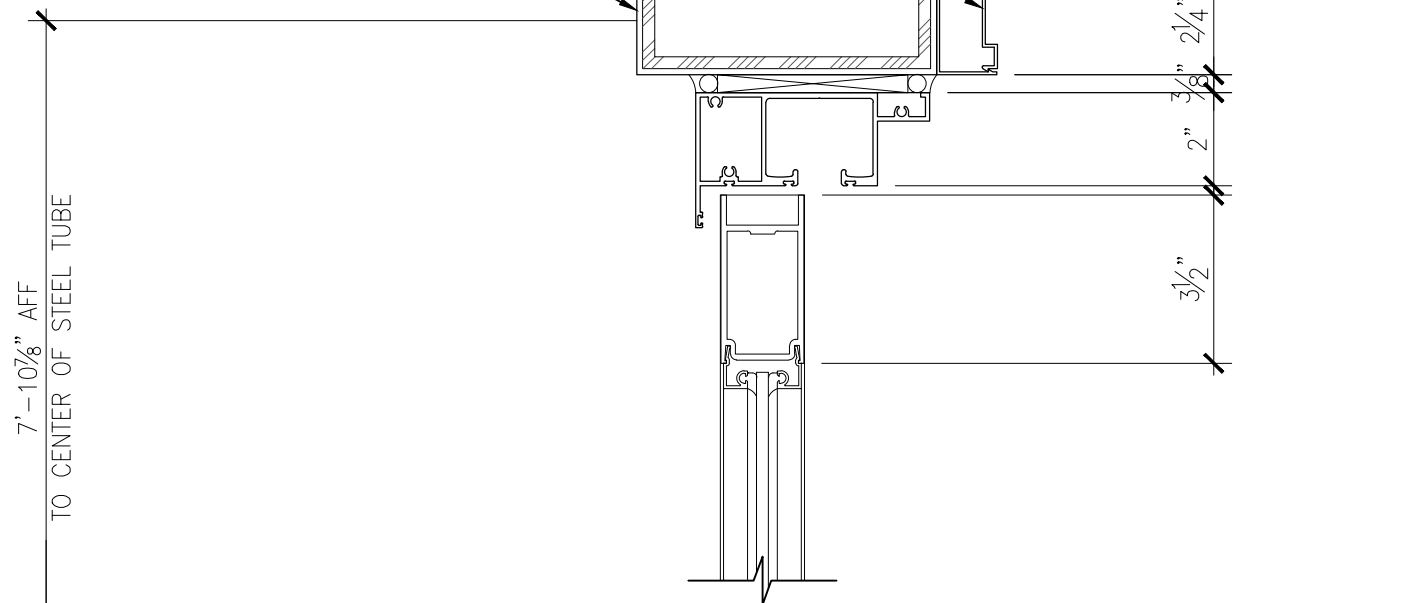
NEW GYP. BD. WITH METAL STUD ASSEMBLY – CONTRACTOR SHALL VERIFY IN FIELD

2'-7 1/2" UNIT SIZE

2'-8 1/4" R.O.

2'-7 1/2" UNIT SIZE

2'-8 1/4" R.O.



**SECTION DETAIL AT TRANSOM ABOVE WINDOW**

**SECTION DETAIL AT TRANSOM ABOVE DOOR**

1 A-106 SCALE: 3"=1'-0"

2 A-106 SCALE: 3"=1'-0"

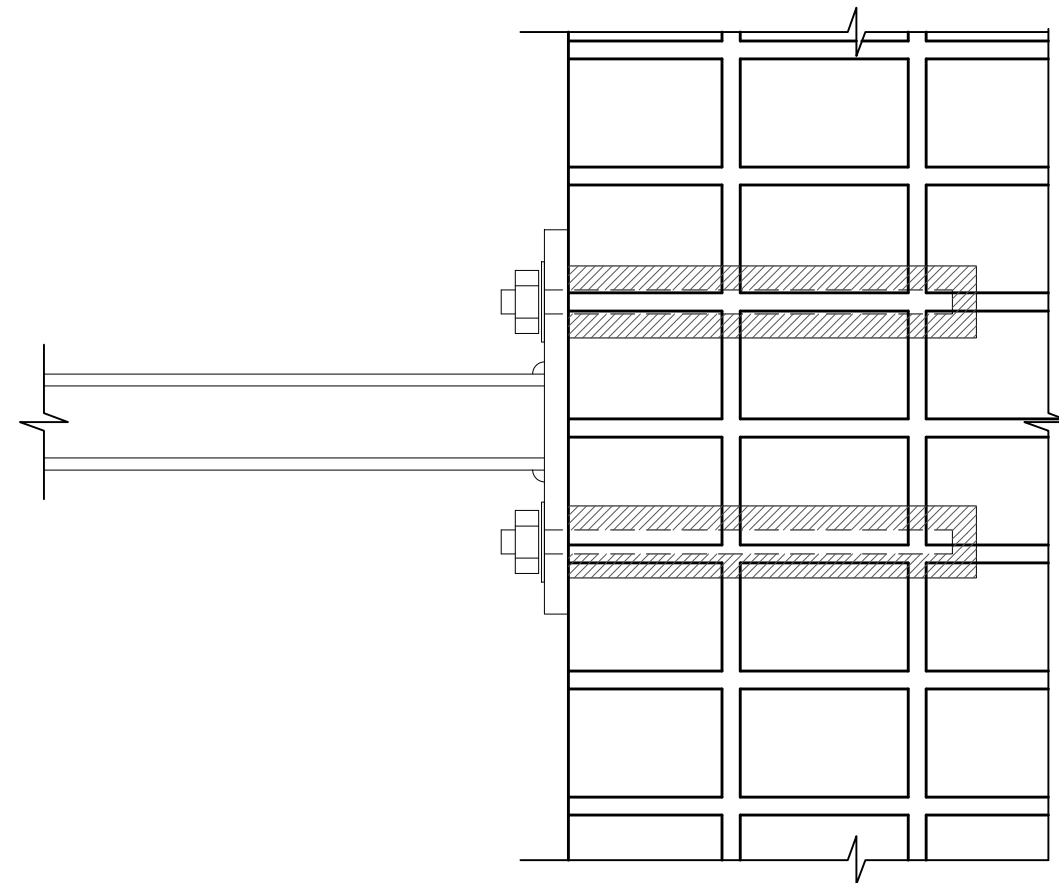
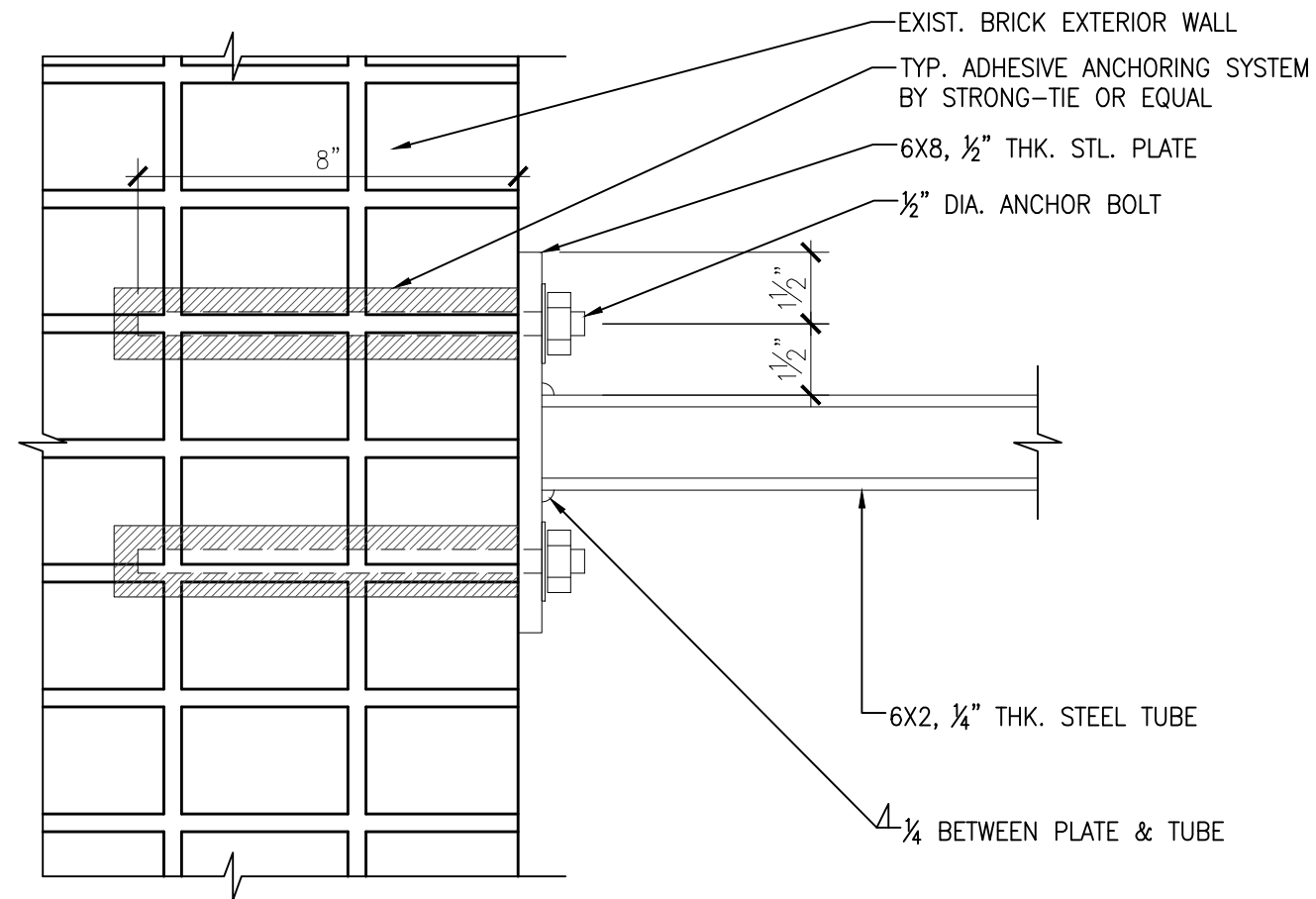
**WINDOW & DOOR REPLACEMENT**

**Transom Section Details**

230 THOMPSON STREET, NEW YORK, NY

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**DETAIL OF STEEL TUBE  
AT BRICK EXTERIOR WALL**

1  
A-107

SCALE: 3"=1'-0"

Transom Section Details

**WINDOW & DOOR REPLACEMENT**

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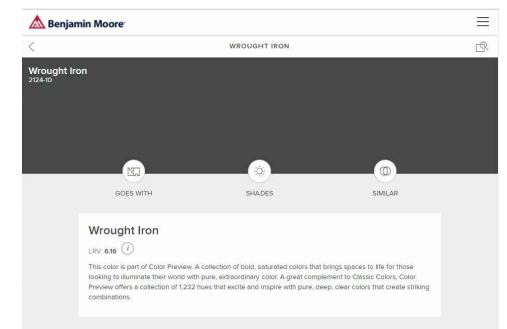


**PROPOSED FRONT ELEVATION  
(COLOR RENDERING)  
& SAMPLE COLOR**

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



**FRAME COLOR**



**BULKHEAD  
& STEEL ORNAMENT  
COLOR**

**WINDOW & DOOR REPLACEMENT**

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Proposed Color Samples



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