THE ODD FELLOWS HALL, located at 165-171 Grand Street between Centre and Baxter Streets, is in the neighborhood of SoHo in Manhattan, New York City. Commissioned by the Independent Order of Odd Fellows, a fraternal organization founded to benefit the sick and orphaned, established in New York in 1844.

This building was designed by the firm Trench & Snook. In an Anglo-Italianate style, it was started in 1847, completed in 1848. In 1881, the Mansard roof was added by designer John Buckingham. In 1982, LPC designated this building, and it was added to the Register of Historic Places in 1983.

Present Condition of the Property: All of the storefronts have been modernized throughout the last 30 years. Some of the building has become loft spaces for artists, as well as living spaces.
PROJECT DESCRIPTION AND GOALS:
The proposed project is the historic restoration of the three street building facades of "Odd Fellows Hall" building, the facades along Centre, Grand, and Baxter Street. The project's goals are to revitalize the building's aesthetics & historic appearance in order to restore it to its majestic original splendor.

Restoring the storefronts will involve removing unsightly and non-historically sympathetic elements. Removal of all existing roll down gates, existing entry doors, existing storefronts, existing vents, broken windows, window bars, repairing damaged parts, restoring storefronts to as close an approximation of their original look as possible.

Note: This application is filed to remove LPC violations 01/10/21, 08/08/20 & 05/04/14.

BUILDING WIDE SCOPE OF WORK:
1. Entire existing facade to be cleaned and patched required. Stone repair mortar to be applied as needed to restore original historic condition. Refer to plans for paint specs.
2. Cornice and lintels at 1st floor to be scraped and painted as required.
3. Cornice at 4th floor to be repaired where necessary, scraped and painted.
4. Remove paint and brick above 5th floor windows. Use Prosoeo Sure Kleen heavy duty paint stripped or similar non-abrasive chemical treatment to return facade to its original condition. Refer to plan, appendix 1 for further info.

PLOT PLAN
SCALE: 1/64" = 1'-0"
EXISTING METAL STOREFRONTS TO BE REMOVED. PATCH AND REFINISH ALL IRREGULARITIES AS NEEDED.

EXISTING ROLL DOWN GATE & METAL STOREFRONTS TO BE REMOVED. PATCH AND REFINISH ALL IRREGULARITIES AS NEEDED.

EXISTING ENTRY DOORS

2ND FLOOR

1ST FLOOR

GRADE

ADJACENT BUILDING

LINTEL OF THE WINDOW AT THE CORNER OF GRAND AND CENTRE STREET NEEDS TO BE CHECKED. REPAIR AS NEEDED. SCRAPE AND PAINT.

NOTE: ENTIRE EXISTING FACADE TO BE CLEANED AND PATCHED AS REQ'D. INTEGRITY OF HISTORIC FABRIC OF FACADE CONSTRUCTION MATERIALS AND ITS COMPONENTS TO BE PRESERVED AS MUCH AS POSSIBLE. STUCCO MATERIAL TO BE APPLIED AS NEEDED TO RESTORE TO ORIGINAL HISTORIC CONDITION. PAINT WITH BENJAMIN MOORE: CLASSIC COLORS / GREGE AVENUE 991

CORNICE AND LINTEL TO BE SCRAPPED AND PAINTED IN RESPONSE TO VIOLATION 88-0080. WORK TO BE DONE ON ENTRY DOORS AND STOREFRONT, SCRAPE AND PAINT AS NEEDED.

COLOR: BENJAMIN MOORE: MOOR-O-MATIC COLOR SYSTEM: HC-58

REMOVE 'FILL-IN' PANELS, RESTORE GLASS. RESTORE EXIST'G WINDOW FRAME AS REQ.

STEPS AT THE CORNER OF GRAND AND CENTRE STREET TO BE RESTORED UNDER SEPARATE APPLICATION LPC DOCKET NO. 15-0058

EXISTING NON-HISTORIC STYROFOAM BULKHEADS TO BE REMOVED.
EXISTING CONDITION OF THE AREA IS PAINTED BRICK. USE PROSOCO-SURE KLEAN HEAVY DUTY PAINT STRIPPER OR SIMILAR NON-ABRASIVE CHEMICAL TREATMENT TO RETURN FACADE DETAIL TO ITS ORIGINAL CONDITIONS. SEE APPENDIX 1.

EXISTING ROUGH OPENING TO BE FILLED IN WITH NEW WOOD STOREFRONT & TRANSOM OVER EXISTING STONE & BILCO DOORS.

EXISTING ROUGH OPENING TO BE FILLED IN WITH NEW WOOD STOREFRONT, TRANSOM & DOOR, OVER NEW WOOD PANEL BULKHEAD.

EXISTING METAL DOORS & GLASS TRANSOM.

EXISTING ROUGH OPENING TO BE FILLED IN WITH NEW WOOD STOREFRONT & TRANSOM OVER EXISTING STONE BULKHEAD & SELECT DOORS.

EXISTING ROUGH OPENING TO BE FILLED IN WITH NEW WOOD STOREFRONT & TRANSOM OVER EXISTING STONE BULKHEAD.
EXISTING GRAND ST. ELEVATION

EXISTING/MODIFICATION

EXISTING ROLL DOWN GATE & METAL DOORS AND SIDELITES TO BE REMOVED
EXISTING ROLL DOWN GATE, METAL DOORS AND SIDELITES TO BE REMOVED
EXISTING ROLL DOWN GATE, METAL DOORS AND SIDELITES TO BE REMOVED
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EXCEPT EXISTING FACADE TO BE CLEARED AND PATCHED AS NECESSARY. EXISTING NON-HISTORIC MATERIALS TO BE REMOVED. EXISTING METAL STOREFRONT & METAL BULKHEAD TO BE REMOVED. EXISTING NON-HISTORIC STYROFOAM BULKHEAD TO BE REMOVED.

NOTE: ENTIRE EXISTING FACADE TO BE CLEANED AND PATCHED AS NECESSARY. INTEGRITY OF HISTORIC FABRIC OF FACADE CONSTRUCTION MATERIALS AND ITS COMPONENTS TO BE PRESERVED AS MUCH AS POSSIBLE. STUCCO MATERIAL TO BE APPLIED AS NEEDED TO RESTORE TO ORIGINAL HISTORIC CONDITION. PAINT: BENJAMIN MOORE CLASSIC COLORS CLASSIC WHITE 1-991.

REPLACE EXISTING WINDOWS WITH NEW SIX OVER SIX DOUBLE HUNG WOOD WINDOWS TO MATCH EXISTING.

RESTORE MULLIONS AT LOWER SASH OF EXISTING DOUBLE HUNG WINDOW.

RESTORE GLASS PANEL & MULLION AT THIS LOCATION.

CORNICE AND LINTEL TO BE SCRAPED AND PAINTED.

IN RESPONSE TO VIOLATION 88-0080. WORK TO BE DONE ON ENTRY DOORS AND STOREFRONT, SCRAPE AND PAINT AS NECESSARY. COLOR: BENJAMIN MOORE: MOOR-O-MATIC COLOR SYSTEM: HC-58.
EXISTING CONDITION: EXISTING AREA IS PAINTED BRICK. REMOVE PAINT AND CLEAN.
EXISTING ROUGH OPENING TO BE FILLED IN WITH NEW WOOD STOREFRONT DOORS AND TRANSOM OVER NEW WOOD PANEL BLANKETS.

EXISTING CONDITION: EXISTING AREA IS PAINTED BRICK. REMOVE PAINT AND CLEAN.
EXISTING ROUGH OPENING TO BE FILLED IN WITH NEW WOOD STOREFRONT DOORS AND TRANSOM OVER NEW WOOD PANEL BLANKETS.

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EXISTING CONDITION: EXISTING AREA IS PAINTED BRICK. REMOVE PAINT AND CLEAN.
EXISTING ROUGH OPENING TO BE FILLED IN WITH NEW WOOD STOREFRONT DOORS AND TRANSOM OVER NEW WOOD PANEL BLANKETS.
IN RESPONSE TO VIOLATION 88/0080. ALL EXISTING ROLL DOWN GATE TO BE REMOVED.

EXISTING ENTRY DOOR TO BE REMOVED.

EXISTING SHOPFRONTS TO BE REPLACED WITH NEW WOOD STOREFRONT. EXISTING NON-HISTORIC BRICK TO BE REMOVED.

EXISTING WINDOW BARS TO BE REMOVED AND REPLACED WITH NEW WOOD STOREFRONT.

EXISTING FRED ENTRY DOORS TO REMAIN.

EXISTING OPENING TO BE REPLACED WITH NEW WOOD STOREFRONT.

EXISTING FREIGHT ENTRY DOORS TO REMAIN.

EXISTING non-HISTORIC BRICK TO BE REMOVED.

EXISTING OPENING TO BE REPLACED WITH NEW WOOD STOREFRONT.

NOTE: ENTIRE EXISTING FACADE TO BE CLEANED AND PATCHED AS REQ'D. INTEGRITY OF HISTORIC FABRIC OF FACADE CONSTRUCTION MATERIALS AND ITS COMPONENTS TO BE PRESERVED AS MUCH AS POSSIBLE. PRESERVE ANY AND ALL EXISTING WINDOWS THAT CAN BE SALVAGE. STUCCO MATERIAL TO BE APPLIED AS NEEDED TO RESTORE TO ORIGINAL HISTORIC CONDITION. PAINT W/ BENJAMIN MOORE: CLASSIC COLORS / GREGE AVENUE 991.

IN RESPONSE TO LPC VIOLATION 15-0404: EXISTING VENTS TO BE REMOVED AND REPLACED. PANELS OF GLASS TO BE RE-INSERTED INTO EXISTING FRAME.

REPLACE EXISTING WINDOWS WITH NEW SIX OVER SIX DOUBLE HUNG WOOD WINDOWS TO MATCH EXISTING.

REPLACE EXISTING WINDOWS WITH NEW SEE SHEET A-207.

REPLACE EXISTING WINDOWS WITH NEW.

REPLACE GLASS PANELS.

RESTORE MULLION CORNICE AND LINTEL TO BE SCRAPPED AND PAINTED.

GRADE EXISTING WINDOW BARS TO BE REMOVED AND REPLACED WITH NEW WOOD STOREFRONT.

EXISTING NON-HISTORIC STYROFOAM BULKHEADS TO BE REMOVED.

EXISTING OPENING TO BE REPLACED WITH NEW WOOD STOREFRONT.

IN RESPONSE TO VIOLATION 88-0080. WORK TO BE DONE ON ENTRY DOORS AND STOREFRONT, SCRAPPED AND PAINTED COLOR BENJAMIN MOORE: MOOR-O-MATIC COLOR SYSTEM: HC-58.
EXISTING CONDITION ON THIS AREA IS PAINTED BRICK. USE PROSOCO-SURE KLEAN HEAVY DUTY PAINT STRIPPER OR SIMILAR NON-ABRASIVE CHEMICAL TREATMENT TO RETURN FACADE DETAIL TO ITS ORIGINAL CONDITION. SEE APPENDIX 1.

EXISTING ROUGH OPENING TO BE FILLED IN WITH NEW WOOD STOREFRONT & TRANSOM OVER NEW WOOD PANEL BULKHEAD.

EXISTING ROUGH OPENING TO BE FILLED IN WITH NEW WOOD STOREFRONT & TRANSOM OVER NEW WOOD PANEL BULKHEAD & BILCO DOORS.

EXISTING ROUGH OPENING TO BE FILLED IN WITH NEW WOOD STOREFRONT & TRANSOM OVER NEW WOOD PANEL BULKHEAD.

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EXISTING ROUGH OPENING TO BE FILLED IN WITH NEW WOOD STOREFRONT DOORS AND TRANSOM OVER NEW WOOD PANEL BULKHEAD.
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
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NEW WOOD TRANSOM

NEW WOOD STOREFRONT SYSTEM WITH TEMPERED, LAMINATED INSULATED GLAZING WITH ULTRA CLEAR LOW E COATING ON #3 SURFACE. DESIGN TO MATCH HISTORIC DOCUMENTATION OF BUILDING.

EXISTING MASONRY AT EXTERIOR WALL TO BE SCRAPED AND PAINTED. RESTORE TO ORIGINAL CONDITION.

NEW STOREFRONT BULKHEAD (CMU INFILL W/ WOOD PANELING & 5/8" GWB) OVER BENJAMIN MOORE CLASSIC COLORS / ABALONE 2108-60

EXISTING CONCRETE OR BROWNSTONE BASE TO REMAIN (REFER TO PLANS FOR MATERIAL)

EXISTING CORNICE TO BE SCRAPED AND PAINTED. RESTORE TO ORIGINAL CONDITION.

PAINT WITH BENJAMIN MOORE CLASSIC COLORS / GREECE AVENUE 991

PROJECT TITLE:

B-SCAN

DRAWING TITLE:

175 GREAT NECK ROAD

DATE: 4/10/2018

ISSUE: 1

SUBMIT TO LPC

DOOR & WINDOW DETAILS

1 DOOR DETAIL

2 PROPOSED STOREFRONT WINDOW DETAIL (TYP.)

3 PROPOSED DOOR/TRANSOM HEAD/SILL/JAMB DETAIL

4 STOREFRONT WINDOW (TYP.)

5 BAXTER STREET ENTRANCE W/ ADA RAMP

MELTZER / COSTA & ASSOCIATES
ARCHITECTURE & ENGINEERING

224 CENTRE ST.
NEW YORK, NY

GREAT NECK, NEW YORK 11021

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PROJECT #

A-301.00