

**Landmarks Preservation Commission Design Presentation**  
**October 2018**



EXISTING



PROPOSED

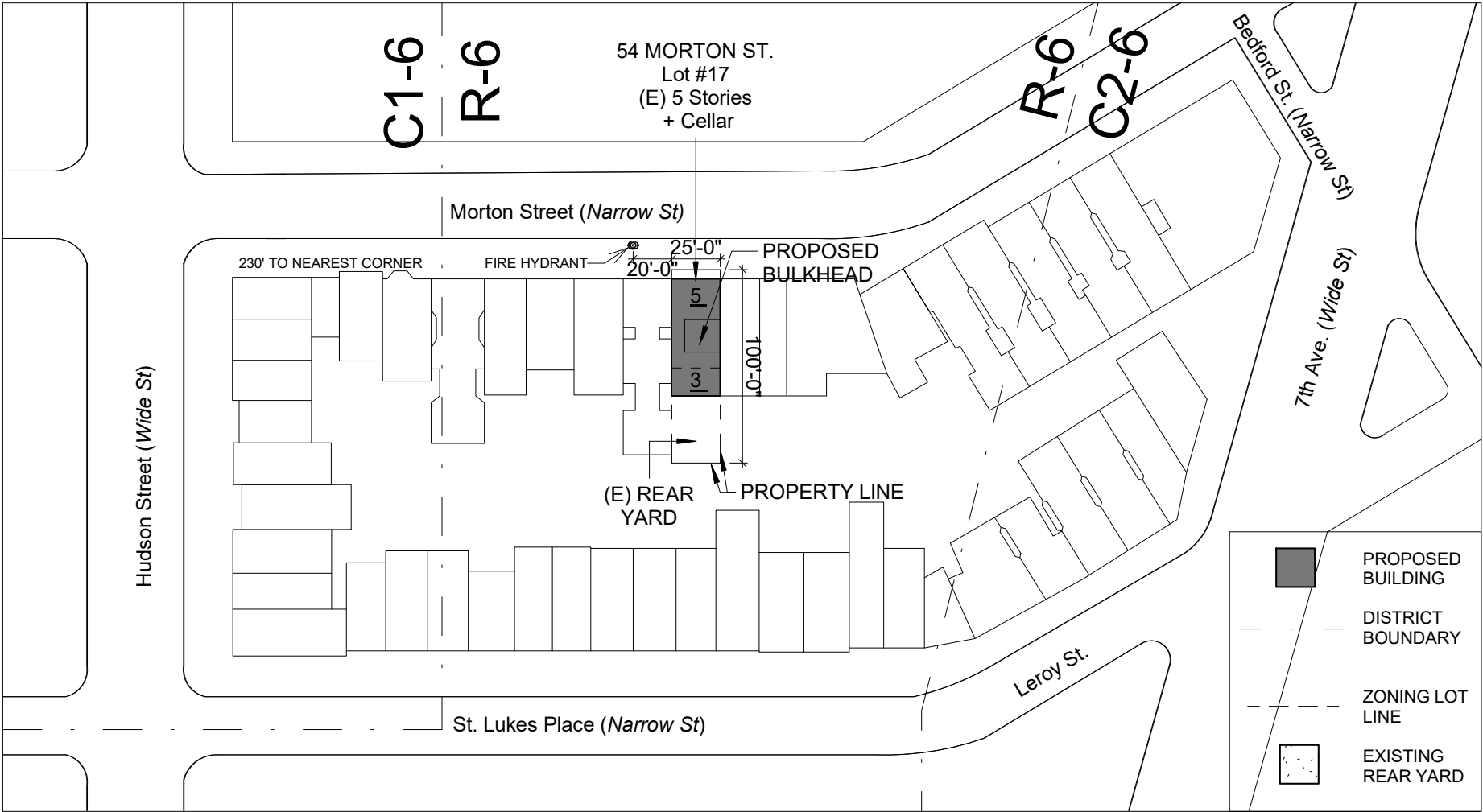
**54 Morton Street**  
**New York, NY 10028**





Greenwich Village Historic District  
Manhattan  
Designated April 29, 1969

Historic District Boundaries



ZONING MAP



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54 Morton Street  
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October 2018

SITE LOCATION  
As indicated

LPC  
001

NOTE: BUILDING HEIGHTS INFORMATION  
COURTESY OF SANBORN MAPS PLATES 34

**54 MORTON STREET PROPERTY INFO**

BOROUGH: MANHATTAN  
BLOCK: 583 LOT: 17  
LOT AREA: 2500 SF  
LOT FRONTAGE: 25' LOT DEPTH: 100'  
YEAR BUILT: 1900  
NUMBER OF BUILDINGS: 1  
NUMBER OF FLOORS: 5  
ZONING: R6  
ZONING MAP: 12A

**LEGEND**

- |              |                          |
|--------------|--------------------------|
| #            | # ON SIDEWALK SIDE LOT # |
| —            | PROPERTY LINE            |
| [Yellow Box] | 2 STORIES                |
| [Pink Box]   | 3 STORIES                |
| [Blue Box]   | 4 STORIES                |
| [Orange Box] | 5 STORIES                |
| [Purple Box] | 6 AND UP STORIES         |

**BLOCK PLAN**  
1" = 60'-0"



58 MORTON ST- ROOF ADDITION



10 LEROY ST- ROOF ADDITION



PHOTO OF 10 LEROY ST



14 ST. LUKE PL- ROOF ADDITION



PHOTO OF 14 ST. LUKE PL



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**BLOCK PLAN**  
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... 42 44 46 48 50 52 54 56 58 60 62 ...



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**MORTON STREET FACADES BY  
ADDRESS**

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VIEW FROM ACROSS THE STREET



VIEW FROM INTERSECTION AT  
BEDFORD ST



VIEW FROM INTERSECTION AT  
HUDSON ST



VIEW FROM 62 MORTON ST



ROOF AND EXISTING BULKHEAD LOOKING  
TOWARDS MORTON ST.



ROOF AND EXISTING BULKHEAD LOOKING  
TOWARDS ST. LUKE PLACE



VIEW FROM ROOF TOWARDS LEROY ST.



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**SURROUNDING AREA**





TAX PHOTO FROM 1940



CURRENT PHOTO



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**HISTORIC & EXSITING FRONT  
FACADE PHOTOS**

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PROPOSED BULKHEAD.  
ROOF  
65'-6"

05-PROPOSED FIFTH  
55'-6"

04- FOURTH  
43'-7"

03- THIRD  
32'-6 1/2"

02- SECOND  
20'-10"

01- FIRST  
8'-4"

SIDEWALK  
0"

7'-9 1/2"

52 MORTON

54 MORTON

56 MORTON

**EXISTING FRONT ELEVATION**

13'-6"  
10'-0"  
3'-6"

52 MORTON

54 MORTON

56 MORTON

**PROPOSED FRONT ELEVATION**



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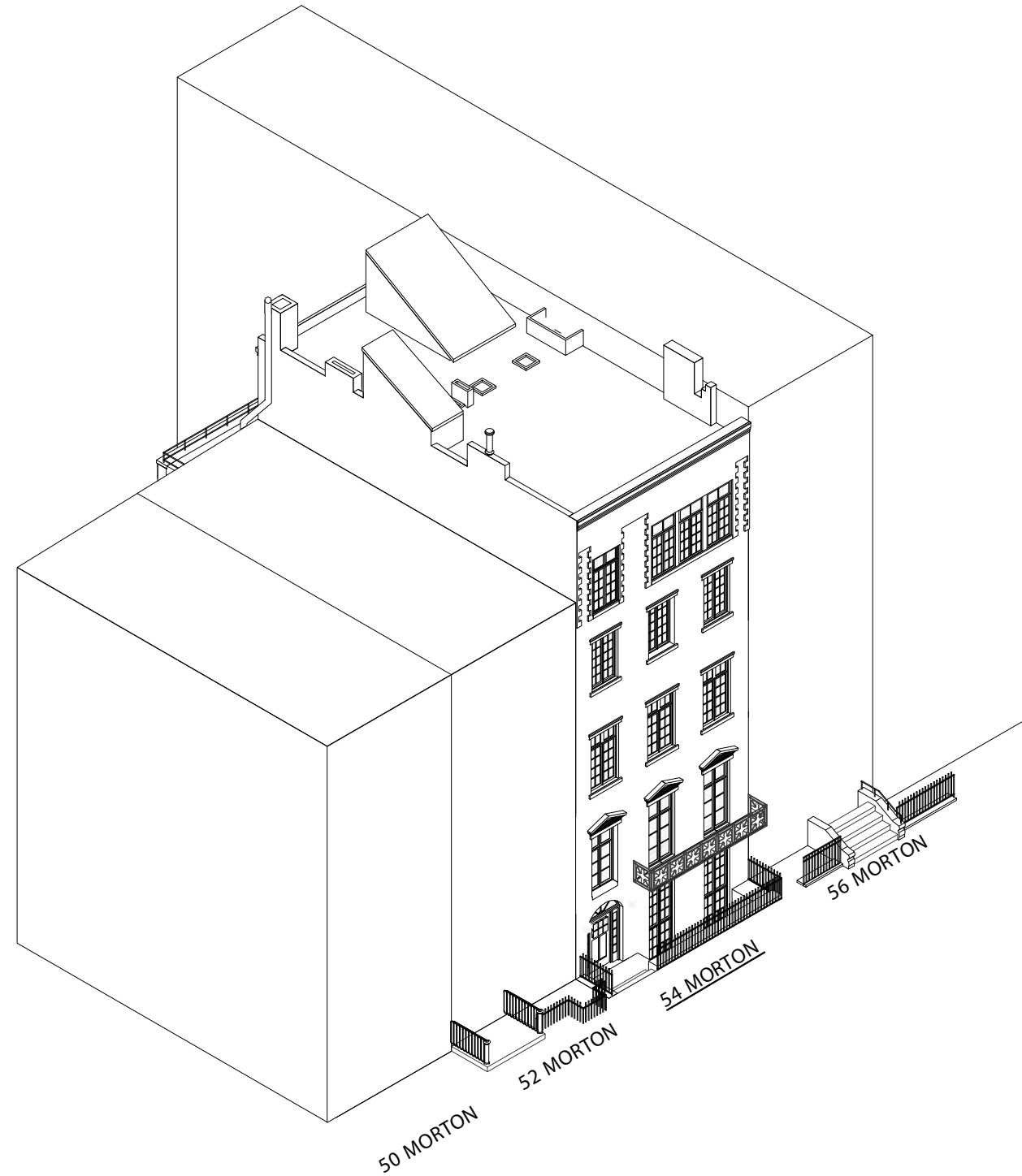
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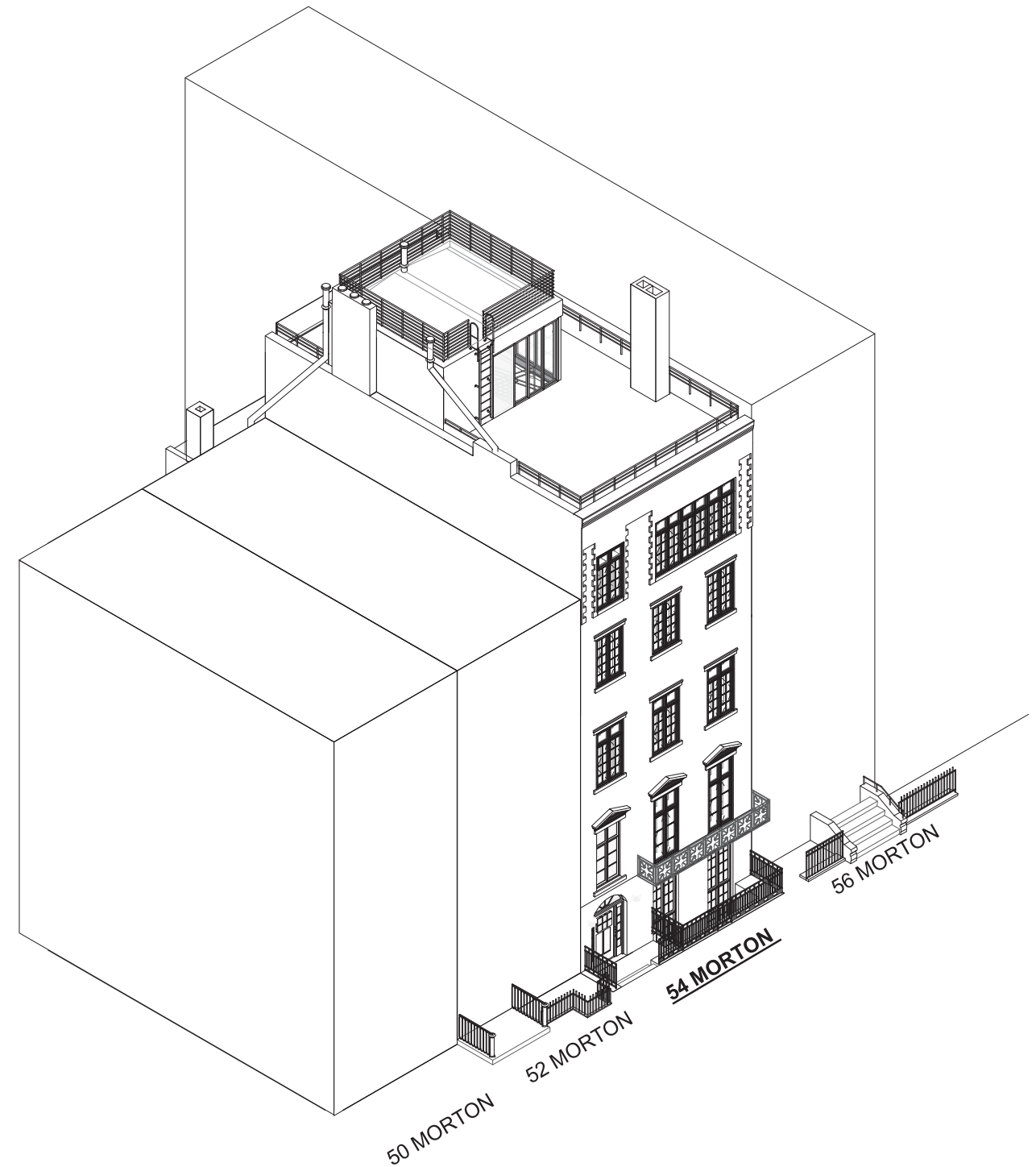
**EXISTING & PROPOSED FRONT  
FACADE**  
1/8" = 1'-0"

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006





EXISTING FRONT FACADE



PROPOSED FRONT FACADE







EXISTING FRONT  
FACADE



PROPOSED FRONT  
FACADE



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**EXISTING & PROPOSED RENDERING**

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EXISTING FRONT FACADE



EXISTING CONDITION OF BUILDING BASE. PROPOSE TO COVER IT WITH BROWNSTONE



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EXISTING BRICK CONDITION PROPOSING TO REMOVE PAINT AND REPOINT



EXISTING BRICK CONDITION PROPOSING TO REMOVE PAINT AND REPOINT



EXISTING BRICK CONDITION PROPOSING TO REMOVE PAINT AND REPOINT



EXISTING BRICK CONDITION PROPOSING TO REMOVE PAINT AND REPOINT



EXISTING CONDITION OF BUILDING BASE. PROPOSE TO COVER IT WITH BROWNSTONE



EXISTING CONDITION OF BALCONY WHICH NEEDS TO BE REPAINTED AND REPLACE THE MISSING DECORATIVE ORNAMENTS

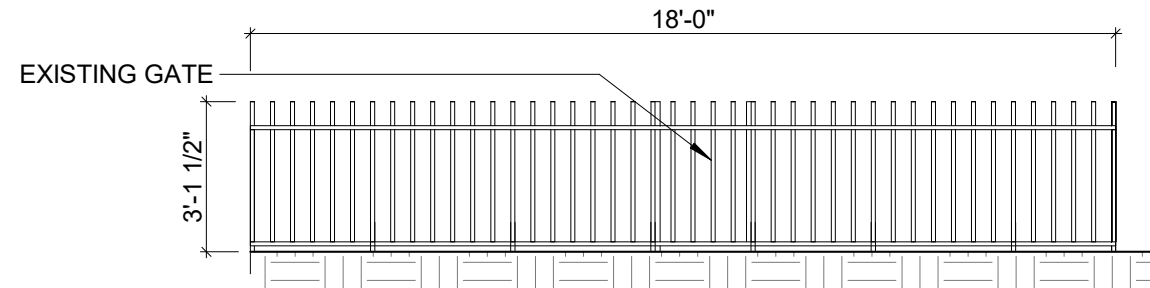


PROPOSE TO REPAIR RUST AND REPAINT THE BALCONY

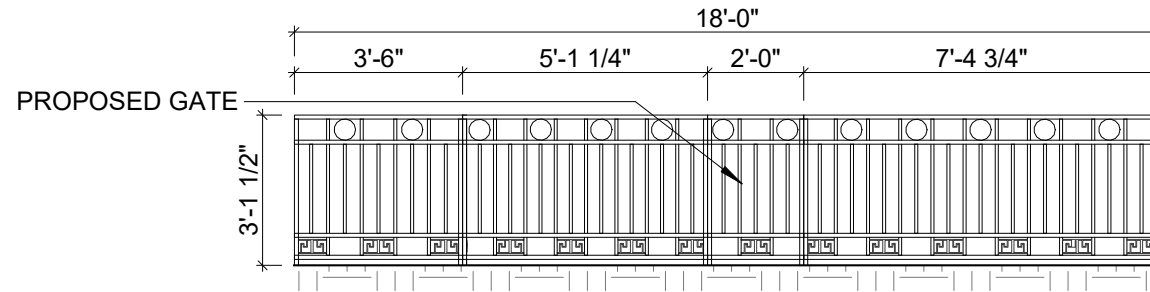
EXISTING FRONT FACADE PAINT &  
BALCONY

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009

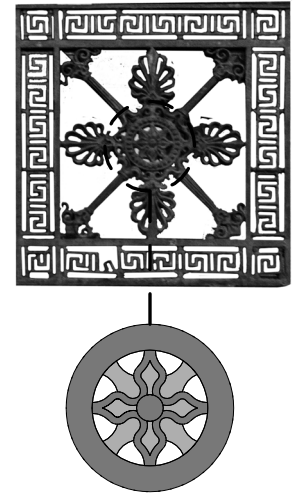




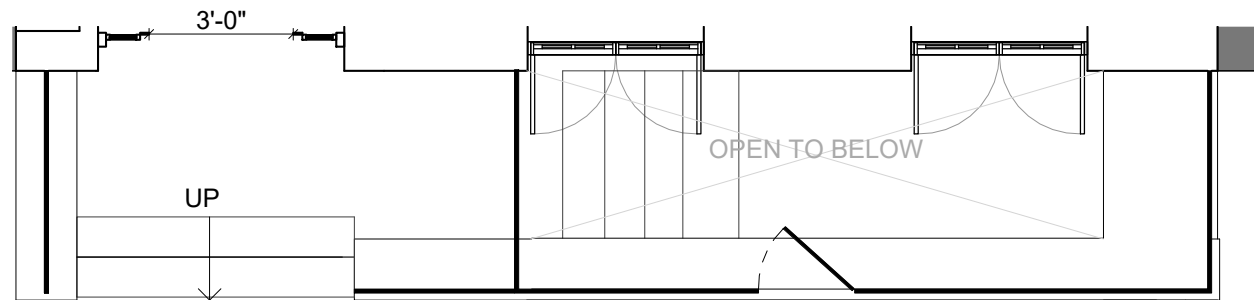
EXISTING SIDEWALK RAILING- ELEVATION  
1/4" = 1'-0"



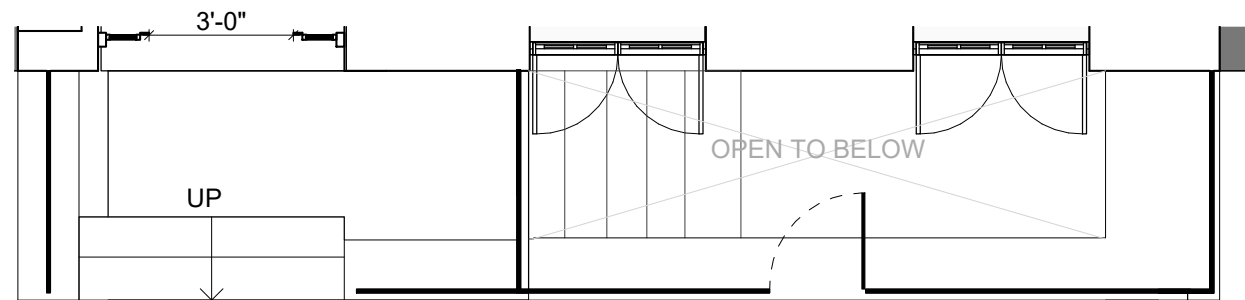
PROPOSED SIDEWALK RAILING- ELEVATION  
1/4" = 1'-0"



PROPOSED IRON  
RAILING COLOR:  
PAINT COMPANY:  
TIGER DRYLAC,  
COLOR: RAL 8022  
49/63080



EXISTING SIDEWALK RAILING- PLAN  
1/4" = 1'-0"



PROPOSED SIDEWALK RAILING- PLAN  
1/4" = 1'-0"

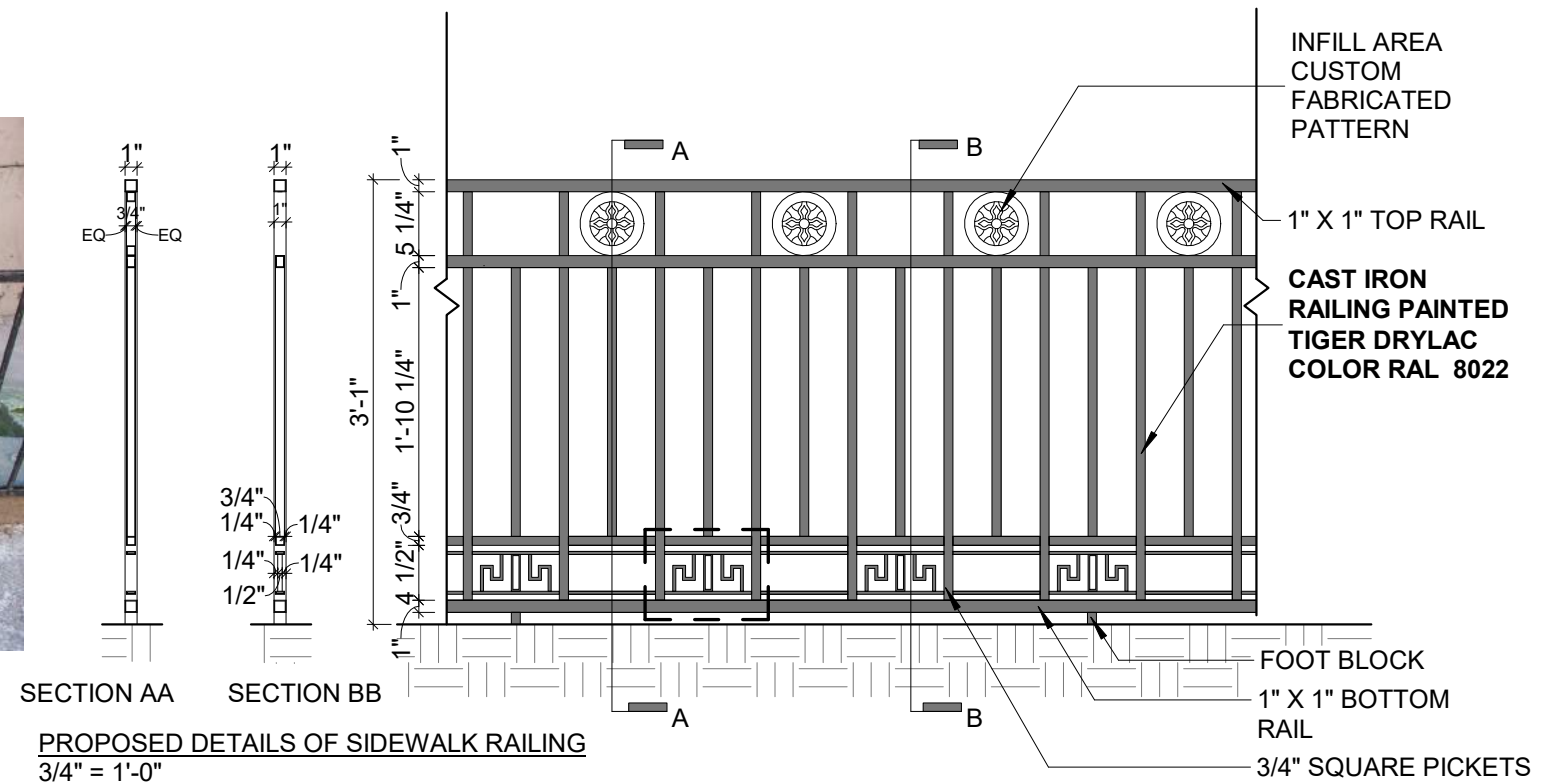
REPAINT EXISTING BALCONY  
MATCH COLOR WITH RAILINGS\*\*\*



EXISTING RAILING TO BE REMOVED & REPLACED WITH  
PROPOSED RAILING



OXIDATION OF IRON RAILING THROUGHOUT



PROPOSED DETAILS OF SIDEWALK RAILING  
3/4" = 1'-0"



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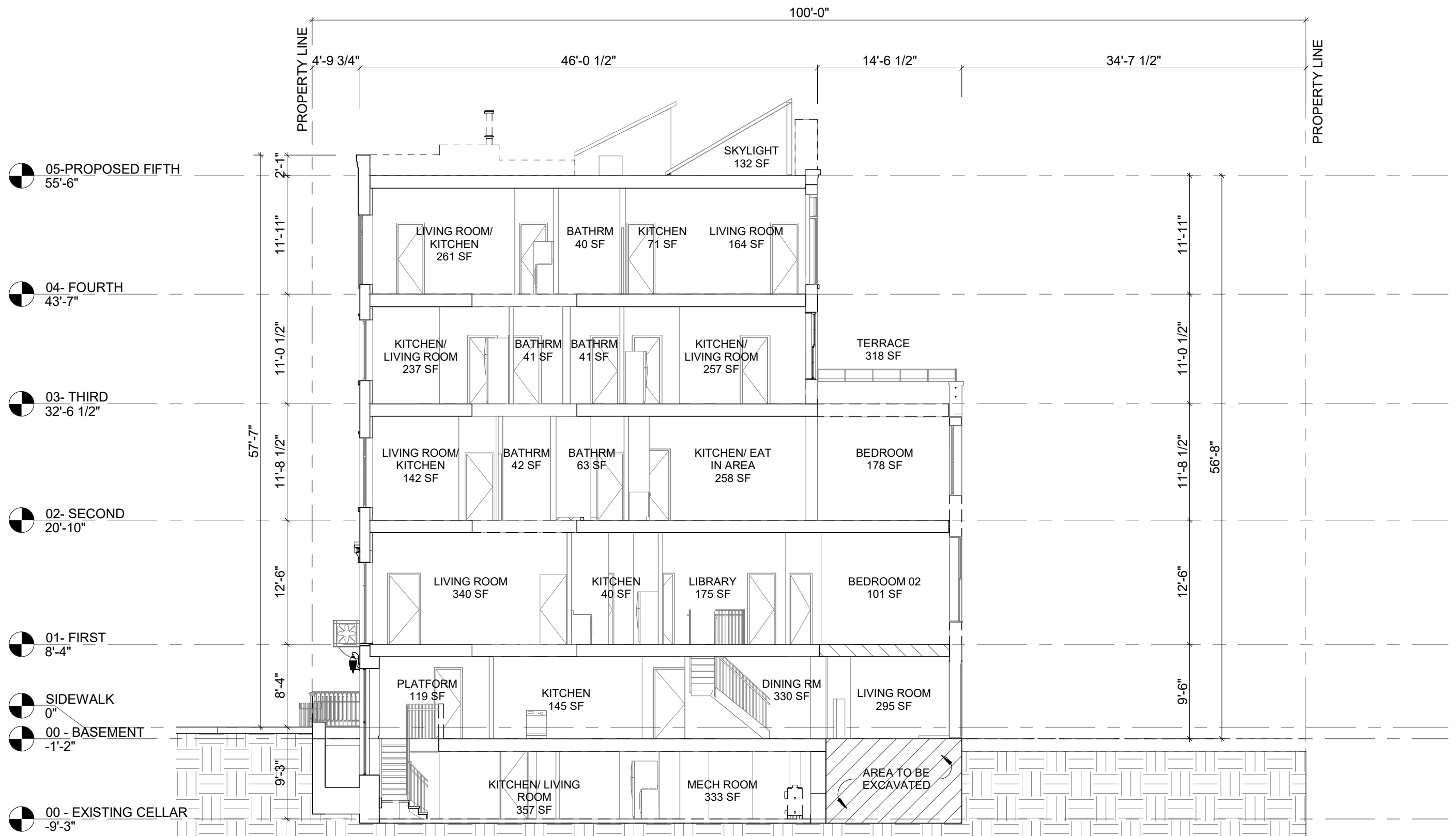
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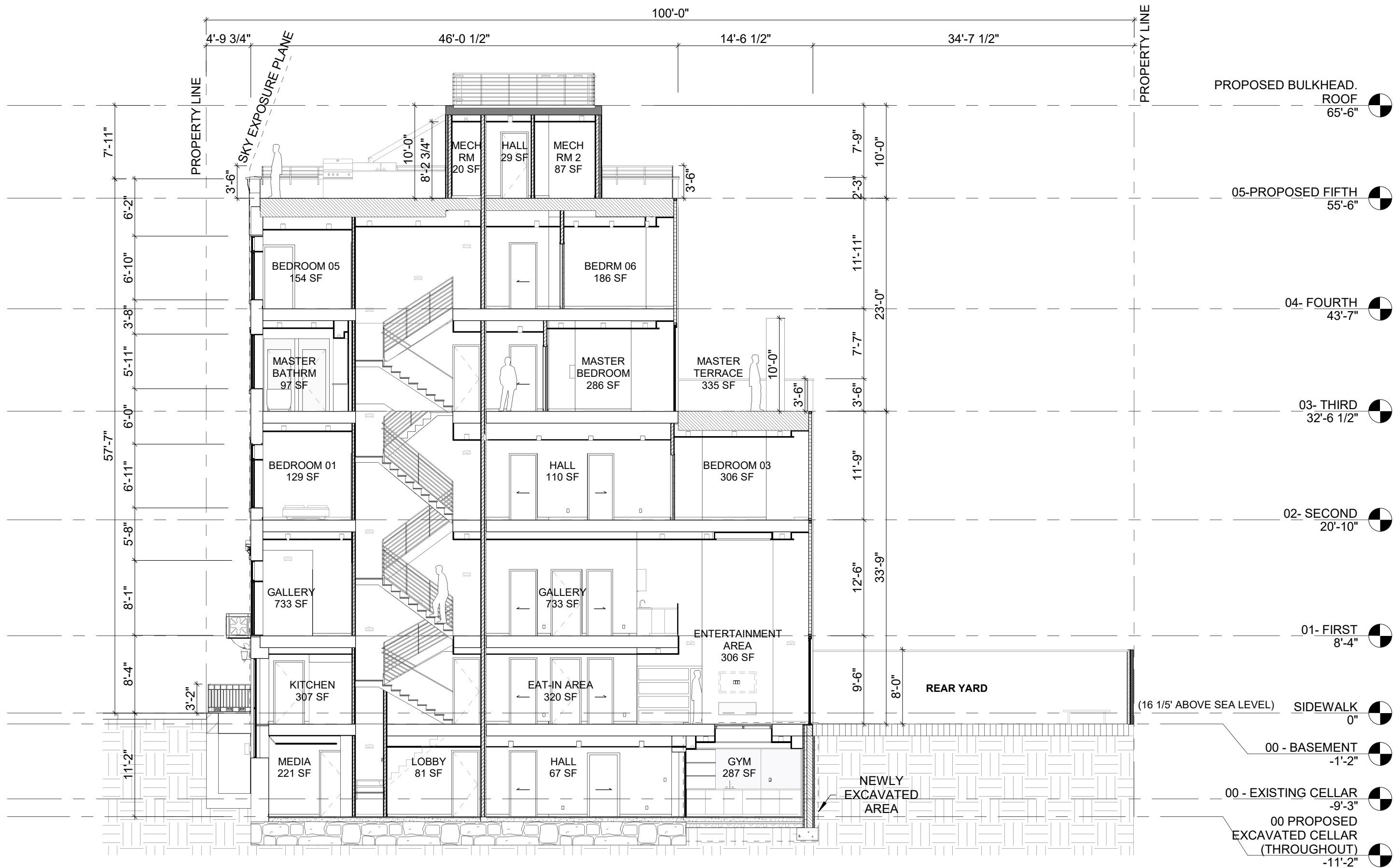
EXISTING & PROPOSED SIDEWALK  
RAILING  
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**PROPOSED EAST SECTION**  
**1" = 10'-0"**

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BULKHEAD  
65'-6"

05-PROPOSED FIFTH  
55'-6"

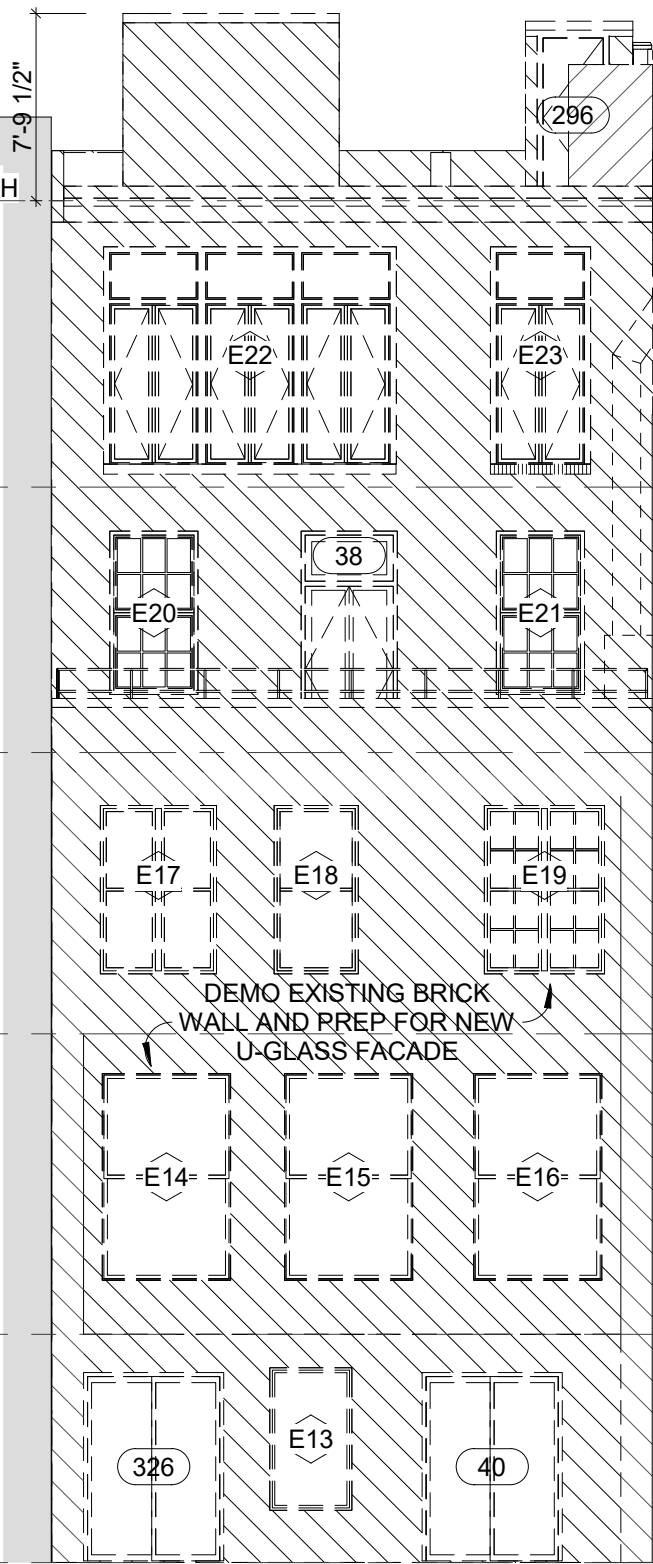
04- FOURTH  
43'-7"

03- THIRD  
32'-6 1/2"

02- SECOND  
20'-10"

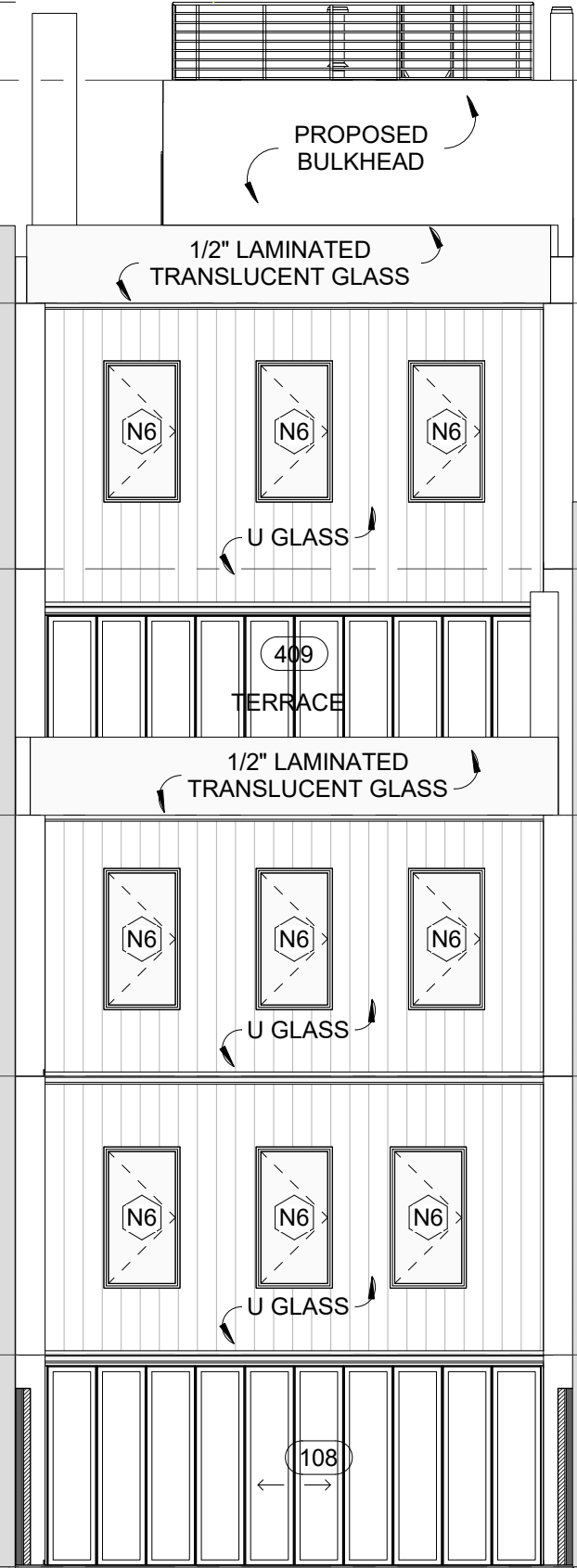
01- FIRST  
8'-4"

00 - BASEMENT  
-1'-2"



REAR FACADE NOT VISIBLE  
FROM ANY PUBLIC  
THOROUGHFARE.

13'-6"



REAR FACADE NOT VISIBLE  
FROM ANY PUBLIC  
THOROUGHFARE.

**DEMOLITION REAR ELEVATION**

**PROPOSED REAR ELEVATION**



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**DEMO & PROPOSED REAR FACADE**  
**1/8" = 1'-0"**

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EXISTING VIEW FROM 54 MORTON REAR  
YARD TOWARDS (LEROY ST)



EXISTING PICTURE: VIEW FROM THE THIRD  
FLOOR TERRACE



EXISTING PICTURE: VIEW FROM REAR YARD OF  
79 LEROY ST



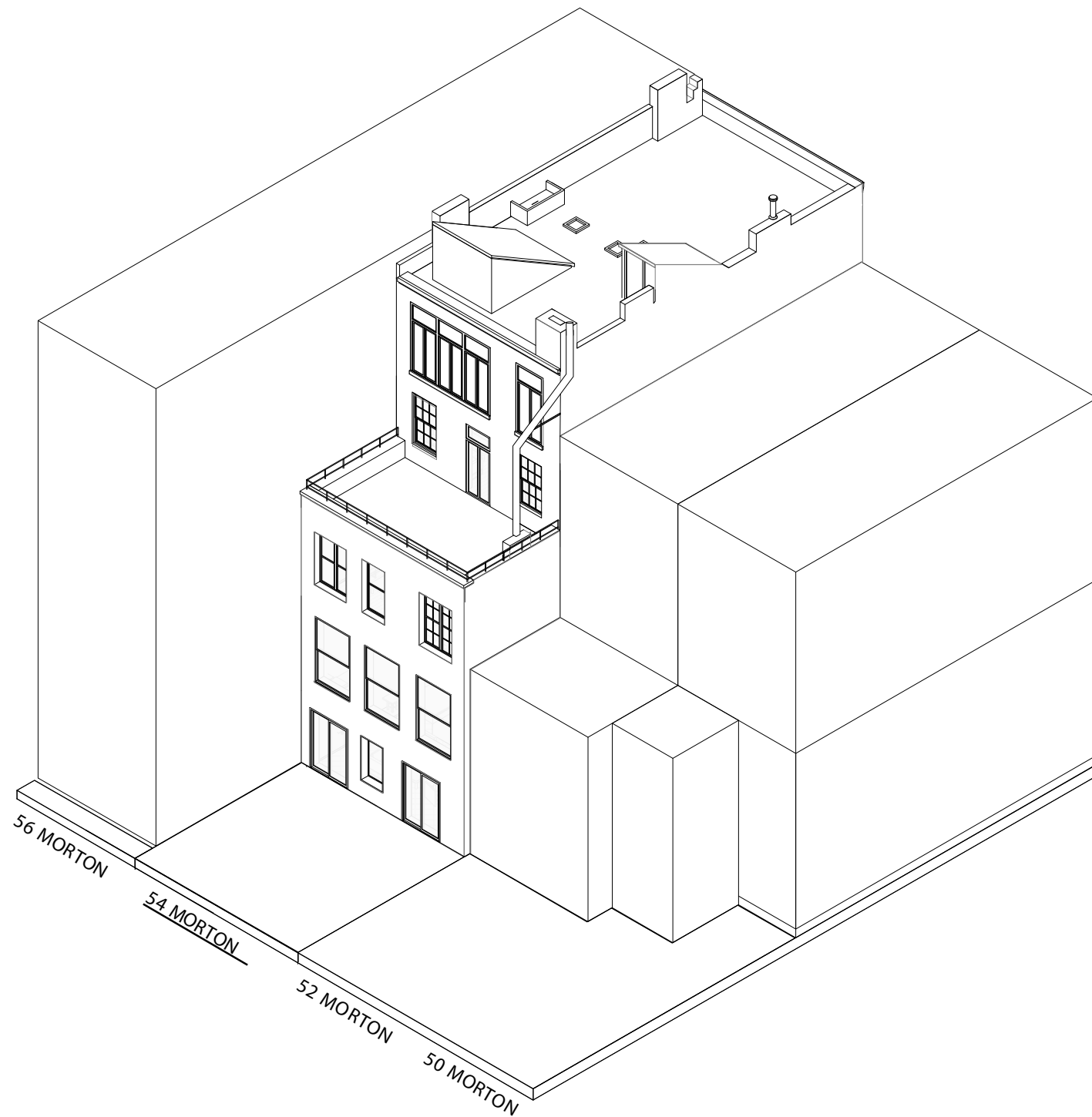
EXISTING PICTURE: VIEW FROM REAR YARD OF  
79 LEROY ST



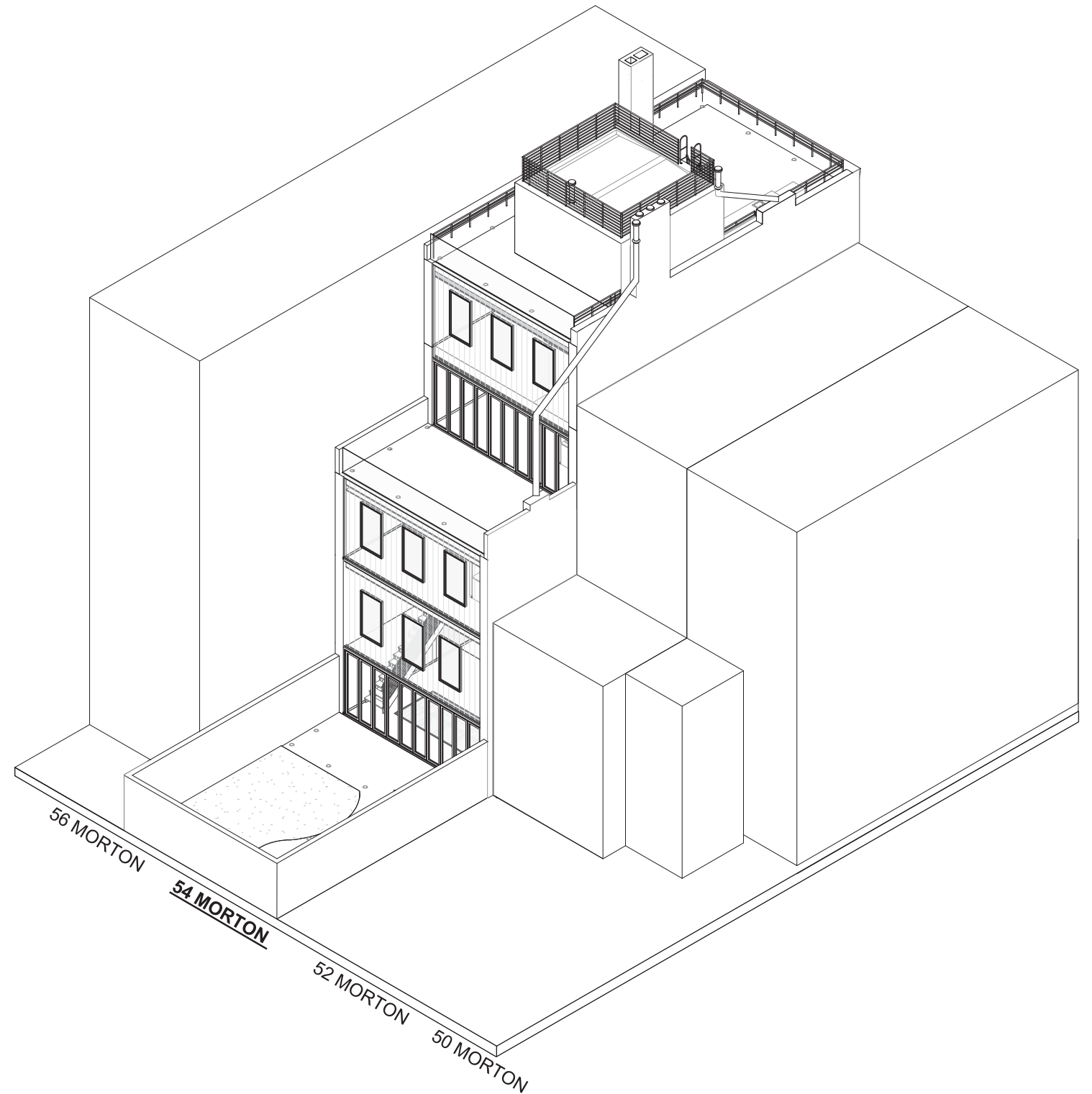
EXISTING REAR FACADE - PHOTO TAKEN FROM  
REAR PATIO ON THE BASEMENT LEVEL







EXISTING REAR FACADE



PROPOSED REAR FACADE



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**EXISTING & PROPOSED REAR  
FACADE AXON**  
1/4" = 1'-0"

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EXISTING REAR FACADE



PROPOSED REAR FACADE



PROPOSED REAR FACADE: U-GLASS DURING THE DAY



PROPOSED REAR FACADE: U-GLASS AT NIGHT







PROJECT: HIGGINS HALL SCHOOL OF ARCHITECTURE  
 ARCHITECTS: STEVEN HOLL ARCHITECTS  
 LOCATION: 61 ST JAMES PL, BROOKLYN, NY  
 PROJECT YEAR 2006



PROJECT: GLEN OAKS BRANCH LIBRARY  
 ARCHITECTS: MARBLE FAIRBANKS ARCHITECTS  
 LOCATION: 256-04 UNION TURNPIKE, GLEN OAKS, NY  
 PROJECT YEAR 2013



PROJECT: HOUSE #20  
 ARCHITECTS: RUE SPACE  
 LOCATION: CINTRUENIGO, SPAIN  
 PROJECT YEAR 2014



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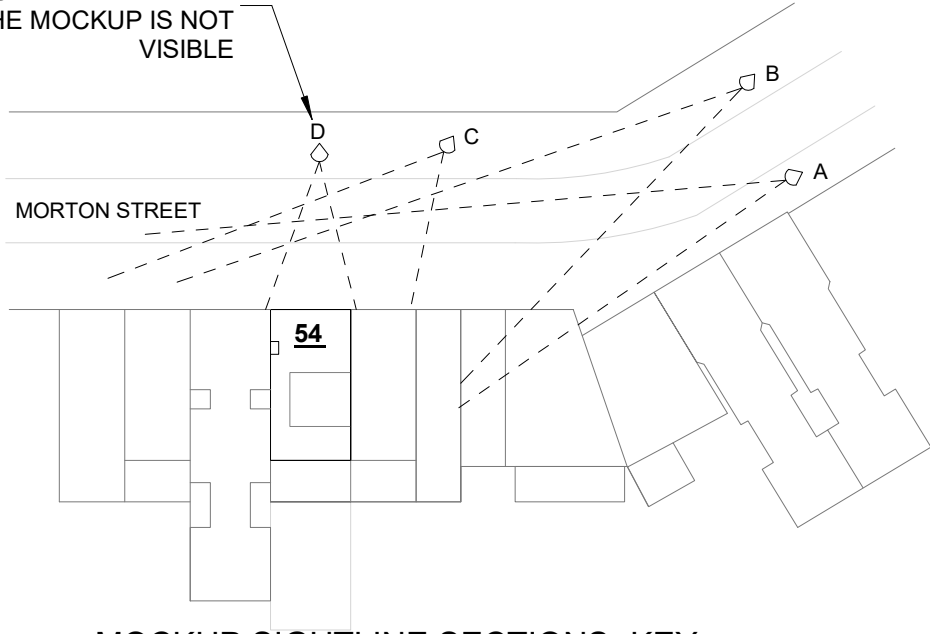
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**REAR FACADE PRECEDENTS**

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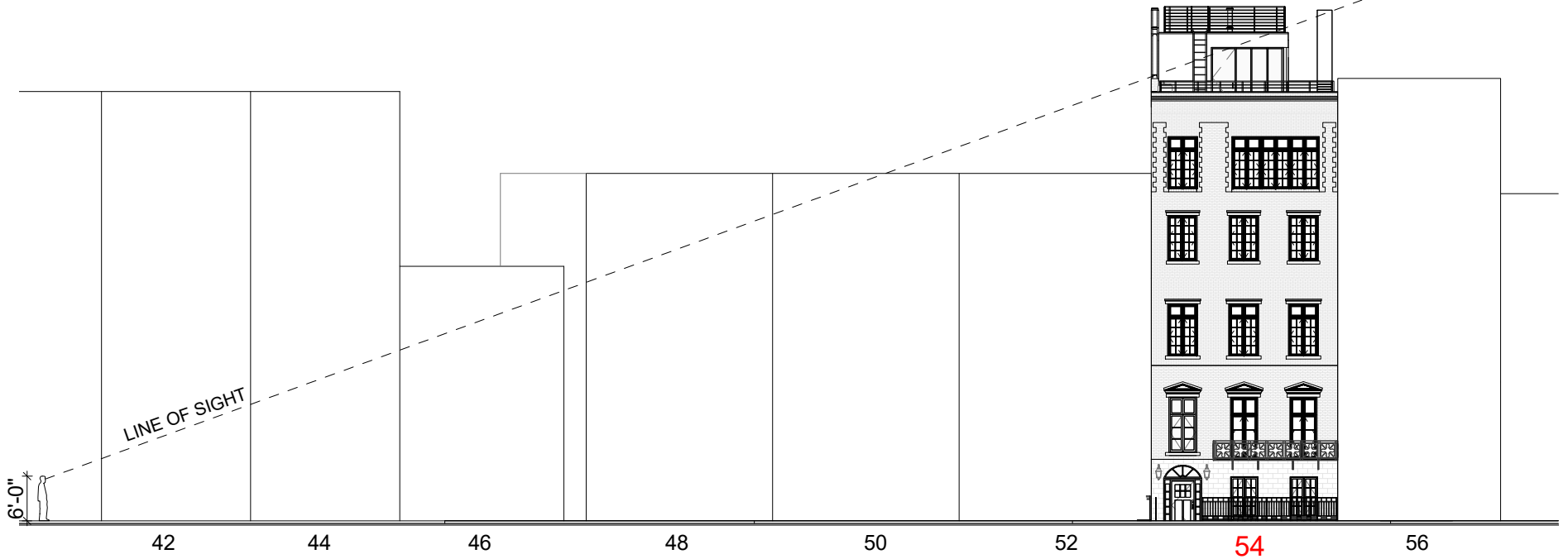


FROM THIS POINT  
TOWARDS THE LEFT  
THE MOCKUP IS NOT  
VISIBLE

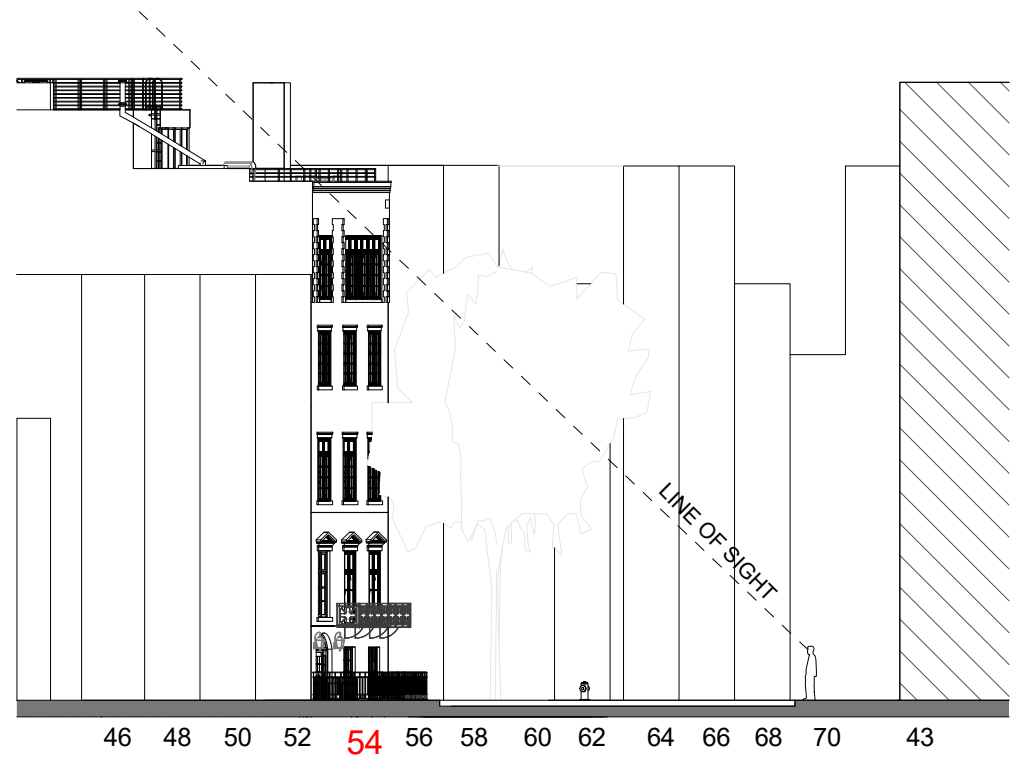


MOCKUP SIGHTLINE SECTIONS- KEY  
PLAN

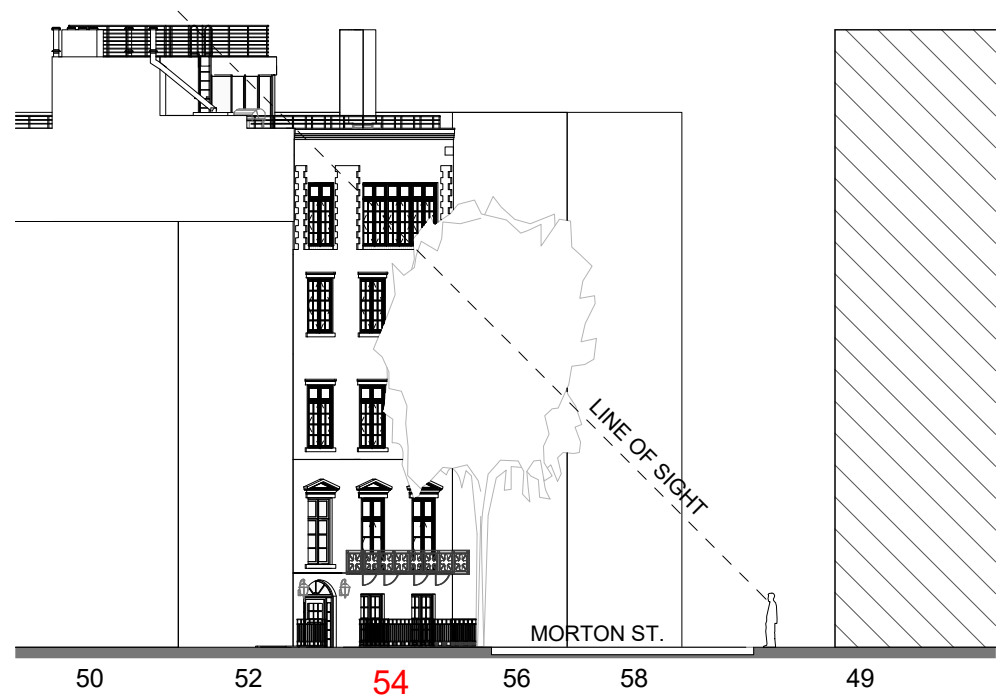
1  
1" = 60'-0"



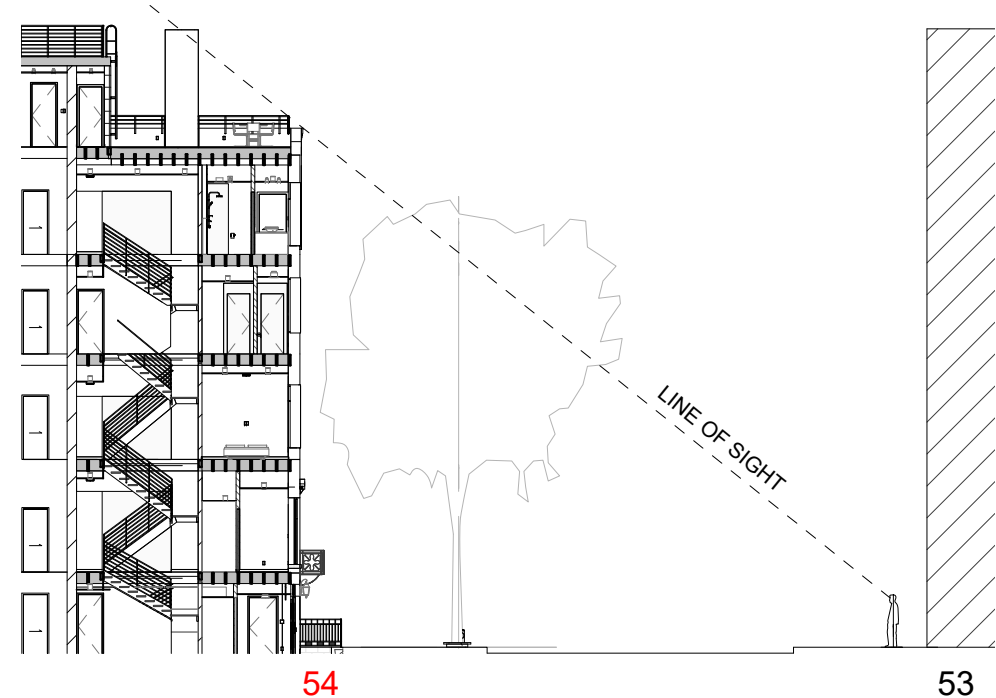
2  
MOCKUP VISIBILITY- LINE OF SIGHT (A)  
3/64" = 1'-0"



3  
MOCKUP VISIBILITY- LINE OF SIGHT (B)  
3/64" = 1'-0"



4  
MOCKUP VISIBILITY- LINE OF SIGHT (C)  
3/64" = 1'-0"



5  
MOCKUP VISIBILITY- LINE OF SIGHT (D)  
3/64" = 1'-0"



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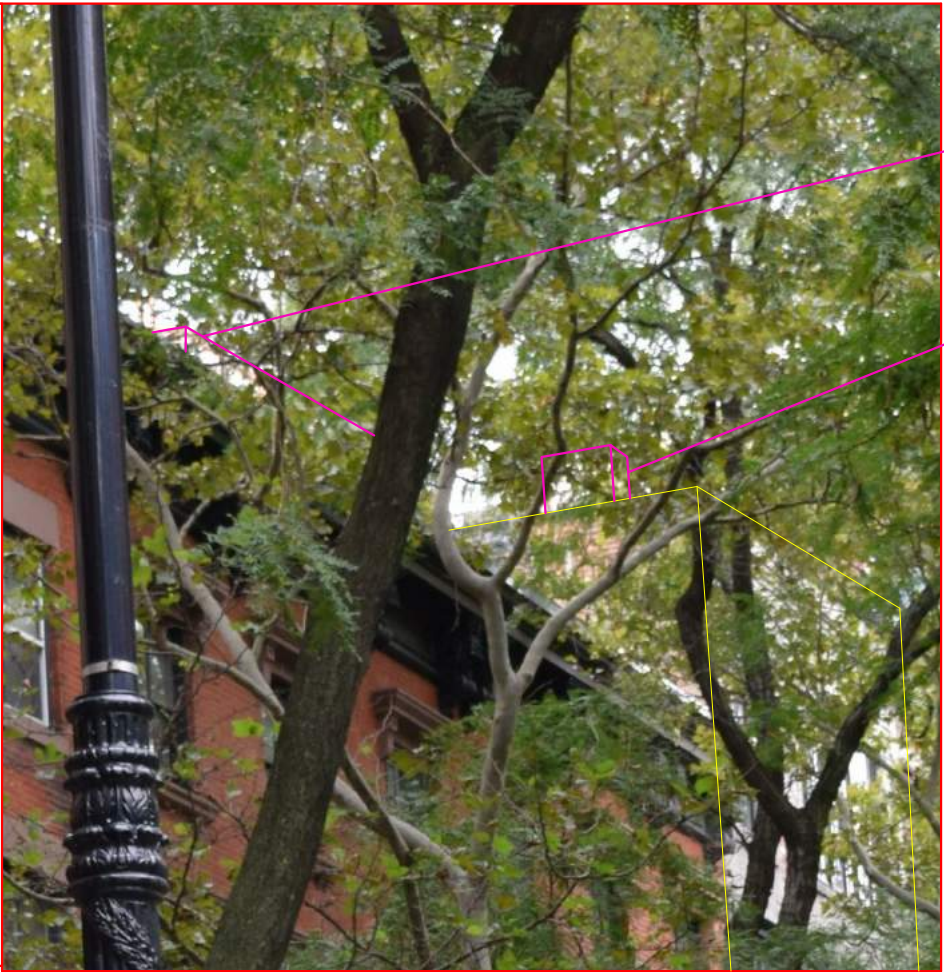
MOCKUP VISIBILITY DRAWINGS  
As indicated

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018





View from 36 Morton St.

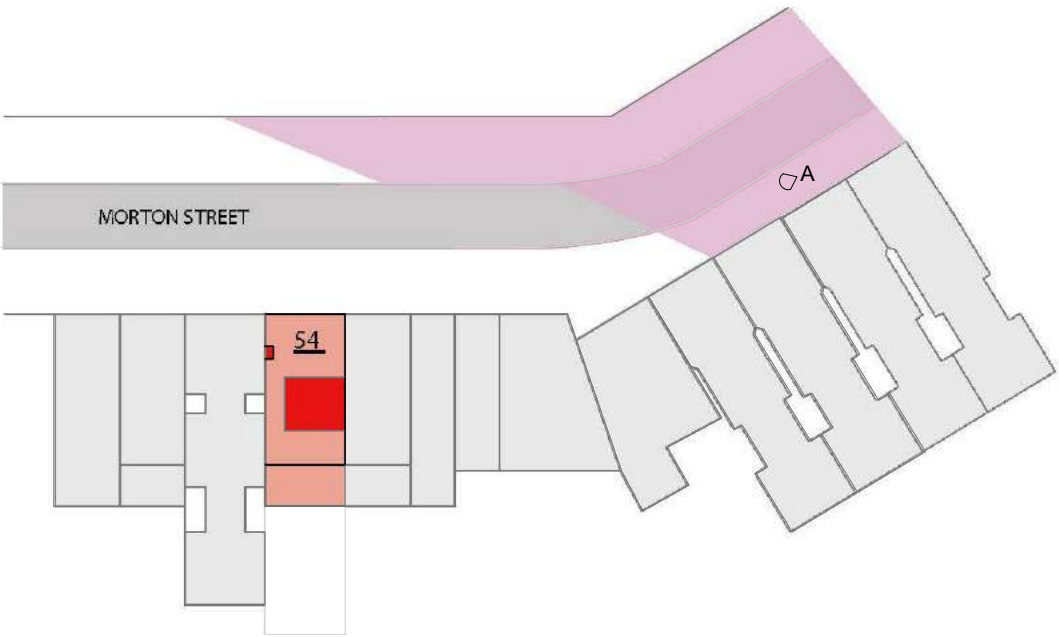


Close up view from 36 Morton St.

Visible bulkhead railing

Visible proposed chimney

- AREA IN WHERE MOCKUP IS VISIBLE
- ADDITION ATOP 54 MORTON
- EXISTING 54 MORTON
- EXISTING NEIGHBORING BUILDING







View across the street from 43 Morton St.

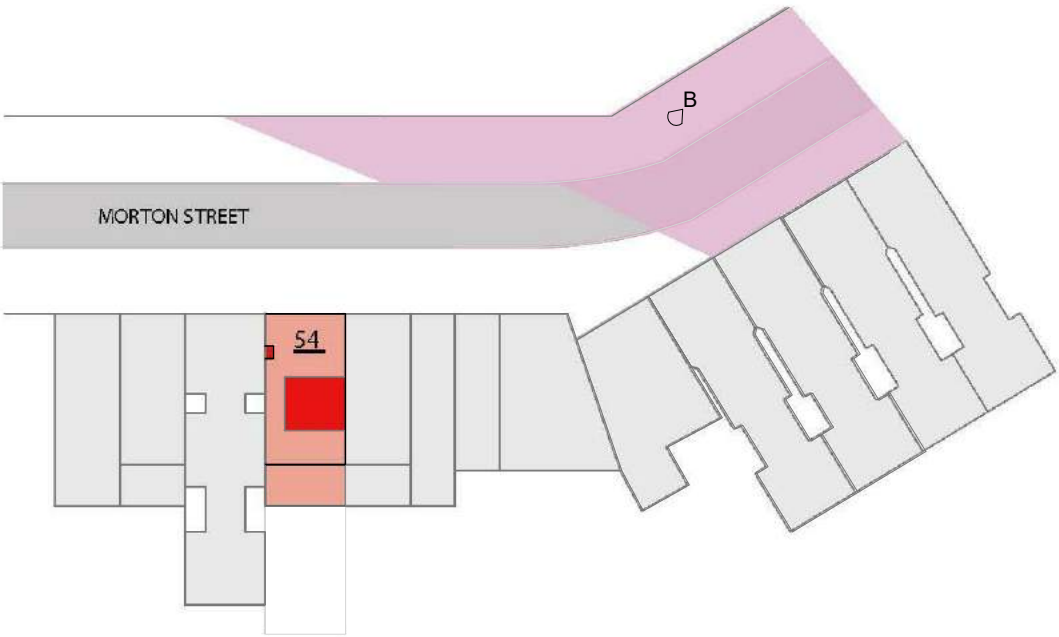


Close up view from 43 Morton St.

Visible neighbor chimney extension.

Visible bulkhead railing

- AREA IN WHERE MOCKUP IS VISIBLE
- ADDITION ATOP 54 MORTON
- EXISTING 54 MORTON
- EXISTING NEIGHBORING BUILDING



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**MOCKUP PHOTOS FROM STREET (B)**  
**1" = 60'-0"**

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020





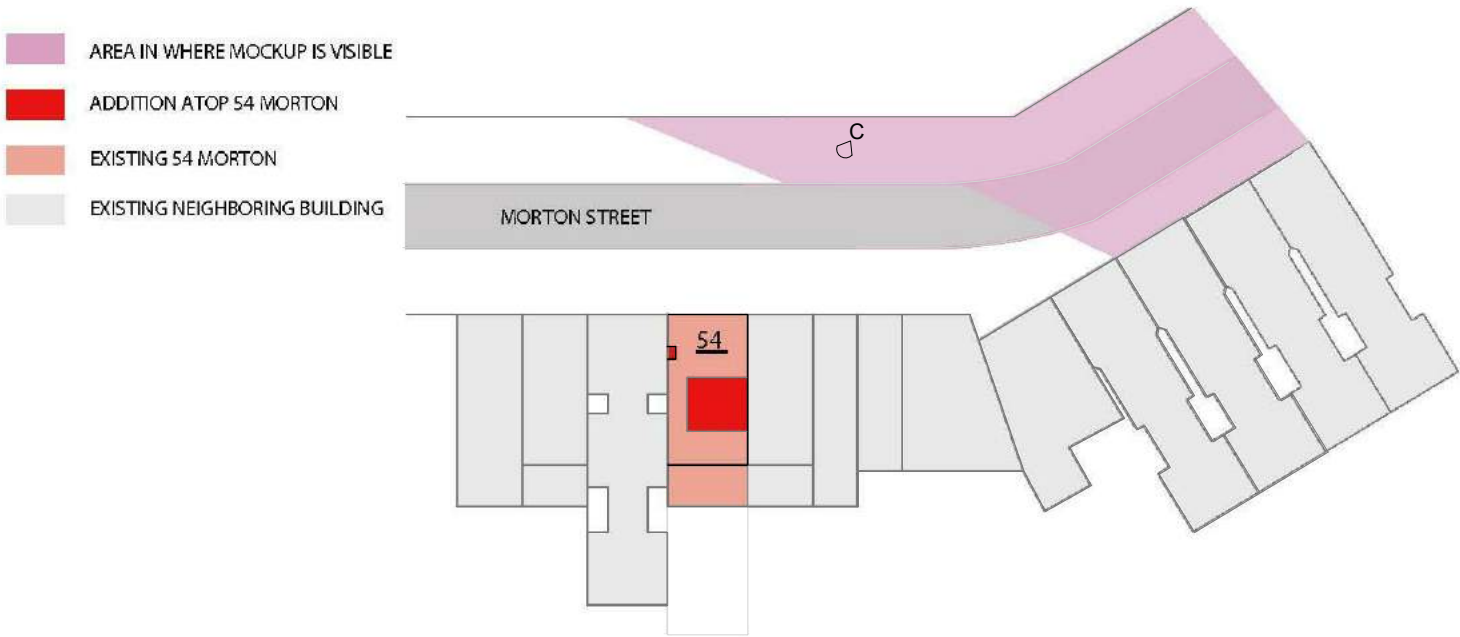
View across the street from 49 Morton St.



Close up view from 49 Morton St.

Visible bulkhead railing and neighbor chimney extension.

Visible proportion of proposed chimney.

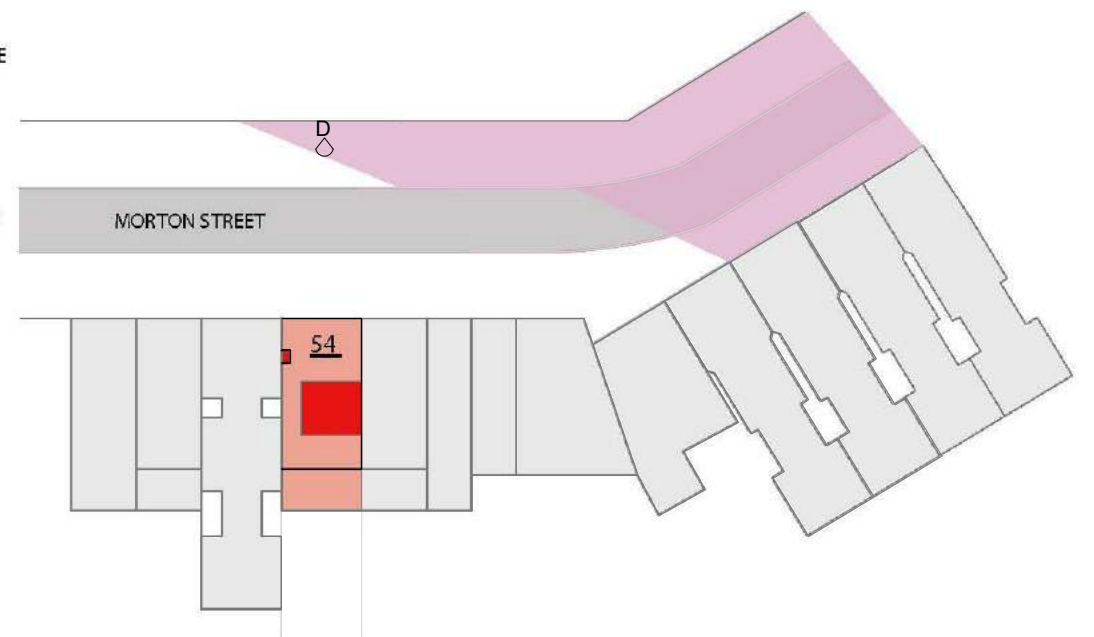






Visible proportion of proposed chimney.

- AREA IN WHERE MOCKUP IS VISIBLE
- ADDITION ATOP 54 MORTON
- EXISTING 54 MORTON
- EXISTING NEIGHBORING BUILDING



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**MOCKUP PHOTOS FROM STREET (D)**  
**1" = 60'-0"**

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1. View of proposed fencing looking towards Morton St.



2. View of proposed fencing looking towards Morton St.



3. View of proposed fencing and chimney looking towards Hudson St.



4. View of proposed fencing and bulkhead looking towards Bedford St.



5. View of proposed bulkhead looking towards Leroy St.

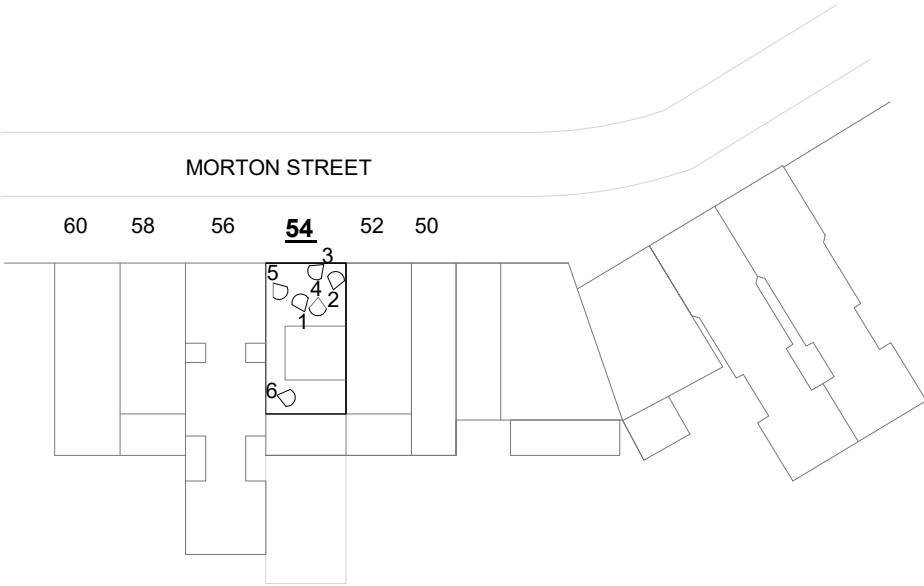


6. View of proposed bulkhead and condensing units looking towards Bedford St.



7. View of mockup looking from 71 Leroy St.

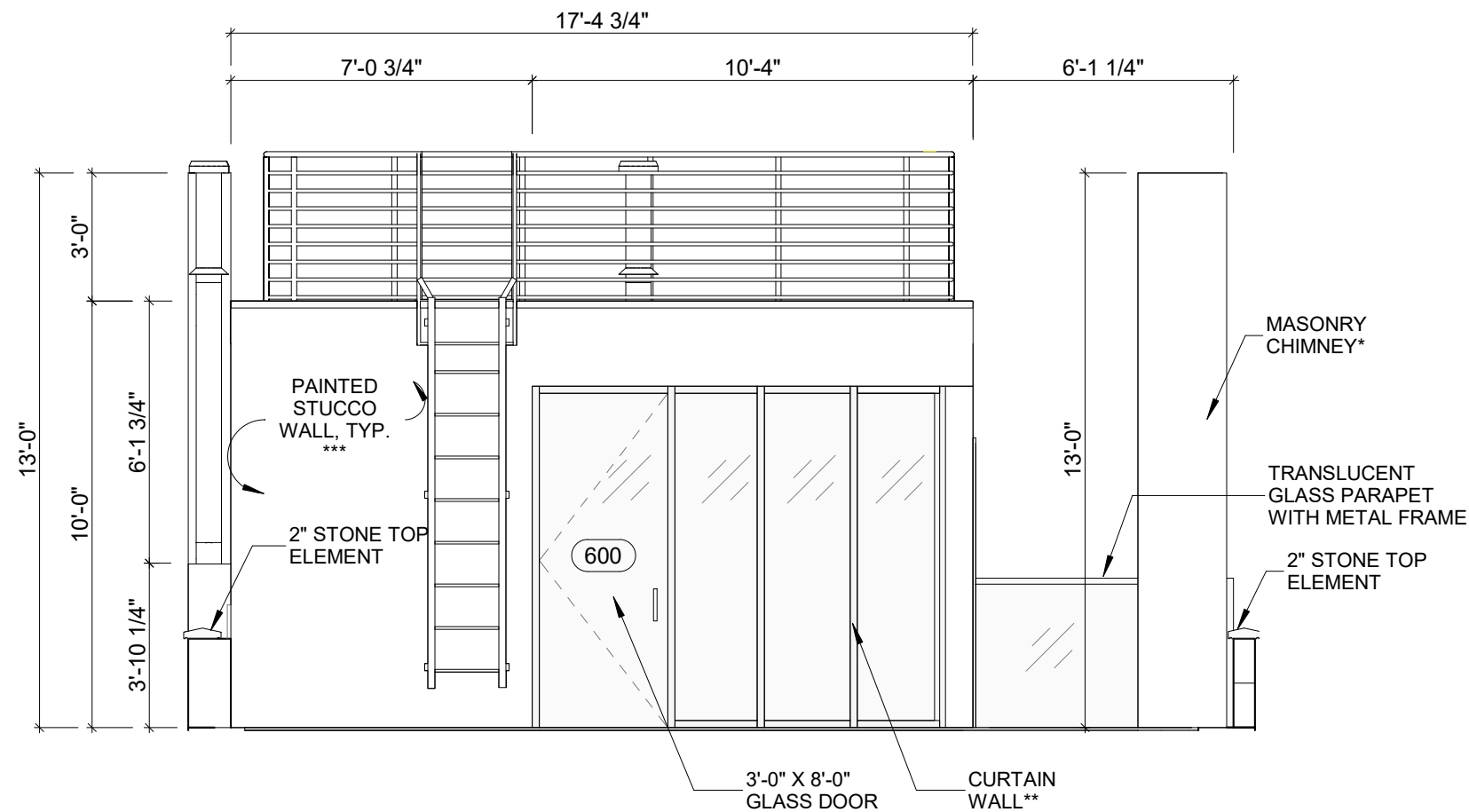
KEY FOR BULKHEAD  
MOCKUP PHOTOS



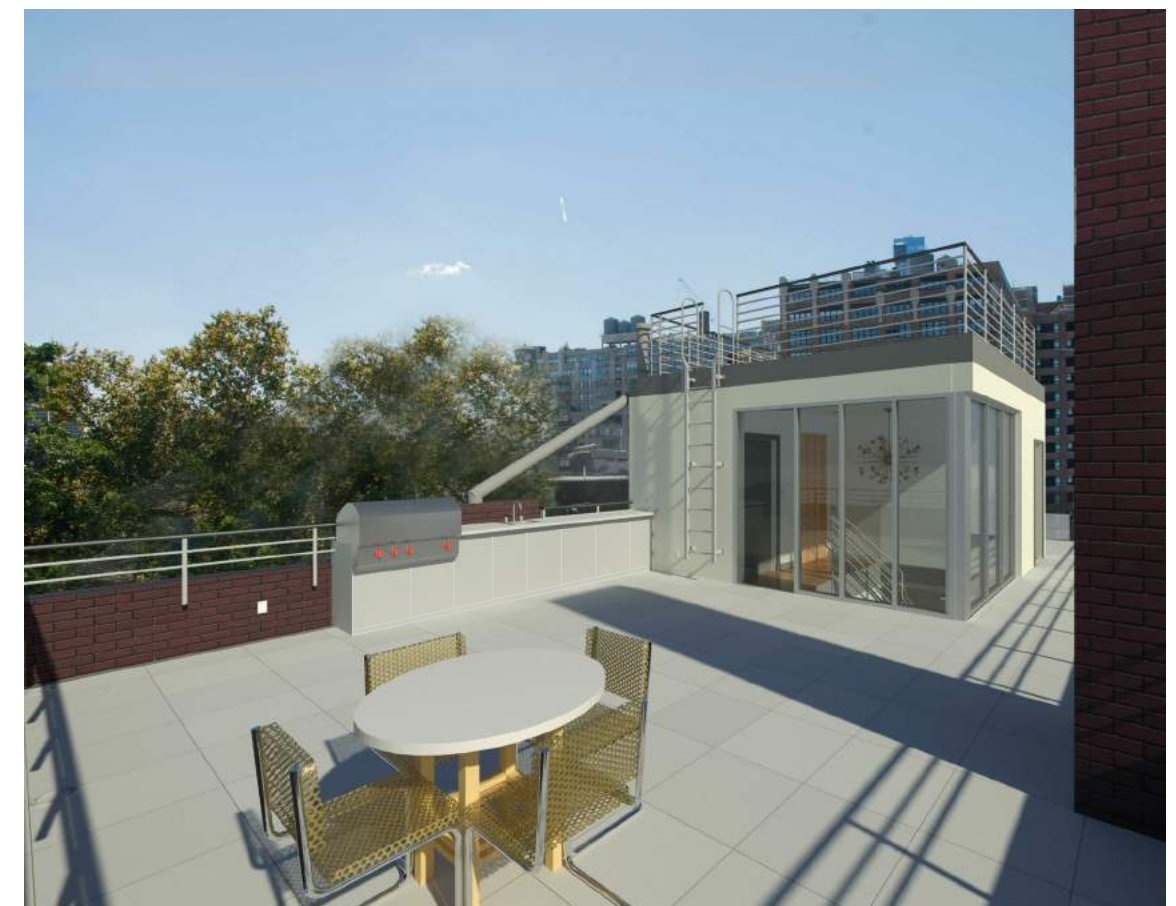
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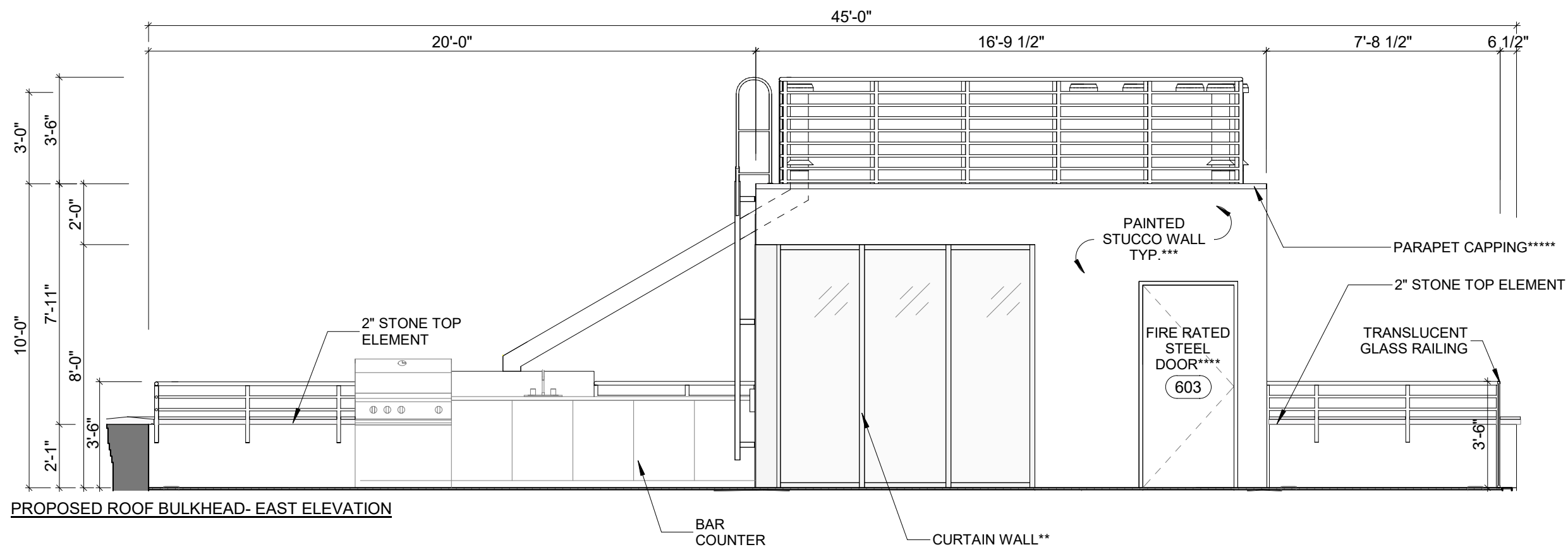









PROPOSED ROOF BULKHEAD- SOUTH ELEVATION



PERSPECTIVE RENDERING OF BULKHEAD



PROPOSED ROOF BULKHEAD- EAST ELEVATION

	MASONRY COMPANY:BELDEN BRICK COLOR: BELCREST 330 C216*
	GLASS PANEL TRIM COMPANY:TUBELITE DEPENDABLE COLOR:CLEAR CLASS 1 C1**
	SIDING COLOR: COMPANY: PAREX USA, COLOR: DOVE GREY 40 (66) BASE 200***
	METAL DOOR COLOR: COMPANY ENZO, COLOR: RIVERWAY****
	PARAPET CAPPING COLOR: COMPANY: STEEL-KORE, COLOR: BLACK*****

PROPOSED MATERIAL & COLORS



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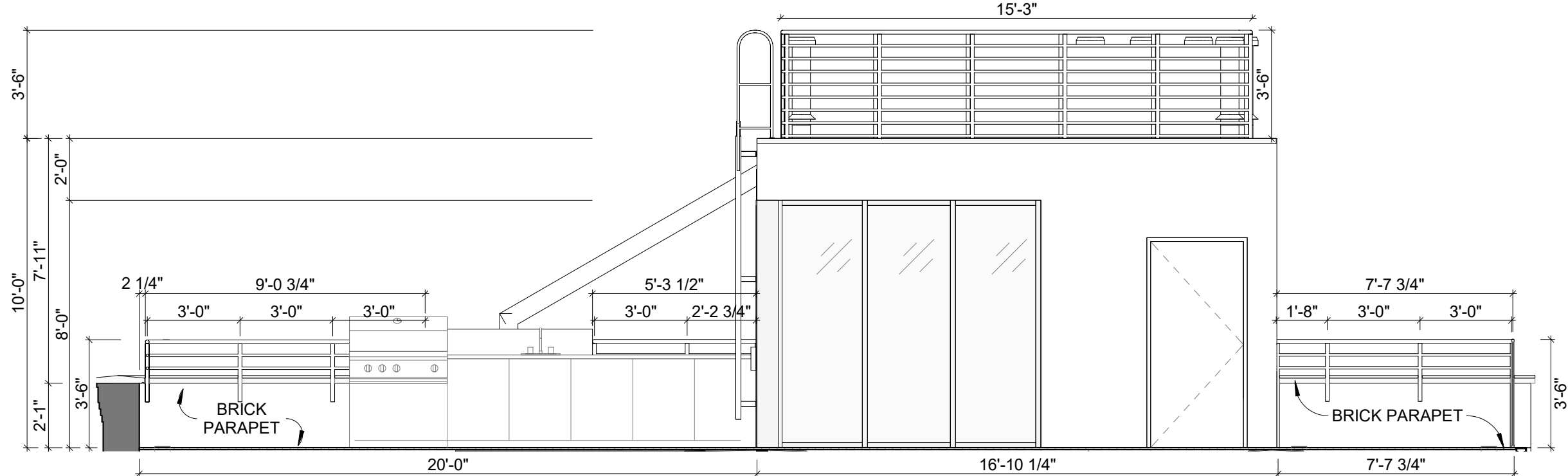
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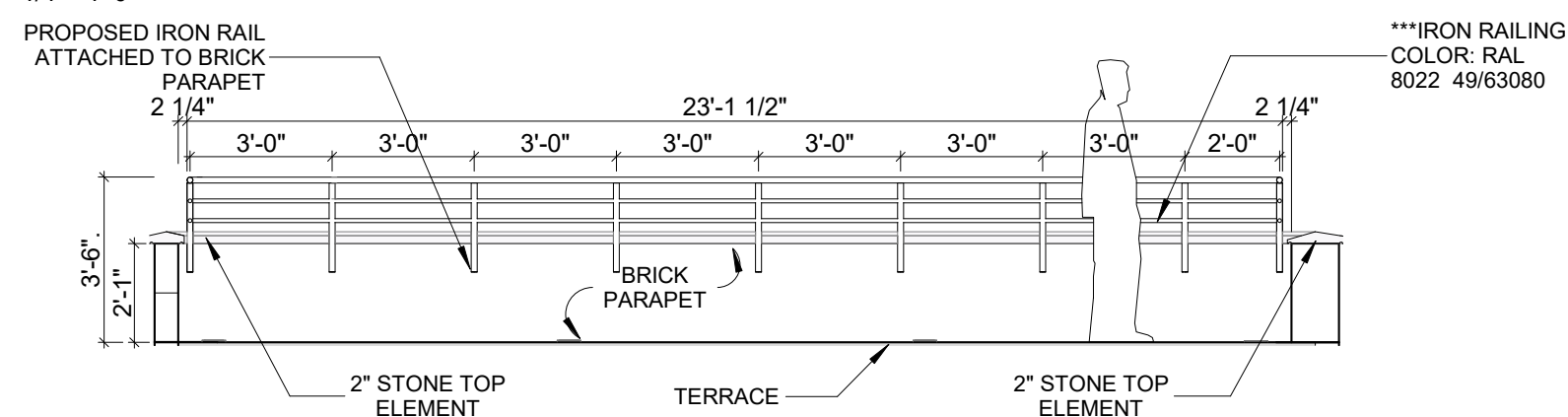
**PROPOSED BULKHEAD**  
**1/4" = 1'-0"**

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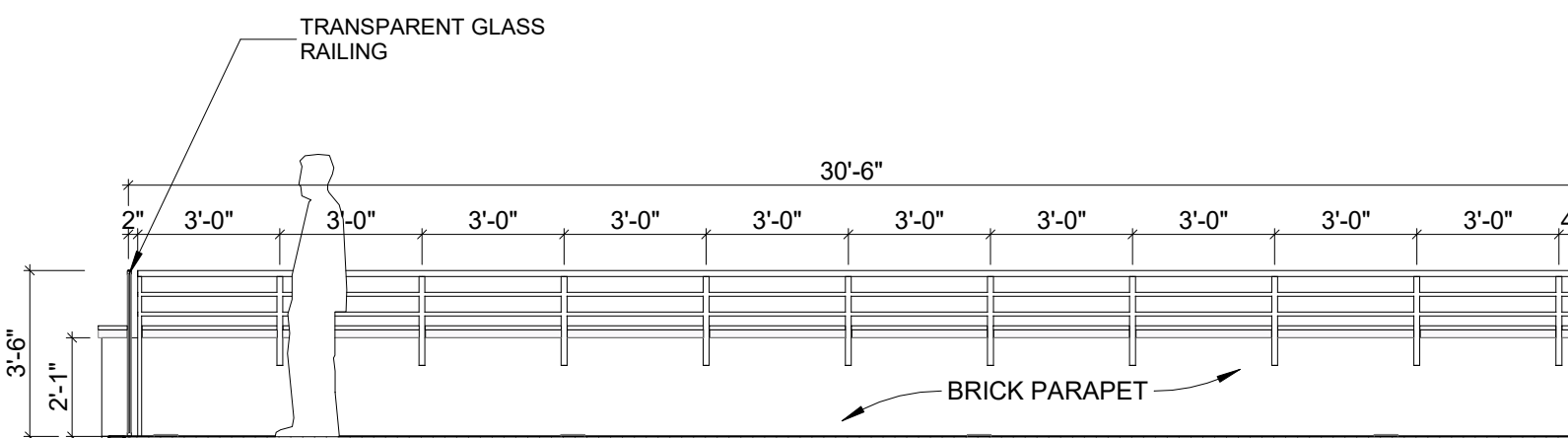




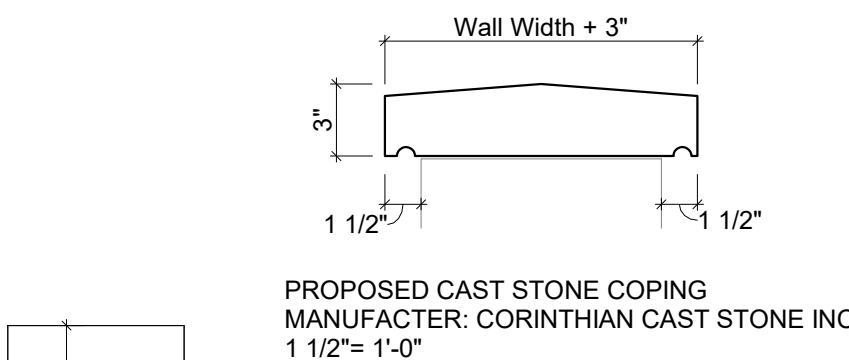
**PROPOSED ELEVATION- ROOF EAST**  
1/4"= 1'-0"



**PROPOSED ELEVATION- ROOF NORTH**  
1/4"= 1'-0"



**PROPOSED ELEVATION- ROOF WEST**  
1/4"= 1'-0"



**PROPOSED CAST STONE COPING**  
MANUFACTURER: CORINTHIAN CAST STONE INC  
1 1/2"= 1'-0"

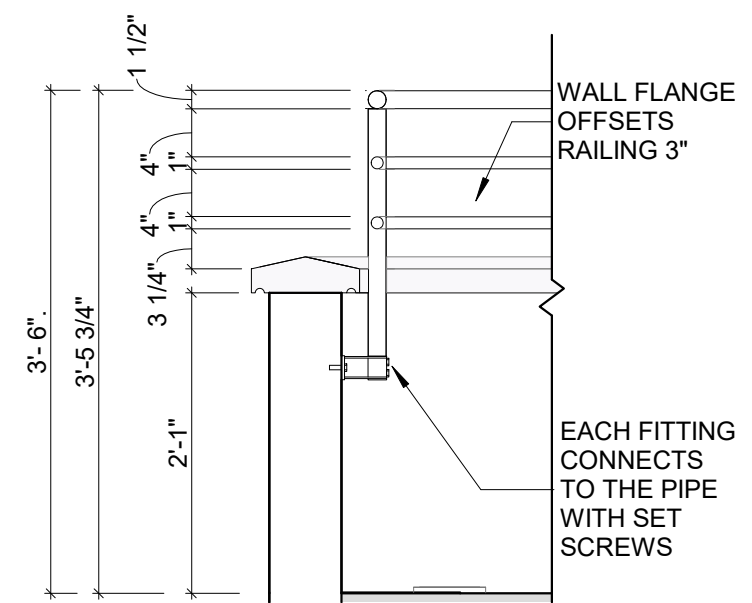


MANUFACTURER: HOLLAENDER,  
MODEL: SLIP- ON PIPE FITTINGS NO.  
54-3/4/5 OFFSET WALL FLANGE

MATERIAL: ALUMINUM ALLOY 535  
STANDARD - MILL FINISH FITTING  
WITH JS 600 SET SCREWS



\*\*\*PROPOSED IRON RAILING COLOR:  
PAINT COMPANY: TIGER DRYLAC,  
COLOR: RAL 8022 49/63080



**PARAPET RAILING DETAIL**  
1/2"= 1'-0"



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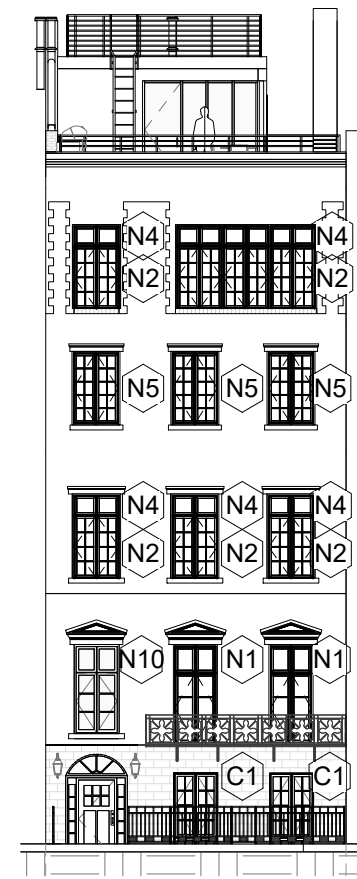
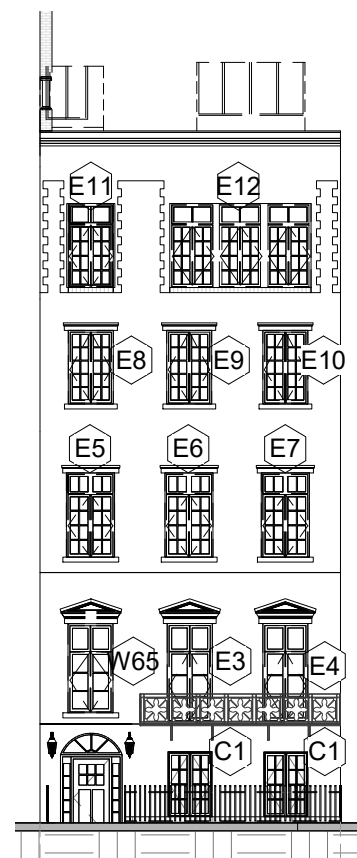
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**PARAPET RAILING & COPING**  
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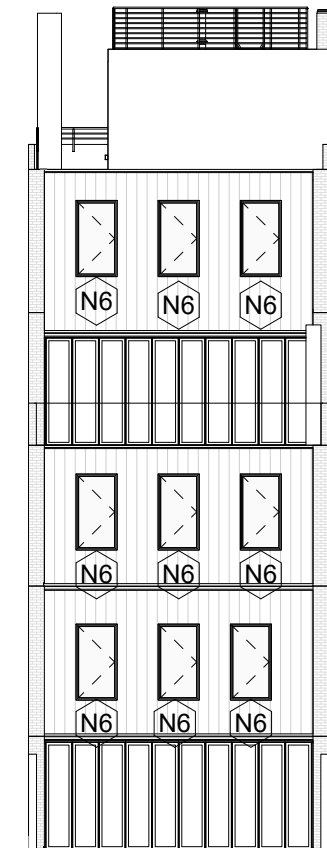
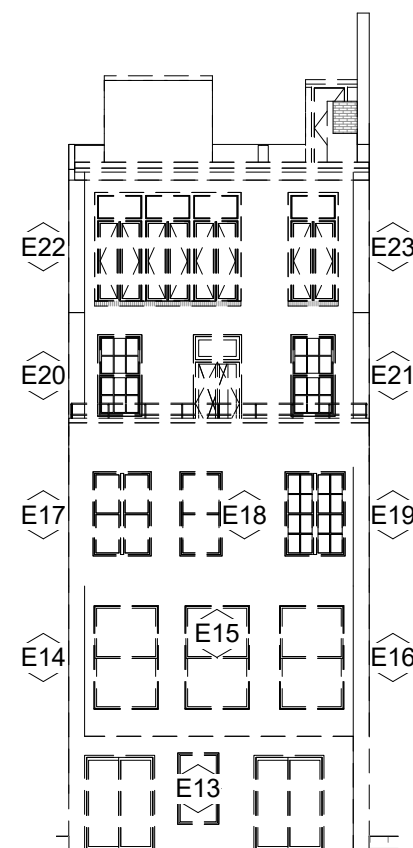


All windows on North (front facade) are single pane windows except (2) C1 window and have extremely low efficiency.

Therefore, existing windows are to be replaced with Pella Architect Series windows. New windows will replicate the original sashes, frames and muntins as well as the original configuration, operation and materials. These materials also correspond to the same style and period of the surrounding block. Doing so will also achieve the following:



PROPOSED COLOR SAMPLE: EXTERIOR  
ALUMINUM CLADDING COLOR:  
COMPANY: PELLA,  
COLOR: BLACK



The E20- E23 windows South (rear facade) are single pane windows and have extremely low efficiency. The E13- E19 windows were replaced in 2001-2005 but are malfunctioning and operating properly.

Therefore, existing windows are to be replaced with Smartglass windows.

- Original configuration by replacing windows that have been heavily modified to accommodate a/c units.
- U-factor of 0.51 or better as opposed to factors of 1 or greater in existing single pane glazing.
- Tightly sealed joints where existing windows allow air to infiltrate the casement hinge & style
- Minimized thermal bridging effects of existing muntins with low-e integral grills.



PROPOSED COLOR SAMPLE:  
EXTERIOR SASH AND FRAME  
COLOR: ALUMINUM,  
COLOR: CLEAR ANODIZED FINISH



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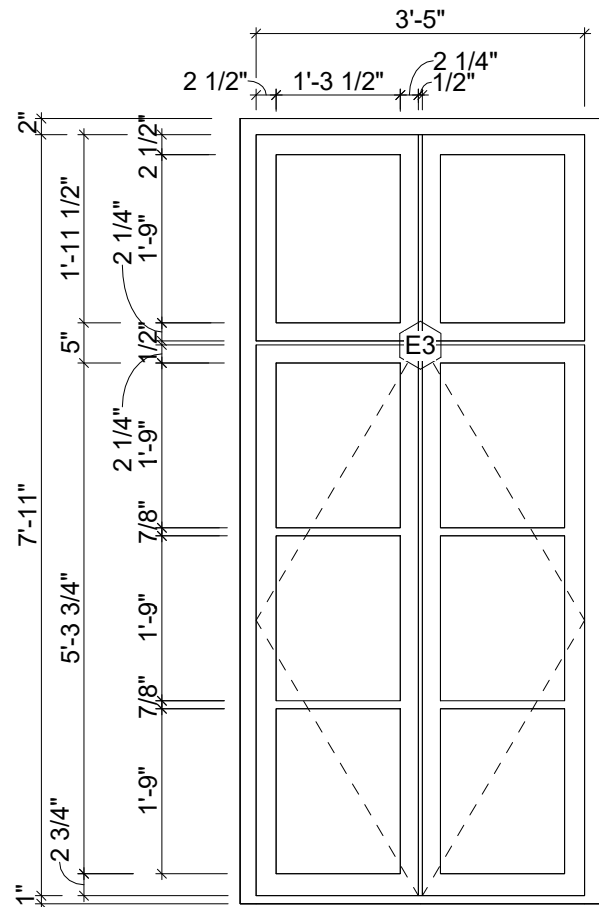
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## EXISTING & PROPOSED WINDOWS INFORMATION

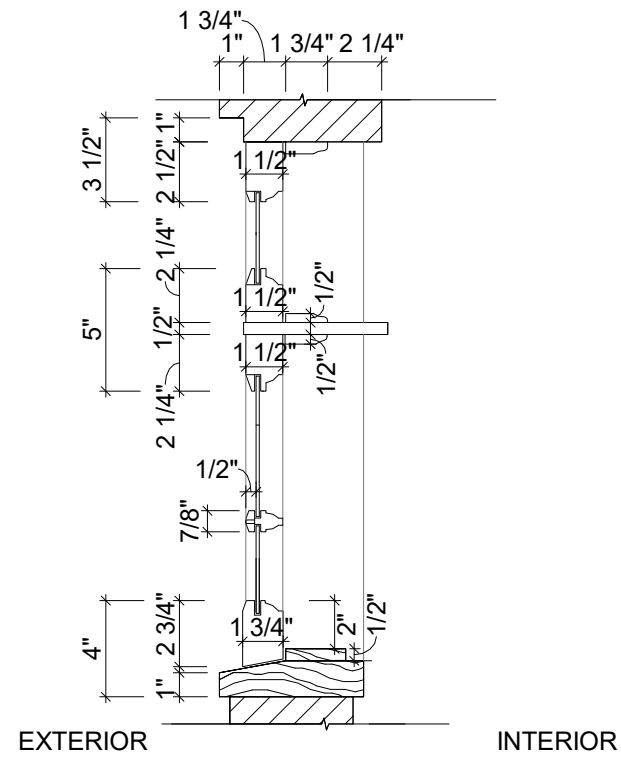
**1/16" = 1'-0"**

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026

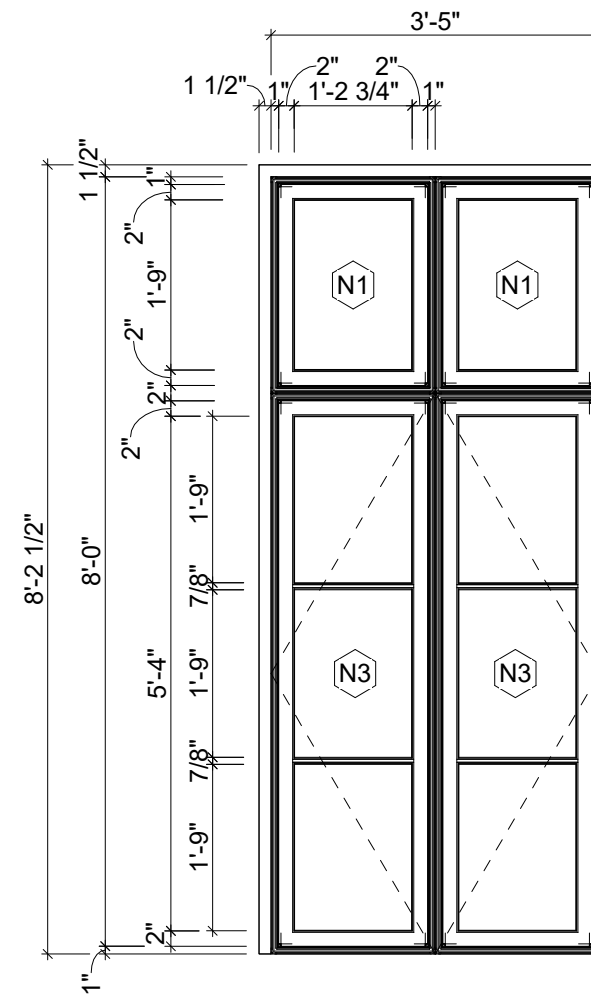




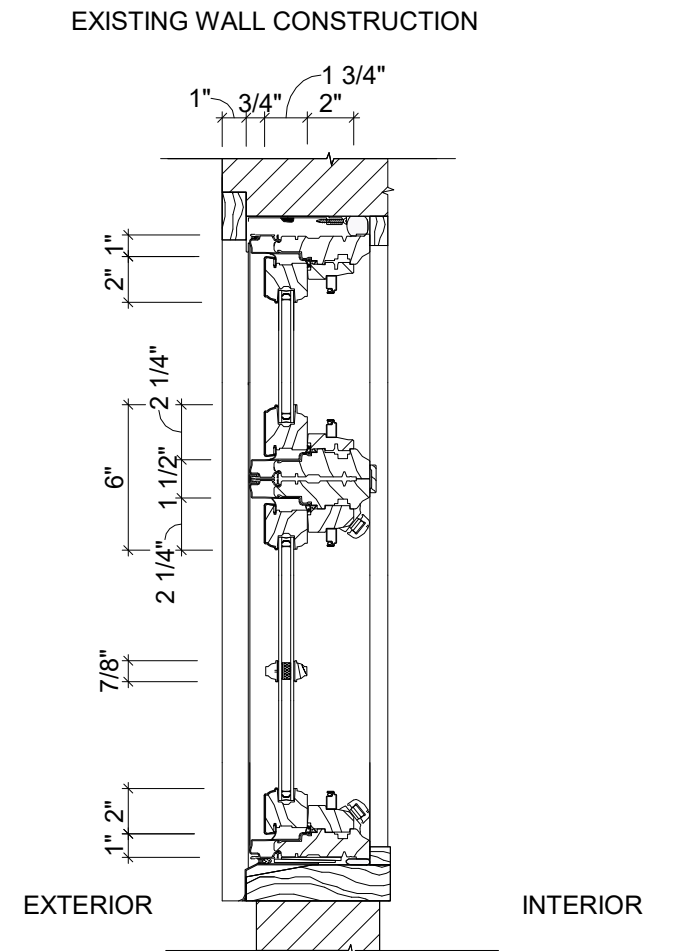
EXISTING E3, E4 WINDOWS- ELEVATION  
1/2" = 1'-0"



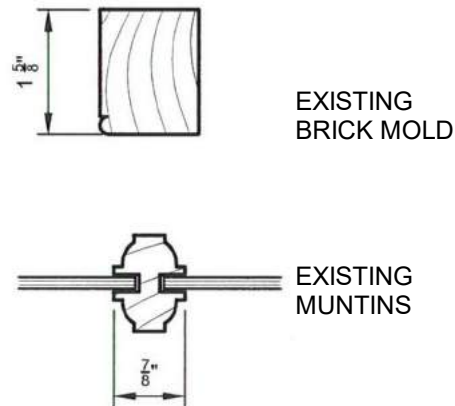
EXISTING E3, E4 WINDOWS- SECTION  
1 1/2" = 1'-0"



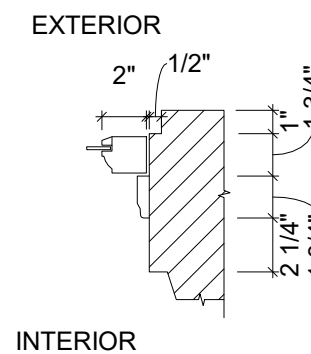
PROPOSED N1 WINDOW- ELEVATION  
1/2" = 1'-0"



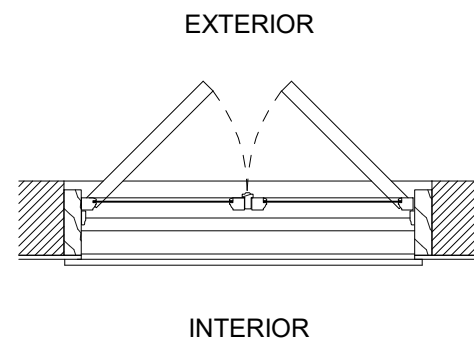
PROPOSED N1 WINDOW- SECTION  
1 1/2" = 1'-0"



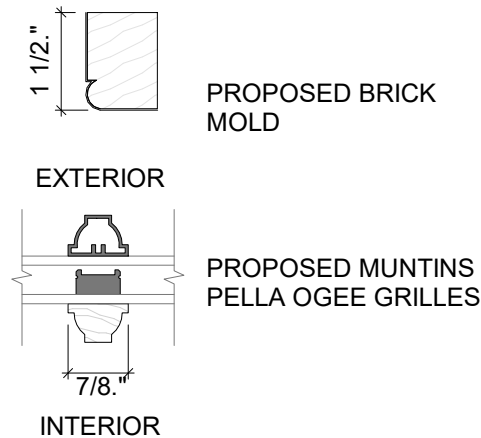
EXISTING- BRICKMOLD & MUNTINS



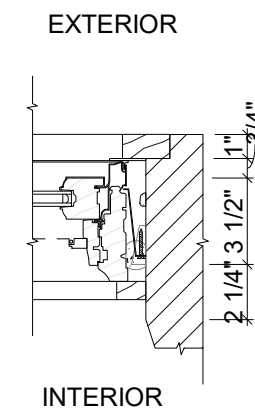
EXISTING E3, E4 WINDOW- JAMB  
1 1/2" = 1'-0"



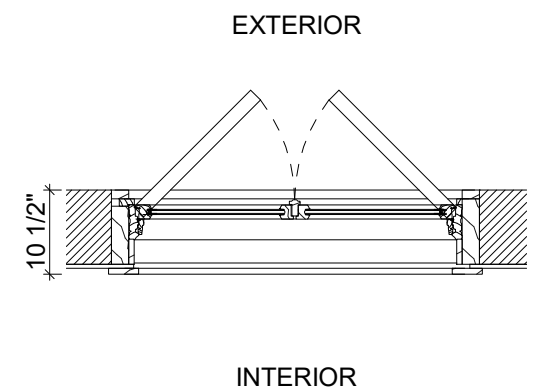
EXISTING E3, E4 WINDOW- PLAN  
1/2" = 1'-0"



PROPOSED- BRICKMOLD & MUNTINS



PROPOSED N1 WINDOW JAMB  
1 1/2" = 1'-0"



PROPOSED N1 WINDOW- PLAN  
1/2" = 1'-0"



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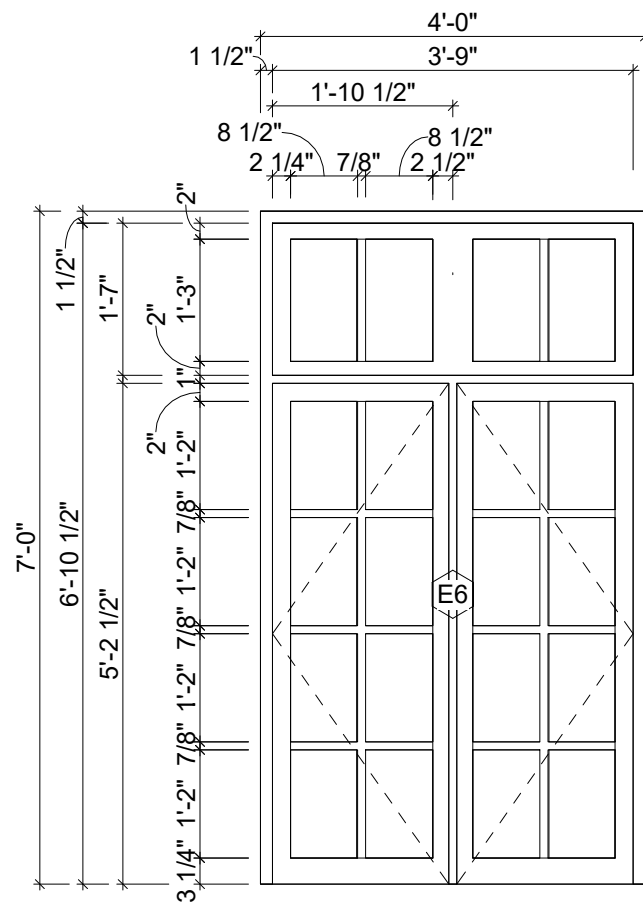
Landmark Preservation  
Commission  
Design Presentation

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New York, NY 10028  
October 2018

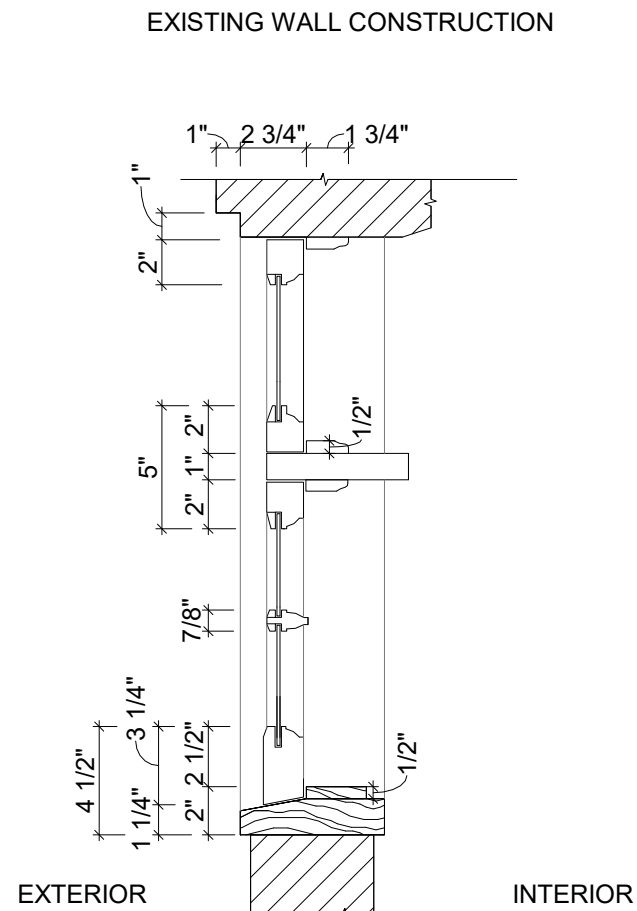
**FRONT FACADE EXISTING &  
PROPOSED N1 WINDOW**  
As indicated

LPC  
027

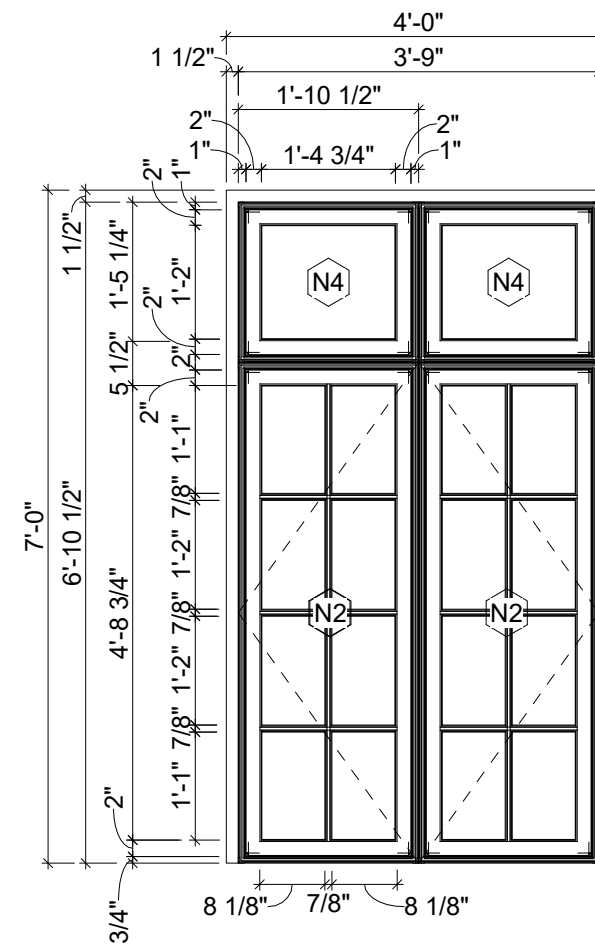




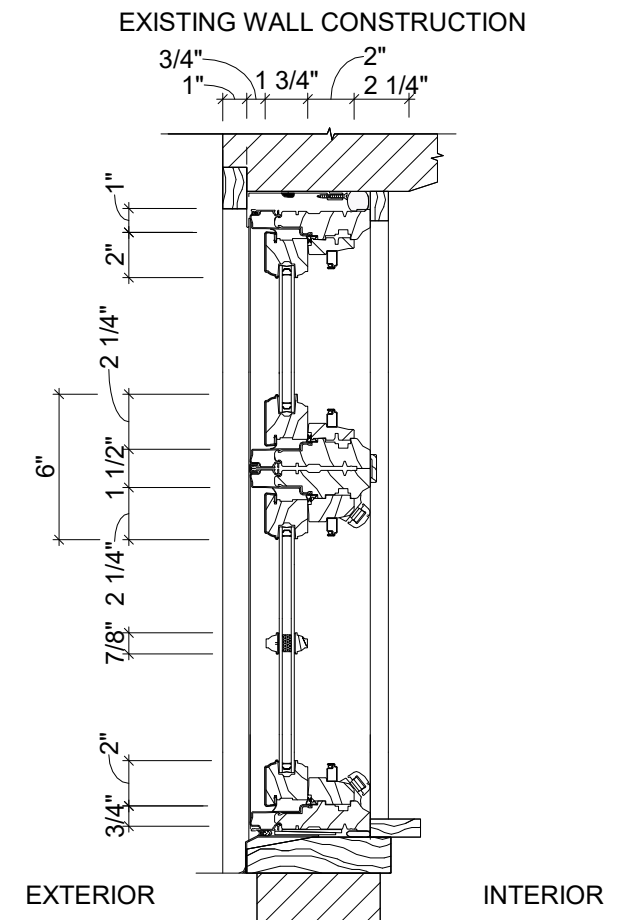
EXISTING E5, E6, E7, E11 WINDOWS- ELEVATION  
1/2" = 1'-0"



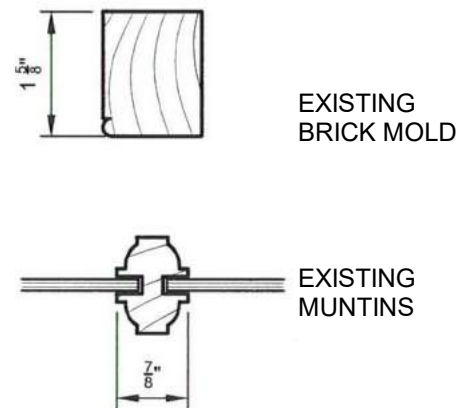
EXISTING E5, E6, E7, E11 WINDOWS- SECTION  
1 1/2" = 1'-0"



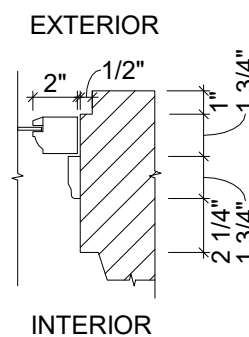
PROPOSED N2 & N4 WINDOW- ELEVATION  
1/2" = 1'-0"



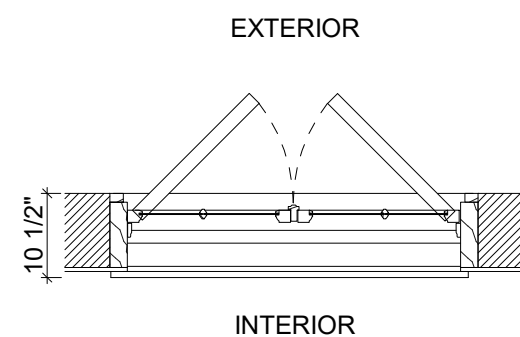
PROPOSED N2 & N4 WINDOW- SECTION  
1 1/2" = 1'-0"



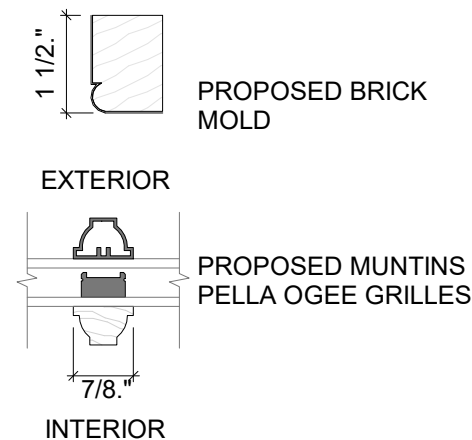
EXISTING- BRICKMOLD & MUNTINS



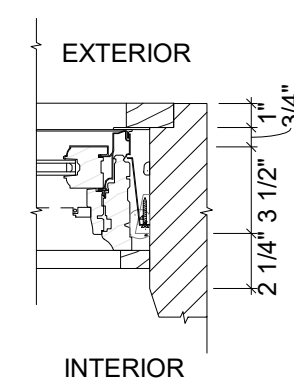
EXISTING E5,E6,E7,E11 WINDOW- JAMB  
1 1/2"= 1'-0"



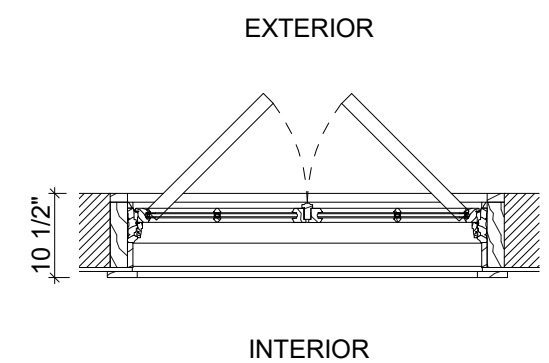
EXISTING E5, E6,E7,E11 WINDOW- PLAN  
1/2"= 1'-0"



PROPOSED- BRICKMOLD & MUNTINS



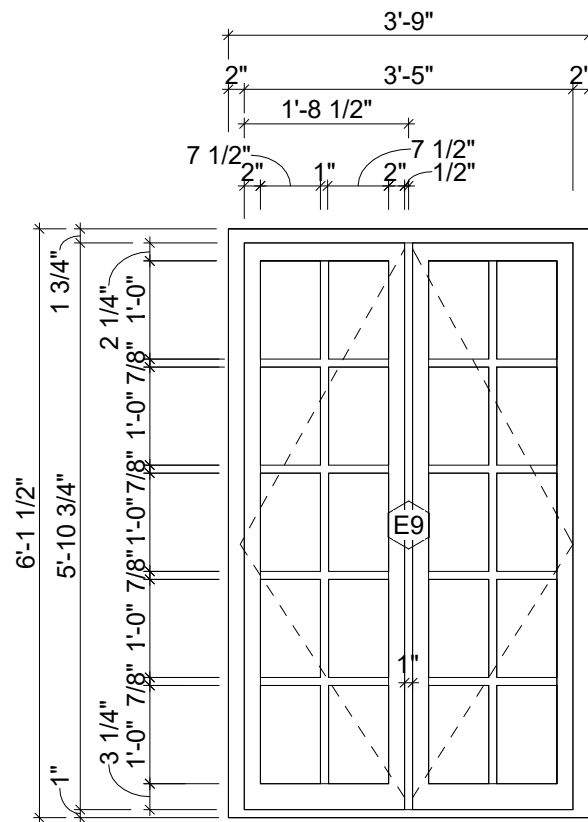
PROPOSED N2 & N4 WINDOW JAMB  
1 1/2" = 1'-0"



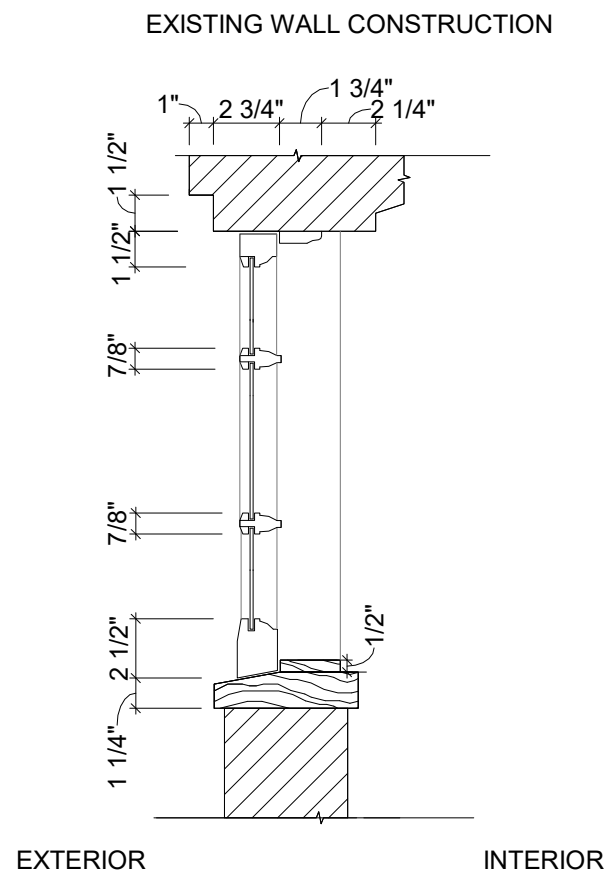
PROPOSED N2 WINDOW- PLAN  
1/2"= 1'-0"



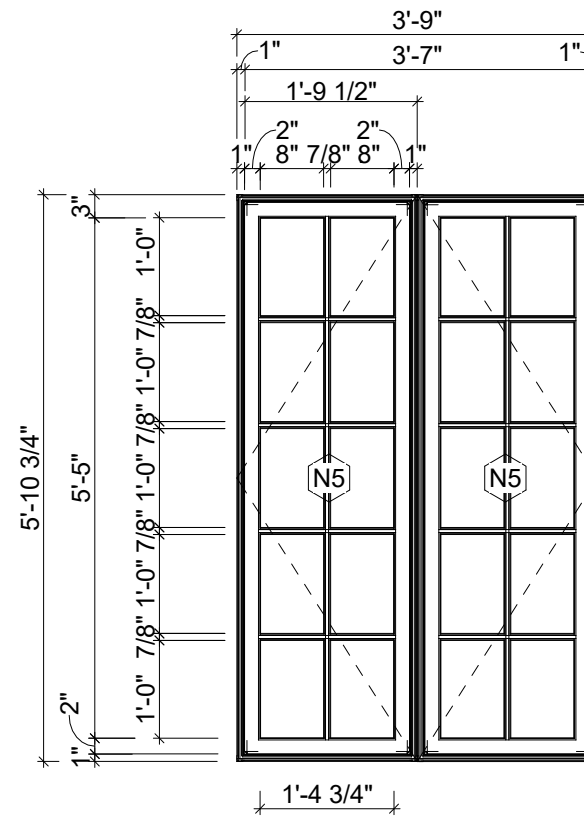




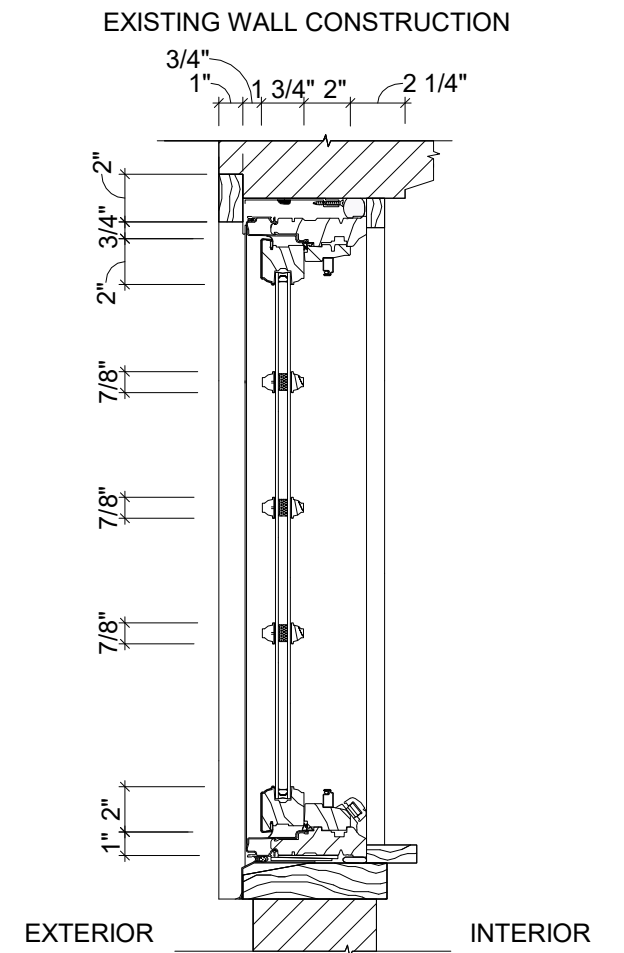
EXISTING E8, E9, E10 WINDOWS- ELEVATION  
1/2" = 1'-0"



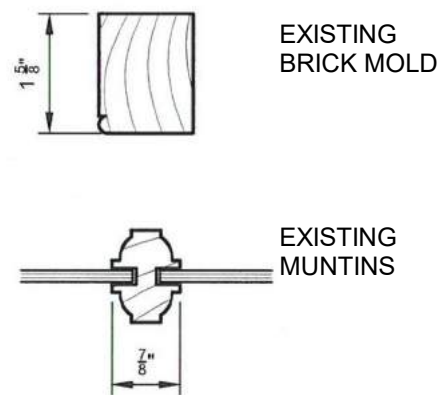
EXISTING E8, E9, E10 WINDOWS- SECTION  
1 1/2" = 1'-0"



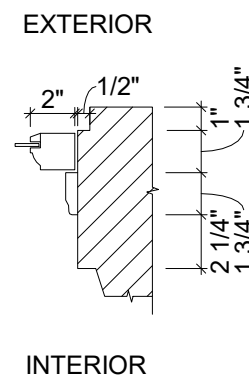
PROPOSED N5 WINDOW- ELEVATION  
1/2" = 1'-0"



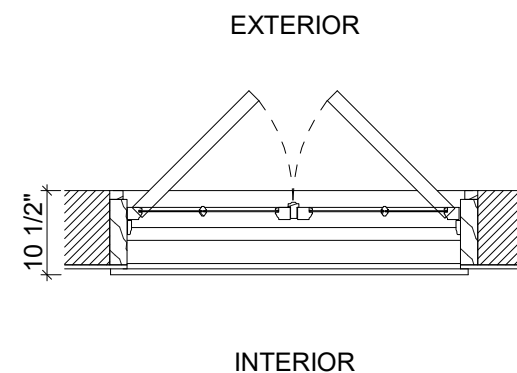
PROPOSED N5 WINDOW- SECTION  
1 1/2" = 1'-0"



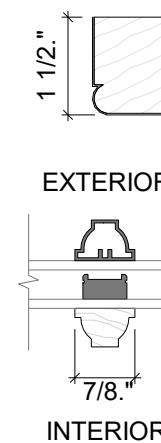
EXISTING- BRICKMOLD & MUNTINS



EXISTING E8, E9, E10 WINDOW- JAMB  
1 1/2" = 1'-0"



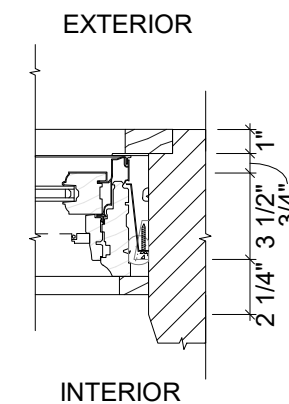
EXISTING E8, E9, E10 WINDOW- PLAN  
1/2" = 1'-0"



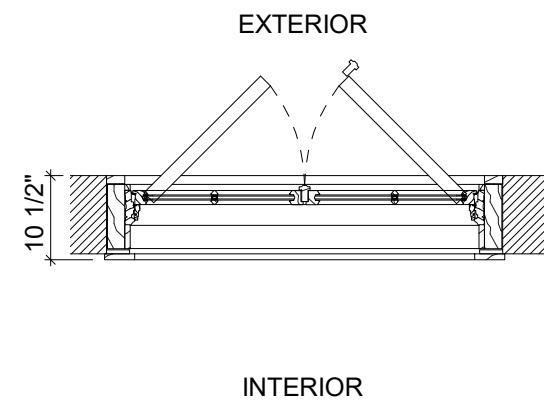
PROPOSED- BRICKMOLD & MUNTINS

PROPOSED BRICK  
MOLD

PROPOSED MUNTINS  
PELLA OGEE GRILLES



PROPOSED N5 WINDOW JAMB  
1 1/2" = 1'-0"



PROPOSED N5 WINDOW- PLAN  
1/2" = 1'-0"



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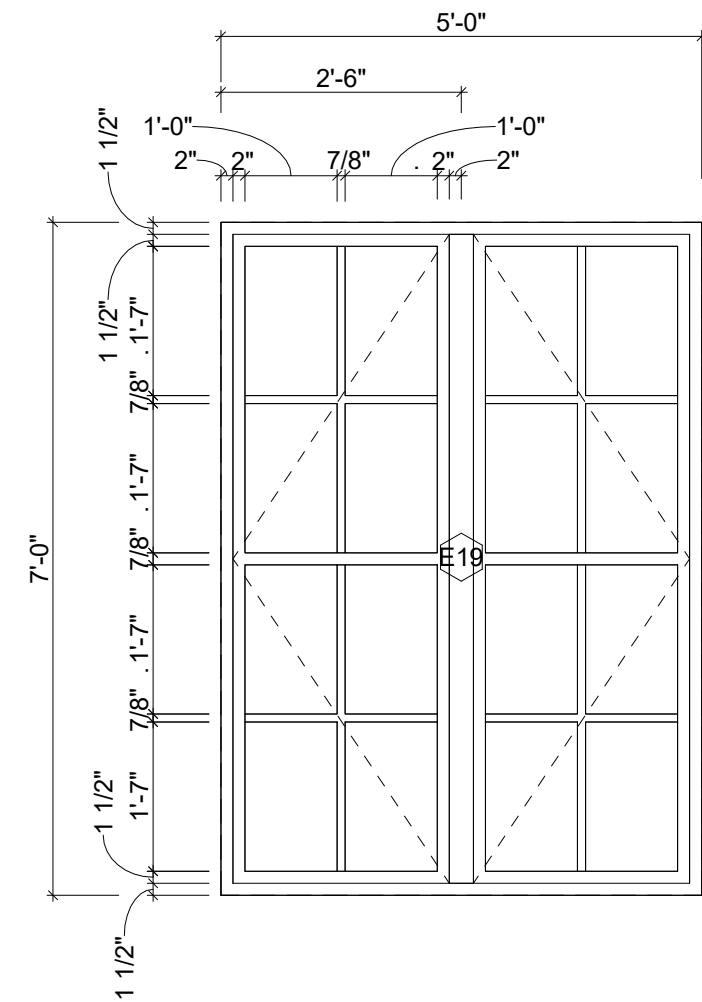
Landmark Preservation  
Commission  
Design Presentation

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New York, NY 10028  
October 2018

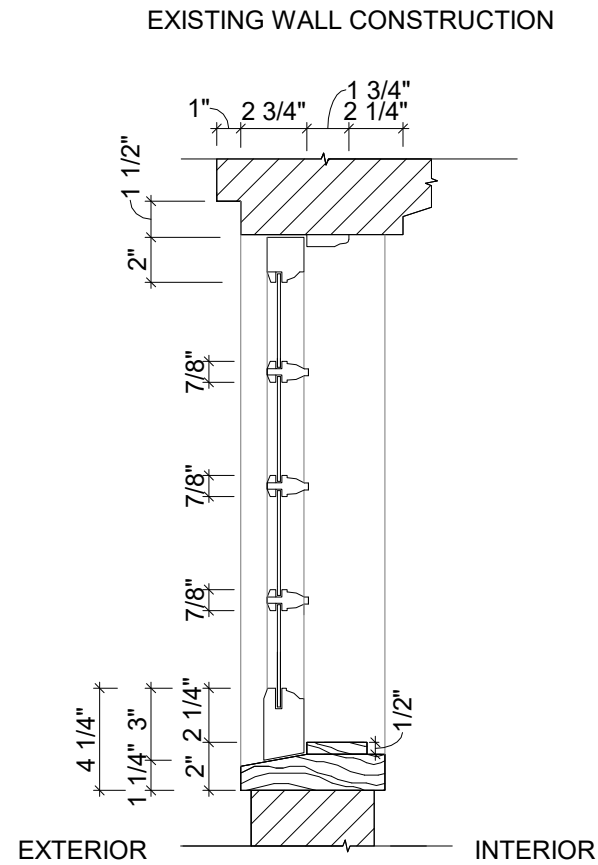
**FRONT FACADE EXISTING &  
PROPOSED N5 WINDOW**  
As indicated

LPC  
029

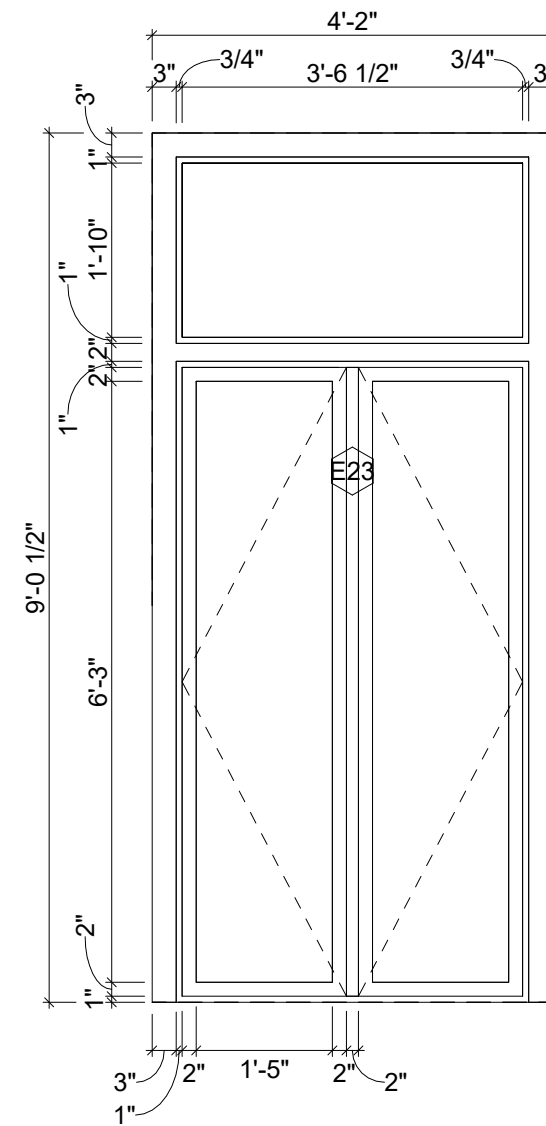




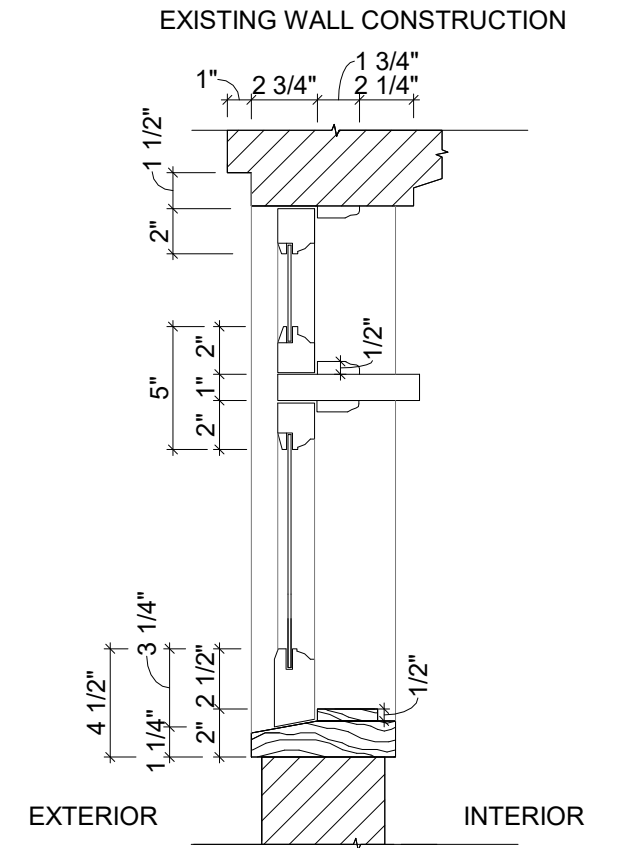
EXISTING E19 WINDOWS- ELEVATION  
1/2"= 1'-0"



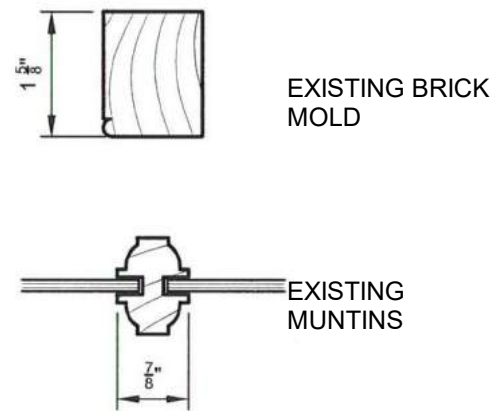
EXISTING E19 WINDOWS- SECTION  
1 1/2"= 1'-0"



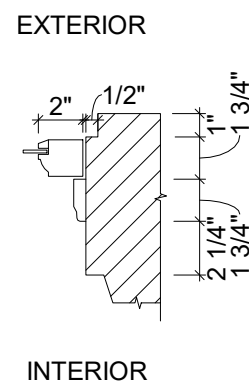
EXISTING E22, E23 WINDOWS- ELEVATION  
1/2"= 1'-0"



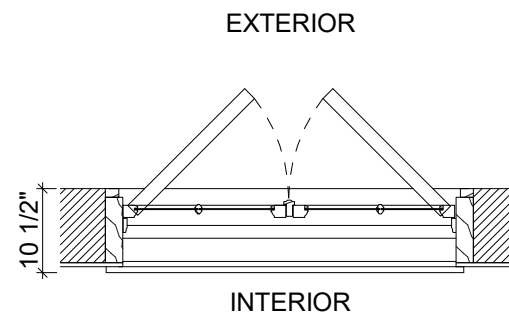
EXISTING E22, E23 WINDOWS- SECTION  
1 1/2"= 1'-0"



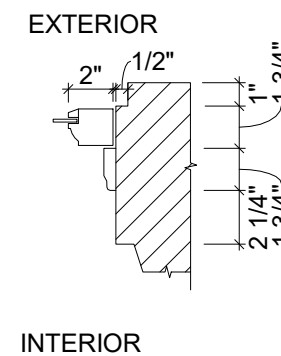
EXISTING- BRICKMOLD & MUNTINS



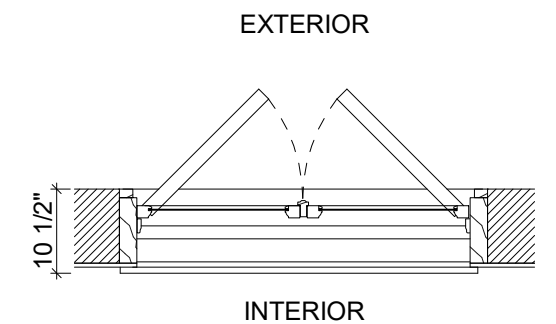
EXISTING E19 WINDOW- JAMB  
1 1/2"= 1'-0"



EXISTING E19 WINDOW- PLAN  
1/2"= 1'-0"



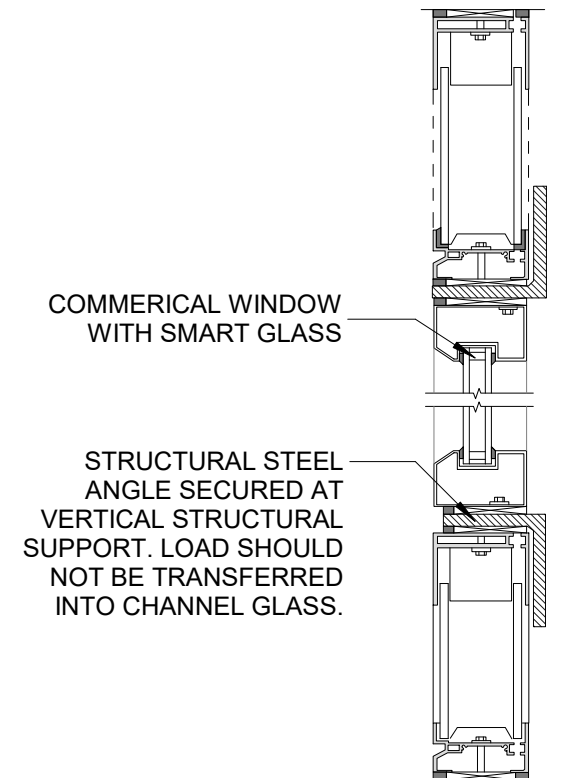
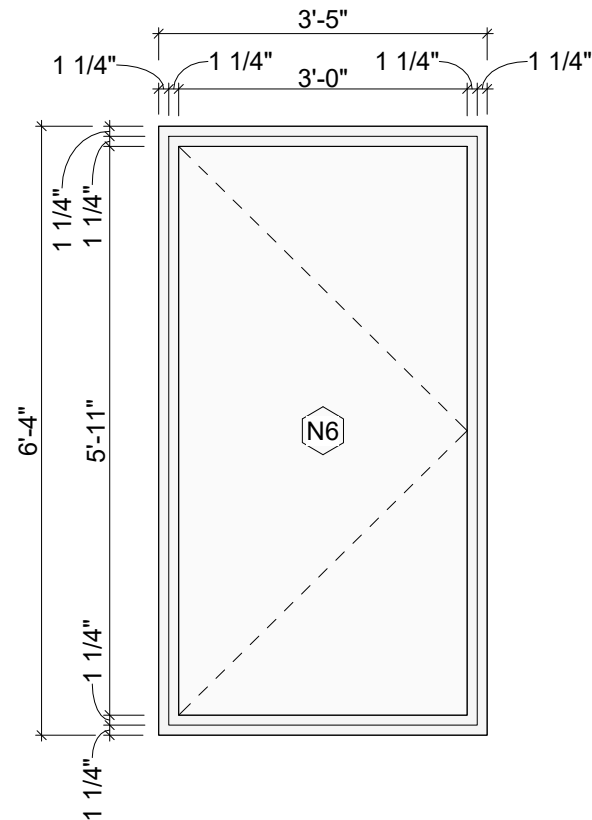
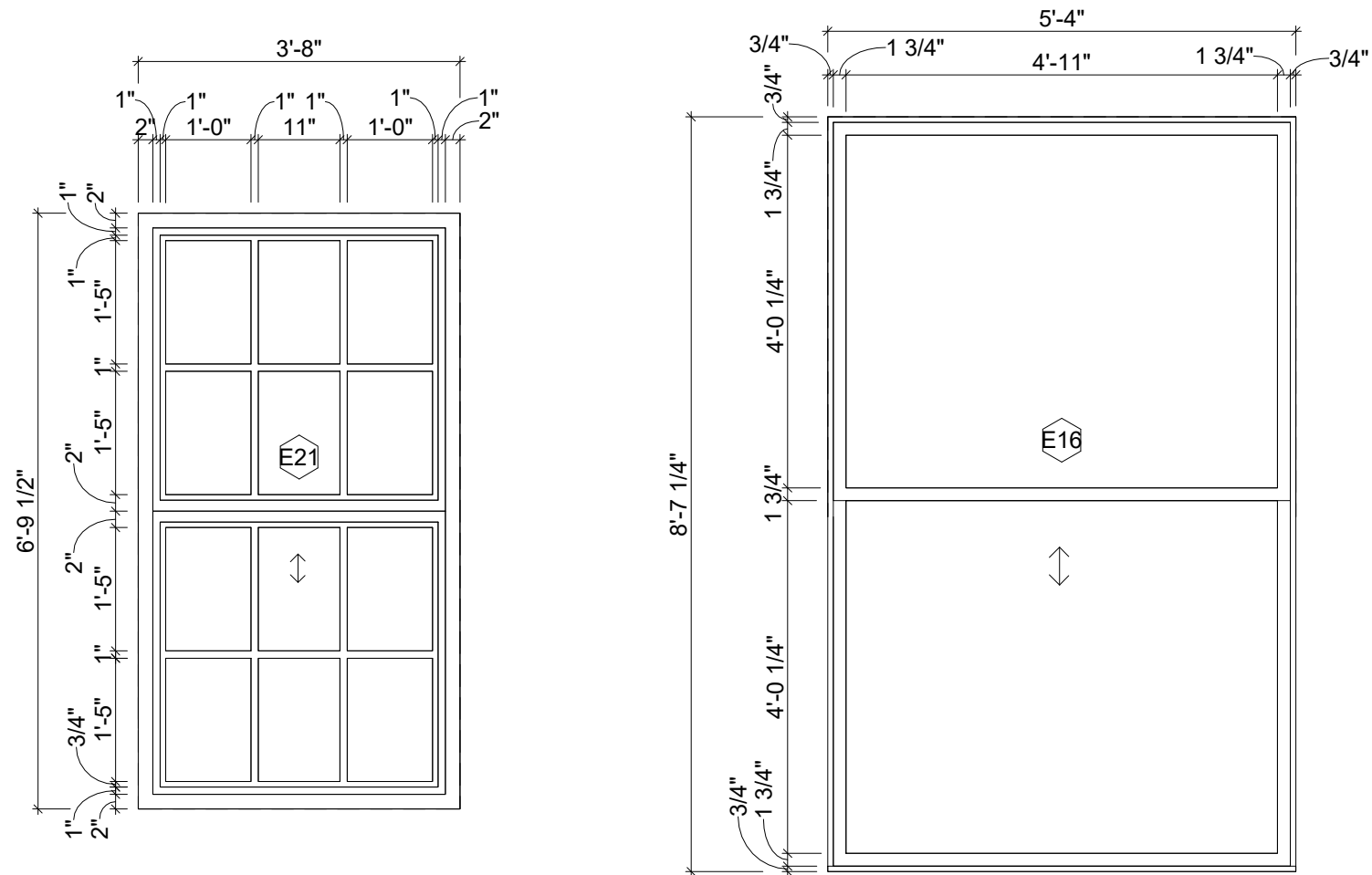
EXISTING E22, E23 WINDOW- JAMB  
1 1/2"= 1'-0"



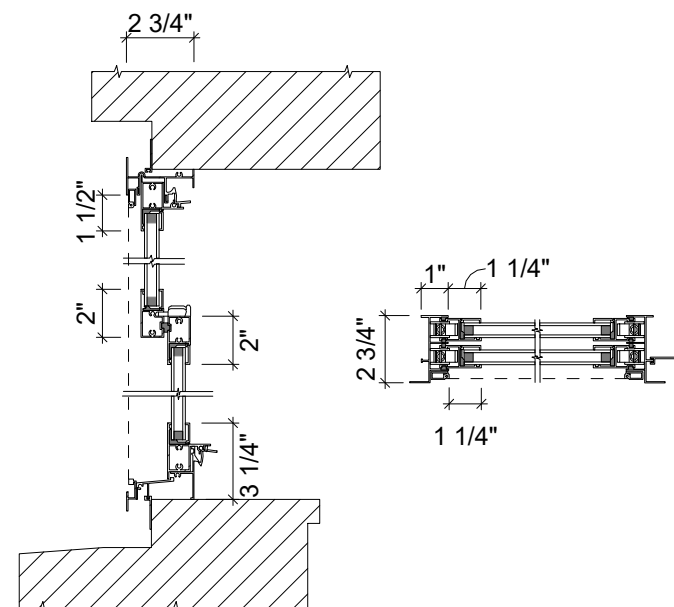
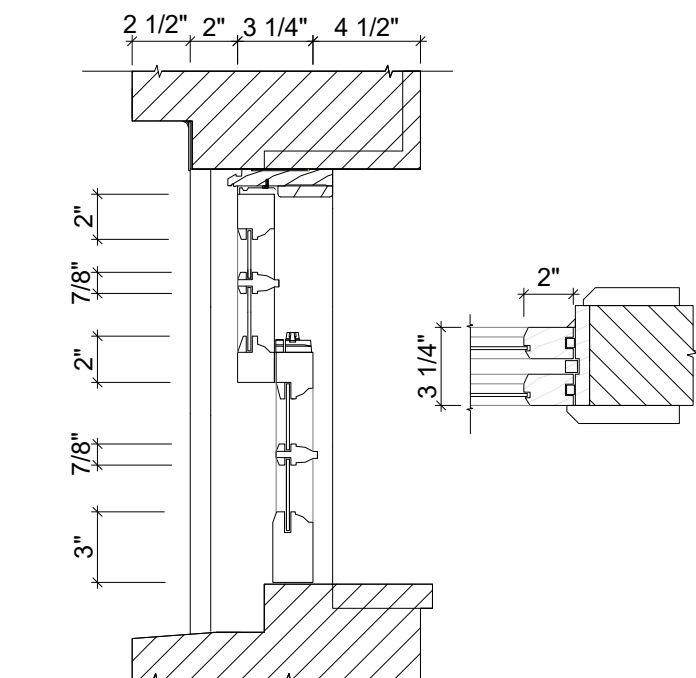
EXISTING E22, E23 WINDOW- PLAN  
1/2"= 1'-0"



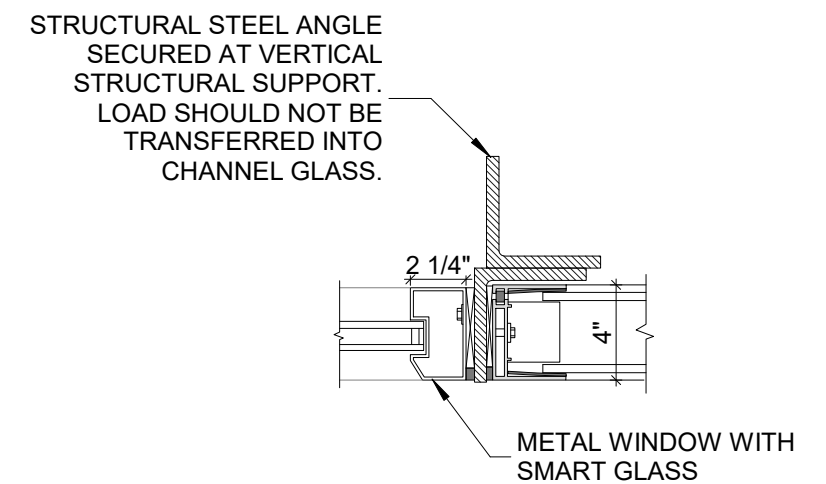
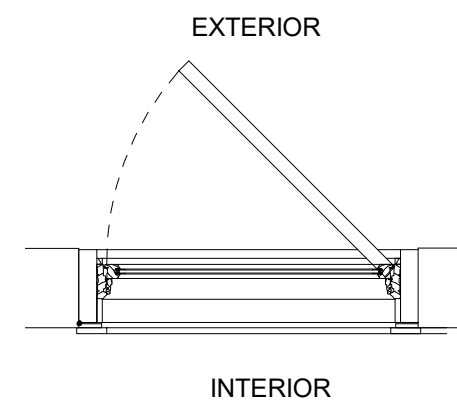




PROPOSED N6 WINDOW- SECTION  
1 1/2" = 1'-0"



EXISTING E14, E15, E16 WINDOWS- SECTION & JAMB  
1 1/2" = 1'-0"



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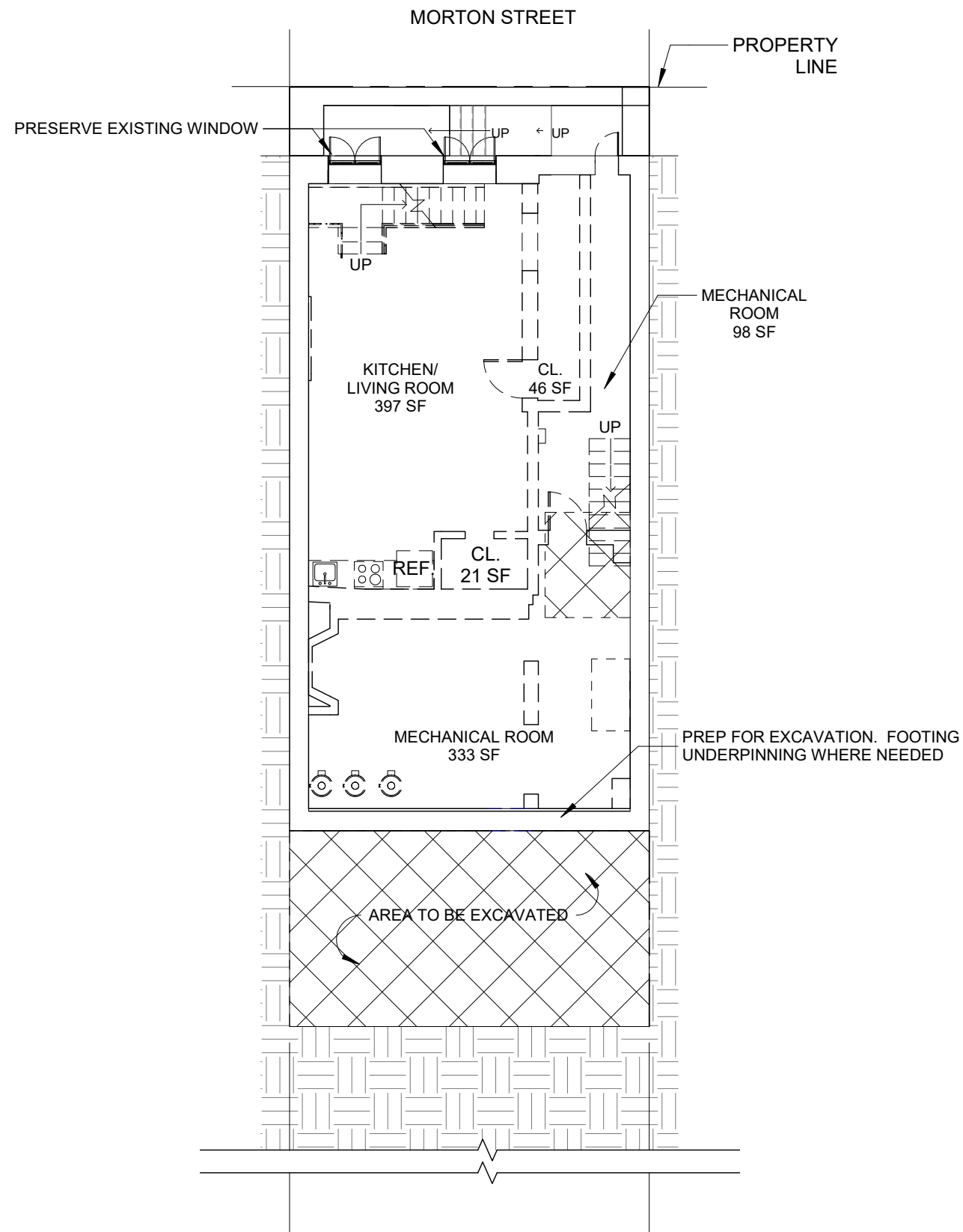
Landmark Preservation  
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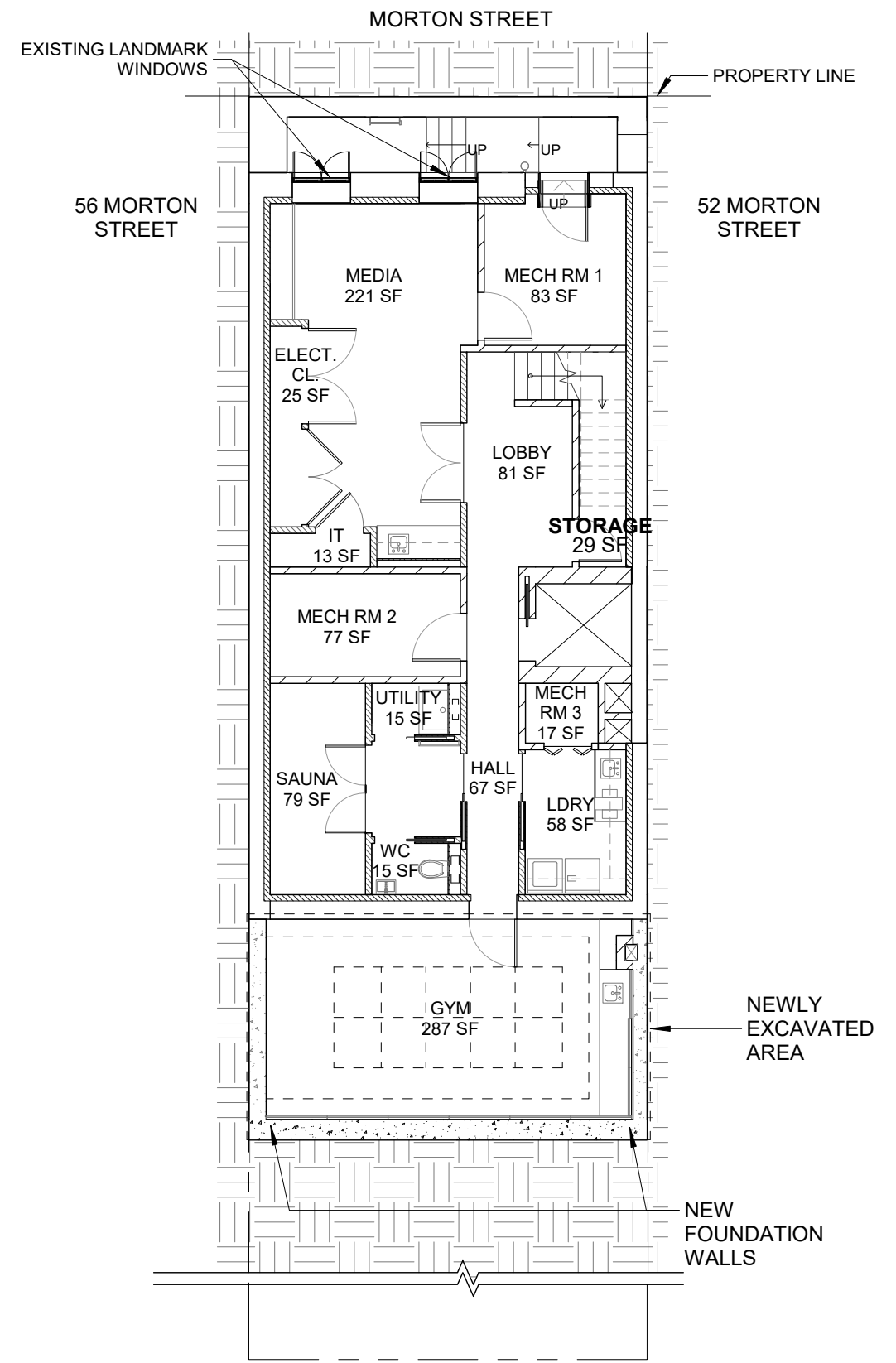
REAR FACADE EXISTING &  
PROPOSED N6 WINDOW  
As indicated

LPC  
031





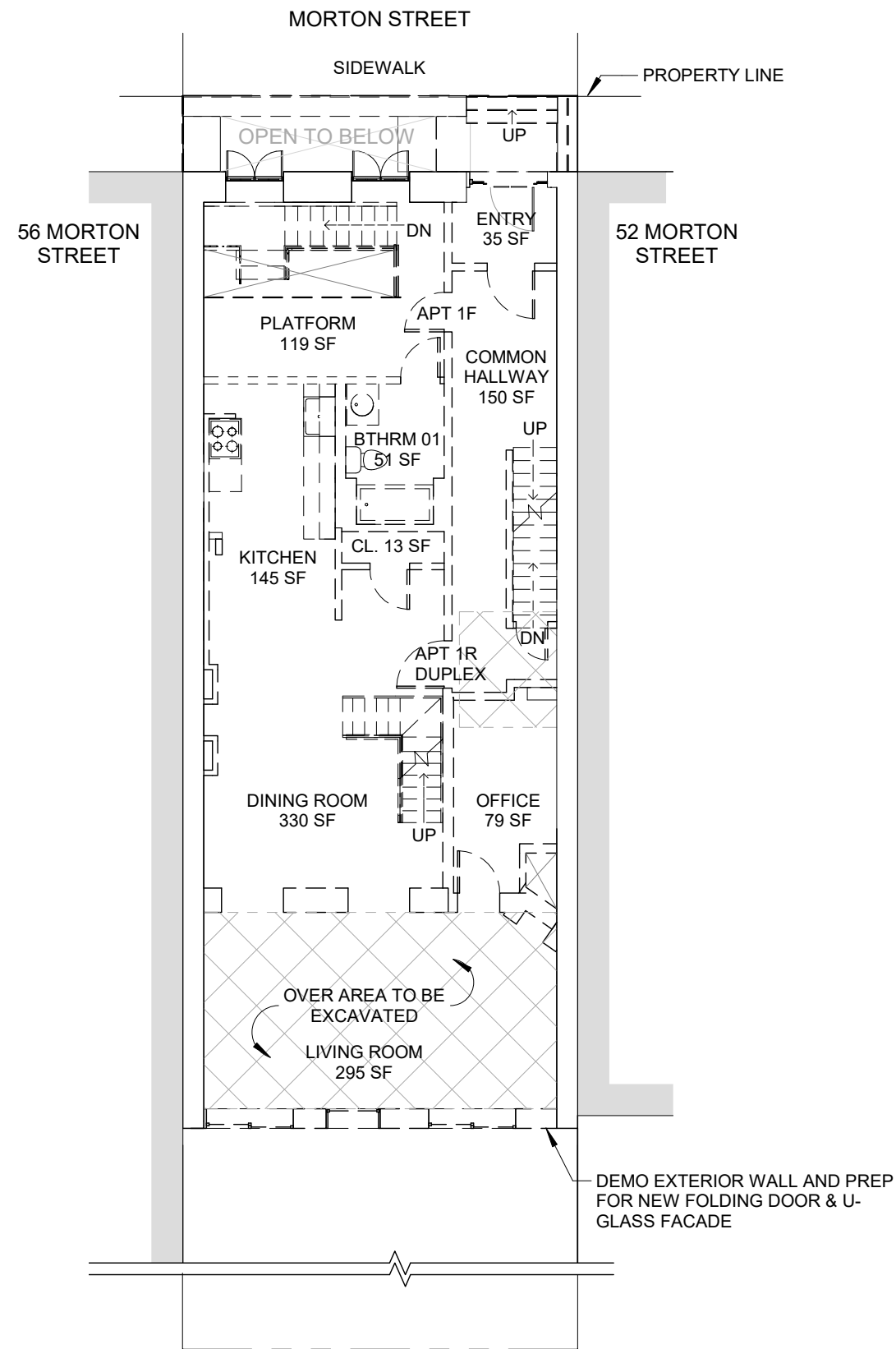
**DEMOLITION- CELLAR FLOOR**



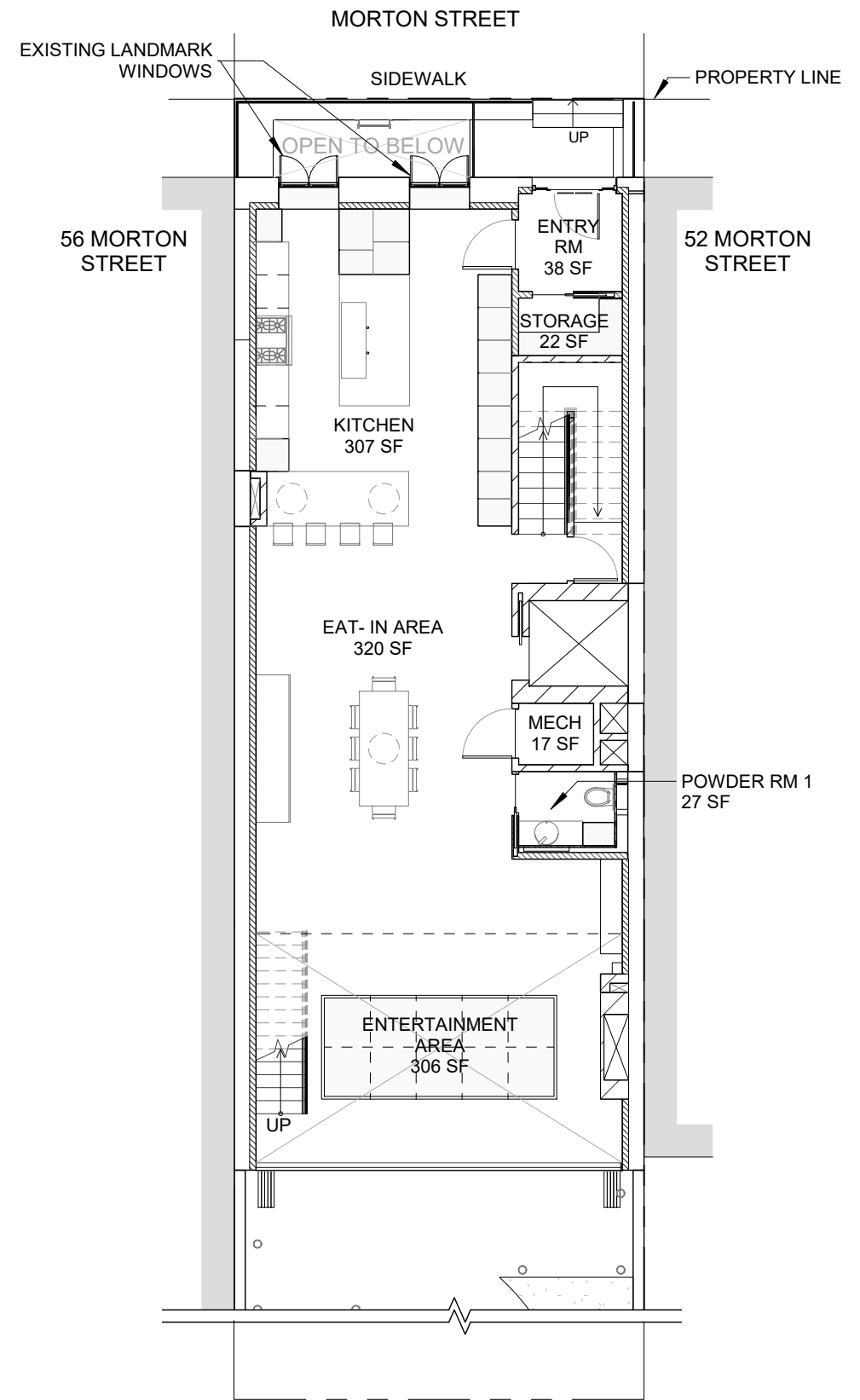
**PROPOSED- CELLAR FLOOR**



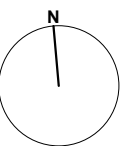




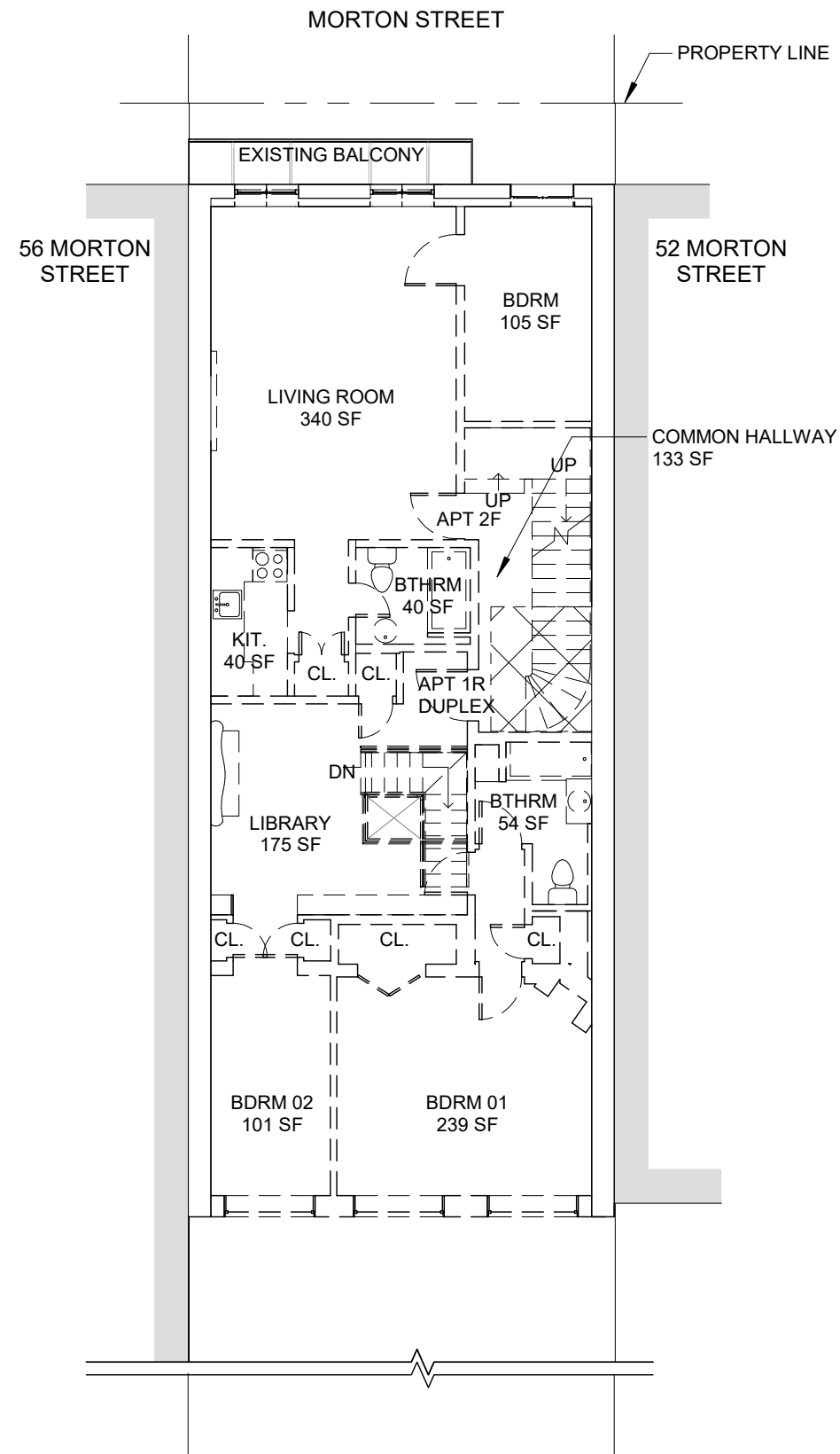
DEMOLITION- BASEMENT FLOOR



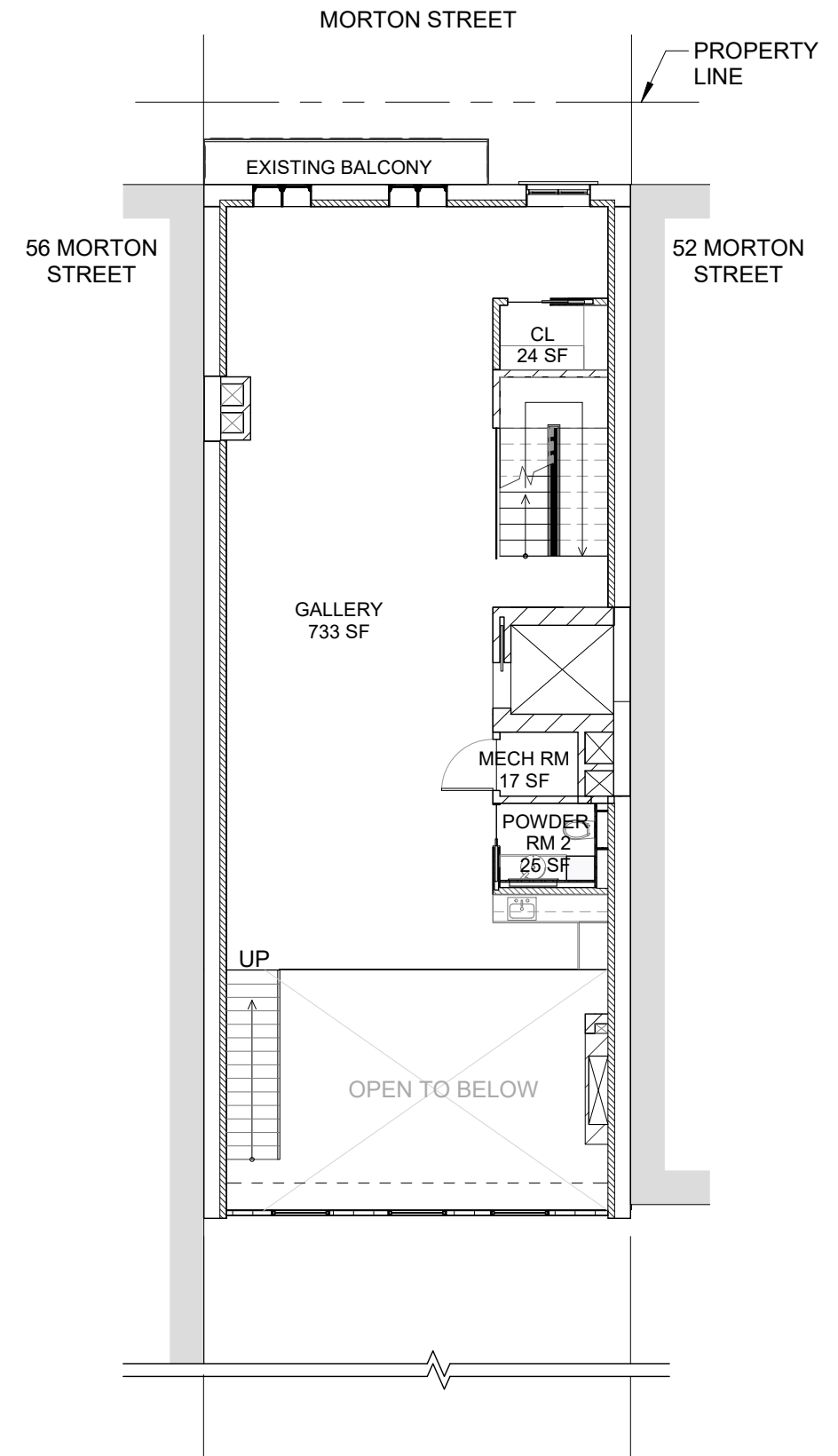
PROPOSED- BASEMENT FLOOR



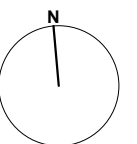




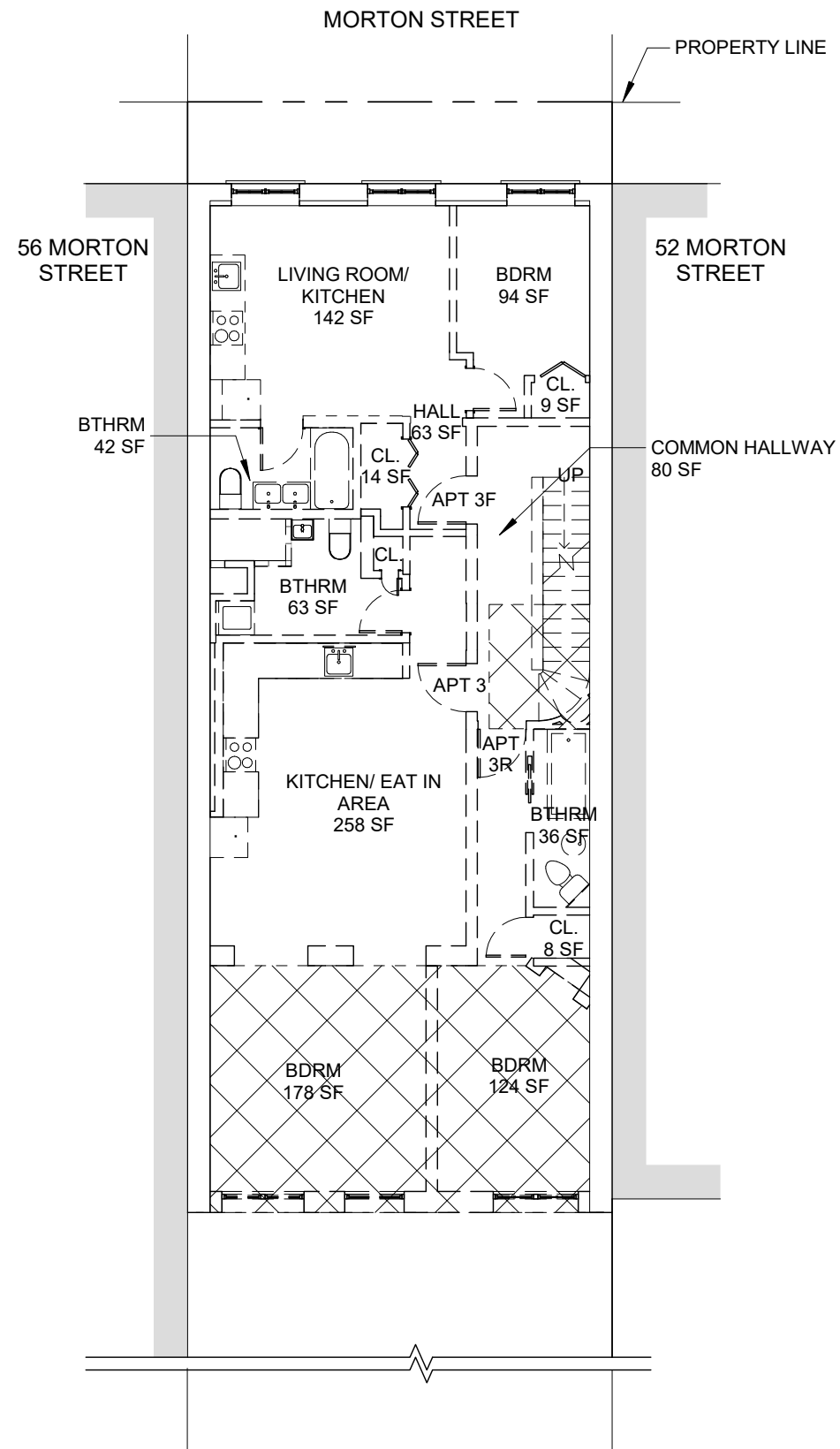
DEMOLITION- FIRST FLOOR



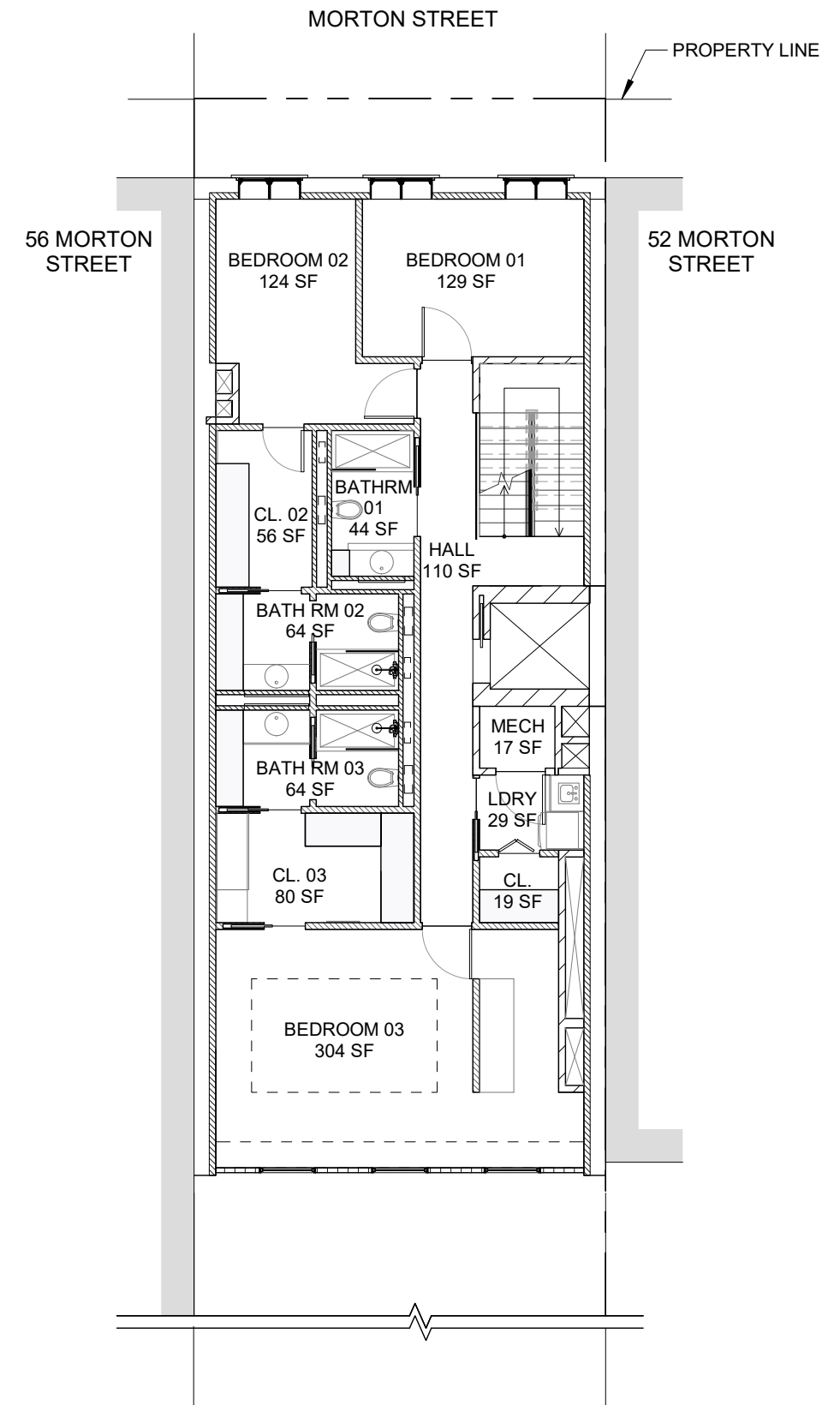
PROPOSED- FIRST FLOOR







DEMOLITION- SECOND FLOOR



PROPOSED- SECOND FLOOR

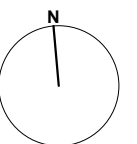


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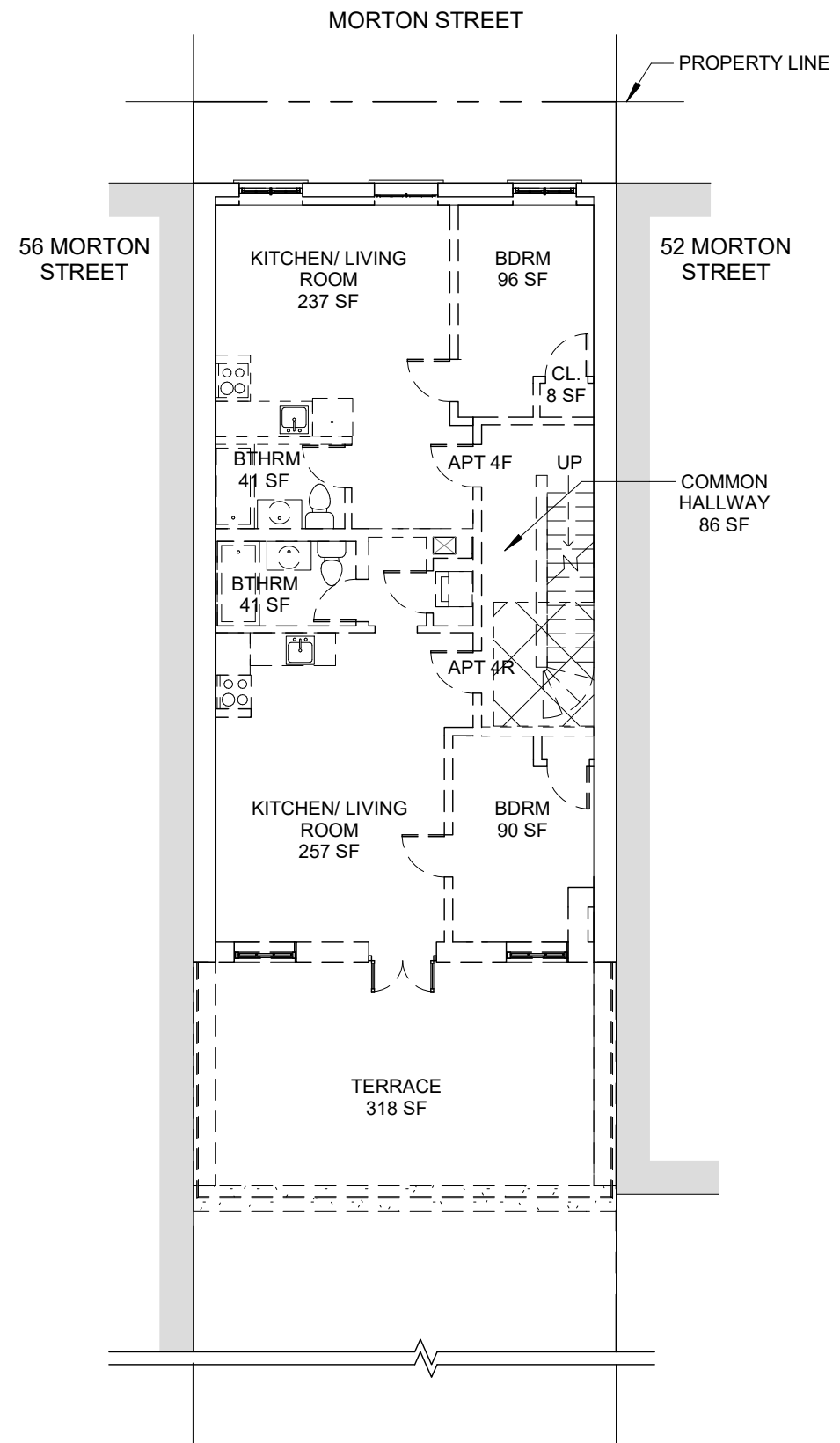
54 Morton Street  
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DEMO & PROPOSED PLAN- SECOND  
FL.  
1" = 10'-0"

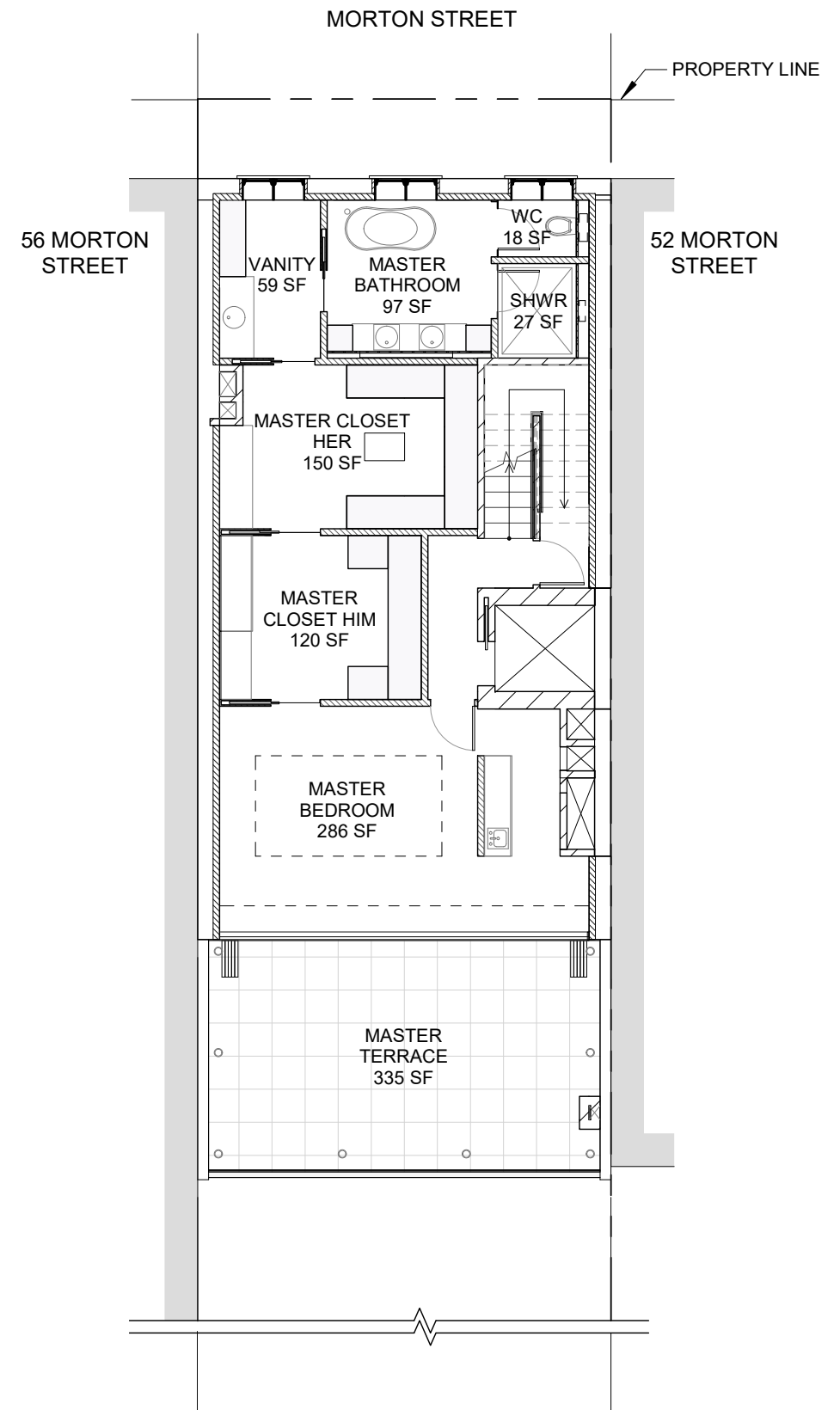


LPC  
035

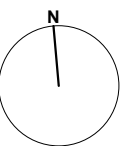




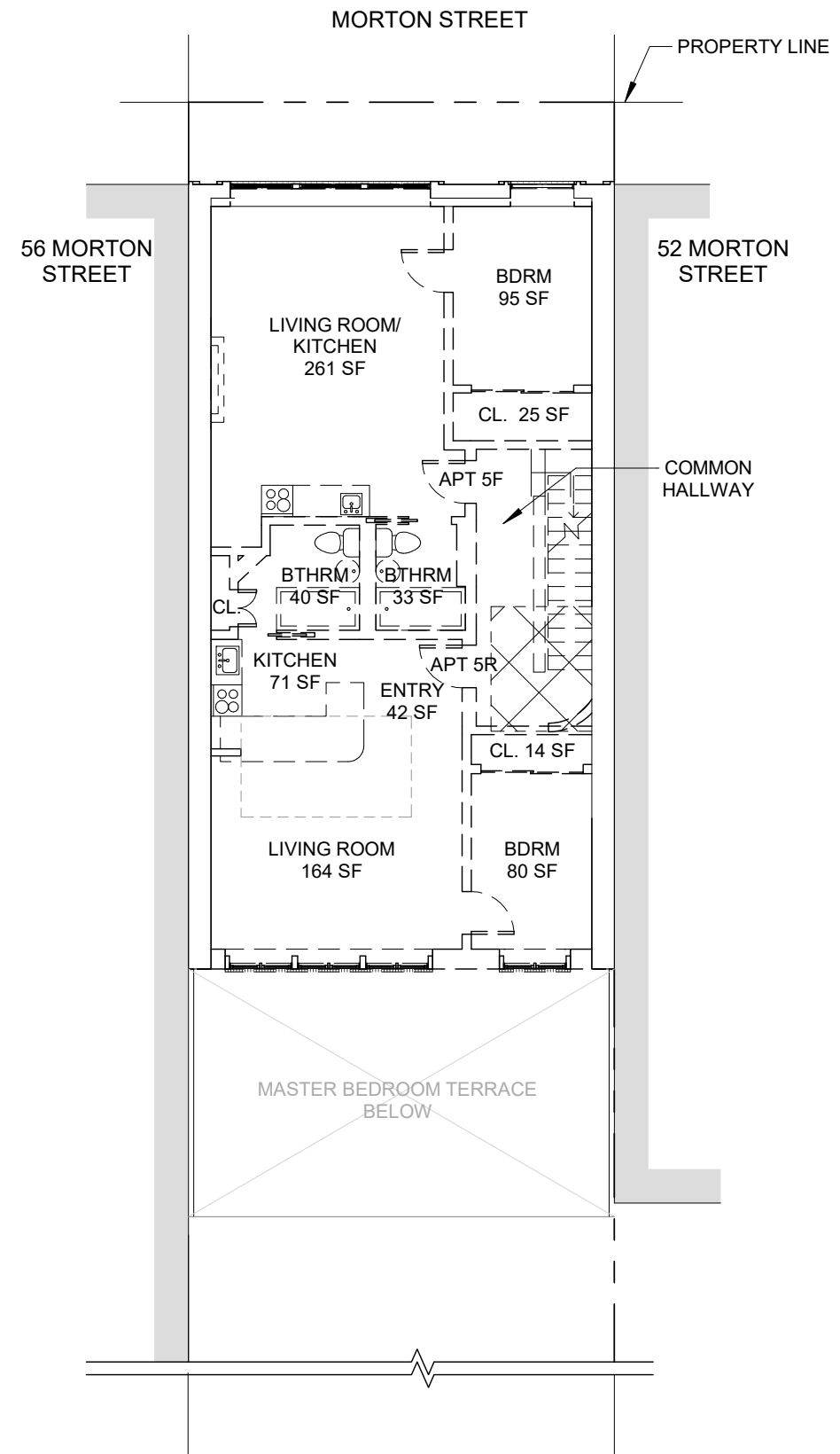
DEMOLITION- THIRD FLOOR



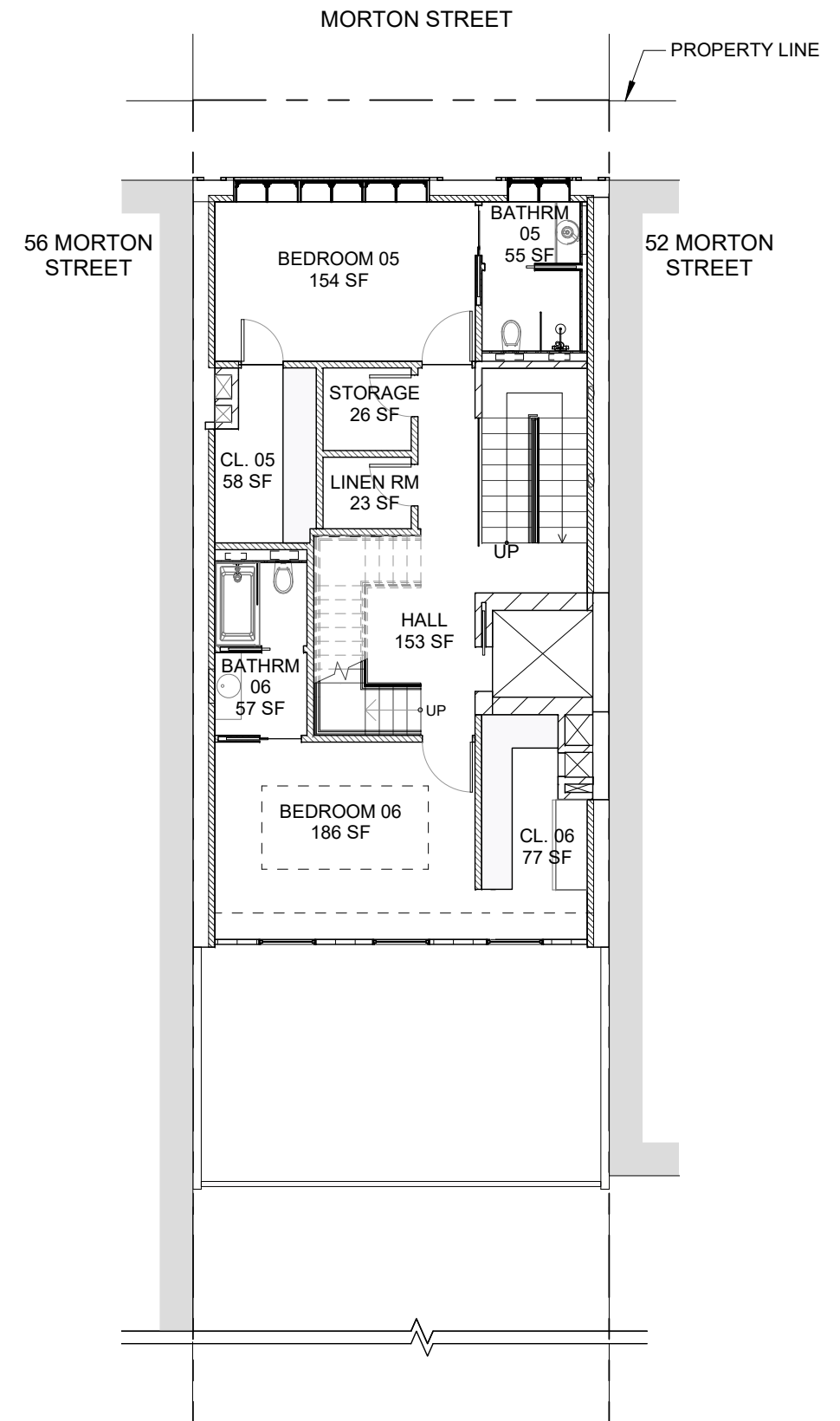
PROPOSED- THIRD FLOOR



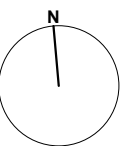




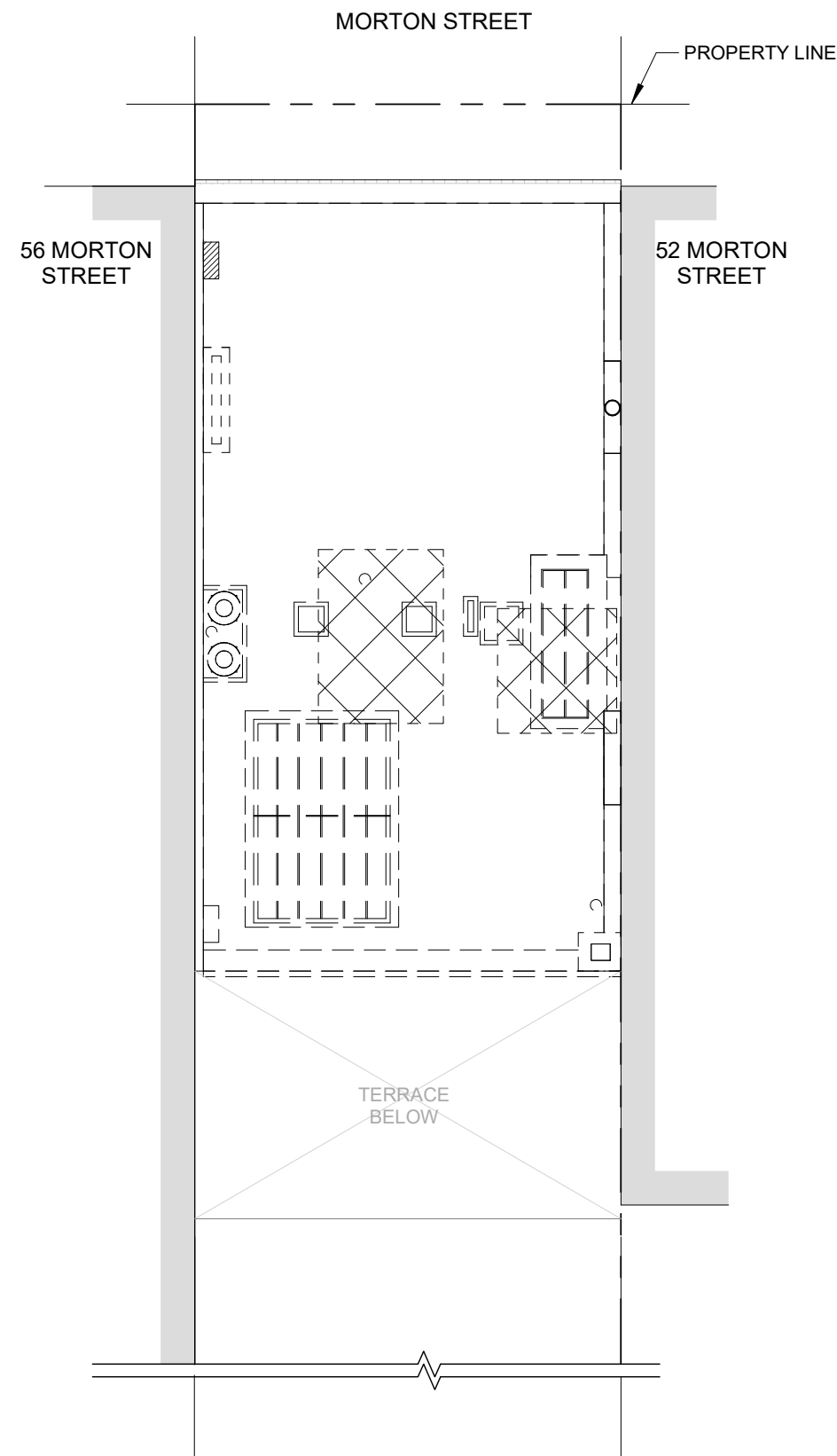
**DEMOLITION- FOURTH FLOOR**



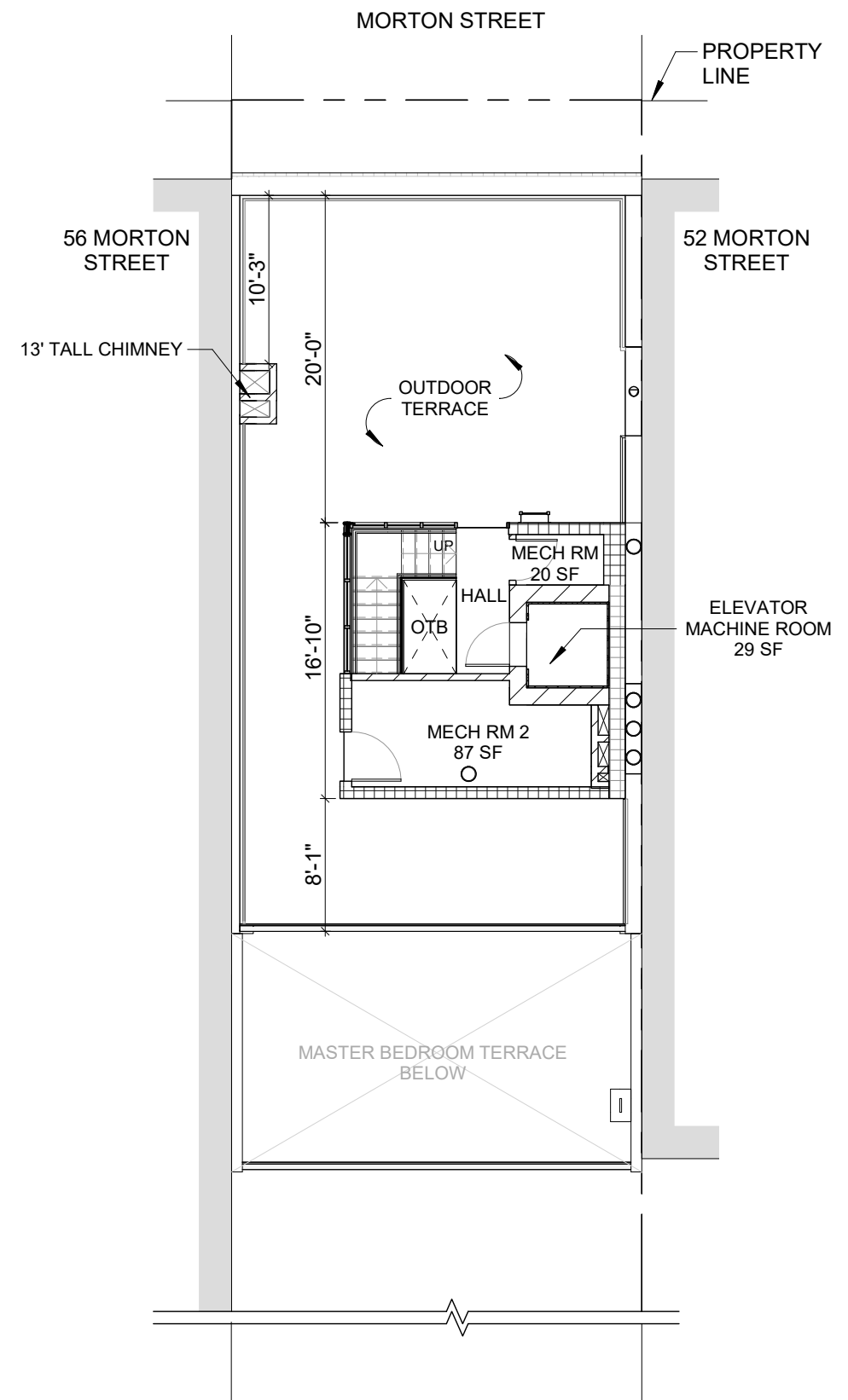
**PROPOSED- FOURTH FLOOR**







DEMOLITION- FIFTH FLOOR



PROPOSED- FIFTH FLOOR

