The current proposal is:
Preservation Department – Item 2, LPC-23-00180

65 Spring Street – SoHo-Cast Iron Historic District Extension
Borough of Manhattan

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DESIGNATION REPORT EXCERPT

DATE OF CONSTRUCTION: 1878 (NB 105-1878)
ARCHITECT: WILLIAM E. WARING
ORIGINAL OWNER: HENRY THOLE
TYPE: STORES AND TENEMENTS
STYLE: ALTERED ITALIANATE
STORIES: 5
STRUCTURE/MATERIAL: CEMENT STUCCO
FEATURES: THREE BAYS AT THE FIRST STORY; FOUR BAYS AT THE UPPER STORIES; HISTORIC FLUTED AND PANELED CAST-IRON COLUMNS (MANUFACTURED BY GEO. H. TOOP 88TH ST. & 4TH AVE.) AT THE FIRST STORY, FLANKING NON-HISTORIC ALUMINUM-AND-Glass STOREFRONTS WITH ATTACHED SIGNS; NON-HISTORIC LAMPS; HISTORIC GRANITE STEPS; REPLACEMENT DOOR AT THE ENTRYWAY TO THE UPPER STORIES; SEGMENTAL LINTELS (ALTERED) AT THE UPPER STORIES; BRACKETED SILL BOARDS (ALTERED) AT THE THIRD, FOURTH, AND FIFTH STORIES; SYNTHETIC REPLACEMENT SASH; BRACKETED, PRESSED-METAL ROOF CORNICE WITH FRIGE PANELS, MEDALLIONS, AND CENTRAL GABLE.

EXISTING CAST IRON COLUMN TO REMAIN

EXISTING CAST IRON COLUMN TO BE RELOCATED.

EXISTING BEARING WALL TO BE REMOVED. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL REINFORCEMENT DETAILS.

AREA OF EXISTING FLOOR TO BE REMOVED.

EXISTING DOOR TO BE REMOVED.

EXISTING FLOOR TO REMAIN

EXISTING WALL TO BE DEMOLISHED

NEW WALL

EXISTING WALL TO BE SODIUM BOUND

EXISTING STAIR TO BE REMOVED.

583 SF

572 SF

1/4" = 1'-0"

P + S B

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EXISTING FIRST FLOOR PLAN

1/4" = 1'-0" 1 FIRST FLOOR - EXISTING PLAN

LPC003

65 SPRING STREET
NEW YORK, NY 10012

NOT FOR CONSTRUCTION

LPC005

2

1071x928

EXISTING FLOOR TO BE REMOVED.

1521x710

1614x912

1893x764

EXISTING STAIR TO BE REMOVED.

1893x797

SPRING ST.

LAFAYETTE ST.

CLEVELAND PLACE

65 SPRING STREET
NEW YORK, NY 10012

63 SPRING ST.
LOT 34

71 SPRING ST.
LOT 36

63 SPRING ST.
LOT 34

71 SPRING ST.
LOT 36

NEW YORK, NY 10036
212 594 2010

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SUITE 1200

2279x138

Drawing Number:

Scale:

Checked By:

Drawn By:

Project Number:

Signature & Seal:

Drawing Title:

Project:

Approval:

1/4" = 1'-0" 1 FIRST FLOOR - EXISTING PLAN

Date No. Description

07/07/2022 1 LPC INITIAL SUBMISSION

08/03/2022 2 COMMUNITY BOARD PRESENTATION

08/30/2022 3 LPC PUBLIC HEARING
REAR ADDITION FILED UNDER SEPARATE APPLICATION, DOCKET # LPC-22-05611

EXISTING CAST IRON COLUMN TO REMAIN

RELOCATED EXISTING CAST IRON COLUMN.

RELOCATED EXISTING MAILBOXES

PROPOSED INTERCOM SYSTEM, MODEL TBD

NEW STAIR TO SECOND FLOOR

PROPOSED BARRIER-FREE RAMP

EXISTING FLOOR TO REMAIN. NEW FINISH FLOOR THROUGHOUT

NEW FLOOR INFILL AT EXISTING STAIR OPENING.

EXISTING WALL TO BE DEMOLISHED

NEW WALL

63 SPRING ST.
LOT 34

71 SPRING ST.
LOT 36

1,497 SF

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PROPOSED FIRST FLOOR PLAN

LPC004

1/4" = 1'-0"
3'-0" - 3'-1"
4'-7"
3'-0"
4'' STEP UP
8" STEP UP AT
RESIDENTIAL ENTRANCE
11" STEP UP
34" WIDE DOOR
SPRING STREET
SUBWAY ENTRANCE
ENLARGED PLAN - EXISTING

LPC007
65 SPRING STREET
NEW YORK, NY 10012

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ENLARGED EXISTING
ENTRY DETAILS

8/30/2022 3:57:15 PM
STAIR TO APARTMENTS

RELOCATED EXISTING MAILBOXES

LOWERED FLOOR SLAB TO BE LEVEL WITH SIDEWALK.

LOWERED FLOOR SLAB AT FRONT OF STORE TO BE LEVEL WITH SIDEWALK.

1:20 SLOPE UP TO EXISTING FLOOR LEVEL.

SPRING STREET SUBWAY ENTRANCE

LOWERED FLOOR SLAB TO BE LEVEL WITH SIDEWALK.

3' - 0"

1' - 8"

3' - 0"

1' - 8"

3' - 0"

1' - 8"

3' - 0"

5' - 0"

5' - 0"

8' - 5"

6' - 5"

8' - 5"

2' - 0"

3' - 4"

3' - 0"
EXISTING AND PROPOSED STREET VIEWS

1. EXISTING STREET VIEW
2. PROPOSED STREET VIEW

- LPC009
- 65 SPRING STREET
- NEW YORK, NY 10012

Date No. Description
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08/03/2022 2 COMMUNITY BOARD PRESENTATION
08/30/2022 3 LPC PUBLIC HEARING

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EXISTING STREET VIEW - WEST SPRING ST

PROPOSED STREET VIEW - WEST SPRING ST
EXISTING SIGN BAND TO BE REMOVED
EXISTING WINDOW TO REMAIN
EXISTING STOREFRONT GLASS PARTITION TO BE REMOVED
11' - 0"
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED
FIRST FLOOR (0.92') 0' - 11"
SECOND FLOOR (11.83') 11' - 10"

RELOCATED EXISTING CAST IRON COLUMN
PROPOSED RECESSED COVE LED LIGHT
EXTENDED GRANITE BASE
PROPOSED PAINTED ALUM. DOOR AND TRANSOM
PROPOSED CONCRETE SLAB ON MTL DECK
PROPOSED GALVANIZED STEEL CORNICE WITH INTEGRATED ORNAMENTAL BRACKETS
PROPOSED RETROFIT RECESSED LIGHT. PROVIDE INSULATION AROUND FIXTURE.

K S B STRUCTURAL ENGINEER

Drawing Number:
Scale:
Checked By:
Drawn By:
Project Number:
Signature & Seal:

Drawing Title:
Project:
 Approval:
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ALTERATION TYPE 2 APPLICATION NUMBER:
SPRING ST.
LAFAYETTE ST.
LAFAYETTE ST.
CLEVELAND PLACE
SPRING ST.
BLOCK: 496
LOT: 35

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EXISTING AND PROPOSED WALL SECTIONS

SECTION THROUGH EXISTING EAST STOREFRONT
SECTION THROUGH PROPOSED EAST STOREFRONT

1" = 1'-0" 1 SECTION THROUGH EXISTING EAST STOREFRONT
1" = 1'-0" 2 SECTION THROUGH PROPOSED EAST STOREFRONT

Date No. Description
07/07/2022 1 LPC INITIAL SUBMISSION
08/03/2022 2 COMMUNITY BOARD PRESENTATION
08/30/2022 3 LPC PUBLIC HEARING
EXISTING SIGN BAND TO BE REMOVED
EXISTING WINDOW TO REMAIN
EXISTING CAST IRON COLUMN TO BE RELOCATED
EXISTING RESIDENTIAL ENTRY DOOR TO BE REMOVED. ENTRY TO BE RELOCATED.
EXISTING SIDE PANEL AND INTERCOM TO BE REMOVED
EXISTING GRANITE BASE TO REMAIN.
EXISTING CONCRETE SIDEWALK TO REMAIN.
EXISTING FLOOR TO BE PARTIALLY REMOVE. SEE DEMO PLAN FOR FULL SCOPE
FIRST FLOOR (0.92')
0' - 11"
SECOND FLOOR (11.83')
11' - 10"
LPC020
5
EXISTING AND PROPOSED WALL SECTIONS
SECTION THROUGH EXISTING RESIDENTIAL ENTRANCE
SECTION THROUGH PROPOSED BULKHEAD
PROPOSED PAINTED ALUM. STOREFRONT
PROPOSED CONCRETE SLAB ON MTL DECK
PROPOSED RECESSED COVE LED LIGHT
PROPOSED 12" HEIGHT PIN MOUNTED LETTER
PROPOSED SIAMESE SPRINKLER CONNECTION BEYOND
PROPOSED GALVANIZED STEEL CORNICE WITH INTEGRATED ORNAMENTAL BRACKETS.
EXISTING GRANITE BASE TO REMAIN. EXTEND BASE THROUGH FULL LENGTH OF DISPLAY WINDOW.
RELOCATED EXISTING CAST IRON COLUMN
RESIDENTIAL VEST. (0.00')
0' - 0"
RETAIL ENTRANCE (0.58')
0' - 7"
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EXISTING INDOOR  TO BE REMOVED
EXISTING WINDOW  TO REMAIN
EXISTING DOUBLE  DOORS AND TRANSOM  TO BE REMOVED
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED.

EXISTING CAST IRON  COLUMN TO REMAIN
PROPOSED GALVANIZED STEEL  CORNICE WITH INTEGRATED  ORNAMENTAL BRACKETS
PROPOSED PAINTED ALUM.  DOOR AND TRANSOM
PROPOSED CONCRETE  SLAB ON METAL DECK
PROPOSED RECESSED  COVE LED LIGHT
PROPOSED 12" HEIGHT PIN  MOUNTED LETTER
PROPOSED PAINTED ALUM.  SIDE PANEL
PROPOSED RESIDENTIAL  INTERCOM, MODEL TBD.

EXISTING WINDOW  TO REMAIN
EXISTING CAST IRON  COLUMN TO REMAIN
EXISTING WINDOW TO REMAIN
EXISTING DOUBLE  DOORS AND TRANSOM  TO BE REMOVED
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED.

EXISTING INDOOR  TO BE REMOVED
EXISTING WINDOW  TO REMAIN
EXISTING DOUBLE  DOORS AND TRANSOM  TO BE REMOVED
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED.

EXISTING CAST IRON  COLUMN TO REMAIN
PROPOSED GALVANIZED STEEL  CORNICE WITH INTEGRATED  ORNAMENTAL BRACKETS
PROPOSED PAINTED ALUM.  DOOR AND TRANSOM
PROPOSED CONCRETE  SLAB ON METAL DECK
PROPOSED RECESSED  COVE LED LIGHT
PROPOSED 12" HEIGHT PIN  MOUNTED LETTER
PROPOSED PAINTED ALUM.  SIDE PANEL
PROPOSED RESIDENTIAL  INTERCOM, MODEL TBD.

EXISTING WINDOW  TO REMAIN
EXISTING CAST IRON  COLUMN TO REMAIN
EXISTING WINDOW TO REMAIN
EXISTING DOUBLE  DOORS AND TRANSOM  TO BE REMOVED
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED.

EXISTING INDOOR  TO BE REMOVED
EXISTING WINDOW  TO REMAIN
EXISTING DOUBLE  DOORS AND TRANSOM  TO BE REMOVED
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED.

EXISTING CAST IRON  COLUMN TO REMAIN
PROPOSED GALVANIZED STEEL  CORNICE WITH INTEGRATED  ORNAMENTAL BRACKETS
PROPOSED PAINTED ALUM.  DOOR AND TRANSOM
PROPOSED CONCRETE  SLAB ON METAL DECK
PROPOSED RECESSED  COVE LED LIGHT
PROPOSED 12" HEIGHT PIN  MOUNTED LETTER
PROPOSED PAINTED ALUM.  SIDE PANEL
PROPOSED RESIDENTIAL  INTERCOM, MODEL TBD.

EXISTING WINDOW  TO REMAIN
EXISTING CAST IRON  COLUMN TO REMAIN
EXISTING WINDOW TO REMAIN
EXISTING DOUBLE  DOORS AND TRANSOM  TO BE REMOVED
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED.

EXISTING INDOOR  TO BE REMOVED
EXISTING WINDOW  TO REMAIN
EXISTING DOUBLE  DOORS AND TRANSOM  TO BE REMOVED
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED.

EXISTING CAST IRON  COLUMN TO REMAIN
PROPOSED GALVANIZED STEEL  CORNICE WITH INTEGRATED  ORNAMENTAL BRACKETS
PROPOSED PAINTED ALUM.  DOOR AND TRANSOM
PROPOSED CONCRETE  SLAB ON METAL DECK
PROPOSED RECESSED  COVE LED LIGHT
PROPOSED 12" HEIGHT PIN  MOUNTED LETTER
PROPOSED PAINTED ALUM.  SIDE PANEL
PROPOSED RESIDENTIAL  INTERCOM, MODEL TBD.

EXISTING WINDOW  TO REMAIN
EXISTING CAST IRON  COLUMN TO REMAIN
EXISTING WINDOW TO REMAIN
EXISTING DOUBLE  DOORS AND TRANSOM  TO BE REMOVED
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED.

EXISTING INDOOR  TO BE REMOVED
EXISTING WINDOW  TO REMAIN
EXISTING DOUBLE  DOORS AND TRANSOM  TO BE REMOVED
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED.

EXISTING CAST IRON  COLUMN TO REMAIN
PROPOSED GALVANIZED STEEL  CORNICE WITH INTEGRATED  ORNAMENTAL BRACKETS
PROPOSED PAINTED ALUM.  DOOR AND TRANSOM
PROPOSED CONCRETE  SLAB ON METAL DECK
PROPOSED RECESSED  COVE LED LIGHT
PROPOSED 12" HEIGHT PIN  MOUNTED LETTER
PROPOSED PAINTED ALUM.  SIDE PANEL
PROPOSED RESIDENTIAL  INTERCOM, MODEL TBD.

EXISTING WINDOW  TO REMAIN
EXISTING CAST IRON  COLUMN TO REMAIN
EXISTING WINDOW TO REMAIN
EXISTING DOUBLE  DOORS AND TRANSOM  TO BE REMOVED
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED.

EXISTING INDOOR  TO BE REMOVED
EXISTING WINDOW  TO REMAIN
EXISTING DOUBLE  DOORS AND TRANSOM  TO BE REMOVED
EXISTING FIRST FLOOR TO BE PARTIALLY REMOVED.

EXISTING CAST IRON  COLUMN TO REMAIN
PROPOSED GALVANIZED STEEL  CORNICE WITH INTEGRATED  ORNAMENTAL BRACKETS
PROPOSED PAINTED ALUM.  DOOR AND TRANSOM
PROPOSED CONCRETE  SLAB ON METAL DECK
PROPOSED RECESSED  COVE LED LIGHT
PROPOSED 12" HEIGHT PIN  MOUNTED LETTER
PROPOSED PAINTED ALUM.  SIDE PANEL
PROPOSED RESIDENTIAL  INTERCOM, MODEL TBD.
EXISTING CAST IRON COLUMN. PAINTED TO MATCH BUILDING CORNICE.

REDUCED EXISTING CAST IRON COLUMN. PAINTED TO MATCH BUILDING CORNICE.

RELOCATED EXISTING COMMEMORATIVE BUILDING PLAQUE.

ALUM. RECESSED PANEL, PAINTED TO MATCH BUILDING CORNICE.

ALUM. STOREFRONT FRAME, PAINTED BLACK.

ALUM. MEETING RAIL AND TRANSOM, PAINTED TO MATCH BUILDING CORNICE.

ALUM. OUTSWING DOOR, PAINTED TO MATCH BUILDING CORNICE.

1" INSULATED GLASS

RELOCATED

EXISTING CAST IRON COLUMN

SEE ELEVATION DRAWING

PROPOSED RETROFIT RECESSED LIGHT. PROVIDE INSULATION AROUND FIXTURE.

SEALANT JOINT, TYP.

2"

3"

ALUM. ADA SADDLE.

SEE FULL STOREFRONT ELEVATION

11' - 4"

3"

7"
EXTERIOR DETAILS

1. CORNICE SECTION DETAIL THROUGH RECESSED PANEL

2. CORNICE SECTION DETAIL THROUGH ORNAMENTAL BRACKET

- EXISTING MASONRY EXTERIOR WALL
- EXISTING WINDOW TO REMAIN
- RECESSED LED COVE LIGHT
- RELOCATED EXISTING CAST IRON COLUMN.
- ORNAMENTAL BRACKET BEYOND.

- TREADED ROD ANCHORS EXPOSED SET INTO EXISTING WALL, TYP.
- EXISTING MASONRY EXTERIOR WALL
- RELOCATED EXISTING CAST IRON COLUMN.
- ORNAMENTAL BRACKET BEYOND.
- CORNICE EXTRUSION BEYOND
- COUNTER FLASHING

- GALVANIZED STEEL CORNICE, PAINTED TO MATCH BUILDING CORNICE.
- GALVANIZED STEEL ORNAMENTAL BRACKET, PAINTED TO MATCH BUILDING CORNICE.
- PIN MOUNTED LETTERING GALLVANIZED STEEL ORNAMENTAL BRACKET, PAINTED TO MATCH BUILDING CORNICE.

- 3" = 1'-0" 1 CORNICE SECTION DETAIL THROUGH RECESSED PANEL
- 3" = 1'-0" 2 CORNICE SECTION DETAIL THROUGH ORNAMENTAL BRACKET
- 1 1/2" = 1'-0" 3 PROPOSED CORNICE ENLARGE ELEVATION

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APPENDIX-
CONSTRUCTION PHASING DIAGRAMS
REAR ADDITION FILED UNDER SEPARATE APPLICATION, DOCKET # LPC-22-05611
EXISTING CAST IRON COLUMN TO REMAIN
RELOCATED EXISTING CAST IRON COLUMN.

NEW HSS COLUMN
NEW HSS COLUMN

INTERIOR PARTITIONS TO BE DEMO, TYP.
STAIR TO SECOND FLOOR TO BE DEMOLISHED.
TEMPORARY COLUMNS TO REMAIN TILL RELOCATION OF CAST IRON COLUMN AND STOREFRONT INSTALLATION.

TENANT ACCESS/EGRESS PATH
REMOVE DOOR FOR NEW TENANT STAIR ACCESS
NEW STAIR DEMISING WALL
NEW FLOOR INFILL AT EXISTING FIRST FLOOR STAIR.
DEMO EXISTING DEMISING WALL.
SECOND MEANS OF EGRESS FROM 2ND TO 5TH FLOOR.
APARTMENT INTERIOR RENOVATION UNDER SEPARATE APPLICATION.
APARTMENT INTERIOR RENOVATION UNDER SEPARATE APPLICATION.

LEGEND:
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Borough of Manhattan

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