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304 CANAL STREET
NEW YORK, NEW YORK

MIXED-USE: RETAIL/RESIDENTIAL

SCOPE OF WORK

304 CANAL STREET (AKA 57 LISPENARD STREET) IS LOCATED IN THE TRIBECA EAST LANDMARK DISTRICT.

GENERAL SCOPE : EXISTING RETAIL USE GROUND FLOOR TO REMAIN. CONVERSION OF CELLAR FLOOR FROM ACCESSORY STORAGE TO RETAIL. CONVERSION OF FLOORS 2 TO 5 TO RESIDENTIAL USE, ONE UNIT PER FLOOR.

LANDMARKS PUBLIC REVIEW SCOPE : REPLACEMENT OF THE EXISTING STOREFRONTS ON BOTH CANAL AND LISPENARD STREET FACADES; NEW ELEVATOR AND STAIR BULKHEAD; NEW MECHANICAL EQUIPMENT AT THE ROOF; REMOVAL OF EXISTING ELEVATOR BULKHEAD FACING LISPENARD STREET.

LPC

BLOCK: 210 LOT: 18

304 CANAL STREET
(AKA 57 LISPENARD STREET)

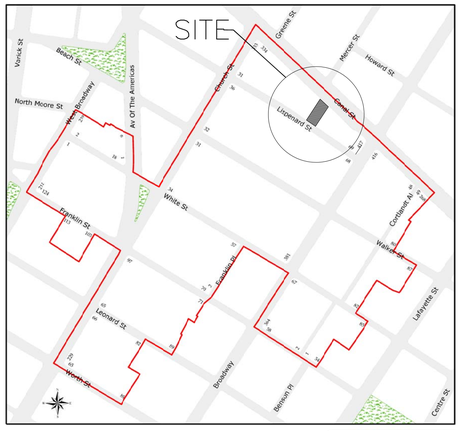
DATE: 1860-61
ARCHITECT : JOHN BUTLER SNOOK
TYPE: STORE AND LOFT
STYLE: ITALIANATE
METHOD OF CONSTRUCTION: MASONRY WITH CAST-IRON ELEMENTS
STORIES: 5

EXCERPT FROM DESIGNATION REPORT FOR TRIBECA EAST HISTORIC DISTRICT:

THIS FIVE-STORY STORE AND LOFT BUILDING, EXTENDING THROUGH THE BLOCK, HAS FRONTAGES OF THIRTY-SEVEN-AND-ONE-HALF FEET ALONG CANAL STREET AND THIRTY-SEVEN FEET ALONG LISPENARD STREET. ...THE ALMOST IDENTICAL ITALIANATE FACADES ARE EACH COMPOSED OF A TWO-STORY CAST-IRON BASE AND A THREE-STORY STONE-FRONTED (NOW PAINTED) UPPER SECTION. THE BASE OF EACH FACADE EXHIBITS FLUTED PIERS AND ENGAGED COLUMNS AT THE STOREFRONT AS WELL AS THE SECOND STORY WHERE THEY FLANK PAIRED ARCHED WINDOWS IN CAST-IRON FRAMES. THE UPPER STORIES DISPLAY PAIRED WINDOWS WITH METAL LINTELS AND PEDIMENTS, STONE QUOINING, AND BRACKETED METAL CORNICES. ON THE CANAL STREET FACADE, ADDITIONAL SURVIVING HISTORIC ELEMENTS IN CLUDE A STEPPED VAULT, WOOD DOORS WITH GLASS PANELS, WOOD-FRAMED SHOW WINDOWS, AND A WOOD STOREFRONT AT THE FIRST STORY, AND WOOD SASH WINDOWS ABOVE. ON THE LISPENARD STREET FACADE, HISTORIC FABRIC INCLUDES AN OVER HEAD SHUTTER AT THE FIRST STORY AND SEVERAL WOOD SASH WINDOWS AND AN IRON FIRE ESCAPE ABOVE.

2 HISTORICAL TAX PHOTO
SCALE: NTS

Tribeca East



Tribeca East
Historic District
Manhattan

Designated December 2, 1992

Historic District Boundaries

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION

1 LOCATION MAP
SCALE: NTS

CLIENT
304 CANAL STREET LLC

PROJECT
304 CANAL STREET

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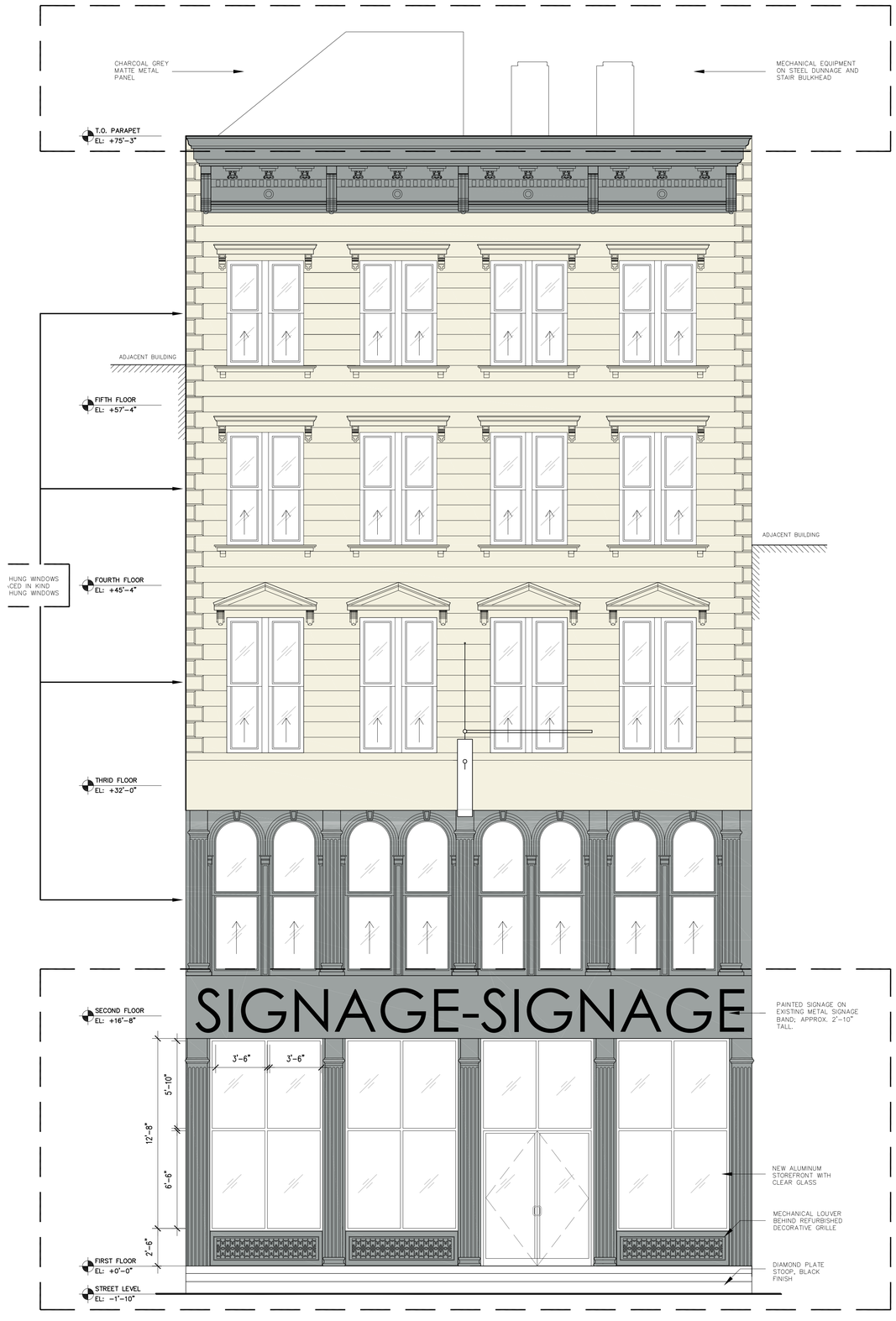
2 CANAL STREET EXISTING FACADE



1 CANAL STREET PROPOSED FACADE
1/4"=1'-0"

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TITLE
CANAL STREET BUILDING ELEVATION

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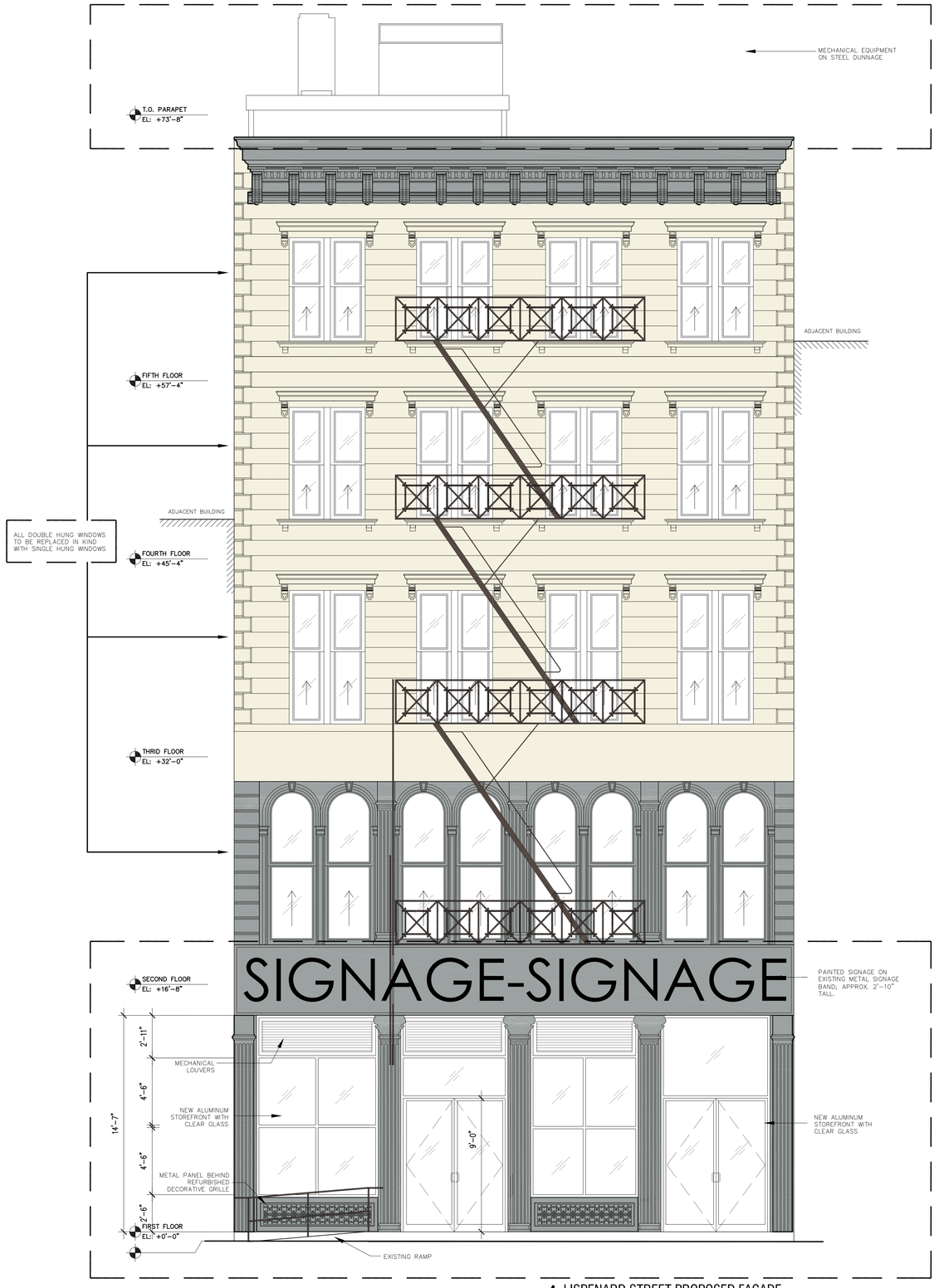
2 LISPENARD STREET EXISTING FACADE



1 LISPENARD STREET PROPOSED FACADE
1/4"=1'-0"

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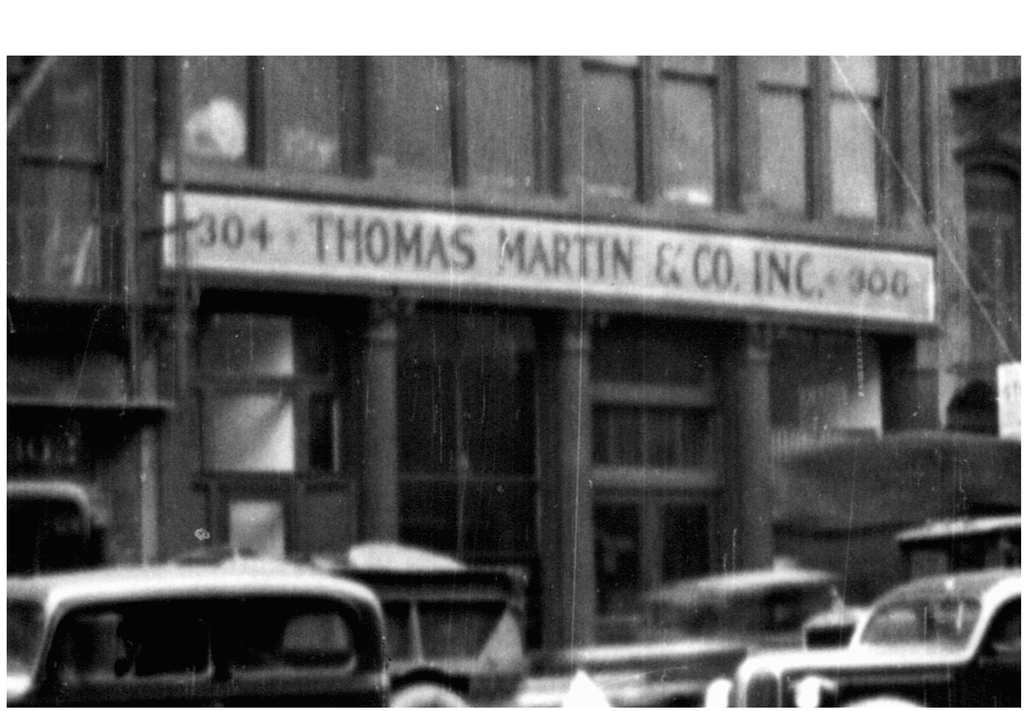
2 HISTORIC BUILDING PHOTOGRAPH



1 HISTORIC BUILDING PHOTOGRAPH : STOREFRONT CLOSE UP

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HISTORICAL CANAL STREET PHOTOGRAPHS

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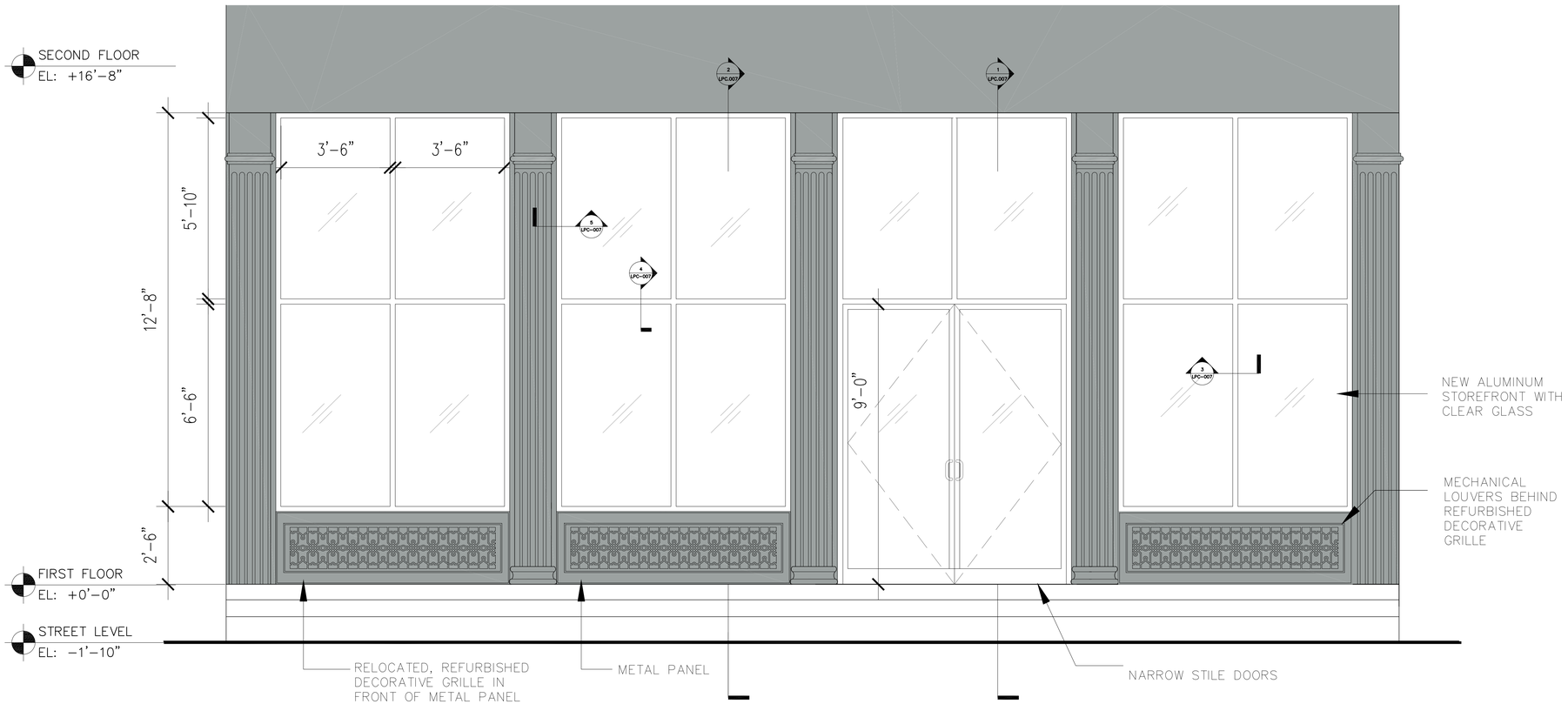
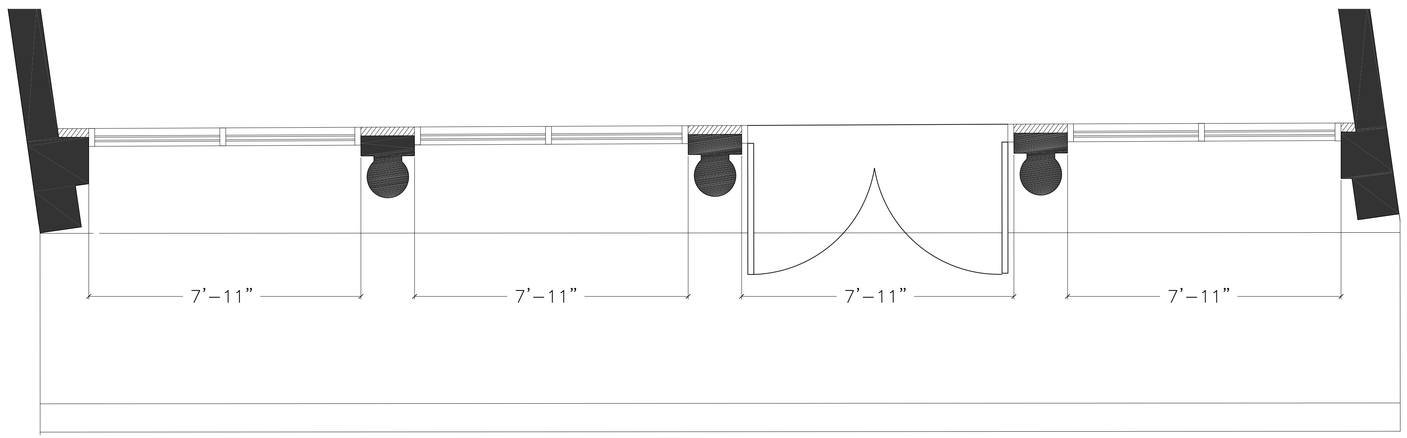


2 CANAL STREET STOREFRONT ELEVATION
1/2"=1'-0"



CANAL STREET

1 CANAL STREET ENLARGED FLOOR PLAN
1/2"=1'-0"

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CANAL STREET STOREFRONT
ENLARGED PLAN AND ELEVATION

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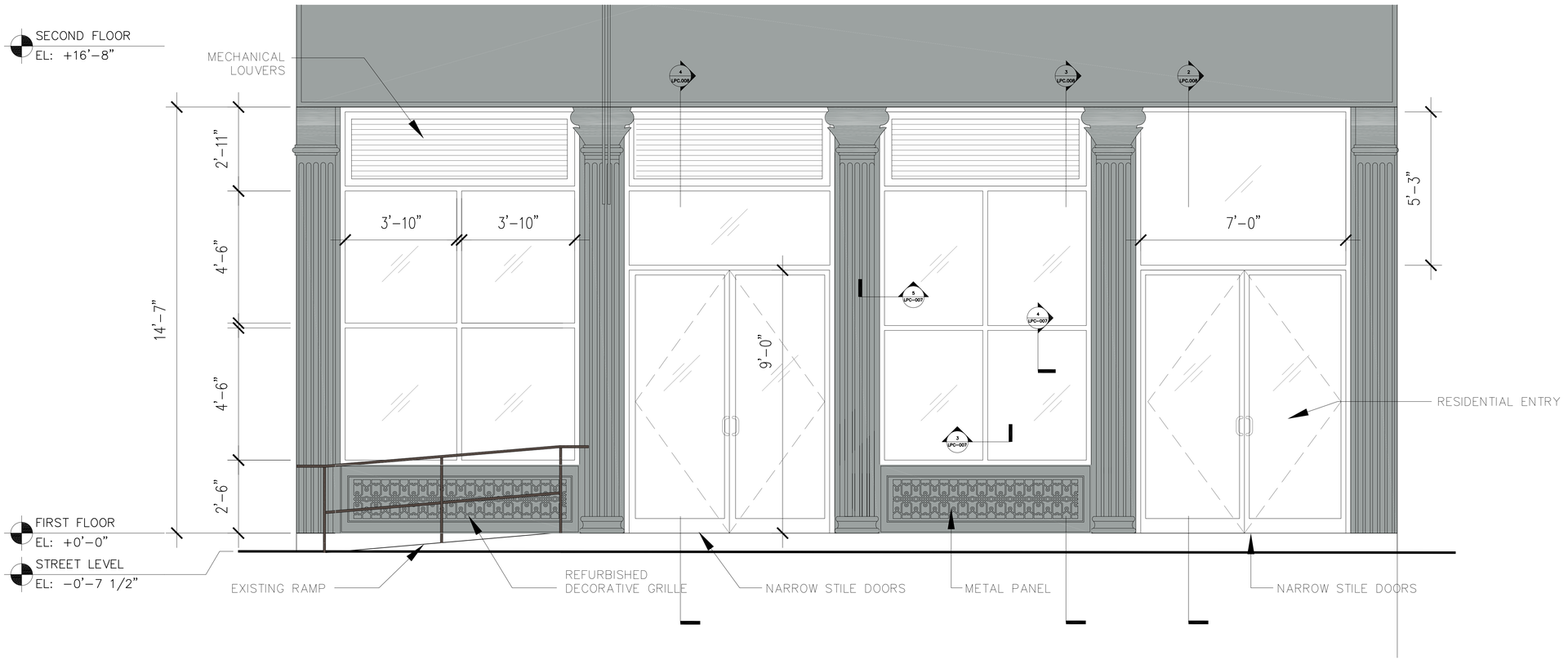
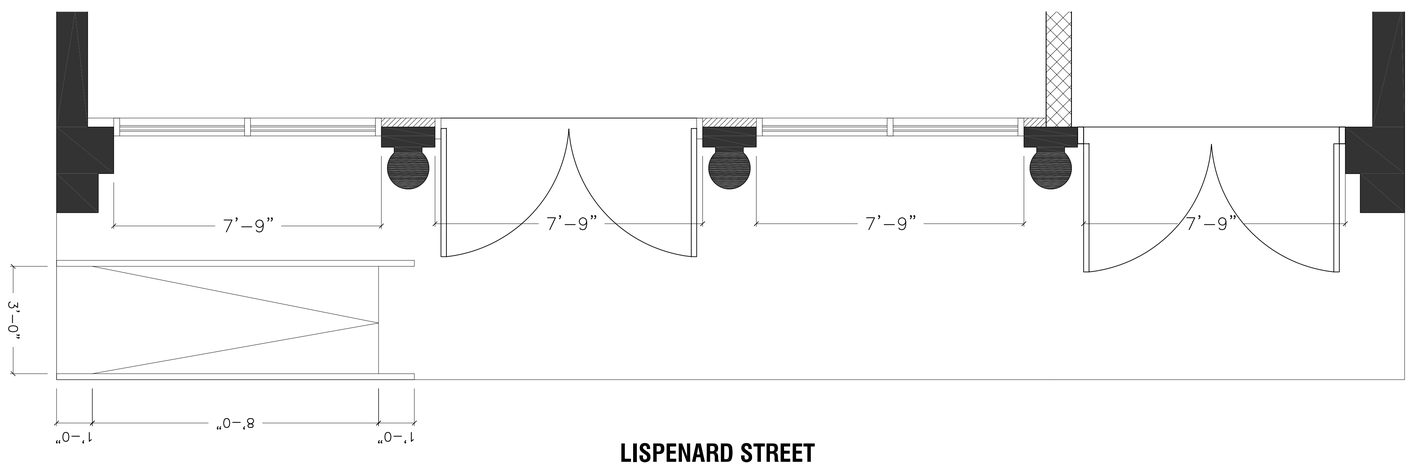


2 LISPENARD STREET STOREFRONT ELEVATION
1/2"=1'-0"



LISPENARD STREET

1 LISPENARD STREET ENLARGED FLOOR PLAN
1/2"=1'-0"

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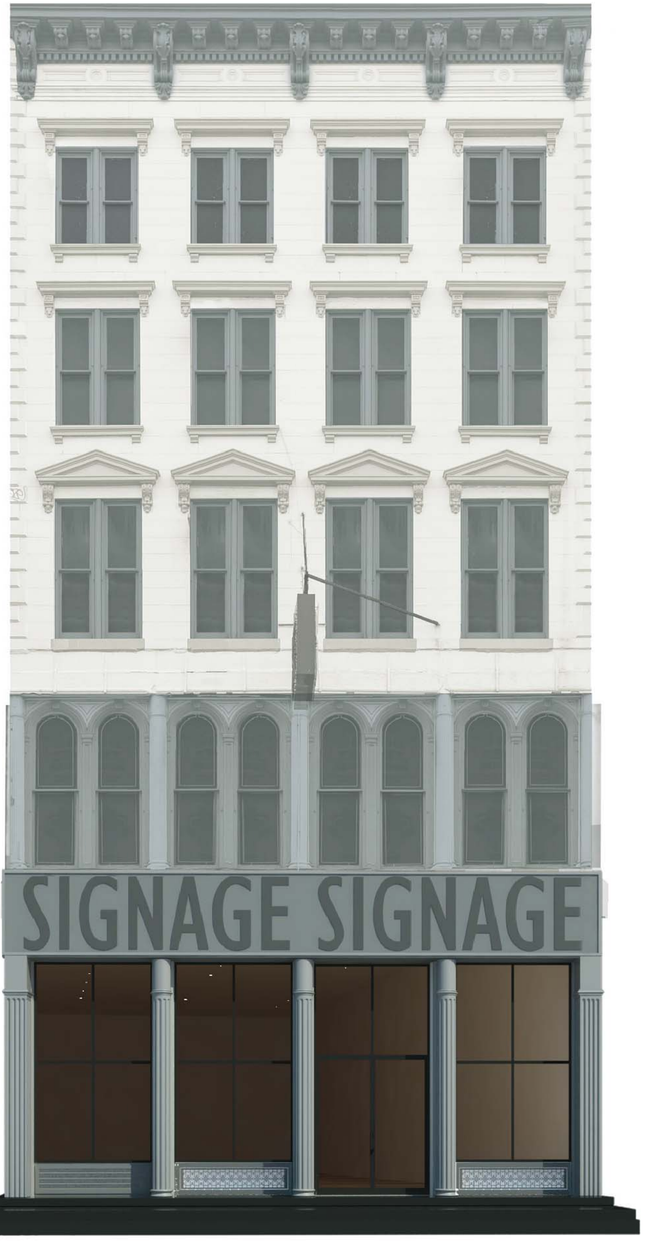

2 CANAL STREET STOREFRONT ELEVATION RENDERING

1 CANAL STREET STOREFRONT RENDERING

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2 LISPENARD STREET STOREFRONT ELEVATION RENDERING

1 LISPENARD STREET STOREFRONT RENDERING

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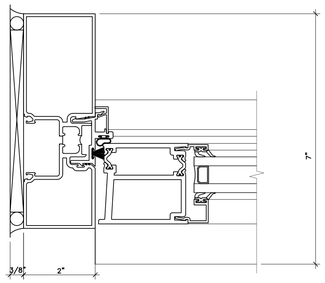
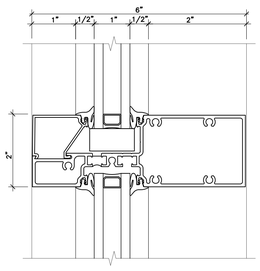


5 CANAL STREET STOREFRONT DETAIL - JAMB
6"=1'-0"



4 CANAL STREET STOREFRONT DETAIL - HORIZONTAL MULLION
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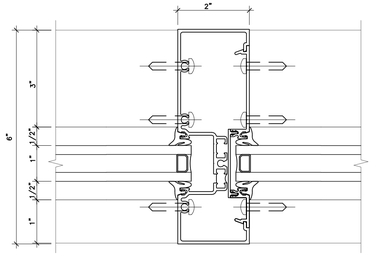
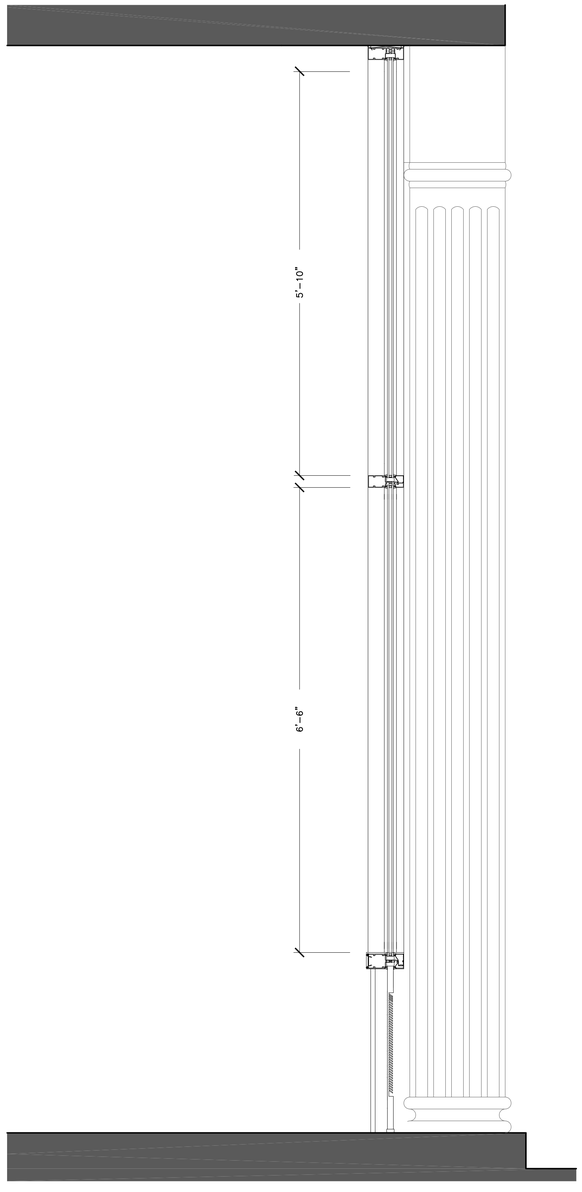
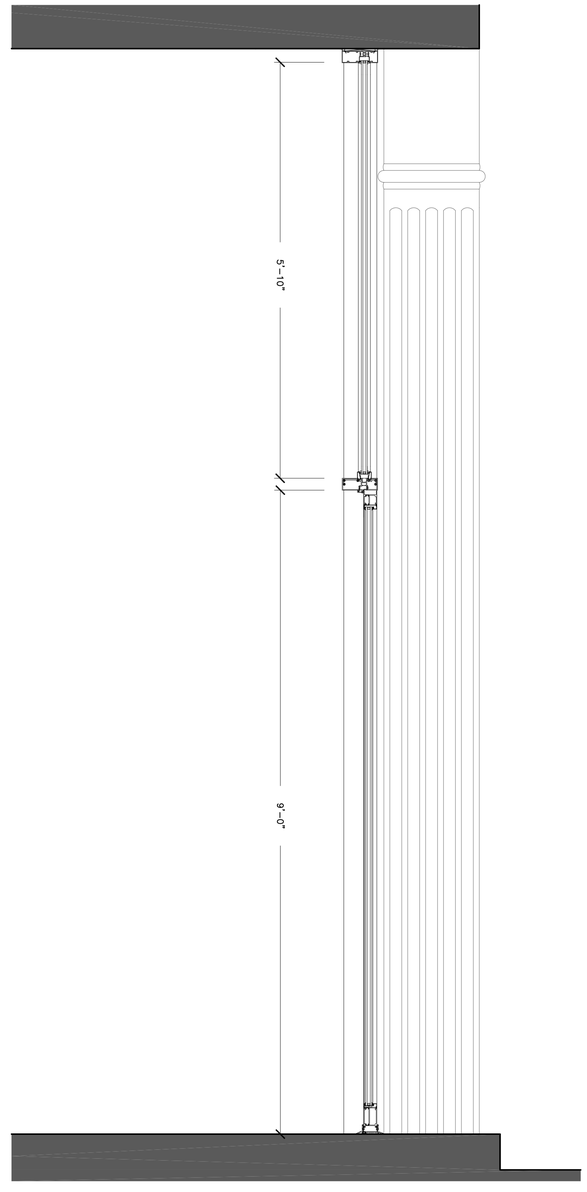


3 CANAL STREET STOREFRONT DETAIL - VERTICAL MULLION
6"=1'-0"



2 CANAL STREET RETAIL STOREFRONT WINDOW SECTION
1"=1'-0"



1 CANAL STREET RETAIL STOREFRONT DOOR SECTION
1"=1'-0"

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CANAL STREET RETAIL STOREFRONT SECTIONS AND DETAILS

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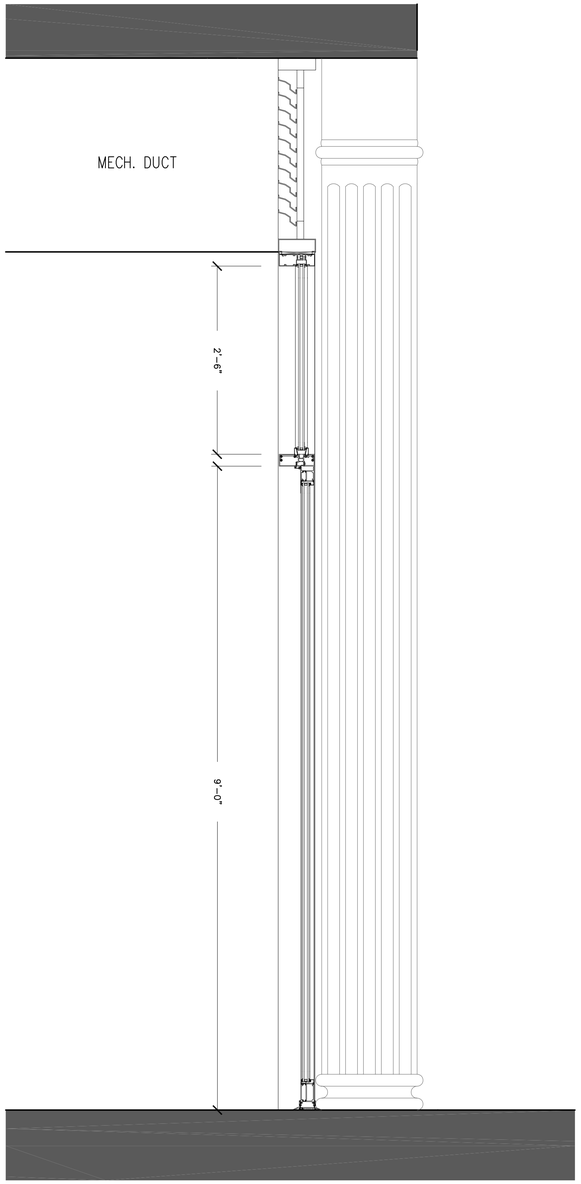
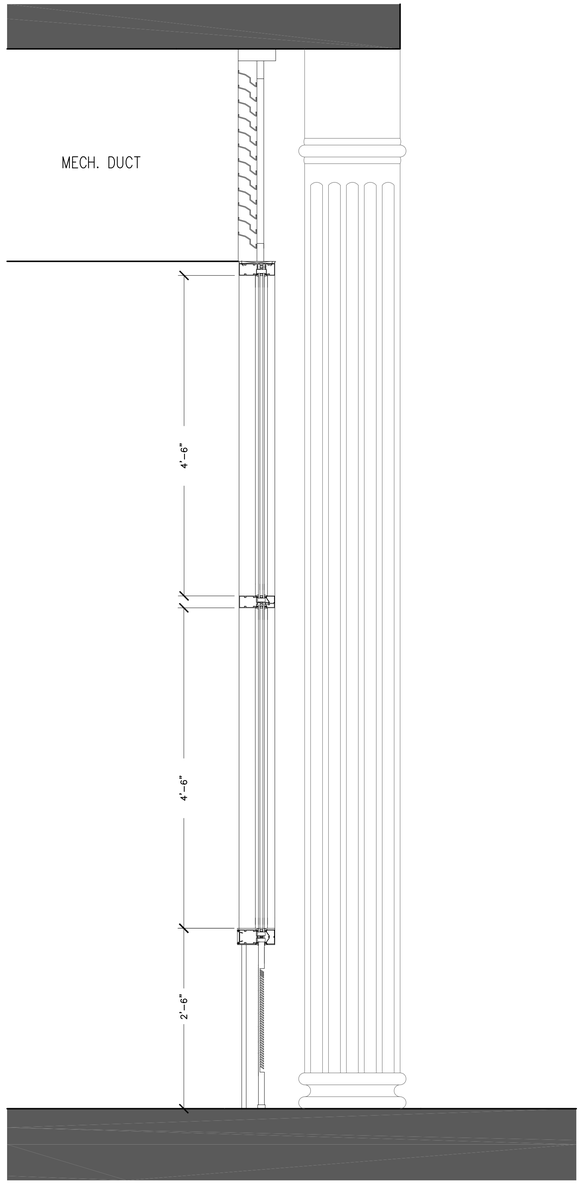
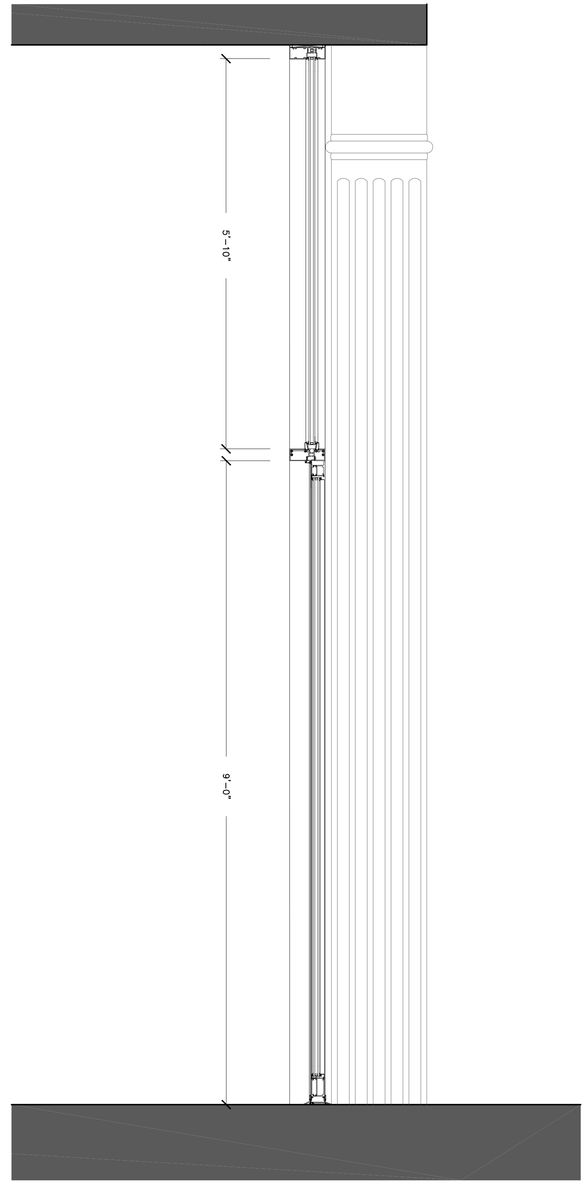


4 LISPENARD STOREFRONT WINDOW SECTION
1"=1'-0"



3 LISPENARD STOREFRONT WINDOW SECTION
1"=1'-0"



2 LISPENARD RESIDENTIAL DOOR SECTION
1"=1'-0"

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DOB ID NUMBER:

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LISPERNARD STREET RESIDENTIAL
STOREFRONT SECTIONS

SEAL & SIGNATURE

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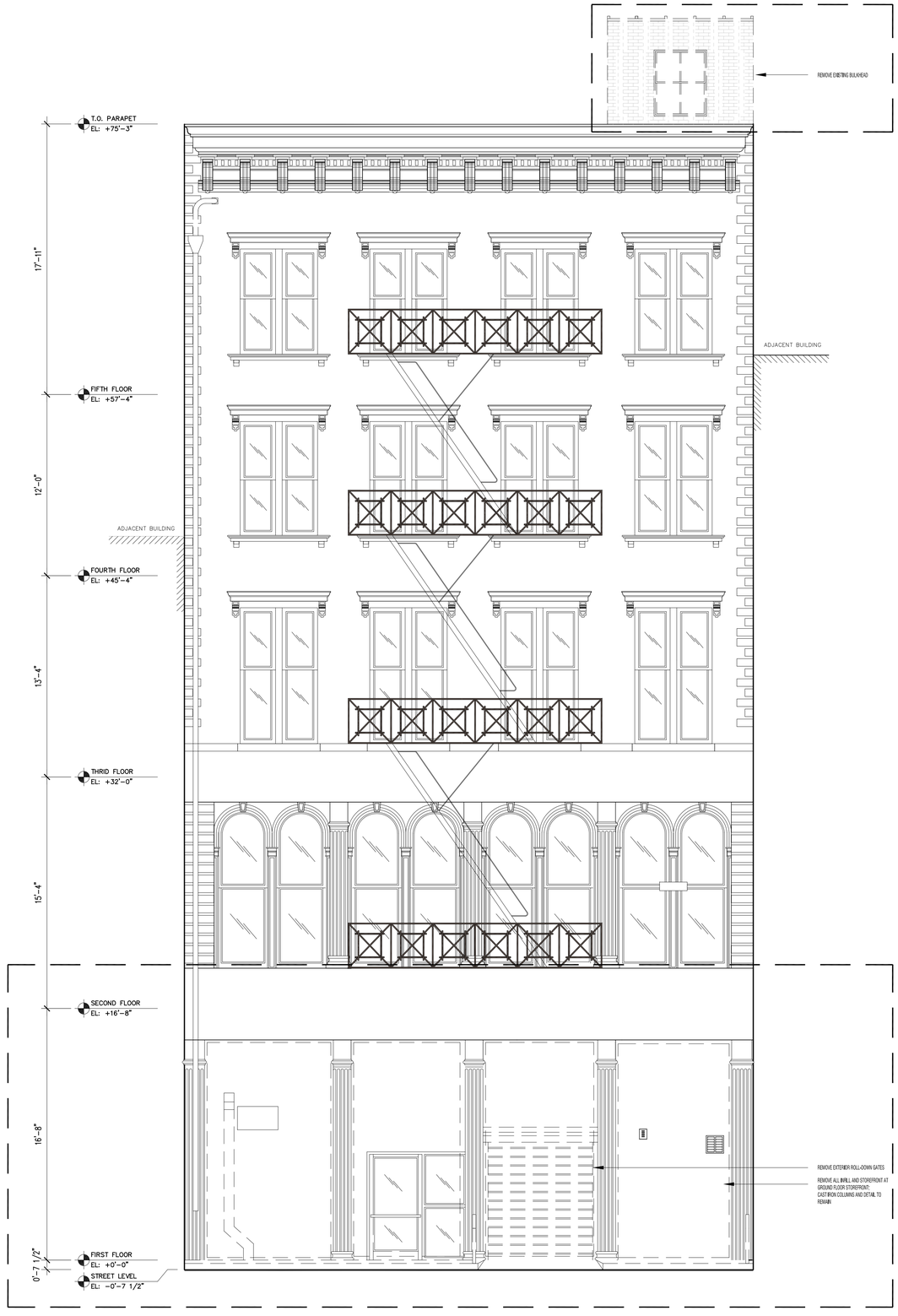
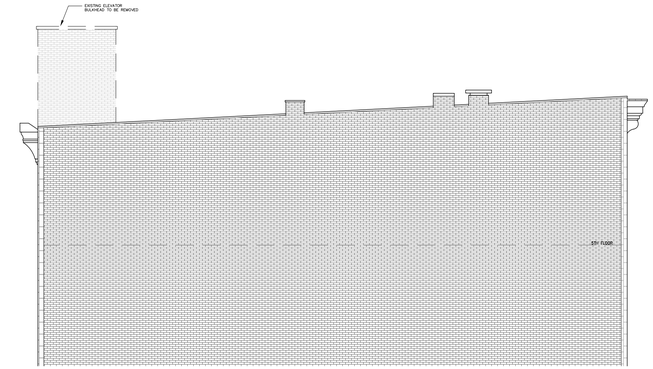
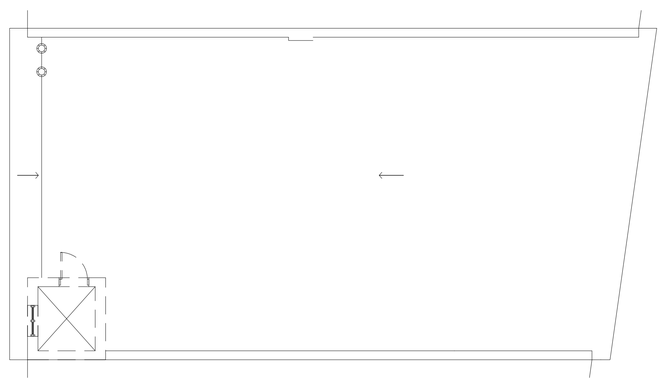


2 LISPENARD STREET DEMOLITION ELEVATION
SCALE: 1/4"=1'-0"



3 EXISTING PARTIAL EAST ELEVATION
SCALE: 1/8"=1'-0"



1 ROOF DEMOLITION PLAN
SCALE: 1/8"=1'-0"

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DOB ID NUMBER:

TITLE

ELEVATOR BULKHEAD DEMOLITION PLANS

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CHK BY:	JB, RE
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3 LISPENARD STREET VIEW OF EXISTING BULKHEAD

2 EXISTING ELEVATOR BULKHEAD

1 EXISTING ELEVATOR BULKHEAD

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EXISTING ELEVATOR BULKHEAD PHOTOGRAPHS

SEAL & SIGNATURE

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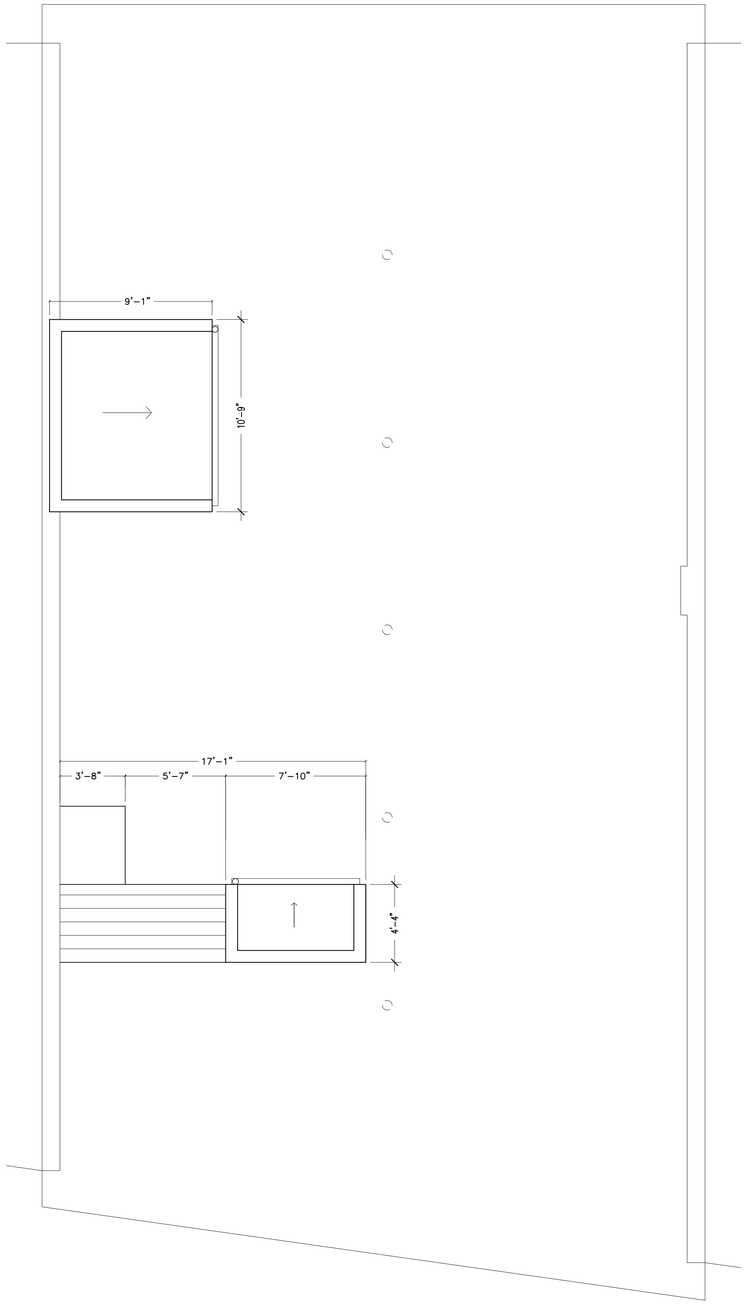
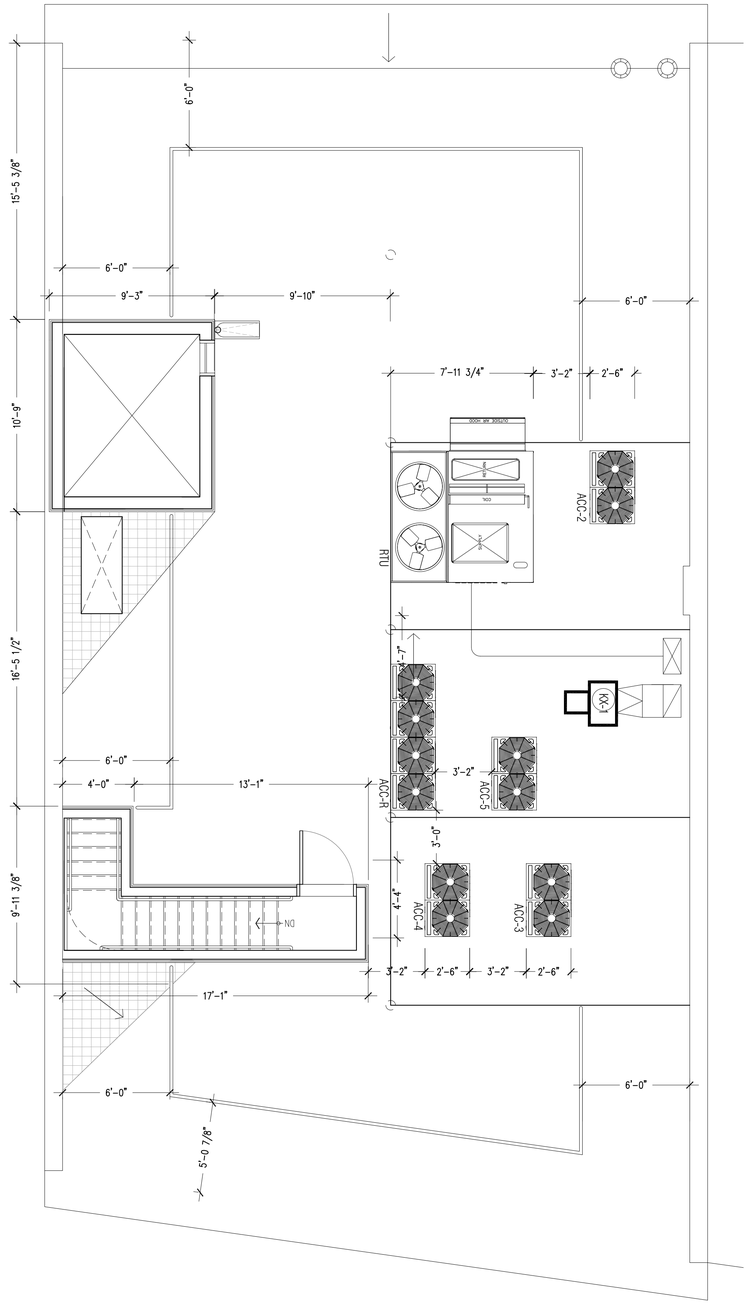


2 UPPER ROOF PLAN
SCALE: 1/4"=1'-0"



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

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ROOF PLANS

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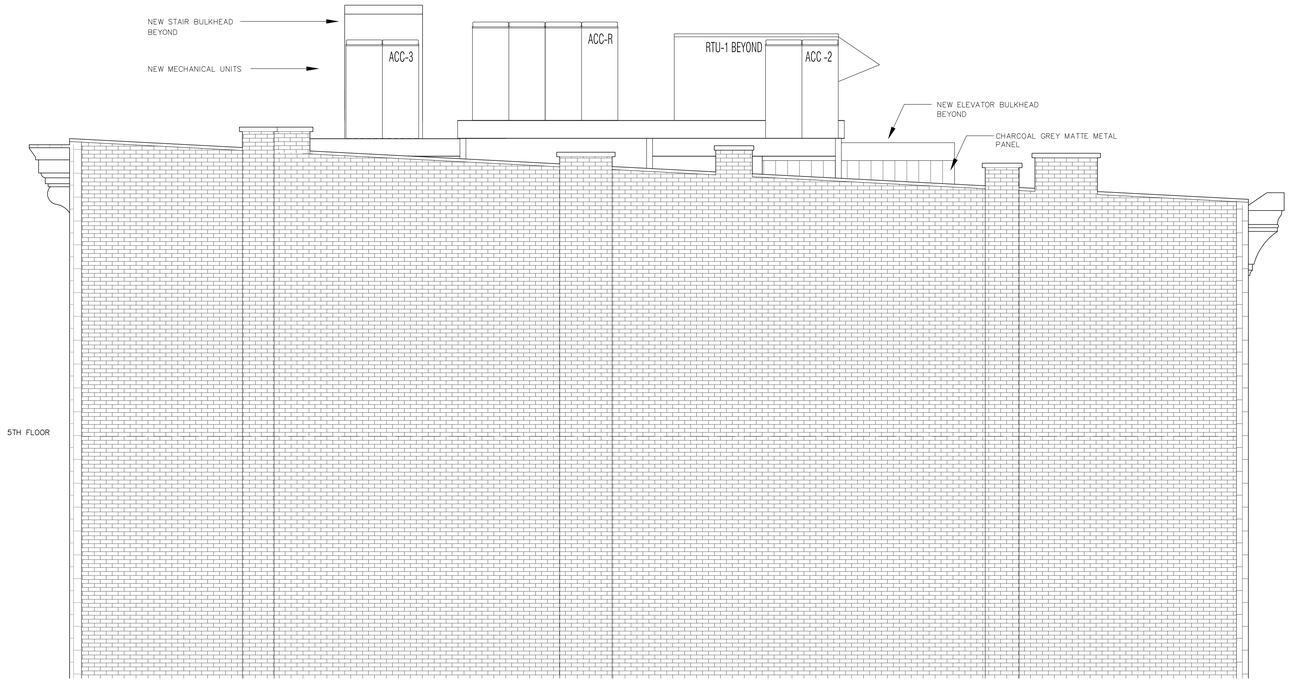
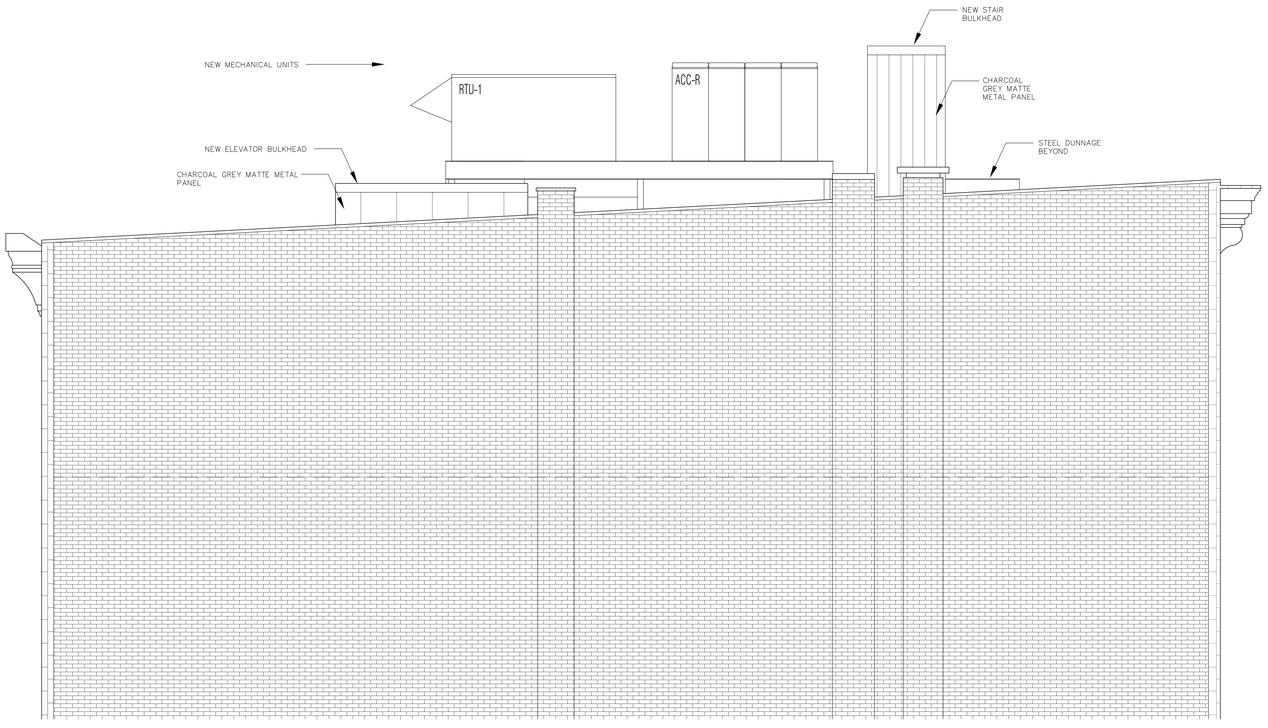
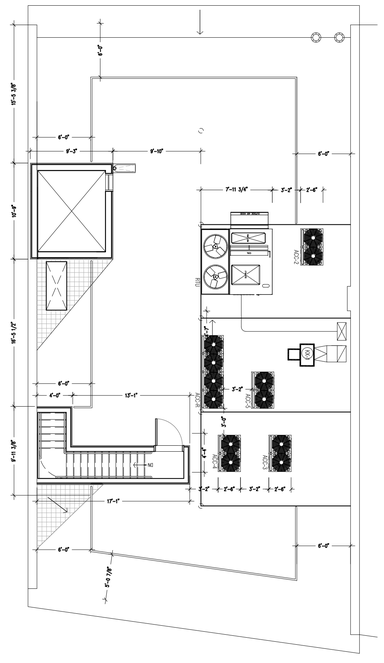


3 WEST ELEVATION
1/4"=1'-0"



2 EAST ELEVATION
1/4"=1'-0"



1 ROOF PLAN
1/8"=1'-0"

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PARTIAL EAST AND WEST ELEVATIONS

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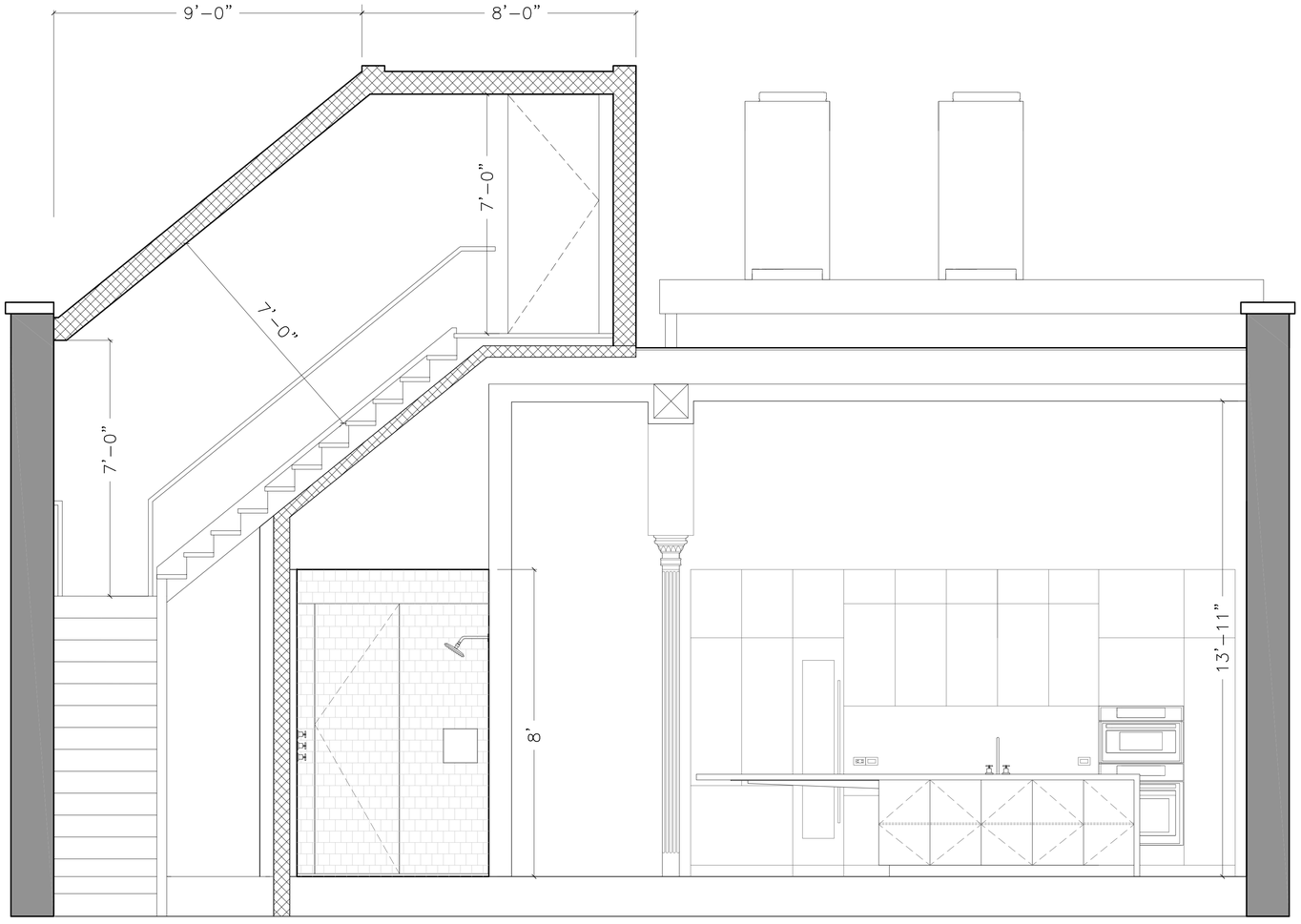
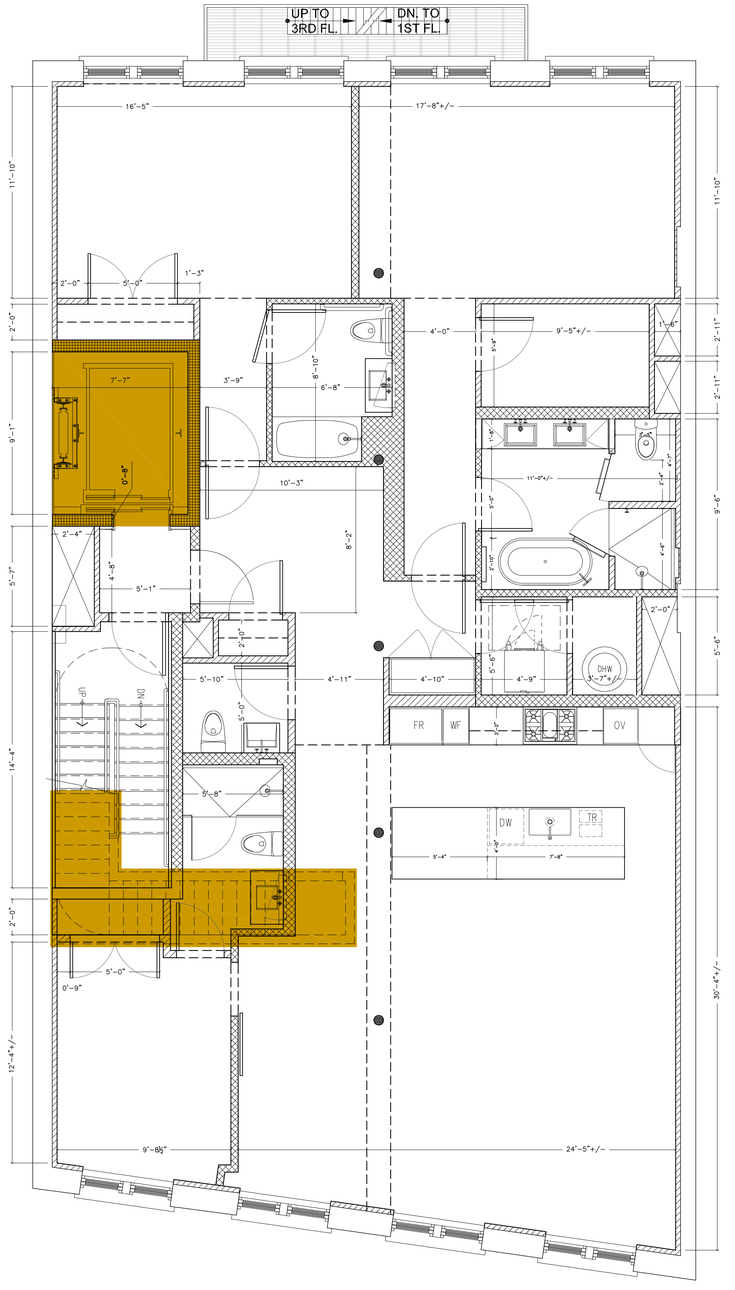
LEGEND

BULKHEAD



2 PARTIAL SECTION
SCALE: 1/2"=1'-0"



1 FIFTH FLOOR PLAN
SCALE: 1/4"=1'-0"

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FIFTH FLOOR PLAN AND PARTIAL SECTION

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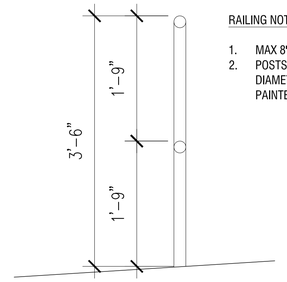
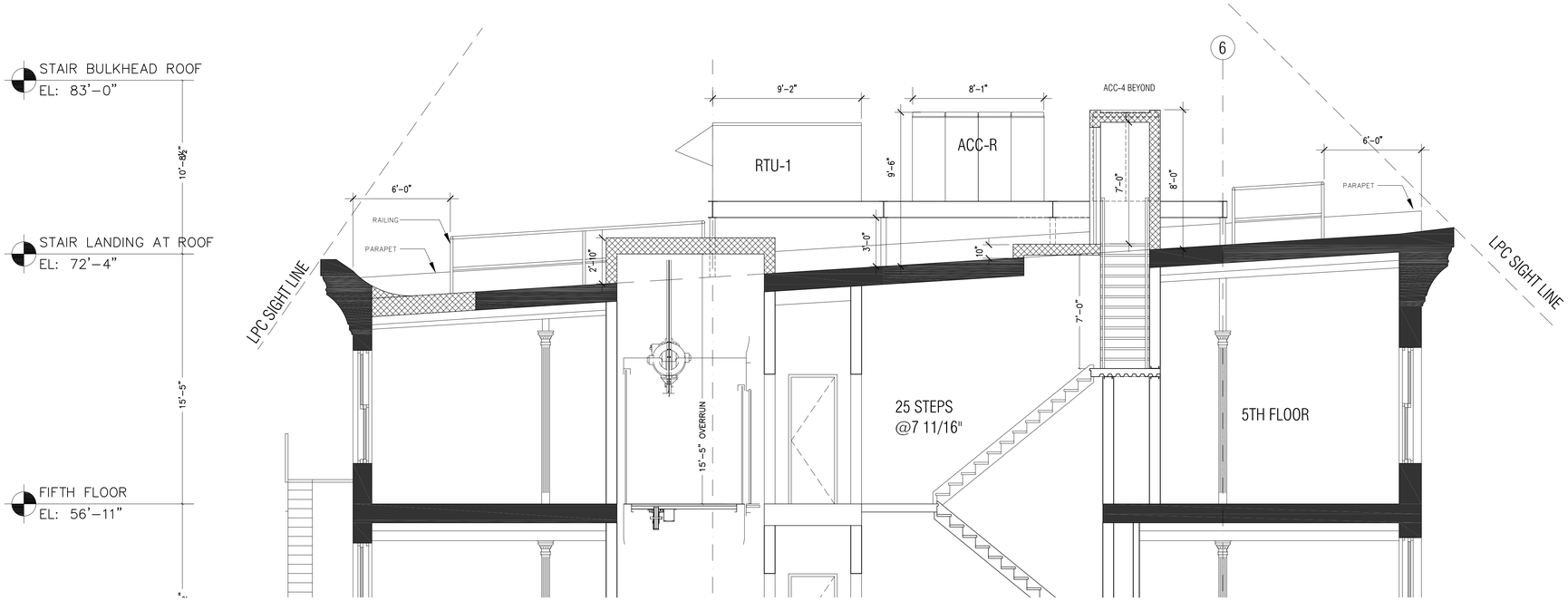


RAILING NOTES:

1. MAX 8'-0" BETWEEN POSTS.
2. POSTS AND RAILS 2" DIAMETER METAL PIPE; PAINTED GRAY.

2 RAILING SECTION
SCALE: 1"=1'-0"



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

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TITLE
ROOF SECTION

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4 MOCK UP PHOTO LOOKING SOUTH

3 MOCK UP PHOTO LOOKING NORTH

2 MOCK UP PHOTO LOOING NORTH

1 MOCK UP PHOTO LOOKING NORTH

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MOCK UP PHOTOGRAPHS

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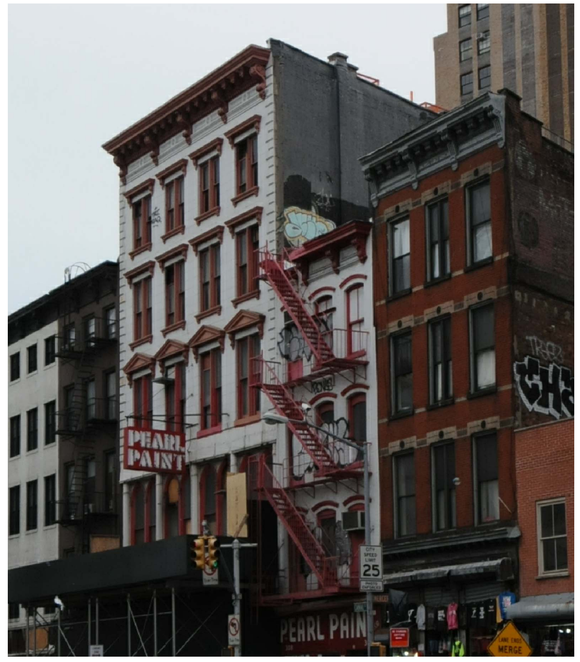
LPC-017

CAD FILE NO.

4 LISPENARD STREET LOOKING EAST

3 LISPENARD STREET LOOKING WEST

2 CANAL STREET LOOKING WEST



1 CANAL STREET LOOKING EAST

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3 CANAL STREET LOOKING WEST

2 LISPENARD STREET LOOKING WEST

1 CANAL STREET LOOKING EAST

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304 CANAL STREET

AREA OF VISIBILITY

1 MOCK-UP VISIBILITY MAP
1:2000

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BULKHEADS, RAILING, AND MECHANICAL EQUIPMENT MOCK-UP VISIBILITY MAP

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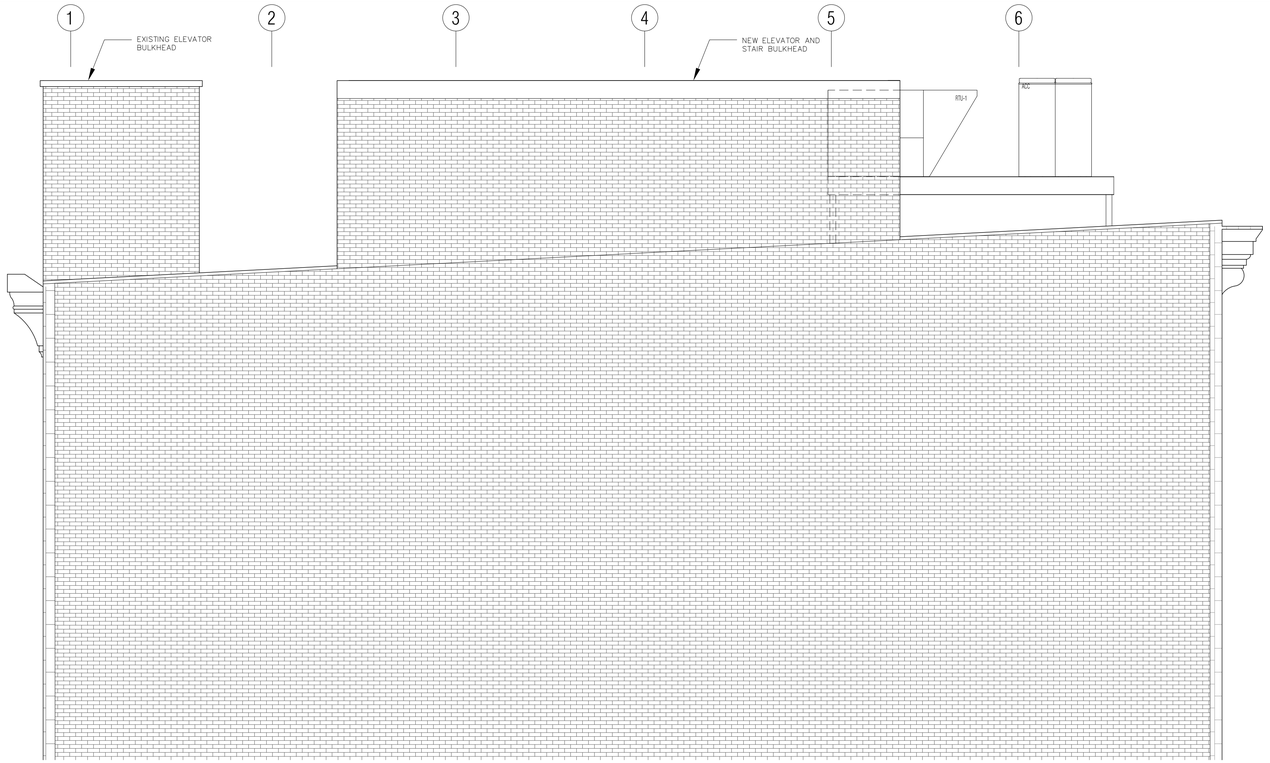
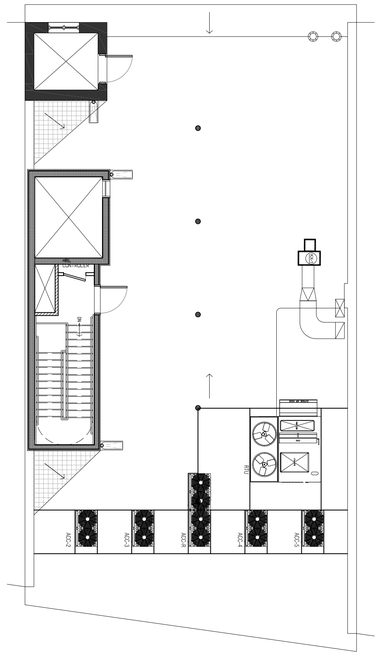
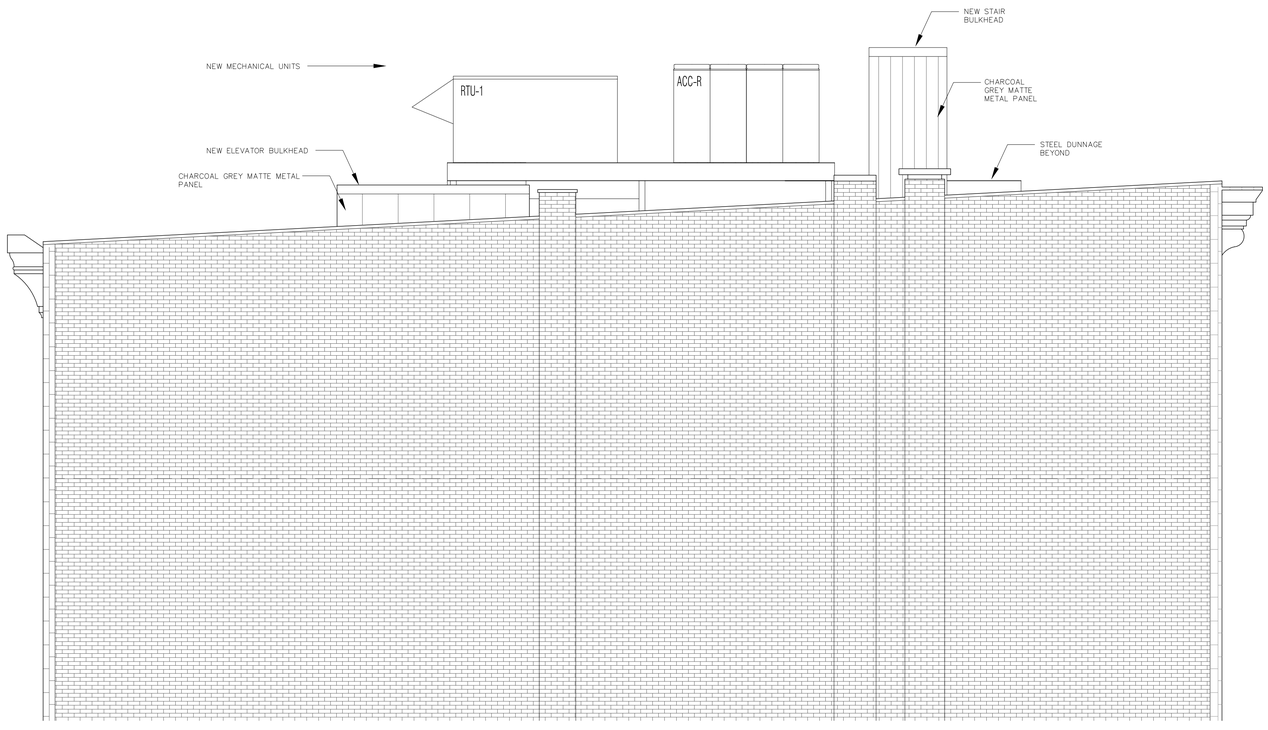


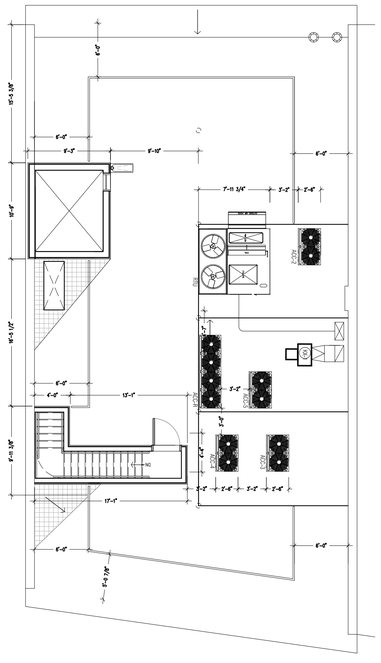
2 PARTIAL WEST ELEVATION
1/2"=1'-0"



2 PREVIOUS ROOF PLAN
1/2"=1'-0"



1 PARTIAL EAST ELEVATION
1/2"=1'-0"



1 ROOF PLAN
1/2"=1'-0"

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BULKHEAD AND MECH EQUIP COMPARISON

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4 LISPENARD STREET LOOKING EAST

3 LISPENARD STREET LOOKING WEST

2 CANAL STREET LOOKING WEST

1 CANAL STREET LOOKING EAST

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