

READE ST. AND DUANE ST. WINDOWS REPLACEMENT



LANDMARKS PRESERVATION COMMISSION

72 READE STREET / 112 DUANE ST FACADE

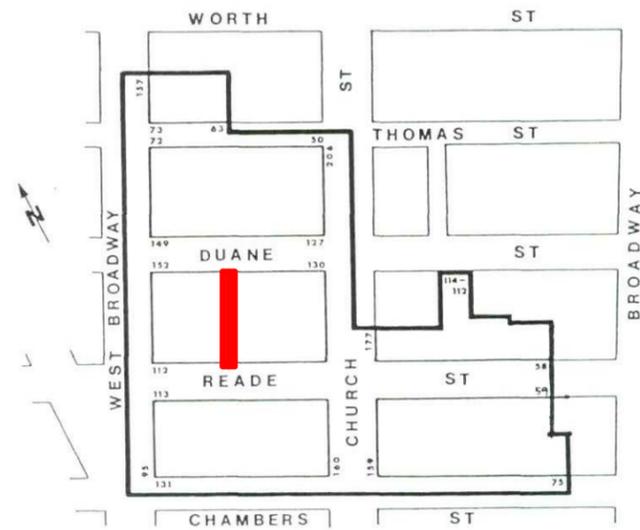
NEW YORK, NEW YORK,
10007

LANDMARKS SUBMISSION: 14 JANUARY 2016

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7 Dey Street, Suite 302
New York, NY 10007
212.346.0705
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72 READE STREET



TRIBECA SOUTH HISTORIC DISTRICT

Designated December 8, 1992 Landmarks Preservation Commission

Numbers indicate buildings within boundaries of historic district.

112 DUANE STREET



SITE INFORMATION

72 READE STREET / 112 DUANE STREET

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EXISTING WINDOWS TO BE REPLACED

72 READE STREET / 112 DUANE STREET

NEW YORK, NEW YORK,
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72 READE ST. FACADE - EXISTING

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EXISTING WINDOWS TO BE REPLACED

112 DUANE ST. FACADE - EXISTING

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ILLUSTRATION OF ELEVATION - J.L.GILES THOMAS BONARD - MUSEUM OF THE CITY OF NEW YORK - 1864

72 READE ST. - HISTORIC ILLUSTRATION

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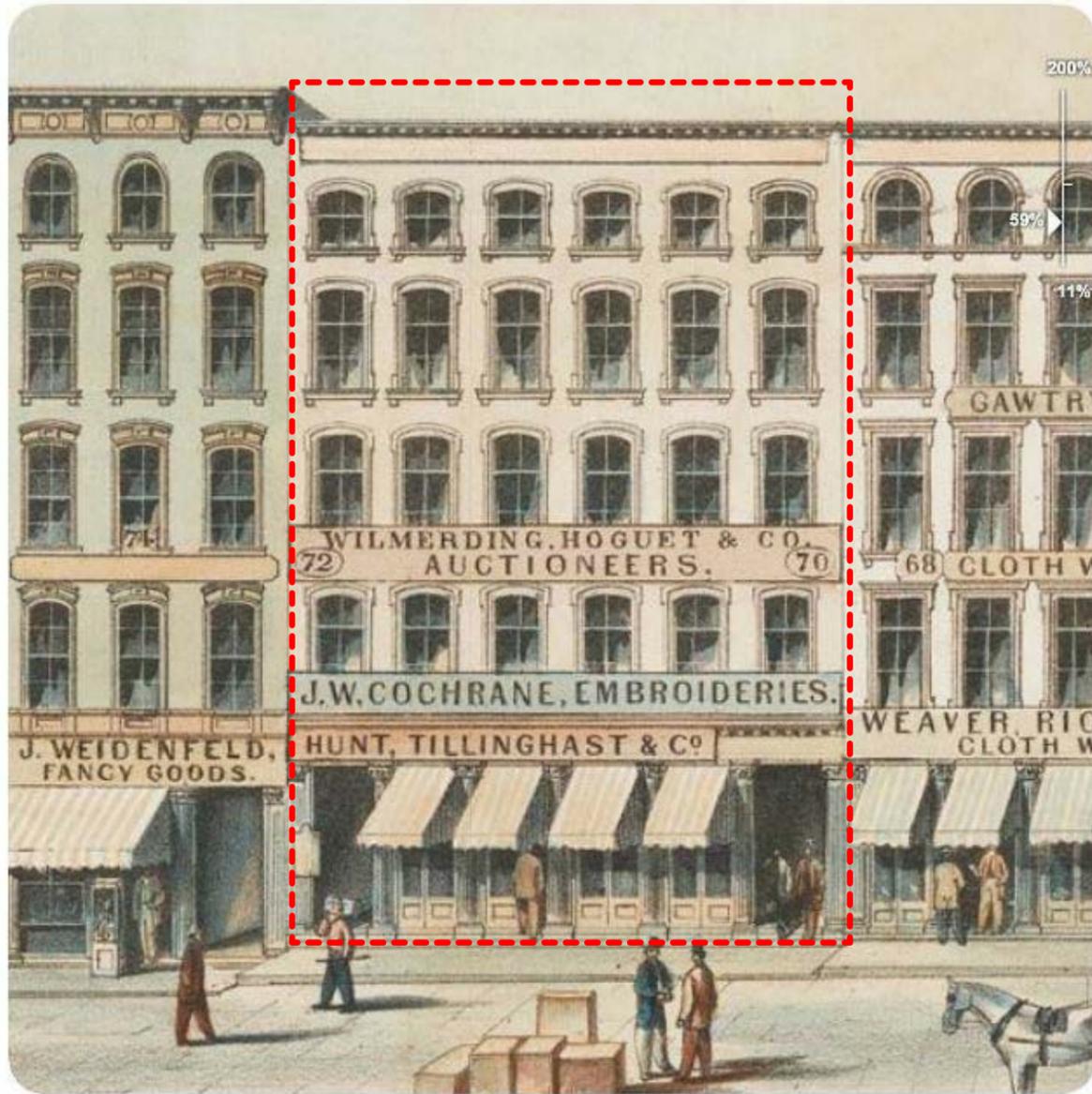
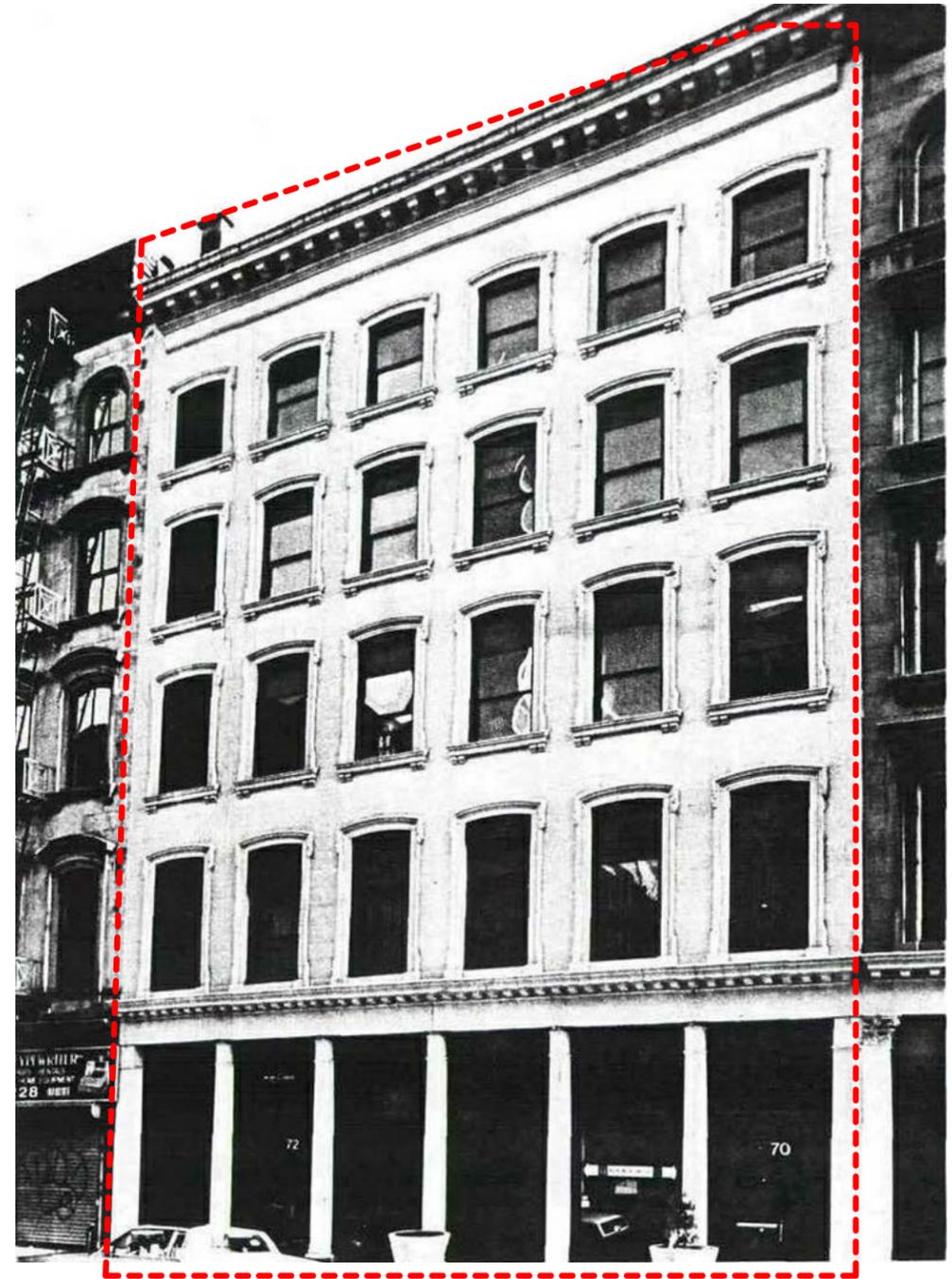


ILLUSTRATION OF ELEVATION - J.L.GILES THOMAS BONARD - MUSEUM OF THE CITY OF NEW YORK - 1864



FACADE PHOTOGRAPH - TRIBECA SOUTH HISTORIC DISTRICT DESIGNATION REPORT. NYC LANDMARKS PRESERVATION COMMISSION

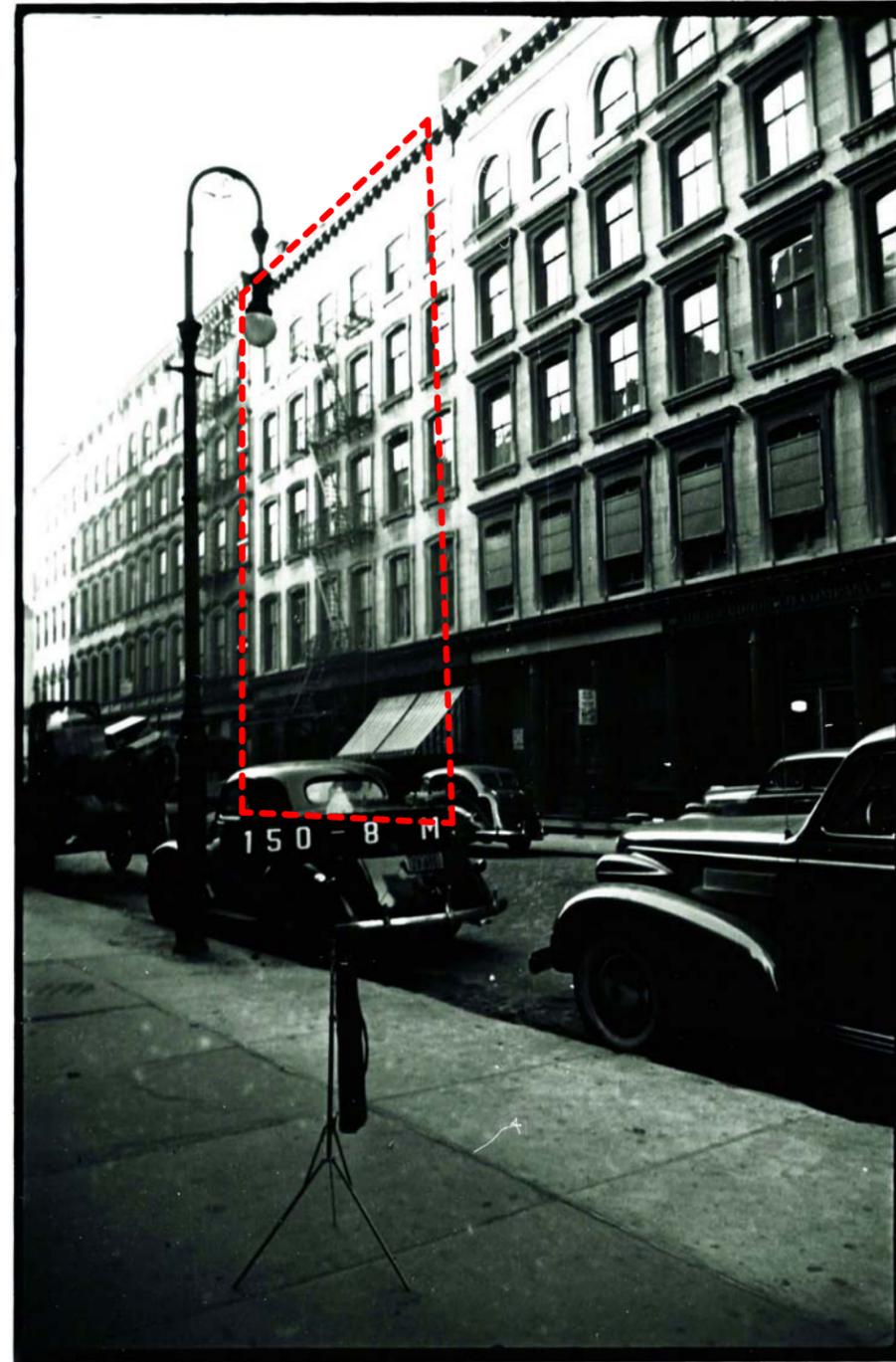
72 READE ST. - HISTORIC IMAGES

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FACADE PHOTOGRAPH - ca.1940 - NEW YORK CITY DEPARTMENT OF RECORDS. MUNICIPAL ARCHIVES - "TAX" DEPARTMENT

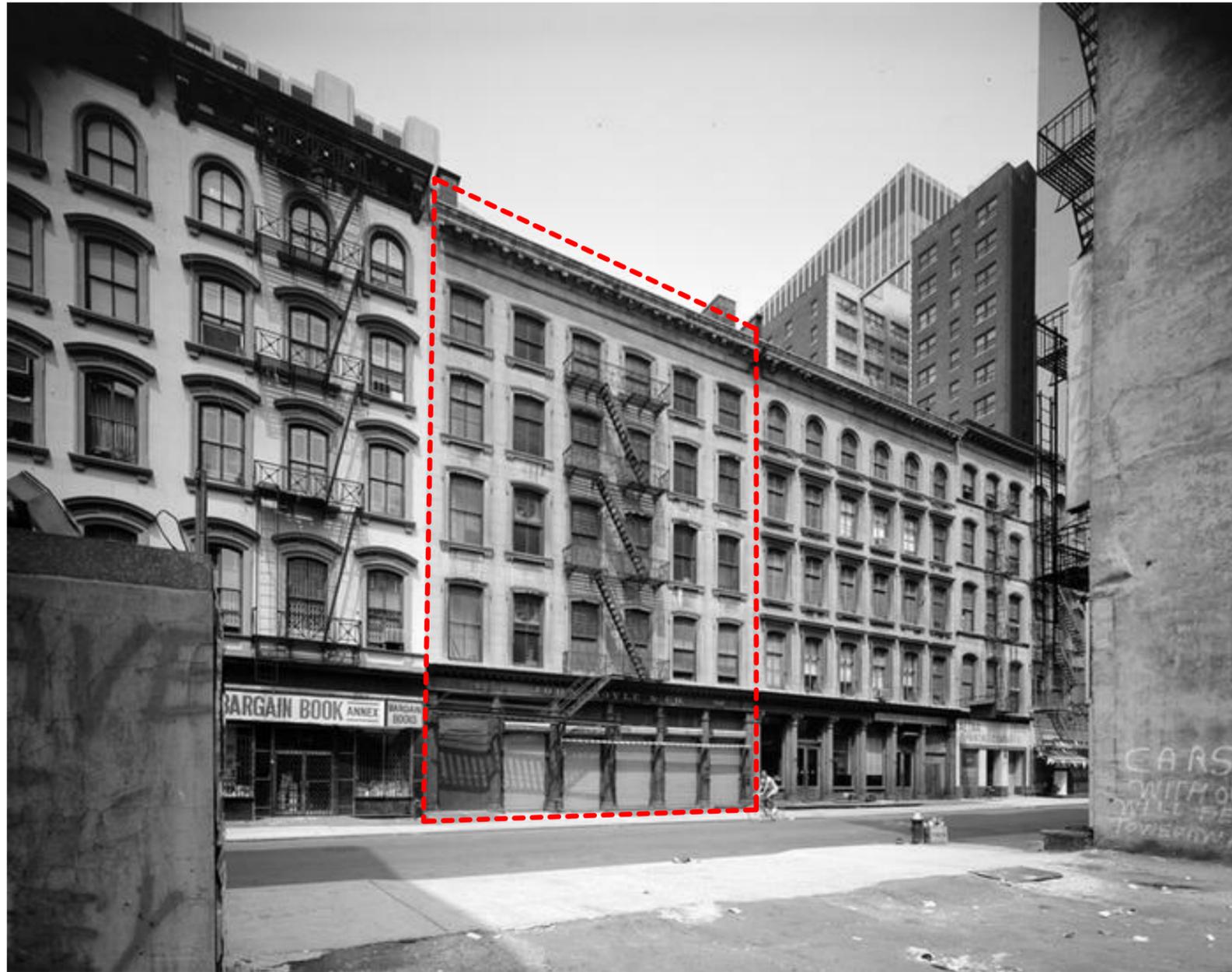
72 READE ST. - HISTORIC IMAGE

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FACADE PHOTOGRAPH - MUSEUM OF THE CITY OF NEW YORK - ca.1970



FACADE PHOTOGRAPH - MUSEUM OF THE CITY OF NEW YORK - ca.1970

72 READE ST. - HISTORIC IMAGES

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FACADE PHOTOGRAPH - TRIBECA SOUTH HISTORIC DISTRICT
DESIGNATION REPORT. NYC LANDMARKS PRESERVATION COMMISSION

112 DUANE ST. - HISTORIC IMAGE

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PHOTOGRAPH OF 72 READE STREET FACADE



EXISTING 72 READE STREET FACADE
SCALE: 3/16" = 1'-0"



PROPOSED 72 READE STREET FACADE
SCALE: 3/16" = 1'-0"

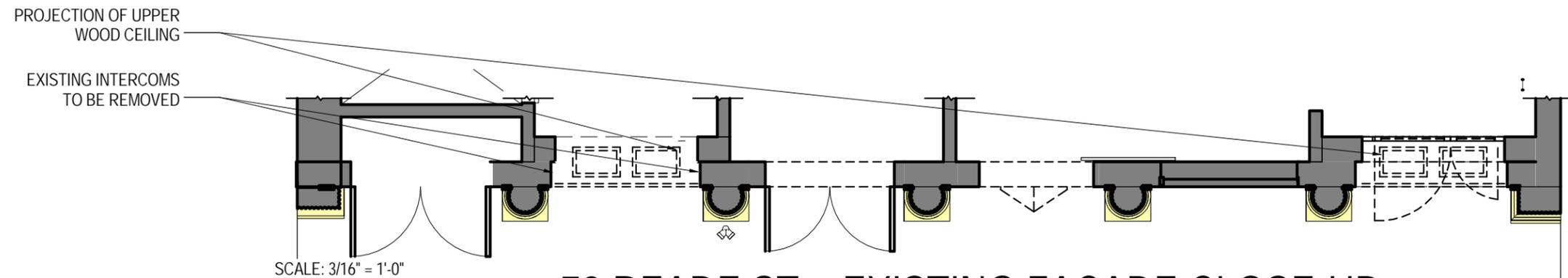
72 READE ST. - EXISTING VS. PROPOSED

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72 READE ST. - EXISTING FACADE CLOSE-UP

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WOOD DOUBLE HUNG AND UPPER HOPPER WINDOW WITH TRIPLE PANE GLASS. CREAM EXTERIOR FINISH. COLOR TO BE SELECTED

*REQUIRED NATURAL LIGHT PER WINDOW 30.3 SF (5% OF HABITABLE SPACE)

** PROPOSED NATURAL LIGHT PER WINDOW 30.4 SF

*REQUIRED OPENABLE AREA 15.15 SF (2.5% OF HABITABLE SPACE)

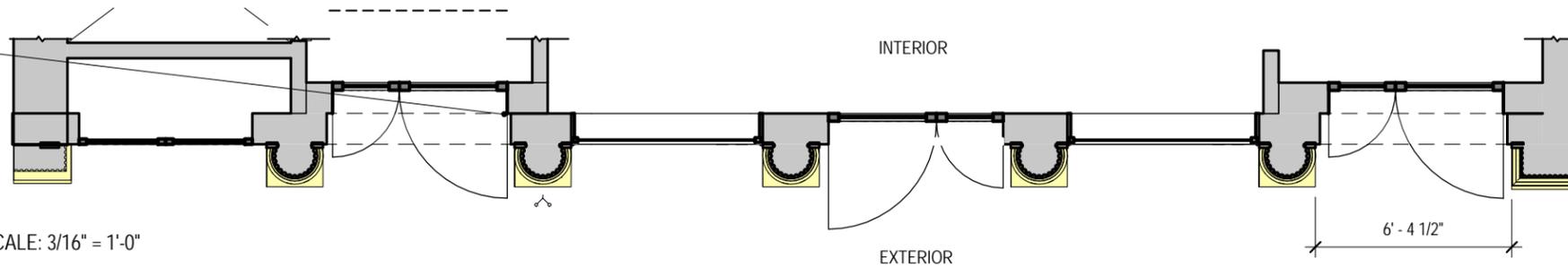
** PROPOSED OPENABLE AREA 15.17 SF



CLEAN AND REPAIR EXISTING LIMESTONE FACADE

NEW INTERCOM

SCALE: 3/16" = 1'-0"



72 READE ST. - PROPOSED FACADE CLOSE-UP

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EXISTING 112 DUANE STREET FACADE
SCALE: 3/16" = 1'-0"

PROPOSED 112 DUANE STREET FACADE
SCALE: 3/16" = 1'-0"

112 DUANE ST. - EXISTING VS. PROPOSED

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SCALE: 3/16" = 1'-0"

112 DUANE ST. - EXISTING FACADE CLOSE - UP

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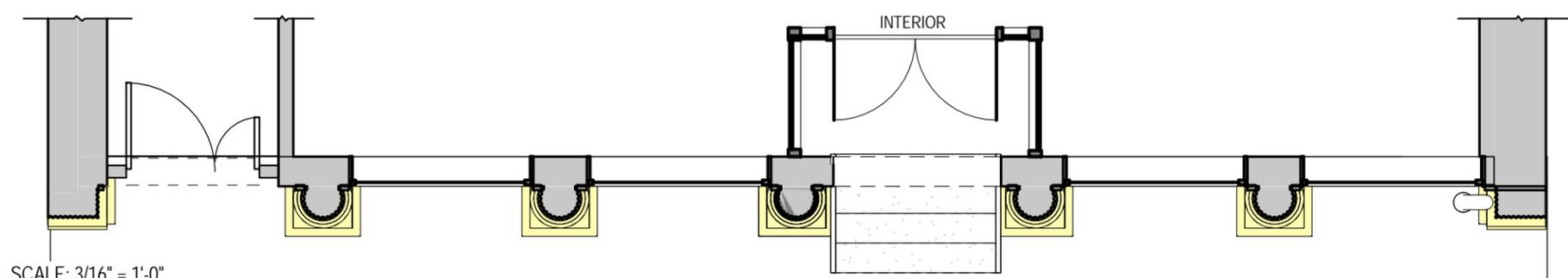
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EXISTING LIMESTONE
TO BE CLEANED AND REPAIRED



WOOD DOUBLE HUNG AND UPPER HOPPER WINDOW WITH WITH TRIPLE PANE GLASS CREAM EXTERIOR FINISH COLOR TO BE SELECTED
 *REQUIRED NATURAL LIGHT PER WINDOW 25.3 SF (5% OF HABITABLE SPACE)
 ** PROPOSED NATURAL LIGHT PER WINDOW 30.4 SF
 *REQUIRED OPENABLE AREA 12.7 SF (2.5% OF HABITABLE SPACE)
 ** PROPOSED OPENABLE AREA 15.17 SF



SCALE: 3/16" = 1'-0"

112 DUANE ST. - PROPOSED FACADE CLOSE - UP

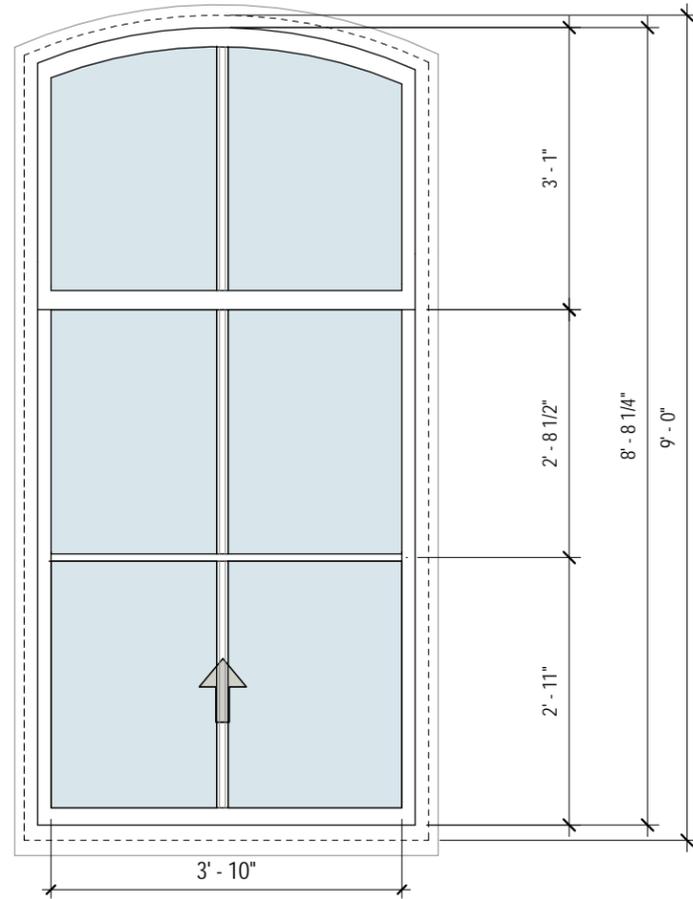
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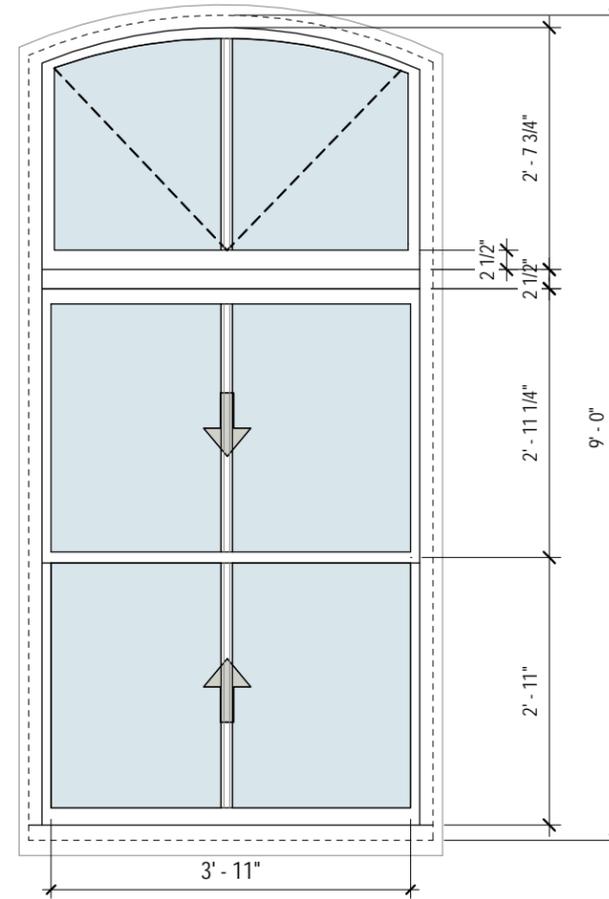


EXISTING (HISTORIC-RECREATION) WINDOW



30.92 SF GLAZING AREA

PROPOSED WINDOW

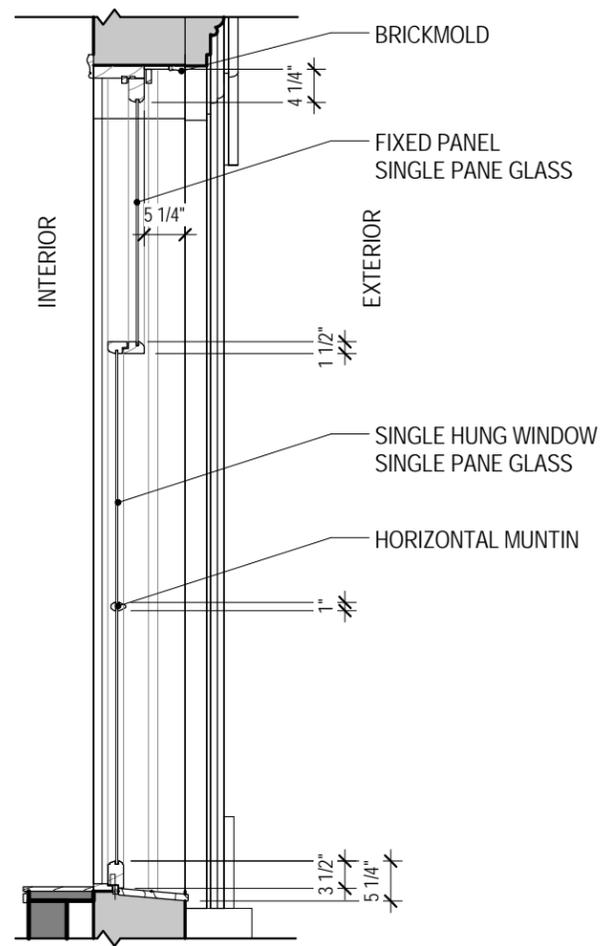


30.4 SF GLAZING AREA
GLAZING AREA DIMINUTION = 1.7% DECREASE
FROM HISTORIC WINDOW

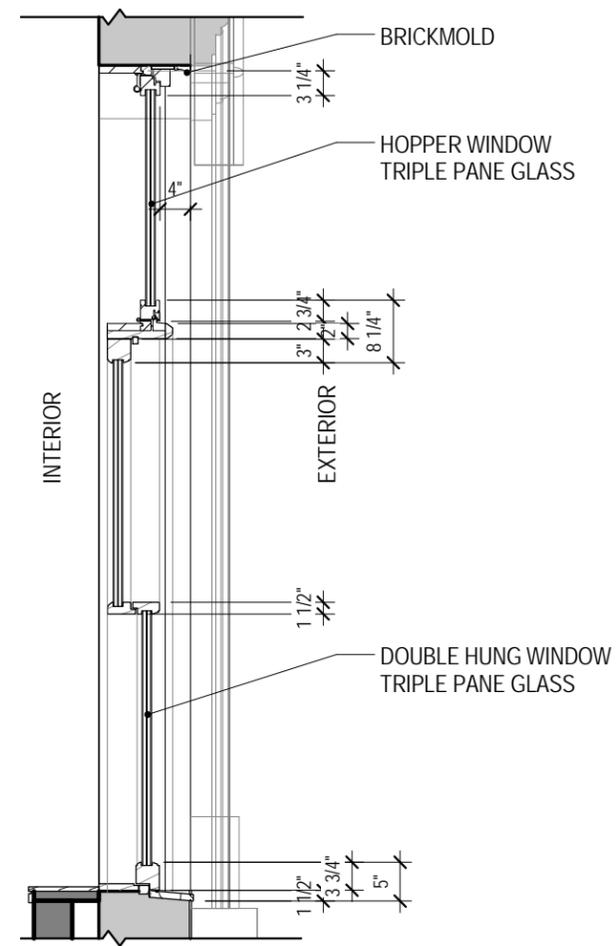
1 HISTORIC RE-CREATION VS PROPOSED WINDOW ELEVATION
1/2" = 1'-0"

EXISTING VS PROPOSED WINDOWS

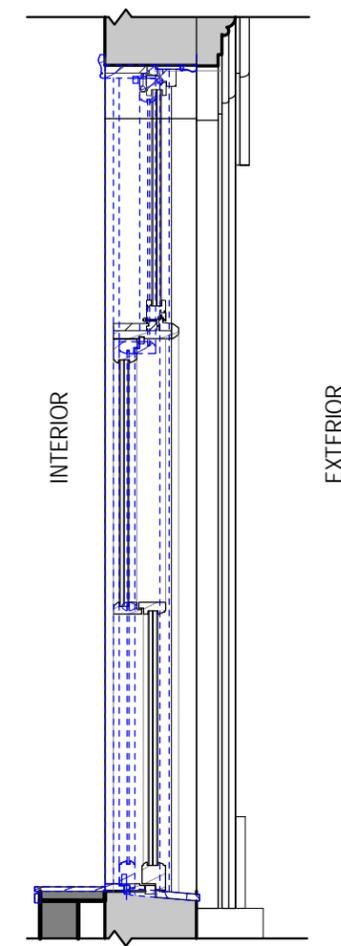




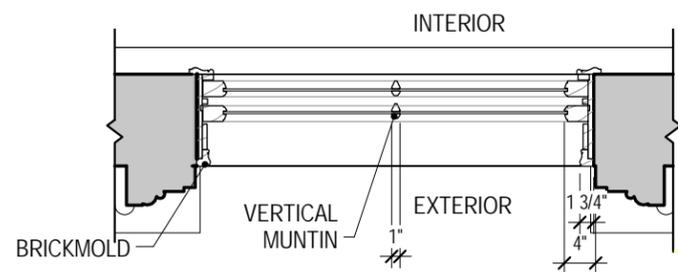
1 HISTORIC WINDOW RECREATION - SECTION DETAIL
1/2" = 1'-0"



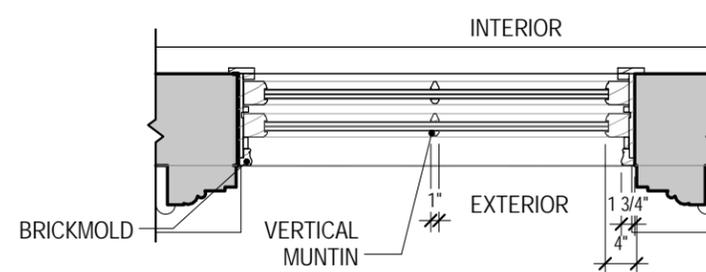
3 PROPOSED WINDOW - SECTION DETAIL
1/2" = 1'-0"



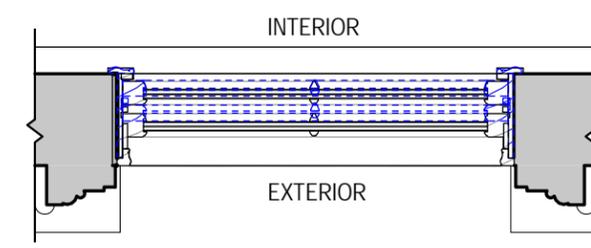
5 OVERLAY OF HISTORIC AND PROPOSED - SECTION DETAIL
1/2" = 1'-0"



2 HISTORIC WINDOW RE-CREATION - JAMB DETAIL
1/2" = 1'-0"

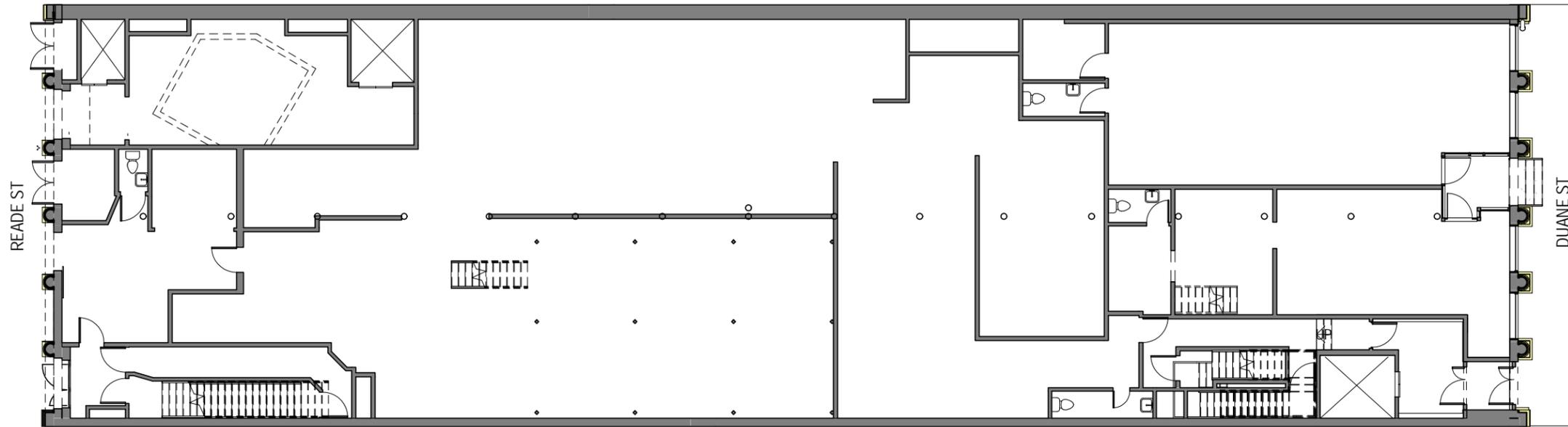


4 PROPOSED WINDOW - JAMB DETAIL
1/2" = 1'-0"

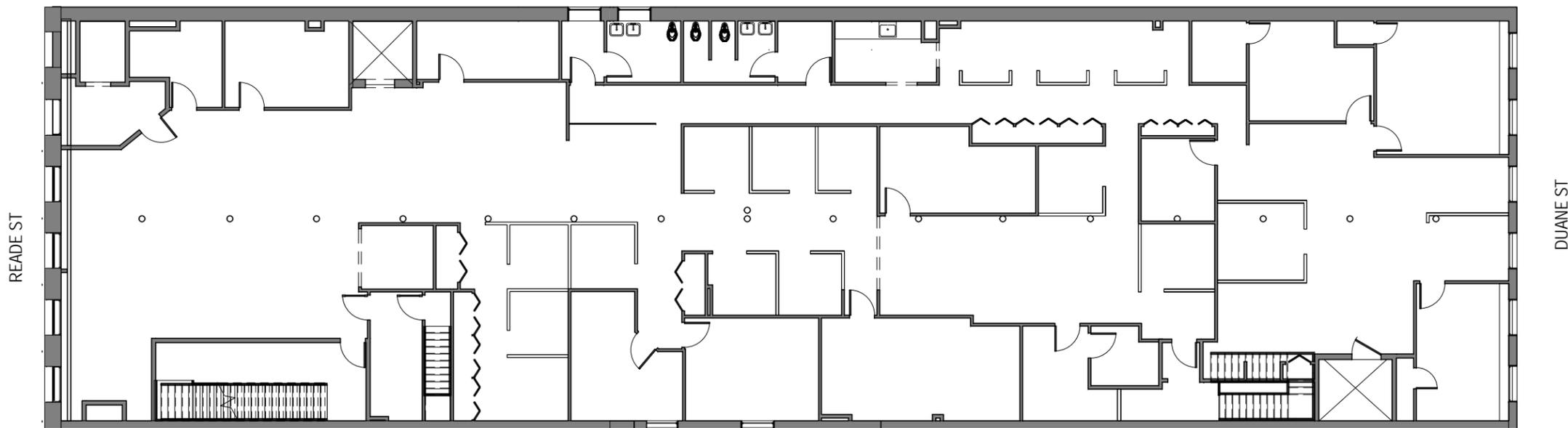


6 OVERLAY OF HISTORIC AND PROPOSED - JAMB DETAIL
1/2" = 1'-0"

EXISTING VS PROPOSED WINDOWS



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

EXISTING FLOOR PLANS



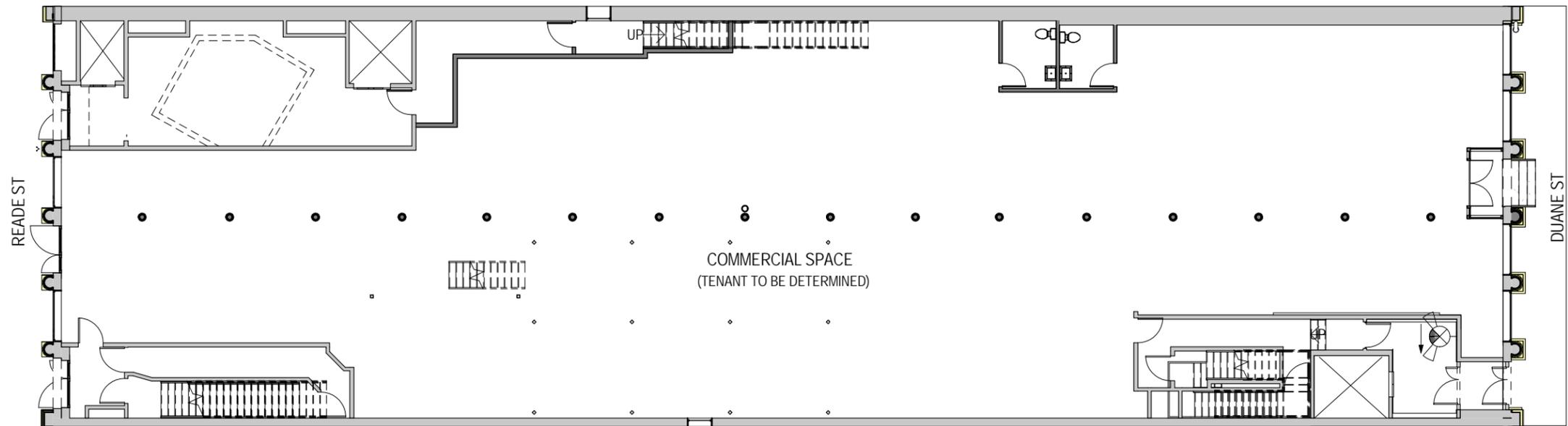
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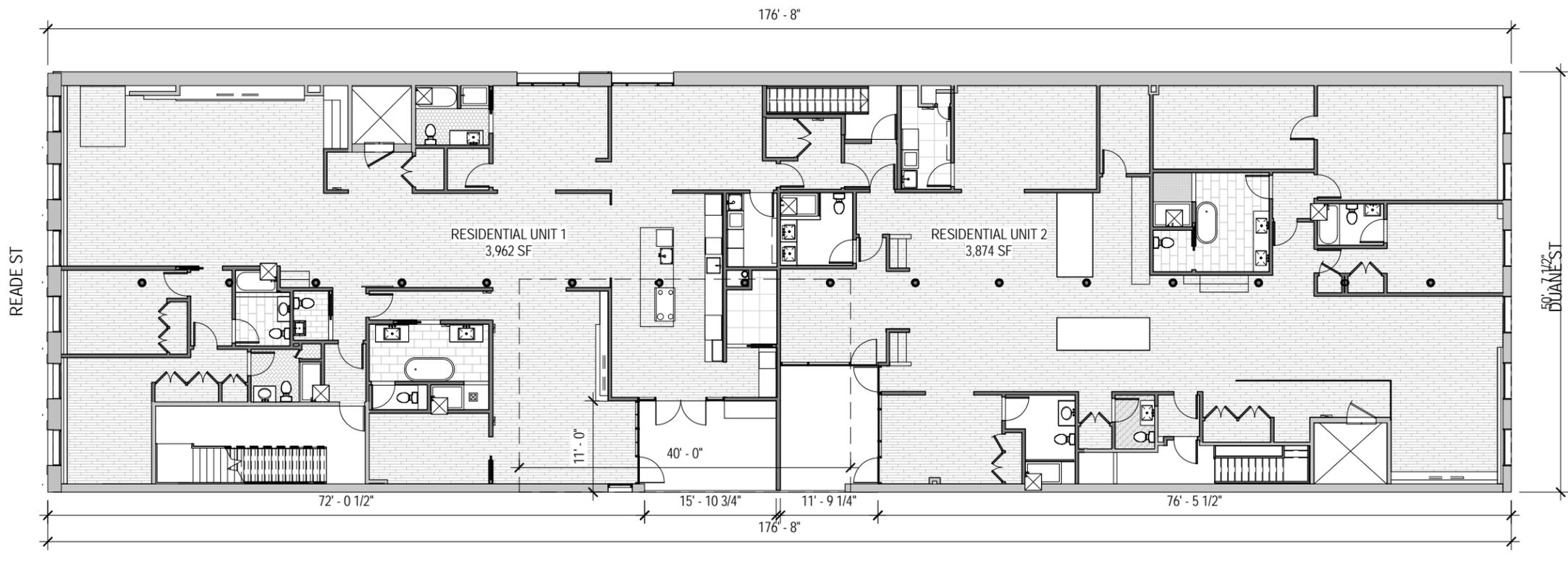
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FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



PROPOSED FLOOR PLANS

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