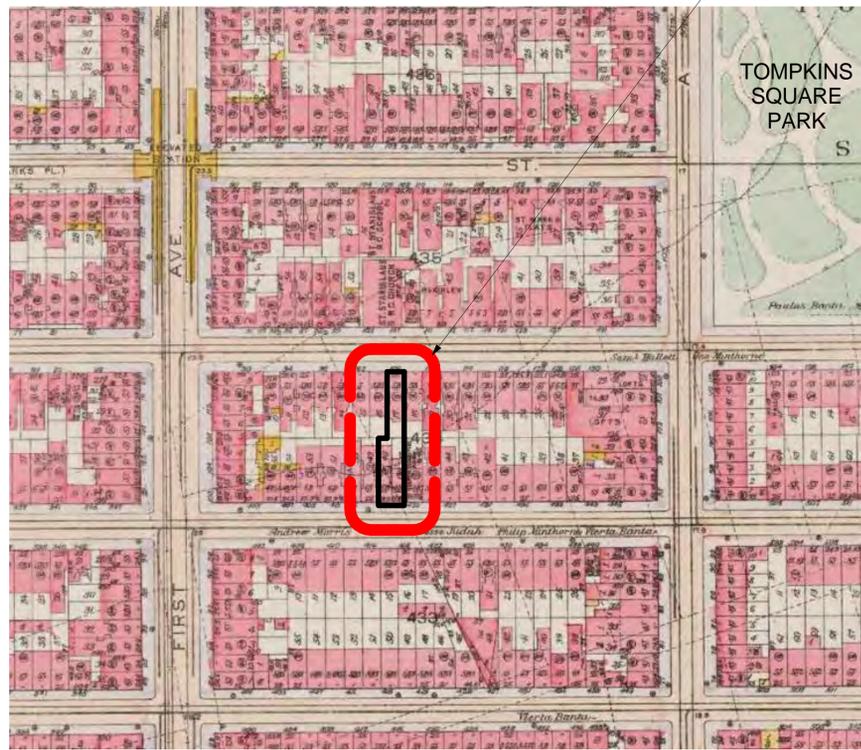


**HISTORIC DISTRICT MAP: NTS**



**1940 TAX PHOTO (6TH STREET)**



**SANBORN MAP: NTS**



**CURRENT PHOTO (6TH STREET)**

**BUILDING INFORMATION**

ADDRESS: 419 & 421 E 6TH STREET & 108 E 7TH STREET  
 BLOCK: 434  
 LOT: 48 & 46  
 ZONING DISTRICT: R-8B  
 ZONING MAP: 12C  
 LANDMARK STATUS: EAST VILLAGE/ LOWER EAST SIDE HISTORIC DISTRICT  
 STOREYS: 5  
 EXISTING OCCUPANCY: COMMERCIAL  
 PROPOSED OCCUPANCY: COMMERCIAL F-3 (LEVELS 1-3) & RESIDENTIAL J-3(LEVELS 4-5)  
 EXISTING USE GROUP: 17  
 PROPOSED USE GROUP: 6

**EXISTING BUILDING**

421 E 6TH STREET IS A 5 STORY BUILDING ERECTED IN 1920. THE BUILDING IS LOCATED MID-BLOCK, WITH THE MAIN FACADE ON E 6TH ST. THE LOT IS A THROUGH LOT THAT CONTINUES FROM E 6TH STREET TO E 7TH STREET. THE ADDRESS ON 7TH STREET IS 108 E 7TH STREET. THE STRUCTURE IS OF NON-COMBUSTIBLE CONSTRUCTION WITH BRICK MASONRY WALLS. IT WAS ORIGINALLY BUILT AS A CONDISON SUBSTATION IN 1920, BUT HAS CHANGED USES OVER THE YEARS, MOST RECENTLY, FOR THE LAST 29 YEARS IT HAS BEEN USED AS A LIVE WORK ARTIST STUDIO.

**PROPOSED**

EXTERIOR WORK INCLUDES THE RESTORATION AND REPAIR OF THE EXISTING BRICK FACADE, REPLACEMENT OF THE EXISTING WINDOWS WITH NEW THERMALLY BROKEN STEEL WINDOWS TO MATCH EXISTING, NEW WINDOW OPENINGS ON THE WEST AND NORTH FACADES, A NEW OCCUPIABLE ROOF TERRACE WITH A NEW GLASS SKYLIGHT. THERE IS AN INCREASE IN HEIGHT OF THE BULKHEAD TO ACCOMODATE THE ELEVATOR AND THE ADDITION OF A ROOF MOUNTED HVAC UNIT WHICH WILL BE SCREENED FROM VIEW ON ALL FOUR SIDES.

LANDMARKS SUBMISSION DRAWING INDEX	
Sheet Number	Sheet Name
L-1	MAPS, PLOT PLAN
L-2	SITE PLAN
L-3	6TH STREET ELEVATION
L-4	SOUTH ELEVATION RENDERING
L-5	WINDOW COMPARISON
L-6	VIEWSHED ANALYSIS
L-6A	VIEWSHED ANALYSIS
L-6B	VIEWSHED ANALYSIS
L-7	PROPOSED ELEV. BULKHEAD
L-8	EXISTING WEST ELEVATION
L-9	PROPOSED WEST ELEVATION
L-10	7TH ST. & NORTH ELEVATION
L-11	NORTH ELEVATION RENDERINGS
L-12	EAST ELEVATION

**LPC SUBMISSION**

L-1

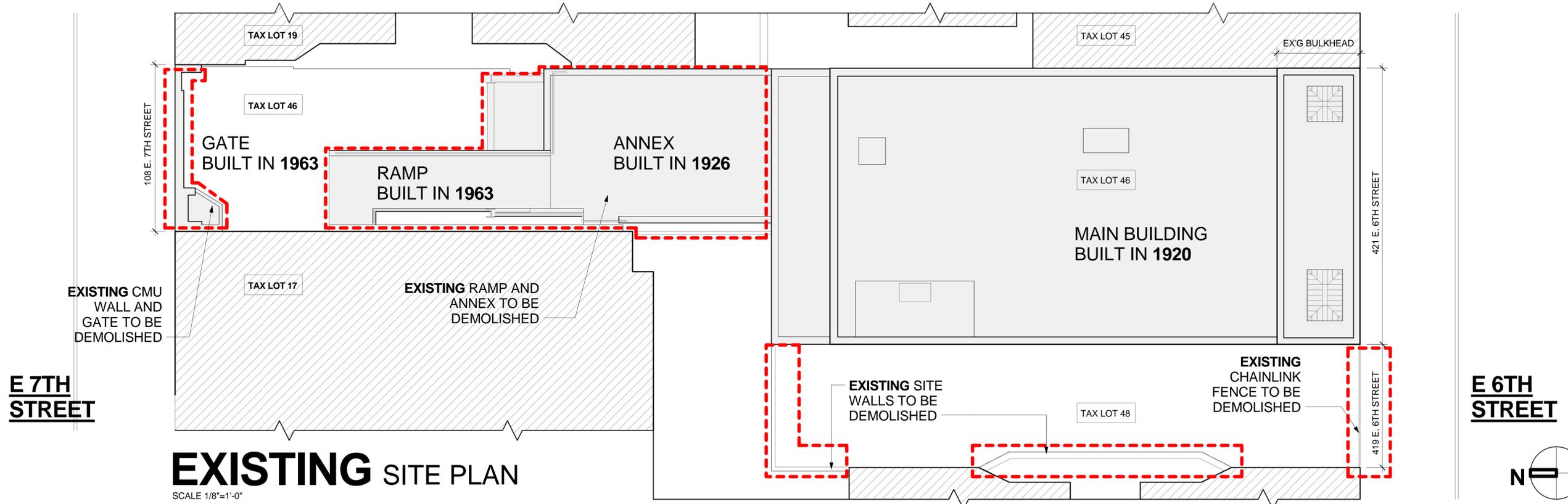
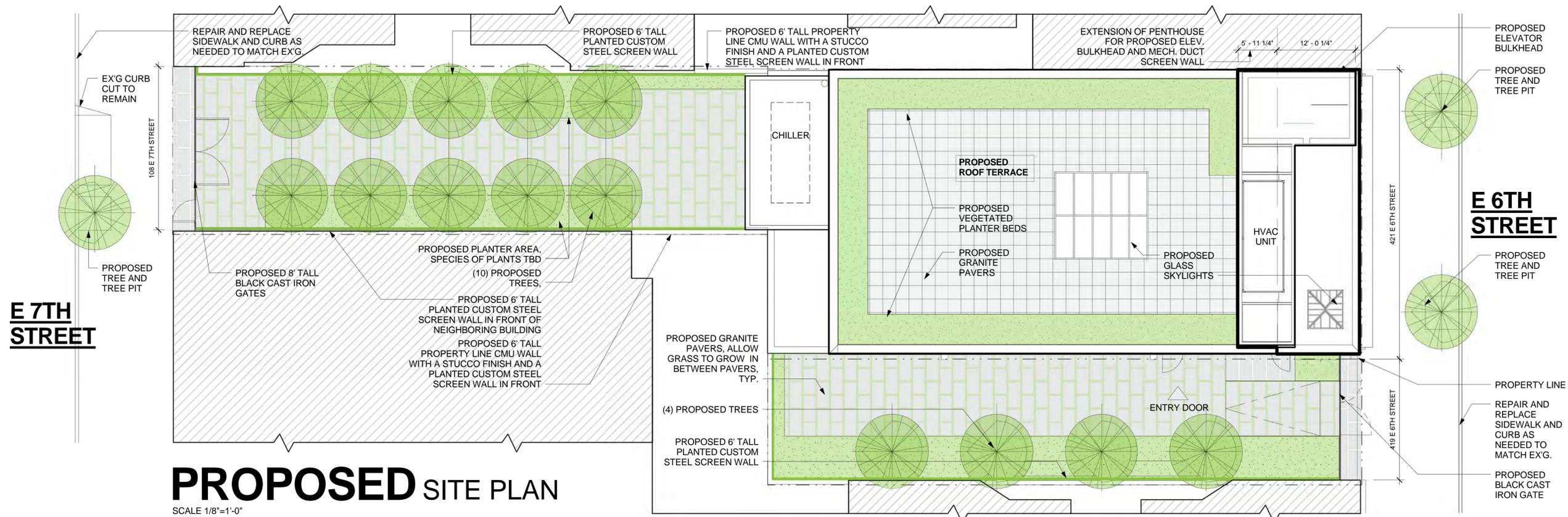
BUILDING INFORMATION  
 MAPS, PLOT PLAN

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 New York, NY

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L-2

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EXISTING & PROPOSED  
SITE PLAN

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1940 TAX LOT PHOTO



EXISTING SOUTH ELEVATION  
LOOKING WEST



CLOSE UP OF EXISTING ENTRY ON 6TH STREET



CLOSE UP OF EXISTING  
SOUTH ELEVATION WINDOW



EXISTING SOUTH ELEVATION  
LOOKING EAST



EXISTING SIDE LOT  
(419 E. 6TH STREET)

L-3

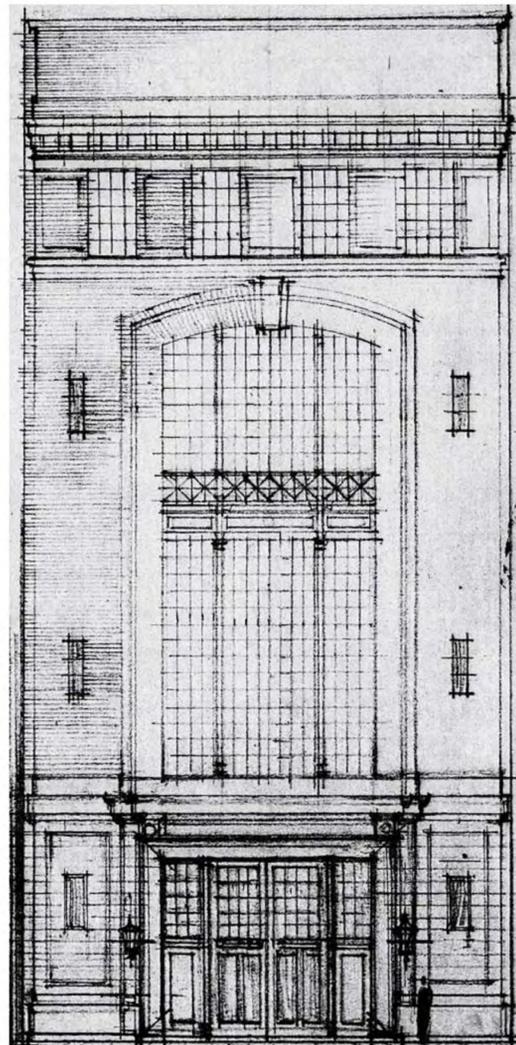
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EXISTING AND PROPOSED  
6TH STREET ELEVATION

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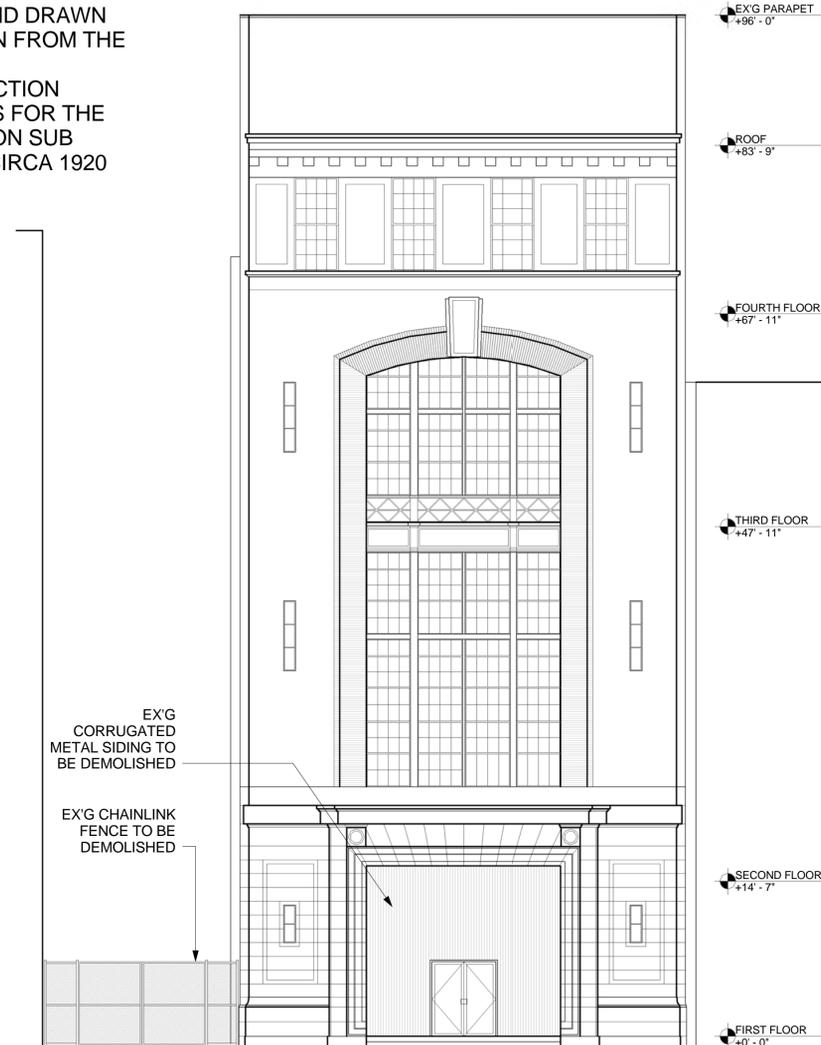
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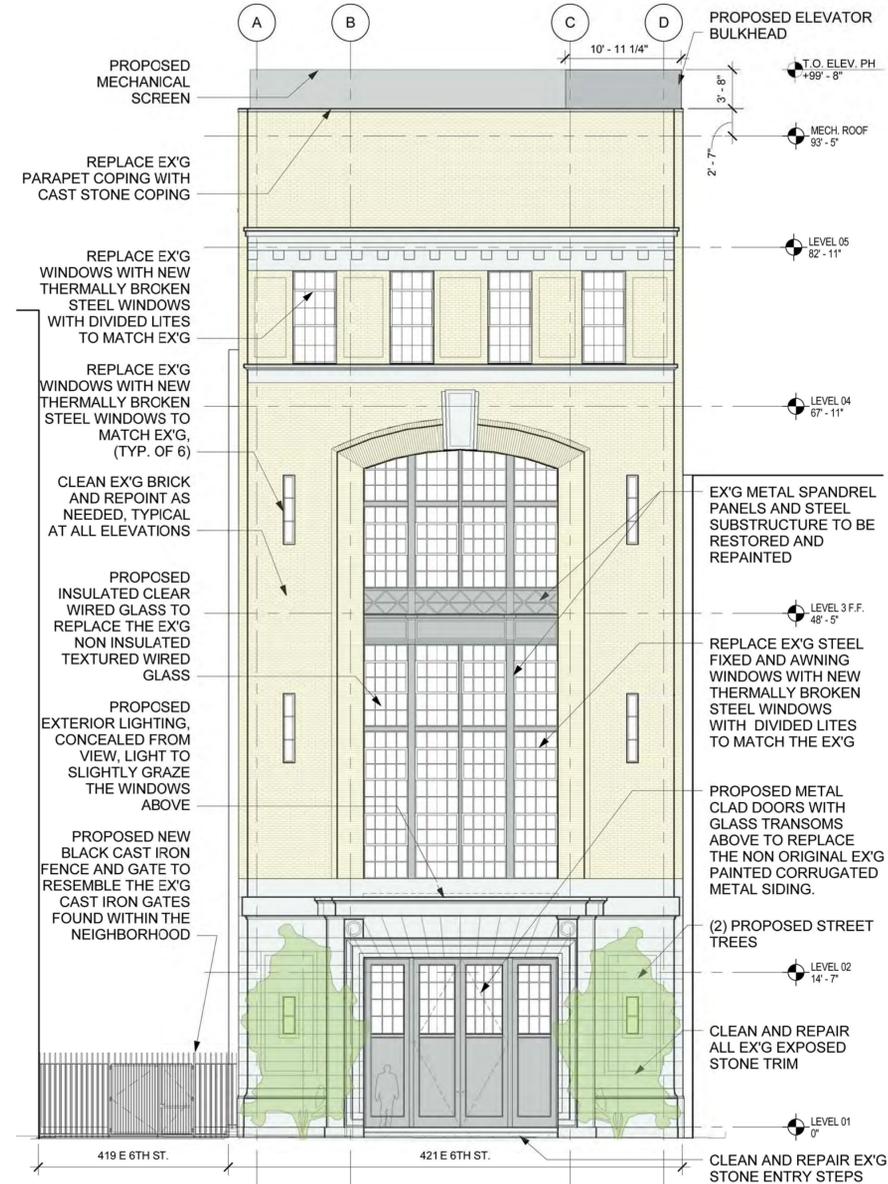


NOTE: HAND DRAWN  
ELEVATION FROM THE  
ORIGINAL  
CONSTRUCTION  
DRAWINGS FOR THE  
CON EDISON SUB  
STATION CIRCA 1920

**ORIGINAL** E. 6TH ST.  
ELEV.  
SCALE 1/8"=1'-0"



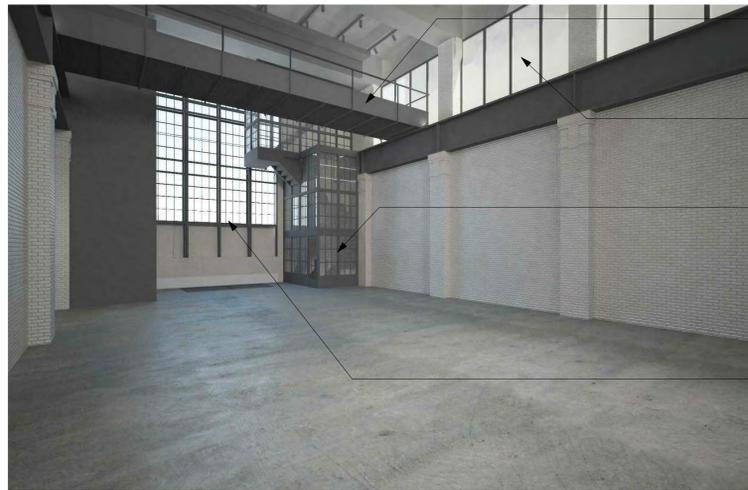
**EXISTING** E. 6TH ST.  
ELEV.  
SCALE 1/8"=1'-0"



**PROPOSED** E. 6TH ST.  
ELEV.  
SCALE 1/8"=1'-0"



**EXISTING** INTERIOR VIEW OF THE SOUTH ELEVATION WITHIN THE 2ND FLOOR GALLERY



- EXISTING GANTRY TO BE RESTORED AND REPAINTED
- PROPOSED GLASS CLERESTORY WINDOWS
- EXISTING GLASS ENCLOSED STAIR TO BE RESTORED AND REPAINTED
- EXISTING CATWALK STRUCTURE AT SOUTH ELEVATION TO BE RESTORED AND REPAINTED

**PROPOSED** INTERIOR VIEW OF THE SOUTH ELEVATION WITHIN THE 2ND FLOOR GALLERY



**PROPOSED** VIEW OF 6TH ST. ELEVATION LOOKING EAST

PROPOSED ELEVATOR BULKHEAD WITH METAL PANEL CLADDING

EXISTING SPANDREL PANELS AND STEEL SUBSTRUCTURE TO BE RESTORED AND REPAINTED

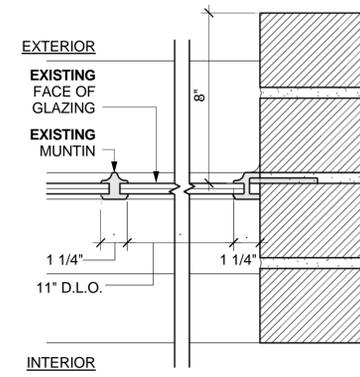
PROPOSED THERMALLY BROKEN STEEL WINDOWS WITH INSULATED WIRED GLASS, PROFILE OF MULLION SIMILAR TO EXISTING WINDOWS

PROPOSED FULL HEIGHT STEEL AND GLASS DOORS TO REPLACE THE NON ORIGINAL EXISTING CORRUGATED METAL SIDING. THE NEW DOORS ARE TO RESEMBLE THE EXISTING DOORS FOUND ON THE ORIGINAL CON ED BLDG. BUILT IN 1920

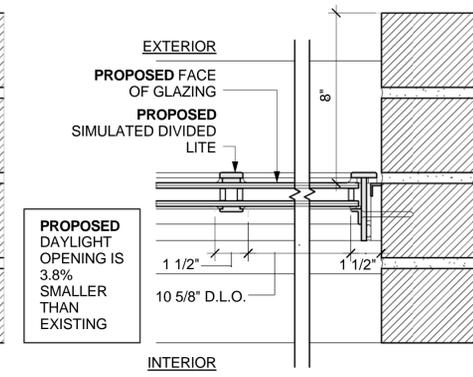
PROPOSED BLACK CAST IRON FENCE AND GATE DOORS TO RESEMBLE THE EX'G FENCES FOUND WITHIN THE EAST VILLAGE/LOWER EAST SIDE HISTORIC DISTRICT



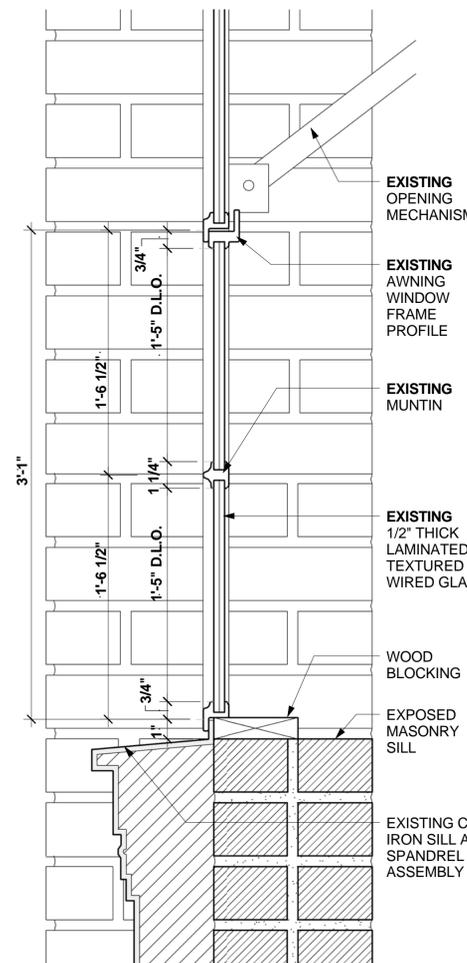
ELEVATION OF NORTH SIDE OF E. 6TH ST.



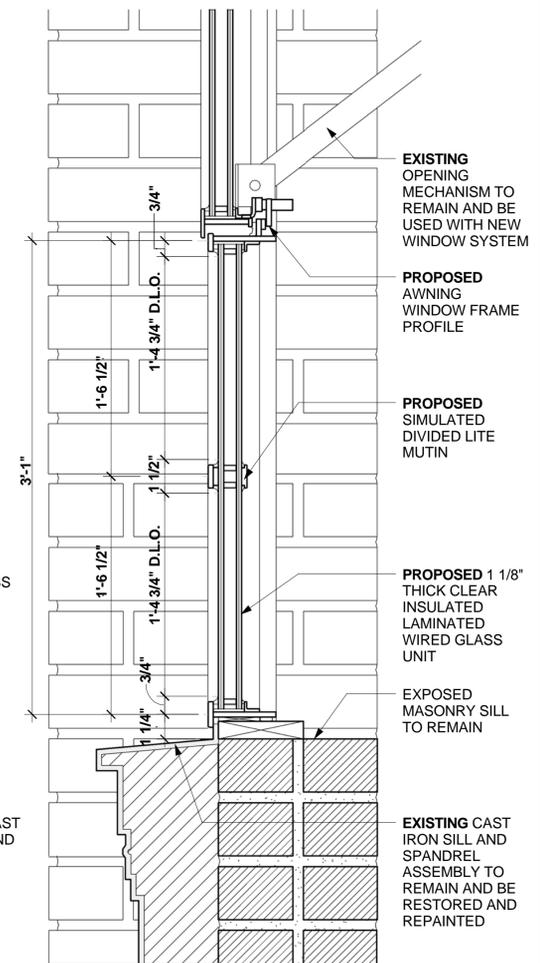
**EXISTING**  
TYP. WIN. JAMB DETAIL



**PROPOSED**  
TYP. WIN. JAMB DETAIL

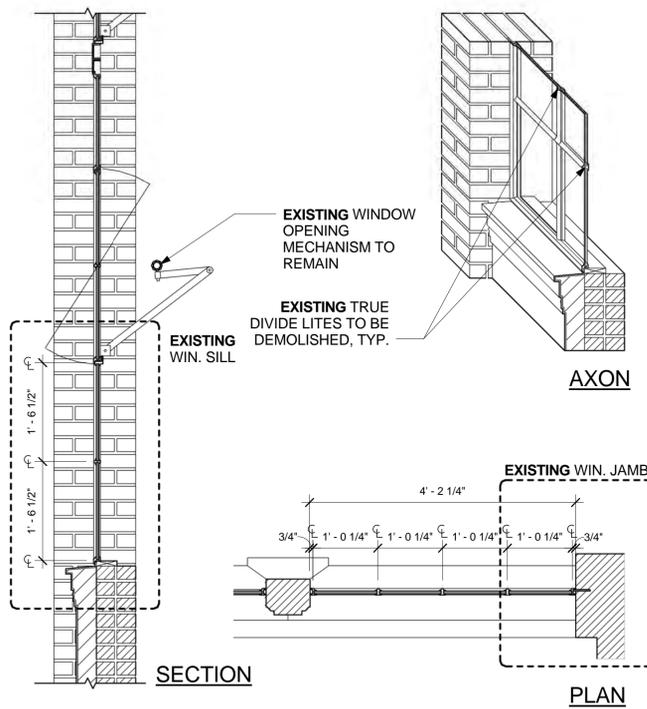


**EXISTING**  
TYP. WIN. SILL DETAIL

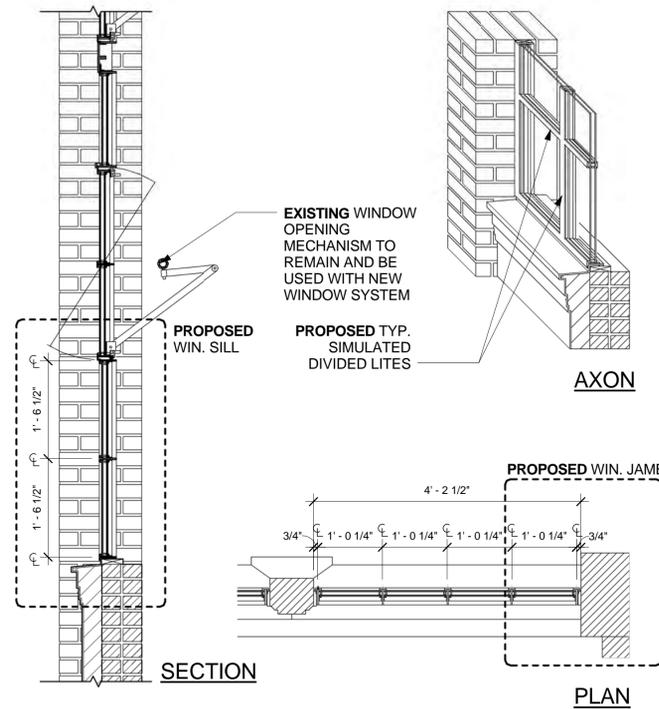


**PROPOSED DAYLIGHT OPENING (D.L.O.) IS 3.8% SMALLER THAN EXISTING**

**PROPOSED**  
TYP. WIN. SILL DETAIL



**EXISTING**  
SOUTH ELEVATION WINDOW



**PROPOSED**  
SOUTH ELEVATION WINDOW

L-5

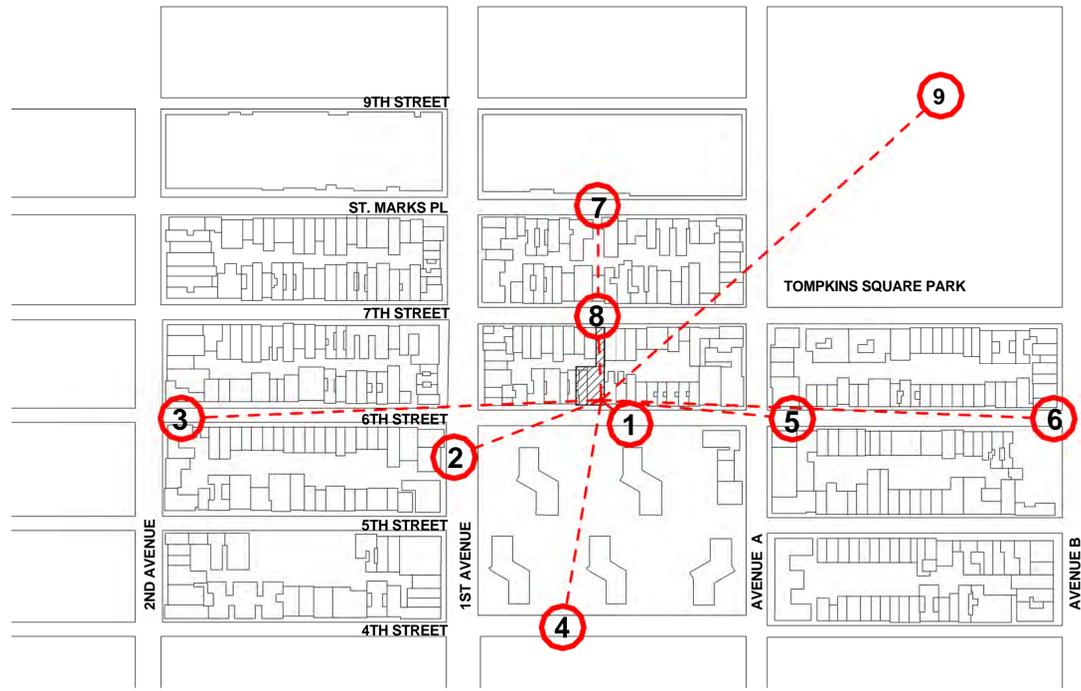
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**SOUTH ELEVATION  
WINDOW COMPARISON**

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**VIEW SHED ANALYSIS** SITE PLAN - N.T.S.



**3 EXISTING VIEW**



**3A PROPOSED VIEW**



**2 EXISTING VIEW**



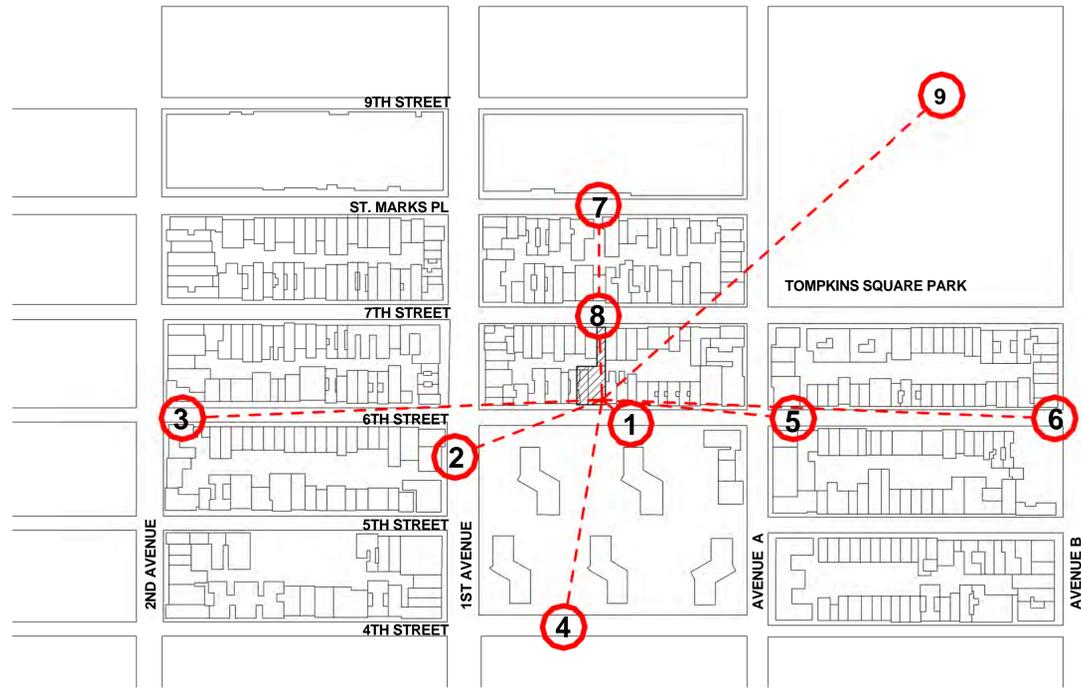
**2A PROPOSED VIEW**



**1 EXISTING VIEW**



**1A PROPOSED VIEW**



**VIEW SHED ANALYSIS** SITE PLAN - N.T.S.



**6 EXISTING VIEW**



**6A PROPOSED VIEW**



**5 EXISTING VIEW**



**5A PROPOSED VIEW**



**4 EXISTING VIEW**



**4A PROPOSED VIEW**

EXISTING AND PROPOSED  
VIEWSHED ANALYSIS

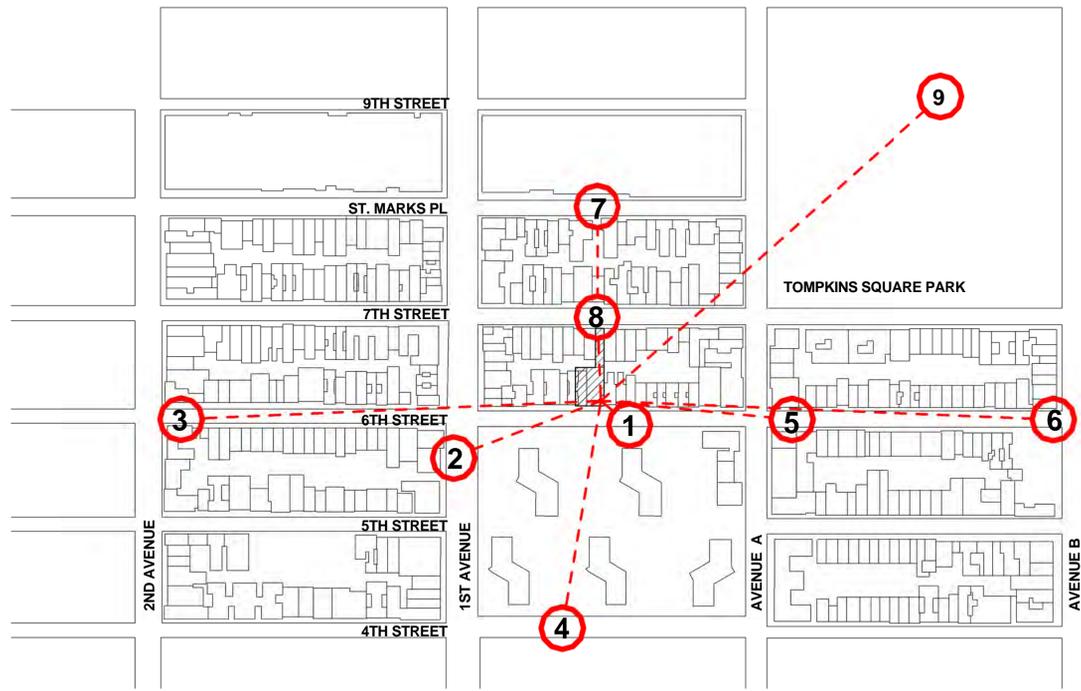
L-6A

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**VIEW SHED ANALYSIS** SITE PLAN - N.T.S.



**9 EXISTING VIEW**



**9A PROPOSED VIEW**



**8 EXISTING VIEW**



**8A PROPOSED VIEW**



**7 EXISTING VIEW**



**7A PROPOSED VIEW**

**L-6B**

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**EXISTING AND PROPOSED  
VIEWSHED ANALYSIS**

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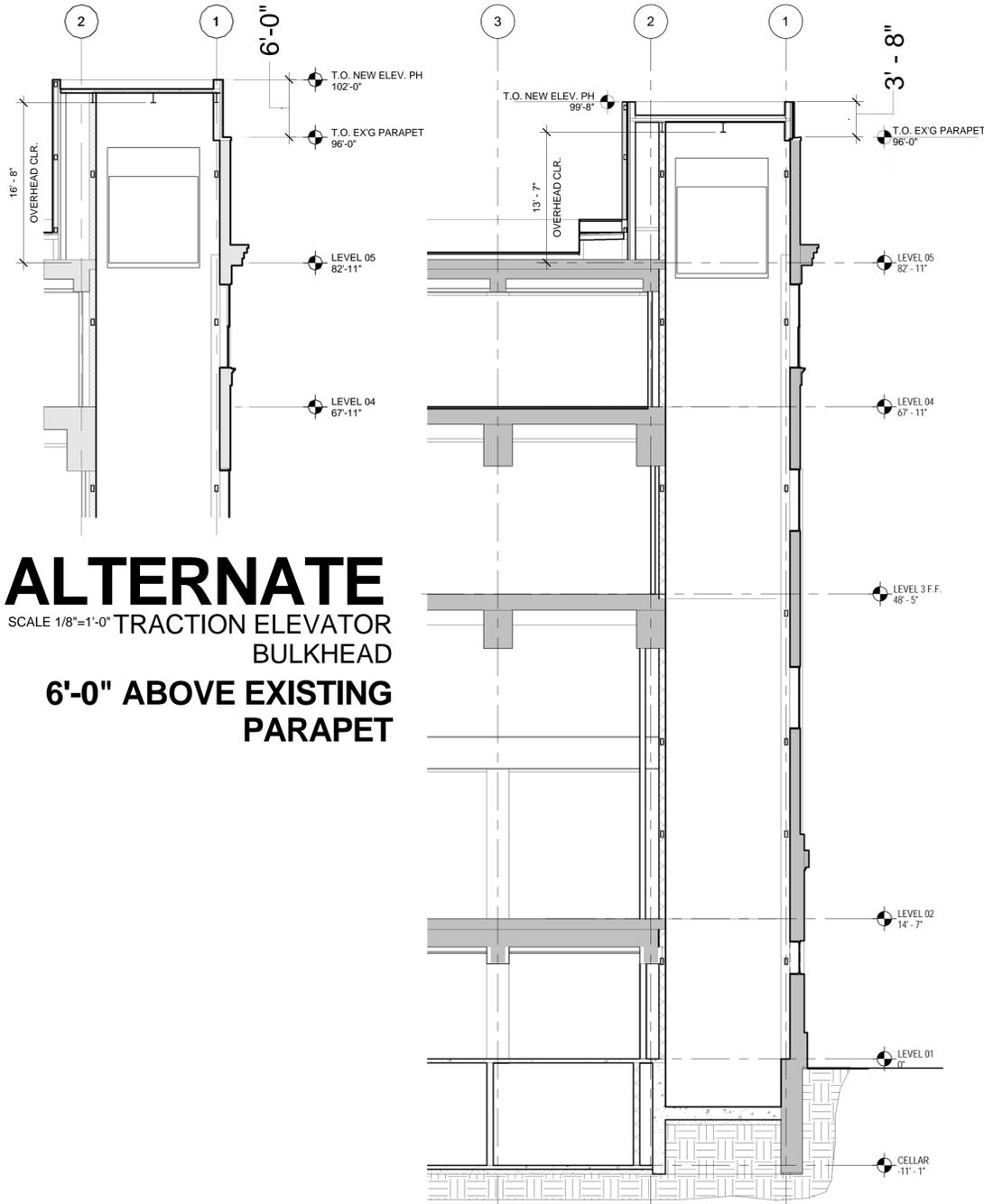
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# ROOF BULKHEAD



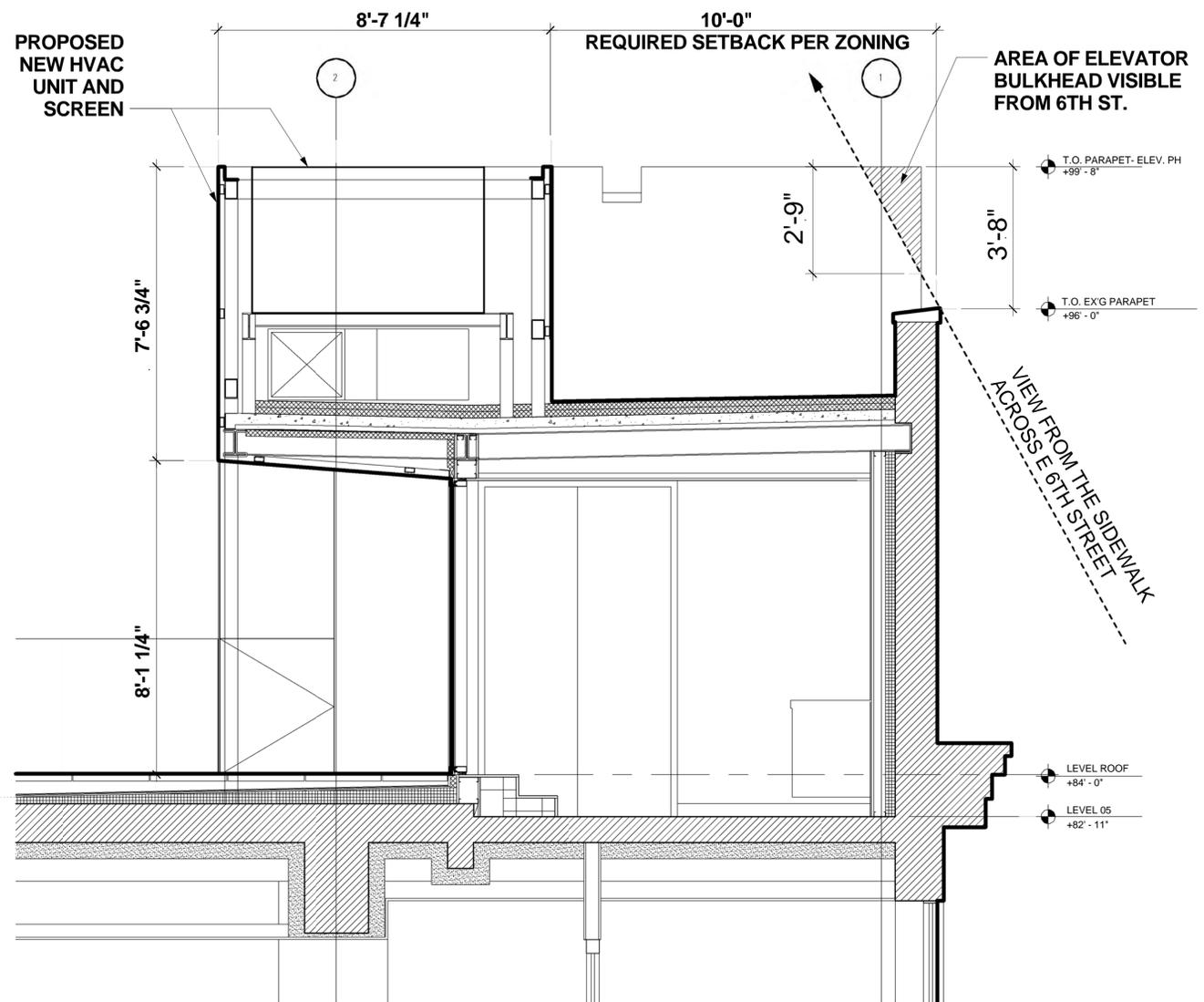
NEIGHBORING BUILDINGS WITH EXISTING BULKHEADS



**ALTERNATE**  
SCALE 1/8"=1'-0"  
TRACTION ELEVATOR  
BULKHEAD  
6'-0" ABOVE EXISTING  
PARAPET

3'-8" ABOVE EXISTING PARAPET

**PROPOSED** HYDRAULIC ELEV.  
BULKHEAD  
SCALE 1/8"=1'-0"



3'-8" ABOVE EXISTING PARAPET

**PROPOSED** SECTION THRU  
MECH. SCREEN  
SCALE 1/2"=1'-0"

L-7

BUILDING SECTIONS  
PROPOSED ELEV. BULKHEAD

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EXISTING RAMP LOOKING SOUTH

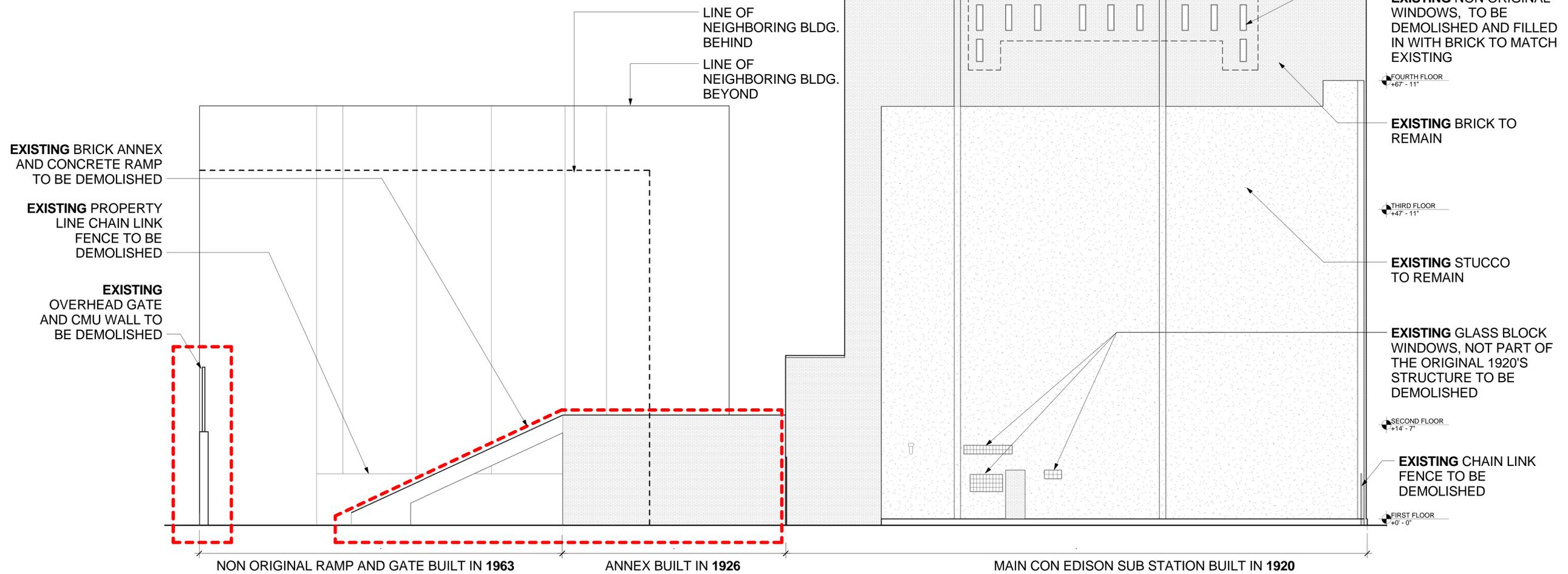


EXISTING RAMP AND GATE - LOOKING NORTH TOWARDS 7TH ST.



EXISTING SIDE YARD (419 E 6TH ST)

# NORTH YARD



# EXISTING WEST ELEVATION

SCALE 1/8"=1'-0"

L-8

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EXISTING WEST ELEVATION

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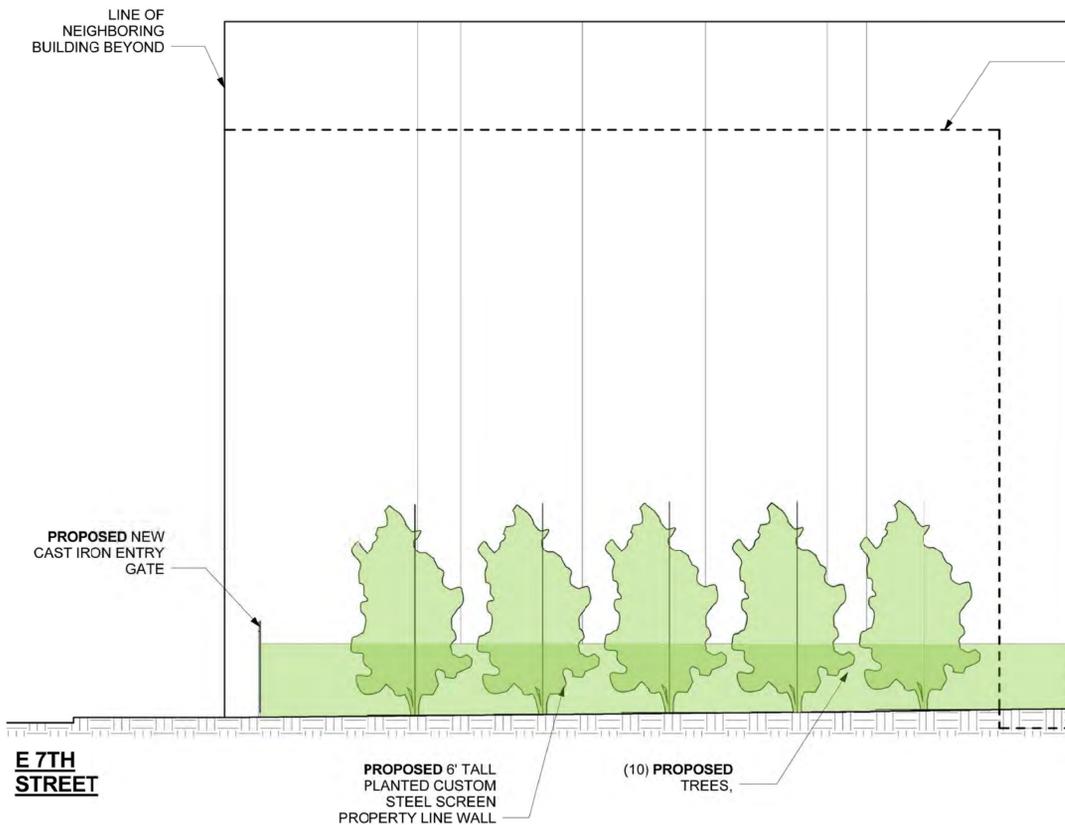
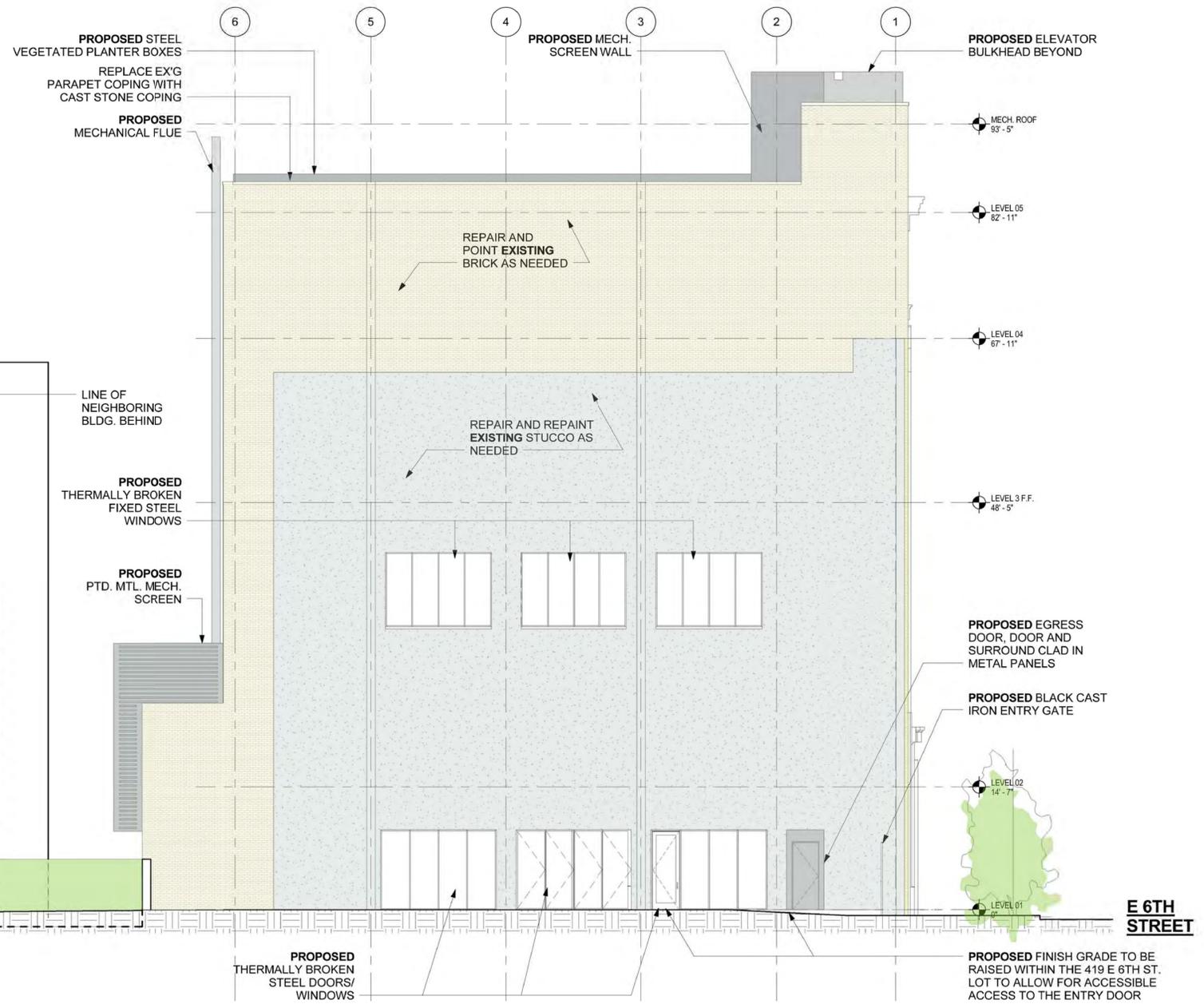
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**PROPOSED** VIEW OF THE SIDERYARD LOOKING AT THE WEST ELEVATION

# WEST YARD



**PROPOSED** WEST ELEVATION

SCALE 1/8"=1'-0"

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PROPOSED WEST ELEVATION

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CLOSE UP OF EXISTING RAMP



EXISTING RAMP AND NORTH ELEVATION



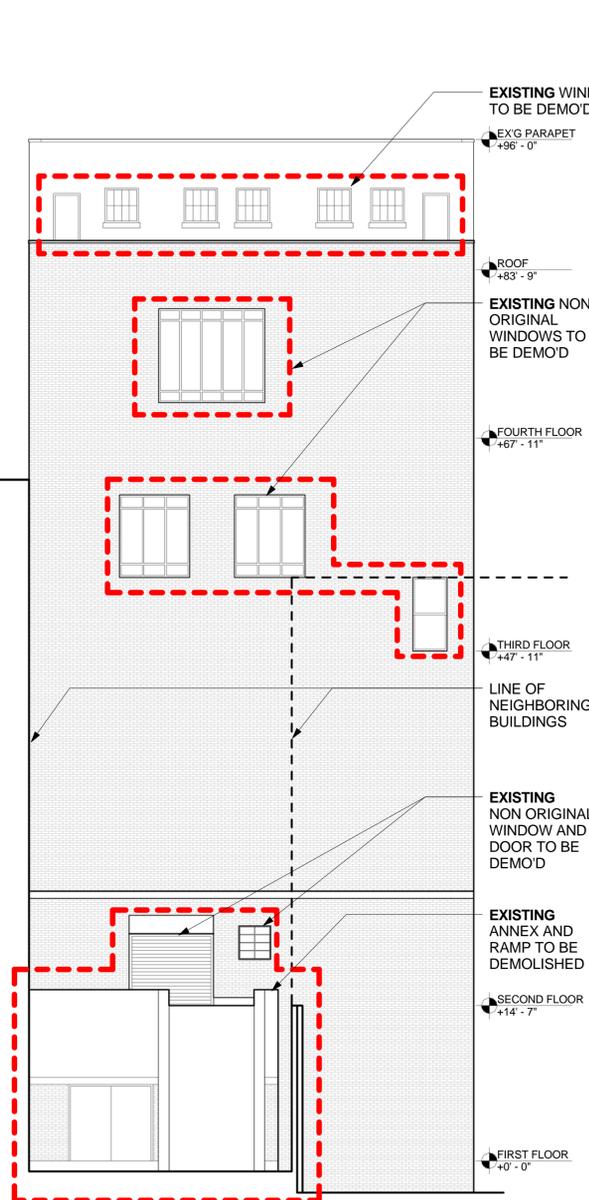
EXISTING RAMP AND GATE - LOOKING TOWARDS 7TH ST



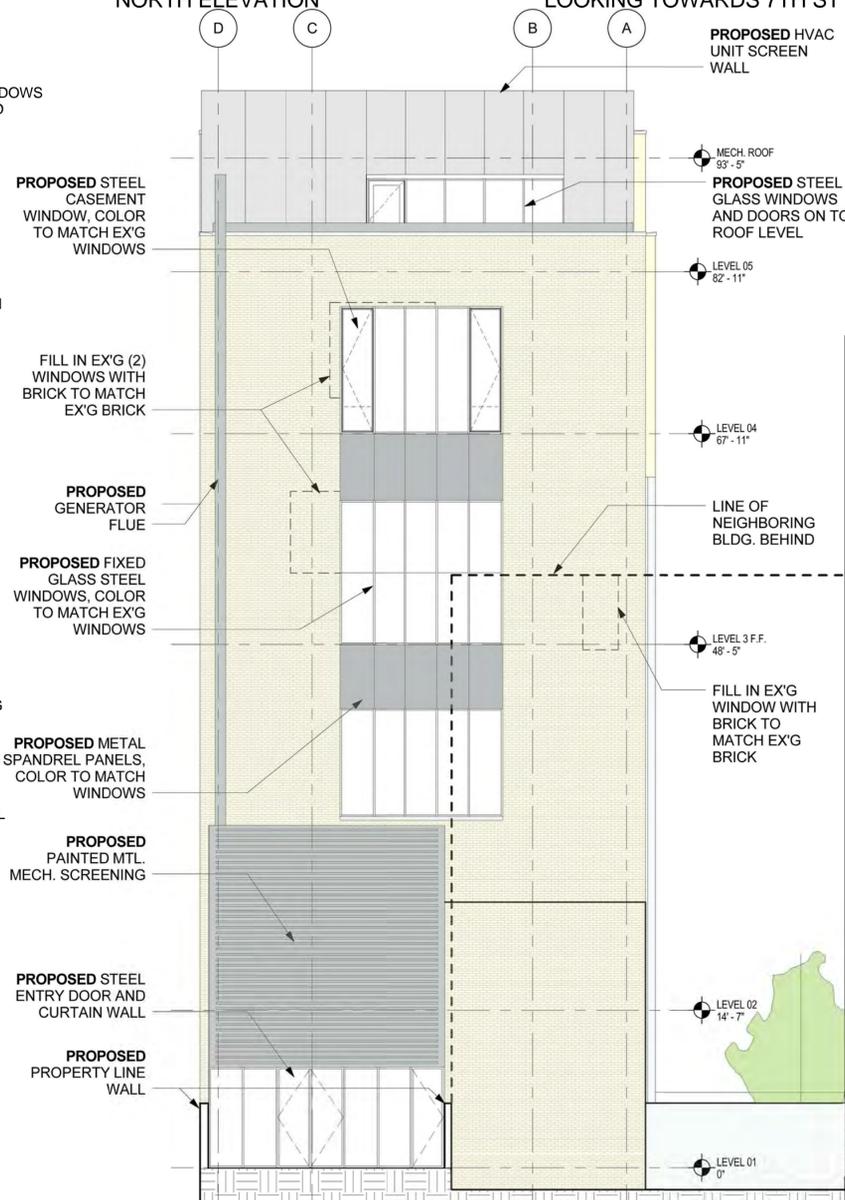
EXISTING 7TH ST GATE - OPEN



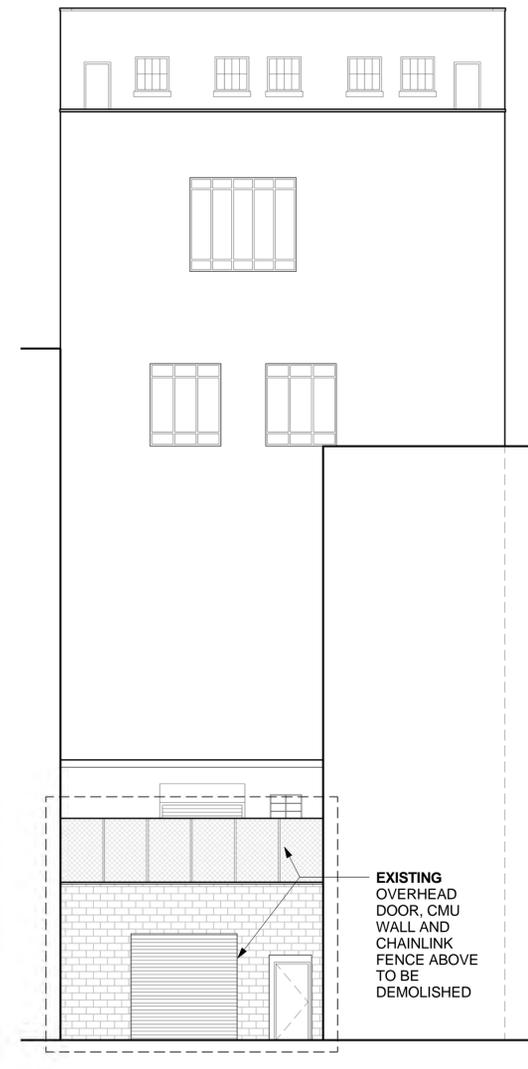
EXISTING 7TH ST GATE - CLOSED



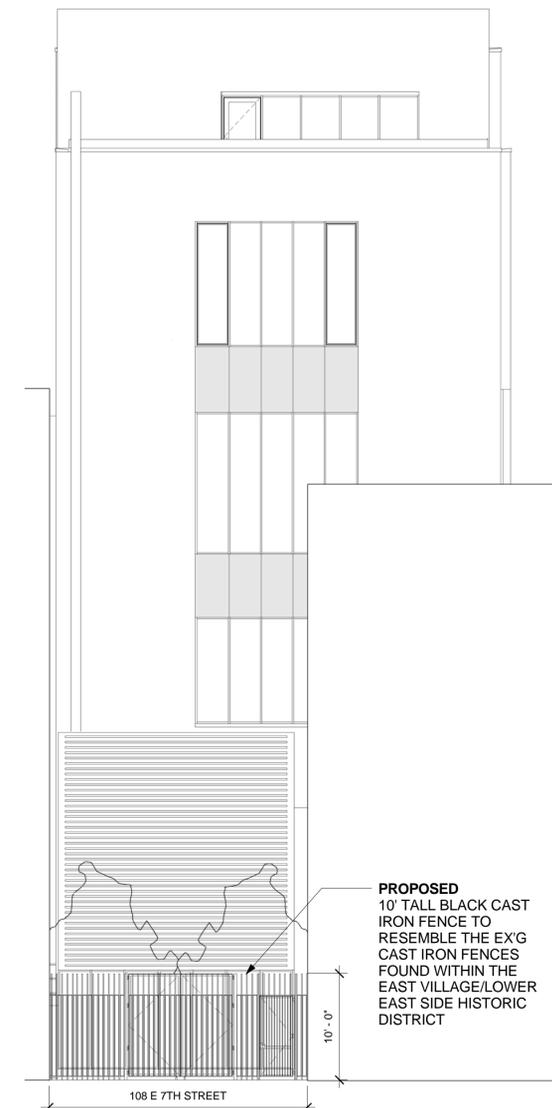
**EXISTING** NORTH ELEVATION  
SCALE 1/8"=1'-0"



**PROPOSED** NORTH ELEVATION  
SCALE 1/8"=1'-0"



**EXISTING** E. 7TH ST. ELEV.  
SCALE 1/8"=1'-0"



**PROPOSED** E. 7TH ST. ELEV.  
SCALE 1/8"=1'-0"

EXISTING AND PROPOSED  
7TH ST. & NORTH ELEVATION

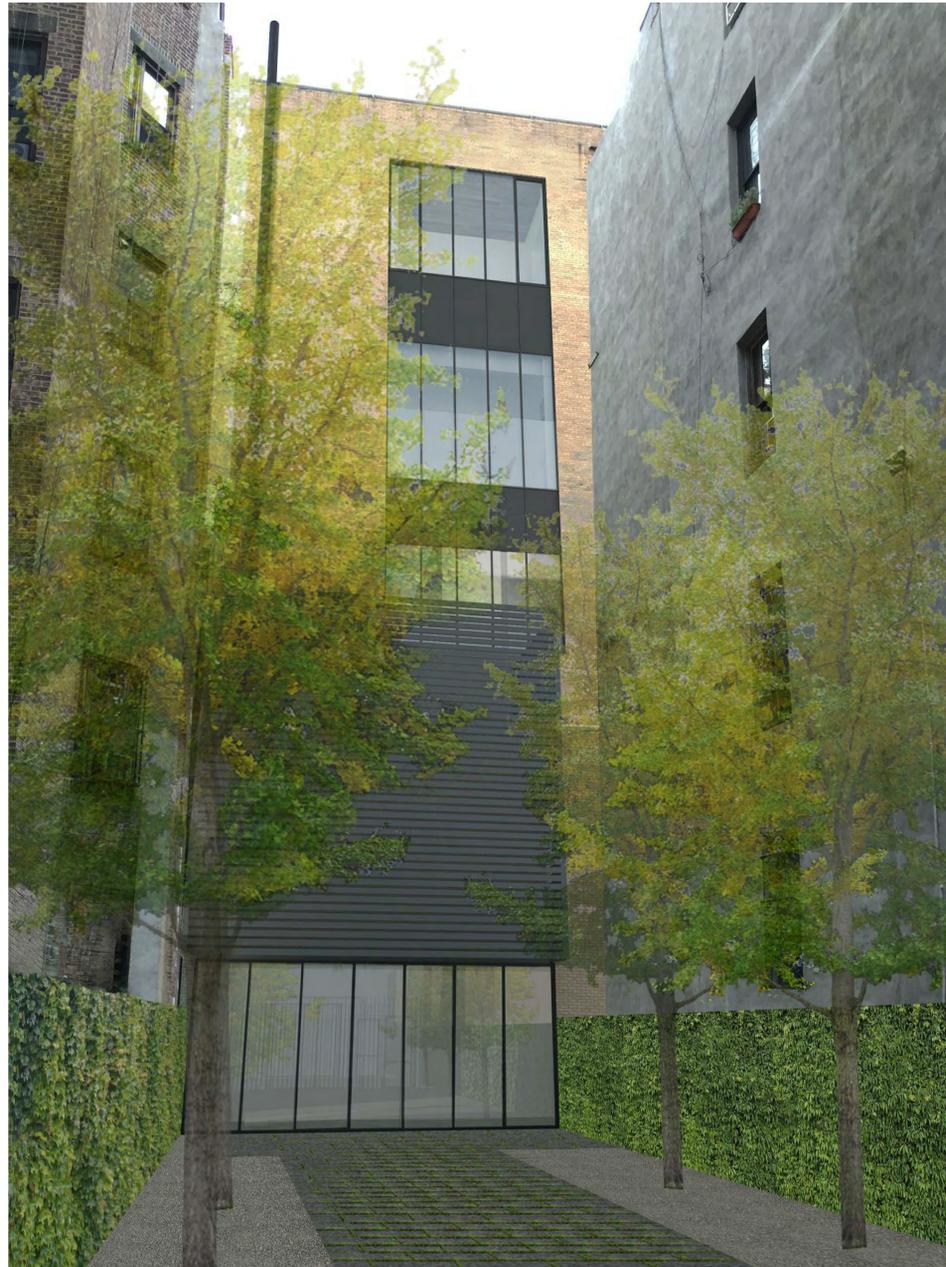
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**PROPOSED NORTH ELEV.**



**PROPOSED 7TH ST. ELEV.**



**ELEVATION OF SOUTH SIDE OF E. 7TH ST.**

**L-11**

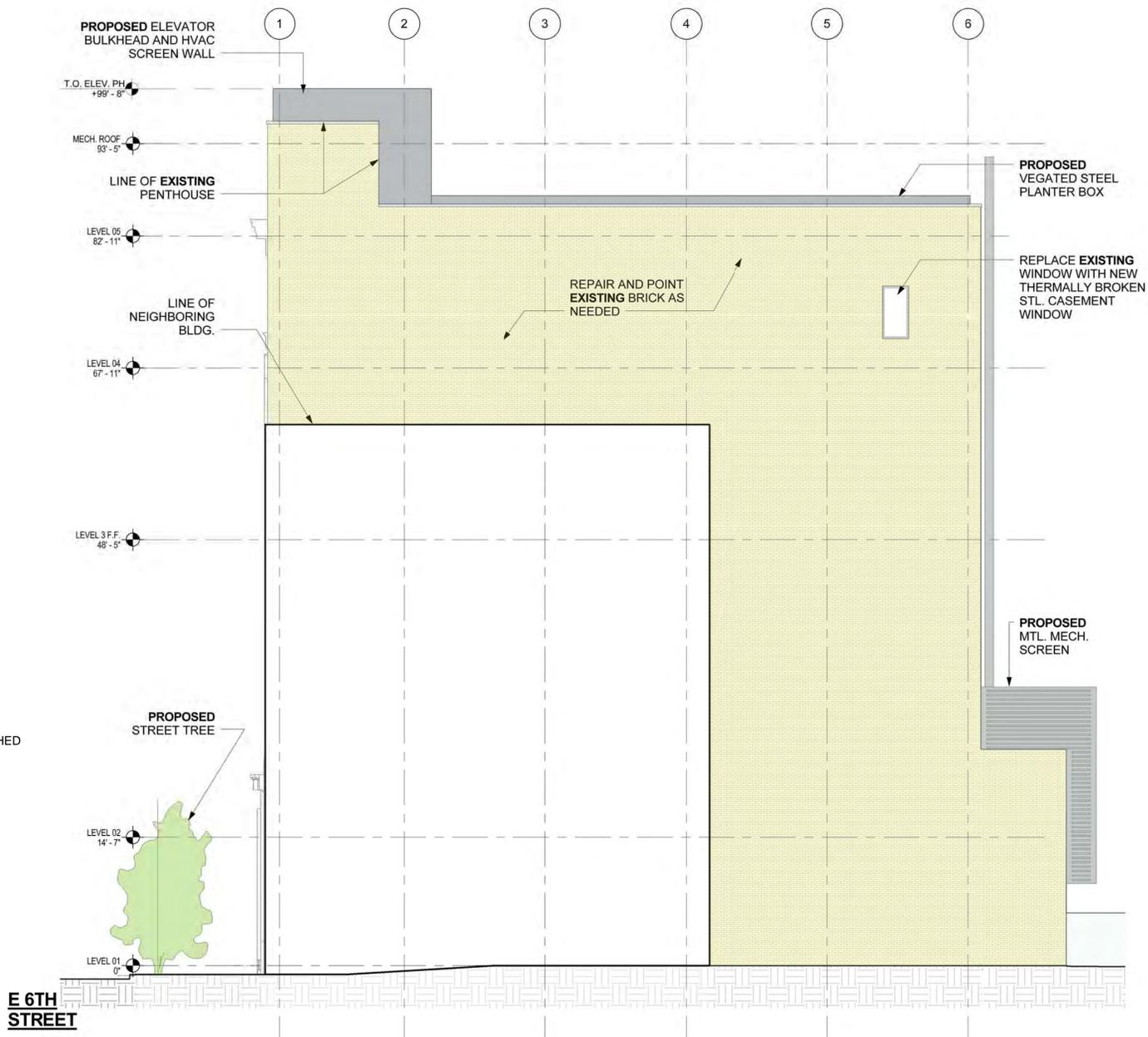
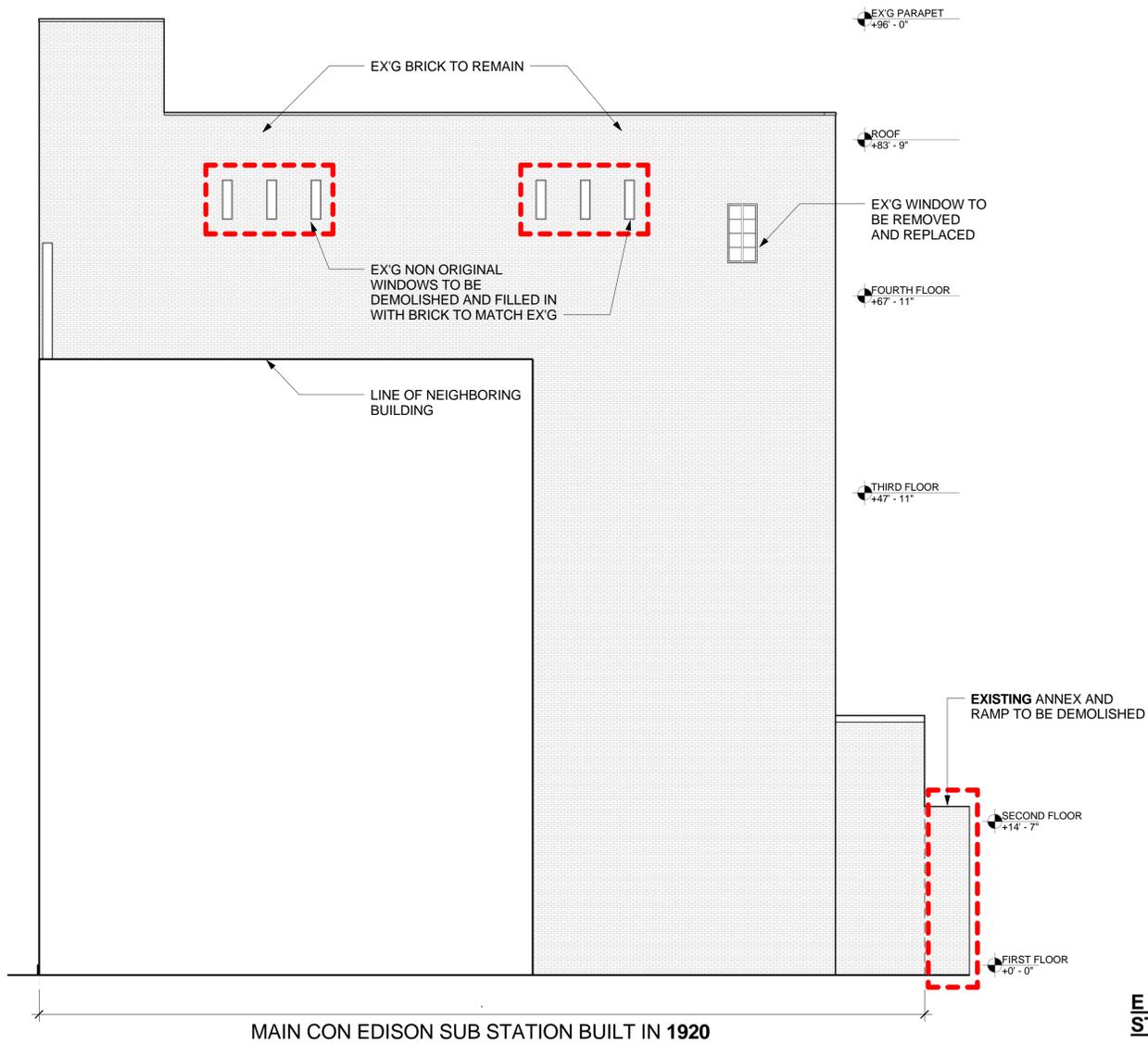
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**PROPOSED  
NORTH ELEVATION RENDERINGS**

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**EXISTING** EAST ELEVATION  
SCALE 1/8"=1'-0"

**PROPOSED** EAST ELEVATION  
SCALE 1/8"=1'-0"

L-12

EXISTING AND PROPOSED  
EAST ELEVATION

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