

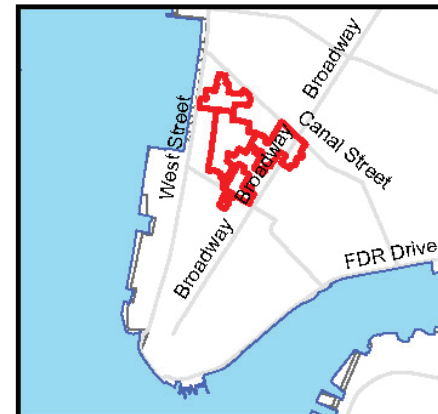
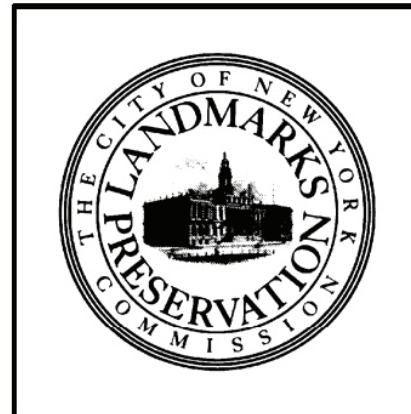
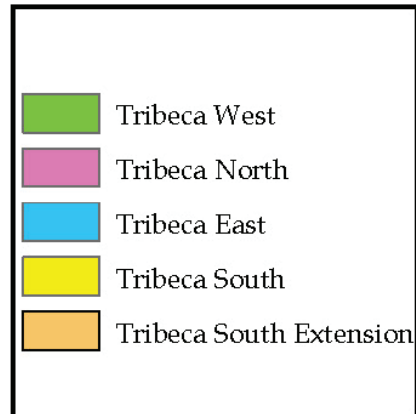
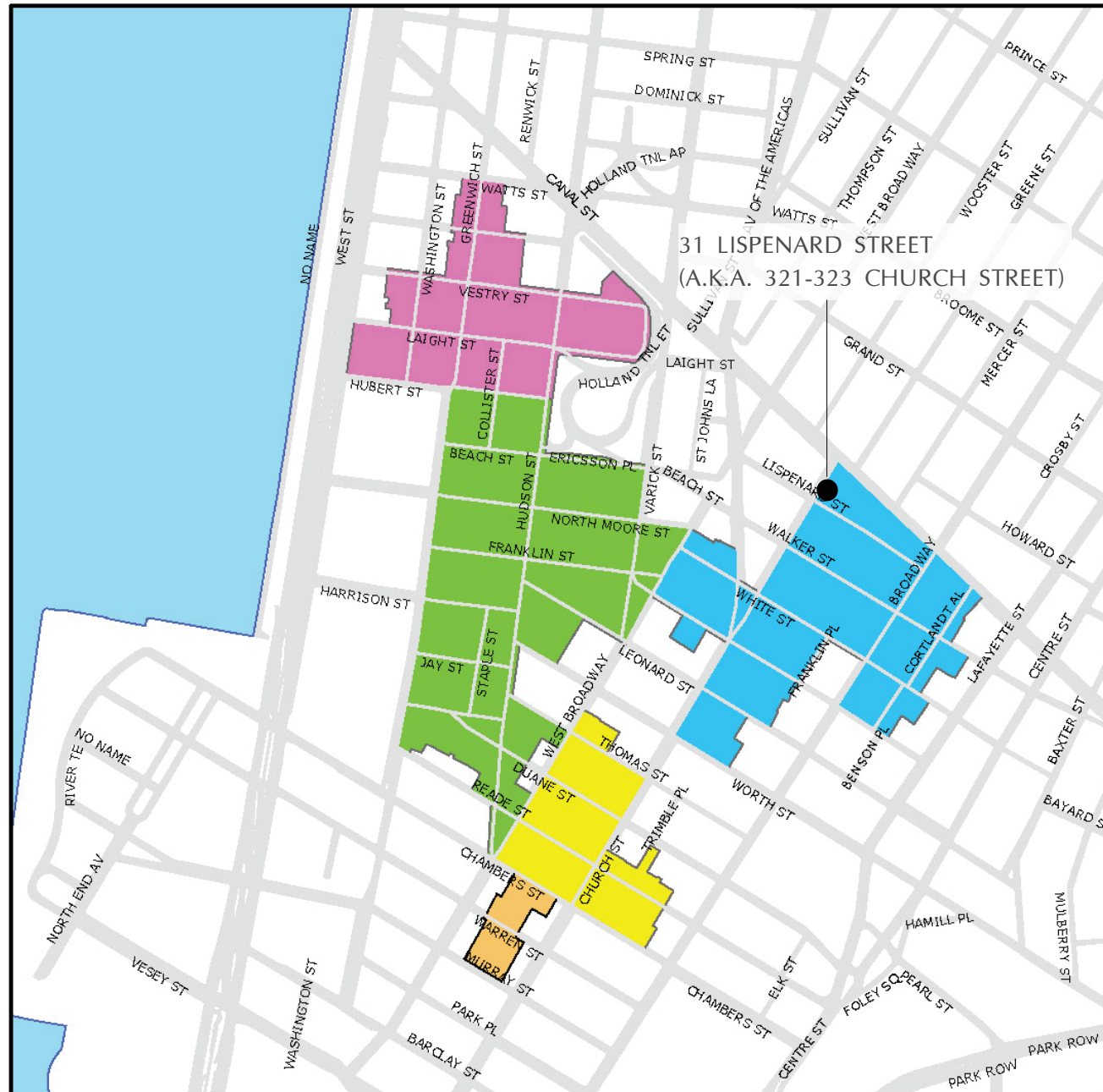
31 LISPENARD STREET

LPC PRESENTATION

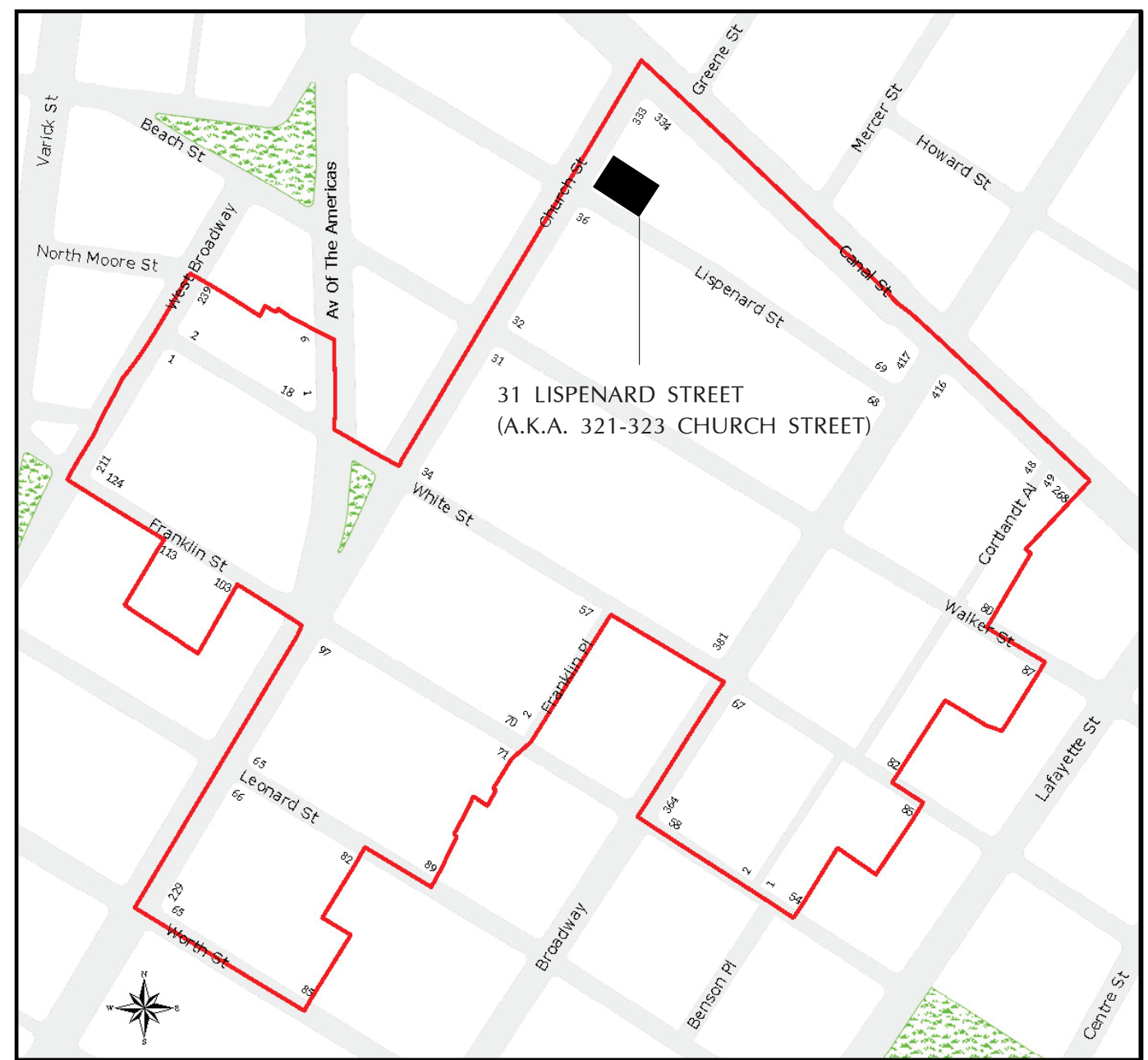
DATE: 09/17/19

OWNER: URBAN STANDARD CAPITAL

Tribeca Historic Districts



Tribeca East



Tribeca East
Historic District
Manhattan

Designated December 2, 1992

Historic District Boundaries



LPC HISTORIC DISTRICT | TRIBECA EAST



31 LISPENARD STREET
(A.K.A. 321-323 CHURCH STREET)

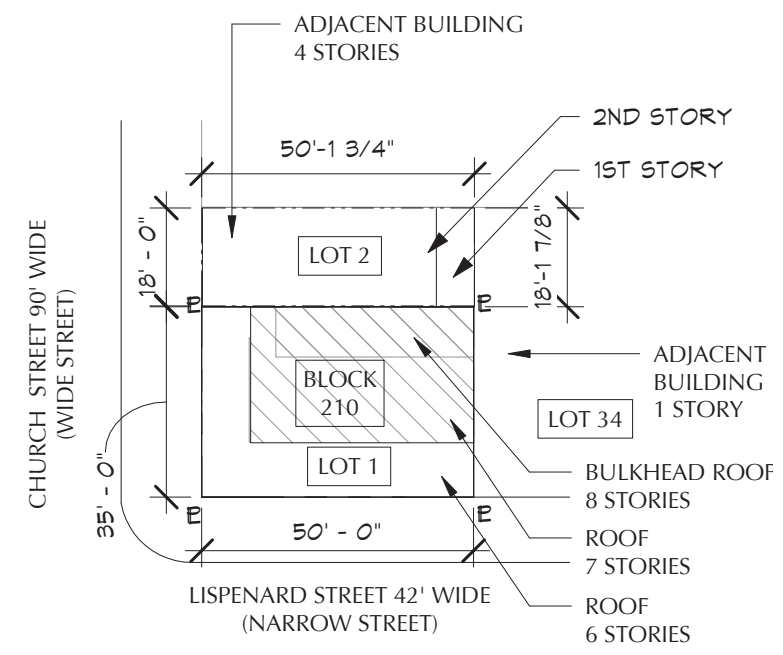
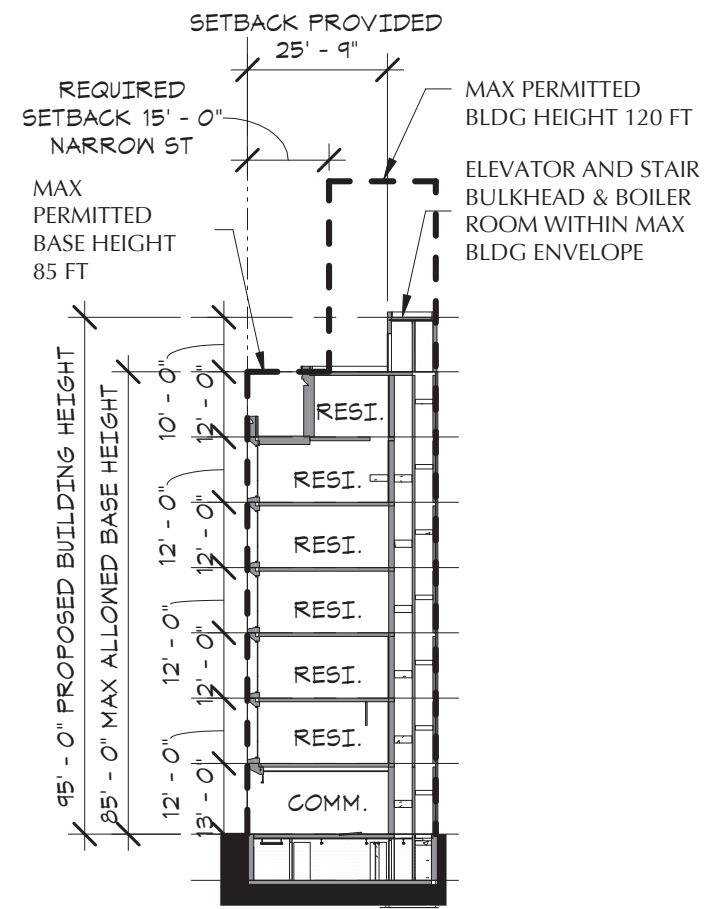
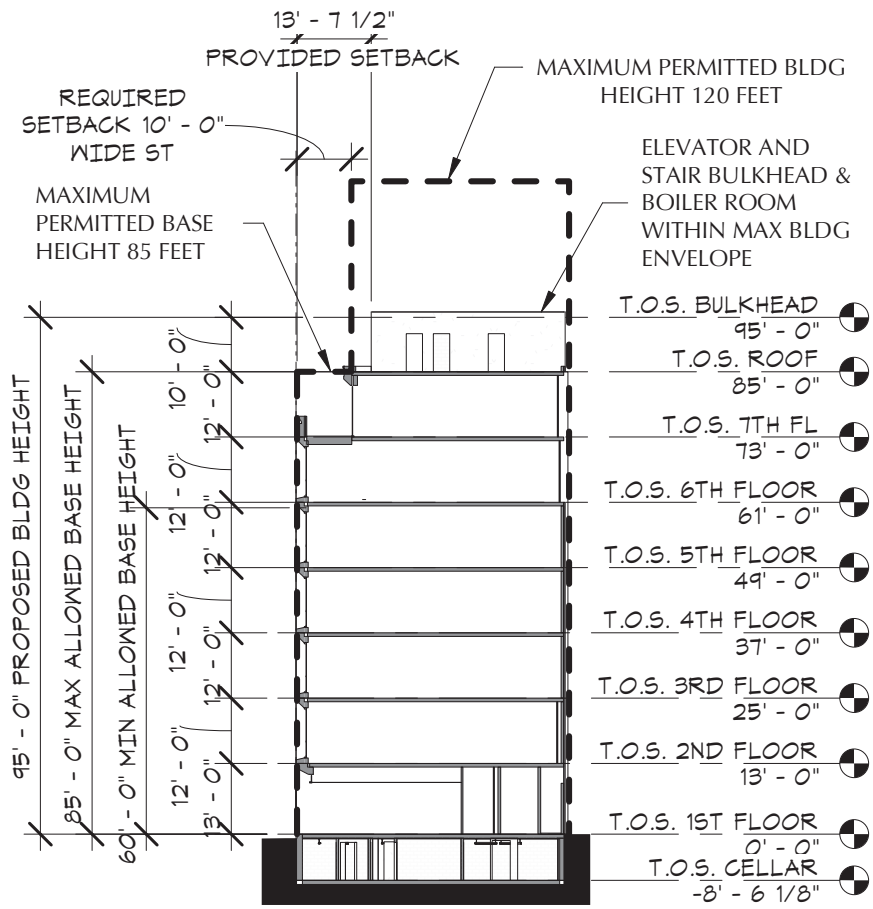
SITE AERIAL VIEW | 31 LISPENARD STREET



SITE | EXISTING



SITE | PROPOSAL



FLOOR AREA CALCULATIONS:

LOT 2 - AREA: 907 SF
MAX ALLOWED: 907 X 5.0 = 4,535 SF
EXISTING: 907 + 777+ 777 + 777 = 3,238 SF
FAR LEFT FOR AIR RIGHTS:
 4,535 - 3,238 = 1,297 SF

LOT 1 - AREA: 1750 SF
MAX ALLOWED: 1750X5.00 = 8,750 SF
PROPOSED: FLOOR AREA - ZONING DEDUCTIONS (SEE Z-002.00, AREA CHART)=
 10,566.5 - (66.8 +127.8 + 333.1) = **10,038.6 SF**
FAR NEEDED FROM AIR RIGHTS = 1,288.6 SF < FAR AVAILABLE ON LOT 2

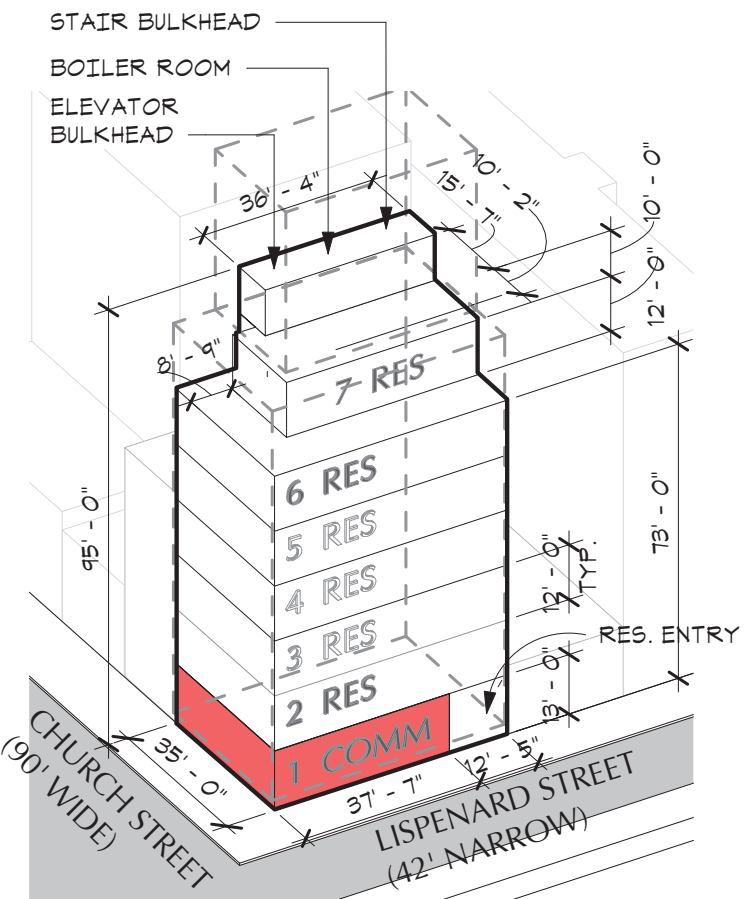
ZONING LEGEND

ZONING DISTRICT: C6-2A (R8A) / TMU

- - - - - PROPERTY LINE
- - - - - MAXIMUM BUILDING ENVELOPE
- NEW CONSTRUCTION
- EXISTING BUILDING

FLOOR	HEIGHT (FT)	GROSS AREAS (SF)					DEDUCTIONS (SF)			ZONING FLOOR AREA (SF)		
		TOTAL GROSS AREA	CIRCULATION	COMMERCIAL	MECHANICAL	RESIDENTIAL	CORRIDOR (DENSITY 50%)	MECHANICAL	EXTERIOR WALL	COMMERCIAL ZFA	RESIDENTIAL ZFA	TOTAL ZFA
CELLAR	-8.50	1,708.50	384.50	198.70	500.20	625.10						
1	13.00	1,551.80		833.00		718.80		31.60	833.00	687.20	1,520.20	
2	12.00	1,622.10				1,622.10	16.70	26.50	53.10	1,525.80	1,525.80	
3	12.00	1,622.10				1,622.10	16.70	26.50	53.10	1,525.80	1,525.80	
4	12.00	1,622.10				1,622.10	16.70	26.50	53.10	1,525.80	1,525.80	
5	12.00	1,622.10				1,622.10	16.70	26.50	53.10	1,525.80	1,525.80	
6	12.00	1,622.10				1,622.10	0.00	15.70	58.20	1,548.20	1,548.20	
7	12.00	904.00				904.00	0.00	6.10	30.90	867.00	867.00	
ROOF	10.00	328.90	156.40		168.50	4.00						
TOTAL	85.00	12,603.70		1,031.70	668.70	10,362.40	66.80	127.80	333.10	833.00	9,205.60	10,038.60

TOTAL BUILDING ZFA ALLOWED	10,047.00
TOTAL ZFA PROPOSED	10,038.60
TOTAL ZFA REMAINING	8.40



SITE | ZONING INFORMATION



A1) 321-23 Church Street
1940 DOF tax record



B2) 321-23 Church Street
1940 DOF tax record



A3) 321-23 Church Street
1950 DOF tax record



B4) 321-23 Church Street
1950 DOF tax record



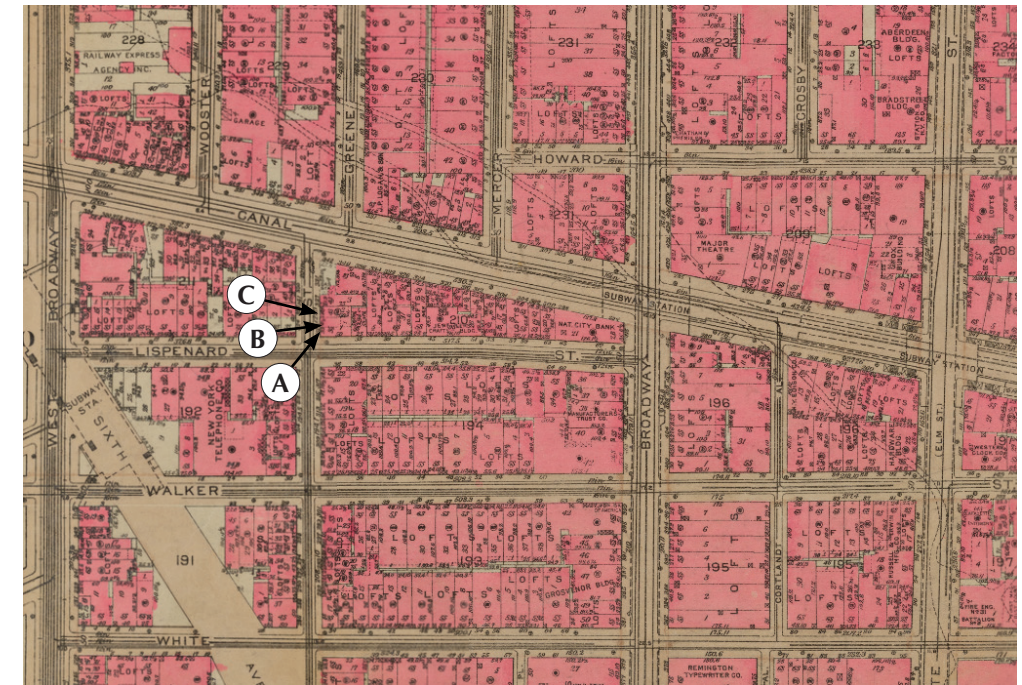
B5) 321-23 Church Street
1980 DOF tax record



C6) 325 Church Street
1940 DOF tax record



C7) 325 Church Street
1980 DOF tax record



Sanborn Map, 1930

HISTORIC PHOTOS | 1940 - 1980



1) View looking east on Church Street



2) View looking north-east on Church Street



3) View looking north-west at cross street of Church and Lispenard



4) View looking south-west on Church Street



5) View looking south-east at cross street of Church and Lispenard



SITE PHOTOS | 2019



14 White Street | DXA Studio & NAVA | Approved March 2017



100 Franklin Street | DDG Partners | Approved January 2014



14 White Street | DXA Studio & NAVA | Approved March 2017



83 Walker Street | Morris Ajmi | Approved June 2011

CONTEMPORARY BUILDINGS IN DISTRICT | CONTEXT



A) 281 Church Street [25'-0" X 75'-0"]



B) 41 White Street [26'-0" wide]



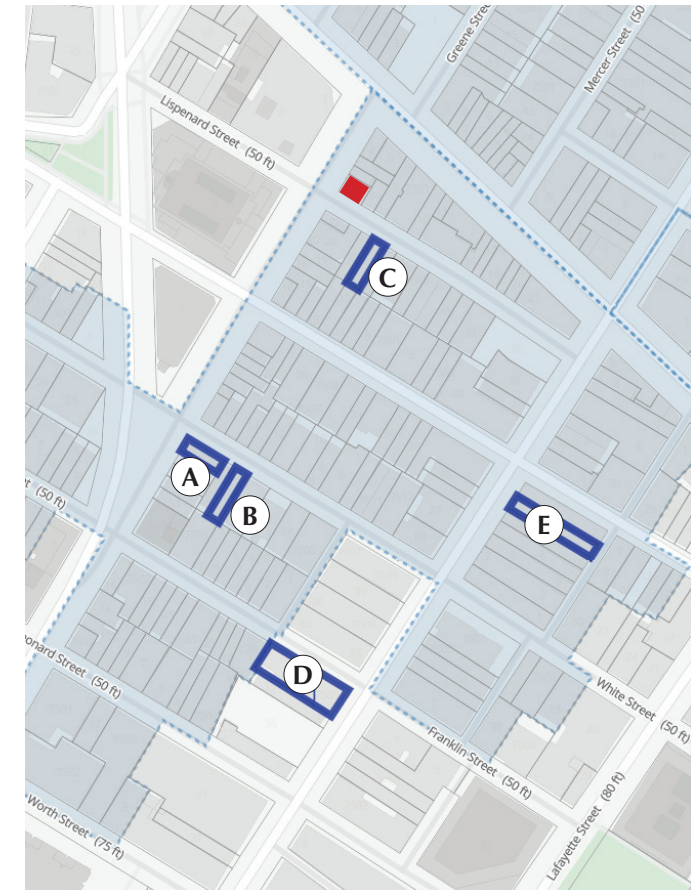
C) 42 Lispenard Street [29'-0" wide]



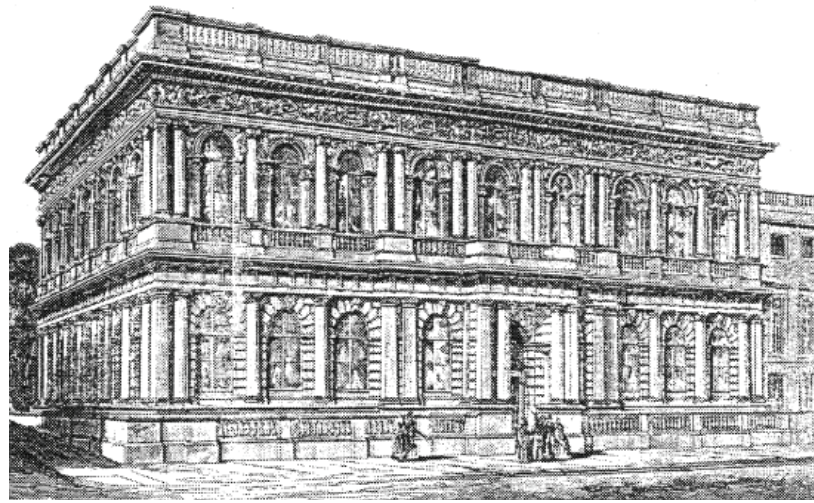
D) 361 Broadway [54'-0" X 165'-0"]
*Individual Landmark outside of district



E) 394 Broadway [28'-0" wide]



HISTORIC BUILDINGS IN DISTRICT | CONTEXT



BRITISH CLUB HOUSE

Italianate Venetian Palace prototype, Sydney Smirke, Carlton Club House, London (1856)

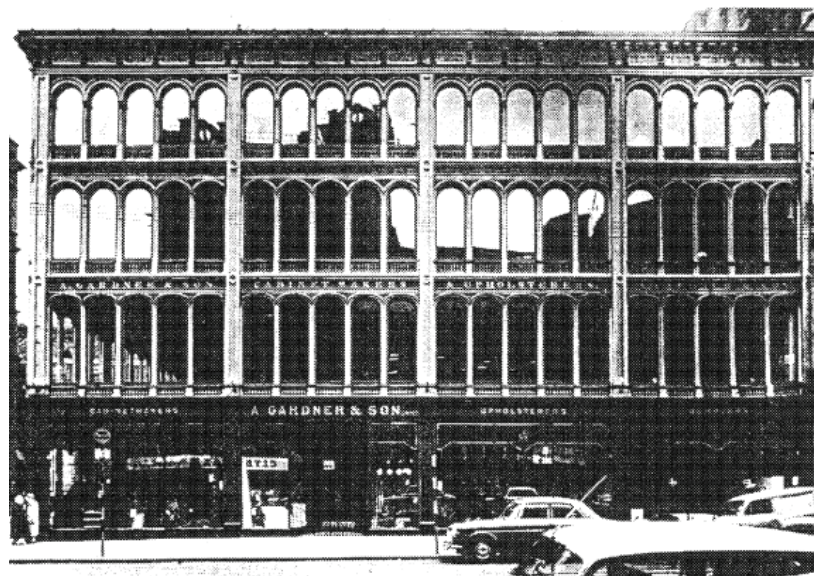


FIRST DEPARTMENT STORE IN THE U.S.

FASHIONABLE "MARBLE PALACE"

Built by a British entrepreneur to look like a palace to better market the goods on sale

Italianate style, John B. Snook and Joseph Trench, A.T. Stewart Dry Goods Store, 280 Broadway, Manhattan (1846)



CAGE-LIKE GRID

SKELETAL FACADE

Italianate buildings were built with cast iron facades

Some styles became known as "sperm candle" facades

Italianate cast iron warehouse, John Baird, A. Gardener & Son Warehouse, Glasgow (1856)

Italianate cast iron warehouse, John Kellum, 55 White Street (1861)



HISTORIC PRECEDENT | ITALIANATE ARCHITECTURE

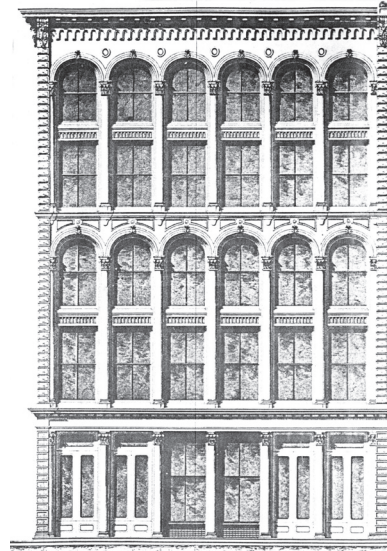
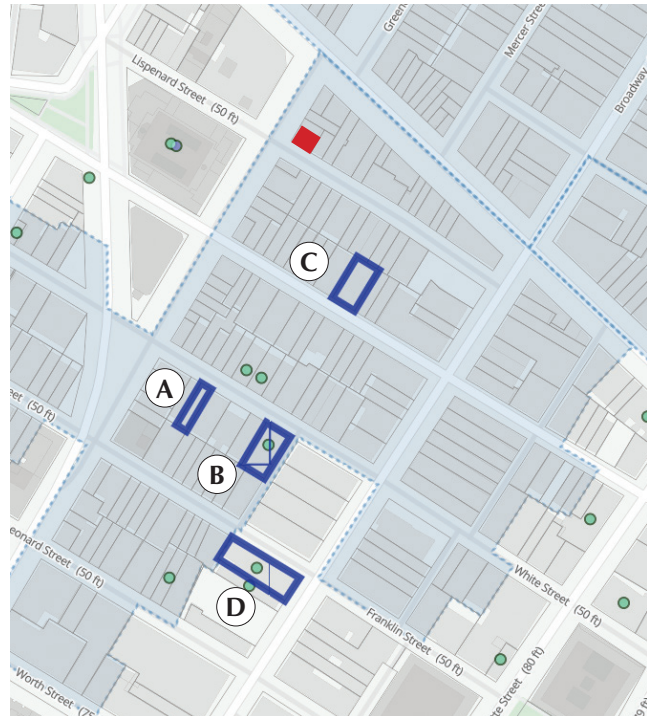
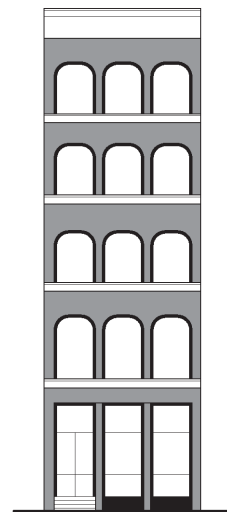
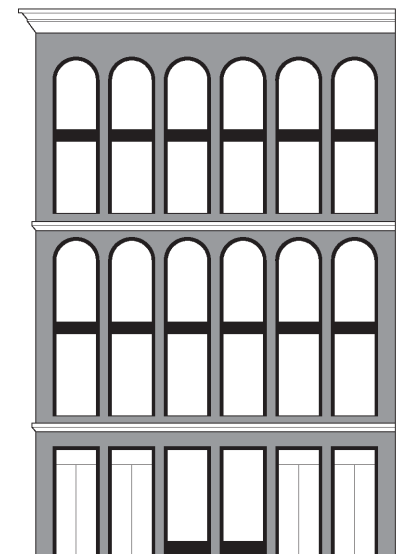


Diagram legend

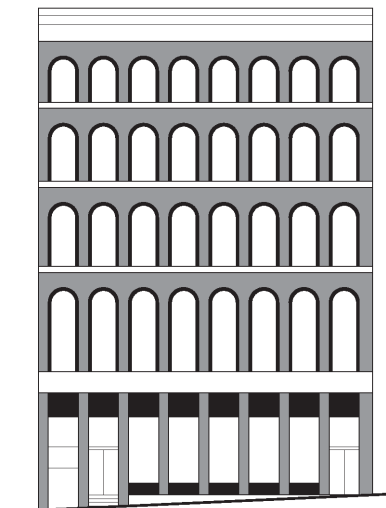
- Primary facade
- Secondary recess
- Window opening



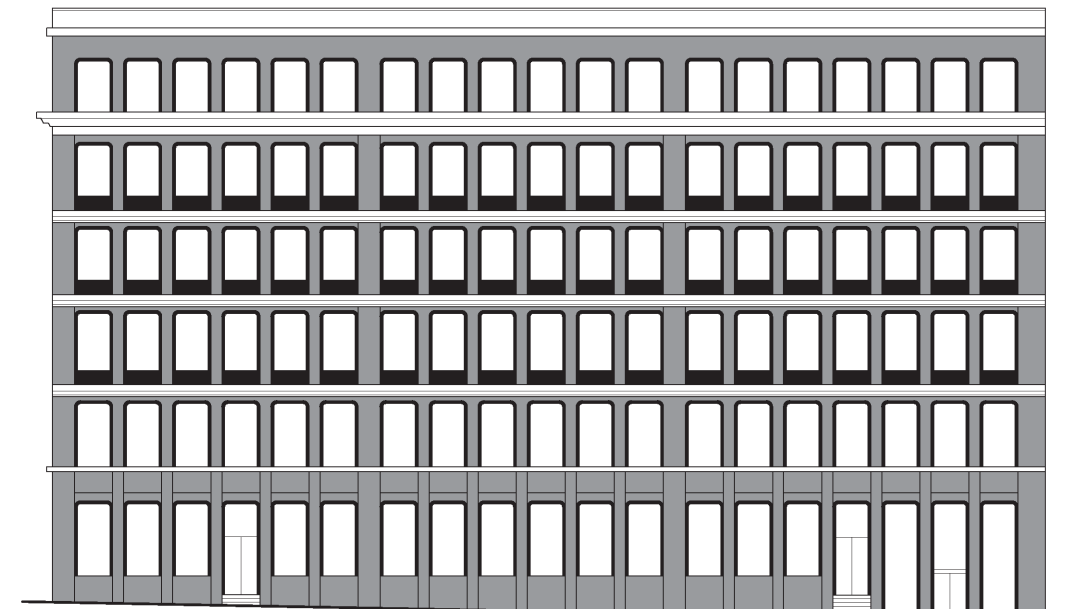
A) 41 White Street



B) 55 White Street



C) 52 Walker Street



D) 361 Broadway
*Individual Landmark outside of district

HISTORIC ABSTRACTION | DIAGRAMS

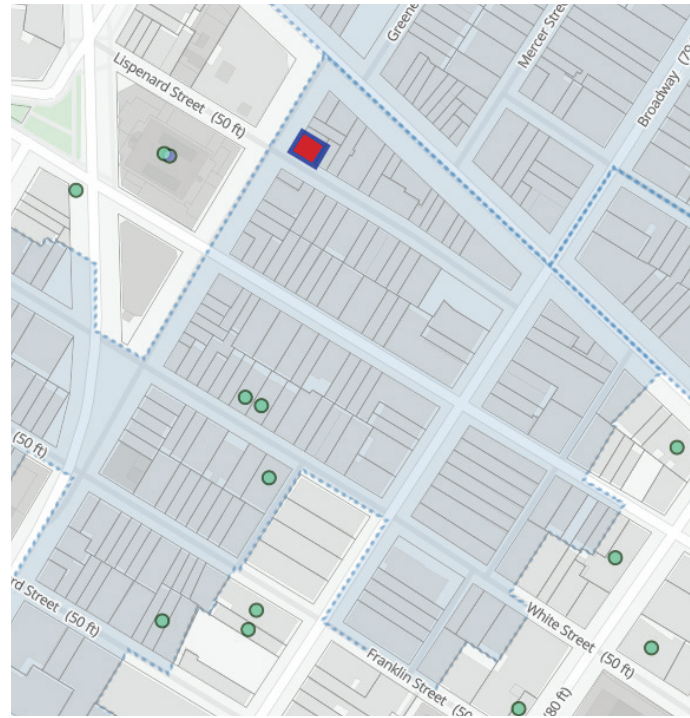
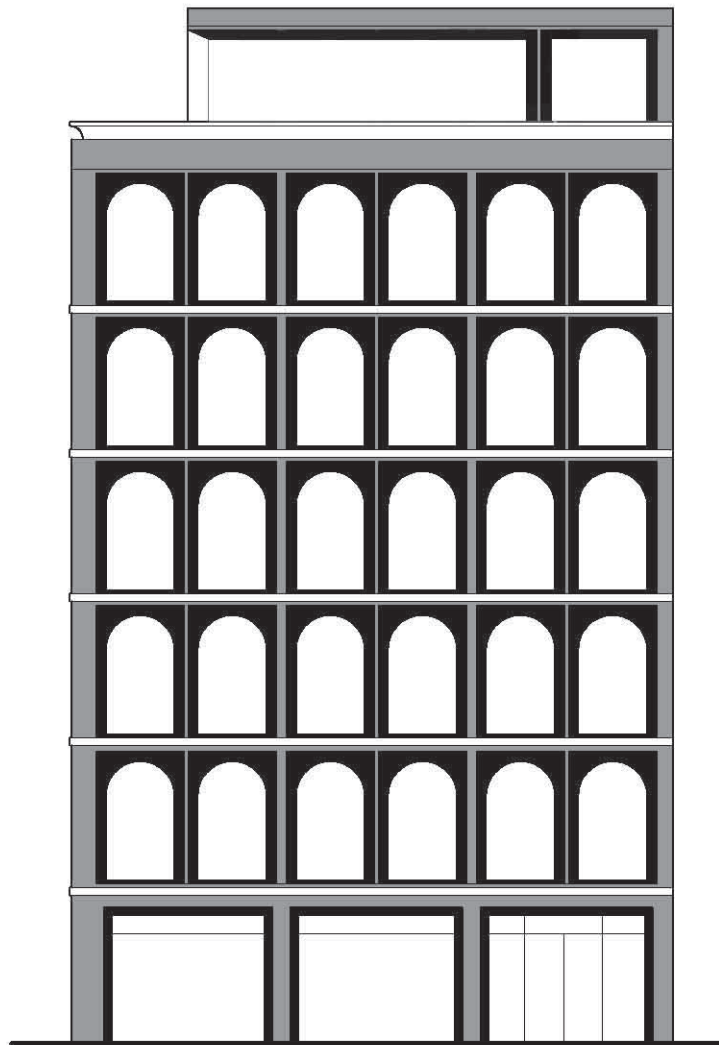


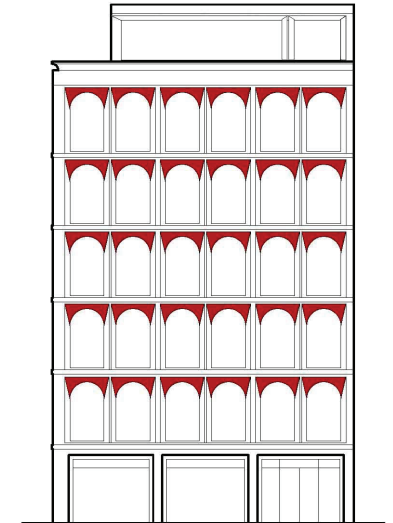
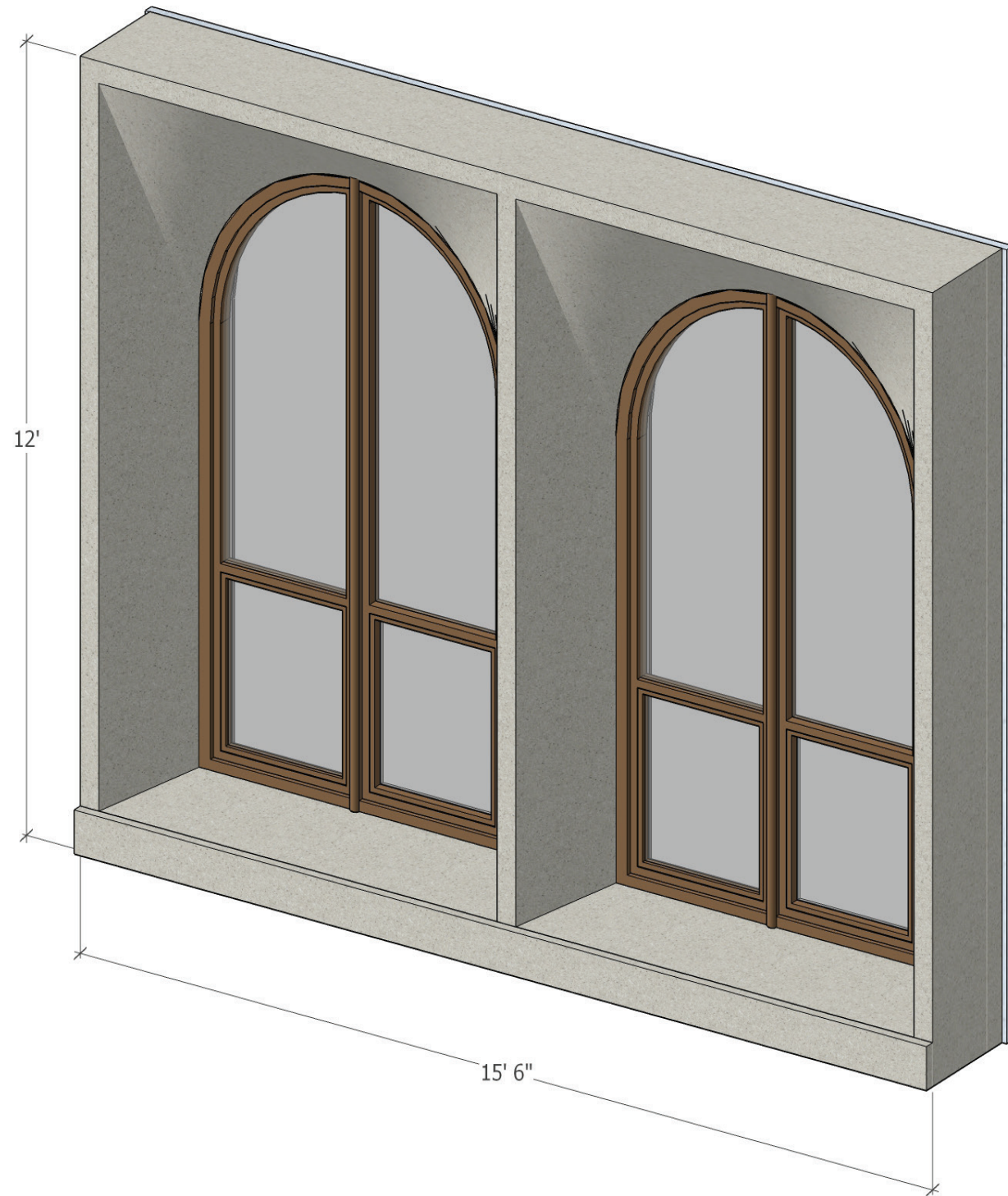
Diagram legend

- Primary facade
- Secondary recess
- Window opening



FORM & PROPORTIONAL DEVELOPMENT | 31 LISPENARD STREET





FORM & ARCH DEVELOPMENT | 31 LISPENARD STREET



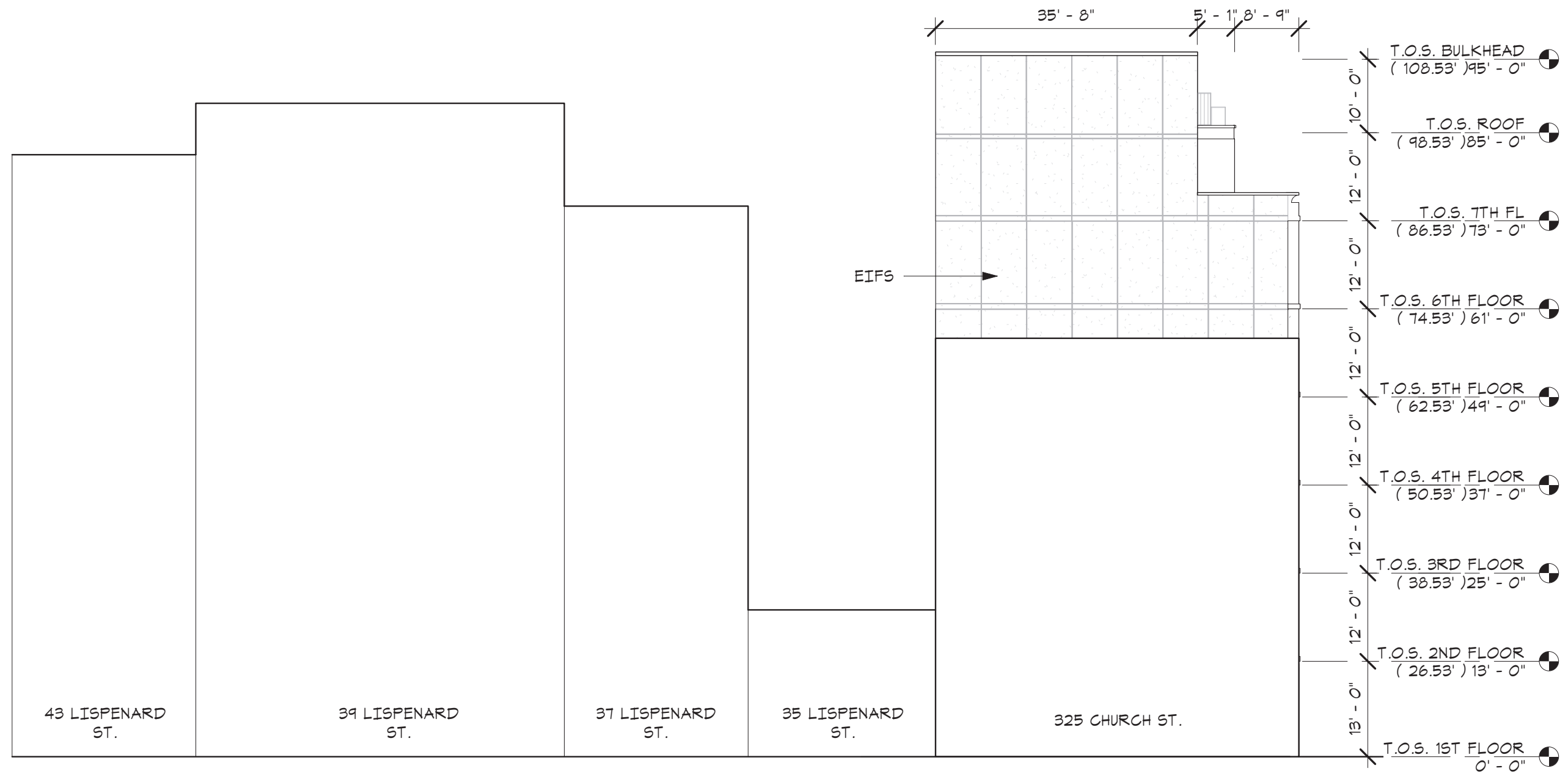
① SOUTH ELEVATION
1/16" = 1'-0"

LISPENARD STREET ELEVATION | 31 LISPENARD STREET



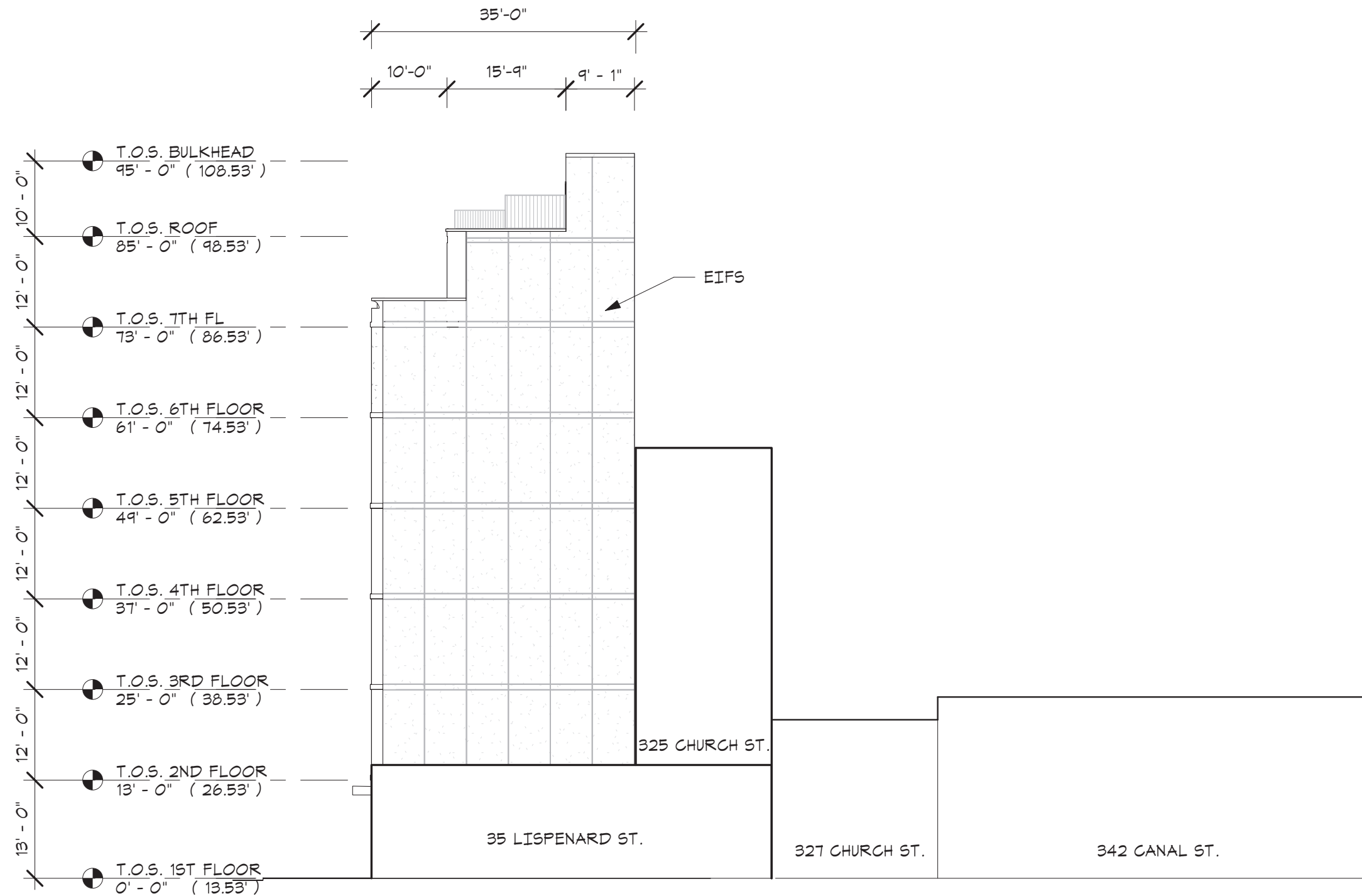
A WEST ELEVATION
 1/16" = 1'-0"

CHURCH STREET ELEVATION | 31 LISPENARD STREET



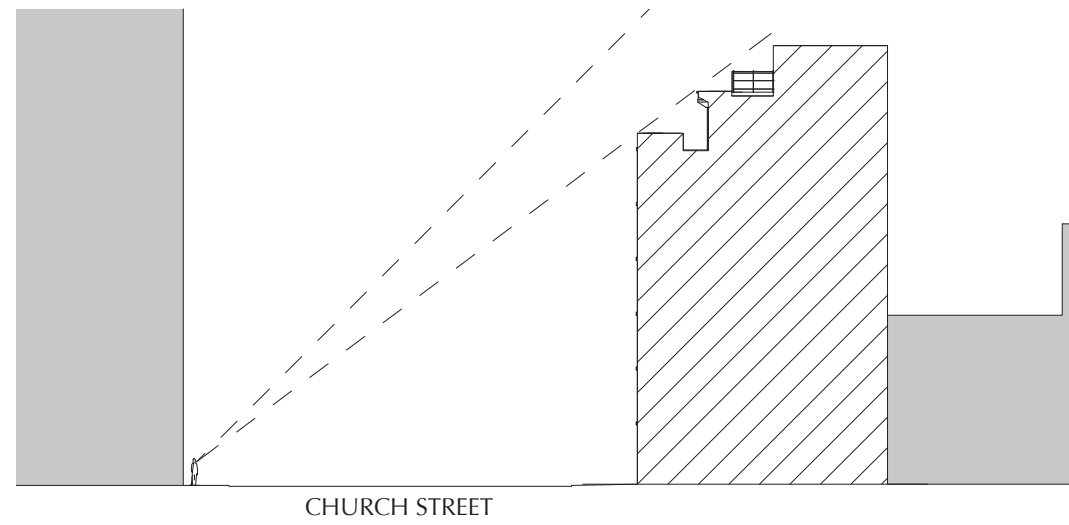
③ NORTH ELEVATION
1/16" = 1'-0"

SIDE ELEVATION | 31 LISPENARD STREET

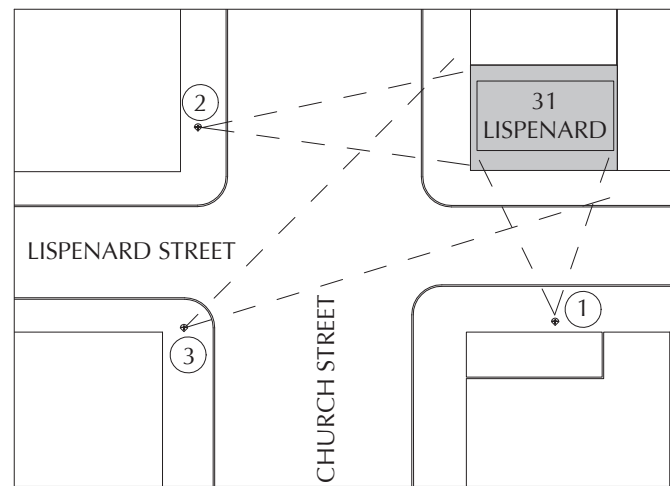


④ EAST ELEVATION
1/16" = 1'-0"

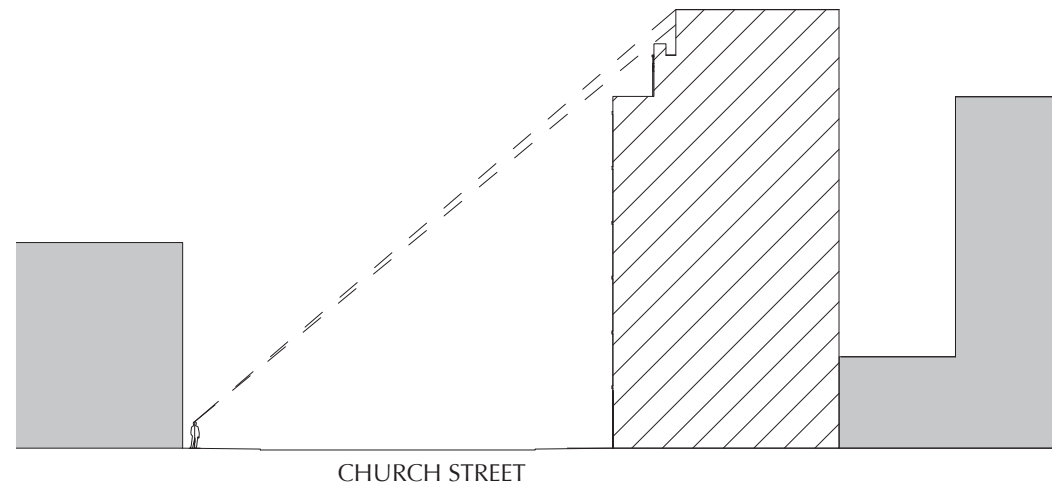
SIDE ELEVATION | 31 LISPENARD STREET



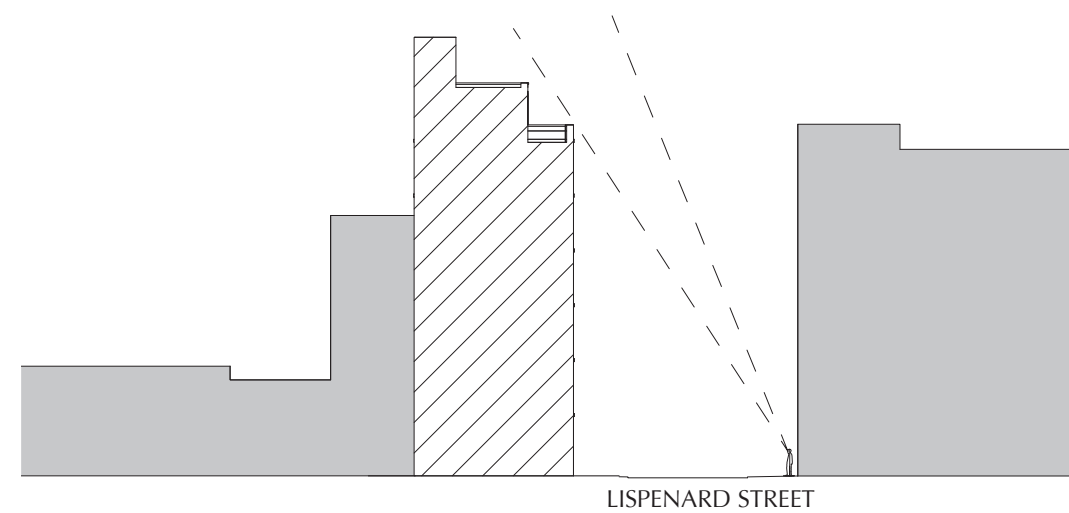
③ VISIBILITY SECTION 3
1" = 40'-0"



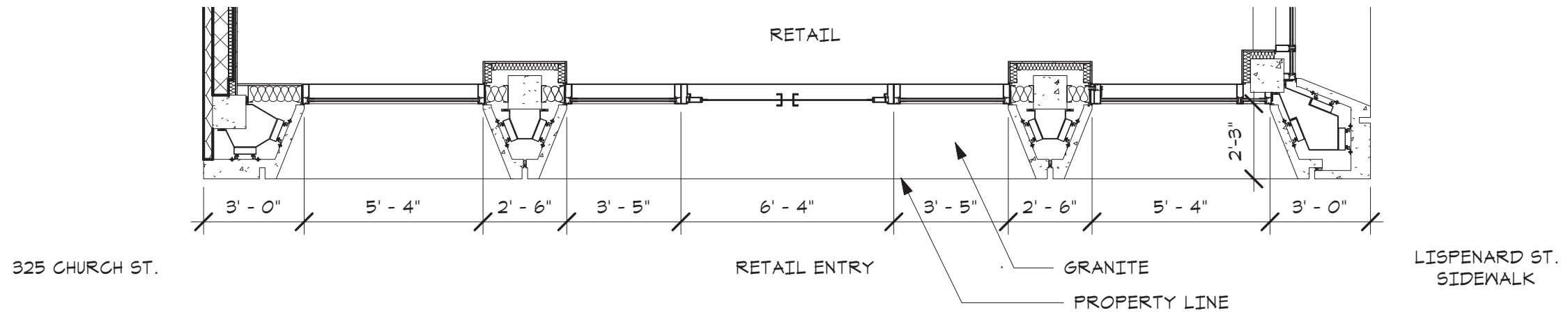
Ⓐ KEY PLAN
1" = 60'-0"



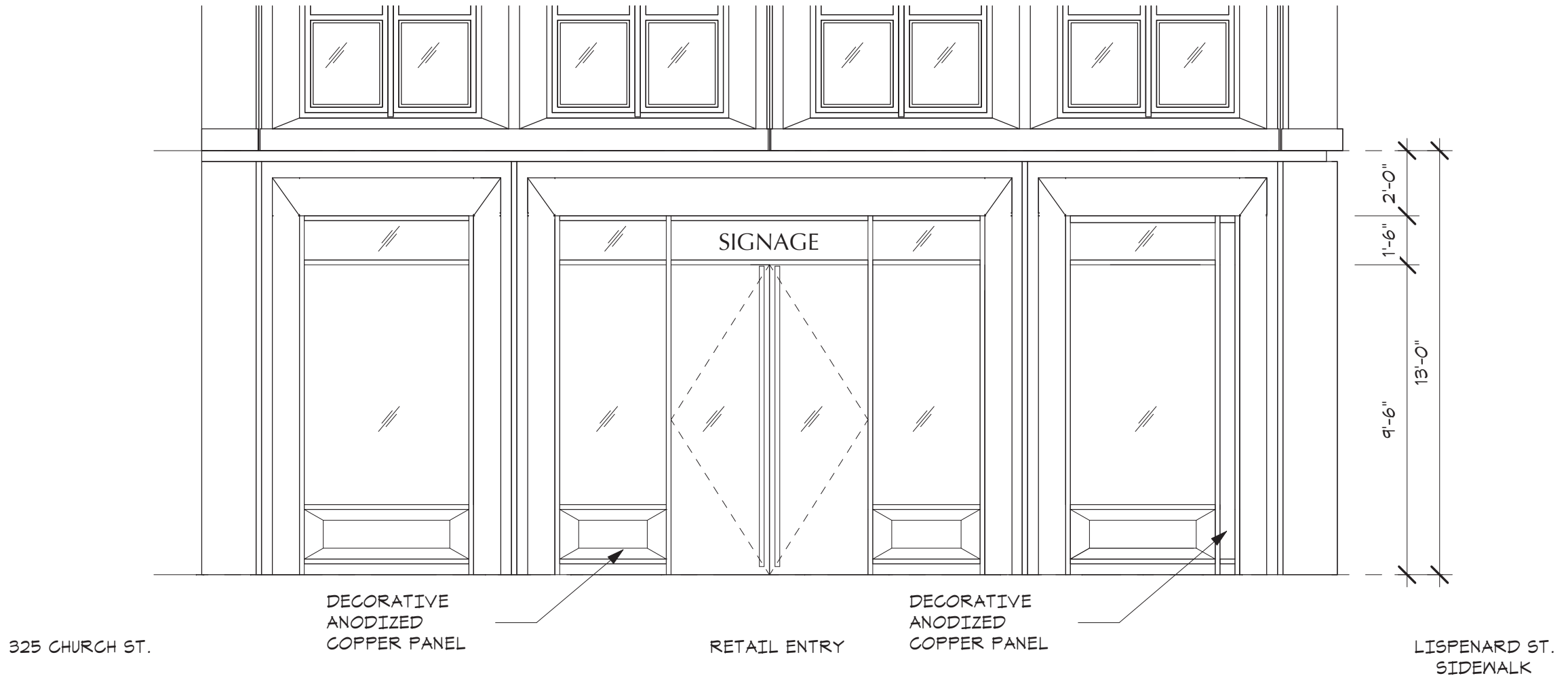
② VISIBILITY SECTION 2
1" = 40'-0"



① VISIBILITY SECTION 1
1" = 40'-0"



② ENLARGED PLAN CHURCH STREET
1/4" = 1'-0"



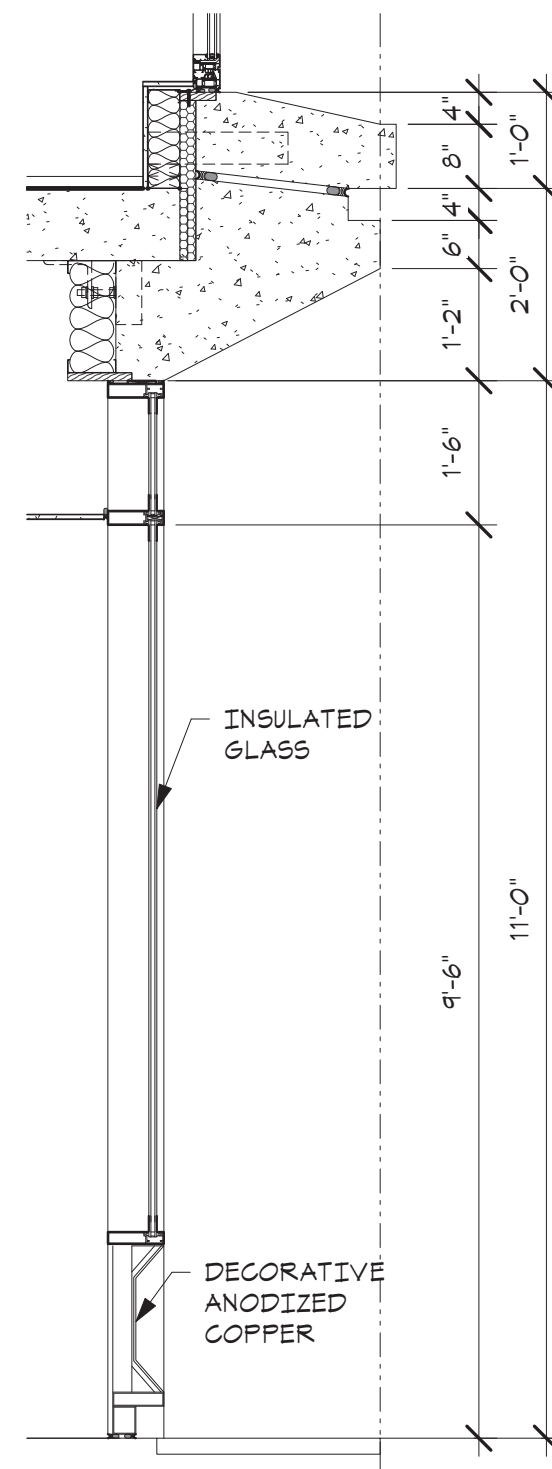
① ENLARGED ELEVATION_ CHURCH ST.
1/4" = 1'-0"

ENLARGED STOREFRONT ELEVATIONS | 31 LISPENARD STREET

1
21

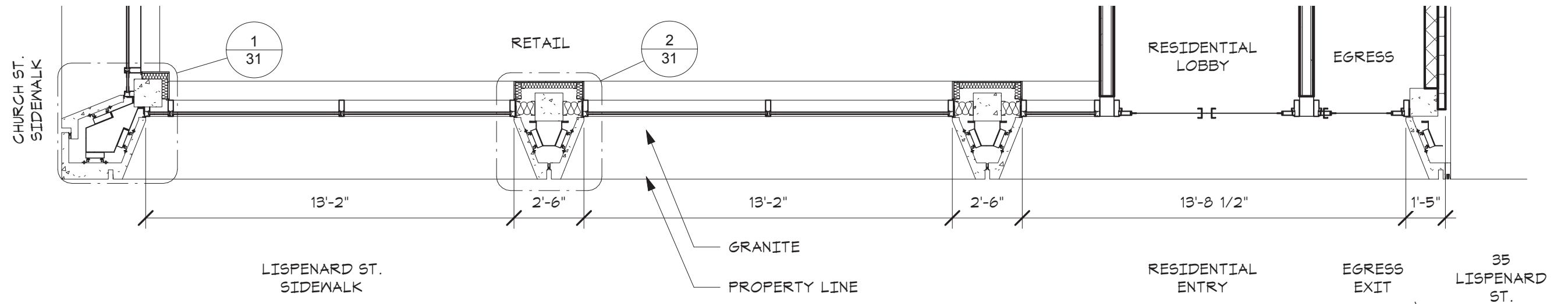


2 ENLARGED ELEVATION
1/2" = 1'-0"



1 ENLARGED SECTION
1/2" = 1'-0"

ENLARGED RETAIL ENTRANCE ELEVATION & SECTON DETAILS | 31 LISPENARD STREET

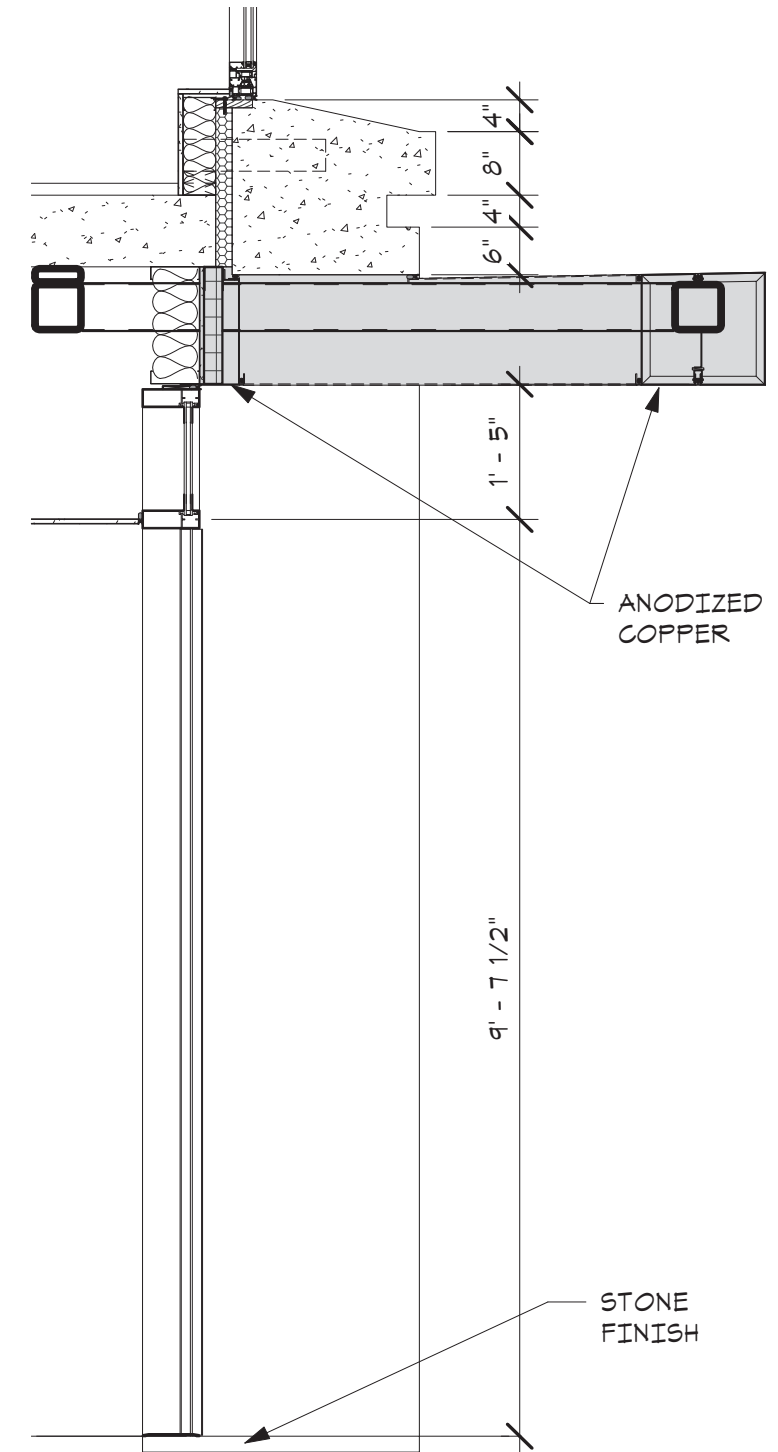
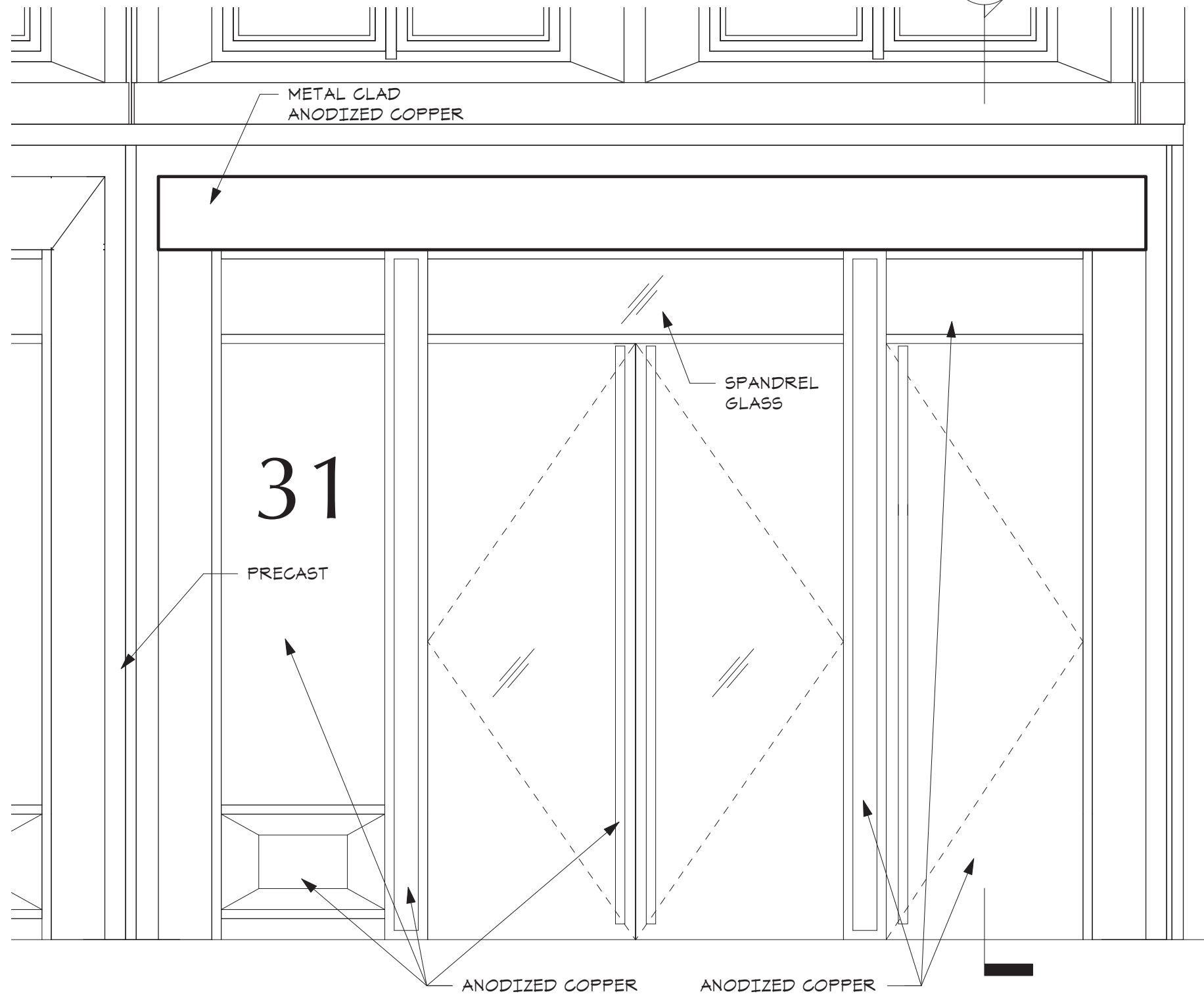


2 ENLARGED PLAN LISPENARD STREET
1/4" = 1'-0"



1 ENLARGED ELEVATION_ LISPENARD ST.
1/4" = 1'-0"

ENLARGED STOREFRONT ELEVATIONS | 31 LISPENARD STREET



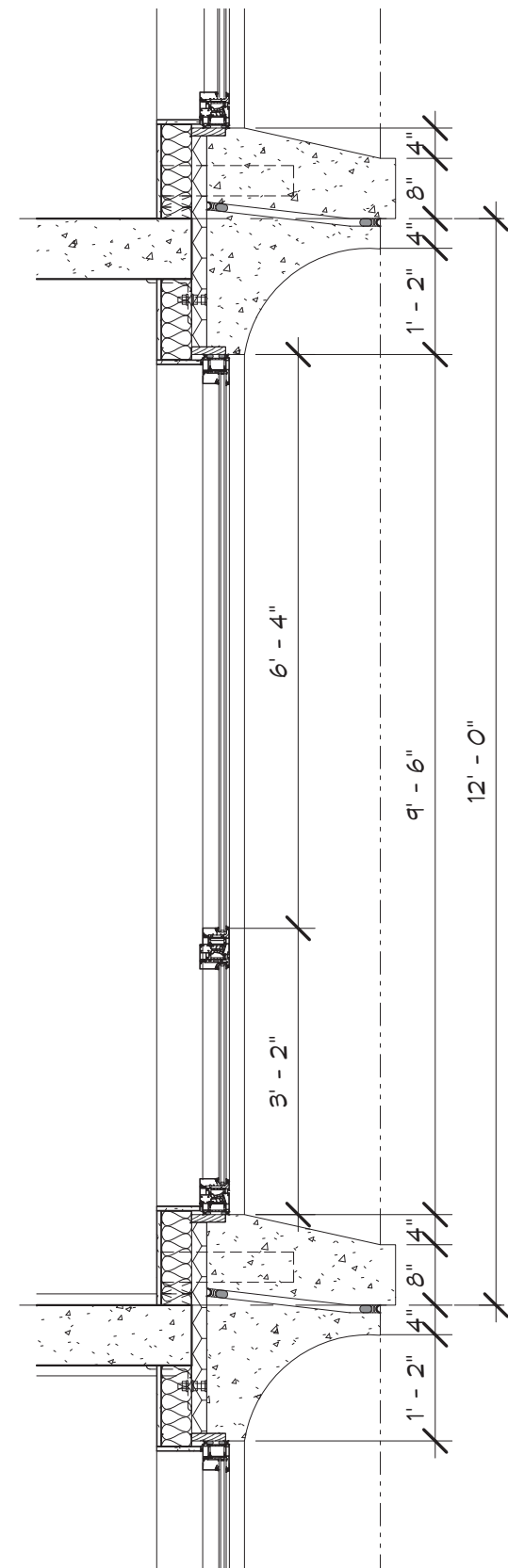
① ENLARGED ELEVATION LISPENARD ENTRANCE
1/2" = 1'-0"

② ENLARGED SECTION LISPENARD ENTRANCE
1/2" = 1'-0"

ENLARGED RESIDENTIAL ENTRANCE ELEVATION & SECTON DETAIL | 31 LISPENARD STREET

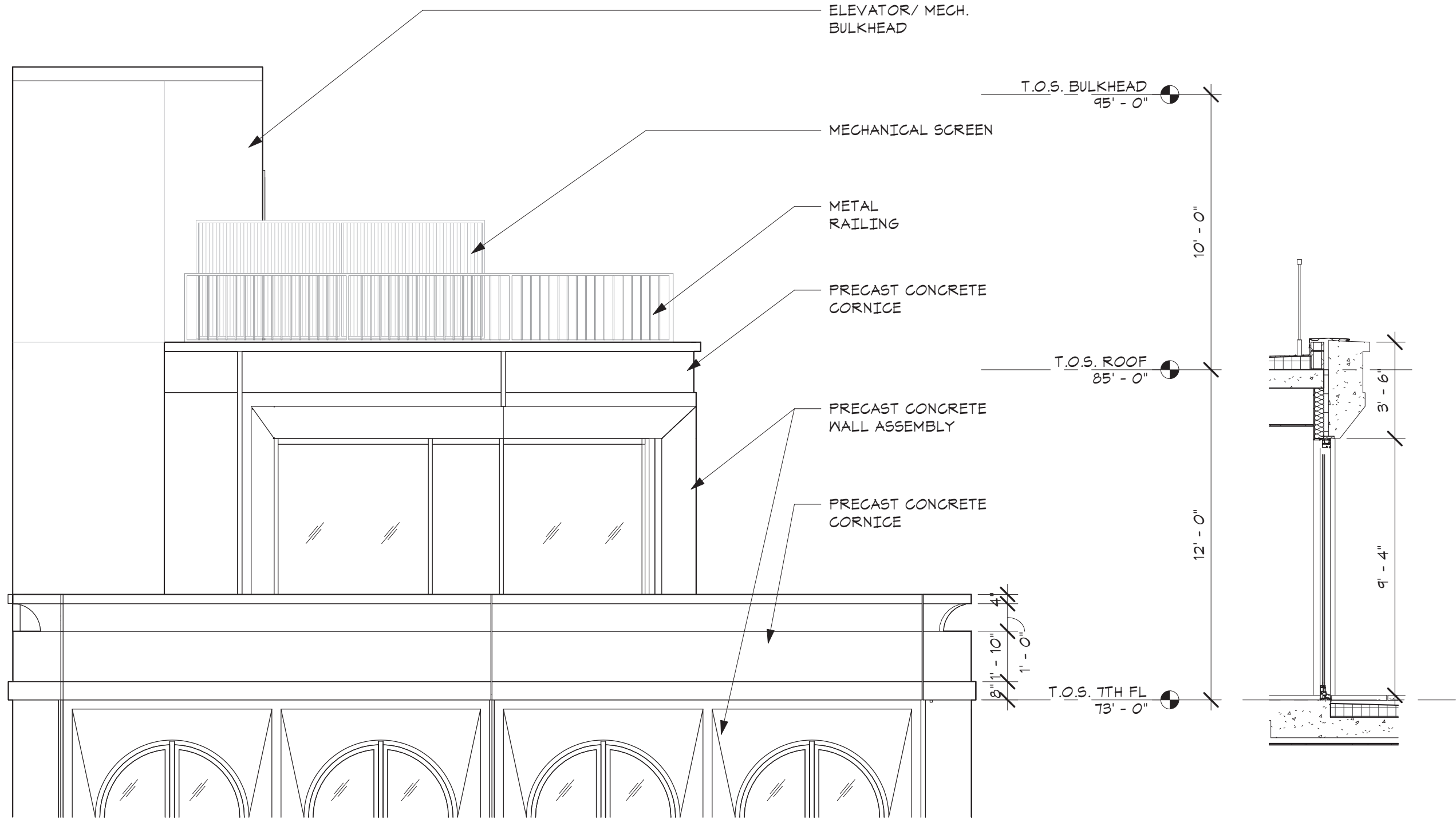


② ENLARGED ELEVATION_ CHURCH ST.
1/2" = 1'-0"



① ENLARGED SECTION
1/2" = 1'-0"

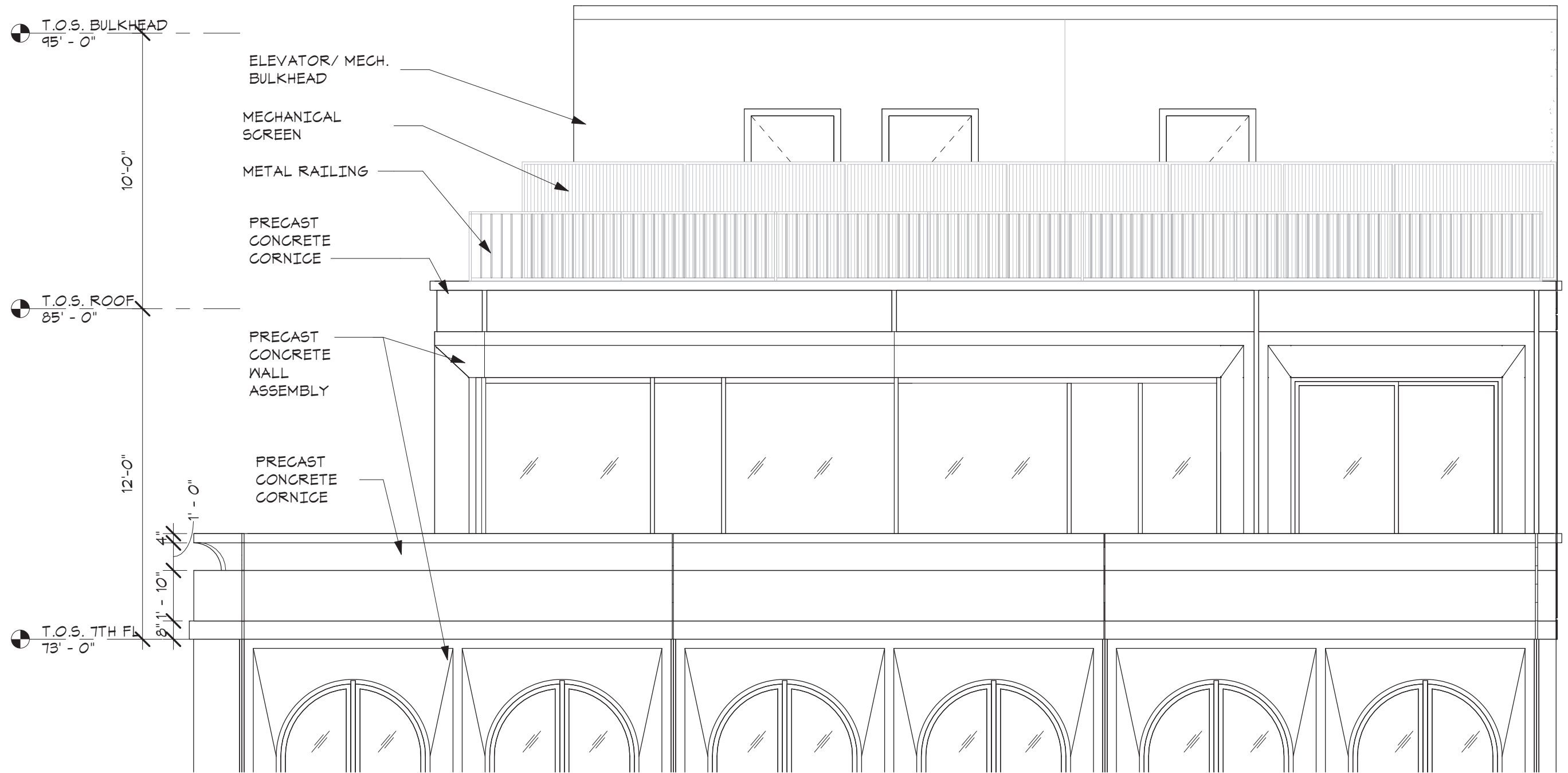
ENLARGED WINDOW ELEVATION & SECTION DETAIL | 31 LISPENARD STREET



② ENLARGED BULKHEAD ELEVATION_ CHURCH ST.
1/4" = 1'-0"

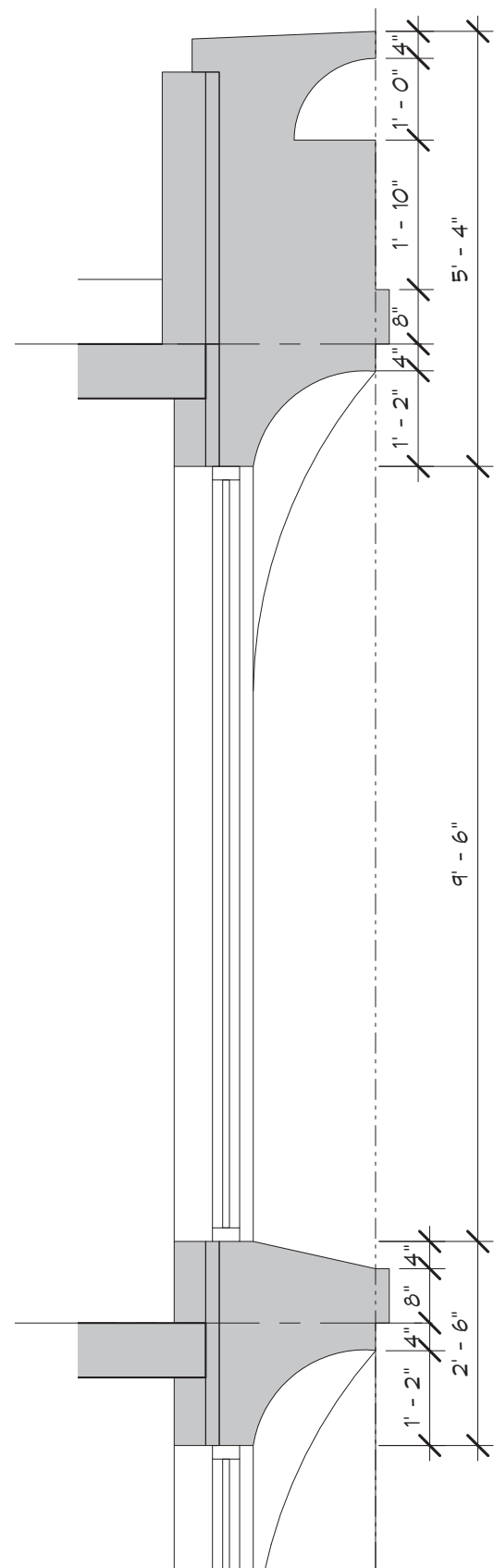
① ENLARGED SECTION
1/4" = 1'-0"

ENLARGED BULKHEAD ELEVATION & SECTION | 31 LISPENARD STREET

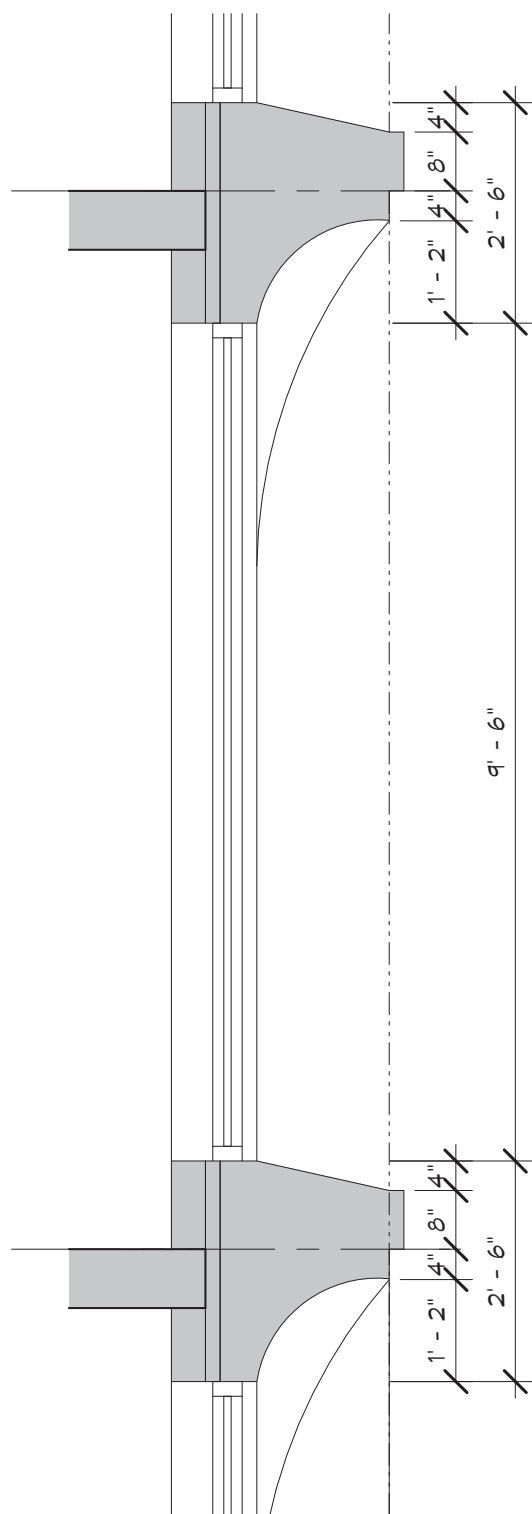


1 ENLARGED BULKHEAD ELEVATION_LISPENARD ST.
1/4" = 1'-0"

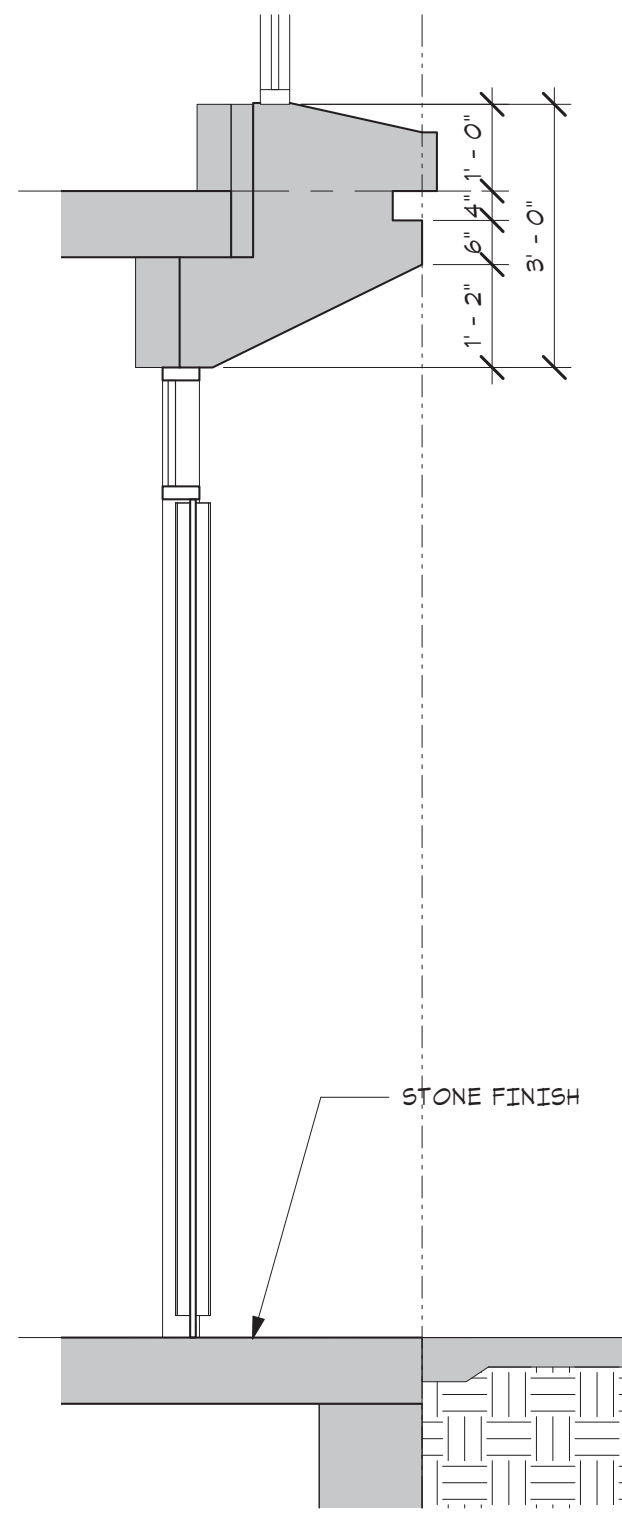
ENLARGED BULKHEAD ELEVATION & SECTION | 31 LISPENARD STREET



③ SIXTH FLOOR SECTION
1/2" = 1'-0"

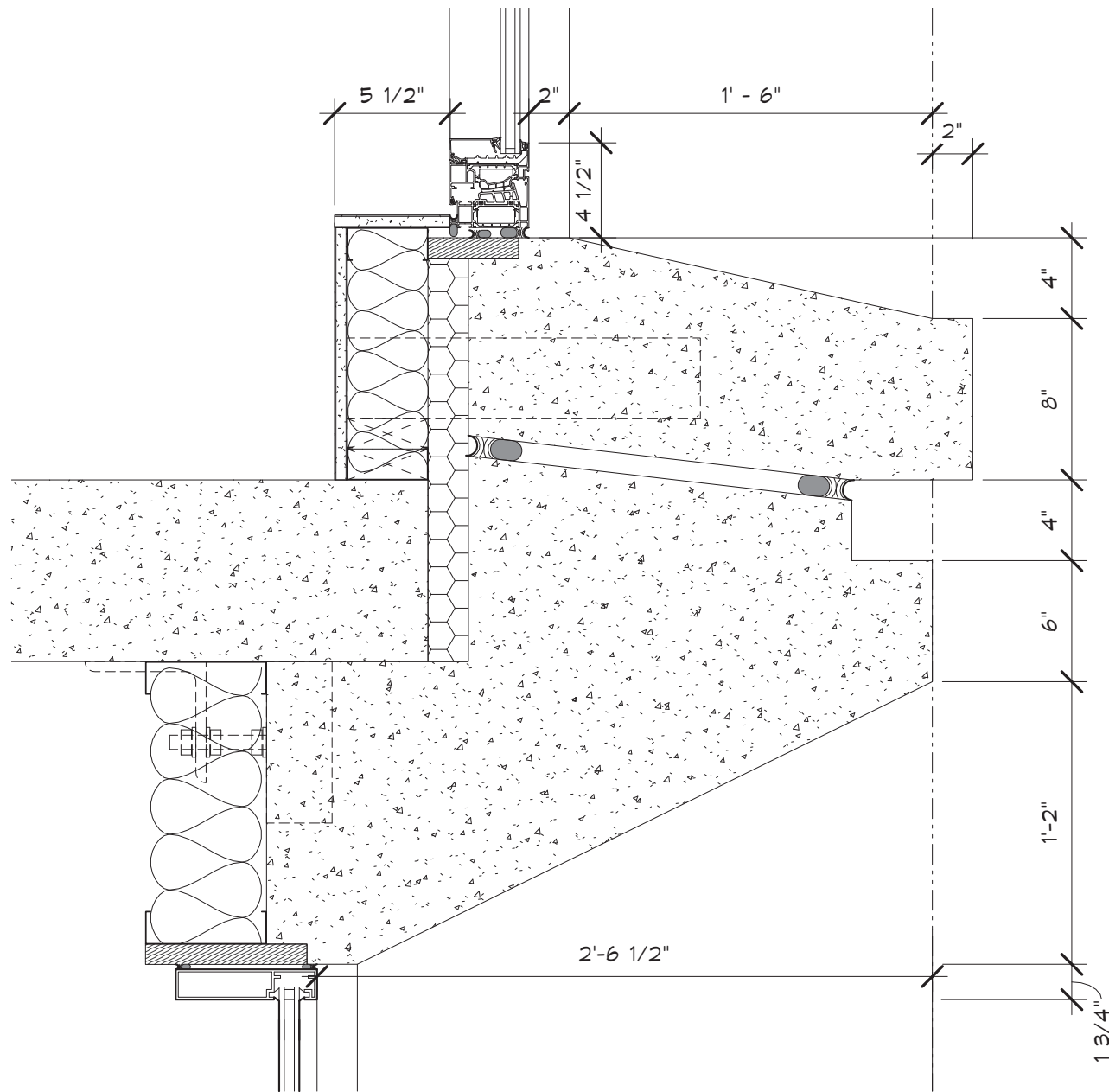


② SECOND-FIFTH FLOOR SECTION
1/2" = 1'-0"

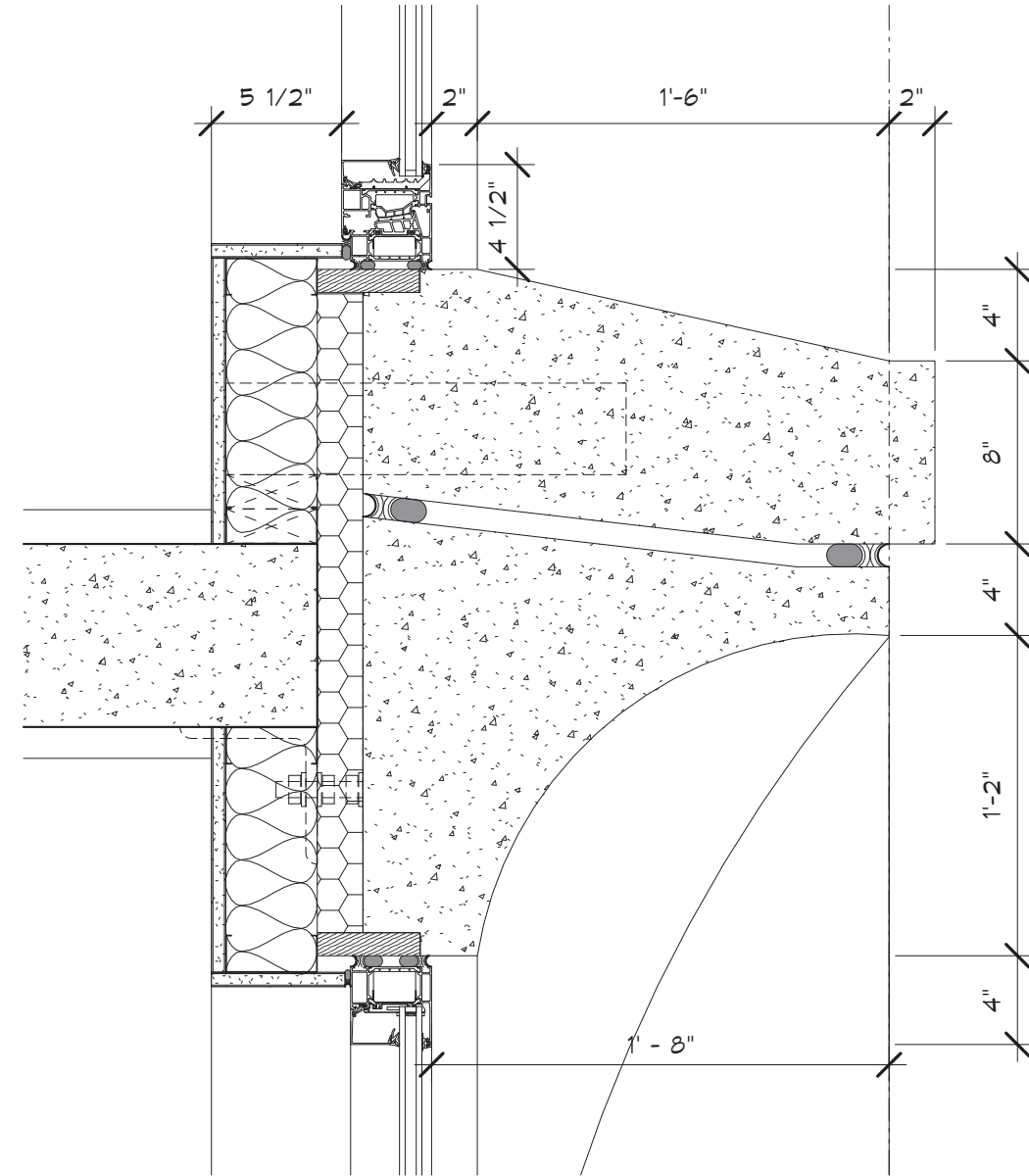


① FIRST FLOOR SECTION
1/2" = 1'-0"

TYPICAL SECTIONS | 31 LISPENARD STREET

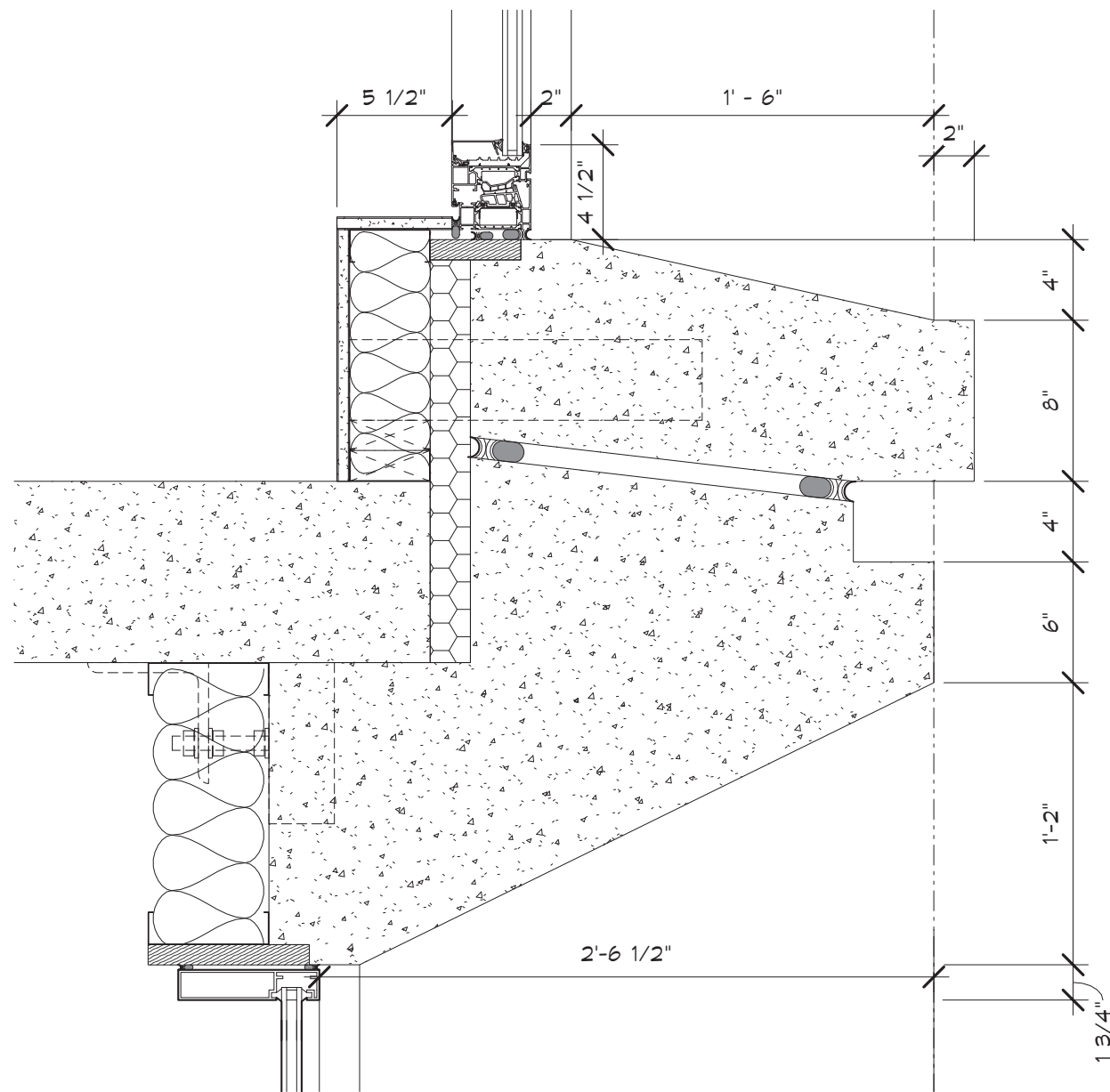


② WALL SECTION DETAIL_ 1ST FL
 1 1/2" = 1'-0"

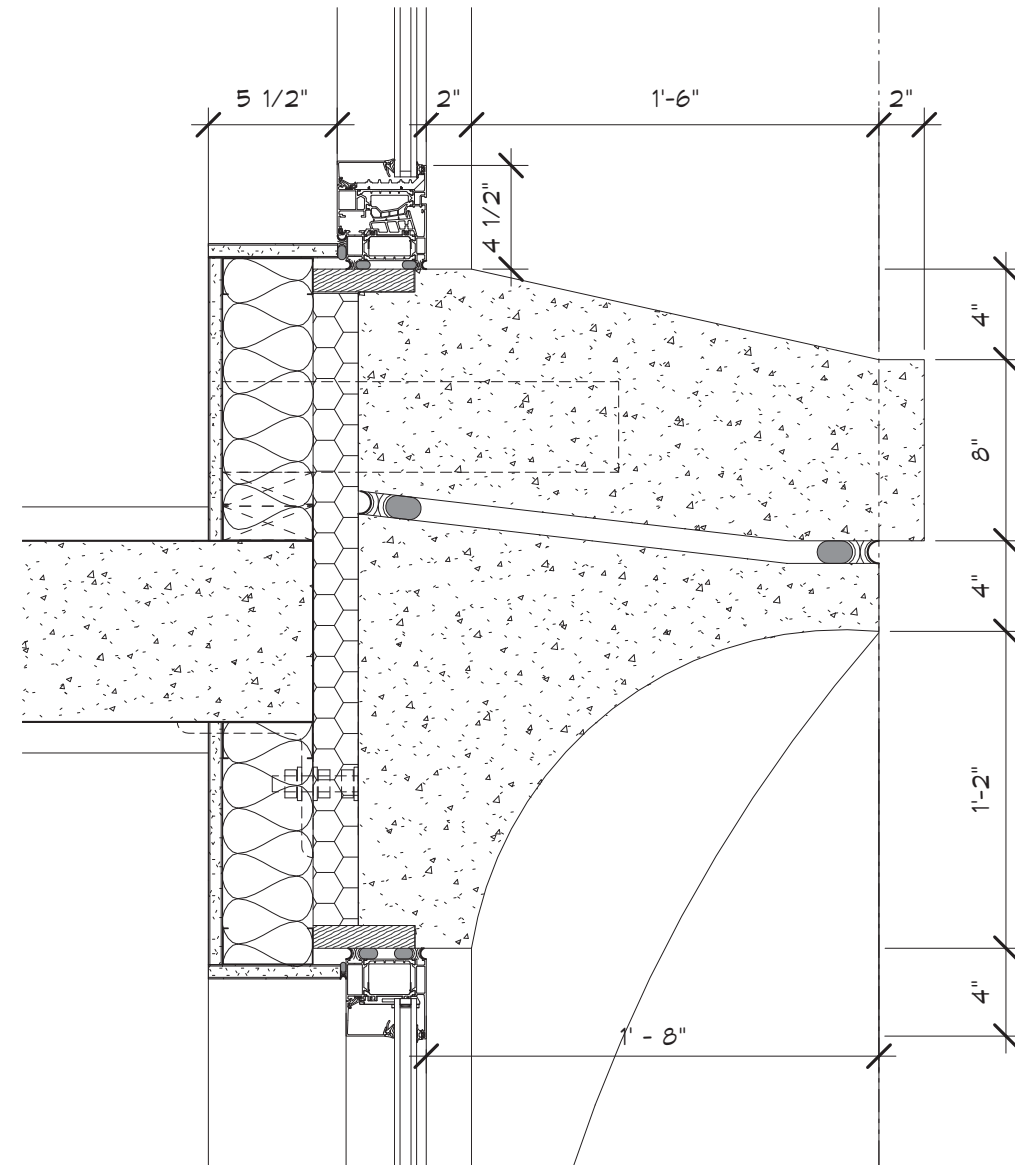


① WALL SECTION DETAIL
 1 1/2" = 1'-0"

TYPICAL DETAILS | 31 LISPENARD STREET

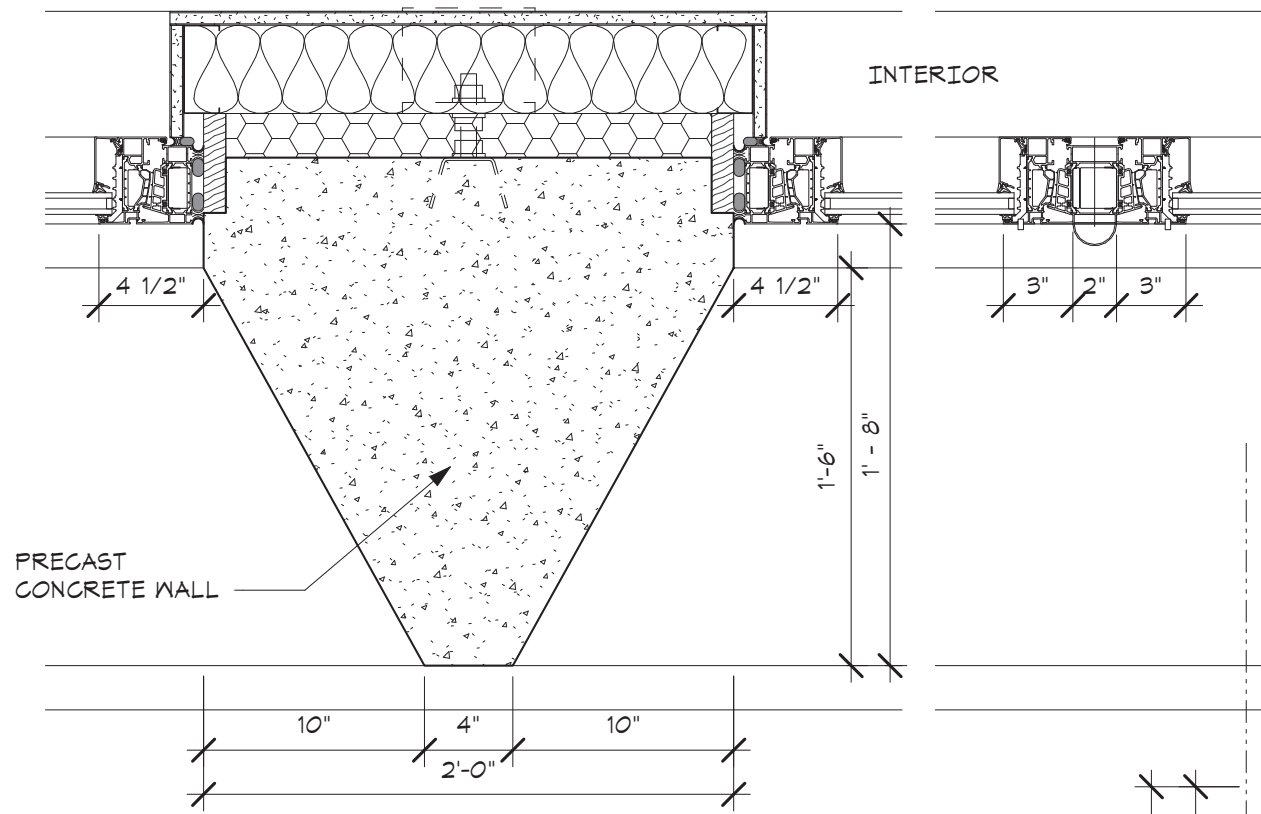


② WALL SECTION DETAIL_ 1ST FL
 1 1/2" = 1'-0"

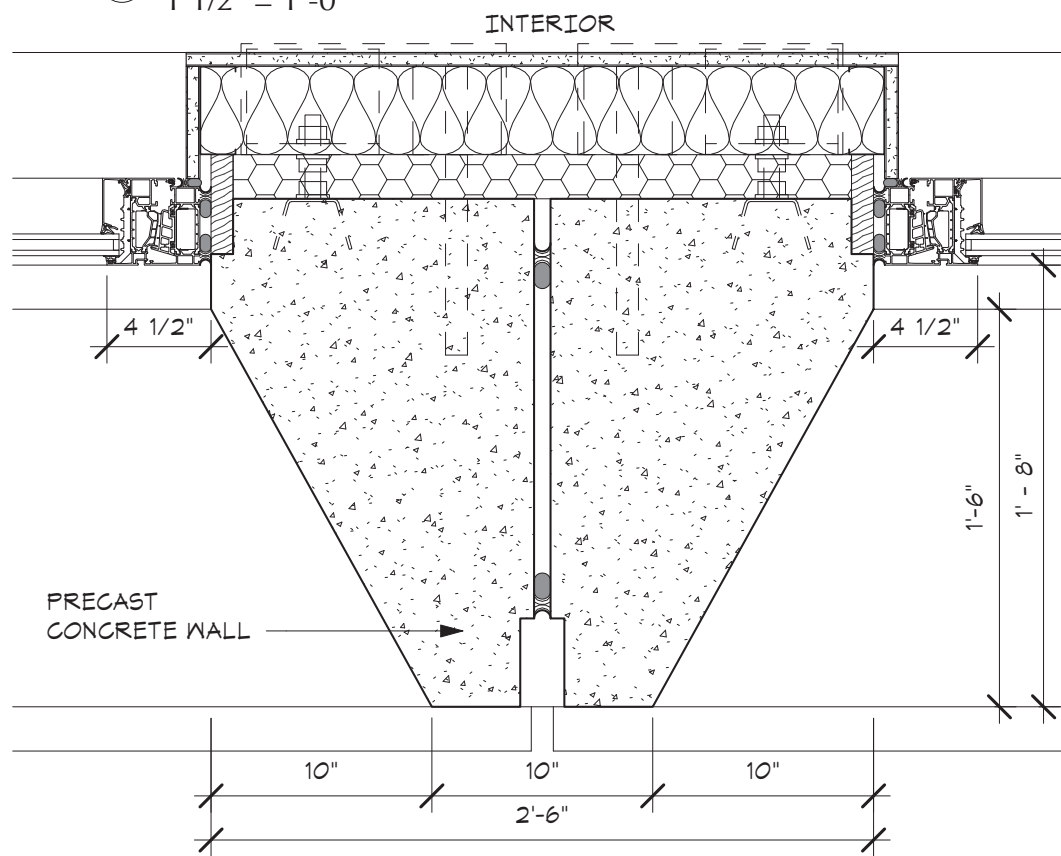


① WALL SECTION DETAIL
 1 1/2" = 1'-0"

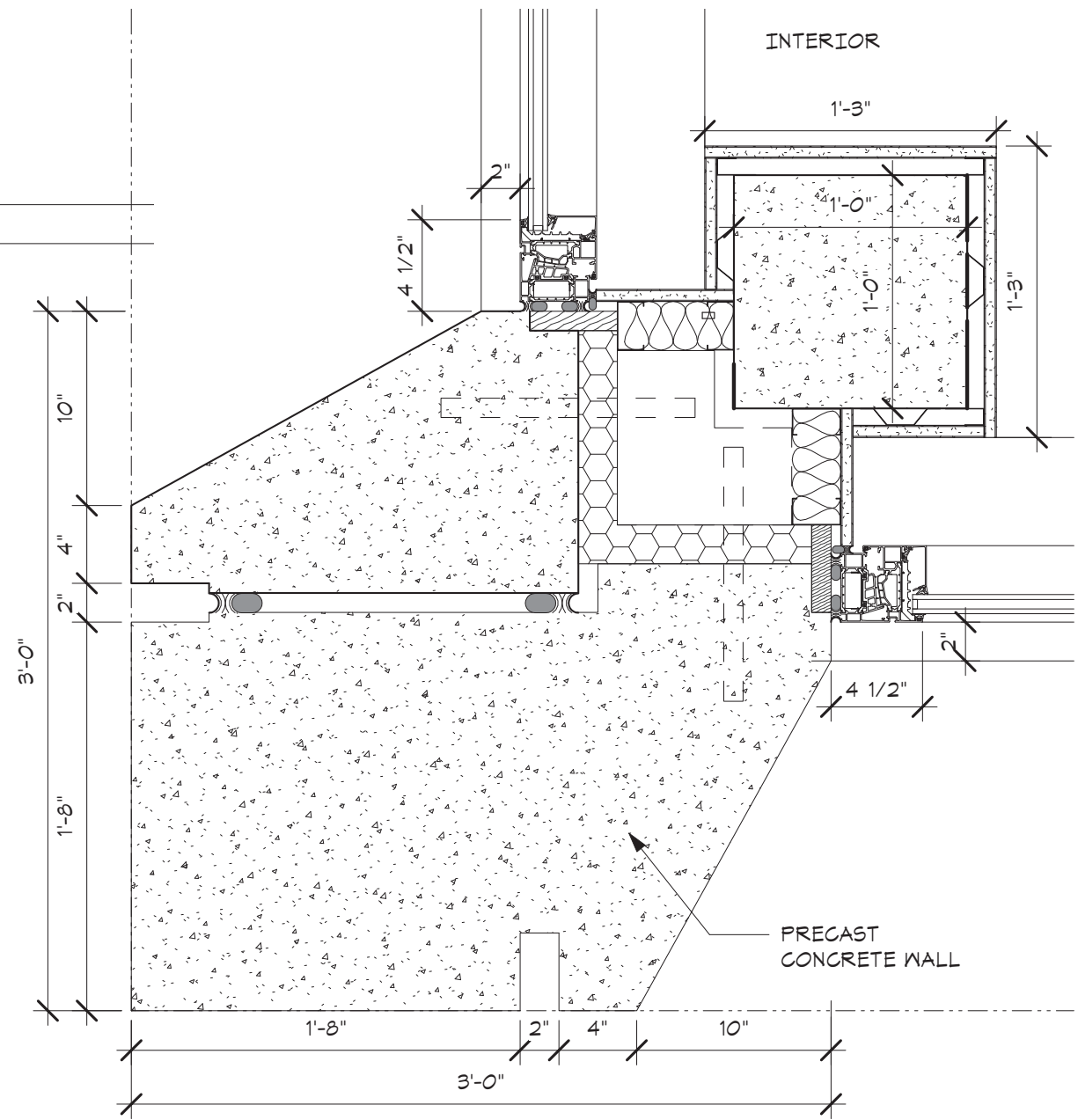
CORNICE DETAILS | 31 LISPENARD STREET



③ TYPICAL PLAN DETAIL 2
1 1/2" = 1'-0"

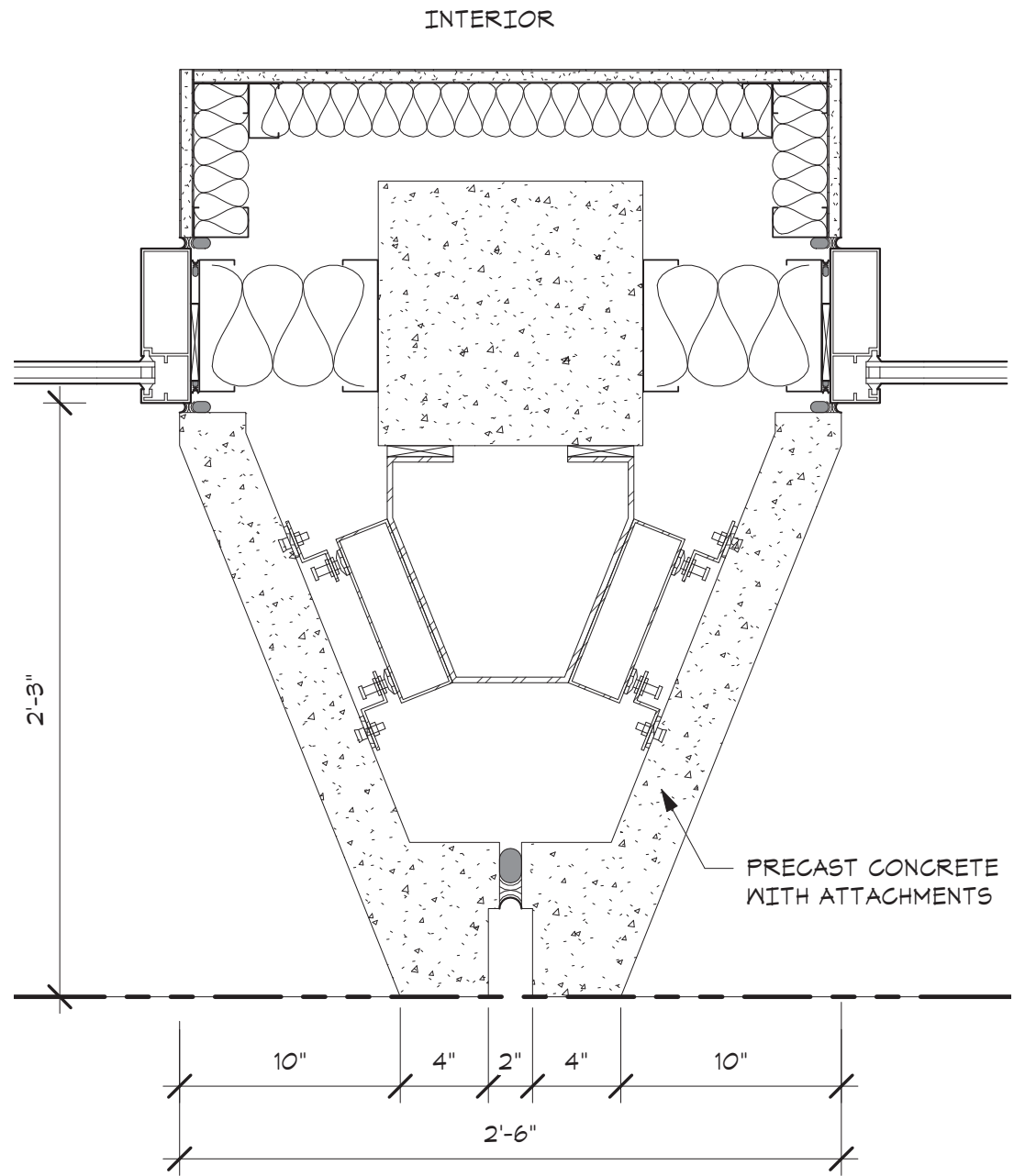


② TYPICAL PLAN DETAIL 3
1 1/2" = 1'-0"

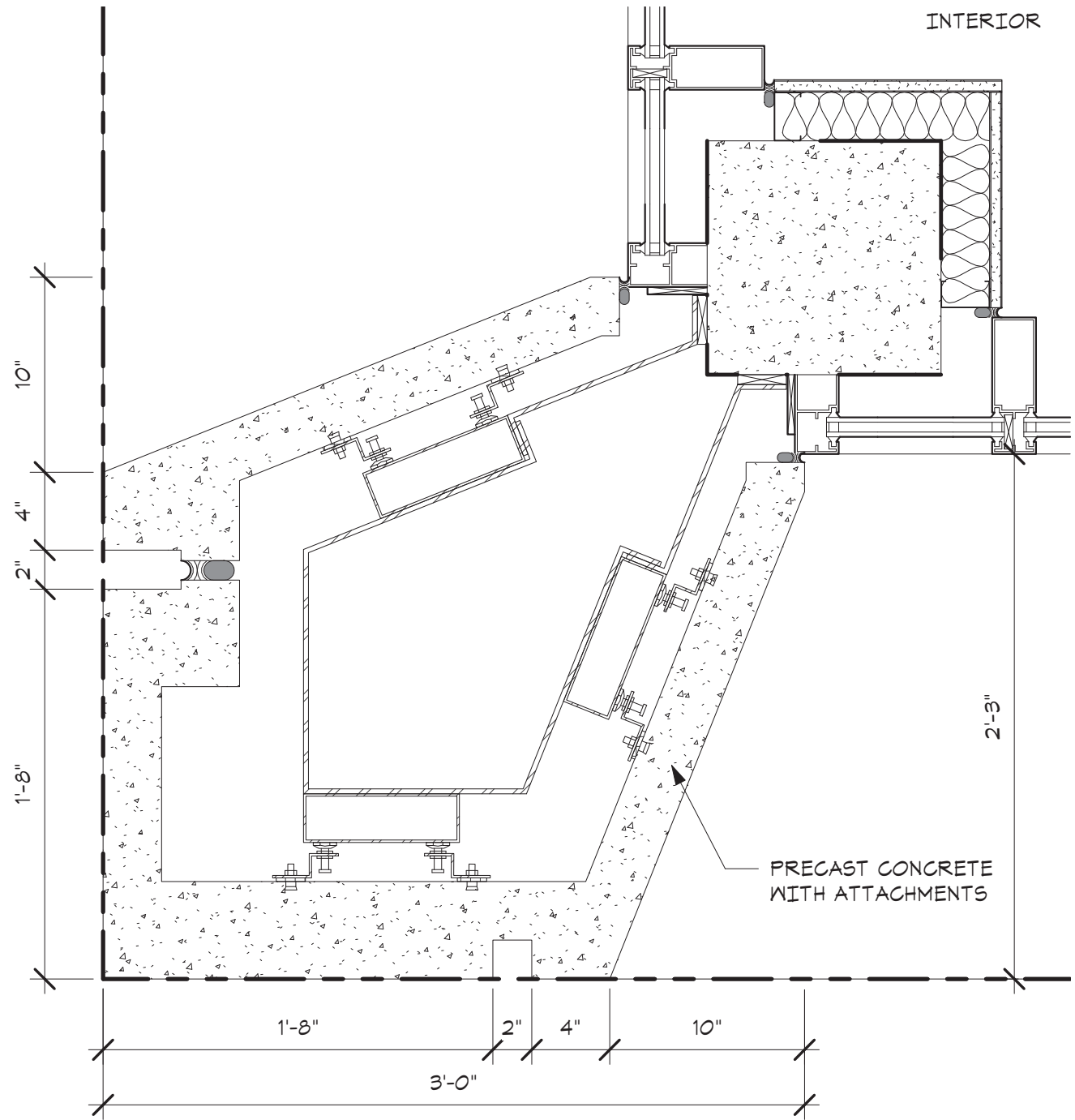


① TYPICAL PLAN DETAIL 1
1 1/2" = 1'-0"

TYPICAL PLAN DETAILS | 31 LISPENARD STREET

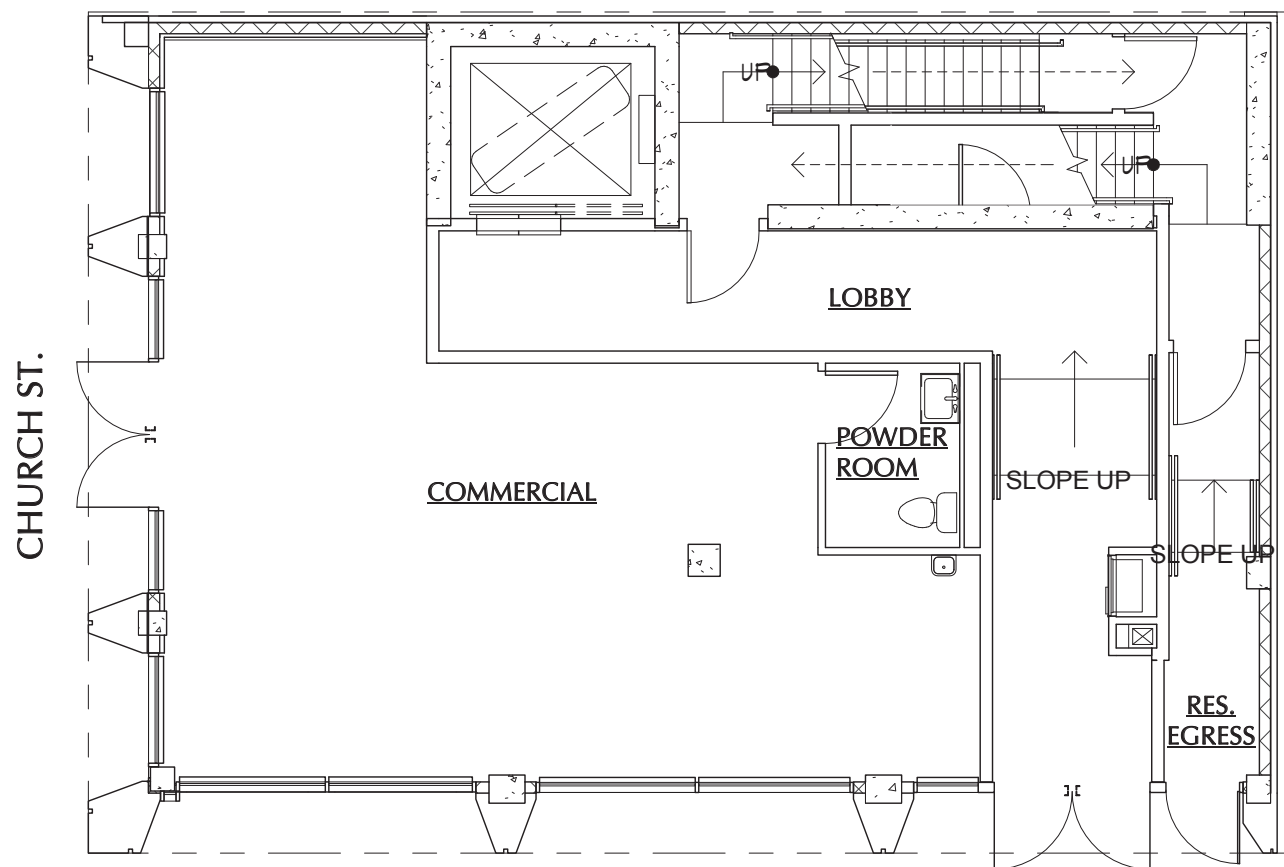


② 1ST FLOOR PLAN DETAIL - TYPICAL
 1 1/2" = 1'-0"

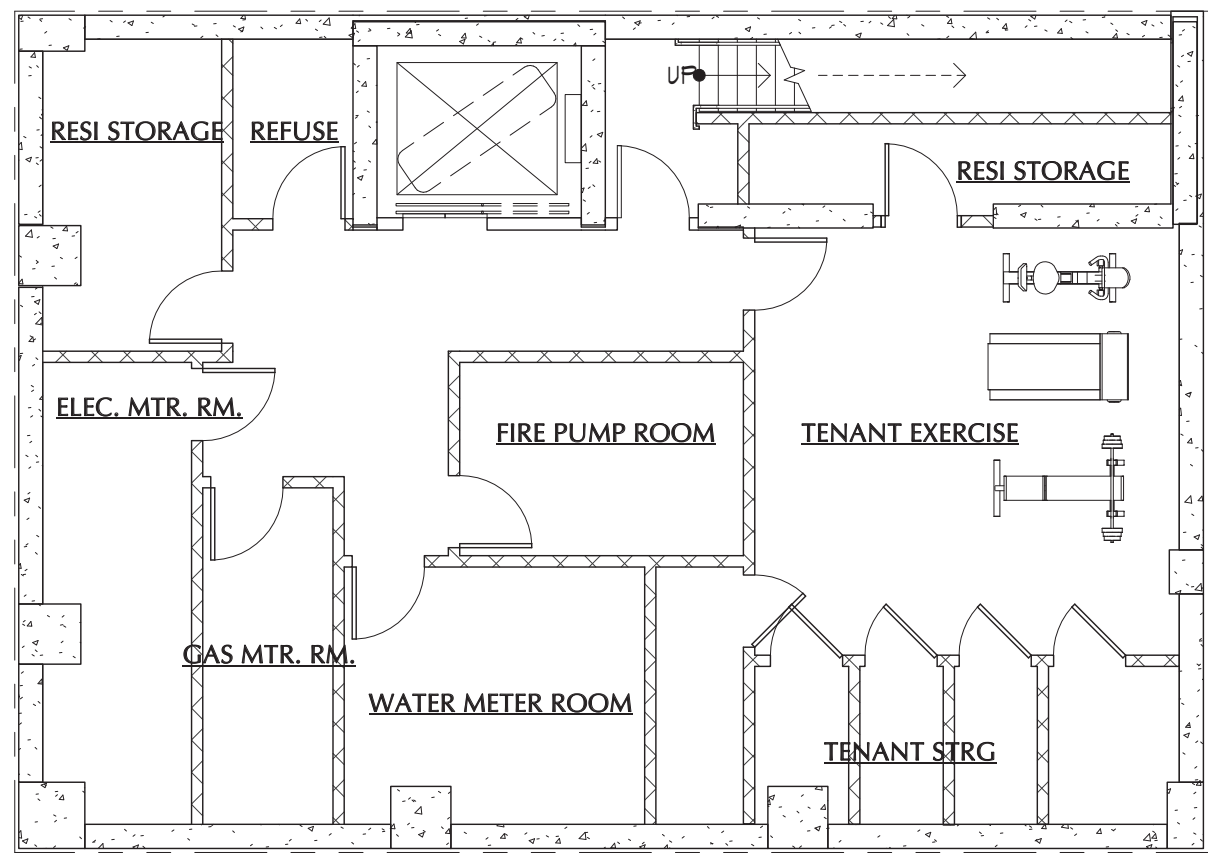


① 1ST FLOOR PLAN DETAIL - CORNER
 1 1/2" = 1'-0"

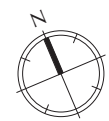
STOREFRONT PLAN DETAILS | 31 LISPENARD STREET



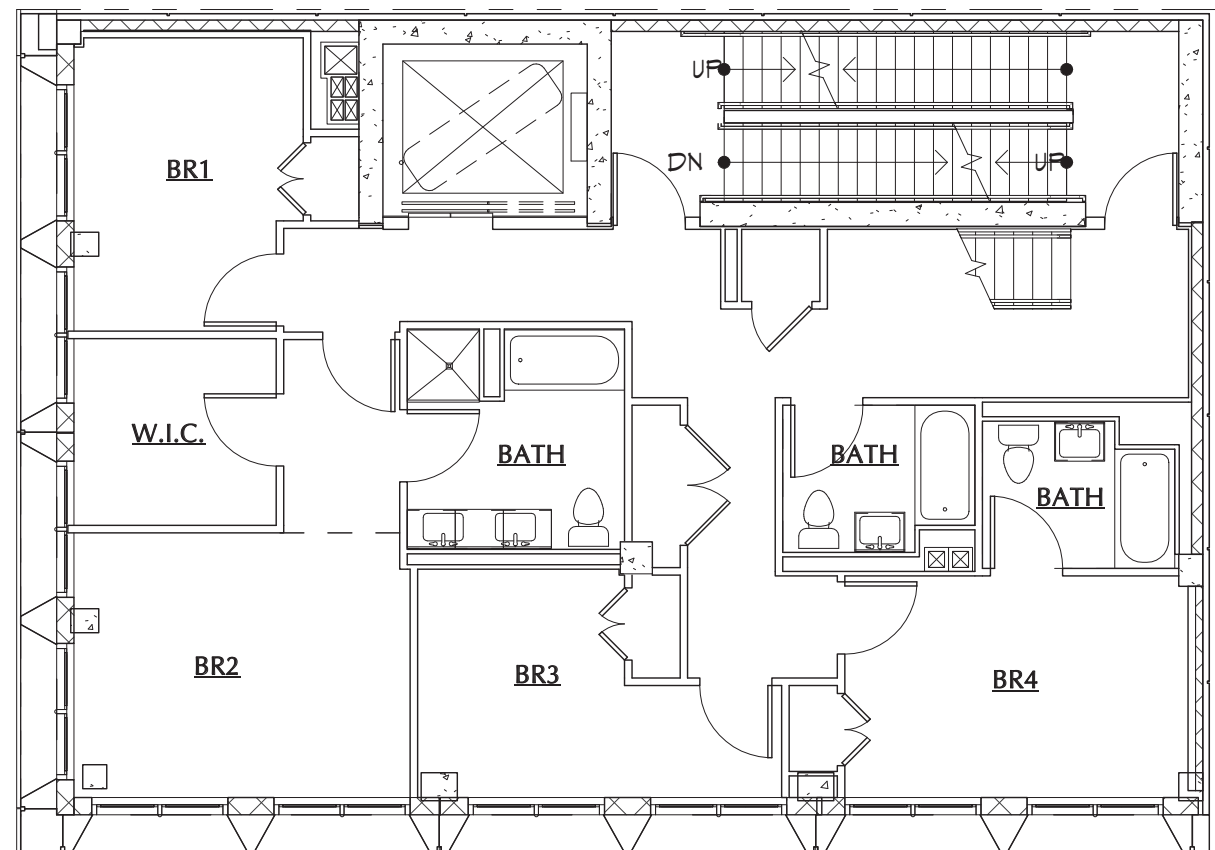
① 1ST FLOOR PLAN
1/8" = 1'-0"



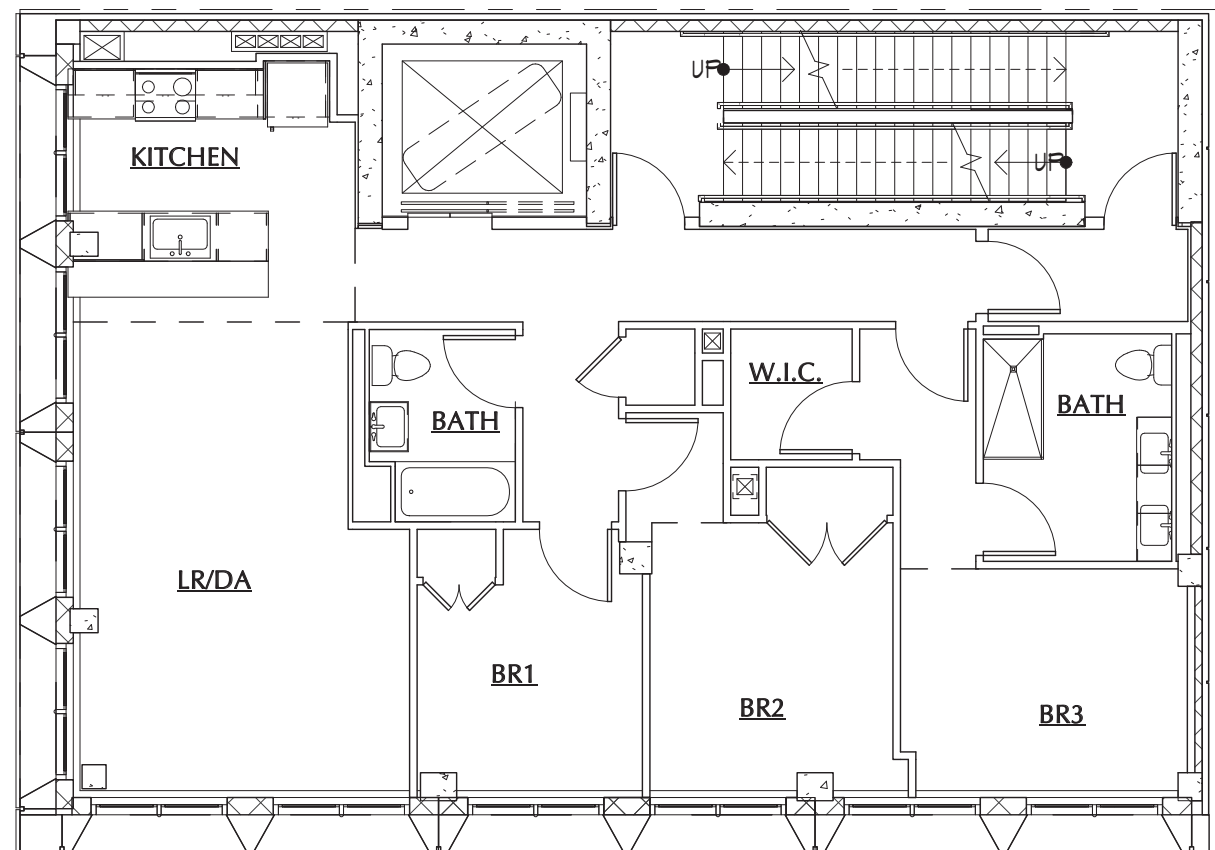
② CELLAR PLAN
1/8" = 1'-0"



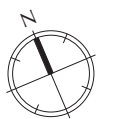
FLOORPLANS | 31 LISPENARD STREET



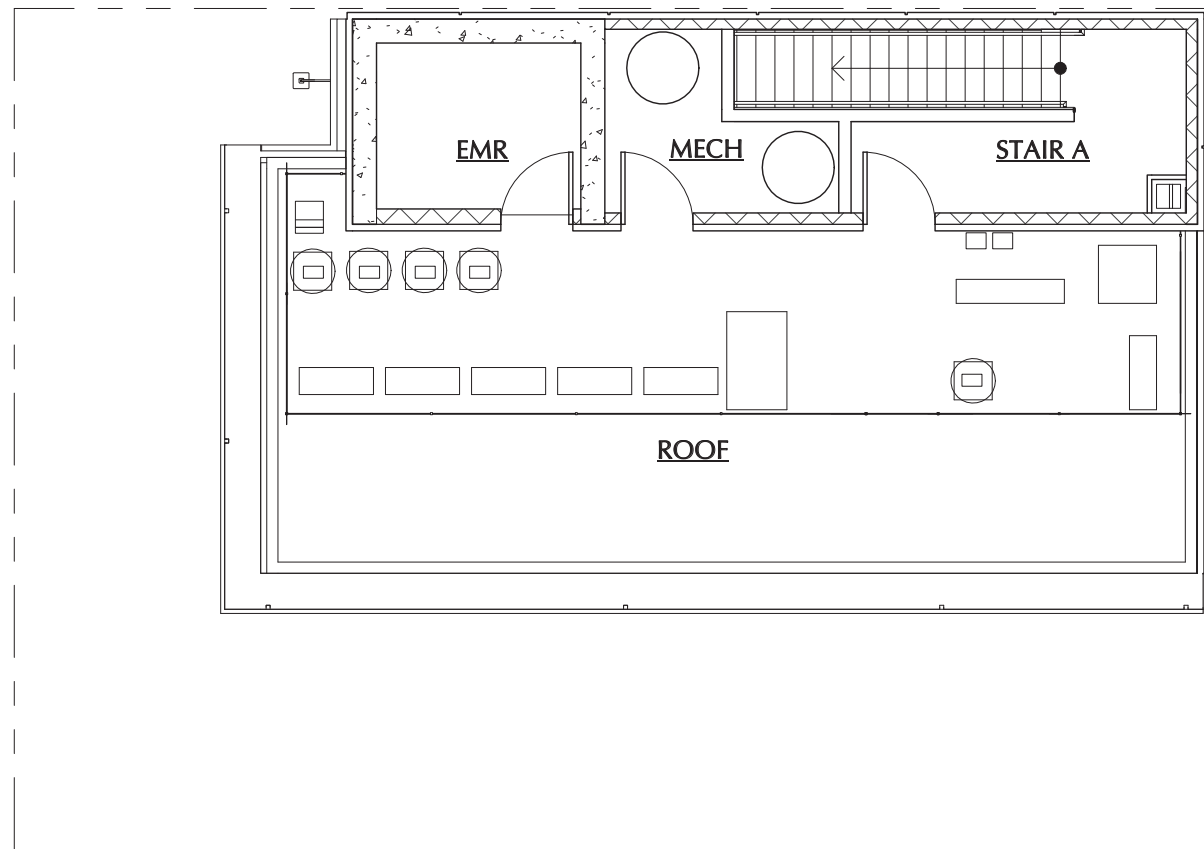
③ 6TH FLOOR PLAN
1/8" = 1'-0"



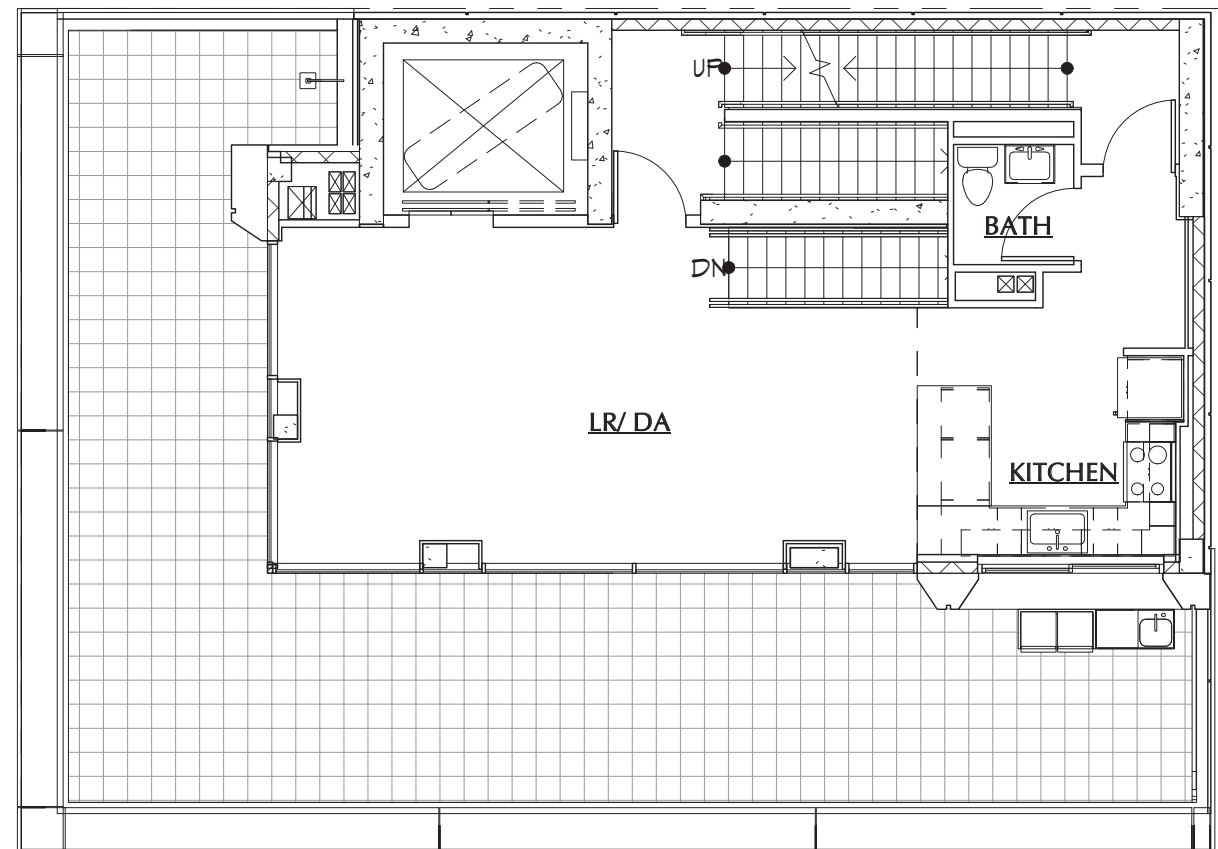
② 2ND-5TH TYPICAL FLOOR PLAN
1/8" = 1'-0"



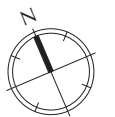
FLOORPLANS | 31 LISPENARD STREET

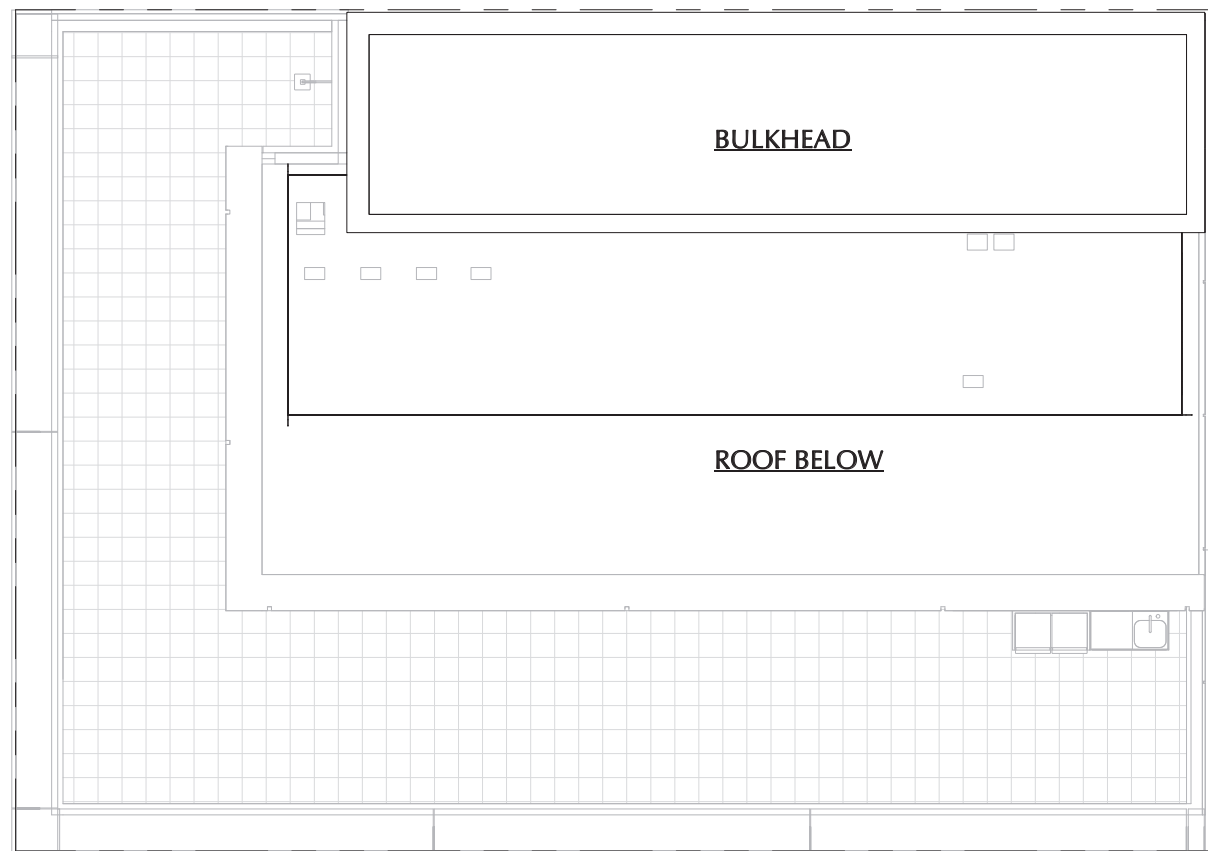


5 ROOF PLAN
1/8" = 1'-0"

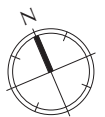


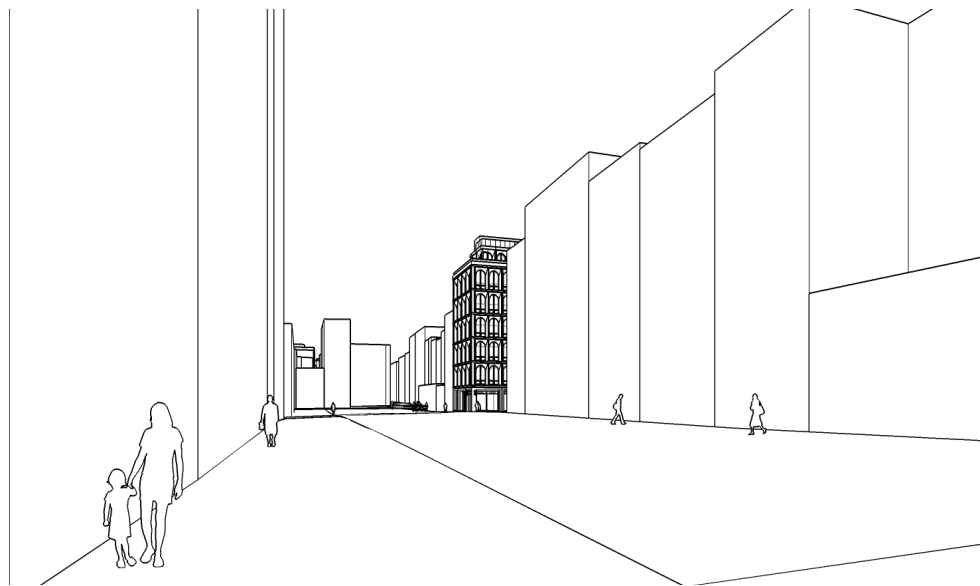
4 7TH FLOOR PLAN
1/8" = 1'-0"



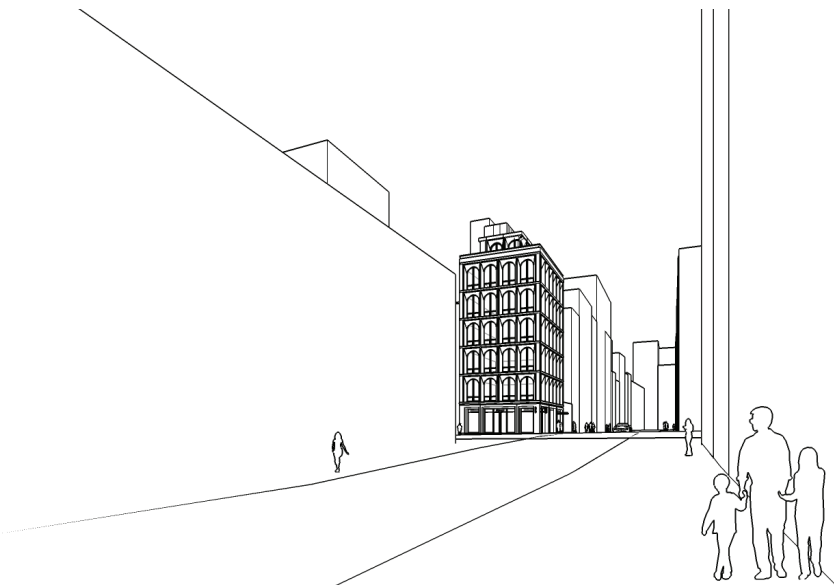


⑥ BULKHEAD PLAN
1/8" = 1'-0"

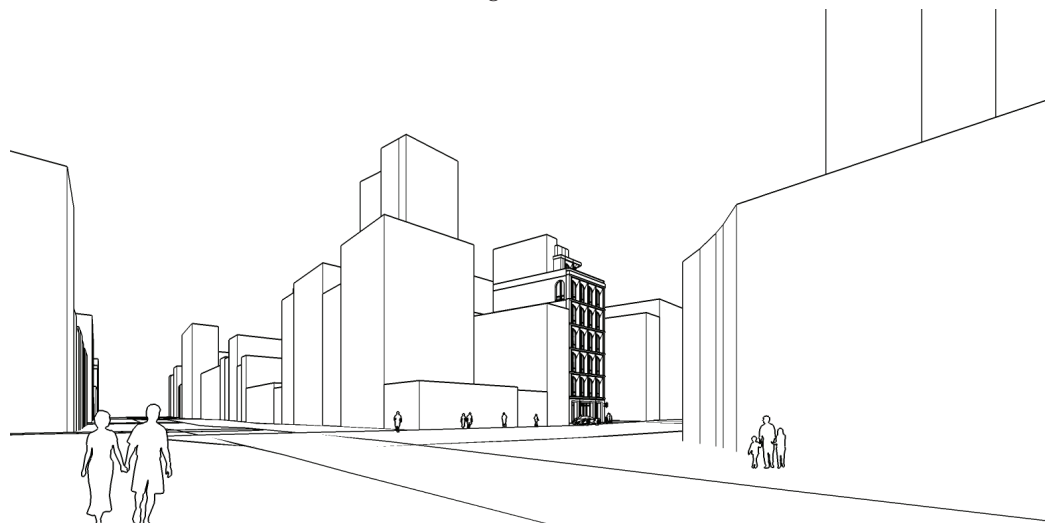




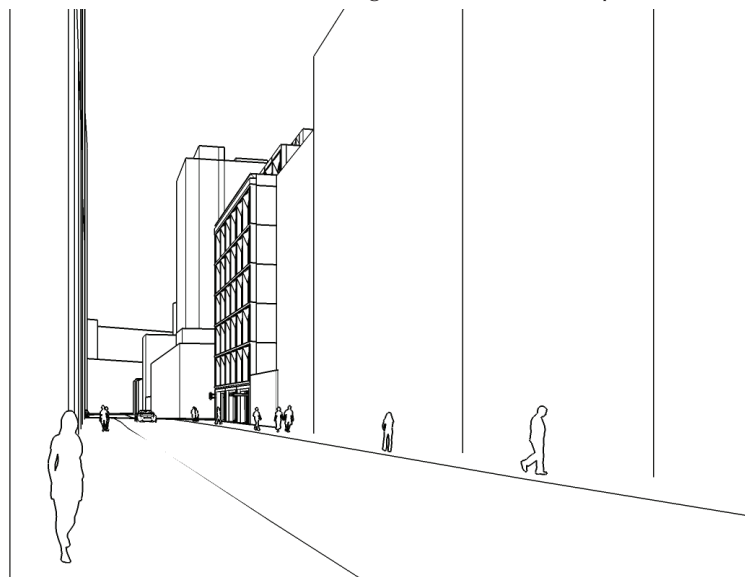
A) View looking north east from Walker and Church cross street



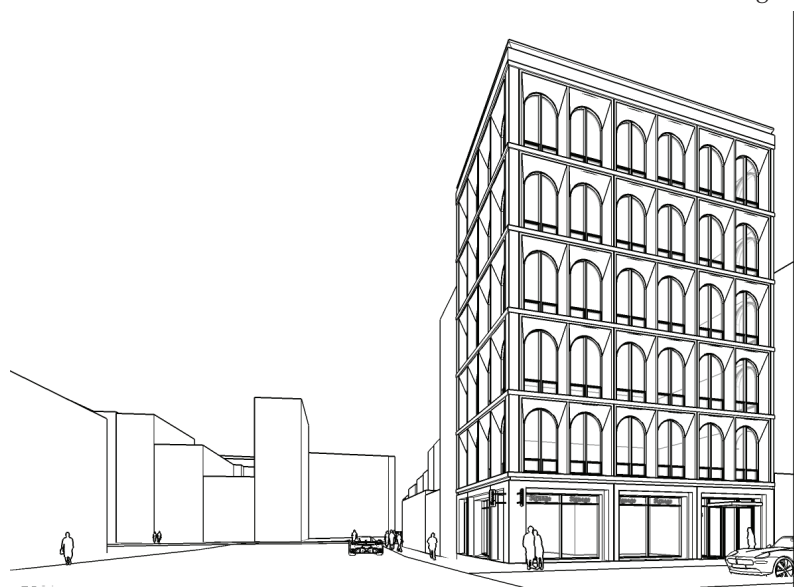
B) View looking south east from Lispenard Street



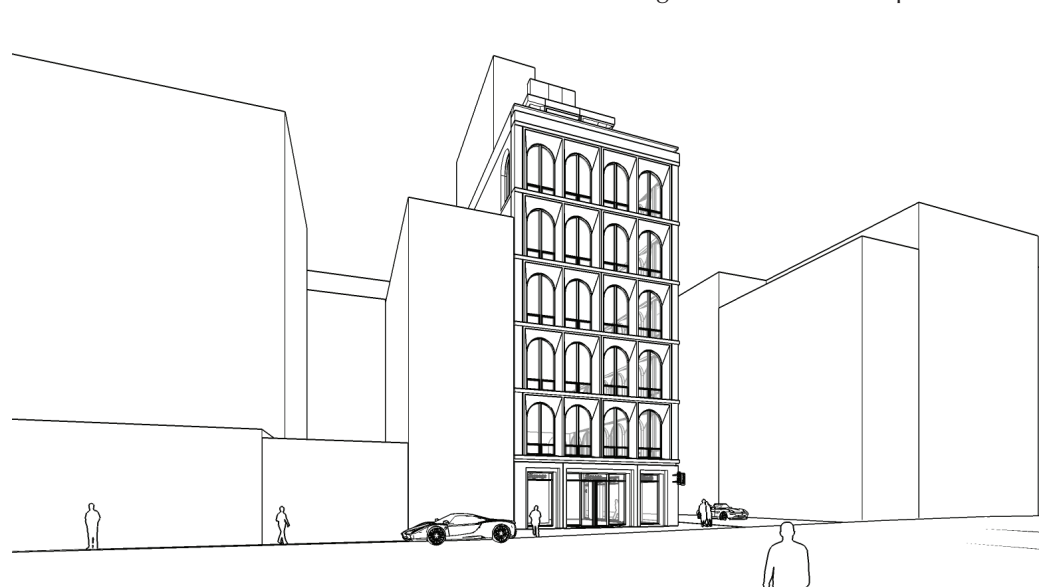
C) View looking south from Canal Street



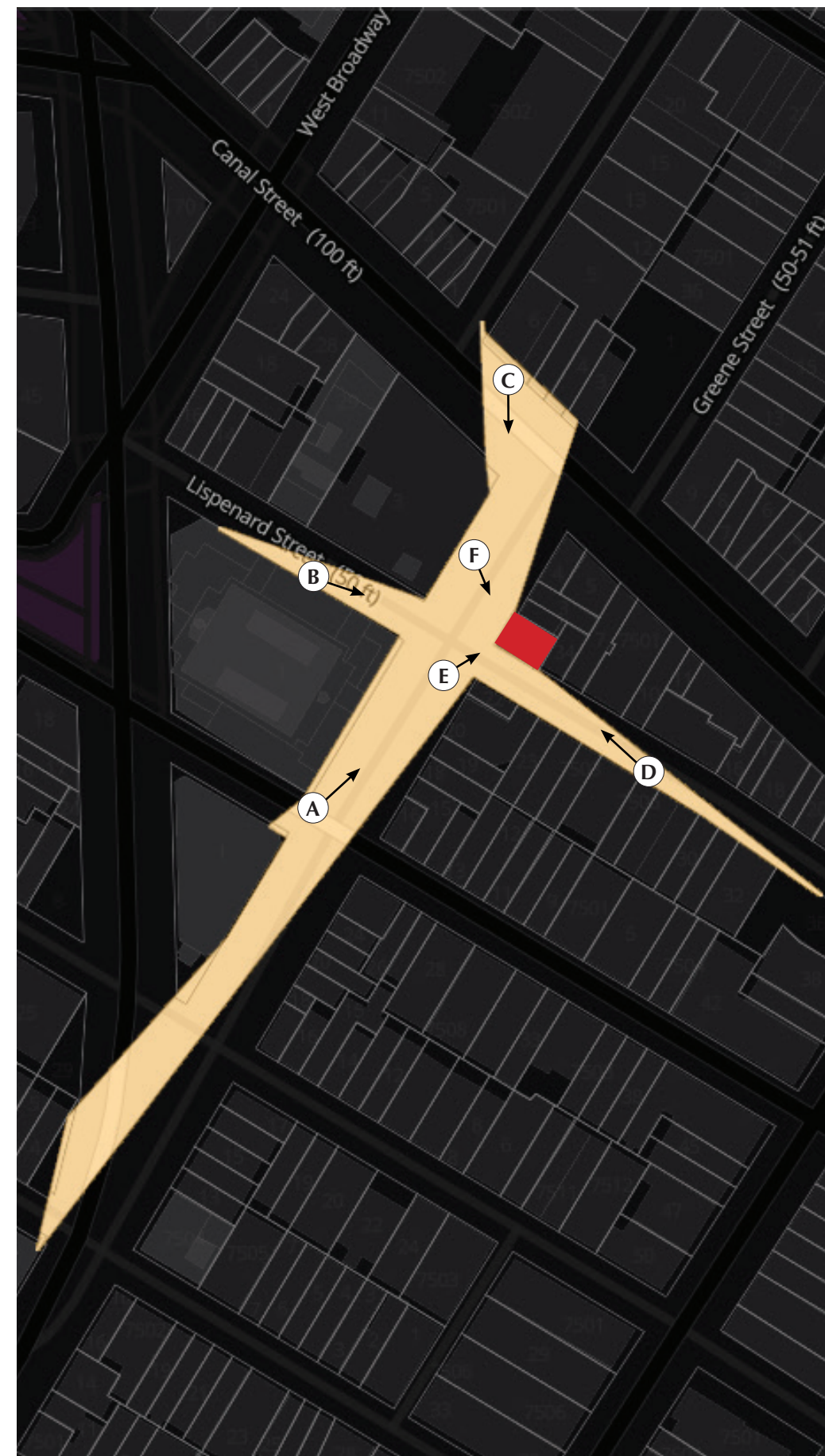
D) View looking north west from Lispenard Street



E) View looking north east from Lispenard and Church cross street



F) View looking south east from Church Street



VISIBILITY STUDIES | 31 LISPENARD STREET



















MATERIALS



EIFS

REAR FACADES + BULKHEAD

MANUFACTURER: STO

COLOR/FINISH: 158 -LIMESTONE

PRECAST CONCRETE

PRIMARY FACADES ON LISPENARD AND
CHUSRCH STREET

MANUFACTURER: BPD

COLOR/ FINISH: WHITE

GRANITE BASE

BASE OF GROUND FLOOR

COLOR /FINISH: GRAPHITE / POLISHED

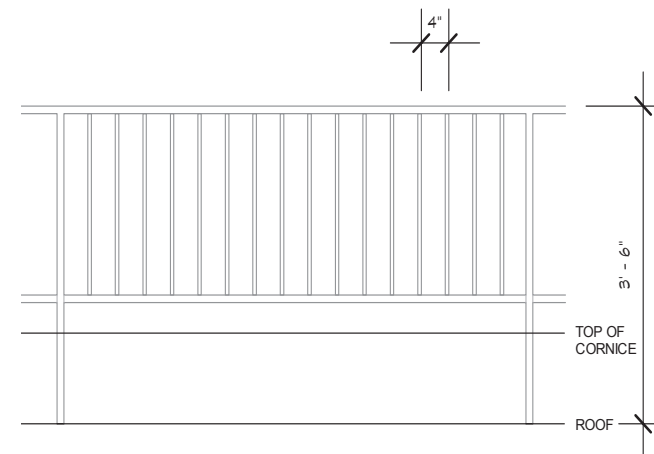
STOREFRONT AND WINDOW

WINDOWS AND STOREFRONTS

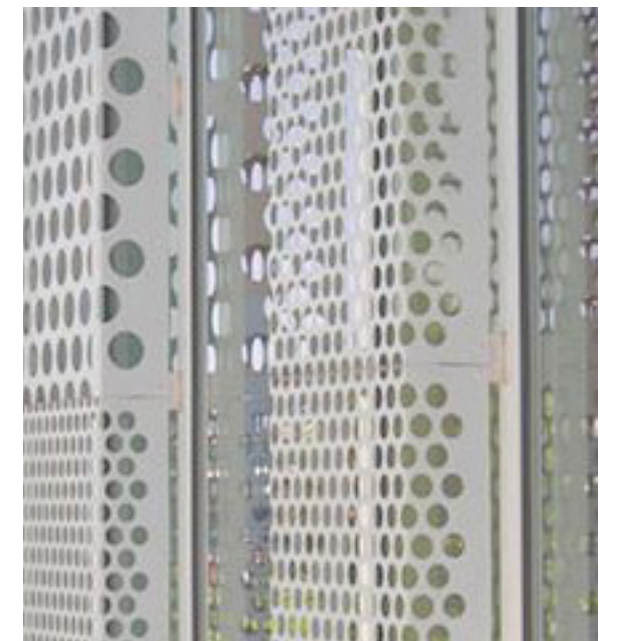
SOURCE: SCHUCO WINDOWS

COLOR/ FINISH: ANODIZED COPPER

MATERIAL SAMPLES | 31 LISPENARD STREET



ROOF RAILING
 COLOR /FINISH: METAL PAINTED



MECHANICAL SCREEN
 ROOF MECH EQUIPMENT
 COLOR /FINISH: PERFORATED
 METAL PAINTED WHITE,
 50% OPEN