



1940 TAX ID PHOTO



EXISTING BUILDING

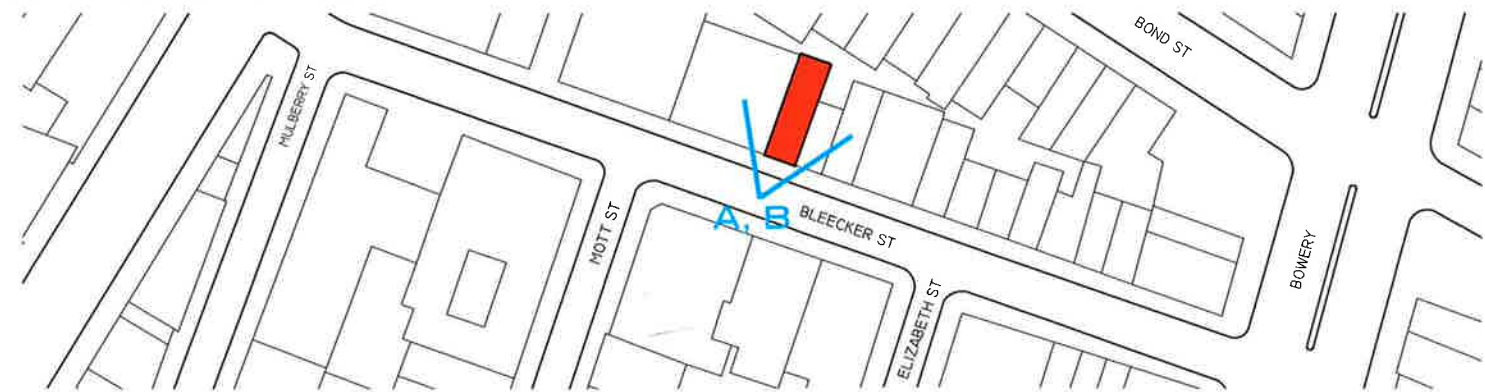


PROPOSED FACADE

HISTORIC, EXISTING AND PROPOSED FACADE COMPARISON



A - 1940 TAX ID PHOTO



KEY PLAN - BLEECKER STREET



B - EXISTING BUILDING

Built
1830, Altered 1984
Architect
unknown
Type
Dwellings, Commercial
Style
Federal, w/ Italianate and Art Deco alterations



EXISTING ORIGINAL PILASTER
(ONE OF TWO REMAINING)

TAX ID PHOTO, EXISTING PHOTO, DETAIL PHOTO



27-31 BLEECKER ST

25 BLEECKER ST

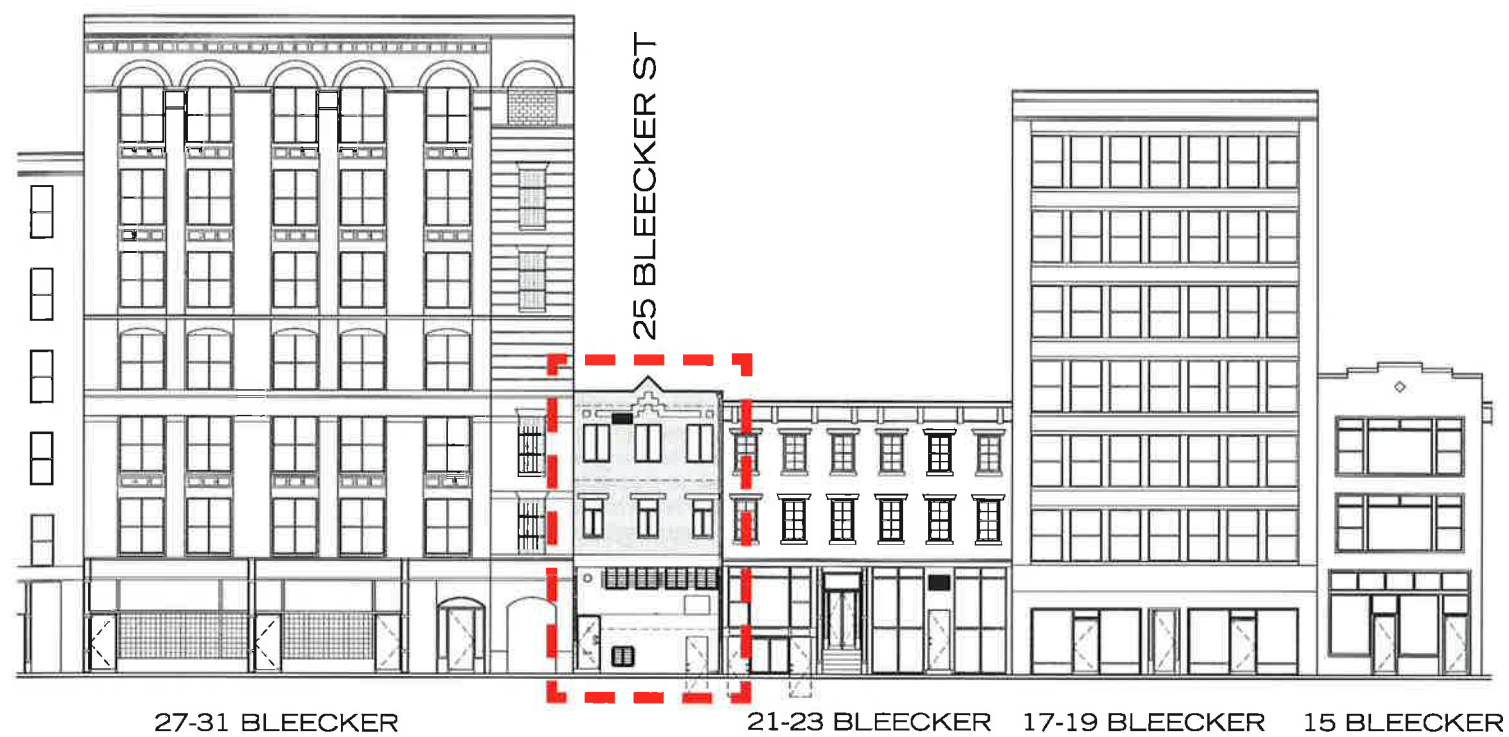
21-23 BLEECKER ST

17-19 BLEECKER ST

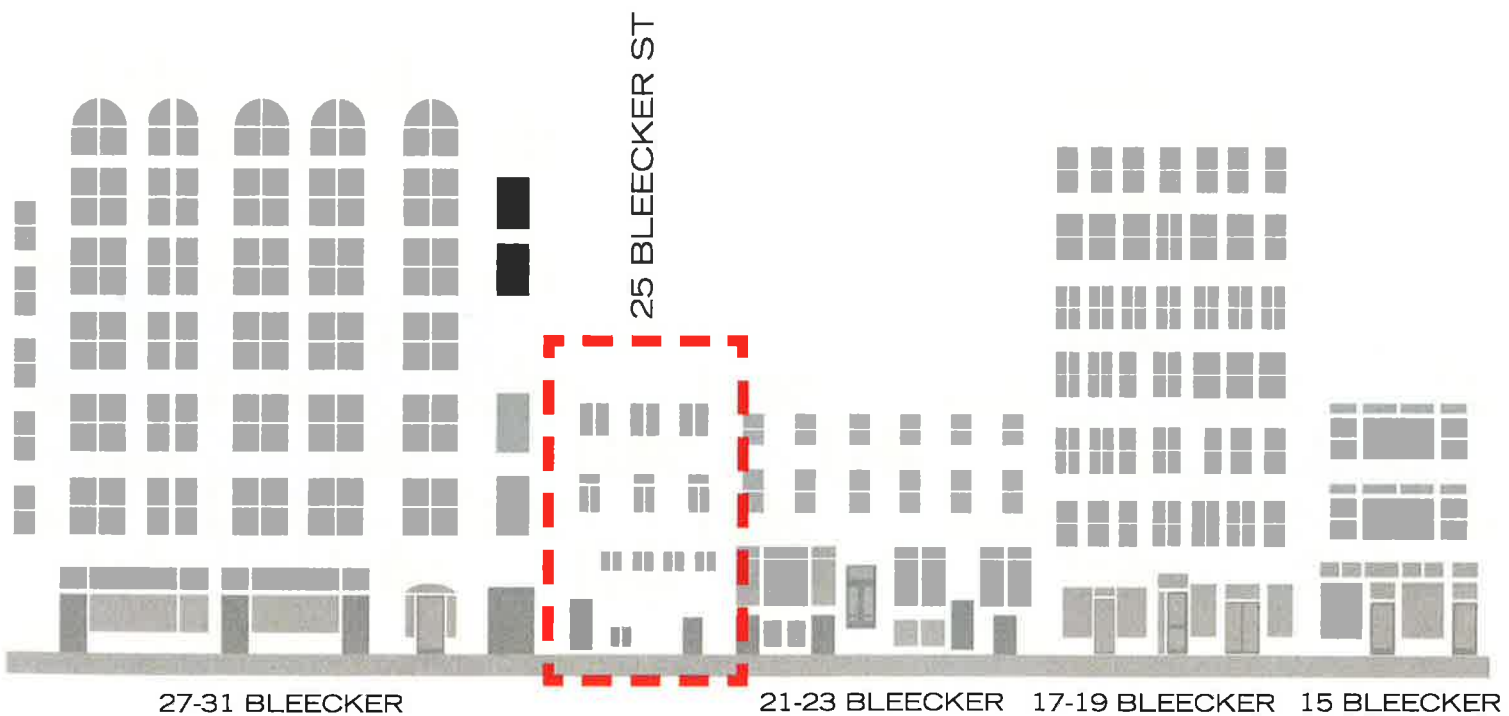
15 BLEECKER ST

EXISTING STREET ELEVATION - NORTH SIDE OF BLEECKER STREET
 PARTIAL BLOCK BETWEEN 31 BLEECKER STREET AND 15 BLEECKER STREET

EXISTING BUILDING IN ADJACENT CONTEXT



EXISTING ELEVATION - NORTH SIDE OF BLEECKER STREET
PARTIAL BLOCK BETWEEN 31 BLEECKER STREET AND 17 BLEECKER STREET



EXISTING ELEVATION - FIGURE-GROUND STUDY
PARTIAL BLOCK BETWEEN 31 BLEECKER STREET AND 17 BLEECKER STREET



OVERLAY OF EXISTING FACADE AND 1940 TAX ID PHOTO FACADE

- 1 Decorative brick - not original, to be removed
- 2 Facade detail aligns with adjacent buildings
- 3 Iron pilasters - only surviving original details
- 4 Multiple entrances
- 5 Stucco facade - not original, to be removed
- 6 Replacement windows - not original, to be removed
- 7 Stone lintels - not original, to be removed
- 8 Thru-wall AC unit - not original, to be removed
- 9 Awning - not original, to be removed



EXISTING STREET ELEVATION - NORTH SIDE



EXISTING STREET ELEVATION - SOUTH SIDE

Building information from the New York City Landmarks Preservation Commission,
"Noho East Historic District Designation Report", June 24, 2003



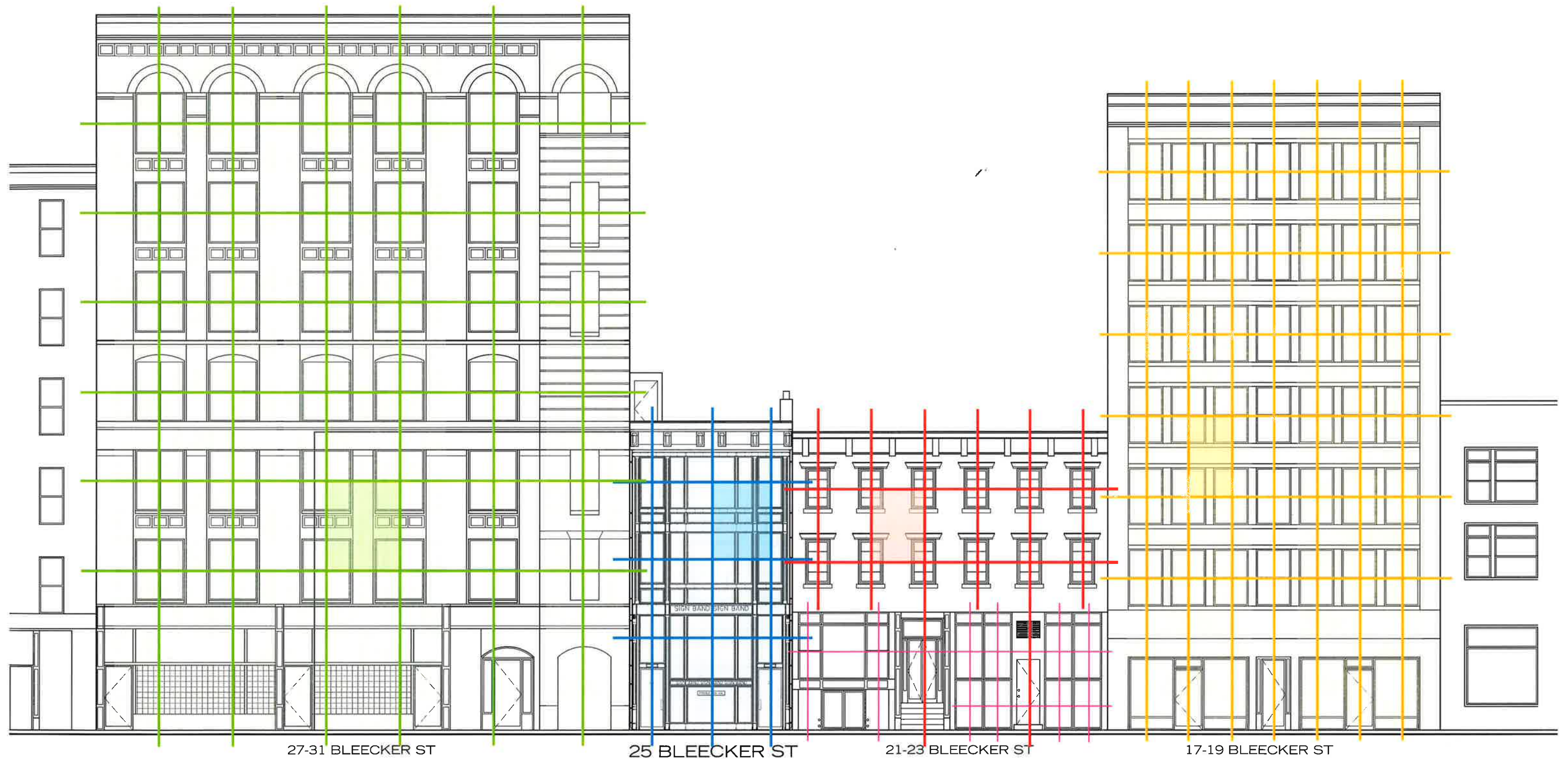
25 BLEECKER ST

PROPOSED COLLAGE - NORTH SIDE OF BLEECKER STREET
FULL BLOCK BETWEEN LAFAYETTE STREET AND BOWERY

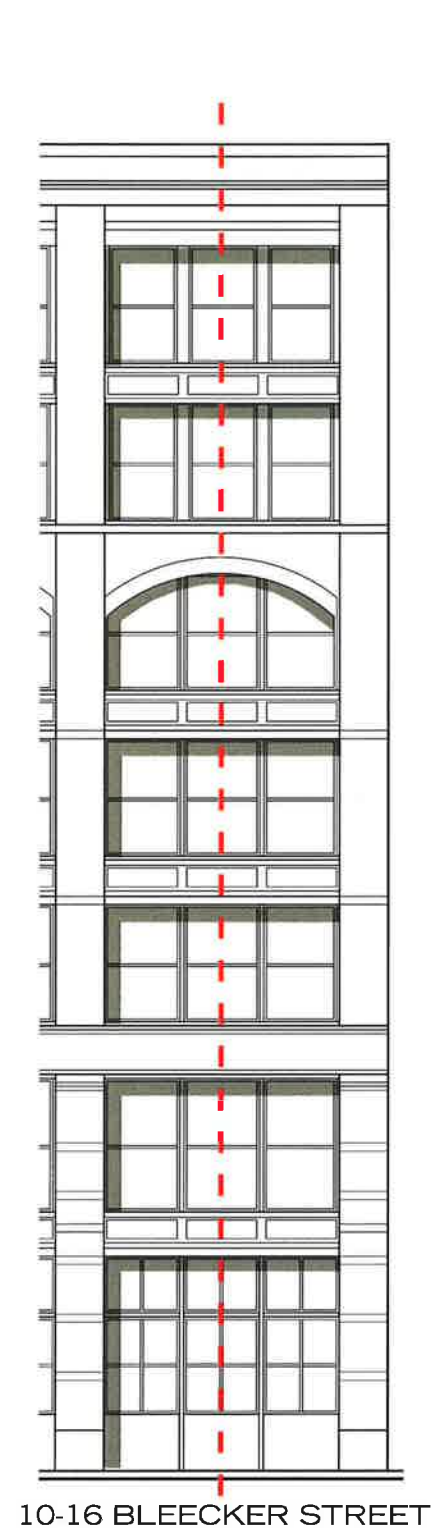
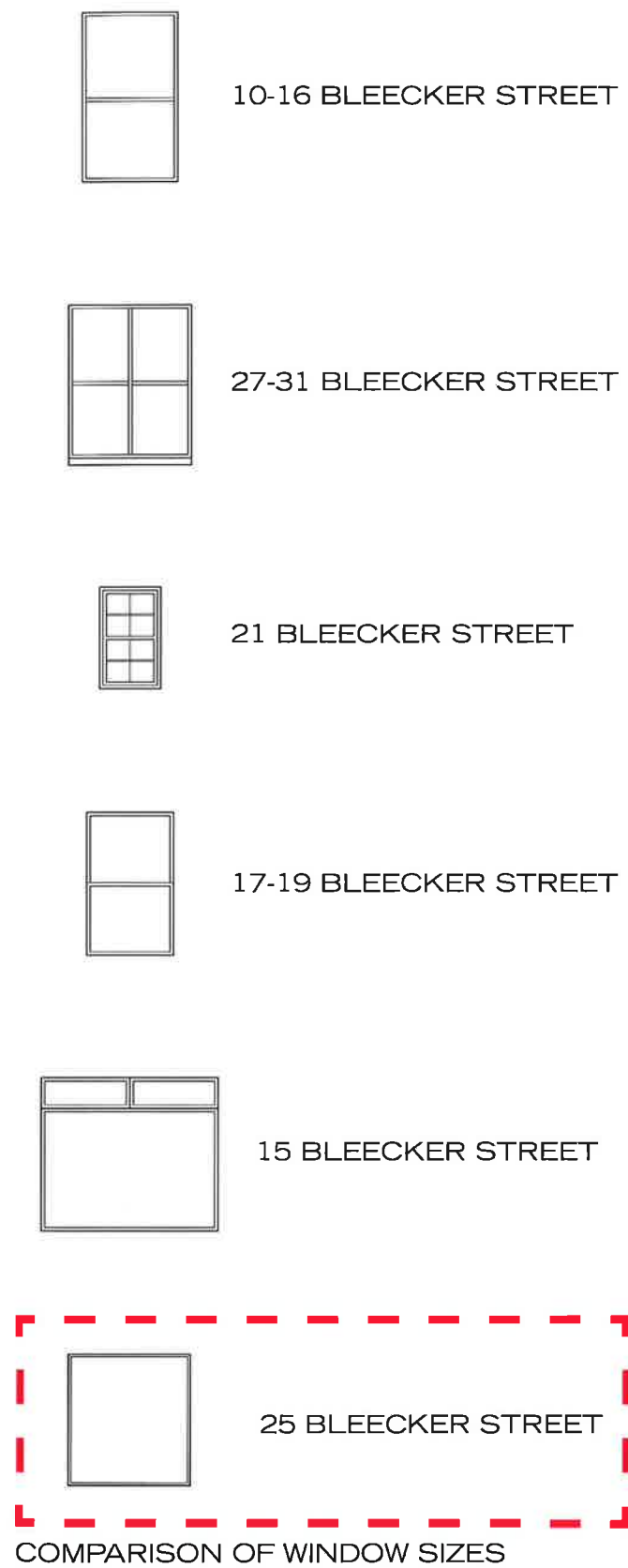


25 BLEECKER ST

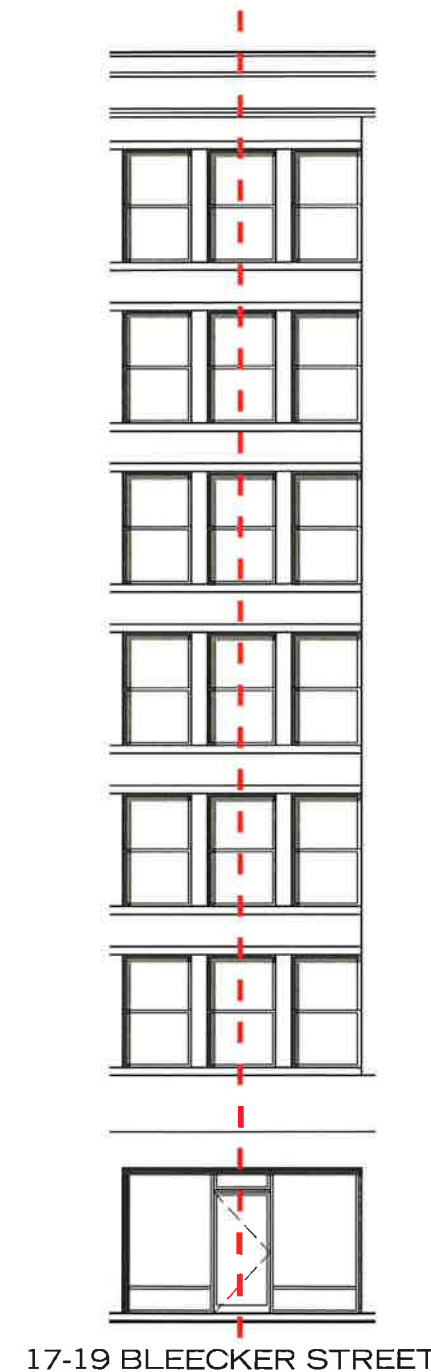
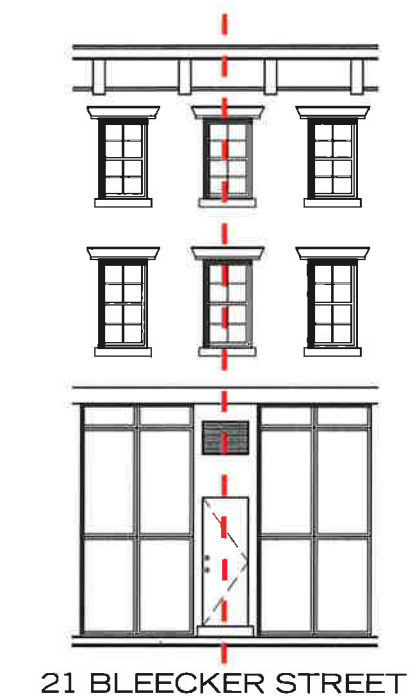
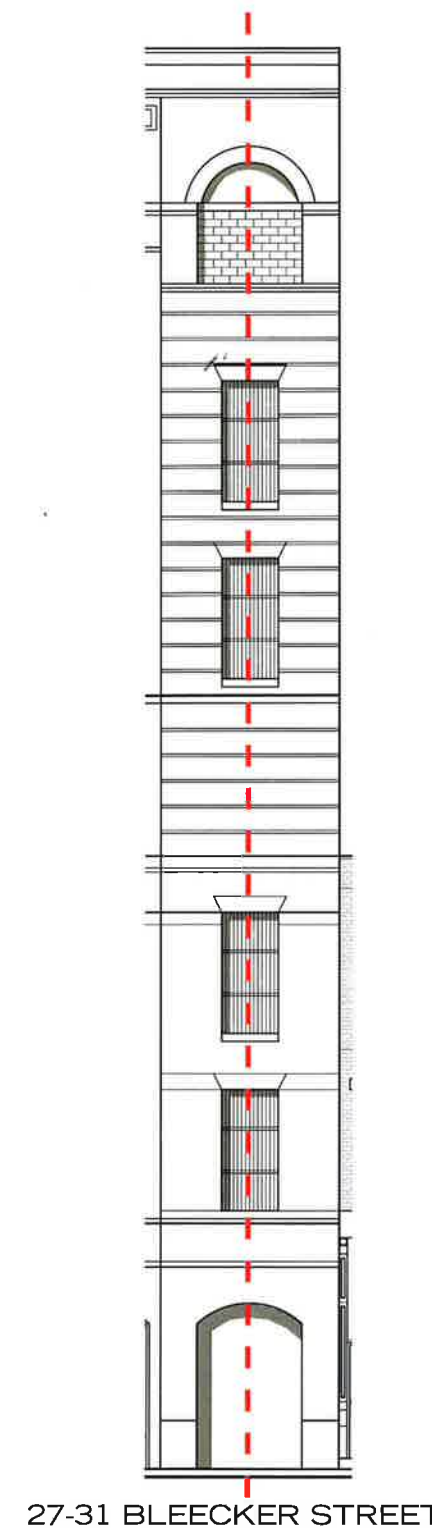
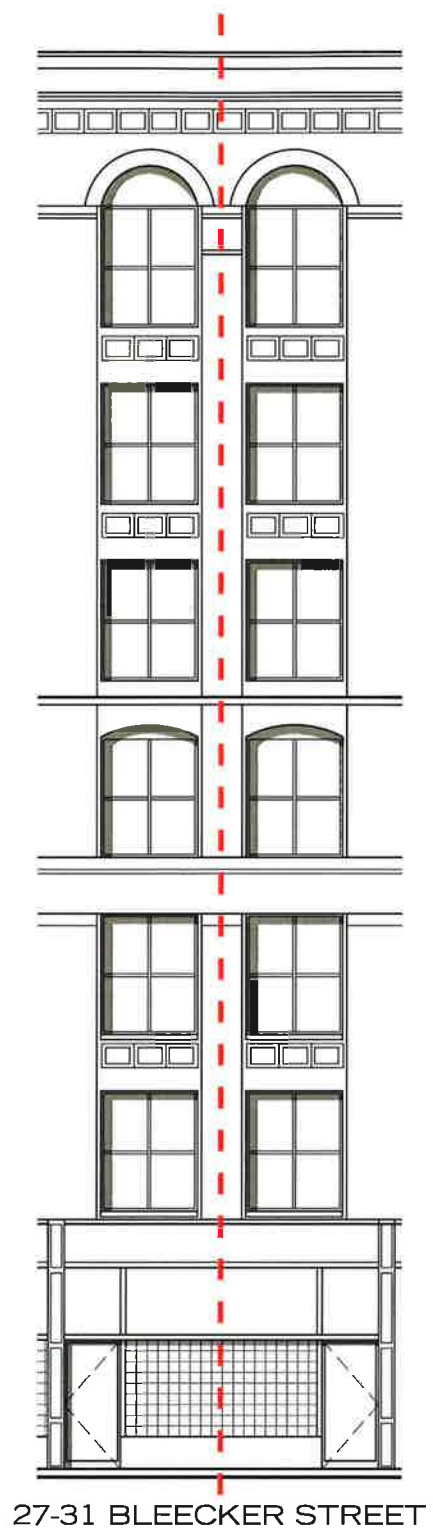
WINDOWS AND DOORWAYS - NORTH SIDE OF BLEECKER STREET
FULL BLOCK BETWEEN LAFAYETTE STREET AND BOWERY



PROPOSED ELEVATION - PARTIAL BLOCK BETWEEN 31 BLEECKER STREET AND 17 BLEECKER STREET LOOKING NORTH



EXAMPLES OF UNIFIED BASES AND RELATIVE DEPTH OF WINDOW OPENINGS



TIMELINE

1807

BLEECKER STREET OPENED
AN EXISTING FARM LANE THROUGH
THE BLEECKER FARM WAS OFFICIALLY
OPENED. CONSTRUCTION OF
INDIVIDUAL HOUSES SOON FOLLOWS.

1830-1840

ROW HOUSES BUILT
BLEECKER STREET COMPLETELY BUILT
UP WITH FEDERAL-STYLE AND GREEK
REVIVAL ROW HOUSES, INCLUDING THE
BUILDING AT 25 BLEECKER STREET.

MAPS

1850-1880

ALTERATIONS AND NEW USE
BLEECKER STREET TRANSITIONS
FROM EXCLUSIVELY RESIDENTIAL
USE TO MIXED-USE. STOREFRONTS
OPENED, BUILDINGS JOINED AND AND
SUBDIVDED INTO APARTMENTS, 25
BLEECKER STREET OCCUPIED BY A
BOARDING HOUSE.

PHOTOS

1890-1930

NEW COMMERCIAL BUILDINGS
LARGE COMMERCIAL AND FACTORY
BUILDINGS CONSTRUCTED ON
BLEECKER STREET, DISPLACING THE
ORIGINAL ROW HOUSES. EXISTING ROW
HOUSES CONVERTED TO COMMERCIAL
USE. NEW TENEMENT LAW APARTMENT
BUILDINGS CONSTRUCTED.

1940-1950

CONTINUED MIXED-USE
FUR INDUSTRY IS THE PREDOMINANT
COMMERCIAL USE. EXISTING LOFT
BUILDINGS CONVERTED TO RESIDEN-
TIAL USE.

1960-2000

LOFT CONVERSIONS
COMMERCIAL LOFT BUILDINGS
CONVERTED TO RESIDENTIAL USE.
ROW HOUSES REVERT TO RESIDENTIAL
USE AS SUBDIVDED APARTMENTS.

HISTORIC MAPS

1853

ATLAS OF NEW YORK CITY
ROW HOUSE DEVELOPMENT



1904

SANBORN INSURANCE MAP
MIXED DEVELOPMENT, NEW COMMERCIAL BUILDINGS



1916

ATLAS OF THE BOROUGH OF MANHATTAN
CONVERSION TO COMMERCIAL USE



1916

NEW YORK CITY USE DISTRICTS MAP
"UNRESTRICTED DISTRICT"



2014

NEW YORK CITY ZONING MAP
M1-5B MANUFACTURING DISTRICT



HISTORIC PHOTOGRAPHS

1900

FLORENCE NIGHT MISSION
21-23 BLEECKER STREET



1905

BLEECKER STREET
LOOKING EAST FROM LAFAYETTE STREET



1930

LOOKING EAST DOWN BLEECKER STREET
FROM 15 BLEECKER TO 7 BLEECKER



1940

TAX ID PHOTO
25 BLEECKER STREET



1940

TAX ID PHOTO
21-23 BLEECKER STREET



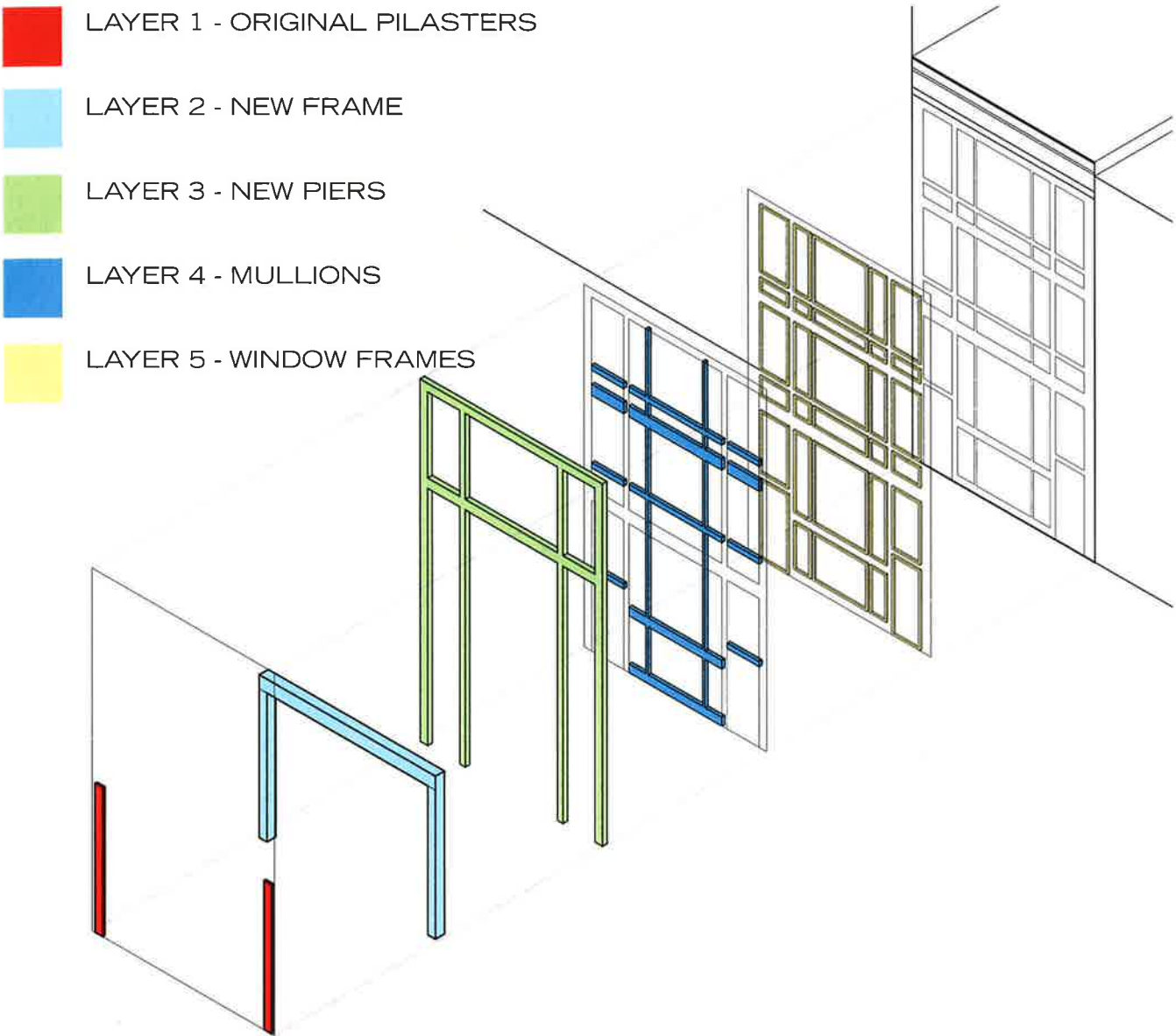
1940

TAX ID PHOTO
15 BLEECKER STREET



BLEECKER STREET AND NOHO EAST HISTORIC DISTRICT TIMELINE

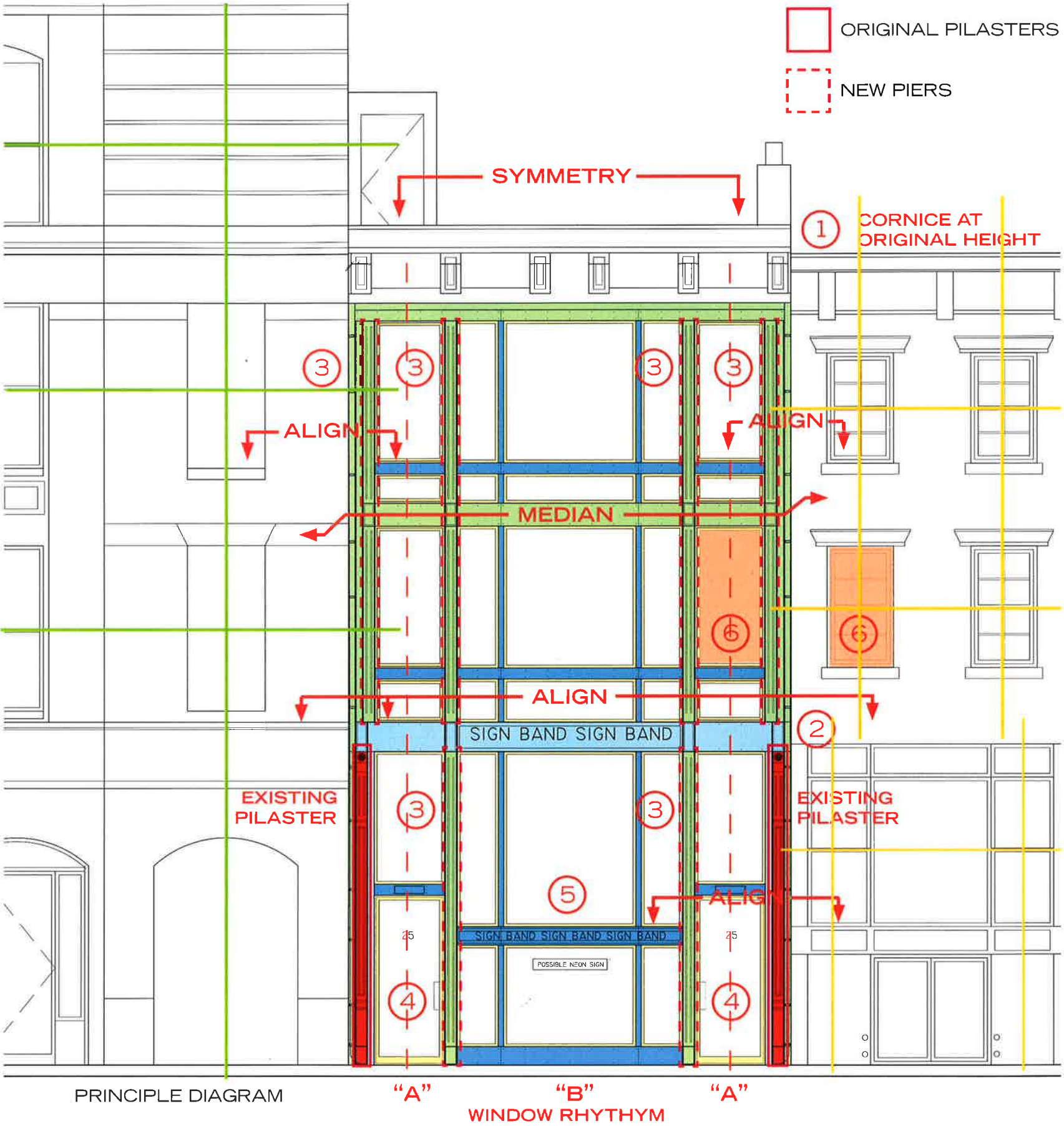
Timeline information from the New York City Landmarks Preservation Commission,
"Noho East Historic District Designation Report", June 24, 2003



AXONOMETRIC FACADE DIAGRAM

- 1 **Re-establish a wood cornice** similar to the original design and rhythm that continues the traditional roof line of adjacent 1860s Federal-style row houses. The proposed design has a classic base, middle and top.
- 2 **Floors and façade details align** with/relate to horizontal datums of adjacent buildings.
- 3 **Decorative steel piers** based on the original ironwork (and the only remaining original details) express the building structure, are slightly abstracted and water jet-cut for a modern precision.
- 4 **Two entrances**, based on the multiple entrances of the original façade and other retail/commercial spaces on Bleeker Street, are organized in symmetrical "A-B-A" rhythm of doors at the sides and large panes of windows in the middle. Most of the buildings on Bleeker Street are symmetrical.
- 5 **Bow windows**, reference the large panes of glass for commercial spaces in the district and nearby, with curved glass sidelights, also based on precedents in the adjacent Noho Extension Historic District. The glass is insulated with crisp, thermally-broken steel frames, inspired by cast iron and steel frames in the District and the cast iron lintel details of the adjacent rowhouses.
- 6 **Operable windows are similar in proportion** to the traditional double-hung windows of the adjacent Federal-style row houses.

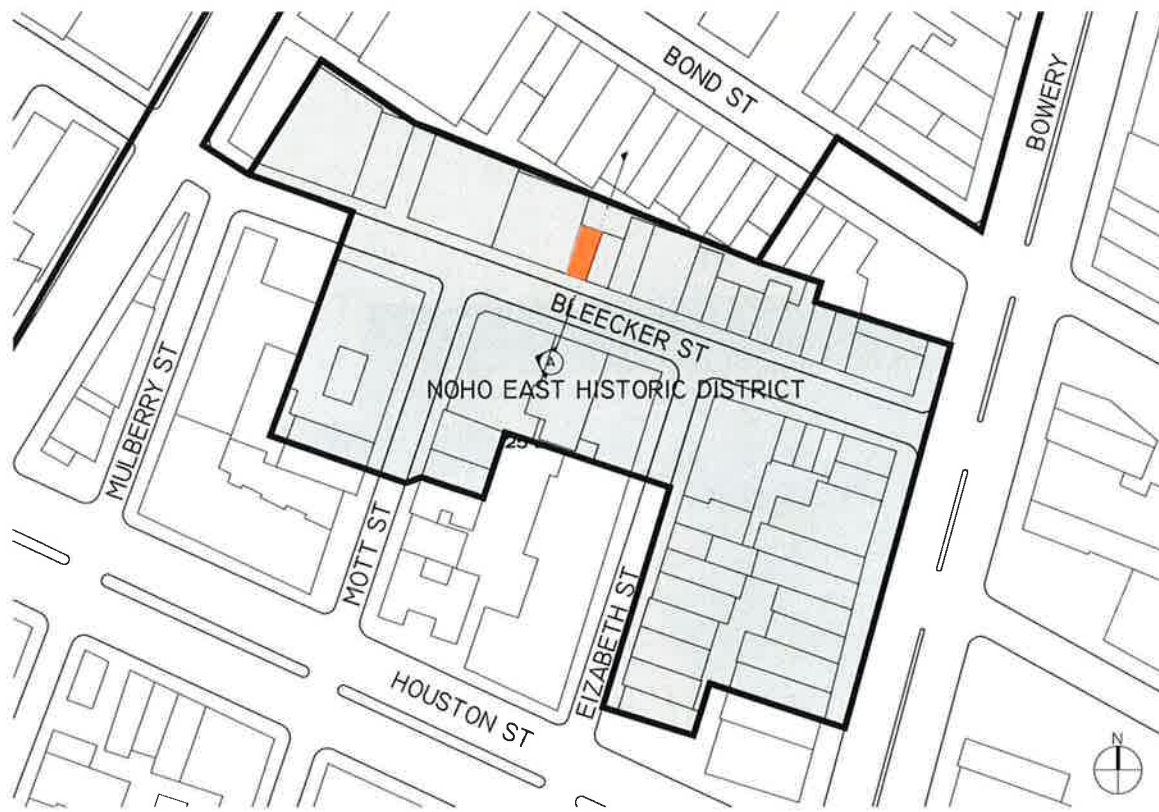
PRINCIPLE KEY



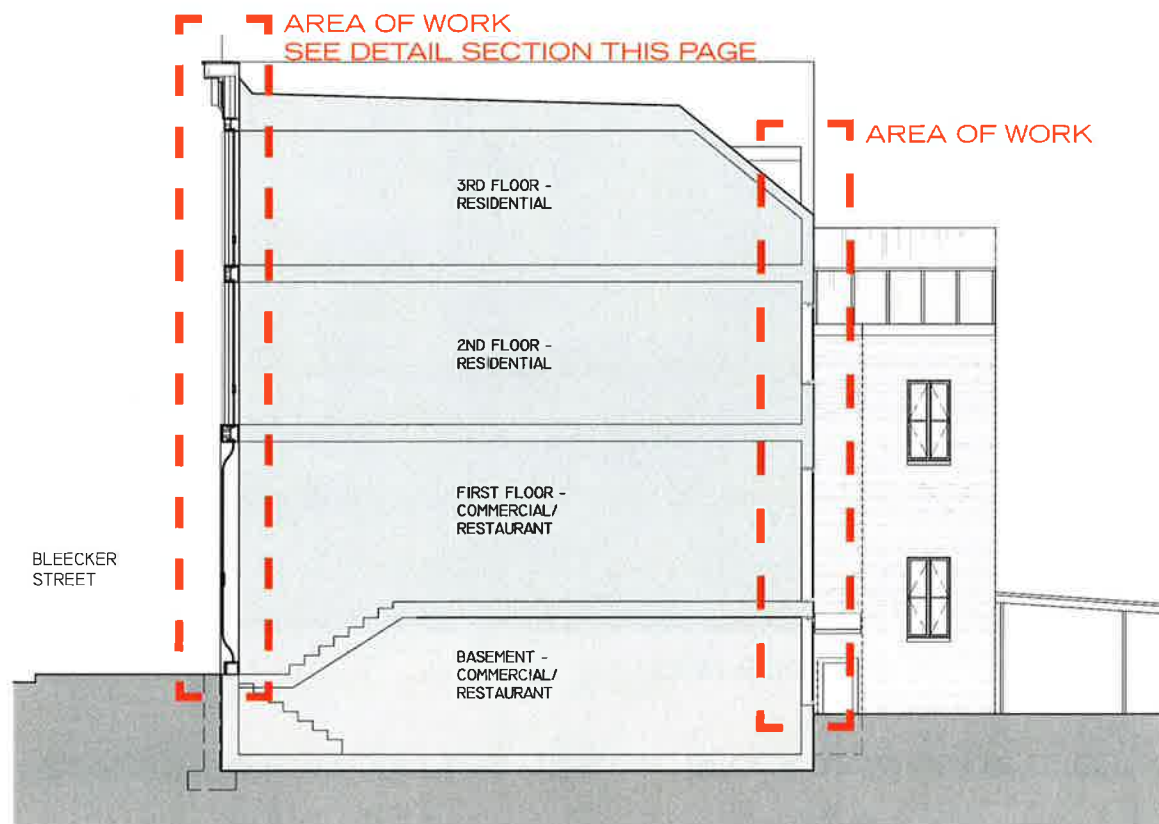
PRINCIPLE DIAGRAM

"A" "B" "A"
WINDOW RHYTHM

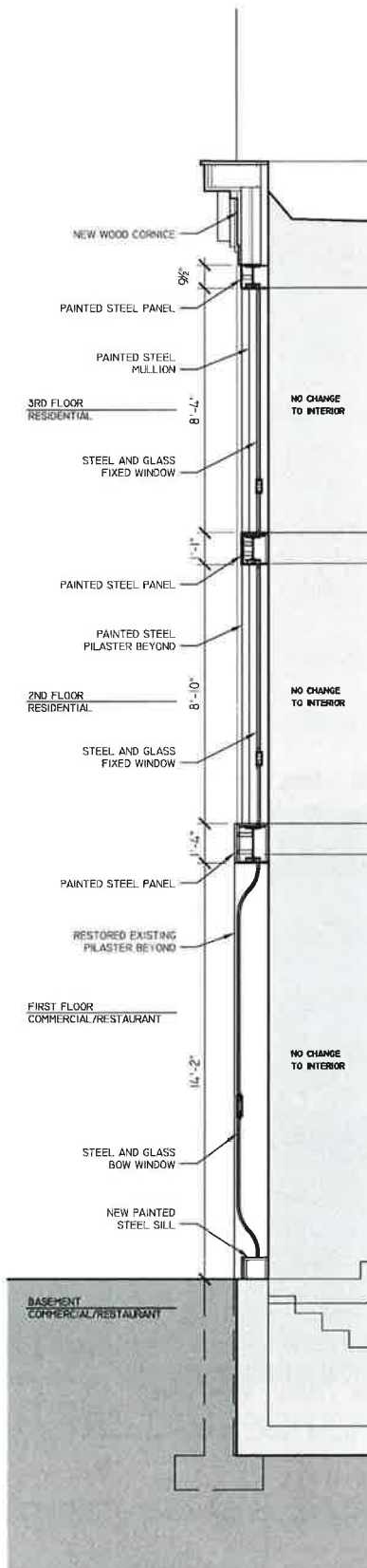
PRINCIPLE DIAGRAM AND FACADE ANALYSIS



SITE PLAN



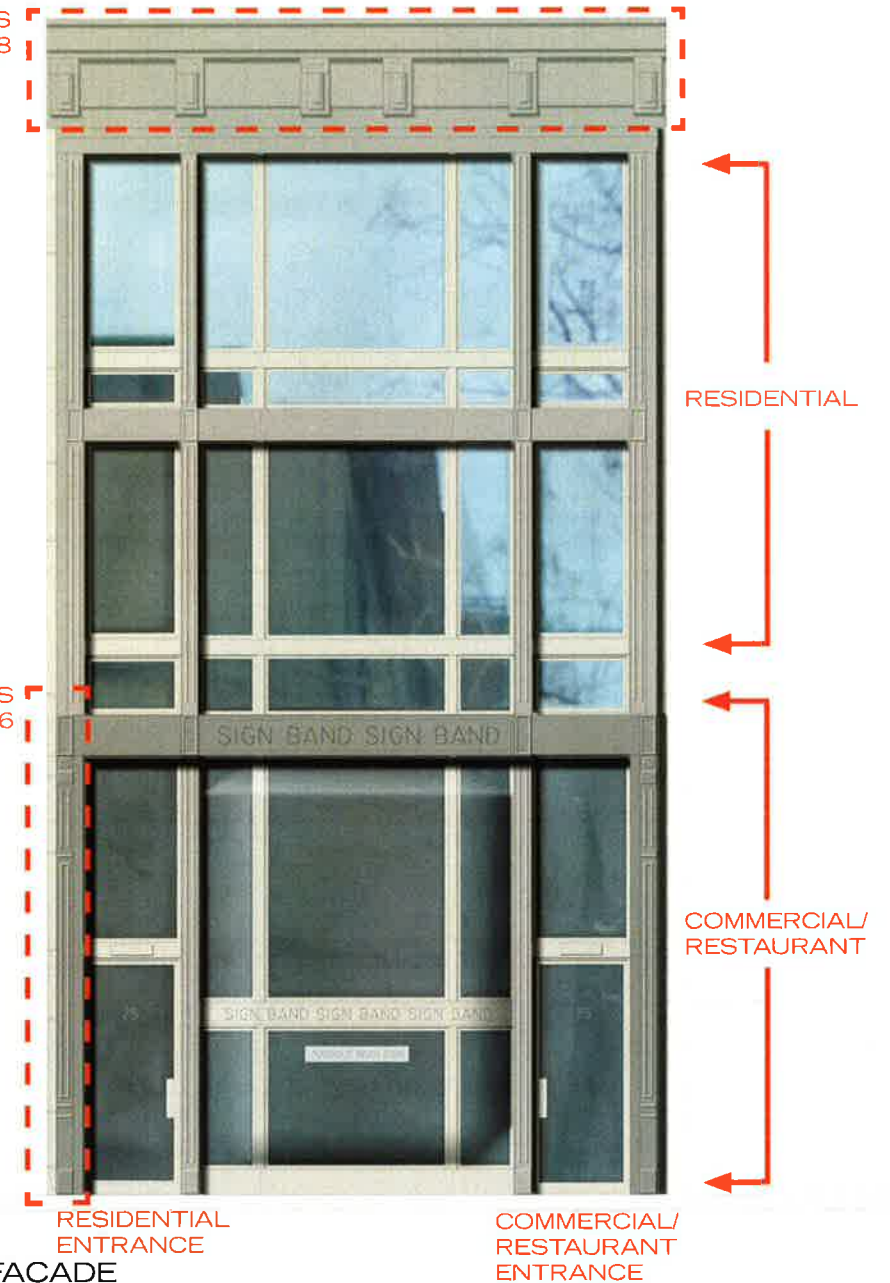
BUILDING SECTION



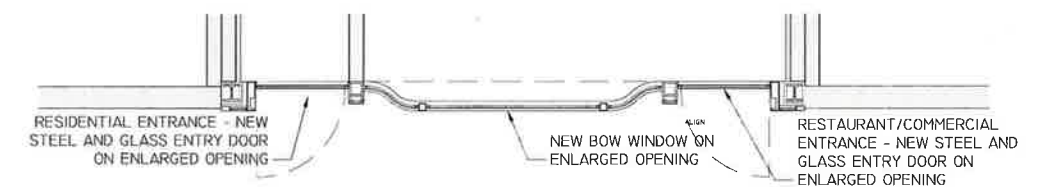
WALL SECTION

SEE CORNICE DETAILS
PAGE 18

SEE PILASTER DETAILS
PAGE 16



PROPOSED FRONT FACADE



PROPOSED PLAN DETAIL

SITE PLAN, SECTION, WALL SECTION AND DETAIL ELEVATION



27-31 BLEECKER ST

25 BLEECKER ST

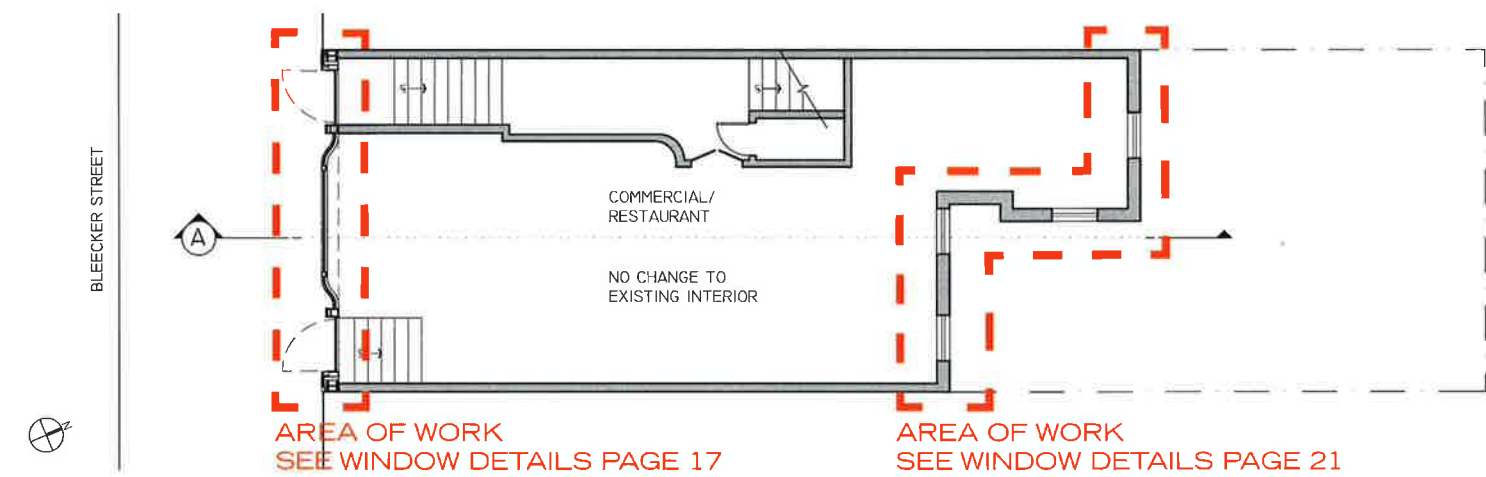
21-23 BLEECKER ST

17-19 BLEECKER ST

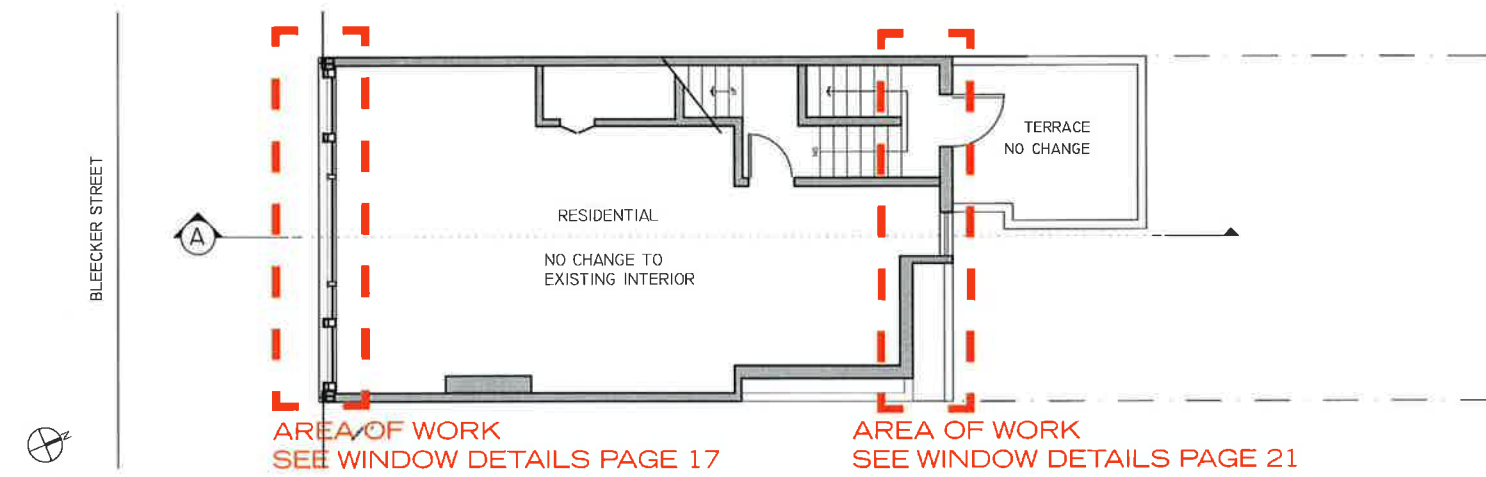
15 BLEECKER ST

PROPOSED PHOTO COLLAGE - PARTIAL BLOCK BETWEEN 31 BLEECKER STREET AND 15 BLEECKER STREET LOOKING NORTH

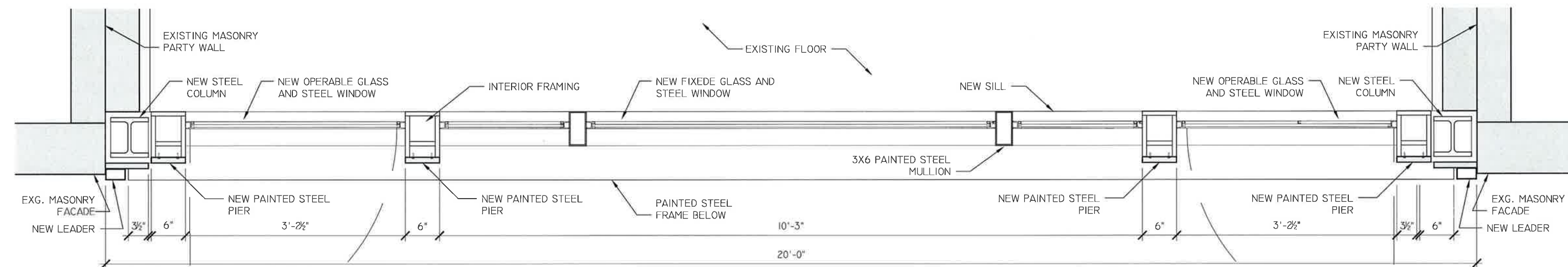
PROPOSED FACADE IN ADJACENT CONTEXT



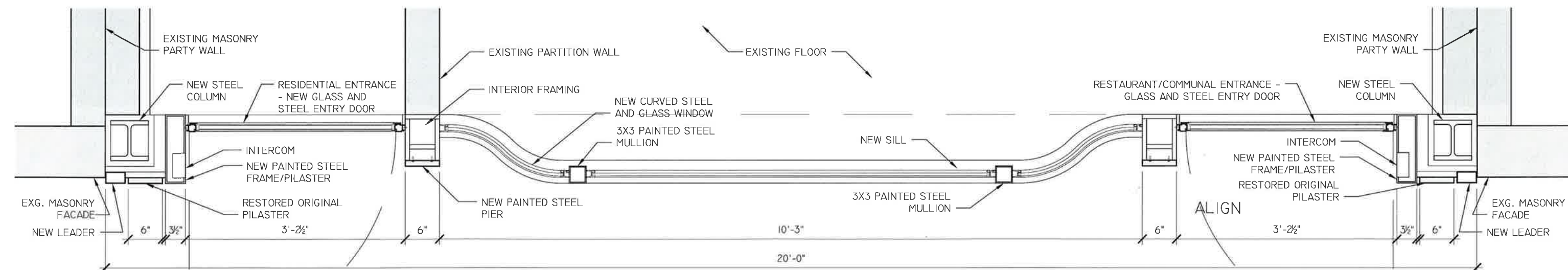
PLAN - FIRST FLOOR



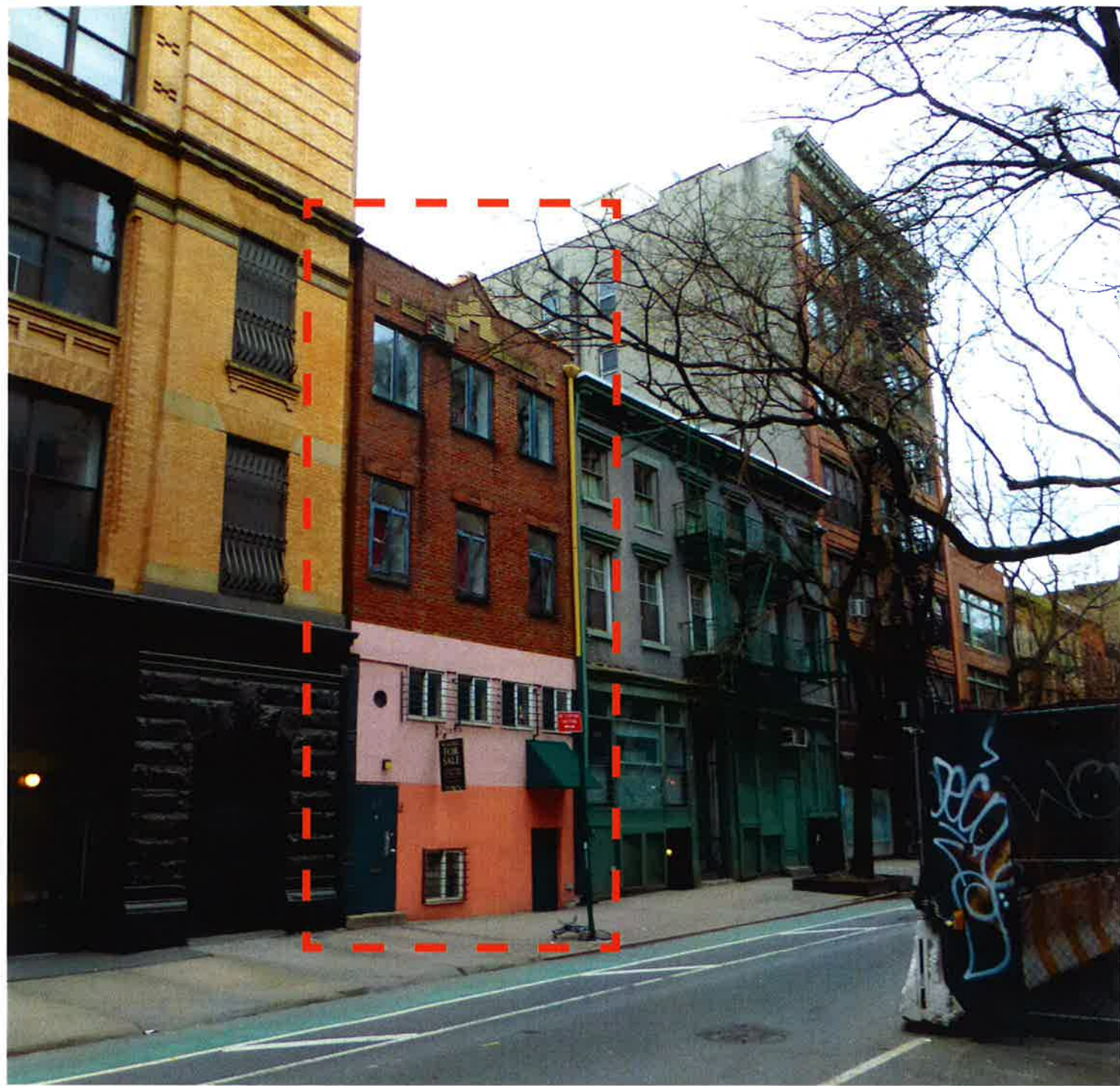
PLAN - TYPICAL UPPER FLOOR



DETAIL PLAN - SECOND AND THIRD FLOORS



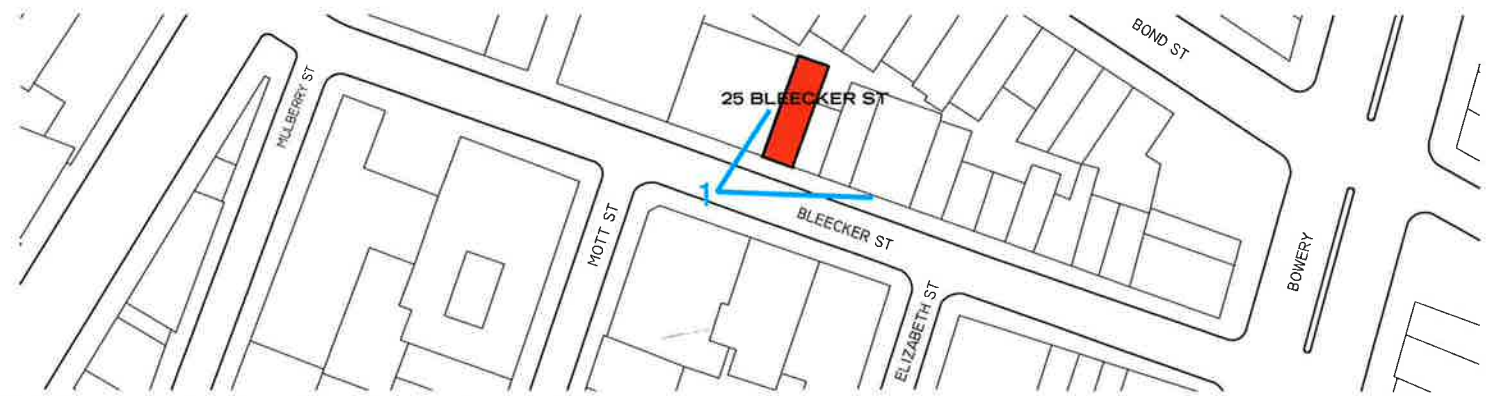
DETAIL PLAN - FIRST FLOOR



EXISTING BUILDING - VIEW FROM BLEECKER STREET LOOKING NORTHEAST

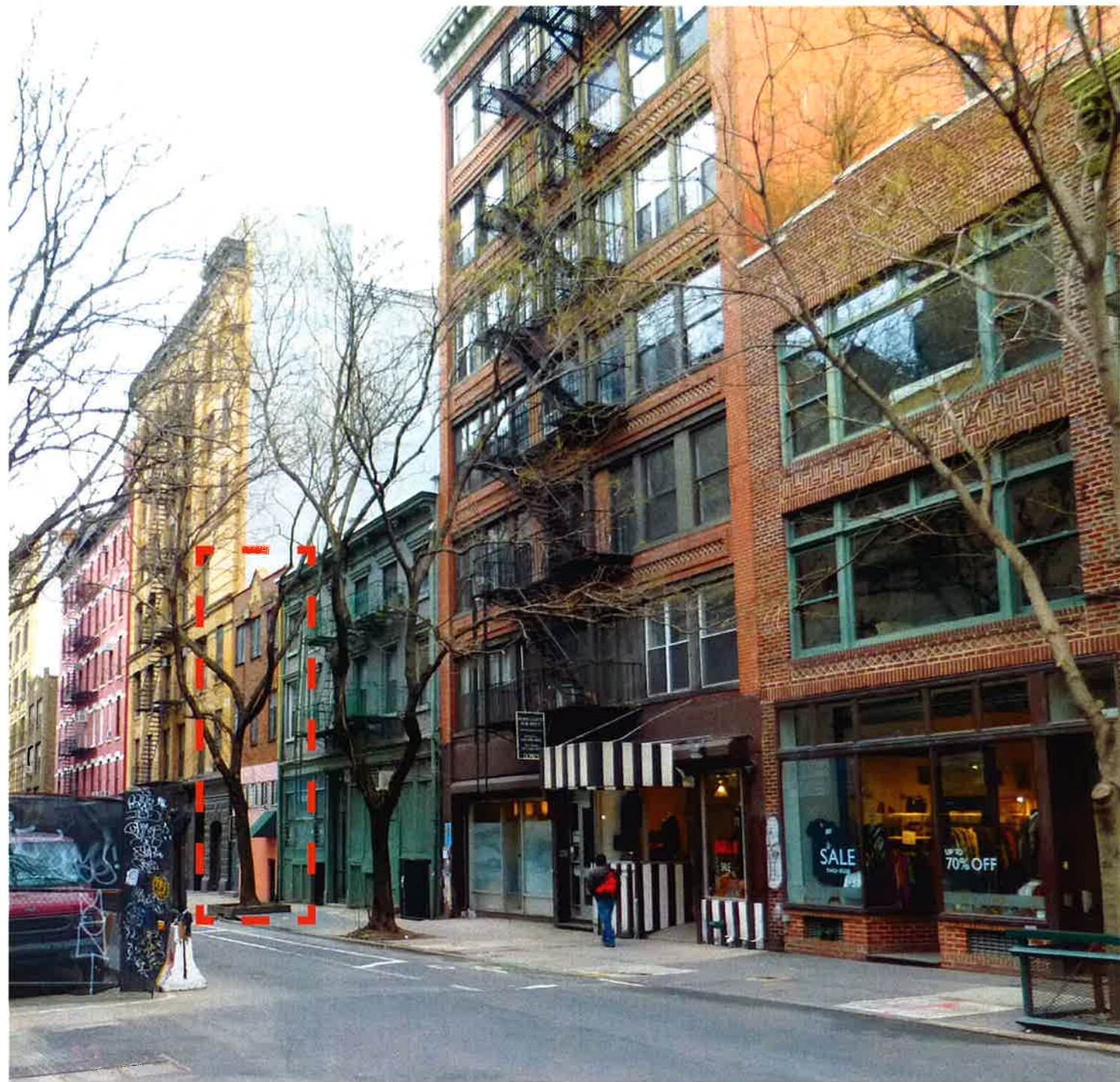


PROPOSED RENDERING - VIEW FROM BLEECKER STREET LOOKING NORTHEAST

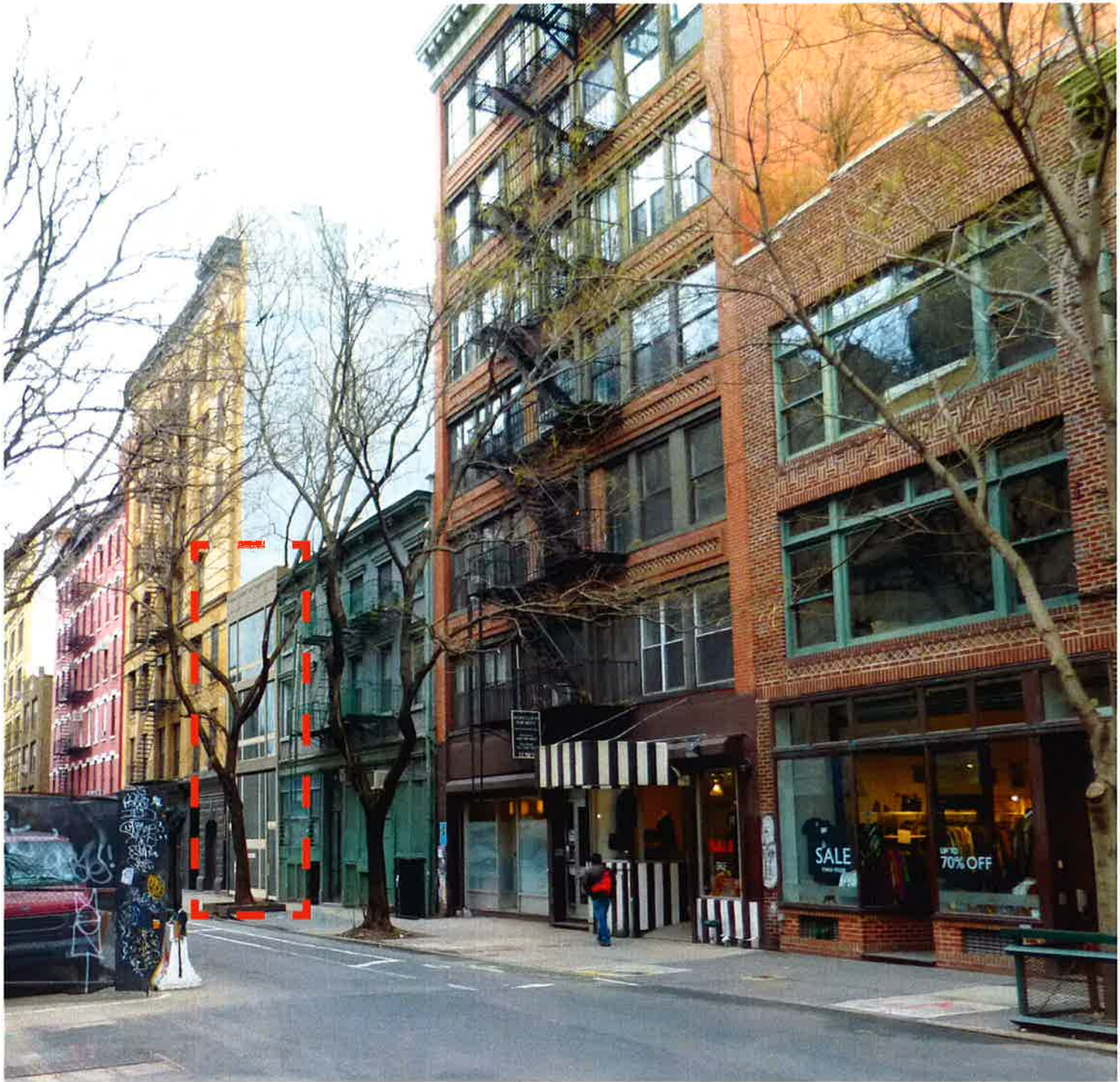


KEY PLAN - 25 BLEECKER STREET

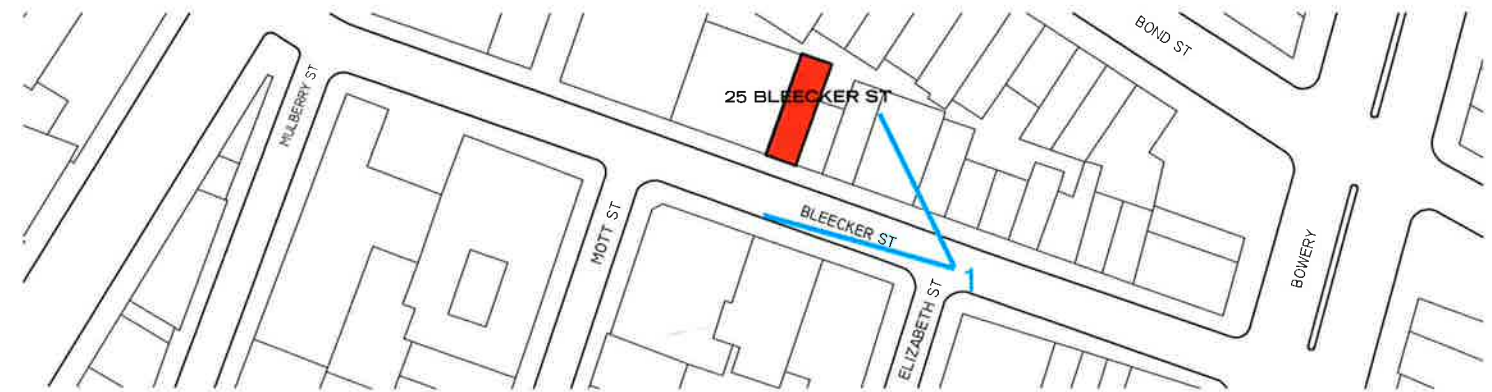
PERSPECTIVE RENDERING IN CONTEXT



EXISTING BUILDING - VIEW FROM BLEECKER STREET LOOKING NORTHWEST



PROPOSED RENDERING - VIEW FROM BLEECKER STREET LOOKING NORTHWEST



KEY PLAN - BLEECKER STREET

PERSPECTIVE RENDERING IN CONTEXT

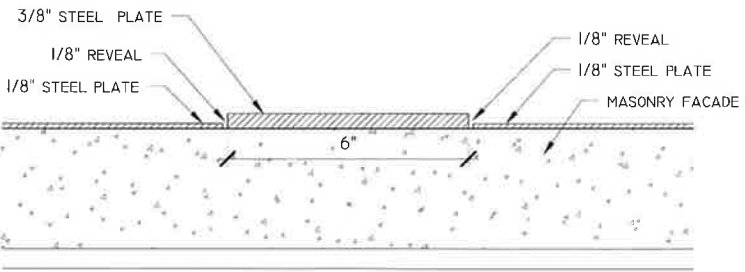
EXISTING PILASTER



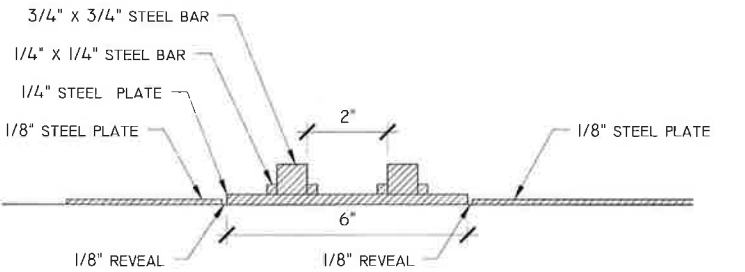
PHOTO



DETAIL PHOTO
EXISTING PILASTER DAMAGED BEYOND REPAIR

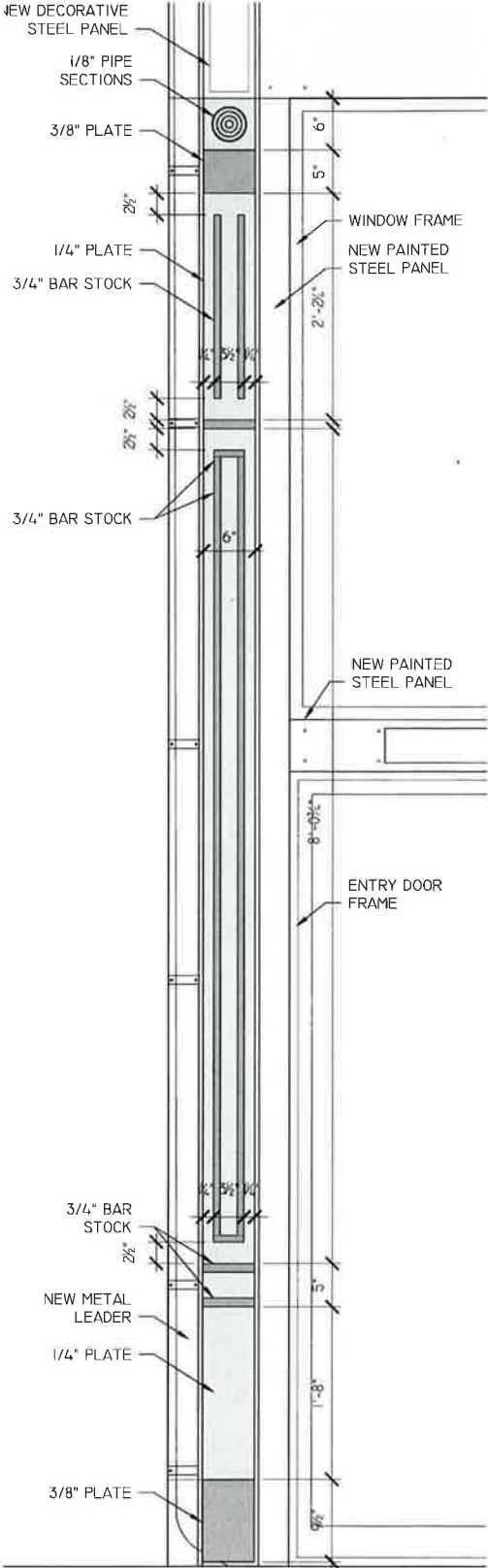


DETAIL SECTION B



DETAIL SECTION A

RESTORED PILASTER

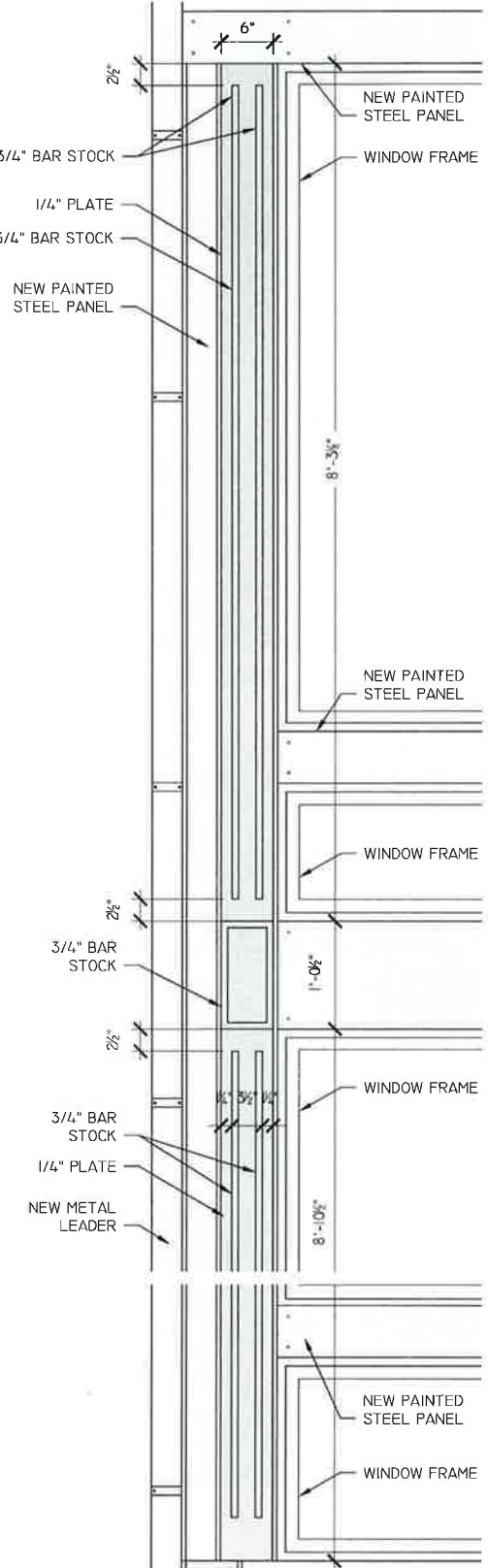


ELEVATION



RENDERING

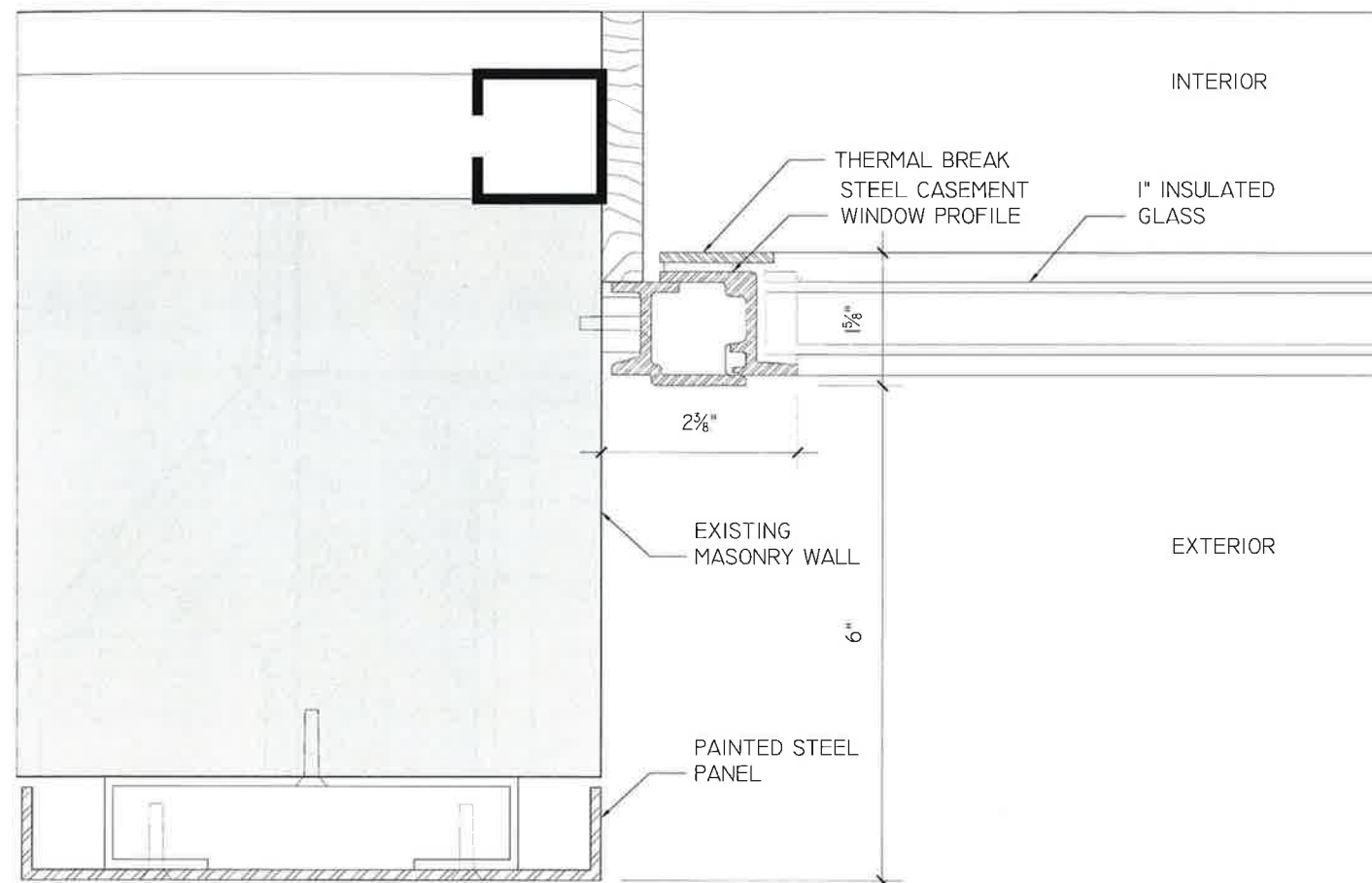
NEW PIER



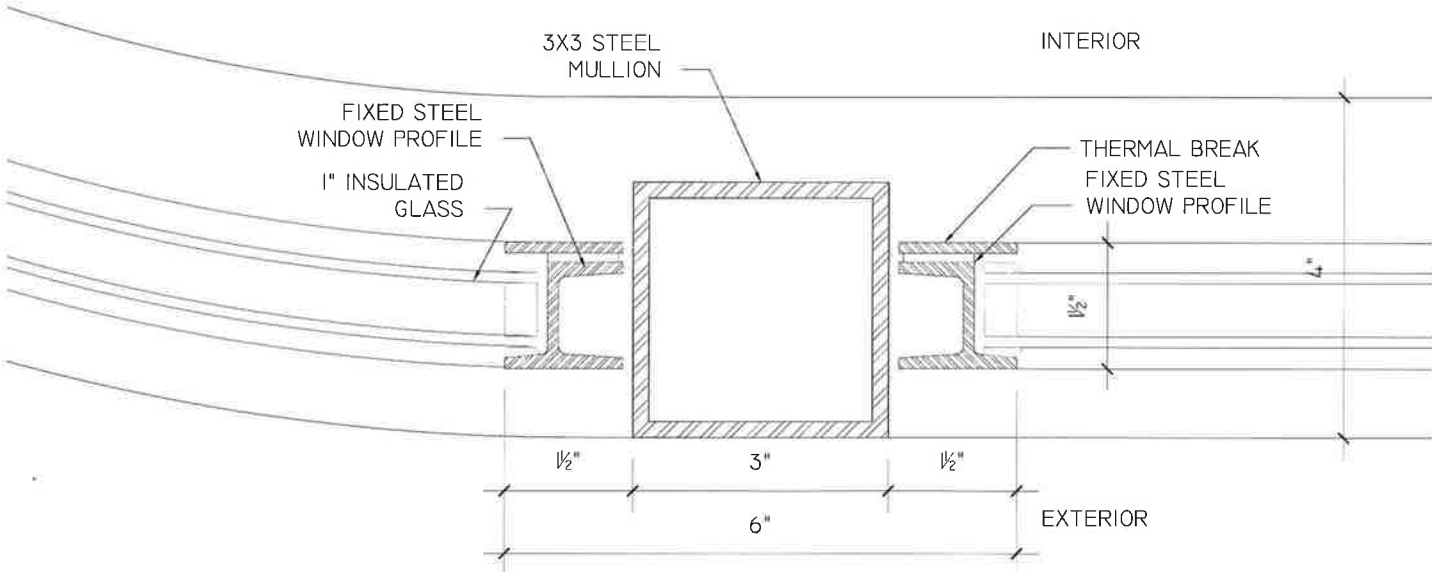
ELEVATION



RENDERING



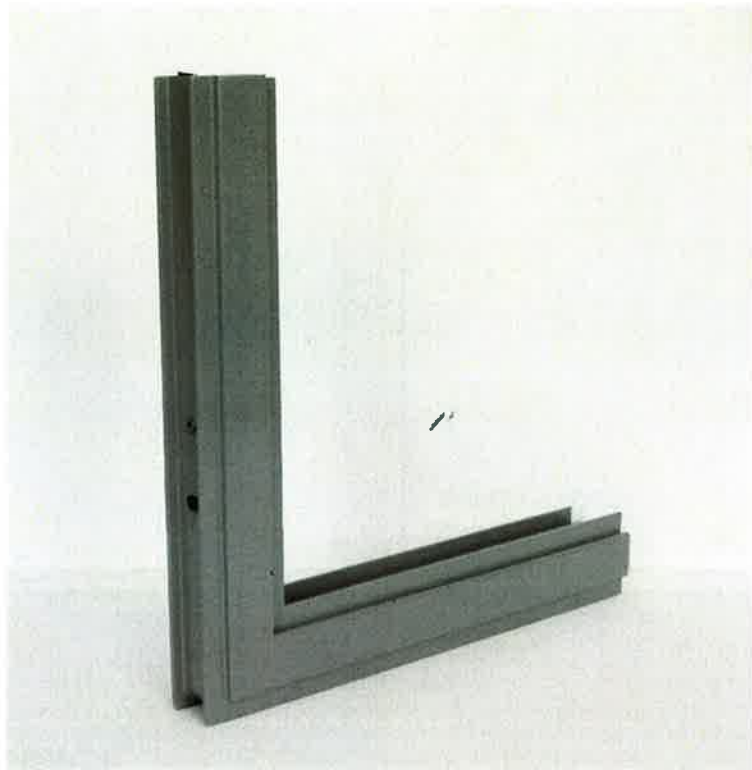
BLISS-NORAM THERMALLY ENHANCED CASEMENT STEEL WINDOW DETAIL



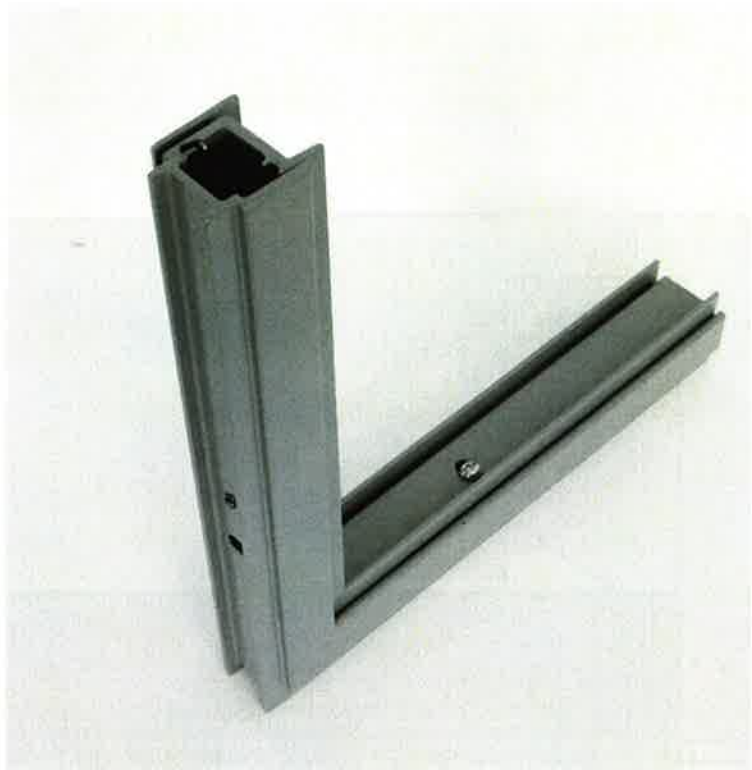
BLISS-NORAM THERMALLY ENHANCED FIXED STEEL WINDOW DETAIL



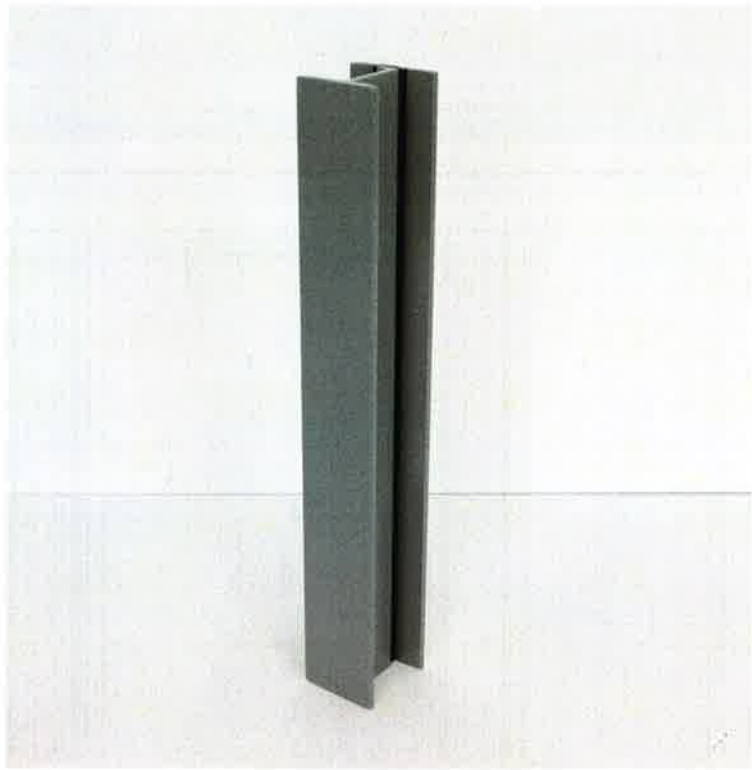
FINISH COLOR:
BENJAMIN MOORE HC-45 "SHAKER BEIGE"



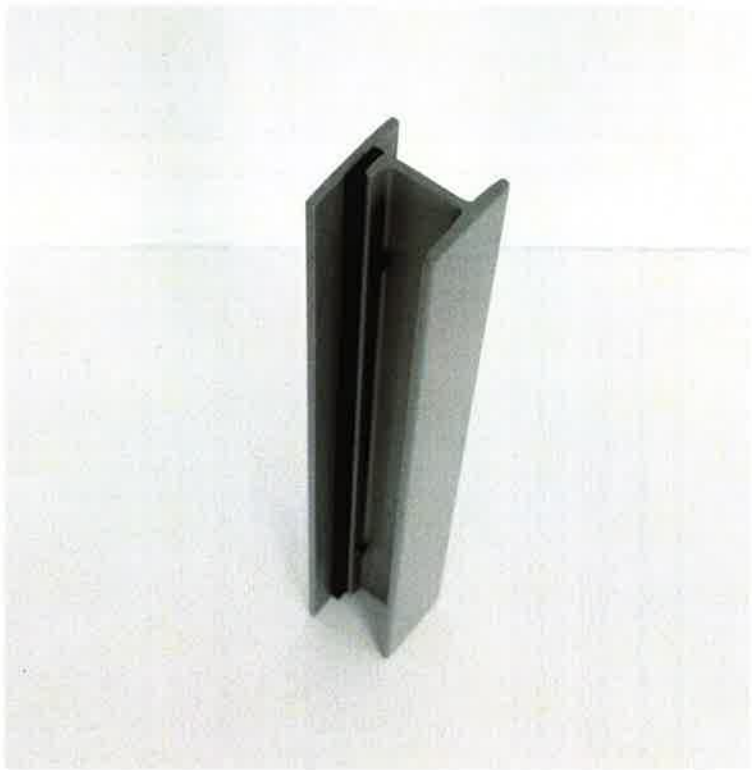
TYPICAL CASEMENT WINDOW FRAME



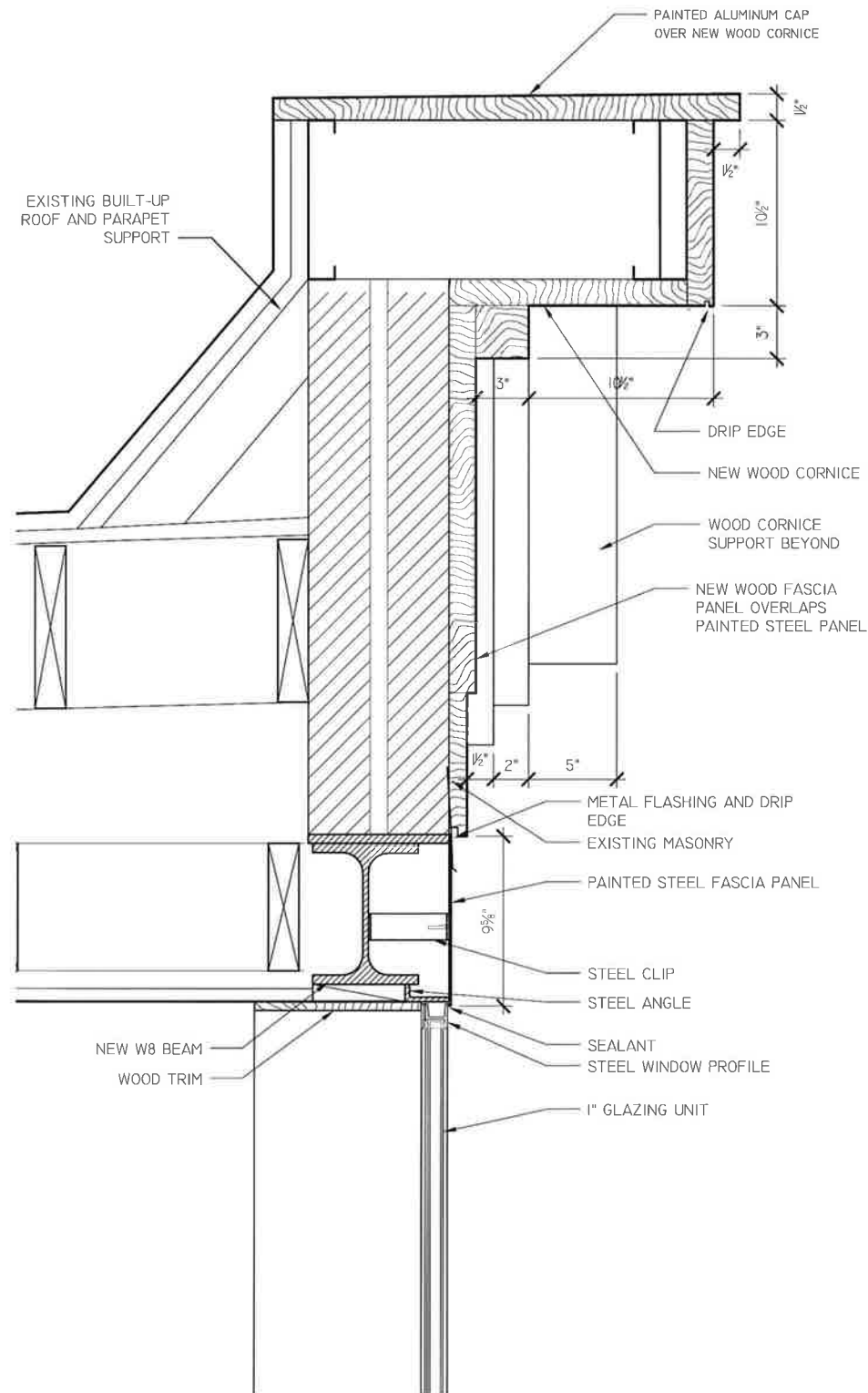
TYPICAL CASEMENT WINDOW FRAME



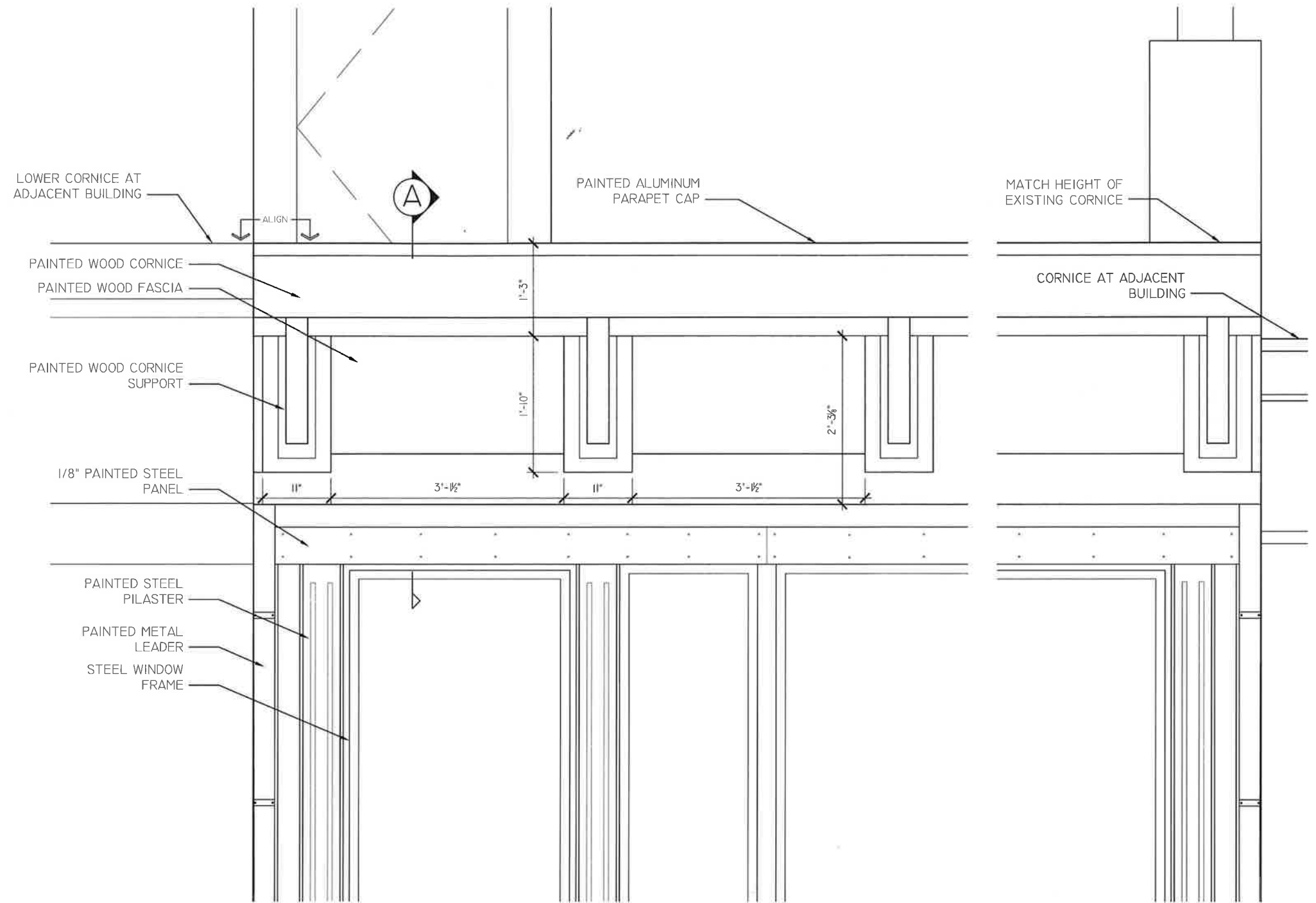
TYPICAL FIXED PROFILE



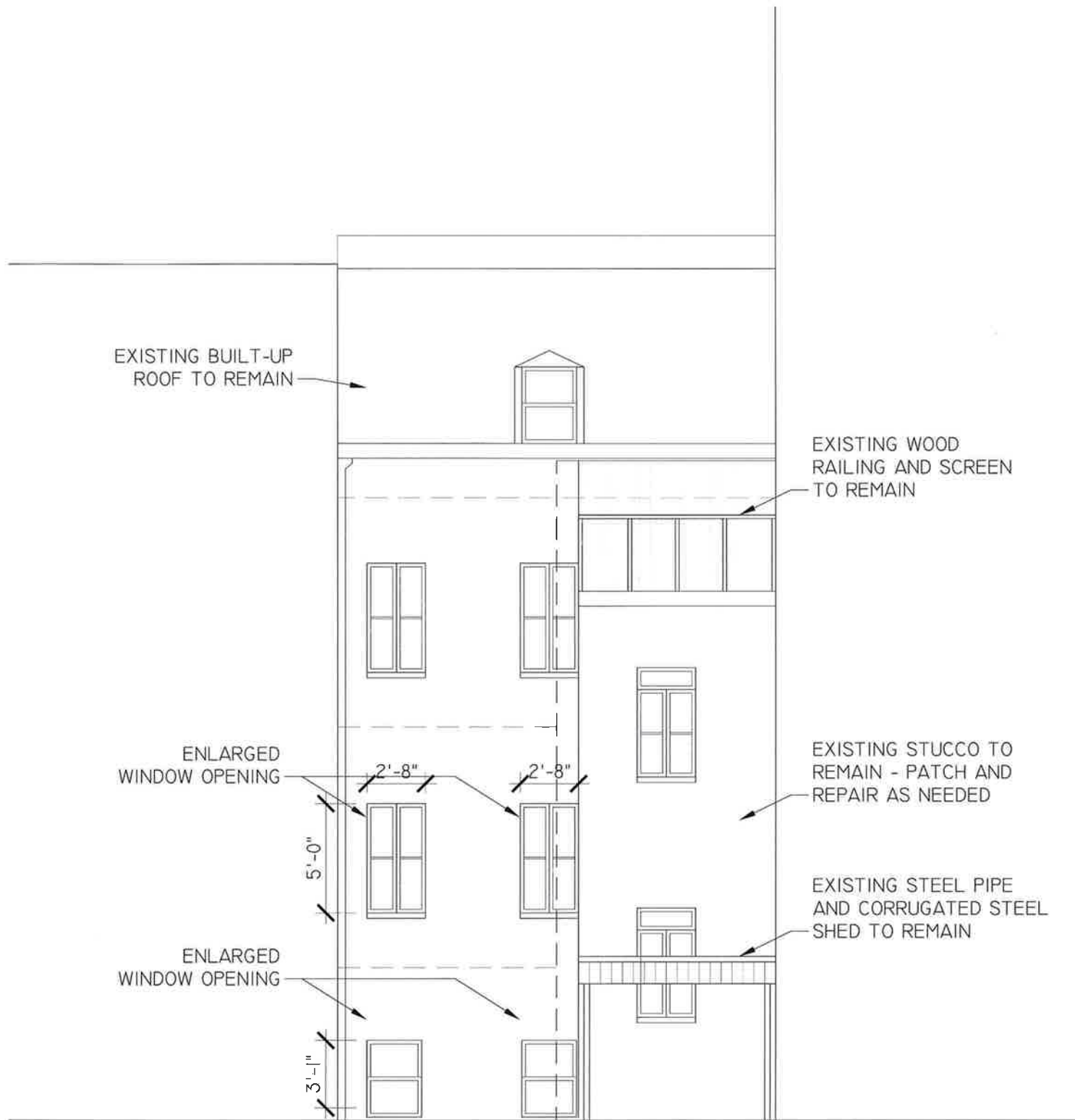
TYPICAL FIXED PROFILE



NEW WOOD CORNICE DETAIL SECTION

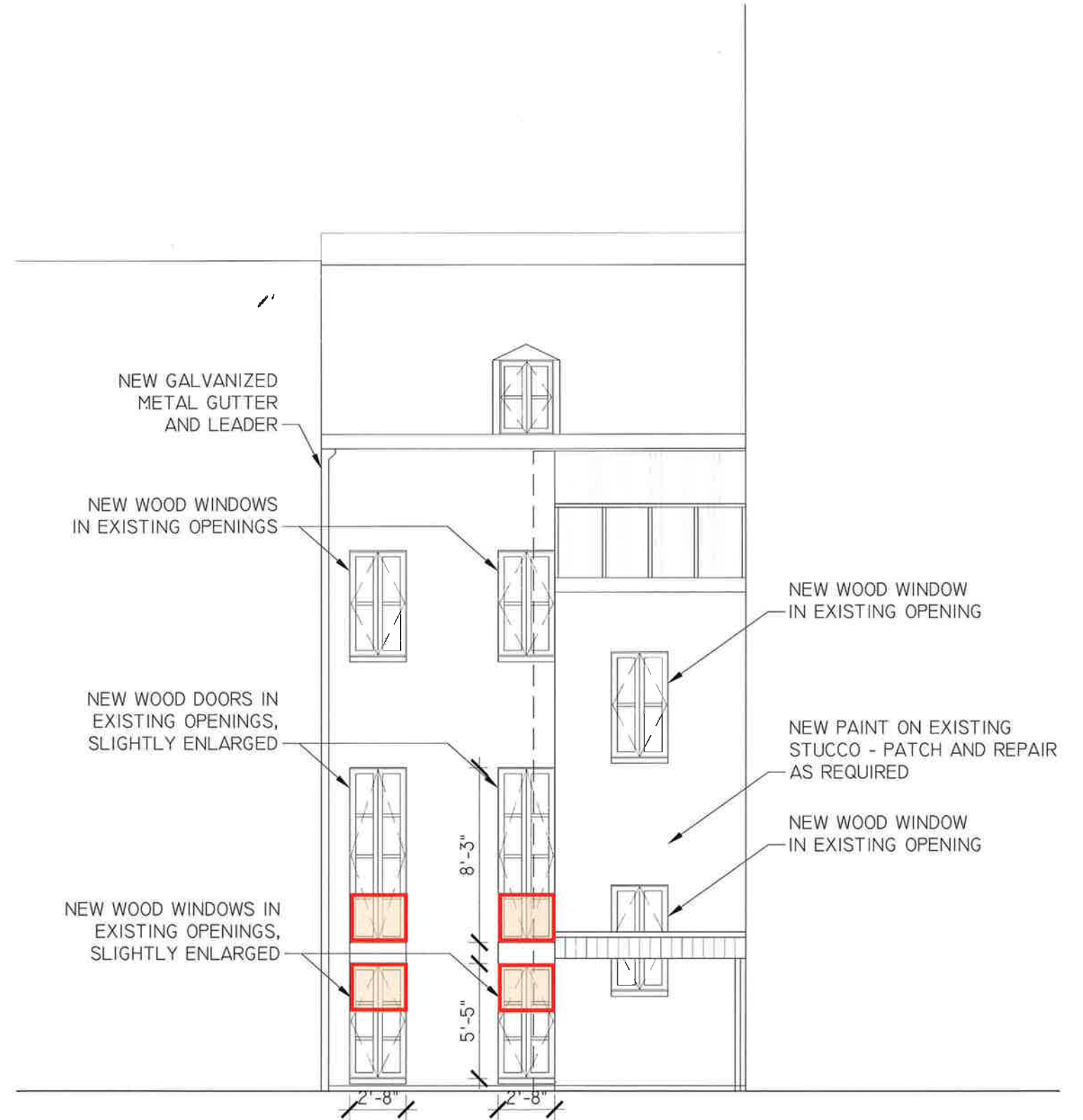


NEW WOOD CORNICE DETAIL ELEVATION



EXISTING REAR FACADE

EXISTING STUCCO FINISH COLOR



PROPOSED REAR FACADE

PROPOSED STUCCO FINISH COLOR:
BENJAMIN MOORE OC-18 "DOVE WING"



EXISTING AND PROPOSED REAR ELEVATIONS



FIRST AND SECOND FLOORS AND EXISTING EXTENSION



EXISTING STEEL PIPE AND CORRUGATED STEEL SHED



EXISTING DOOR TO CELLAR



FIRST AND SECOND FLOORS

