



## 188 SPRING STREET

PRESENTATION TO:



02.09.23

### SCOPE OF WORK:

STREET LEVEL FAÇADE ALTERATION AND REAR HORIZONTAL ENLARGEMENT OF EXISTING 4-STORY RESIDENCE. REPLACEMENT OF ALL WINDOWS AND DOORS.

188 SPRING ST



EXISTING BUILDING  
AERIAL VIEW



# EXISTING FRONT FACADE



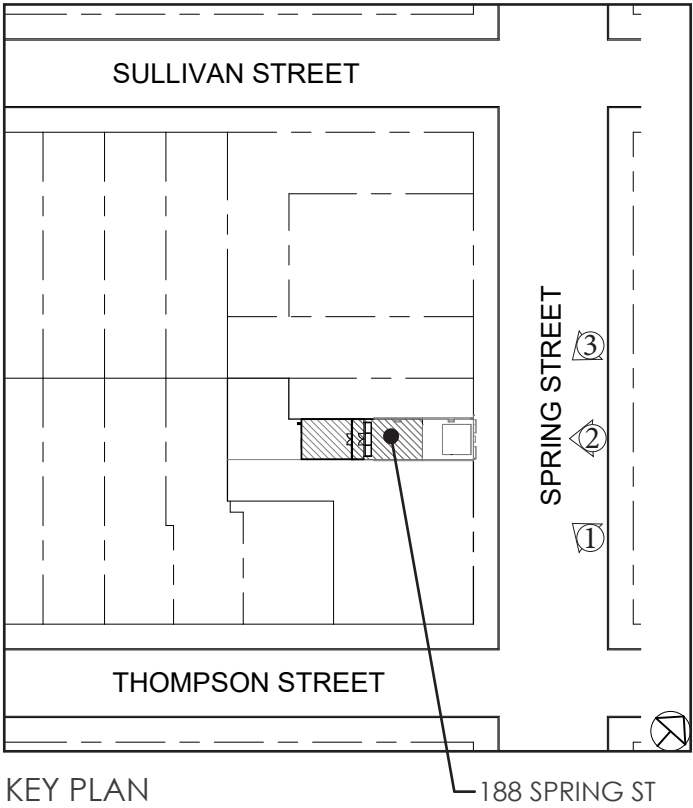
PHOTO 1  
FRONT VIEW LOOKING SOUTHWEST



PHOTO 2  
FRONT VIEW LOOKING SOUTH



PHOTO 3  
FRONT VIEW LOOKING SOUTHEAST



KEY PLAN



# EXISTING REAR FACADE



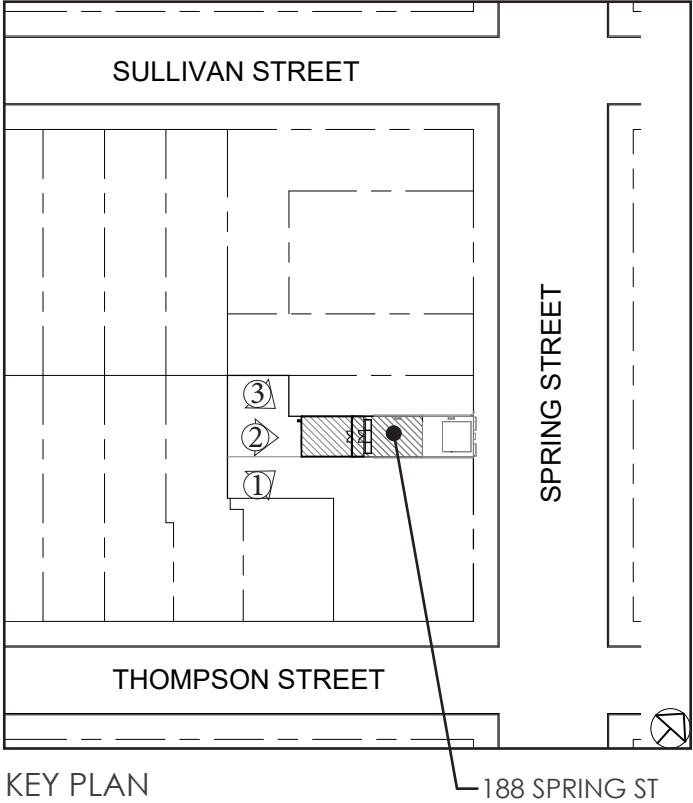
PHOTO 1  
REAR VIEW LOOKING NORTHWEST



PHOTO 2  
REAR VIEW LOOKING NORTH



PHOTO 3  
REAR VIEW LOOKING NORTHEAST





# BUILDING DESIGNATION REPORT

**188 SPRING STREET**  
BOROUGH OF MANHATTAN TAX MAP BLOCK 489, LOT 22

DATE(S): C. 1824  
ARCHITECT(S): NOT DETERMINED  
OWNER/ DEVELOPER: NATHANIEL PAINE  
TYPE: ROW HOUSE  
STYLE(S): ALTERED FEDERAL  
STORIES: 3 AND ATTIC  
MATERIAL(S): BRICK

STATUS: CONTRIBUTING

**HISTORY, SIGNIFICANCE AND NOTABLE CHARACTERISTICS**  
THIS ALTERED FEDERAL STYLE ROW HOUSE MAY HAVE BEEN BUILT C. 1824 AND FEATURES AMERICAN COMMON-BOND BRICKWORK. THE BUILDING’S SCALE, MASSING AND PROPORTIONS ARE TYPICAL OF THE FEDERAL STYLE. BY 1901 THIS BUILDING FEATURED A COMMERCIAL GROUND FLOOR, WHICH BY THE C. 1940 TAX PHOTO CONTAINED QUONG SING, A CHINESE LAUNDRY OWNED BY SEUNG GONG, WHO LIVED IN THE BUILDING. MOLDED LINTEL, IF ORIGINALLY PRESENT, HAD BEEN REMOVED AND REPLACED WITH FLAT LINTELS BY 1901.

**ALTERATIONS**  
MAIN FAÇADE (NORTH): FIRST-FLOOR CONVERTED TO COMMERCIAL PRIOR TO C. 1940; MOLDED WINDOW LINTELS REMOVED PRIOR TO C. 1940; FIRST-FLOOR COMMERCIAL SPACE CONVERTED TO RESIDENTIAL LIKELY C. 1962; WOOD CLAPBOARD INSTALLED ON FIRST FLOOR; ATTIC DORMER ADDED PRIOR TO 1964; WOOD MOLDED LINTELS REINSTALLED; STAINED GLASS WINDOW INSTALLED ON FIRST FLOOR

**SITE**  
N/A

**SIDEWALK / CURB MATERIALS**  
CONCRETE WITH CONCRETE CURB AND STEEL CAP

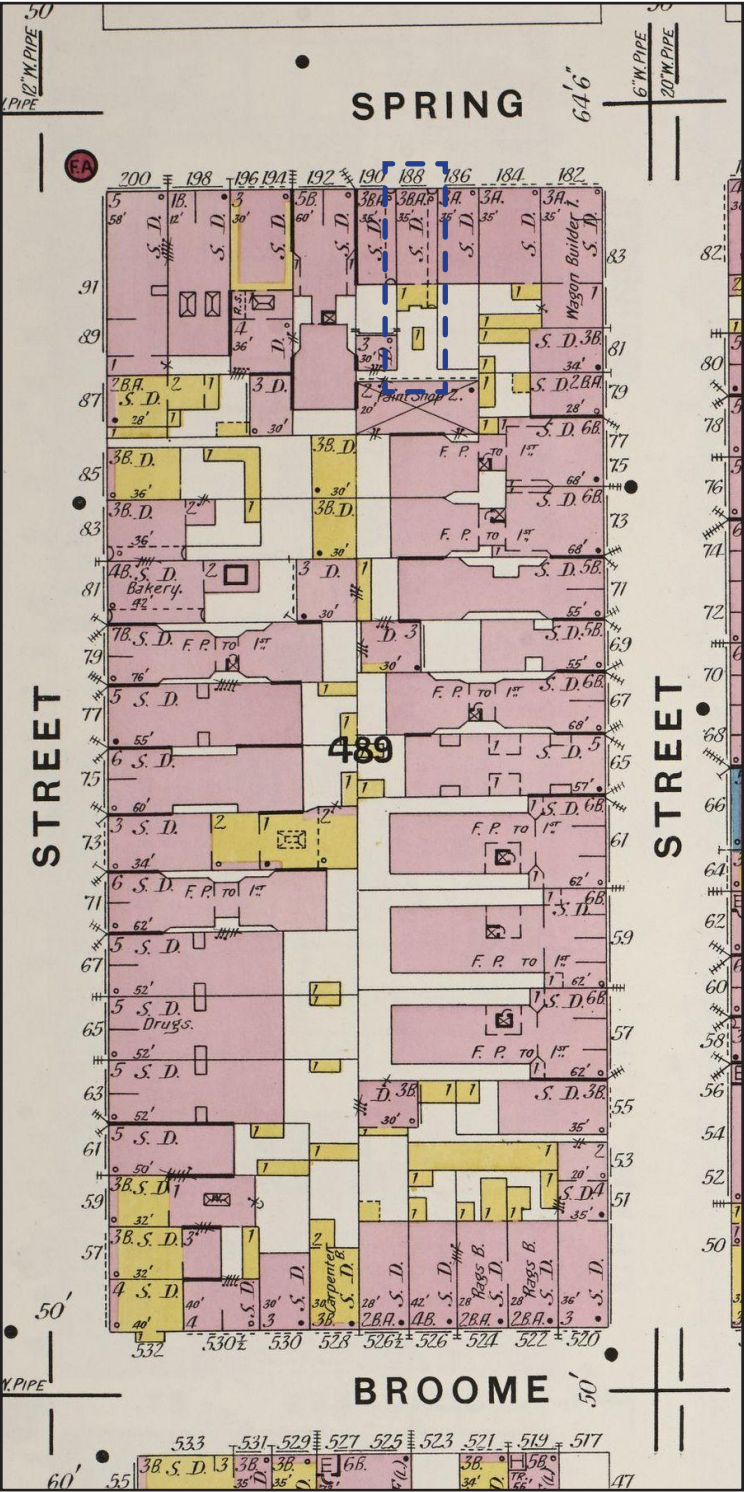
**REFERENCES**  
DEPARTMENT OF TAXATION, RECORD OF ASSESSMENTS: MANHATTAN, 8TH WARD, 1822-1840; GEOGRAPHIC FILE, PR 020, [1904 PHOTOGRAPH OF SPRING STREET], DEPARTMENT OF PRINTS, PHOTOGRAPHS, AND ARCHITECTURAL COLLECTIONS, THE NEW-YORK HISTORICAL SOCIETY; U.S. CENSUS RECORDS, 1940



LPC - DESIGNATION PHOTO



LPC - DESIGNATION PHOTO



1903-1919 SANBORN MAP  
BLOCK PLAN



# BUILDING HISTORY



1901 HISTORICAL PHOTO FROM SPRING ST AND THOMPSON ST



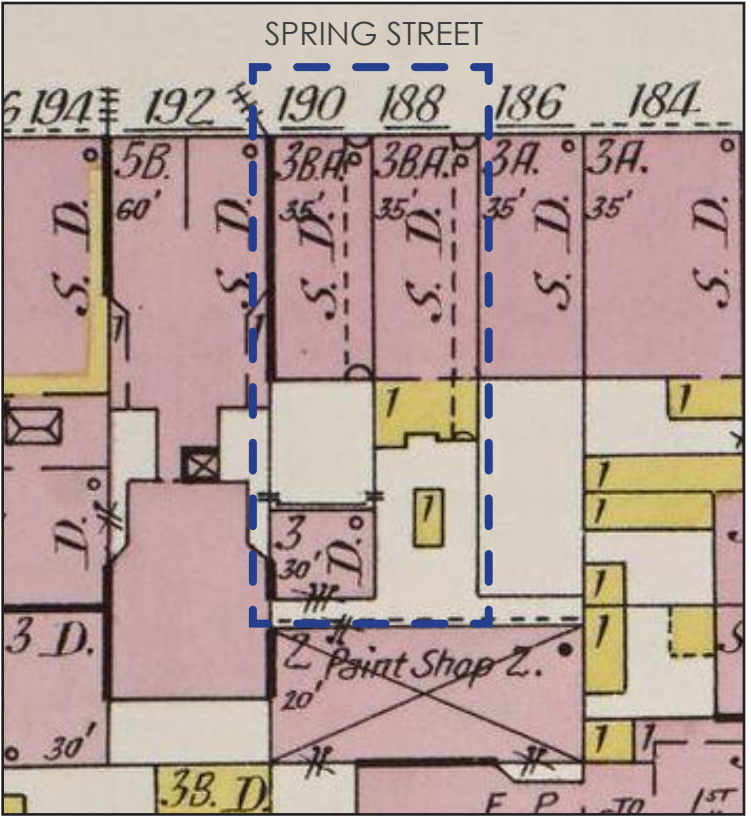
1964 HISTORICAL PHOTO



1980 TAX LOT PHOTO



1939 TAX LOT PHOTO



1903-1919 SANBORN MAP



1939 HORSE PASS ENTRY  
NOTED IN SANBORN MAP



# SULLIVAN-THOMPSON HISTORIC DISTRICT CONTEXT



CONTEXT EXAMPLES



83 SULLIVAN ST  
FEDERAL



205 PRINCE ST  
TRANSITIONAL FEDERAL/GREEK  
REVIVAL



193 AND 191 SPRING ST  
ALTERED EARLY-19TH CENTURY  
VERNAULAR AND CONTEMPORARY



180 SPRING ST  
ALTERED GREEK REVIVAL



191 PRINCE ST  
ALTERED FEDERAL



# SPRING STREET STREETSCAPE



\*PROPOSED 182 SPRING ELEVATION TAKEN FROM LPC-22-07929 PRESENTATION BY SELDORF ARCHITECTS



# EXISTING FRONT FACADE CONDITIONS



EXISTING FRONT FACADE



1960s FIRST FLOOR FIXED STAINED GLASS WINDOW



DETERIORATED FIRST FLOOR WOOD PANELING



UNUSED SECONDARY ENTRY DOOR



PRIMARY ENTRY DOOR



SIDE PROBE SHOWING REPLACED BRICK FACADE



WOOD CLADDING PROBE REVEALING CEMENT INFILL



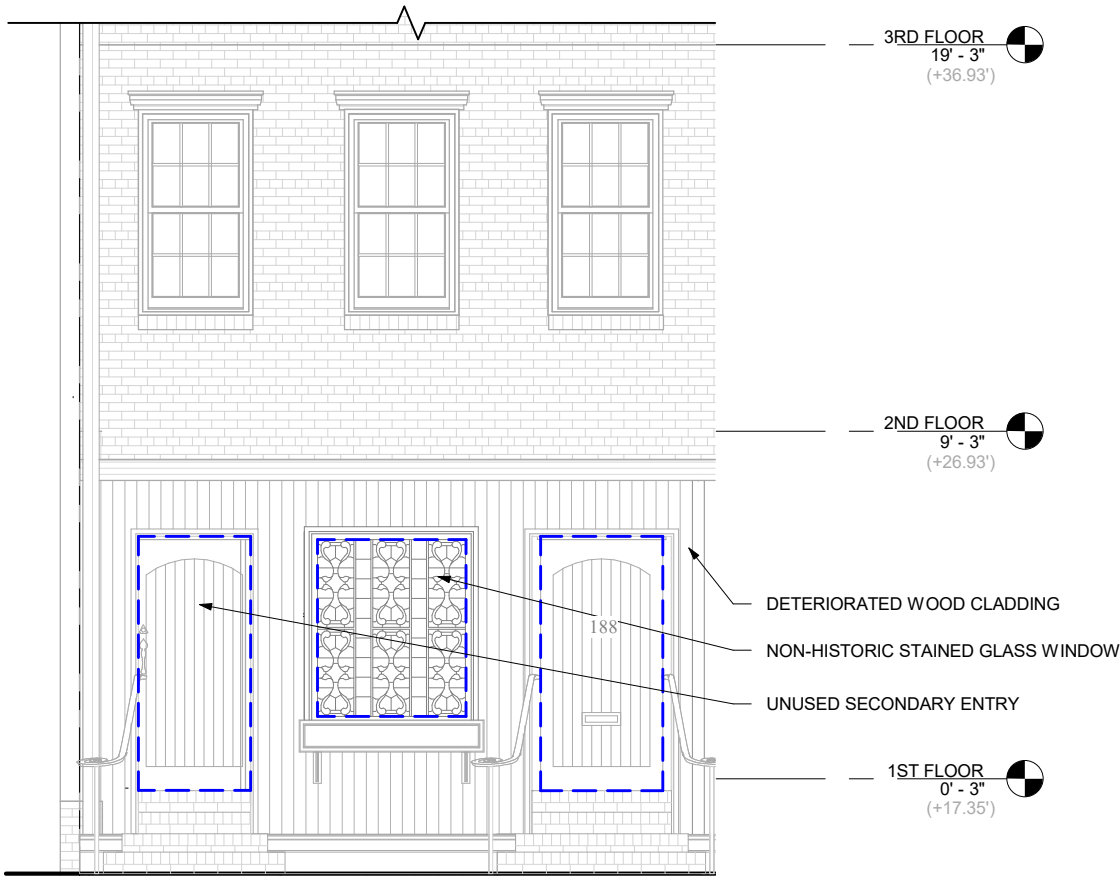
WOOD CLADDING PROBE REVEALING ORIGINAL BROWNSTONE LINTEL



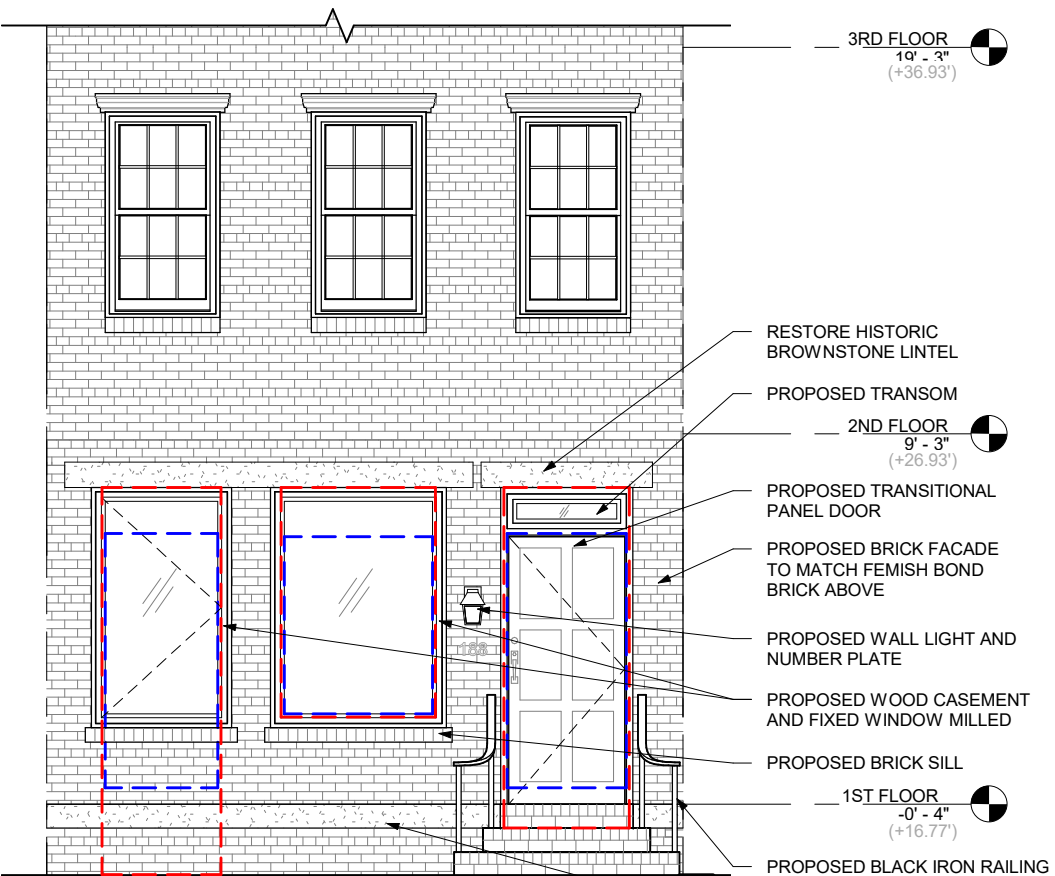
# EXISTING & PROPOSED STREET LEVEL FACADE



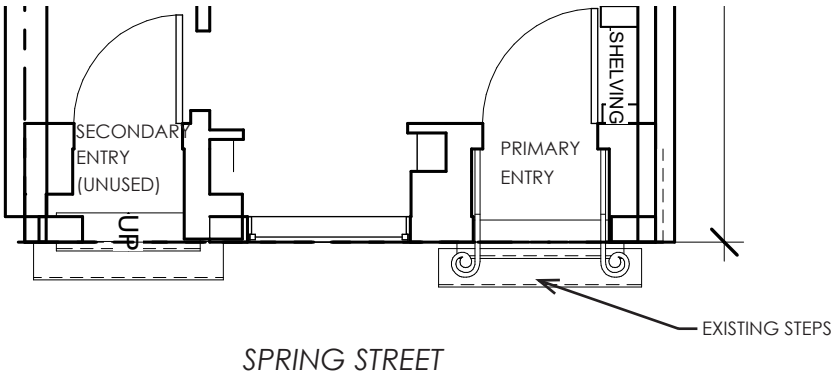
1939 TAX PHOTO



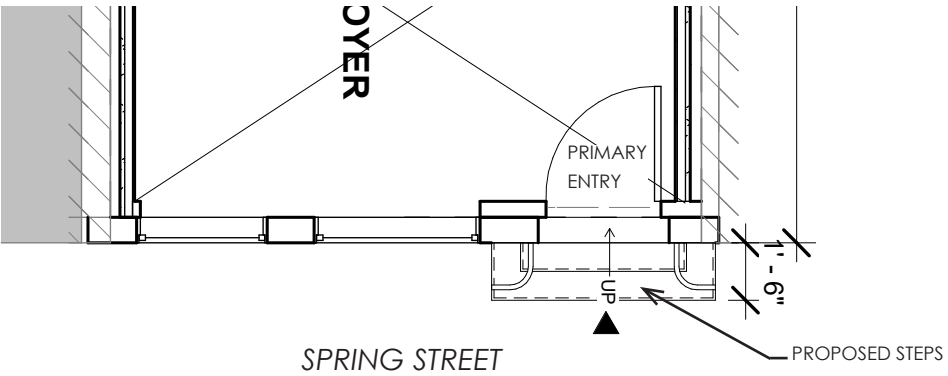
EXISTING PARTIAL FIRST FLOOR ELEVATION



PROPOSED PARTIAL FIRST FLOOR ELEVATION



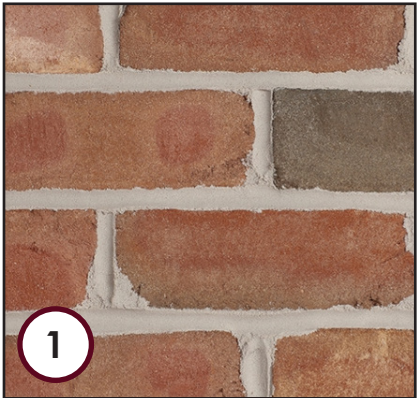
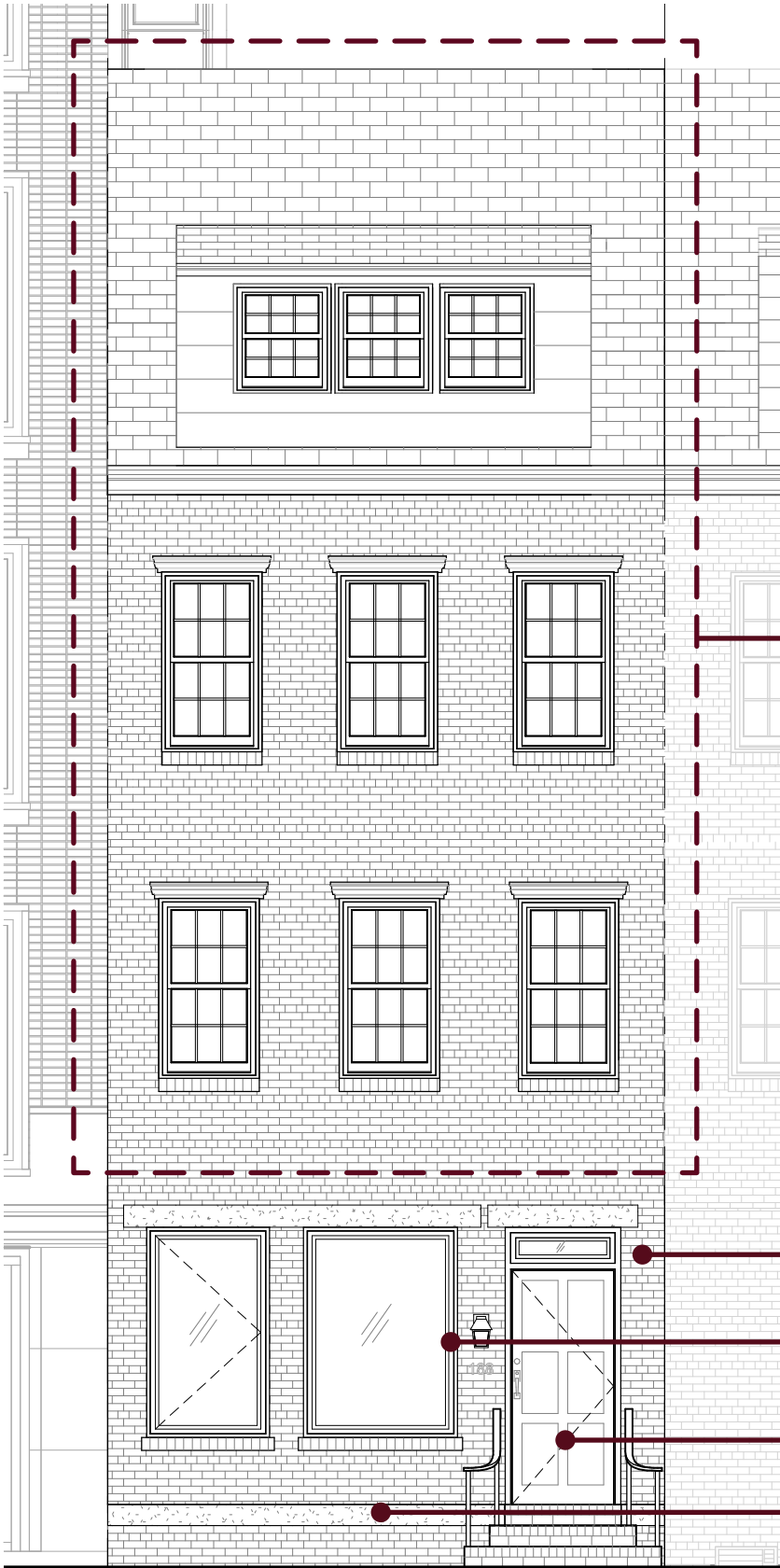
EXISTING PARTIAL FIRST FLOOR PLAN



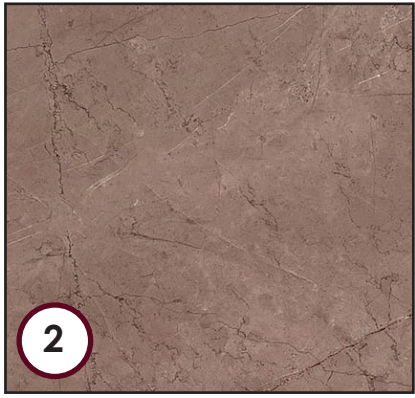
PROPOSED PARTIAL FIRST FLOOR PLAN



# PROPOSED FRONT FACADE DETAILS



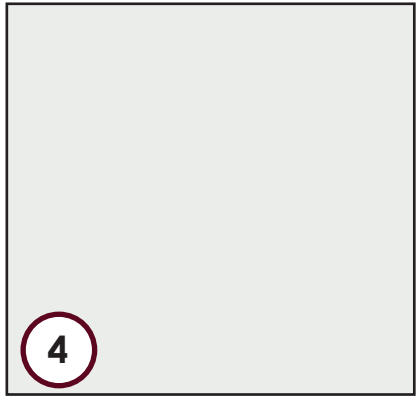
1  
FLEMISH BOND BRICK  
FACADE FINISH (MATCH EXISTING)



2  
CAST STONE  
FIRST FLOOR HEADERS AND FLOOR

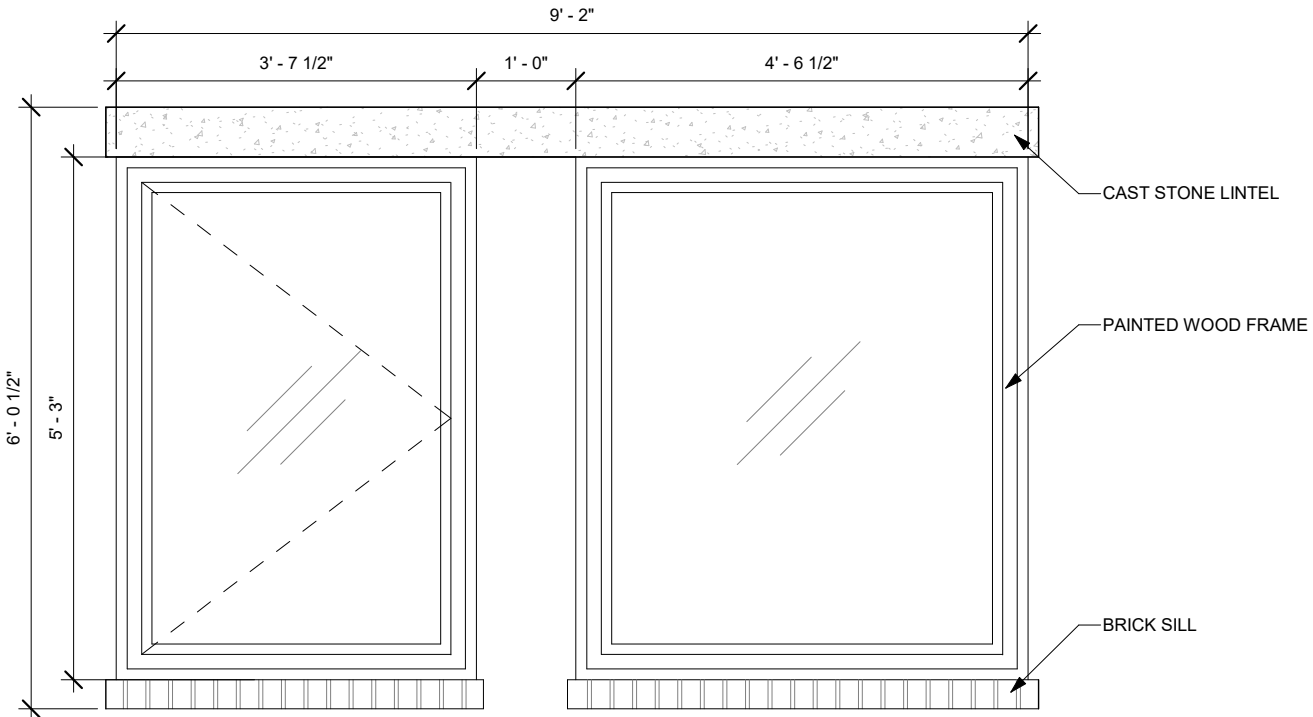


3  
BENJAMIN MOORE - 2134-30  
ENTRY DOOR PAINT



4  
BENJAMIN MOORE - OC-149  
DOUBLE HUNG WINDOW TRIM  
DOUBLE HUNG WINDOW HEADER  
CORNICE  
DORMER PANELING

EXISTING TO REMAIN



PROPOSED FIRST FLOOR CASEMENT AND FIXED WINDOW



# EXISTING REAR FACADE CONDITIONS



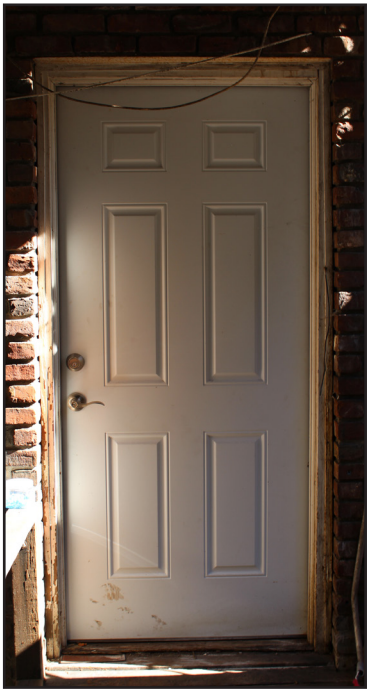
EXISTING REAR FACADE



ATTIC DORMER AND CASEMENT WINDOWS



SECOND FLOOR GLAZING



FIRST FLOOR ENTRY  
DOOR



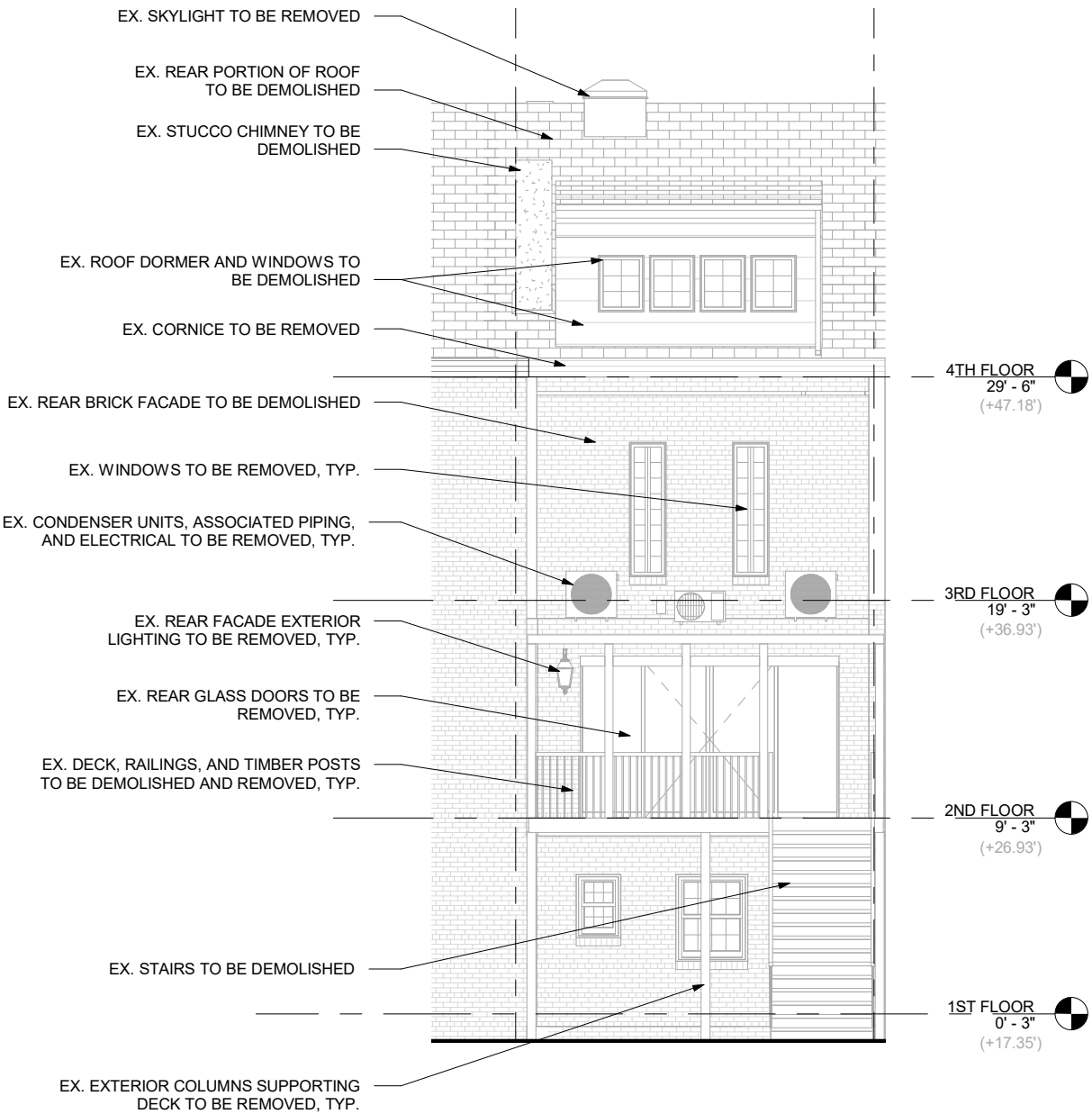
FIRST FLOOR DOUBLE-HUNG WINDOWS



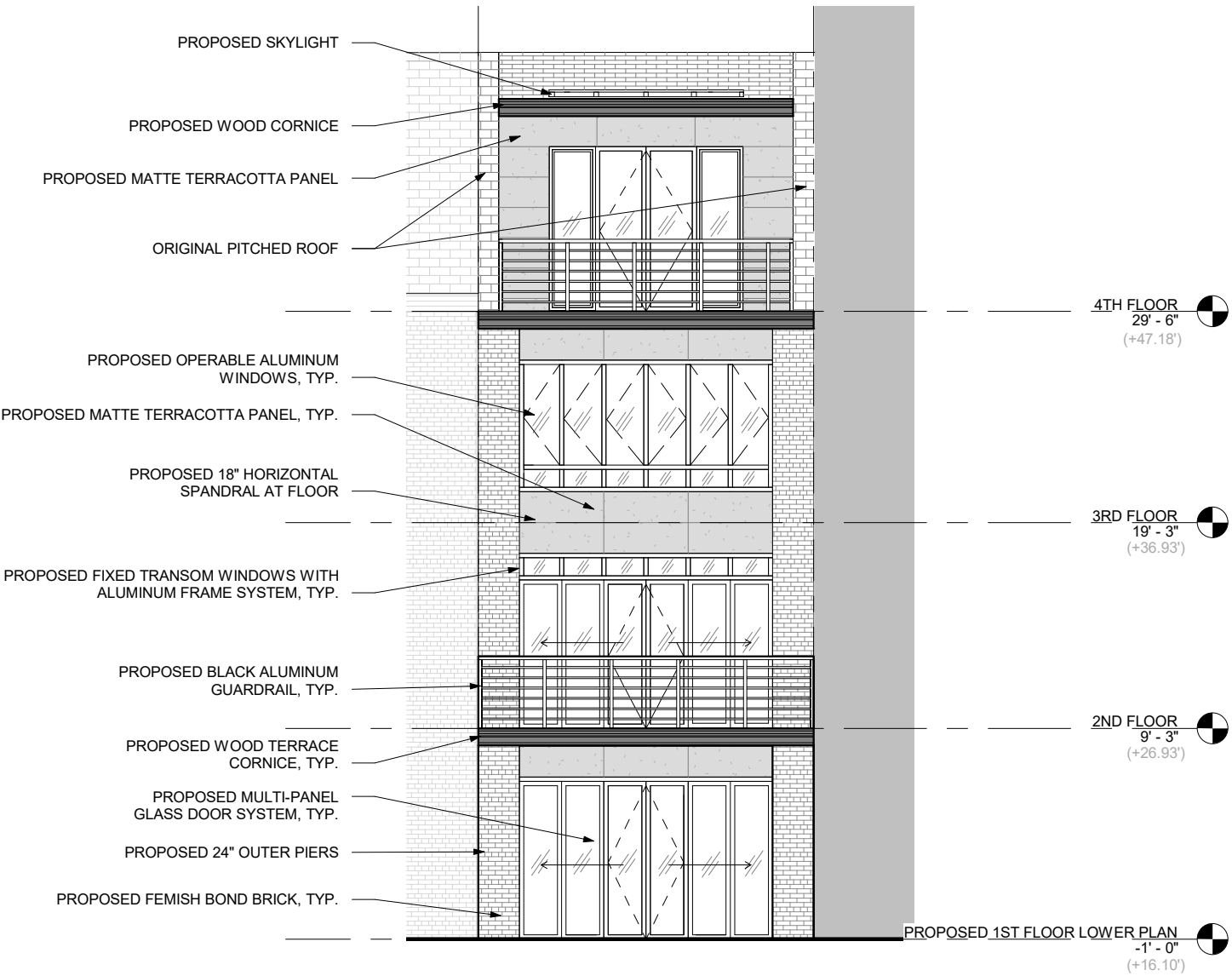
THIRD FLOOR DOUBLE  
CASEMENT WINDOWS



# EXISTING & PROPOSED REAR ELEVATIONS



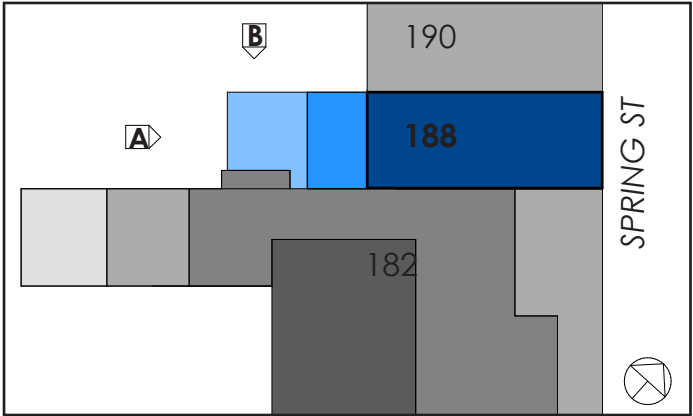
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



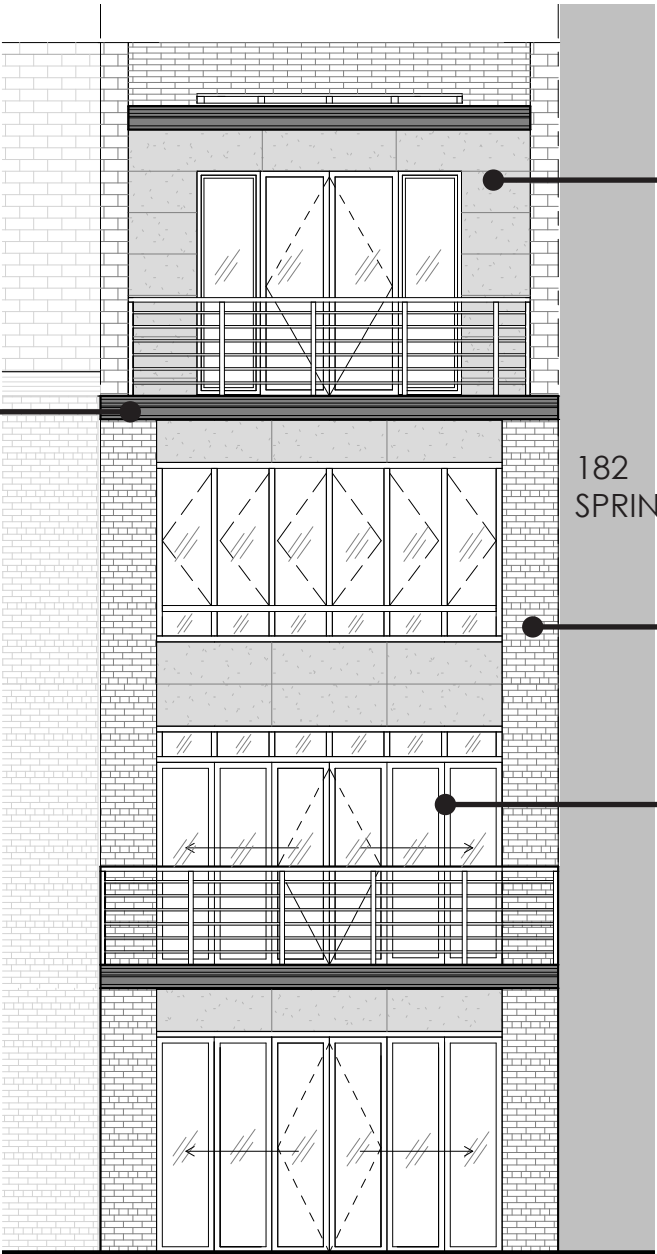
# PROPOSED REAR ELEVATION & 182 SPRING COMPARISON



REAR FACADE KEY PLAN



BENJAMIN MOORE -  
BLACK  
CORNICE DETAIL



ELEVATION A  
188 SPRING PROPOSED REAR FACADE



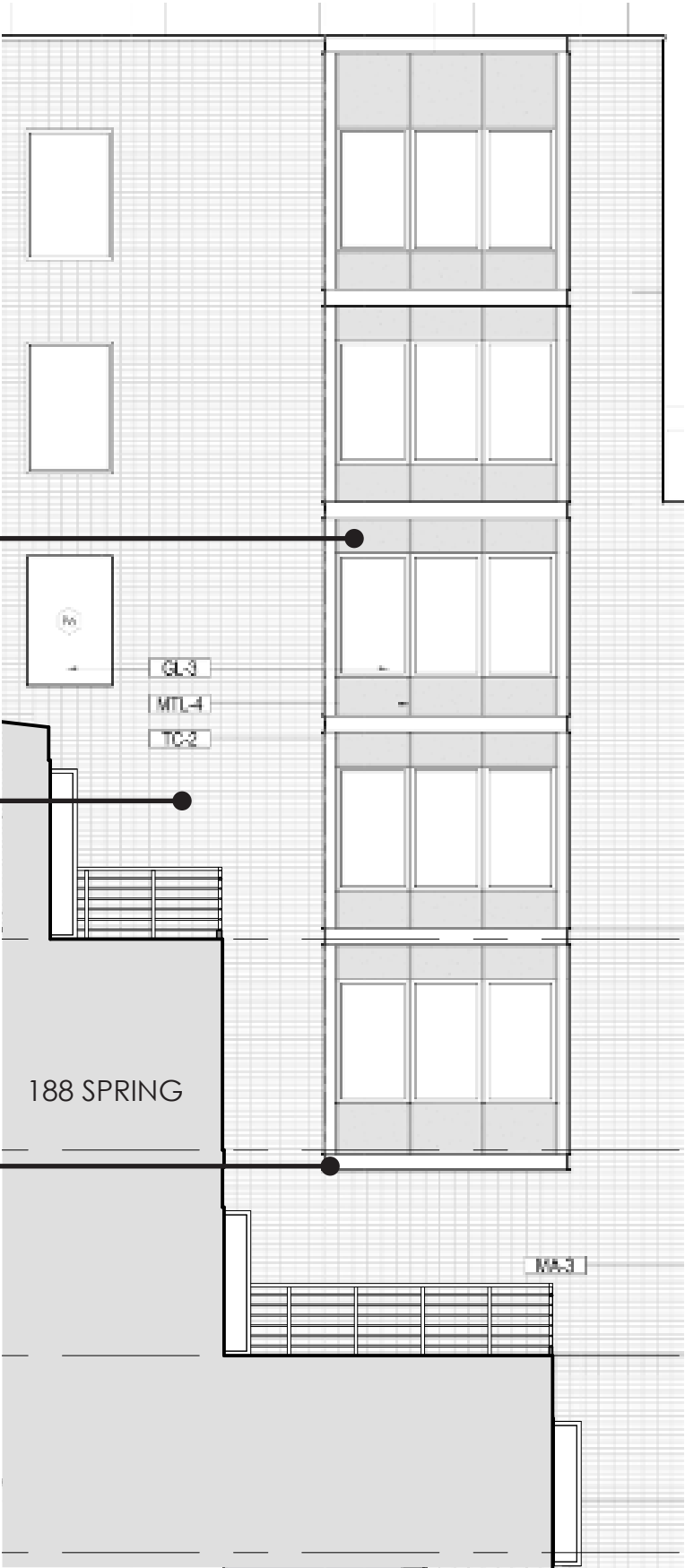
MATTE TERRACOTTA  
PANEL



BRICK  
FACADE FINISH



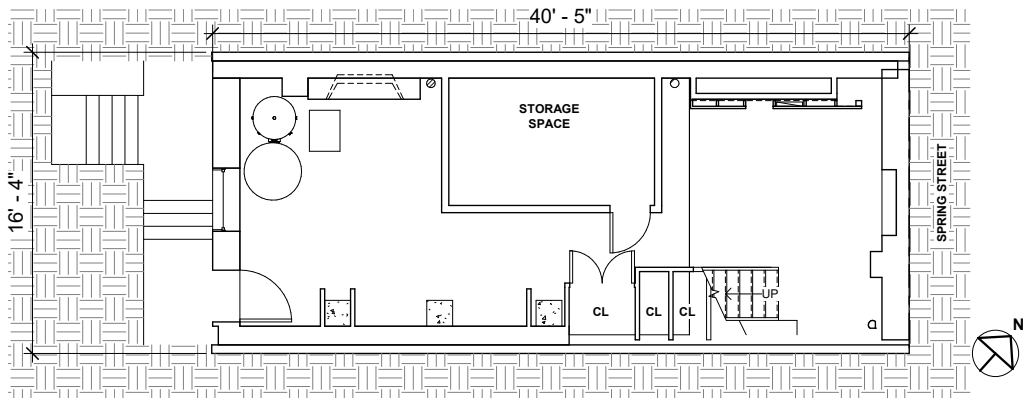
GRAPHITE BLACK  
ANODIZED ALUMINUM  
GLAZING FRAME



ELEVATION B  
182 SPRING WEST FACADE

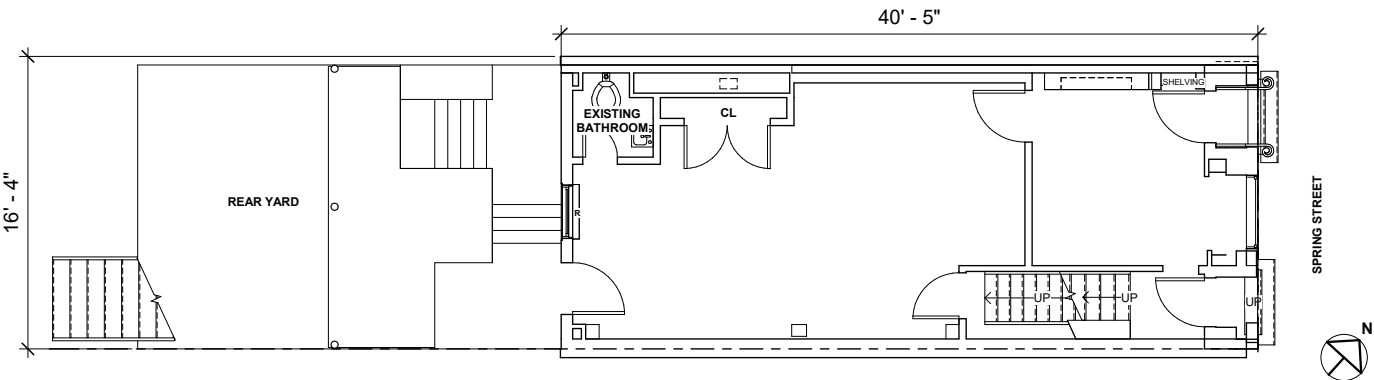


# EXISTING & PROPOSED PLANS



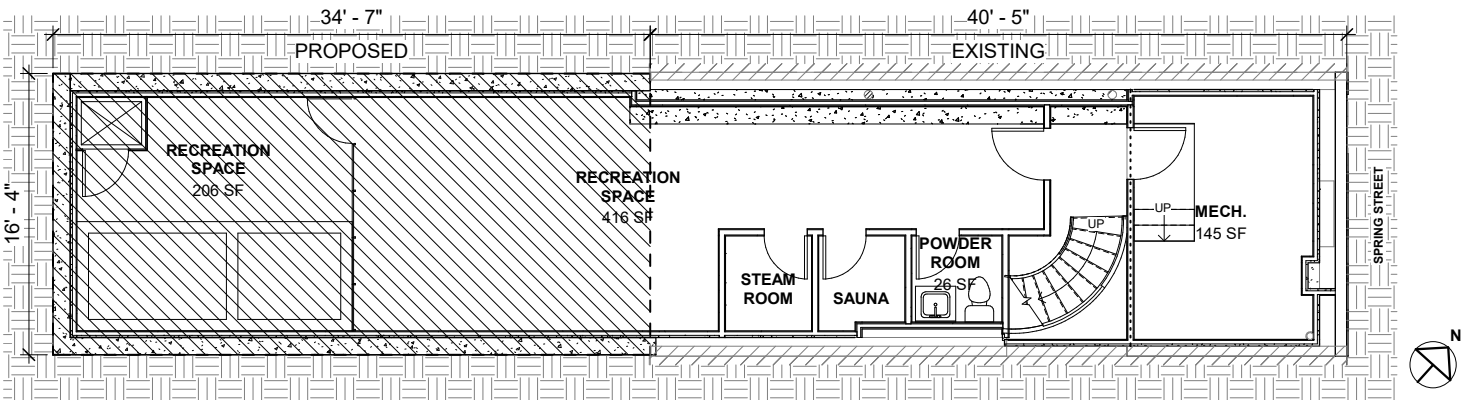
TOTAL SQUARE FOOTAGE = 665 SF

EXISTING CELLAR PLAN



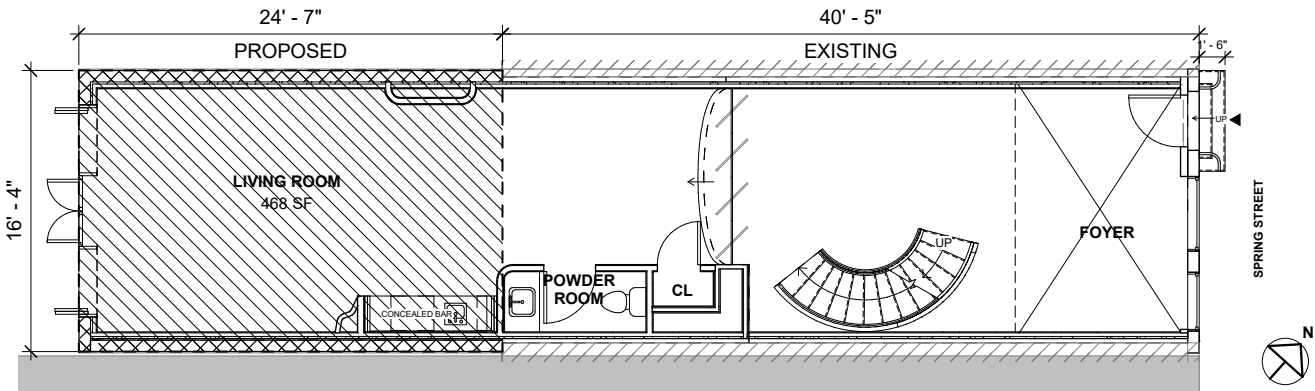
TOTAL SQUARE FOOTAGE = 665 SF

EXISTING FIRST FLOOR PLAN



TOTAL SQUARE FOOTAGE = 1230 SF

PROPOSED CELLAR PLAN

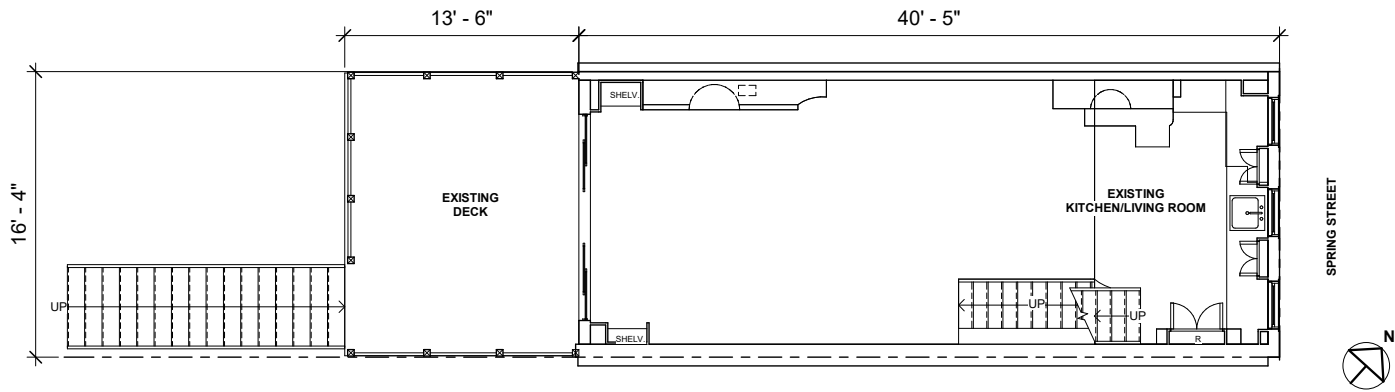


TOTAL SQUARE FOOTAGE = 1063 SF

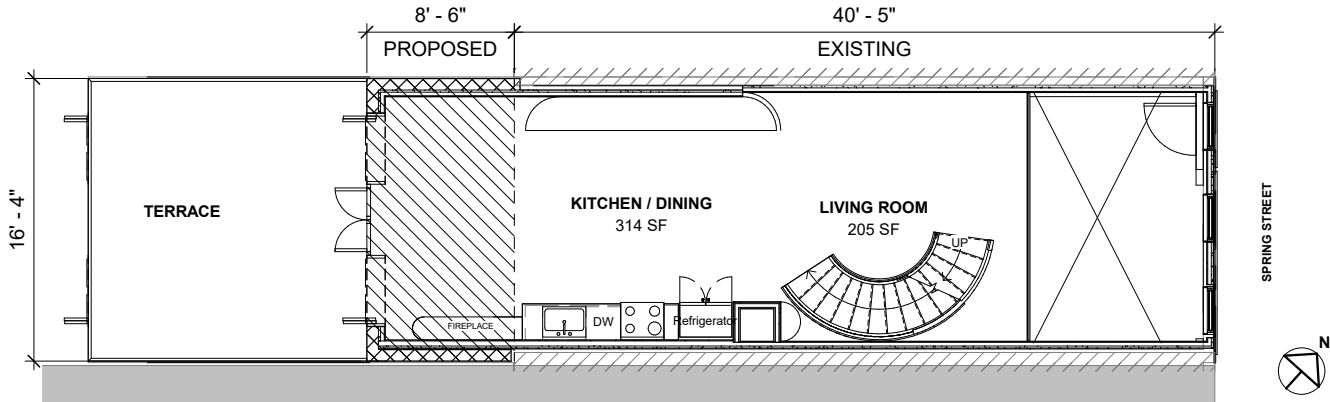
PROPOSED FIRST FLOOR PLAN



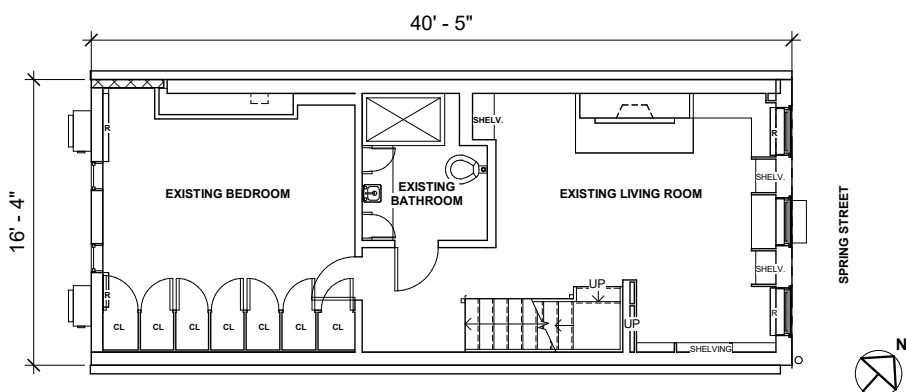
EXISTING & PROPOSED PLANS



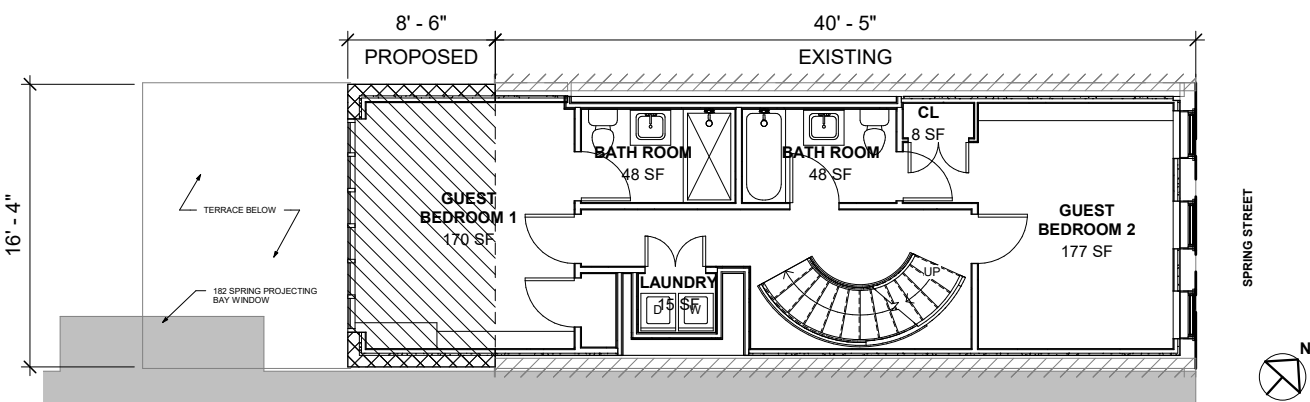
EXISTING SECOND FLOOR PLAN  
TOTAL SQUARE FOOTAGE = 665 SF



PROPOSED SECOND FLOOR PLAN  
TOTAL SQUARE FOOTAGE = 804 SF



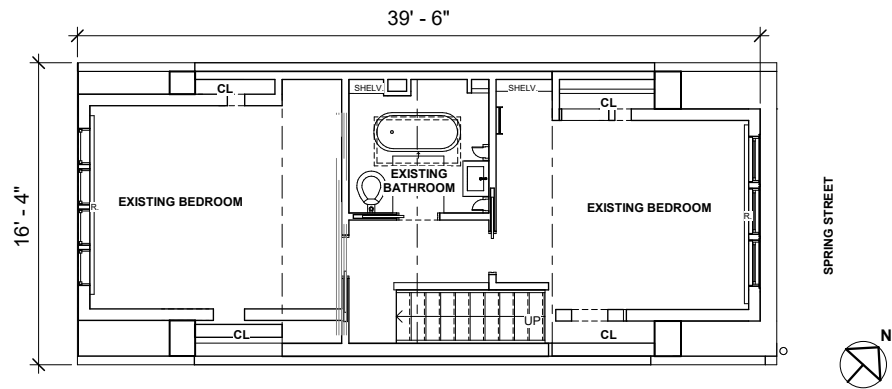
EXISTING THIRD FLOOR PLAN  
TOTAL SQUARE FOOTAGE = 665 SF



PROPOSED THIRD FLOOR PLAN  
TOTAL SQUARE FOOTAGE = 804 SF

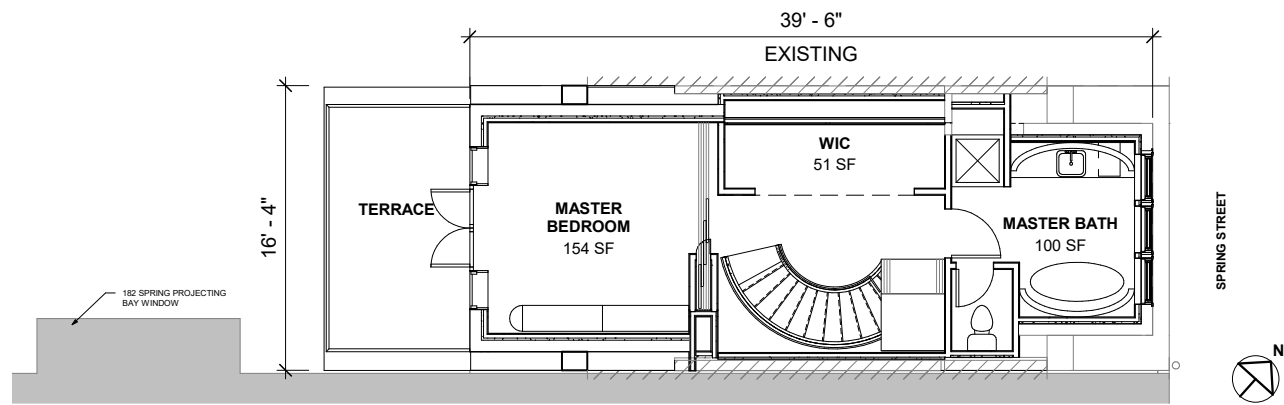


# EXISTING & PROPOSED PLANS



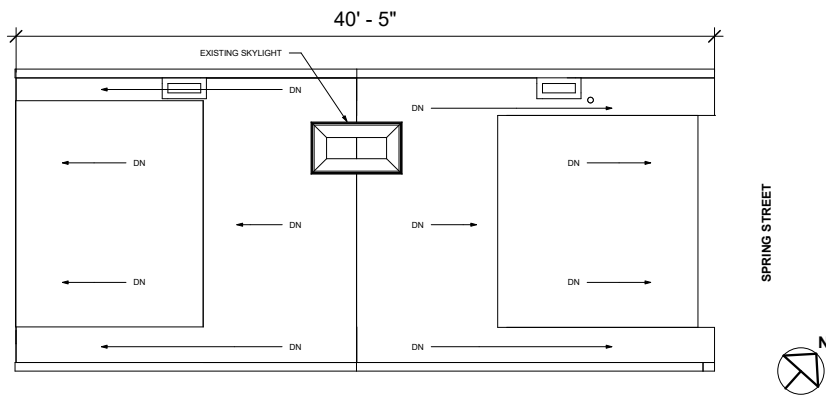
TOTAL SQUARE FOOTAGE = 600 SF

EXISTING FOURTH FLOOR PLAN

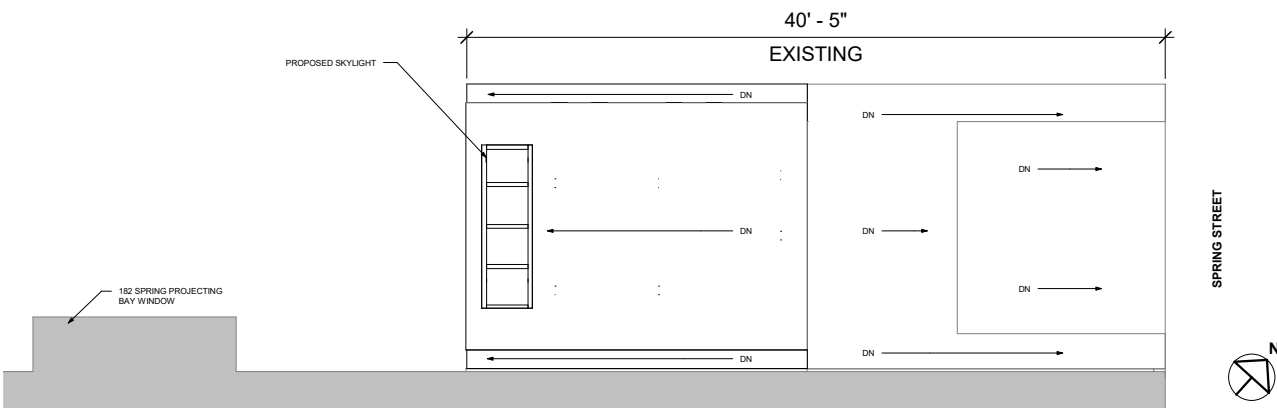


TOTAL SQUARE FOOTAGE = 600 SF

PROPOSED FOURTH FLOOR PLAN



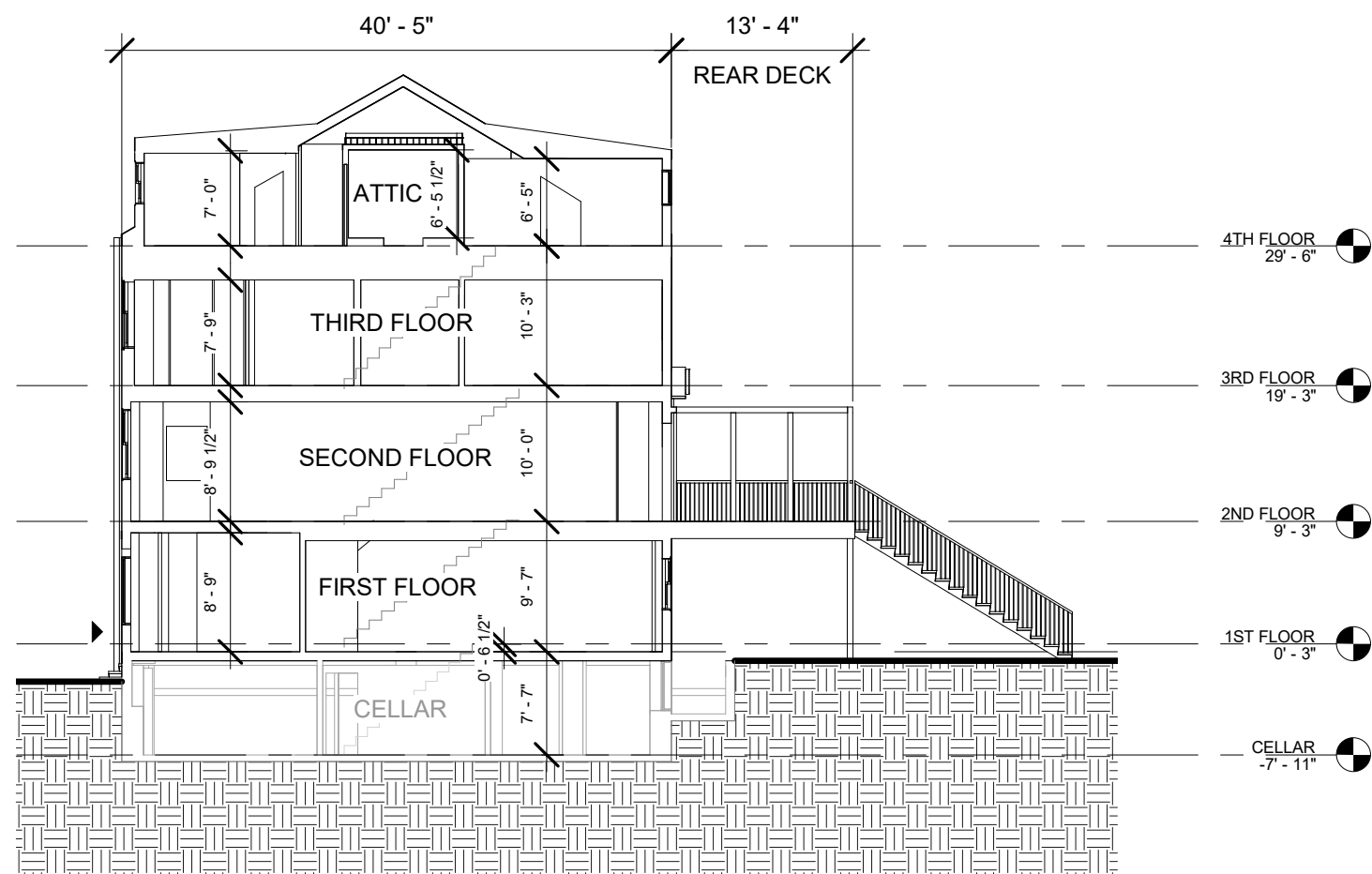
EXISTING ROOF PLAN



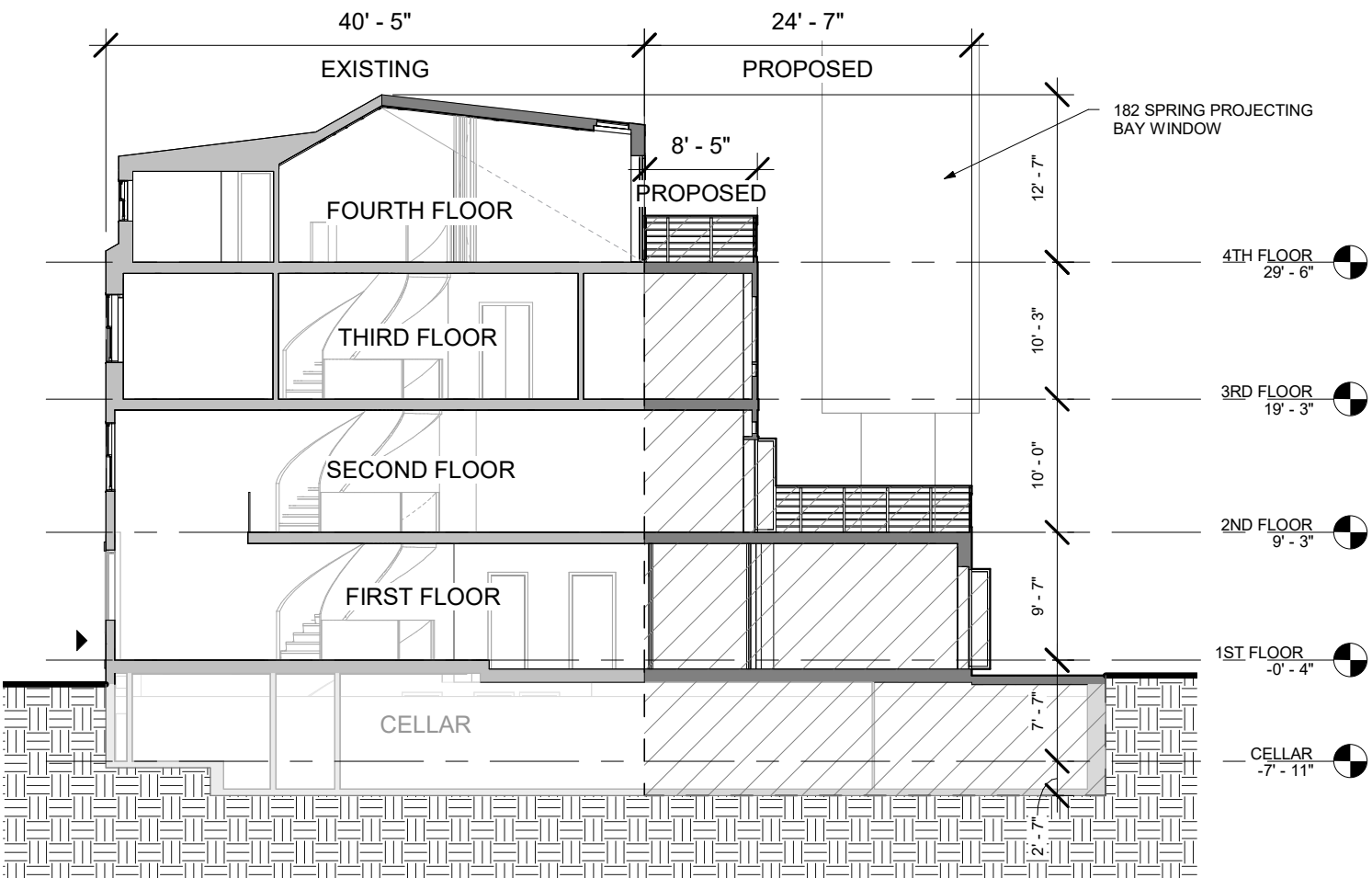
PROPOSED ROOF PLAN



# EXISTING & PROPOSED SECTIONS



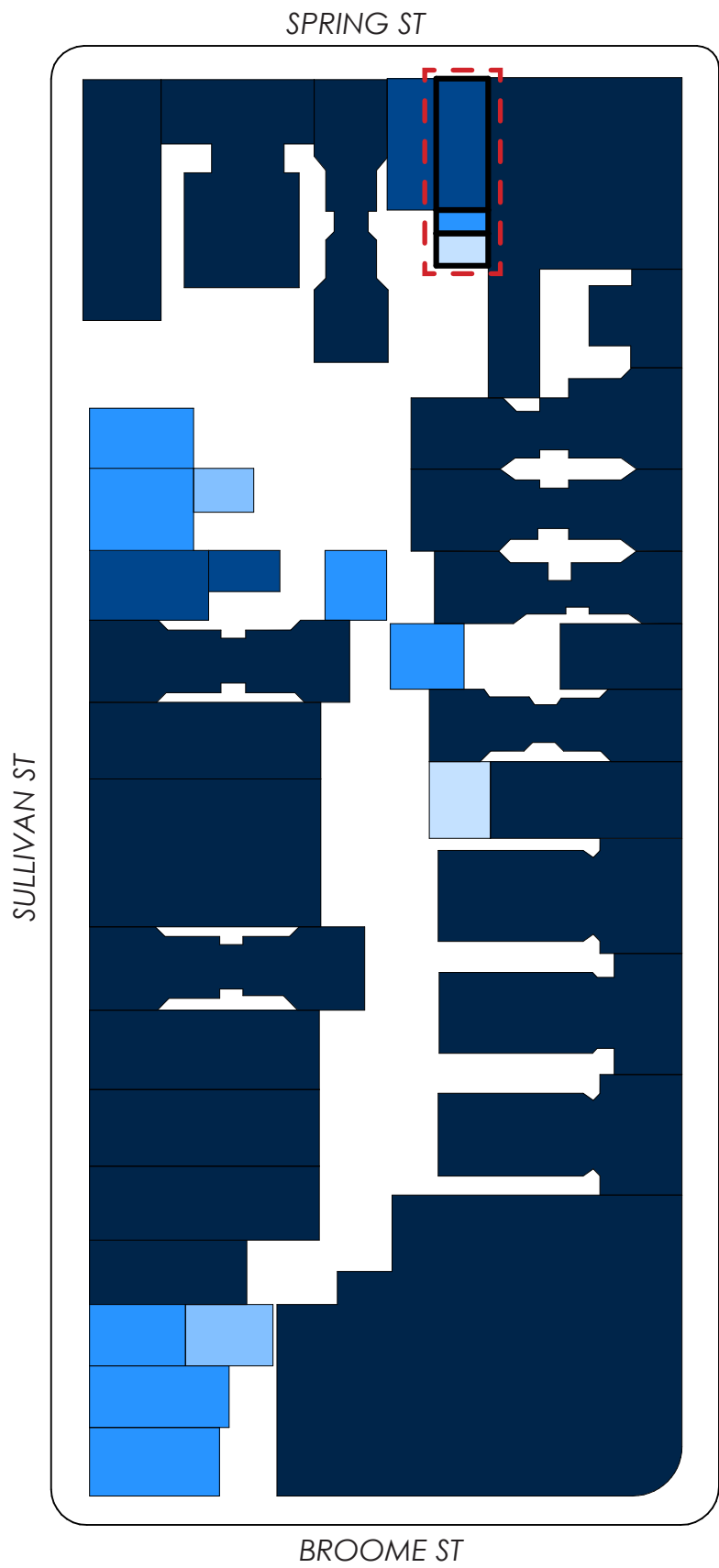
EXISTING LONGITUDINAL SECTION



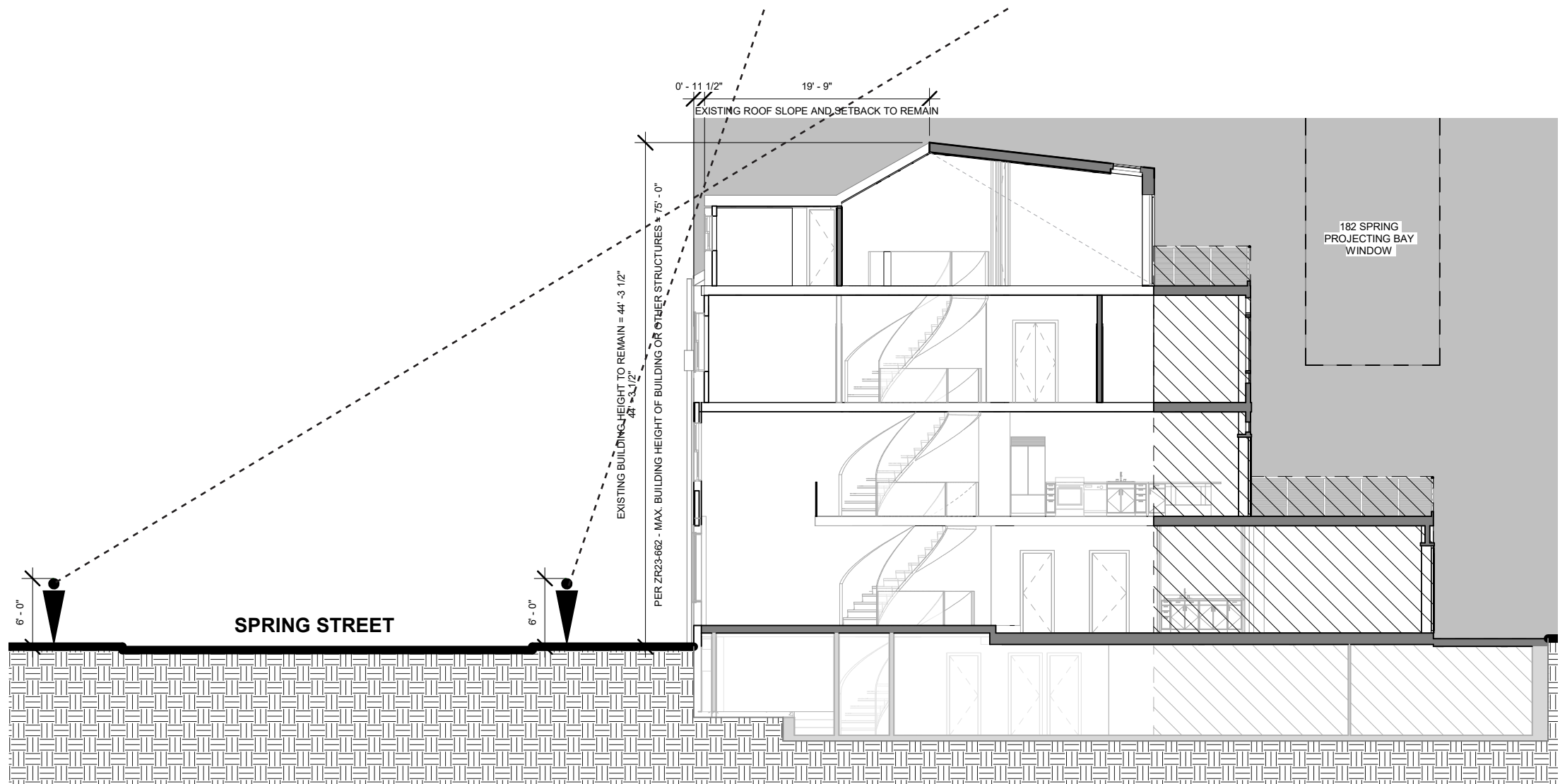
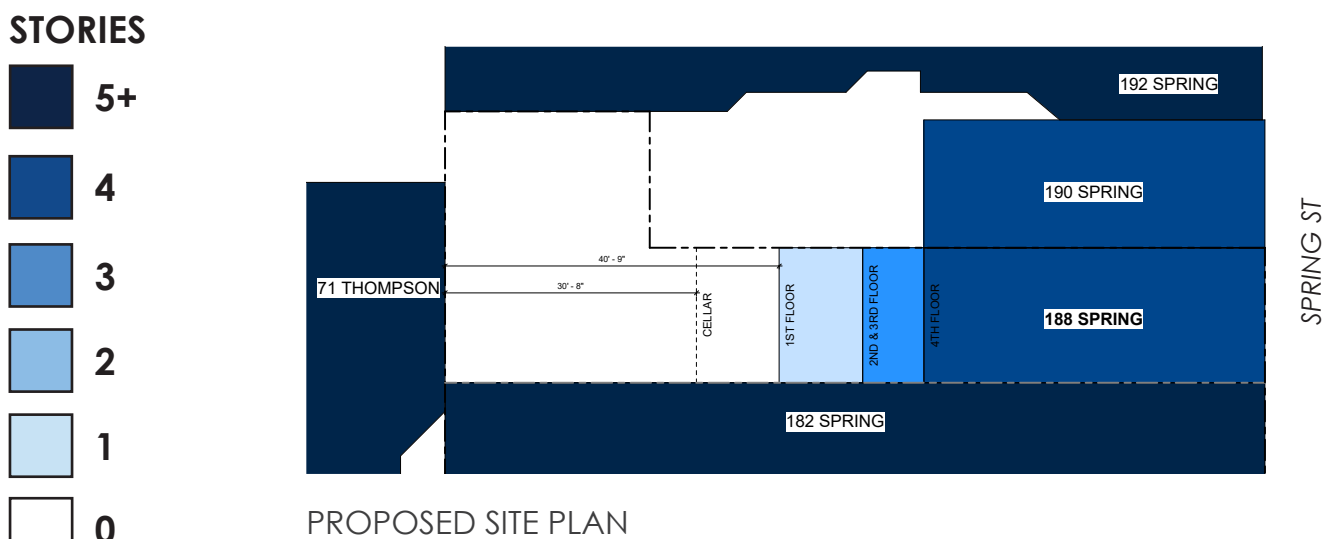
PROPOSED LONGITUDINAL SECTION



# SIGHT-LINE SECTION & BLOCK PLAN



BLOCK BUILDING STORY COMPARISON



SIGHT-LINE SECTION



FRONT FACADE PRECEDENT



23 DOWNING ST | LPC 12-6737  
ALTERED RENAISSANCE REVIVAL

REAR FACADE PRECEDENTS



4 BEDFORD ST | LPC 16-3137  
ALTERED FEDERAL



# PROPOSED FRONT FACADE RENDERING



1939 TAX LOT PHOTO



188 SPRING ST  
EXISTING FRONT FACADE



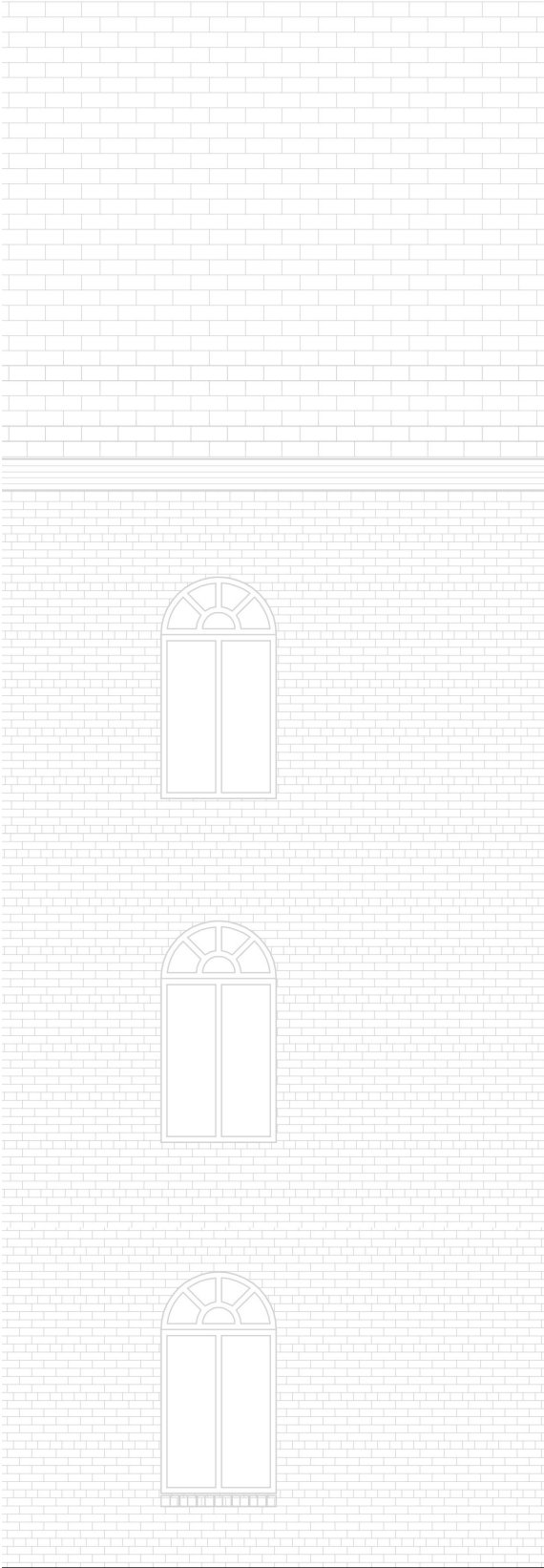
188 SPRING ST  
PROPOSED FRONT FACADE



# PROPOSED REAR FACADE RENDERING



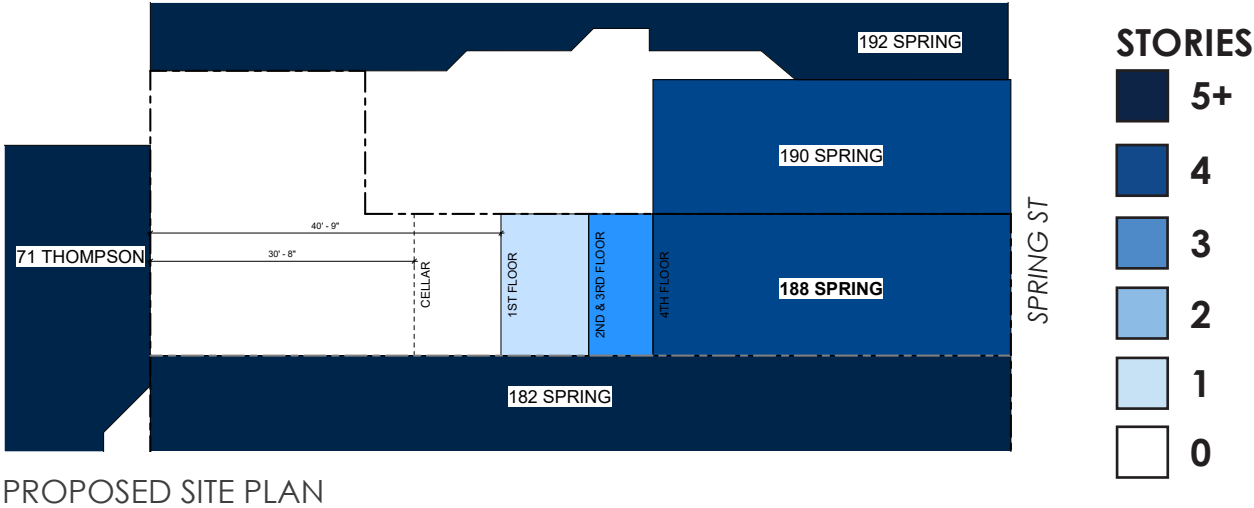
188 SPRING ST EXISTING REAR FACADE  
ALTERED FEDERAL STYLE



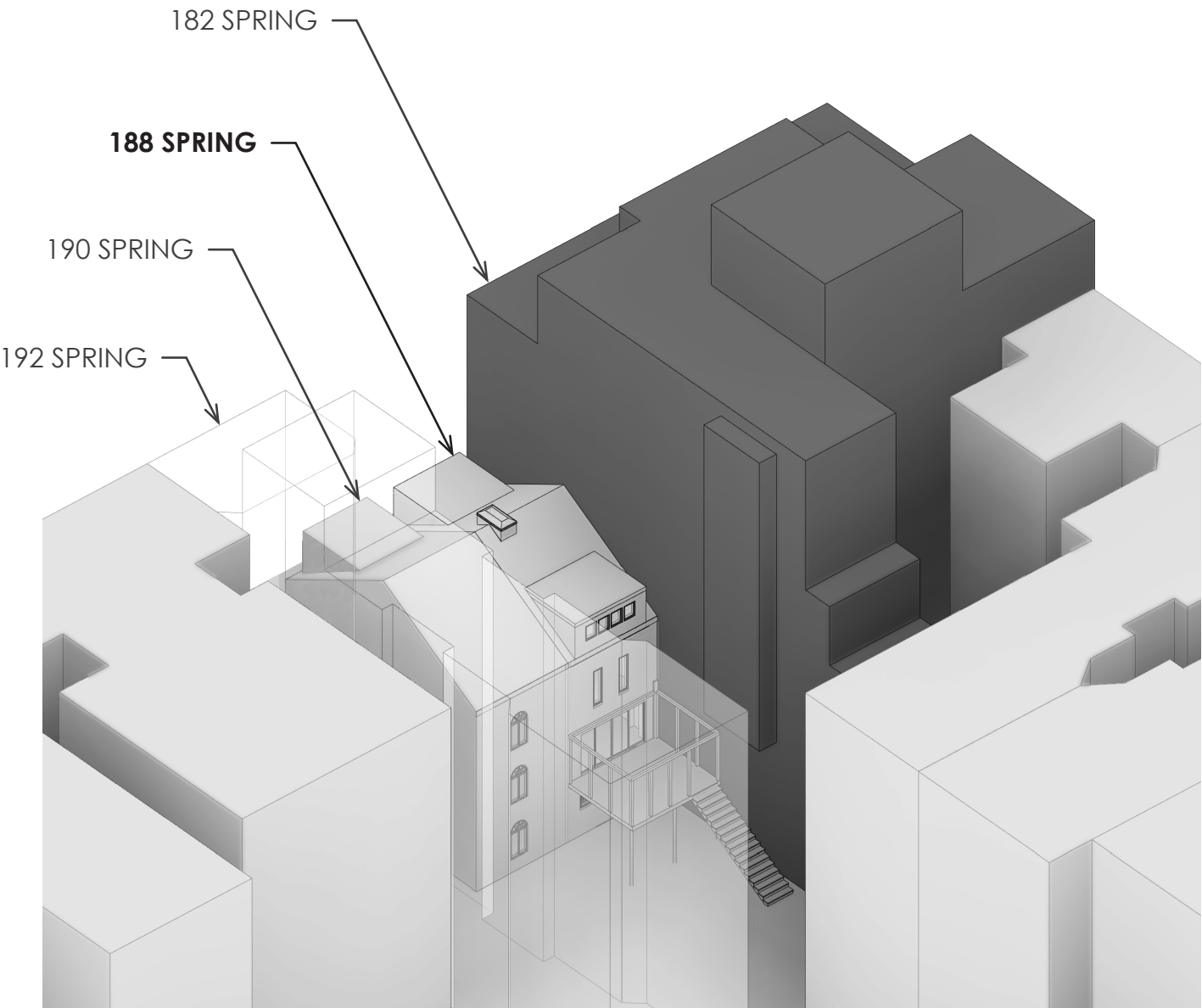
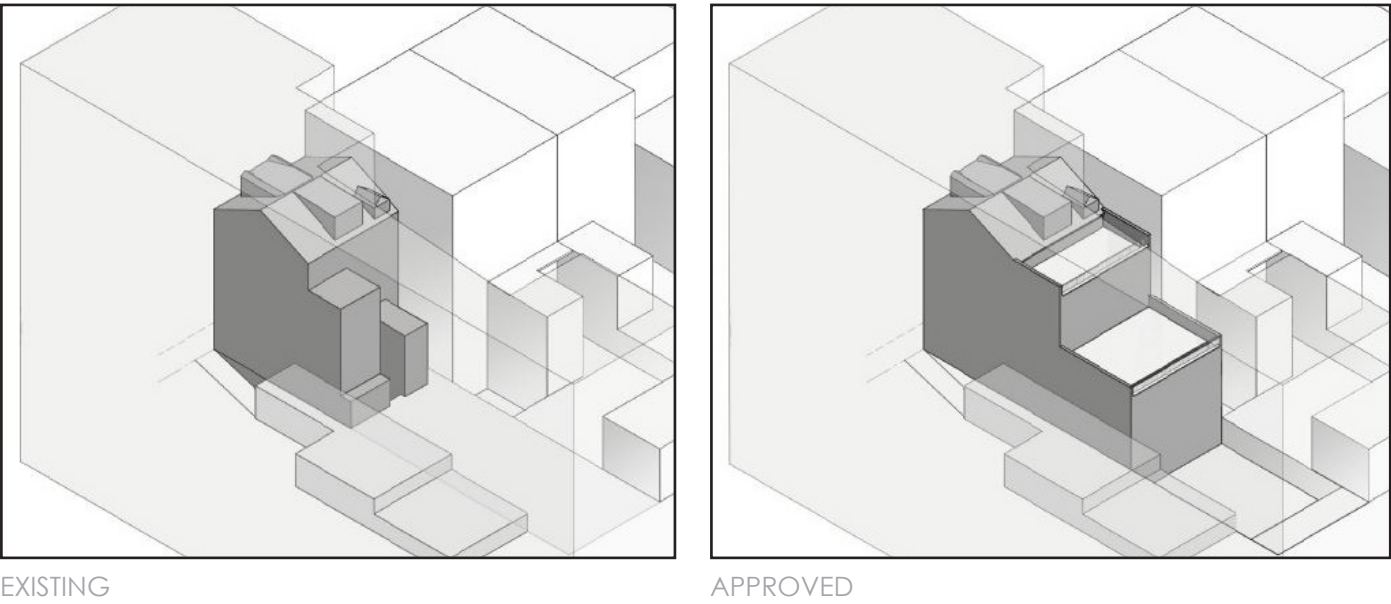
188 SPRING ST  
PROPOSED REAR FACADE



# EXISTING & PROPOSED MASSING

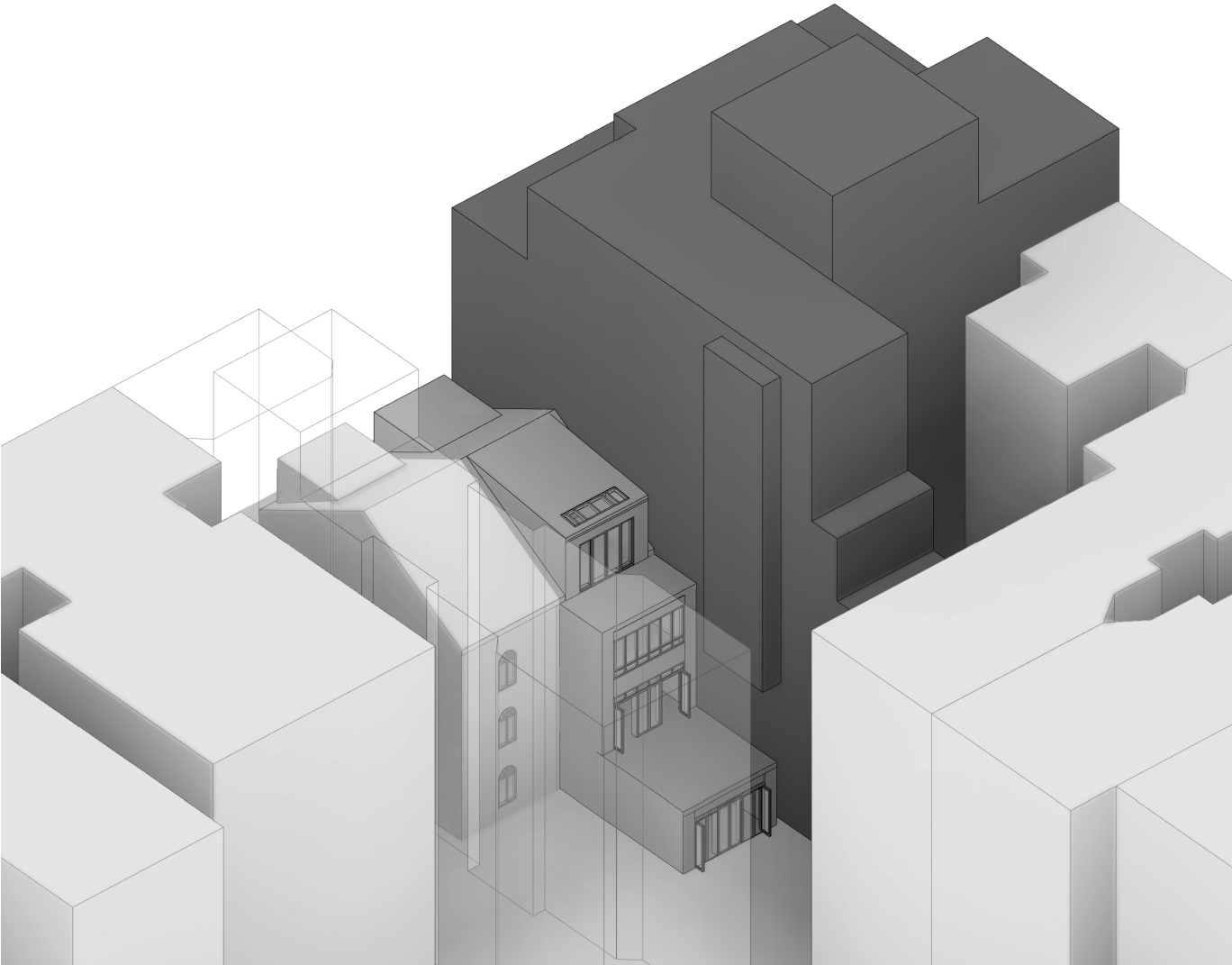


## VOLUME PRECEDENT 9 VANDAM ST | LPC 19-25254 ALTERED FEDERAL



EXISTING MASSING

TOTAL SQUARE FOOTAGE = 3,260 SF



PROPOSED MASSING

TOTAL SQUARE FOOTAGE = 4,501 SF