kostow
greenwood
architects

RONNIE SCOTT'S NEW YORK

248-258 Mercer Street, Manhattan 10012
November 12, 2026

EXISTING CONDITIONS

HISTORIC CONTEXT

ELEVATIONS

MATERIALS

PERSPECTIVE VIEWS

SIGNAGE

MECHANICAL EQUIPMENT

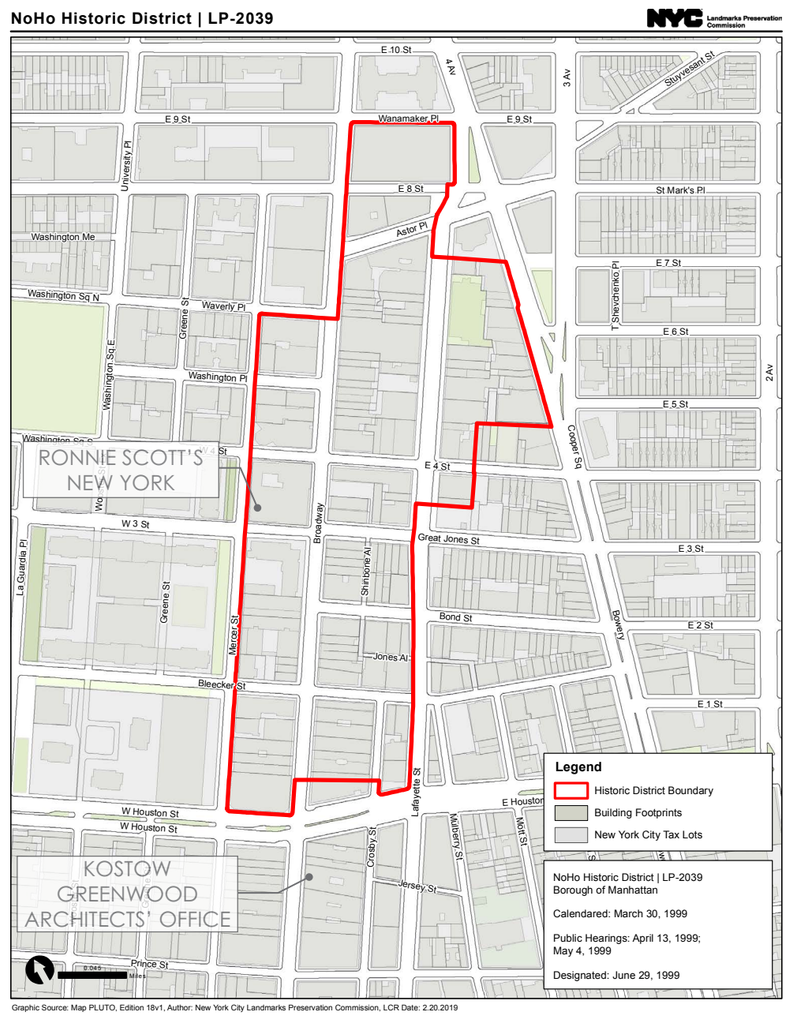
FLOOR PLANS



PHOTO AT CORNER OF MERCER STREET AND WEST 3RD STREET (2026)



PHOTO OF RONNIE SCOTT'S LONDON VENUE (FOR REFERENCE ONLY)



NOHO DISTRICT MAP

existing conditions

EXISTING CONDITIONS | SITE PHOTOS (2026) AND KEY PLAN



CORNER OF MERCER & WEST 3RD STREET



MERCER STREET



WEST 3RD STREET



RONNIE SCOTT'S NEW YORK
248-258 Mercer Street, Manhattan 10012
November 12, 2026

Kostow Greenwood Architects

594 broadway, suite 300, nyc 10012

historic context

EXCERPT FROM NOHO HISTORIC DISTRICT DESIGNATION REPORT (JUNE 29, 1999)

MERCER STREET, 248 to 258 (East side between West 3rd Street and West 4th Street)

248 Mercer Street (Northeast corner of Mercer Street and West 3rd Street)

Borough of Manhattan Tax Map Block 535, lots 1001-1002 in part (formerly lot 43)

Date of construction: c.1934-1938

Architect: not determined

Original Owner: not determined

Type: Taxpayer

Style: None

Stories: 1

Structure/material: Brick

Features: Recessed entryway at corner; aluminum and glass doors and windows.

History: This one-story commercial taxpayer was constructed between 1934 and c.1938 in place of several three-story brick buildings. The building, which continues to house retail businesses, is now part of a cooperative complex, which was converted in the 1980s, and includes the other eight buildings on the block.

References:

***Manhattan Land Book, City of New York* (New York: G.W. Bromley & Co., 1934), pl. 31.**
New York City Department of Taxes, photographic record, c.1938

BUILDING HAS BEEN PREVIOUSLY NOTED BY THE COMMISSION TO BE A NON-CONTRIBUTING MEMBER OF THE LANDMARK DISTRICT.



TAX LOT PHOTO AT CORNER OF MERCER STREET AND WEST 3RD STREET (c. 1940)



CORNER OF MERCER & WEST 3RD STREET



MERCER STREET FACADE

HISTORIC CONTEXT | SITE PHOTOS (2021) AND KEY PLAN



CORNER OF MERCER & WEST 3RD STREET



MERCER STREET



WEST 3RD STREET



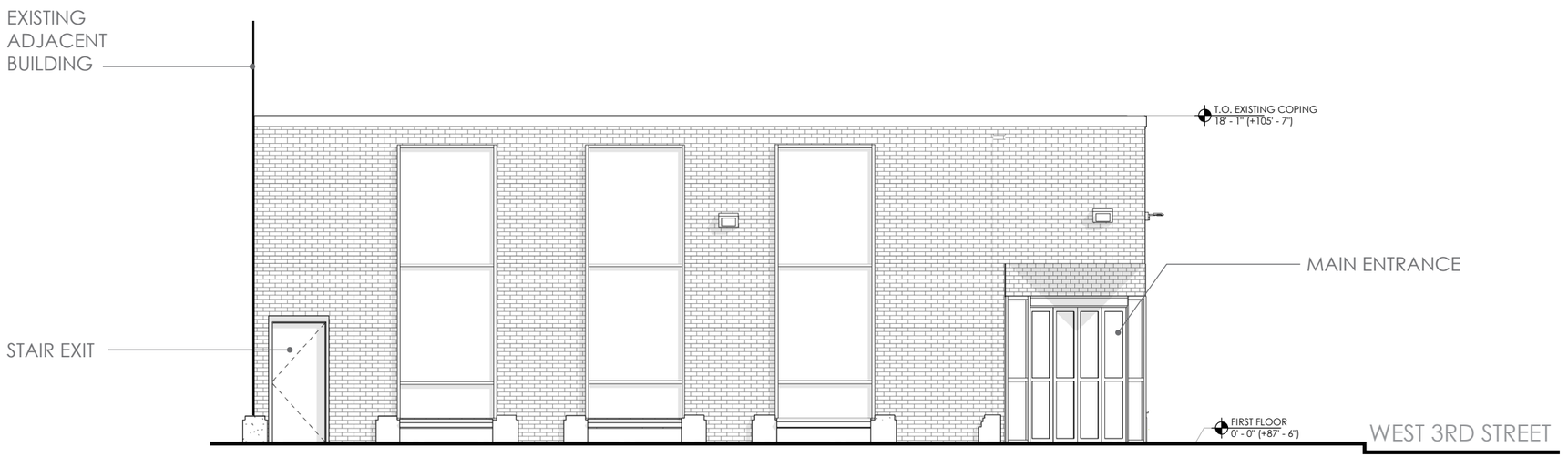
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November 12, 2026

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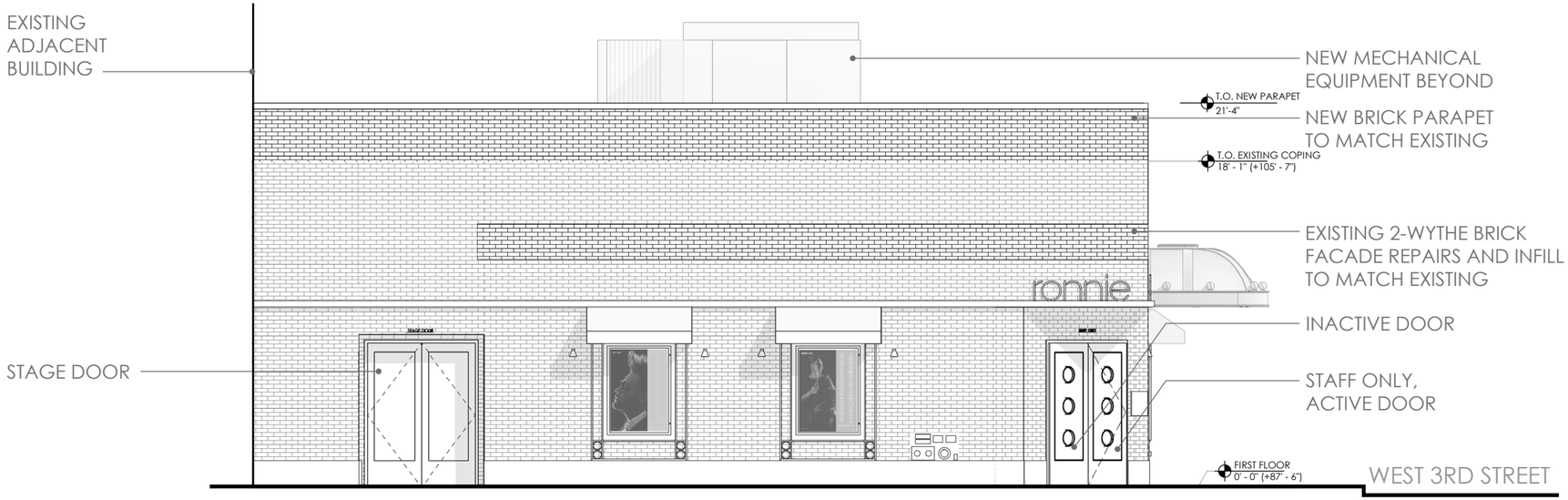
594 broadway, suite 300, nyc 10012

kga

elevations



EXISTING ELEVATION



PROPOSED ELEVATION

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248-258 Mercer Street, Manhattan 10012
November 12, 2026

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ELEVATIONS | WEST 3RD STREET



EXISTING ELEVATION

PROPOSED ELEVATION

RONNIE SCOTT'S NEW YORK

248-258 Mercer Street, Manhattan 10012
November 12, 2026

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materials

PROPOSED ELEVATIONS | MERCER STREET

EXISTING BRICK
TO REMAIN

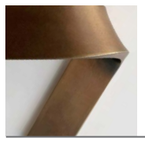
AREA OF NEW BRICK
INFILL OR REPAIR



METAL COPING,
PAINT: POWDER
COAT BLACK



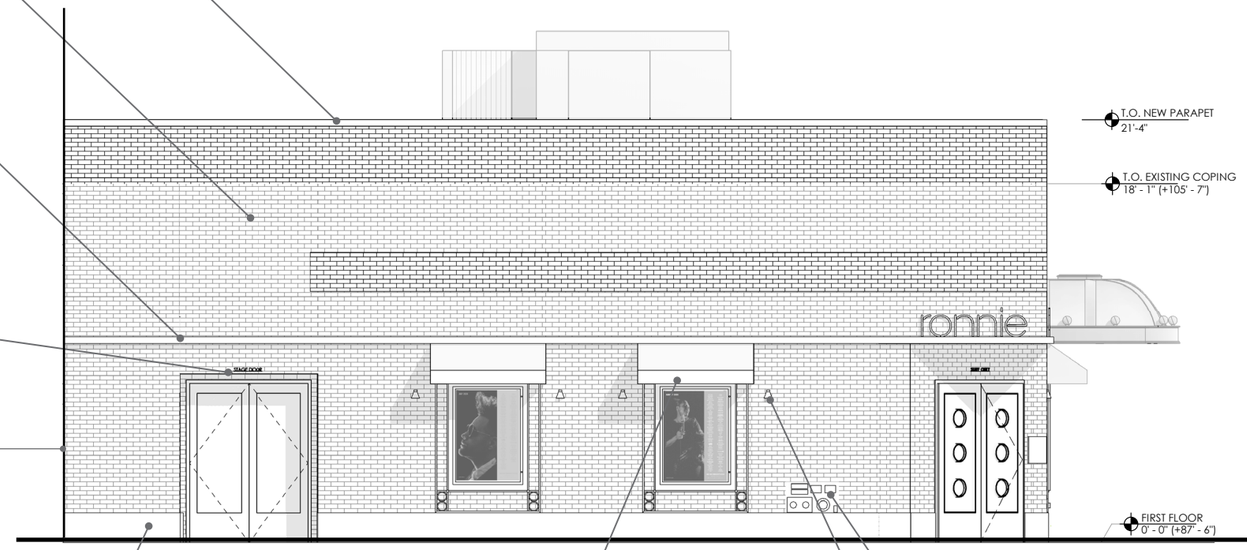
BRICK: EXISTING TO
REMAIN AND NEW TO
MATCH EXISTING
PAINT: MATTE BLACK



METAL TRIM,
BRONZE

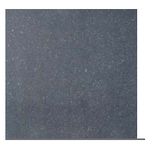


WALL MOUNTED DOME
SECURITY CAMERA
ABOVE EXTERIOR
DOOR, TYP



EXISTING
ADJACENT
BUILDING

UTILITY CONNECTIONS
AND SIGNAGE



STONE VENEER BASE,
BLACK HONED
GRANITE,
18"H X 5/8"D



FIXED AWNING WITH
MATTE BLACK
CANVAS FABRIC
(5'-4"W x 2'H x 2'D)



SCONCES,
DOWNLIGHT

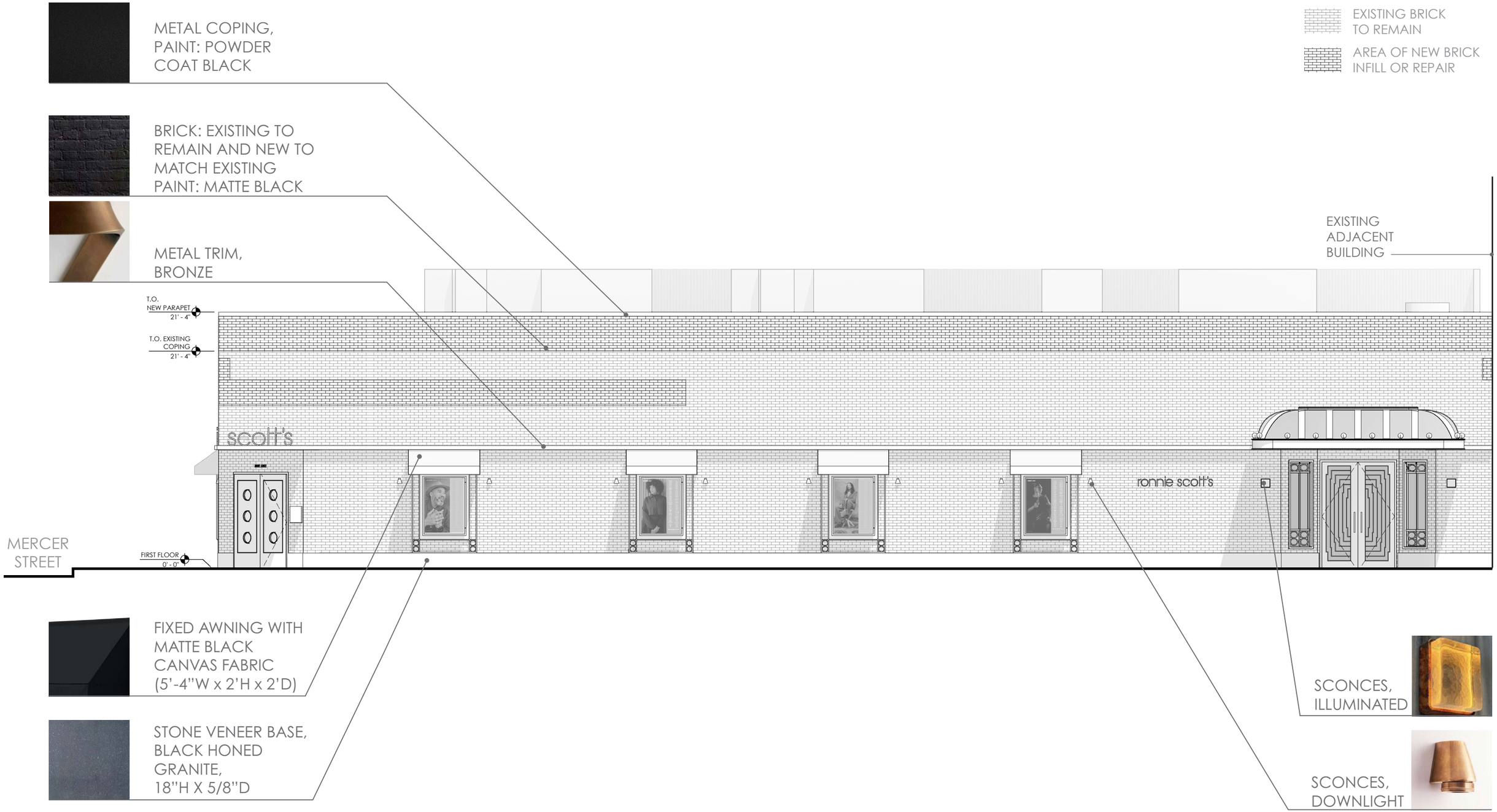
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November 12, 2026

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PROPOSED ELEVATIONS | WEST 3RD STREET



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November 12, 2026

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AXONOMETRIC | CORNER OF MERCER AND WEST 3RD STREET

EXISTING BRICK TO REMAIN

AREA OF NEW BRICK INFILL OR REPAIR



METAL COPING, PAINT: POWDER COAT BLACK



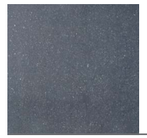
BRICK: EXISTING TO REMAIN AND NEW TO MATCH EXISTING PAINT: MATTE BLACK



METAL TRIM, BRONZE



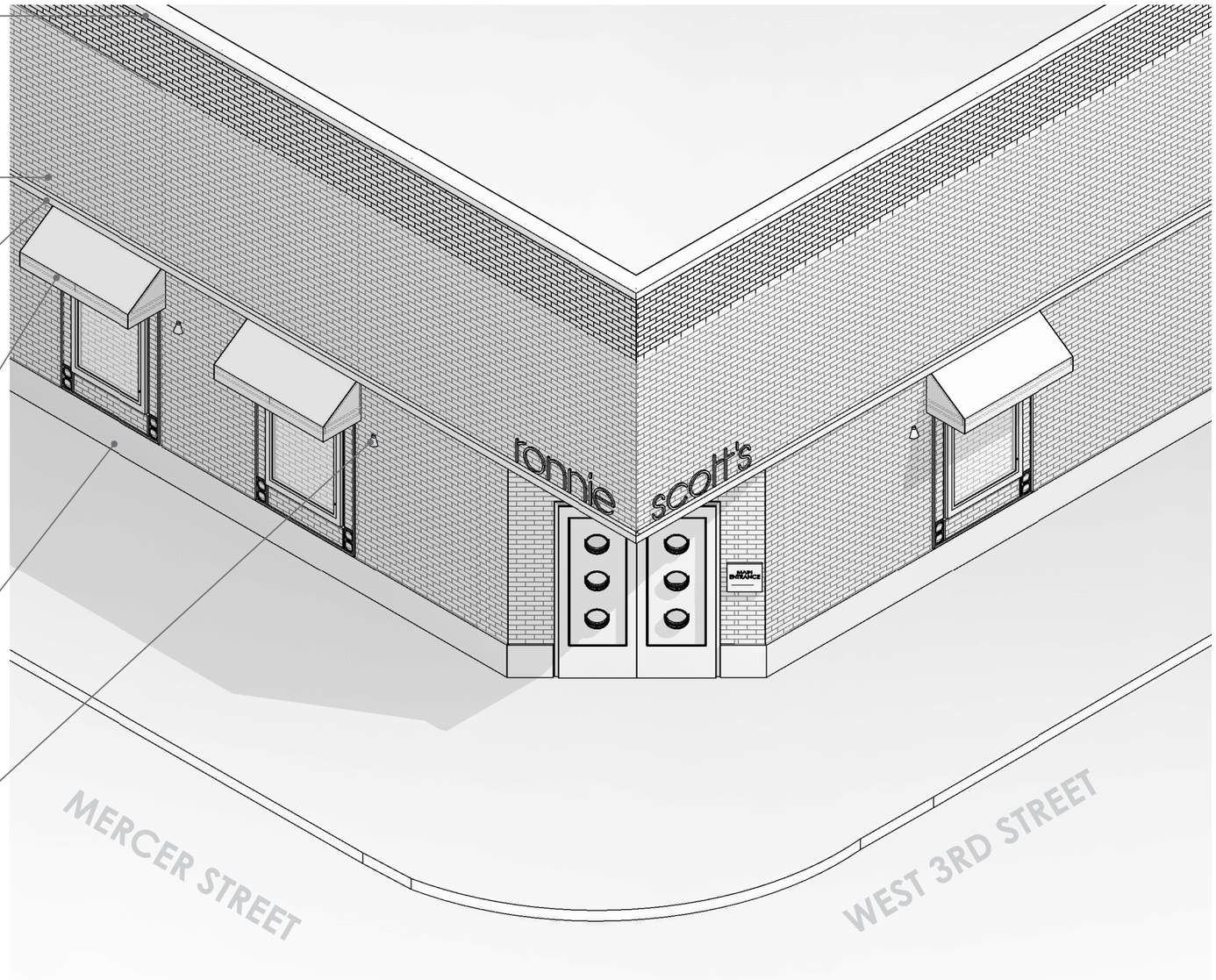
FIXED AWNING WITH MATTE BLACK CANVAS FABRIC (5'-4"W x 2'H x 2'D)



STONE VENEER BASE, BLACK HONED GRANITE, 18"H X 5/8"D



SCONCES, DOWNLIGHT



RONNIE SCOTT'S NEW YORK
248-258 Mercer Street, Manhattan 10012
November 12, 2026

perspective views



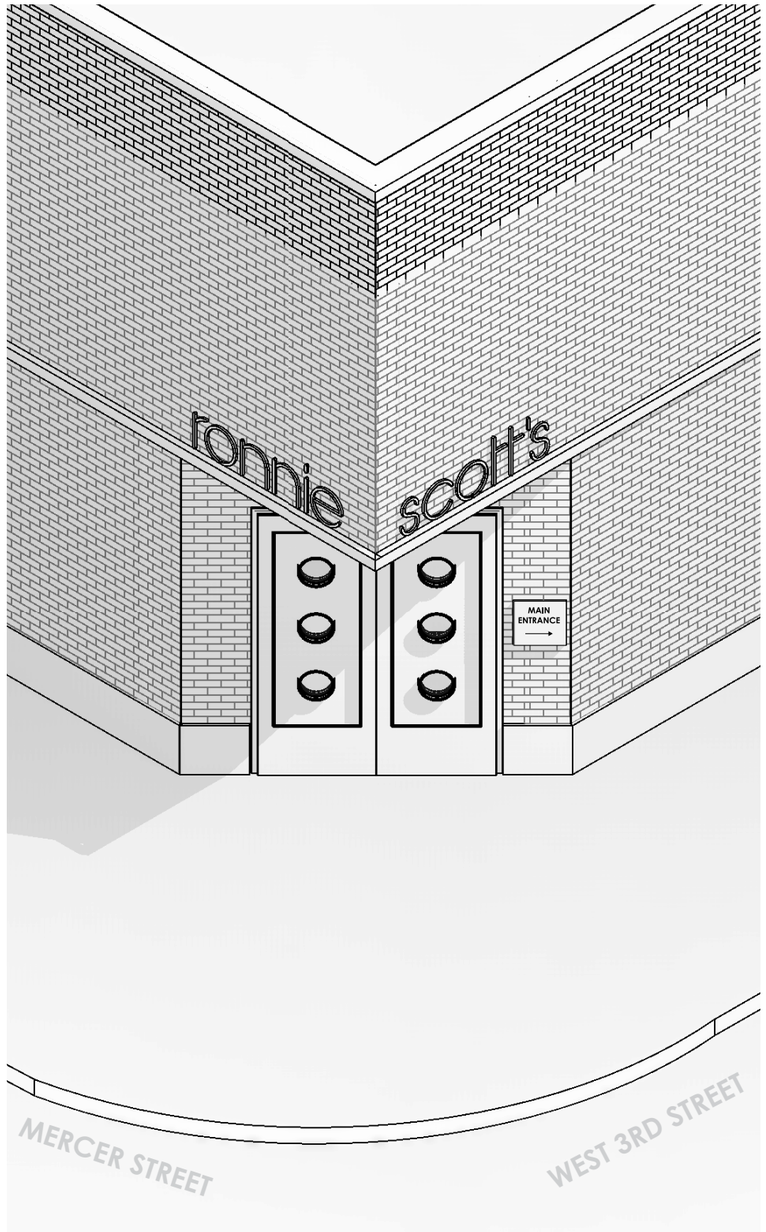
NOTE: RENDERING CONVEYS GENERAL DESIGN INTENT ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND MATERIALS.

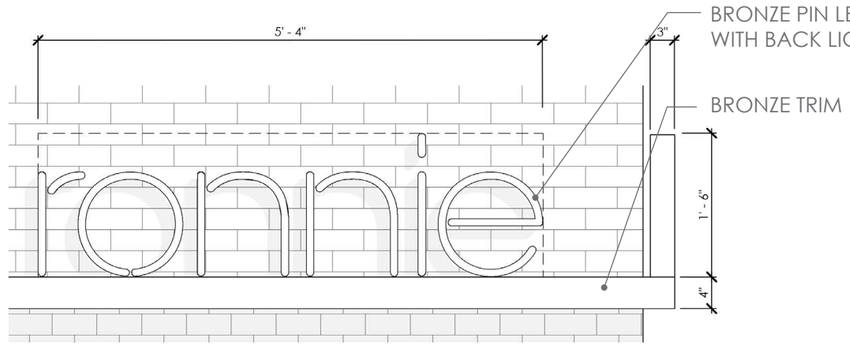


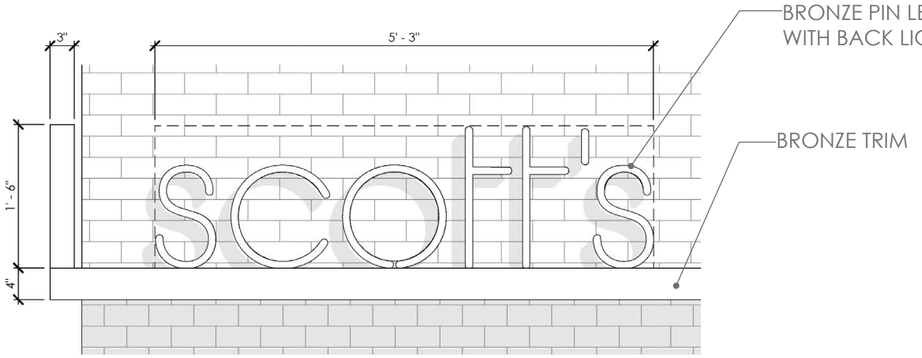
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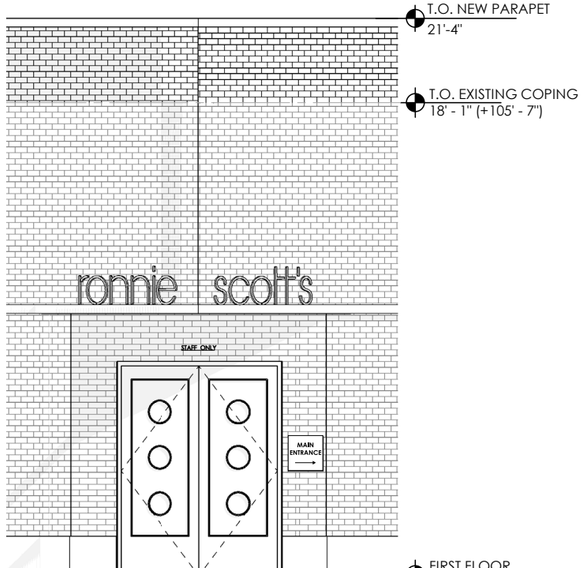
signage

SIGNAGE | WALL MOUNTED SIGNS

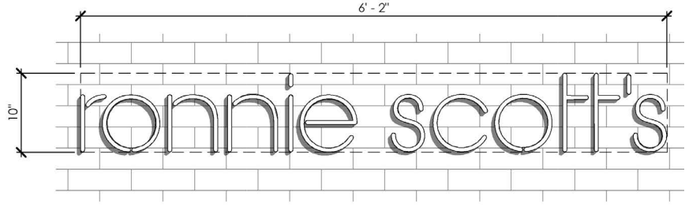








PROPOSED ELEVATION OF
CORNER SIGNAGE



WALL MOUNTED SIGNAGE
NEXT TO MAIN ENTRANCE



WALL MOUNTED SIGNAGE
ABOVE MERCER STREET
ENTRANCE



WALL MOUNTED SIGNAGE
ABOVE CORNER
ENTRANCE



PHOTO AT CORNER (2021)
SIGNAGE: ±20"



PHOTO AT CORNER (1940s)
SIGNAGE: ±20"

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248-258 Mercer Street, Manhattan 10012
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Kostow Greenwood Architects

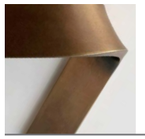
594 broadway, suite 300, nyc 10012

kga

SIGNAGE | POSTER DISPLAY, TYPICAL DETAILS



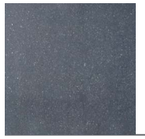
FIXED AWNING W/ MATTE BLACK CANVAS FABRIC OVER BLACK POWDER COAT STEEL FRAME, NO SIGNAGE
(5'-4"W x 2'-0"H x 2'-0"D)



DECORATIVE METAL TRIM, BRONZE

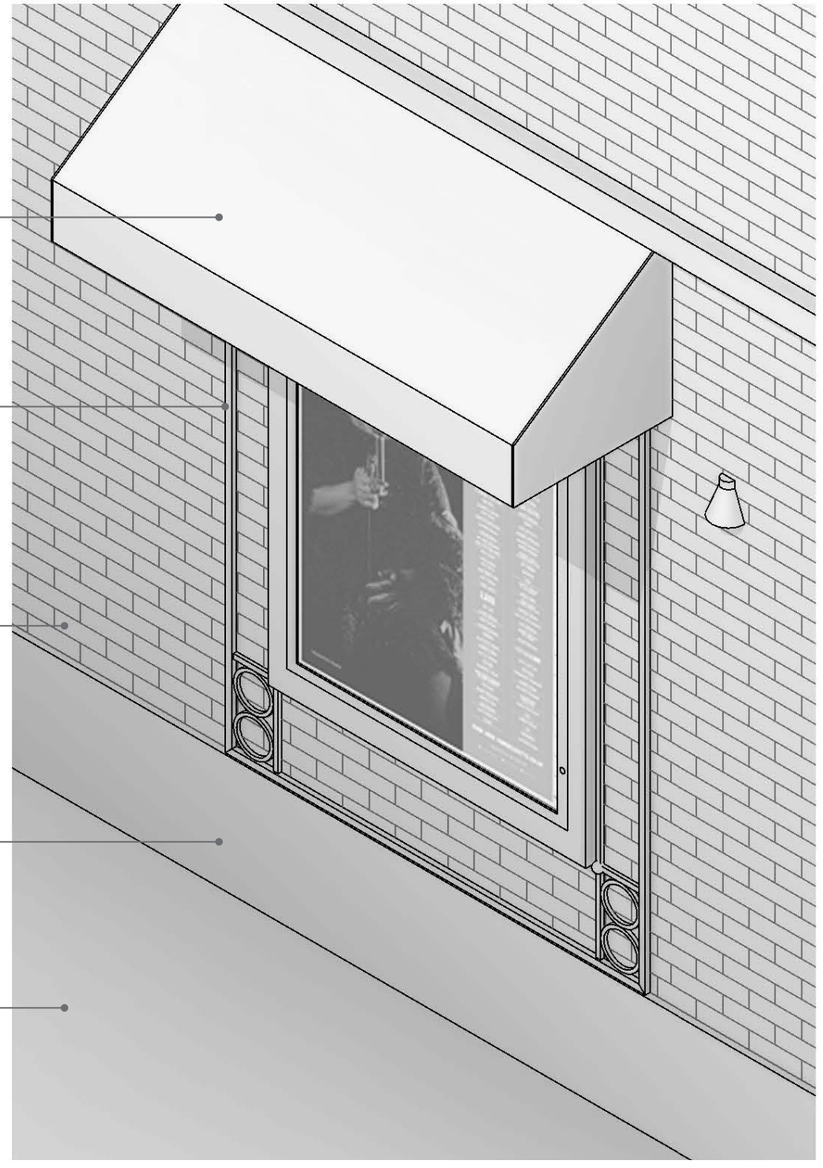


BRICK: EXISTING TO REMAIN AND NEW TO MATCH EXISTING PAINT: MATTE BLACK

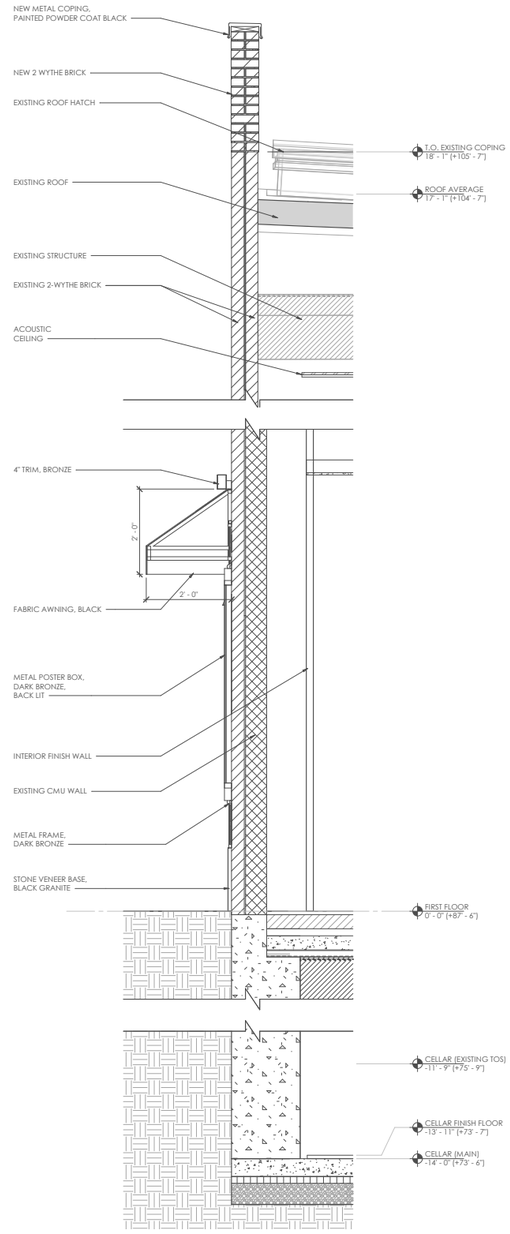


STONE VENEER BASE, BLACK HONED GRANITE, 18"H X 5/8"D

EXISTING SIDEWALK

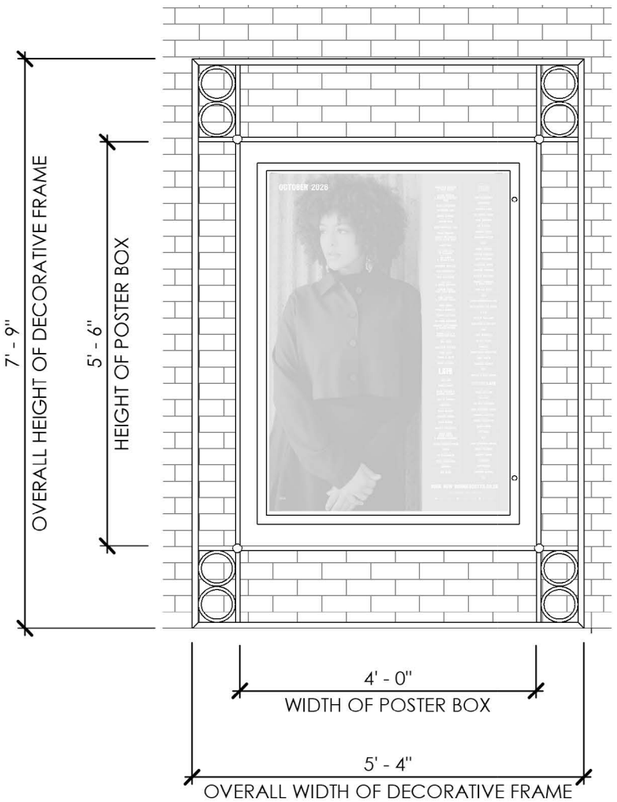


AXONOMETRIC OF PROPOSED POSTER DISPLAY AND AWNING



TYPICAL WALL SECTION AT POSTER DISPLAY AND AWNING

RONNIE SCOTT'S NEW YORK
248-258 Mercer Street, Manhattan 10012
November 12, 2026



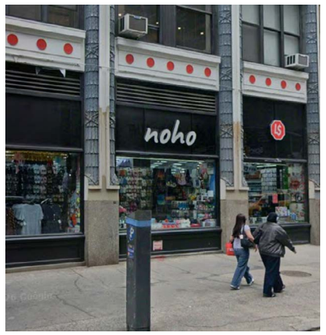
ELEVATION OF PROPOSED
POSTER DISPLAY BEHIND AWNING



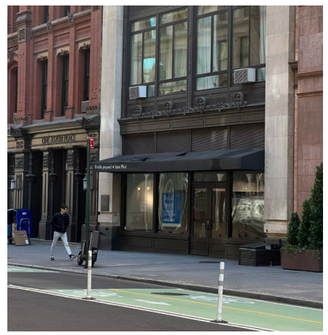
PHOTO OF DISPLAY
WINDOW (c. 1940)

REFERENCE IMAGES





PRECEDENTS
IN NOHO DISTRICT FROM SAME BLOCK





PRECEDENTS
IN NOHO DISTRICT

RONNIE SCOTT'S NEW YORK
248-258 Mercer Street, Manhattan 10012
November 12, 2026

SIGNAGE | DOME MARQUEE AT MAIN ENTRANCE



BRICK: EXISTING TO REMAIN AND NEW TO MATCH EXISTING PAINT: MATTE BLACK



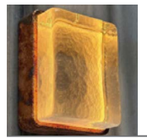
MARQUEE, WARM BURNISHED BRONZE W/ BRONZE DETAILING



PENDANT LIGHT MOUNTED UNDER MARQUEE



WOOD WINDOW FRAME, WALNUT



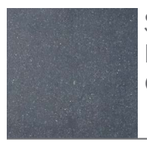
SCONCE, ILLUMINATED



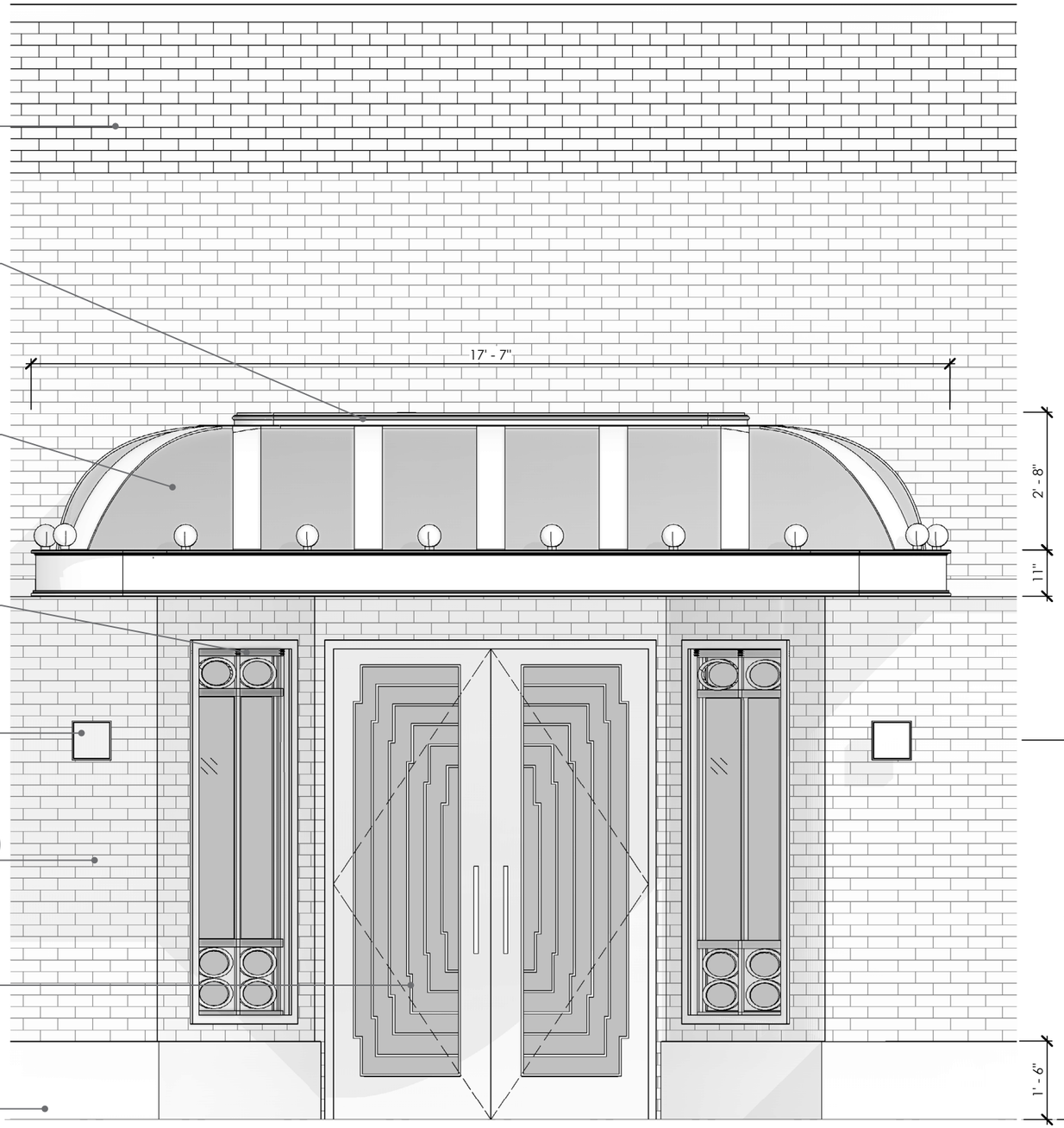
WALL MOUNTED ADA PUSH PLATE, ANTIQUE BRASS (4' ABOVE SIDEWALK)

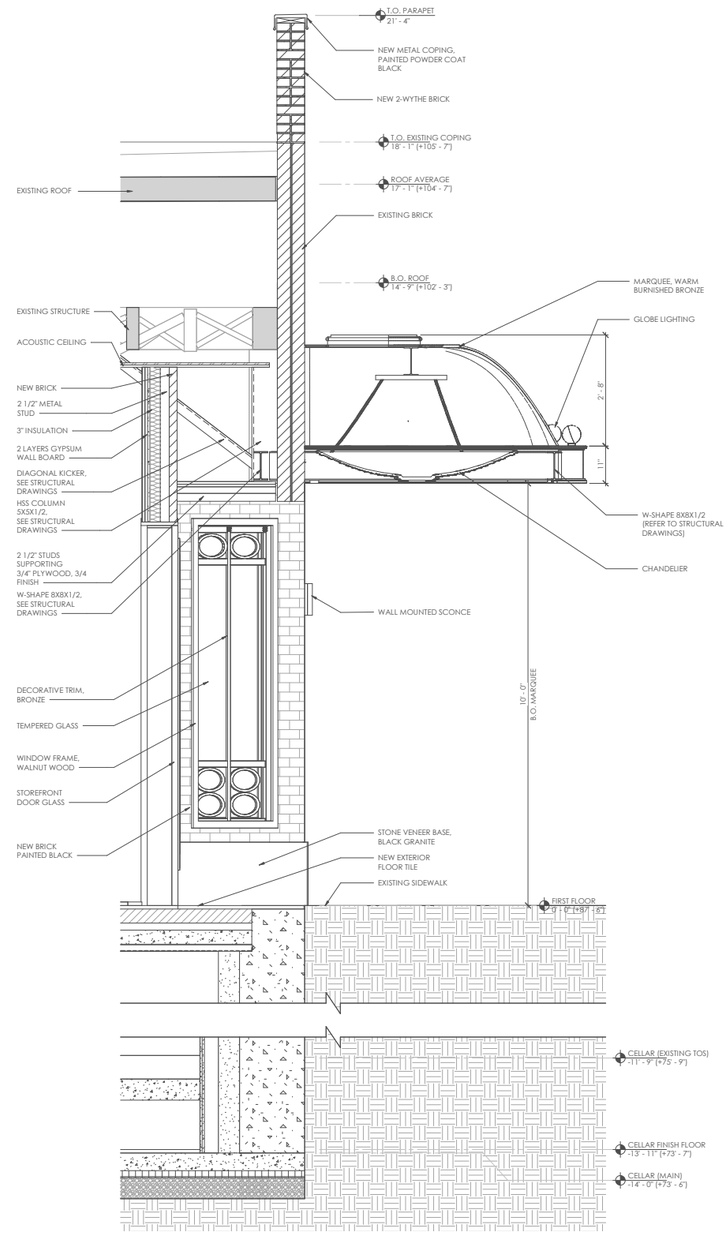


WOOD DOOR FRAME, WALNUT WITH POLISHED BRASS DETAILING



STONE VENEER BASE, BLACK HONED GRANITE, 18"H X 5/8"D





WALL SECTION AT MARQUEE

RONNIE SCOTT'S NEW YORK
248-258 Mercer Street, Manhattan 10012
November 12, 2026

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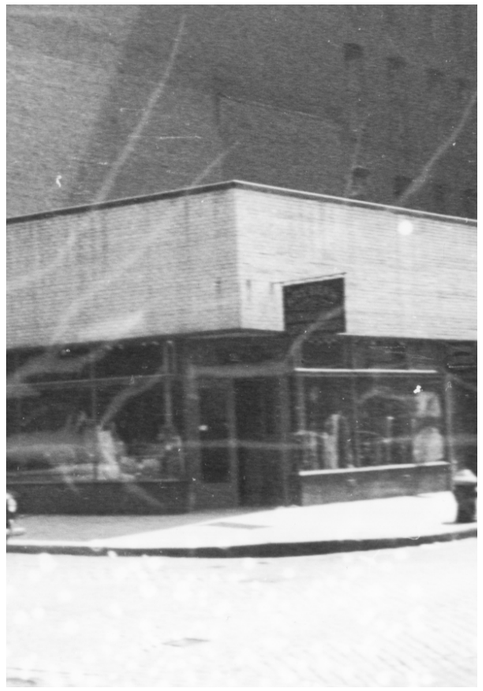
PERSPECTIVE VIEW AT
MAIN ENTRANCE

THE ENTRANCE IS DEFINED BY A **CURVED BRONZE MARQUEE**, SIGNALING THE BUILDING'S CULTURAL IDENTITY FROM THE STREET WHILE PROVIDING A SHELTERED, ILLUMINATED THRESHOLD FOR ARRIVING GUESTS.

THE DESIGN DRAWS ON NEW YORK'S TRADITION OF MARKING CULTURAL AND PERFORMANCE VENUES THROUGH DISTINCTIVE ENTRANCES.

BRONZE WAS SELECTED FOR ITS DURABILITY NON-COMBUSTIBILITY AND ABILITY TO DEVELOP A NATURAL PATINA OVER TIME, REINFORCING THE SENSE OF PERMANENCE AND CRAFTSMANSHIP ASSOCIATED WITH SIGNIFICANT CULTURAL ENTRANCES.

REFERENCE IMAGES



WOODEN DOOR AT
CORNER ENTRANCE
(c. 1940)



258 MERCER STREET (LEFT)

(SOUTHEAST CORNER OF MERCER AND WEST 4TH STREET)
DATE OF CONSTRUCTION: 1894-95
ARCHITECT: JULIUS KASTNER
STYLE: ROMANESQUE REVIVAL
MATERIAL: CAST IRON
STORE AND LOFT BUILDING
CONVERTED TO CO-OP WITH
GROUND LEVEL STOREFRONTS



CARNEGIE MANSION

(ABOVE)

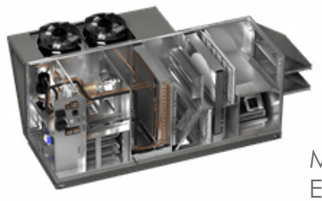


PUBLIC THEATER

(ABOVE)

mechanical equipment

MECHANICAL EQUIPMENT | ROOF AXONOMETRIC AND PLAN

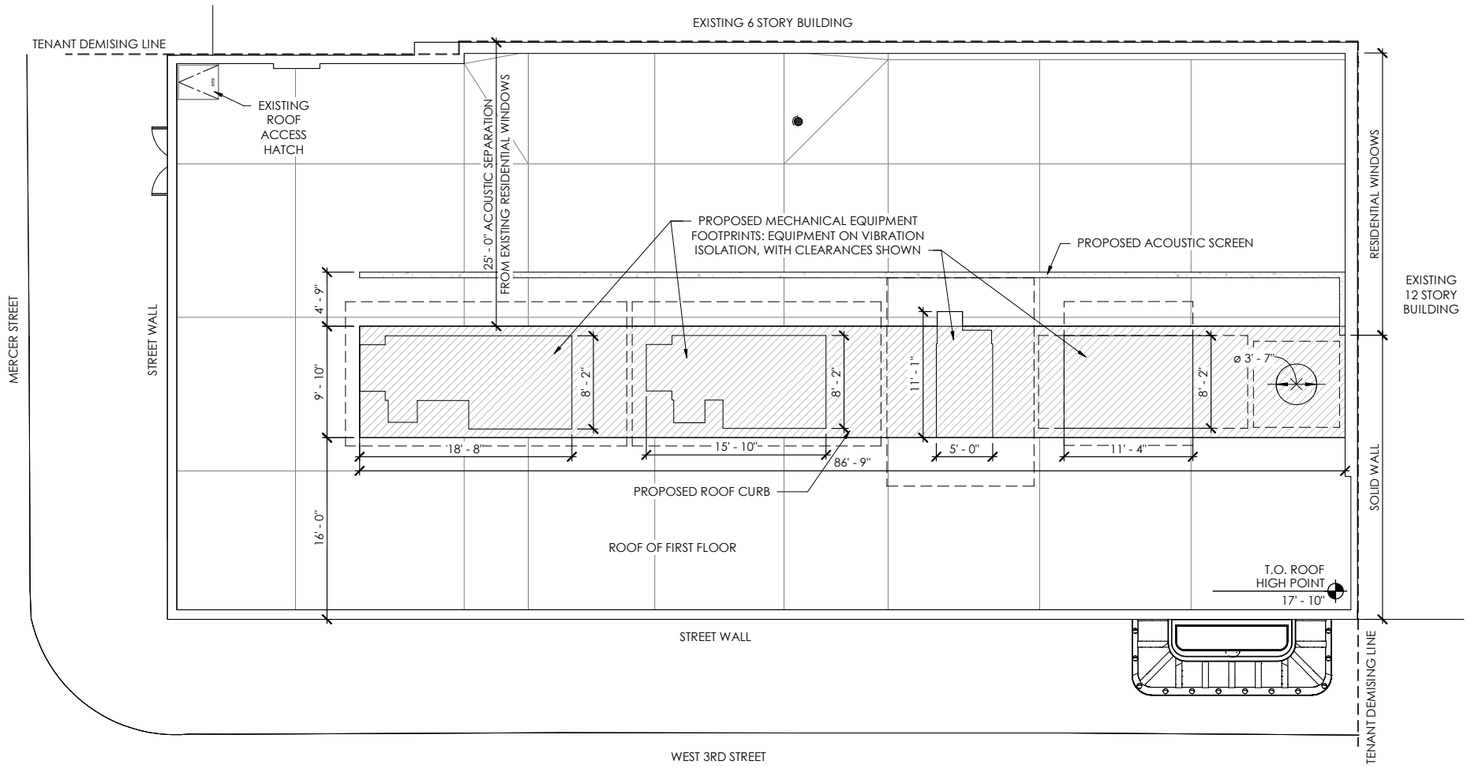


MECHANICAL EQUIPMENT



VERTICAL ACOUSTIC SCREEN

ROOF AXONOMETRIC



PROPOSED ROOF PLAN

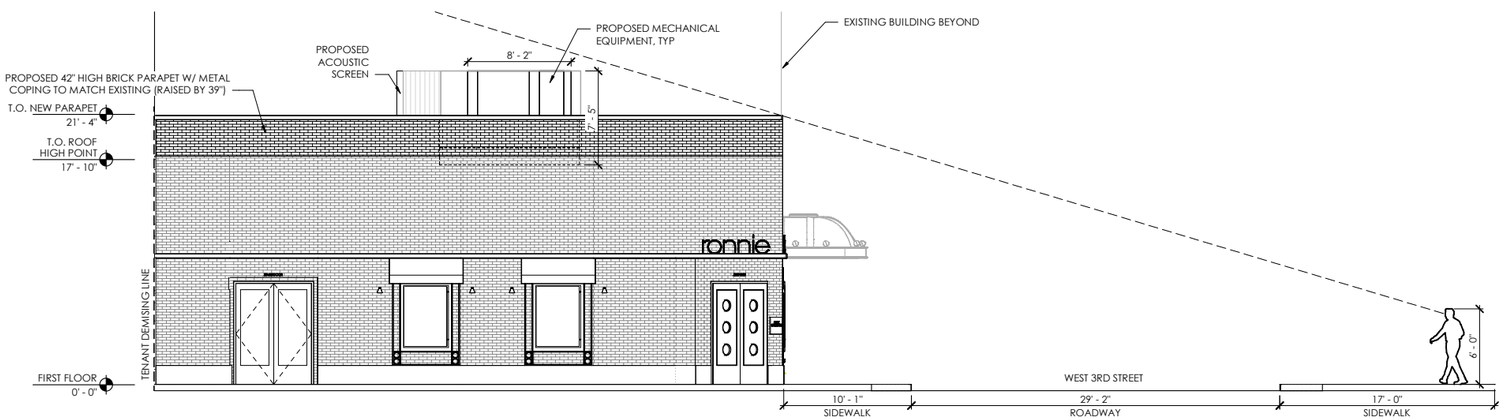
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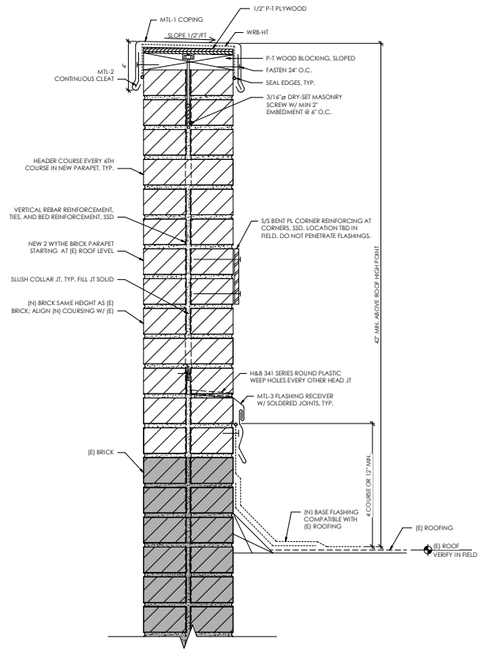
594 broadway, suite 300, nyc 10012

kga

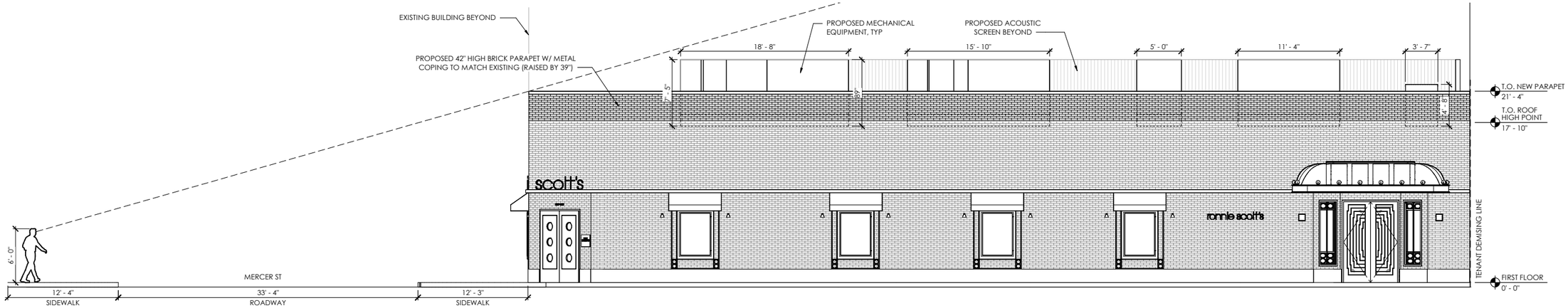
MECHANICAL EQUIPMENT | SIGHTLINE DIAGRAMS



MERCER STREET ELEVATION



NEW PARAPET SECTION DETAIL



WEST 3RD STREET ELEVATION

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MECHANICAL EQUIPMENT | MOCKUP PHOTOS

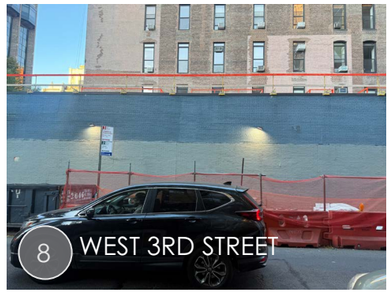






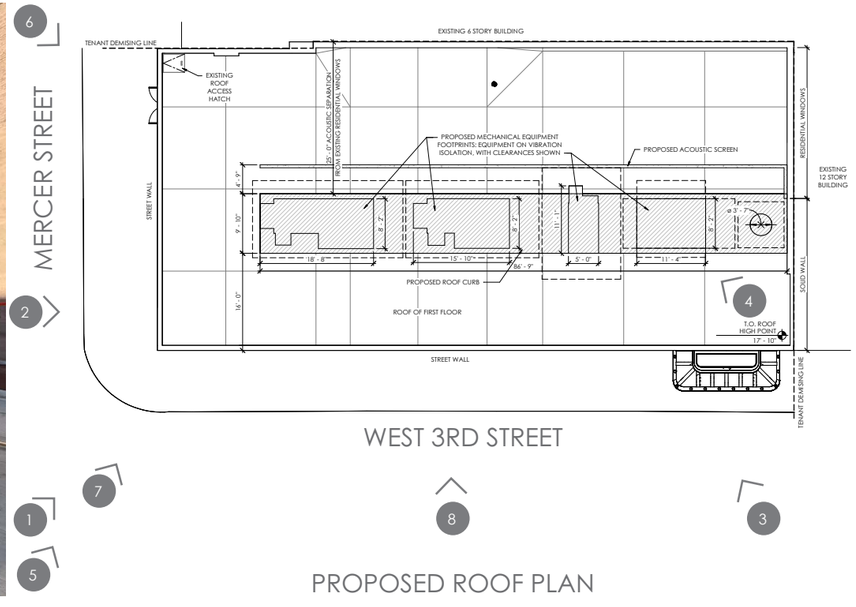












NUMBERS INDICATIVE OF APPROXIMATE IMAGE LOCATIONS

RONNIE SCOTT'S NEW YORK

248-258 Mercer Street, Manhattan 10012
November 12, 2026

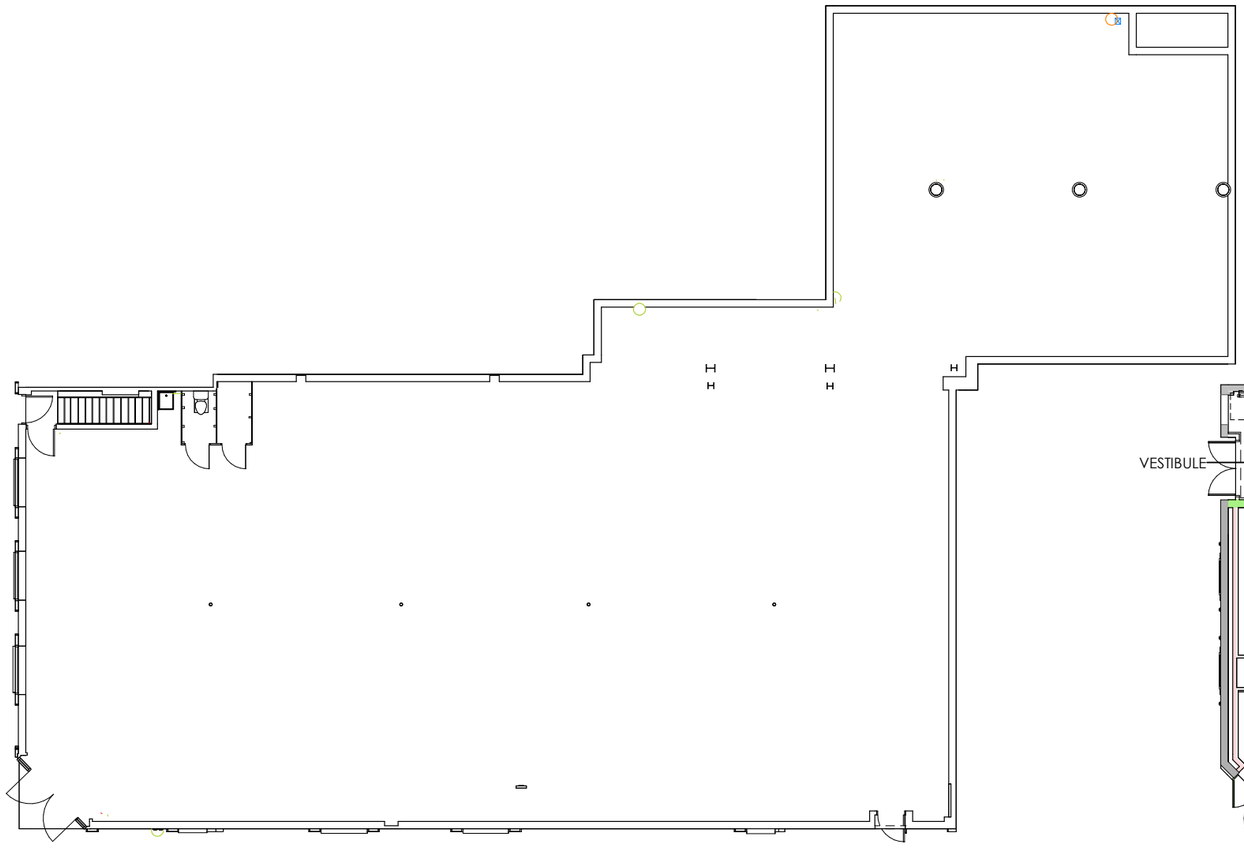
Kostow Greenwood Architects

594 broadway, suite 300, nyc 10012

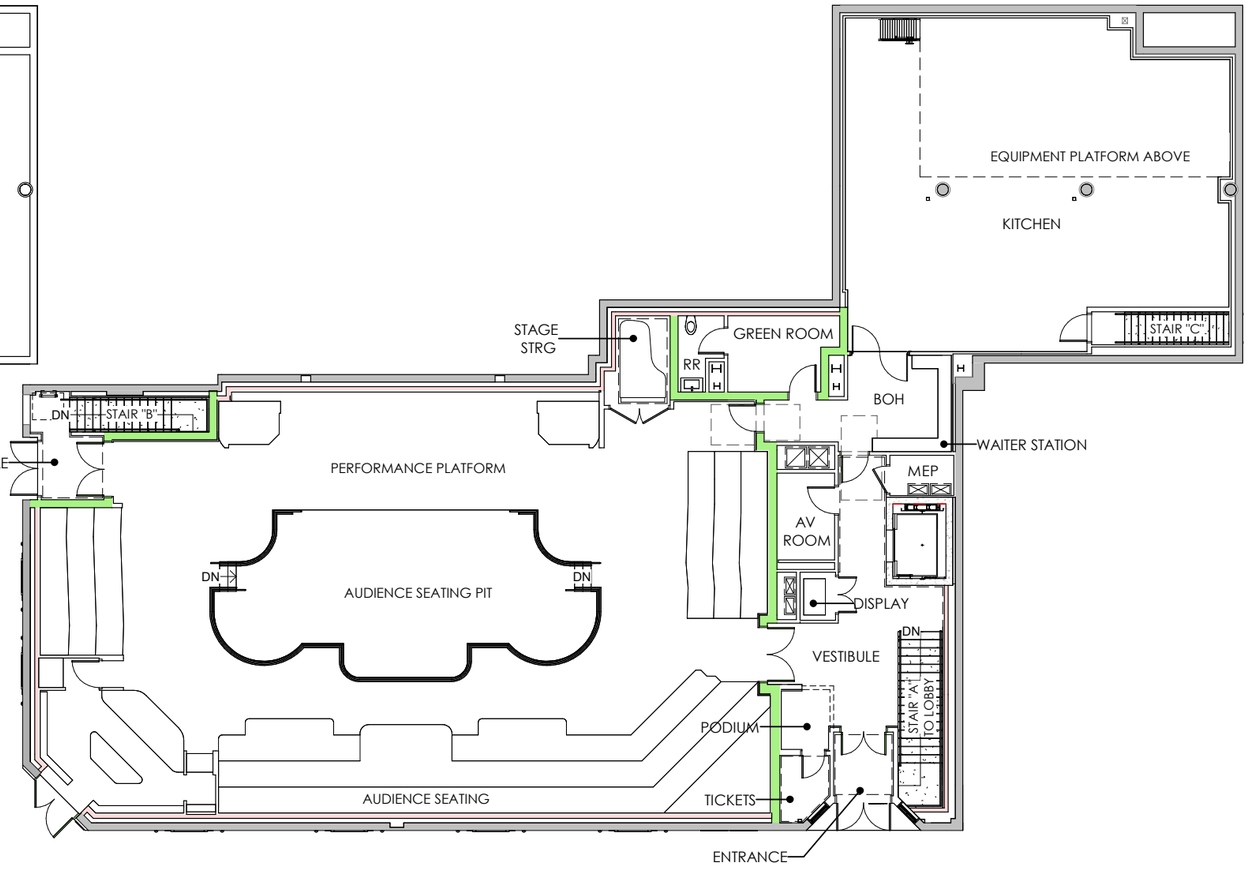
kga

floor plans

FLOOR PLANS | GROUND FLOOR



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

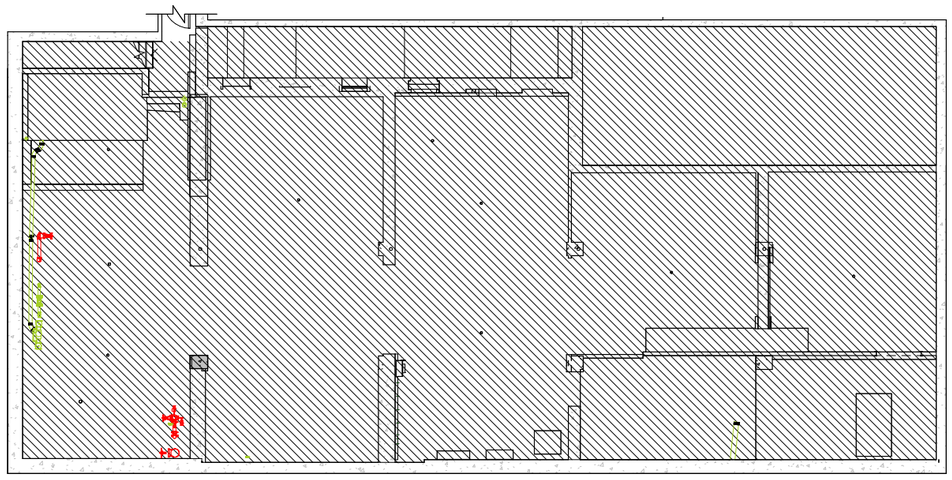
RONNIE SCOTT'S NEW YORK
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594 broadway, suite 300, nyc 10012

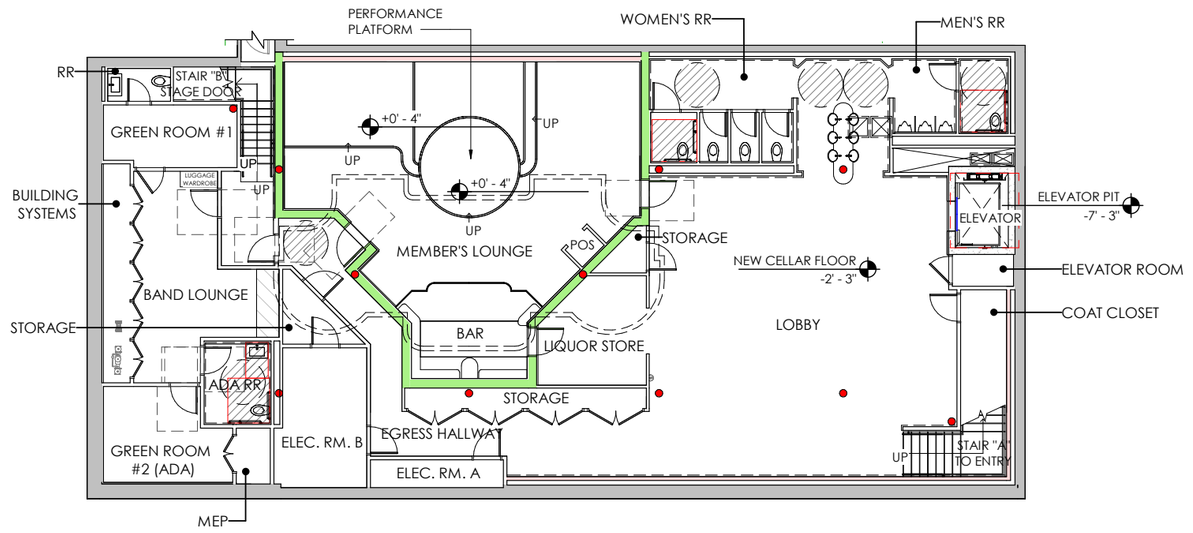
kga

FLOOR PLANS | CELLAR



EXISTING CELLAR PLAN

EXISTING FLOOR
TO BE EXCAVATED



PROPOSED CELLAR PLAN
(NEW SLAB -2' - 3" BELOW EXISTING)

RONNIE SCOTT'S NEW YORK
248-258 Mercer Street, Manhattan 10012
November 12, 2026

Kostow Greenwood Architects

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thank you!

kga