

462 BROADWAY
MERINGOFF PROPERTIES
FACADE
RESTORATION

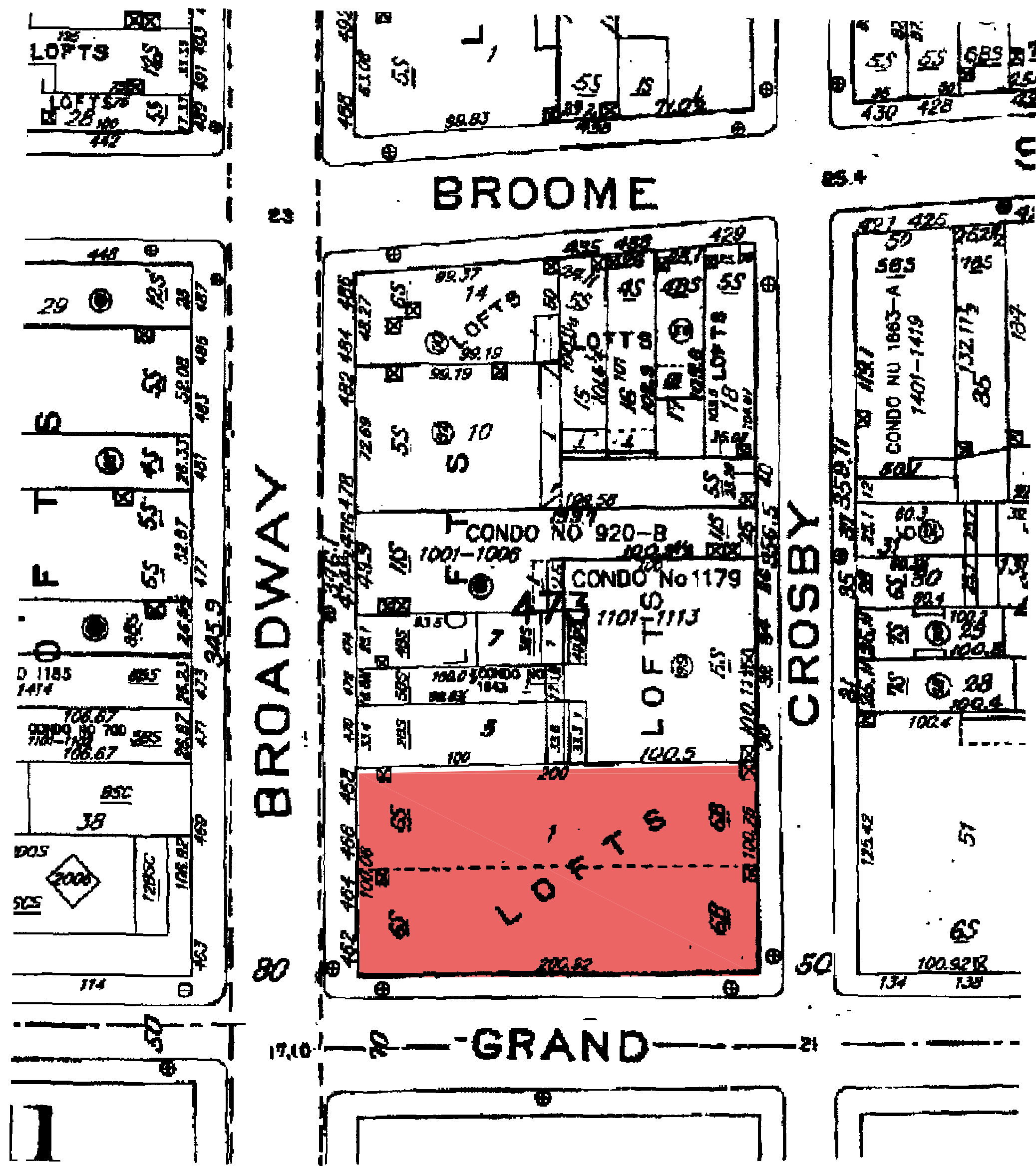
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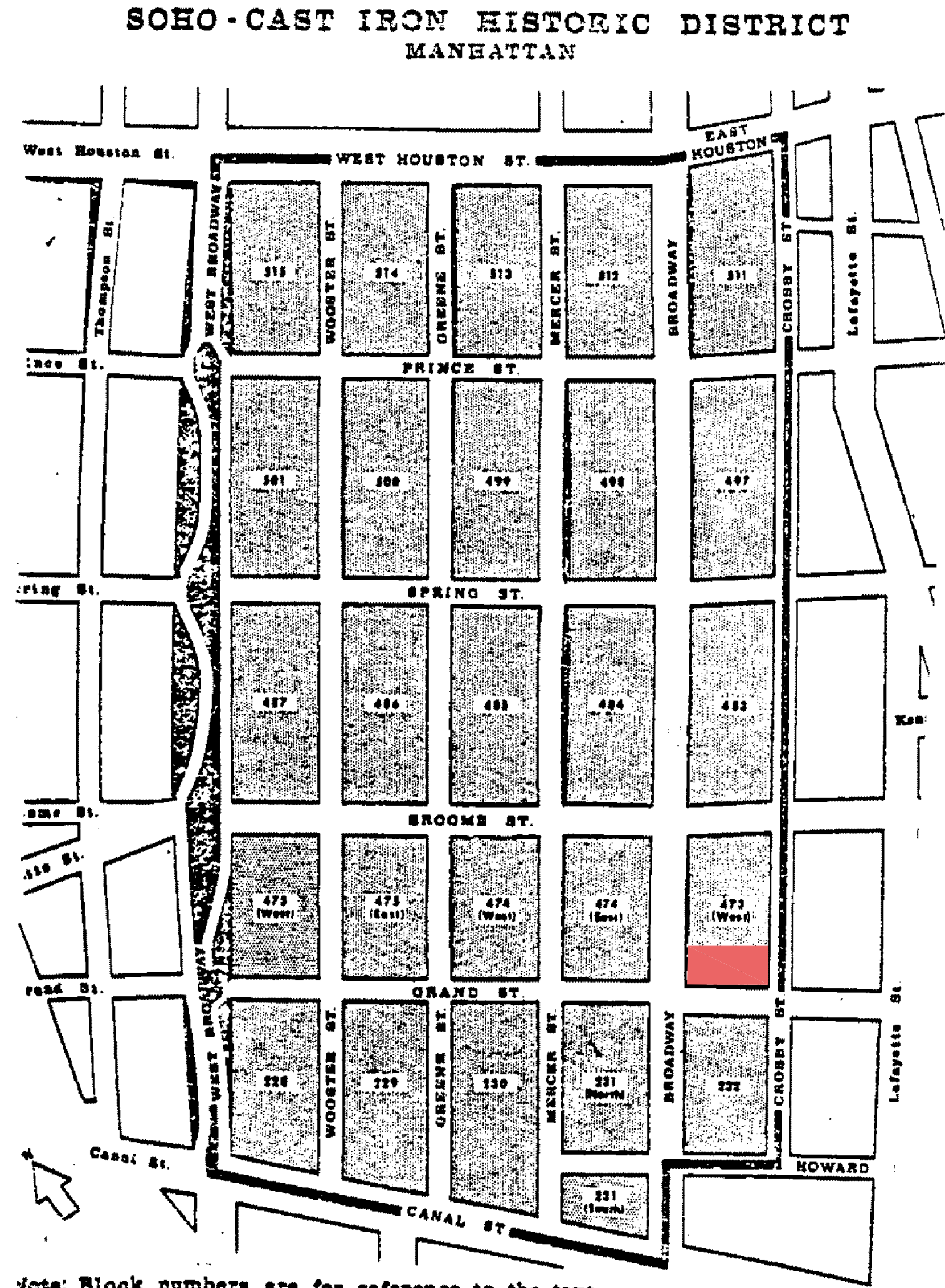
DRAFT

OCTOBER 06, 2017



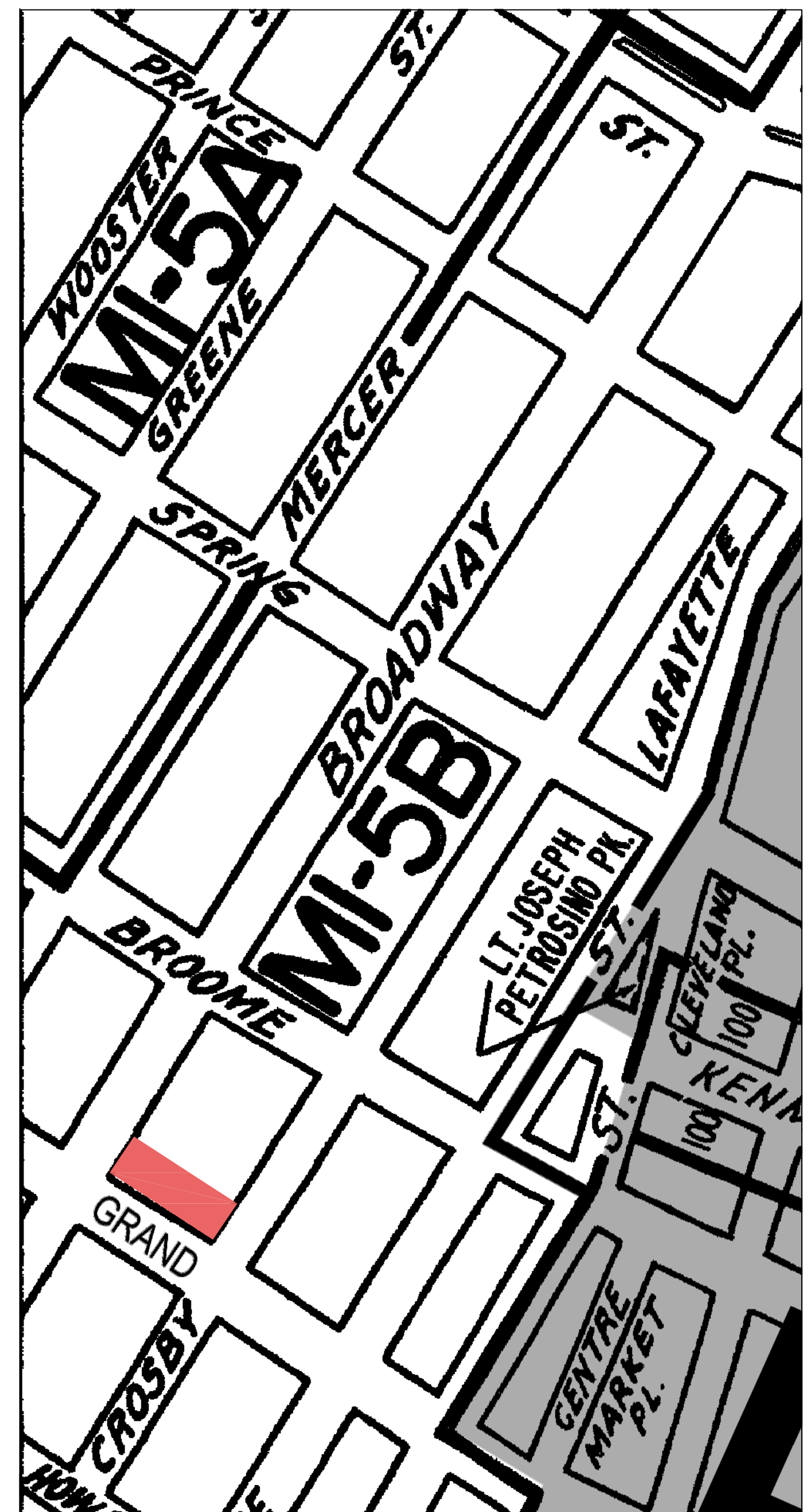


SANBORN MAP



Note: Block numbers are for reference to the text.
DESIGNATED AUGUST 14, 1973

HISTORIC DISTRICT MAP



ZONING MAP

BLOCK: 473
LOT: 1
BOROUGH: MANHATTAN

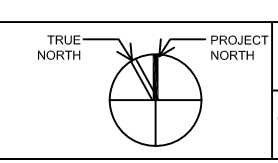
ZONING MAP: 12C
DISTRICT: M1-5B

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CONTEXT MAPS

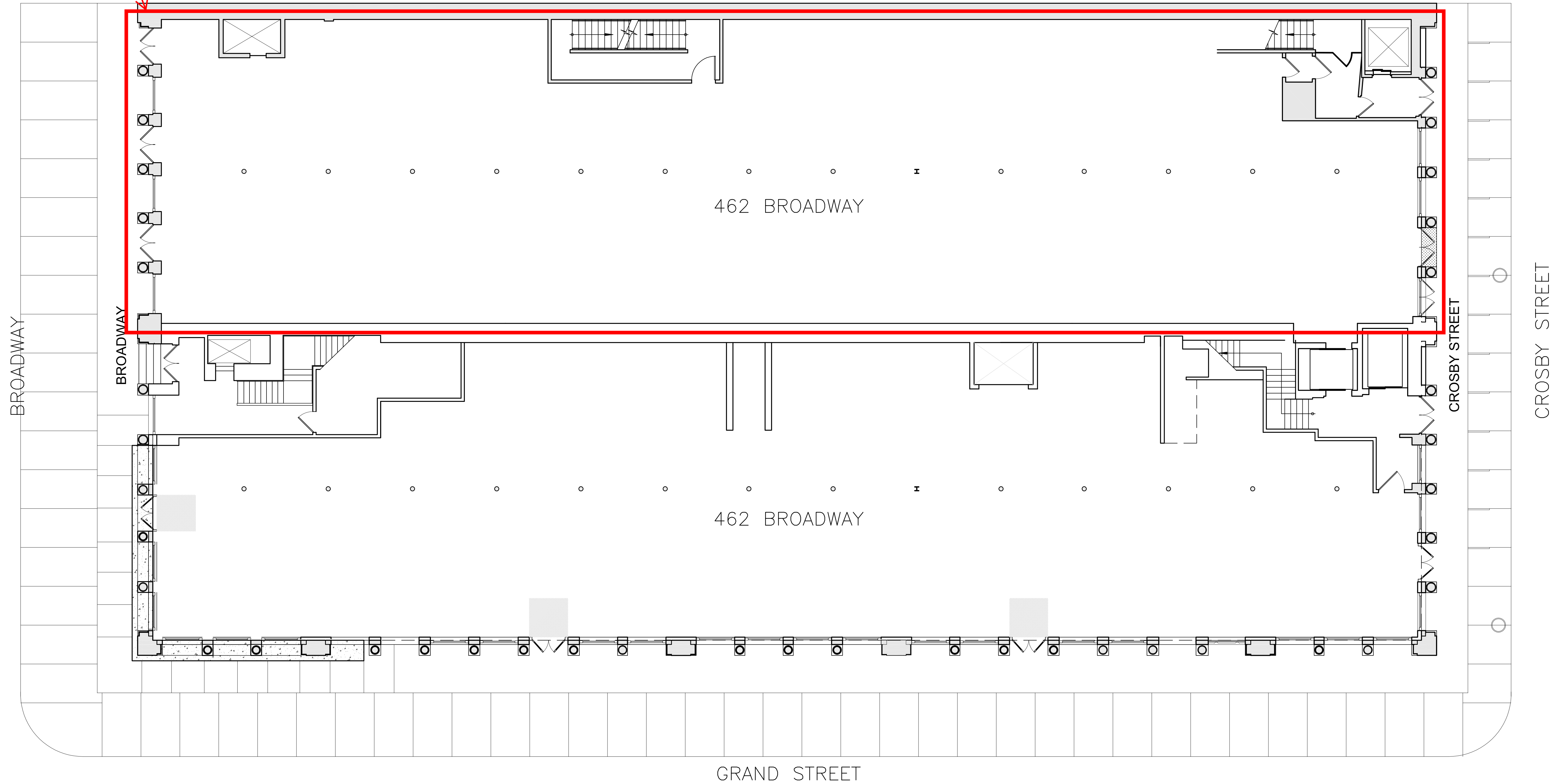


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01

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PORTION OF BUILDING
SUBJECT TO PENDING
74-711 APPLICATION

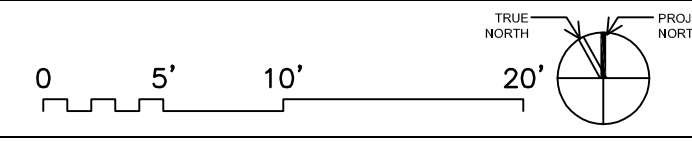


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KEY PLAN



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02

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CIRCA 1893
BROADWAY & GRAND STREET



CIRCA 1893
MILLS & GIBB BUILDING



CIRCA 1940s
TAX PHOTO



CIRCA 1973
GRAND STREET



1991
BROADWAY & GRAND STREET

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HISTORIC PHOTOS

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BUILDING VIEW AT GRAND AND CROSBY STREET



EXISTING VIEW AT BROADWAY

PORTION OF BUILDING
SUBJECT TO PENDING
74-7.11 APPLICATION

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EXISTING
PHOTOGRAPHS

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BROOME ST

GRAND ST

BROADWAY STREET FACADE

PORTION OF BUILDING
SUBJECT TO PENDING
74-711 APPLICATION

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BROADWAY PHOTOMONTAGE

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CROSBY STREET FACADE

PORTION OF BUILDING
SUBJECT TO PENDING
74-711 APPLICATION

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**GRAND & CROSBY ST
PHOTOMONTAGES**

DATE
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07



NON-HISTORIC STOREFRONT AT CORNER OF GRAND ST & BROADWAY



RECENTLY RESTORED BUILDING ENTRY & NON-HISTORIC STOREFRONT ON BROADWAY



NON-HISTORIC STOREFRONT AT CORNER OF GRAND ST & BROADWAY

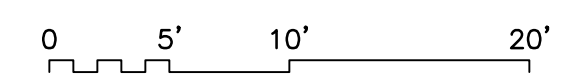


NON-HISTORIC STOREFRONT VIEW ON GRAND ST

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PHOTOS OF OVERALL CONDITIONS

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FACADE CONDITIONS



CORNICE CONDITIONS



WINDOW SILL & CAST IRON CONDITIONS



WINDOW CONDITIONS

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PHOTOS OF PRE-RESTORATION
CONDITIONS

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09

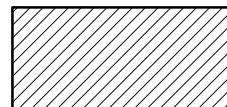
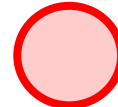
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KEYNOTES

- | | | | | |
|---|--|--|--|---|
| <p>1. EXISTING STOREFRONT. PREP & PAINT.</p> <p>2. REINSTALLED HOURGLASS GRILLE OVER EXISTING REPAINTED BACK PANEL.</p> <p>3. EXISTING WOOD WINDOWS TO REMAIN. PREP FRAMES, SASHES & SILLS FOR REPAINTING.</p> <p>4. NEW WOOD DOORS, FRAME & TRANSOM.</p> <p>5. NEW WOOD FRAME STOREFRONT TO MATCH EXISTING ADJACENT.</p> <p>6. NEW CAST IRON CORNICE TO MATCH EXISTING ADJACENT.</p> <p>7. REINSTALLED HOURGLASS GRILLE WITH NEW BACK PANEL.</p> | <p>8. NEW HOURGLASS GRILLE, BACK PANEL, SILL & BULKHEAD TO MATCH EXISTING ADJACENT. SEE ARCH'L DWGS.</p> <p>9. NEW HOURGLASS GRILLE AND BACK PANEL AT EXISTING BULKHEAD. SEE ARCH'L DTL.</p> <p>10. NEW BAR GRILLE TO MATCH EXISTING ADJACENT.</p> <p>11. RELOCATED CAST IRON PANEL.</p> <p>12. EXISTING BAR GRILLE</p> <p>13. ALL EXISTING CAST IRON & SHEET METAL TO BE STRIPPED, RESTORED & REPAINTED, INCLUDING CRACK REPAIR, REPLACE BROKEN ELEMENTS, & MISSING SECTIONS. SEE SPECS</p> | <p>FOR DETAILED RESTORATION SCOPE.</p> <p>14. EXISTING CAST IRON PANEL IN EXISTING LOCATION.</p> <p>15. NEW CAST IRON ELEMENT TO MATCH EXISTING, HISTORIC CAST IRON.</p> <p>16. NEW WINDOW TO MATCH PROFILE & CONFIGURATION OF EXISTING WOOD WINDOWS. NEW WOOD SILL & BRICKMOLD. REFER TO ARCH'L DTLs & SCHEDULE FOR MATERIAL & FINISH.</p> <p>17. REINSTALL WIRE MESH SIGNAGE AND REQUIRED SUPPORTS IN ORIGINAL LOCATION. PAINT TO MATCH.</p> | <p>18. NEW WIRE MESH SIGNAGE TO MATCH EXISTING PERMITTED UNDER LPC MASTER PLAN APPROVAL, DOCKET #180568. PAINT TO MATCH.</p> <p>19. NEW CUSTOM ALUMINUM LOUVER PANEL.</p> <p>20. EXISTING CAST IRON SHUTTERS & FRAMES TO BE REMOVED FOR RESTORATION. STRIP, REPAIR, PRIME & PAINT IN SHOP. REINSTALL IN ORIGINAL LOCATION.</p> <p>21. EXISTING CAST IRON SHAFTWAY SHUTTERS. STRIP, REPAIR, PRIME & PAINT PANELS IN PLACE. TYP. FLOORS 2-6.</p> <p>22. EXISTING FIRE ESCAPE TO BE STRIPPED & PAINTED.</p> | <p>23. NEW BRACKET SIGN. SEE ARCH'L DTLs.</p> |
|---|--|--|--|---|

LEGEND

-  NEW CAST IRON ELEMENT TO MATCH EXISTING
-  RESTORED CAPITALS TO BE REINSTALLED IN ORIGINAL LOCATIONS

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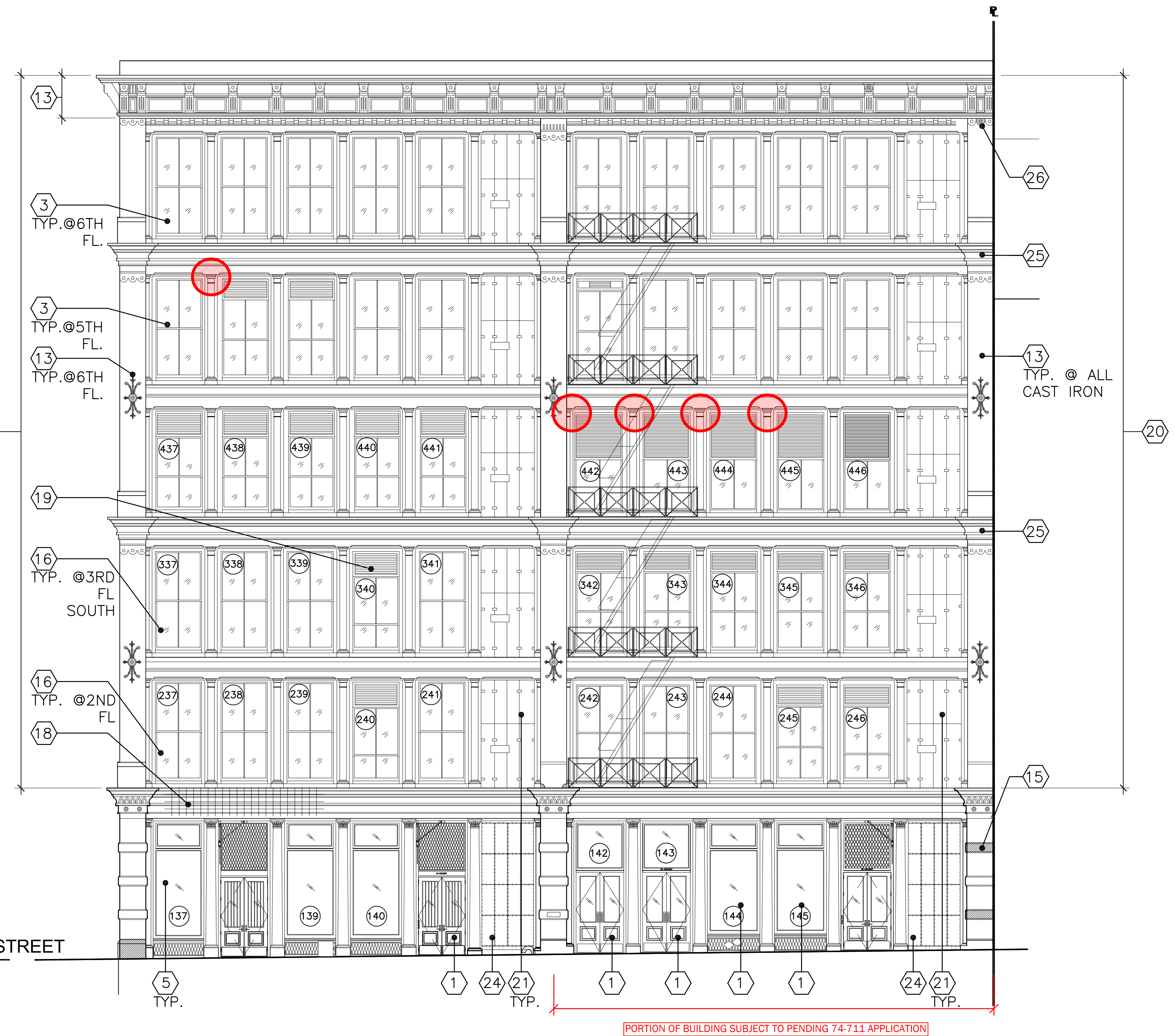
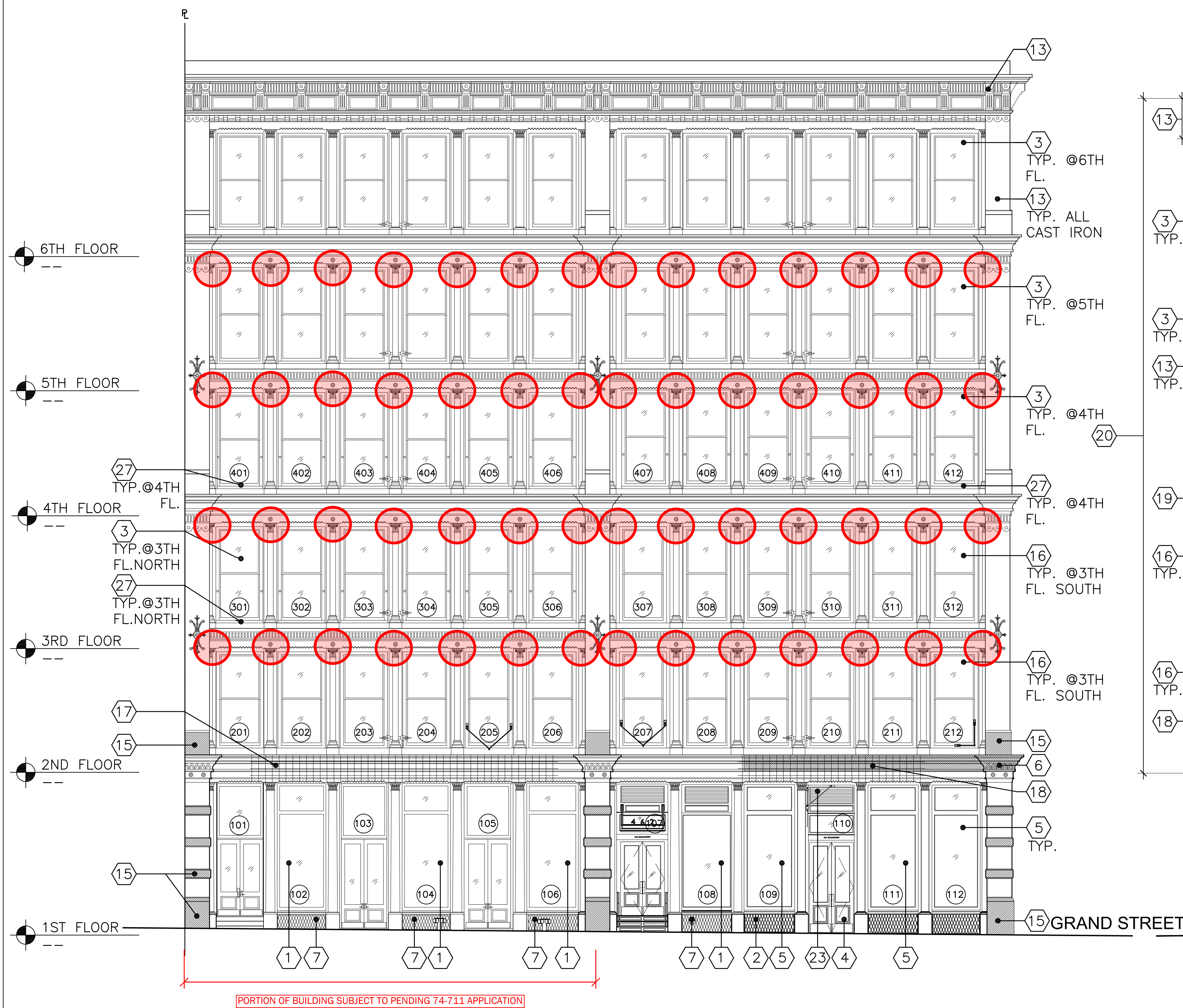
462 Broadway
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PROPOSED GRAND STREET ELEVATION

0 5' 10' 20'

DATE
10/06/17

10



KEYNOTES

- | | | | | |
|--|---|---|---|---|
| <ul style="list-style-type: none"> 1. EXISTING STOREFRONT. PREP & PAINT. 2. REINSTALLED HOURGLASS GRILLE OVER EXISTING REPAINTED BACK PANEL. 3. EXISTING WOOD WINDOWS TO REMAIN. PREP FRAMES, SASHES & SILLS FOR REPAINTING. 4. NEW WOOD DOORS, FRAME & TRANSOM. 5. NEW WOOD FRAME STOREFRONT TO MATCH EXISTING ADJACENT. 6. NEW CAST IRON CORNICE TO MATCH EXISTING ADJACENT. 7. REINSTALLED HOURGLASS GRILLE WITH NEW BACK PANEL. | <ul style="list-style-type: none"> 8. NEW HOURGLASS GRILLE, BACK PANEL, SILL & BULKHEAD TO MATCH EXISTING ADJACENT. SEE ARCH'L DWGS. 9. NEW HOURGLASS GRILLE AND BACK PANEL AT EXISTING BULKHEAD. SEE ARCH'L DTL. 10. NEW BAR GRILLE TO MATCH EXISTING ADJACENT. 11. RELOCATED CAST IRON PANEL. 12. EXISTING BAR GRILLE 13. ALL EXISTING CAST IRON & SHEET METAL TO BE STRIPPED, RESTORED & REPAINTED, INCLUDING CRACK REPAIR, REPLACE BROKEN ELEMENTS, & MISSING SECTIONS. SEE SPECS | <ul style="list-style-type: none"> FOR DETAILED RESTORATION SCOPE. 14. EXISTING CAST IRON PANEL IN EXISTING LOCATION. 15. NEW CAST IRON ELEMENT TO MATCH EXISTING, HISTORIC CAST IRON. 16. NEW WINDOW TO MATCH PROFILE & CONFIGURATION OF EXISTING WOOD WINDOWS. NEW WOOD SILL & BRICKMOLD. REFER TO ARCH'L DTLs & SCHEDULE FOR MATERIAL & FINISH. 17. REINSTALL WIRE MESH SIGNAGE AND REQUIRED SUPPORTS IN ORIGINAL LOCATION. PAINT TO MATCH. | <ul style="list-style-type: none"> 18. NEW WIRE MESH SIGNAGE TO MATCH EXISTING PERMITTED UNDER LPC MASTER PLAN APPROVAL, DOCKET #180568. PAINT TO MATCH. 19. NEW CUSTOM ALUMINUM LOUVER PANEL. 20. EXISTING CAST IRON SHUTTERS & FRAMES TO BE REMOVED FOR RESTORATION. STRIP, REPAIR, PRIME & PAINT IN SHOP. REINSTALL IN ORIGINAL LOCATION. 21. EXISTING CAST IRON SHAFTWAY SHUTTERS. STRIP, REPAIR, PRIME & PAINT PANELS IN PLACE. TYP. FLOORS 2-6. 22. EXISTING FIRE ESCAPE TO BE STRIPPED & PAINTED. | <ul style="list-style-type: none"> 23. NEW BRACKET SIGN. SEE ARCH'L DTLs. 24. RECENTLY INSTALLED CAST ALUMINUM PANELS. PREP & PAINT. 25. NEW CAST IRON CORNICE END PANEL TO MATCH EXISTING PROFILE. 26. NEW CAST IRON DECORATIVE ELEMENT TO MATCH EXISTING, HISTORIC. 27. NEW WOOD SILL @ EXISTING WINDOW TO REMAIN. |
|--|---|---|---|---|

LEGEND

- NEW CAST IRON ELEMENT TO MATCH EXISTING
- RESTORED CAPITALS TO BE REINSTALLED IN ORIGINAL LOCATIONS

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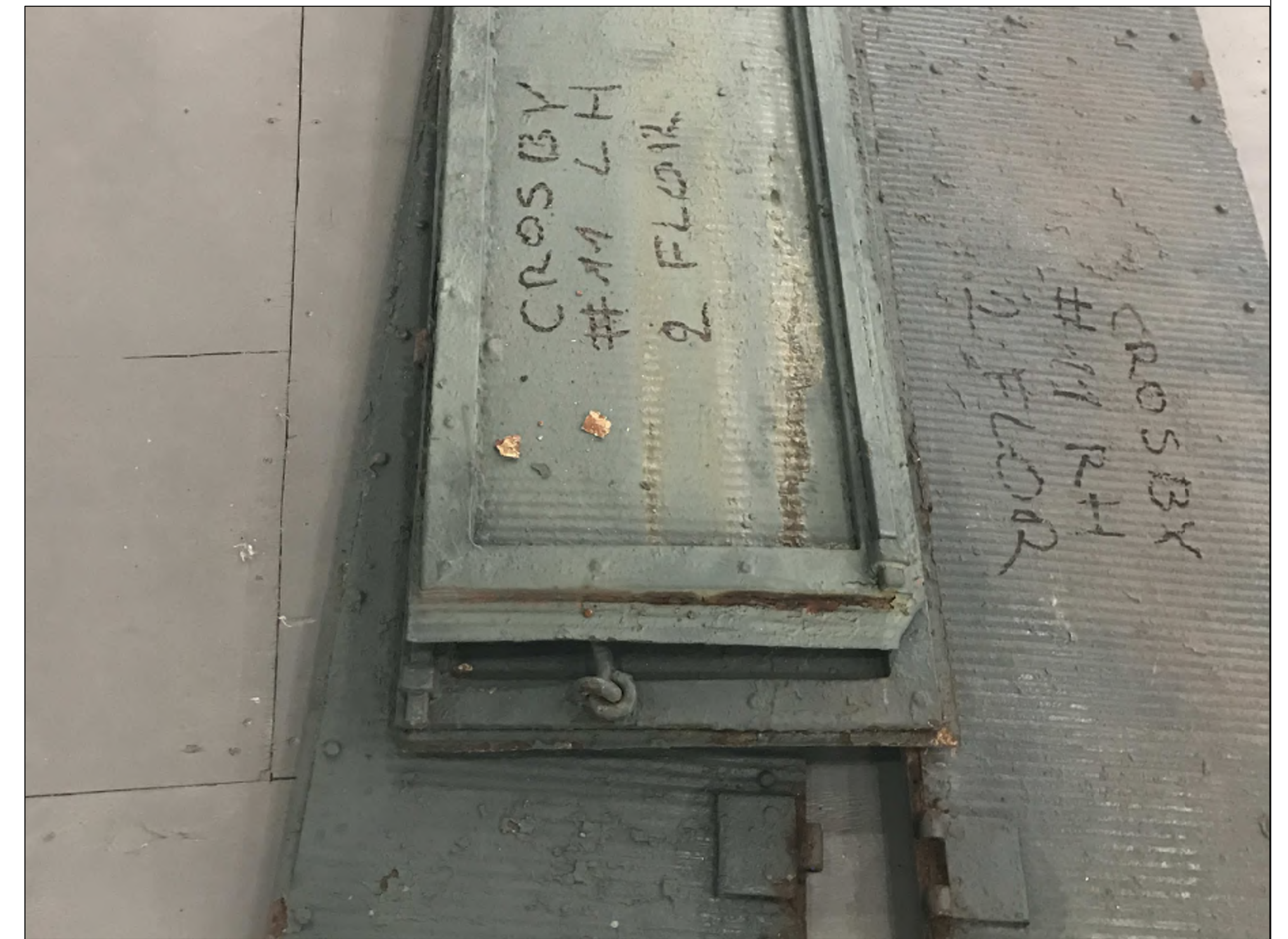
11



CROSBY STREET FACADE,
EXISTING SHUTTER CONDITIONS.



SHUTTER IN PROGRESS OF RESTORATION
SECONDARY AND TOP COAT PAINT



PRE-RESTORATION SHUTTER CONDITIONS



RESTORED SHUTTER

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**PHOTOS OF SHUTTER
REPAIRS**

0 5' 10' 20'

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CORNICE CONDITIONS PRIOR TO REPAIR



CORNICE COMPONENTS DURING RESTORATION



CORNICE IN PROGRESS OF RESTORATION



CORNICE CONDITION AFTER RESTORATION PRIOR TO TOP COAT



CAST IRON PATCHES PRIOR TO TOP COAT



CAST IRON REPAIR - STAINLESS STEEL PLATE



CAST IRON REPAIR AFTER PATCHING PRIOR TO FINAL PAINT.



CORNICE DURING SECONDARY COATING

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PHOTOS OF CAST IRON REPAIRS

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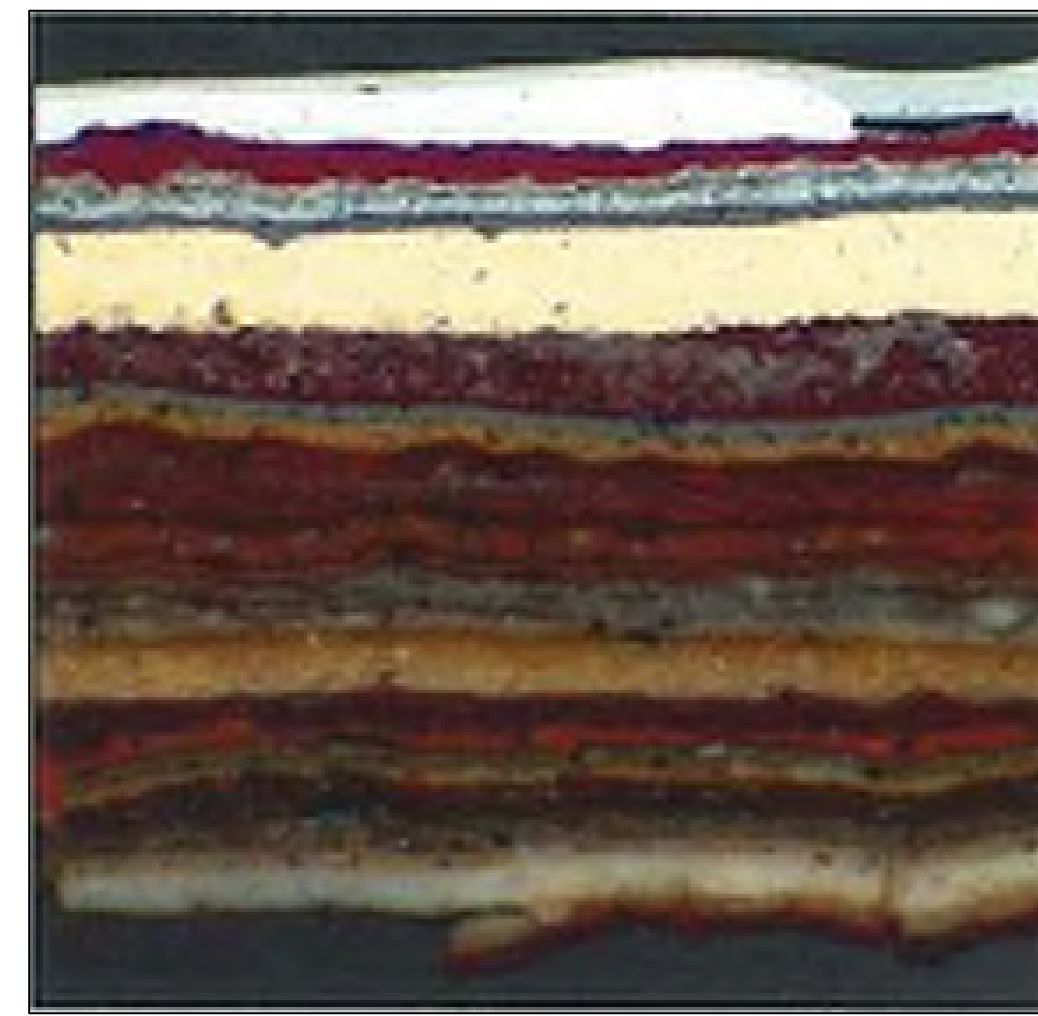
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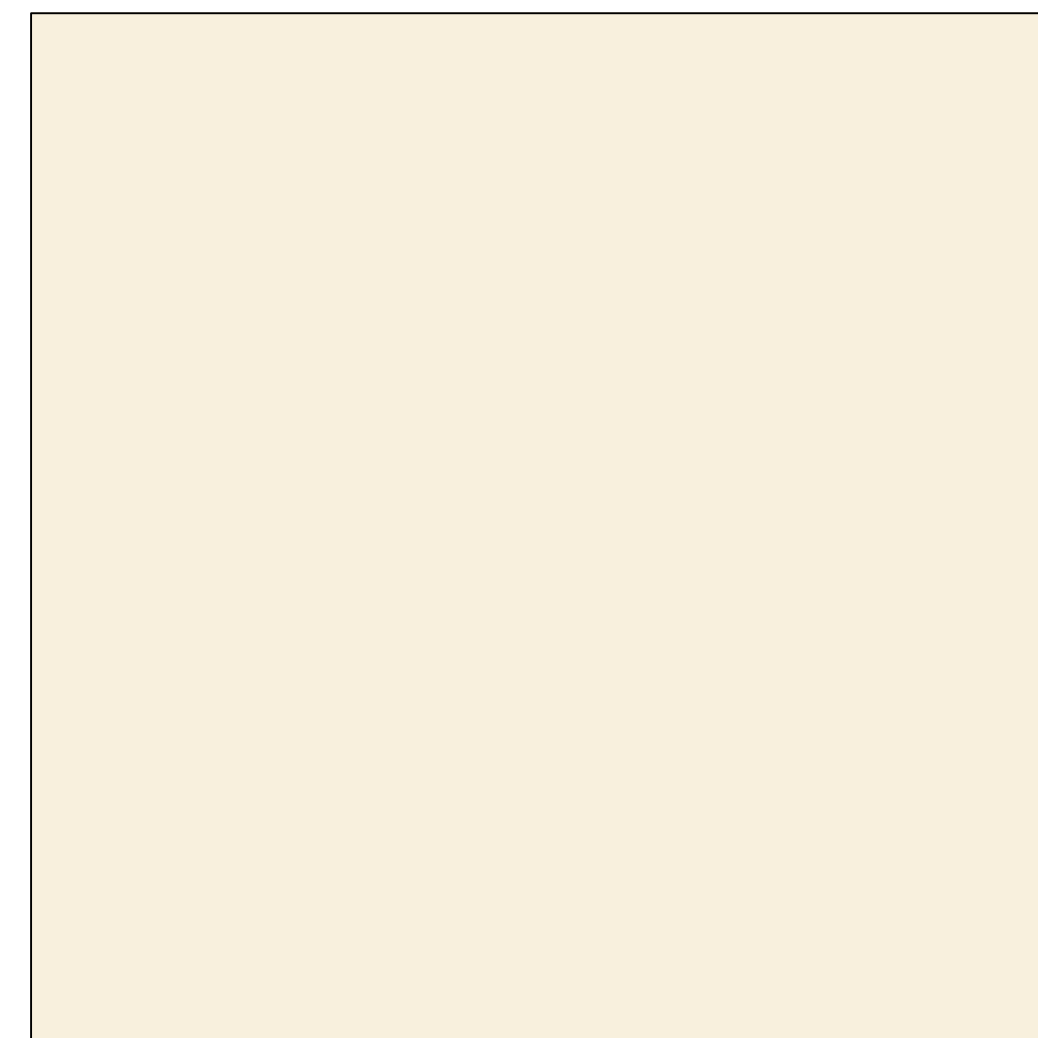
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CAST IRON BEFORE PAINT REPAIR



CROSS-SECTION OF PAINT ANALYSIS



MATCH FOR FIELD COLOR OF FAUX MARBLE FINISH :
BENJAMIN MOORE,
BUTTERFIELD #897



WATERPROOFING, SECONDARY AND TOP COAT FINISH PAINT



CAST IRON AFTER PAINT REPAIR



FINISH PAINT TEST

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PHOTOS OF PAINT REPAIR

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NEW FRAMING TO SUPPORT NEW WOOD WINDOWS



NEW WATERPROOFING AT CAST IRON SILL



NEW CUSTOM ARCH WOOD WINDOW PRIOR TO BRICK MOLD



NEW WOOD WINDOWS INSTALLED

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PHOTOS OF WOOD WINDOW REPAIRS

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PRE-RESTORATION CAPITALS ON CROSBY FACADE



REMOVED CAPITALS STORED ON SITE



REMOVED CAPITALS STORED ON SITE

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**PHOTOS OF CROSBY FACADE
CAPITALS AND CAPITAL STORAGE**

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HALF SQUARE CAPITAL PRIOR TO REMOVAL



PRIOR TO REMOVAL SHOWING DETERIORATED BELL HOUSING



REMOVED CAPITAL DURING INSPECTION SHOWING TAGGING SYSTEM



DETAIL OF BELL HOUSING



FULL ROUND CAPITAL PRIOR TO REMOVAL



REMOVED CAPITAL SHOWING CRACKED BELL HOUSING



REMOVED CAPITAL SHOWING TAGGING SYSTEM.



REMOVED CAPITAL SHOWING CRACKED BELL HOUSING

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PHOTOS OF FULL ROUND CAPITAL CONDITIONS

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