

PROJECT LOCATION:  
**541 BROADWAY**  
NEW YORK, NY.

DATE:  
**FEBRUARY 08, 2017**

**DOCKET #:** 011068

**APPLICATION FOR:**

- ENTRANCE ACCESSIBILITY RAMP INSTALLATION & ASSOCIATED STOREFRONT ALTERATIONS
- FLAGPOLE LEGALIZATION
- DIAMOND PLATE LEGALIZATION
- INTERCOM LEGALIZATION

**PRESENTATION:**

- LANDMARKS PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS APPLICATION



112 MERCER STREET

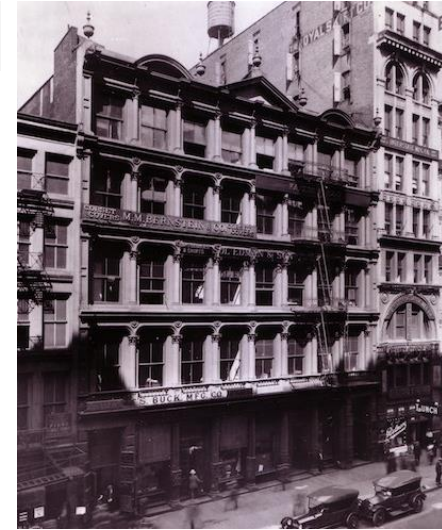


541 BROADWAY



HOWARD L.  
**ZIMMERMAN**  
ARCHITECTS PC

## SoHo-Cast Iron



1910

Courtesy  
Cathy Weis  
Projects  
<http://www.cathyweis.org/weisacres/about/>



1982

City  
Museum of  
New York  
<http://collections.mcny.org/Collection/537-541,-543-and-545-Broadway.-24UAKVGZ-UQN.html>



**541 BROADWAY**  
PROJECT HISTORY

**CONTEXT – LOCATION & HISTORIC PHOTOS**



2013 – BEFORE RESTORATION WORK



2017 – AFTER RESTORATION WORK



541 BROADWAY  
PROJECT HISTORY

CONTEXT – FAÇADE RESTORATION

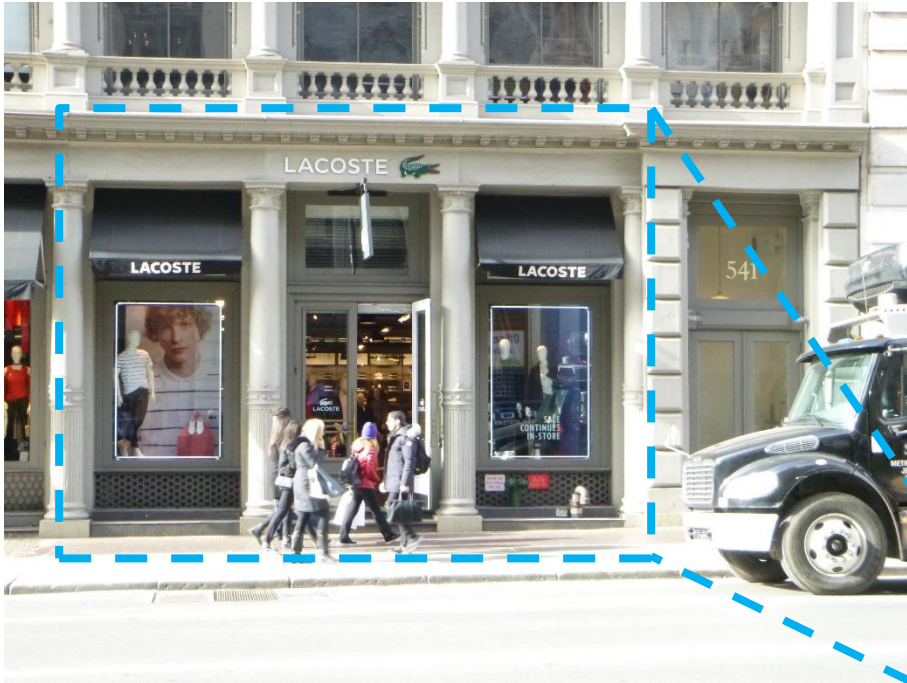


EXTENSIVE RESTORATION THROUGHOUT BUILDING IN 2013



**541 BROADWAY**  
PROJECT HISTORY

**CONTEXT – 2013 RENOVATIONS**

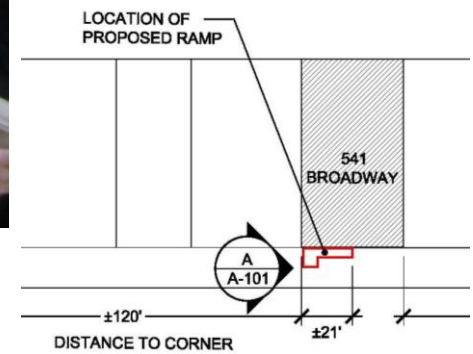
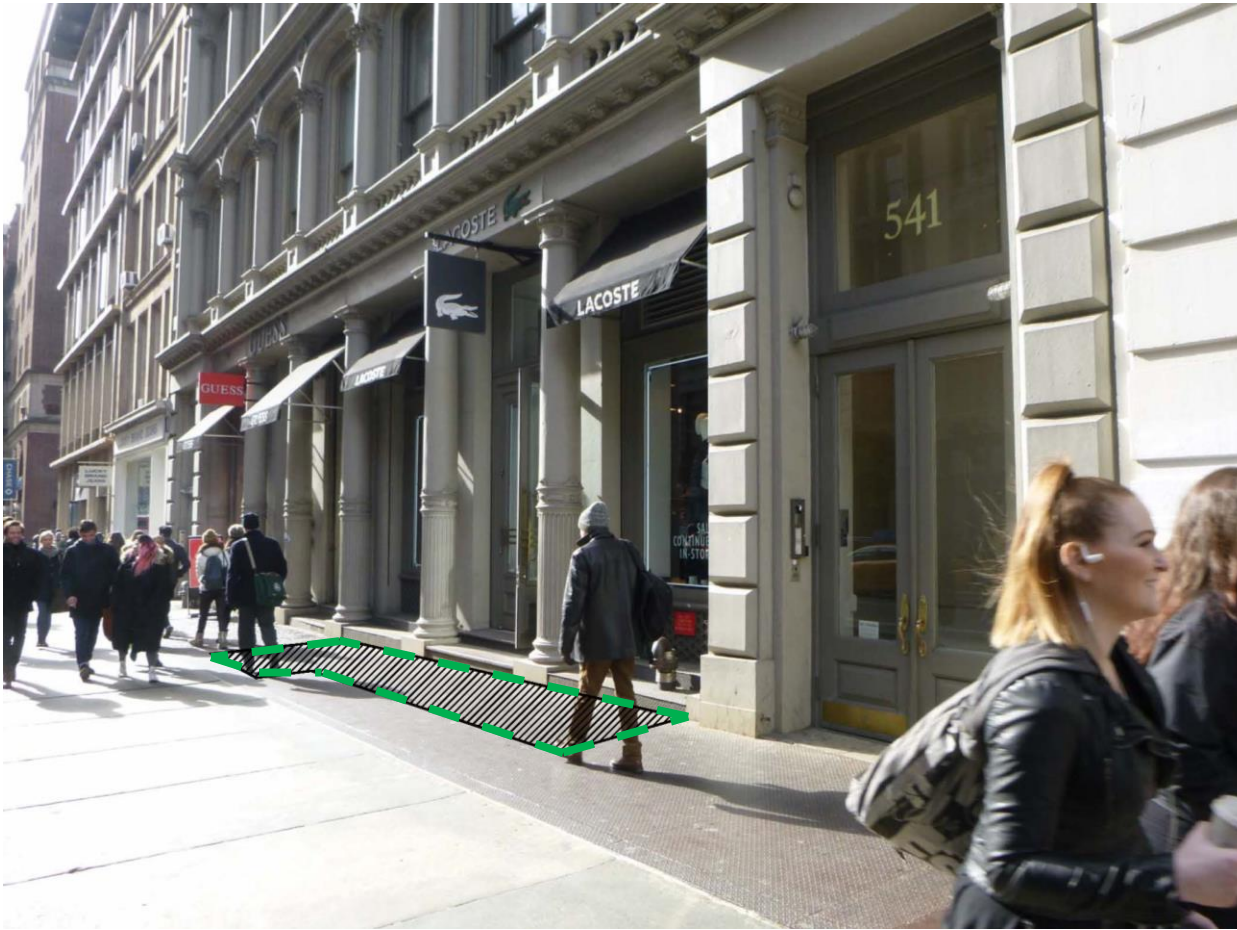


STOREFRONT FOR PROPOSED ADA  
RAMP LOCATION



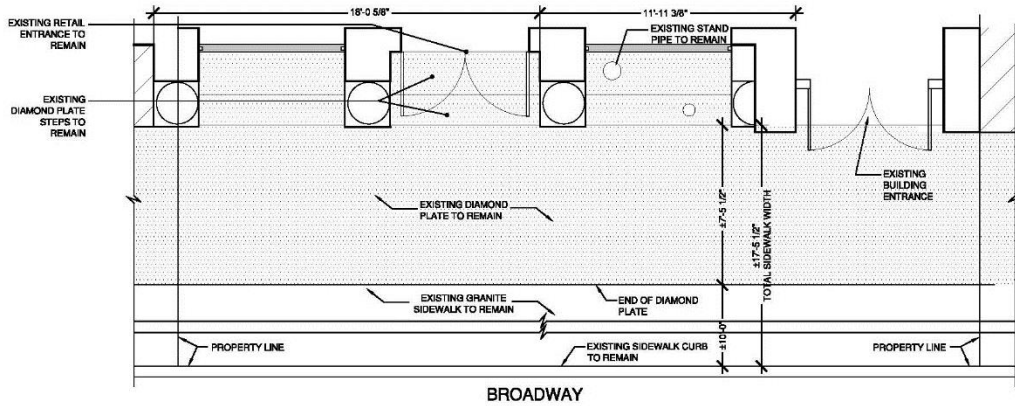
541 BROADWAY  
ENTRANCE RAMP INSTALLATION

EXISTING CONDITIONS – BROADWAY FACADE

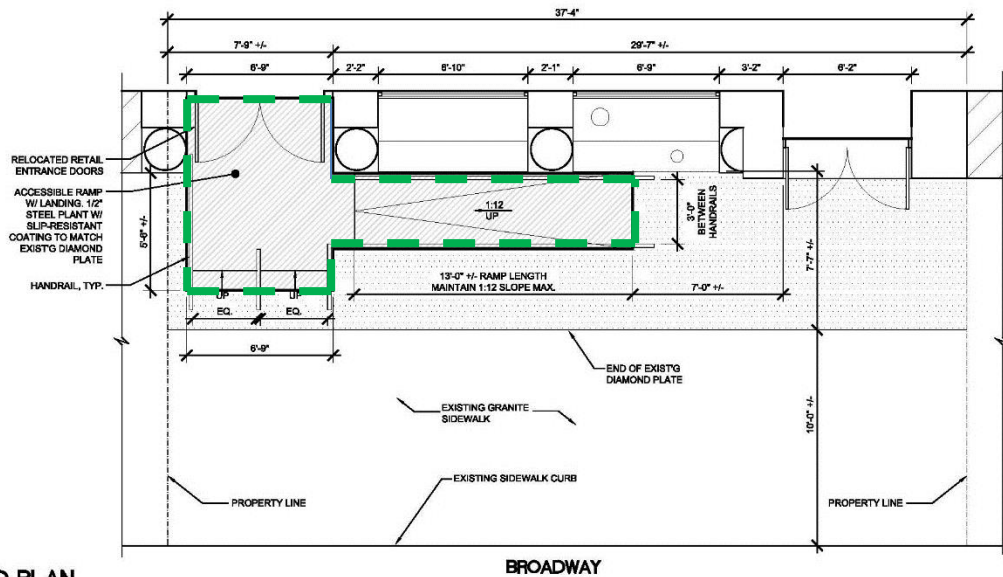


**541 BROADWAY**  
ENTRANCE RAMP INSTALLATION

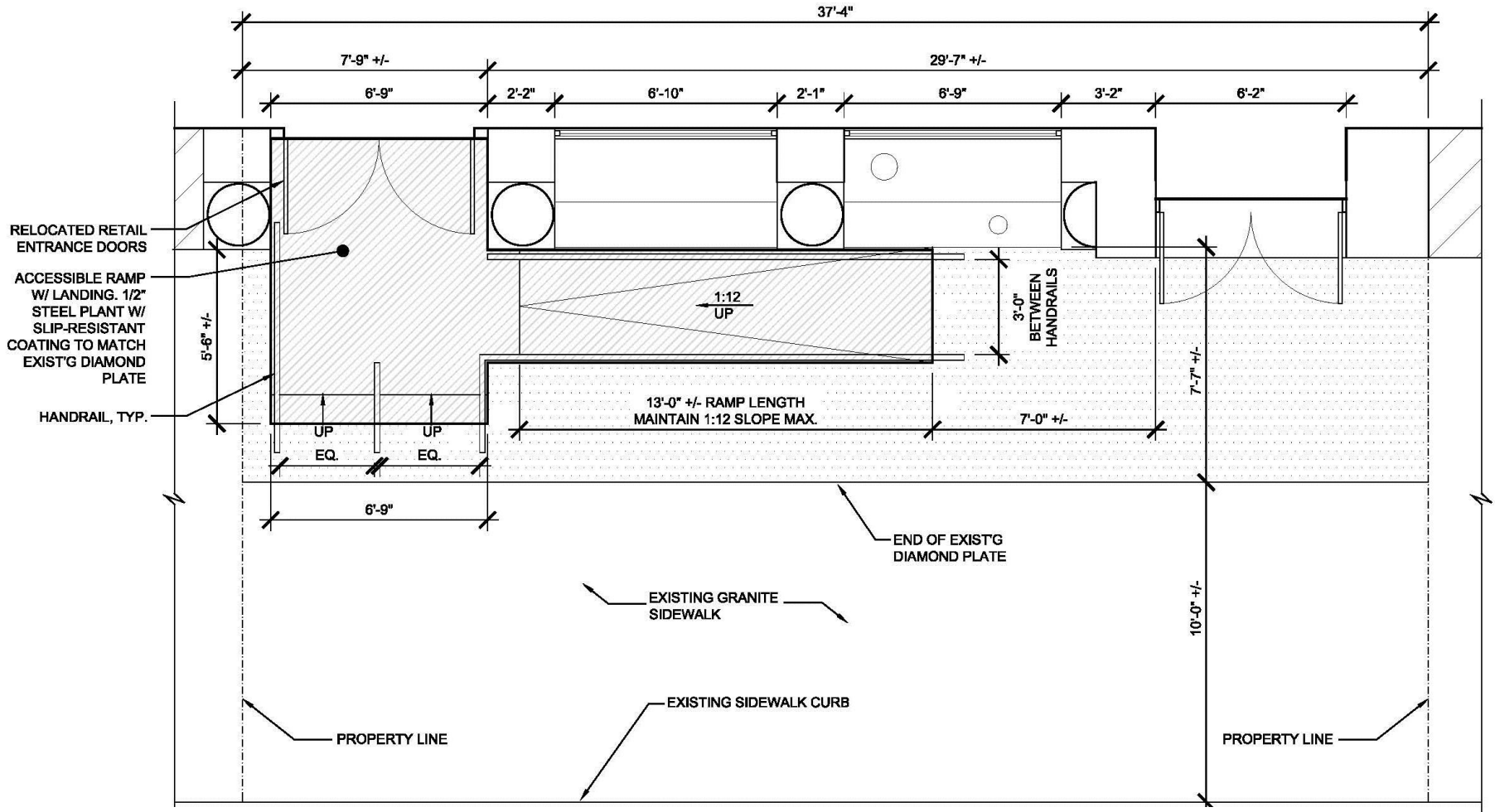
**APPROXIMATE FOOTPRINT OF RAMP**



**1** EXISTING PLAN  
3/16" = 1'-0"



**2** PROPOSED PLAN  
3/16" = 1'-0"



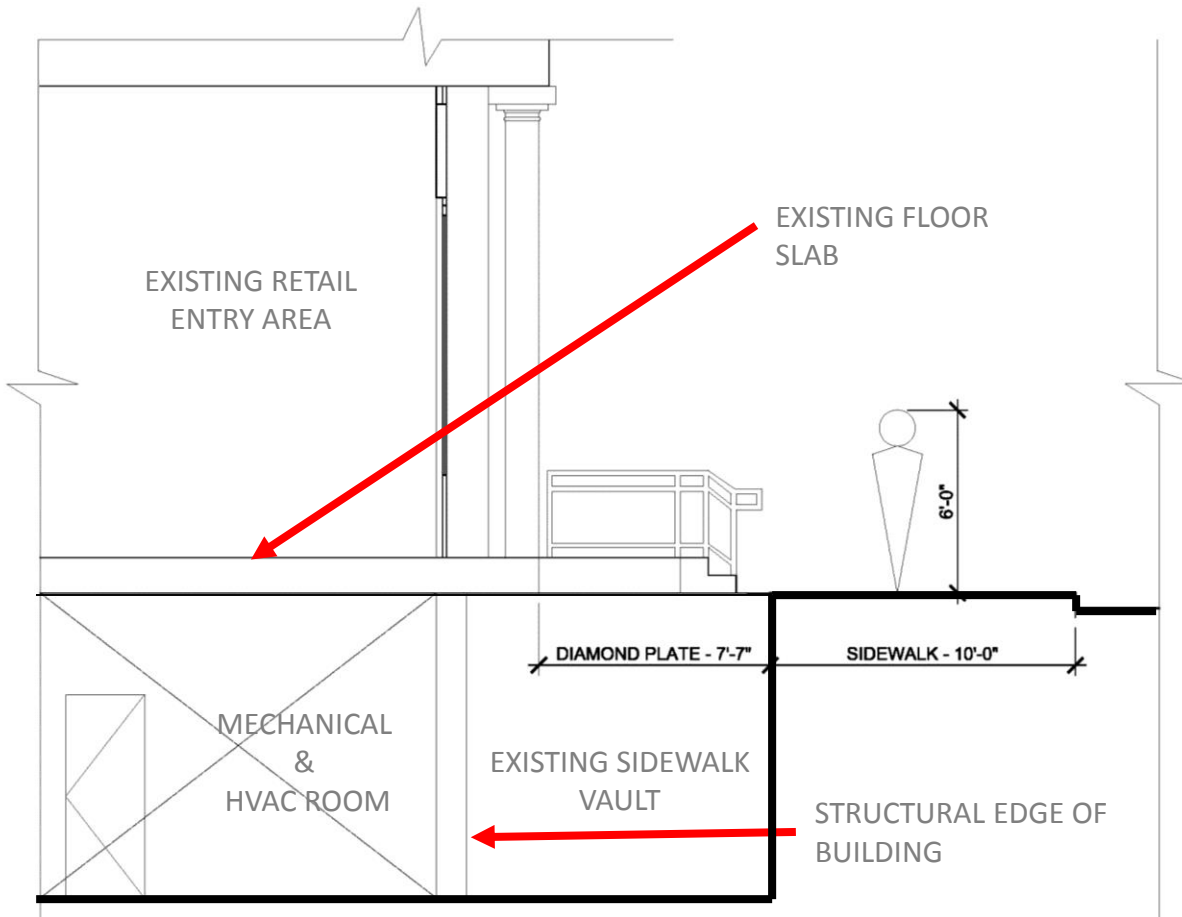
1 PROPOSED PLAN  
1/4" = 1'-0"



541 BROADWAY  
ENTRANCE RAMP INSTALLATION

PLANS - ENLARGED

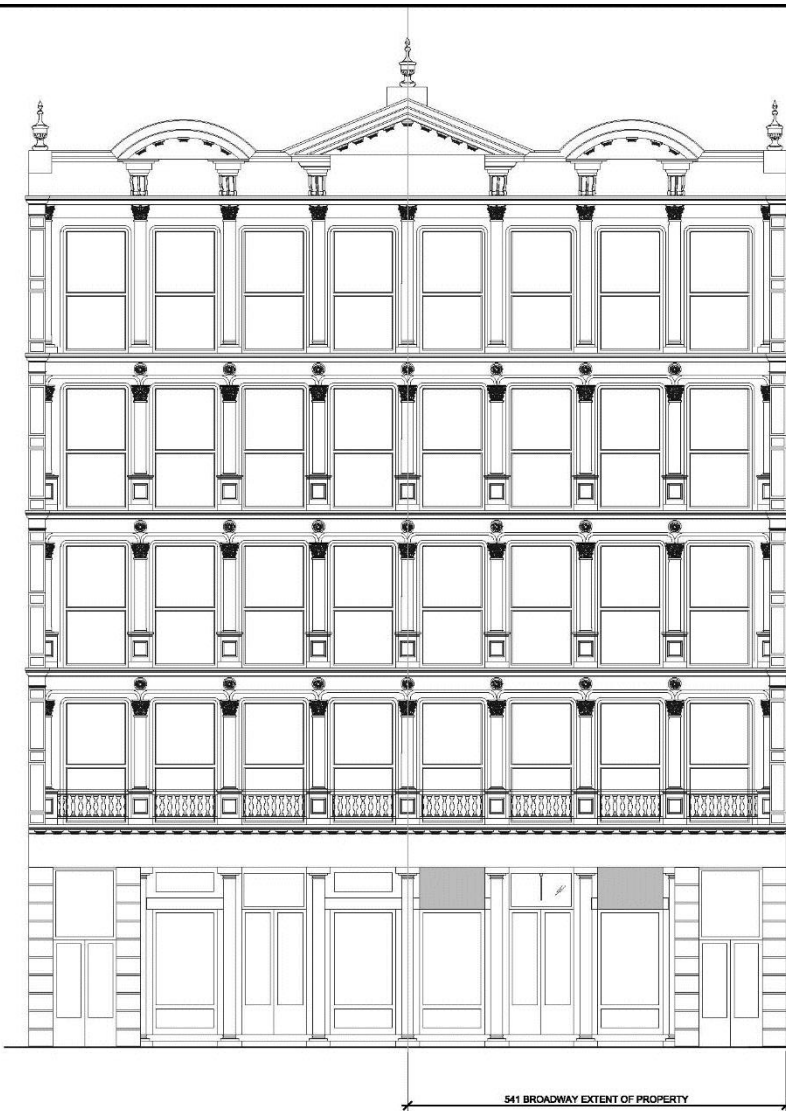




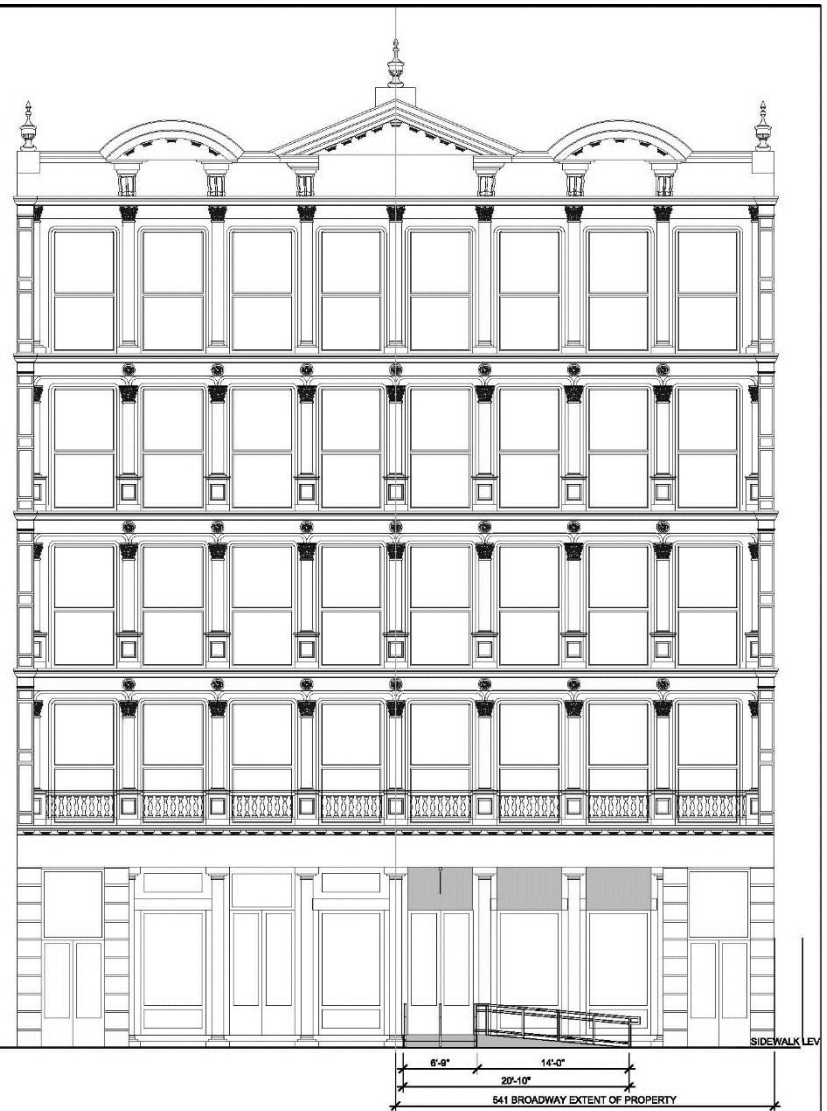
**BUILDING SECTION** SHOWING MECHANICAL ROOM AND VAULT AREA UNDER BROADWAY FAÇADE AND RETAIL ENTRY

MECHANICAL ROOM CEILING AREA





1 EXISTING EAST ELEVATION  
3/32" = 1'-0"

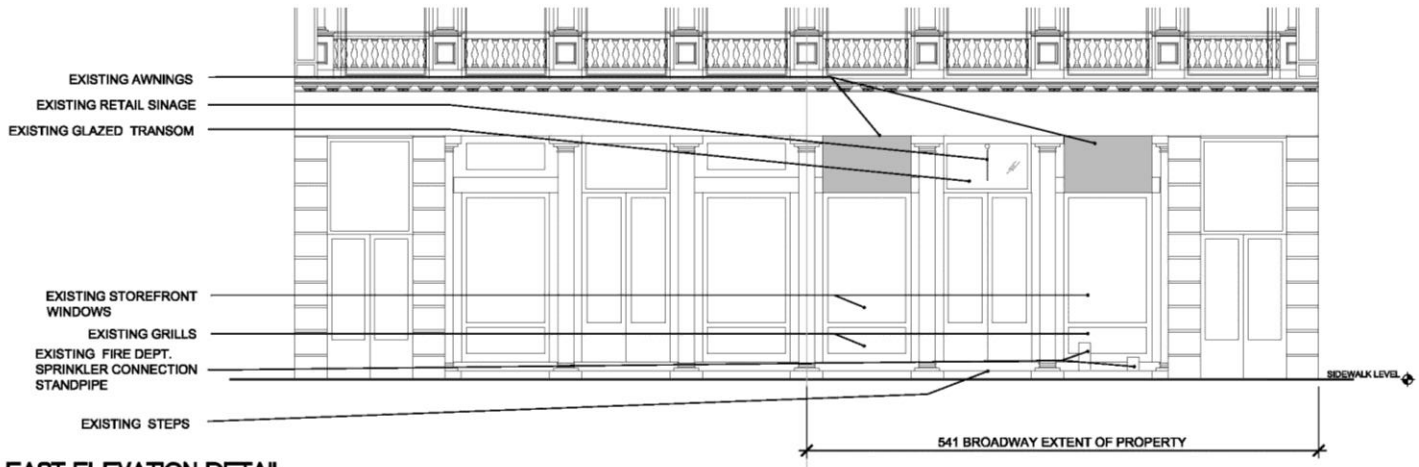


2 PROPOSED EAST ELEVATION  
3/32" = 1'-0"

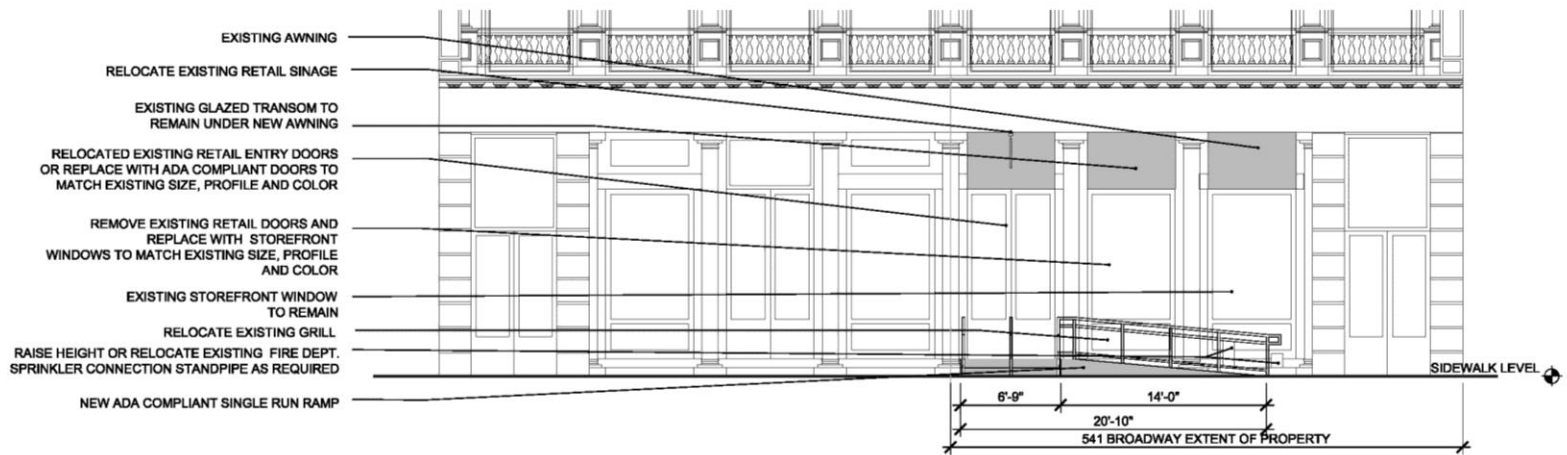


541 BROADWAY  
ENTRANCE RAMP INSTALLATION

ELEVATIONS – BROADWAY FACADE

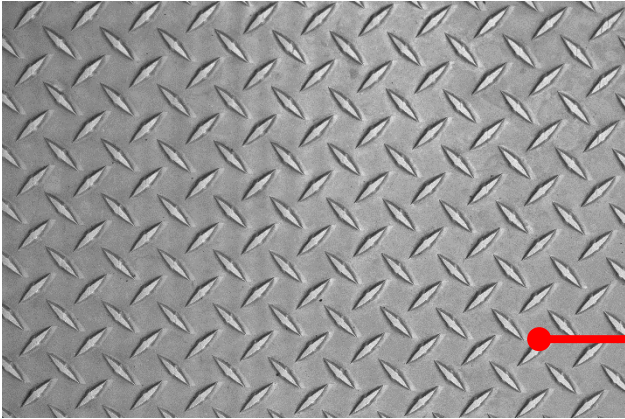


**1** EXISTING EAST ELEVATION DETAIL  
 1/8" = 1'-0"



**2** PROPOSED EAST ELEVATION DETAIL  
 1/8" = 1'-0"



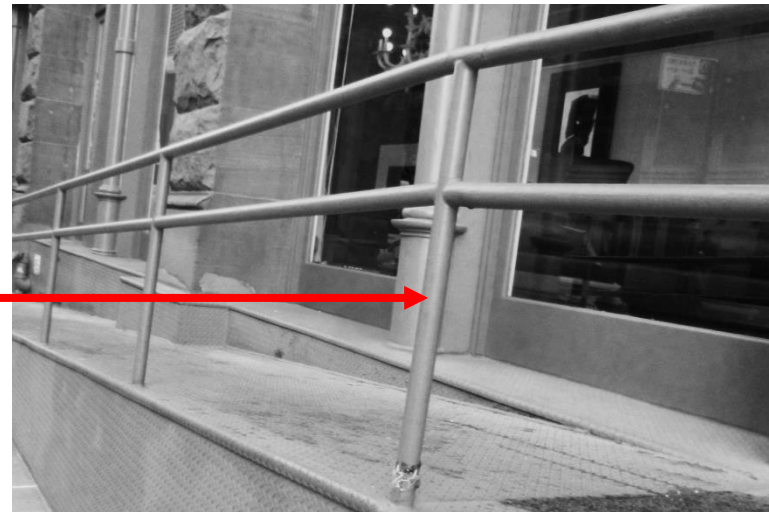


NEW DIAMOND PLATE TO BE UNFINISHED STEEL TO MATCH EXISTING.



541 BROADWAY – EXISTING CONDITIONS

NEW TUBULAR STEEL HANDRAIL TO BE SIMILAR TO STYLE SHOWN IN PHOTOGRAPH AND PAINTED DARKER SHADE OF EXISTING BUILDING STOREFRONT.



50 WOOSTER ST. – EXAMPLE OF STEEL HANDRAIL STYLE SIMILAR TO PROPOSED



45 CROSBY ST.



35 MERCER ST.



49 MERCER ST.



50 HOWARD ST.



**541 BROADWAY**  
ENTRANCE RAMP INSTALLATION

**SOHO CAST IRON HISTORIC  
DISTRICT RAMP PRECEDENTS**



**STREET VIEW:** SIDEWALK VAULT – AFTER COLLAPSE IN JULY 2001 – NOTE DAMAGED LIGHTS AND STEPS



**VAULT VIEW:** SIDEWALK VAULT AFTER COLLAPSE IN JULY 2001 – NOTE DAMAGED LIGHTS



**541 BROADWAY**  
DIAMOND PLATE LEGALIZATION

**CONTEXT: SIDEWALK VAULT - BROADWAY**



**STREET VIEW:** SIDEWALK VAULT – AFTER REPAIRS TO DIAMOND PLATE

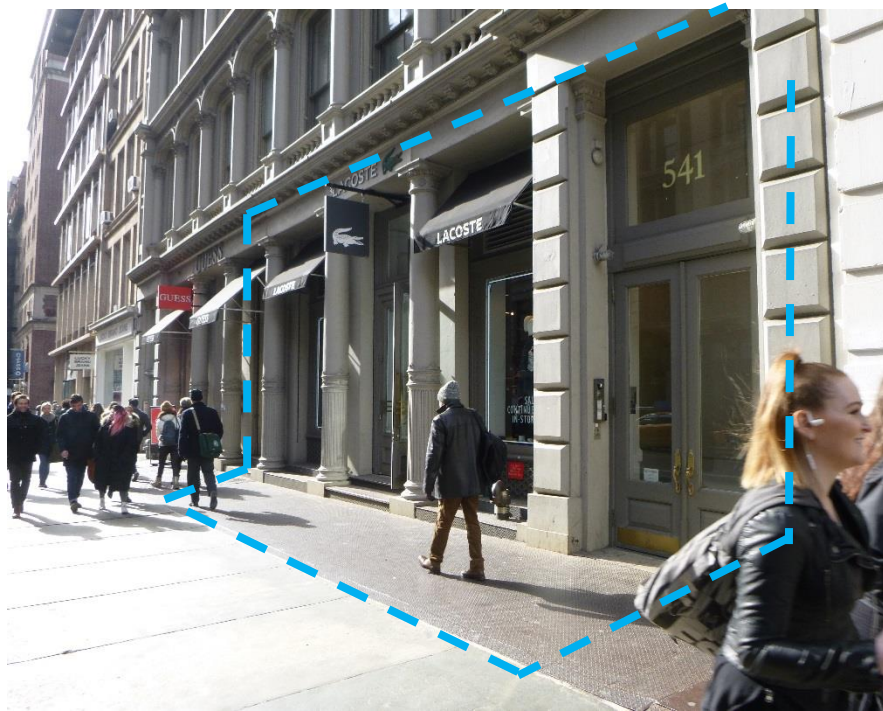


**VAULT VIEW:** SIDEWALK VAULT AFTER REPAIRS



**541 BROADWAY**  
DIAMOND PLATE LEGALIZATION

**CONTEXT: SIDEWALK VAULT - BROADWAY**



541 BROADWAY – LOOKING SOUTH



541 BROADWAY – LOOKING NORTH










**541 BROADWAY**  
DIAMOND PLATE LEGALIZATION

**CONTEXT – SIDEWALK CONDITIONS**





-  DIAMOND PLATE
-  GRANITE
-  GRANITE & CONCRETE
-  VAULT LIGHTS
-  CONCRETE PAVEMENT
-  541 BROADWAY
-  BLUE STONE



541 BROADWAY  
DIAMOND PLATE LEGALIZATION

SIDEWALK MATERIALS DIAGRAM



MERCER STREET ENTRY AS SEEN FROM  
CORNER OF MERCER & SPRING STREETS  
(111 FT FROM CORNER)  
NOTE: NO ACCESS TO 541 RETAIL STORE VIA MERCER ST.  
ENTRY



541 BROADWAY  
INTERCOM LEGALIZATION

EXISTING FAÇADE – 112 MERCER STREET



112 MERCER STREET ENTRANCE  
INTERCOM AS CURRENTLY  
INSTALLED



PROPOSED RELOCATION OF INTERCOM



115 MERCER STREET



125 MERCER STREET



541 BROADWAY  
FLAGPOLE LEGALIZATION

MERCER STREET FLAGPOLE PRECEDENTS