



34 Howard Street  
Landmarks Preservation Commission  
July 8, 2015

**P** + **K**  
**S** + **B**





Soho Historic District Map



Sanborn Map of neighborhood

Soho Historic District and Context Sanborn Map



### ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

**SPECIAL PURPOSE DISTRICT**  
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

**AREA(S) REZONED**

**Effective Date(s) of Rezoning:**  
 10-11-2012 C 120226 ZMM

**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas on this map, see APPENDIX F.

**CITY MAP CHANGE(S):**  
 ▲ 6-01-2013 C 120156 MMM

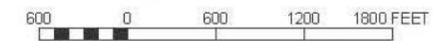
**MAP KEY**

8b	8d	9b
12a	<b>12c</b>	13a
12b	12d	13b

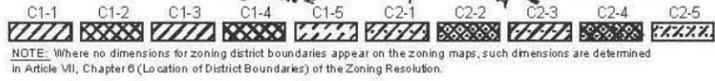
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ZONING MAP 12c

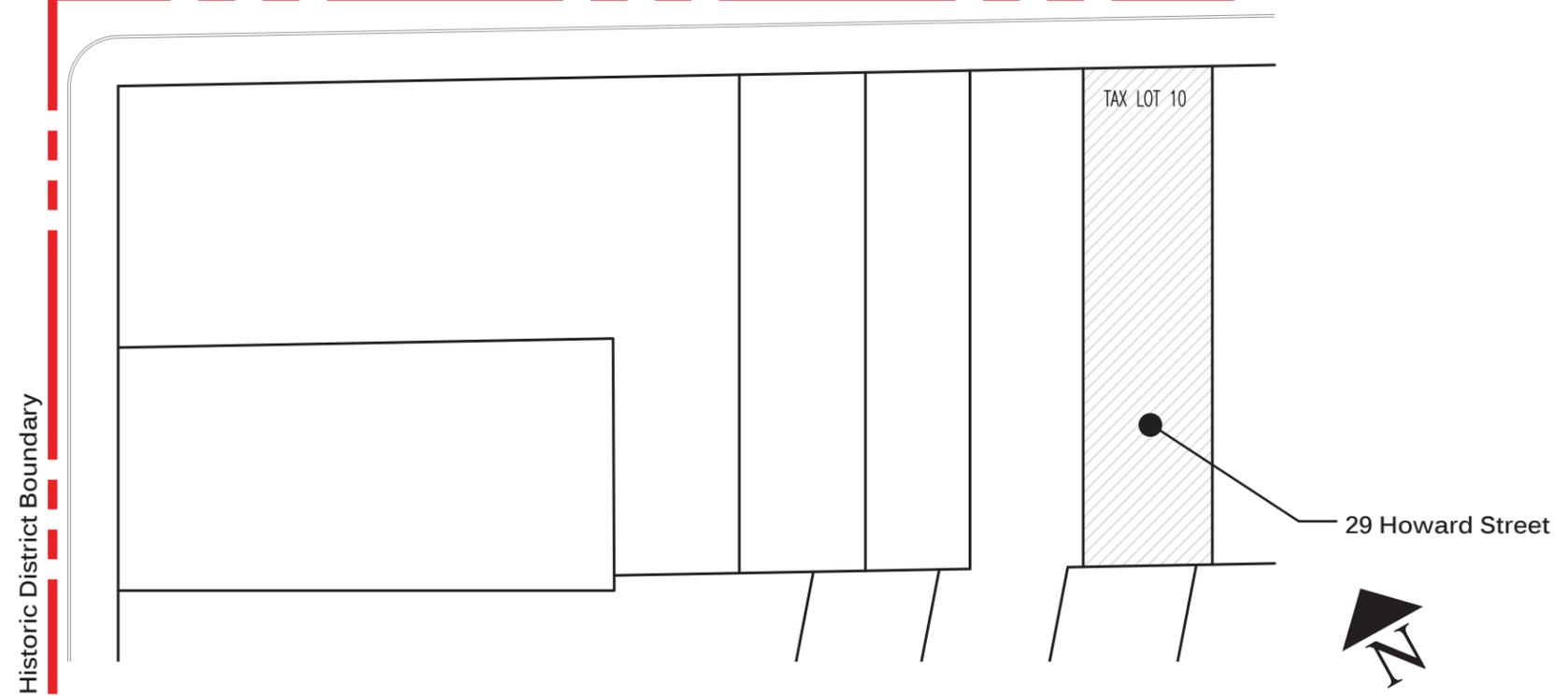
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.



# NOTE: STREETS FOR THE STREET MAP CHANGE C 120077 MMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



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S + B



Site Plan

P K  
S + B

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1940 Tax Photo



1980 Tax Photo

Tax Photos

P K  
+  
S B

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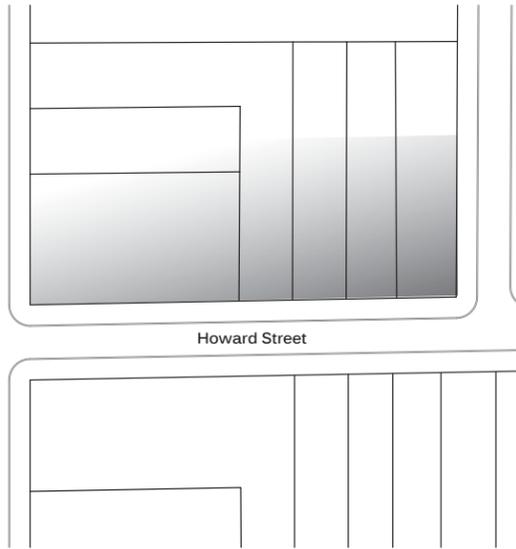
No. 34 is an unusually distinguished structure to have been erected on such a short side street as this. The effectiveness of this 1868 five-story facade, only three bays wide, is explained by the fact that it was designed by the renowned architect James Renwick and his associate Joseph Sands. Although nothing but the cast-iron pilasters remain on what was the ground floor entrance, the building still catches one's eye by its effective use of neo-Grec detailing on both its cast-iron second-floor facade and the marble facade of the remaining three floors.

The use of a two-story cast-iron storefront such as the one on this building is unusual, especially considering its early date. (Badger only listed two two-story storefronts in New York in his 1865 catalog, neither of which were in the Historic District.) This cast-iron second floor seems even odder when it is considered that the detailing of the marble facade above is nearly as elaborate as the cast-iron section. In most instances cast iron was used for an inexpensive imitation of intricate stonework.

The three bays on the second floor of the iron front are separated by smooth pilasters that rise from the ground level. The bay heads are flat on top with rounded corners and two round-arched windows are set within each bay. Above each of these window groups is a rosette and a stylized two-dimensional frieze imitating a balustrade.

For its upper three floors the windows have segmental-arched tops and ornamental keystones. They are bordered by variations of a bead-and-reel molding and flanked by pilasters incised with various neo-Grec designs. On the fifth floor the pilaster capitals incorporate acroteria or "ears", a characteristic neo-Grec motif. Above these capitals rise small paired brackets that support a relatively simple cornice.

## Existing Building and Designation

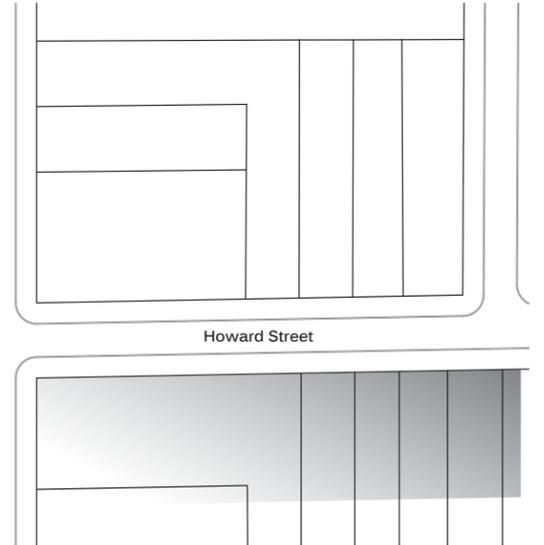


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North Side of Howard Street (SoHo Cast Iron District)

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29 Howard Street - James Renwick and Joseph Sands (Architects)

South Side of Howard Street (Outside District)



James Renwick



29 Howard Street



29 Howard Street

Howard Street Elevation, South side - Existing

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34 Howard Street

Howard Street Elevation, North side - Existing

P K  
+  
S B

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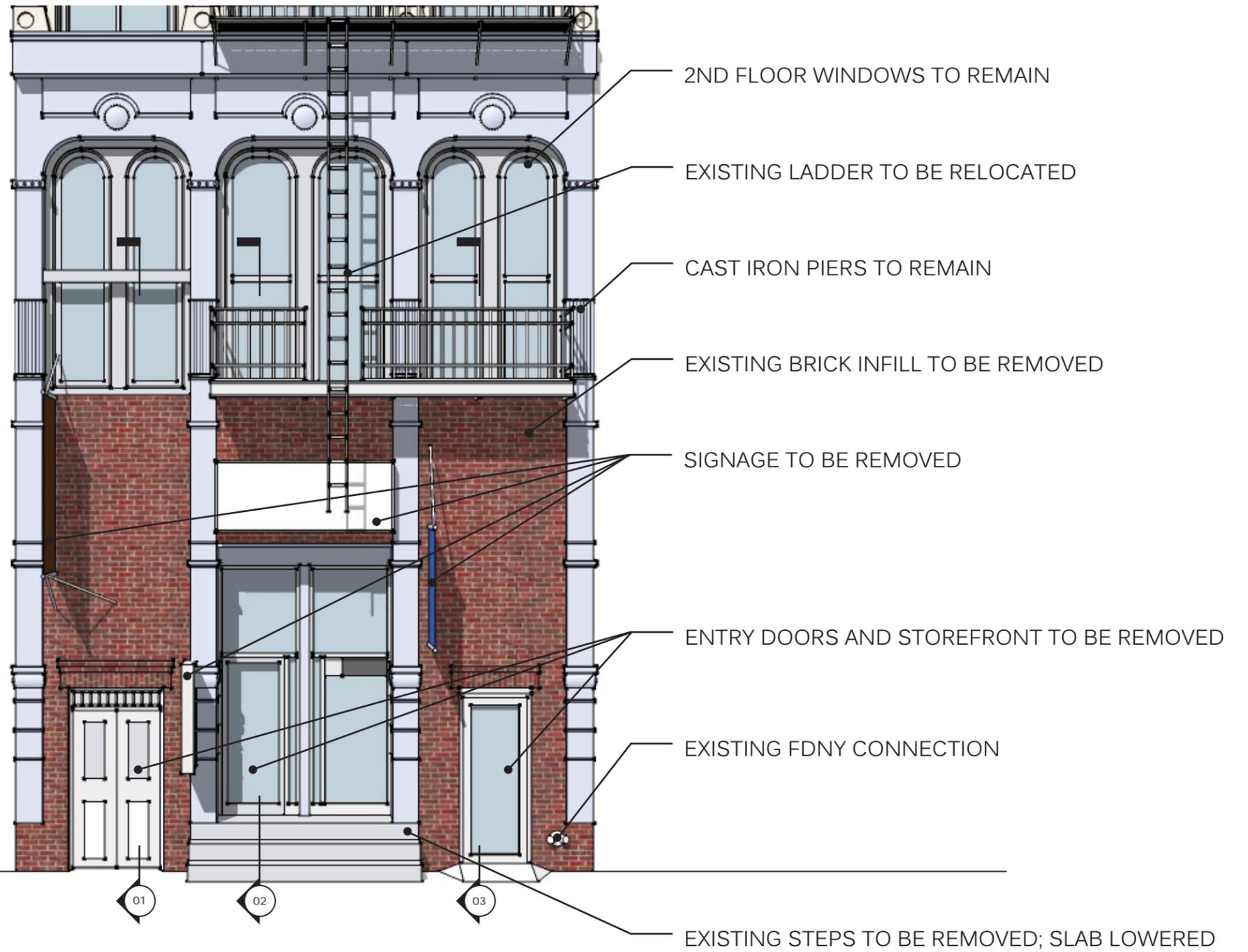


34 Howard Street

Howard Street Elevation, North side - Proposed

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S B

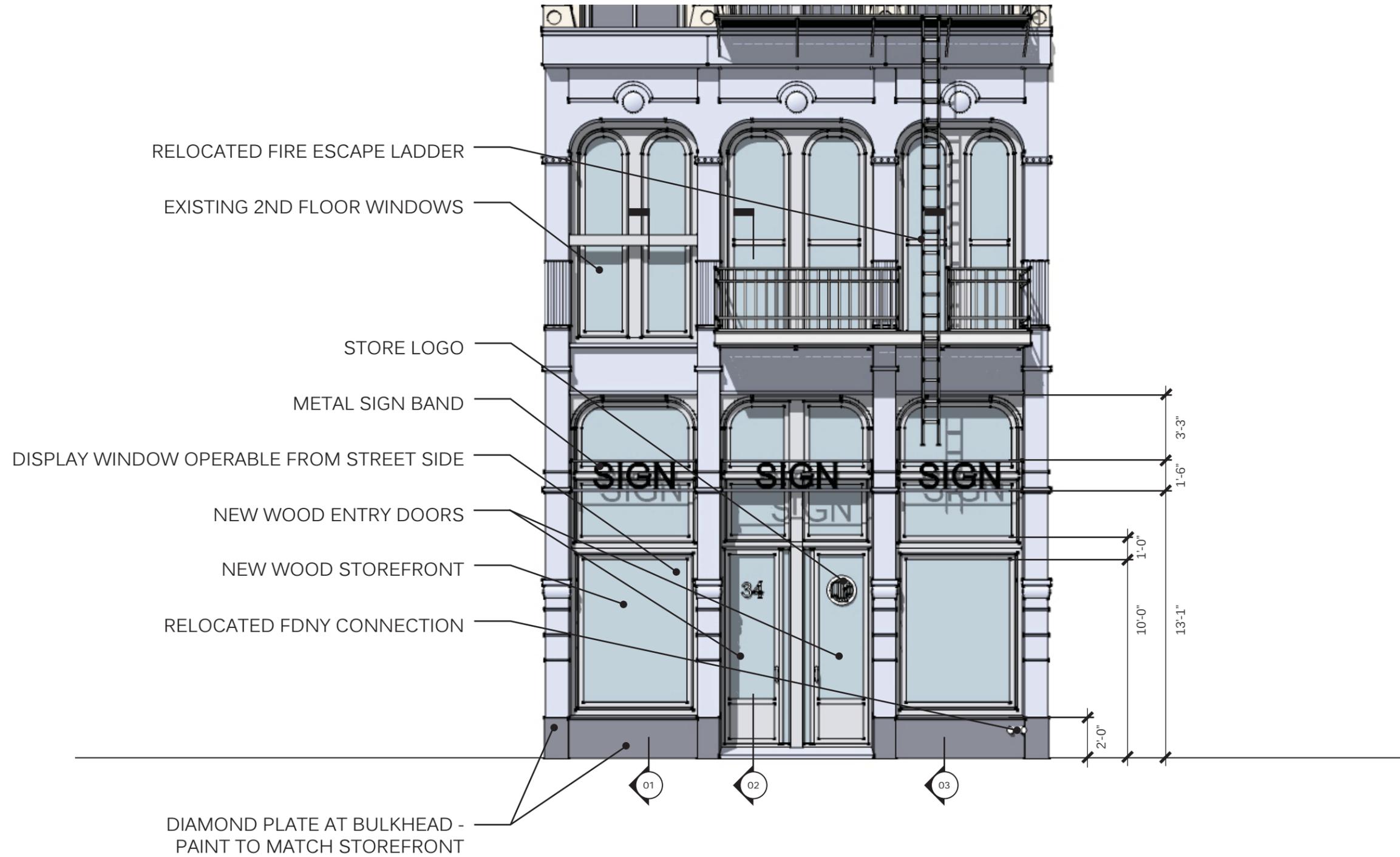
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Existing Elevation



Proposed Elevation with Awnings

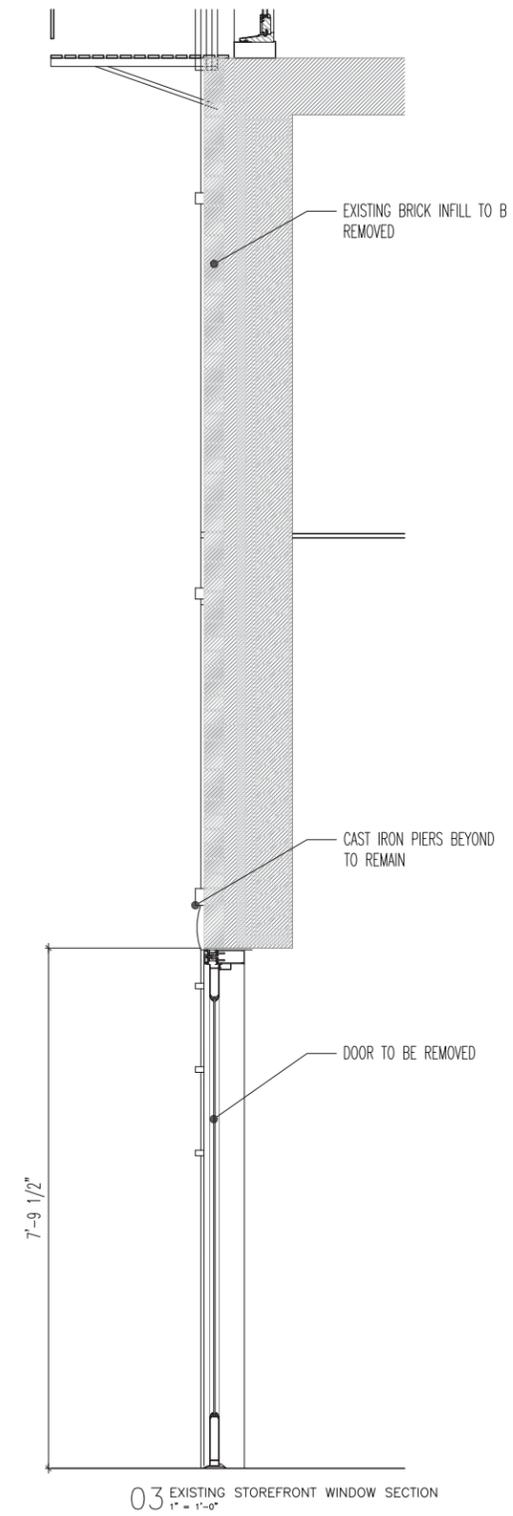
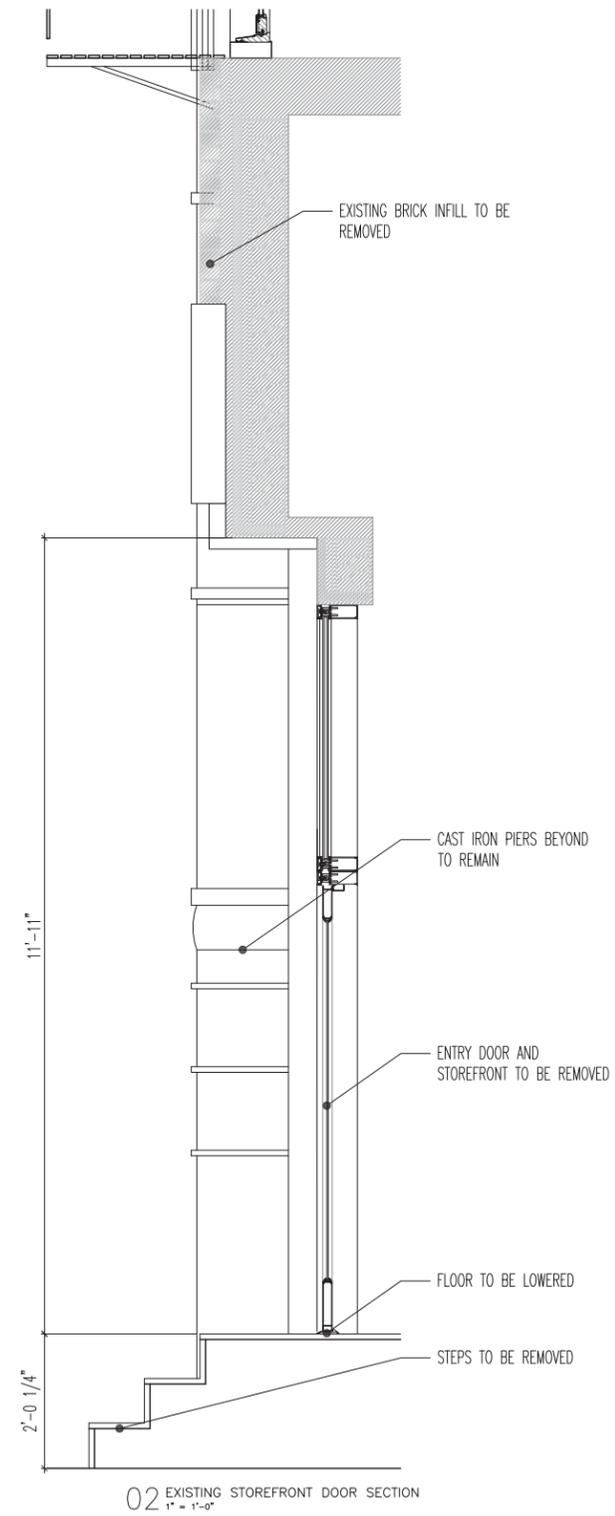
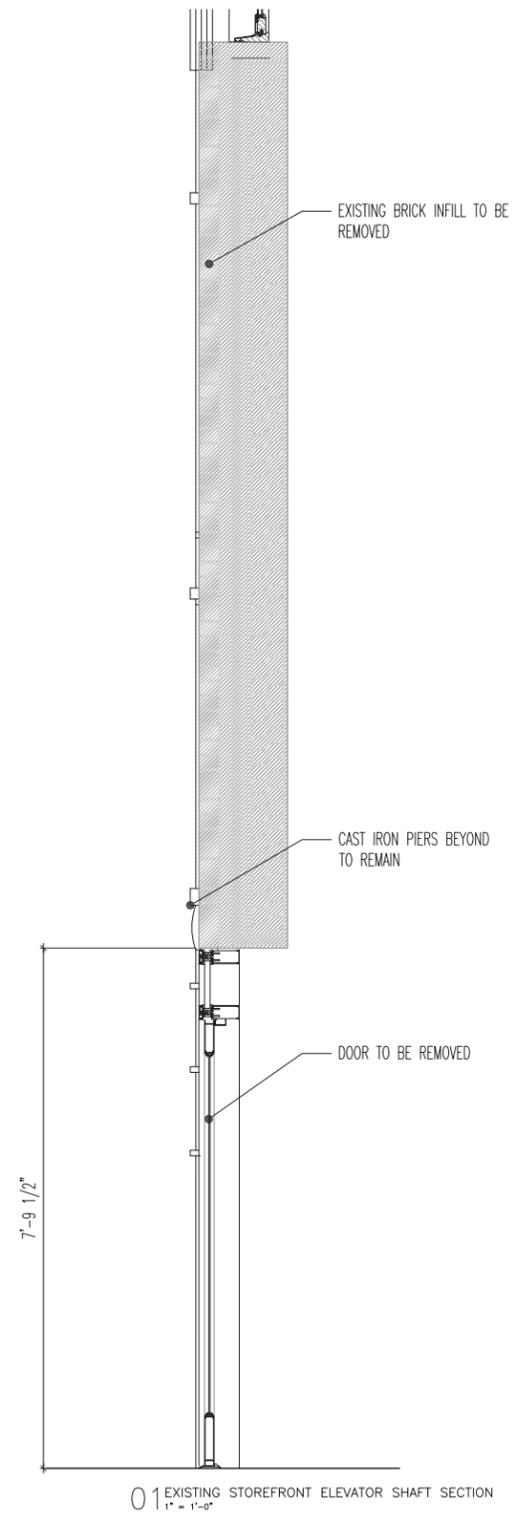


Proposed Elevation without Awnings

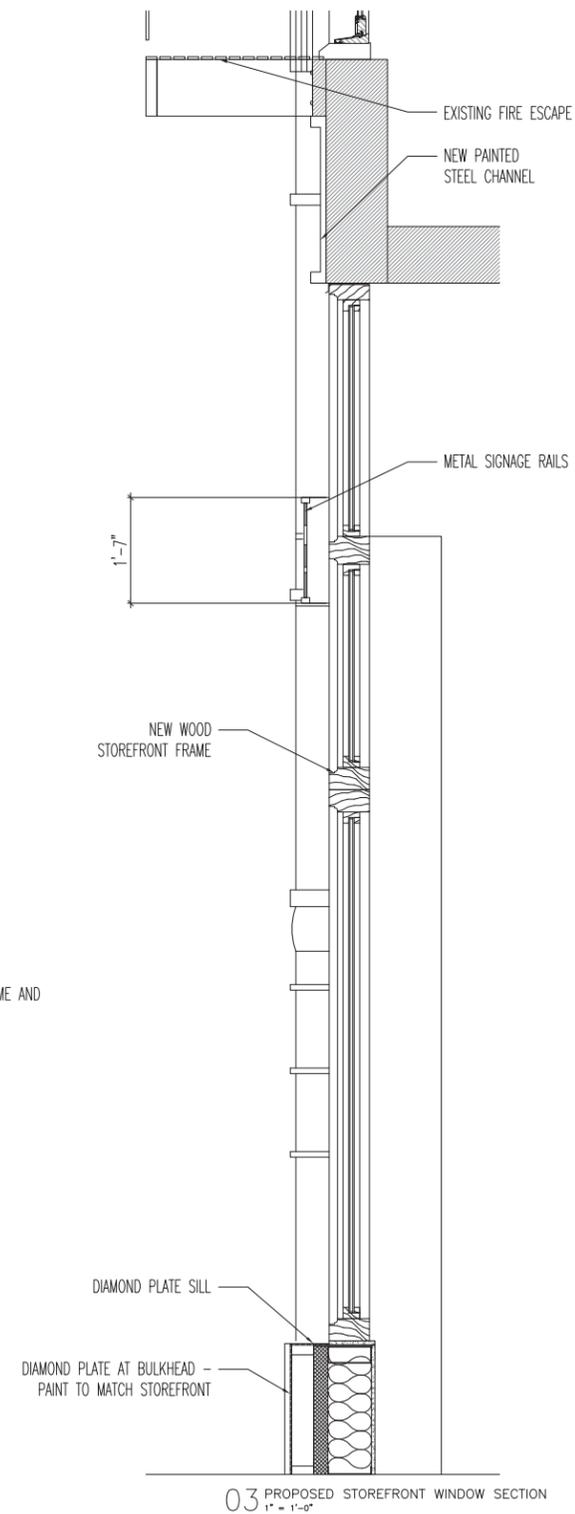
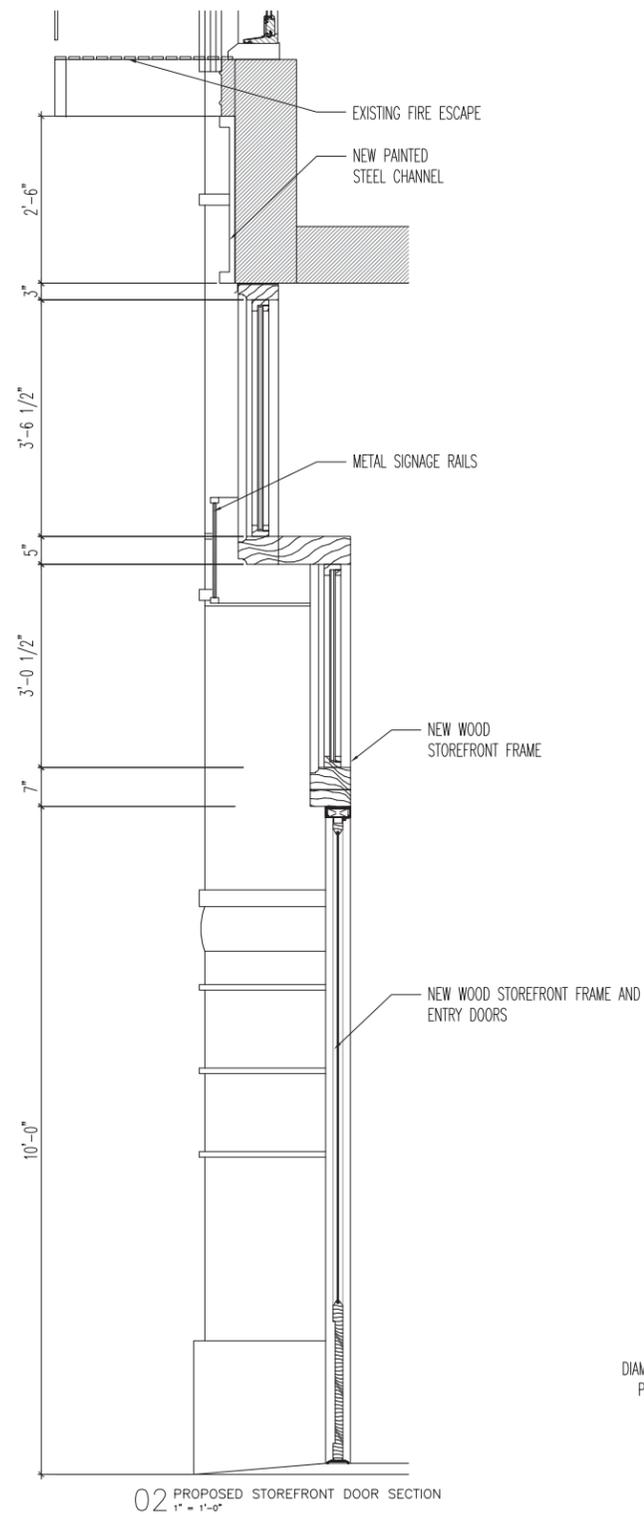
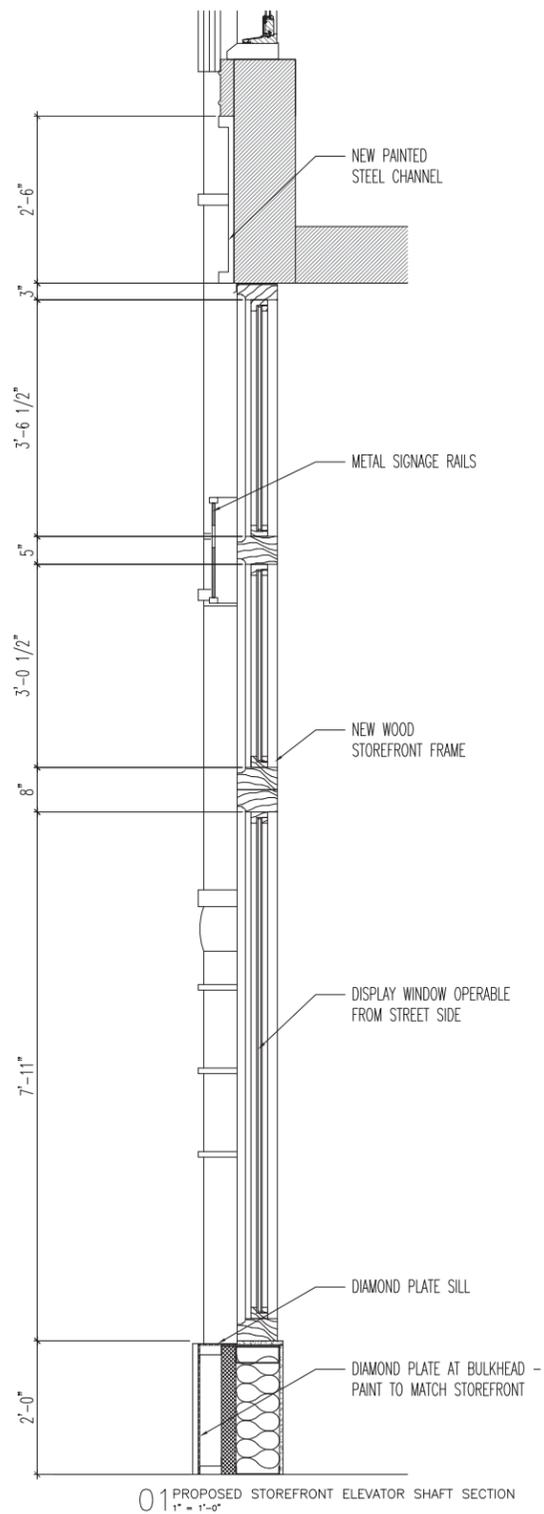
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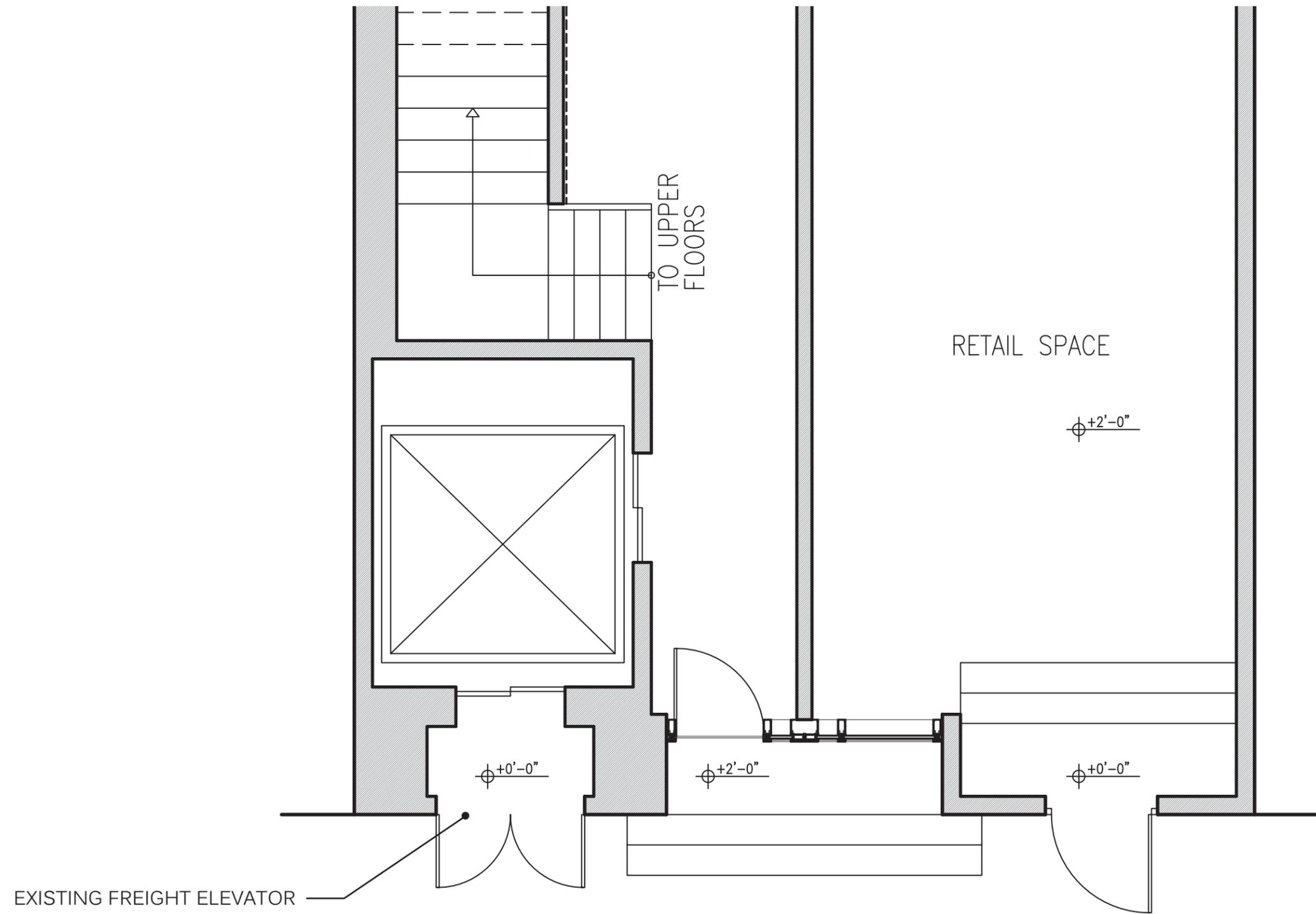
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Storefront Sections, Existing



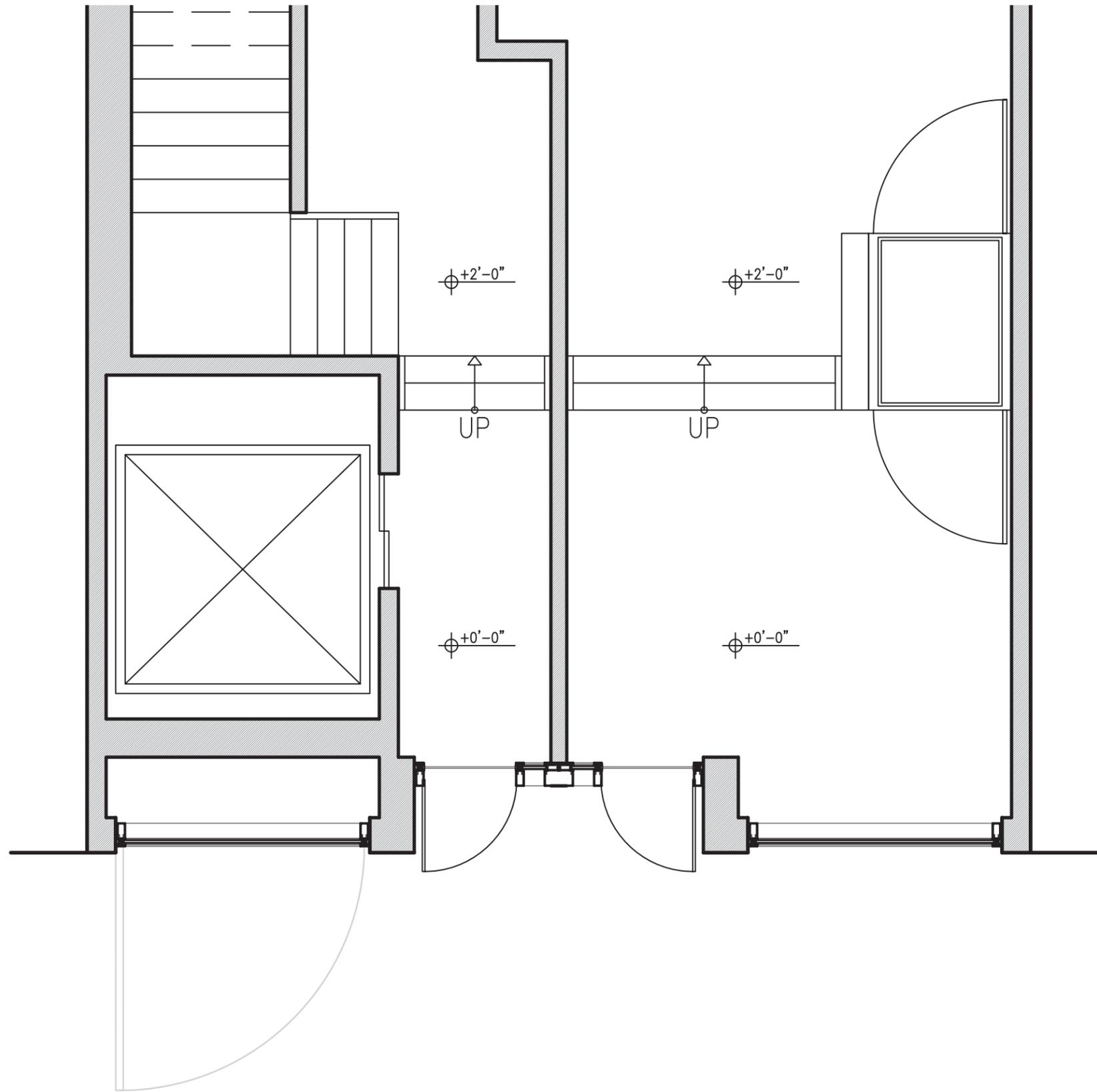
Storefront Sections, Proposed



Storefront Plan Details, Existing

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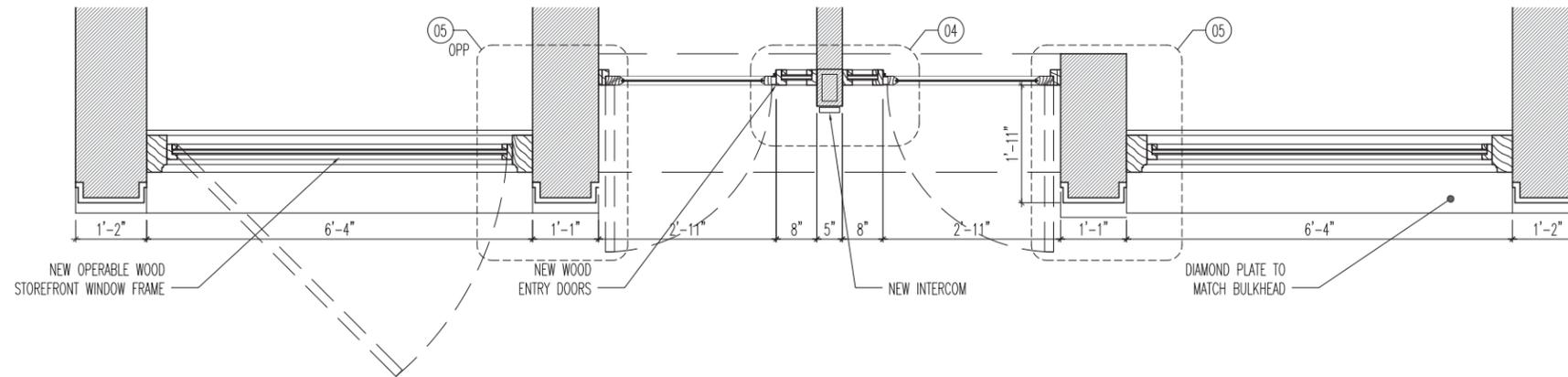
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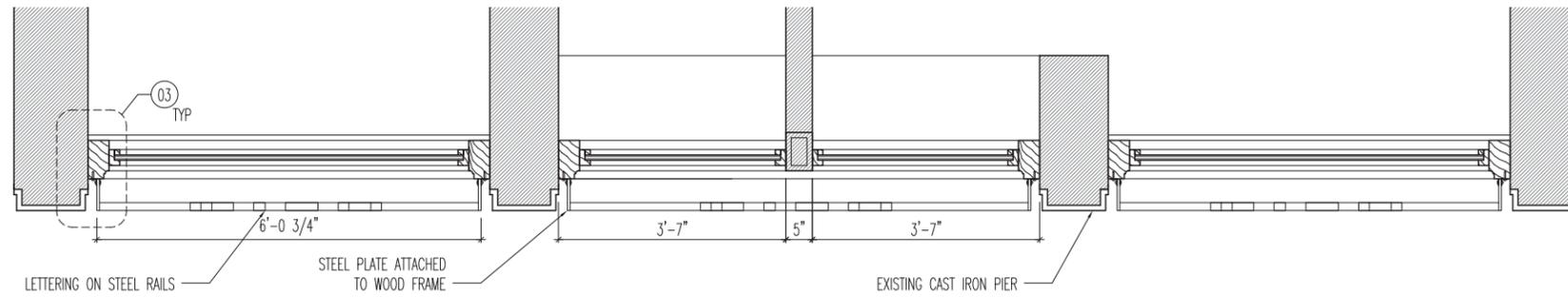
Storefront Plan Details, Proposed

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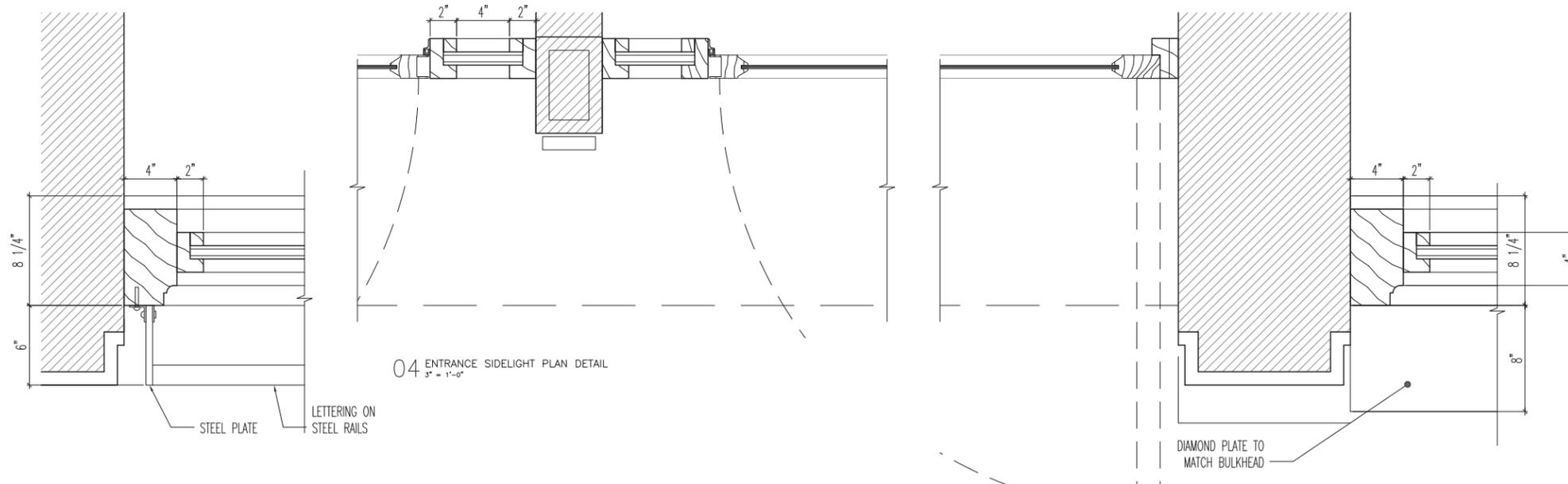
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01 PLAN DETAIL AT UPPER STOREFRONT TRANSOM  
1" = 1'-0"



02 PLAN DETAIL AT STOREFRONT TRANSOM  
1" = 1'-0"



03 SIGNAGE PLAN DETAIL  
3" = 1'-0"

04 ENTRANCE SIDELIGHT PLAN DETAIL  
3" = 1'-0"

05 ENTRANCE PLAN DETAIL  
3" = 1'-0"

Storefront Plan Details, Proposed

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Existing Street View

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Proposed Street View with Awnings



Proposed Street View without Awnings

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