

DXA studio
399 W Broadway
September 4, 2015



399 W BROADWAY
Historical Materials

SoHo-Cast Iron



SoHo-Cast Iron
Historic District
Manhattan
Designated: August 14, 1973

 Historic District Boundaries



399 W BROADWAY— HISTORIC DISTRICT SITE MAP

SCALE	NA
CLIENT	ABS Partners Real Estate, LLC
PROJECT NUMBER	15.12
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399 W BROADWAY — **HISTORIC 1940 TAX PHOTO**

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399 W BROADWAY — HISTORIC 1939 PHOTO



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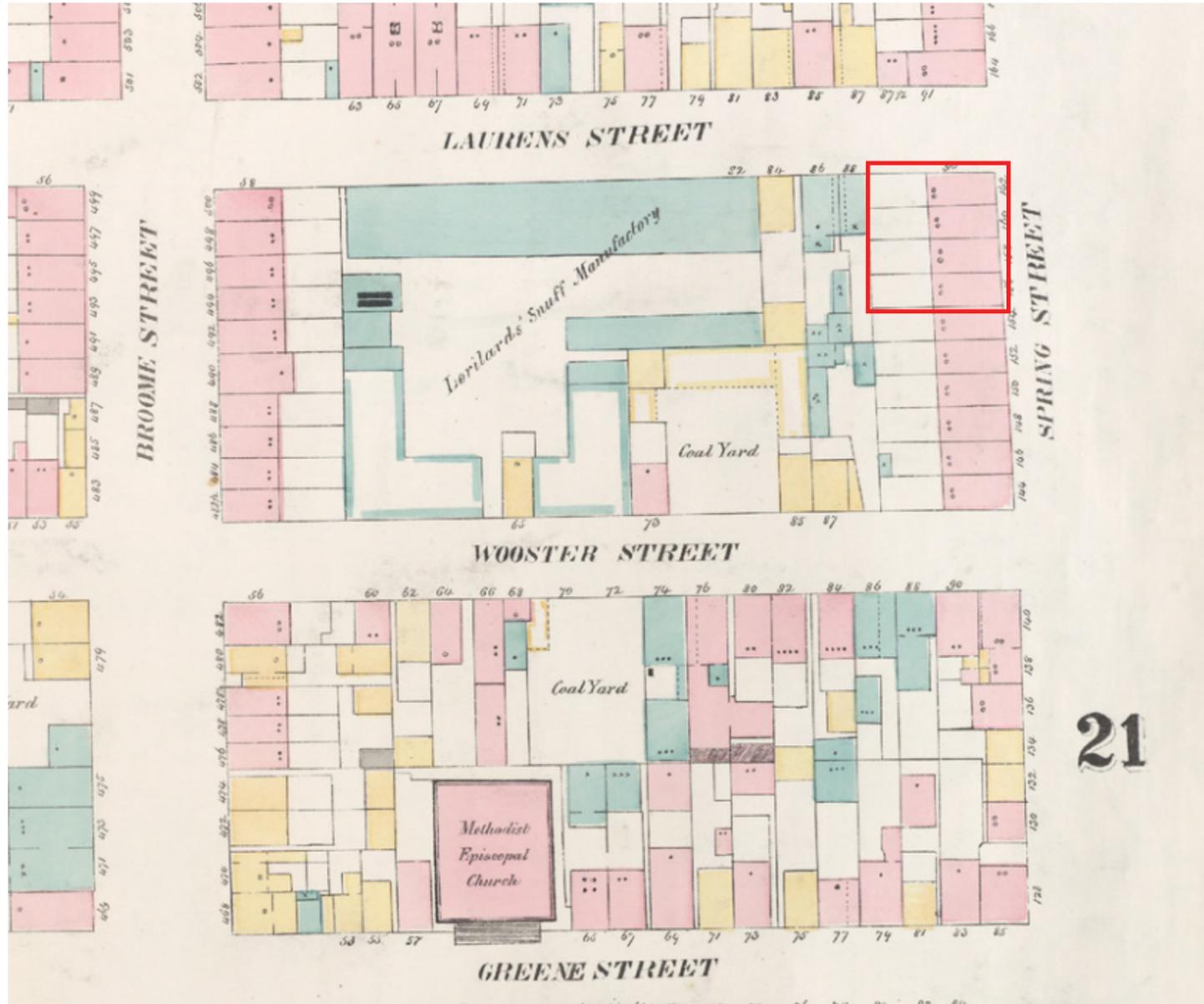
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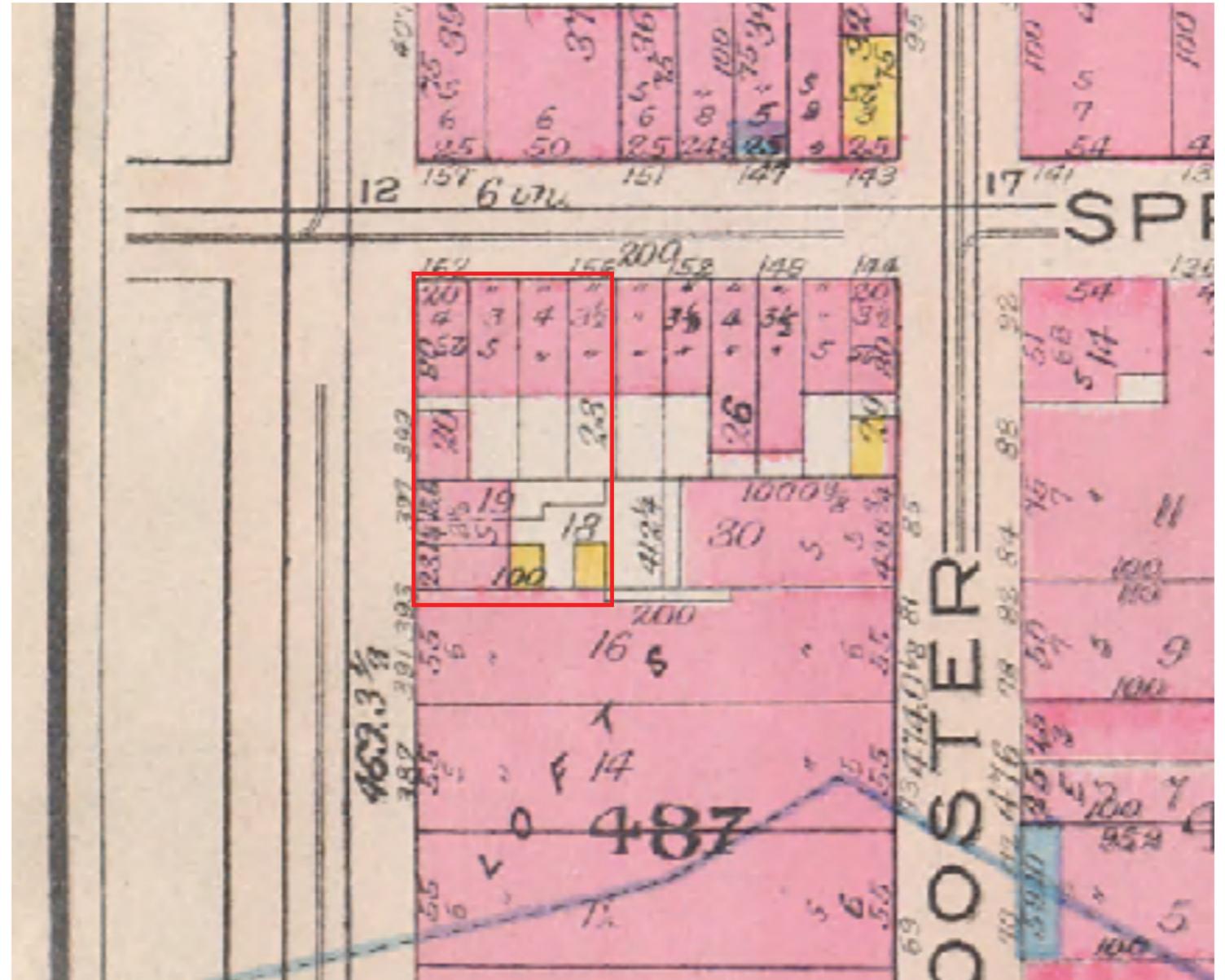
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03



1858 MAP SHOWING ROW OF RESIDENTIAL BUILDINGS ALONG SPRING AND W BROADWAY (LAURENS STREET)



1911 MAP SHOWING ADDITION OF 399 AND 397 W BROADWAY

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399 W BROADWAY — HISTORIC MAPS



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04



327-323 CANAL STREET, BUILT 1820



262-266 BLEECKER STREET

399 W BROADWAY — **COMPARABLE 19TH CENTURY DWELLINGS**



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327 CANAL STREET



357 WEST BROADWAY



42 CARMINE STREET

399 W BROADWAY — **COMPARABLE 19TH CENTURY DWELLINGS**



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399 W BROADWAY
Historical Field Survey

ORIGINALLY SEPARATE BUILDINGS

156 SPRING STREET:
ORIGINAL ROOF AND
DORMER,
BUILT IN 1819

158 SPRING STREET:
FOURTH STORY
ADDED IN THIRD
QUARTER OF 19TH C.
UNUSUAL TO NOT HAVE CORNICE

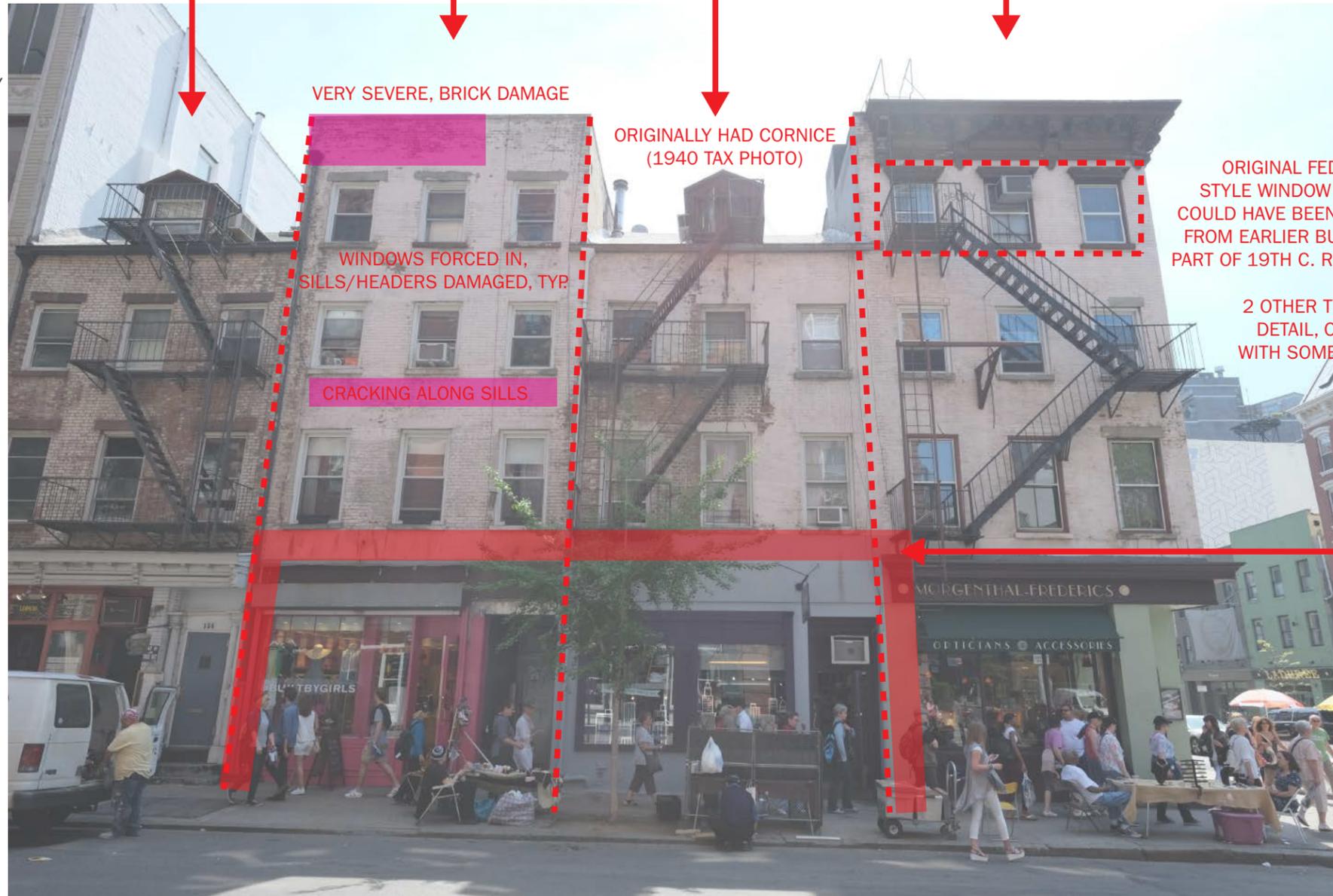
160 SPRING STREET:
ORIGINAL ROOF AND
DORMER,
BUILT IN 1819

162 SPRING STREET:
FOURTH STORY
ADDED IN THIRD
QUARTER OF 19TH C.

156-162 SPRING ST: ALL
RESIDENTIAL ROW DWELLINGS
BUILT IN 1819. ALL ORIGINALLY
HAD PITCHED ROOF AND
DORMER. 158 AND 162
SPRING HAD 4TH STORY
ADDED IN THIRD QUARTER
OF THE 19TH CENTURY.

156 SPRING ST KEPT IN
BETTER SHAPE THAN
NEIGHBORING BUILDINGS;
PROBABLY HAD DIFFERENT
OWNER. BRICK WORK IN OK
SHAPE, BUT INCORRECTLY
RESTORED. STUCCO HEADERS,
MAYBE OVER ORIGINAL
HEADERS.

STOREFRONT OLD BUT NOT
ORIGINAL. POTENTIALLY ORIGINAL
FEDERAL STYLE ENTRYWAY, WITH
OLD BUT NOT ORIGINAL TRANSOM.
WOOD CORNICE ADDED LATER BUT
STILL OLD. WOOD CLAPBOARD SIDING
BEHIND FEDERAL STYLE COLUMNS,
MAY HAVE ONCE COVERED ENTIRE
STOREFRONT.



VERY SEVERE, BRICK DAMAGE

ORIGINALLY HAD CORNICE
(1940 TAX PHOTO)

WINDOWS FORCED IN,
SILLS/HEADERS DAMAGED, TYP

CRACKING ALONG SILLS

ORIGINAL FEDERAL
STYLE WINDOW DETAILS;
COULD HAVE BEEN RECYCLED
FROM EARLIER BUILDING OR
PART OF 19TH C. RESTORATION

2 OTHER TYPES OF WINDOW
DETAIL, ONE STONE, ONE
WITH SOME ORNAMENTATION

STUCCO CUT TO LOOK LIKE
BLOCK, UNITING TWO BUILDINGS,
PROBABLY CIRCA 1940

158 SPRING ST, WITH NO GUTTER OR
CORNICE HAS THE MOST WATER DAMAGE.
COULD BE IN BAD SHAPE/ DANGEROUS,
REQUIRES FURTHER EXAMINATION

ALL BRICK CEMENTED OVER TO COVER UP
DAMAGE. BRICK COULD BE IN POOR SHAPE
AND REQUIRE SIGNIFICANT RESTORATION.

POTENTIALLY ORIGINAL STONE (OR OLD)
LINTELS AND SILLS IN USABLE SHAPE
FOR THE MOST PART.

399 W BROADWAY — FIELD SURVEY: SPRING STREET



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DAMAGE RESULTING FROM IMPROPER DRAINAGE/
SILL PROTECTION.



BRICK DAMAGE AND CRACKING, COVERED BY
CEMENT

399 W BROADWAY — FIELD SURVEY: 158 SPRING ST BRICK DAMAGE



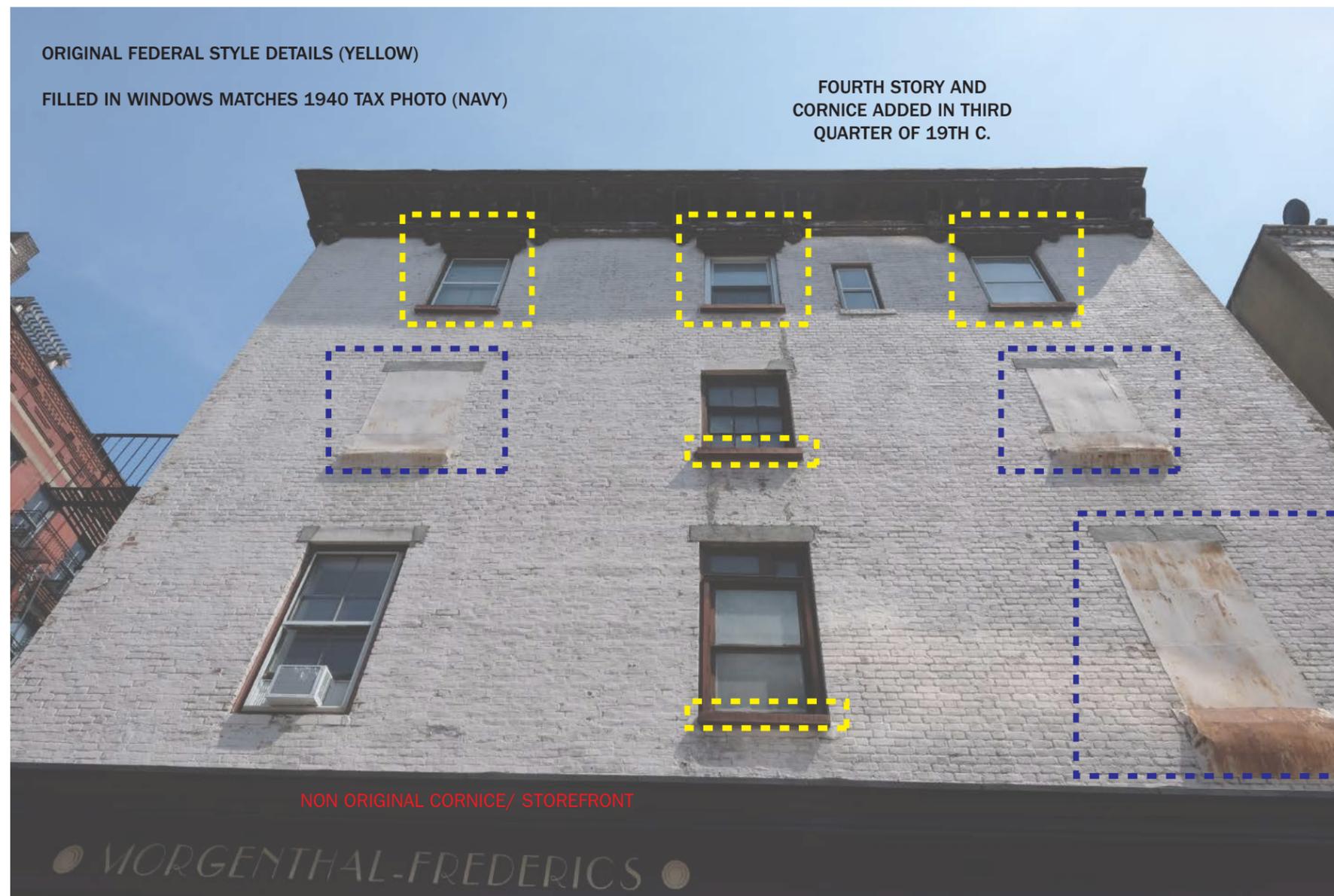
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MARY JABLONSKI HYPOTHESIS: THIS BUILDING MAY HAVE BEEN OFFICES OR STORE, WITH NEIGHBORING BUILDING USED AS WAREHOUSE

399 W BROADWAY — FIELD SURVEY: 401 W BROADWAY



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FEDERAL PERIOD WINDOWS



INFILL OF ORIGINAL WINDOWS



CORNICE OVER ORIGINAL OFFICE ENTRANCE OR WINDOW, PROBABLY CIRCA 1860



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399 W BROADWAY — **FIELD SURVEY: 401 W BROADWAY**

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401 W BROADWAY:
FOURTH STORY AND
CORNICE ADDED IN THIRD
QUARTER OF 19TH C.

399 W BROADWAY:
BUILT IN 1860, NEVER
HAD CORNICE. MOST
LIKELY WAREHOUSE



ORIGINAL ORNAMENTATION

ORIGINALLY
WINDOW

MAY HAVE BEEN OFFICE
ENTRANCE, NO INDICATION THAT
CORNICE EXTENDED AROUND
WHOLE BUILDING

INFILL

ORIGINALLY
GARAGE

399 W BROADWAY — FIELD SURVEY: 399-401 W BROADWAY



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ORIGINAL HOOK VISIBLE, WOULD HAVE BEEN USED TO RAISE GOODS UP AND DOWN

DIFFERENT COLOR BRICK INFILL, MAY HAVE REUSED ORIGINAL SILL



SOME BRICK DAMAGE ON THIS BUILDING. SILLS AND HEADERS IN GOOD SHAPE

ORIGINAL FEDERAL PERIOD DETAILS. MAY HAVE BEEN RECYCLED FROM EARLIER BUILDING

YELLOW: ORIGINAL
RED: FORMER OPENINGS

VERTICAL WINDOW OPENINGS IN RED ORIGINALLY LARGER TO ALLOW ENTRY OF GOODS. NOW INFILLED WITH DIFFERENT COLOR OF BRICKS. ALSO ON GROUND FLOOR, FORMER WINDOW, AND FORMER LARGER OPENING FOR GARAGE INFILLED, POTENTIALLY WITH DIFFERENT TYPE OF BRICK. MAY BE SEVERAL VARIETIES OF BRICK IN VARYING CONDITIONS. MARY JABLONSKI RECOMMENDS PLANNING ON PAINTING. REMOVING PAINT AND CEMENT MAY CAUSE DAMAGE AND NEED REPAIR, BRICK HAS NOT BEEN MAINTAINED VERY WELL.

399 W BROADWAY — **FIELD SURVEY: 399 W BROADWAY**



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INDICATION OF ORIGINAL GARAGE ENTRANCE



INDICATION OF REDUCTION OF ORIGINAL WINDOW SIZE, POTENTIALLY REUSING ORIGINAL SILL

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162 SPRING STREET:
 ORIGINAL FEDERAL PERIOD (C. 1819) COLUMNS.
 TRANSOM ADDED LATER. CORNICE VERY OLD BUT
 ALSO ADDED LATER. WOOD CLAPBOARD PRESENT
 BEHIND COLUMNS. ENTIRE STOREFRONT MAY
 HAVE BEEN COVERED IN WOOD CLAPBOARD SIDING



DETAIL OF WOOD CLAPBOARD SIDING

399 W BROADWAY — FIELD SURVEY: 162 SPRING STREET



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ISSEY MIYAKE, TRIBECA



SPRING ST STOREFRONTS

399 W BROADWAY — SOHO DISTRICT HISTORIC PRECEDENTS



399 W BROADWAY — SOHO DISTRICT HISTORIC PRECEDENTS



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399 W BROADWAY
Existing Conditions



399 W BROADWAY — EXISTING NORTH ELEVATION

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399 W BROADWAY — EXISTING WEST ELEVATION

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399 W BROADWAY
Proposed Design



399 W BROADWAY — PROPOSED NORTH ELEVATION

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399 W BROADWAY — PROPOSED WEST ELEVATION

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EXISTING NORTH STOREFRONT ELEVATION



PROPOSED NORTH STOREFRONT ELEVATION

399 W BROADWAY — NORTH STOREFRONT COMPARISON



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EXISTING WEST STOREFRONT ELEVATION



PROPOSED WEST STOREFRONT ELEVATION

399 W BROADWAY — WEST STOREFRONT COMPARISON

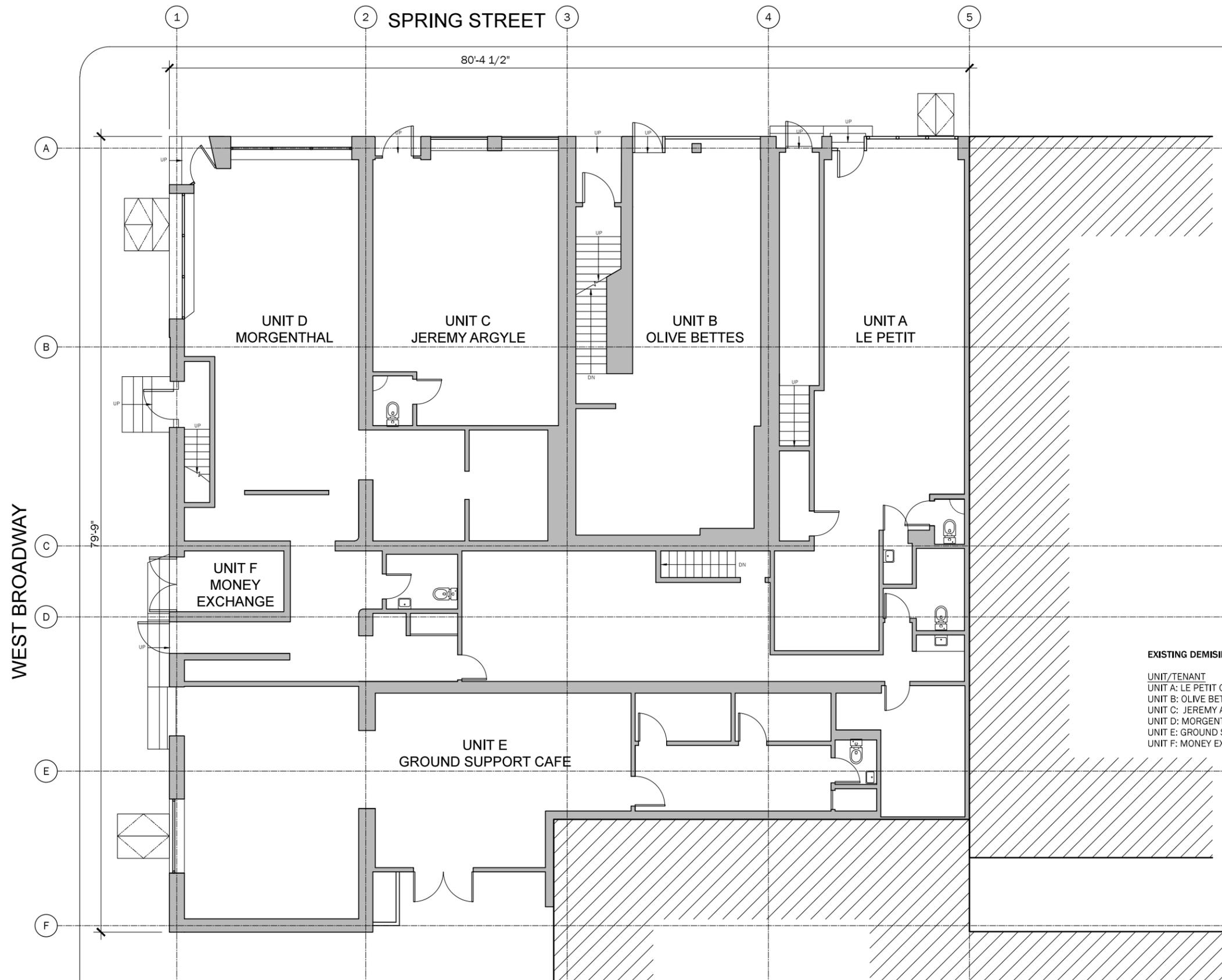


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399 W BROADWAY

Plans



EXISTING DEMISING PLAN- GROUND FLOOR AREAS

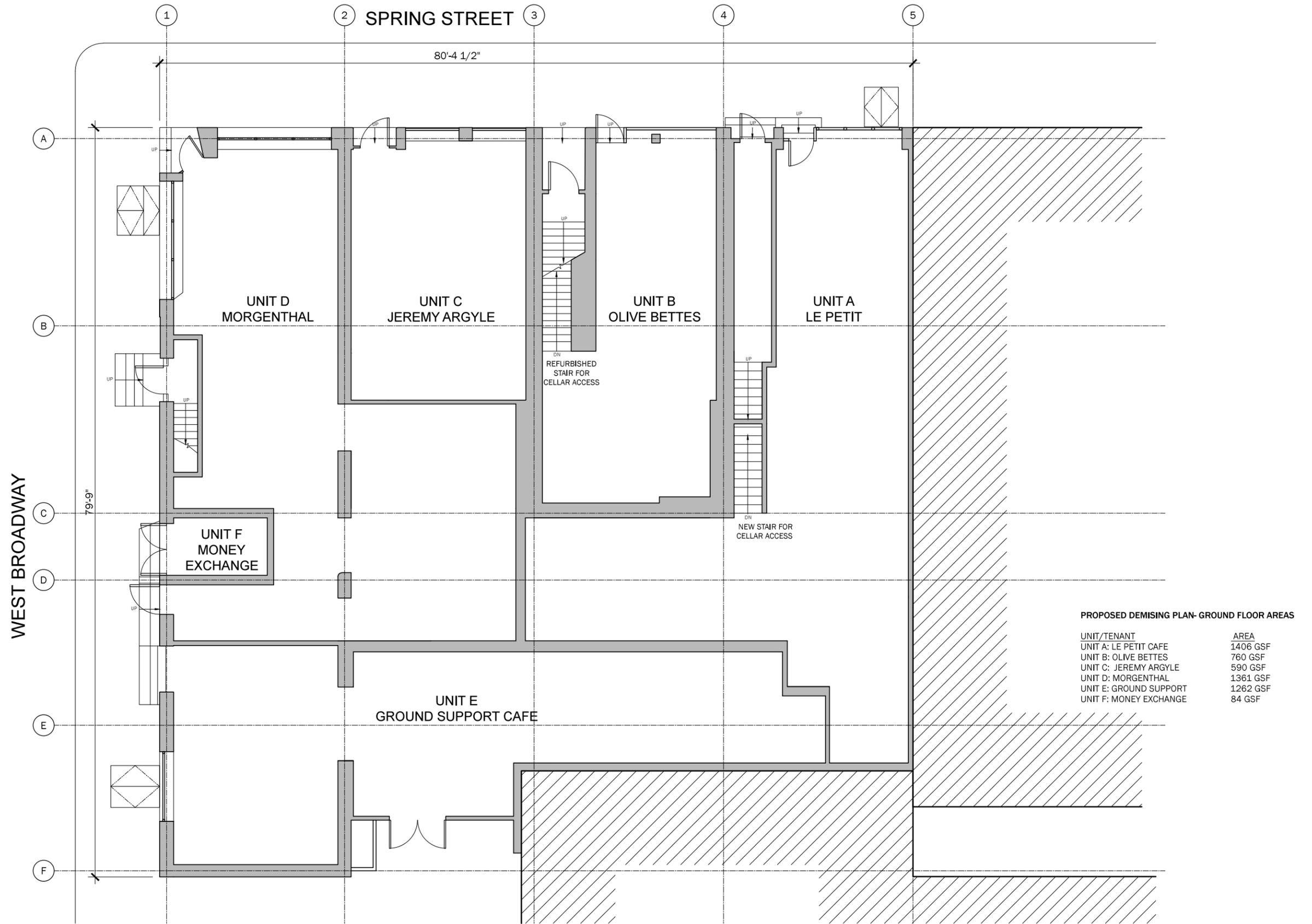
UNIT/TENANT	AREA
UNIT A: LE PETIT CAFE	797 GSF
UNIT B: OLIVE BETTES	760 GSF
UNIT C: JEREMY ARGYLE	590 GSF
UNIT D: MORGENTHAL	1970 GSF
UNIT E: GROUND SUPPORT	1262 GSF
UNIT F: MONEY EXCHANGE	84 GSF

399 W BROADWAY — EXISTING GROUND FLOOR PLAN



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PROPOSED DEMISING PLAN- GROUND FLOOR AREAS

UNIT/TENANT	AREA
UNIT A: LE PETIT CAFE	1406 GSF
UNIT B: OLIVE BETTES	760 GSF
UNIT C: JEREMY ARGYLE	590 GSF
UNIT D: MORGENTHAL	1361 GSF
UNIT E: GROUND SUPPORT	1262 GSF
UNIT F: MONEY EXCHANGE	84 GSF

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