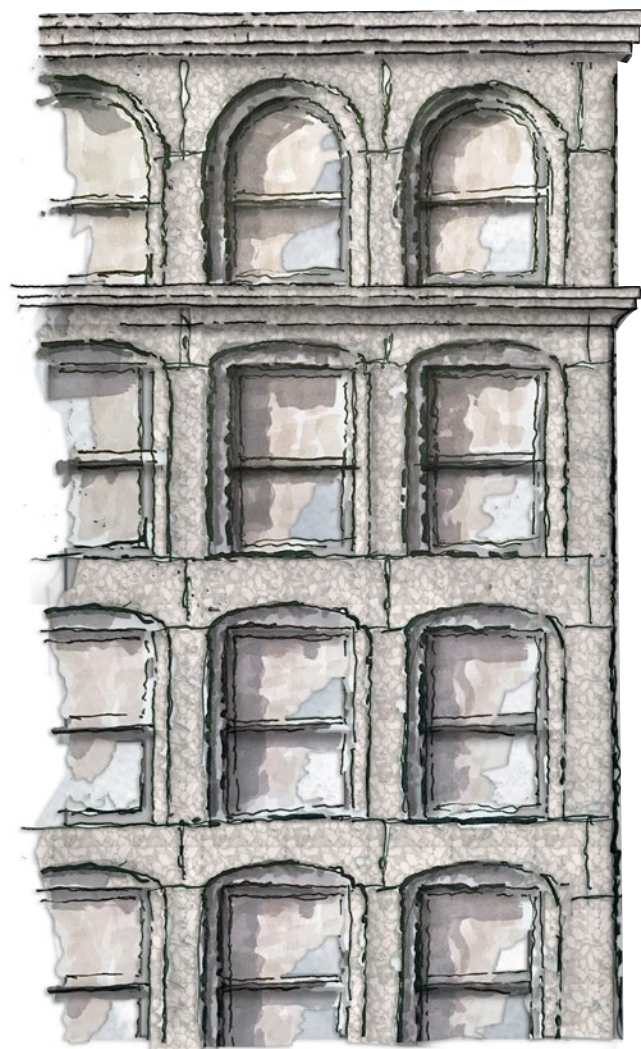


The current proposal is:

**Preservation Department – Item 5, LPC-20-11316**

**315 Broadway – 315 Broadway Building,  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**



# LPC Public Meeting

17 December 2020

**315-317 Broadway**  
New York, NY  
UAL LLC



PREVIOUSLY PROPOSED (9/15/2020)



CURRENTLY PROPOSED



- PROJECT SITE
- 315 BROADWAY - LANDMARK SITE

TAX MAP  
SOURCE: NYC DOF



STREET VIEW LOOKING SW-  
CORNER OF BROADWAY & THOMAS ST.



## 315 Broadway - Existing Conditions

315-317 Broadway  
 December 17, 2020



Figure 2. Test Area 1 Before.



Figure 4. Test Area 2 Before.

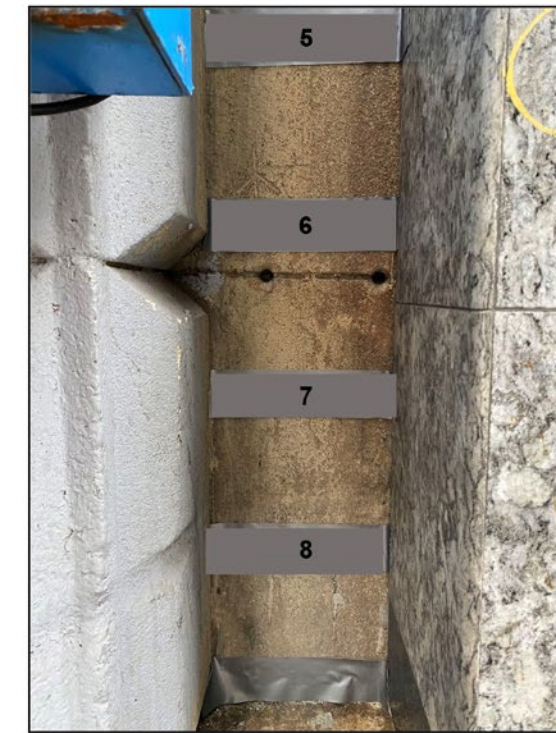
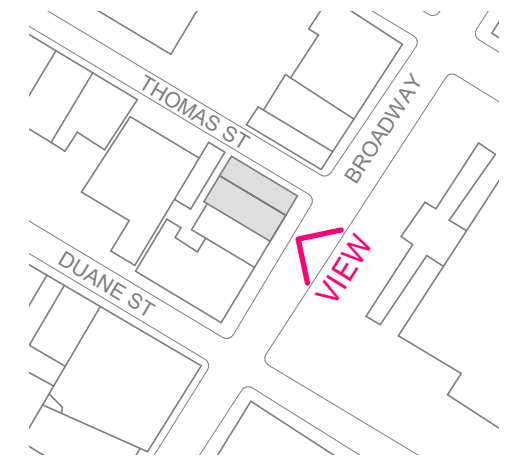


Figure 3. Test Area 1 After: 1) Prosoce Sure Klean Heavy Duty Paint Stripper, 24 hour dwell, 2) Dumond Smart Strip, 24 hour dwell, 3) Prosoce Enviro Klean Safstrip 8, 24 hour dwell, 4) Back to Nature Multistrip, 24 hour dwell, 5) Dumond Peel Away 1, 24 hour dwell, 6) Dumond Smart Strip Pro, 24 hour dwell, 7) Shorebest SB2220, 30 minute dwell, 8) Shorebest SB2230, 15 minute dwell



Figure 5. Test Area 2 After: 1) Prosoce Sure Klean Heavy Duty Paint Stripper, 24 hour dwell, 2) Dumond Smart Strip, 24 hour dwell, 3) Prosoce Enviro Klean Safstrip 8, 24 hour dwell, 4) Back to Nature Multistrip, 24 hour dwell, 5) Dumond Peel Away 1, 24 hour dwell, 6) Dumond Smart Strip Pro, 24 hour dwell, 7) Shorebest SB2220, 30 minute dwell, 8) Shorebest SB2230, 15 minute dwell



REMOVE COATING FROM MARBLE FACADE AND CLEAN UNDERLYING MASONRY BASED ON TESTING

REPAIR AND CONSOLIDATE MARBLE WHERE NECESSARY

REPOINT MARBLE WHERE NECESSARY WITH NEW MORTAR BASED ON MORTAR ANALYSIS

REPAIR CAST-IRON COLUMNS WHERE NECESSARY, AND REPLICATE MISSING CAST-IRON ORNAMENT. REPAINT BASED ON HISTORIC FINISHES ANALYSIS

REMOVE COATING FROM GRANITE BASE  
REESTABLISH PIER & PILASTER

REMOVE NON-ORIGINAL FIRE ESCAPE

REPLACE WINDOWS WITH NEW TWO-OVER-TWO WOOD WINDOWS TO MATCH HISTORIC IN CONFIGURATION, OPERATION, MATERIAL, DETAILS AND FINISH

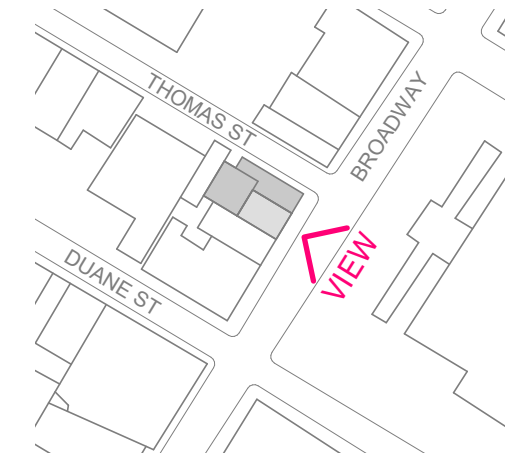
REMOVE NON-HISTORIC CLADDING AND INFILL AT BASE

INSTALL NEW WOOD STOREFRONT INFILL AND BUILDING ENTRY INFILL BASED ON HISTORIC DOCUMENTATION

REPAIR CAST-IRON STOREFRONT STRUCTURE AND REPAINT BASED ON HISTORIC FINISHES ANALYSIS

## 315 Broadway - Scope of Restoration

315-317 Broadway  
December 17, 2020





JUNE 2020, 317 BROADWAY FROM THOMAS STREET



JUNE 2020, REAR OF 315 BROADWAY FROM THOMAS STREET



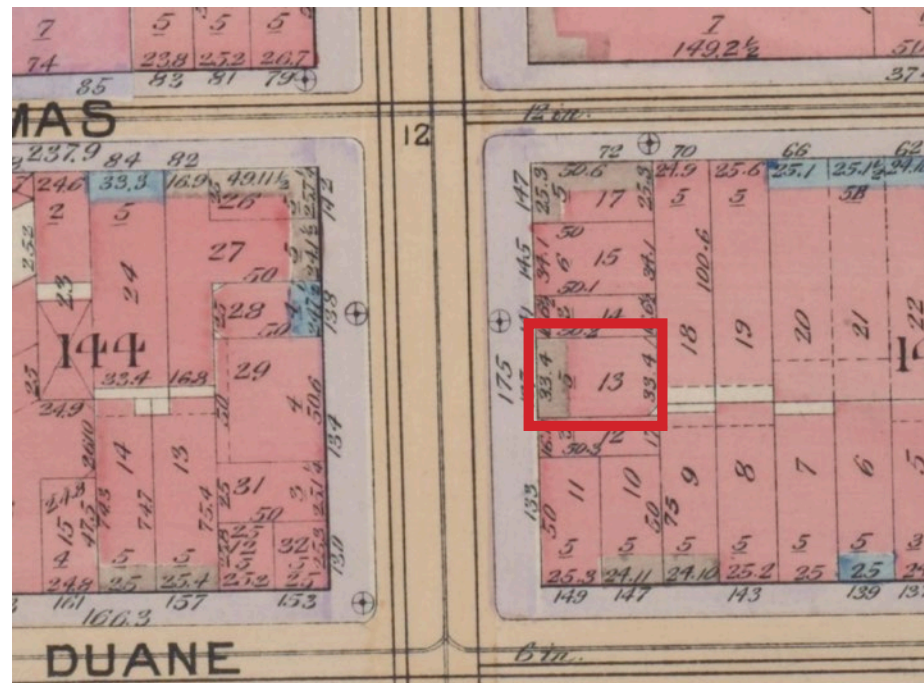
137-139 WEST BROADWAY  
DATE: 1867; ARCHITECT: ALFRED A. DUNHAM



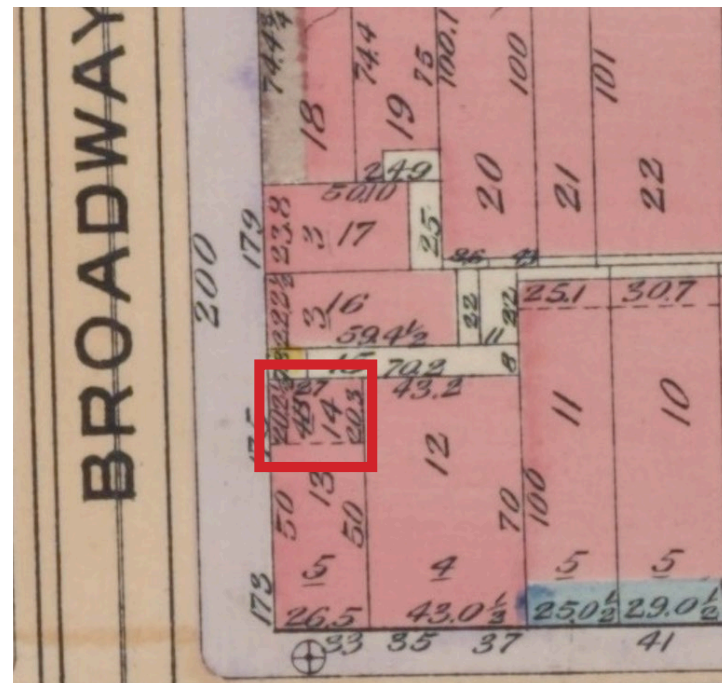
175 WEST BROADWAY  
DATE: 1877; ARCHITECT: SCOTT & UMBACH



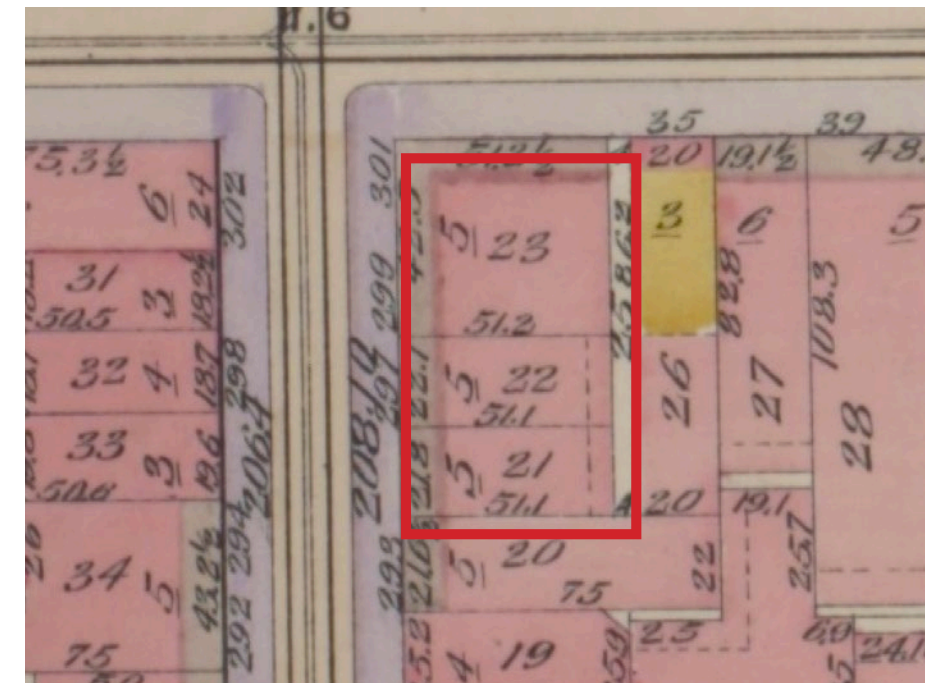
295-301 CHURCH STREET  
DATE: 1867-1869; ARCHITECT: ISAAC F. DUCKWORTH



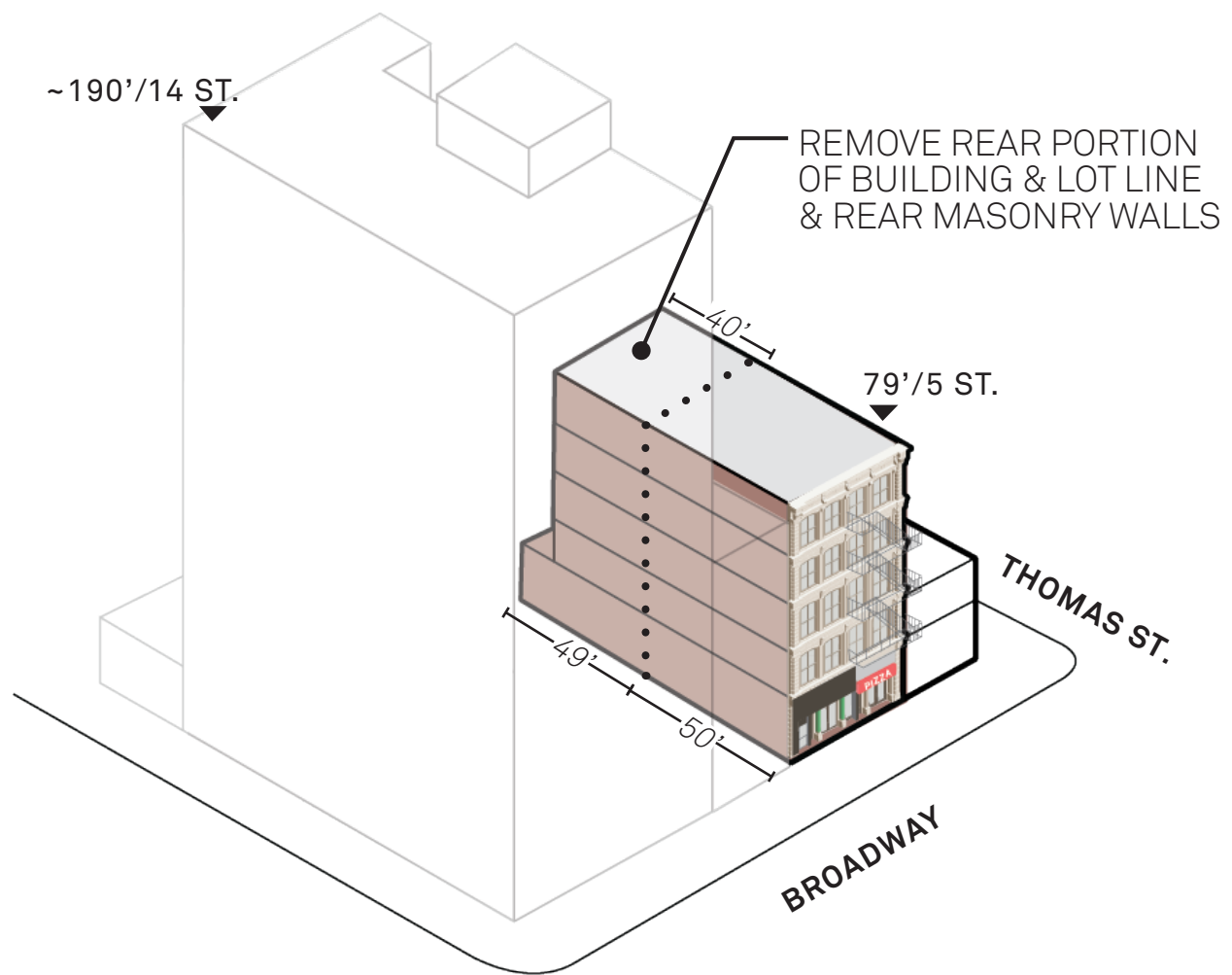
1899, BROMLEY



1899, BROMLEY

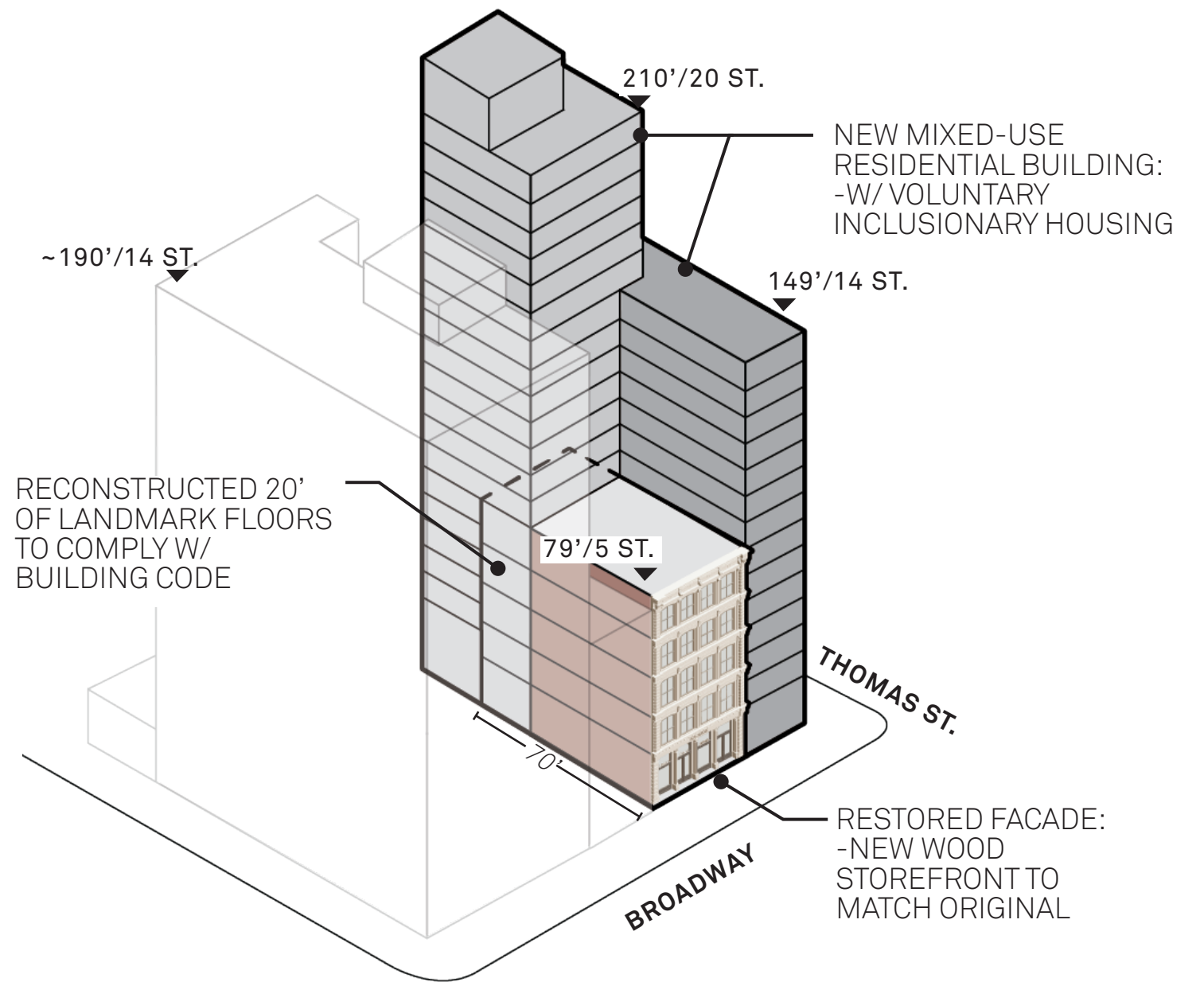


1899, BROMLEY



**EXISTING BUILDING**

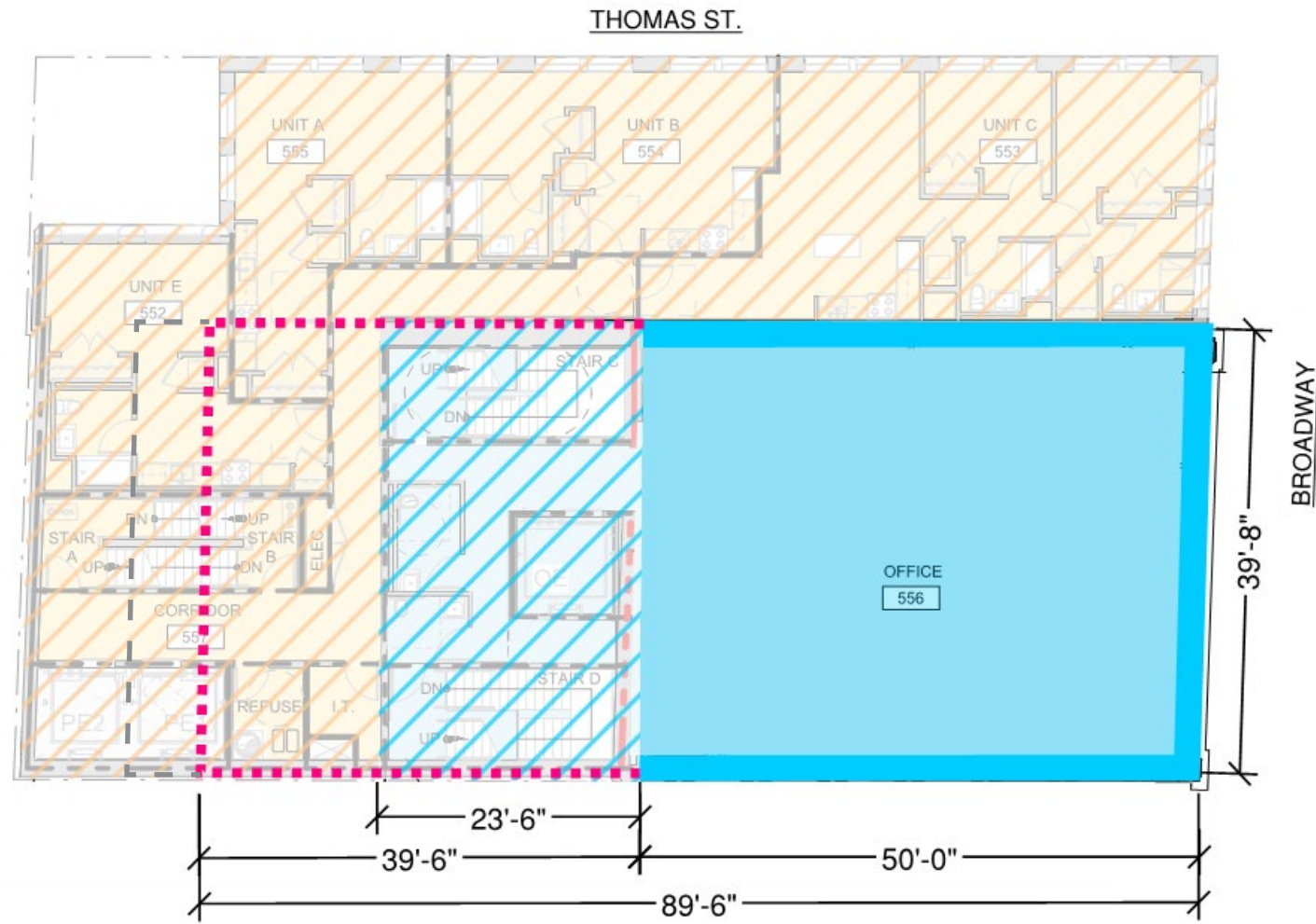
- EXISTING LANDMARK (315 BROADWAY)
- EXTENT OF PROPOSED REMOVAL
- EXISTING BROADWAY CONTEXT



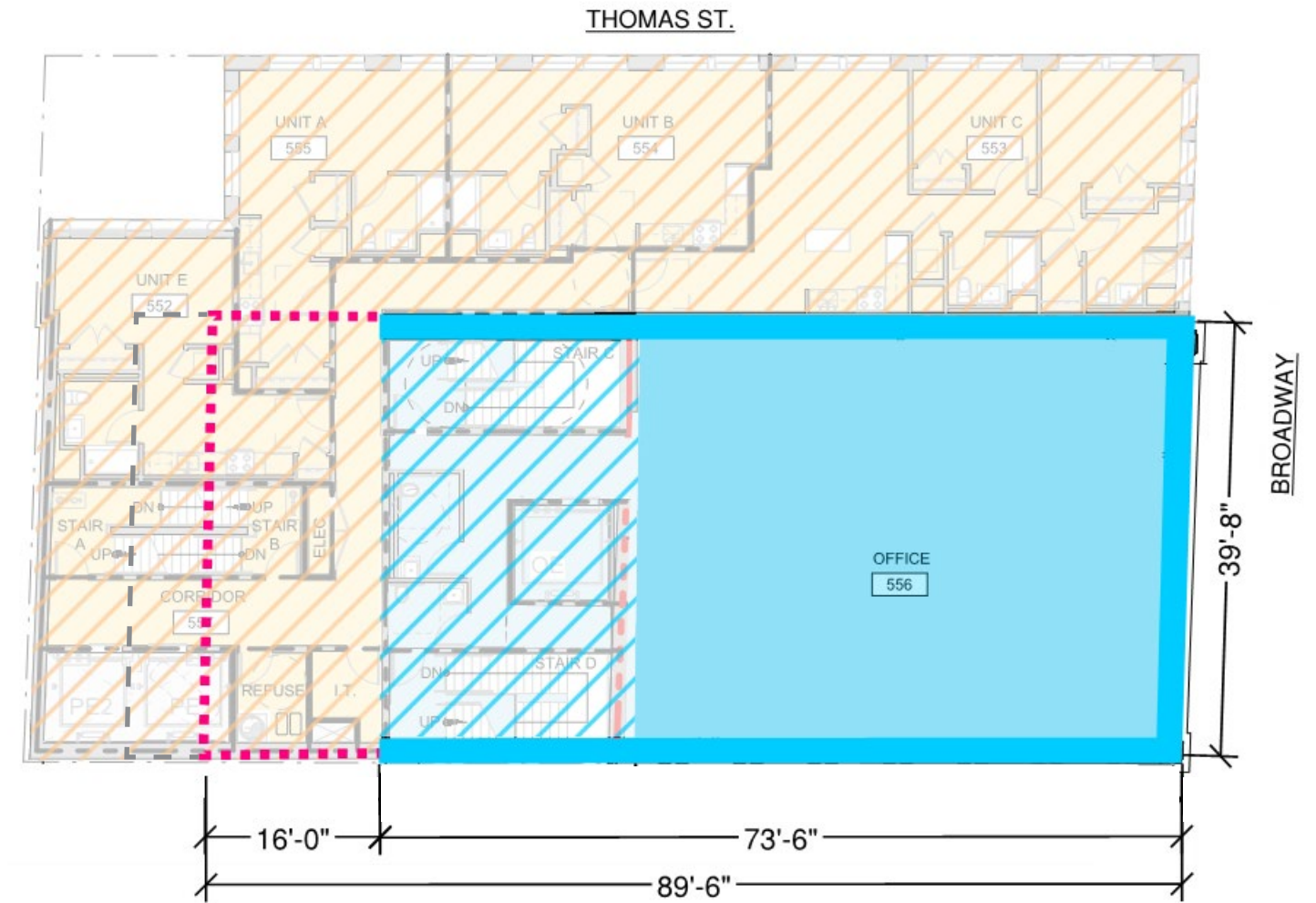
**PROPOSED PROJECT**

- PROPOSED CORNER VOLUME
- PROPOSED SETBACK VOLUME
- EXISTING LANDMARK (315 BROADWAY)



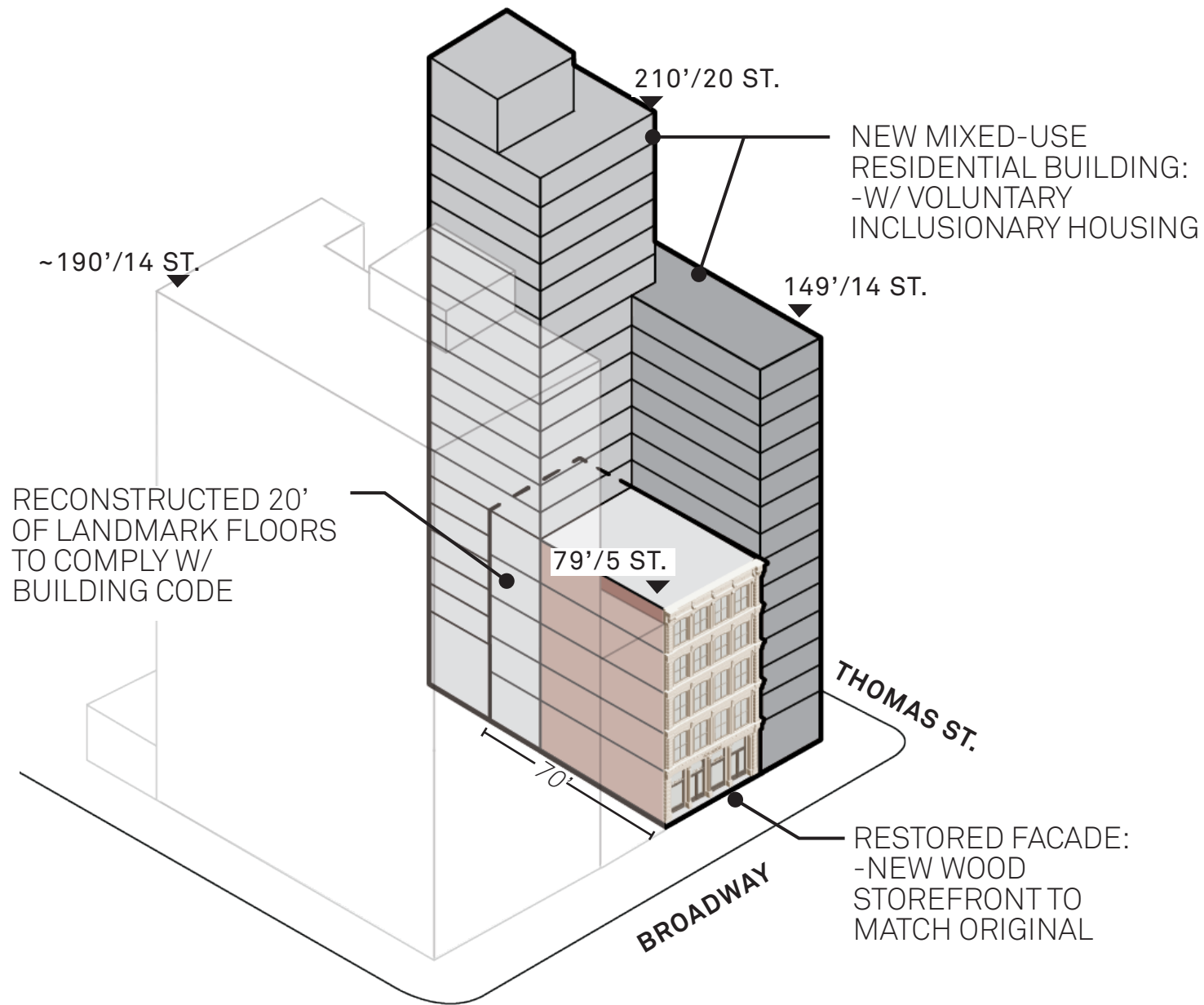


2ND-5TH FLOORS  
PROPOSED - 09/15/2020



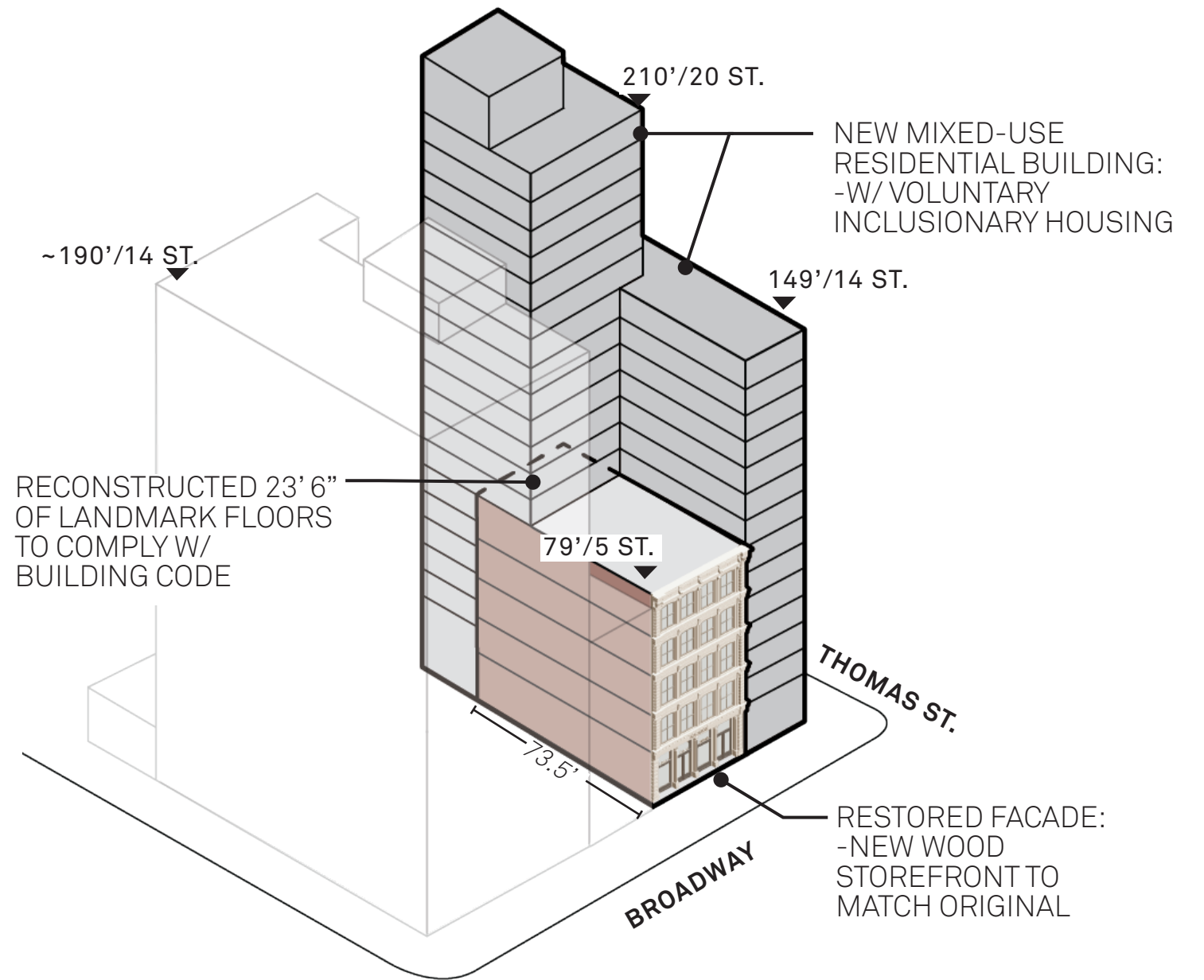
2ND-5TH FLOORS  
CURRENT PROPOSED

- PROPOSED RESIDENTIAL AREA
- EXISTING INTERIOR STRUCTURE TO REMAIN
- REPLACE INTERIOR STRUCTURE TO MEET CODE
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING EXTERIOR WALL TO BE REMOVED



**PREVIOUSLY PROPOSED**

- PROPOSED CORNER VOLUME
- PROPOSED SETBACK VOLUME
- EXISTING LANDMARK (315 BROADWAY)



**CURRENTLY PROPOSED**

- PROPOSED NEW CONSTRUCTION
- EXISTING LANDMARK (315 BROADWAY)



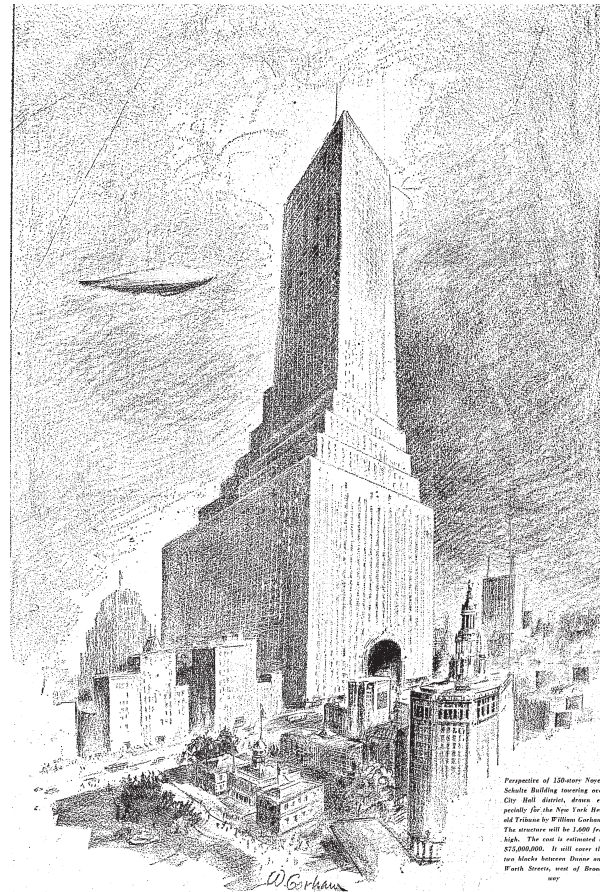


1869, NEW YORK PUBLIC LIBRARY

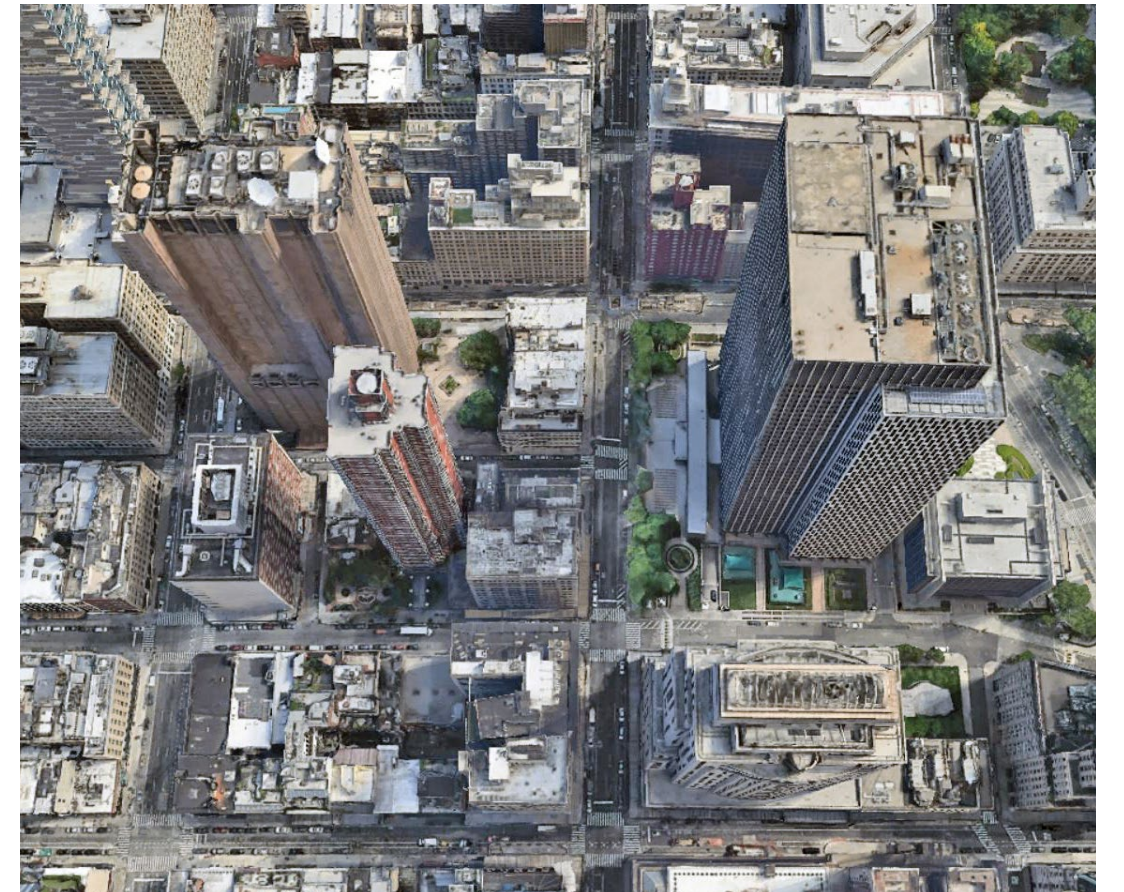
▲  
315 BROADWAY



1936, NEW YORK PUBLIC LIBRARY



1929, NEW YORK HERALD TRIBUNE



2020, GOOGLE EARTH



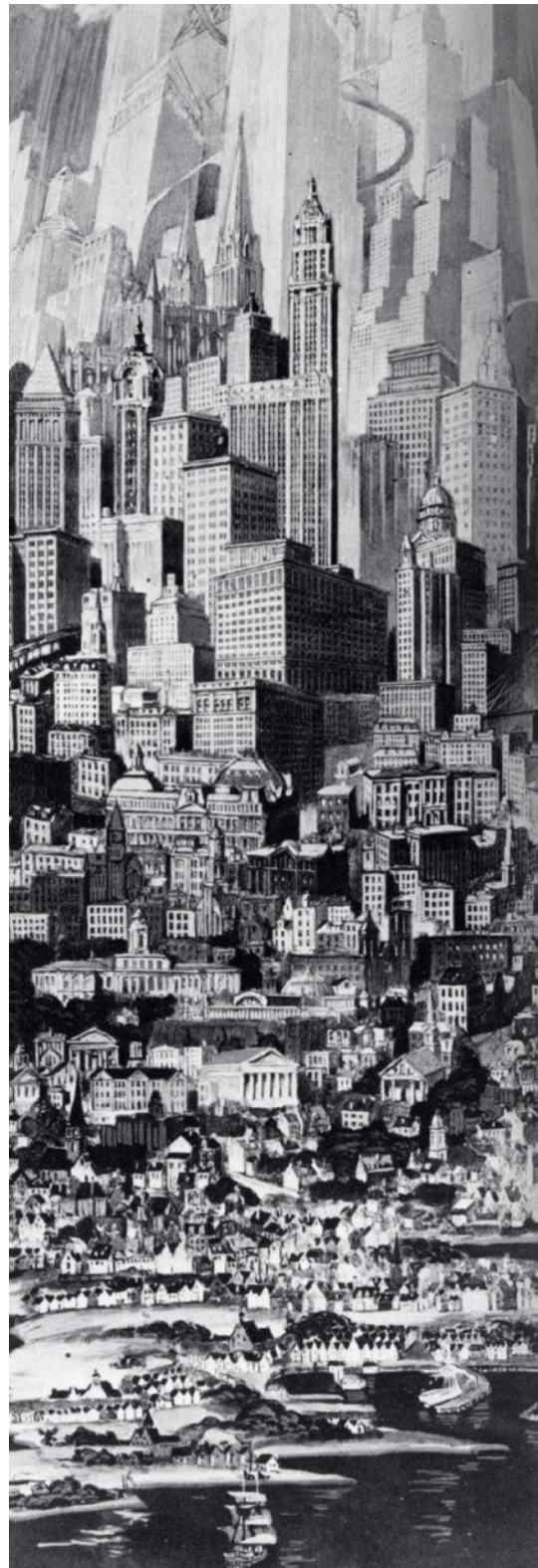
BROADWAY @ THOMAS ST. LOOKING WEST



BROADWAY @ WORTH ST. LOOKING SOUTH



317 BROADWAY - 1940'S TAX PHOTO



TITAN CITY EXHIBIT  
1925, WANAMAKER'S







**192 BROADWAY (CORBIN BUILDING)**  
BUILT: 1889  
HT: 113 FT  
WIDTH: 21 FT



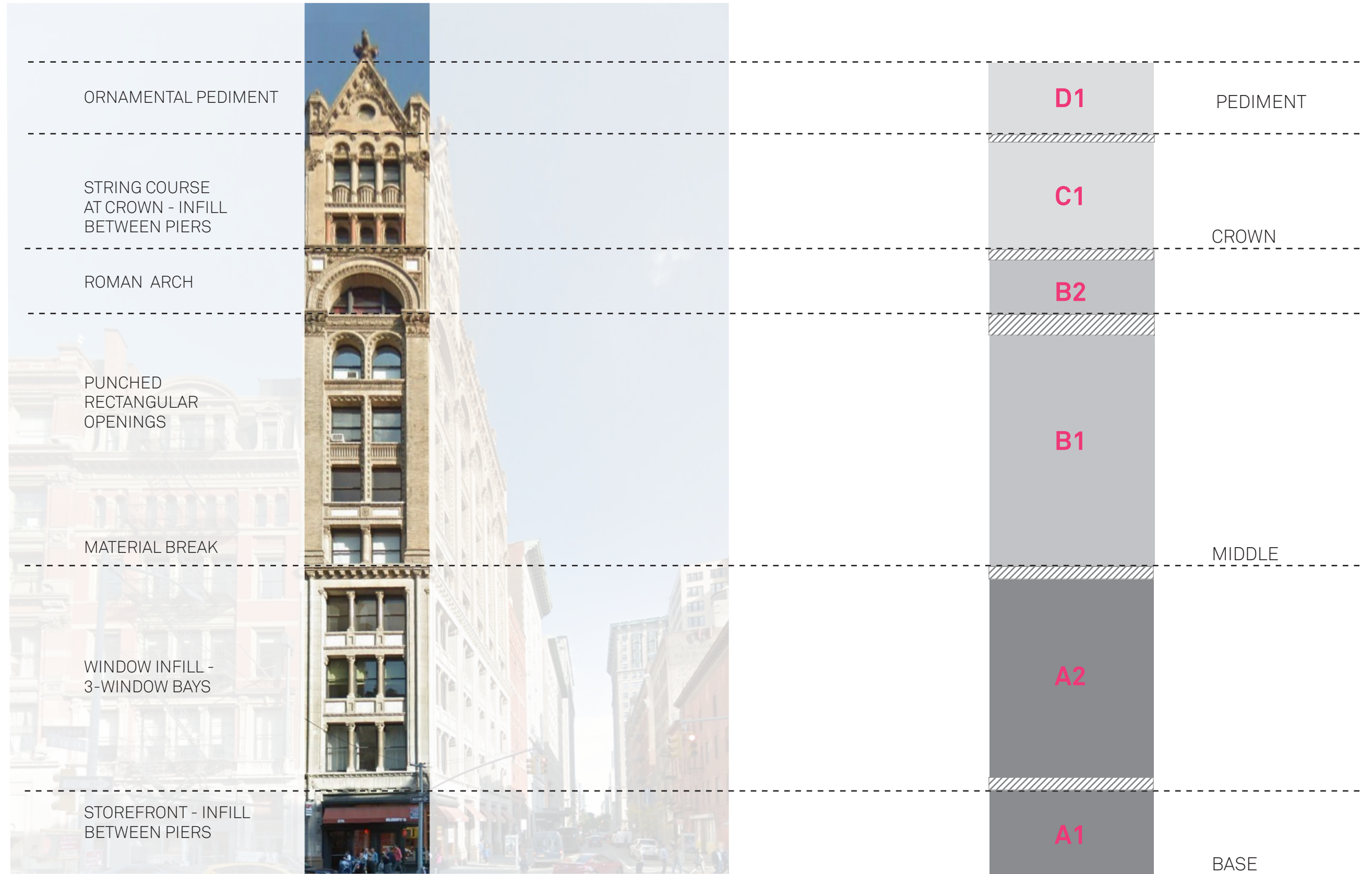
**874 BROADWAY**  
BUILT: 1892  
HT: 172 FT  
WIDTH: 24 FT



**396 BROADWAY**  
BUILT: 1899  
HT: 131 FT  
WIDTH: 28 FT

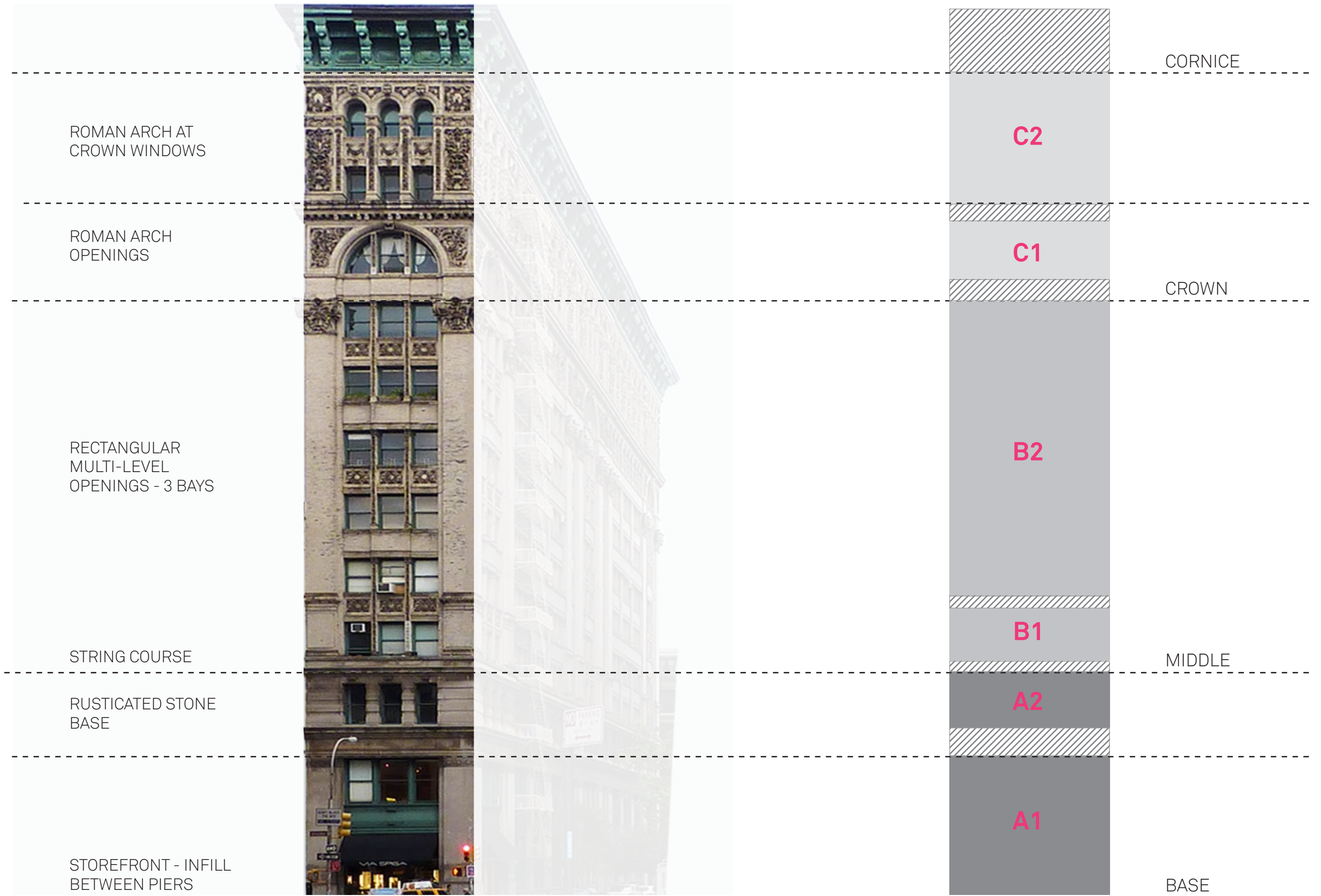


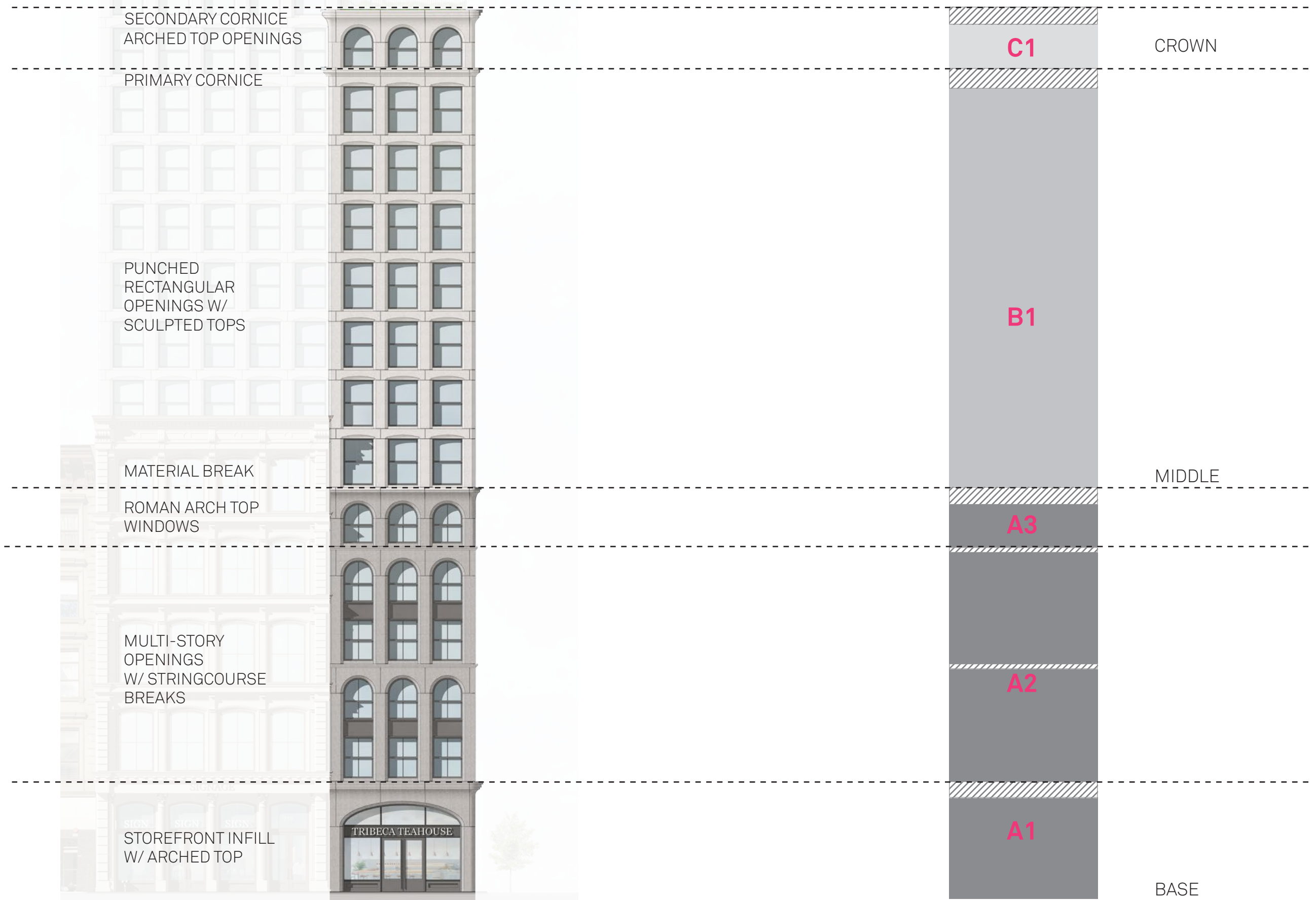
**487 BROADWAY**  
BUILT: 1896  
HT: 157 FT  
WIDTH: 28 FT



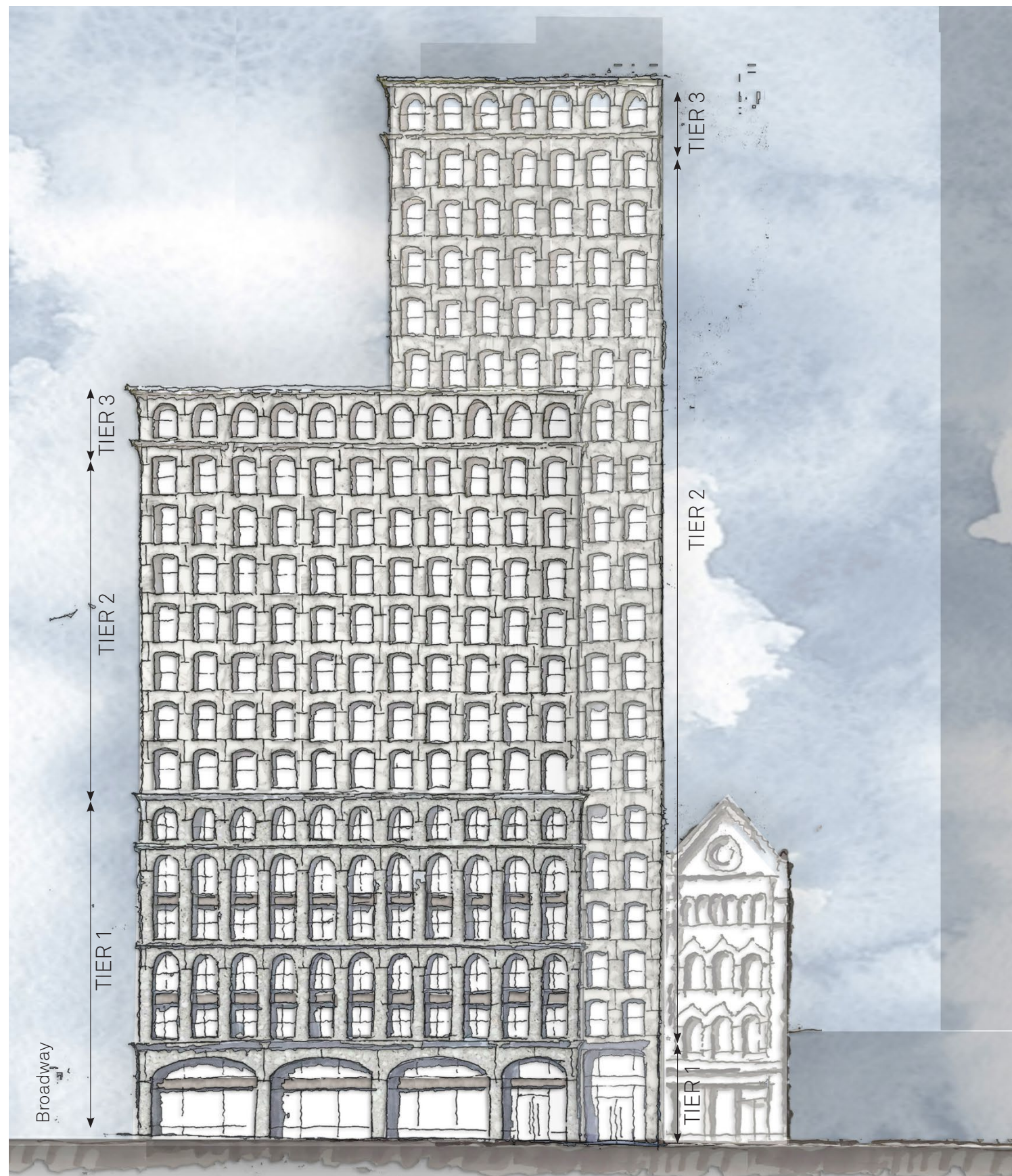


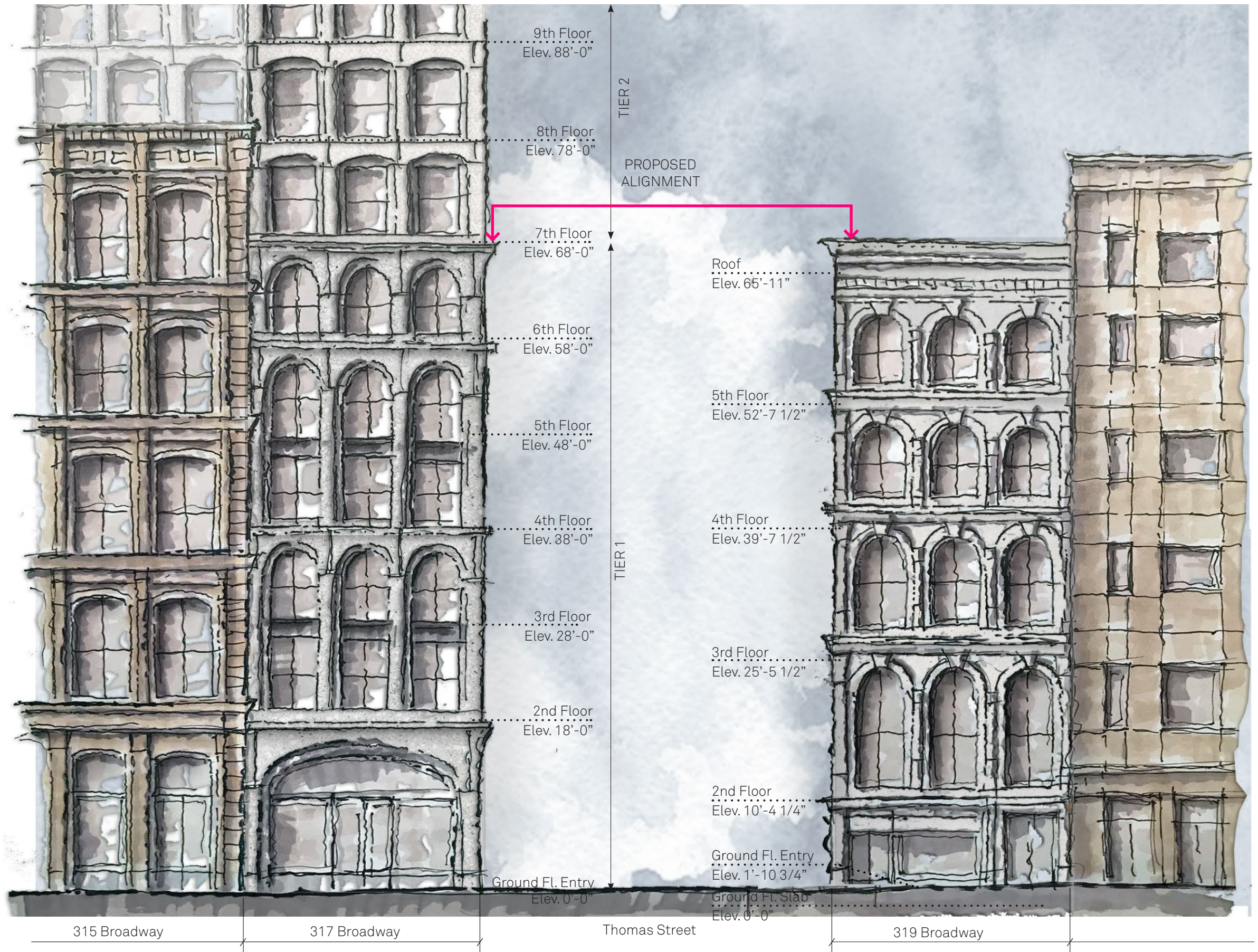










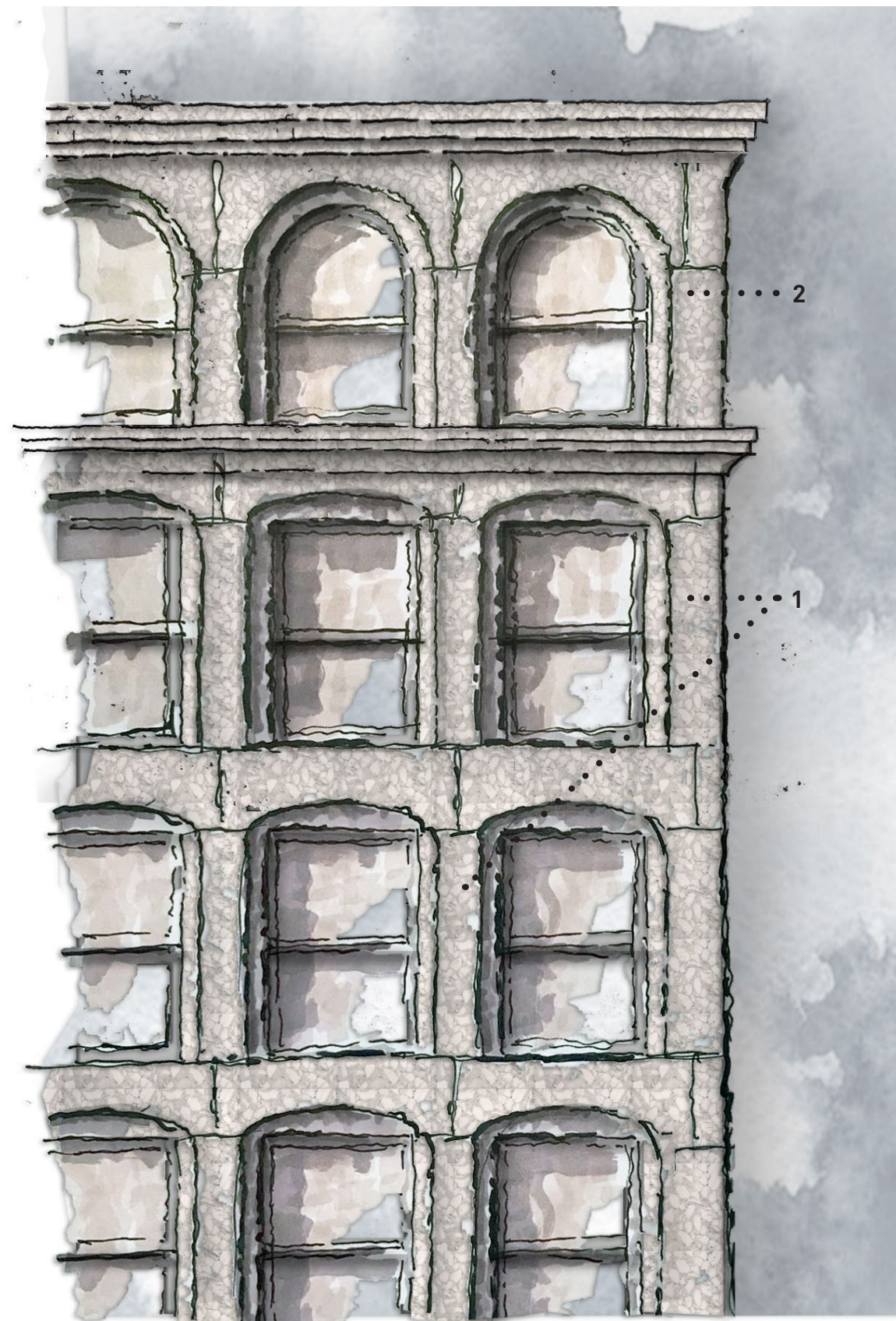


### Revised Concept Sketch - Relationship to 319 Broadway

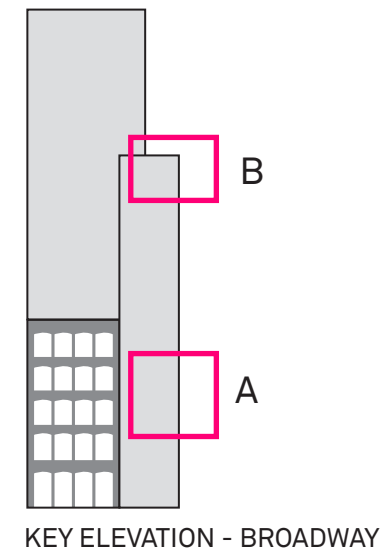
315-317 Broadway  
December 17, 2020



A - PROPOSED BUILDING TRANSITION B/W TIER 1 AND TIER 2



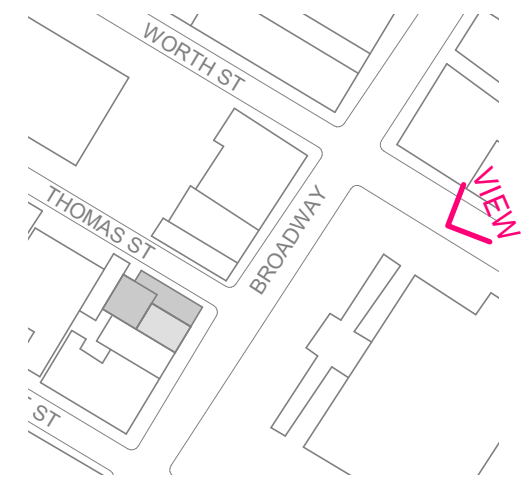
B - PROPOSED BUILDING TRANSITION B/W TIER 2 AND TIER 3

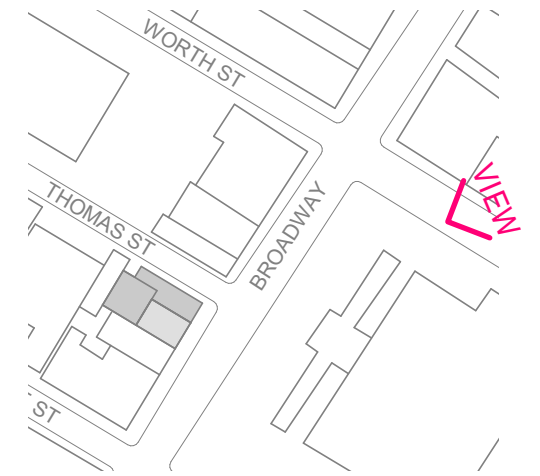


1. PRECAST TERRAZZO  
- LIGHT GREY MATRIX  
- LARGE STONE AGGREGATE

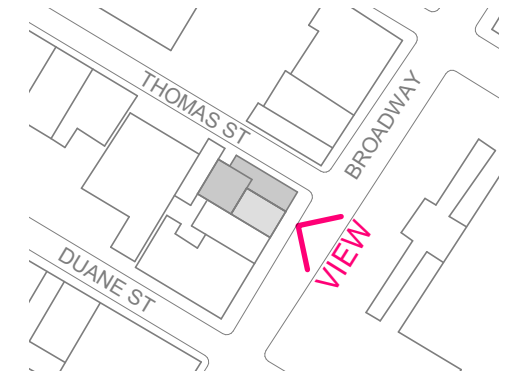


2. PRECAST TERRAZZO  
- LIGHT GREY MATRIX  
- SMALL STONE AGGREGATE





NOTE: FEDERAL PLAZA UNDER CONSTRUCTION AT TIME OF RENDERING; ILLUSTRATIVE CONDITION SHOWN



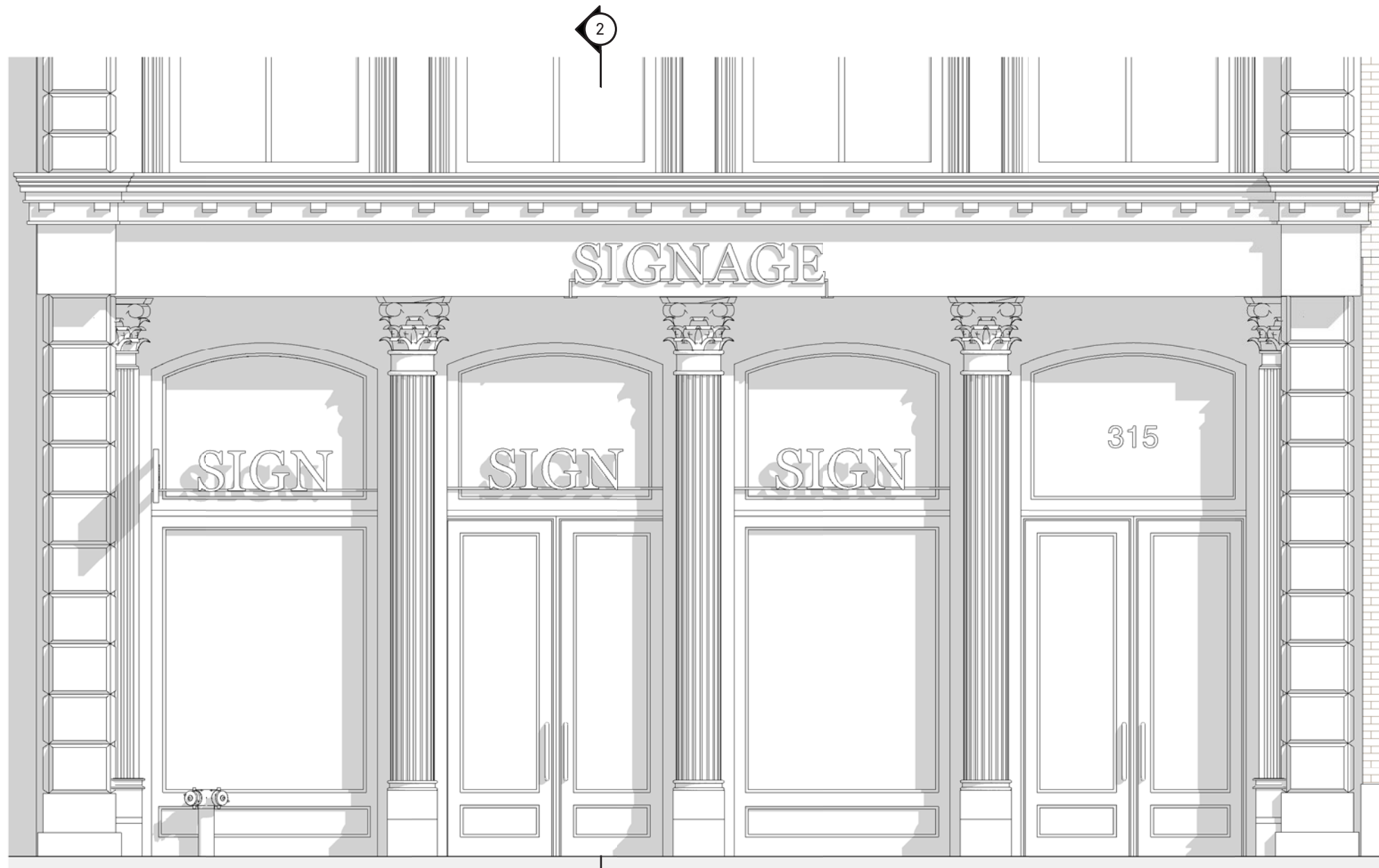
EXISTING VIEW



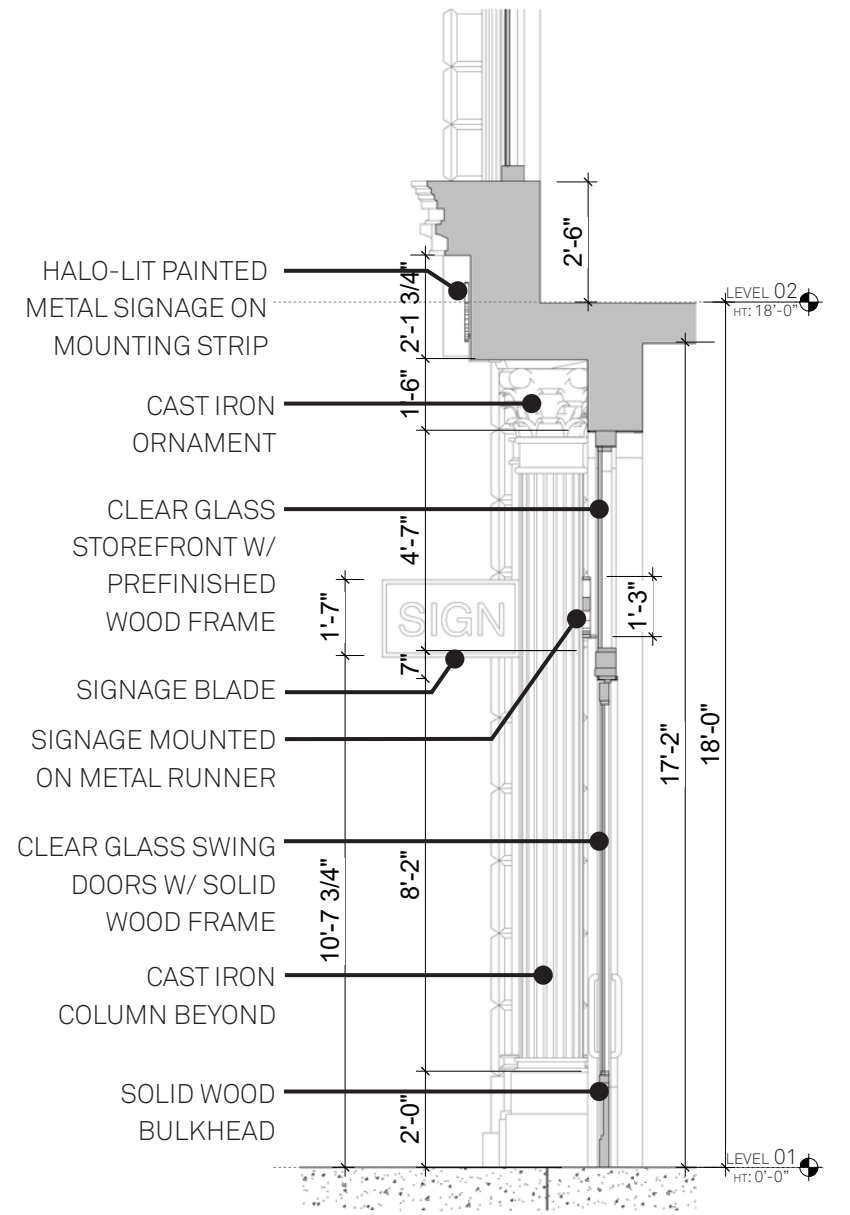
PREVIOUSLY PROPOSED (9/15/2020)



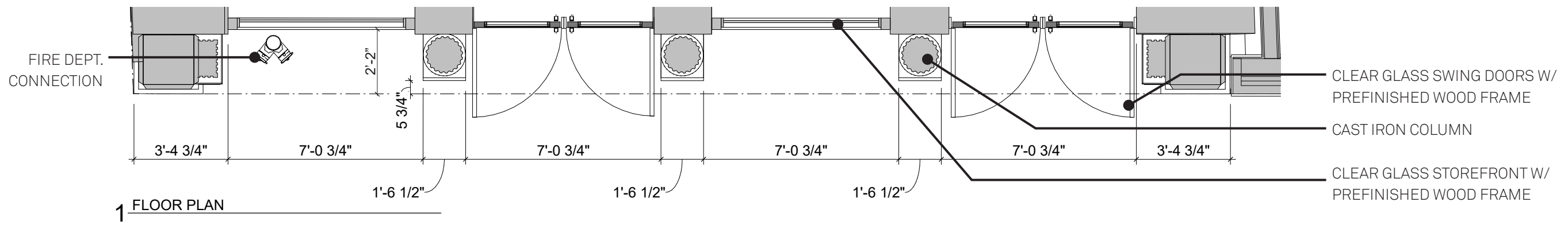
CURRENTLY PROPOSED



3 ELEVATION



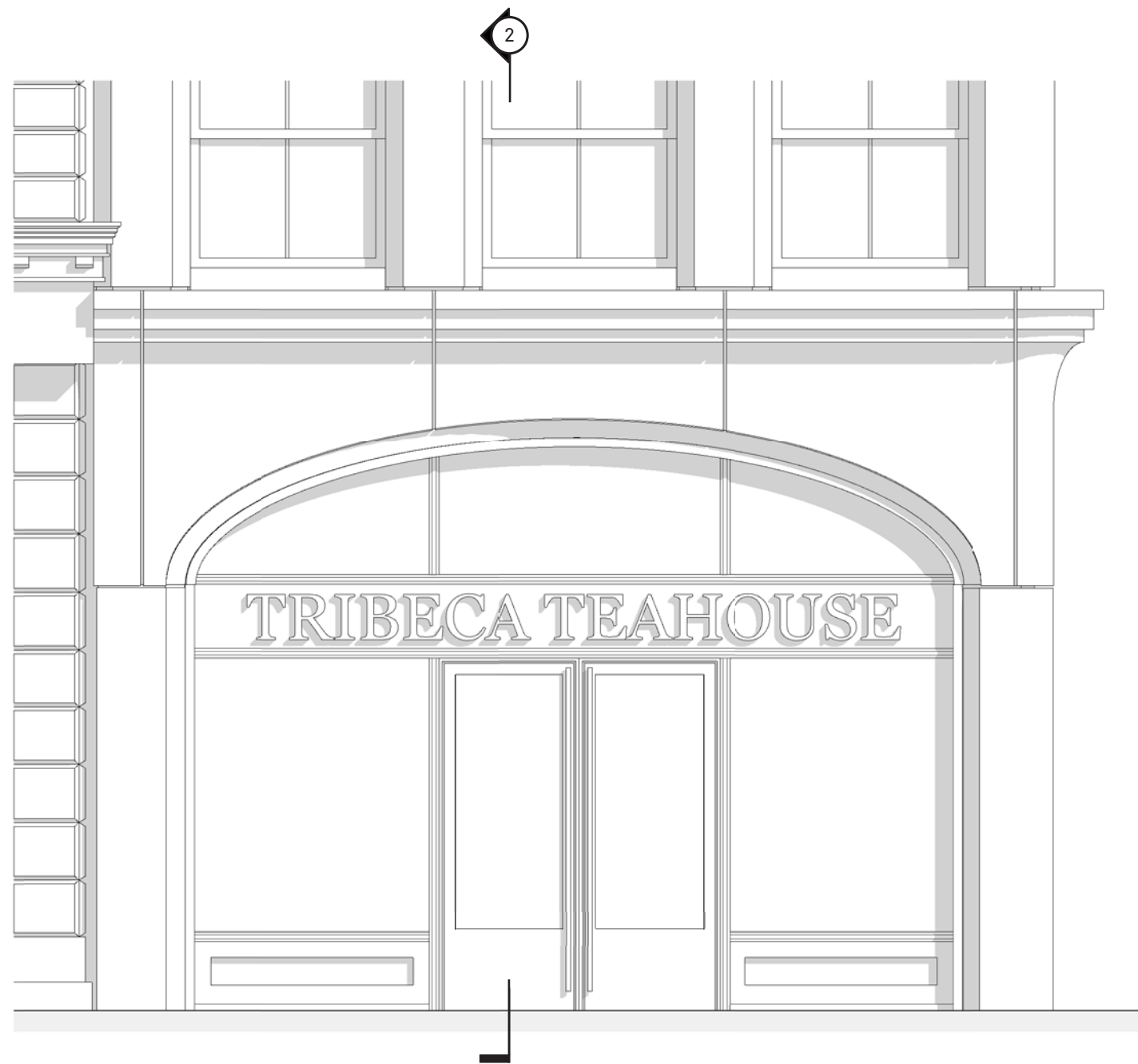
2 SECTION



1 FLOOR PLAN

### 315 Broadway - Proposed Storefront Details

315-317 Broadway  
December 17, 2020



**1 BROADWAY ELEVATION**  
1/2" = 1'-0"

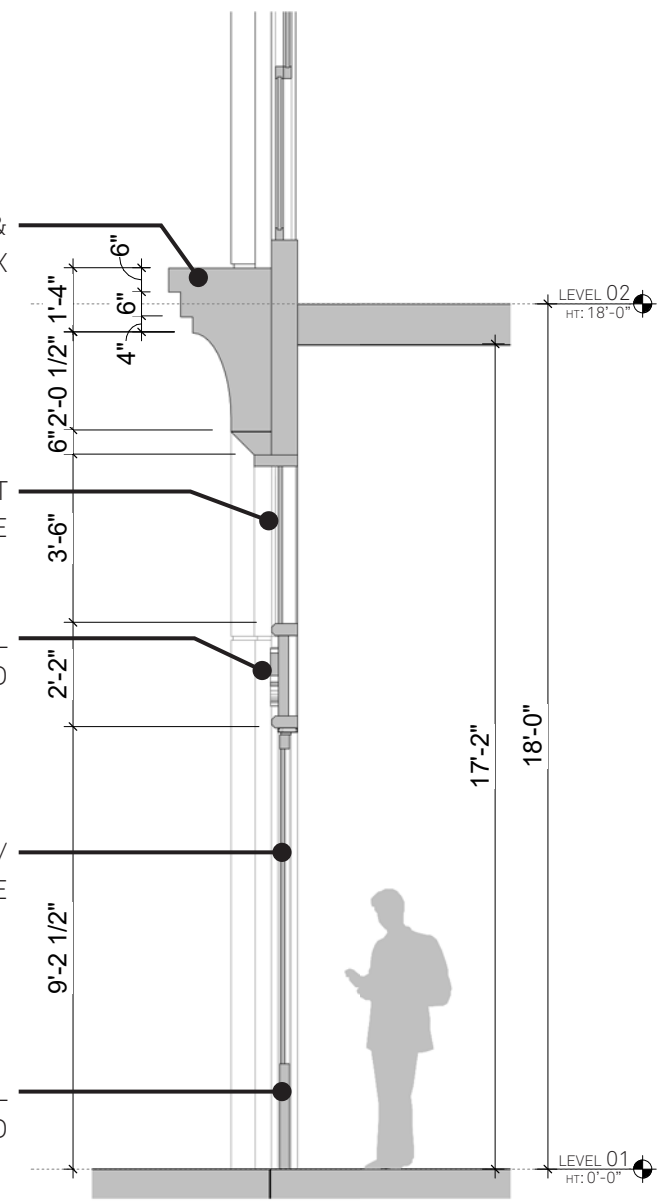
PRECAST CONCRETE LINTEL & CORNICE, TERRAZZO W/ GRAY MATRIX

CLEAR GLASS STOREFRONT TRANSOM W/METAL FRAME

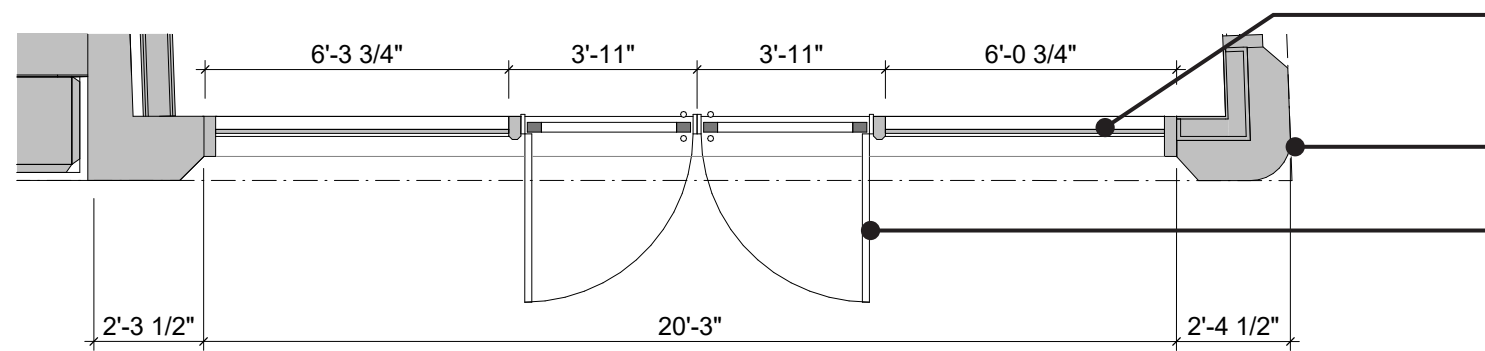
ORNAMENTAL METAL SIGNAGE BAND

CLEAR GLASS SWING DOOR W/ PREFINISHED METAL FRAME

ORNAMENTAL METAL BULKHEAD



**2 WALL SECTION**  
1/2" = 1'-0"

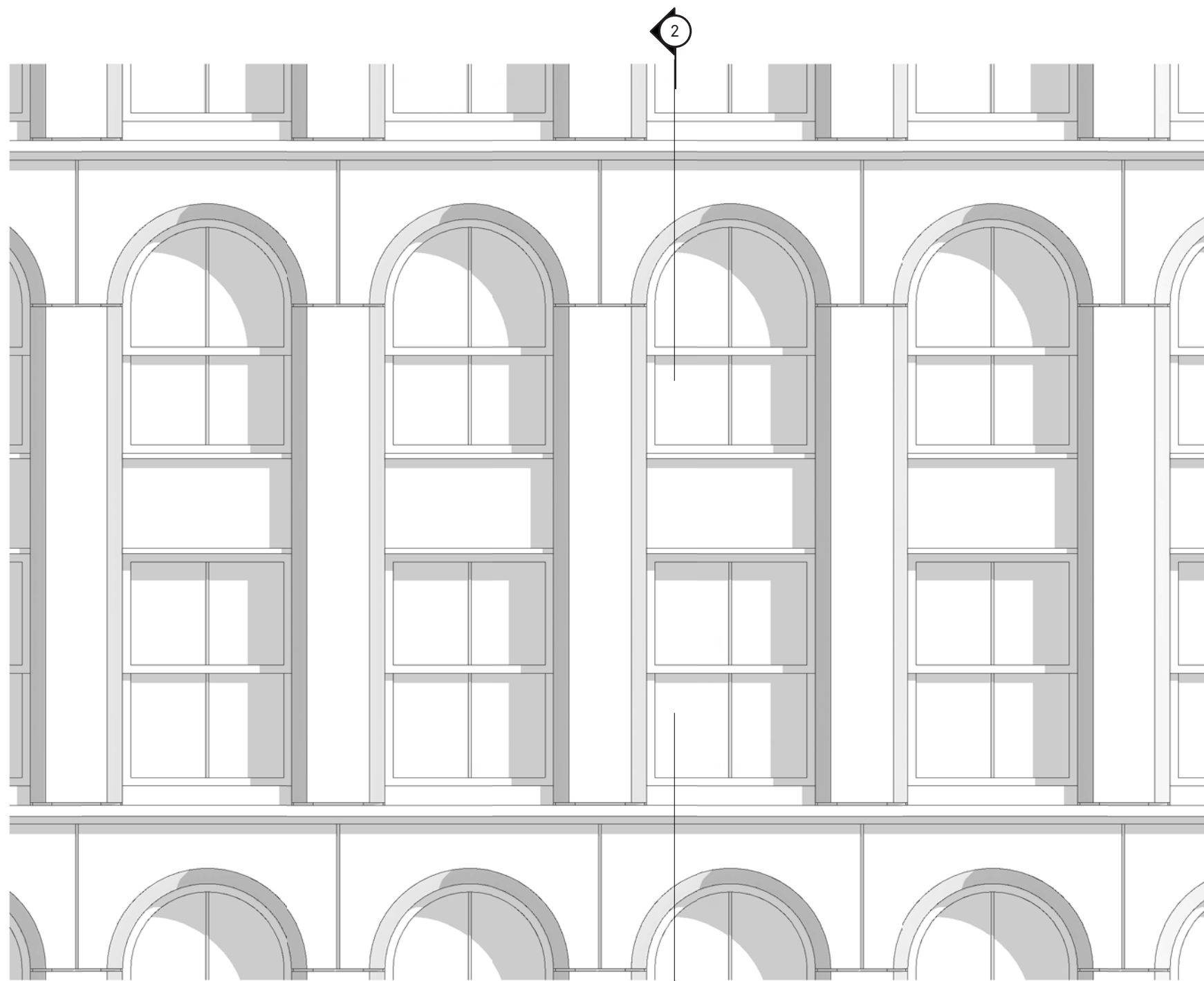


CLEAR GLASS STOREFRONT W/ METAL FRAME

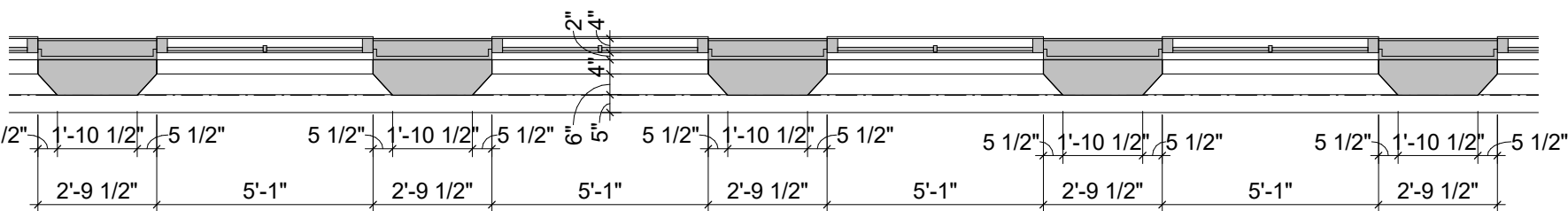
PRECAST CONCRETE PIER, TERRAZZO W/ GRAY MATRIX

CLEAR GLASS SWING DOOR W/ PREFINISHED METAL FRAME

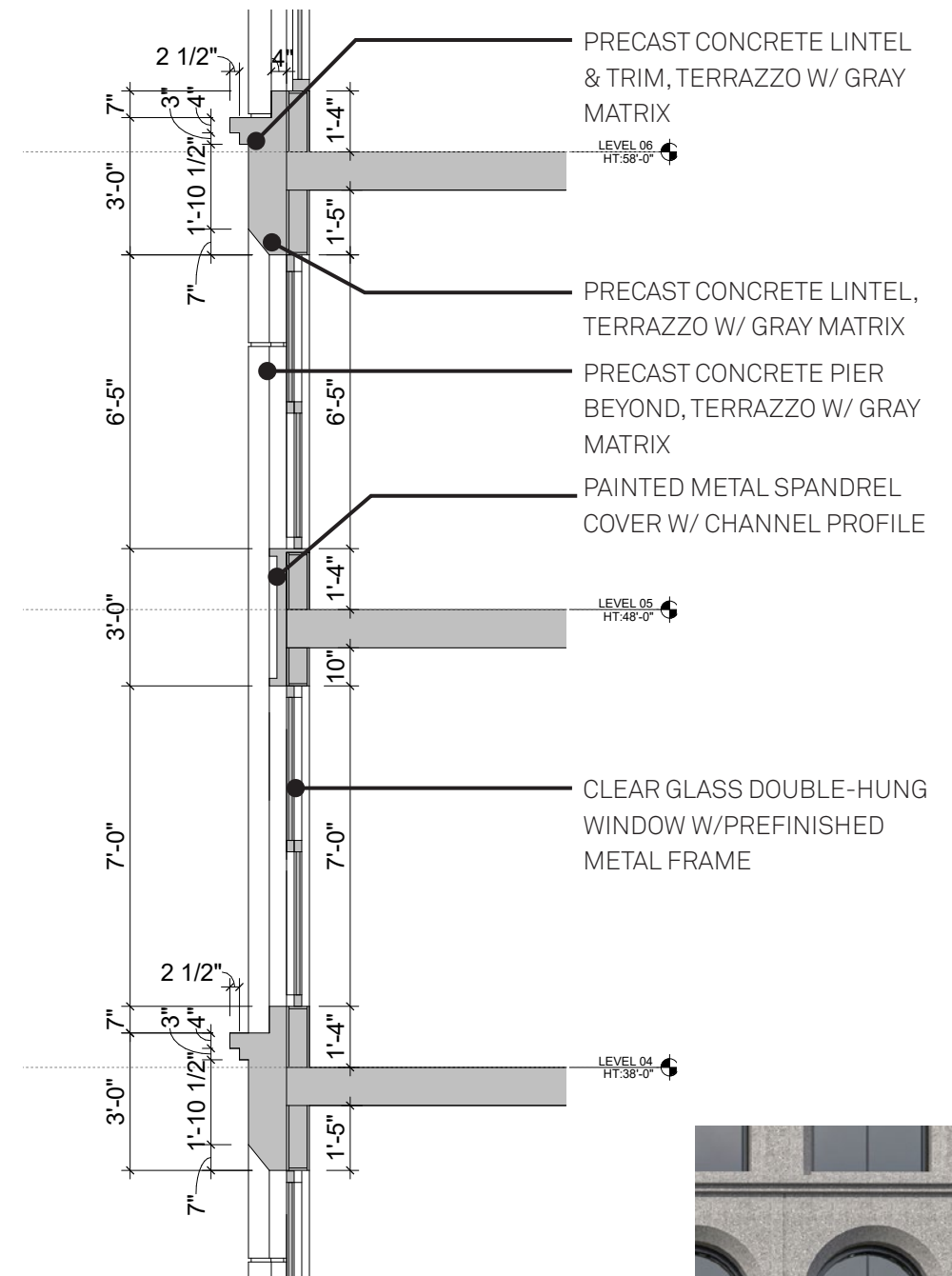
**3 FLOOR PLAN**  
1/2" = 1'-0"



1 NORTH ELEVATION - THOMAS ST.  
1/2" = 1'-0"

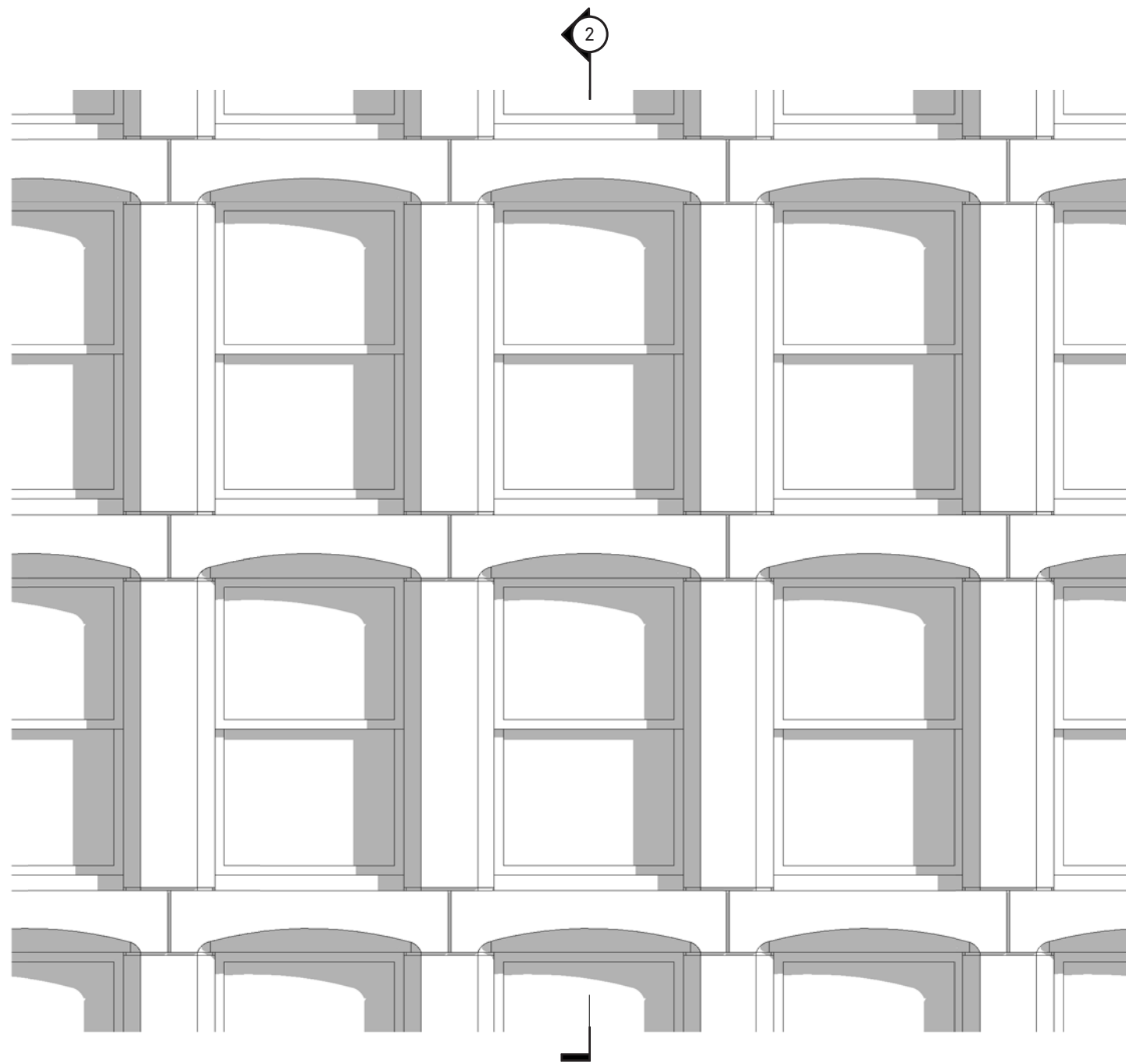


3 TYPICAL THOMAS ST. EXTERIOR WALL PLAN  
1/2" = 1'-0"

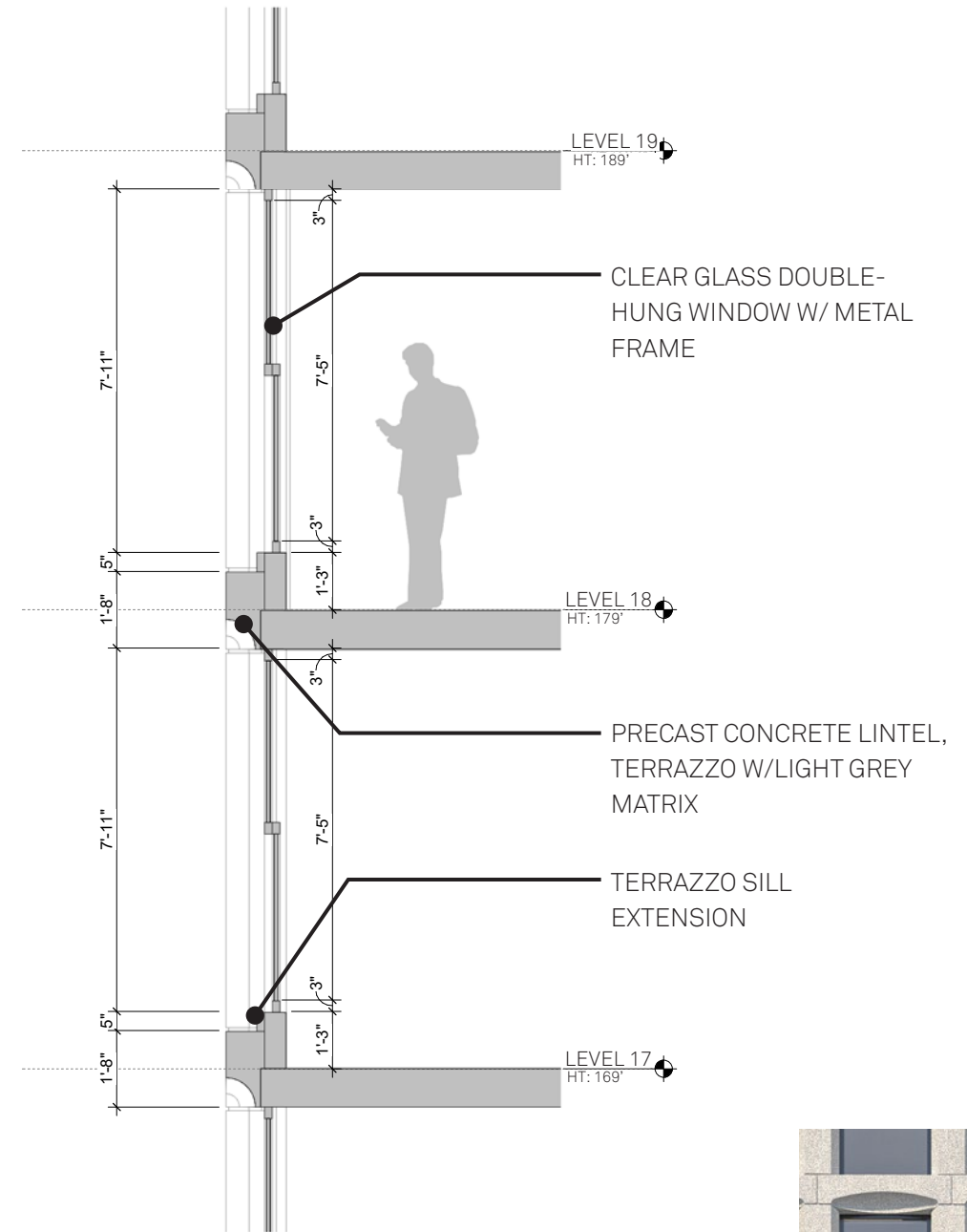


2 TYPICAL THOMAS ST. EXTERIOR WALL SECTION  
1/2" = 1'-0"

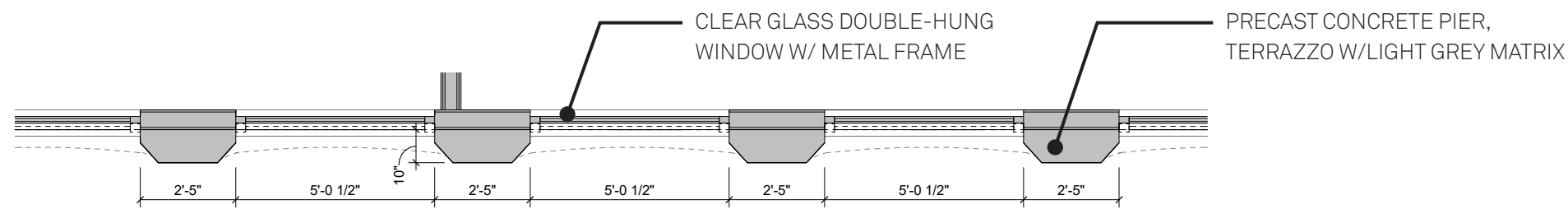




**1** NORTH ELEVATION - THOMAS ST.  
1/2" = 1'-0"

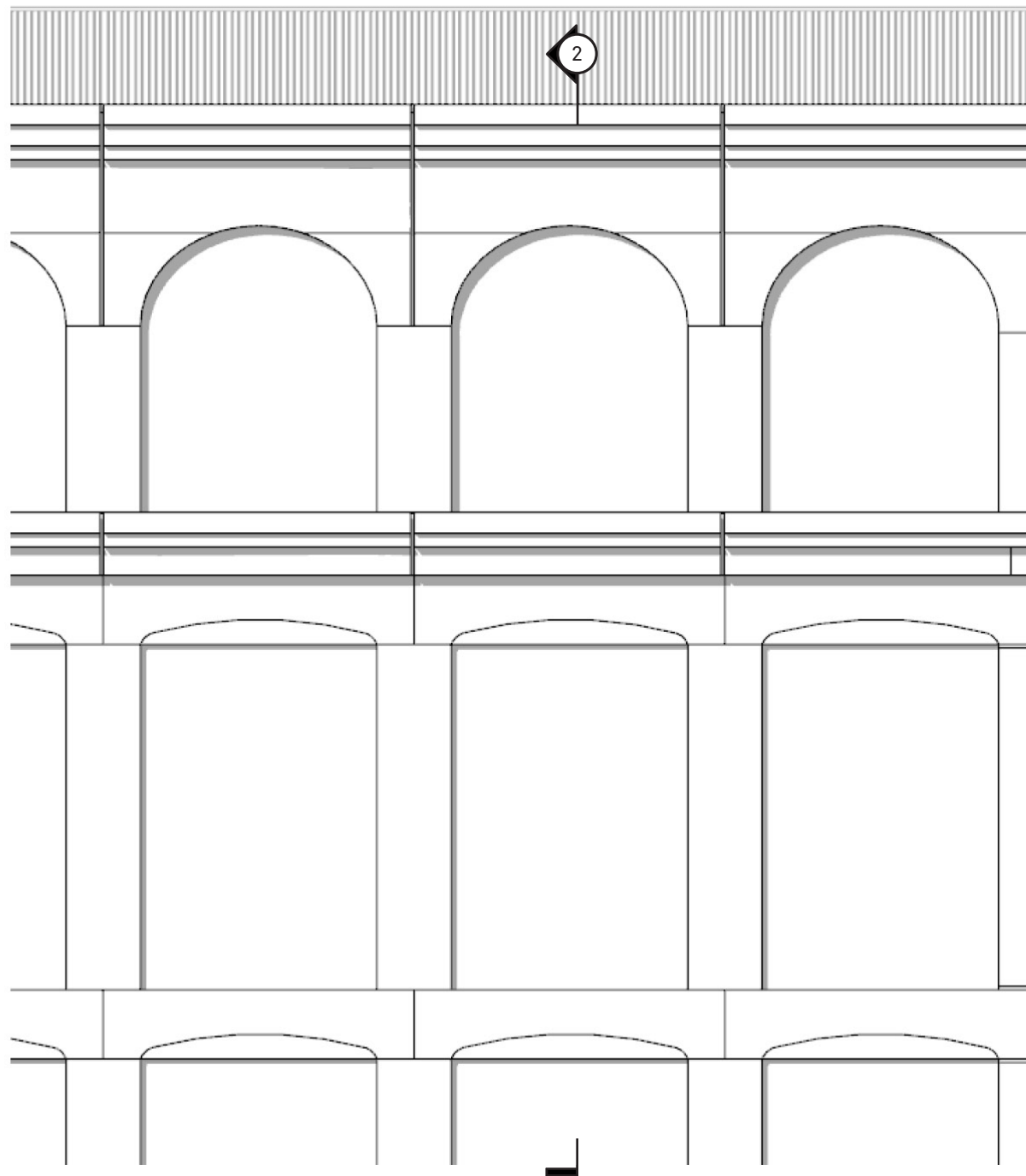


**2** EXTERIOR WALL SECTION  
1/2" = 1'-0"

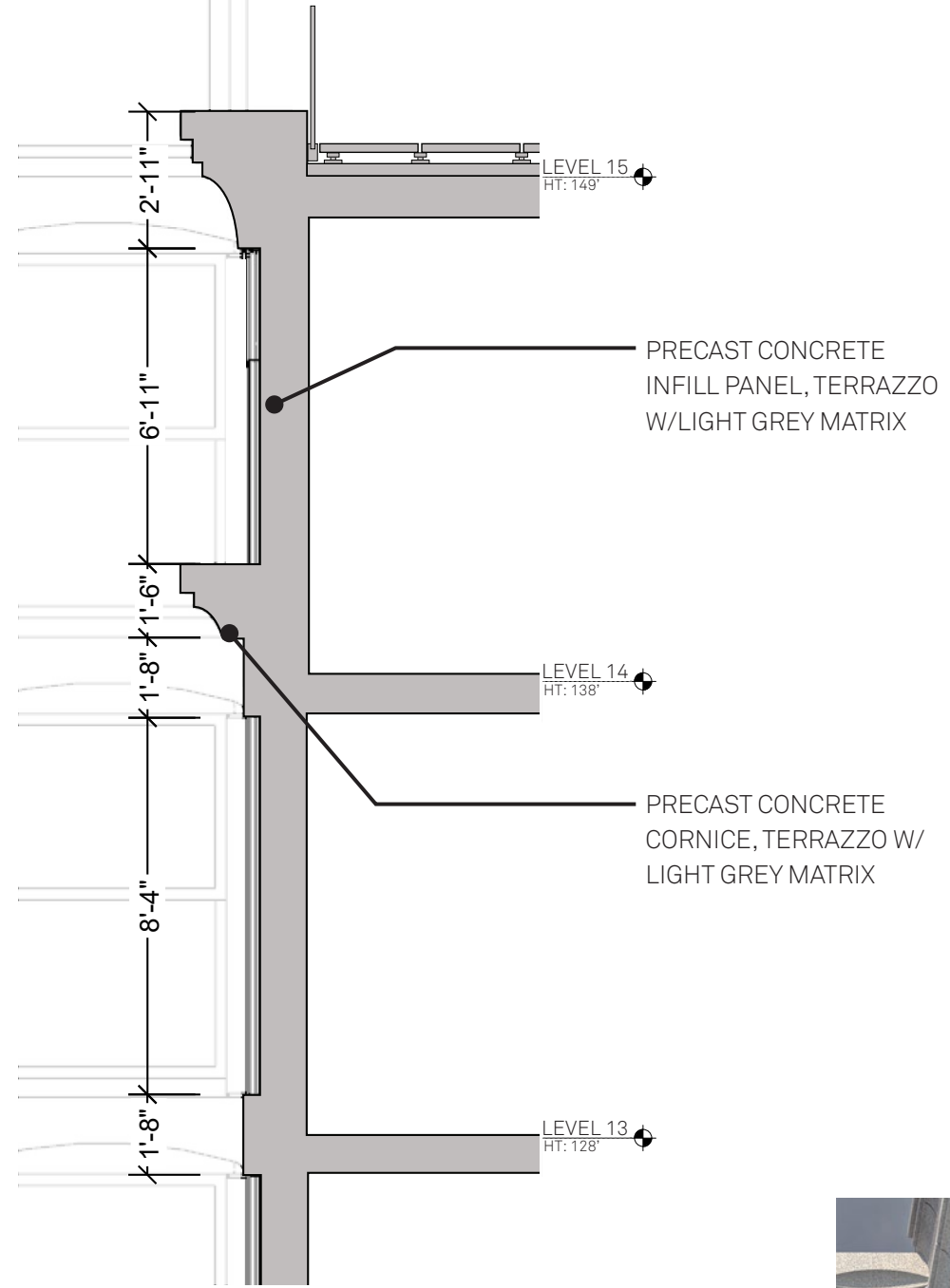


**3** TYPICAL EXTERIOR WALL PLAN  
1/2" = 1'-0"

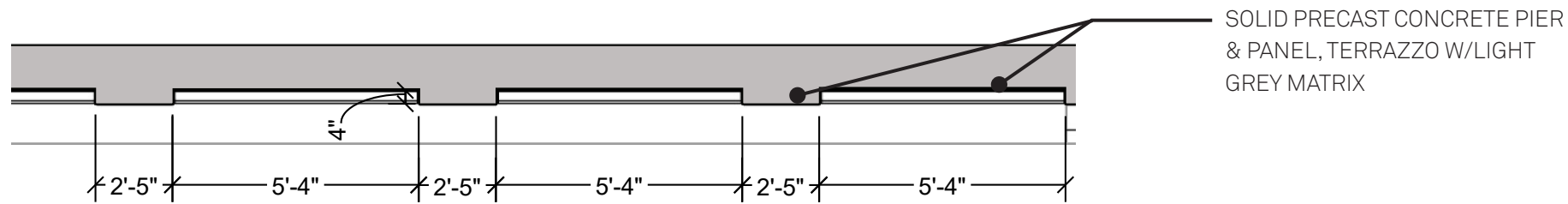




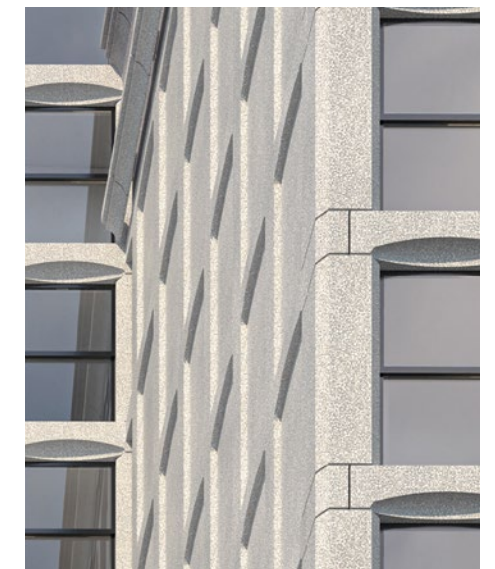
1 317 BROADWAY SOUTH ELEVATION @ 315 BROADWAY NORTH BUILDING LINE  
1/2" = 1'-0"



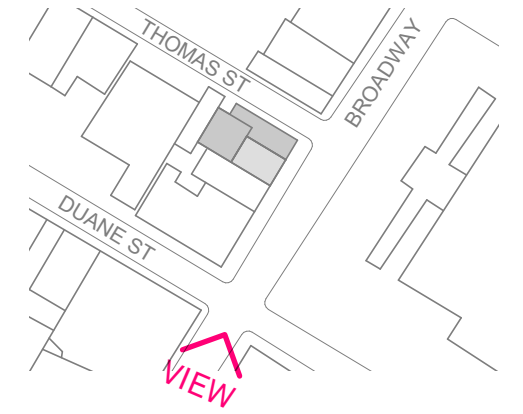
2 EXTERIOR WALL SECTION  
1/2" = 1'-0"



3 TYPICAL EXTERIOR WALL PLAN  
1/2" = 1'-0"







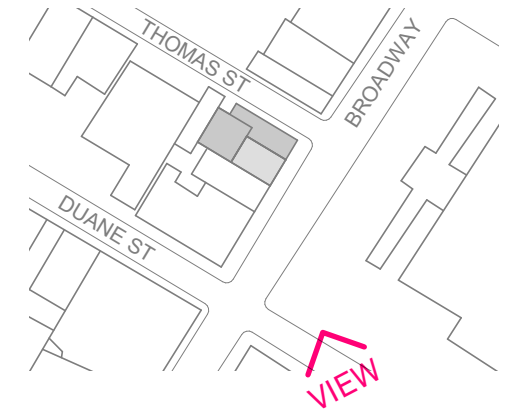
EXISTING VIEW



PREVIOUSLY PROPOSED (9/15/2020)



CURRENTLY PROPOSED



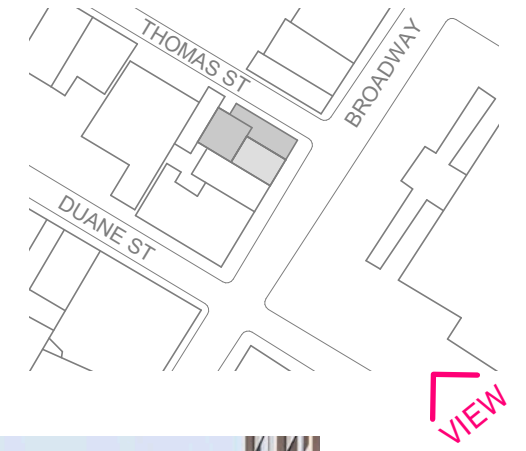
EXISTING VIEW



PREVIOUSLY PROPOSED (9/15/2020)



CURRENTLY PROPOSED



EXISTING VIEW



PREVIOUSLY PROPOSED (9/15/2020)



CURRENTLY PROPOSED



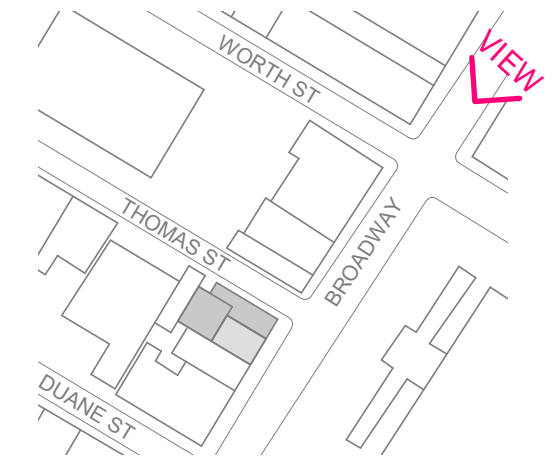
EXISTING VIEW



PREVIOUSLY PROPOSED (9/15/2020)



CURRENTLY PROPOSED



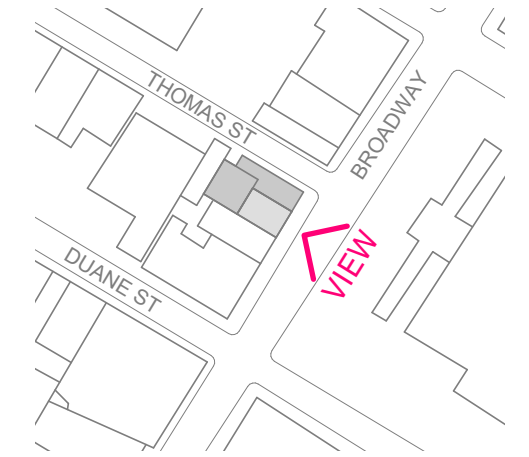
EXISTING VIEW



PREVIOUSLY PROPOSED (9/15/2020)



CURRENTLY PROPOSED



## Revised Proposed View - Broadway at Street Level

315-317 Broadway  
December 17, 2020

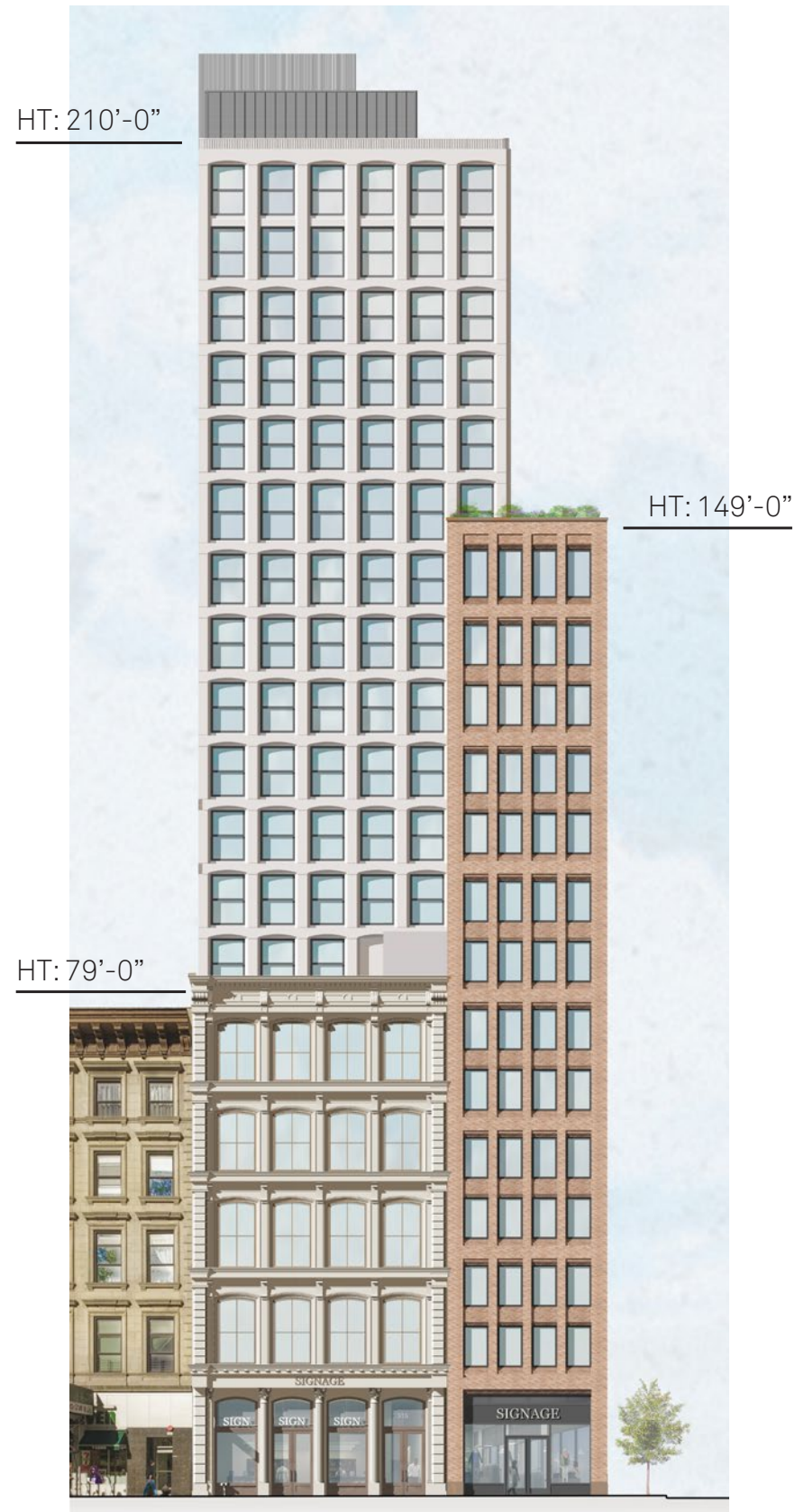
The current proposal is:

**Preservation Department – Item 5, LPC-20-11316**

**315 Broadway – 315 Broadway Building,  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**

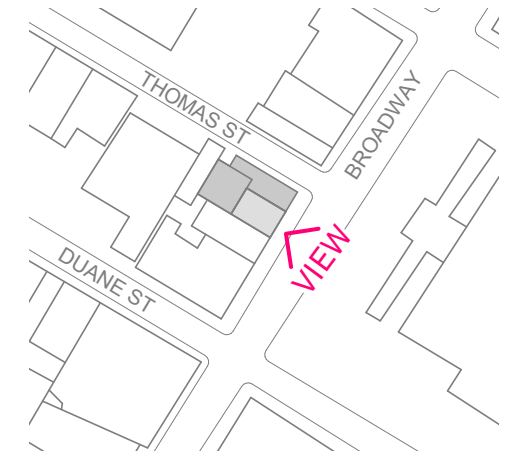
## APPENDIX



Previously Proposed 9/15/2020

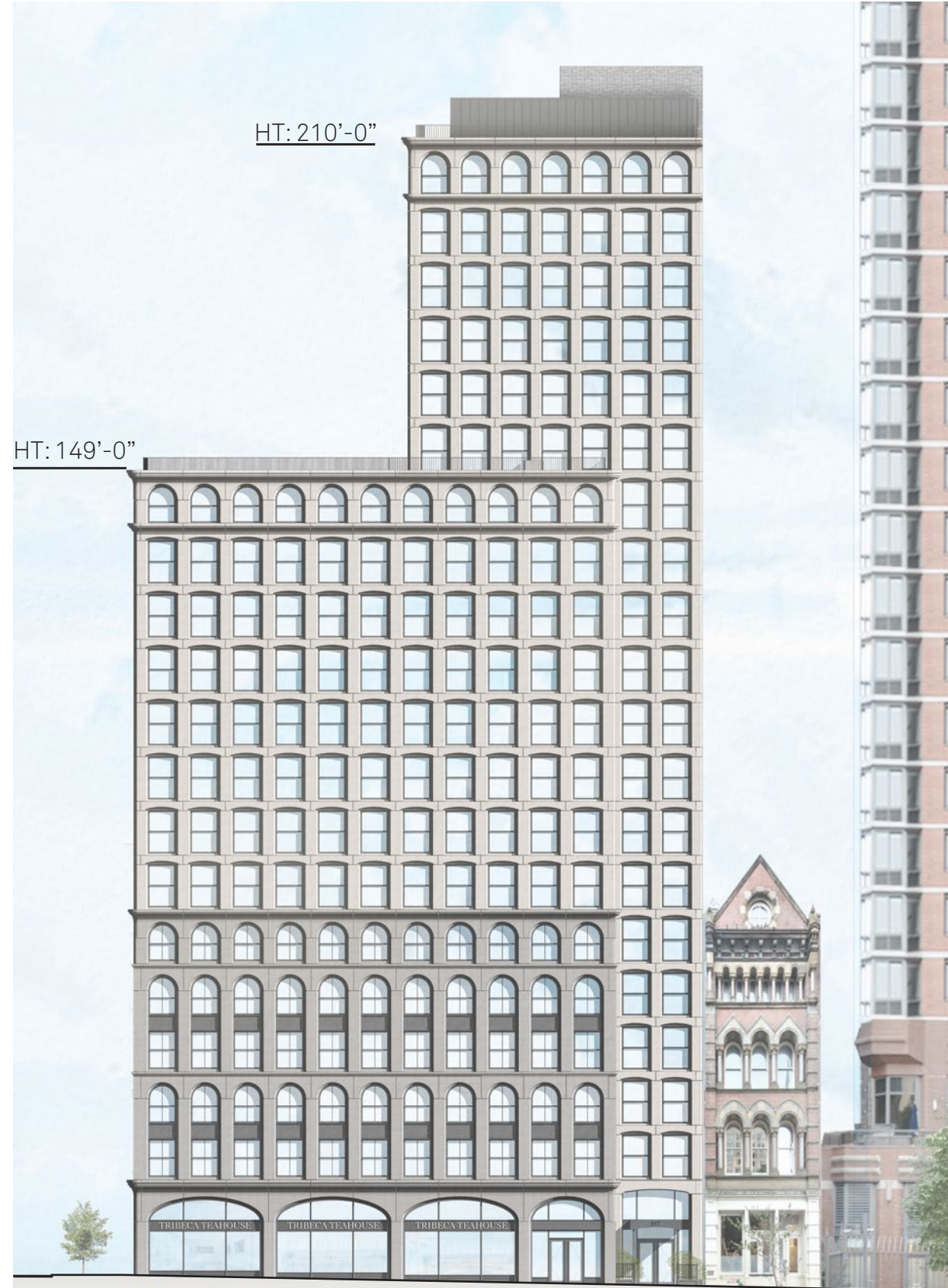


Currently Proposed

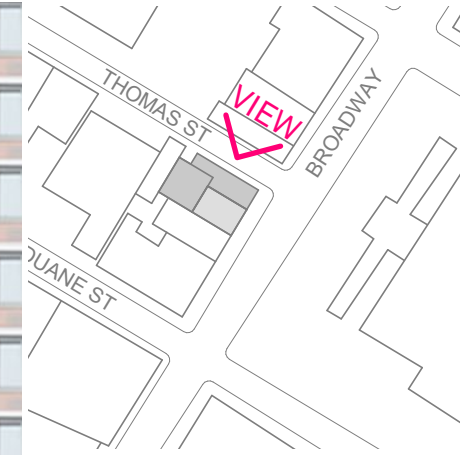




Previously Proposed 9/15/2020

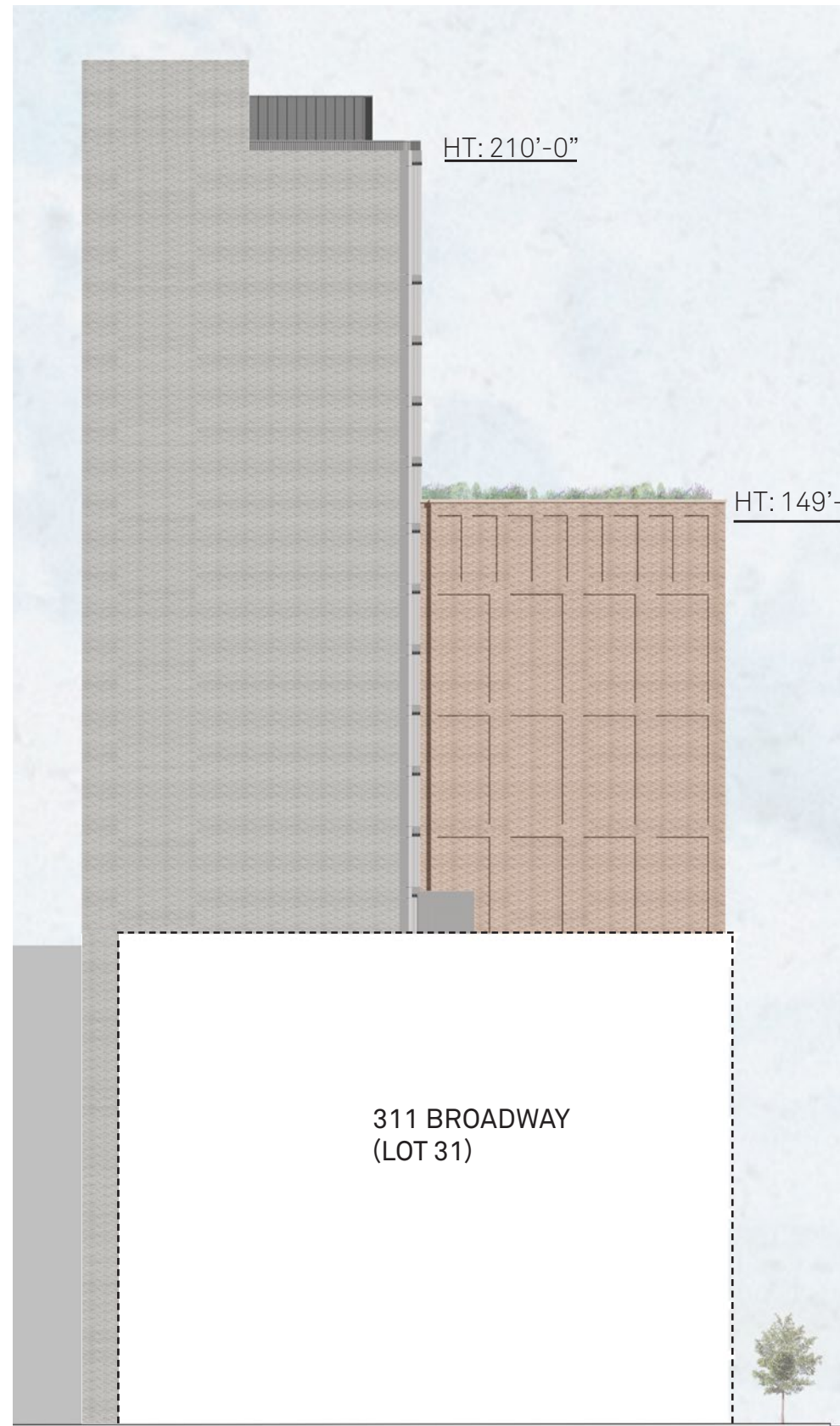


Currently Proposed

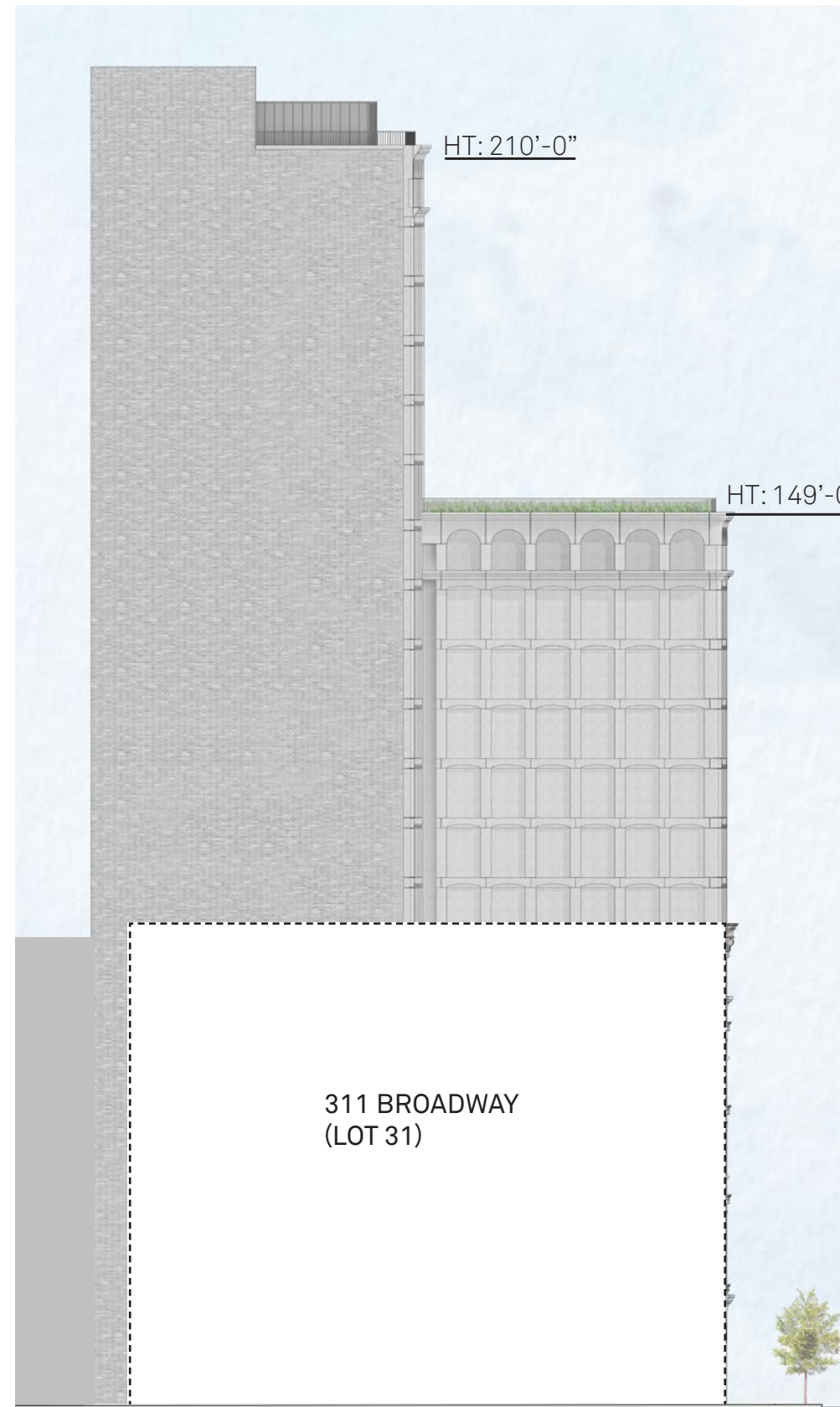


Proposed Thomas St. (North) Elevation

315-317 Broadway  
December 17, 2020



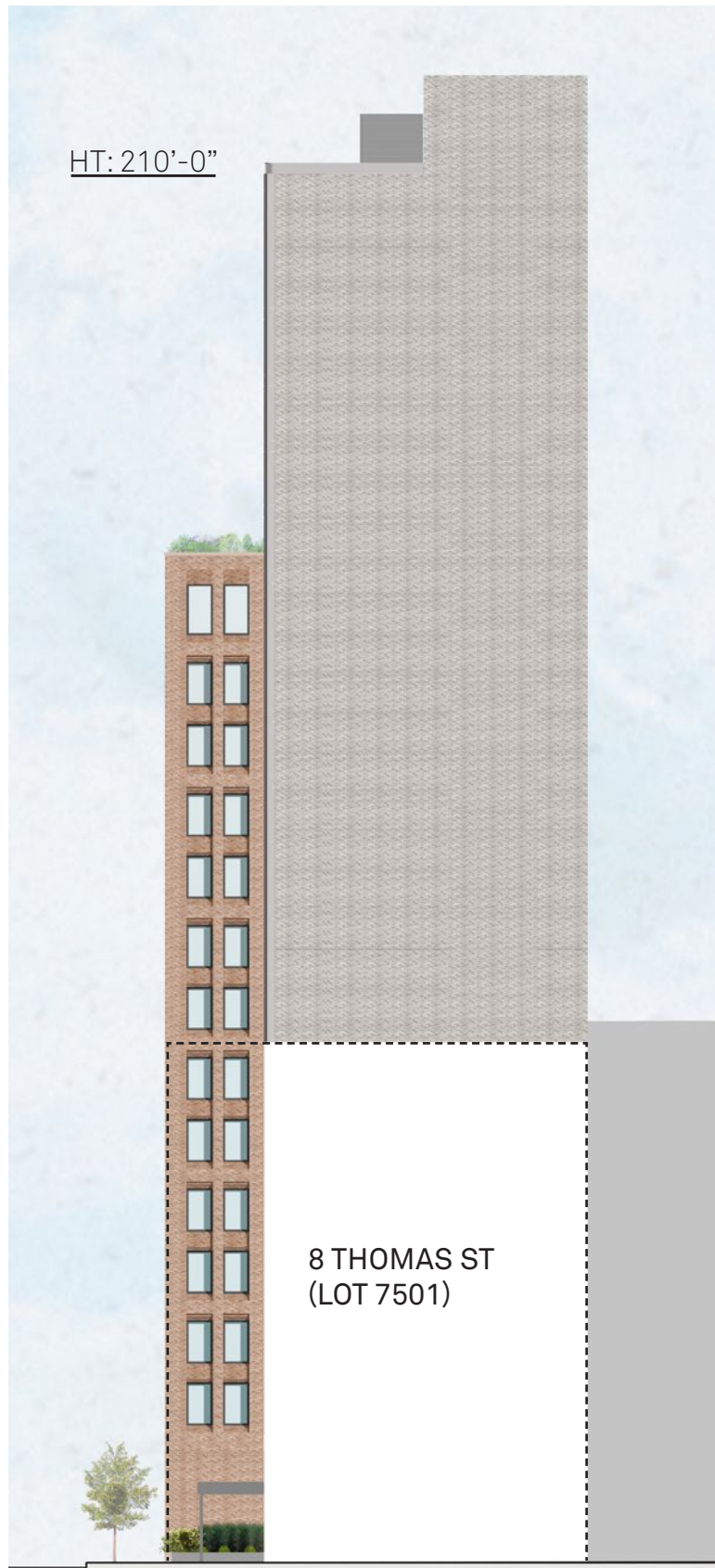
Previously Proposed 9/15/2020



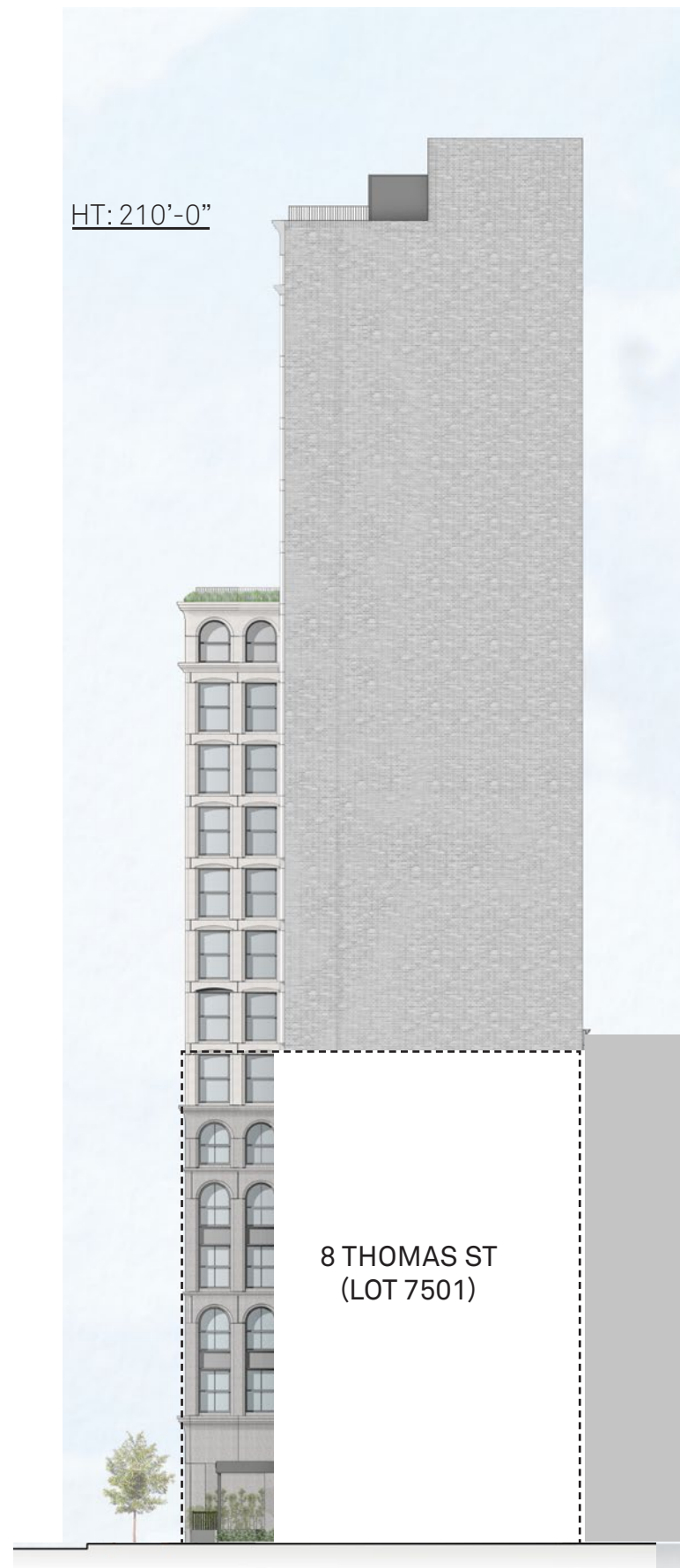
Currently Proposed

**Proposed South Elevation (Lot Line)**

315-317 Broadway  
December 17, 2020

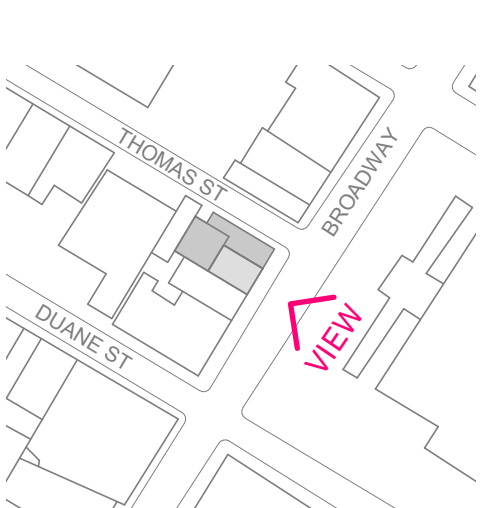


Previously Proposed 9/15/2020



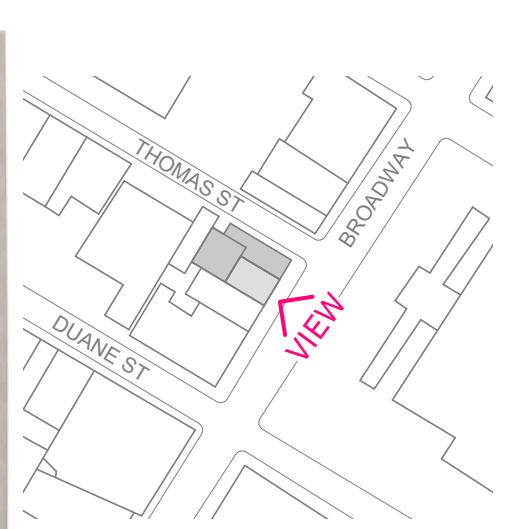
Currently Proposed





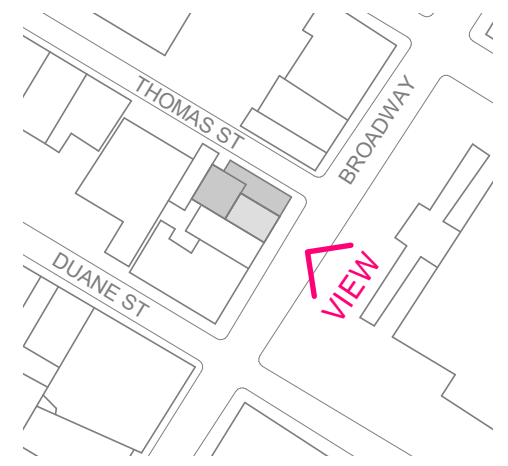
## Existing Streetscape - Broadway

315-317 Broadway  
December 17, 2020



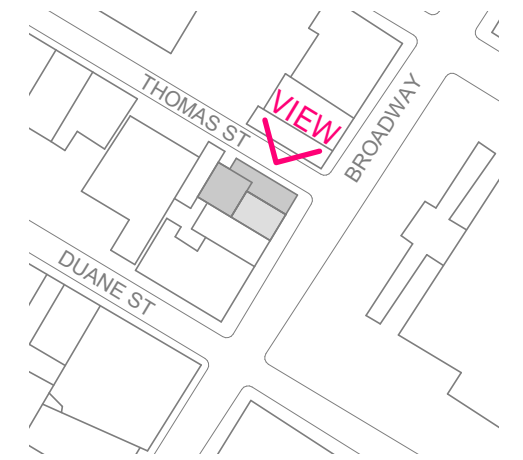
### Proposed Streetscape - Broadway

315-317 Broadway  
December 17, 2020



### Existing Streetscape - Thomas St.

315-317 Broadway  
 December 17, 2020





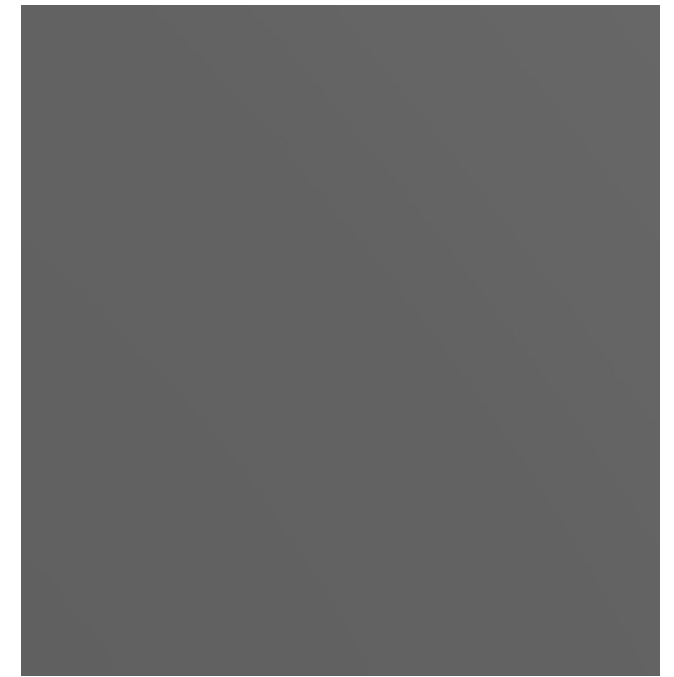
PRECAST TERRAZZO - TYPE 1  
- LIGHT GREY MATRIX  
- LARGE STONE AGGREGATE



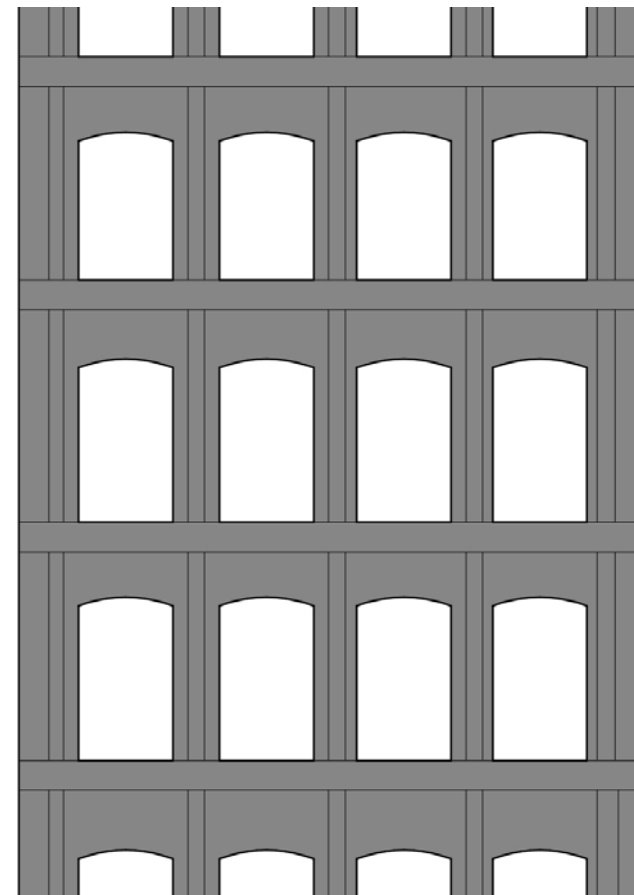
PRECAST TERRAZZO - TYPE 2  
- LIGHT GREY MATRIX  
- SMALL STONE AGGREGATE



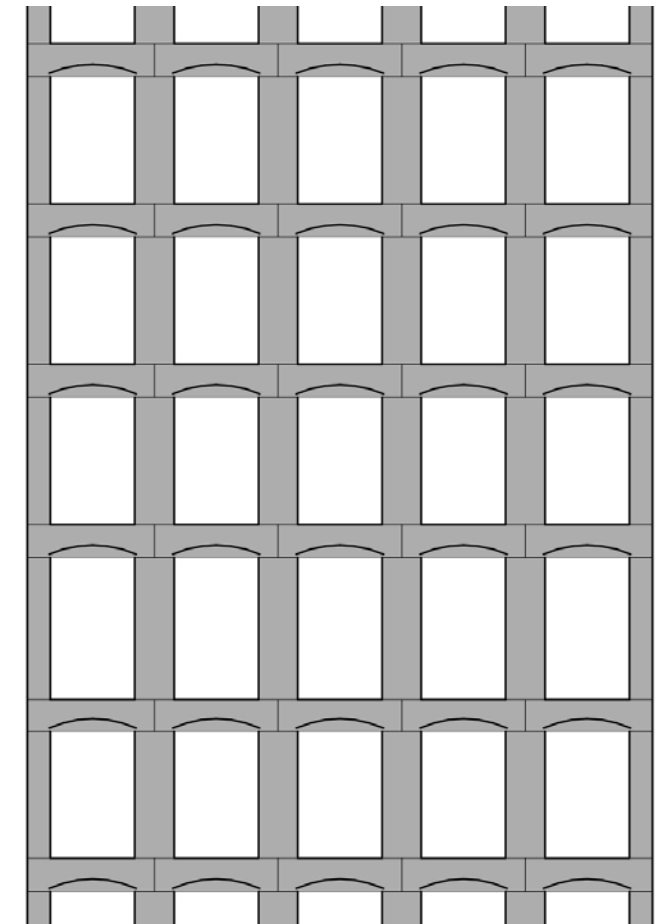
BRICK LOT LINE WALLS



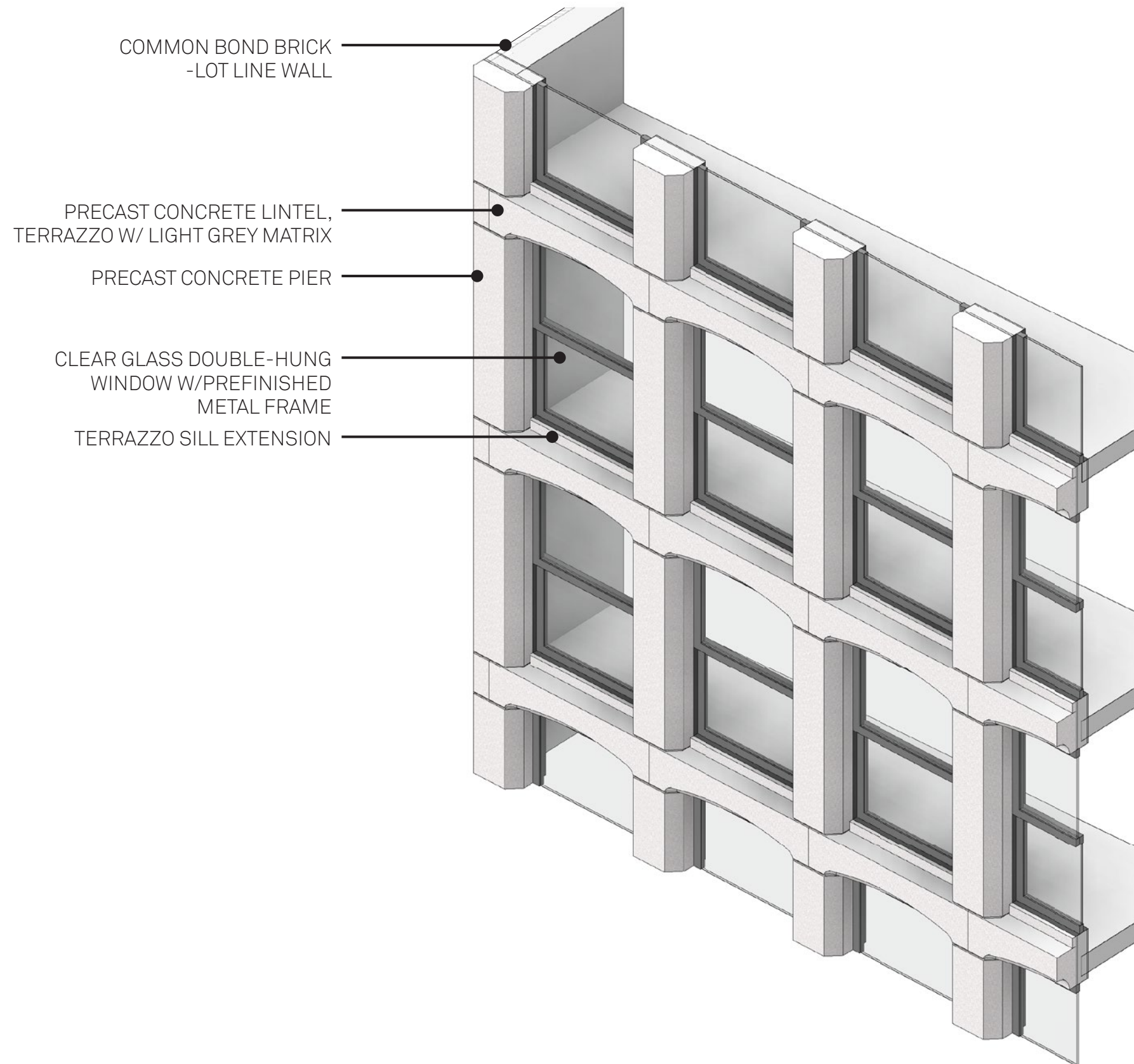
PAINTED ALUMINUM



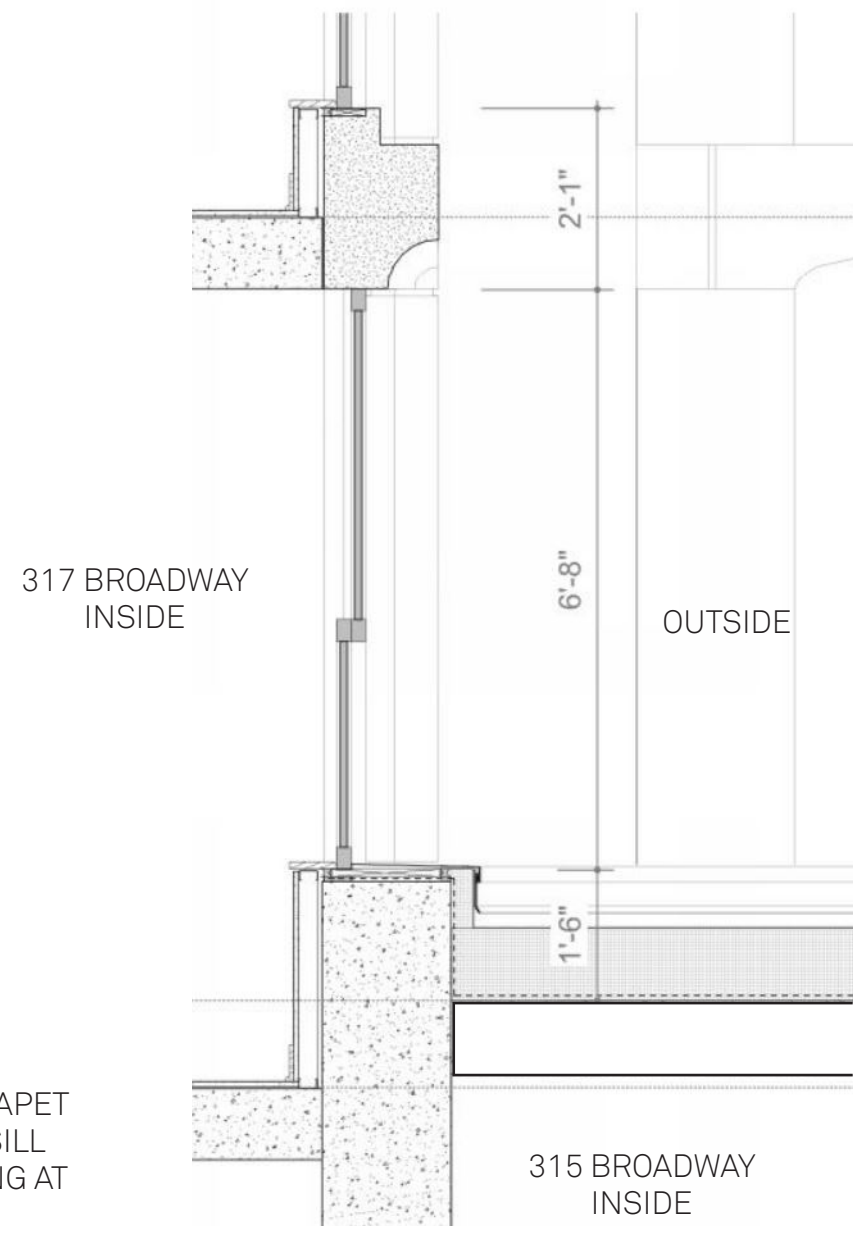
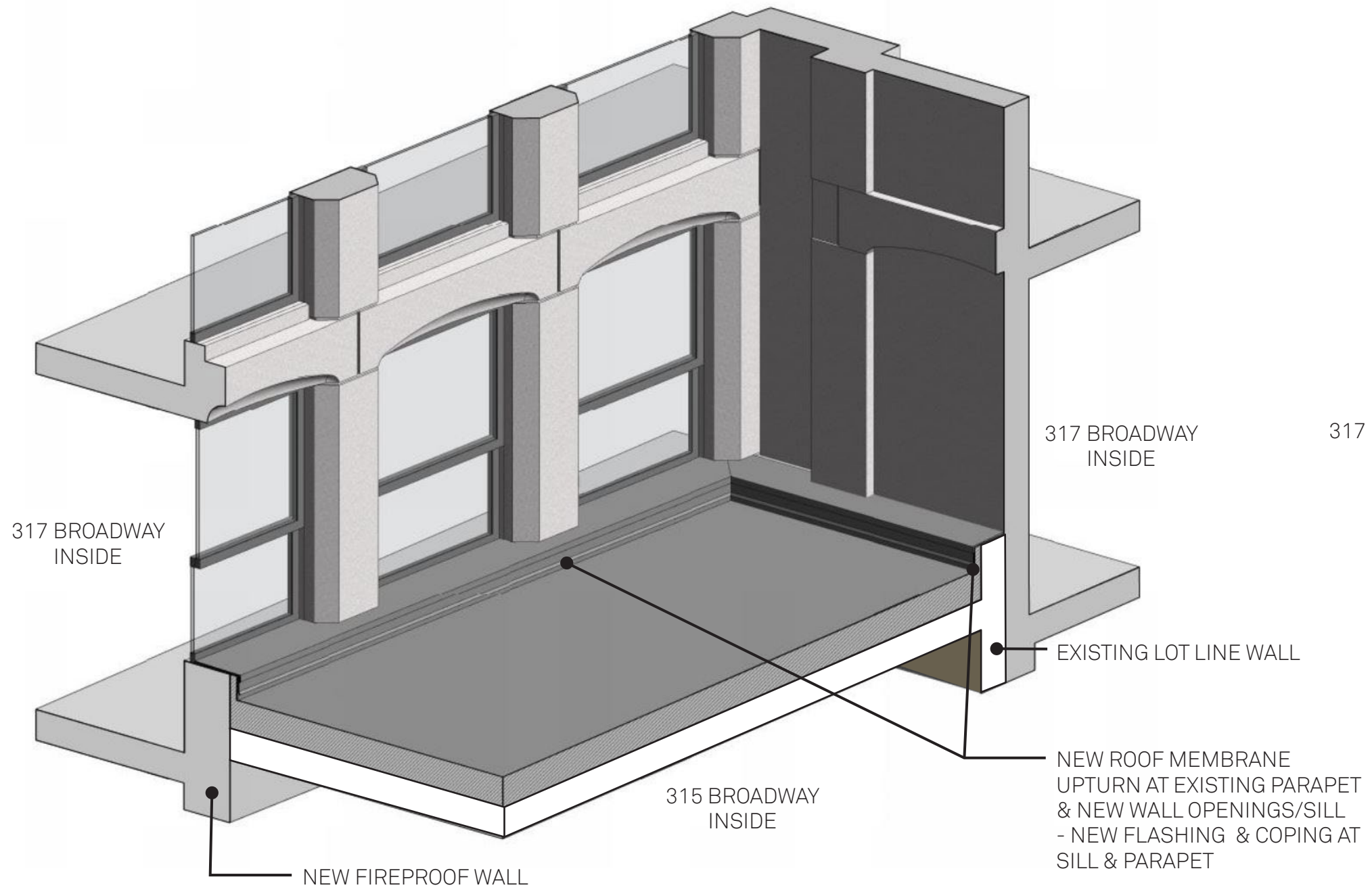
315 BROADWAY FENESTRATION

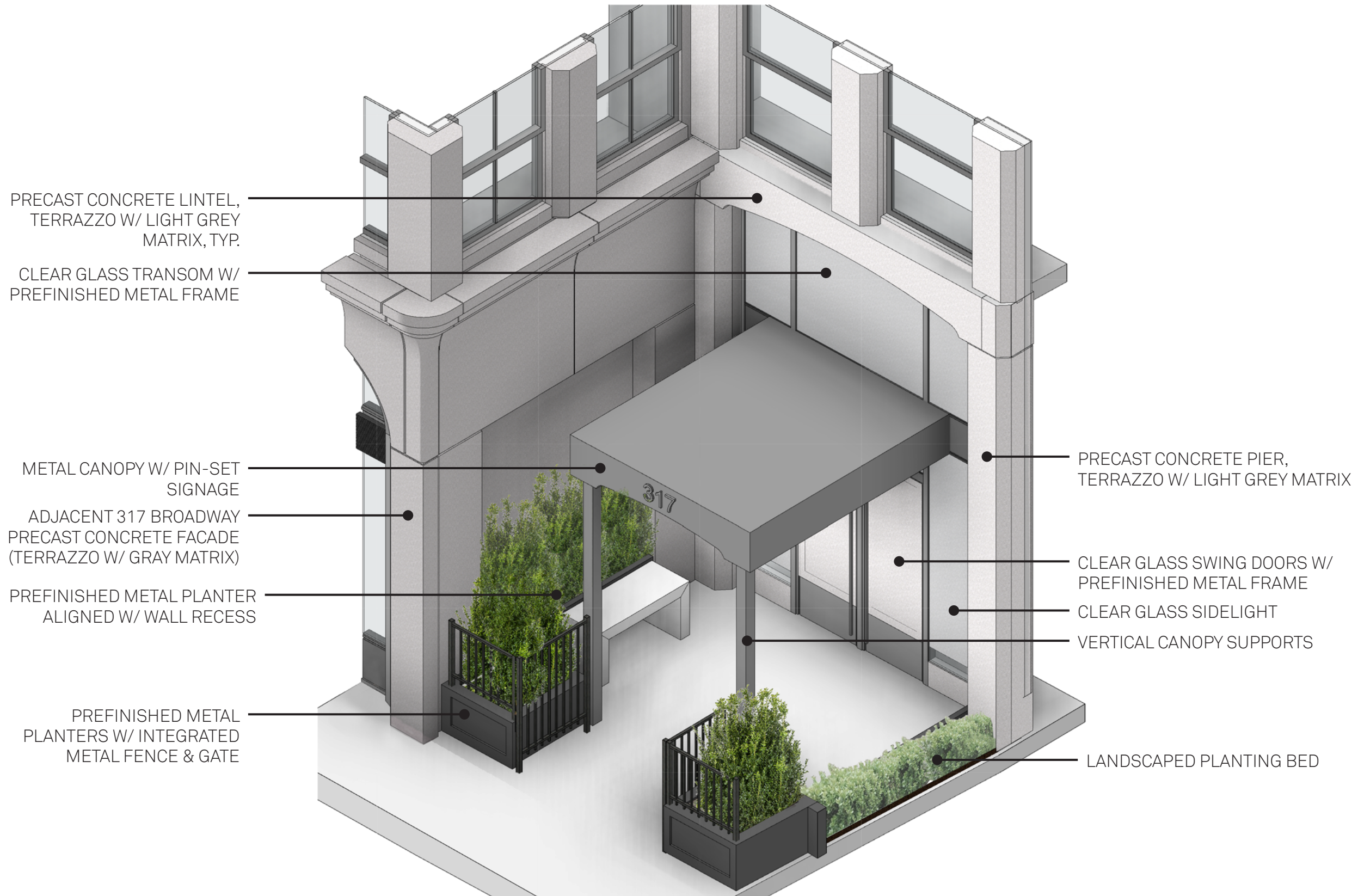


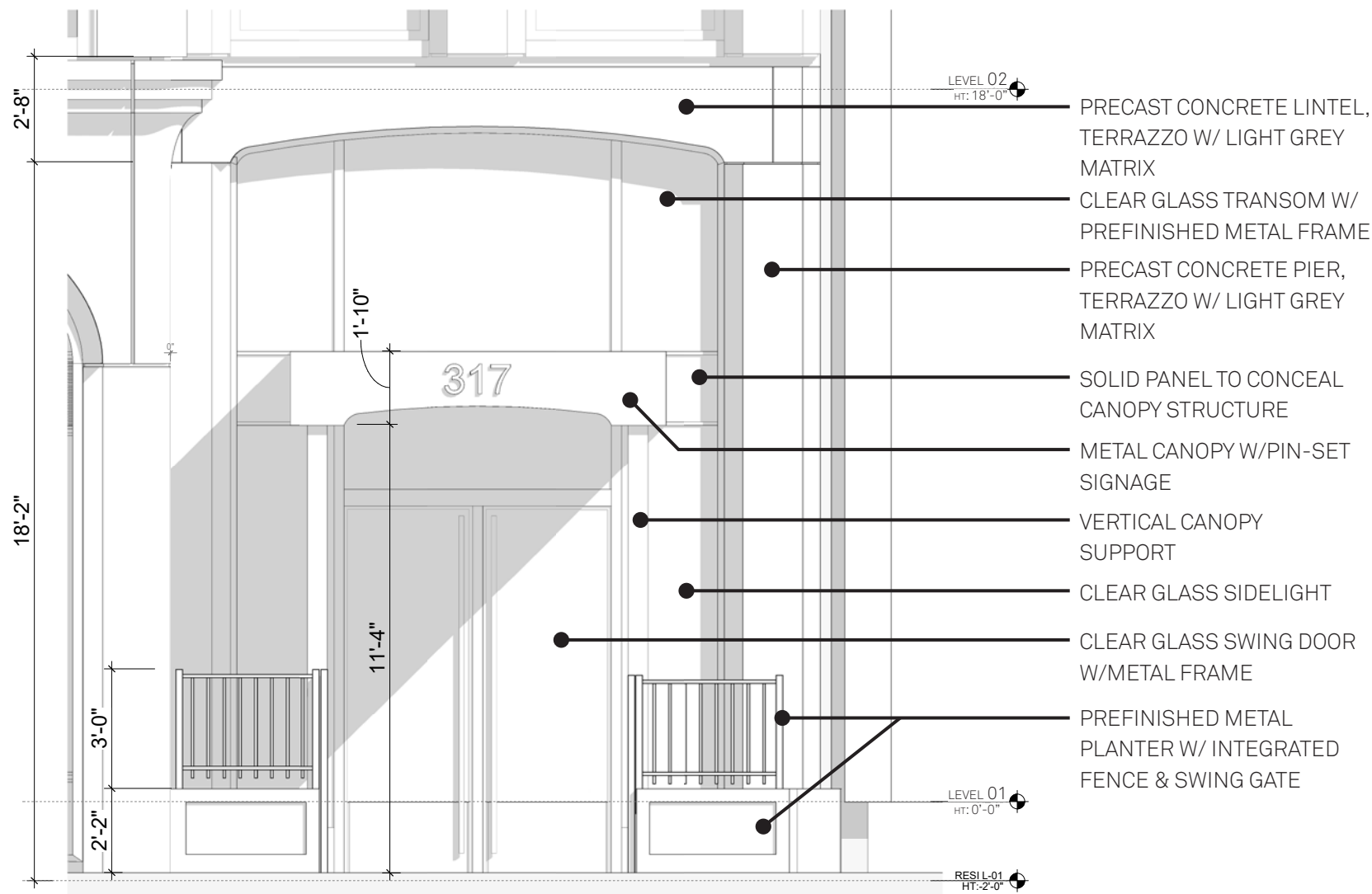
TIER 2 FENESTRATION



### Axonometric of Tier 2 Facade

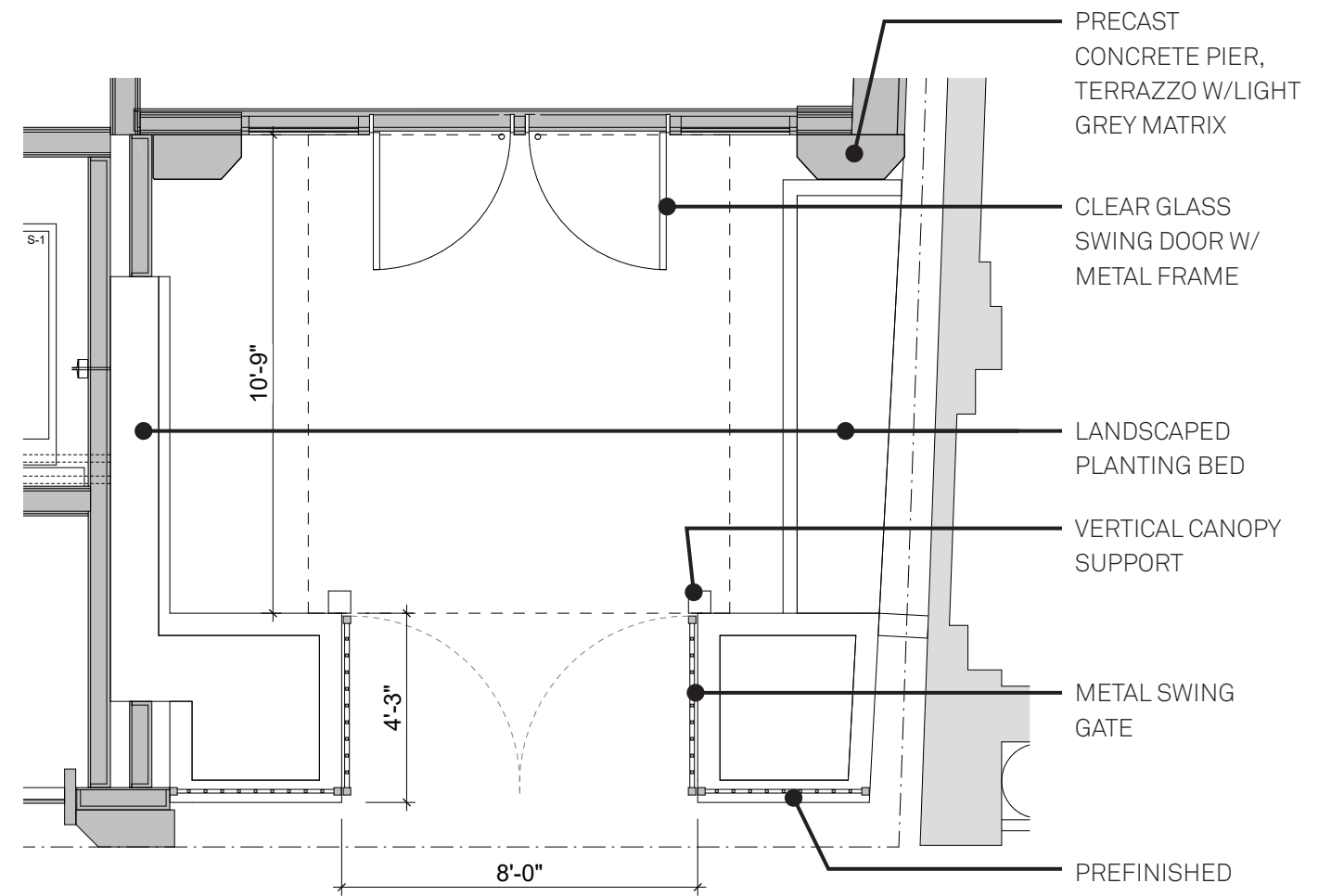






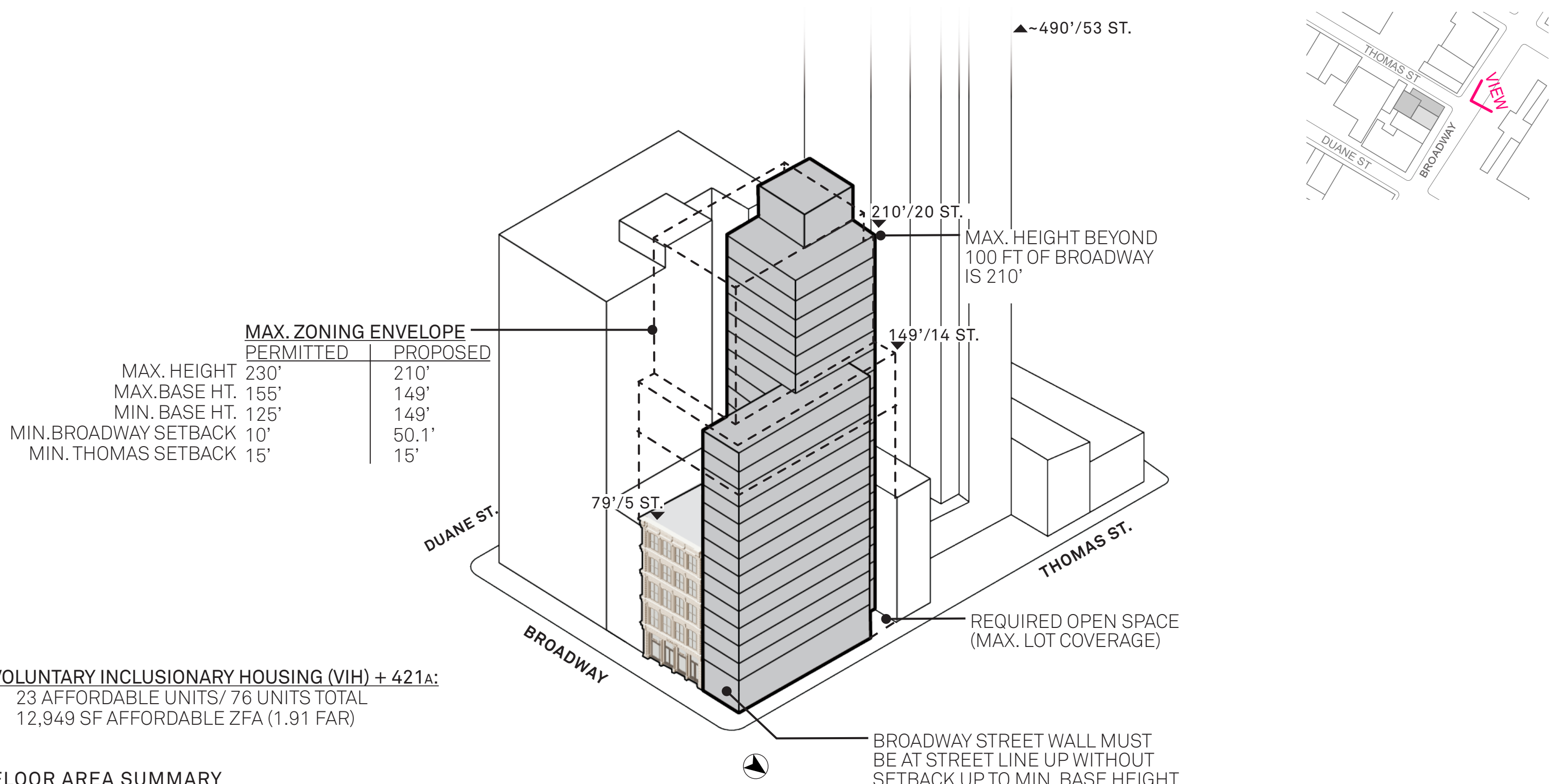
- PRECAST CONCRETE LINTEL, TERRAZZO W/ LIGHT GREY MATRIX
- CLEAR GLASS TRANSOM W/ PREFINISHED METAL FRAME
- PRECAST CONCRETE PIER, TERRAZZO W/ LIGHT GREY MATRIX
- SOLID PANEL TO CONCEAL CANOPY STRUCTURE
- METAL CANOPY W/PIN-SET SIGNAGE
- VERTICAL CANOPY SUPPORT
- CLEAR GLASS SIDELIGHT
- CLEAR GLASS SWING DOOR W/METAL FRAME
- PREFINISHED METAL PLANTER W/ INTEGRATED FENCE & SWING GATE

**1** ELEVATION - THOMAS ST.  
1/2" = 1'-0"



- PRECAST CONCRETE PIER, TERRAZZO W/LIGHT GREY MATRIX
- CLEAR GLASS SWING DOOR W/ METAL FRAME
- LANDSCAPED PLANTING BED
- VERTICAL CANOPY SUPPORT
- METAL SWING GATE
- PREFINISHED METAL PLANTER W/ INTEGRATED FENCE & SWING GATE

**3** FLOOR PLAN AT ENTRY COURT  
1/2" = 1'-0"



**MAX. ZONING ENVELOPE**

	PERMITTED	PROPOSED
MAX. HEIGHT	230'	210'
MAX. BASE HT.	155'	149'
MIN. BASE HT.	125'	149'
MIN. BROADWAY SETBACK	10'	50.1'
MIN. THOMAS SETBACK	15'	15'

**VOLUNTARY INCLUSIONARY HOUSING (VIH) + 421A:**

- 23 AFFORDABLE UNITS/ 76 UNITS TOTAL
- 12,949 SF AFFORDABLE ZFA (1.91 FAR)

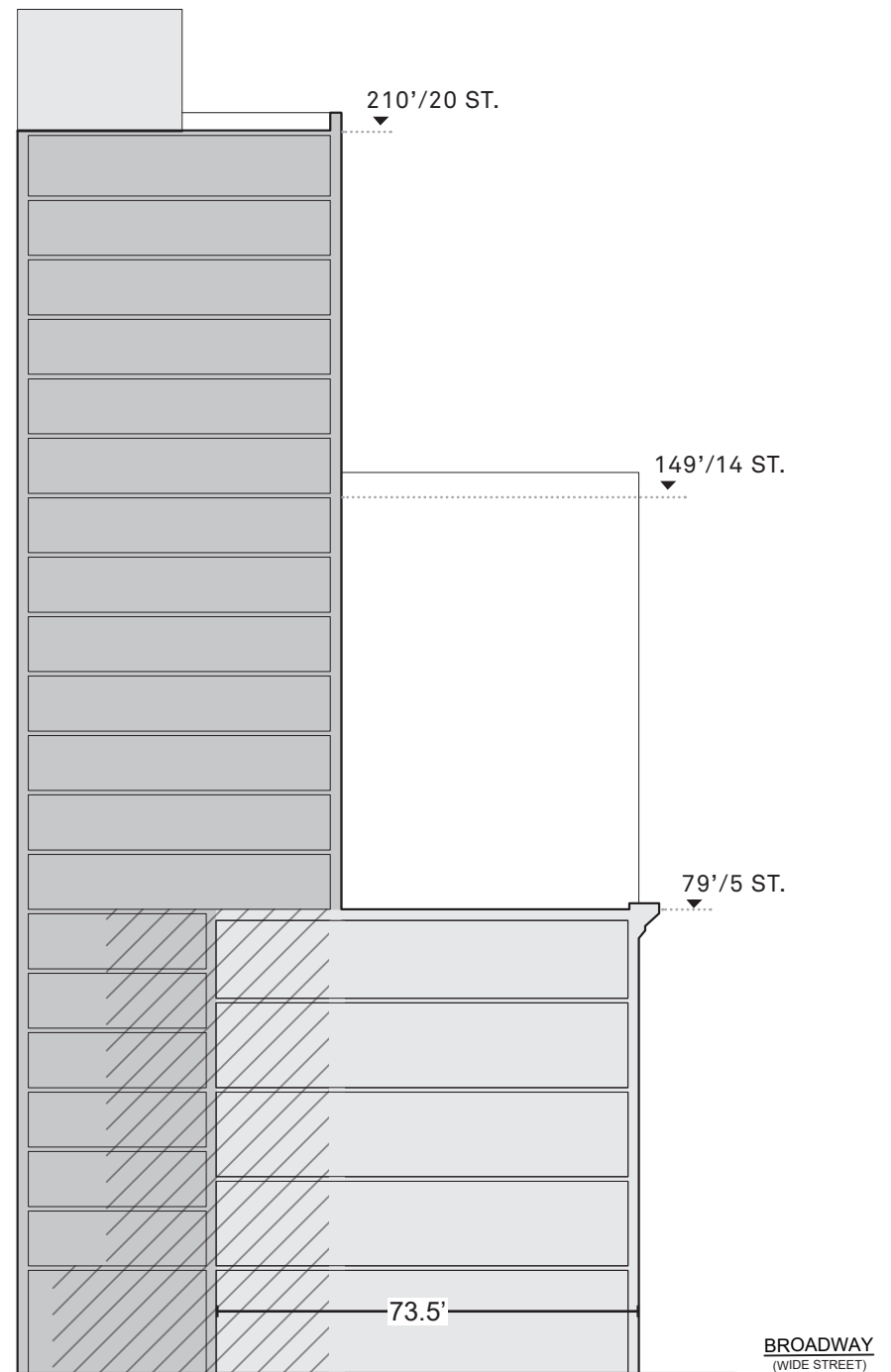
**FLOOR AREA SUMMARY**

• NEW RESIDENTIAL ZFA	64,549 ZFA (9.52 FAR)
• NEW COMMERCIAL ZFA	5,788 ZFA (0.85 FAR)
• LANDMARK ZFA	10,526 ZFA (1.55 FAR)
• TOTAL PROPOSED ZFA	80,863 ZFA (11.92 FAR)

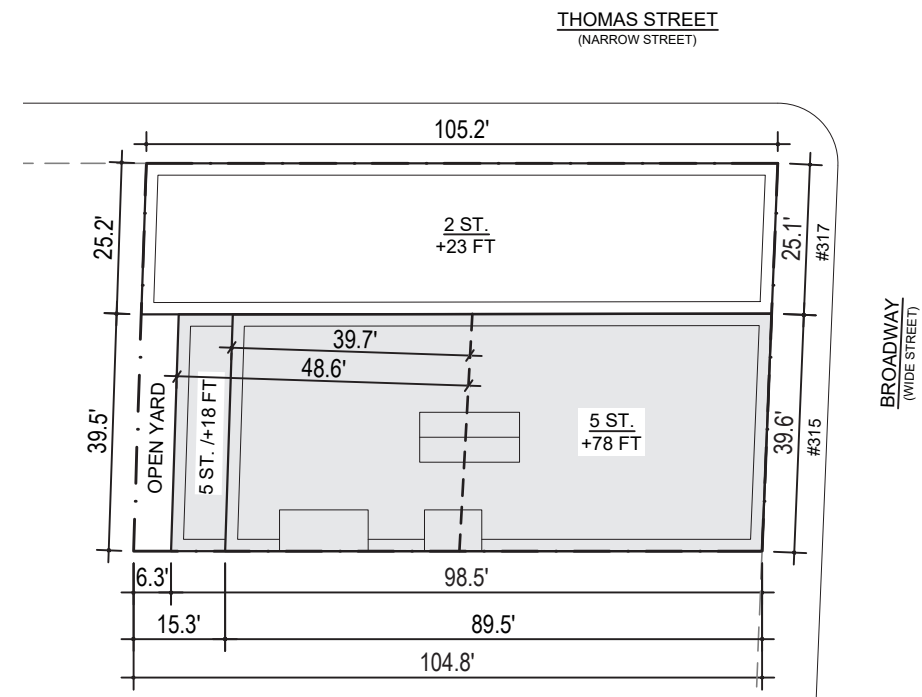
**Massing & Zoning Overview**

315-317 Broadway  
December 17, 2020

- PROPOSED NEW CONSTRUCTION
- EXISTING & RECONSTRUCTED LANDMARKED BUILDING

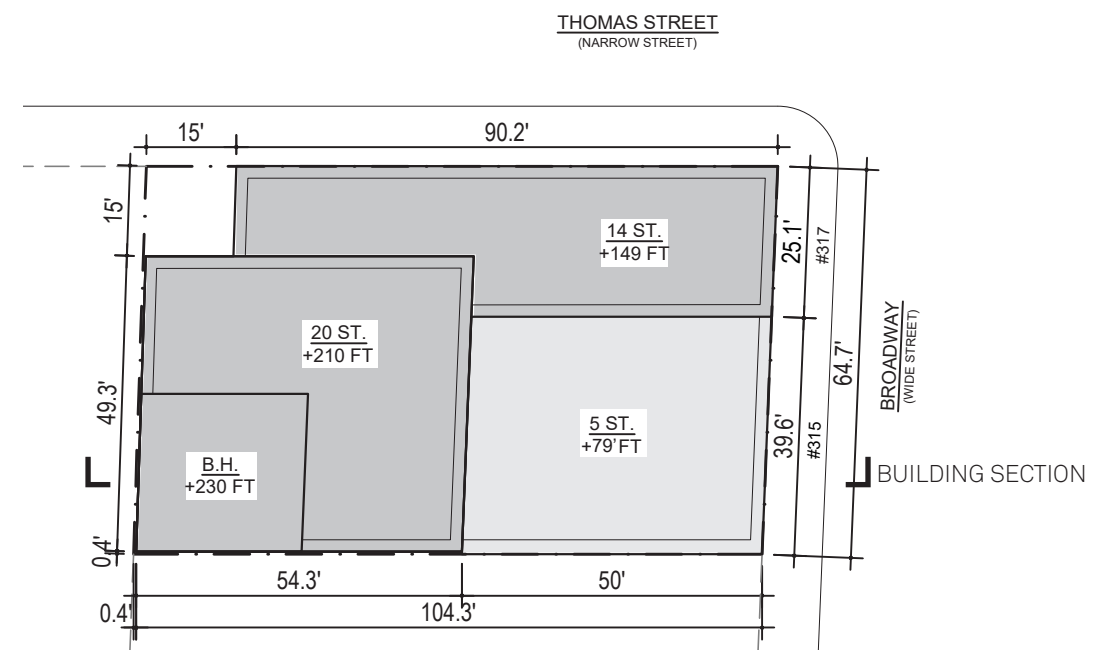


**PROPOSED BUILDING SECTION DIAGRAM**



**EXISTING ROOF PLAN DIAGRAM**

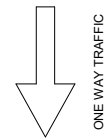
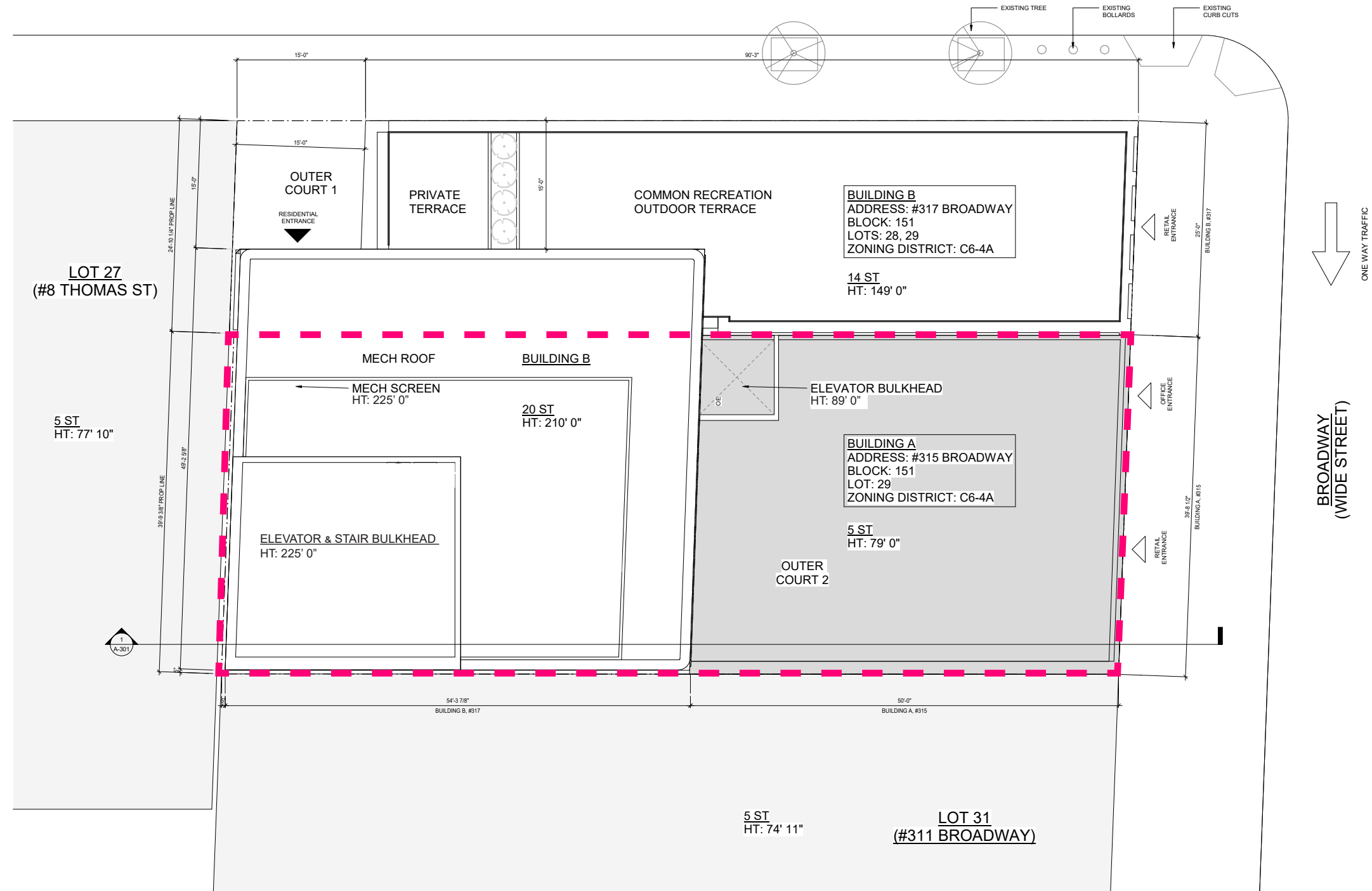
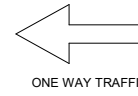
- NORTH
- EXISTING LANDMARKED BUILDING
- EXTENT OF PROPOSED REMOVAL



**PROPOSED ROOF PLAN DIAGRAM**

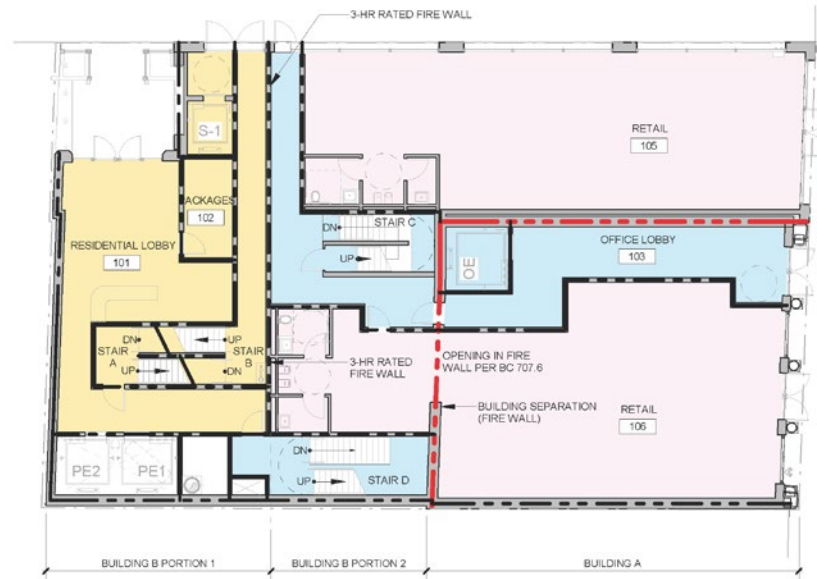
- NORTH
- AREA OF PROPOSED DEMOLITION
- PROPOSED NEW CONSTRUCTION
- EXISTING & RECONSTRUCTED LANDMARKED BUILDING

THOMAS STREET  
(NARROW STREET)

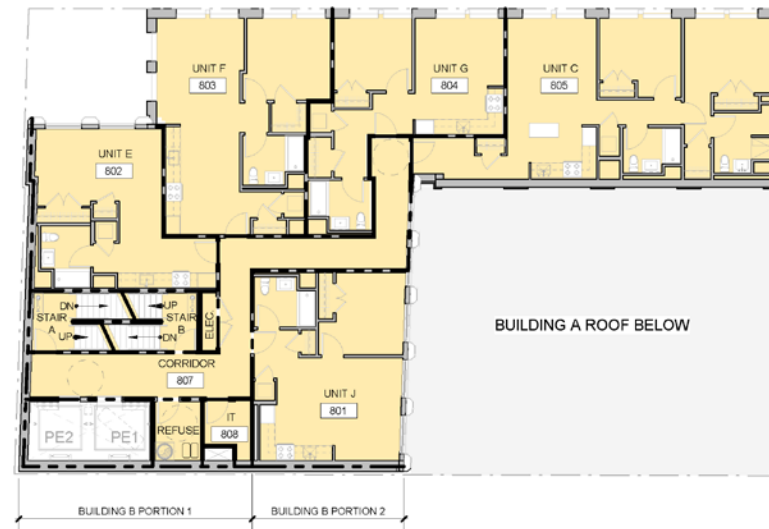


BROADWAY  
(WIDE STREET)

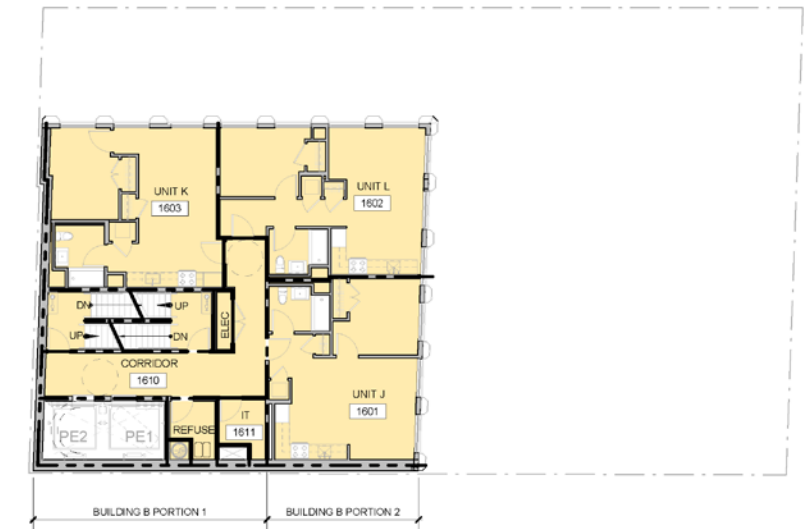




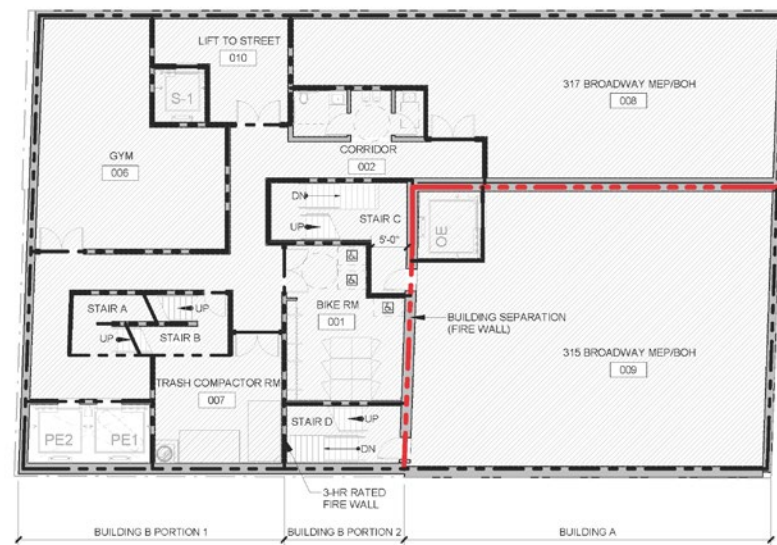
LEVEL 01 FLOOR PLAN



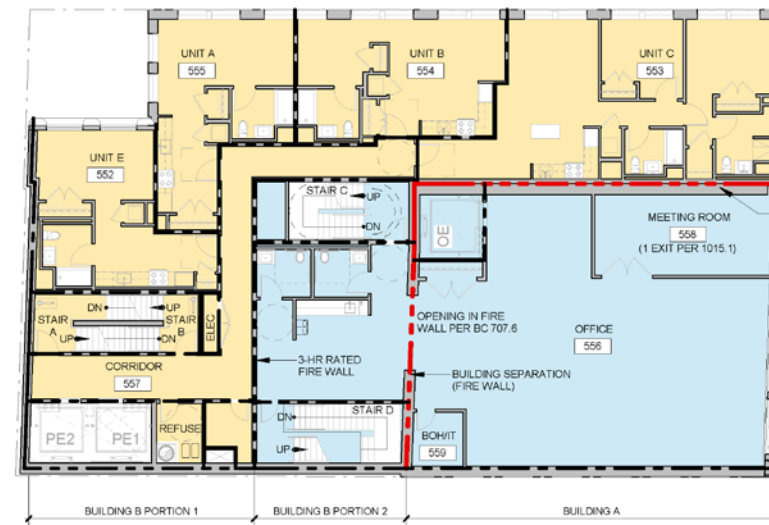
LEVELS 8-14 FLOOR PLAN



LEVELS 16-20 FLOOR PLAN



CELLAR LEVEL

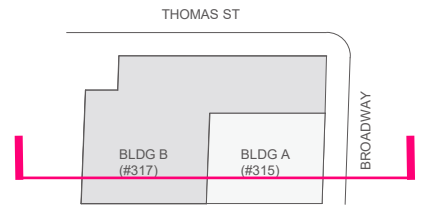
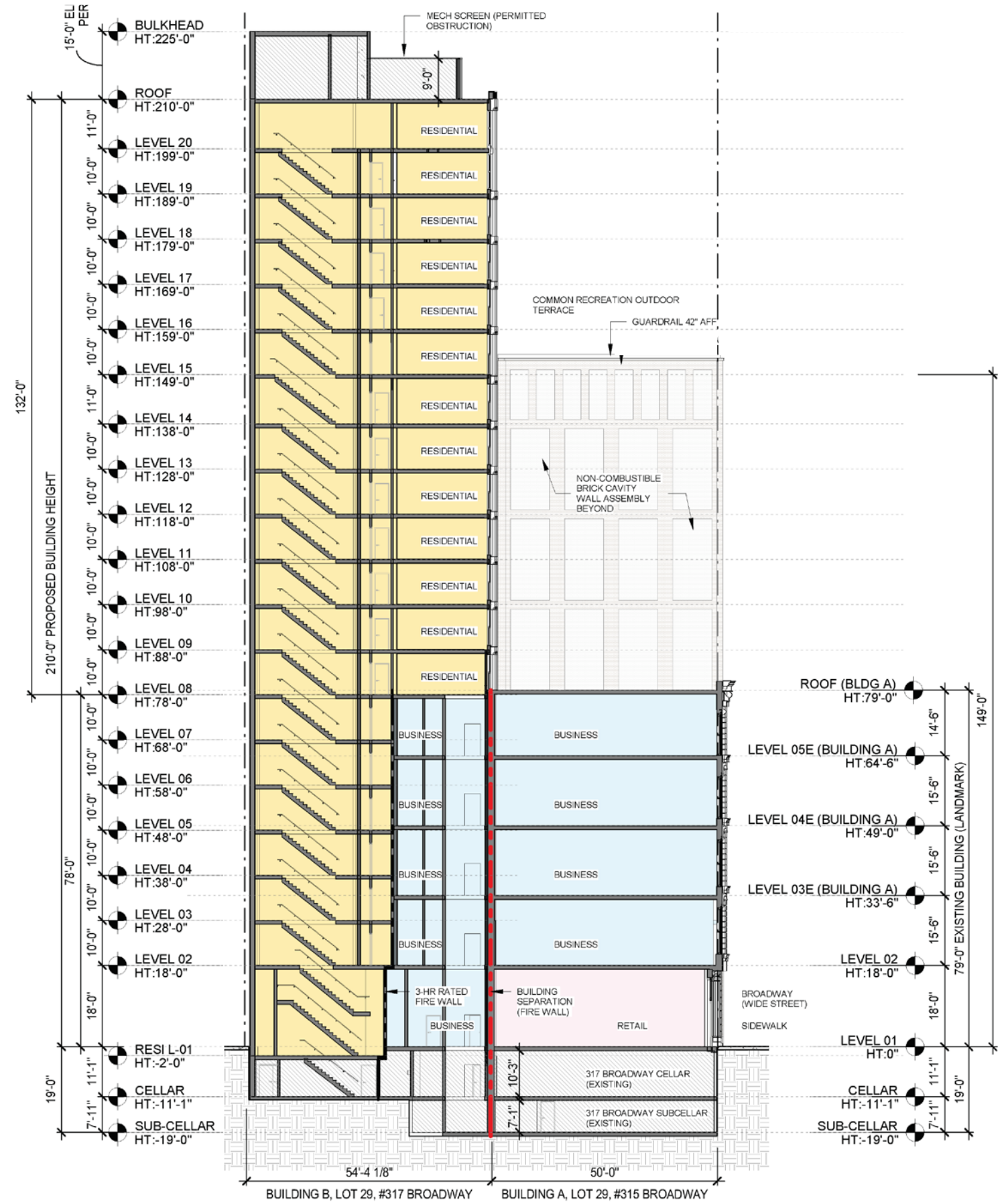


LEVELS 2-7 FLOOR PLAN



LEVEL 15 FLOOR PLAN





### Proposed Building Section

315-317 Broadway  
December 17, 2020

- RESIDENTIAL USE
- OFFICE USE
- RETAIL USE

The current proposal is:

**Preservation Department – Item 5, LPC-20-11316**

**315 Broadway – 315 Broadway Building,  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**