

January 24th, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-23-02123

**836-838 Broadway, aka 72-74 East 13th Street – 836 Broadway
Building – Individual Landmark
Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 867 3241 5521

Passcode: 532169

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

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838 BROADWAY STOREFRONT REPLACEMENT

838 BROADWAY & 72 E 13TH STREET, NEW YORK, NY 10003

LPC PUBLIC HEARING

LOCI ARCHITECTURE

594 BROADWAY | SUITE 506 | NEW YORK, NEW YORK 10012



838 BROADWAY LPC DESIGNATION PHOTO

PROPERTY INFORMATION

ADDRESS: 838 BROADWAY, NEW YORK, NY 10128
BLOCK: 564
LOT: 39
ZONING DISTRICT: C6-1
ZONING MAP: 12C
CONSTRUCTION CLASSIFICATION: CLASS 3 NON FIRE-PROOF (1968 CODE)
OCCUPANCY GROUP: B (2014 CODE)
STORIES: 6 PLUS CELLAR
BUILDING HEIGHT FROM BASE PLANE: 96'
LANDMARK BUILDING: YES

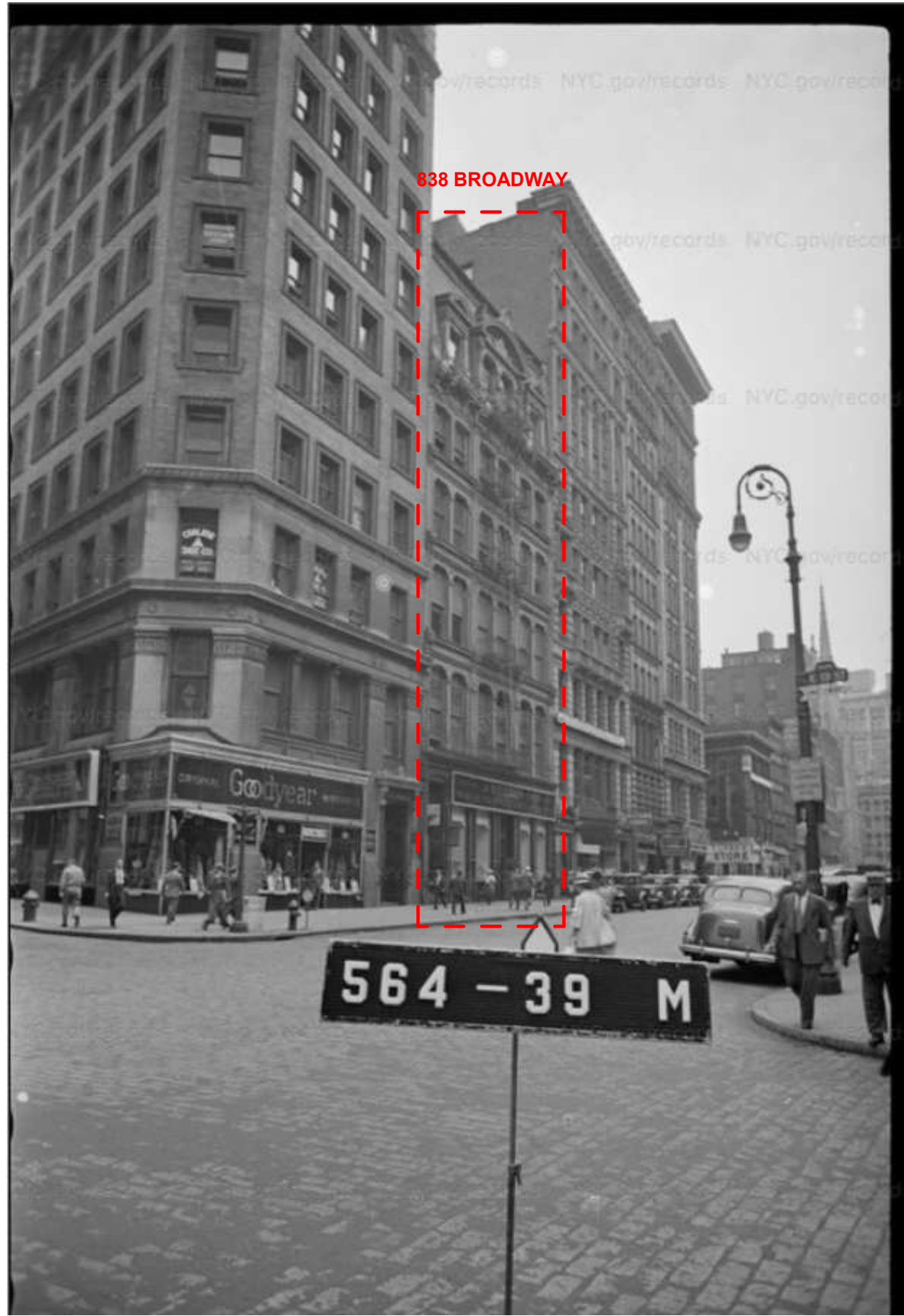


PLOT PLAN
N.T.S.

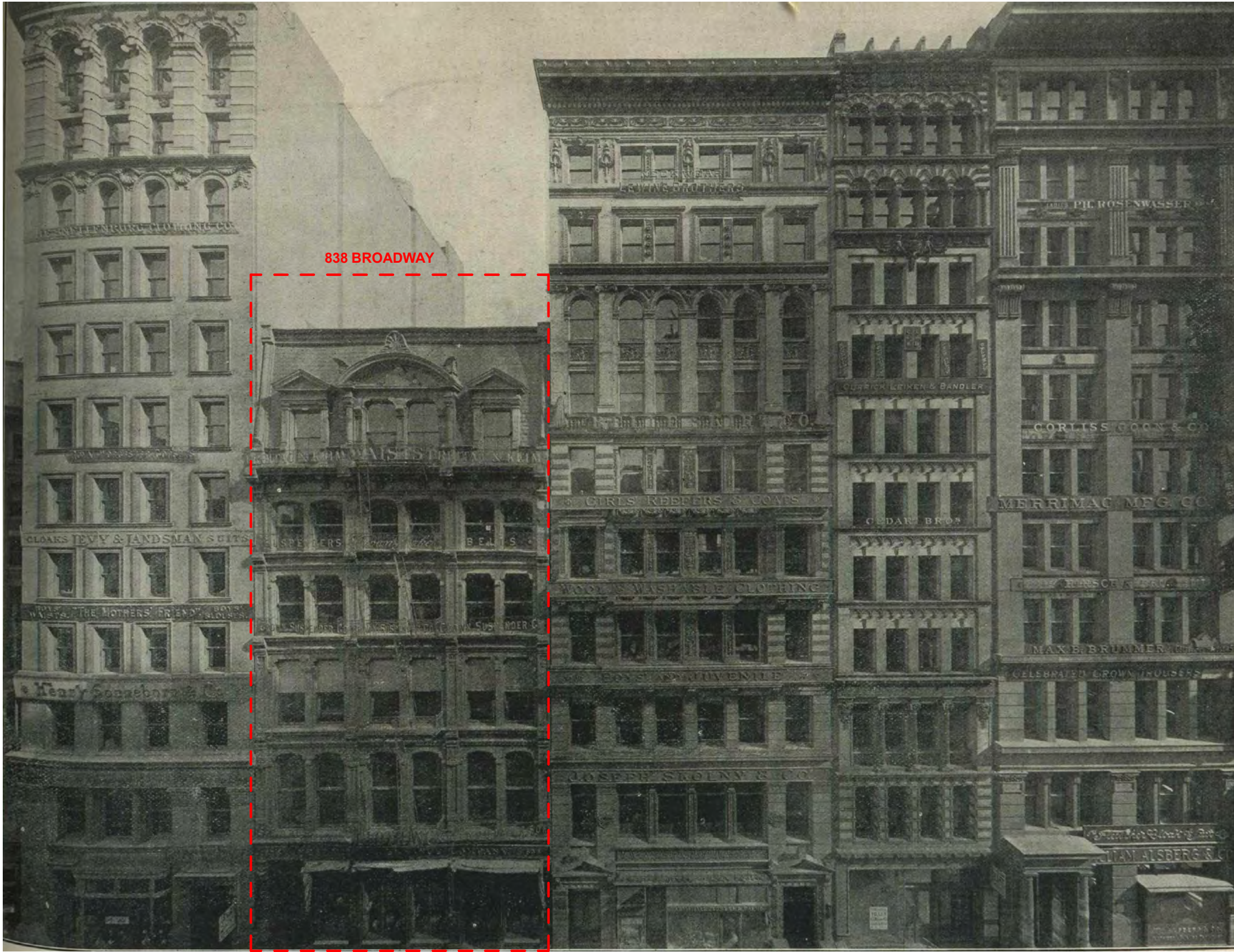
AREA OF WORK

INDIVIDUAL LANDMARK BUILDINGS

DRAWING LIST		
DRAWING NO.	DRAWING TITLE	DATE
LP-01	TITLE SHEET	01.12.23
LP-02A	HISTORIC PHOTOS - BROADWAY ELEVATIONS	01.12.23
LP-02B	HISTORICAL PHOTO	01.12.23
LP-03	EXISTING PHOTOGRAPHS - BROADWAY (WEST)	01.12.23
LP-04	EXISTING PLAN AND ELEVATION - BROADWAY (WEST)	01.12.23
LP-05	DEMOLITION PLAN AND ELEVATION - BROADWAY (WEST)	01.12.23
LP-06	PROPOSED PLAN AND ELEVATION - BROADWAY (WEST)	01.12.23
LP-07	EXISTING PHOTOGRAPHS - 13TH STREET (NORTH)	01.12.23
LP-08	EXISTING PLAN AND ELEVATION - 13TH STREET (NORTH)	01.12.23
LP-09	DEMOLITION PLAN AND ELEVATION - 13TH STREET (NORTH)	01.12.23
LP-10	PROPOSED PLAN AND ELEVATION - 13TH STREET (NORTH)	01.12.23
LP-11	EXTERIOR ELEVATIONS RENDERED	01.12.23
LP-12	CONTEXT PHOTOS	01.12.23
LP-13	EXTERIOR DETAILS 1 - STOREFRONT	01.12.23
LP-14	EXTERIOR DETAILS 2 - STOREFRONT	01.12.23
LP-15	EXTERIOR DETAILS 3 - STOREFRONT DETAILS	01.12.23
LP-16	EXTERIOR DETAILS 4 - BULKHEAD DETAILS	01.12.23
LP-17	STOREFRONT SIGNAGE DETAILS	01.12.23



1 838 BROADWAY - 1940 TAX PHOTO



2 826 BROADWAY - 840 BROADWAY



3 838 BROADWAY - 1940 TAX PHOTO



4 BLOCK 567 - VIEW FROM NORTH



5 CLOSE UP OF FIRST FLOOR @ 838 BROADWAY (WEST) FACADE



1 HISTORICAL PHOTO - BROADWAY (WEST) STOREFRONT



1 BROADWAY ELEVATION (WEST)



2 EXISTING SIAMESE CONNECTION



3 EXISTING WOOD DOORS AND FRAME



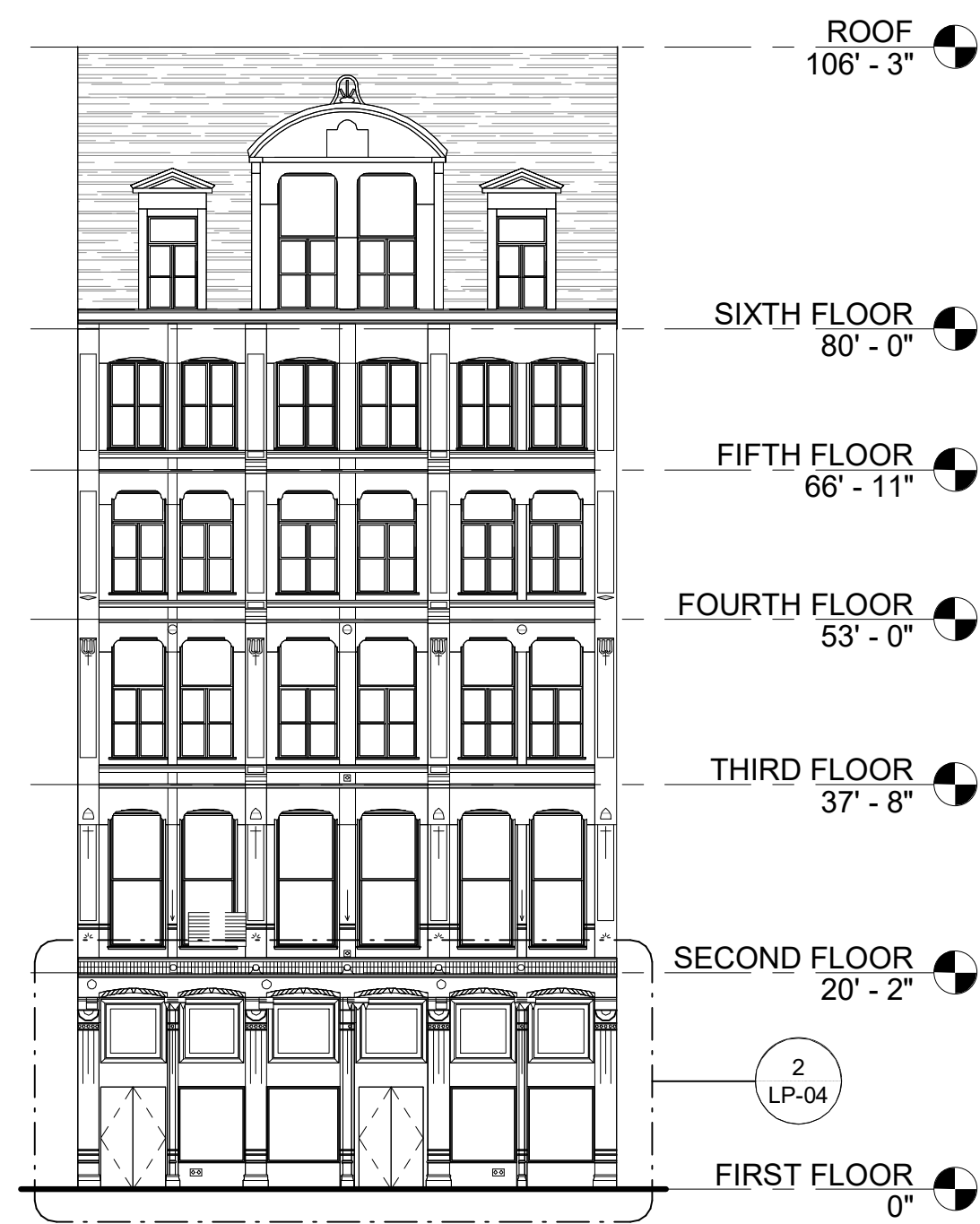
4 EXISTING DOORS AND FRAME



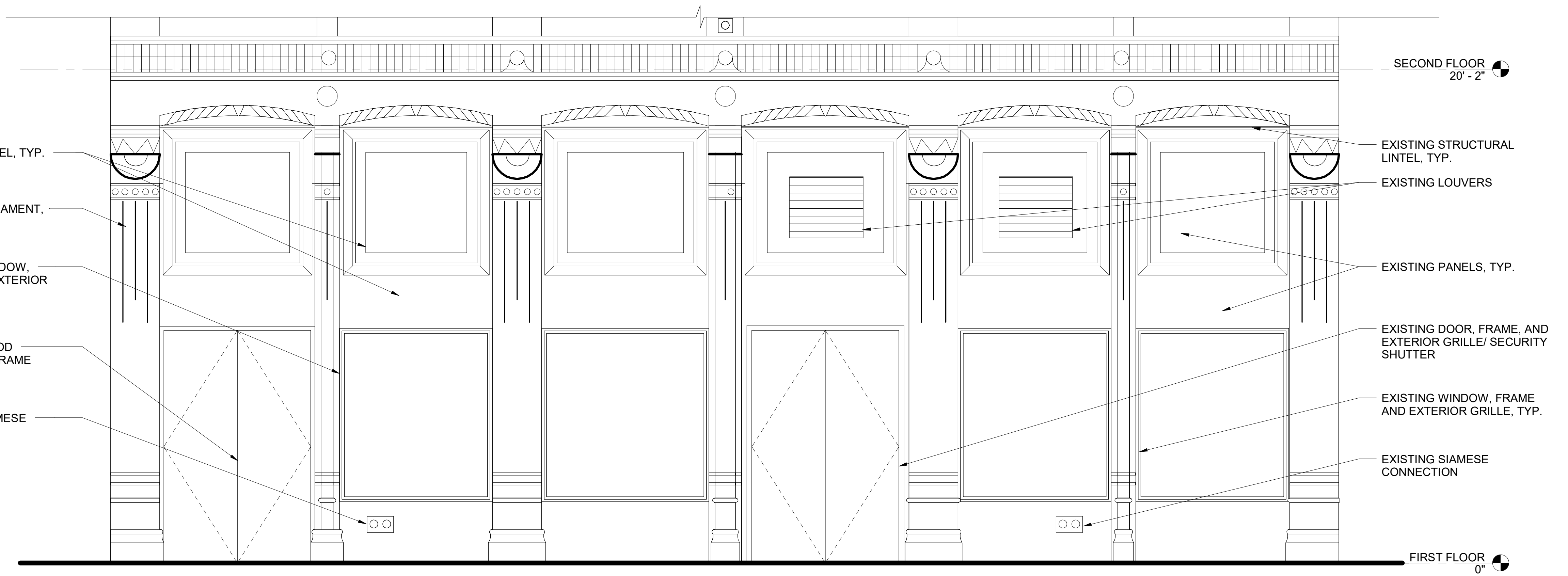
5 EXISTING STOREFRONT DETAILS



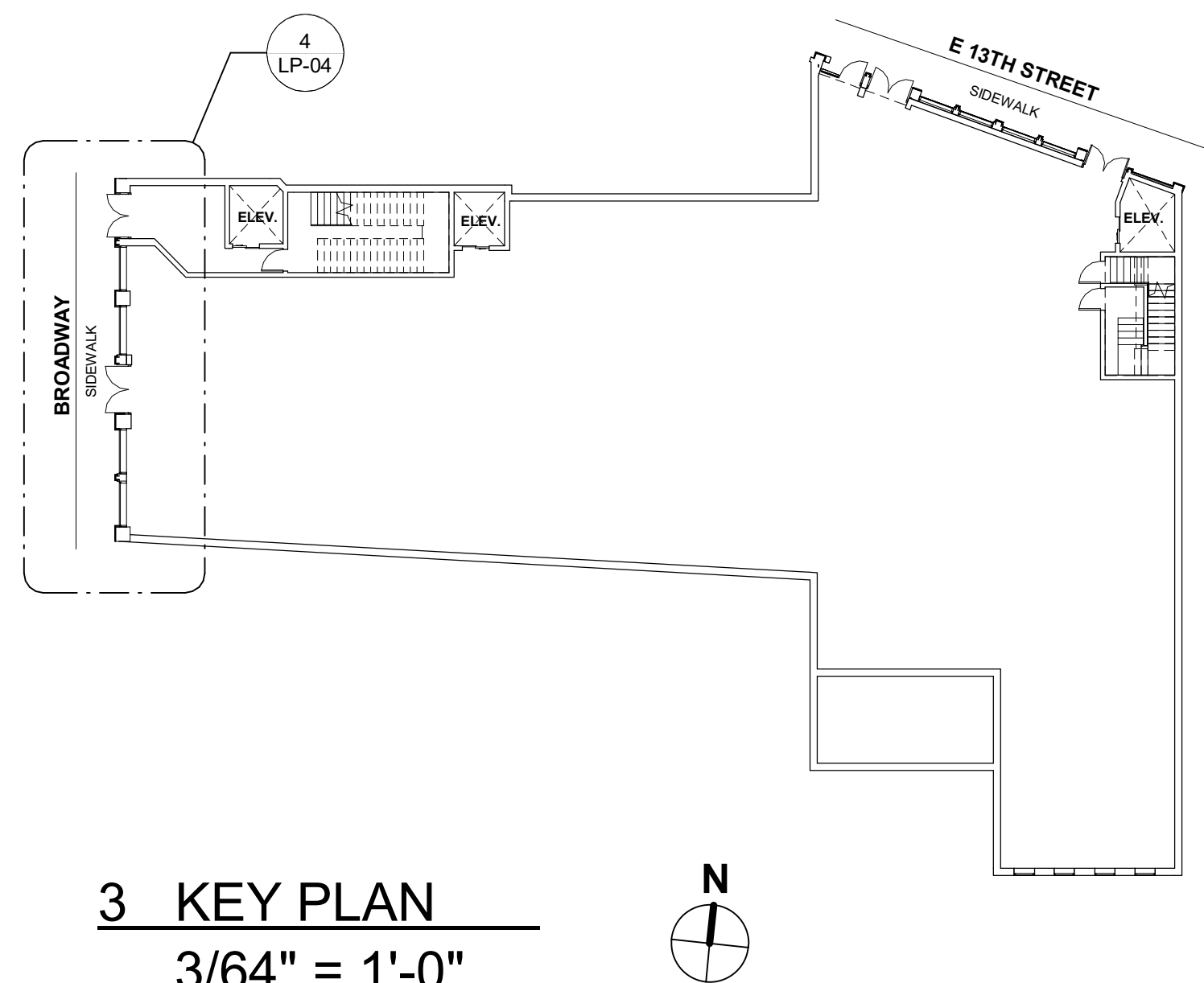
6 EXISTING STOREFRONT DETAILS



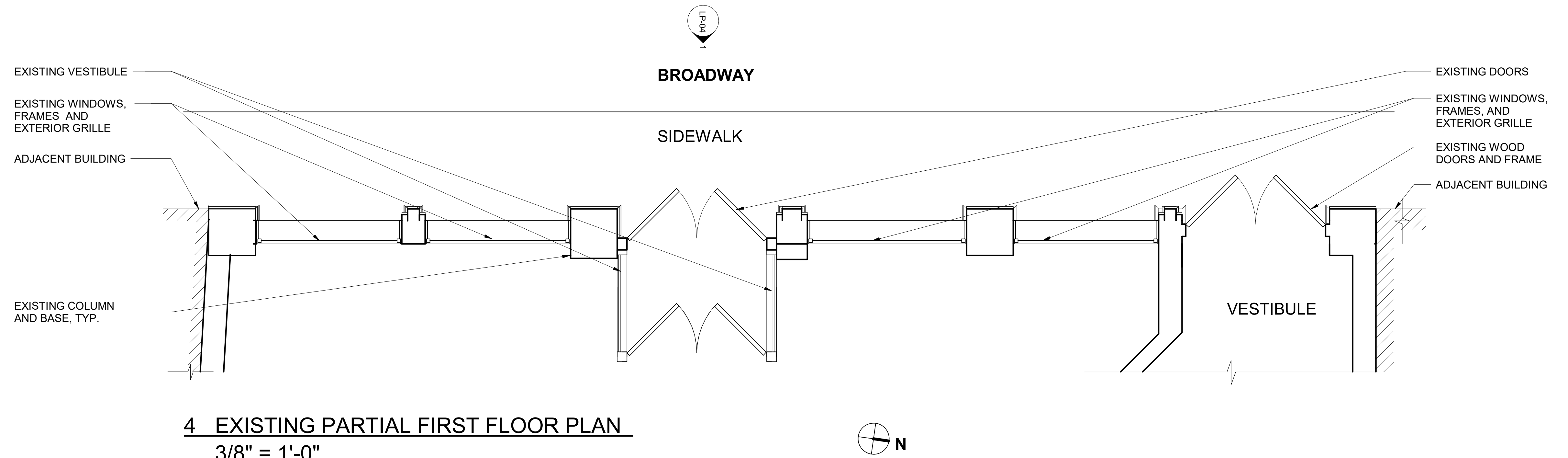
1 WEST KEY ELEVATION
1/16" = 1'-0"



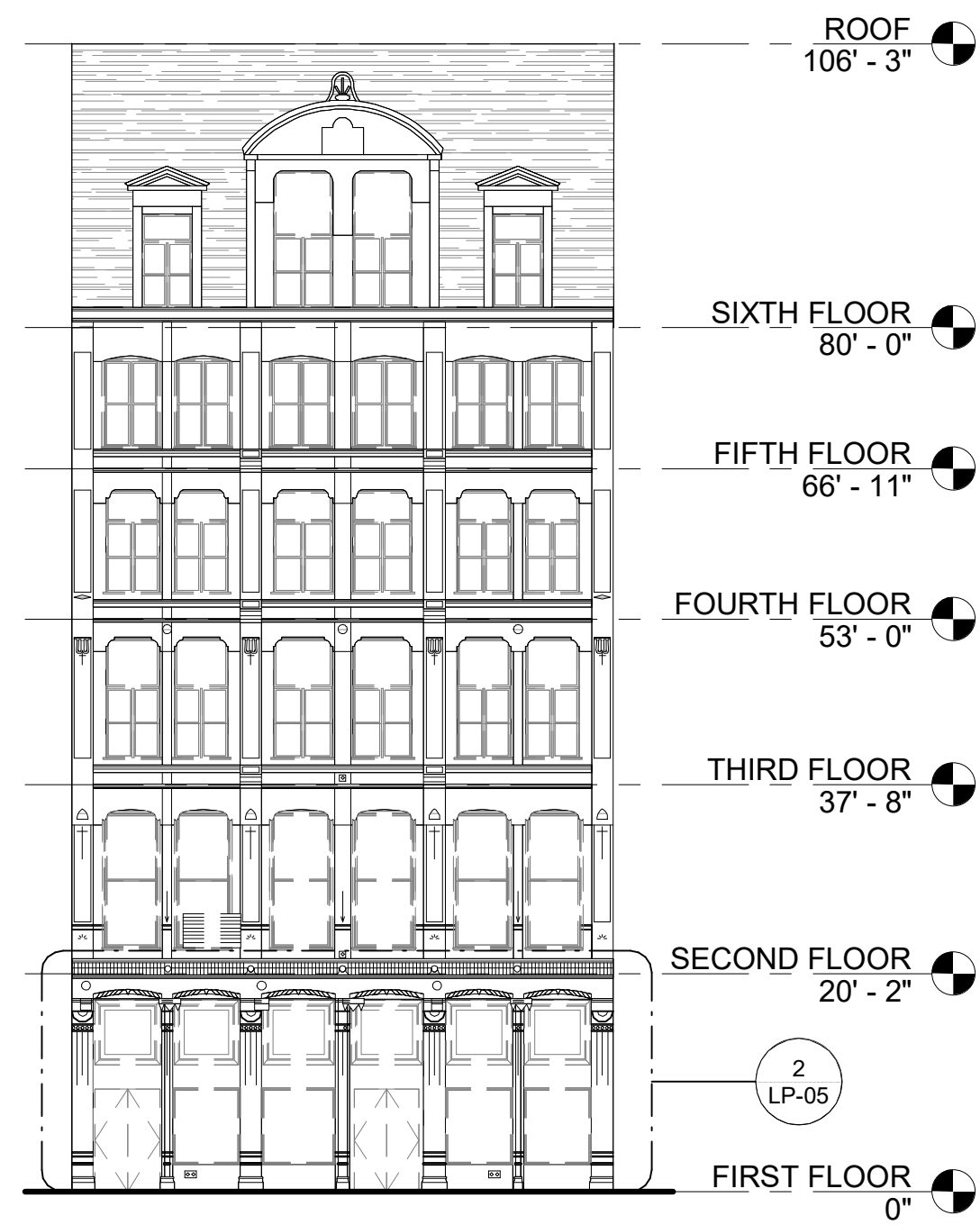
3 EXISTING PARTIAL WEST ELEVATION
3/8" = 1'-0"



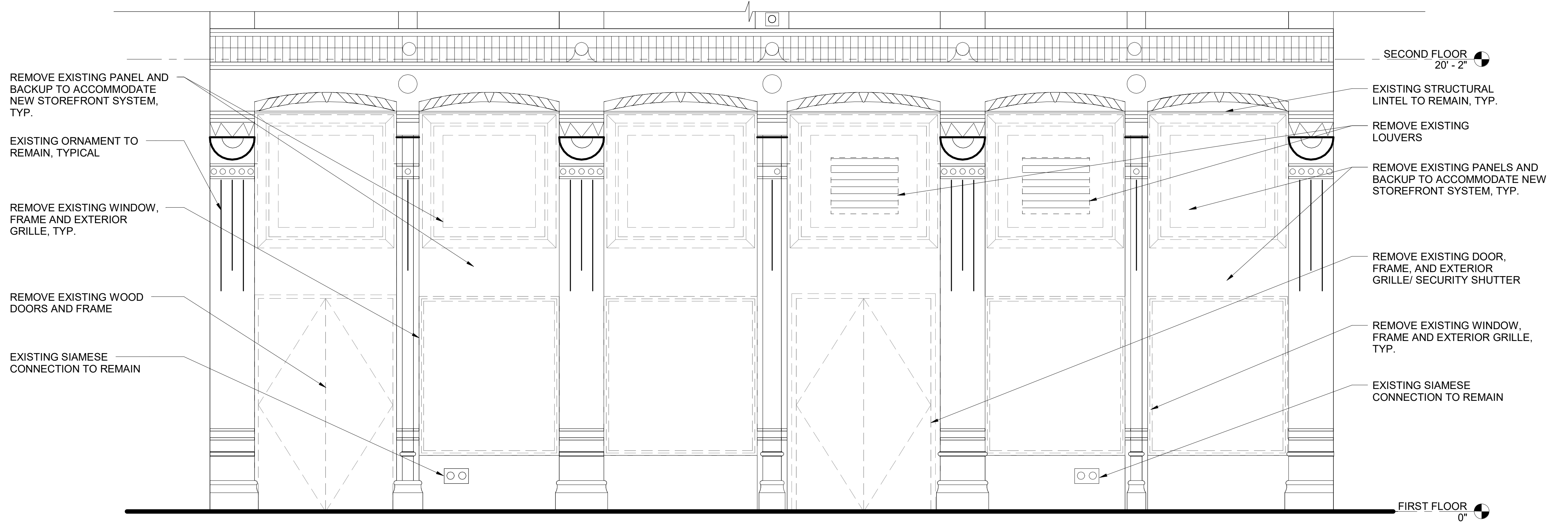
3 KEY PLAN
3/64" = 1'-0"



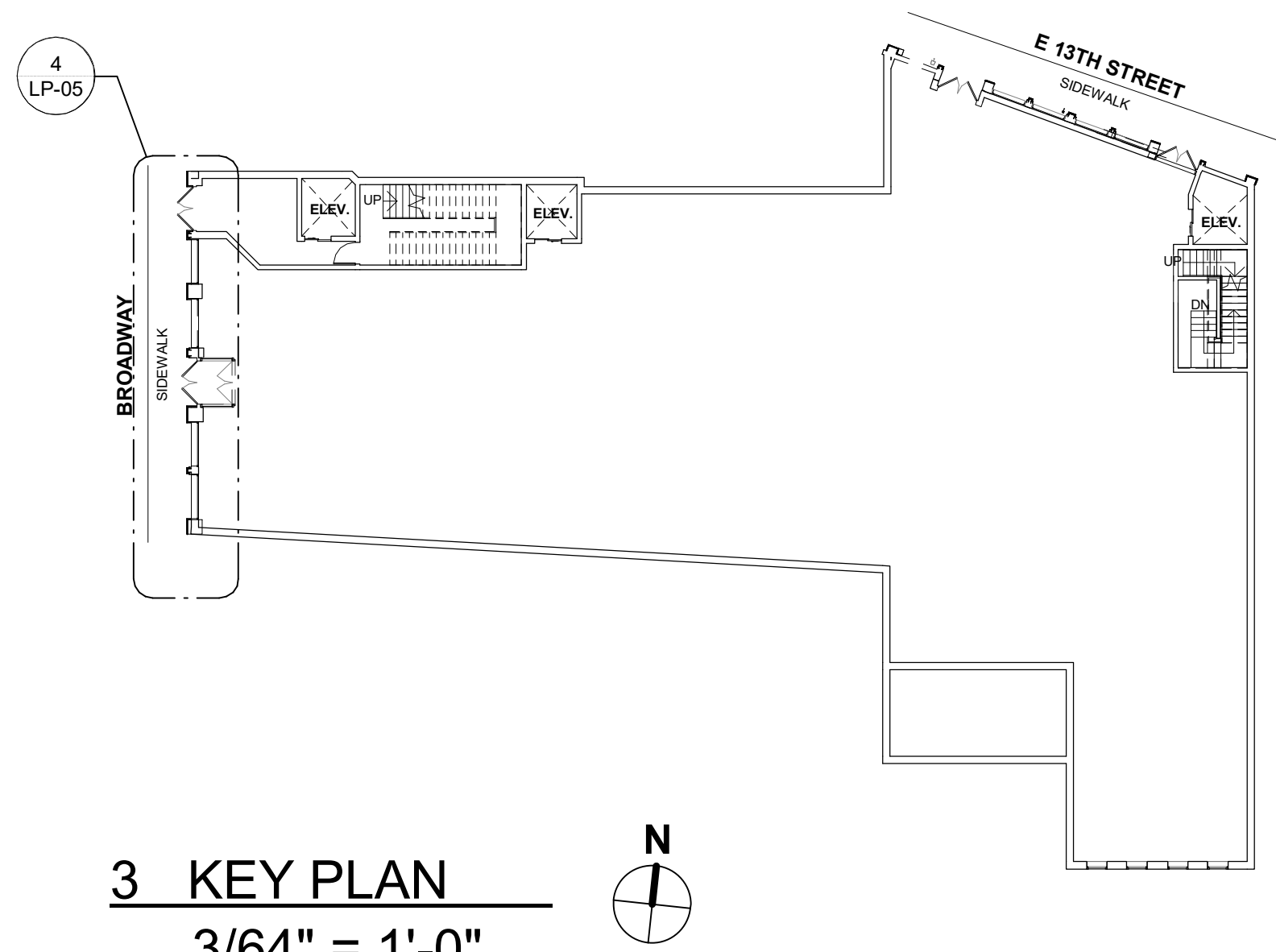
4 EXISTING PARTIAL FIRST FLOOR PLAN
3/8" = 1'-0"



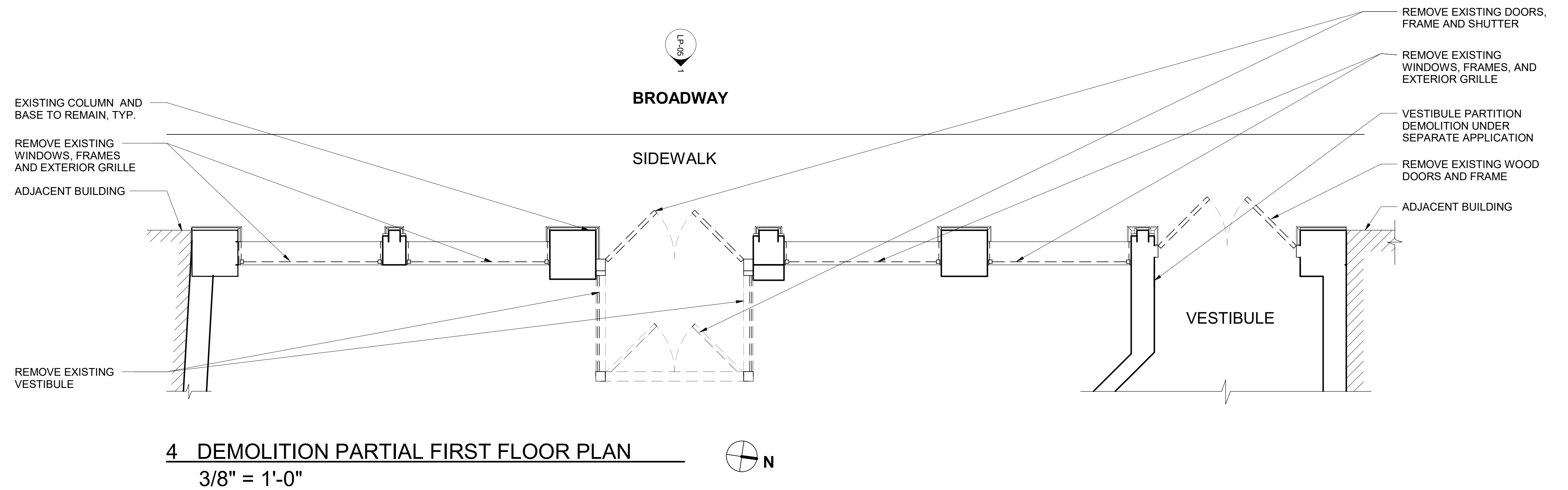
1 WEST KEY ELEVATION
1/16" = 1'-0"



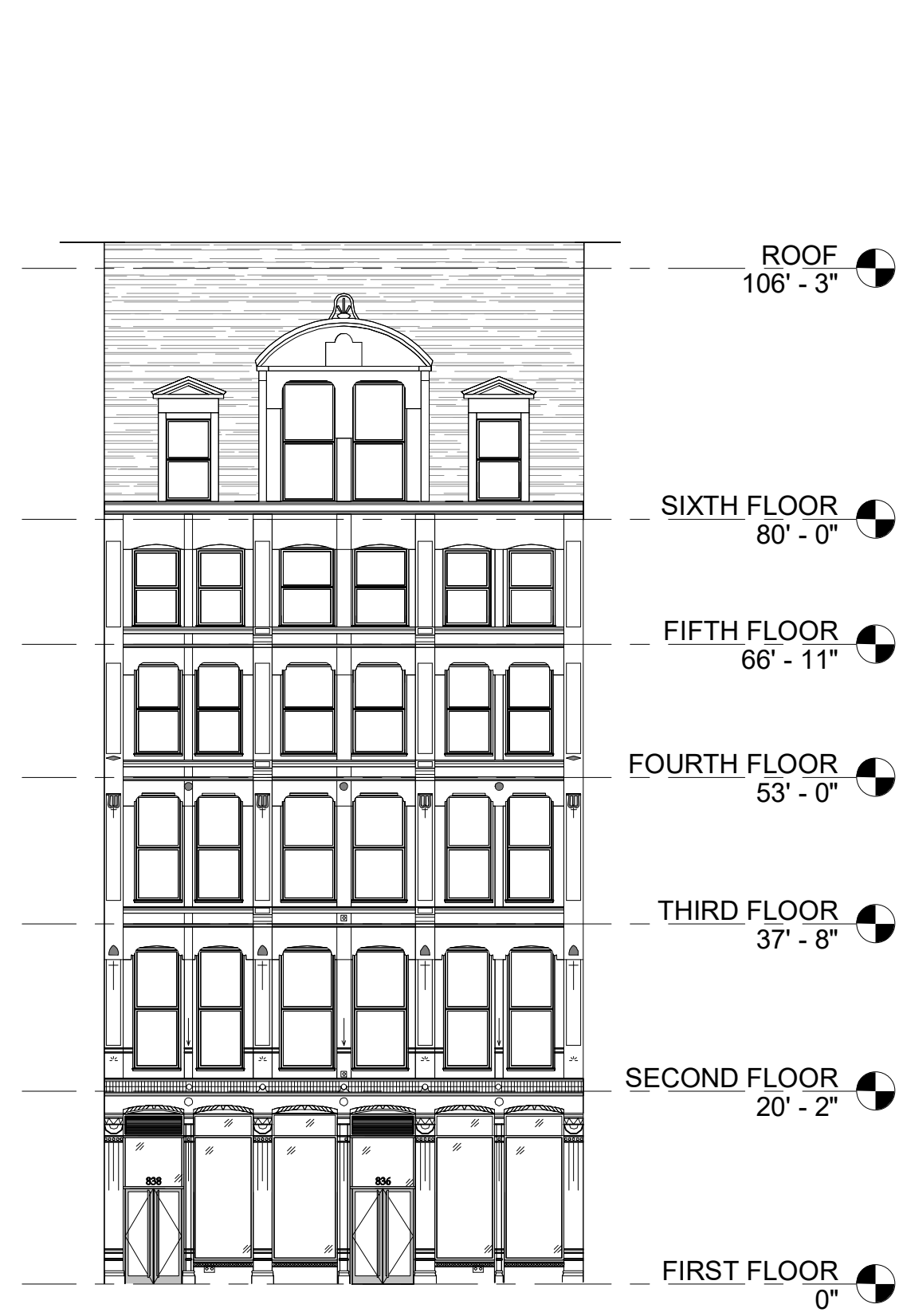
2 PARTIAL WEST DEMOLITION ELEVATION
3/8" = 1'-0"



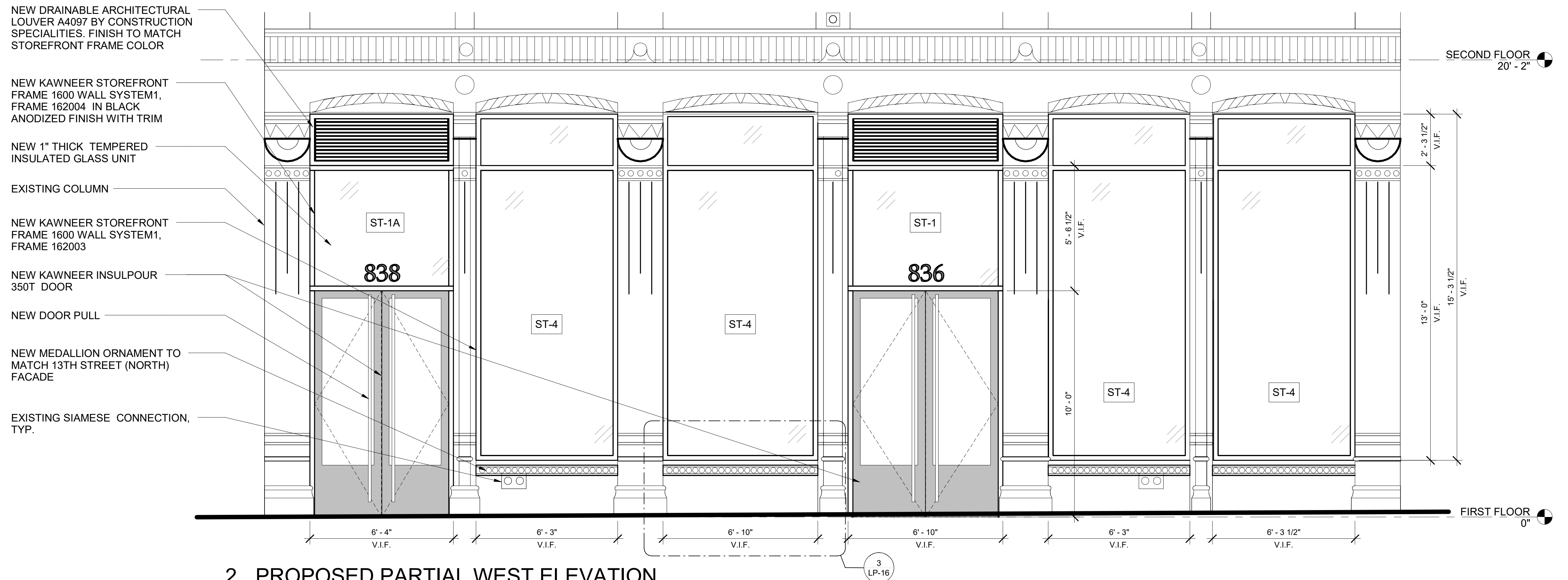
3 KEY PLAN
3/64" = 1'-0"



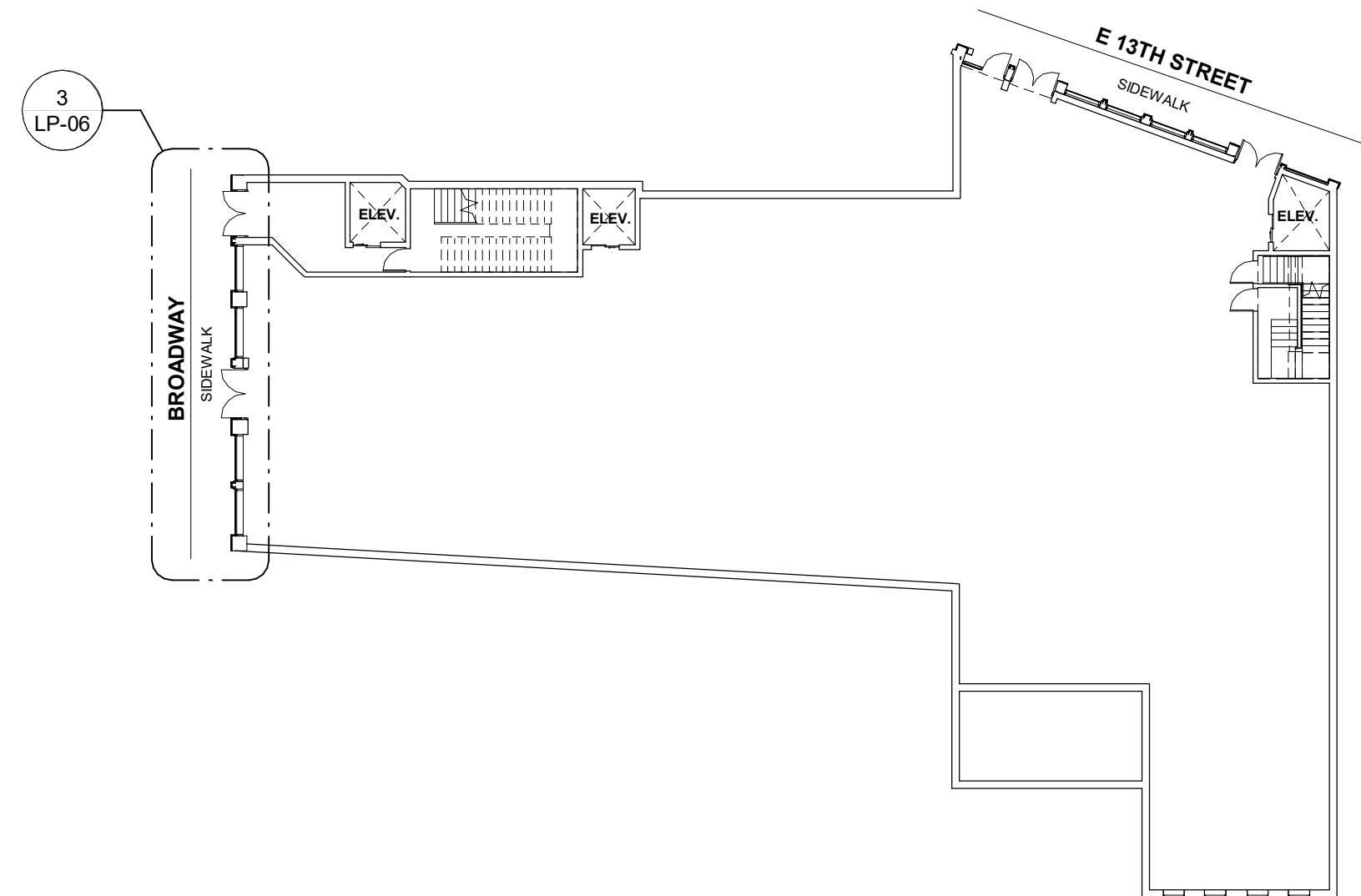
4 DEMOLITION PARTIAL FIRST FLOOR PLAN
3/8" = 1'-0"



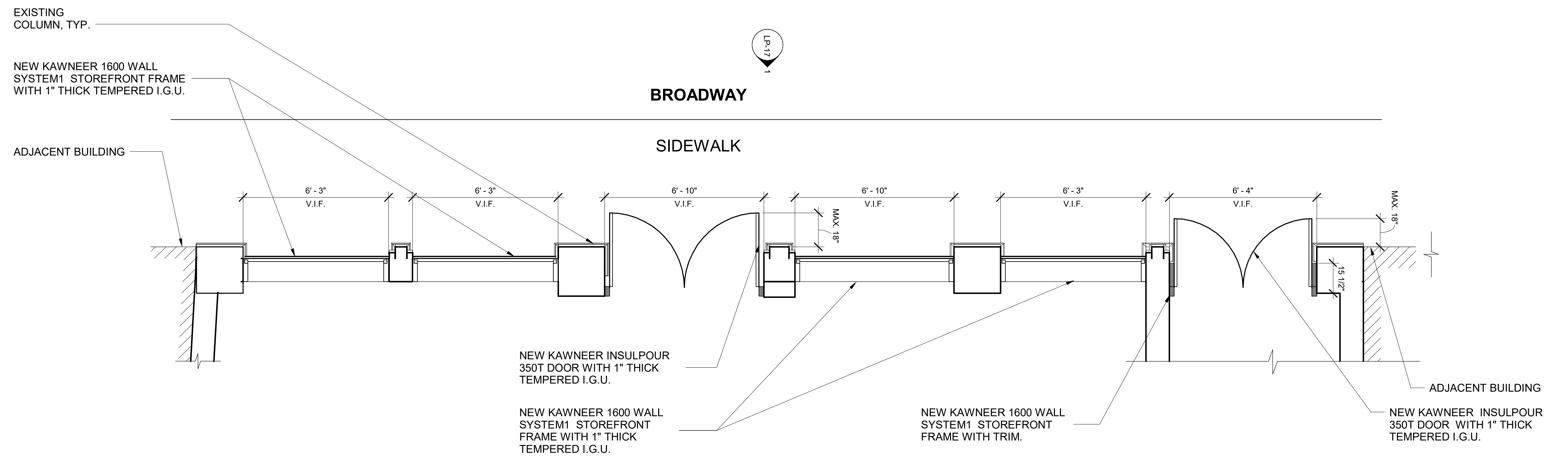
1 WEST KEY ELEVATION
1/16" = 1'-0"



2 PROPOSED PARTIAL WEST ELEVATION
3/8" = 1'-0"



3 KEY PLAN
3/64" = 1'-0"



4 PROPOSED PARTIAL FIRST FLOOR PLAN
3/8" = 1'-0"



1 NORTH (13TH STREET) FULL FACADE



2 NORTH (13TH STREET) DETAIL



3 72 - 74 (13TH STREET) ENTRANCE DETAIL



4 NORTH (13TH STREET) DETAIL



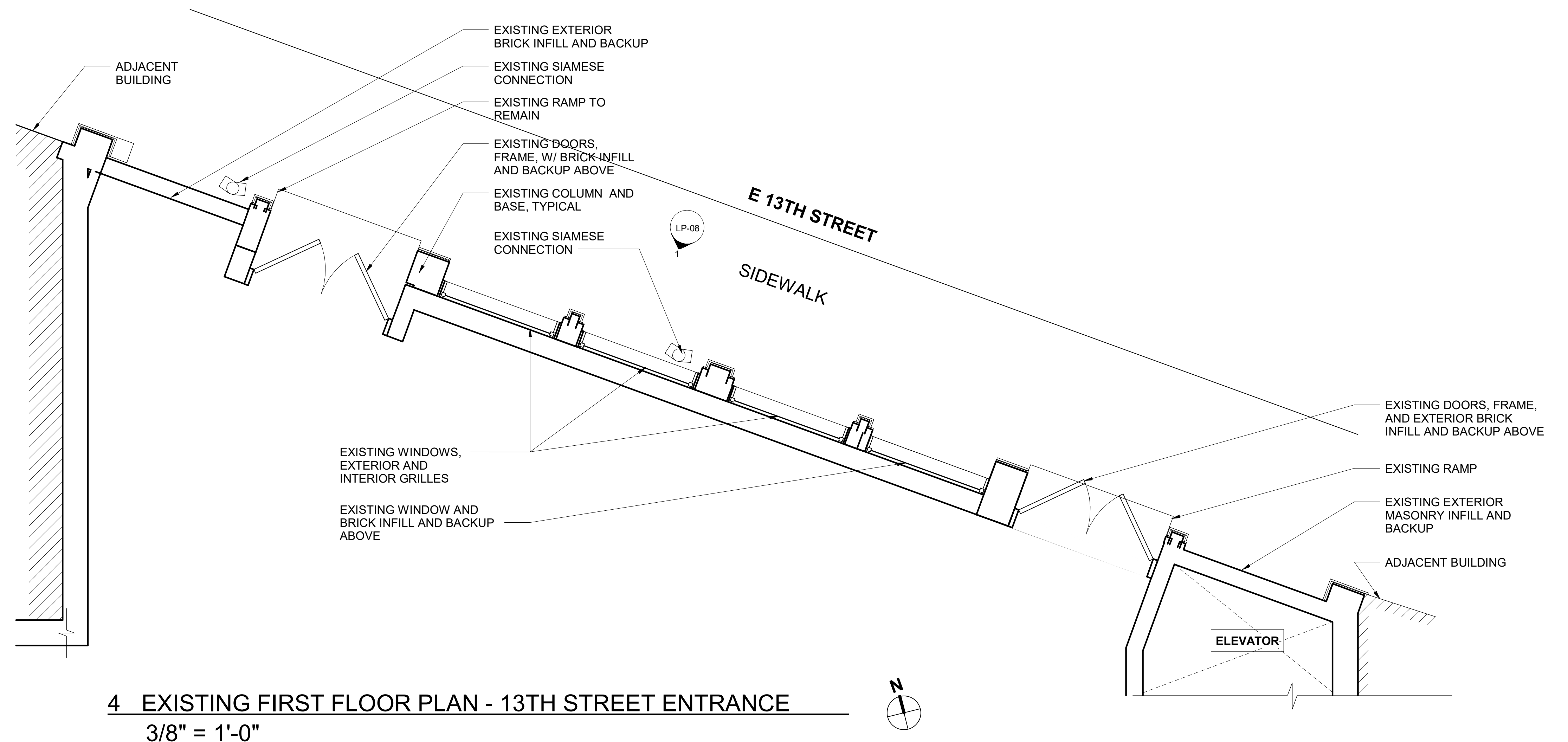
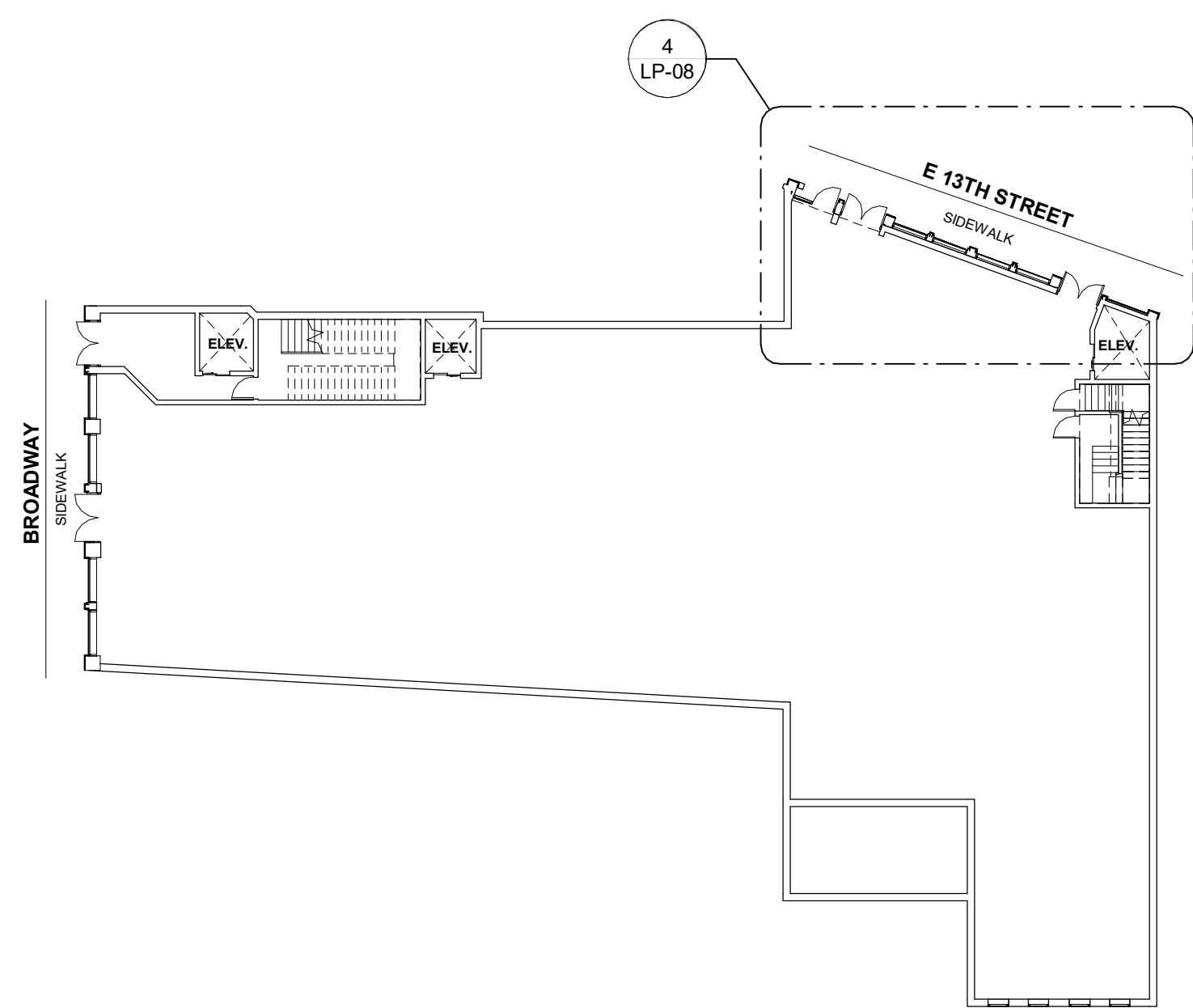
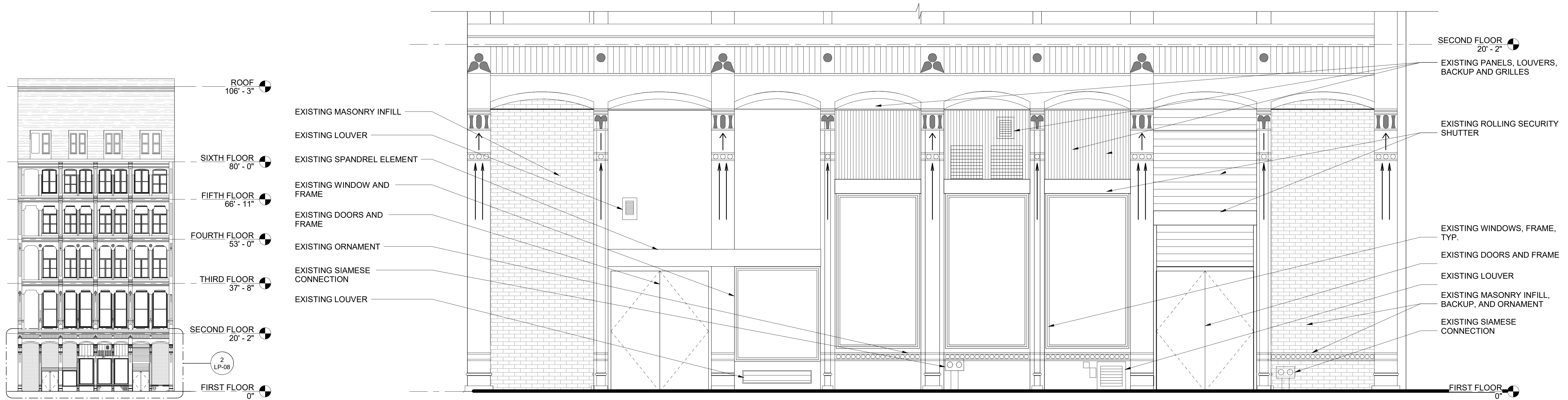
5 NORTH (13TH STREET) DETAIL

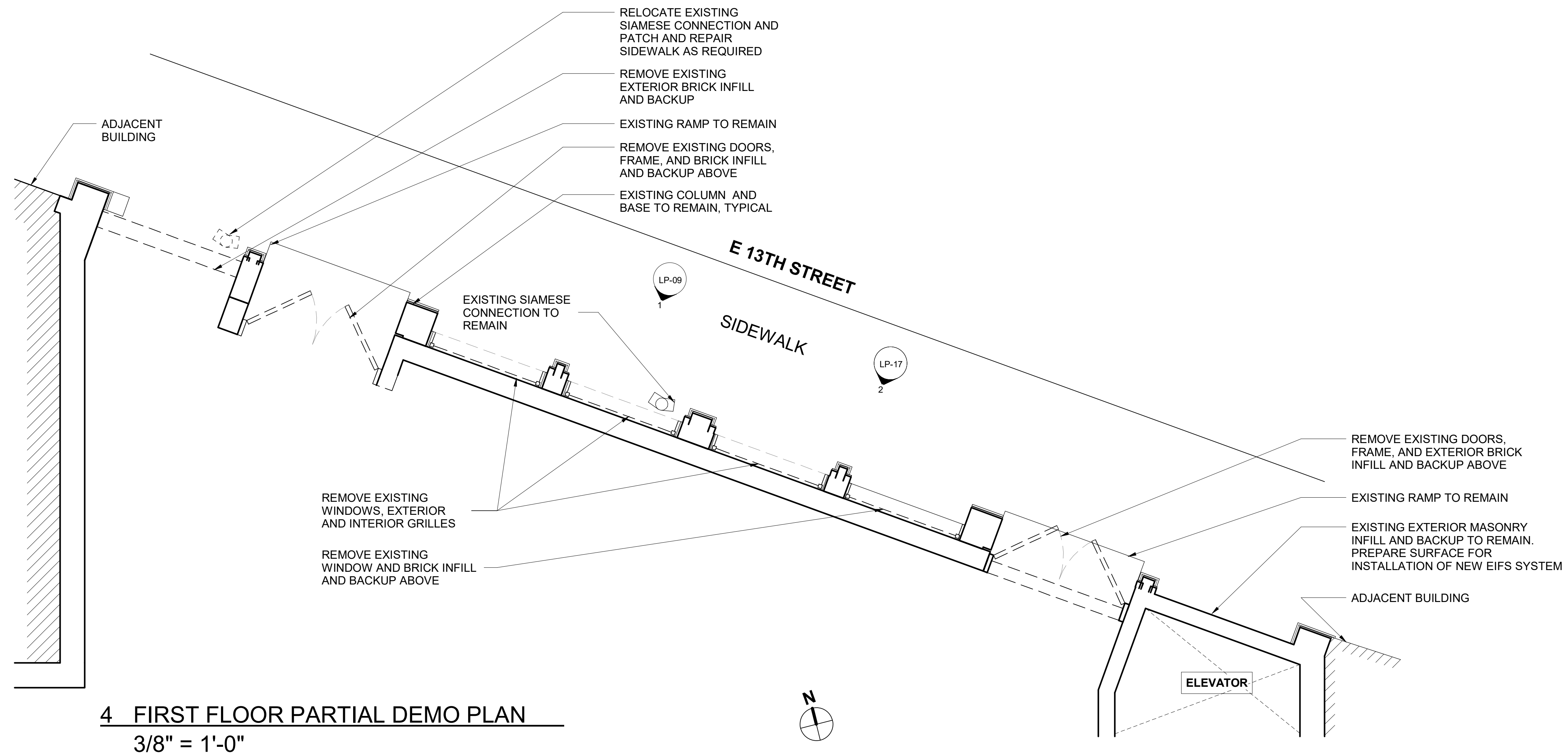
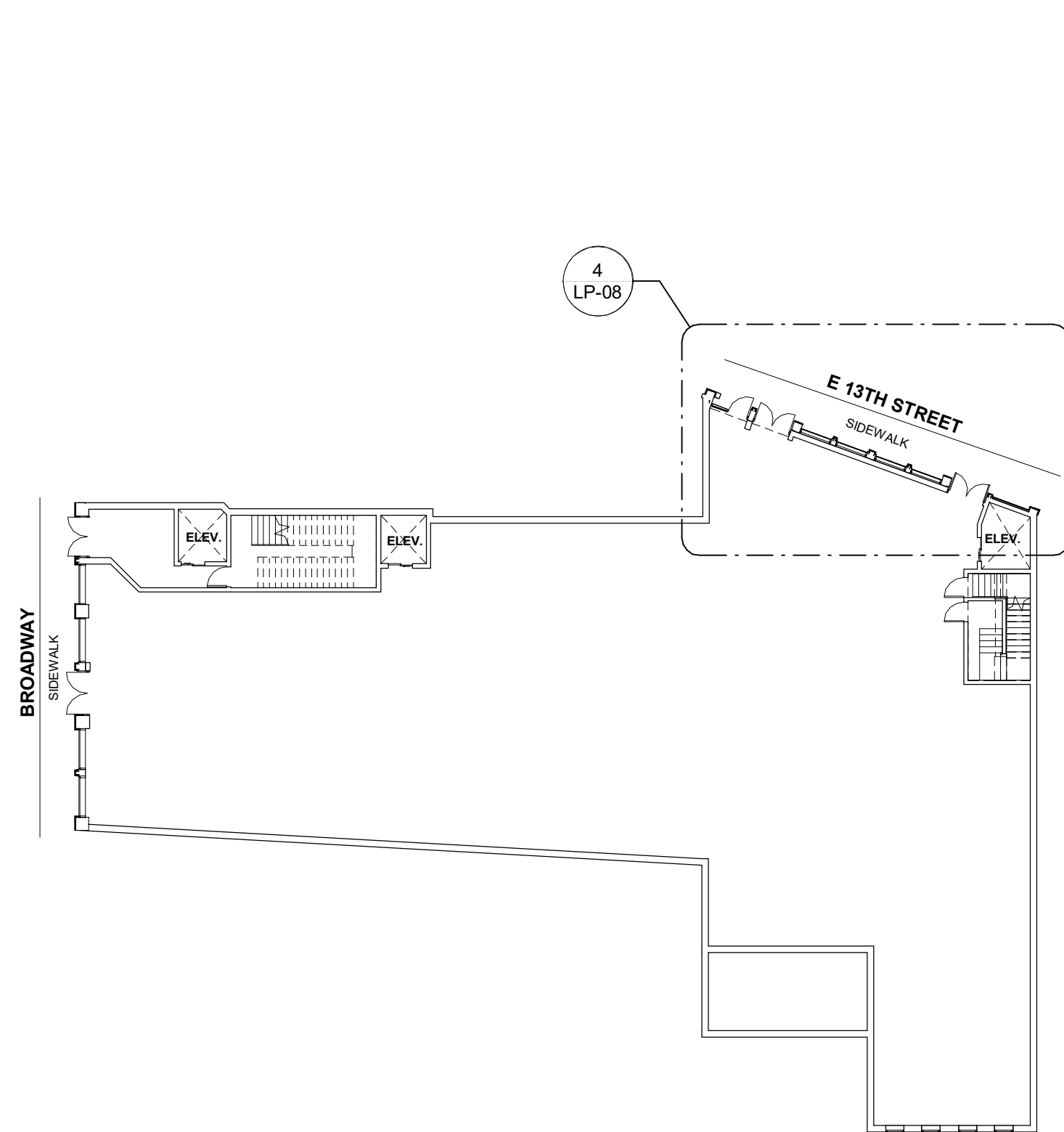
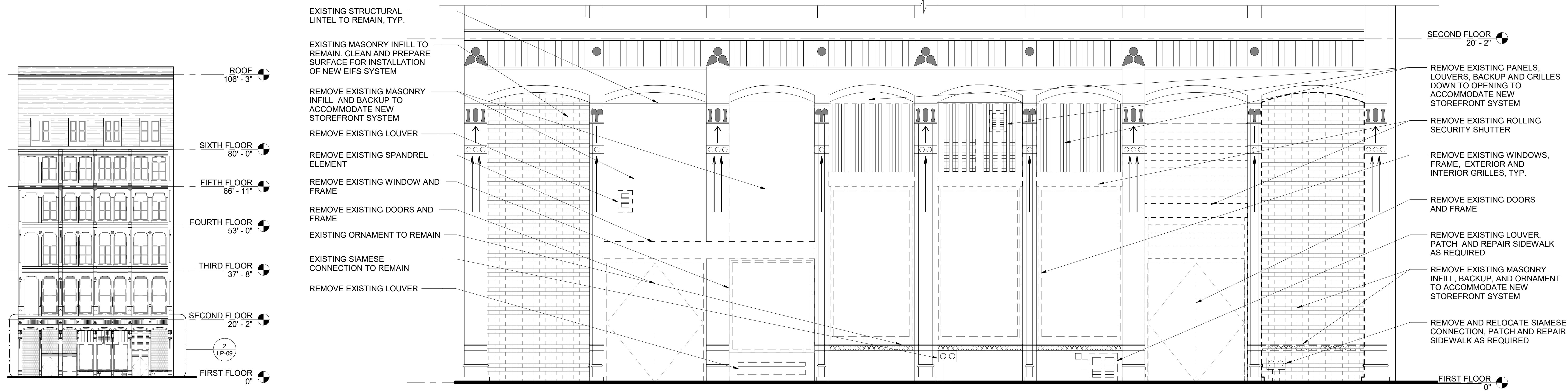


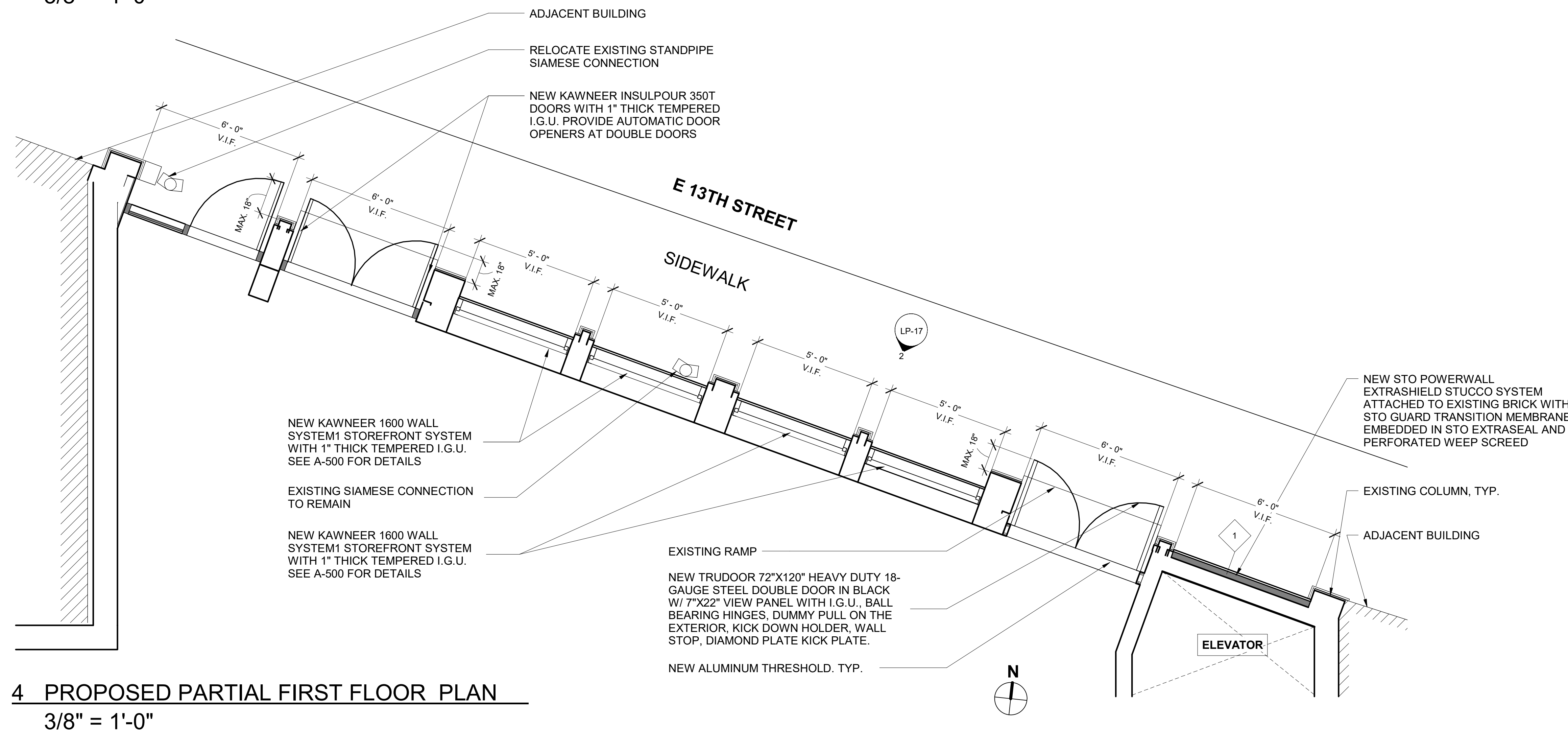
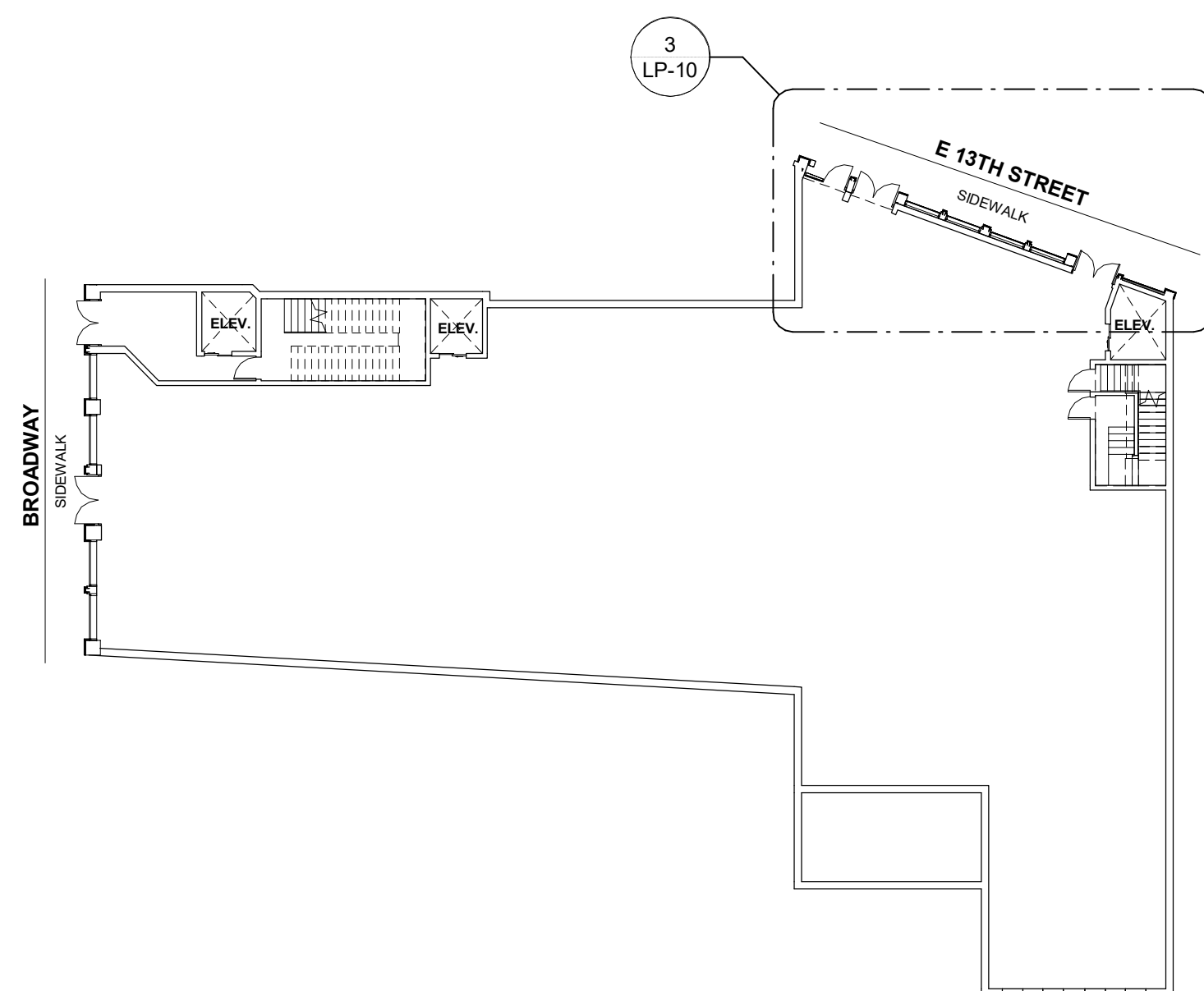
6 NORTH (13TH STREET) ENTRANCE DETAIL



7 NORTH (13TH STREET) ENTRANCE DETAIL

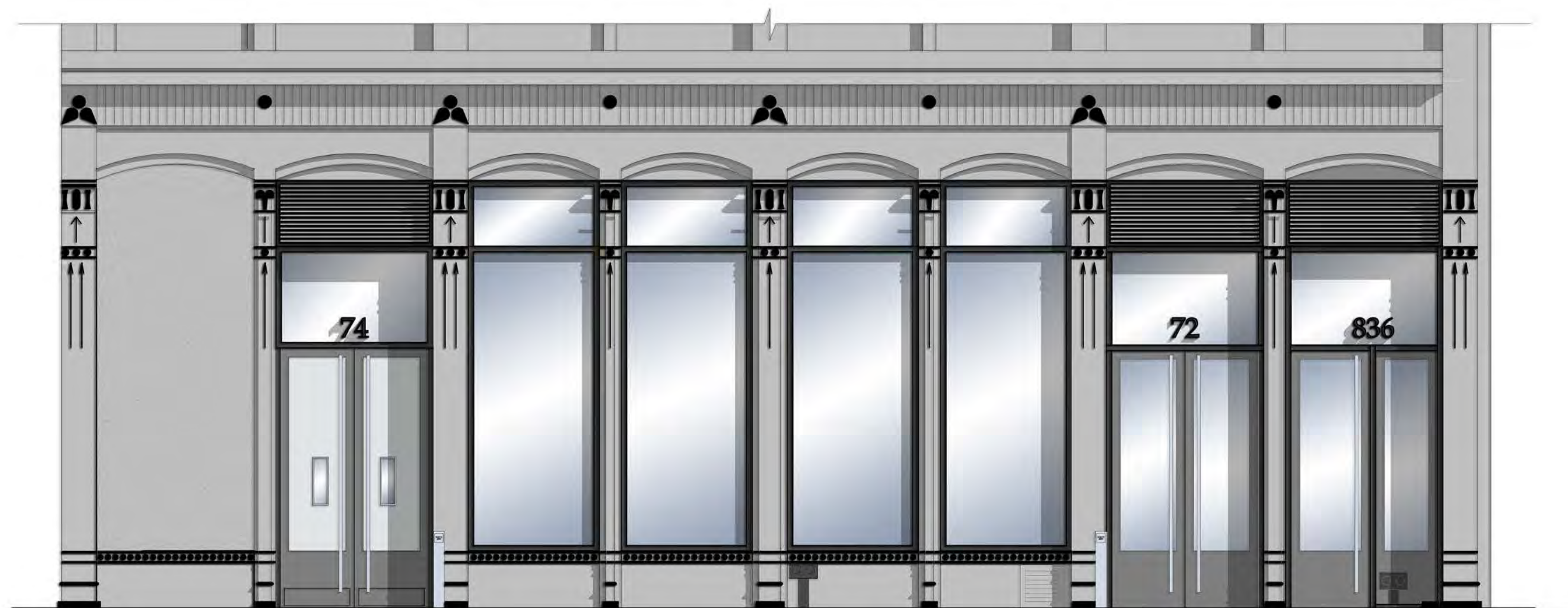








1 PROPOSED WEST ELEVATION
3/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
3/8" = 1'-0"



841 BROADWAY - BROADWAY STOREFRONT



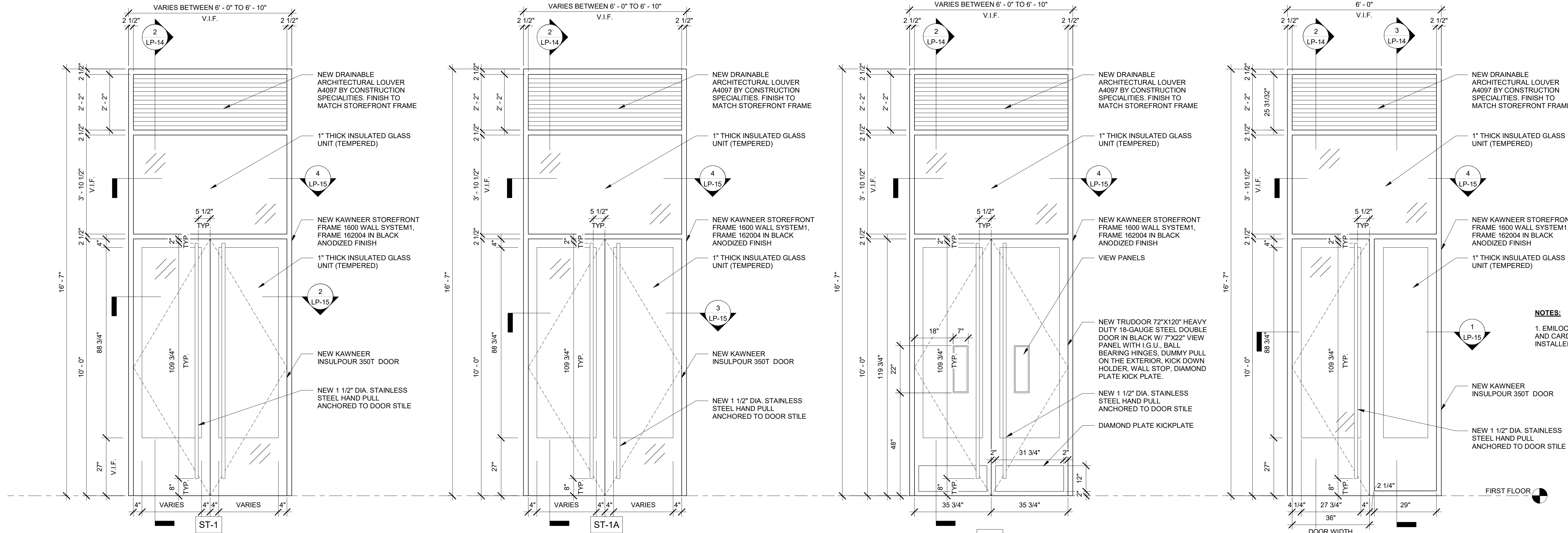
831 BROADWAY - BROADWAY STOREFRONT



827-828 BROADWAY - BROADWAY STOREFRONT

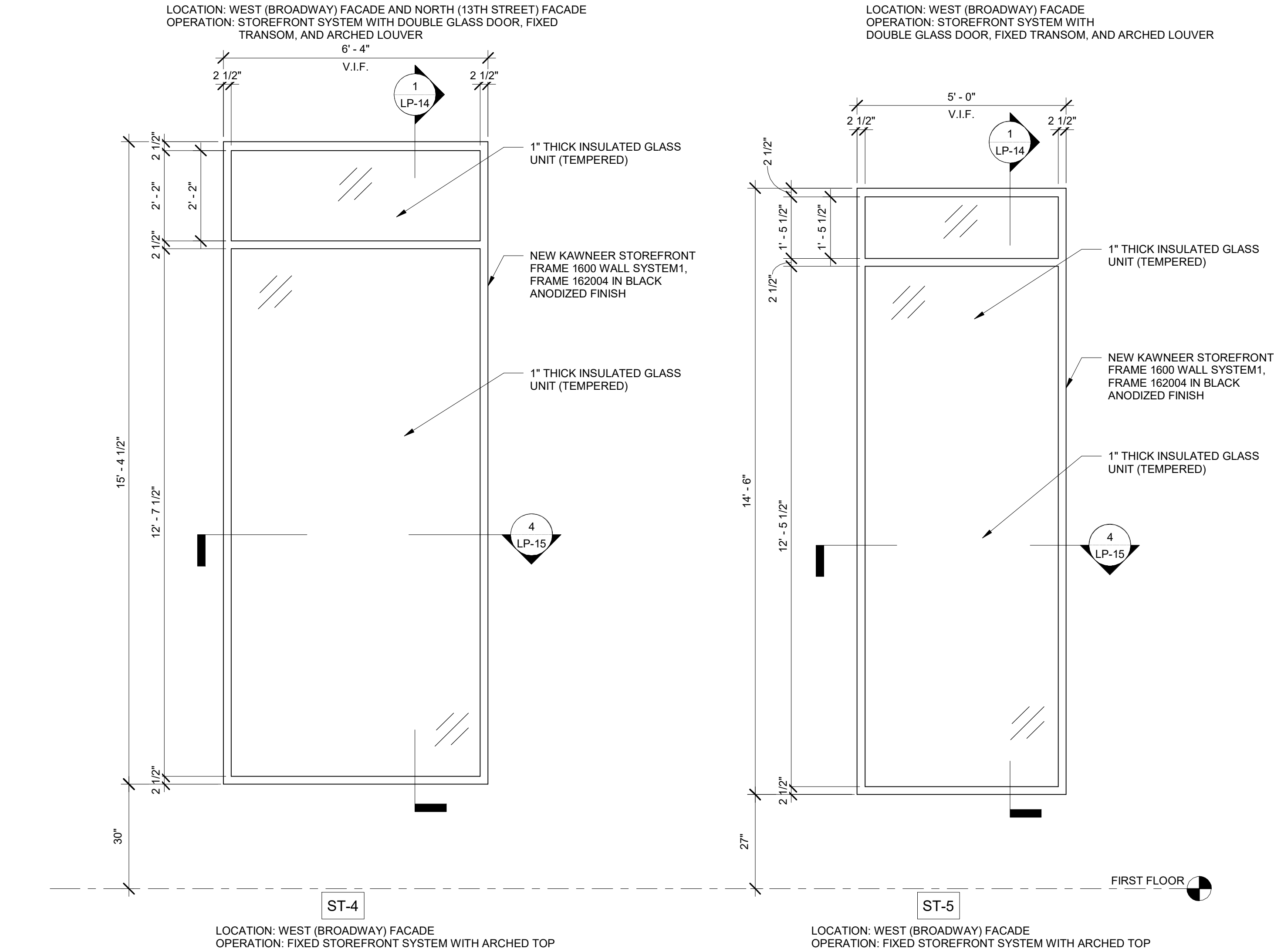


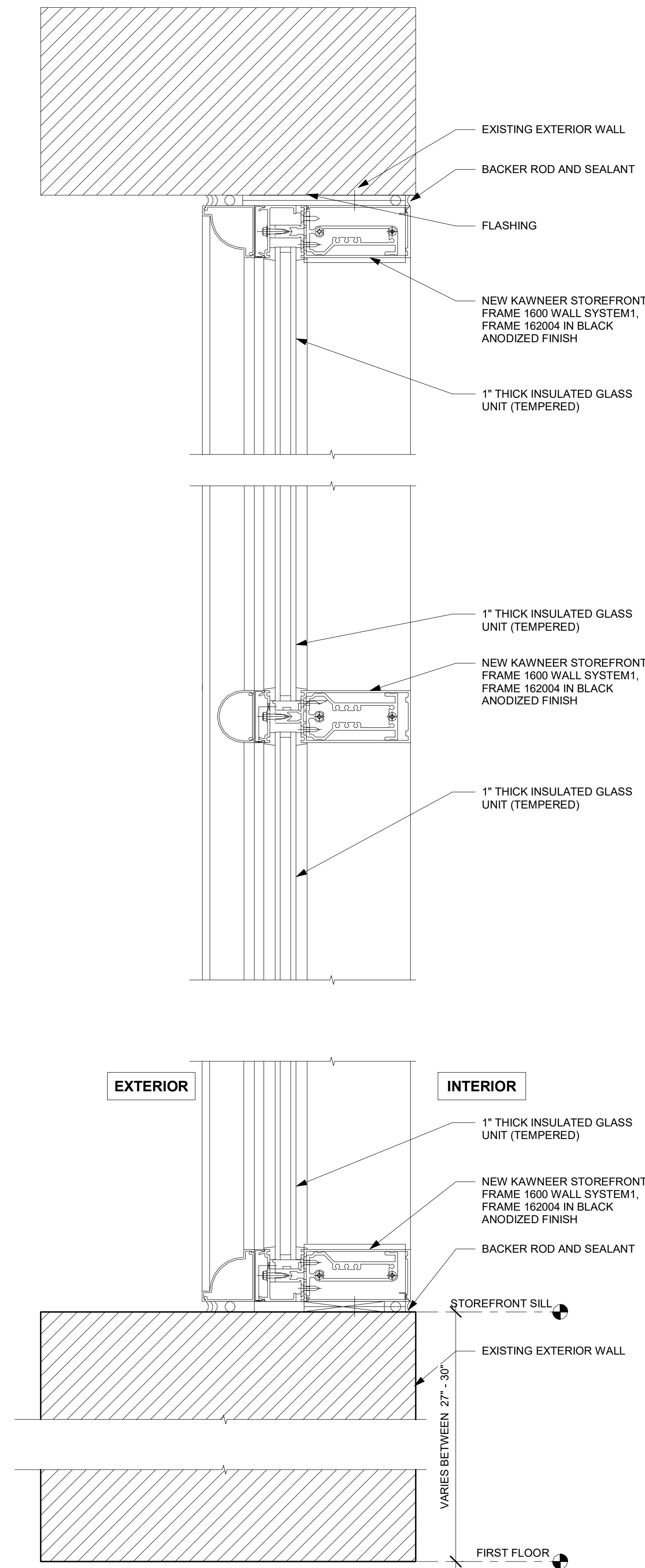
817 BROADWAY - BROADWAY & 12TH STREET STOREFRONT



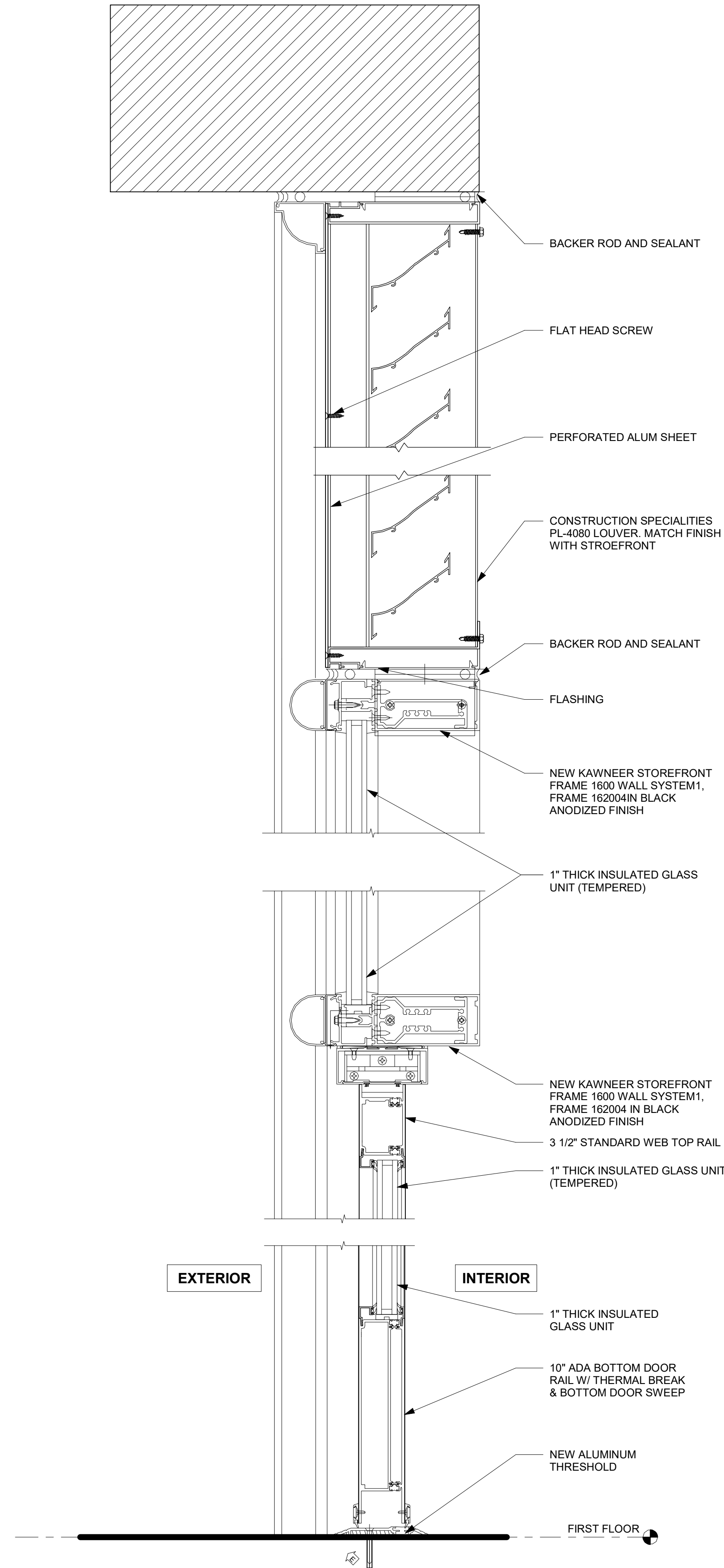
NOTES:

1. EMILOCK 1510 MAGNETIC LOCK AND CARD READERS ARE TO BE INSTALLED AT ALL NEW DOORS.

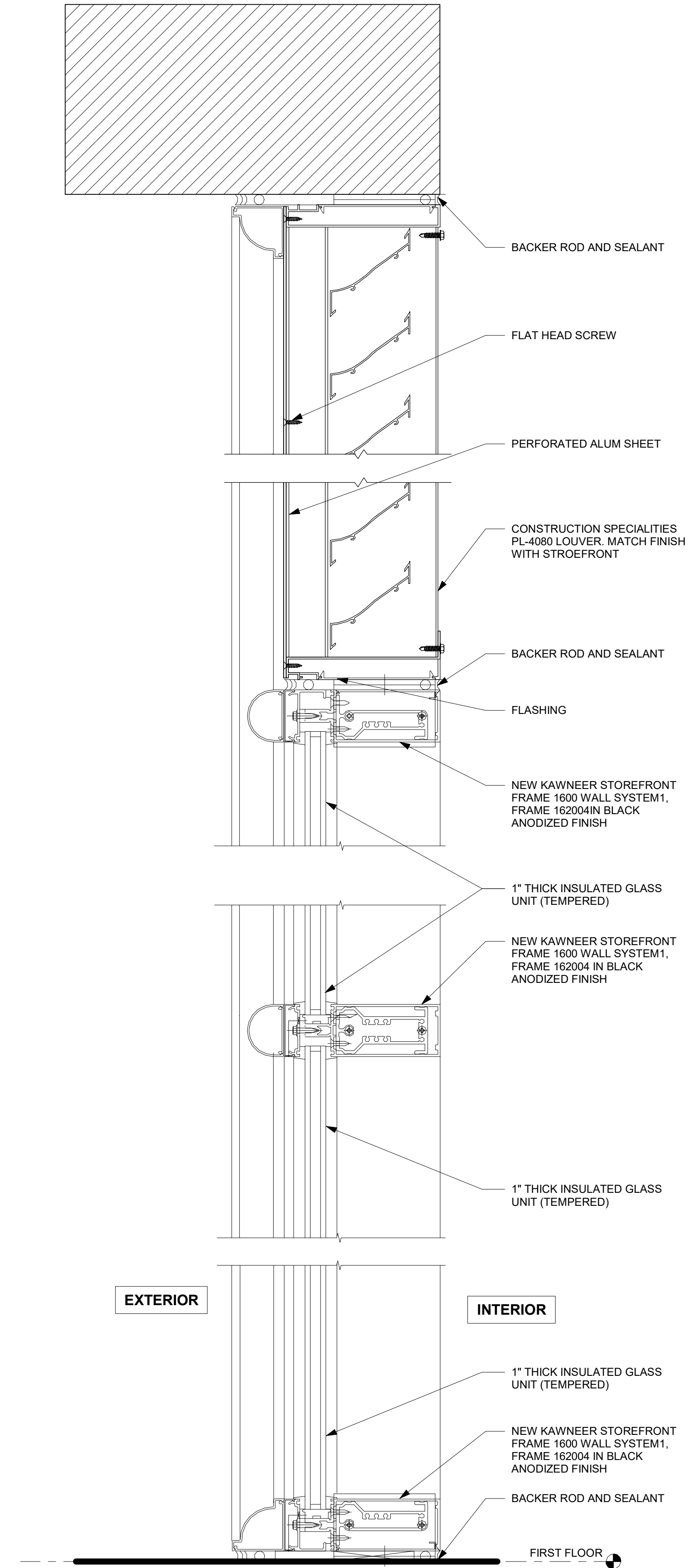




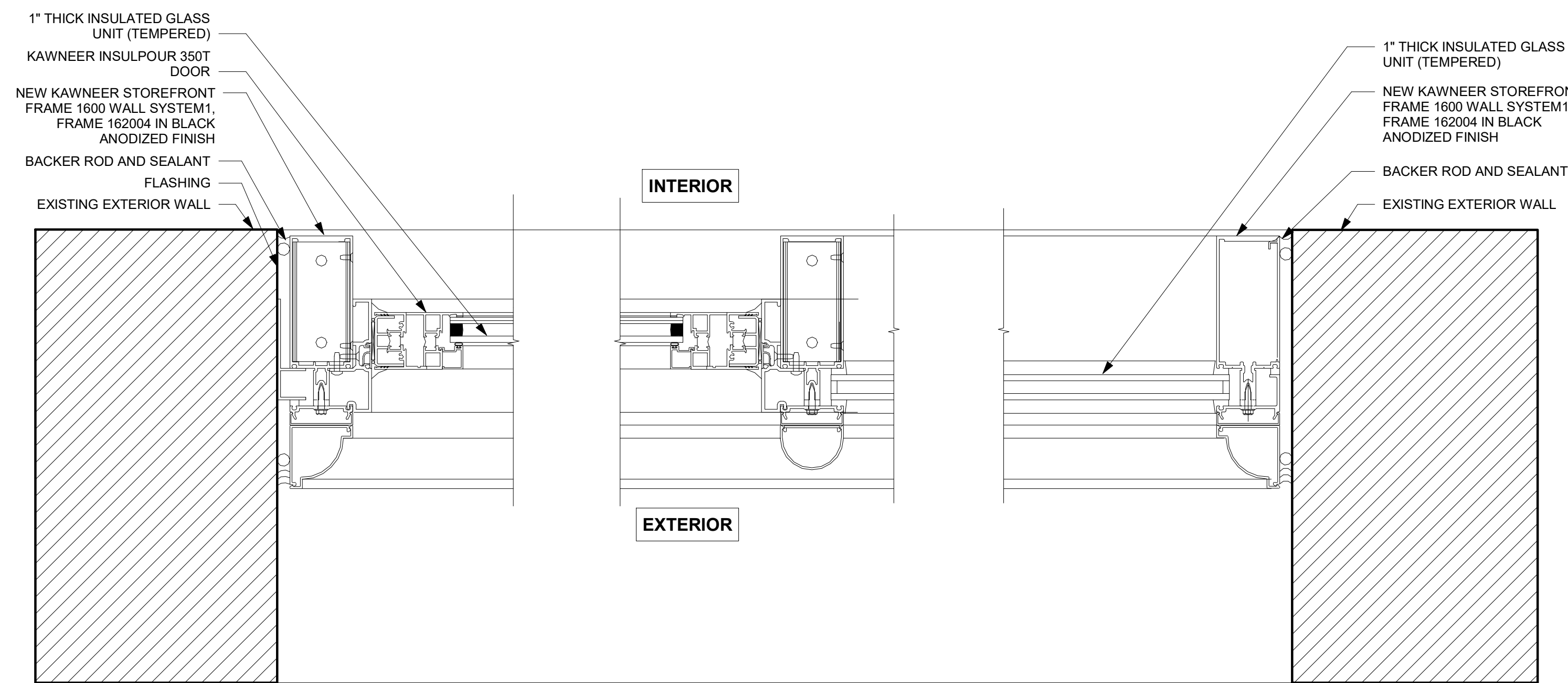
1 SECTION DETAIL @ ST - 4 & 5
3/8" = 1'-0"



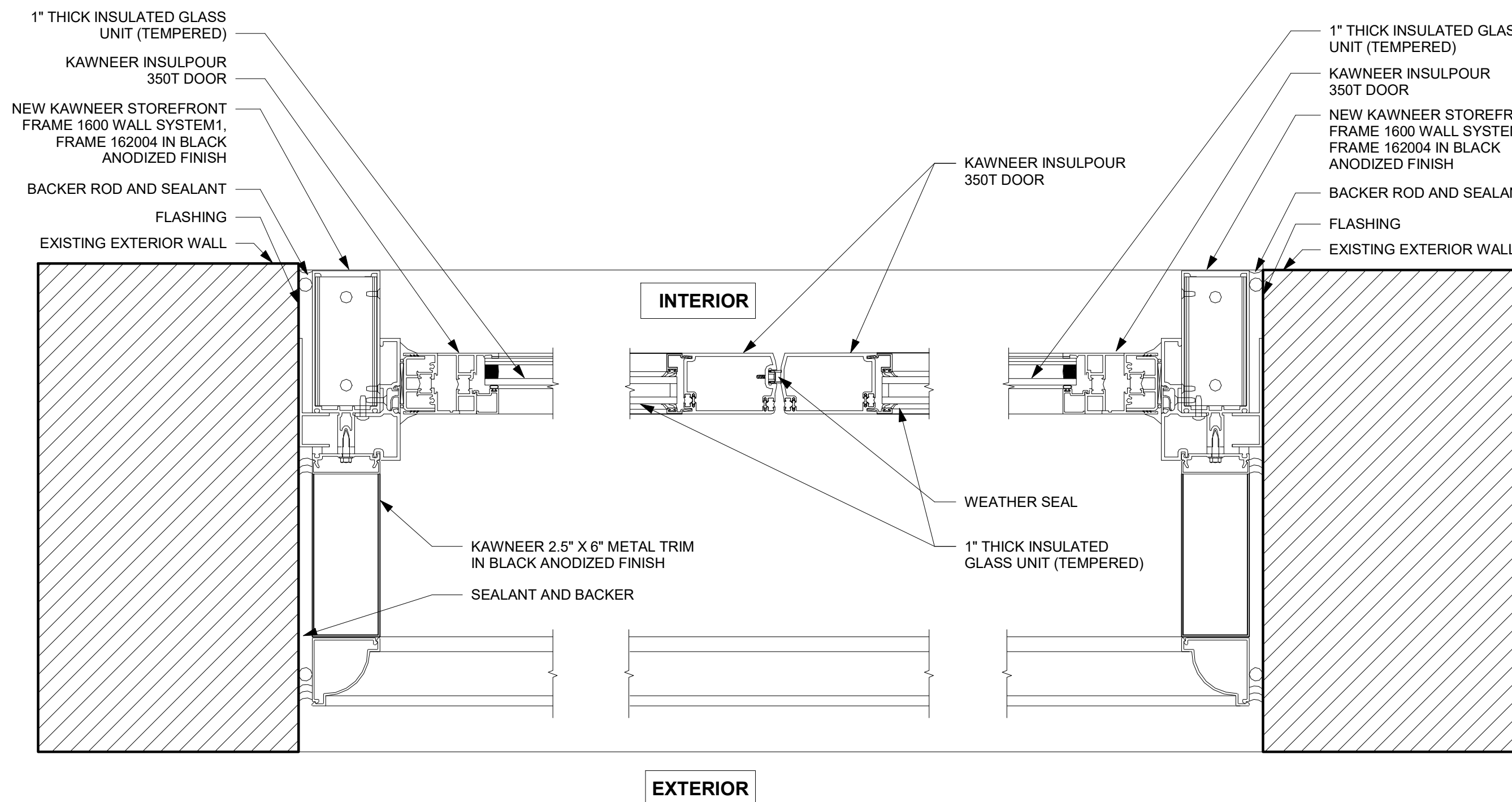
2 SECTION DETAIL @ ST-1, ST-1A, ST-2
3/8" = 1'-0"



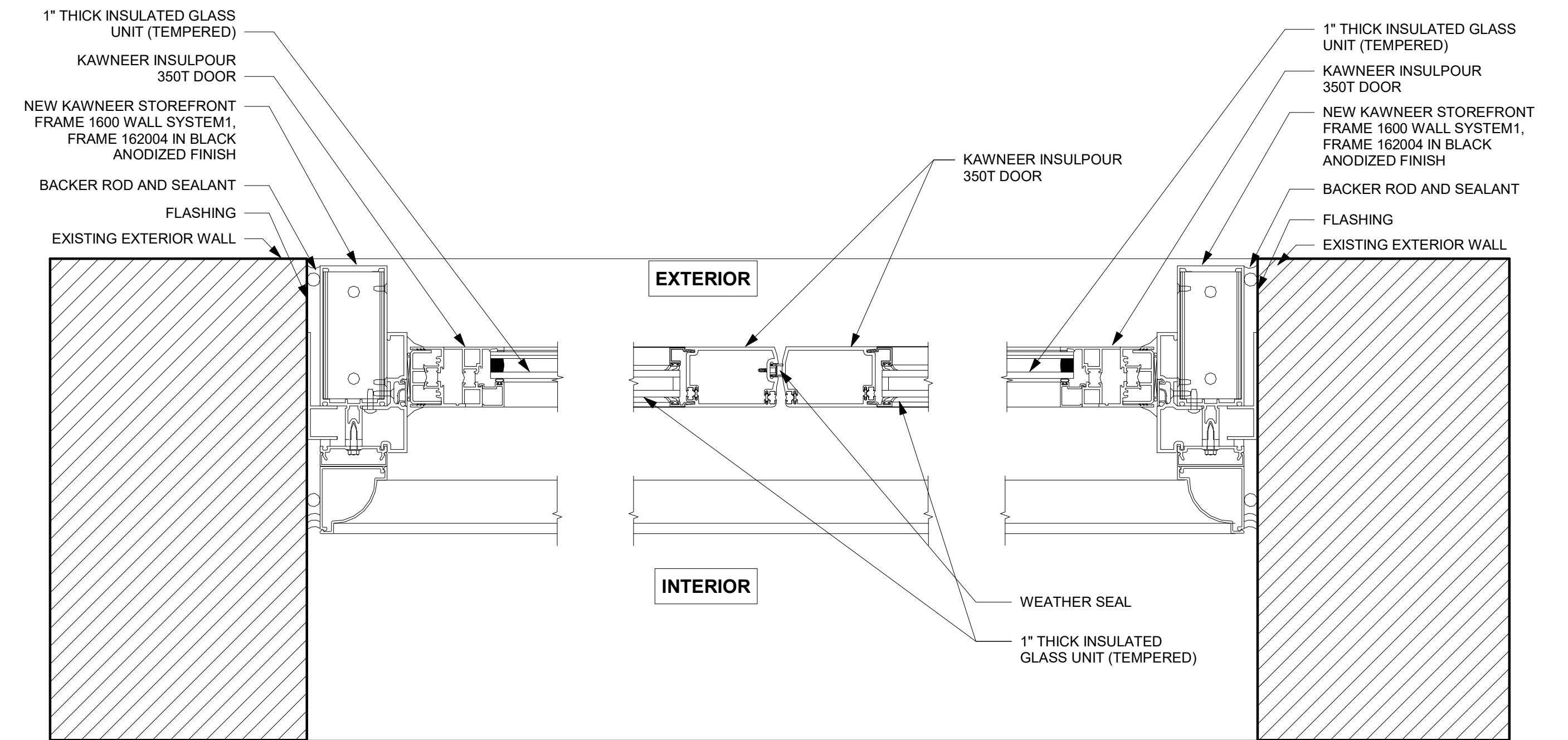
3 SECTION DETAIL @ ST-3
3/8" = 1'-0"



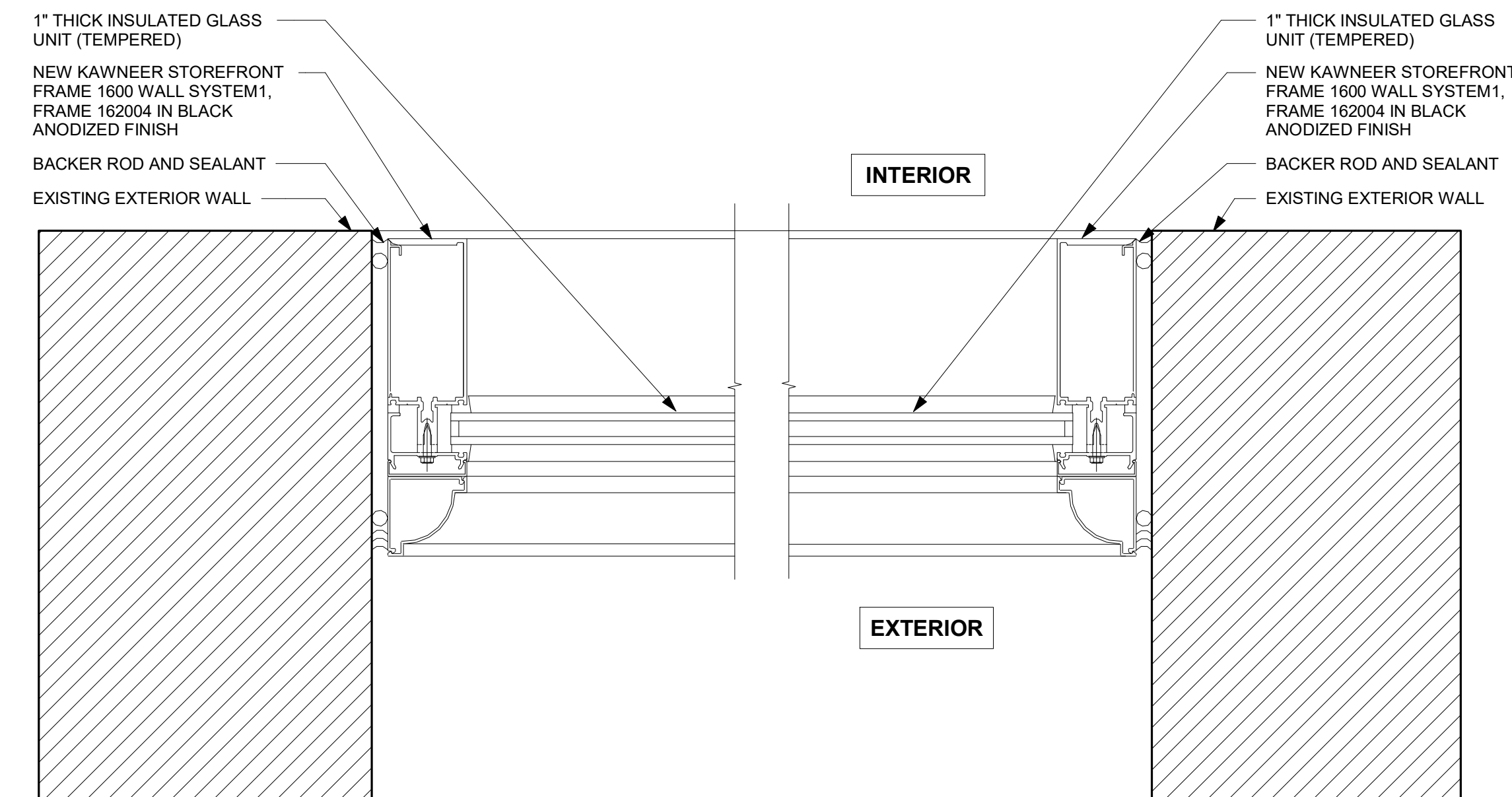
1 JAMB DETAIL @ ST-3
3/8" = 1'-0"



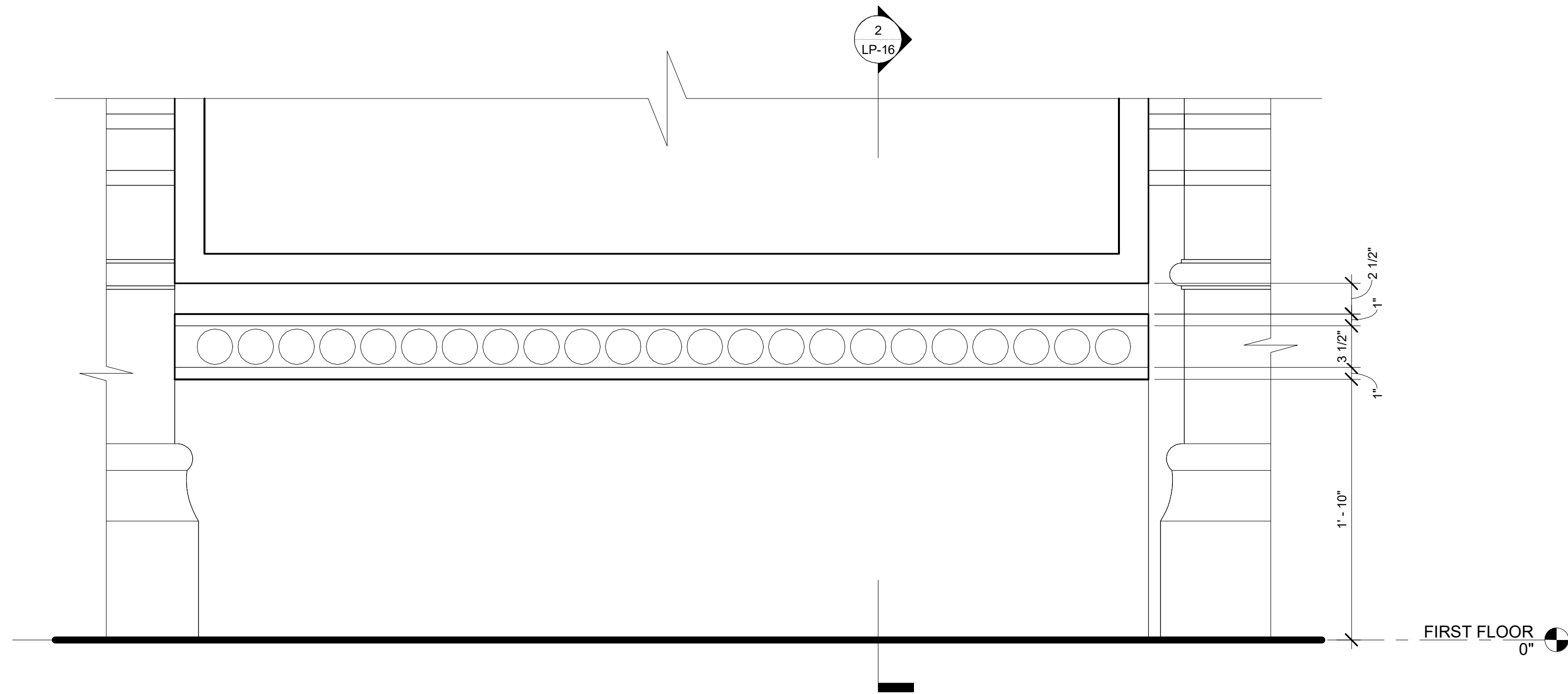
3 JAMB DETAIL @ ST-1A
3/8" = 1'-0"



2 JAMB DETAIL @ ST-1
3/8" = 1'-0"



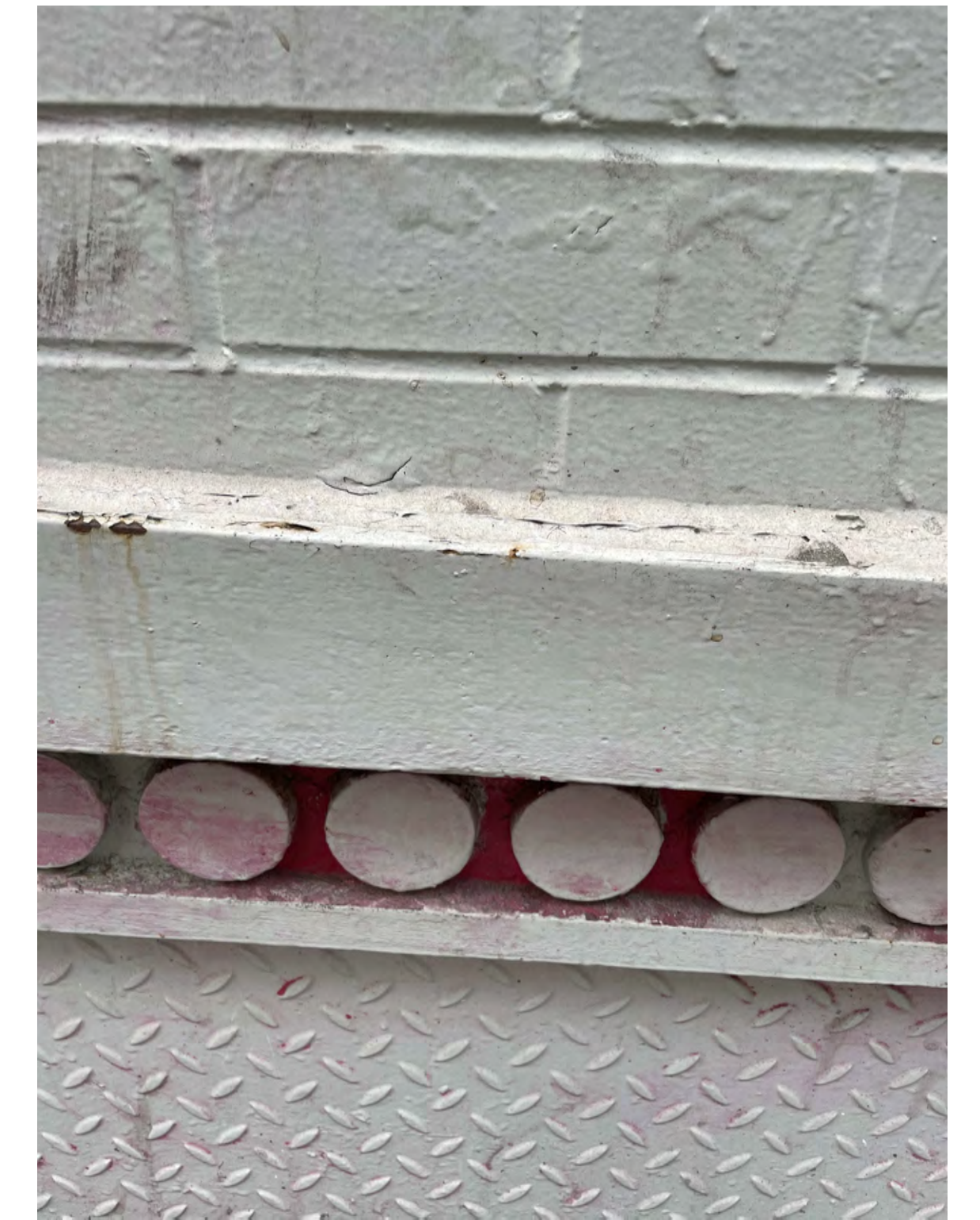
4 JAMB DETAIL @ ST - 4 & 5
3/8" = 1'-0"



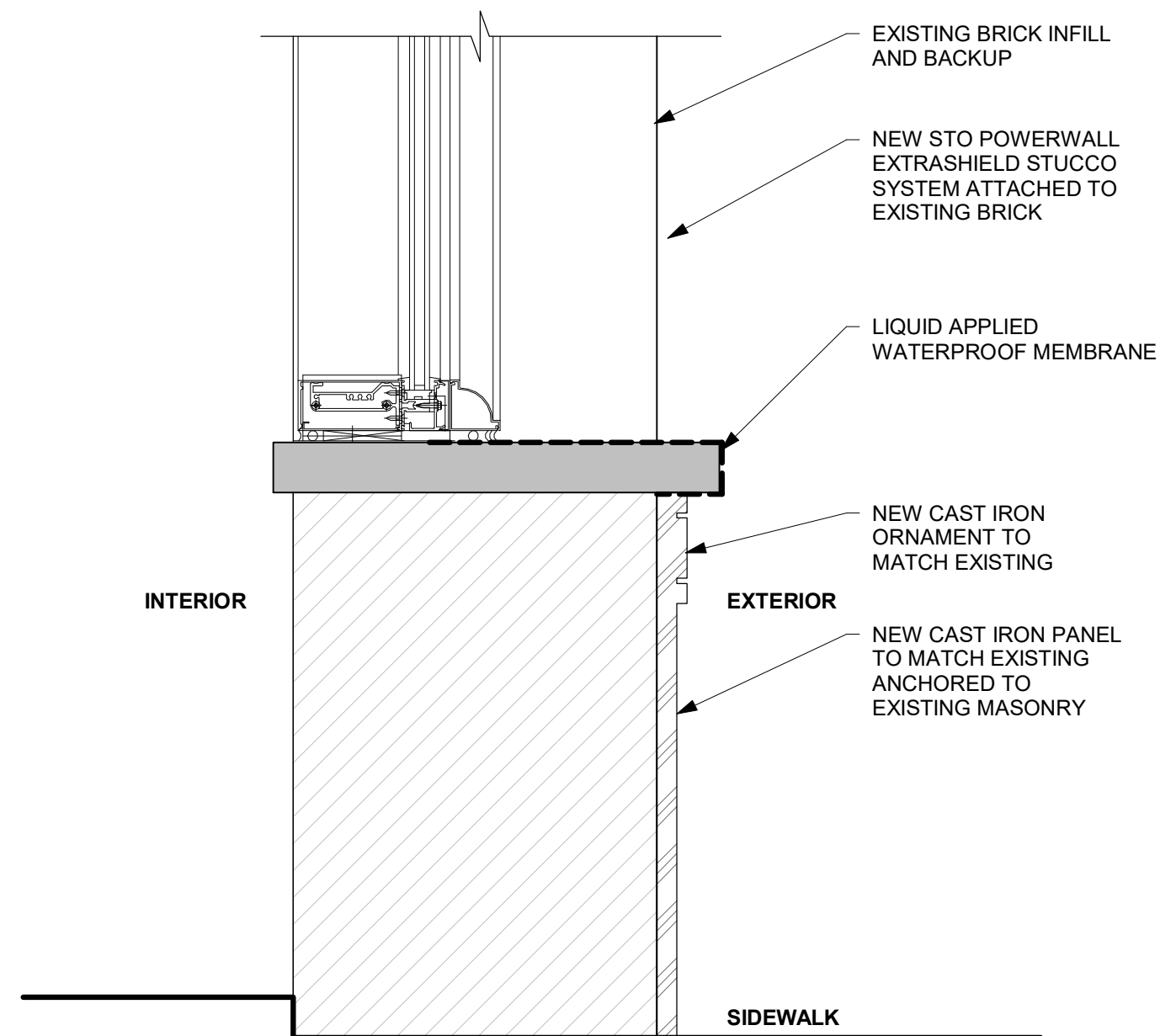
1 BULKHEAD RECONSTRUCTION DETAIL
3/8" = 1'-0"



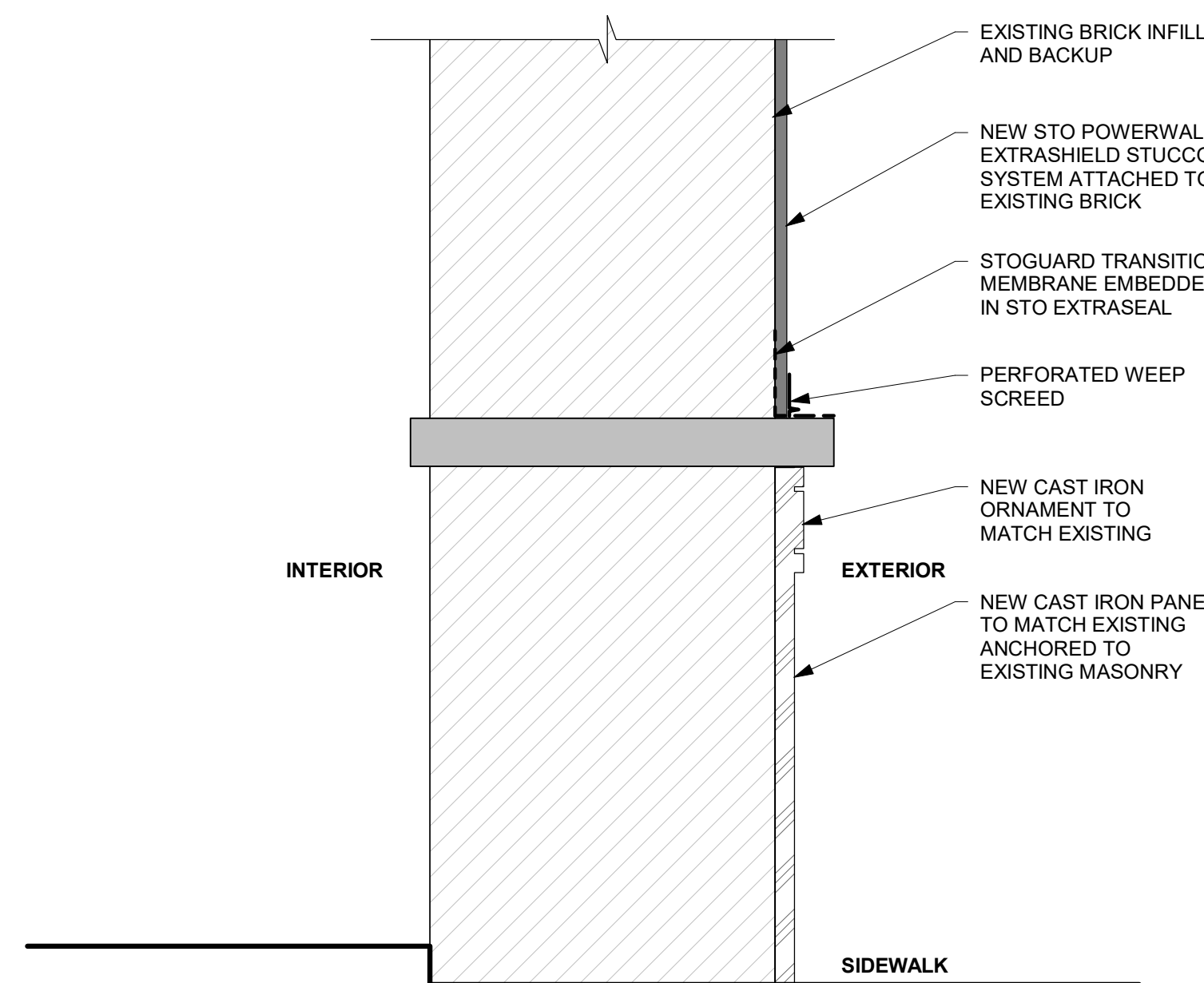
4 EXISTING BULKHEAD AT 13TH STREET
3/8" = 1'-0"



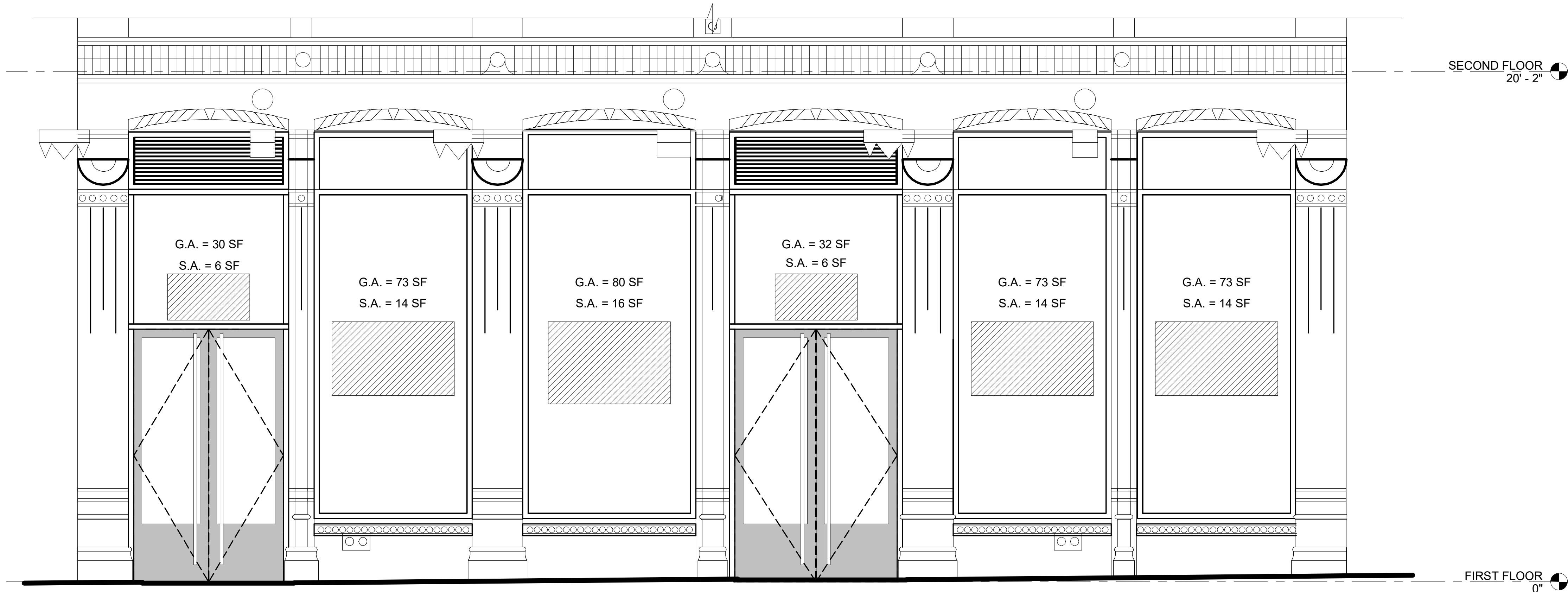
5 EXISTING BULKHEAD AT 13TH STREET
3/8" = 1'-0"



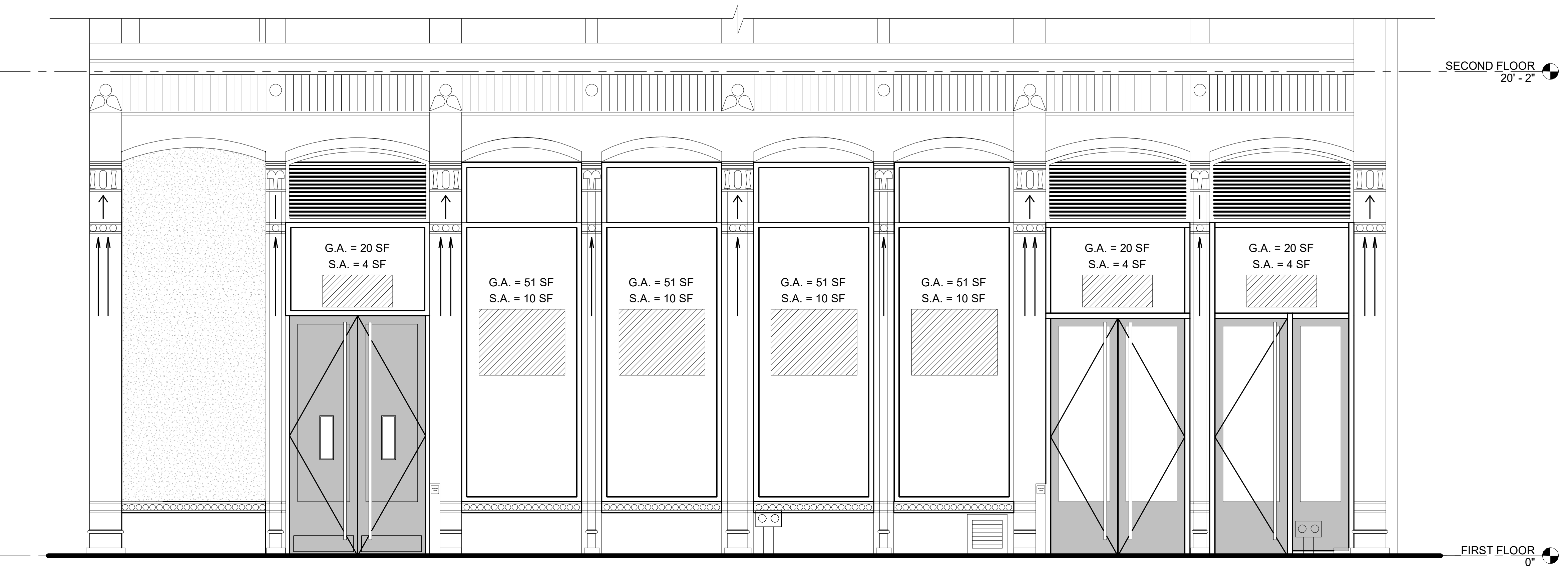
3 SECTION DETAIL AT BULKHEAD
3/8" = 1'-0"



3 SECTION DETAIL AT BULKHEAD & STUCCO
3/8" = 1'-0"



1 PROPOSED WEST ELEVATION
 3/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
 3/8" = 1'-0"

LEGEND:
 □ G.A. - GLAZING AREA
 ▨ S.A. - SIGNAGE AREA

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