

May 7, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-08399

**301 Canal, 419-421 Broadway, and 423 Broadway – SoHo-Cast
Iron Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 878 7572 7787

Passcode: 564187

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

419 Broadway
United American Land, LLC

LPC Public Hearing
05.07.24

Current Condition



419-423 Broadway and 301 Canal Street



Map Showing Project Site

Previously Approved Design - 2017



Proposed Design



Current Condition

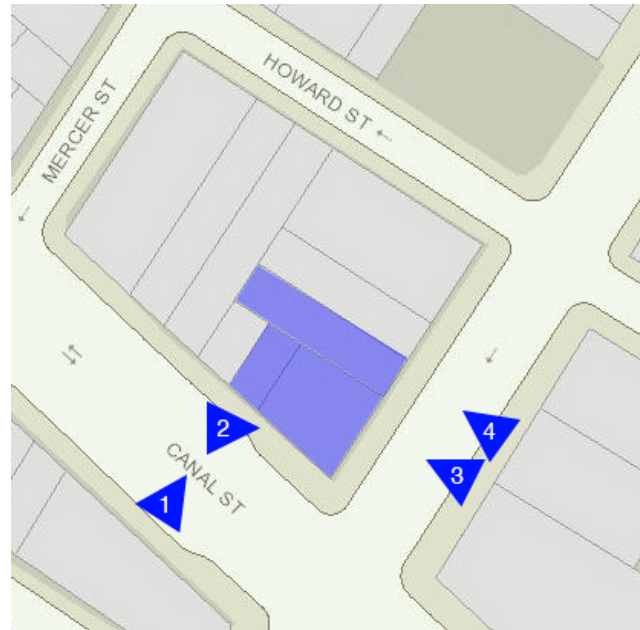


Photo 1: 301 Canal Street



Photo 2: 419 Broadway, looking east along Canal Street

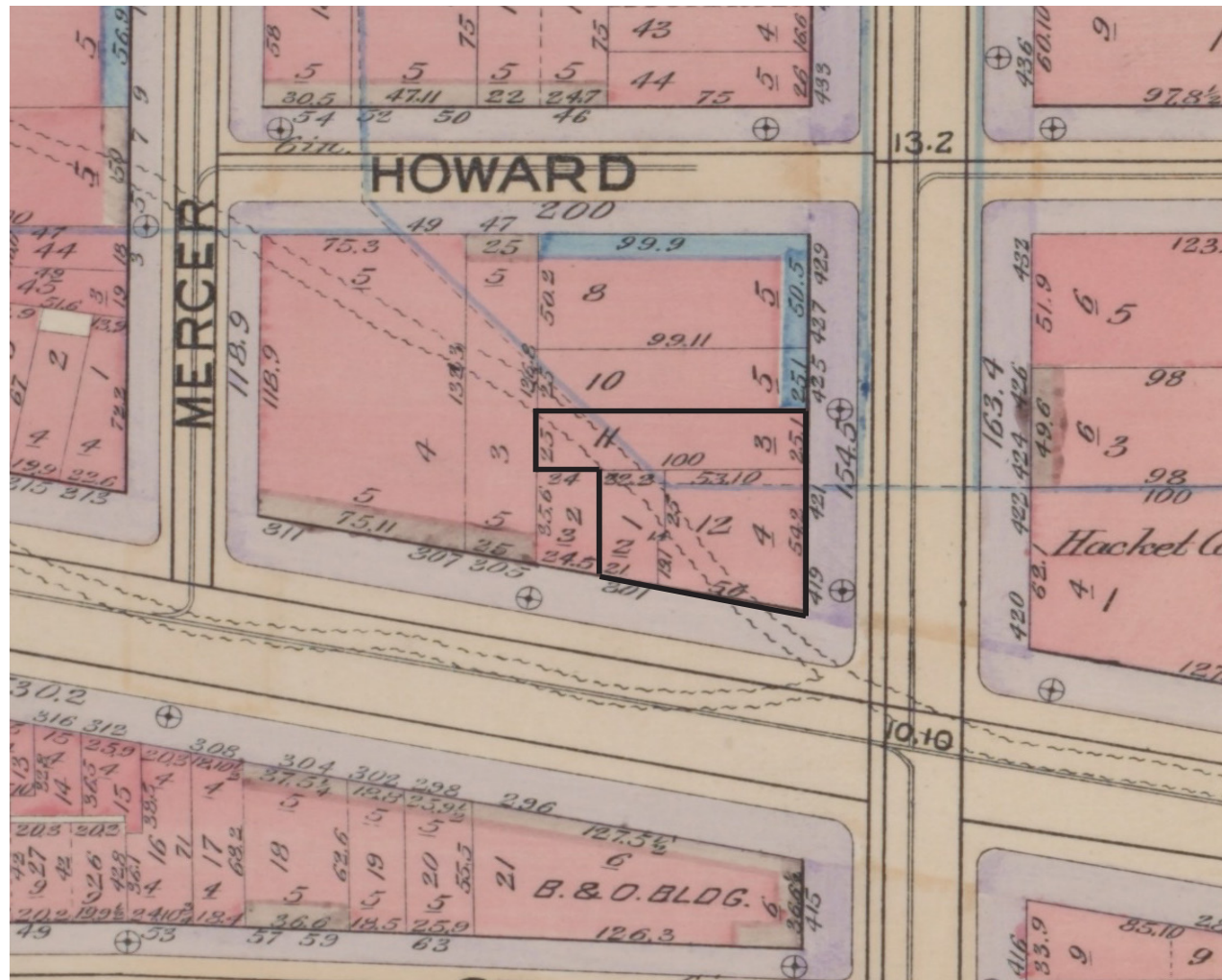


Photo 3: 419-421 Broadway



Photo 4: 423 Broadway

Historic Context



1899, Bromley

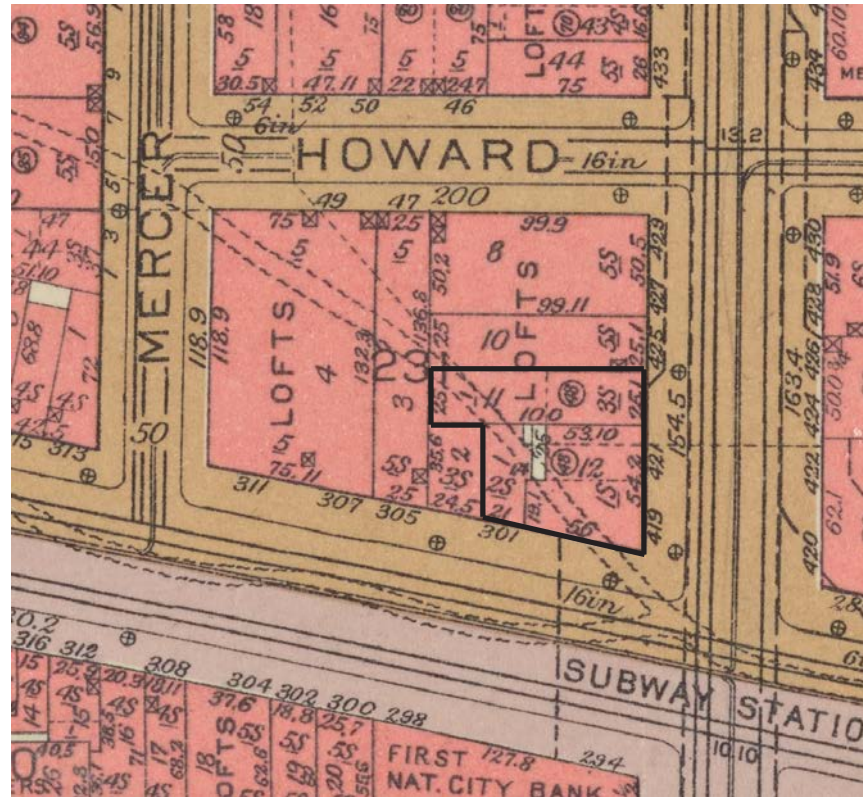


ca. 1910, Both Sides of Broadway



1914, New York Historical Society

Historic Context



1955, Bromley



1973, LPC Designation Photo



1973, LPC Designation Photo

Current Condition - 301 Canal Street



301 Canal Street



301 Canal Street
East edge of exterior wall



301 Canal Street
Interior, east wall showing former opening between 301 Canal and 419 Broadway



301 Canal Street
Interior view showing steel columns, clad in wood, at 2nd story



301 Canal Street
Second floor structure showing non-historic construction

Current Condition - 419 Broadway



419 Broadway - Canal Street Elevation



419 Broadway: brick spandrel at Canal Street elevation



419 Broadway - Broadway Elevation



419 Broadway: concrete encased column at Canal Street elevation

Current Condition - 421 Broadway



421 Broadway overall elevation



421 Broadway
Brownstone stringcourse with two generations of brick above; brick has been coated



421 Broadway
Typical brick condition at spandrel



421 Broadway
There are two extant cast-iron columns at the storefront

Existing Corner Condition



SoHo Corner Conditions



Houston at Crosby. 1934, New York Public Library.



112-114 Prince Street. Ca. 1978, Museum of the City of New York.



Broome and West Broadway. 1933, New York Public Library.



Canal and Broadway. 1920, Museum of the City of New York.

LPC Approved Buildings



89 Mercer Street



401 West Broadway



110 Prince Street



92 Prince Street

Contextual Inspiration

Ground Floor Elements - Broadway Streetscape

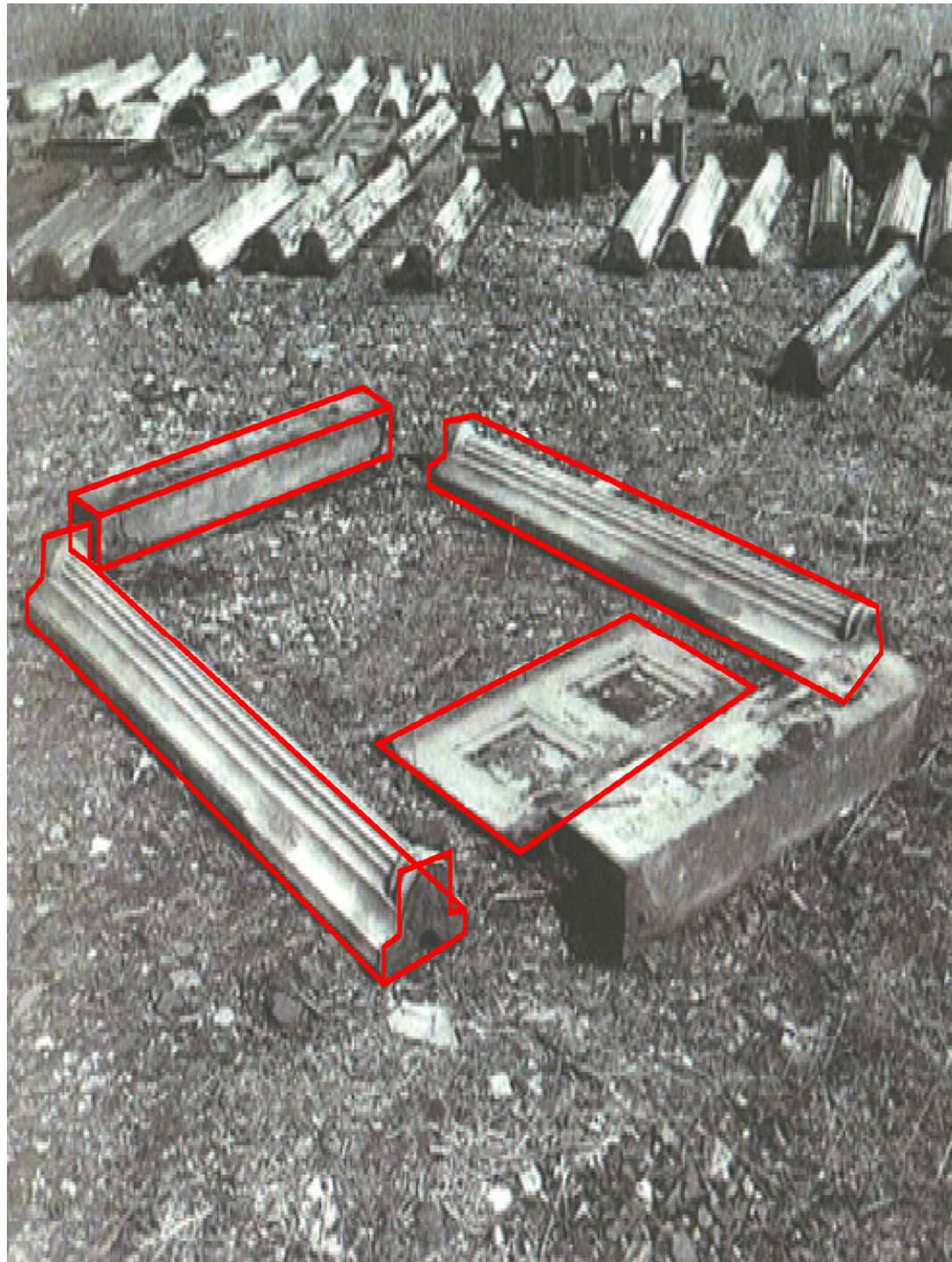


Broadway and Grand St - Looking North

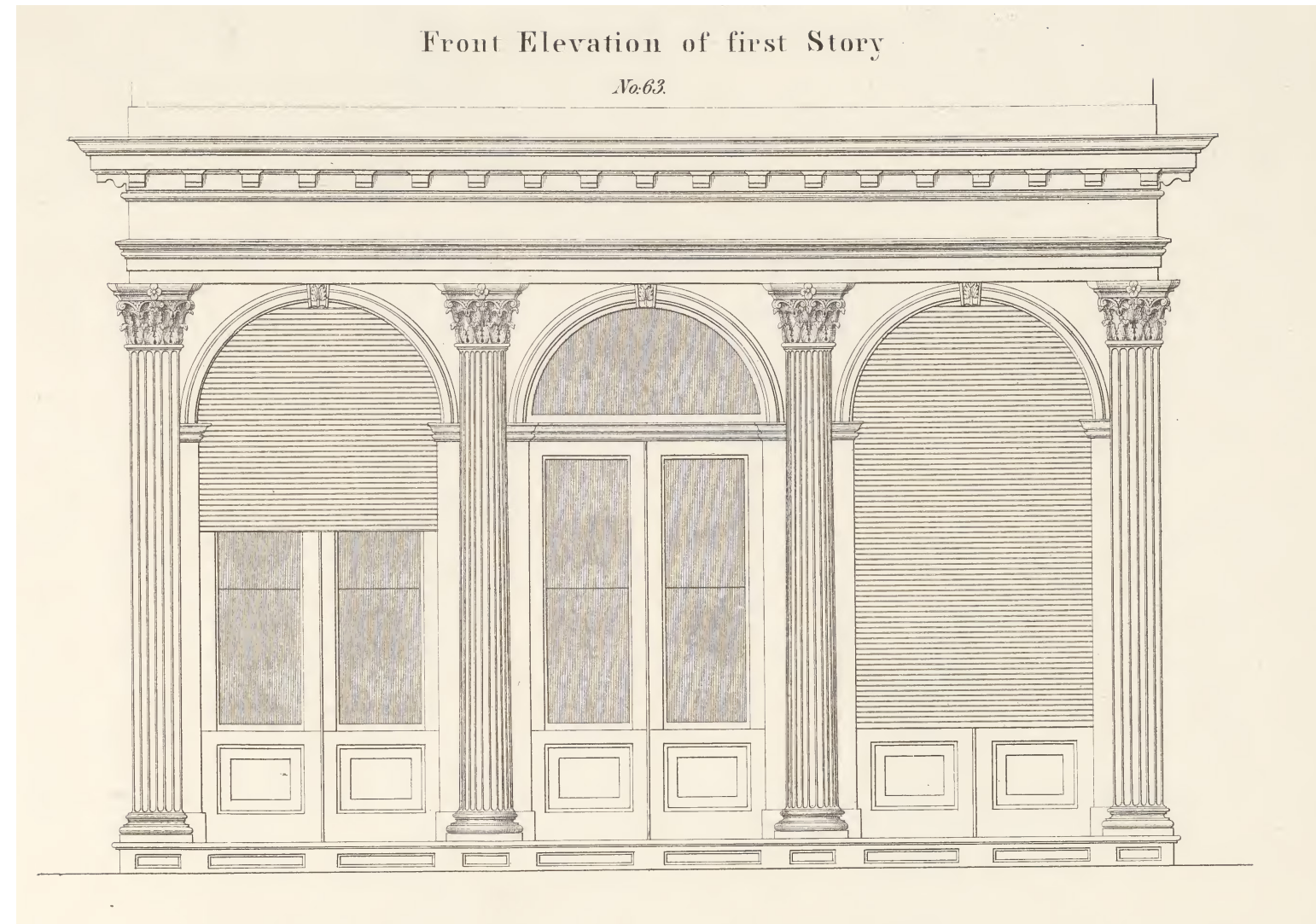


Broadway and Broome St - Looking North

Cast Iron Construction



Element Composition

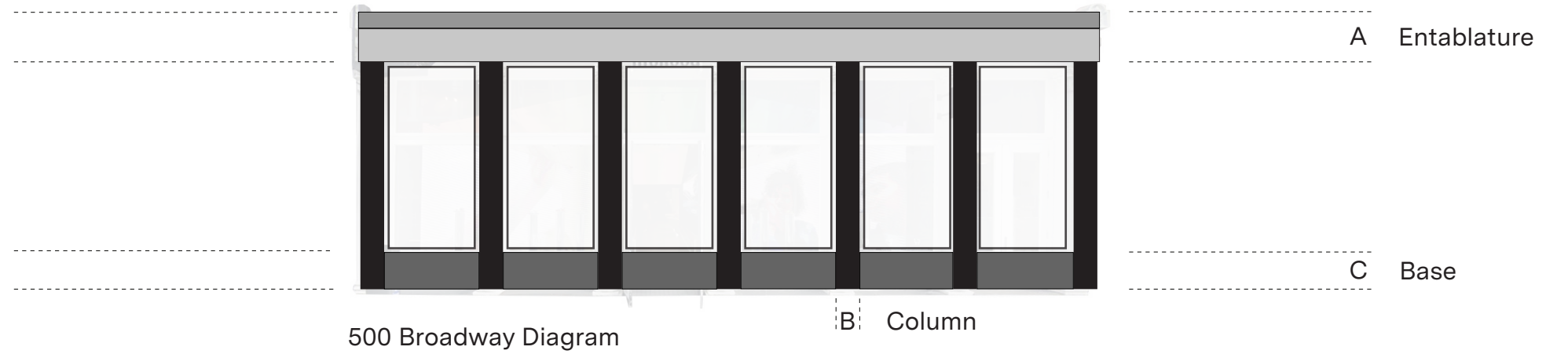


Badger's Illustrated Catalogue of Cast-Iron Architecture

Composition Study



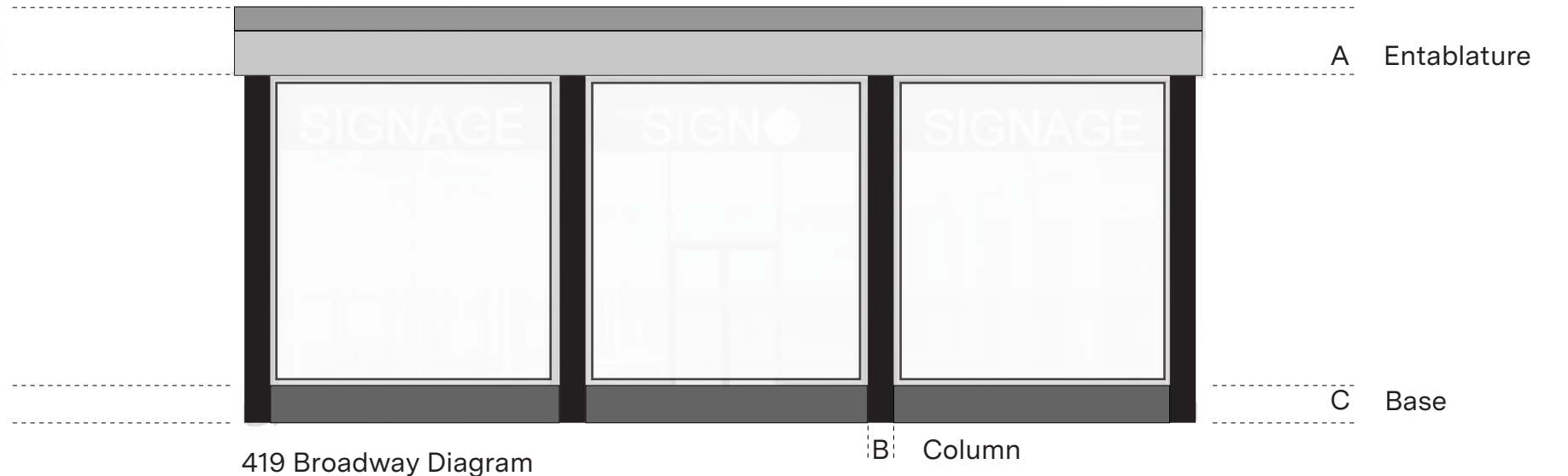
500 Broadway Elevation



500 Broadway Diagram



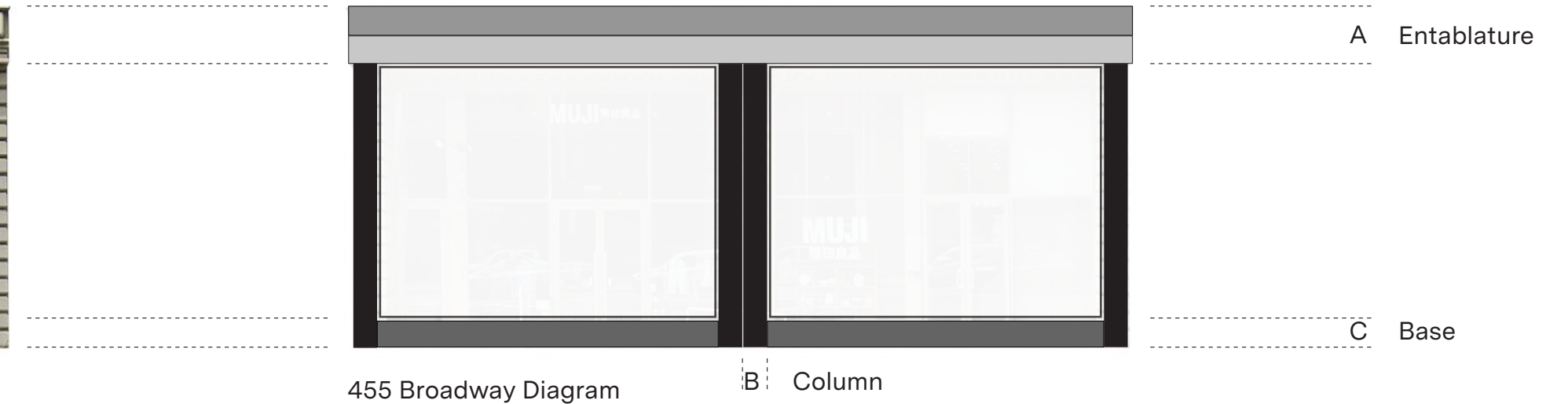
419 Broadway Elevation



419 Broadway Diagram



455 Broadway Elevation



455 Broadway Diagram

Facade Design - Corner Building

Street View on Broadway



Storefront Bay Concept



455-459 Broadway, showing projecting storefronts that encase the ground-floor columns. *Both Sides of Broadway*, 1910.



455-459 Broadway, 2024, with storefront infill now inboard of the cast-iron columns.



Proposal - Street View From Broadway

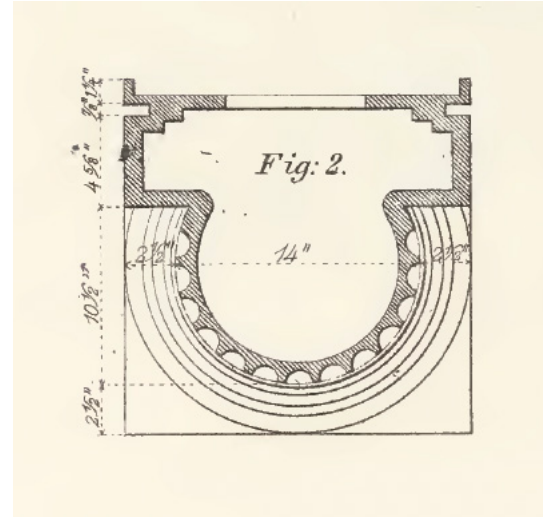
Column Concept



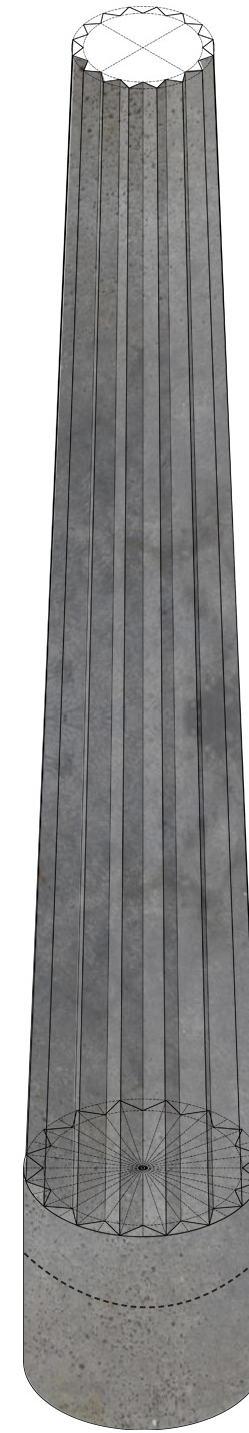
Fluted Column Inspiration
500 Broadway



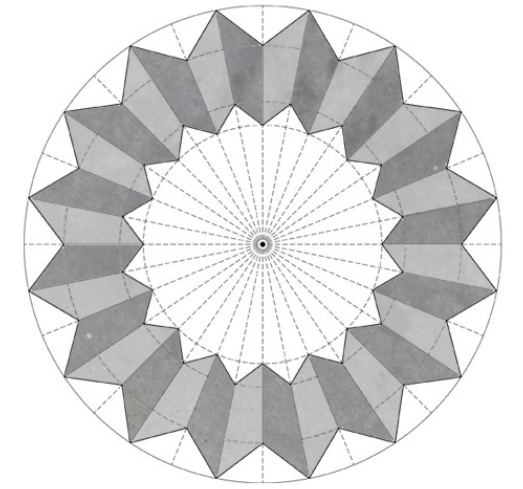
Alternative Fluted Column Inspiration
From The District



Badger's Illustrated Catalogue of
Cast-Iron Architecture
Engaged Column



Column Axon
Column Based on Tapering Concept

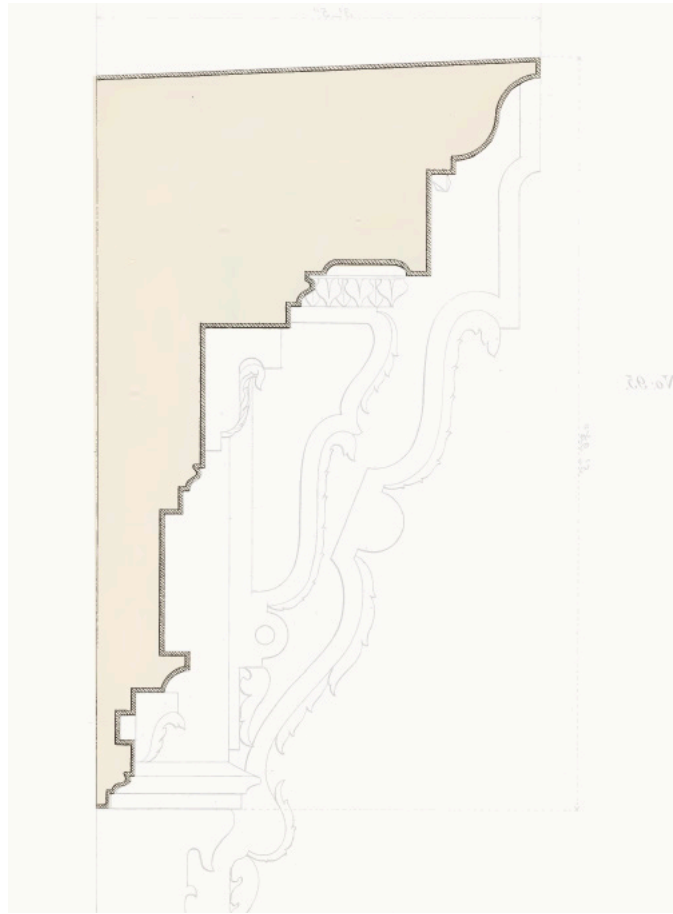


Column Plan



Column Fluting and Tapering
Mockup

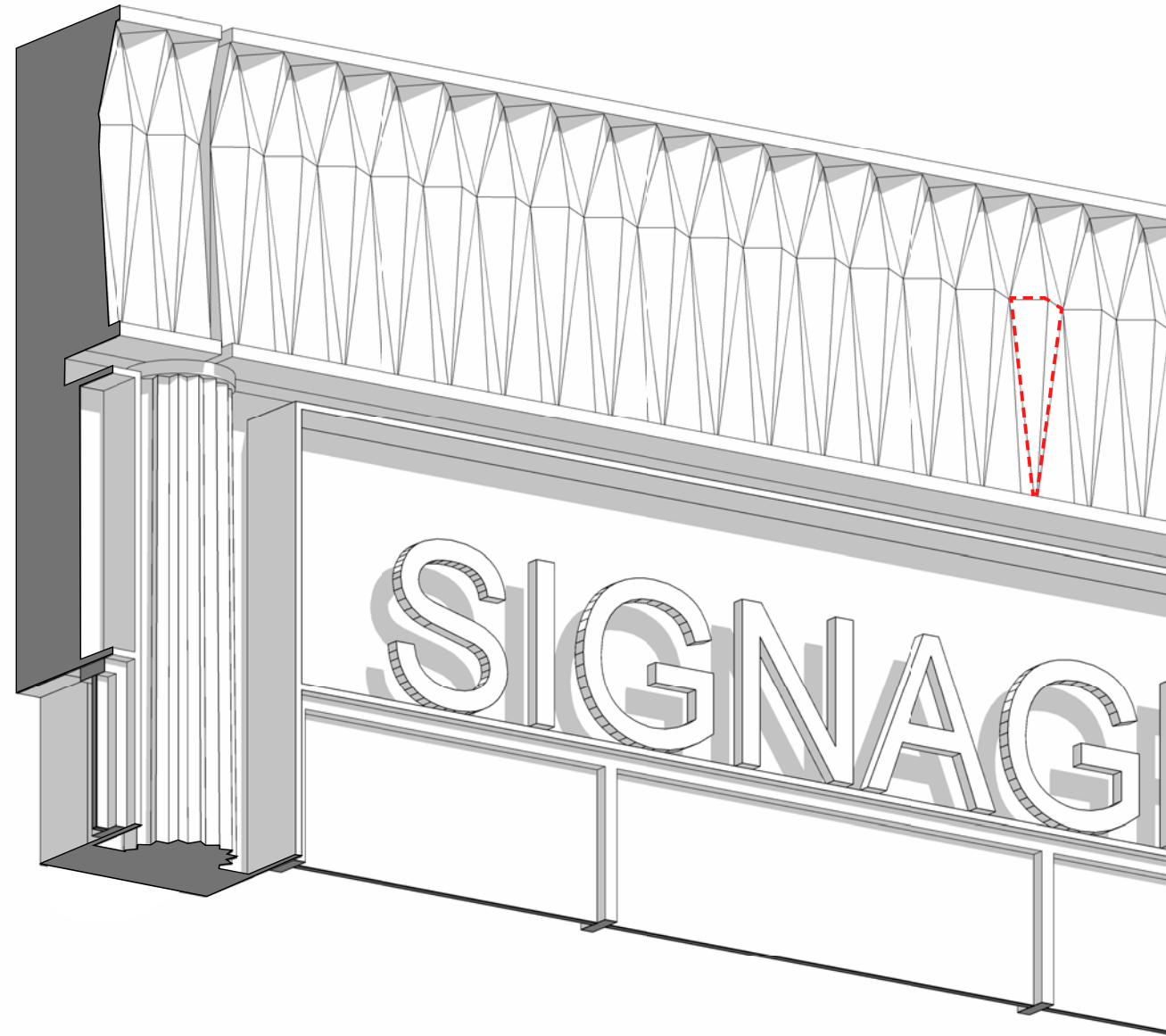
Entablature Concept



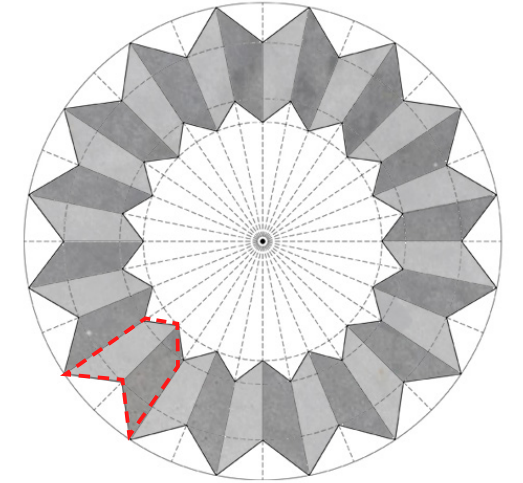
Cornice Detail From Badger's Illustrated Catalogue of Cast-Iron Architecture



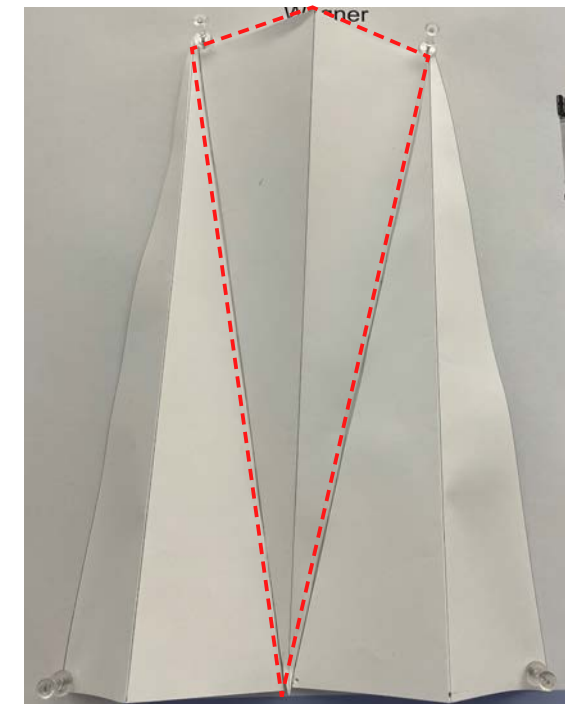
Entablature Detail From The District



Entablature Axon

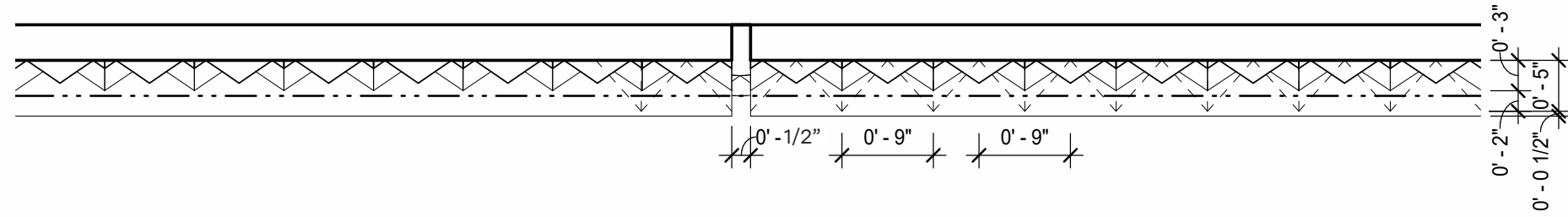
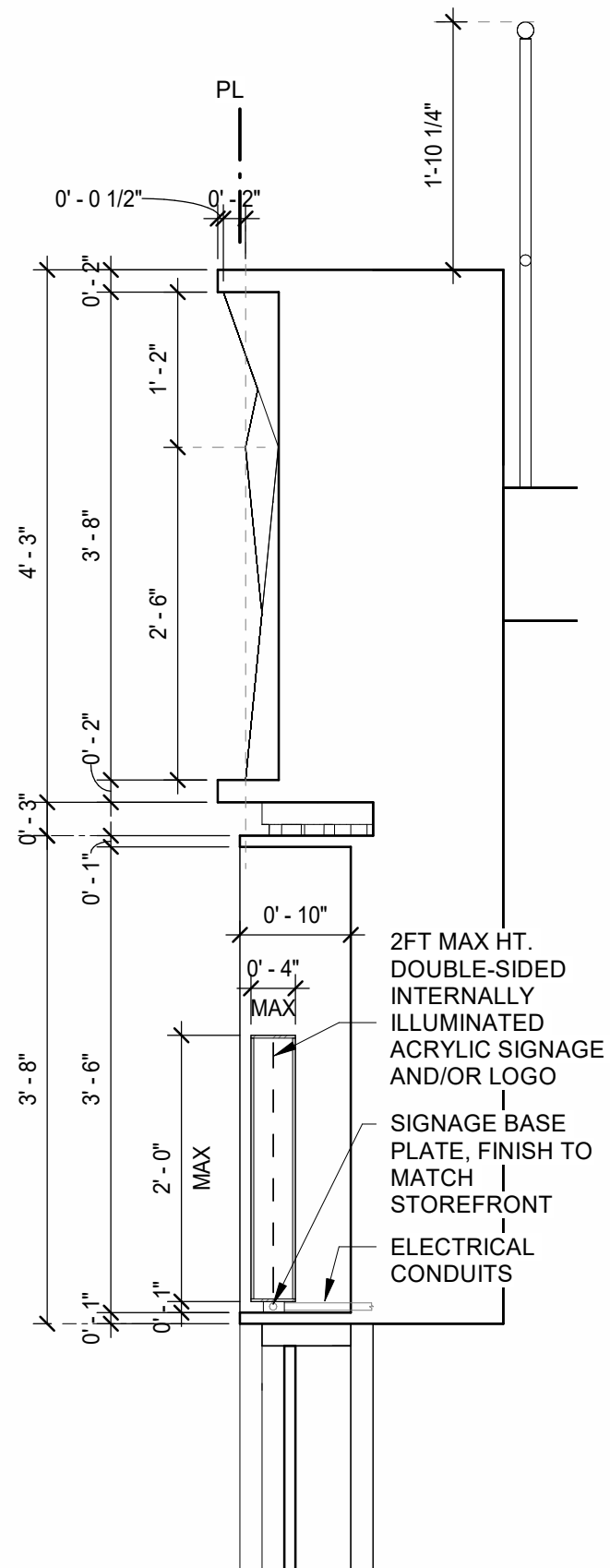


Column Plan

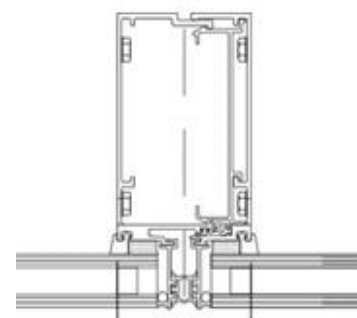
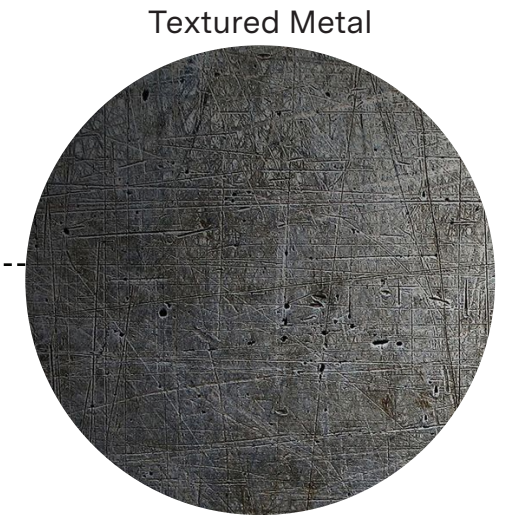
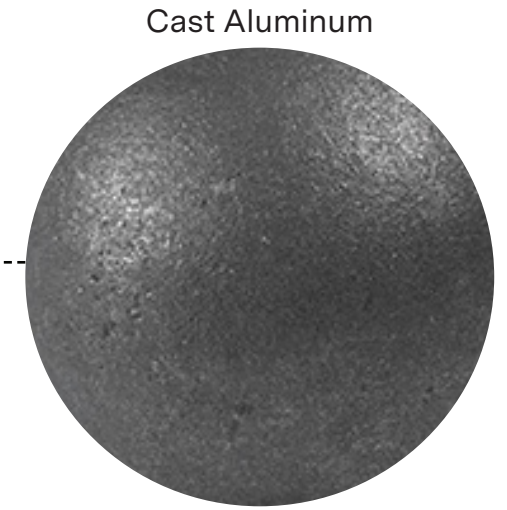
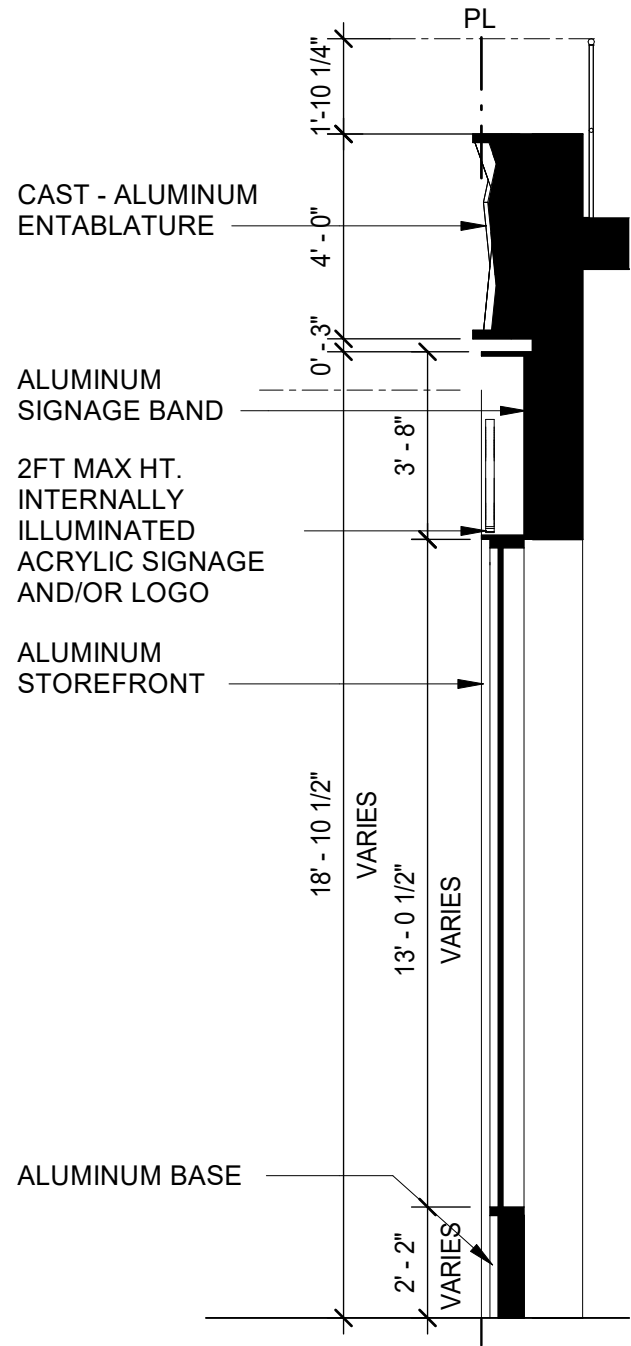


Entablature Fold Mock-Up

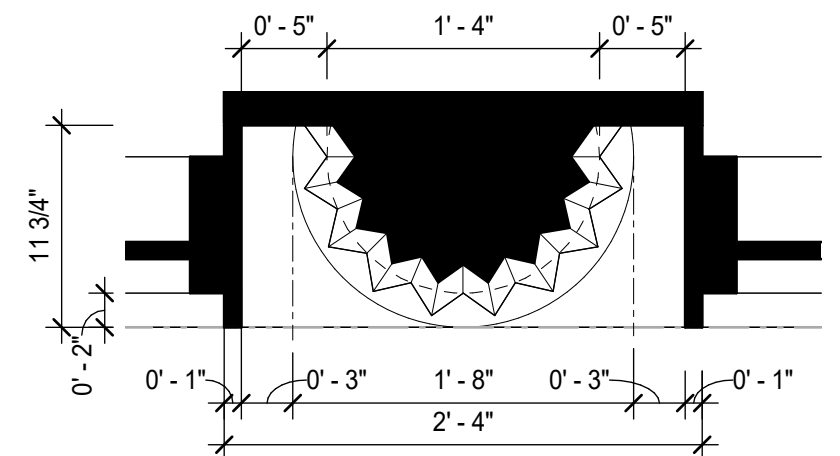
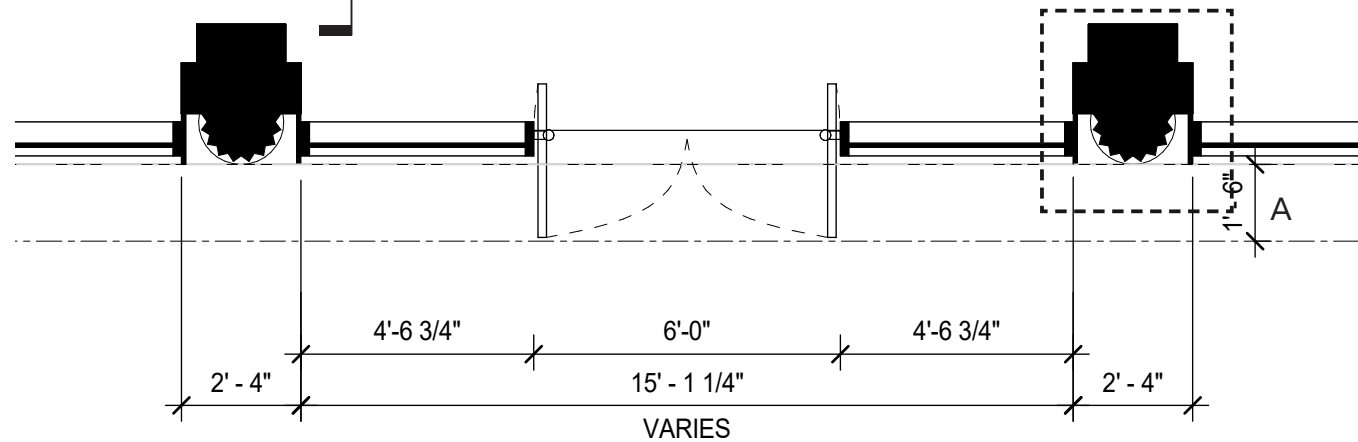
Entablature & Signage Band Detail



Typical Bay & Materials

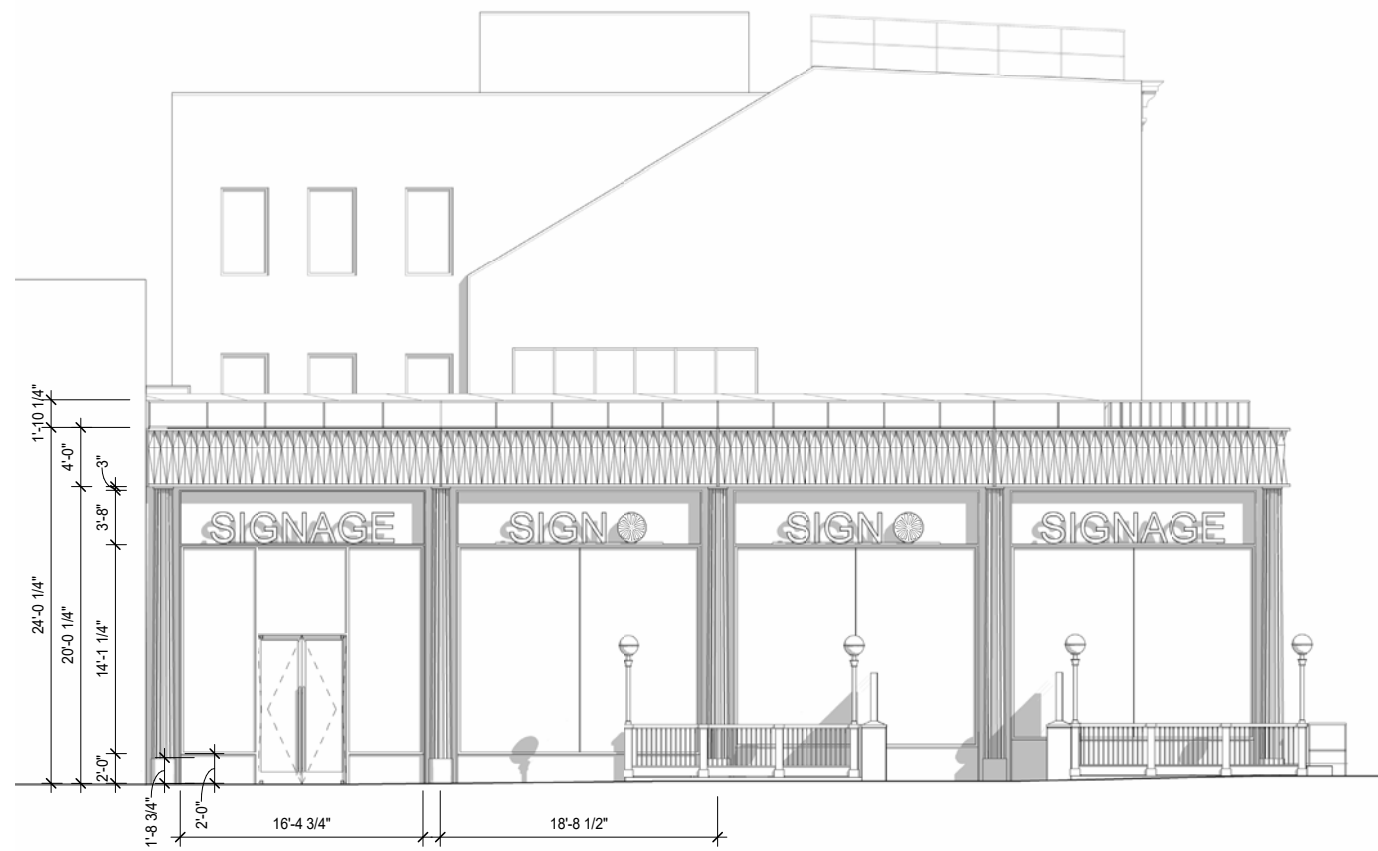


Butt Glazing Storefront Detail



A - ENLARGED COLUMN PLAN

Broadway and Canal Elevations



Canal Street Elevation

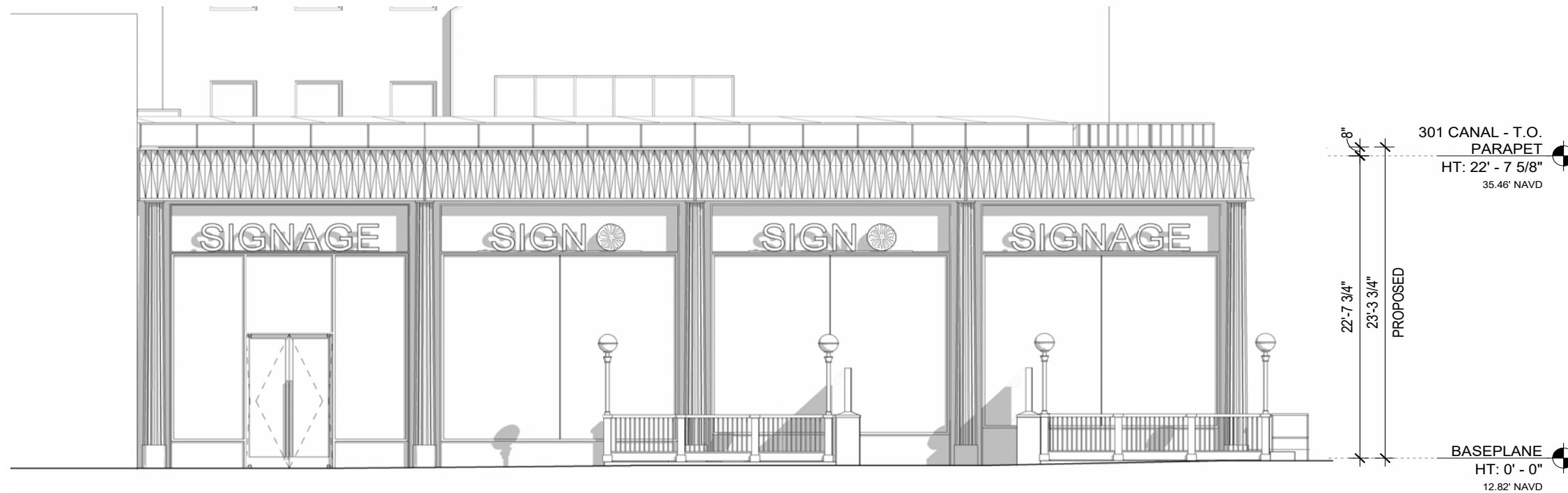


Broadway Elevation

Canal Elevations - Existing & Proposed



Existing Canal Street Elevation

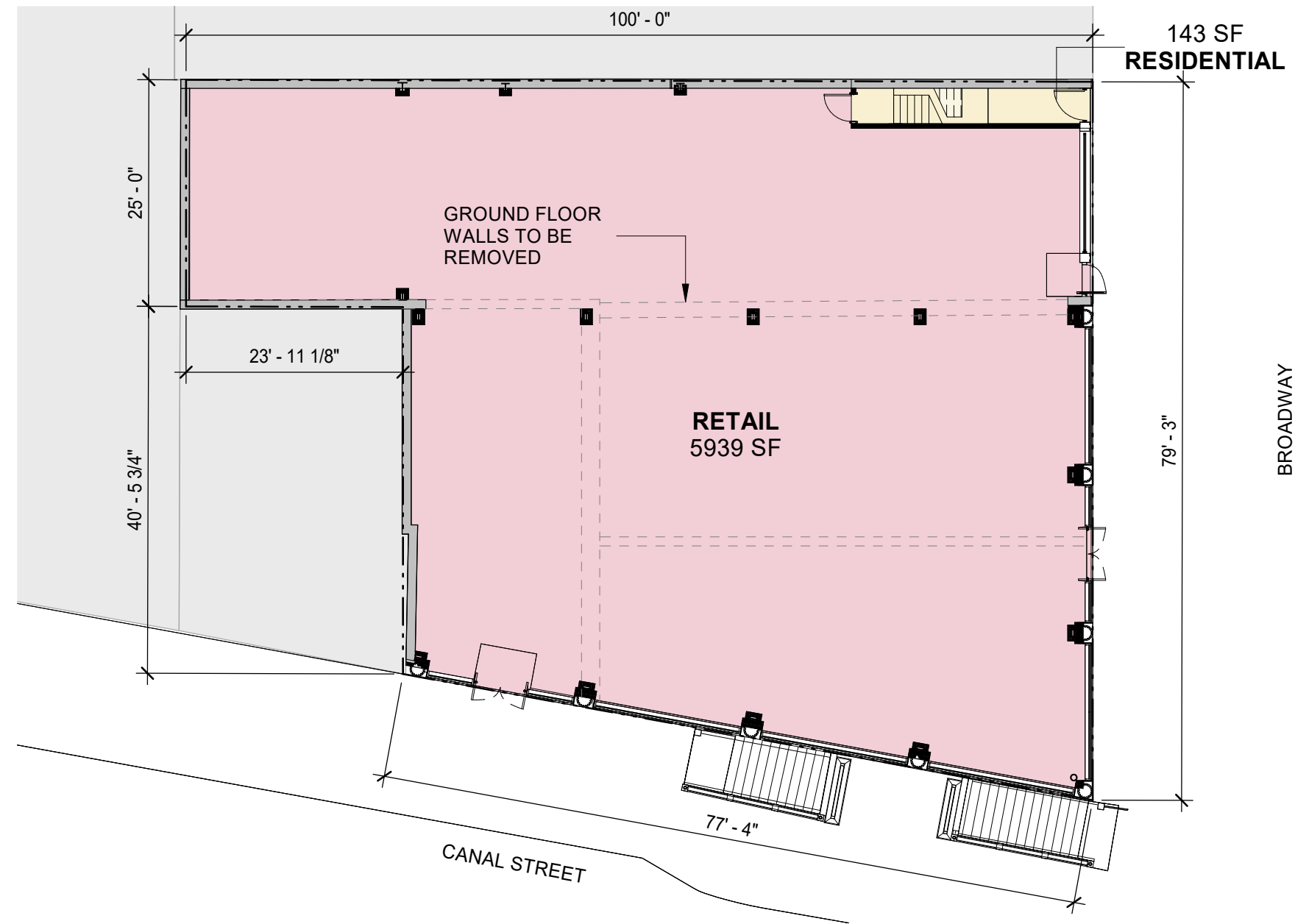


Proposed Canal Street Elevation

Proposed Design



Ground Floor Plan



Facade Design - 423 Broadway

423 Broadway - Existing Conditions



423 Broadway, overall



423 Broadway Italianate sheet metal cornice. The central lintel at the top floor appears to be parged.



Window lintel at second floor. Painted brownstone with some minor damage.



Brownstone window sills have non-historic aluminum caps. The brick facade is experiencing some step cracking. Graffiti exists at the second floor of the primary facade and along the southern side wall.



Central bay fire escape.



423 Broadway non-historic aluminum storefront. No historic structure or fabric remains.

423 Broadway - Existing Conditions



REAR ELEVATION. THE FACADE HAS COMMON BOND BRICK WITH SEGMENTAL ARCH LINTELS. THE ROOF IS CLAD IN A NON-HISTORIC ASPHALTIC MEMBRANE AND THERE ARE NON-HISTORIC DORMERS.



ROOF OF EXTENSION AT REAR, LOOKING WEST.



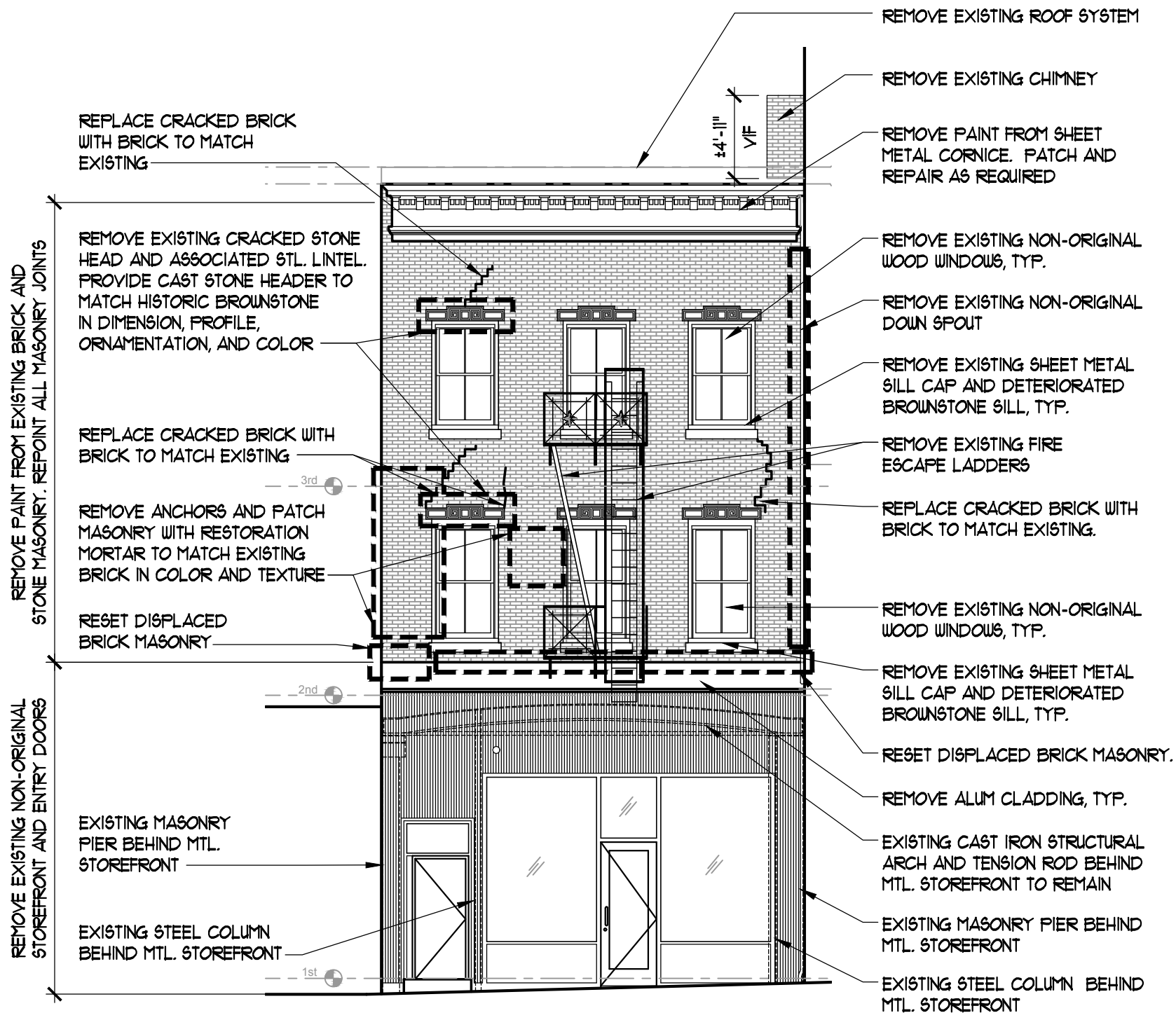
DETAIL OF REAR ELEVATION WINDOW.



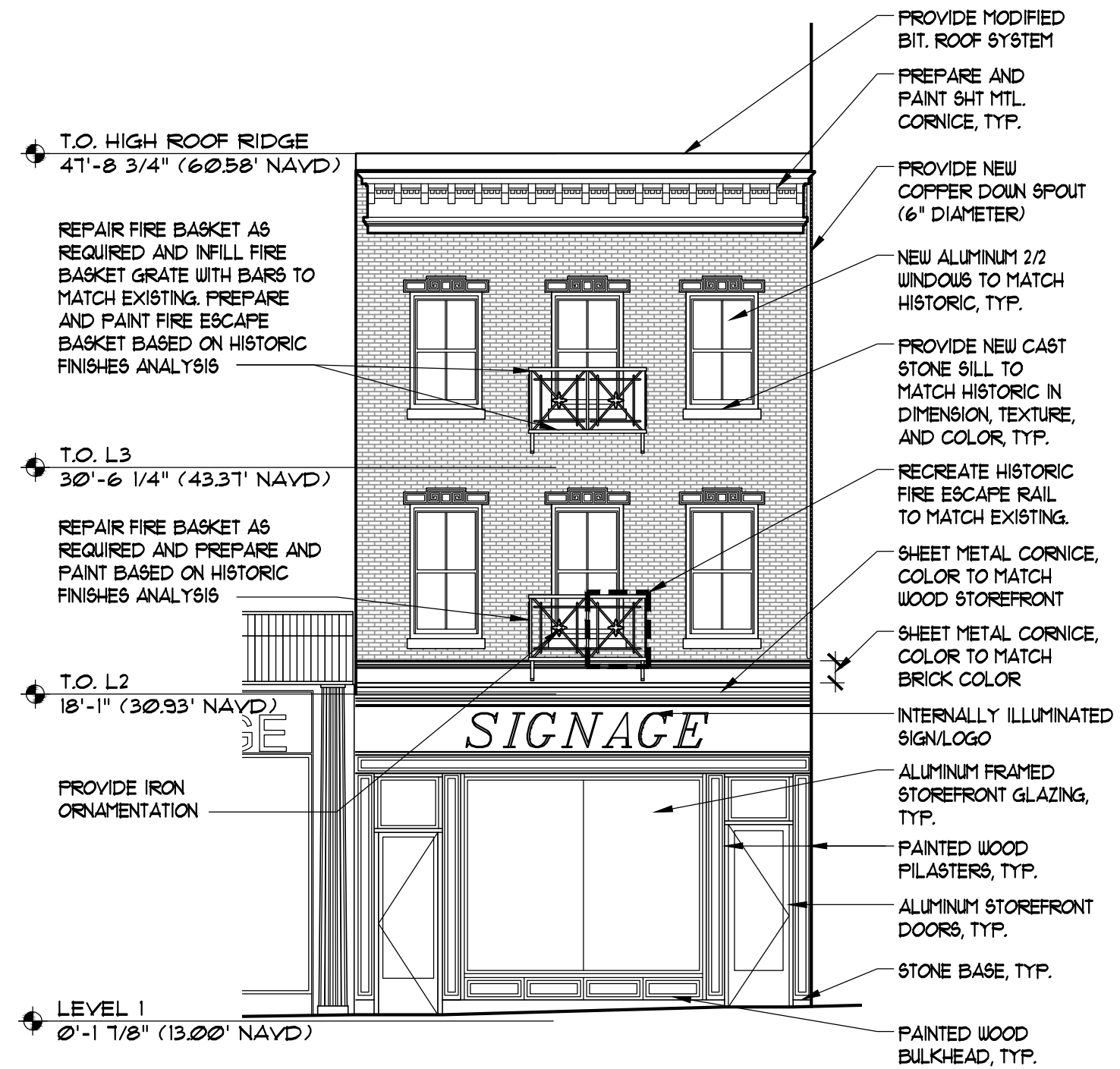
GROUND FLOOR. ORIGINAL REAR WALL IS NOT EXTANT AT GROUND FLOOR. IT WAS LIKELY LOCATED WHERE THE SIDE WALLS PROJECT OUT SLIGHTLY.

423 Broadway - Existing & Proposed Elevations

Broadway Elevation

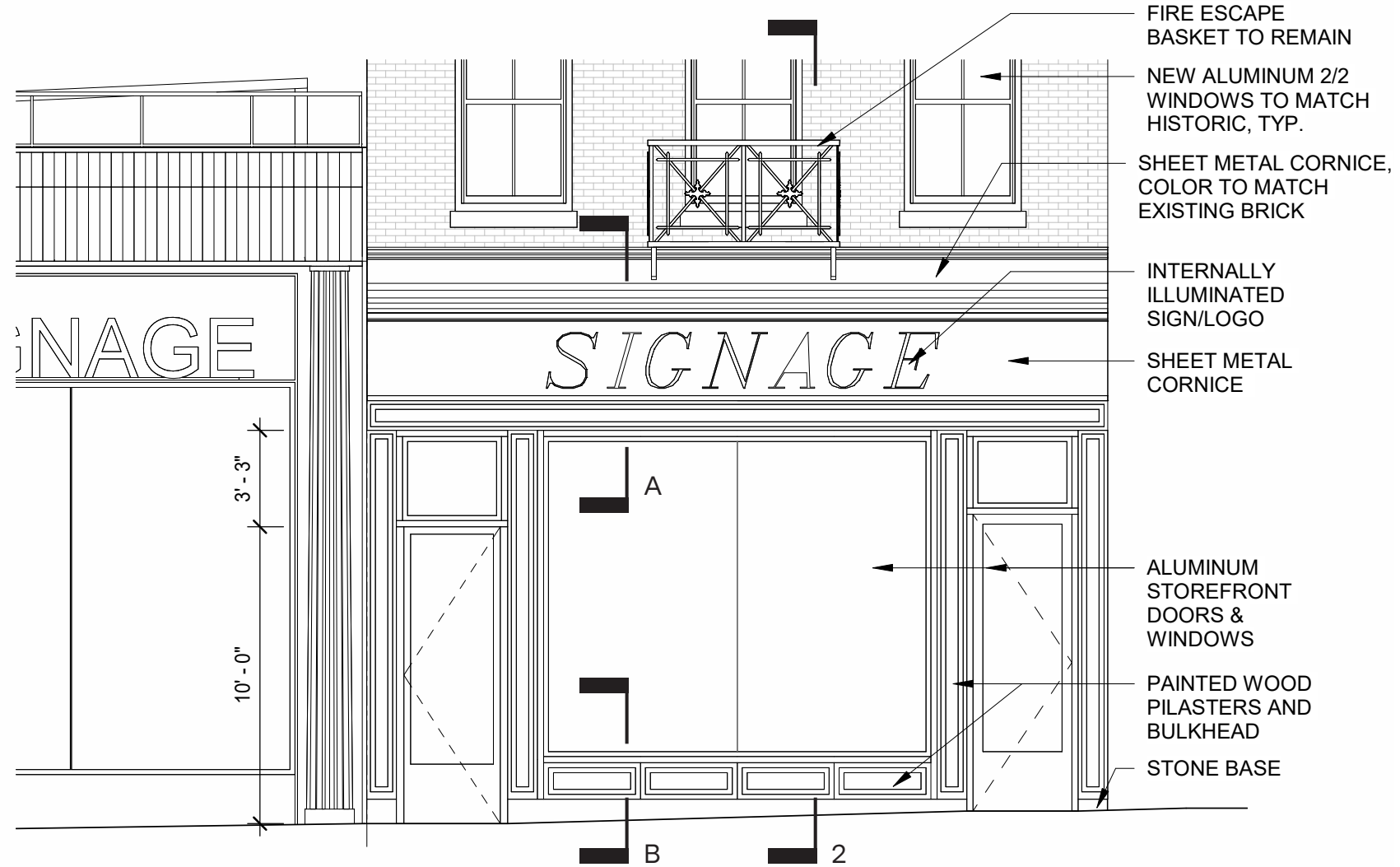


1 EXISTING ELEVATION
1/8" = 1'-0"

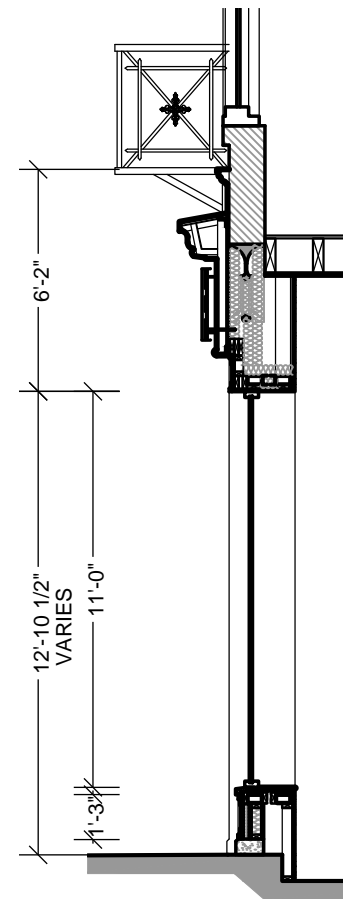


2 PROPOSED ELEVATION
1/8" = 1'-0"

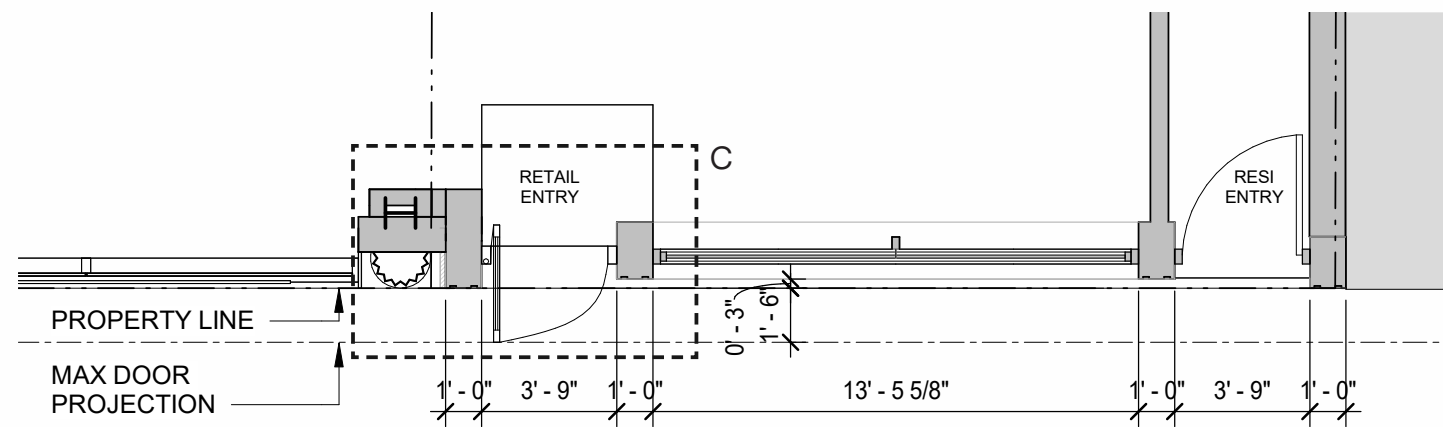
423 Broadway - Proposed Storefront



3 Elevation
3/16" = 1'-0"



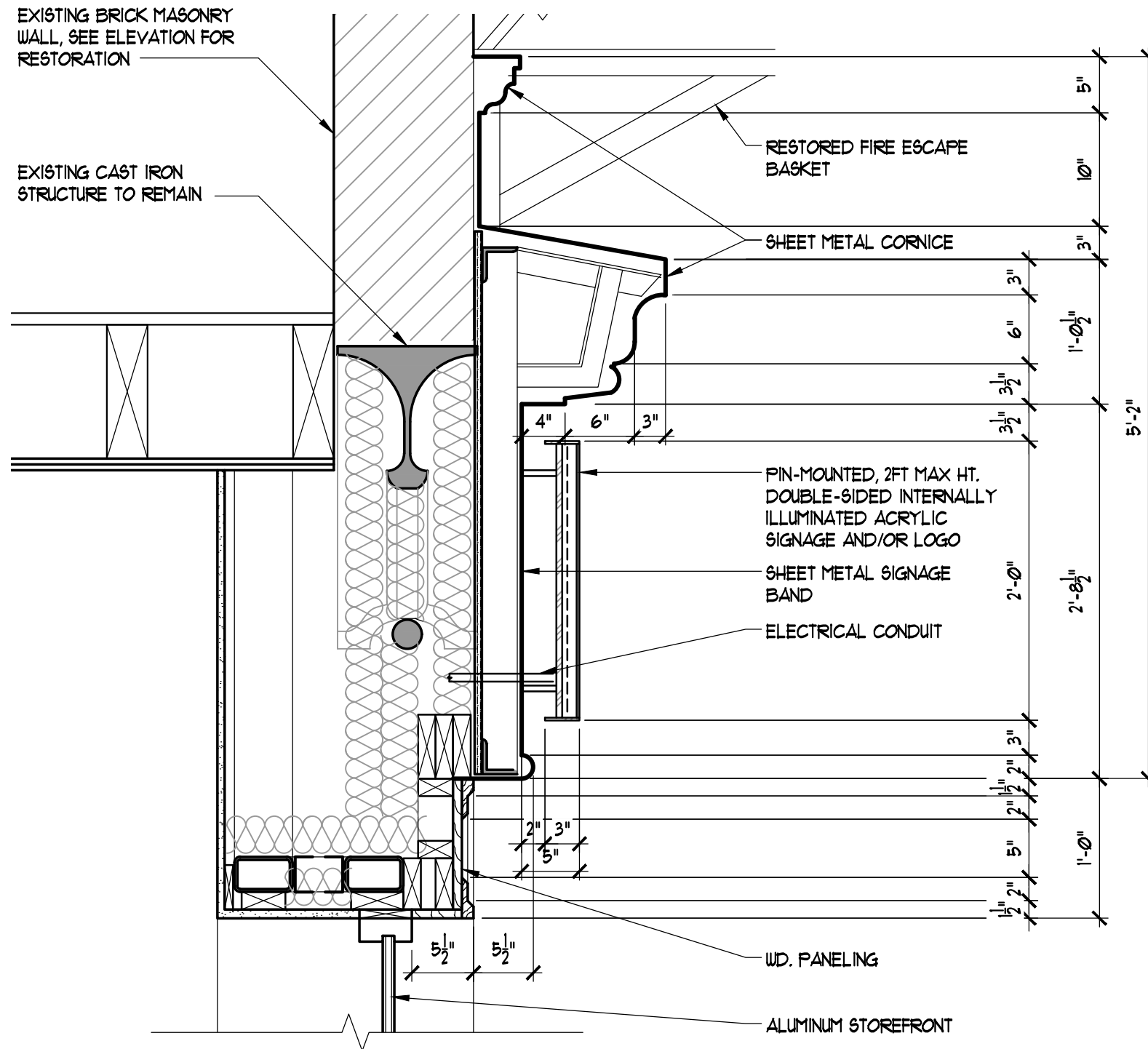
2 Section
3/16" = 1'-0"



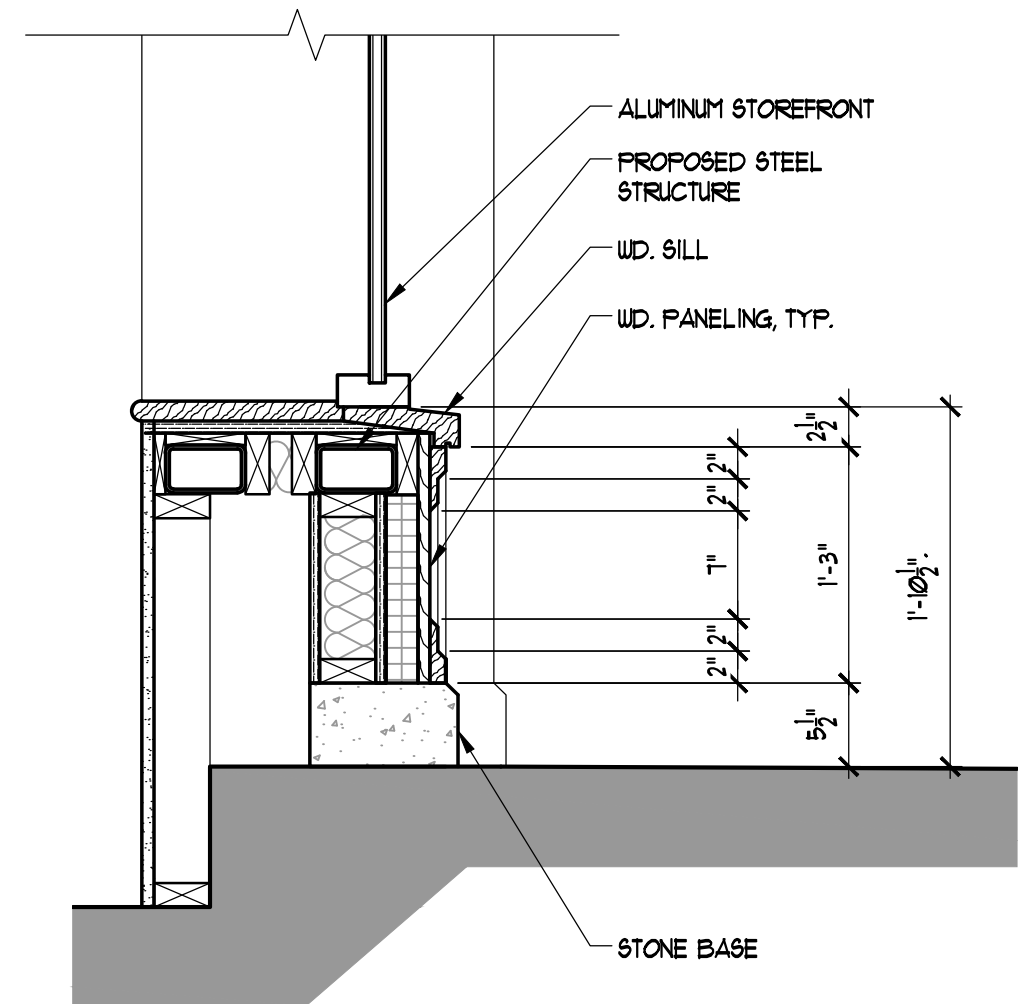
1 Plan
3/16" = 1'-0"

4 Axon

423 Broadway - Proposed Storefront Detail

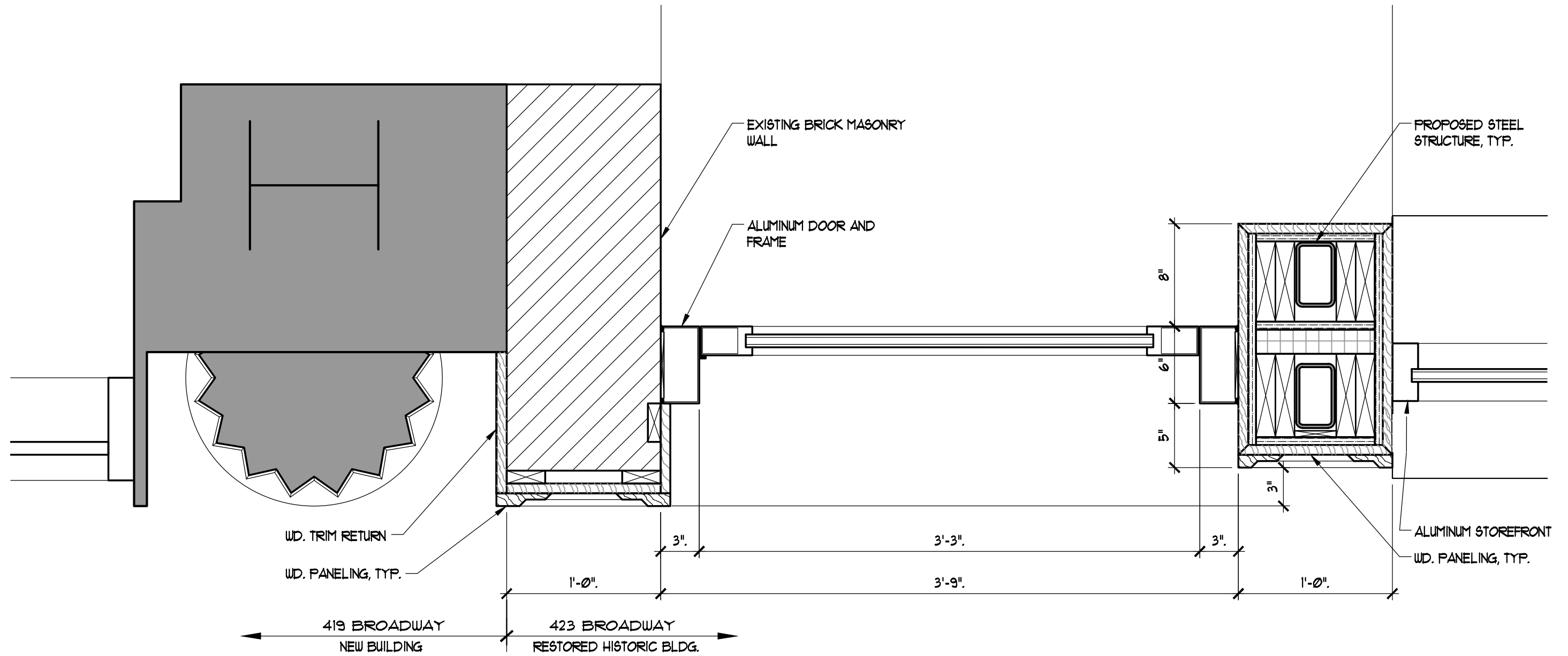


A Cornice Section



B Bulkhead Section

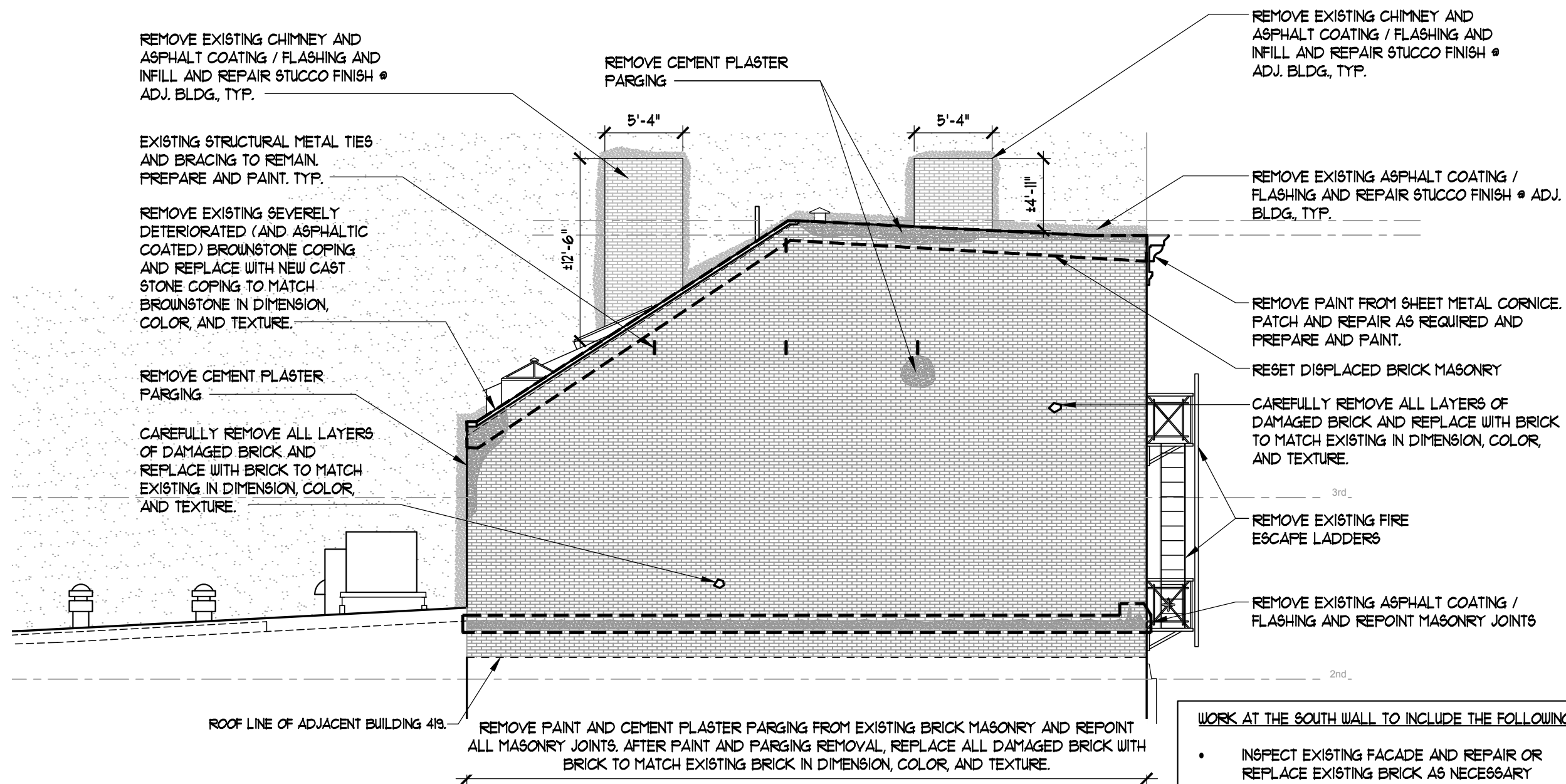
423 Broadway - Proposed Storefront Detail



C Plan Detail

423 Broadway - Existing Elevations

Side Elevation

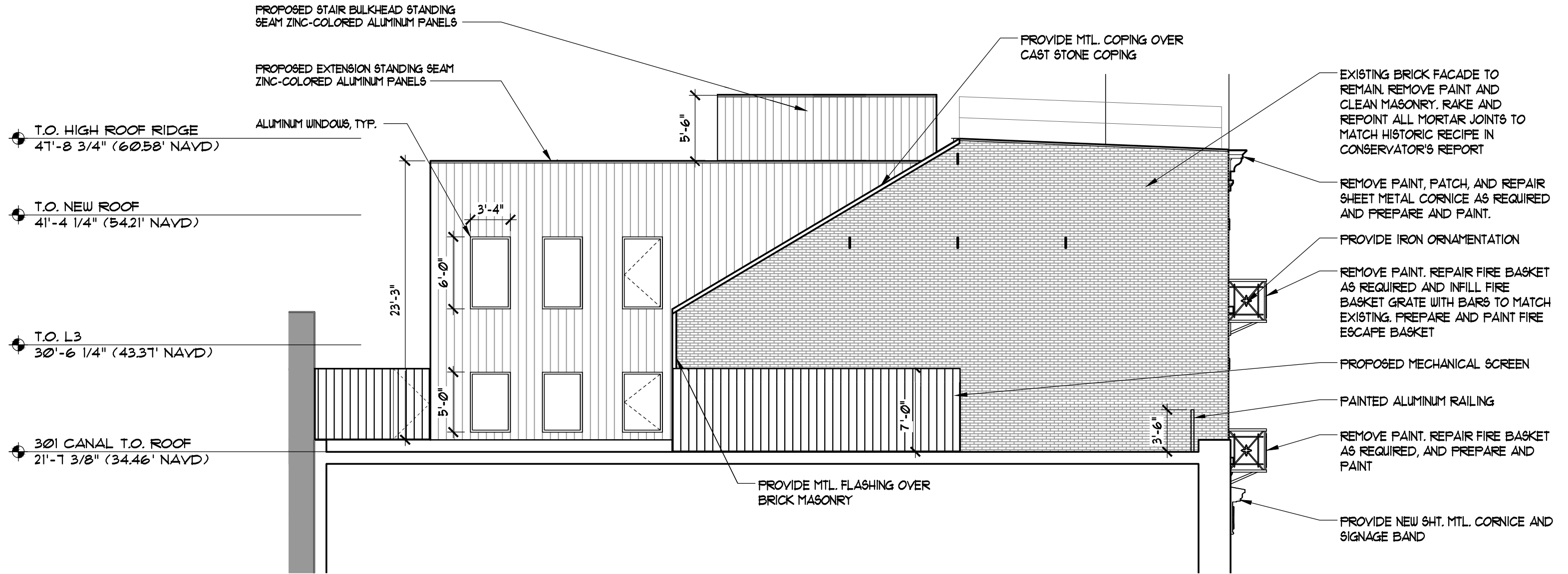


- WORK AT THE SOUTH WALL TO INCLUDE THE FOLLOWING:**
- INSPECT EXISTING FACADE AND REPAIR OR REPLACE EXISTING BRICK AS NECESSARY
 - AFTER STRUCTURAL REPAIRS, TEMPORARY SHORING WILL BE INSTALLED
 - INSTALL NEW COLUMN FOOTING BELOW WALL, AND INSTALL NEW COLUMNS
 - INSTALL NEW SUPPORT BEAM BETWEEN NEW COLUMNS BELOW PORTION OF EXISTING WALL TO REMAIN
 - AFTER REMOVAL OF SHORING, CLEAN BRICK AND REPOINT BASED ON CONSERVATOR'S MORTAR ANALYSIS

1 EXISTING ELEVATION
 1/8" = 1'-0"

423 Broadway - Proposed Elevations

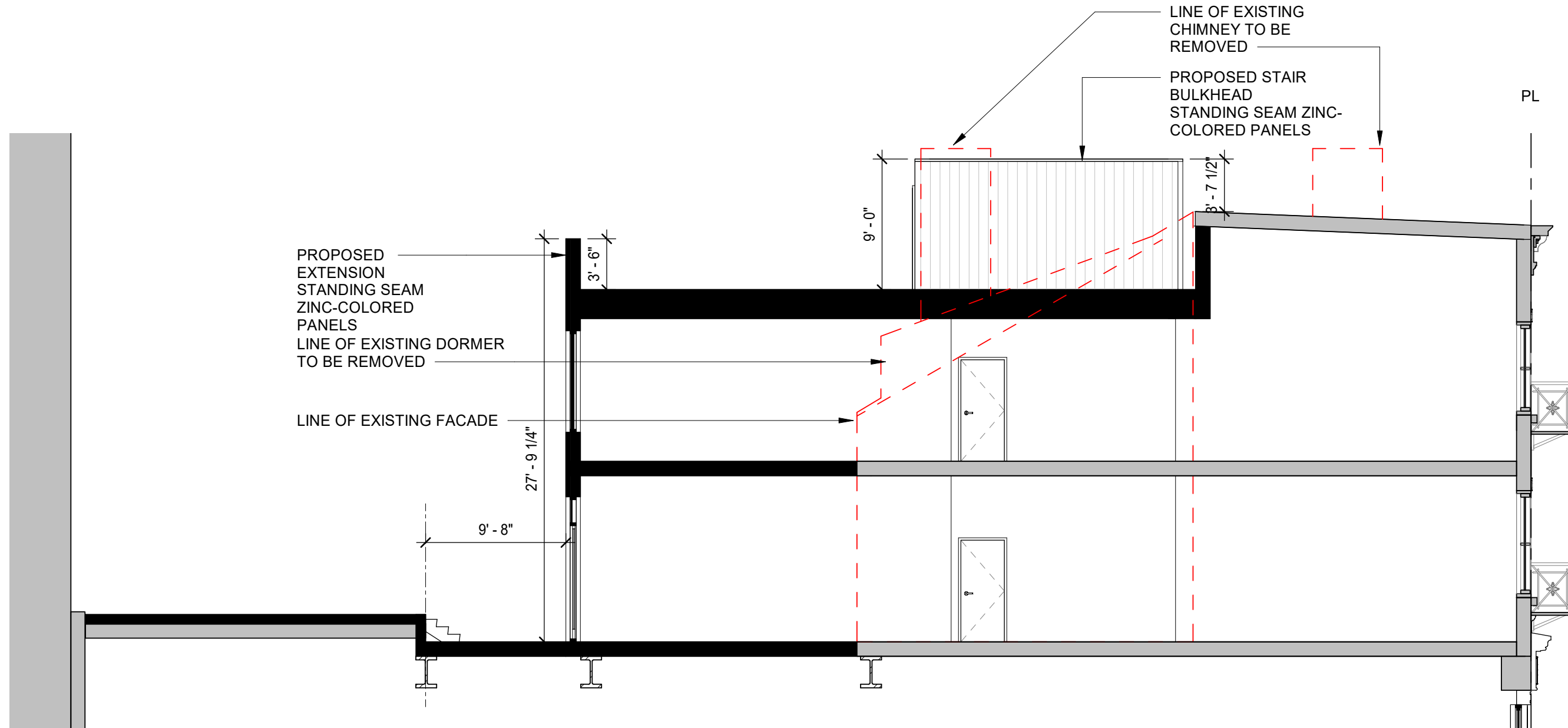
Side Elevation



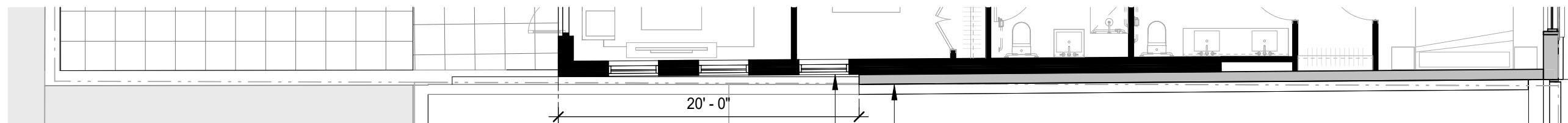
1 PROPOSED ELEVATION
1/8" = 1'-0"

423 Broadway - Proposed Elevations

East West Section



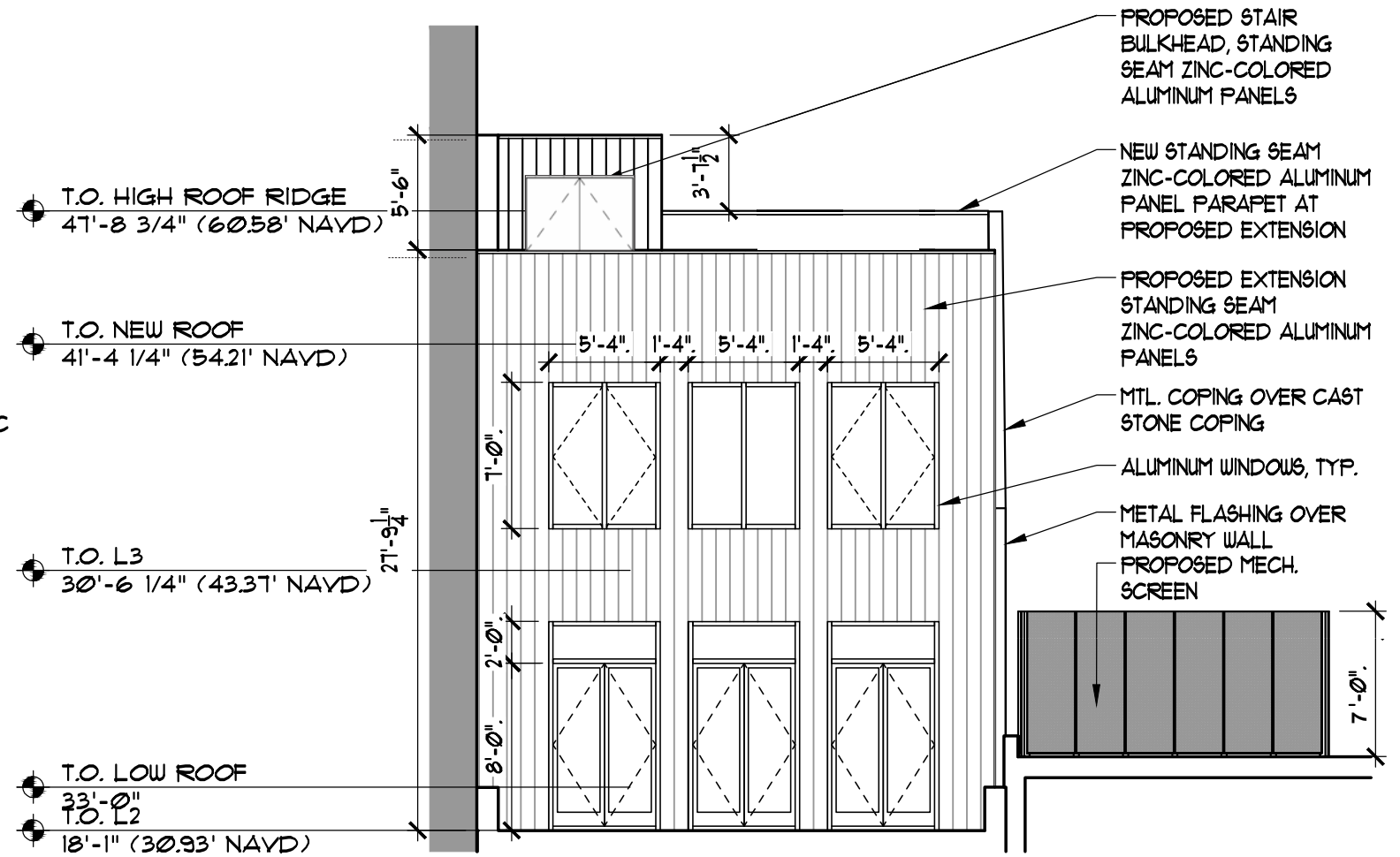
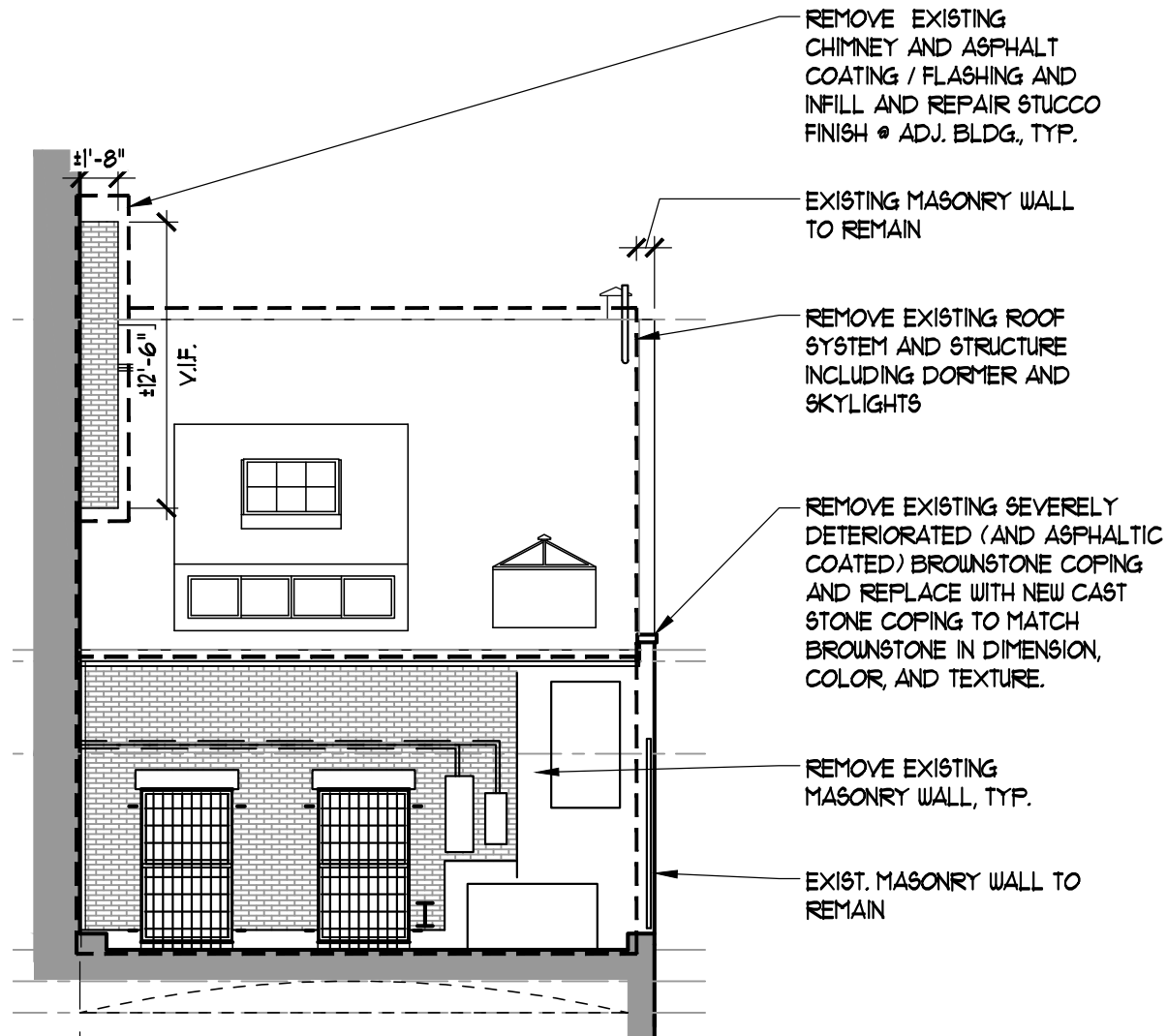
Proposed Section



Proposed Plan

423 Broadway - Existing & Proposed Elevations

Rear Elevation



1 EXISTING ELEVATION
1/8" = 1'-0"

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

423 Broadway - Existing & Proposed Roof Plan



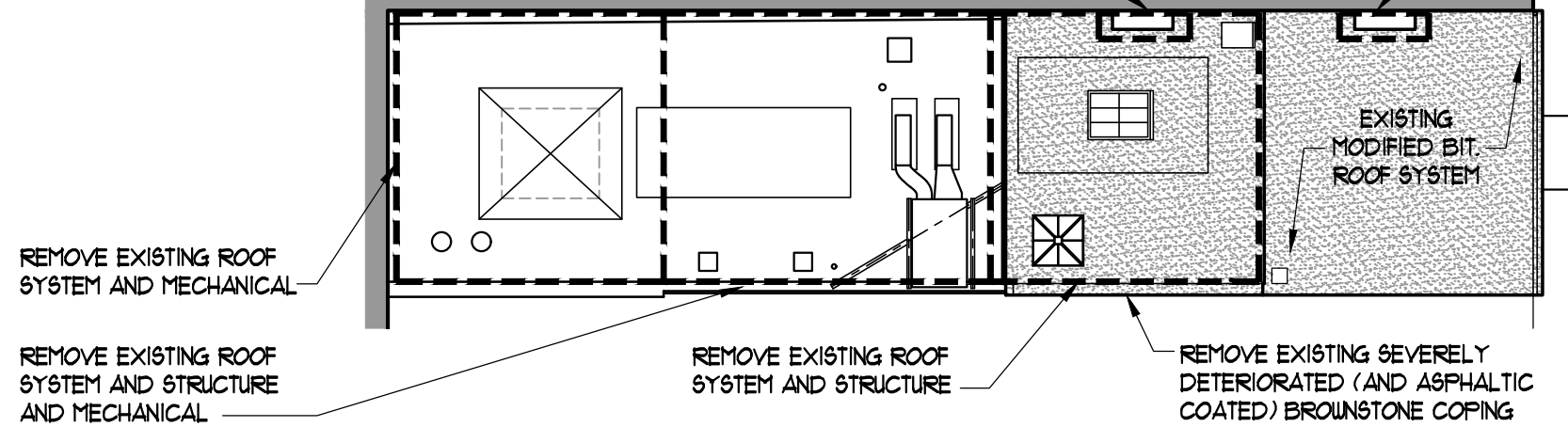
PHOTO OF EXISTING BRICK CHIMNEY

REMOVE EXISTING BRICK MAS. CHIMNEY, AND ASPHALT COATING / FLASHING AND INFILL AND REPAIR STUCCO FINISH @ ADJ. BLDG., TYP.

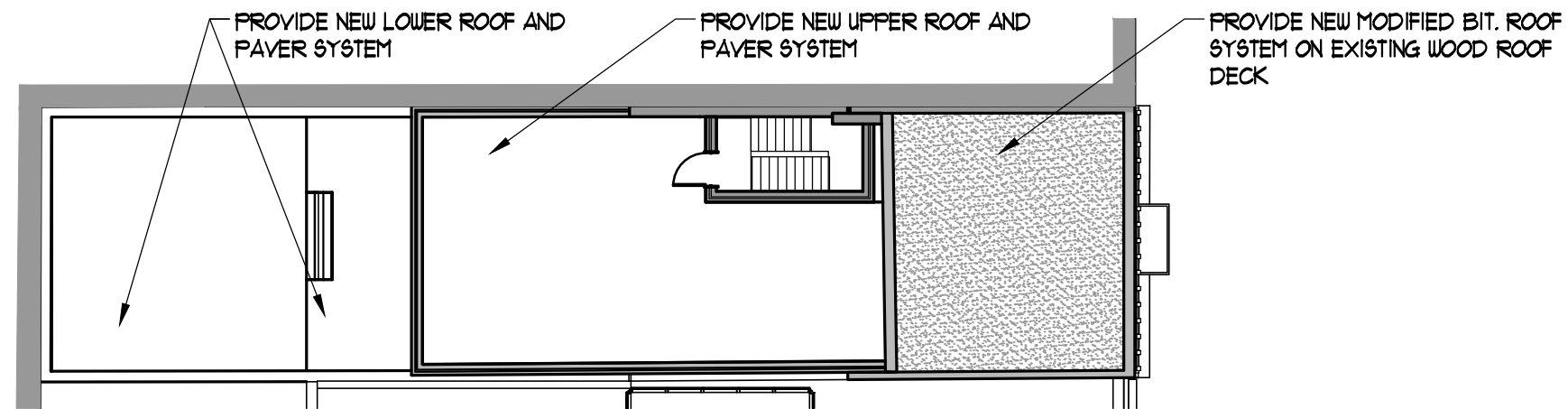
REMOVE EXISTING BRICK MAS. CHIMNEY, AND ASPHALT COATING / FLASHING AND INFILL AND REPAIR STUCCO FINISH @ ADJ. BLDG., TYP.



PHOTO OF EXISTING BRICK CHIMNEY



1 EXISTING ROOF PLAN
1/16" = 1'-0"

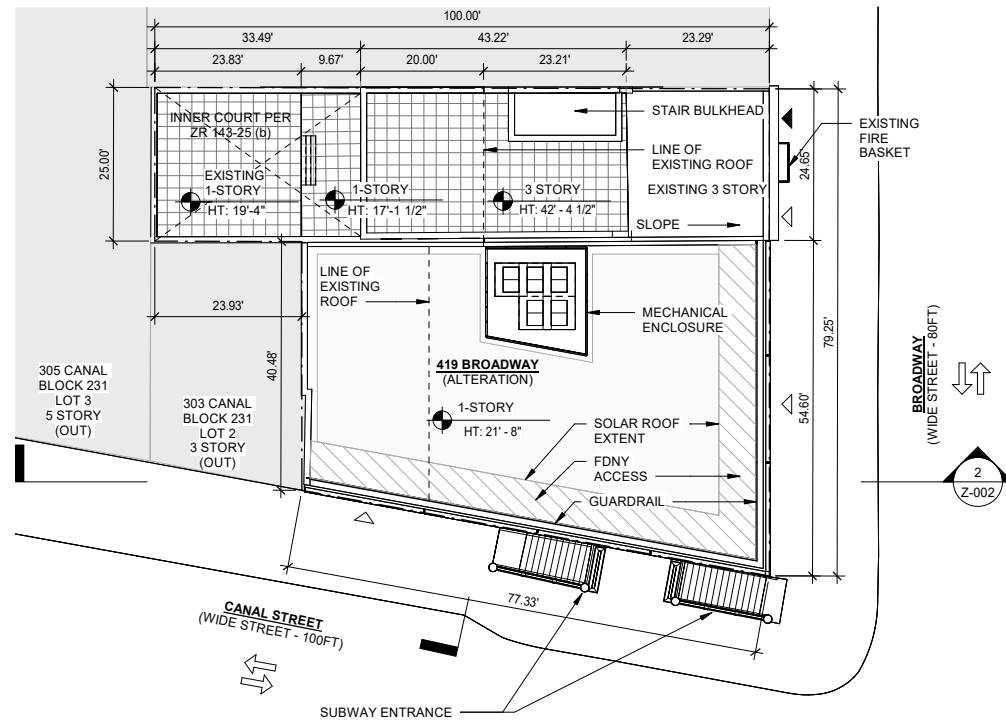


2 PROPOSED ROOF PLAN
1/16" = 1'-0"

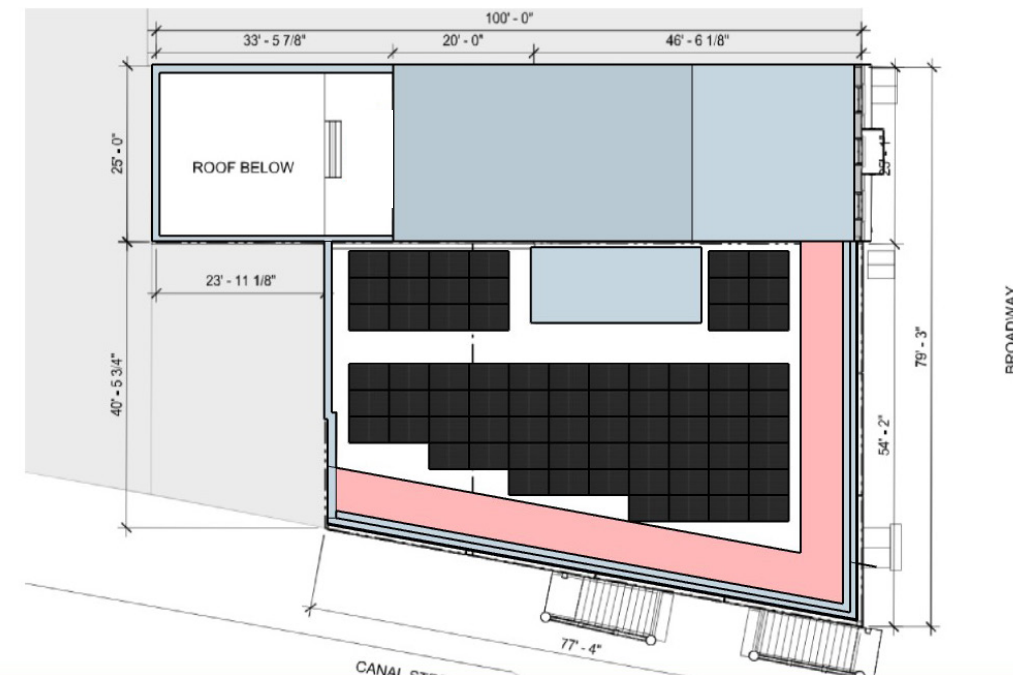
Solar Panels Concept



References

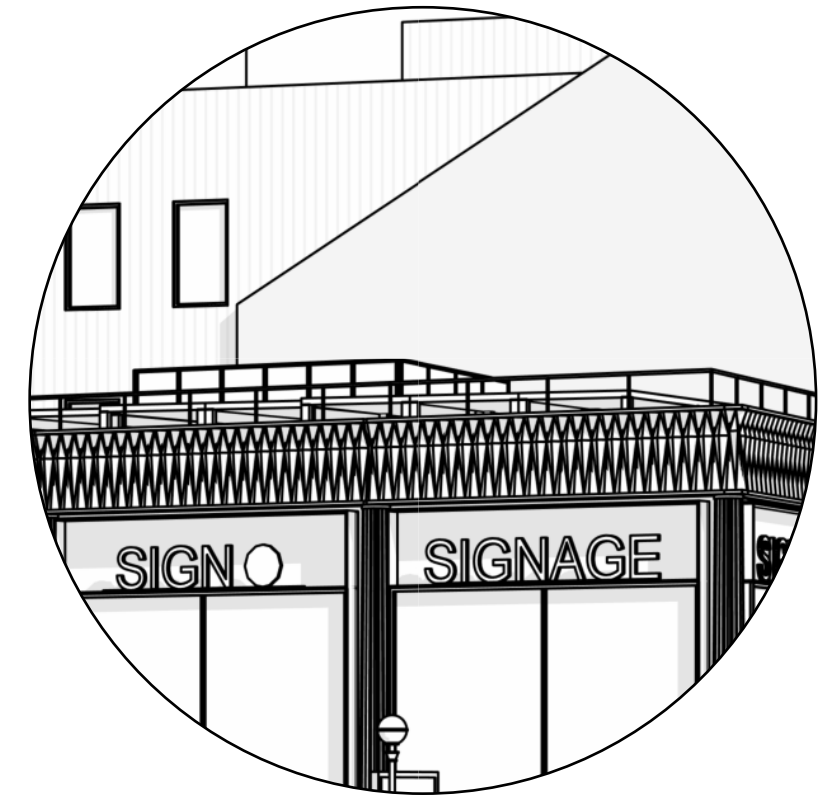
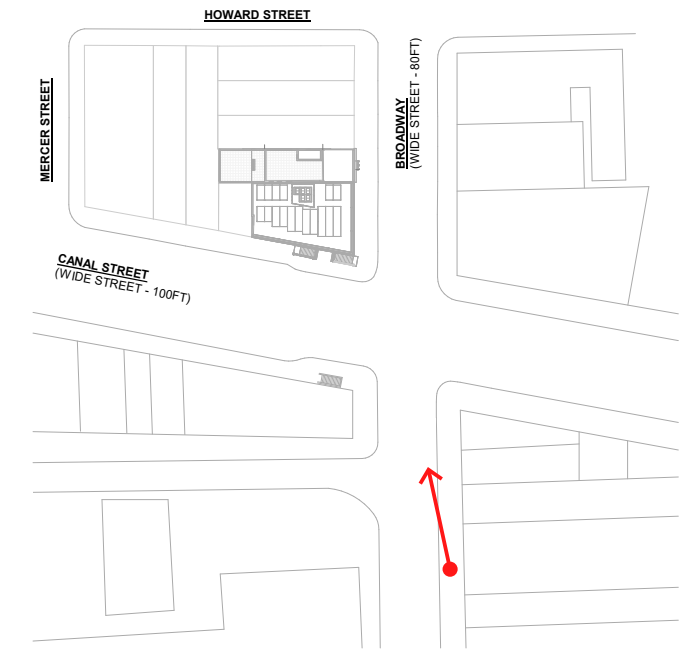


Roof Plan

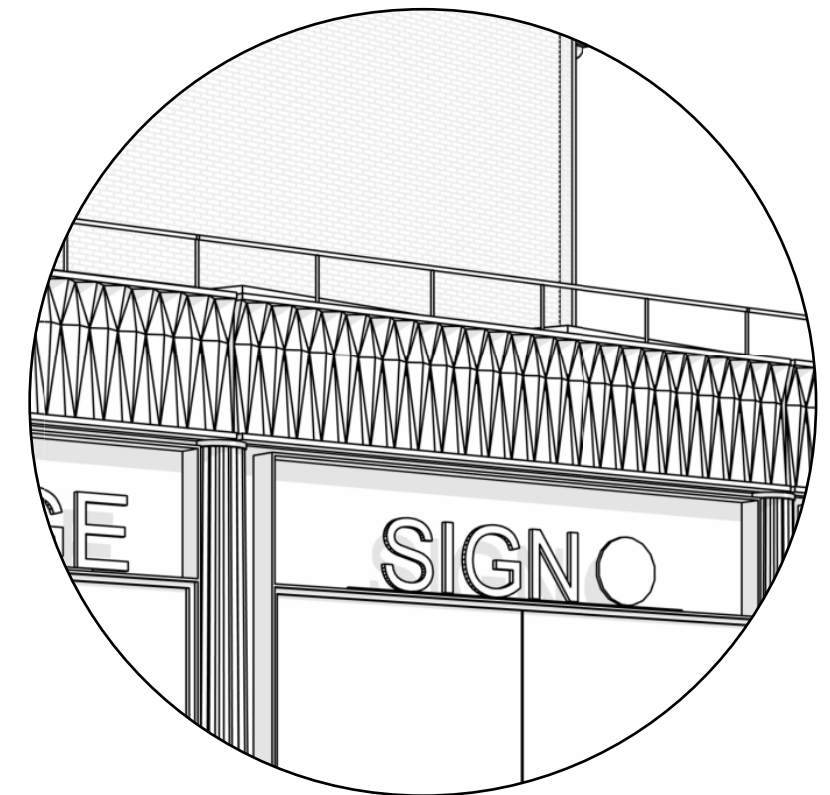
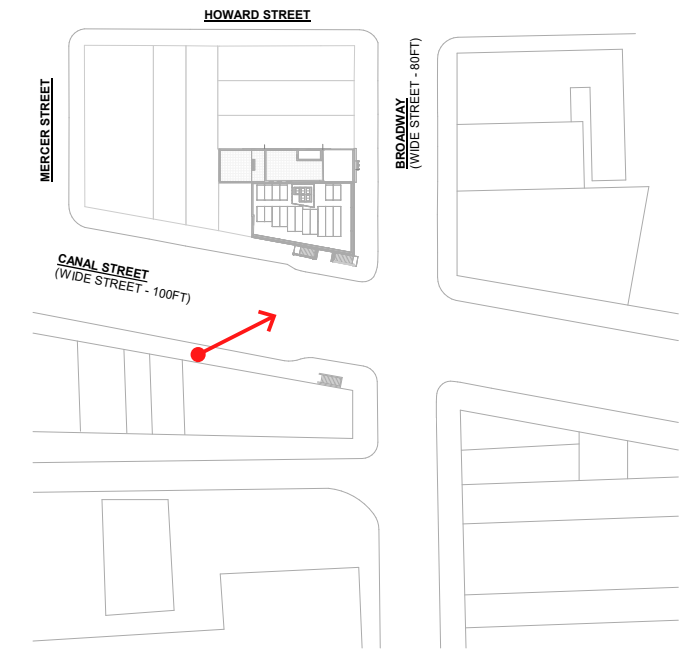


Roof Plan
 Concept plan for solar panels - to be coordinated with FDNY and maintenance clearance

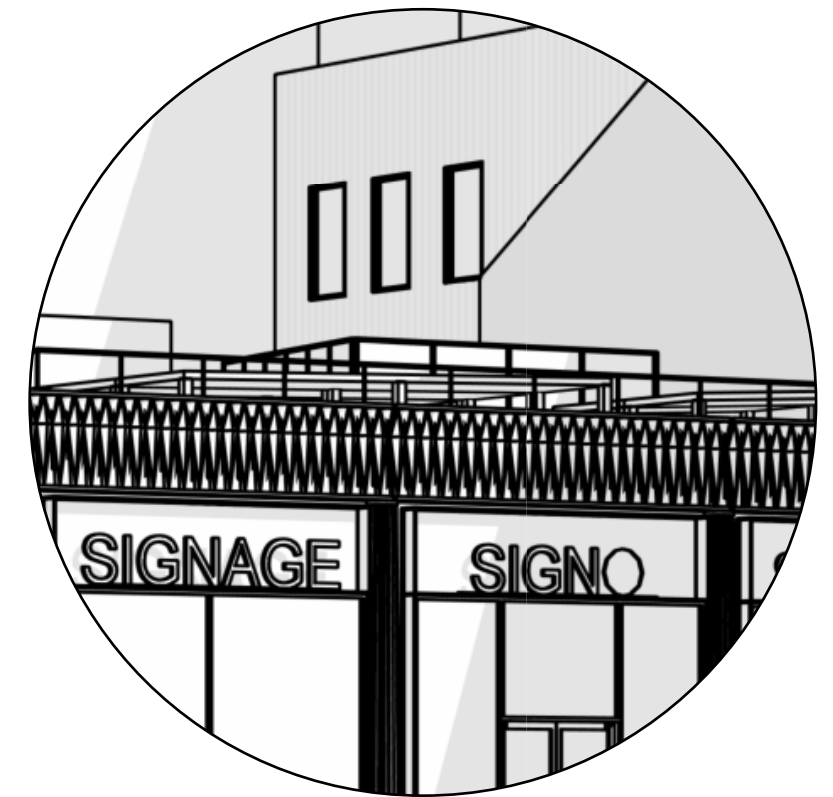
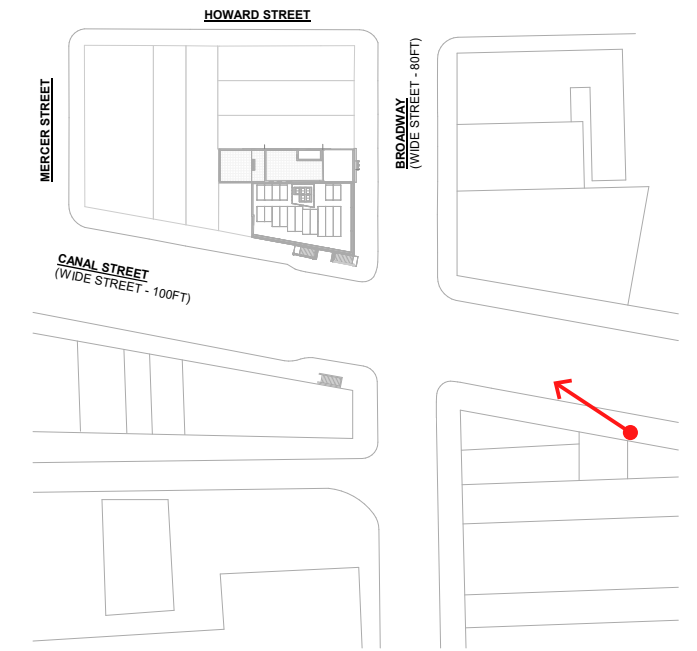
Street View - Broadway



Street View - Canal From West



Street View - Canal From East



Proposal



May 7, 2024
Public Hearing

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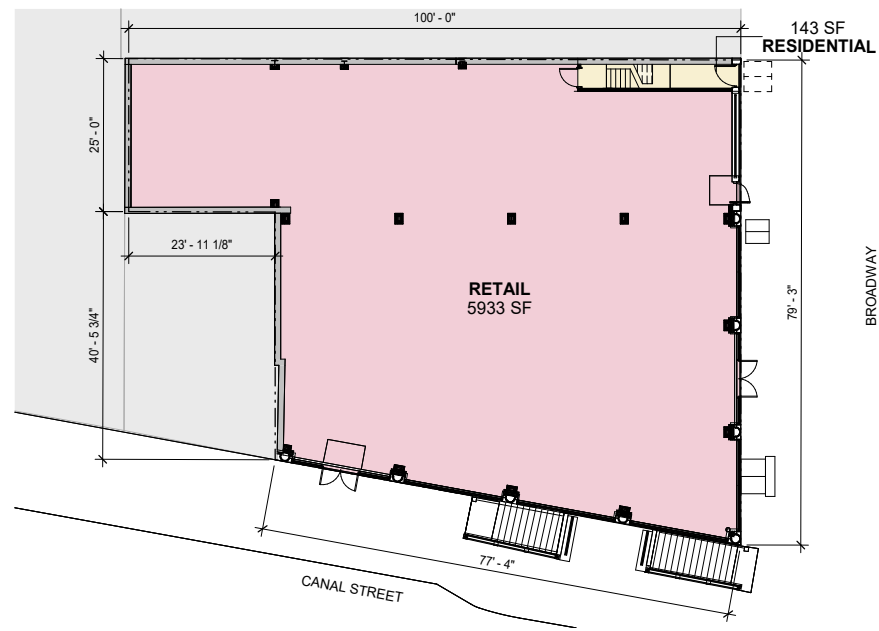
Passcode: 564187

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

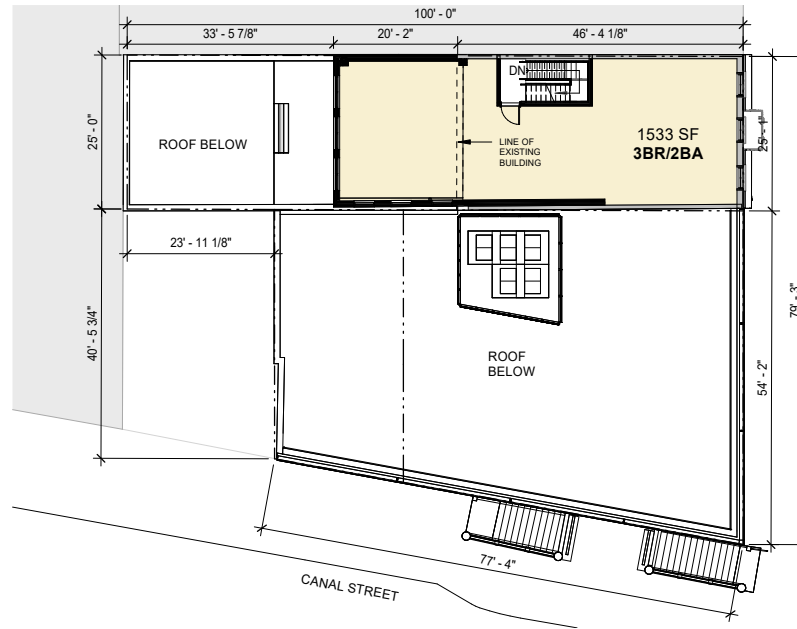
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Appendix

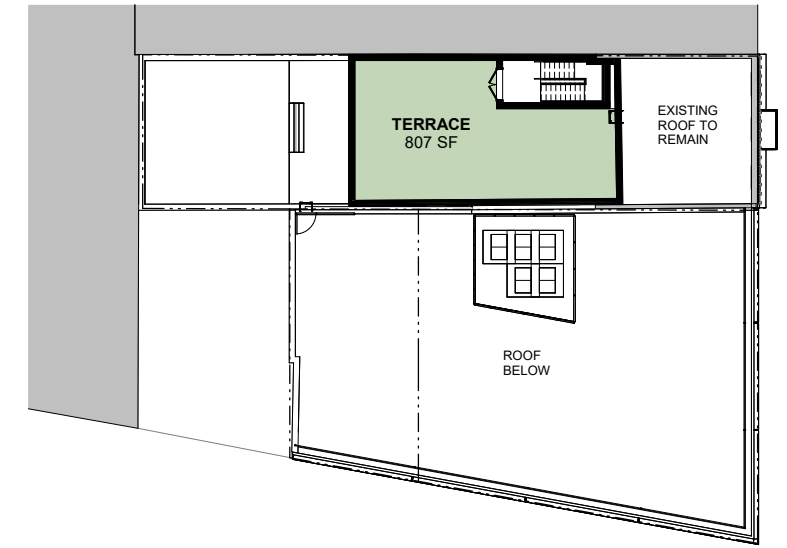
Floor Plans



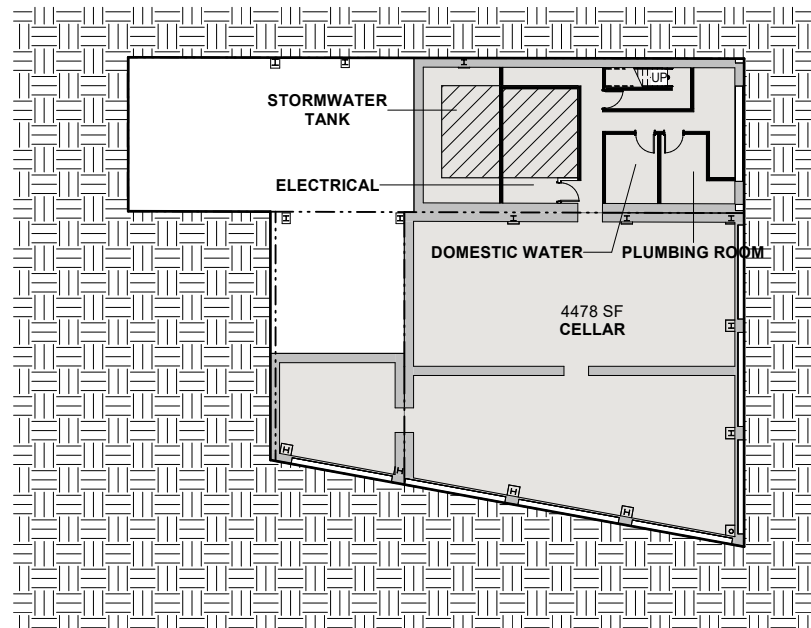
Level 1



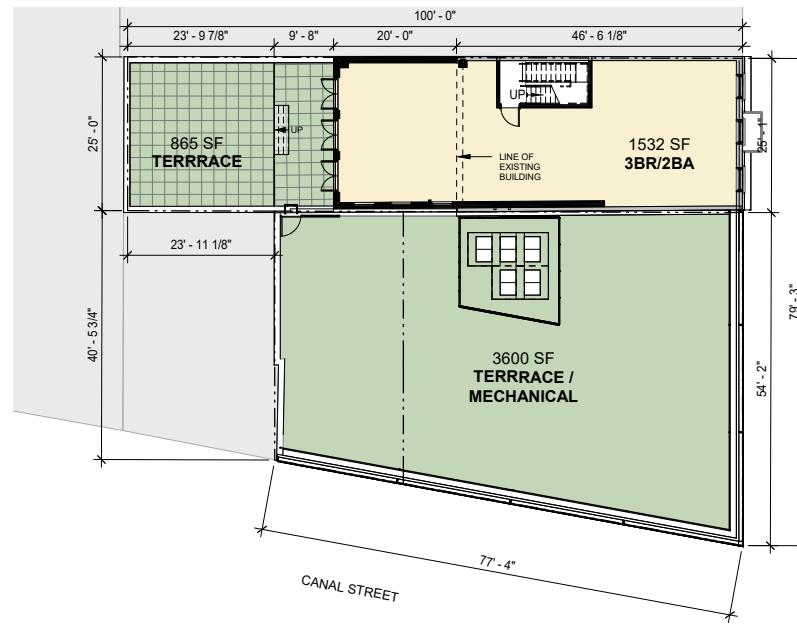
Level 3



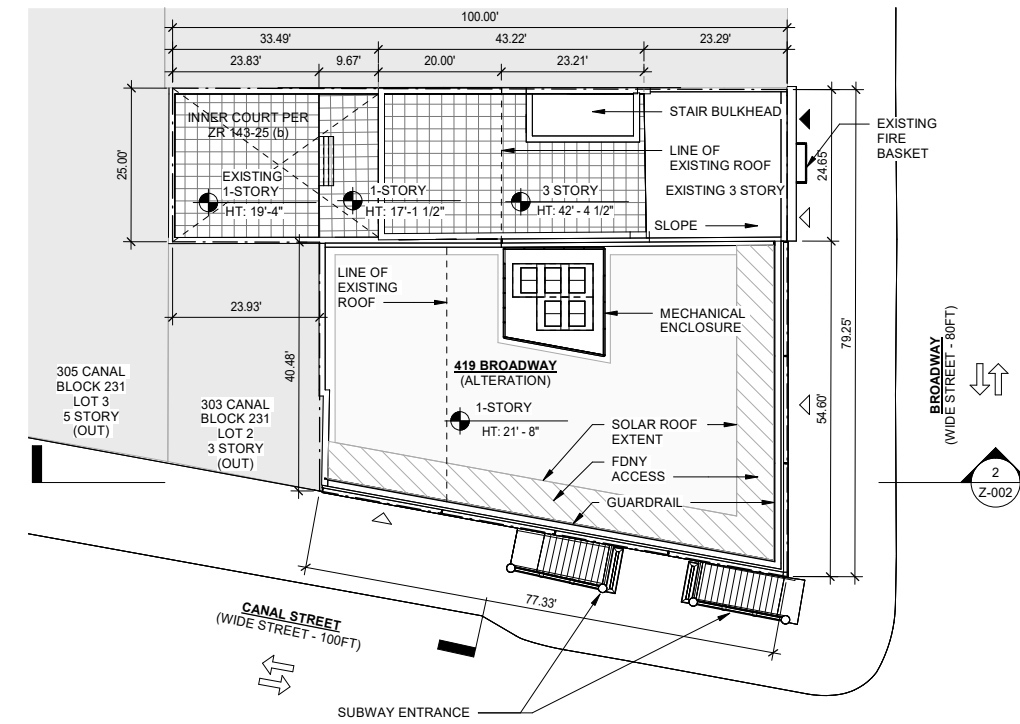
Roof Plan



Cellar

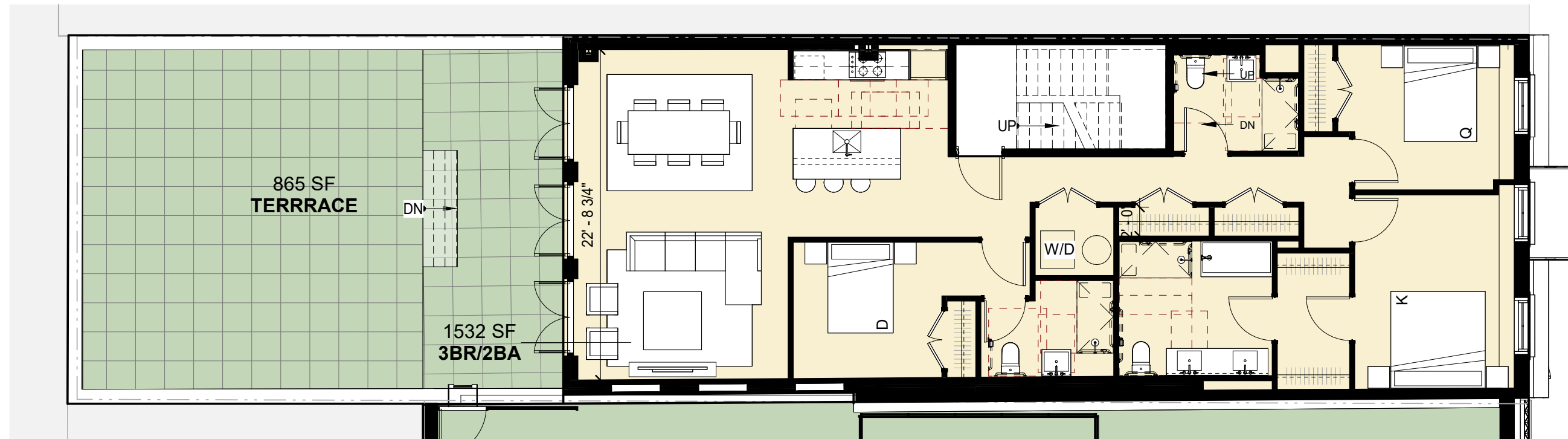


Level 2

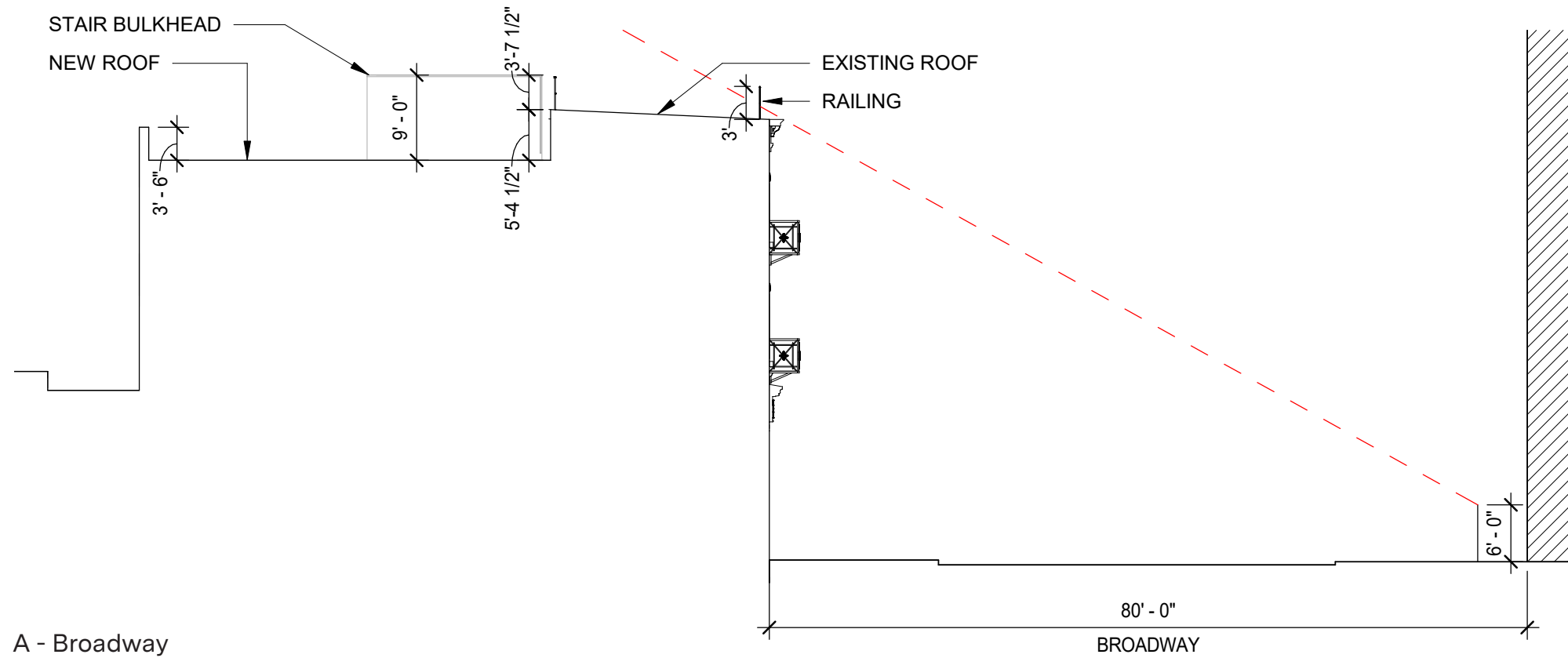


Site Plan

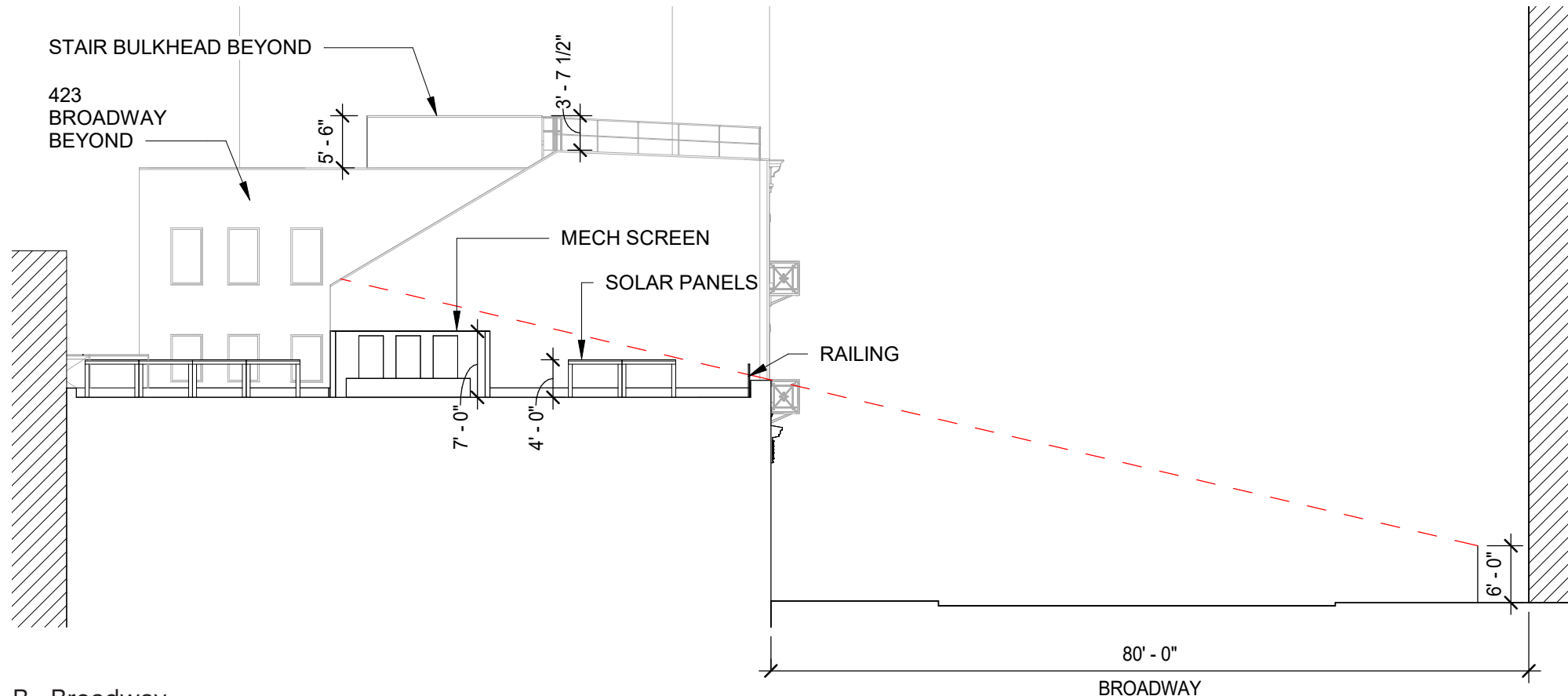
423 Floor Plan



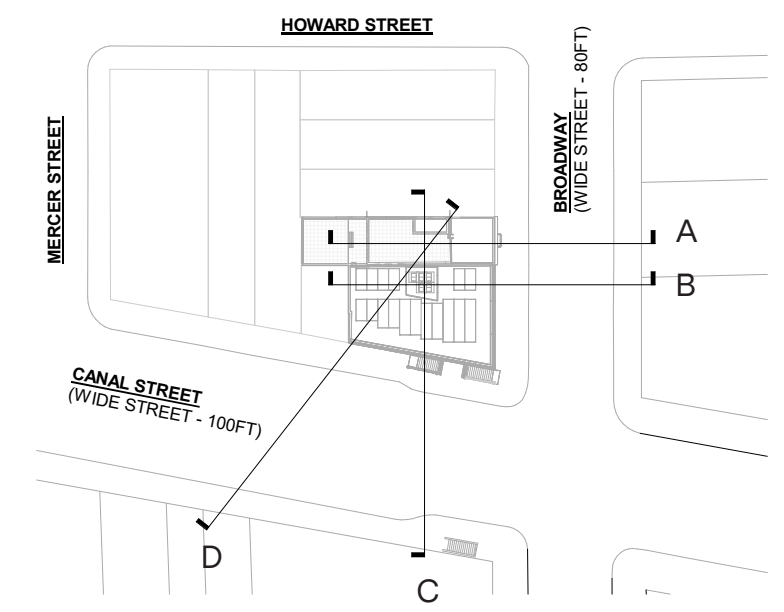
Street Section



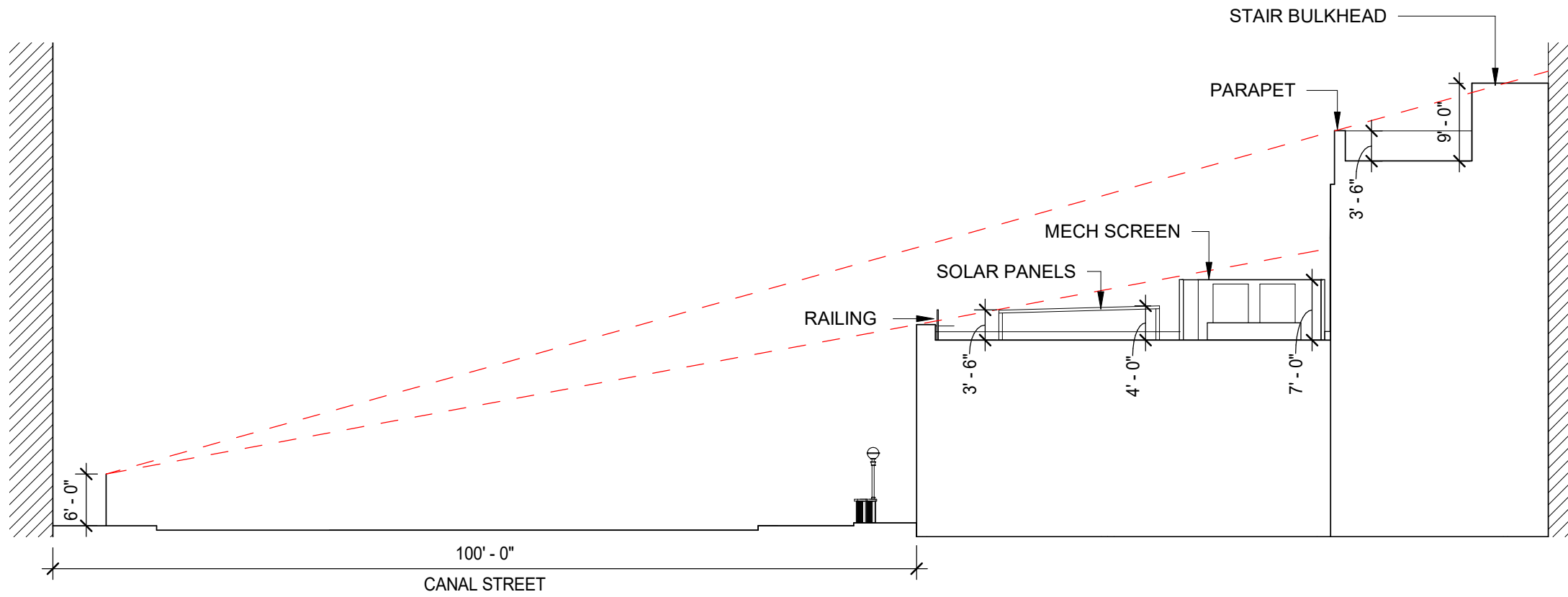
A - Broadway



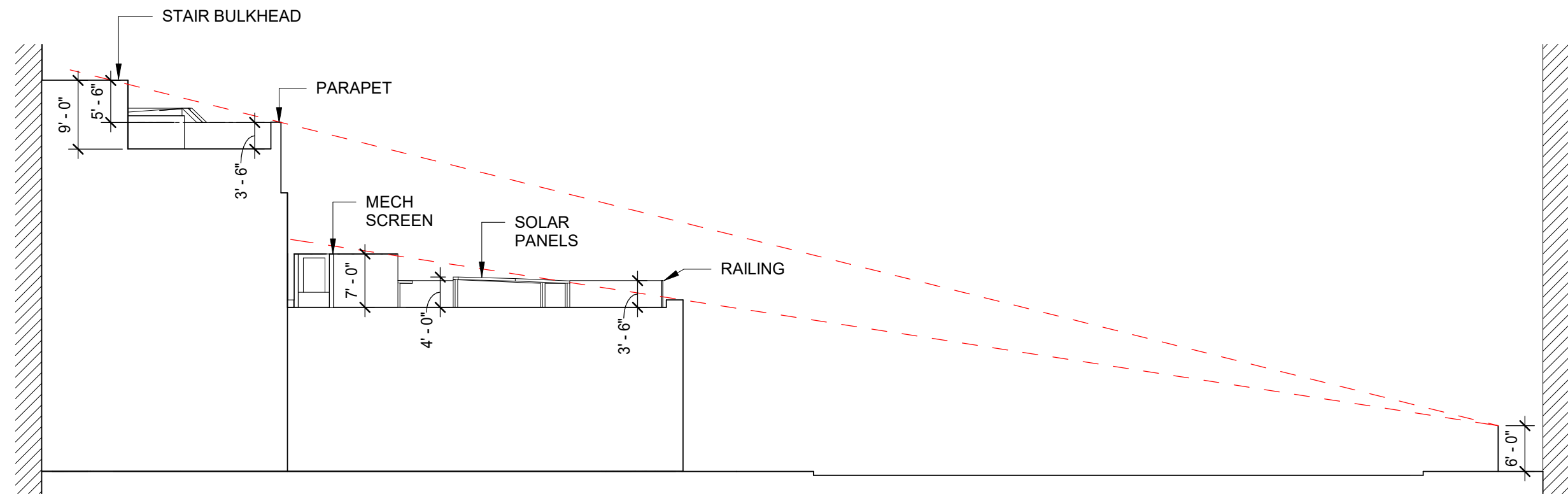
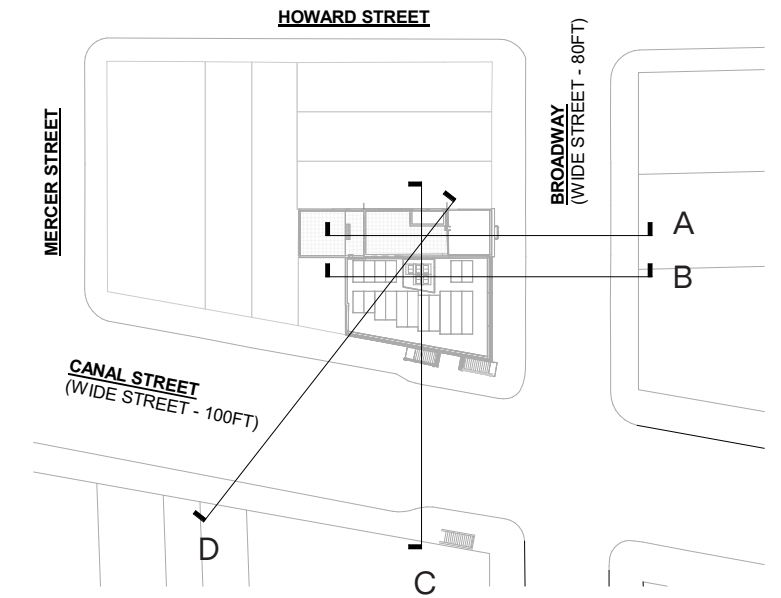
B - Broadway



Street Section



C - Canal Street

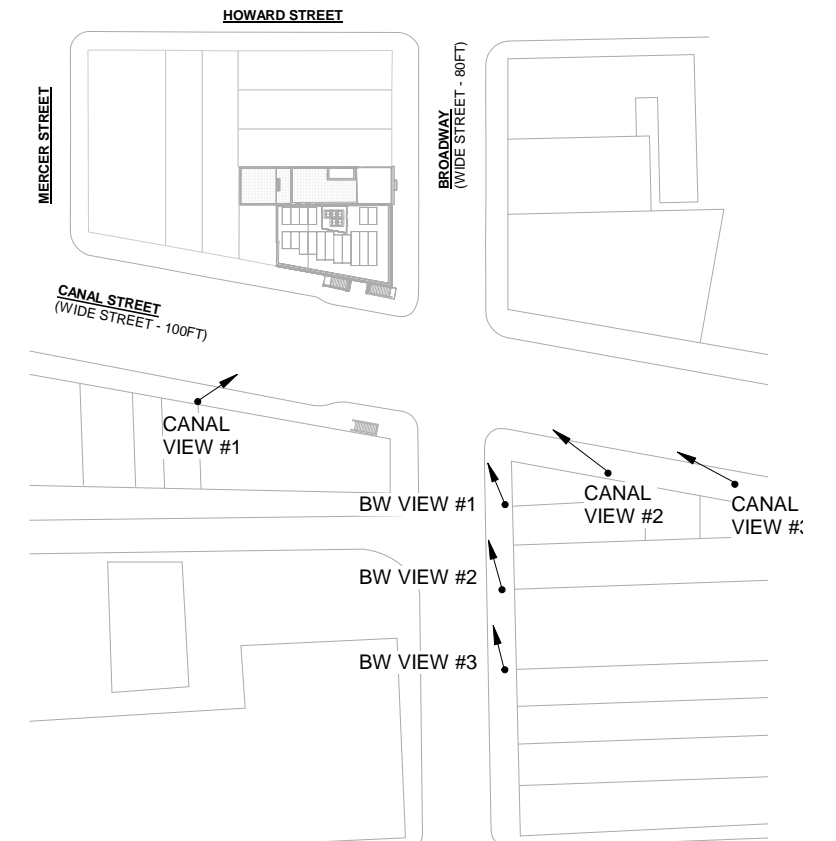


D - Canal Street

Street View - Broadway



Broadway View #1



Broadway View #2

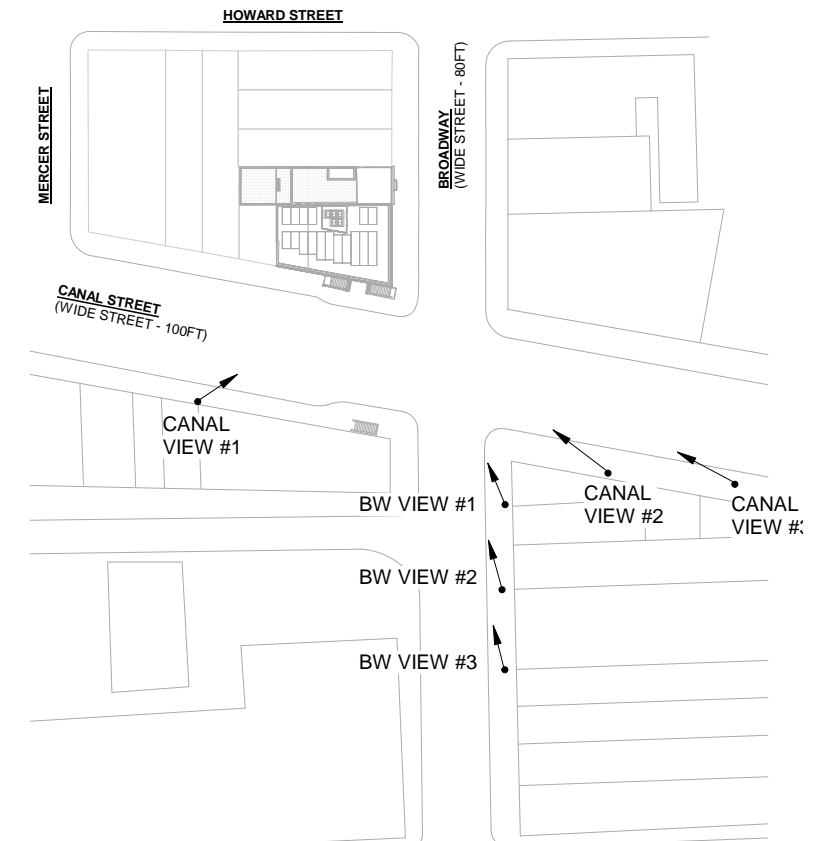


Broadway View #3

Street View - Canal



Canal View #1

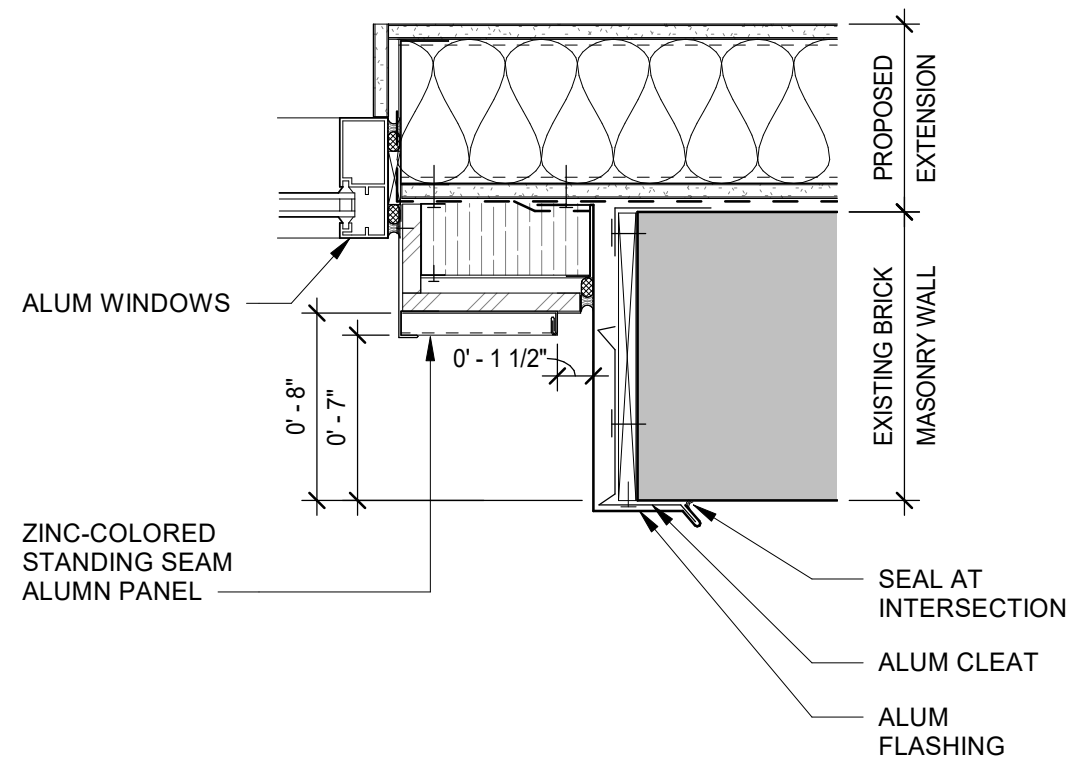


Canal View #2

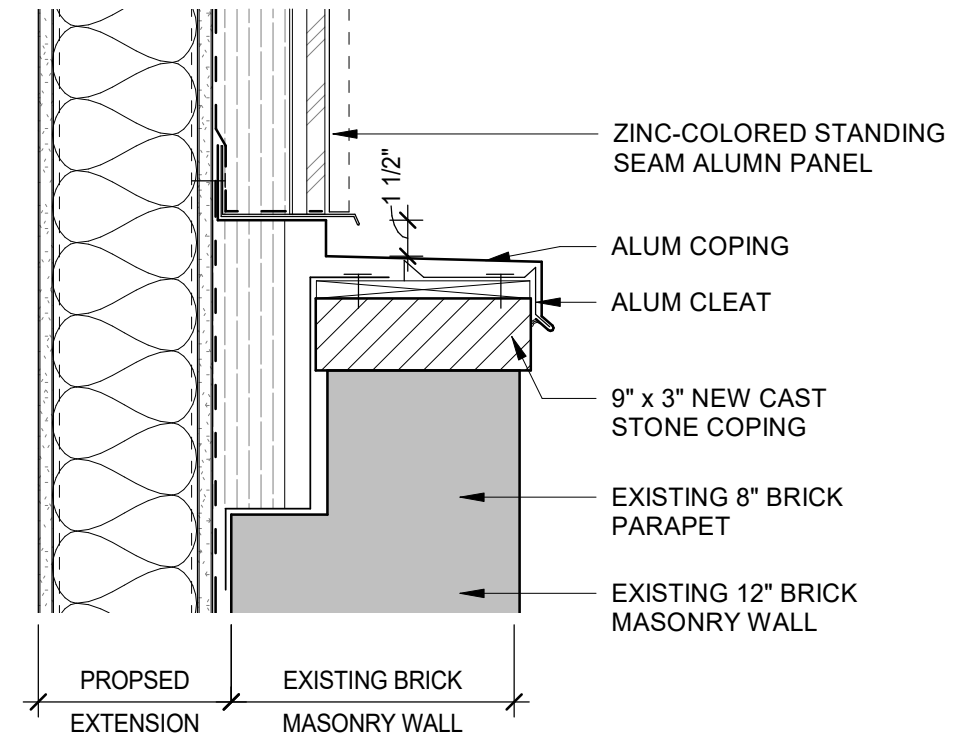


Canal View #3

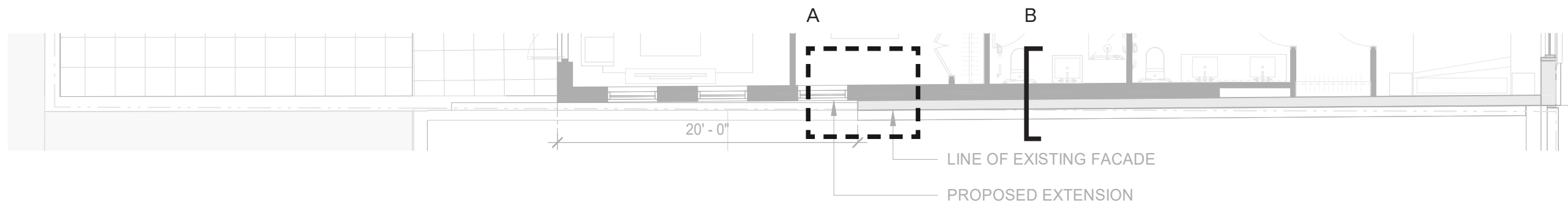
423 Broadway - Proposed Details



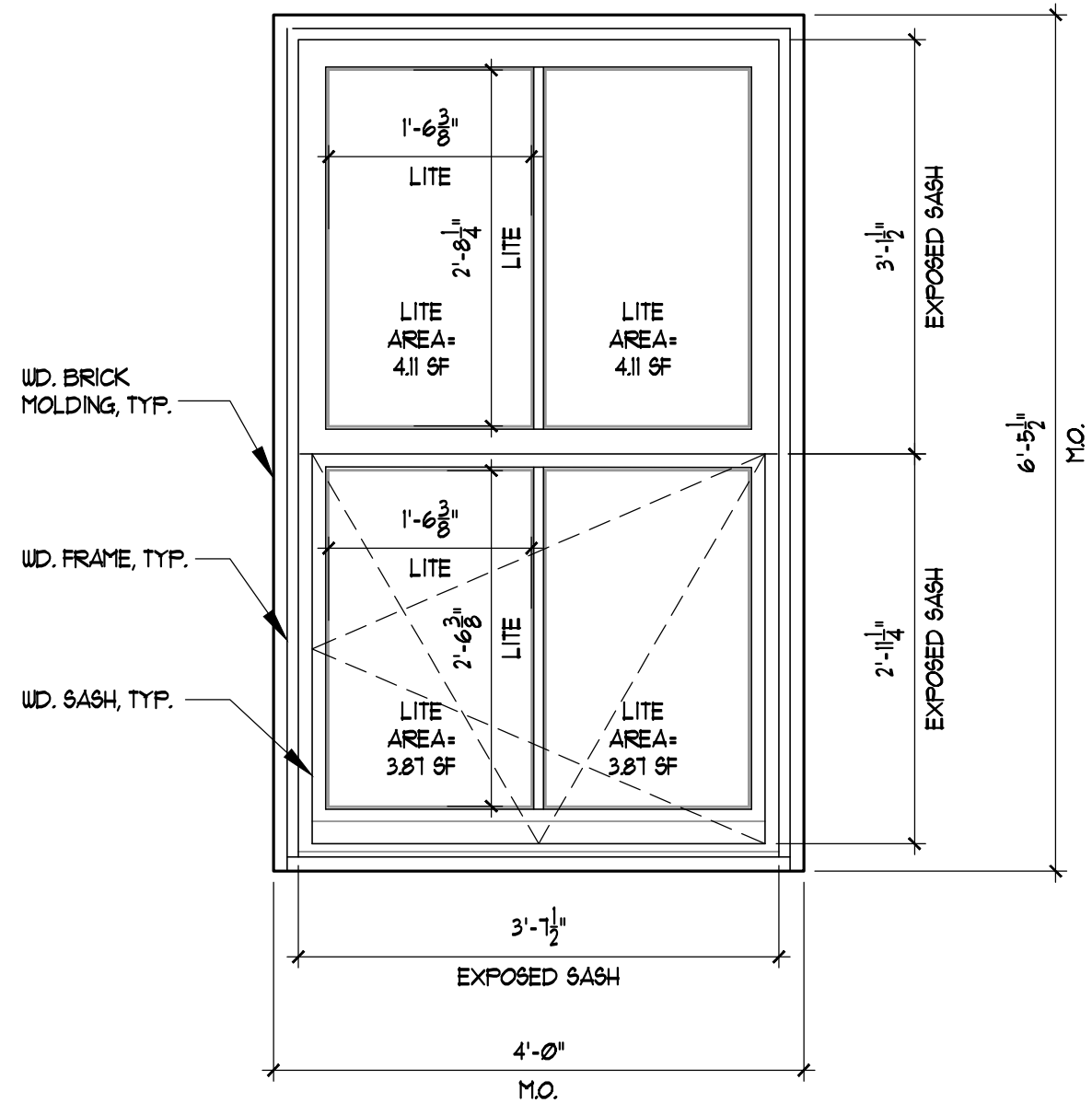
A - Plan Detail



B - Section Detail



423 Broadway - Proposed Elevations

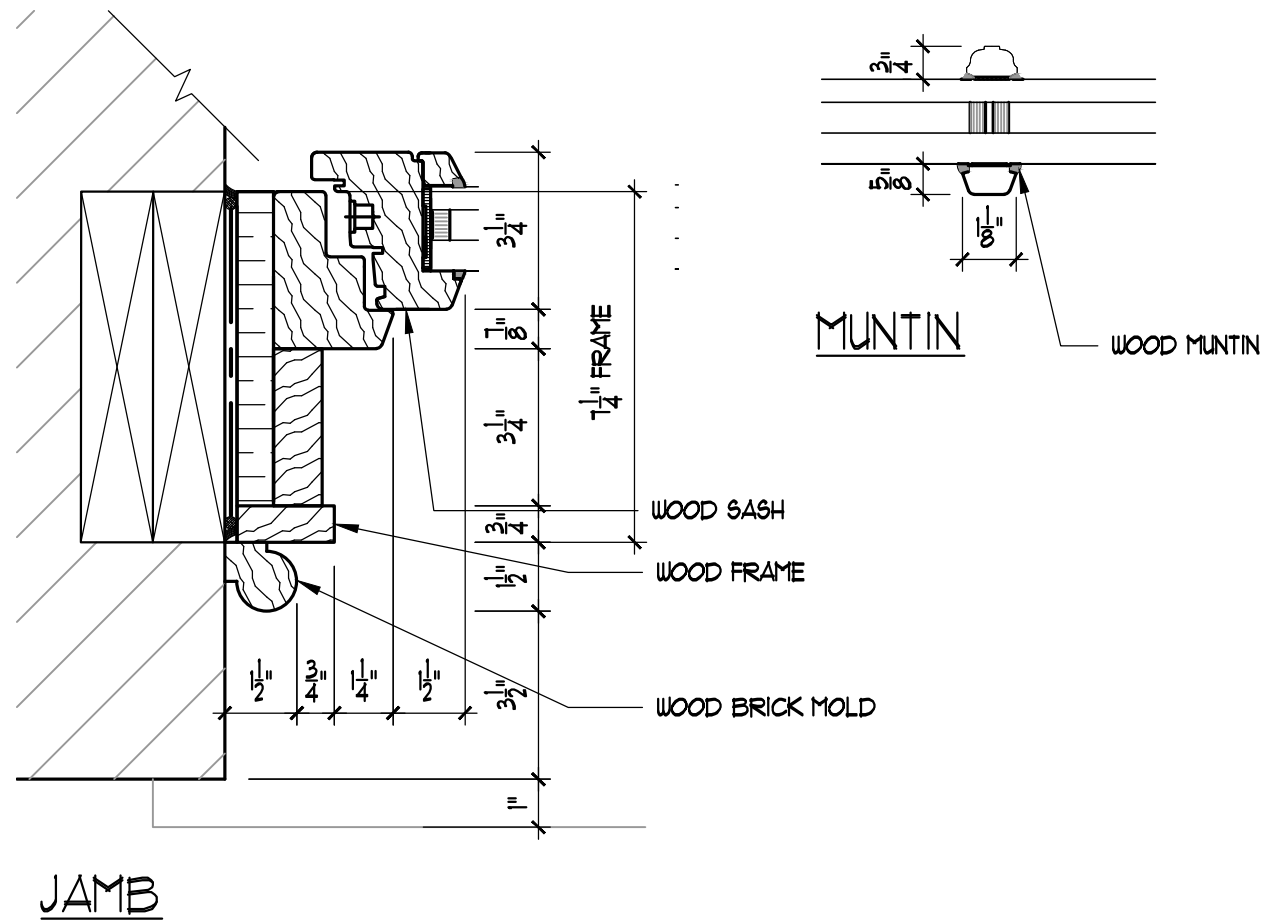


EXISTING GLAZING AREA
N/A
PROPOSED GLAZING AREA
15.96 SF
% CHANGE
N/A

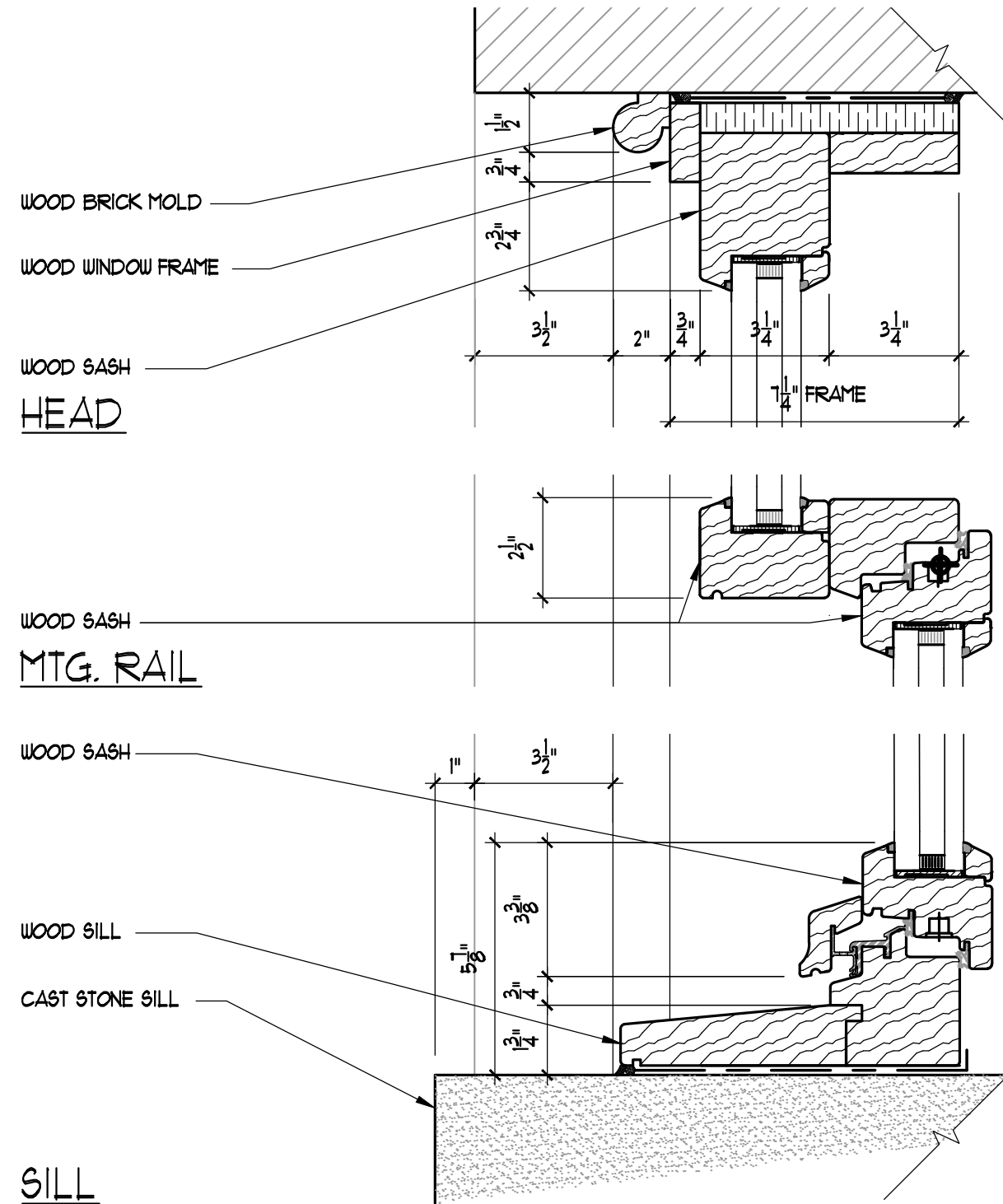
1 HISTORIC PHOTO

2 PROPOSED WINDOW ELEVATION
3/4" = 1'-0"

423 Broadway - Proposed Window Details



1 PROPOSED WINDOW PLAN DETAILS
 3" = 1'-0"

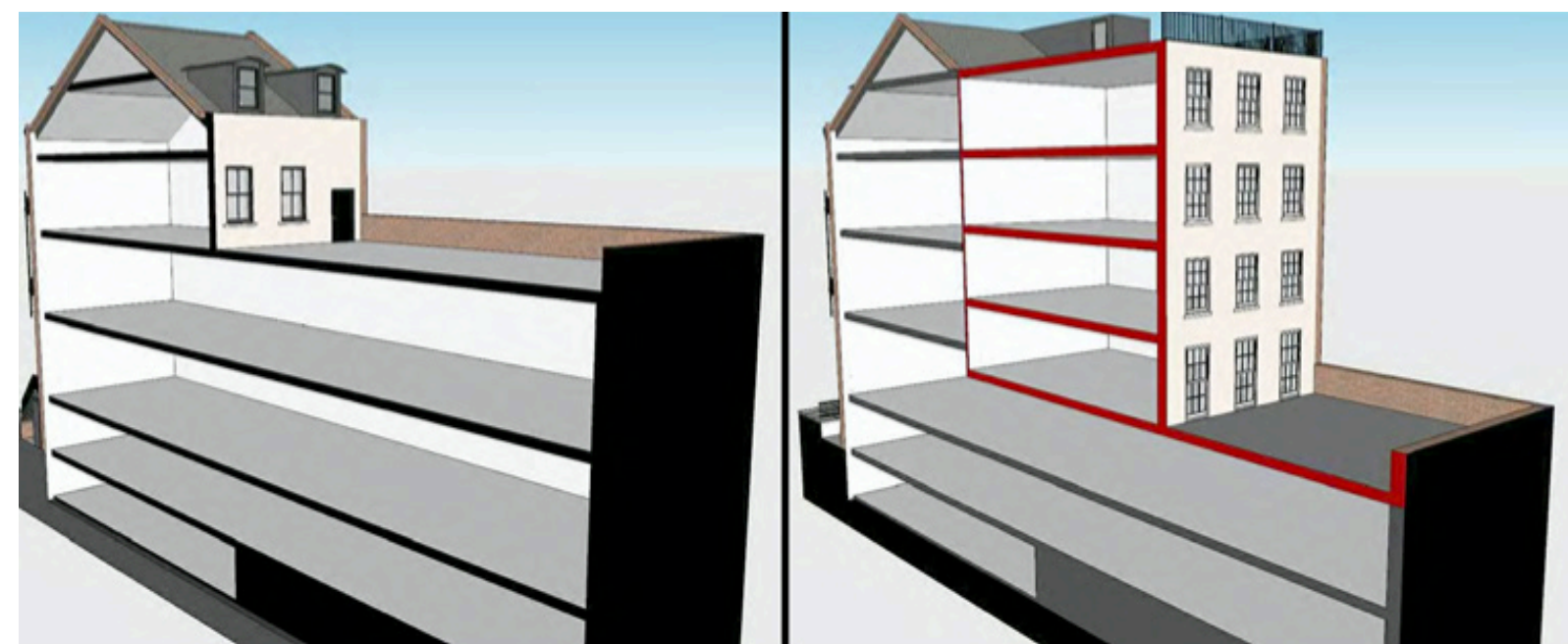
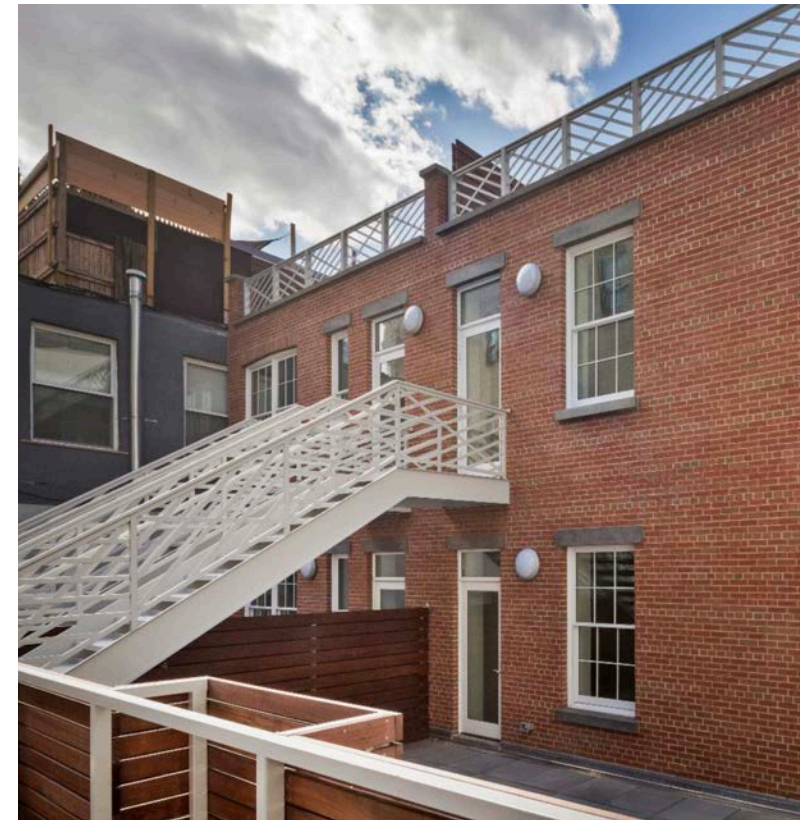


2 PROPOSED WINDOW SECTION DETAILS
 3" = 1'-0"

Full-Height Rear-Yard Addition LPC Approvals at Early 19th Century Houses



323 Canal Street, 2014 LPC approval



4 St. Mark's Place, 2017 LPC approval

May 7, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-08399

**301 Canal, 419-421 Broadway, and 423 Broadway – SoHo-Cast
Iron Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 878 7572 7787

Passcode: 564187

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.