

March 4, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-25-06784

**535 Broadway – SoHo-Cast Iron Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 007 1059

Passcode: 796840

By Phone: 646-828-7666 (NY)

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.

POP MART

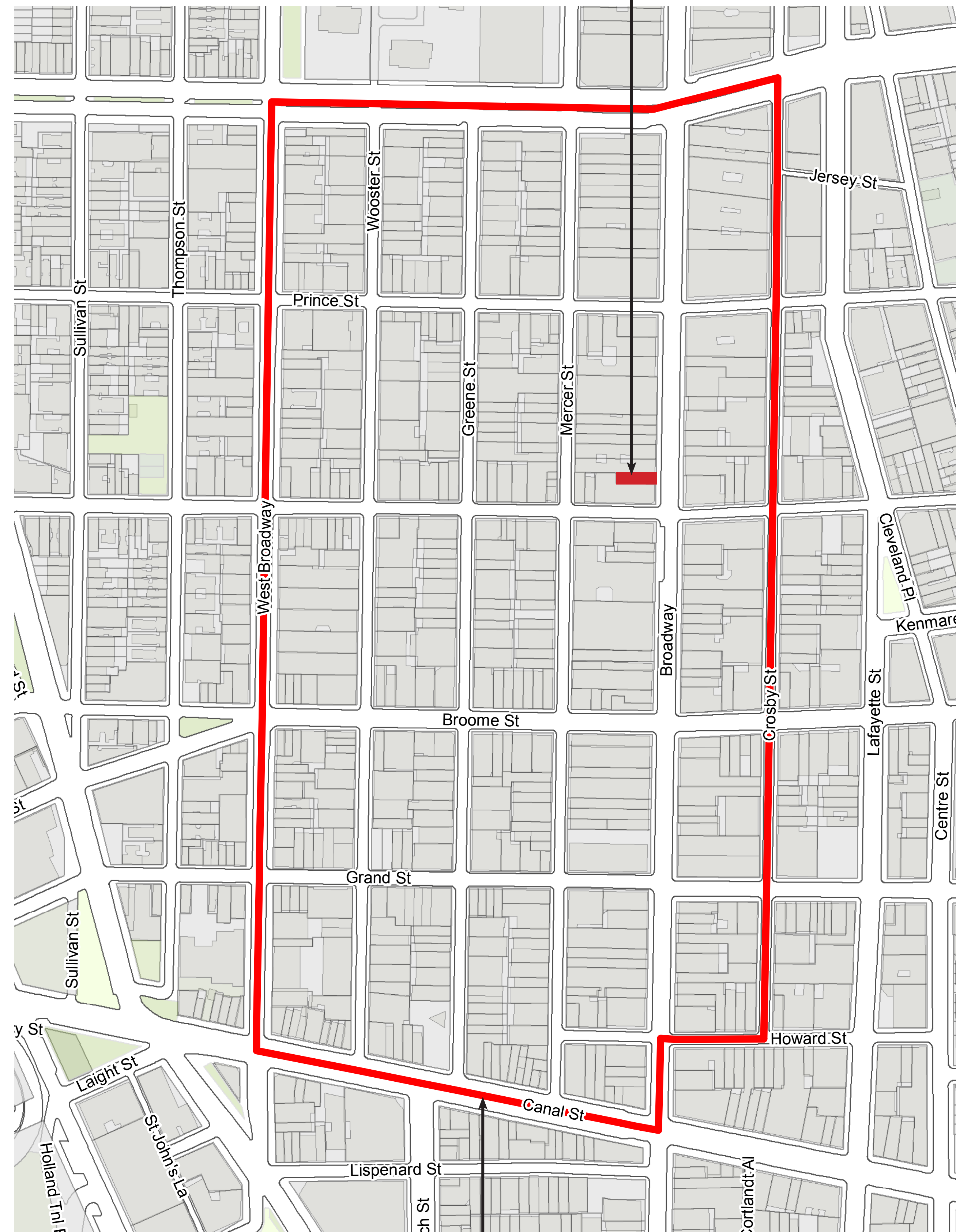
535 BROADWAY
NEW YORK, NY 10012

03.04.2025



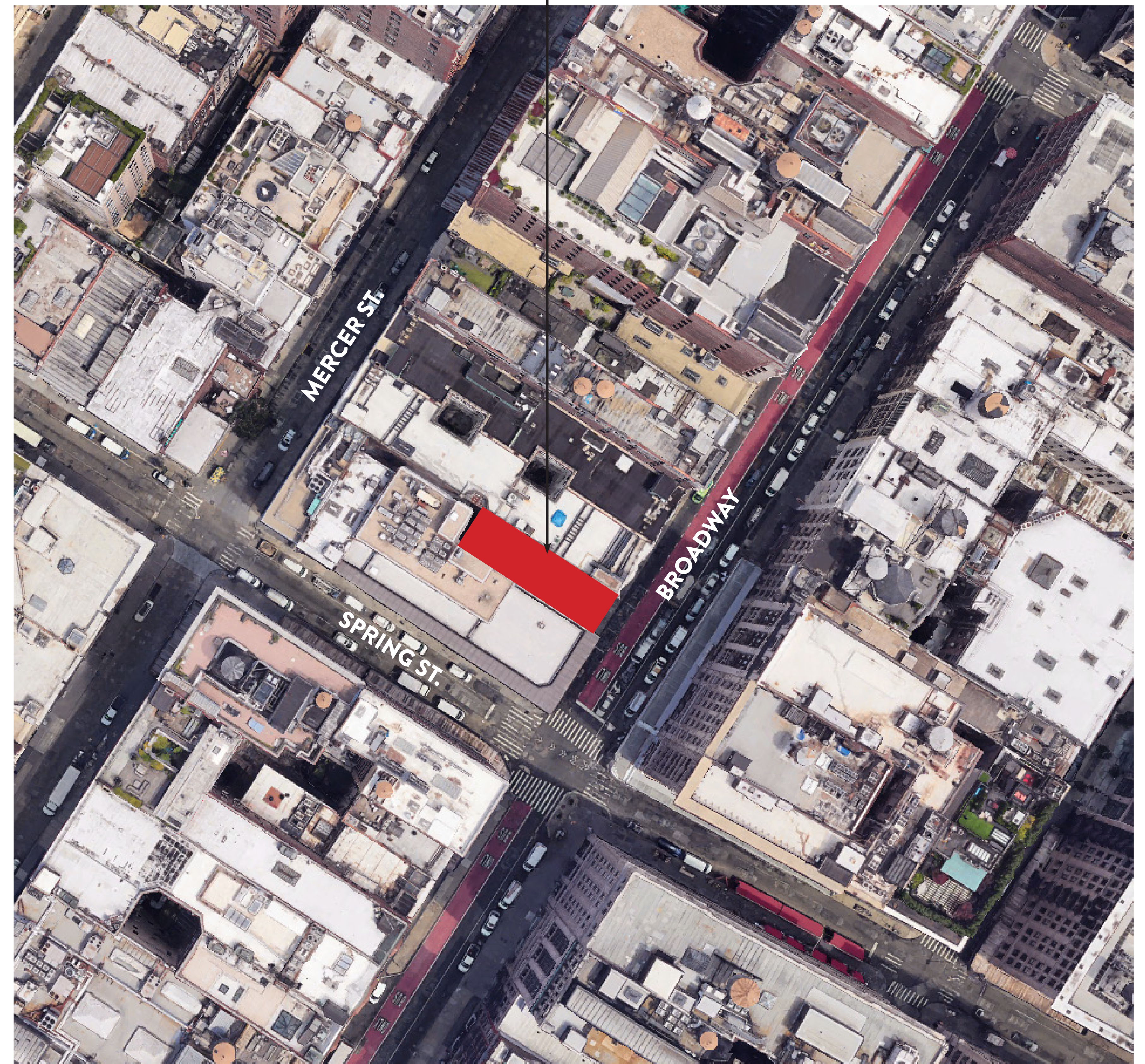
TRICARICO ARCHITECTURE + DESIGN
502 VALLEY ROAD, WAYNE NJ 07470

535 BROADWAY
NEW YORK, NY 10012



SOHO-CAST IRON DISTRICT
LP-00768

535 BROADWAY
NEW YORK, NY 10012

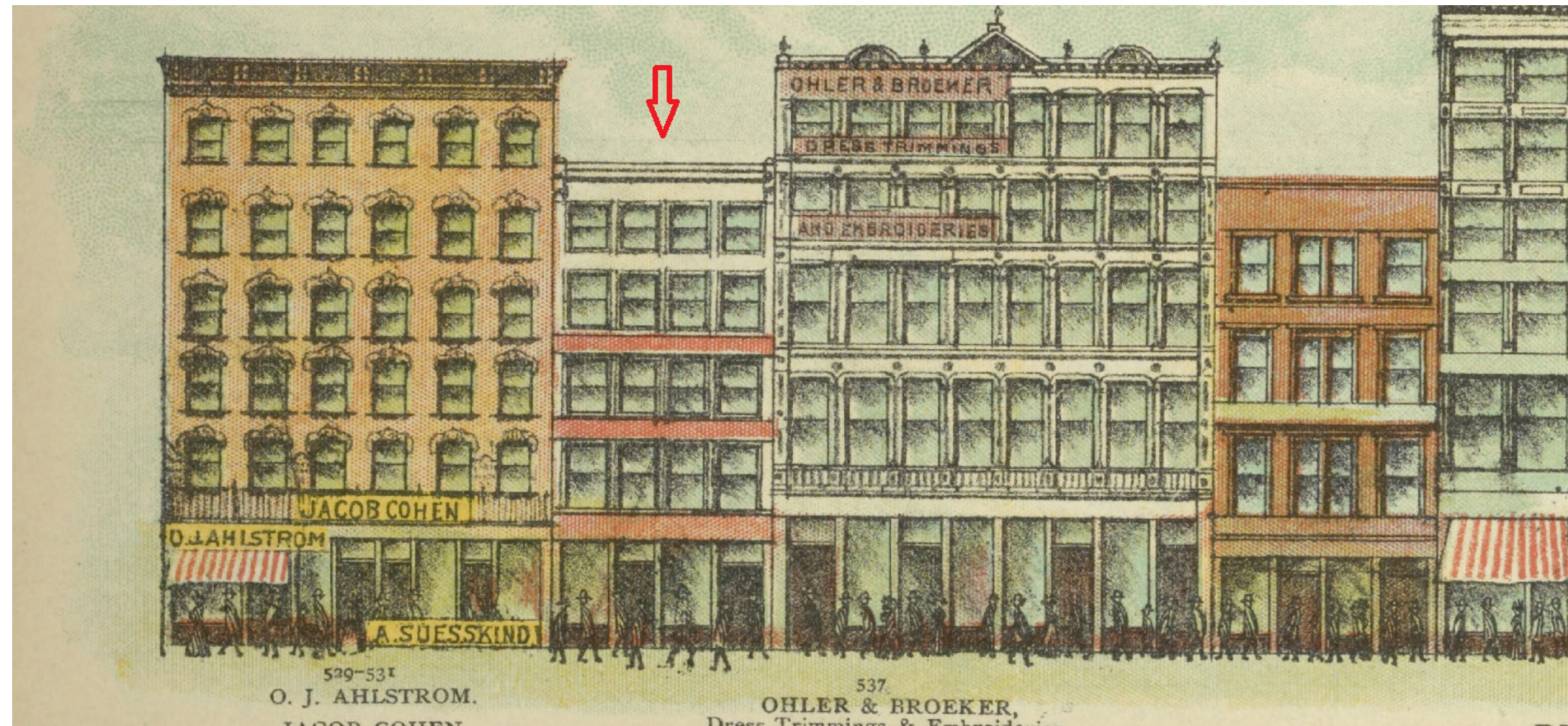


VICINITY MAP









C. 1899 (NYPL)



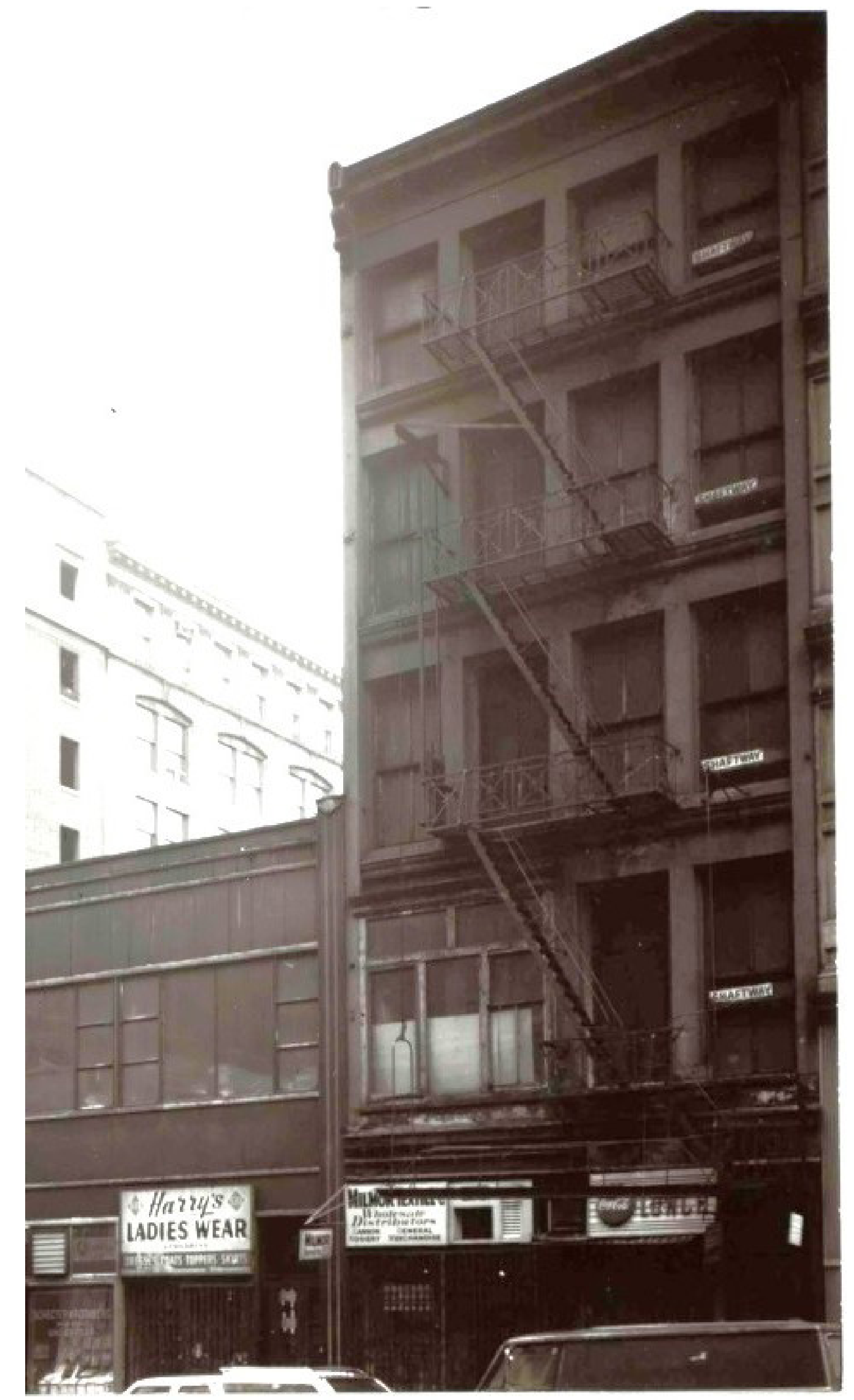
C. 1910 (CU)



C. 1919 (NYPL)



C. 1940 (MUNICIPAL ARCHIVES)



C. 1973 (LPC DESIGNATION PHOTO)



149 MERCER ST.



155 MERCER ST.

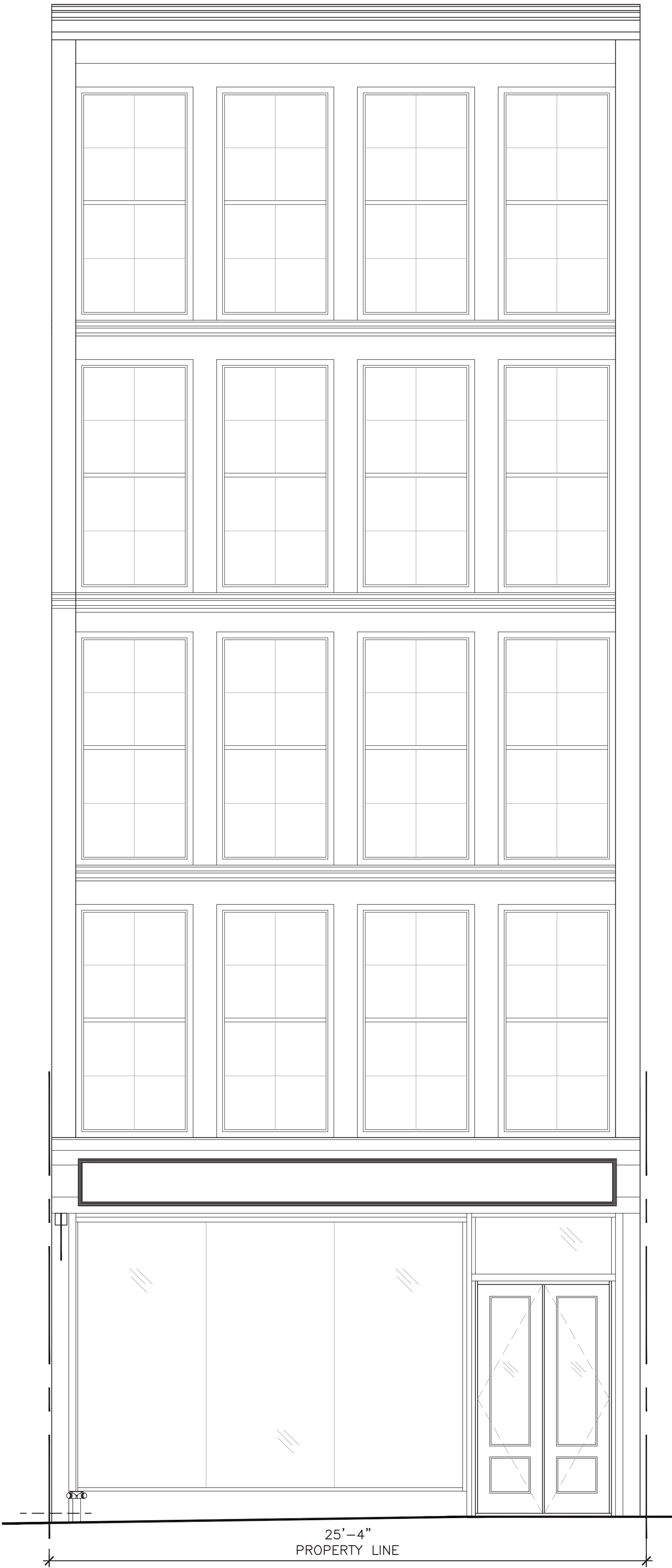


597 BROADWAY

64'-0" A.F.F.
T.O. BUILDING

15'-11 1/4" A.F.F.
T.O. STOREFRONT

0'-0" A.F.F.
FINISHED FLOOR

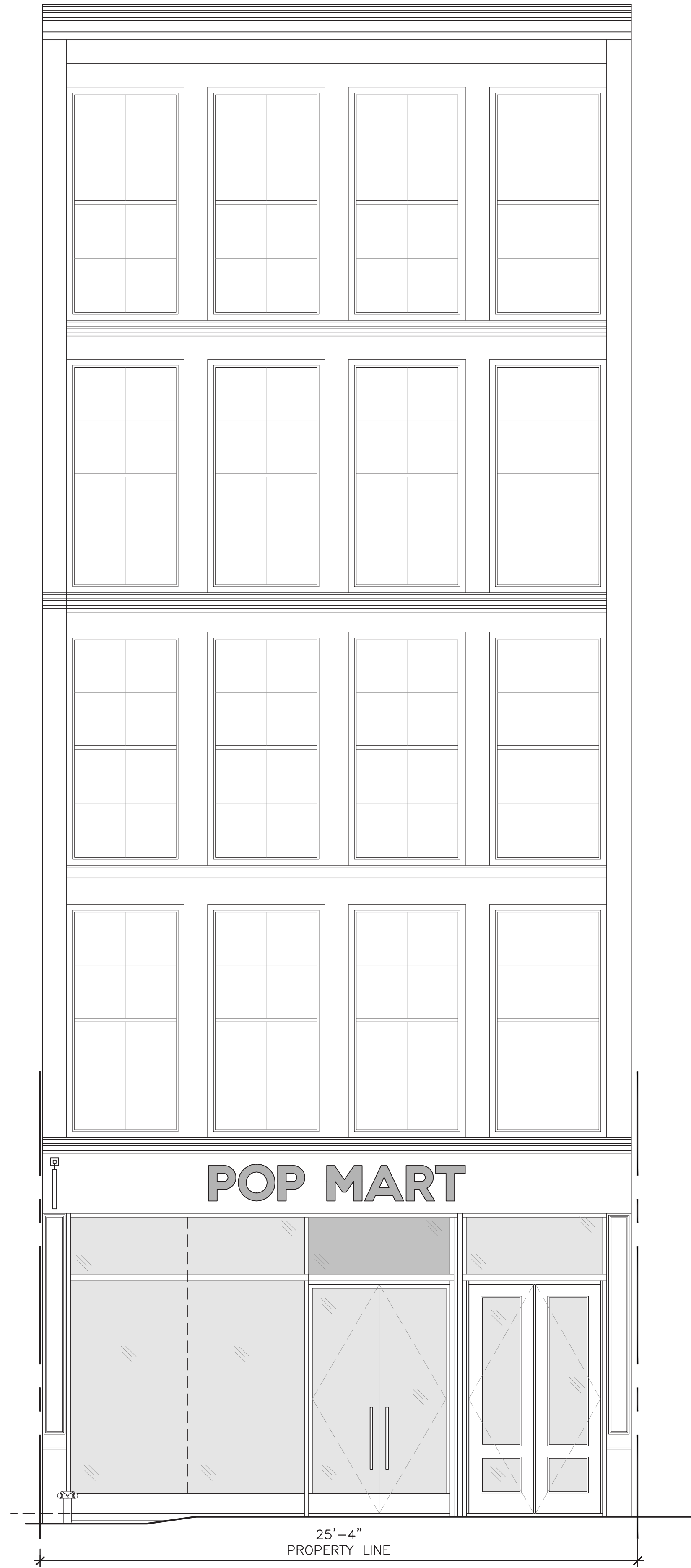


EXISTING FULL BUILDING ELEVATION
SCALE: 1/2" = 1'-0"

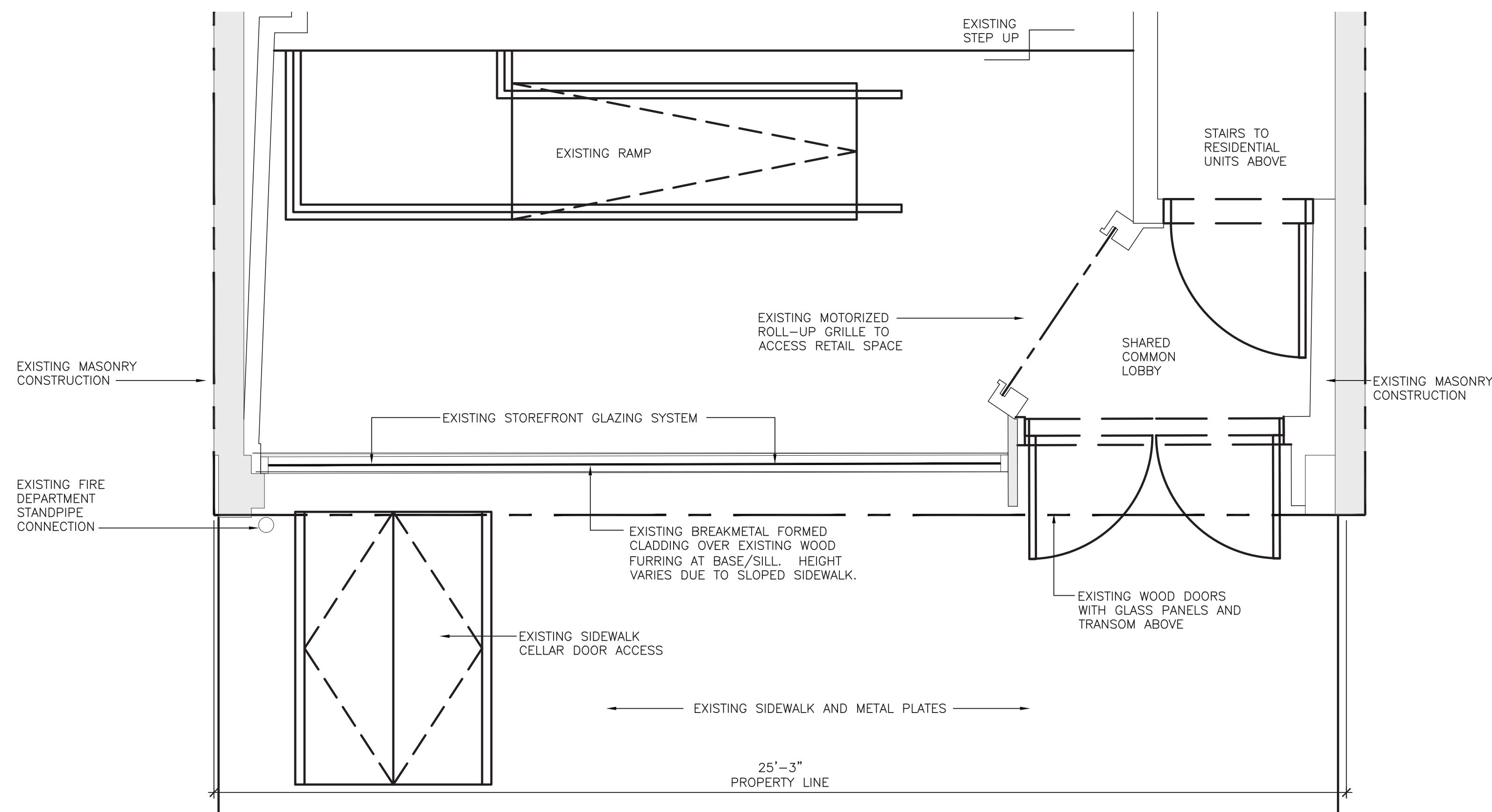
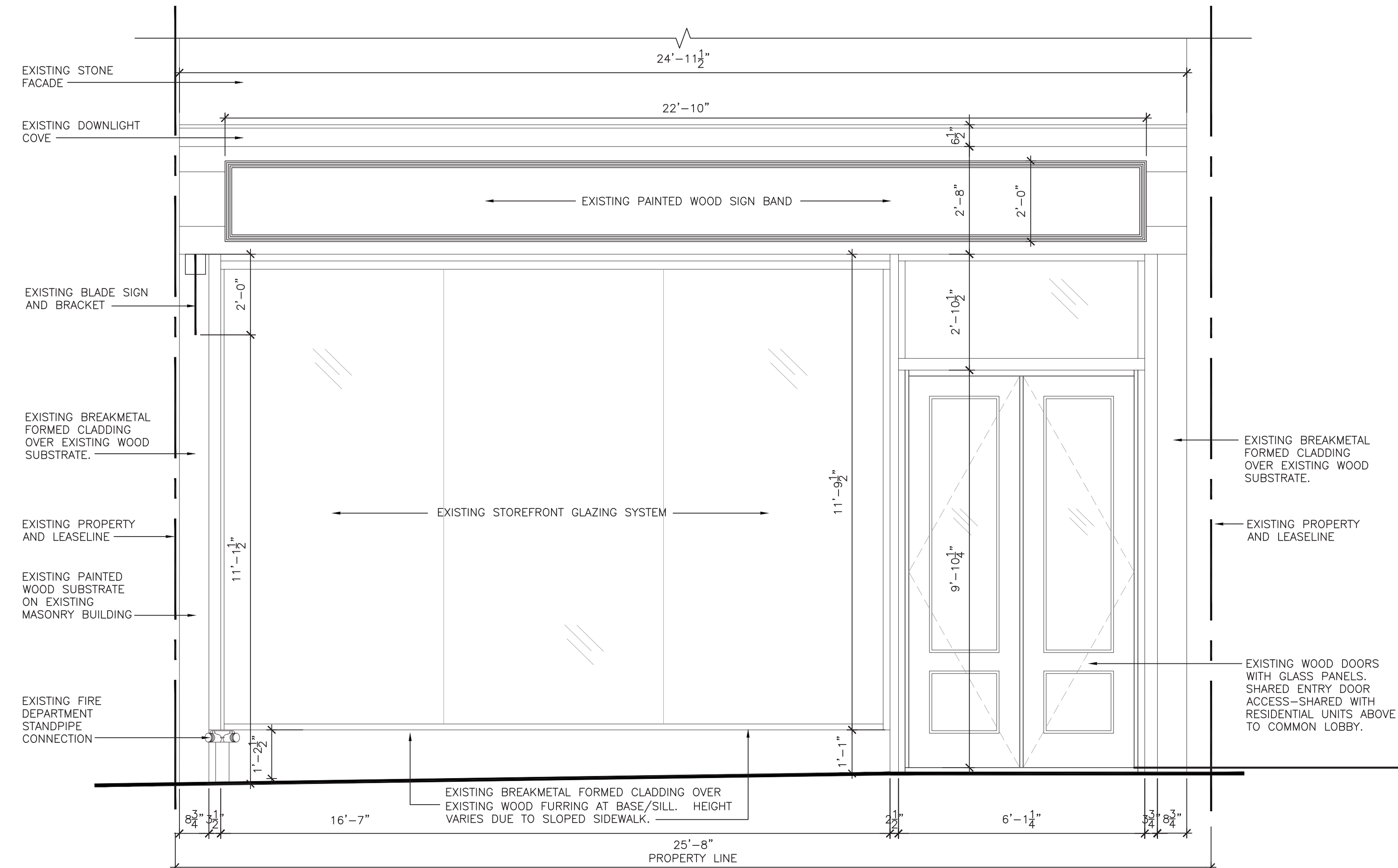
64'-0" A.F.F.
T.O. BUILDING

15'-11 1/4" A.F.F.
T.O. STOREFRONT

0'-0" A.F.F.
FINISHED FLOOR



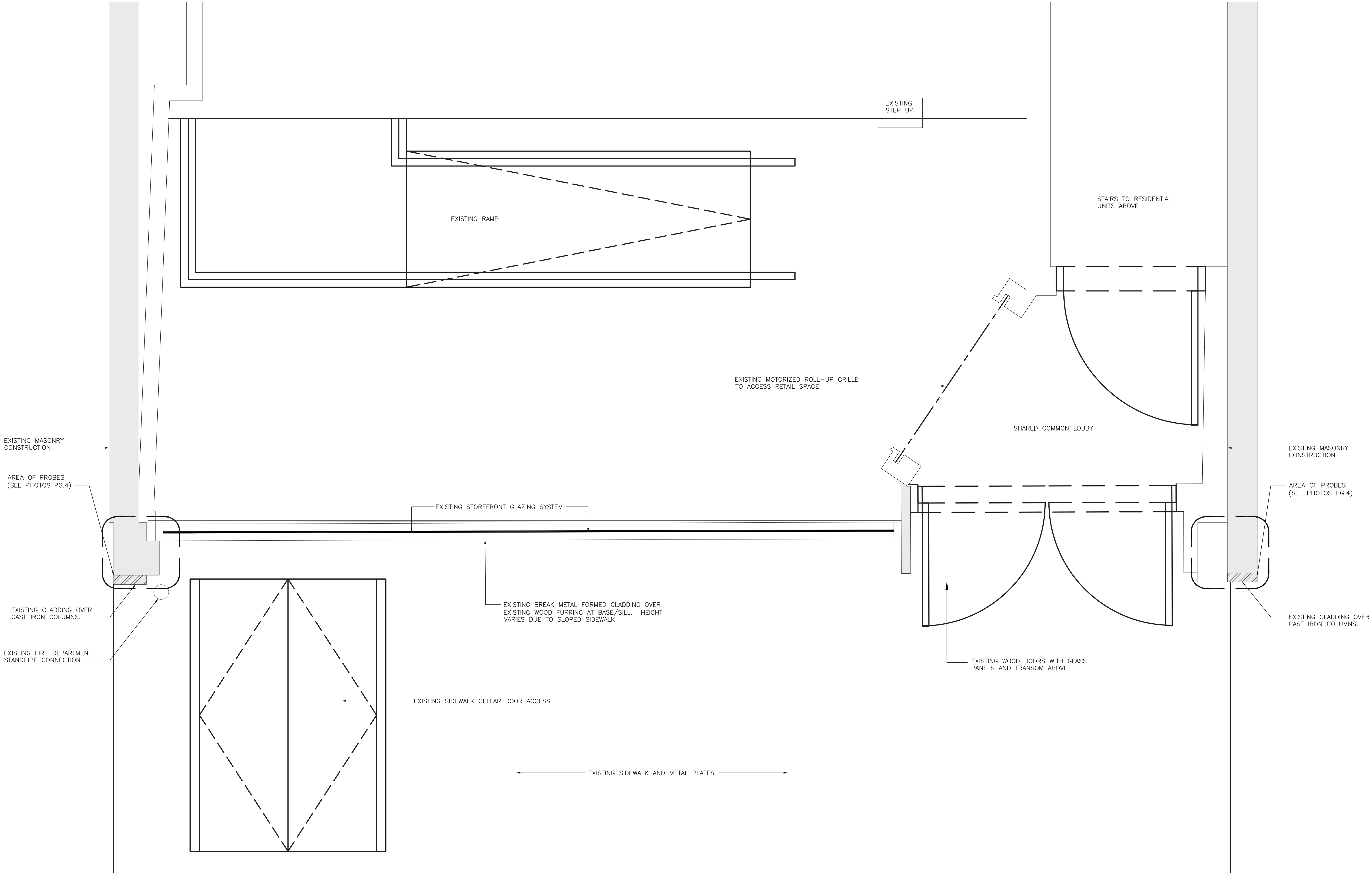
PROPOSED FULL BUILDING ELEVATION
SCALE: 1/2" = 1'-0"



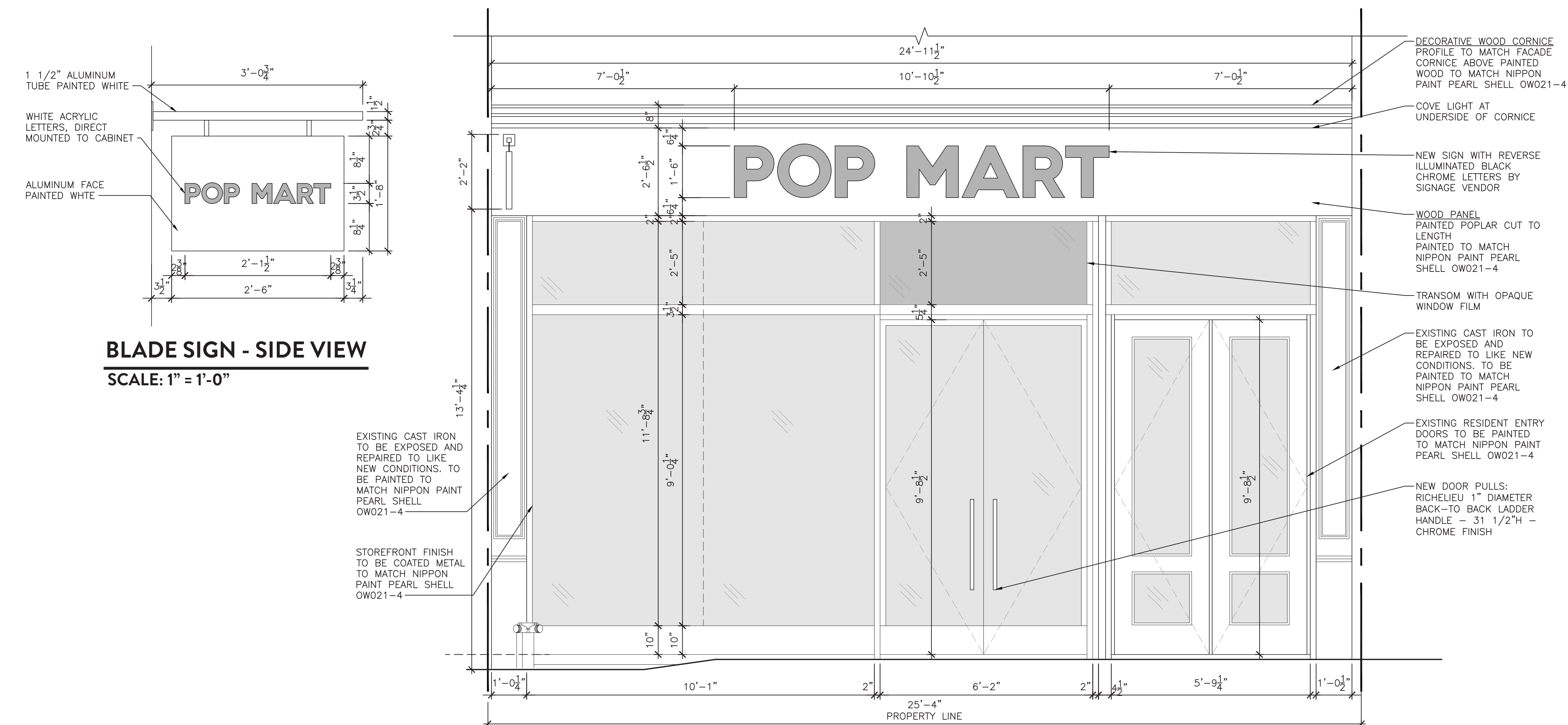
EXISTING STOREFRONT PLAN + ELEVATION

SCALE: 1/2" = 1'-0"



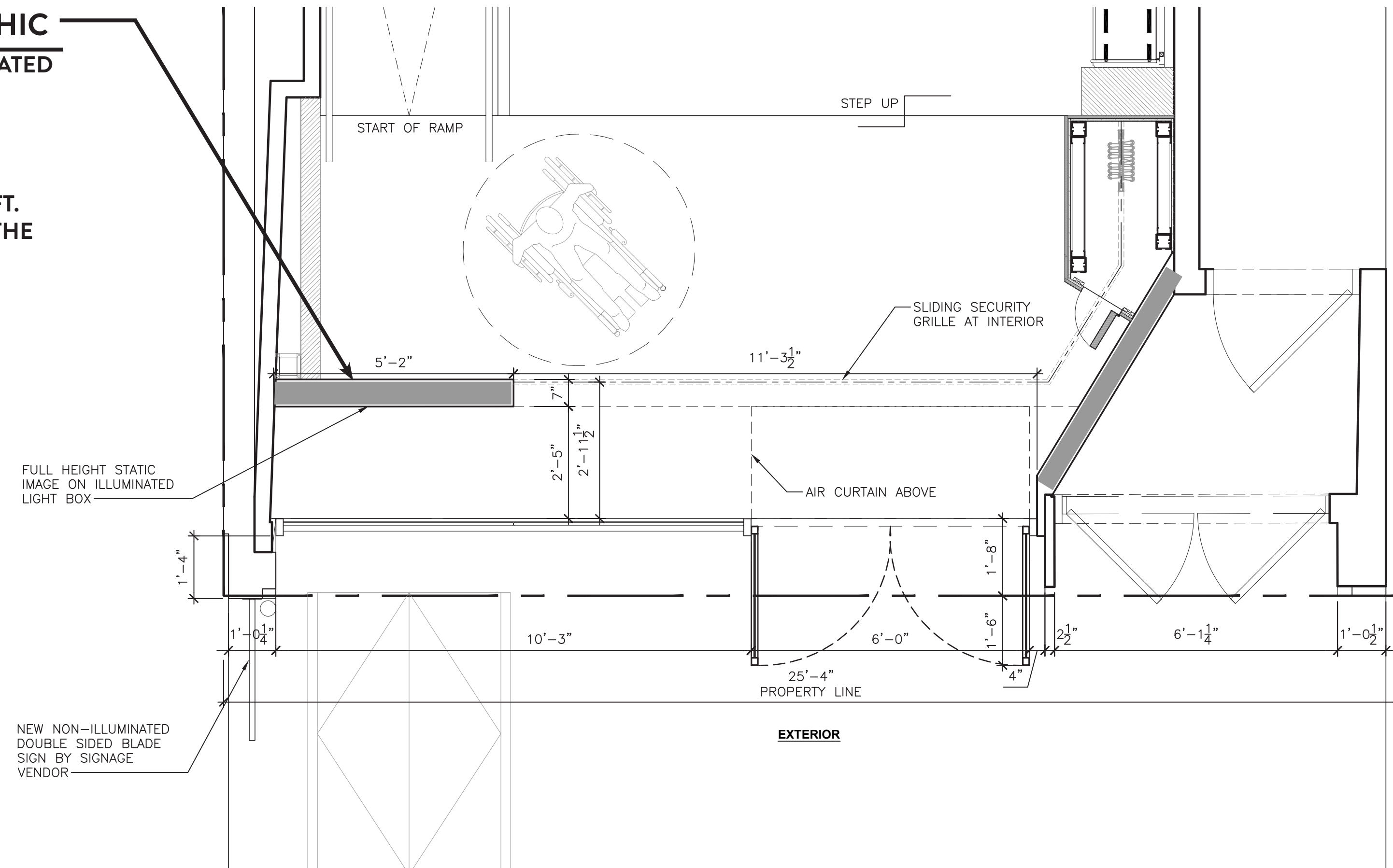


ENLARGED STOREFRONT PLAN
SCALE: 1" = 1'-0"



ILLUMINATED GRAPHIC
STATIC IMAGE ON ILLUMINATED
LIGHT BOX
2'-5" BEHIND GLAZING

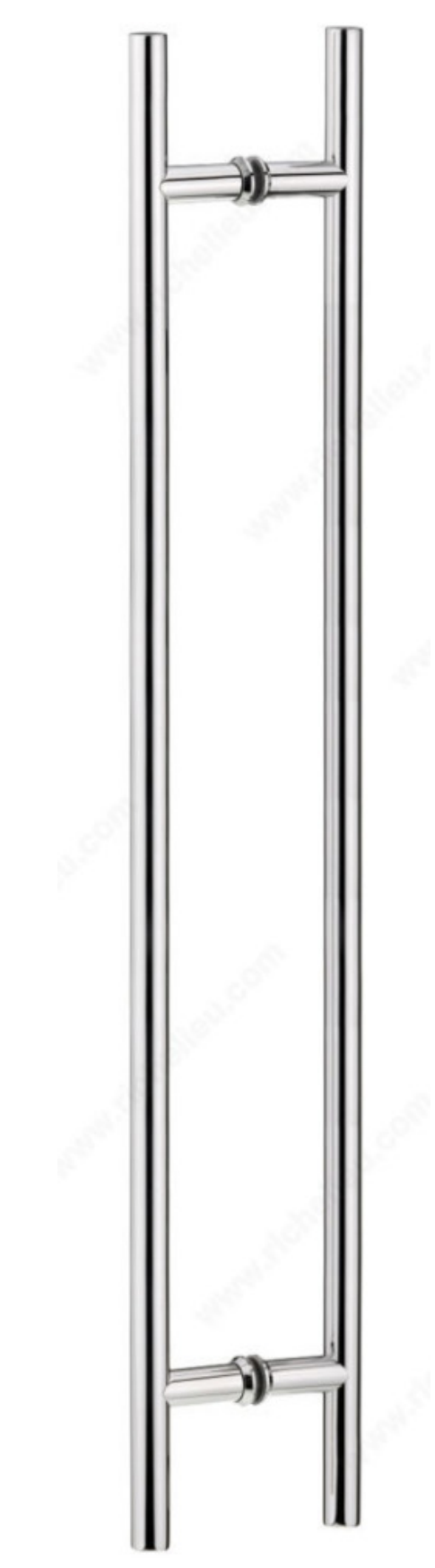
**GRAPHIC: 58 SQFT.
WINDOW GLAZING: 118 SQFT.
GRAPHIC BLOCKS 49% OF THE
FIXED GLAZING**



PROPOSED STOREFRONT PLAN + ELEVATION

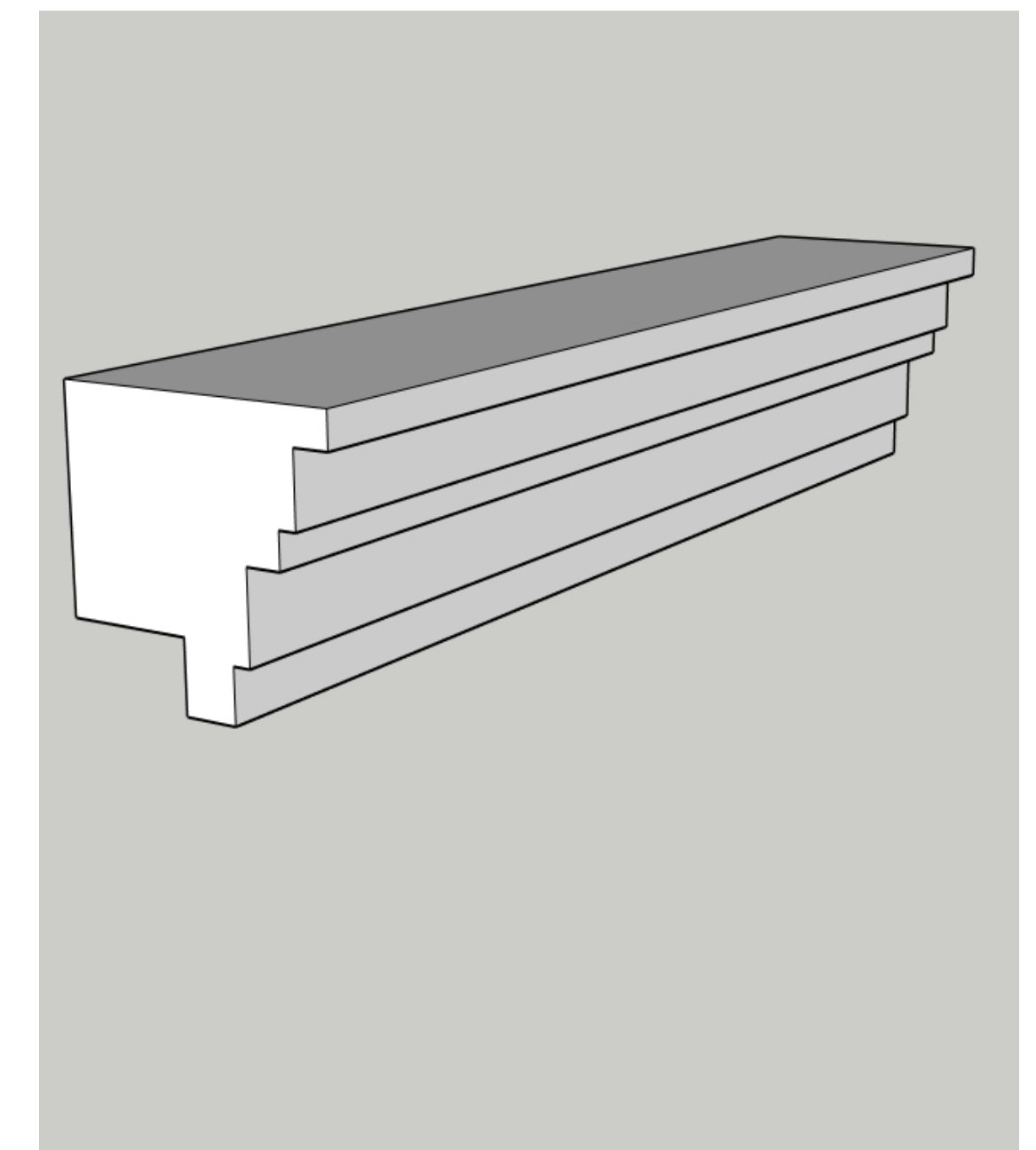
SCALE: 1/2" = 1'-0"

PAINT: NIPPON PAINT -
PEARL SHELL - OW021-4

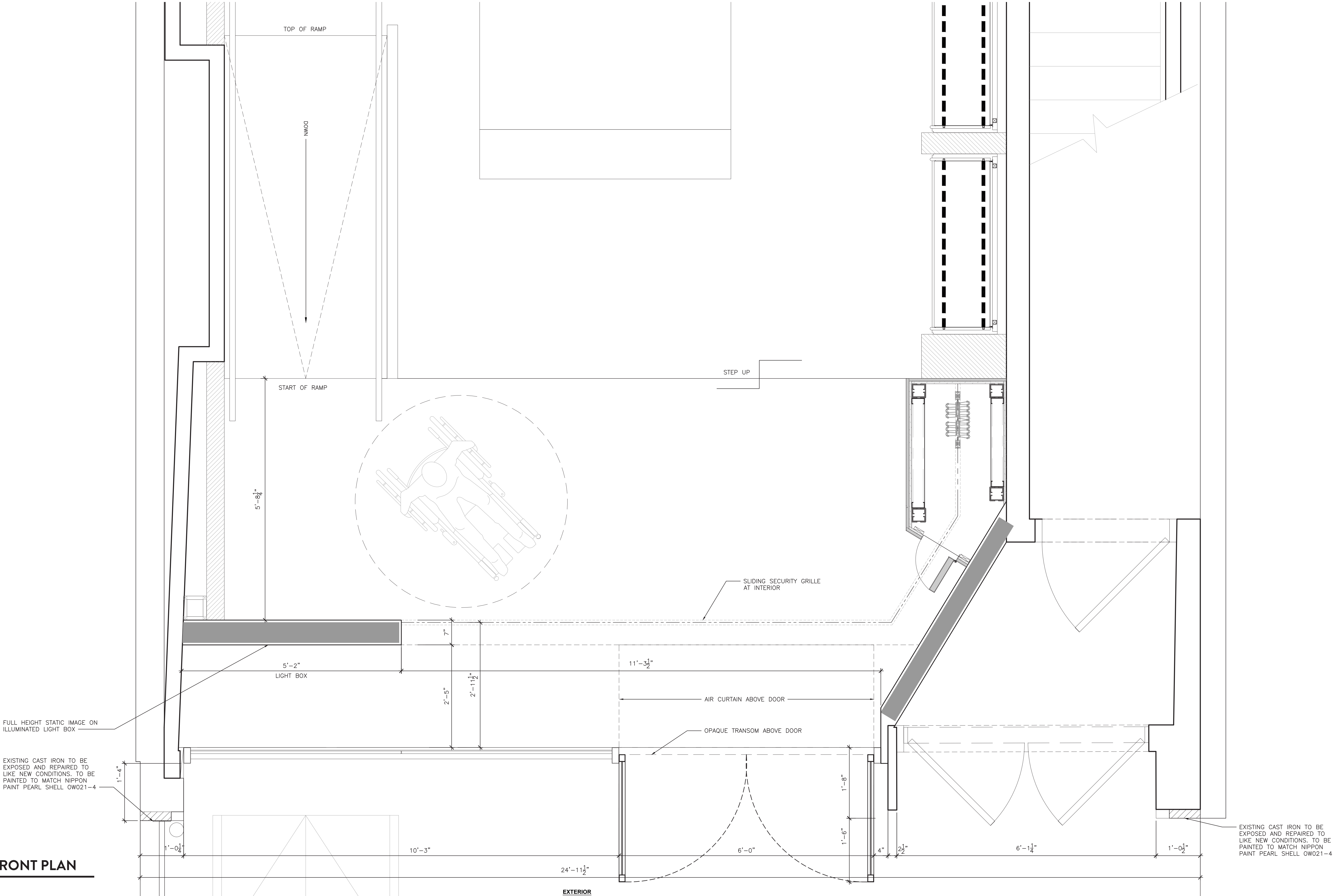
PAINTED EXPOSED
CAST IRON PIERS

DOOR PULLS: RICHELIEU
1" DIAM -CHROME

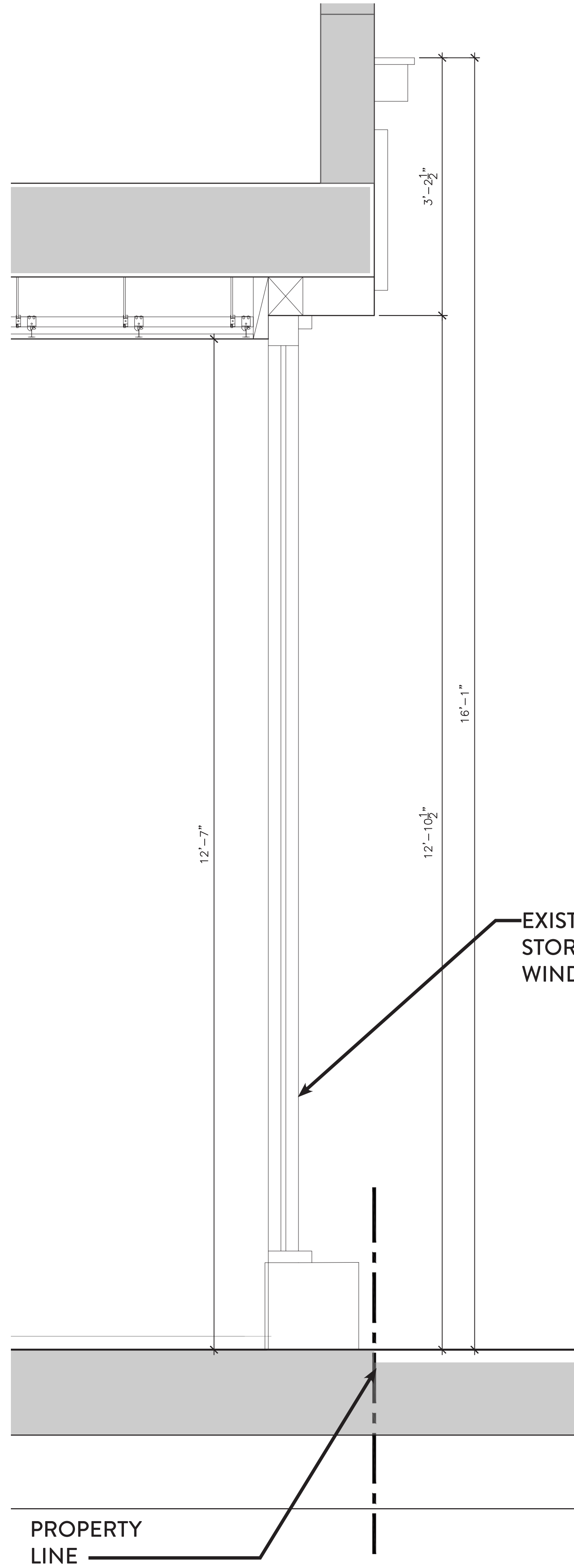
SIGNAGE: REFLECTIVE CHROME LETTERS



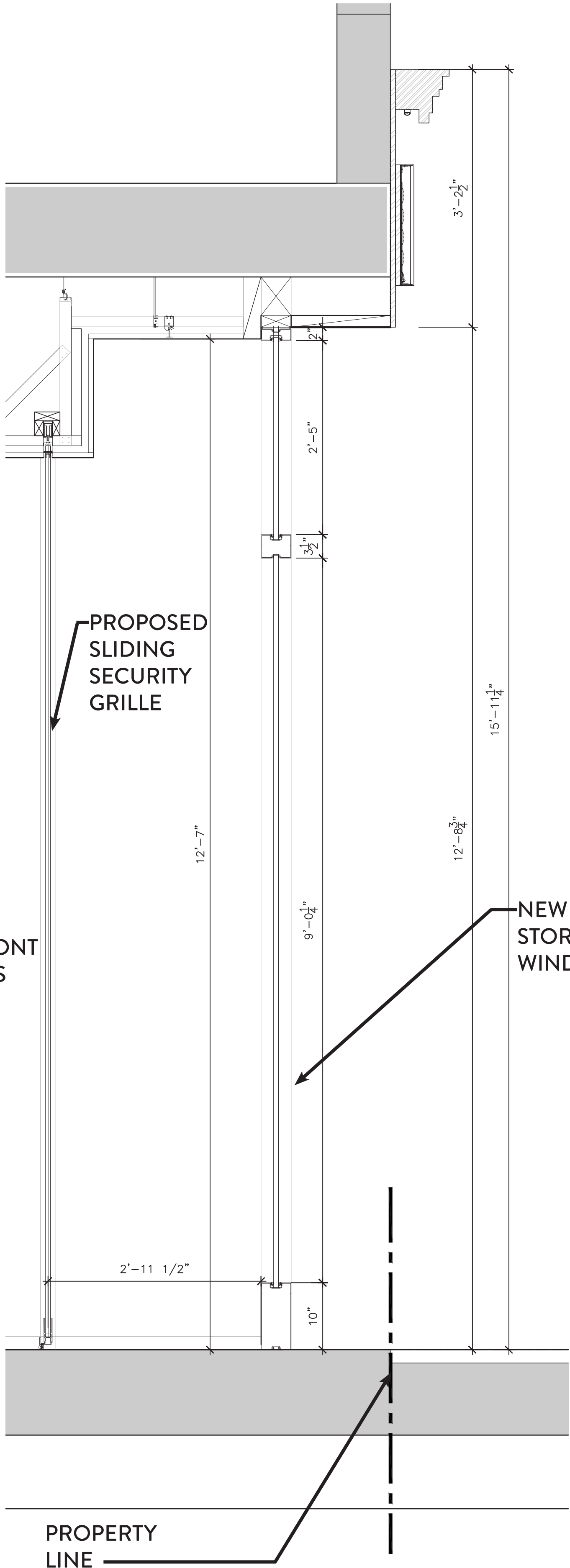
WOOD CORNICE -
PROFILE TO MATCH FACADE CORNICE



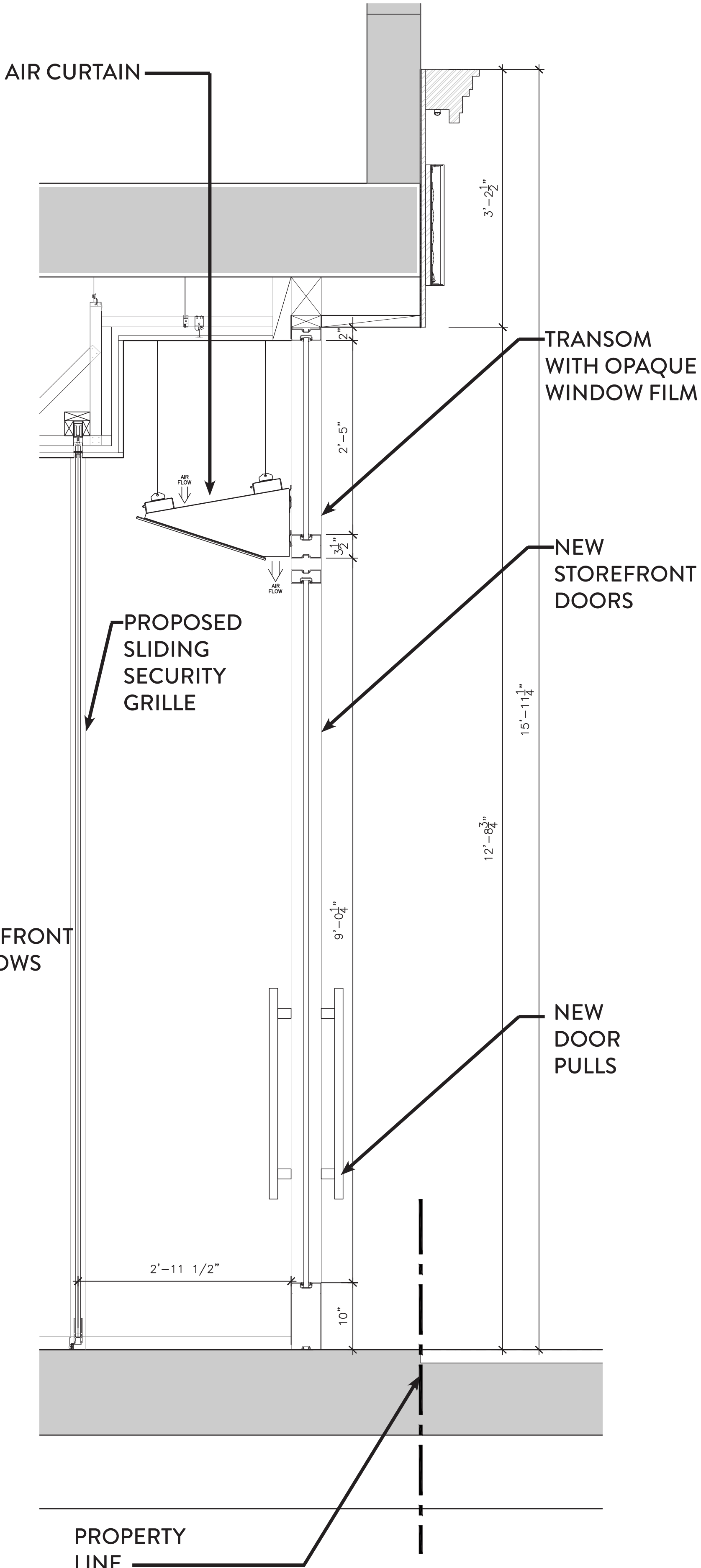
ENLARGED STOREFRONT PLAN
SCALE: 1" = 1'-0"



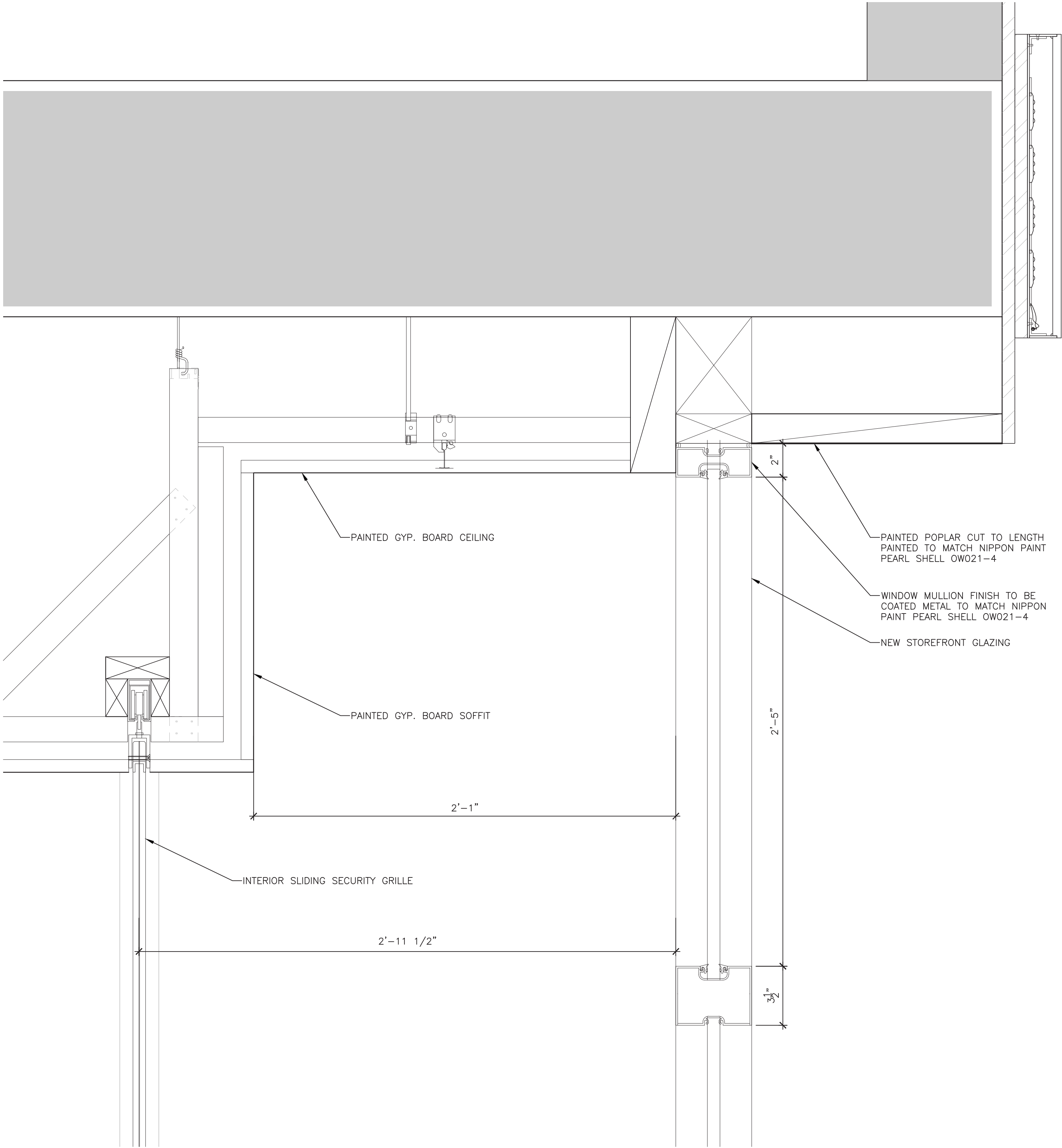
STOREFRONT SECTION: EXISTING
SCALE: 1" = 1'-0"



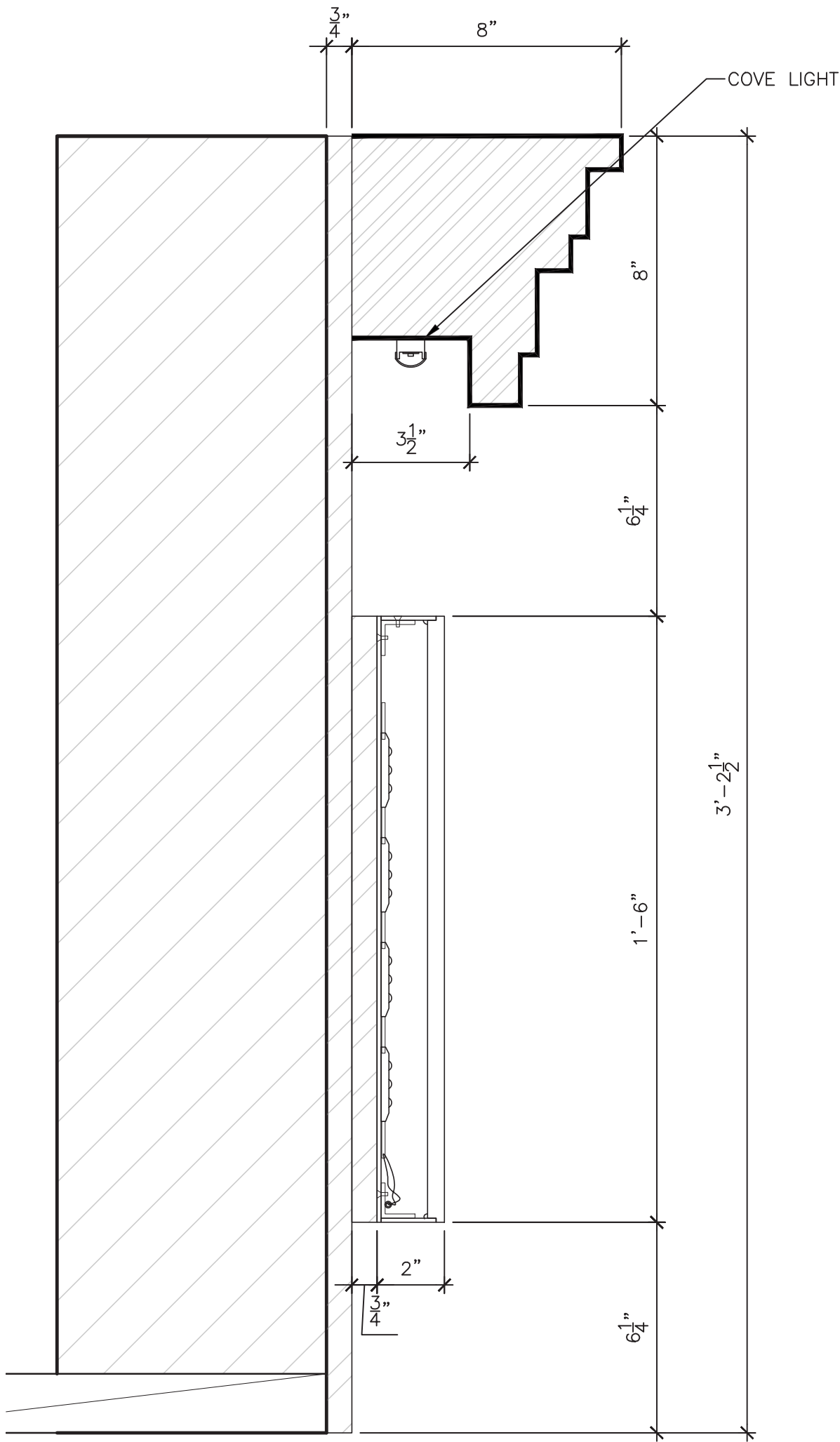
STOREFRONT SECTION: PROPOSED WINDOW
SCALE: 1" = 1'-0"



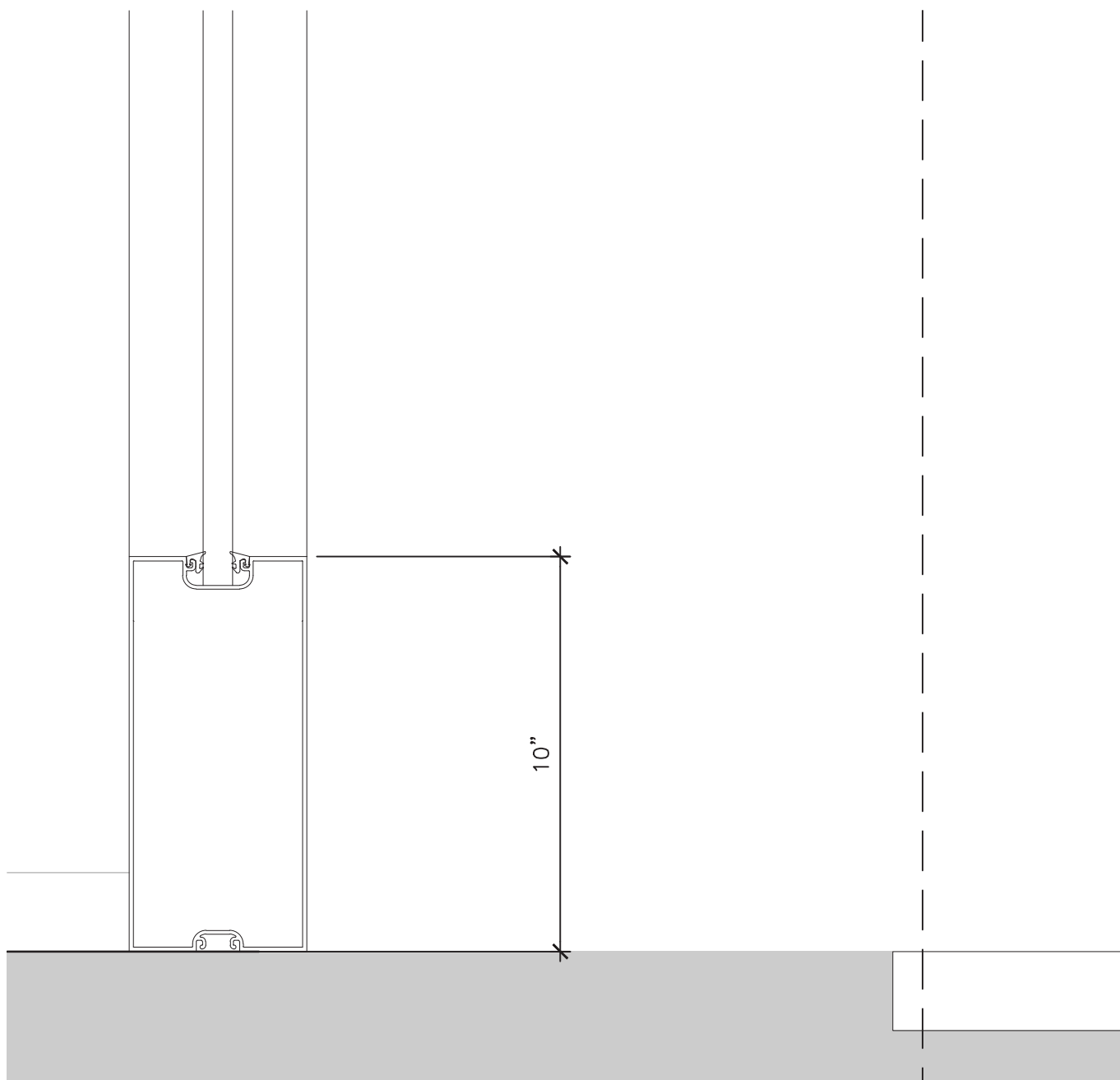
STOREFRONT SECTION: PROPOSED DOOR
SCALE: 1" = 1'-0"



ENLARGED STOREFRONT HEADER
SCALE: 3" = 1'-0"



SIGNAGE SECTION
SCALE: 3" = 1'-0"



STOREFRONT BASE
SCALE: 3" = 1'-0"





EXISTING STOREFRONT



PROPOSED STOREFRONT

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