

September 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-26-00505

364-366 Broadway – Tribeca East Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 548 5062

Passcode: 888453

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

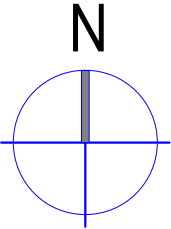
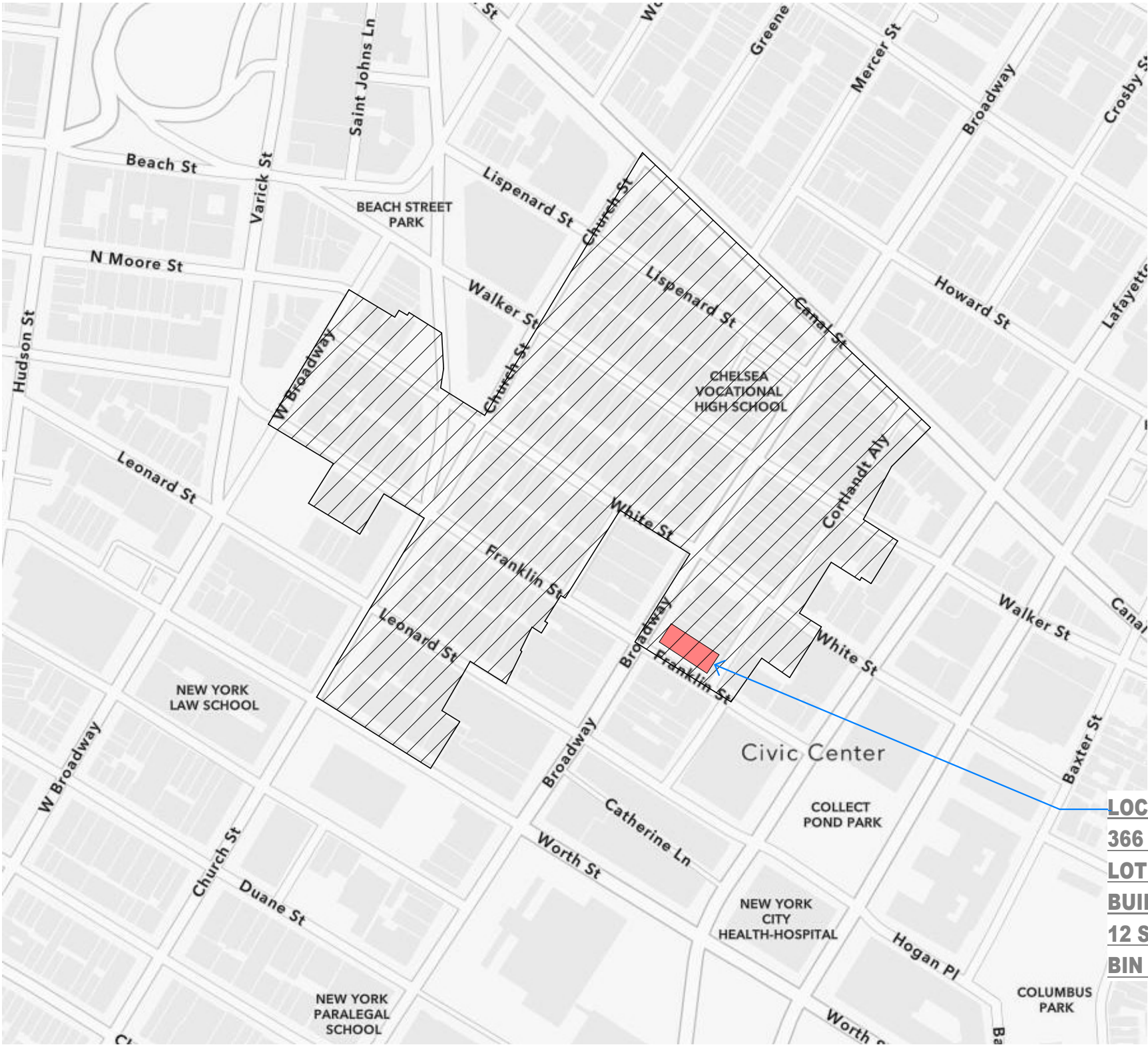
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366 BROADWAY - RESIDENCE

366 BROADWAY - APT. 11A/12A
NEW YORK, NY 10013
LPC PRESENTATION MAY XX, 2025



366 BROADWAY EXISTING PHOTO



LOCATION OF
366 BROADWAY
LOT - 1 BLOCK - 172
BUILDING HEIGHT - 125'-0"
12 STORIES -
BIN 1001862

TRIBECA EAST HISTORIC DISTRICT

366 BROADWAY - RESIDENCE

HISTORICAL INFORMATION AND PHOTOGRAPHS

No. 366 BROADWAY between Franklin Street & White Street (East Side)
a/k/a 58 Franklin Street & 2 Cortlandt Alley

Tax Map Block/Lot: 172/1

BROADWAY TEXTILE BUILDING

Date: 1908-09 [NB 758-1907)

Architect: Frederick c. Browne

owner: Louis M. Jones & Co.

Type: Office Building

Style: Beaux-Arts

Method of Construction: steel-frame [fireproof)

Number of stories: 12

This twelve-story office building, known as the Broadway Textile Building or the Broadway-Franklin Building, extends approximately fifty feet on the east side of Broadway and 150 feet along the north side of Franklin street to Cortlandt Alley. Constructed in 1908-09 for Louis M. Jones & Co., it was designed by Frederick C. Browne in the Beaux-Arts style. The building is faced in brick and limestone with terra-cotta trim. Each facade is divided into three parts -- a base, a midsection, and a top. The two-story terra-cotta top section has double-height paired and fluted pilasters flanking window openings. On the three-bay Broadway facade, seven of the eight stories of the midsection feature vermiculated stone banding. The lowest story of this section is faced in smooth limestone and is topped by a cornice with a Greek key frieze. Window openings of alternate stories have scroll keystones with carved faces. Paired double-hung sash and single-pane pivoting sash remain. The two-story base of the building has double-height banded and fluted end piers. A stone frieze which separates the first and second stories has applied letters reading "Bernard Semel, Inc.," advertising the dry goods firm which once occupied the building. Between the end piers, storefront bays are divided at the first story by painted Ionic columns; historic transoms remain. The northernmost ground-story bay has been filled with stainless steel and a pair of metal and glass doors. Bays at the second story are divided by elaborate piers with garlands and female heads and have paired double-hung windows. A granite sidewalk and curb remain on Broadway.



366 BROADWAY HISTORIC PHOTO 1940



366 BROADWAY HISTORIC PHOTO

366 BROADWAY - RESIDENCE

HISTORICAL INFORMATION AND PHOTOGRAPHS

The three-bay-wide end portions of the Franklin Street facade follow the same overall design and articulation of detail as the Broadway facade. The center section of the Franklin Street facade is five bays wide and is executed more simply with brick banding. The five center windows of the eleventh story have protruding metal oriels and are flanked by double-height paired columns. The three bays at each end of the base of the Franklin Street facade follow the Broadway design, as well. Banded stone pilasters flank the five center bays. Spandrels between the first and second stories have carved rosettes and foliate detailing. Most ground-story bays are filled with show windows with transoms. One bay has a pair of wood doors with sidelights in a cast-iron frame. The bulkhead areas retain some concrete with glass lens.

The Cortlandt Alley elevation is faced in banded brick with terra-cotta trim. Six window openings span each story. Double height pilasters are found above the tenth story. Double-hung wood sash remain. A fire escape fronts the two center bays above the ground story, which is divided into three bays by brick piers on tall stone bases. A pair of historic double-hung wood sash windows with a cast-iron mullion is found at the southern bay. A cast-iron lintel above the first-story windows has rosette and scroll ornament. The northern (side) elevation is visible above the adjacent building. Faced in brick, it has several inserted window openings. The present building replaced a five-story brick store and loft building. It has typically been occupied as a store, and for office and showroom space. In the late 1920s it was leased by Charles Chipman's Sons, Co., Inc. and earlier by Dieckerhoff Raffloer & Co., importers. The building is currently occupied by textile companies and residential tenants.



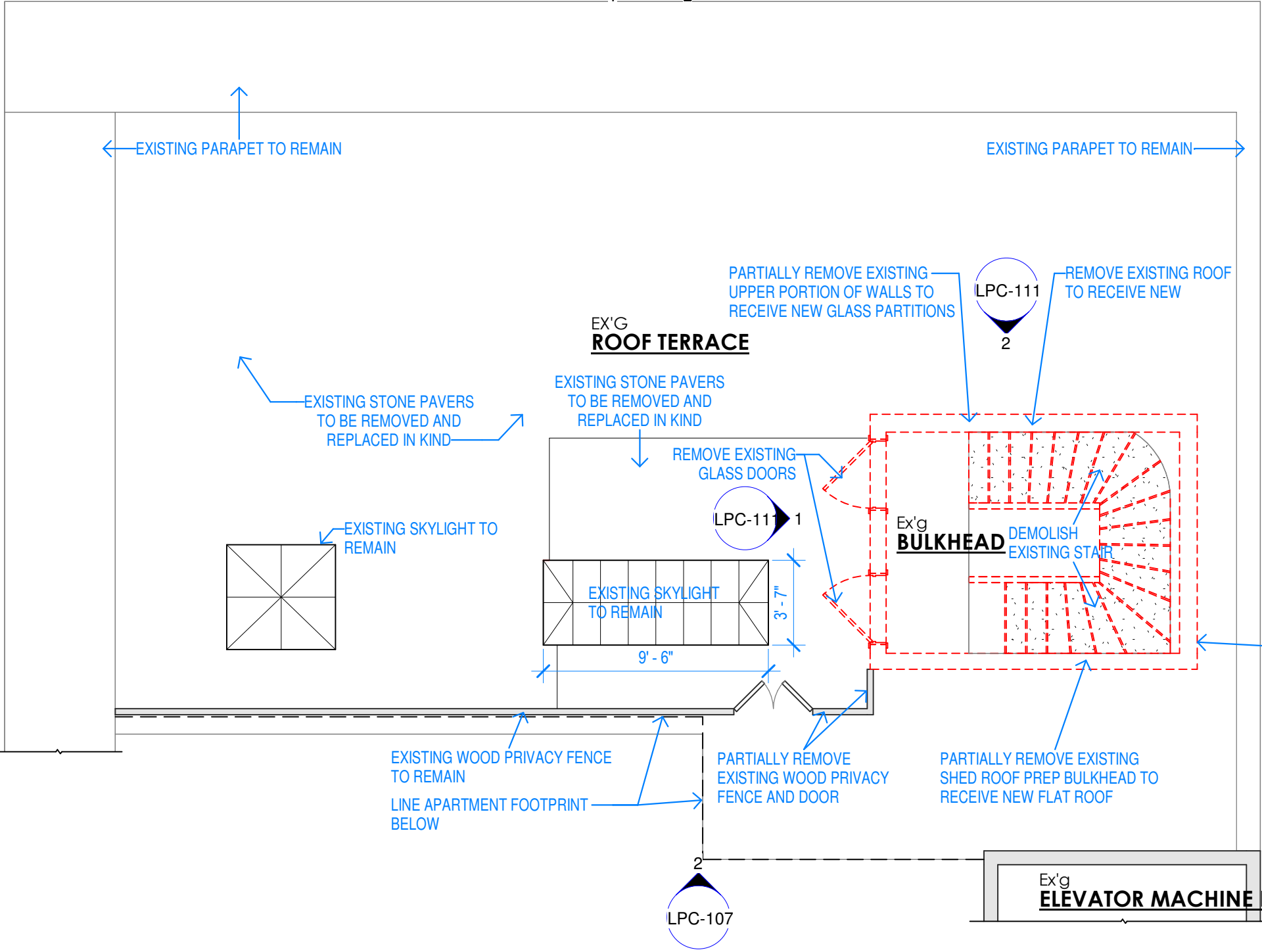
366 BROADWAY HISTORIC PHOTO

BROADWAY

LPC-110 1
LPC-106 2

FRANKLIN STREET

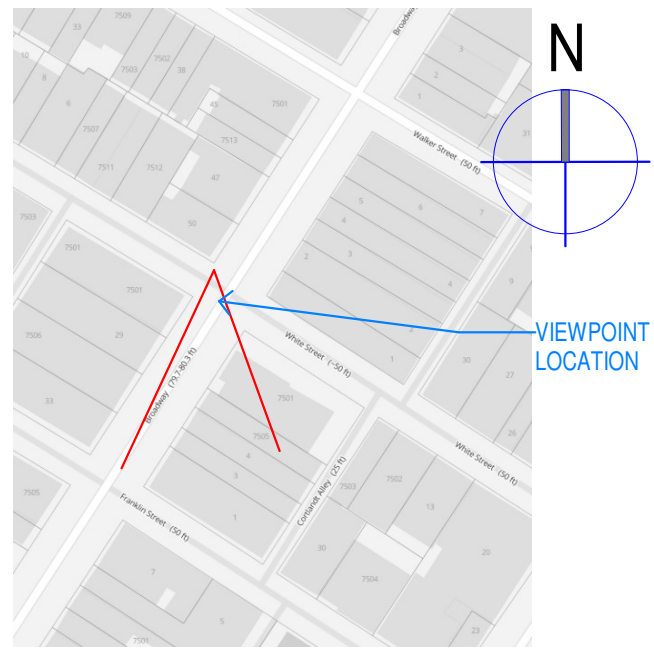
LPC-109 2



ROOF & BULKHEAD DEMOLITION PLAN

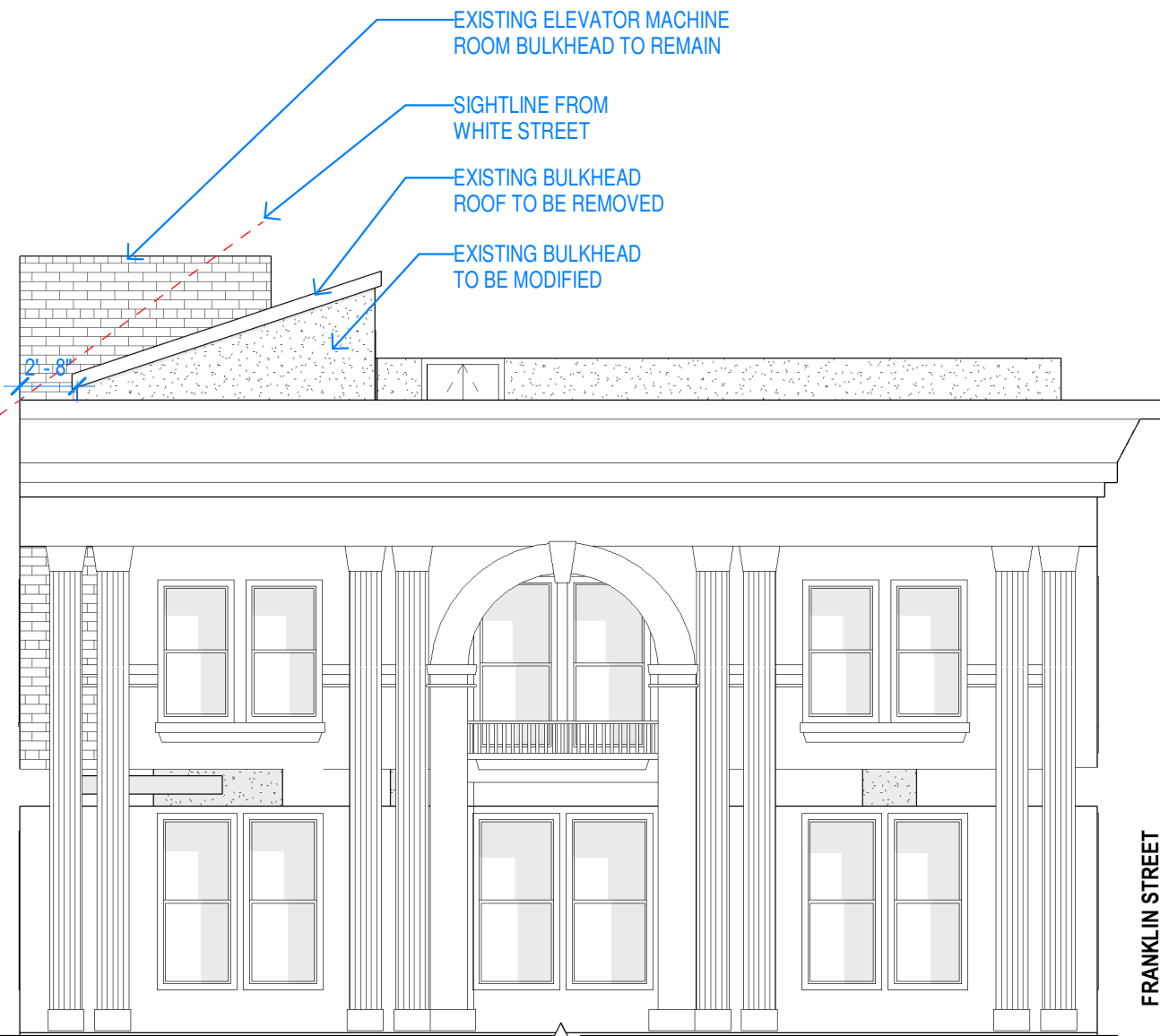
LPC

3/16" = 1'-0"

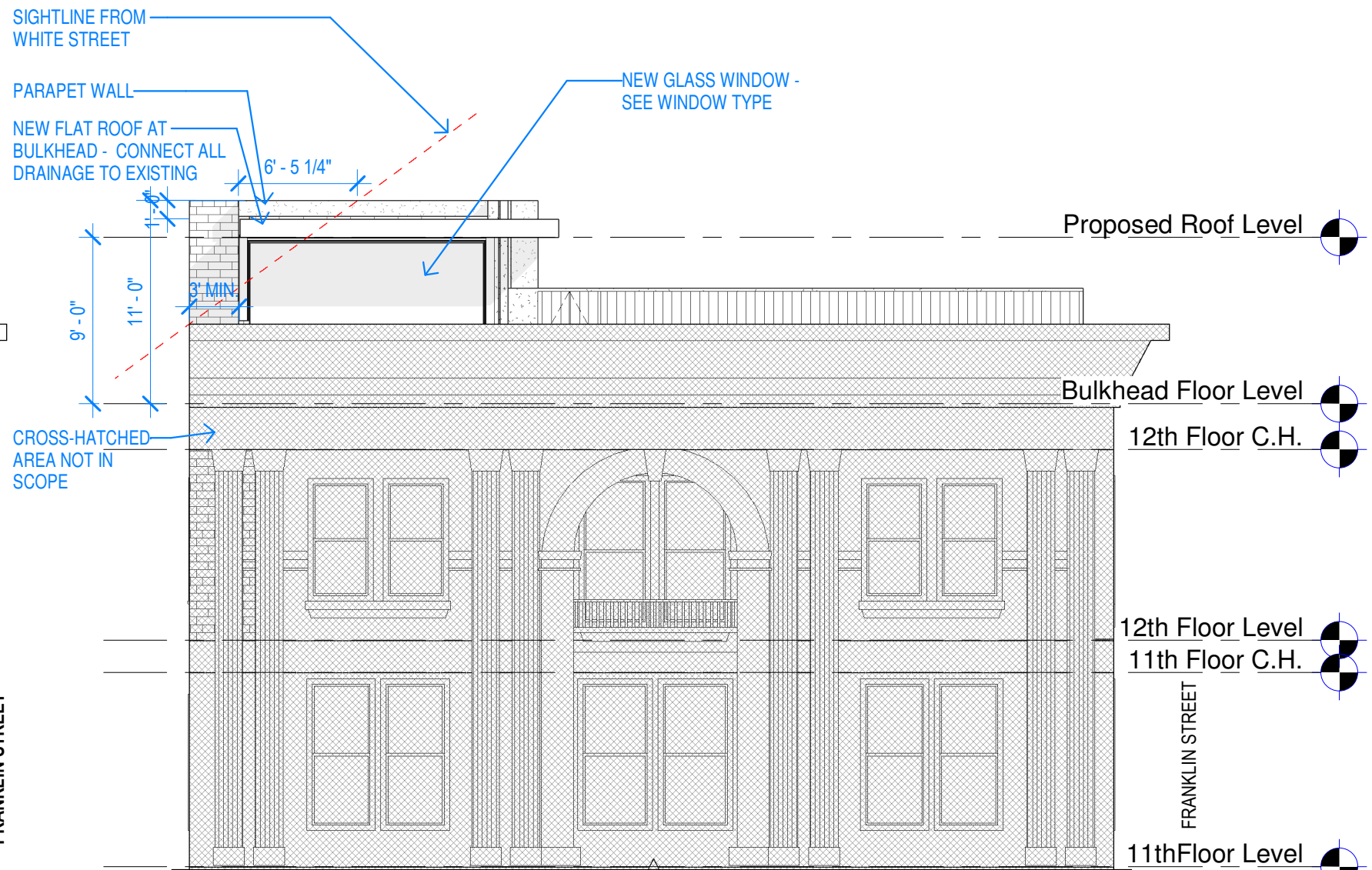


1 PHOTO FROM BRADWAY AND WHITE STREET
12" = 1'-0"

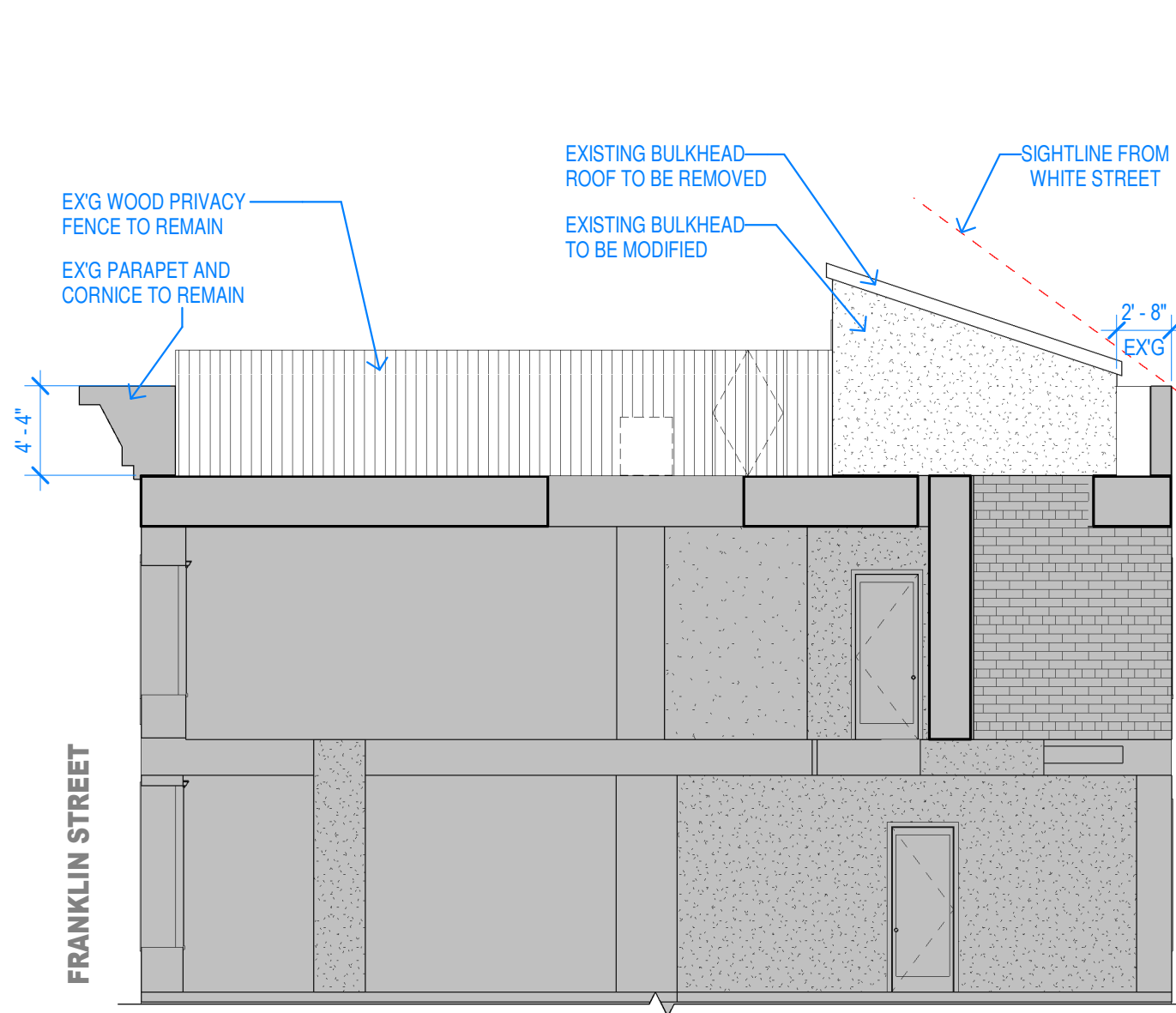
2 PHOTO FROM BRADWAY AND WHITE STREET - PHOTOMONTAGE
12" = 1'-0"



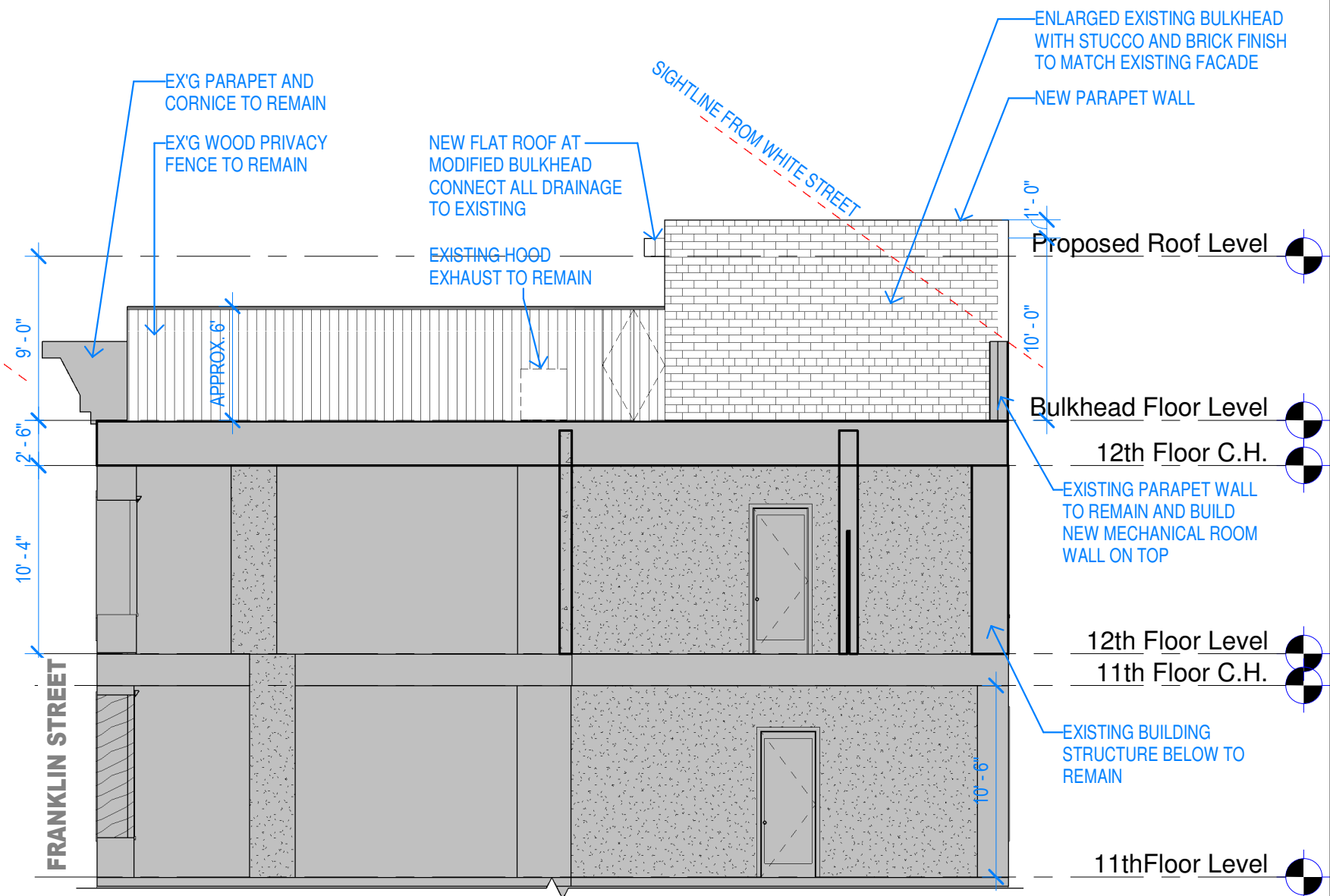
1 PARTIAL EXISTING WEST ELEVATION
(BROADWAY)
1/8" = 1'-0"



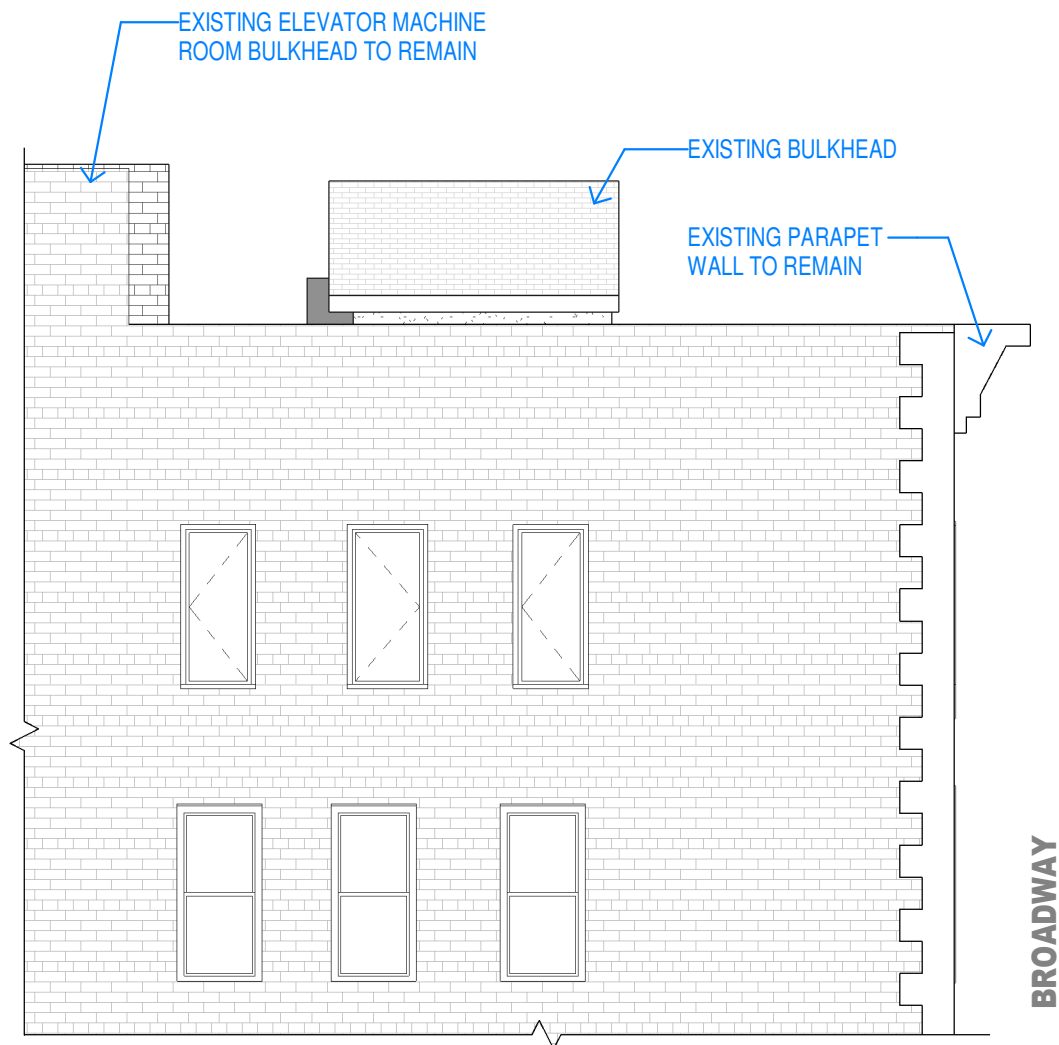
2 PARTIAL PROPOSED WEST ELEVATION
(BROADWAY)
1/8" = 1'-0"



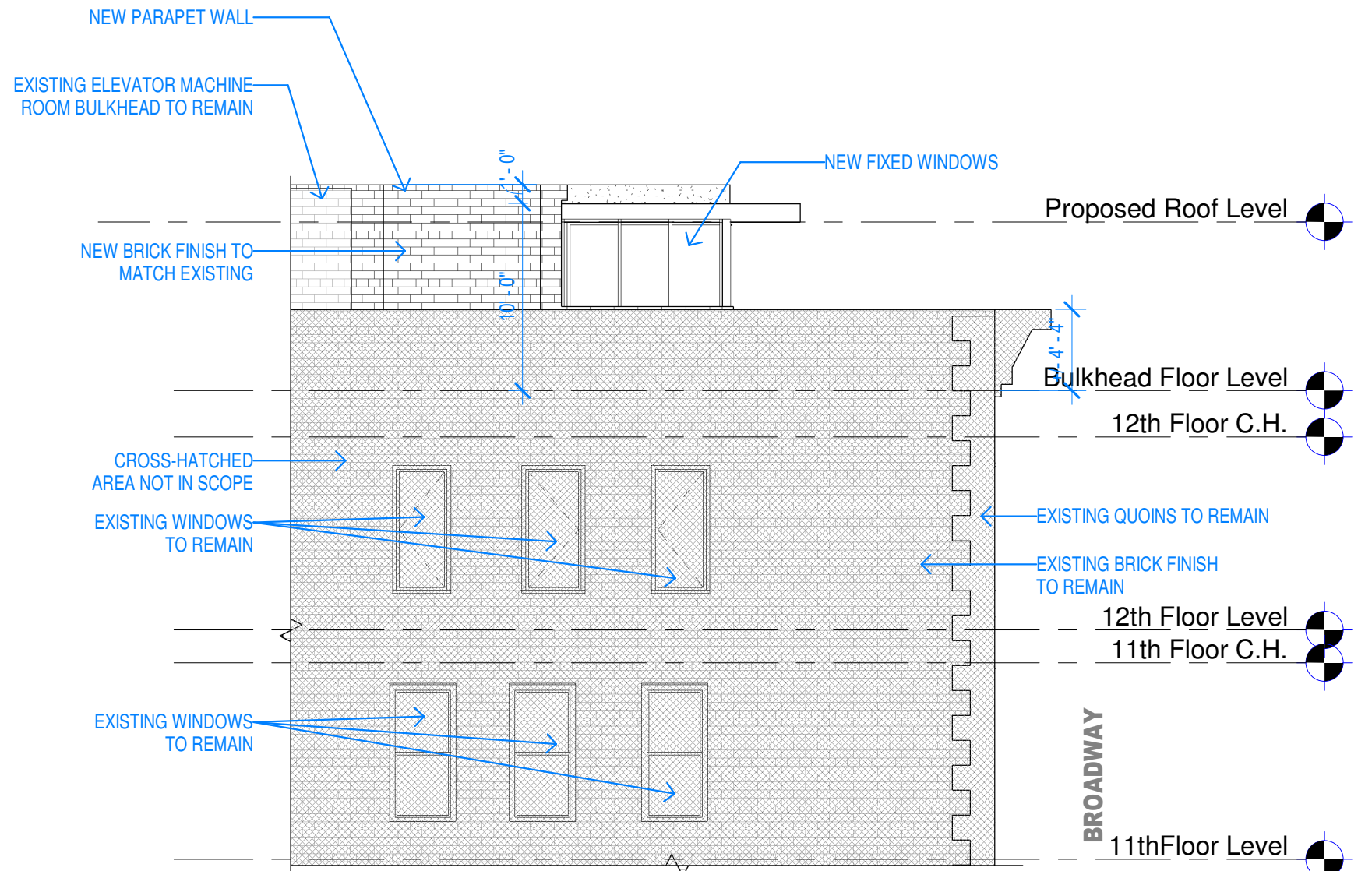
1 PARTIAL EXISTING EAST ELEVATION/
BUILDING SECTION
1/8" = 1'-0"



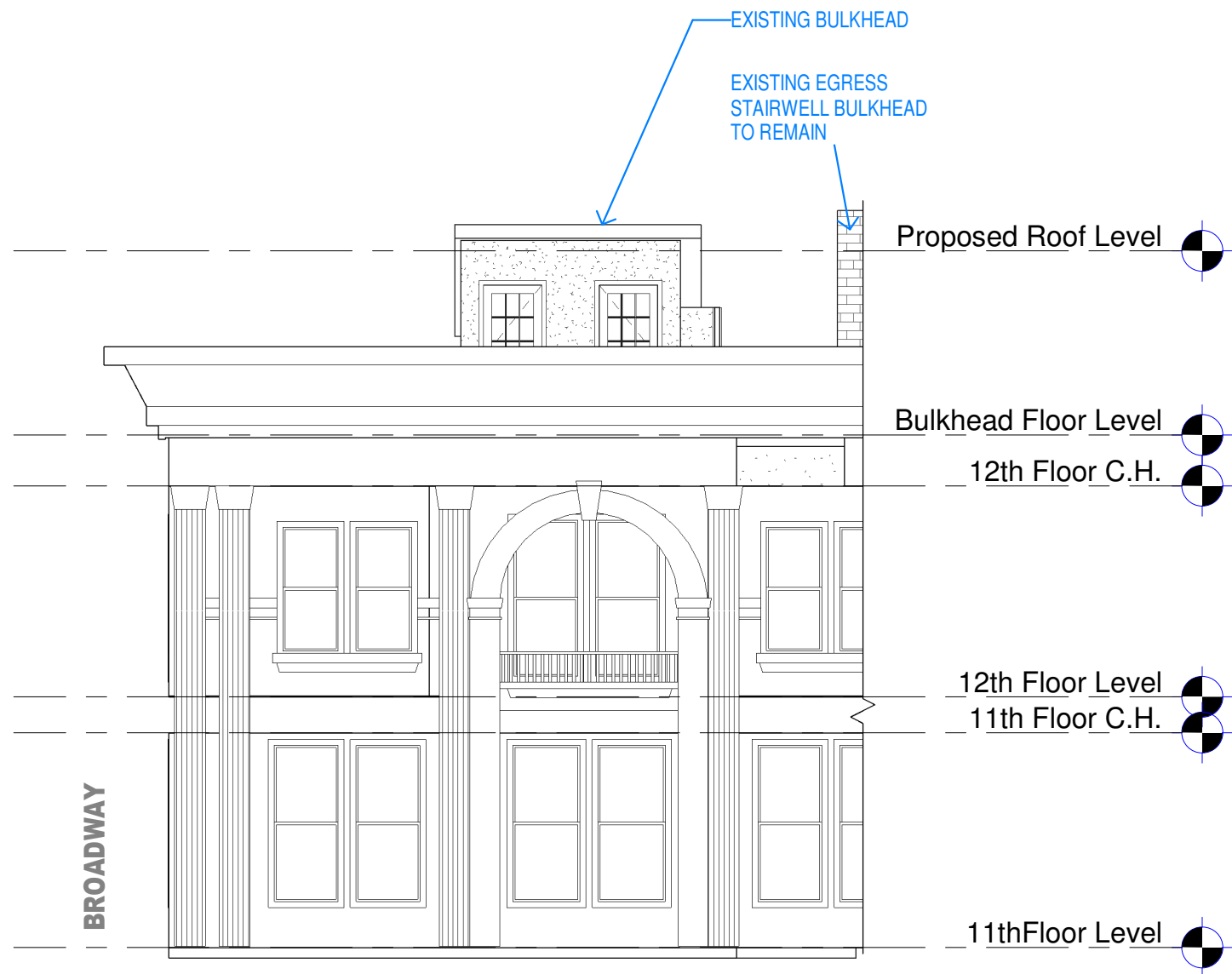
2 PARTIAL PROPOSED EAST ELEVATION/
BUILDING SECTION
1/8" = 1'-0"



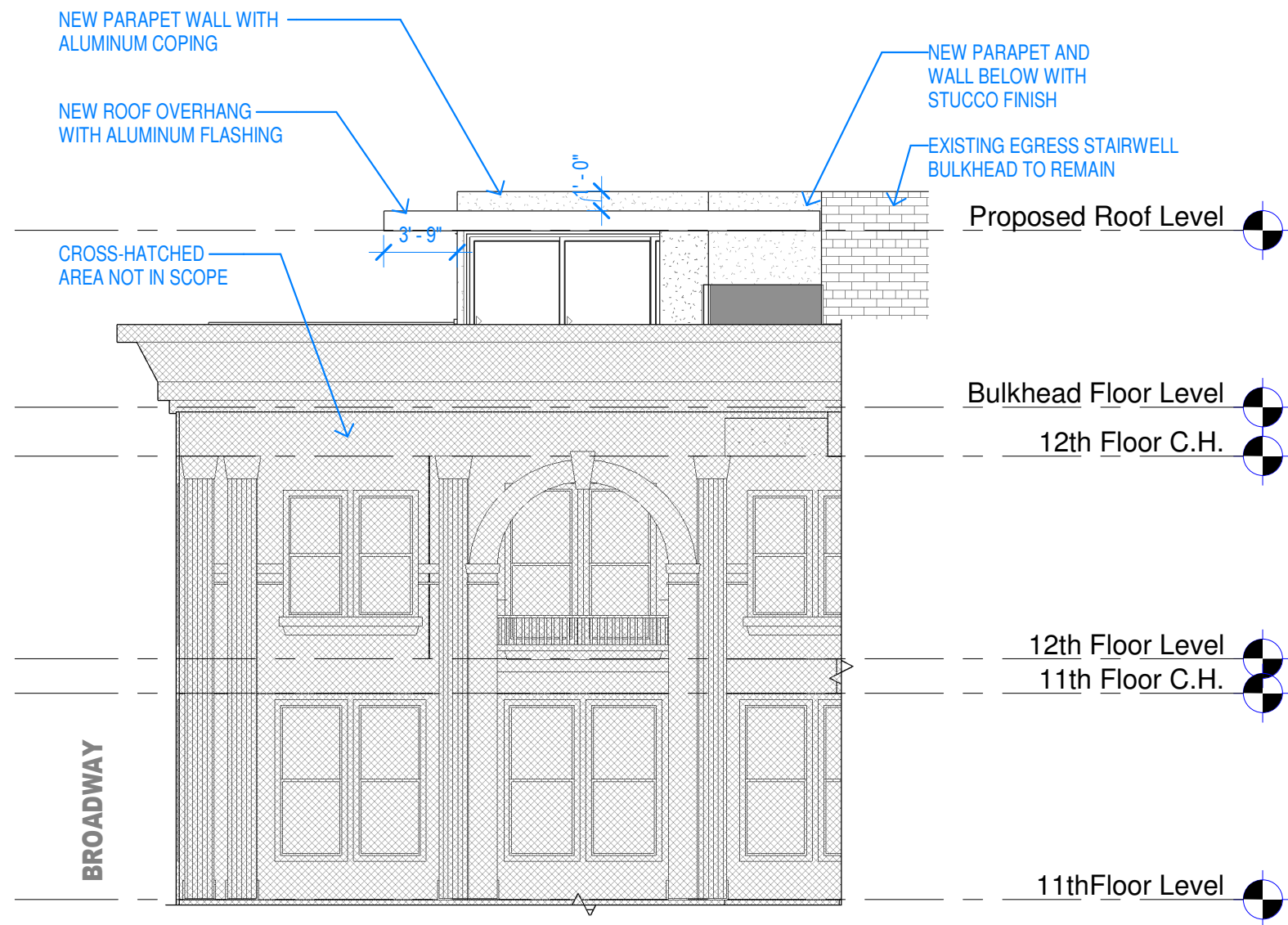
4 PARTIAL EXISTING RIGHT SIDE ELEVATION
1/8" = 1'-0"



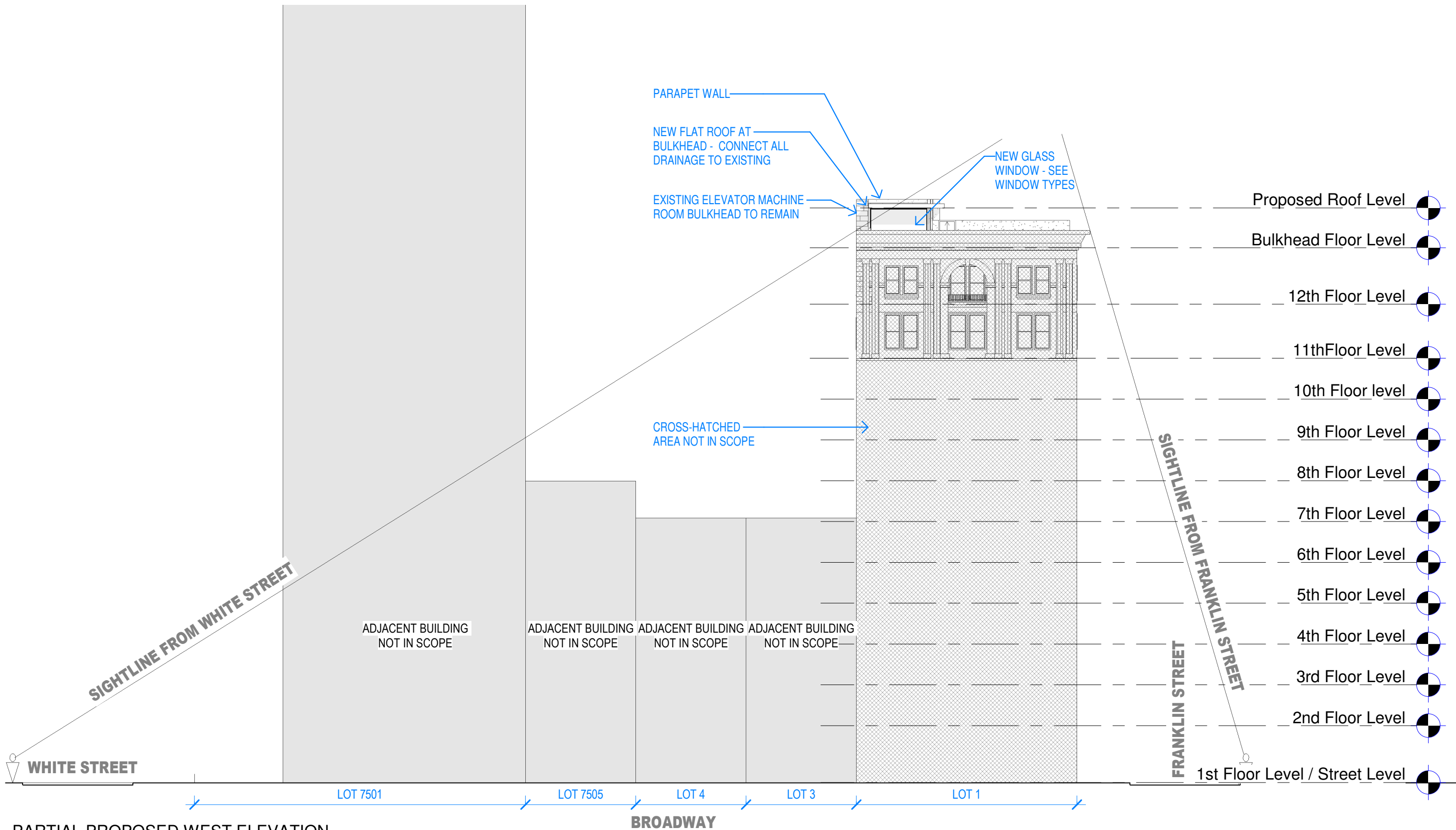
2 PARTIAL PROPOSED NORTH SIDE ELEVATION
1/8" = 1'-0"



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

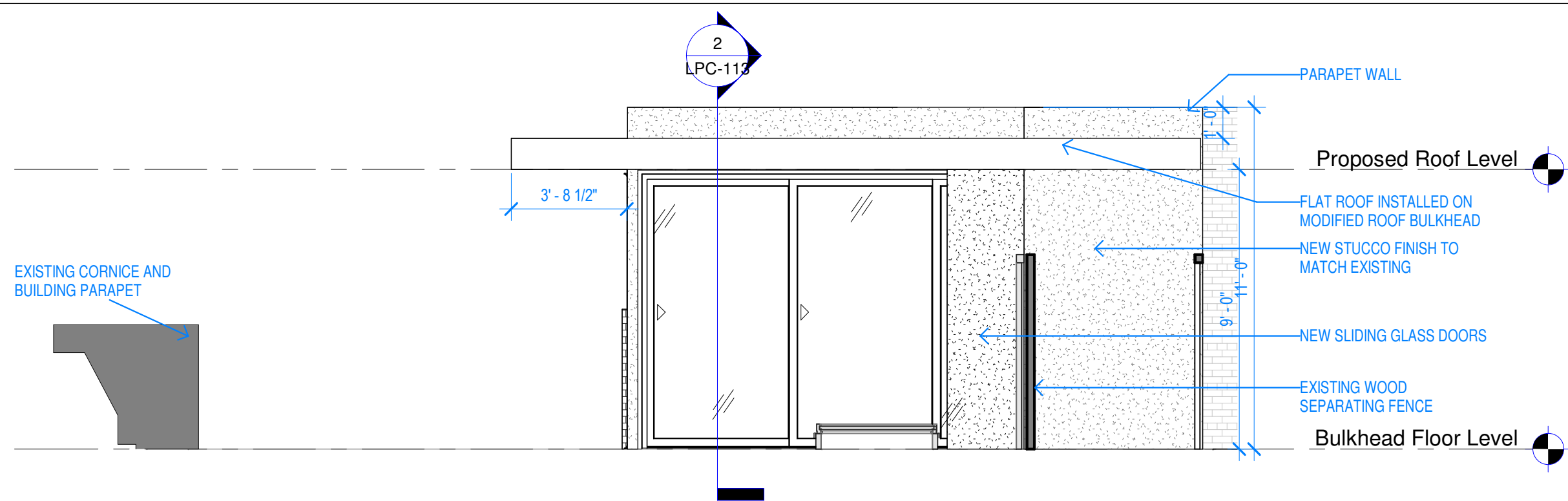


2 PARTIAL PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

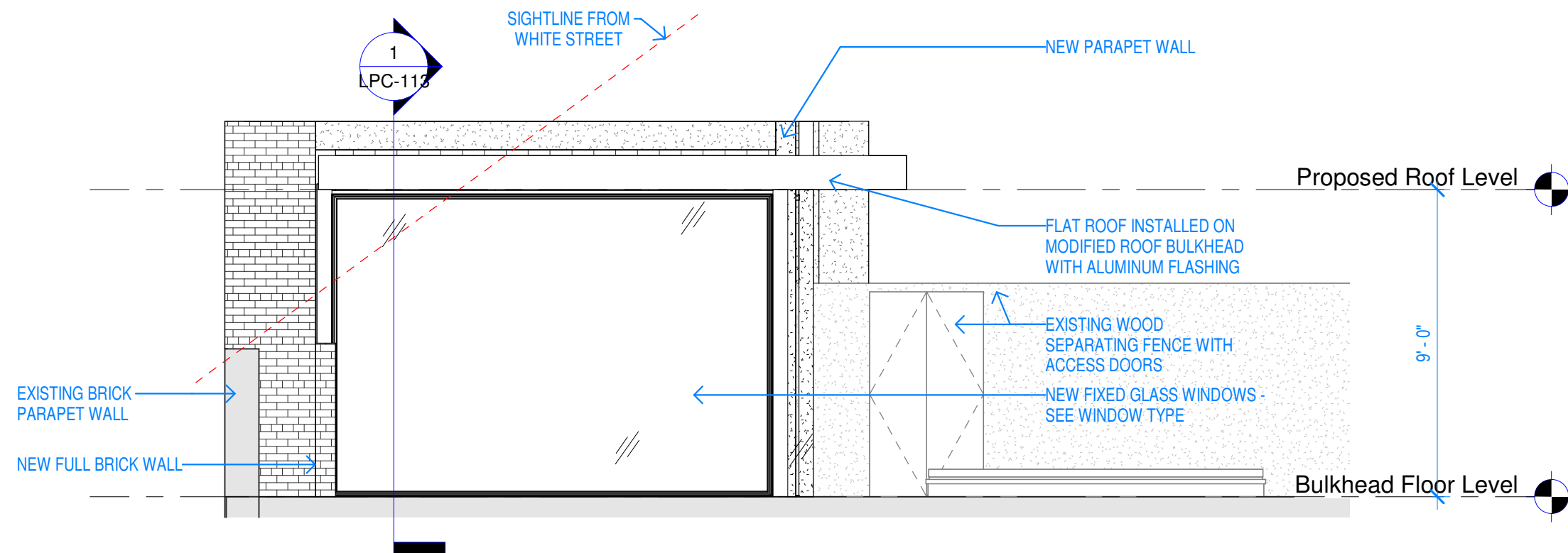


PARTIAL PROPOSED WEST ELEVATION
WITH SIGHTLINES (BROADWAY)

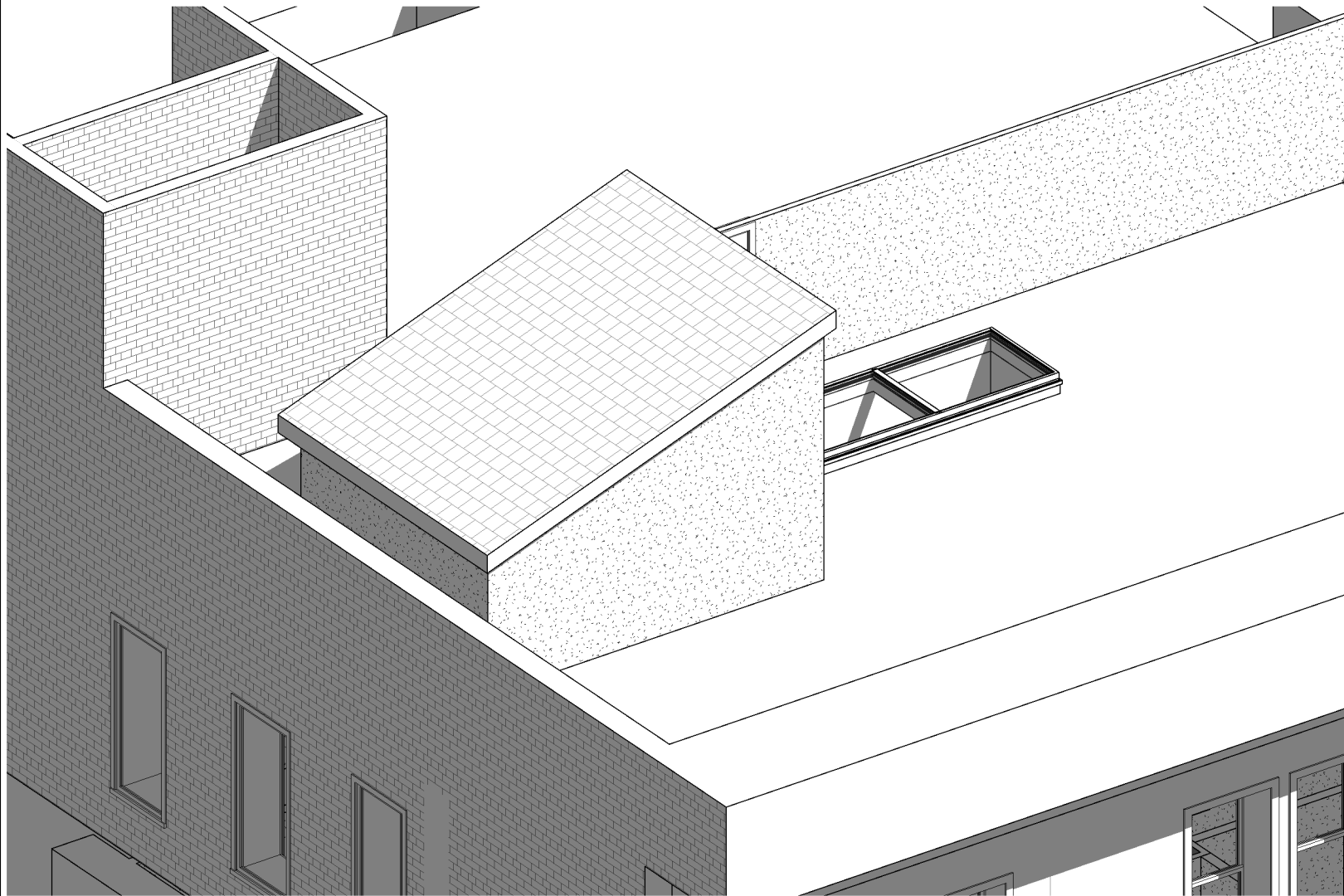
3/64" = 1'-0"



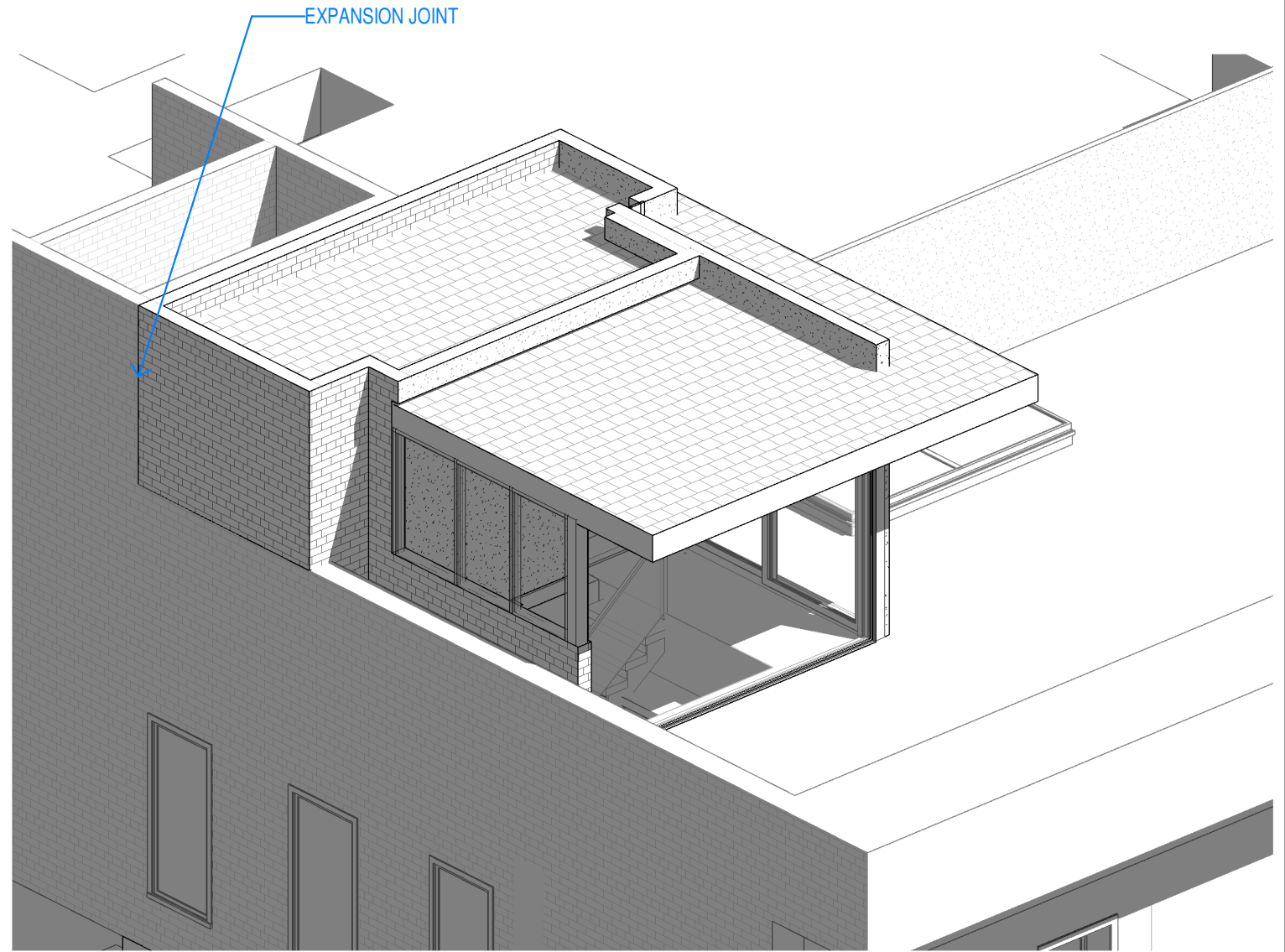
1 BULKHEAD NORTH ELEVATION
1/4" = 1'-0"



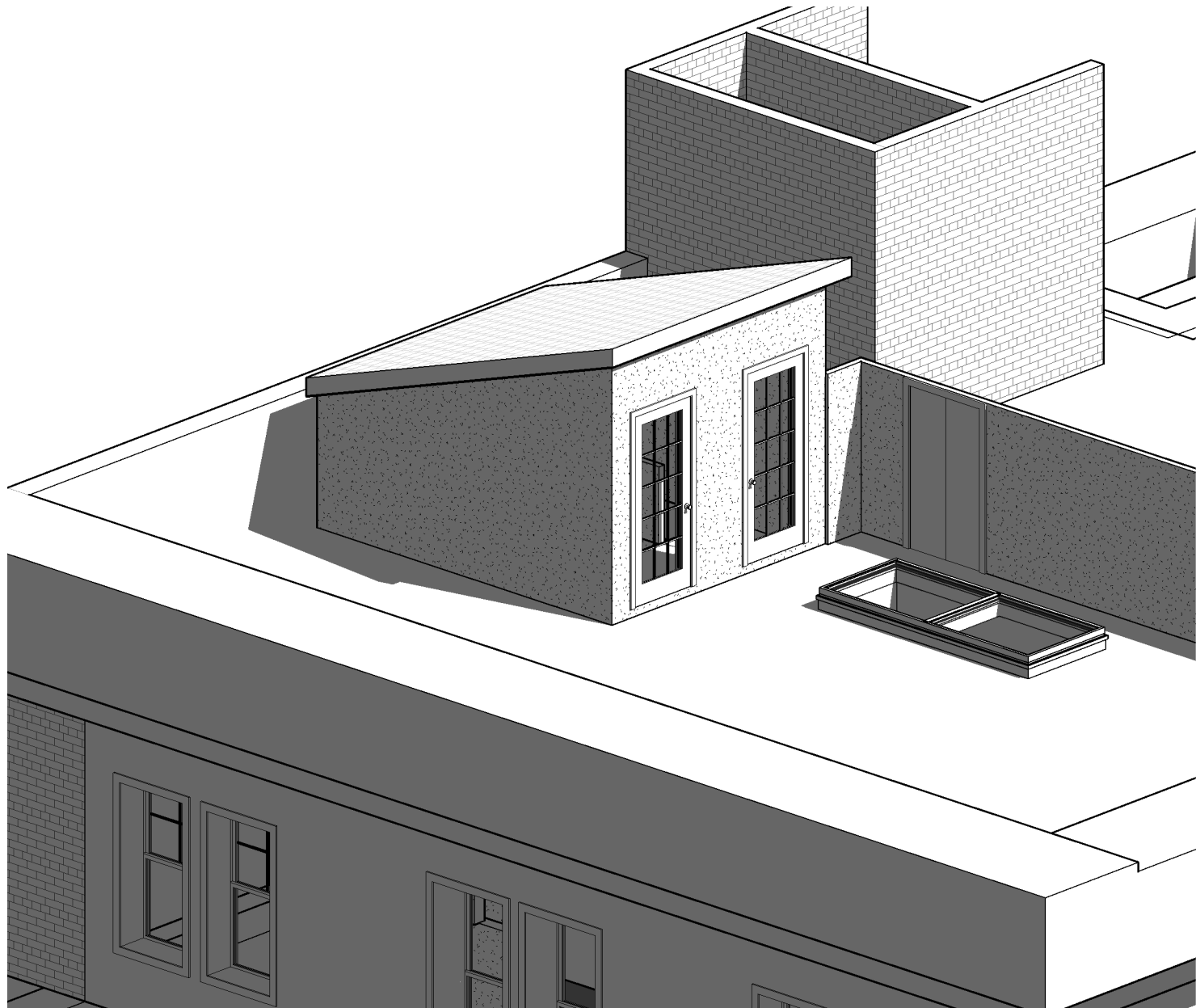
2 BULKHEAD WEST ELEVATION
1/4" = 1'-0"



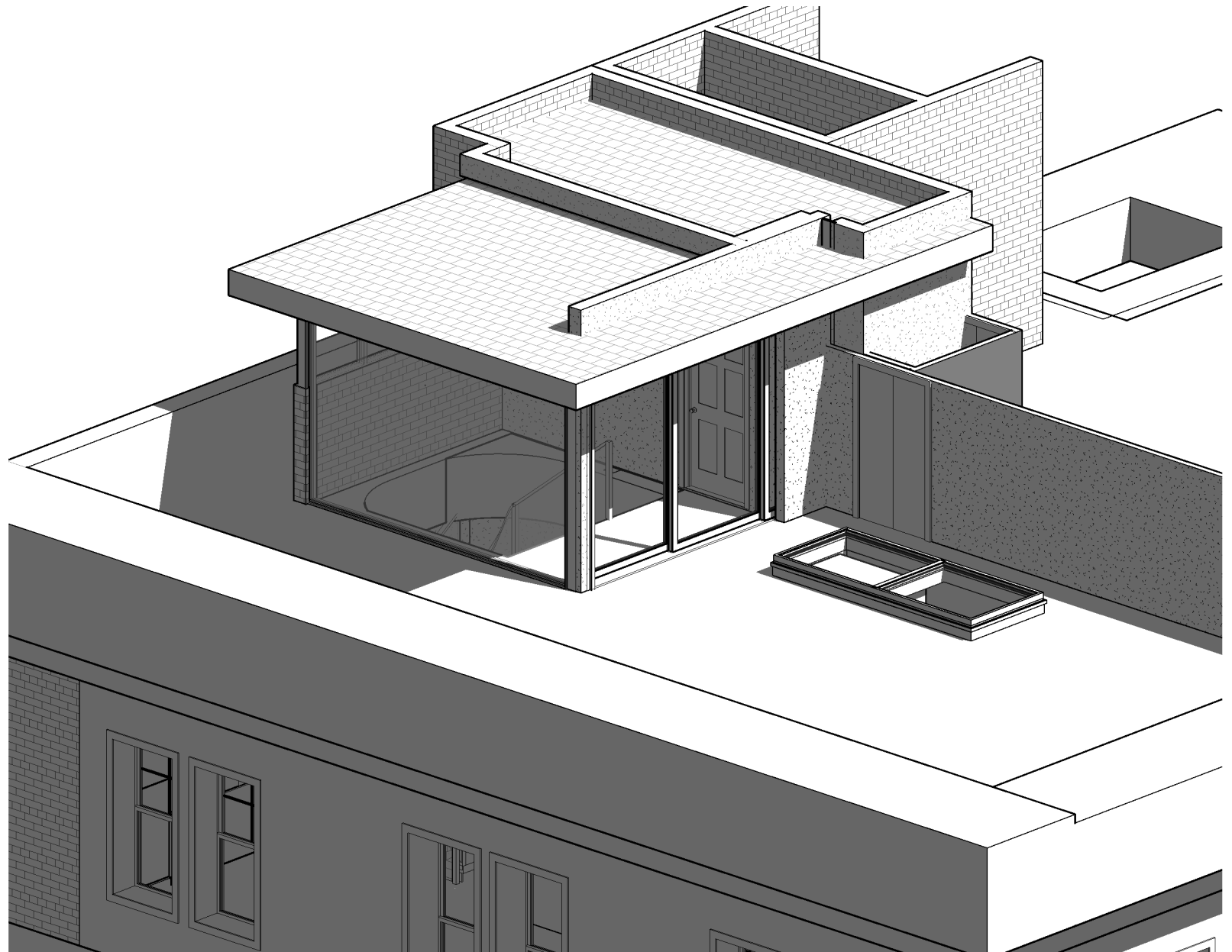
4 EXISTING BULKHEAD 3D VIEW 1



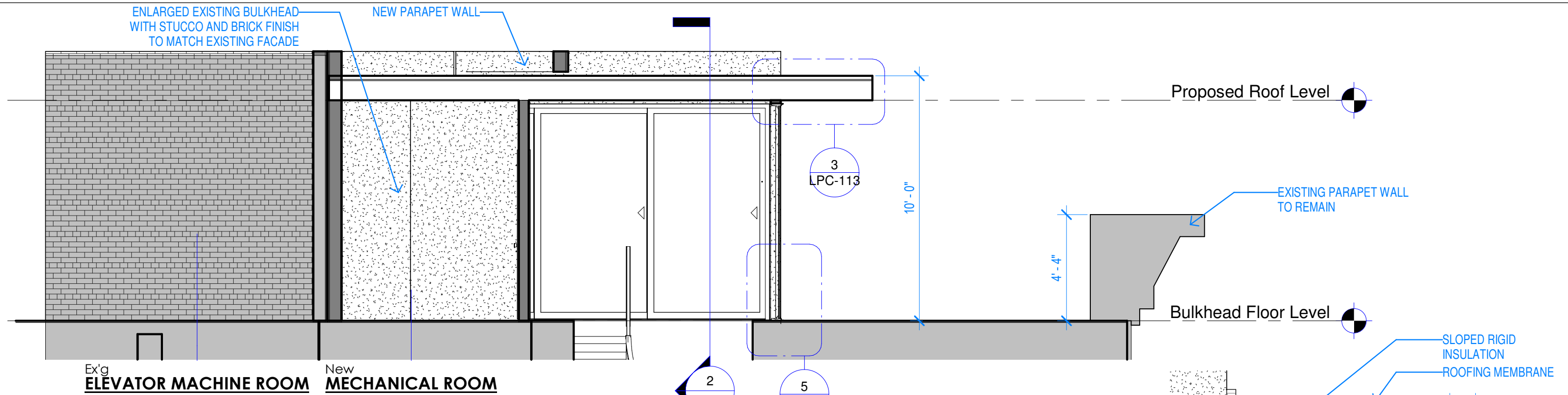
1 PROPOSED BULKHEAD 3D VIEW 1



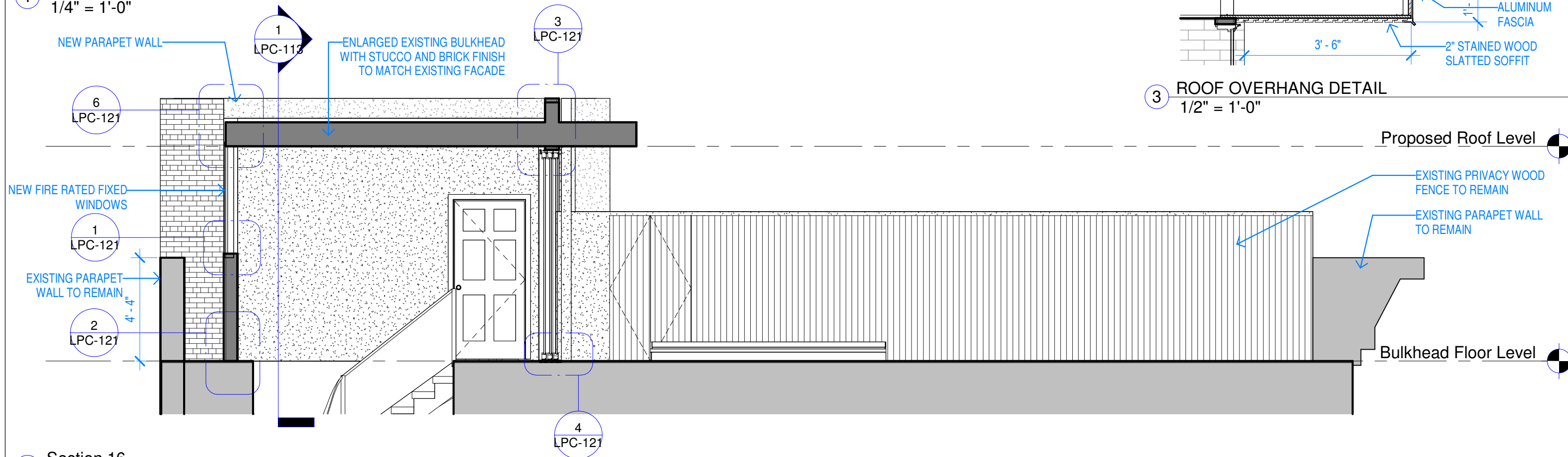
1 EXISTING BULKHEAD 3D VIEW 2



2 PROPOSED BULKHEAD 3D VIEW 2

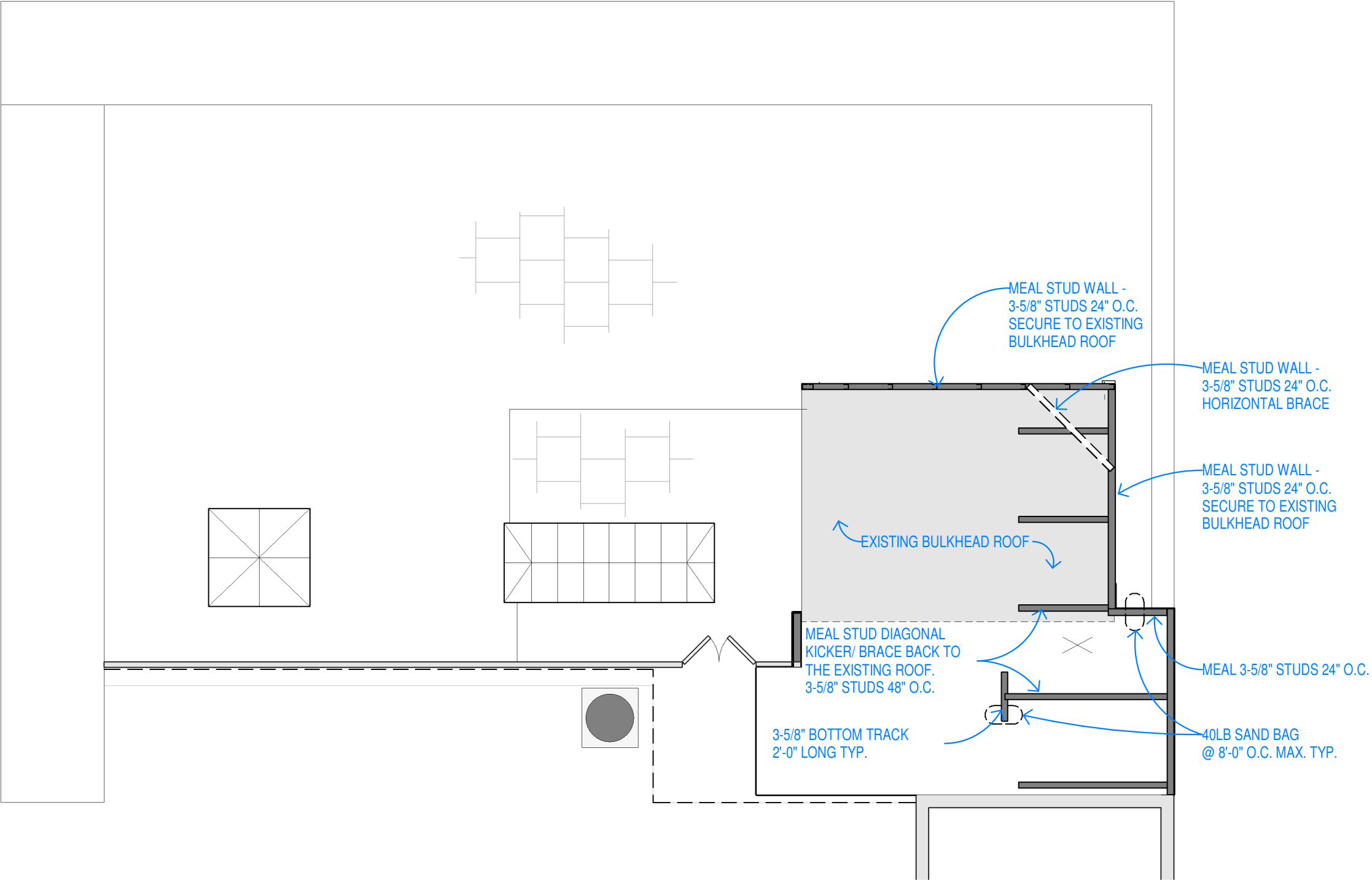


1 Section 15
1/4" = 1'-0"

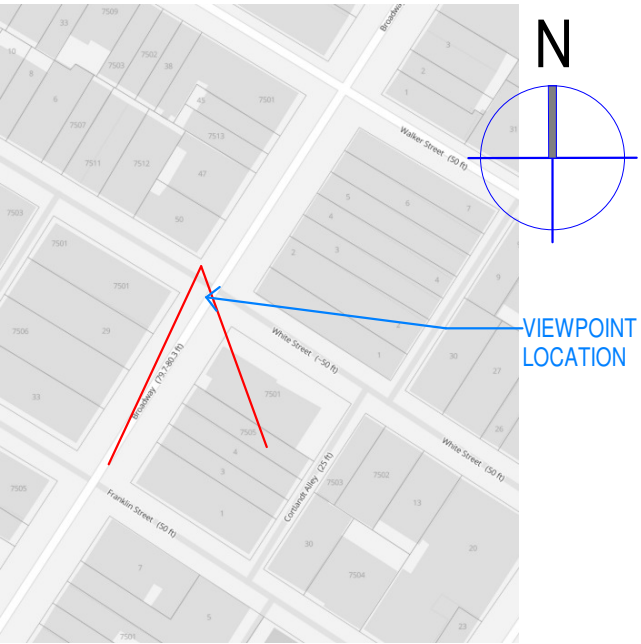


3 ROOF OVERHANG DETAIL
1/2" = 1'-0"

2 Section 16
1/4" = 1'-0"



1 PROPOSED ROOF & BULKHEAD
MOCK-UP PLAN
3/16" = 1'-0"



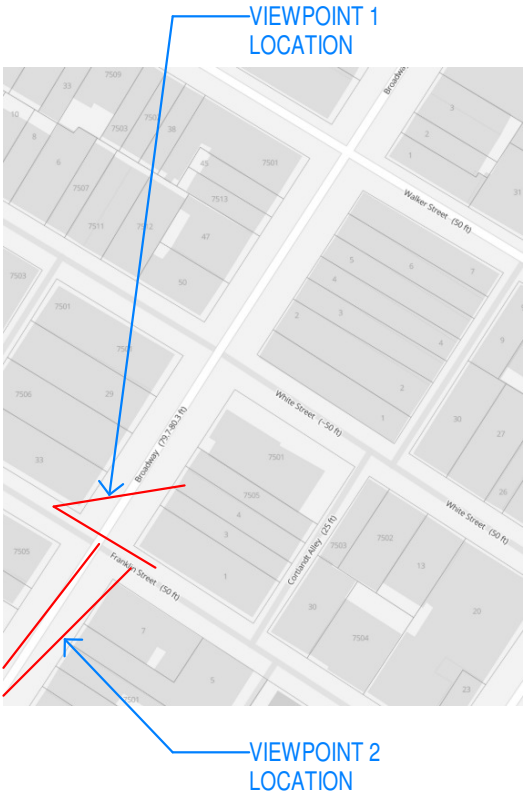




2 PHOTO FROM FRANKLIN STREET
12" = 1'-0"

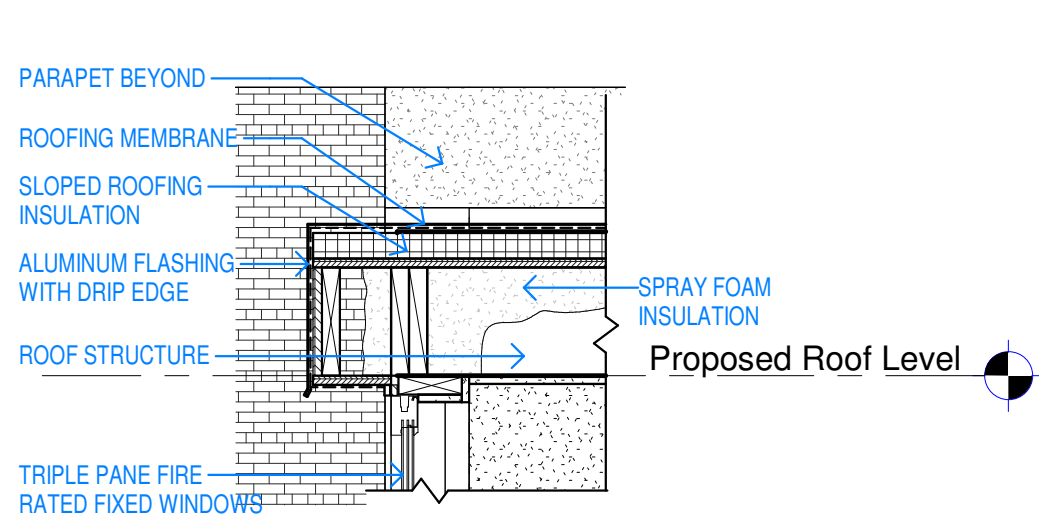


1 PHOTO FROM BROADWAY AND WORTH STREET
12" = 1'-0"

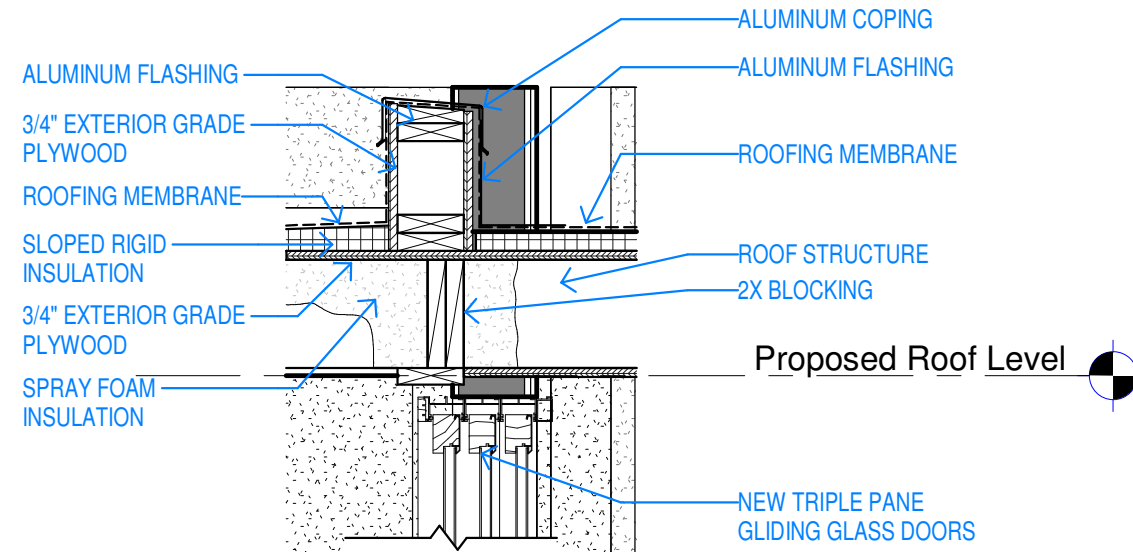




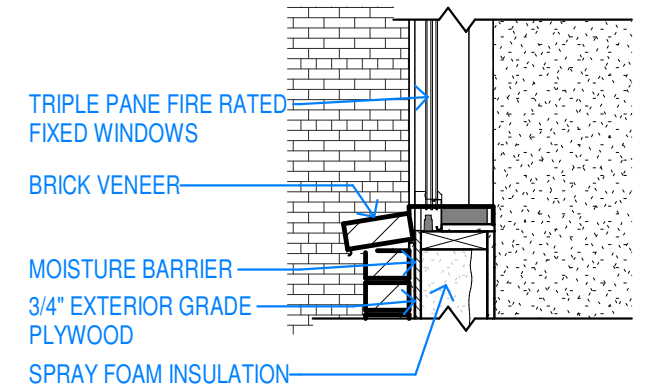
PRECEDENT #1 - 372 BROADWAY



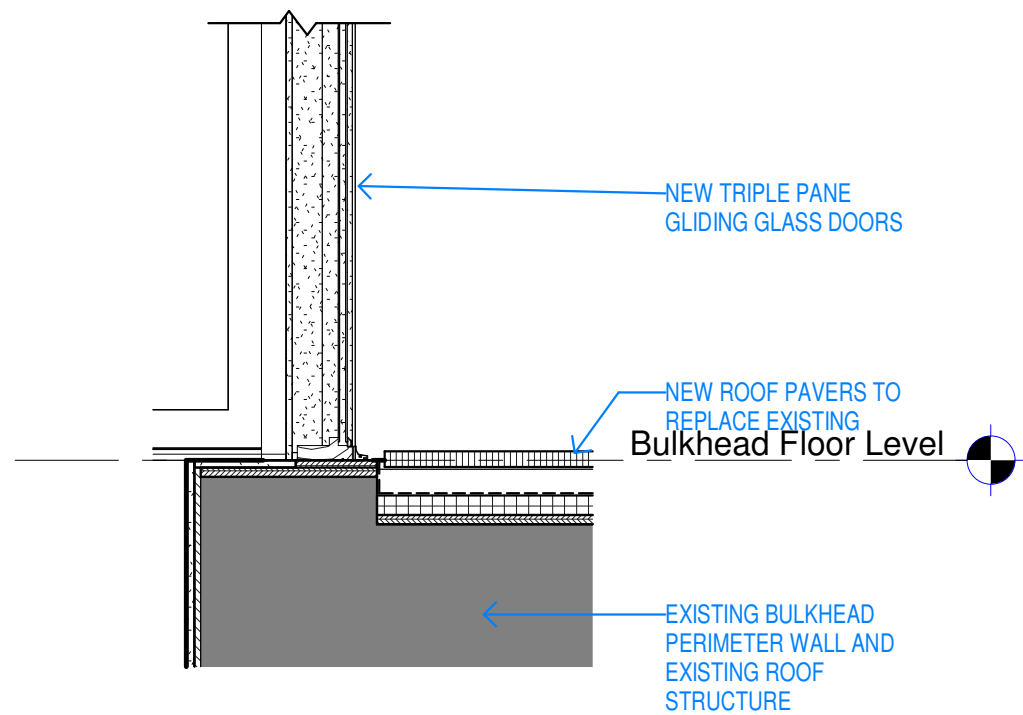
6 ROOF AND WINDOW HEAD CONNECTION
3/4" = 1'-0"



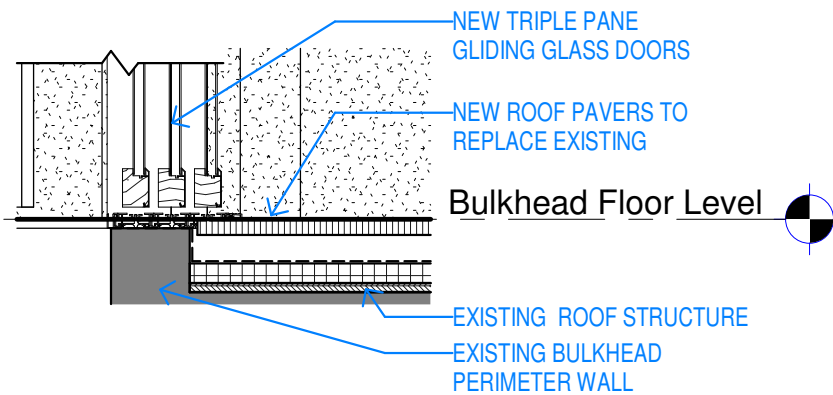
3 SLIDING DOOR HEADER AND NEW ROOF CONNECTIONS
3/4" = 1'-0"



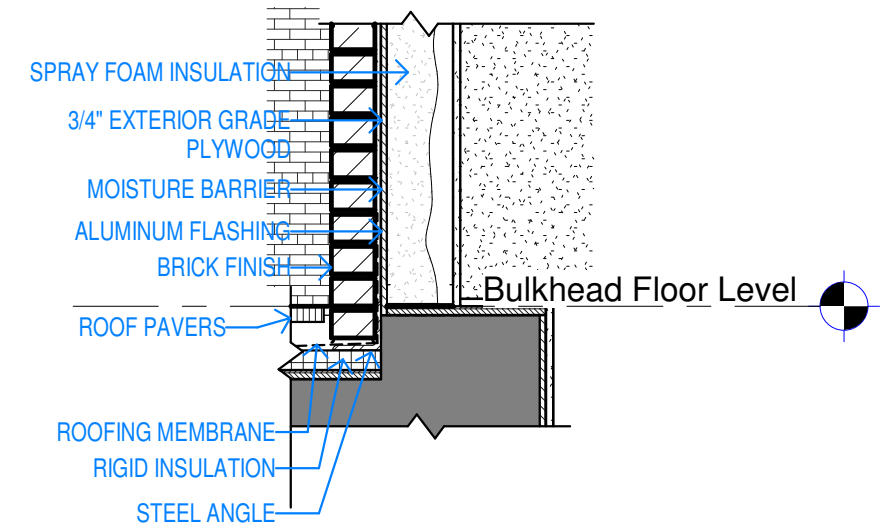
1 WINDOW SILL DETAIL AT NORTH SIDE
3/4" = 1'-0"



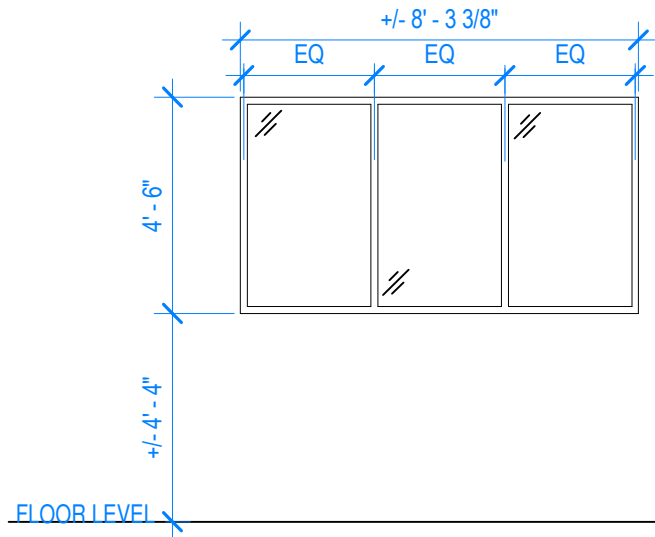
5 DOOR SILL AND ROOF CONNECTION
3/4" = 1'-0"



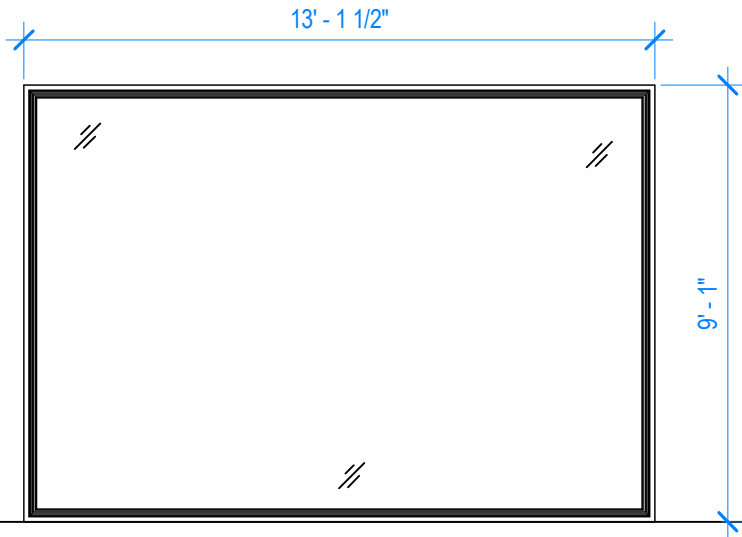
4 SLIDING DOOR SILL AND EXISTING ROOF CONNECTIONS
3/4" = 1'-0"



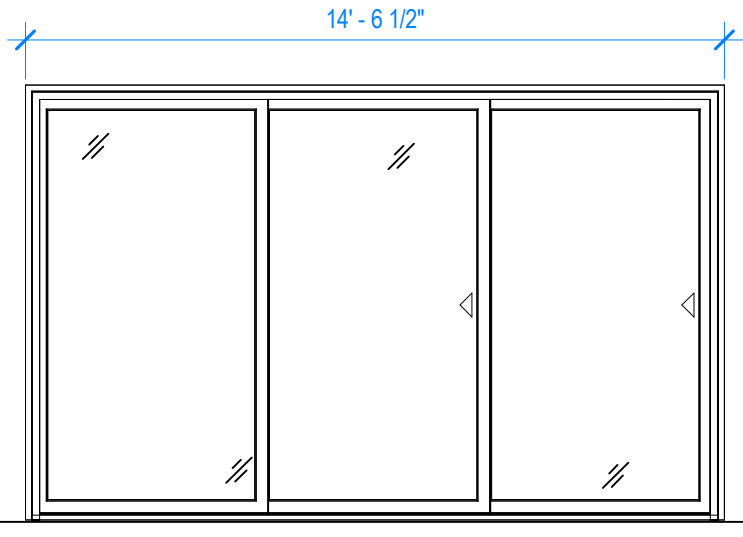
2 WALL CONNECTION TO ROOF
3/4" = 1'-0"



WINDOW TYPE - A
(FIXED)
QUANTITY: (1)
LOCATION: BULKHEAD
MATERIAL: [STEEL WITH FIREPROOFED GLASS](#)
COLOR: BLACK



WINDOW TYPE - B
(FIXED)
QUANTITY: (1)
LOCATION: BULKHEAD
MATERIAL: [STEEL AND TRIPLE PANE GLASS](#)
COLOR: BLACK



DOOR TYPE - A
(FOLDING PARTITION)
QUANTITY: (1)
LOCATION: BULKHEAD
MATERIAL: [STEEL AND TRIPLE PANE GLASS](#)
COLOR: BLACK

○

WINDOWS AND DOOR TYPES

1/4" = 1'-0"



**SAMPLE PHOTO OF ALUMINUM FASCIA TRIM AROUND
ROOF AND PARAPET - COLOR CHARCOAL GREY**



SOFFIT TO BE STAINED WOOD SLATS TONGUE AND GROOVE

ANODIZED SERIES

ALPOLIC®
METAL COMPOSITE MATERIALS

SURFACE TREATMENT

ALPOLIC®/fr Anodized material is a sandwiched aluminum skinned composite panel with a Class 1 anodized finish on the top side. Available stock Anodized finish is CLR Clear Anodized. Custom colors and untreated panels available.

STANDARD PANEL SIZE

Standard stock widths are 50" (1270mm) and 62" (1575mm) and lengths of 148" (3759mm) and 198" (5029mm). Panels are stocked in 4mm thickness. Standard crate is 32 pieces and 24 pieces for 62 x 196. Custom lengths, thickness, and standard polyethylene core available. Please contact Customer Service for current available stock and additional information.

FINISH TOLERANCE

Color: DE 5.0 (CMC) variation within one lot*
Gloss: Nominal +/-10 units
*Please note that Anodized panels can not be color controlled as tightly as painted panels and some color variation should be expected.

PRODUCT TOLERANCE

Width: ± 0.08" (2mm)
Length: ± 0.16" (4mm)
Thickness: 3mm ± 0.008" (0.2mm)
4mm ± 0.008" (0.2mm)
6mm ± 0.012" (0.3mm)
Bow: Maximum 0.5% of length and/or width
Squareness: Maximum 0.2" (5mm)
Peel Strength: >22.5 in lb/in (ASTM D1781)

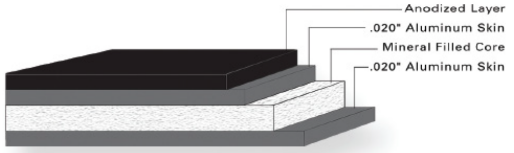
ALPOLIC® material is trimmed and squared with cut edges to offer the best sheet edge conditions in the industry.

WARRANTY

Standard panel warranty: 10 years
Finish warranty: 5 years

Please call Customer Service for exclusions and warranty details.

LITAP3011
051524



FIRE PERFORMANCE

Fire retardant ALPOLIC®/fr Anodized finish panels with a mineral filled core have been tested by independent testing laboratories using nationally recognized tests. This material meets all requirements of the International Building Code for non-combustible construction:

IBC Listed

Please visit www.alpolic-americas.com/anodized or call technical support for complete report listings and additional information.

PRODUCT NOTES

- Panels should be stored flat in a dry, indoor environment.
- Fabricate panels at temperatures above 55°F.
- Protective film should be removed from panels soon after installation.
- Please refer to ALPOLIC® Anodized Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.
- For best color consistency, ALPOLIC® recommends ordering all required Anodized paint finish panels at one time in the same width and maintaining consistent panel orientation during installation.
- Different lots of Anodized finish should not be mixed on building elevation.

ALPOLIC® TECHNICAL ASSISTANCE
1.800.422.7270 | technicalservices@alpolic.com

401 Volvo Parkway, Chesapeake, VA 23320
Telephone 1.800.422.7270 | Fax 757.436.1896
www.alpolic-americas.com | Email: info@alpolic.com

ANODIZED ALUMINUM SPECIFICATIONS



Glen-Gery Molded Brick

General

Glen-Gery manufactures molded bricks in a multitude of shades to accommodate the visual requirements of most projects. Glen-Gery molded bricks have a nominal four inch bed depth.

Unit Specifications

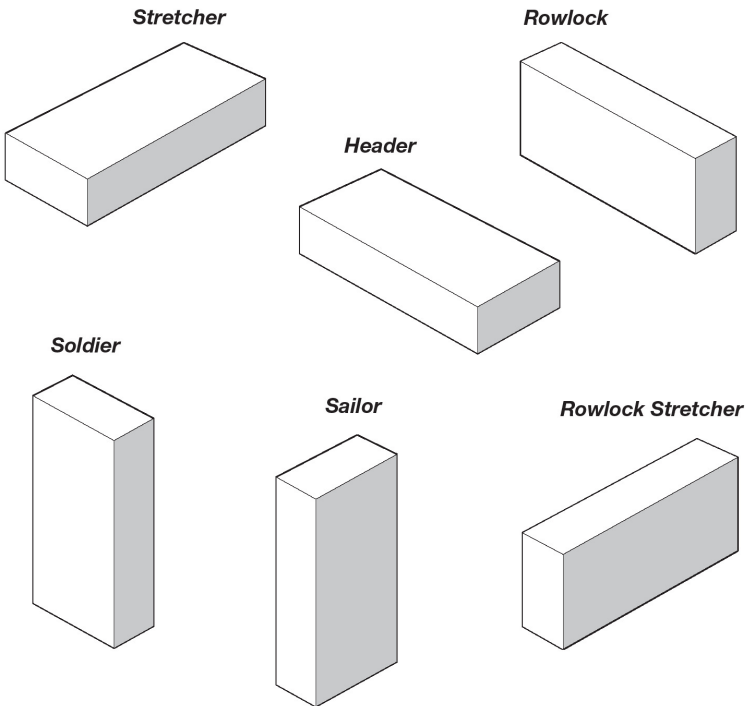
Glen-Gery molded bricks are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 216, Grade SW, Type FBS and all grades of ASTM C 62. These products also conform to the requirements of ASTM C 216, Grade MW. Certain products meet the requirements of ASTM C 216, Type FBA, ASTM C 902, or ASTM C 32. Inquiries should be made for specific applications or conformance to standards other than ASTM C 216 or C 62. When specifying this product, the specifications should cite:

- 1) The product name and state "as manufactured by Glen-Gery Corporation."
- 2) Conformance to the requirements of the appropriate standard, (typically, ASTM C 216).
- 3) The actual unit dimensions listed as thickness x height x length.

Example: 53DD as manufactured by Glen-Gery Corporation to conform to the requirements of ASTM C 216, Grade SW, Type FBS. The units shall have dimensions of 3-5/8" X 2-1/4" X 7-5/8".



Brick Positions in a Wall



1



BRICK IMAGE SAMPLE - SHREWSBURY

BRICK VENEER SPECIFICATIONS



September 9, 2025
Public Hearing

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