

October 21, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-02129

361 Broadway – James White Building – Individual Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 189 6727

Passcode: 366871

By Phone: 646-828-7666 (NY)

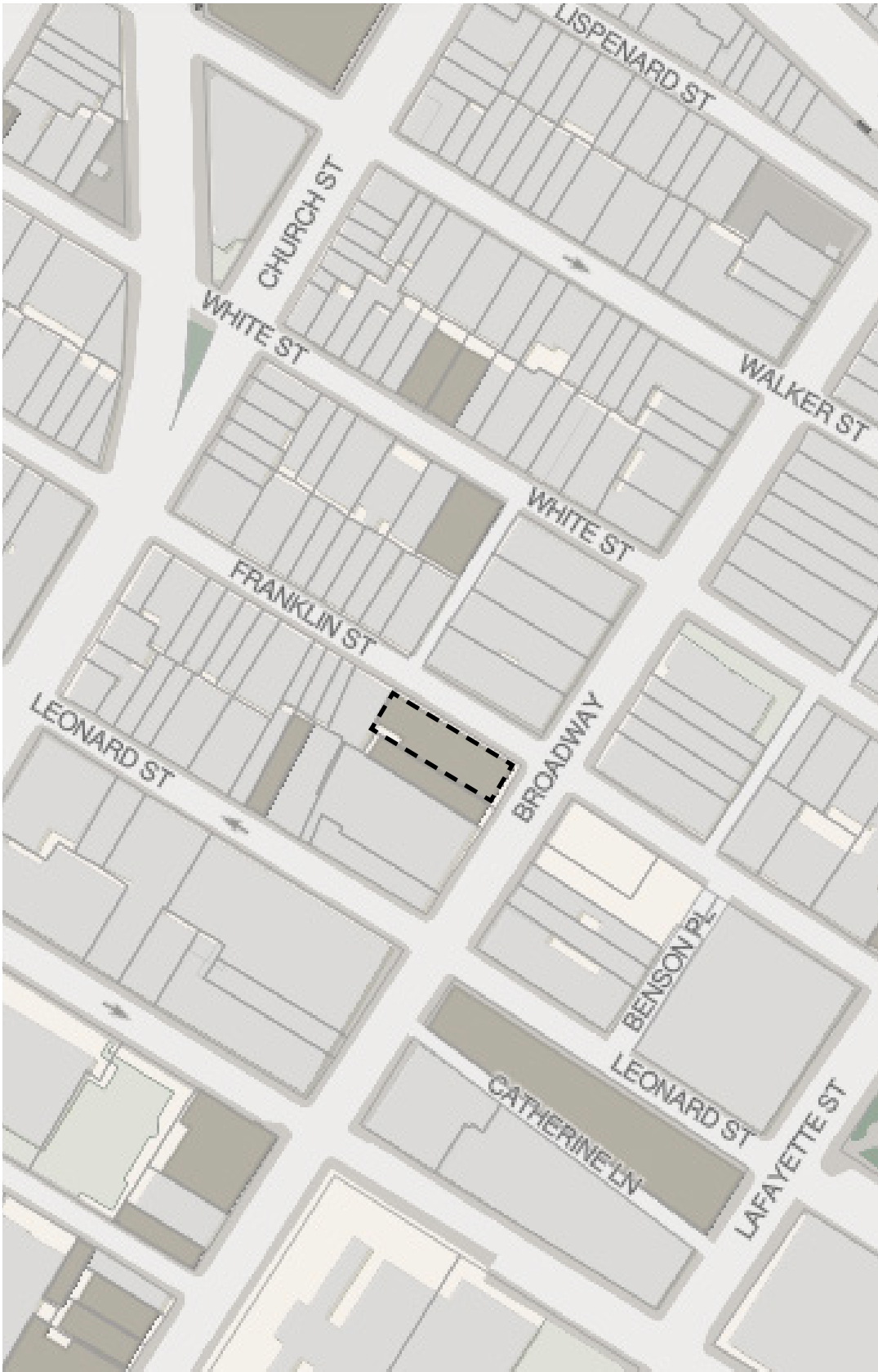
833-435-1820 (Toll-free)

833-568-8864 (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.



361 Broadway



Site location

361 BROADWAY

LPC PUBLIC HEARING: OCTOBER 21, 2025
 DOCKET # LPC-26-02129
 HIGGINS QUASEBARTH & PARTNERS, LLC

ZR SECTION 75-422

Transfer of development rights from landmarked buildings

A transfer of development rights from a Landmark site (the granting lot) to receiving lots within the surrounding area may be certified by the City Planning Commission provided that the following are proved by the Landmarks Preservation Commission:

- Materials to demonstrate the establishment of a program for the continuing maintenance of the landmark building or other structure; and
- A report from the Landmarks Preservation Commission concerning the continuing maintenance program of the landmark building or other structure.

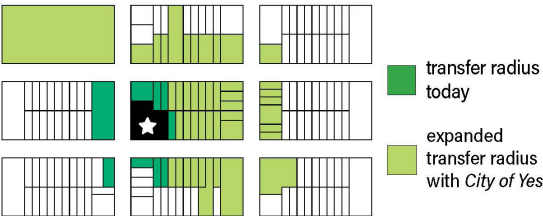


City of Yes for Housing Opportunity is a plan to tackle our housing shortage by making it possible to build a little more housing in every neighborhood. *City of Yes* would make it easier for landmarked buildings to sell their development rights, while keeping all historic preservation rules in place. This would allow landmarked buildings to bring in urgently-needed funds and create more housing for New Yorkers.

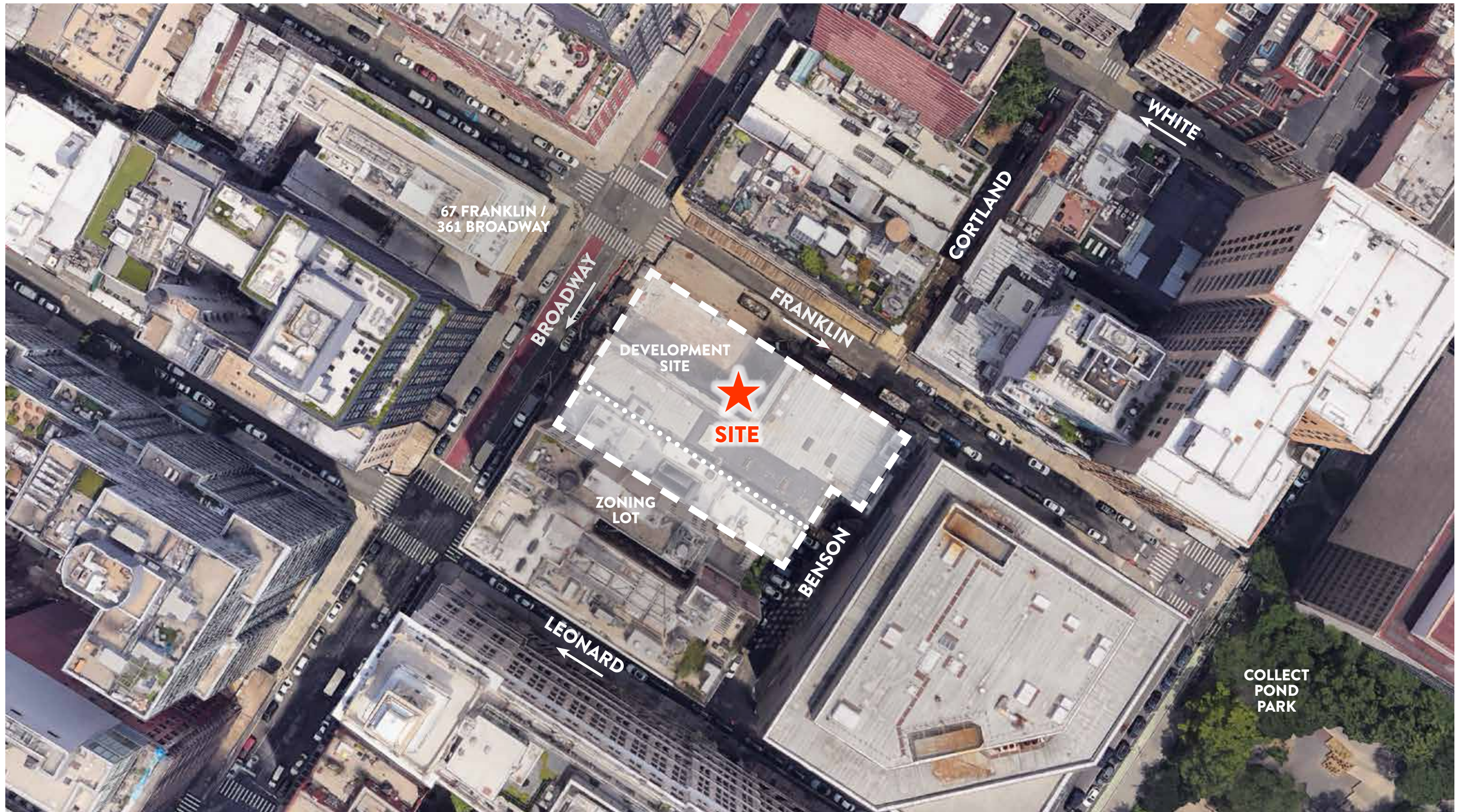
Across New York City, many landmarked buildings like churches financially struggle because they have high maintenance costs, and can't develop their properties to raise revenue. That's why landmarks have been allowed to sell their development rights to adjacent lots since the 1960s. However, selling development rights is complicated and not allowed in lower-density and historic districts. As a result, **less than 15 landmarks have been able to sell their development rights in the past 50 years**, and almost all of them are in central areas of Manhattan.

City of Yes updates these rules so landmarked buildings get the money they need to stay afloat, and New Yorkers get more housing!

- ➔ Today, landmarks can only transfer development rights to adjacent lots. *City of Yes* allows them to transfer rights to any lots on the same block, across the street, or at the next intersection.
- ➔ Receiving sites can only increase density by 20%, ensuring new development is reasonably scaled.
- ➔ *City of Yes* simplifies transfer approval process for landmarks.
- ➔ *City of Yes* allows transfers in lower-density and historic districts, so all landmarks have the same opportunities.
- ➔ Crucially, *City of Yes* maintains all landmarks & historic district protections and keeps all Landmark Preservation Commission processes intact.



Like many landmarked buildings, St. Bartholomew's Church in Crown Heights needs major repairs. *City of Yes* would allow the church to raise funds it needs to fix the roof and maintain the building into the future.



361 BROADWAY

LPC PUBLIC HEARING: OCTOBER 21, 2025
DOCKET # LPC-26-02129
HIGGINS QUASEBARTH & PARTNERS, LLC



Ca. 1920, Both Sides of Broadway



1982, NYC Landmarks Preservation Commission Designation Photo

361 BROADWAY

LPC PUBLIC HEARING: OCTOBER 21, 2025
DOCKET # LPC-26-02129
HIGGINS QUASEBARTH & PARTNERS, LLC



View from corner of Broadway and Franklin Street

Pre-work Conditions



Photo ca. 2009 from LPC archives

Pre-work Conditions

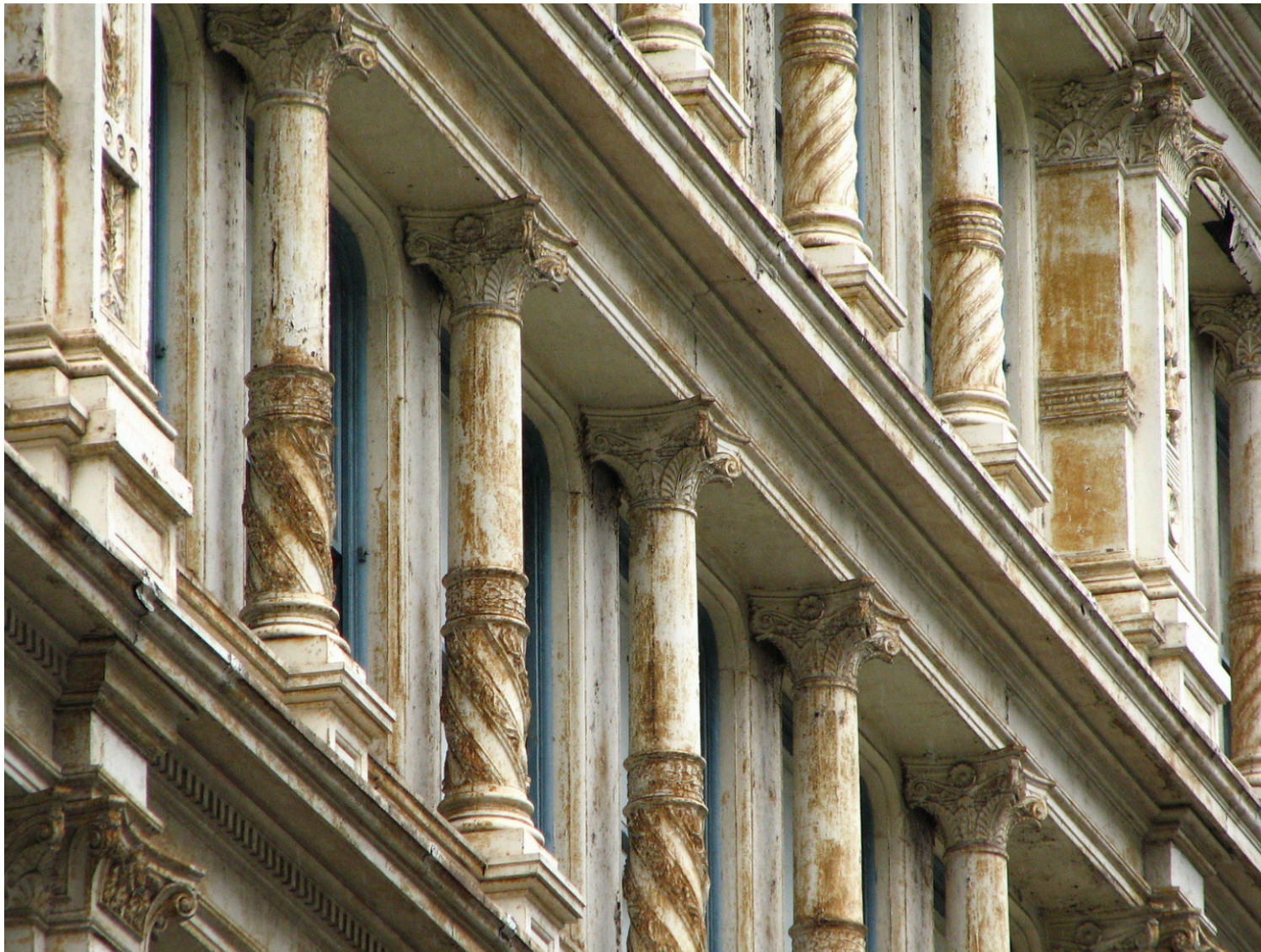


Photo ca. 2008, Flickr



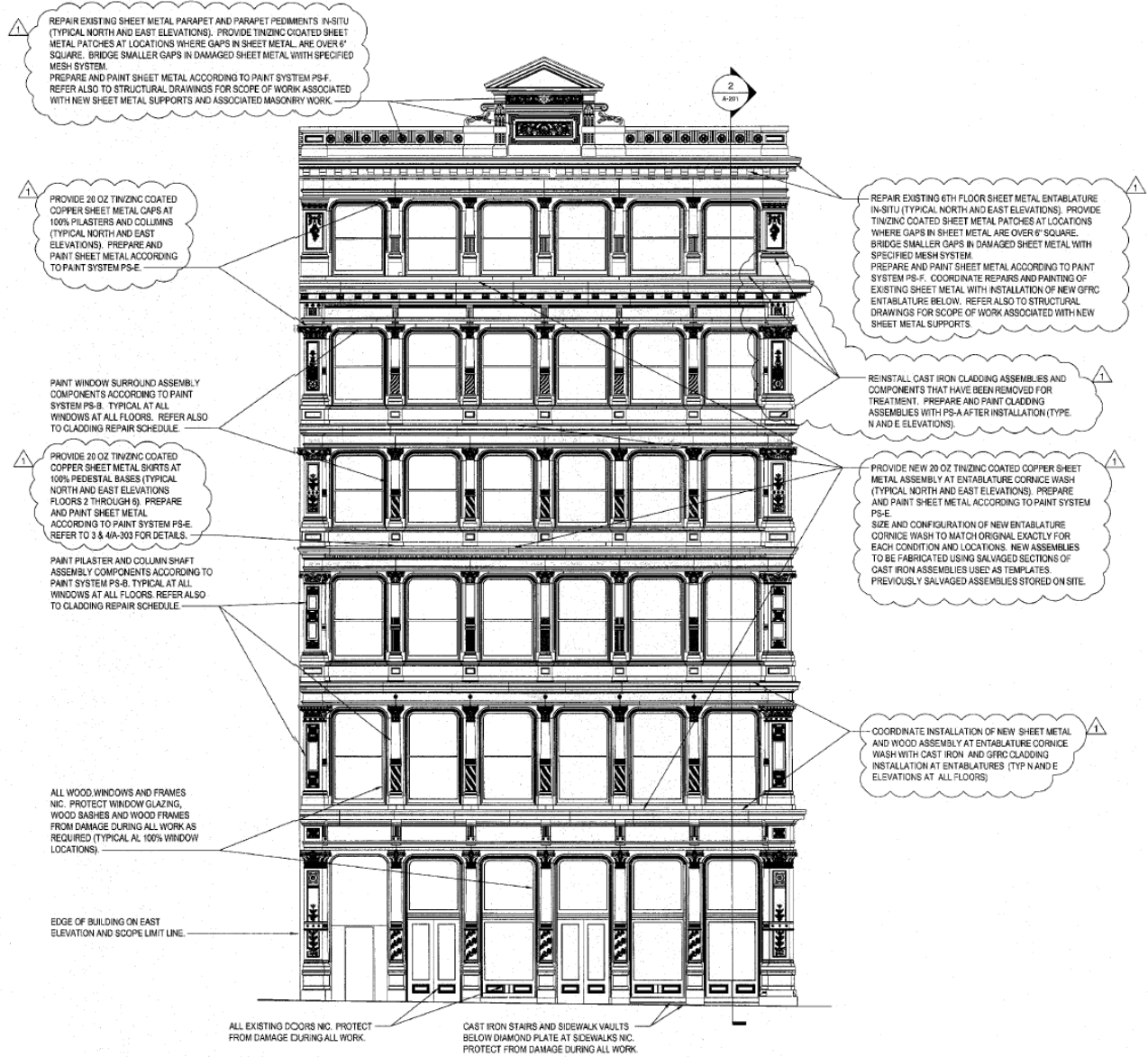
Photo ca. 2008, Flickr

Pre-work Conditions (ca. 2009)



361 BROADWAY

LPC PUBLIC HEARING: OCTOBER 21, 2025
DOCKET # LPC-26-02129
HIGGINS QUASEBARTH & PARTNERS, LLC



1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL PAINTING NOTES:

1. PAINT SYSTEM LEGEND PROVIDED FOR REFERENCE. REFER TO TECHNICAL SPECIFICATIONS FOR COMPLETE DESCRIPTIONS AND DIRECTIONS.
2. REFER TO SPECIFICATIONS FOR THERMAL SPRAY COATINGS AND PAINT APPLIED TO ASSEMBLIES AND COMPONENTS TO BE REINSTALLED.
3. PAINT ALL EXPOSED STAINLESS STEEL FASTENER HEADS WITH PS-C.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL PAINT SYSTEM PS-G.
5. REFER TO SPECIFICATION FOR ADDITIONAL RD PRODUCTS TO BE USED IN CONJUNCTION WITH RD SYSTEMS.

FIELD APPLIED PAINT SYSTEM LEGEND

TYPE	DESCRIPTION OF PAINT SYSTEM	TYPE	DESCRIPTION OF PAINT SYSTEMS	TYPE	DESCRIPTION OF PAINT SYSTEMS
PS-A	MATERIAL: CAST IRON, WROUGHT IRON AND STEEL CLADDING ASSEMBLIES AND COMPONENTS THAT WERE REMOVED FROM THE BUILDING AND HAVE BEEN REINSTALLED WITH ONE INTERMEDIATE COAT OF TNEC 27 FC TYPKOXY. INTERMEDIATE FIELD TOUCH UP: 27 FC TYPKOXY AT 3-5 MILS DFT IN A COLOR SIMILAR TO THE FINISH - TOUCH UP AS NEEDED FIELD SURFACE PREP: CLEAN AND FREE OF DIRT AND GREASE, AND/OR AS SPECIFIED BY THE ARCHITECT FINAL FIELD FINISH: 1075 ENDURA-SHIELD AT 2-3 MILS DFT IN A COLOR SELECTED BY THE ARCHITECT	PS-C	MATERIAL: NEW STAINLESS STEEL FASTENER HEADS THAT HAVE BEEN INSTALLED WITH A PRIMER COAT OF TNEC 27 FC TYPKOXY. INTERMEDIATE FIELD TOUCH UP: 27 FC TYPKOXY AT 2-3 MILS DFT IN A COLOR SIMILAR TO THE FINISH - TOUCH UP AS NEEDED FIELD SURFACE PREP: CLEAN AND FREE OF DIRT AND GREASE, AND/OR AS SPECIFIED BY THE ARCHITECT FINAL FIELD FINISH: 1075 ENDURA-SHIELD AT 2-4 MILS DFT IN A COLOR SELECTED BY THE ARCHITECT	PS-E	MATERIAL: TINZINC COATED COPPER (FREEDOMGRAY) TO BE PAINTED WITH RD SYSTEM SURFACE PREP: CLEANED SURFACE AS SPECIFIED BY FOLLANSBEE. PERFORM BOND TEST TO CONFIRM ELASTOMETAL WILL ADHERE. PRIMER: 1 COAT ELASTOMETAL AT 4-6 MILS DFT FINISH: 1 COAT MUR-ACRYL AT 2-4 MILS DFT
PS-B	MATERIAL: CAST IRON AND CLADDING ASSEMBLIES TO BE PREPARED AND PAINTED IN-SITU WITH TNEC SYSTEM ABRASIVE BLASTING SURFACE PREP: WATERBLAST WITH INJECTED ABRASIVES IN CONJUNCTION WITH A RUST INHIBITOR IN WATER. -OR- CHEMICAL STRIP AND POWER TOOL CLEANING: SSPC-SP15 POWER TOOL CLEANING TO BARE METAL PRIMER: 394 PERIMEPRIME AT 2-3-5 MILS DFT INTERMEDIATE: 27 FC TYPKOXY AT 3-5 MILS DFT IN A COLOR SIMILAR TO THE FINISH FINISH: 1075 ENDURA-SHIELD AT 2-4 MILS DFT IN A COLOR SELECTED BY THE ARCHITECT	PS-D	MATERIAL: GFRG TO BE PAINTED WITH RD SYSTEM SURFACE PREP: REMOVE DIRT AND CONSTRUCTION DEBRIS PRIMER: EITHER 1 COAT UNIFIX PENETRATING PRIMER OR ELASTOMETAL: BASED ON BOND TEST INTERMEDIATE: 1 COAT ELASTOMETAL AT 4-6 MILS DFT FINISH: 1 COAT MUR-ACRYL AT 2-4 MILS DFT IN A COLOR SELECTED BY THE ARCHITECT	PS-F	MATERIAL: EXISTING PAINTED SHEET METAL SURFACE PREP: PRESSURE WASH AT A MINIMUM OF 4,000 PSI WITH A 0 DEGREE SPINNER TIP TO REMOVE ALL CONTAMINATION AND LOOSE CORROSION. FOLLOW UP WITH HAND AND POWER TOOLS AS NECESSARY TO REMOVE ANY REMAINING LOOSE MATERIAL NOT REMOVED BY THE PRESSURE WASHING PROCEDURE. PRIMER: 1 COAT ELASTOMETAL AT 6-8 MILS DFT OVER ALL SURFACES BY SPRAY INTERMEDIATE: 1 COAT ELASTOMETAL AT 6-8 MILS DFT OVER ALL SURFACES BY SPRAY FINISH: 1 COAT MUR-ACRYL AT 3-4 MILS DFT BY SPRAY IN A COLOR SELECTED BY THE ARCHITECT NOTE: REFER TO SPECIFICATIONS FOR ALTERNATE ROLL OR BRUSH APPLIED APPLICATION AND ADDITIONAL MESH PRODUCTS INCORPORATED INTO RD SYSTEM

- NOTES:
- A) HATCHED ASSEMBLIES SHOWN ON DRAWING A-101 INCLUDING COLUMNS, SHAFTS, PILASTERS, AND WINDOW SURROUNDS TO BE CHEMICALLY AND/OR AIR ABRASIVELY CLEANED, REPAIRED AND PAINTED IN SITU. REFER ALSO TO CLADDING REPAIR SCHEDULE FOR LOCATION OF ASSEMBLIES TO BE TREATED IN-SITU.
 - B) PROVIDE 100% STAINLESS STEEL FASTENERS AS SPECIFIED REQUIRED FOR INSTALLATION OF CLADDING COMPONENTS AND SHEET METAL ASSEMBLIES. HEADS OF EXPOSED STAINLESS STEEL FASTENERS TO MATCH SIZE AND PROFILE OF EXISTING. ALL FASTENERS TO BE PREPARED AND PAINTED AS SPECIFIED - TYPICAL FOR 100% FASTENERS.
 - C) REFER TO CLADDING REPAIR SCHEDULE FOR ALL WORK ASSOCIATED WITH ASSEMBLY COMPONENTS TO BE REMOVED, SALVAGED, REPAIRED OR REPLACED. TREATED AS SPECIFIED AND REINSTALLED. PREPARE AND FINISH PAINT AFTER FINAL INSTALLATION AS SPECIFIED.
 - D) PROTECT ALL DOORS, WINDOWS, STAIRS, SIDEWALK VAULTS, ETC., NOT INCLUDED IN CONTRACT AS REQUIRED FROM DAMAGE DURING COURSE OF WORK.
 - E) REFER TO CLADDING REPAIR SCHEDULE FOR DESIGNATION AND NUMBER OF COMPONENTS REMOVED BY OTHERS DURING PREVIOUS PHASE OF WORK. COMPONENTS SALVAGED DURING PREVIOUS PHASE OF WORK ARE STORED ON SITE.
 - F) COORDINATE WORK OF ALL TRADES (TYPICAL).
 - G) REFER TO SHEET A-106 FOR LOCATIONS OF NEW GFRG. REFER ALSO TO CLADDING REPAIR SCHEDULE.

LPC Rooftop Addition Approval (2012)



Photo: Michael Moran



Rooftop addition approved in 2012

Continuing Maintenance Plan

The Periodic Inspection shall be coordinated with the building’s FISP schedule with inspections every five years, with every other cycle being undertaken by a preservation architect, engineer or other qualified person knowledgeable about the preservation of historic structures. The Periodic Inspection shall include (but not be limited to) the following portions of the Designated Structure:

- (i) All metal and masonry portions of the building, including but not limited to:
 - (a) All walls;
 - (b) Foundations;
 - (c) Mortar joints;
 - (d) Lintels, sills;
 - (e) Parapet, coping and corbelling;
 - (f) Window and door openings;
 - (g) Caulking where necessary; and
- (ii) All windows (sash and frames) and doors;
- (iii) All areas of the roof, flashing, drainage, and rainwater systems;
- (iv) All skylights;
- (v) Ground floor infill; and
- (vi) Structural integrity.



361 BROADWAY

CANY Facade Inspection Photos



Scrape, prime and re-paint existing cast iron where there is evidence of corrosion.



Replace all missing fasteners in kind.

CANY Facade Inspection Photos



Install cast-iron dutchman patches where there is evidence of minor section loss.



Scrape, prime and re-paint existing cast iron and install dutchman patches where there is evidence of spalls.

CANY Facade Inspection Photos



Perform crack repairs at existing GFRC



Scrape, prime and coat GFRC panels.

CANY Facade Inspection Photos



Replace missing window perimeter sealant



Repair the open solder joint using either soldering or mechanical fasteners.

CANY Facade Inspection Photos



Remove exposed waterproofing along the north elevation.



Remove exposed waterproofing along the east elevation.



361 BROADWAY

LPC PUBLIC HEARING: OCTOBER 21, 2025
DOCKET # LPC-26-02129
HIGGINS QUASEBARTH & PARTNERS, LLC

October 21, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-02129

361 Broadway – James White Building – Individual Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 189 6727

Passcode: 366871

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.