

The current proposal is:

Preservation Department – Item 4, LPC-26-10340

529 Broadway – SoHo-Cast Iron Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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529 BROADWAY PROPOSED BUILDING ENTRY

Public Hearing Presentation

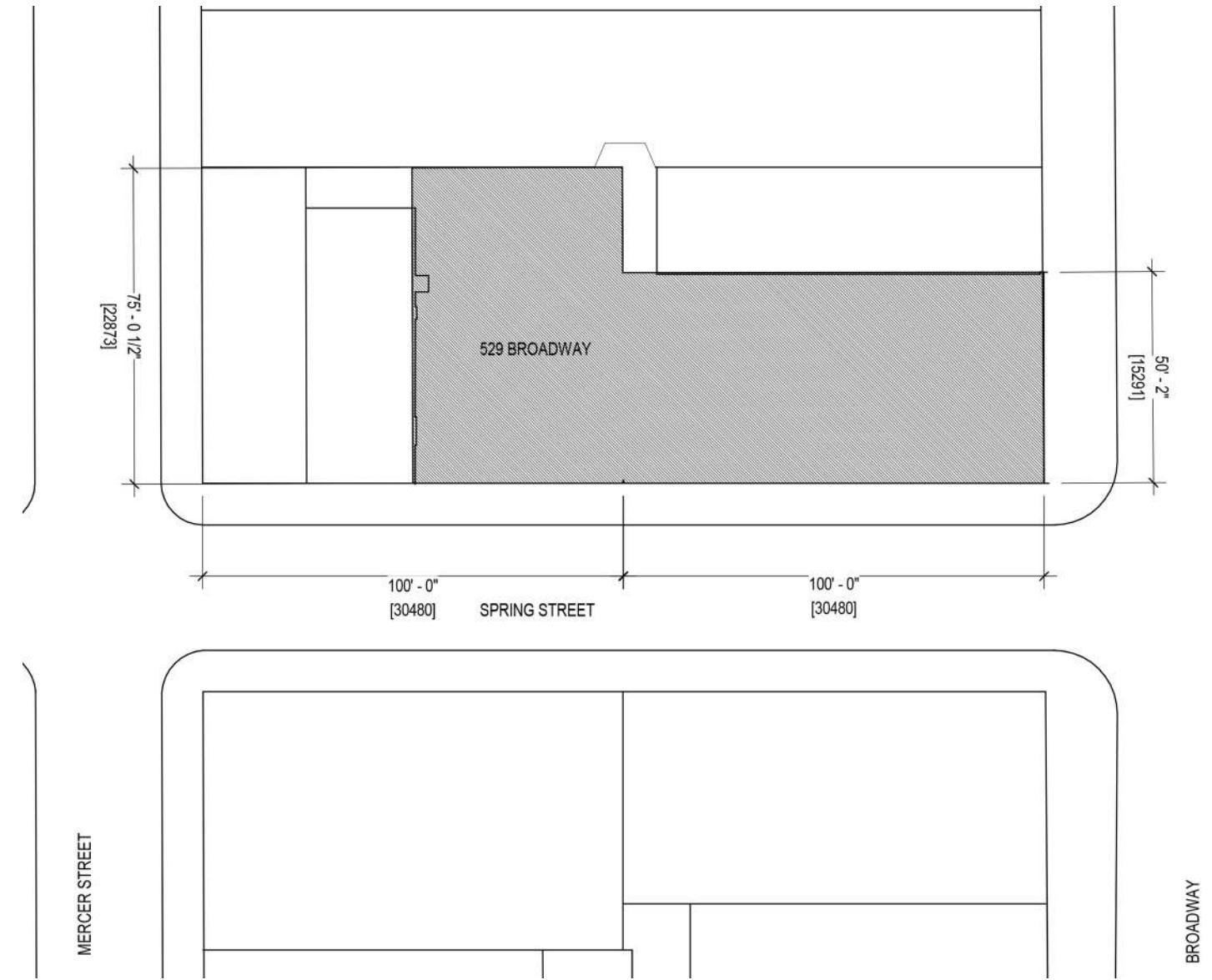
New York City Landmarks Preservation Commission



SITE PLAN



HISTORIC DISTRICT



SITE LOCATION

BUILDING PHOTO



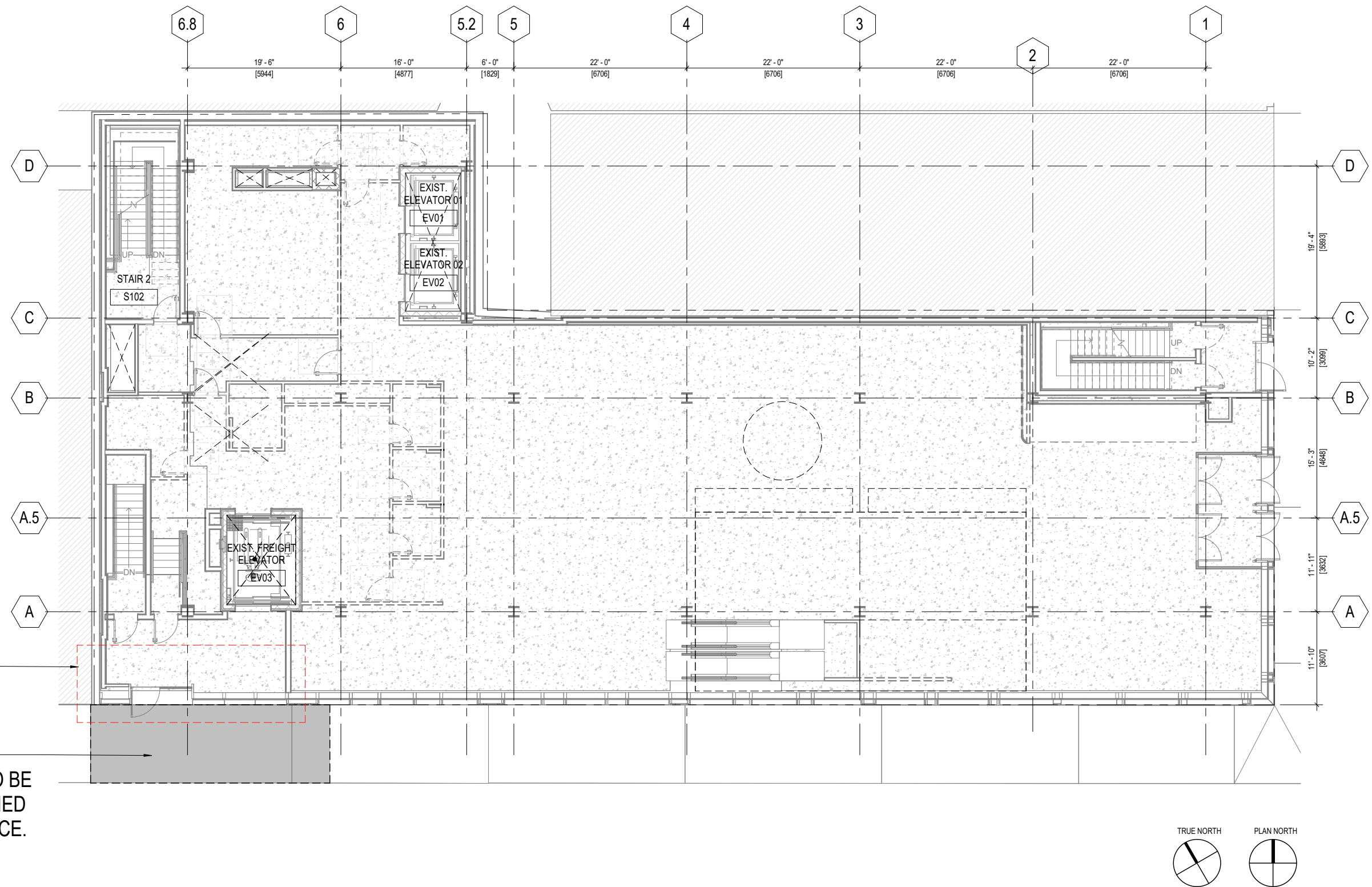
SUMMARY TIMELINE

- (1) LPC Public Hearing Date **09/17/2013**
- (2) DOB final submission date **09/29/2016**
- (3) Nike opening date **11/18/2016**



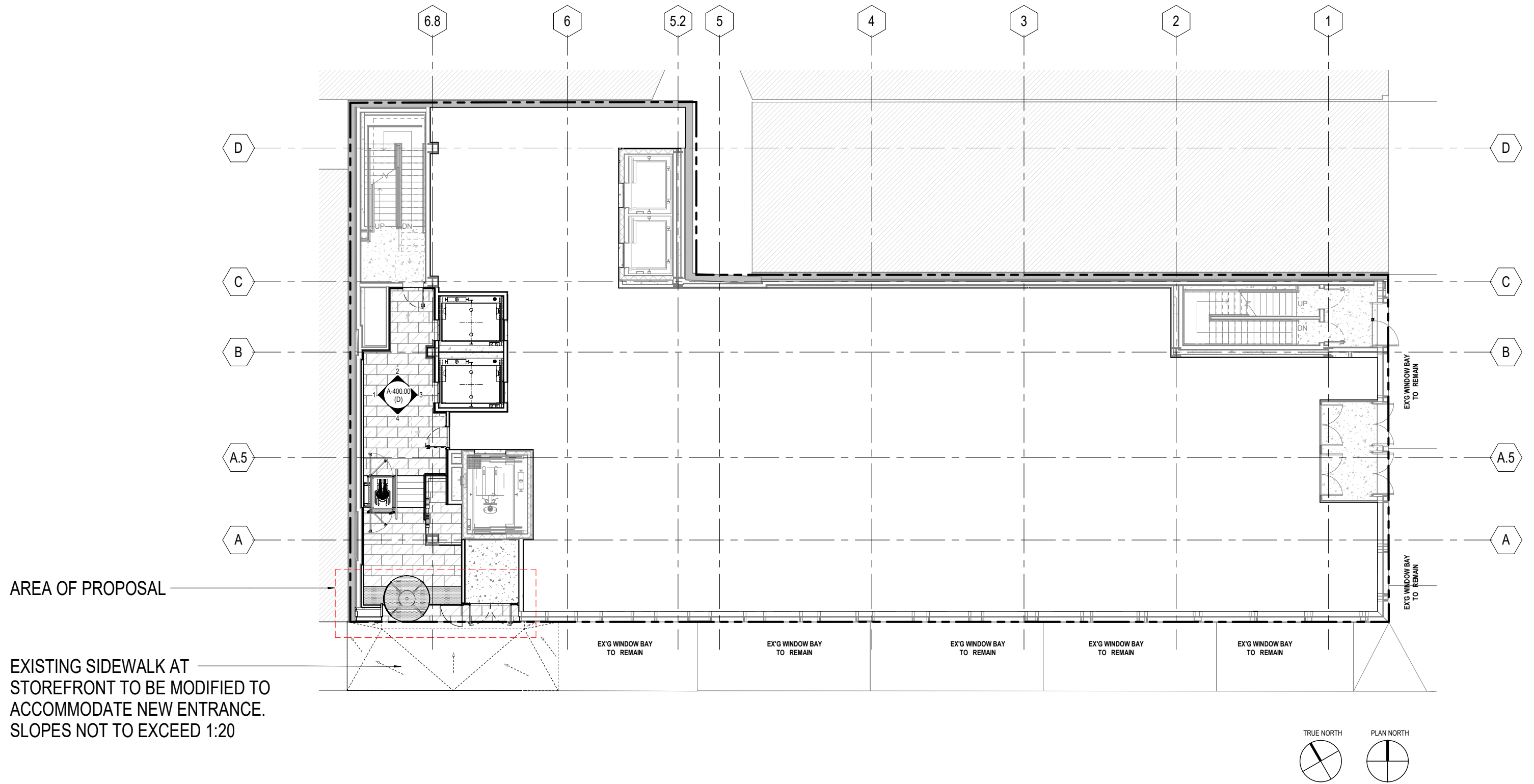
EXISTING FAÇADE ON SPRING STREET

EXISTING GROUND FLOOR



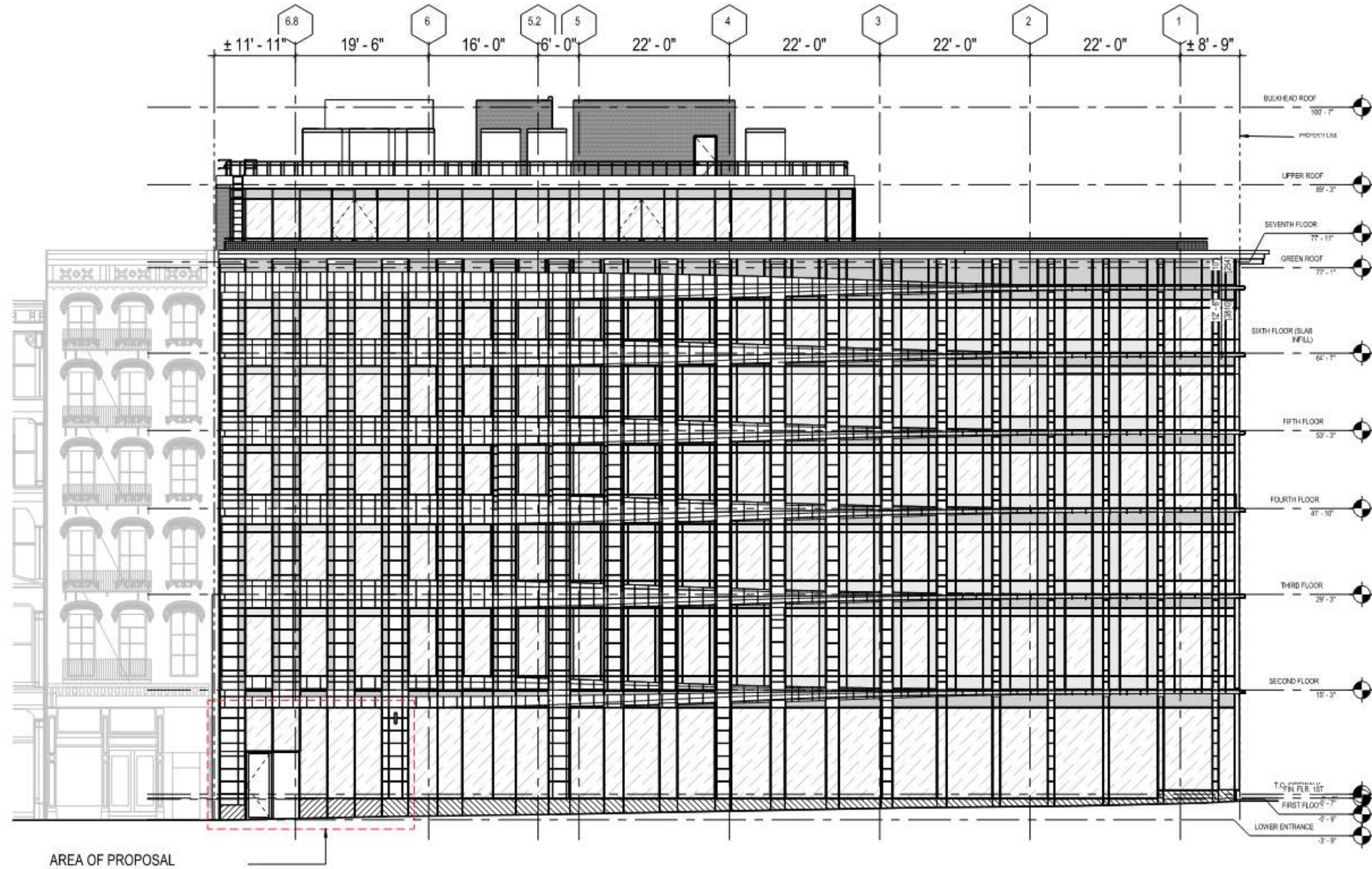
1 PLAN GROUND FLOOR - EXISTING
SCALE: 1/8" = 1'-0"

PROPOSED GROUND FLOOR



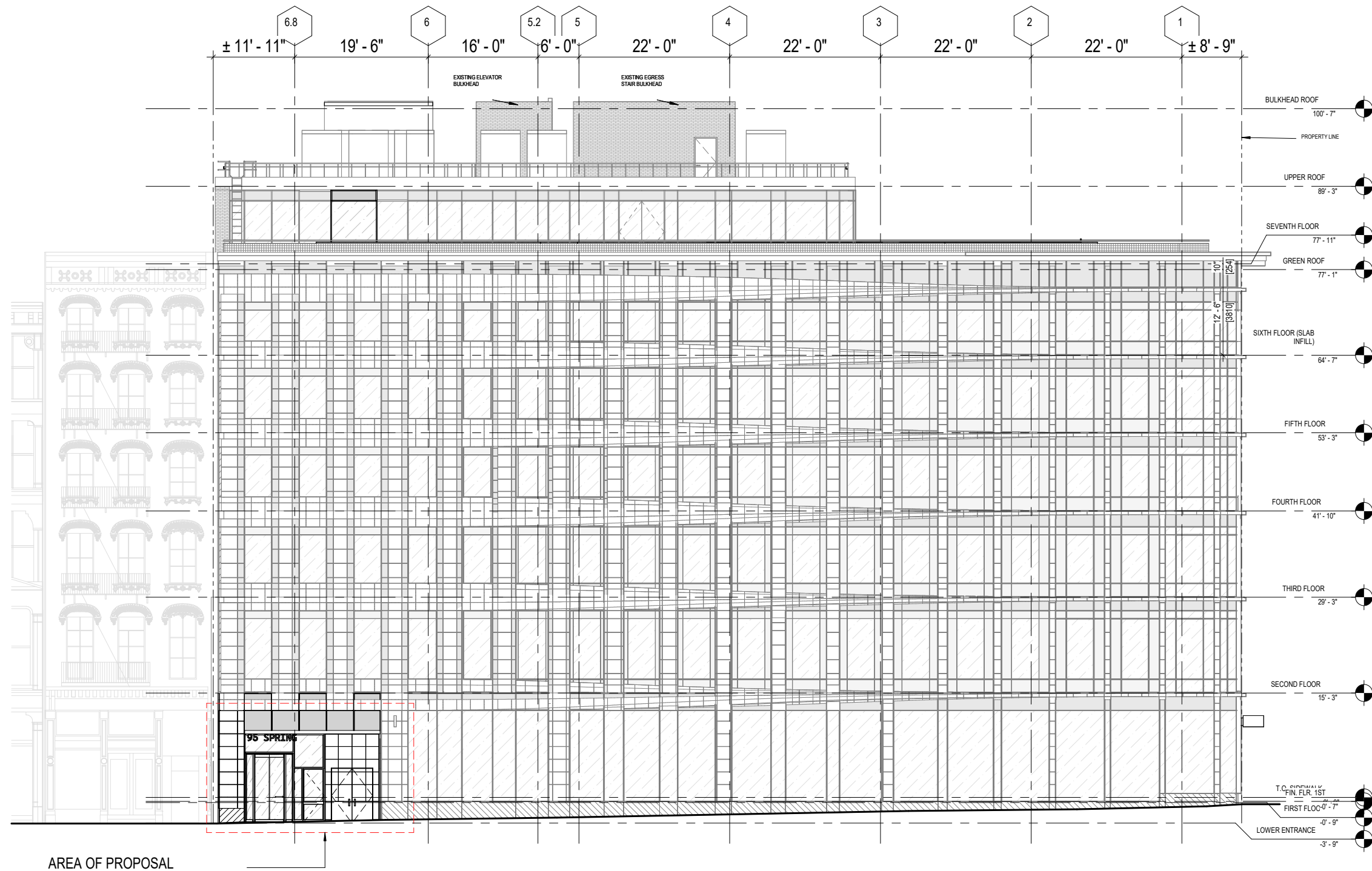
2 PLAN GROUND FLOOR - PROPOSED
SCALE: 1/8" = 1'-0"

EXISTING SPRING STREET ELEVATION



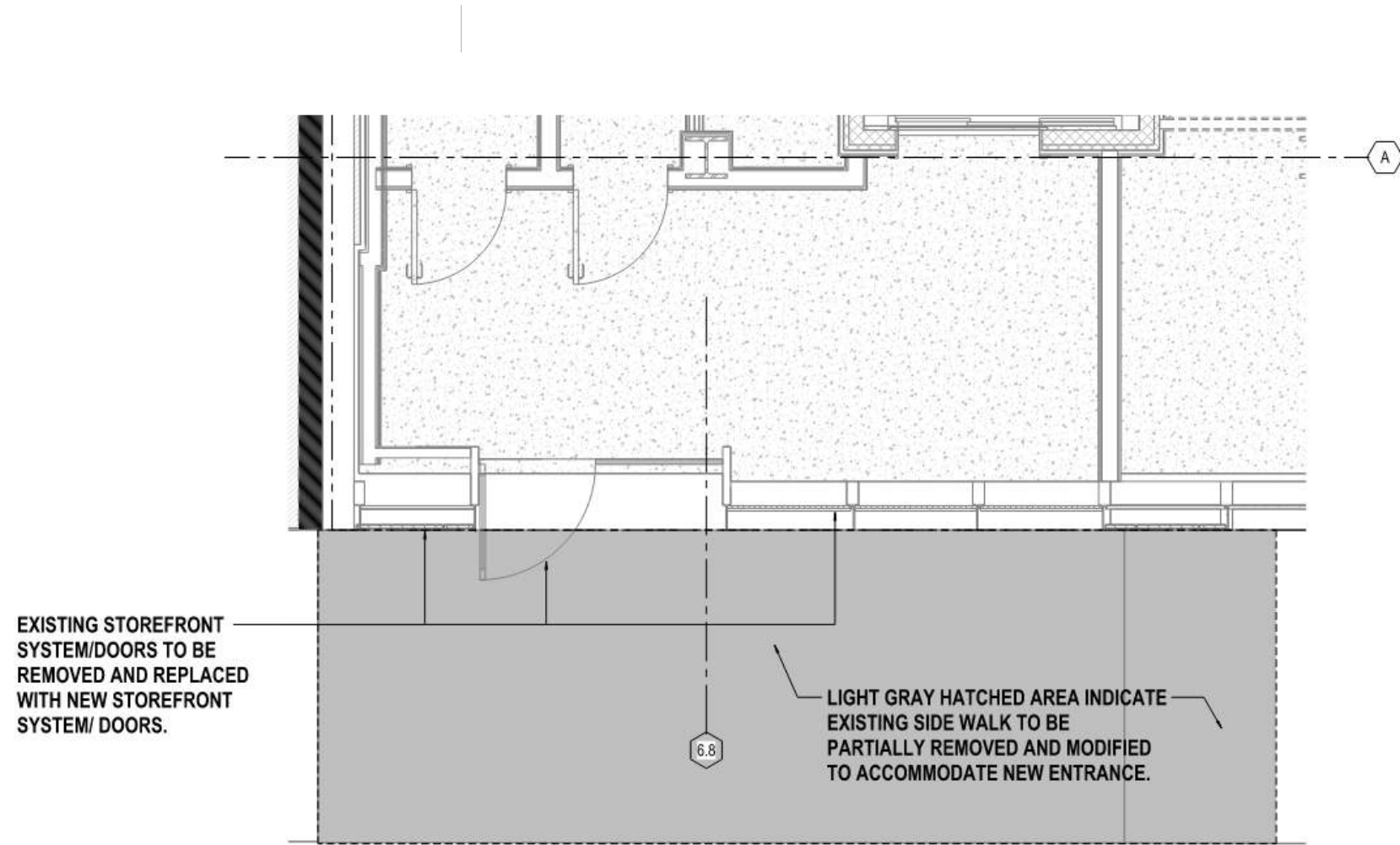
1 SOUTH FAÇADE ELEVATION SPRING STREET- EXISTING
SCALE: 1/4"=1'-0"

PROPOSED SPRING STREET ELEVATION

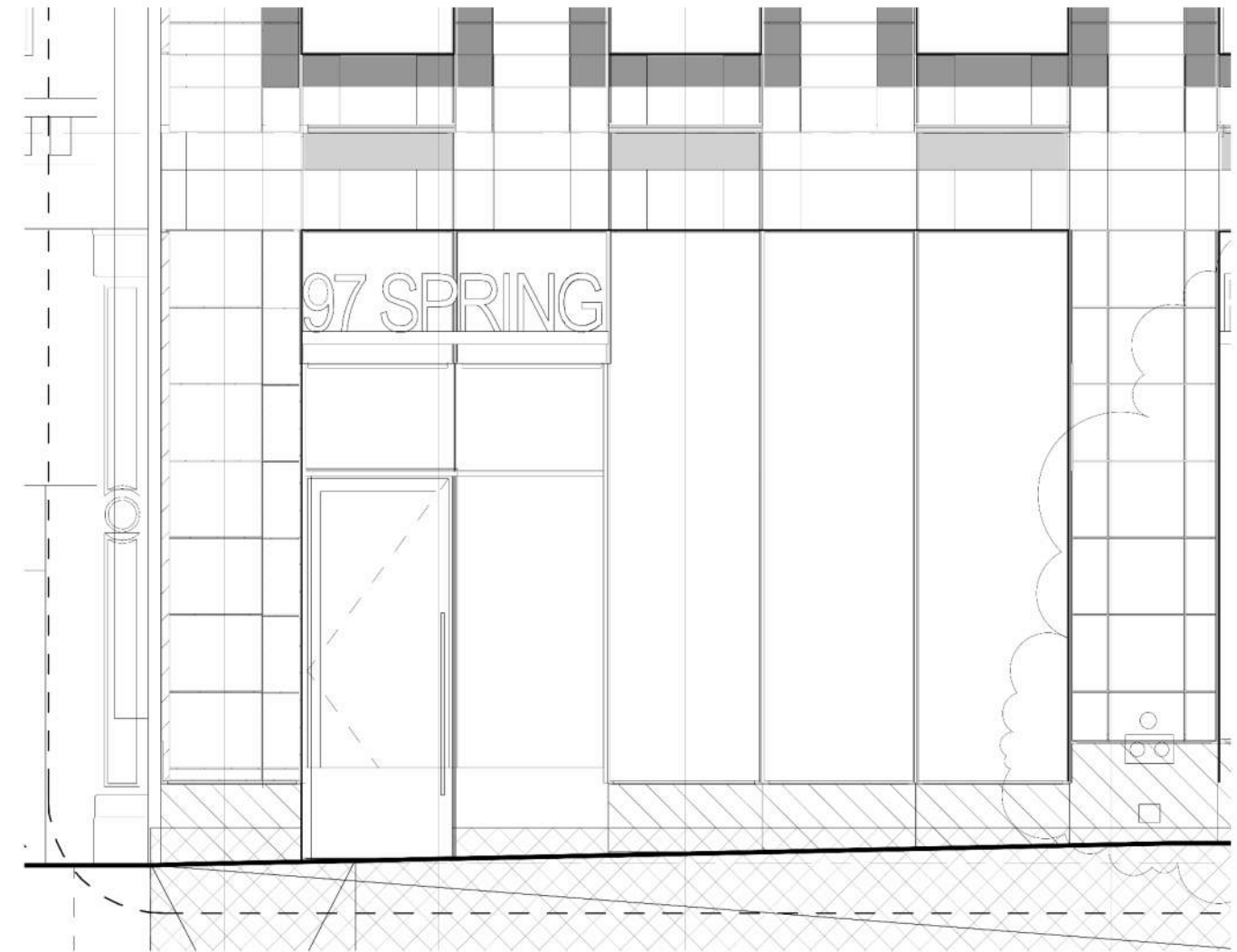


2 SOUTH FAÇADE ELEVATION SPRING STREET - PROPOSED
SCALE: 1" = 10'-0"

DETAIL PLAN AND ELEVATION - EXISTING



1 ENLARGED OFFICE LOBBY ENTRANCE PLAN - EXISTING
SCALE: 1/2" = 1'-0"

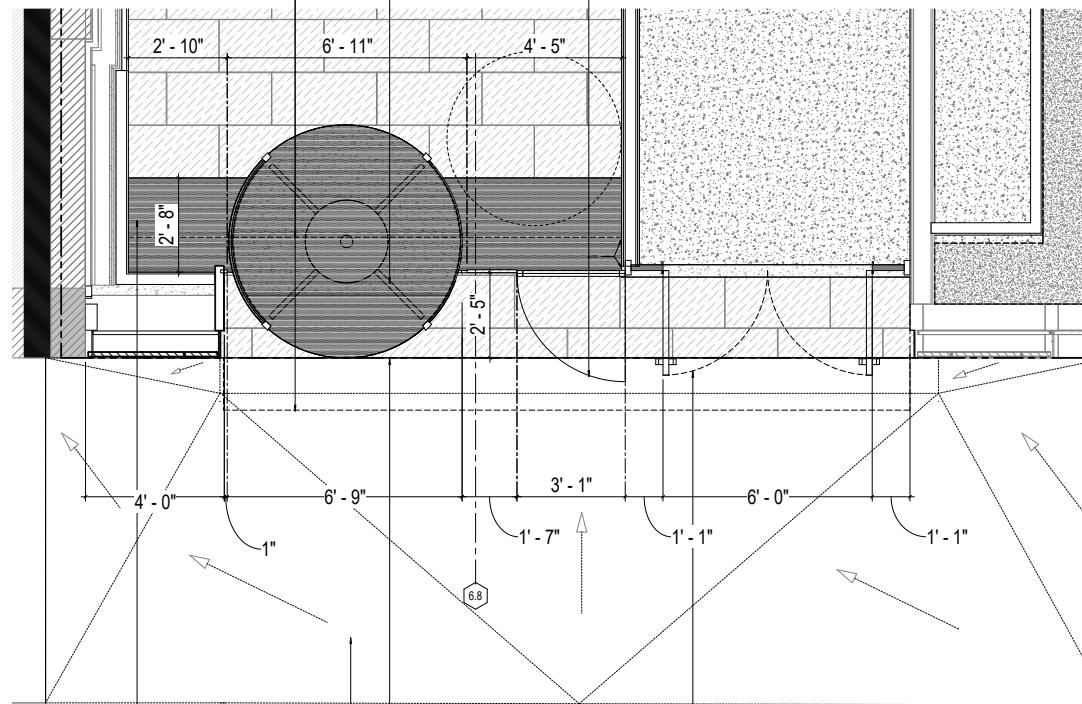


3 ELEVATION AS FILED AT DOB 09/26/2016
SCALE: 1/2" = 1'-0"

DETAIL PLAN AND ELEVATION - PROPOSED

GLASS REVOLVING DOOR.
DOOR FRAME TO BE INSTALLED
BEYOND PROPERTY LINE.

ARCHITECTURAL PROJECTION W/
SIGNAGE AND LIGHTING ABOVE



WALK OFF MAT AT
ENTRANCE

EXISTING SIDEWALK AT
STOREFRONT TO BE MODIFIED TO
ACCOMMODATE NEW ENTRANCE.
SLOPES NOT TO EXCEED 1:20

PROPERTY LINE

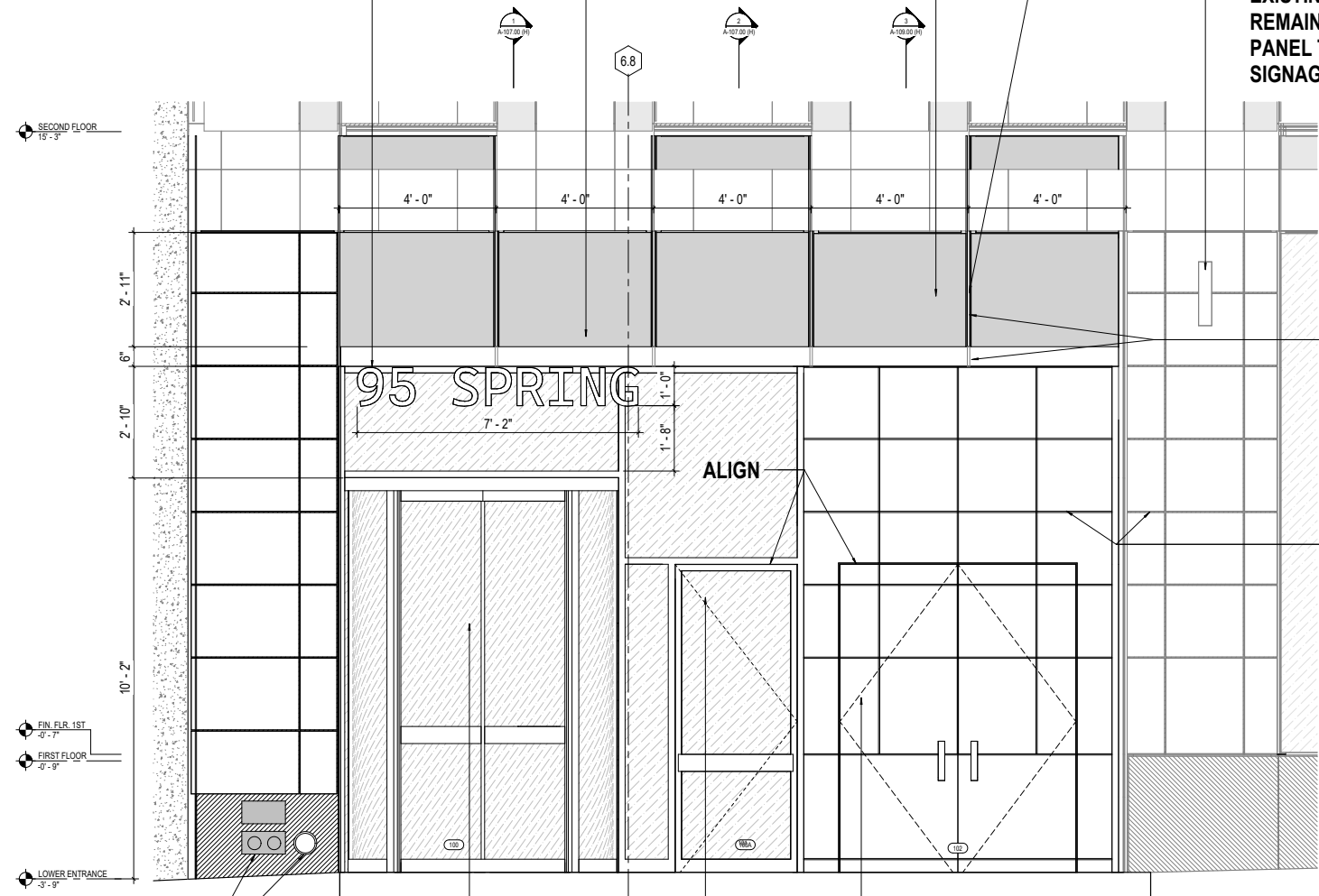
ADA SIDE ENTRANCE.
DOOR TO SWING LESS THEN
18" OVER PROPERTY LINE.

CONCEALED FREIGHT ENTRANCE.
DOOR TO SWING LESS THEN 18"
OVER PROPERTY LINE.

1 ENLARGED OFFICE LOBBY ENTRANCE PLAN - PROPOSED
SCALE: 3/4" = 1'-0"

METAL ARCHITECTURAL PROJECTION WITH
INTEGRAL LIGHTING.
FINISH: BRONZE METAL, ANTIQUED BRUSHED.

BRUSHED STAINLESS STEEL
ADDRESS SIGNAGE PENDANT
MOUNTED TO PROJECTION.



INFILL TRANSOM TO MATCH
EXISTING BUILDING WINDOW.
INSTALL TRANSLUCENT FILM
AS SCHEDULED.

TRANSOM FRAMING TO
MATCH EXISTING.

EXISTING BRACKET SIGN TO
REMAIN. SIGNAGE IMAGE
PANEL TO BE FILED BY
SIGNAGE CONTRACTOR.

ALIGN REVEALS,
TYP.

ALIGN REVEALS,
TYP.

EXISTING BUILDING WALL
FIRE DEPARTMENT
CONNECTION, WALL DRAIN
OUTLET TO REMAIN.

FRAMED GLASS
REVOLVING DOOR

ADA SIDE ENTRANCE

CONCEALED FREIGHT
ENTRANCE.

1 OFFICE LOBBY ENTRANCE ELEVATION - PROPOSED
SCALE: 3/4" = 1'-0"

MATERIAL PALETTE



EXISTING METAL PANEL & TRIMS TO REMAIN
DURANAR POWDER COAT FINISH.

EXISTING CASTE GLAZED
MASONRY PANELS TO REMAIN.

CLEAR GLAZING TRANSOM WINDOW WITH
3M FROSTED CRYSTAL GLASS FILM

TRANSOM FRAMING :DURANAR
SUNSTORM HARVEST
GOLD POWDER COAT FINISH

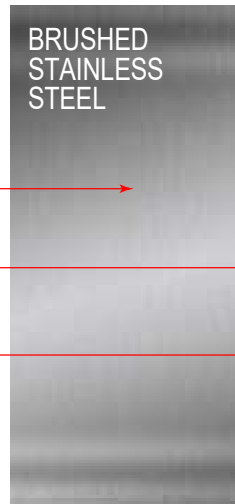
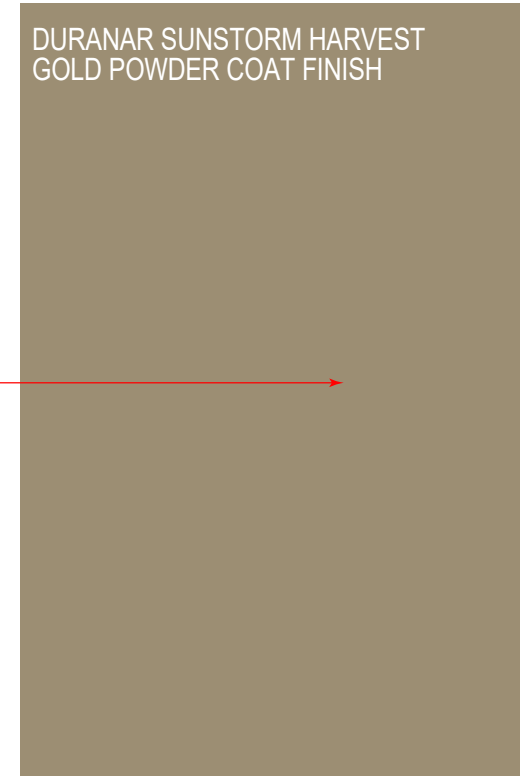
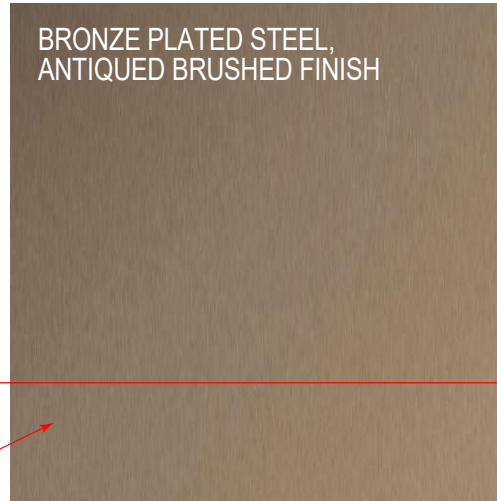
BRONZE METAL, ANTIQUED
BRUSHED FINISH.
(APPLIED TO: BROW,
GLASS REVOLVING DOOR
FRAME, FREIGHT DOORS,
DOOR HANDLES, BASE)

BRUSHED STAINLESS STEEL SIGNAGE

CLEAR GLAZING TRANSOM WINDOW WITH
3M FROSTED CRYSTAL GLASS FILM

BIANCO MIST FLAMED QUARTZITE FLOORING

LOW-IRON CLEAR GLASS



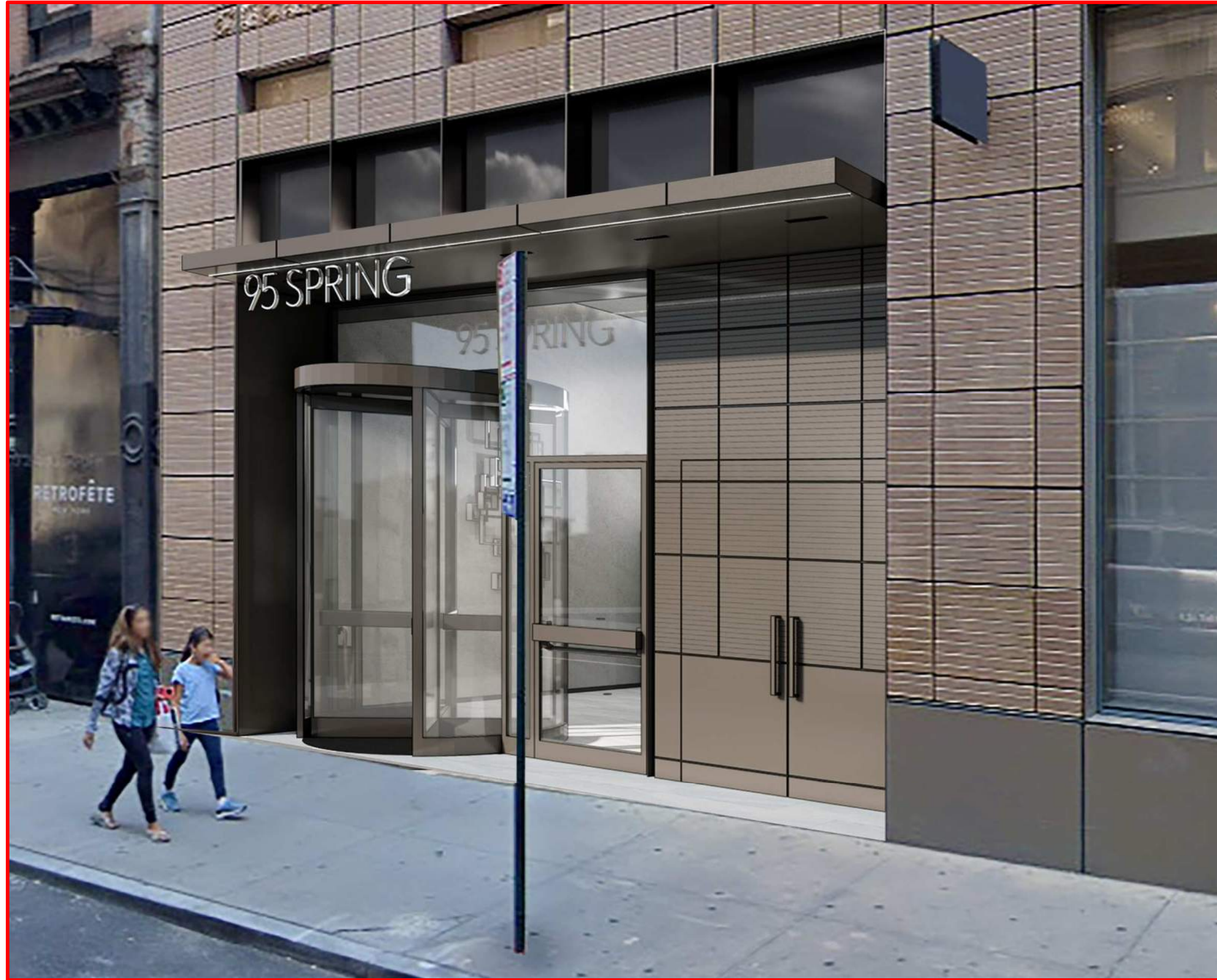
RENDERED VIEW



EXISTING
FACADE

PROPOSED FACADE

RENDERED VIEW

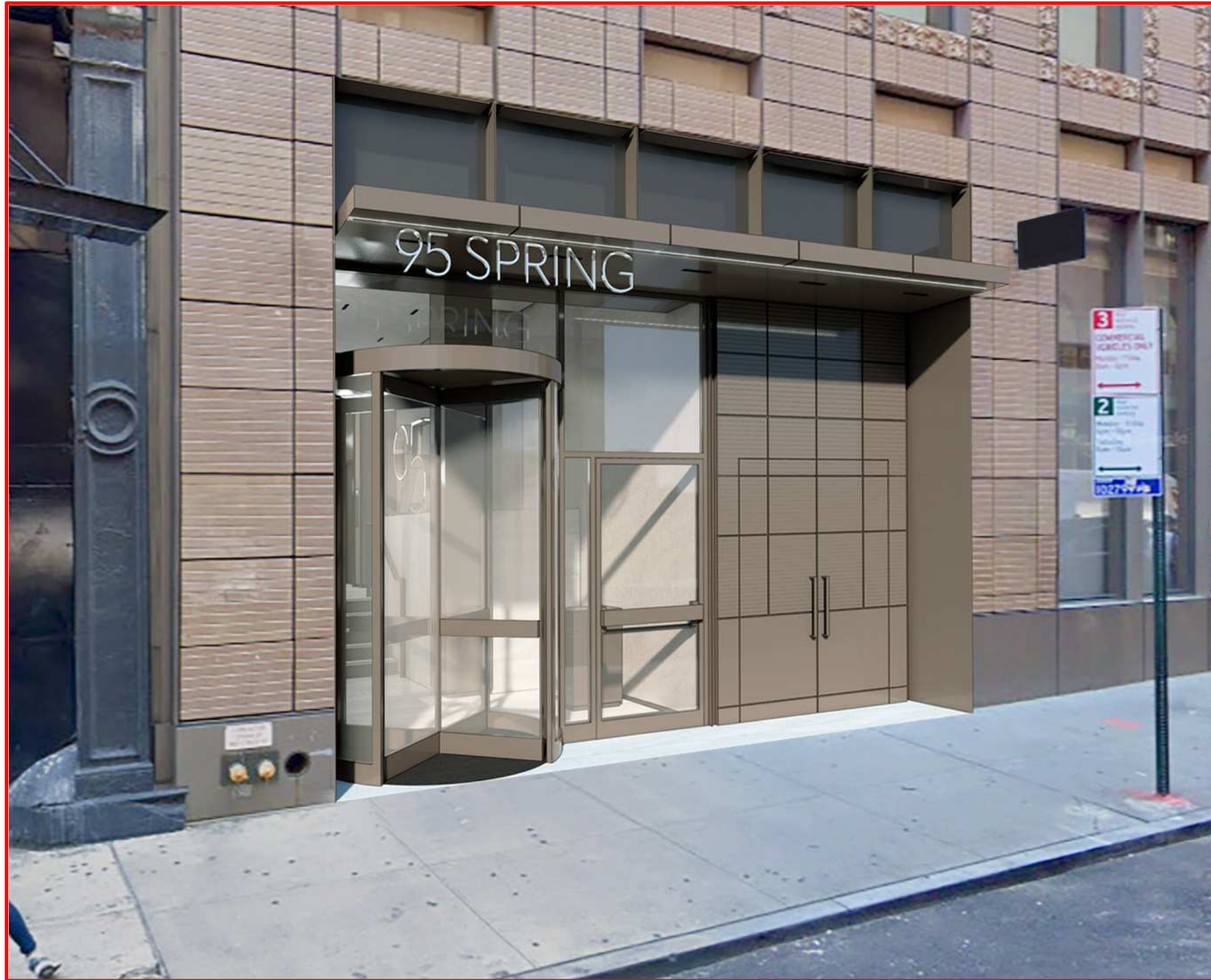


PROPOSED ENTRY



EXISTING ENTRY

RENDERED VIEW



PROPOSED ENTRY



EXISTING ENTRY

PRECEDENT IMAGES



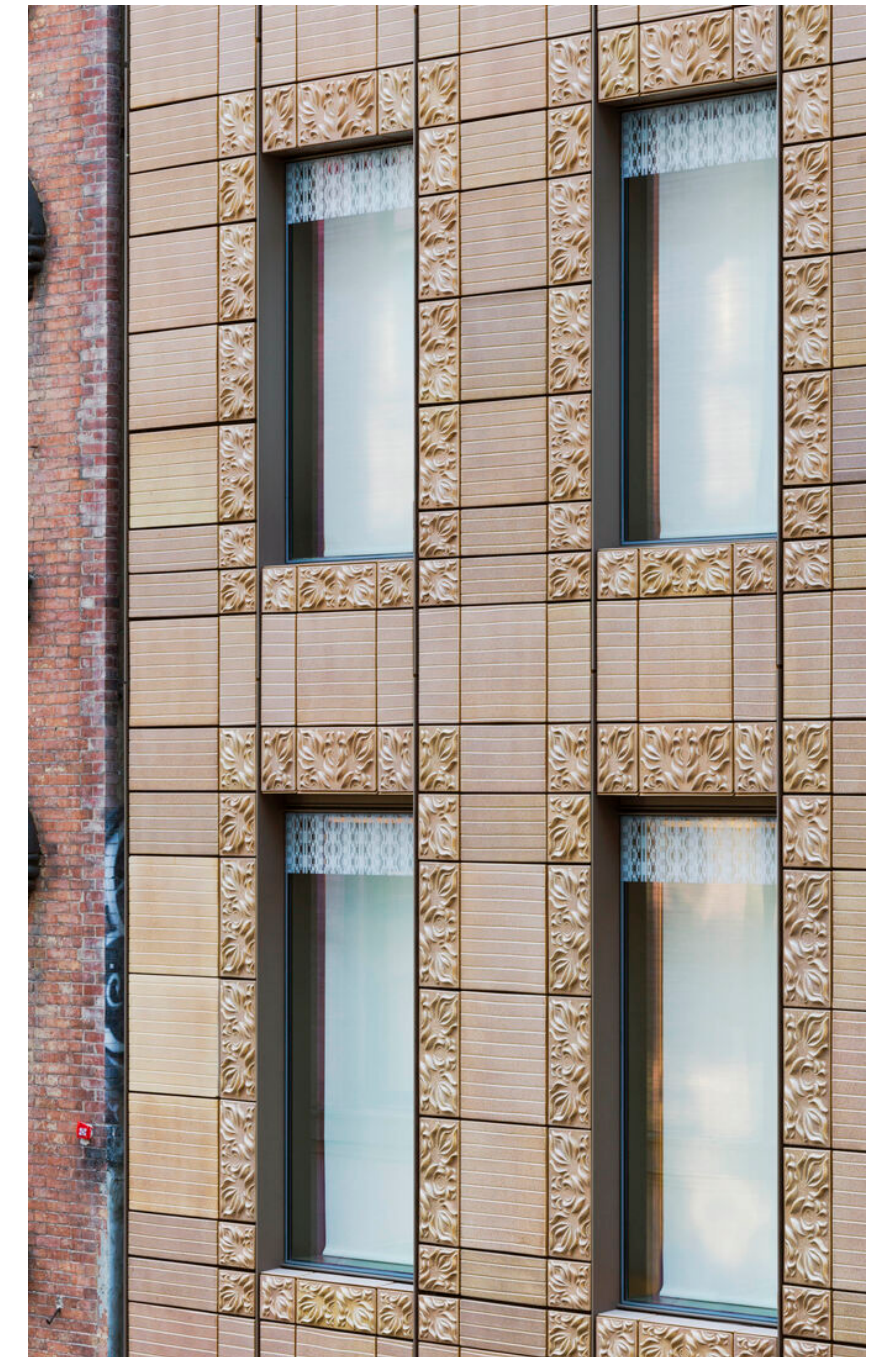
686 BROADWAY - NoHo Historic District
REVOLVER PHOTO REFERENCE
Approved at a hearing in 2019 (LPC-19-33095).



686 BROADWAY- NoHo Historic District

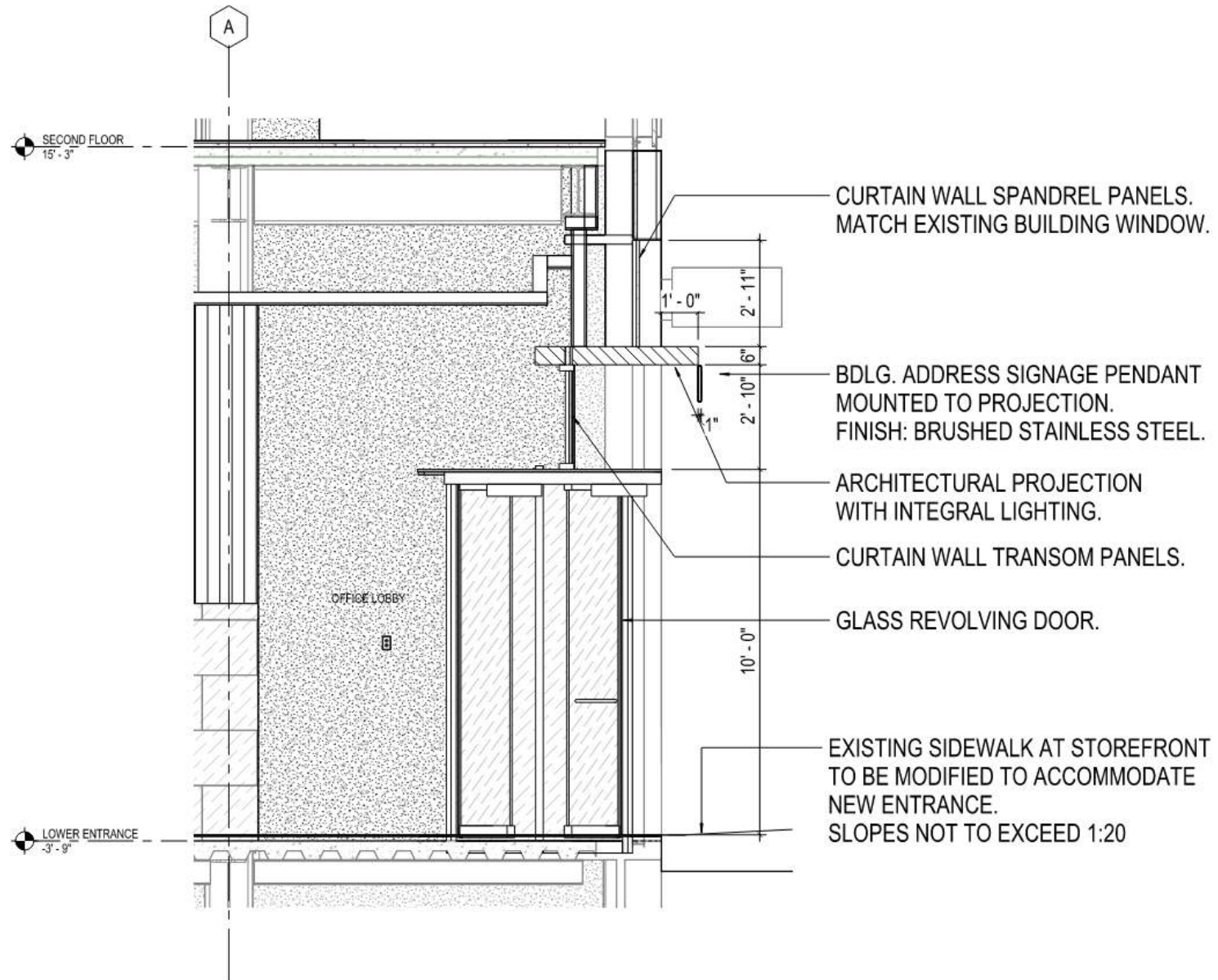


529 BROADWAY DESIGN MODULE

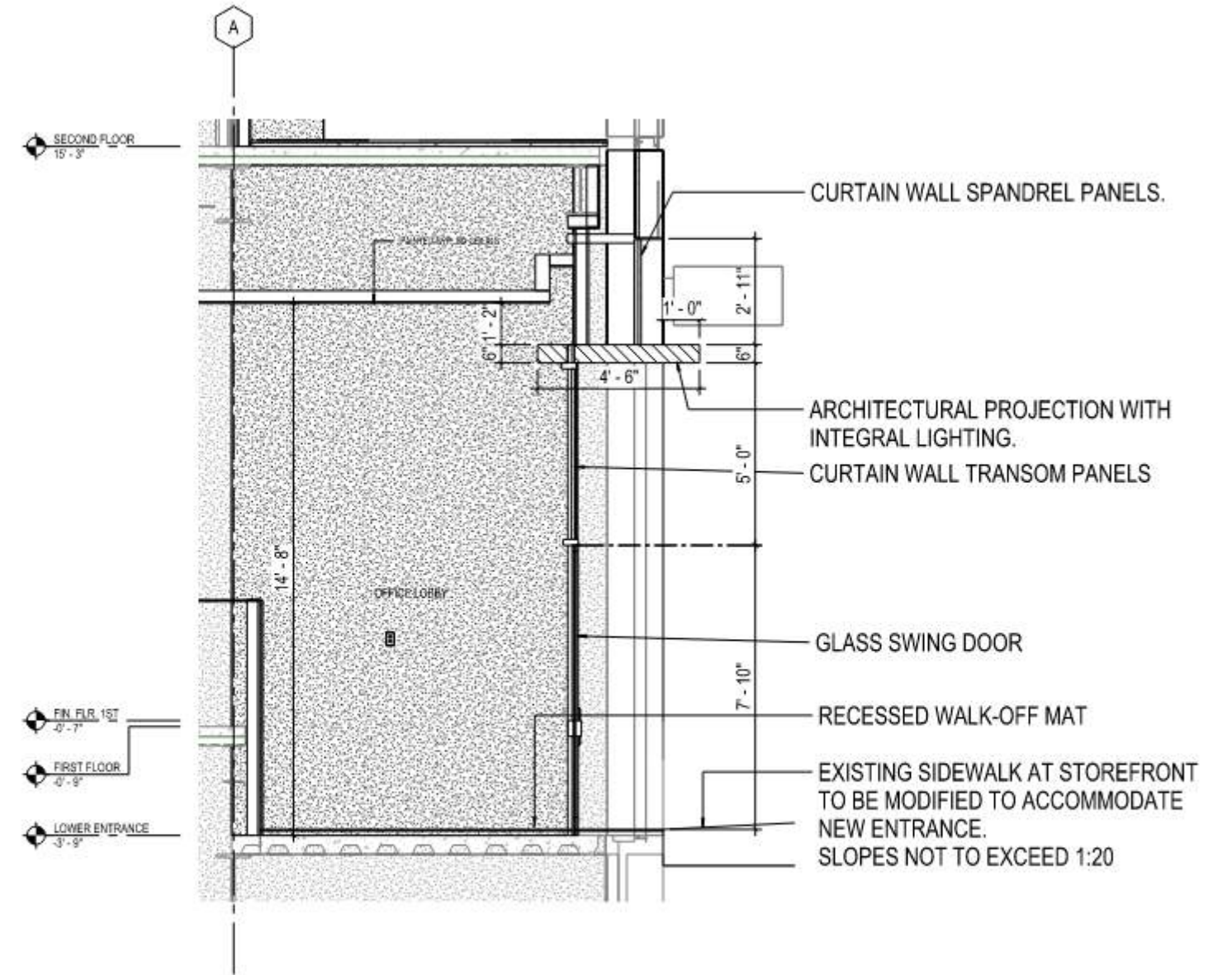


529 BROADWAY FAÇADE

529 BROADWAY SECTION

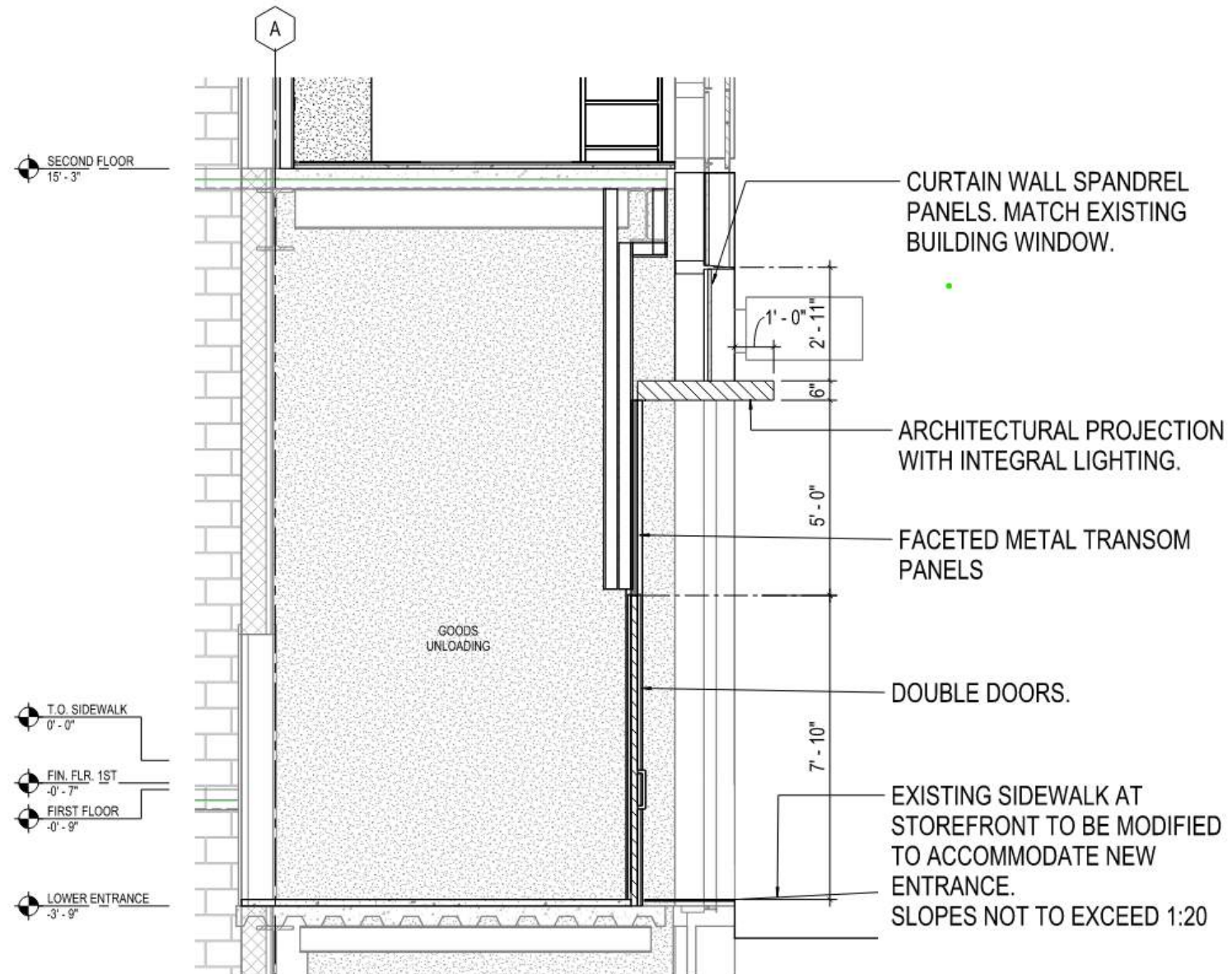


1 REVOLVING DOOR ENTRANCE SECTION
SCALE: 1/2" = 1'-0"

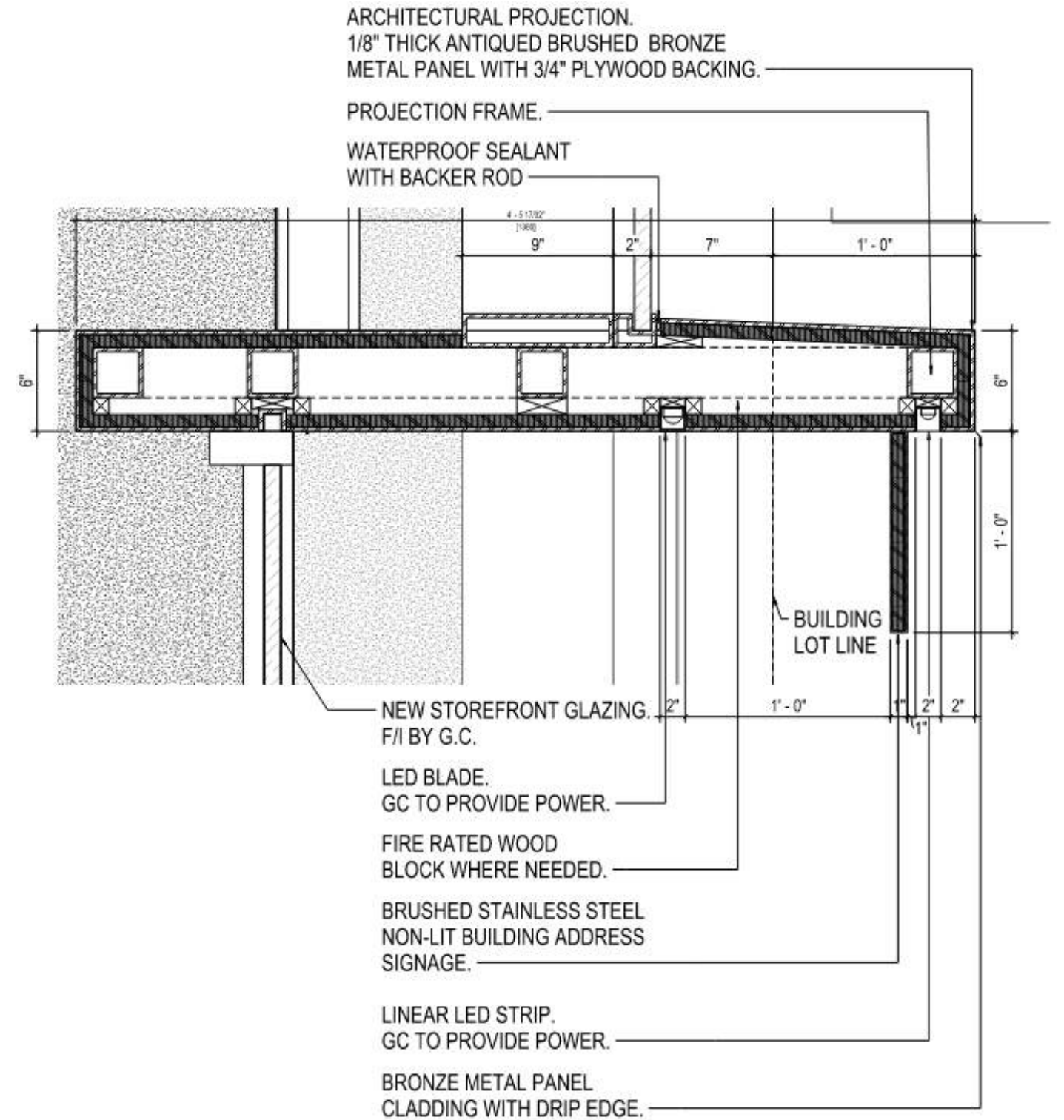


2 GLASS DOOR ENTRANCE SECTION
SCALE: 1/2" = 1'-0"

529 BROADWAY SECTION



3 FREIGHT ENTRANCE SECTION
SCALE: 1/2" = 1'-0"



4 ARCHITECTURAL PROJECTION
SCALE: 3/4" = 1'-0"

June 23 2026
Public Hearing

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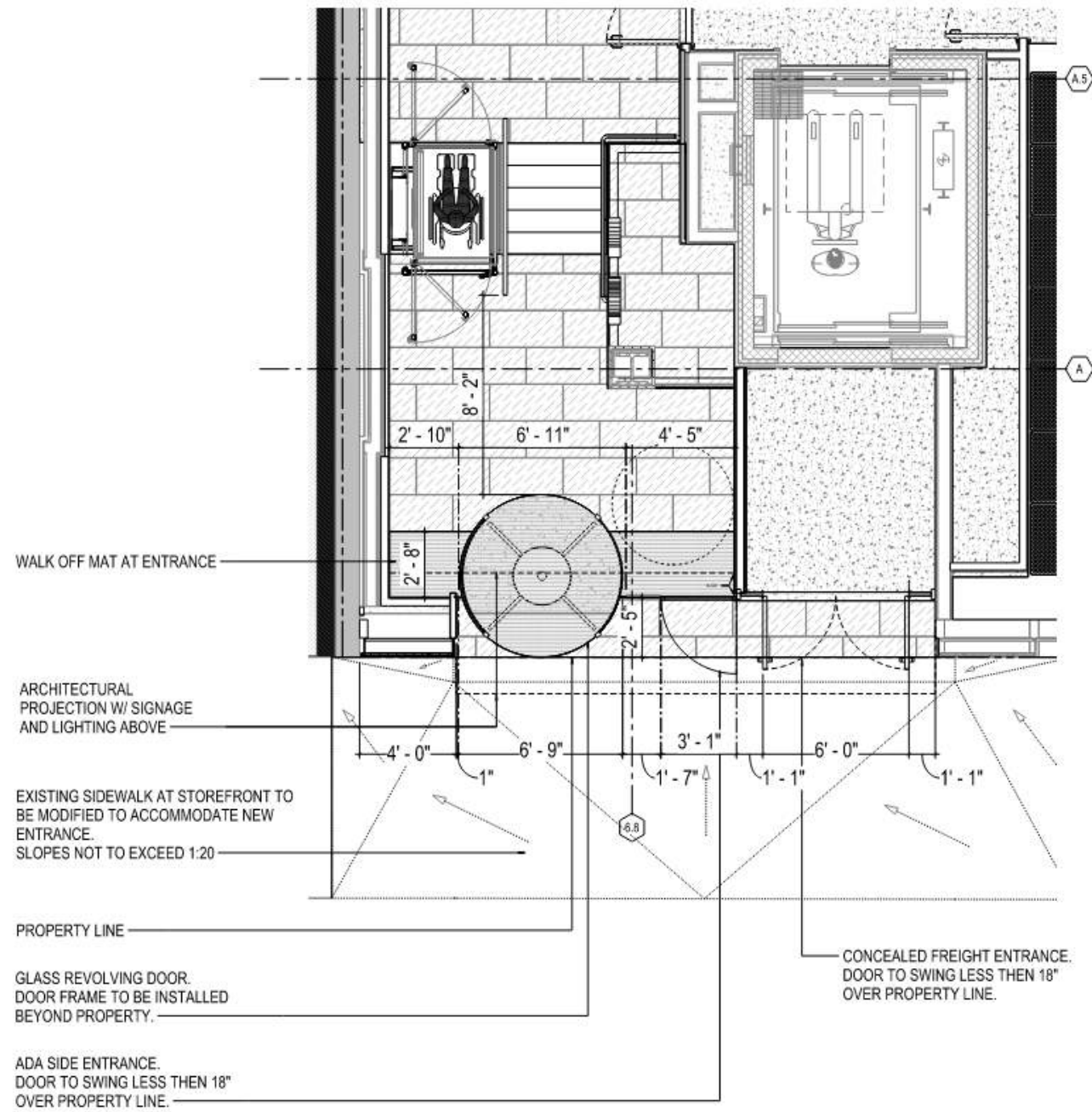
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APPENDIX

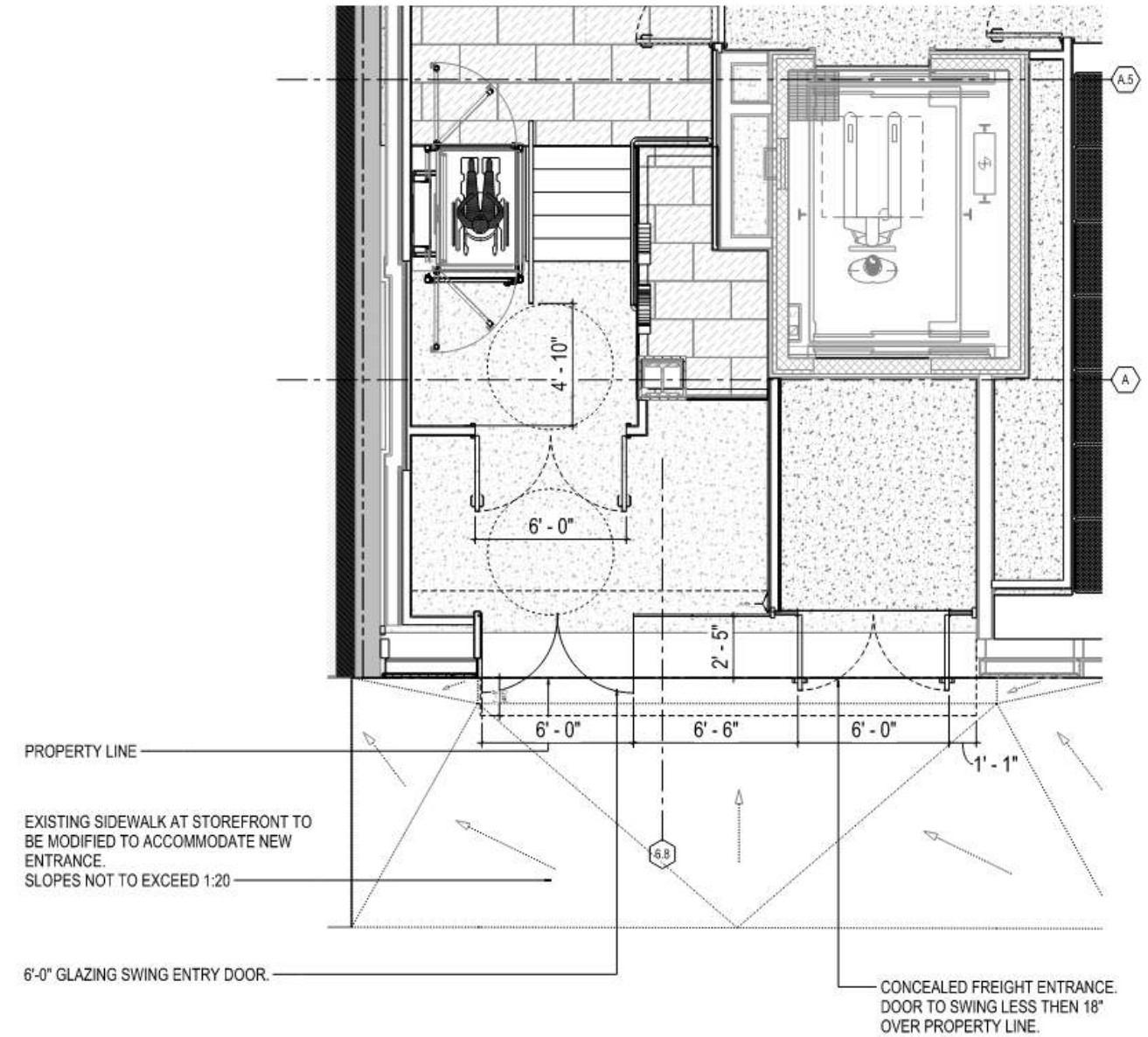
REVOLVING DOOR VS VESTIBULE STUDY

REVOLVING DOOR



1 ENLARGED OFFICE LOBBY ENTRANCE PLAN - PROPOSED REVOLVING DOOR
SCALE: 1/8"=1'-0"

VESTIBULE



2 ENLARGED OFFICE LOBBY ENTRANCE PLAN - PROPOSED VESIBULE OPTION
SCALE: 1/8"=1'-0"

PRECEDENT IMAGES



110 GREENE ST SIGNAGE
Approved at a hearing in 2016 (LPC-18-1687).



100 CROSBY ST SIGNAGE
Approved at a hearing in 2014 (LPC-14-4234).

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