

The current proposal is:

Preservation Department – Item 3, LPC-26-10002

**1181 Broadway – Madison Square North Historic District
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.



1181 Broadway | Landmarks Preservation Commission Public Meeting

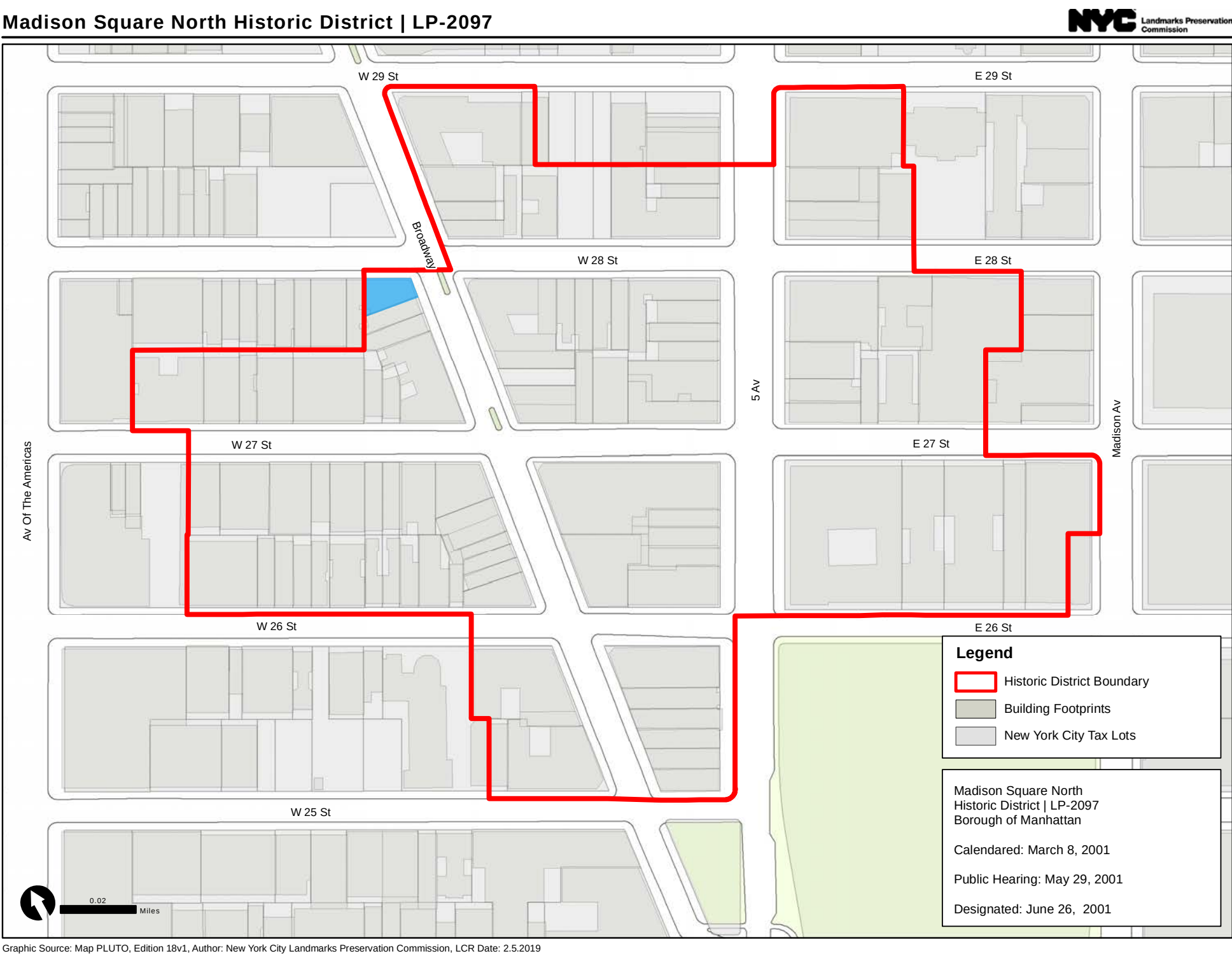
1181 Broadway | New York, NY 10001

2026.08.18

Existing



1181 Broadway | New York, NY



Existing Conditions



Currently Proposed



Scope Notes:

1. Base Building – Preservation
- Masonry facade to be cleaned and repaired in-kind
2. Ornamental Restoration
- Missing areas of terra cotta to be recreated to match historic documentation
3. Base Building Windows
- New windows to match historic configuration
4. 11th Floor Restoration
- Metal clad temple wing is created
5. Ground Floor
- New storefront infill at ground floor based on historic documentation
6. Setback Addition
- New penthouse addition set back from primary façade to minimize visibility from street level
7. Materiality
- Rooftop addition clad in painted aluminum panels to contrast with the existing building materiality and color
8. Design Approach
- Contemporary elements are distinct from the historic fabric
9. Roof + Mechanical
- New stair bulkhead and mechanical enclosure located at roof level
10. Screening
- Mechanical equipment screened from view with integrated louvered enclosure in painted aluminum

Vantage Point



Presented at the June 23, 2026 LPC Public Hearing



Currently Proposed



Commissioner Comments

- 1- Respect hierarchy of the temple
Response: Massing of addition shifted westward to allow full profile of temple to be visible
Height of addition reduced
- 2- Rooftop addition should contrast with the existing building
Response: Original secondary temple elements reconstructed (colonnade and ornamental chimney)
Addition articulated in contrasting painted metal and glass clearly distinguishes new elements

Visibility is limited to one block walking South along Broadway

Existing Conditions | Roof

Aerial View 1



Aerial View 2



Drone View 1



Drone View 2



Drone View 3

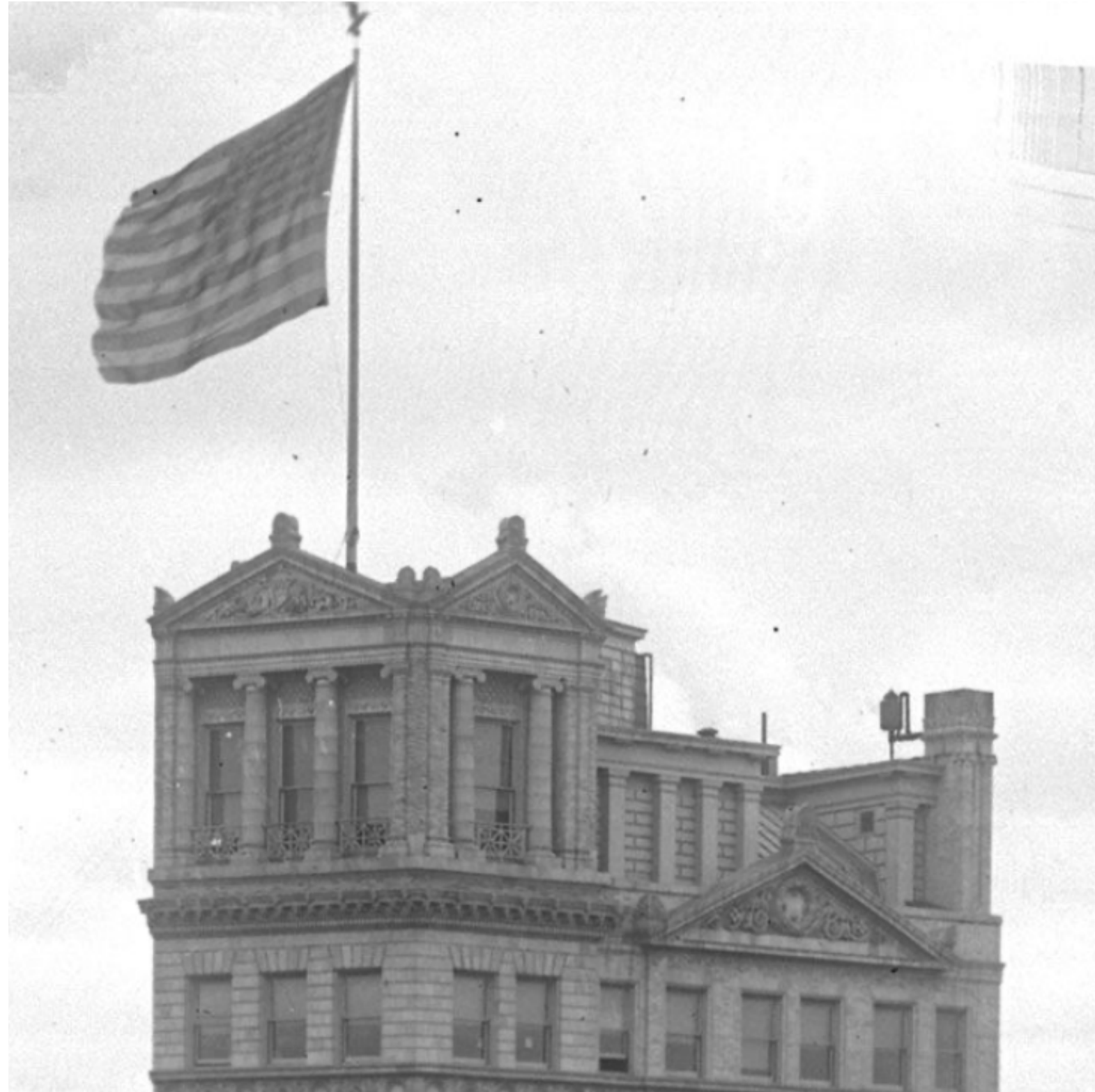


Existing Conditions |



2026





1910, New York Historical Society

Vantage Point



Presented at the June 23, 2026 LPC Public Hearing



Currently Proposed



Commissioner Comments

- 1- Respect hierarchy of the temple

Response: Massing of addition shifted westward to allow full profile of temple to be visible

Height of addition reduced
- 2- Rooftop addition should contrast with the existing building

Response: Original secondary temple elements reconstructed (colonnade and ornamental chimney)

Addition articulated in contrasting painted metal and glass clearly distinguishes new elements

Visibility is limited to one block walking South along Broadway

Existing



Proposed



Enlarged North Elevation | Rooftop

Previously Proposed



T.O. SCREEN
186'-5"

T.O. ROOF
180'-11"

T.O. 13TH FLOOR
167'-5"

Currently Proposed



NEW SETBACK

RESTORED ELEMENTS

▼ - 4'-0"
T.O. SCREEN
182'-5"

▼ - 2'-6"
T.O. ROOF
178'-5"

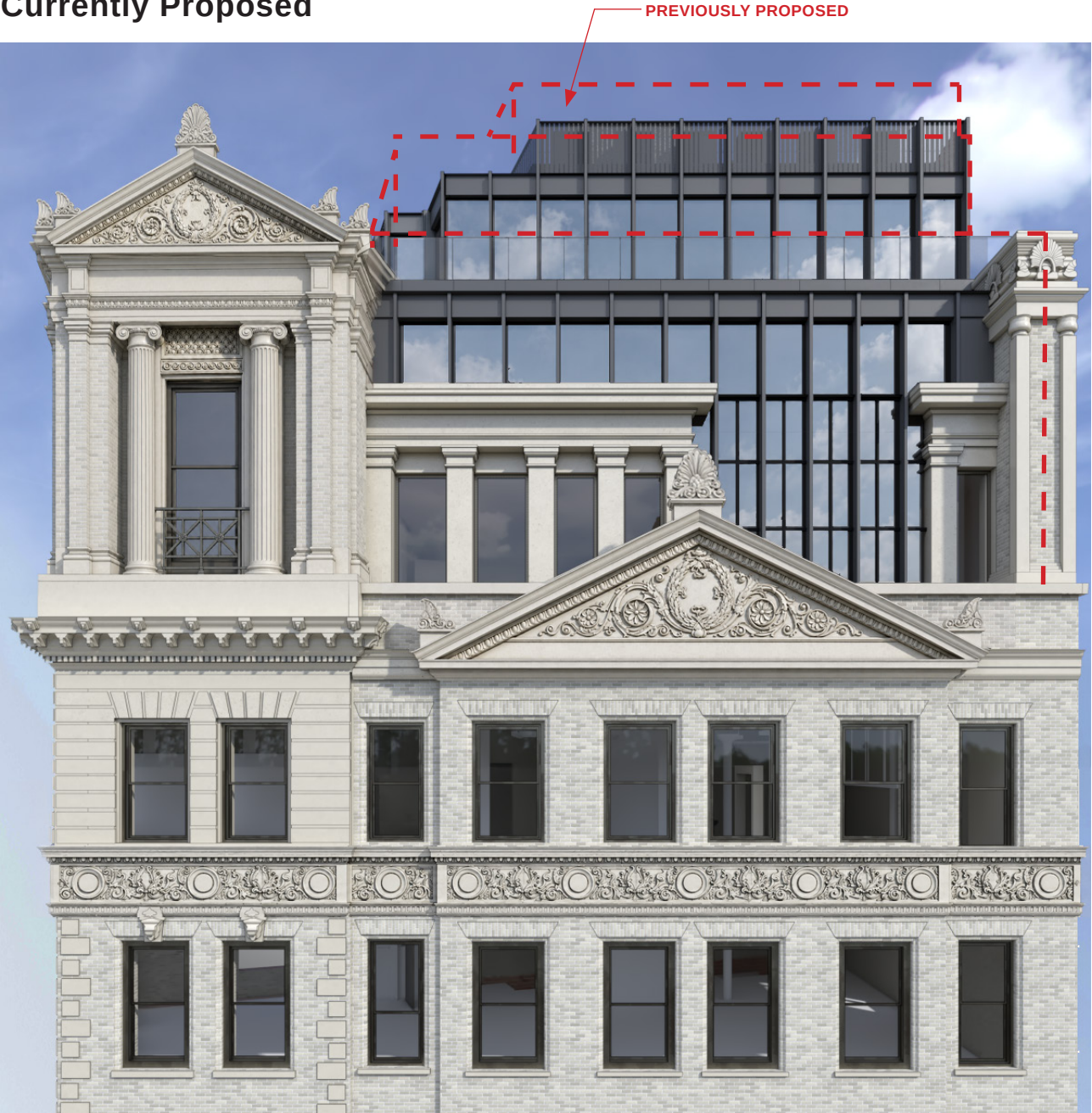
▼ - 1'-6"
T.O. 13TH FLOOR
165'-11"

Enlarged North Elevation | Existing & Proposed

Existing

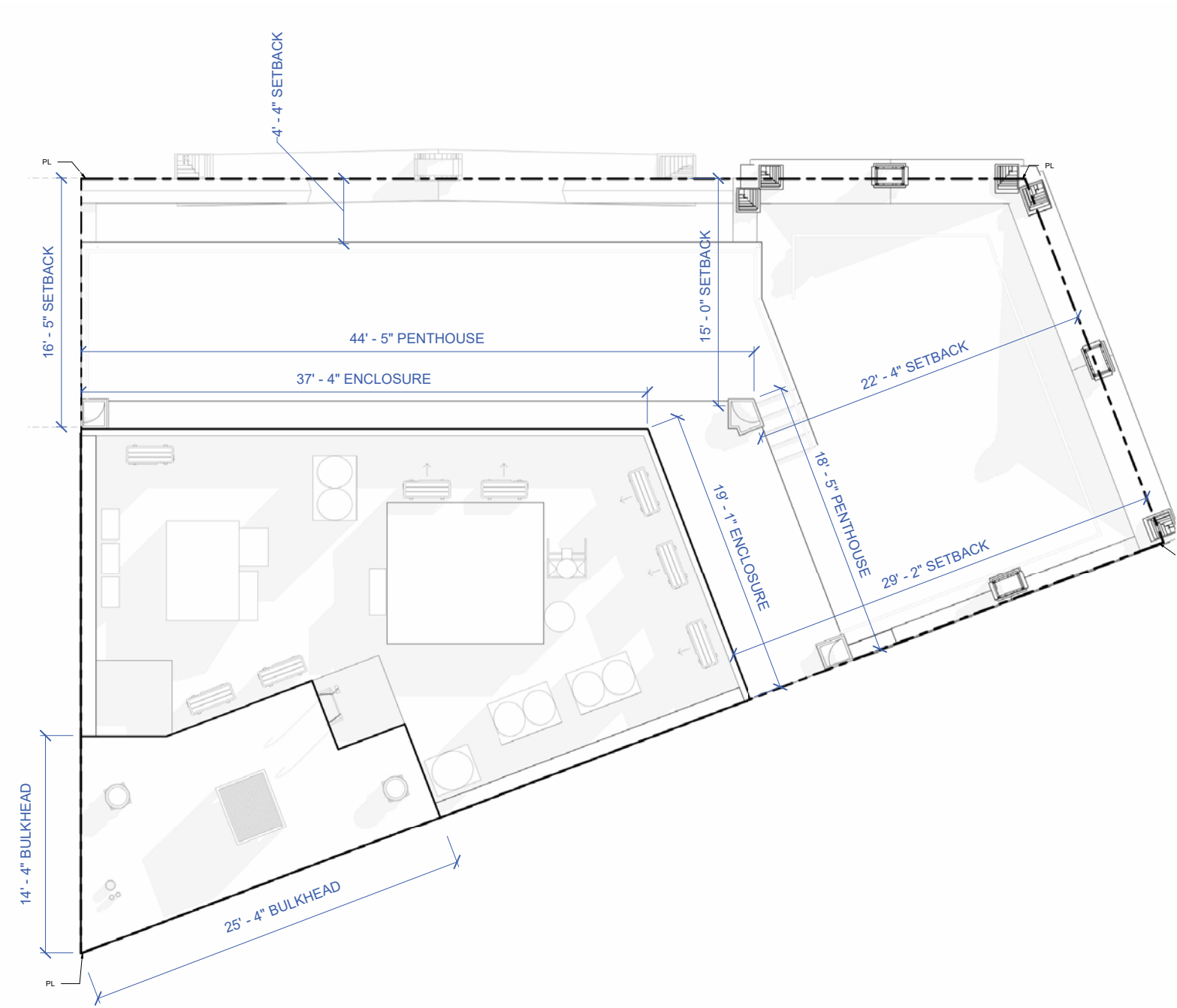


Currently Proposed

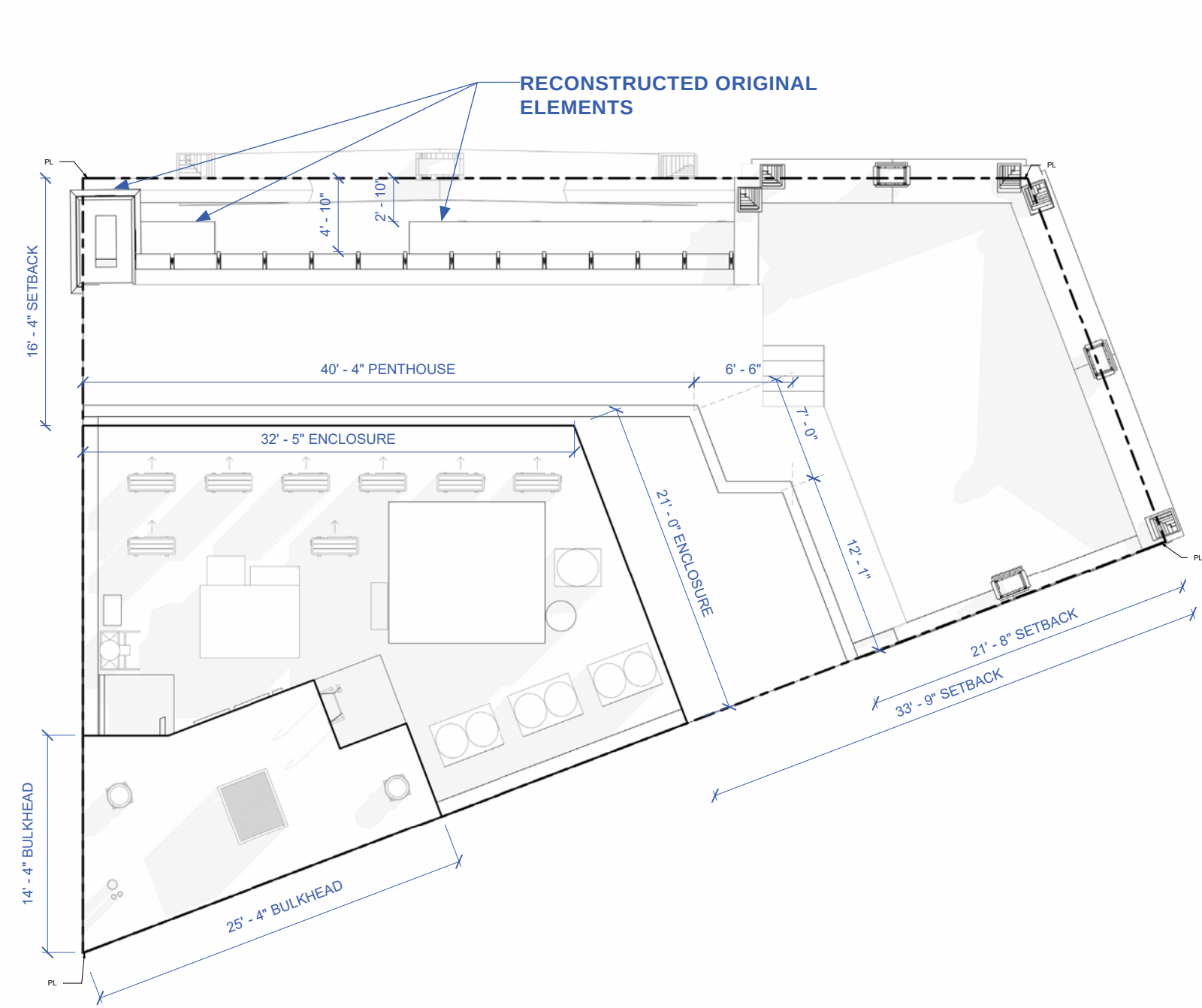


Roof Plan |

Previously Proposed

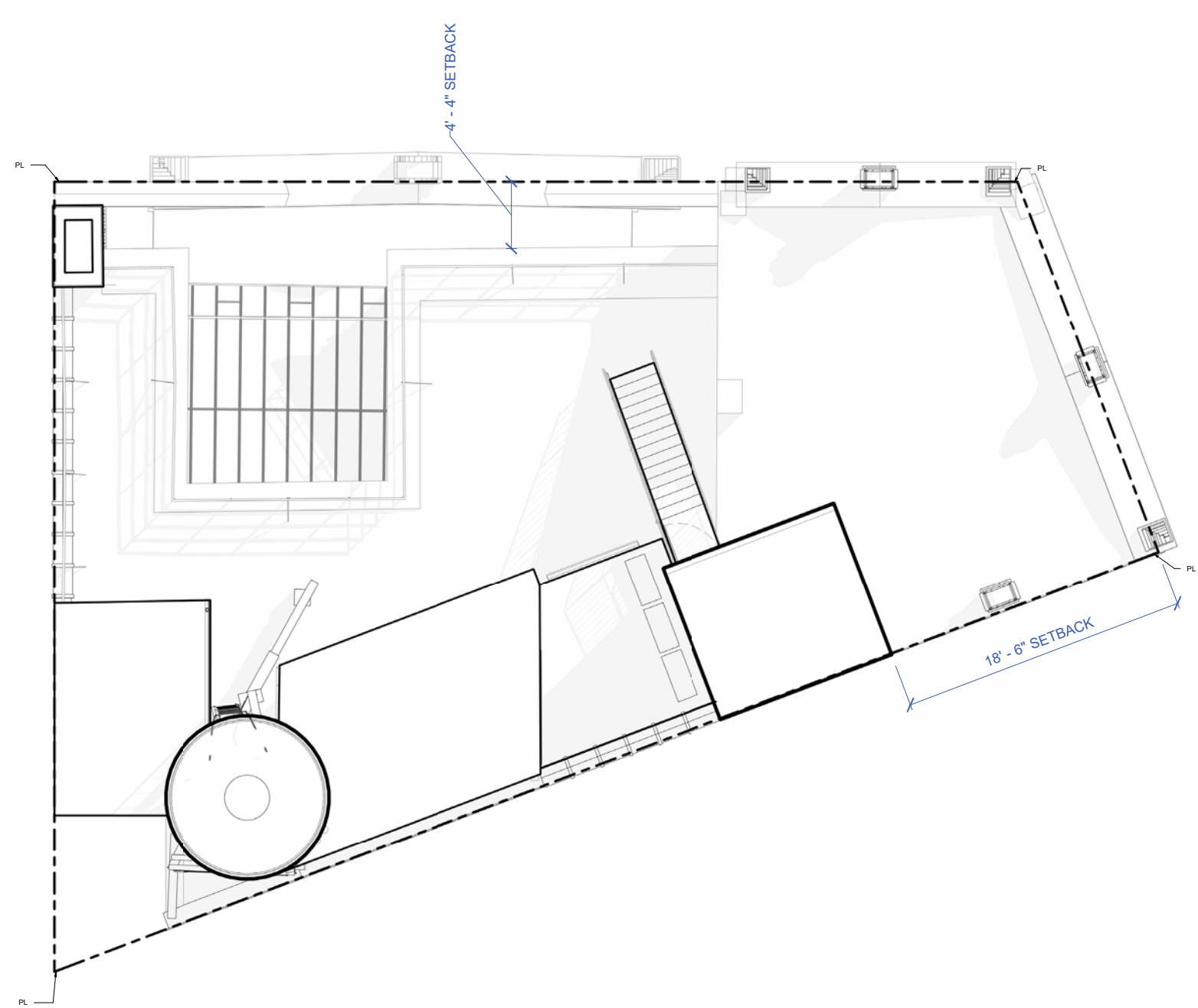


Currently Proposed

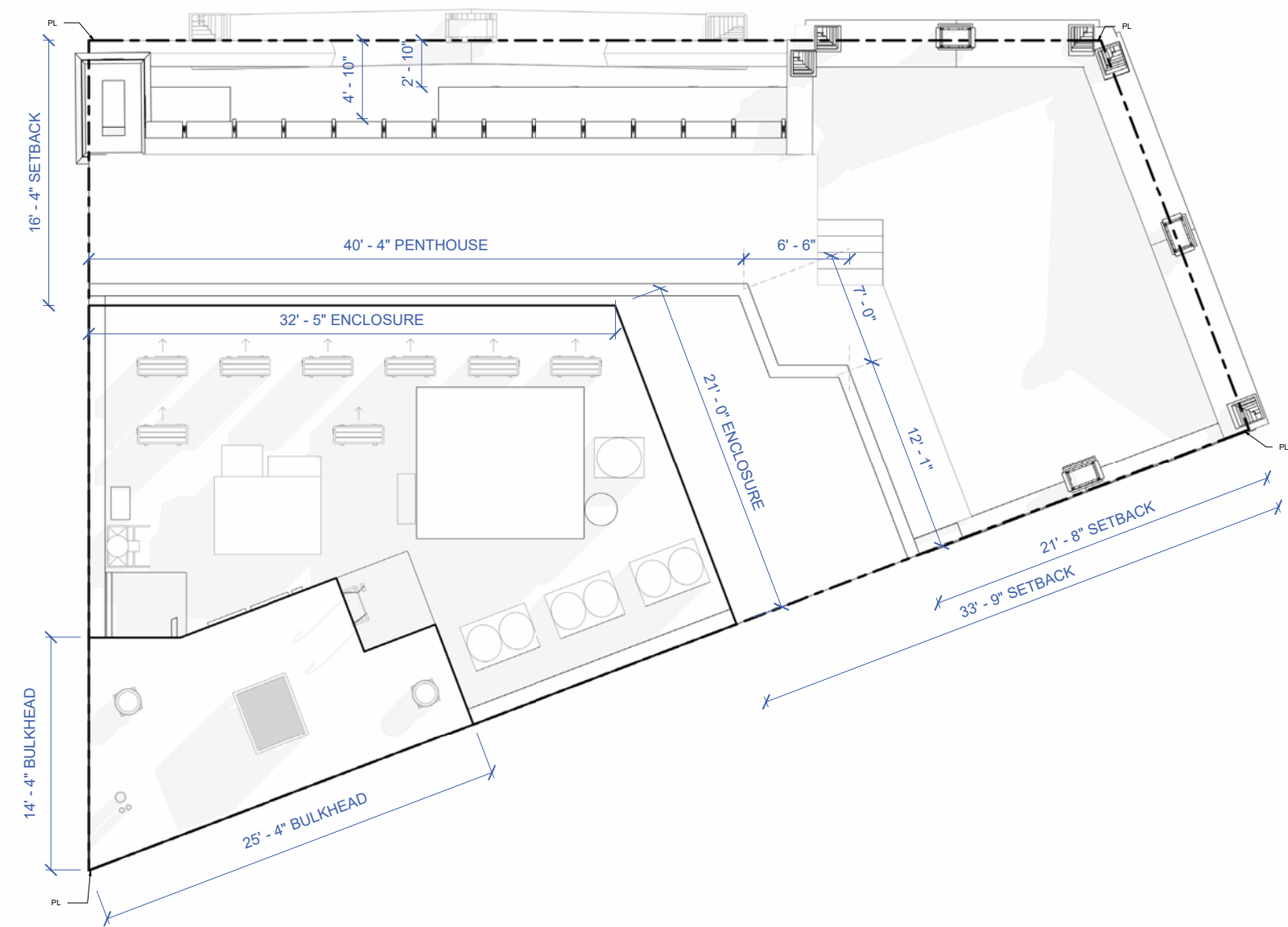


Roof Plan |

Existing

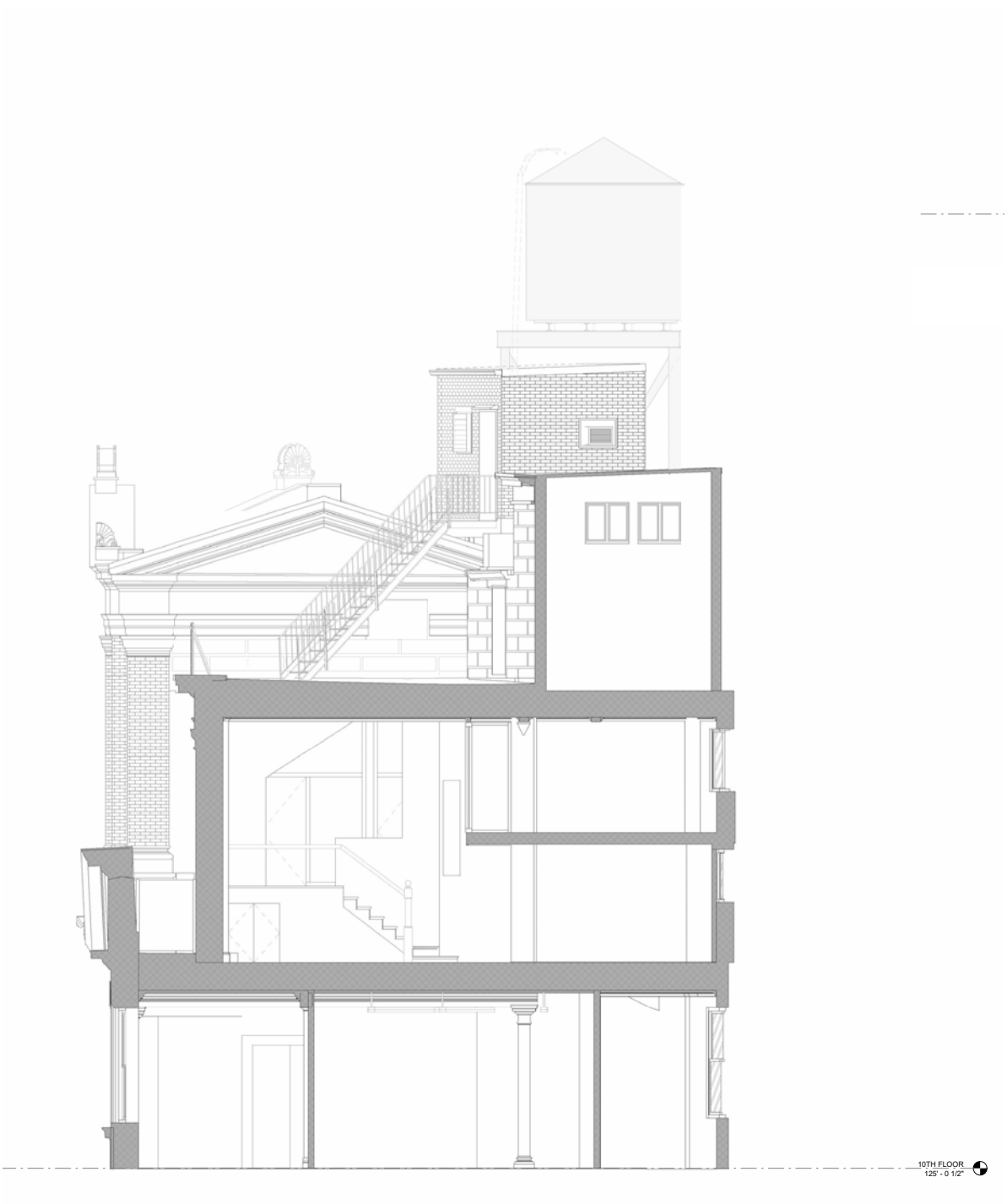


Currently Proposed

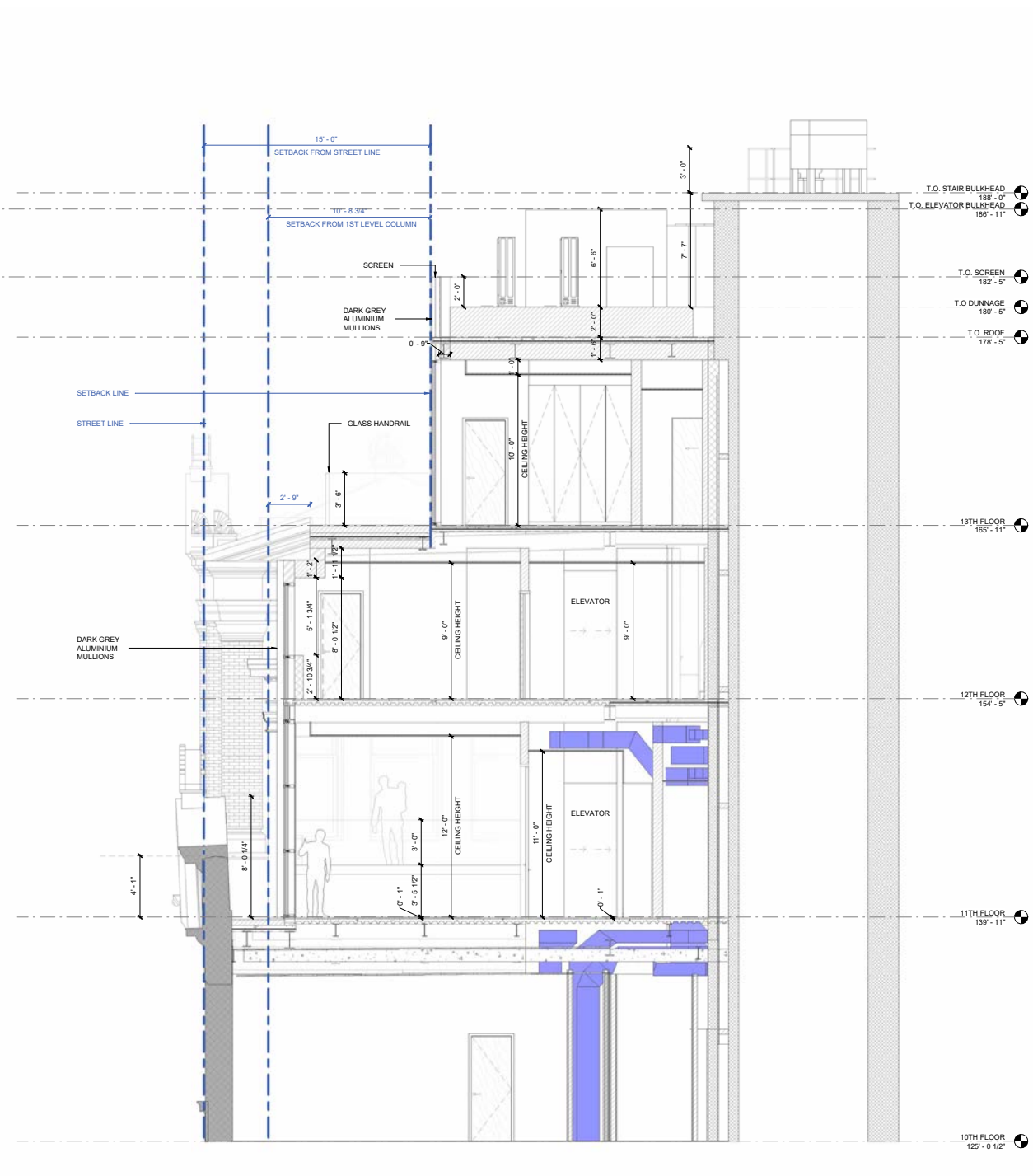


Penthouse Section | Through 28th Street

Existing



Currently Proposed



Visibility Study | View From Broadway Looking South

Top Penthouse Partially Visible From Street

Proposed Design



Existing Conditions



Previously Proposed



Currently Proposed



Visibility Study Comparison | View C - Looking Up Across The Street On Broadway

Existing Conditions



Previously Proposed



Currently Proposed



Visibility Study Comparison | View A - Corner View From Broadway Looking Up

Existing Conditions



Previously Proposed



Currently Proposed



Visibility Study | View E - From West 28th St Looking towards Broadway

Existing



Proposed Design



Mockup



Visibility Study Comparison | View F - From West 28th St Looking East

Existing Conditions



Previously Proposed



Currently Proposed



Existing Conditions



Previously Proposed



Currently Proposed



The proposed design maintains the building’s existing usable area while accommodating the requirements of a residential conversion.

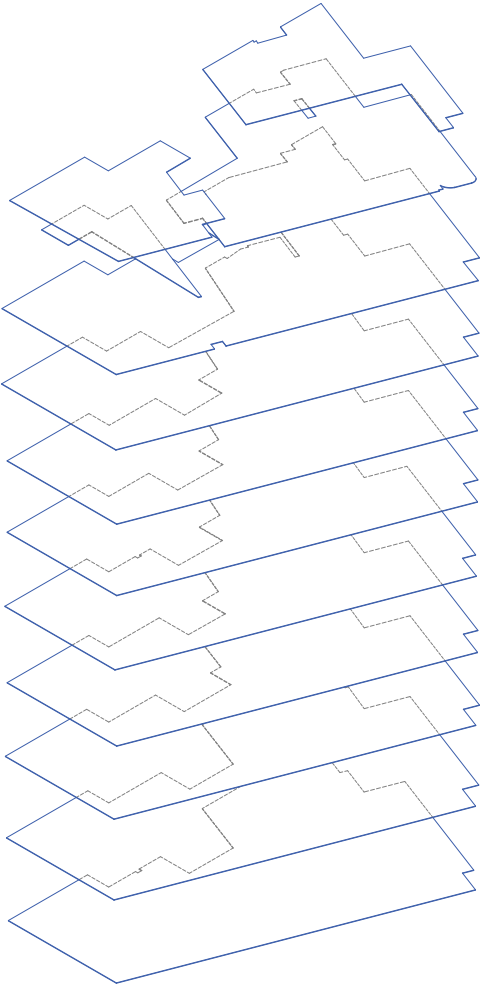
EXISTING

19,436 Net SF

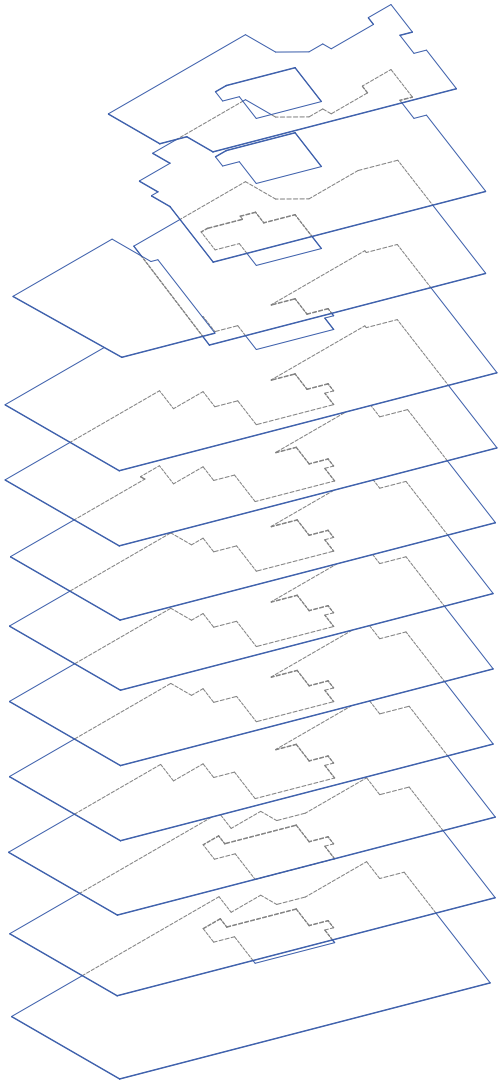
PROPOSED

19,336 Net SF

12 FL	538 SF
11 FL	1,626 SF
10 Mezz.	150 SF
10 FL	1,954 SF
9 FL	1,909 SF
8 FL	1,916 SF
7 FL	1,907 SF
6 FL	1,897 SF
5 FL	1,918 SF
4 FL	1,892 SF
3 FL	1,844 SF
2 FL	1,885 SF



13 FL	746 SF
12 FL	1,202 SF
11 FL	1,663 SF
10 FL	1,776 SF
9 FL	1,777 SF
8 FL	1,733 SF
7 FL	1,732 SF
6 FL	1,717 SF
5 FL	1,732 SF
4 FL	1,713 SF
3 FL	1,755 SF
2 FL	1,790 SF

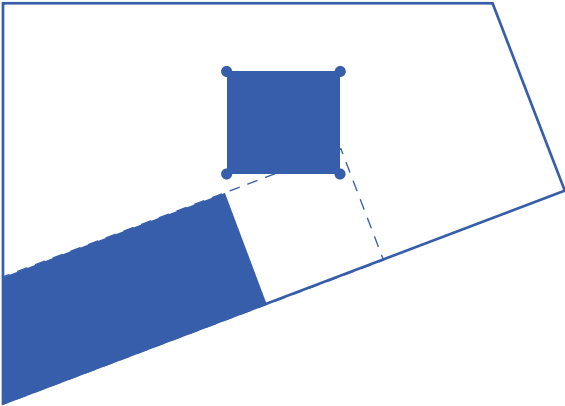


Height & Configuration of Added Floors I

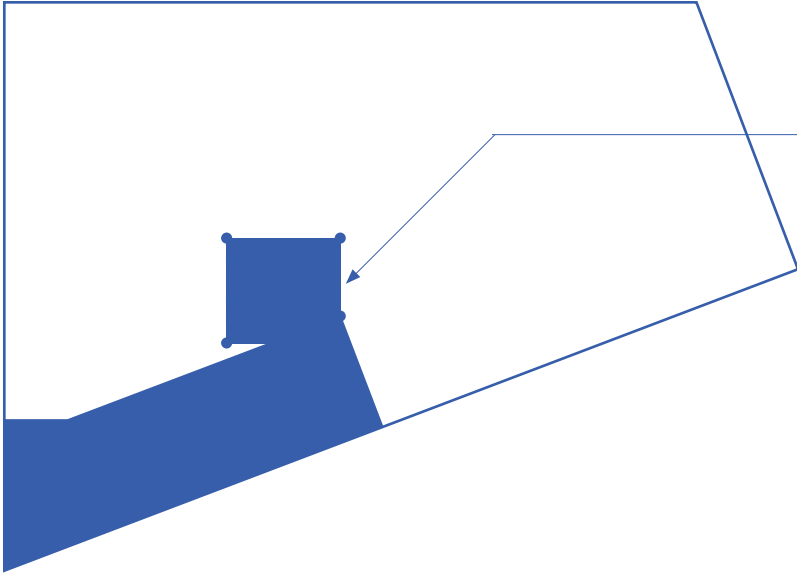
Section Diagram

Floor-to-floor heights are coordinated with the egress stair geometry to minimize the stair footprint and maximize usable floor area at the upper levels.

Top Floor

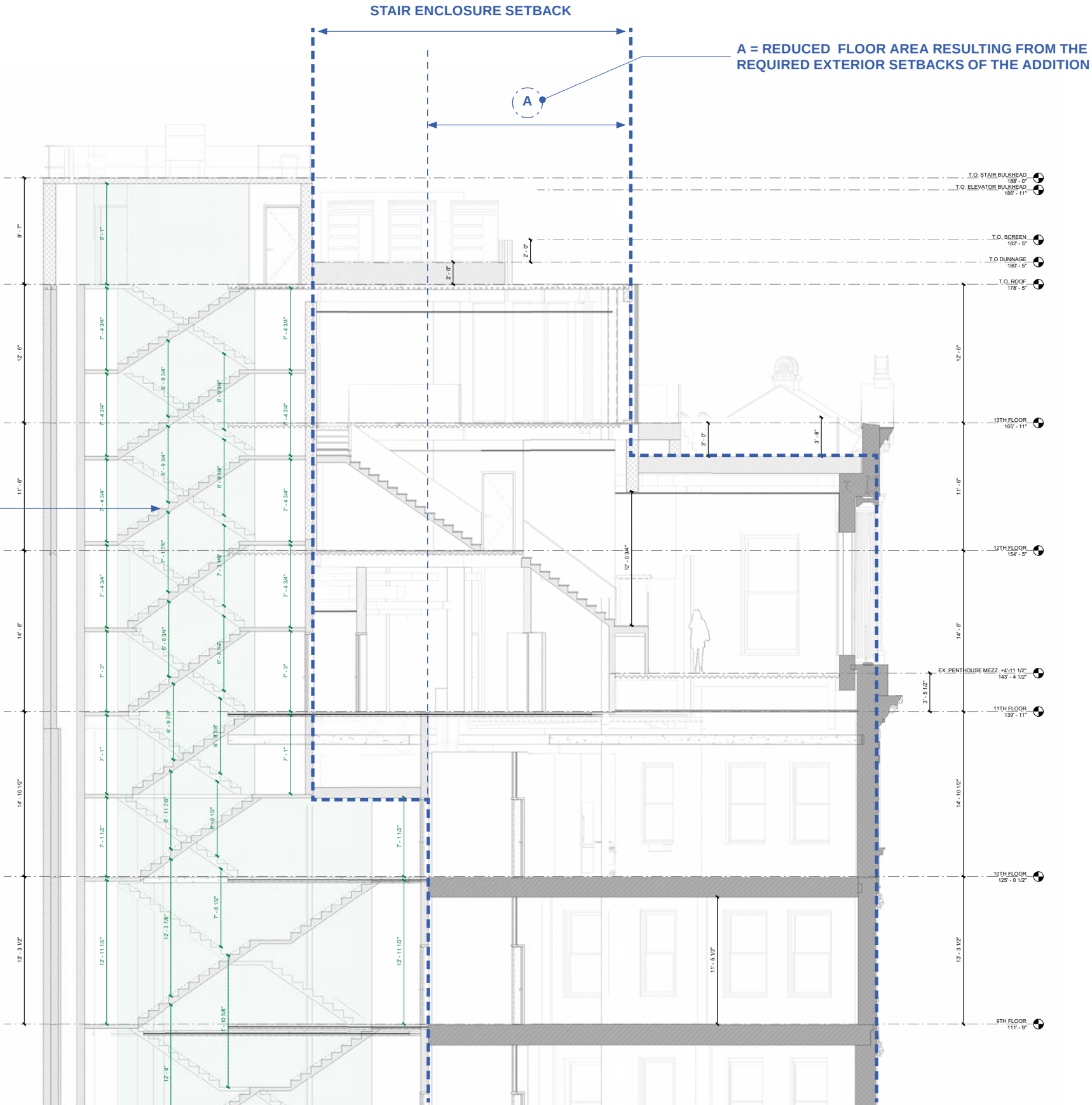


Lower Floor



STAIR RUNS ARE CONFIGURED TO MAINTAIN THE MINIMUM CODE-REQUIRED HEADROOM CLEARANCE WHILE LIMITING THE OVERALL STAIR VOLUME

ELEVATOR SHAFT



Proposed Material Palette | Facade

Existing Base Building

Cleaned Brick Masonry



Existing Building Ornaments

Restored Terracotta



Existing Base Building

Restored Limestone



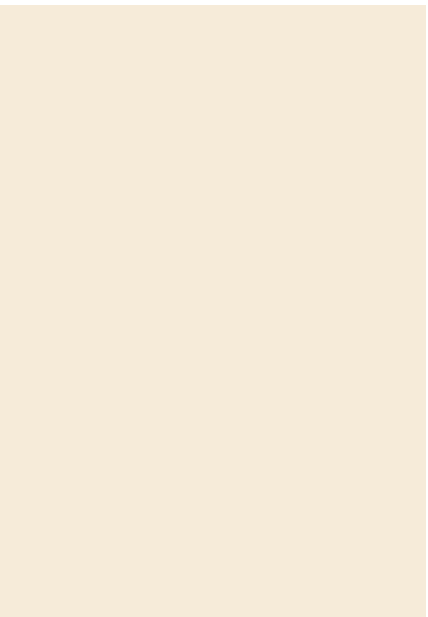
Base Building Window Spandrels & Mullions

Cleaned Cast Iron



Temple Reconstruction

Painted Finish



Mechanical Louver Screen

Painted Metal Finish



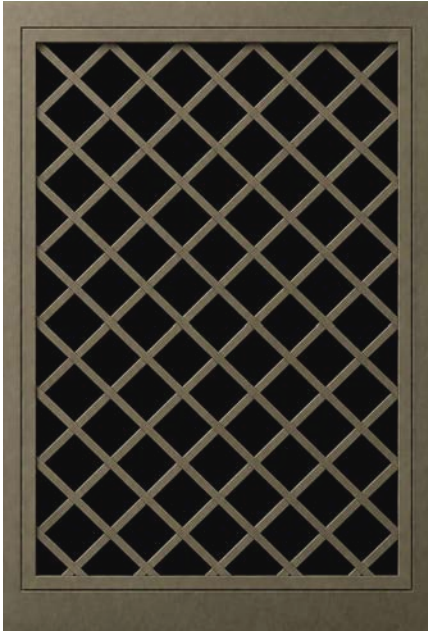
Rooftop Fenestration

Painted Metal Finish



Storefront Integrated Grille

Patinated Aluminum Finish



Windows Floors 1-10

M 03 Bronzo Scuro



Existing Base Building Ornaments

Restored Terracotta



Penthouse Railing

Low-Iron Clear Glass



Awning

Green/White Striped Canvas



Proposed Design | View B - From East 28th St Looking towards Broadway

Existing Condition



Previously Proposed



Currently Proposed



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Borough of Manhattan**

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Appendix |

2026.08.18

Proposed Design |

Existing



Proposed Design



Retail Entrance on Broadway | Exterior View

Existing



Proposed Design



Residential Entrance on 28th St | Exterior View

Existing

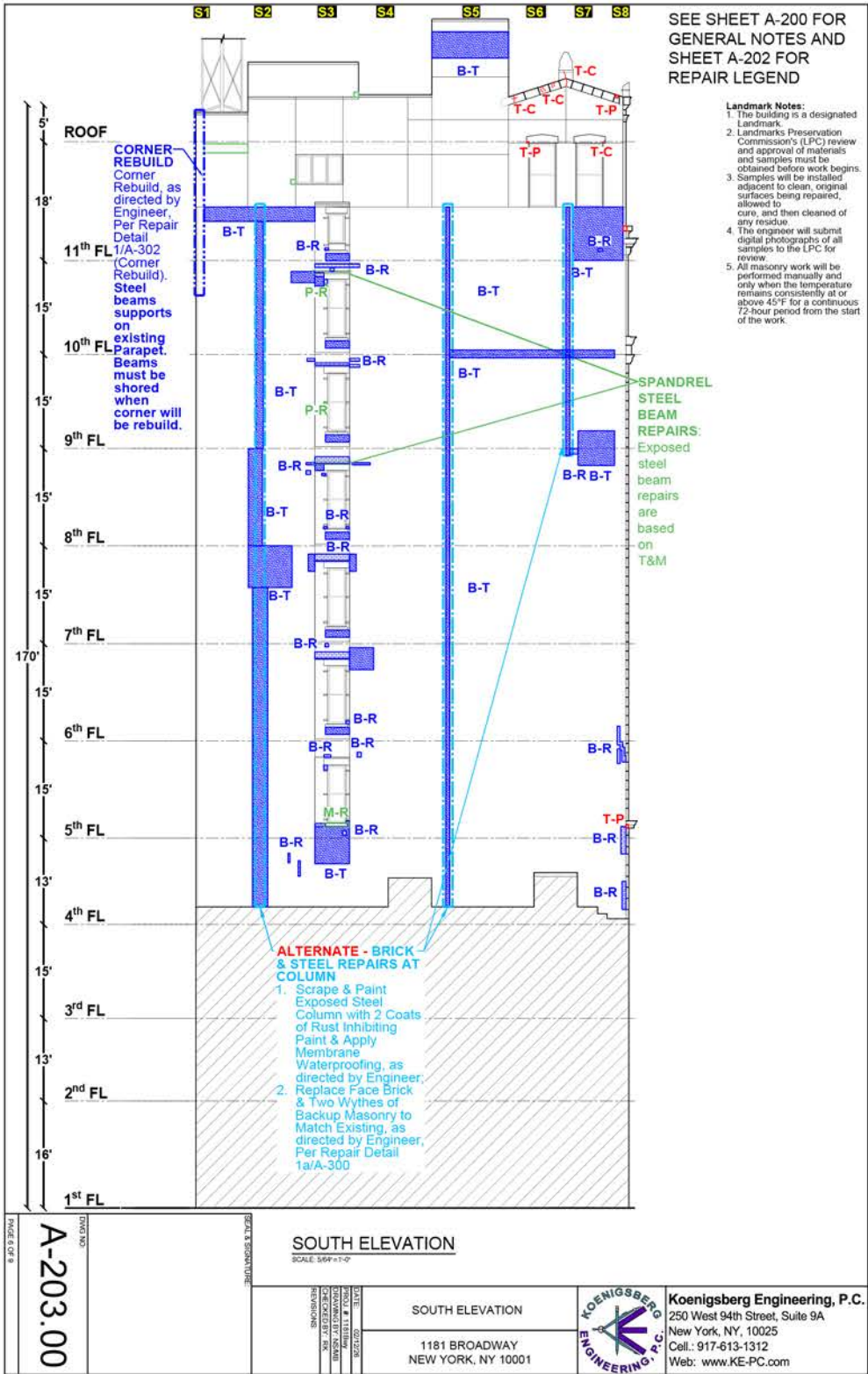
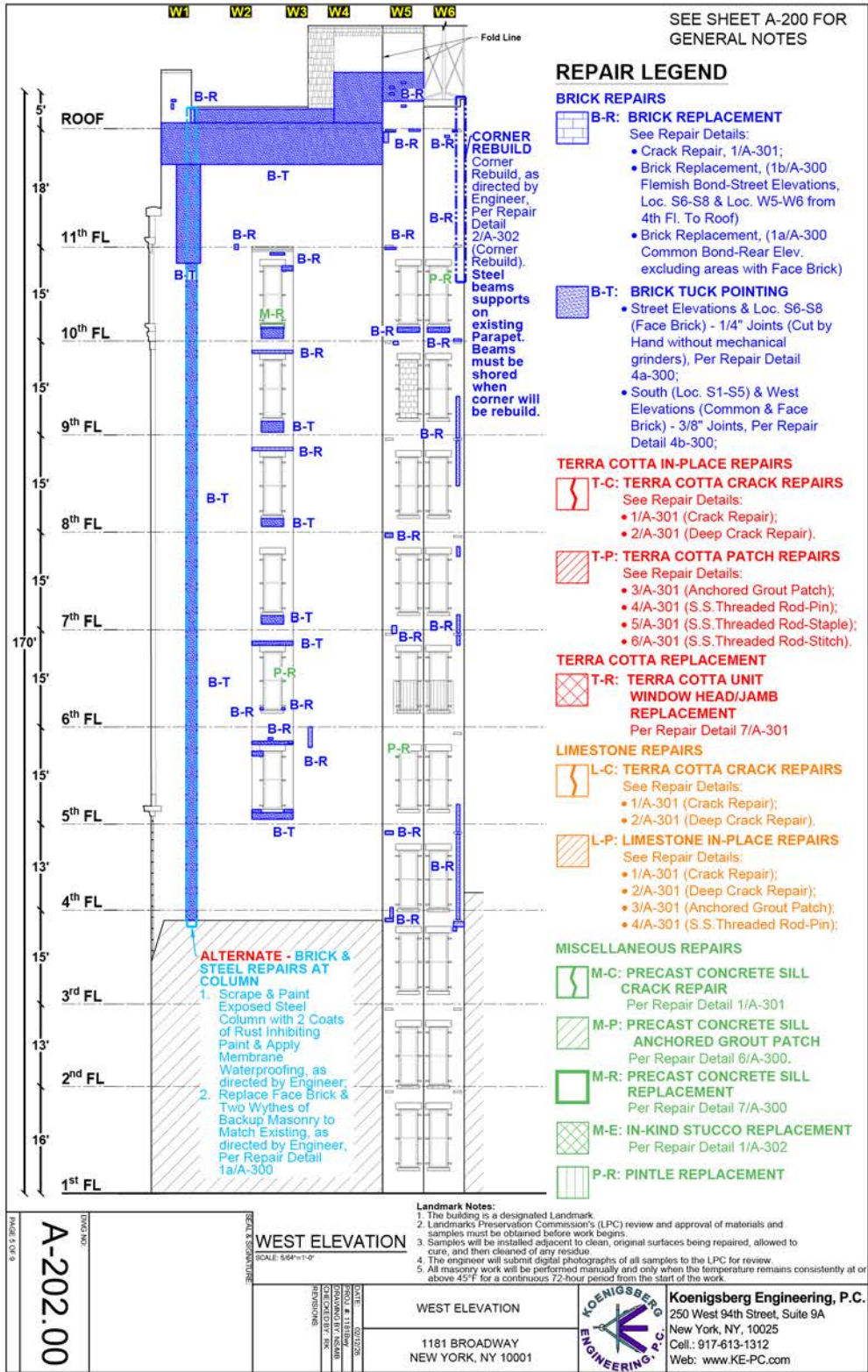
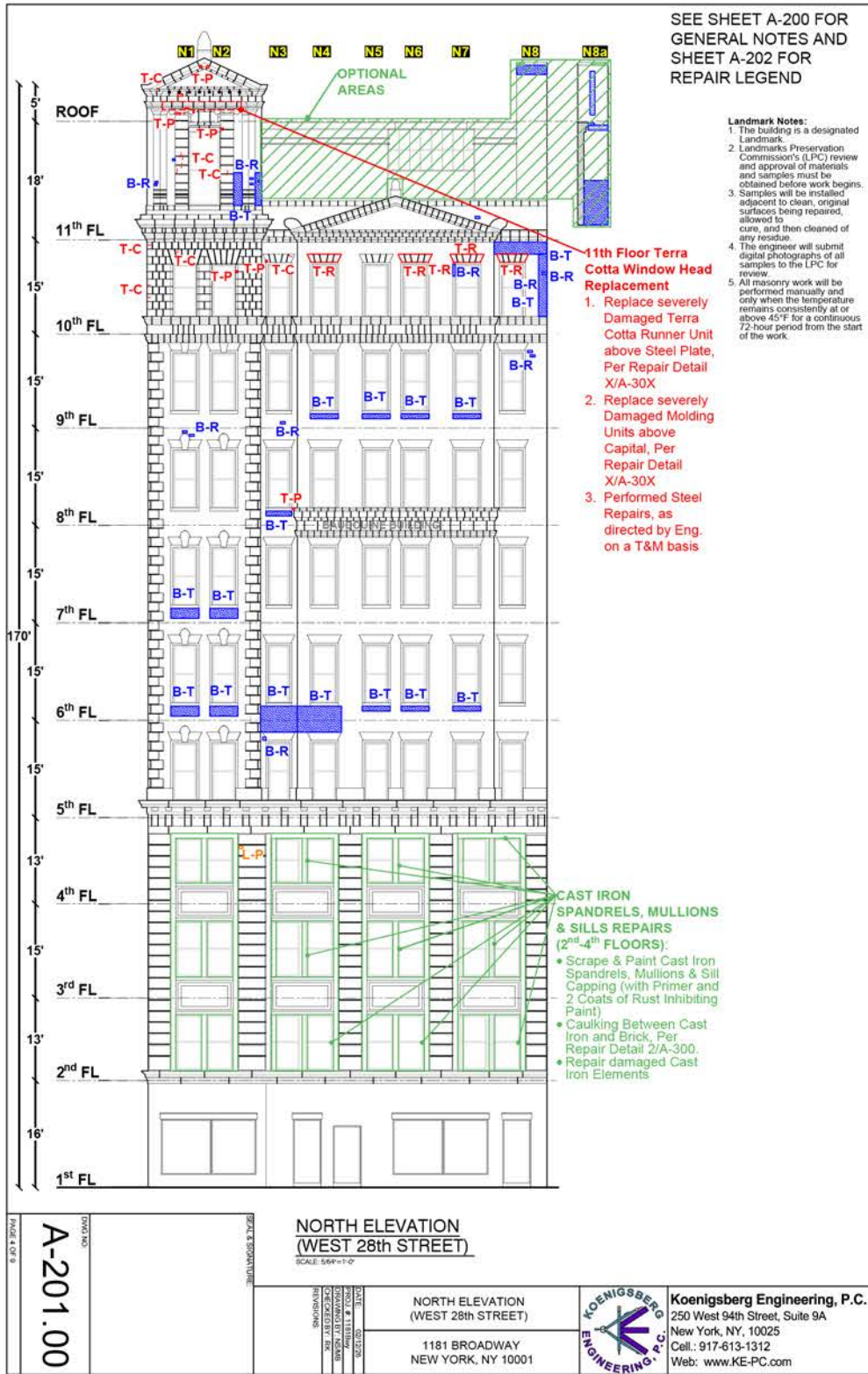


Proposed Design



Historic Facade Restoration

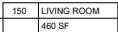
Repair - Scope of Work



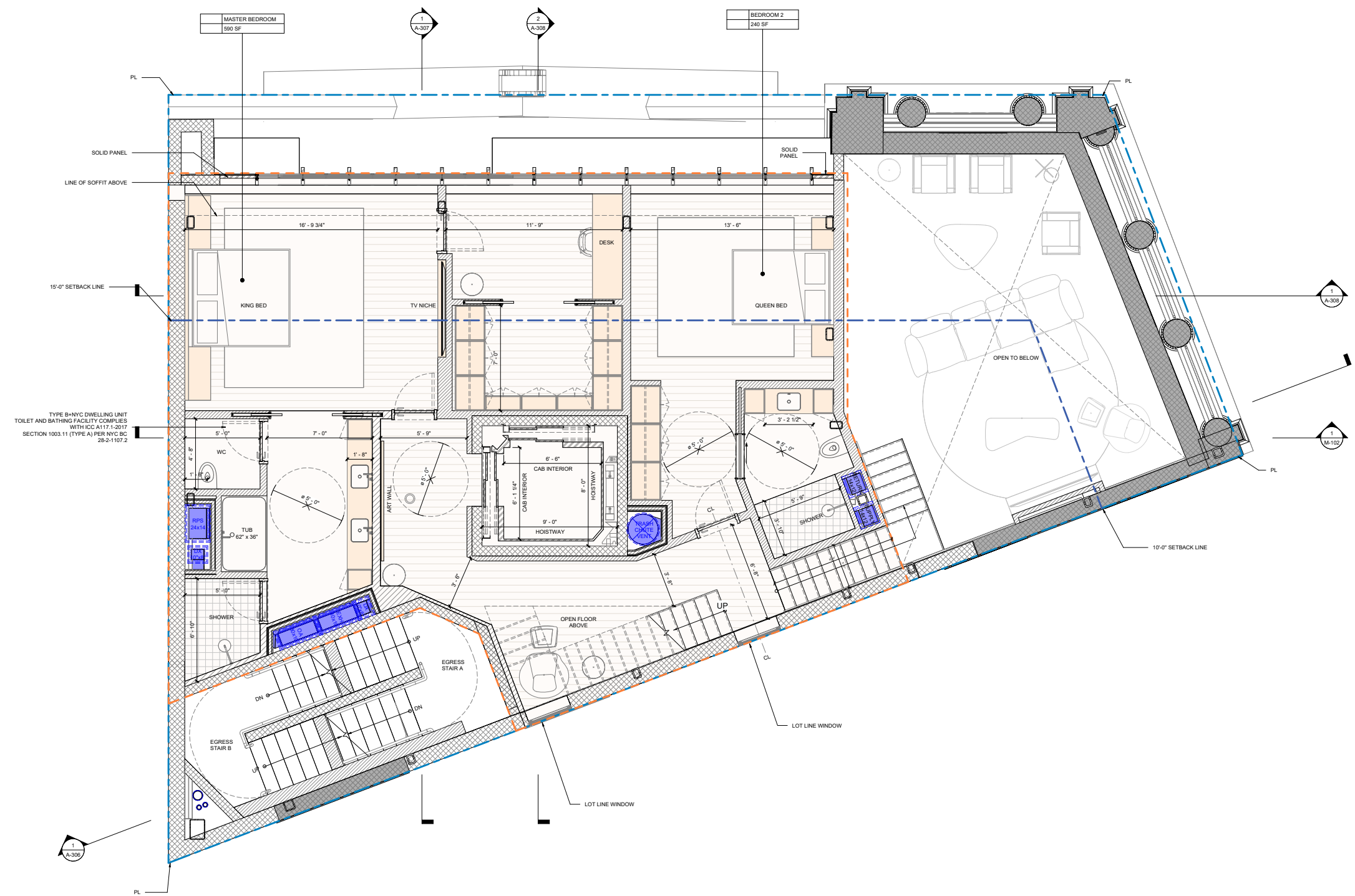
Eleventh Floor

LEGEND: PROPOSED PLAN

EXISTING EXTERIOR WALL	
EXISTING INTERIOR WALL	
EXISTING NOT SCANNED	
PROPOSED EXTERIOR WALL	
PROPOSED INTERIOR WALL	
PROPOSED MILLWORK	
STRUCTURAL MODEL (DESMONE)	

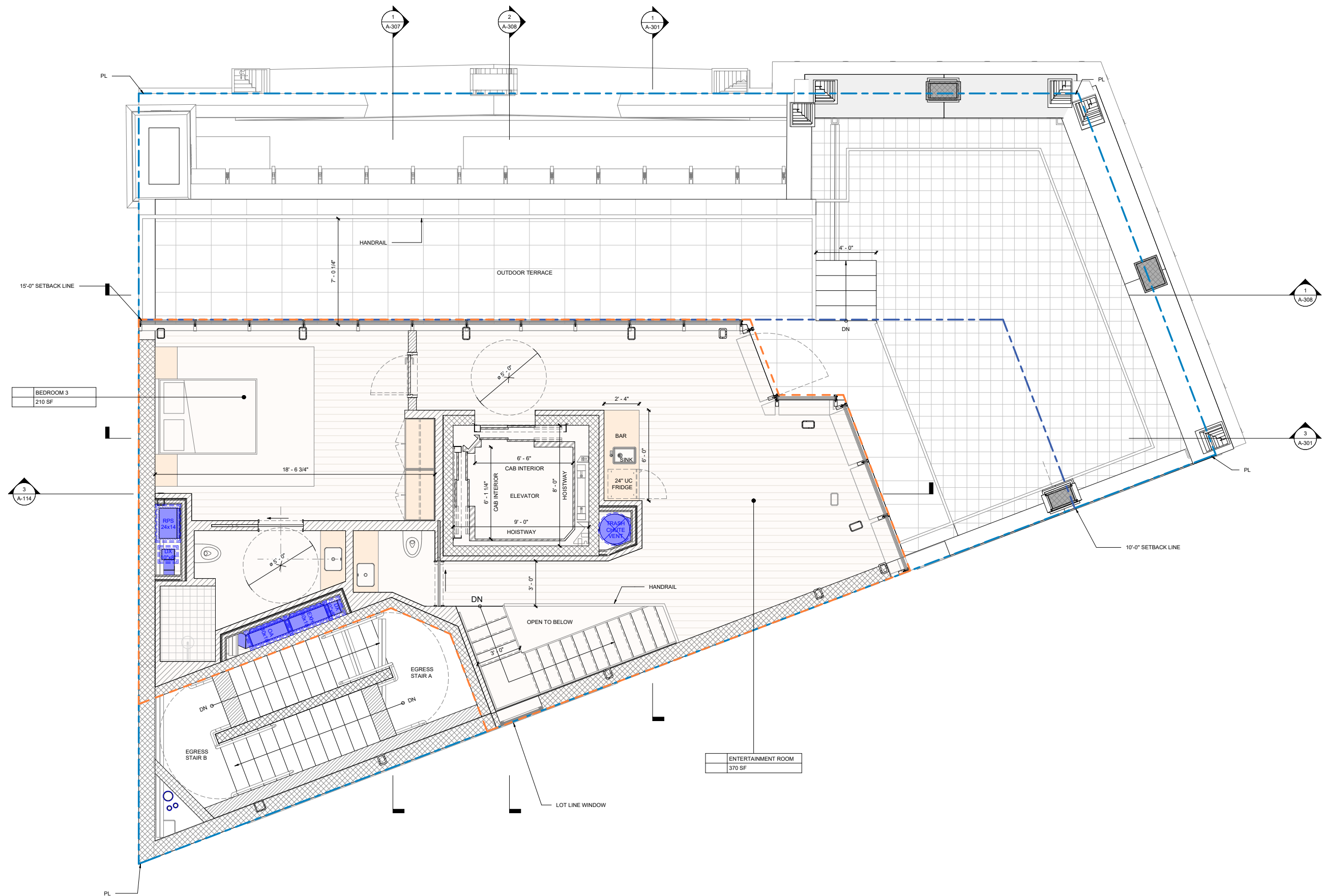


Proposed Floor Plan | Twelfth Floor

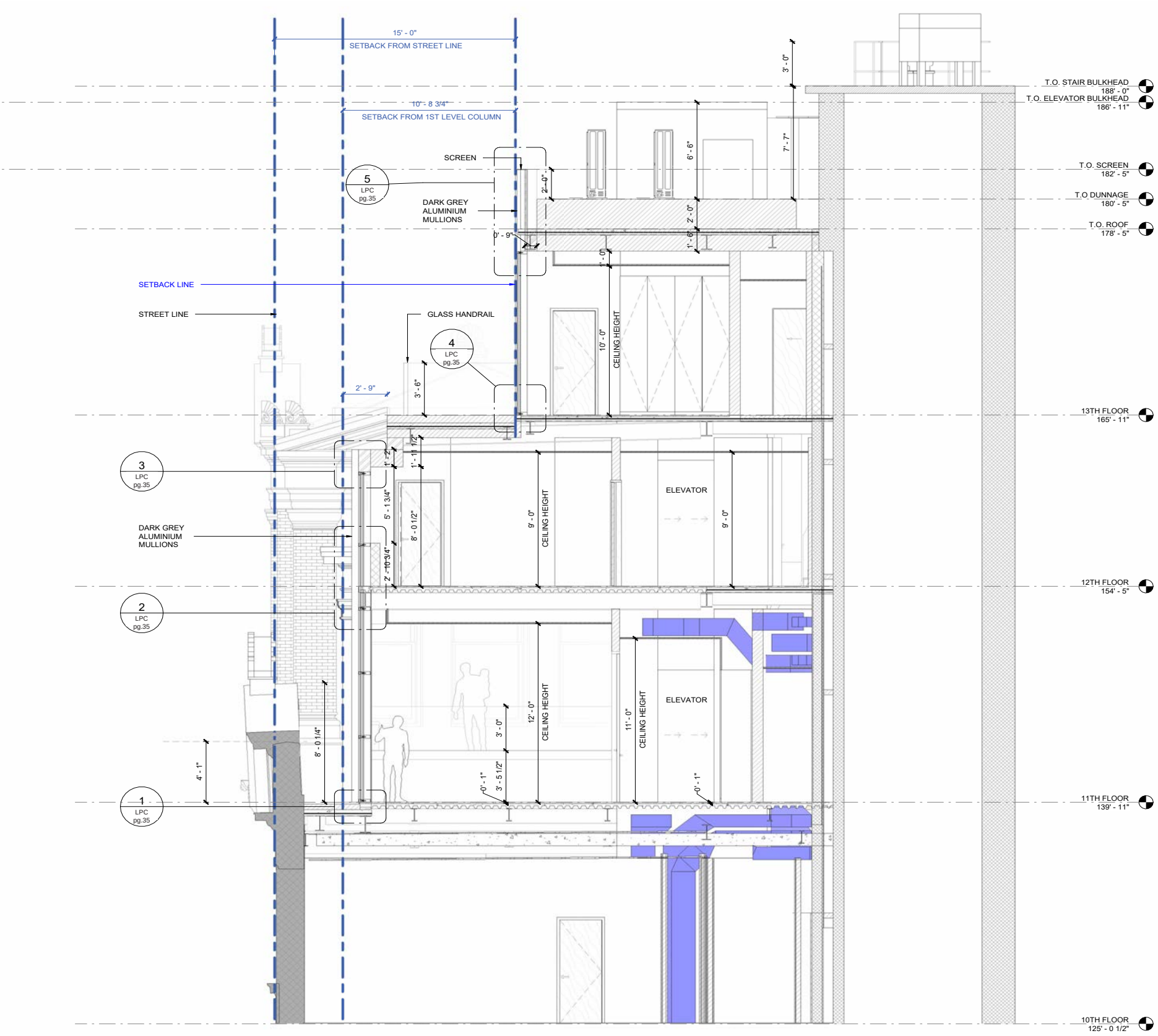


LEGEND: PROPOSED PLAN	
EXISTING EXTERIOR WALL	
EXISTING INTERIOR WALL	
EXISTING NOT SCANNED	
PROPOSED EXTERIOR WALL	
PROPOSED INTERIOR WALL	
PROPOSED MILLWORK	
STRUCTURAL MODEL (DESIMONE)	

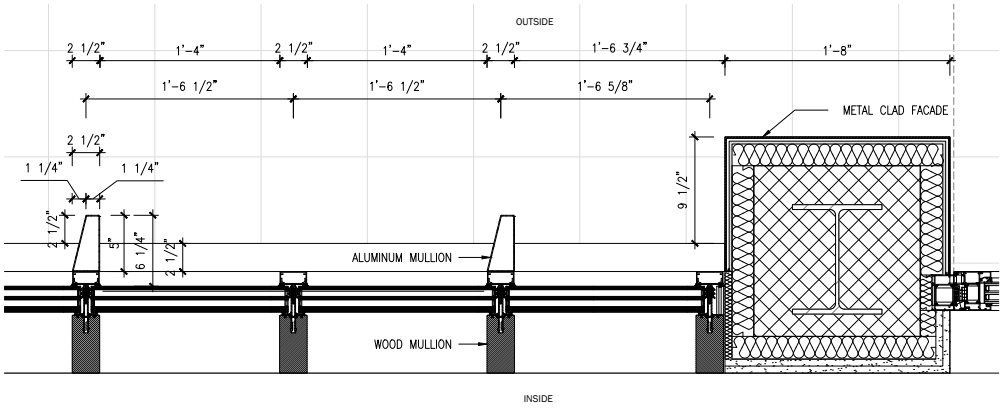
Proposed Floor Plan | Thirteenth Floor



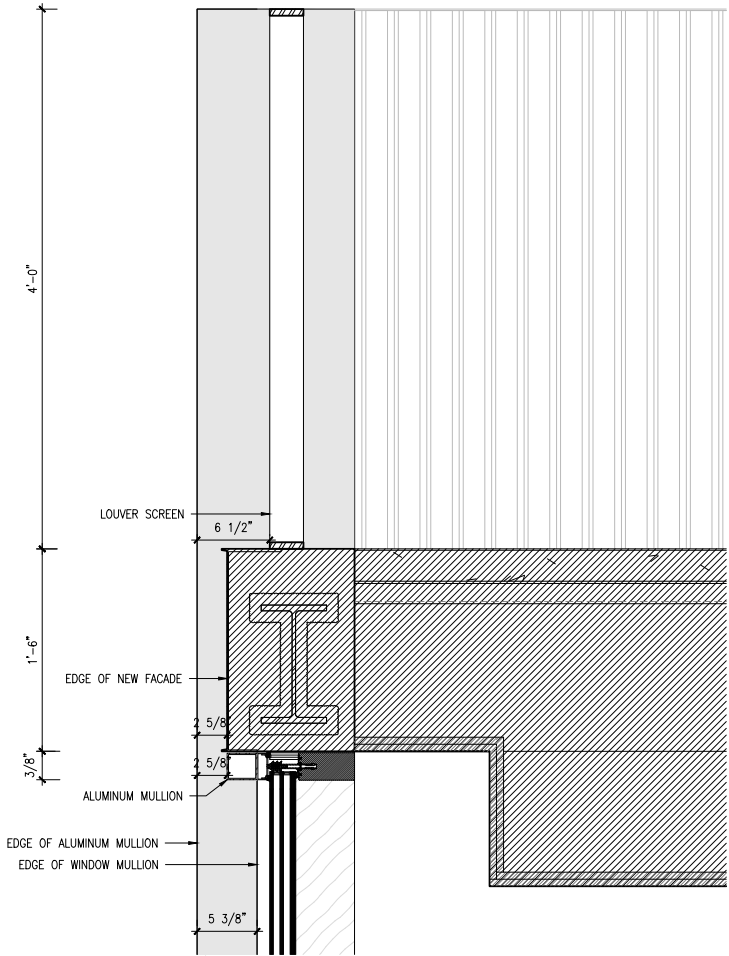
Window Details | Proposed Section



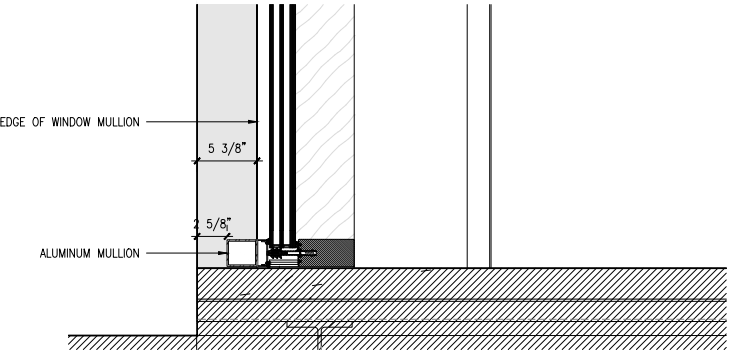
Window Details | Proposed Typical Details



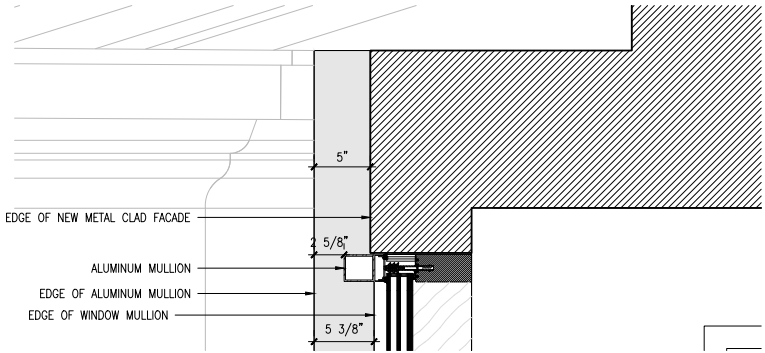
6 PENTHOUSE WINDOW DETAIL - PLAN
A-509 1-1/2" = 1'-0"



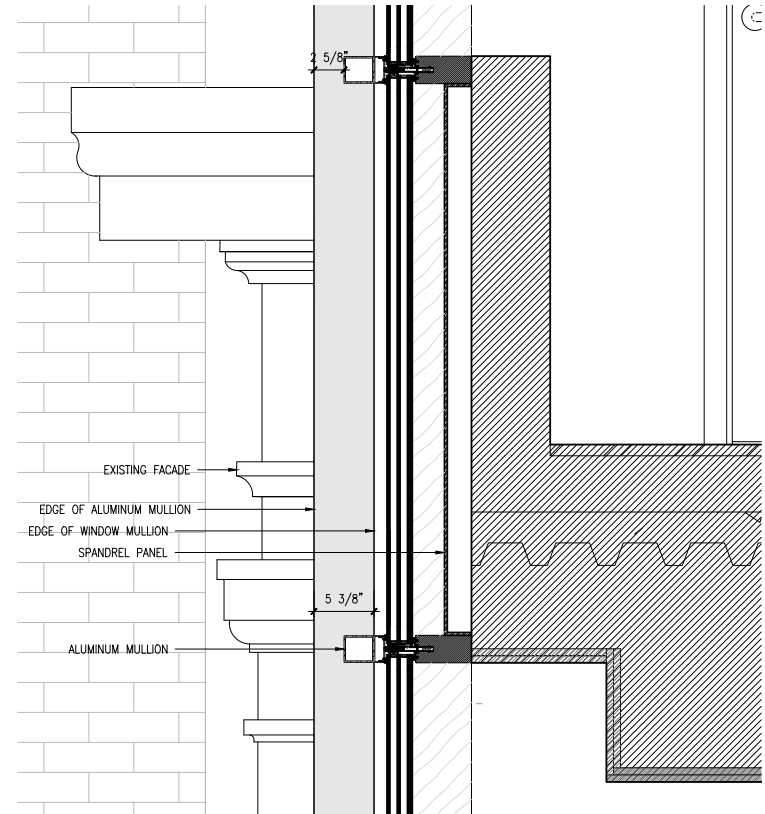
5 PENTHOUSE WINDOW DETAIL - SECTION
A-509 1-1/2" = 1'-0"



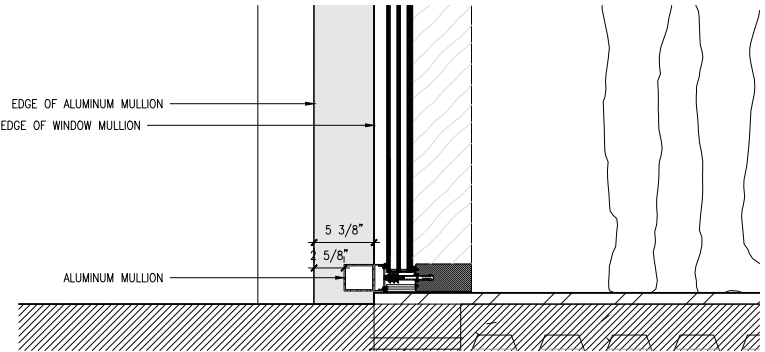
4 PENTHOUSE WINDOW DETAIL - SECTION
A-509 1-1/2" = 1'-0"



3 PENTHOUSE WINDOW DETAIL - SECTION
A-509 1-1/2" = 1'-0"



2 PENTHOUSE WINDOW DETAIL - SECTION
A-509 1-1/2" = 1'-0"



1 PENTHOUSE WINDOW DETAIL - SECTION
A-509 1-1/2" = 1'-0"

Visibility Study | View A - Corner View From Broadway Looking Up

2001, LPC Designation Photo



2026, Current Status



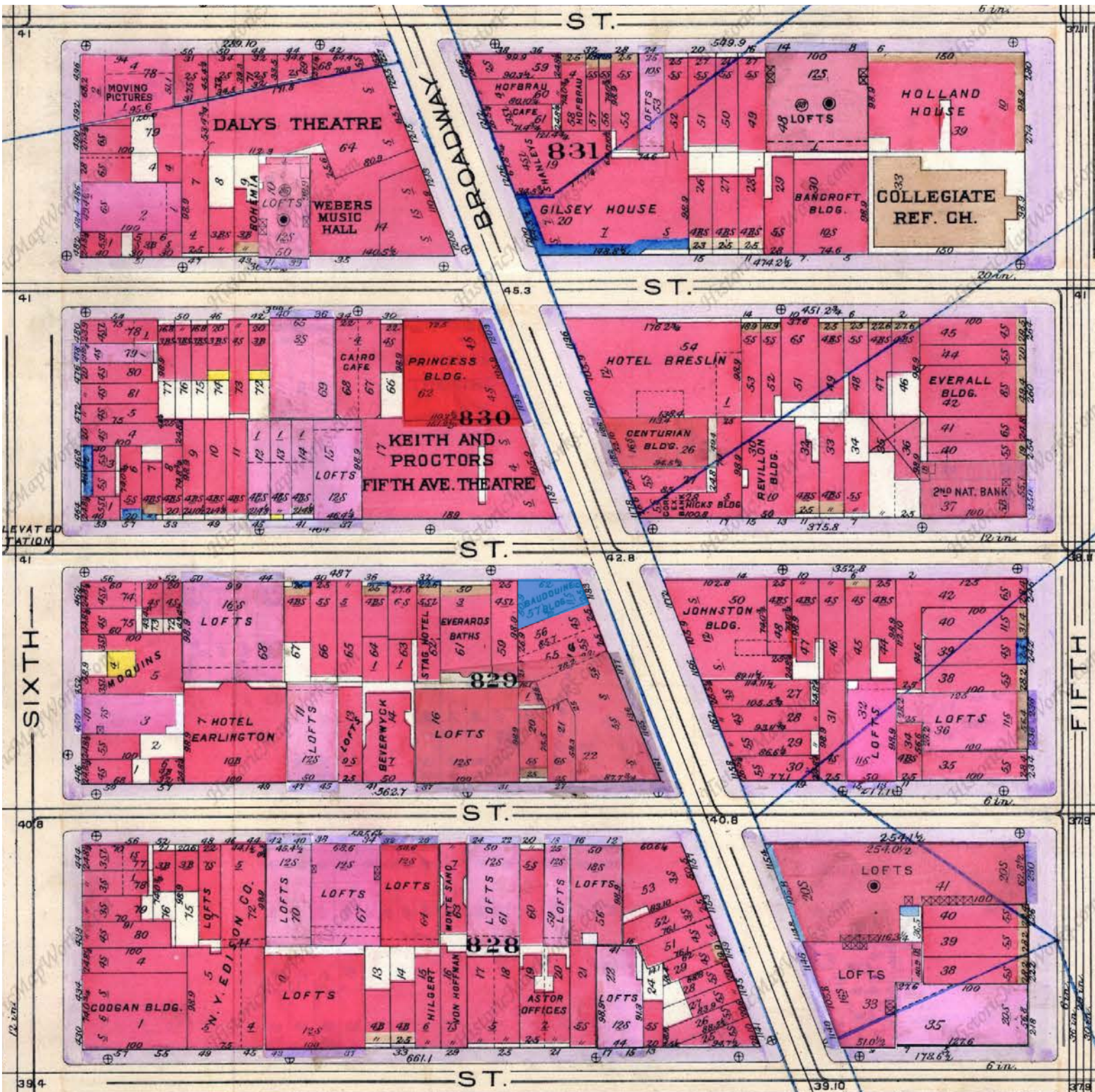
Public Hearing Proposal



Historic Documentation |



ca. 1905, New York Historical Society



1912, Bromley



2026





2026

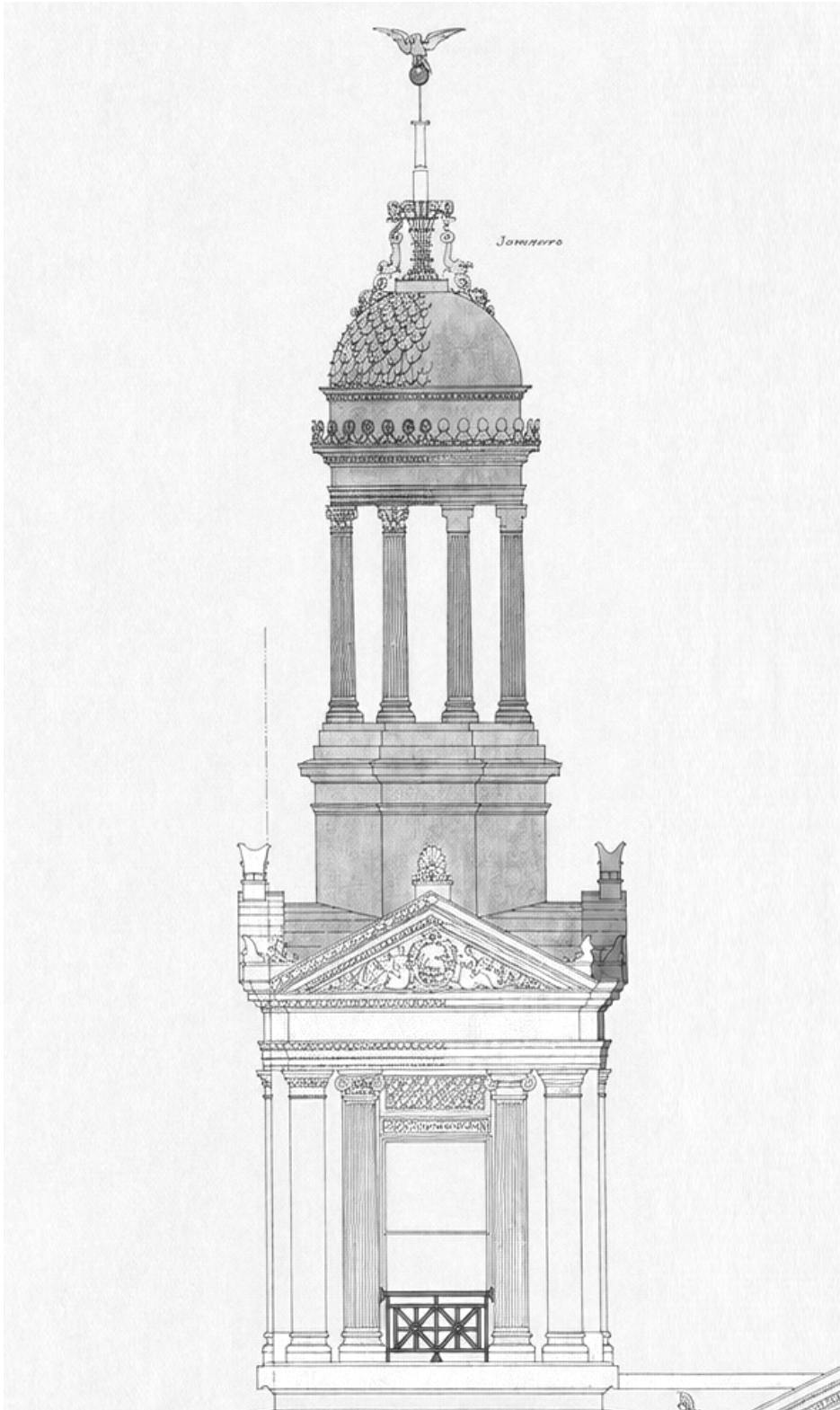




2026



Historic Documentation |



1895, NYC Department of Buildings



1910, New York Historical Society

Appropriateness Context |



176 Remsen Street
Rooftop addition approved by LPC 7/12/24



Appropriateness Context |



361 Broadway
Roofotp addition approved by LPC 06/05/12



204 Fifth Avenue
Rooftop addition approved by LPC 4/16/19

Current
Plan Overview

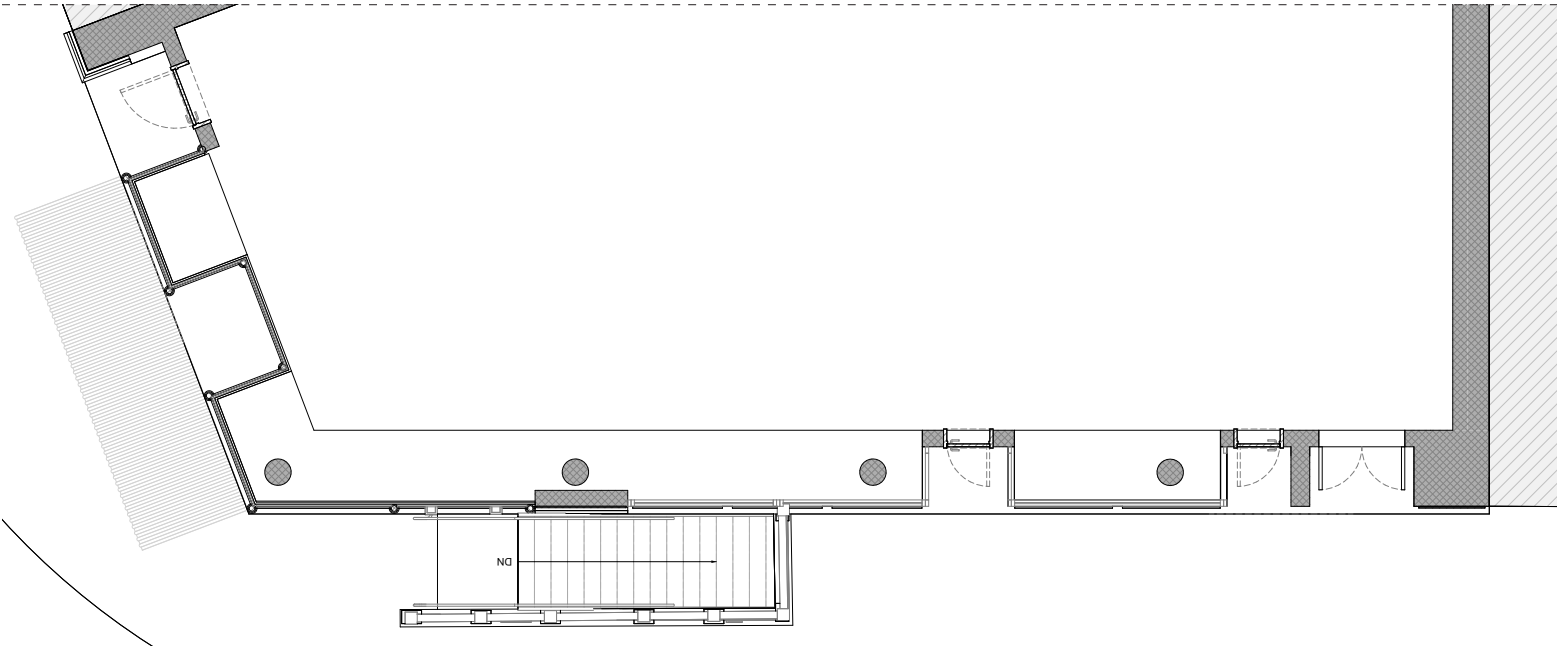


Existing Conditions
2026



Original Storefront | 1905

Original Design
Plan Overview



New York Historical Society
1905



Pier

Retail Entrance

Pier

Grille

Grille

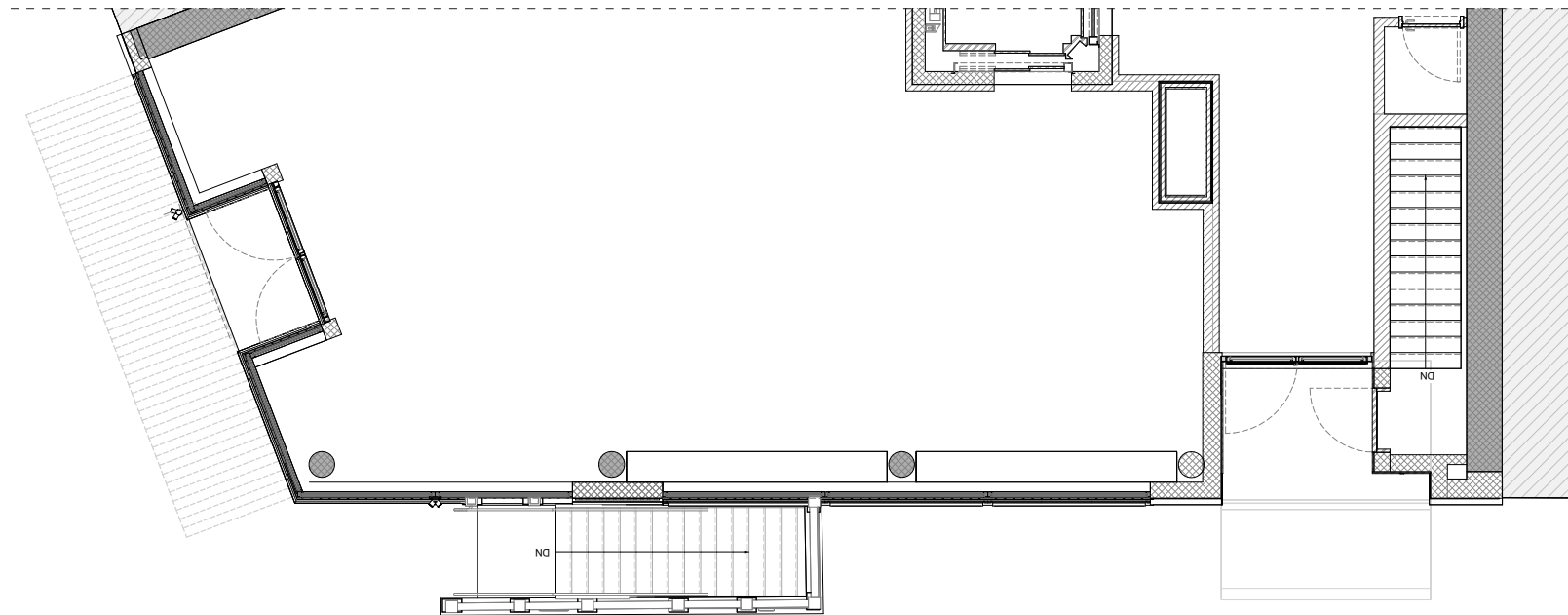
Grille

Grille

Pier

North Elevation

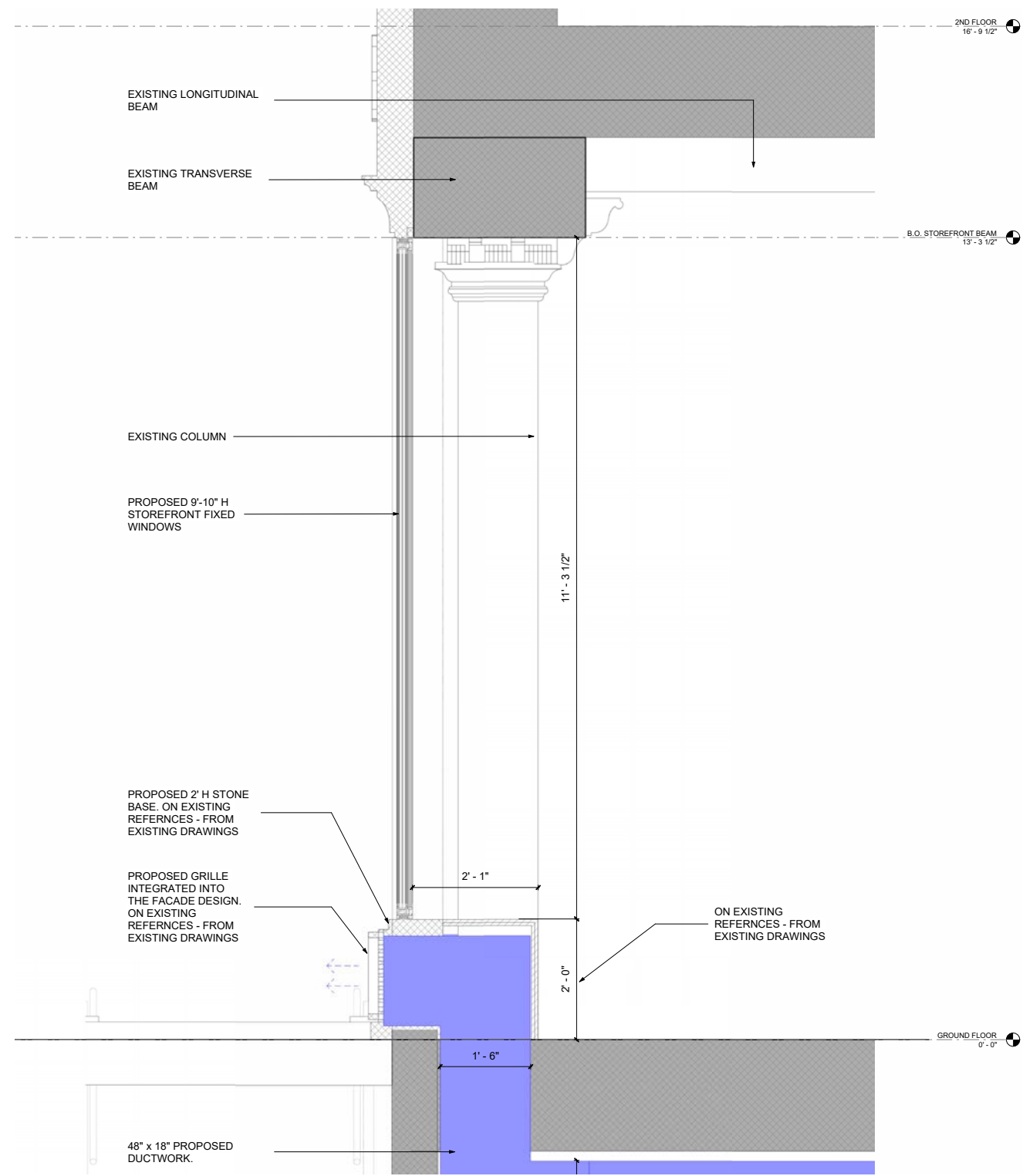
North Elevation



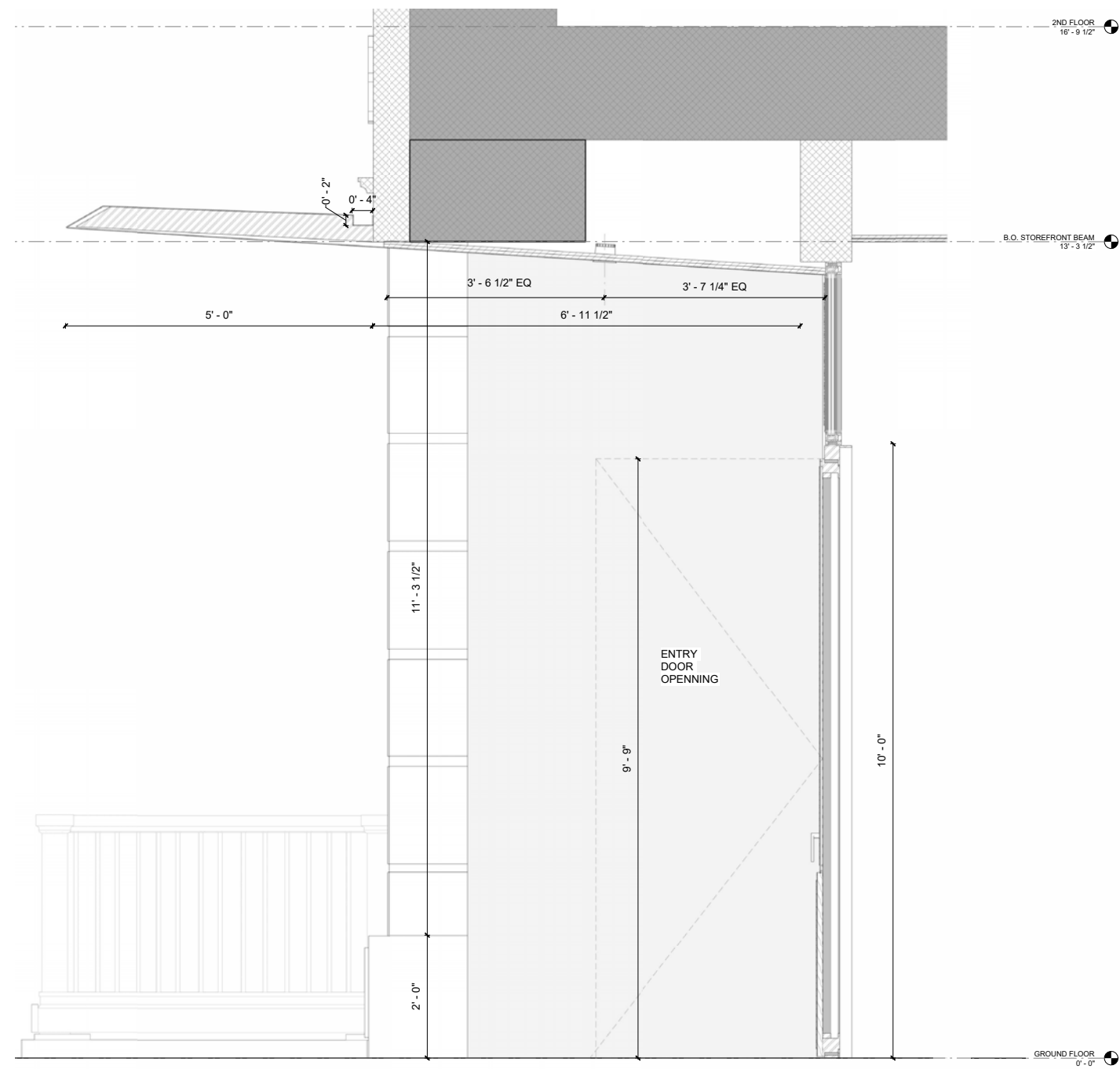
North Elevation



Section A - Glass



Section B - Pier



Potential Adjacent Development
375 ft Building 24-42 W 28TH

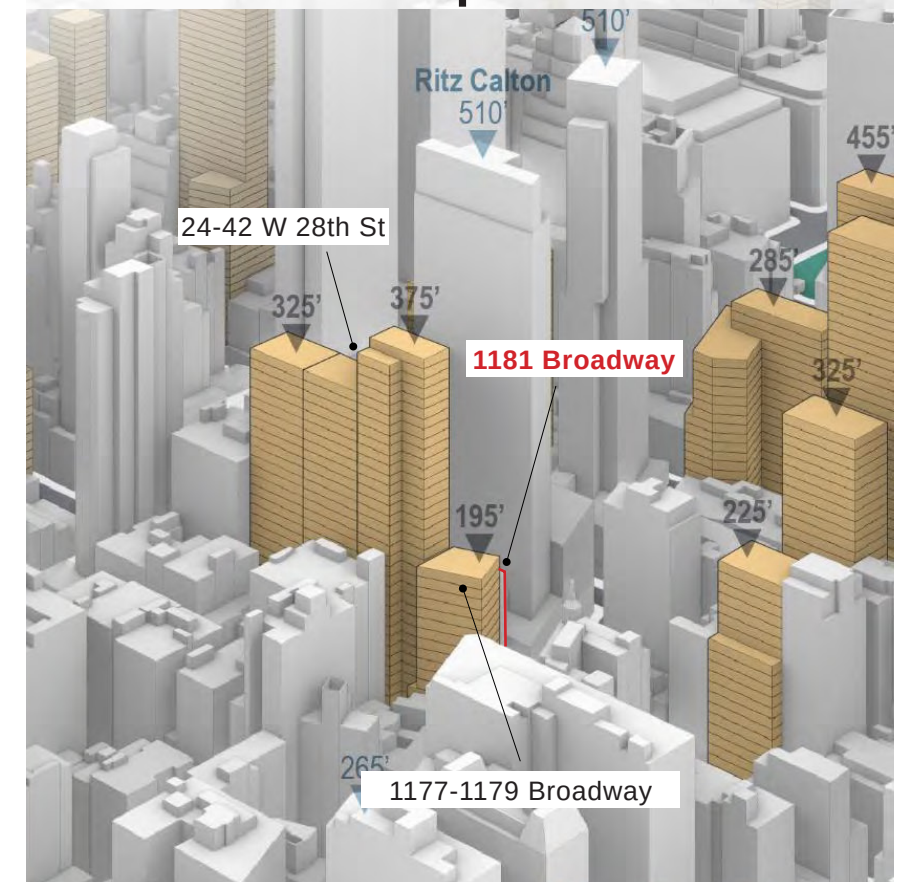
Potential Adjacent Development
325 ft Building 32-42 W 28TH

Potential Adjacent Development
195 ft Building 24-30 W 28TH
(subject to LPC approval)



M1-8A / R12 Aerial

**SE quadrant looking northwest
from Madison Square Park**

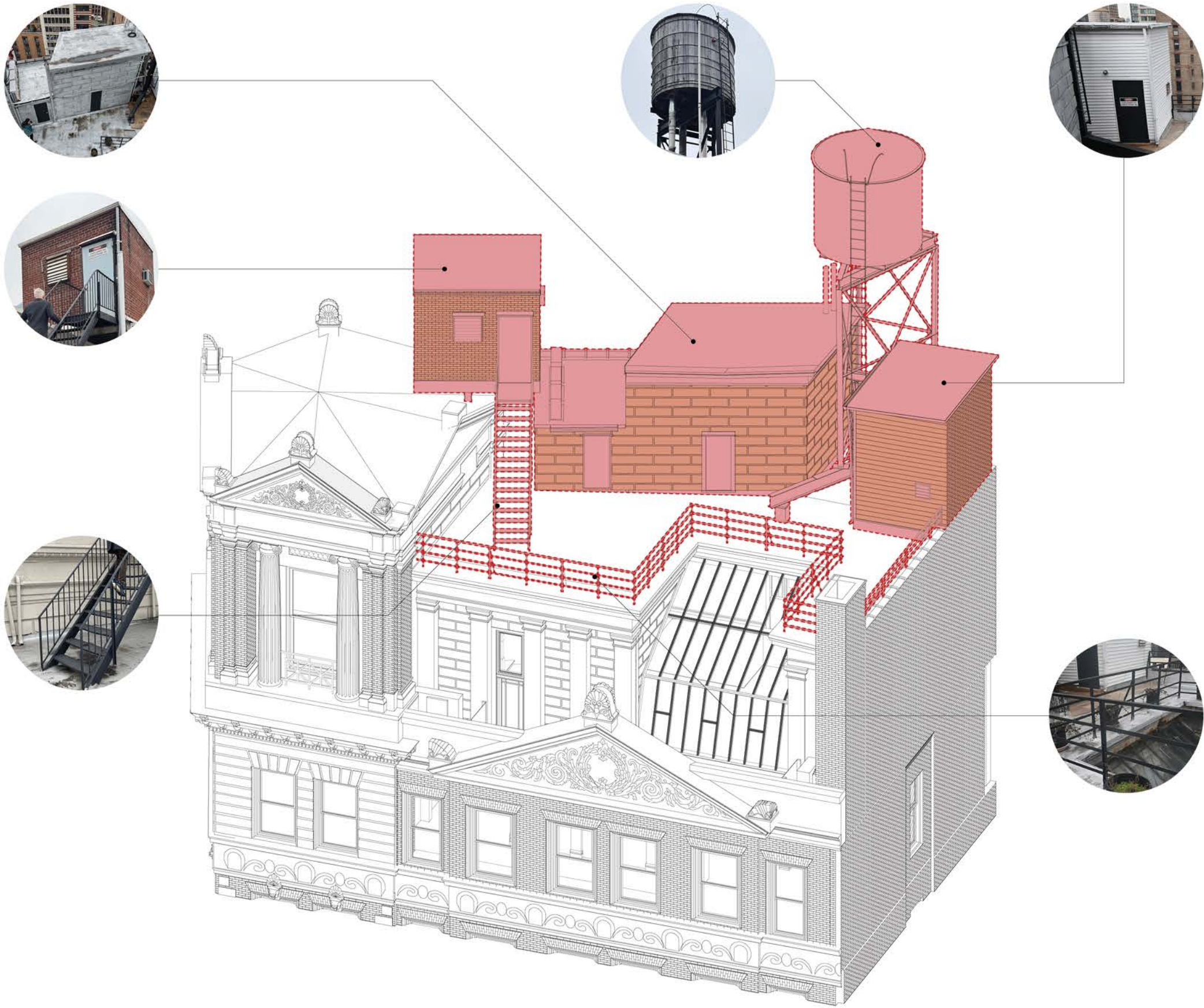


Non-Original Rooftop Elements | Existing Conditions

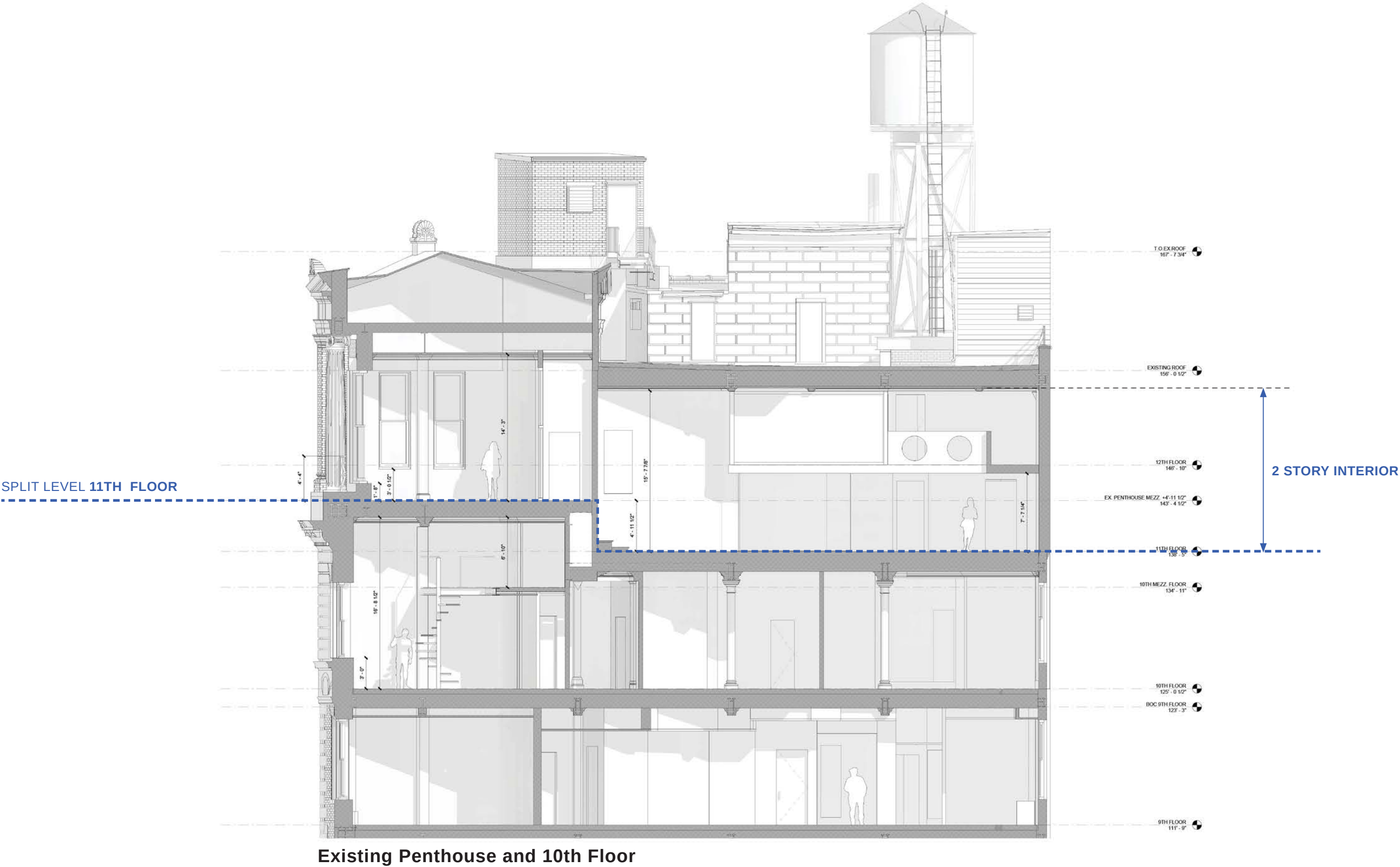
Aerial View 1 - Google Earth



Aerial View 2 - Google Earth

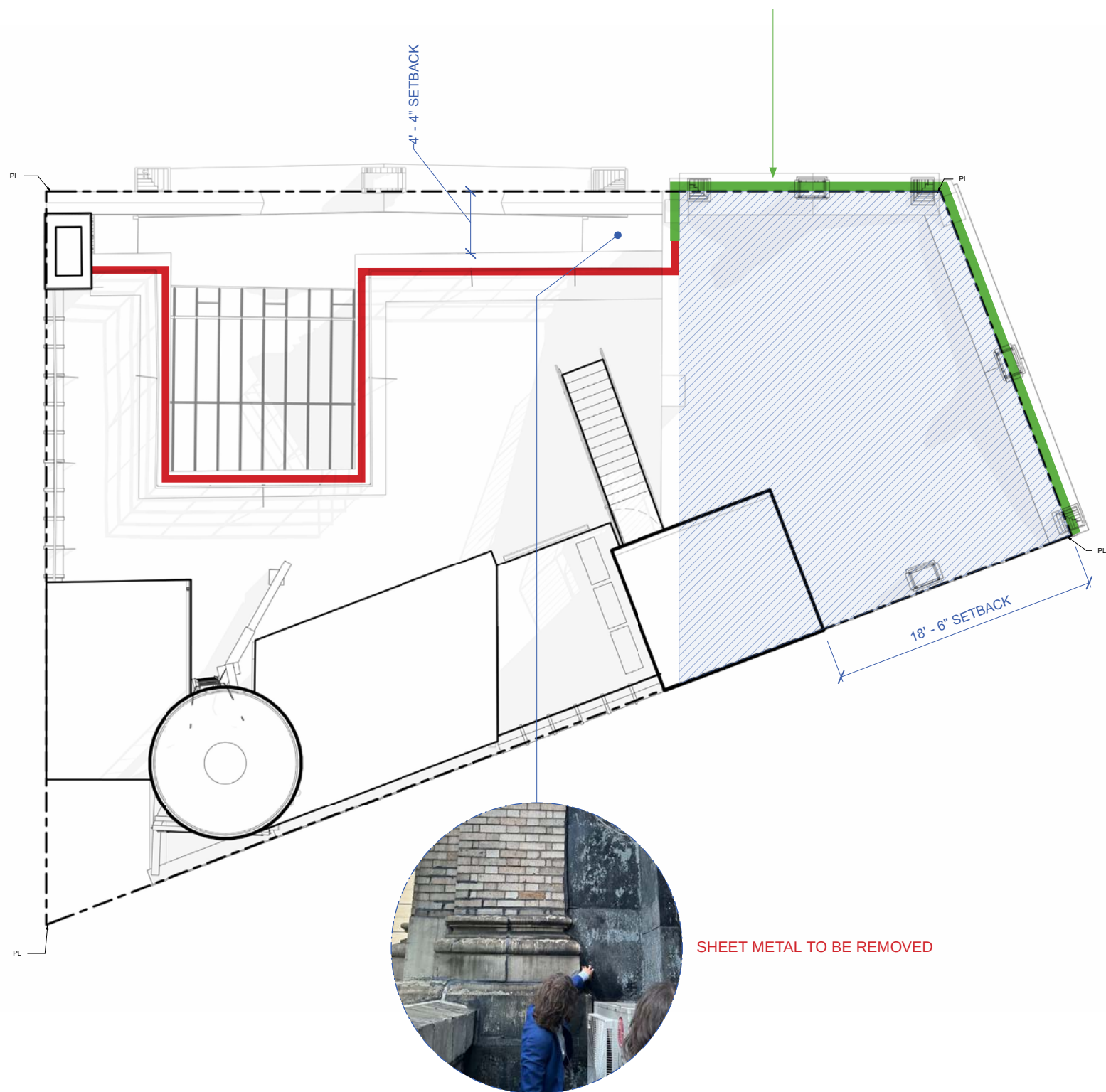


Existing Conditions | Enlarged Section

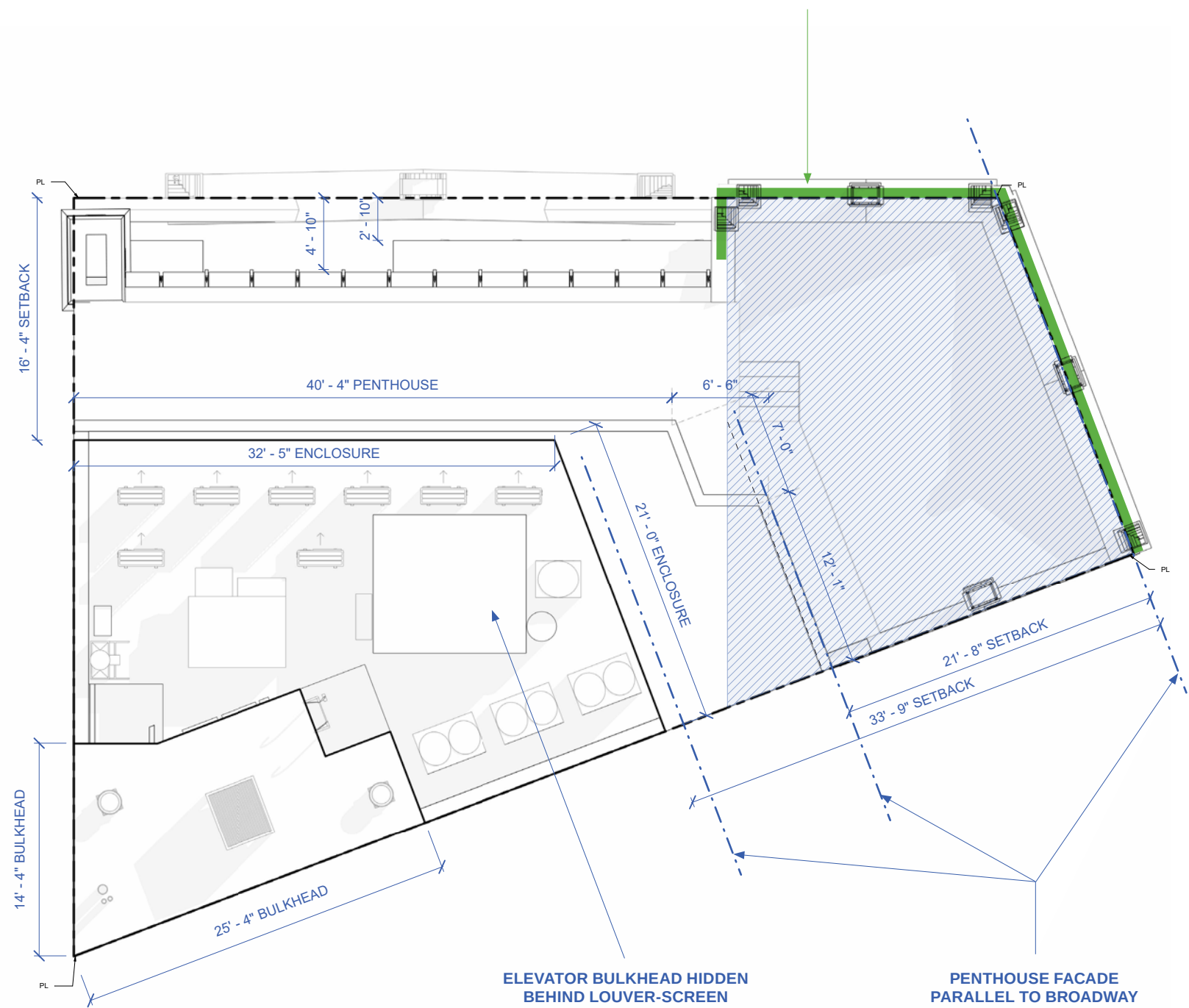


Roof Plan | Existing & Proposed

Existing



Proposed



Existing



Proposed



Visibility Study | View From Broadway Looking South

Top Penthouse Visible From Street Level -----Madison Square North Historic District | LP-2097



1181 BROADWAY

Vantage Point D - Existing Conditions



Vantage Point



Proposed Design



Mockup



Visibility Study | View B - From East 28th St Looking towards Broadway

Existing



Proposed Design



Mockup



Existing



Proposed Design



Mockup



Visibility Study | View G - From Broadway Looking North

Existing



Proposed Design



Mockup



Existing



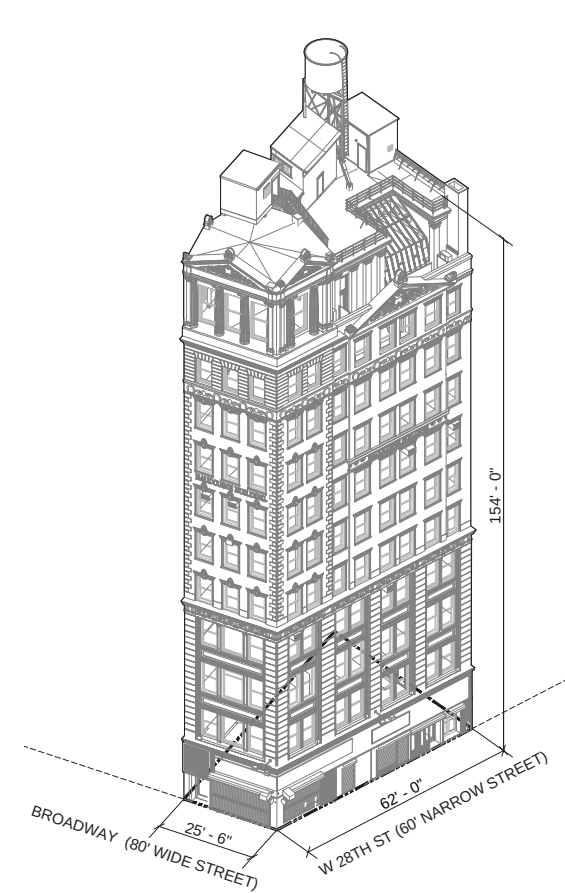
Proposed



PROPOSED PH ADDITION **1,971 SF**

EXISTING Gross Area
28,303 SF

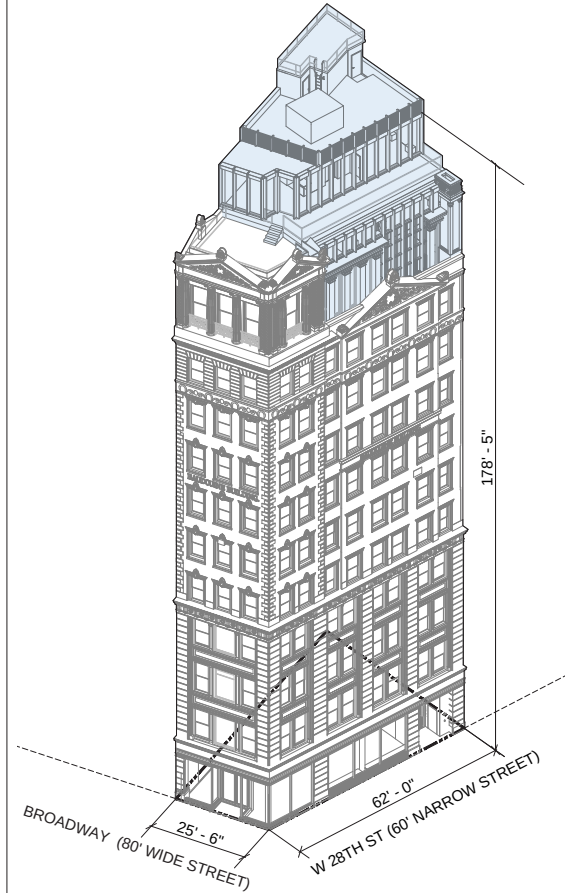
Ground Fl.	2,517 SF
Second Fl.	2,476 SF
Third Fl.	2,476 SF
Fourth Fl.	2,476 SF
Fifth Fl.	2,476 SF
Sixth Fl.	2,476 SF
Seventh Fl.	2,476 SF
Eight Fl.	2,476 SF
Ninth Fl.	2,476 SF
Tenth Fl.	2,476 SF
Tenth Mezz Fl.	176 SF
Eleventh Fl.	2,476 SF
Twelfth Fl.	754 SF



PROPOSED Gross Area
***30,262 SF**

Ground Fl.	2,550 SF
Second Fl.	2,543 SF
Third Fl.	2,543 SF
Fourth Fl.	2,543 SF
Fifth Fl.	2,547 SF
Sixth Fl.	2,547 SF
Seventh Fl.	2,547 SF
Eight Fl.	2,547 SF
Ninth Fl.	2,547 SF
Tenth Fl.	2,547 SF
Eleventh Fl.	2,307 SF
Twelfth Fl.	1,893 SF
Thirteenth Fl.	1,271 SF

**670 SF subabstracted = filled in corner floors 2-10*



POTENTIAL 18FAR = **15 ADDITIONAL FLOORS**

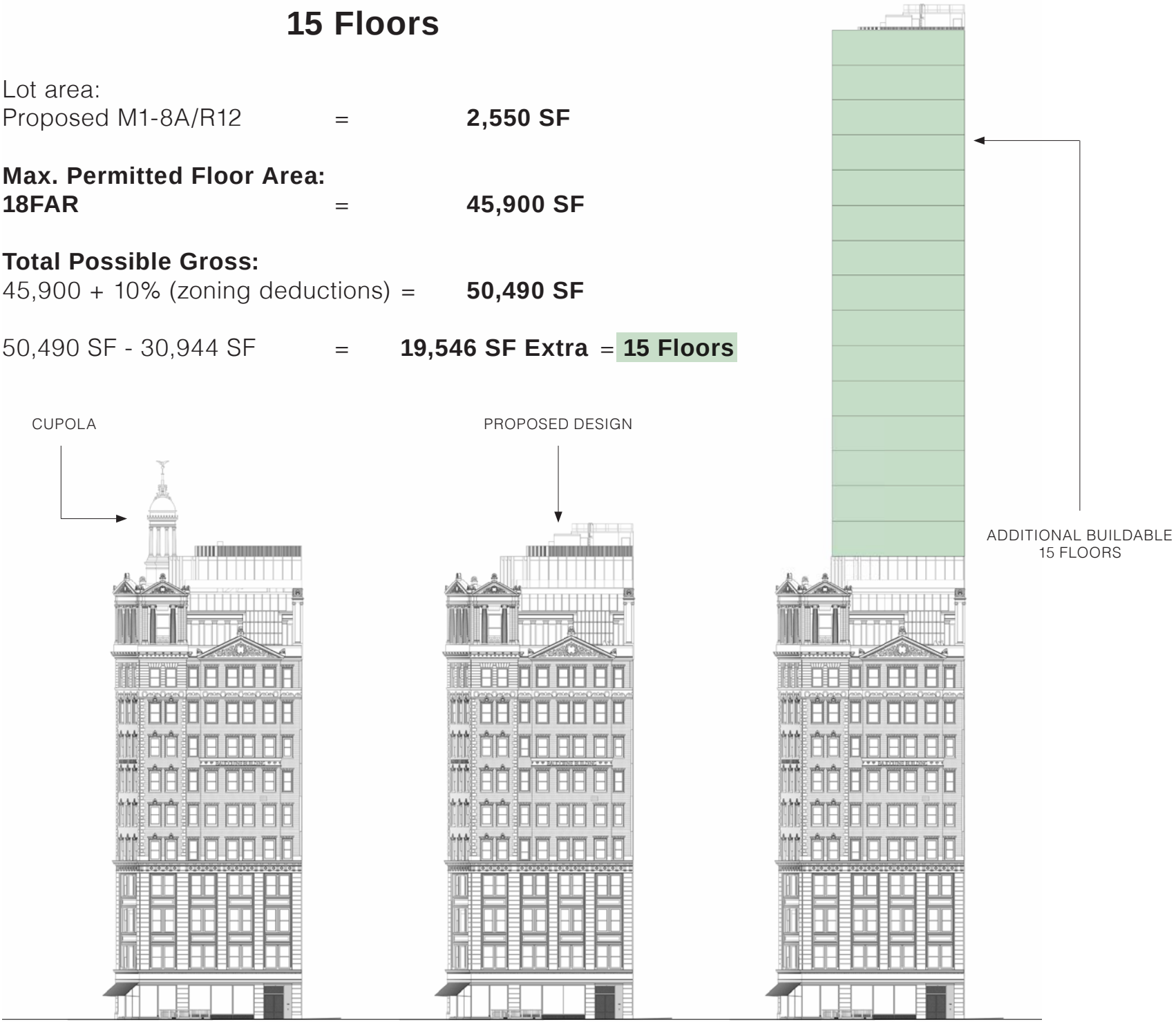
Allowable Floors Above Proposed Design
15 Floors

Lot area:
Proposed M1-8A/R12 = **2,550 SF**

Max. Permitted Floor Area:
18FAR = **45,900 SF**

Total Possible Gross:
45,900 + 10% (zoning deductions) = **50,490 SF**

50,490 SF - 30,944 SF = **19,546 SF Extra = 15 Floors**



Nighttime View - From E 28 St Looking Towards Broadway



Nighttime View – Residential Entrance





2026, Storefront - Base pier at Broadway



Probe Location - East Elevation (Broadway)

NOTES:

Probe investigation indicates that the original pier base assembly has been substantially altered and is no longer intact. Existing conditions reveal later infill and cladding materials concealing the original storefront construction, including non-historic cementitious/cast material surrounding utility runs and miscellaneous interventions. Original historic storefront base detailing does not appear to remain at this location.



2026, Storefront - Corner at Broadway/28th St



Probe Location - East Elevation (Broadway)

NOTES:

Probe at the corner storefront condition confirms that the original storefront base enclosure has been removed. Existing conditions expose the structural column and base plate directly behind the storefront glazing line, with no remaining historic base cladding or decorative enclosure visible. Probe confirms loss of the original storefront base treatment at this location due to previous alterations.



2026, Storefront - Cornice at 28th St



Probe Location - North Elevation (28th St)

NOTES:

Probe investigation at the storefront cornice and banding indicates that the historic stone assembly remains substantially intact and continuous behind existing paint finishes. Existing molded stone banding and drip edge were observed in generally good condition, with localized areas requiring repair and surface restoration. Probe further confirms that the original pier construction remains intact.



2026, Storefront - Base pier at 28th St

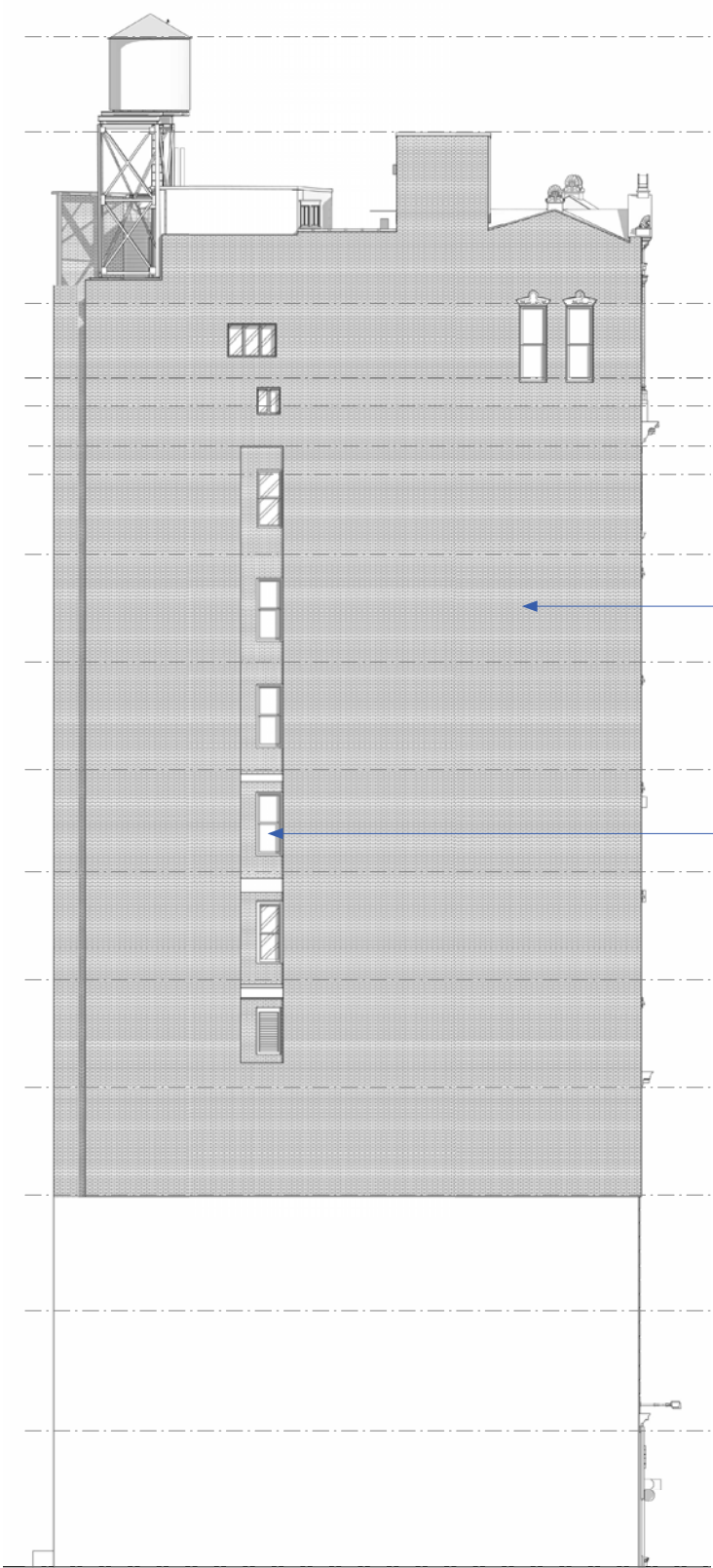


Probe Location - North Elevation (28th St)

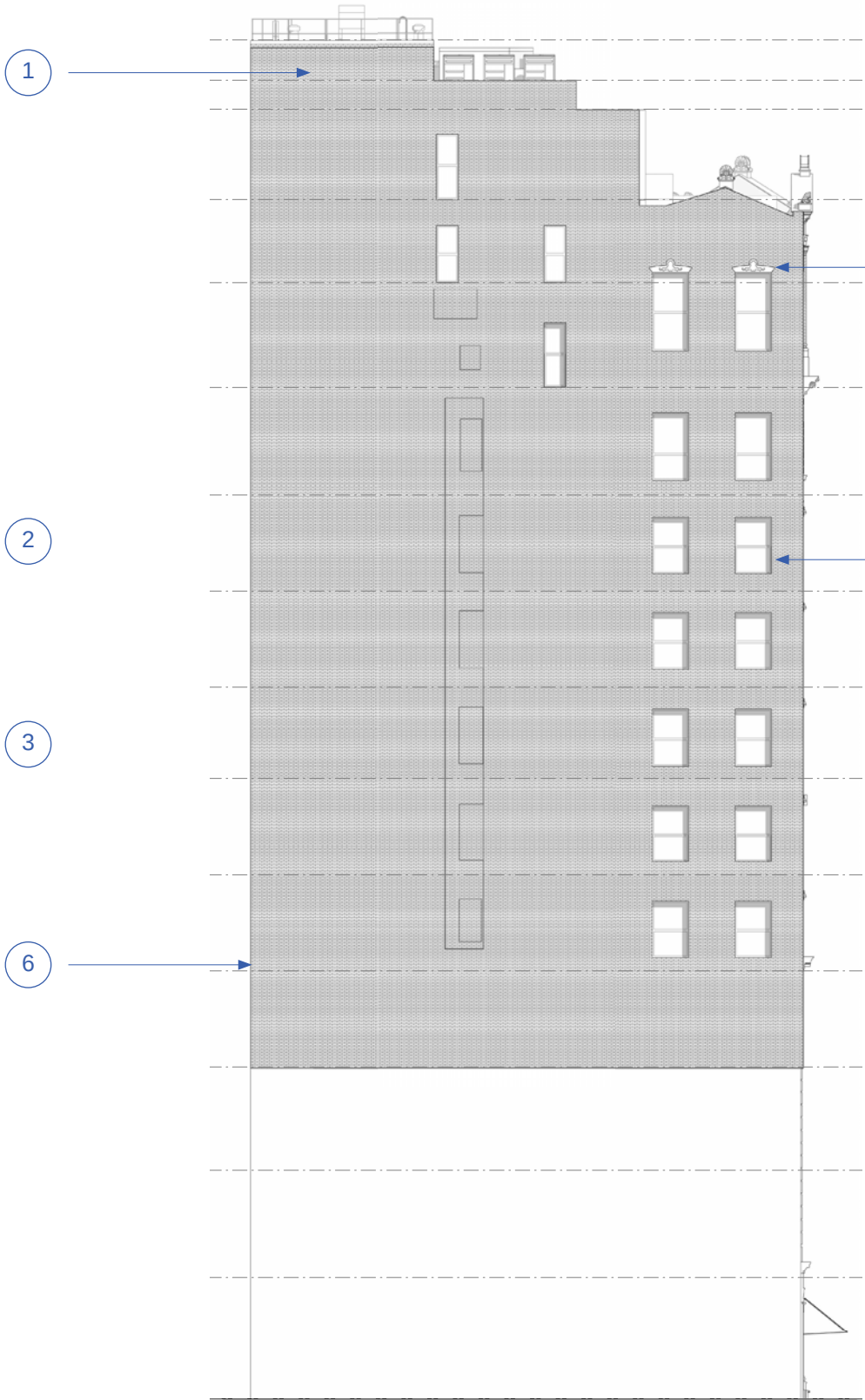
NOTES:

Probe investigation confirms that the original storefront pier base at 28th Street remains intact and in generally good condition beneath later surface finishes. Historic pier construction and material continuity were observed at this location with no substantial structural alteration evident. Existing historic fabric at the pier base is intended to be retained and incorporated into the proposed restoration work.

South Elevation | Existing & Proposed



Existing



Proposed

Scope Notes:

1. Rear Wall Continuation

Rear (south) wall of the penthouse addition to align with and match the material character of the existing rear brick party wall.

2. Painted Mural

Existing painted brick mural to remain; no cleaning or modification proposed.

3. Existing Window Infill

Select existing window openings to be infilled to match adjacent brickwork.

4. Window Lintels

New terracotta lintels to match historic design.

5. New Window Openings

New window openings introduced and aligned vertically.

6. Light Well Infill

Existing light well at the southwest corner to be enclosed; new infill to match the existing façade in material and finish.



1914, New York Historical Society



1914, New York Historical Society



2001 (LPC)



2001 (LPC)



ca. 1950 (NYC Municipal Archives)



ca. 1940 (NYC Municipal Archives)



2026, West Facade



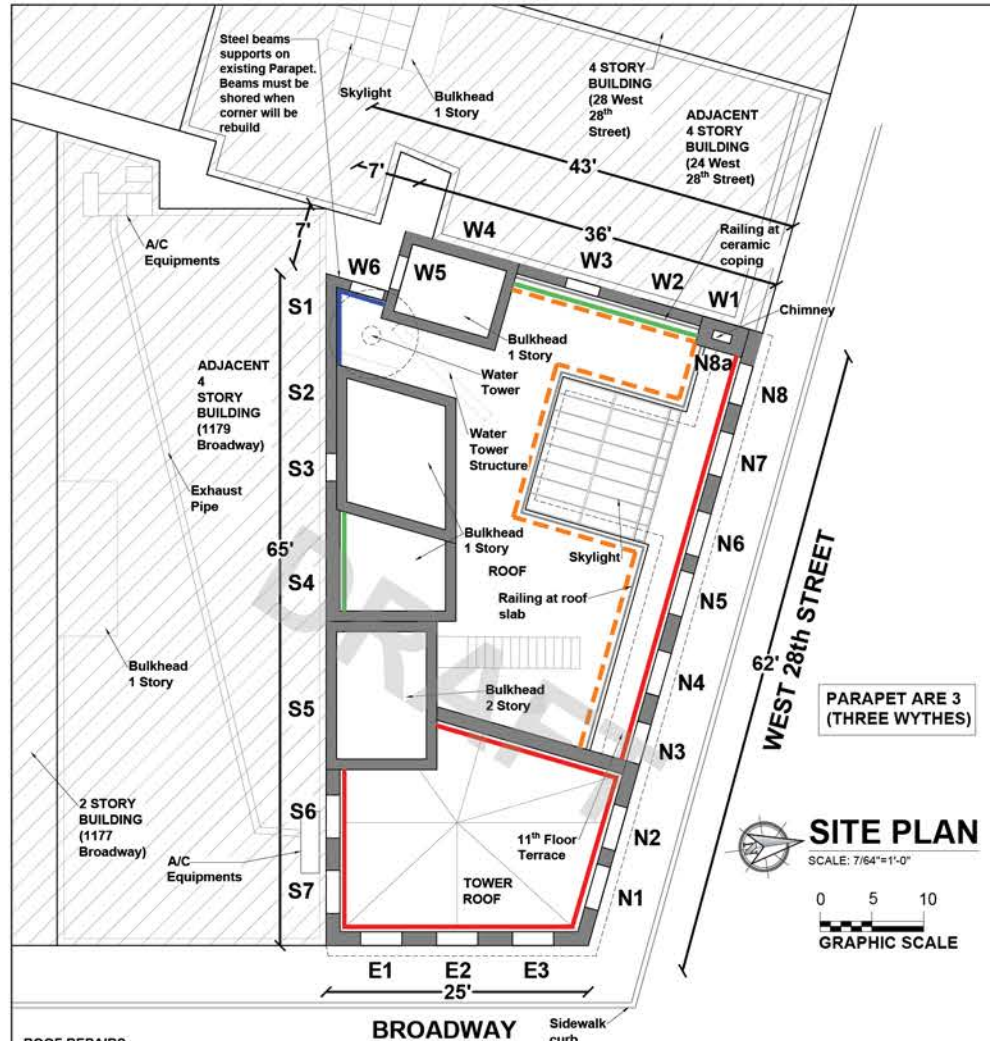
2026, West Facade - Close Up With Pintles



2026, South Facade

Historic Facade Restoration

Repair - Scope of Work



ROOF REPAIRS

The Engineer will perform hands-on inspection of all areas in the Scope of Work in order to evaluate what specific repairs are needed. The following repairs shall be performed on an as-needed basis at the Engineer's direction:

A. Repair/Replace Damaged Brick Masonry @ Parapet Interior, Bulkheads & Chimney, as directed by Engineer, see Repair Details:
• 1/A-301 (Crack Repair)
• 1/A-300 (Brick Replacement)

B. Tuck Point Brick Mortar Joints @ Parapet Interior & Bulkheads, as directed by Engineer, per Repair Detail 4/A-300

C. **OPTIONAL - 100% Caulking of Skylight Joints, Per Repair Detail 2/A-300**

D. Spot Application of Breathable Coating at Bulkheads (Sika Thorocot 400) (2 Coats)

DOUBLE SLANT CERAMIC COPING

A. 100% Caulk of Coping Joints, per Repair Detail 5/A-300.

B. Replace Damaged Ceramic Copings, as directed by Engineer, per Repair Detail 4/A-302.

 **PRECAST CONCRETE COPING**

- A. Remove and Replace Coping Sealant, as directed by Engineer, per Repair Detail 2/A-300 (Caulk Detail).
- B. Perform Crack Repair, Per Repair Detail 1/A-301.
- C. Replace Damaged Precast Concrete Copings, as directed by Engineer, Per Repair Detail 5/A-302 (Precast Concrete Coping Replacement).

TERRA COTTA COPING
A. 100% Remove and Replace Coping Sealant, as directed by Engineer.
per Repair Detail 2/A-300 (Caulk Detail).
B. Repair Damaged Terra Cotta Copings, as directed by Engineer. See Repair Details 1-2-3-4-5-6/A-301.

 **OPTIONAL - CODE COMPLIANCE -**
STEEL BARS ON RAILING AT COPING
Weld New Horizontal Steel Bars between
Existing Post (4" Max. Vertical Space), as
directed by Eng., per Repair Detail 3/A-302

Landmark Notes:

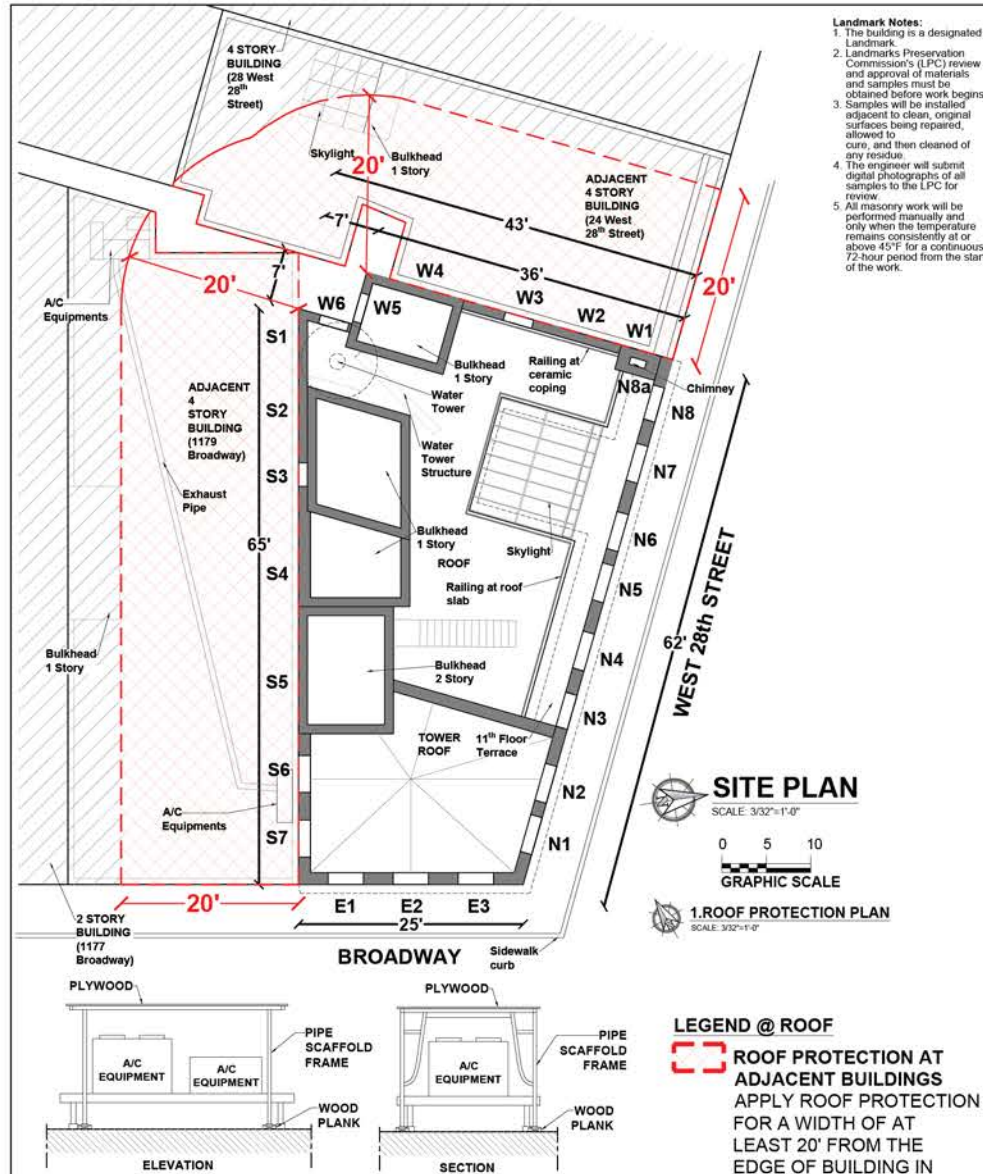
1. The building is a designated Landmark.
2. Landmarks Preservation Commission's (LPC) review and approval of materials and samples must be obtained before work begins.
3. Samples will be installed adjacent to clean, original surfaces being repaired, allowed to cure, and then cleaned of any residue.
4. The engineer will submit digital photographs of all samples to the LPC for review.
5. All masonry work will be performed manually and only when the temperature remains consistently at or above 45°F for a continuous 72-hour period from the start of the work.

GENERAL SITE PLAN

1181 BROADWAY
NEW YORK, NY 10001

Notes:

B. Repairs documented on drawings are from a visual inspection conducted from the ground. The contractor shall repair any additional damage observed via scaffold per the engineer's direction, as it is likely many conditions of damage were not observable from the ground.



Landmark Notes:

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2. Landmarks Preservation Commission's (LPC) review and approval of materials and samples must be obtained before work begins.
3. Samples will be installed adjacent to clean, original surfaces being repaired, allowed to cure, and then cleaned of any residue.
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SITE PLAN

SCALE: 3/32"=1'-0"

0 5 10
GRAPHIC SCALE

LEGEND @ ROOF

**ROOF PROTECTION AT
ADJACENT BUILDINGS
APPLY ROOF PROTECTION
FOR A WIDTH OF AT
LEAST 20' FROM THE
EDGE OF BUILDING IN
QUESTION AS SHOWN
PER DETAIL BELOW**

2.TYPICAL A/C UNIT PROTECTION DETAIL

SCALE: N.T.3

A cross-section diagram of a repair facade project. The diagram shows a building structure on the left, followed by a series of counterweights (labeled 'COUNTERWEIGHTS, TYPICAL (weight down as needed)'). These counterweights are supported by a layer of plywood (labeled 'PLYWOOD, TYPICAL'). Below the plywood is a layer of 2-inch foam insulation (labeled '2" FOAM INSULATION, TYPICAL'). The entire assembly is supported by an 'ADJACENT EXISTING ROOF'. A dimension line indicates a distance of 20 feet between the building and the roof. The diagram is labeled 'BUILDING INCLUDED IN THE REPAIR FACADE PROJECT.' at the top.

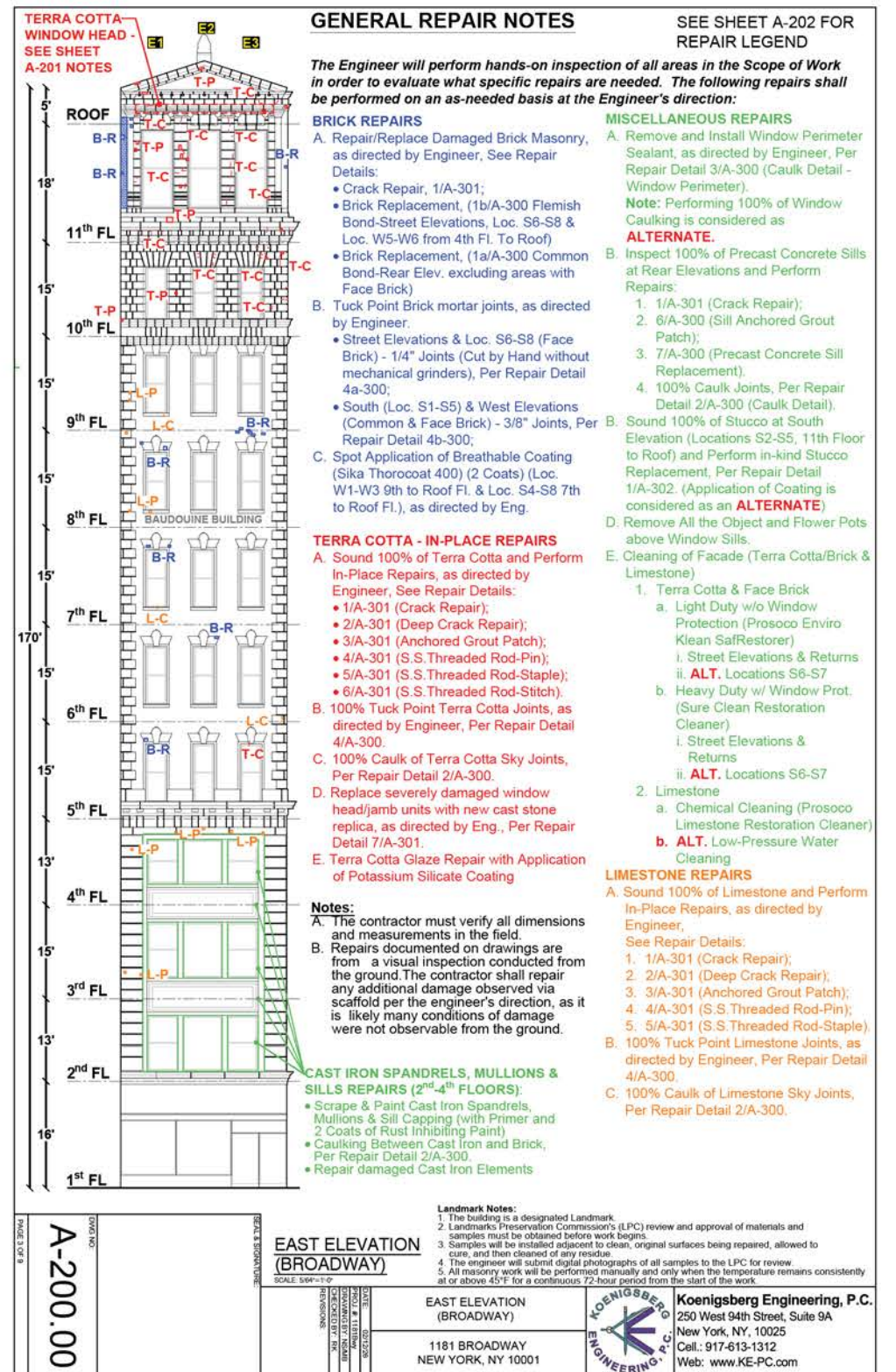
3. TYPICAL ROOF PROTECTION DETAIL

SCALE: N.T.S.

BOGE PROTECTION PLAN

1181 BROADWAY
NEW YORK, NY 10001

Koenigsberg Engineering, P.C.
250 West 94th Street, Suite 9A
New York, NY, 10025
Cell.: 917-613-1312
Web: www.KE-PC.com



Landmark Notes:

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EAST ELEVATION

1181 BROADWAY
NEW YORK, NY 10001

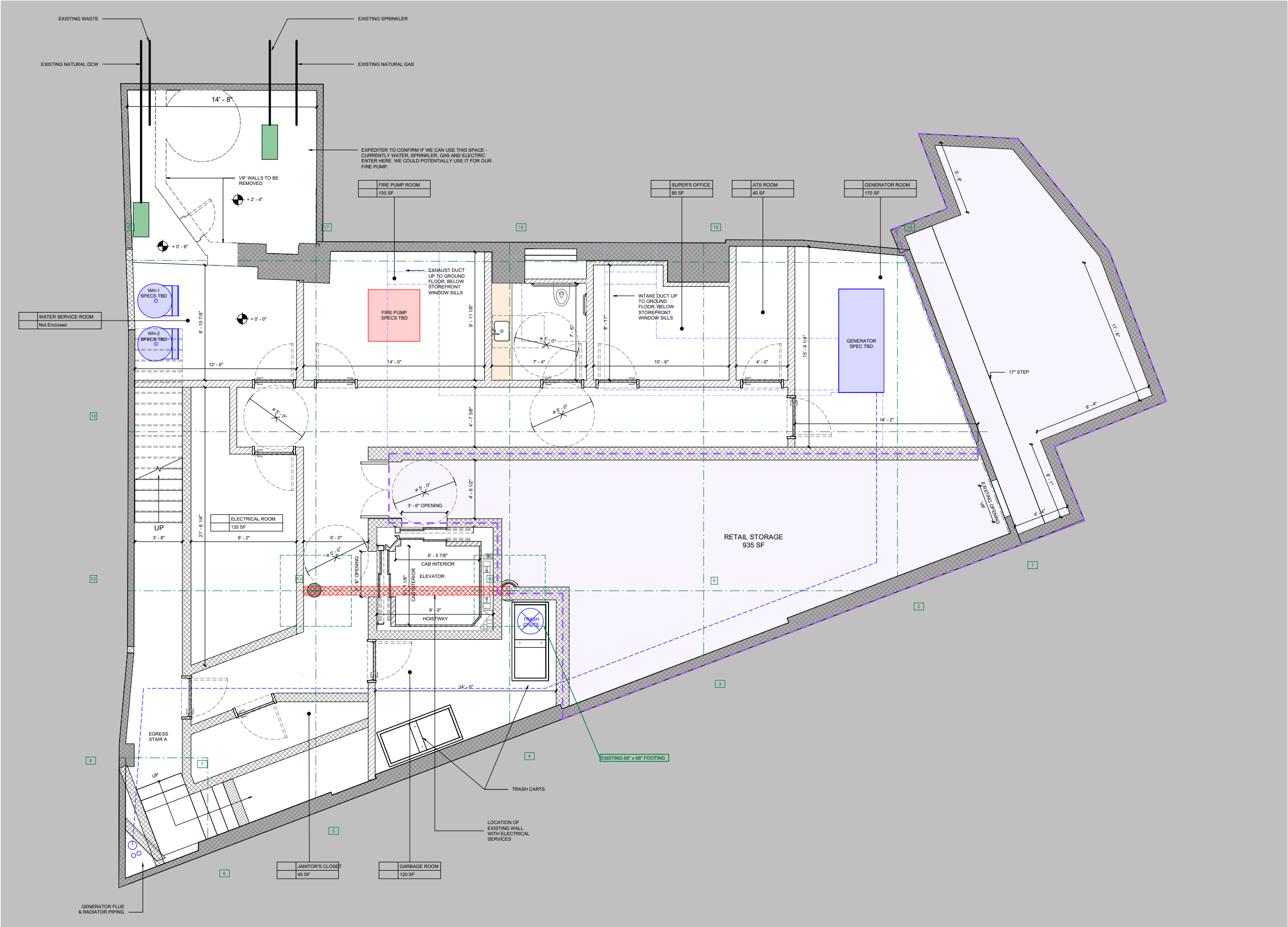


Koenigsberg Engineering, P.C.
250 West 94th Street, Suite 9A
New York, NY, 10025
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Repair - Scope of Work

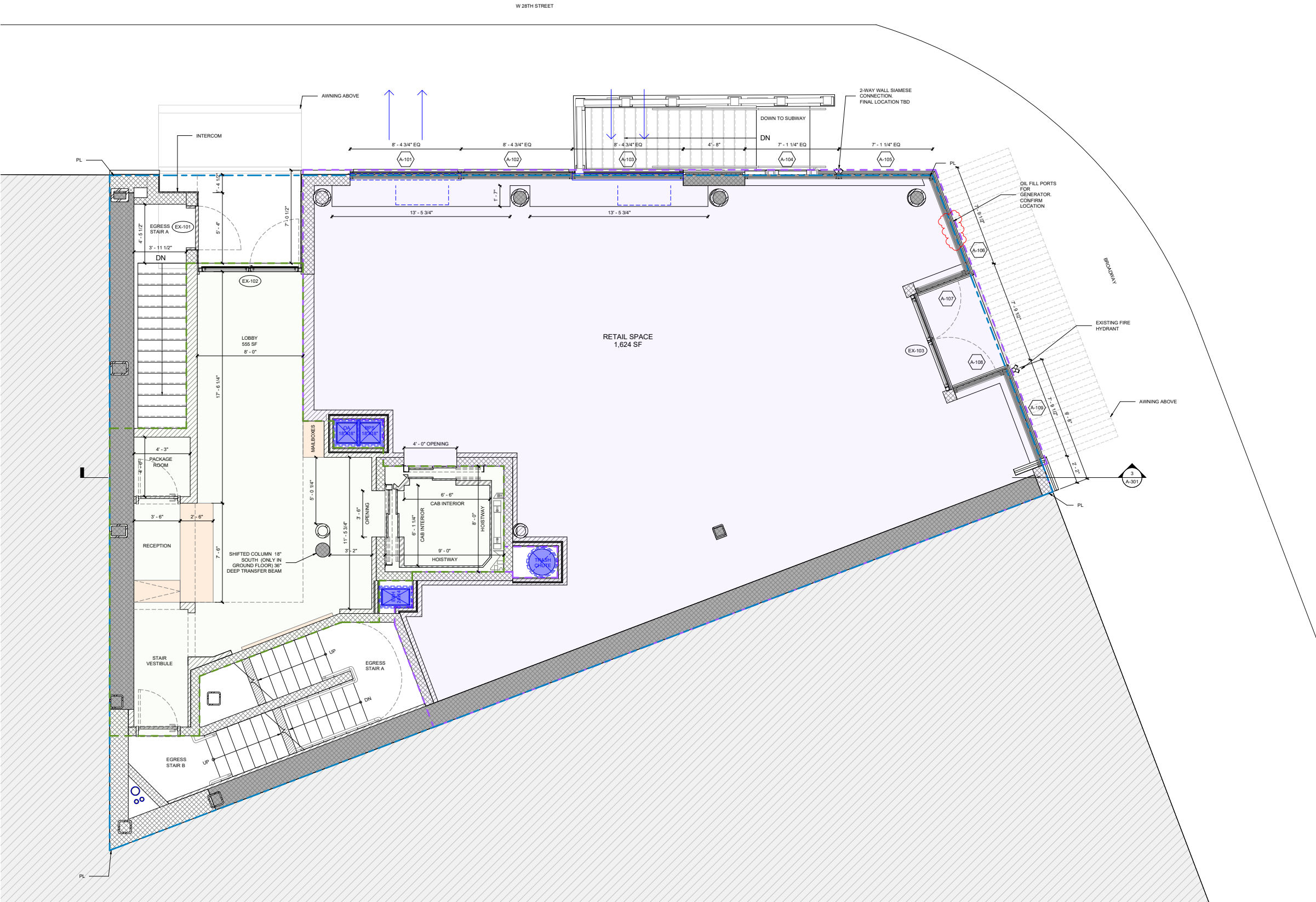
[illegible]

Proposed Floor Plan | Cellar



LEGEND: PROPOSED PLAN	
EXISTING EXTERIOR WALL	
EXISTING INTERIOR WALL	
EXISTING NOT SCANNED	
PROPOSED EXTERIOR WALL	
PROPOSED INTERIOR WALL	
PROPOSED MILLWORK	
STRUCTURAL MODEL (DESIMONE)	

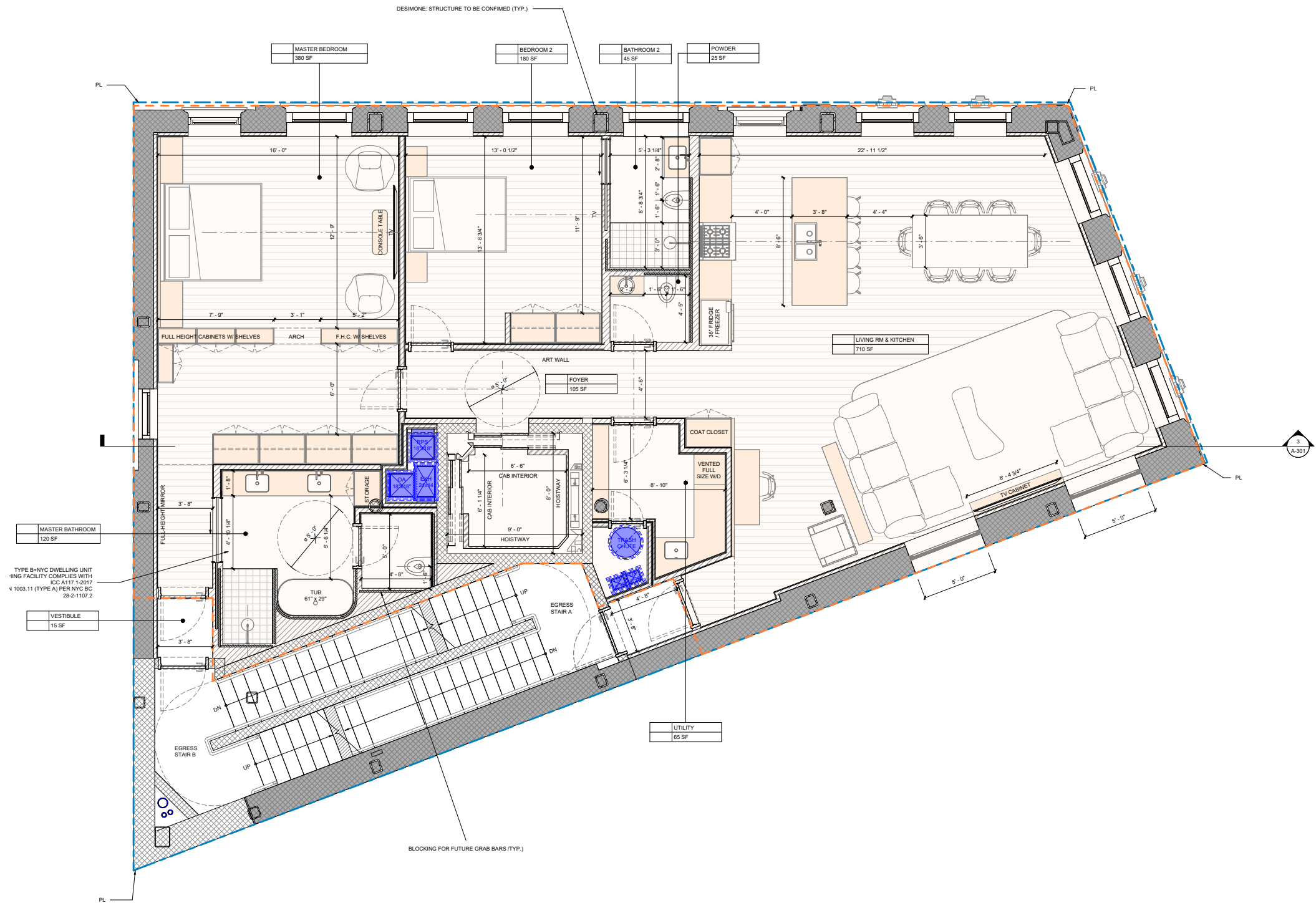
Proposed Floor Plan | Ground Floor



LEGEND: PROPOSED PLAN	
EXISTING EXTERIOR WALL	
EXISTING INTERIOR WALL	
EXISTING NOT SCANNED	
PROPOSED EXTERIOR WALL	
PROPOSED INTERIOR WALL	
PROPOSED MILLWORK	
STRUCTURAL MODEL (DESIMONE)	

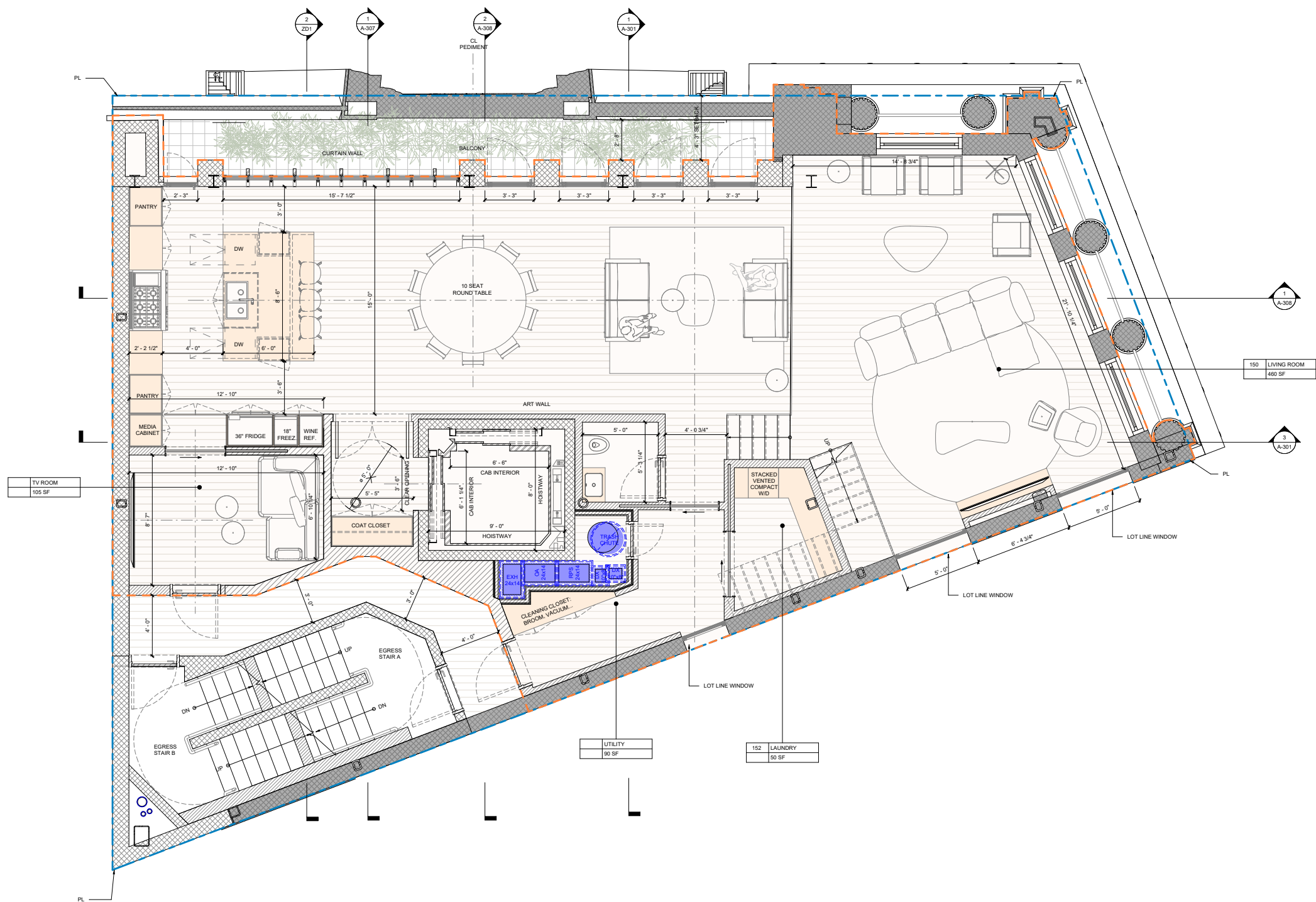
Proposed Floor Plan

Typical 2 Bedroom Layout

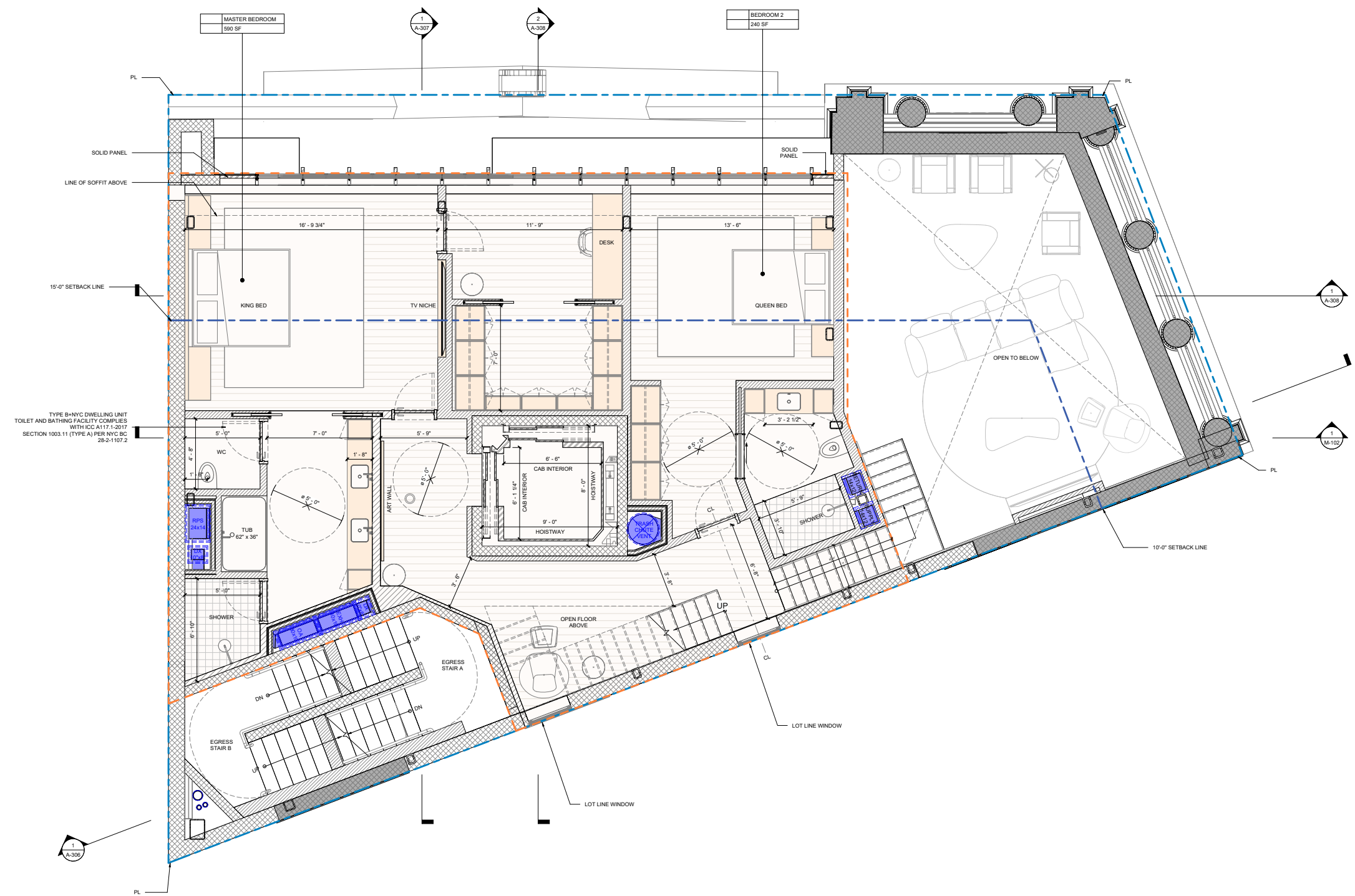


LEGEND: PROPOSED PLAN	
EXISTING EXTERIOR WALL	
EXISTING INTERIOR WALL	
EXISTING NOT SCANNED	
PROPOSED EXTERIOR WALL	
PROPOSED INTERIOR WALL	
PROPOSED MILLWORK	
STRUCTURAL MODEL (DESIMONE)	

Proposed Floor Plan | Eleventh Floor

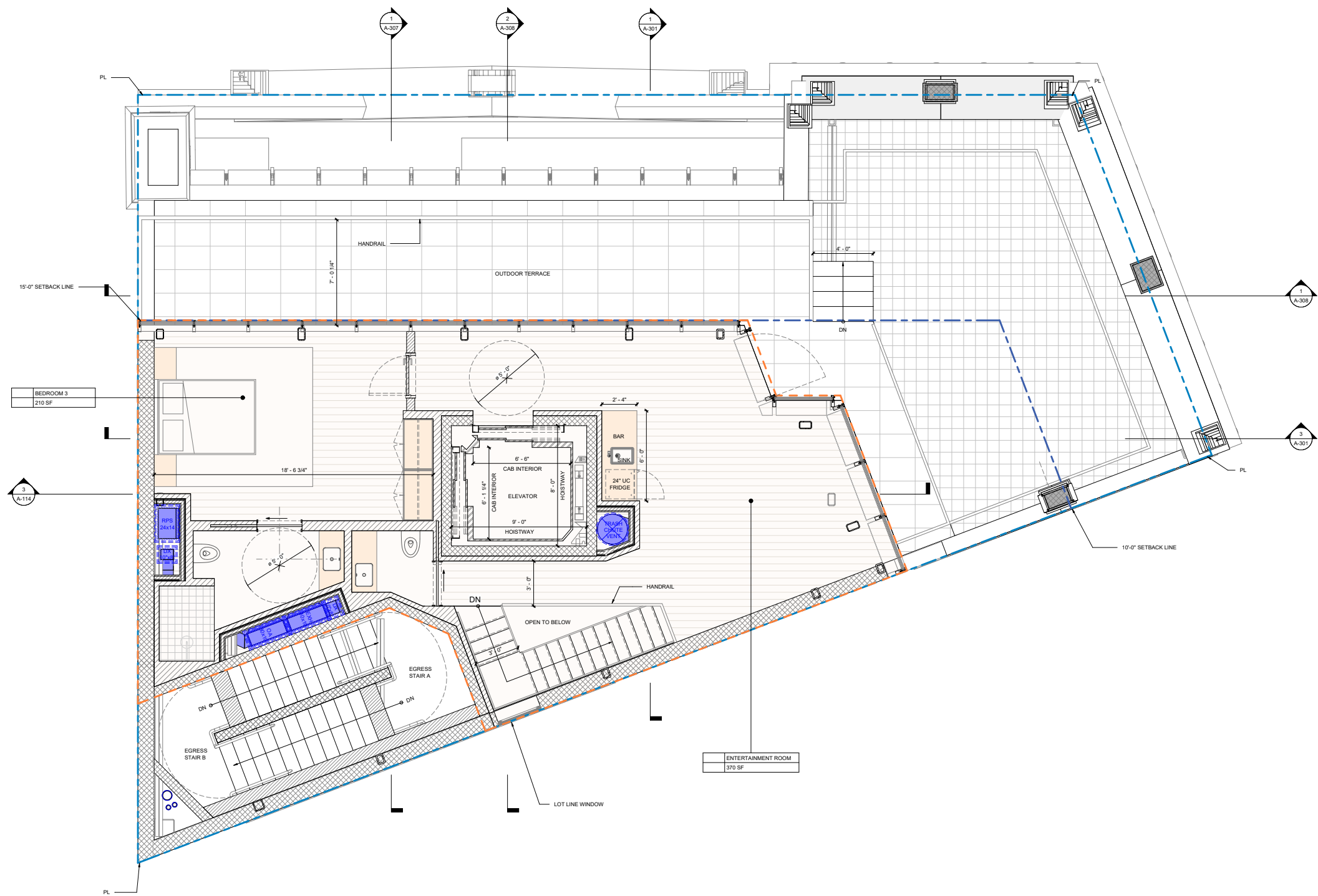


Proposed Floor Plan | Twelfth Floor



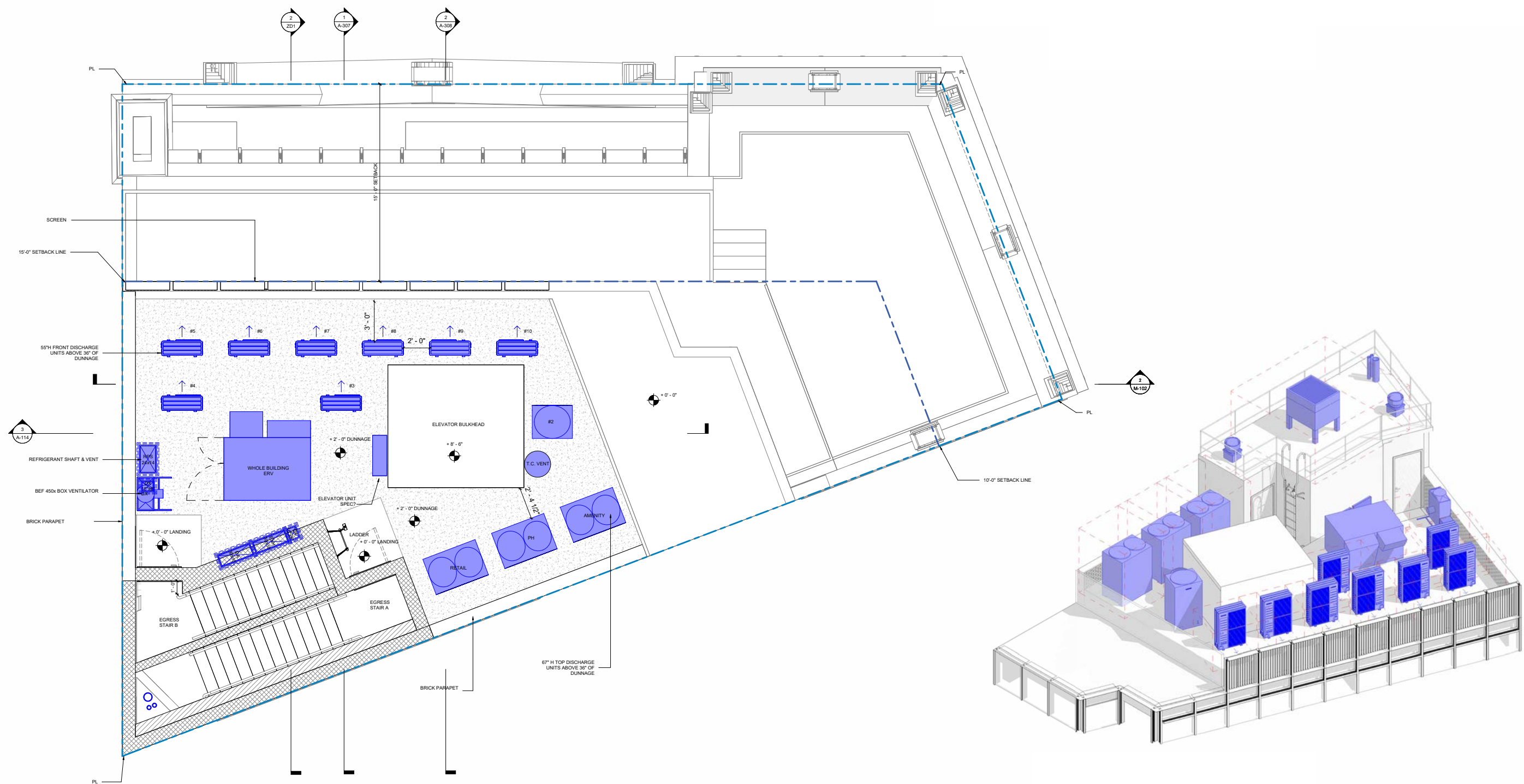
LEGEND: PROPOSED PLAN	
EXISTING EXTERIOR WALL	
EXISTING INTERIOR WALL	
EXISTING NOT SCANNED	
PROPOSED EXTERIOR WALL	
PROPOSED INTERIOR WALL	
PROPOSED MILLWORK	
STRUCTURAL MODEL (DESIMONE)	

Proposed Floor Plan | Thirteenth Floor

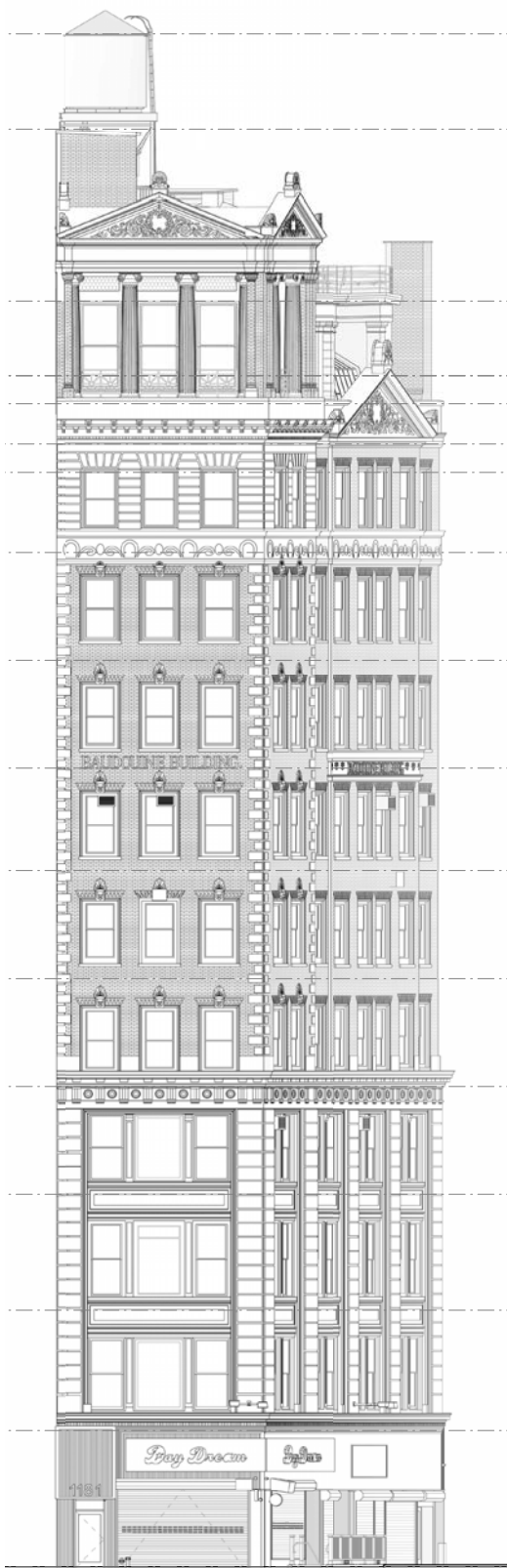


LEGEND: PROPOSED PLAN	
EXISTING EXTERIOR WALL	
EXISTING INTERIOR WALL	
EXISTING NOT SCANNED	
PROPOSED EXTERIOR WALL	
PROPOSED INTERIOR WALL	
PROPOSED MILLWORK	
STRUCTURAL MODEL (DESIMONE)	

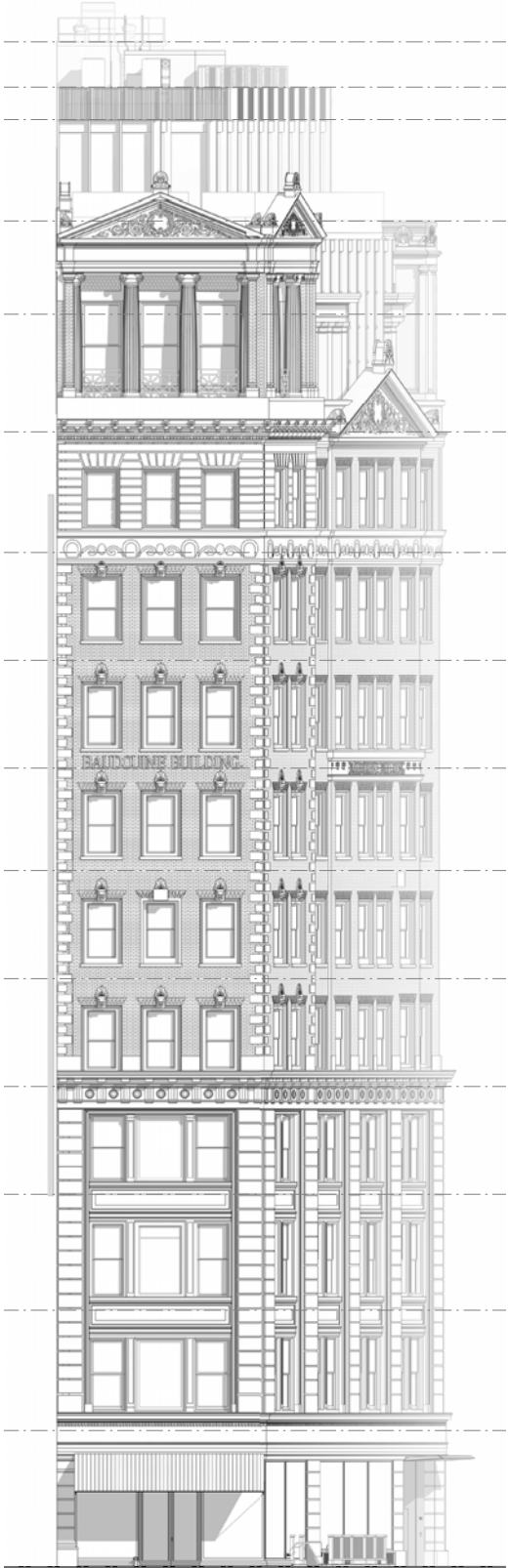
Proposed Floor Plan | Roof Plan



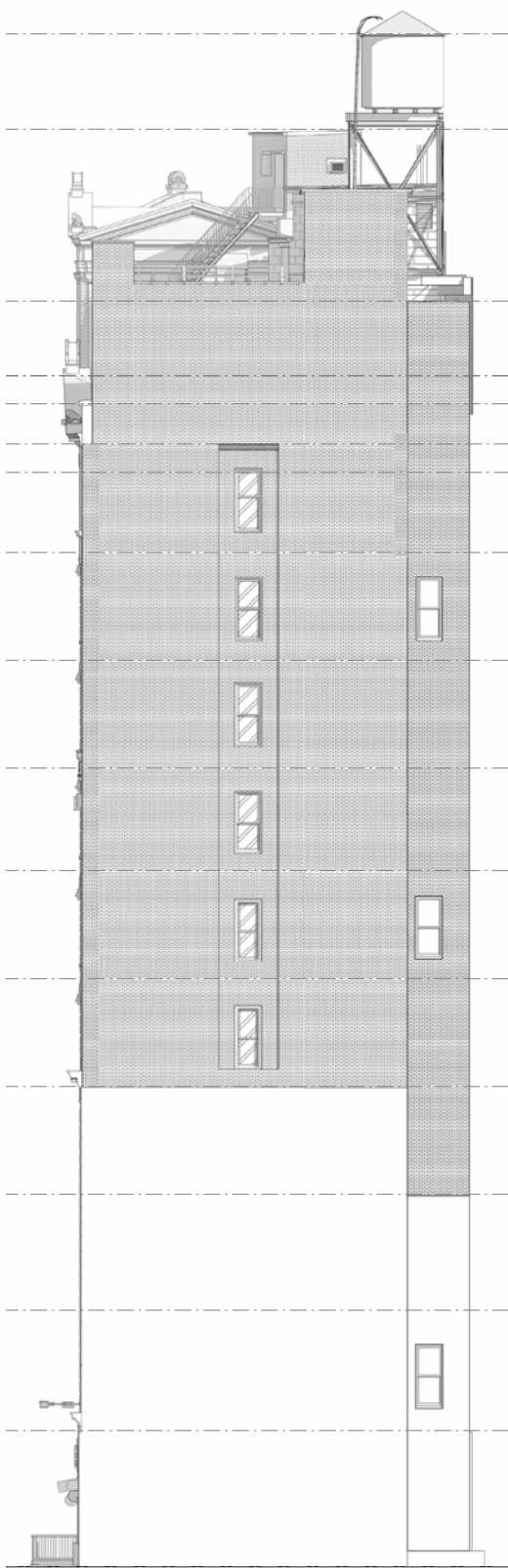
East & West Elevations | Existing & Proposed



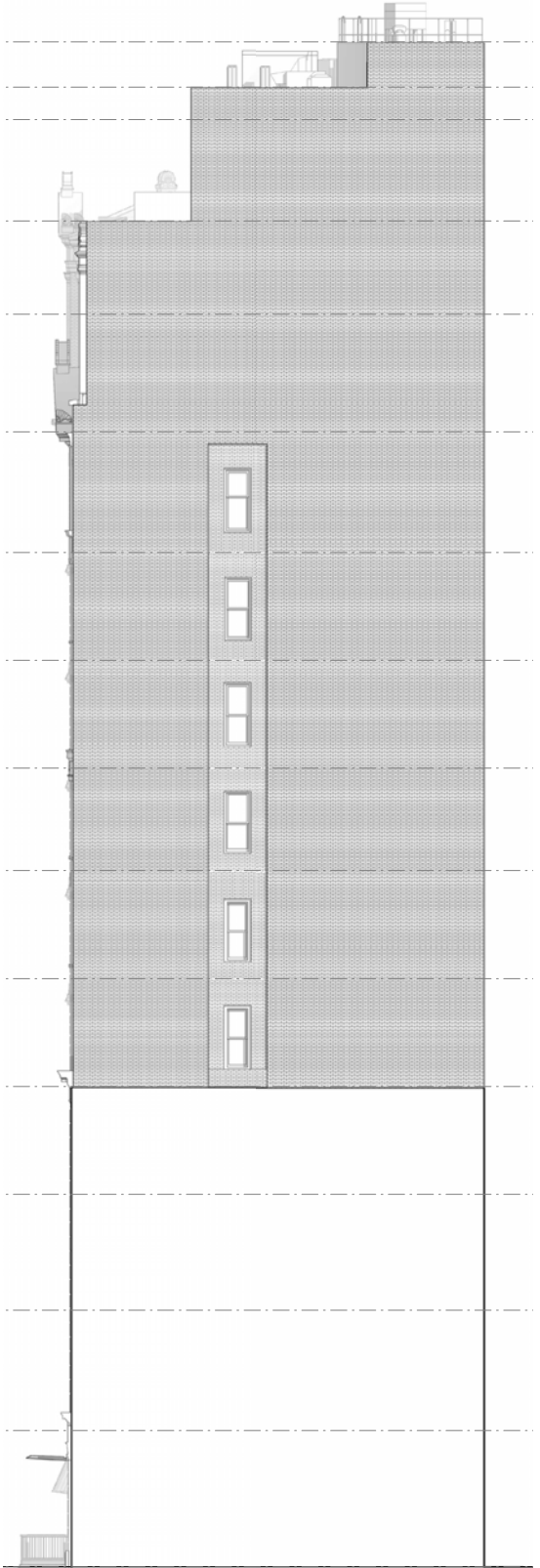
Existing



Proposed

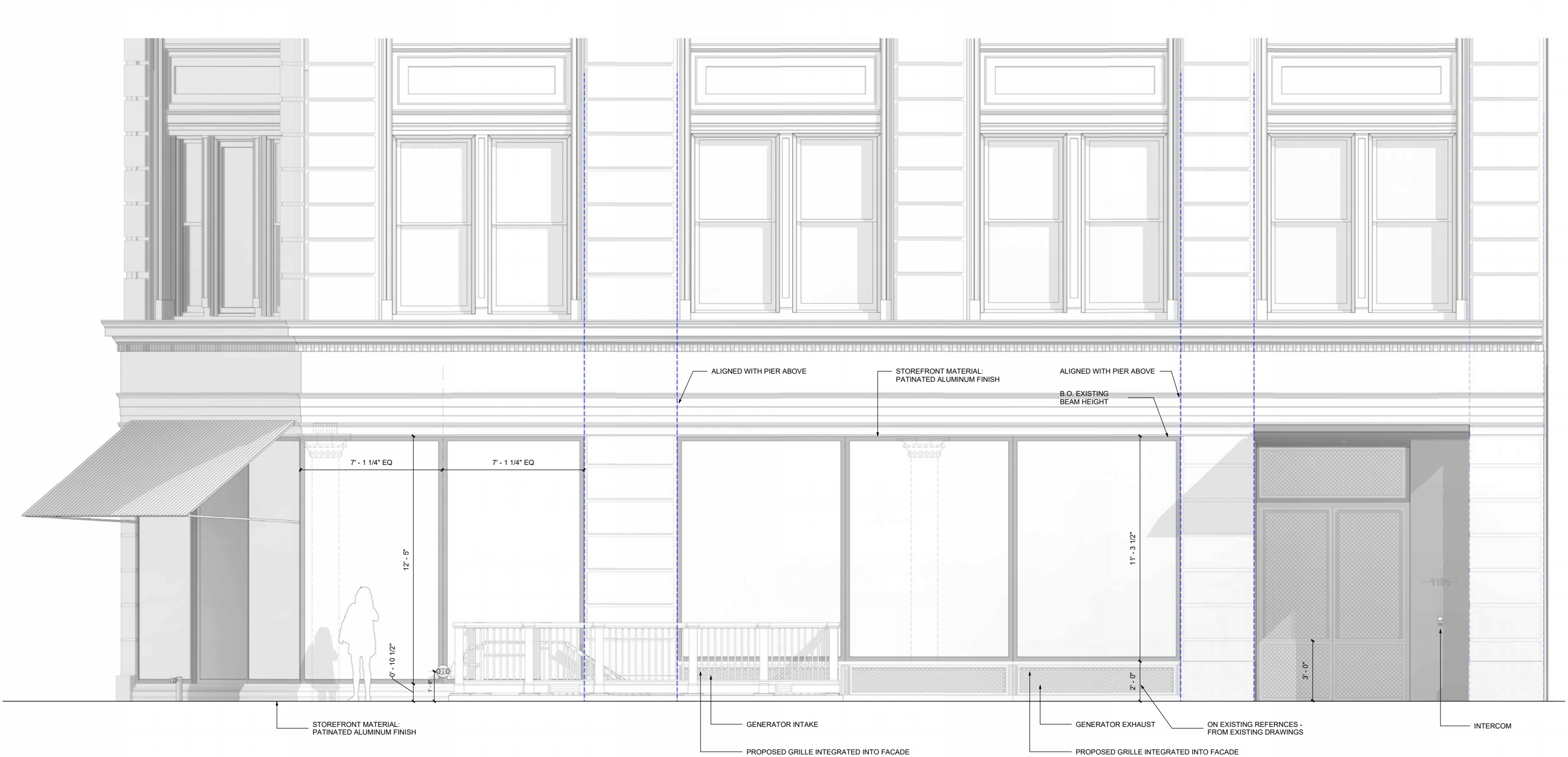


Existing

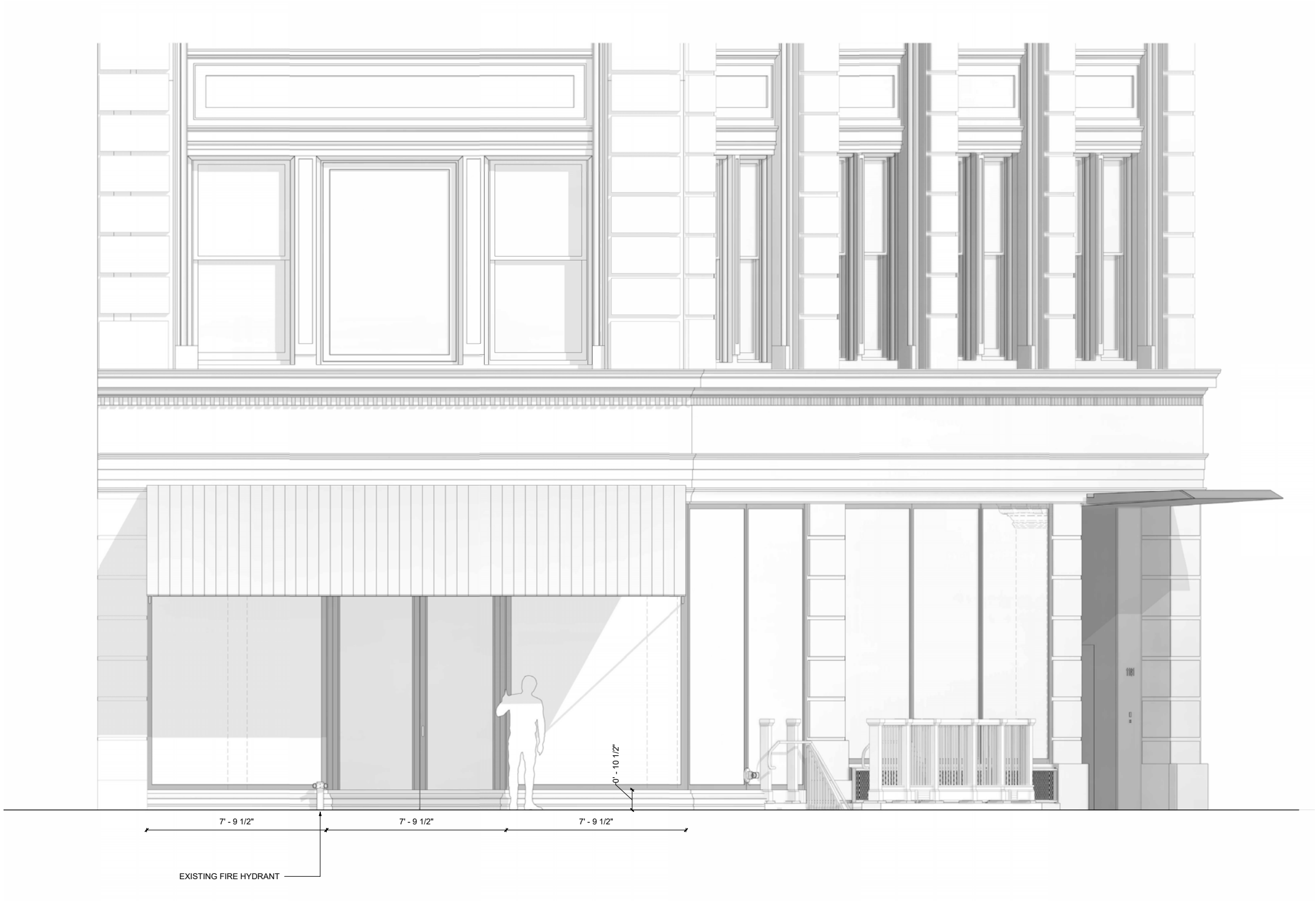


Proposed

Proposed Storefront | Enlarged North Elevation (28th St)

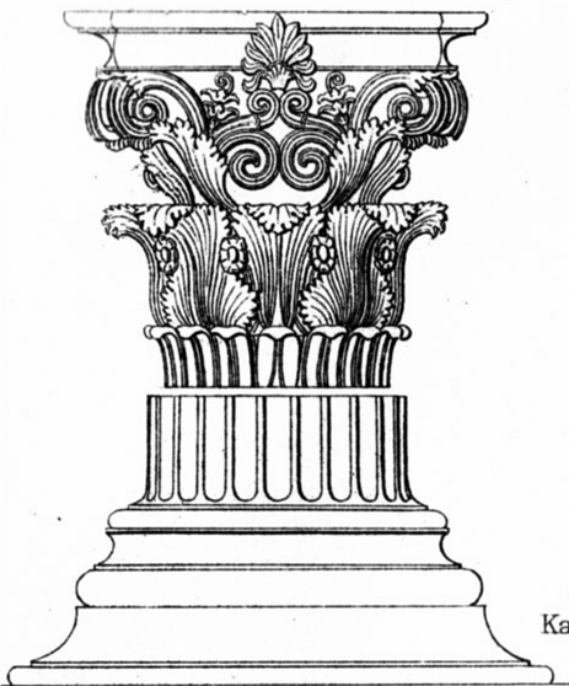


Proposed Storefront | Enlarged East Elevation (Broadway)



Korinthische Ordnung

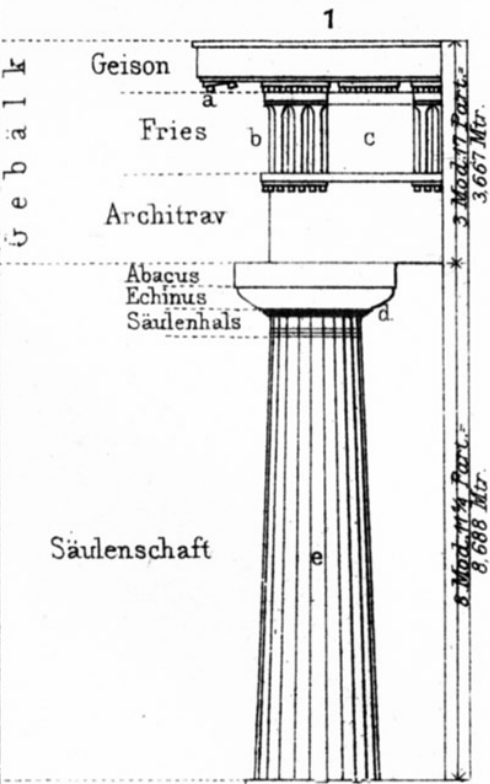
Jonische Ordnung



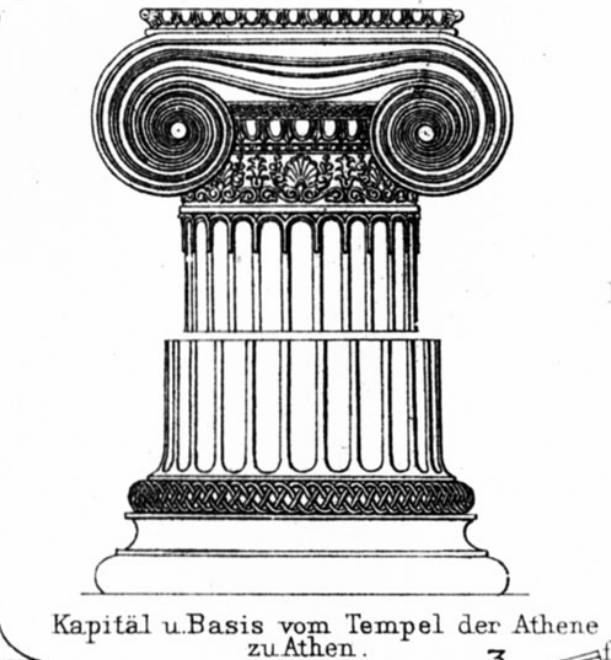
Kapital u. Basis vom Monument des Lysikrates zu Athen.

Zu 1. 2. 3.

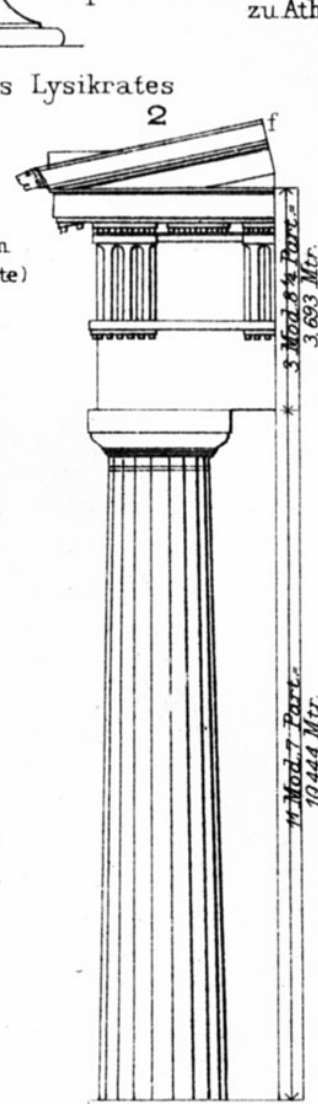
- a Mutuli (Dielenköpfe)
- b Triglyphen (Dreischlitze)
- c Metopen
- d Riemchen
- e Kannelirungen
- f Sima (Rinneleiste)



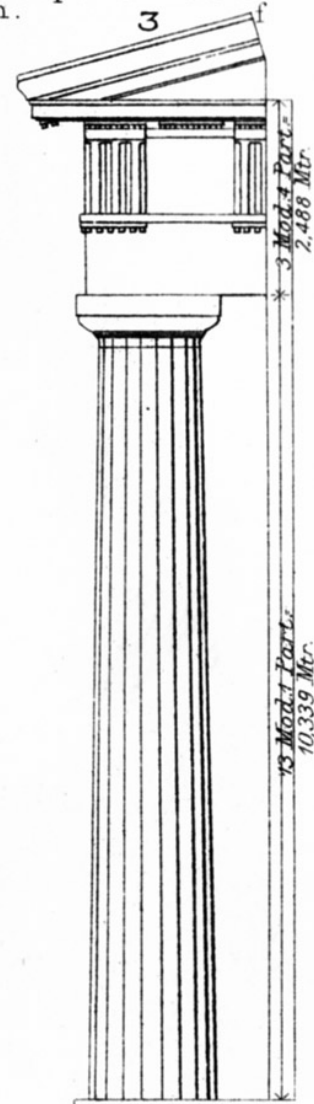
Vom Tempel in Paestum.



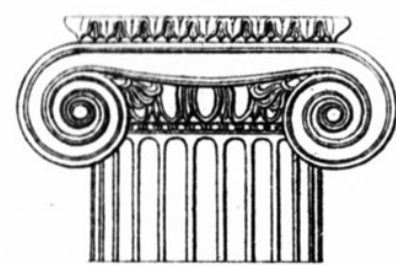
Kapital u. Basis vom Tempel der Athene zu Athen.



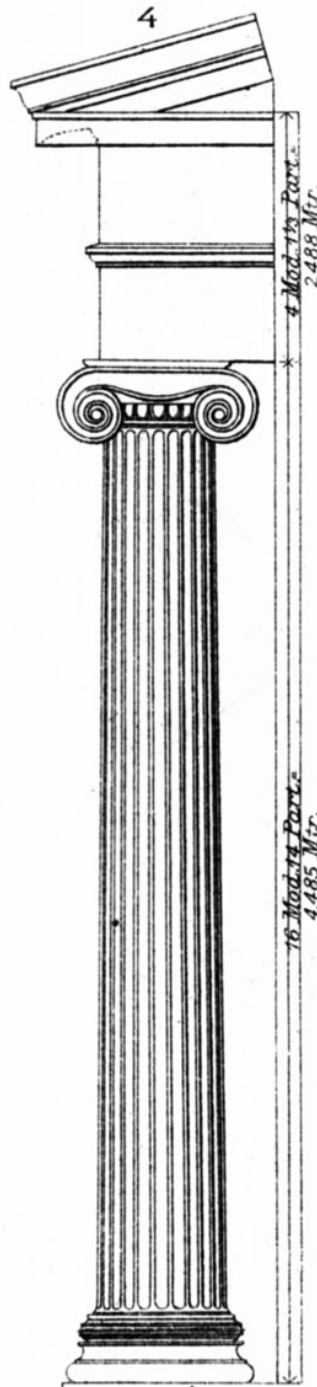
Vom Parthenon in Athen.



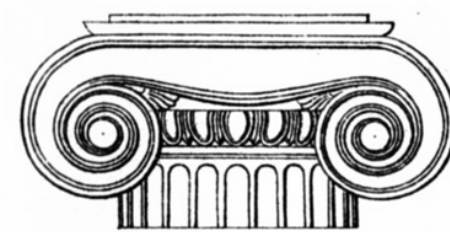
Vom Tempel des Nemäischen Zeus.



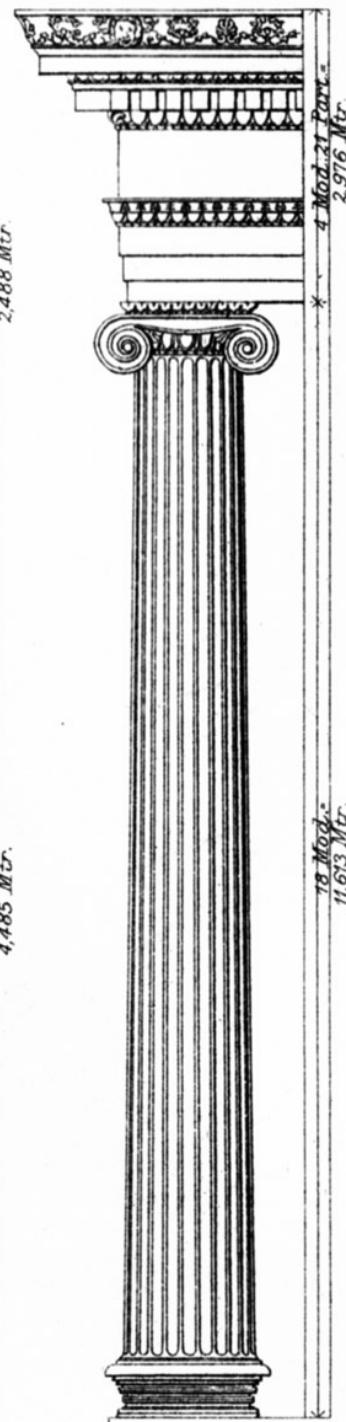
Kapital vom Tempel der Athene zu Priene.



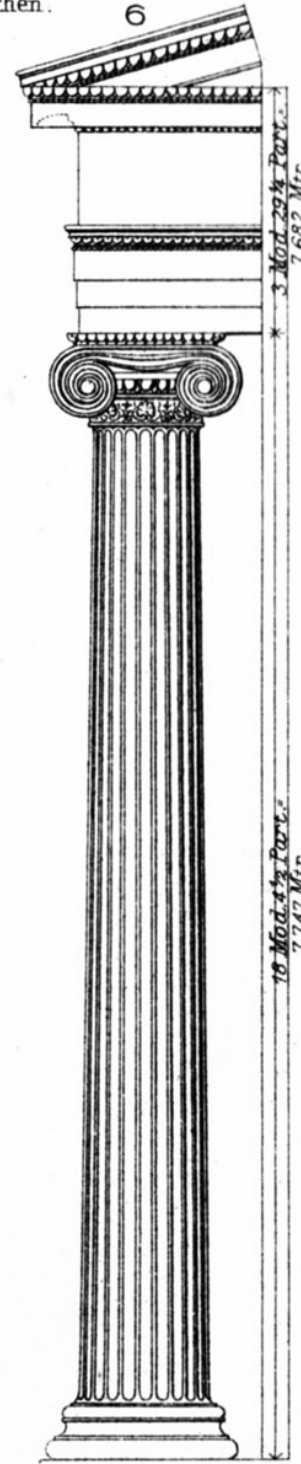
Vom Tempel am Ilissos in Athen.



Kapital vom Tempel am Ilissos zu Athen.



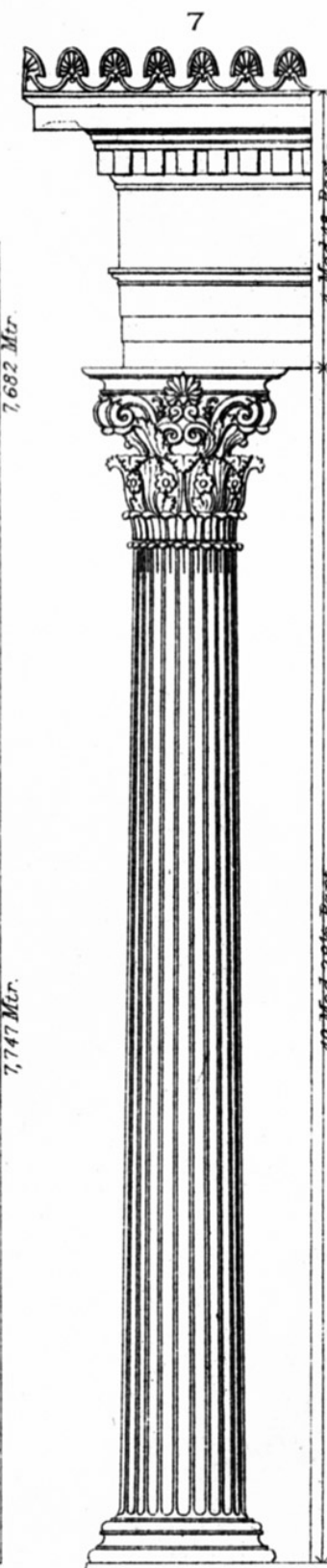
Vom Tempel d. Athene Polias in Priene.



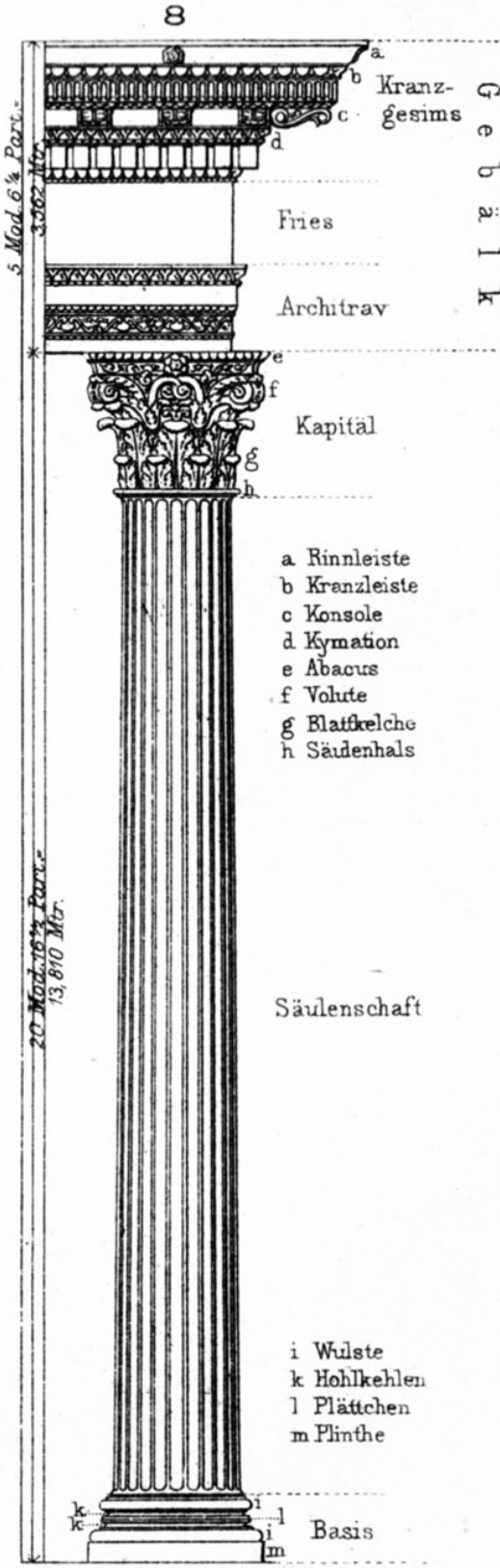
Vom Tempel d. Athene Polias in Athen.

Korinthisch

Römisch-Korinthisch.



Vom Monument des Lysikrates in Athen.



Vom Tempel d. Jupiter-Stator in Rom.

Dorische Säulenordnung.

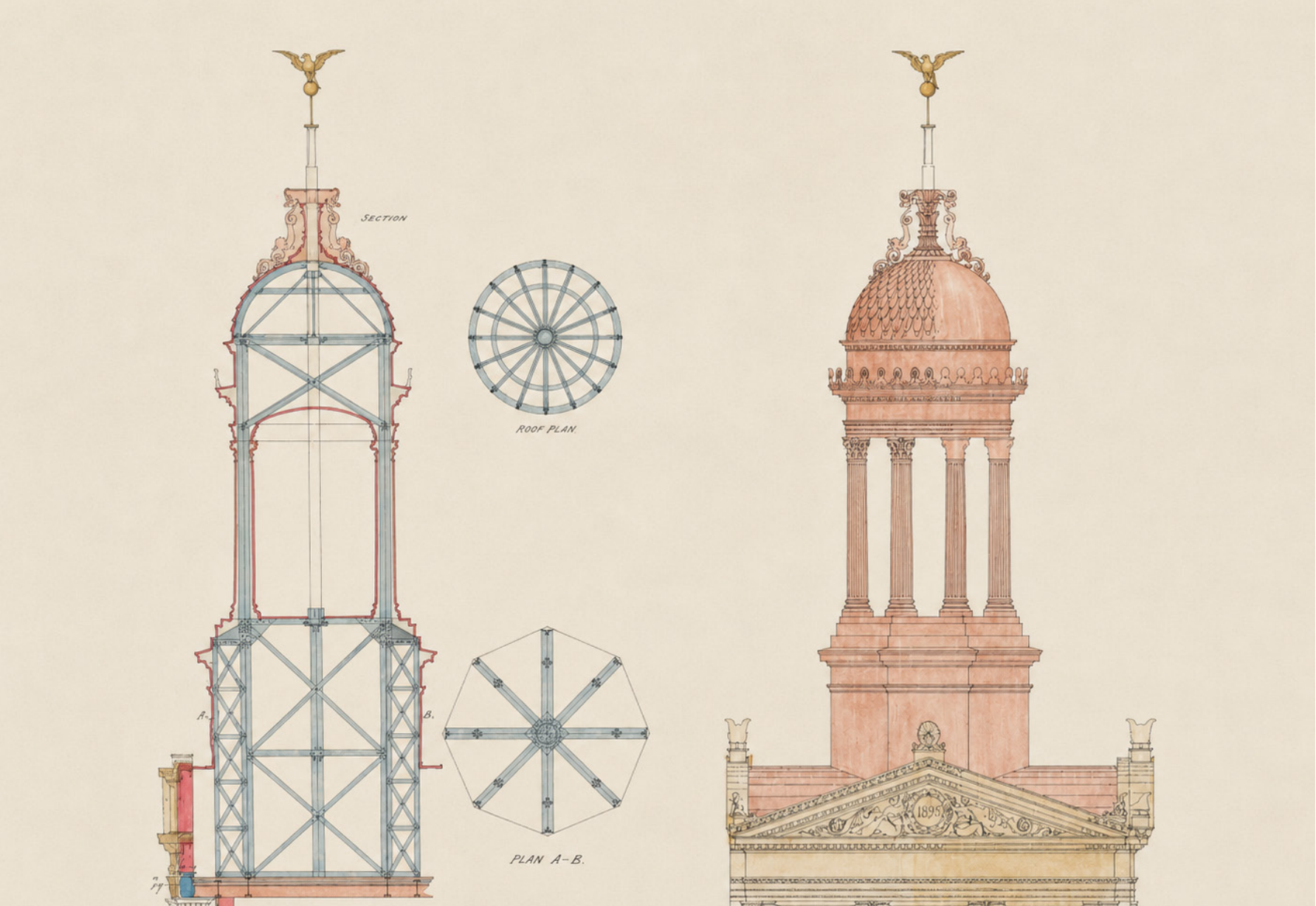
Jonische Säulenordnung.

Korinthisch u. Römisch-Korinthisch.



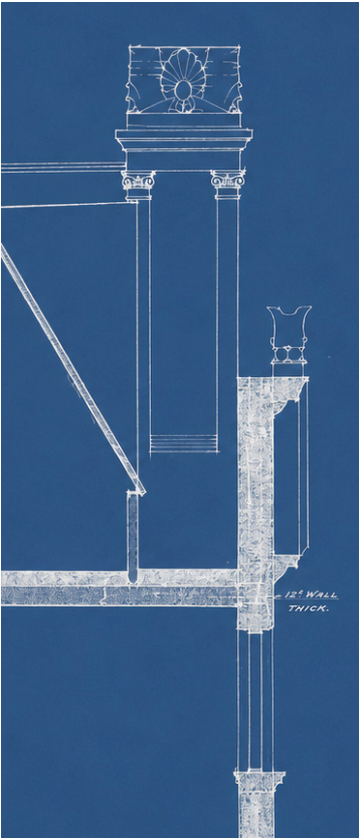
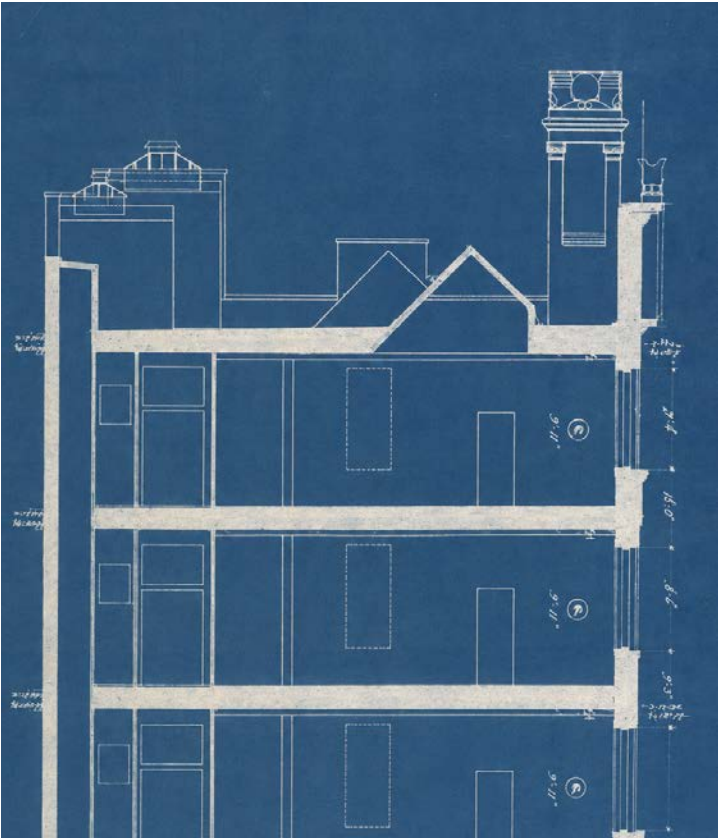
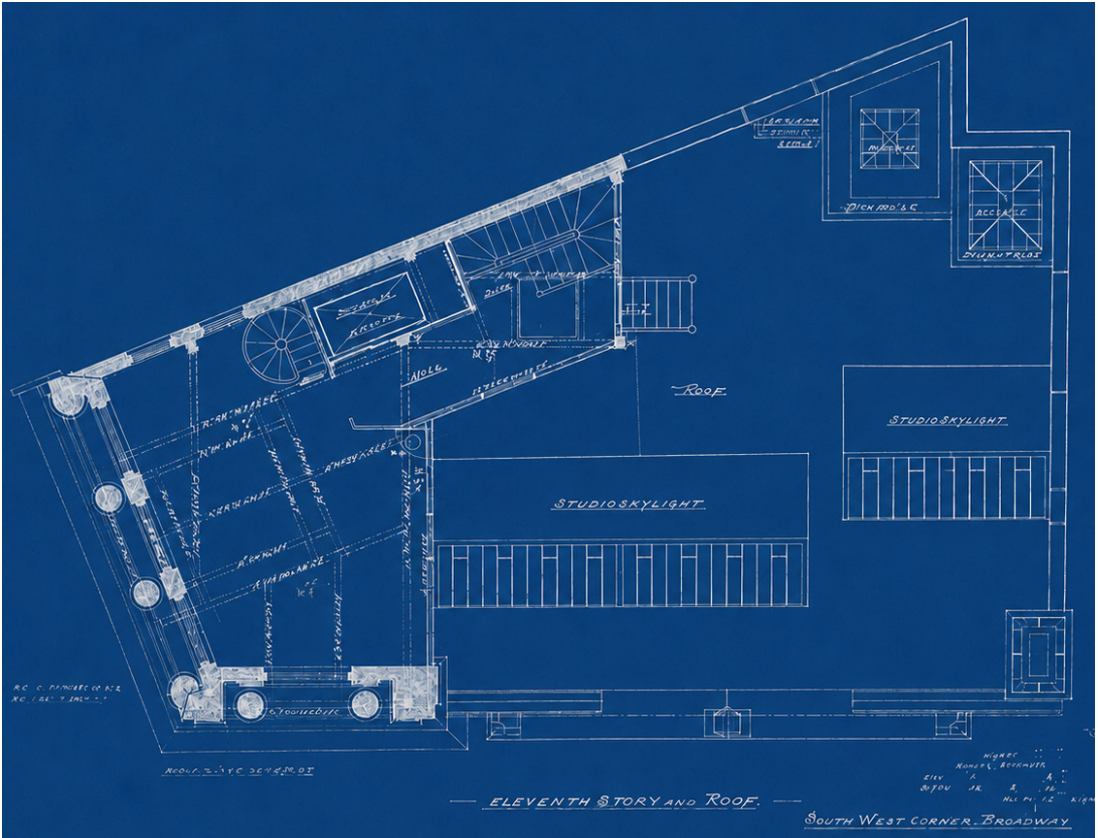
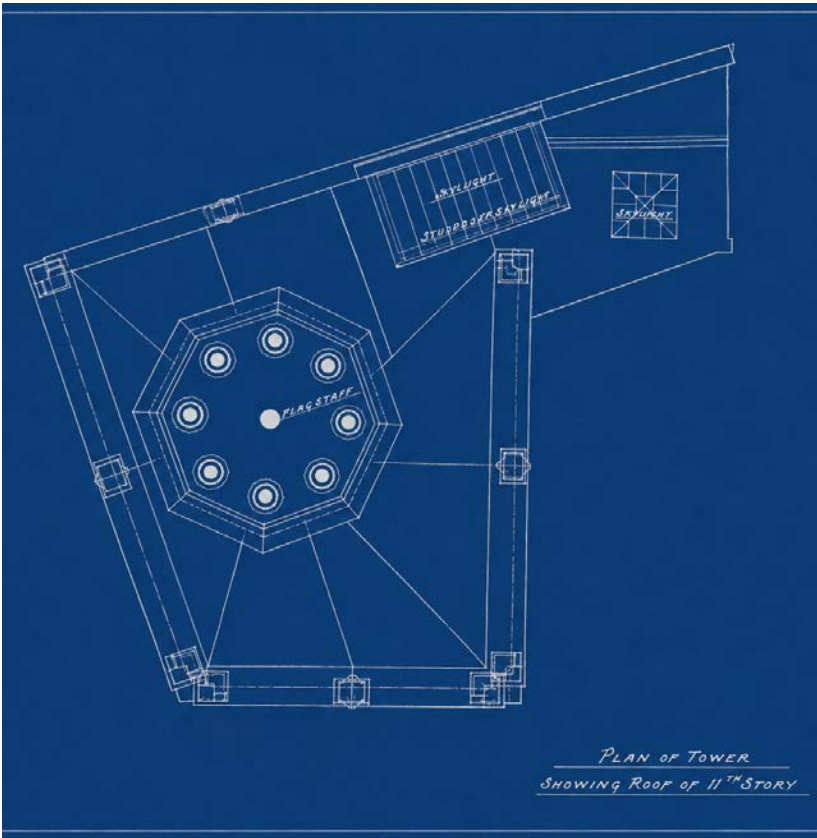
C. T. Brady, Jr., from the collection of the Museum of the City of New York

Building Coronation – Grander Vision | Penthouse Coronation & Skyline Presence

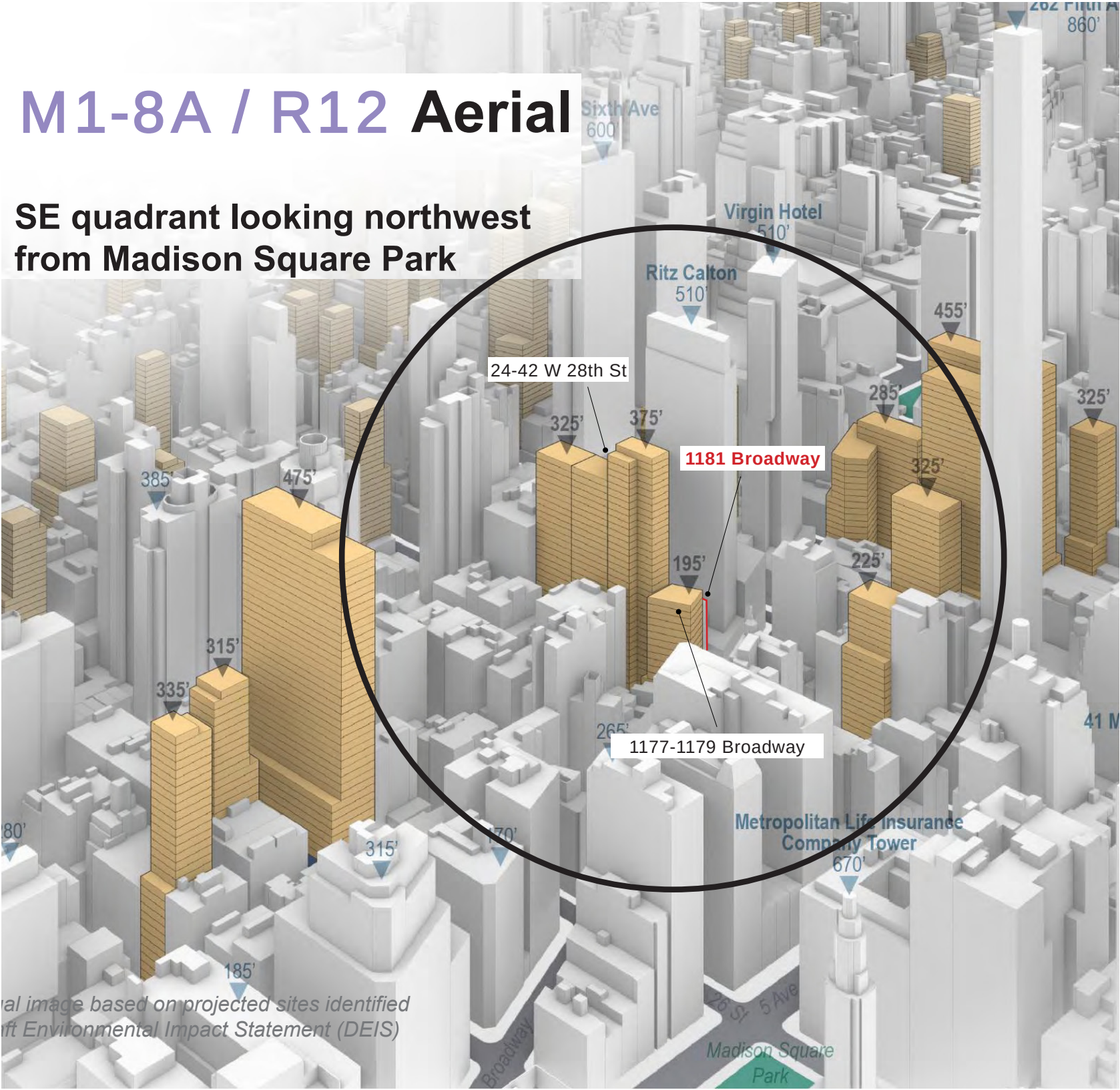
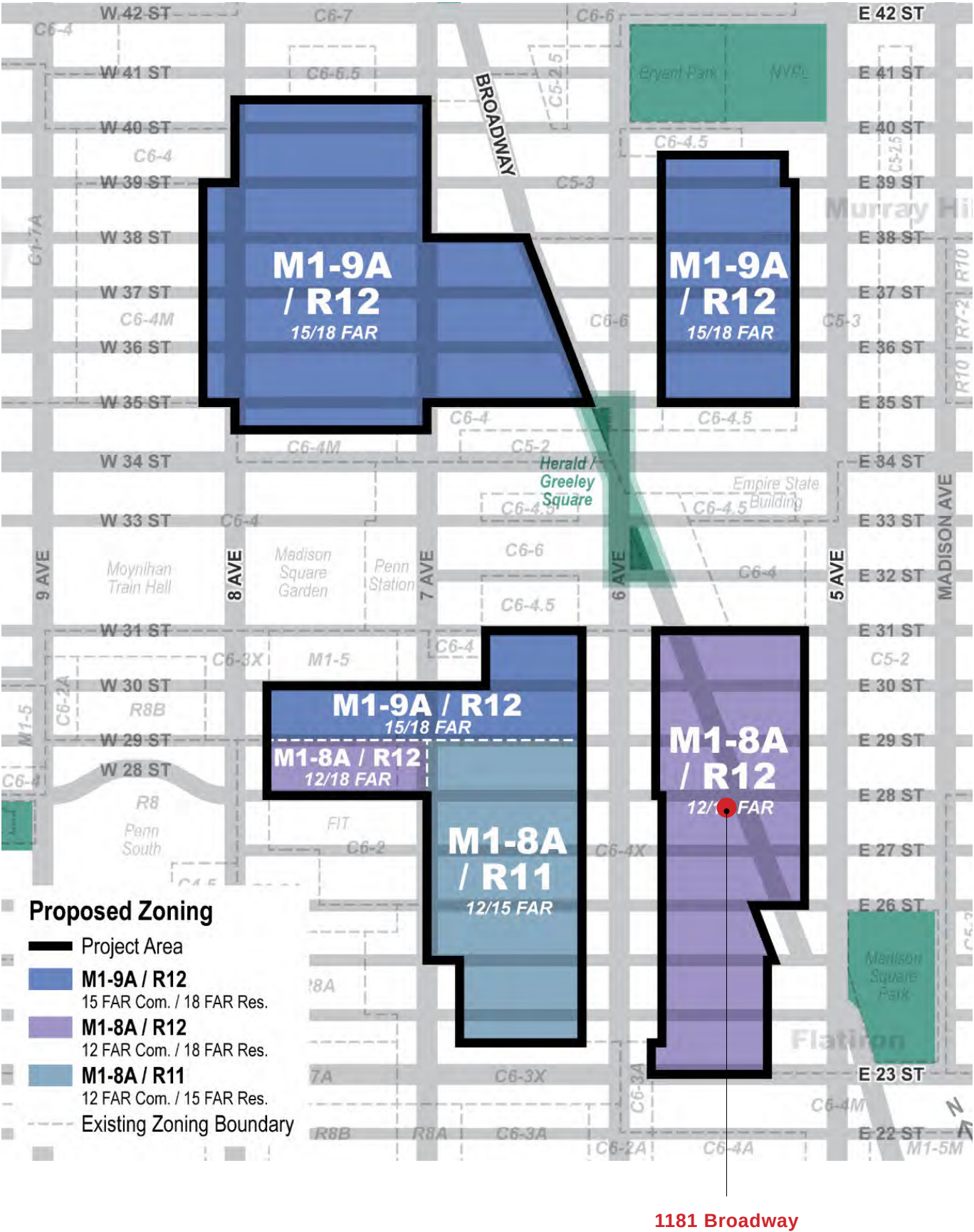


Historical Archives, Original Design

Building Coronation – Grander Vision | Penthouse Coronation & Skyline Presence



DOB, Historical Archives



Existing Rooftop Elements | Penthouse

Non-Original: removal

Historical: restoration

Historical: reinterpretation



Light Tone Colonnade



Original Chimney

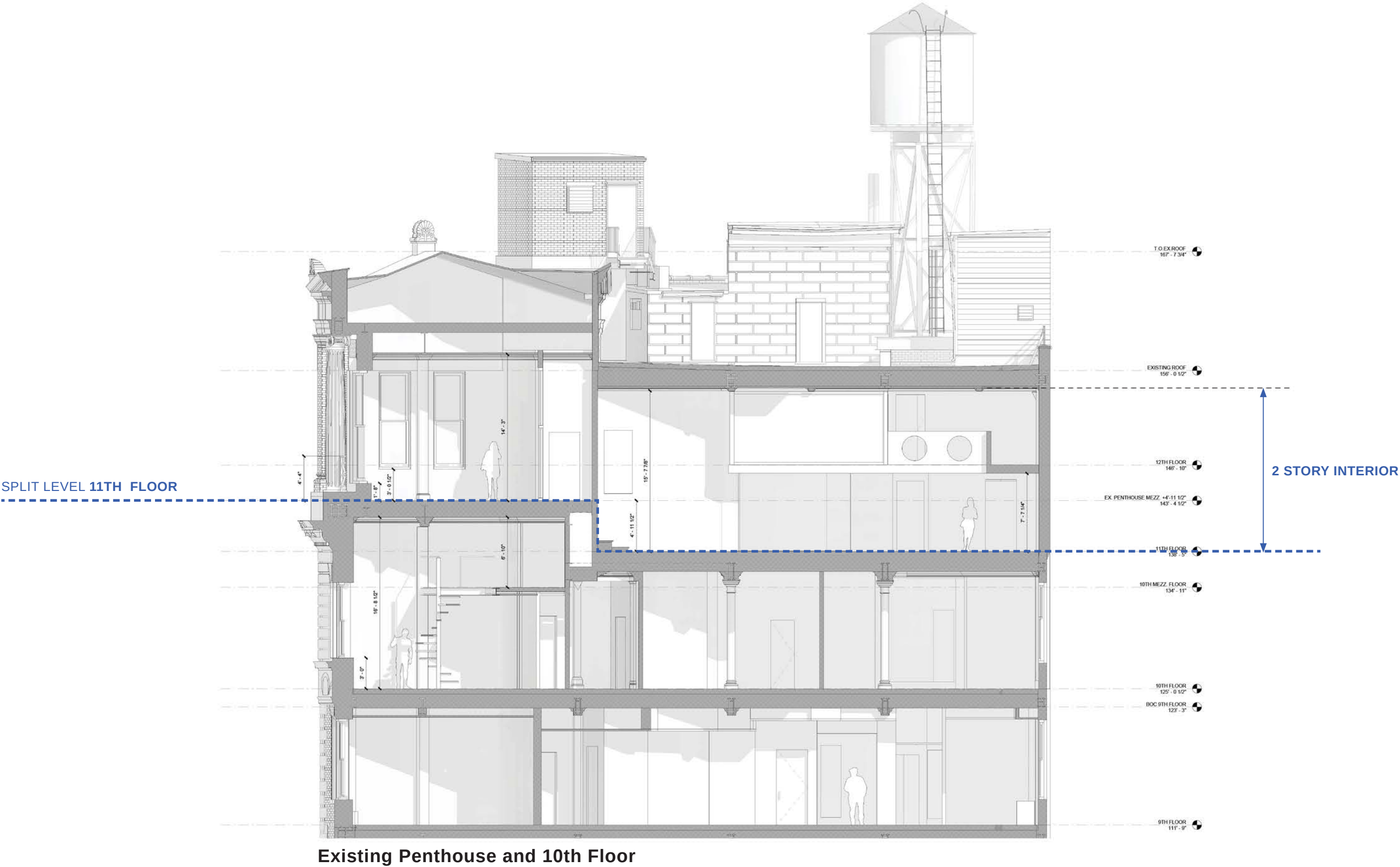


Skylight



Original Design





The current proposal is:

Preservation Department – Item 3, LPC-26-10002

**1181 Broadway – Madison Square North Historic District
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.