Landmarks Preservation Commission

August 18, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-09744

894-900 Broadway – Ladies' Mile Historic District

Borough of Manhattan

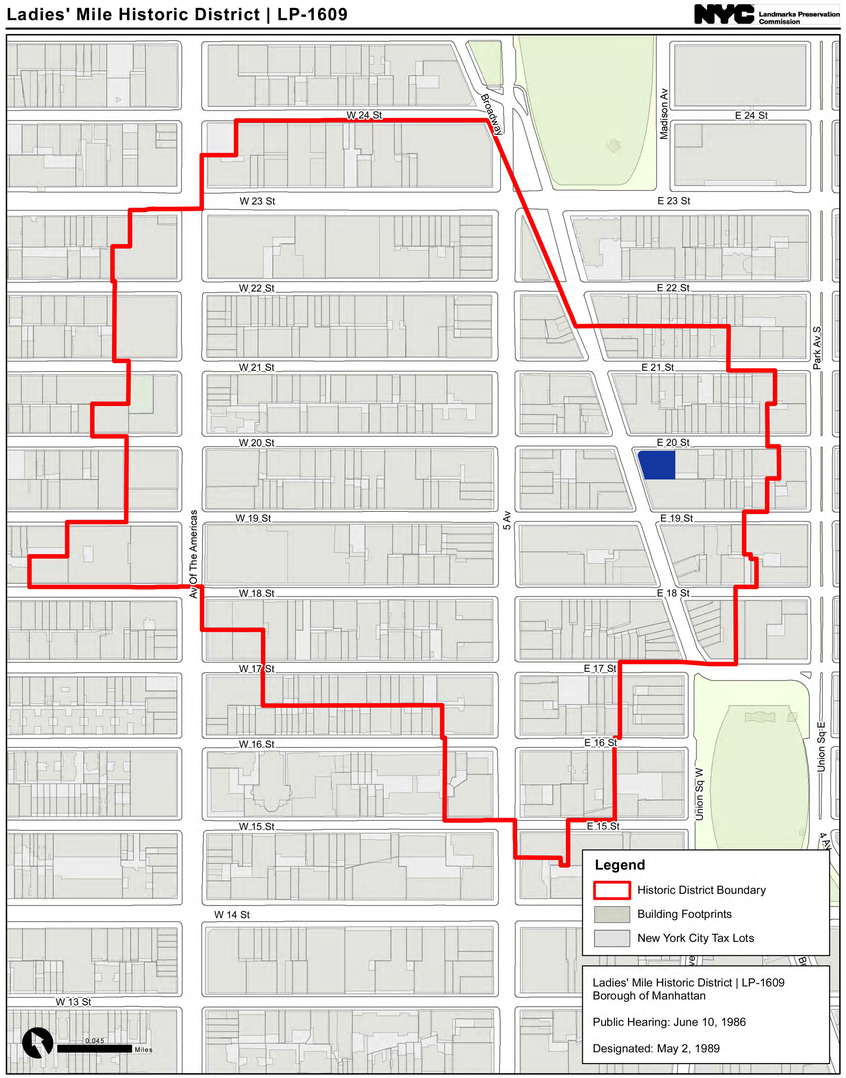
To testify virtually, please join Zoom

Webinar ID: 165 261 7707
Passcode: 899688
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

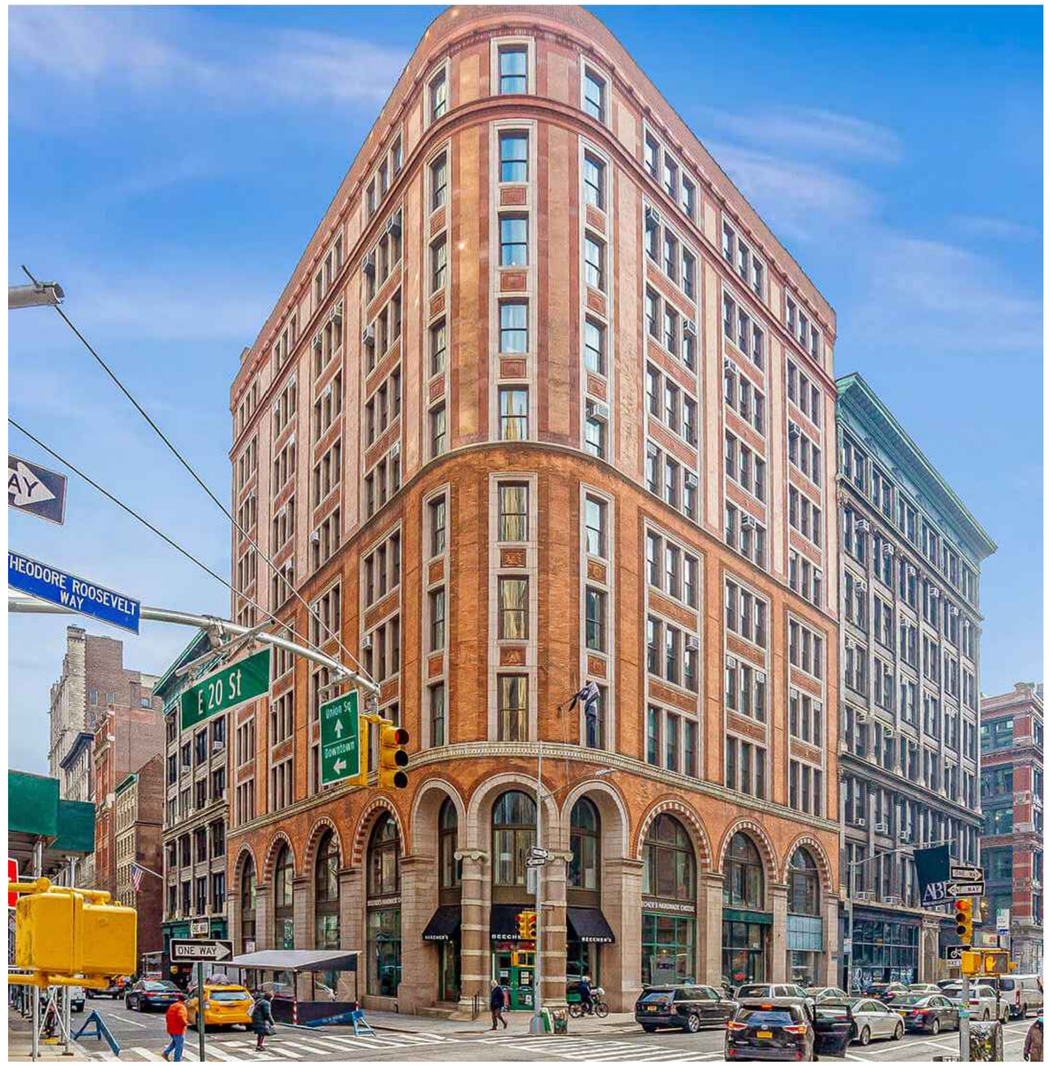
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900 BROADWAY

Proposed Main Entrance Door
16 East 20th Street



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.5.2019



LPC Docket #:26-09744
Date: June 23, 2026
Job: 2515.02_900 Broadway Main Doors

VLARCHITECTS
1115 Broadway, 12th Floor
New York, NY 10010
T. 212.631.0590 F. 212.631.0591

Owner
20TH PROPERTY ASSOCTS
1235 Broadway, 3rd Fl
New York, NY 10001

Site Description
Block: 848 Lot: 61
BIN 1016184
Ladies Mile Historic District, Mahattan

Project
900 BROADWAY
MAIN ENTRANCE DOOR REPLACEMENT
16 East 20th Street

Title
COVER SHEET

A.01



PHOTO 1886 - MUSEUM OF CITY OF NY



1940 NEW YORK PUBLIC LIBRARY DIGITAL COLLECTIONS

LPC Docket #:26-09744
Date: June 23, 2026
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Project
900 BROADWAY
MAIN ENTRANCE DOOR REPLACEMENT
16 East 20th Street

Title
HISTORICAL PHOTOS

A.02



PHOTO OF EXISTING DOORS



PROPOSED MAIN ENTRANCE DOOR

LPC Docket #:26-09744
Date: June 23, 2026
Job: 2515.02_900 Broadwey Main Doors

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Owner
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900 BROADWAY
MAIN ENTRANCE DOOR REPLACEMENT
16 East 20th Street

Title
EXISTING DOOR PHOTO
PROPOSED MAIN ENTRANCE DOOR

A.03



PARTIAL FACADE WITH PROPOSED MAIN ENTRANCE DOOR

LPC Docket #:26-09744
Date: June 23, 2026
Job: 2515.02_900 Broadway Main Doors

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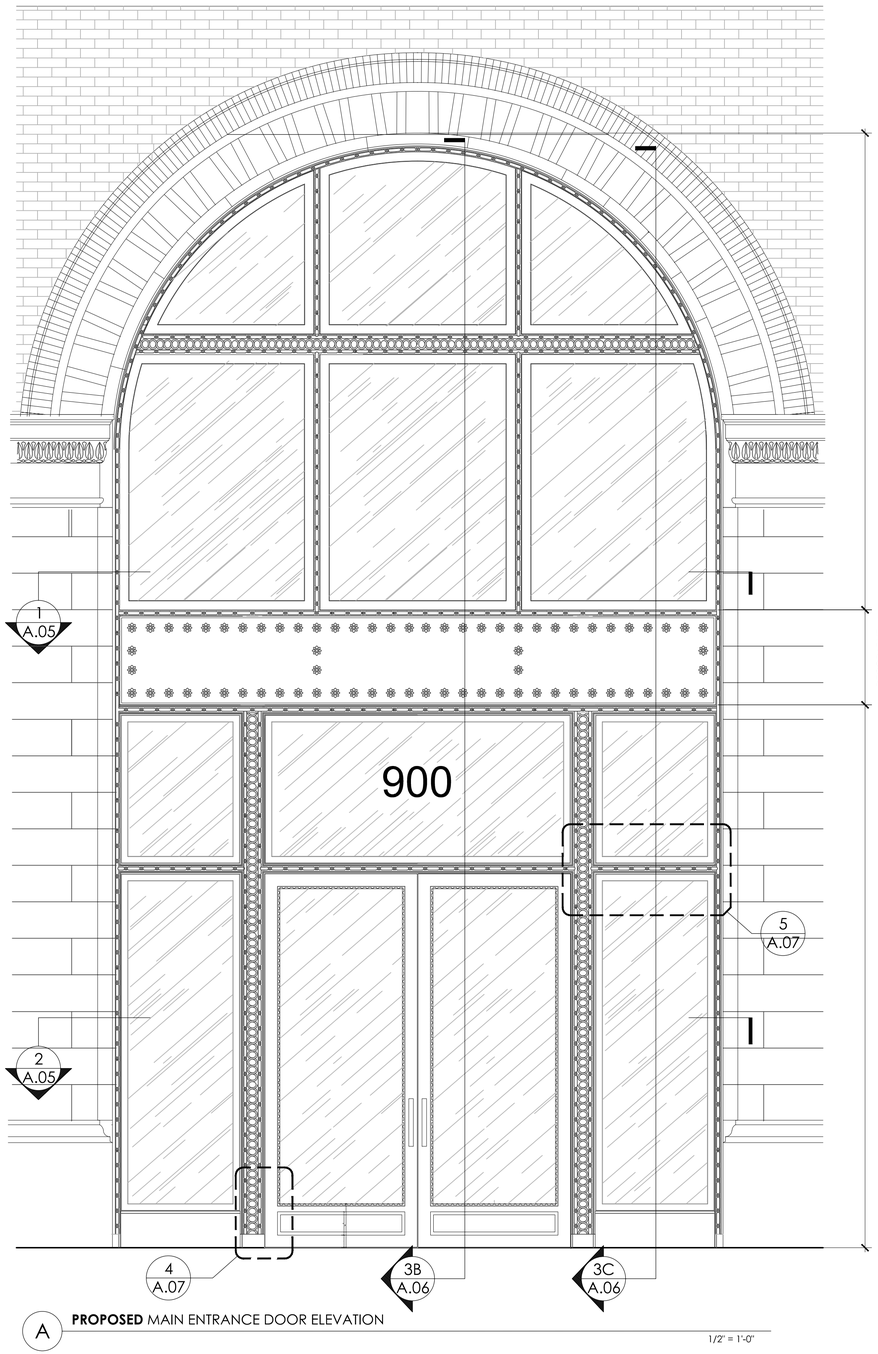
Owner
20TH PROPERTY ASSOCTS
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New York, NY 10001

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Ladies Mile Historic District, Mahattan

Project
900 BROADWAY
MAIN ENTRANCE DOOR REPLACEMENT
16 East 20th Street

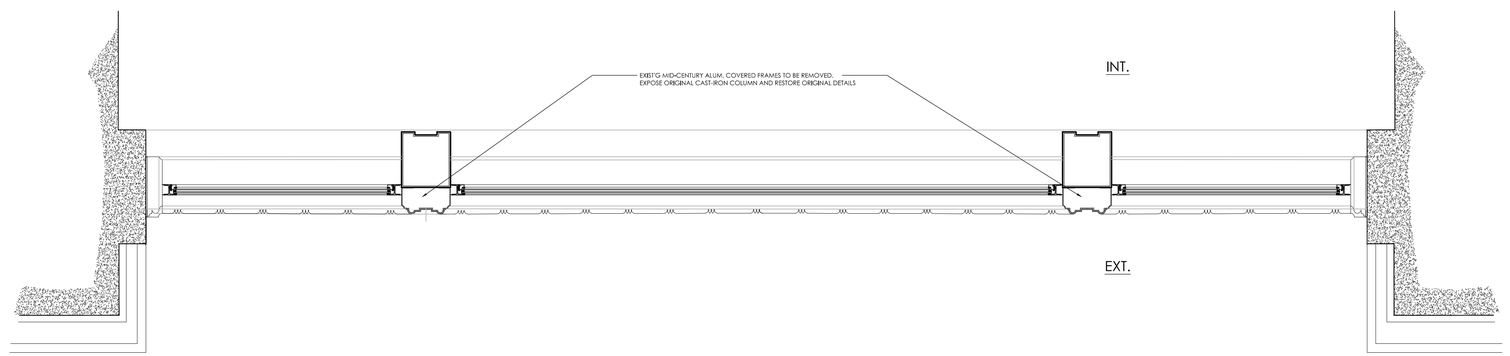
Title
PROPOSED MAIN ENTRANCE

A.04



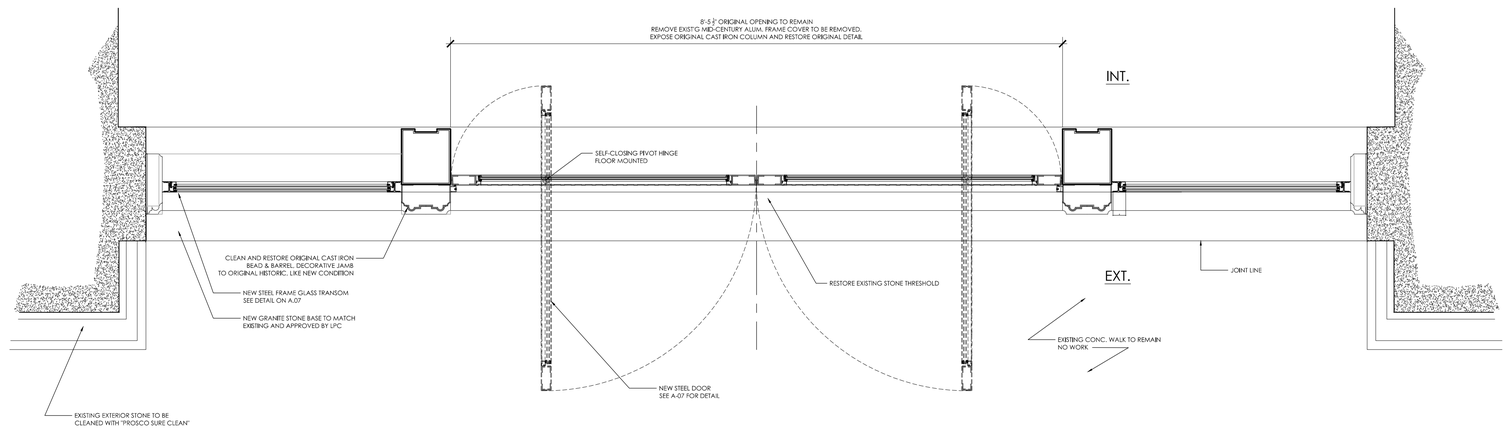
A **PROPOSED** MAIN ENTRANCE DOOR ELEVATION

1/2" = 1'-0"



1 **TRANSOM PLAN DETAIL**

1" = 1'-0"



2 **MAIN ENTRANCE DOOR PLAN DETAIL**

1" = 1'-0"

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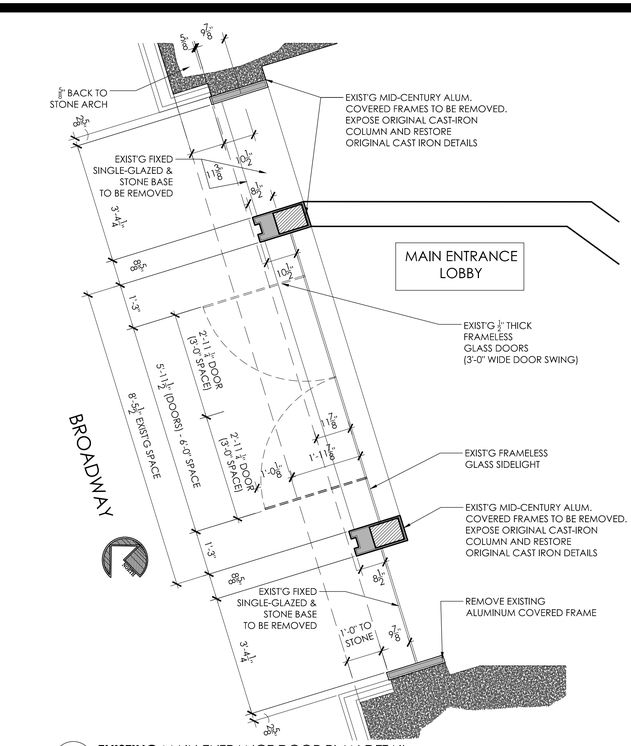
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900 BROADWAY
MAIN ENTRANCE DOOR REPLACEMENT
16 East 20th Street

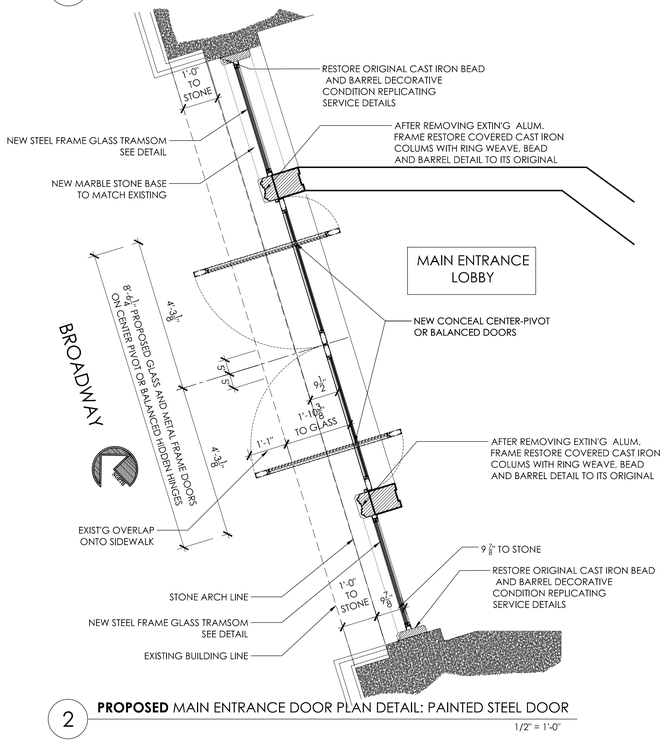
Title
EXISTING & PROPOSED DETAILS
EXISTING CONDITION PHOTOS

A.05



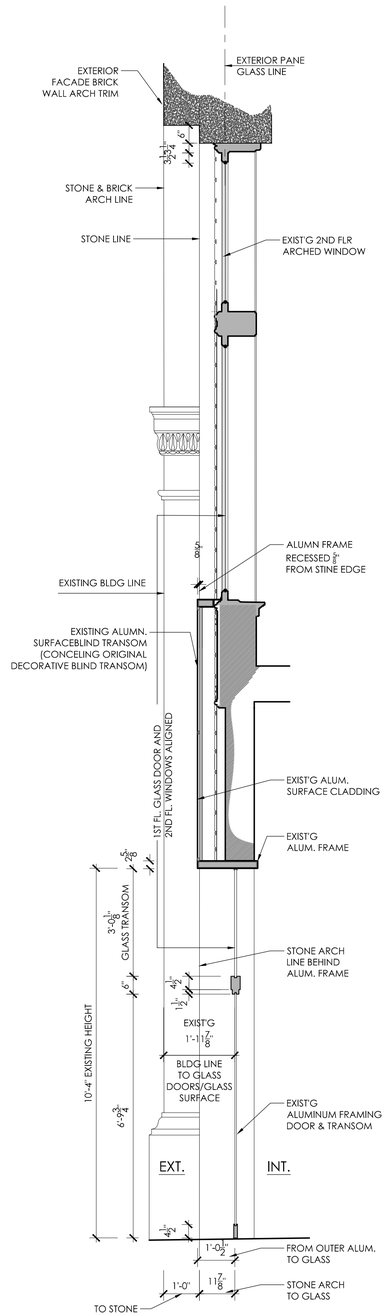
1 **EXISTING** MAIN ENTRANCE DOOR PLAN DETAIL

1/2" = 1'-0"



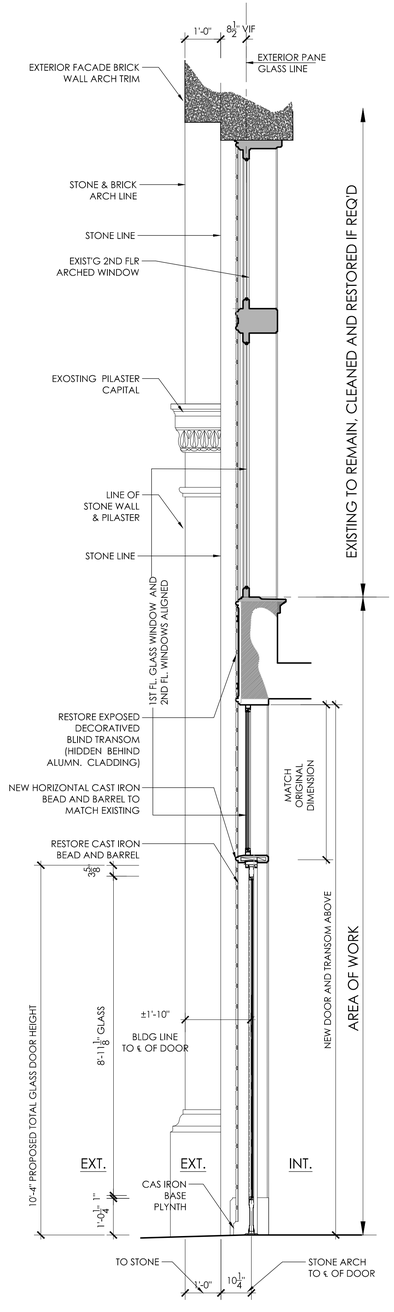
2 **PROPOSED** MAIN ENTRANCE DOOR PLAN DETAIL: PAINTED STEEL DOOR

1/2" = 1'-0"



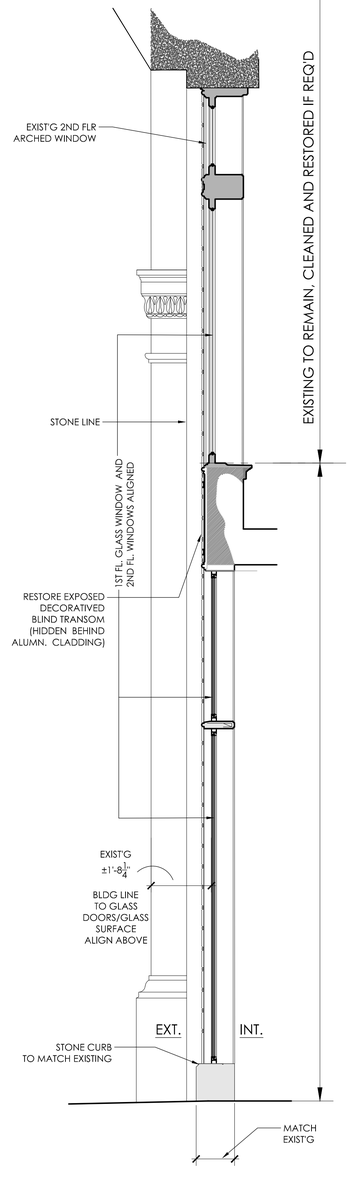
3A **VERTICAL SECTIONS - EXISTING**

1/2" = 1'-0"



3B **VERTICAL SECTIONS - PROPOSED DOOR**

1/2" = 1'-0"



3C **VERTICAL SECTIONS - PROPOSED TRANSOM**

1/2" = 1'-0"

LPC Docket #:26-09744
Date: June 23, 2026
Job: 2515.02_900 Broadway Main Doors

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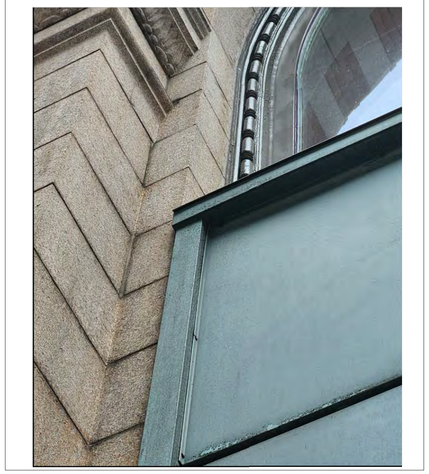
Owner
20TH PROPERTY ASSOCTS
1235 Broadway, 3rd Fl
New York, NY 10001

Site Description
Block: 848 Lot: 61
BIN 1016184
Ladies Mile Historic District, Mahattan

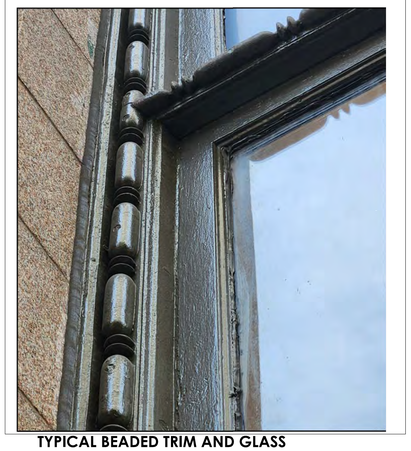
Project
900 BROADWAY
MAIN ENTRANCE DOOR REPLACEMENT
16 East 20th Street

Title
EXISTING & PROPOSED DETAILS

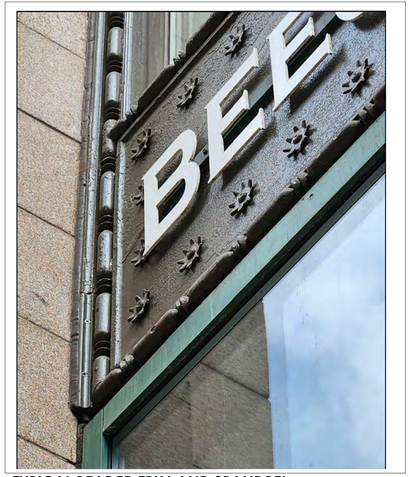
A.06



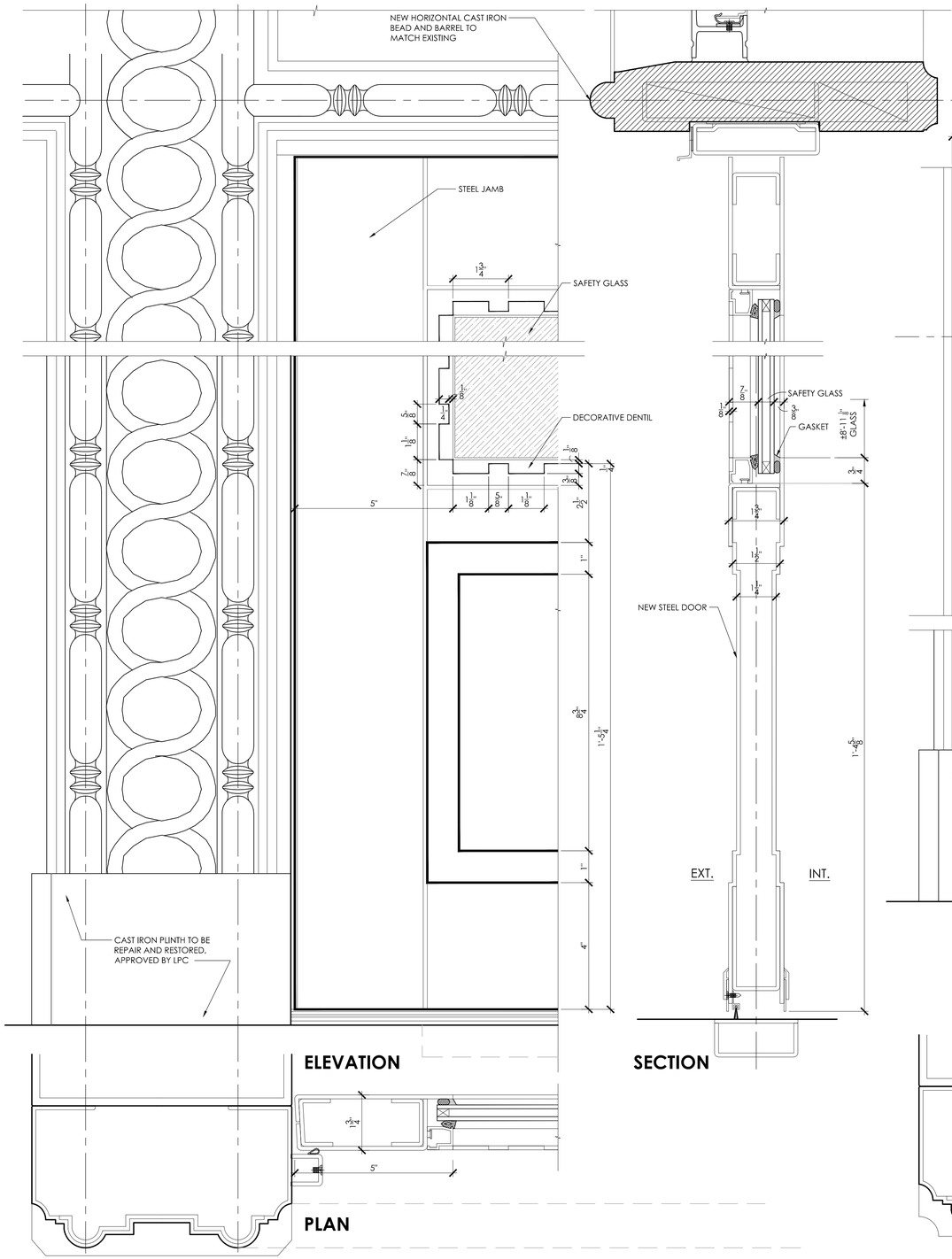
MAIN ENTRANCE BEADED DETAIL & ALUM. PANELS



TYPICAL BEADED TRIM AND GLASS



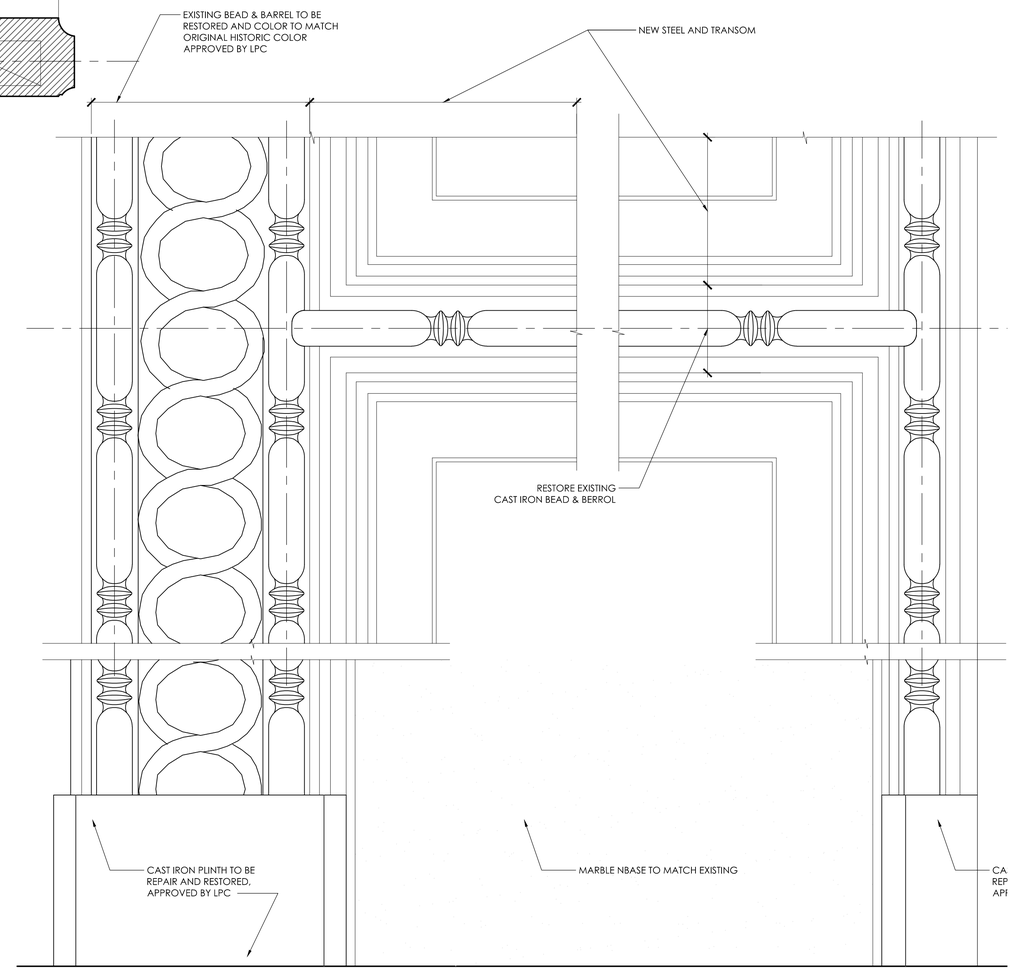
TYPICAL BEADED TRIM AND SPANDREL

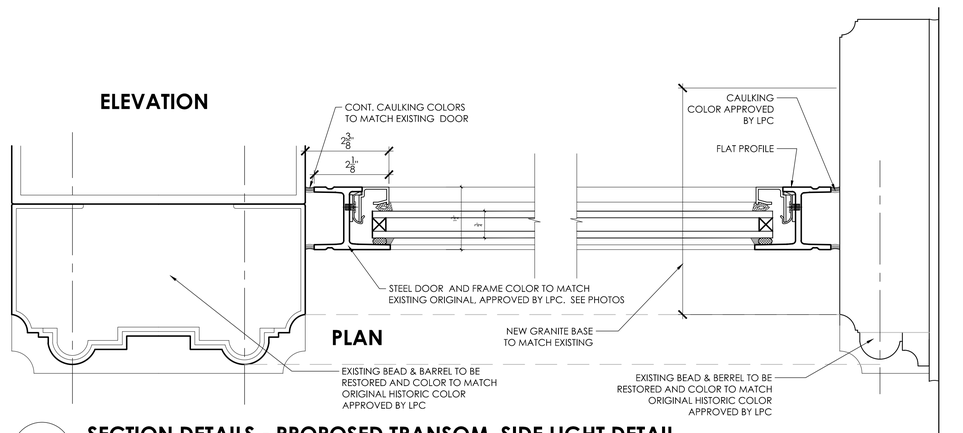


SECTION DETAILS - PROPOSED MAIN ENTRANCE DOORS
STEEL DOOR FRAMING, BEADED TRIM AND GLASS

4

SCALE 6"= 1'-0"





SECTION DETAILS - PROPOSED TRANSOM SIDE LIGHT DETAIL

5

SCALE 6"= 1'-0"

LPC Docket #:26-09744
Date: June 23, 2026
Job: 2515.02_900 Broadway Main Doors

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New York, NY 10001

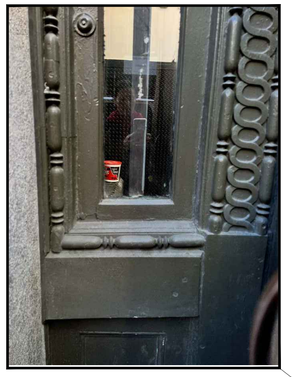
Site Description
Block: 848 Lot: 61
BIN 1016184
Ladies Mile Historic District, Mahattan

Project
900 BROADWAY
MAIN ENTRANCE DOOR REPLACEMENT
16 East 20th Street

Title
PROPOSED DETAILS
EXISTING CONDITION PHOTOS

A.07

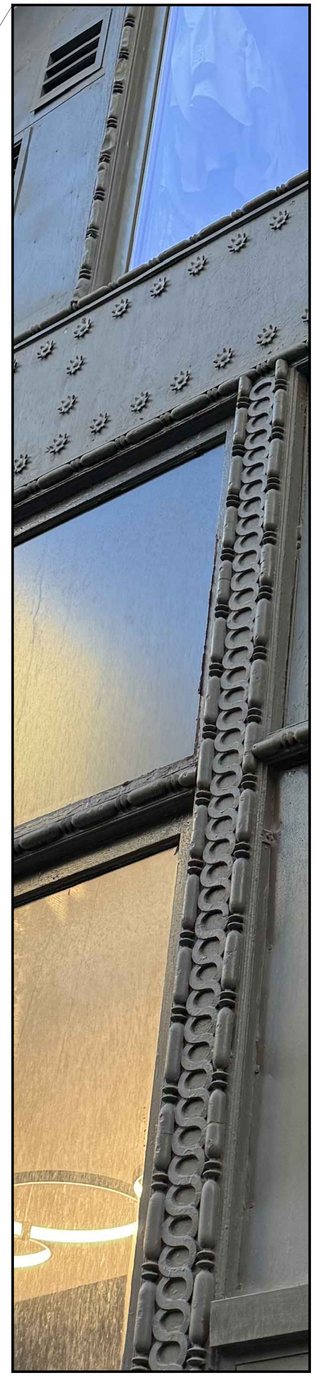








FREIGHT ENTRANCE
20TH STREET SIDE





PROPOSED MAIN ENTRANCE
BROADWAY SIDE

LPC Docket #:25–09744
Date: June 23, 2026
Job: 2515.02_900 Broadway Main Doors

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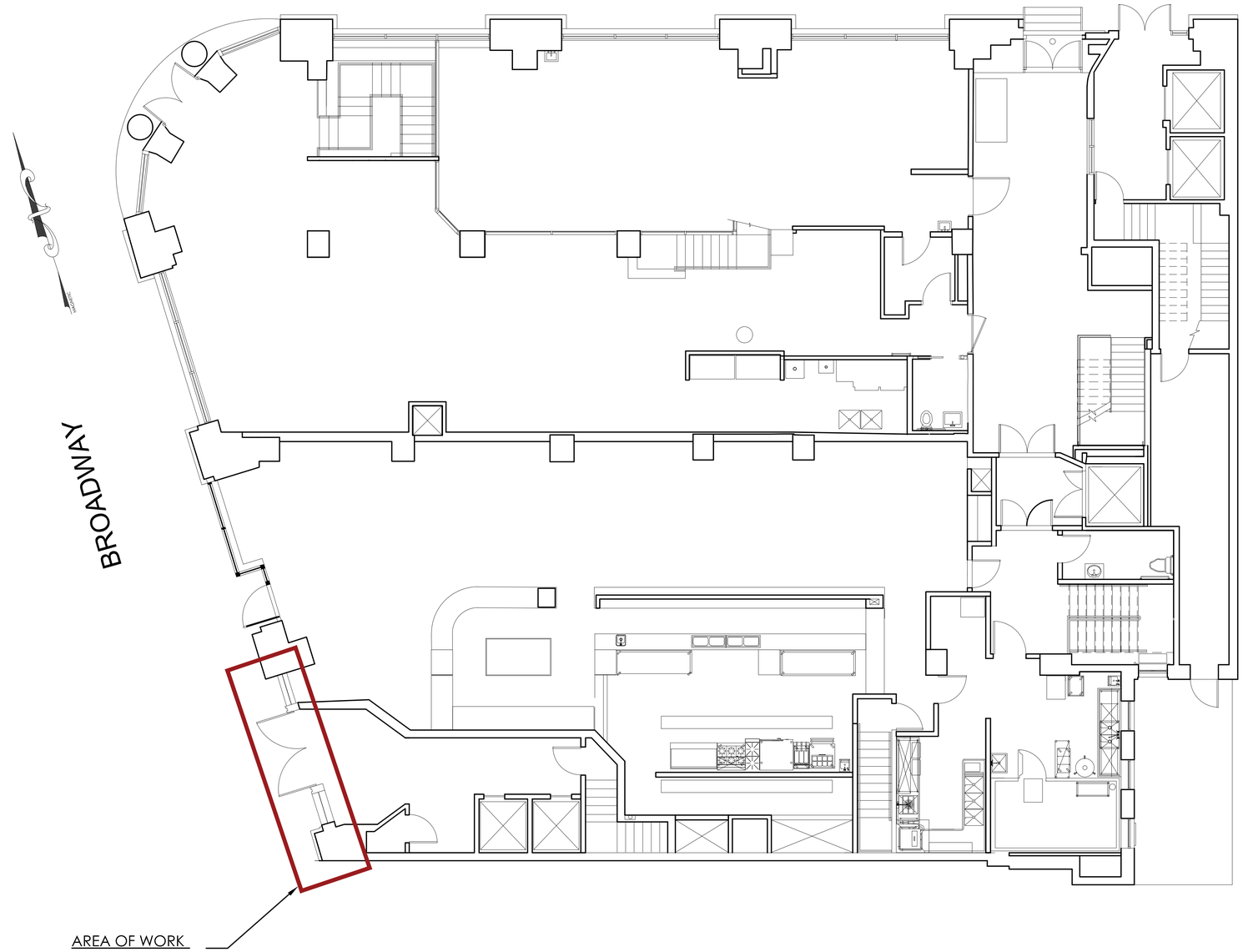
Site Description
Block: 848 Lot: 61
BIN 1016184
Ladies Mile Historic District, Mahattan

Project
900 BROADWAY
MAIN ENTRANCE DOOR REPLACEMENT
16 East 20th Street

Title
EXISTING DETAILS @ FREIGHT ENTRY
& PERSPECTIVE RENDERING

A.08

20TH STREET



UPC Docket #26-09
Date: June 23, 2
Job: 2515.02_900 Broadway Main D

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New York, NY 10001

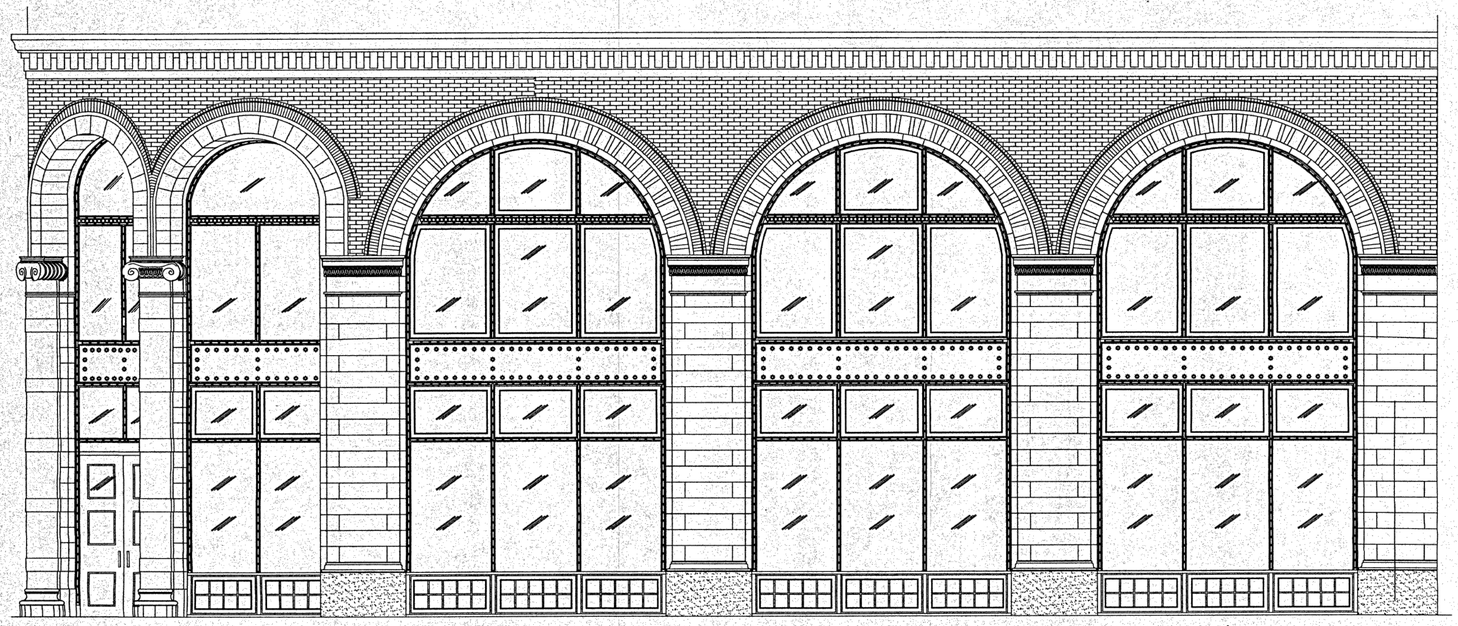
Site Description
Block: 848 Lot: 61
BIN 1016184
Ladies Mile Historic District, Mahattan

Project
900 BROADWAY
MAIN ENTRANCE DOOR REPLACEMENT
16 East 20th Street

Title
1ST FLOOR PLAN

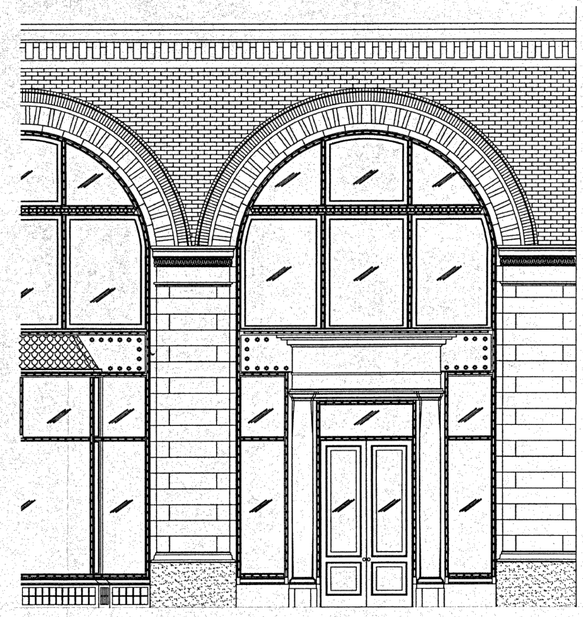
A.09

M.Y.C. LPC
03-14-03
APPROVD.



1 / A-1 WEST ELEVATION - ORIGINAL CONFIGURATION (1886) BY McKIM, MEAD & WHITE
1/4"=1'-0"

NOTE: SOME DETAILS ARE ASSUMPTIONS BASED ON UNCLEAR PHOTOGRAPHS



2 / A-1 PARTIAL WEST ELEVATION - 1905 ENTRANCE MODIFICATION TO FACADE
1/4"=1'-0"

DATE ISSUE/REVISION

ALEXANDR NERATOFF
ARCHITECT
57 PRINCE STREET
NEW YORK, NY 10012
212 431 0011

THE GOELET BUILDING

894-900 BROADWAY
NEW YORK, NY 10003

Block: 848 Lot: 61 BIN: 1016184
Zoning: M1-5M Map: 6d

ARCHITECTURAL
ORIGINAL 1886 WEST ELEVATION
1905 BUILDING ENTRANCE MODIFICATION

JOB FILE NAME: BUILDING CONVERSION/900 BROADWAY
DATE: 11 SEPTEMBER 2002
SCALE: 1/4"=1'-0"
REVISION DATE: REVISION DATE

894-900 BROADWAY **A-1**

LPC Docket #:26-09744
Date: June 23, 2026
Job: 2516.02_900 Broadway Main Doors

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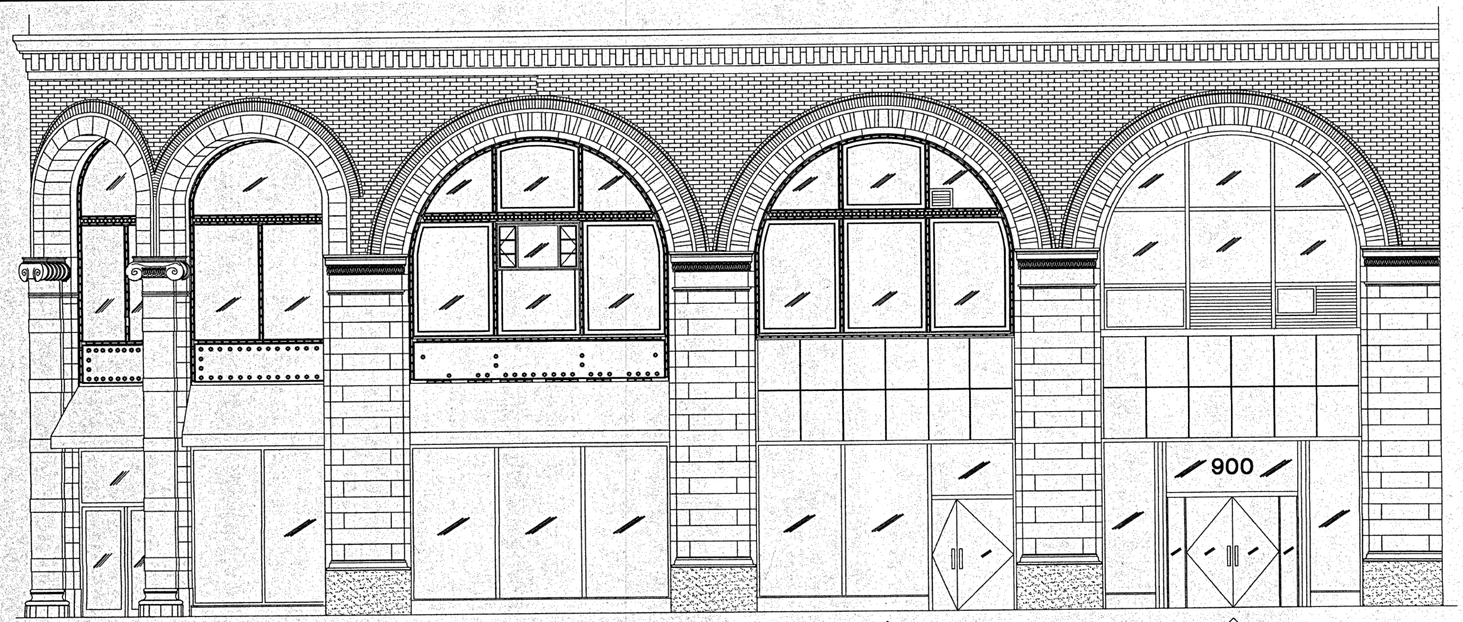
Site Description
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Ladies Mile Historic District, Mahattan

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900 BROADWAY
MAIN ENTRANCE DOOR REPLACEMENT
16 East 20th Street

Title
APPROVED MASTER PLAN
A-1

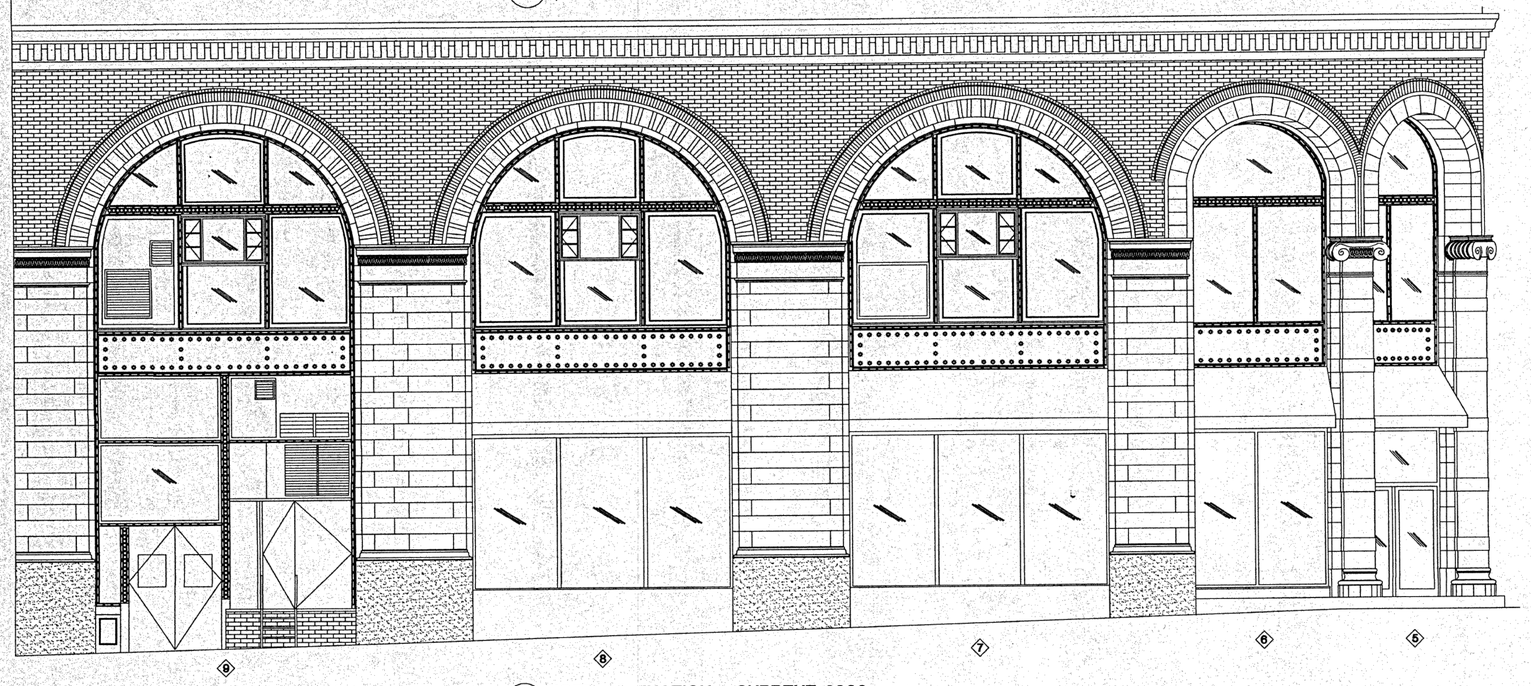
EXH.01

M.Y.C. LPC
03-4-03
APPROVED.



1 / A-2 WEST ELEVATION - CURRENT 2002
1/4"=1'-0"

MAIN BUILDING ENTRANCE AS MODIFIED IN 1940'S



2 / A-2 NORTH ELEVATION - CURRENT 2002
1/4"=1'-0"

DATE ISSUE/REVISION

ALEXANDR NERATOFF
ARCHITECT
57 PRINCE STREET
NEW YORK, NY 10012
212 431 0011

REGISTERED ARCHITECT
ALEXANDR NERATOFF
No. 14693
STATE OF NEW YORK

THE GOELET BUILDING

894-900 BROADWAY
NEW YORK, NEW YORK 10003

Block: 848 Lot: 61 BIN: 1016164
Zoning: M1-5M Map: 12A

CURRENT 2002 WEST ELEVATION
CURRENT 2002 NORTH ELEVATION

JOB FILE NAME: BUILDING CONVERSION/900 BROADWAY
DATE: 11 SEPTEMBER 2002
SCALE: 1/4"=1'-0
REVISION DATE:

894-900 BROADWAY **A-2**

LPC Docket #:26-00744
Date: June 23, 2026
Job: 2515.02_900 Broadway Main Doors

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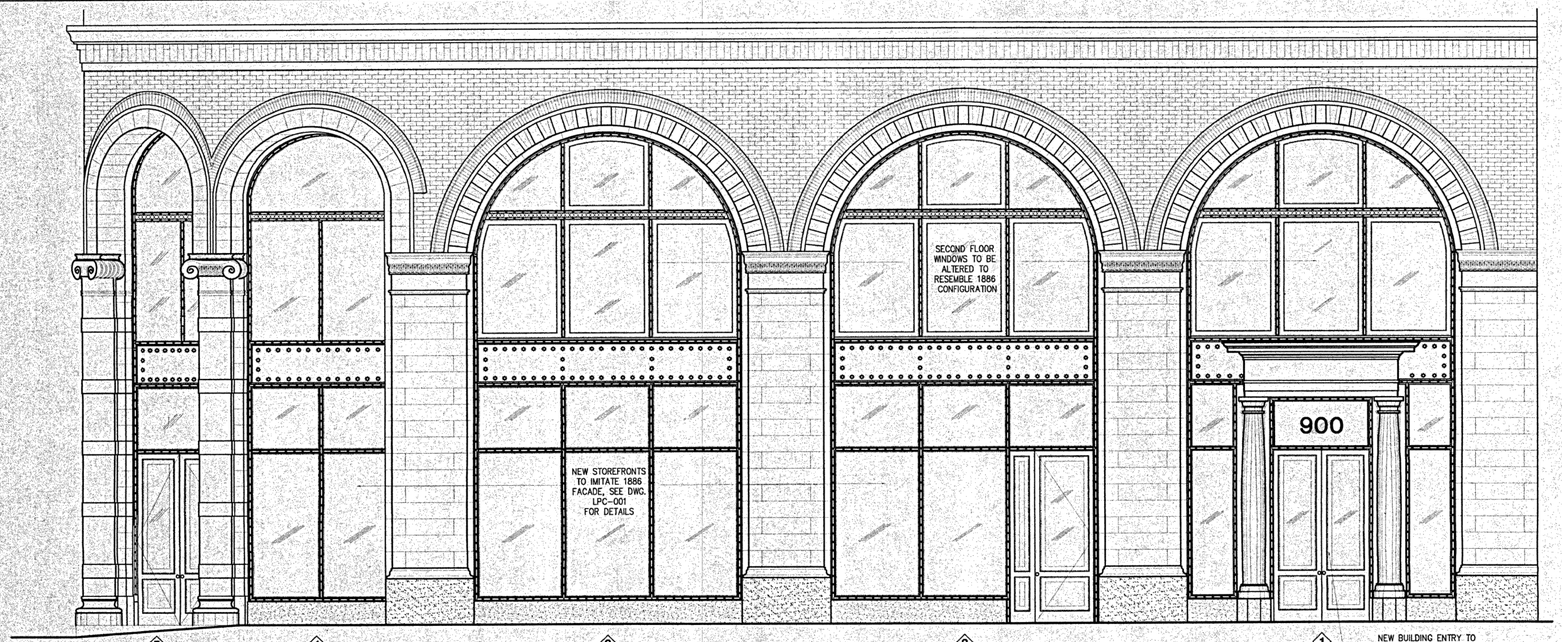
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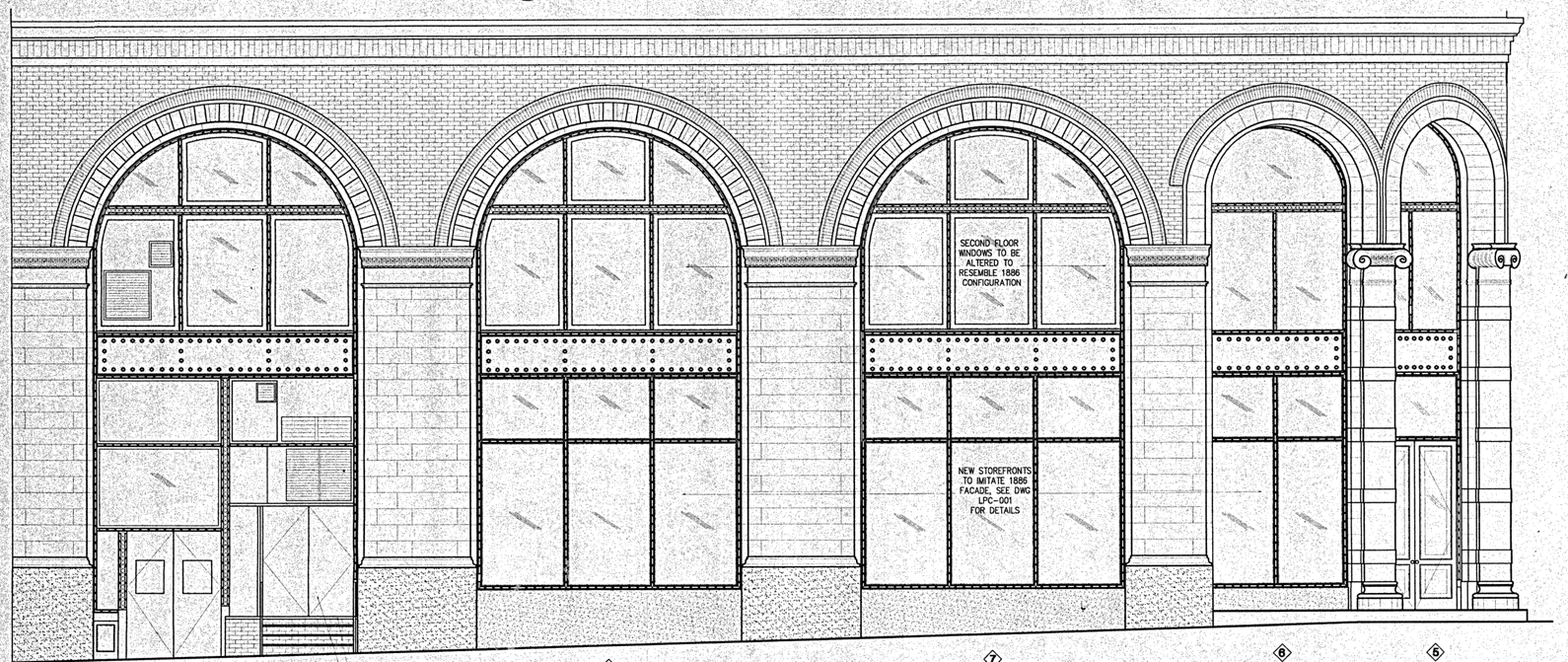
Title
APPROVED MASTER PLAN
A-2

EXH.02

N.Y.C. LPC
03-14-03
APPROVED.



1 A-3 **PROPOSED WEST ELEVATION**
1/4"=1'-0"



2 A-3 **PROPOSED NORTH ELEVATION**
1/4"=1'-0"

NOTE: SEE DRAWING A-4 FOR FACADE SIGNAGE AND PAINT SPECIFICATIONS

DATE ISSUE/REVISION

ALEXANDR NERATOFF
ARCHITECT
57 PRINCE STREET
NEW YORK, NY 10012
212 431 0011

THE GOELET BUILDING

894-900 BROADWAY
NEW YORK, NEW YORK 10003

Block: 848 Lot: 61 BIN: 1016164
Zoning: M1-5M Map: 12A

PROPOSED WEST ELEVATION
PROPOSED NORTH ELEVATION

JOB FILE NAME: BUILDING CONVERSION/900 BROADWAY
DATE: 03 FEBRUARY 2003
SCALE: 1/4"=1'-0"
REVISION DATE:

894-900 BROADWAY **A-3**

LPC Docket #-26-09744
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Ladies Mile Historic District, Mahattan

Project
900 BROADWAY
MAIN ENTRANCE DOOR REPLACEMENT
16 East 20th Street

Title
APPROVED MASTER PLAN
A-3

EXH.03

Landmarks Preservation Commission

August 18, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-09744

894-900 Broadway – Ladies' Mile Historic District

Borough of Manhattan

To testify virtually, please join Zoom

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Passcode: 899688
By Phone: 646-828-7666 US (New York)
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