Landmarks Preservation Commission Presentation
24 October 2017

419 Broadway
New York, NY
United American Land, LLC
## Site Data

**Address:** 419-423 Broadway & 301 Canal St.  
**Block:** 231  
**Lots:** 1, 11, & 12  
**Zoning Lot Area (Approx.):** 6,077 SF  
**Development Site (Approx Lot):** 3,608 SF  

**Zoning Map:** 12a  
**Zoning District:** M1-5B  
**Special District:** None  
**Landmark Status:** SOHO-Cast Iron District  
**Community District:** 2  
**Street Frontage:** Canal Street (Wide), Broadway (Wide)  
**Flood Hazard:** Zone ‘X’  
**Coastal Zone:** Yes  
**‘E’ Designation:** None  

### Existing Conditions

- **Lot 1 (Area/Height/Uses/Style):** 1,748 SF / 2 ST. / Com.  
- **Lot 11 (Area/Height/Uses/Style):** 4,808 SF / 3 ST. / Mix.  
- **Lot 12 (Area/Height/Uses/Style):** 2,679 SF / 1 ST. / Com.

### Zoning Summary

#### Use Regulations *

- **Residential:** None  
- **Community Facility:** 3-4 (Limited) ZR 42-10  
- **Manufacturing:** 17 ZR 42-10  
- **Commercial:** 5-14*, 16 ZR 42-10; 42-14(D)(2)

#### Floor Area Regulations

- **Max. Commercial FAR:** 5.00 ZR 43-12  
- **Max. Commercial ZFA:** 30,384 SF ZR 43-10  
- **Max. Comm. FAC. FAR:** 6.50 ZR 43-122  
- **Max. Comm. FAC. ZFA:** 39,499 SF ZR 43-122

#### Height, Setback, & Yard Regulations **

- **Max Base Height:** Lesser of 85’ or 6 ST. ** ZR 43-43  
- **Min. Setback Above Base:** 15’ ** ZR 43-43  
- **Sky Exposure Plane Above 85’:** 5.6:1 (V:H) ** ZR 43-311  
- **Min. Req’d Rear Yard:** None Within 100’ Of Corners ZR 43-311

#### Parking & Loading Regulations

- **Req’d. Parking Spaces:** No Parking Required ZR 13-12  
- **Min. Req’d Loading Berths:** 0 IF <25,000 SF (Retail) ZR 44-52  
- **Min. Req’d Loading Berths:** 0 IF <100,000 SF (Office) ZR 44-52

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**Legend**

- Zoning Lot Boundary  
- Tax Lot Line  
- Required Setback Line

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74-711 Waivers to Modify:

- **Zoning Resolution Section 42-14(D)(2)**
  
  - (b) (Uses Permitted as a Matter of Right) to permit Use Group 6 commercial uses below the level of the second floor in the Designated Structure and the Proposed Development

- **Zoning Resolution Section 43-43( Maximum Height of Front Wall and Required Setbacks)** to permit a modification to the height and setback regulations for the Proposed Development

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**Notes:** Preliminary Zoning Analysis. Lot areas and floor areas are estimates subject to survey verification. All information obtained from publicly available resources maintained by the City of New York. Final Approval of all New Development by Authorities Having Jurisdiction. MA has not reviewed any information regarding easements or encumbrances on this property.

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Site Report & Zoning Lot Diagram

Morris Adjmi Architects  
www.ma.com  
419 Broadway  
United American Land, LLC  
Landmarks Preservation Commission Presentation / 24 October 2017
AS OF RIGHT MASSING DIAGRAM

PROPOSED MASSING DIAGRAM
Existing Conditions

Higgins Quasebarth & Partners, LLC
consultants in preservation and rehabilitation of historic properties

Photo 1: 301 Canal Street

Photo 2: 419 Broadway, looking east along Canal Street

Photo 3: 419-421 Broadway

Photo 4: 423 Broadway

DRAFT HQ BOARDS

Map of buildings 8 stories or taller along Broadway
Historical Context

1854, INSURANCE MAP - BLOCK 231, SOURCE: PERRIS

1856, WEST SIDE OF BROADWAY FROM CANAL, SOURCE: METROPOLITAN MUSEUM OF ART

1891, NORTHWEST CORNER OF BROADWAY AND CANAL, SOURCE: MUSEUM OF THE CITY OF NEW YORK
Historical Context

1899, INSURANCE MAP - BLOCK 231, SOURCE: BROMLEY

1914, NORTHWEST CORNER OF CANAL AND BROADWAY, SOURCE: NEW YORK HISTORICAL SOCIETY

1914, 419-423 BROADWAY

Higgins Quasebarth & Partners, LLC
consultants in preservation and rehabilitation of historic properties
Historical Context

1955, INSURANCE MAP - BLOCK 231, SOURCE: BROMLEY

1973, NORTHWEST CORNER OF CANAL AND BROADWAY, LPC DESIGNATION PHOTO

1973, WEST SIDE OF BROADWAY, LPC DESIGNATION PHOTO
423 BROADWAY ITALIANATE SHEET METAL CORNICE. THE CENTRAL LINTEL AT THE TOP FLOOR APPEARS TO BE PARGED

WINDOW LINTEL AT SECOND FLOOR. PAINTED BROWNSTONE WITH SOME MINOR DAMAGE.

BROWNSTONE WINDOW SILLS HAVE NON-HISTORIC ALUMINUM CAPS. THE BRICK FACADE IS EXPERIENCING SOME STEP CRACKING. GRAFFITI EXISTS AT THE SECOND FLOOR OF THE PRIMARY FACADE AND ALONG THE SOUTHERN SIDE WALL.

CENTRAL BAY FIRE ESCAPE.

423 BROADWAY NON-HISTORIC ALUMINUM STOREFRONT. NO HISTORIC STRUCTURE OR FABRIC REMAINS.
REAR ELEVATION. THE FACADE HAS COMMON BOND BRICK WITH SEGMENTAL ARCH LINTELS. THE ROOF IS CLAD IN A NON-HISTORIC ASPHALTIC MEMBRANE AND THERE ARE NON-HISTORIC DORMERS.

GROUND FLOOR. ORIGINAL REAR WALL IS NOT EXTANT AT GROUND FLOOR. IT WAS LIKELY LOCATED WHERE THE SIDE WALLS PROJECT OUT SLIGHTLY.

423 Broadway - Existing Conditions

Higgins Quasebarth & Partners, LLC
consultants in preservation and rehabilitation of historic properties
Evolution of SoHo

557 Broadway, 1973 LPC Designation Photo

107-111 Greene Street, 1973 LPC Designation Photo

529 Broadway, 1973 LPC Designation Photo

557 Broadway, 2017

107-111 Greene Street, 2017

529 Broadway, 2017
District Context

E.V. HAUGHWOUT BUILDING, 1857
427 BROADWAY, 1870
101 SPRING STREET, 1870-71
Evolution of SoHo

357 WEST BROADWAY
CA. 1825

HAUGHWOUT BUILDING
1856-57, JOHN GAYNOR

487 BROADWAY
1895-96, JOHN T. WILLIAMS
Juxtapositions Between Tall And Federal Buildings

137 GREENE STREET

143 SPRING STREET

357 WEST BROADWAY

WEST BROADWAY AND GRAND STREET

129 SPRING STREET
Tall Buildings Along Broadway

- 476 Broadway
  1902-03, Robert Maynicke
- 487 Broadway
  1895-96, John T. Williams

Map of buildings 8 stories or taller along Broadway

Higgins Quasebarth & Partners, LLC
consultants in preservation and rehabilitation of historic properties
*Numbers given are building heights from lot line at sidewalk*
CANAL STREET
NORTH SIDE
(100' WIDE ST.)

*Numbers given are building heights from lot line at sidewalk

CANAL STREET
SOUTH SIDE
(100' WIDE ST.)
Building Typology Diagram

419 BROADWAY
561 BROADWAY
15 MERCER STREET
101 SPRING STREET
View from Canal Looking West
Art in SoHo

DONALD JUDD AT 101 SPRING STREET, 1970

KEN HIRATSUKA, 1984

392 WEST BROADWAY, C. 1977

393 WEST BROADWAY, C. 1977

RICHARD HAAS, 1975

THE WALL. FORREST MYERS, 1973

487 Broadway
1895-96, John T. Williams

476 Broadway
1902-03, Robert Maynicke

Map of buildings 8 stories or taller along Broadway

Higgins Quasebarth & Partners, LLC
consultants in preservation and rehabilitation of historic properties
District Context

419-423 BROADWAY - AUGUST 2017

Higgins Quasebarth & Partners, LLC
consultants in preservation and rehabilitation of historic properties
Decorative, Sliced Cast Iron Columns
ENLARGED FACADE VIEW WITH DECORATIVE, CAST ZINC PANELS
Zinc Facade Examples

Roofing, cladding and balustrade application

Shingles, stamped standing seam and stamped panels

2017 / VMZINC Ornaments
# Floor Area Summary

<table>
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<tr>
<th>Floor Level</th>
<th>Gross SF (2)</th>
<th>Zoning SF (3)</th>
<th>REBNY Office SF (4)</th>
<th>Office Leasable SF (5)</th>
<th>REBNY Retail SF (6)</th>
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**Totals**: 39,424 gross SF, 30,466 zoning SF, 21,062 REBNY office SF, 28,012 office leasable SF, 7,897 REBNY retail SF.

**Development Lot Area**: 6,104

**Max. Commercial FAR**: 5.0

**Max. Commercial ZFA**: 30,520

**Unused ZFA**: 54

**Notes**:

1. All figures based on preliminary design; subject to LPC and DOB approval, as well as consultant coordination. See attached appendix 1 for diagrammatic floor plans, indicating areas included in the calculations.
2. Gross floor area as defined by the NYC zoning resolution: outside face of the exterior walls or centerline of walls separating two buildings. Refer to attached appendix 2.
3. Zoning floor area as defined by the NYC zoning resolution. Allows deduction of space used for mechanical equipment. Excludes cellar. Refer to attached appendix 2.
4. REBNY office floor area calculated per REBNY recommendations. Calculated by taking gross floor area less floor area occupied by egress stair/enclosing walls, elevator/enclosing walls, and area used for common mechanical systems. Refer to attached appendix 3.
5. Office leasable floor area defined as \[(\text{REBNY Office SF}) \times (1 + \text{Loss Factor})\]. Loss factor is provided by the client.
6. REBNY retail floor area calculated per REBNY recommendations. Calculated by measuring from the front property line at street frontages, and from the inside face of outer building walls, corridor side of the corridor partition, elevator/enclosing walls and less commercial lobby and egress stair/enclosing walls. Refer to attached appendix 3.
Roof Plan

*BASE PLANE: IN MANUFACTURING DISTRICTS BASED ON AVERAGE CURB HEIGHT PER ZR 43-43