

# 486 BROADWAY

LPC MEETING OCTOBER 11, 2016  
 PROPOSAL FOR REPLACEMENT & REDUCTION OF EXISTING FIRE ESCAPE ON BROOME STREET.



## LIST OF DRAWINGS

SHEET NO.	DWG TITLE
T-001	TITLE SHEET
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LPC-003	PHOTO SHEET I
LPC-004	PHOTO SHEET II
LPC-005	PHOTO SHEET III
LPC-006	PHOTO SHEET IV
LPC-007	PHOTO SHEET V
LPC-008	PHOTO SHEET VI
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LPC-010	BROOME ST. ELEVATION PROPOSED FIRE ESCAPE
LPC-011	2ND AND 3RD FLOOR PLANS

SHEET NO.	DWG TITLE
LPC-012	4TH AND 5TH FLOOR PLANS
LPC-013	6TH AND ROOF FLOOR PLANS
LPC-014	FACADE REPAIRS AND FIRE ESCAPE REPLACEMENT I
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LPC-016	WINDOW REPLACEMENT DETAILS I
LPC-017	WINDOW REPLACEMENT DETAILS II
LPC-018	WINDOW REPLACEMENT DETAILS III
LPC-019	NEW FIRE ESCAPE AND FACADE REPAIRS I
LPC-020	NEW FIRE ESCAPE AND FACADE REPAIRS II
LPC-021	LPC DESIGNATION PHOTO-DETAIL I
LPC-022	LPC DESIGNATION PHOTO-DETAIL II

## FIRE ESCAPE REPLACEMENT AT 486 BROADWAY, NEW YORK, NY 10013

Seal & Signature

No.	Date	Revisions

**GMS** STRUCTURAL ENGINEERS &  
 BUILDING ENVELOPE CONSULTANTS  
 129 West 27th Street, 5th Floor  
 New York, NY 10001  
 Tel: 212-254-0030 Fax: 212-477-5978  
**GILSANZ.MURRAY.STEFICEK.LLP**

Project  
**LPC PRESENTATION  
 FIRE ESCAPE REPLACEMENT**

486 Broadway  
 New York, NY 10013

Drawing Title  
**TITLE SHEET**

Project no. 15450-007	Date 10.25.16	T-001 PAGE 1 OF 23
Drawn by MO	Scale As Shown	



1 486 BROADWAY, PLOT PLAN  
SCALE: NOT TO SCALE (N.T.S.)

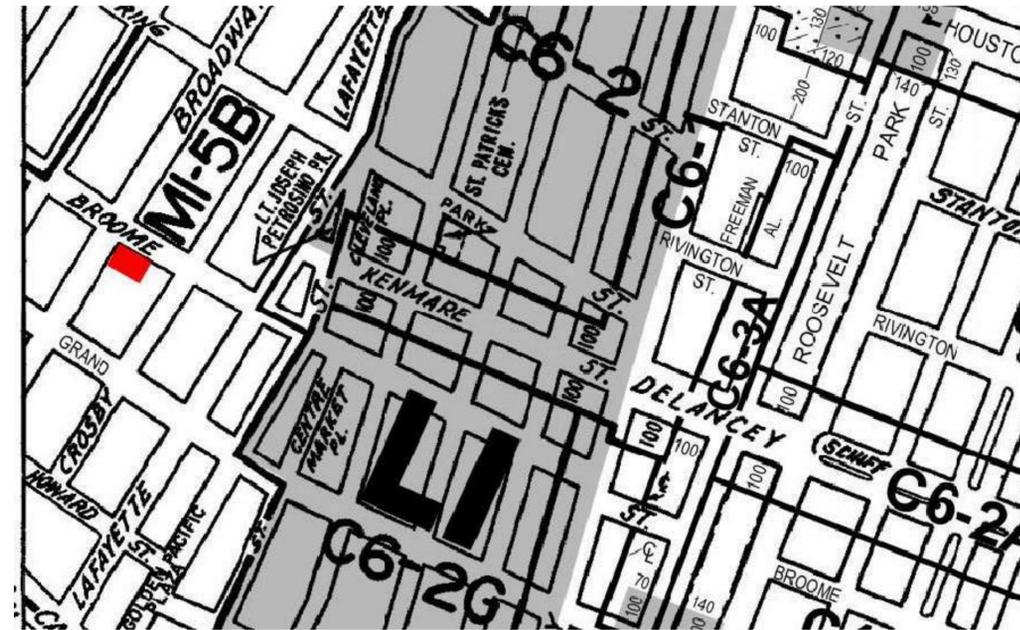
**FROM LPC DESIGNATION REPORT of THE SOHO - CAST IRON DISTRICT**

Date of Designation: 8/14/1973

NO. 437-441 BROOME (486 BROADWAY) IS ONE OF THE LATEST BUILDINGS ON THIS BLOCK, DATING FROM 1882-83. IT WAS DESIGNED BY LAMB AND RICH WITH A COMBINATION OF ROMANESQUE AND MOORISH ELEMENTS FOR WILLIAM DEFOREST, ALTHOUGH IT WAS LEASED TO THE MECHANICS AND TRADERS BANK BY 1885 OR BEFORE.

SIX STORIES HIGH, NINE BAYS WIDE ON BROOME AND TWO BAYS WIDE ON BROADWAY, THIS BRICK, STONE AND TERRA-COTTA BUILDING ADDS A MASSIVE ACCENT TO THE CORNER. TWO GROUPED BAYS ON EACH END PROJECT FORWARD, CREATING A PAVILION EFFECT. ALTHOUGH THE GROUND FLOOR HAS BEEN ALTERED AT THE CORNER AND ON BROADWAY, IT STILL RETAINS CERTAIN MASSIVE QUALITIES, IN PARTICULAR A VERY WIDE, RUSTICATED ROUND-ARCHED WINDOW ON BROOME, POSSIBLY DESIGNED TO ACCENTUATE THE BANKING ROOM. THE TREATMENT OF THE WINDOW BAYS ABOVE THE GROUND FLOOR IS BOTH VARIED AND COMPLEX. THE SECOND FLOOR HAS MERELY A ROW OF ROUND-ARCHED WINDOWS. IN THE THIRD THROUGH FIFTH STORIES THE CENTER BAYS ARE DECORATED WITH STYLIZED NEO-GREC ORNAMENT. THE FIFTH FLOOR CENTRAL BAYS ALSO HAVE A ROUNDED METAL SCREEN APPLIED AT THE TOPS OF THE OUTER WINDOWS. THE SIXTH FLOOR CENTRAL BAY AREA IS GIVEN A SET-BACK MANSARD ROOF TREATMENT WITH THREE PROJECTING WINDOW GROUPS; THE OUTER TWO HAVE SIMPLE PEDIMENTS, AND ARE OUTLINED WITH METAL WORK. THE CENTER WINDOW GROUP HAS AN ELABORATELY SCROLLED PEDIMENT DECORATED WITH CIRCULAR ORNAMENTS OVER SQUARE paneled frieze. IN THE GROUPED END BAYS THE WINDOWS IN THE FIFTH AND SIXTH FLOORS ARE SEPARATED BY IRON COLONNETTES WITH DECORATED PANELS SEPARATING THE FIFTH AND SIXTH FLOORS. THE FRIEZE ABOVE THESE WINDOWS CONTAINS A FLAT APPLIED RIBBON-LIKE ORNAMENT. RISING ABOVE THIS IS ANOTHER ROW OF SQUARE PANELING. CROWNING EACH END GROUPING ARE TWO SMALL CUPOLAS WHICH ARE, OF COURSE, INFLUENTIAL IN CREATING THE PAVILION EFFECT.

3 EXTRACT FROM LPC DESIGNATION REPORT



2 PORTION OF ZONING MAP 12c  
SCALE: N.T.S.



Note: Block numbers are for reference to the text.  
DESIGNATED AUGUST 14, 1973

4 SOHO-CAST IRON HISTORIC DISTRICT MAP  
SCALE: N.T.S.

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**LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

Drawing Title  
**PLOT PLAN, ZONING MAP, SOHO-CAST  
IRON HISTORIC DISTRICT MAP**

Project no. 15450-007	Date 10.25.16	<b>LPC-001</b>
Drawn by MO	Scale As Shown	

PAGE 2 OF 23

486 BROADWAY



1 PHOTO FROM OLDNYC.COM WEBSITE - CIRCA 1935  
LOOKING WEST FROM BROOME STREET



2 TAX PHOTO  
LOOKING EAST FROM BROOME STREET

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Drawing Title  
HISTORICAL PHOTOS

Project no. 15450-007	Date 10.25.16	LPC-002 PAGE 3 OF 23
Drawn by MO	Scale As Shown	



(A) BROOME ST. FACADE



(B) BROADWAY FACADE (WEST FACADE)

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FIRE ESCAPE REPLACEMENT  
486 Broadway  
New York, NY 10013

Drawing Title  
PHOTO SHEET I

Project no. 15450-007	Date 10.25.16	LPC-003 PAGE 4 OF 23
Drawn by MO	Scale As Shown	



**C** VIEW OF NORTH FACADE (EAST END)  
AT 4TH FLOOR TO ROOF @ BROOME ST.



**D** VIEW OF NORTH FACADE (WEST END)  
4TH FLOOR TO ROOF @ BROOME ST.



**E** VIEW OF BROADWAY FACADE (WEST FACADE)  
4TH FLOOR TO ROOF



**F** VIEW OF NORTH FACADE (EAST END)  
AT 2ND AND 3RD FLOORS @ BROOME ST.



**G** VIEW OF NORTH FACADE (WEST END)  
AT 2ND AND 3RD FLOORS @ BROOME ST.



**H** VIEW OF BROADWAY FACADE  
AT 2ND TO 4TH FLOORS.

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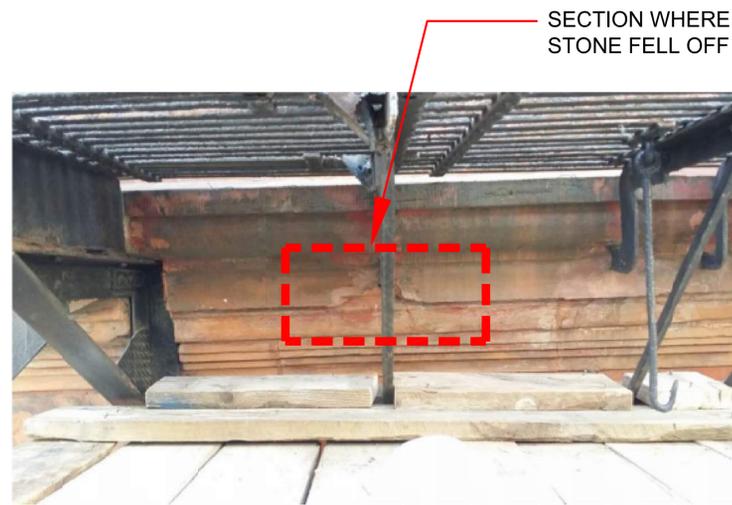
Project  
**LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

Drawing Title  
**PHOTO SHEET II**

Project no. 15450-007	Date 10.25.16	LPC-004 PAGE 5 OF 23
Drawn by MO	Scale As Shown	



① TYPICAL FIRE ESCAPE SUPPORT EMBEDMENT INTO BROWNSTONE WATERTABLE



② 2ND FLOOR WATERTABLE - FIRE ESCAPE CRACKED BROWNSTONE



③ 2ND FLOOR WATERTABLE - CRACKED BROWNSTONE (DUE TO FIRE ESCAPE SUPPORT EMBEDMENT)



④ 3RD FLOOR WATERTABLE - CRACKED BROWNSTONE AT FIRE ESCAPE SUPPORT EMBEDMENT



⑤ 4TH FLOOR WATERTABLE - BROWNSTONE PATCH AT FORMER CRACK



⑥ 5TH FLOOR WATERTABLE - CRACK AT BROWNSOTONE DUE TO EMBEDMENT (NW CORNER)

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No.	Date	Revisions

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FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

Drawing Title  
**PHOTO SHEET III**

Project no. 15450-007	Date 10.25.16	LPC-005 PAGE 6 OF 23
Drawn by MO	Scale As Shown	



CORRODED FIRE ESCAPE SUPPORT

7 FIRE ESCAPE BRACKET PENETRATION AT BROWNSTONE SILL, AT 2nd FLOOR.



8 ANCHORAGE OF GUARDRAIL ANCHOR THROUGH SQUARE TERRACOTTA MEDALLION AT EAST END OF 4th FLOOR FIRE ESCAPE PLATFORM



9 WEST END OF 2ND FLOOR FIRE ESCAPE - BRICK DAMAGE DUE TO FIRE ESCAPE ANCHORAGE



10 PROBE OF DEPTH AND CONDITION OF FIRE ESCAPE PLATFORM ANCHORAGE AT 2nd FLOOR NOTE CORRODED STEEL



11 DEPTH MEASURE OF ANCHOR AT 2nd FLOOR NOTE STEEL DETERIORATION



12 DETERIORATED STEEL FIRE ESCAPE ANCHOR

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Project  
LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT  
486 Broadway  
New York, NY 10013

Drawing Title  
PHOTO SHEET IV

Project no. 15450-007	Date 10.25.16	LPC-006 PAGE 7 OF 23
Drawn by MO	Scale As Shown	



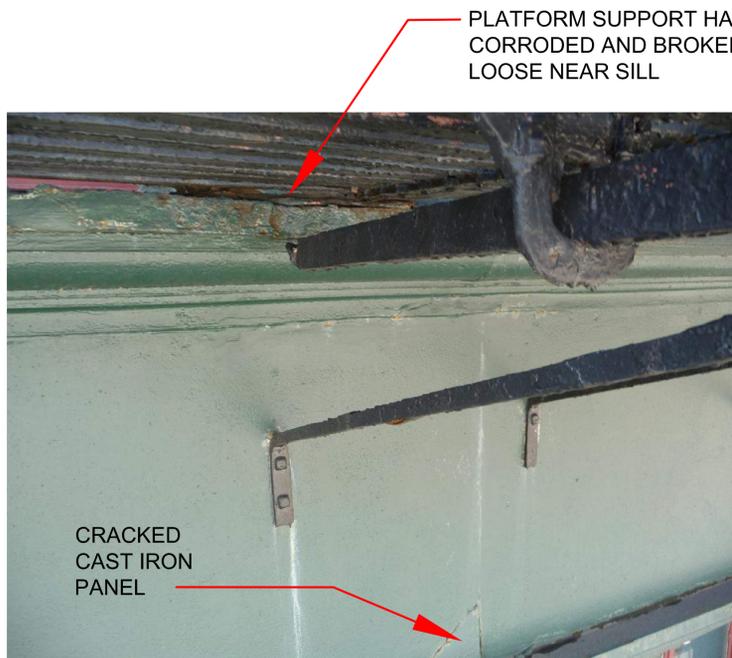
13 FIRE ESCAPE PLATFORM BRACKET AT 2ND FLOOR BROWNSTONE WATERTABLE



14 CLOSE-UP VIEW OF PHOTO No.13



15 FIRE ESCAPE BRACKET PENETRATION AT BROWNSTONE SILL, AT 2nd FLOOR.



16 UNDERSIDE OF 5th FLOOR FIRE ESCAPE PLATFORM, CENTRAL SECTION



17 TYPICAL FIRE ESCAPE ANCHORAGE TO CAST IRON DECORATIVE SILL



18 CLOSE-UP VIEW OF FIRE ESCAPE LADDER ANCHOR ATTACHED TO SHINGLE ROOF, FACING BROOM ST.

Seal & Signature

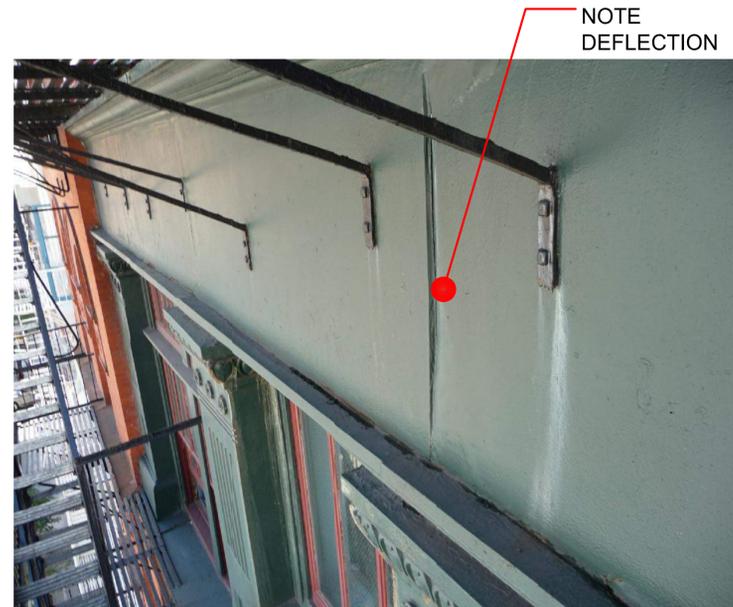

No. Date Revisions

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Project  
**LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

Drawing Title  
**PHOTO SHEET V**

Project no. 15450-007	Date 10.25.16	LPC-007 PAGE 8 OF 23
Drawn by MO	Scale As Shown	



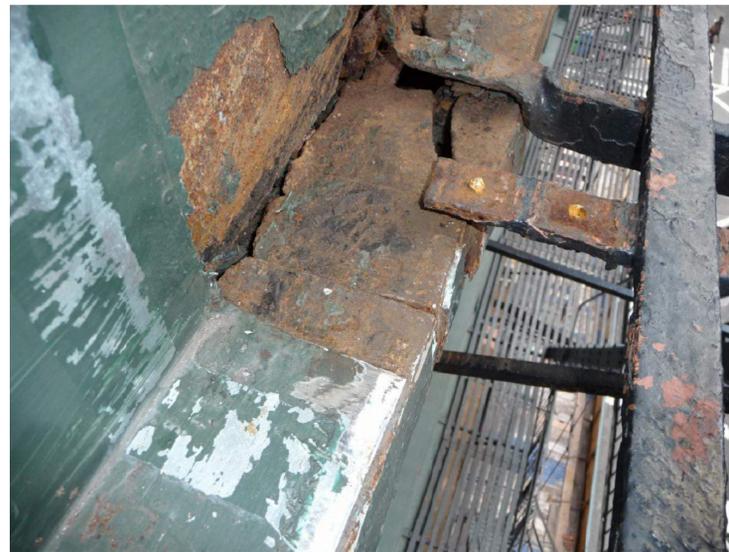
19 ANCHORAGE OF 5th FLOOR FIRE ESCAPE PLATFORM TO CAST-IRON CLADDING OF SPANDREL



20 FAILED STAIR TREAD AT CENTRAL STAIR, 6th TO 5th FLOOR NEAR TOP



21 GUARD AT 5th FLOOR FIRE ESCAPE PLATFORM, CENTER



22 CORROSION AND EROSION OF ANCHOR INTO CAST IRON PILASTER BASE



23 2nd FLOOR FIRE ESCAPE PLATFORM, WEST CORNER - CORROSION OF STEEL



24 FIRE ESCAPE PLATFORM ANCHORED TO CAST IRON CLADDING AT 5TH FLOOR

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Project  
**LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

Drawing Title  
**PHOTO SHEET VI**

Project no. 15450-007	Date 10.25.16	LPC-008 PAGE 9 OF 23
Drawn by MO	Scale As Shown	





**1 BROOME STREET ELEVATION (PROPOSED FIRE ESCAPE)**  
SCALE: 3/16"=1'-0"

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No. Date Revisions

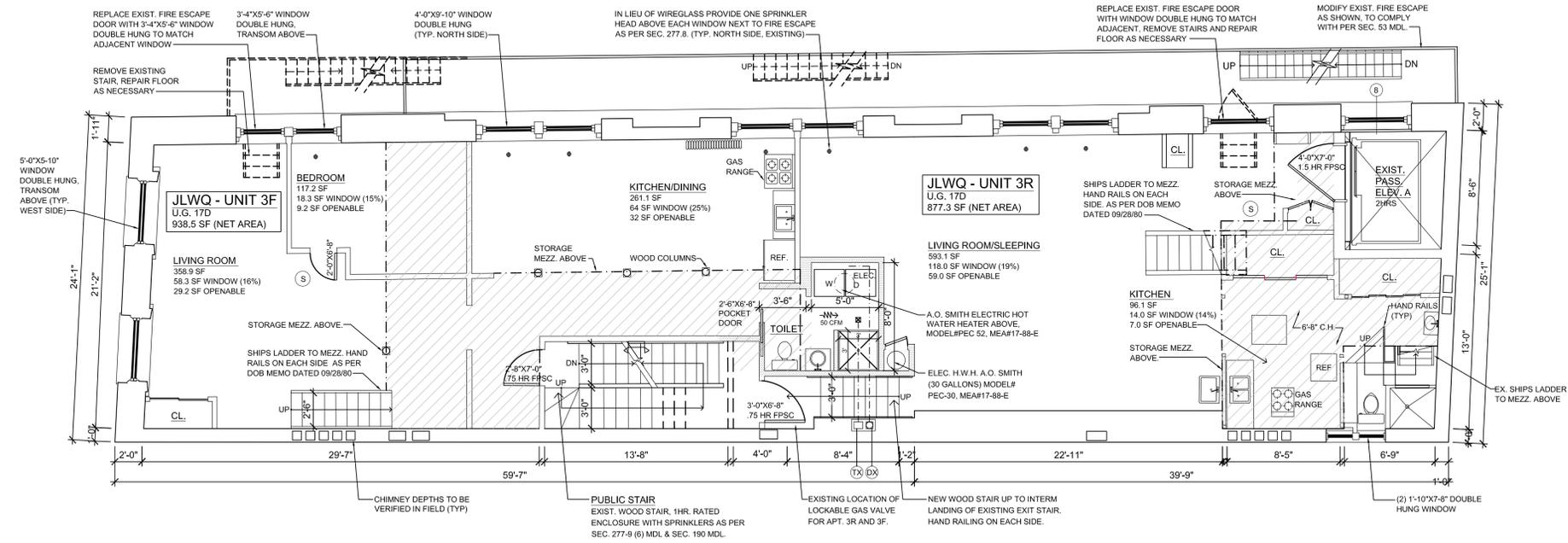
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Project  
**LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT**  
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New York, NY 10013

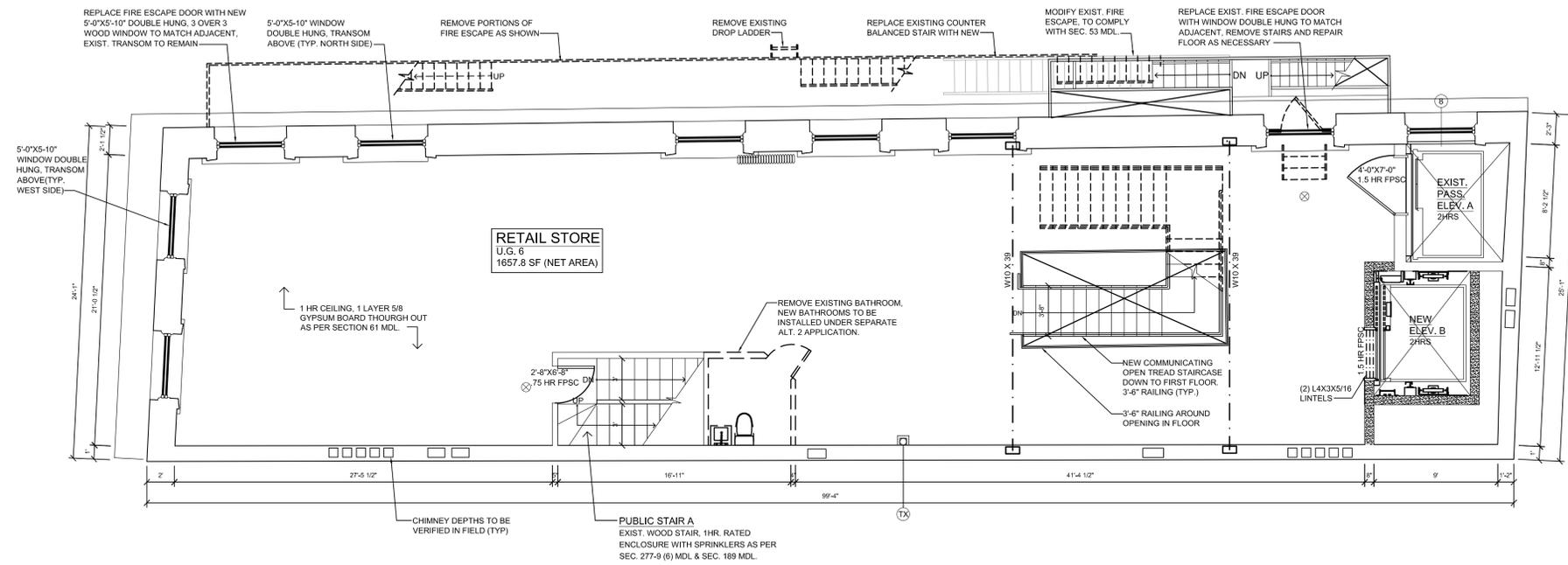
Drawing Title  
**BROOME ST. ELEVATION  
PROPOSED FIRE ESCAPE**

Project no. 15450-007	Date 10.25.16	LPC-010
Drawn by MO	Scale As Shown	

PAGE 09 OF 23



**2 3RD FLOOR PLAN**  
SCALE: 3/4"=1'-0"



**1 2ND FLOOR PLAN**  
SCALE: 3/4"=1'-0"

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No. Date Revisions

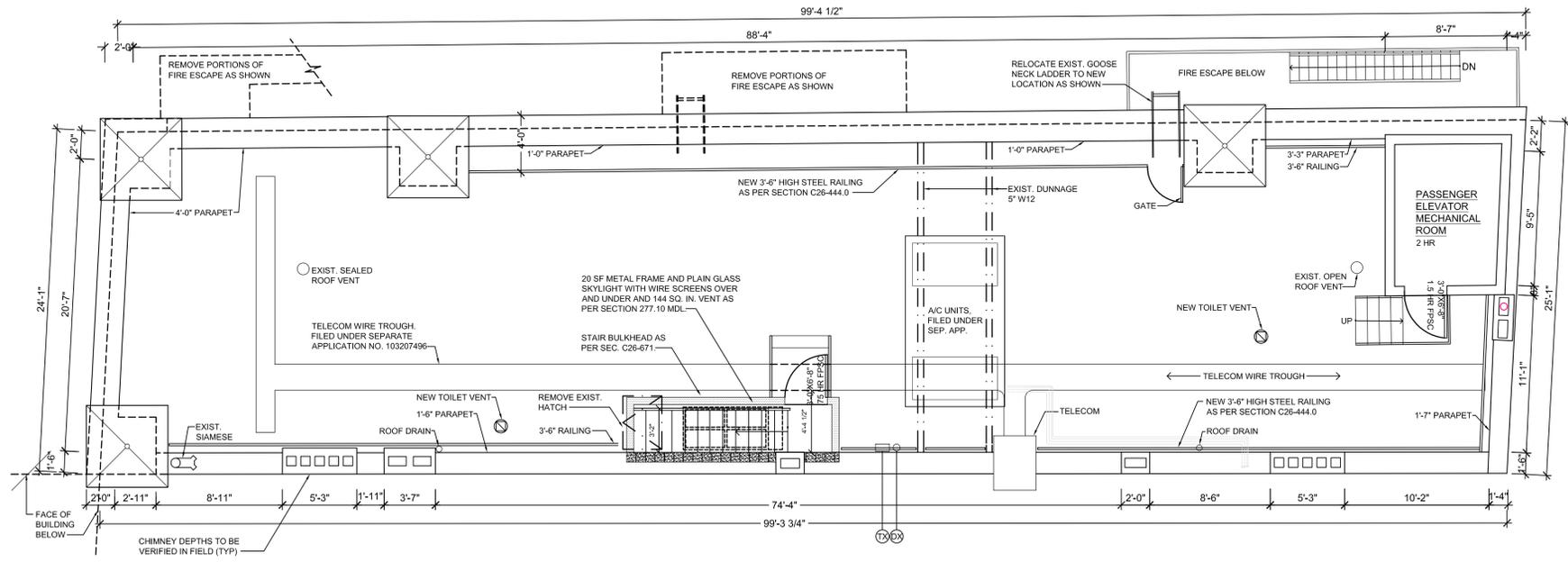
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Project  
**LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

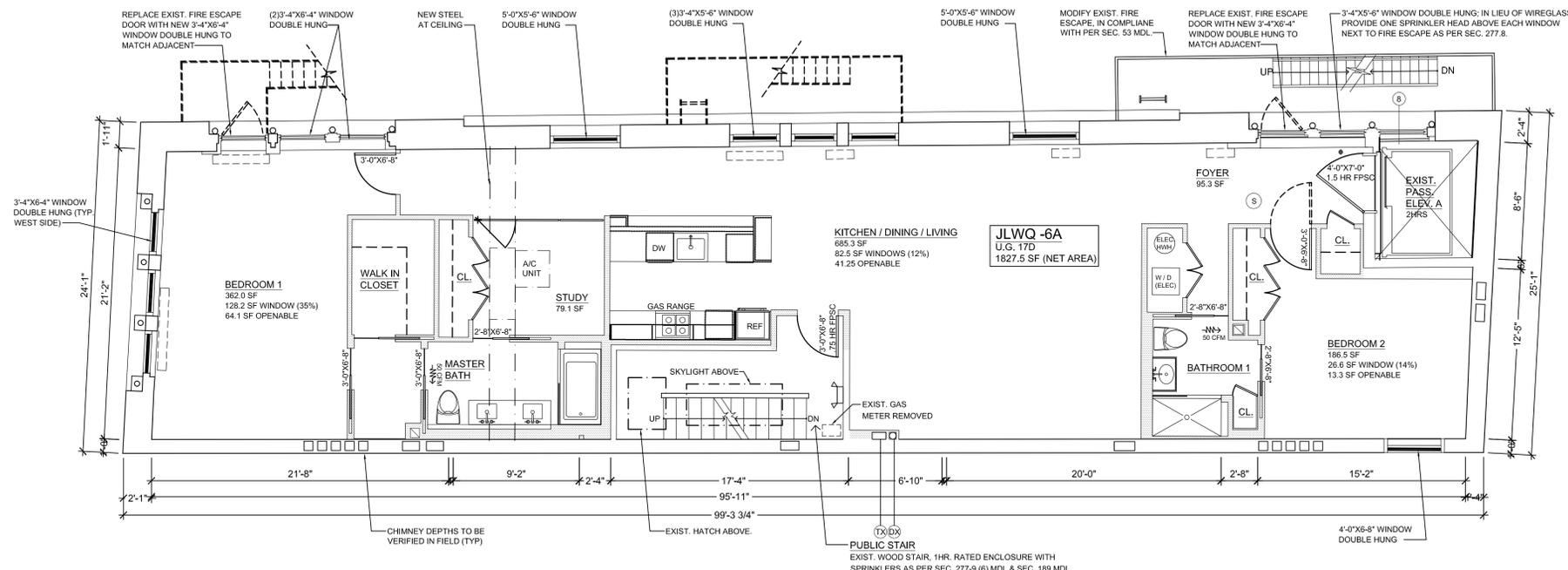
Drawing Title  
**2ND AND 3RD FLOOR PLANS**

Project no. 15450-007	Date 10.25.16	LPC-011 PAGE 12 OF 23
Drawn by MO	Scale As Shown	





**4 ROOF PLAN**  
SCALE: 3/4"=1'-0"



**3 6TH FLOOR PLAN**  
SCALE: 3/4"=1'-0"

Seal & Signature

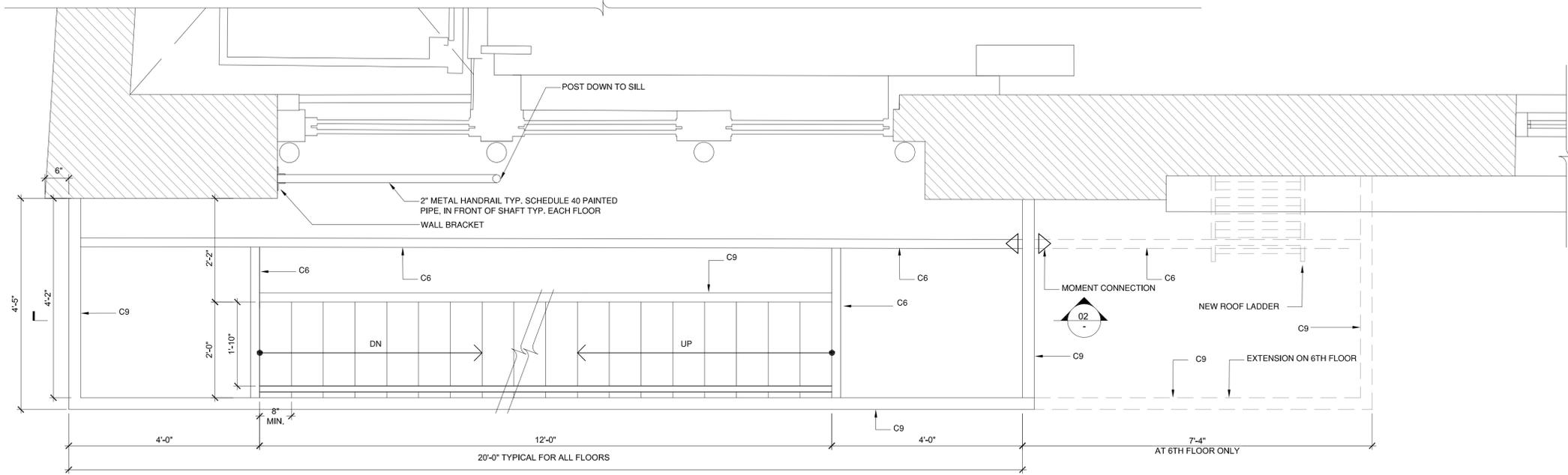

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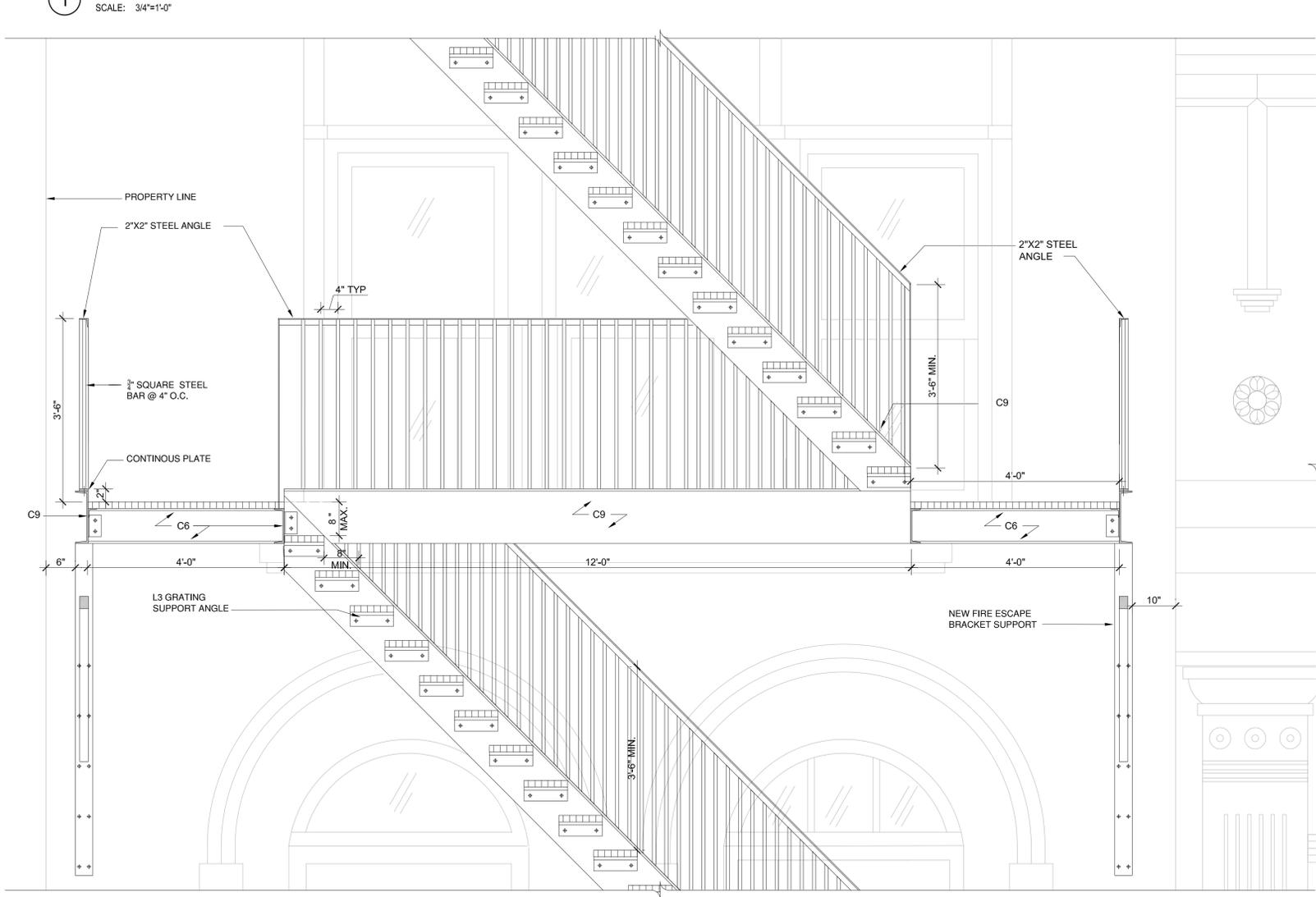
Project  
**LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

Drawing Title  
**6TH AND ROOF FLOOR PLANS**

Project no. 15450-007	Date 10.25.16	LPC-013 PAGE 14 OF 23
Drawn by MO	Scale As Shown	



**1** TYP. FIRE ESCAPE FRAMING PLAN  
SCALE: 3/4"=1'-0"



**2** TYP. SECTION THROUGH PROPOSED FIRE ESCAPE PER FLOOR  
SCALE: 3/4"=1'-0"

Seal & Signature

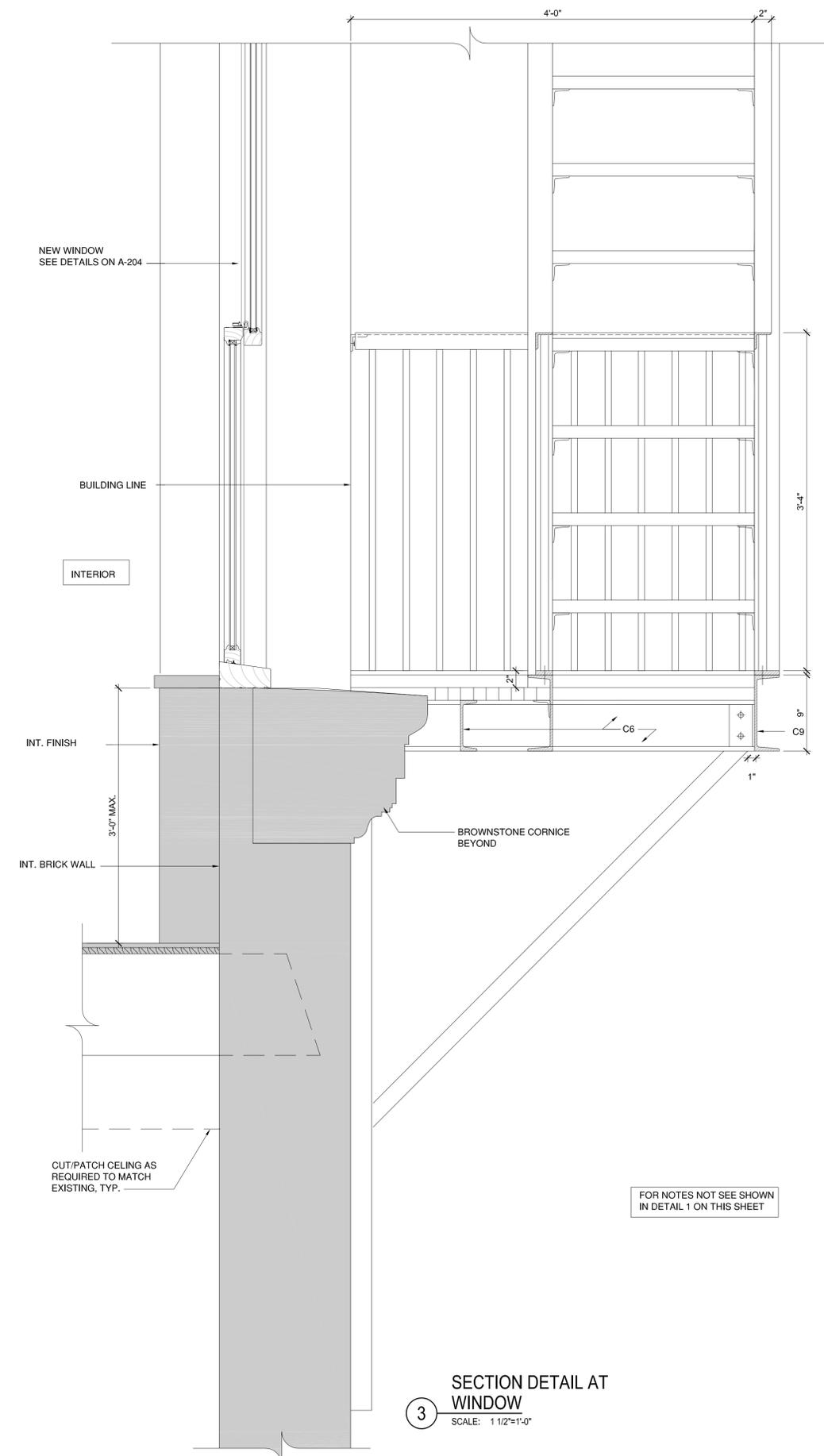
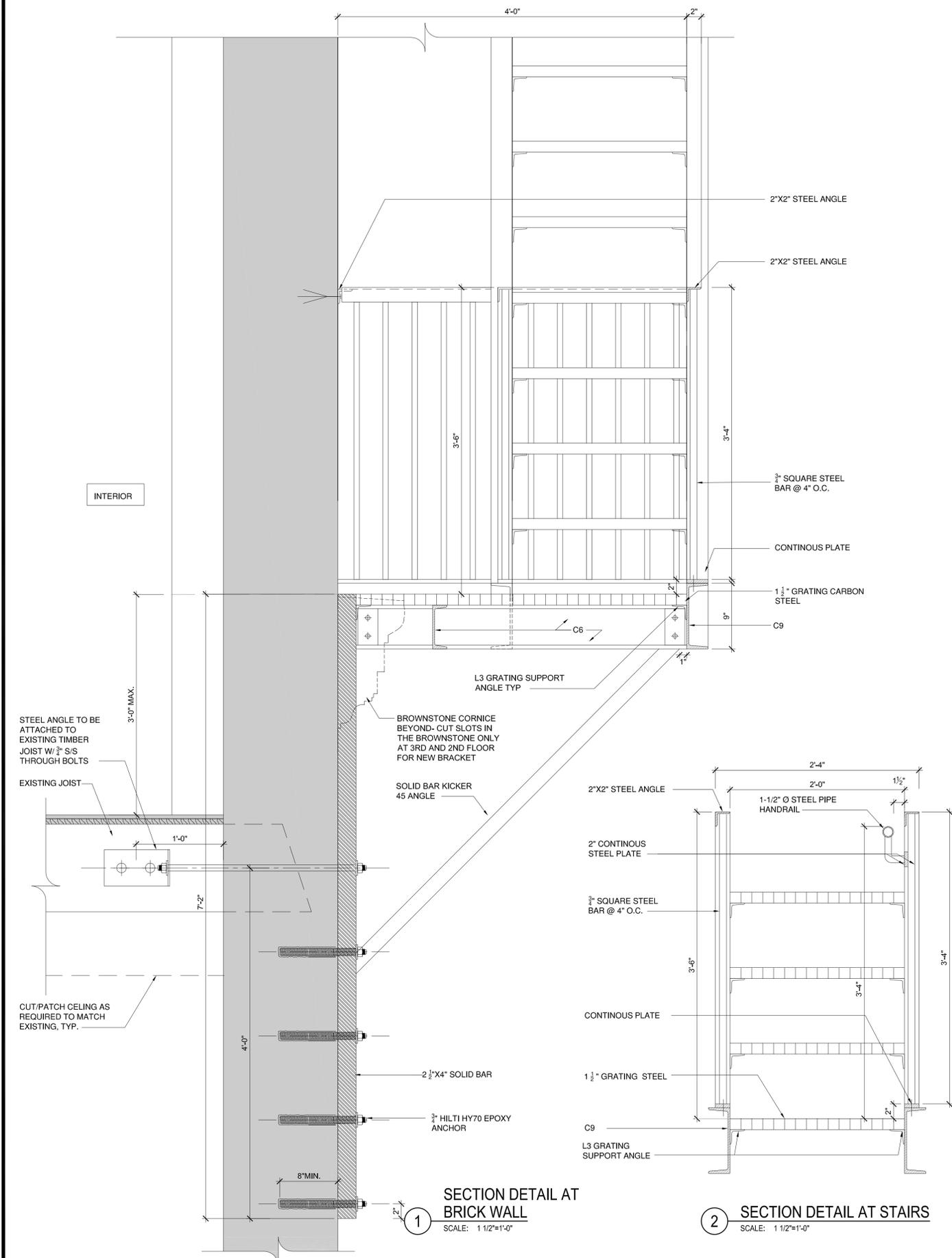

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Project  
**LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

Drawing Title  
**FAÇADE REPAIRS AND FIRE ESCAPE  
REPLACEMENT I**

Project no. 15450-007	Date 10.25.16	<b>LPC-014</b> PAGE 15 OF 23
Drawn by MO	Scale As Shown	



FOR NOTES NOT SEE SHOWN  
IN DETAIL 1 ON THIS SHEET

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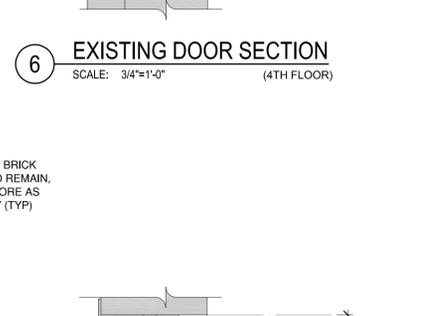
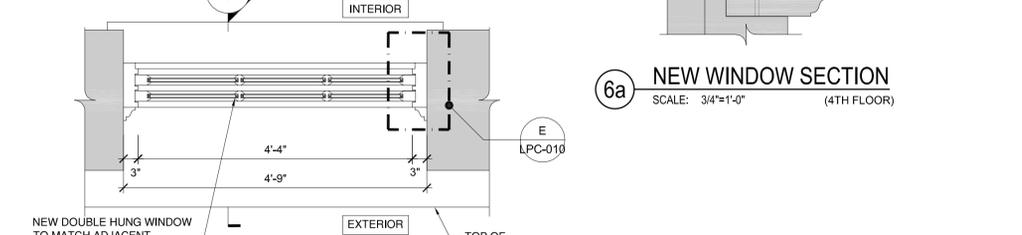
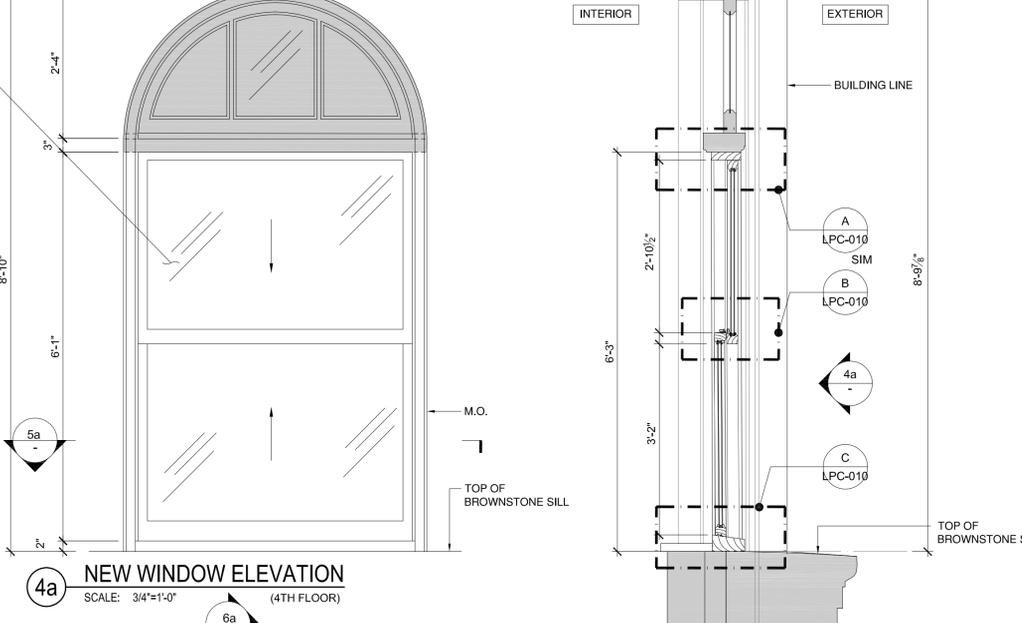
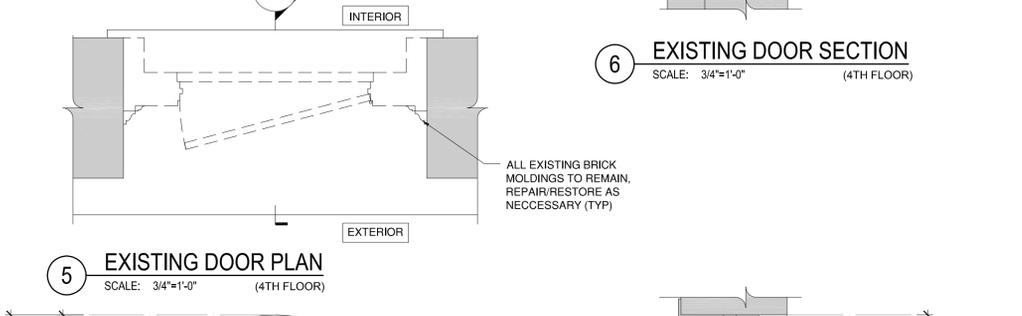
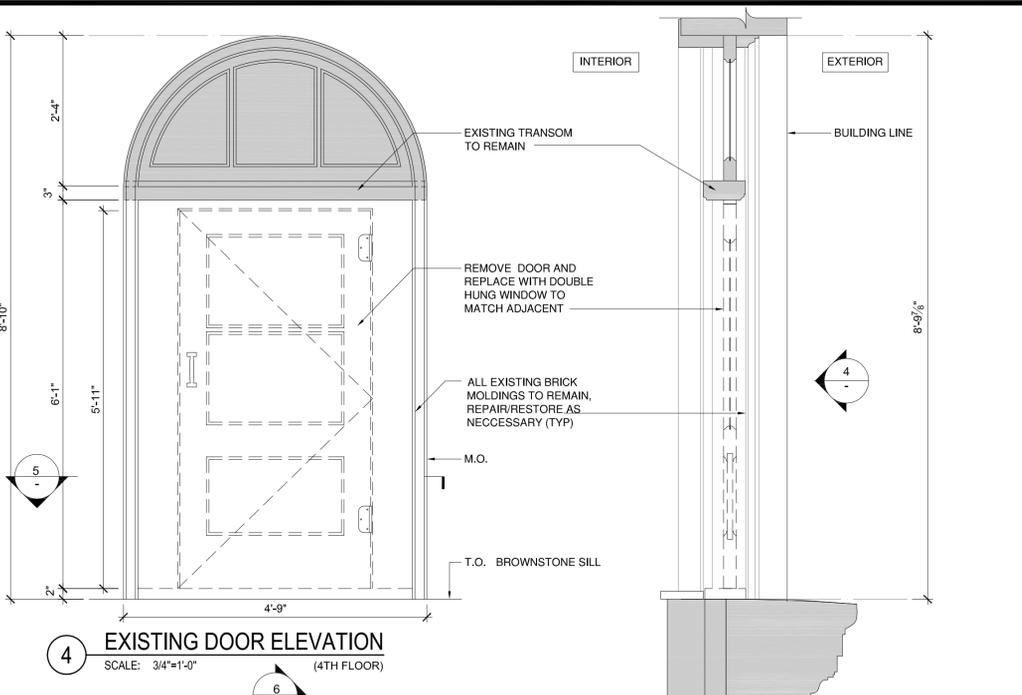
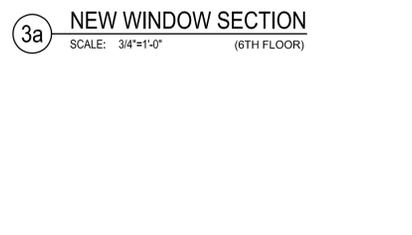
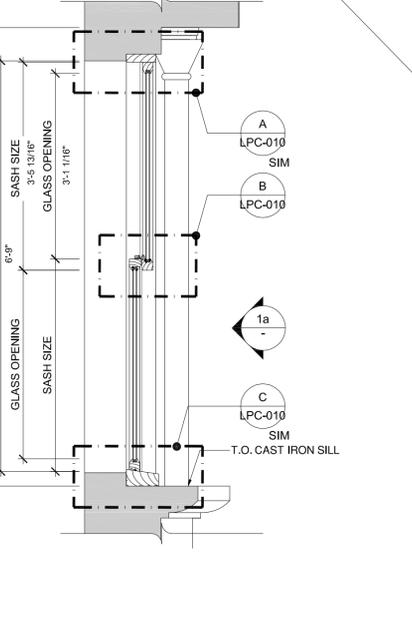
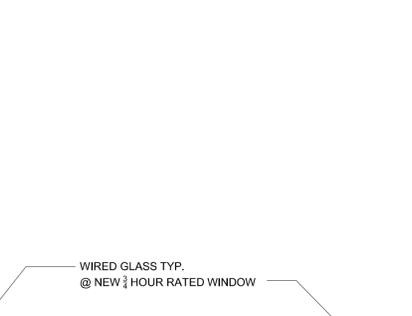
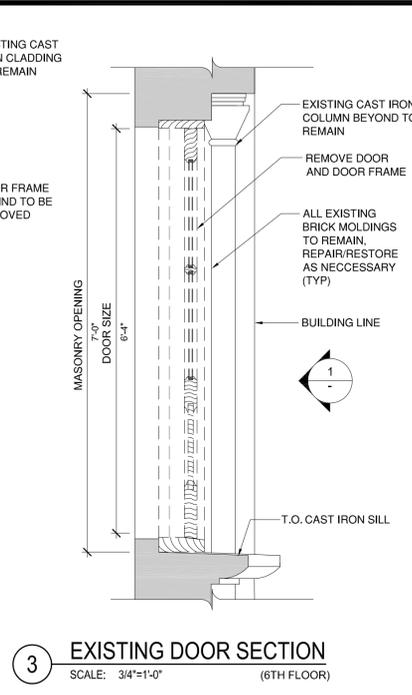
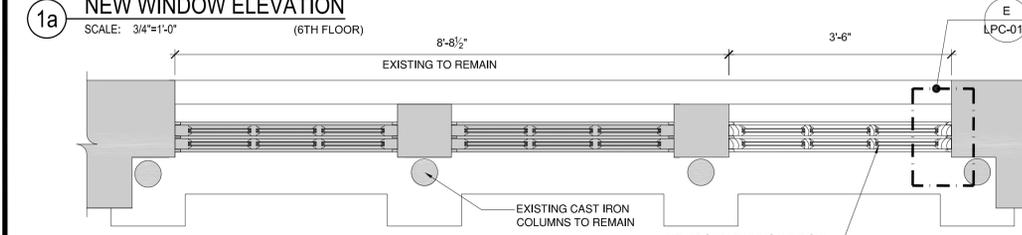
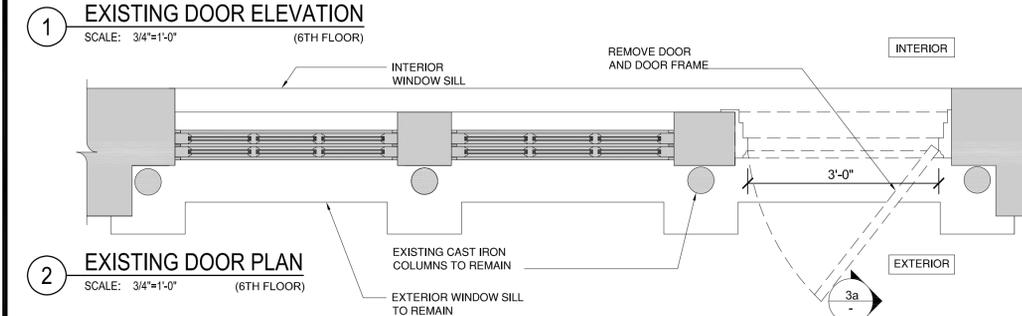
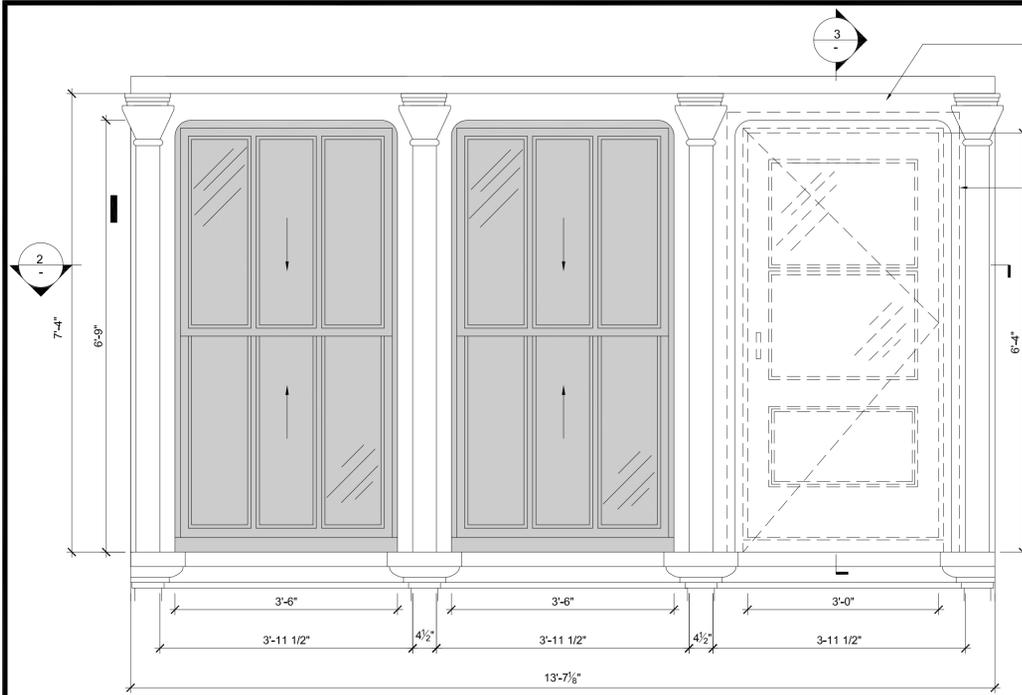

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Project  
**LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

Drawing Title  
**FAÇADE REPAIRS AND FIRE ESCAPE  
REPLACEMENT II**

Project no. 15450-007	Date 10.25.16	<b>LPC-015</b> PAGE 16 OF 23
Drawn by MO	Scale As Shown	



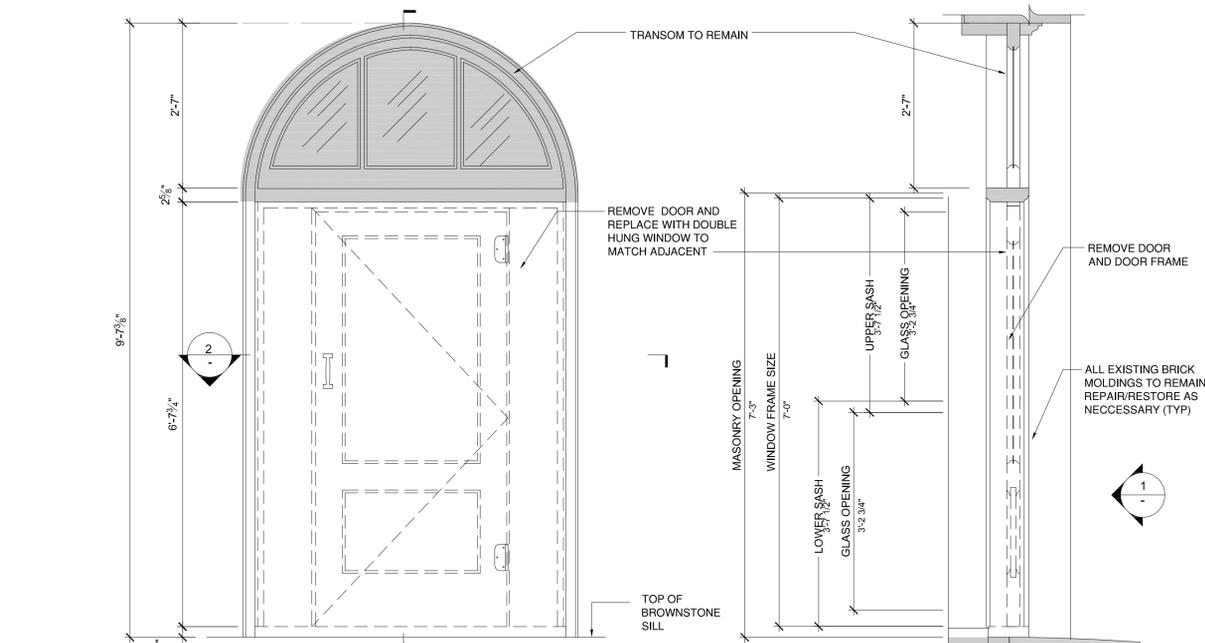
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No.	Date	Revisions

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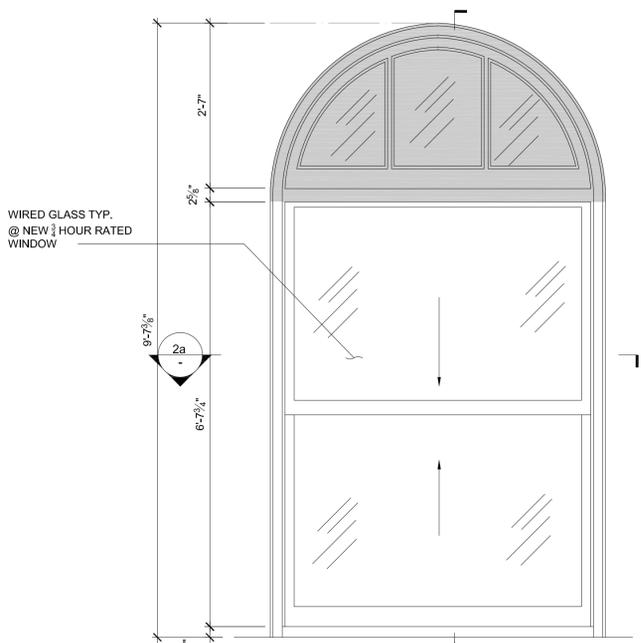
Project  
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486 Broadway  
New York, NY 10013

Drawing Title  
**WINDOW REPLACEMENT DETAILS I**

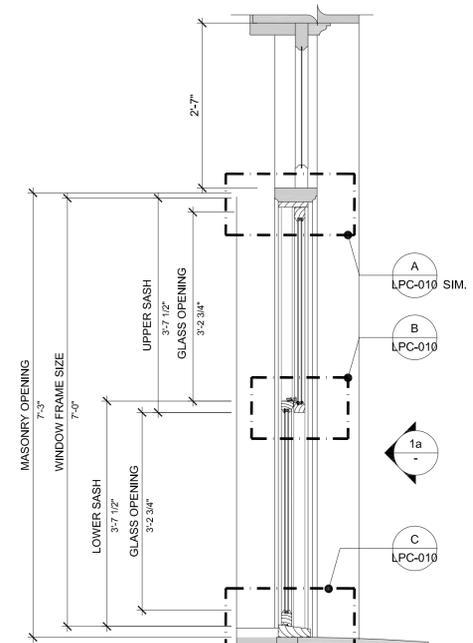




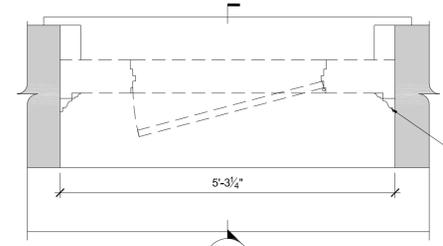
**1 EXISTING DOOR ELEVATION**  
SCALE: 3/4"=1'-0"  
(2ND FLOOR)



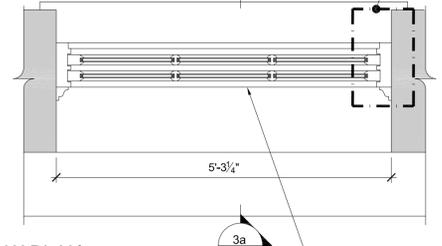
**1a NEW WINDOW ELEVATION**  
SCALE: 3/4"=1'-0"  
(2ND FLOOR)



**3a NEW WINDOW SECTION**  
SCALE: 3/4"=1'-0"  
(2ND FLOOR)

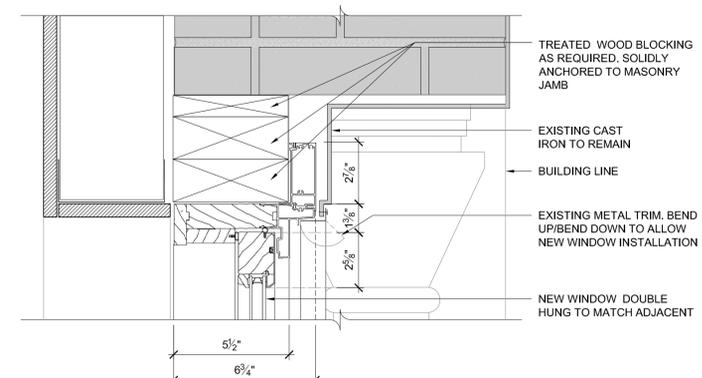


**3 EXISTING DOOR SECTION**  
SCALE: 3/4"=1'-0"  
(2ND FLOOR)

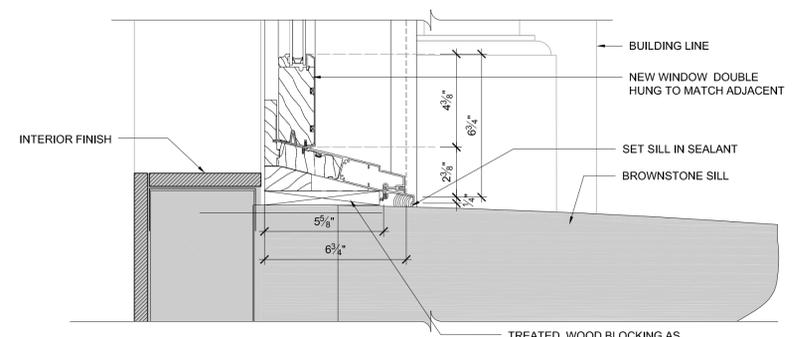


**2a NEW WINDOW PLAN**  
SCALE: 3/4"=1'-0"  
(2ND FLOOR)

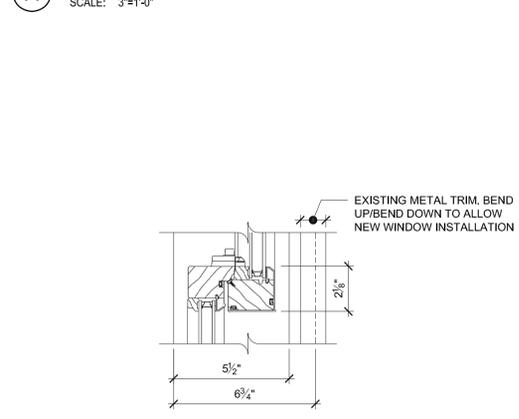
**2 EXISTING DOOR PLAN**  
SCALE: 3/4"=1'-0"  
(2ND FLOOR)



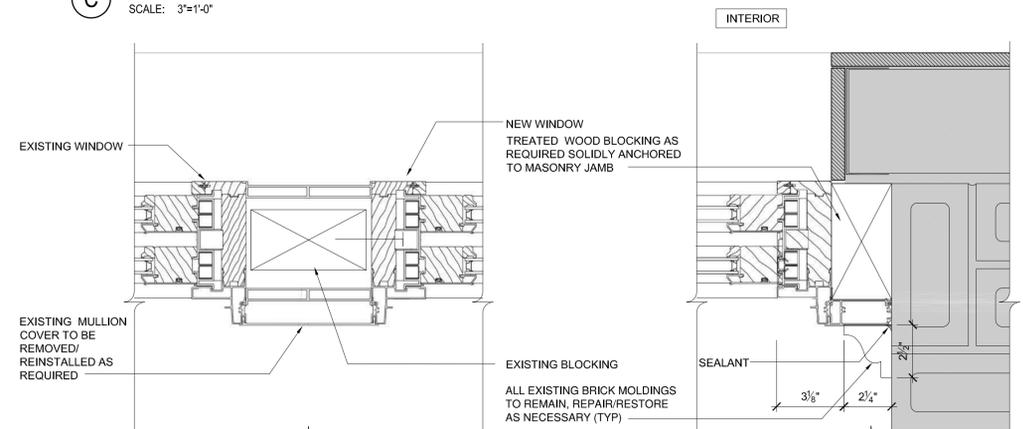
**A WINDOW HEAD DETAIL**  
SCALE: 3"=1'-0"



**C WINDOW SILL DETAIL**  
SCALE: 3"=1'-0"



**B CHECK RAIL DETAIL**  
SCALE: 3"=1'-0"



**D WINDOW MULLION DETAIL (NEW TO EXIST)**  
SCALE: 3"=1'-0"

**E WINDOW JAMB DETAIL**  
SCALE: 3"=1'-0"

Seal & Signature

No.	Date	Revisions

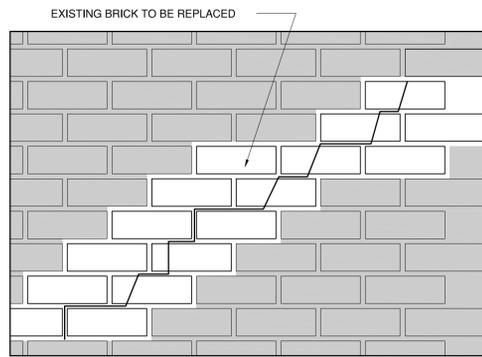
No. Date Revisions

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**GILSANZ.MURRAY.STEFICEK.LLP**

Project  
**LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

Drawing Title  
**WINDOW REPLACEMENT DETAILS III**

Project no. 15450-007	Date 10.25.16	Scale As Shown	<b>LPC-018</b>
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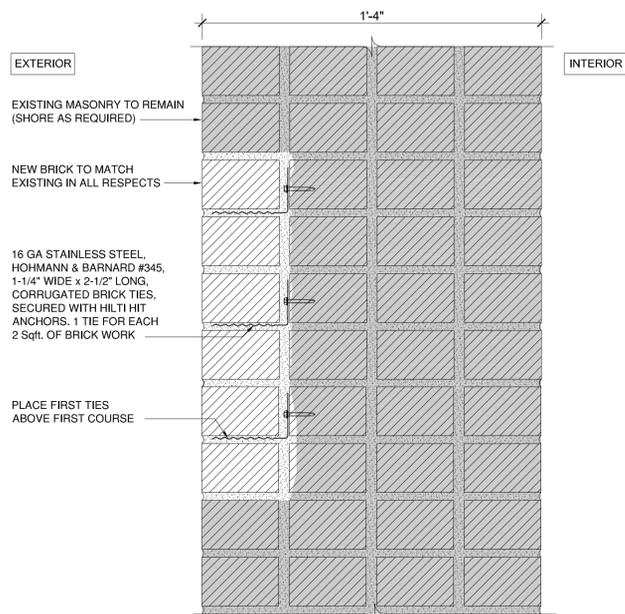


**1 SCHEMATIC STITCH REPAIR AT CRACK**

SCALE: 3"=1'-0"

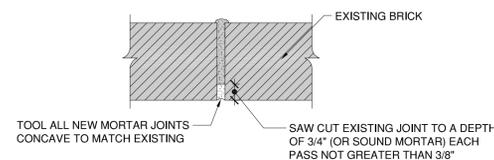
**PROCEDURE:**

1. USING HAND TOOLS REMOVE ADJACENT (1) BRICK ON EACH SIDE OF THE CRACK.
2. CLEAN REMAINING SURFACES TO RECEIVE NEW TYPE "N" MORTAR.
3. REPLACE BRICKWORK ALONG CRACK, APPROXIMATELY 1 S.F. OF MASONRY PER 1 L.F. OF CRACK. NEW BRICK TO MATCH EXISTING IN ALL RESPECTS.



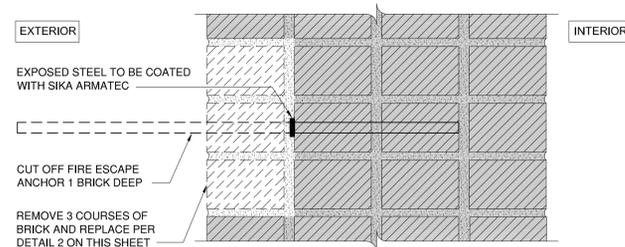
**2 WALL SECTION FACE BRICK REPLACEMENT**

SCALE: 3"=1'-0"



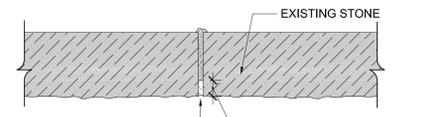
**3 BRICK POINTING**

SCALE: NTS



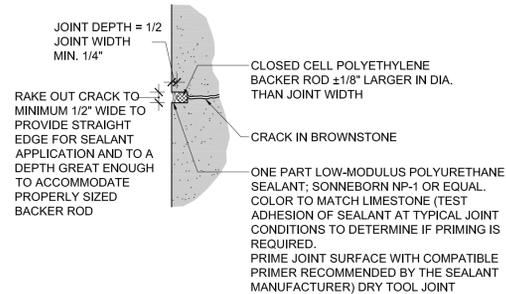
**4 REMOVAL/PATCH DETAIL AT FIRE ESCAPE ANCHOR (FLAT BRICK WALL)**

SCALE: 3"=1'-0"



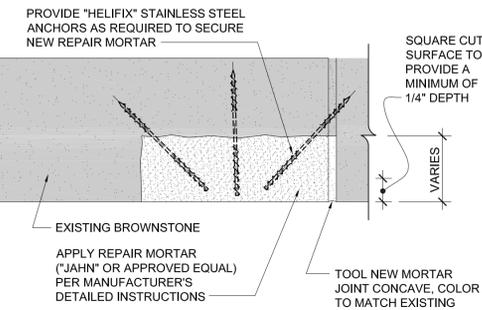
**5 STONE POINTING**

SCALE: 3"=1'-0"



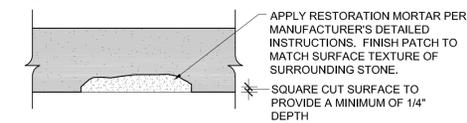
**6 SEAL CRACK AT BROWNSTONE**

SCALE: NTS



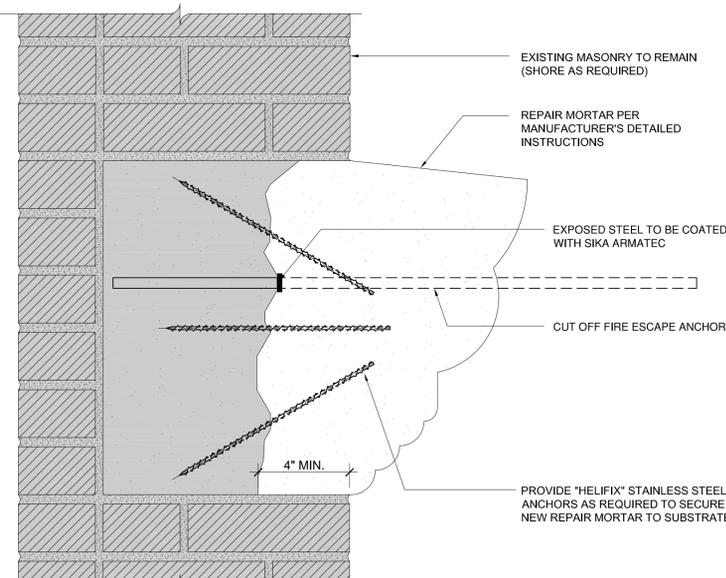
**7b DEEP PATCH WITH REINFORCING**

SCALE: 3"=1'-0"



**7a SURFACE PATCH W/O REINFORCING**

SCALE: 3"=1'-0"

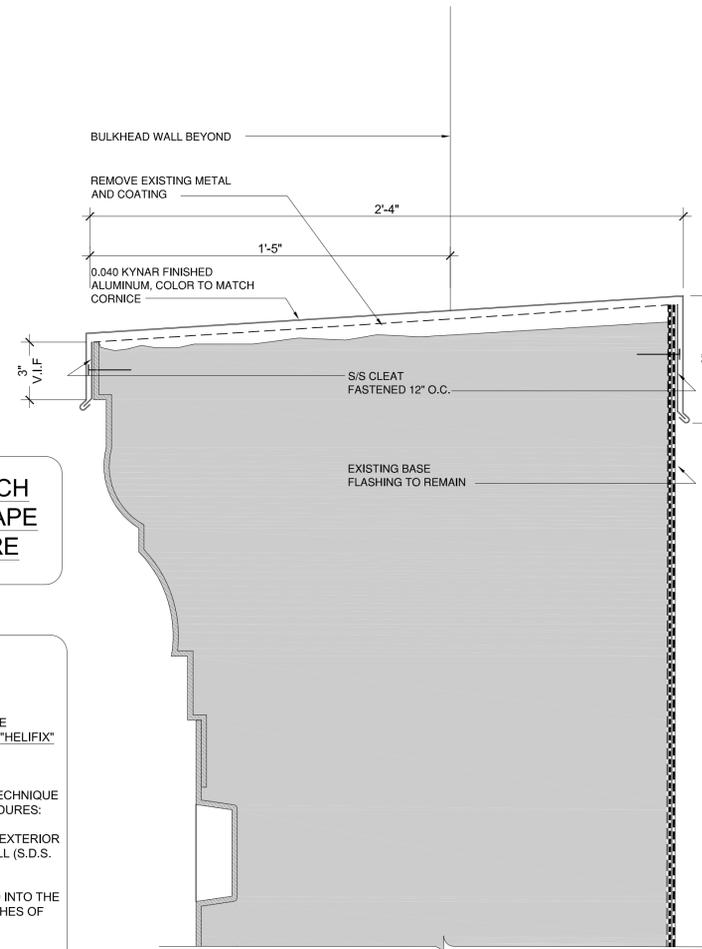


**8 REMOVAL/PATCH DETAIL AT FIRE ESCAPE ANCHOR (BROWNSTONE ANCHOR)**

SCALE: 3"=1'-0"

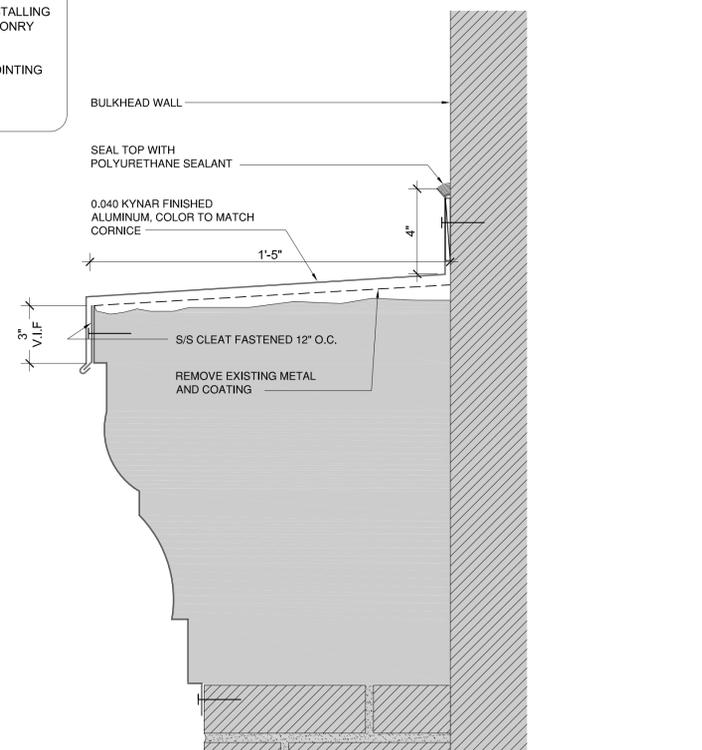
**ALL REPAIRS TO MATCH EXISTING IN SIZE, SHAPE PROFILE AND TEXTURE**

**HELICAL TIES (T-1 & T-2)**  
8 mm DRY SET MASONRY REPAIR  
SPECIFICATION:  
ALL BROWNSTONE PIECES ARE TO BE STABILIZED TO THE COMPOSITE BRICK BACKUP WALL BY MEANS OF AN 8mm "HELIFIX" HELICAL STAINLESS STEEL REMEDIAL WALL TIE.  
INSTALLATION PROCEDURES:  
INSTALL HELICAL STAINLESS STEEL TIES IN A DRY SET TECHNIQUE AT SPECIFIED SPACING AS PER THE FOLLOWING PROCEDURES:  
A 6.5mm ENTRY HOLE SHALL BE DRILLED THROUGH THE EXTERIOR BROWNSTONE BY MEANS OF AN ELECTRIC HAMMER DRILL (S.D.S. TYPE).  
A FURTHER 6.5mm ENTRY HOLE SHALL THEN BE DRILLED INTO THE MULTI WYTHE BRICK TO PENETRATE AT LEAST TWO WYTHES OF BRICK.  
THIS DRILL PROCEDURE SHALL BE CARRIED OUT BY MEANS OF A HIGH SPEED ROTARY PERCUSSION DRILL (3 JAW CHUCK TYPE)  
THE HELICAL TIE SHALL THEN BE DRIVEN INTO POSITION AND RECESSED BY MEANS OF A HELICAL DRY SET SETTING TOOL MOUNTED ON AN ELECTRIC HAMMER DRILL (S.D.S. TYPE)  
A DRY SET SUPPORT TOOL MAY BE REQUIRED WHEN INSTALLING LONGER LENGTHS OF THE HELICAL TIE INTO DENSE MASONRY UNITS.  
PATCH ALL PENETRATIONS TO MATCH EXISTING WITH POINTING MORTAR TO MATCH EXISTING.



**9 REPAIR DETAIL AT PARAPET WALL COPING**

SCALE: NTS



**10 REPAIR DETAIL AT PARAPET WALL COPING @ ADJACENT WALL**

SCALE: NTS

Seal & Signature

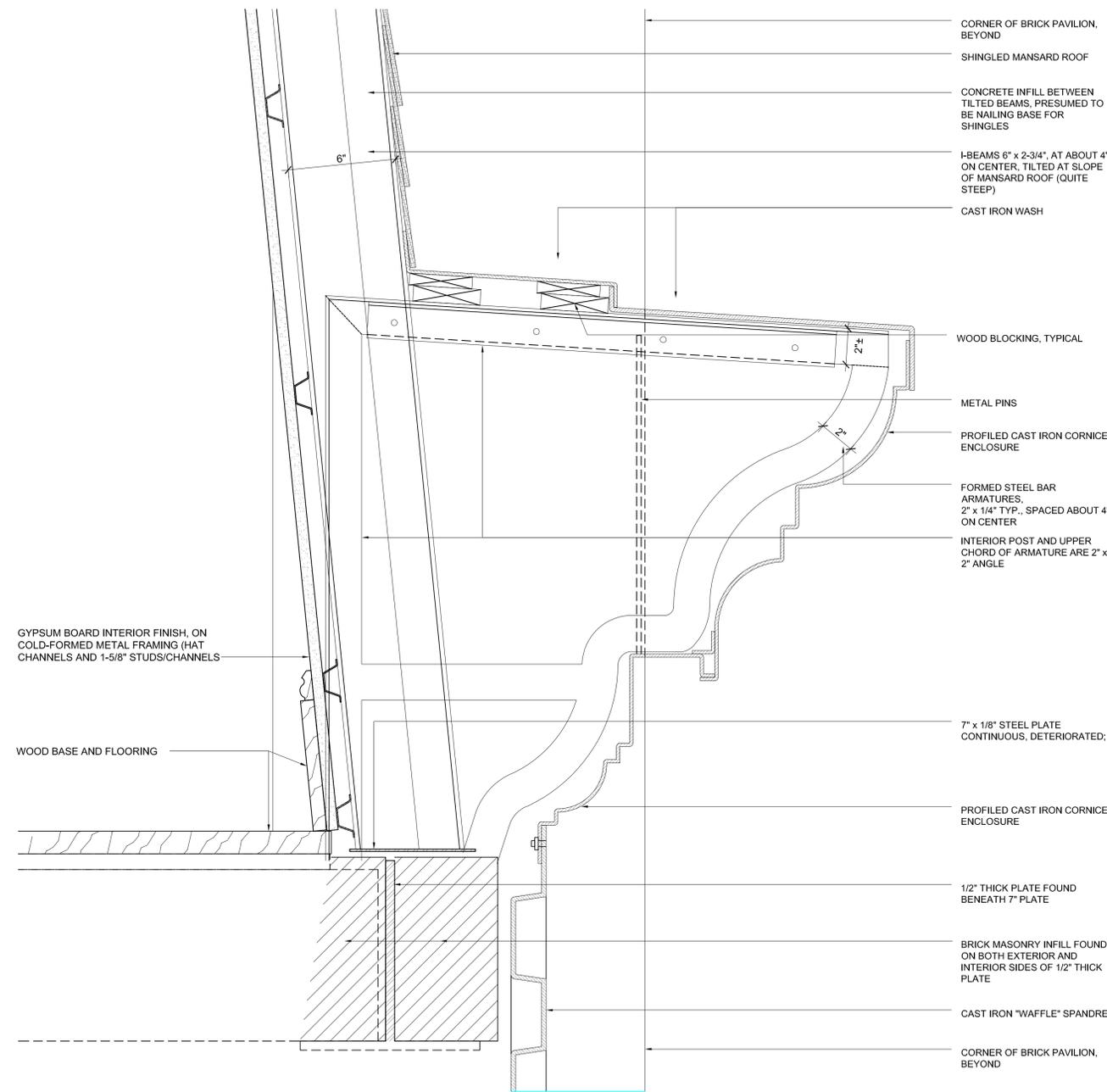
No.	Date	Revisions

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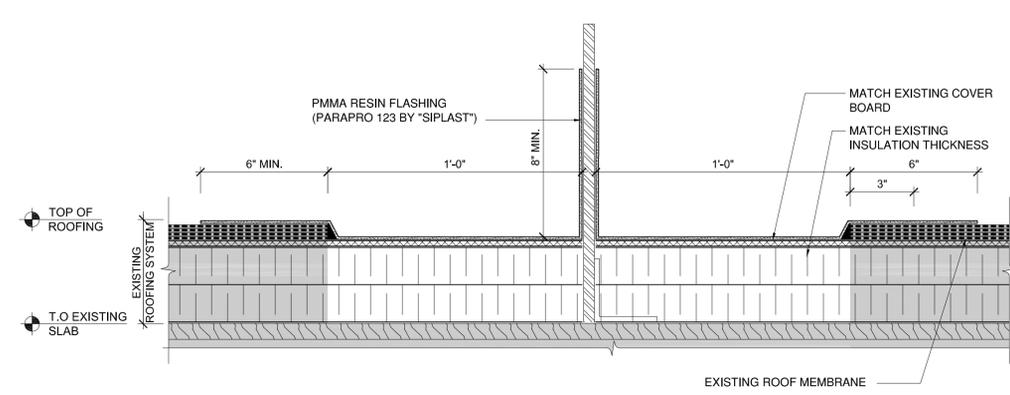
Project  
**LPC PRESENTATION FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

Drawing Title  
**NEW FIRE ESCAPE AND FACADE REPAIRS I**

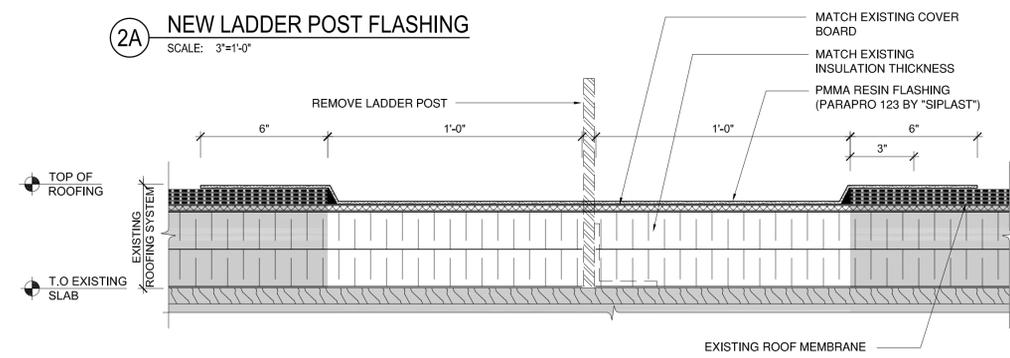
Project no. 15450-007	Date 10.25.16	Scale As Shown	<b>LPC-019</b>
Drawn by MO	Scale As Shown		PAGE 20 OF 23



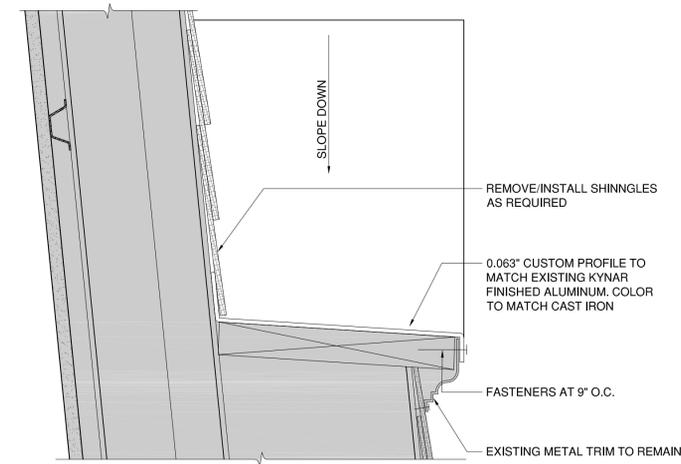
**1** CAST IRON CORNICE SECTION - EXISTING  
SCALE: NTS



**2A** NEW LADDER POST FLASHING  
SCALE: 3/4"=1'-0"



**2B** LADDER POST REMOVAL/PATCH DETAIL AT ROOF  
SCALE: 3/4"=1'-0"



**3** PEDIMENT FLASHING DETAIL  
SCALE: 3/4"=1'-0" (SEE PHOTOS 1-3 ON A-501)

Seal & Signature


No. Date Revisions

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Project  
**LPC PRESENTATION  
FIRE ESCAPE REPLACEMENT**  
486 Broadway  
New York, NY 10013

Drawing Title  
**NEW FIRE ESCAPE AND  
FACADE REPAIRS II**

Project no. 15450-007	Date 10.25.16	LPC-020
Drawn by MO	Scale As Shown	

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486 BROADWAY



① LPC DESIGNATION PHOTO-BROADWAY FACADE WEST FACADE



② LPC DESIGNATION PHOTO-DETAIL AT BRICK ARCHES 4TH FLOOR



③ LPC DESIGNATION PHOTO-DETAIL AT METAL TRANSOM 5TH AND 6TH FLOOR



④ LPC DESIGNATION PHOTO-DETAIL AT FRIEZE ON 6TH FLOOR 6TH FLOOR

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Project  
**LPC PRESENTATION  
 FIRE ESCAPE REPLACEMENT**  
 486 Broadway  
 New York, NY 10013

Drawing Title  
**LPC DESIGNATION PHOTO-DETAIL I**



⑤ LPC DESIGNATION PHOTO-DETAIL AT FIRE ESCAPE ON BROOME STREET  
5TH FLOOR EAST END



⑥ LPC DESIGNATION PHOTO-DETAIL AT FIRE ESCAPE ON BROOME STREET  
6TH FLOOR WEST END



⑦ LPC DESIGNATION PHOTO-DETAIL AT FIRE ESCAPE ON BROOME STREET  
5TH AND 6TH FLOOR (CENTER PORTION)



⑧ LPC DESIGNATION PHOTO-DETAIL AT FIRE ESCAPE ON BROOME STREET  
3RD FLOOR

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Project  
**LPC PRESENTATION  
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486 Broadway  
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Drawing Title  
**LPC DESIGNATION PHOTO-DETAIL II**

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