Landmarks Preservation Commission

April 28th, 2020
Public Hearing

The current proposal is:

Item 5, LPC-20-05818

446 Broadway,

Borough of Manhattan

How to Testify

Via Zoom: https://us02web.zoom.us/j/85091570753?pwd=ODQ1eURrOWRWL0J3SGF5UGpOVmd3UT09

Meeting ID: 850 9157 0753
Password: 212769

By Phone: 1 646-558-8656
US (New York) 877-853-5257 (Toll free)
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446 Broadway

Presentation to:

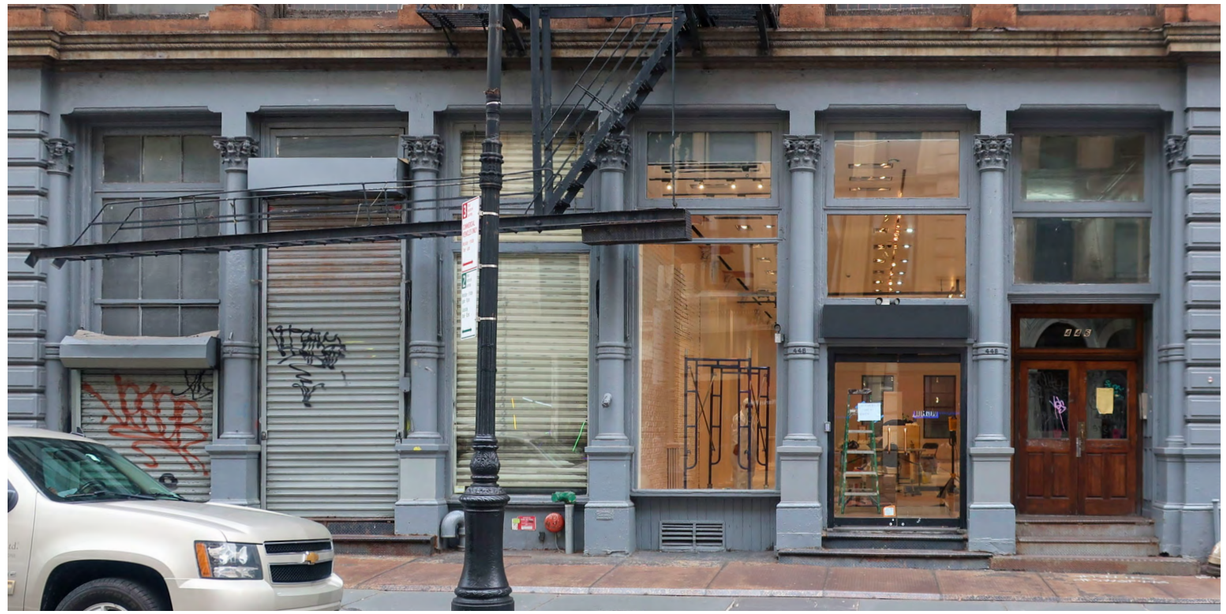
NYC™
Landmarks Preservation Commission

Certificate of Appropriateness Application
Vault Light Proposal

LPC Public Hearing
April 28, 2020

CROWN ARCHITECTURE AND CONSULTING, D.P.C.

H • Q HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

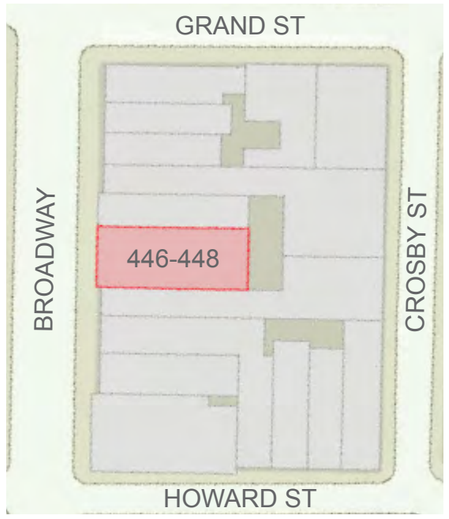


Existing Storefront Condition

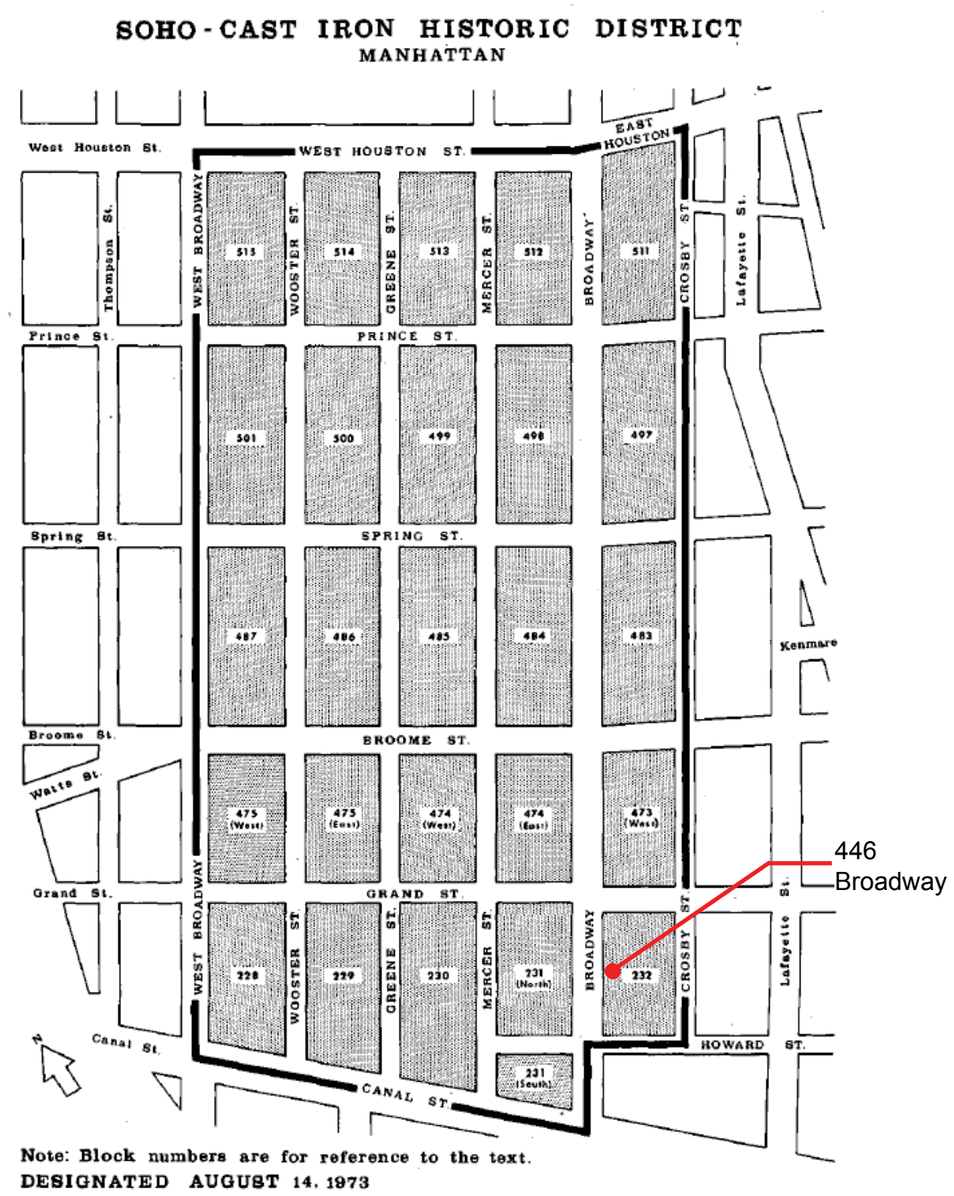
Proposed Storefront Renovation/Restoration

Address: 446 Broadway, New York
Borough: Manhattan
Tax Block: 232
Tax Lot: 6
Landmark District: SoHo-Cast Iron Historic District
Use Groups: 6
Zoning: M1-5B
Zoning Map #:12C
Style: Vernacular
Stories: 5

Date of Construction: 1876
Original Owner: Lorrilard Estate

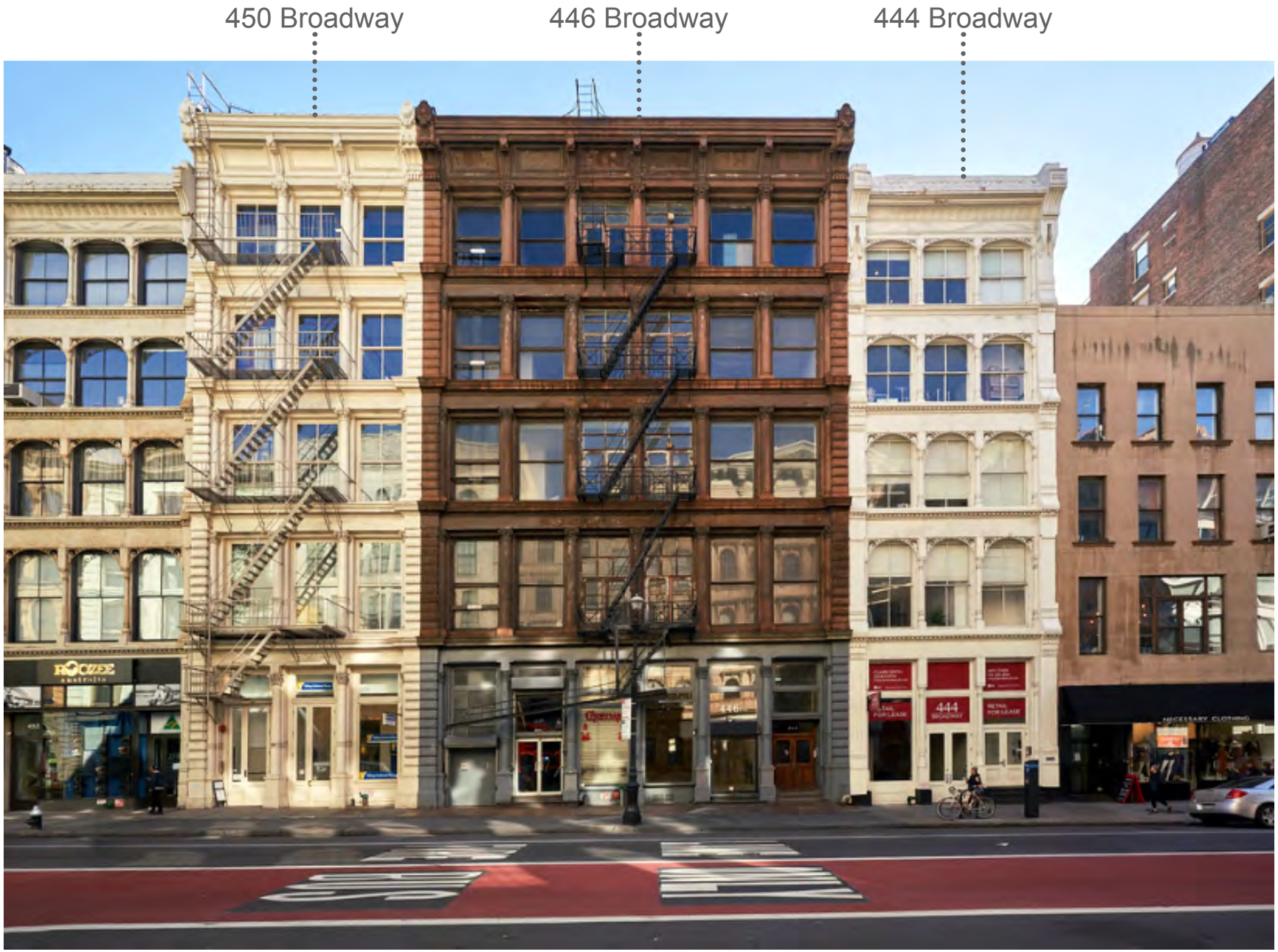


Block Plan



Existing Condition

Introduction


450 Broadway
446 Broadway
444 Broadway
ROXXE
446
444
BROADWAY
RETAIL FOR LEASE
NECESSARY CLOTHING

Context

Existing Condition, 2019

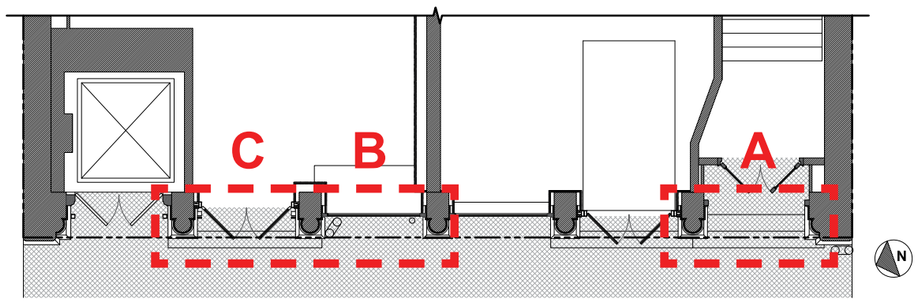
Existing Condition

A - View of the south stair, existing vault lights covered by diamond plate

B - View of north storefront, existing vault lights covered by diamond plate

C - View of the north stair, existing vault lights covered by diamond plate

B - View of north storefront, existing vault lights covered by diamond plate



Existing Conditions - Vault Lights

A & B - Overview of the two southern bays at the stairs and sidewalk, looking west

C - Overview of the north bay at the stairs and sidewalk, looking west

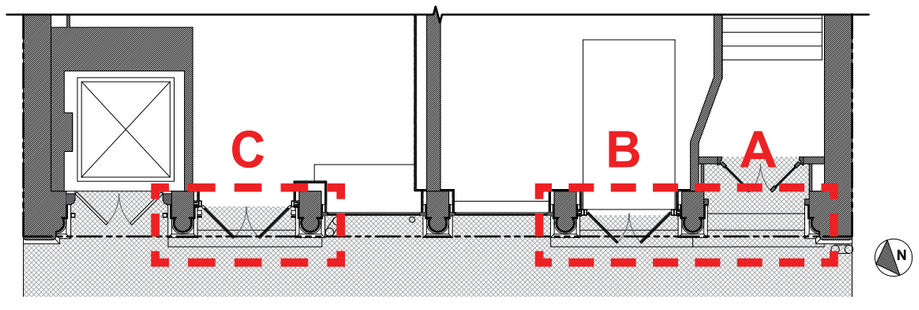
A - Detail at the south stair, showing deflection of the cast iron

B - Detail of the center stair

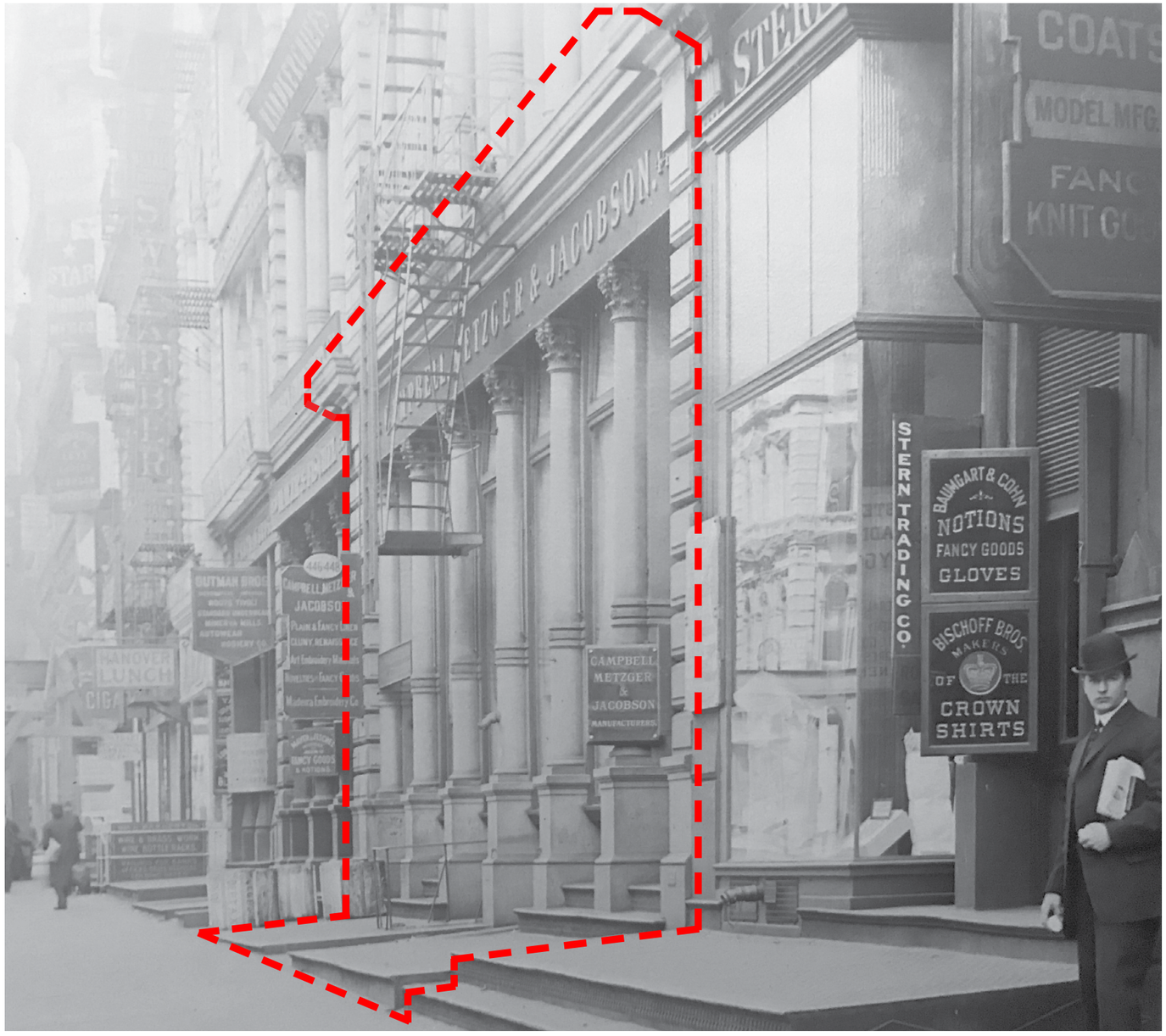
C - Detail of the north bay, showing material loss and deterioration

A - Detail at the south stair, showing corrosion and material loss

B - Detail of the center stair, showing significant corrosion



Existing Conditions - Vault Lights



1912, New-York Historical Society

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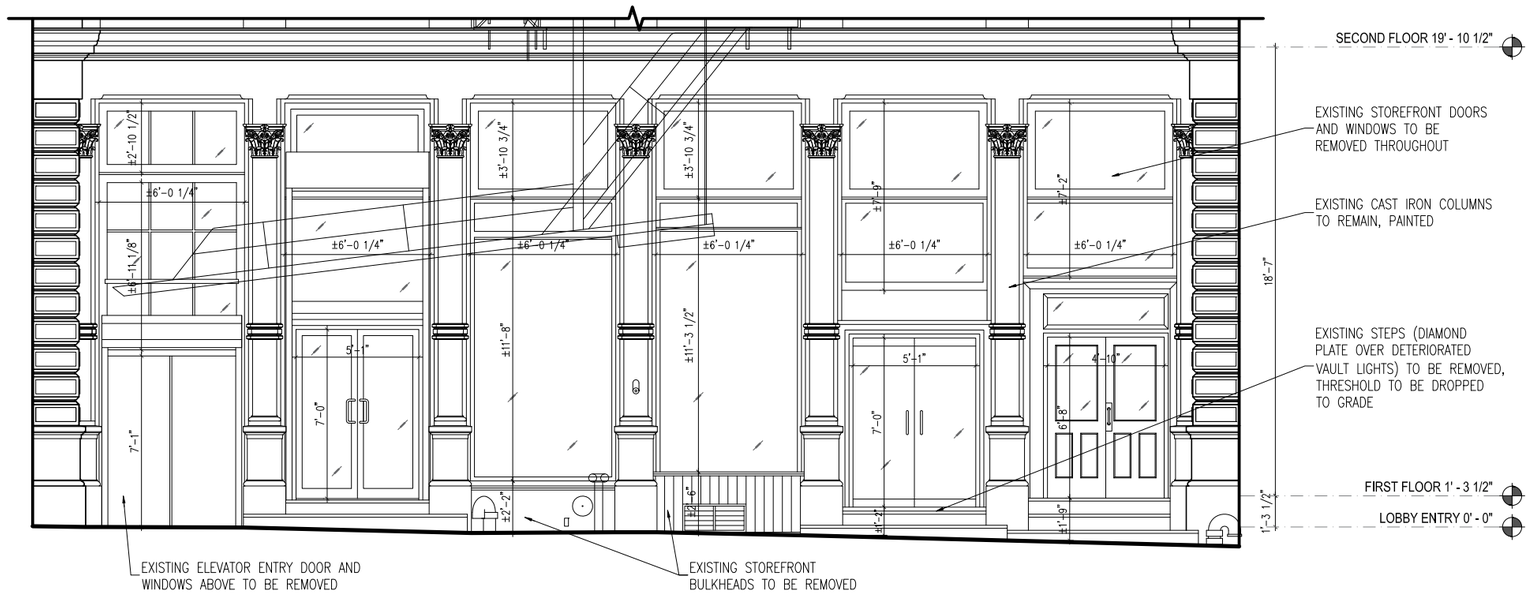
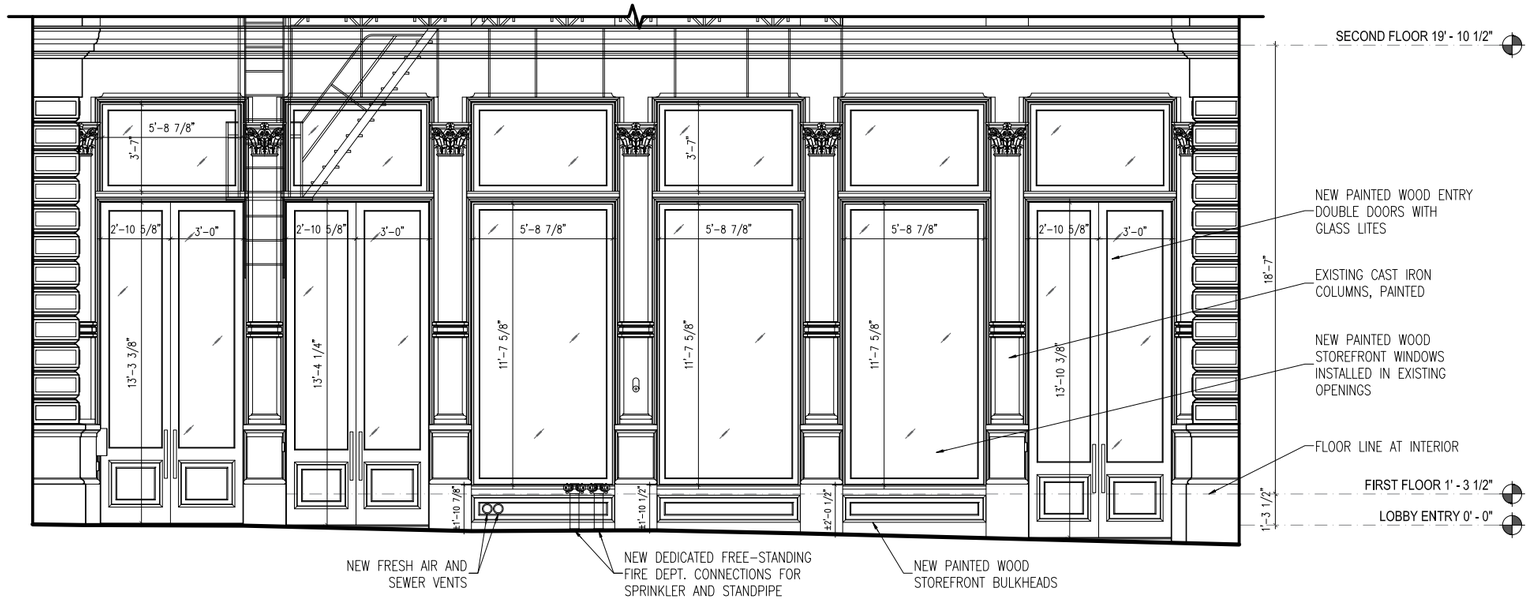
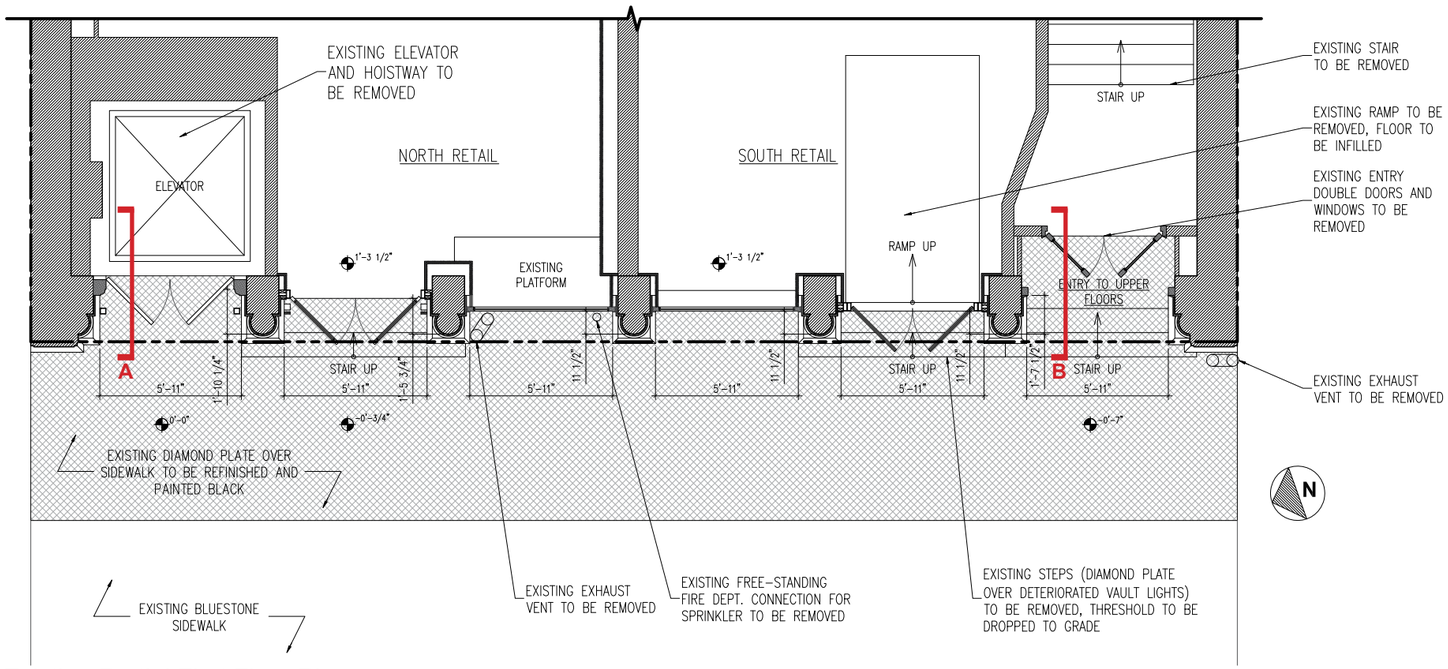


Existing Partial Front/West Elevation

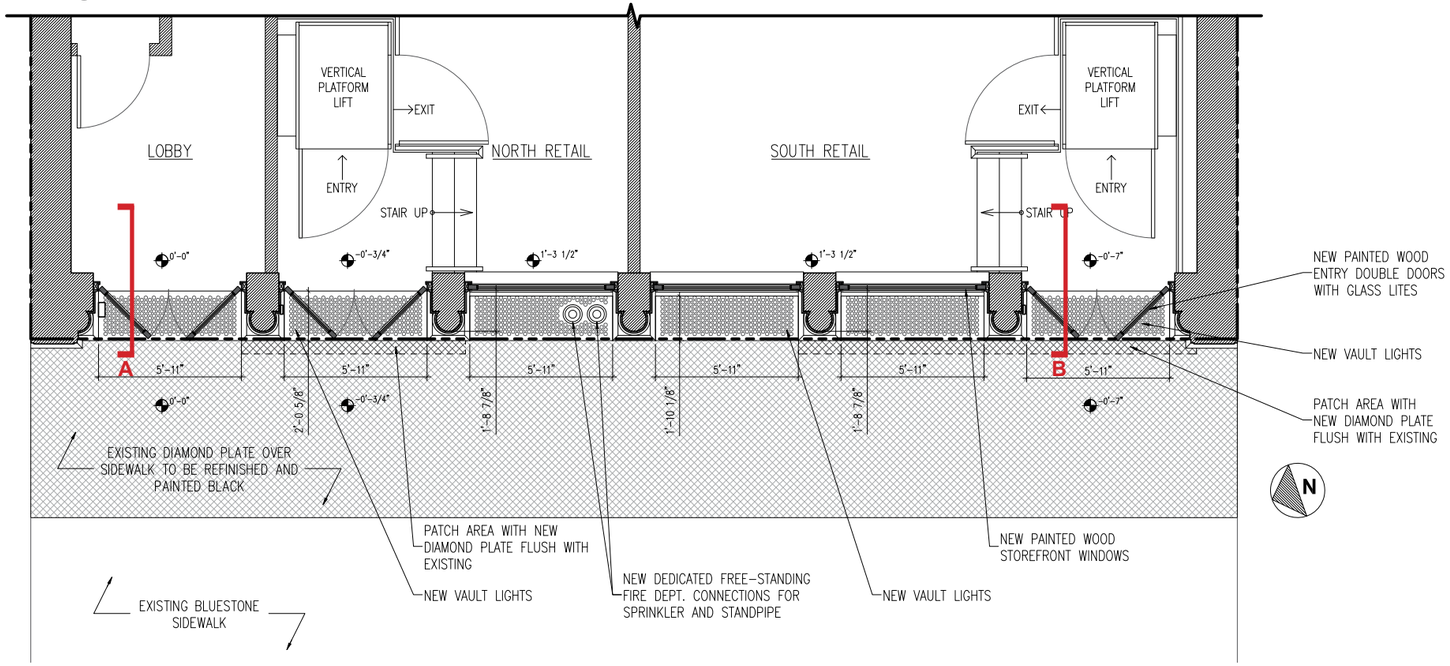


Proposed Partial Front/West Elevation

Existing and Proposed Storefront Elevations

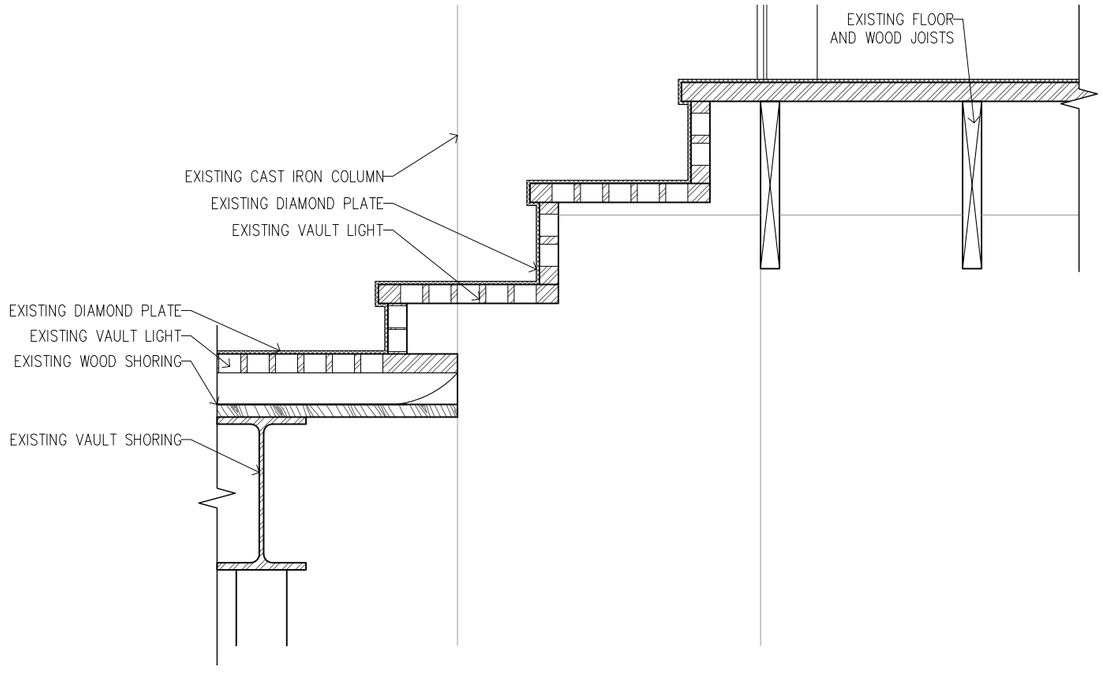


Existing Partial First Floor Plan

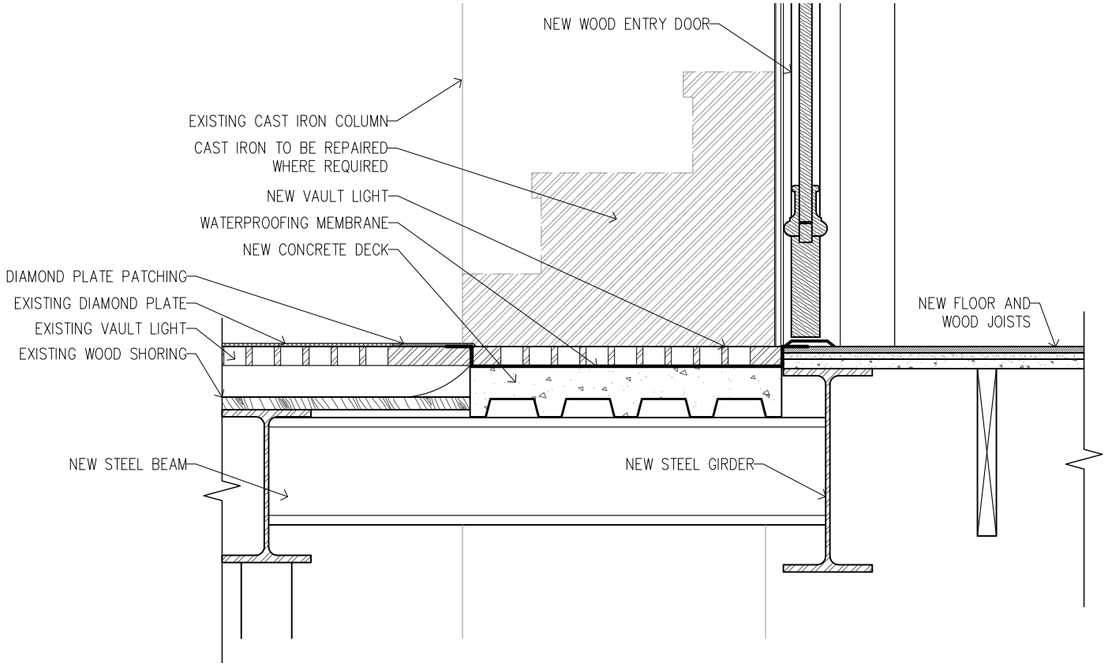


Proposed Partial First Floor Plan

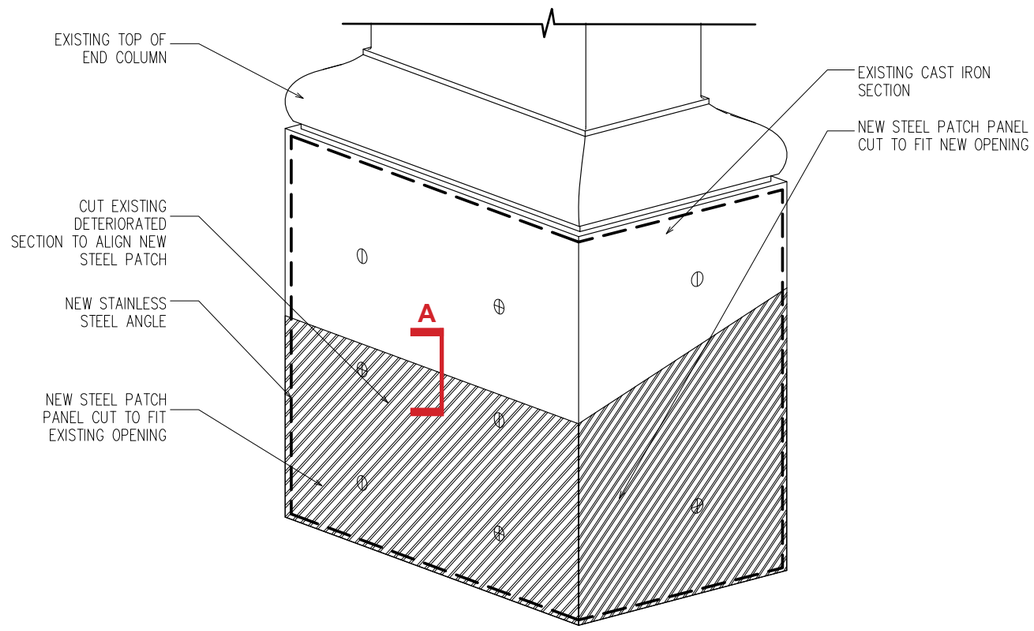
Existing and Proposed Storefront Floor Plans



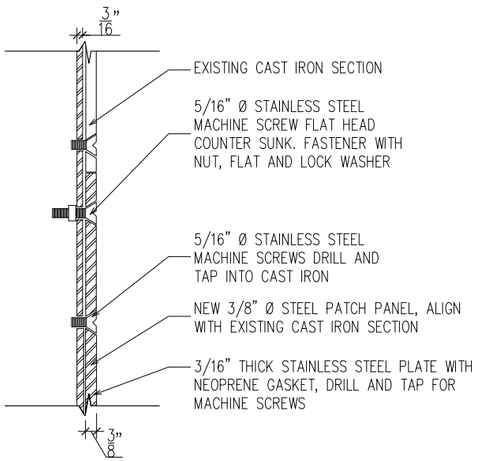
Existing Vault Light Detail



Proposed Vault Light Detail

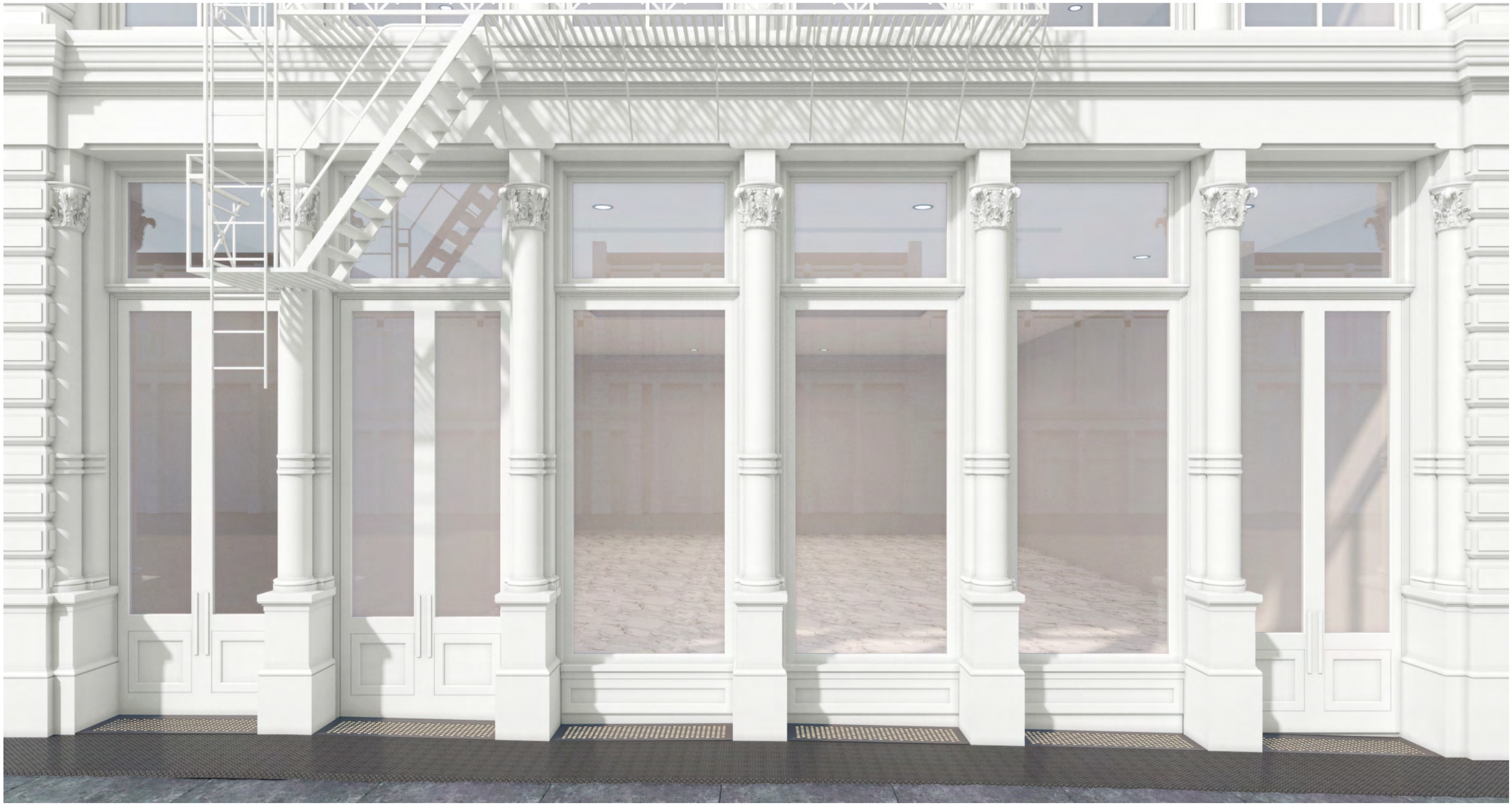


Facade Cast Iron Column Base Typ. Repair Detail



A - Repair Detail at Cast Iron Column

Existing and Proposed Vault Light Details and Cast Iron Repair



Proposed Condition

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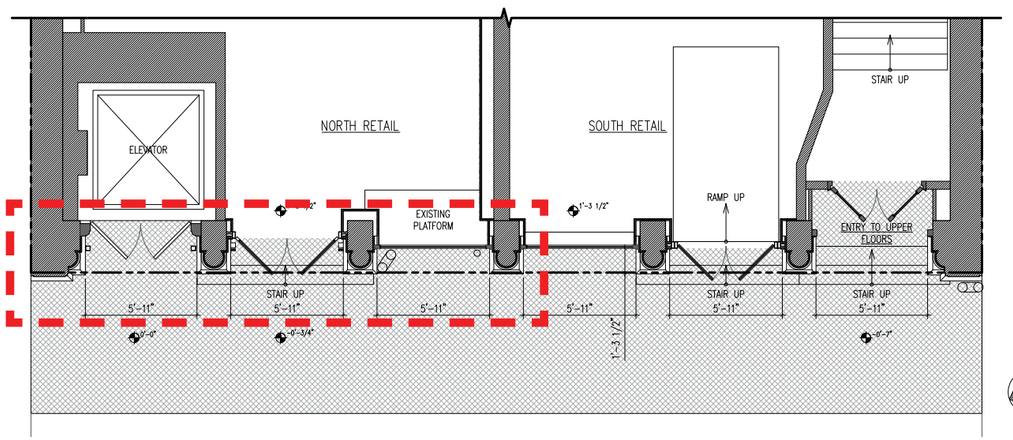
Appendix

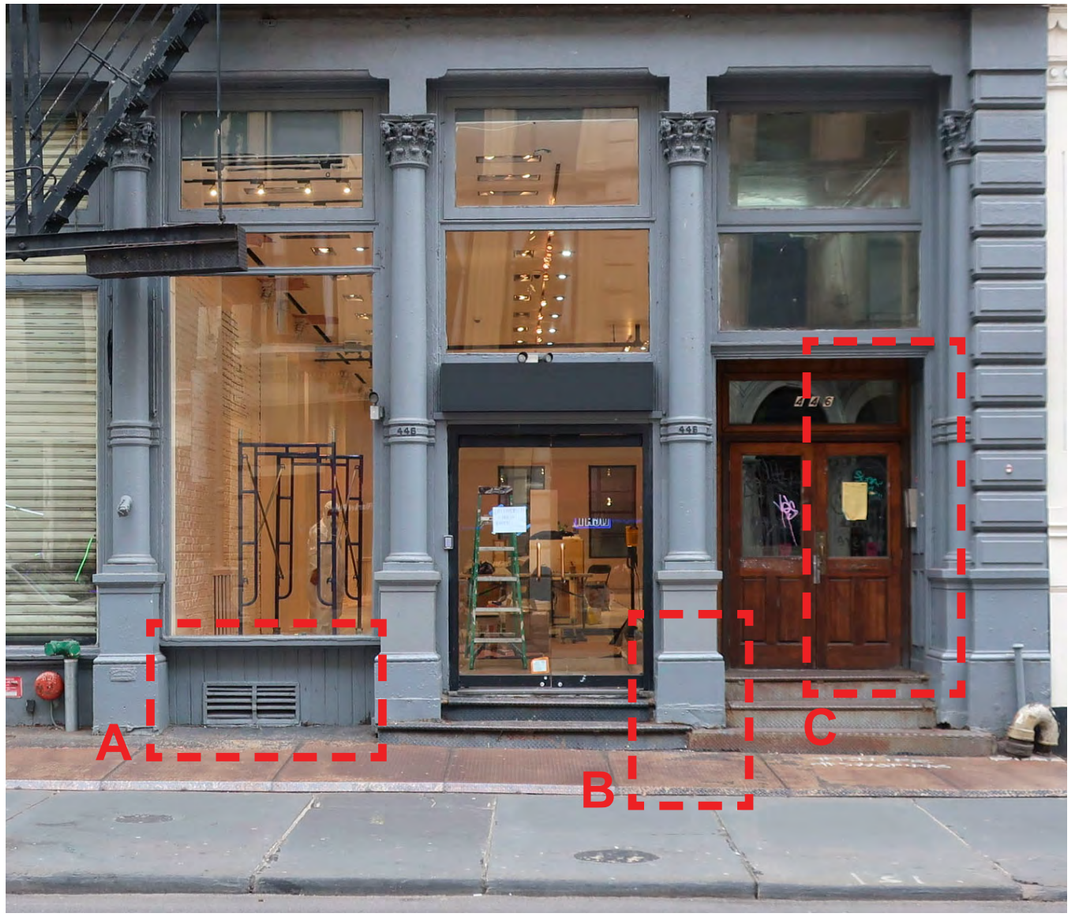


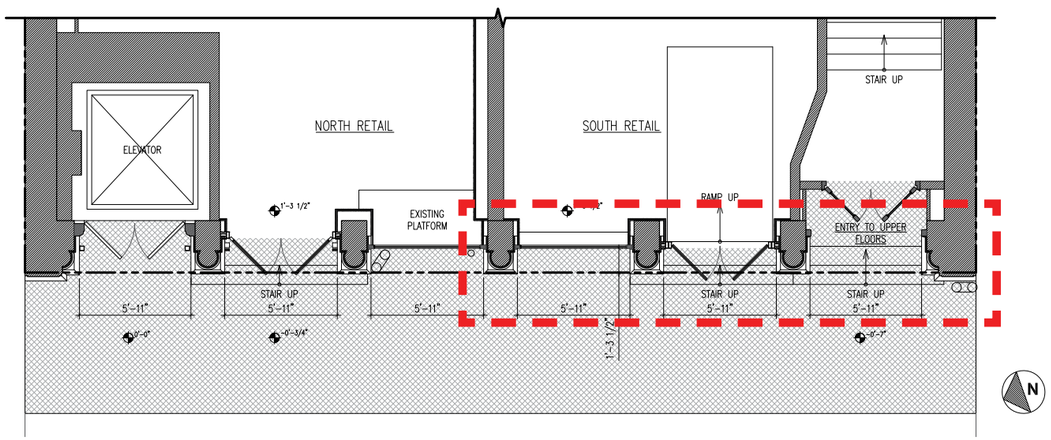
A

B

C

Existing Storefront Conditions



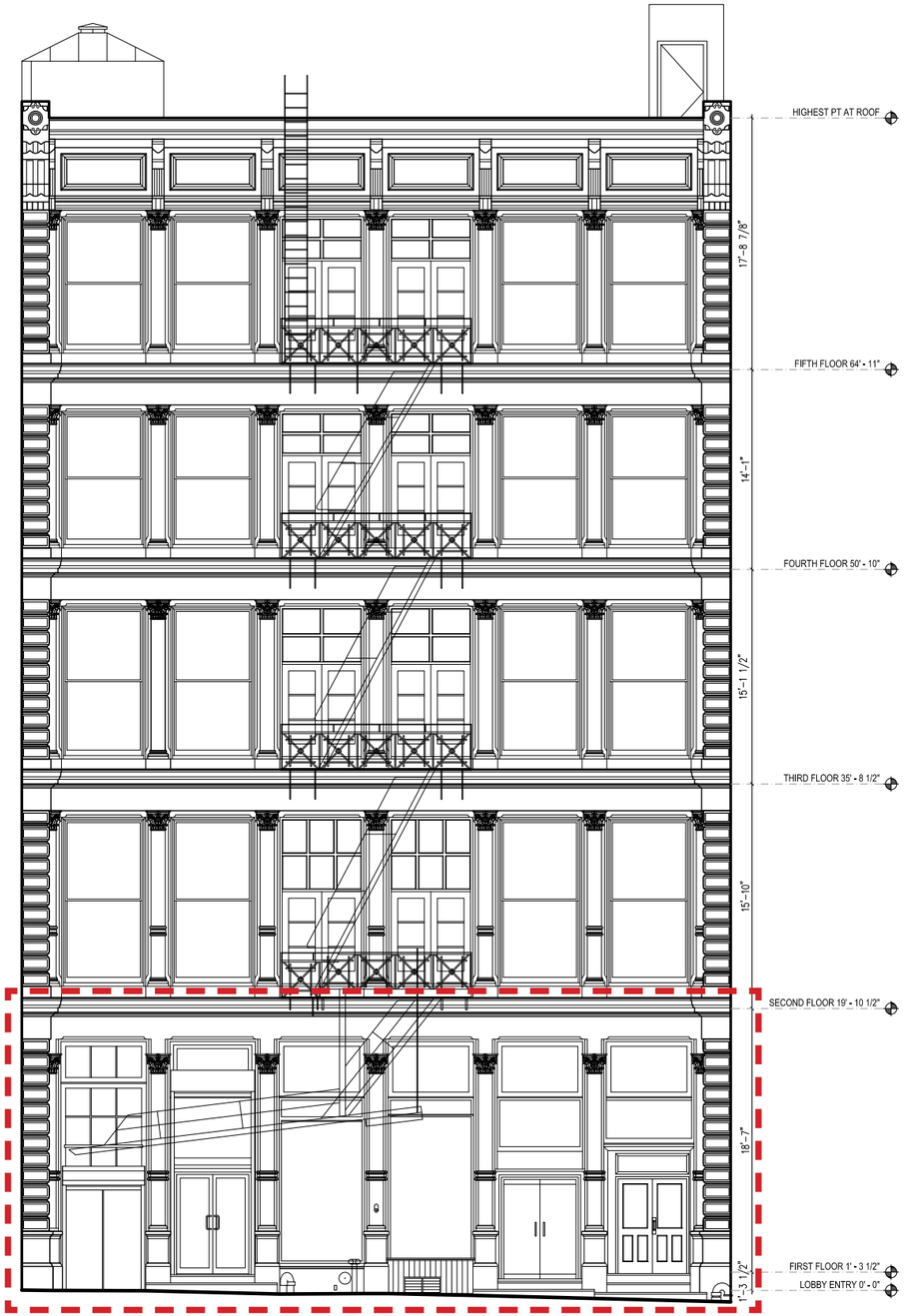


A

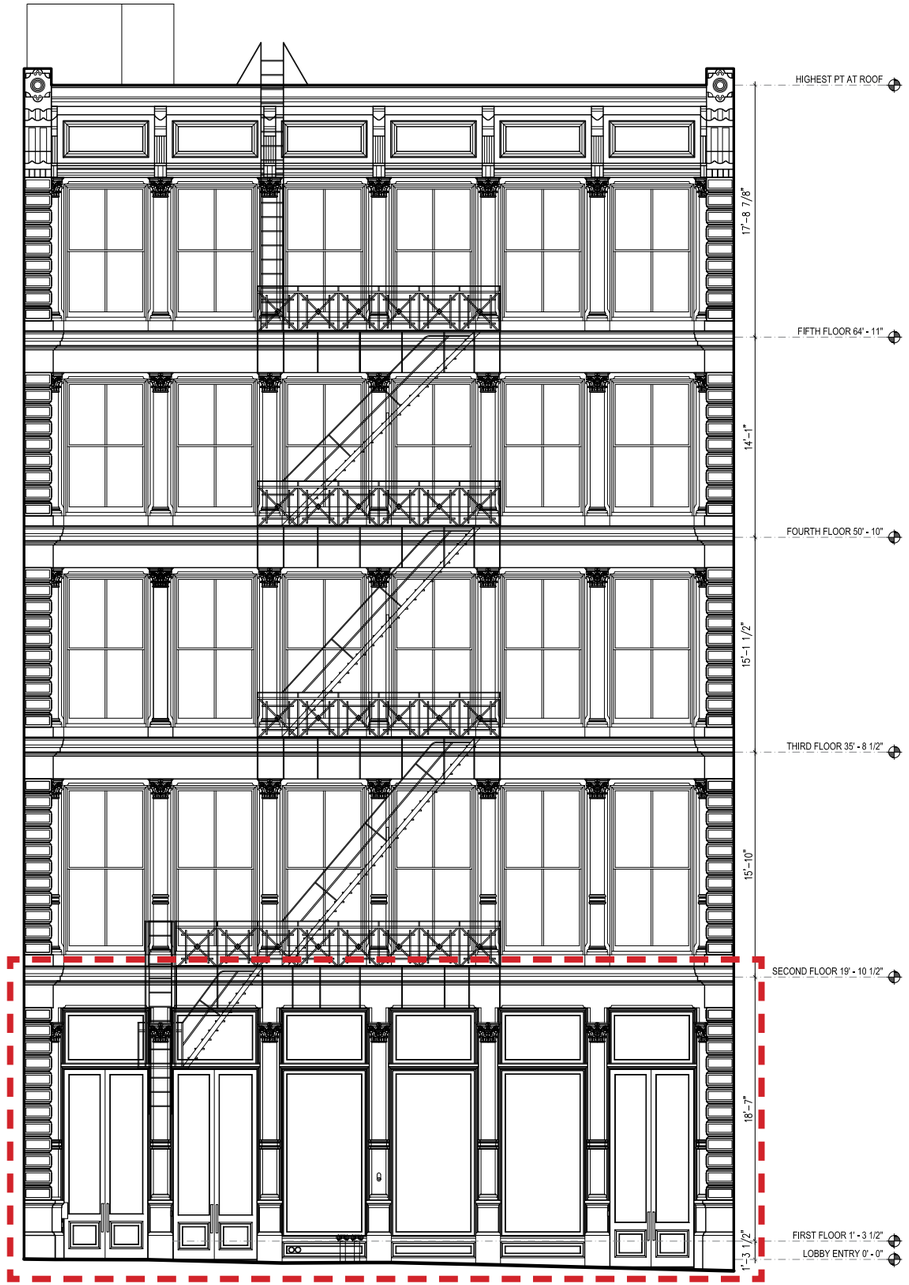
B

C

Existing Storefront Conditions

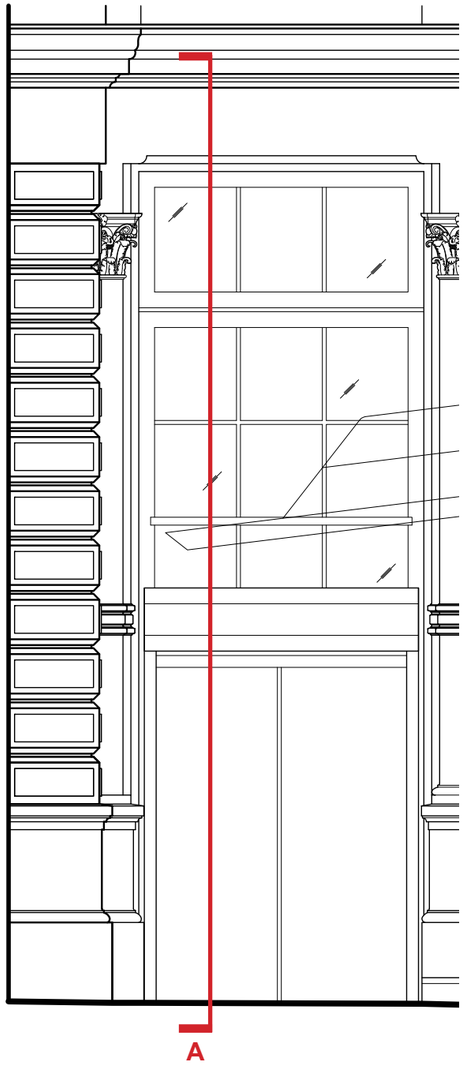


Existing Front/West Elevation

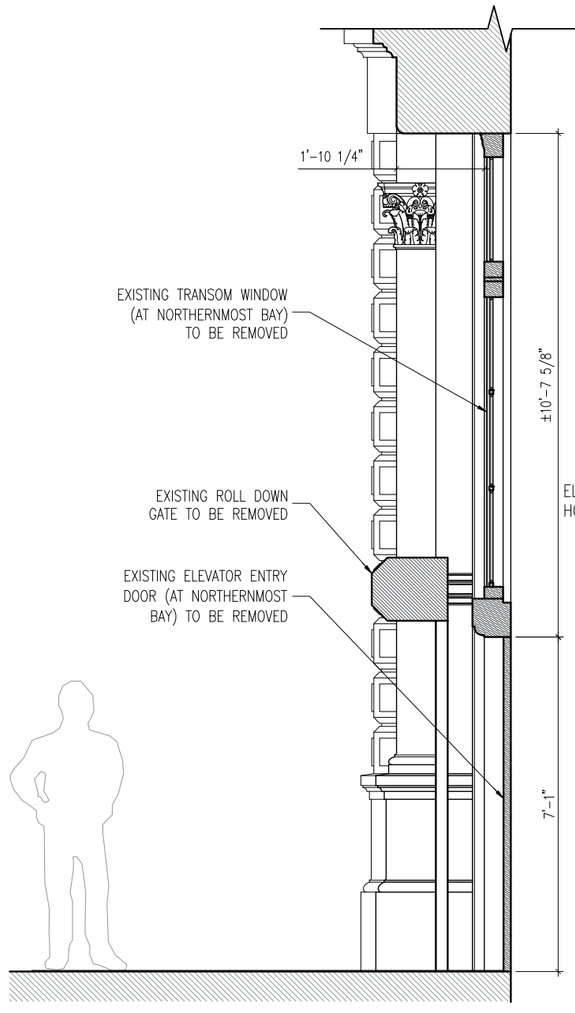


Proposed Front/West Elevation

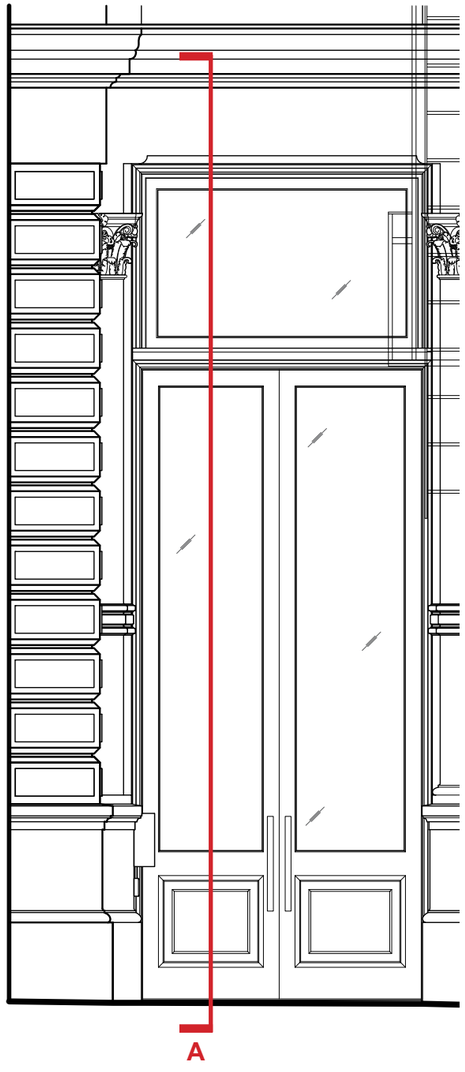
Existing and Proposed Front/West Elevations



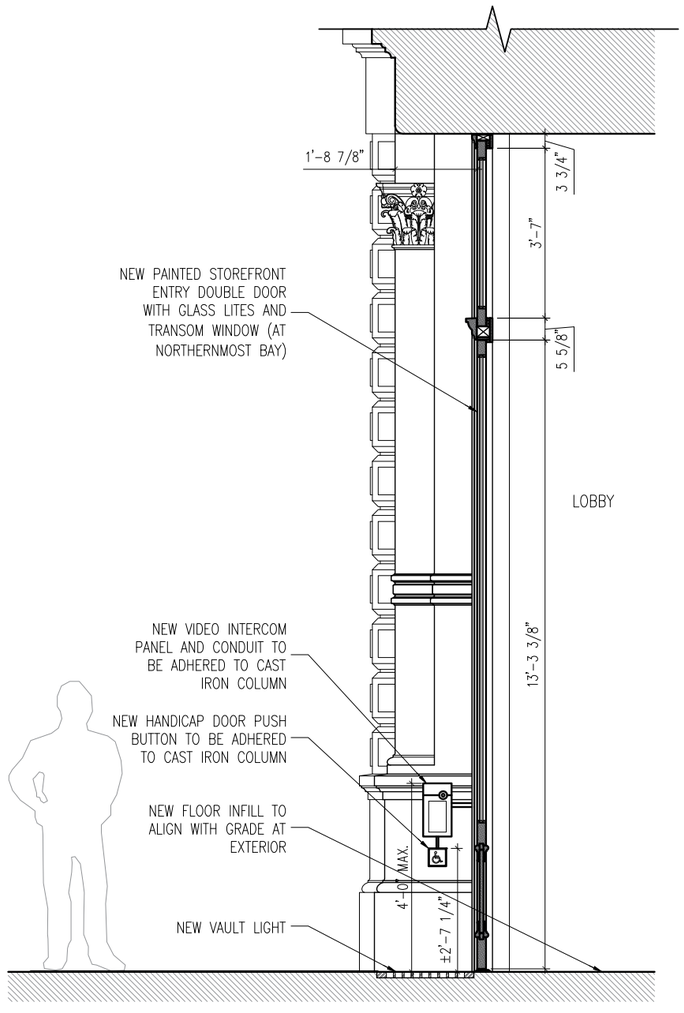
Existing Partial Storefront Elevation



Existing Storefront Section

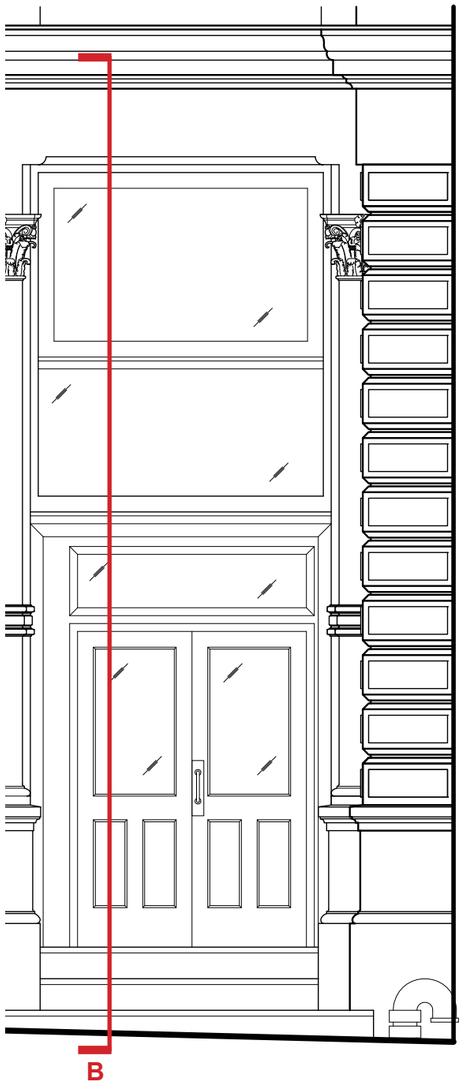


Proposed Partial Storefront Elevation

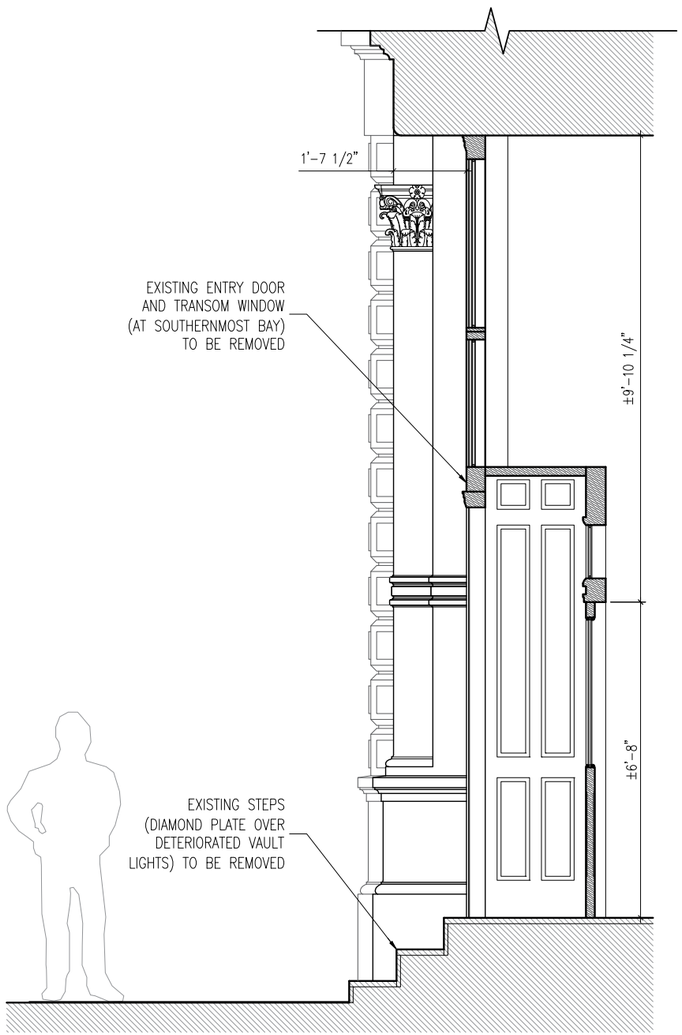


Proposed Storefront Section

Existing and Proposed Storefront Sections at Northernmost Bay



Existing Partial Storefront Elevation



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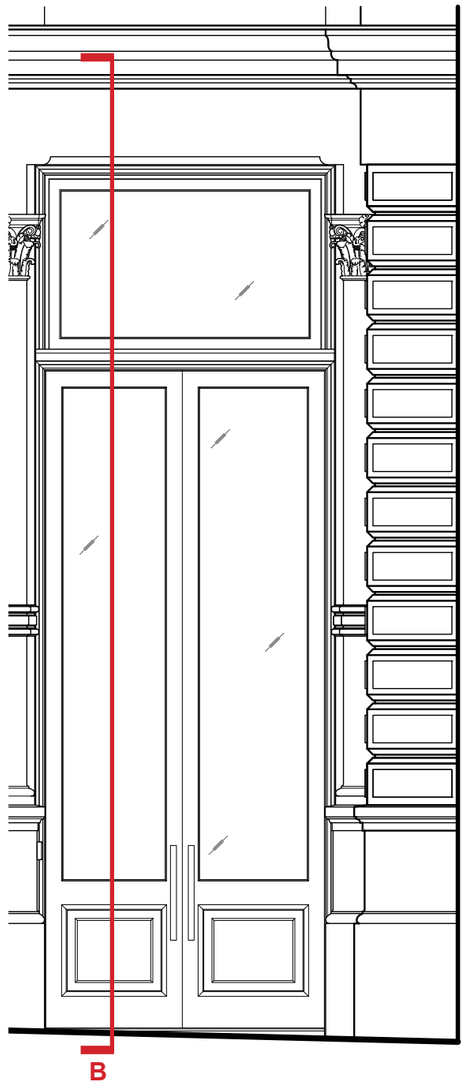
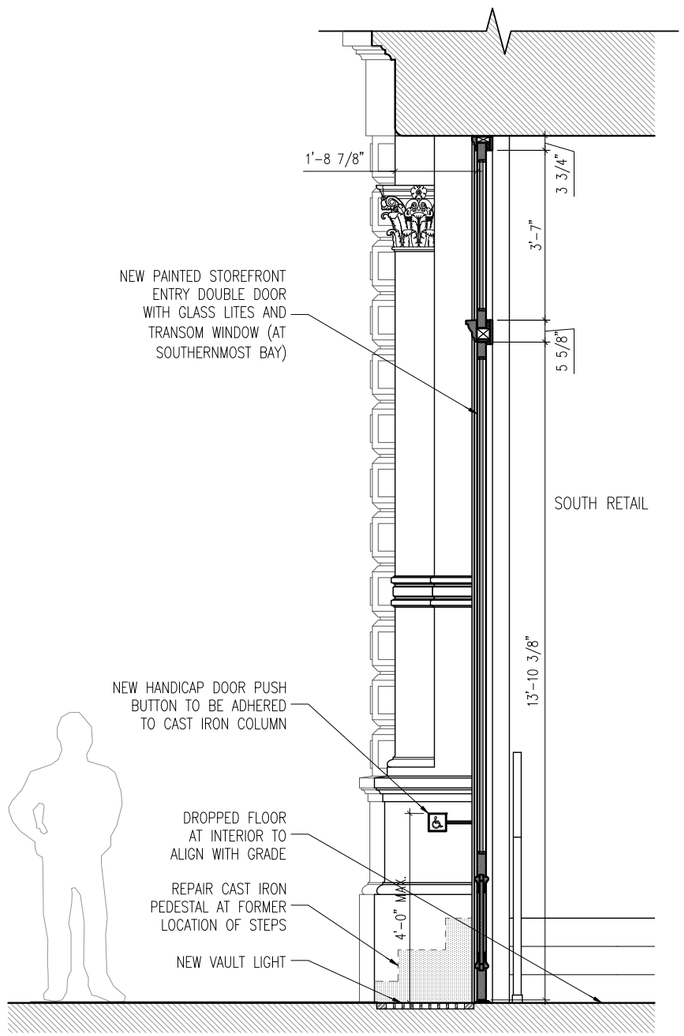
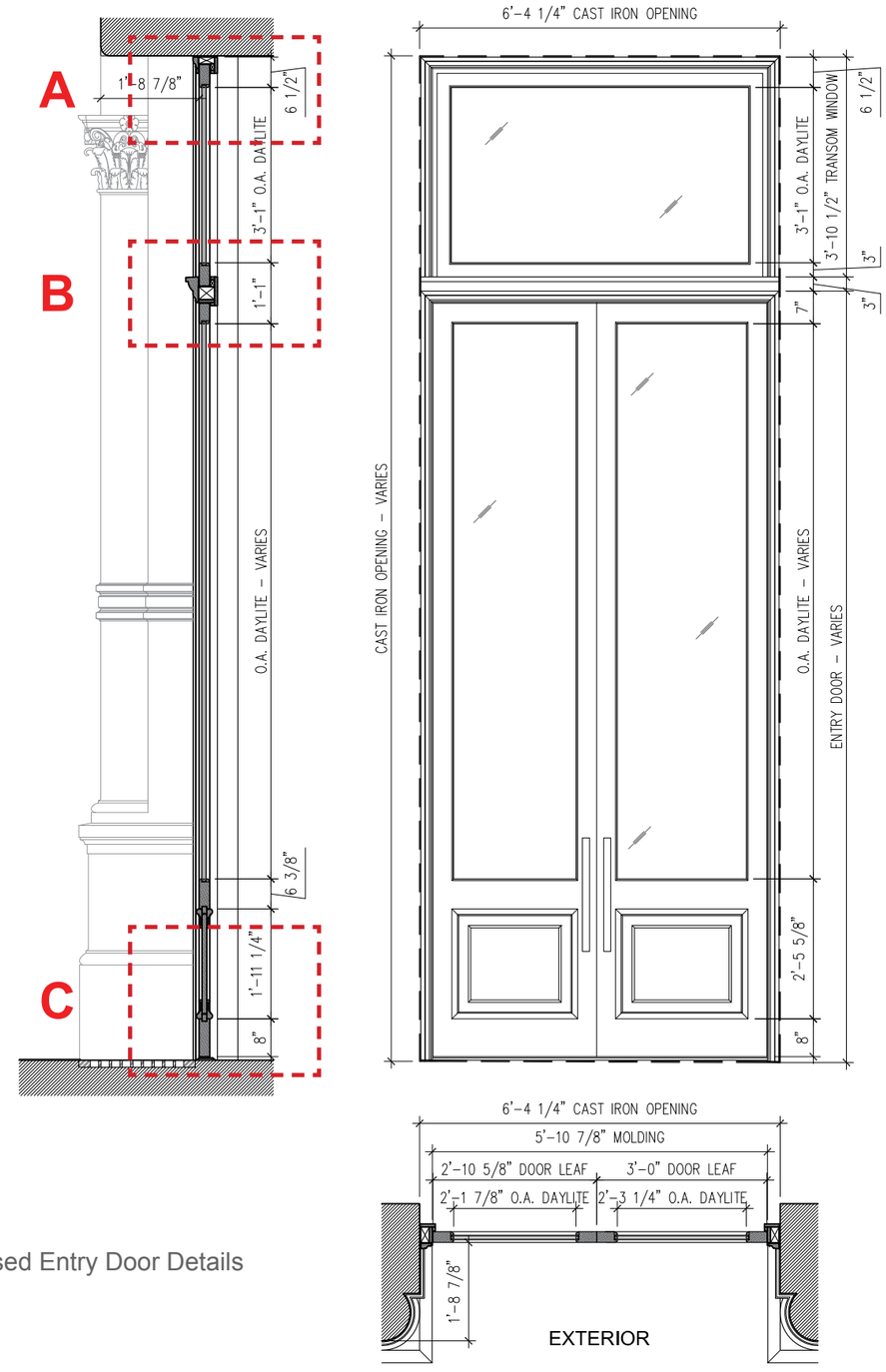


Proposed Partial Storefront Elevation

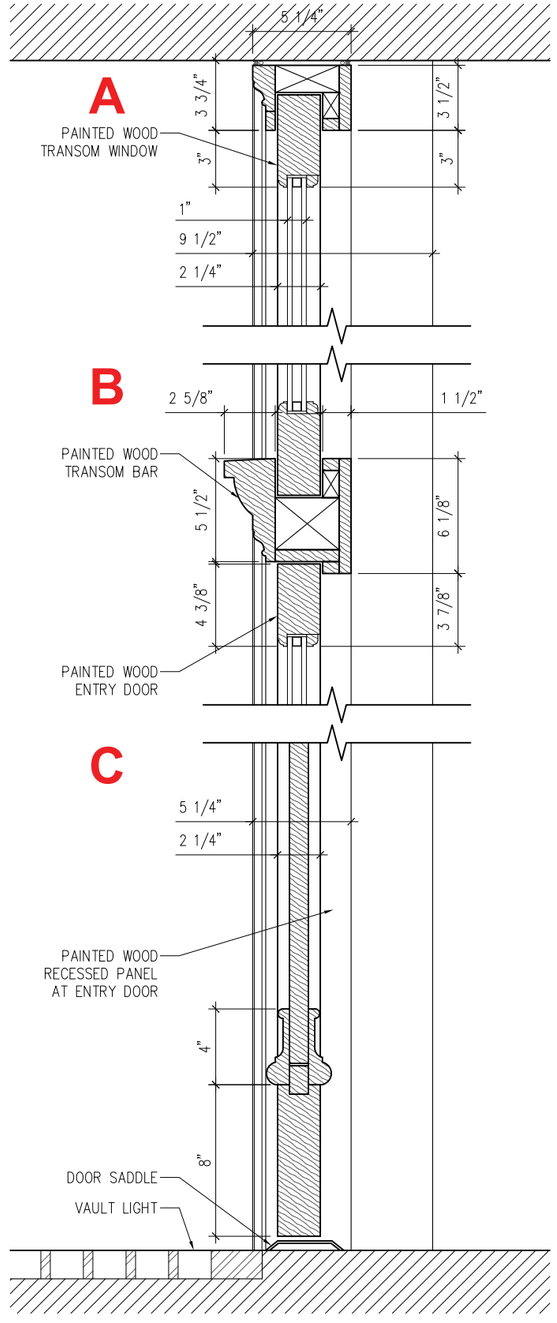


Proposed Storefront Section

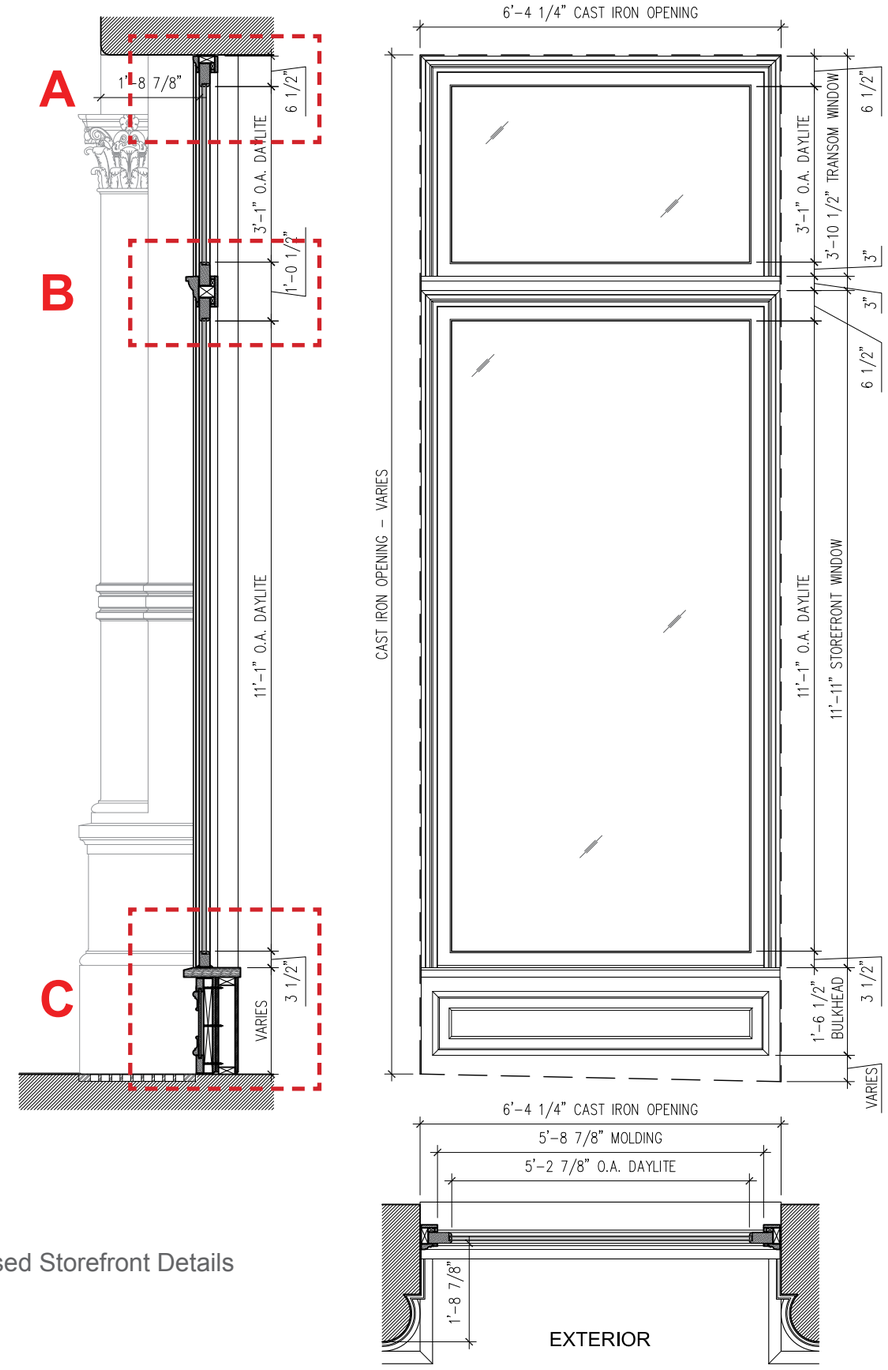
Existing and Proposed Storefront Sections at Southernmost Bay



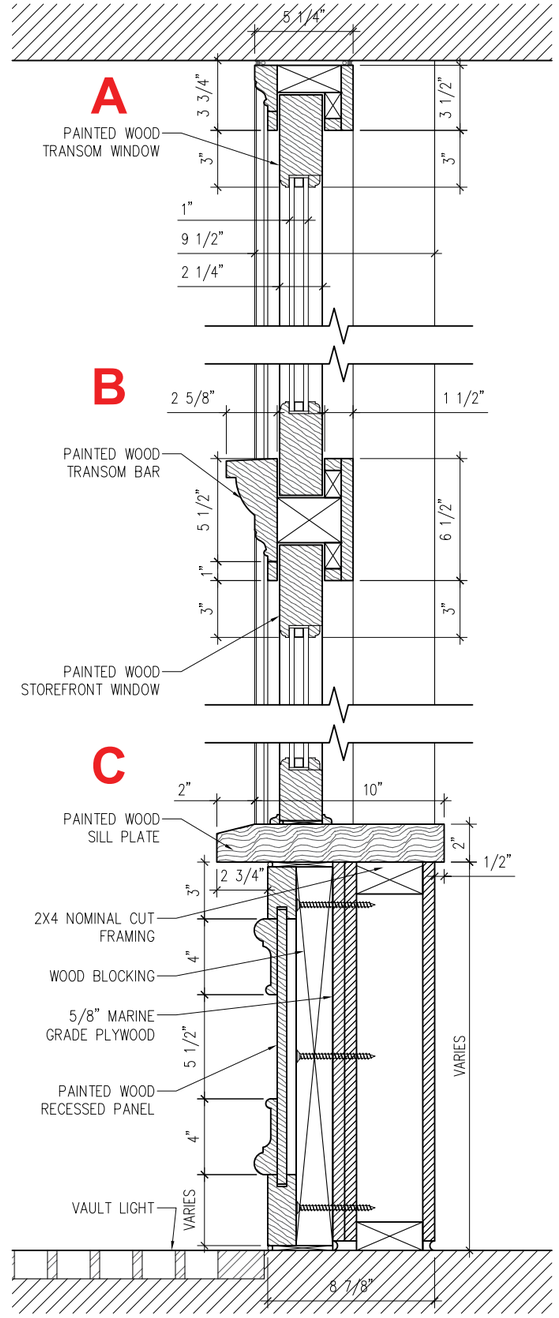
Proposed Entry Door Details



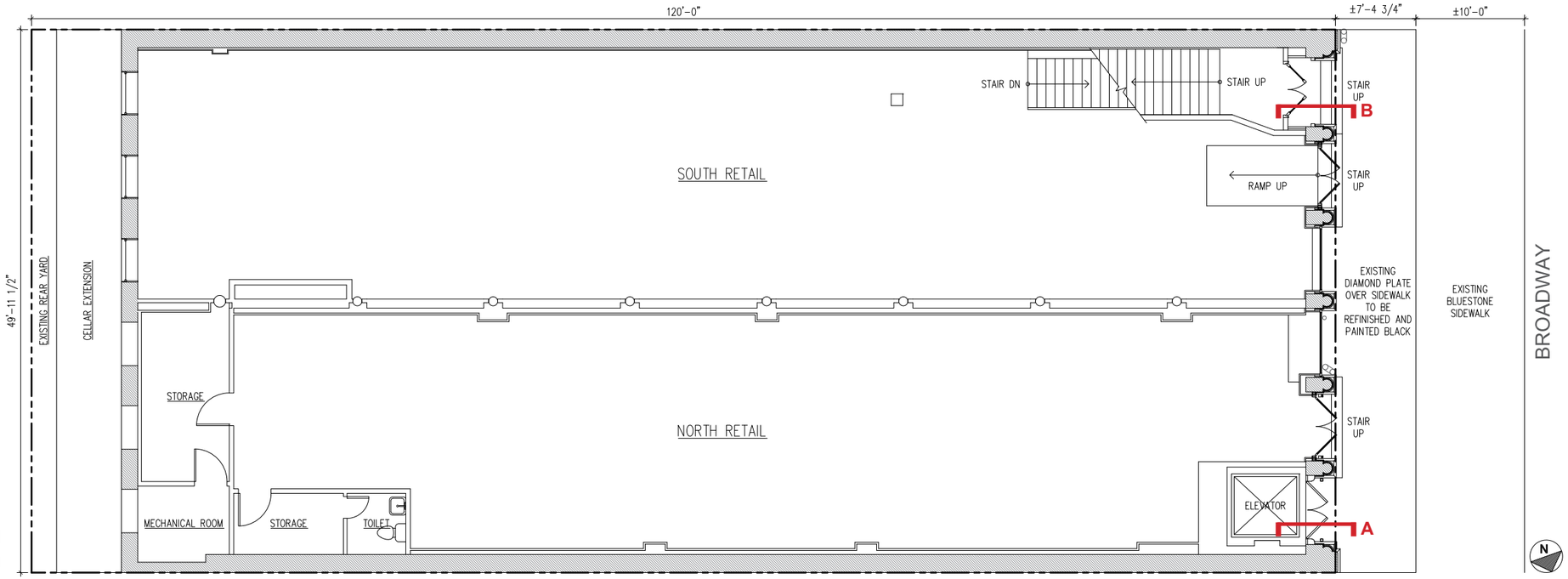
Proposed Entry Door Details



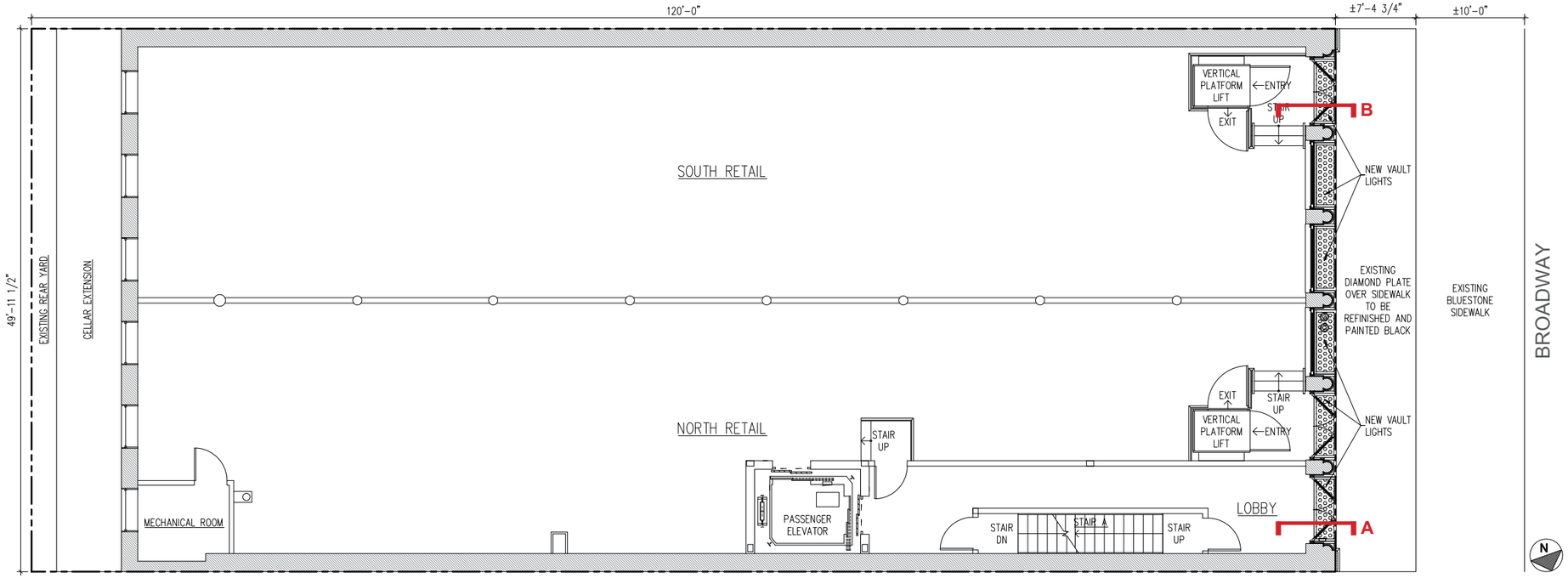
Proposed Storefront Details



Proposed Storefront Details



Existing
First Floor Plan



Proposed
First Floor Plan

Existing and Proposed First Floor Plans

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