

The current proposal is:

Preservation Department – Item 4, LPC-19-33772

**915 Broadway,
Borough of Manhattan**

How to Testify

Via Zoom: <https://us02web.zoom.us/j/85939906540?pwd=TDFldDFjdy9SRER1cGE5dWMxcnBIZz09>

Meeting ID: 859 3990 6540

Password: 866423

By Phone: 1 646-558-8656

US (New York) 877-853-5257 (Toll free)

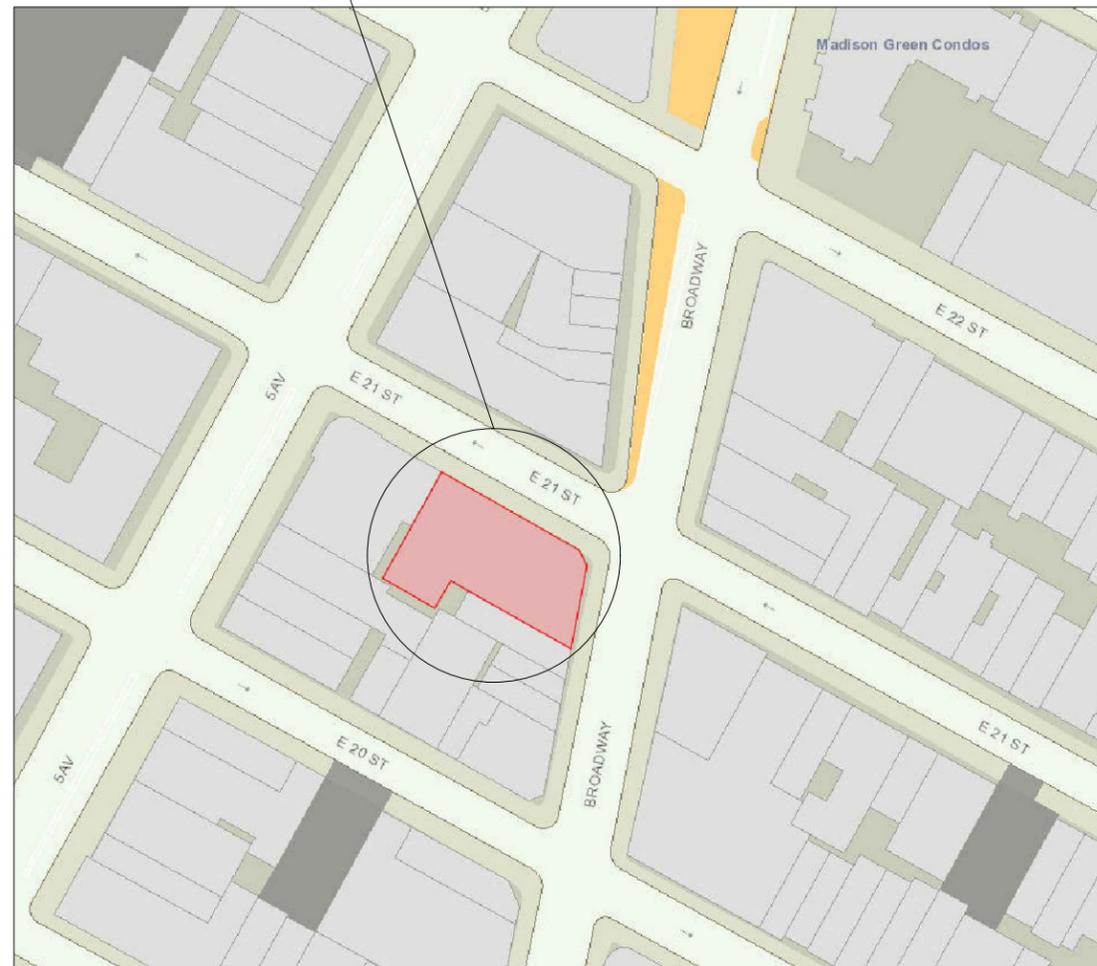
US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

915 Broadway New York, N.Y. 10010

-Window Replacement Master Plan

AREA OF WORK
FACADES
915 BROADWAY
NEW YORK, NY 10010



1 Plot Plan

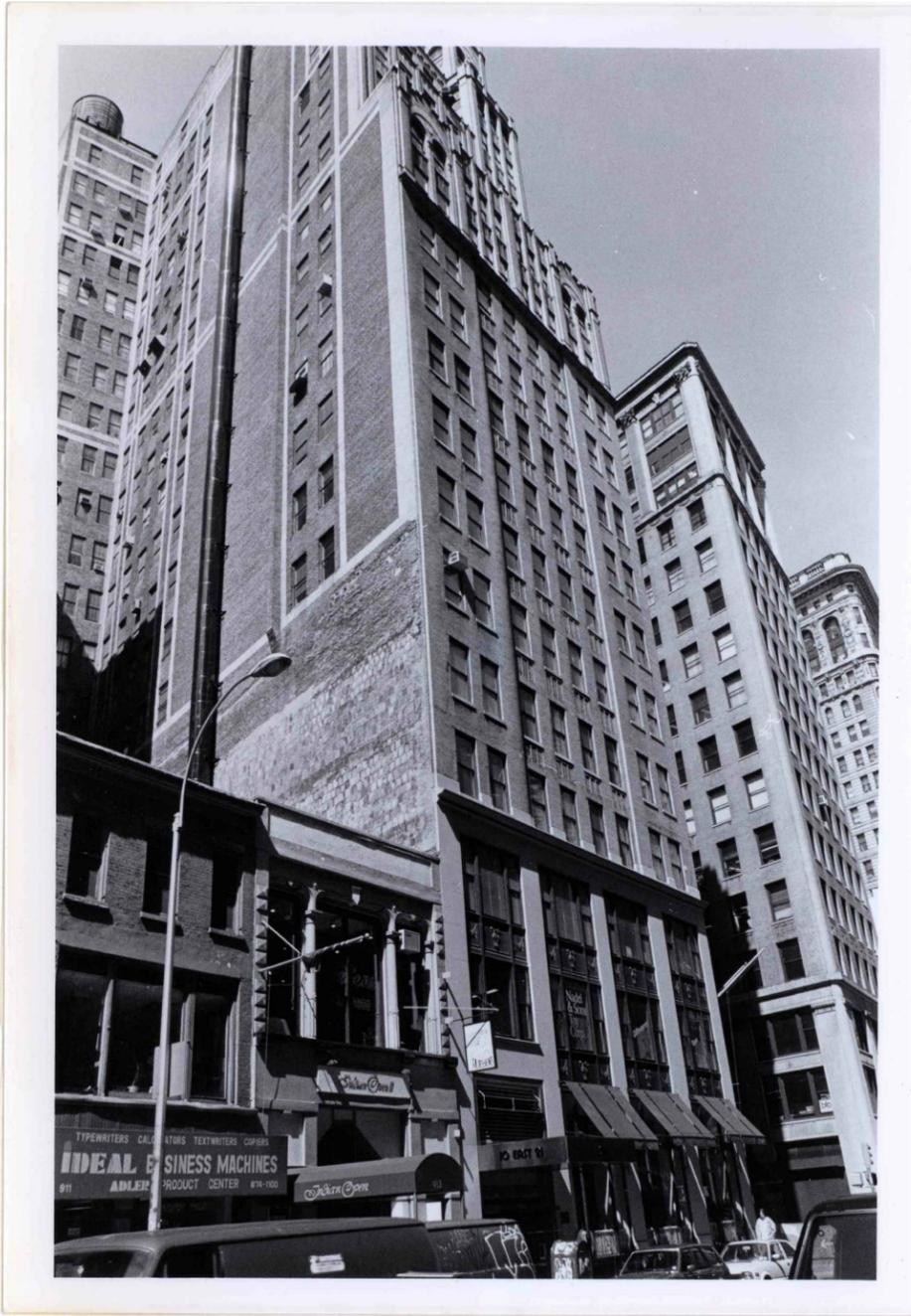
N.T.S.
MANHATTAN
BLOCK: 849
LOT: 70
ZONING MAP: 8D
ZONING DISTRICT: M1-5M, C6-4M
CLASS: 1B - NON COMBUSTIBLE CONSTRUCTION
OCCUPANCY : GROUP E
LPC DOCKET: 19-33772





① 1940's Tax Photograph

② Existing Condition Photograph



Broadway Building
915-19 BROADWAY



BROADWAY BUILDING
915-919 Broadway [849/70]
betw'n E. 20th & E. 21st Sts. (W. S.)
STYLE: Modern eclectic
ARCHITECT: Joseph Martine
CONSTRUCTED: 1925-26



① LPC Designation Photo

② LPC Designation Photo

③ 1940's Tax Photograph - Close-Up View



1 Photo from East 21st Street
Existing Conditions



2 Photo from Broadway & East 21st Street
Existing Conditions



3 Photo from East 21st Street
Existing Conditions



4 Photo from Broadway & East 21st Street
Existing Conditions



1 Photos from Broadway
Existing Conditions

02.19.20

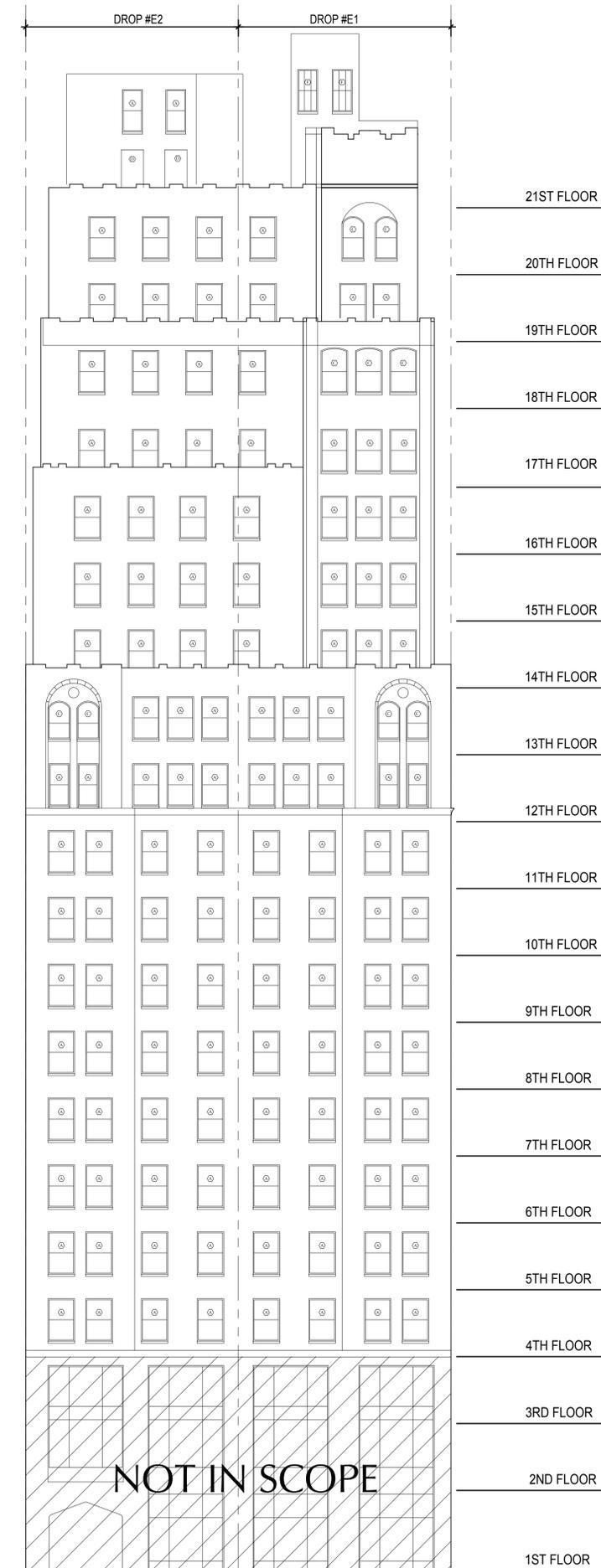


1 Photos from East 21st Street
Existing Conditions

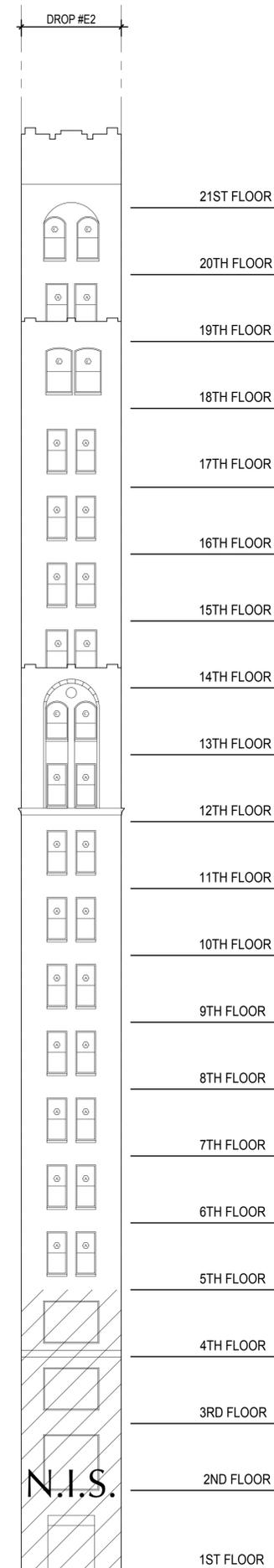
02.19.20



1 Exist. Historical Steel 'Campbell' Windows Still in Place
At 915 Broadway - Can be Used for Color Analysis



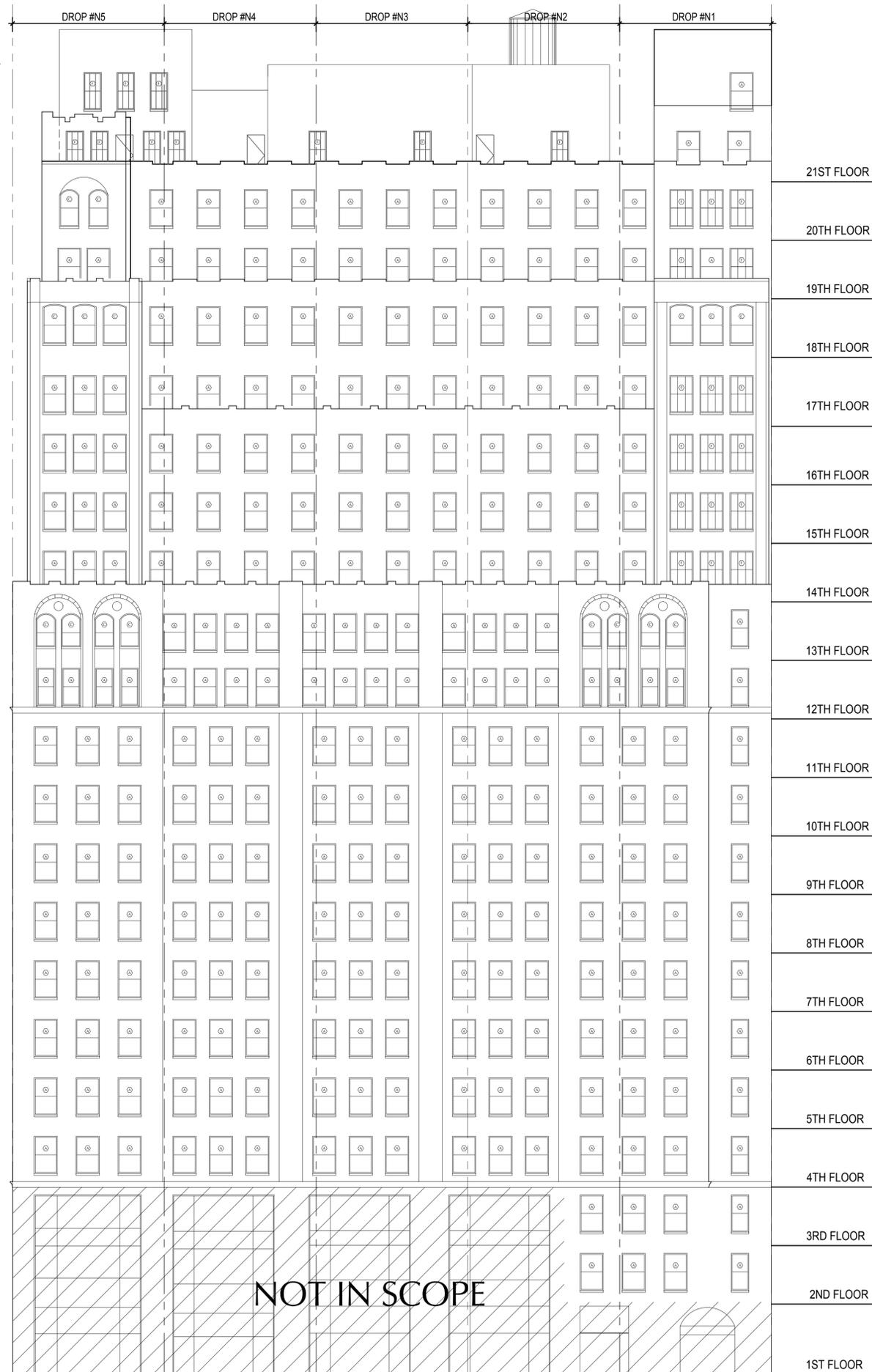
1 Existing Elevation A - East Facade (Broadway)
Scale: 3/32" = 1'-0"



2 Exist. Elev. B - Northeast Facade (Broadway & East 21st Street)
Scale: 3/32" = 1'-0"

NOTE:

**ALL WINDOWS OF
TYPES 'A', 'C', 'D',
AND 'F' TO BE
REPLACED W/IN
EXIST. OPENINGS**



3 Exist. Elev. C - North Facade (East 21st Street)
Scale: 3/32" = 1'-0"

ARCHITECT OF RECORD

**MICHAEL ZENREICH
ARCHITECT, PC**
149 West 36th Street, 7th Floor
New York, N.Y. 10018
Tel. (212) 242-7440

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Date	Revision
05.02.2019	LANDMARKS REVIEW
09.03.2019	LANDMARKS REVIEW
02.20.2020	LANDMARKS REVIEW
02.27.2020	C.B. REVIEW

Date Revision
Drawn By: JU
Checked By: MZ

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS ARE TO BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Seal:

Location :

Title:

Existing Building Elevations

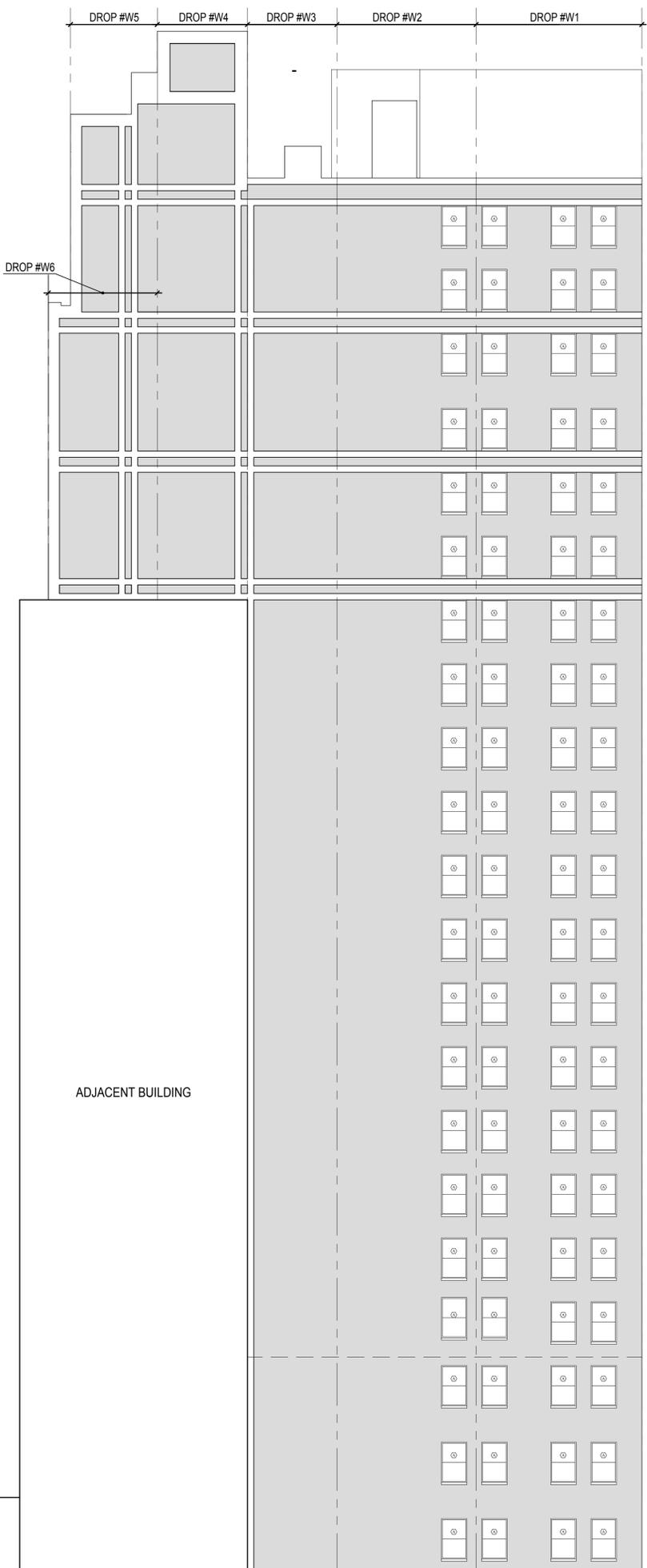
Date: 02.27.2020

Scale: As Noted

Project #: 2018-226

Drawing No.:

A- 001.00



21ST FLOOR

20TH FLOOR

19TH FLOOR

18TH FLOOR

17TH FLOOR

16TH FLOOR

15TH FLOOR

14TH FLOOR

13TH FLOOR

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

4TH FLOOR

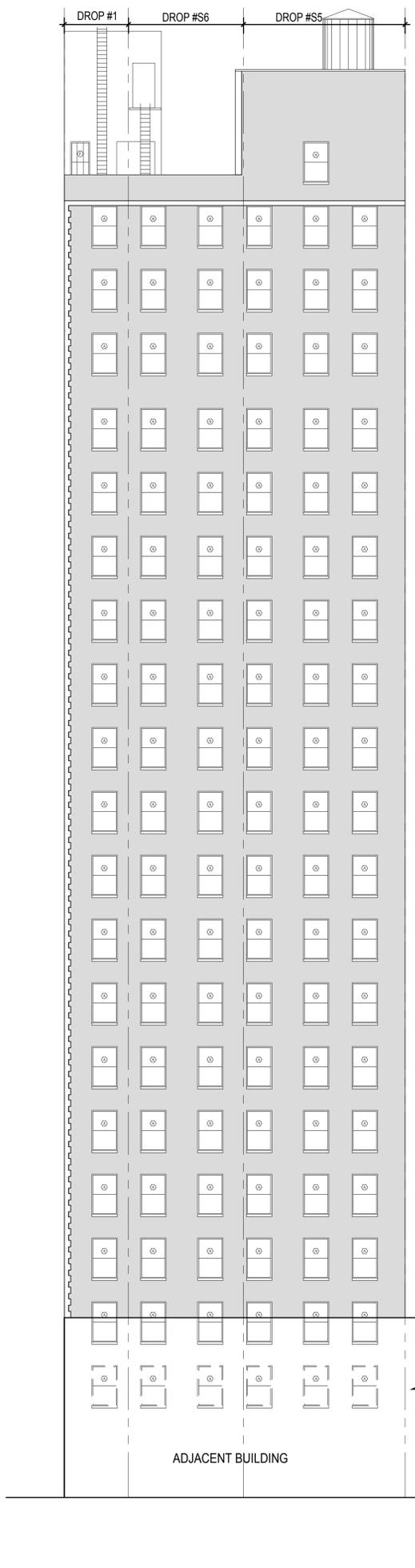
3RD FLOOR

2ND FLOOR

1ST FLOOR

BASEMENT

1 Exist. Elevation D - West Facade (Rear)
Scale: 3/32" = 1'-0"



21ST FLOOR

20TH FLOOR

19TH FLOOR

18TH FLOOR

17TH FLOOR

16TH FLOOR

15TH FLOOR

14TH FLOOR

13TH FLOOR

12TH FLOOR

11TH FLOOR

10TH FLOOR

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7TH FLOOR

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5TH FLOOR

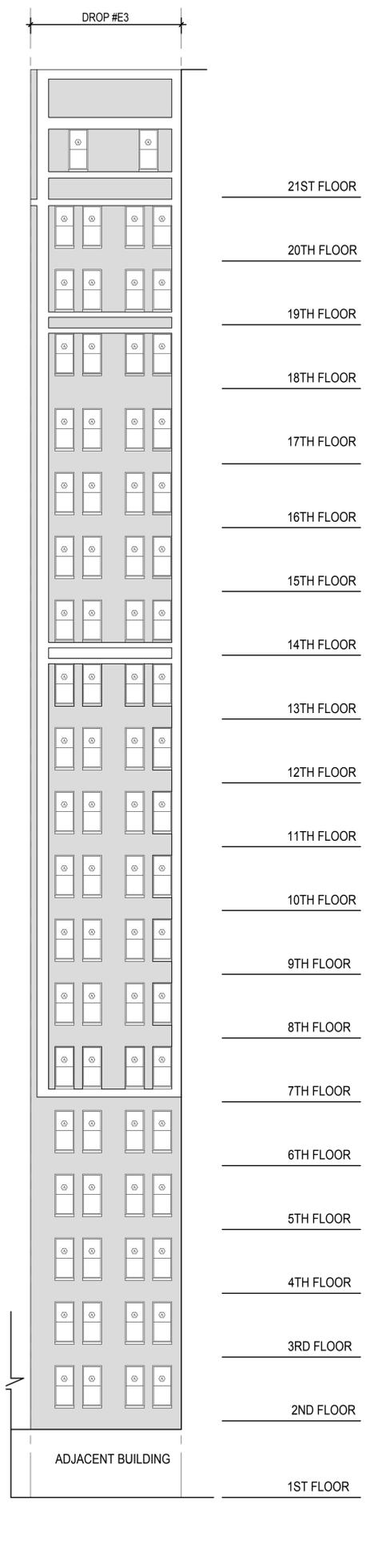
4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

2 Exist. Elevation E - South Facade (Courtyard)
Scale: 3/32" = 1'-0"



21ST FLOOR

20TH FLOOR

19TH FLOOR

18TH FLOOR

17TH FLOOR

16TH FLOOR

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13TH FLOOR

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

3 Exist. Elevation F - East Facade (Courtyard)
Scale: 3/32" = 1'-0"

NOTE:

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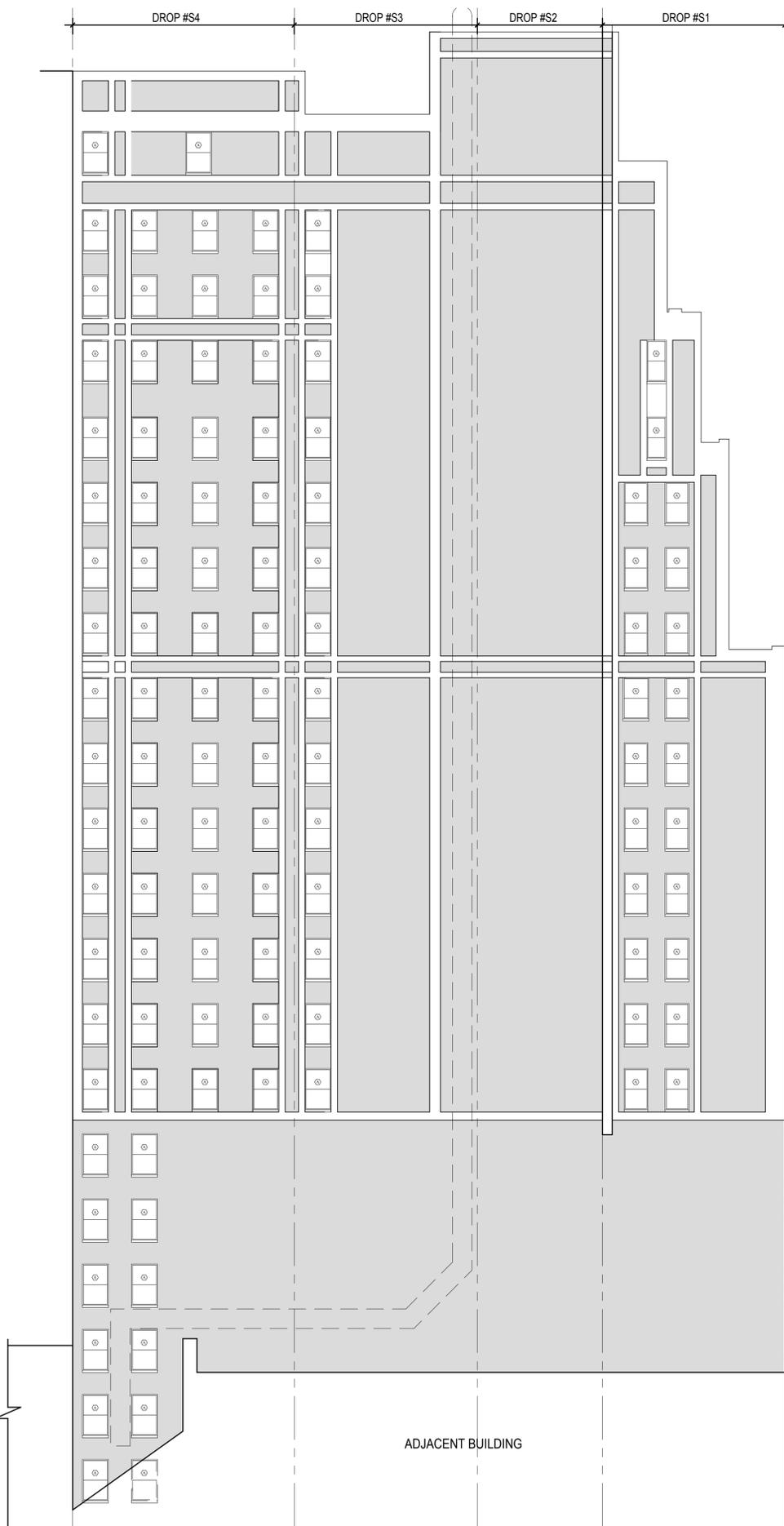
Seal:

Location :

Title:
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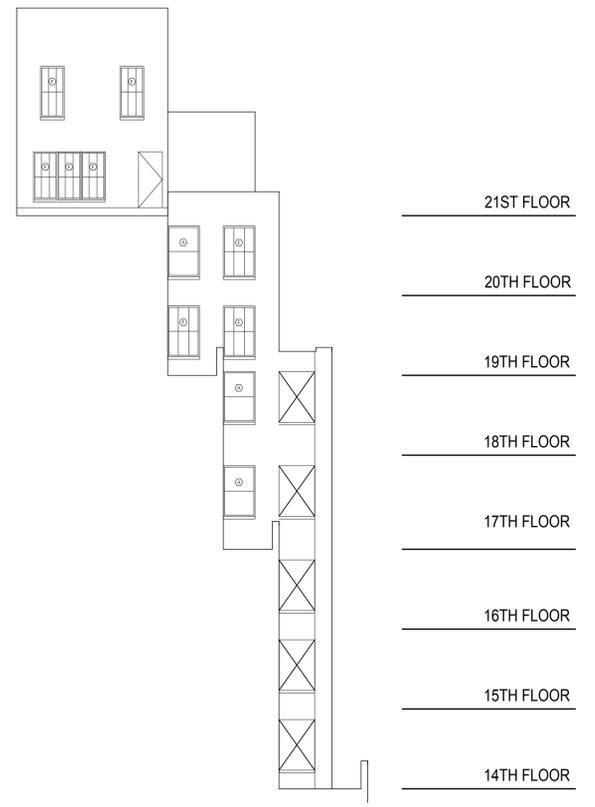
Date: 02.27.2020
 Scale: As Noted
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 Drawing No.:

A- 002.00

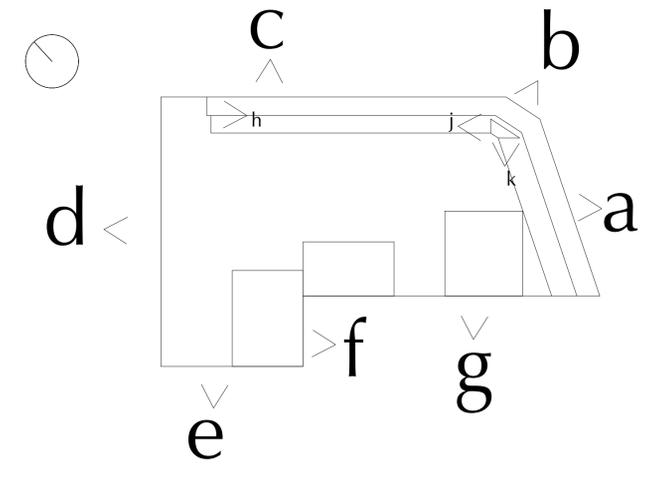


1 Exist. Elevation G - South Facade (Side)
Scale: 3/32" = 1'-0"

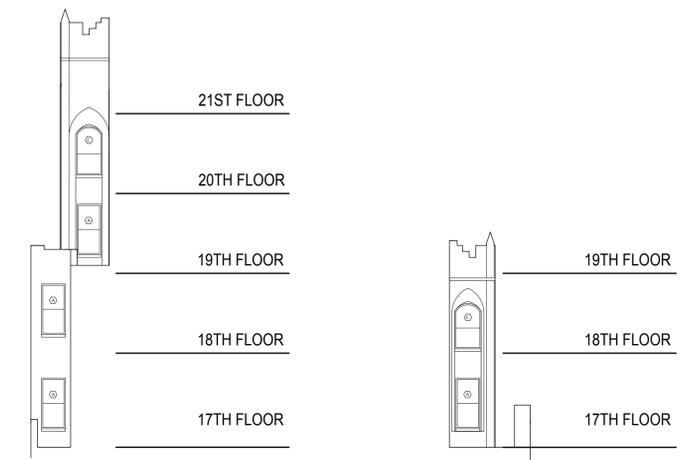
- 21ST FLOOR
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- 19TH FLOOR
- 18TH FLOOR
- 17TH FLOOR
- 16TH FLOOR
- 15TH FLOOR
- 14TH FLOOR
- 13TH FLOOR
- 12TH FLOOR
- 11TH FLOOR
- 10TH FLOOR
- 9TH FLOOR
- 8TH FLOOR
- 7TH FLOOR
- 6TH FLOOR
- 5TH FLOOR
- 4TH FLOOR
- 3RD FLOOR
- 2ND FLOOR
- 1ST FLOOR



2 Exist. Elevation H - East Facade (Setback)
Scale: 3/32" = 1'-0"



5 Key Plan
Scale: N.T.S.



3 Exist. Elevation J - West Facade (Setback)
Scale: 3/32" = 1'-0"

4 Exist. Elev. K - South Facade (Setback)
Scale: 3/32" = 1'-0"

NOTE:

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Seal:

Location :

Title:

Existing Building Elevations
Key Plan

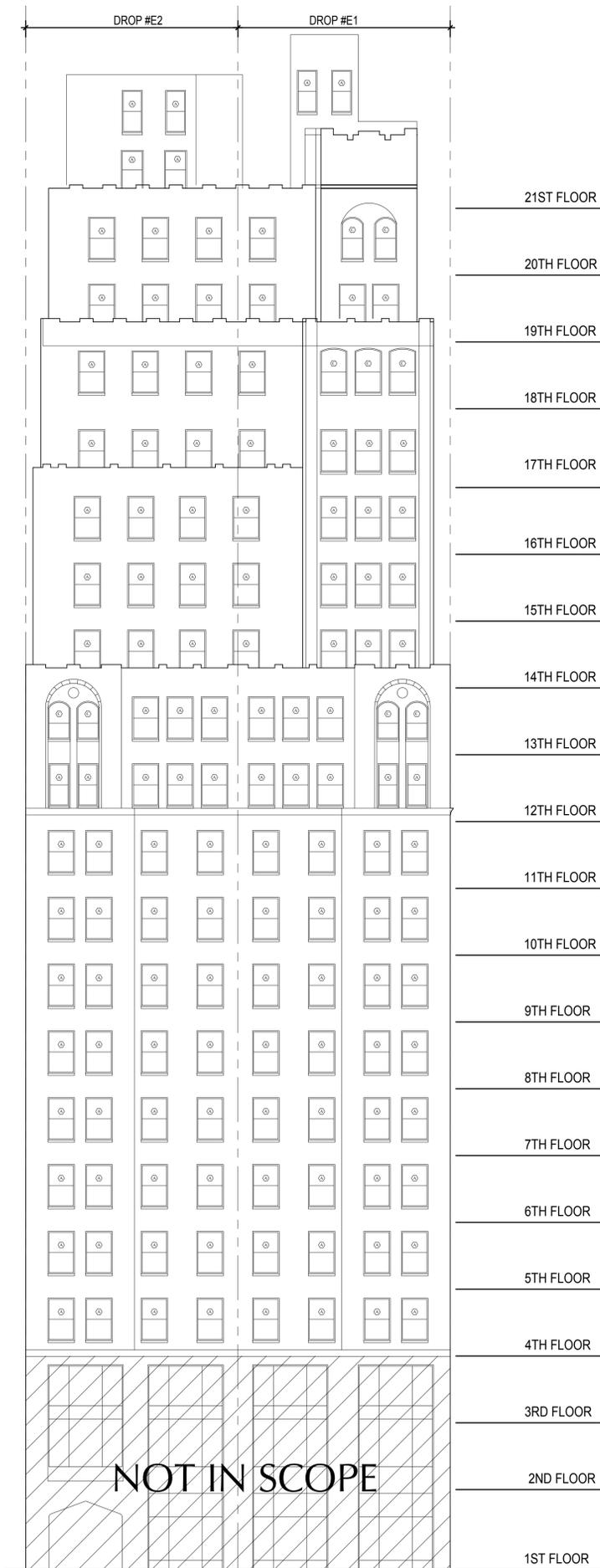
Date: 02.27.2020

Scale: As Noted

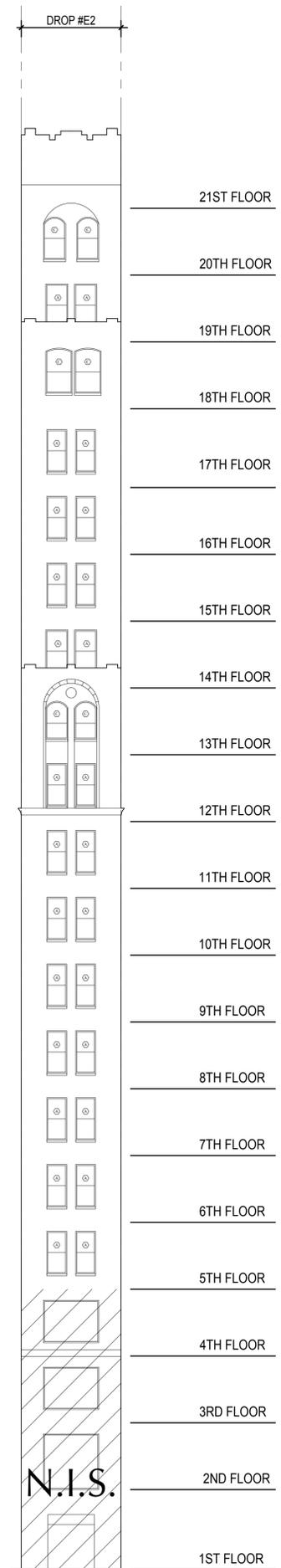
Project #: 2018-226

Drawing No.:

A- 003.00

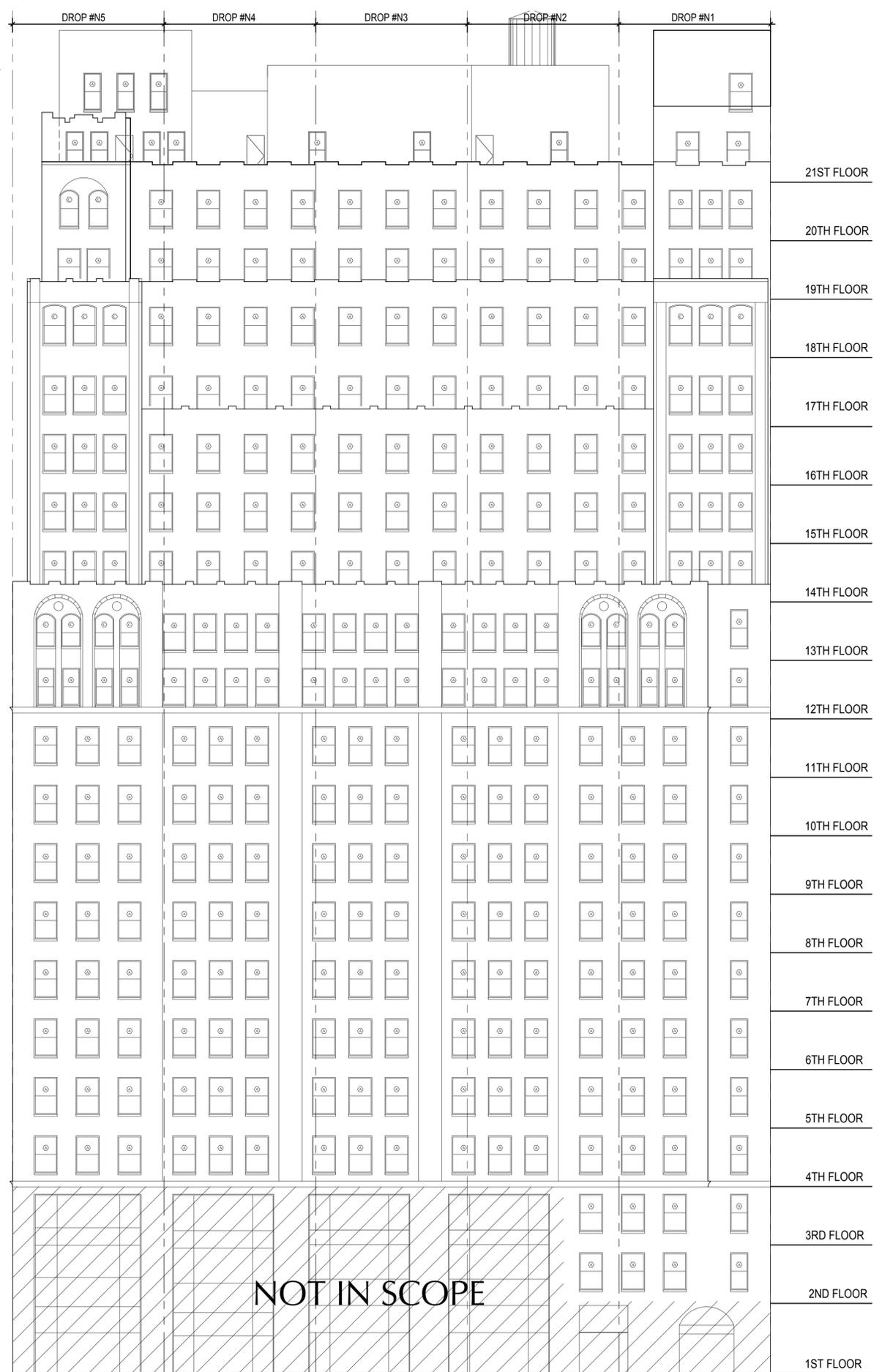


1 Proposed Elevation A - East Facade (Broadway)
Scale: 3/32" = 1'-0"



2 Proposed Elev. B - Northeast Facade (Broadway & East 21st Street)
Scale: 3/32" = 1'-0"

NOTE:
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3 Proposed Elevation C - North Facade (East 21st Street)
Scale: 3/32" = 1'-0"

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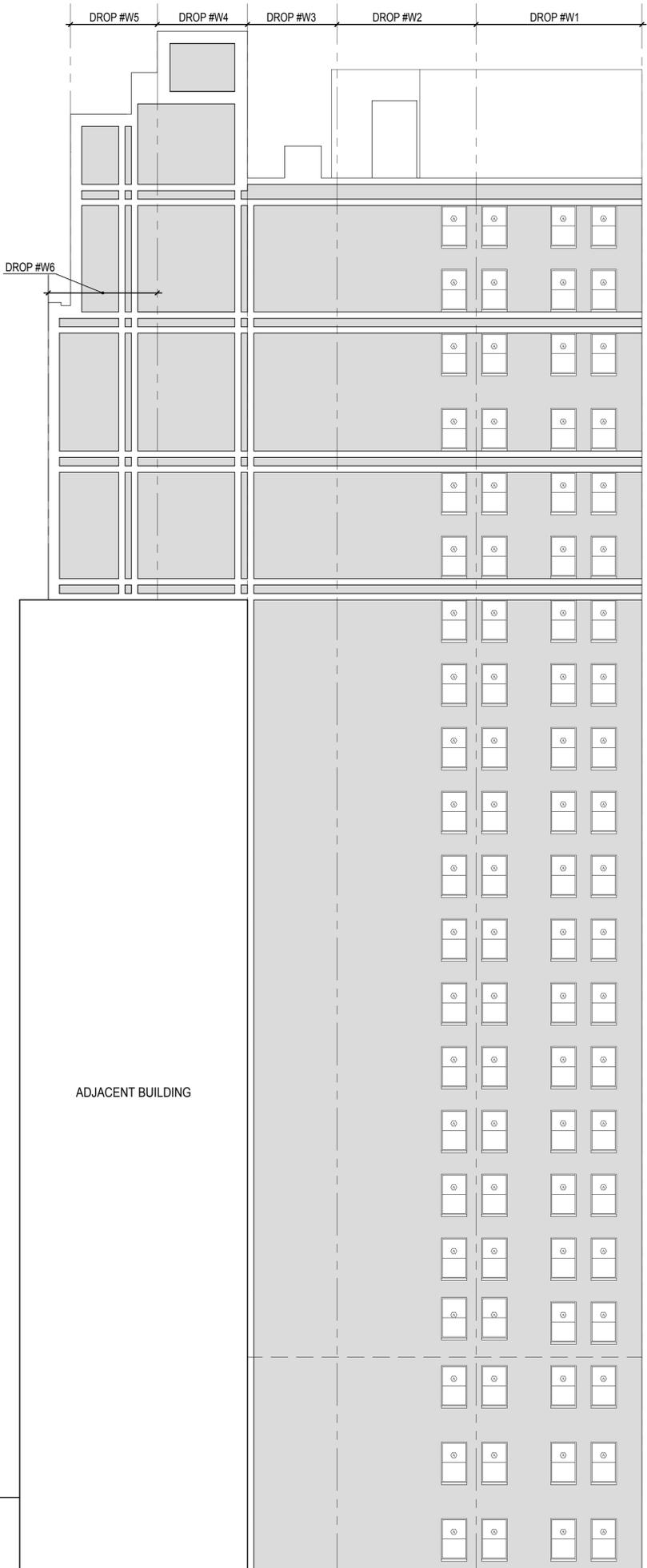
Seal:

Location :

Title:
Proposed Building Elevations

Date: 02.27.2020
Scale: As Noted
Project #: 2018-226
Drawing No.:

A- 101.00



21ST FLOOR

20TH FLOOR

19TH FLOOR

18TH FLOOR

17TH FLOOR

16TH FLOOR

15TH FLOOR

14TH FLOOR

13TH FLOOR

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

4TH FLOOR

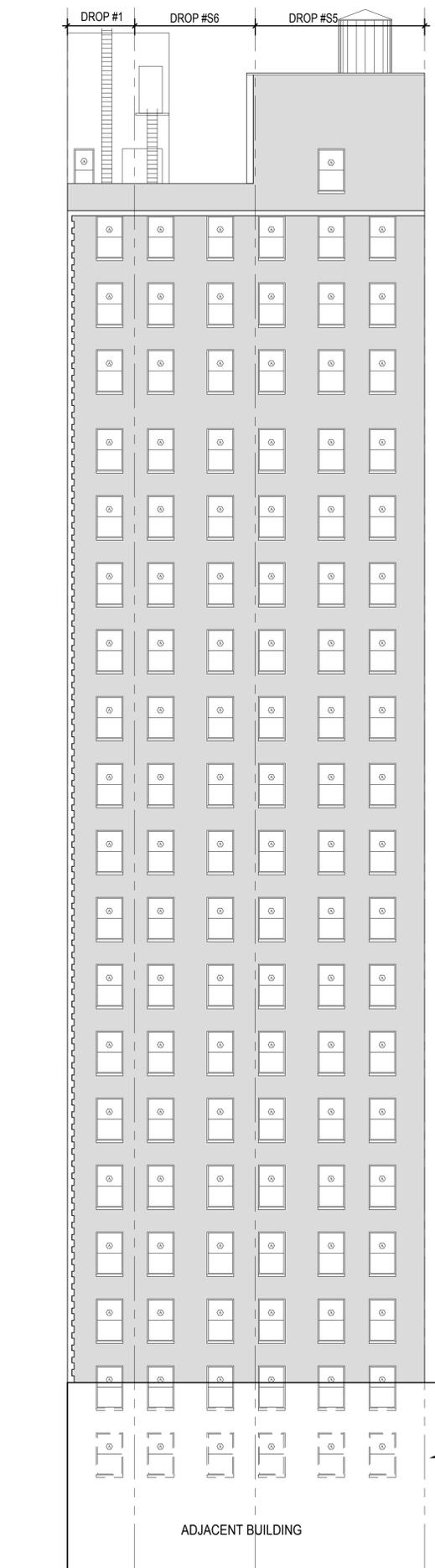
3RD FLOOR

2ND FLOOR

1ST FLOOR

BASEMENT

1 Proposed Elevation D - West Facade (Rear)
Scale: 3/32" = 1'-0"



21ST FLOOR

20TH FLOOR

19TH FLOOR

18TH FLOOR

17TH FLOOR

16TH FLOOR

15TH FLOOR

14TH FLOOR

13TH FLOOR

12TH FLOOR

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10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

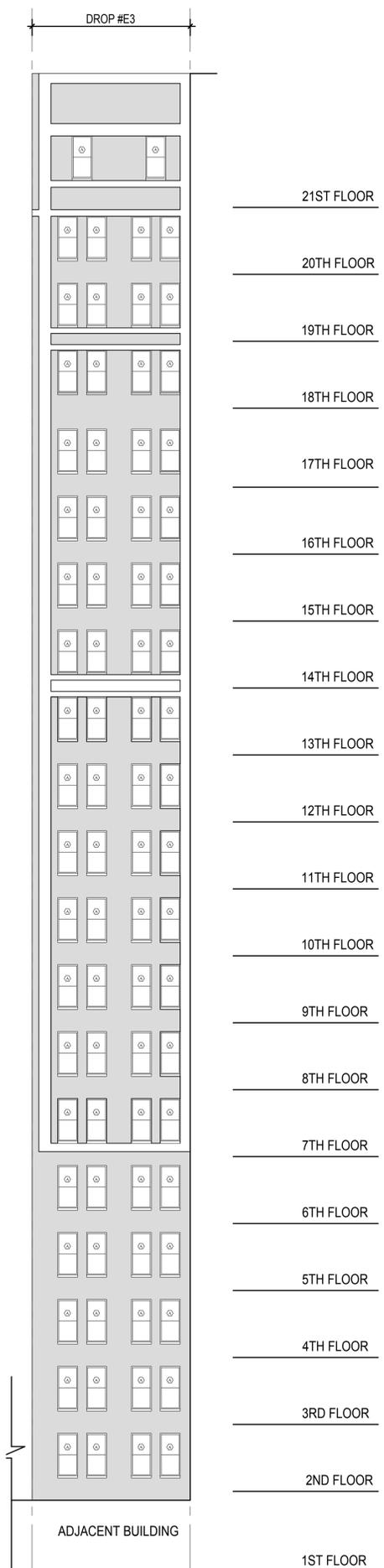
4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

2 Proposed Elevation E - South Facade (Courtyard)
Scale: 3/32" = 1'-0"



21ST FLOOR

20TH FLOOR

19TH FLOOR

18TH FLOOR

17TH FLOOR

16TH FLOOR

15TH FLOOR

14TH FLOOR

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8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

3 Proposed Elevation F - East Facade (Courtyard)
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NOTE:
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Seal:

Location :

Title:
Proposed Building Elevations

Date: 02.27.2020
Scale: As Noted
Project #: 2018-226
Drawing No.:
A- 102.00

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Seal:

Location :

Title:

Proposed Building Elevations
Key Plan

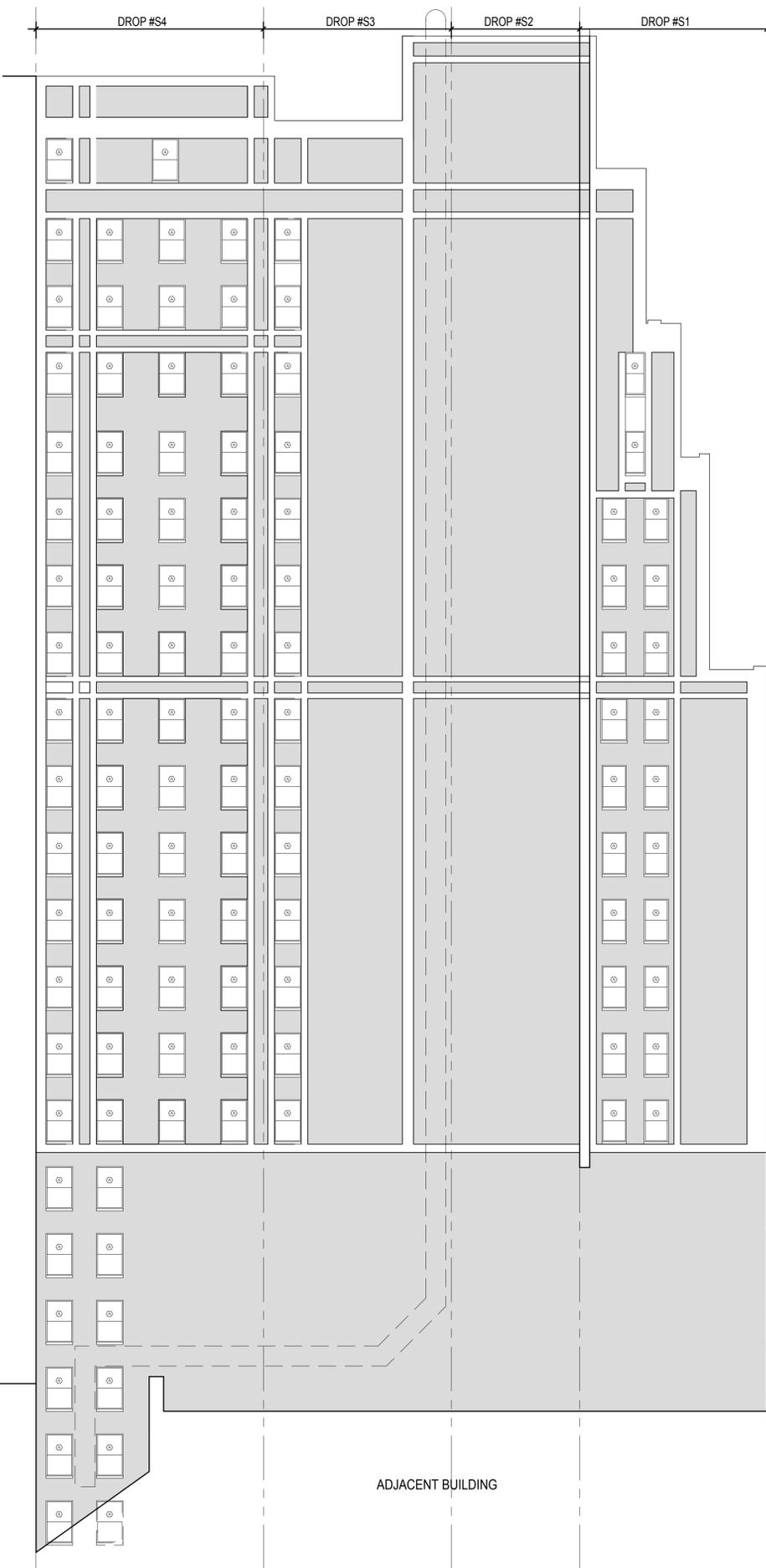
Date: 02.27.2020

Scale: As Noted

Project #: 2018-226

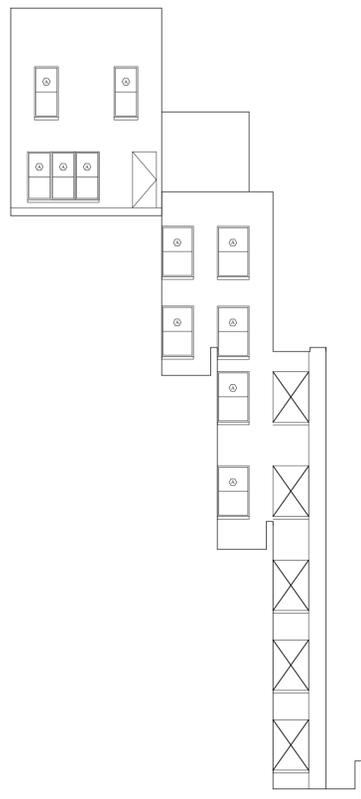
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A- 103.00



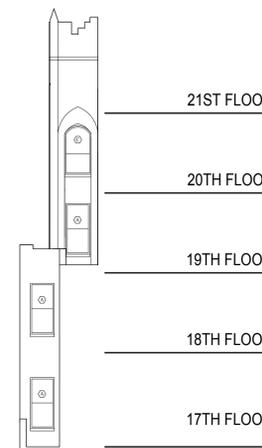
1 Proposed Elevation G - South Facade (Side)
Scale: 3/32" = 1'-0"

- 21ST FLOOR
- 20TH FLOOR
- 19TH FLOOR
- 18TH FLOOR
- 17TH FLOOR
- 16TH FLOOR
- 15TH FLOOR
- 14TH FLOOR
- 13TH FLOOR
- 12TH FLOOR
- 11TH FLOOR
- 10TH FLOOR
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- 7TH FLOOR
- 6TH FLOOR
- 5TH FLOOR
- 4TH FLOOR
- 3RD FLOOR
- 2ND FLOOR
- 1ST FLOOR

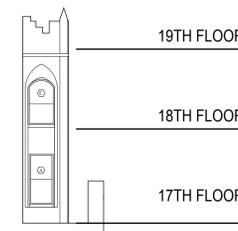


2 Proposed Elevation H - East Facade (Setback)
Scale: 3/32" = 1'-0"

- 21ST FLOOR
- 20TH FLOOR
- 19TH FLOOR
- 18TH FLOOR
- 17TH FLOOR
- 16TH FLOOR
- 15TH FLOOR
- 14TH FLOOR



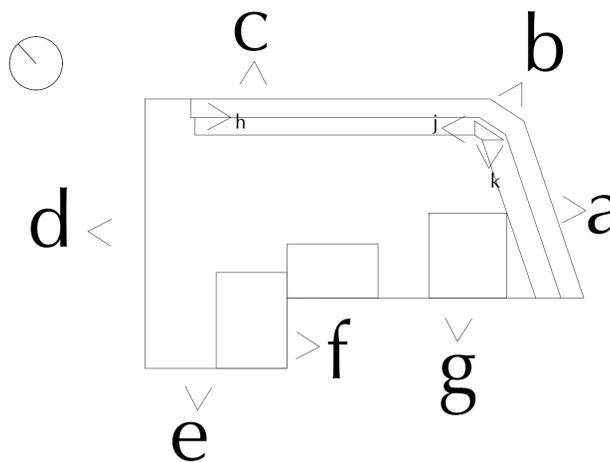
3 Proposed Elev. J - West Facade (Setback)
Scale: 3/32" = 1'-0"



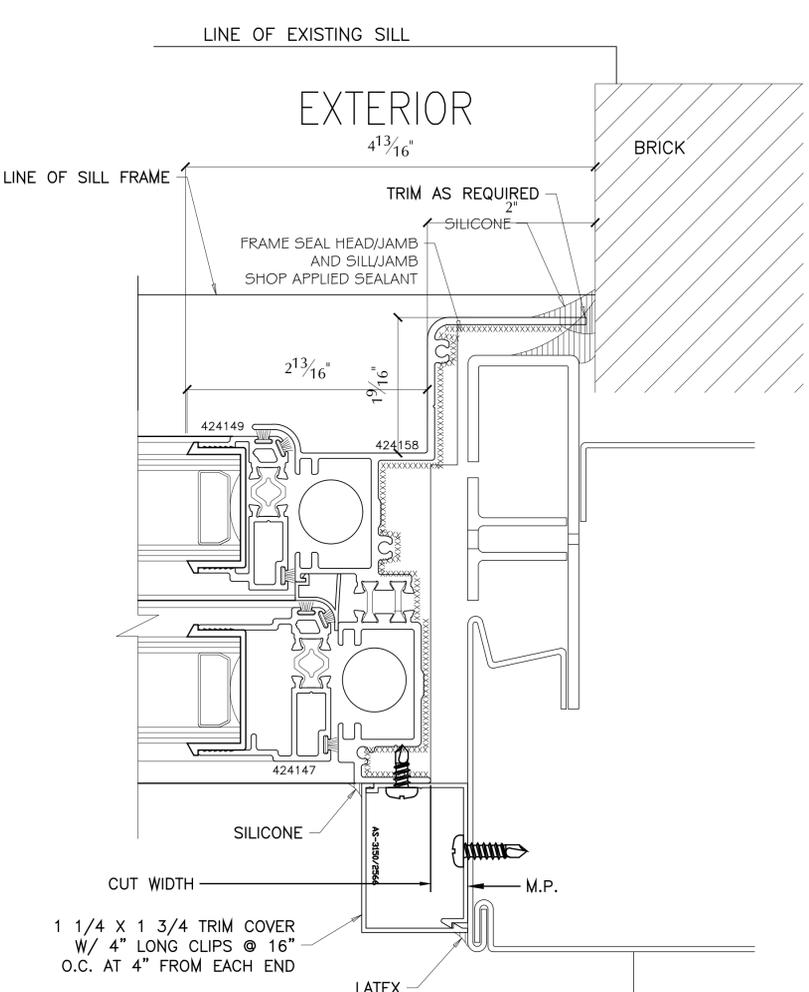
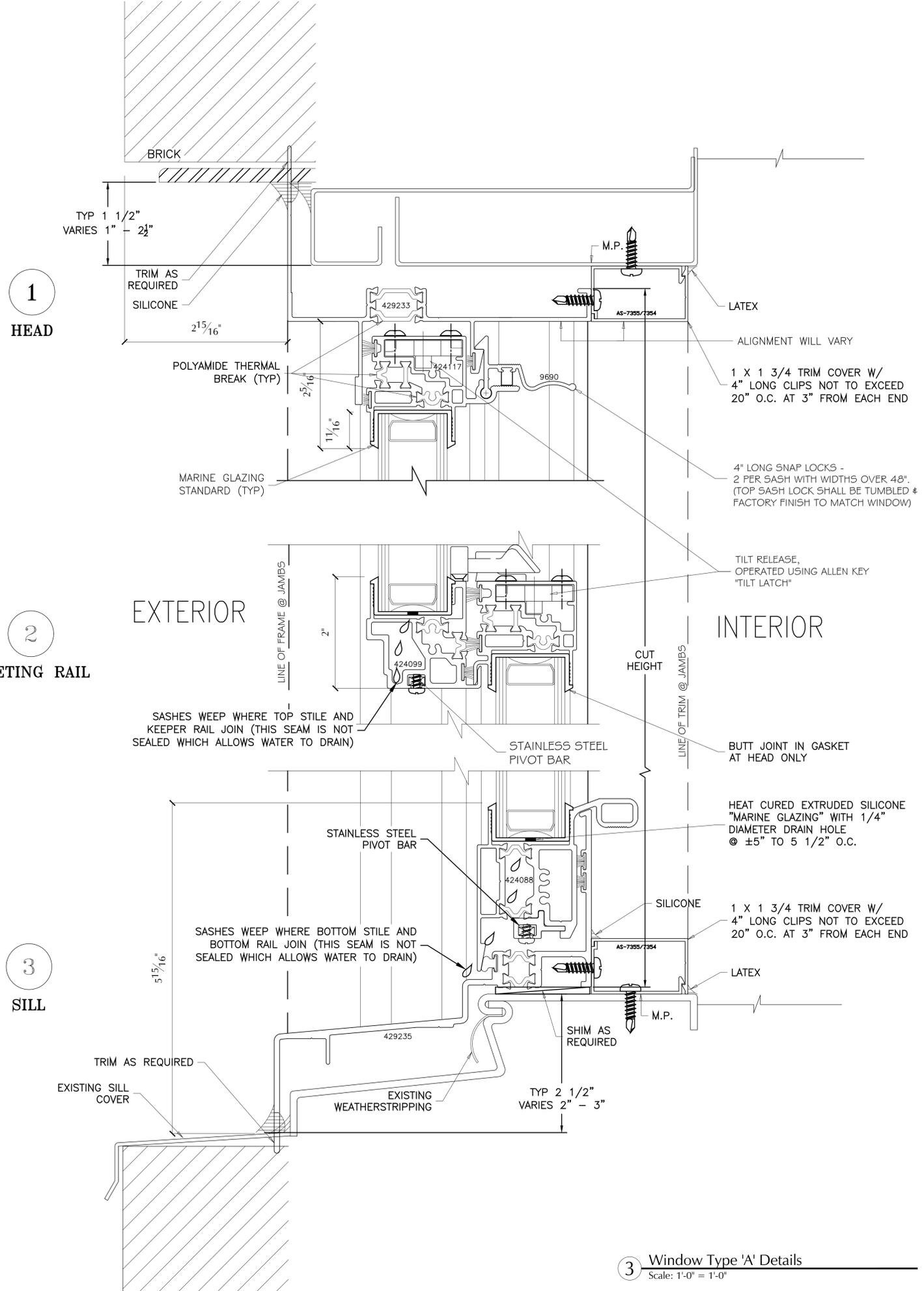
4 Proposed Elev. K - South Facade (Setback)
Scale: 3/32" = 1'-0"

NOTE:

ALL WINDOWS OF TYPES 'A', 'C', 'D', AND 'F' TO BE REPLACED W/IN EXIST. OPENINGS



5 Key Plan
Scale: N.T.S.



NOTE:
ALL NEW WINDOWS TO HAVE BLACK FINISH EXTERIOR (BL) AND WHITE FINISH INTERIOR (W) (TYP.)

SEE A-108

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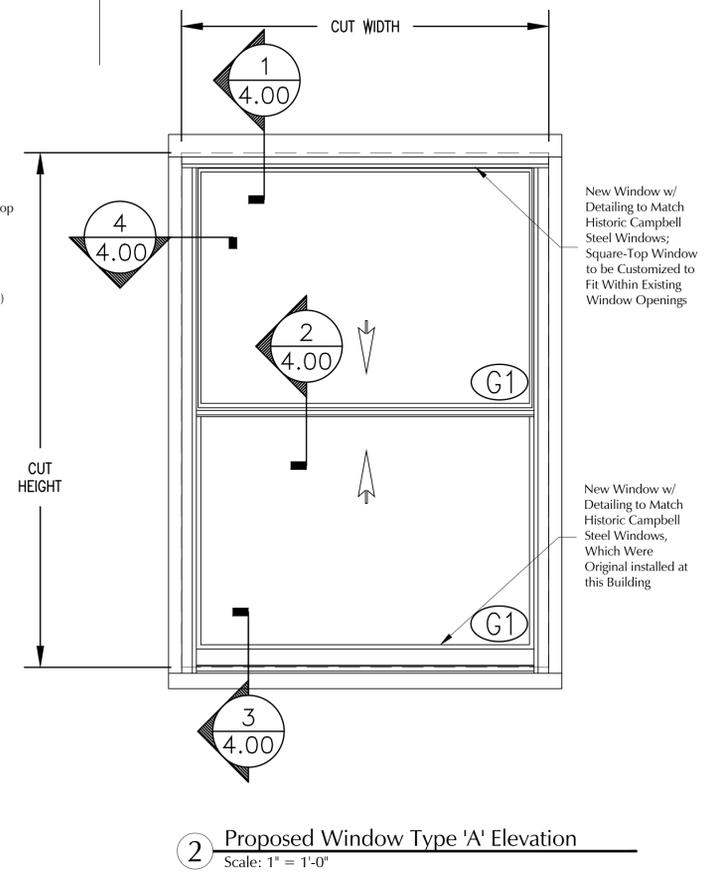
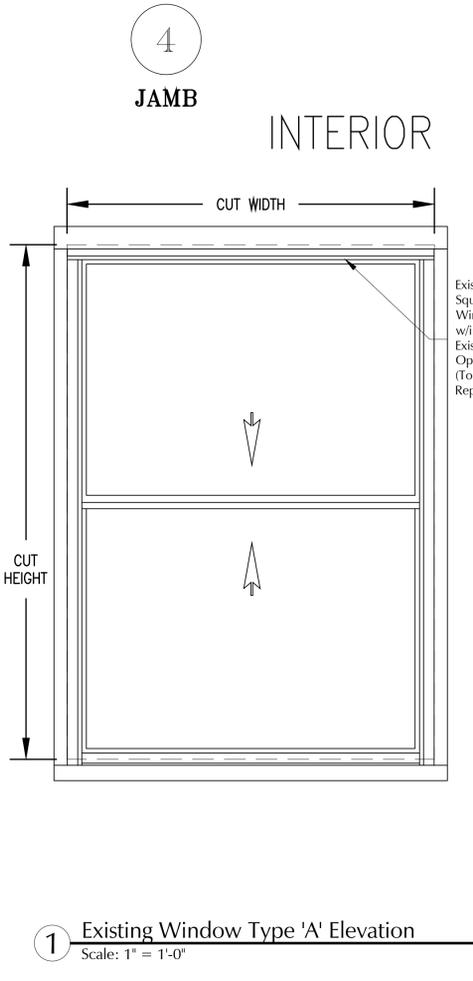
Seal:

Location:

Title:
 Window Types
 Details

Date: 02.27.2020
 Scale: As Noted
 Project #: 2018-226
 Drawing No.:

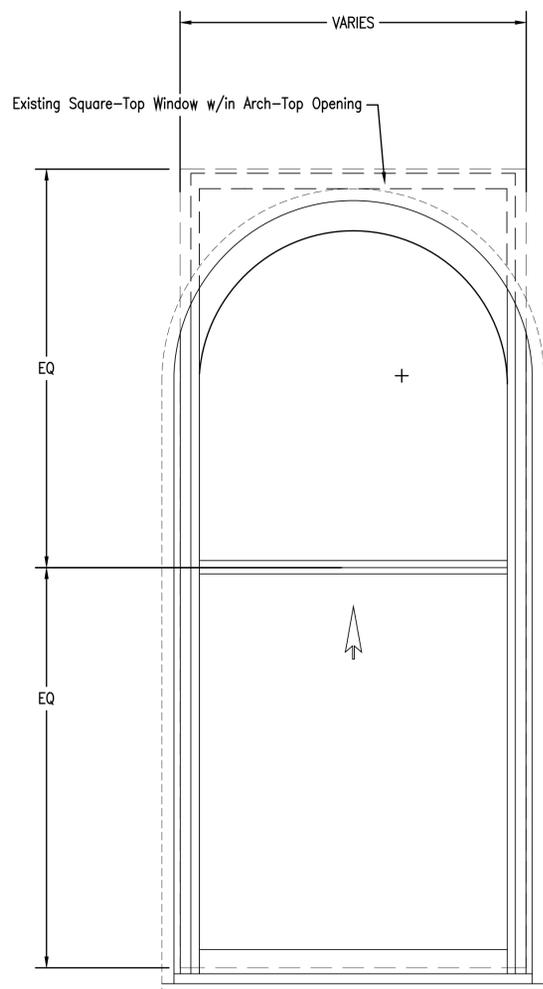
A- 104.00



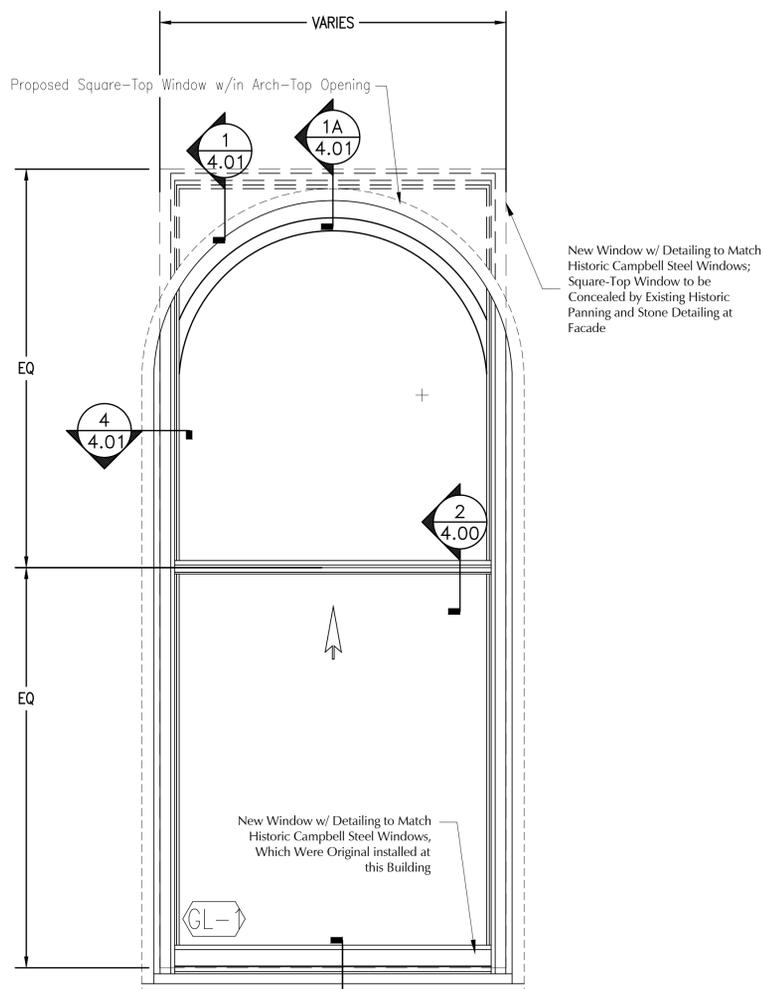
3 Window Type 'A' Details
 Scale: 1" = 1'-0"

1 Existing Window Type 'A' Elevation
 Scale: 1" = 1'-0"

2 Proposed Window Type 'A' Elevation
 Scale: 1" = 1'-0"



1 Existing Window Type 'C' Elevation
 Scale: 1" = 1'-0"



2 Proposed Window Type 'C' Elevation
 Scale: 1" = 1'-0"

NOTE:

**ALL NEW WINDOWS TO
 HAVE BLACK FINISH
 EXTERIOR (BL) AND
 WHITE FINISH INTERIOR
 (W) (TYP.)**

SEE A-108

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09.03.2019	LANDMARKS REVIEW
02.20.2020	LANDMARKS REVIEW
02.27.2020	C.B. REVIEW

Date: 02.27.2020
 Revision: C.B. REVIEW
 Drawn By: JU
 Checked By: MZ

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS ARE TO BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Seal:

Location :

Title:
 Window Types
 Details

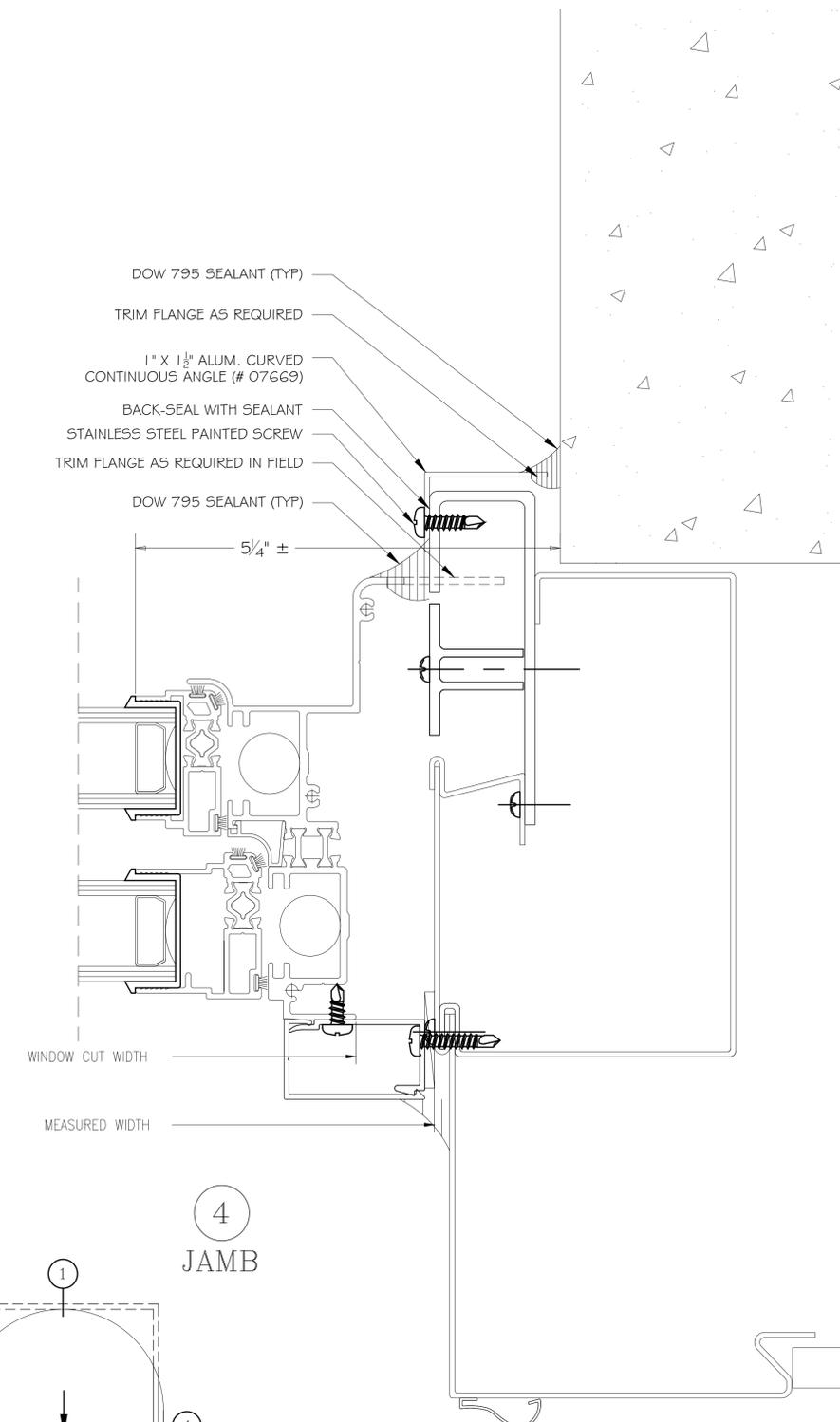
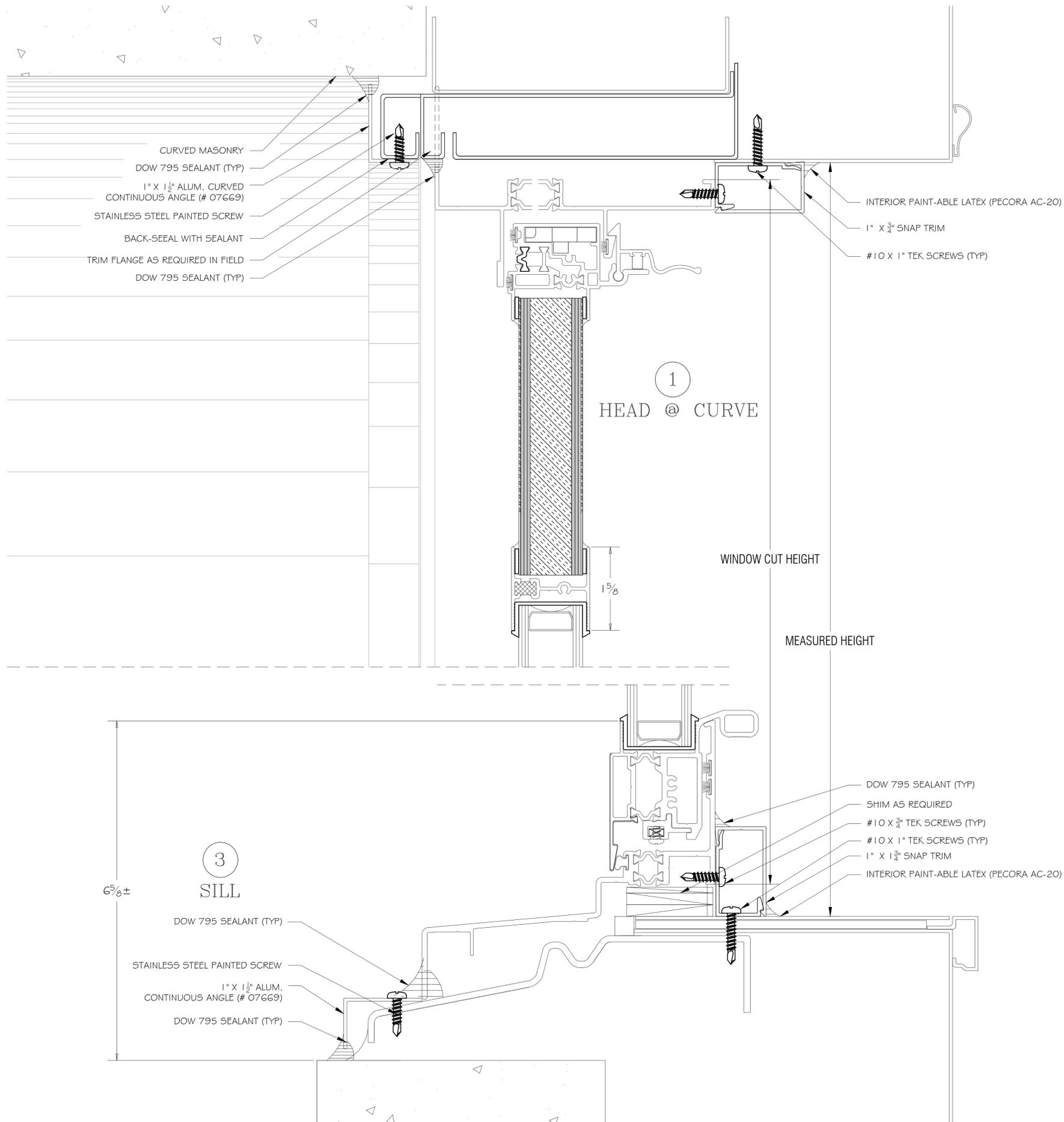
Date: 02.27.2020

Scale: As Noted

Project #: 2018-226

Drawing No.:

A- 105.00



NOTE:
 ALL NEW WINDOWS TO
 HAVE BLACK FINISH
 EXTERIOR (BL) AND
 WHITE FINISH INTERIOR
 (W) (TYP.)

SEE A-108

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Seal:

Location :

Title:
 Window Types
 Details

Date: 02.27.2020
 Scale: As Noted
 Project #: 2018-226
 Drawing No.:

A- 106.00

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02.20.2020 LANDMARKS REVIEW

02.27.2020 C.B. REVIEW

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Seal:

Location :

Title:
Window Types

Details

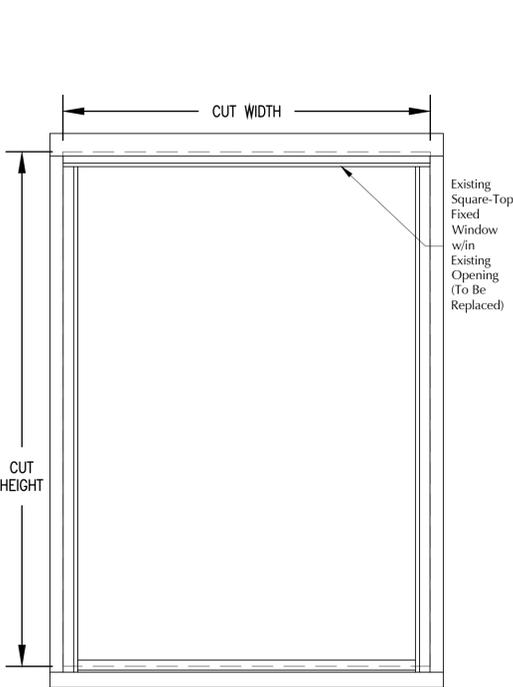
Date: 02.27.2020

Scale: As Noted

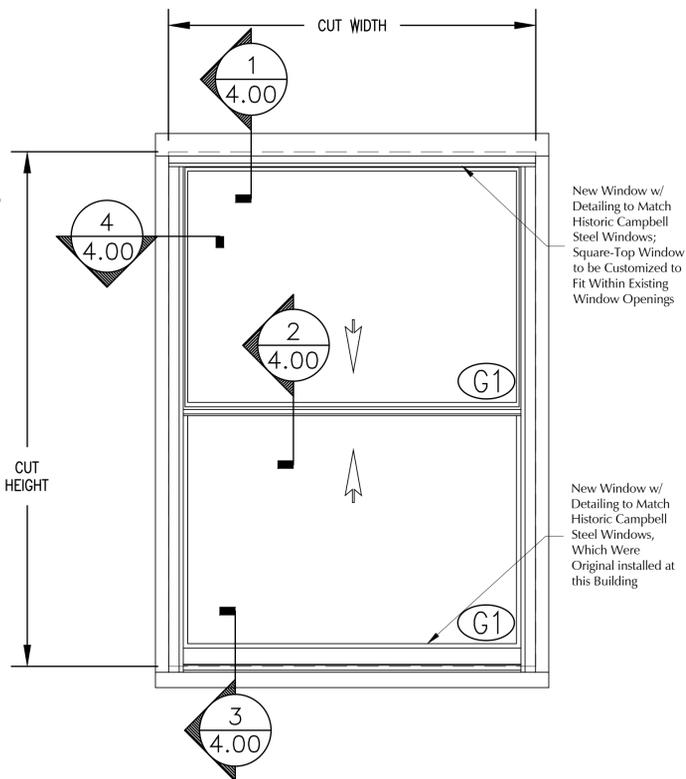
Project #: 2018-226

Drawing No.:

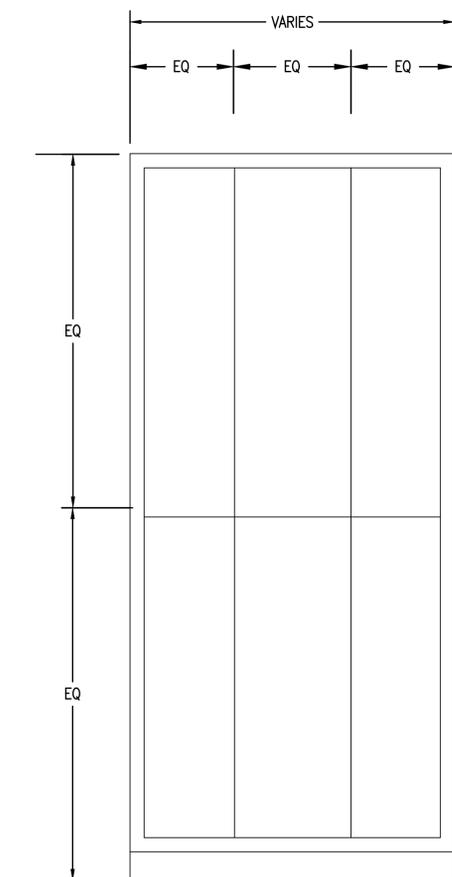
A- 107.00



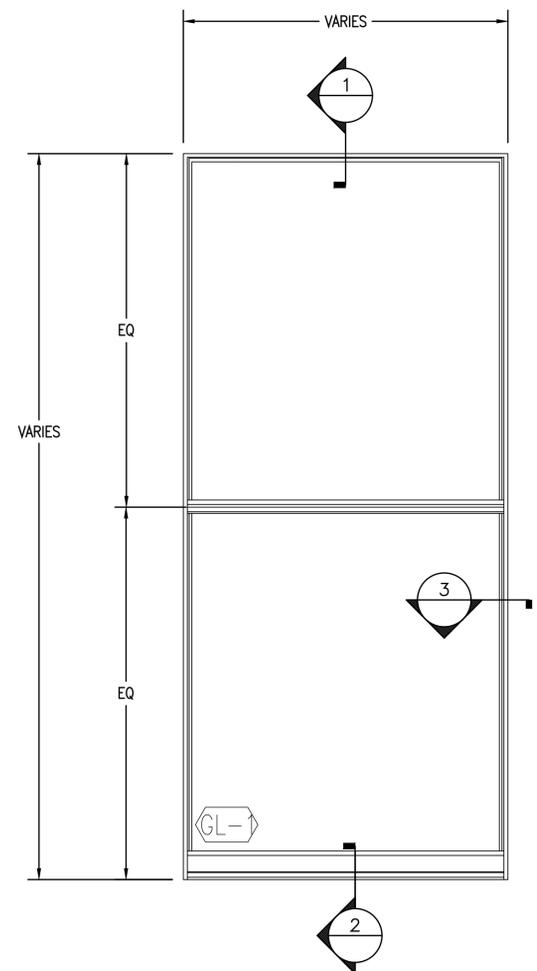
1 Existing Window Type 'D' Elevation
Scale: 1" = 1'-0"



2 Proposed Window Type 'A' Elevation
Scale: 1" = 1'-0"



3 Existing Window Type 'F' Elevation
Scale: 1" = 1'-0"



4 Proposed Window Type 'A' Elevation
Scale: 1" = 1'-0"

NOTE:
SEE A-104 FOR PROPOSED WINDOW TYPE 'A' JAMB, HEADER, AND SASH DETAILS

NOTE:
ALL NEW WINDOWS TO HAVE BLACK FINISH EXTERIOR (BL) AND WHITE FINISH INTERIOR (W) (TYP.)

SEE A-108

WINDOW TYPES								
EXIST. WINDOW TYPE	PROPOSED WINDOW TYPE	DESCRIPTION	EXIST. WINDOW OPERATION	PROPOSED WINDOW OPERATION	LOCATION	MANUFACTURER	MODEL	COMMENTS
A	A	Square Top Double Hung - One Over One	DH	DH	Floors 4-Penthouse	Skyline Windows	DH100iH	Existing Square-Top DH Windows to be Replaced w/ New Square-Top DH Windows
C	C	Square Top Double Hung Within Arched Opening - One Over One	DH	DH	Floors 13, 18, 20	Skyline Windows	DH100H	Existing DH Windows to be Replaced w/ New DH Windows
D	A	Existing Square Top Fixed	FIXED	DH	Floors 2-4, Penthouse	Skyline Windows	DH100iH	Existing Square-Top FIXED Windows to be Replaced w/ New Square-Top DH Windows
F	A	Existing Square Top Double Hung - 3 Over 3	DH	DH	VARIES	Skyline Windows	DH100iH	Existing Square-Top DH Windows to be Replaced w/ New Square-Top DH Windows

ARCHITECT OF RECORD
MICHAEL ZENREICH
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Seal:

Location :

Title:
Window Types

Schedule & Dtls.

Date: 02.27.2020

Scale: As Noted

Project #: 2018-226

Drawing No.:

A- 108.00

NEW WINDOWS INTERIOR FINISH: WHITE
NOTE:

ALL NEW WINDOWS TO HAVE BLACK FINISH EXTERIOR (BL) AND WHITE FINISH INTERIOR (W) (TYP.)



NEW WINDOW EXTERIOR FINISH: BLACK

The current proposal is:

Preservation Department – Item 4, LPC-19-33772

**915 Broadway,
Borough of Manhattan**

How to Testify

Via Zoom: <https://us02web.zoom.us/j/85939906540?pwd=TDFldDFjdy9SRER1cGE5dWMxcnBIZz09>

Meeting ID: 859 3990 6540

Password: 866423

By Phone: 1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.