The current proposal is:

**Preservation Department – Item 2, LPC-21-04082**

140 West Broadway (aka 140-142 West Broadway and 82 Thomas Street) – Tribeca West Historic District

Borough of Manhattan

To Testify Please Join Zoom

**Webinar ID:** 868 9794 8074

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THE PROJECT AT 140 WEST BROADWAY IS TO REPLACE THE EXISTING SIDEWALK. THIS REPAIR JOB WILL TAKE INTO ACCOUNT THE LANDMARKS REQUIREMENTS TO KEEP THE ORIGINAL AESTHETIC OF THE SITE INTACT WHILE ALSO HAVING THE REPAIR RELATE TO THE SURROUNDING NEIGHBORHOOD CONTEXT.

EXISTING CONDITIONS REPORT

1. SITE ORIENTATION
2. BUILDING HISTORY
3. HISTORICAL PHOTOGRAPHS
4. EXISTING SIDEWALK PLAN
5. EXISTING PHOTOGRAPH LOCATION PLAN
6. EXISTING SITE PHOTOGRAPHS
7. EXISTING SKYLIGHT PHOTOGRAPHS
8. VAULT & GRANITE ASSESSMENT PHOTOGRAPHS

PROPOSED CONDITIONS REPORT

1A. SIDEWALK RENOVATION PLAN
2A. CONCRETE TINT COLOR
3A. CONCRETE STEPS
4A. CORNER RENOVATION
5A. LOADING DOCK RENOVATION
6A. OMIT
7A. SIDEWALK SECTION
8A. SURROUNDING NEIGHBORHOOD PHOTOGRAPHS
140 WEST BROADWAY

SIDEWALK REPAIR

EXISTING CONDITIONS REPORT

1. SITE ORIENTATION
2. BUILDING HISTORY
3. HISTORICAL PHOTOGRAPHS
4. EXISTING SIDEWALK PLAN
5. EXISTING PHOTOGRAPH LOCATION PLAN
6. EXISTING SITE PHOTOGRAPHS
7. EXISTING SKYLIGHT PHOTOGRAPHS
8. VAULT & GRANITE ASSESSMENT PHOTOGRAPHS
BUILDING ADDRESS: 140 W BROADWAY, MANHATTAN, NY 10013

OCCUPANCY: FIRST FLOOR RETAIL/UPPER FLOORS RESIDENTIAL: MULTI-FAMILY ELEVATOR BUILDING

BLOCK #144, LOT #26

1A | SITE PLAN
SCALE: N/A

1B | PLOT PLAN
SCALE: N/A

SIDEWALK REPAIR
140 WEST BROADWAY

SITE ORIENTATION

10.01.2021
LANDMARK DESIGNATION: TRIBECA WEST HISTORIC DISTRICT, MAY 7, 1991
YEAR OF CONSTRUCTION: 1866
ARCHITECT: CARL PFEIFFER

STYLE: ITALIANATE AND NEO-GREC
CONSTRUCTION TYPE: CAST IRON CORINTHIAN COLUMNS/PIERS, STONE PIERS WITH A STONE FACADE, AND SEGMENTALLY-ARCHED WINDOWS IN UPPER LEVELS
NO MAJOR ALTERATIONS TO DATE
ORIGINAL USE: COMMERCIAL, STORE AND LOFTS

IN 1807, WEST TRIBECA WAS MOSTLY RESIDENTIAL AND COMPOSED OF BRICK HOMES. HOWEVER, THE DEVELOPMENT OF THE HUDSON RIVER PIERS AND EMERGING MARKETS TOWARDS THE SOUTH ENCOURAGED THE AREA'S COMMERCIAL TRANSFORMATION. AS A PART OF THAT COMMERCIAL BOOM, 140-142 WEST BROADWAY WAS BUILT BY PRODUCE MERCHANTS, HENRY BRINKER & CO., IN 1866 TO BE THE FIVE-STORY STORE AND LOFT BUILDING THAT CURRENTLY STANDS. IT REMAINS THE EARLIEST STRUCTURE ON THOMAS STREET IN THIS DISTRICT.
VIEW OF EXISTING LOADING DOCK ON THOMAS ST. c. 1991

VIEW FACING 140 WEST BROADWAY FROM WEST BROADWAY c. 1991

VIEW ALONG THOMAS ST. FACING EAST c. 1939-1941
EXISTING PHOTOGRAPH LOCATION PLAN

LEGEND

PHOTO LOCATION

SCALE: N/A

EXISTING COMMERCIAL SPACE ENTRANCE

BUILDING

REAR

ENTRY TO UPPER UNITS

EXISTING LOADING DOCK

10.01.2021

SIDEWALK REPAIR
140 WEST BROADWAY
140 WEST BROADWAY RETAIL STOREFRONT

THOMAS STREET FACING WEST
EXISTING SITE PHOTOGRAPHS

6-5 FIRST SET OF STEPS AT 140 W BROADWAY

6-6 SECOND SET OF STEPS AT 140 W BROADWAY

6-7 CONCRETE AND GRANITE ALONG WEST BROADWAY

6-8 CONCRETE AND GRANITE ALONG WEST BROADWAY

6-9 CONCRETE AND GRANITE AT CORNER OF 140 W BROADWAY

6-10 CORNER AT 140 W BROADWAY

10.01.2021
EXISTING SITE PHOTOGRAPHS

SIDEWALK REPAIR
140 WEST BROADWAY

140 WEST BROADWAY
SIDEWALK REPAIR

LOADING DOCK STEPS
6-17

LOADING DOCK
6-18

LOADING DOCK AND ADJACENT LOADING DOCK
6-19

LOADING DOCK
6-20

LOADING DOCK
6-21

10.01.2021
140 WEST BROADWAY

SIDEWALK REPAIR

PROPOSED RENOVATIONS

1A. SIDEWALK RENOVATION PLAN
2A. CONCRETE TINT COLOR
3A. CONCRETE STEPS
4A. CORNER RENOVATION
5A. LOADING DOCK RENOVATION
6A. OMIT
7A. SIDEWALK SECTION
8A. SURROUNDING NEIGHBORHOOD PHOTOGRAPHS
PROPOSED CHANGES

1. NEW STEEL FACED CONCRETE CURB TO MATCH EXISTING
2. EXIST. GRANITE TO BE SAW CUT FOR A CLEAN EDGE
3. NEW CURB CUT AND RAMP WITH DETECTABLE WARNING UNITS FOR ADA
4. EDGE OF EXISTING GRANITE TO FORM CURB
5. EXISTING GRANITE TO BE CUT AND FLIPPED AROUND
6. EXISTING STAIRS TO REMAIN
7. NEW STEEL GRATING (BLACK)
8. NEW SIDEWALK ACCESS DOOR (BLACK)
9. NEW GRANITE CURB MADE FROM REMOVED PIECES AT CURB CUT LOCATIONS

LEGEND

- REINSTATED GRANITE STONE WITH NEW CAULKING
- EXISTING GRANITE STONE (FLIPPED)
- LOADING DOCK AREA
- NEW CONCRETE PAVEMENT
- 140 WEST BROADWAY
- EXISTING STAIRS TO REMAIN

140 WEST BROADWAY

EXIST. COMMERCIAL SPACE ENTRANCE

BUILDING

REAR LOADNG DOCK

5 STORIED ADJACENT BUILDING

4 STORIED ADJACENT BUILDING

ENTRY TO UPPER UNITS

LOADING DOCK

THOMAS ST.

5 STORIED ADJACENT BUILDING

84 THOMAS STREET
EXISTING CONCRETE CONDITION

EXISTING CONCRETE AT 138 WEST BROADWAY

EXISTING CONCRETE AT 140 WEST BROADWAY

PROPOSED CONCRETE

DAVIS COLORS DARK GRAY (NO. 8084) IS THE ESTIMATED CONCRETE TINT TO MATCH THE EXISTING CONCRETE AT 138 WEST BROADWAY. THIS TINT IS PRODUCED BY LANDMARKS APPROVED MANUFACTURER, DAVIS CONCRETE COLORS.

EXISTING CONCRETE AT 138 WEST BROADWAY

PROPOSED CONCRETE COLOR FOR 140 WEST BROADWAY

ABOVE IS A PROJECTED IMAGE OF THE CONCRETE AT 138 WEST BROADWAY AND 140 WEST BROADWAY BASED ON THE PROPOSED CONCRETE TINT.
THE THREE SETS OF STAIRS FOUND ON THE SITE ARE PICTURED ABOVE. EACH SET AT 140 W BROADWAY IS TO REMAIN. THE LOADING DOCK STAIRS ARE TO BE RENOVATED TO MATCH EXISTING, SUCH THAT EACH STEP IS CONSTRUCTED OUT OF CONCRETE, USING THE PROPOSED COLOR TINT, AND EACH EDGE IS LINED WITH BLACK DIAMOND PLATE. THE PROPOSED STYLE IS PICTURED IN THE ADJACENT DRAWING.
PROPOSED RENOVATIONS:

1. NEW CURB CUT AND RAMP TO MATCH NYC STANDARDS
2. NEW STEEL FACED CONCRETE CURB TO MATCH EXISTING
3. NEW WARNING DETECTABLE SURFACE
4. EXISTING GRANITE STONE TO BE SHAVED DOWN TO CREATE NEW CURB CUT

LEGEND

- **EXIST. GRANITE STONE**
- **EXIST. GRANITE STONE TO BE FLIPPED**
- **NEW CONCRETE PAVEMENT**
- **NEW LOADING DOCK AREA**
- **140 WEST BROADWAY**

**New Concrete Pavement**

**Corner at 71 Thomas**

**Corner at 160 West Broadway**

**Corner at 145 West Broadway**

**Scale:** N/A

4A | CORNER RENOVATION

SIDEWALK REPAIR
140 WEST BROADWAY

PROPOSED CORNER RENOVATION
NEW CONCRETE PAVEMENT

LEGEND
- EXISTING GRANITE STONE (FLIPPED)
- NEW CONCRETE PAVEMENT
- NEW STEEL DIAMOND PLATING

PROPOSED RENOVATIONS:
1. NEW CONCRETE STEPS WITH STEEL EDGE ON STEPS
2. NEW STEEL DIAMOND PLATE
3. NEW STEEL RAILING TO MATCH ADJACENT LOADING DOCK
4. REFURBISHED CAST IRON SKY LIGHT PANEL WITH LED LIGHT UNDERNEATH
5. NEW CAST IRON SKY LIGHT PANEL. IF POSSIBLE RESTORE EXISTING
6. NEW CONCRETE PLATFORM
7. EDGE OF FLIPPED GRANITE STONE TO FORM NEW CURB
8. EXISTING GRANITE STONE SIDEWALK TO BE CUT AND FLIPPED AROUND
9. NEW STEEL DIAMOND PLATE

EXISTING STONE AT 84TH THOMAS ST.

VIEW OF ADJACENT LOADING DOCK WITH STEEL RAILING AND NEW GRANITE SIDEWALK

5A | LOADING DOCK RENOVATION

SIDEWALK REPAIR
140 WEST BROADWAY

PROPOSED LOADING DOCK

SCALE: N/A

4.11.22
1. Expansion Joint and Sealant
2. Waterproofing Membrane
3. New Asphalt Roadway to Match Existing
4. Existing Granite to be cut by 2"-3" and flipped, exposed edge to be smoothed out as new Curb
5. New Fill
6. New 4" thick Concrete Topping to be colored with Proposed Tint
7. New Vault Structure
8. New Metal Deck with Concrete Pour
9. Existing Storefront
55 HUDSON STREET

BRICK STEPS, NEW CONCRETE, AND ADJACENT GRANITE

90 HUDSON STREET

NEW CONCRETE CORNER WITH ADA DETECTIBLE WARNING SURFACE, AND GRANITE CURB
7 HARRISON STREET

NEW CONCRETE, AND ADJACENT GRANITE

180 WEST BROADWAY

NEW CONCRETE CORNER WITH ADA DETECTIBLE WARNING SURFACE
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