

March 5, 2024  
Public Meeting

The current proposal is:

**Preservation Department – Item 2, LPC-24-05350**

**924 Broadway – Ladies' Mile Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 812 3265 0627

**Passcode:** 225184

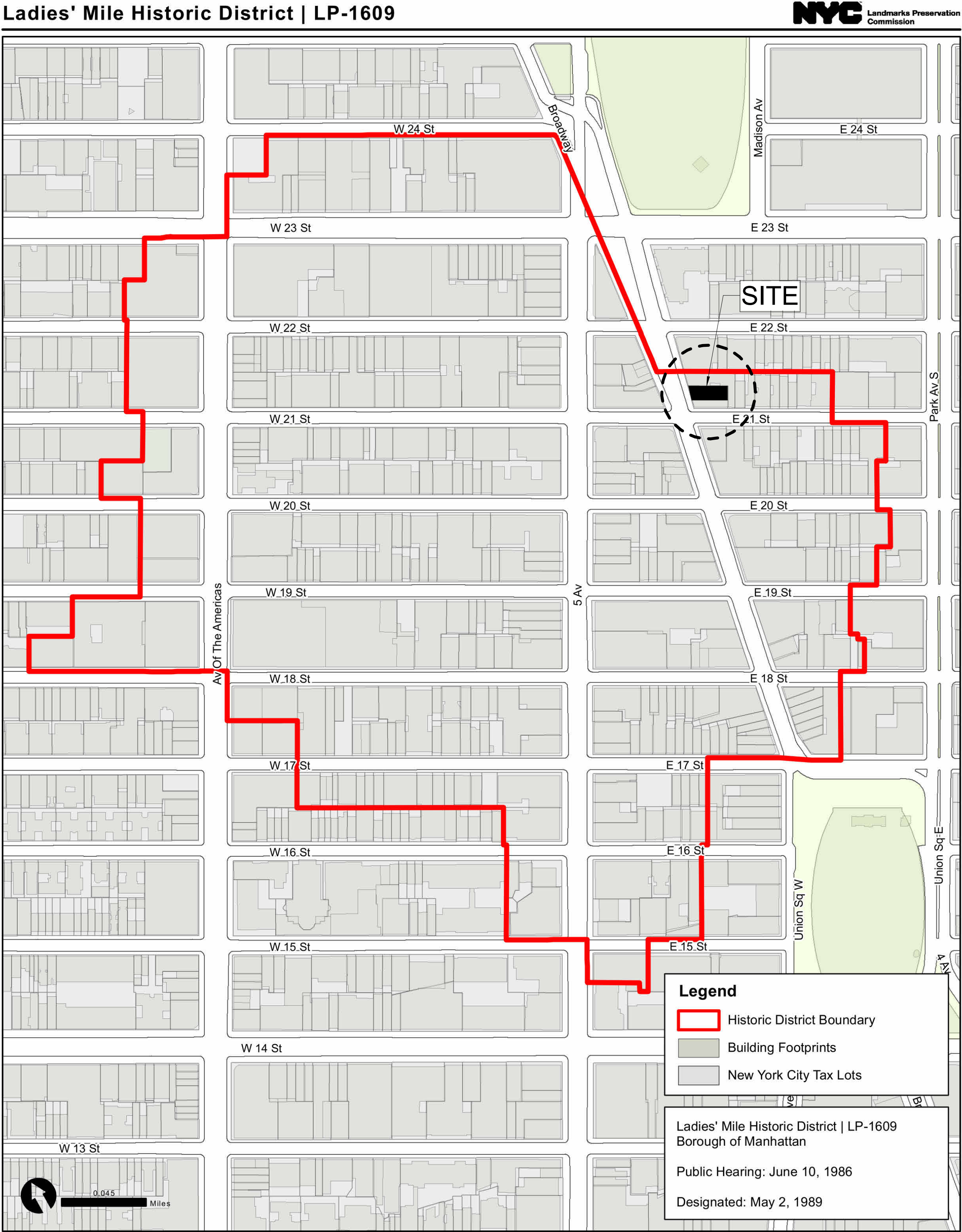
By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

**Note:** If you want to testify virtually 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.

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# PROGRAM SCOPE GOALS

LEGALIZATION OF WORK PERFORMED - WINDOW REPLACEMENT



location

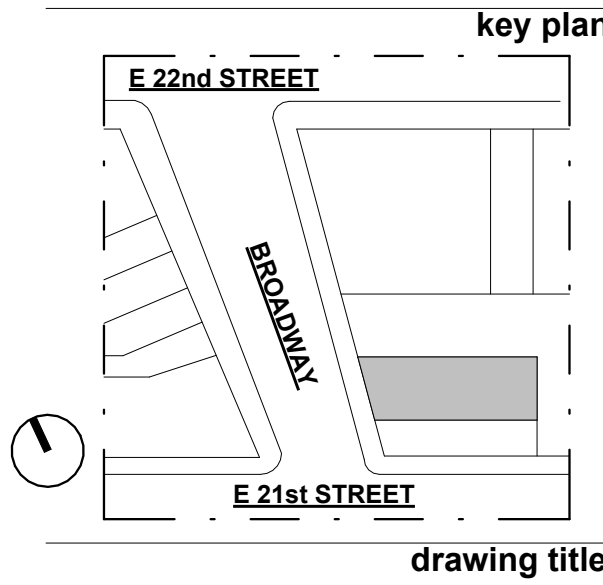
Martin Major  
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PROGRAM SCOPE GOALS

project number	2316
date	12/01/2023
scale	N.T.S.

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924 BROADWAY



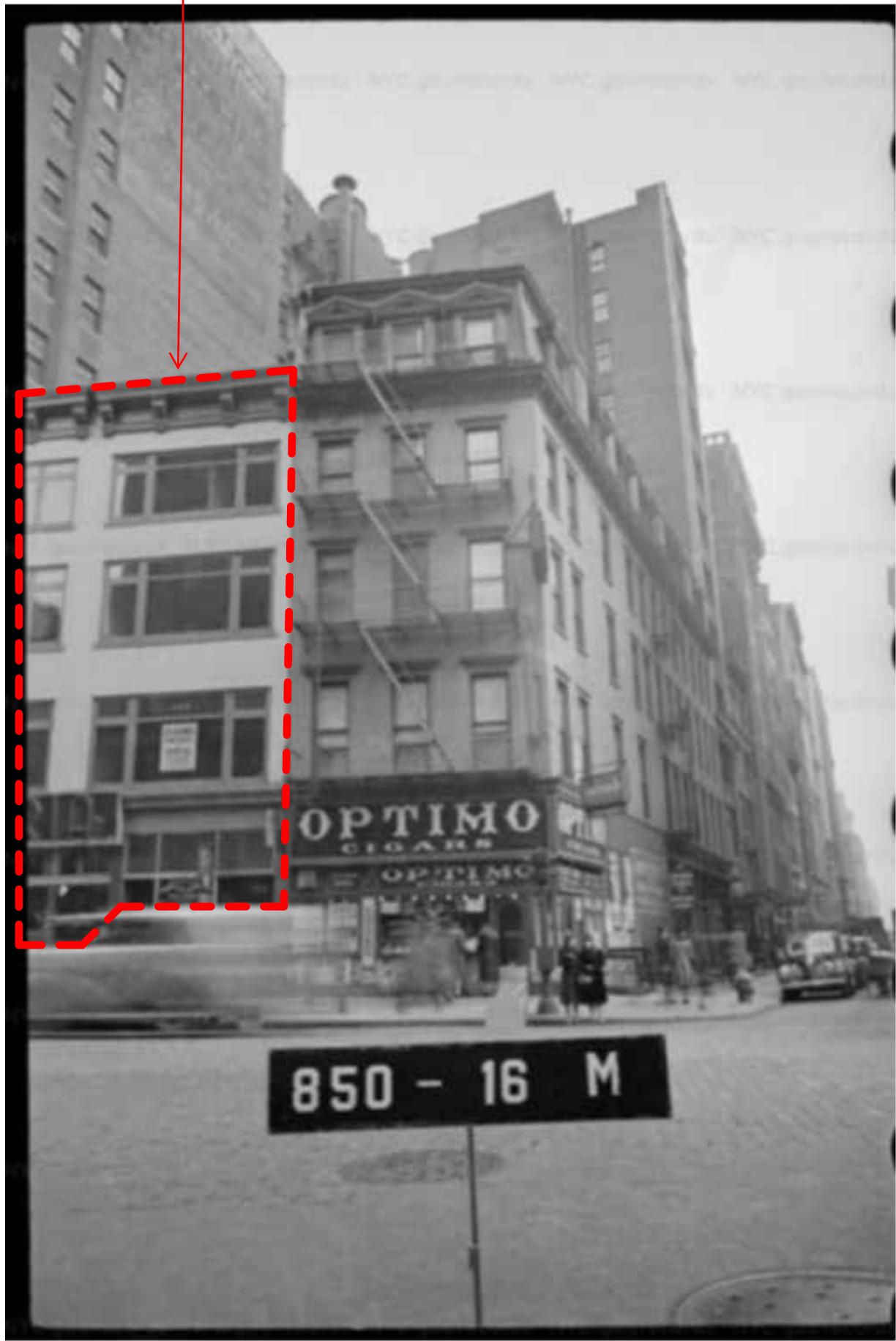
21 LOT 12 HISTORICAL PHOTO (1940s)

924 BROADWAY



20 LOT 14 CURRENT PHOTO (1940s)

924 BROADWAY



11 LOT 16 - HISTORICAL PHOTO (1940s)

924 BROADWAY



10 924 BROADWAY (LOT 14) CURRENT PHOTO



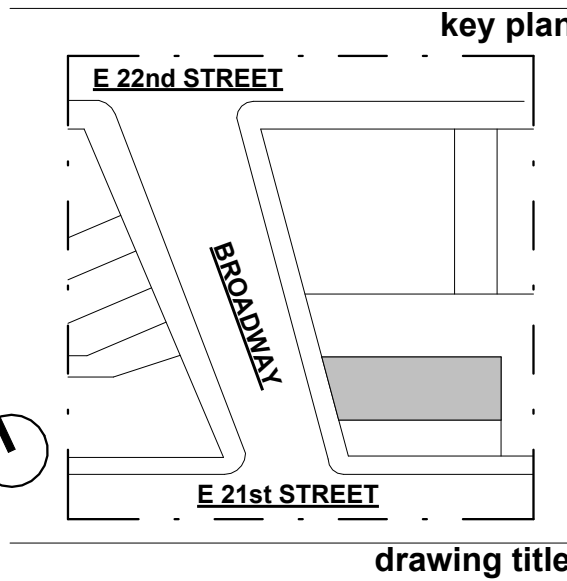
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HISTORIC PHOTOS AND SCOPE

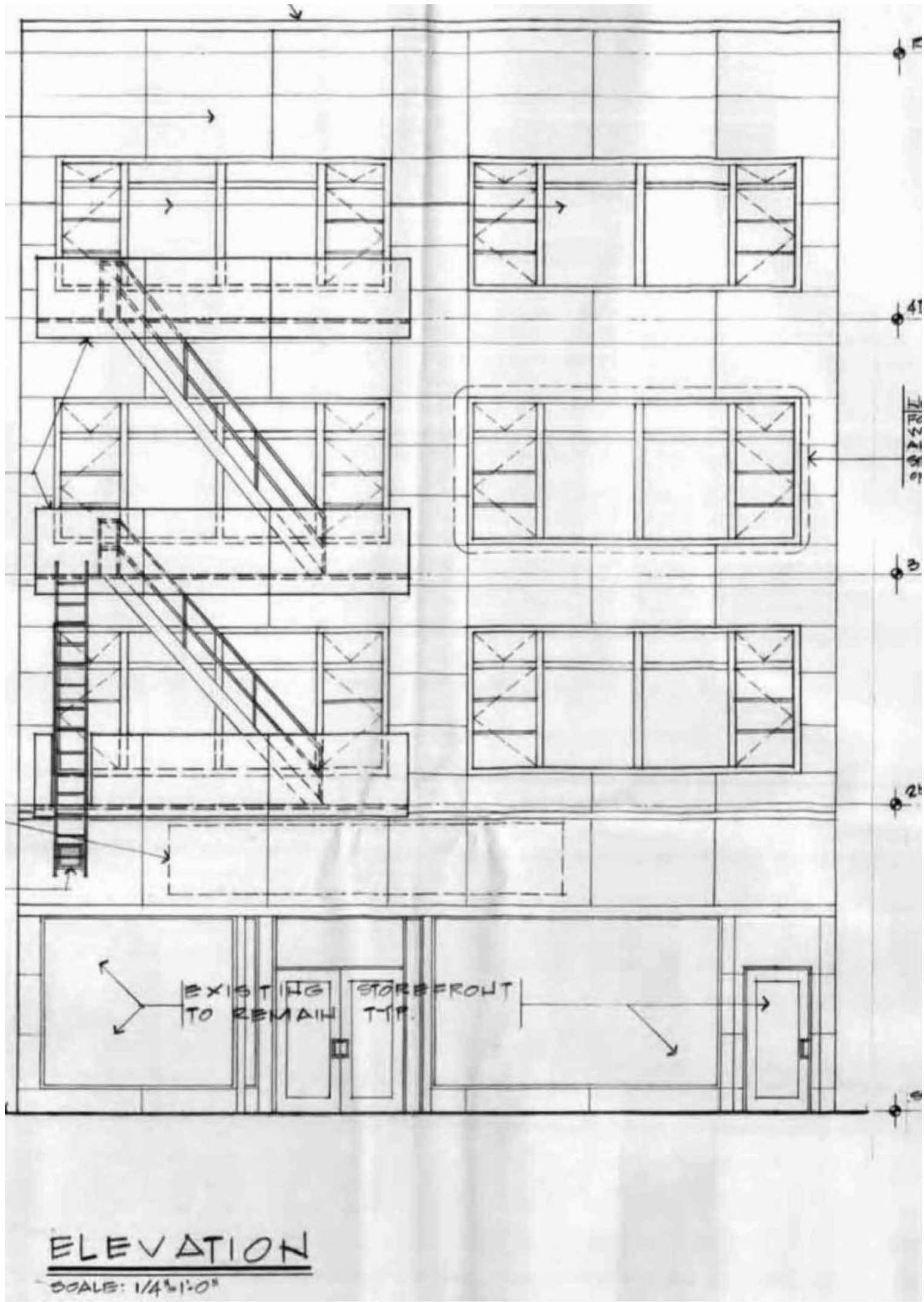
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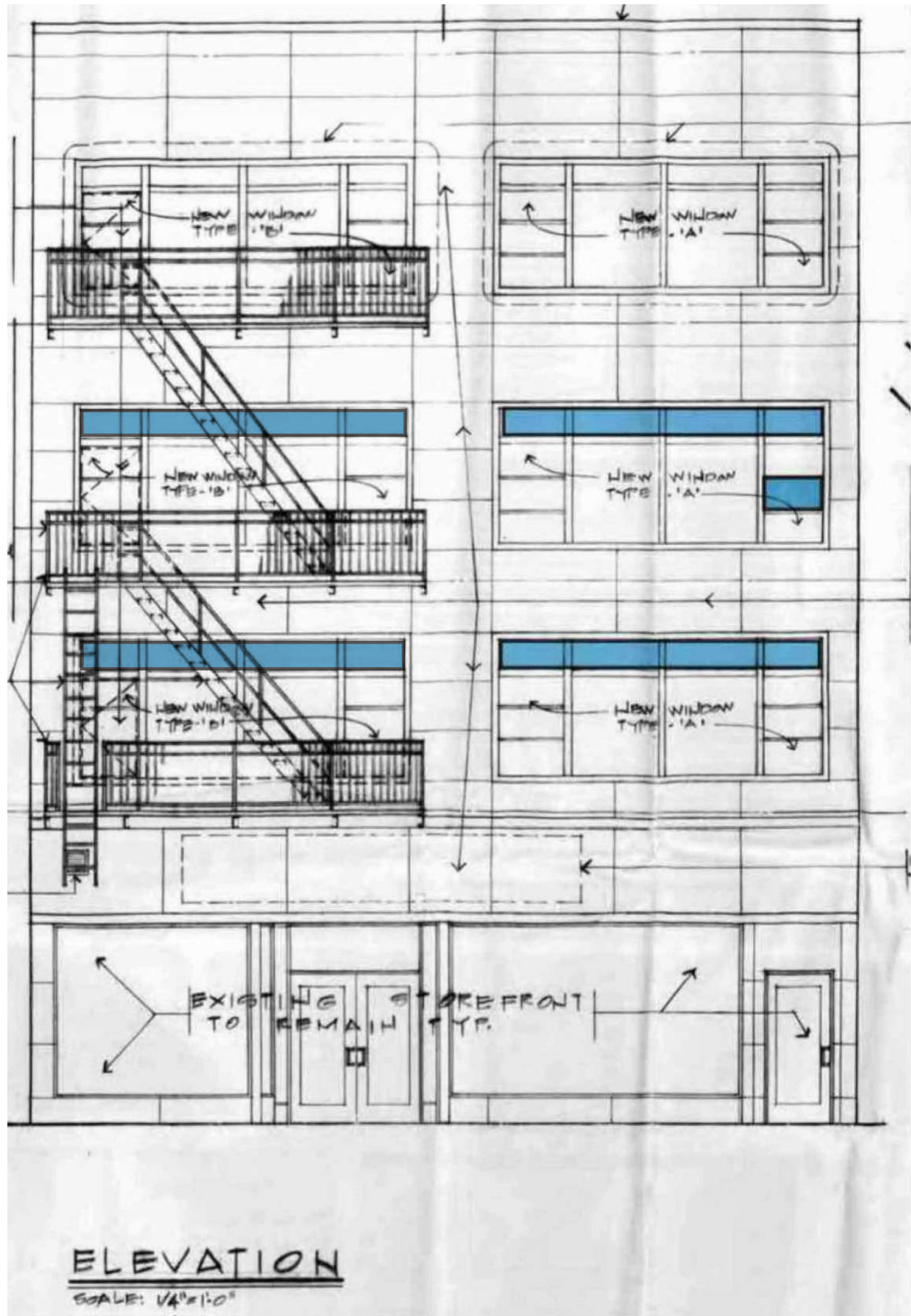
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ELEVATION INDICATING THE EXISTING CONDITION SUBMITTED WITH LPC FOR WINDOW REPLACEMENT



ELEVATION INDICATING THE PROPOSED CONDITION PROPOSAL APPROVED 10/14/08  
BLUE HIGHLIGHT INDICATES WHERE INSTALLED WINDOWS DIFFER FROM APPROVED DRAWINGS **PMW # 09-4532**



PHOTO OF WINDOW REPLACEMENT THE TOP TRANSOM HAS PROPORTIONS DIFFERENT THAN THE APPROVED DRAWINGS:

- TOO TALL ON SECOND AND THIRD FLOOR, WHICH MAKES THE SIDE TRANSOMS SQUARE INSTEAD OF RECTANGULAR
- THE THIRD FLOOR WINDOWS, ON THE RIGHT SIDE OF THE OPENING IS A DOUBLE HUNG OEPRABLE WINDOW; NOT INCLUDED IN THE APPROVED DRAWINGS



location

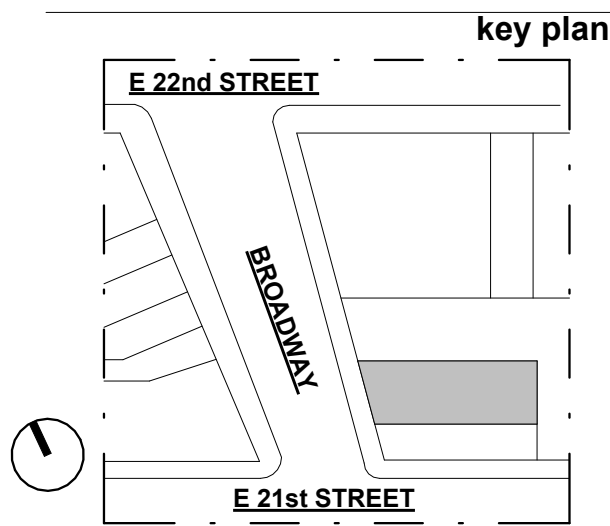
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drawing title  
COMPARISON OF ELEVATIONS

-EXISTING  
-APPROVED  
-WORK PERFORMED

project number  
2316  
date  
12/01/2023  
scale

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THE INSTALLED WINDOWS:

THE TOP TRANSOM HAS PROPORTIONS DIFFERNT THANT HE APPROVED DRAWINGS.

THE HIGHLIGHTED UPPER WINDOWS ARE TOO TALL ON SECOND AND THIRD FLOOR, WHICH MAKES THE SIDE TRANSOMS SQUARE INSTEAD OF RECTANGULAR.  
\*SQUARE IS MENTIONED IN THE DESIGNATION REPORT\*

THERE IS A DOUBLE HUNG WINDOW ON THE THIRD FLOOR, SOUTH SIDE OF BUILDING (RIGHT SIDE IN PHOTO TO LEFT)  
THE DOUBLE HUNG WINDOW WAS NOT APPROVED ON THE DRAWINGS.

LEGALIZATION OF WINDOWS:

THE INSTALLED WINDOWS DO NOT MATCH THE PROPORTIONS OF THE APPROVED WINDOWS, HOWEVER THESE ARE ALUMINUM FRAMED WINDOWS ARE IN GOOD CONDITION.

INSULATED GLAZING UNITS PROVIDE IMPROVED ENERGY EFFICIENCY FROM ORIGINALLY APPROVED WINDOWS

WINDOWS ARE IN KEEPING WITH THE APPROVED COLOR.

THE FACADE HAS BEEN MODIFIED EXTENSIVELY OVERTIME, DOCUMENTATION OF CHANGES PER LPC DESIGNATION REPORT:

924 BROADWAY between East 21st Street and East 22nd Street (East Side)  
[Tax Map Block/Lot: 850/14 in part]

TYPE	STYLE
Converted Rowhouse	Mid-20th Cent. Commercial
ARCHITECT	ORIGINAL OWNER
Unknown	Jacob Cram
DATE OF CONSTRUCTION: 1854/1950	

DESCRIPTION

This four-story converted rowhouse, twenty feet wide and located toward the middle of the block, shares a mid-20th century commercial facade with number 926. It has a modern glass and metal store front at the first story. Above this, the upper three stories are faced with brick now covered with metal panels, and each has a wide, square-headed, metal-framed window opening divided into four contiguous sections (those at the ends are divided into three horizontal panels) topped by transoms. The building is topped by a thin, plain metal band.

HISTORY

This structure was originally built as one of several rowhouses for Jacob Cram around 1854. In 1880, 924 and 926 Broadway were joined, when the party wall was replaced with cast-iron columns and girders. In 1921, among other alterations, large windows in the second through the fourth stories were installed. The present facade may date from 1950. Important tenants located here have included the producers of furniture and interior decoration, Kimbel & Gabus, in 1862-63, Wakefield Rattan Furniture in 1880, and Westcott Express Company in 1911.

DEPARTMENT OF BUILDINGS INFORMATION

1880: Alt 270-1880 [Source: Alteration Docket]  
Party wall replaced with cast-iron columns and girders. Two square posts in the front were replaced by iron columns.  
Owner -- Wakefield Rattan Co. Mason -- Robinson & Wallace

1921: Alt 3020-1921 [Source: Alteration Docket]  
Among other alterations, large windows were installed at the front of the second, third, and fourth stories.  
Architect -- Henry S. Lion Owner -- M. Angelo Elias

1927: Alt 765-1927 [Source: Alteration Docket]  
Among other alterations, the four round, cast-iron columns under the party wall were removed.  
Architect -- Morris Whinston Owner -- Annie Elias  
Builder -- Great Woodworking Co. Tenant -- Princeton Cafeteria

Broadway Between East 21st Street and East 22nd Street (East Side)  
continuation of . . . No. 924 Broadway

1938: BN 475-1938 [Source: Building Notice Docket]  
Existing storefront replaced with a new storefront flush with the building line.  
Tenant -- Sam Price

1940: BN 4529-1940 [Source: Building Notice Docket]  
Existing storefront altered and made flush with the building line.  
Owner -- Albert Horowitz Builder -- K-L Store Fixture Co.

1950: BN 2626-1950 [Source: Building Notice Docket]  
Projecting stone course directly above storefronts was removed and the stone work was cut off flush with the building line.  
Owner -- Charles Sadek Contractor -- Jack Spinner

REFERENCES

Atlas of the Entire City of New York (New York: George W. Bromley & E. Robinson, 1879), pl. 12.  
Atlas of the City of New York and Part of the Bronx (New York: E. Robinson, 1885), pl. 12.  
Atlas of the City of New York, Borough of Manhattan (Philadelphia: G. W. Bromley, 1899-1909), vol. 2, pl. 10.  
R.M. DeLeeuw, Both Sides of Broadway (New York, 1910), 331.  
In Pursuit of Beauty (New York, 1986), 446.  
Landmarks Preservation Commission, Research Files.  
Margaret Moore, "Ladies Mile Historic District Research for the Designation Report," presented to the Landmarks Preservation Commission, Dec. 15, 1987 (unpublished printout), 103.  
New York City, Tax Assessment Records, Ward 18, 1852, 1853, 1854, Municipal Archives and Records Center.

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THEREFORE LEGALIZATION OF THE EXISTING WINDOWS IS REQUESTED PER THE SUBMITTED APPLICATION.



location

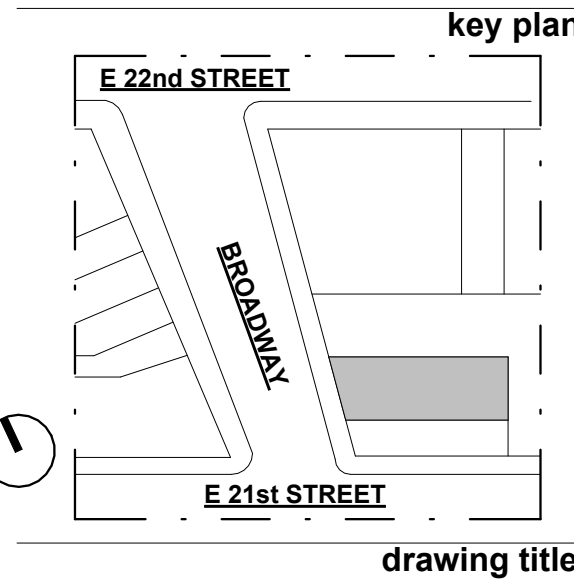
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WORK PERFORMED

project number	2316
date	12/01/2023
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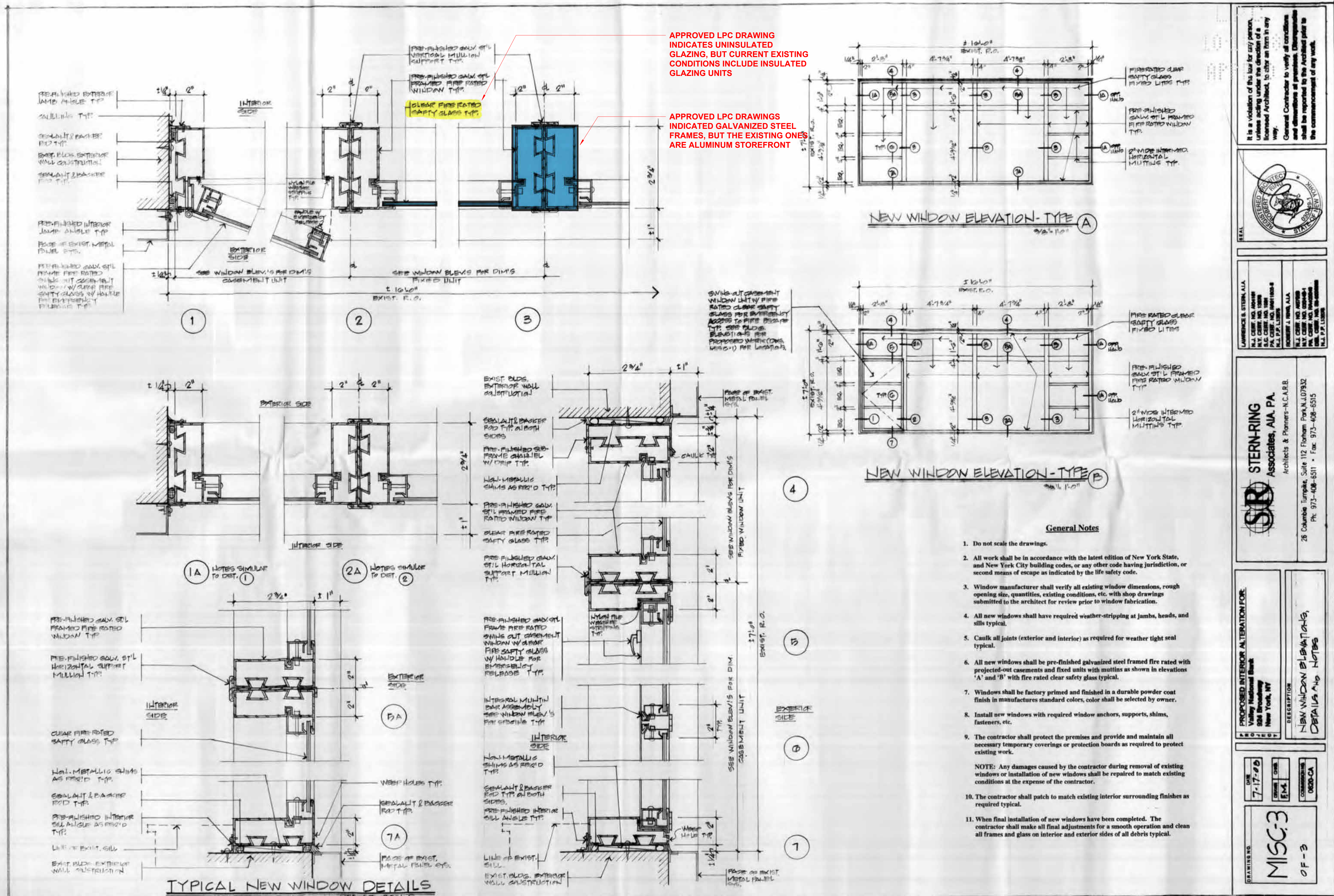
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location

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It is a violation of this law for any person, unless acting under the direction of a licensed Architect, to alter in any way.

General Contractor to verify all conditions and dimensions of premises. Discrepancies shall be reported to the Architect prior to the commencement of any work.



JAMES E. STERN, AIA  
AIA CERT. NO. 00000000  
N.Y. CERT. NO. 00000000  
S.C. CERT. NO. 00000000  
AIA P.E. LICENSE

STERN, AIA  
AIA CERT. NO. 00000000  
N.Y. CERT. NO. 00000000  
S.C. CERT. NO. 00000000  
AIA P.E. LICENSE

STERLING  
Associates, AIA, PA  
Architects & Planners-N.C.A.R.B.

28 Columbia Turnpike, Suite 112, Flushing Park, N.Y. 11352  
Ph: 973-408-6311 • Fax: 973-408-6315

PROPOSED INTERIOR ALTERATION FOR  
Valley National Bank  
924 Broadway  
New York, NY

DESCRIPTION  
NEW WINDOW ELEVATIONS,  
DETAILS AND NOTES

DATE 7-17-09  
DRAWN BY E.M.  
CHECKED BY E.M.  
COMMENTS 0000-CA

MISC-3  
OF 3

APPROVED DRAWINGS

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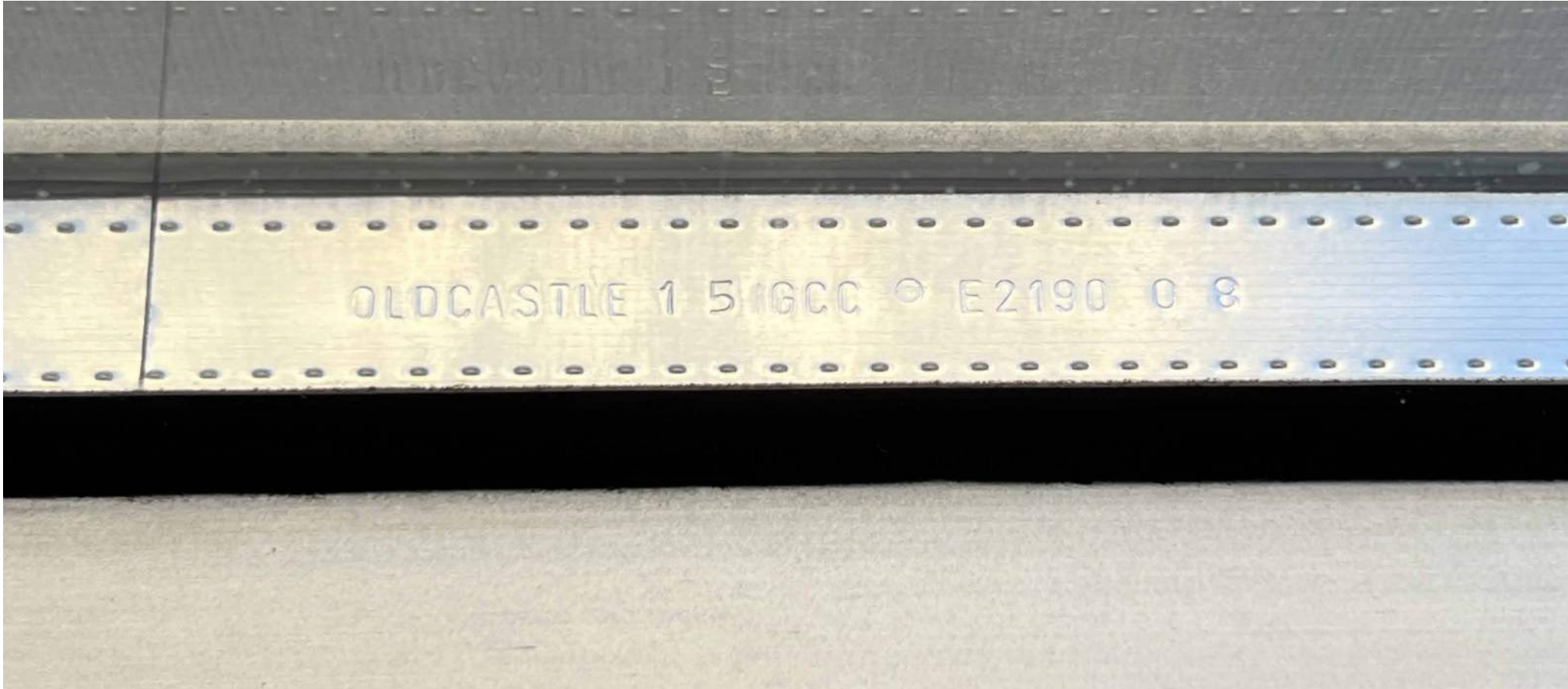
PHOTOS OF EXISTING INSTALLED WINDOWS SUPPORTING LEGALIZATION OF WINDOWS:

THE INSTALLED WINDOWS DO NOT MATCH THE PROPORTIONS OF THE APPROVED WINDOWS, HOWEVER THESE ARE ALUMINUM FRAMED WINDOWS, IN GOOD CONDITION.  
INSULATED GLAZING UNITS PROVIDE IMPROVED ENERGY EFFICIENCY FROM ORIGINALLY APPROVED WINDOWS  
WINDOWS ARE IN KEEPING WITH THE APPROVED COLOR.

THEREFORE LEGALIZATION OF THE EXISTING WINDOWS IS REQUESTED PER THE SUBMITTED APPLICATION.



22 ALUMINUM FRAME INSULATED GLAZING WINDOWS  
WINDOWS ARE IN GOOD CONDITION



21 GLAZING STAMPS AND MARKINGS INDICATE EXISTING GLAZING MEETS QUALITY STANDARDS FOR THE TYPE OF PRODUCT  
WINDOWS ARE IN GOOD CONDITION



20 WINDOWS AT 4TH FLOOR MATCH THE LAYOUT ON THE LPC APPROVED DRAWINGS



12 ALUMINUM FRAME INSULATED GLAZING WINDOWS  
WINDOWS ARE IN GOOD CONDITION - 3RD FLOOR WINDOWS, NORTH BAY



11 ALUMINUM FRAME INSULATED GLAZING WINDOWS  
DOUBLE HUNG WINDOW



10 3RD FLOOR WINDOW  
DOUBLE HUNG WINDOW



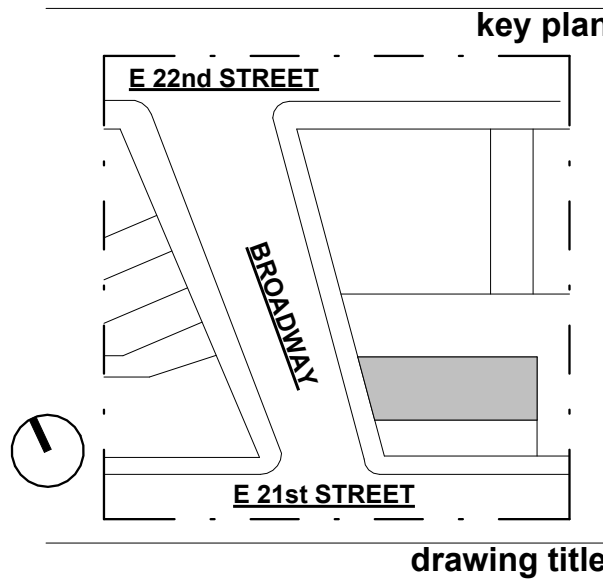
location

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INTERIOR WINDOW PHOTOS

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THEREFORE LEGALIZATION OF THE EXISTING WINDOWS IS REQUESTED PER THE SUBMITTED APPLICATION.



20 ALUMINUM FRAME INSULATED GLAZING WINDOWS  
4TH FOOR WINDOWS MATCH THE LAYOUT ON APPROVED DRAWINGS.



12 ALUMINUM FRAME INSULATED GLAZING WINDOWS  
WINDOWS ARE IN GOOD CONDITION

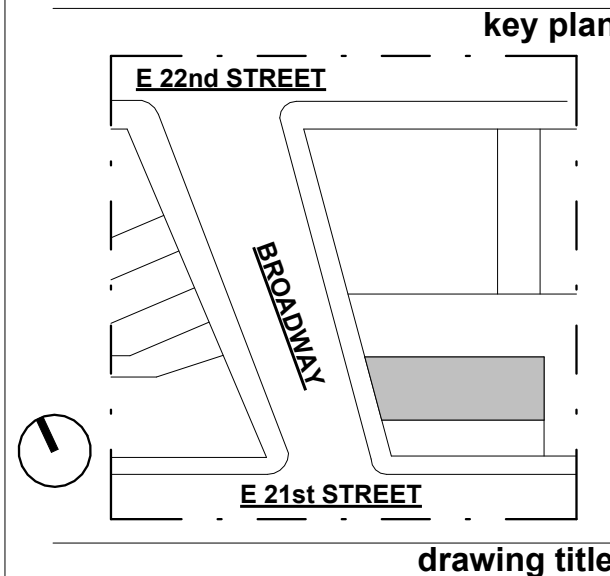


11 ALUMINUM FRAME INSULATED GLAZING WINDOWS  
WINDOWS ARE IN GOOD CONDITION



10 3RD FLOOR WINDOW  
WINDOWS ARE IN GOOD CONDITION

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INTERIOR WINDOW PHOTOS

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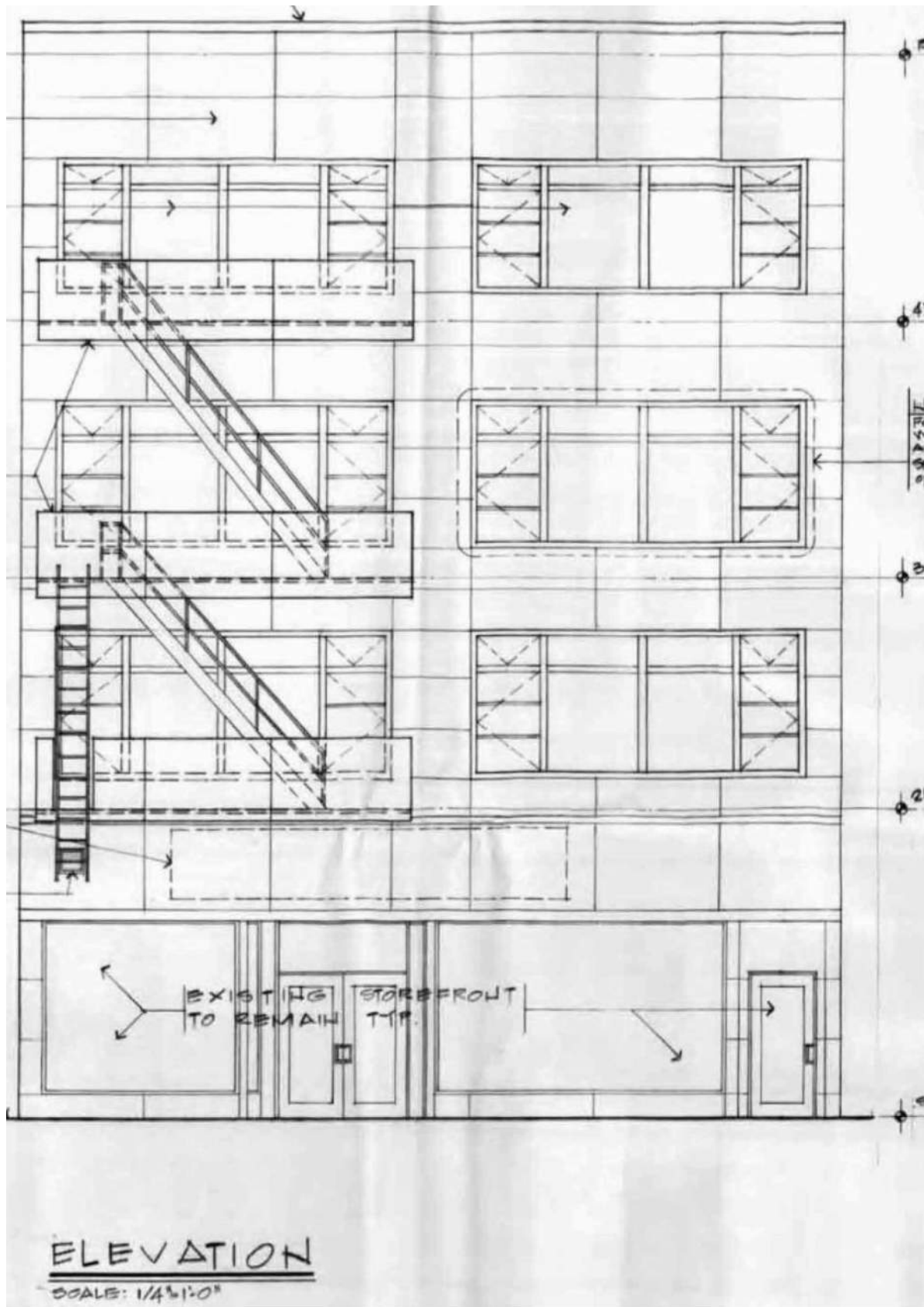
21 PHOTO OF FACADE AND WINDOWS PRIOR TO REPLACEMENT



20 PHOTO OF FACADE AND WINDOWS PRIOR TO REPLACEMENT

PHOTOS OF EXISTING FACADE AND WINDOWS PRIOR TO REPLACEMENT. THESE PHOTOS INDICATE NUMEROUS CHANGES AT THE FACADE FROM THE TIME OF LPC DESIGNATION, AND FROM THE 1940'S HISTORIC PHOTOS.

THEREFORE LEGALIZATION OF THE EXISTING WINDOWS IS REQUESTED PER THE SUBMITTED APPLICATION.



ELEVATION INDICATING THE EXISTING CONDITION SUBMITTED WITH LPC FOR WINDOW REPLACEMENT



10 PHOTO OF FACADE AND WINDOWS PRIOR TO REPLACEMENT



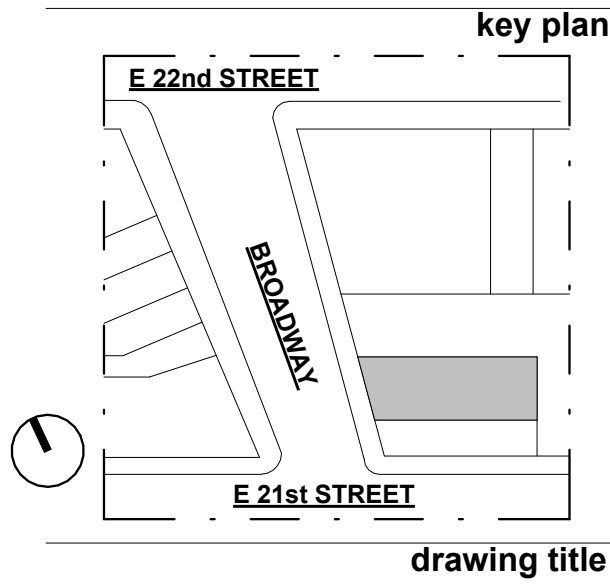
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PRE-REPLACEMENT FACADE PHOTOS

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**March 5, 2024**  
Public Meeting

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**Preservation Department – Item 2, LPC-24-05350**

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**Borough of Manhattan**

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