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399 W Broadway
October 13, 2015

399 W BROADWAY— **LANDMARKS PRESERVATION COMMISSION**

399 W BROADWAY

Historical Materials

SoHo-Cast Iron

SoHo-Cast Iron
Historic District
Manhattan
Designated: August 14, 1973

Historic District Boundaries

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION

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399 W BROADWAY— **HISTORIC DISTRICT SITE MAP**

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399 W BROADWAY — **HISTORIC 1940 TAX PHOTO**

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399 W BROADWAY — **HISTORIC 1939 PHOTO**

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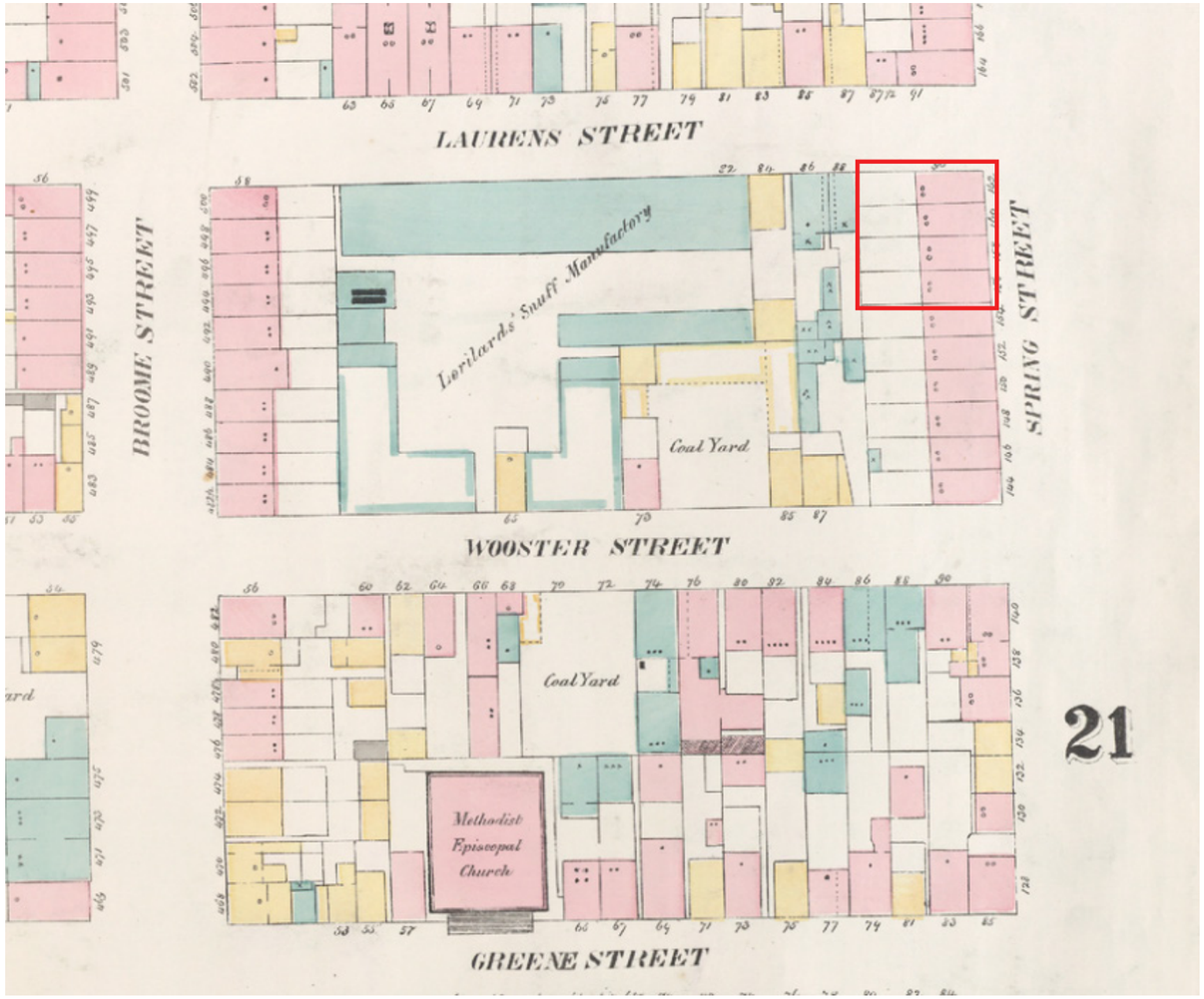
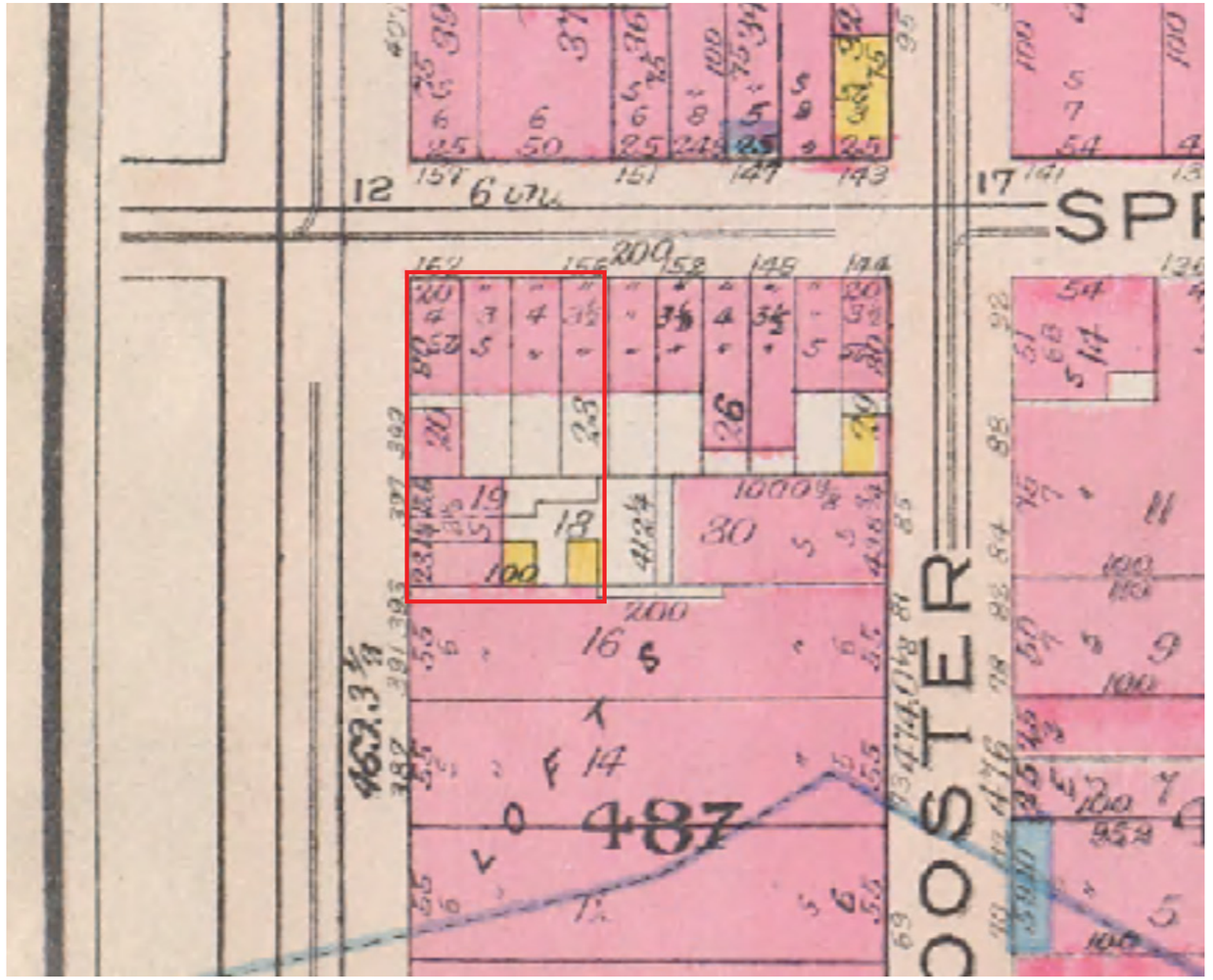


1858 MAP SHOWING ROW OF RESIDENTIAL BUILDINGS ALONG SPRING AND W BROADWAY (LAURENS STREET)



1911 MAP SHOWING ADDITION OF 399 AND 397 W BROADWAY

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327-323 CANAL STREET, BUILT 1820

262-266 BLEECKER STREET

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399 W BROADWAY — **COMPARABLE 19TH CENTURY DWELLINGS**

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327 CANAL STREET

357 WEST BROADWAY

42 CARMINE STREET

399 W BROADWAY — **COMPARABLE 19TH CENTURY DWELLINGS**

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399 W BROADWAY

Historical Field Survey

ORIGINALLY SEPARATE BUILDINGS

156 SPRING STREET: ORIGINAL ROOF AND DORMER, BUILT IN 1819

158 SPRING STREET: FOURTH STORY ADDED IN THIRD QUARTER OF 19TH C. UNUSUAL TO NOT HAVE CORNICE

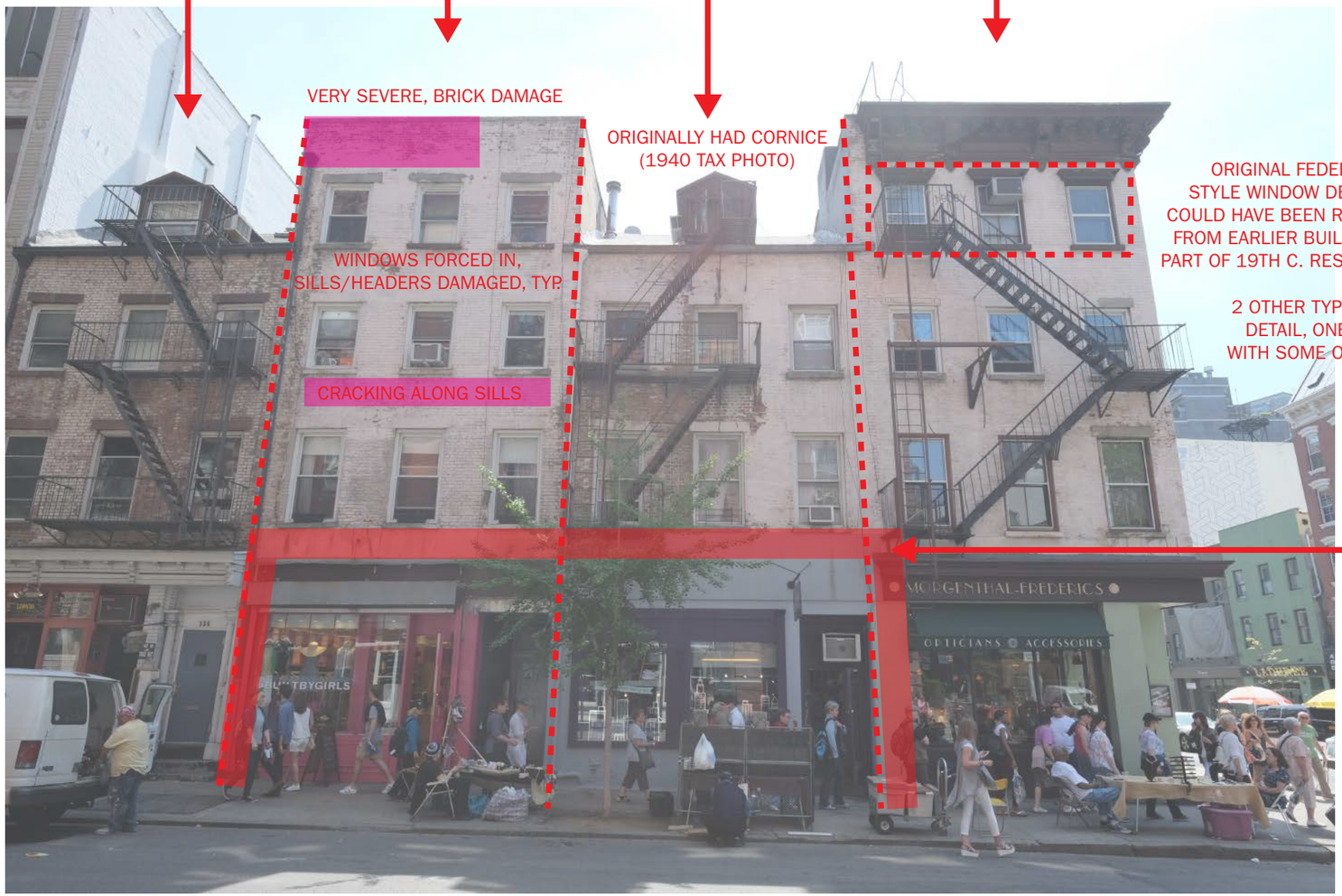
160 SPRING STREET: ORIGINAL ROOF AND DORMER, BUILT IN 1819

162 SPRING STREET: FOURTH STORY ADDED IN THIRD QUARTER OF 19TH C.

156-162 SPRING ST: ALL RESIDENTIAL ROW DWELLINGS BUILT IN 1819. ALL ORIGINALLY HAD PITCHED ROOF AND DORMER. 158 AND 162 SPRING HAD 4TH STORY ADDED IN THIRD QUARTER OF THE 19TH CENTURY.

156 SPRING ST KEPT IN BETTER SHAPE THAN NEIGHBORING BUILDINGS; PROBABLY HAD DIFFERENT OWNER. BRICK WORK IN OK SHAPE, BUT INCORRECTLY RESTORED. STUCCO HEADERS, MAYBE OVER ORIGINAL HEADERS.

STOREFRONT OLD BUT NOT ORIGINAL. POTENTIALLY ORIGINAL FEDERAL STYLE ENTRYWAY, WITH OLD BUT NOT ORIGINAL TRANSOM. WOOD CORNICE ADDED LATER BUT STILL OLD. WOOD CLAPBOARD SIDING BEHIND FEDERAL STYLE COLUMNS, MAY HAVE ONCE COVERED ENTIRE STOREFRONT.



158 SPRING ST, WITH NO GUTTER OR CORNICE HAS THE MOST WATER DAMAGE. COULD BE IN BAD SHAPE/ DANGEROUS, REQUIRES FURTHER EXAMINATION

ALL BRICK CEMENTED OVER TO COVER UP DAMAGE. BRICK COULD BE IN POOR SHAPE AND REQUIRE SIGNIFICANT RESTORATION.

POTENTIALLY ORIGINAL STONE (OR OLD) LINTELS AND SILLS IN USABLE SHAPE FOR THE MOST PART.

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399 W BROADWAY — **FIELD SURVEY: SPRING STREET**

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DAMAGE RESULTING FROM IMPROPER DRAINAGE/
SILL PROTECTION.

BRICK DAMAGE AND CRACKING, COVERED BY
CEMENT

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399 W BROADWAY — **FIELD SURVEY: 158 SPRING ST BRICK DAMAGE**

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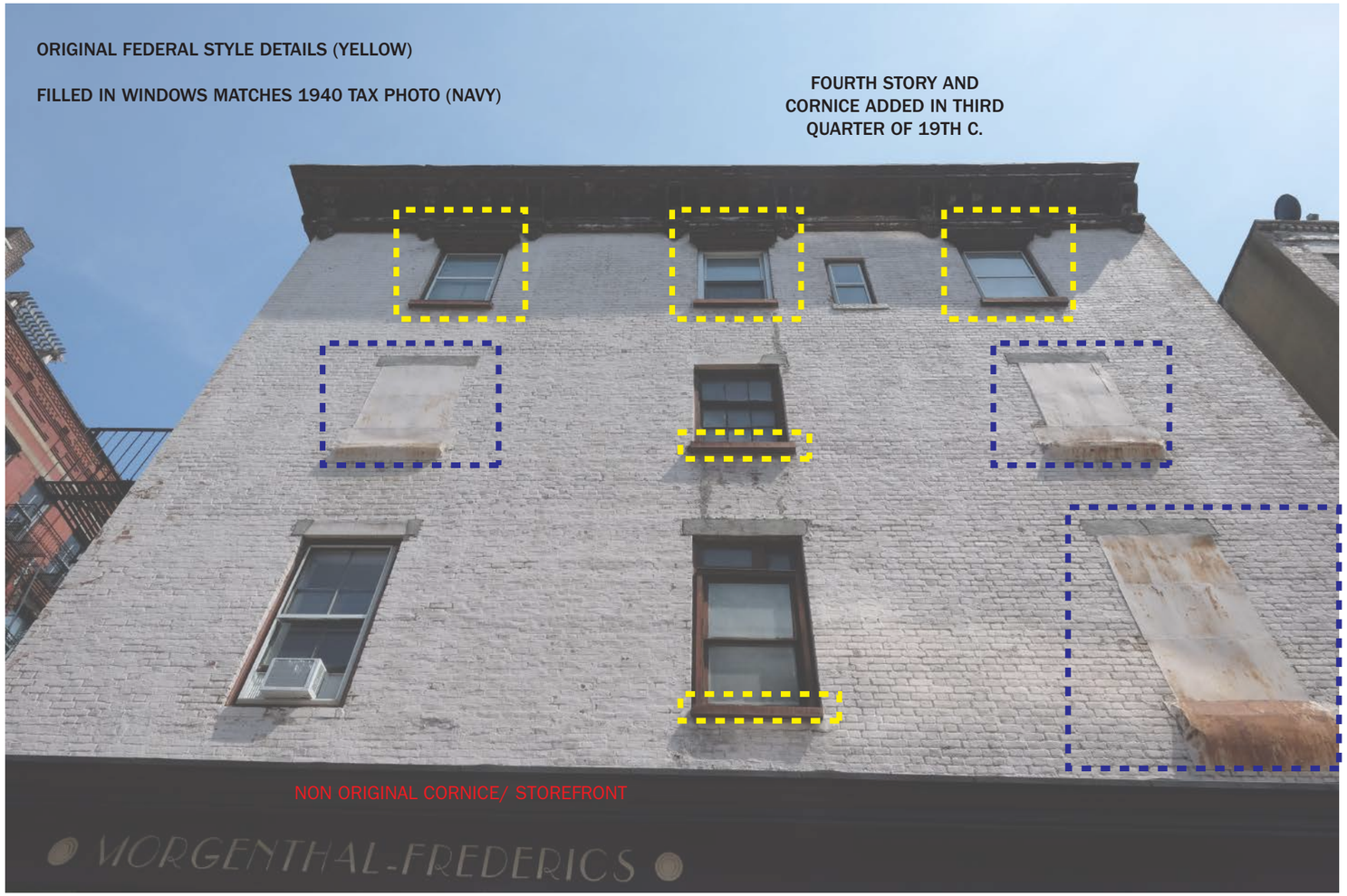

MARY JABLONSKI HYPOTHESIS: THIS BUILDING MAY HAVE BEEN OFFICES OR STORE, WITH NEIGHBORING BUILDING USED AS WAREHOUSE

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399 W BROADWAY — **FIELD SURVEY: 401 W BROADWAY**

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FEDERAL PERIOD WINDOWS

INFILL OF ORIGINAL WINDOWS

CORNICE OVER ORIGINAL OFFICE ENTRANCE
OR WINDOW, PROBABLY CIRCA 1860

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401 W BROADWAY:
FOURTH STORY AND
CORNICE ADDED IN THIRD
QUARTER OF 19TH C.

399 W BROADWAY:
BUILT IN 1860, NEVER
HAD CORNICE. MOST
LIKELY WAREHOUSE

ORIGINAL ORNAMENTATION

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399 W BROADWAY — **FIELD SURVEY: 399-401 W BROADWAY**

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DIFFERENT COLOR
BRICK INFILL, MAY
HAVE REUSED ORIGINAL SILL

ORIGINAL FEDERAL
PERIOD DETAILS. MAY
HAVE BEEN RECYCLED
FROM EARLIER
BUILDING

YELLOW: ORIGINAL
RED: FORMER OPENINGS

VERTICAL WINDOW OPENINGS IN RED ORIGINALLY LARGER TO ALLOW ENTRY OF GOODS. NOW INFILLED WITH DIFFERENT COLOR OF BRICKS. ALSO ON GROUND FLOOR, FORMER WINDOW, AND FORMER LARGER OPENING FOR GARAGE INFILLED, POTENTIALLY WITH DIFFERENT TYPE OF BRICK.
MAY BE SEVERAL VARIETIES OF BRICK IN VARYING CONDITIONS. MARY JABLONSKI RECOMMENDS PLANNING ON PAINTING. REMOVING PAINT AND CEMENT MAY CAUSE DAMAGE AND NEED REPAIR, BRICK HAS NOT BEEN MAINTAINED VERY WELL.

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INDICATION OF ORIGINAL GARAGE ENTRANCE

INDICATION OF REDUCTION OF ORIGINAL WINDOW
SIZE, POTENTIALLY REUSING ORIGINAL SILL

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156 SPRING STREET:
ORIGINAL FEDERAL PERIOD (C. 1819) COLUMNS. TRANSOM ADDED LATER. CORNICE VERY OLD BUT ALSO ADDED LATER. WOOD CLAPBOARD PRESENT BEHIND COLUMNS. ENTIRE STOREFRONT MAY HAVE BEEN COVERED IN WOOD CLAPBOARD SIDING

DETAIL OF WOOD CLAPBOARD SIDING

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399 W BROADWAY — **FIELD SURVEY: 162 SPRING STREET**

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PROBE 2: ORIGINAL MASONRY CONSTRUCTION

PROBE 3: NON-HISTORIC STEEL TUBE COLUMN AND WOOD JOIST

PROBE 4: ORIGINAL MASONRY CONSTRUCTION

PROBE 5: ORIGINAL MASONRY CONSTRUCTION

PROBE 6: NON-HISTORIC STEEL TUBE COLUMN AND STEEL PLATE

PROBE 7: ORIGINAL MASONRY CONSTRUCTION

PROBE 8: NON-ORIGINAL STEEL I COLUMN

PROBE 9: NON ORIGINAL STEEL I COLUMN AND STUCCO WALL

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399 W BROADWAY — **FIELD PROBES: SPRING ST**

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PROBE 10: NON-HISTORIC STEEL I BEAM

PROBE 11: NON-HISTORIC STEEL I COLUMN AND STUCCO WALL

PROBE 12: ORIGINAL MASONRY CONSTRUCTION

PROBE 13: ORIGINAL MASONRY CONSTRUCTION

PROBE 14: ORIGINAL MASONRY CONSTRUCTION

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399 W BROADWAY — **FIELD PROBES: W BROADWAY**

SCALE	NA
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423 W BROADWAY

435 W BROADWAY

129 SPRING ST

148 SPRING ST

79 GREENE ST

150 SPRING ST

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399 W BROADWAY — **SOHO DISTRICT HISTORIC PRECEDENTS**

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399 W BROADWAY

Existing Conditions

399 W BROADWAY — **EXISTING NORTH ELEVATION**

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399 W BROADWAY — **EXISTING WEST ELEVATION**

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399 W BROADWAY

Proposed Design

399 W BROADWAY — **PROPOSED NORTH ELEVATION**

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399 W BROADWAY — **PROPOSED WEST ELEVATION**

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EXISTING NORTH STOREFRONT ELEVATION

PROPOSED NORTH STOREFRONT ELEVATION

399 W BROADWAY — **NORTH STOREFRONT COMPARISON**

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EXISTING WEST STOREFRONT ELEVATION

PROPOSED WEST STOREFRONT ELEVATION

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399 W BROADWAY — **WEST STOREFRONT COMPARISON**

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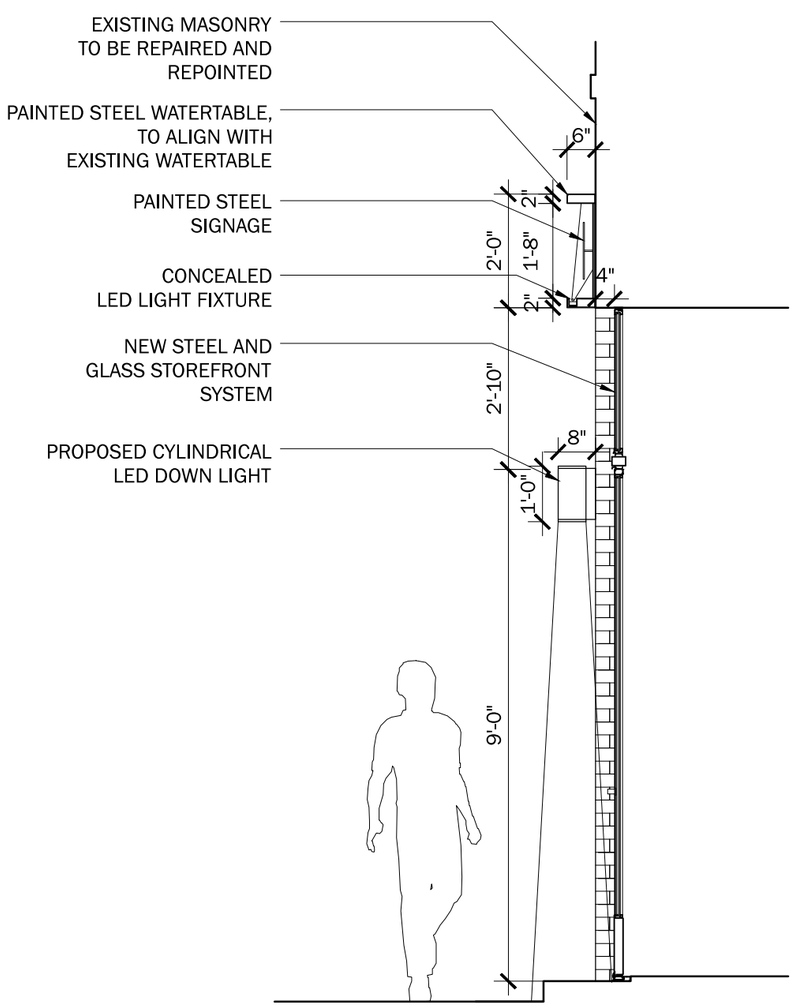
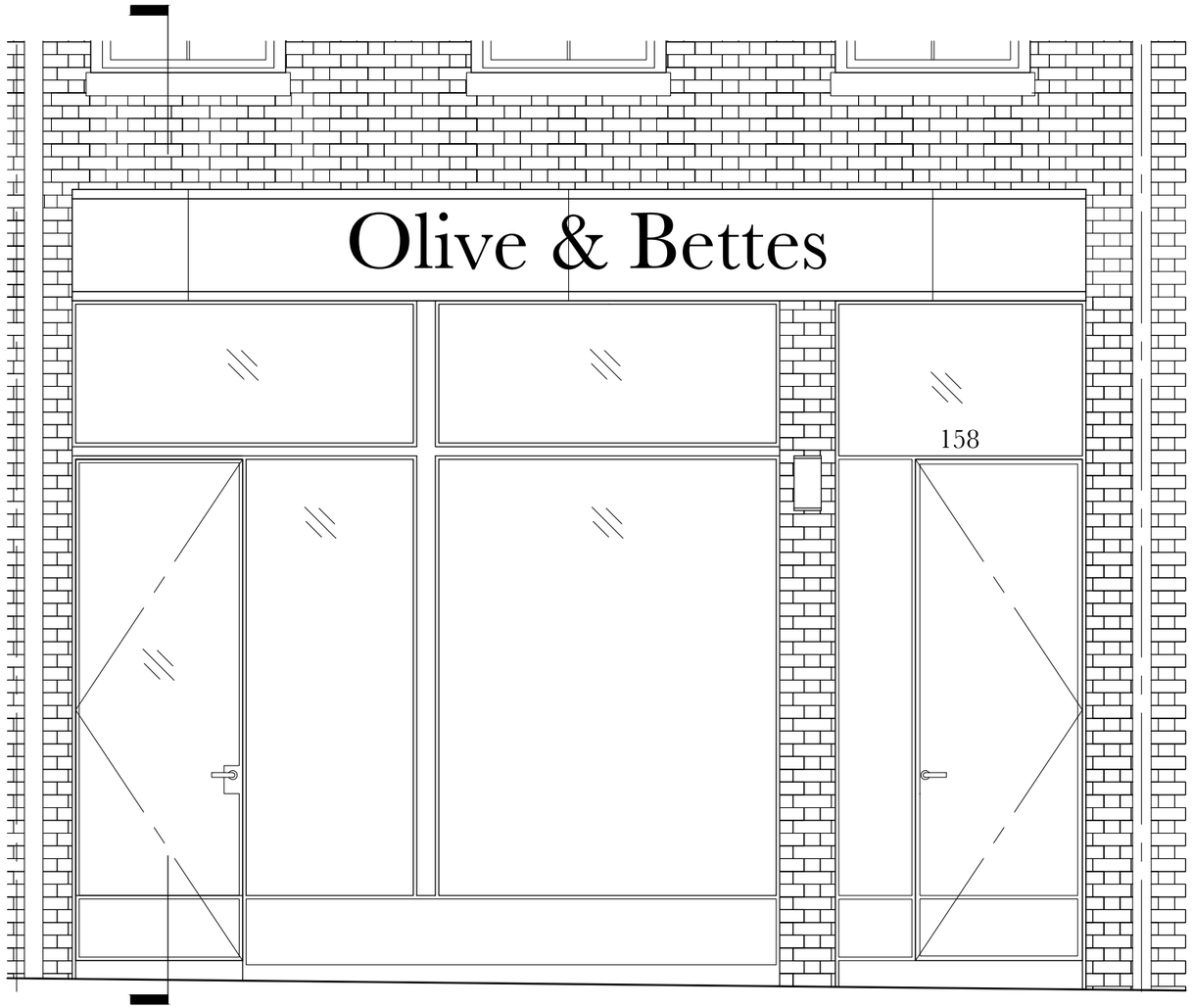


PROPOSED STOREFRONT SECTION
AT 158 SPRING ST



ENLARGED STOREFRONT ELEVATION
AT 158 SPRING ST

399 W BROADWAY — **TYPICAL STOREFRONT DETAIL**

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WOOD CORNICE AND ENTRY BASE COAT:
BENJAMIN MOORE “WILMINGTON TAN”

WOOD CORNICE AND ENTRY VARNISH
COAT: BENJAMIN MOORE “HASBROUCK
BROWN”

STOREFRONT, WINDOWS, AND FIRE
ESCAPES: BENJAMIN MOORE “BLACK FOX”

ENLARGED STOREFRONT ELEVATION
AT 156 SPRING ST

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401 W BROADWAY STONE CORNICE:
BENJAMIN MOORE “BLEEKER BEIGE”

STOREFRONT, WINDOWS, AND FIRE
ESCAPES: BENJAMIN MOORE “BLACK FOX”

ENLARGED STOREFRONT ELEVATION
AT 401 W BROADWAY

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399 W BROADWAY — **PROPOSED PAINT FINISHES**

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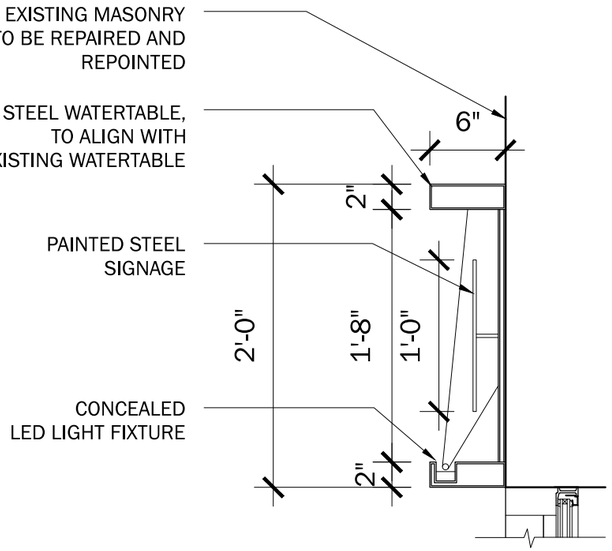
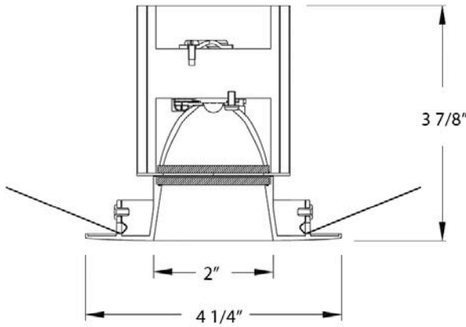
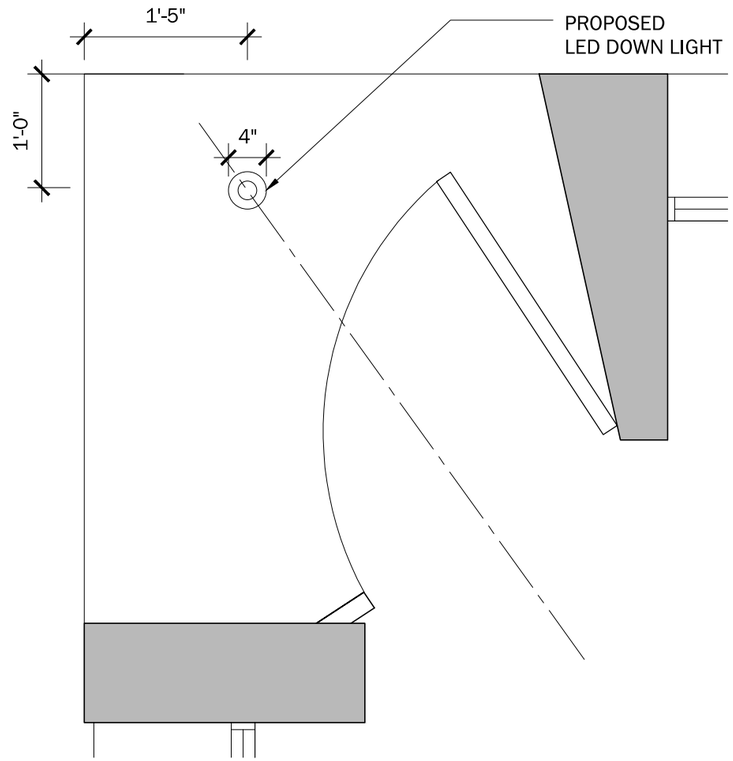
PROPOSED EXTERIOR DOWNLIGHT
BEGA 6698LED.537



PROPOSED SIGNAGE LIGHTING
ENLARGED DETAIL



PROPOSED LED DOWNLIGHT
SECTION DETAIL (WAC HR-2LED-T209N)



PROPOSED LED DOWNLIGHT
ENLARGED CORNER RCP

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399 W BROADWAY — **PROPOSED EXTERIOR LIGHTING**

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399 W BROADWAY — **PROPOSED DESIGN**

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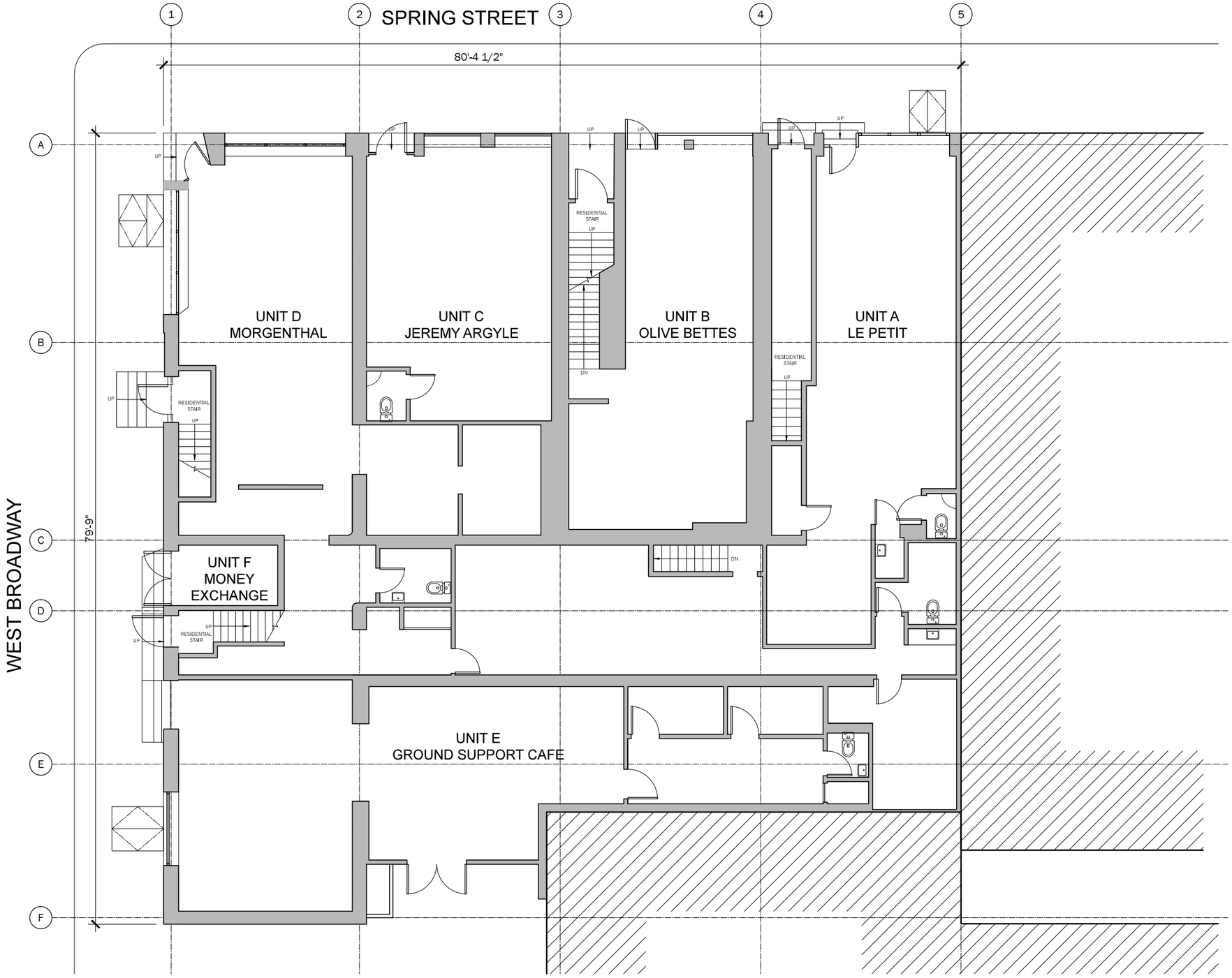
399 W BROADWAY

Plans



399 W BROADWAY — **EXISTING GROUND FLOOR PLAN**

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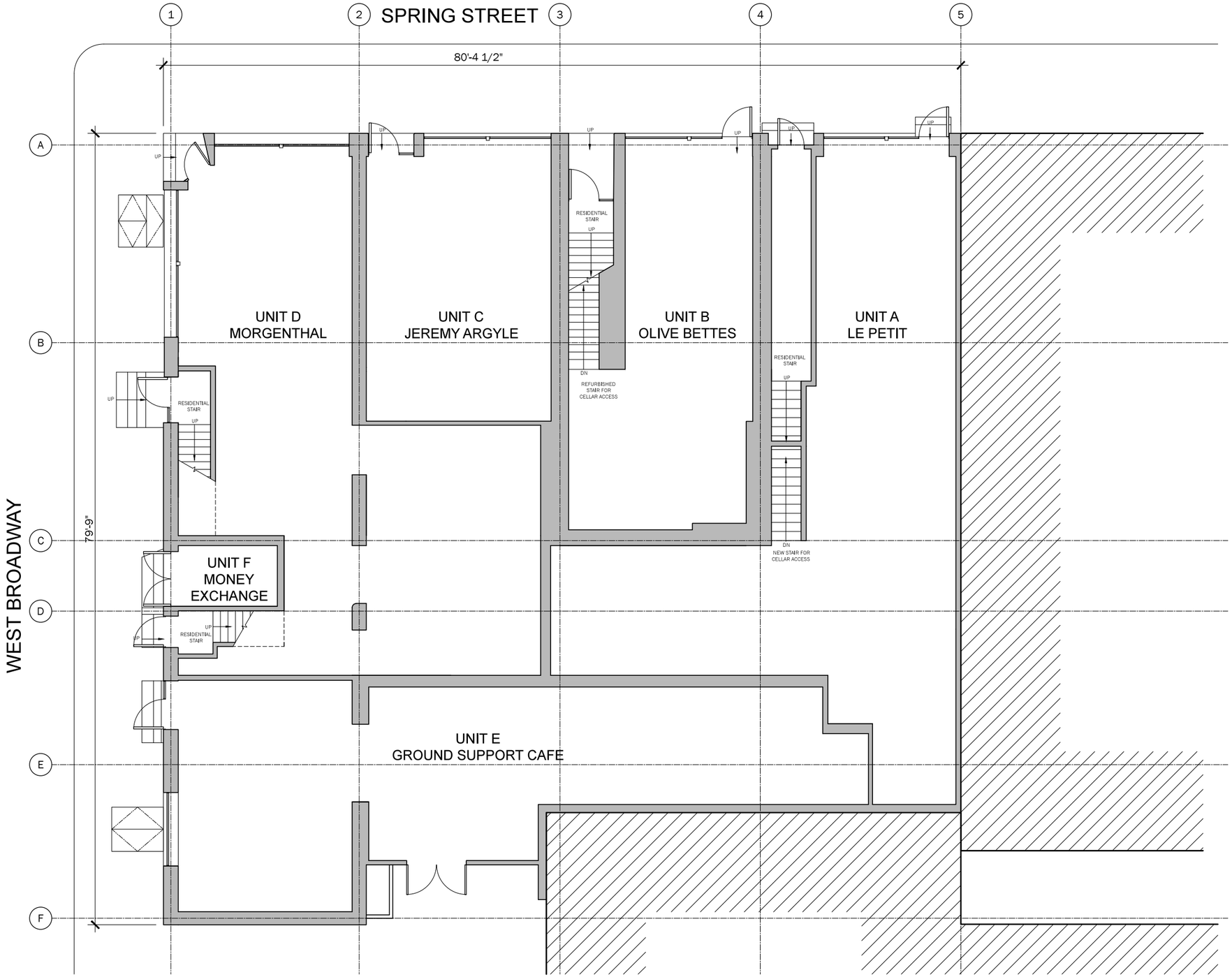

399 W BROADWAY — **PROPOSED GROUND FLOOR PLAN**

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