

419 Broadway
United American Land, LLC

CB2 Landmarks Committee
04.04.24

Current Condition



419-423 Broadway and 301 Canal Street



Map Showing Project Site

Previously Approved Design - 2017



Proposed Design



Current Condition



Photo 1: 301 Canal Street



Photo 2: 419 Broadway, looking east along Canal Street

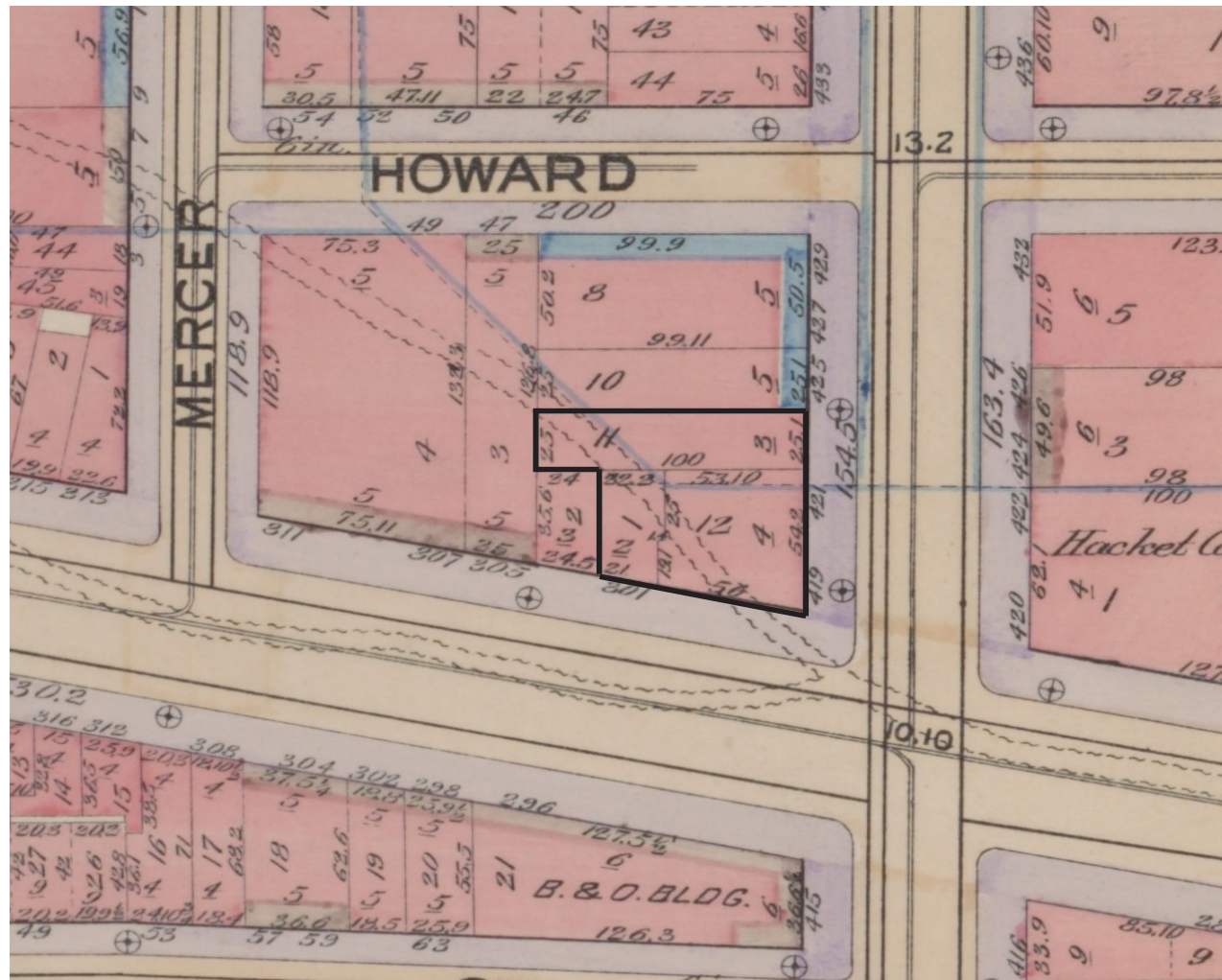


Photo 3: 419-421 Broadway



Photo 4: 423 Broadway

Historic Context



1899, Bromley

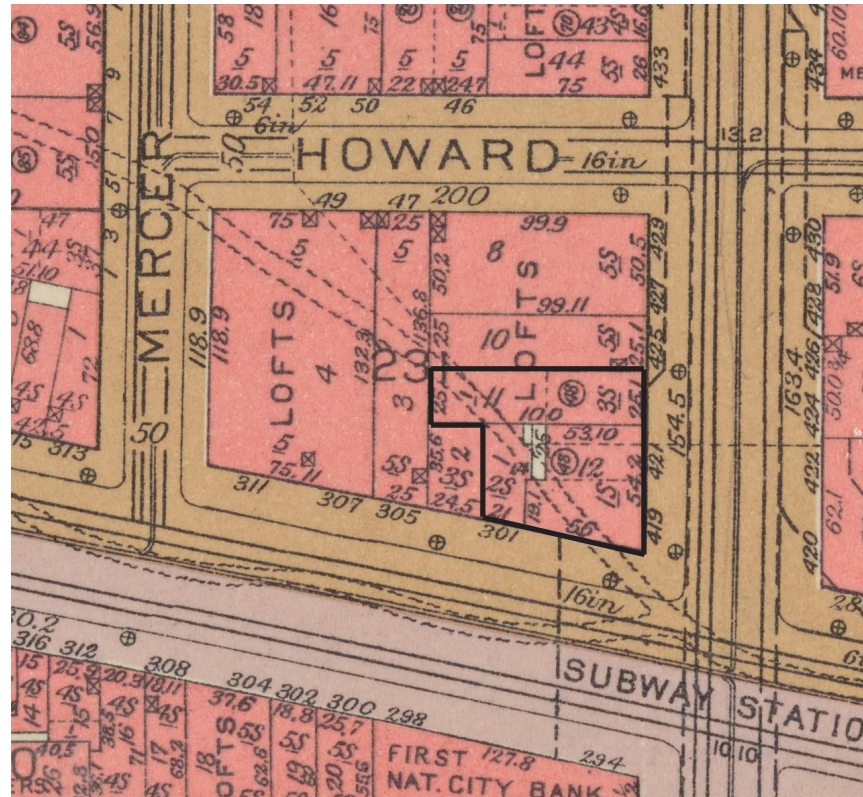


ca. 1910, Both Sides of Broadway



1914, New York Historical Society

Historic Context



1955, Bromley



1973, LPC Designation Photo



1973, LPC Designation Photo

LPC Approved Buildings



89 Mercer Street



401 West Broadway

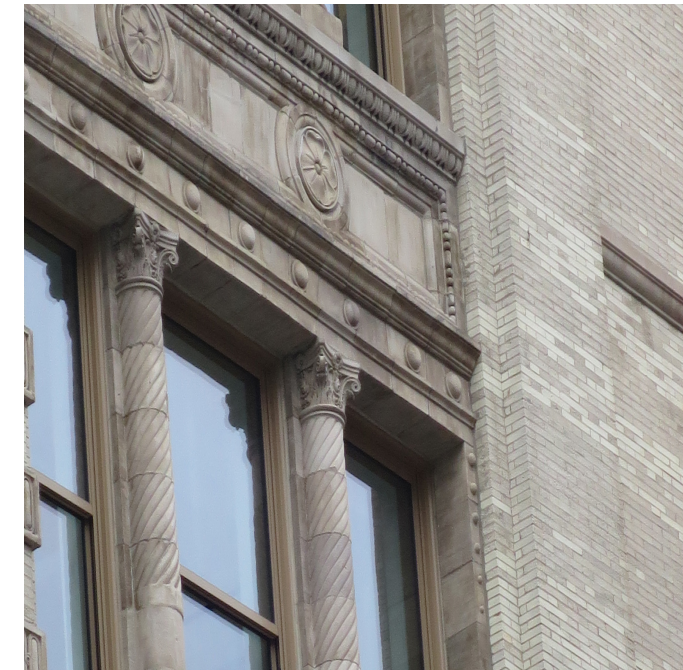
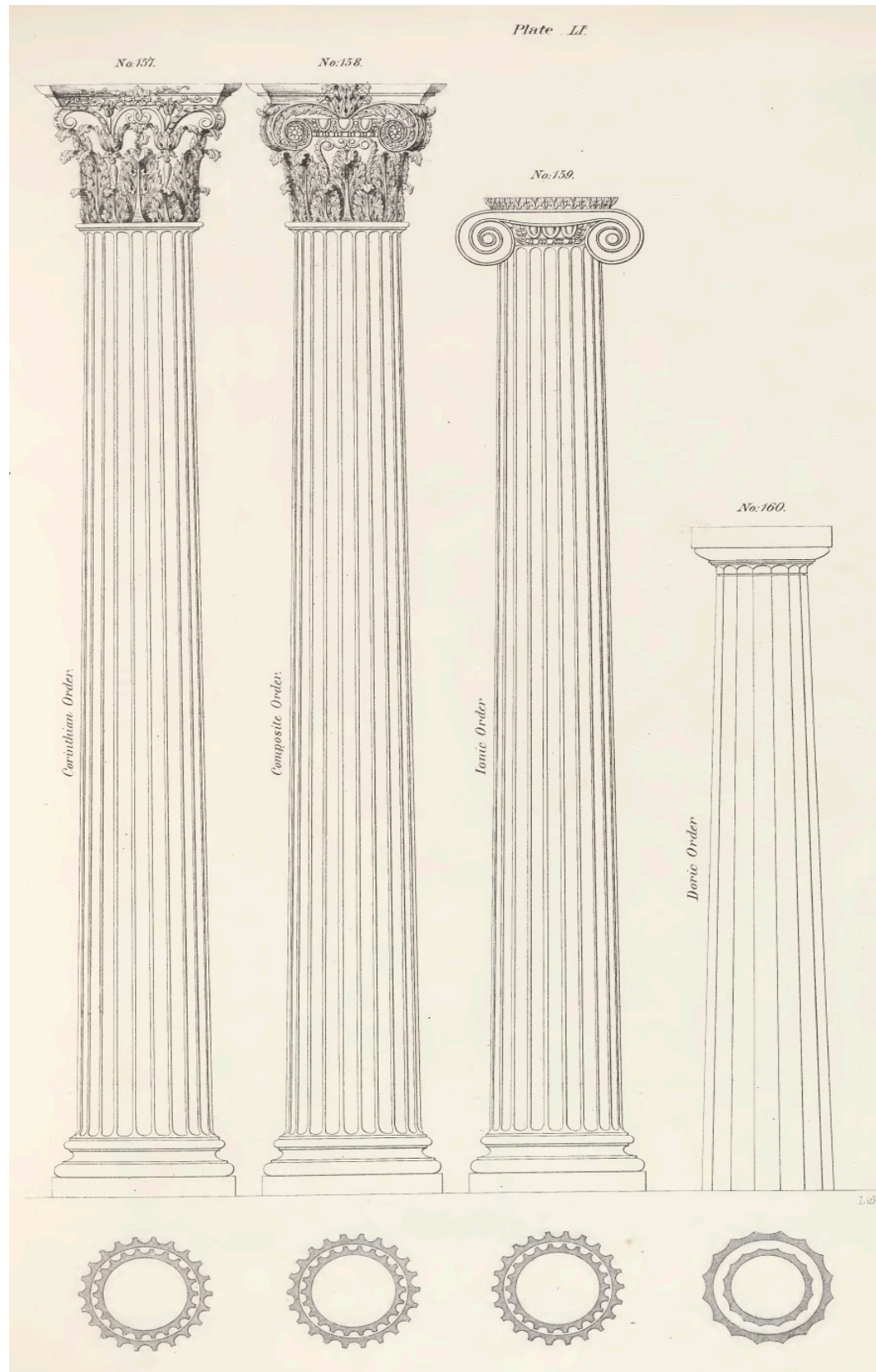


110 Prince Street



92 Prince Street

Historic District Context



Historic District Context



Historic District Context



Contextual Inspiration

Ground Floor Elements - Broadway Streetscape

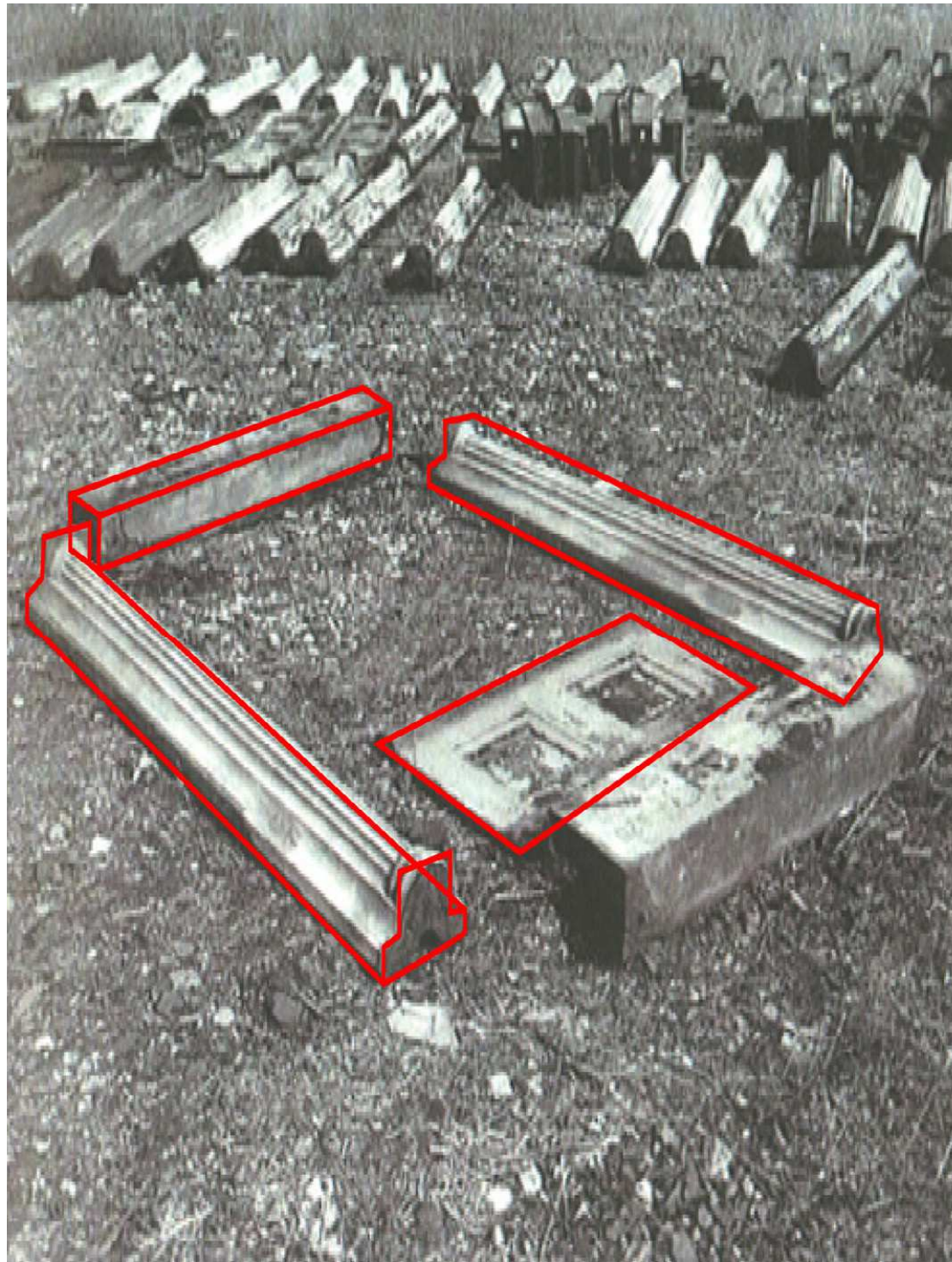


Broadway and Grand St - Looking North

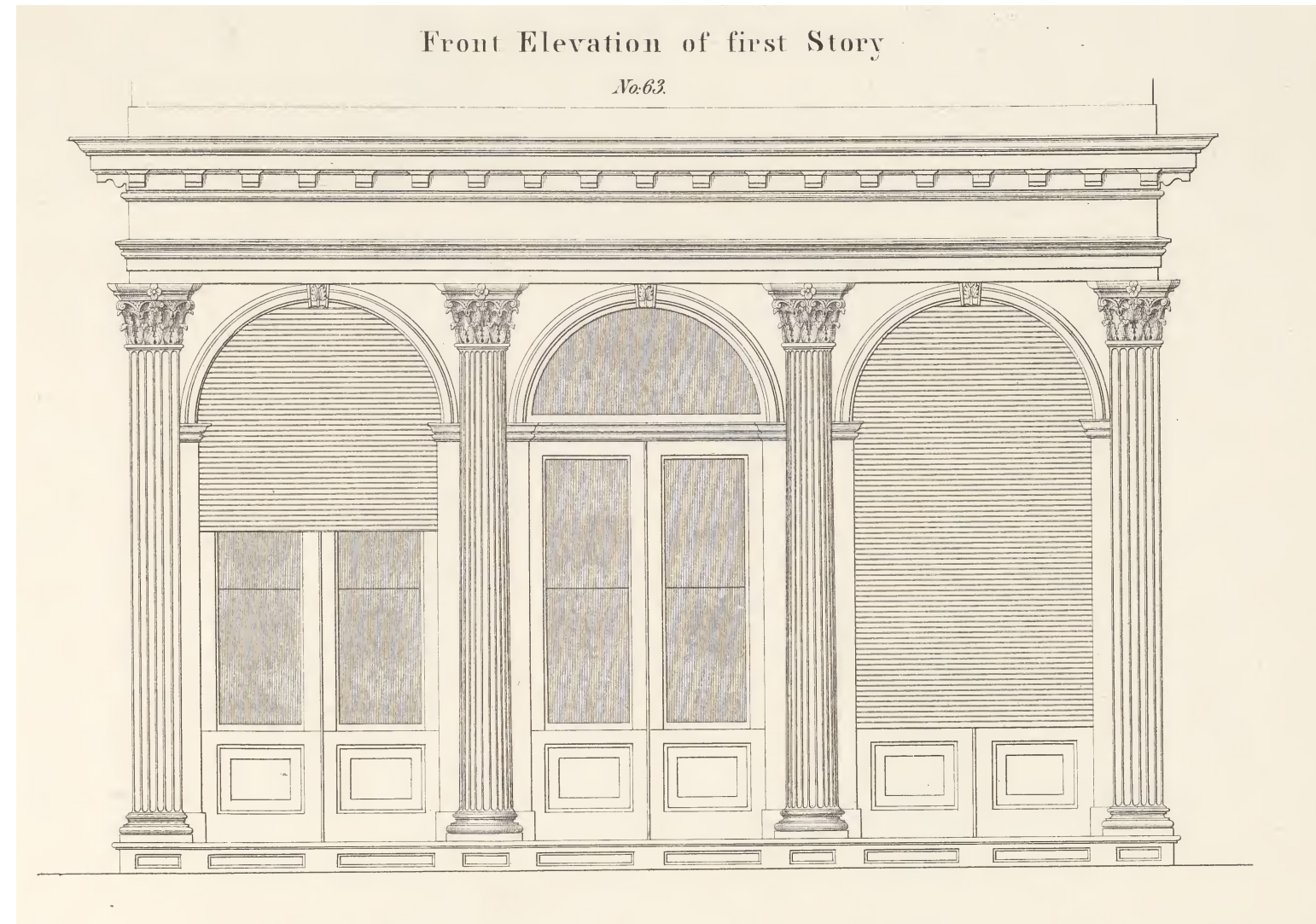


Broadway and Broome St - Looking North

Cast Iron Construction



Element Composition



Badger's Illustrated Catalogue of Cast-Iron Architecture

Composition Study



500 Broadway Elevation



500 Broadway Diagram

B Column

A Entablature

C Base



419 Broadway Elevation



419 Broadway Diagram

B Column

A Entablature

C Base



455 Broadway Elevation



455 Broadway Diagram

B Column

A Entablature

C Base

Facade Design - Corner Building

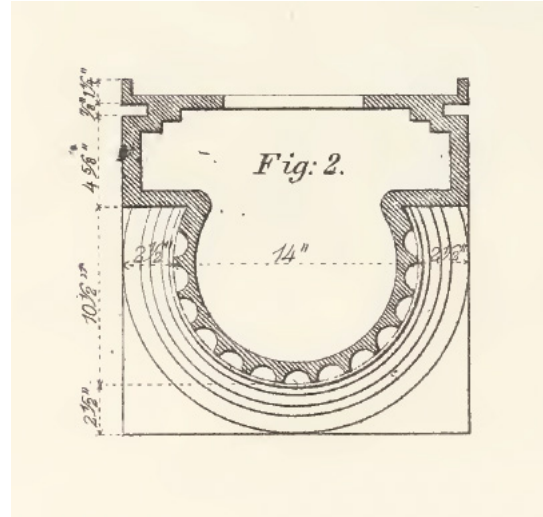
Street View on Broadway



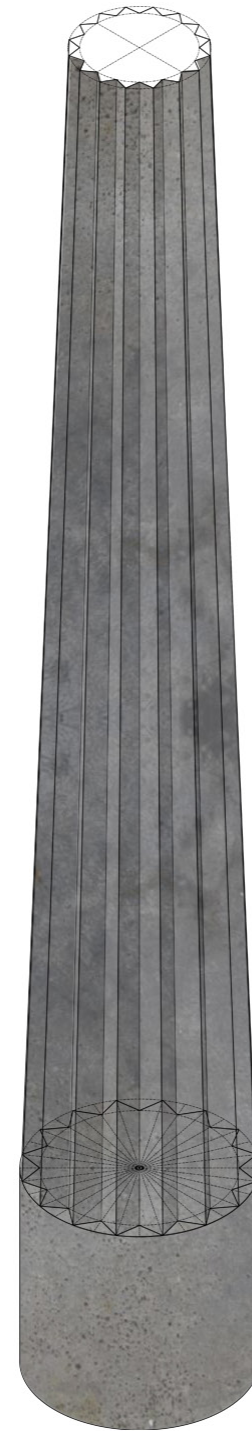
Column Concept



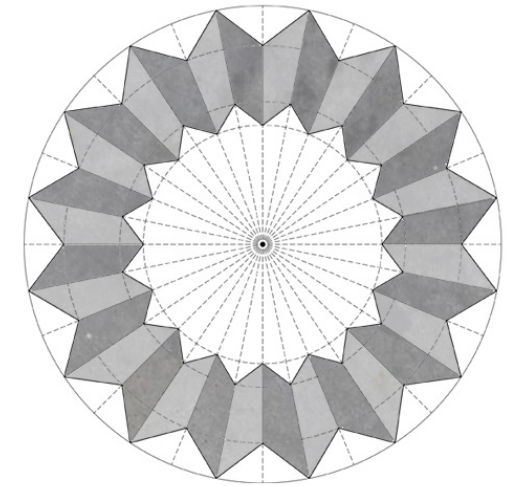
Fluted Column Inspiration
500 Broadway



Badger's Illustrated Catalogue of
Cast-Iron Architecture



Column Axon
Column Based on Tapering Concept

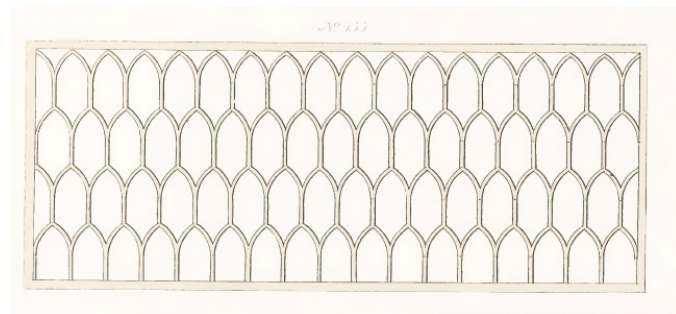
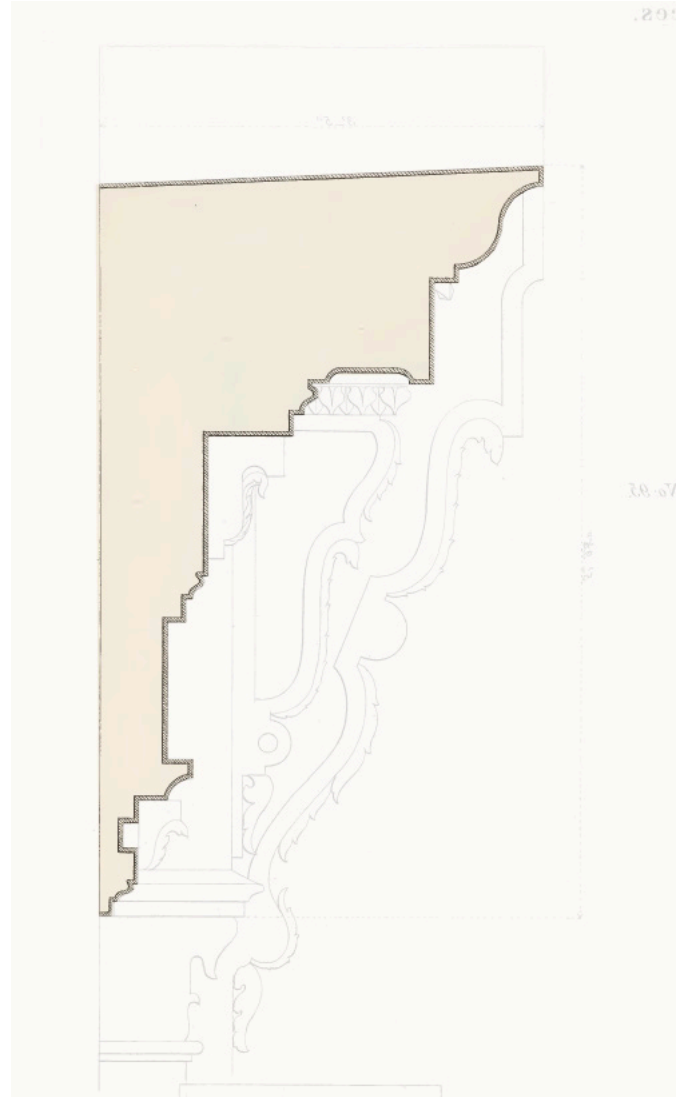


Column Plan

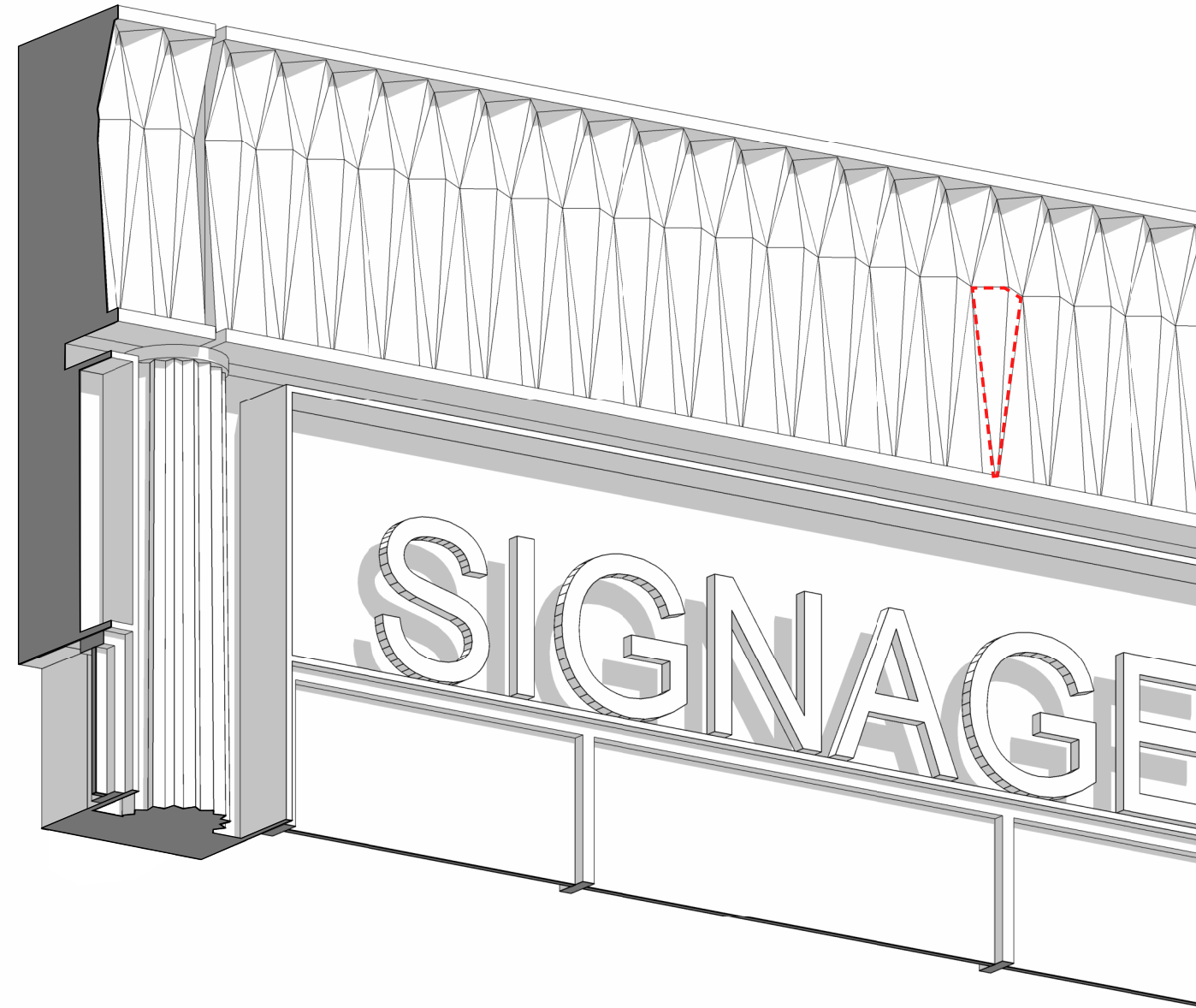


Column Fluting and Tapering
Mockup

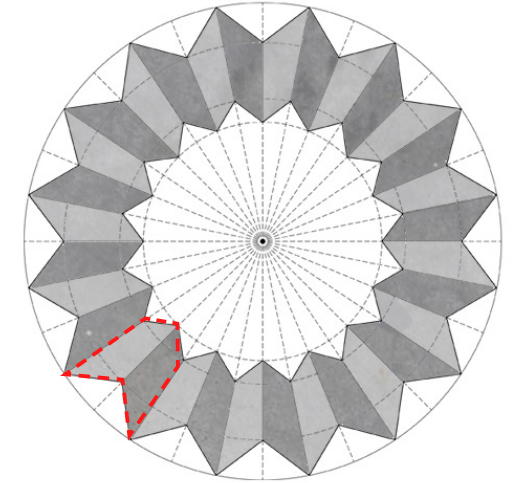
Entablature Concept



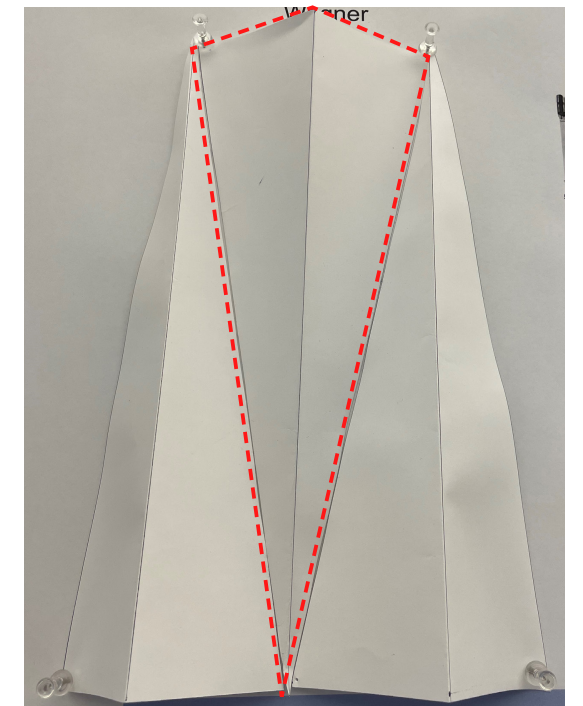
Cornice Detail & Lattice Panels
Badger's Illustrated Catalogue of
Cast-Iron Architecture



Entablature Axon

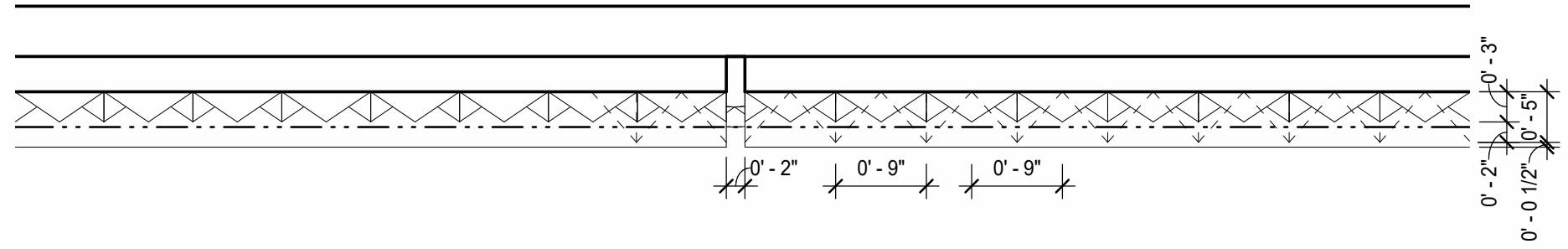
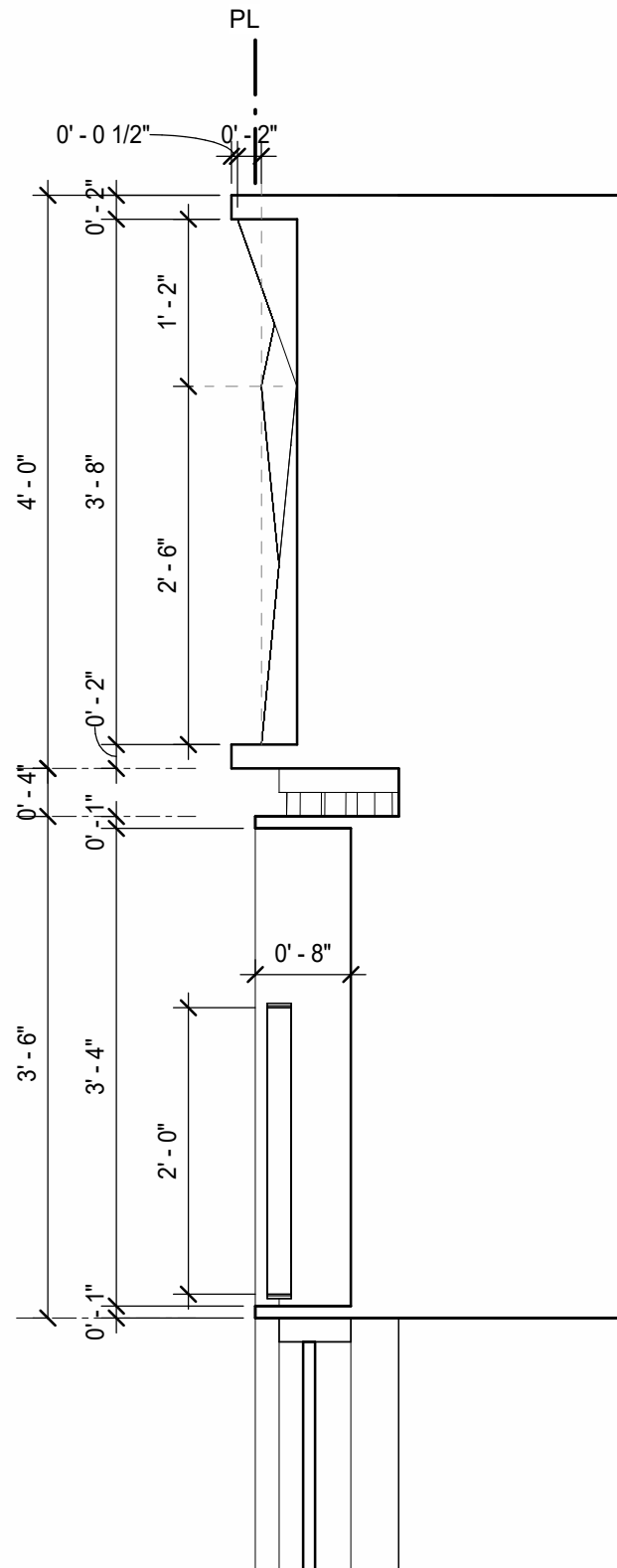


Column Plan

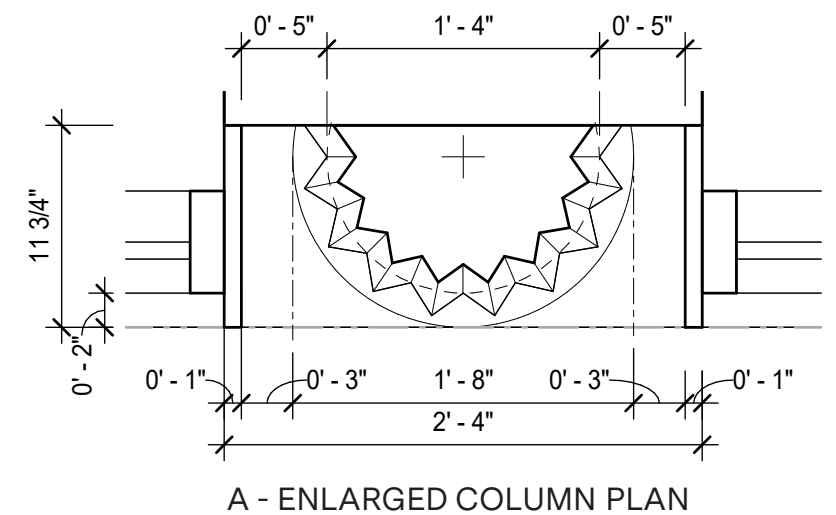
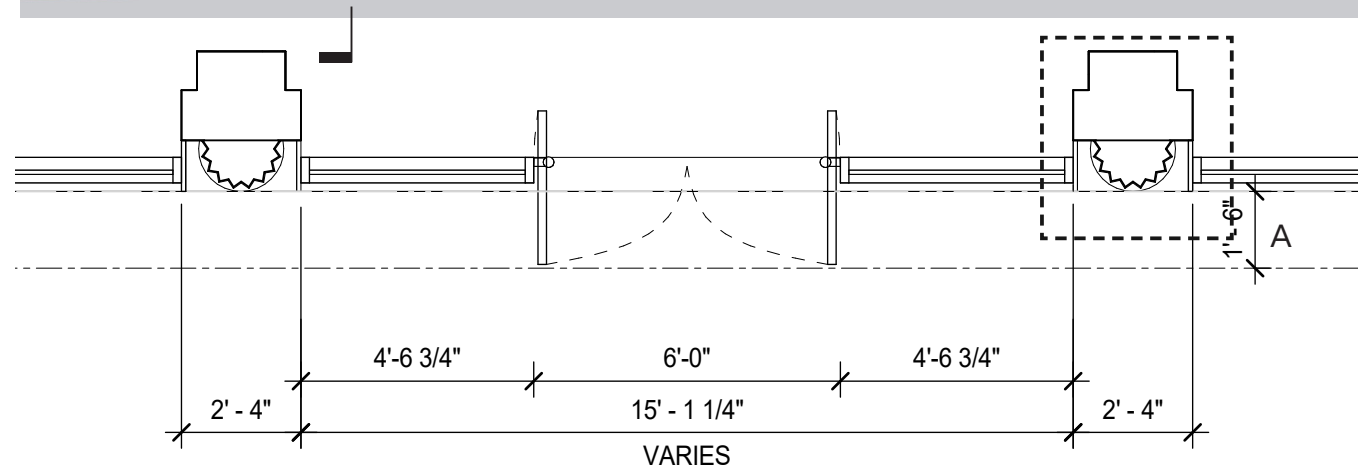
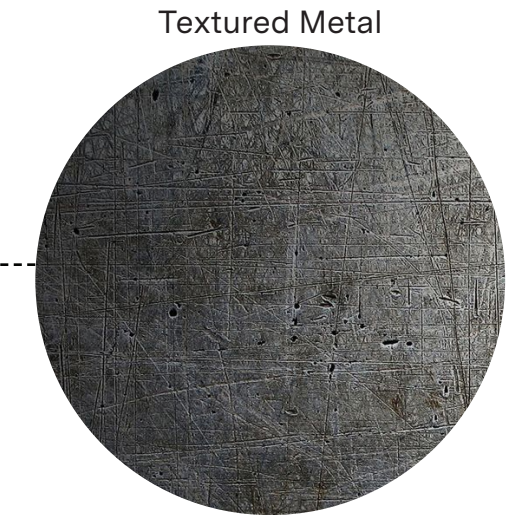
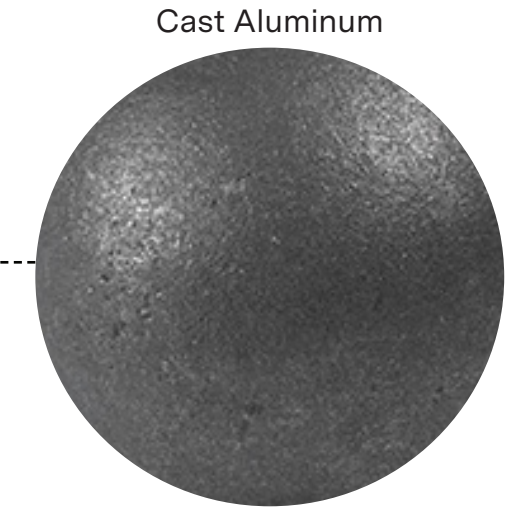
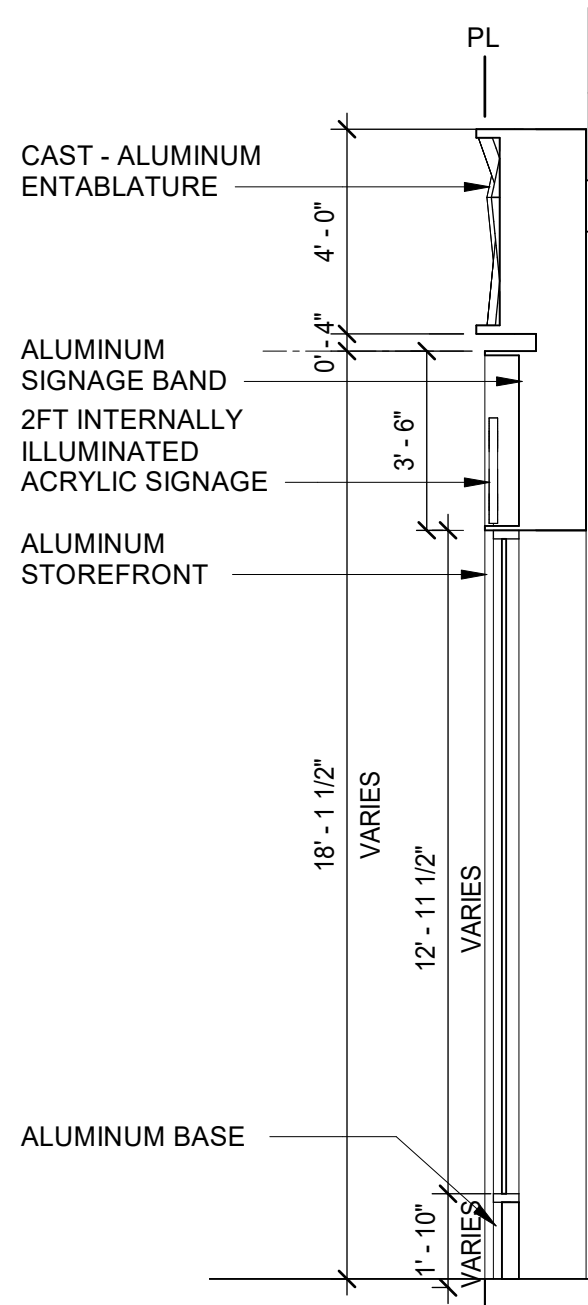


Entablature Fold Mock-Up

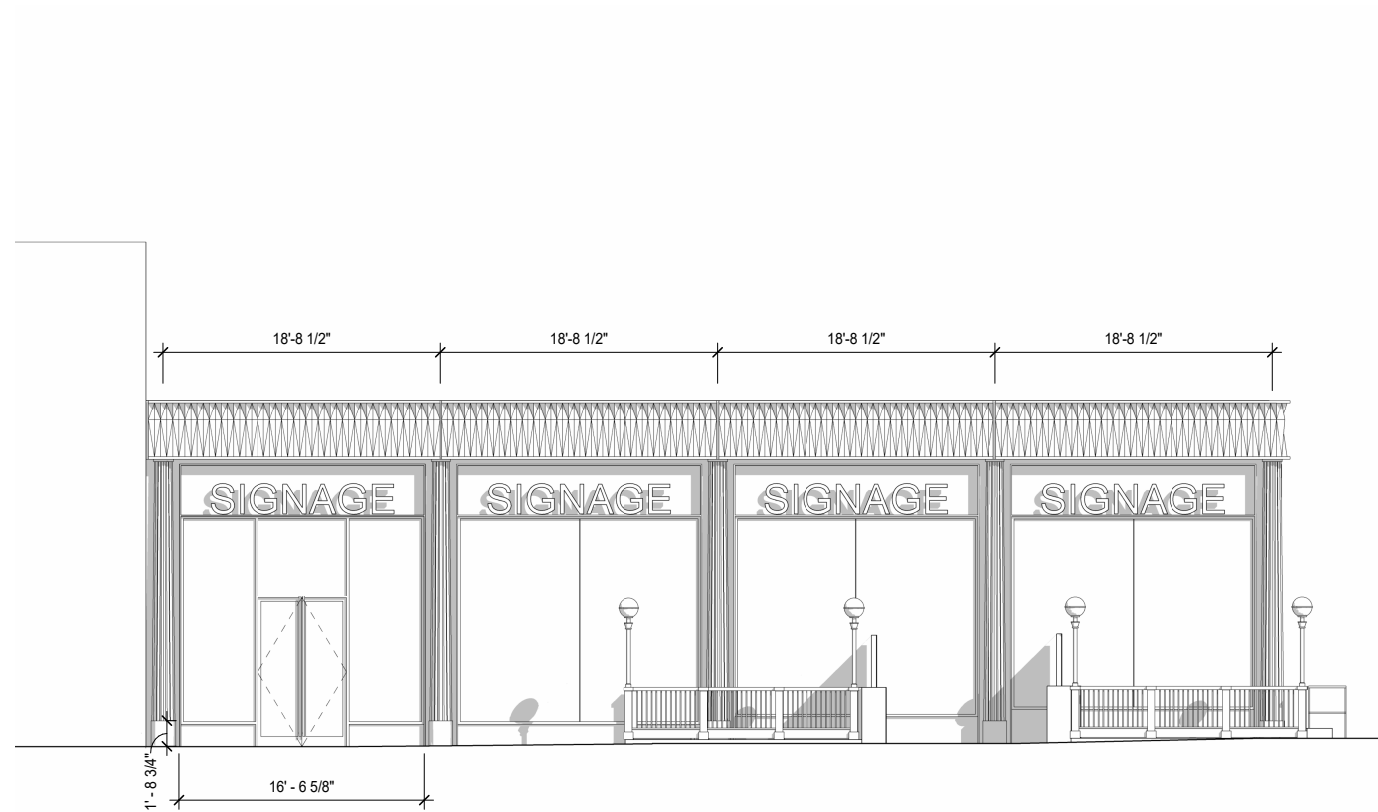
Entablature Detail



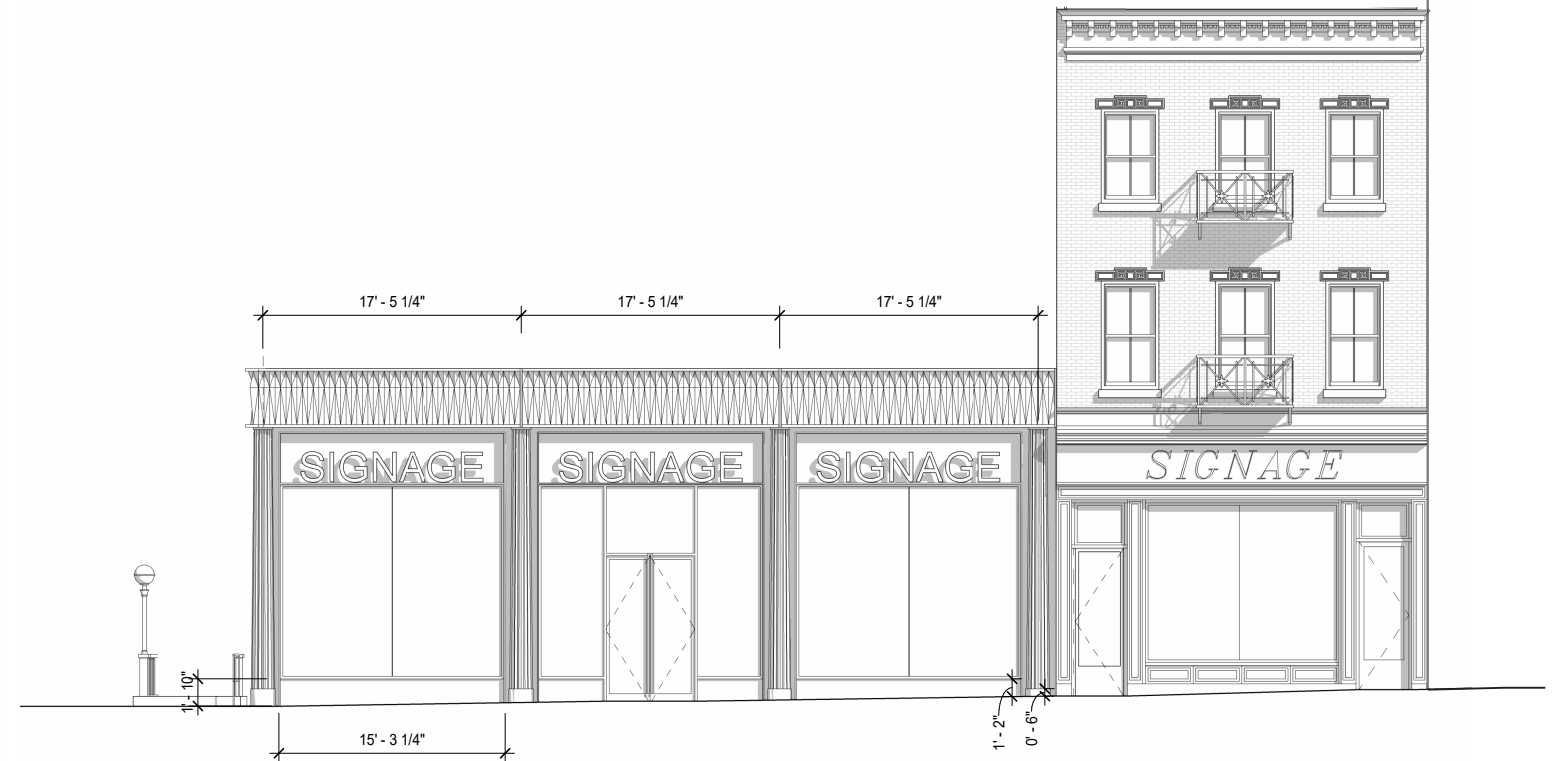
Typical Bay & Materials



Broadway and Canal Elevations



Canal Street Elevation

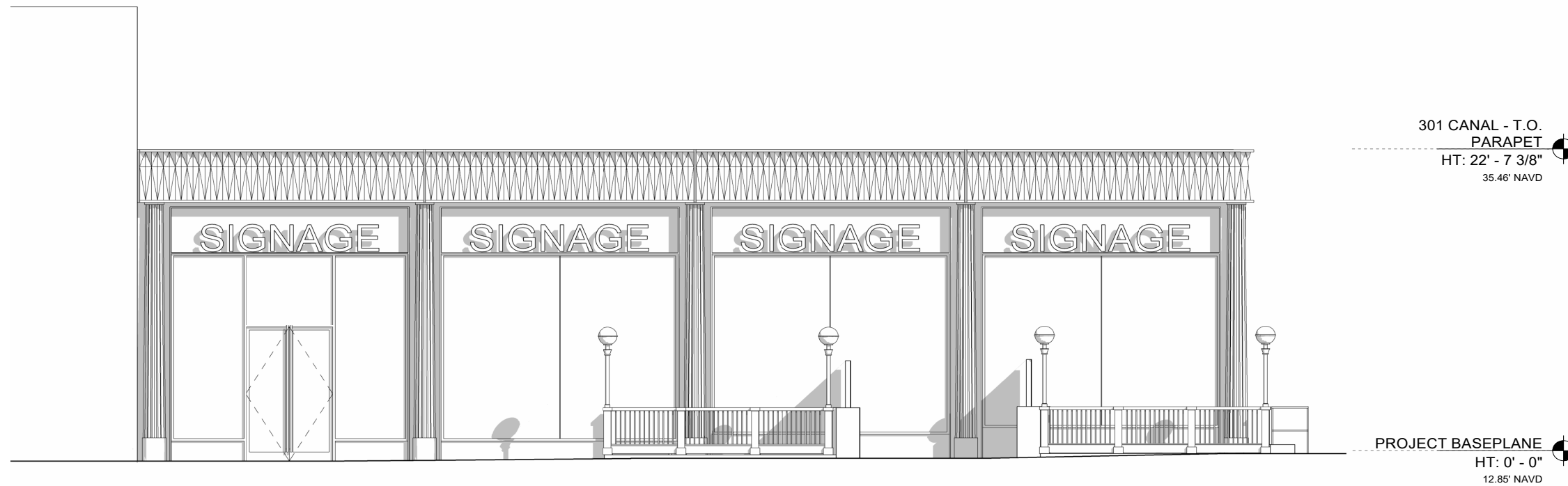


Broadway Elevation

Canal Elevations - Existing & Proposed



Existing Canal Street Elevation

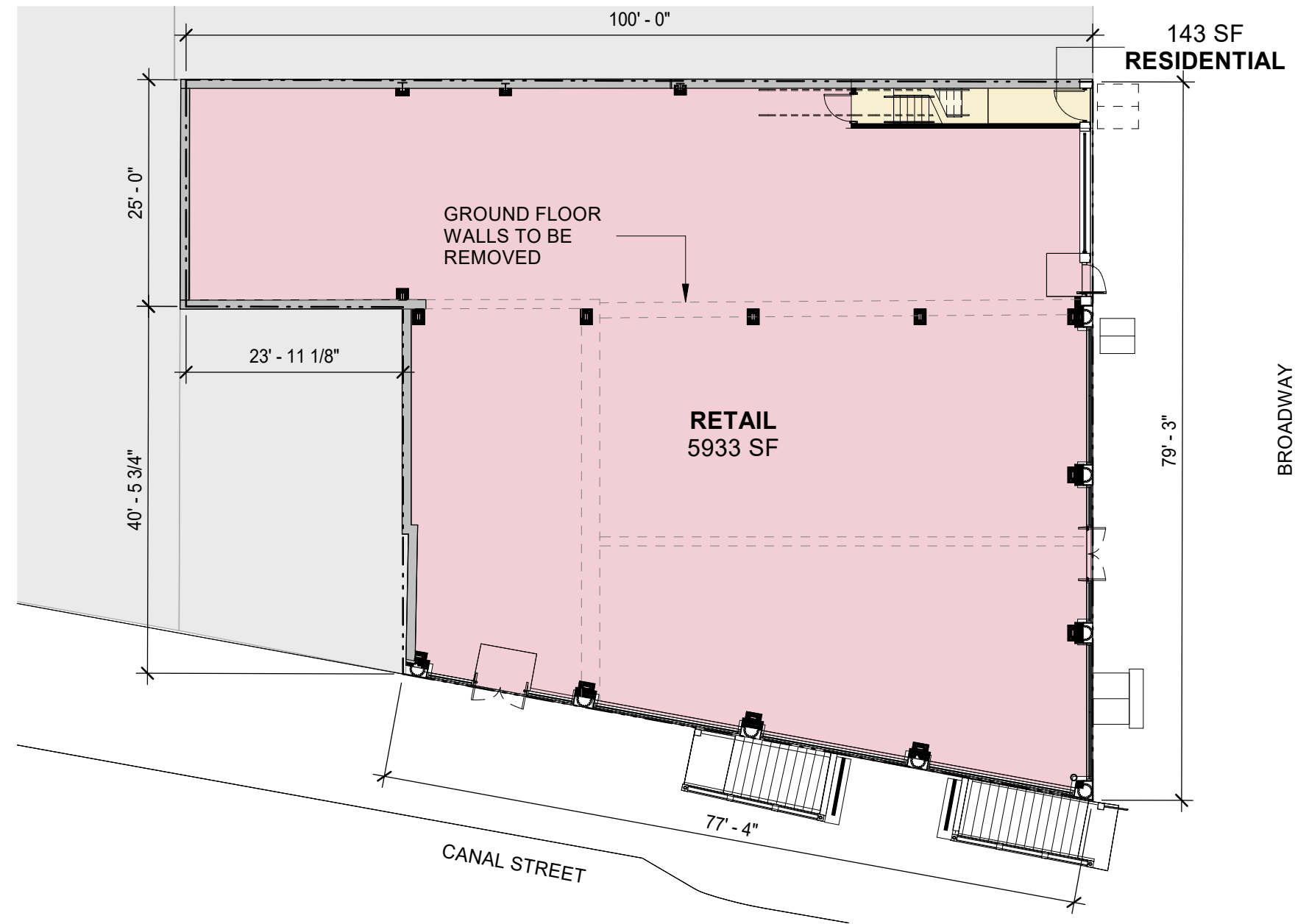


Proposed Canal Street Elevation

Proposed Design



Ground Floor Plan



Facade Design - 423 Broadway

423 Broadway - Existing Conditions



423 BROADWAY, OVERALL



423 BROADWAY ITALIANATE SHEET METAL CORNICE. THE CENTRAL LINTEL AT THE TOP FLOOR APPEARS TO BE PARSED



WINDOW LINTEL AT SECOND FLOOR. PAINTED BROWNSTONE WITH SOME MINOR DAMAGE.



BROWNSTONE WINDOW SILLS HAVE NON-HISTORIC ALUMINUM CAPS. THE BRICK FACADE IS EXPERIENCING SOME STEP CRACKING. GRAFFITI EXISTS AT THE SECOND FLOOR OF THE PRIMARY FACADE AND ALONG THE SOUTHERN SIDE WALL.



CENTRAL BAY FIRE ESCAPE.



423 BROADWAY NON-HISTORIC ALUMINUM STOREFRONT. NO HISTORIC STRUCTURE OR FABRIC REMAINS.

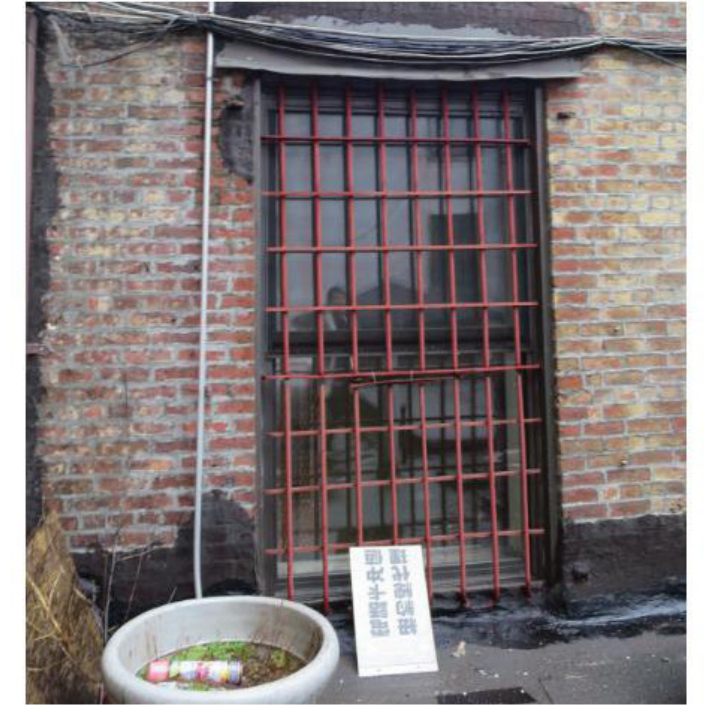
423 Broadway - Existing Conditions



REAR ELEVATION. THE FACADE HAS COMMON BOND BRICK WITH SEGMENTAL ARCH LINTELS. THE ROOF IS CLAD IN A NON-HISTORIC ASPHALTIC MEMBRANE AND THERE ARE NON-HISTORIC DORMERS.



ROOF OF EXTENSION AT REAR, LOOKING WEST.



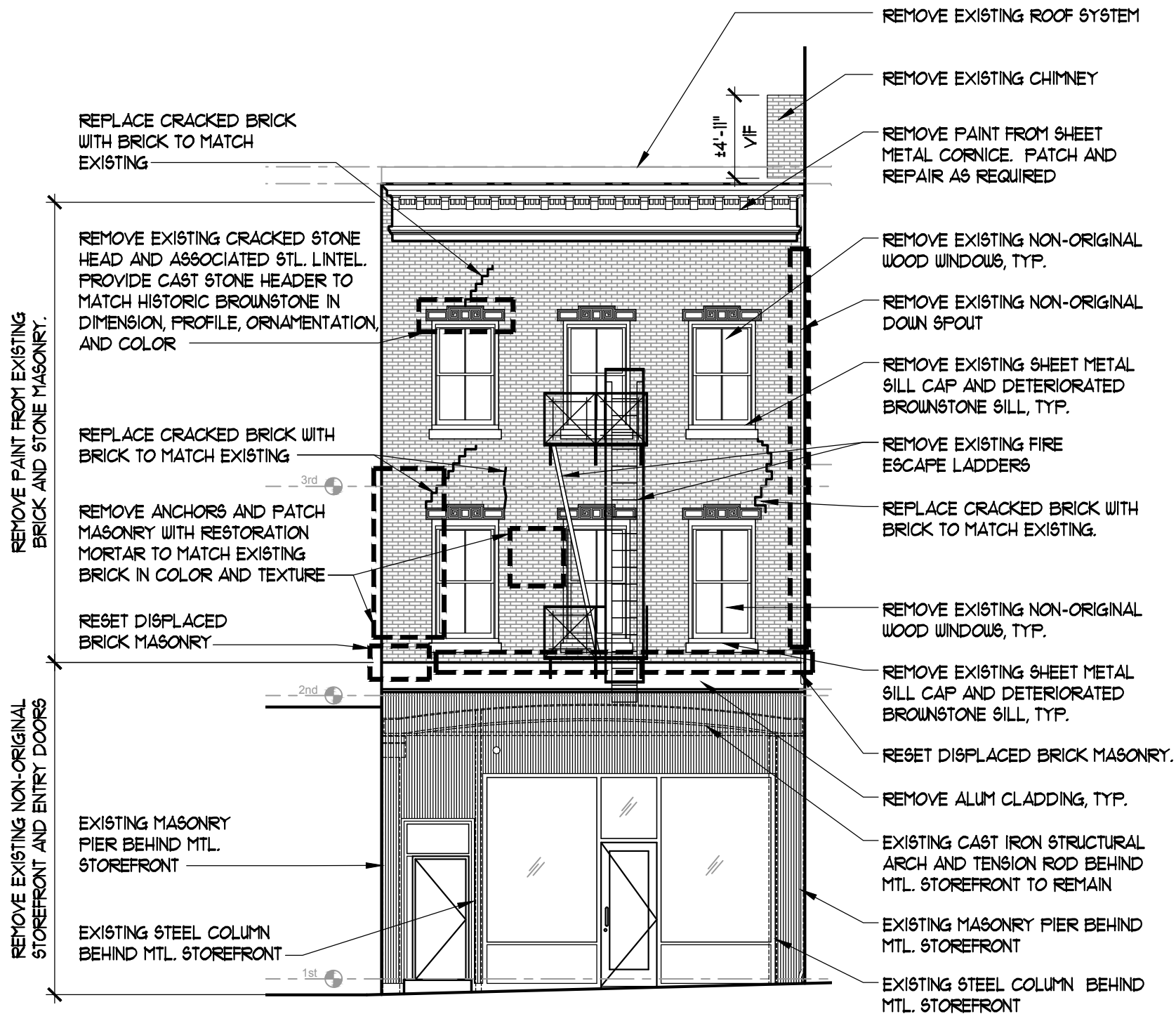
DETAIL OF REAR ELEVATION WINDOW.



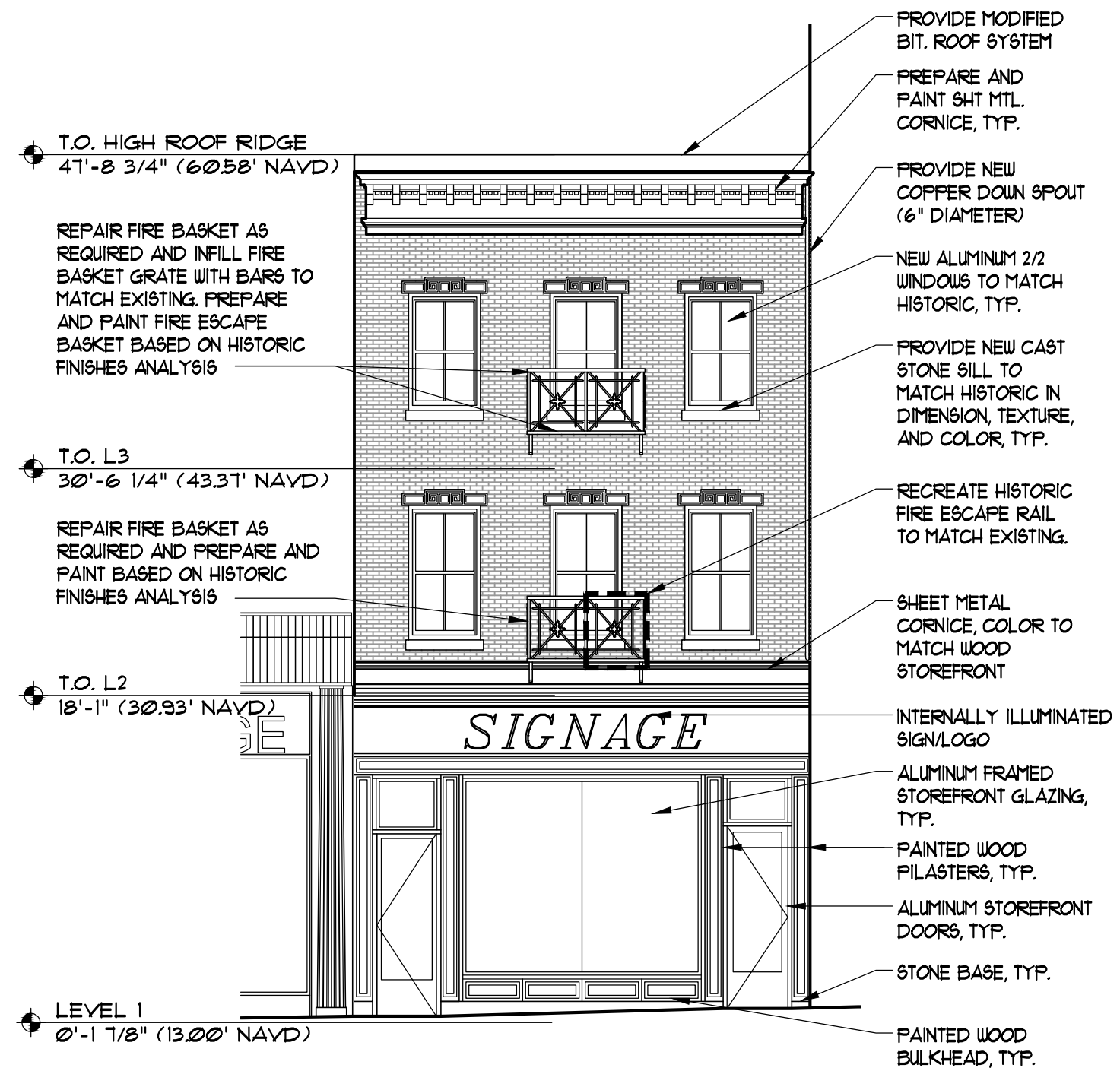
GROUND FLOOR. ORIGINAL REAR WALL IS NOT EXTANT AT GROUND FLOOR. IT WAS LIKELY LOCATED WHERE THE SIDE WALLS PROJECT OUT SLIGHTLY.

423 Broadway - Existing & Proposed Elevations

Broadway Elevation

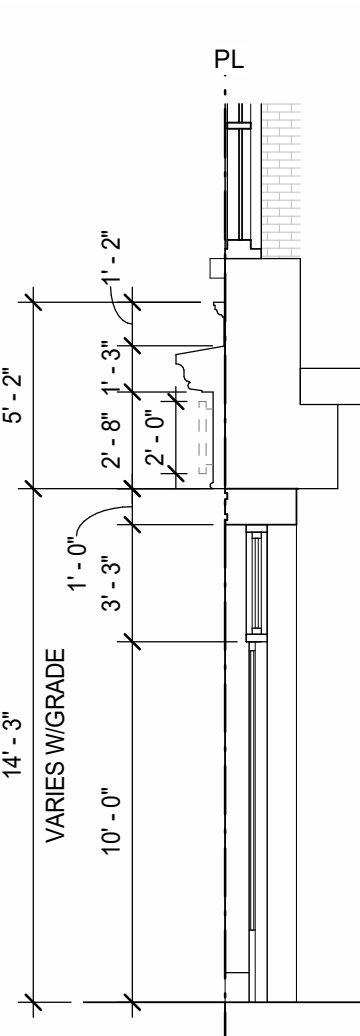


1 EXISTING ELEVATION
1/8" = 1'-0"



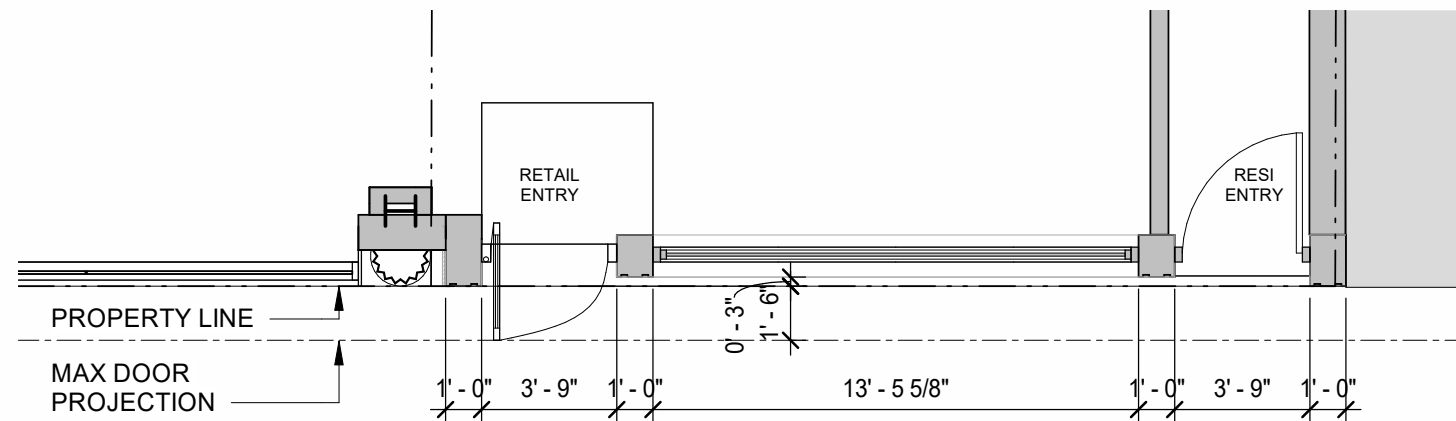
2 PROPOSED ELEVATION
1/8" = 1'-0"

423 Broadway - Proposed Storefront



3 Elevation
3/16" = 1'-0"

2 Section
3/16" = 1'-0"

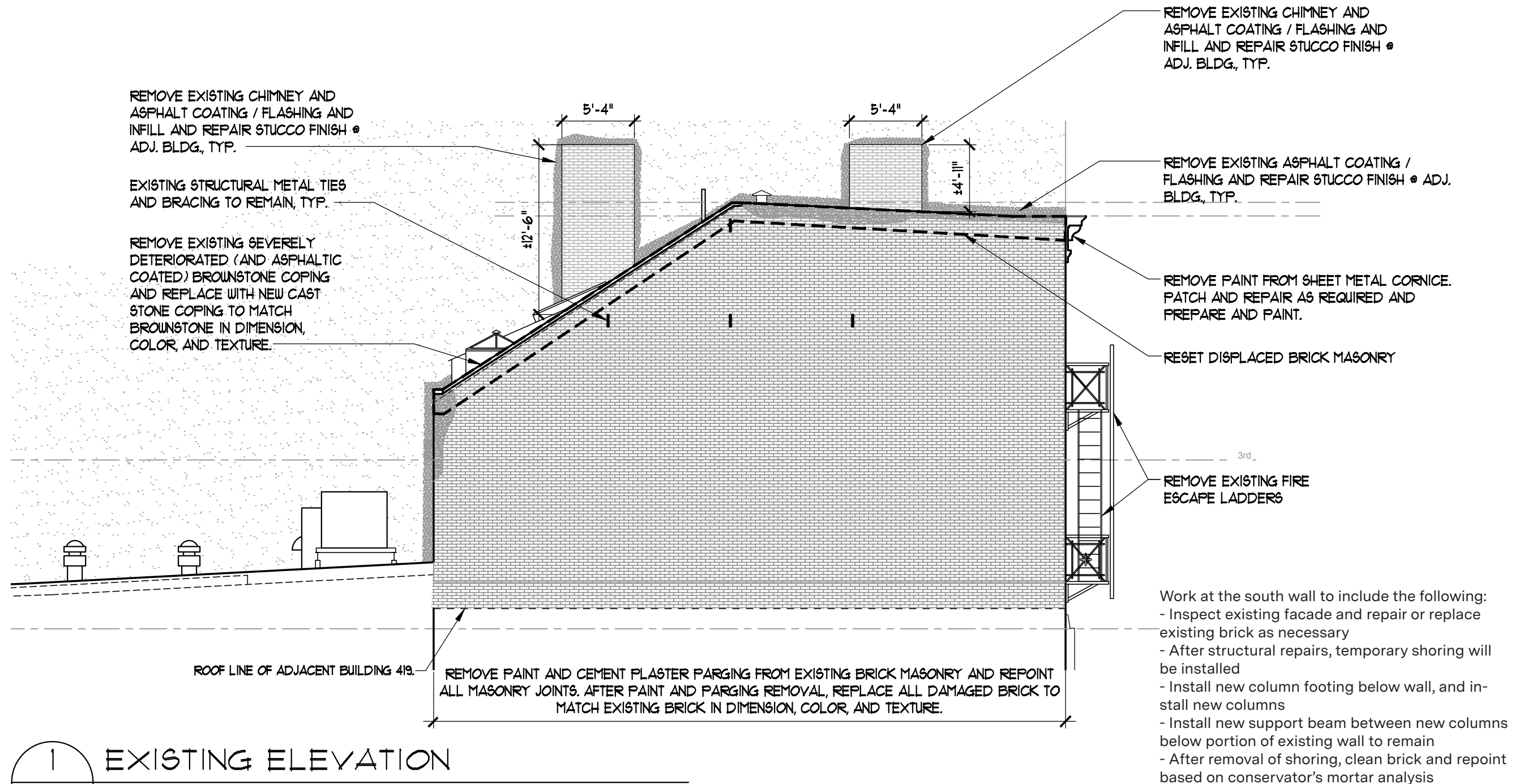


1 Plan
3/16" = 1'-0"

4 Axon

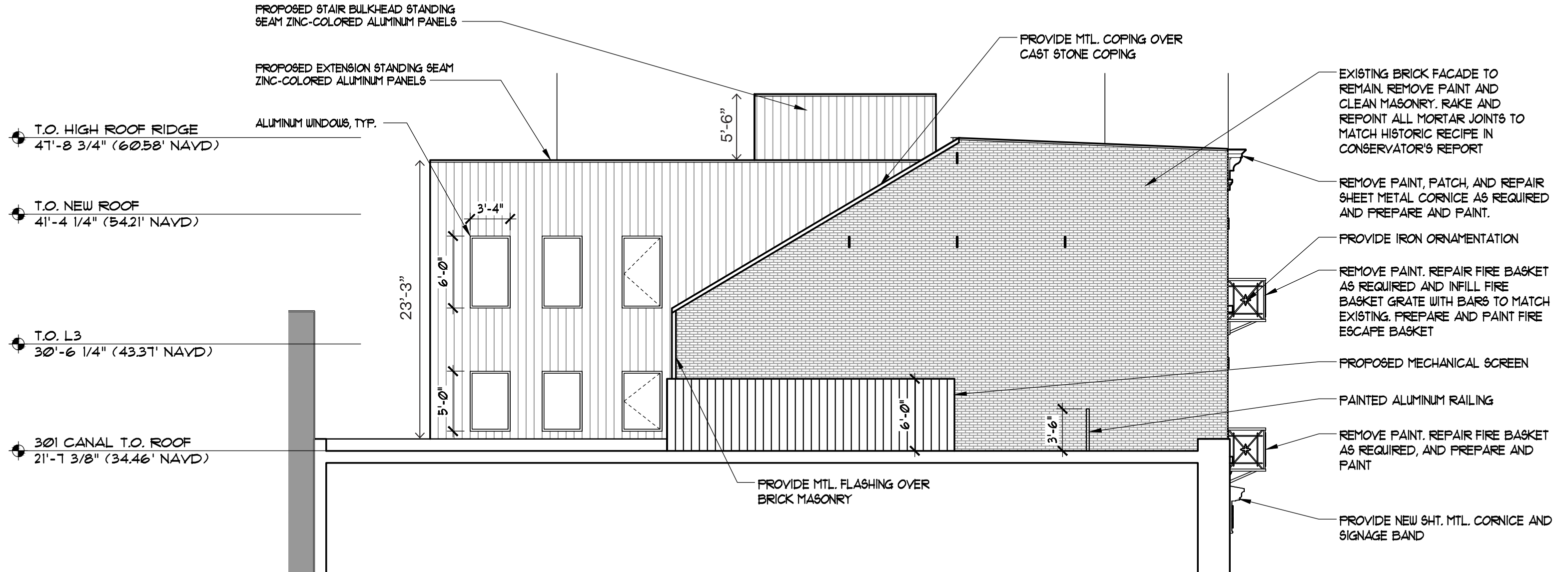
423 Broadway - Existing Elevations

Side Elevation



423 Broadway - Proposed Elevations

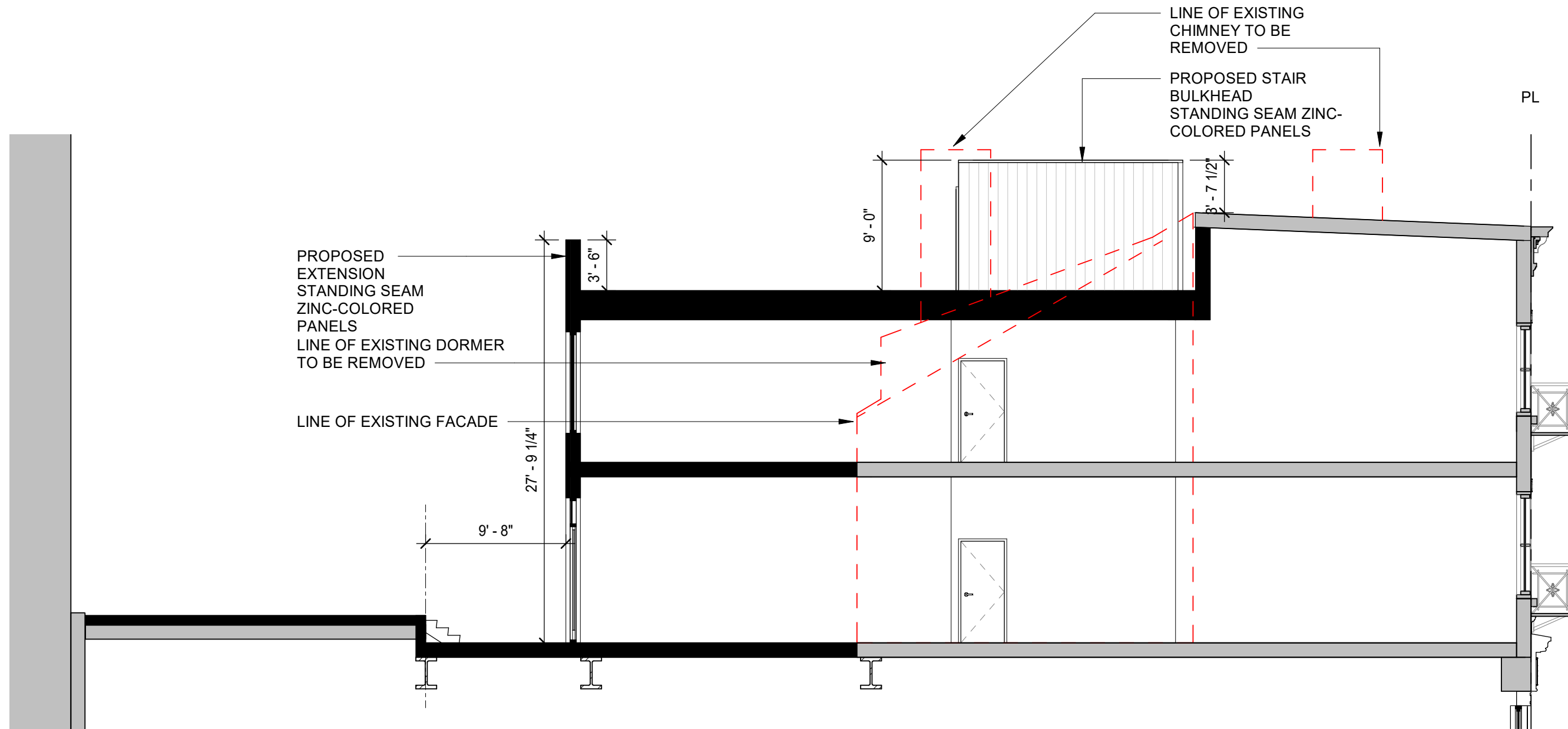
Side Elevation



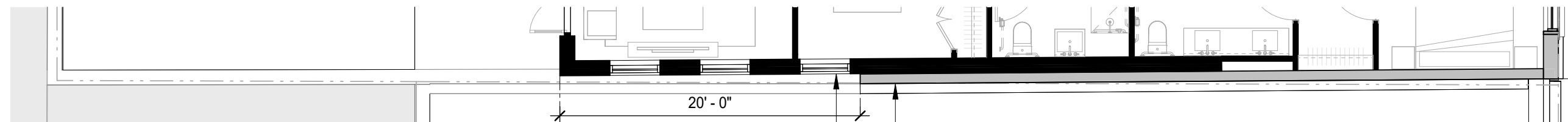
1 PROPOSED ELEVATION
1/8" = 1'-0"

423 Broadway - Proposed Elevations

East West Section



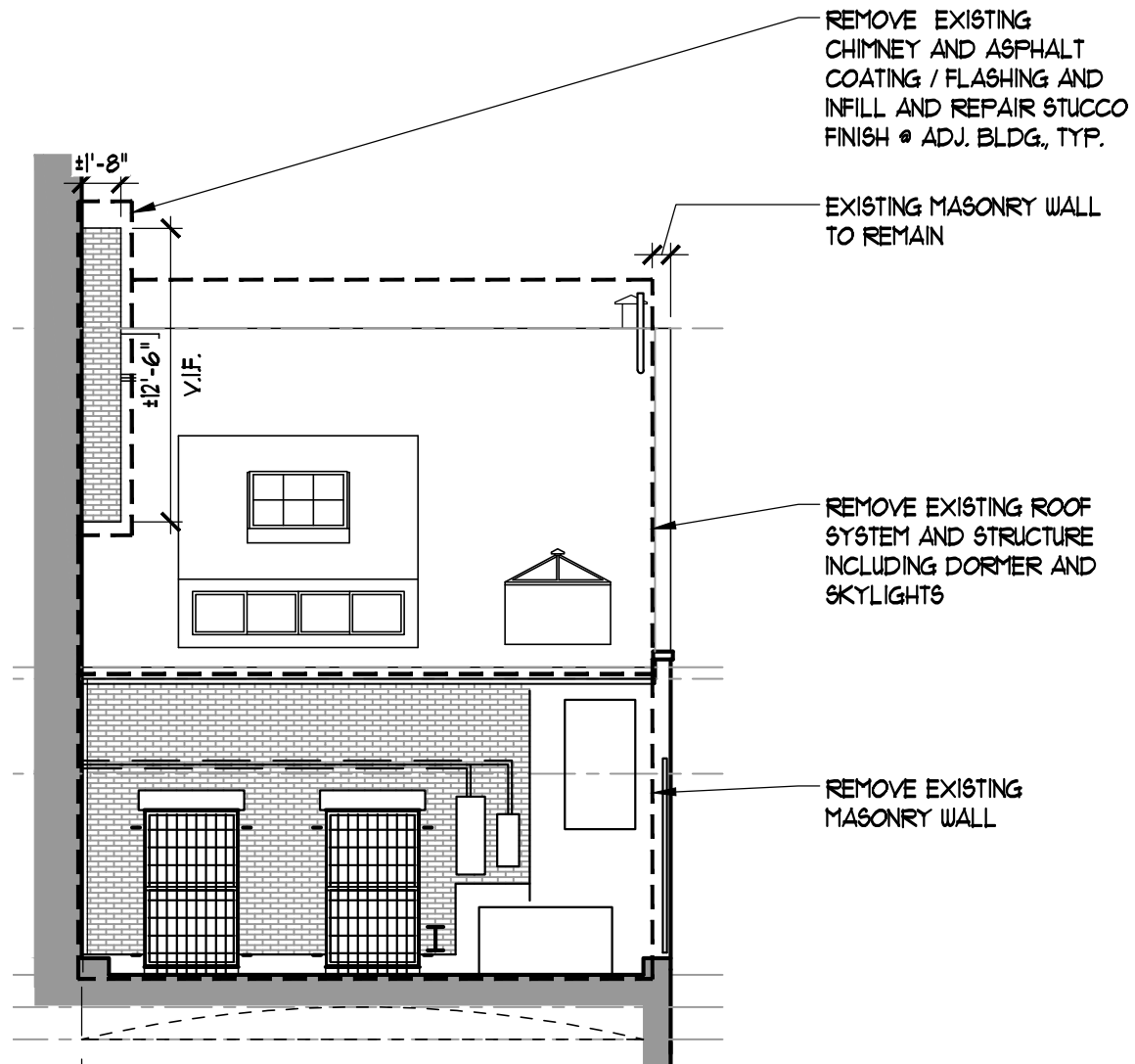
Proposed Section



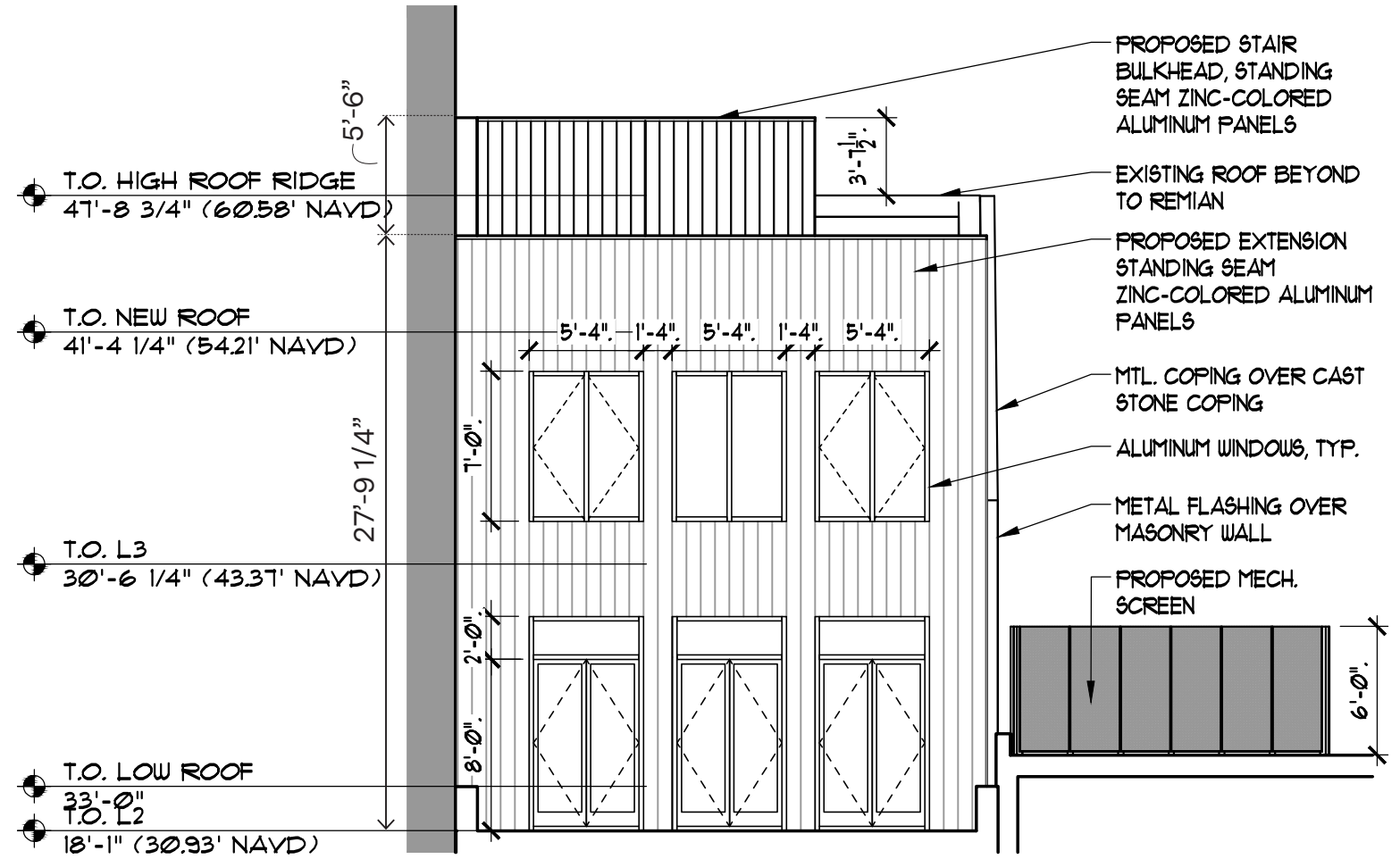
Proposed Plan

423 Broadway - Existing & Proposed Elevations

Rear Elevation



1 EXISTING ELEVATION
1/8" = 1'-0"



2 PROPOSED ELEVATION
1/8" = 1'-0"

423 Broadway - Existing & Proposed Roof Plan



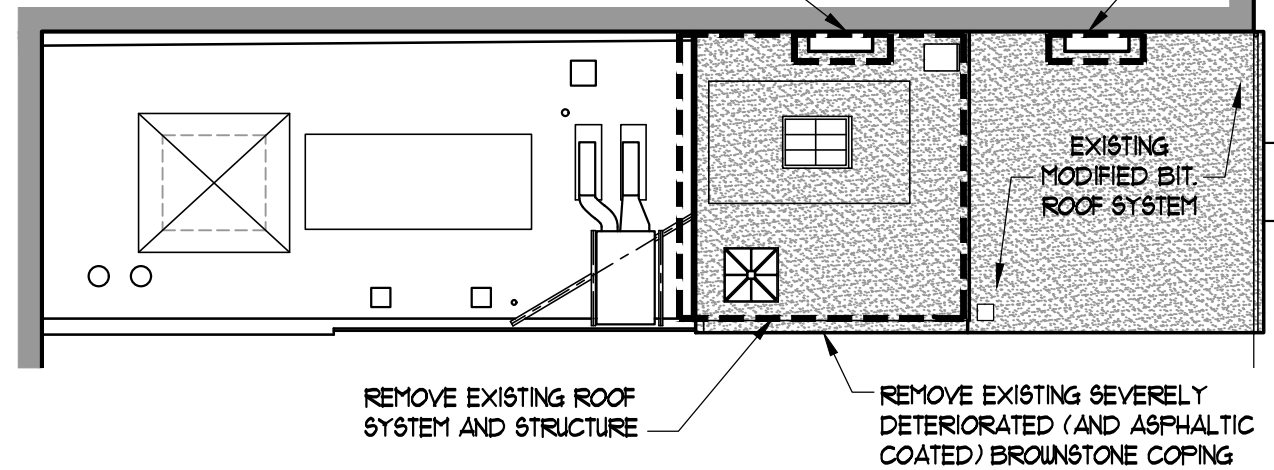
PHOTO OF EXISTING BRICK CHIMNEY

REMOVE EXISTING BRICK MAS. CHIMNEY, AND ASPHALT COATING / FLASHING AND INFILL AND REPAIR STUCCO FINISH @ ADJ. BLDG., TYP.

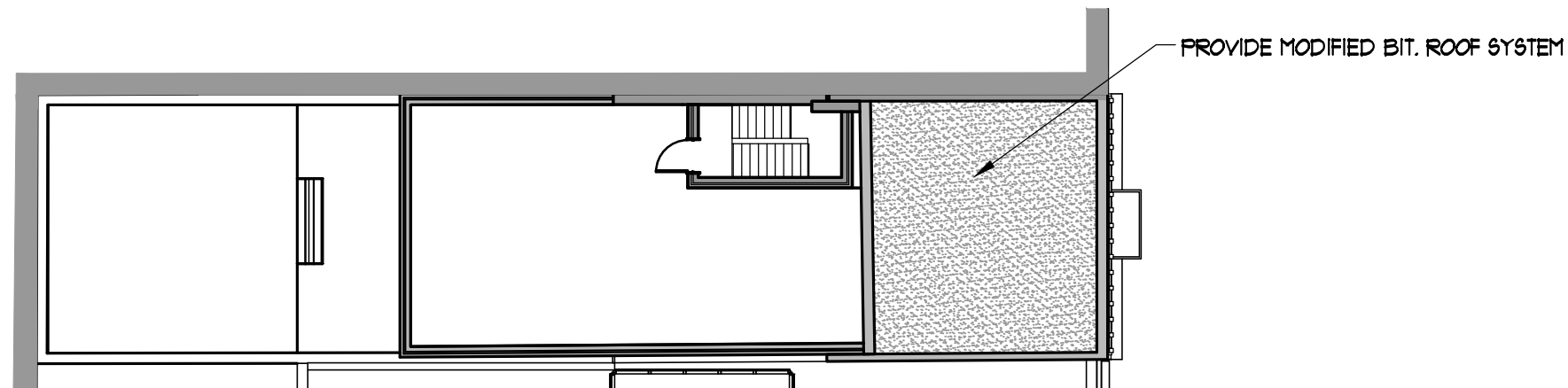
REMOVE EXISTING BRICK MAS. CHIMNEY, AND ASPHALT COATING / FLASHING AND INFILL AND REPAIR STUCCO FINISH @ ADJ. BLDG., TYP.



PHOTO OF EXISTING BRICK CHIMNEY



1 EXISTING ROOF PLAN
1/16" = 1'-0"



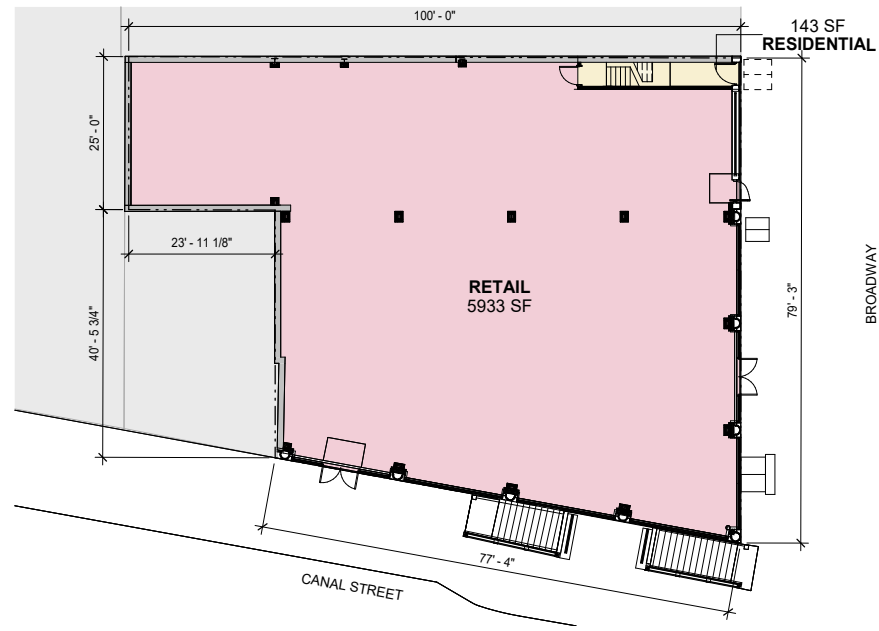
2 PROPOSED ROOF PLAN
1/16" = 1'-0"

Proposal

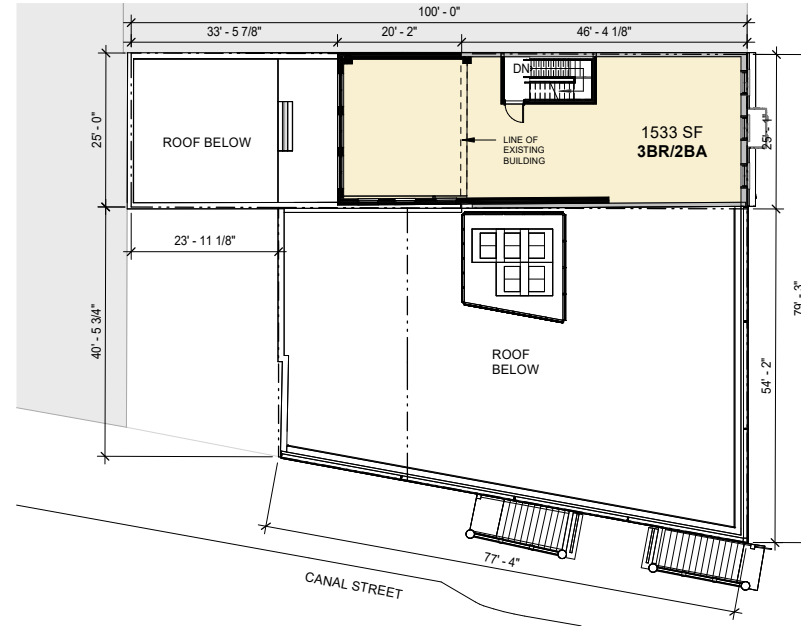


Appendix

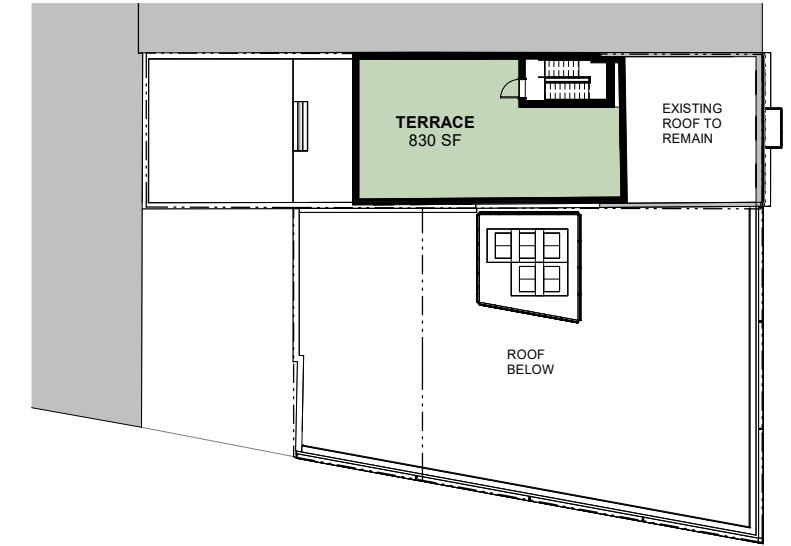
Floor Plans



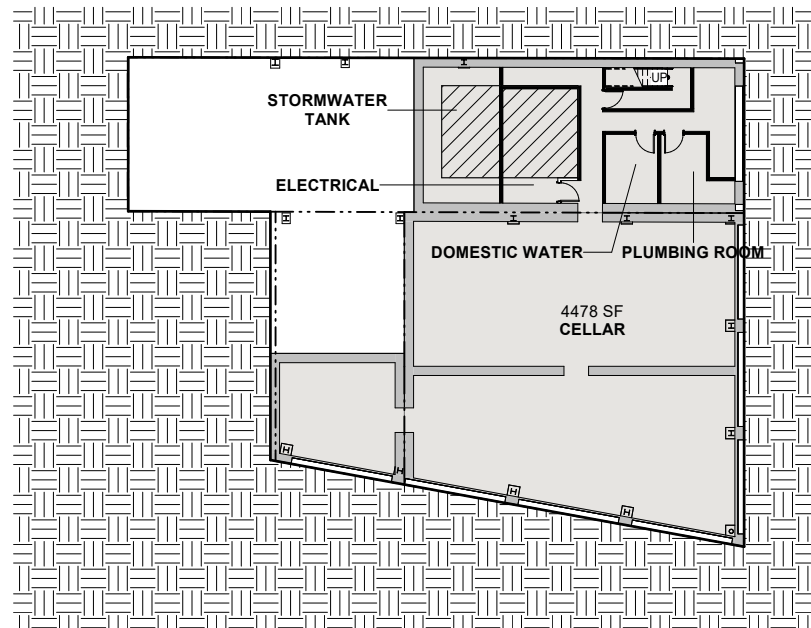
Level 1



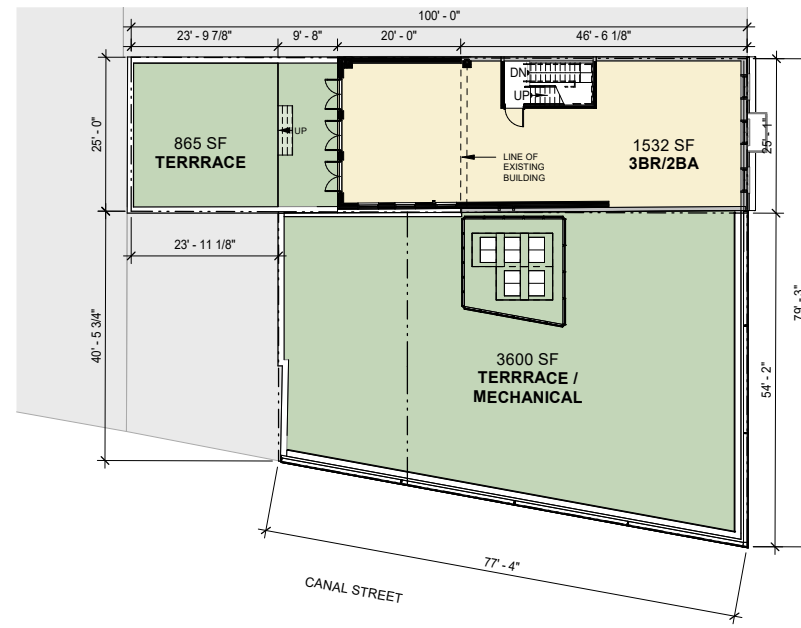
Level 3



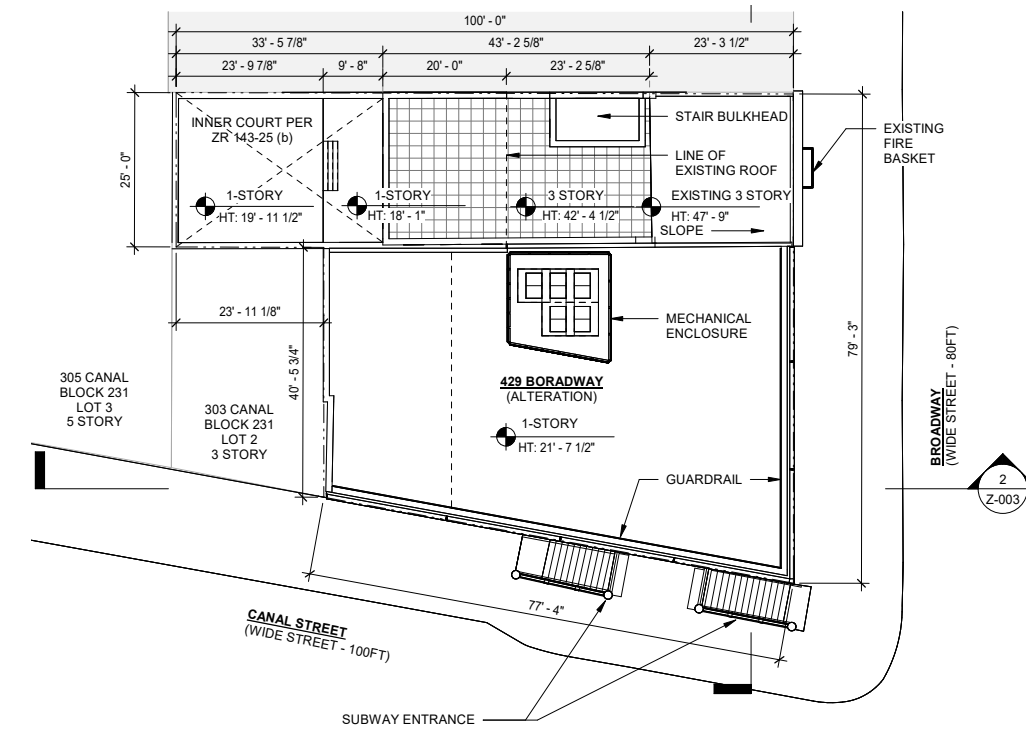
Roof Plan



Cellar

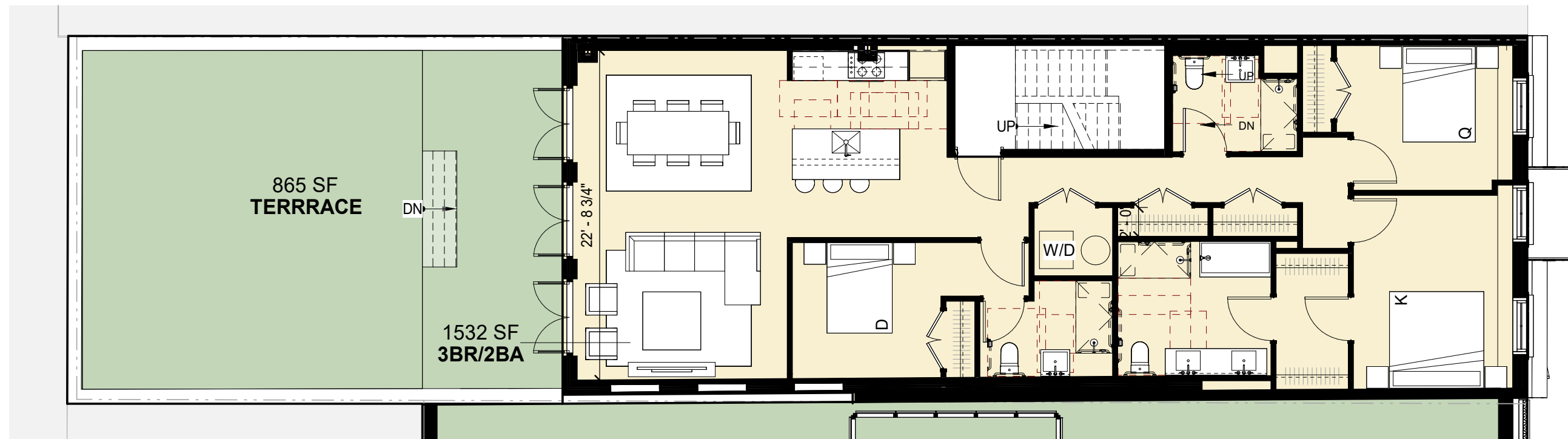


Level 2

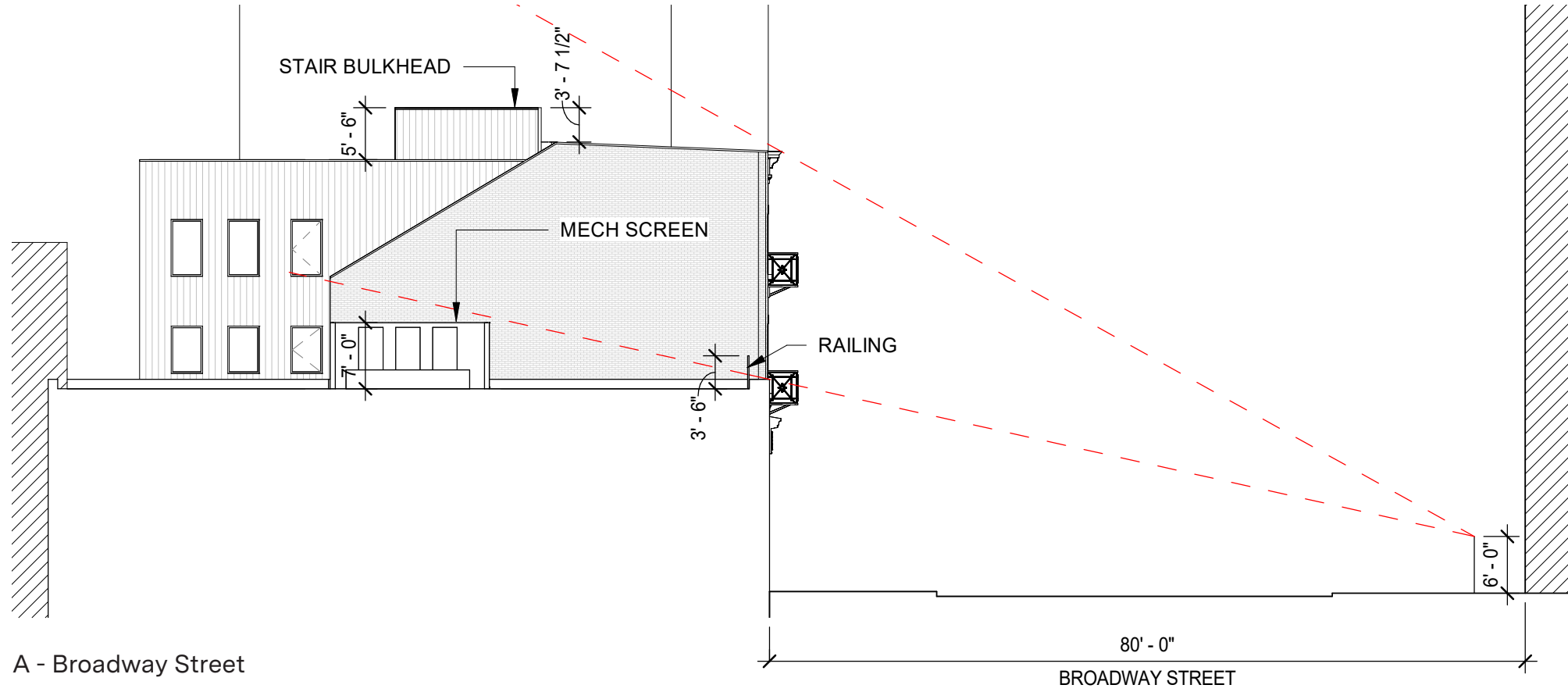


Site Plan

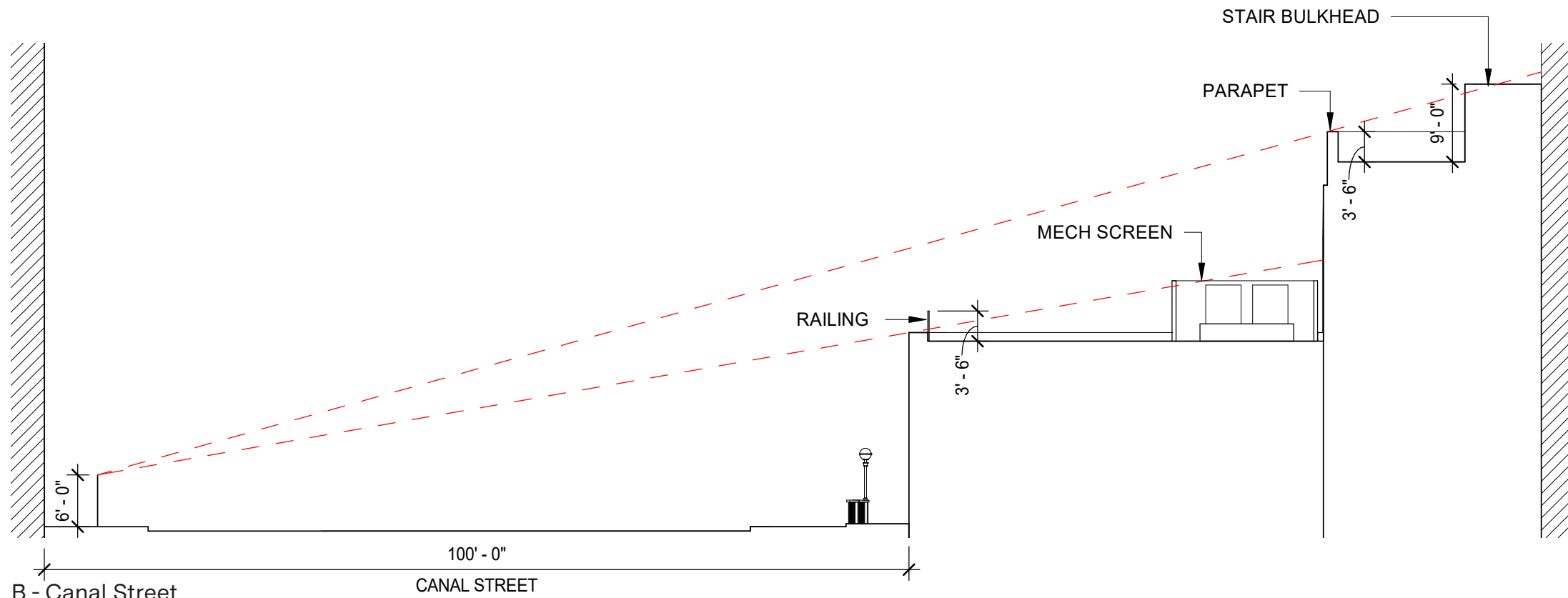
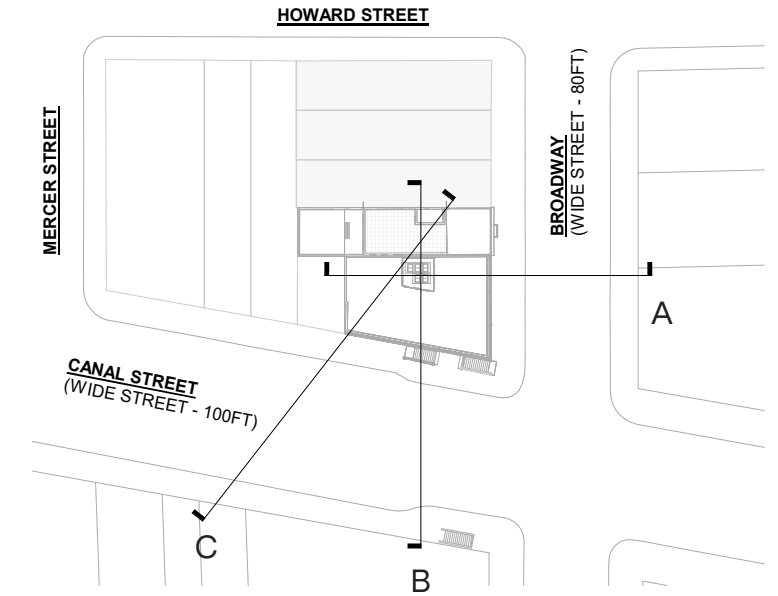
423 Floor Plan



Street Section

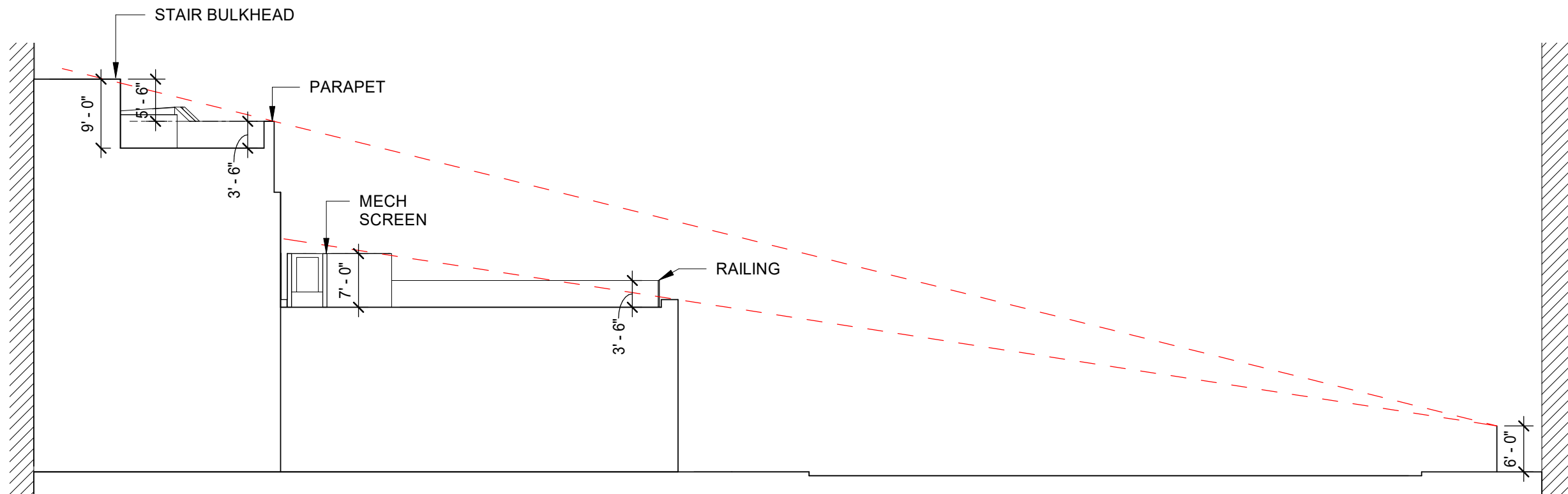
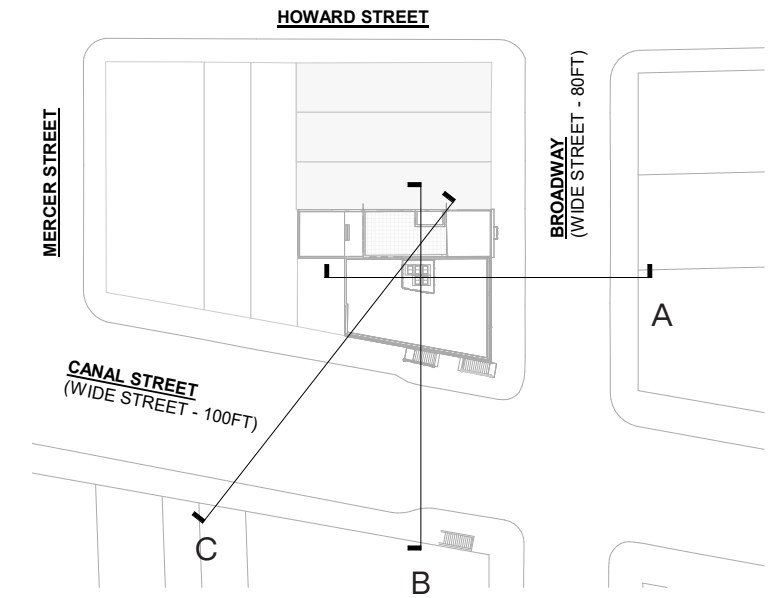


A - Broadway Street



B - Canal Street

Street Section



C - Canal Street