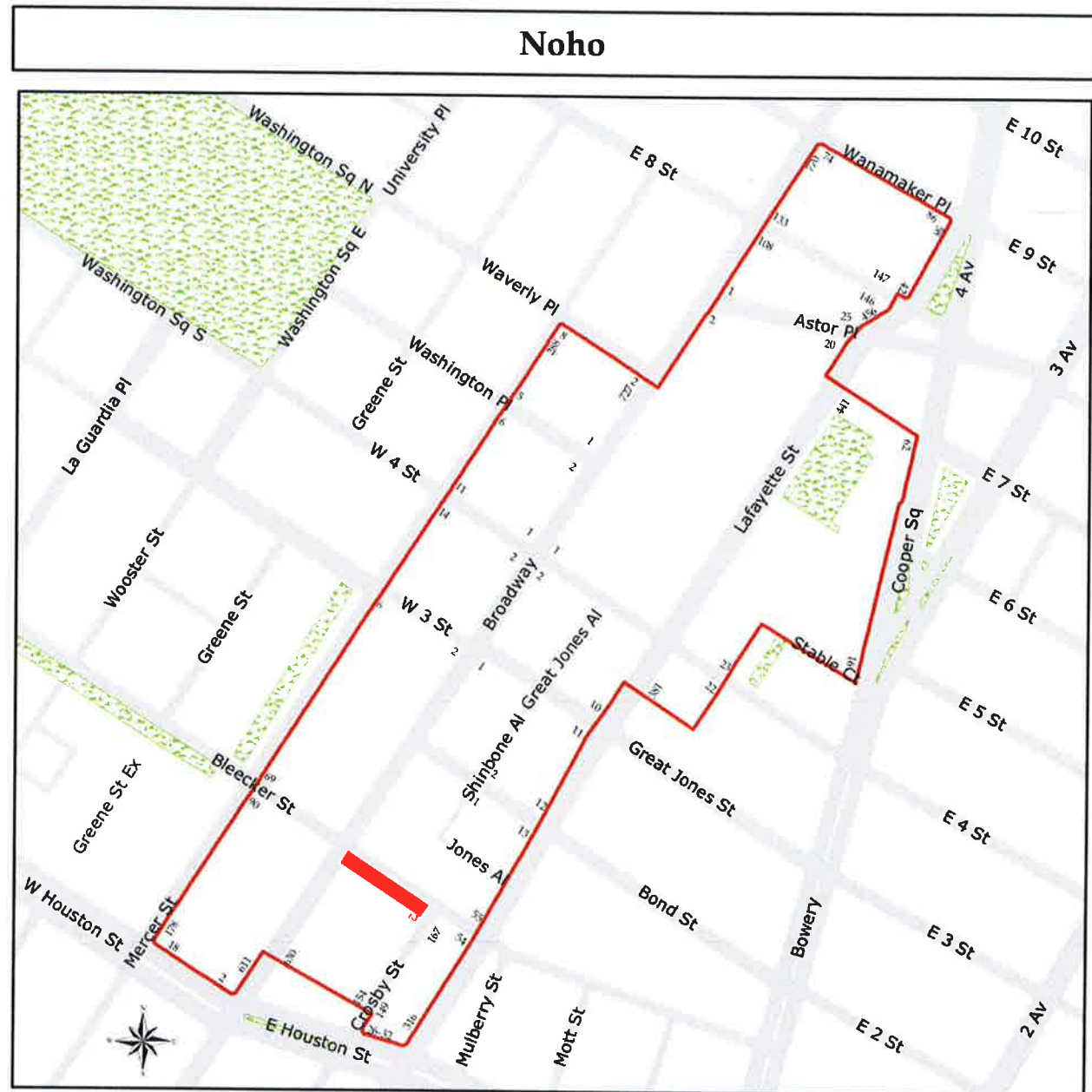



640 BROADWAY



ADDRESS: 640 BROADWAY., NEW YORK, NY 10012
MANHATTAN COMMUNITY BOARD: 2
BLOCK: 522
LOT: 14
ZONING: M1-5B



Noho
Historic District
Manhattan
Designated: June 29, 1999

 Historic District Boundaries



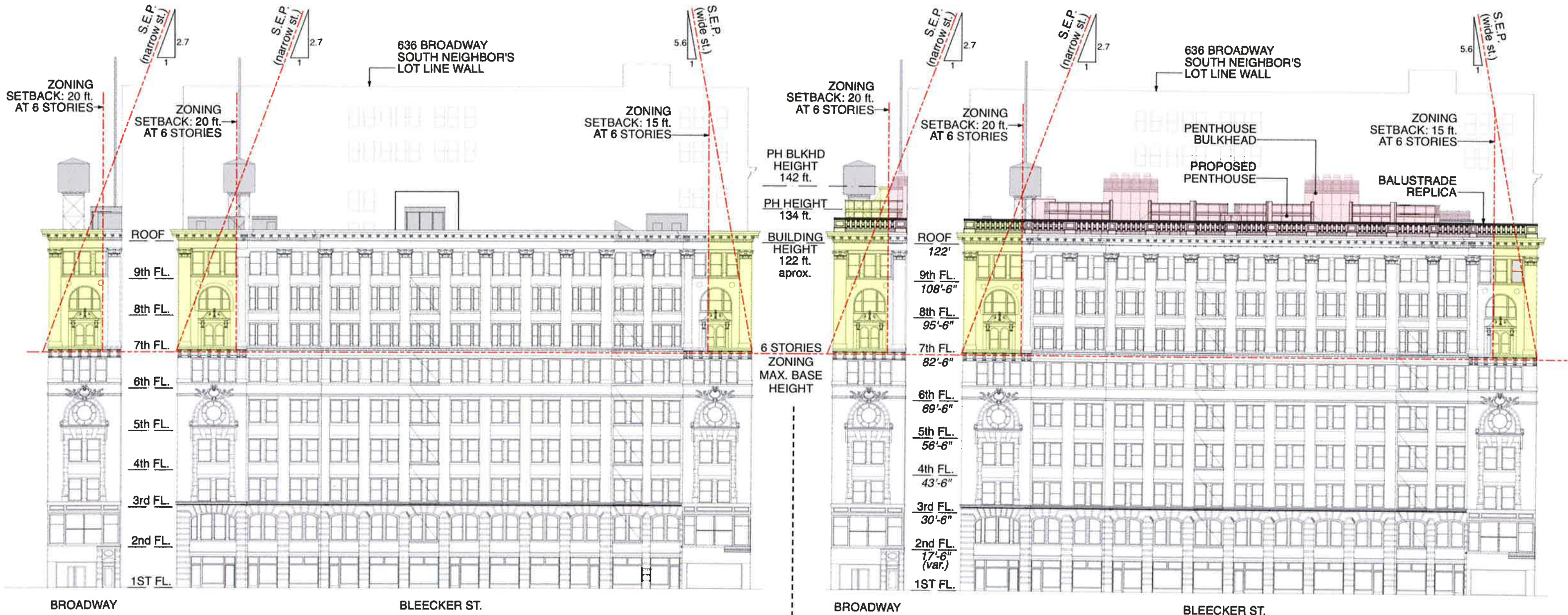
**640 BROADWAY
ZR 74-711**

EXISTING ROOF STRUCTURES

(SEP)
ZONING HIGHT, SETBACK, AND
SKY EXPOSURE PLANE (SEP)

HIGHT AND SETBACK
ENCROACHMENT ZONE

PROPOSED ROOFTOP ADDITIONS



EXISTING ELEVATIONS

PROPOSED ELEVATIONS

**640 BROADWAY
HISTORIC BACKGROUND**



Ca. 1899 - Broadway Street Views, New York Public Library



Ca. 1910 - Both Sides of Broadway

**640 BROADWAY
HISTORIC BACKGROUND**



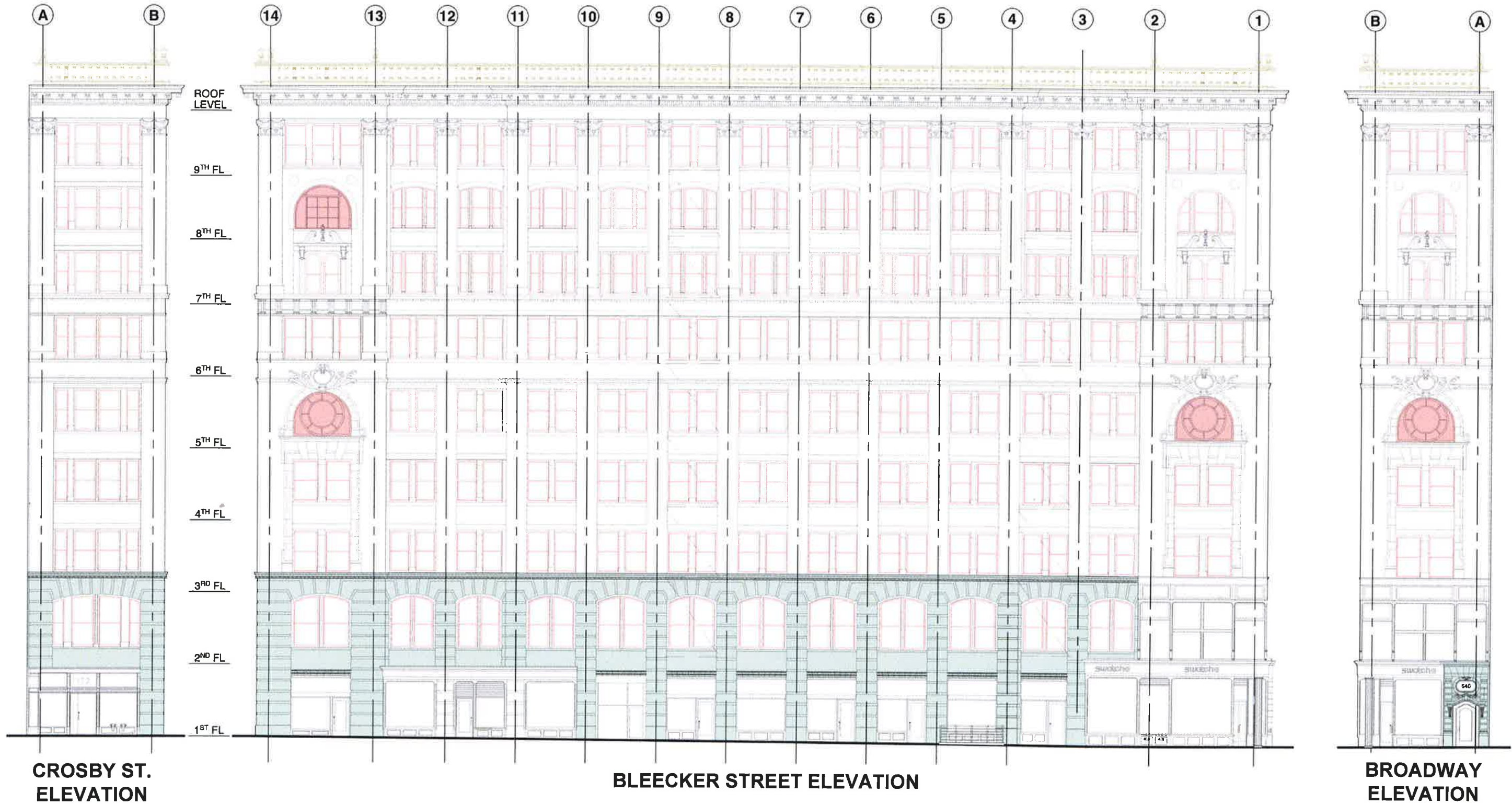
Ca. 1940 - Tax Photo, Municipal Archives of the City of New York



Ca. 1980 - Municipal Archives of the City of New York

**640 BROADWAY
PROPOSED RESTORATION WORK**

BALUSTRADE REPLICA
 EXISTING WINDOW TO BE REPLACED WITH NEW INSULATED WOOD UNIT
 EXISTING WINDOW TO BE RESTORED
 EXTERIOR RESTORATION AND ENTRY REPAIRS AND RECONSTRUCTION

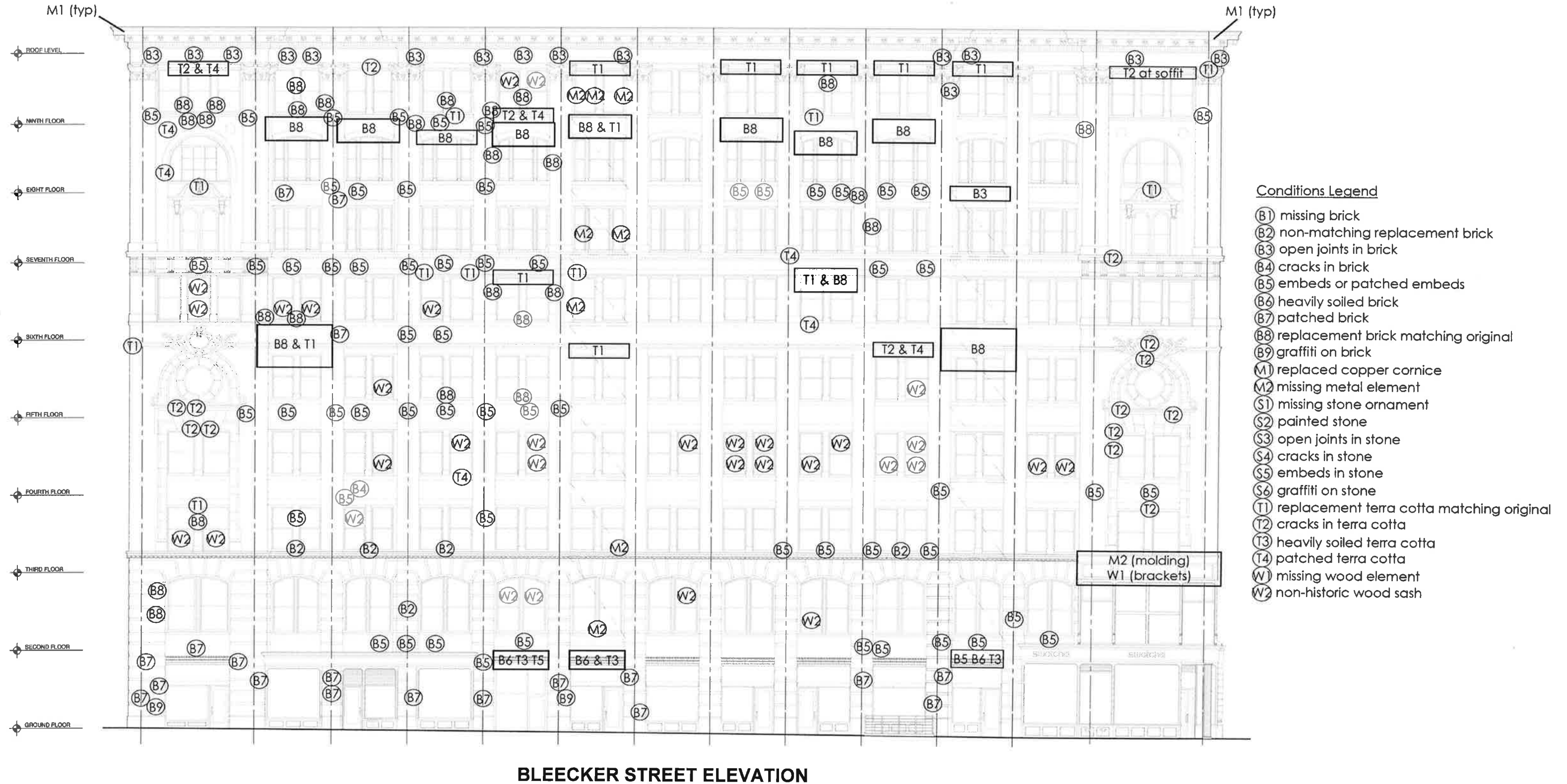


**640 BROADWAY
EXISTING CONDITIONS**

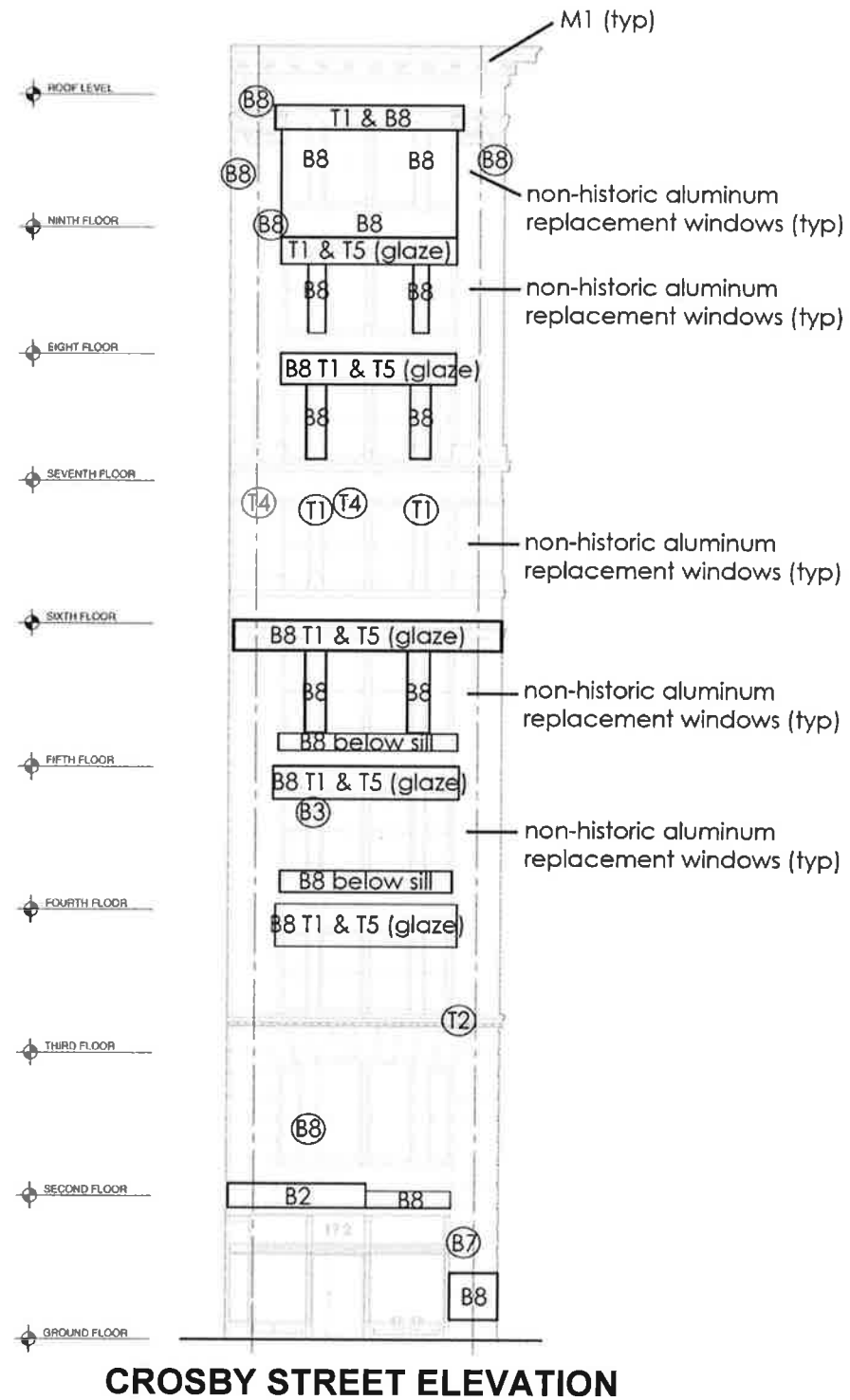
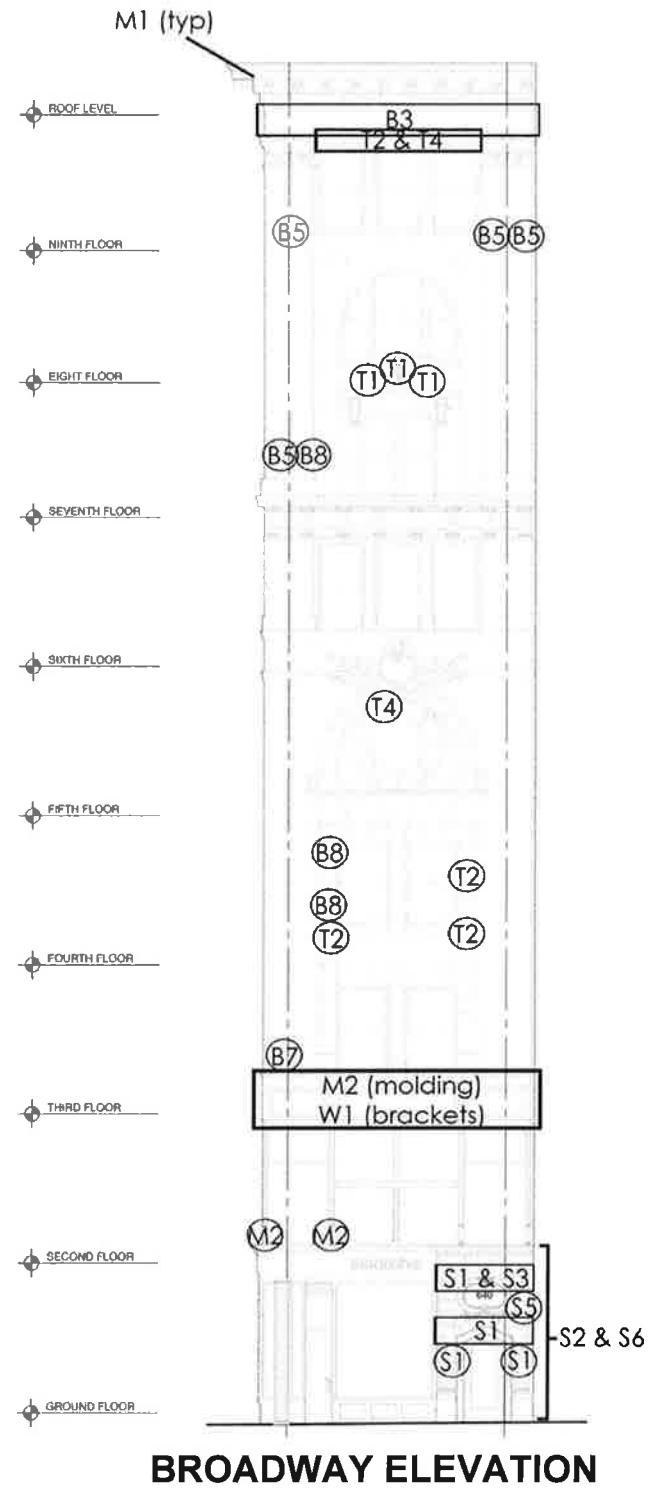


Present Condition, View Southeast

**640 BROADWAY
EXISTING CONDITIONS**



**640 BROADWAY
EXISTING CONDITIONS**



Conditions Legend

- (B1) missing brick
- (B2) non-matching replacement brick
- (B3) open joints in brick
- (B4) cracks in brick
- (B5) embeds or patched embeds
- (B6) heavily soiled brick
- (B7) patched brick
- (B8) replacement brick matching original
- (B9) graffiti on brick
- (M1) replaced copper cornice
- (M2) missing metal element
- (S1) missing stone ornament
- (S2) painted stone
- (S3) open joints in stone
- (S4) cracks in stone
- (S5) embeds in stone
- (S6) graffiti on stone
- (T1) replacement terra cotta matching original
- (T2) cracks in terra cotta
- (T3) heavily soiled terra cotta
- (T4) patched terra cotta
- (W1) missing wood element
- (W2) non-historic wood sash

**640 BROADWAY
EXISTING CONDITIONS**



Cleaned and Repointed Masonry at Broadway and Bleecker Street



Masonry Repairs and New Copper Cornice on Bleecker Street

**640 BROADWAY
EXISTING CONDITIONS**



Deteriorated Wood Windows and Restored Fire Escape on Bleeker Street



Deterioration Beneath Fire Escape and Above Storefront on Bleeker Street

640 BROADWAY
EXISTING CONDITIONS - ENTRY AND STOREFRONTS



Repaired two-story Corner Storefront at Broadway and Bleecker Street



Painted Limestone and Missing Ornament at Entry on Broadway

640 BROADWAY
EXISTING CONDITIONS - ENTRY AND STOREFRONTS



New Restorative Storefront on East Side of Bleeker St.



Non-historic Storefront Infill at Photo Store on Bleeker Street

640 BROADWAY
EXISTING CONDITIONS - ENTRY AND STOREFRONTS



New Restorative Storefront on West Side of Bleecker St.



Storefront Repairs in Progress on Crosby St.

**640 BROADWAY
EXISTING CONDITIONS - ROOF**



View of Roof Looking East



Private Deck and Garden at Center of Roof, Looking East



Bulkheads, Mech. Equipment, and Water Tank at East end of roof

**640 BROADWAY
EXISTING CONDITIONS - ROOF**



View of Roof Looking West

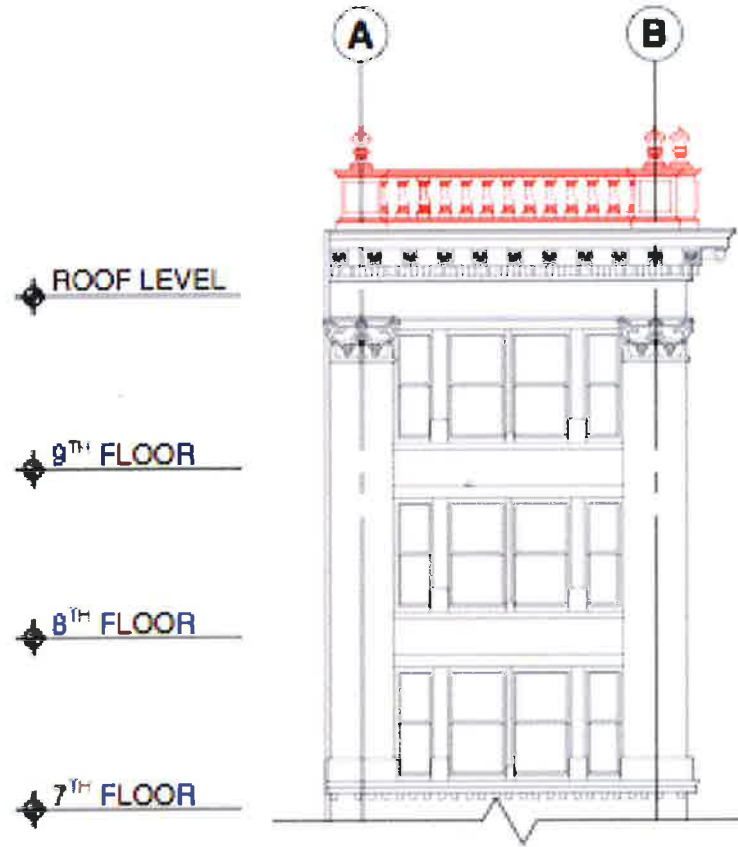


Private Deck and Stair Bulkhead

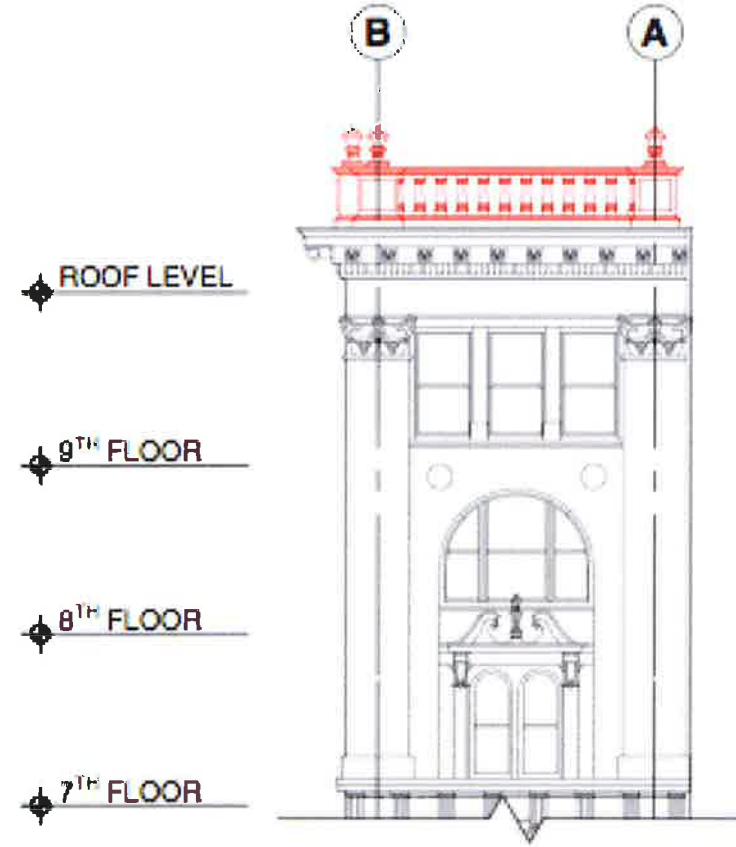


Bulkheads, and Pipes on west end of roof

**640 BROADWAY
PROPOSED BALUSTRADE REPLICA**



CROSBY ST. - PARTIAL ELEVATION



BROADWAY - PARTIAL ELEVATION

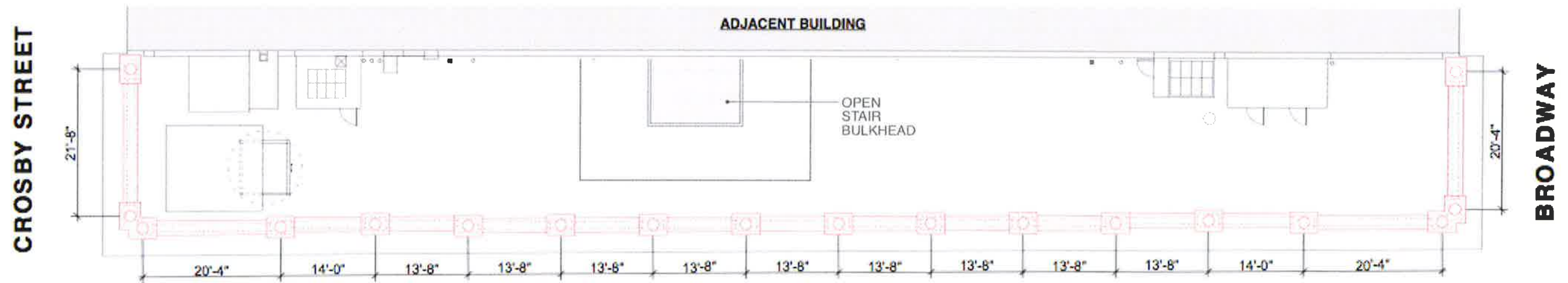


Ca. 1940 - Tax Photo, Municipal Archives of the City of New York

**640 BROADWAY
PROPOSED BALUSTRADE REPLICA**

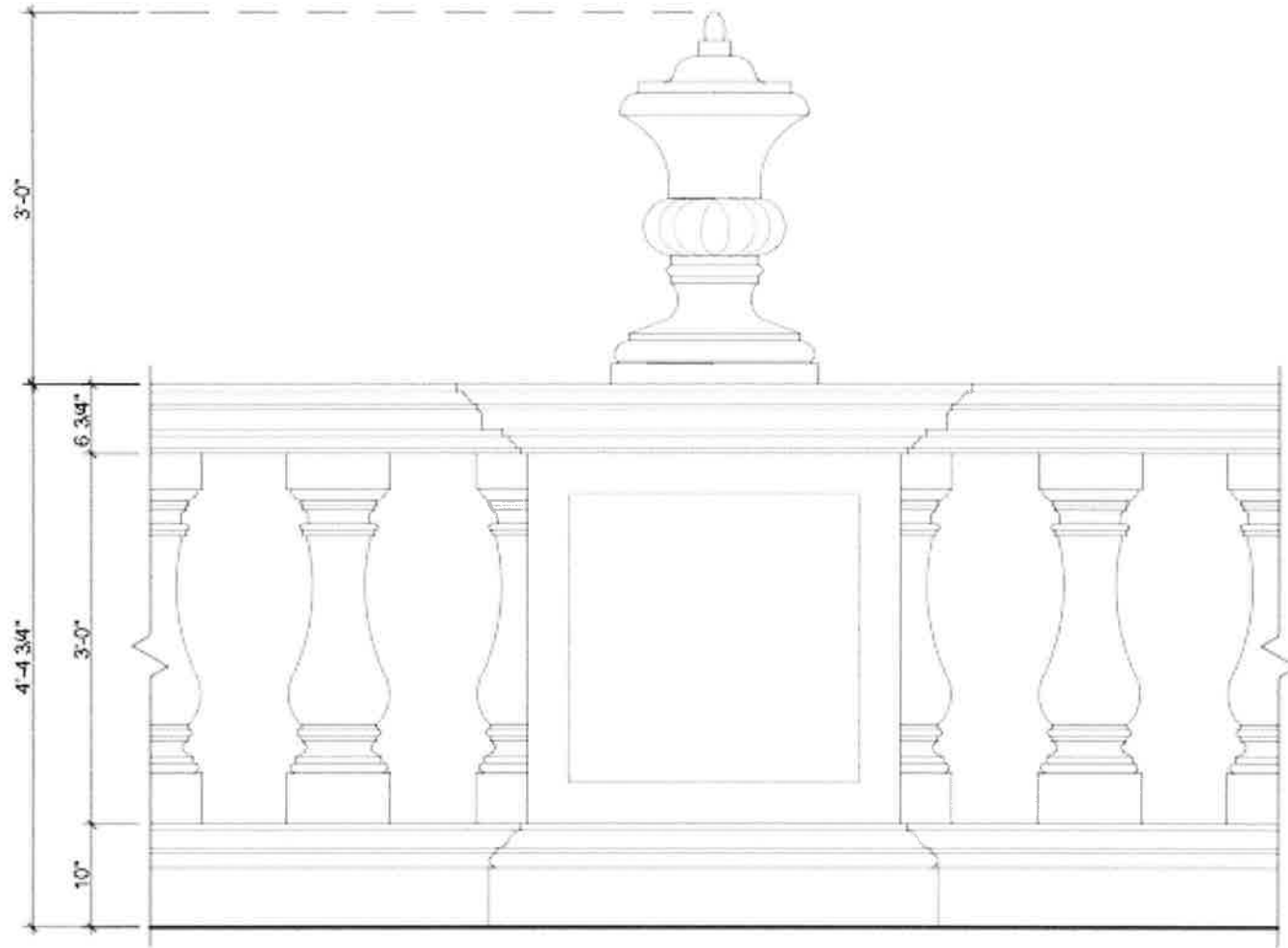


BLEECKER STREET - PARTIAL ELEVATION

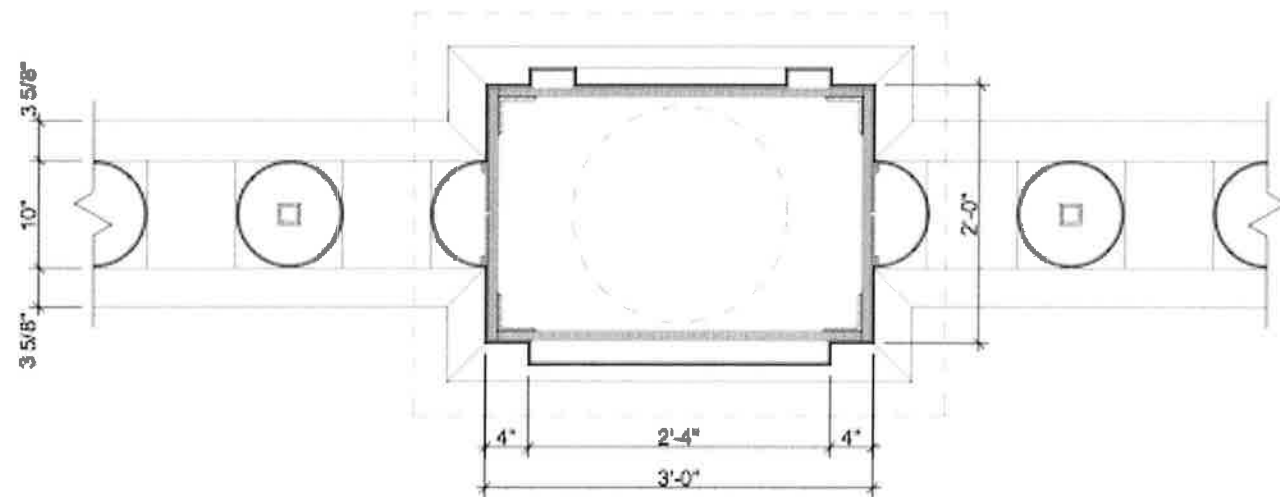


ROOF PLAN

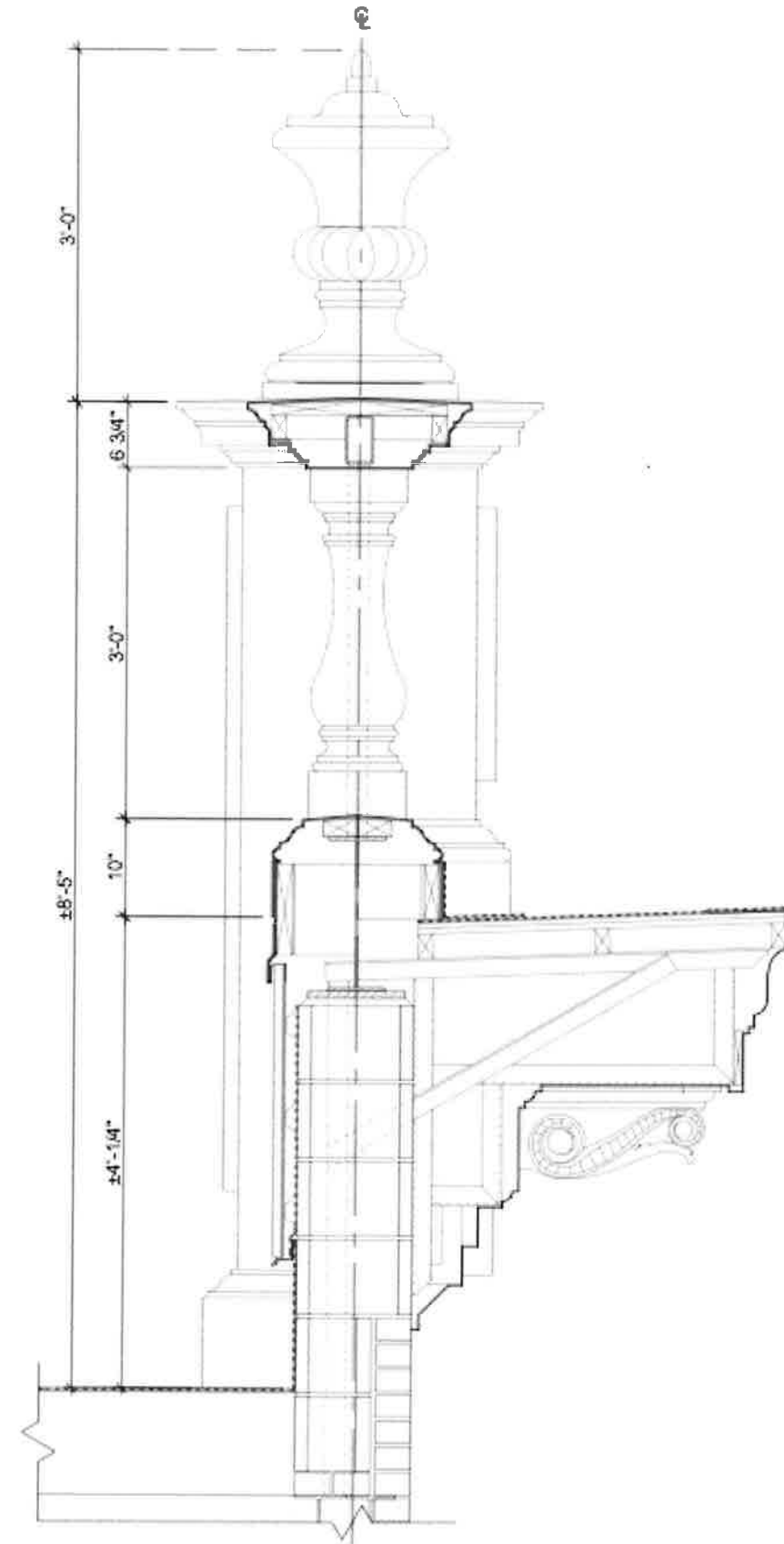
**640 BROADWAY
PROPOSED BALUSTRADE REPLICA**



PARTIAL ELEVATION



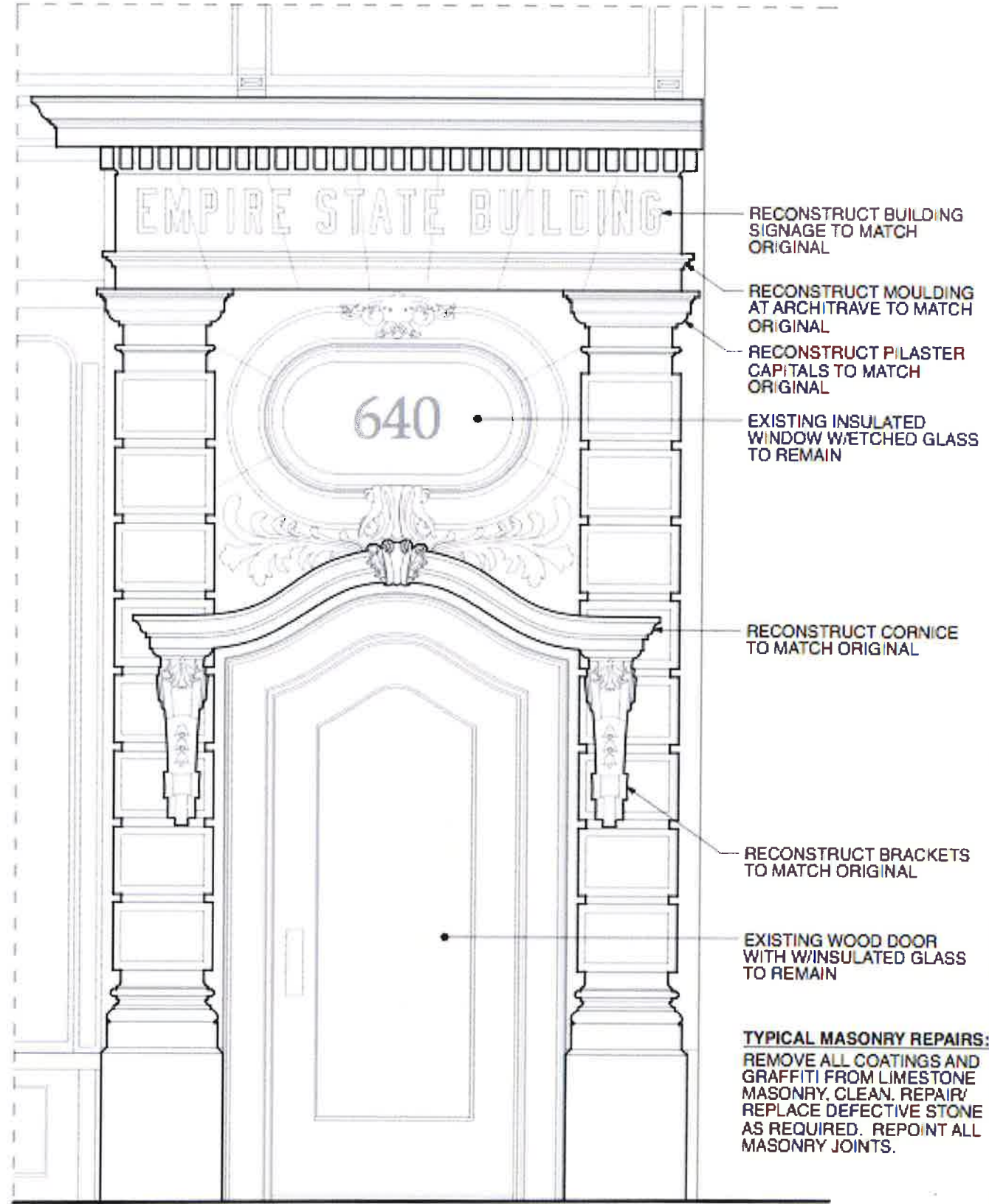
PARTIAL PLAN



SECTION AT PARAPET



Ca. 1913



PARTIAL ELEVATION AT BROADWAY ENTRY



Present Condition

**640 BROADWAY
PROPOSED WINDOW REPLACEMENT**



EXISTING WINDOW TO BE REPLACED
WITH NEW INSULATED WOOD UNIT



EXISTING WINDOW TO BE RESTORED



BLEECKER STREET ELEVATION

**640 BROADWAY
PROPOSED WINDOW REPLACEMENT**



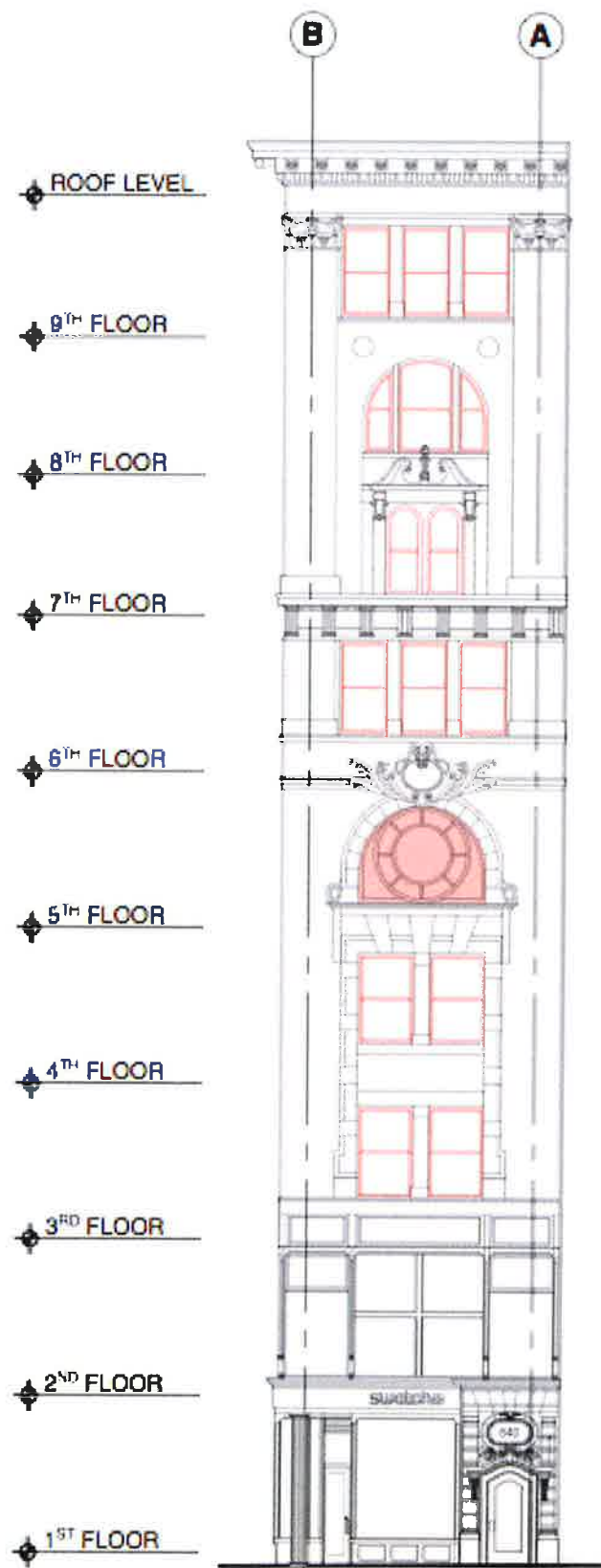
EXISTING WINDOW TO BE REPLACED WITH NEW INSULATED WOOD UNIT



EXISTING WINDOW TO BE RESTORED



CROSBY ST. ELEVATION



BROADWAY ELEVATION

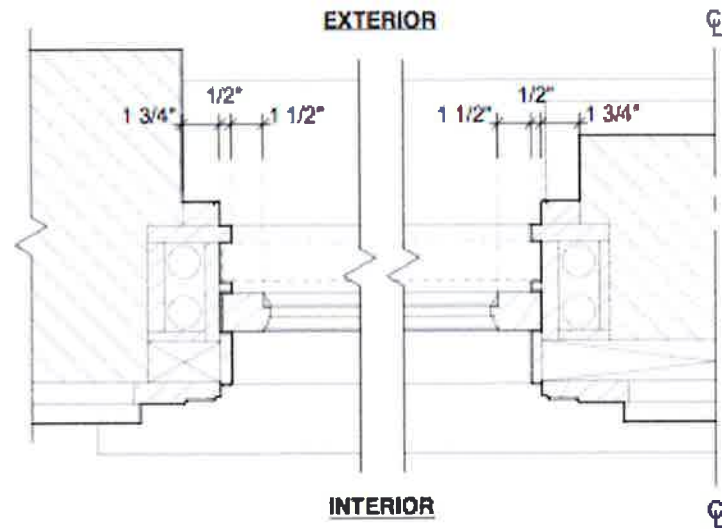


TYPICAL WINDOW - EXISTING CONIDITIONS

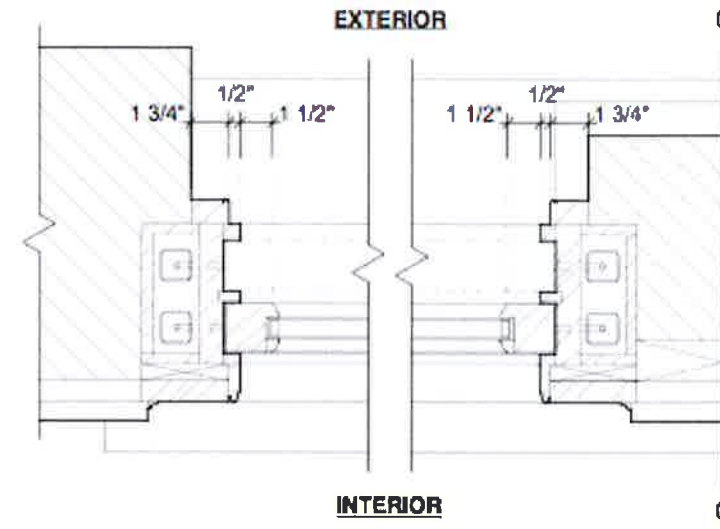


TYPICAL WINDOW - EXISTING CONIDITIONS

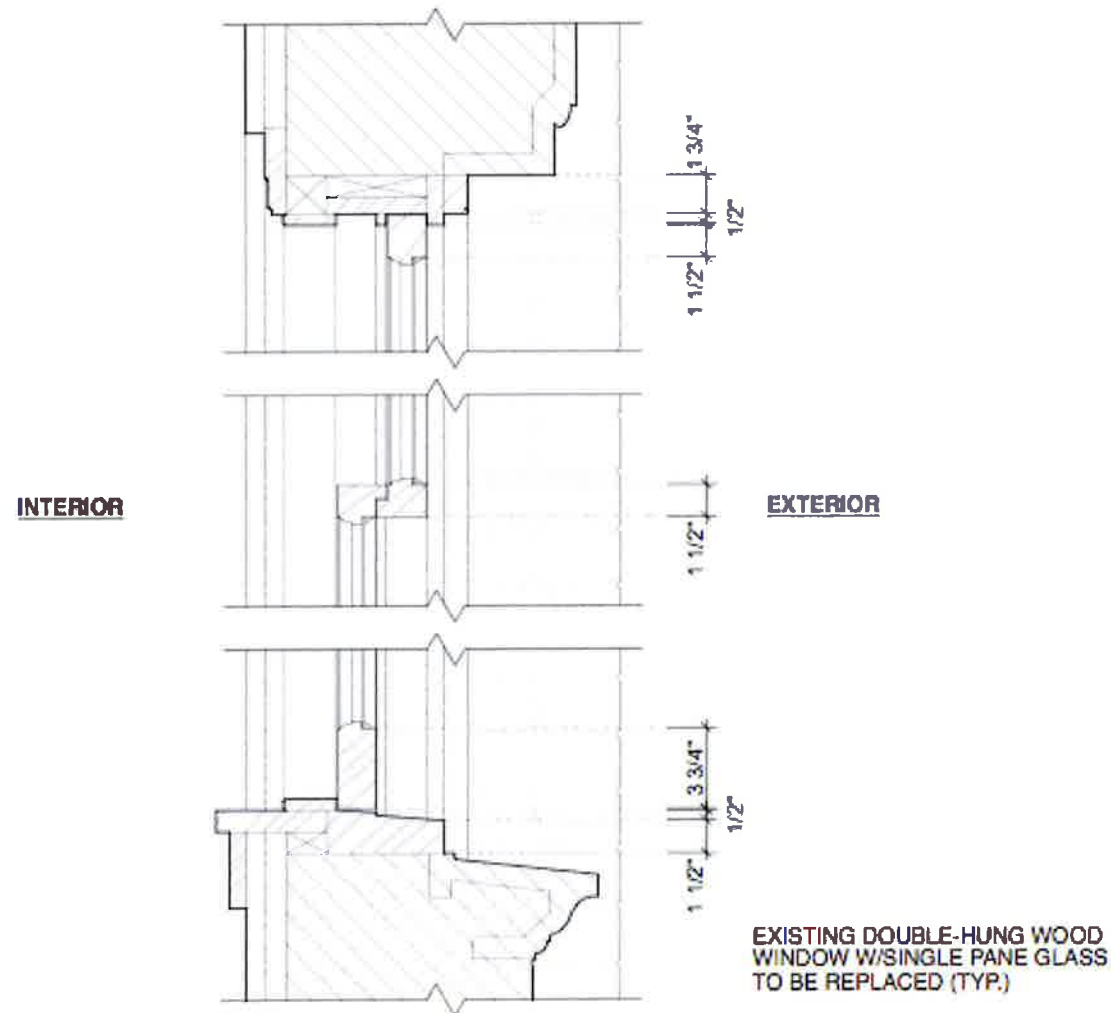
**640 BROADWAY
PROPOSED WINDOW REPLACEMENT**



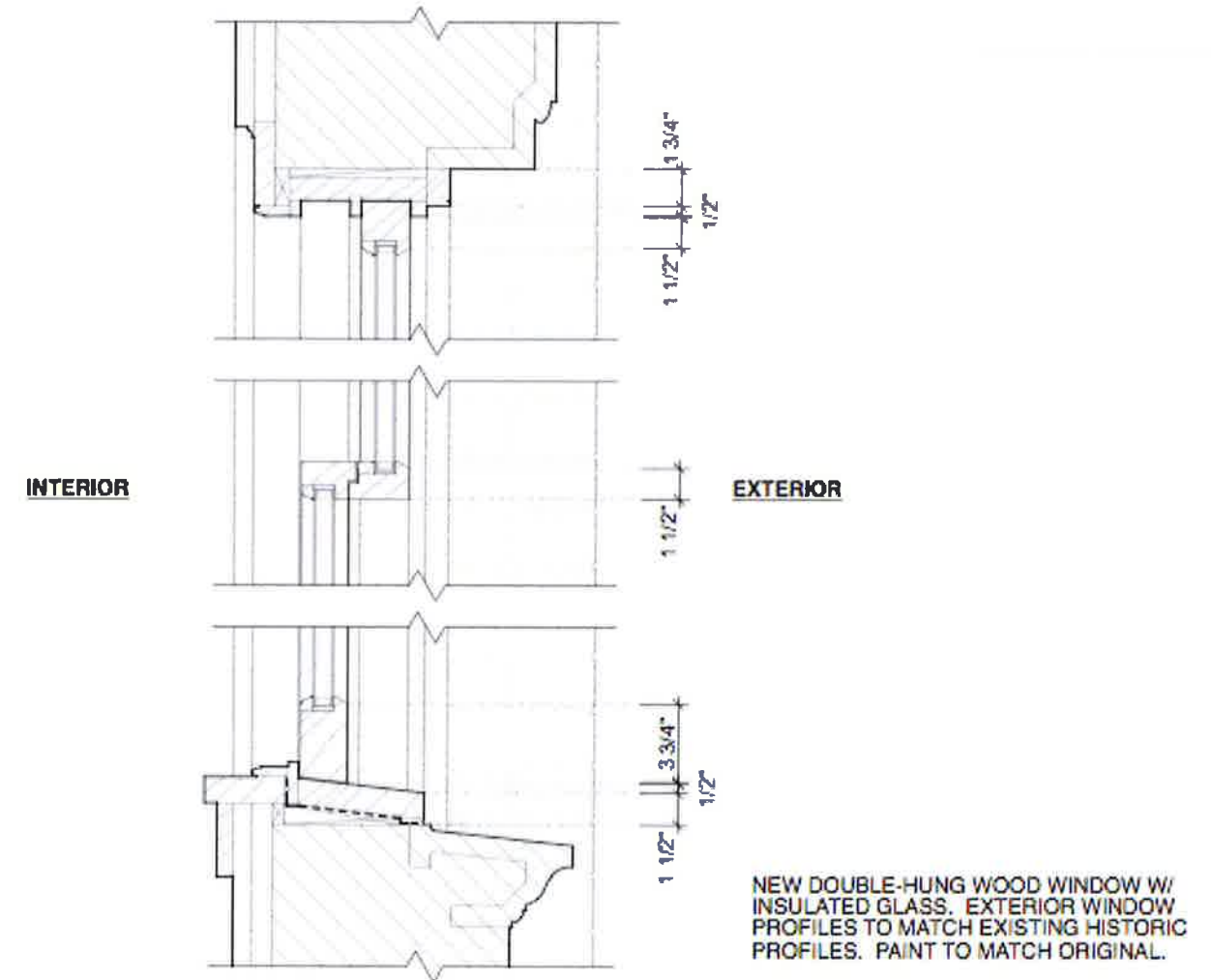
1 TYPICAL EXISTING WINDOW - HORIZONTAL SECTION
SCALE: 1 1/2" = 1'-0"



3 TYPICAL PROPOSED WINDOW - HORIZONTAL SECTION
SCALE: 1 1/2" = 1'-0"



2 TYPICAL EXISTING WINDOW - VERTICAL SECTION
SCALE: 1 1/2" = 1'-0"

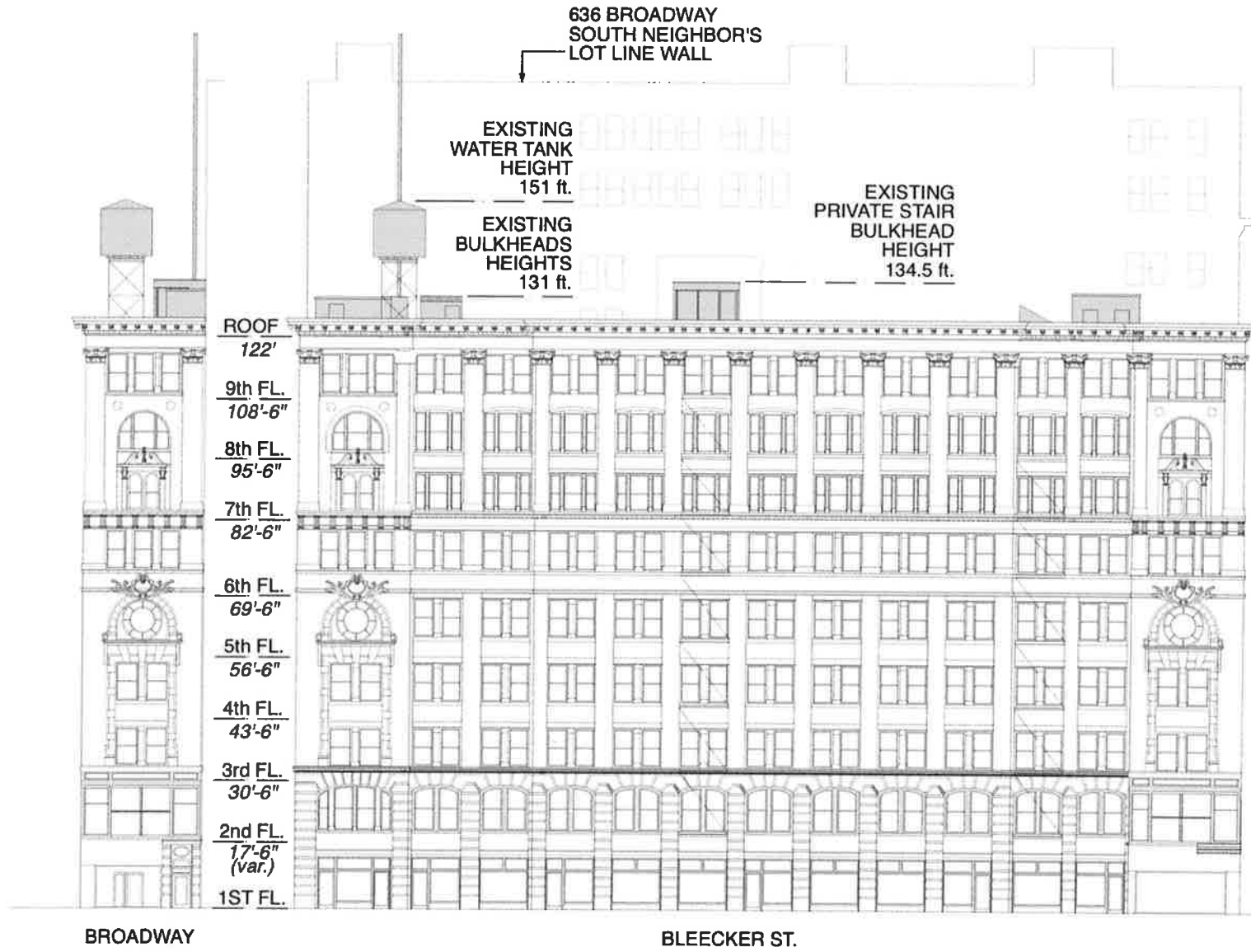


4 TYPICAL PROPOSED WINDOW - VERTICAL SECTION
SCALE: 1 1/2" = 1'-0"

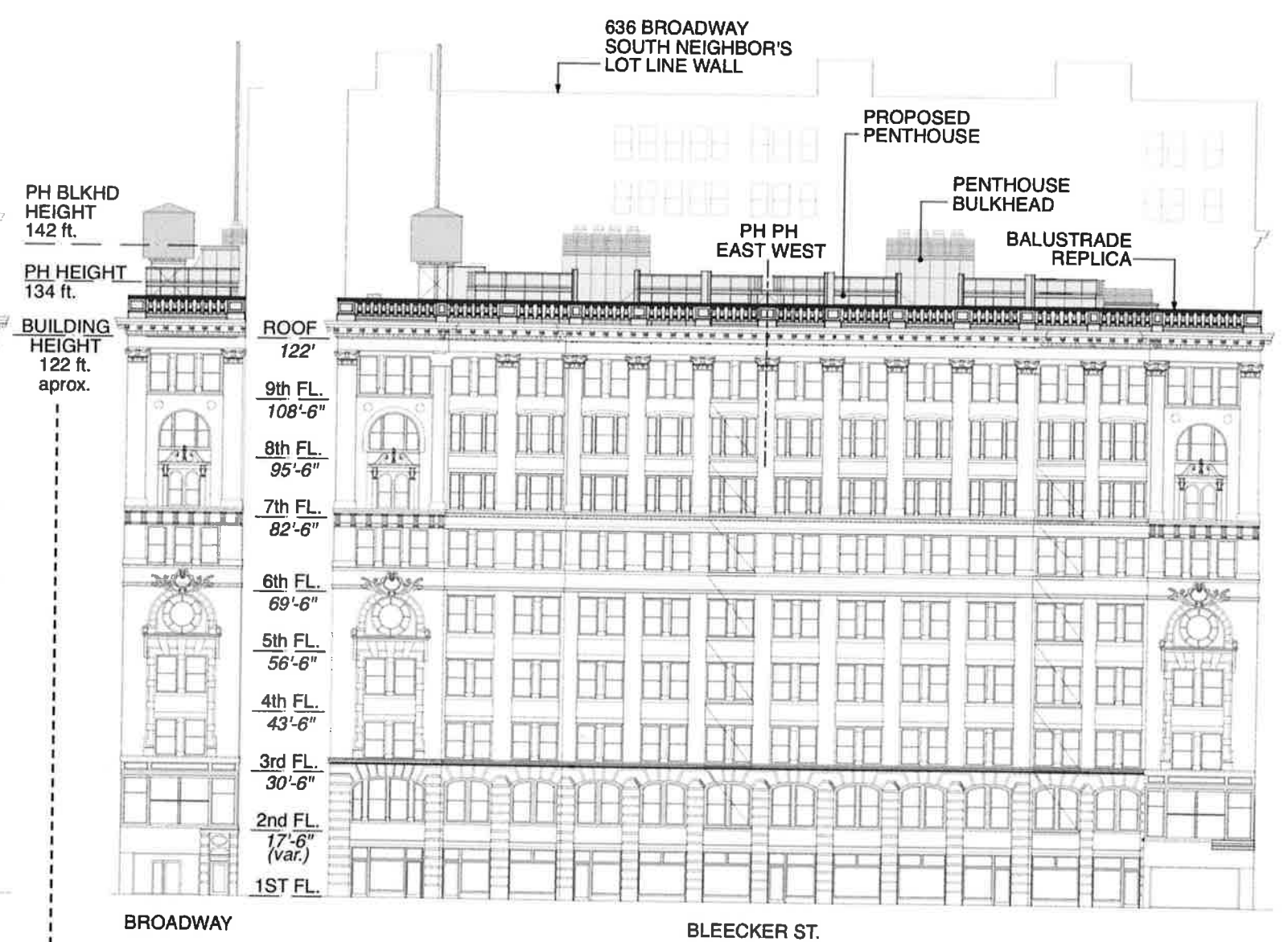
**640 BROADWAY
PROPOSED ROOFTOP ADDITIONS**

EXISTING ROOF STRUCTURES

PROPOSED ROOFTOP ADDITIONS



EXISTING ELEVATIONS

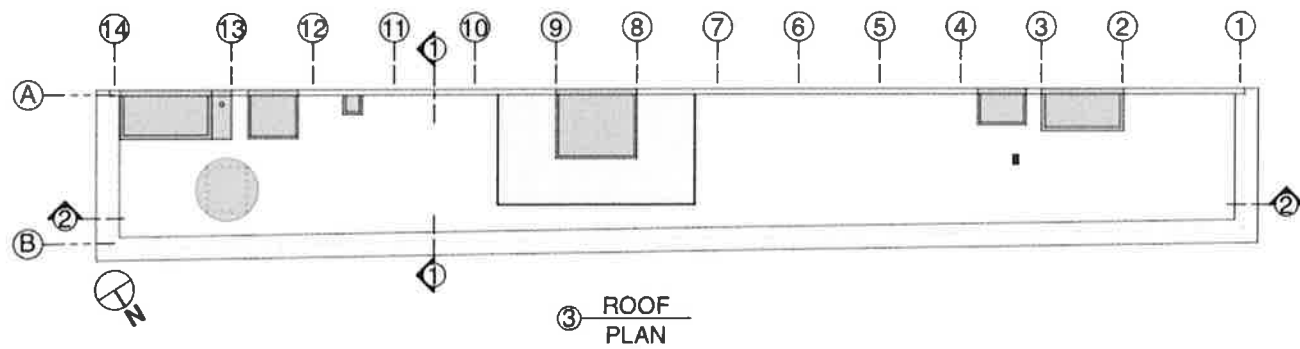
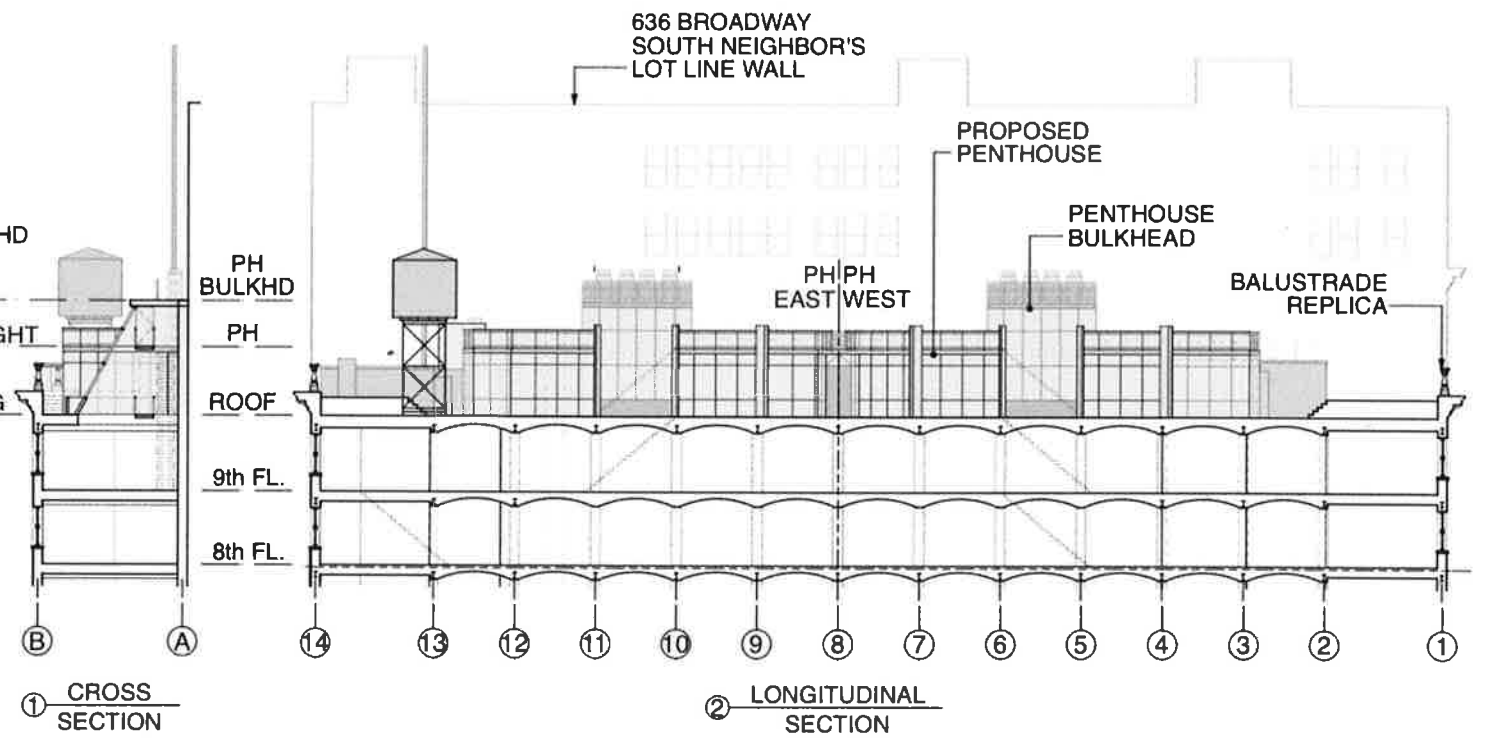
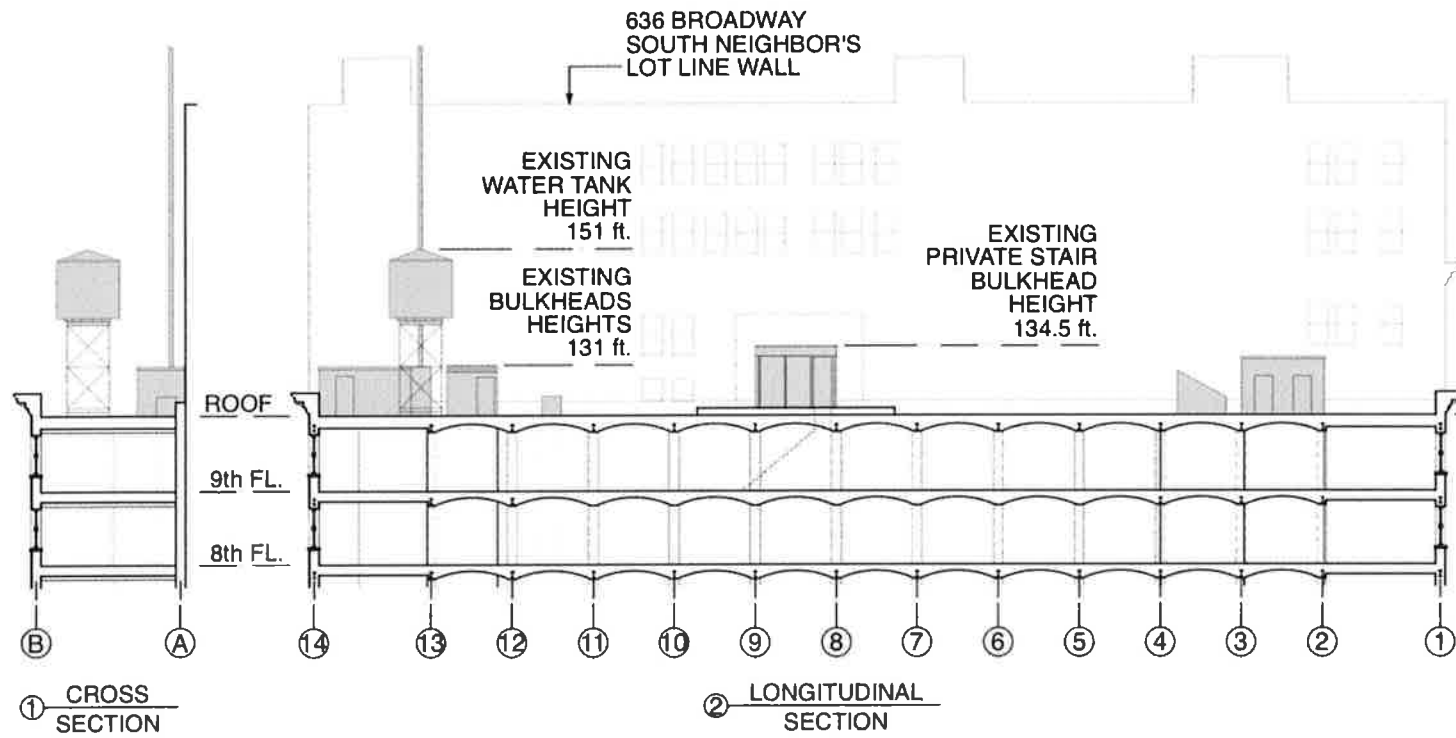


PROPOSED ELEVATIONS

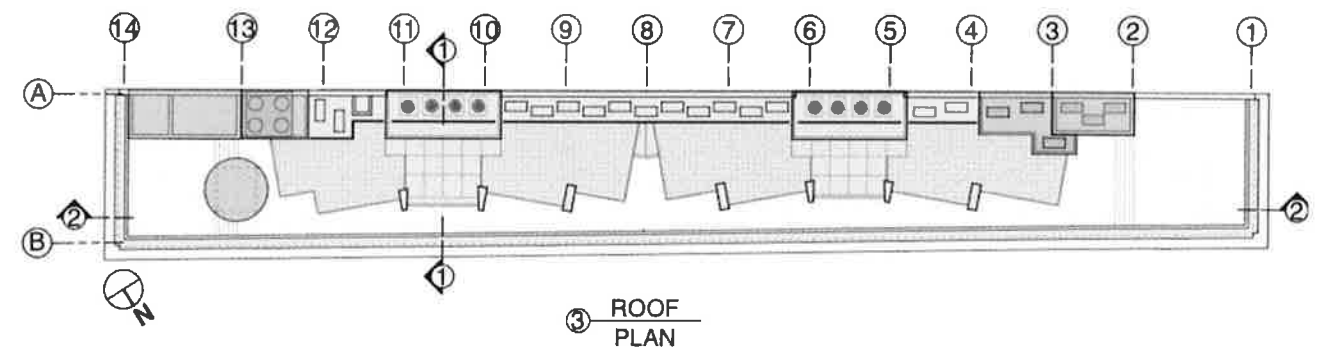
**640 BROADWAY
PROPOSED ROOFTOP ADDITIONS**

EXISTING ROOF STRUCTURES

PROPOSED ROOFTOP ADDITIONS



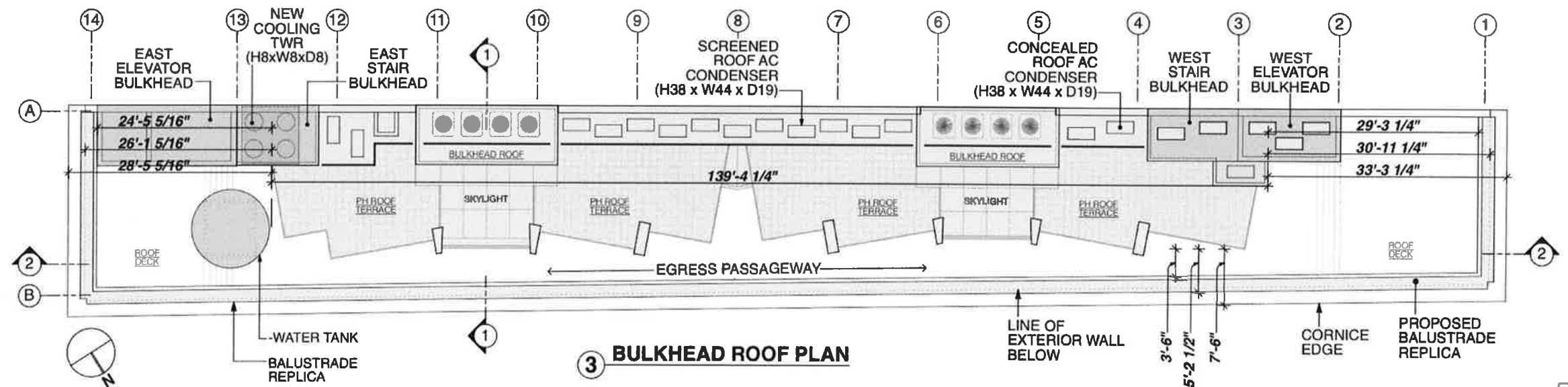
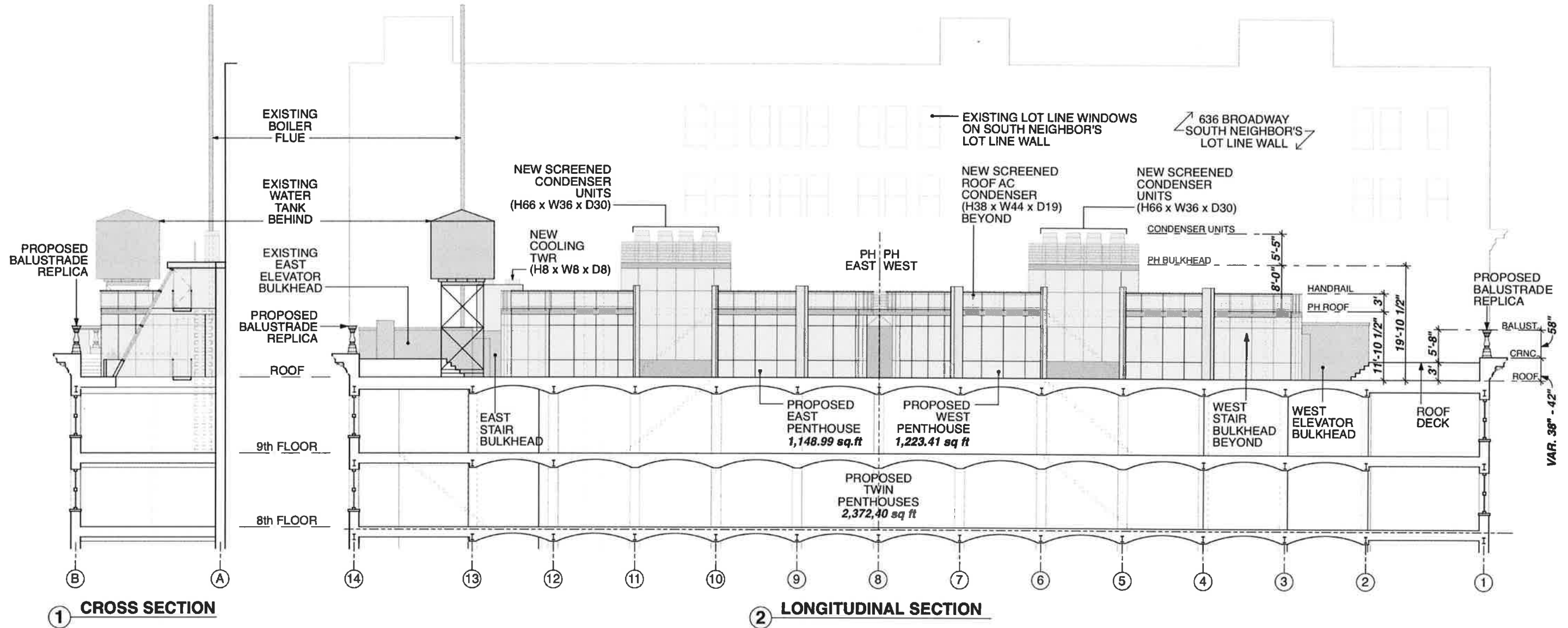
EXISTING



PROPOSED

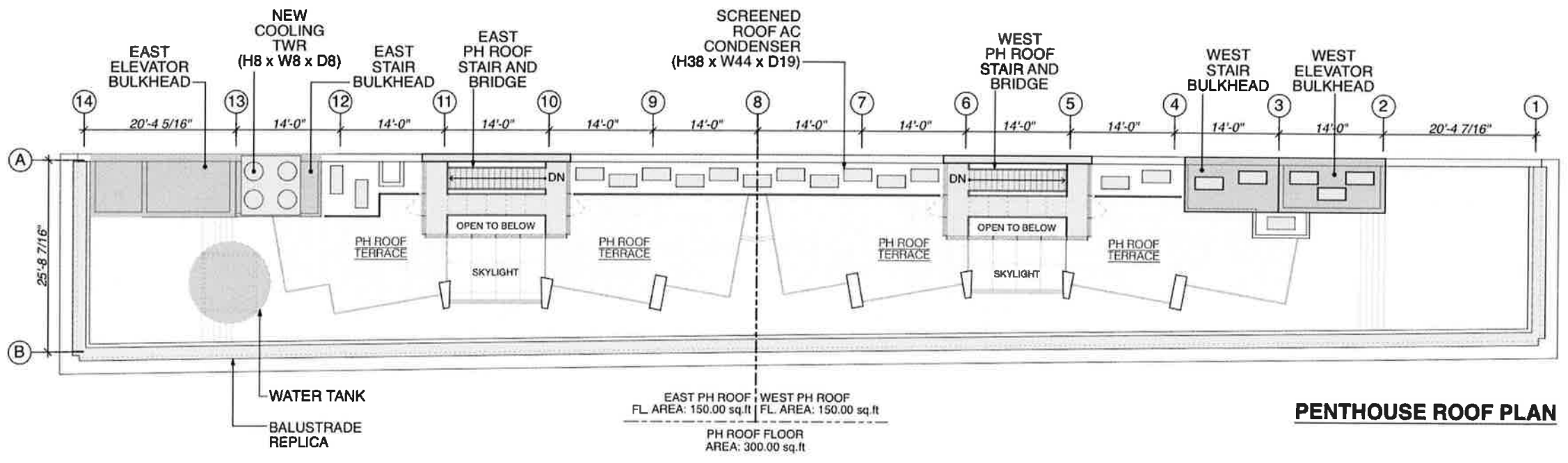
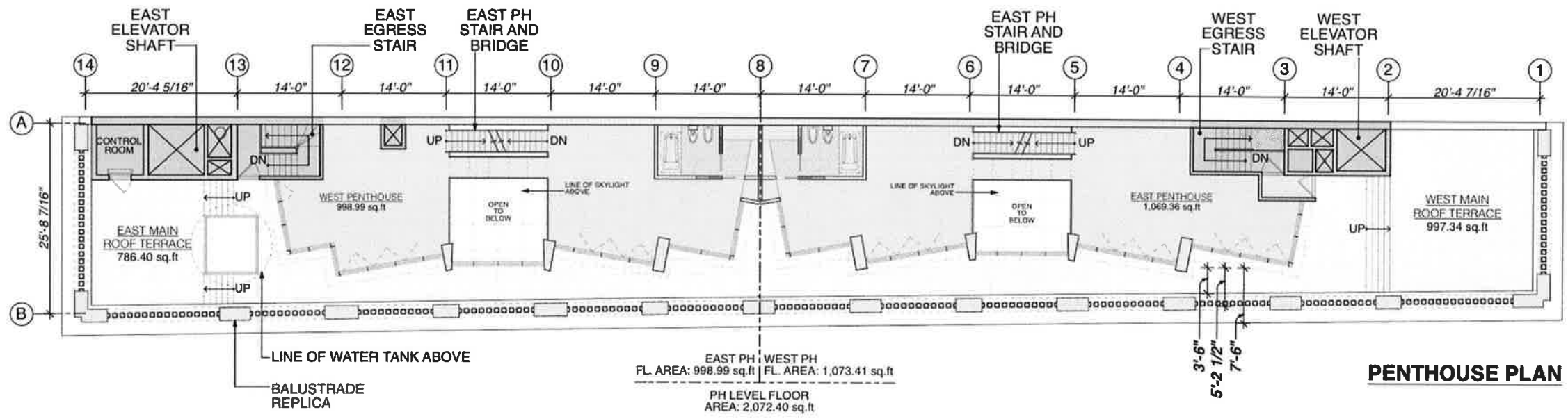
**640 BROADWAY
PROPOSED ROOFTOP ADDITIONS**

EXISTING ROOF STRUCTURES PROPOSED ROOFTOP ADDITIONS



**640 BROADWAY
PROPOSED ROOFTOP ADDITIONS**

EXISTING ROOF STRUCTURES PROPOSED ROOFTOP ADDITIONS



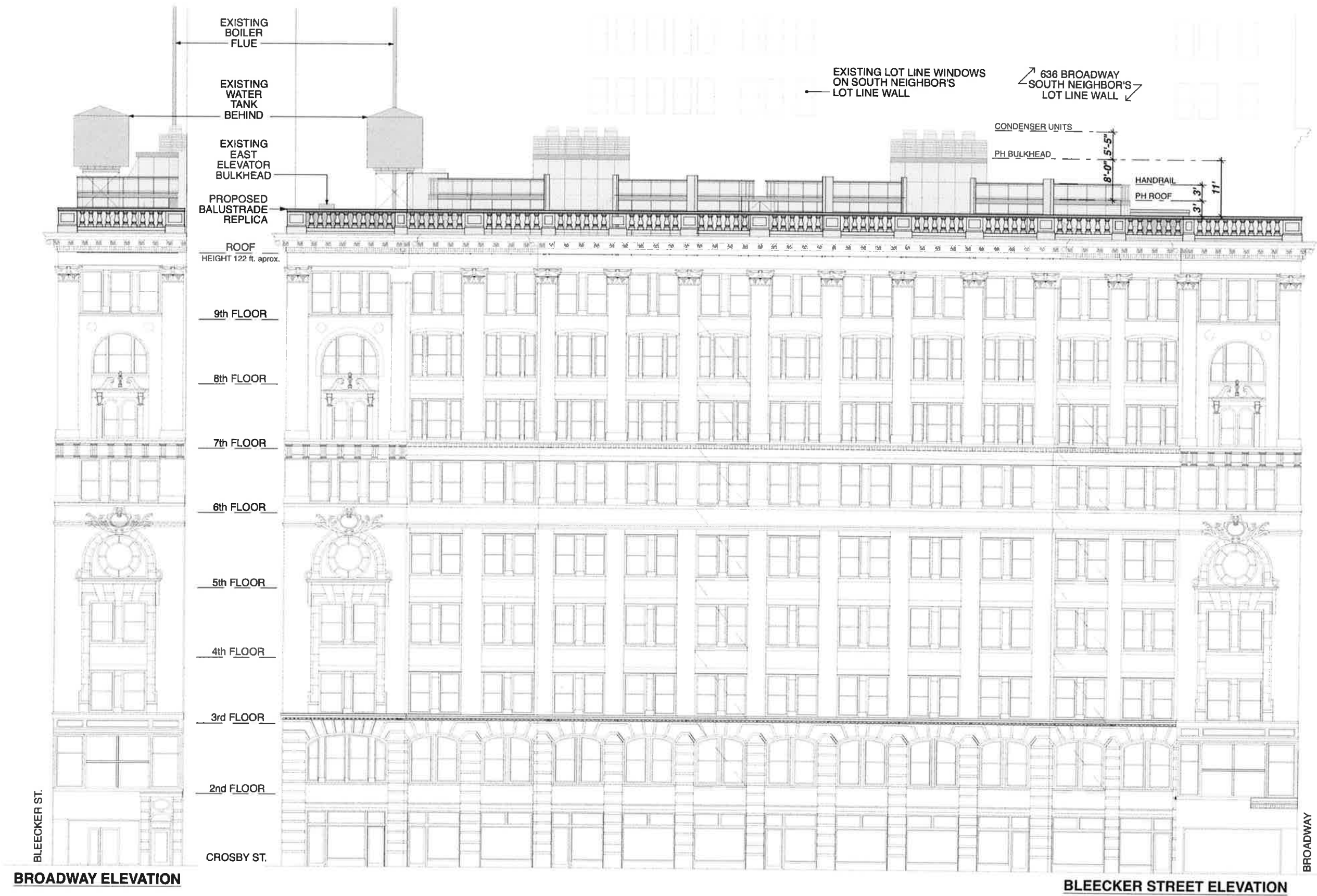
**640 BROADWAY
PROPOSED ROOFTOP ADDITIONS**



EXISTING ROOF STRUCTURES



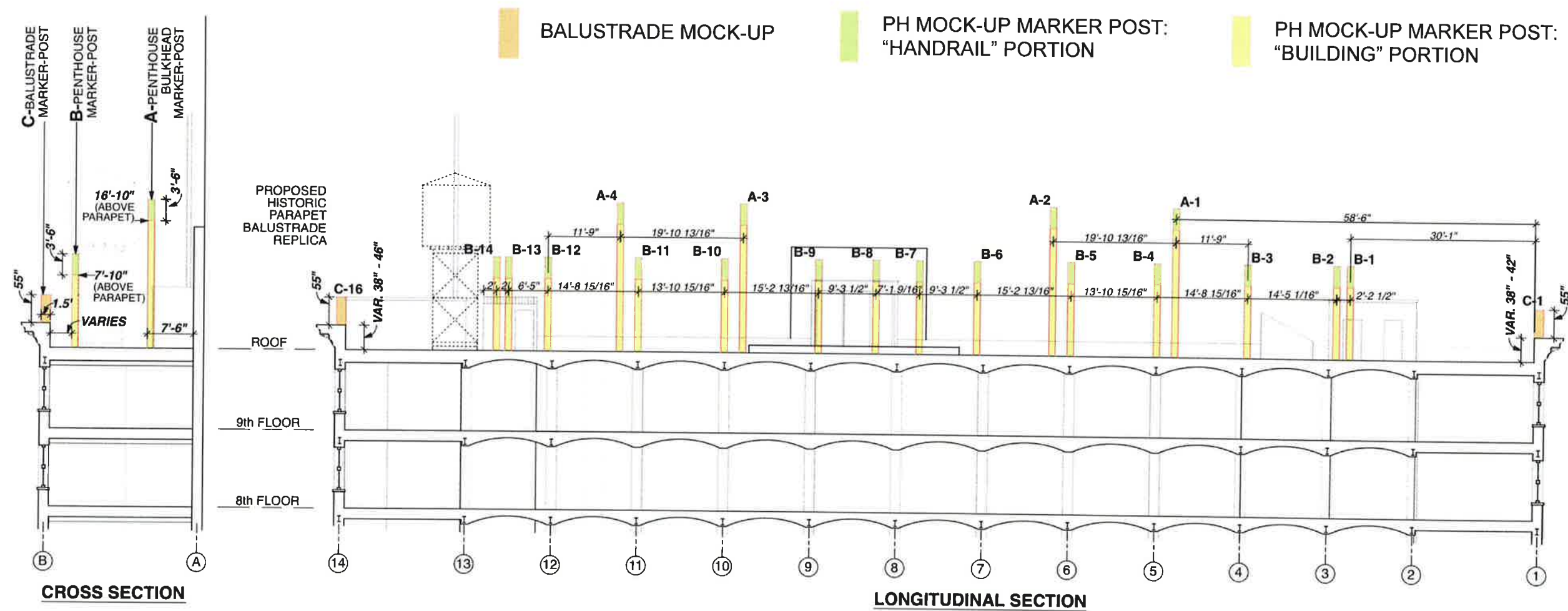
PROPOSED ROOFTOP ADDITIONS



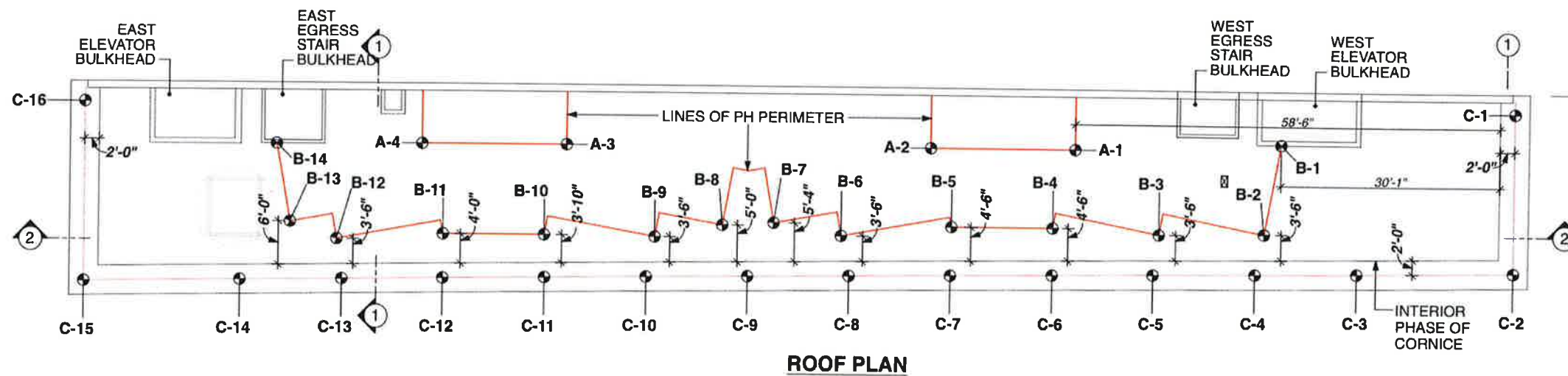
BROADWAY ELEVATION

BLEEKER STREET ELEVATION

640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA



ALL HEIGHTS ARE TO BE MEASURED ABOVE PARAPET (UNLESS OTHERWISE NOTED)



**640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA**



Mock-up Marker Posts installed on East Side of Main Roof



Mock-up Marker Posts installed on West Side of Main Roof



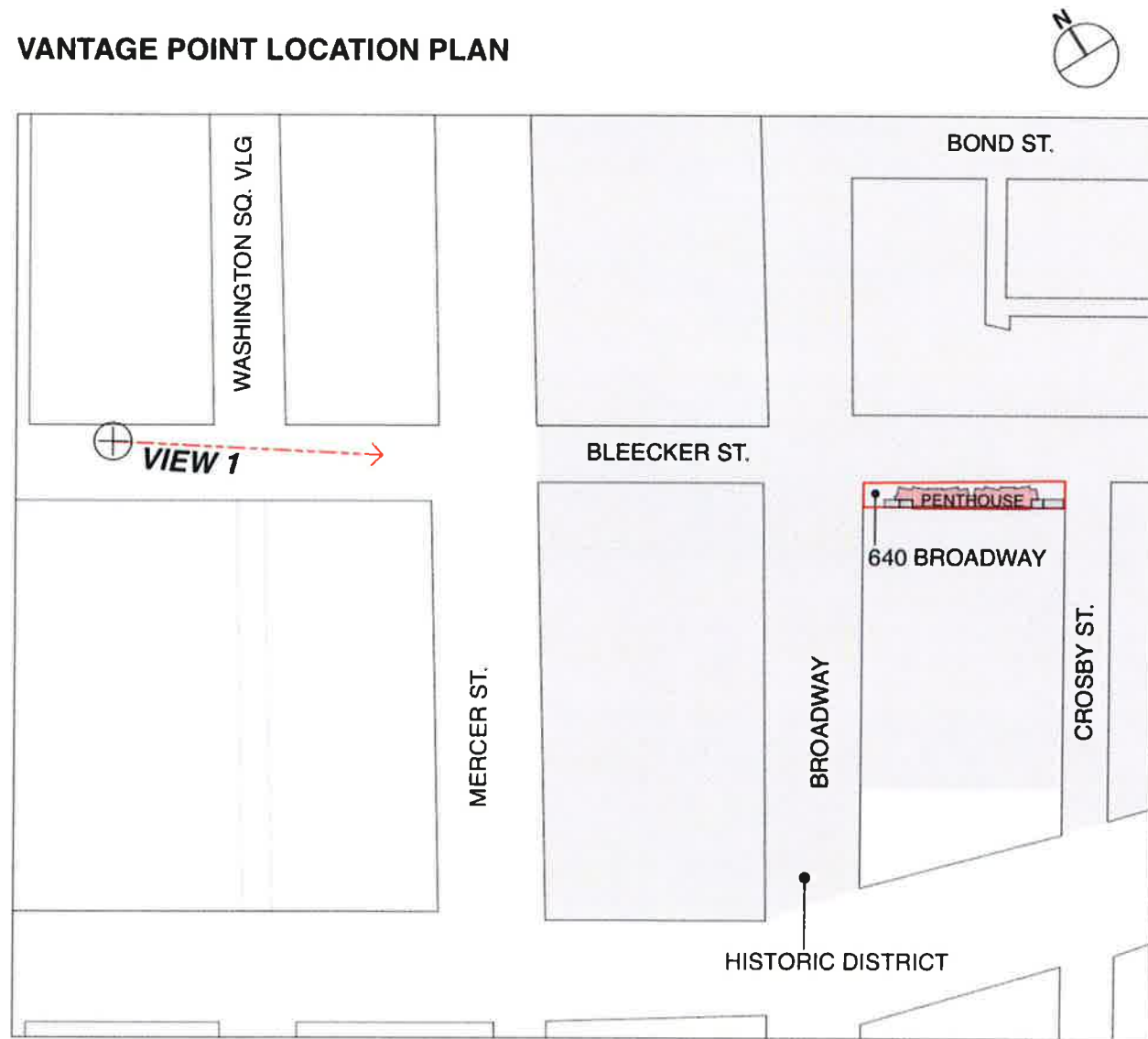
Mock-up of Balustrade installed on North and East Roof Parapet



Mock-up of Balustrade installed on North and West Roof Parapet

**640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA**

VANTAGE POINT LOCATION PLAN



VIEW 1

**640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA**

VANTAGE POINT LOCATION PLAN



VIEW 2

**640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA**

VANTAGE POINT LOCATION PLAN



VIEW 3

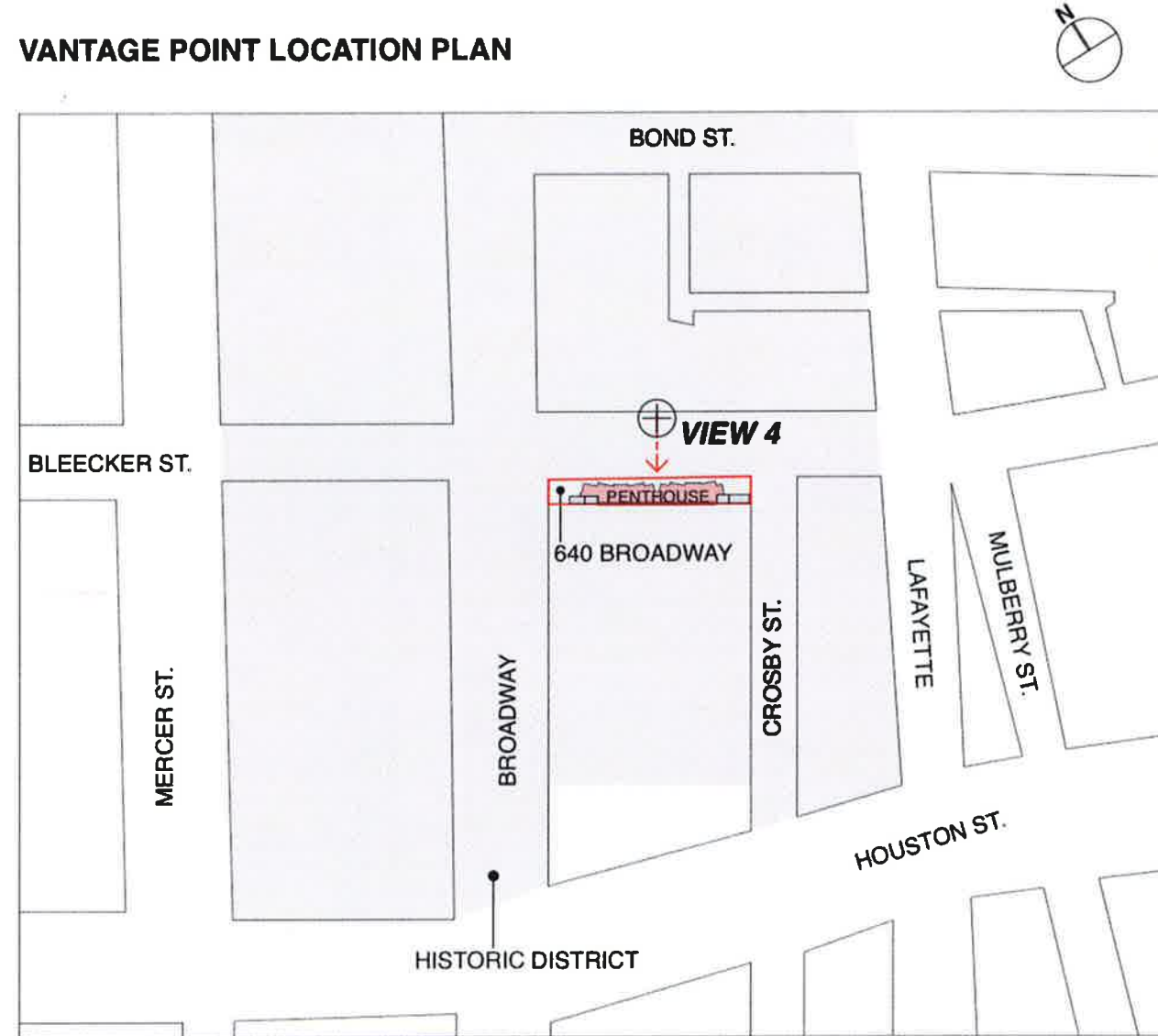
**640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA**

VANTAGE POINT LOCATION PLAN



VIEW 3

**640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA**



VIEW 4

**640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA**

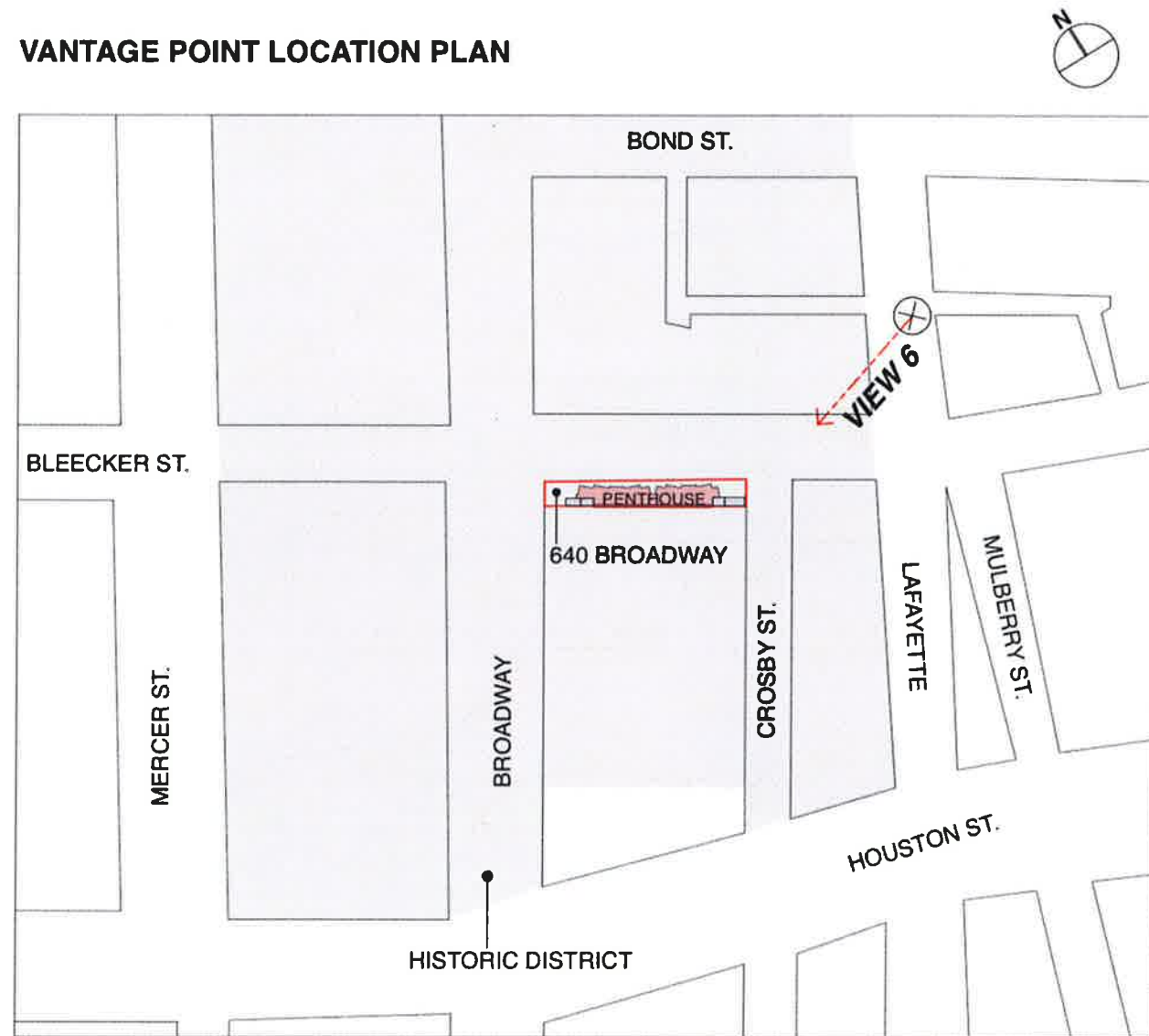
VANTAGE POINT LOCATION PLAN



VIEW 5

**640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA**

VANTAGE POINT LOCATION PLAN



VIEW 6

**640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA**

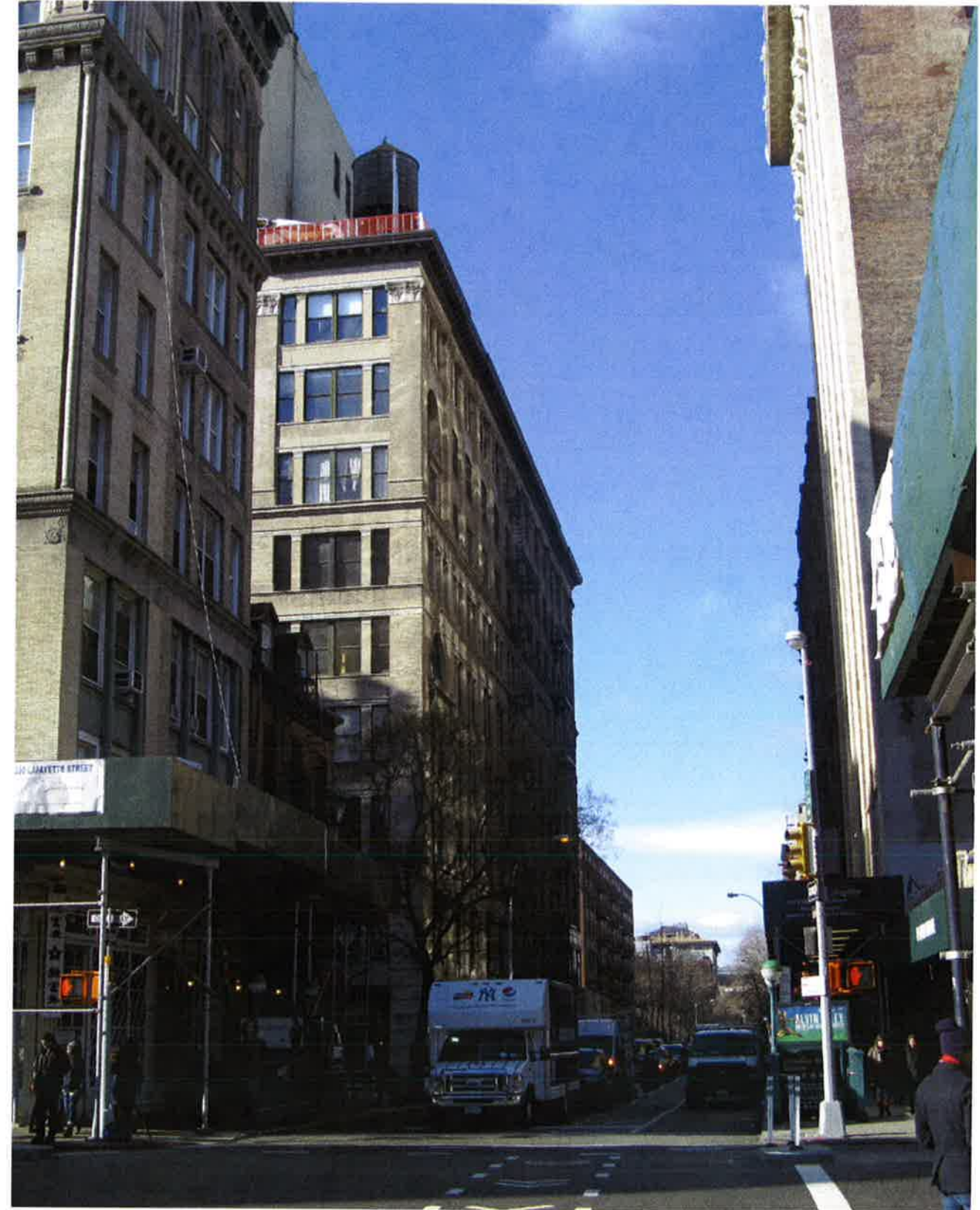
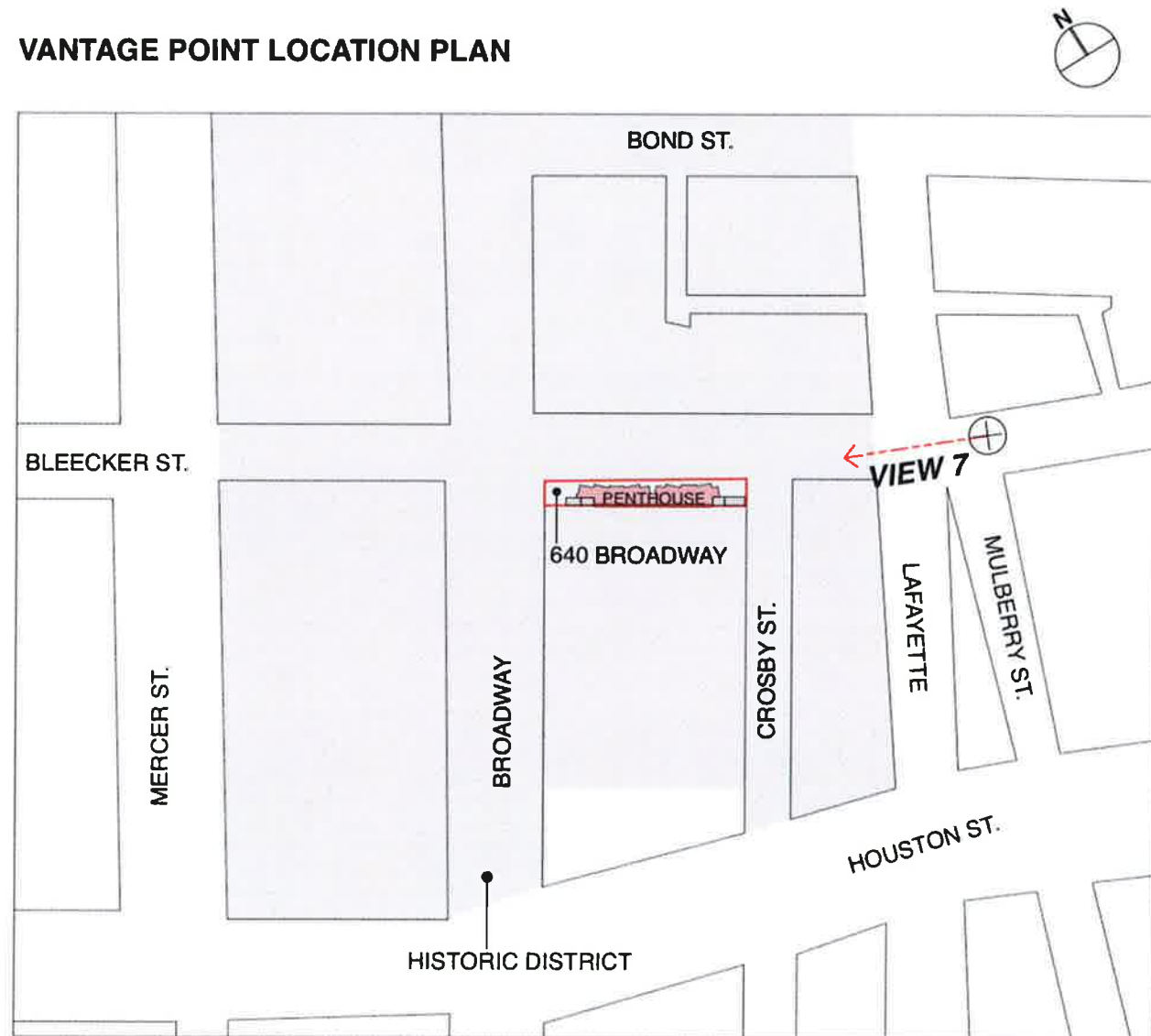
VANTAGE POINT LOCATION PLAN



VIEW 6

**640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA**

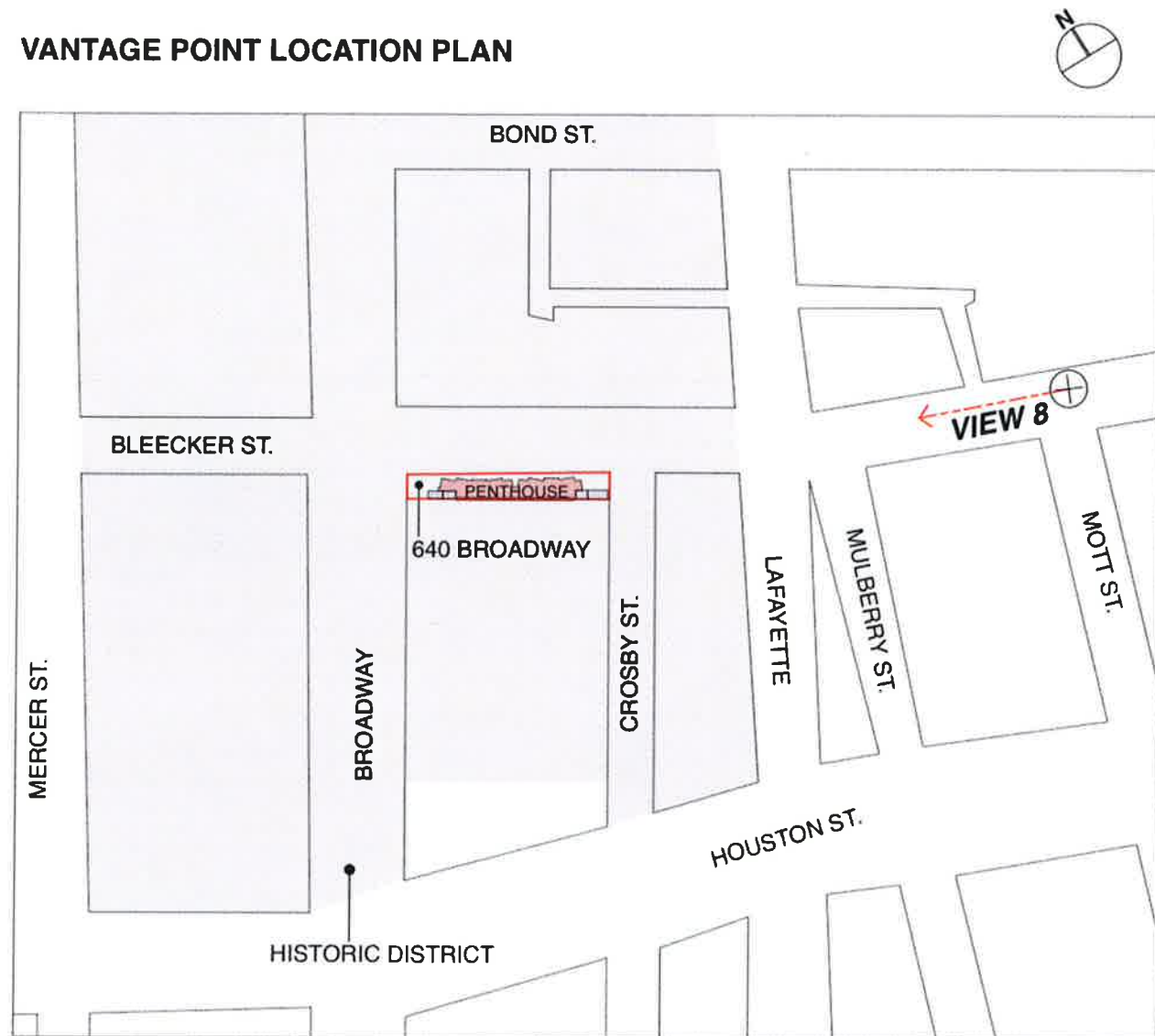
VANTAGE POINT LOCATION PLAN



VIEW 7

**640 BROADWAY
VISIBILITY STUDIES OF PROPOSED ROOFTOP ADDITIONS AND BALUSTRADE REPLICA**

VANTAGE POINT LOCATION PLAN



VIEW 8



Ca. 1899 - Broadway Street Views, New York Public Library



Ca. 1910 - Both Sides of Broadway