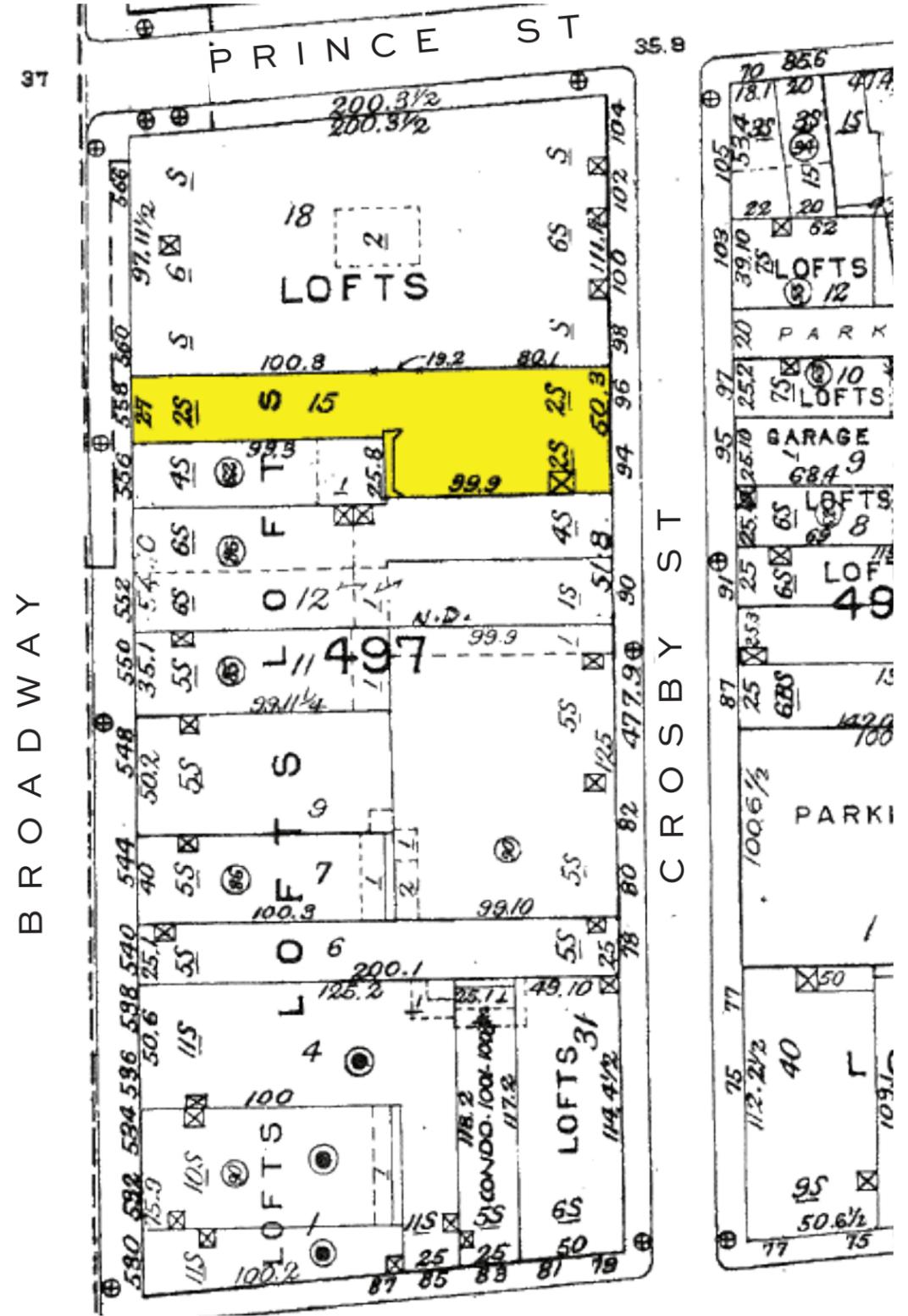


SANBORN MAP



SITE LOCATION: 558 BROADWAY / 94-96 CROSBY ST  
 558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

BKSK



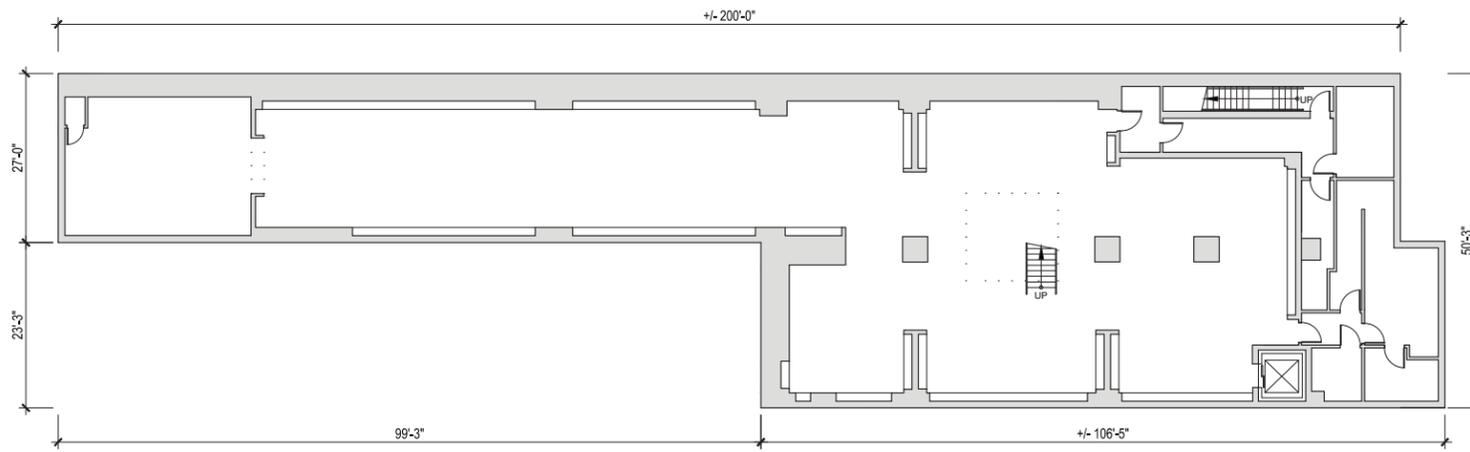
558 BROADWAY



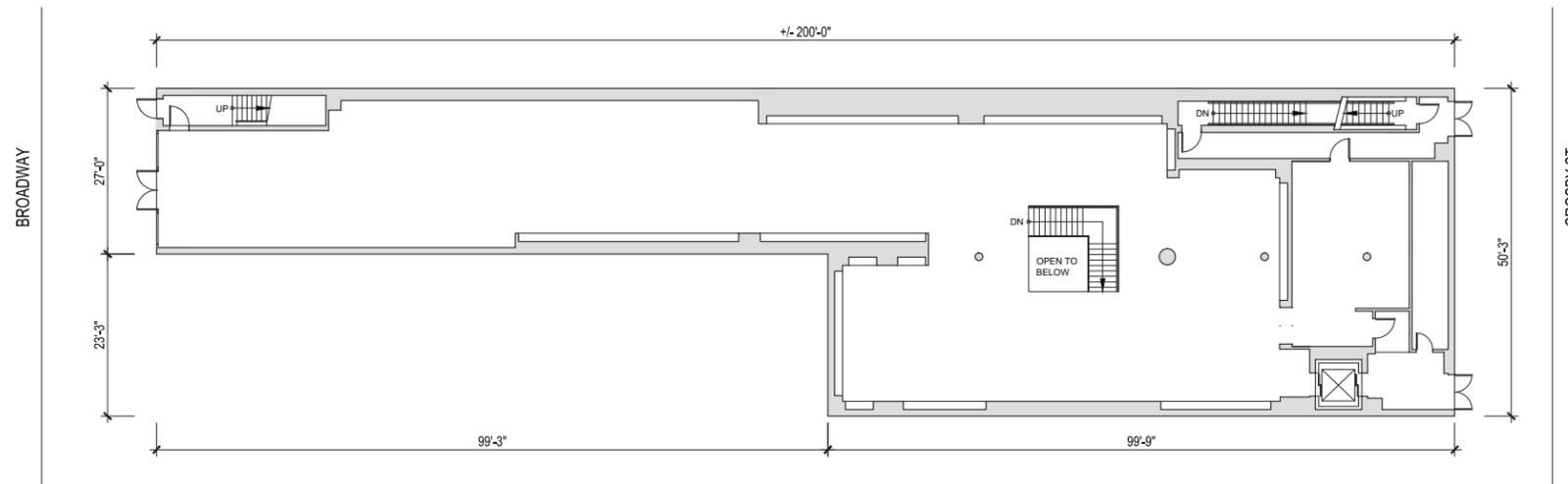
94-96 CROSBY ST

## EXISTING CONDITIONS

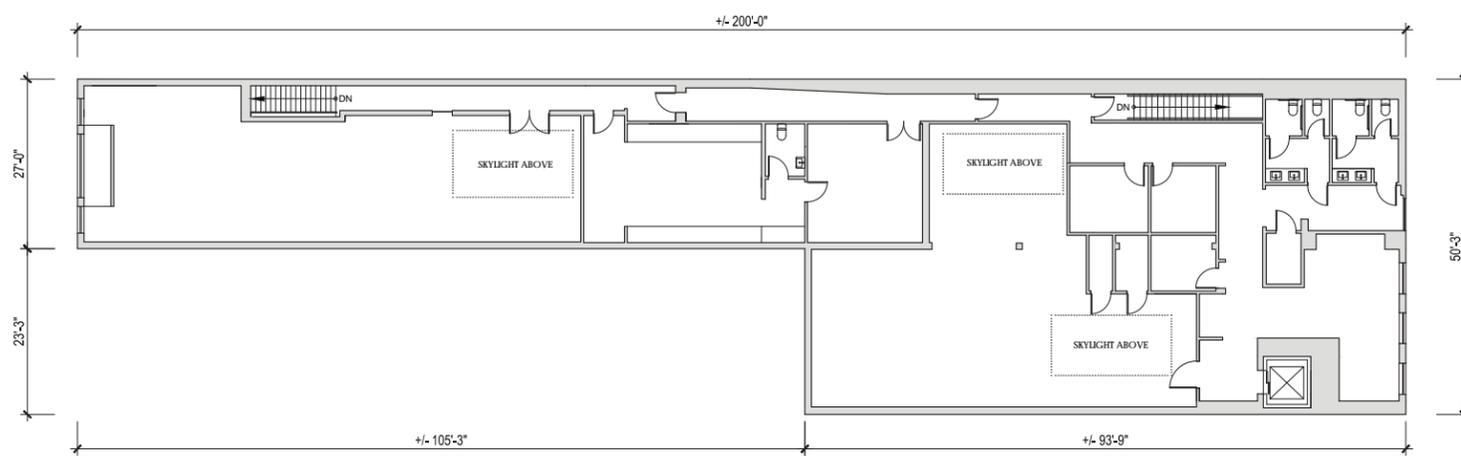
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



**CELLAR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

**EXISTING FLOOR PLANS**  
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

BKSK



EXISTING



PROPOSED

PROPOSED BROADWAY FACADE  
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

BKSK



EXISTING



PROPOSED

# PROPOSED CROSBY STREET FACADE

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

BKSK



1854 ROBINSON MAP



1973 LPC DESIGNATION REPORT PHOTO & BLDG ENTRY

497-15  
 #558  
 Completed: c.1860  
 Architect: Unknown  
 Original Function: Store  
 Facade: Brick  
 4 stories originally, now reduced to 2;  
 3 bays  
 Comments: Facade completely redone in  
 alteration of about 1920. For pic-  
 ture of the original facade see  
 DeLeeuw's "Both Sides of Broadway",  
 p. 243.



1910 DELEEUEW'S "BOTH SIDES OF BROADWAY"



1940 TAX PHOTO



2001 - LPC-APPROVED STOREFONT ALT 2001



2015 - LPC-APPROVED STOREFONT ALT 2010

# 558 BROADWAY EVOLUTION

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



1910 DELEEUW'S "BOTH SIDES OF BROADWAY"



2015 EXISTING BUILDING – 1916 FACADE BY ARCHITECT WILLIAM KENNY

**BACK DRAUGHT HITS FIREMEN**

**Battalion Chief and 15 Men In Peril at Broadway Fire.**

Street car travel on lower Broadway was tied up for two hours last night when a fire, which started a few minutes after 6 o'clock, destroyed the four-story building at 558 Broadway, between Spring and Prince Streets, burning out F. Schmickl & Co., manufacturers of traveling bags, who occupied most of the building. The loss was more than \$100,000.

When Engine Company 13 arrived smoke was pouring out of many windows, but the flames appeared to be confined to the rear of the second floor. Battalion Chief John Helm led a party of sixteen firemen with hose up a staircase to the second floor, but they had just begun to play a stream from the head of the stairs when all of the fire-

1916 FIRE AT 558 BWAY (NYT)

558 BROADWAY BEFORE & AFTER 1916 FIRE

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

BKSK



441 BROADWAY – 1908 FACADE ON 1876 BLDG



484 BROADWAY – 1911 FACADE ON 1879 BLDG



591 BROADWAY – 1900 FACADE ON 1859 BLDG



595 BROADWAY – 1919 FACADE ON 1866 BLDG

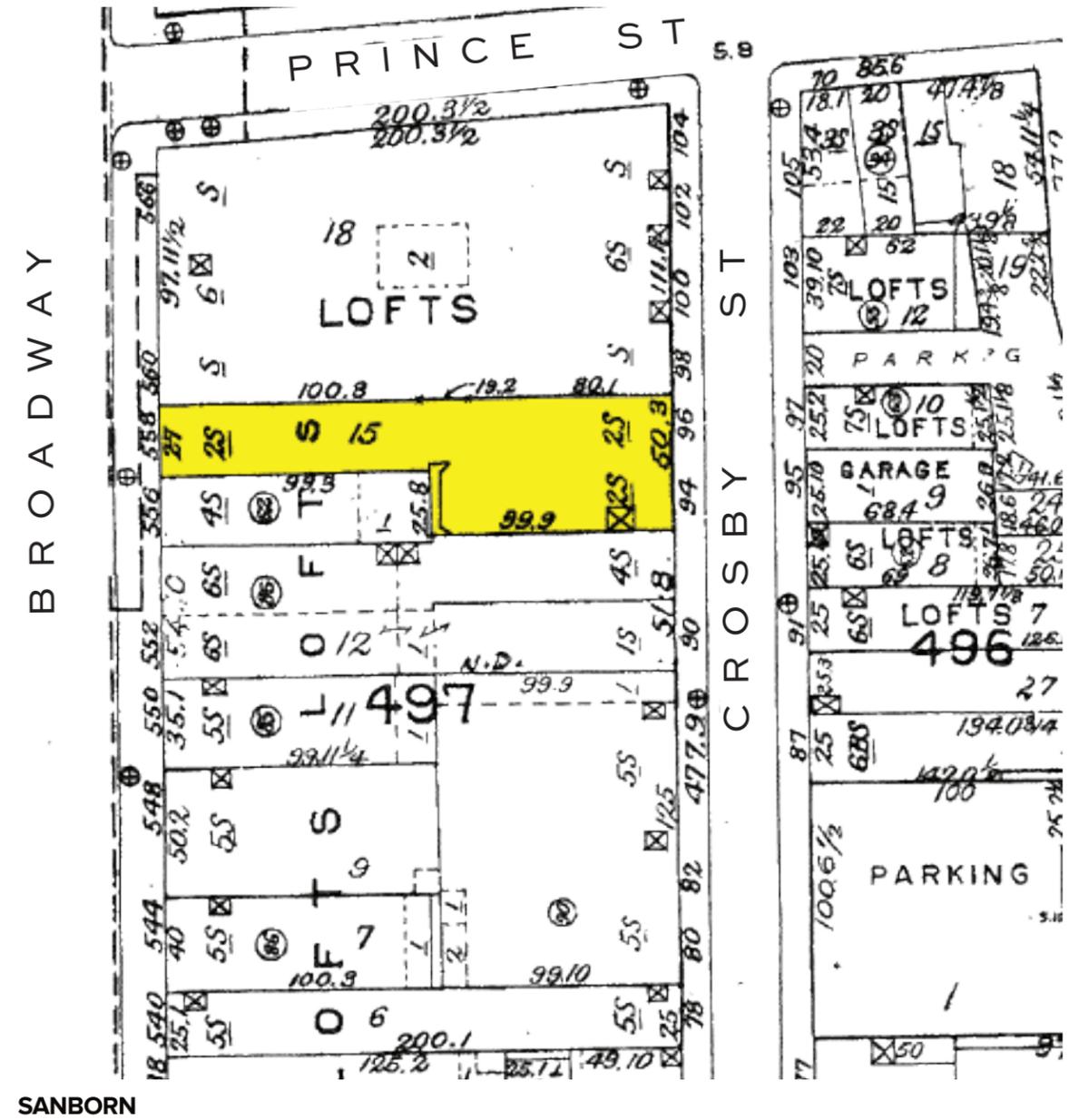
# EARLY 20<sup>TH</sup> C. BROADWAY FACADE PRECEDENTS IN SOHO

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



94-96 CROSBY ST

497-15  
 #94-96  
 (#558 Broadway)  
 Completed: c. 1870  
 Architect: Unknown  
 Original Owner: John Lawrence  
 Original Function: Storage  
 Facade: Brick, iron  
 2 stories; 6 bays.



SANBORN

# 94-96 CROSBY STREET EXISTING CONDITIONS

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

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GOOGLE STREET VIEW, FROM PRINCE ST

CROSBY STREET CHARACTER, WEST SIDE  
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

BKSK



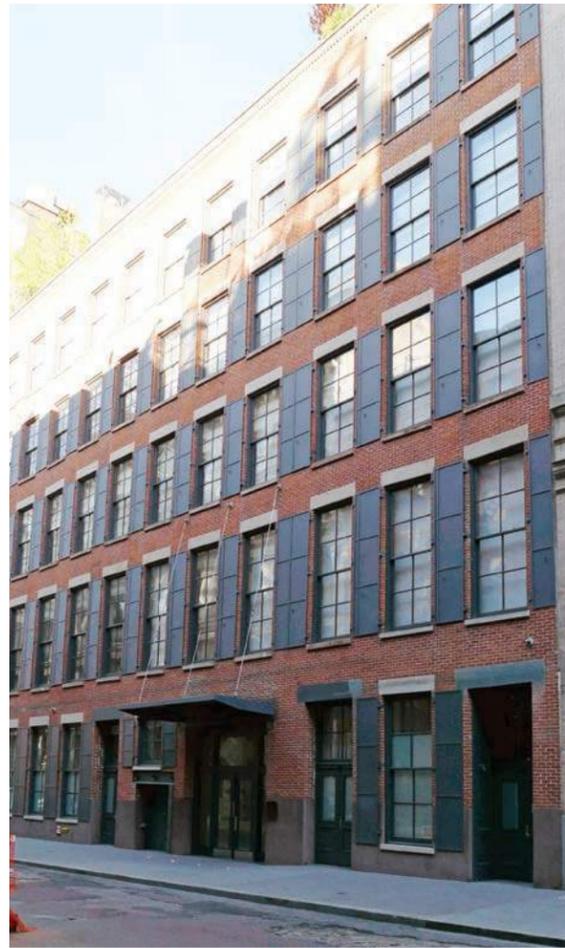
SOUTH FROM PRINCE ST

CROSBY STREET CHARACTER, EAST SIDE  
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

BKSK



10-18 CROSBY (1876-77)



30-36 CROSBY (1878)



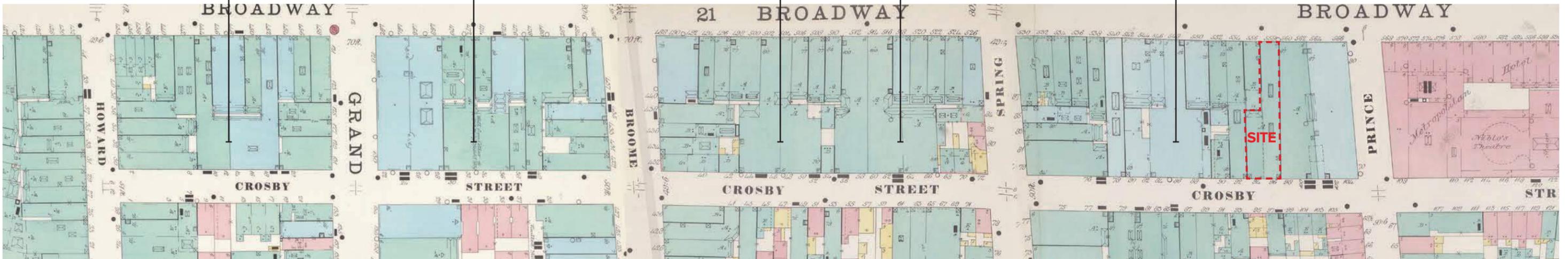
44-52 CROSBY (1868 & 1880)



60-66 CROSBY (1881)



80-88 CROSBY (1866)



1884 SANBORN

# CROSBY STREET CHARACTER, WEST SIDE

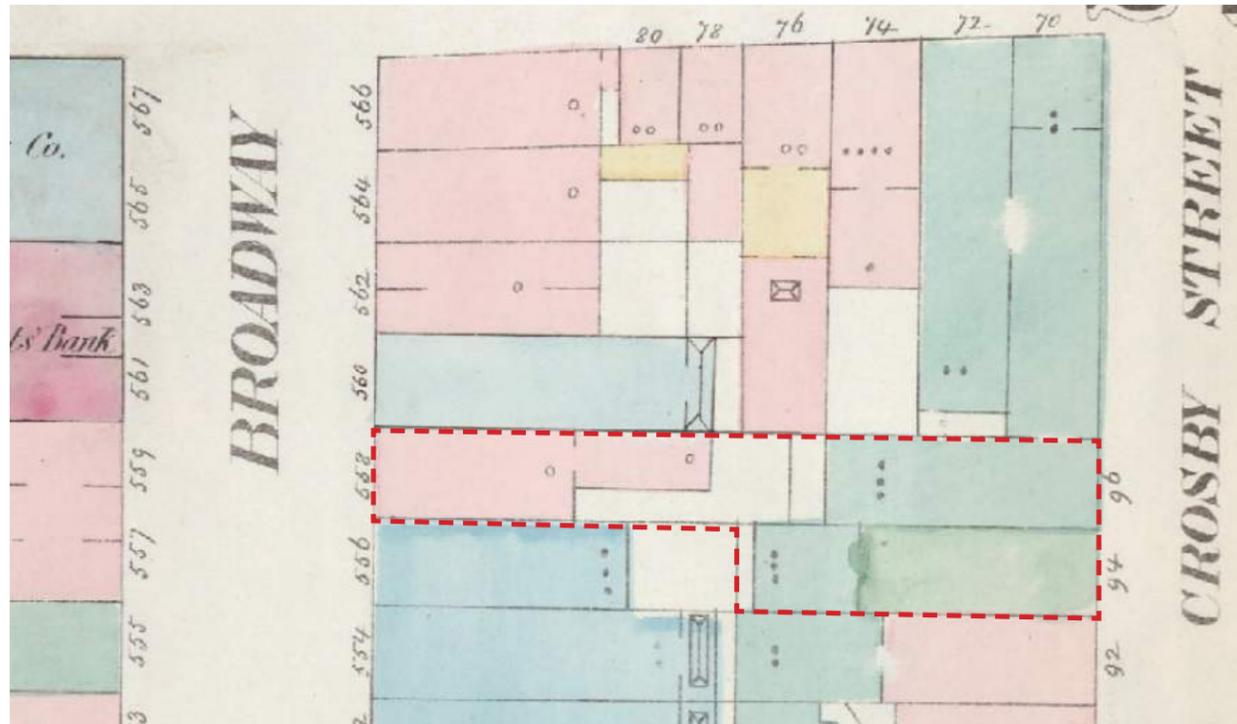
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



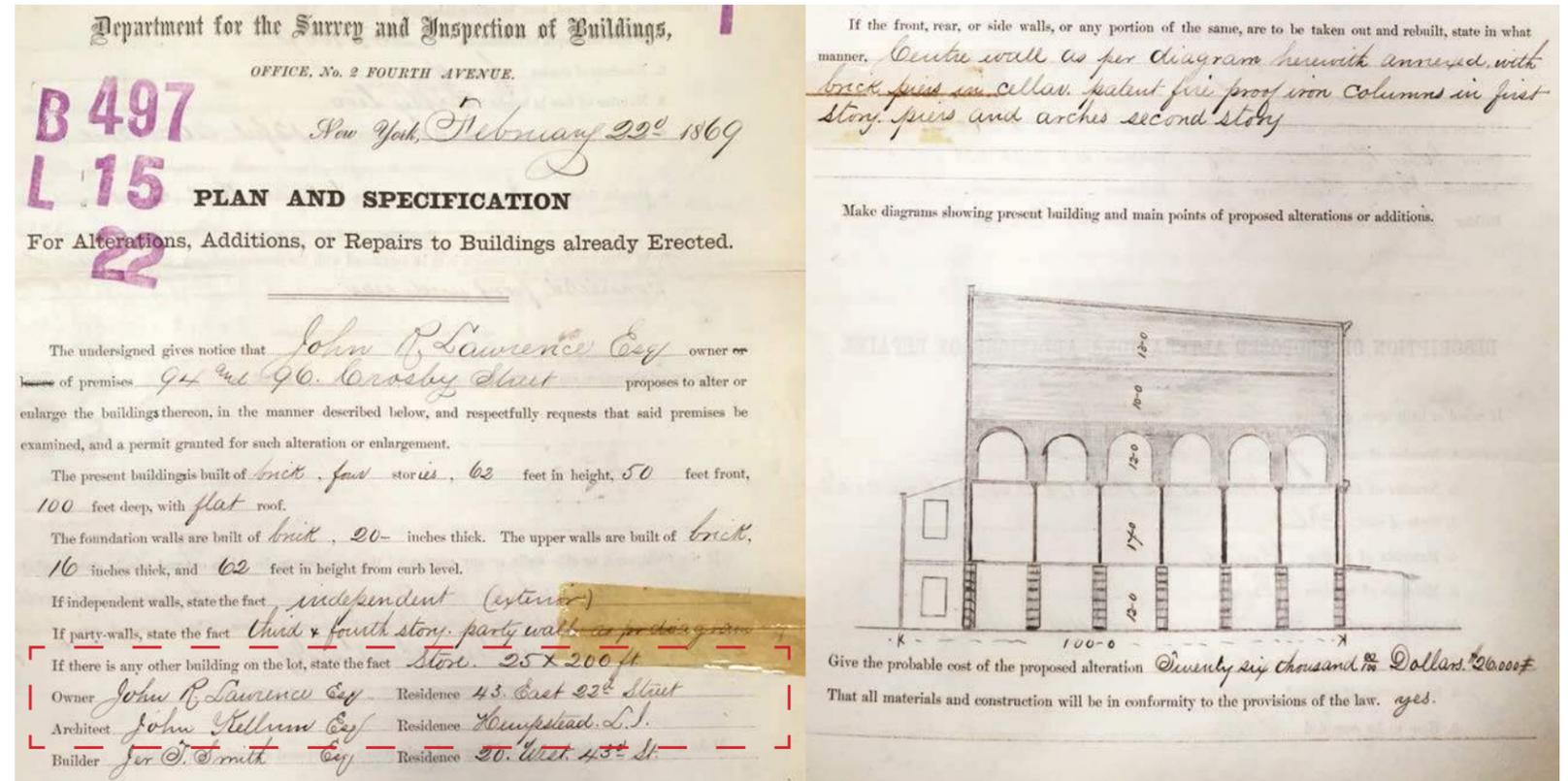


TYPICAL HISTORIC DETAILS ON CROSBY ST  
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

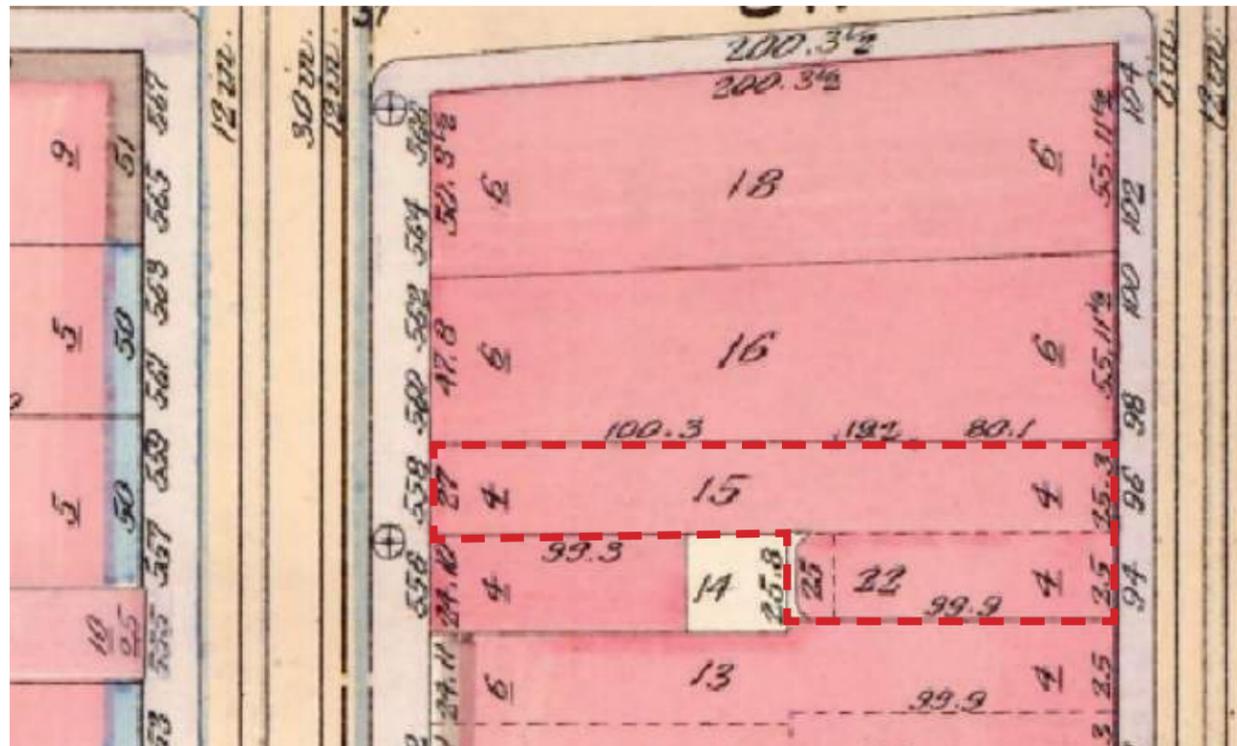
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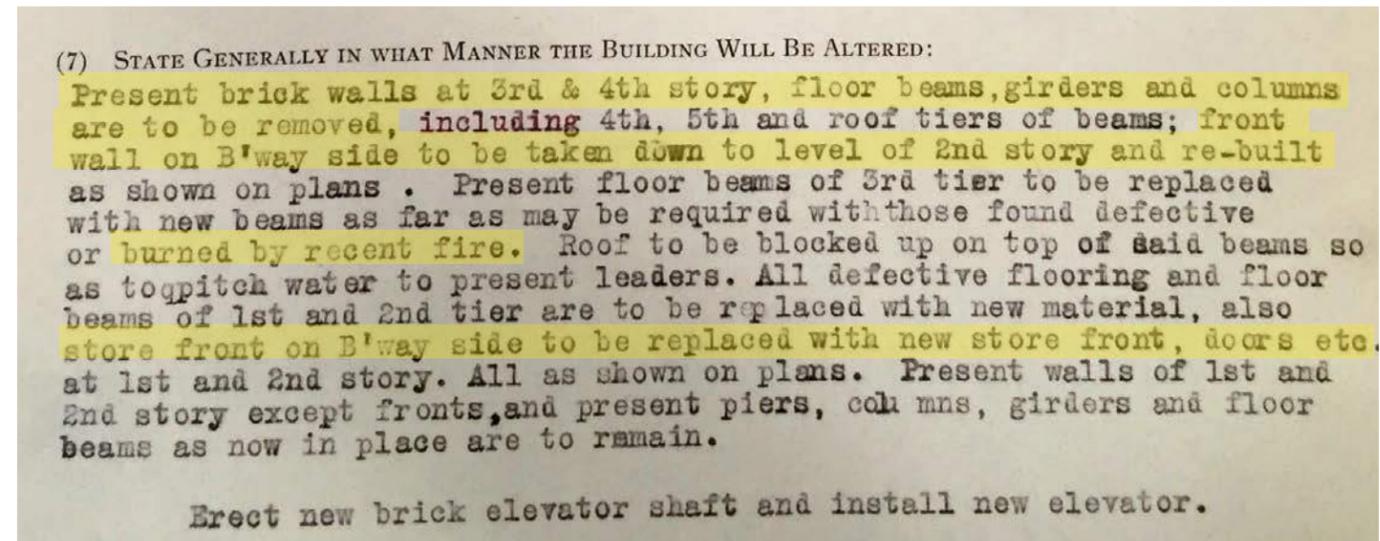
1862 ROBINSON MAP - 94 & 96 CROSBY ST ARE SEPARATE BUILDINGS



1869 ALT PERMIT FILED FOR 94-96 CROSBY – JOHN R. LAWRENCE, OWNER; JOHN KELLUM, ARCHITECT. PERMIT WAS TO EXPAND 96 CROSBY (ALREADY A 4-STY BUILDING CONNECTED WITH 558 BWAY) TO 94 CROSBY ST.



1899 BROMLEY MAP - 94 & 96 CROSBY ST ARE INTERCONNECTED

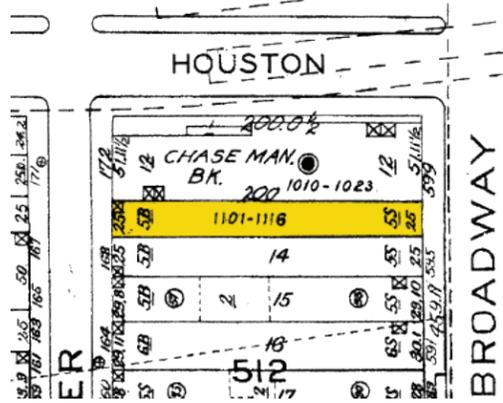


1916 DOB ALT PERMIT TO REMOVE 3RD & 4TH FLOORS. WILLIAM A. KENNY, ARCHITECT

# 94-96 CROSBY STREET EVOLUTION

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT





SANBORN

512-13  
 #170  
 (#597 B'way)  
 Commenced: 1867  
 Architect: John Kellum  
 Original Owner: John Lawrence  
 Original Function: Store and ware-  
 house  
 Facade: Brick, iron storefront & cor-  
 nise  
 5 stories; 3 bays  
 Comments: Iron from Architectural  
 Iron Works.

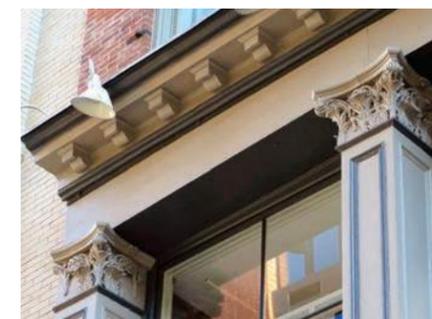
DESIGNATION REPORT BLDG ENTRY



BROADWAY FACADE



MERCER ST FACADE



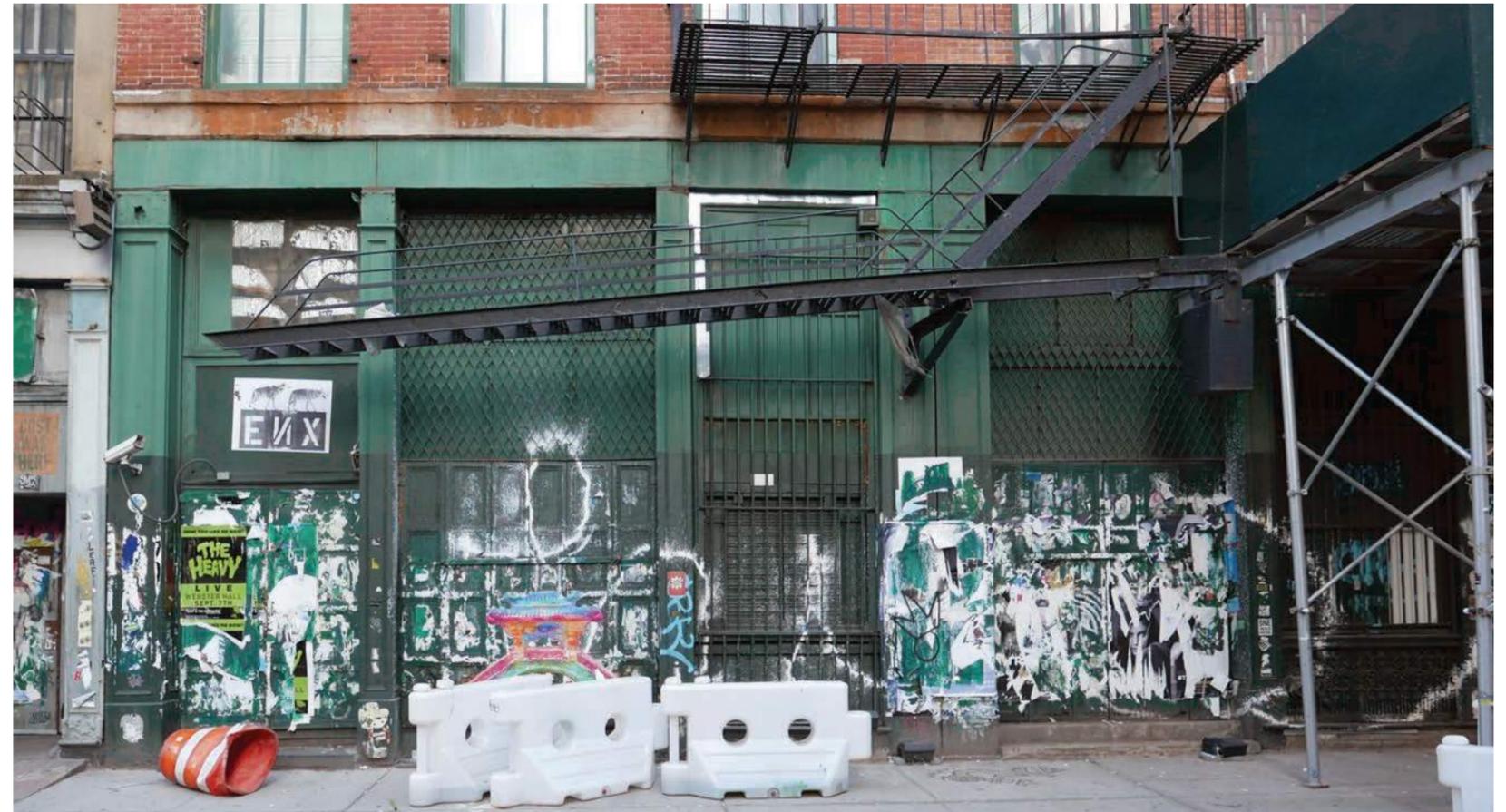
MERCER ST FACADE DETAILS INCLUDING IRON FOUNDRY STAMP

# 597 BROADWAY / 170 MERCER BY JOHN KELLUM, 1867

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



94-96 CROSBY STREET



PANELED SHUTTERS



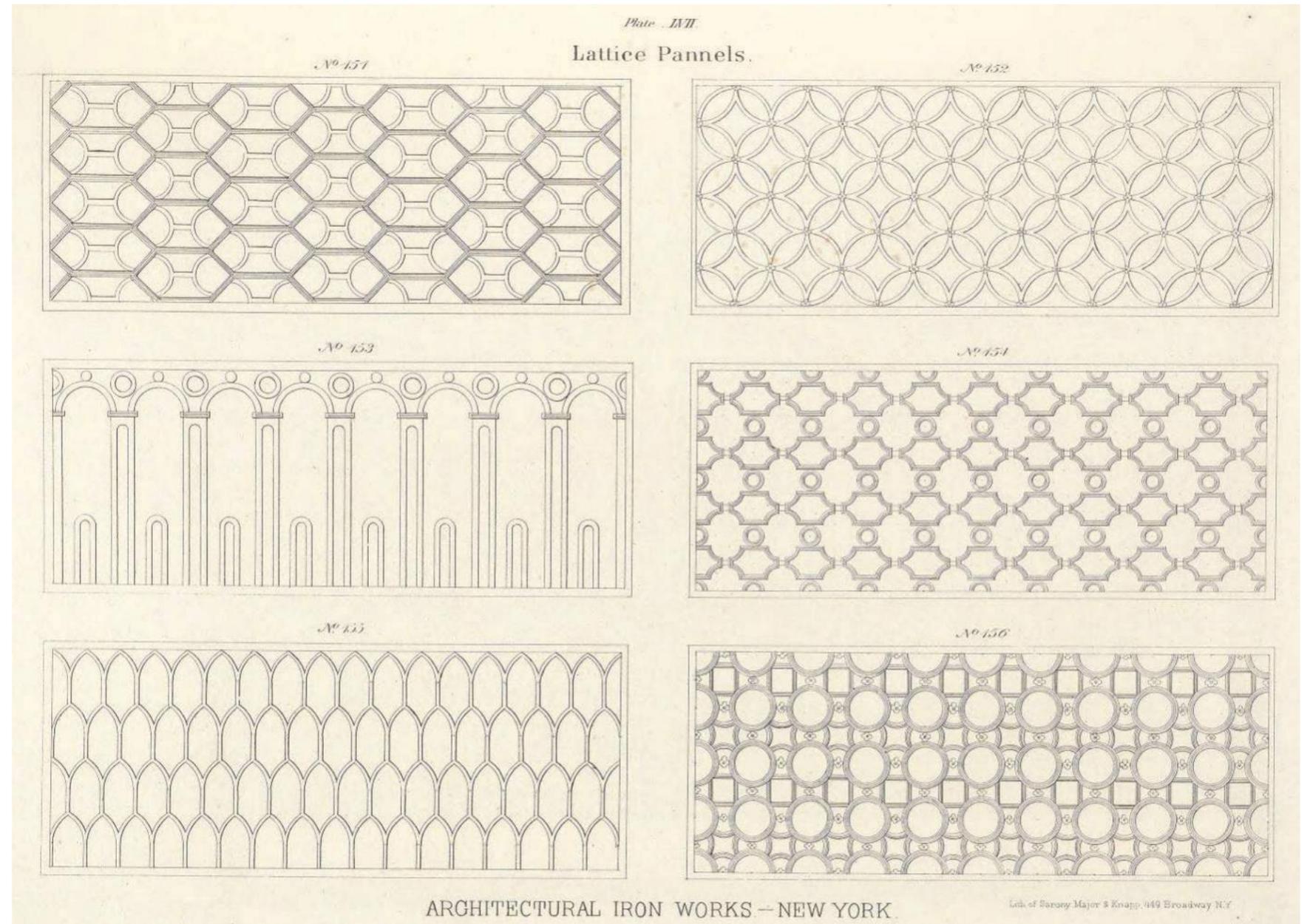
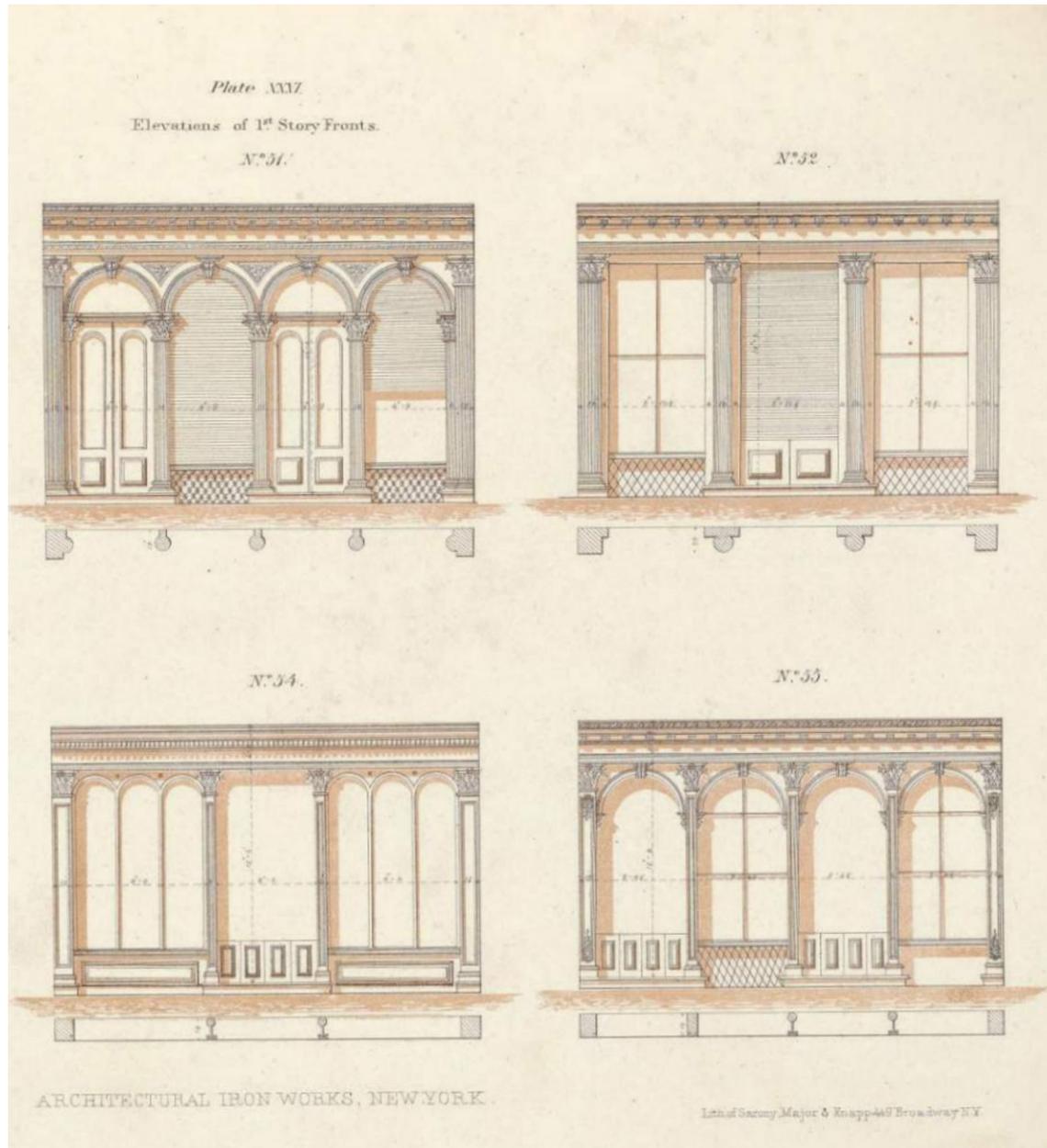
ACANTHUS LEAVES IN CAPITAL



IRON LATTICE

## 94-96 CROSBY SURVIVING HISTORIC DETAILS

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

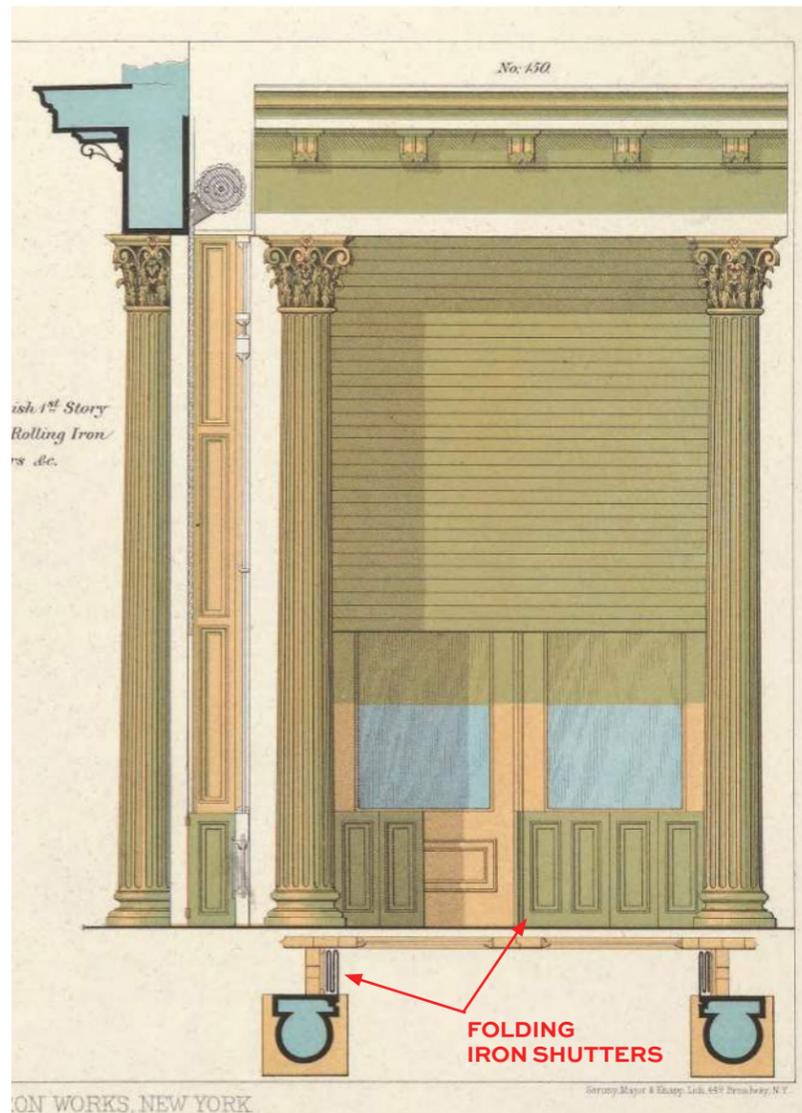


PAGES FROM BADGER'S ARCHITECTURAL IRON WORKS OF THE CITY OF NEW YORK (1865), WHICH SUPPLIED MATERIAL TO ARCHITECT JOHN KELLUM INCLUDING HIS 170 MERCER ST FACADE

BADGER'S ARCHITECTURAL IRON WORKS, 1865

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

BKSK



PAGE FROM BADGER'S ARCHITECTURAL IRON WORKS OF THE CITY OF NEW YORK (1865)



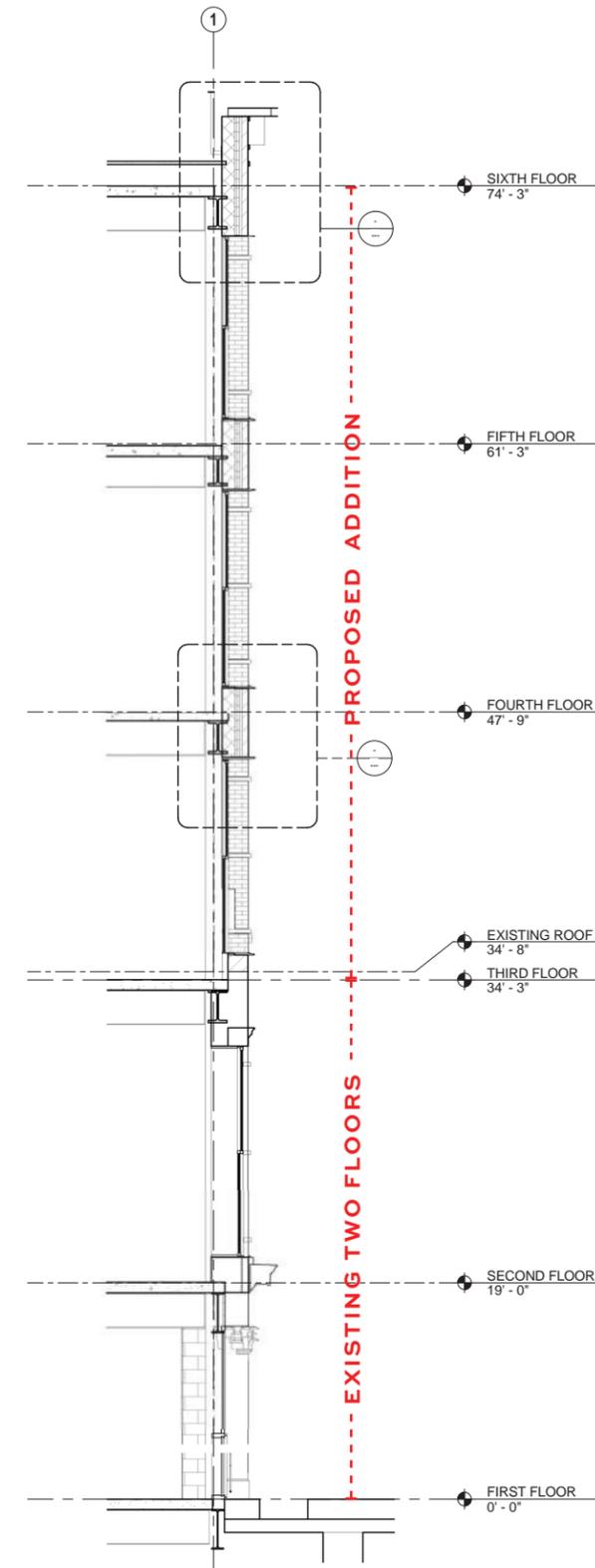
PROPOSED CROSBY ST STOREFRONT WITH FOLDED IRON SHUTTERS

## IRON SHUTTERS

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



CROSBY STREET FACADE



FACADE SECTION

# 94-96 CROSBY RESTORATION & EXPANSION

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

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EXISTING



PROPOSED

## PROPOSED CROSBY STREET FACADE

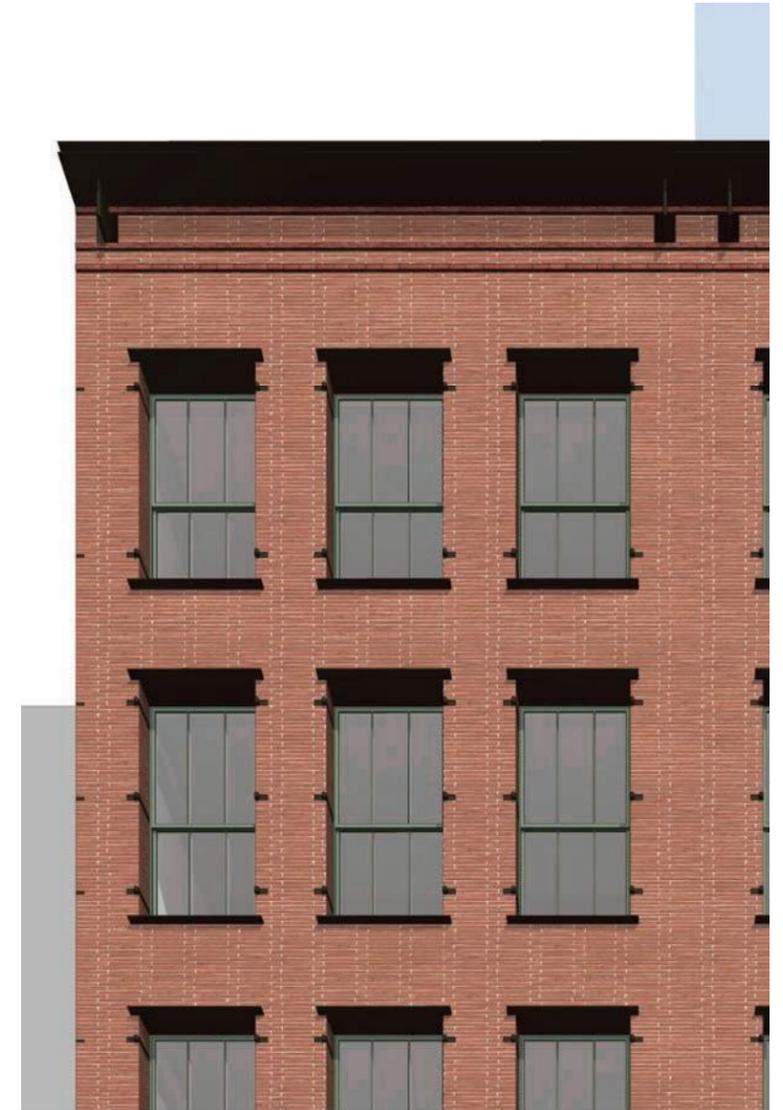
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



ELEVATION



UPPER FLOOR DETAILS



# PROPOSED CROSBY STREET FACADE

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



EXISTING



PROPOSED

PROPOSED BROADWAY FACADE  
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



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PROPOSED BROADWAY FACADE  
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



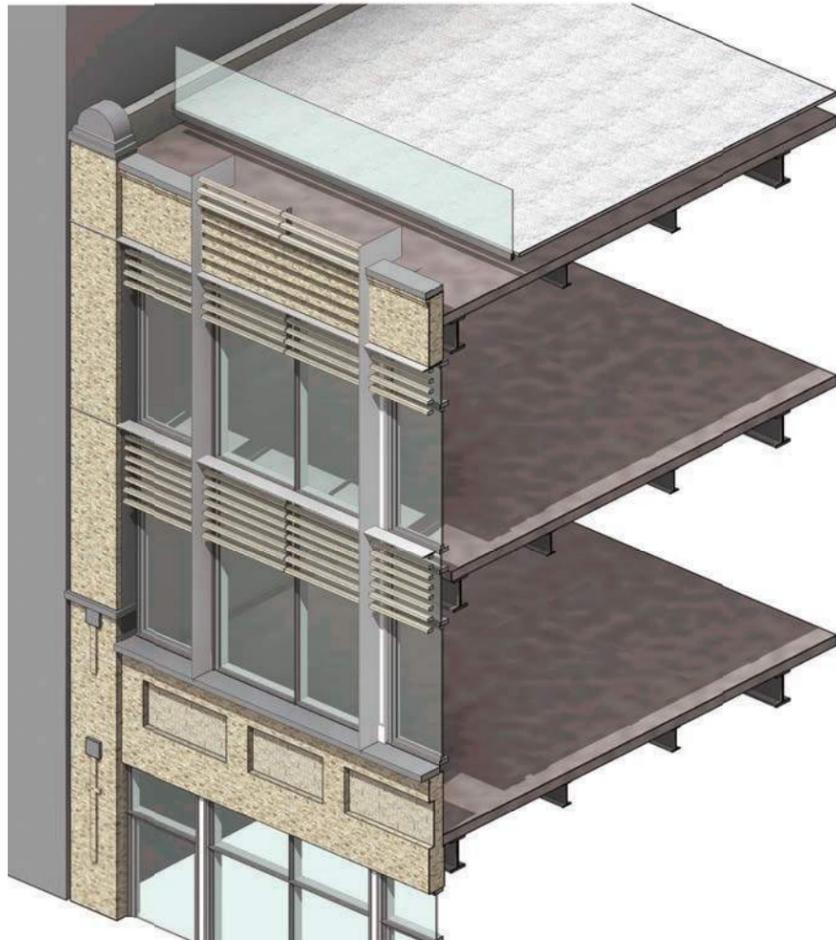
TERRACOTTA BAGUETTES



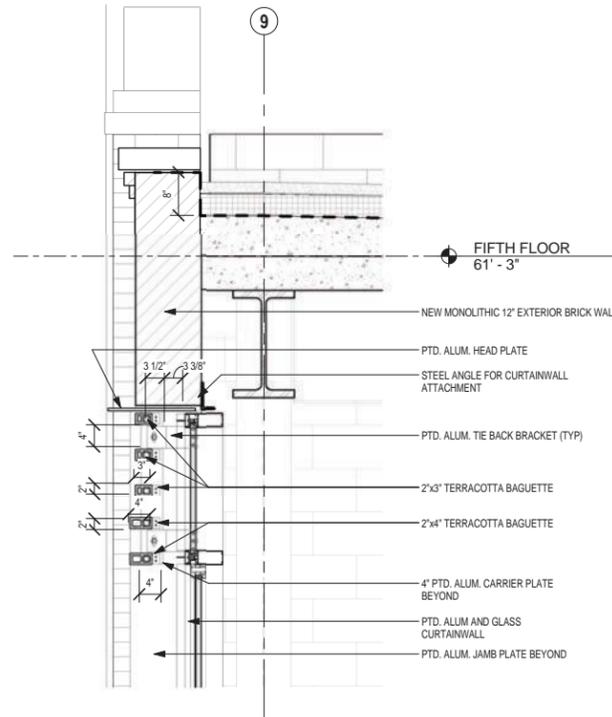
TERRACOTTA BAGUETTE SCREEN



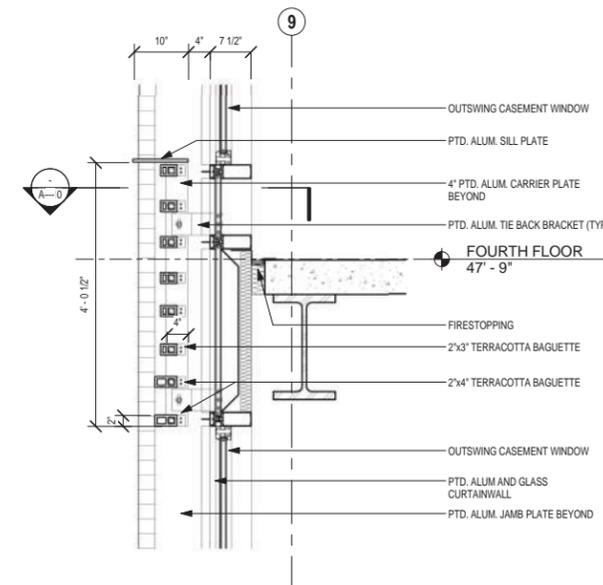
BROADWAY FACADE DETAIL



BROADWAY FACADE AXON



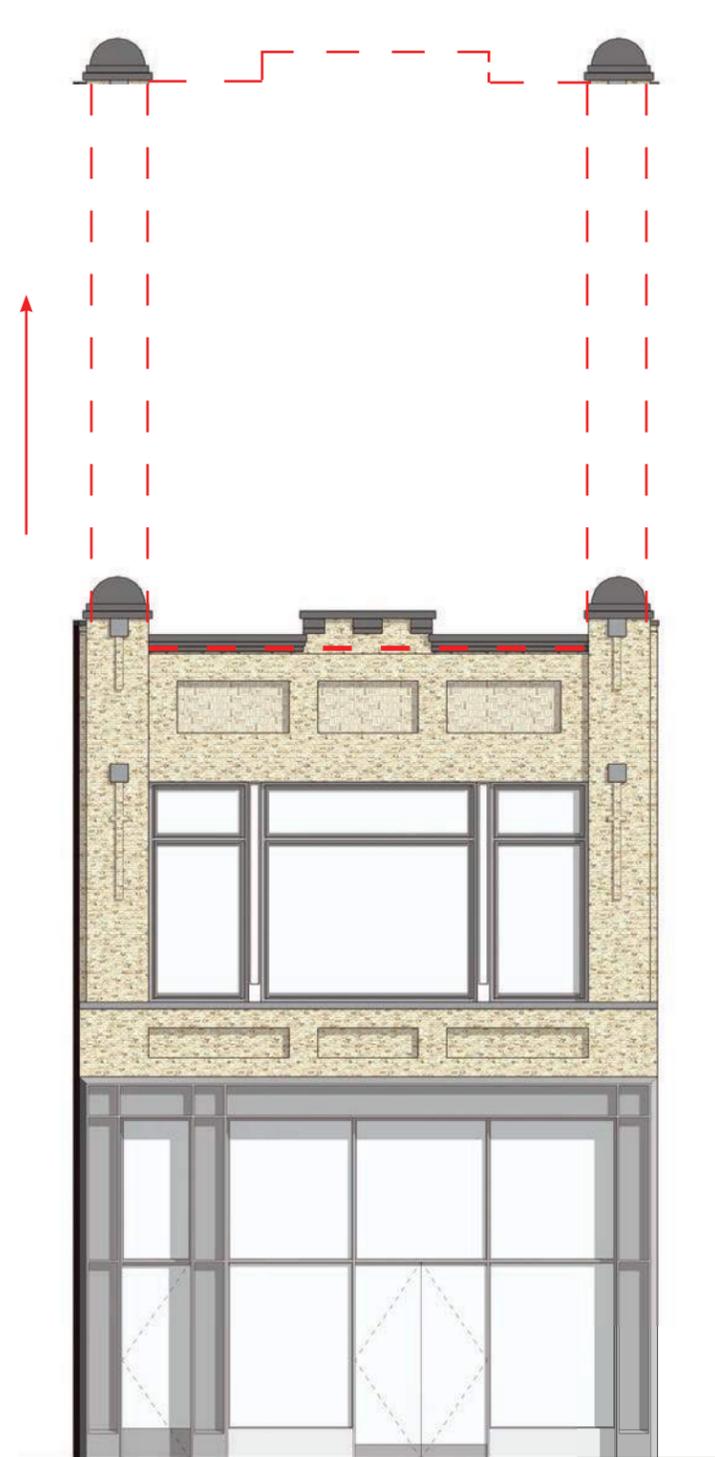
BROADWAY FACADE SECTION DETAIL - FIFTH FL



BROADWAY FACADE SECTION DETAIL - FOURTH FL

# BROADWAY FACADE DETAILS

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



EXISTING FACADE



PROPOSED FACADE

BROADWAY FACADE DIAGRAM  
 558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

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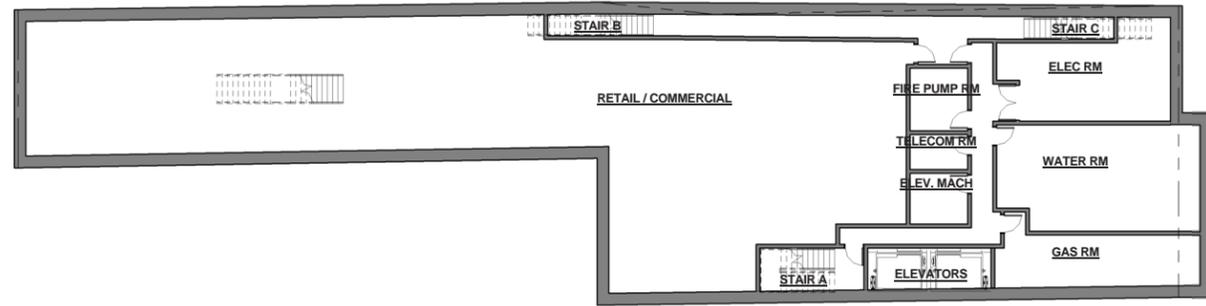
EXISTING STOREFRONT – 2010 ALTERATION



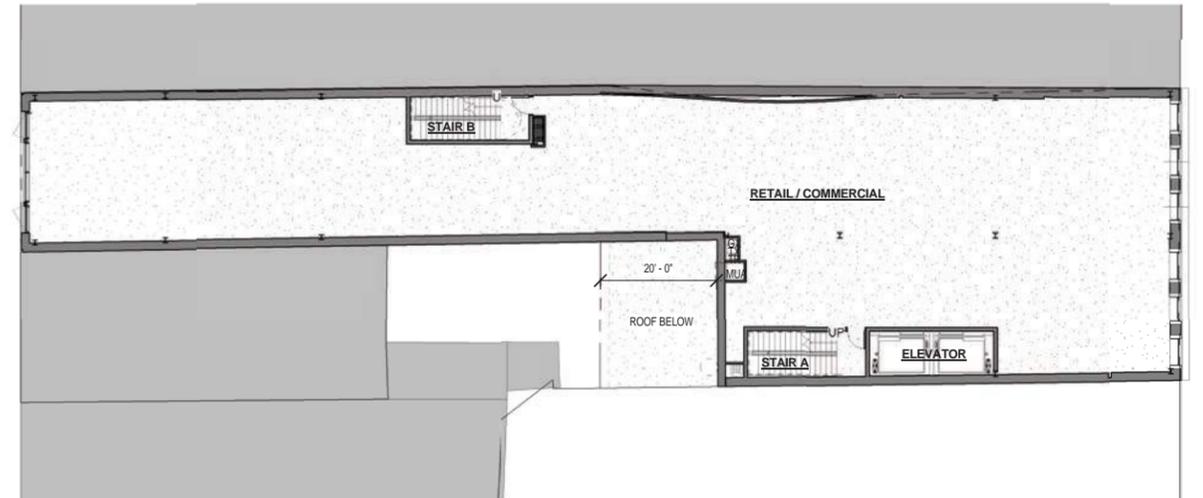
PROPOSED STOREFRONT

## PROPOSED BROADWAY STOREFRONT

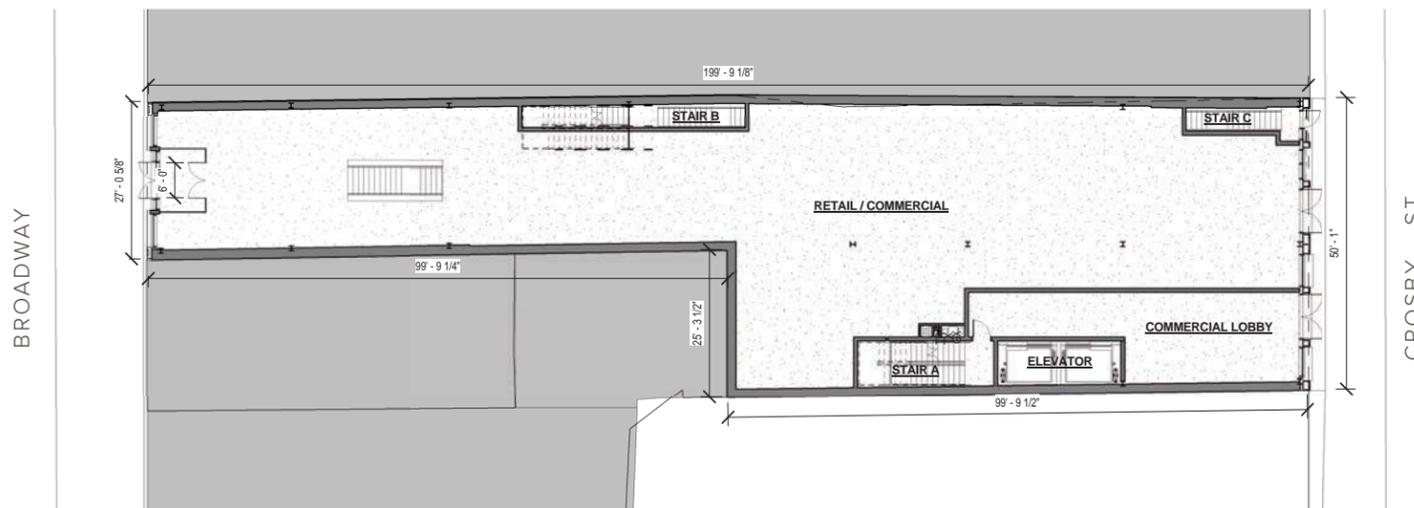
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



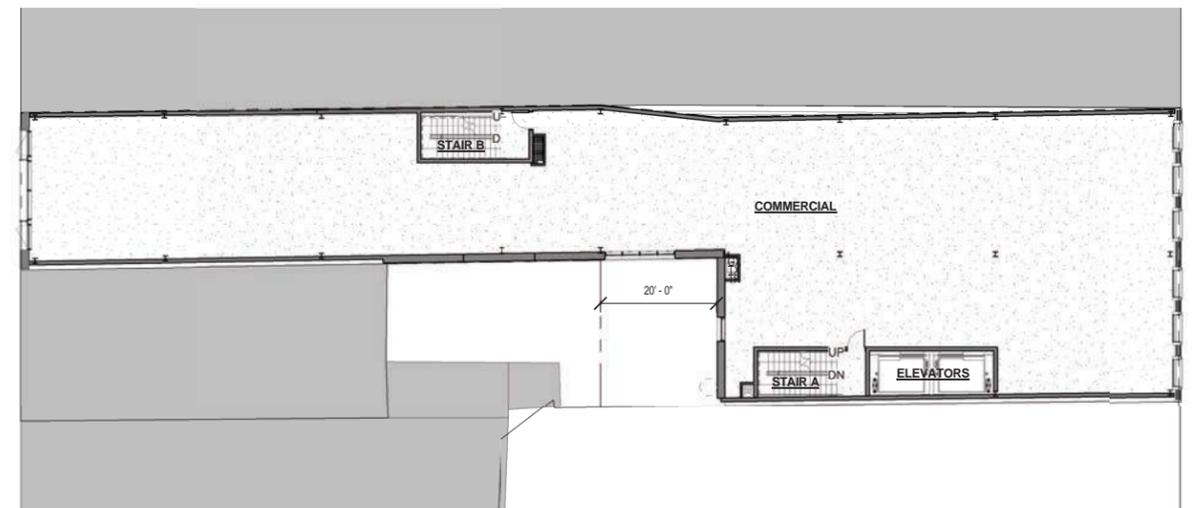
CELLAR PLAN



SECOND FLOOR PLAN



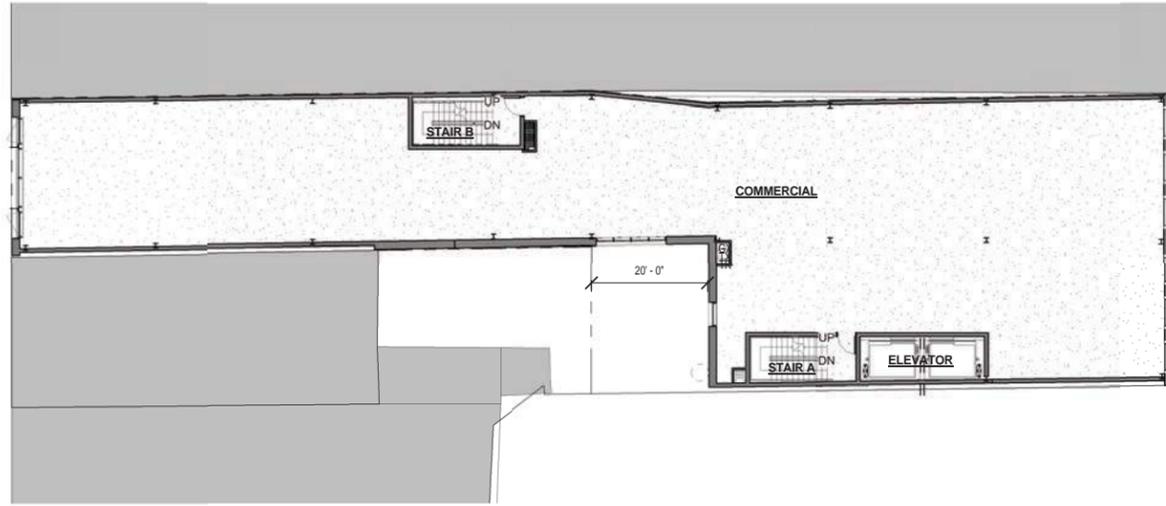
GROUND FLOOR PLAN



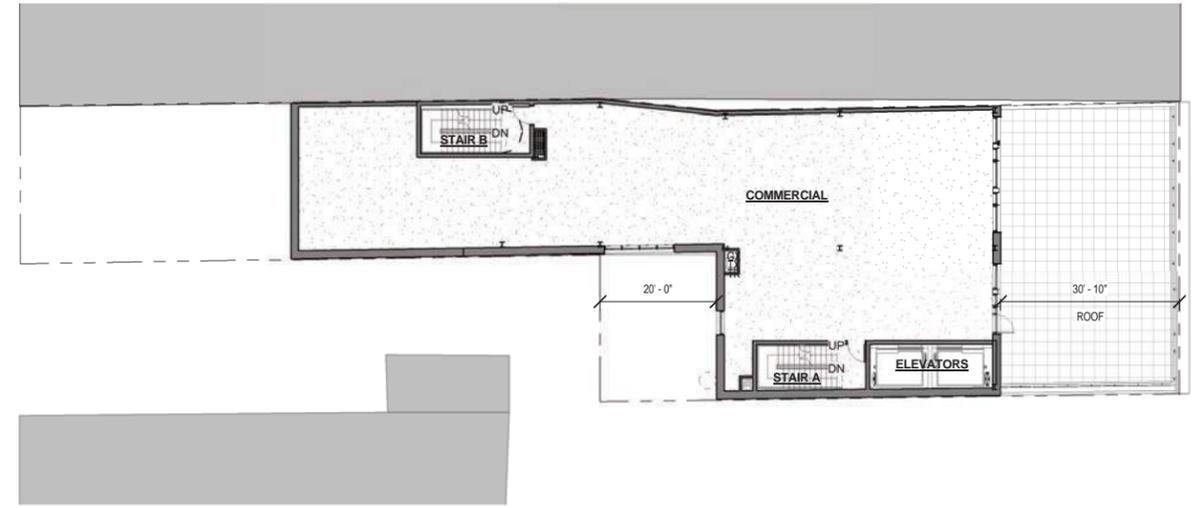
THIRD FLOOR PLAN

CELLAR – THIRD FLOOR PLANS  
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

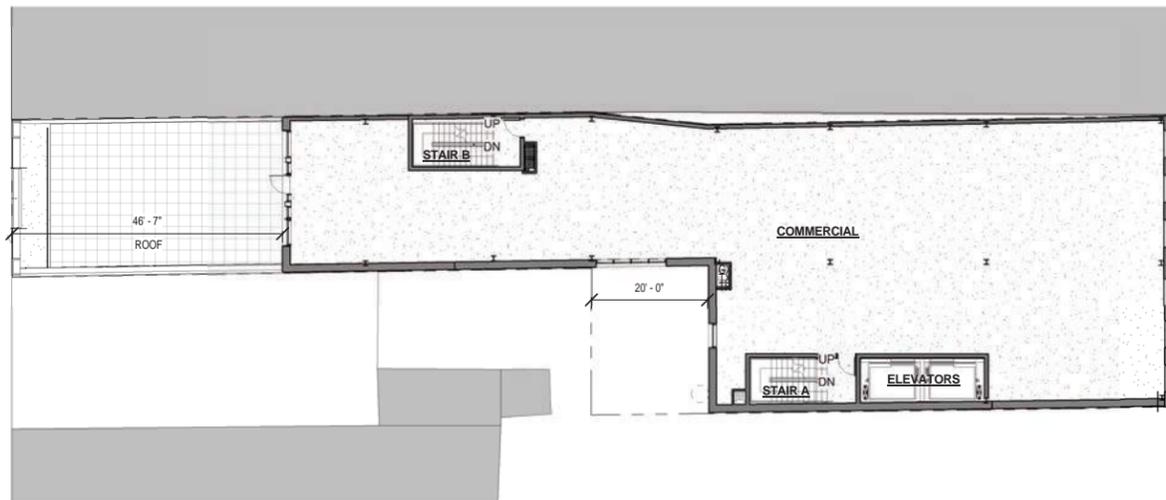
BKSK



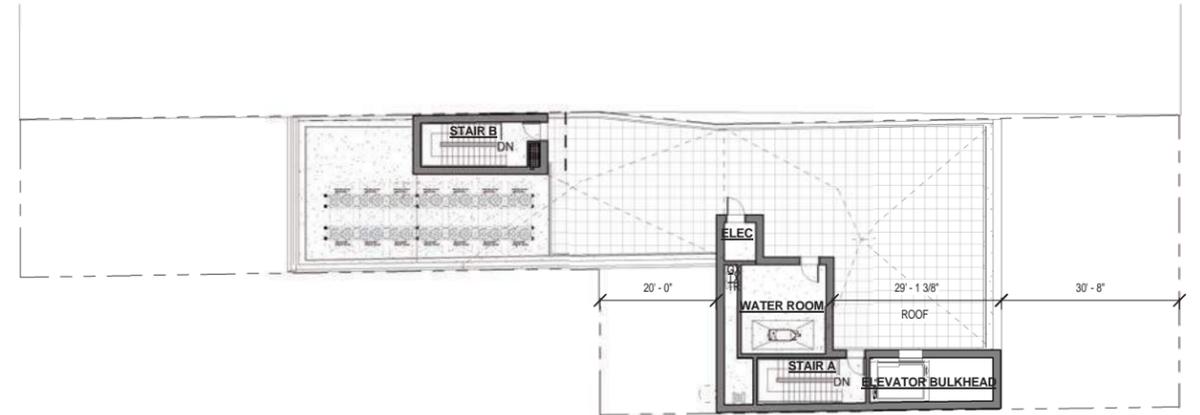
**FOURTH FLOOR PLAN**



**SIXTH FLOOR PLAN**

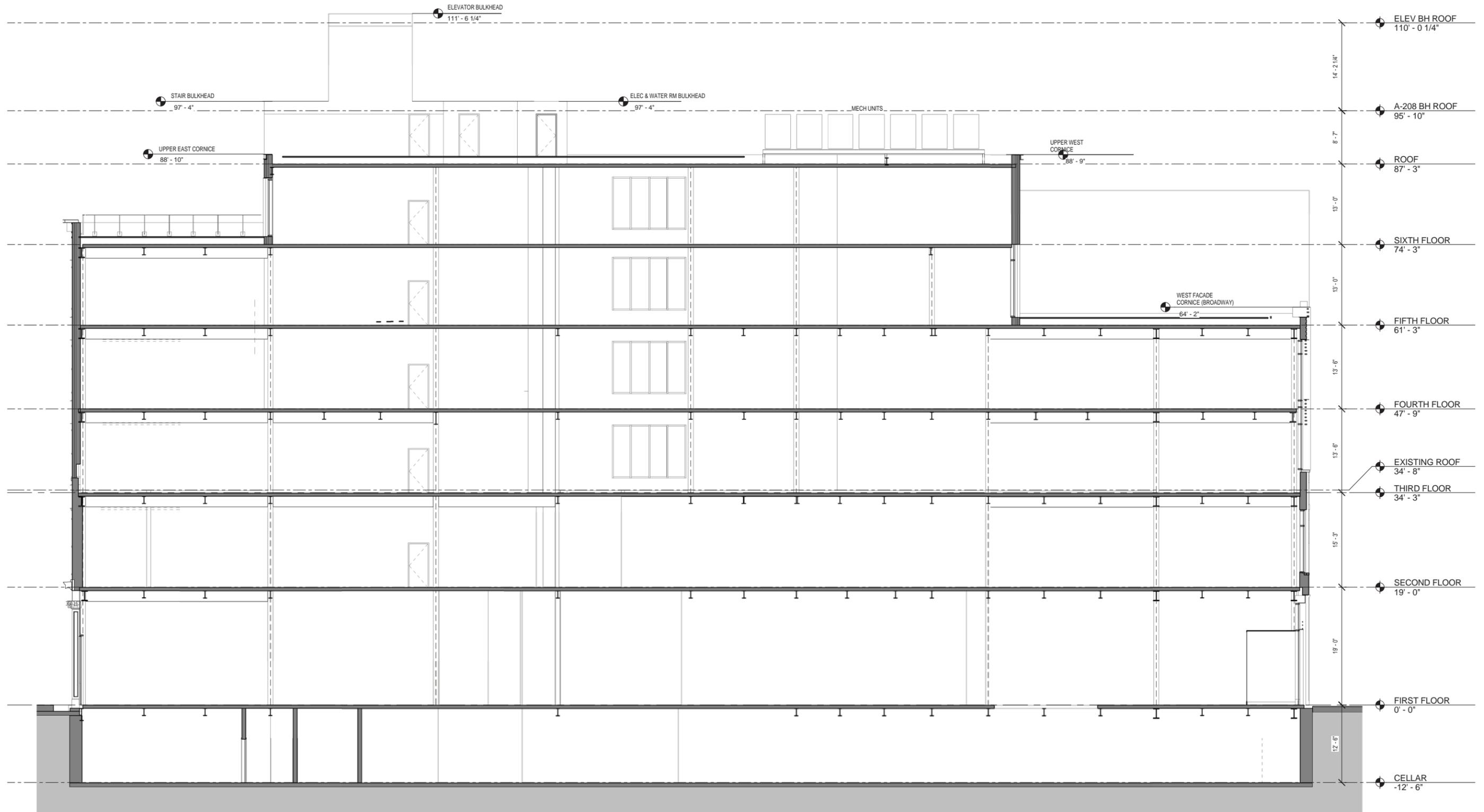


**FIFTH FLOOR PLAN**



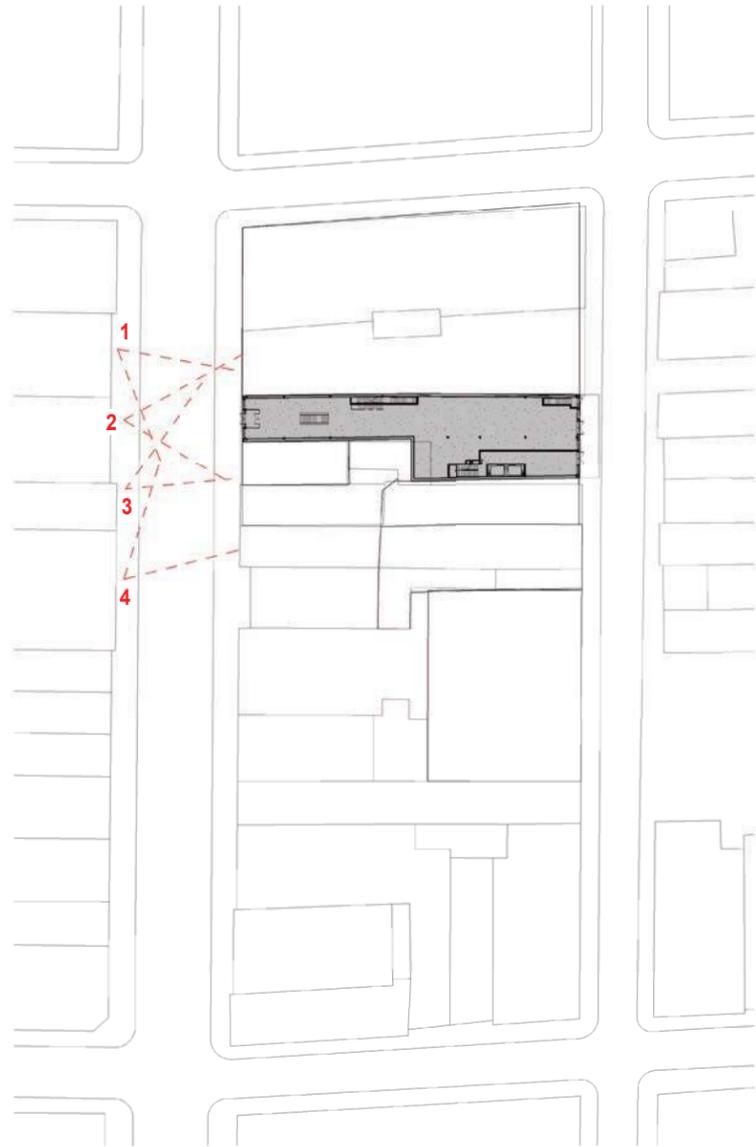
**ROOF PLAN**

**FOURTH FLOOR – ROOF PLANS**  
 558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT



EAST-WEST BUILDING SECTION  
 558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

BKSK



1



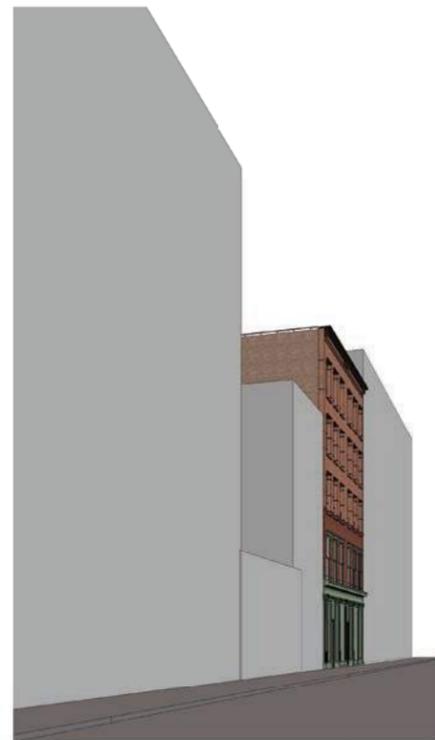
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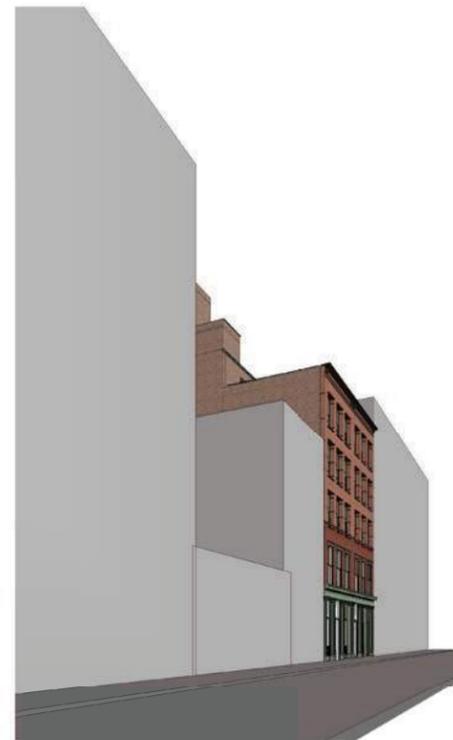
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1



2



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4



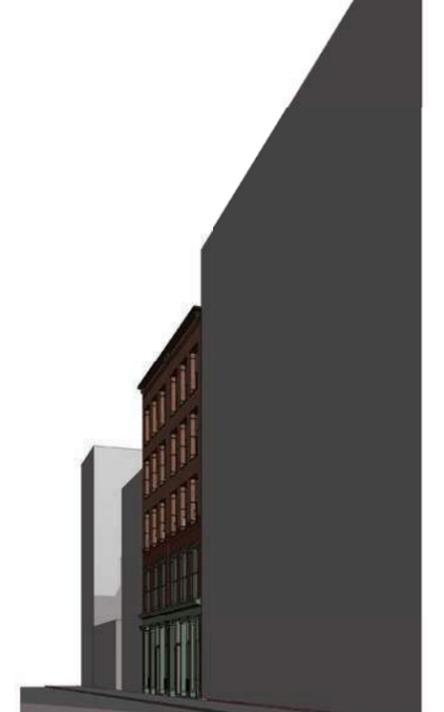
5



6



7



8

# CROSBY STREET SIGHTLINE STUDIES

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

BKSK

IN DEVELOPMENT - TO COME



PROPOSED BROADWAY FACADE



PROPOSED CROSBY STREET FACADE

## PROPOSED BROADWAY & CROSBY ST FACADES

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

# APPENDIX

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APPENDIX

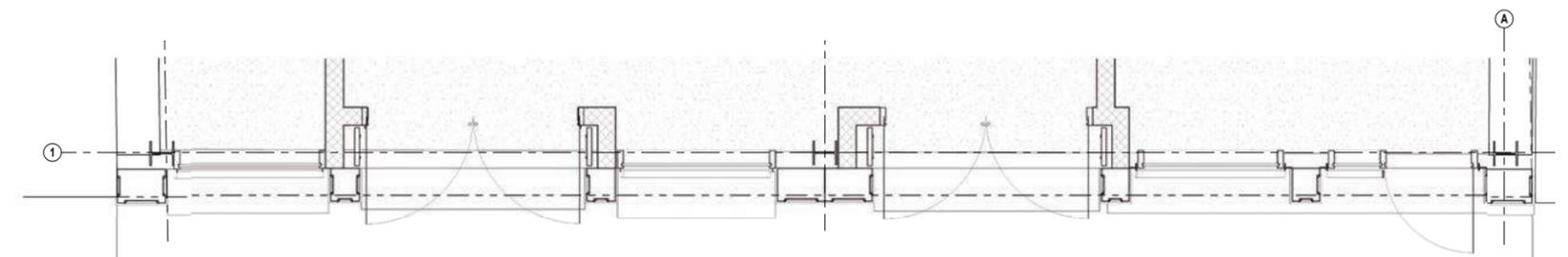
558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

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29-09-2016 LPC APPLICATION SUBMISSION



STOREFRONT ELEVATION



STOREFRONT PLAN DETAIL

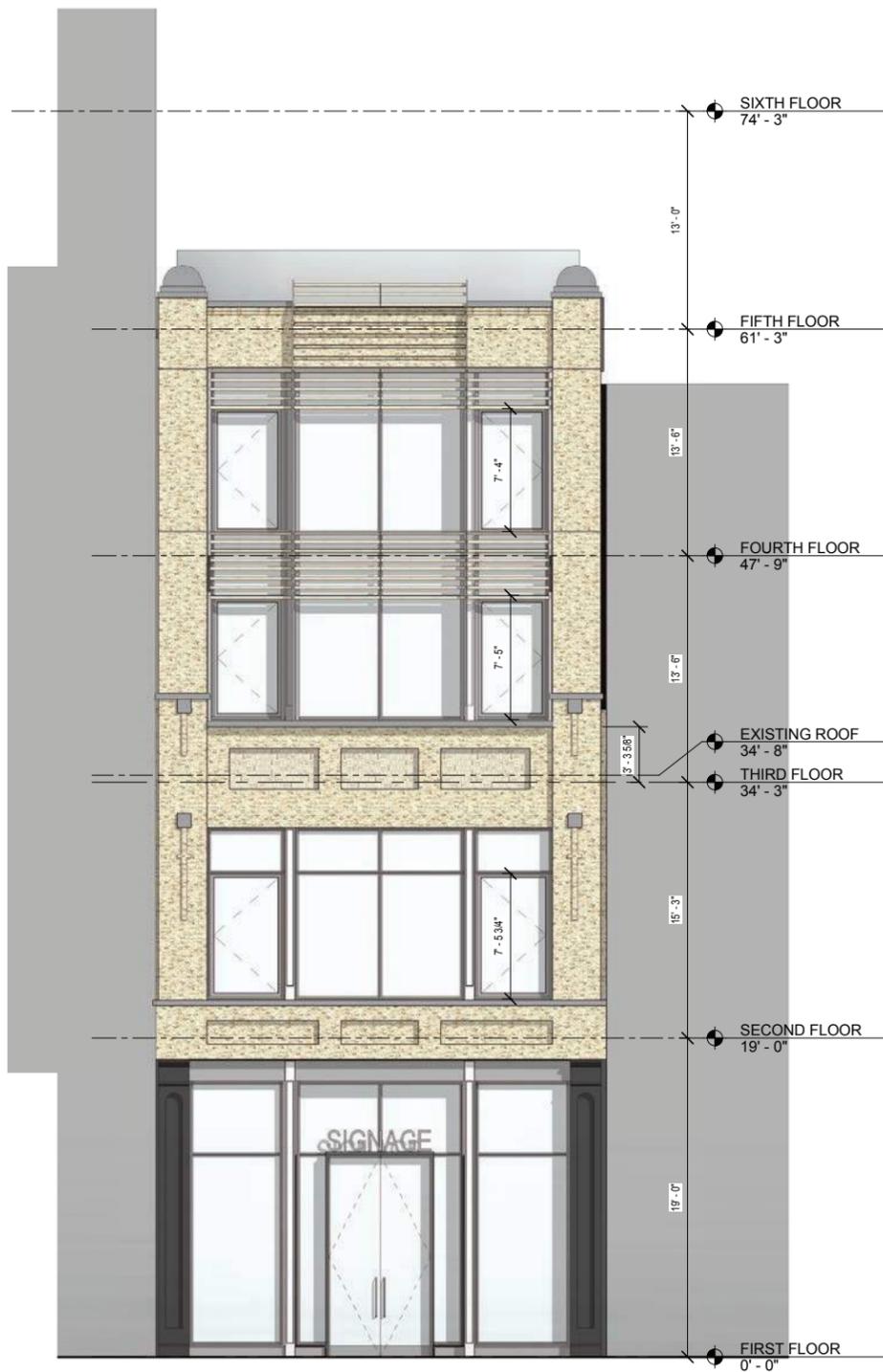
# PROPOSED CROSBY ST ELEVATION

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT

A-1

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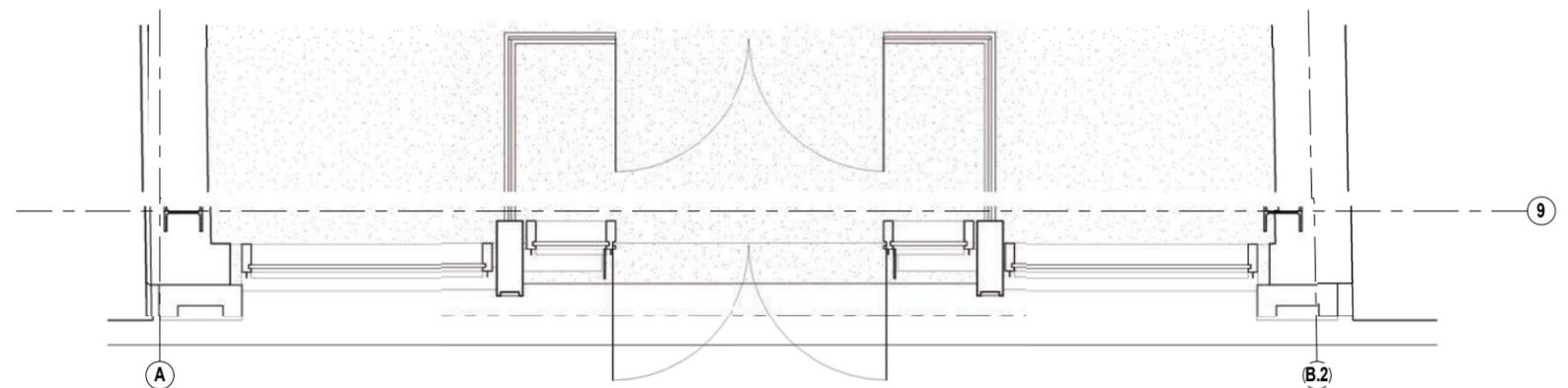
29-09-2016 LPC APPLICATION SUBMISSION



FULL FACADE ELEVATION



STOREFRONT ELEVATION



STOREFRONT PLAN DETAIL

# PROPOSED BROADWAY ELEVATION

558 BROADWAY, SOHO-CAST IRON HISTORIC DISTRICT