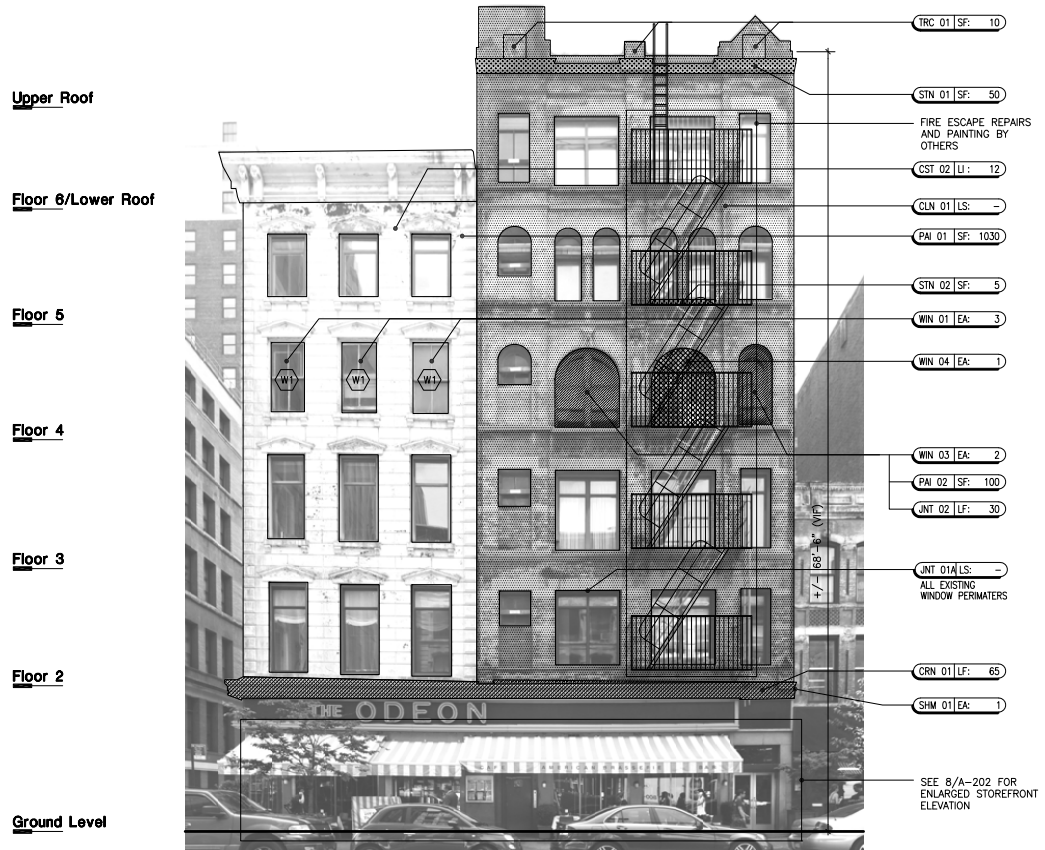
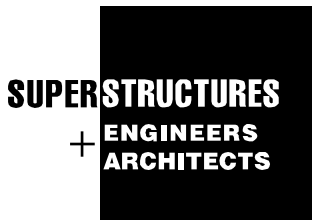


The New York Landmarks Conservancy
 Lucy G. Moses Preservation Awards
 Nomination



145 West Broadway Condominium
 New York, New York

Exterior Restoration



32 Avenue of the Americas
 New York, NY 10013
 Tel 212 505 1133
 www.superstructures.com

January 11, 2016

Lucy G. Moses Preservation Awards
The New York Landmarks Conservancy
One Whitehall Street, 21st Floor
New York, NY 10004
Attn: Andrea Goldwyn

Re: 145 West Broadway Condominium, New York, NY

Dear Ms. Goldwyn:

SUPERSTRUCTURES Engineers + Architects takes great pleasure in nominating the 145 West Broadway Condominium for your consideration as a worthy recipient of a Lucy G. Moses Preservation Award.

The condominium comprises two buildings built in the late 19th century, both of which are now included in the Tribeca South Historic District. The private residential ownership of the Condominium undertook an exterior restoration of the buildings, completed in 2016, based on an Exterior Conditions Report issued by SUPERSTRUCTURES in March of 2014.

The Landmark Preservation Commission's 1992 Designation Report on the Historic District notes its "remarkably intact and homogenous architectural character," "providing an invaluable view of ... mid-nineteenth-century architecture." The two subject buildings, described in detail in the report, are excellent examples of the "store and loft" buildings which characterize the District. The northernmost of the two, 147 West Broadway, constructed in 1869-70, combines Italianate style with Greek Revival elements. 145 Broadway, dating from 1888, is one of only a few buildings built within the District during those years, and typifies the Romanesque and Renaissance Revival styles which replaced the Greek Revival style.

The two buildings now share a tax lot and are joined internally. History of a more contemporary nature was made by a tenant, the Odeon restaurant, which was a social focal point of downtown Manhattan in the 1980s and did much to re-establish Tribeca as a vital neighborhood. The restaurant remains as the ground-floor tenant in both buildings.

The historic importance of these buildings and their restoration is further described on the following pages. The required Nomination Form and accompanying narrative are being submitted electronically; the featured images will be delivered on CD-R with a hard copy submittal of this booklet.

Our thanks to the Conservancy for the opportunity to present these historically significant buildings as a candidate for consideration for a Lucy G. Moses Preservation Award.

Very truly yours,

SUPERSTRUCTURES
Engineering + Architecture, PLLC



David May, RA, LEED AP
Principal



147 and 145 West Broadway in the 1940s

Exterior Restoration Preserves and Enhances Two Key Buildings in Historic District

The 145 West Broadway Condominium comprises two adjacent buildings – 145 West Broadway and 147 West Broadway. The two buildings, dating from the 1800s, are included in the Tribeca South Historic District. The Landmark Preservation Commission’s designation report on the district notes its “distinct and special character within the larger Tribeca area which is established by its remarkably intact and homogenous architectural character, reflecting its role as the center for the wholesale dry goods trade and related businesses in New York City during the decade from the early 1850s into the 1860s.” As the dry goods firms moved further northward in the years after the Civil War, new kinds of wholesale businesses began to move into the area’s store and loft buildings. The continuity in the mercantile use of the district has been a major factor in retaining much of the district’s nineteenth-century commercial architectural character. The Tribeca South Historic District remains remarkably intact, providing an invaluable view of the mid-nineteenth-century architecture in the service of commerce.

145 West Broadway, between Duane and Thomas Streets, a six-story building constructed in 1888 for wholesale grocer Ernest Christian Korner, was designed in the Romanesque Revival style by architect William Kuhles. Following the mid-1880s, the Romanesque and Renaissance Revival styles replaced the Greek Revival in the design of commercial architecture, although only a few store and loft buildings were erected in the District during the period in which these later modes of design were popular. The facades of these buildings, including 145 West Broadway, are boldly organized through the use of arches or grids. Above the first story at 145 the brick facade is trimmed with contrasting stone and terra cotta. Stone lintels and sill courses, terra-cotta plaques, and mask keystones crowning the center bays of the fourth story further enhance the Romanesque Revival design. Decorative wrought-iron tie rod bolt covers on the center pier are exceptional examples of late-nineteenth-century craftsmanship and are thought to be quite rare. The facade is crowned by a narrow cornice and a parapet with gables at each end capped by terra-cotta finials. Some granite vault covers are extant in front of the building, now partially protected with steel plate.

Tenants of the present building have included a scale company, the Fairbanks Co., in the 1890s, the Prosperity Shoe Co. and the Manhattan Shoe Finding Co. in the 1920s, a window display firm in the 1930s and 1940s, and an off-set printer in the 1950s. In the 1960s, the Towers Cafeteria, which had occupied the ground floor of the adjoining building at 147 West Broadway since the 1930s, expanded into the ground floor of 145 West Broadway. The two buildings now share a tax lot and are joined internally. The Odeon Restaurant currently occupies the ground floor of both buildings. The upper floors of No. 145 are residential.



Left to right: 147 Broadway and 145 West Broadway in 2016

147 West Broadway, is a five-story building constructed in 1869-70 for liquor merchant Michael Purcell. It was designed by architect John J. O'Neil, at that time a partner with Lawrence O'Connor. The cast-iron-fronted building demonstrates an inventive combination of the Italianate style with Greek Revival elements. The cast-iron facing and the overall architectural composition of No. 147 West Broadway are typically Italianate, while the pedimented triangular lintels, enriched with foliate incising, are characteristic of the Greek Revival style.

Quoins and bracketed sills further enhance the design. The facade is crowned by a modillioned tin cornice. A metal and glass penthouse addition occupies the southern portion of the roof and an iron railing is set above the cornice on West Broadway. A cast-iron pier and a portion of the original storefront cornice are visible at the east end of the Thomas Street facade. The east end of the north facade shares an historic fire escape with the neighboring building at 70 Thomas Street. The area in front of the building has granite pavers extending to granite curbs on West Broadway and metal diamond sidewalk plates Thomas Street and West Broadway.

In the 1880s, following Michael Purcell's bankruptcy, the present building was leased to Mauger & Avery, wool brokers. During the early twentieth century, it was used for offices, storage, and light manufacturing. In 1932, it was joined to 145 West Broadway. Tenants at No. 147 have included the Office Equipment Service Co. and the Towers Restaurant & Cafeteria which occupied the ground floor from the 1930s through the 1950s. The upper floors of No. 147 are residential.

The importance of these two buildings derives not only from their historic character as evidenced by their inclusion in the Historic District, but also from their more recent history as the site of the Odeon Restaurant, which, as recounted in *Vanity Fair* magazine was "the restaurant that defined New York's 80s" -- a groundbreaking bastion of downtown nightlife, and a retro haven for artists, musicians, and television and movie notables. Regulars included Andy Warhol, Jean Michel Basquiat, Keith Haring, Martin Scorsese, Robert De Niro, Lorne Michaels and John Belushi. The restaurant's distinctive neon sign became emblematic of the era when it was immortalized on the cover of Jay McInerney's best-selling 1984 novel *Bright Lights, Big City*.

Prior to the recently completed restoration project, SUPERSTRUCTURES Engineers + Architects completed an existing conditions report on the buildings.

The exterior restoration of the Condominium, undertaken by its private residential ownership, was completed in 2016. Its scope included removal and replacement as required of masonry and cast iron units, refurbishment of some windows and replacement of others, replacement of faux stone aluminum panel cladding at storefront, repair of sheet-metal and wood cornices, removal and replacement of the existing roof membrane and flashings, parapet replacement, repointing of masonry, replacement of diamond-plate sidewalk panels, and repair and repainting of the fire escape.

The end result is that these two buildings, treasured elements of a unique and valued district, are handsomely preserved and restored, and New York City's historic heritage further enhanced.

The elevation sheet on the following page documents the scope of the restoration work on the historic street-front facades.

Sources: NYC Landmarks Preservation Commission Designation Report for Tribeca South Historic District, December 1992; SUPERSTRUCTURES' Exterior Conditions Report dated March 31, 2014; *Vanity Fair*, November 2005.

Cast Iron Facades

The northernmost of the subject buildings, built in 1869, is clad in cast iron, a material frequently used in commercial buildings in the district at that time. However in this instance the iron was used to achieve the look of ashlar stone blocks, as well for the Italianate quoins at each side of the facade and at the window sills and pedimented lintels. Upon close inspection it was found that the cast iron units were, in many cases, severely deteriorated. They were thoroughly stripped, and repaired. Every piece that was deteriorated to the point it could not be salvaged was documented, fabricated in kind to match the existing units and installed so as to provide a virtually seamless match with the existing facade.

Top and bottom left, bottom center: Cast iron before restoration. Top right: Cast-iron clad facade after repair. Bottom right: Test units during restoration.



Masonry Facades

Brick masonry was repaired and / or replaced at 145 West Broadway, the more southerly of the subject buildings. Layers of previously applied coatings were removed to expose the original materials. Re-pointing and cleaning was also done. The facade is crowned by a narrow cornice and a parapet with gables at each end capped by terra-cotta finials. Brownstone elements which exhibited severe spalling were also repaired. A plaque in the north gable is inscribed with a "K"; one at the south gable reads "A.D. 1888." Each of these plaques was also restored.

Top left: Brownstone plaque before restoration Bottom left: Brownstone plaque after restoration. Bottom center: Brick masonry prior to restoration. Bottom right: Matching brick in kind. Top right: Masonry facade after restoration.



Cornices

A tin sheet-metal cornice under the parapet at 147 West Broadway and another one extending across the facades of both buildings just above the restaurant's neon sign were each severely deteriorated. The cornices were restored by replacing some decorative elements in kind, patching minor deterioration with Bondo self-adhesive patching material, scraping, cleaning and painting.

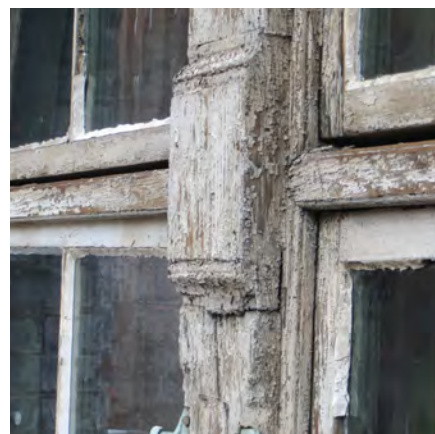
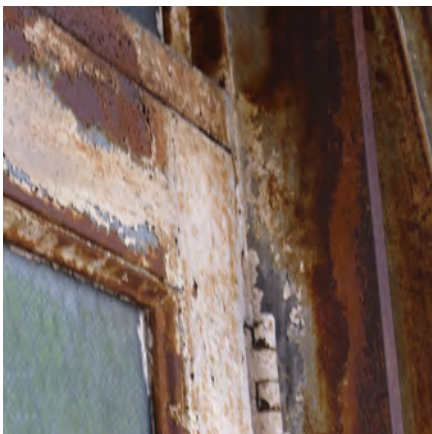
Top left: Sheet-metal cornice below parapet before restoration. Bottom left: Cornice above ground-floor signage before restoration. Bottom center: Upper sheet-metal cornice before restoration. Bottom right: Rebuilt element during restoration. Top right: Cornice below parapet after restoration.



Windows

Existing arch-top steel windows and existing wood windows at 145 West Broadway were refurbished. An extensive color matching was undertaken as to historical accuracy of chosen paint colors. Wood was consolidated and repaired where possible to preserve original materials. Nine wood windows on the north and west facades of 147 West Broadway were replaced in kind.

Top and bottom left, bottom center: windows prior to refurbishment. Top and bottom right: Arch-top windows after refurbishment.



Ground Floor Facade

On the north side of 147 West Broadway, the ground-floor facade comprised stucco panels framed with aluminum panels made to look like stone. In order to reclad the facade, the original fabricator of the aluminum panels was located and the entire facade was replaced in kind. In addition, the cracked and deteriorated stucco infill panels were replaced in kind.

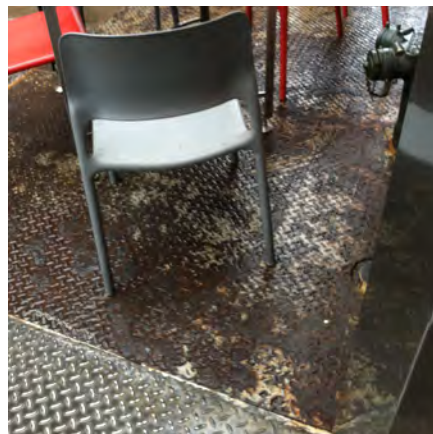
Top left: North facade prior to restoration. Bottom left and center: North facade during restoration. Top and bottom right: North facade after restoration.



Sidewalk Panels and Fire Escape

Diamond plate sidewalk panels extend along both the West Broadway and Thomas Street sides of the buildings to protect the granite from damage by the restaurant's outdoor tables and chairs. The diamond panels were severely rusted. The sidewalk panels were replaced in kind. The fire escape at 145 West Broadway was also deteriorated, and was restored by replacing damaged components in kind, and fully painting the assembly.

Top and bottom left: Fire escape before restoration. Top right: Fire escape after restoration. Bottom center: Diamond plate sidewalk panels before restoration. Bottom right: Sidewalk panels after installation.



Roof and Parapet

The membrane of the roof at 145 West Broadway had reached the end of its useful life. The existing roof membrane was a built-up with a modified SBS cap sheet and was replaced in kind. Brick parapets were repaired or replaced as required. A skylight was also restored. The restored roof system is the first line of defense against the elements, providing optimal longevity for the repairs below.

Top and bottom left: Roof before replacement. Top right : Roof after replacement. Bottom center: Parapet during reconstruction. Bottom right: Completed parapet.



Credits

Owner:

145 West Broadway Condominium

- Gordon Travers, President - Board of Managers
- Chris Cirgenski, Cirgenski + Capalino, Building Manager

Prime Architect / Engineer, Historic Preservation and Conservation:

SUPERSTRUCTURES Engineers + Architects

- David May, RA, Leed AP – Executive Principal
- John Galetta, RA, Leed AP – Principal in Charge
- Matthew Cronin, RA – Associate / Studio Head
- Richard Moses, RA – Associate / Studio Head
- Seok Jung, RA – Studio Head
- John Grande, PE – Project Structural Engineer
- Alan Radvinsky, PE – Project Structural Engineer
- Russell Butkiewicz – Project Architect
- Klodian Pepaj – Engineer
- Barry Drogin – Director of Non-Destructive Testing & Evaluation
- Niraj Rawal – Expeditor

Contractors:

Prime Contractor

Skyline Restoration, Inc.
John Tsampas, Vice President

Environmental Consultant

M&M Environmental
Raymond Lou, Risk Assessor

Environmental Contractor

New York Insulation, Inc.
Anthony Cardinale, President

Probes Contractor

Nicholson & Galloway, Inc.
Andrew Wilson and Mark Haynes, Co-Presidents



145 West Broadway, New York, NY, 2016

THE NEW YORK LANDMARKS CONSERVANCY

LUCY G. MOSES PRESERVATION AWARDS NOMINATION GUIDELINES

The Moses Awards are the Conservancy's highest honors for outstanding preservation efforts. Named in honor of dedicated New Yorker and noted philanthropist Lucy G. Moses, the Awards recognize the property owners, builders, architects, artisans, and designers who renew the beauty and utility of New York City's distinctive architecture. The annual Moses Awards celebrate the success of historic preservation and its role in the economic, social, and cultural vitality of the City. Preservation Awards are given to projects that demonstrate excellence in the restoration, preservation, or adaptive use of historic buildings, streetscapes, and landscapes that preserve commercial, residential, institutional, religious, and public buildings. Only projects that are substantially completed during 2016 and located within the five boroughs of New York City will be considered. Books, other publications, and films are not eligible.

NOMINATION INSTRUCTIONS

All nominations are due by January 13, 2017, 5:00pm

Nominations for projects should include:

1. A nomination form
 - This form should include a complete list of the project's owners, architects, consultants, contractors, and craftspersons (including all company names, addresses, phone numbers, and contact persons). This information will be used for invitations and printed material.
 - One copy of this form must be submitted electronically. **In order to submit this form, click on the submit form button on the right side of the toolbar.**
 - You may also send another copy of the form along with the accompanying narrative and images, but **the completed nomination form must be submitted via the submit form button.**
2. A brief (one- to two-page) narrative explaining the history of the project and why it deserves recognition.
3. A minimum of ten digital images
 - Images should be submitted in the form of JPEG files, at least 300 dpi and 4" x 6".
 - Each JPEG should have a file name that includes the name of the project.
 - PowerPoints and PDFs may be included in the nomination, but every image should also be submitted as a separate JPEG.
 - Before and after images are encouraged.

A copy of the nomination form may be submitted, along with all required attachments, by email to:

mosesawards@nylandmarks.org

or by mail to:

**Lucy G. Moses Preservation Awards
The New York Landmarks Conservancy
One Whitehall Street
New York, NY 10004**

If you have any questions please call Andrea Goldwyn at 212.995.5260 or andregoldwyn@nylandmarks.org.

LUCY G. MOSES PRESERVATION AWARDS

Page 1

2016 Nomination Form

Name of Project: 145 West Broadway Condominium

Address or Project Location: 145-7 West Broadway

Address 2: _____

City: New York State: NY Zip Code: 10013

Property Owner: 145 West Broadway Condominium Contact Person's Title: Building Manager

Contact Person's Name: Prefix: Mr. First Name: Chris Last Name: Cirgenski Suffix: _____

Address 1: Cirgenski+Capalino

Address 2: The Woolworth Building, 233 Broadway, Suite 710

City: New York State: NY Zip Code: 10279

Area Code: (212) Telephone: 616-5827 Email: chris@cirgcap.com

Property Information (if known)

Date of Construction: 1869 (147); 1888 (145) Original Architect: John J. O'Neil (147); William Kuhles (145)

Landmark status of property (check all that apply):

- Individual New York City landmark
- New York City Historic District/Name of District Tribeca South Historic District
- Individually listed on the State and National Register
- State and National Register Historic District/
Name of District: _____

Project start date: 10/30/13 Completion date: 6/30/16

Approximate Budget: \$822,000 Include list of any governmental programs that provided financial assistance in narrative.

Nominated by: Prefix: Mr. First Name: Paul Last Name: Millman Suffix: _____

Company: SUPERSTRUCTURES Engineers + Architects Title: Principal

Address 1: 32 Avenue of the Americas

Address 2: _____

City: New York State: NY Zip Code: 10013

Area Code: (212) Telephone: 505-1133 Email: pmillman@superstructures.com

Please List Project Consultants on the Following Pages.

LUCY G. MOSES PRESERVATION AWARDS
2016 Nomination Form

Project Consultants, Architects, Engineers, Contractors, Designers

(Please list all. Use additional pages if necessary):

Name: Prefix: Mr. First Name: Paul Last Name: Millman Suffix: PE, RA
Company: SUPERSTRUCTURES Engineers + Architects Title: Principal
Address 1: 32 Avenue of the Americas
Address 2: _____
City: New York State: NY Zip Code: 10013
Area Code: (212) Telephone: 505-1133 Email: pmillman@superstructures.com

Name: Prefix: Mr. First Name: John Last Name: Tsampas Suffix: _____
Company: Skyline Restoration, Inc. Title: Vice President
Address 1: 11-20 37th Avenue
Address 2: _____
City: Long Island City State: NY Zip Code: 11101
Area Code: (718) Telephone: 937-5353 Email: johnt@skylinerestoration.com

Name: Prefix: Mr. First Name: Raymond Last Name: Lou Suffix: _____
Company: M&M Environmental Title: Risk Assessor
Address 1: 32 Orchard Street, Suite 3
Address 2: _____
City: New York State: NY Zip Code: 10002
Area Code: (212) Telephone: 219-8218 Email: _____

LUCY G. MOSES PRESERVATION AWARDS

2016 Nomination Form

Project Consultants, Architects, Engineers, Contractors, Designers

(Please list all. Use additional pages if necessary):

Name: Prefix: Mr. First Name: Anthony Last Name: Cardinale Suffix: _____

Company: New York Insulation, Inc. Title: President

Address 1: 58-48 59th Street, 2nd Floor

Address 2: _____

City: Maspeth State: NY Zip Code: 11378

Area Code: (718) Telephone: 326-0125 Email: info@insulates.com

Name: Prefix: _____ First Name: Andrew Last Name: Wilson Suffix: _____
and Mark Haynes
Mr. _____

Company: Nicholson & Galloway, Inc. Title: Co-Presidents

Address 1: 261 Glen Head Road

Address 2: _____

City: Glen Head State: NY Zip Code: 11545

Area Code: (_____) Telephone: _____ Email: _____

Name: Prefix: _____ First Name: _____ Last Name: _____ Suffix: _____

Company: _____ Title: _____

Address 1: _____

Address 2: _____

City: _____ State: _____ Zip Code: _____

Area Code: (_____) Telephone: _____ Email: _____