

2. CASE 20.037, 535 BROADWAY, House, ca1880 (BROADWAY)

2½-story; mansard; clapboard, dwelling; with ornate Italianate portico, bracketed, roof, and two-story front bay. Contributing;
20th -C. garage, rear, Non-Contributing

CONTRIBUTING/Garage is NON-CONTRIBUTING to the Broadway/Armory National Register Historic District



Arrow indicates 535 Broadway.



Arrow indicates project location, looking north.

Applicant/Owner: Michael McVicker, 59 West 12th Street, New York, NY 10011

Overall Proposal: The scope of work proposed consists of Demolition and New Construction and includes:

- The applicant is requesting the demolition of the existing detached 1950 concrete-block garage.

Issues: The following issues are relevant to this application:

Significance

The building proposed for demolition is a secondary, non-contributing structure with minimal architectural or historical merit. The cinder-block, one-story building at 535 Broadway is identified within the Broadway/Armory National Register Historic District as a non-contributing structure. Staff was able to locate a building record file with a build date of September 18, 1950. The removal of the building will not irreparably diminish the architectural or historical character of the district as a whole.

Demolition Alternatives

Staff is satisfied that given the minimal architectural, there are no alternatives to demolition because no reasonable expectation exists that the structure can be sold for preservation either on or off site. Staff recommends that the documentation requirements relative to demolition alternatives and financial information for the garage be waived as it pertains to a non-contributing structure.

Demolition Criteria

Staff finds the building slated for demolition to be a secondary structure and would use the PHDC's secondary criteria for approving demolition. This proposal meets these criteria, in that it will have little effect on surrounding buildings or on the district as a whole.

Recommendations: The staff recommends the PHDC make the following findings of fact:

- a) The 1950 cinder-block, one-story building at 535 Broadway is a non-contributing structure and has minimal to no historical and architectural significance, both on its own merit and in relation to the surrounding Broadway local historic district. The removal of the building is consistent with the non-contributing criteria of the PHDC demolition guidelines, in that it would have little impact on the property and the district as a whole;
- b) The application for demolition is complete. The PHDC waives the requirement for documenting financial information relative to the demolition, because the building slated for demolition is a non-contributing structure;
- c) The PHDC is satisfied that there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site;
- d) The review of the proposed demolition is hereby completed in one meeting, as allowed for secondary and non-contributing structures under the PHDC demolition guidelines; and,
- e) The work as proposed is in accord with PHDC Standard 8 in the following way: the work will be done so that it does not destroy the historic character of the property or the district.

Staff recommends a motion be made stating that: 535 Broadway is a structure of historical and architectural significance that contributes to the significance of the Broadway local historic district being listed as a contributing structure to the Broadway/Armory National Historic Landmarks District. The 1950 detached, cinder-block garage at 535 Broadway is a non-contributing structure to the Broadway/Armory National Historic Landmarks District, having been identified as such, and is considered secondary and non-contributing by the Commission having minimal to no historical and architectural significance, both on its own merit and in relation to the surrounding Broadway local historic district. The application for demolition is complete. The Commission waives the requirement for documenting financial information relative to the demolition, because the building slated for demolition is a non-contributing structure. The Commission is satisfied that there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site. The review of the proposed demolition is hereby completed in one meeting, as allowed for secondary and non-contributing structures under the Commission's demolition guidelines. The Commission grants Final Approval of the application as submitted as the proposed alterations are appropriate having determined that they are in compliance with Standard 8 as they are aesthetically appropriate to the property and district and will be done so that the work does not destroy the historic character of the property or the district as the proposed alterations will not have an adverse effect on the property or district, and the recommendations in the staff report, with staff to review any additional required details



535 Broadway Garage



INSPECTOR OF BUILDINGS DEPARTMENT

DATE	Sept. 18, 1950	PERMIT NO.	1392
LOCATION	535 Broadway		
WARD	13	PLAT	35
		LOT	393
OWNER	Charles Zurawski		
ARCHITECT			
BUILDER	Owner		
MATERIAL	8" cinder blocks		
NATURE OF WORK	Garage 1 car.		
NO. OF BLDGS.	1		
NO. OF STORIES	1		
TO BE USED FOR	Garage		
NO. OF FAMILIES			
FIRE DISTRICT	2		