

The Flatiron Building

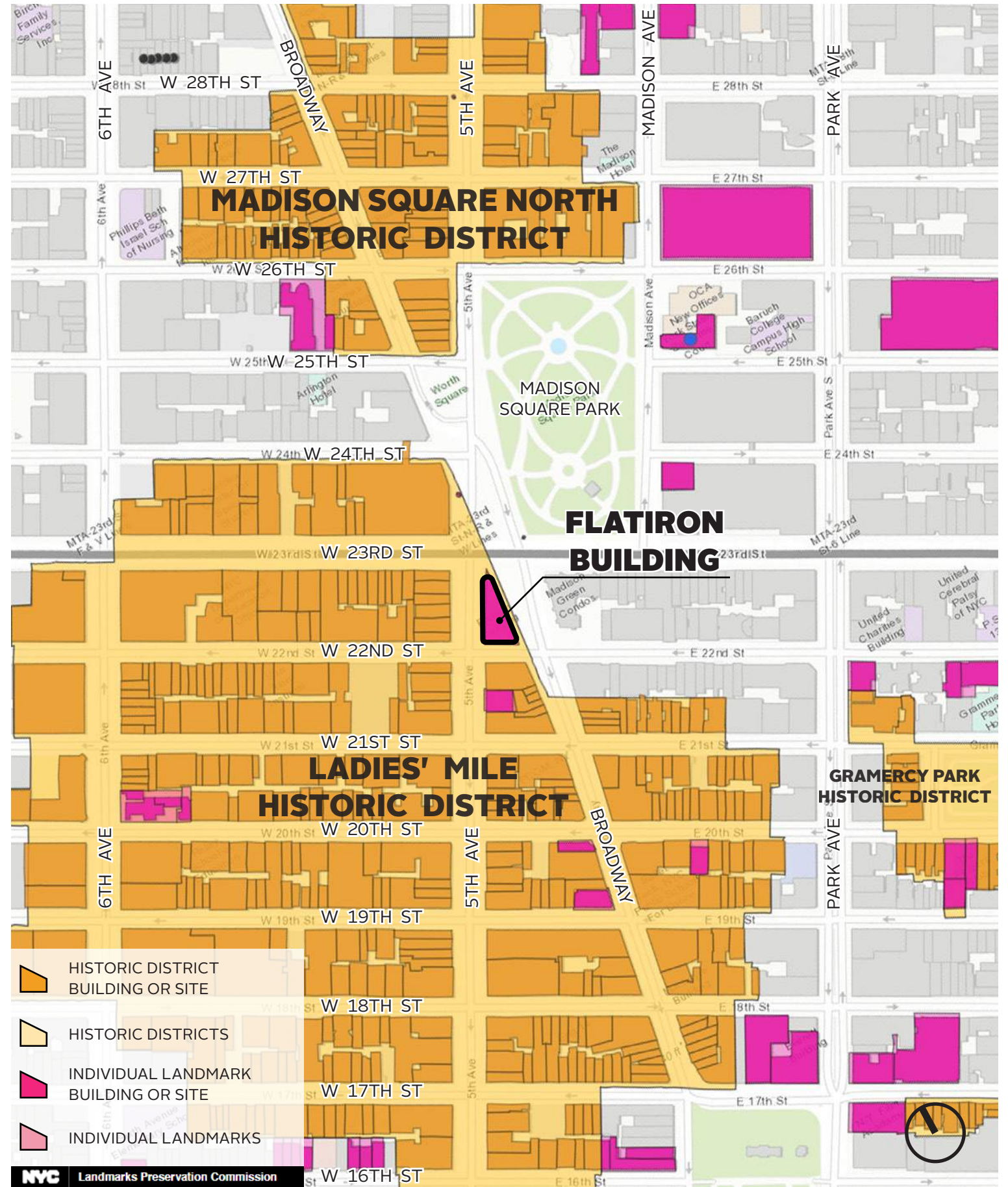
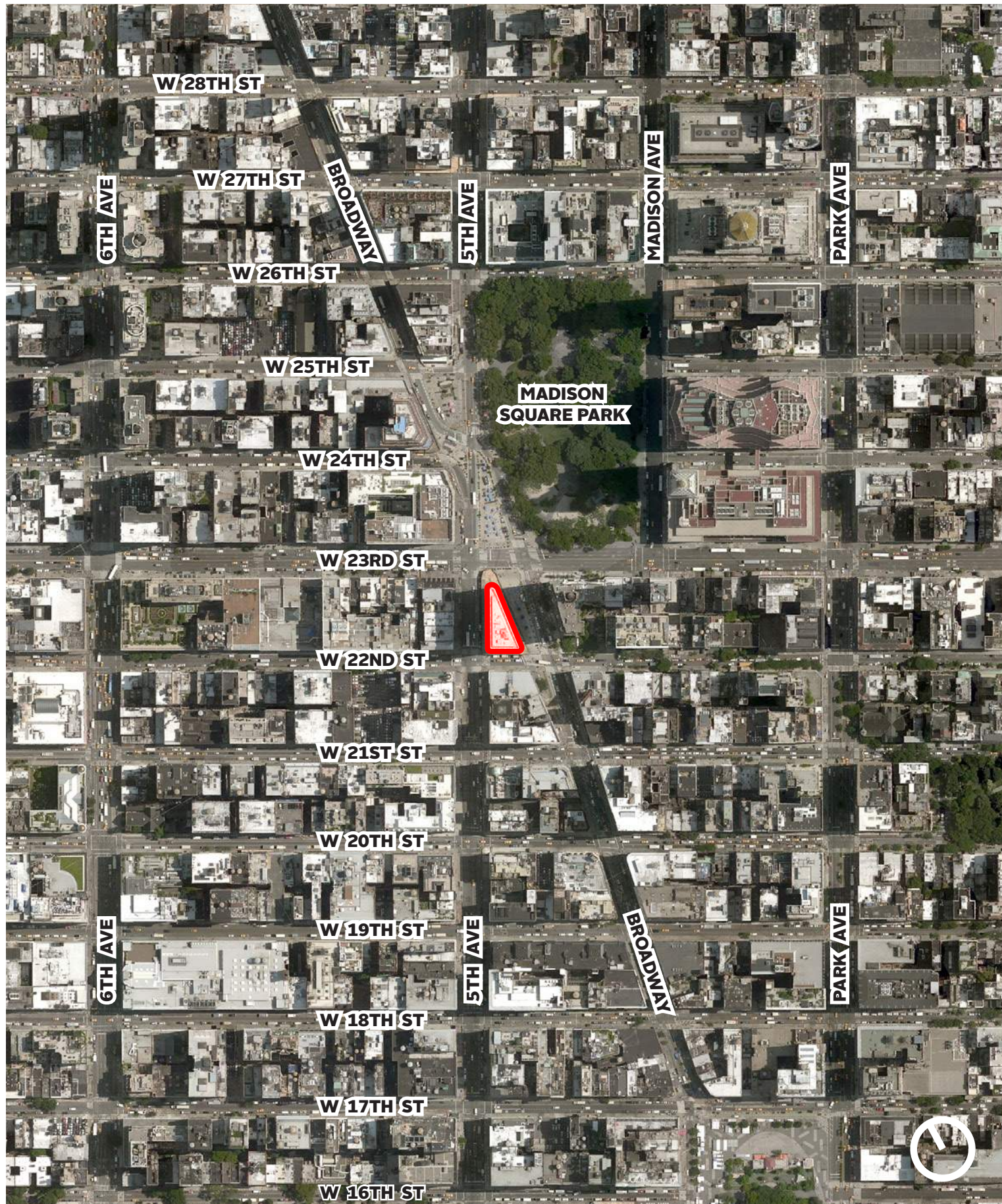
PRESENTATION TO LANDMARK PRESERVATION COMMISSION

MAY 21, 2024

1. WINDOW REPLACEMENT
2. STOREFRONT MASTER PLAN MODIFICATION
3. ROOFTOP MECHANICAL AND BUIKHEAD PLAN
4. APPENDIX

BEYER
BLINDER
BELLE





SATELLITE MAP

NEW YORK CITY LANDMARKS

WINDOW REPLACEMENT LOCATIONS



WEST FACADE (5TH AVE.)

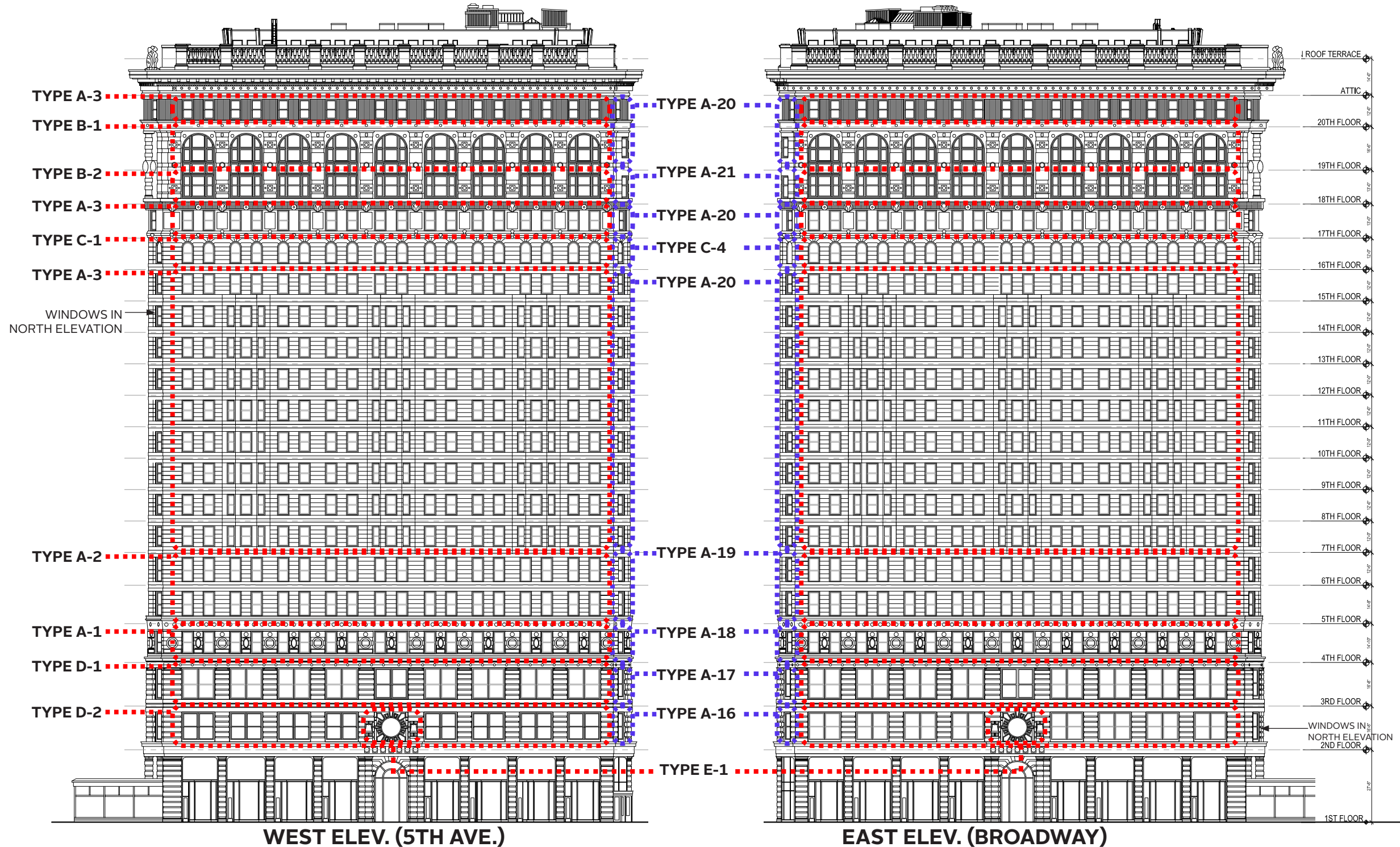


EAST FACADE (BROADWAY)

PHOTOGRAPH OF 5TH AVE. & BROADWAY

EXISTING WINDOW LEGEND		
TYPE	DESCRIPTION	LOCATIONS
A1	DUBLE HUNG	EAST/WEST/SOUTH - 4TH FL.
A2	DUBLE HUNG	EAST/WEST/SOUTH - 5TH & 6TH FL.
A3	DUBLE HUNG	EAST/WEST/SOUTH - 7TH THROUGH 15TH, 17TH & 20TH FL.
A4	DUBLE HUNG - CURVE	NORTH - 2ND FL.
A5	DUBLE HUNG - CURVE	NORTH - 2ND FL.
A6	DUBLE HUNG - CURVE	NORTH - 3RD FL.
A7	DUBLE HUNG - CURVE	NORTH - 3RD FL.
A8	DUBLE HUNG - CURVE	NORTH - 4TH FL.
A9	DUBLE HUNG - CURVE	NORTH - 4TH FL.
A10	DUBLE HUNG - CURVE	NORTH - 5TH & 6TH FL.
A11	DUBLE HUNG - CURVE	NORTH - 5TH & 6TH FL.
A12	DUBLE HUNG - CURVE	NORTH - 7TH THROUGH 15TH, 17TH & 20TH FL.
A13	DUBLE HUNG - CURVE	NORTH - 7TH THROUGH 15TH, 17TH & 20TH FL.
A14	DUBLE HUNG - CURVE	NORTH - 18TH FL.
A15	DUBLE HUNG - CURVE	NORTH - 18TH FL.
A16	DUBLE HUNG - CURVE	SOUTH - 2ND FL.
A17	DUBLE HUNG - CURVE	SOUTH - 3RD FL.
A18	DUBLE HUNG - CURVE	SOUTH - 4TH FL.
A19	DUBLE HUNG - CURVE	SOUTH - 5TH & 6TH FL.
A20	DUBLE HUNG - CURVE	SOUTH - 7TH THROUGH 15TH, 17TH & 20TH FL.
A21	DUBLE HUNG - CURVE	SOUTH - 18TH FL.
B1	DUBLE HUNG	EAST/WEST - 19TH FL.
B2	DUBLE HUNG - (3) WINDOWS	EAST/WEST - 18TH FL.
C1	DUBLE HUNG	EAST/WEST - 16TH FL.
C2	DUBLE HUNG - CURVE	NORTH - 16TH FL.
C3	DUBLE HUNG W/ ARCH TOP - CURVE	NORTH - 16TH FL.
C4	DUBLE HUNG W/ ARCH TOP - CURVE	SOUTH - 16TH FL.
D1	DUBLE HUNG	EAST/WEST/SOUTH - 2ND FL.
D2	DUBLE HUNG	EAST/WEST/SOUTH - 3RD FL.
E1	FIXED	EAST/WEST - 2ND FL.
F1	STOREFRONT DOOR	NORTH - 19TH FL.

SEE SCHEDULE FOR WINDOW SIZES



WEST ELEV. (5TH AVE.)

EAST ELEV. (BROADWAY)

BUILDING ELEVATIONS



SOUTH FACADE (22ND ST.)

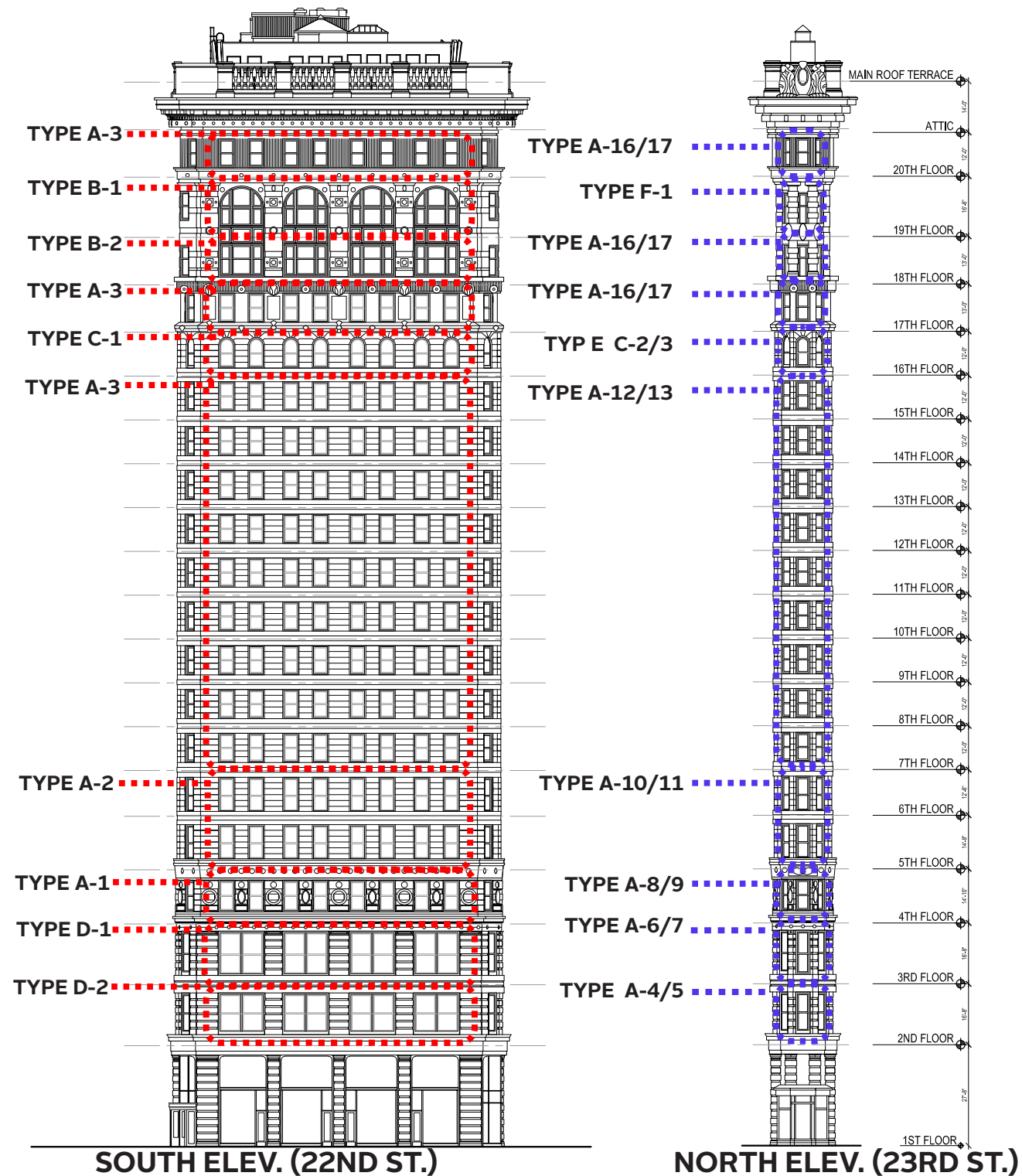


NORTH FACADE (23RD ST.)

PHOTOGRAPH OF 22ND ST. & 23RD ST.

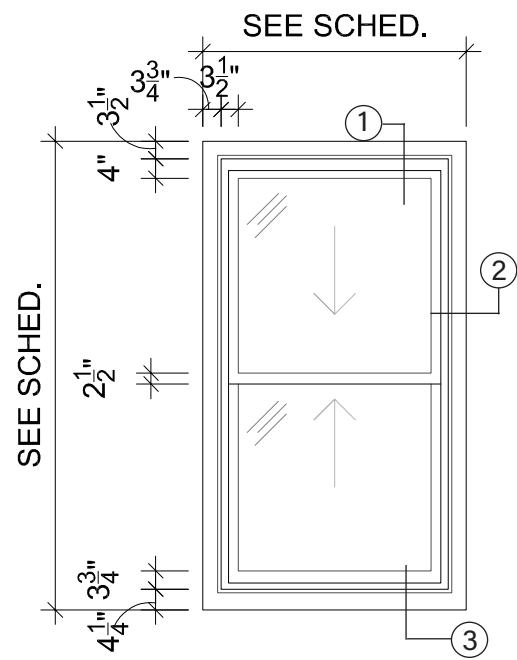
EXISTING WINDOW LEGEND		
TYPE	DESCRIPTION	LOCATIONS
A1	DUBLE HUNG	EAST/WEST/SOUTH - 4TH FL.
A2	DUBLE HUNG	EAST/WEST/SOUTH - 5TH & 6TH FL.
A3	DUBLE HUNG	EAST/WEST/SOUTH - 7TH THROUGH 15TH, 17TH & 20TH FL.
A4	DUBLE HUNG - CURVE	NORTH - 2ND FL.
A5	DUBLE HUNG - CURVE	NORTH - 2ND FL.
A6	DUBLE HUNG - CURVE	NORTH - 3RD FL.
A7	DUBLE HUNG - CURVE	NORTH - 3RD FL.
A8	DUBLE HUNG - CURVE	NORTH - 4TH FL.
A9	DUBLE HUNG - CURVE	NORTH - 4TH FL.
A10	DUBLE HUNG - CURVE	NORTH - 5TH & 6TH FL.
A11	DUBLE HUNG - CURVE	NORTH - 5TH & 6TH FL.
A12	DUBLE HUNG - CURVE	NORTH - 7TH THROUGH 15TH, 17TH & 20TH FL.
A13	DUBLE HUNG - CURVE	NORTH - 7TH THROUGH 15TH, 17TH & 20TH FL.
A14	DUBLE HUNG - CURVE	NORTH - 18TH FL.
A15	DUBLE HUNG - CURVE	NORTH - 18TH FL.
A16	DUBLE HUNG - CURVE	SOUTH - 2ND FL.
A17	DUBLE HUNG - CURVE	SOUTH - 3RD FL.
A18	DUBLE HUNG - CURVE	SOUTH - 4TH FL.
A19	DUBLE HUNG - CURVE	SOUTH - 5TH & 6TH FL.
A20	DUBLE HUNG - CURVE	SOUTH - 7TH THROUGH 15TH, 17TH & 20TH FL.
A21	DUBLE HUNG - CURVE	SOUTH - 18TH FL.
B1	DUBLE HUNG	EAST/WEST - 19TH FL.
B2	DUBLE HUNG - (3) WINDOWS	EAST/WEST - 18TH FL.
C1	DUBLE HUNG	EAST/WEST - 16TH FL.
C2	DUBLE HUNG - CURVE	NORTH - 16TH FL.
C3	DUBLE HUNG W/ ARCH TOP - CURVE	NORTH - 16TH FL.
C4	DUBLE HUNG W/ ARCH TOP - CURVE	SOUTH - 16TH FL.
D1	DUBLE HUNG	EAST/WEST/SOUTH - 2ND FL.
D2	DUBLE HUNG	EAST/WEST/SOUTH - 3RD FL.
E1	FIXED	EAST/WEST - 2ND FL.
F1	STOREFRONT DOOR	NORTH - 19TH FL.

SEE SCHEDULE FOR WINDOW SIZES

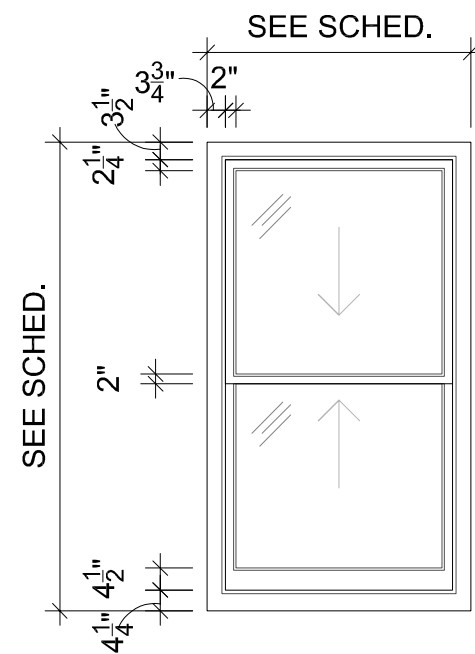


BUILDING ELEVATIONS

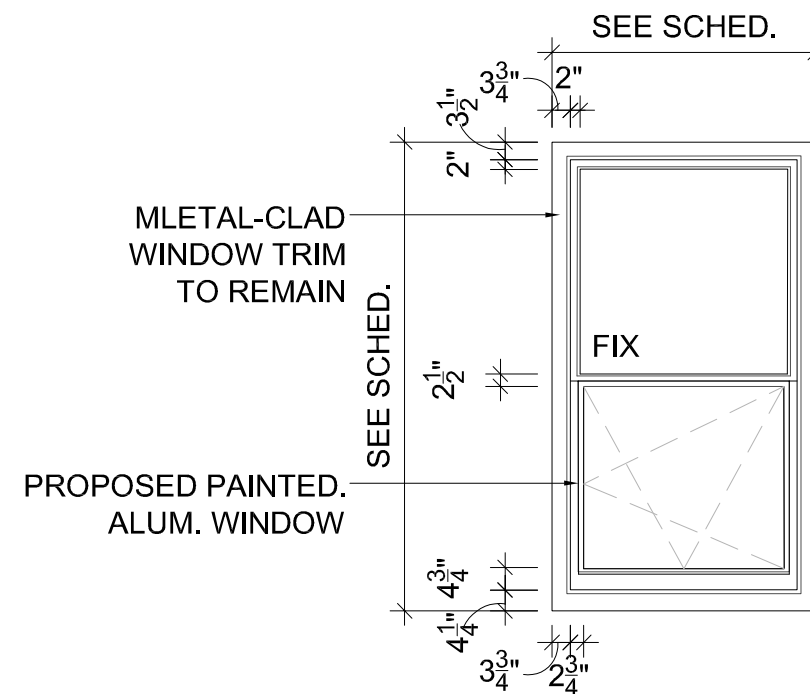
WINDOW REPLACEMENT TYPES



TYPE A - 2004 DOUBLE HUNG ALUMINUM WINDOW REPLACEMENT
- See window schedule for masonry opening sizes



TYPE A - 1902 ORIGINAL DOUBLE HUNG WOOD WINDOW



TYPE A - PROPOSED ALUMINIUM TILL & TURN WINDOW CASEMENT
- In ward opening



EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

REPLACE ALUMINIUM DOUBLE HUNG WD. TO NEW ALUMINIUM CASEMENT WINDOW

① HEAD DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW



REPLACE ALUMINIUM DOUBLE HUNG WD. TO NEW ALUMINIUM CASEMENT WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

② JAMB DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

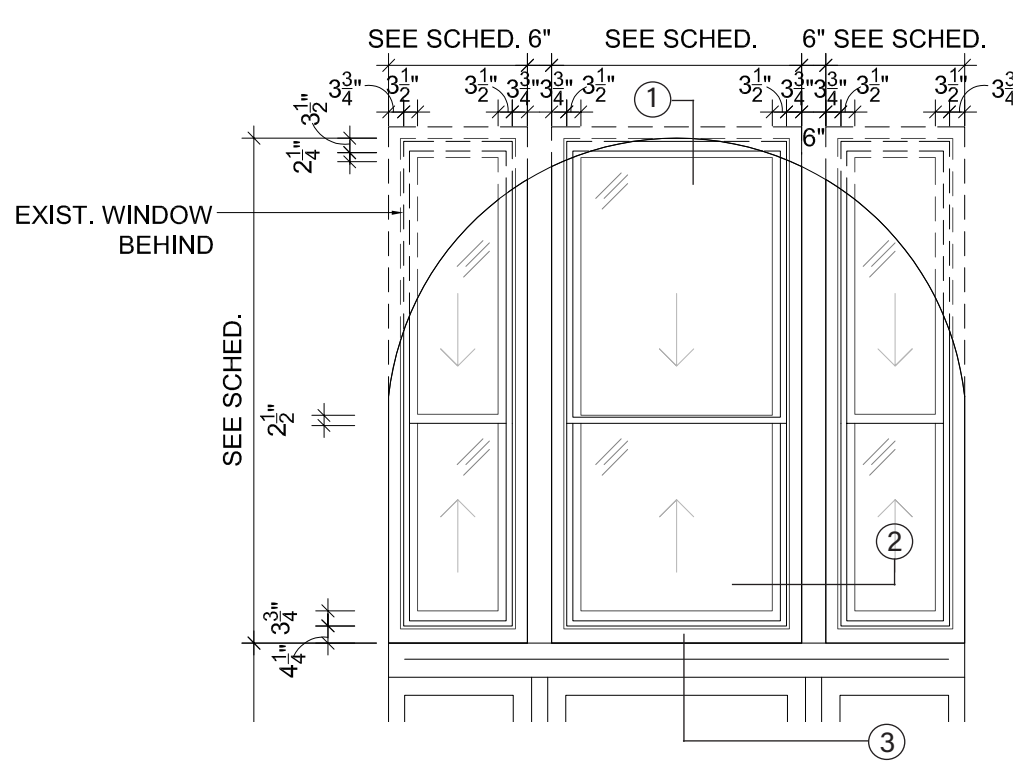


REPLACE ALUMINIUM DOUBLE HUNG WD. TO NEW ALUMINIUM CASEMENT WINDOW

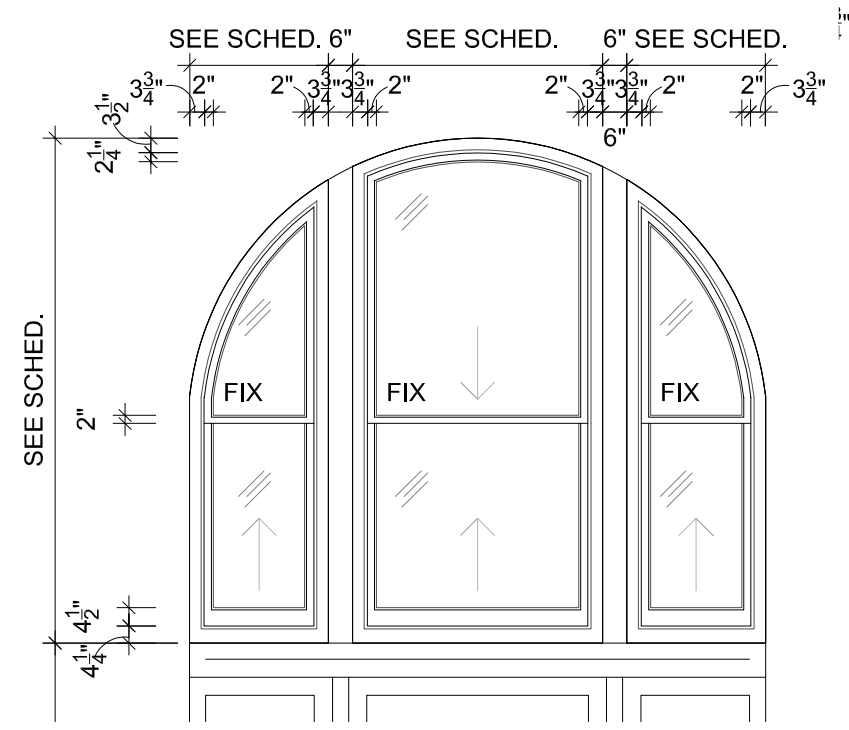
EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

③ SILL DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

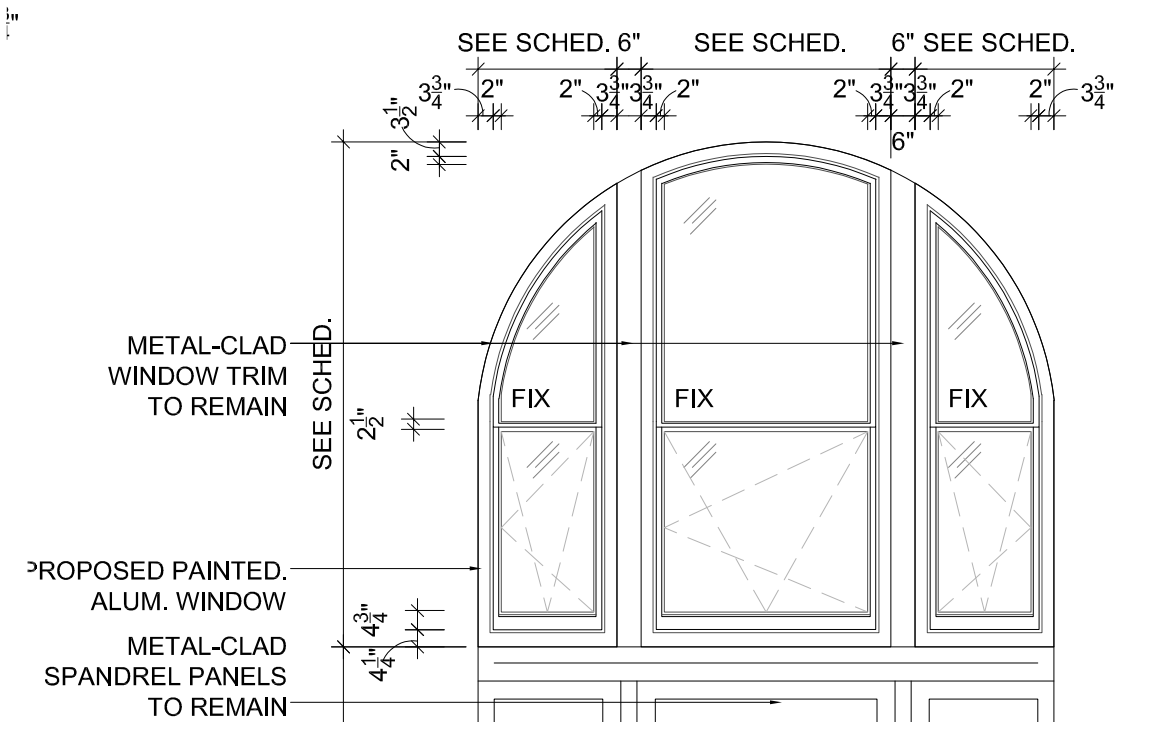
WINDOW TYPE "A" ELEVATIONS



TYPE B - 2004 DOUBLE HUNG WINDOW REPLACEMENT



TYPE B - 1902 ORIGINAL DOUBLE HUNG WINDOW



TYPE B - PROPOSED TILT & TURN CASEMENT WINDOW - In ward opening



① HEAD DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM



② JAMB DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

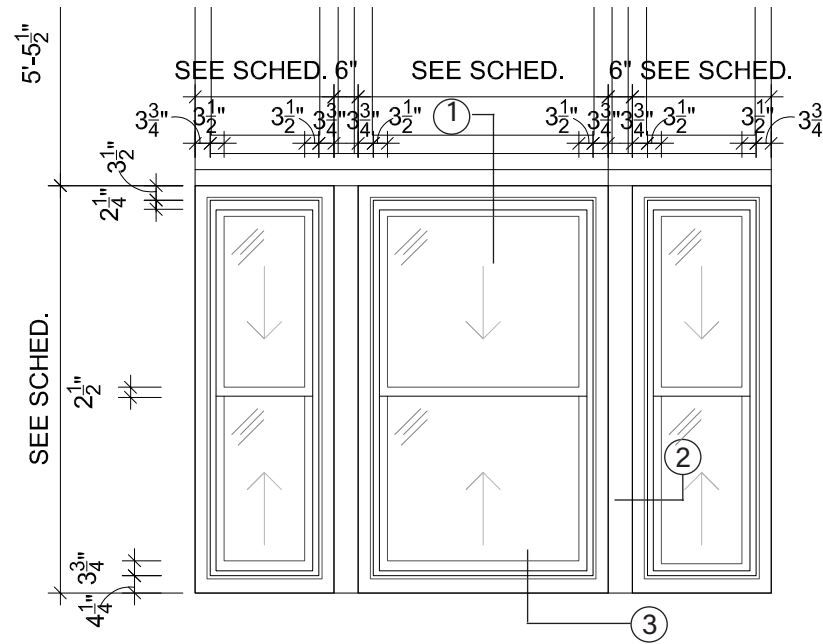


③ SILL DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

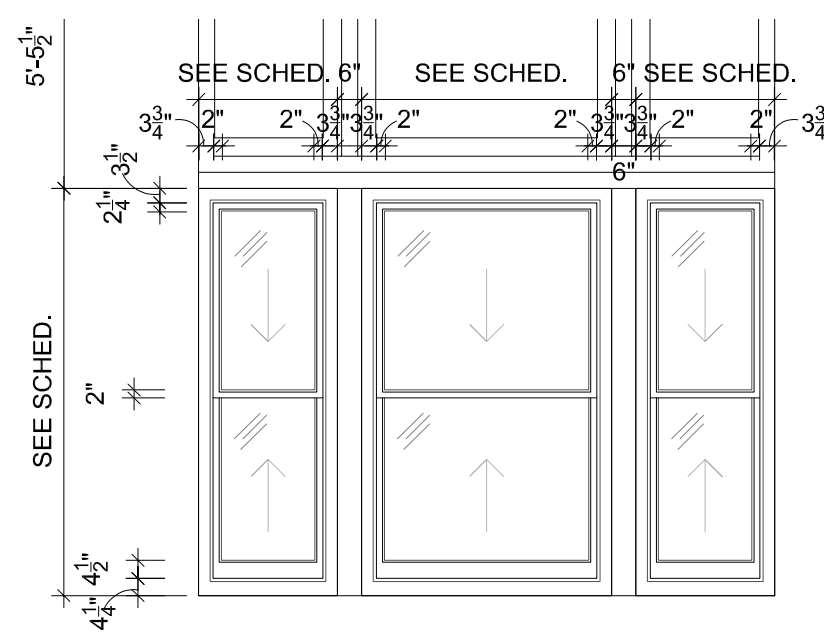
REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

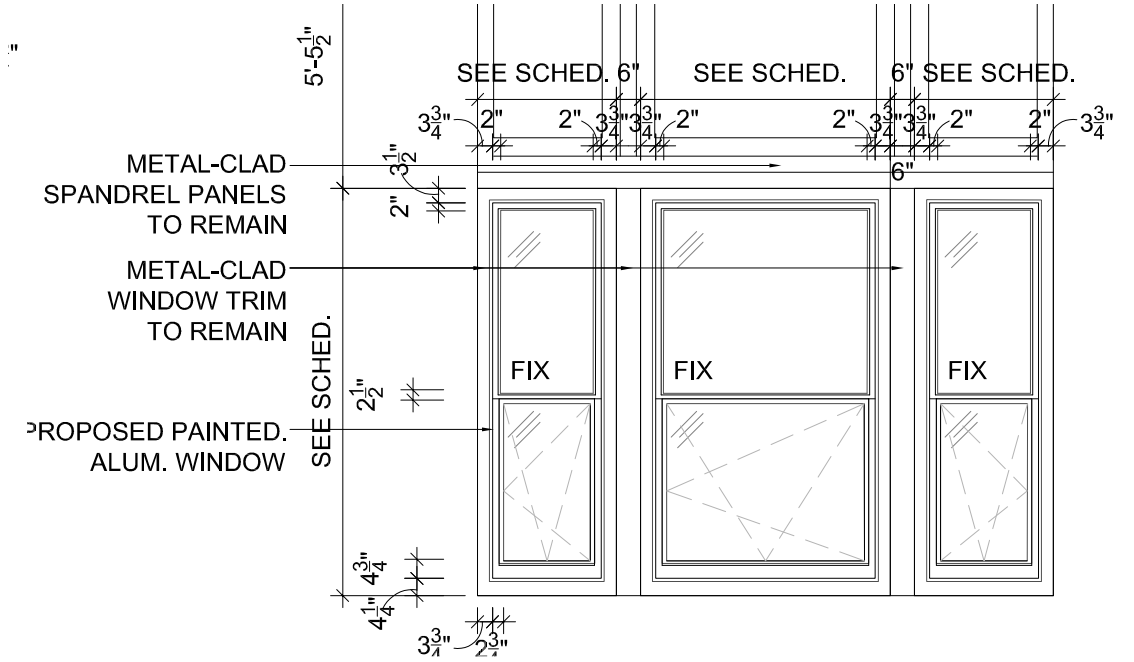
WINDOW TYPE "B1" ELEVATIONS



TYPE B - 2004 DOUBLE HUNG WINDOW REPLACEMENT



TYPE B - 1902 ORIGINAL DOUBLE HUNG WINDOW



TYPE B - PROPOSED TILT & TURN CASEMENT WINDOW
- In ward opening



REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

① HEAD DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW



REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

② JAMB DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

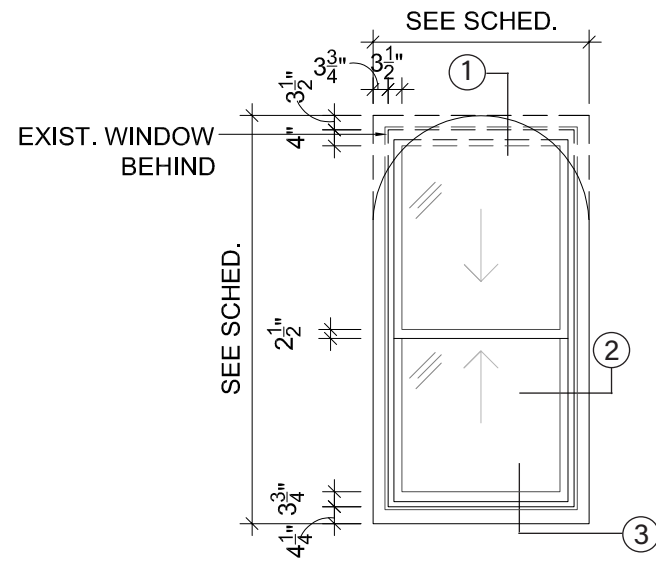


REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

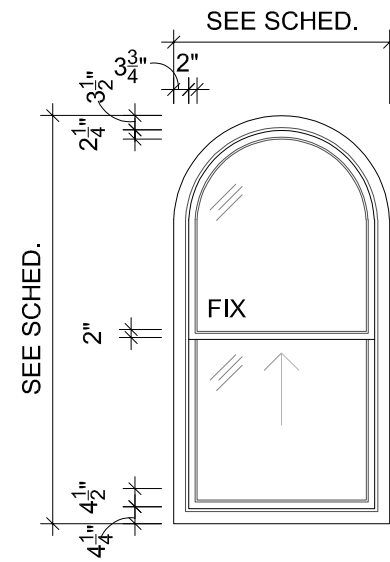
EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

③ SILL DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

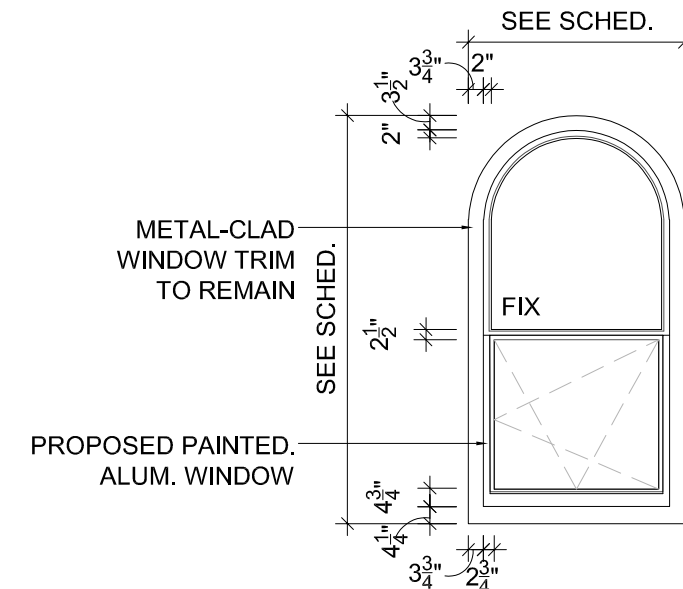
WINDOW TYPE "B2" ELEVATIONS



TYPE C - 2004 DOUBLE HUNG WINDOW REPLACEMENT



TYPE C - 1902 ORIGINAL DOUBLE HUNG WINDOW



TYPE C - PROPOSED TILL & TURN CASEMENT WINDOW - In ward opening



① HEAD DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM



② JAMB DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

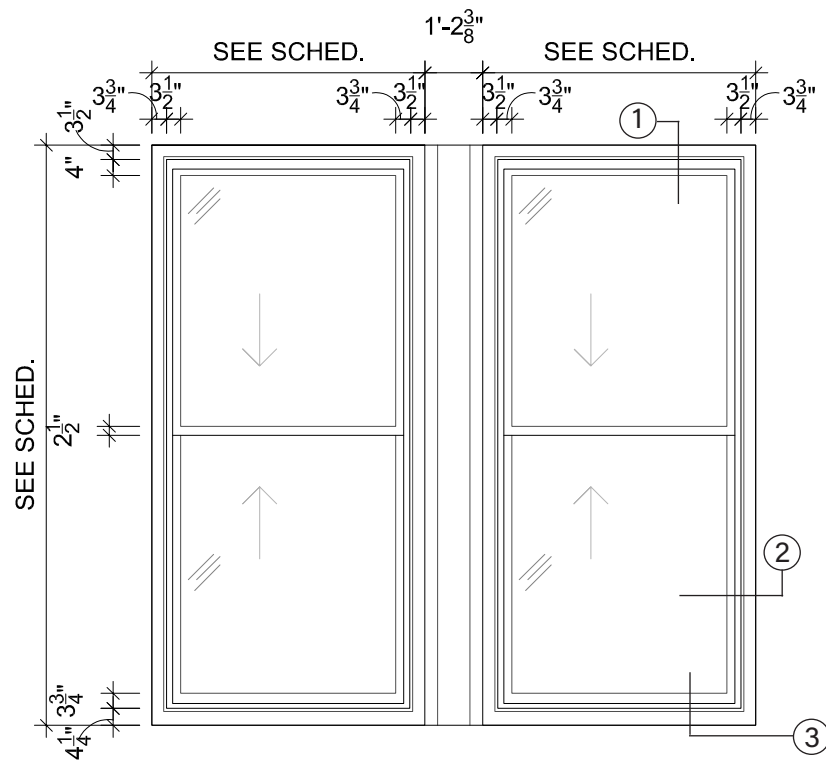


③ SILL DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

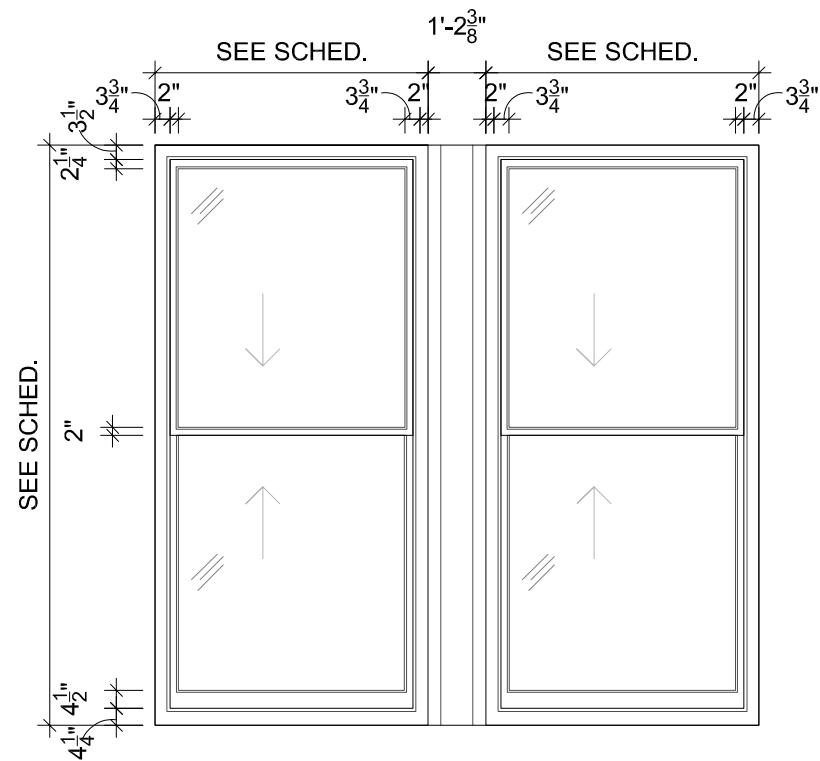
REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

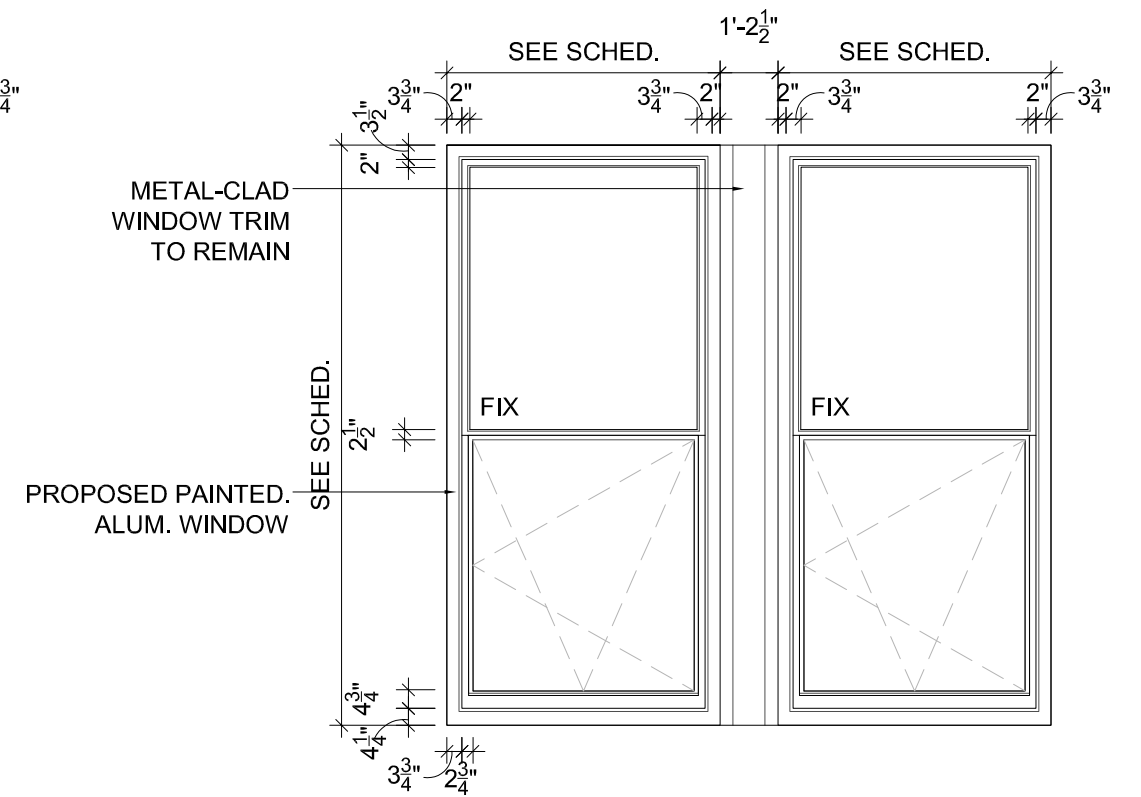
WINDOW TYPE "C" ELEVATIONS



TYPE D - 2004 DOUBLE HUNG WINDOW REPLACEMENT



TYPE D - 1902 ORIGINAL DOUBLE HUNG WINDOW



TYPE D - PROPOSED TILL & TURN CASEMENT WINDOW
- In ward opening



REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

① HEAD DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW



REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

② JAMB DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

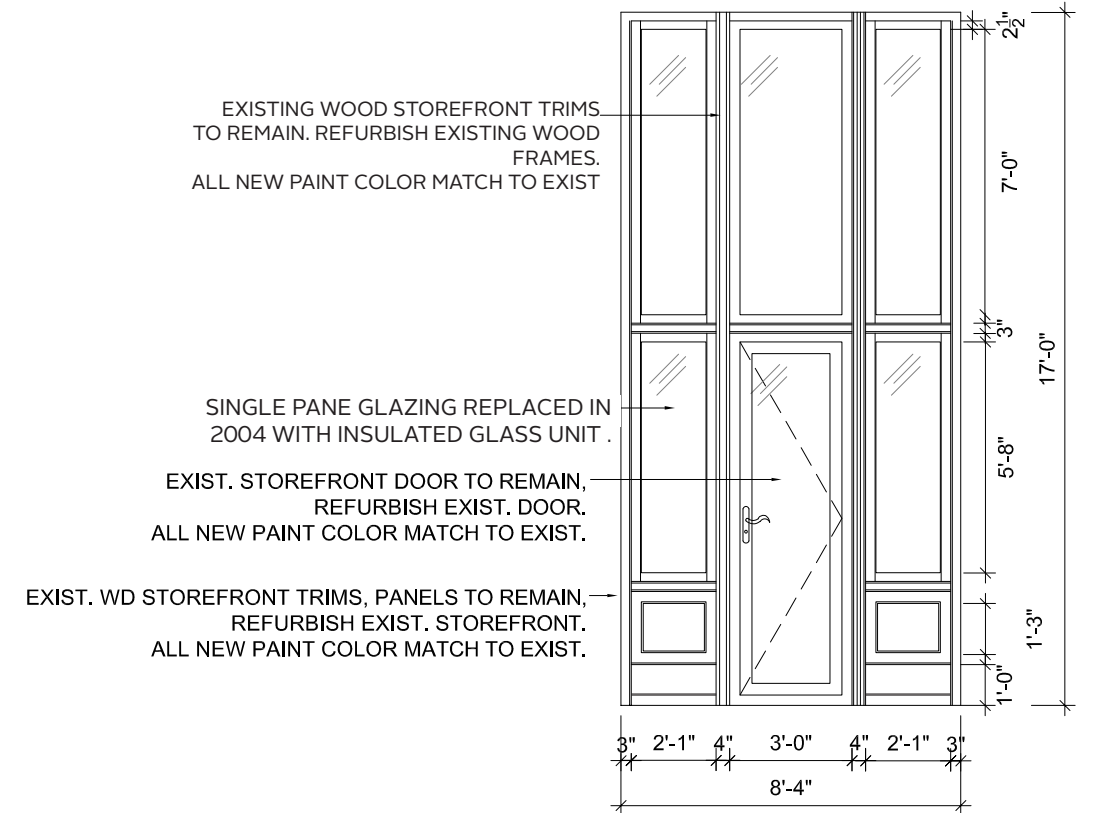
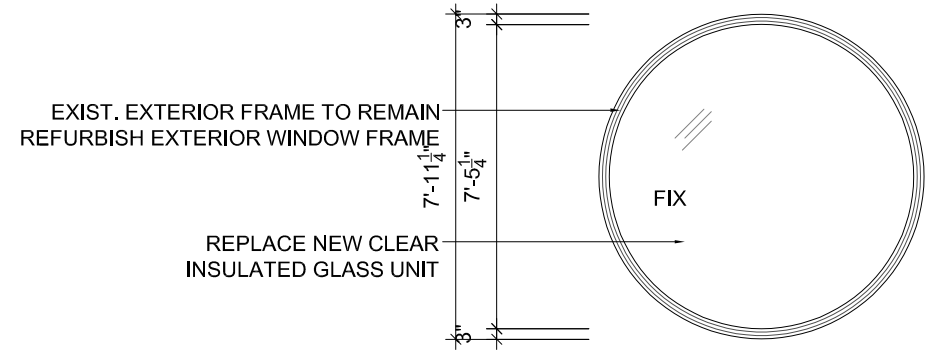
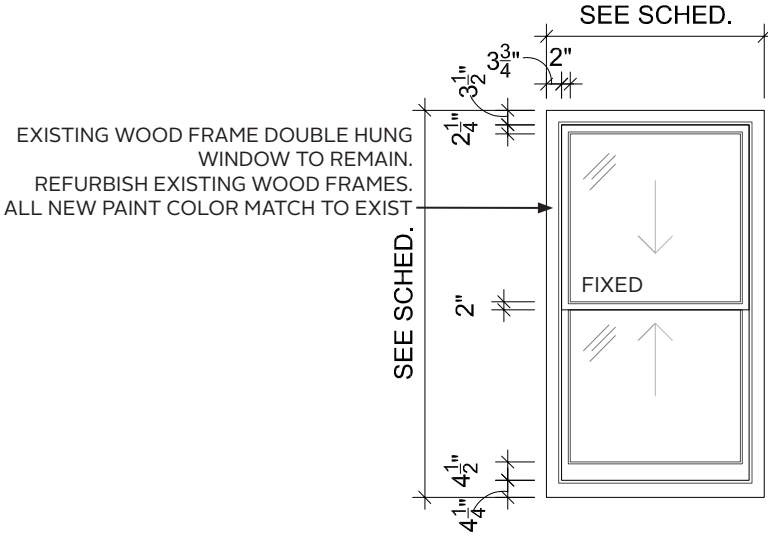


REPLACE ALUMINIUM DOUBLE HUNG WINDOW TO NEW ALUMINUM WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM

③ SILL DETAIL - EXISTING 2004 DOUBLE HUNG WINDOW

WINDOW TYPE "D" ELEVATIONS



EXISTING WOOD DOUBLE HUNG WINDOW TO REMAIN. REFURBISH EXISTING WOOD WINDOW

EXISTING WINDOW TRIM TO REMAIN. REFURBISH EXISTING WINDOW TRIM



REPLACE NEW CLEAR INSULATED GLASS UNIT

EXISTING FIXED WOOD CIRCLE WINDOW TO REMAIN. REFURBISH EXISTING WOOD WINDOW TRIM



SINGLE PANE GLAZING REPLACED IN 2004 WITH INSULATED GLASS UNIT

EXISTING WOOD STOREFRONT TRIMS TO REMAIN. REFURBISH EXISTING WOOD FRAMES.

TYPE A - 1902 CURVED DOUBLE HUNG WINDOW TO BE REFURBISHED.

TYPE E - 1902 ROUND FIXED WINDOW TO BE REFURBISHED.

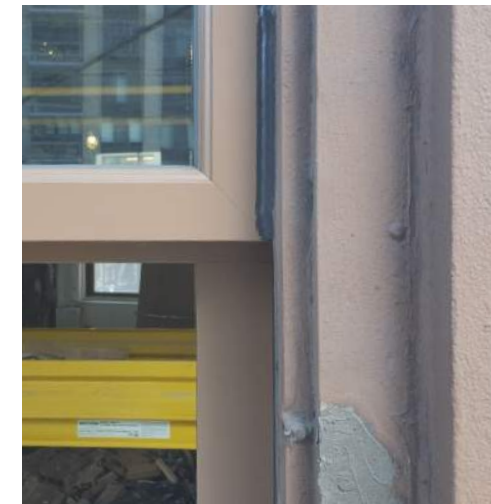
TYPE F - EXISTING STOREFRONT (WINDOW GLAZING INFILL REPLACED IN 2004.)

WINDOWS TO BE REFURBISHED

PROPOSED WINDOW DETAILS



EXTERIOR VIEW FROM BROADWAY



EXTERIOR CLOSE-UP VIEWS

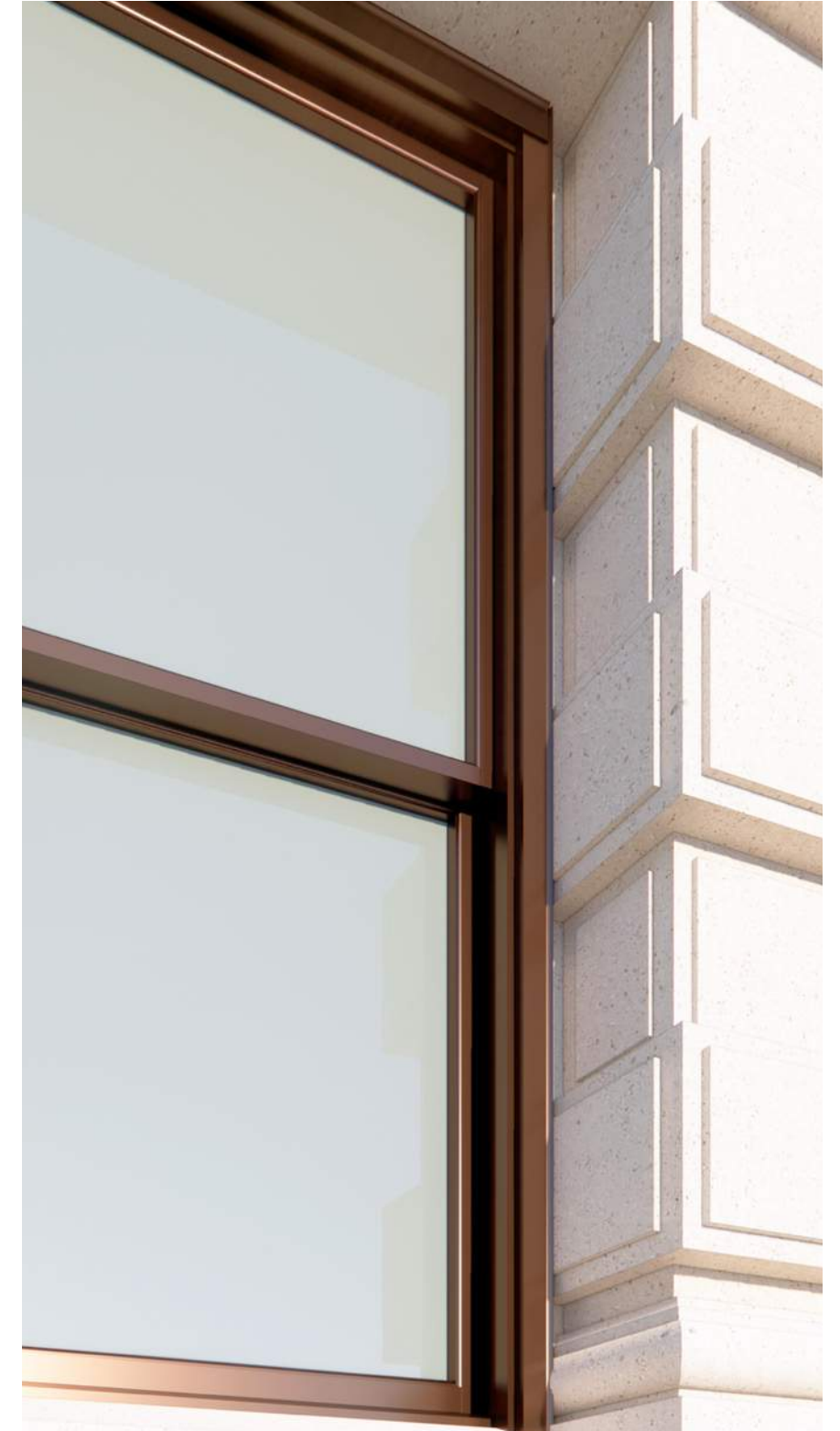
TYPICAL WINDOW MOCKUP PHOTOS



(A) TYPICAL WINDOW PHOTO - 2004 DOUBLE HUNG ALUMINIUM WINDOW REPLACEMENT

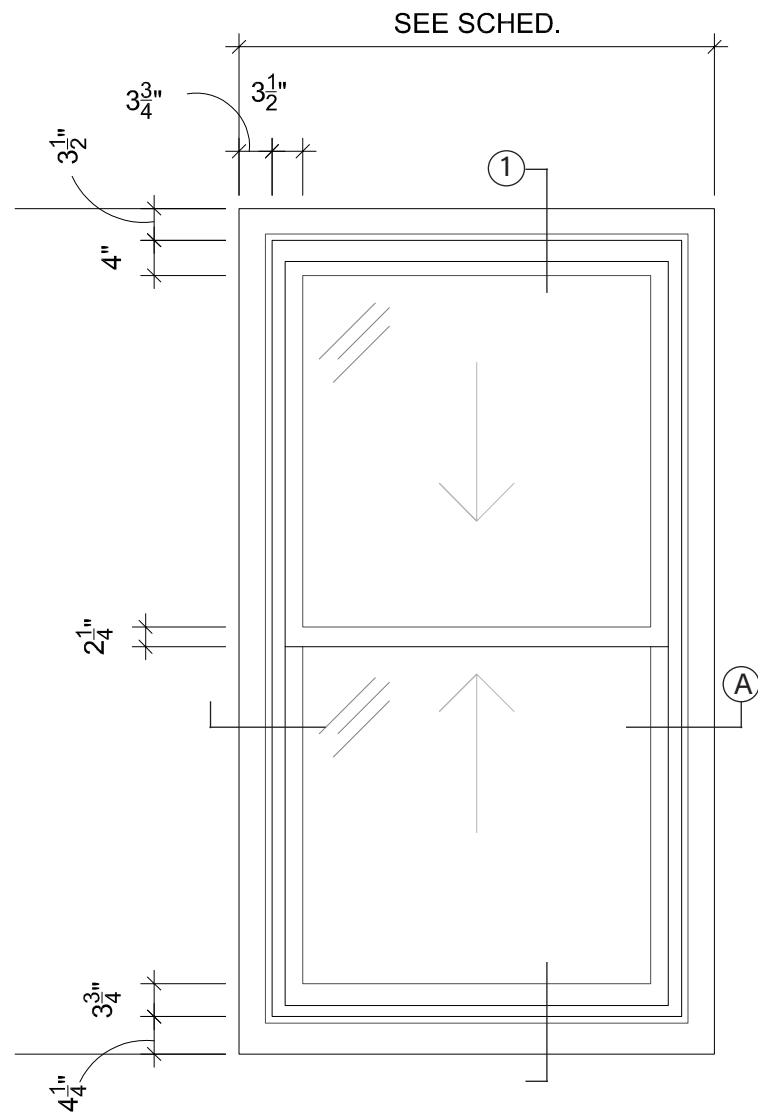


(B) TYPICAL WINDOW PHOTO - 1902 ORIGINAL DOUBLE HUNG WINDOW

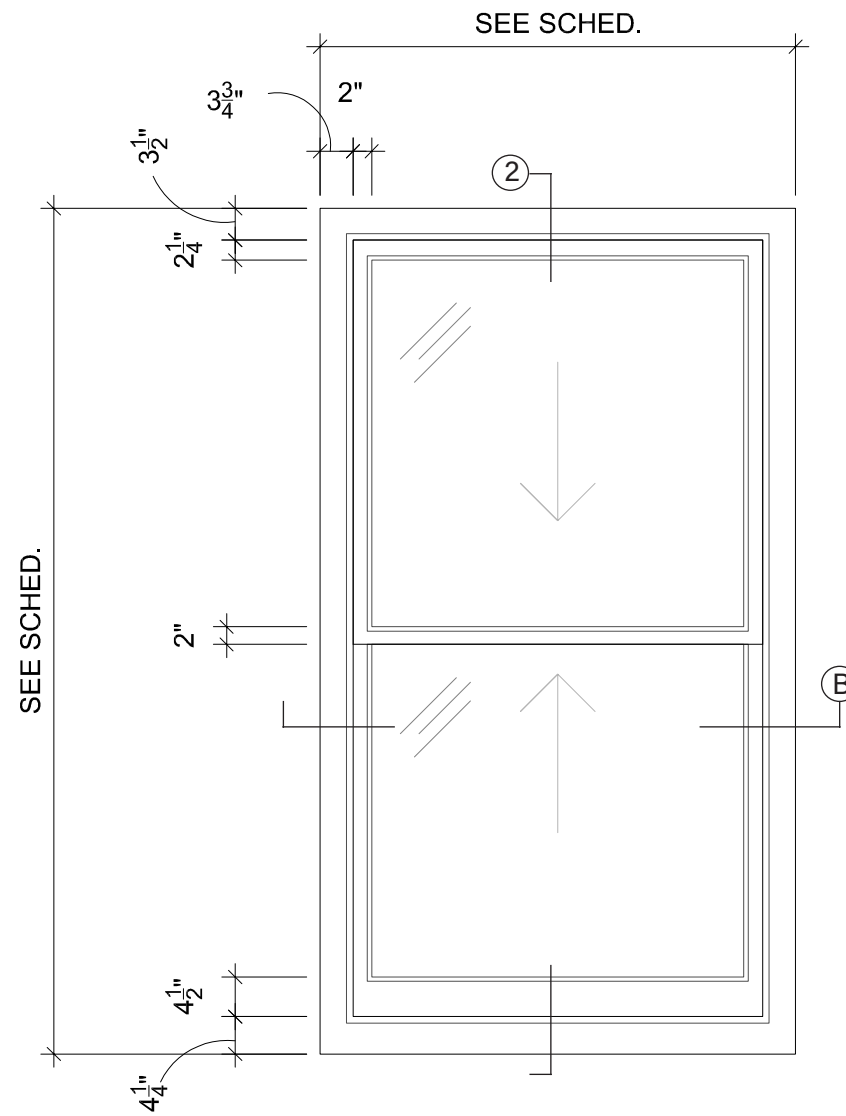


(C) TYPICAL WINDOW RENDERING - PROPOSED ALUMINIUM TILL & TURN WINDOW CASEMENT

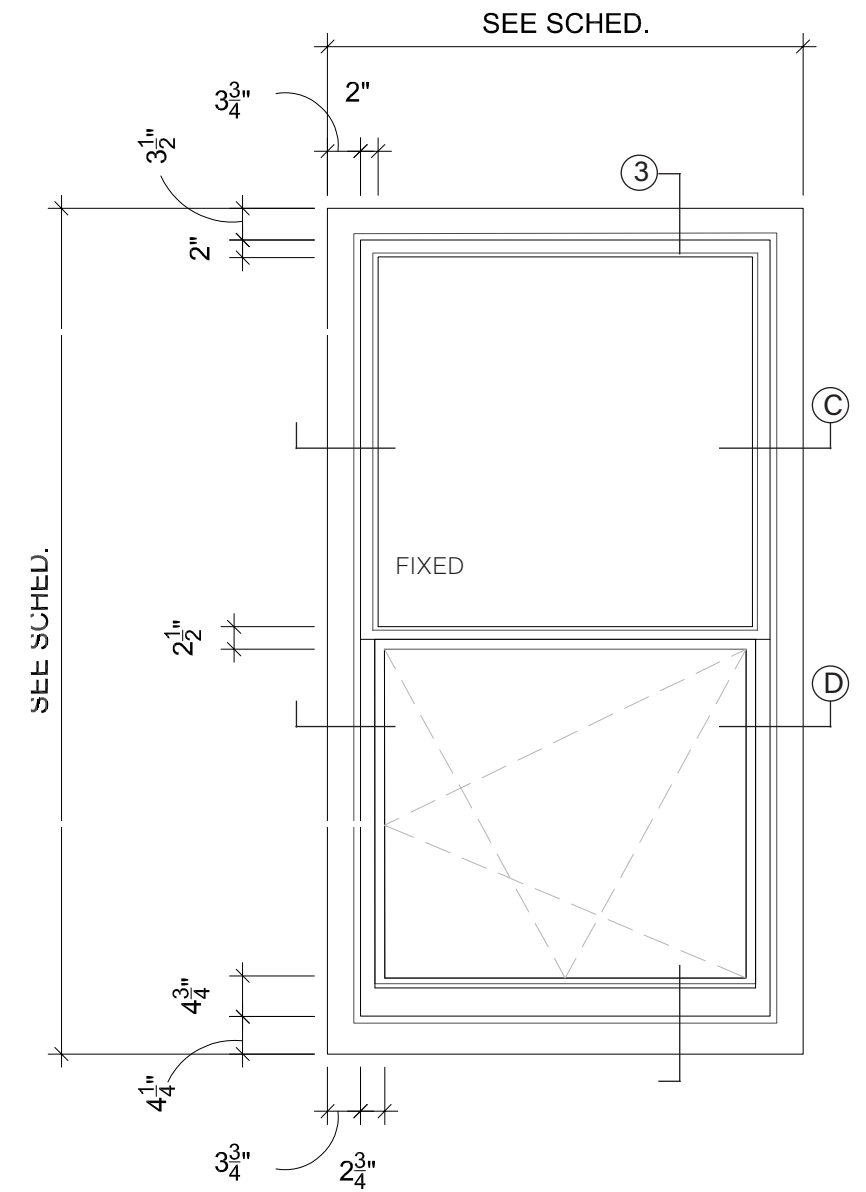
TYPICAL WINDOW TYPE "A" DETAILS



(A) TYPICAL WINDOW PHOTO - 2004 DOUBLE HUNG ALUMINIUM WINDOW REPLACEMENT

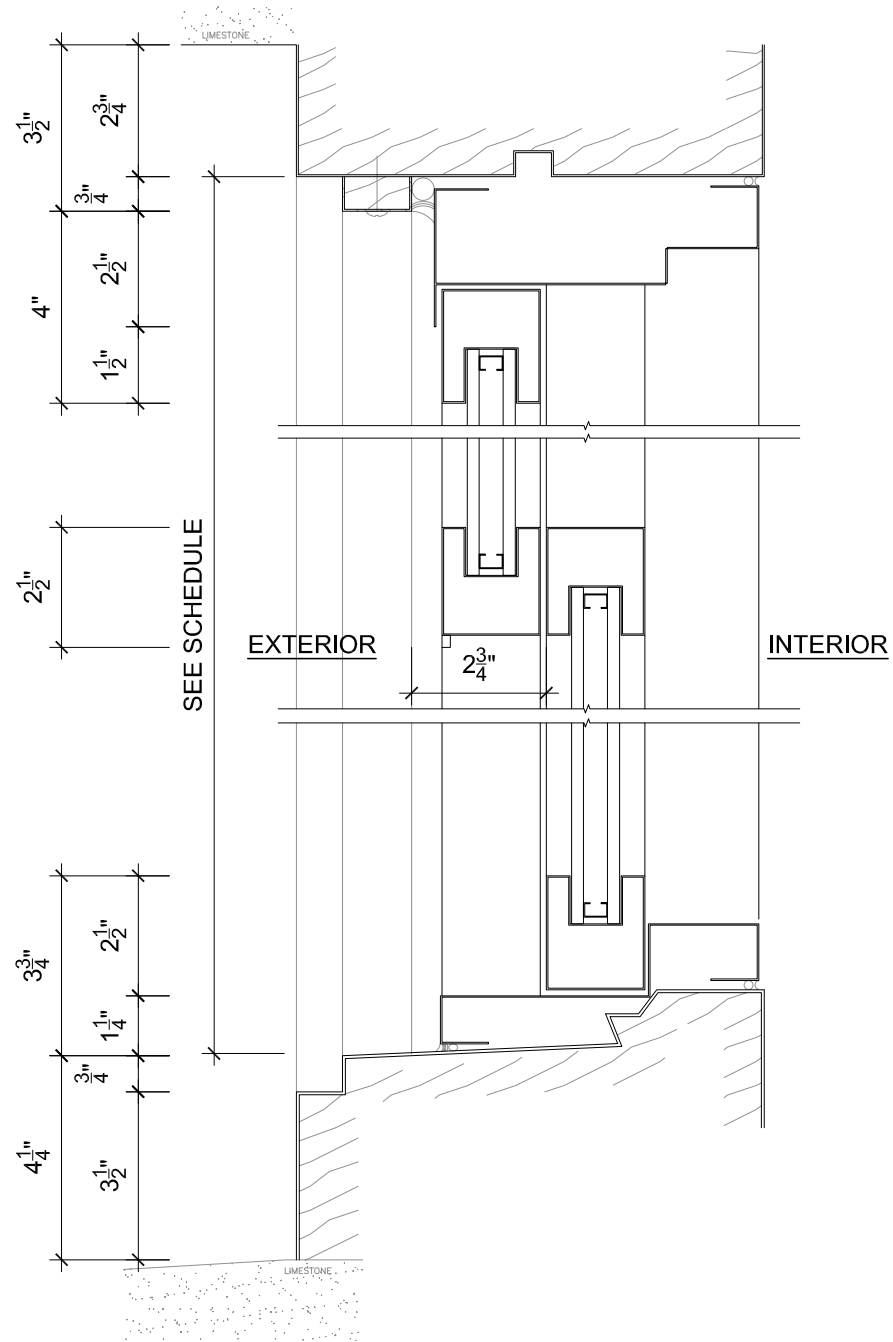


(B) TYPICAL WINDOW PHOTO - 1902 ORIGINAL DOUBLE HUNG WINDOW

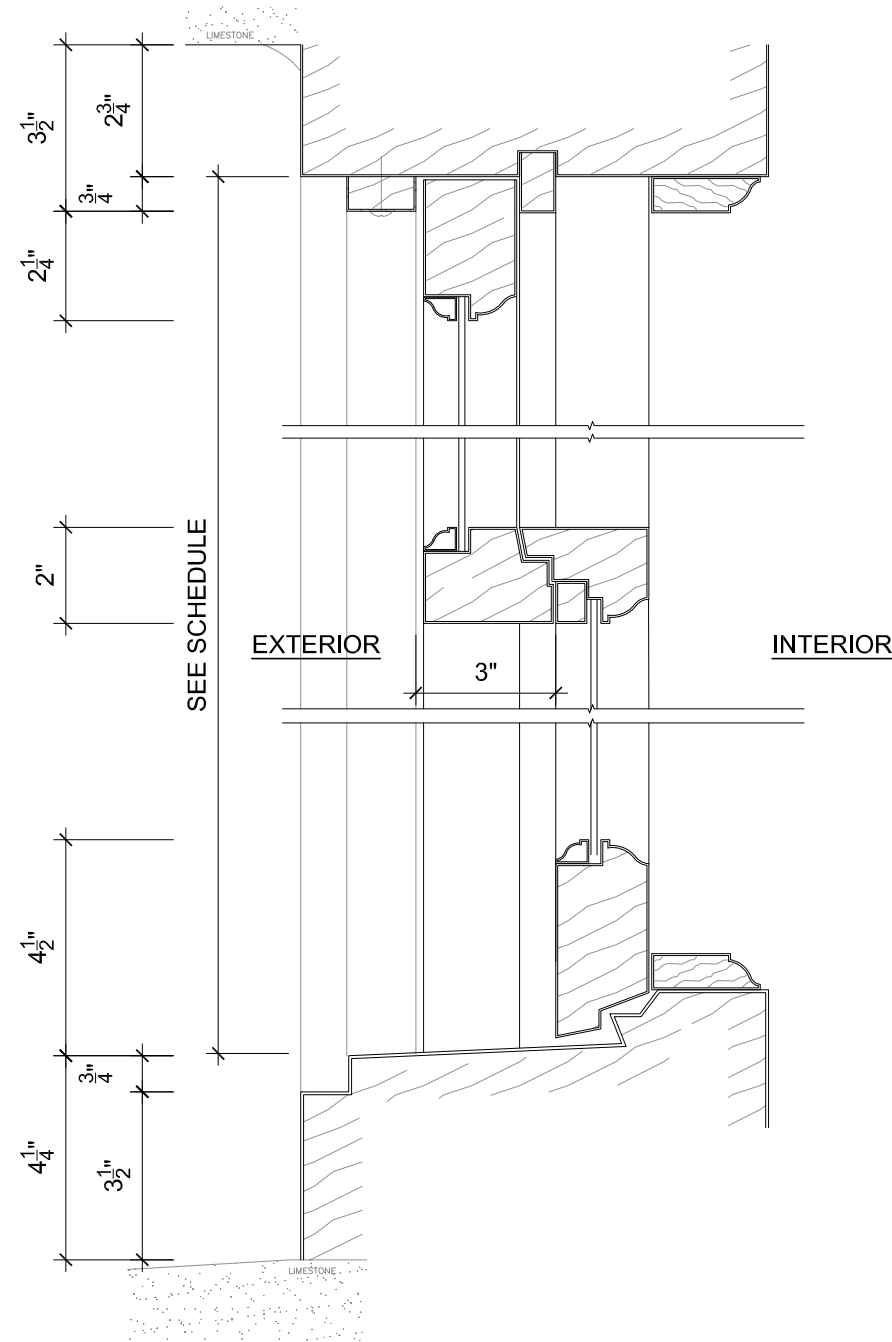


(C) TYPICAL WINDOW RENDERING - PROPOSED ALUMINIUM TILL & TURN WINDOW CASEMENT

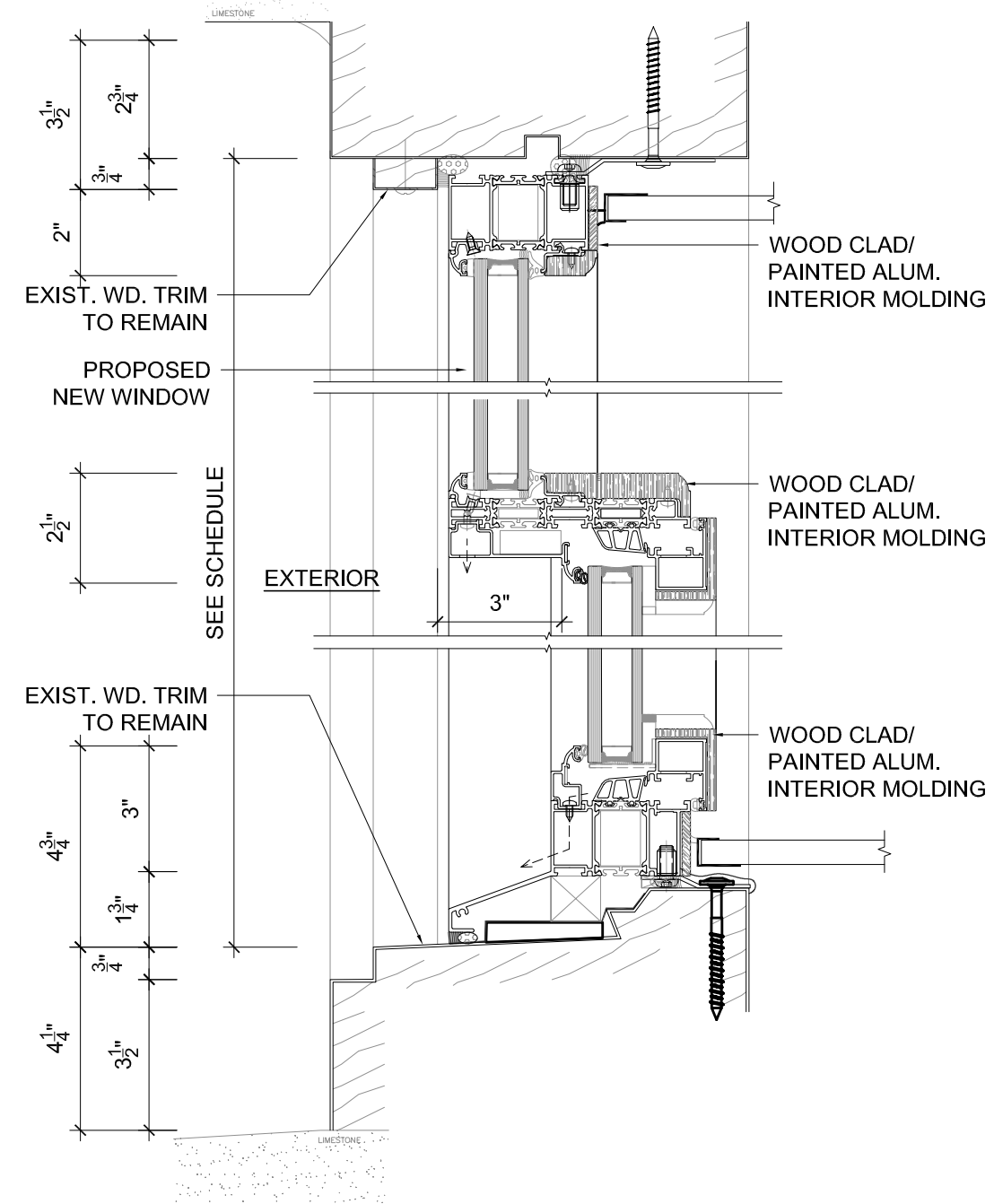
TYPICAL WINDOW TYPE "A" DETAILS



(A) TYPICAL WINDOW PHOTO - 2004 DOUBLE HUNG ALUMINIUM WINDOW REPLACEMENT

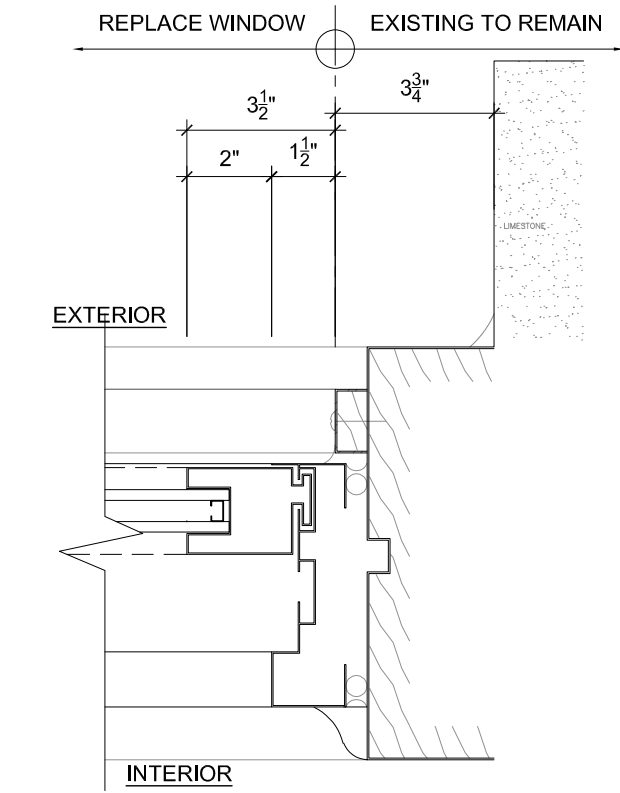


(B) TYPICAL WINDOW PHOTO - 1902 ORIGINAL DOUBLE HUNG WINDOW

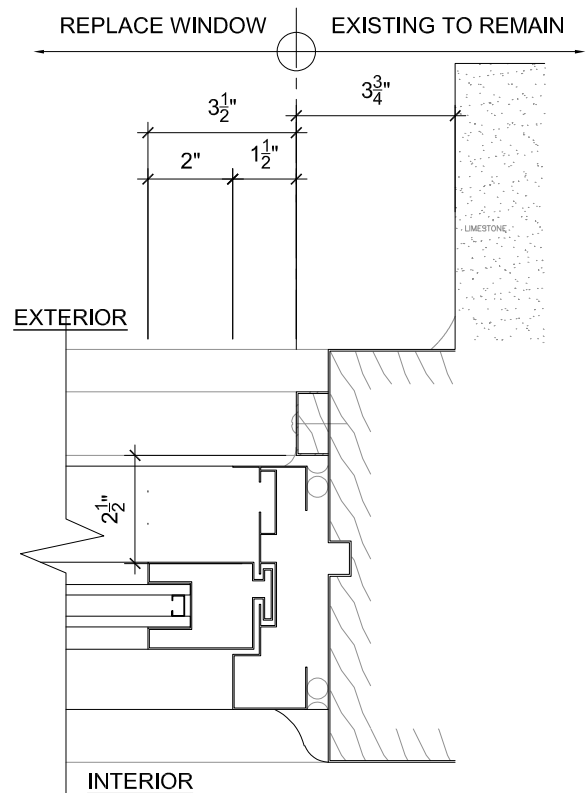


(C) TYPICAL WINDOW RENDERING - PROPOSED ALUMINIUM TILL & TURN WINDOW CASEMENT

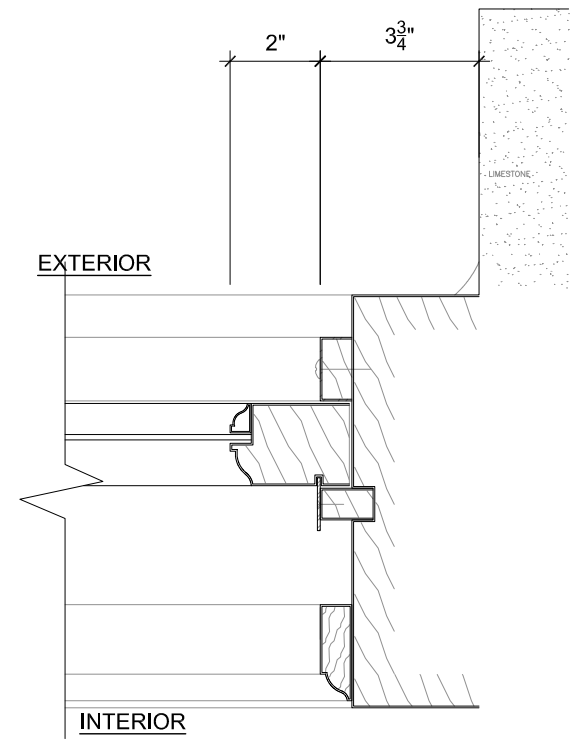
TYPICAL WINDOW TYPE "A" DETAILS



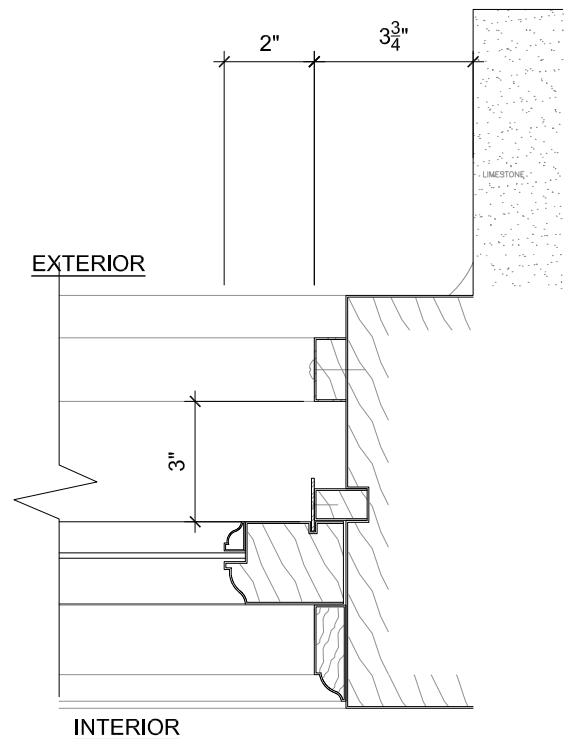
TOP WINDOW



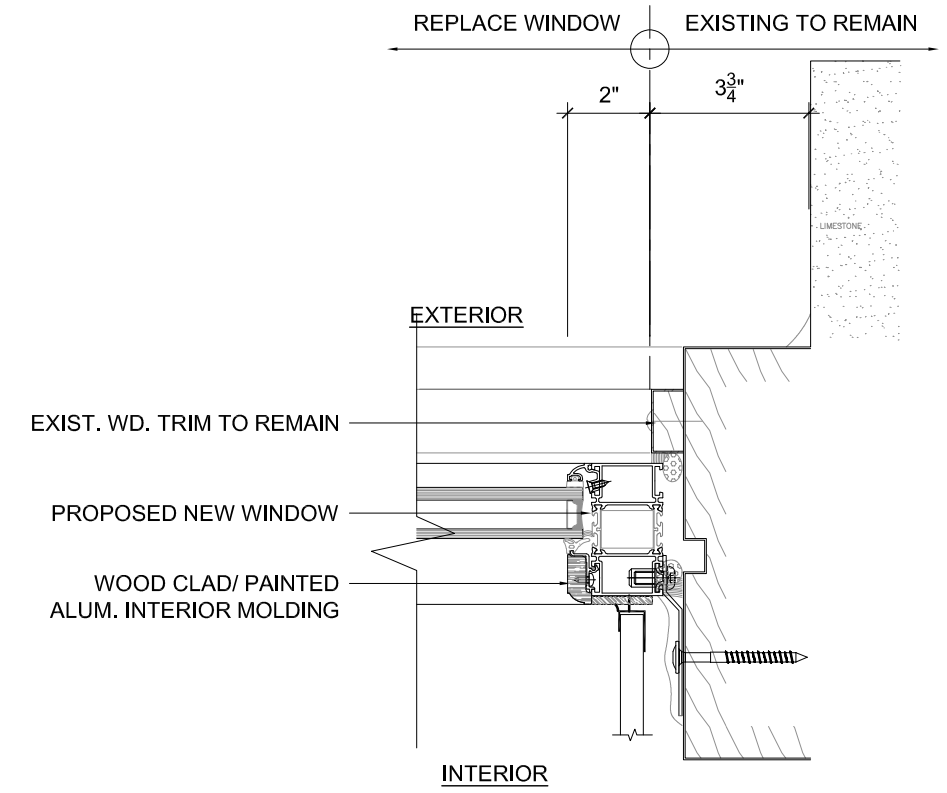
BOTTOM WINDOW



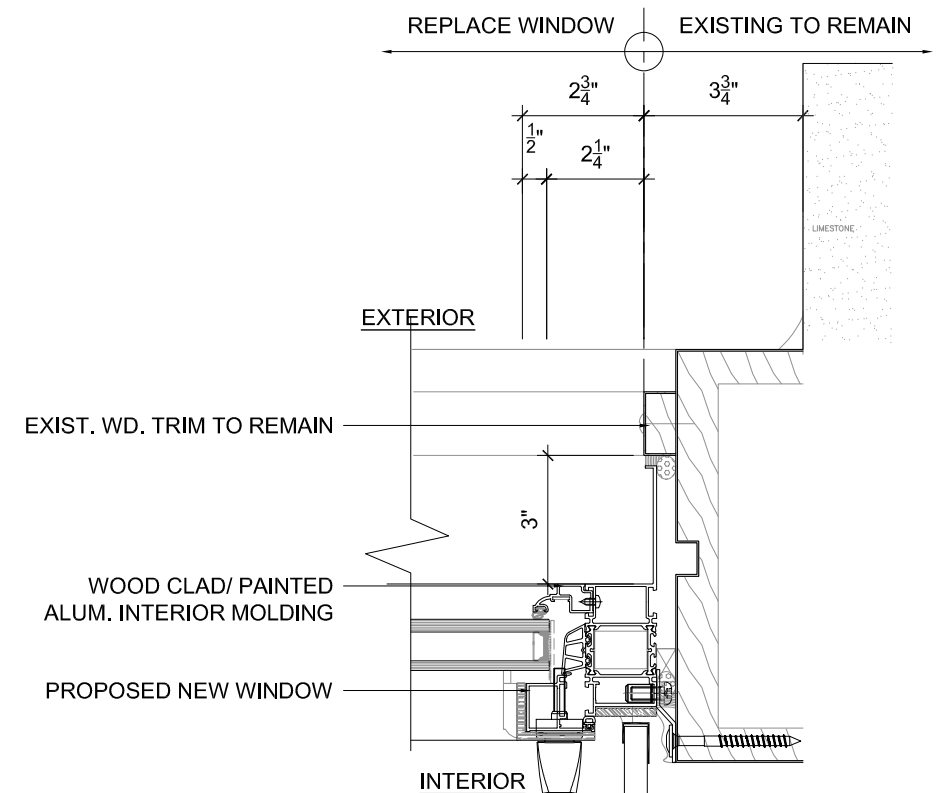
TOP WINDOW



BOTTOM WINDOW



TOP FIXED WINDOW



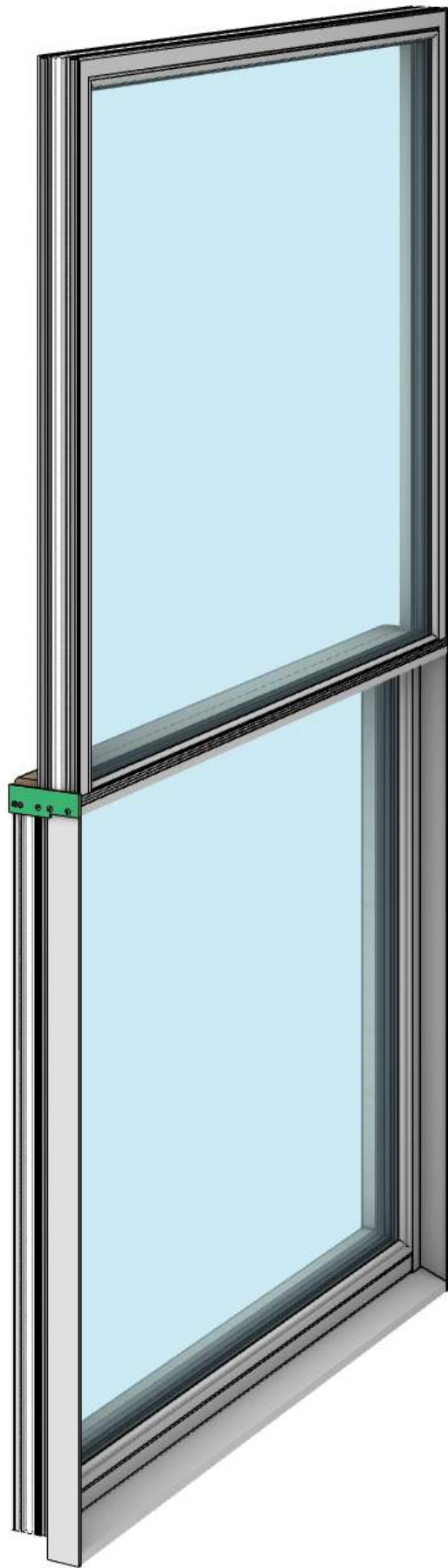
BOTTOM OPERABLE WINDOW

A TYPICAL WINDOW PHOTO - 2004 DOUBLE HUNG ALUMINIUM WINDOW REPLACEMENT

B TYPICAL WINDOW PHOTO - 1902 ORIGINAL DOUBLE HUNG WINDOW

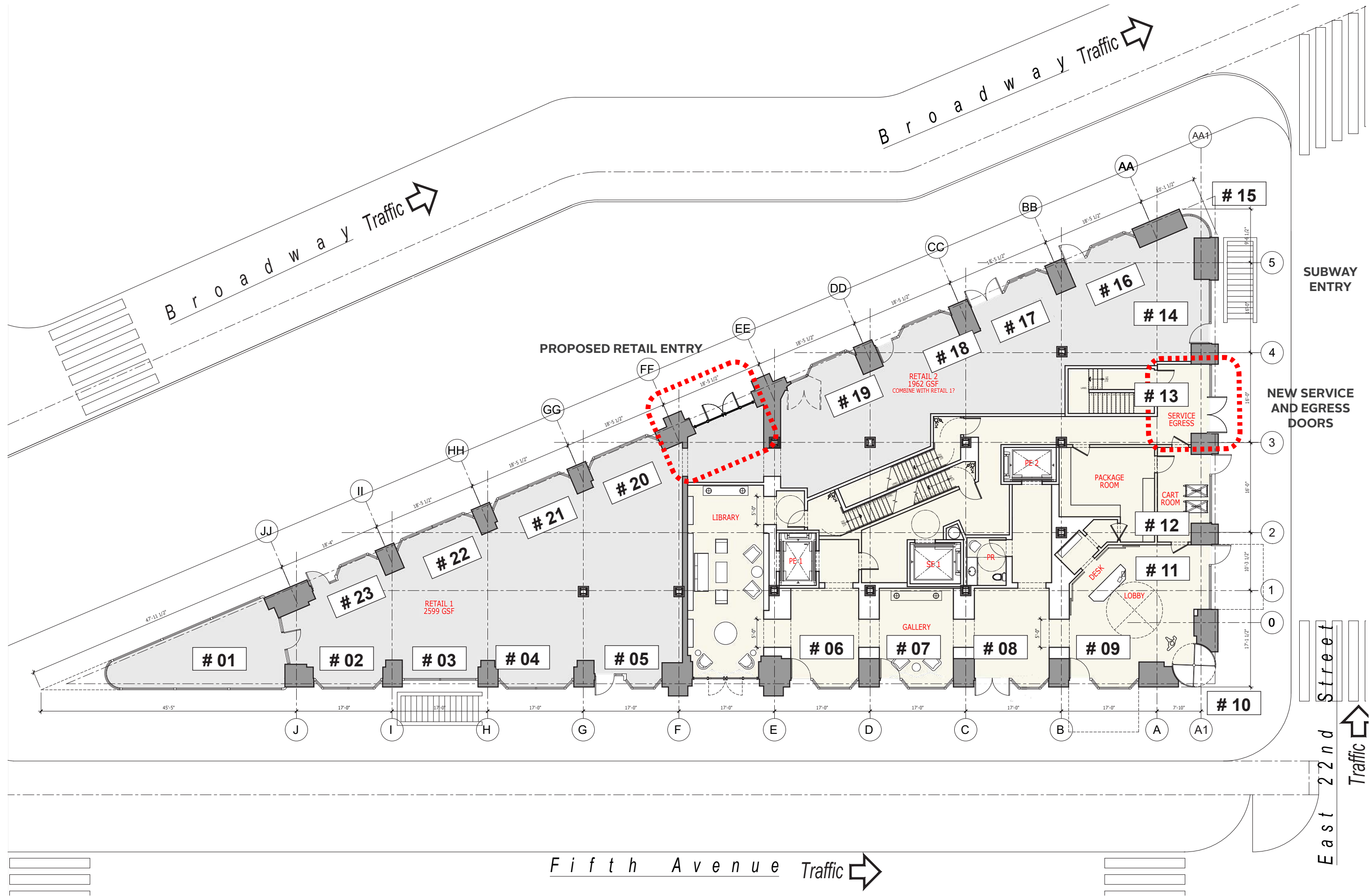
C TYPICAL WINDOW RENDERING - PROPOSED ALUMINIUM TILL & TURN WINDOW CASEMENT

TYPICAL WINDOW TYPE "A" DETAILS



REPLACEMENT WINDOW -- 3D MODEL

**GROUND FLOOR MODIFICATIONS
TO THE LPC APPROVED STOREFRONT MASTER PLAN OF APRIL 13, 2021**



GROUND FLOOR PLAN - PROPOSED



EXISTING



APPROVED BY LPC, APRIL 13, 2021

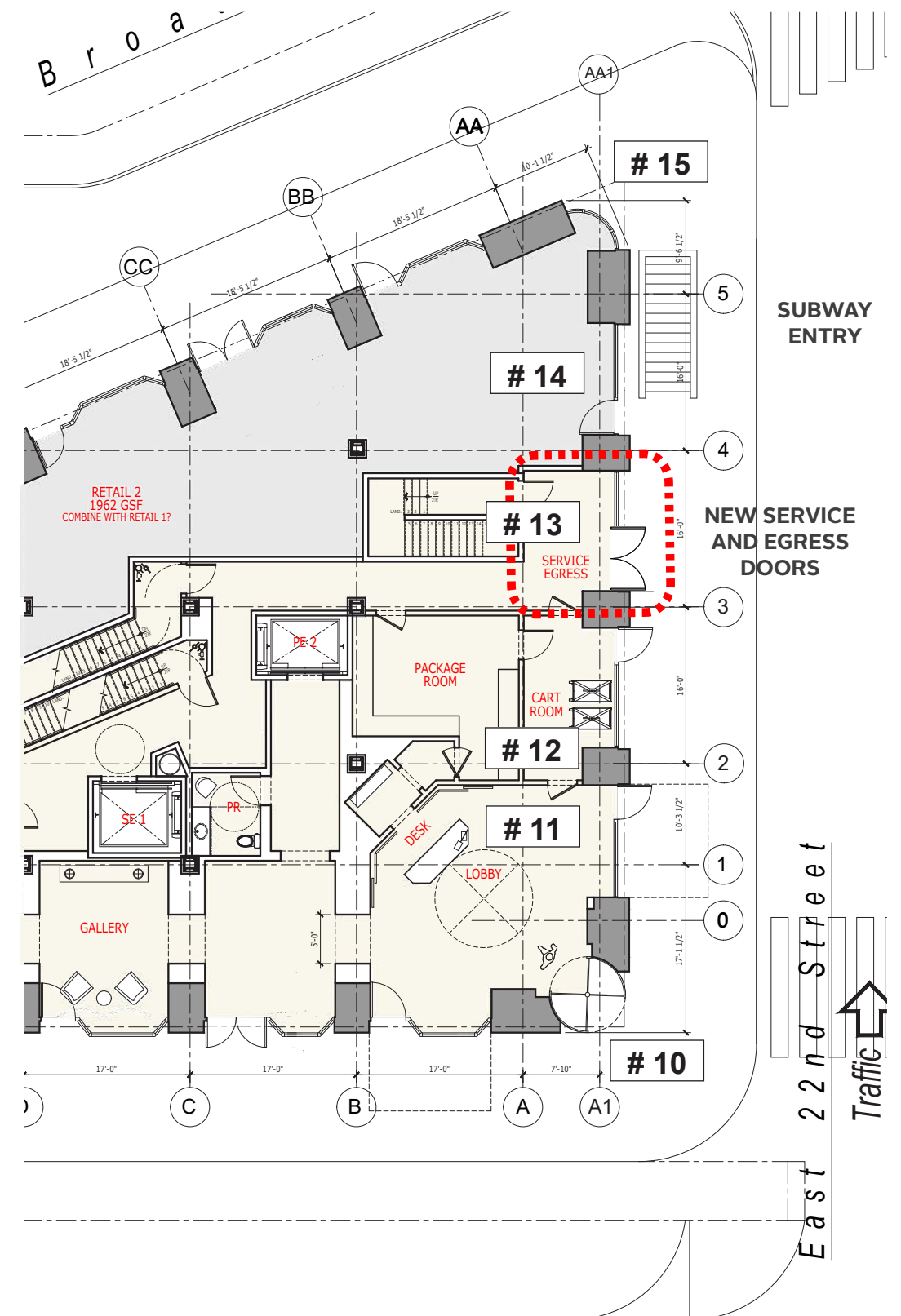


NEW SERVICE AND EGRESS DOORS

PROPOSED

10 # 11 # 12 # 13 # 14 # 15

22ND STREET





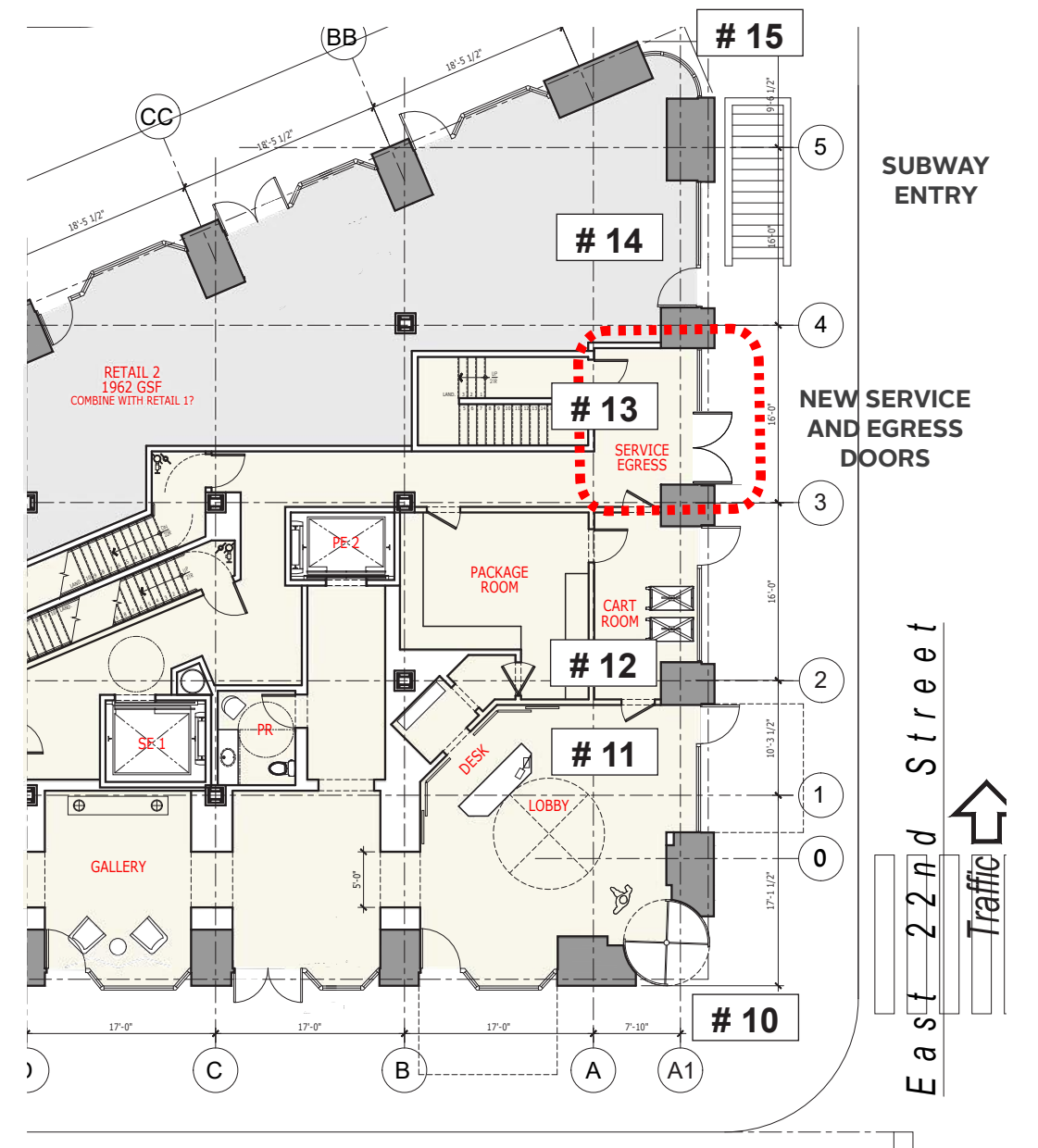
**APPROVED STOREFRONT
MASTER PLAN**



**PROPOSED NEW SERVICE
AND EGRESS DOORS**



**# 11 # 12 # 13 # 14
EXISTING CONDITION**



22ND STREET - STOREFRONT #13



EXISTING



APPROVED BY LPC, APRIL 13, 2021



PROPOSED RETAIL ENTRY

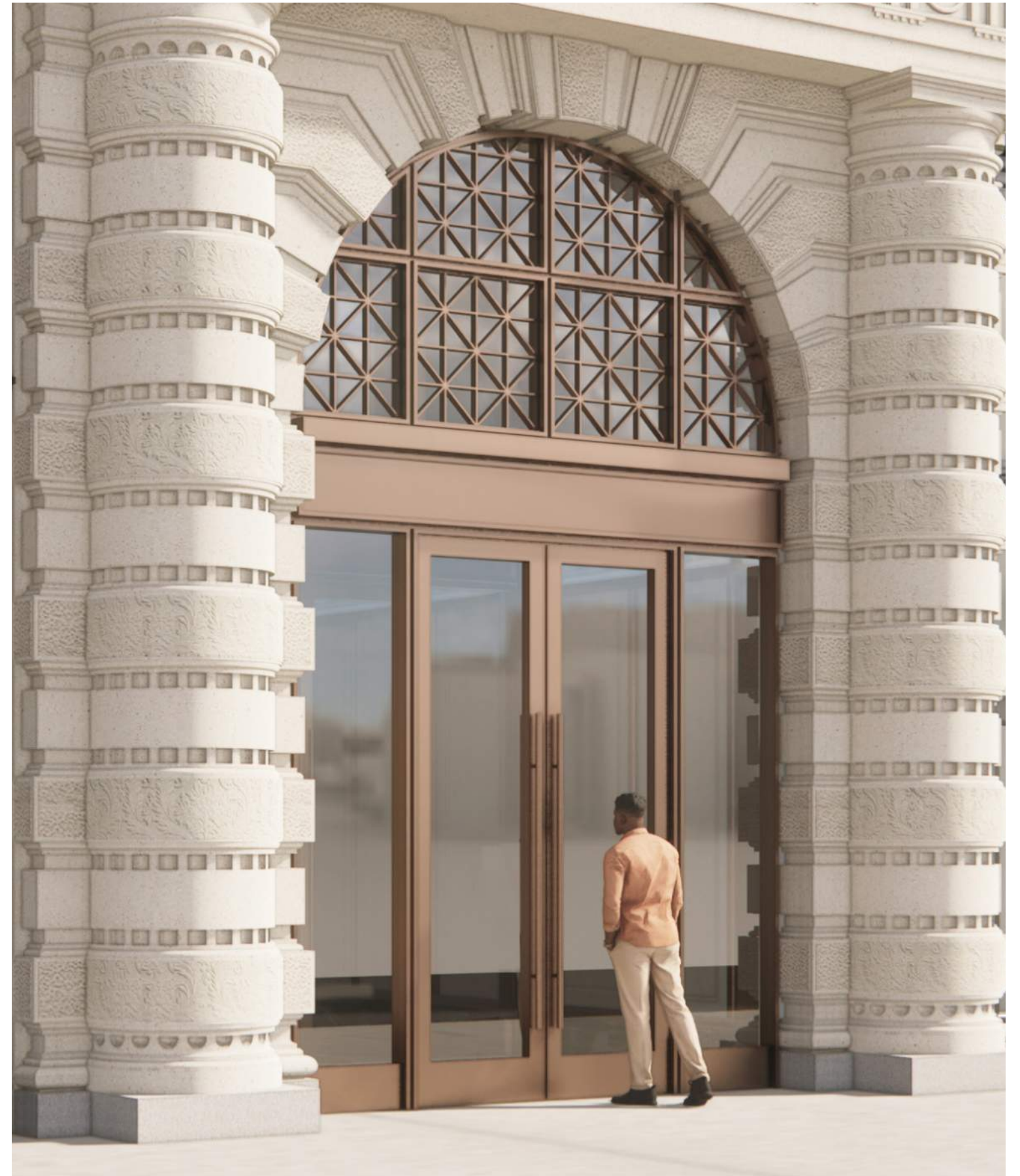
- # 15
- # 16
- # 17
- # 18
- # 19
- # 20
- # 21
- # 22
- # 23
- PROPOSED**

BROADWAY STOREFRONTS



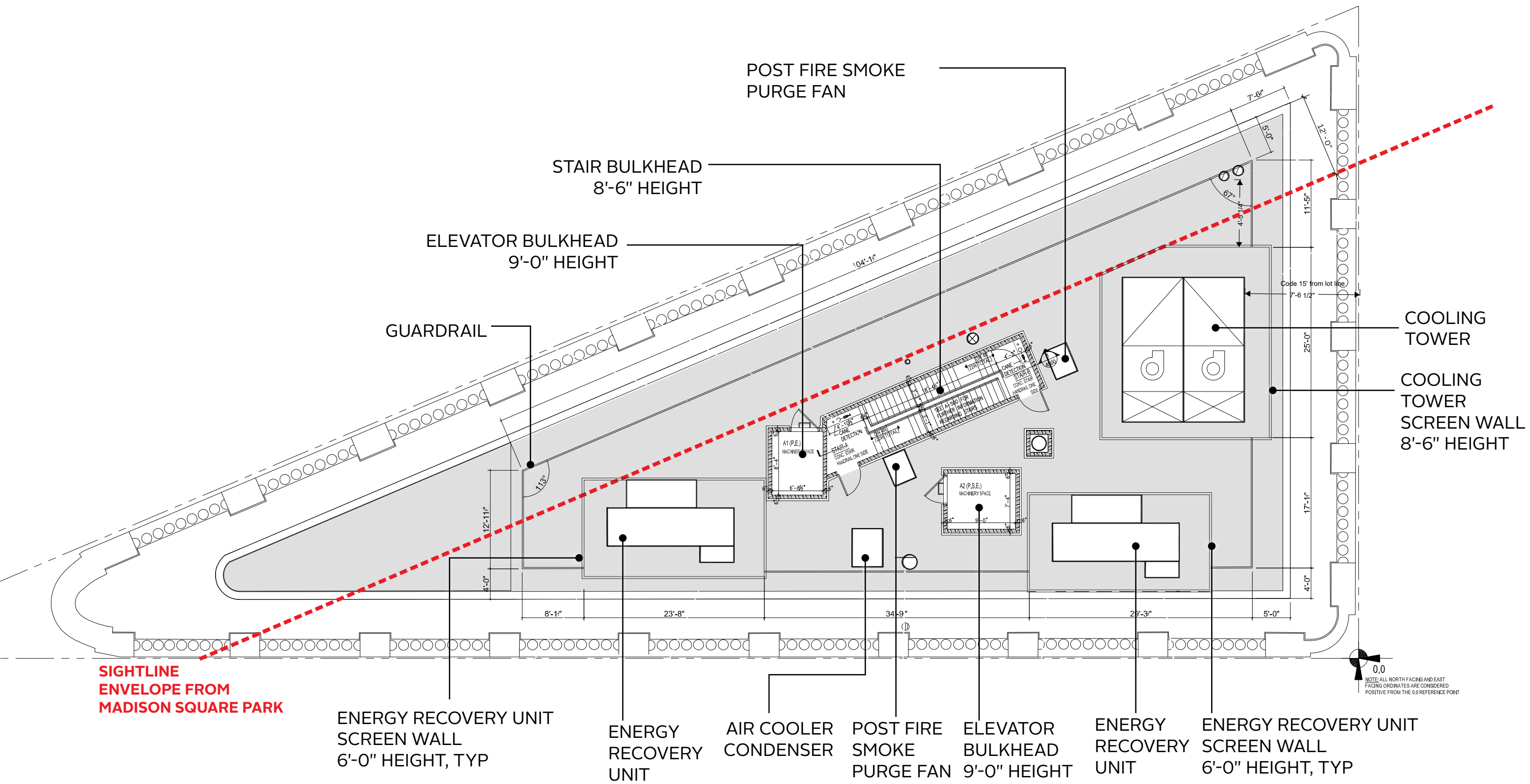
APPROVED BY LPC APRIL 13TH, 2021 WITH REVISED TRANSOM GRILL DETAILS, APPROVED BY STAFF MAY 6TH, 2021

BROADWAY ENTRY

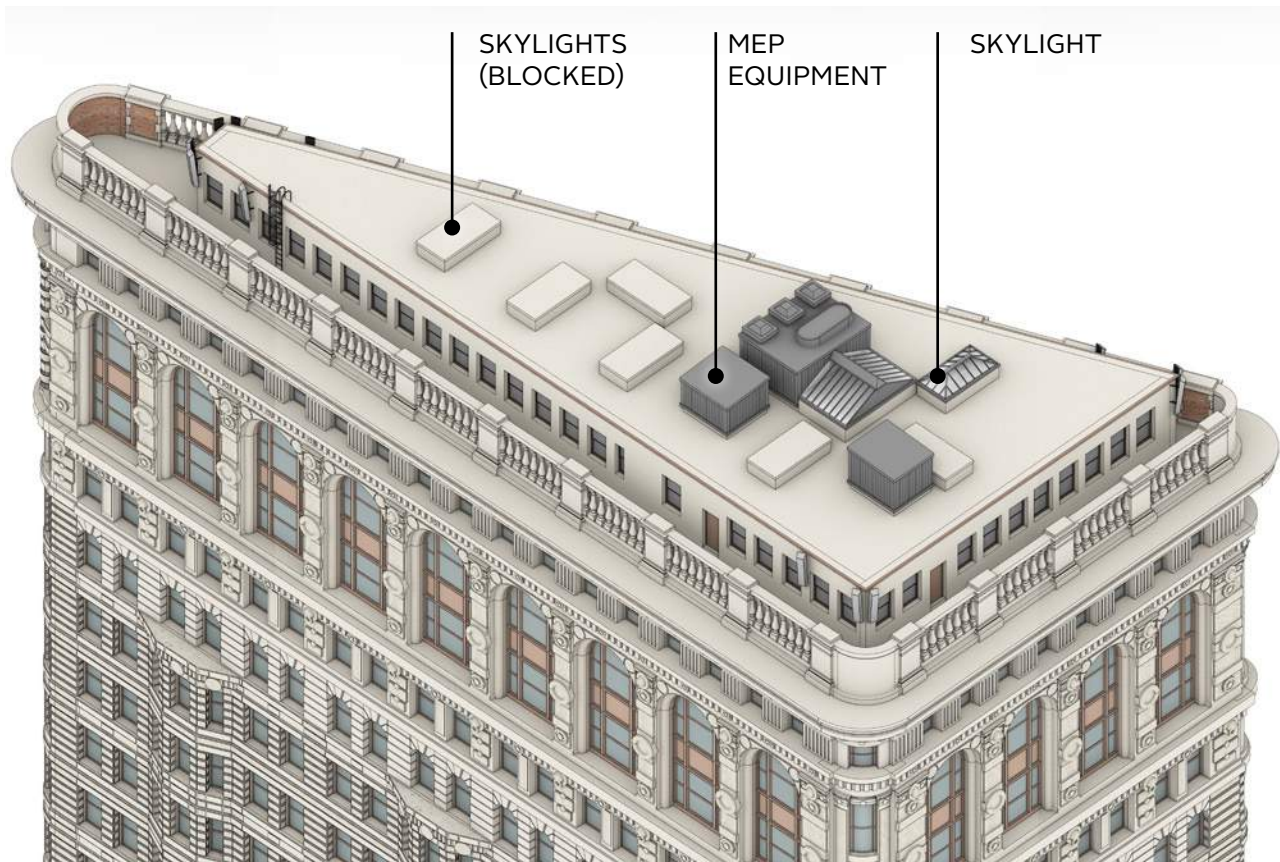


**APPROVED BY LPC APRIL 13TH, 2021 WITH REVISED TRANSOM GRILL DETAILS, APPROVED BY STAFF MAY 6TH, 2021
5TH AVENUE & PROPOSED BROADWAY ENTRY**

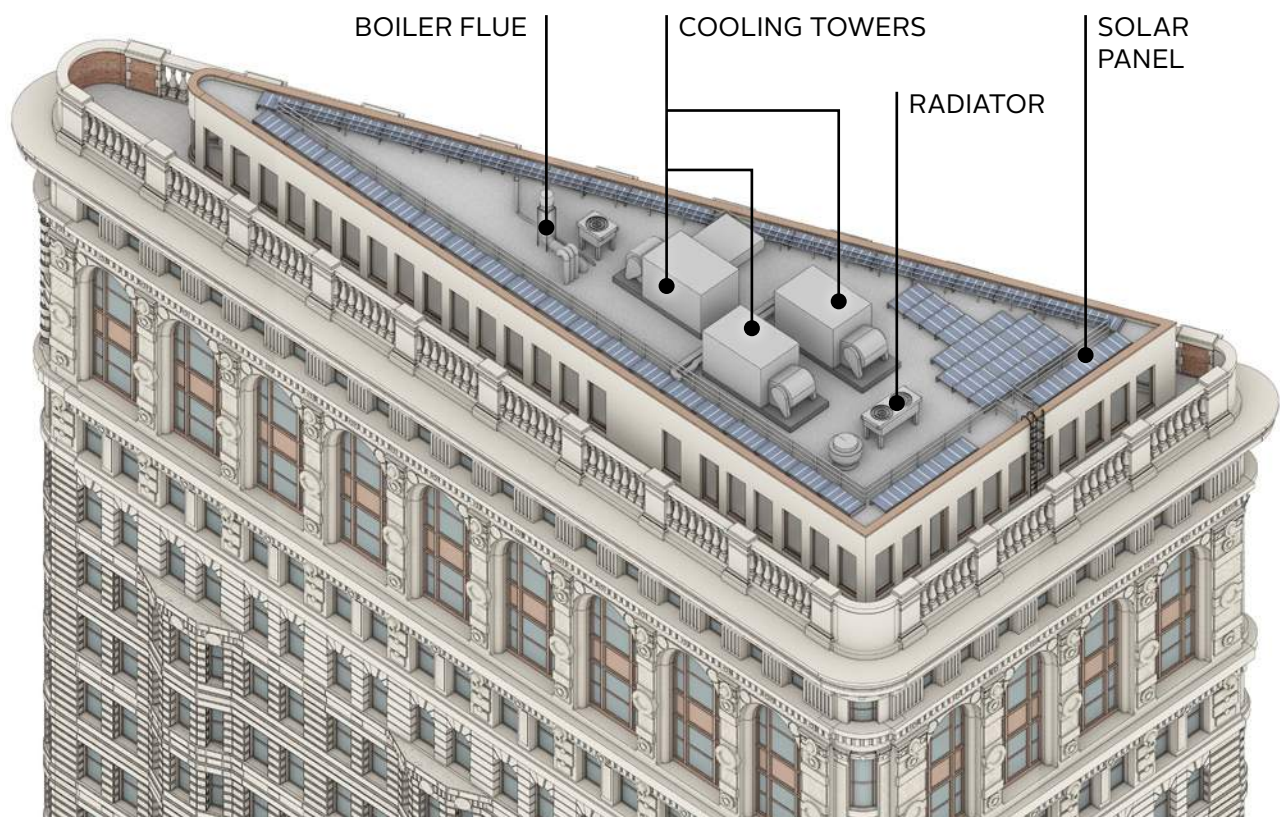
**MODIFIED ROOF PLAN
MECHANICAL EQUIPMENT & STAIR BULKHEADS**



PROPOSED ROOF PLAN

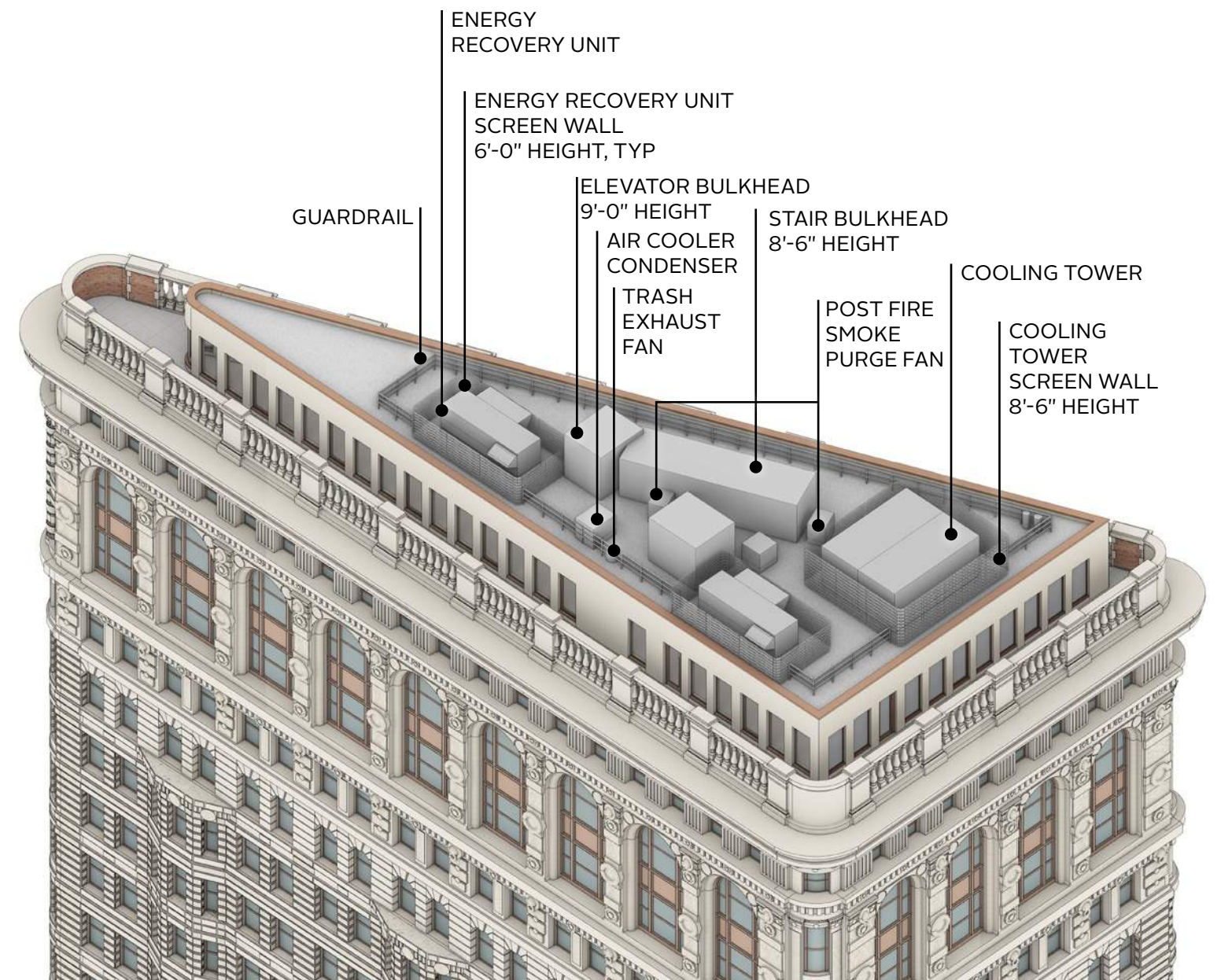


EXISTING CONDITION

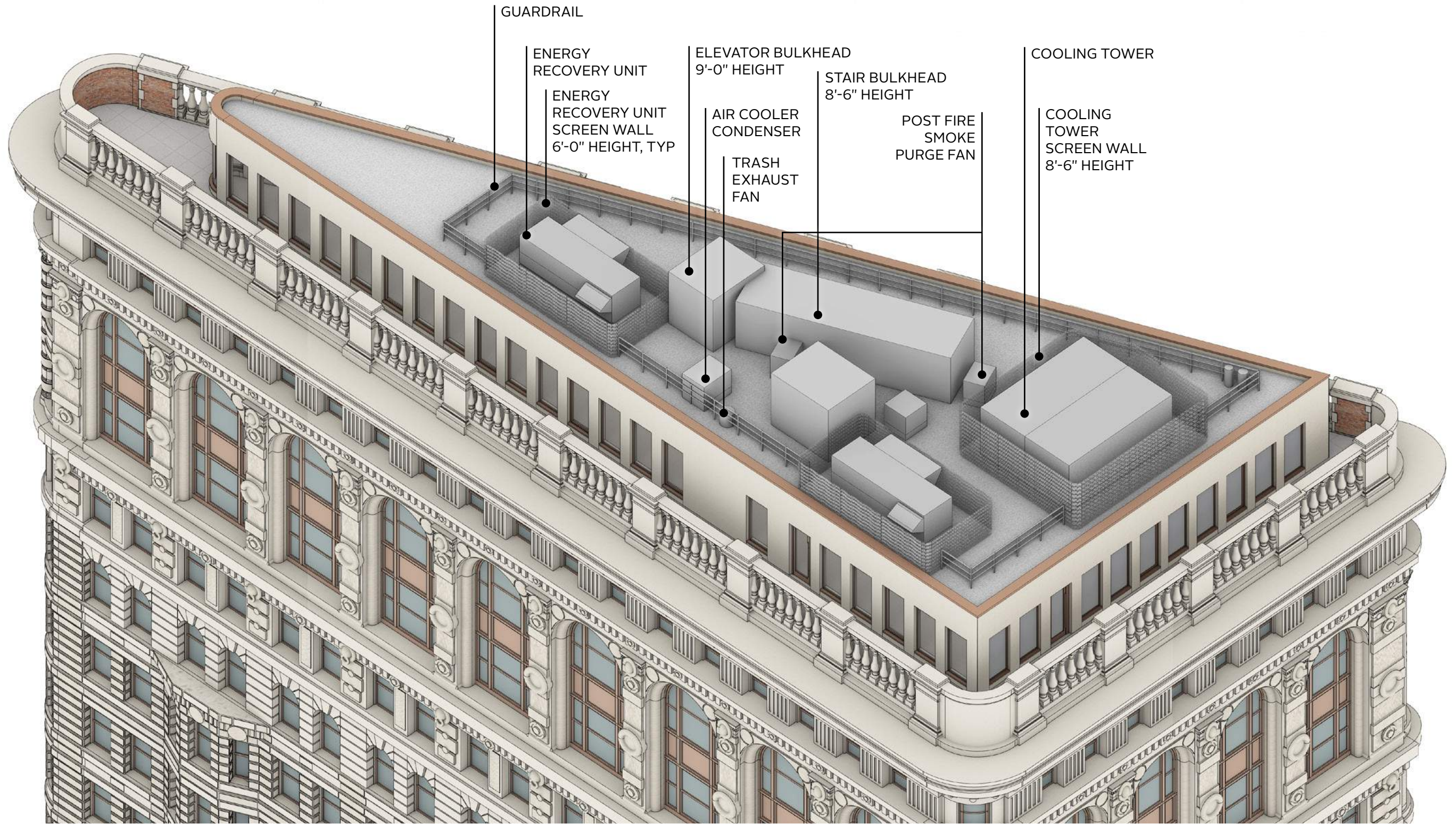


APPROVED BY LPC, APRIL 13TH, 2021

ROOFTOP MECHANICAL EQUIPMENT & STAIR, ELEVATOR BULKHEADS

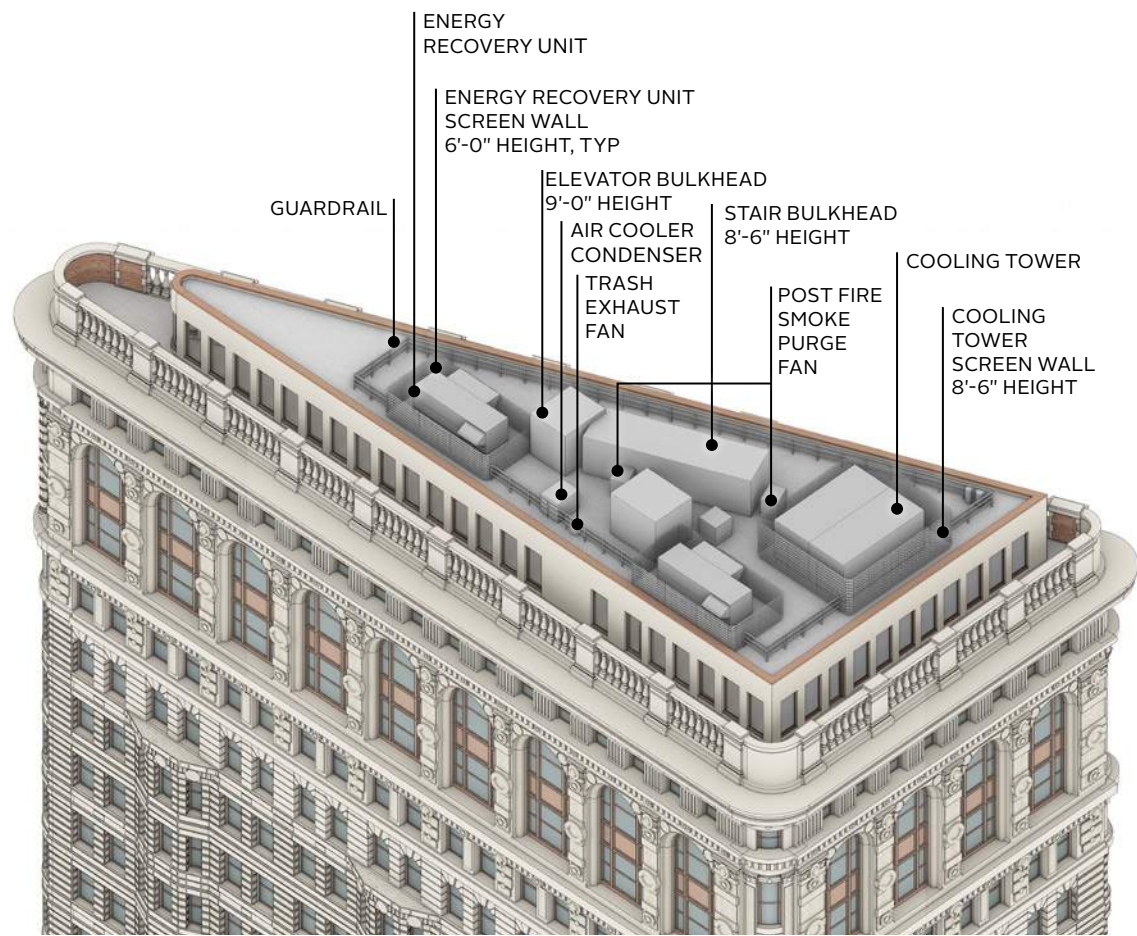


PROPOSED



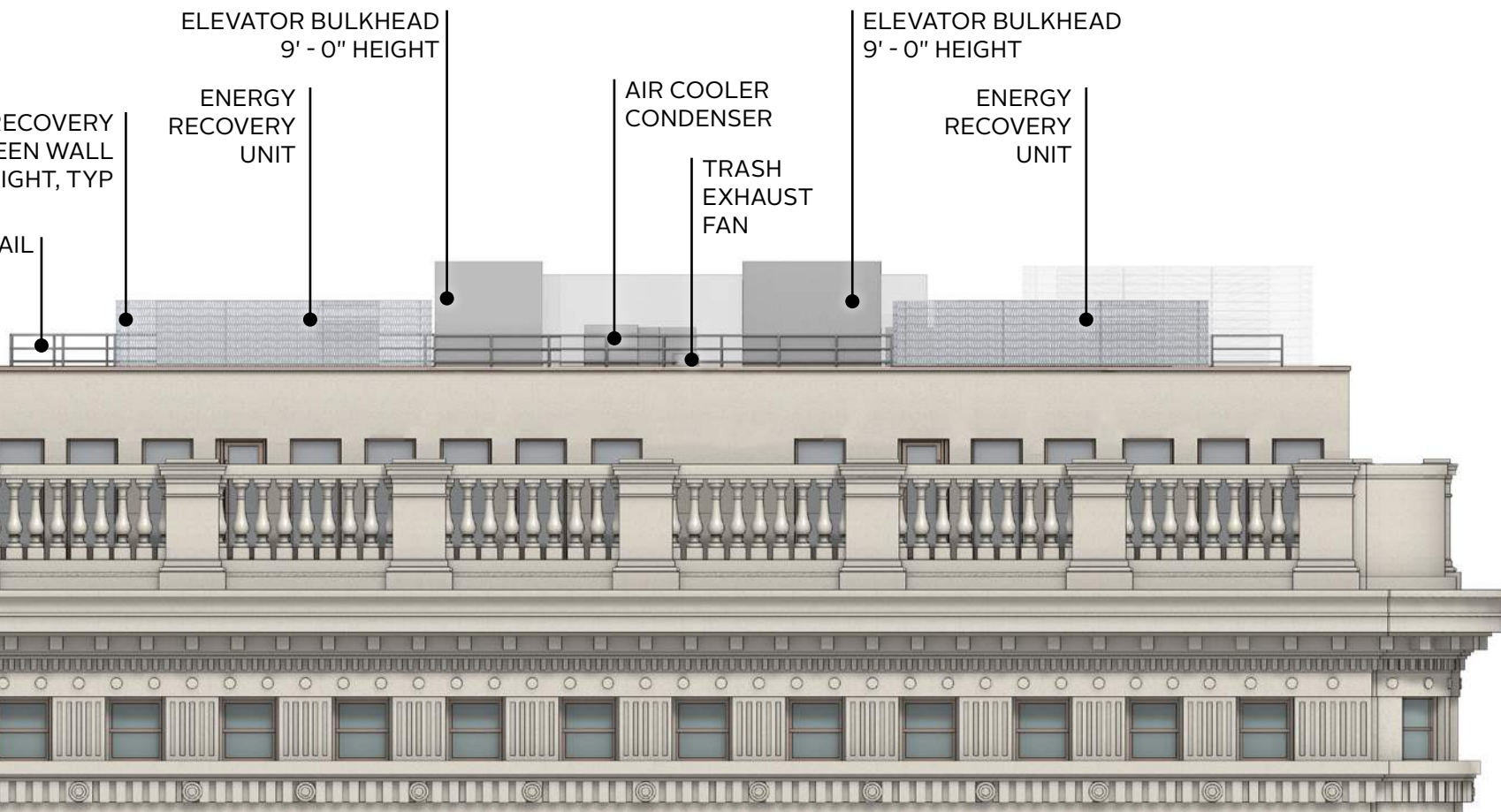
PROPOSED

ROOFTOP MECHANICAL EQUIPMENT & STAIR, ELEVATOR BULKHEADS



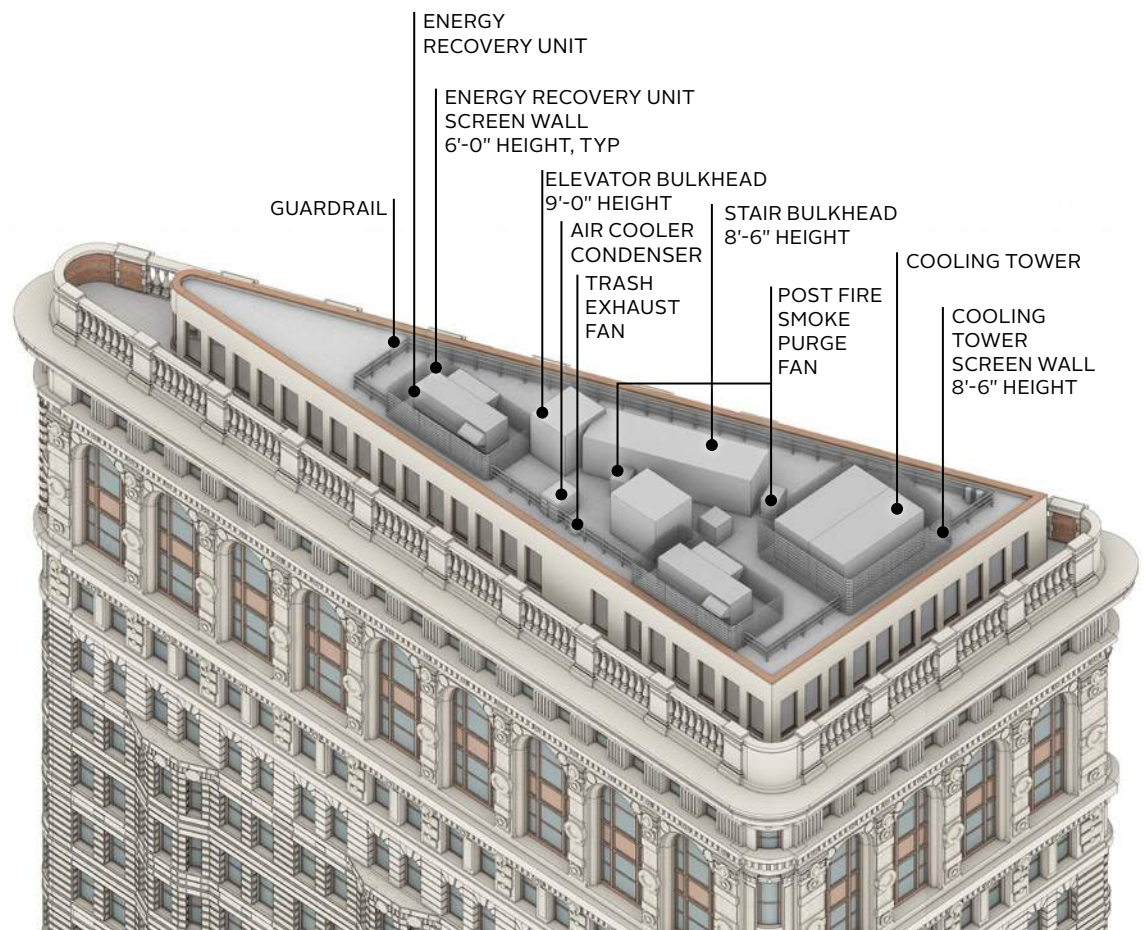
PROPOSED

21ST FLOOR PARAPET HEIGHT INCREASE OF 1'-6", APPROVED BY LPC, APRIL 13TH, 2021

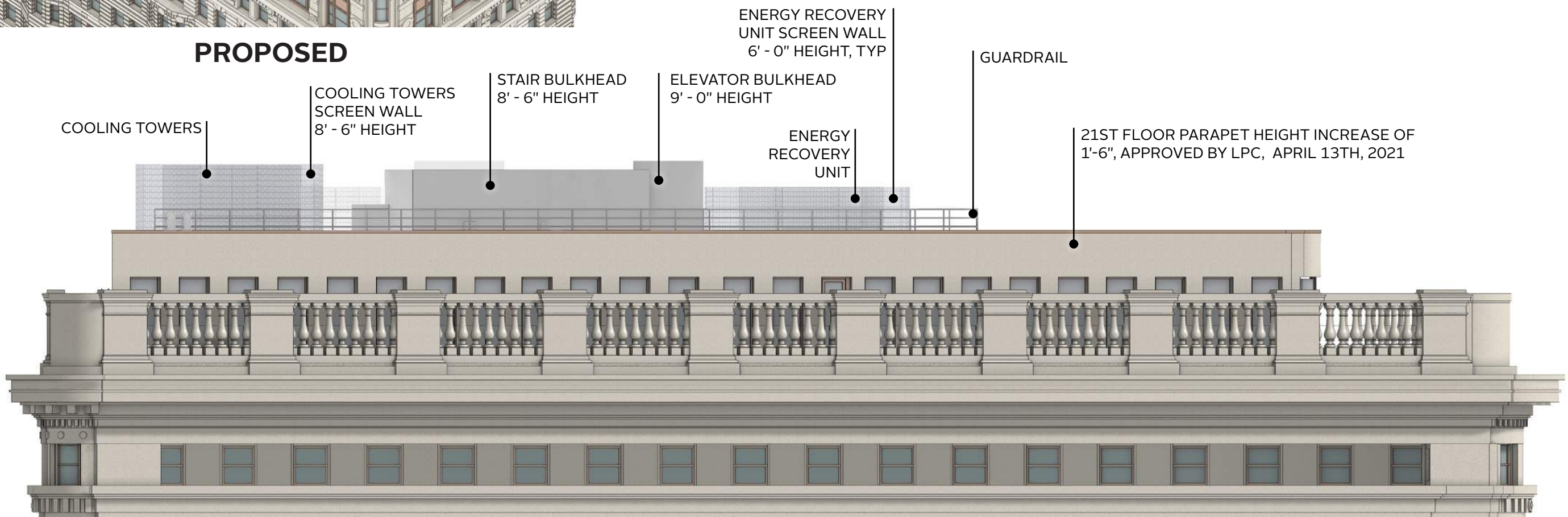


PROPOSED

ROOFTOP ELEVATION ALONG 5TH AVENUE

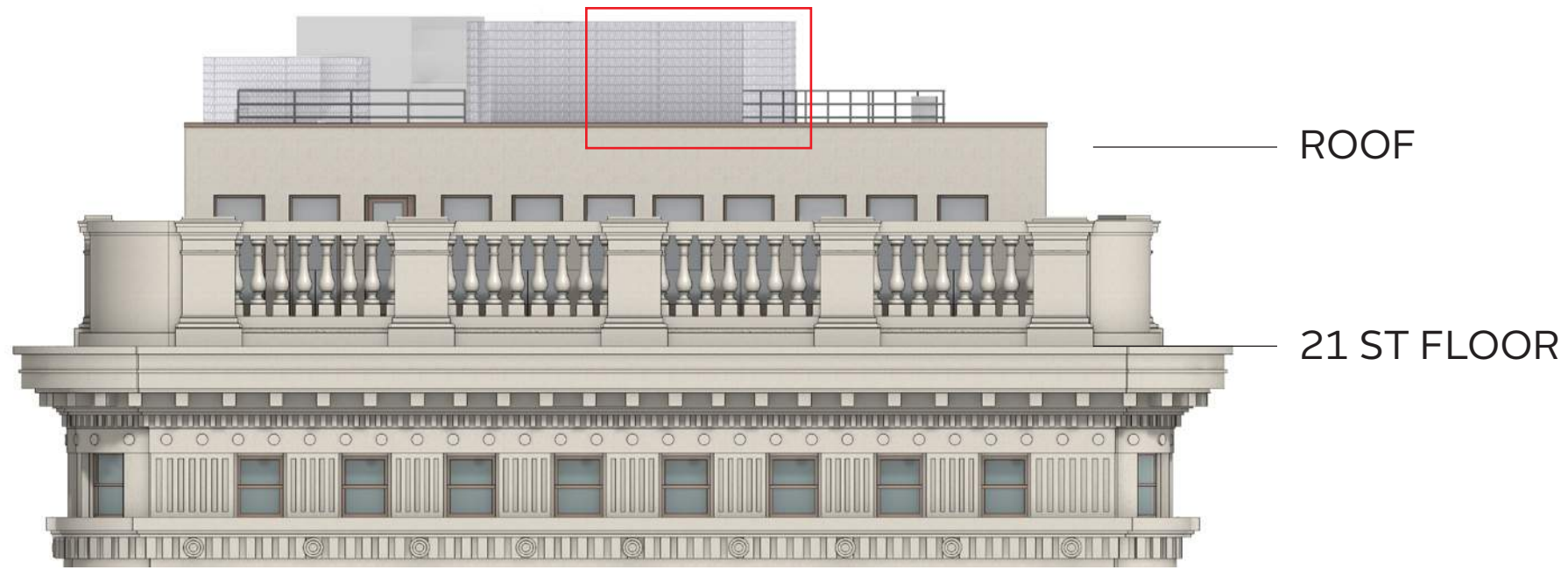


PROPOSED

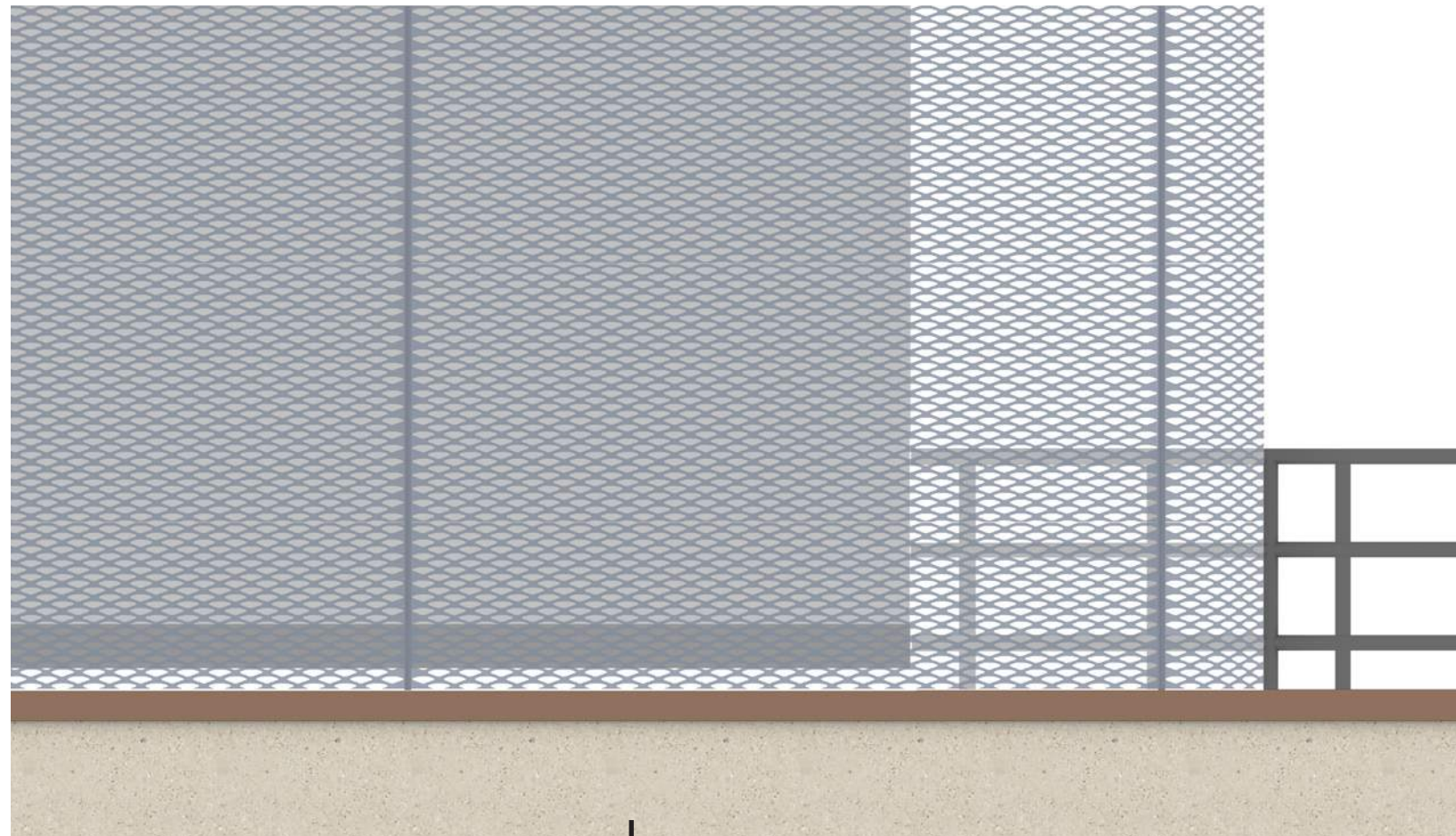


PROPOSED

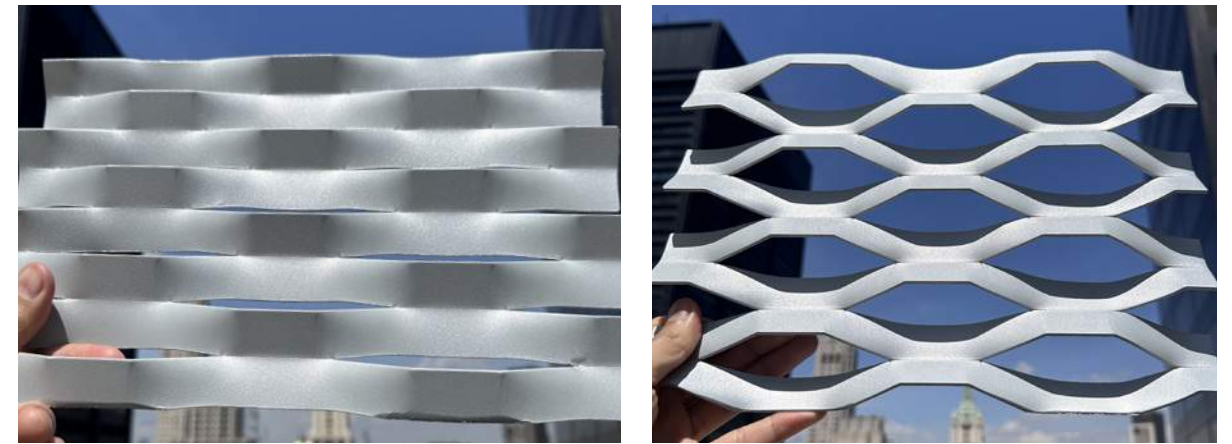
ROOFTOP ELEVATION ALONG BROADWAY



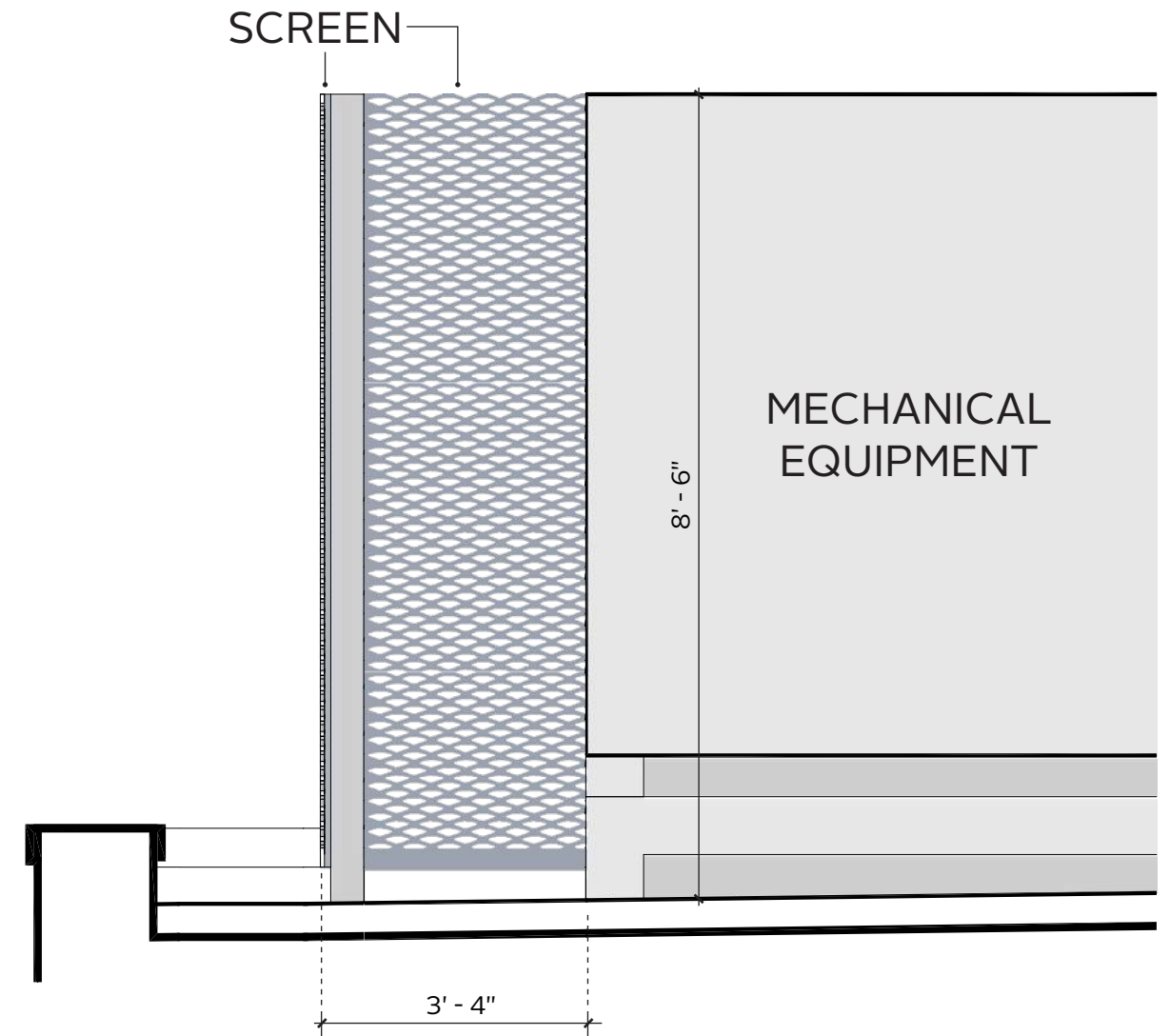
ROOFTOP ELEVATION ALONG 22ND STREET



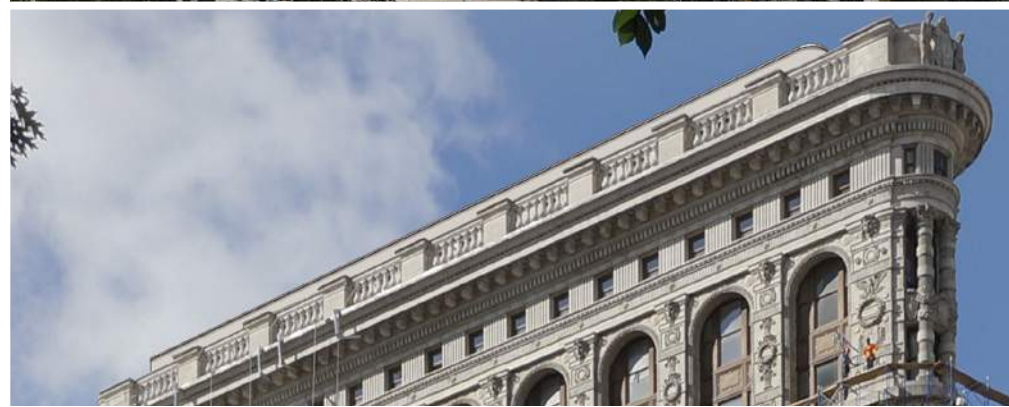
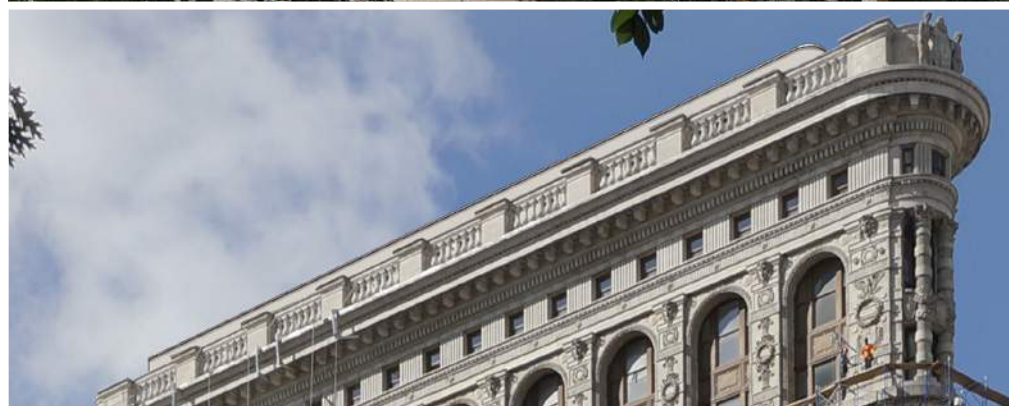
MECHANICAL EQUIPMENT



COLOR SAMPLE



METAL SCREEN ENCLOSURE DETAIL

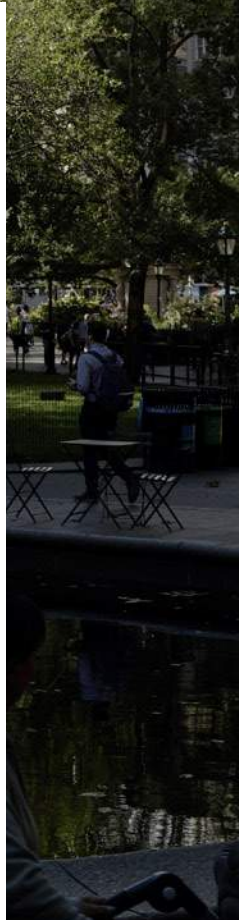


EXISTING CONDITION

APPROVED BY LPC, APRIL 13TH, 2021

PROPOSED

VIEW 1 (MADISON SQUARE PARK, LOOKING SOUTH-WEST)

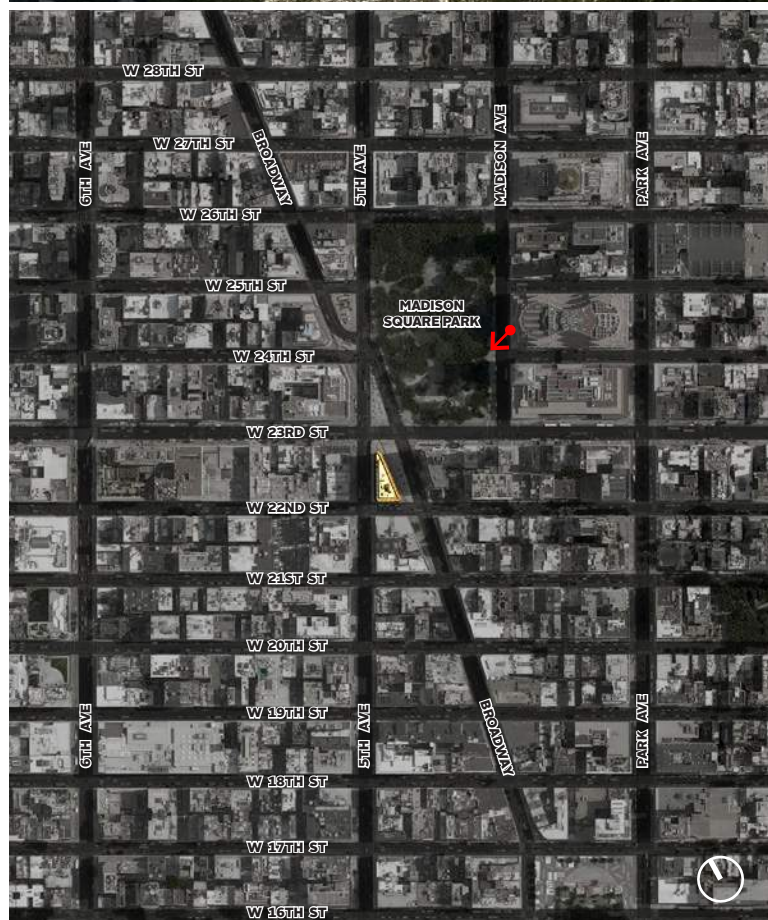


EXISTING CONDITION

APPROVED BY LPC, APRIL 13TH, 2021

PROPOSED

VIEW 2 (MADISON SQUARE PARK, LOOKING SOUTH-WEST)



EXISTING CONDITION



APPROVED BY LPC, APRIL 13TH, 2021

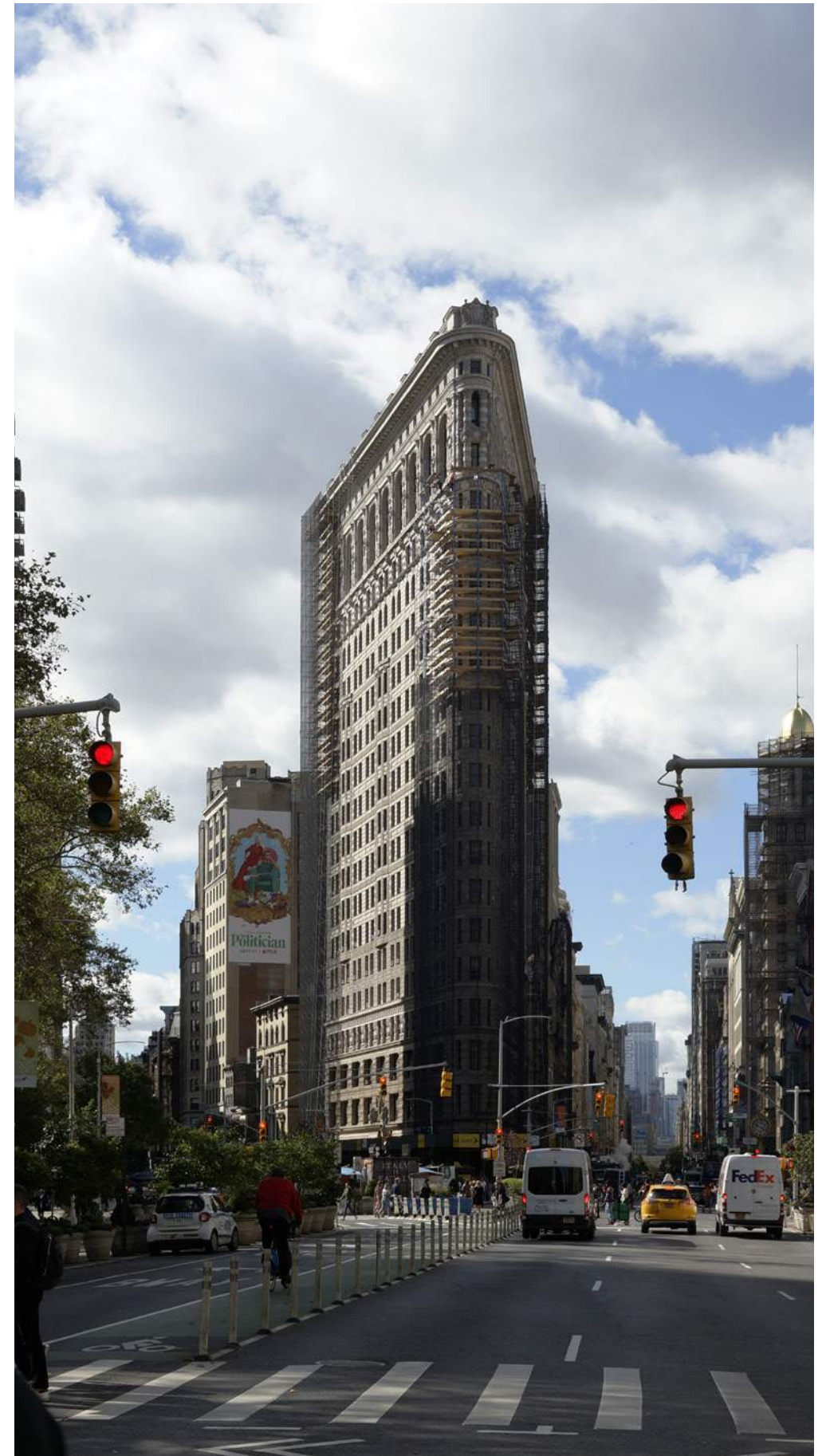
VIEW 3 (MADISON AVE, LOOKING SOUTH-WEST)



PROPOSED



EXISTING CONDITION **APPROVED BY LPC, APRIL 13TH, 2021** **PROPOSED**
VIEW 4 (E 26TH ST & MADISON AVE INTERSECTION, LOOKING SOUTH-WEST)



EXISTING CONDITION

APPROVED BY LPC, APRIL 13TH, 2021

PROPOSED

VIEW 5 (W 25TH ST & 5TH AVE INTERSECTION, LOOKING SOUTH)



EXISTING CONDITION

APPROVED BY LPC, APRIL 13TH, 2021

PROPOSED

VIEW 6 (W 28TH ST & 5TH AVE INTERSECTION, LOOKING SOUTH)



EXISTING CONDITION



PROPOSED

APPROVED BY LPC, APRIL 13TH, 2021

VIEW 7 (W 23RD ST, LOOKING EAST)



EXISTING CONDITION



APPROVED BY LPC, APRIL 13TH, 2021

VIEW 8 (W 23RD ST, LOOKING EAST)



PROPOSED



EXISTING CONDITION

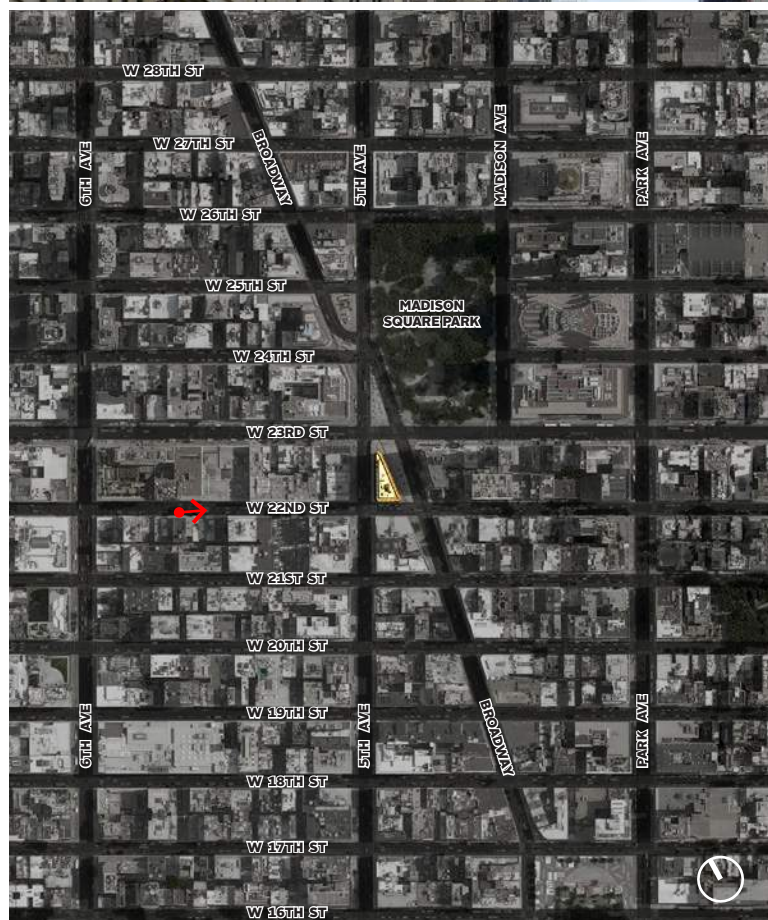


APPROVED BY LPC, APRIL 13TH, 2021

VIEW 9 (W 23RD ST, LOOKING EAST)



PROPOSED



EXISTING CONDITION



PROPOSED

APPROVED BY LPC, APRIL 13TH, 2021

VIEW 10 (W 22ND ST, LOOKING EAST)



EXISTING CONDITION

APPROVED BY LPC, APRIL 13TH, 2021

PROPOSED

VIEW 11 (W 22ND ST, LOOKING EAST)

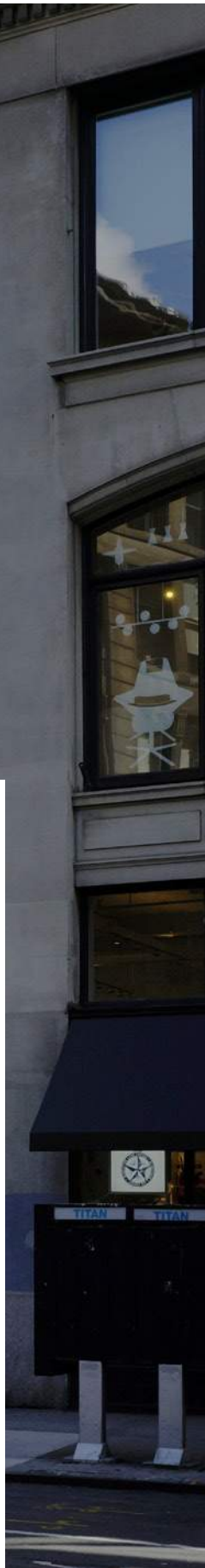
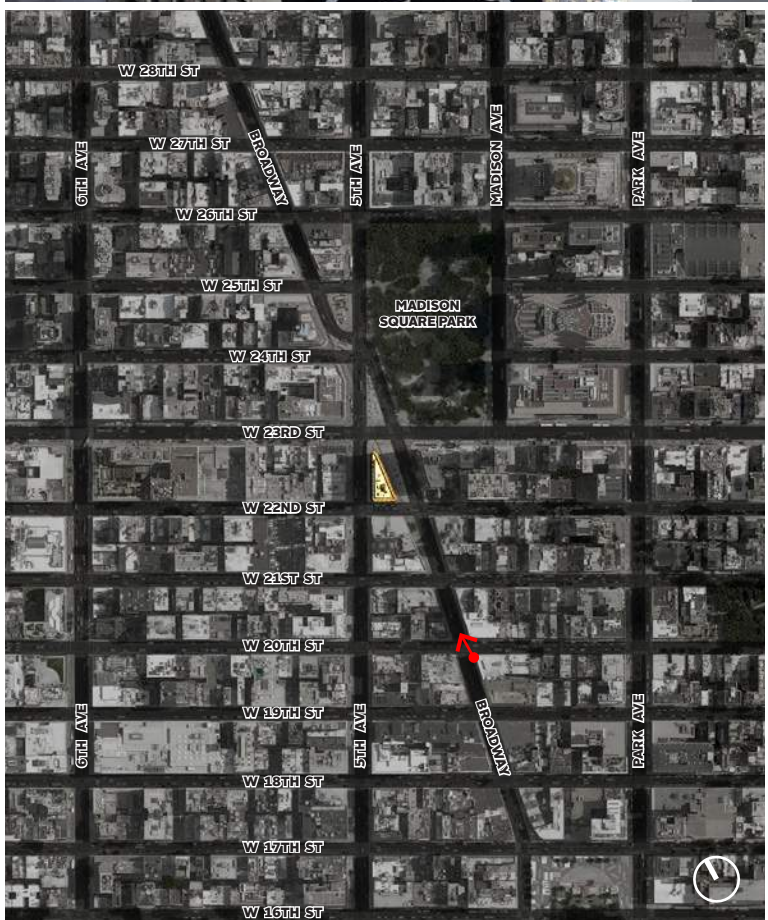


EXISTING CONDITION

APPROVED BY LPC, APRIL 13TH, 2021

PROPOSED

VIEW 12 (W 20TH ST & 5TH AVE INTERSECTION, LOOKING NORTH)

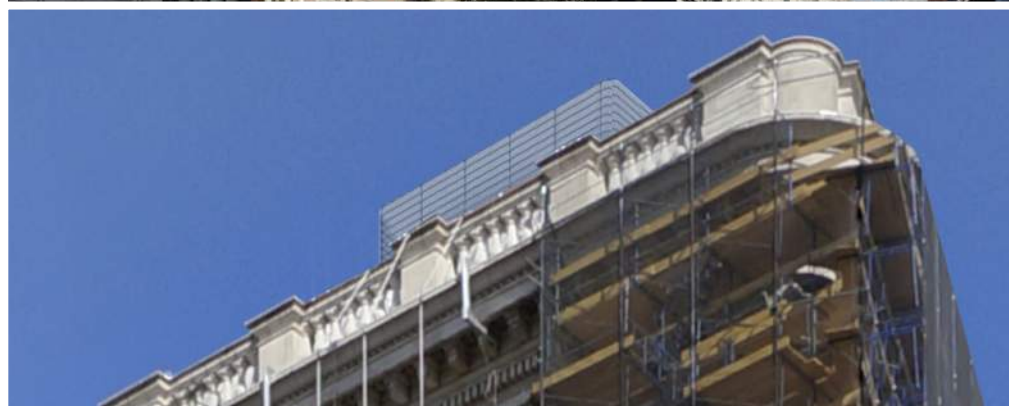
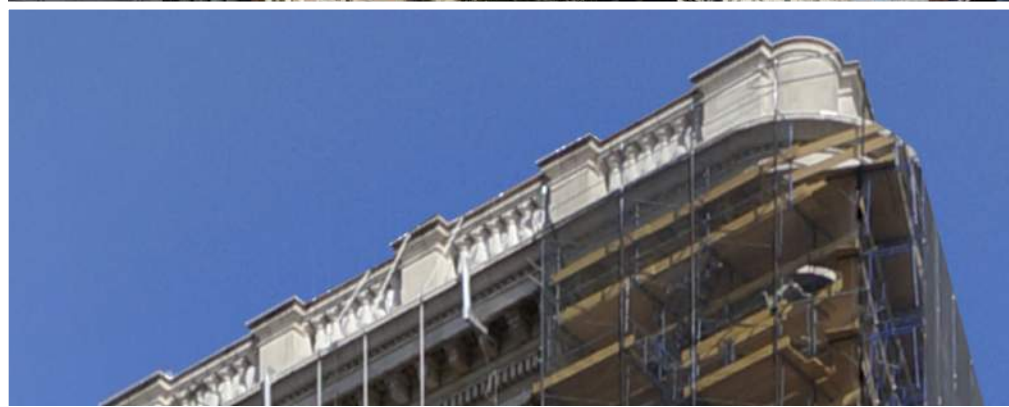


EXISTING CONDITION

APPROVED BY LPC, APRIL 13TH, 2021

PROPOSED

VIEW 13 (E 20TH ST & BROADWAY INTERSECTION, LOOKING NORTH)



EXISTING CONDITION

APPROVED BY LPC, APRIL 13TH, 2021

PROPOSED

VIEW 14 (E 21ST ST & BROADWAY INTERSECTION, LOOKING NORTH)

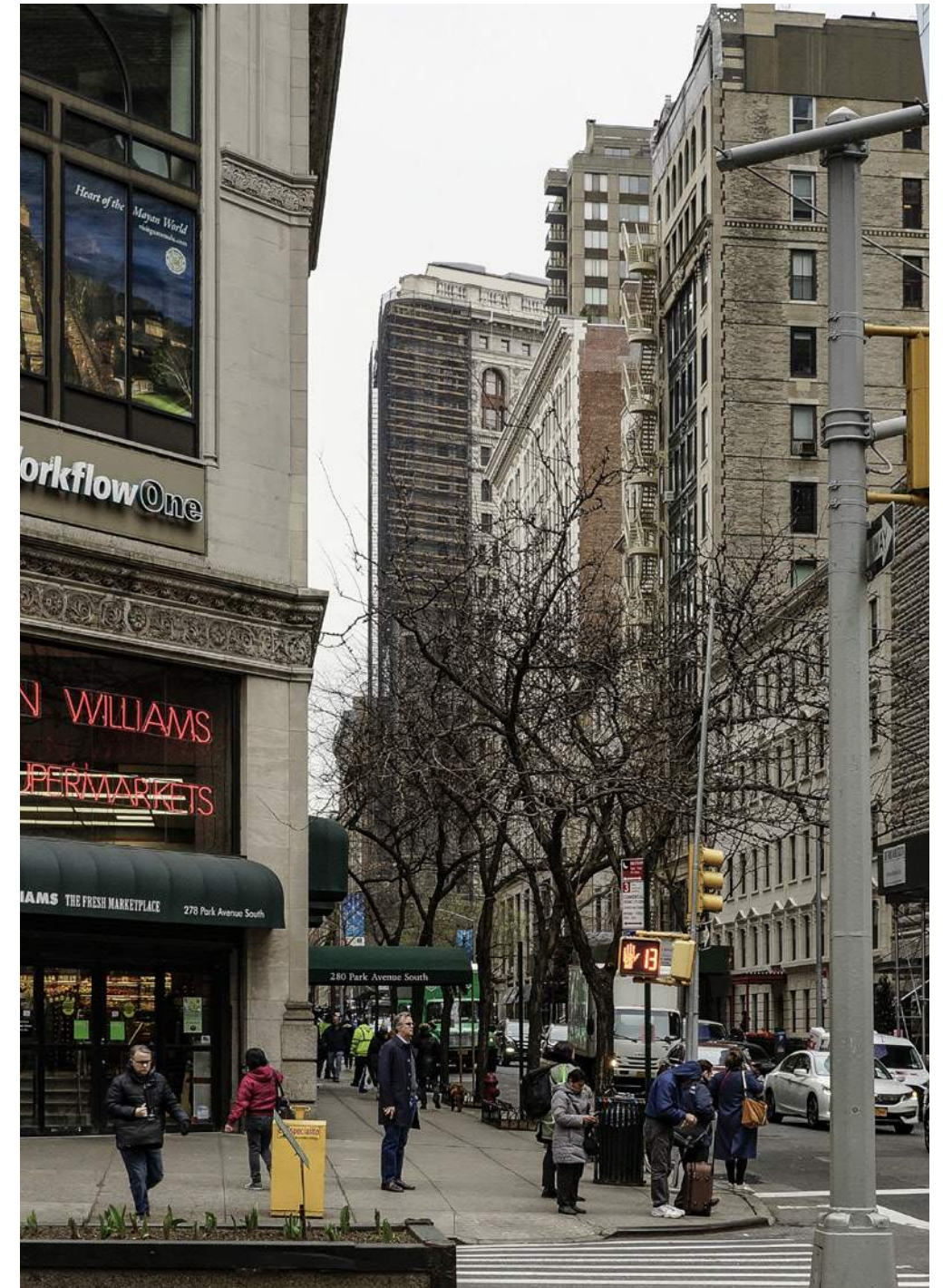


EXISTING CONDITION



APPROVED BY LPC, APRIL 13TH, 2021

VIEW 15 (E 22ND ST, LOOKING WEST)



PROPOSED



EXISTING CONDITION

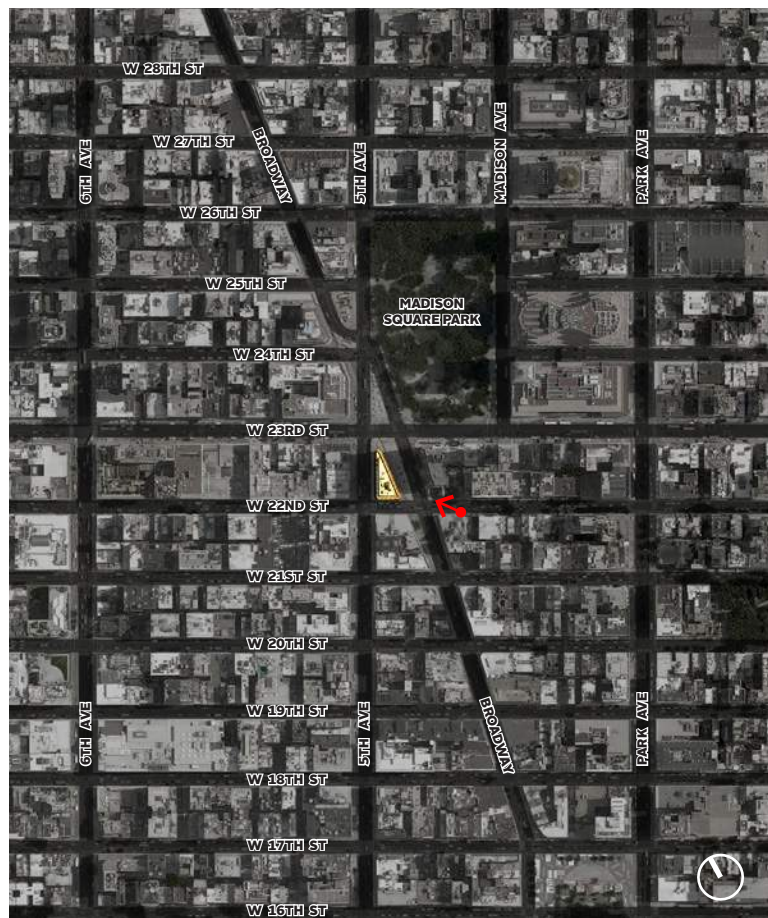


APPROVED BY LPC, APRIL 13TH, 2021

VIEW 16 (E 22ND ST, LOOKING WEST)



PROPOSED



EXISTING CONDITION

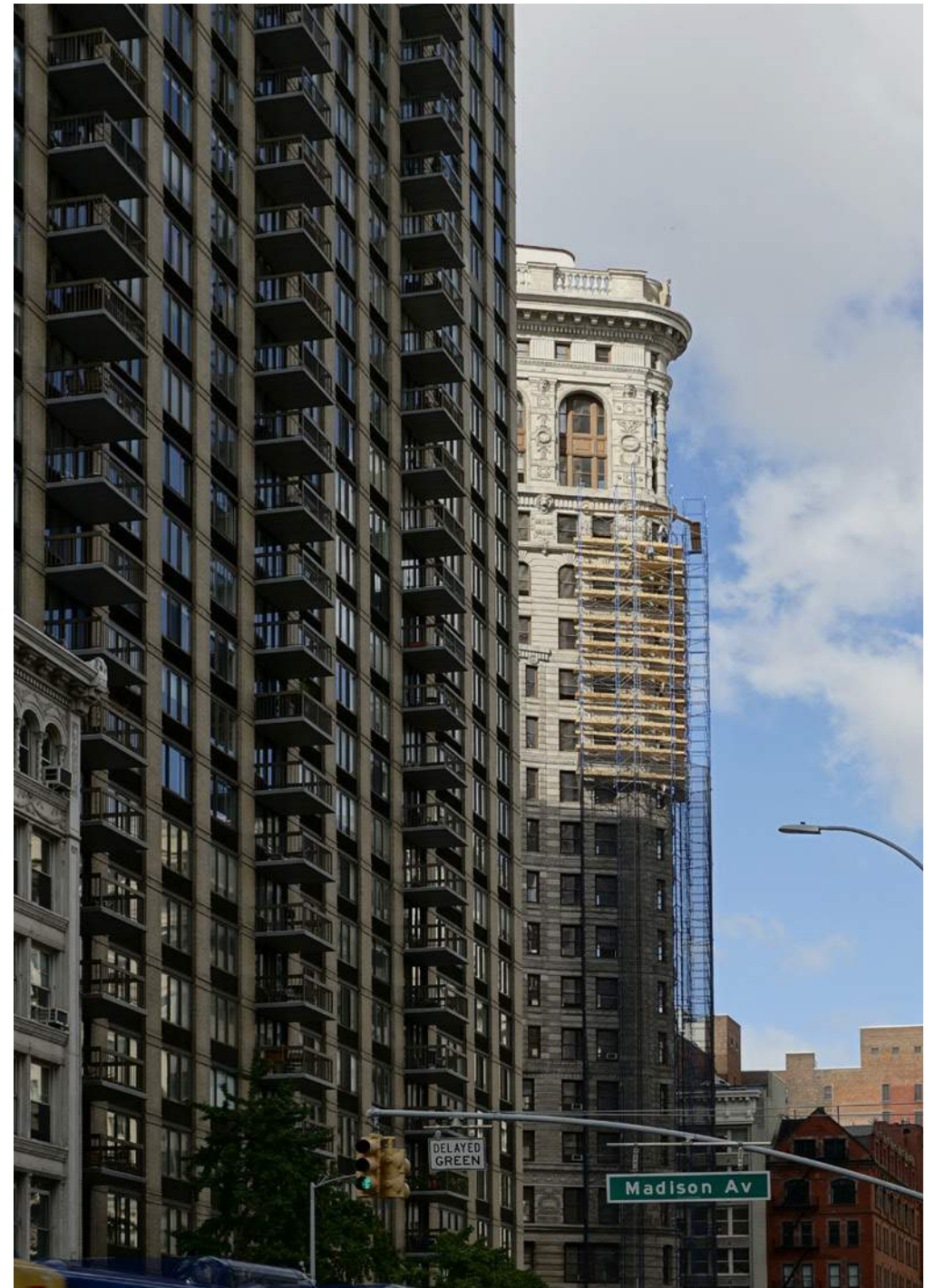


APPROVED BY LPC, APRIL 13TH, 2021

VIEW 17 (E 22ND ST, LOOKING WEST)



PROPOSED



EXISTING CONDITION

APPROVED BY LPC, APRIL 13TH, 2021

PROPOSED

VIEW 18 (E 23RD ST & MADISON AVE INTERSECTION, LOOKING WEST)

2024 ROOFTOP MOCKUP



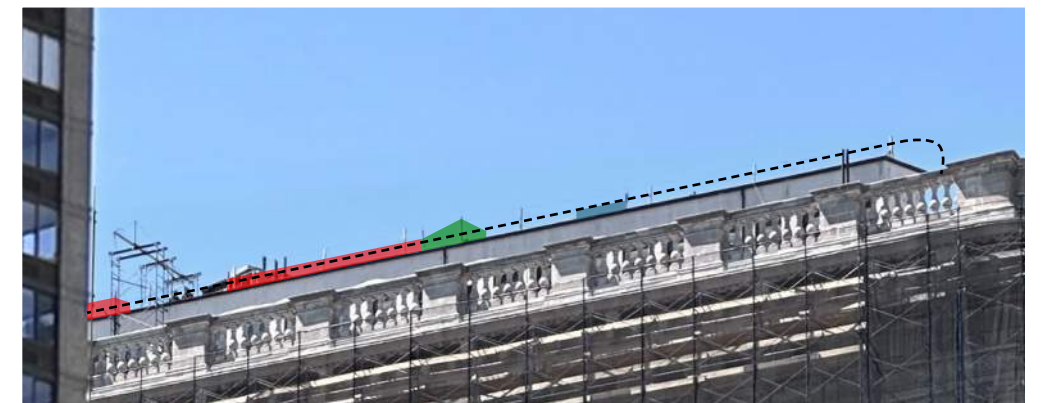
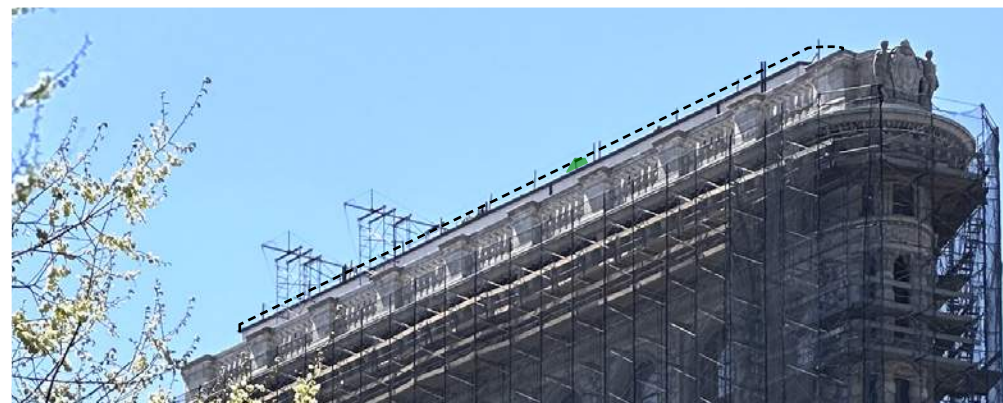
VIEW 1



VIEW 2



VIEW 3



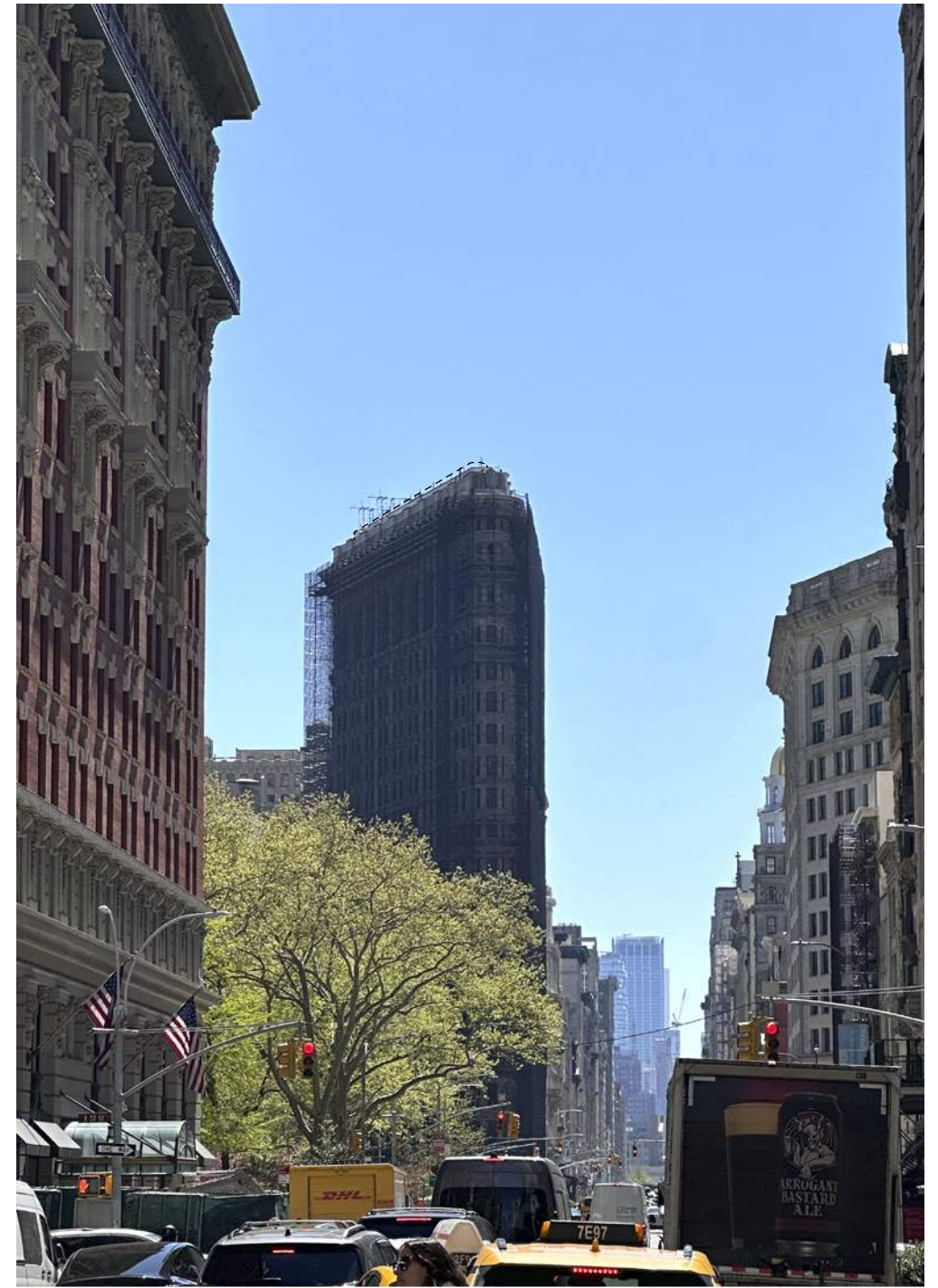
2024 ROOFTOP MOCKUP



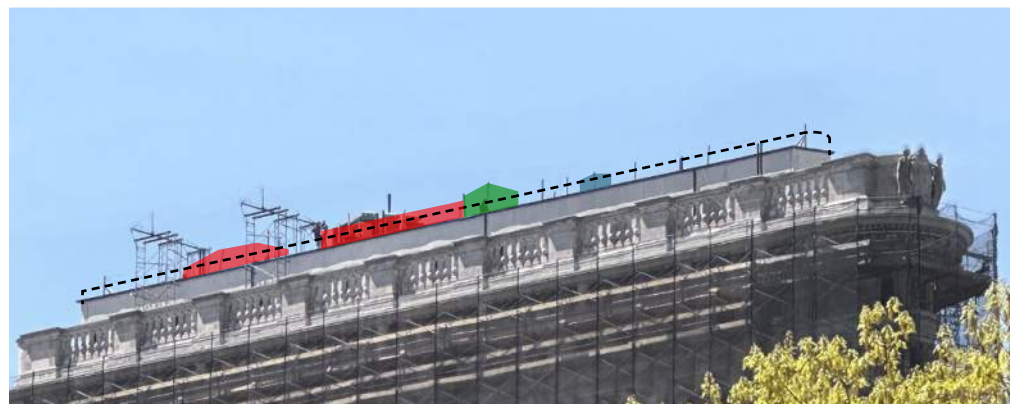
VIEW 4



VIEW 5
2024 ROOFTOP MOCKUP

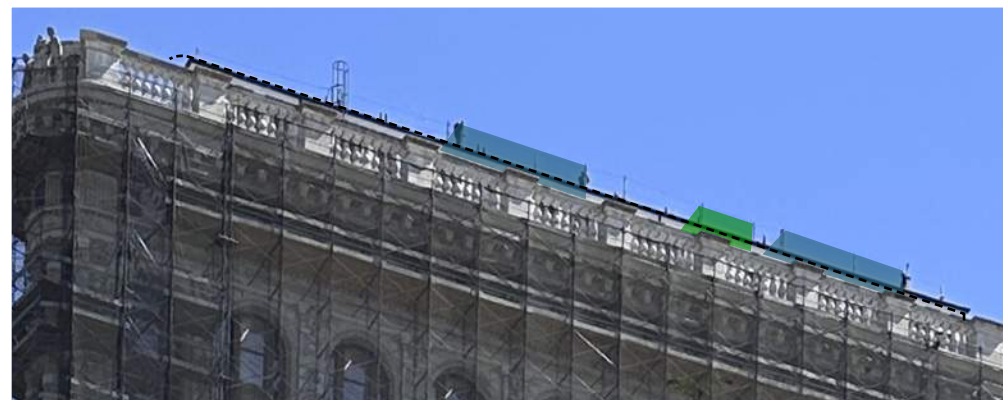


VIEW 6

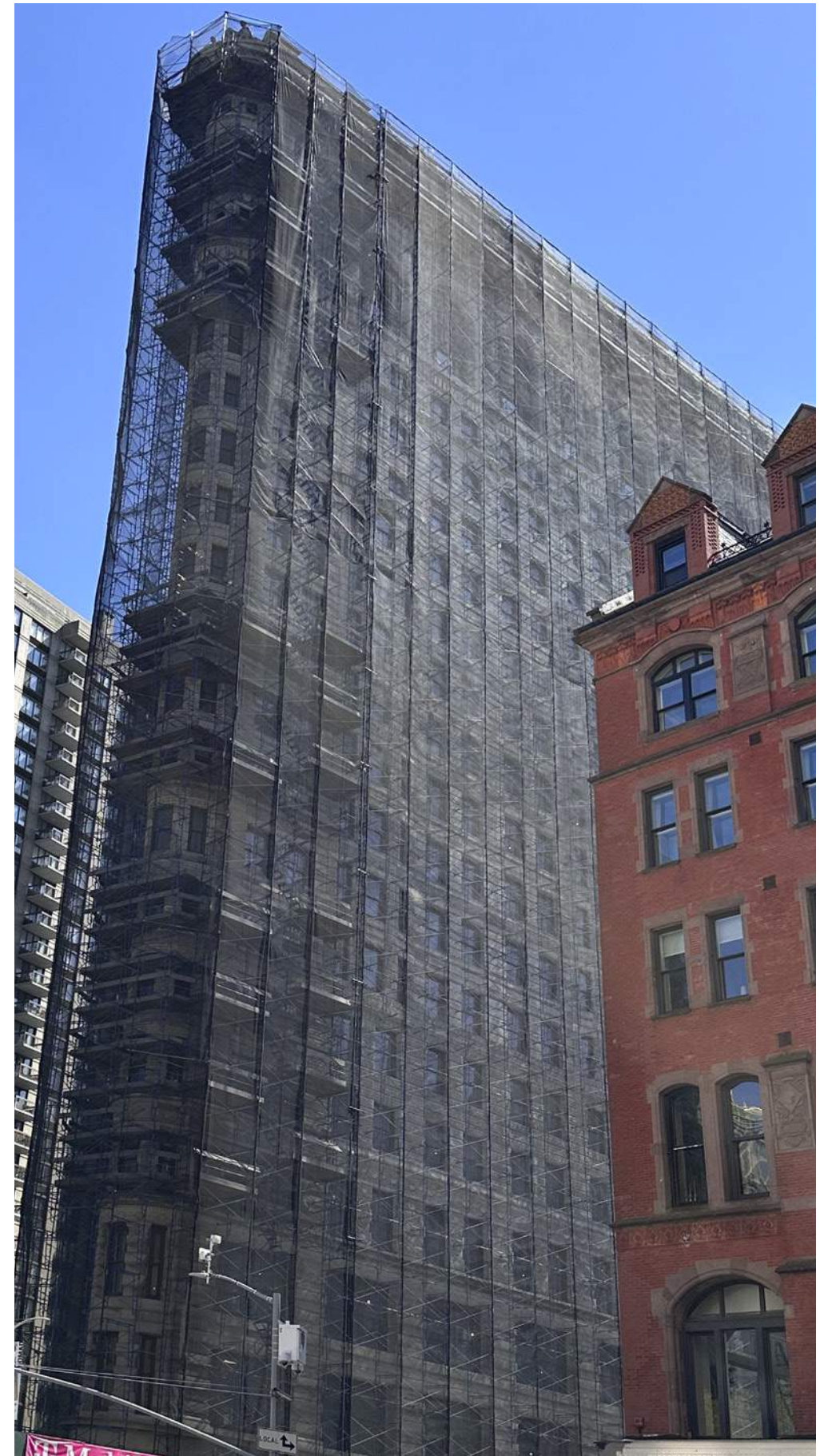




VIEW 7



VIEW 8

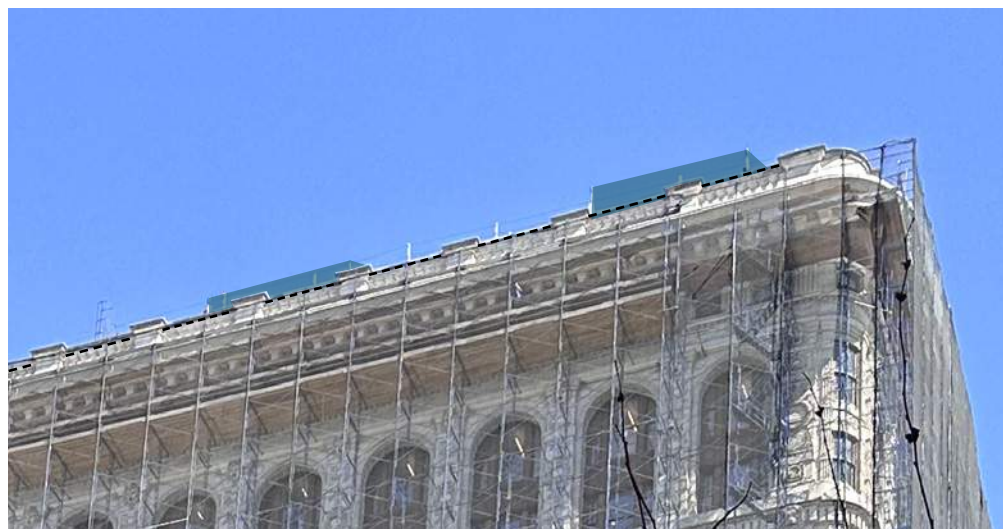


VIEW 9

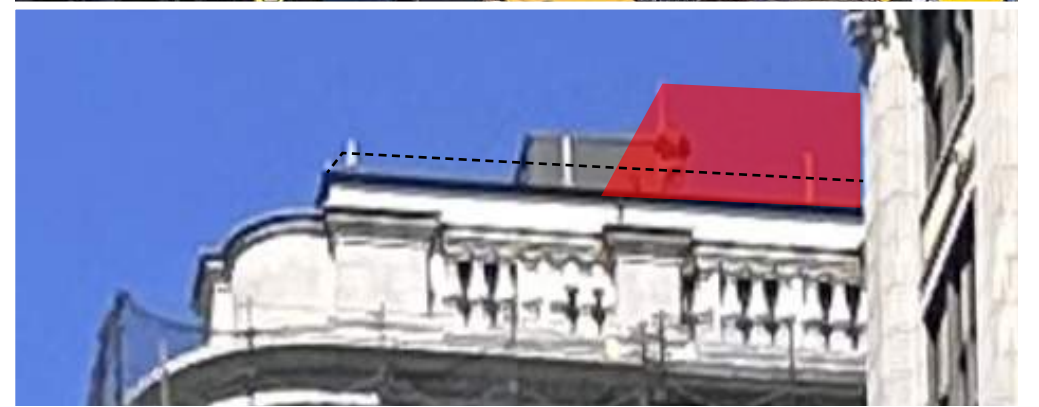
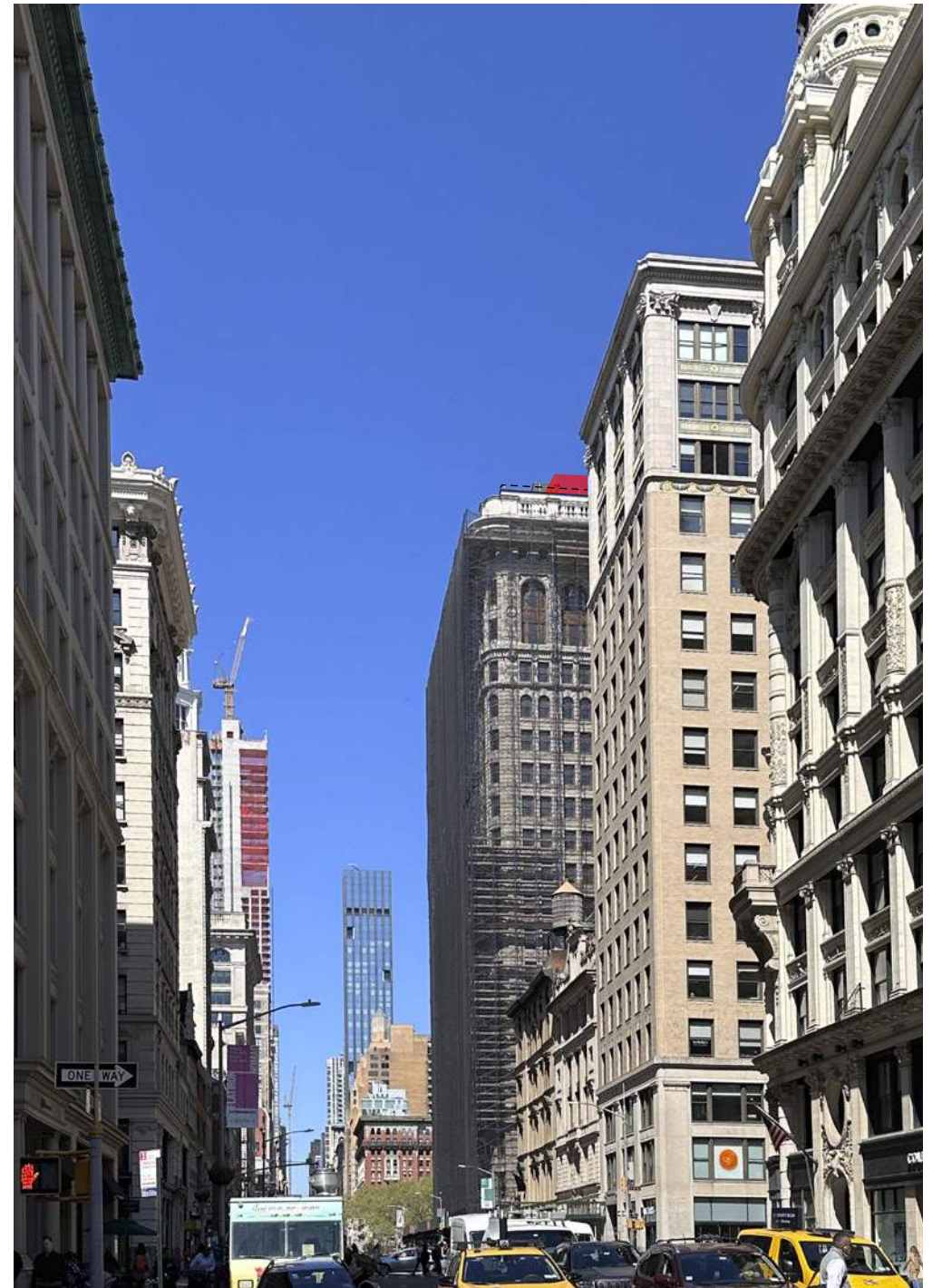
2024 ROOFTOP MOCKUP



VIEW 10



VIEW 11
2024 ROOFTOP MOCKUP



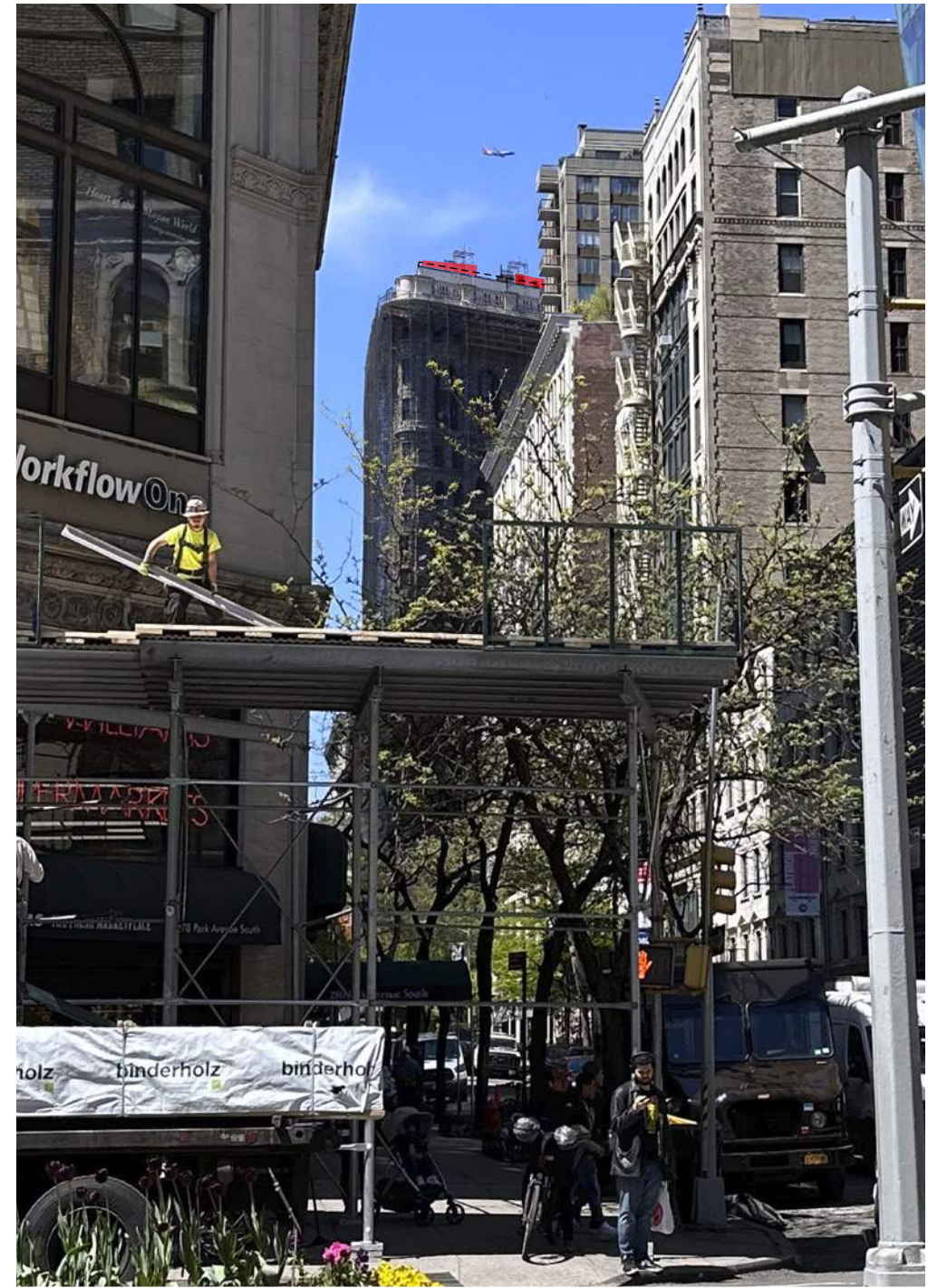
VIEW 12



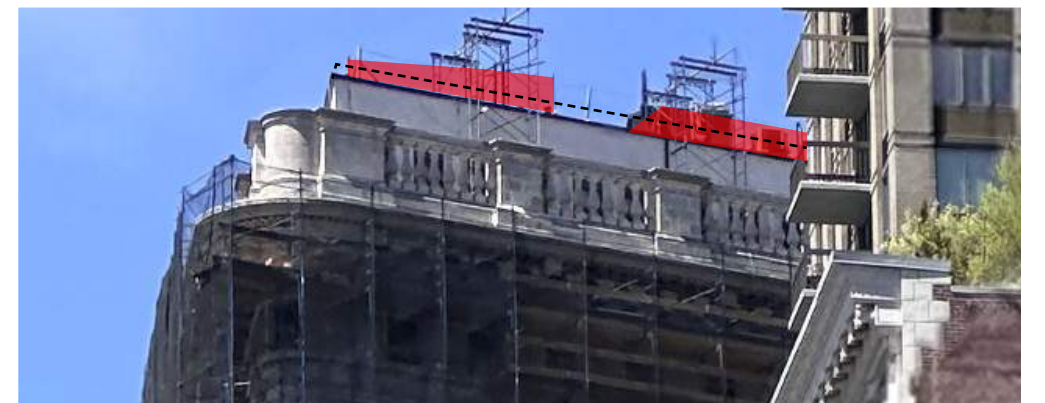
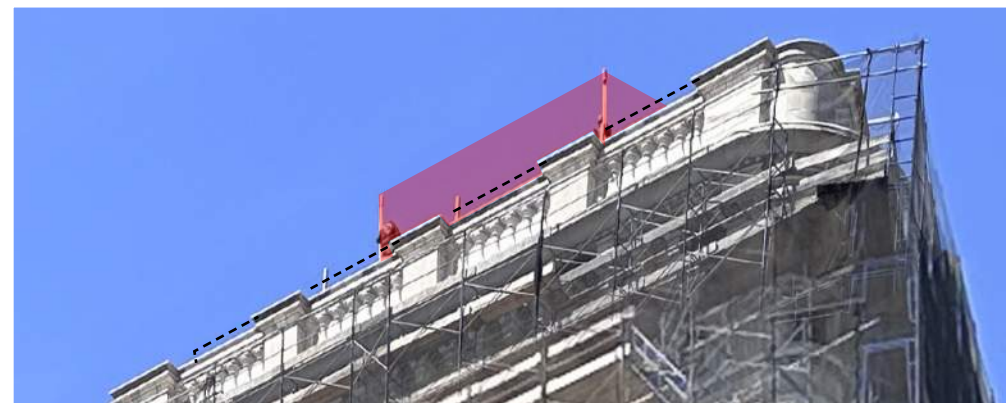
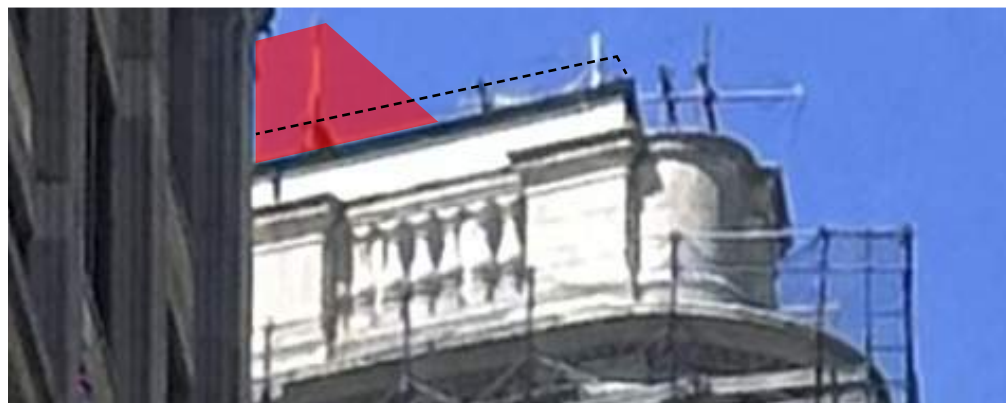
VIEW 13



VIEW 14
2024 ROOFTOP MOCKUP



VIEW 15

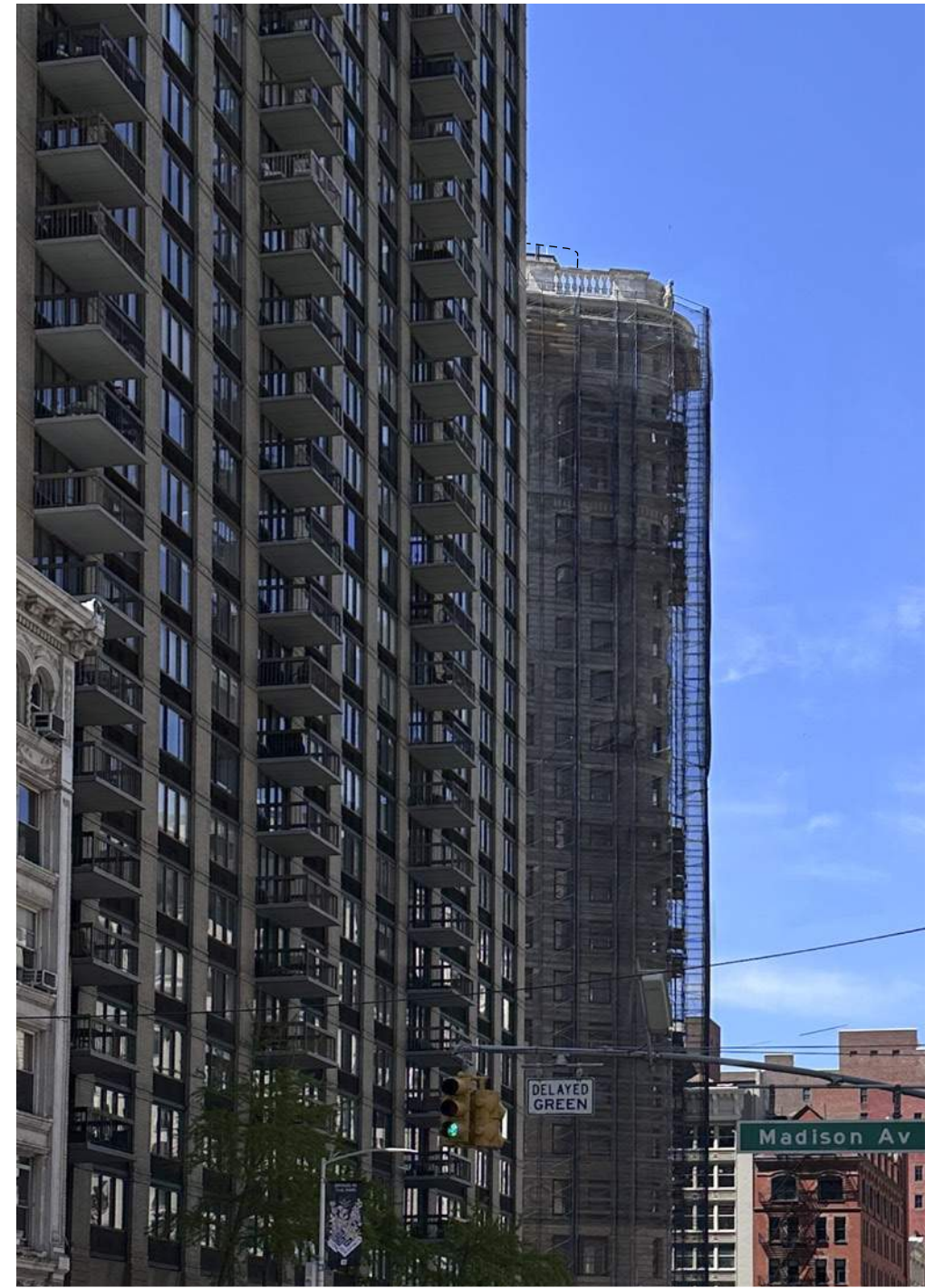




VIEW 16



VIEW 17



VIEW 18

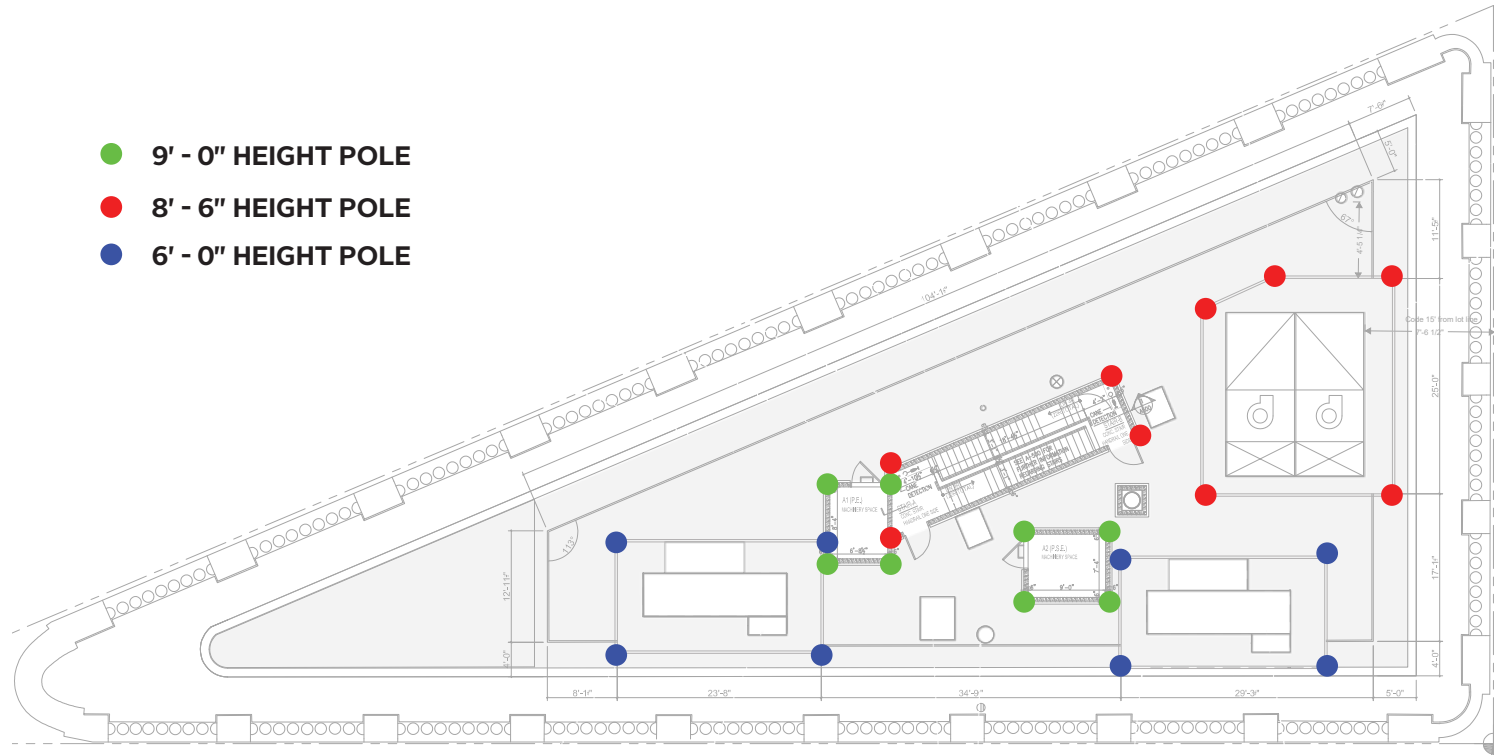


2024 ROOFTOP MOCKUP

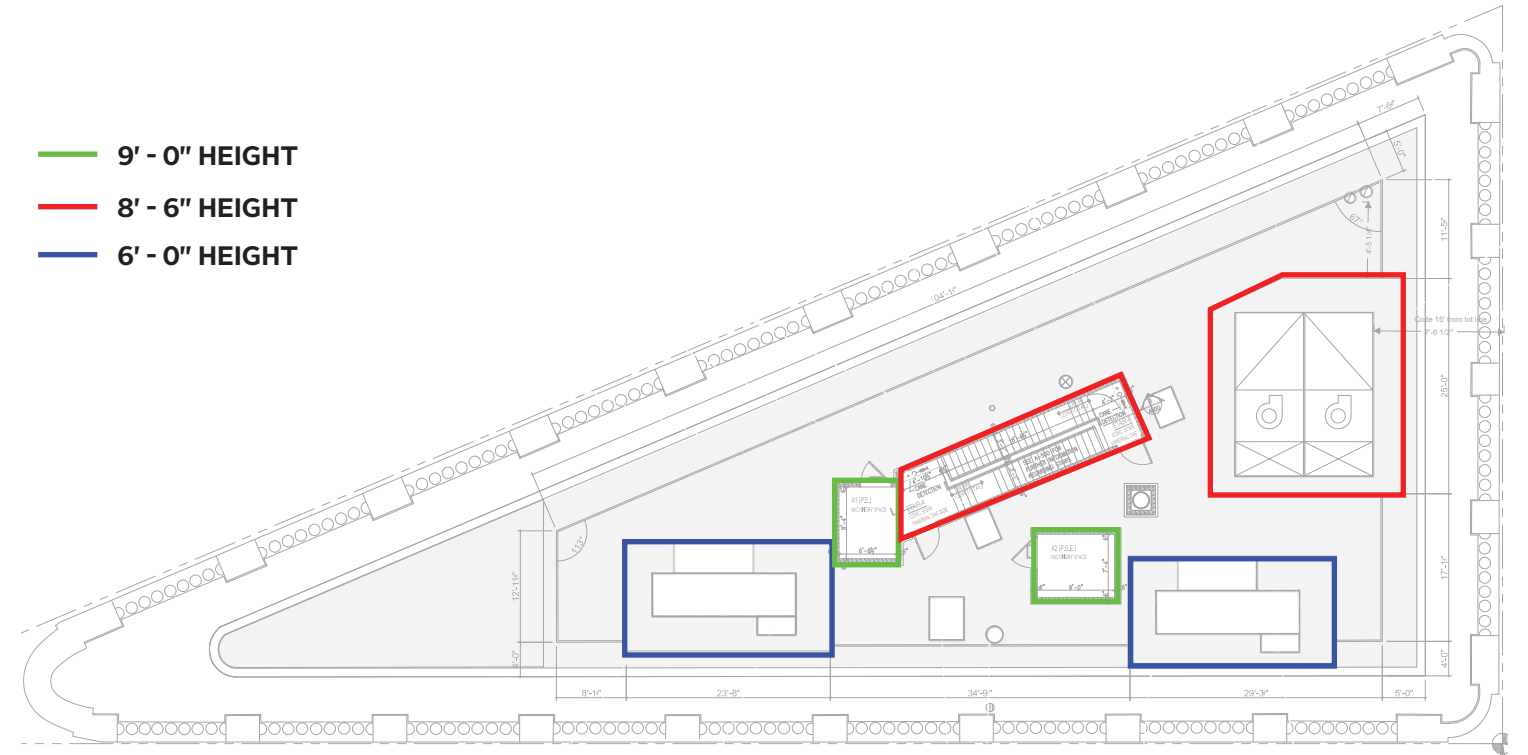


ROOFTOP MOCKUP METHODOLOGY

- 9' - 0" HEIGHT POLE
- 8' - 6" HEIGHT POLE
- 6' - 0" HEIGHT POLE



- 9' - 0" HEIGHT
- 8' - 6" HEIGHT
- 6' - 0" HEIGHT

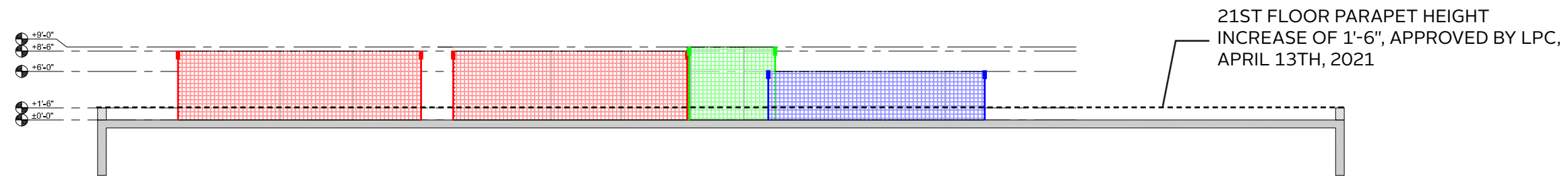


1 ROOF PLAN WITH MECHANICAL EQUIPMENT AND BULKHEADS HEIGHT

2 CONNECTING THE POINTS



SITE PHOTO



3 FILLING IN BETWEEN THE POINTS ELEVATION ALONG BROADWAY

ROOFTOP MOCK UP METHODOLOGY

APPENDIX

EXHIBIT A: APPROVED APPLICATION, APRIL 13TH, 2021

EXHIBIT B: FACADE MAINTENANCE REPORT

EXHIBIT C: WINDOW MOCKUPS

The Flatiron Building

PRESENTATION TO LANDMARK PRESERVATION COMMISSION

APRIL 13, 2021

CONTENTS

1 REVISED LOBBY ENTRY

2 REVISED STOREFRONT MASTER PLAN

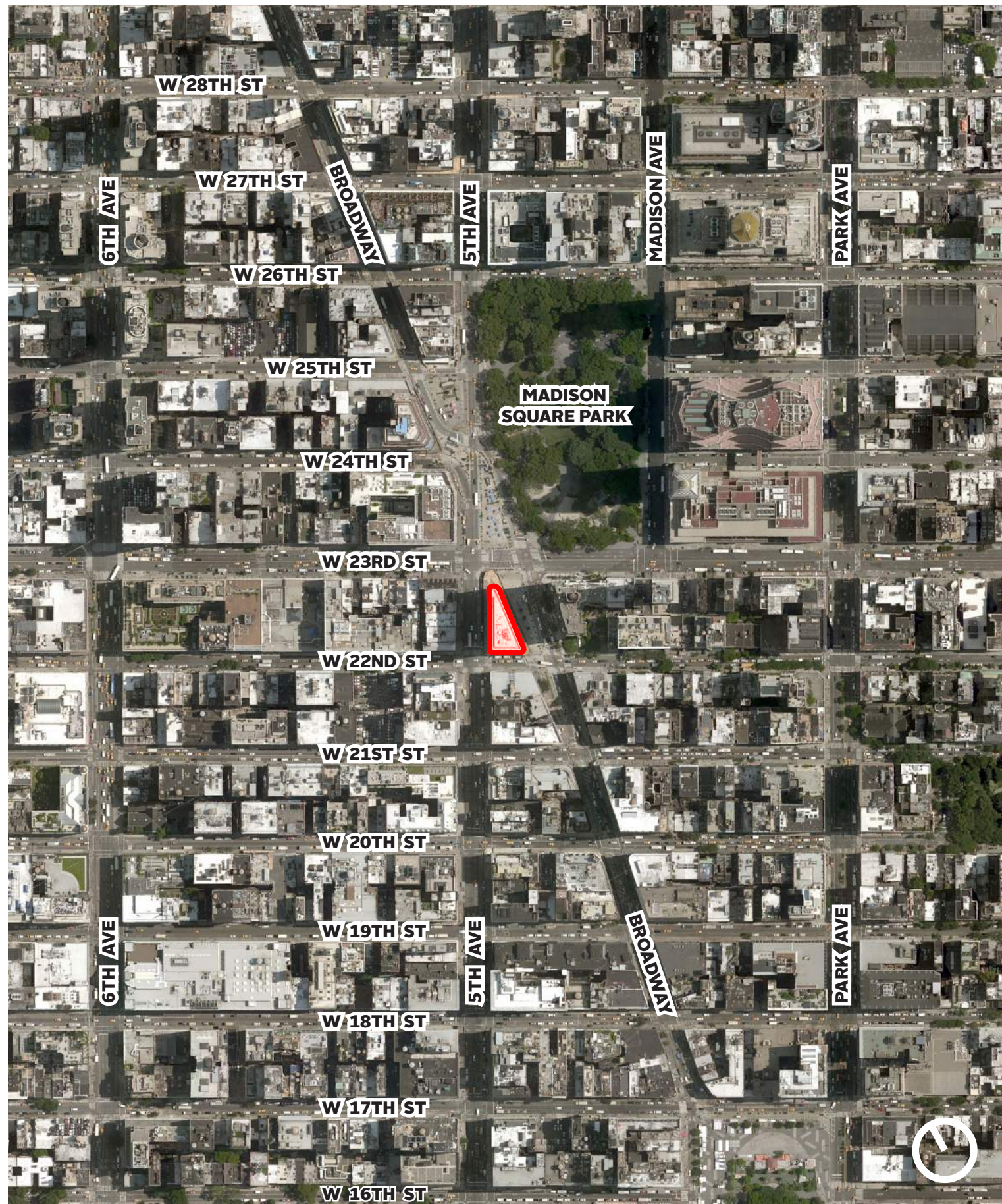
- LOUVERS
- STOREFRONT
- DOUBLE DOOR

3 21ST FLOOR STUCCO COLOR

4 APPENDIX

BEYER
BLINDER
BELLE

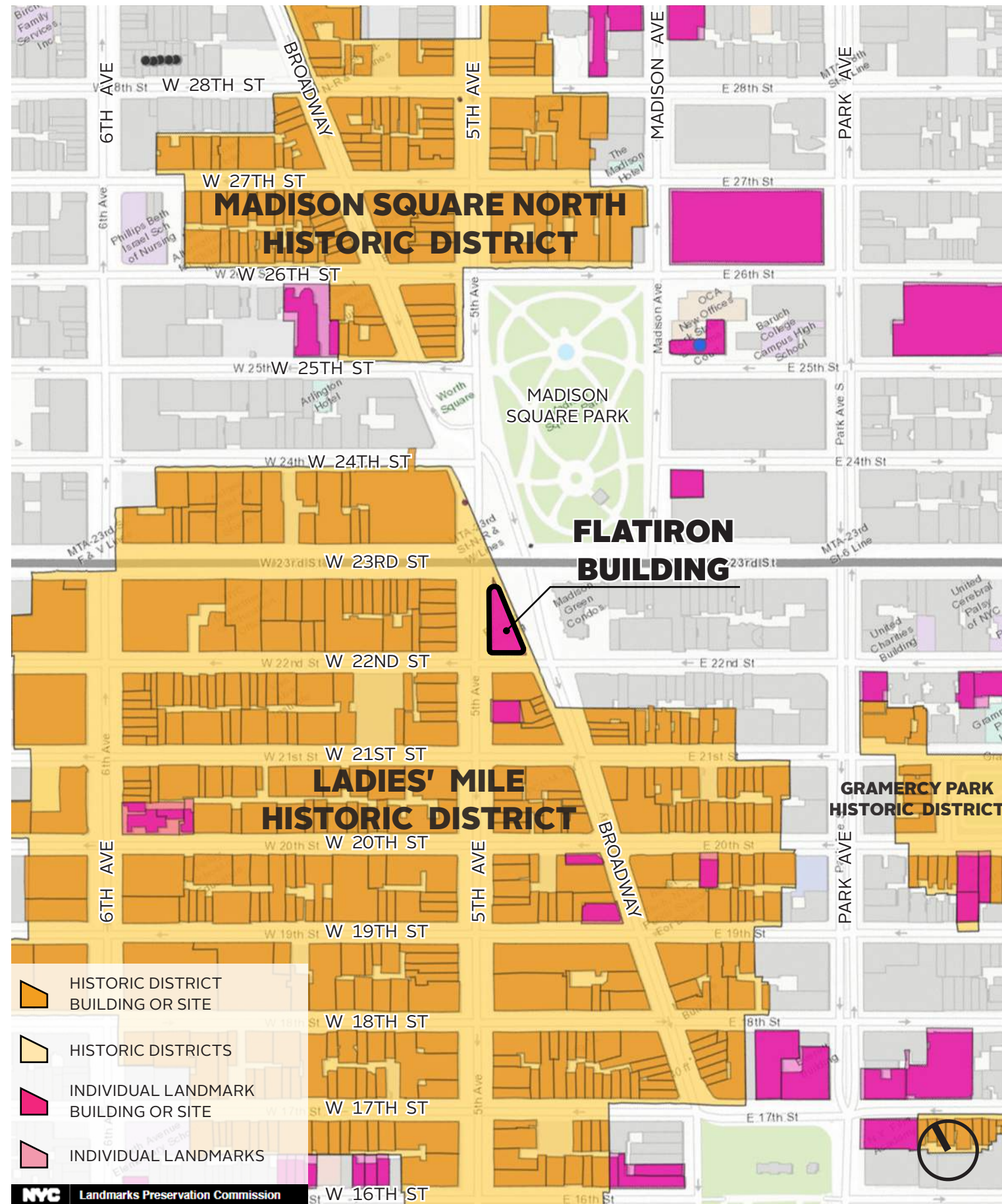




SATELLITE MAP

FLATIRON BUILDING

APRIL 13, 2021 | BEYER BLINDER BELLE

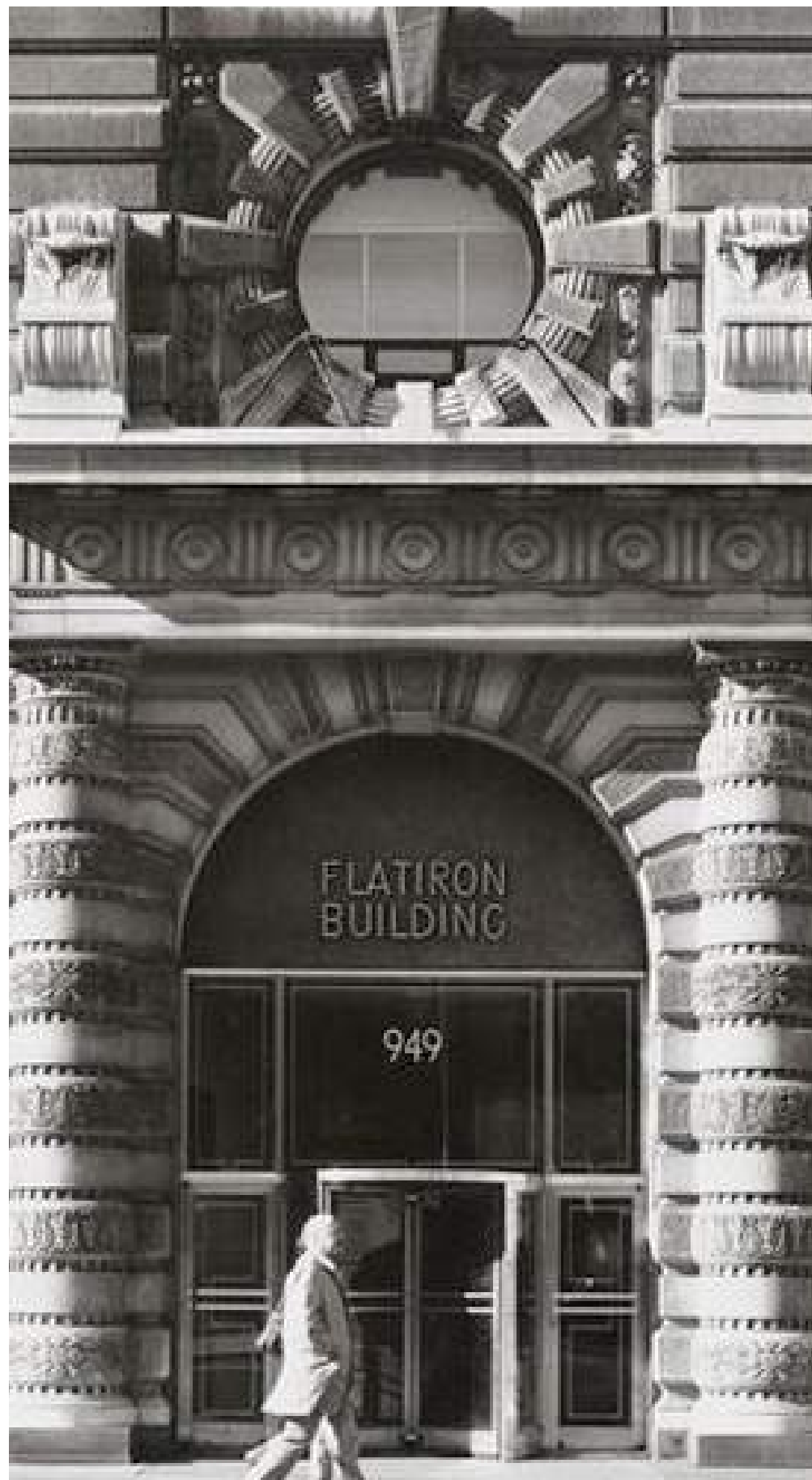


NEW YORK CITY LANDMARKS

REVISED LOBBY ENTRY



5TH AVENUE ENTRY (1911)



BROADWAY LOBBY ENTRY (1953)



5TH AVENUE ENTRY (1986)



VIEW FROM 5TH AVENUE

VIEW FROM BROADWAY

LOBBY ENTRY - PRESENTED ON OCT 20, 2020



VIEW FROM 5TH AVENUE

VIEW FROM BROADWAY

LOBBY ENTRY - PRESENTED ON OCT 20, 2020



VIEW FROM 5TH AVENUE



VIEW FROM BROADWAY

PROPOSED LOBBY ENTRY



VIEW FROM 5TH AVENUE

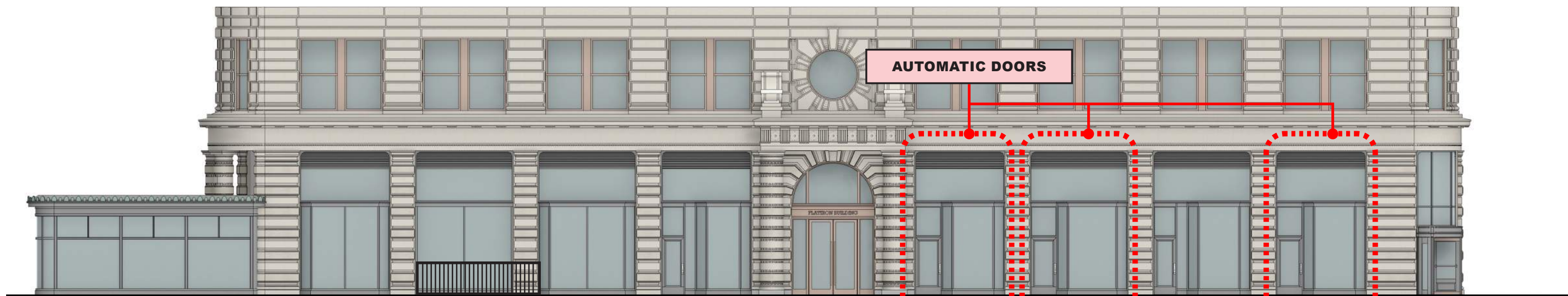


VIEW FROM BROADWAY

PROPOSED LOBBY ENTRY



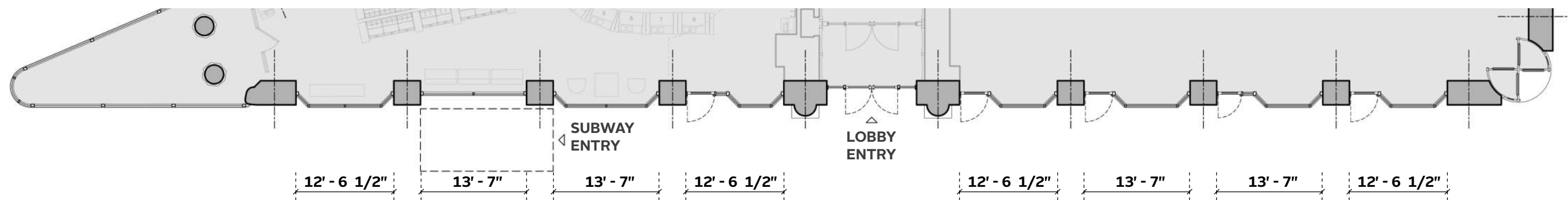
EXISTING CONDITION



AUTOMATIC DOORS

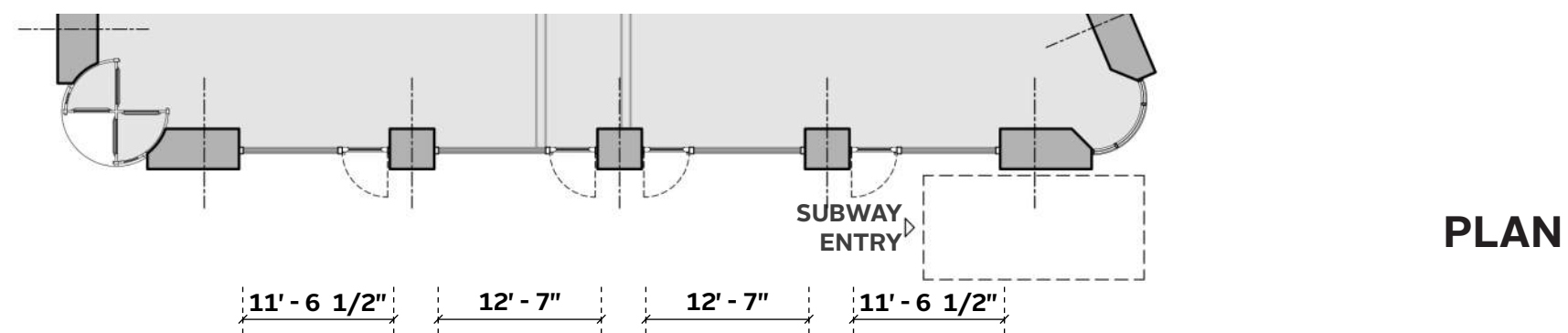
01 # 02 # 03 # 04 # 05 # 06 # 07 # 08 # 09 # 10

PROPOSED



PLAN

STOREFRONT ELEVATION ON 5TH AVENUE - EXISTING AND PROPOSED



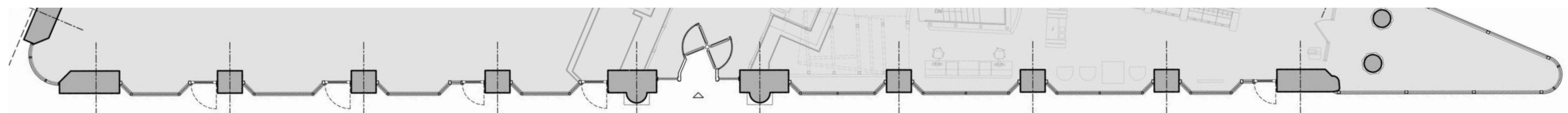
STOREFRONT ELEVATION ON 22ND STREET - EXISTING AND PROPOSED



EXISTING CONDITION



15 # 16 # 17 # 18 # 19 # 20 # 21 # 22 # 23 PROPOSED

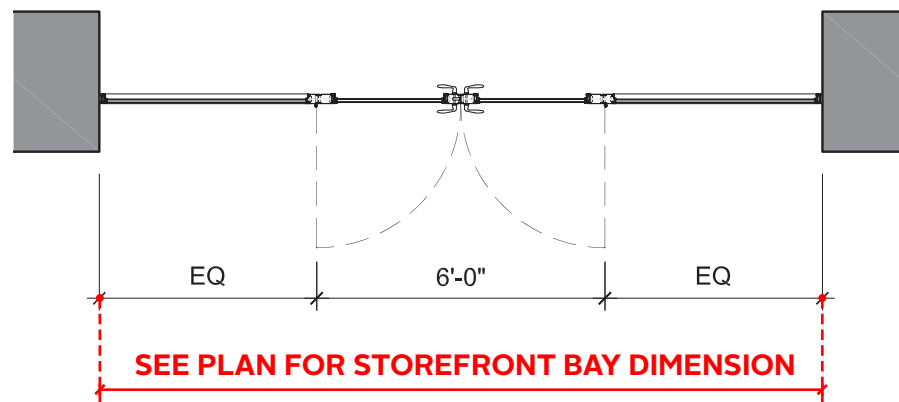


PLAN

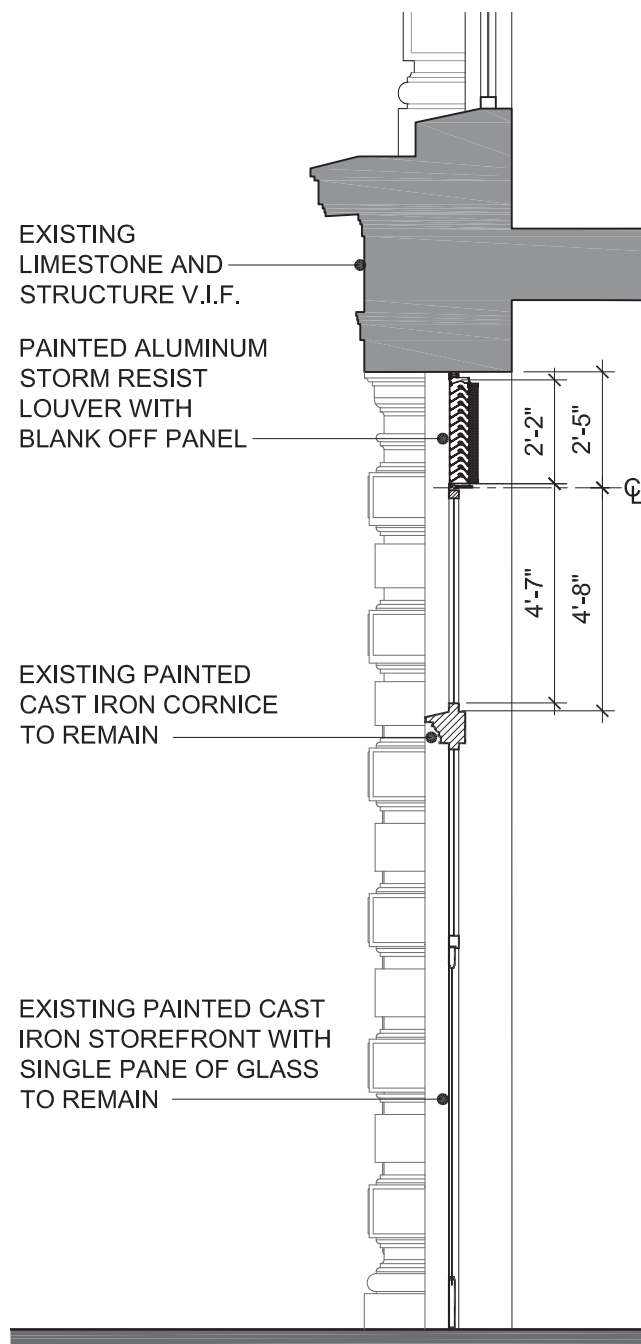
13'-6 5/16" 15'-0 5/8" 15'-0 5/8" 13'-6 5/16" 13'-6 5/16" 15'-0 5/8" 15'-0 5/8" 13'-6 5/16"

STOREFRONT ELEVATION ON BROADWAY - EXISTING AND PROPOSED

REVISED STOREFRONT DOUBLE DOOR



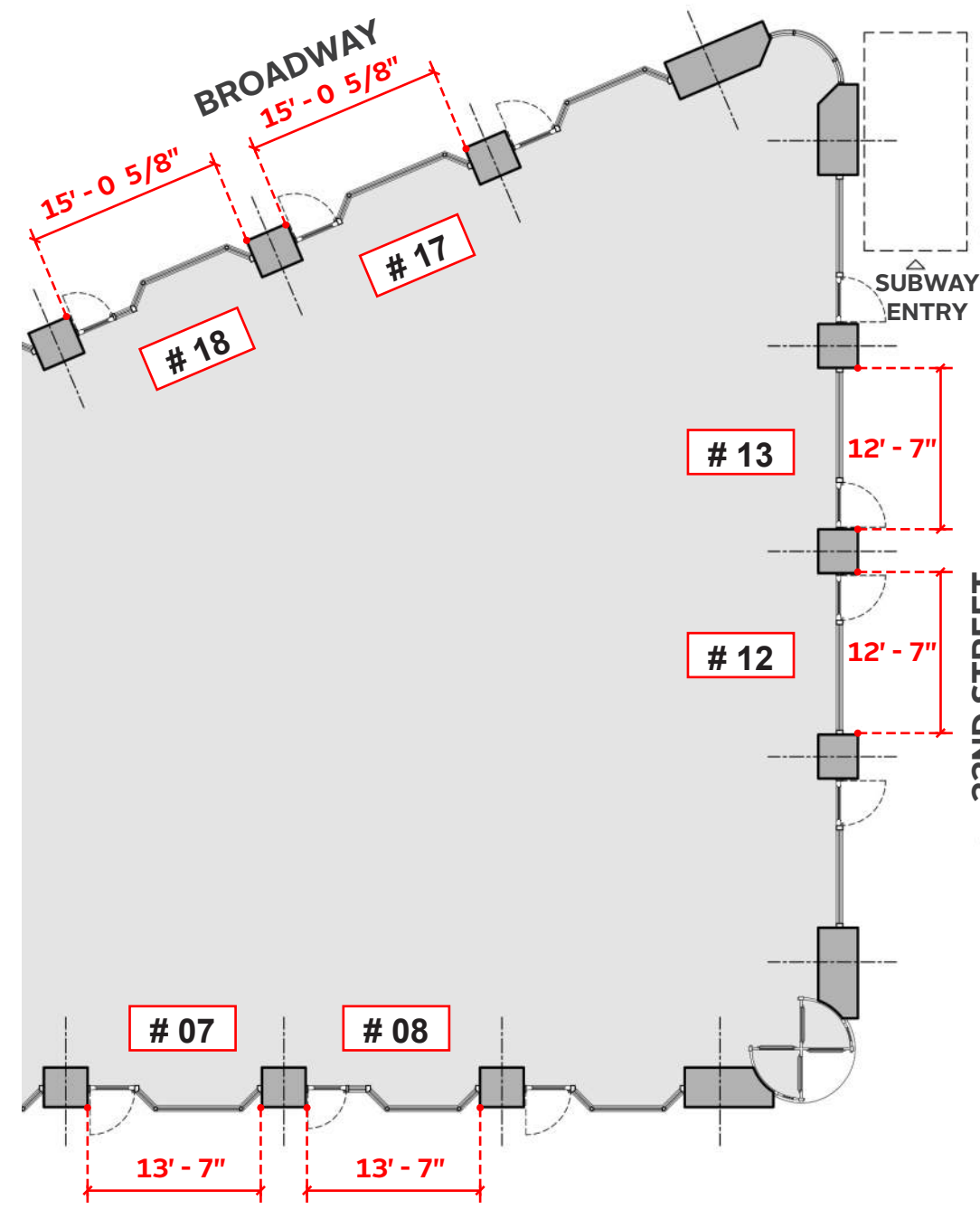
PLAN AND ELEVATION



SECTION A-A

- STOREFRONT MULLIONS TO MATCH ORIGINAL STOREFRONT DESIGN IN KIND AND TO BE APPROVED BY LPC.

SECTION AT DOOR




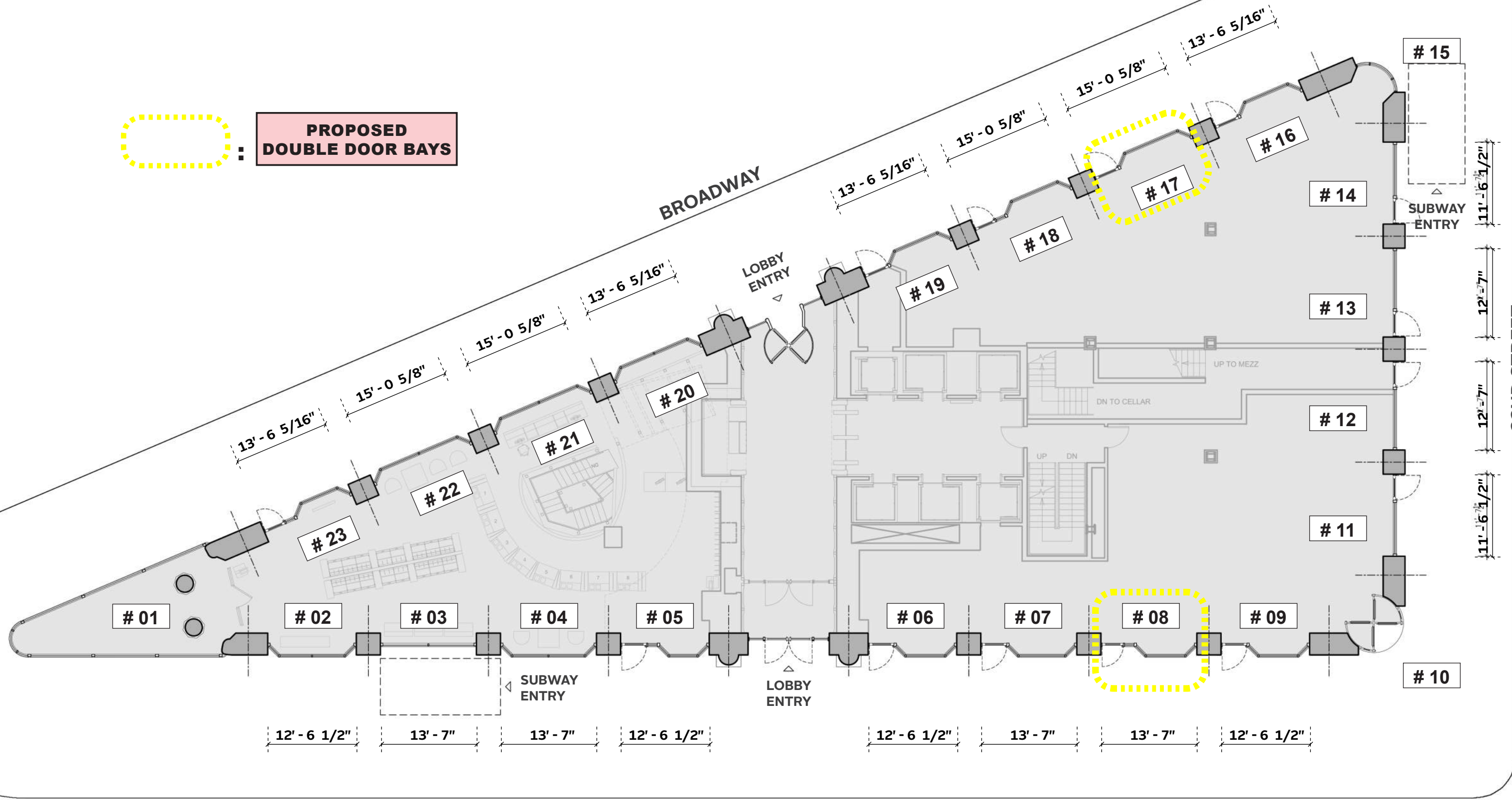
5TH AVENUE

- DOUBLE DOORS TO BE LIMITED TO ONE BAY PER FACADE THREE PAIRS TOTAL MAXIMUM
- LOCATION OF DOUBLE DOORS TO BE LIMITED TO THE HIGHLIGHTED STOREFRONT BAYS NOTED IN THE PLAN ABOVE

LOCATION OF DOUBLE

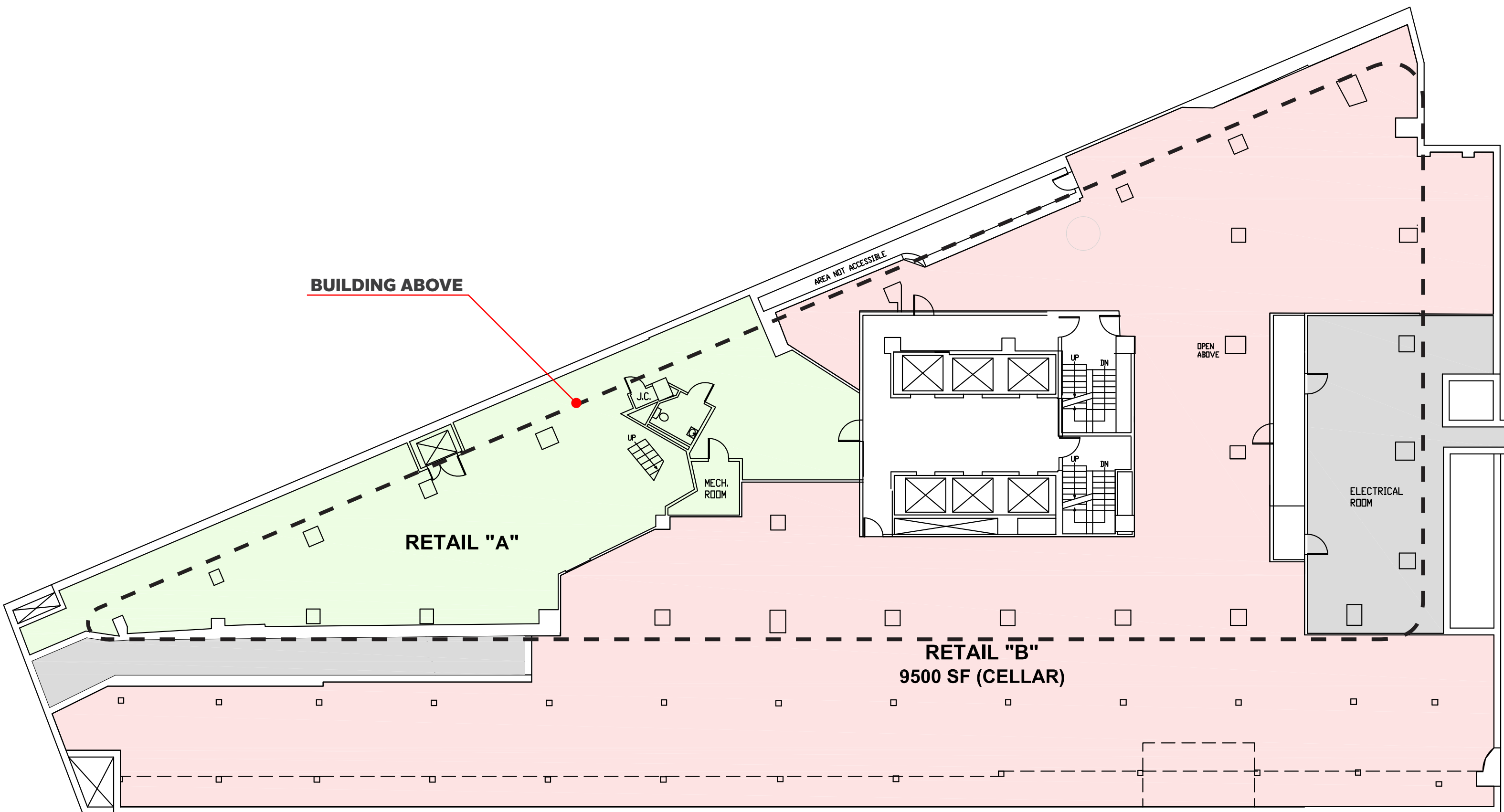
DOUBLE DOOR PRESENTED ON OCT 20, 2020

 : **PROPOSED DOUBLE DOOR BAYS**



5TH AVENUE

STOREFRONT PLAN - PROPOSED



CELLAR PLAN



ENTRY TO CELLAR RESTAURANT ON 5TH AVENUE (1911)

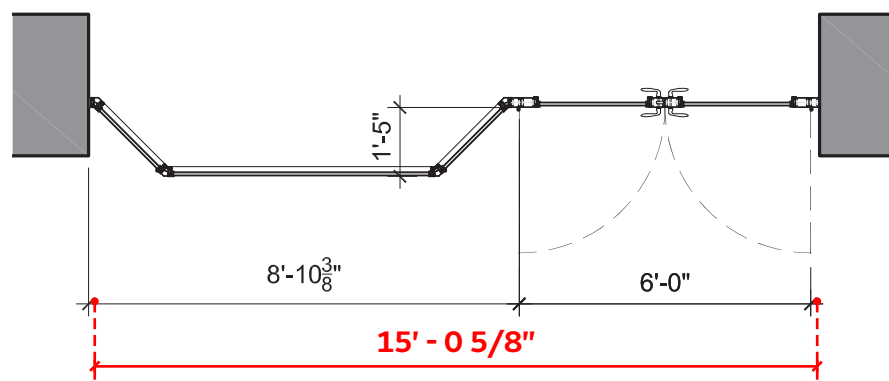
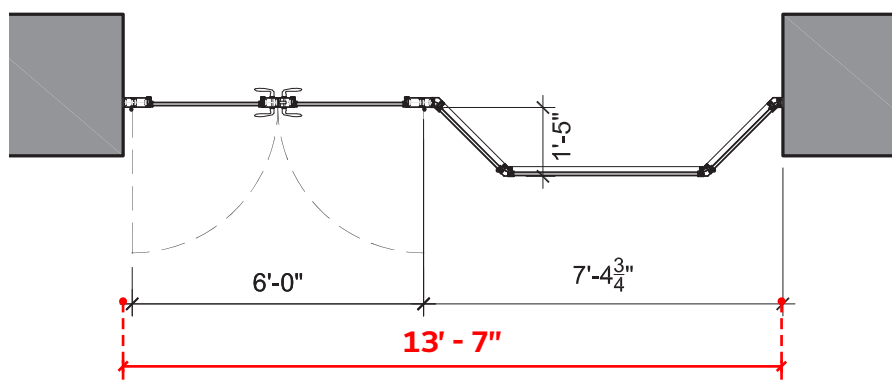
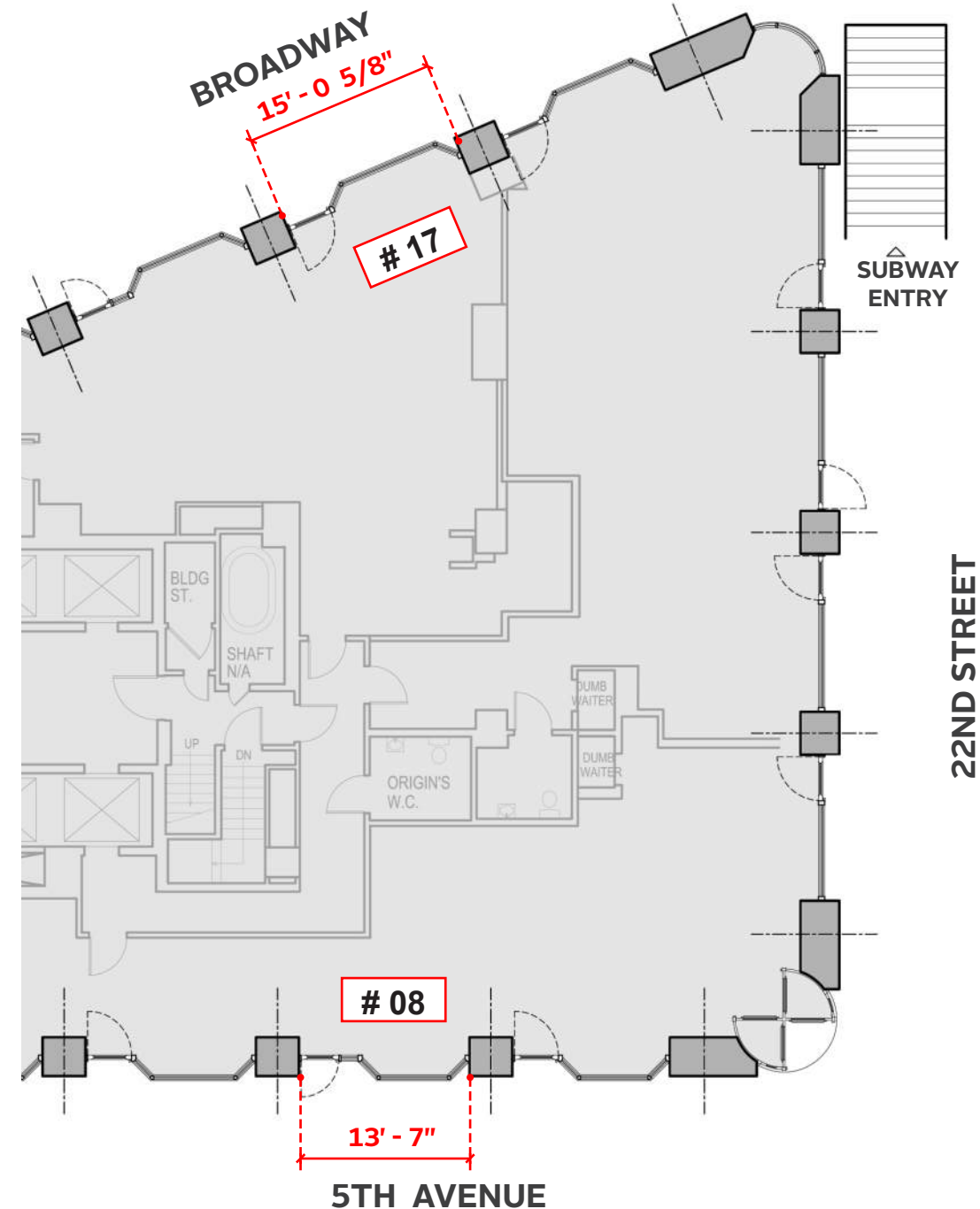
FLATIRON BUILDING

APRIL 13, 2021 | BEYER BLINDER BELLE



ENTRY TO CELLAR RESTAURANT ON BROADWAY (1913)

EXHIBIT A



- DOUBLE DOORS TO BE LIMITED TO BAYS #17 ON BROADWAY AND #08 ON 5TH AVENUE
- LOCATION OF DOUBLE DOORS TO BE LIMITED TO THE HIGHLIGHTED STOREFRONT BAYS NOTED IN THE PLAN ABOVE

**DOUBLE DOOR WITH BAY WINDOW
BAY #08 ON 5TH AVENUE**

**DOUBLE DOOR WITH BAY WINDOW
BAY #17 ON BROADWAY**

LOCATION OF DOUBLE DOOR

DOUBLE DOOR AT STOREFRONT (PROPOSED CELLAR ENTRY)



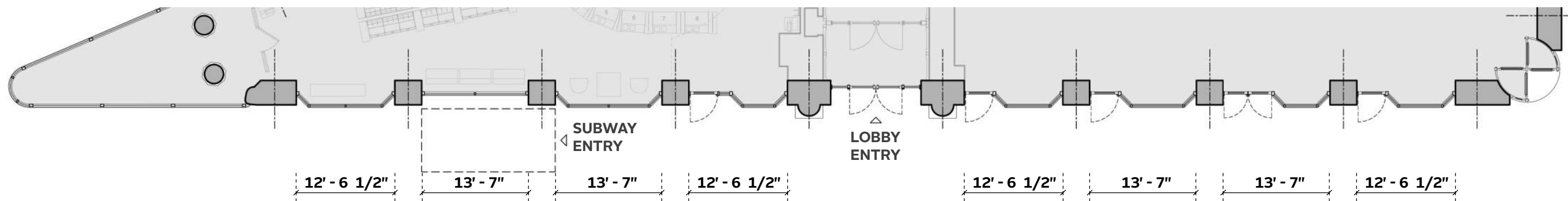
EXISTING CONDITION



BAY #07 WITH DOUBLE DOORS.

- # 01
- # 02
- # 03
- # 04
- # 05
- # 06
- # 07
- # 08
- # 09
- # 10

PROPOSED



PLAN

STOREFRONT ELEVATION ON 5TH AVENUE - EXISTING AND PROPOSED

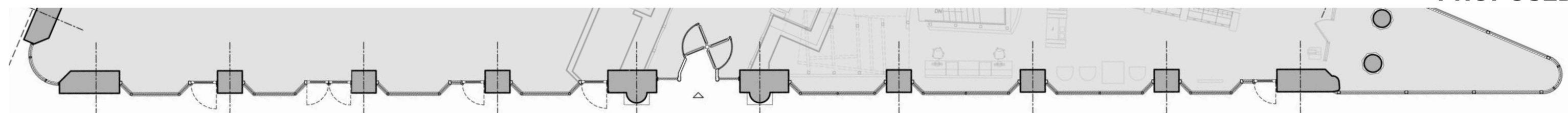


EXISTING CONDITION



15 # 16 # 17 # 18 # 19 # 20 # 21 # 22 # 23

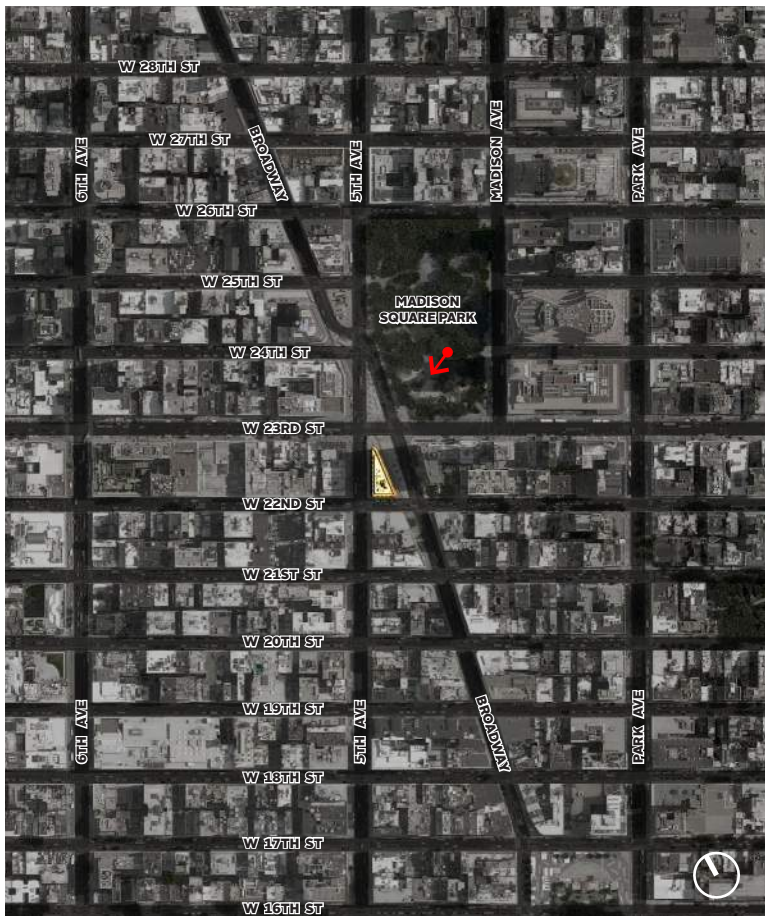
PROPOSED



13' - 6 5/16" 15' - 0 5/8" 15' - 0 5/8" 13' - 6 5/16" 13' - 6 5/16" 15' - 0 5/8" 15' - 0 5/8" 13' - 6 5/16"

PLAN

STOREFRONT ELEVATION ON BROADWAY - EXISTING AND PROPOSED

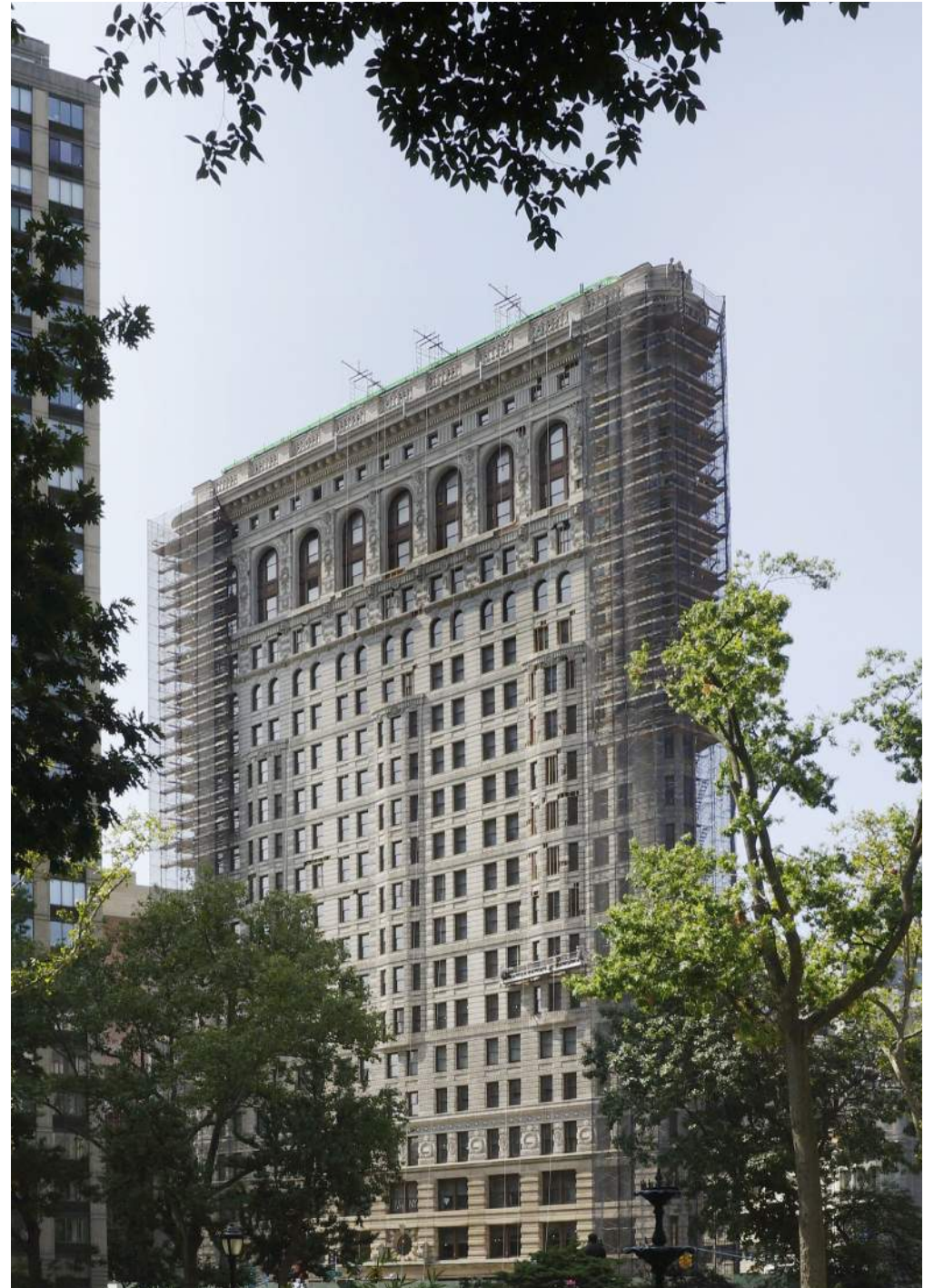


EXISTING CONDITION



PROPOSED

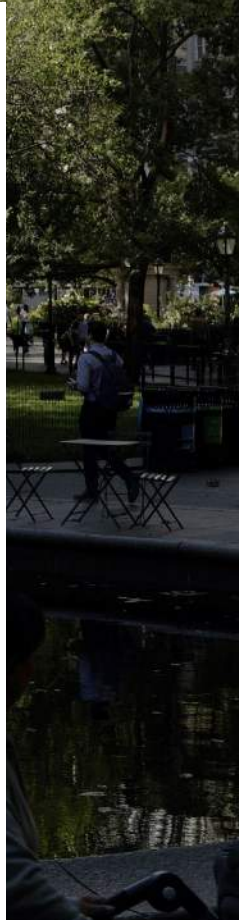
VIEW 1 (ON MADISON SQUARE PARK, LOOKING SOUTH-WEST)



MOCK-UP

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION

PROPOSED

MOCK-UP

VIEW 2 (ON MADISON SQUARE PARK, LOOKING SOUTH-WEST)

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED



MOCK-UP

VIEW 3 (AT W 25TH ST & 5TH AVE INTERSECTION, LOOKING SOUTH)

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED

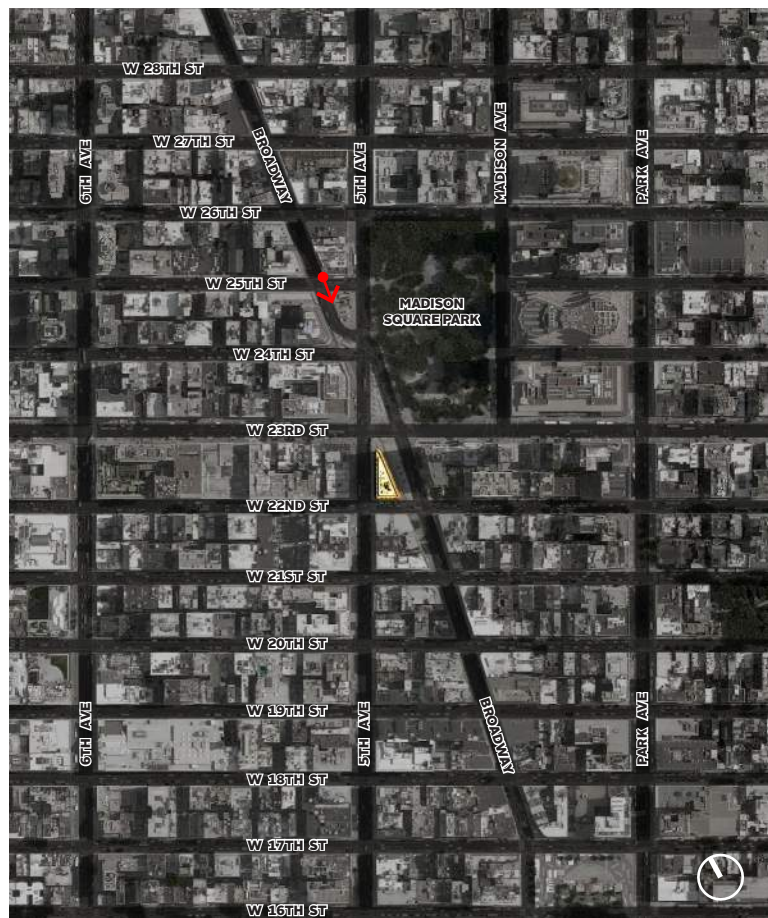
VIEW 4 (AT W 28TH ST & 5TH AVE INTERSECTION, LOOKING SOUTH)



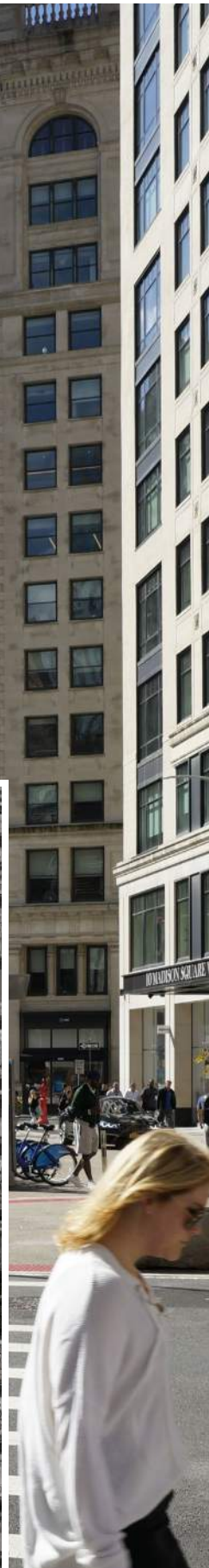
MOCK-UP

FLATIRON BUILDING

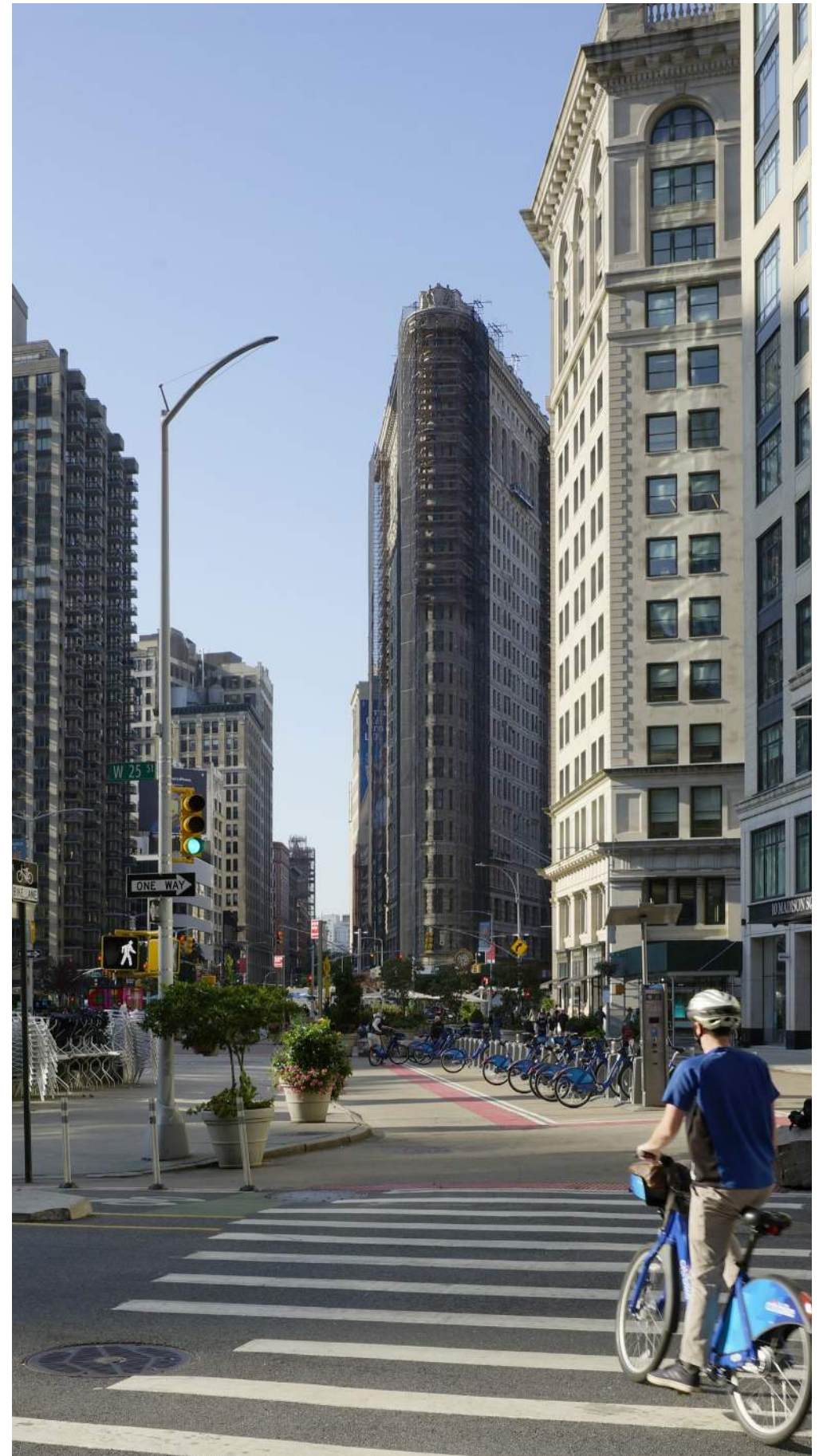
OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED



MOCK-UP

VIEW 5 (AT W 25TH ST & BROADWAY INTERSECTION, LOOKING SOUTH)

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED

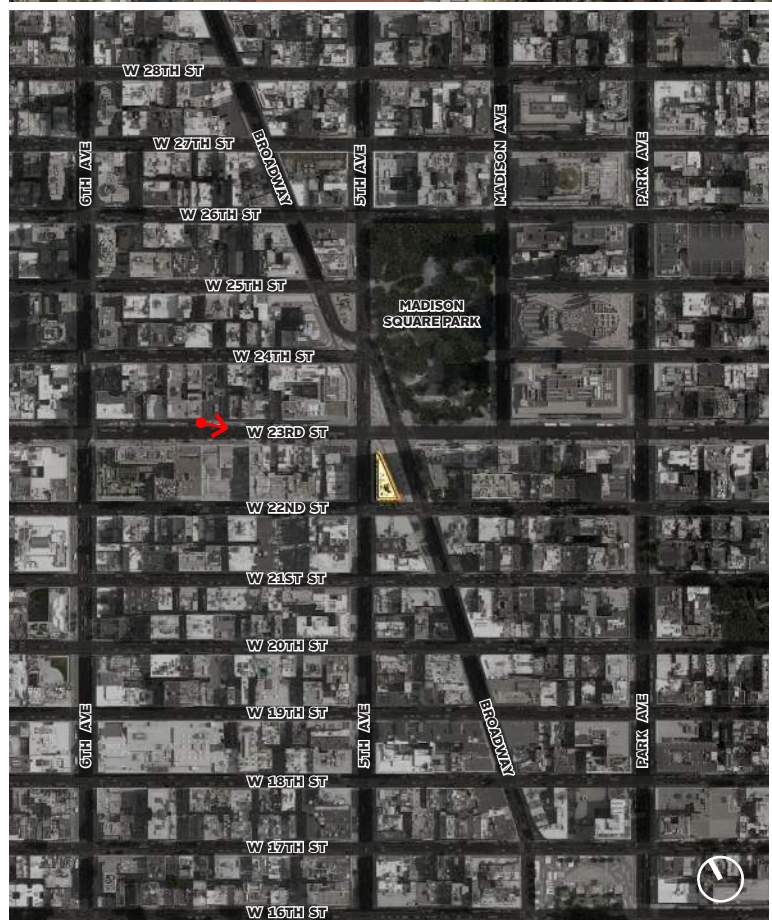
VIEW 6 (ON W 23RD ST, LOOKING EAST)



MOCK-UP

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED

VIEW 7 (ON W 23RD ST, LOOKING EAST)



MOCK-UP

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED

VIEW 8 (ON W 23RD ST, LOOKING EAST)



MOCK-UP

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED
VIEW 9 (ON W 23RD ST, LOOKING EAST)



MOCK-UP

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED

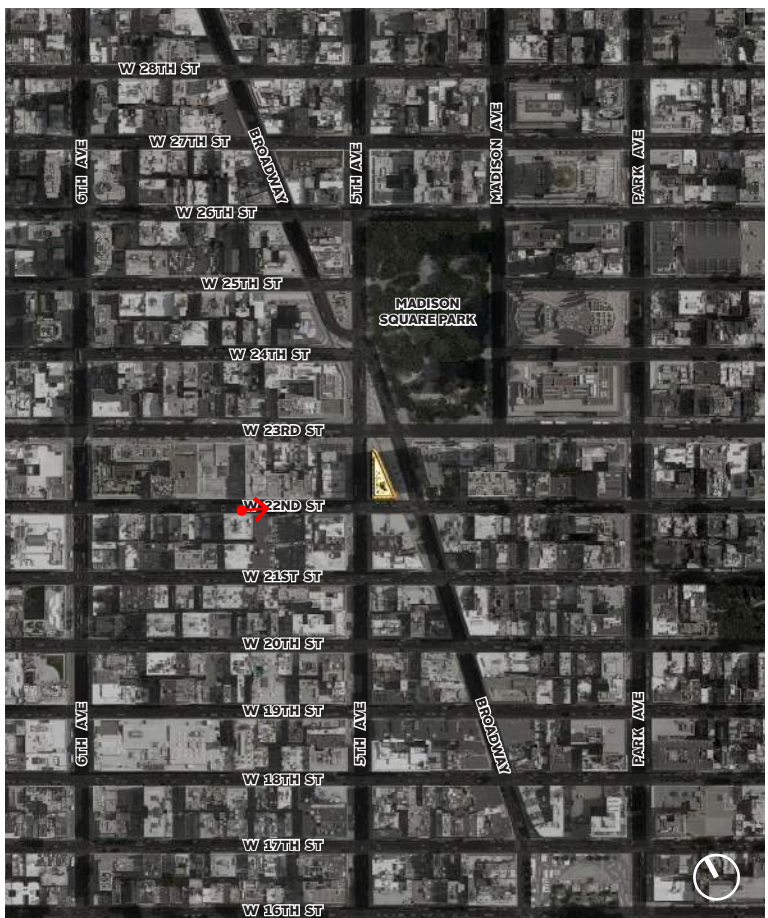
VIEW 10 (ON W 22ND ST, LOOKING EAST)



MOCK-UP

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED

VIEW 11 (ON W 22ND ST, LOOKING EAST)



MOCK-UP

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED

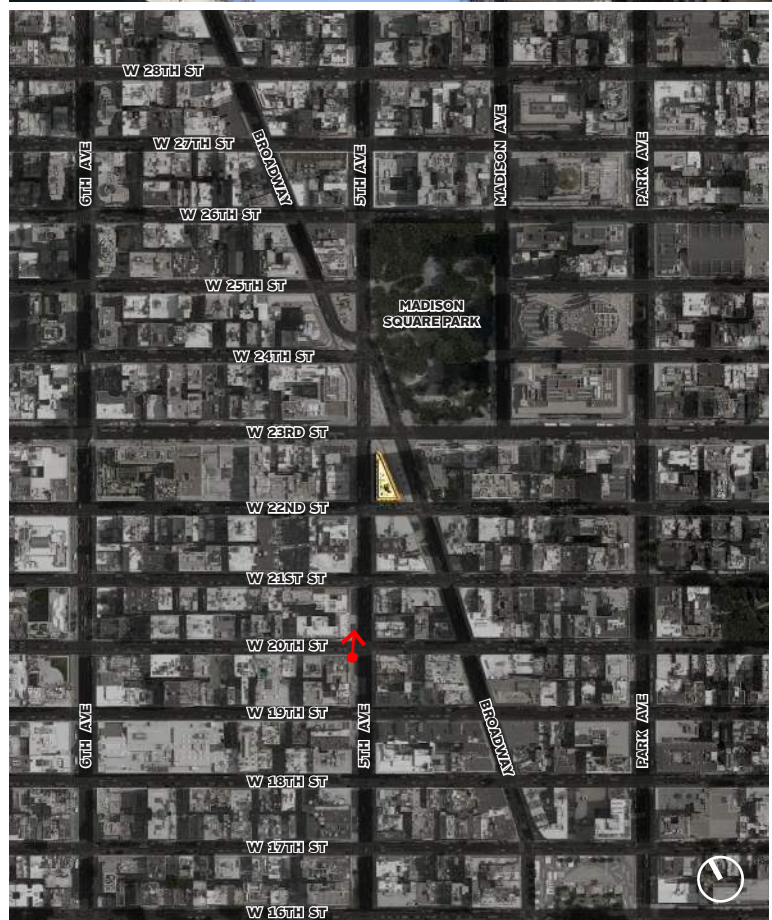
VIEW 12 (ON W 22ND ST, LOOKING EAST)



MOCK-UP

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED

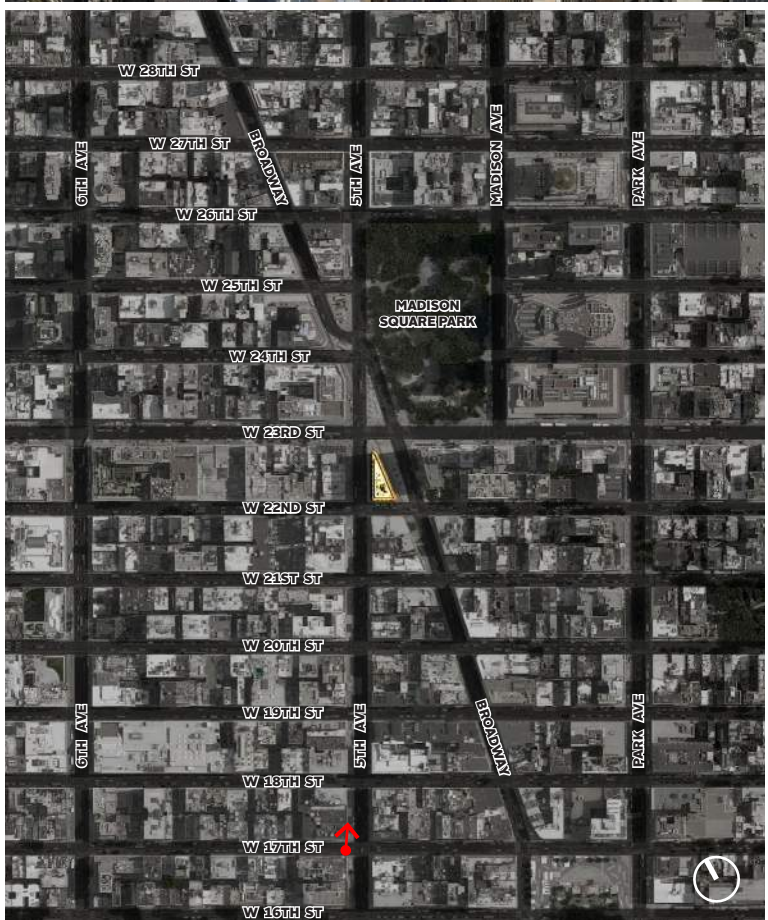
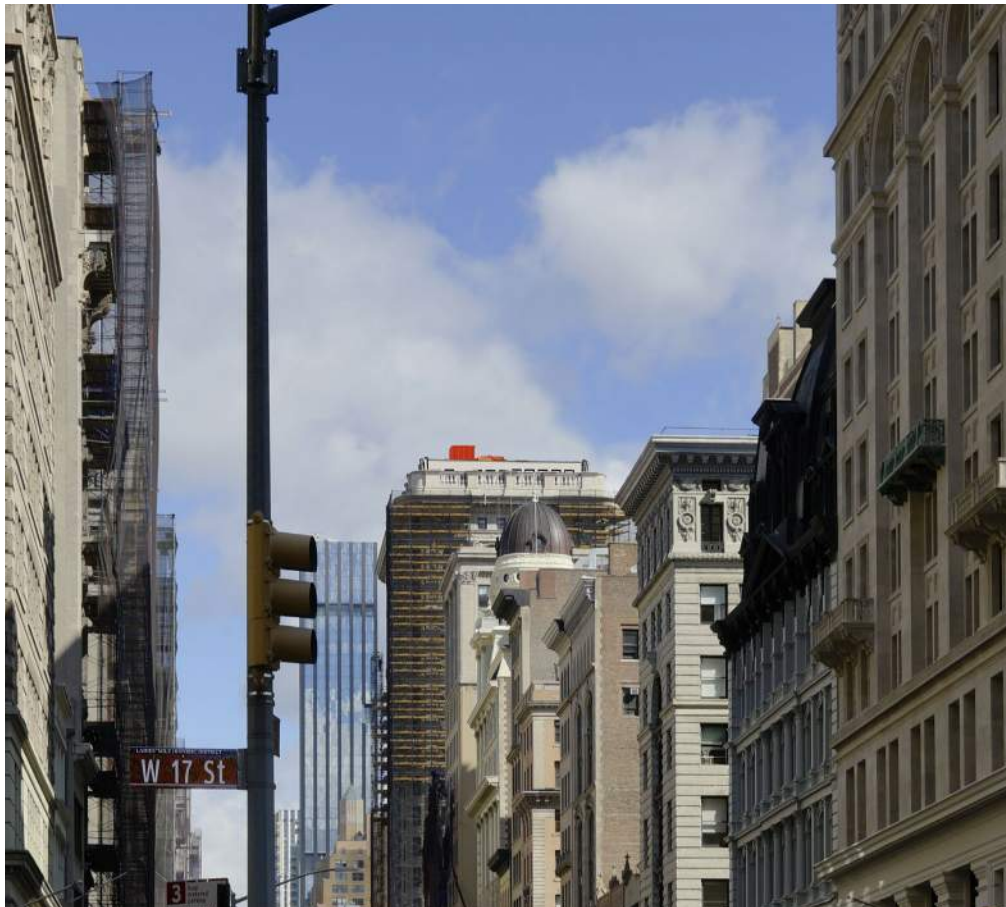


MOCK-UP

VIEW 13 (AT W 20TH ST & 5TH AVE INTERSECTION, LOOKING NORTH)

FLATIRON BUILDING

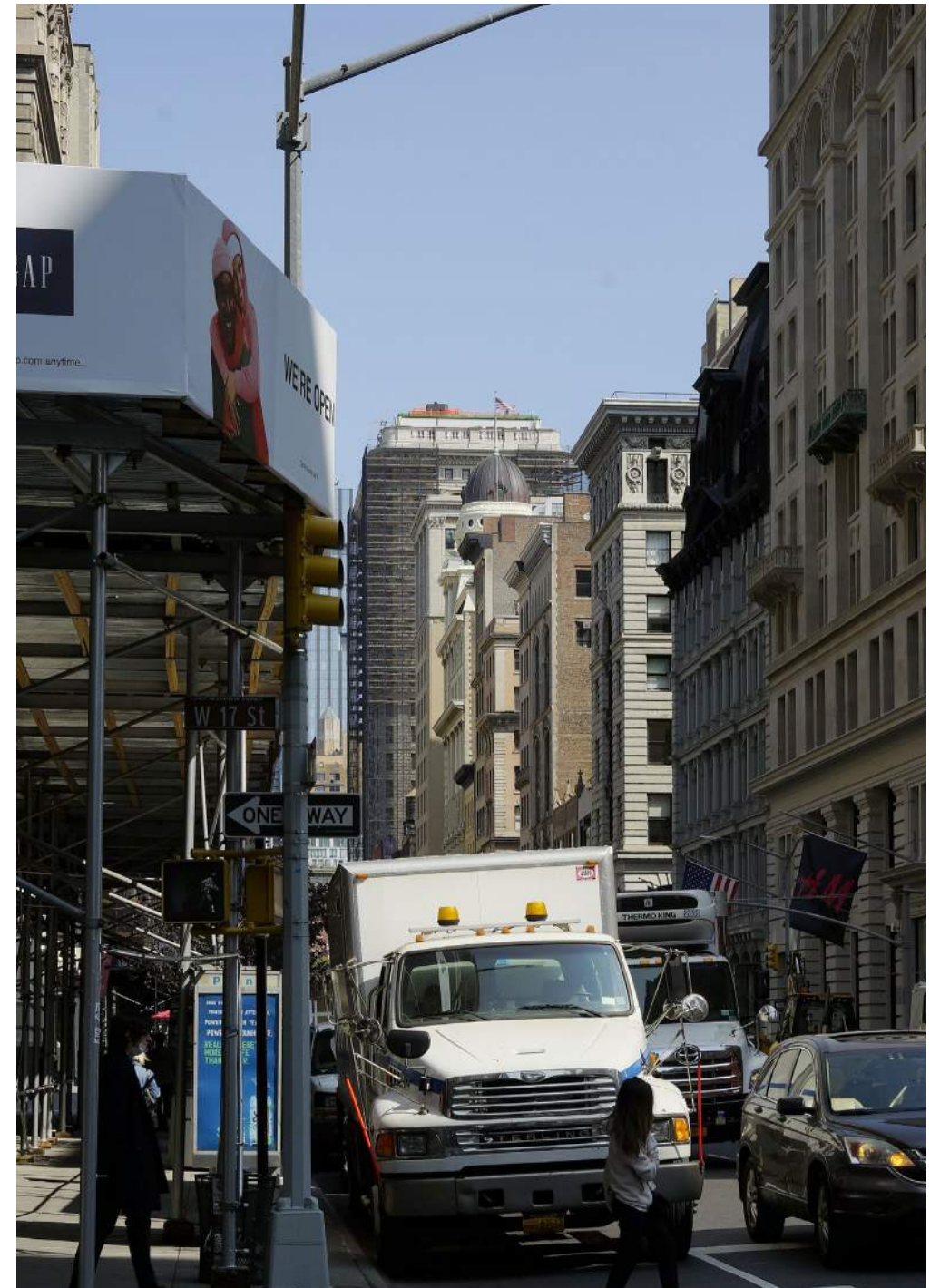
OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED



MOCK-UP

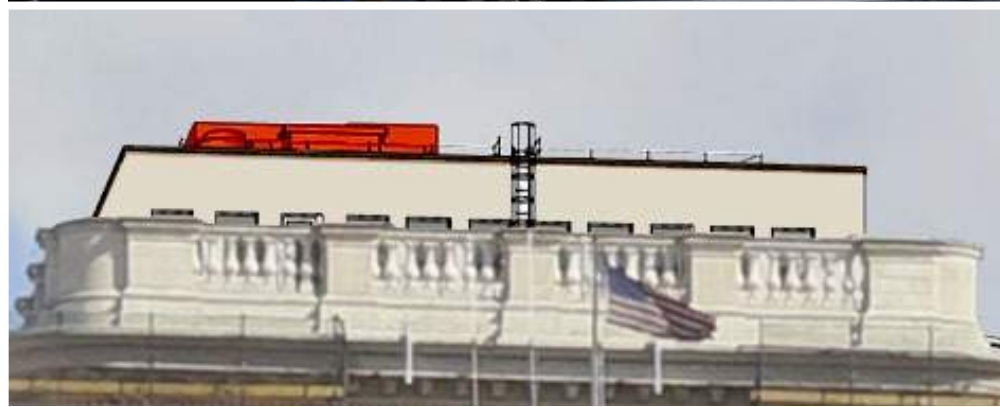
VIEW 14 (AT W 17TH ST & 5TH AVE INTERSECTION, LOOKING NORTH)

FLATIRON BUILDING

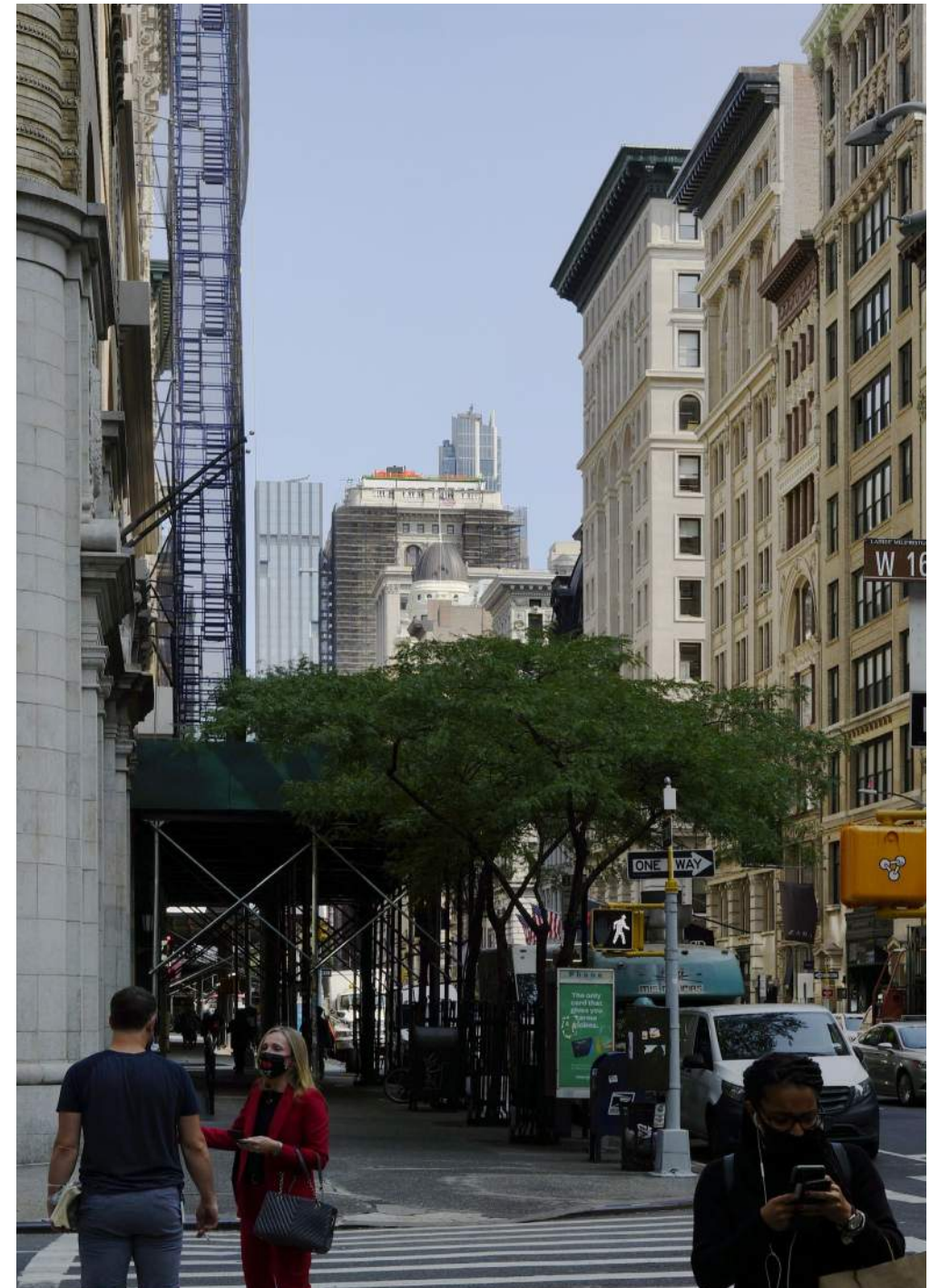
OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED

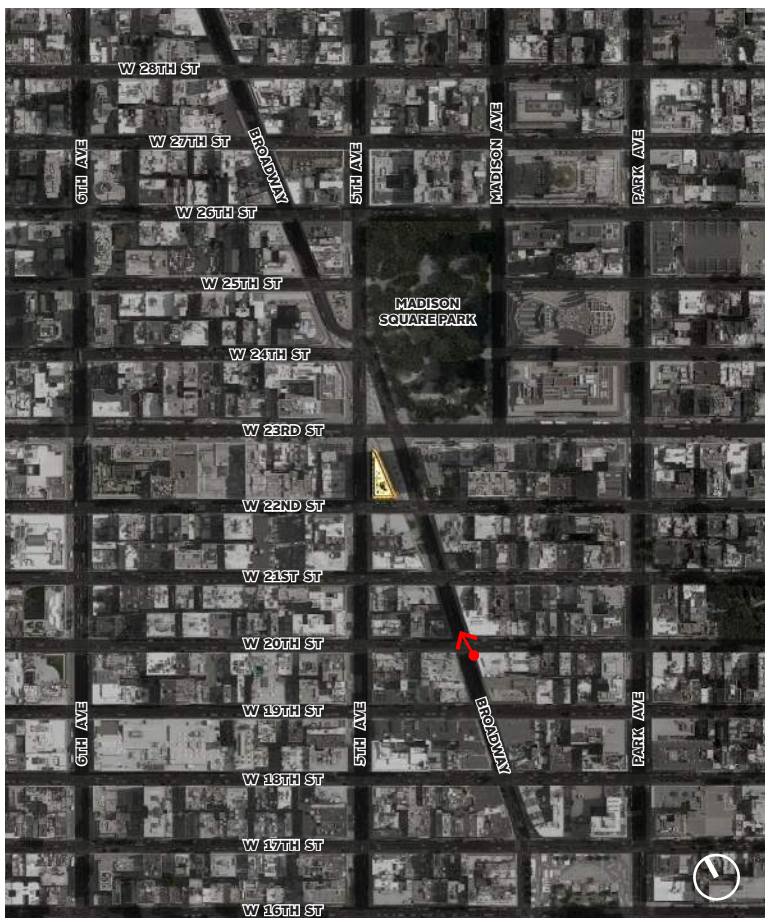
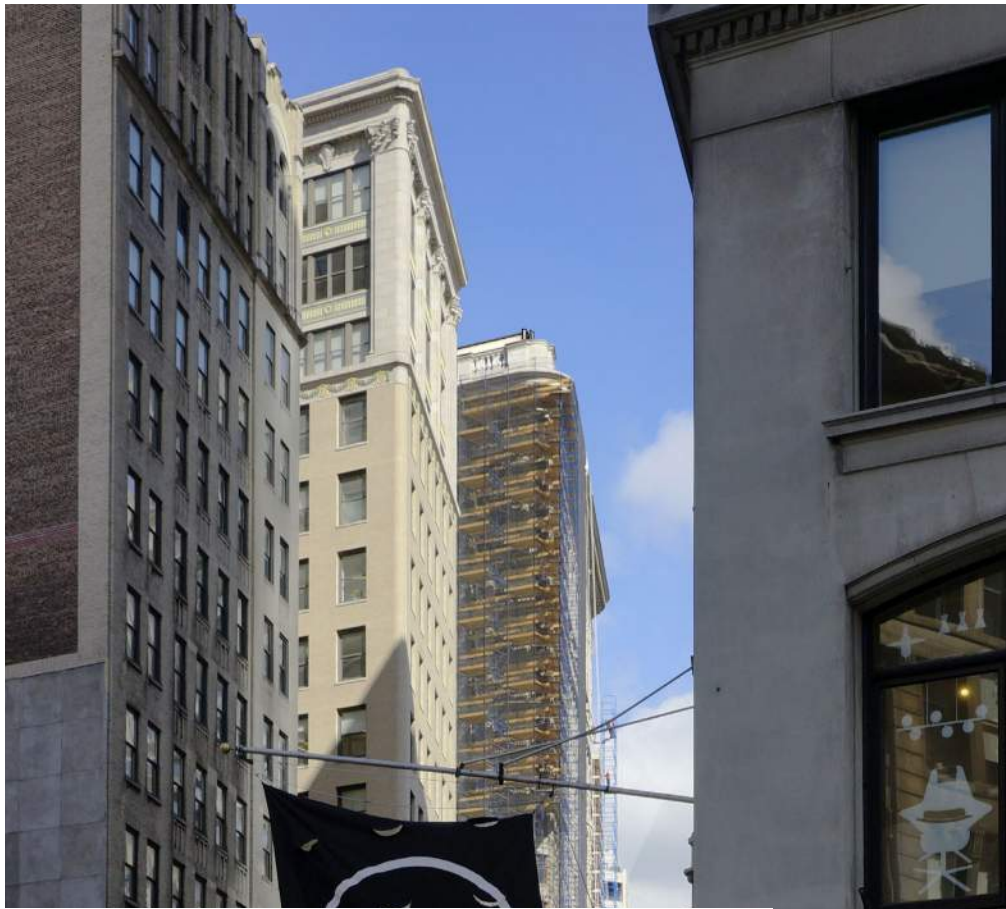


MOCK-UP

VIEW 15 (AT W 16TH ST & 5TH AVE INTERSECTION, LOOKING NORTH)

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED



MOCK-UP

VIEW 16 (AT E 20TH ST & BROADWAY INTERSECTION, LOOKING NORTH)

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED

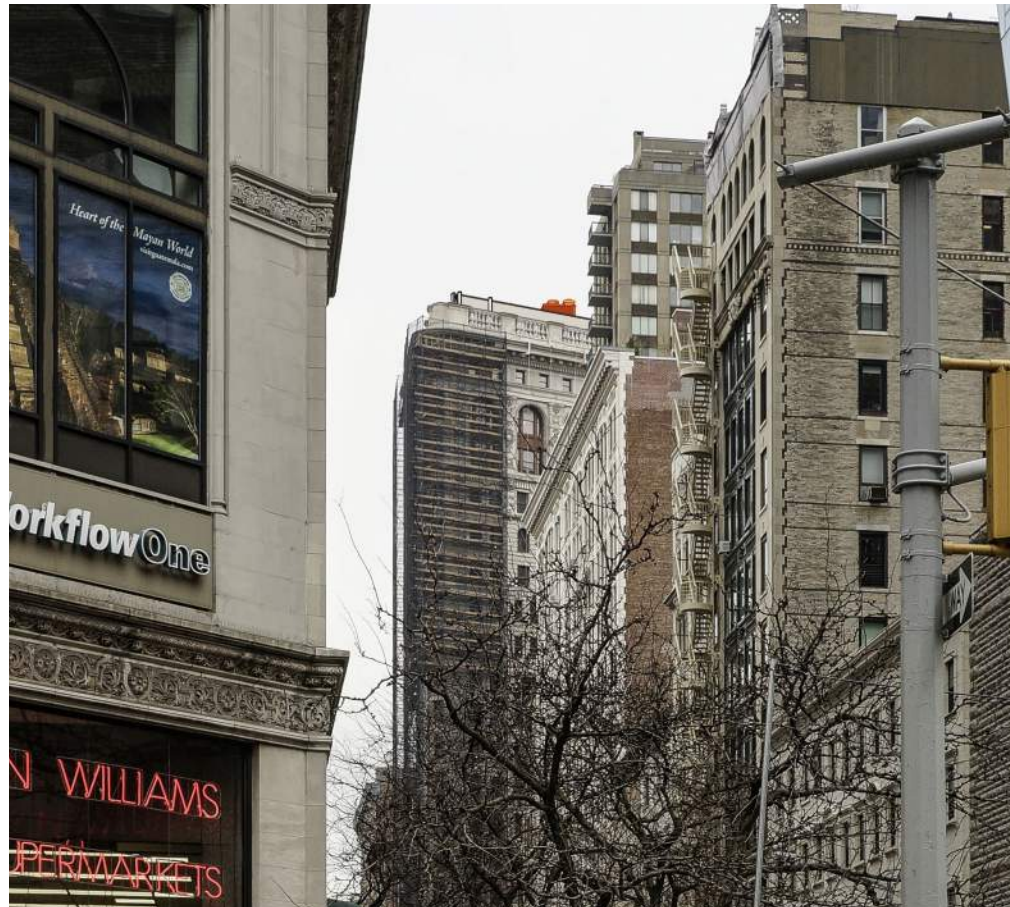


MOCK-UP

VIEW 17 (AT E 21ST ST & BROADWAY INTERSECTION, LOOKING NORTH)

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED

VIEW 18 (ON E 22ND ST, LOOKING WEST)



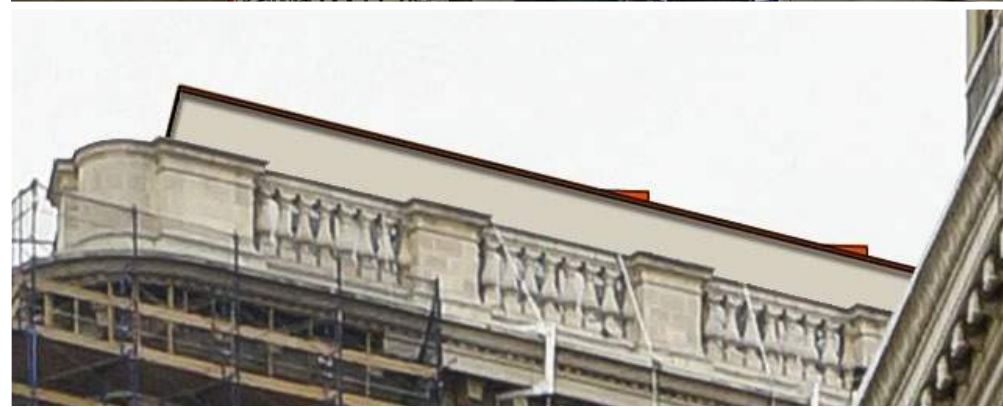
MOCK-UP

FLATIRON BUILDING

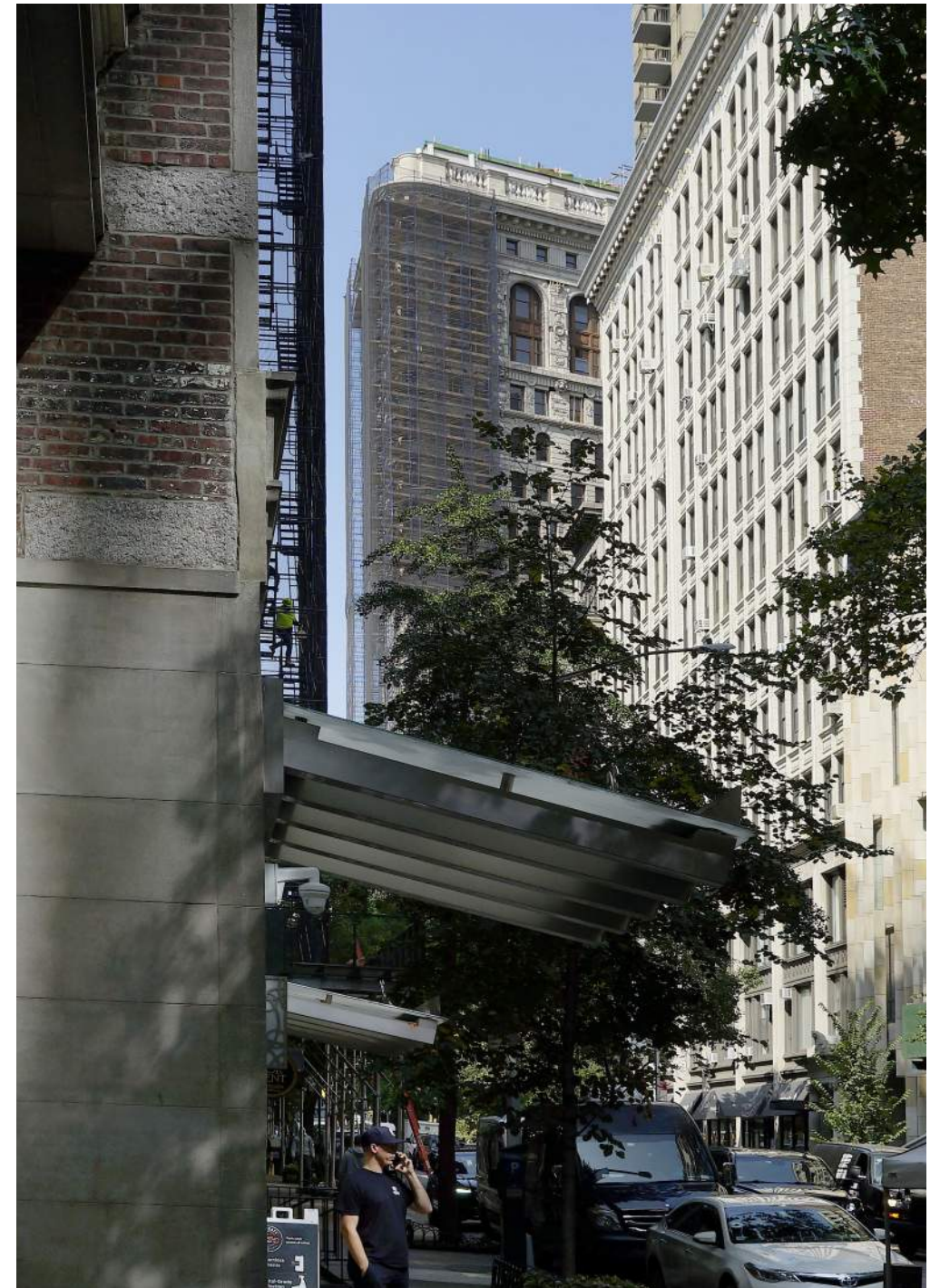
OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



PROPOSED
VIEW 19 (ON E 22ND ST, LOOKING WEST)



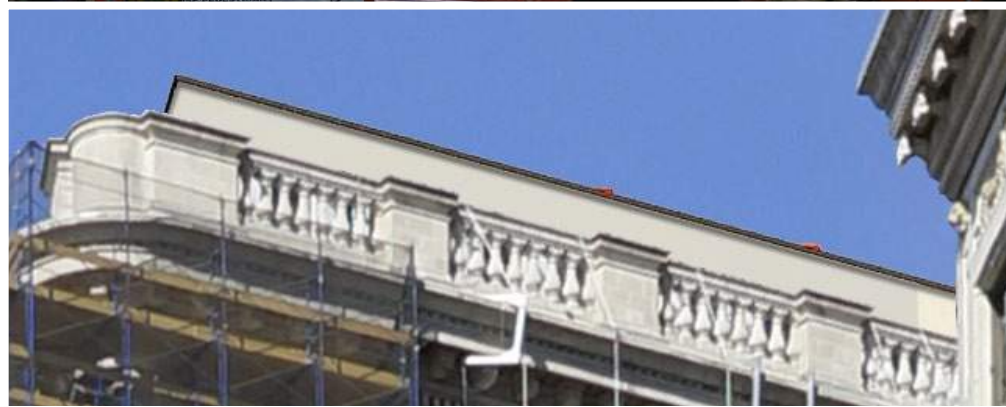
MOCK-UP

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE

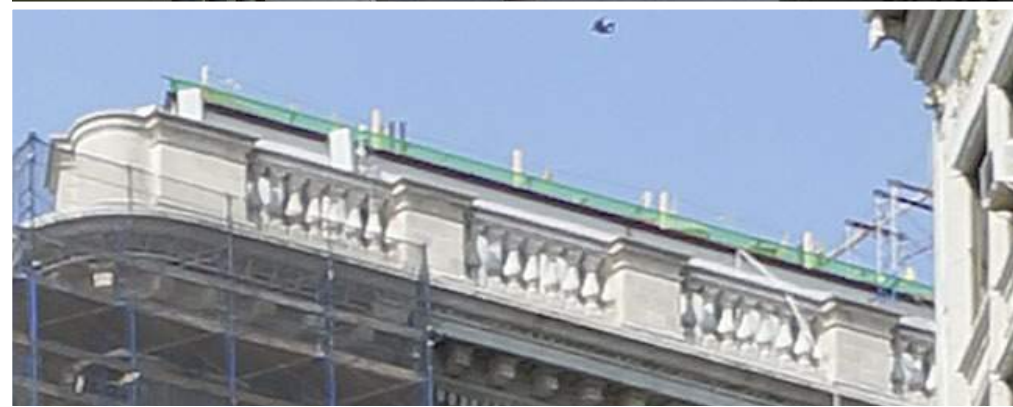


EXISTING CONDITION



PROPOSED

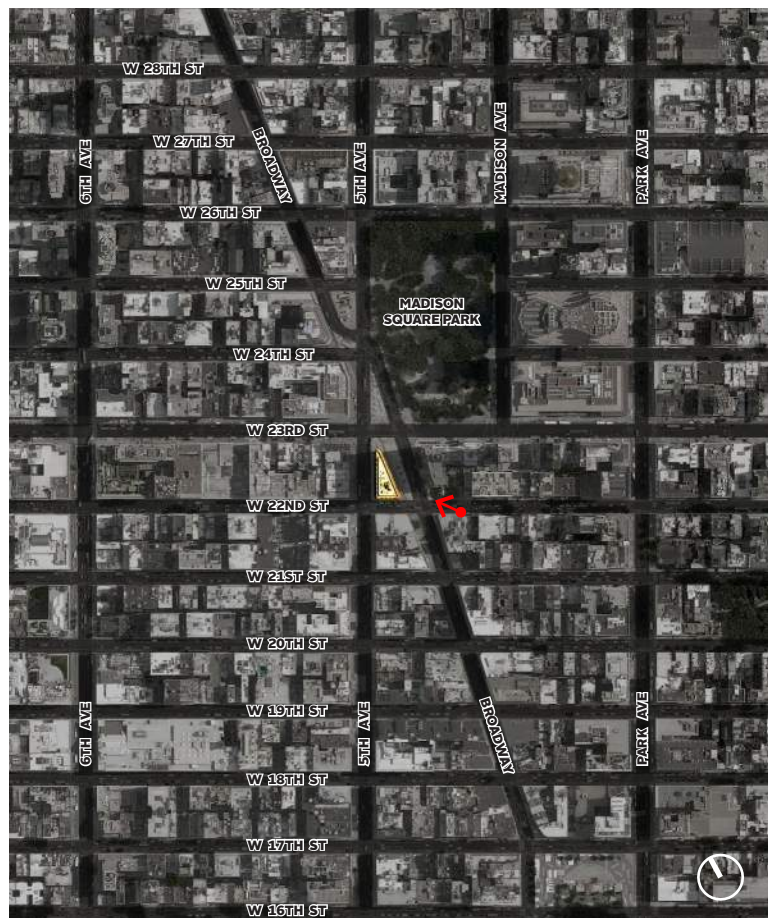
VIEW 20 (ON E 22ND ST, LOOKING WEST)



MOCK-UP

FLATIRON BUILDING

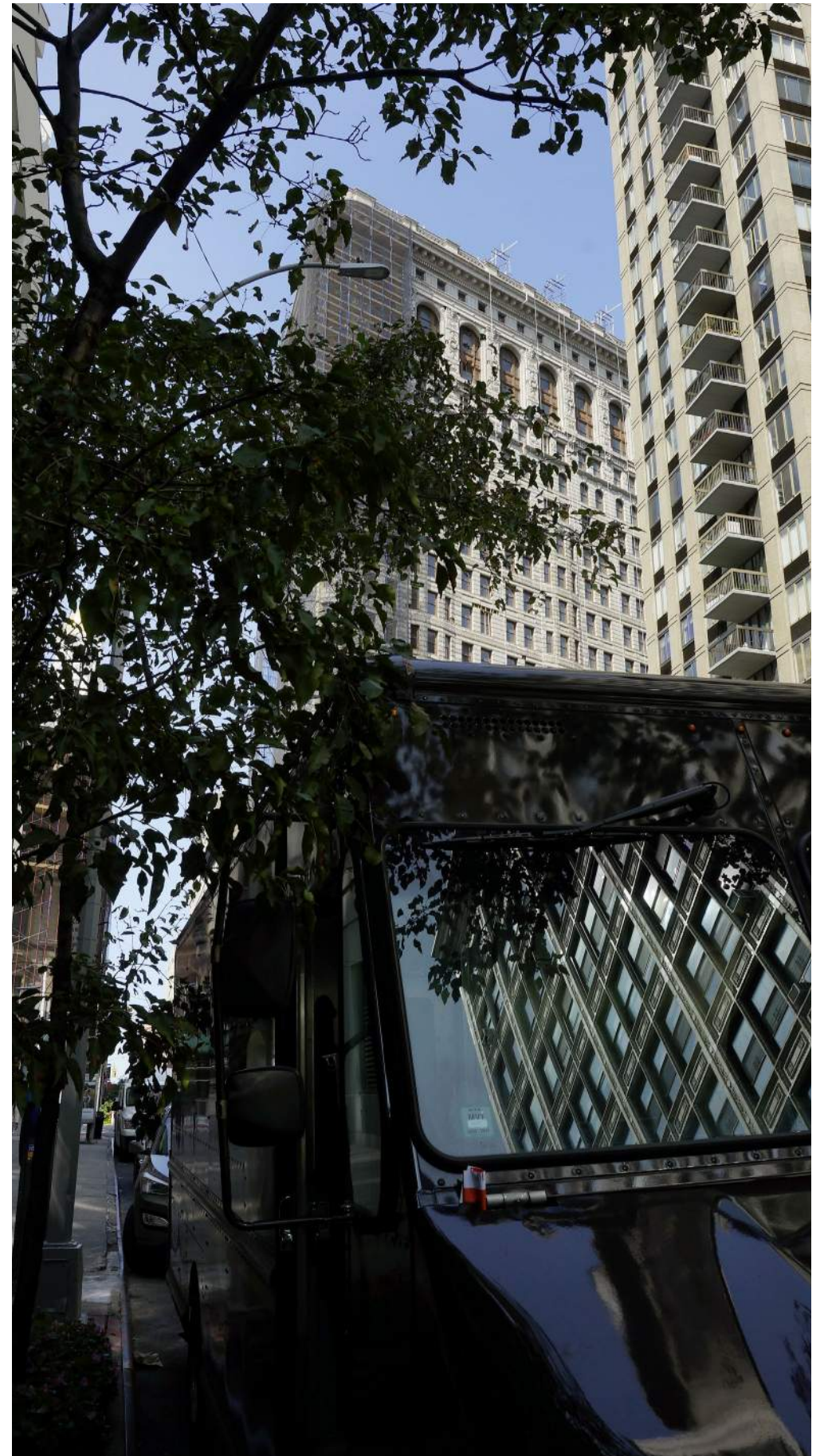
OCTOBER 20, 2020 | BEYER BLINDER BELLE



EXISTING CONDITION



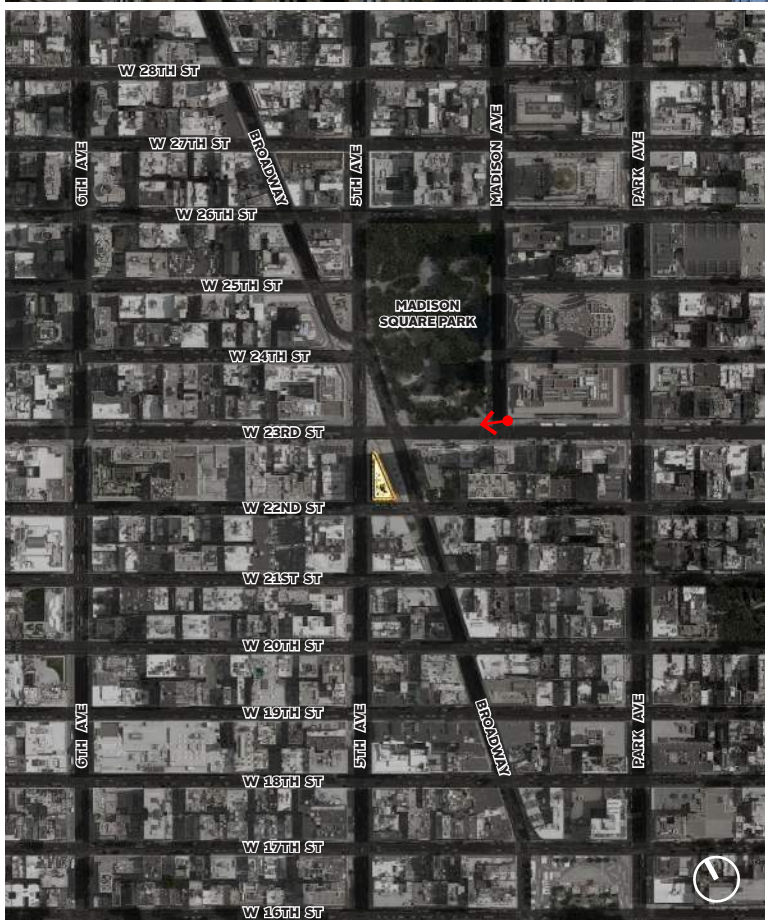
PROPOSED
VIEW 21 (ON E 22ND ST, LOOKING WEST)



MOCK-UP

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE

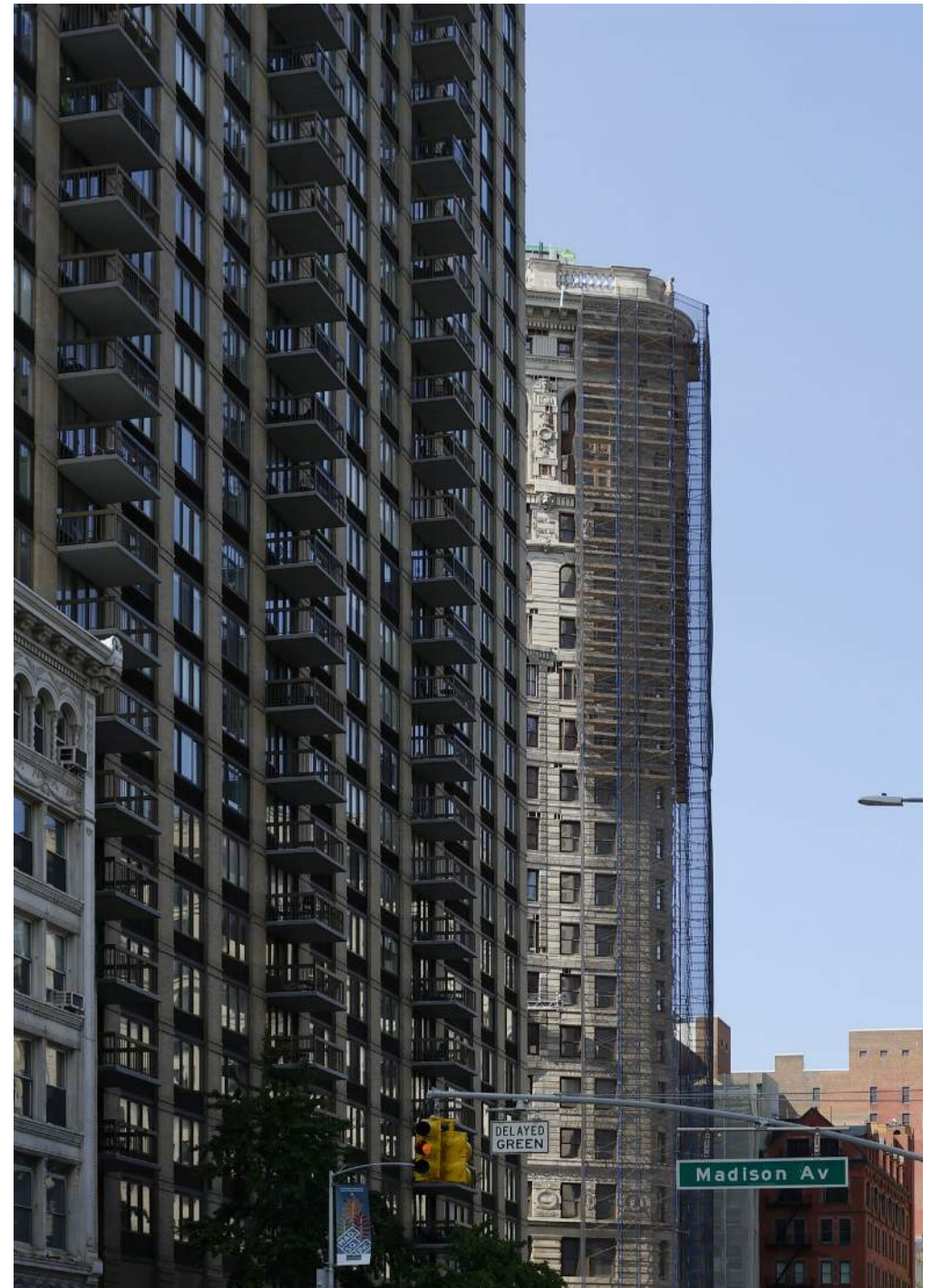


EXISTING CONDITION



PROPOSED

VIEW 22 (AT E 23RD ST & MADISON AVE INTERSECTION, LOOKING WEST)

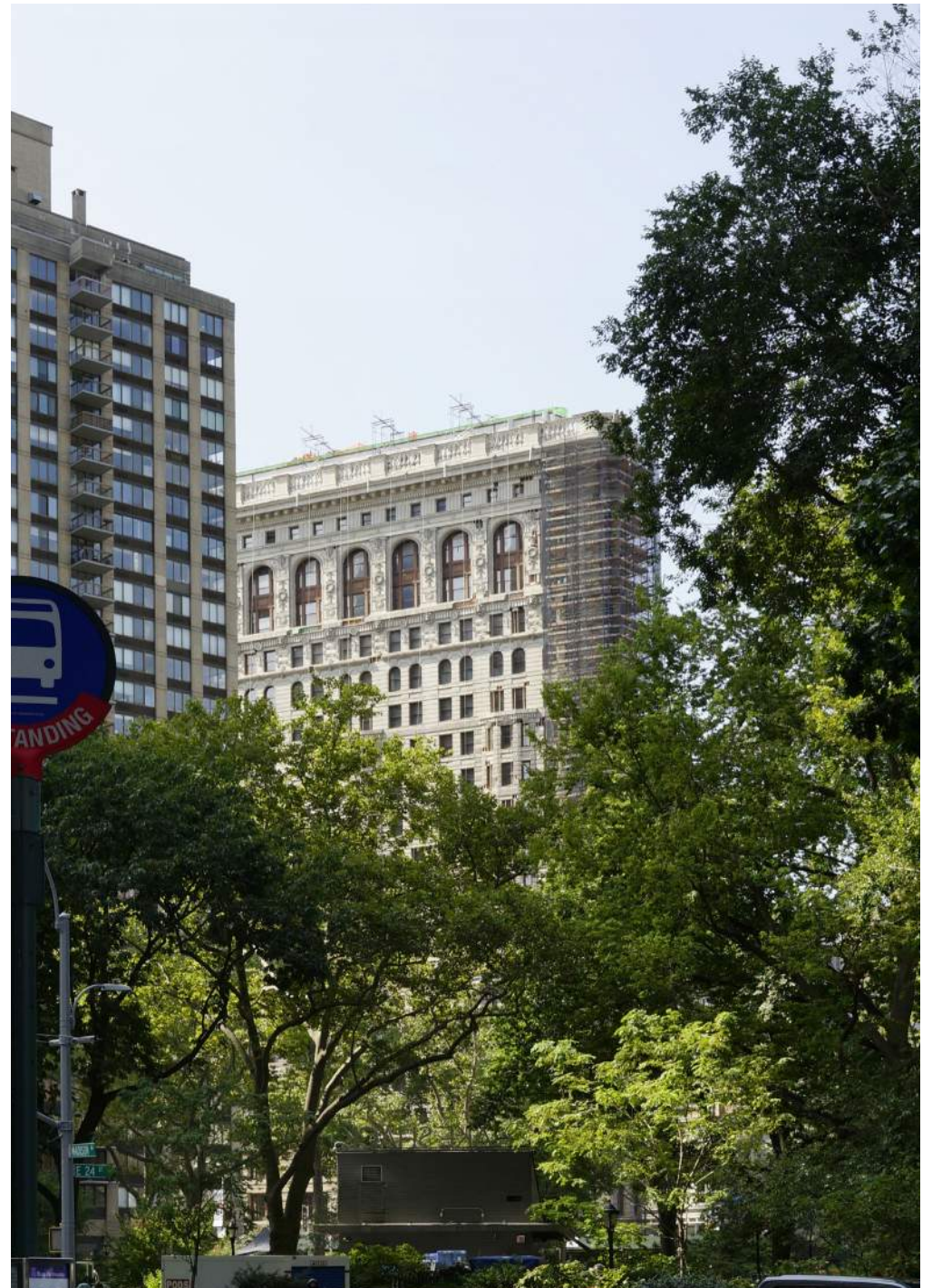
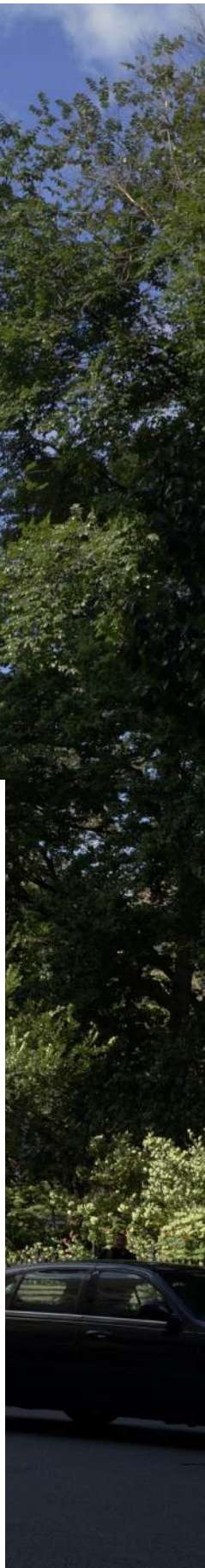


MOCK-UP



FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



VIEW 23 (ON MADISON AVE, LOOKING SOUTH-WEST)

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE



VIEW 24 (AT E 26TH ST & MADISON AVE INTERSECTION, LOOKING SOUTH-WEST)

FLATIRON BUILDING

OCTOBER 20, 2020 | BEYER BLINDER BELLE

INTRODUCTION

This report is part of a submission to the New York City Landmark Preservation Commission associated with the proposed change of use from commercial to residential for the Flatiron Building located at 175 Fifth Avenue. The building was designated an Individual Landmark in 1966 and is within the boundaries of the Ladies Mile Historic district.

Pursuant to Zoning Resolution Article I Chapter 5/section 15-20(b), Beyer Blinder Belle Architects is hereby submitting an Existing Conditions Report, which will allow us to establish a continued maintenance program for the preservation of the Flatiron Building.

Prior to BBB inspecting the premises, we researched the past building façade repair work, including all the ongoing repair work mandated by Department of Buildings Façade Inspection & Safety Report (FISP).

ON-GOING FACADE REPAIR WORK

CANY Architecture + Engineering issued a FISP sub-cycle 8C inspection report dated July 10, 2018 (**Exhibit A**) depicting spalling and cracking terra cotta in all four facades, in particular, previously repaired terra cotta that cracking had “resurfaced”. These resurfaced deficiencies were noted to be replaced, including the replacement of precast balustrade.

The façade maintenance and repair work has been ongoing since drawings were filed by Zimmerman Architects, PC and approved by NYC Department of Buildings on July 12, 2019, and approved by LPC on May 7, 2019 (Exhibit B item # 1 and 2 respectively). Work has been ongoing as evident by the NYC Building Department work permit issued June 22, 2023 (Exhibit B-item #3).

The ongoing façade repair work depicted by Zimmerman Architects has attained approval from LPC as evident by the communication documents BBB was able to attain. Some, not all, of the important items to note are:

- a) Terra cotta repair and replication specifications -Exhibit B item # 4
- b) Brick and Mortar submittal letter to LPC and Approval – Exhibit B item # 5
- c) Further documentation by Zimmerman Architects of façade deterioration- Exhibit B item # 6
- d) Re-pointing and patching of terra cotta stones. -Exhibit B item # 7
- e) LPC approval of pointing and patching – Exhibit B item # 8
- f) LPC approved Terra cotta color sample- Exhibit B item # 9

The current façade maintenance and repair work is scheduled to be completed by the third quarter of 2024.

BBB observed the ongoing work during our site visit on December 11, 2023. We created a report summarizing the existing conditions of that date. (Exhibit C)

As evident by our walk through on December 11, 2023, ongoing repairs throughout the façade are being executed by the Owner. It is BBB’s recommendation that once all the work is complete, a conformed set of drawings (which should be the post amended approval drawings submitted to NYC DOB), be incorporated within this report. BBB will also undertake an additional site visit and issue an updated report letter to Landmarks Preservation Commission, stating that all work has been complete and identify if any work remains to be completed.

Beyond the facade repair work proposed in Zimmerman’s drawings, BBB is proposing that the windows be replaced to replicate the double hung one over one window, locate the new mechanical systems and all associated roof work in accordance with the LPC approved permit in connection with the conversion.

MAINTENANCE REPORT

BBB is proposing that periodic inspection reports be issued to LPC, in unison with the FISP report cycle, identifying that key historical elements are being maintained appropriately. The key elements shall consist of Entrances and Storefronts, (the replaced windows, facade masonry brick, terra cotta, and limestone), the balustrade at the 21st floor, roof, and mechanical systems.

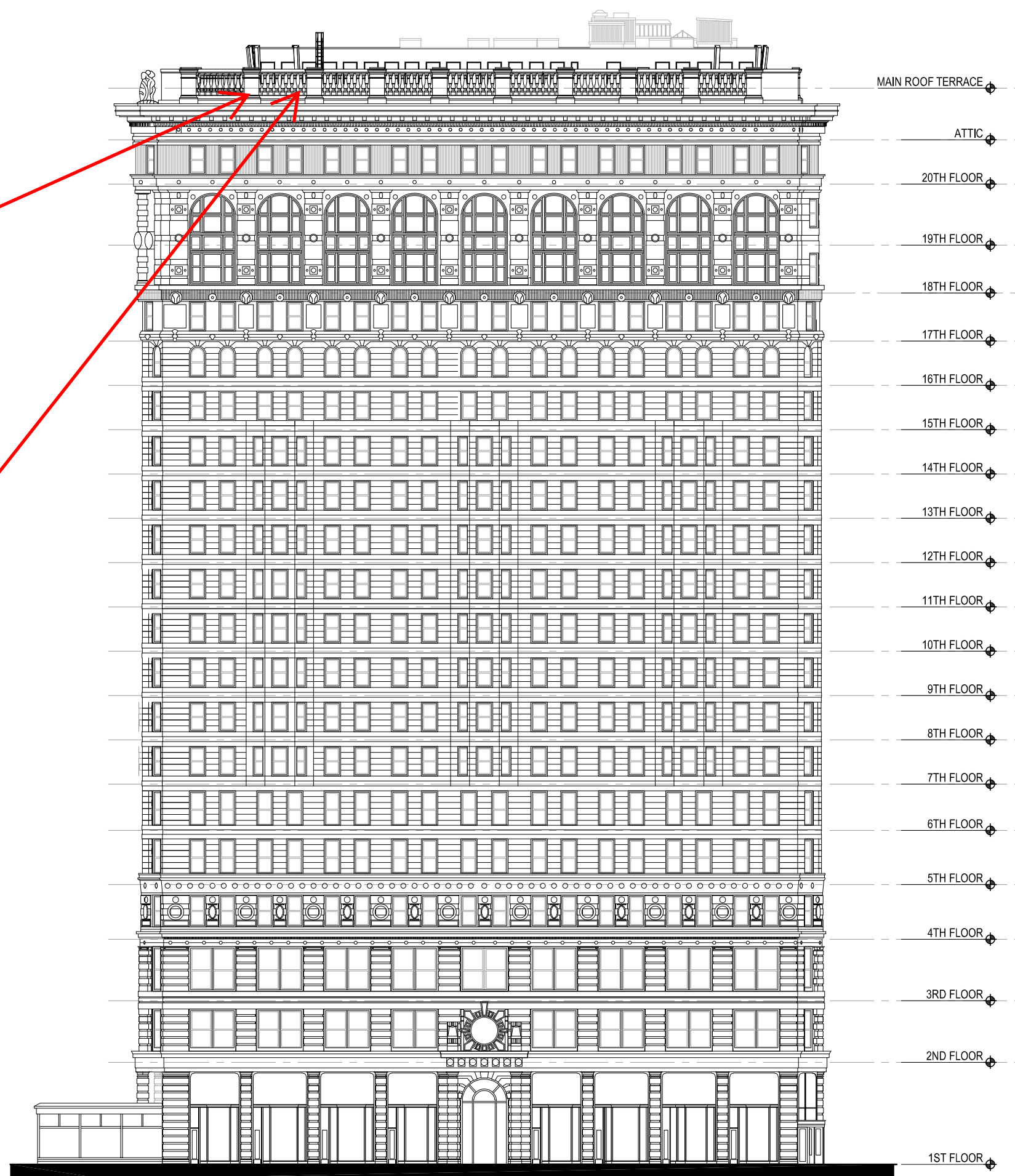
EXHIBIT C - SUMMARY

EXHIBIT B

PHOTO # 1:
West Elevation
Main Roof
Close-up photo of main roof
spalled terracotta.



PHOTO # 2:
West Elevation
Main Roof
Close-up photo of spalled
precast balustrade at perimeter
of main roof.
Photos by CANY



WEST ELEVATION (5TH AVE.)

EXHIBIT C - SUMMARY

EXHIBIT B

PHOTO # 3:

East elevation
Main Roof

Close-up photo of cracked
precast balustrade at perimeter
of main roof



PHOTO # 5:

East Elevation
21st Floor, at cornice

Overview photo of typical failing
crack repair at cornice, new
cracks are beginning to open
again.

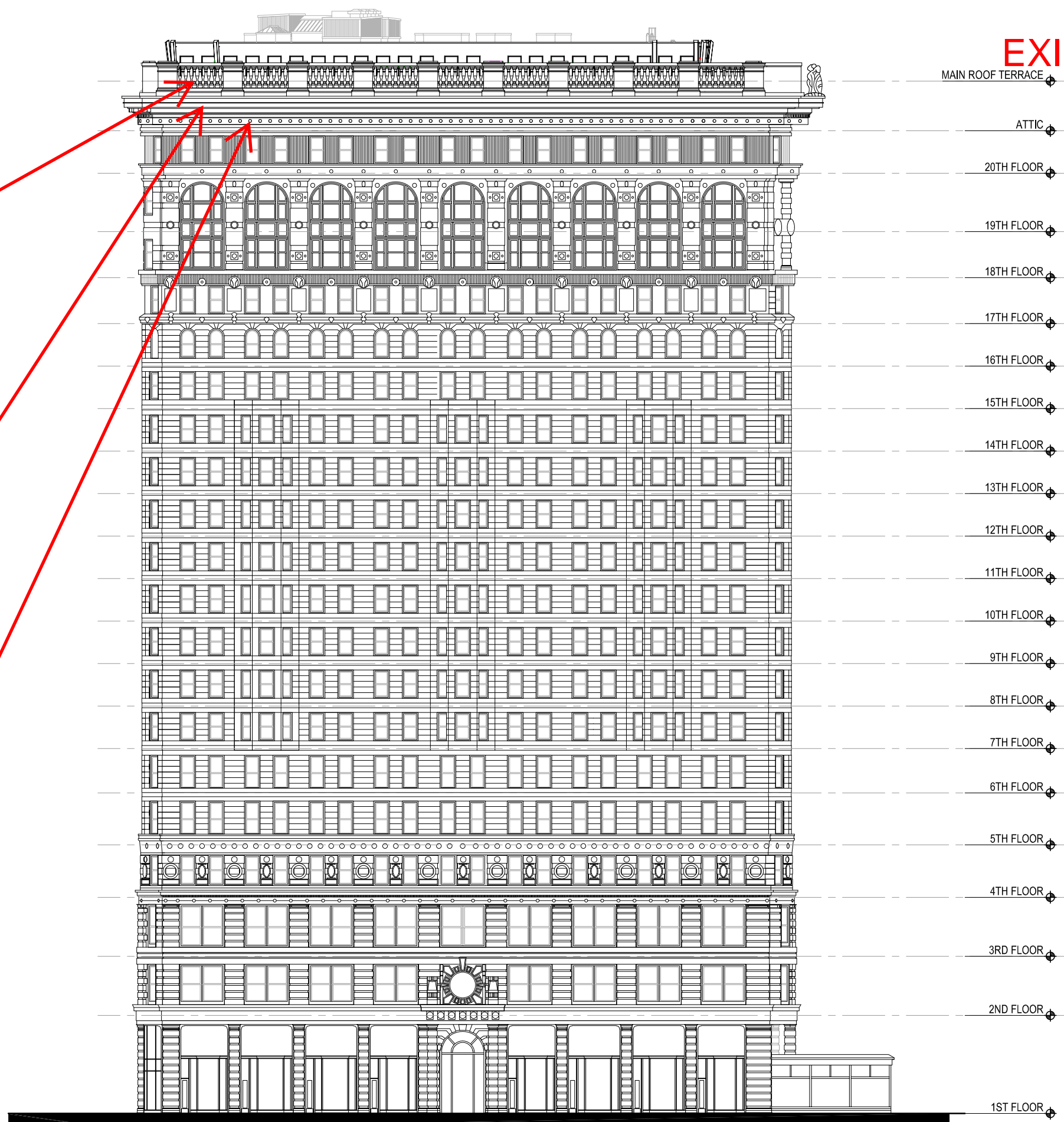


PHOTO # 8:

East Elevation
21st Floor

Close-up photo of typical
cracks/ deteriorated joint
around modillions at the
underside of cornice.

Photos by CANY



EAST ELEVATION (BROADWAY)

EXHIBIT C - SUMMARY

PHOTO # 15:

South Elevation
20th Floor

Close-up photo of typical failed previous terracotta patch repair and new cracks at window lintel.



PHOTO # 24:

South Elevation
19th floor

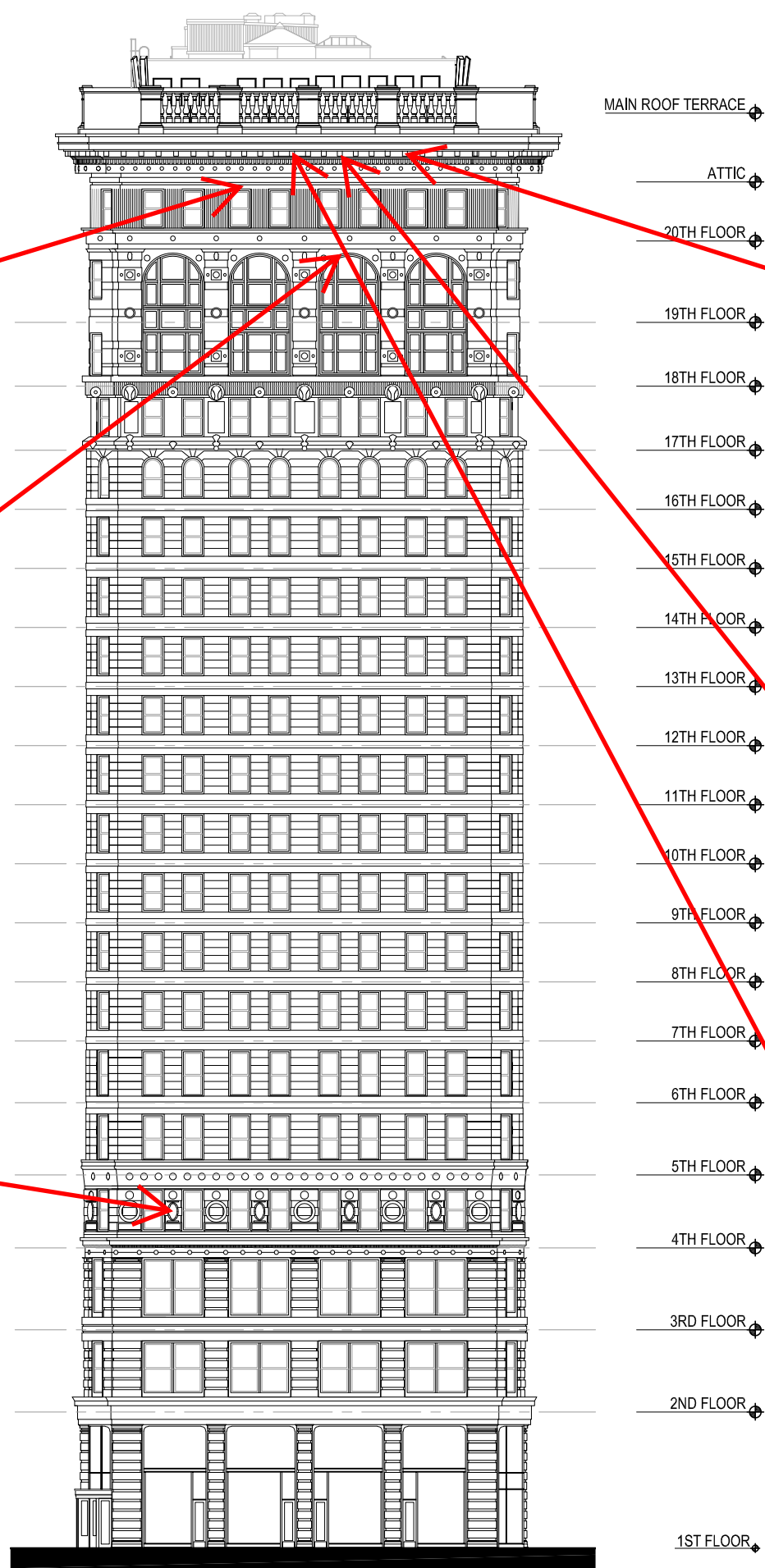
Close-up of typical rusted/corroded remedial lintel on the South Elevation.



PHOTO # 19:

South Elevation
4th Floor

Close-up photo of typical cracks at limestone window jamb.



SOUTH ELEVATION (22ND STREET)

EXHIBIT B

PHOTO # 9:

South Elevation
21st Floor

Close-up photo of typical deteriorated joint around modillions at the underside of cornice.



PHOTO # 7:

North Elevation
21st Floor

Close-up photo of typical cracked modillion at the underside of cornice.



PHOTO # 4:

South Elevation
21st Floor, at cornice

Overview photo of typical cracking at cornice, new cracks are forming.



EXHIBIT C - SUMMARY

EXHIBIT B

PHOTO # 10:

North Elevation
19th Floor

Overview photo of typical failed previous terracotta patch repair and new cracks at columns.



PHOTO # 11:

North Elevation
19th Floor

Close-up photo of typical failed previous terracotta patch repair and new cracks at columns.



PHOTO # 12:

North Elevation
Between 20th -18th Floor

Close-up photo of typical failed previous terracotta patch repairs and new cracks at columns.

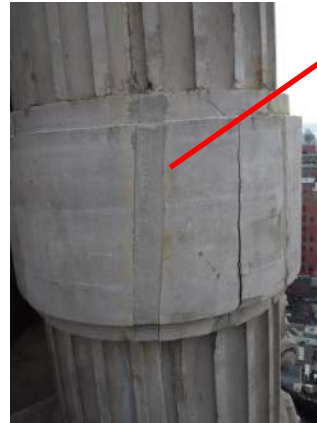


PHOTO # 21:

North Elevation
14th floor

Close-up of typical cracked/failed patch repair at terra cotta sill.



PHOTO # 22:

North Elevation
12th floor

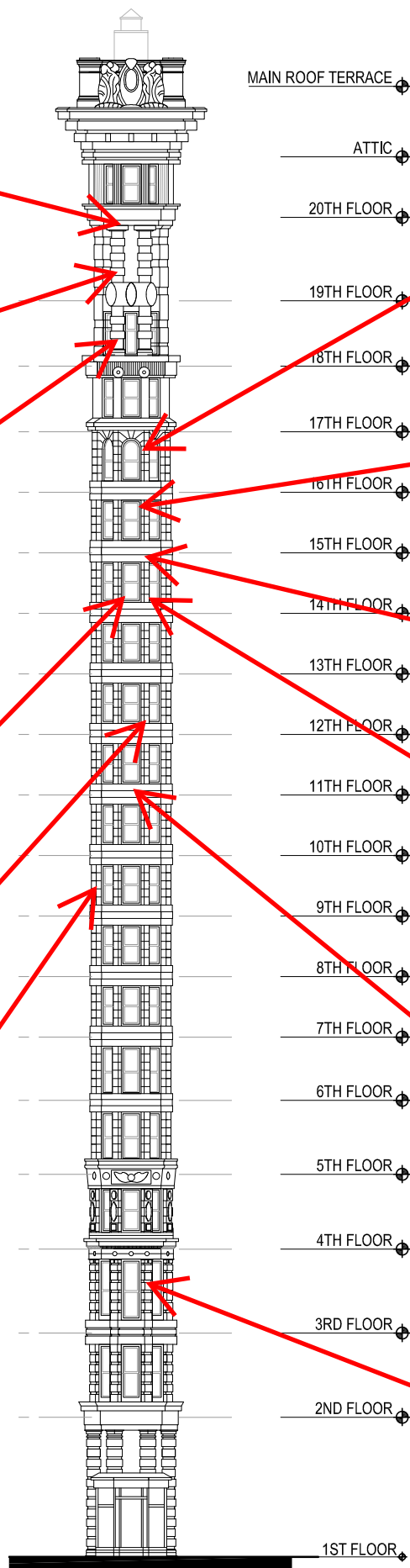
Close-up of typical cracked/failed patch repair at terra cotta panel.



PHOTO # 23:

North Elevation
9th floor

Typical crack at decorative terracotta panel.



NORTH ELEVATION (23RD STREET)

175 FIFTH AVENUE
NEW YORK, NY

FLATIRON BUILDING
FEBRUARY 28TH, 2024

PHOTO # 13:

North Elevation
17th Floor

Close-up photo of typical failed previous terracotta patch repair and new cracks at water table.



PHOTO # 16:

North Elevation
17th Floor

Close-up photo of typical failed previous terracotta patch repair and new cracks, at window lintel.



PHOTO # 14:

South Elevation
15th Floor

Overview photo of typical failed previous terracotta patch repair, new cracks, deteriorated mortar joints and active spall at terracotta window lintel.



PHOTO # 20:

North Elevation
14th Floor

Close-up photo of typical failed previous terracotta patch repair.



PHOTO # 17:

North Elevation
11th Floor

Overview photo of spalling and failed previous terracotta patch repair and deteriorated mortar joints at window sill.



PHOTO # 18:

North Elevation
3rd Floor

Close-up photo of typical cracks at limestone window jamb.

Photos by CANY



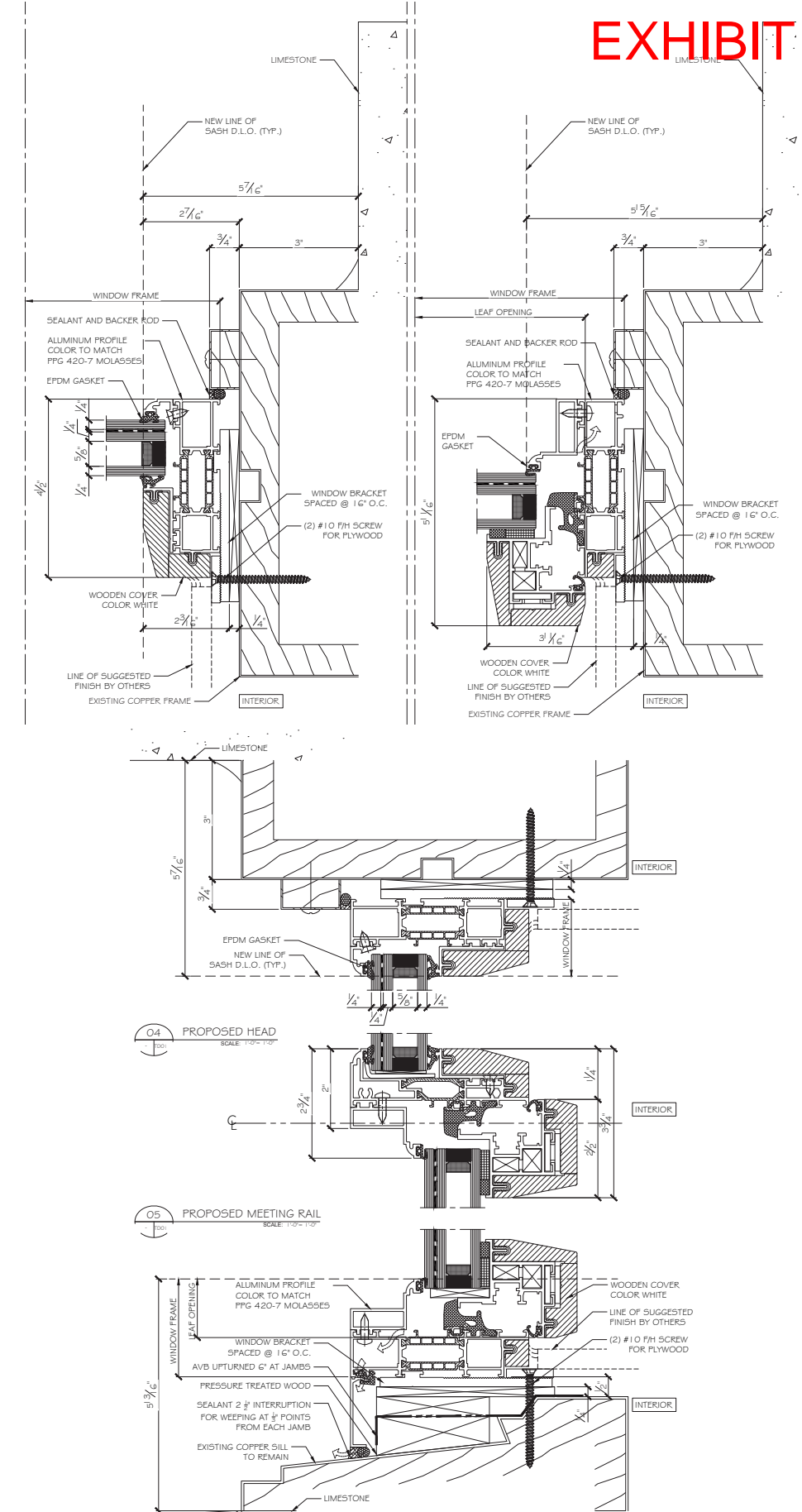
WINDOW MOCKUPS



INTERIOR VIEW



EXTERIOR VIEW



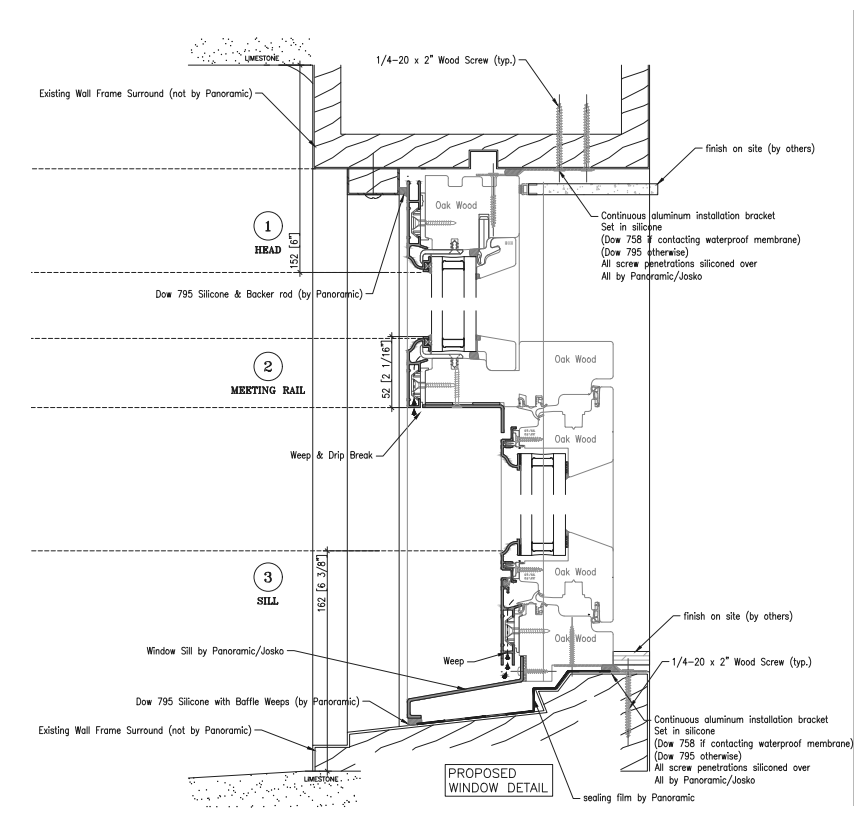
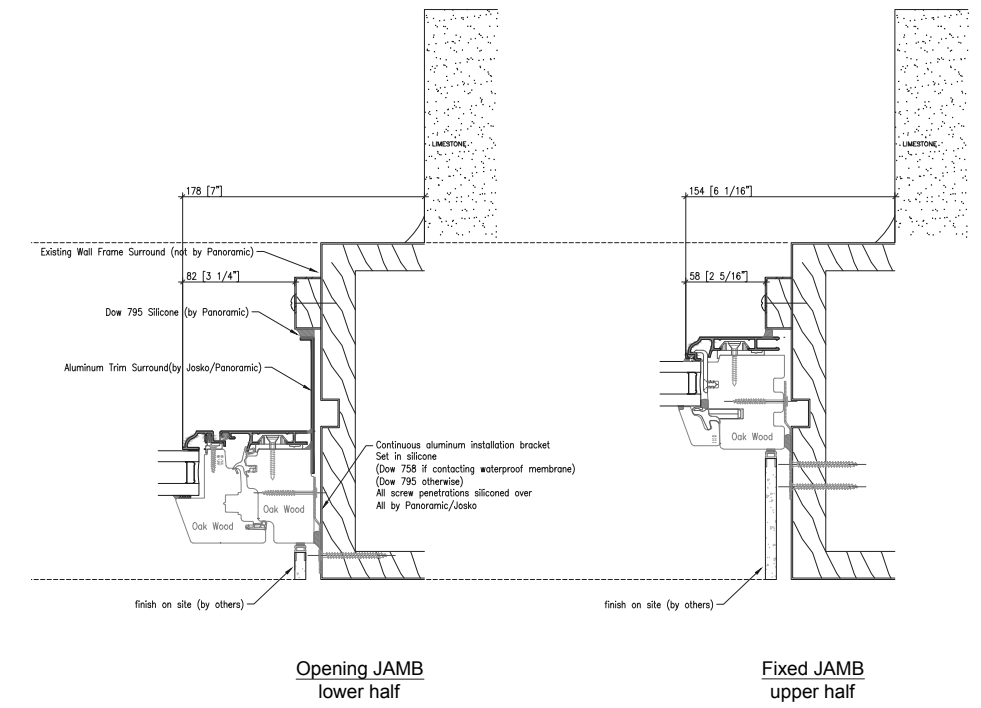
WINDOW DETAILS



INTERIOR VIEW



EXTERIOR VIEW

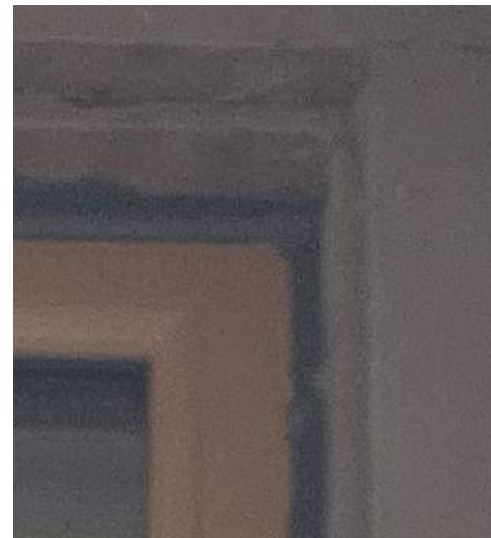


WINDOW DETAILS

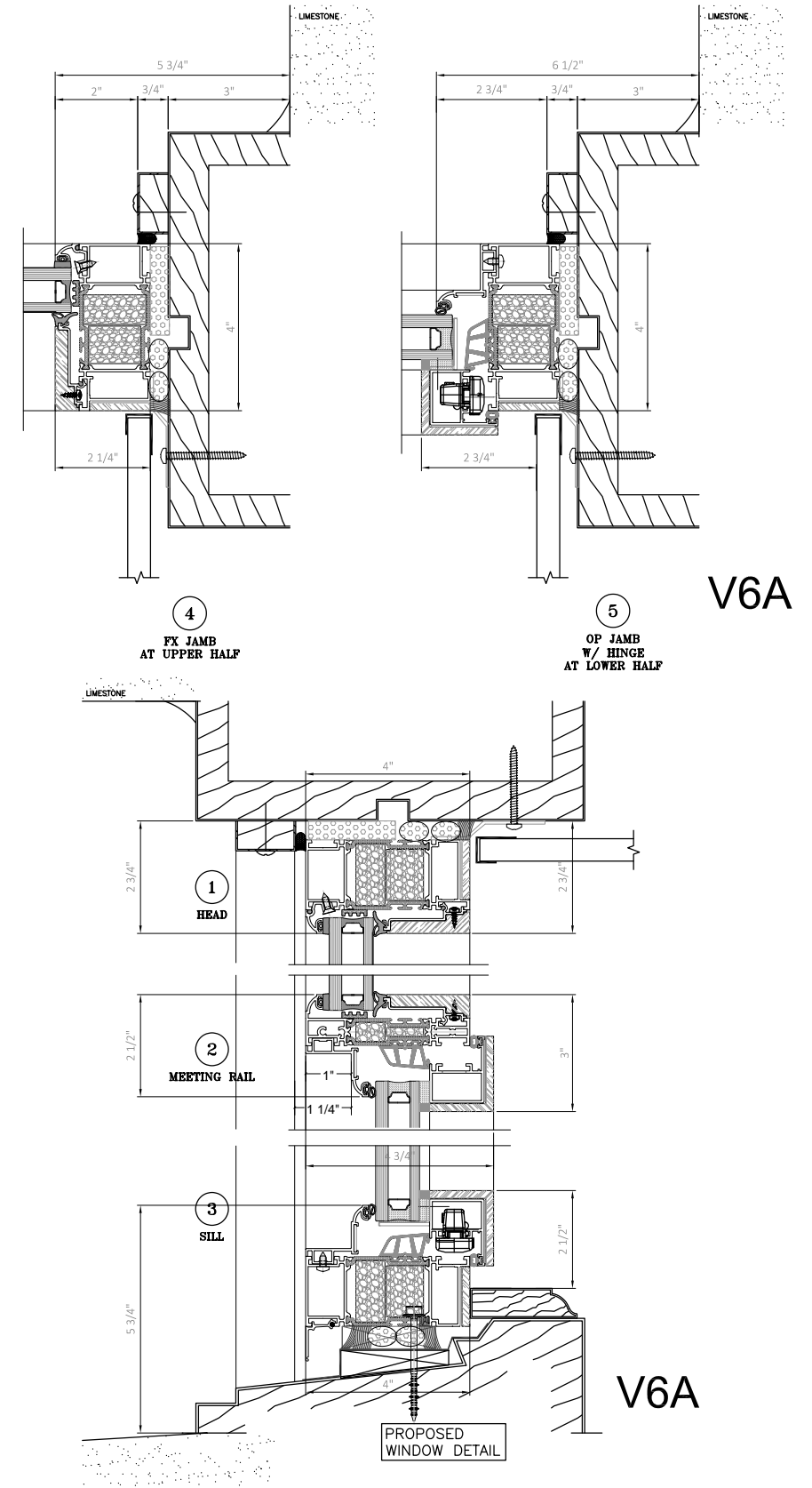
PANORAMIC WINDOW MOCK-UP PHOTOS
TYPICAL WINDOW DETAILS



INTERIOR VIEW



EXTERIOR VIEW



WINDOW DETAILS

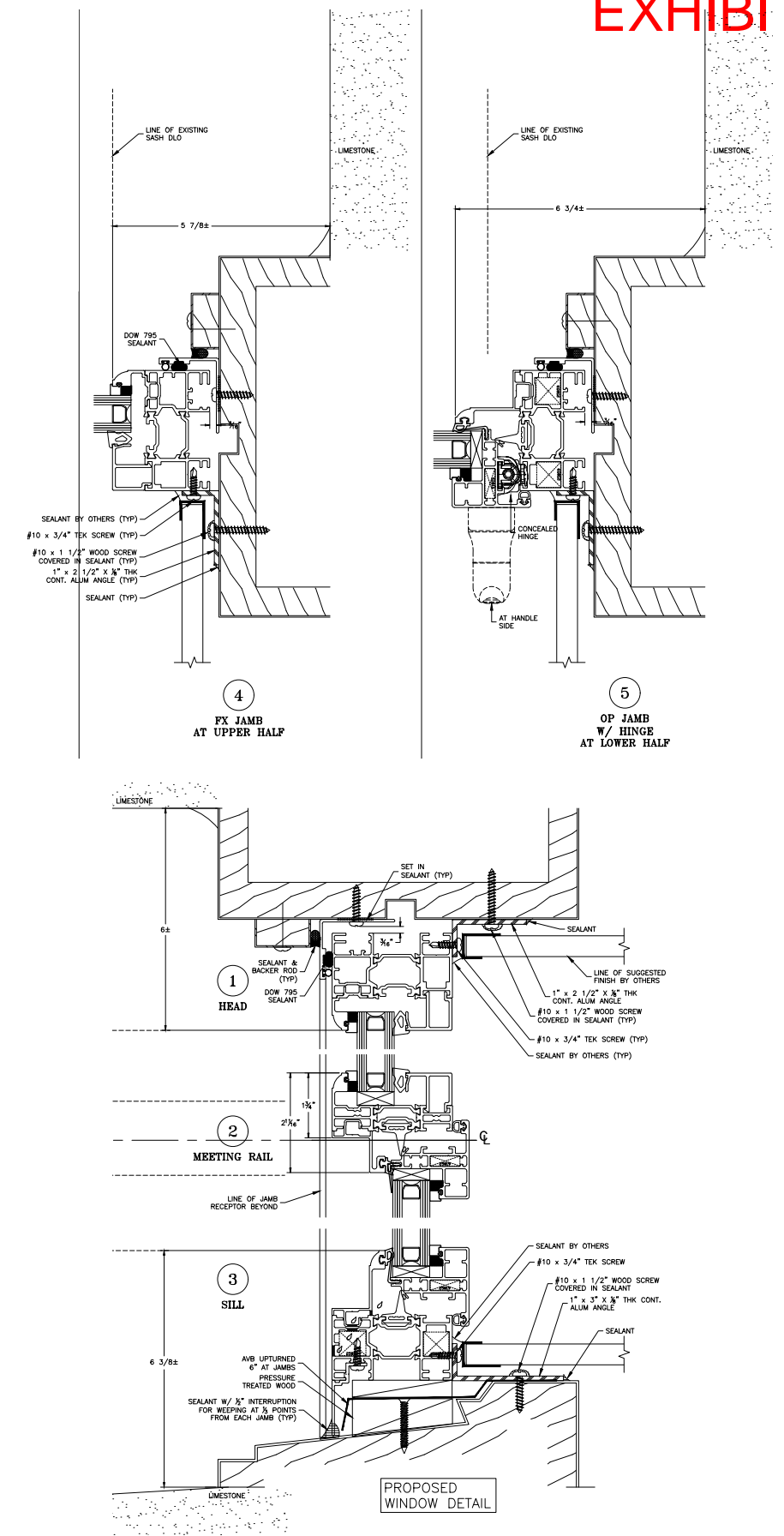
ALUPROF WINDOW MOCK-UP PHOTOS
TYPICAL WINDOW DETAILS



INTERIOR VIEW



EXTERIOR VIEW



WINDOW DETAILS

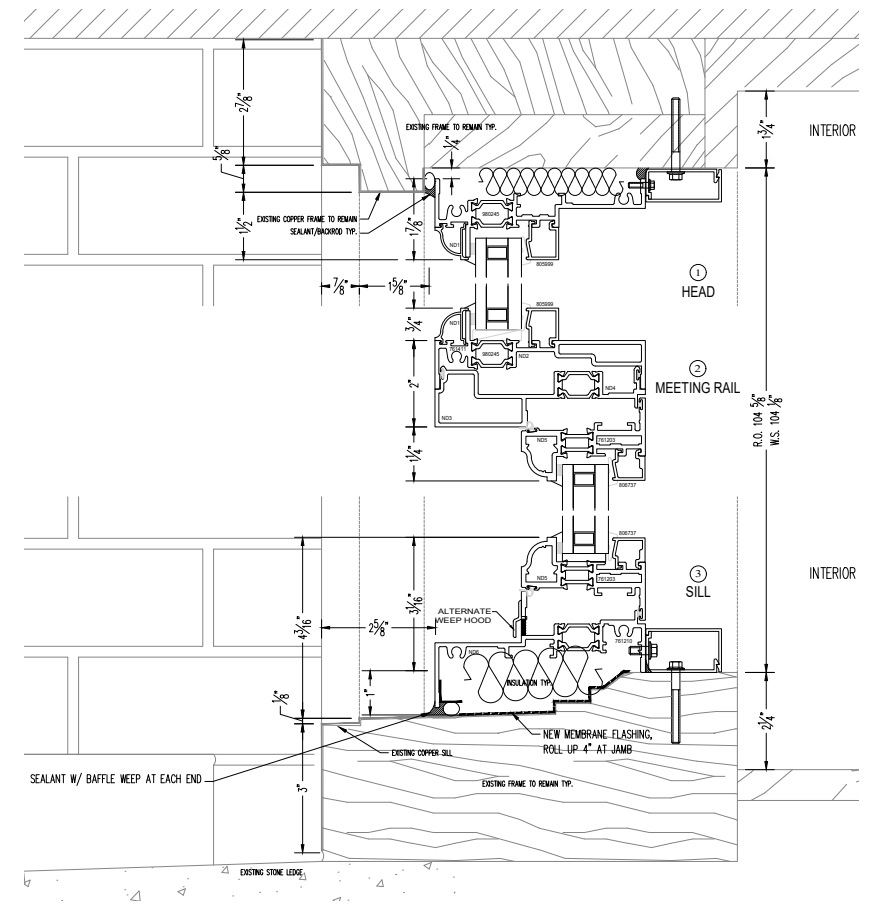
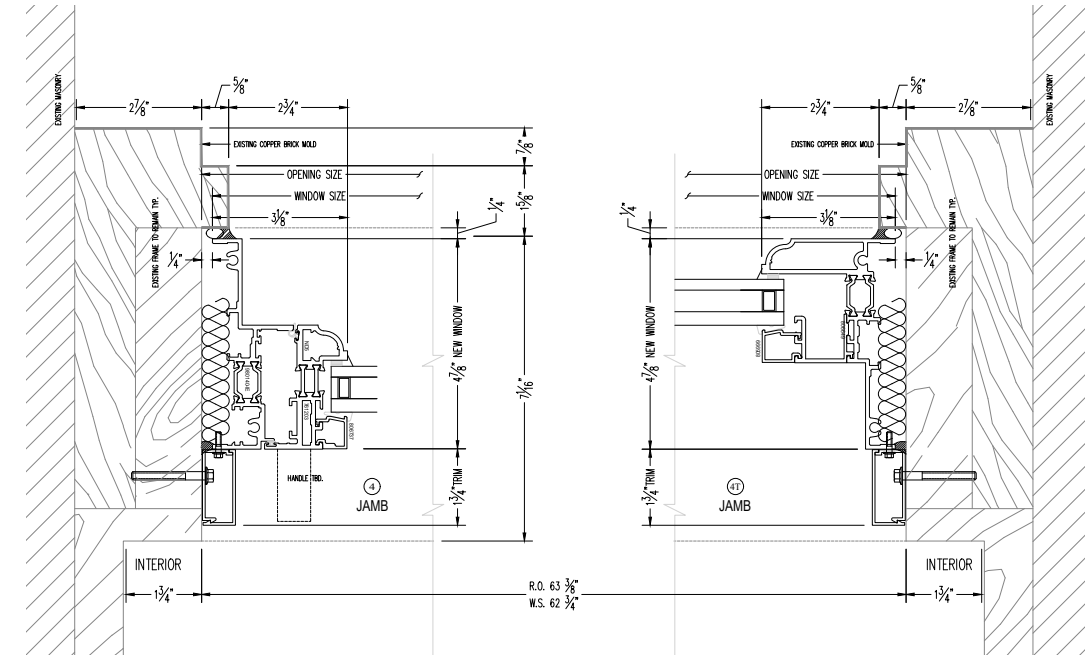
SKYLINE WINDOW MOCK-UP PHOTOS
TYPICAL WINDOW DETAILS



INTERIOR VIEW



EXTERIOR VIEW



WINDOW DETAILS

WAUSAU WINDOW MOCK-UP PHOTOS

TYPICAL WINDOW DETAILS