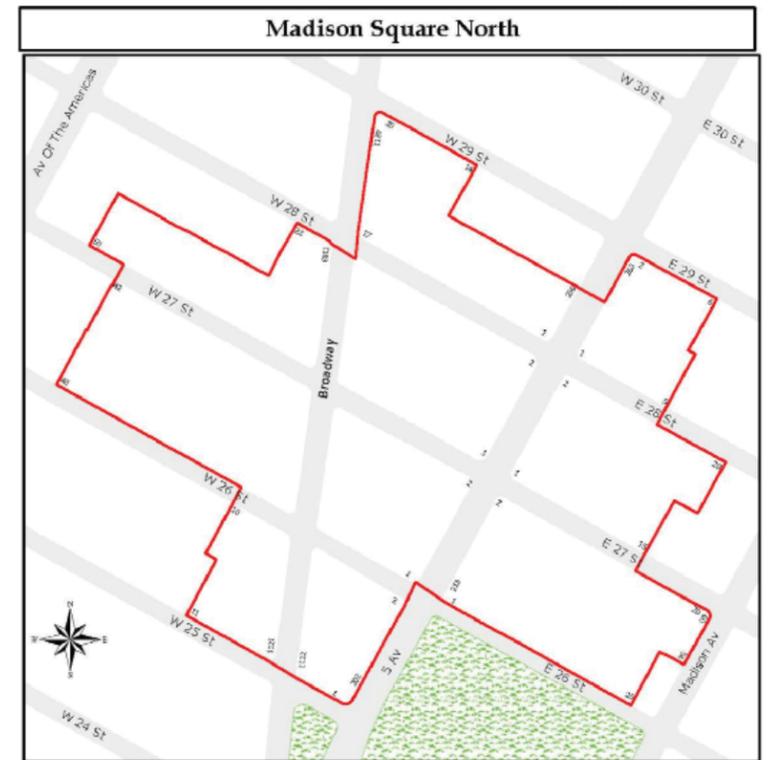




1 SITE CONTEXT - EXISTING
SCALE: N.T.S.

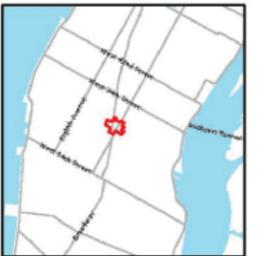


2 SITE CONTEXT - PROPOSED
SCALE: N.T.S.



Madison Square North
Historic District
Manhattan
Designated: June 26, 2001

Historic District Boundaries



1 SITE CONTEXT - EXISTING
SCALE: N.T.S.

2 SITE CONTEXT - PLAN
SCALE: N.T.S.

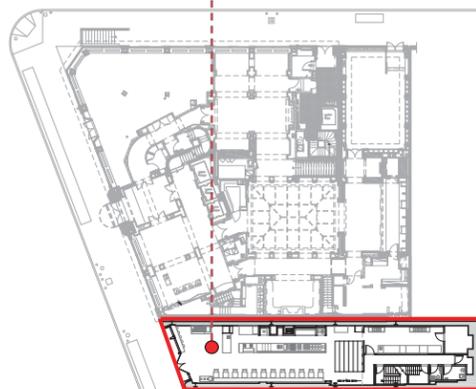
3 HISTORIC DISTRICT BOUNDARIES
SCALE: N.T.S.



1 TAX PHOTO 1940s
SCALE: N.T.S.



2 TAX PHOTO 1980s
SCALE: N.T.S.



1 EXISTING CONTEXT - WEST ELEVATION
SCALE: N.T.S.



2 EXISTING CONTEXT - BROADWAY VIEW LOOKING NORTH
SCALE: N.T.S.



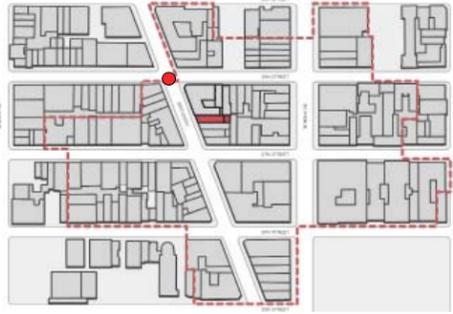
1 5th AVE / 28th STREET - CONTEXT
SCALE: N.T.S.



1 20 W 27th STREET - CONTEXT
SCALE: N.T.S.



2 20 W 27th STREET - ELEVATION
SCALE: N.T.S.



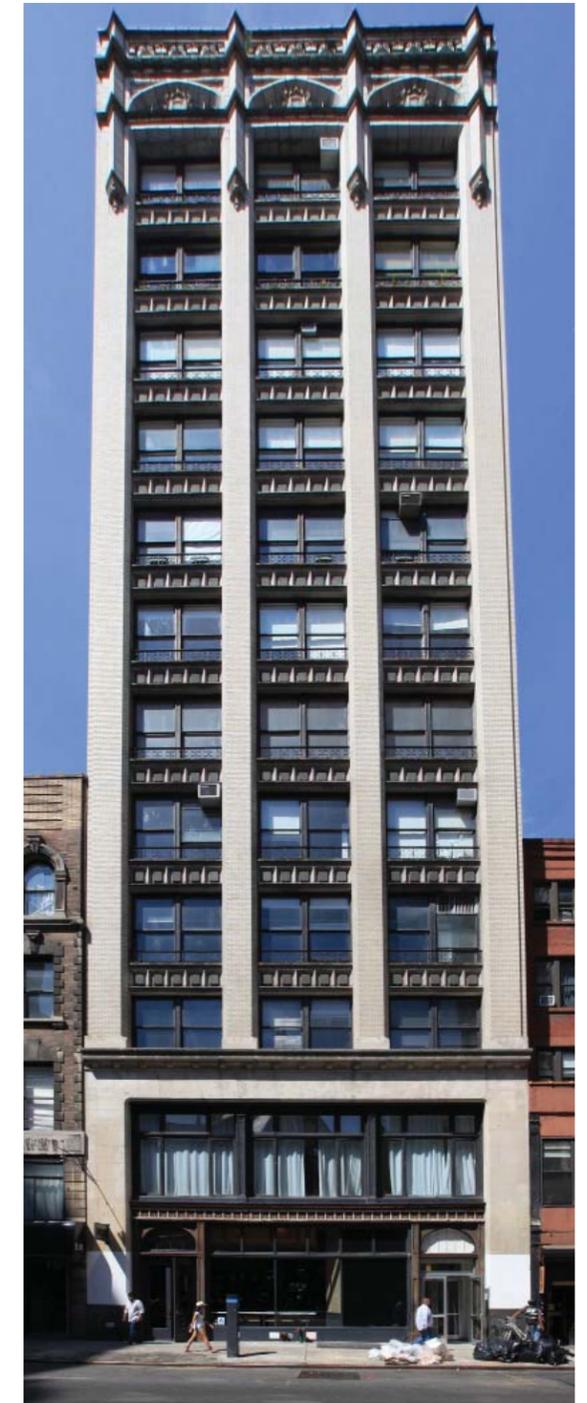
1 1181-83 BROADWAY - CONTEXT
SCALE: N.T.S.



2 1181-83 BROADWAY - ELEVATION
SCALE: N.T.S.



1 15 W 26th STREET - CONTEXT
SCALE: N.T.S.



2 15 W 26th STREET - ELEVATION
SCALE: N.T.S.



1 208-210 FIFTH AVE - CONTEXT
SCALE: N.T.S.



2 208-210 FIFTH AVE - ELEVATION
SCALE: N.T.S.



1 45-47 W 27th STREET - CONTEXT
SCALE: N.T.S.



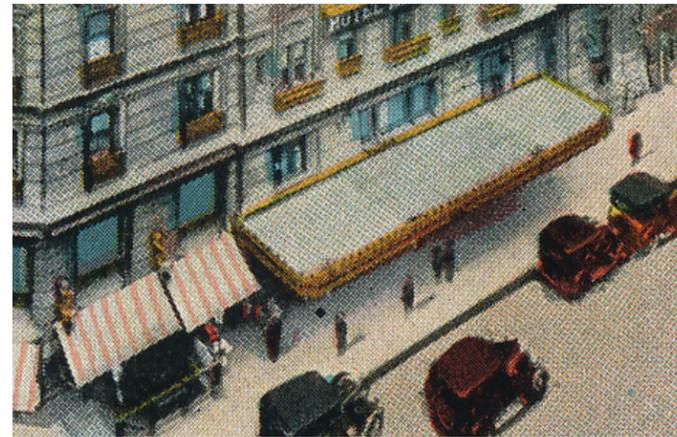
2 45-47 W 27th STREET - ELEVATION
SCALE: N.T.S.



THE BRESLIN (ACE), 20 WEST 29TH STREET, 1903-05, 11 STORIES
1910 PHOTO



HOTEL SEVILLE (CARLTON), 86 MADISON AVE, 1904, 11 STORIES
CA. 1940 NYC TAX PHOTO



HOTEL MARTINIQUE (RADISSON), 1260 BROADWAY, 1907, 17 STORIES
CA. 1910 POST CARD



HOTEL MARTHA WASHINGTON, 29 EAST 29TH STREET, 1901, 12 STORIES
CA. 1940 NYC TAX PHOTO



THE BRESLIN (ACE), 20 WEST 29TH STREET, 1903-05, 11 STORIES.



JOHNSTON BUILDING (NOMAD), 1170 BROADWAY, 1903, 12 STORIES.



15 EAST 26TH STREET, 1912, 20 STORIES.



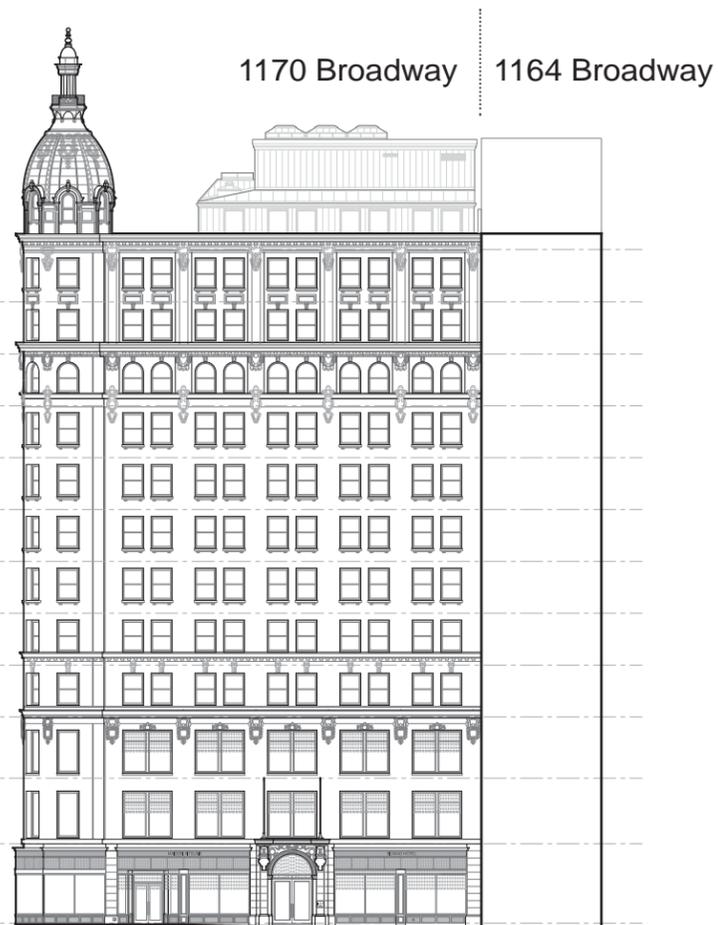
1 CONTEXT ELEVATION - EXISTING
SCALE: N.T.S.



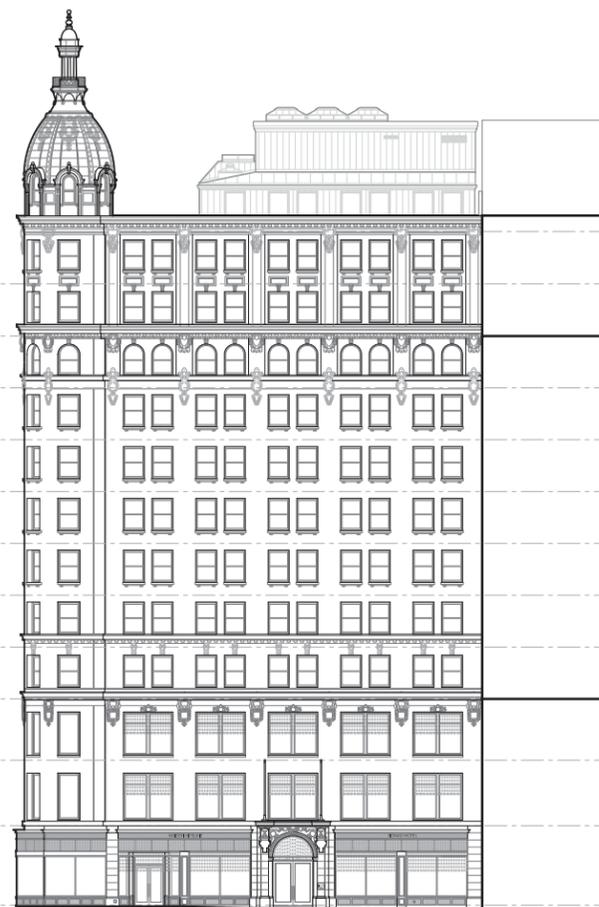
1 CONTEXT ELEVATION - PROPOSED
SCALE: N.T.S.



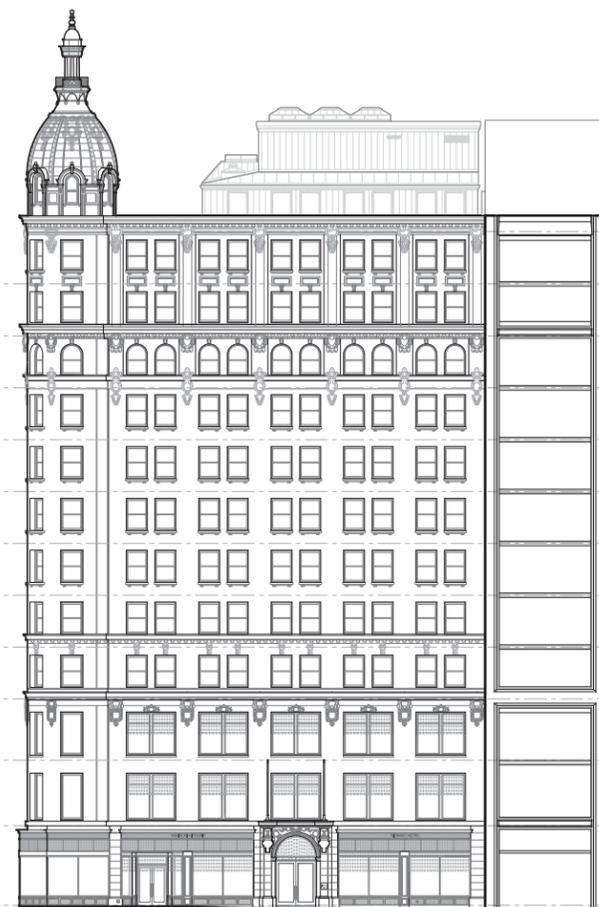
LPC
 1 CONTEXT ELEVATION - PROPOSED (With Approved 1162 Broadway)
 SCALE: N.T.S.



1 MASSING
SCALE: N.T.S.



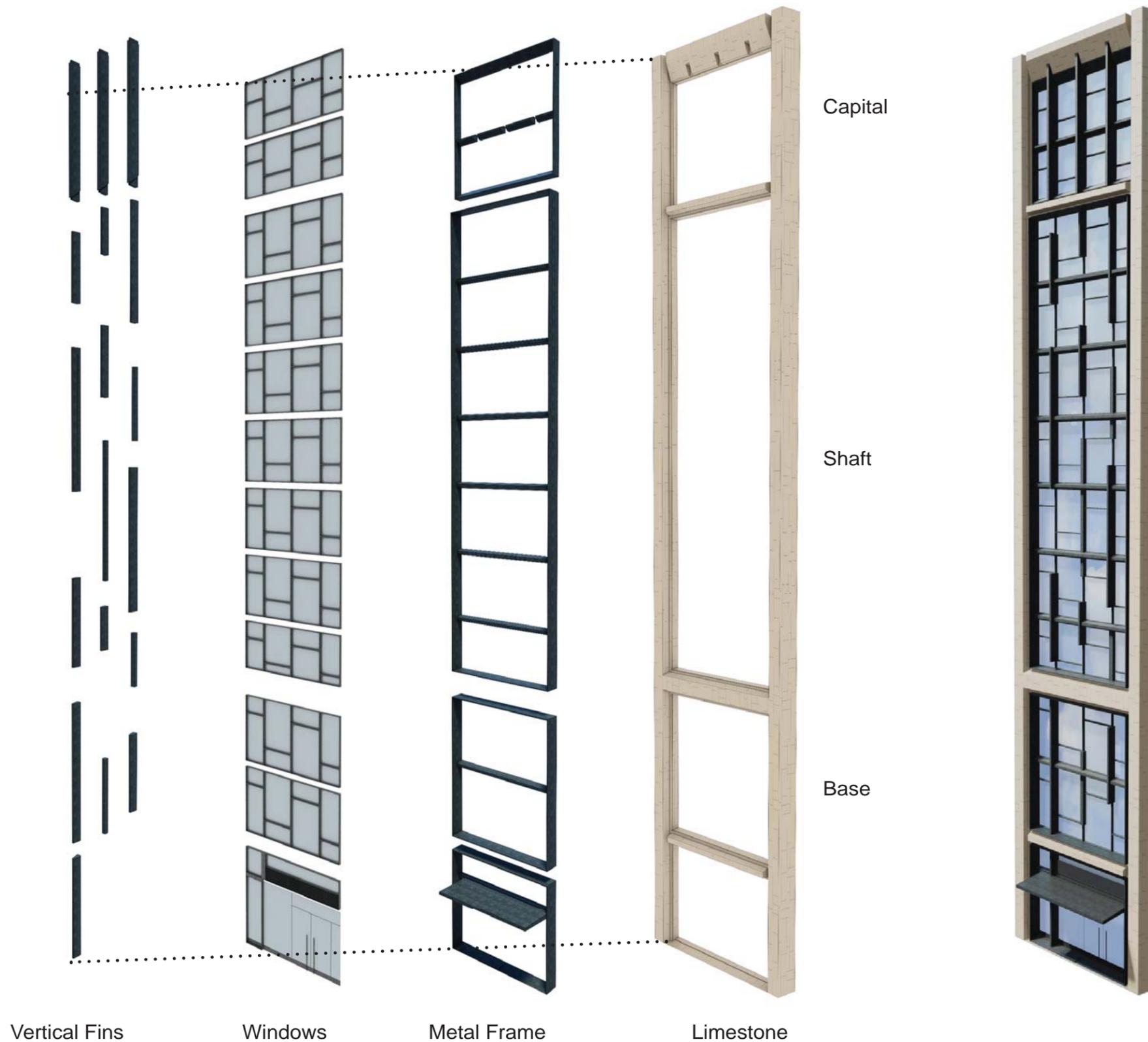
2 TRIPARTITE SUBDIVISION
SCALE: N.T.S.



3 FLOOR SUBDIVISION
SCALE: N.T.S.



4 FACADE ARTICULATION
SCALE: N.T.S.



Vertical Fins

Windows

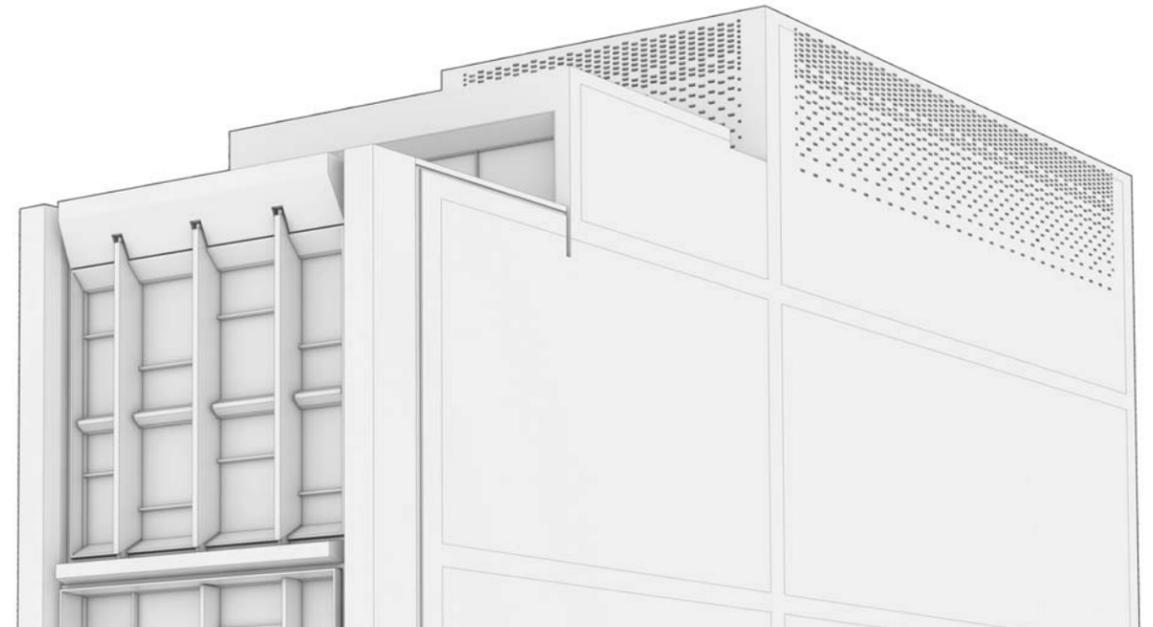
Metal Frame

Limestone

Capital

Shaft

Base

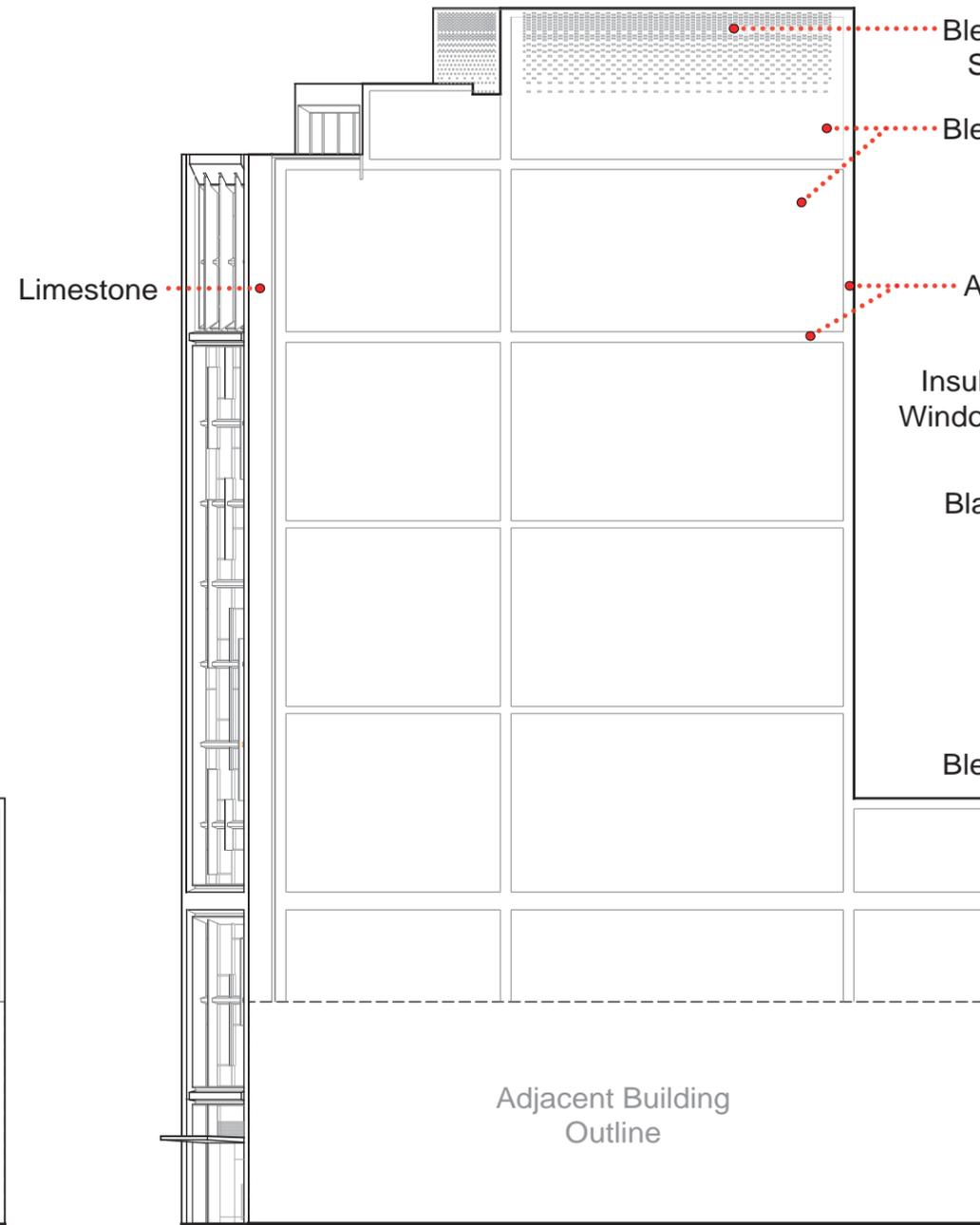


2 TOP OF BUILDING
SCALE: N.T.S.

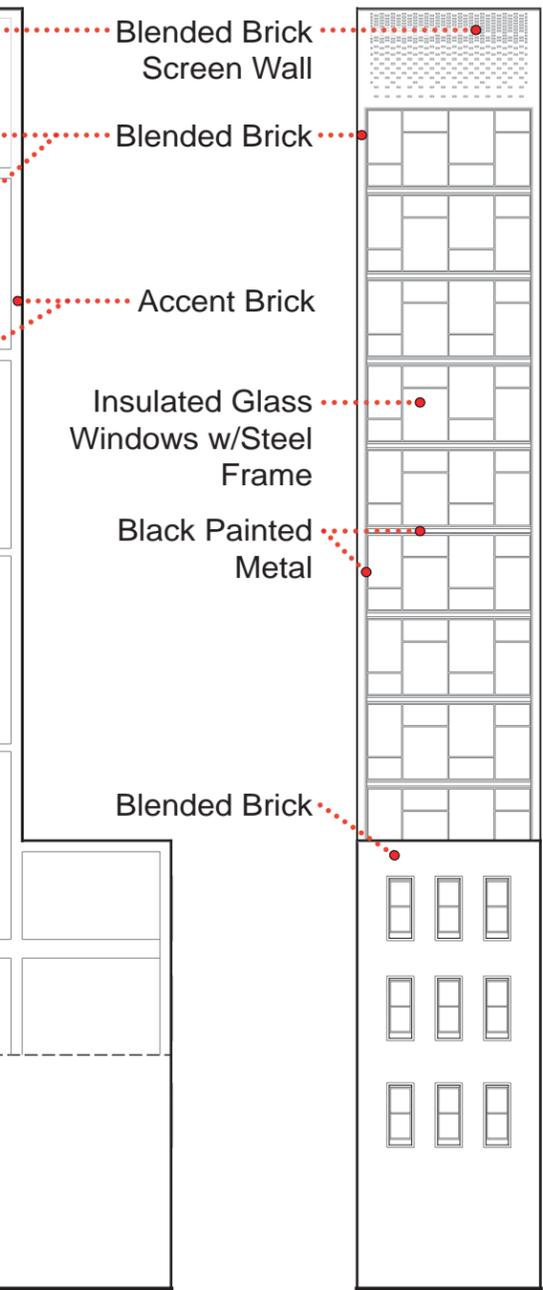
1 CONTEXT ELEVATION
SCALE: N.T.S.



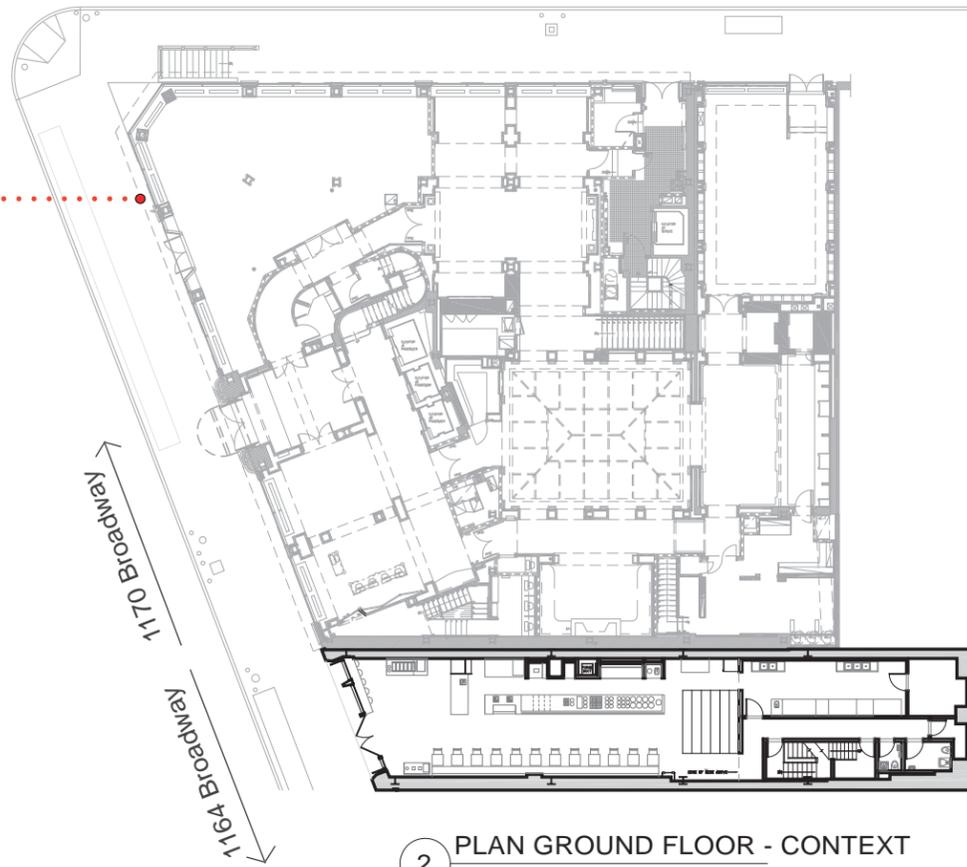
1 WEST ELEVATION
SCALE: N.T.S.



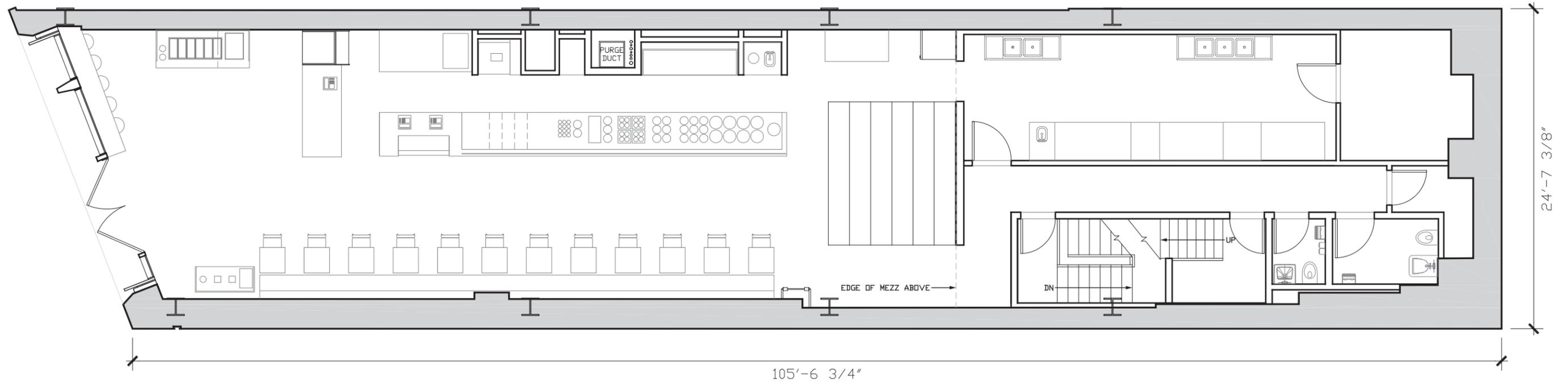
2 SOUTH ELEVATION
SCALE: N.T.S.



3 EAST ELEVATION
SCALE: N.T.S.



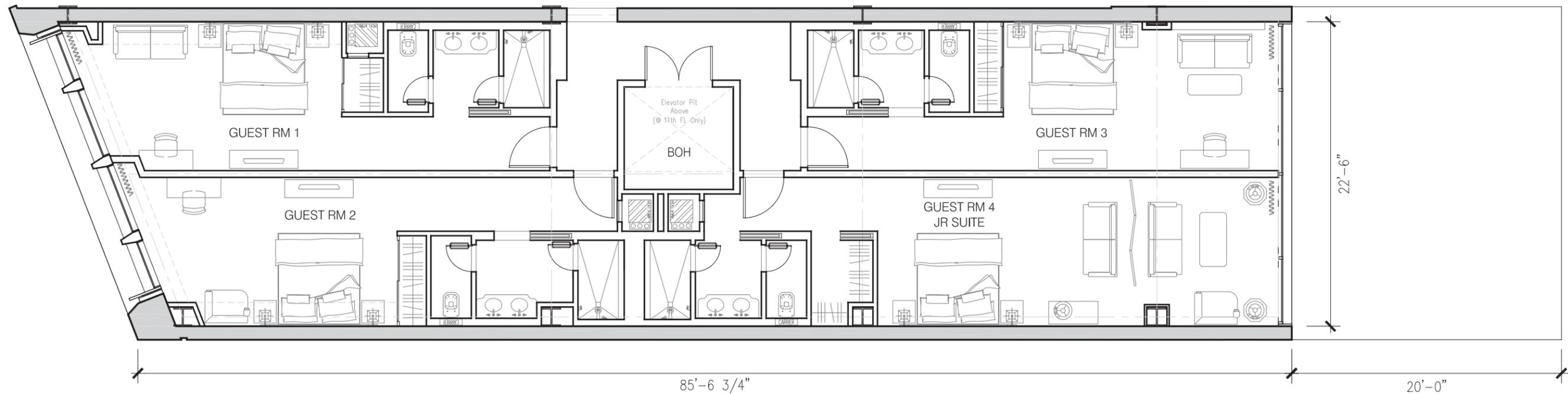
2 PLAN GROUND FLOOR - CONTEXT
SCALE: 1/32" = 1'-0"



1 PLAN GROUND FLOOR
SCALE: 1/8" = 1'-0"



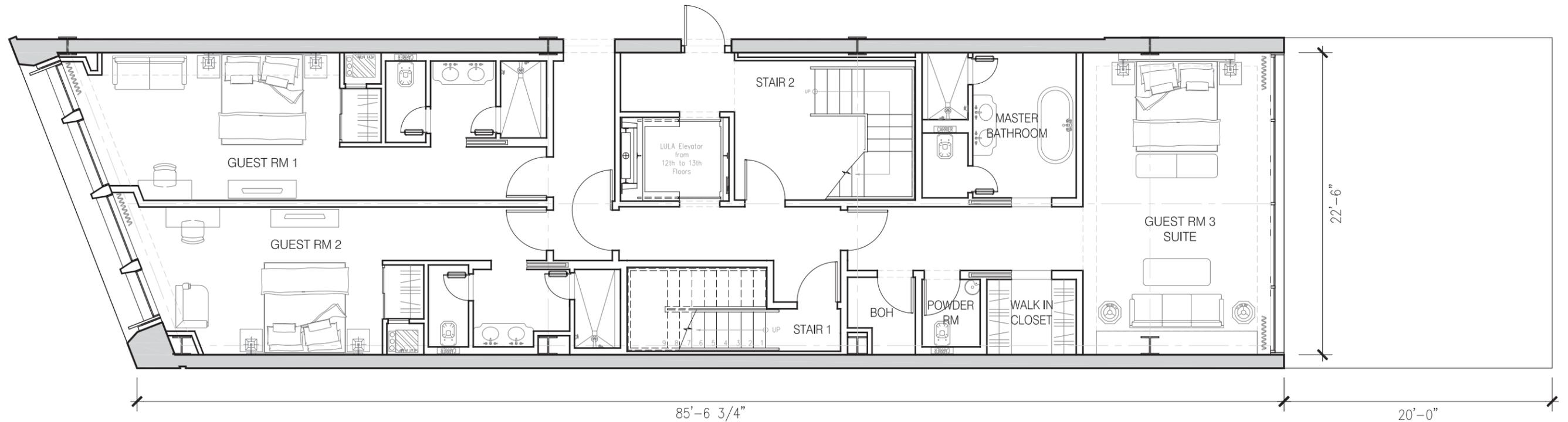
2 PLAN 5-11th FLOOR (TYP) - CONTEXT
SCALE: 1/32" = 1'-0"



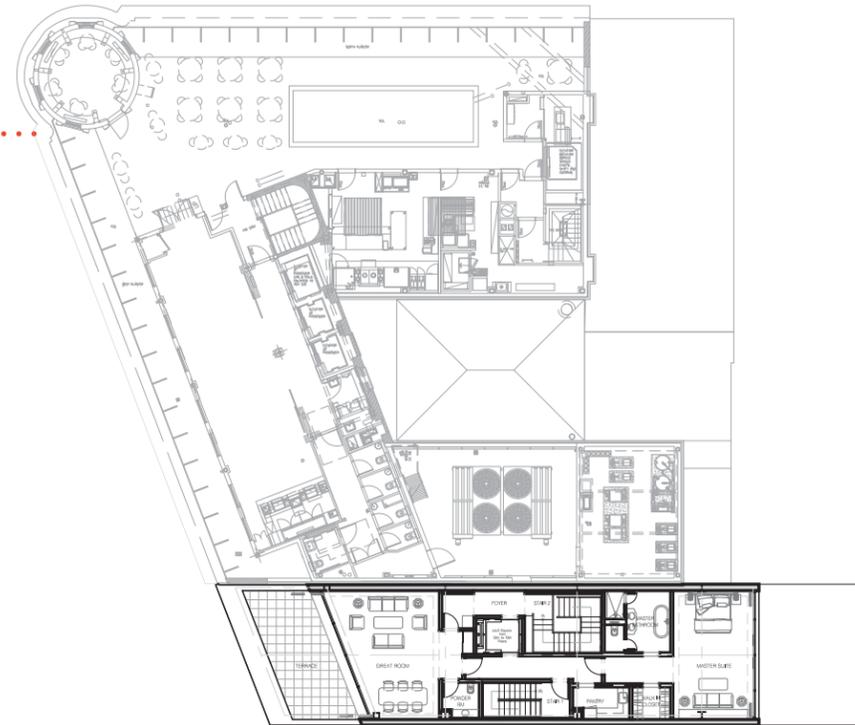
1 PLAN 5-11th FLOOR (TYP)
SCALE: 1/8" = 1'-0"



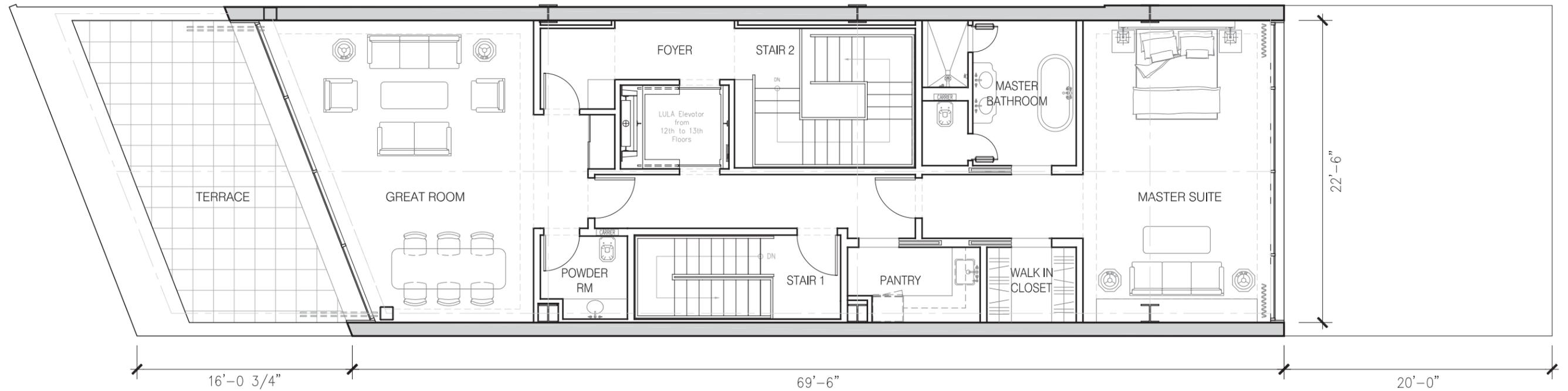
2 PLAN 12th FLOOR - CONTEXT
SCALE: 1/32" = 1'-0"



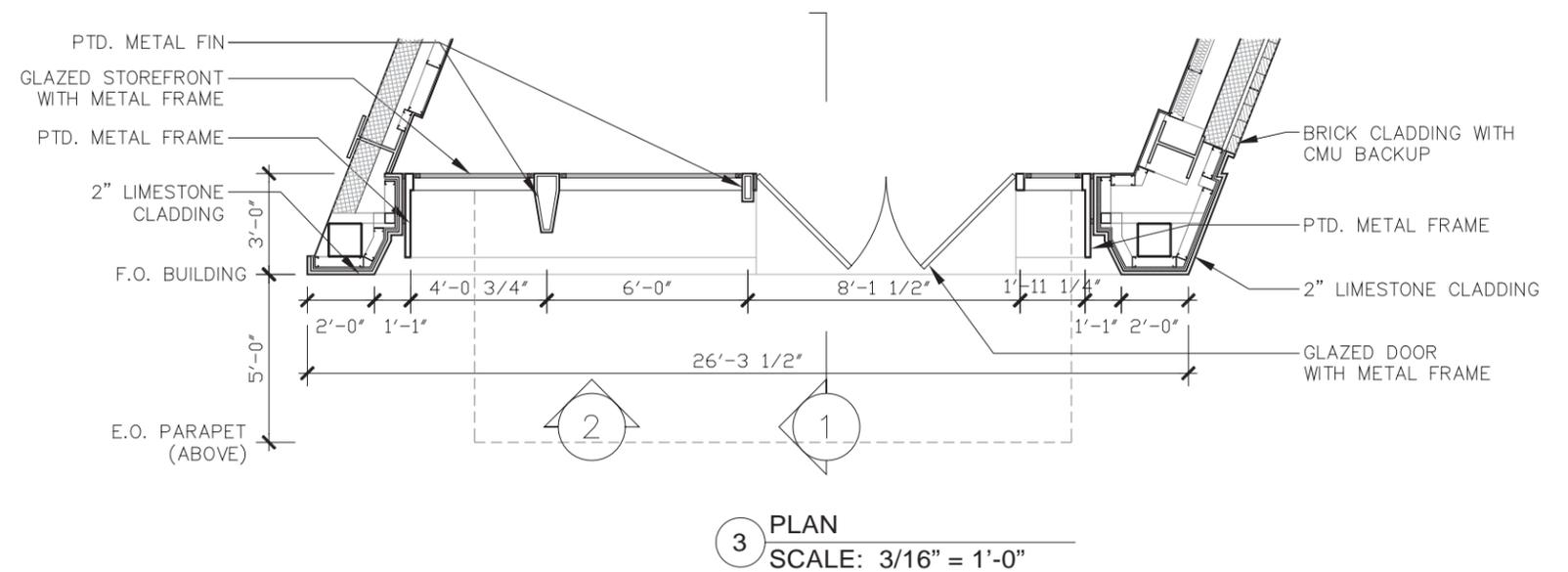
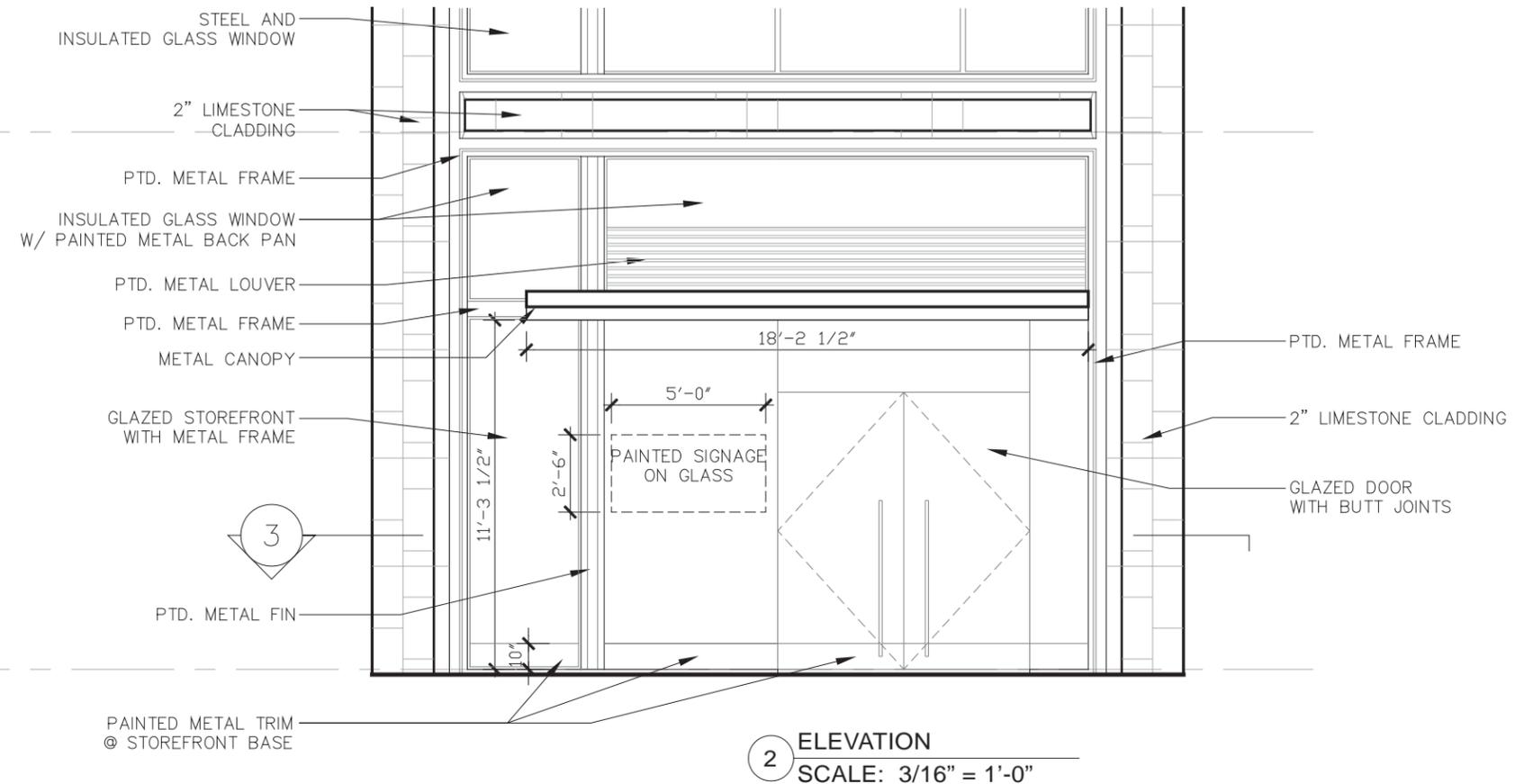
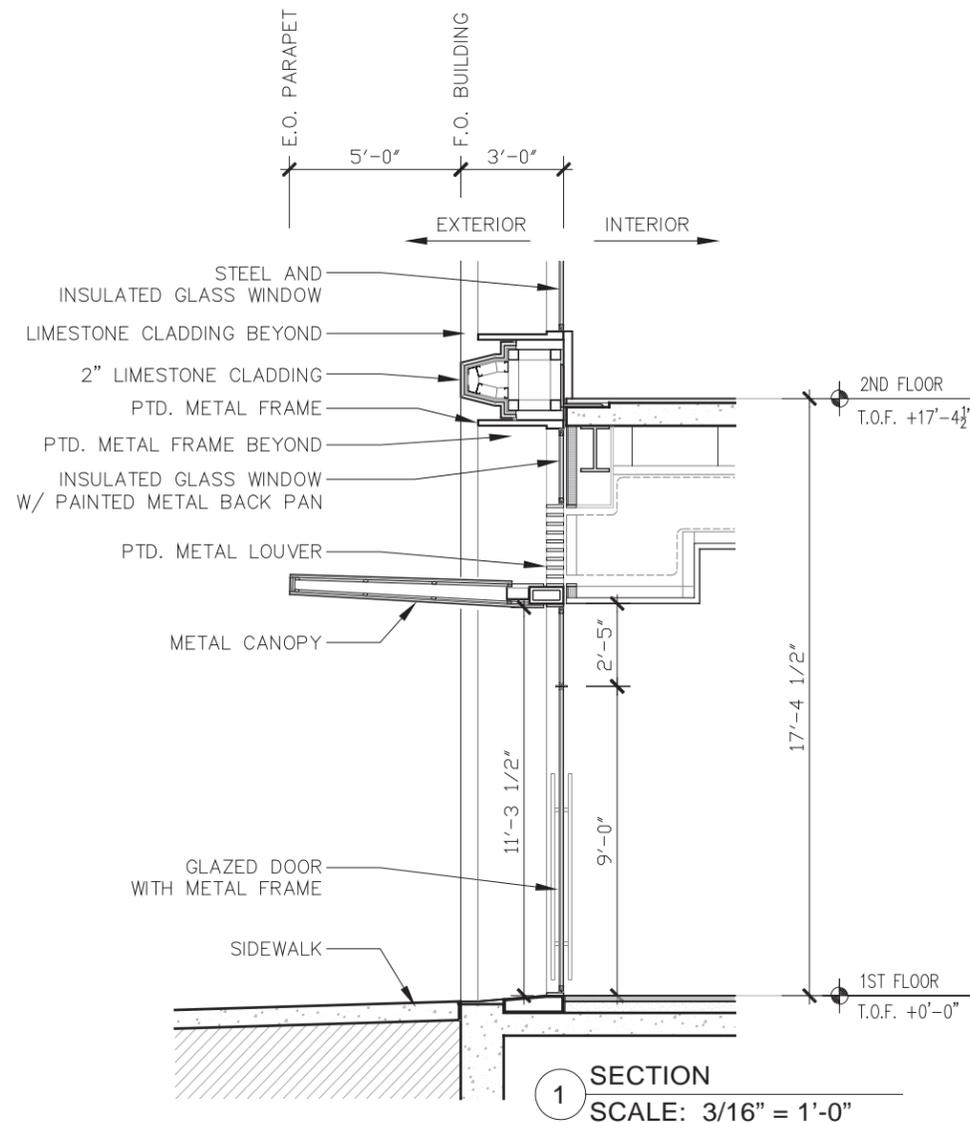
1 PLAN 12th FLOOR
SCALE: 1/8" = 1'-0"

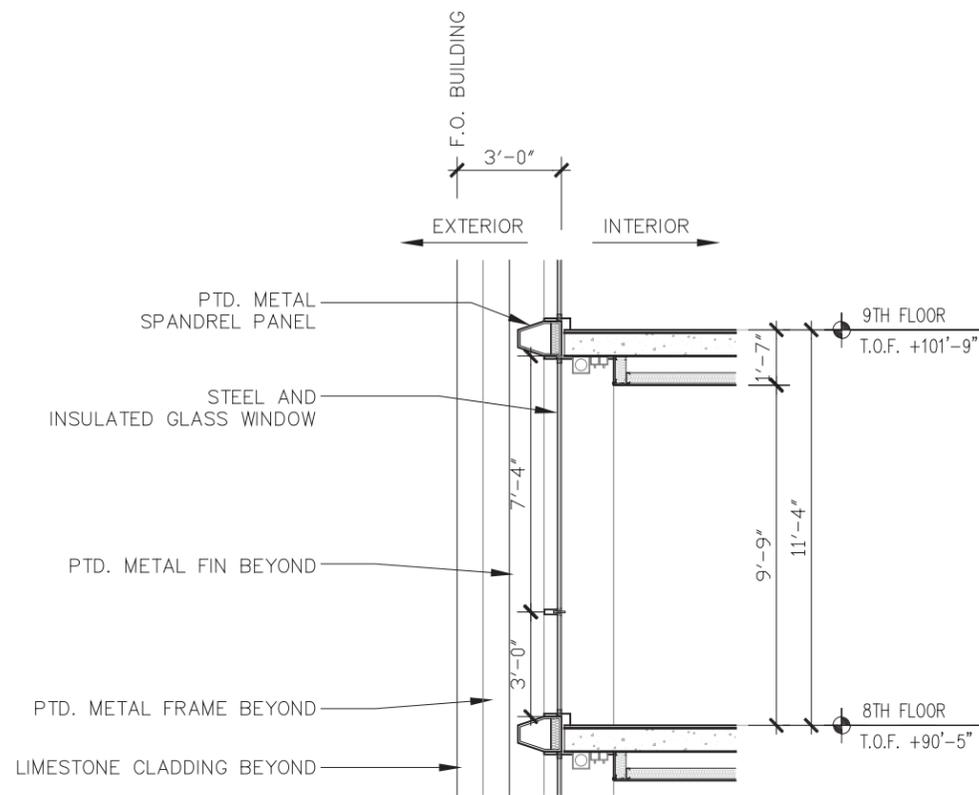


2 PLAN PENTHOUSE - CONTEXT
SCALE: 1/32" = 1'-0"

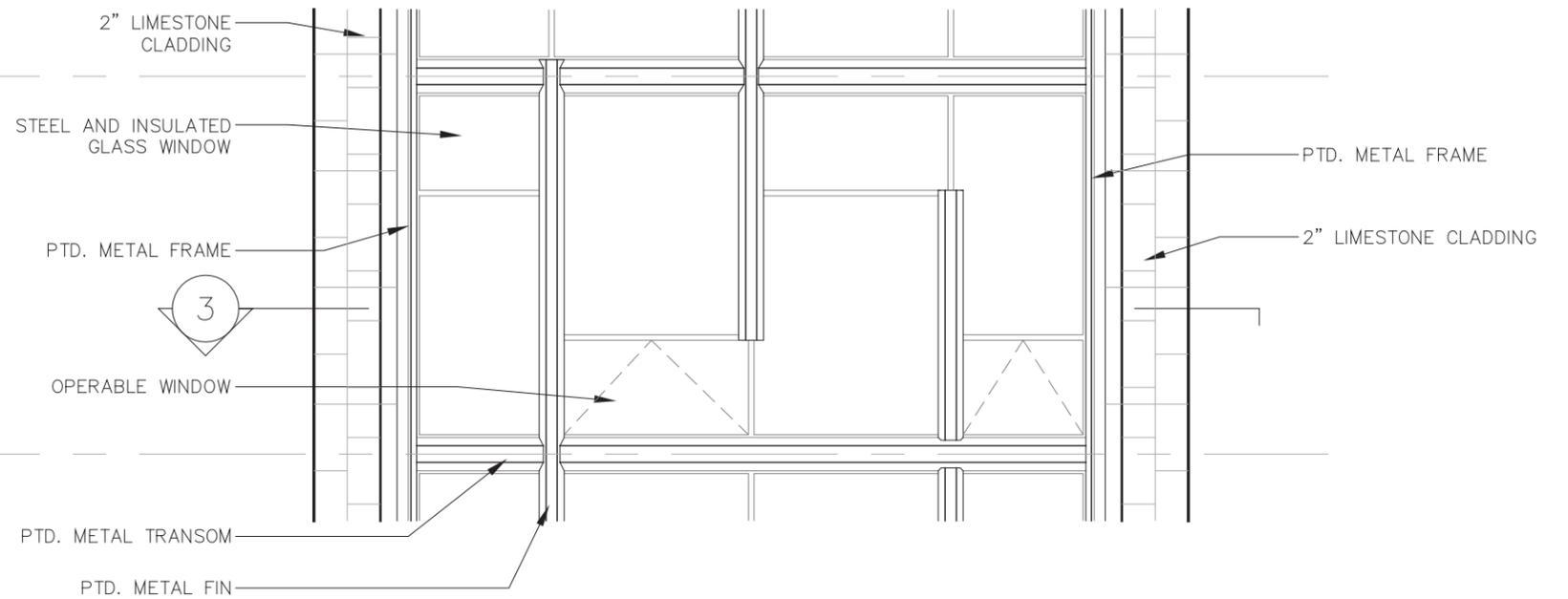


1 PLAN PENTHOUSE
SCALE: 1/8" = 1'-0"

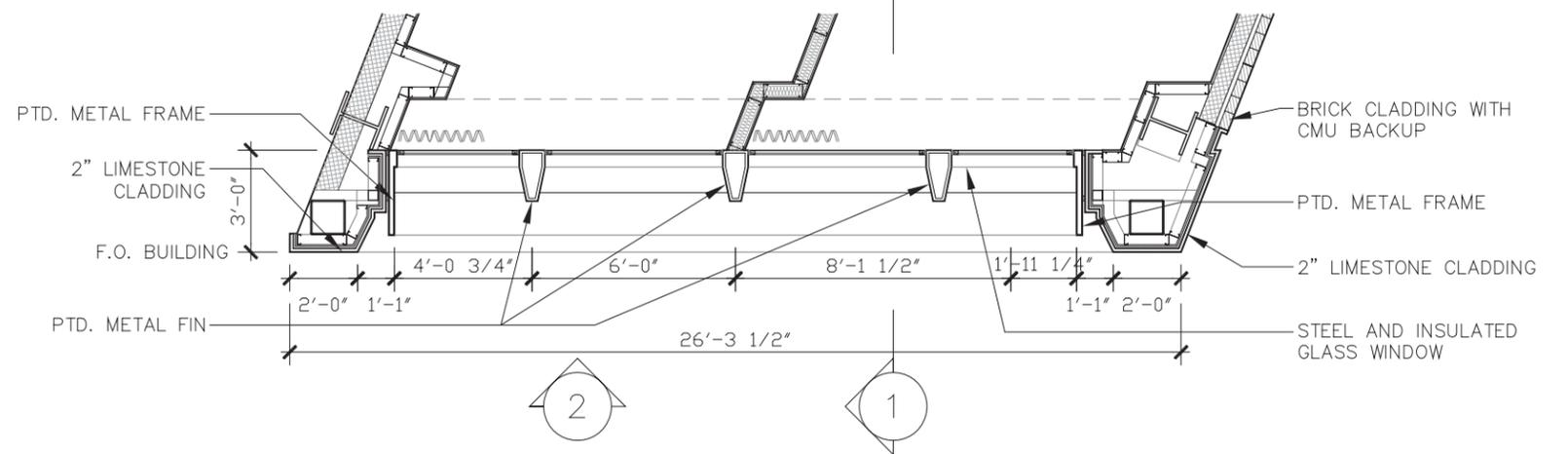




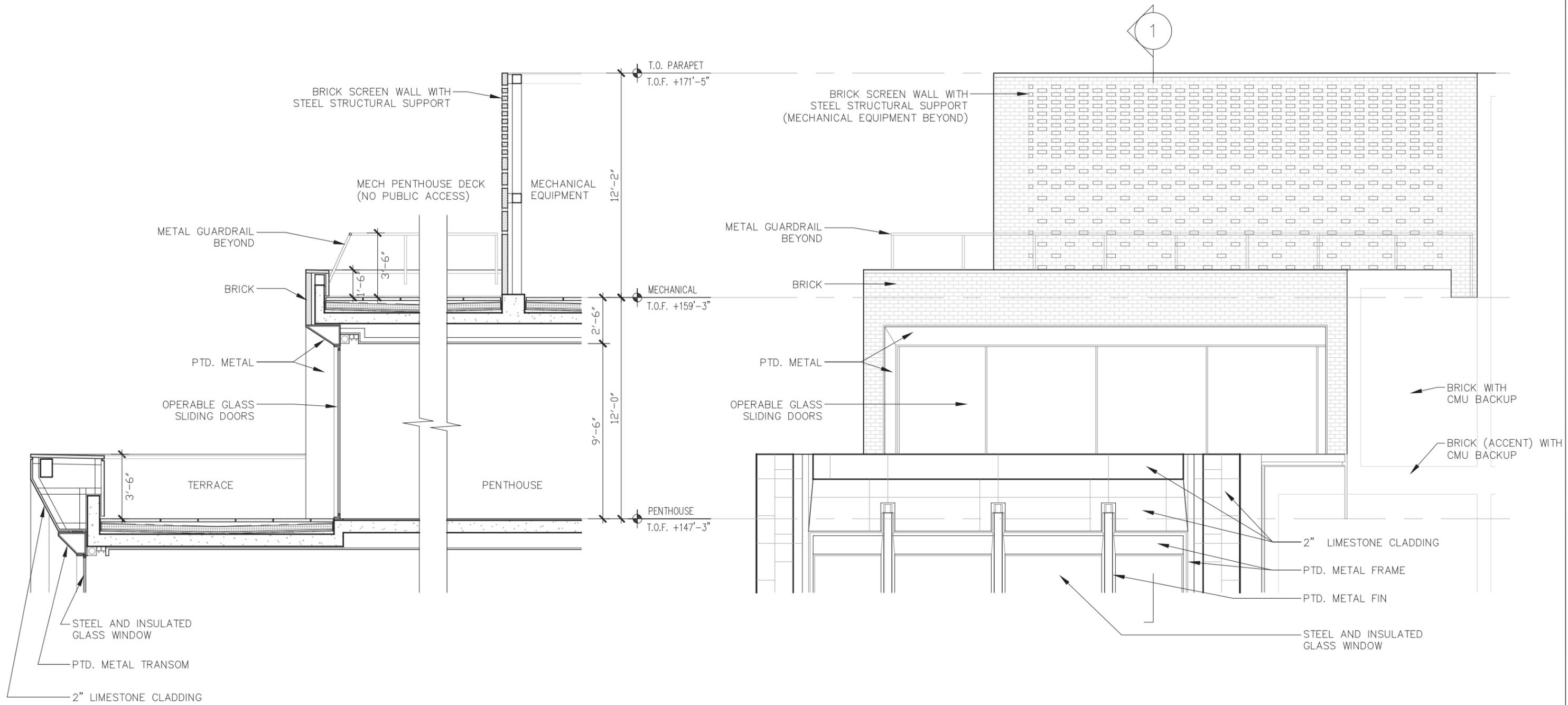
1 SECTION
SCALE: 3/16" = 1'-0"



2 ELEVATION
SCALE: 3/16" = 1'-0"



3 PLAN
SCALE: 3/16" = 1'-0"



1 SECTION
SCALE: 3/16" = 1'-0"

2 ELEVATION
SCALE: 3/16" = 1'-0"



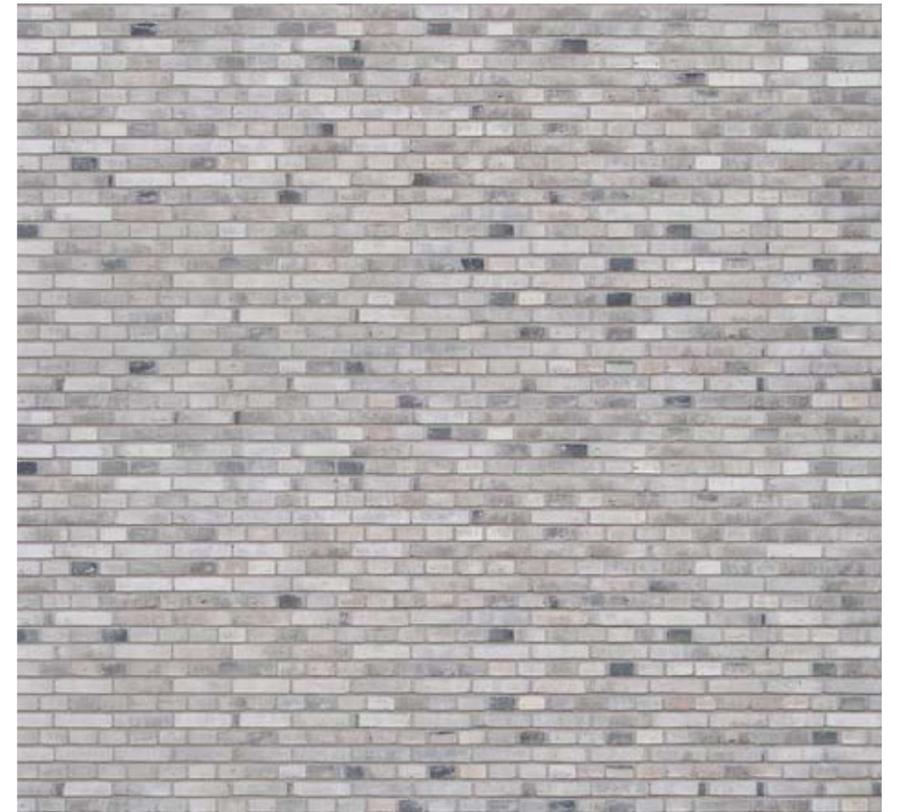
Black Forest Green
Painted Metal



Limestone



Brick
(@ Border Accents)



Brick - Blended



1 EXISTING
SCALE: N.T.S.



2 PROPOSED
SCALE: N.T.S.



3 PROPOSED (With LPC Approved 1162 Broadway)
SCALE: N.T.S.



1 EXISTING
SCALE: N.T.S.



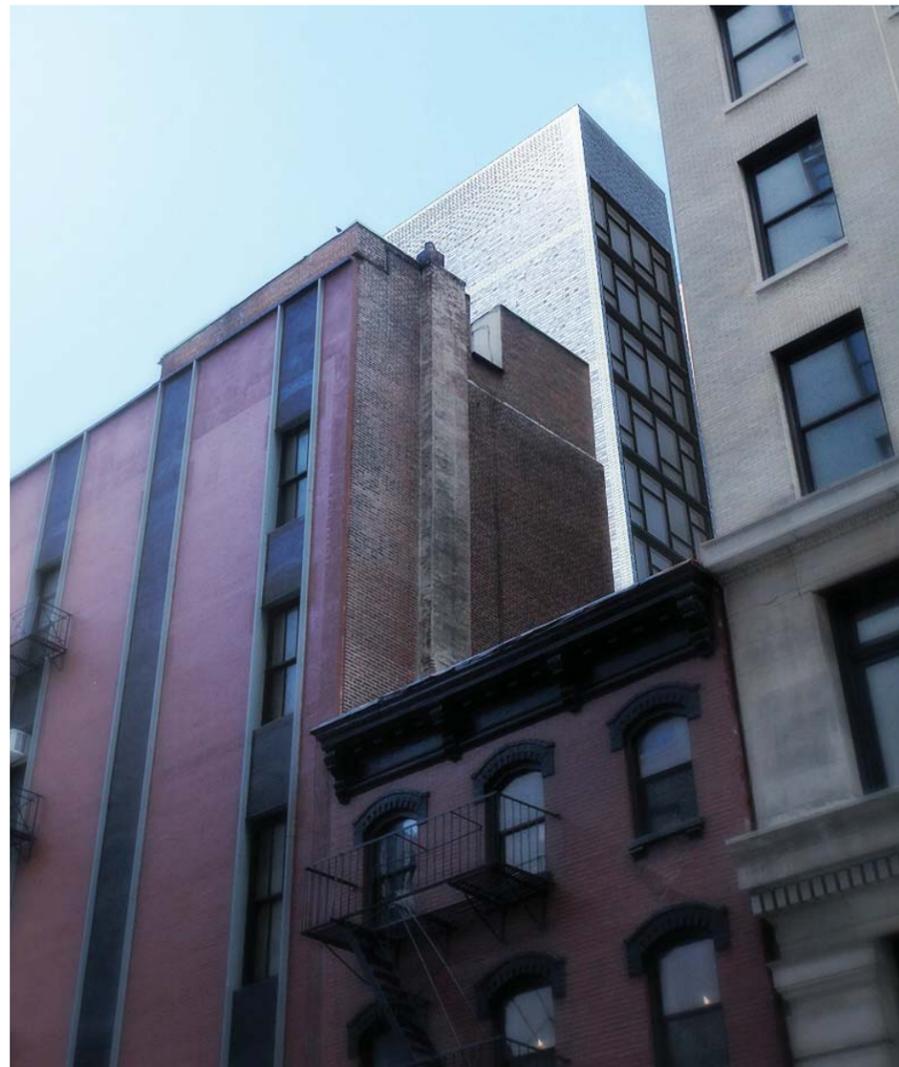
2 PROPOSED
SCALE: N.T.S.



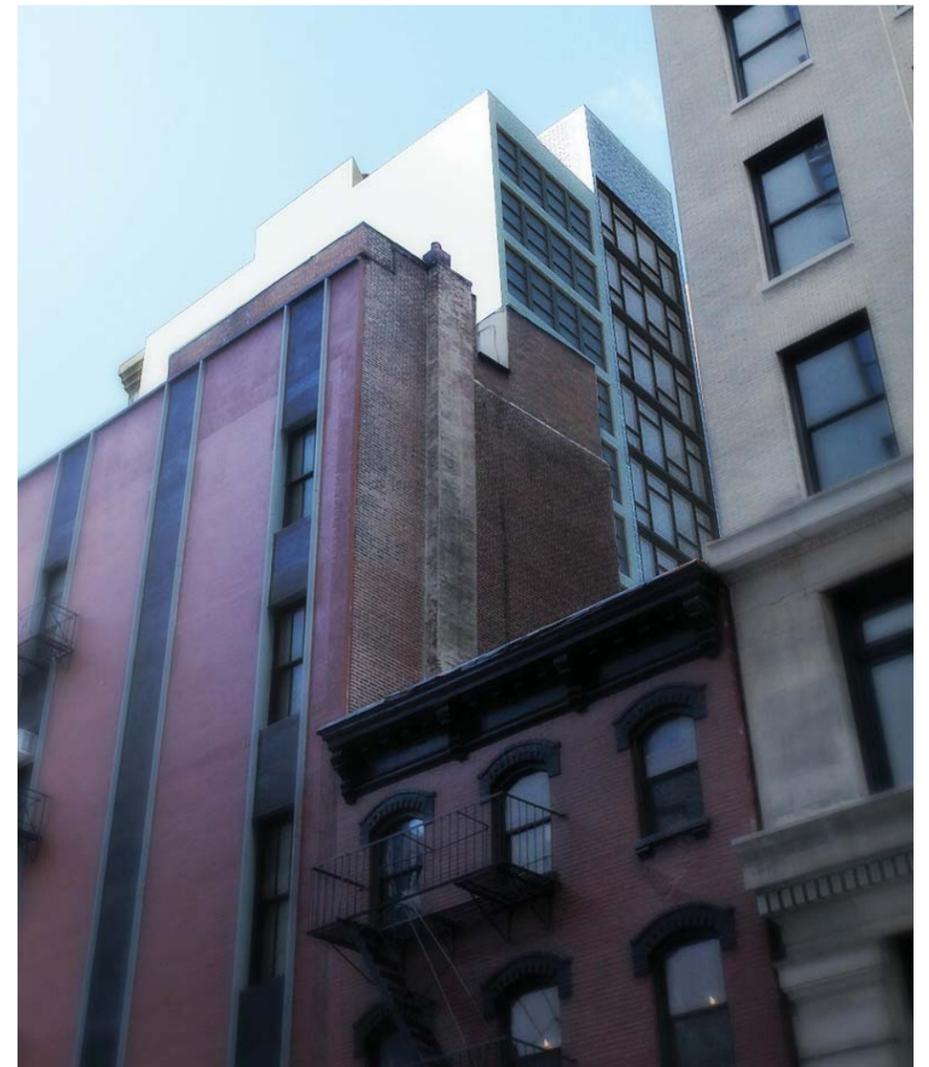
LPC
3 PROPOSED (With Approved 1162 Broadway)
SCALE: N.T.S.



1 EXISTING
SCALE: N.T.S.



2 PROPOSED
SCALE: N.T.S.



LPC
3 PROPOSED (With Approved 1162 Broadway)
SCALE: N.T.S.



1 PROPOSED DESIGN
SCALE: N.T.S.



1 PROPOSED DESIGN
SCALE: N.T.S.

1170 BROADWAY • HISTORIC PRESERVATION



ca. 1910 Historic

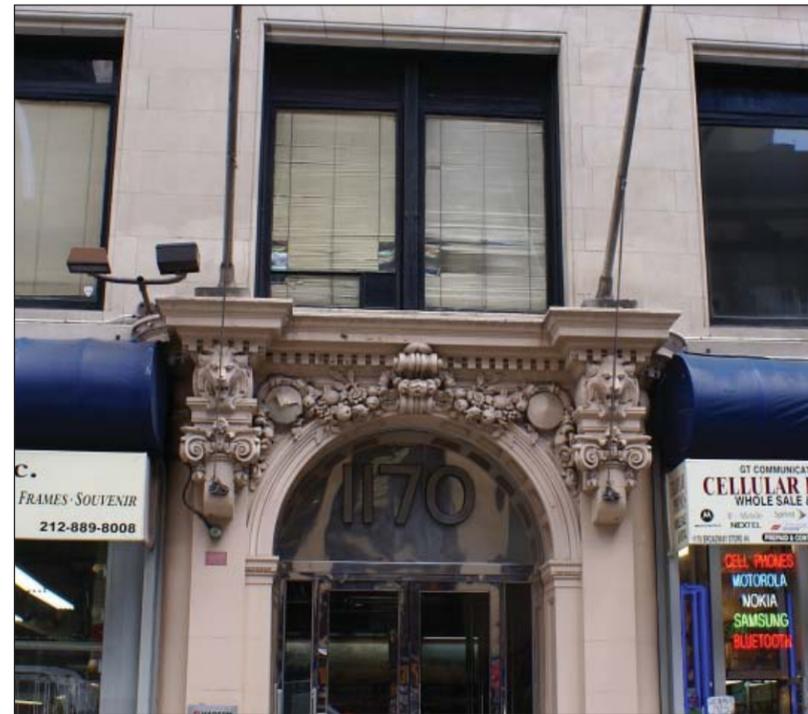


2008 Pre-Work



Current Post-Completion

1170 BROADWAY • PRE-WORK PHOTOS



1170 BROADWAY • POST-COMPLETION



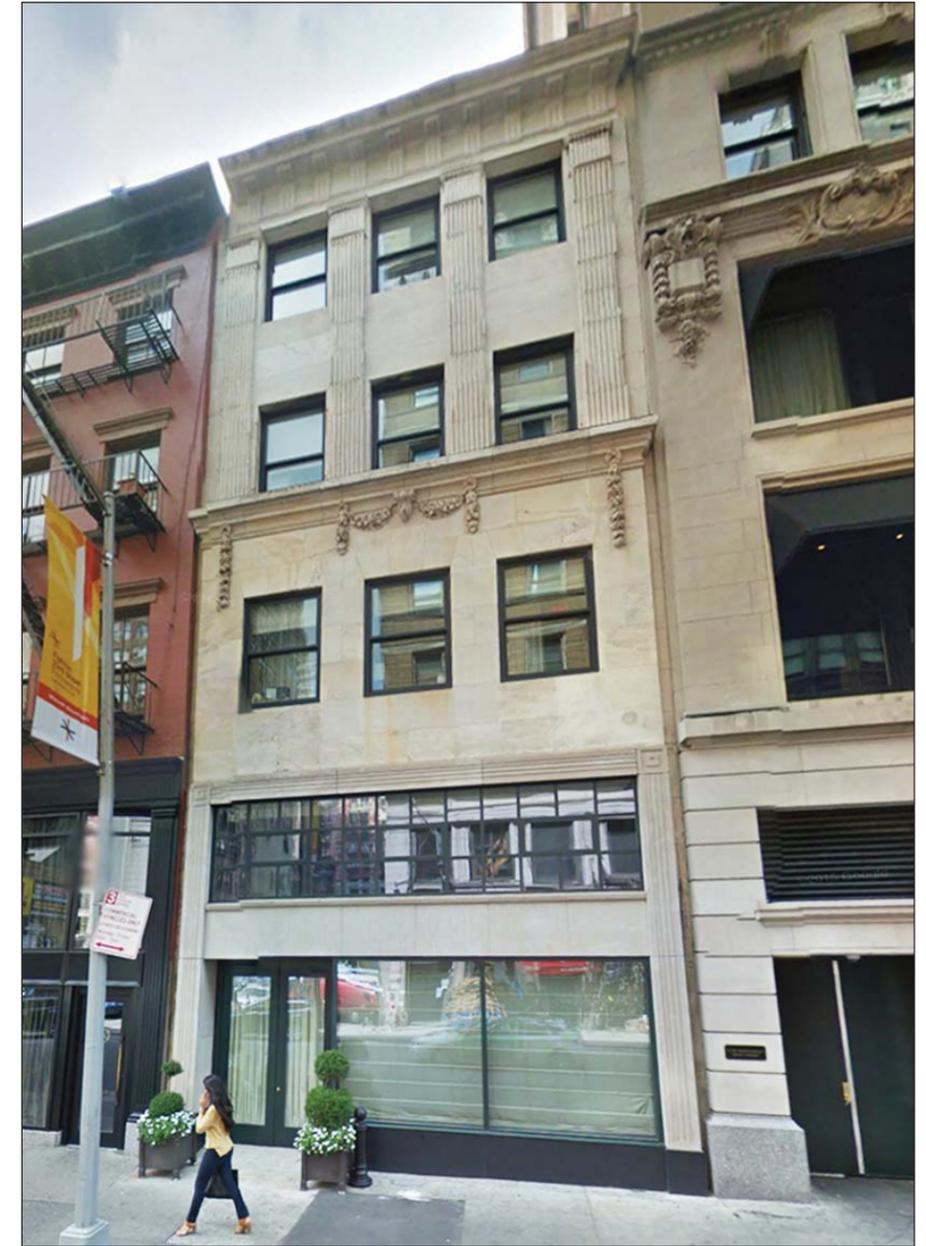
12 WEST 28th STREET • HISTORIC PRESERVATION



ca. 1940 Historic



2008 Pre-Work



Current Post-Completion

12 WEST 28th STREET • PRE-WORK PHOTOS



12 WEST 28th STREET • POST COMPLETION

