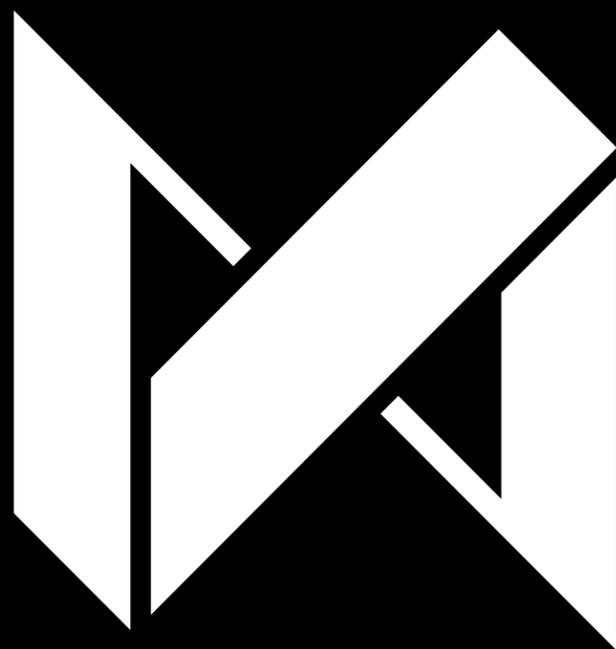


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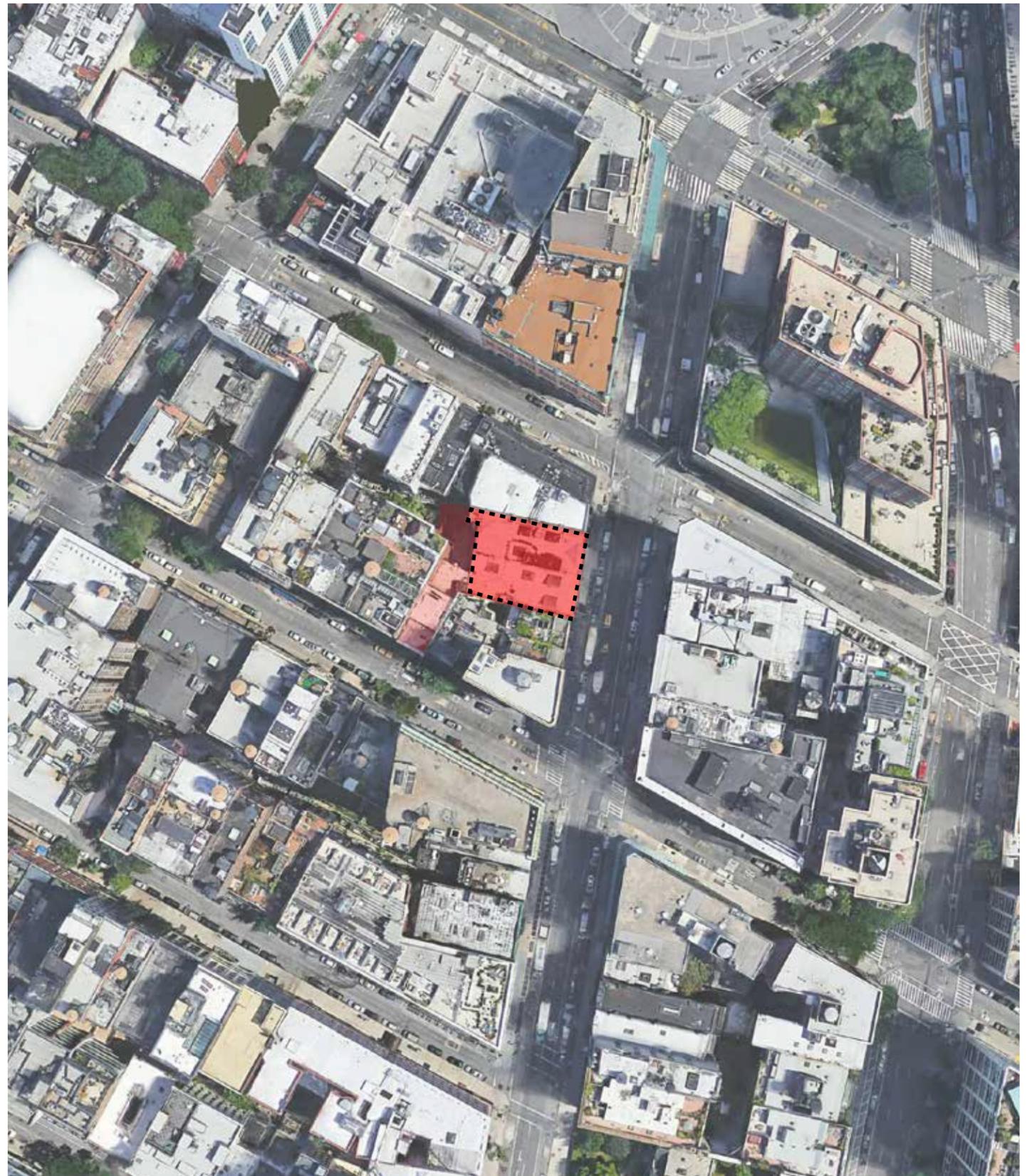




# **SITE ANALYSIS & EXISTING CONDITIONS**



**STREET VIEW**



**SATELLITE VIEW OF SITE**

**827-831 BROADWAY · SITE CONTEXT**

**SCALE** As Noted  
**CLIENT** BH Quality Broadway Investors  
**PROJECT NUMBER** 17.32  
**DATE** November 10 2017



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NYC Digital Tax Map

Effective Date : 02-14-2017 13:46:45

End Date : 02-14-2017 14:41:46

Manhattan Block: 564

Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- - - Underwater
- Yellow Tax Lot Polygon
- Blue Condo Number
- Light Blue Tax Block Polygon



TAX MAP SHOWING LANDMARKS DESIGNATION OUTLINE

827-831 BROADWAY · SITE CONTEXT

SCALE As Noted  
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BROADWAY - 1899 (NYPL)

827-831 BROADWAY · HISTORIC PHOTOS

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TAX PHOTOS BUILDING - 827 CIRCA 1940



Made from the Lumiere Sigma Plate. The C. P. Goetz American Optical Co.'s Lenses were used exclusively.  
 NOS. 821 TO 835 BROADWAY, BETWEEN TWELFTH AND THIRTEENTH STREETS. AMERICAN WAIST CO.—MAY'S CAFÉ—MERCHANT'S OUTLET CO.—KAUFMAN, HATS—AL POWELL & CO., MERCHANT TAILORS—GOODYEAR RAIN COAT CO.—CAPITOL LUNCH—HAWES' HATS.

821-835 BROADWAY - 1910

827-831 BROADWAY · HISTORIC PHOTOS

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TAX PHOTOS BUILDING - 827 CIRCA 1980



TAX PHOTOS BUILDING - 831 CIRCA 1980

827-831 BROADWAY · HISTORIC PHOTOS

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**BROADWAY FACADE & STOREFRONT**

**827-831 BROADWAY · PHOTOS OF EXISTING FACADES**

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**EAST 12TH STREET FACADE & STOREFRONT**

**(NOT DESIGNATED) · PHOTOS OF EXISTING FACADES**

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**BROADWAY ELEVATION PHOTOMONTAGE**



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**827-831 BROADWAY · SURROUNDING BUILDINGS**

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1



2



3



4



5



6



827-831 BROADWAY · TALL SURROUNDING BUILDINGS

<b>SCALE</b>	As Noted
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DESIGNATION OUTLINE

827-831 BROADWAY · SITE PLAN



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**12**



# **HISTORY & INSPIRATION**



827-831 BROADWAY · HISTORY & INSPIRATION - ABSTRACT EXPRESSIONIST ARTIST STUDIOS & HANGOUTS - MID 20TH CENTURY



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**NEW YORK SCHOOL  
ARTISTS**



JACKSON POLLOCK



MARK ROTHKO



FRANZ KLINE



ARSHILE GORKY



ADOLF GOTTLIEB



HELEN FRANKENTHALER

**827-831 BROADWAY  
CONTRIBUTING ARTISTS**



LARRY POONS



PAUL JENKINS



ELAINE DE KOONING



JULES OLITSKI



HERBERT FERBER



**827-831 BROADWAY · HISTORY & INSPIRATION: ABSTRACT EXPRESSIONISM**



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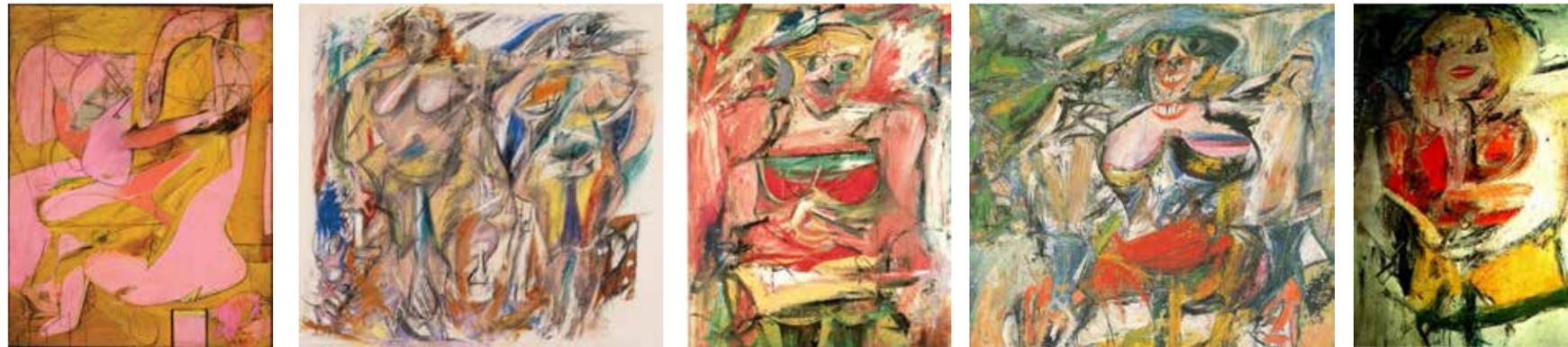
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WILLEM DE KOONING IN  
BROADWAY STUDIO 1958 - 1963

**BLACK & WHITE  
ABSTRACT  
- LATE 1940s**



**FIGURATIVE  
REPRESENTATION  
- EARLY 1950s**



**URBAN LANDSCAPE  
REPRESENTATION  
- LATE 1950s**



**RURAL LANDSCAPE  
REPRESENTATION  
- EARLY 1960s**



**PAINTINGS WILLEM DE KOONING  
PRODUCED IN 831 BROADWAY  
- ROSY - FINGERED DAWN AT LOUSE POINT  
- DOOR TO THE RIVER**

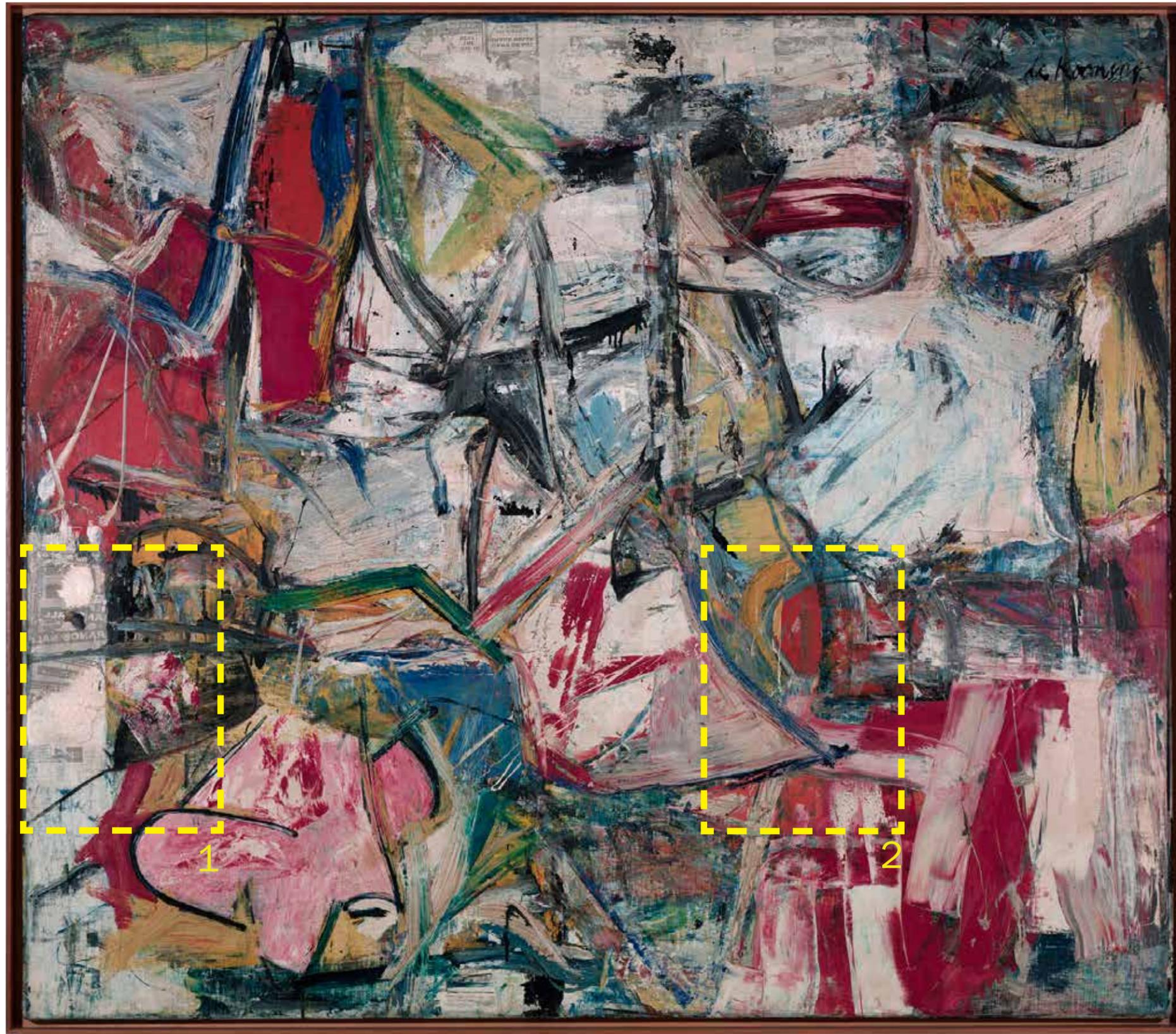
**DE KOONING AS A MICROCOSM OF THE MOVEMENT**

827-831 BROADWAY · HISTORY & INSPIRATION - DE KOONING



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PAINING AS CONSTRUCTION: WILLEM DE KOONING - GOTHAM NEWS

827-831 BROADWAY · HISTORY & INSPIRATION - DE KOONING

ENCYCLOPEDIA - DEVICES ARCHITECTURAL

SCALE  
CLIENT  
PROJECT NUMBER  
DATE

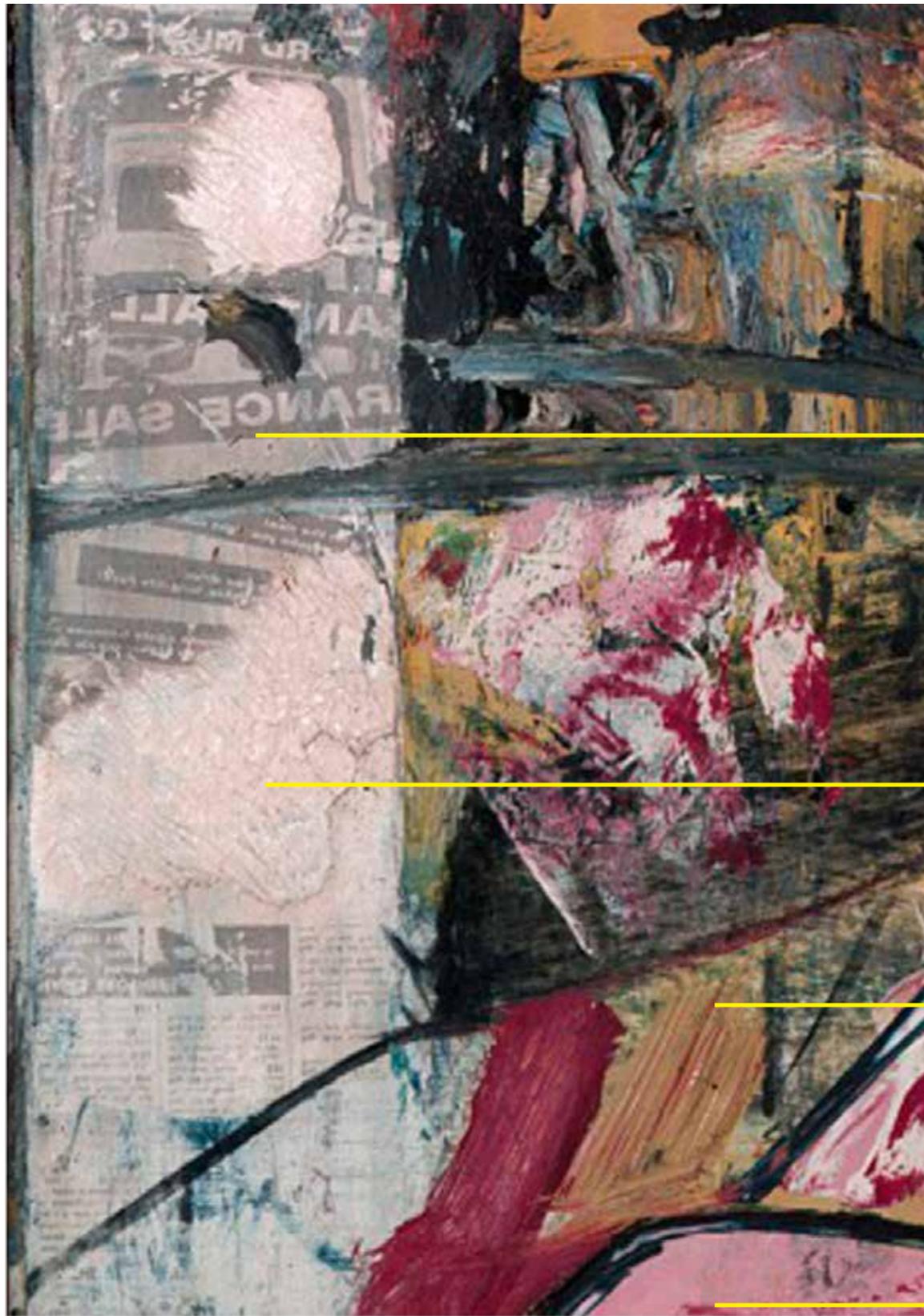
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DETAIL 1

GESTURAL STROKES

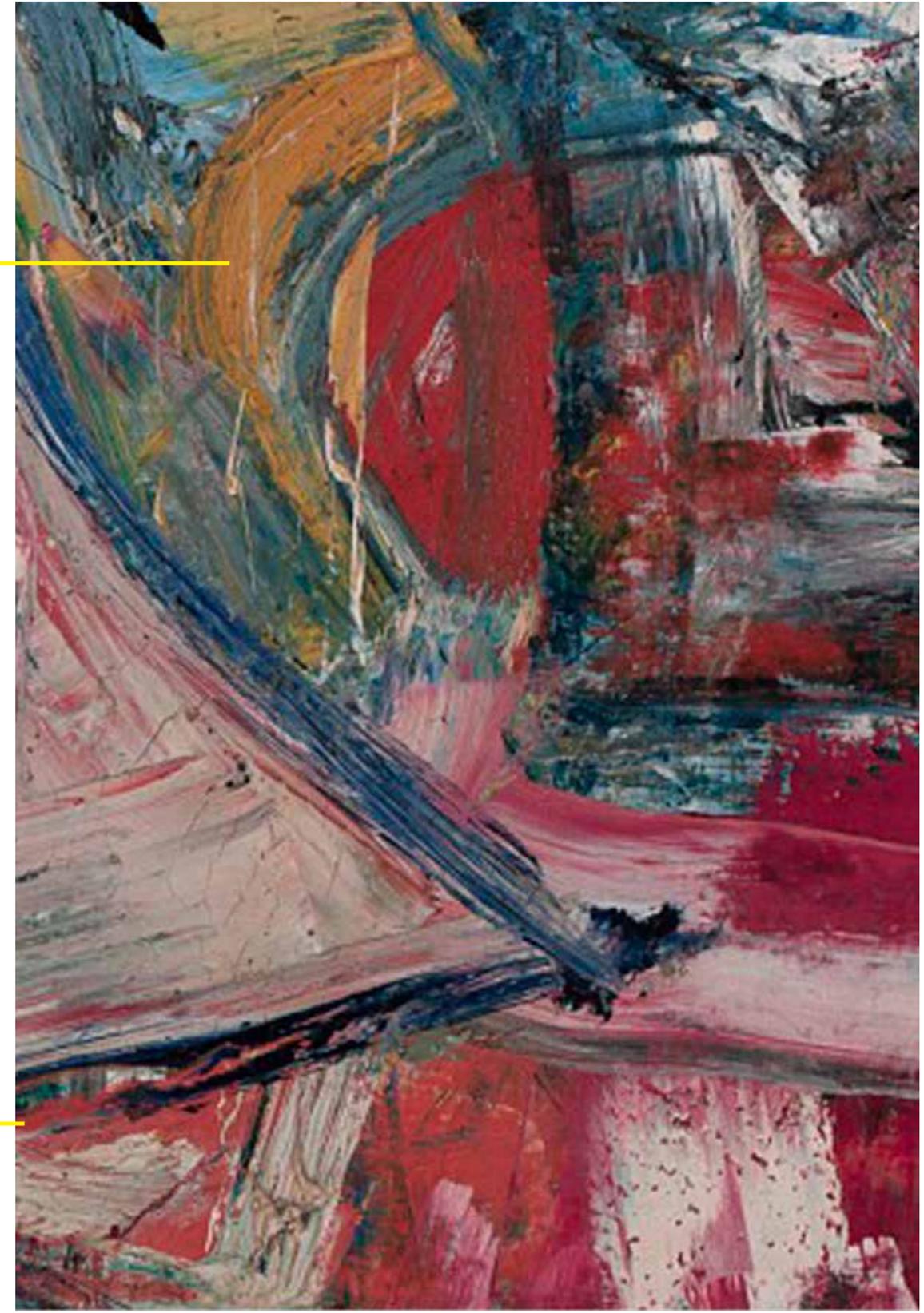
MIXED MEDIA: NEWSPAPER CLIPPINGS

IMPASTO PAINTING TECHNIQUES

THICK BRUSH STROKES, SHARP GEOMETRY

TRANSPARENCY & OPACITY

FIGURATIVE REPRESENTATION



DETAIL 2

827-831 BROADWAY · HISTORY & INSPIRATION - DE KOONING



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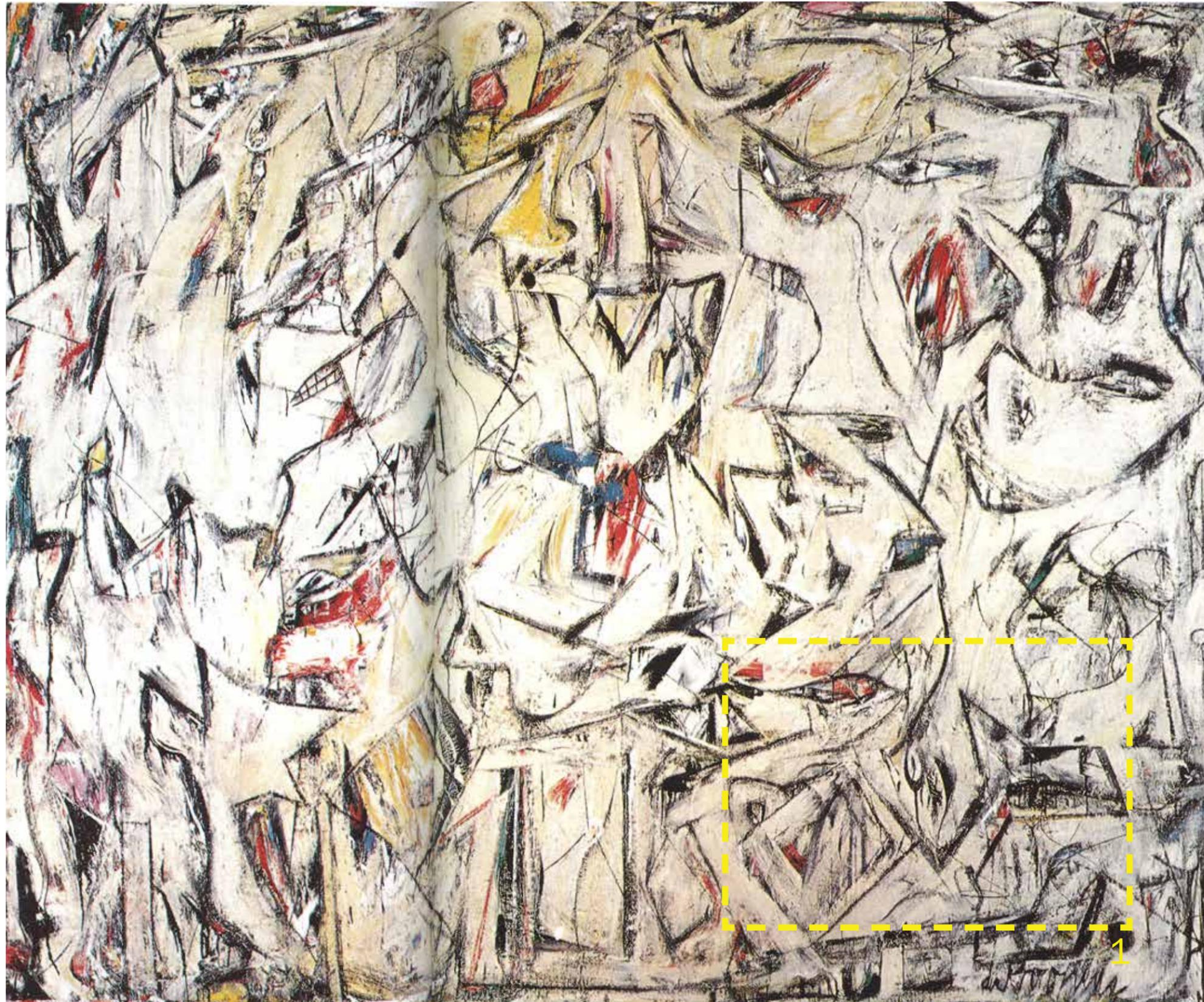
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**PAINTING AS CONSTRUCTION: WILLEM DE KOONING - EXCAVATION**

**827-831 BROADWAY · HISTORY & INSPIRATION - DE KOONING**

<b>SCALE</b>	As Noted
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**FIGURATIVE REPRESENTATION;**  
CALLIGRAPHIC LINES DEFINE  
ANATOMICAL PARTS

**VERTICAL ALIGNMENT:**  
DIVIDING PAINTING INTO  
APPROXIMATING ROWS

**EXPRESSIVE BRUSHWORK WITH**  
BRIGHT BACKGROUND TEXTURES

**ORGANIZATION OF SPACE INTO**  
LOOSE SLIDING PLANES WITH  
**OPEN CONTOURS**

DETAIL 1

827-831 BROADWAY · HISTORY & INSPIRATION - DE KOONING

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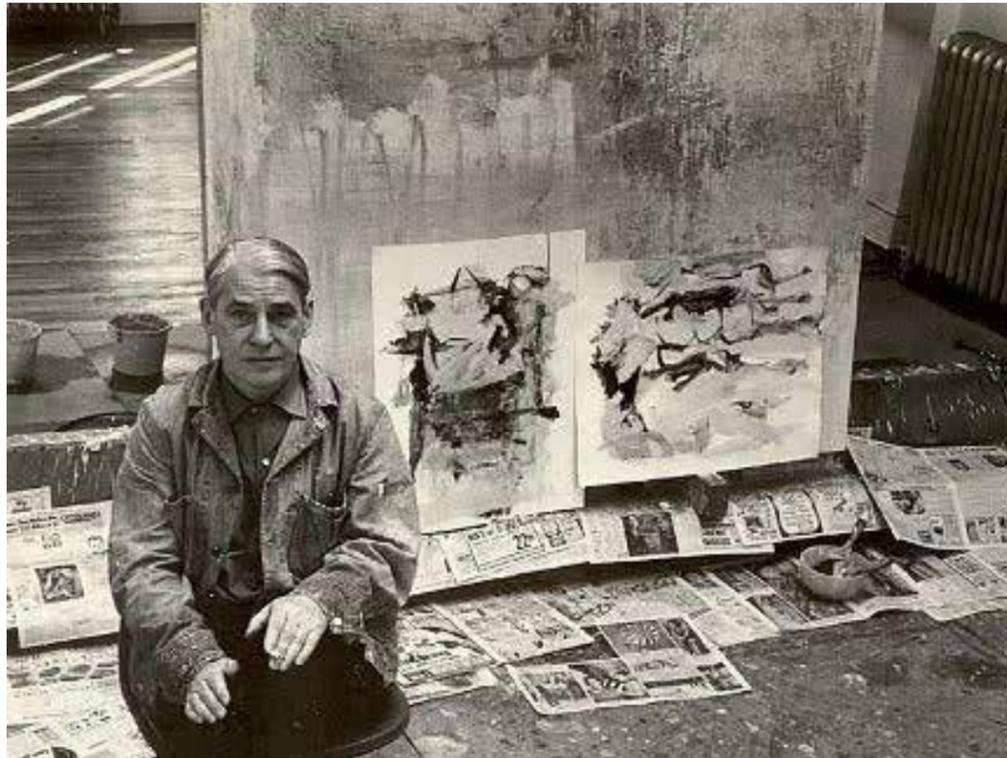
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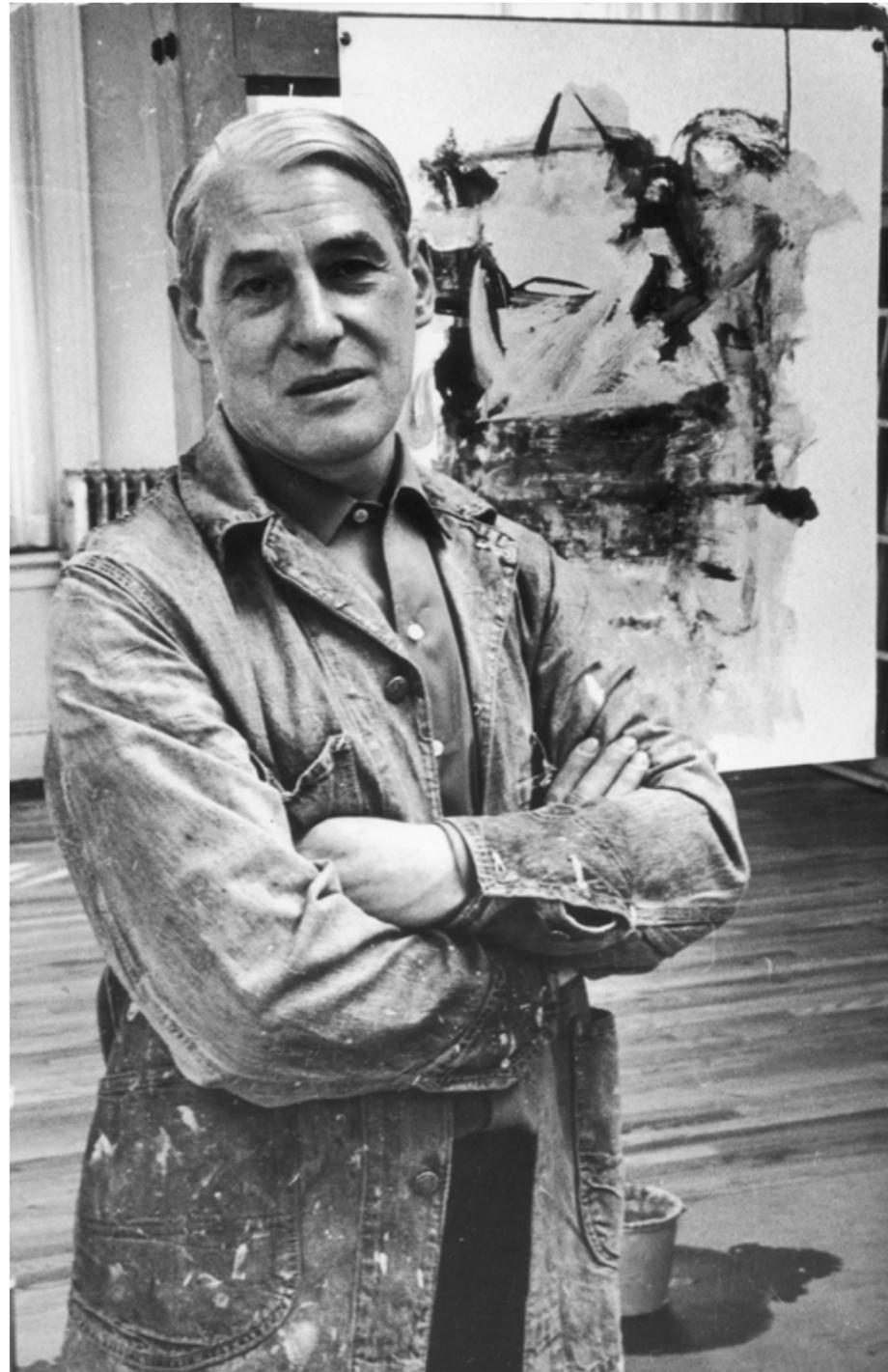
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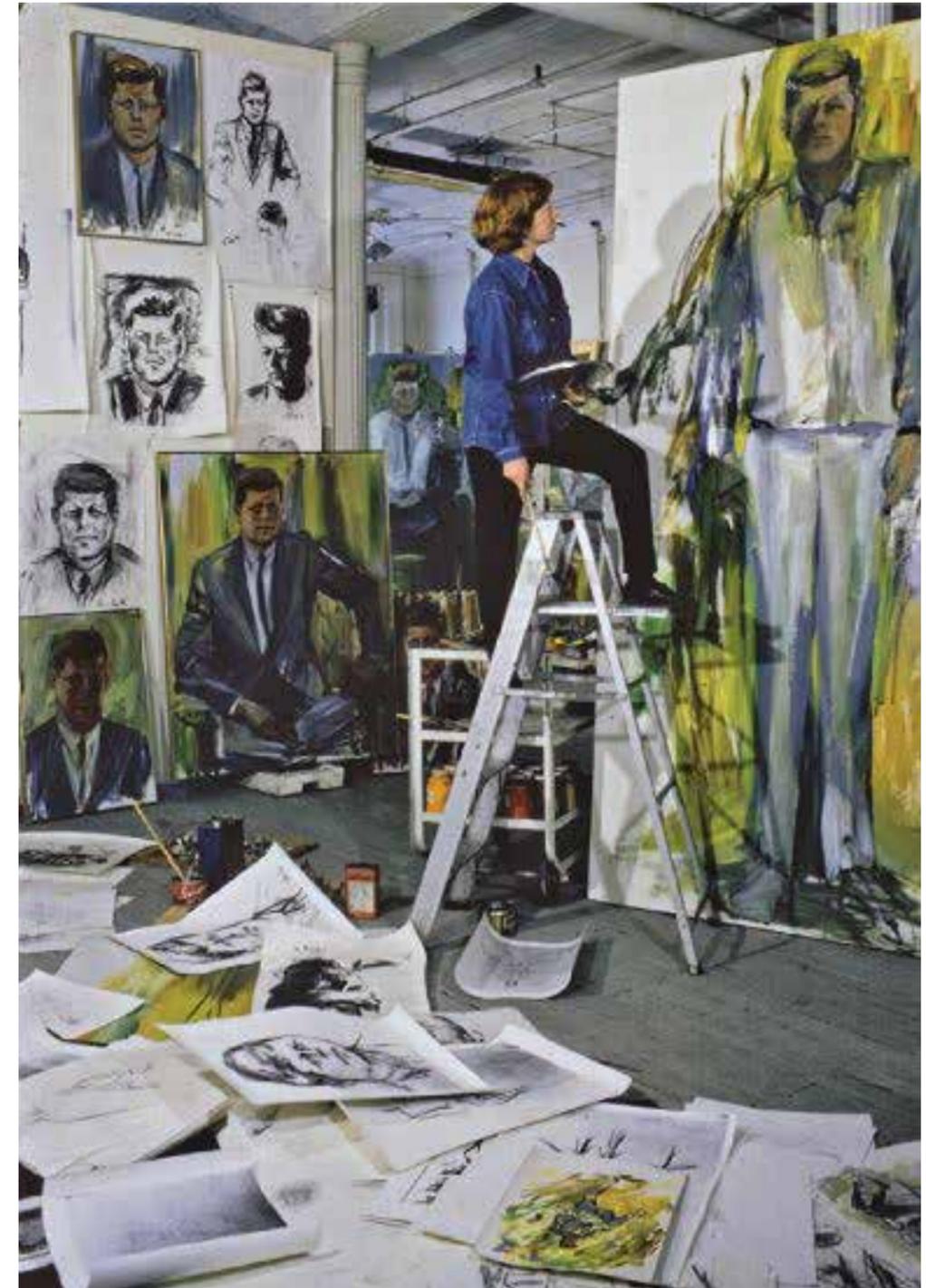
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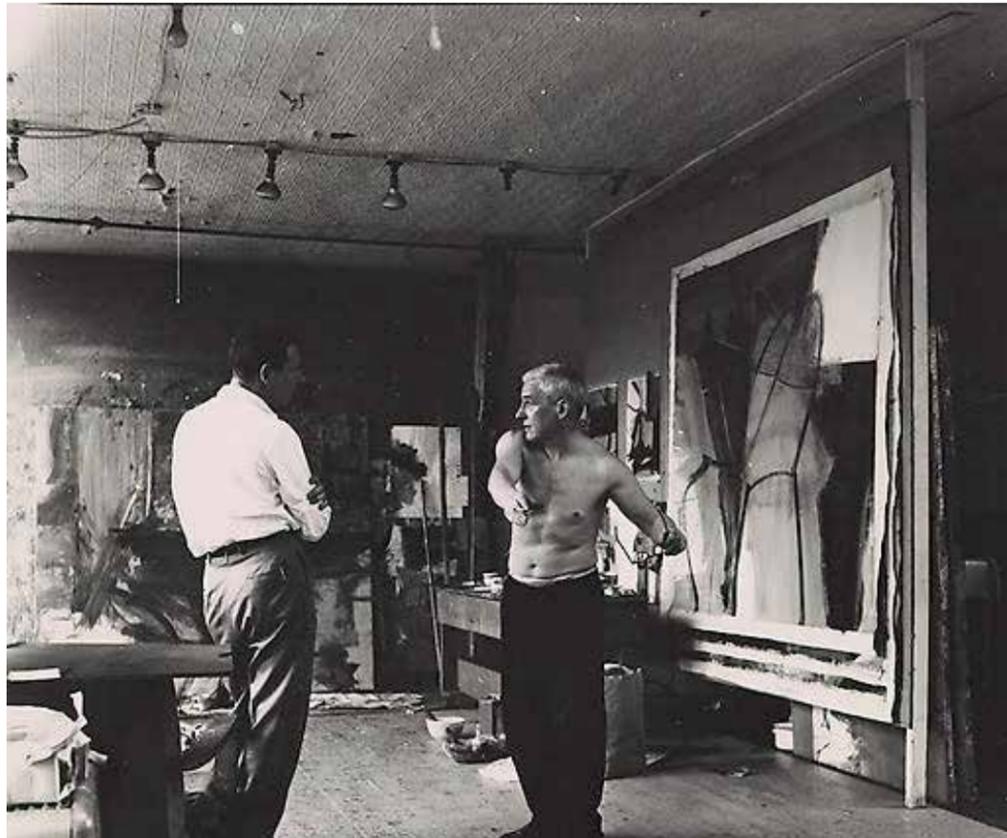
WILLEM DE KOONING - 1962 (FRED MCDARRAH)



WILLEM DE KOONING - UNKNOWN



ELAINE DE KOONING - 1963 (FRED MCDARRAH)



WILLEM DE KOONING UNKNOWN

827-831 BROADWAY · HISTORIC PHOTOS OF ARTISTS WORKING IN BROADWAY STUDIOS



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**21**



LARRY POONS/ FRANK STELLA - VOGUE - 1967



LARRY POONS - UNKNOWN



PAUL JENKINS - 1964 (JOHN D SCHIFF)



PAUL JENKINS - 1964 (JOHN D SCHIFF)

**LARGE SKYLIGHTS PROVIDING NATURAL ILLUMINATION OF STUDIOS**

827-831 BROADWAY · HISTORIC PHOTOS OF ARTISTS WORKING IN BROADWAY STUDIOS



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KUNSTHAUS BREGENZ, VORARLBERG, AUSTRIA - PETER ZUMTHOR  
 - LAYERING, DEPTH & MOTION



SUZHOU CHAPEL, SUZHOU, CHINA - NERU AND HU  
 - DYNAMIC & EVERCHANGING



LABAN DANCE CENTER, LONDON - HERZOG AND DE MEURON  
 - BLURRING & BLENDING

827-831 BROADWAY · ARCHITECTURAL PRECEDENTS: ANALOGOUS TO PAINTING TECHNIQUES



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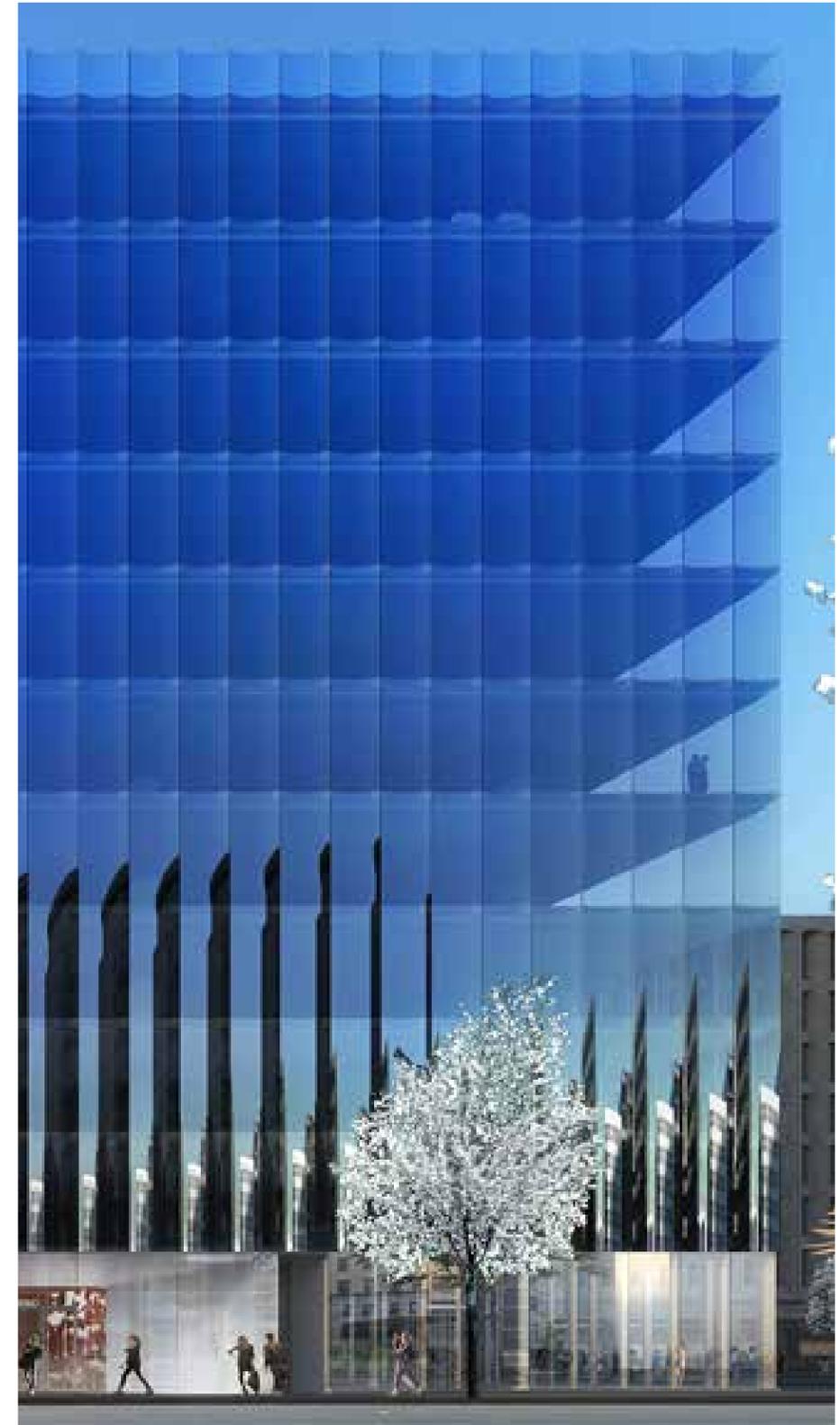
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MIRROR HOUSE, NETHERLANDS - REMCO SIEBRING  
- REFLECTION & TRANSPARENCY ON SINGLE PLANE



CASTLE DOWNS PARK PAVILION, EDMONTON, CANADA - GH3  
- FOLDING & DISTORTION



2050 M STREET, WASHINGTON DC - REX  
- DISTORTING, FRAMING & ROTATING

827-831 BROADWAY · ARCHITECTURAL PRECEDENTS: REFLECTION, OPACITY & DISTORTION



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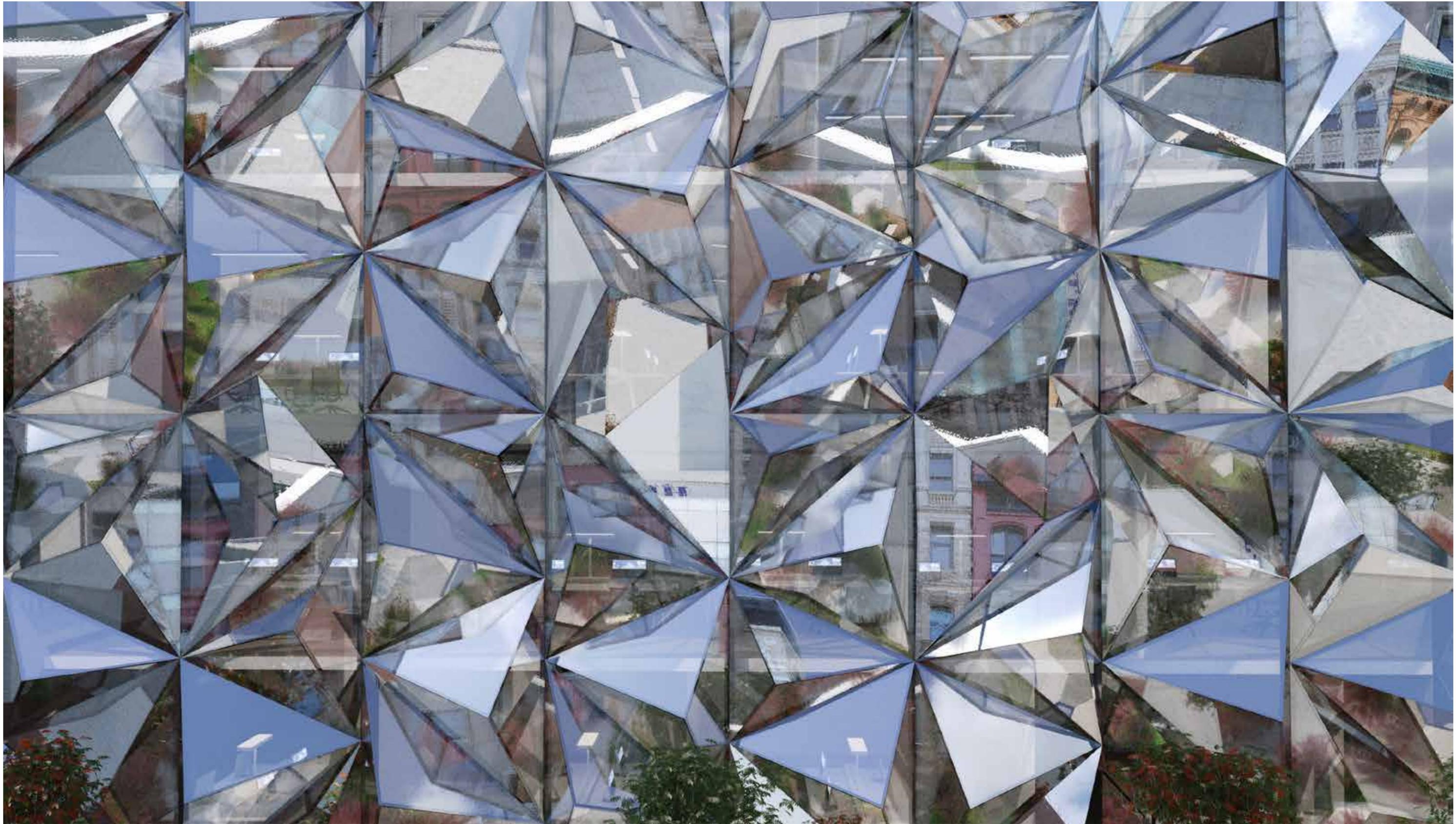
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# **FACADE DESIGN**



827-831 BROADWAY - FACADE VISUALIZATION - REFLECTION VIEW - DAY



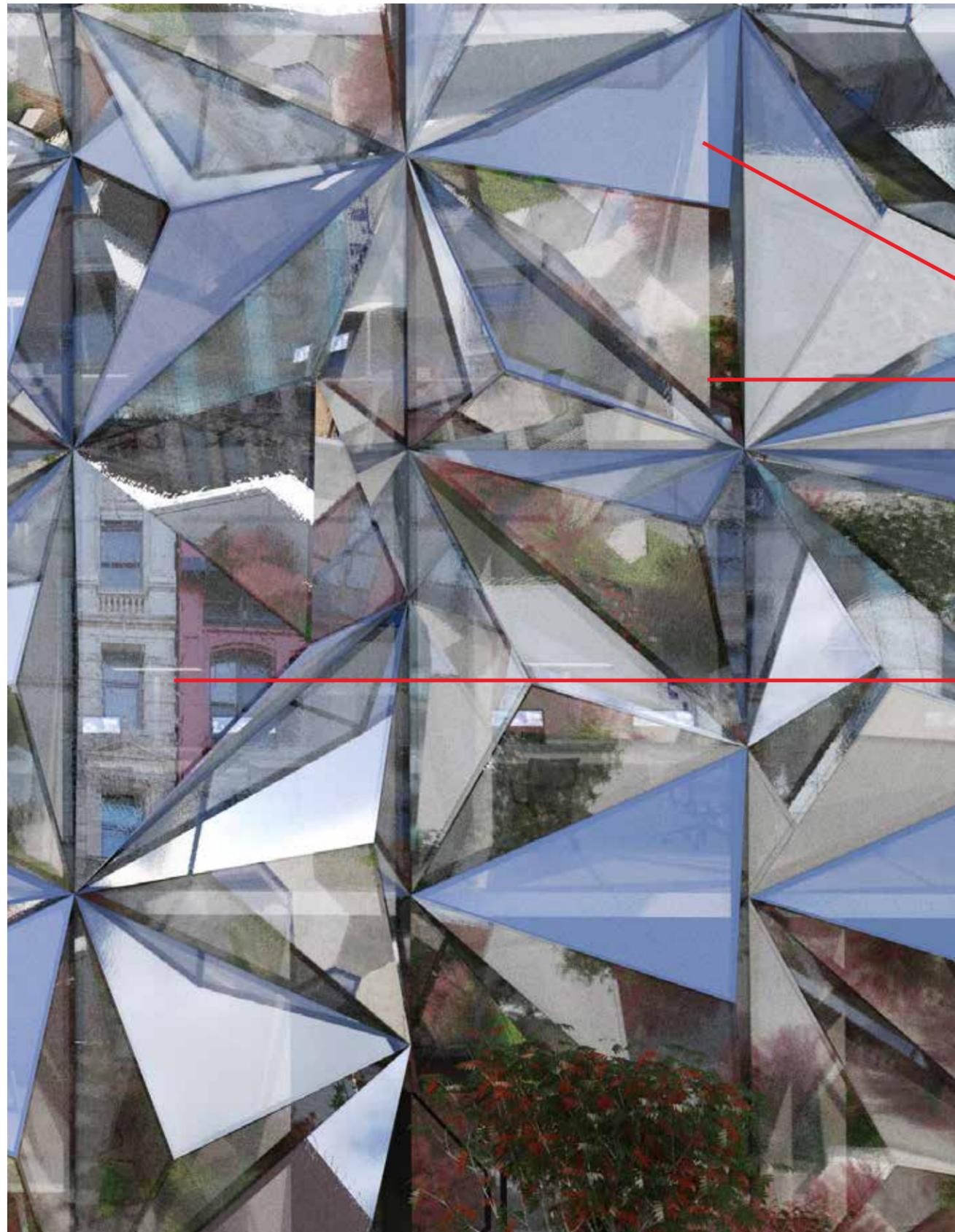
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**LANDSCAPE AND SKY REFLECTION;**  
REPRESENTATIVE OF DE KOONINGS RURAL AND  
PASTORAL LANDSCAPE PHASE (EARLY 1960`S)

**BUILDING AND CITYSCAPE REFLECTION;**  
REPRESENTATIVE OF DE KOONINGS URBAN LANDSCAPE  
PHASE (LATE 1950`S)

**827-831 BROADWAY - FACADE VISUALIZATION - REFLECTION DETAIL**



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827-831 BROADWAY - FACADE VISUALIZATION - STREET VIEW SOUTH - WEST



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827-831 BROADWAY - FACADE VISUALIZATION - STREET VIEW WEST



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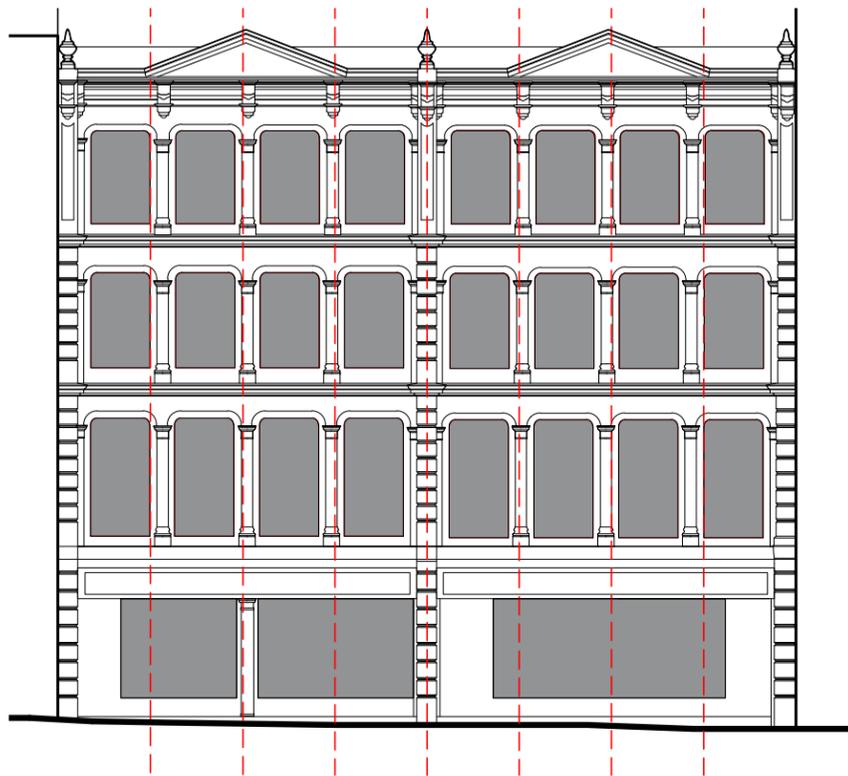
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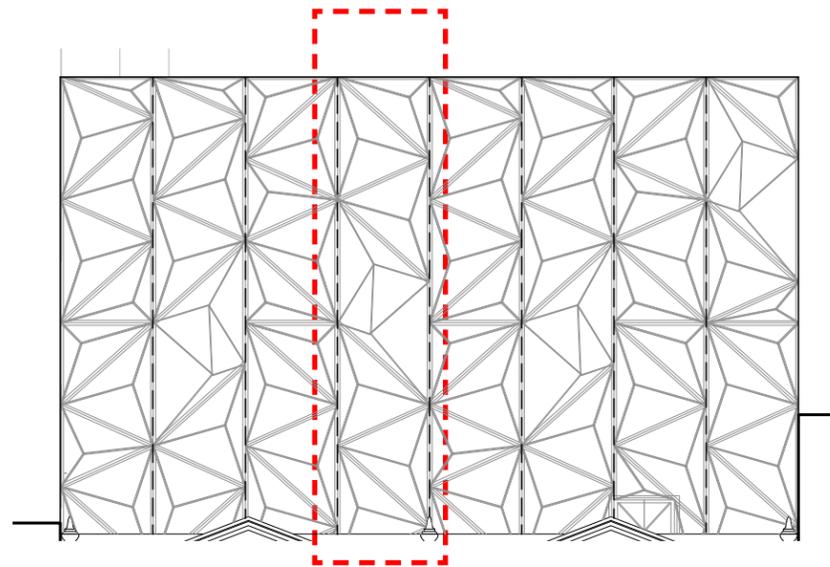
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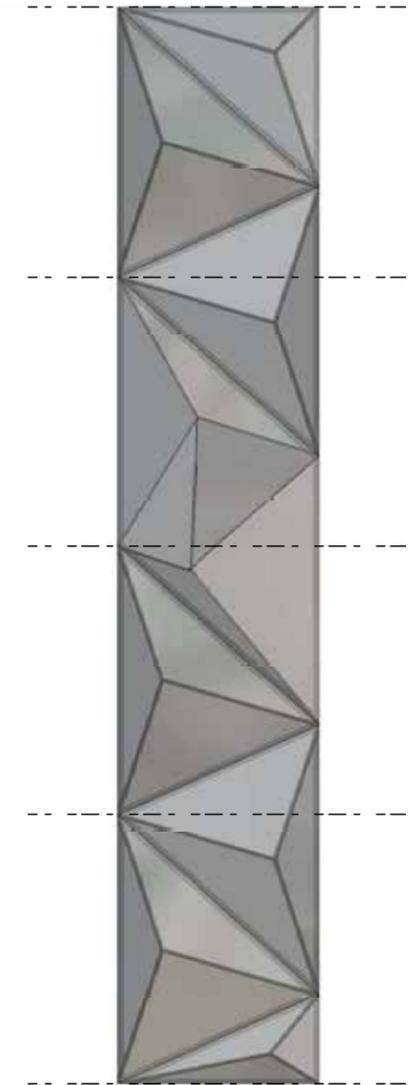
**29**



EIGHT BAY HORIZONTAL



REFLECTED IN ADDTION



INDIVIDUAL BAY



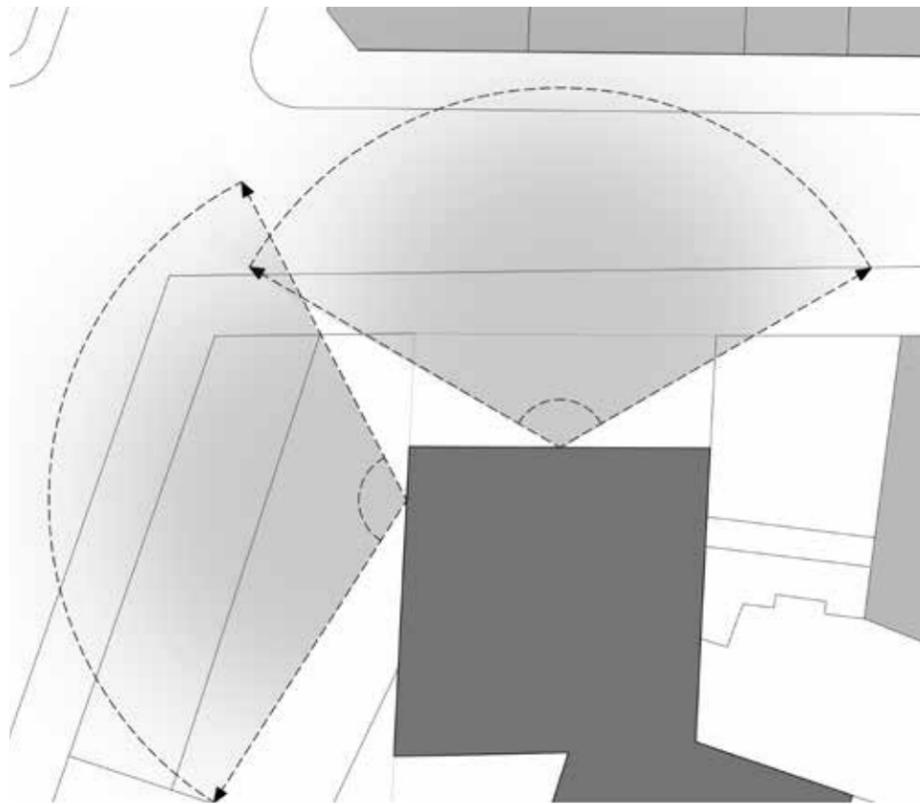
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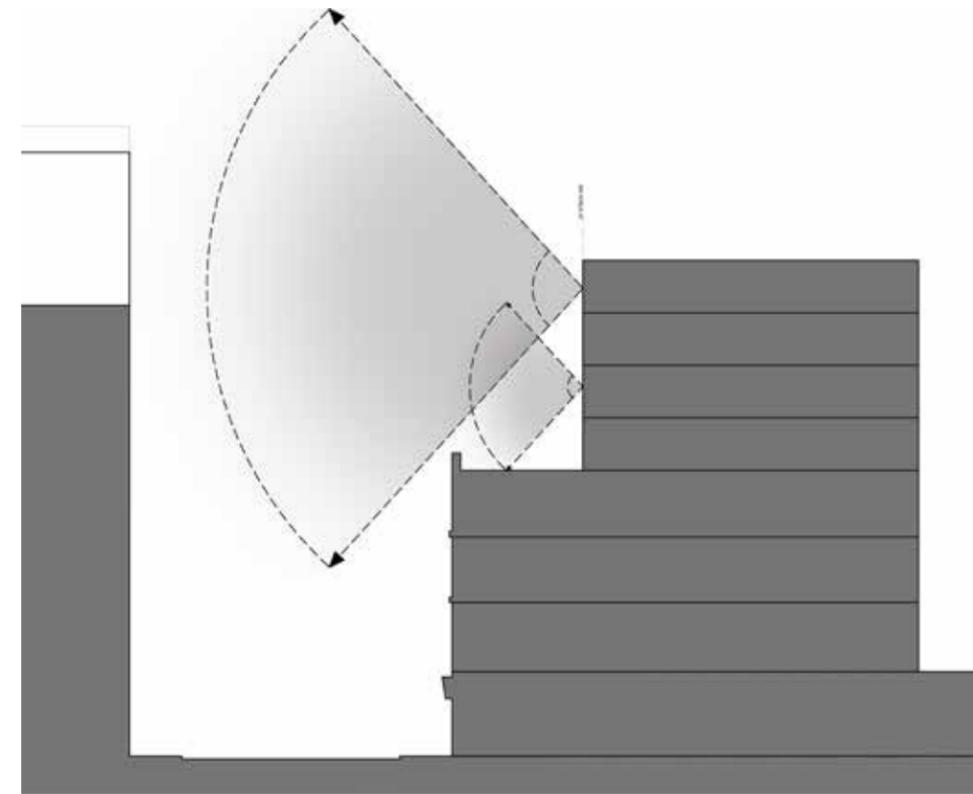
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827-831 BROADWAY - **FACADE HIERARCHY & RHYTHM**

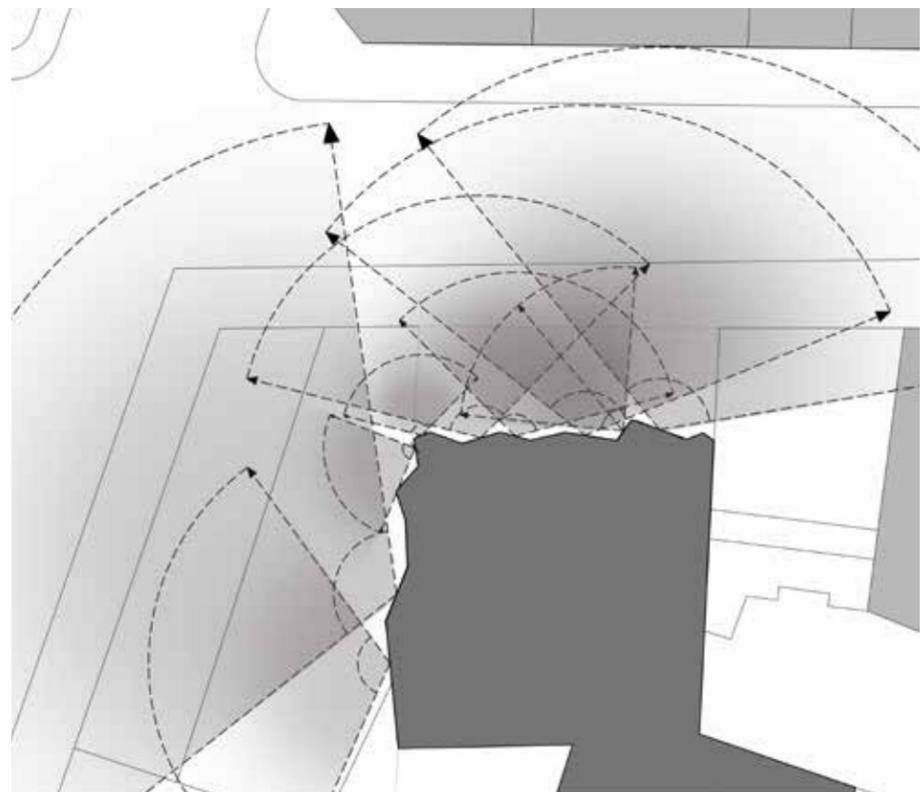
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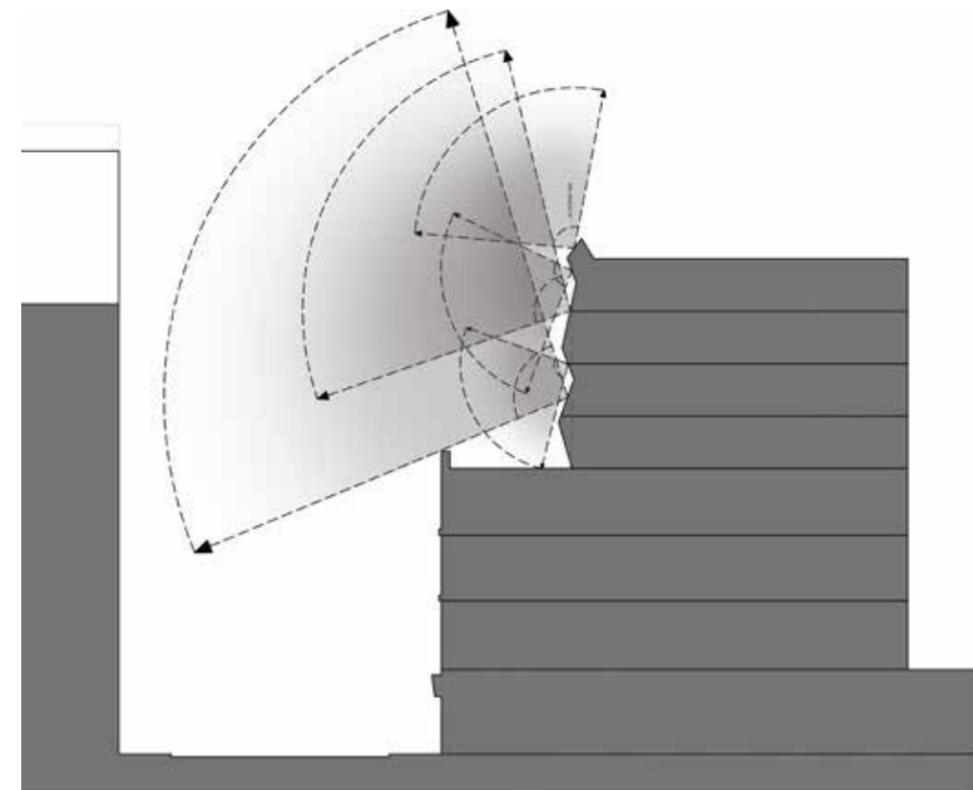
FLAT FACADE REFLECTION - PLAN



FLAT FACADE REFLECTION - SECTION



FACETED FACADE REFLECTION - PLAN



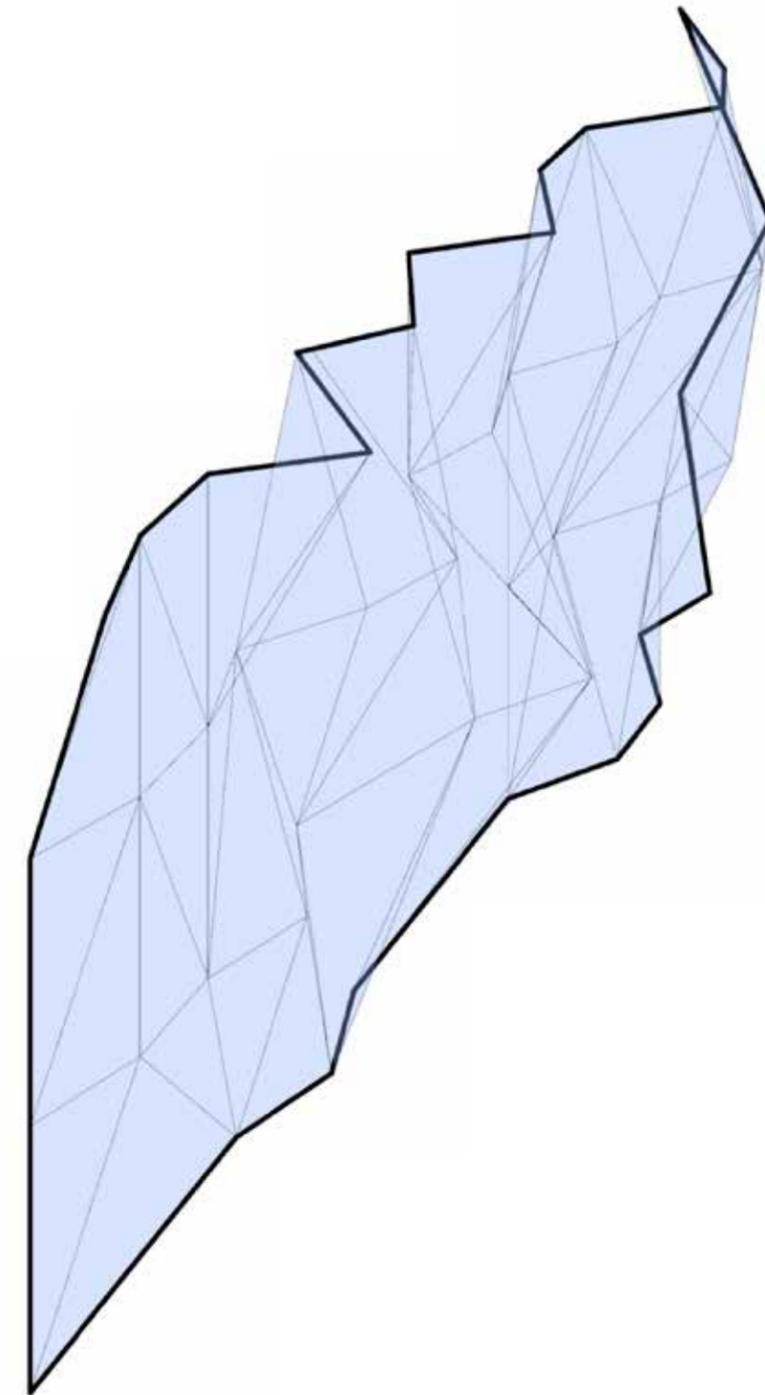
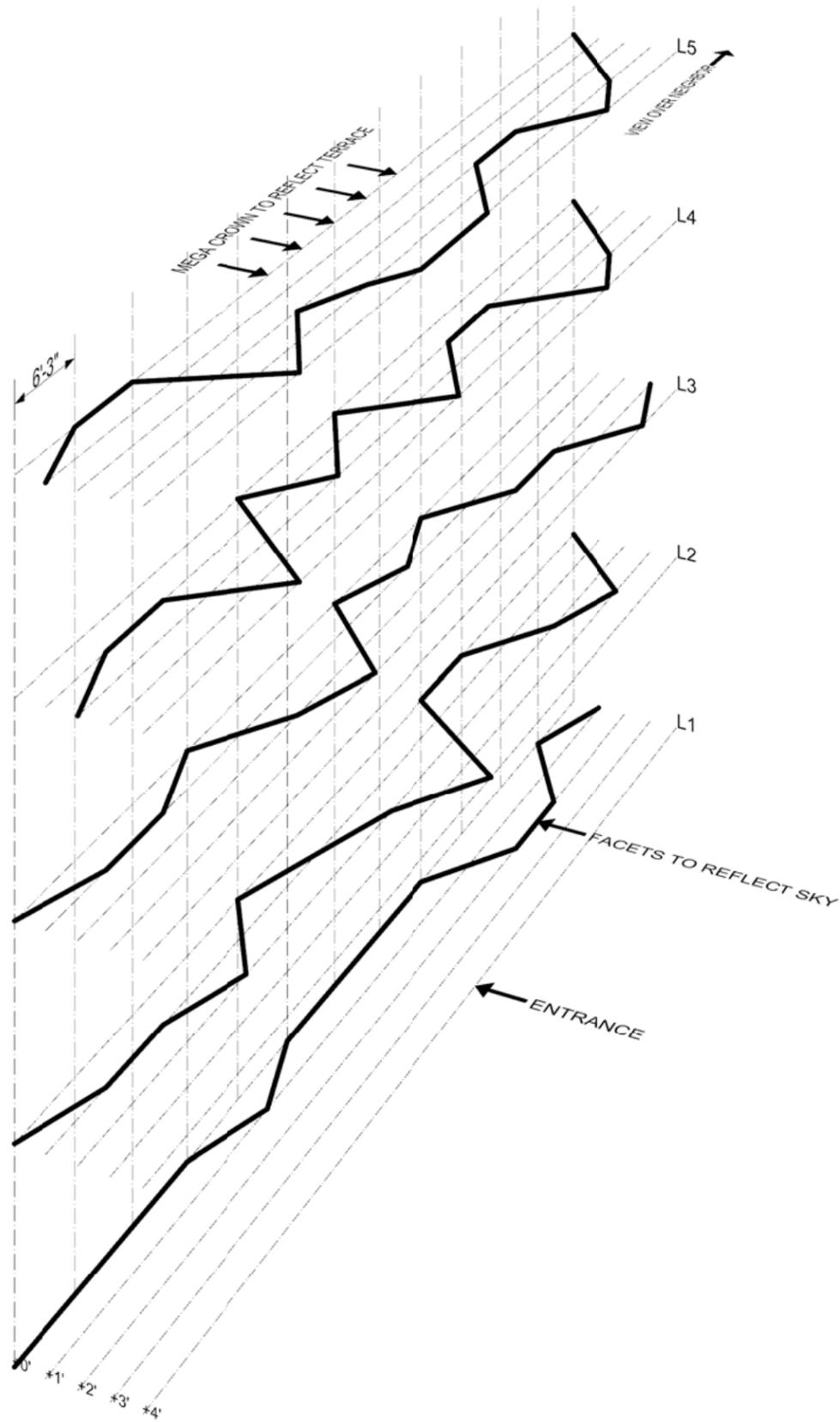
FACETED FACADE REFLECTION - SECTION

827-831 BROADWAY · REFLECTION STUDIES

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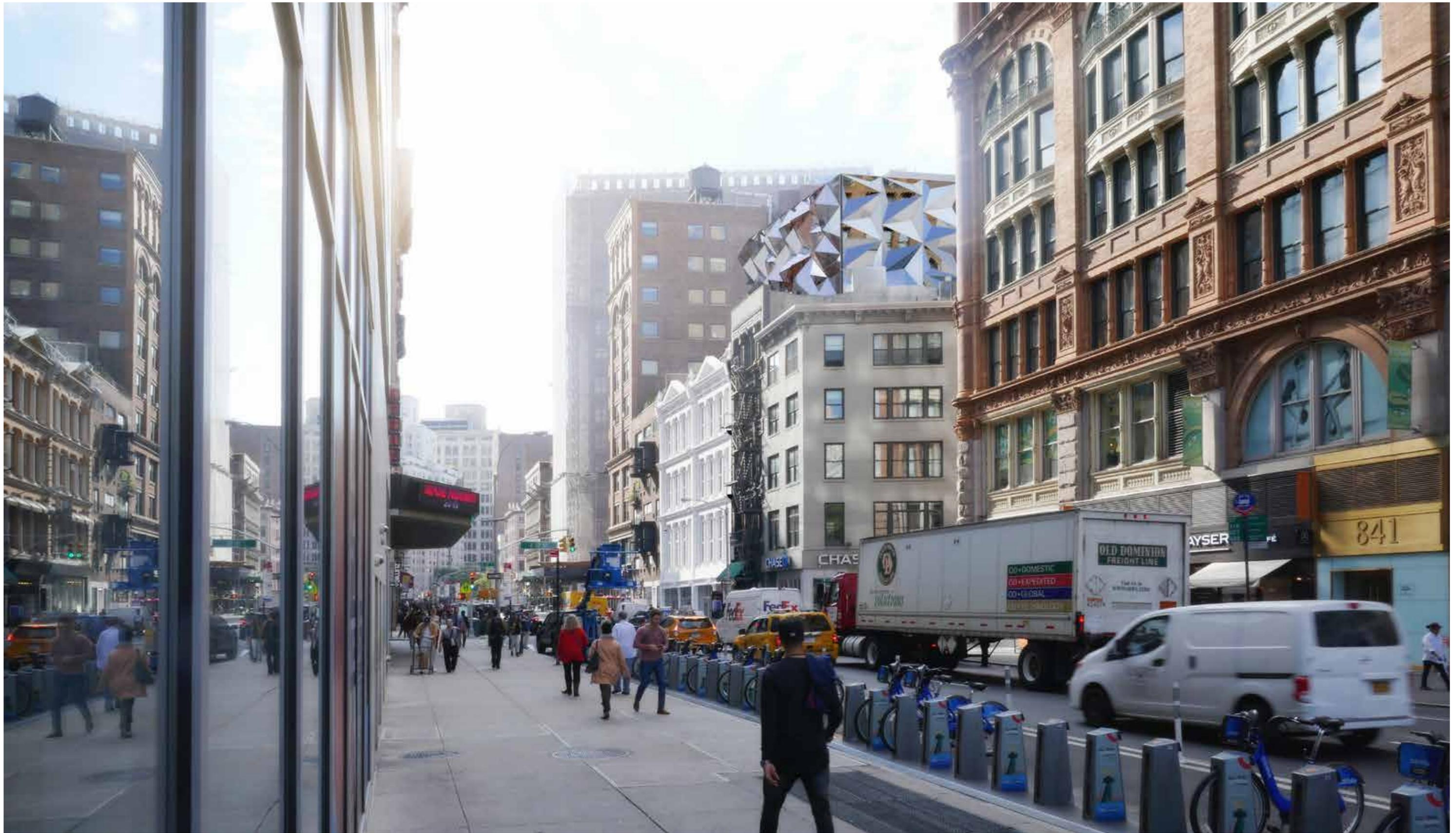
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827-831 BROADWAY · FACETED FACADE GEOMETRY MAPPING

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827-831 BROADWAY - FACADE VISUALIZATION - STREET VIEW FROM UNION SQUARE DAY



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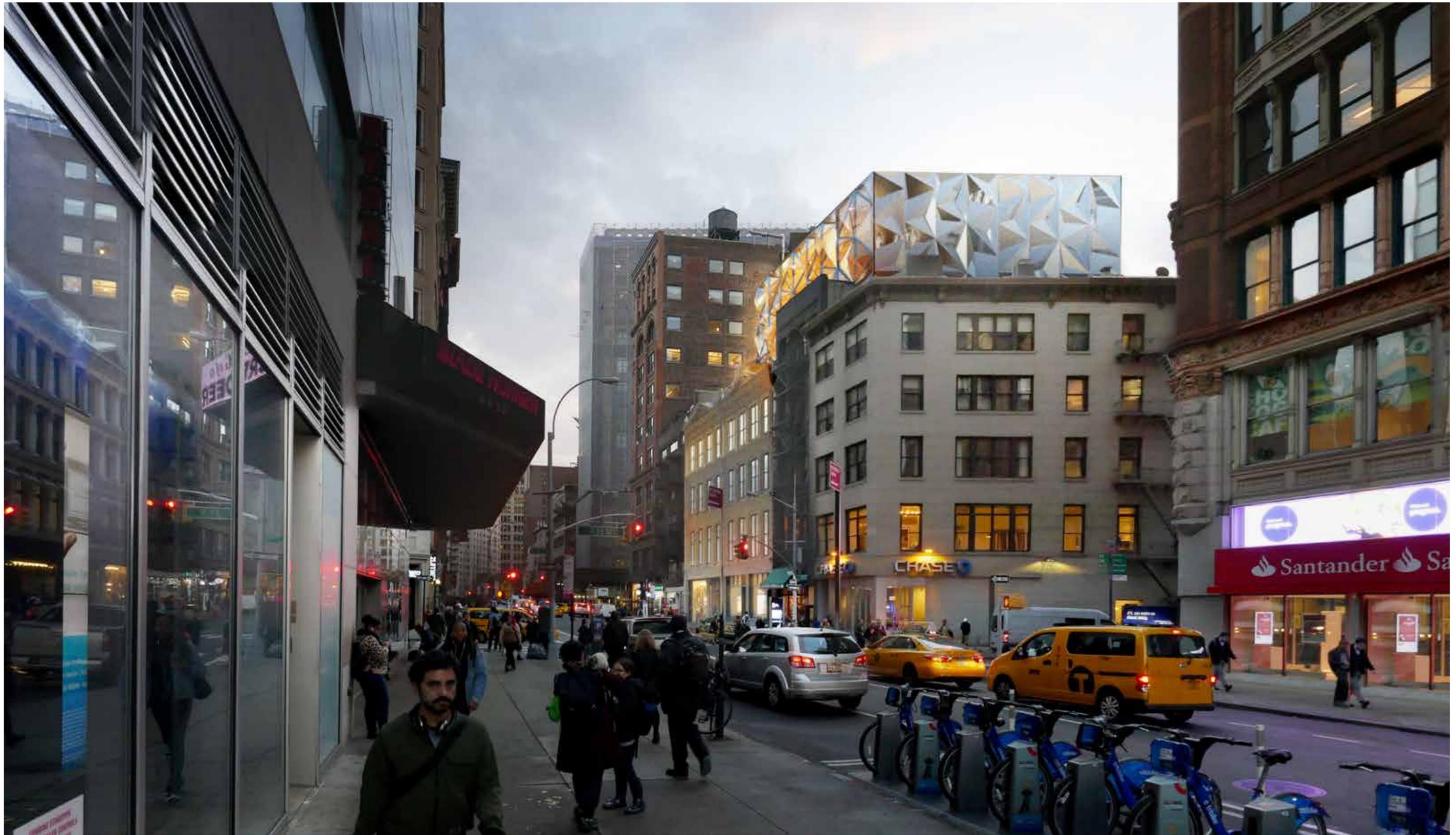
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**33**

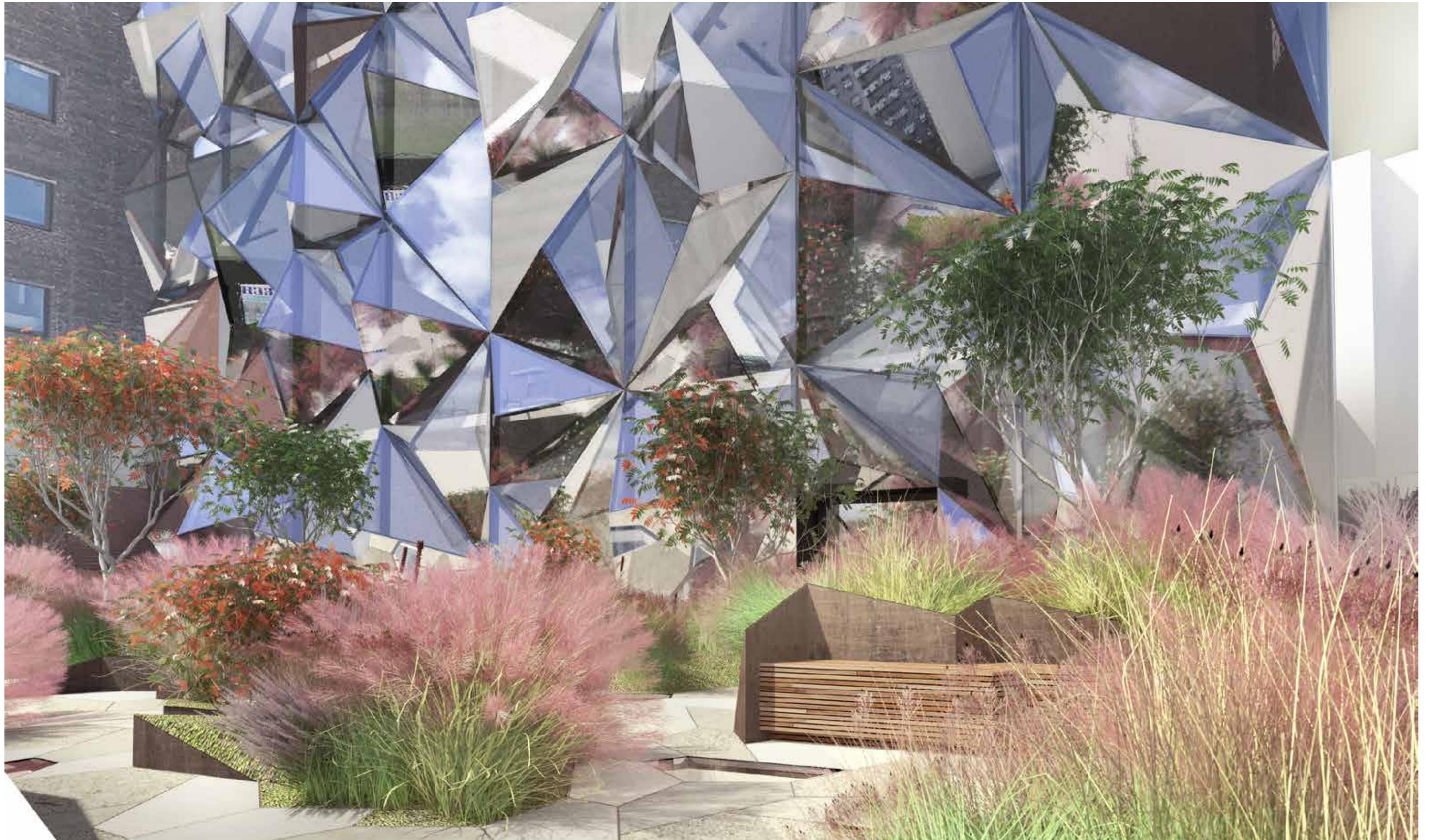


827-831 BROADWAY - FACADE VISUALIZATION - STREET VIEW FROM UNION SQUARE NIGHT



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827-831 BROADWAY - FACADE VISUALIZATION - FIFTH FLOOR TERRACE VIEW - DAY



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**SCALE**

As Noted

**CLIENT**

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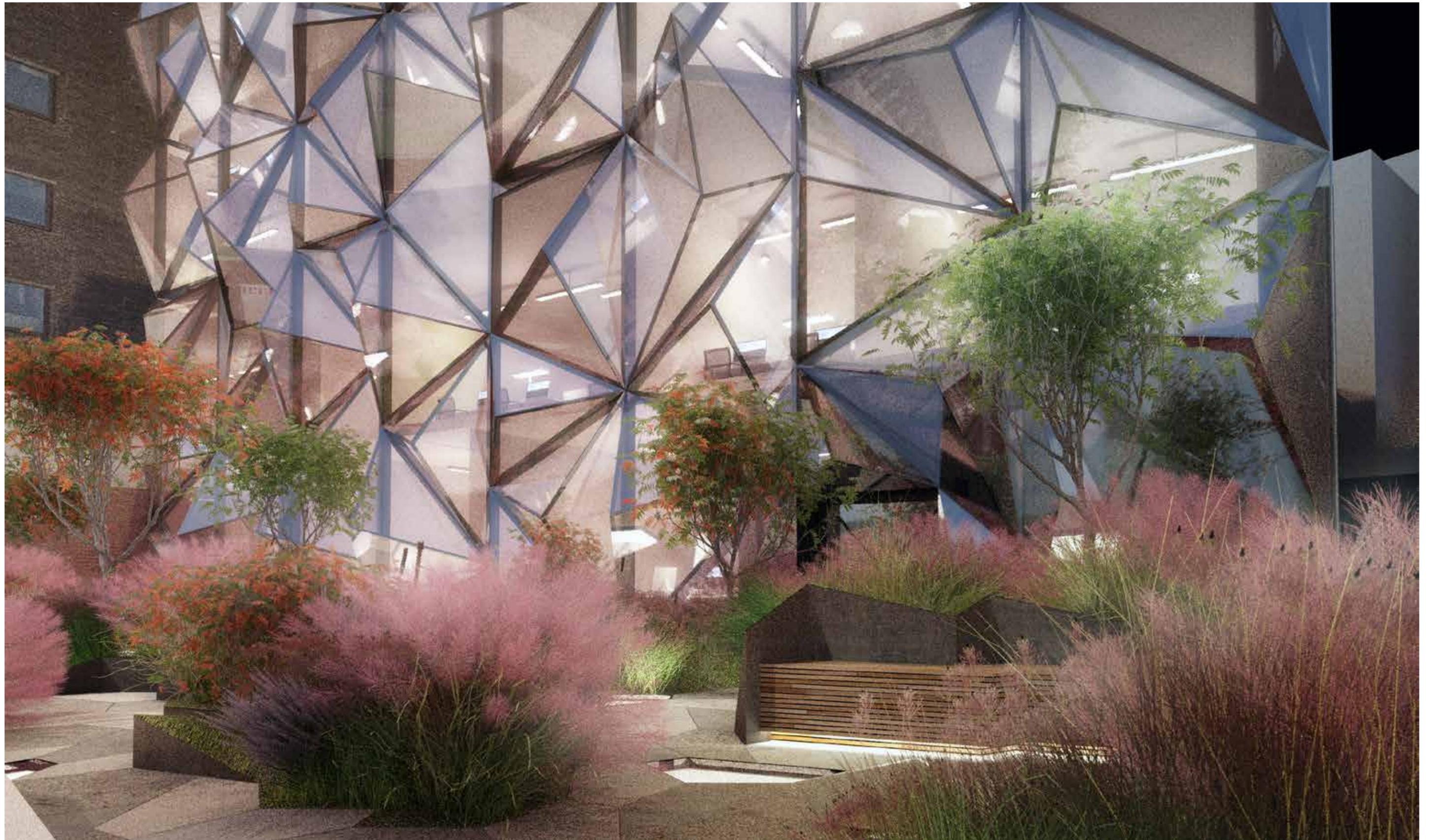
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**35**



827-831 BROADWAY - FACADE VISUALIZATION - FIFTH FLOOR TERRACE VIEW - NIGHT



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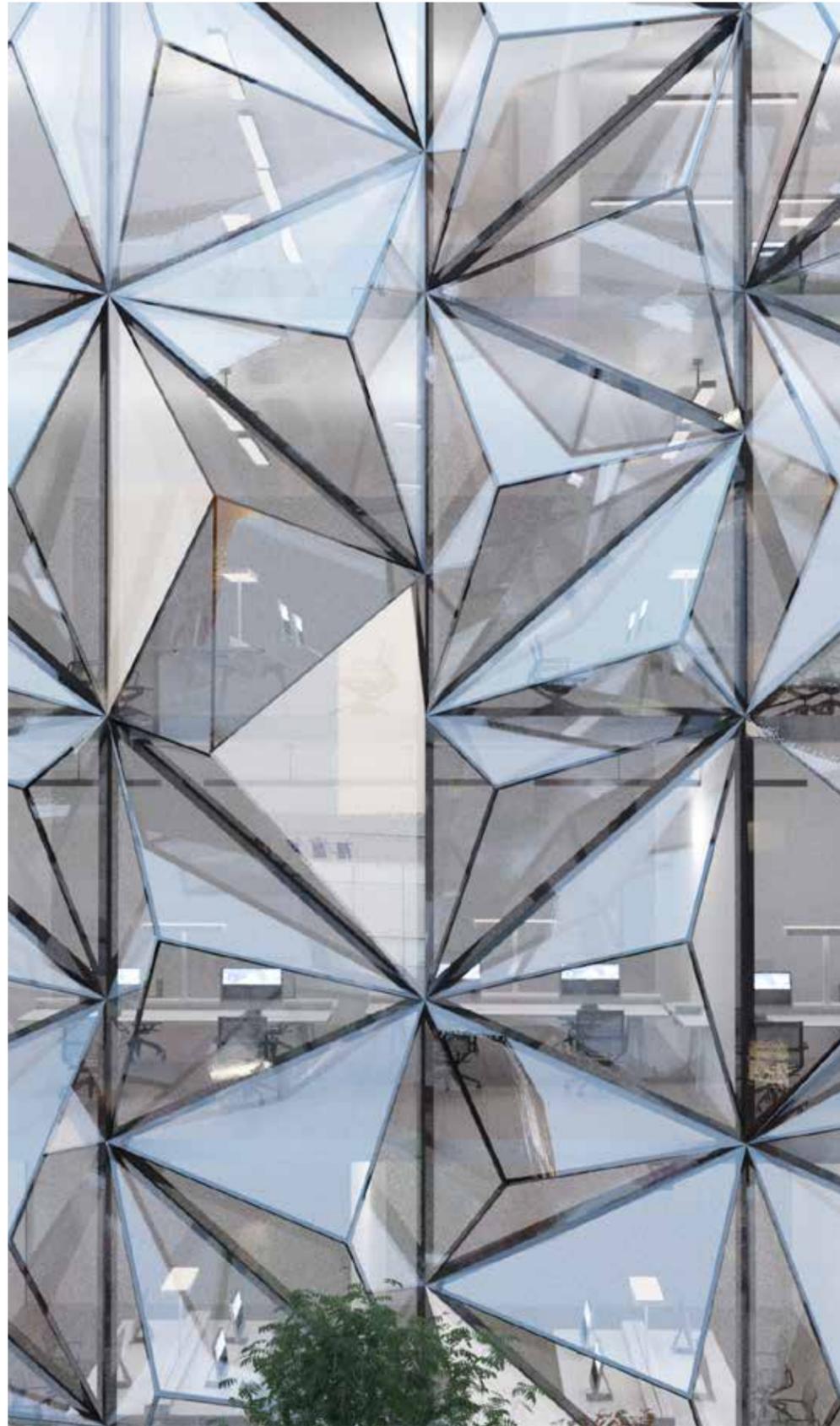
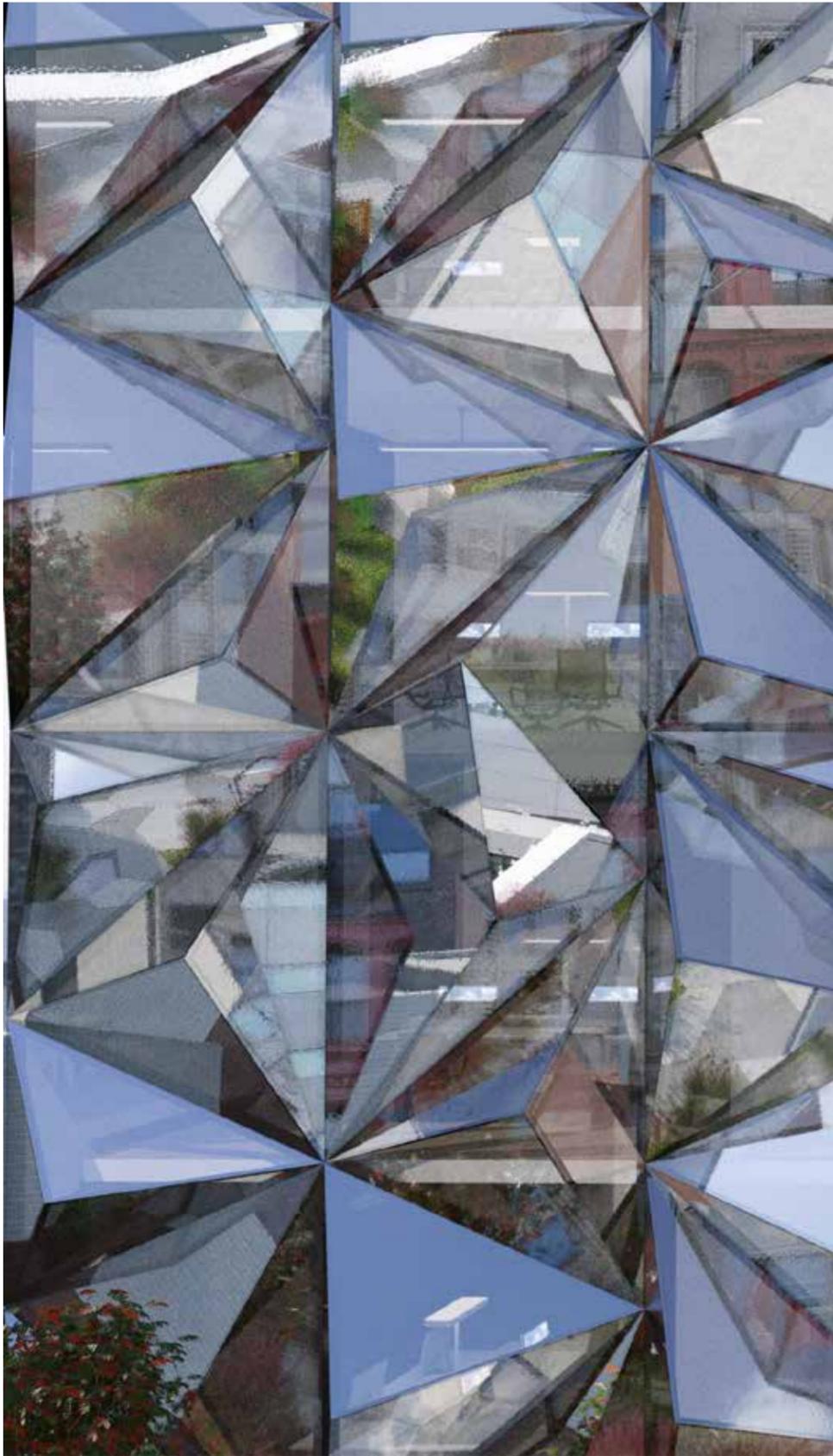
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827-831 BROADWAY - FACADE VISUALIZATION - REFLECTION VIEW DAY - DUSK -NIGHT



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827-831 BROADWAY - FACADE VISUALIZATION - REFLECTION VIEW NIGHT WITH DE KOONING` EXCAVATION



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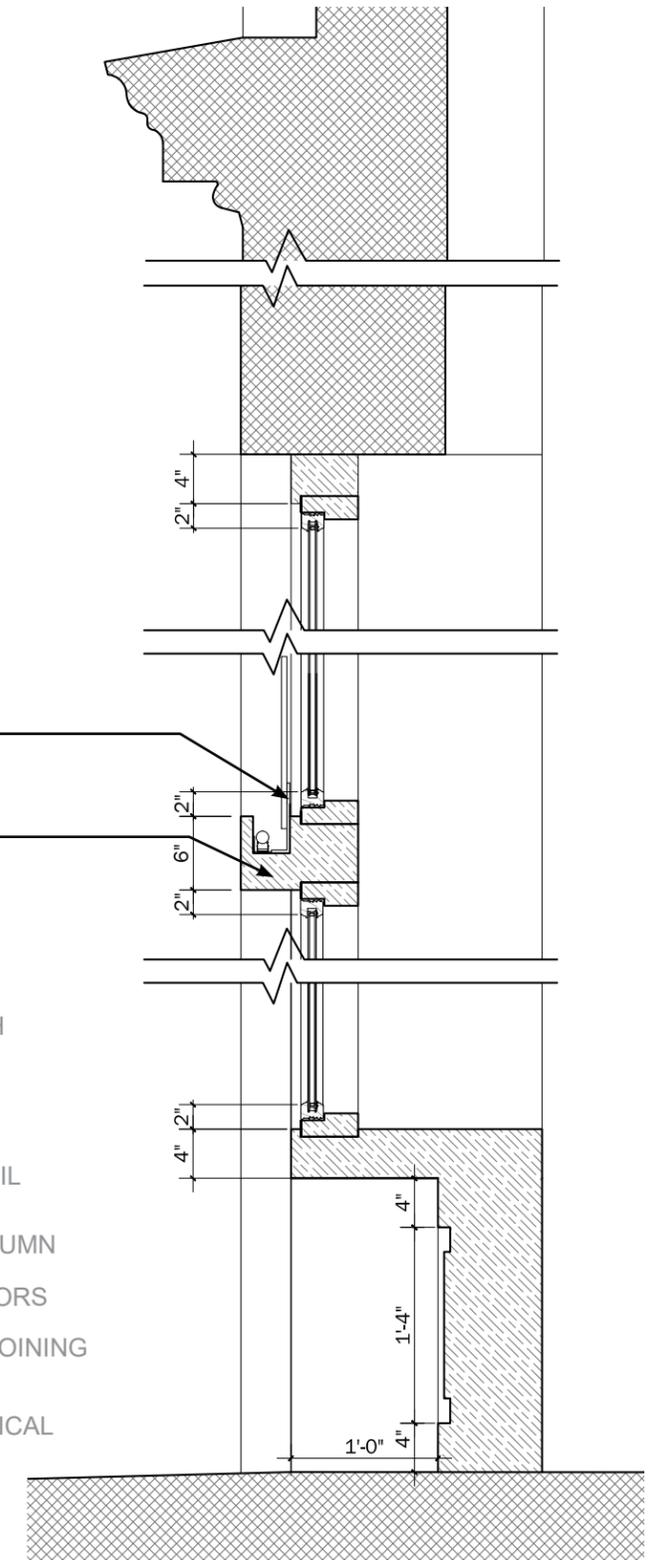
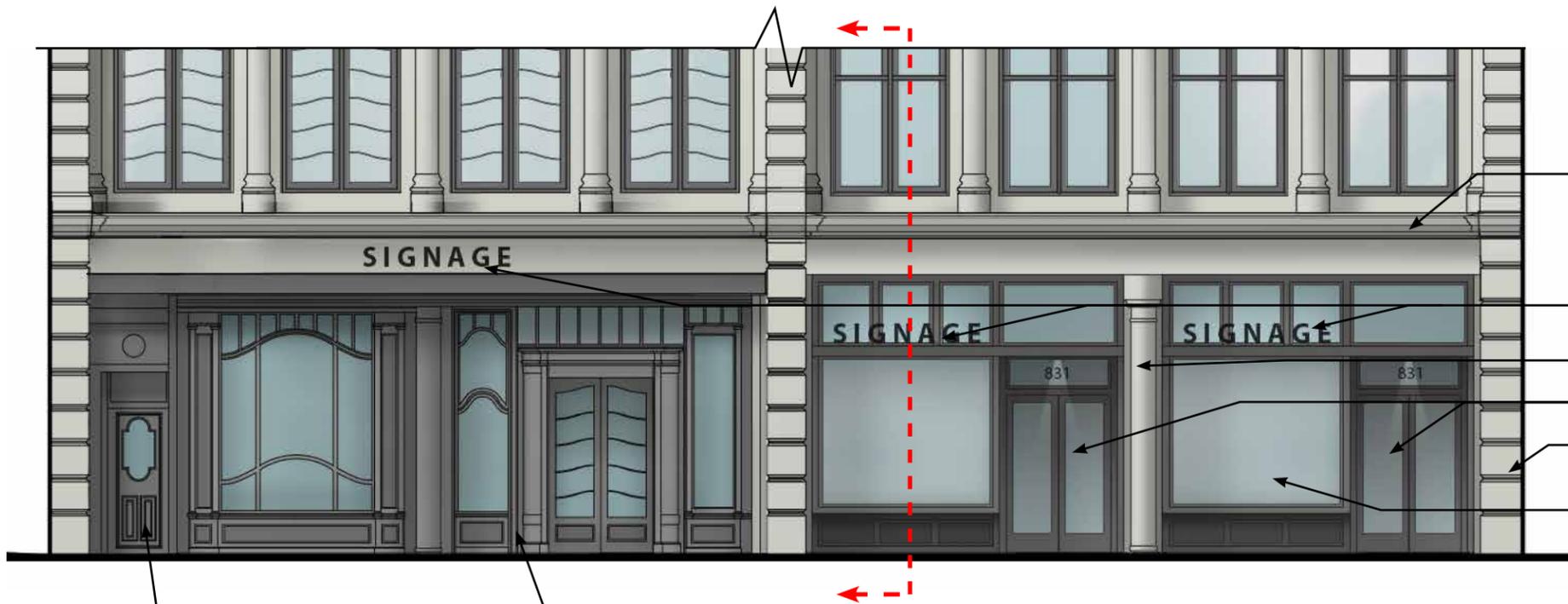
- REMOVE EXISTING RAILING AND REPLACE WITH GLASS RAILING
- RESTORE AND REPAIR TO MATCH EXISTING CORNICES (TYP.), TRIM AND STONE FACADE
- PAINT TO MATCH UNDERLYING STONE COLOR
- REPLACE WINDOWS WITH PAIRED 1 OVER 1 - TYPICAL
- REMOVE AWNINGS ON SECOND FLOOR WINDOWS
- KEEP SECOND FLOOR WINDOWS ON 827
- RESTORE AND REPAIR EXISTING STOREFRONT ON 827
- NEW CORNICE
- NEW SIGNAGE TYPICAL
- NEW WOOD STOREFRONT TYPICAL

BROADWAY - EXISTING AND PROPOSED ELEVATIONS

827-831 BROADWAY · RESTORATION WORK

SCALE As Noted  
 CLIENT BH Quality Broadway Investors  
 PROJECT NUMBER 17.32  
 DATE November 10 2017





METAL SIGNAGE

CONCEALED LIGHTING  
TRANSOM DETAIL

NEW CORNICE TO MATCH  
HISTORIC

NEW SIGNAGE FOR RETAIL

REPLICATE MISSING COLUMN

NEW RETAIL DOUBLE DOORS

REPAIR AND REPAINT QUOINING  
IN HISTORIC COLOR

NEW STOREFRONT - TYPICAL

EXISTING DOOR TO BE USED  
AS EGRESS

RESTORE AND REPAIR EXISTING  
STOREFRONT ON 827

827-831 BROADWAY — PROPOSED STOREFRONT I

BROADWAY - EXISTING AND PROPOSED STOREFRONT ELEVATIONS & SECTION DETAIL

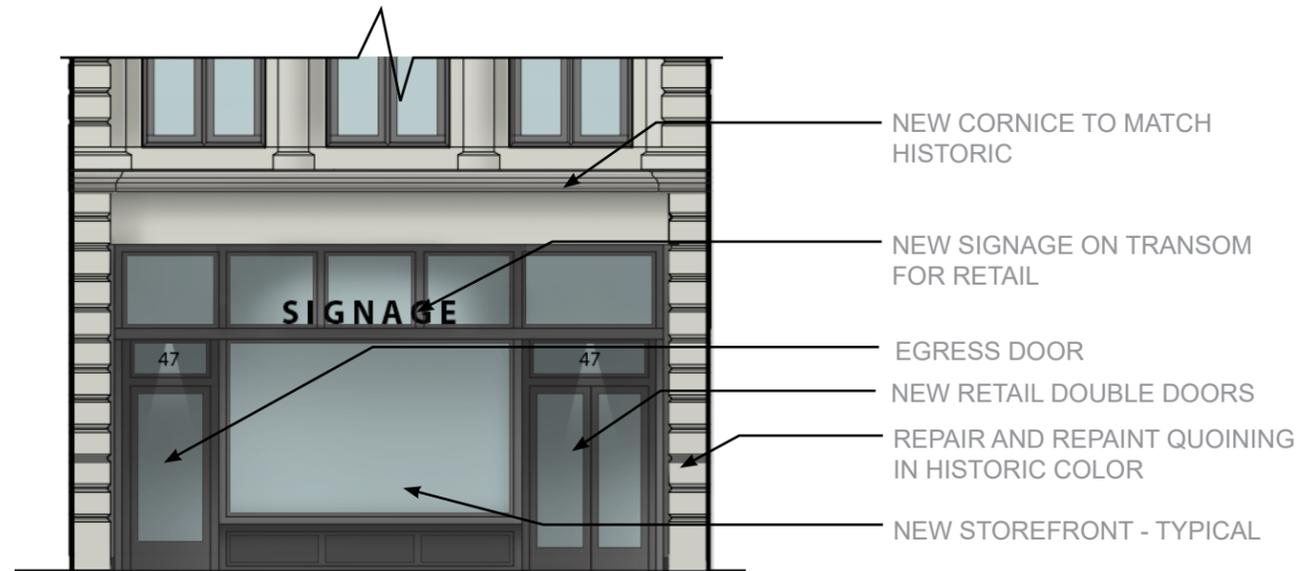
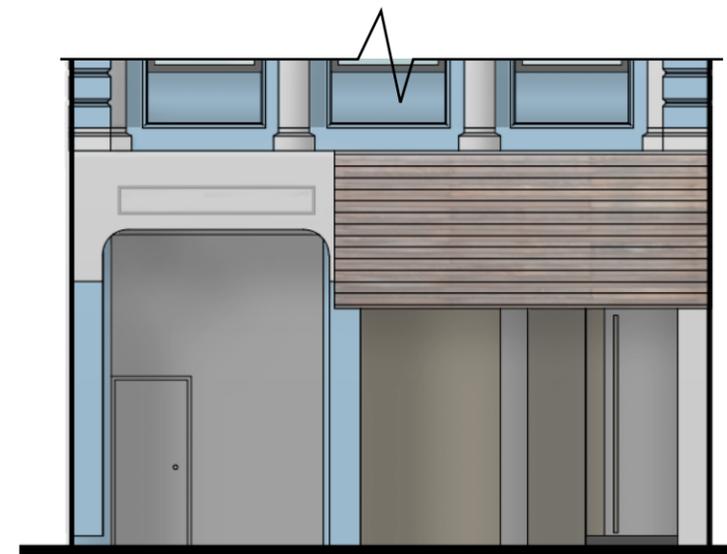
827-831 BROADWAY · RENDERED STOREFRONT ELEVATIONS



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**PROJECT NUMBER** 17.32  
**DATE** November 10 2017

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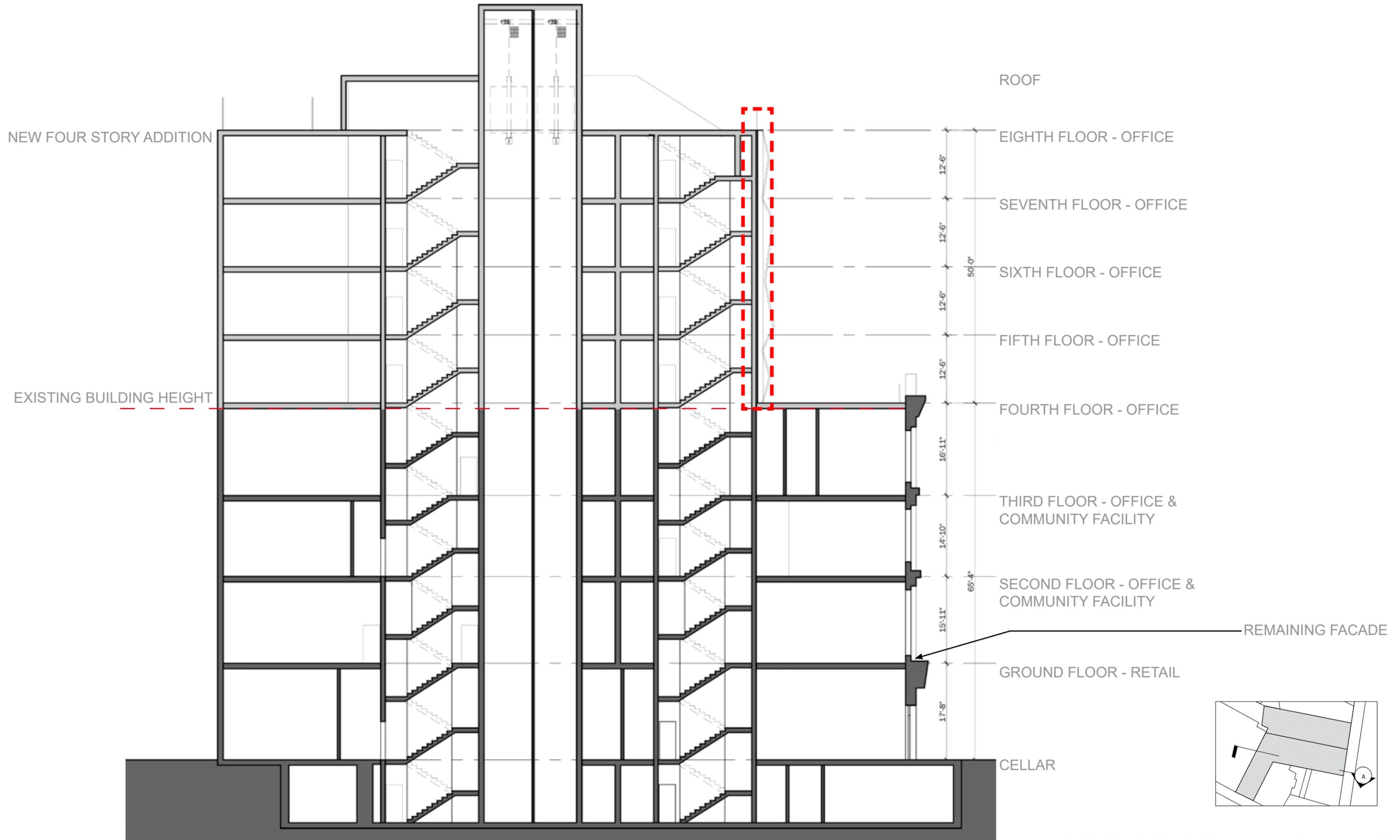


12TH STREET - EXISTING AND PROPOSED ELEVATIONS & STOREFRONT

(NOT DESIGNATED) · RESTORATION WORK

SCALE As Noted  
 CLIENT BH Quality Broadway Investors  
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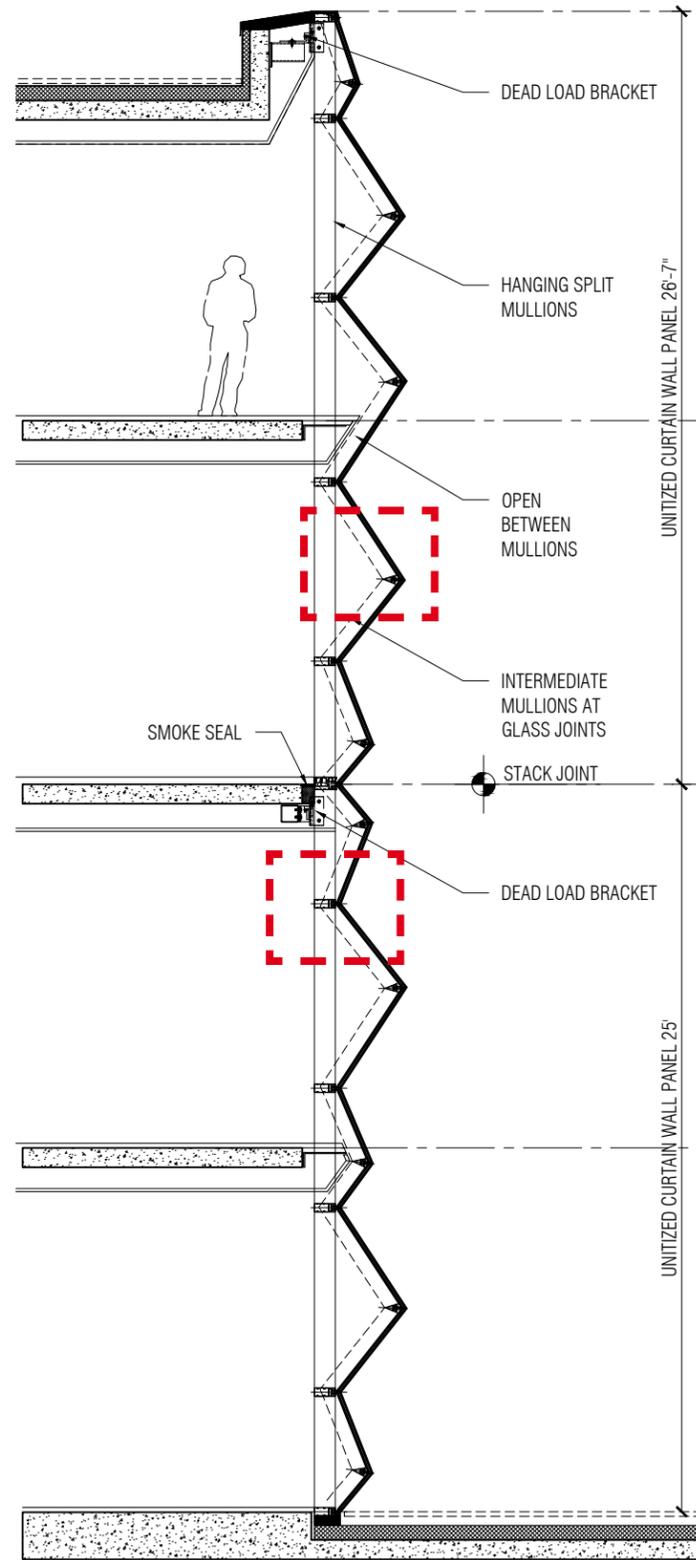




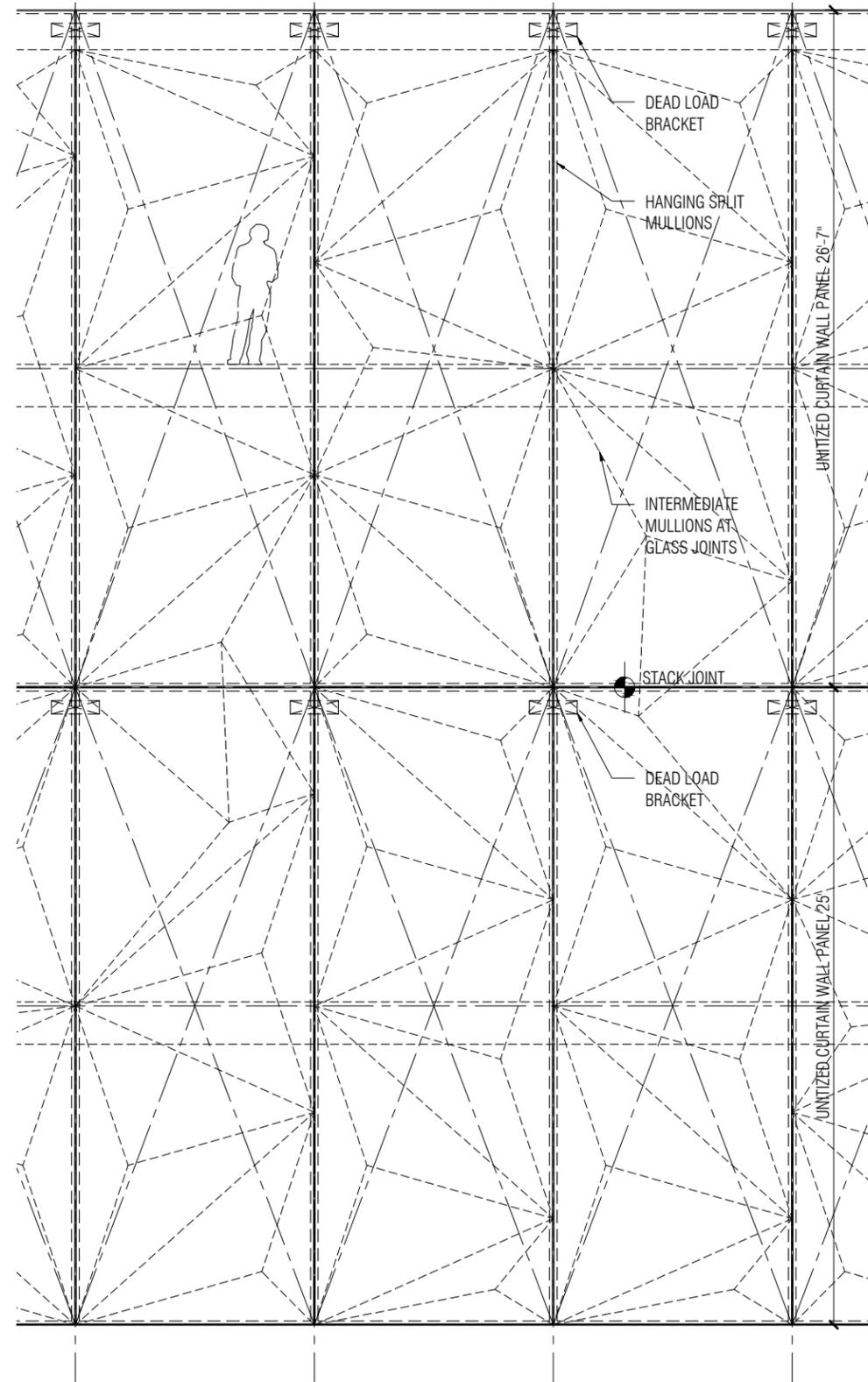
827-831 BROADWAY · PROPOSED SECTION

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BROADWAY FACADE DETAIL SECTION



BROADWAY FACADE DETAIL ELEVATION

827-831 BROADWAY · FACADE DESIGN - PRELIMINARY FACADE DETAIL SECTION



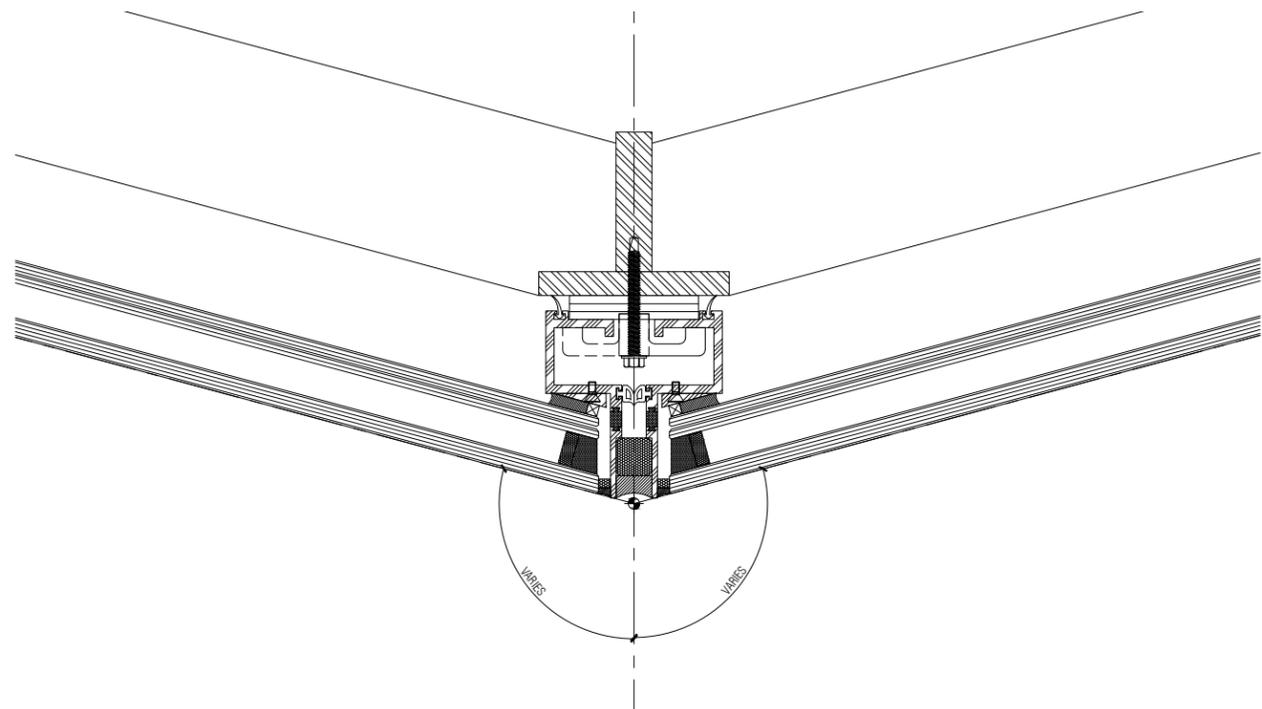
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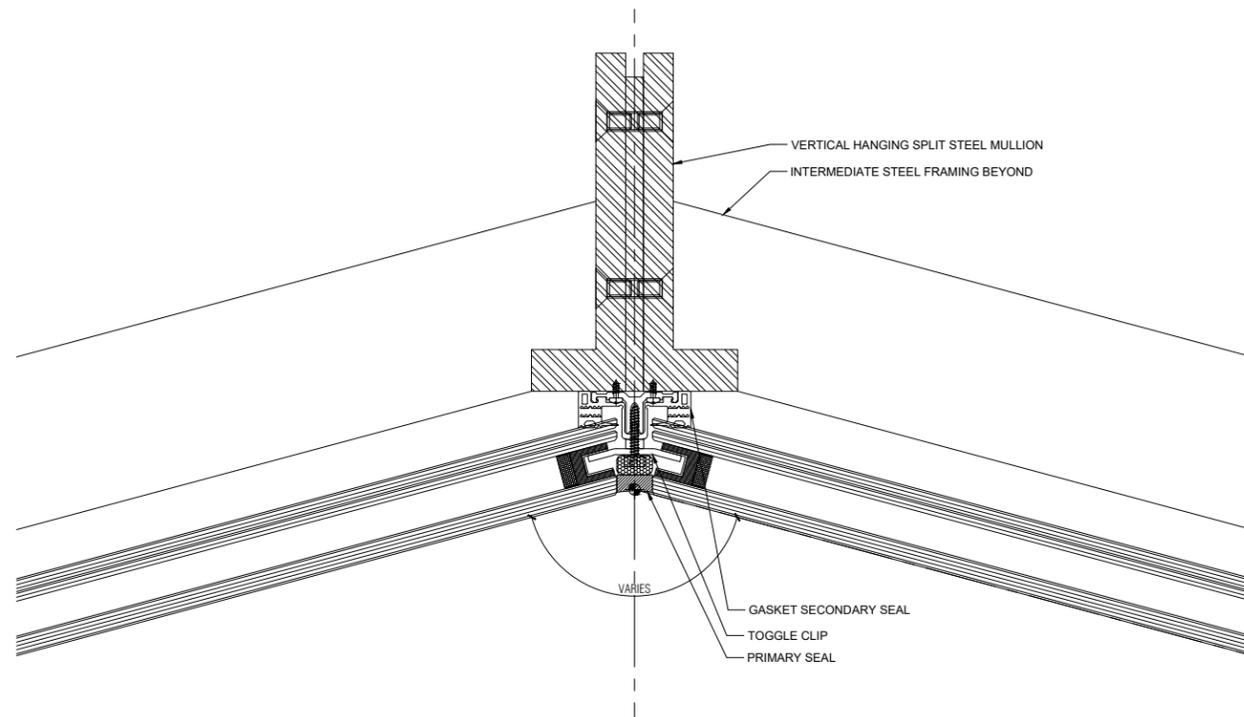
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TYPICAL FACETED DETAIL - CONCAVE GLAZING



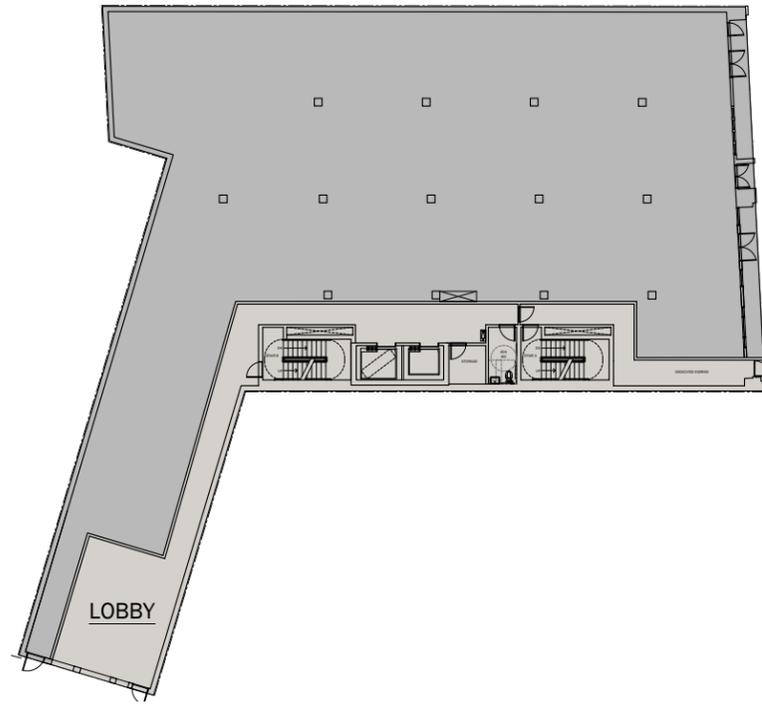
TYPICAL FACETED DETAIL - CONVEX GLAZING

827-831 BROADWAY · FACADE DESIGN - PRELIMINARY FACADE GLAZING DETAILS

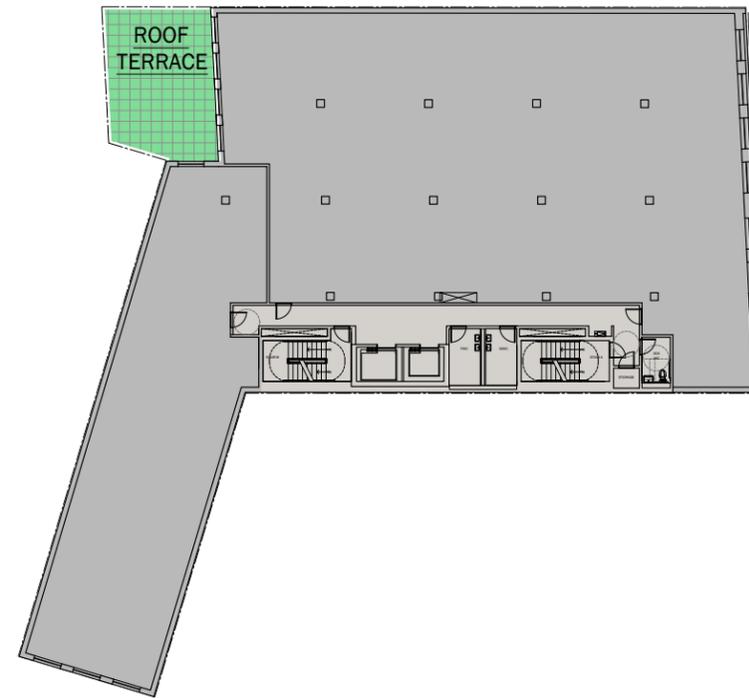
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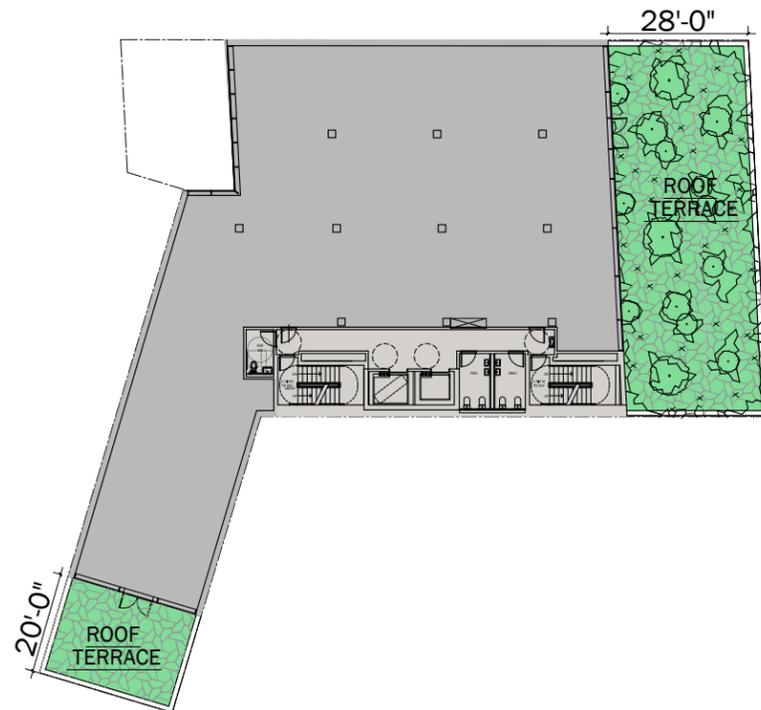
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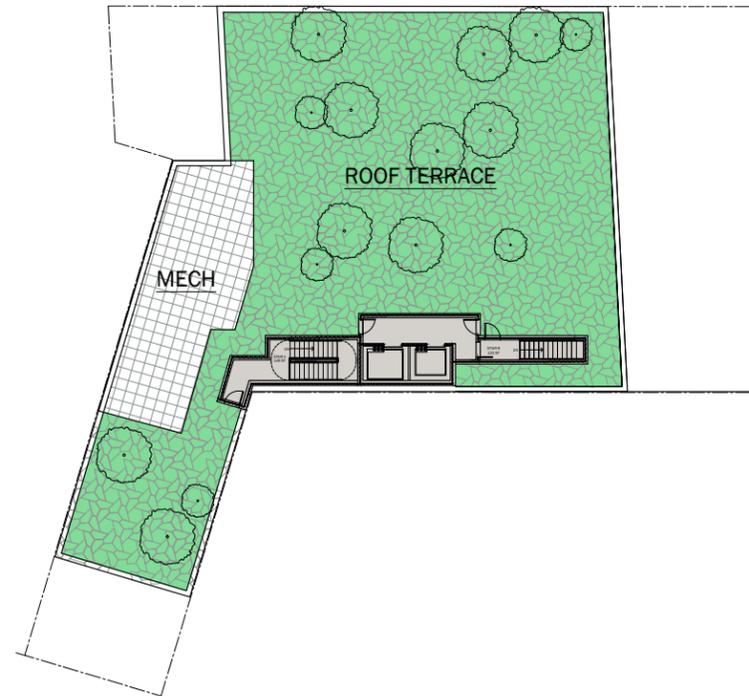
GROUND FLOOR PLAN



2ND - 4TH FLOOR PLANS



5TH - 8TH FLOOR PLANS



ROOF

**FOR ILLUSTRATIVE PURPOSES ONLY**

827-831 BROADWAY - PROPOSED LAYOUTS

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**NW**

**LANDSCAPE  
DESIGN**



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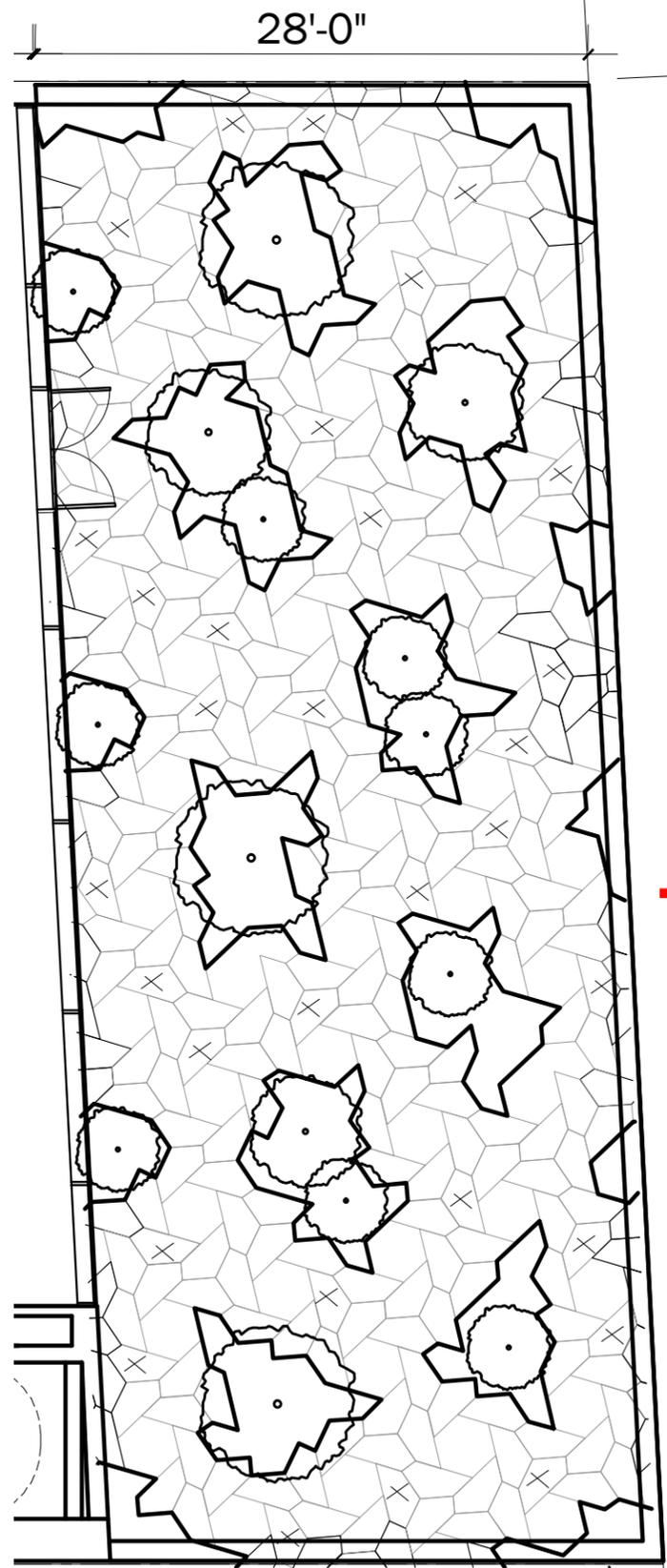
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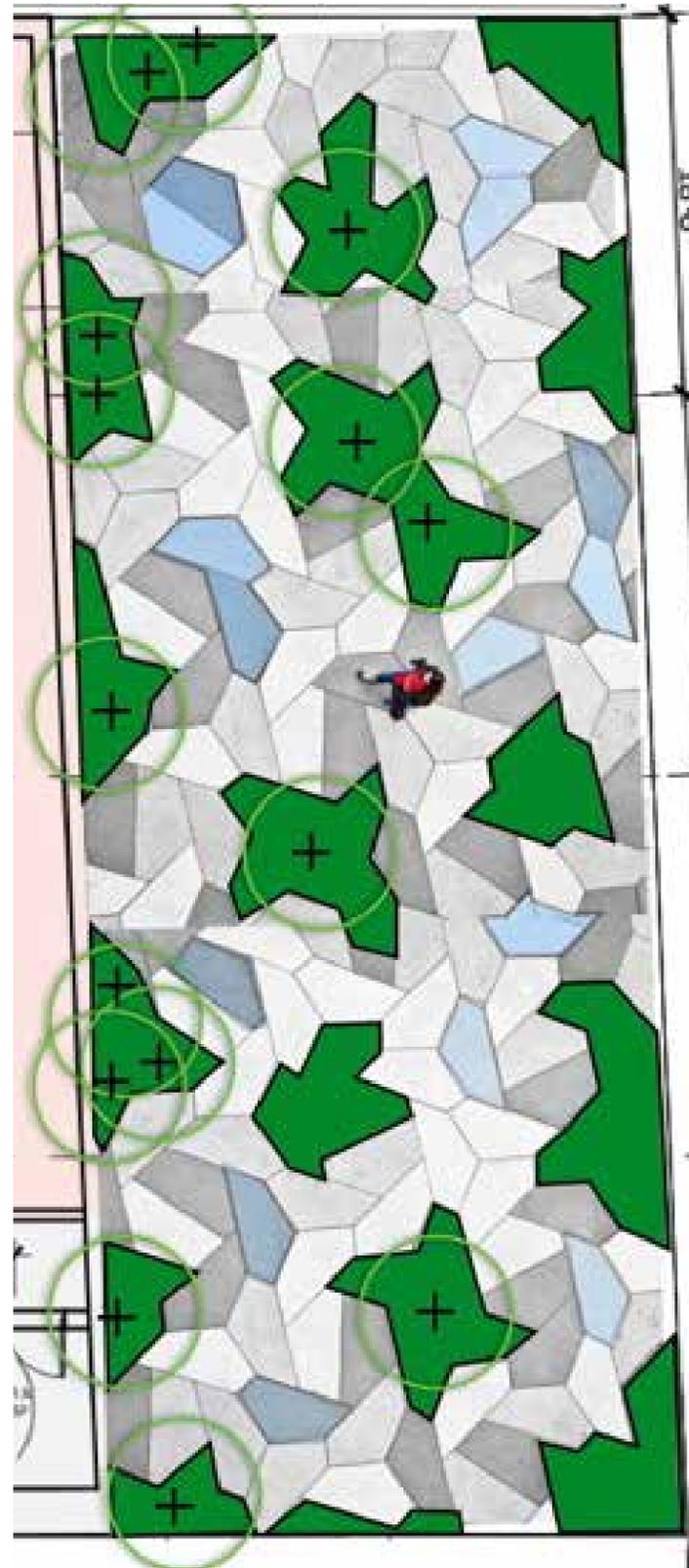
**827-831 BROADWAY - LANDSCAPE DESIGN - LANDSCAPE PRECEDENTS**

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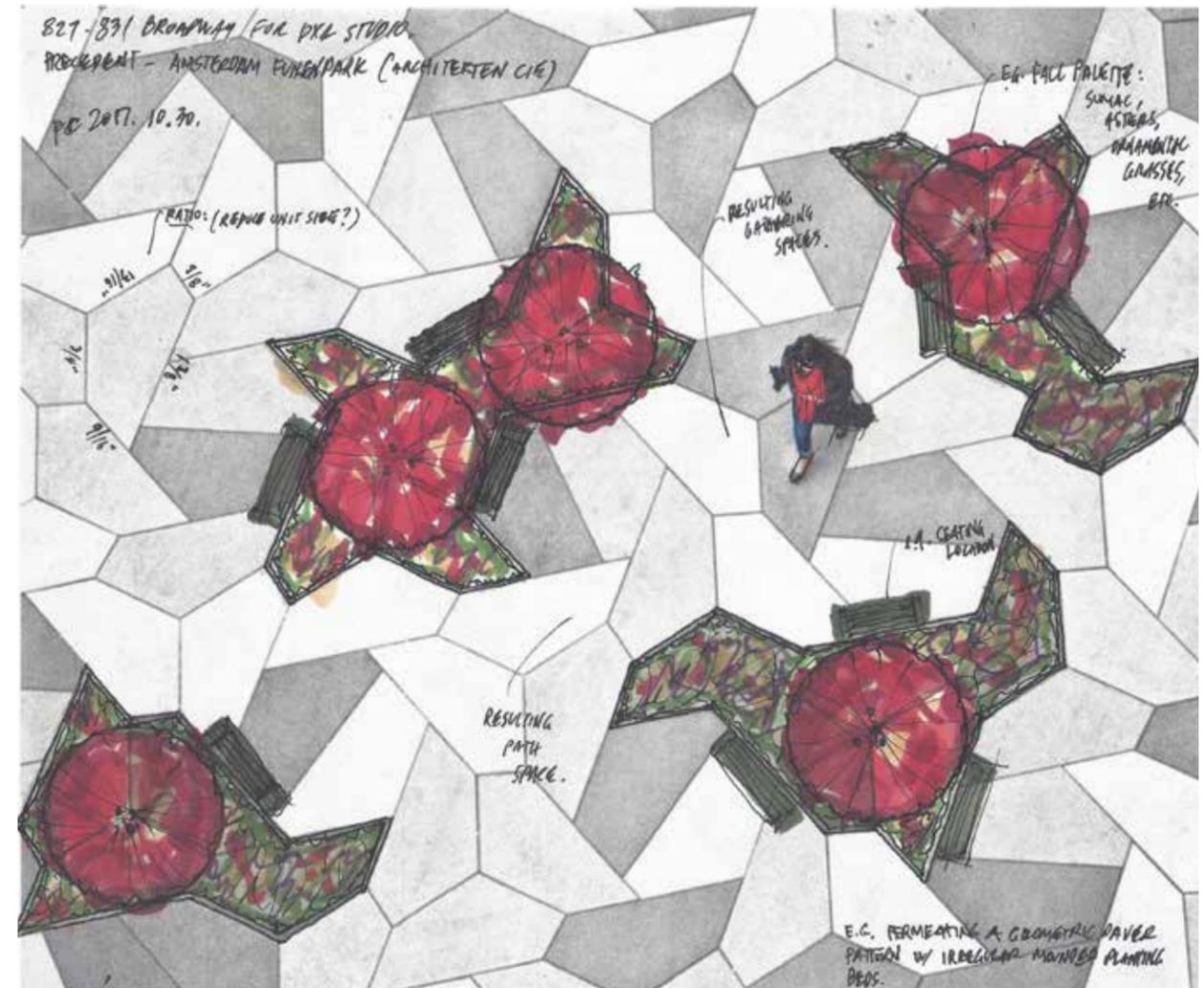
**47**



TERRACE ROOF - LANDSCAPE LAYOUT



ADD VEGETATION & SKYLIGHTS



MOUNDED PLANTING BED DETAILS

GEOMETRIC PATTERN WITH MOULDED PLANTING AREAS



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**827-831 BROADWAY - LANDSCAPE DESIGN**

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**V**

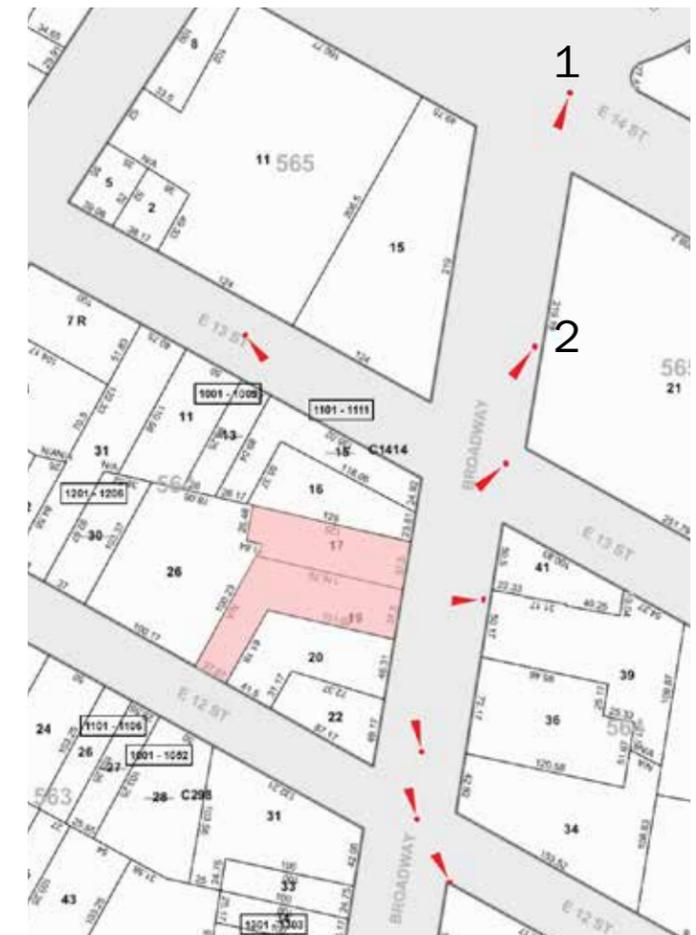
**VISIBILITY  
STUDIES**



1. BROADWAY & 14TH STREET - VIEW SOUTH



2. BROADWAY - VIEW SOUTH



VISIBILITY STUDIES VIEW LOCATIONS



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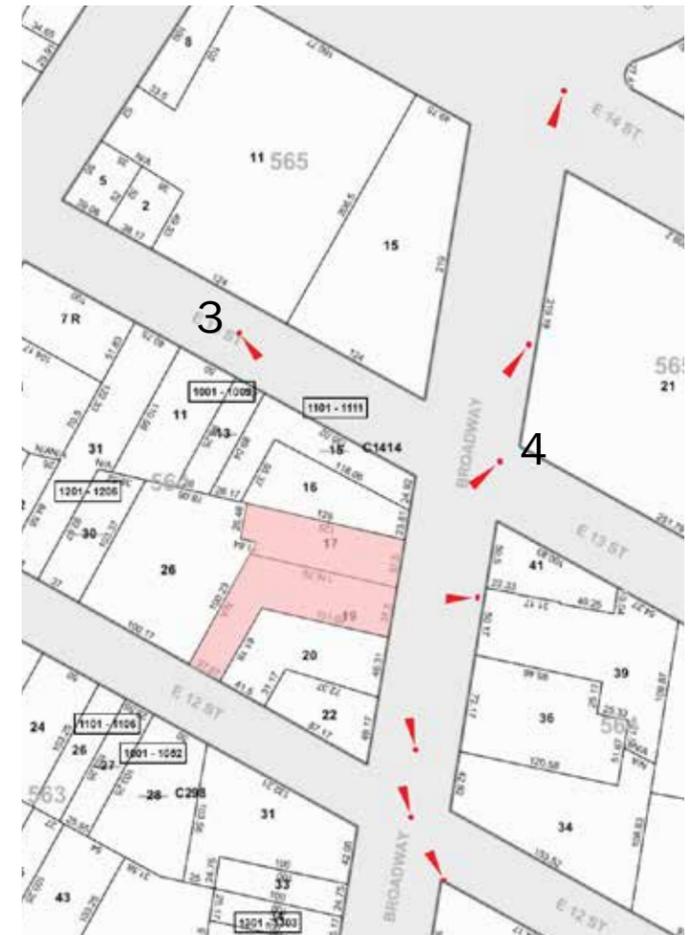
**50**



3. EAST 13TH STREET - VIEW EAST



4. BROADWAY & 13TH STREET - VIEW SOUTH - WEST



VISIBILITY STUDIES VIEW LOCATIONS



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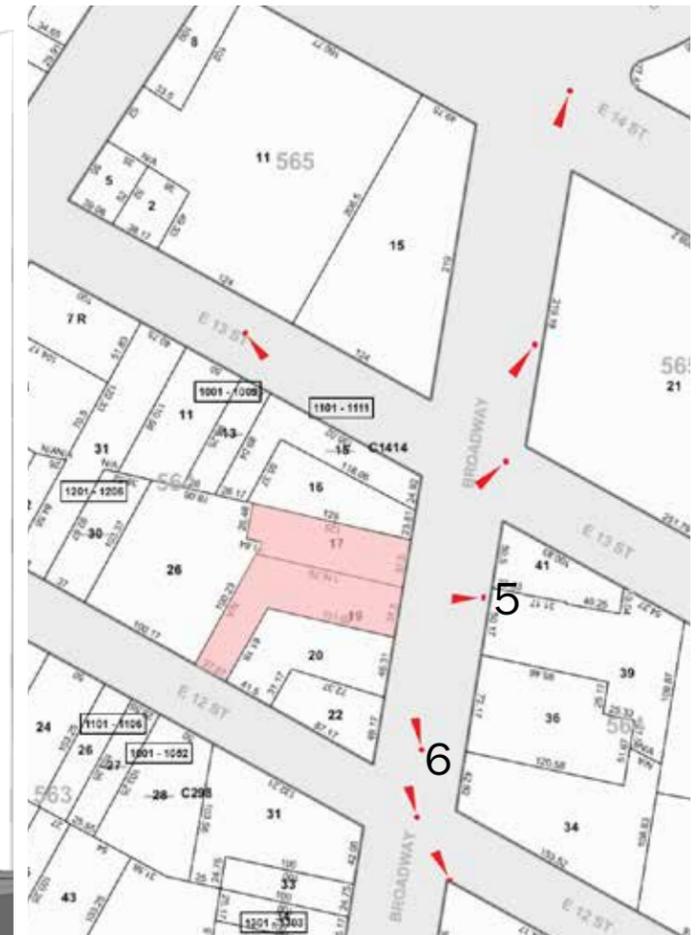
**51**



5. BROADWAY - VIEW WEST



6. BROADWAY - VIEW NORTH



VISIBILITY STUDIES VIEW LOCATIONS



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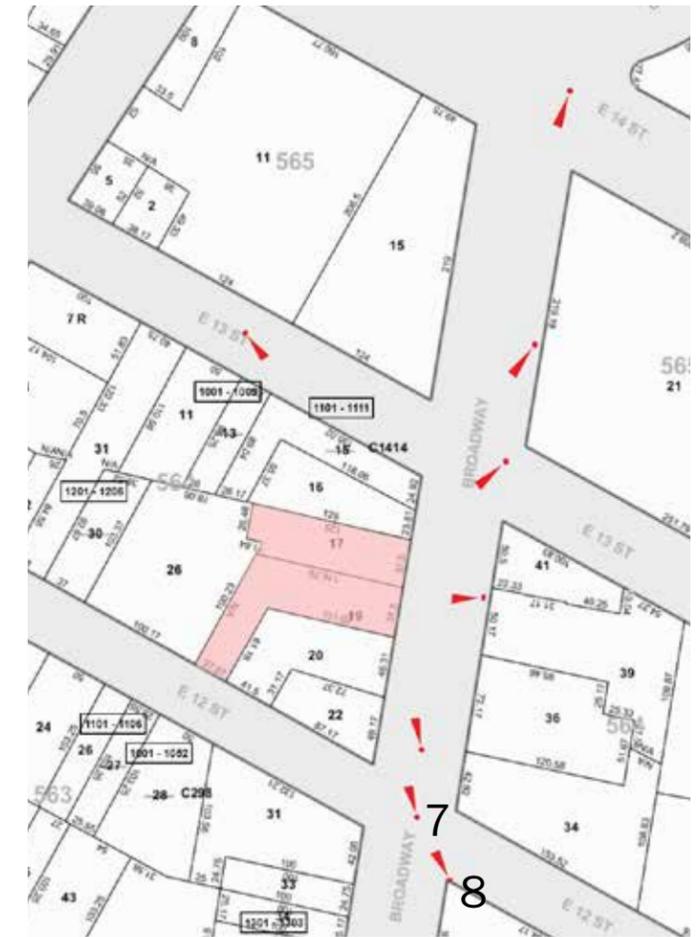
**52**



7. BROADWAY & EAST 12TH STREET VIEW NORTH



8. EAST 12TH STREET - VIEW NORTH - EAST



VISIBILITY STUDIES VIEW LOCATIONS



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