

The current proposal is:

**Preservation Department – Item 7, LPC-21-04086**

**122 Fifth Avenue,  
Borough of Manhattan**

**How to Testify Via Zoom:**

**<https://us02web.zoom.us/j/82984784173?pwd=V0N5RGdxVUp6NldUajVUb21iOTZ0UT09>**

**Webinar ID: 829 8478 4173**

**Passcode: 268557**

**By Phone:**

**1 646-558-8656**

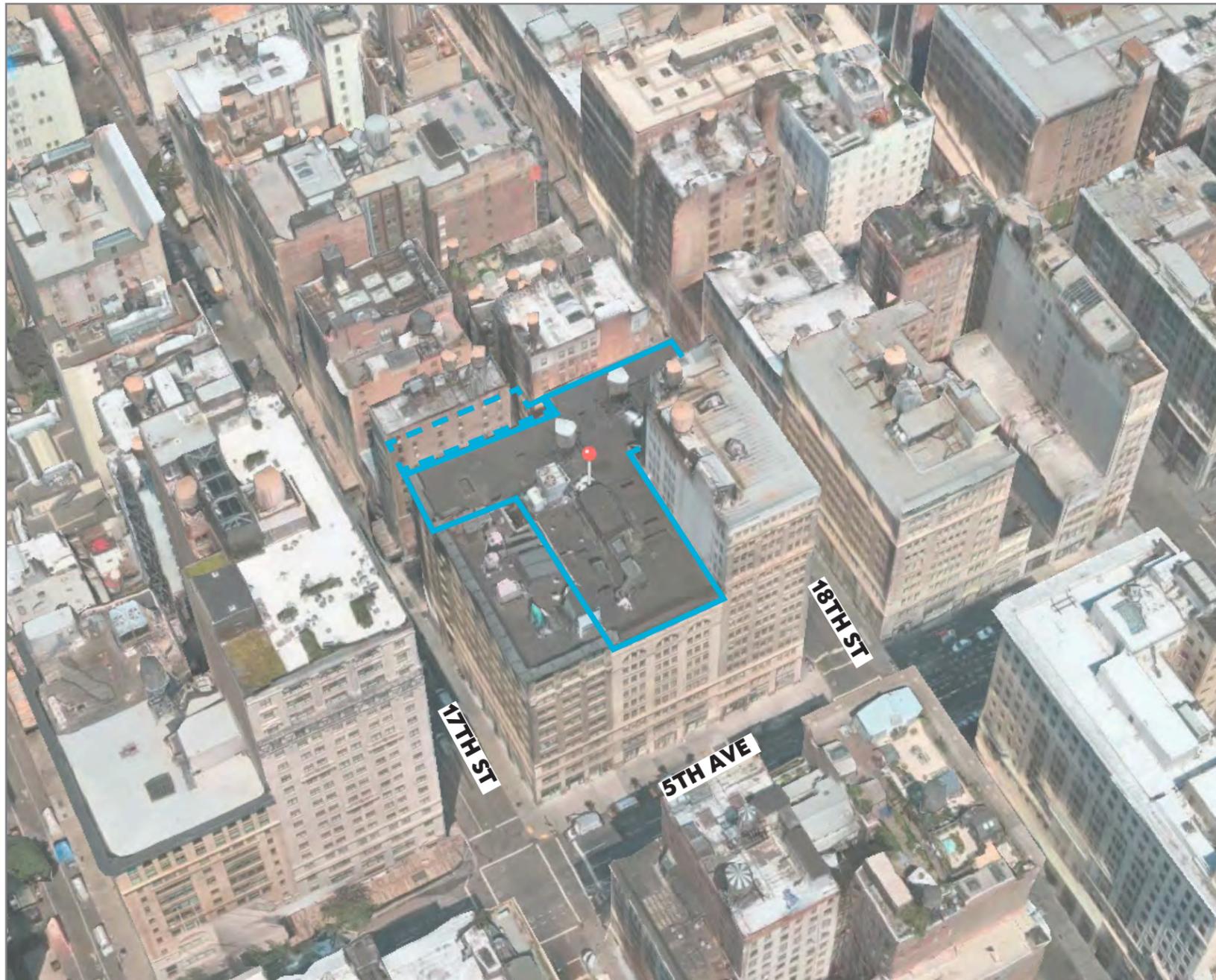
**US (New York) 877-853-5257 (Toll free)**

**US 888 475 4499 (Toll free)**

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.



**LPC PRESENTATION**  
**122 5TH AVE, MANHATTAN, NEW YORK**  
JANUARY 19TH, 2021



122 5TH AVE AERIAL VIEW



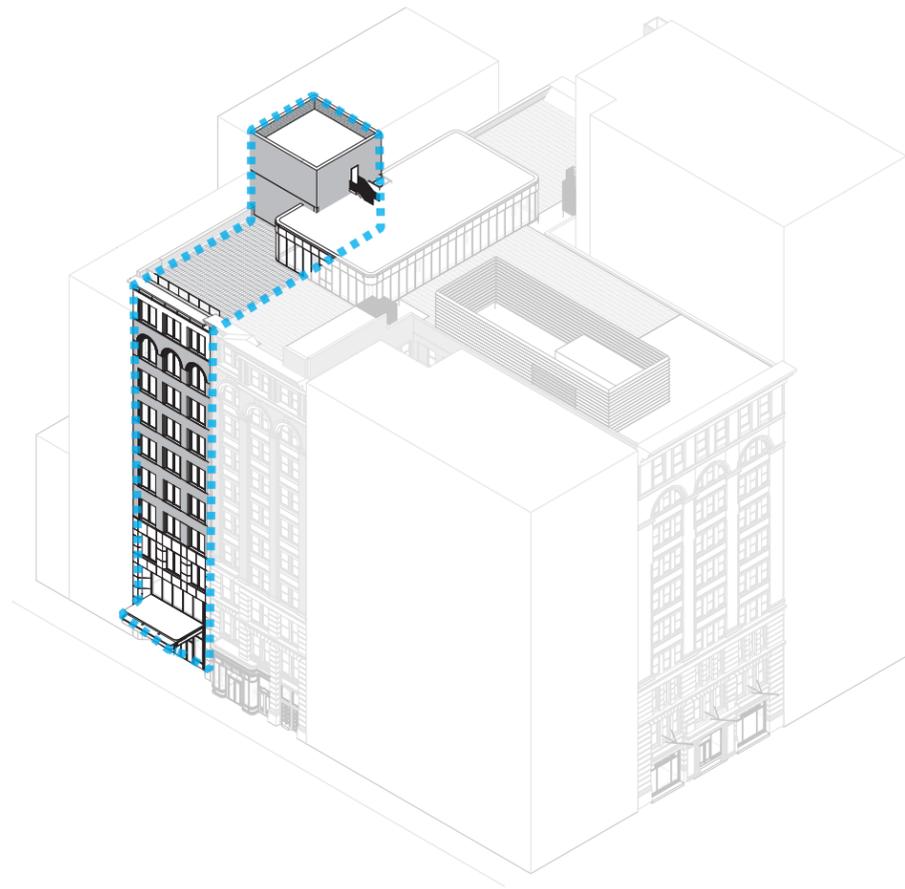
AERIAL PLAN



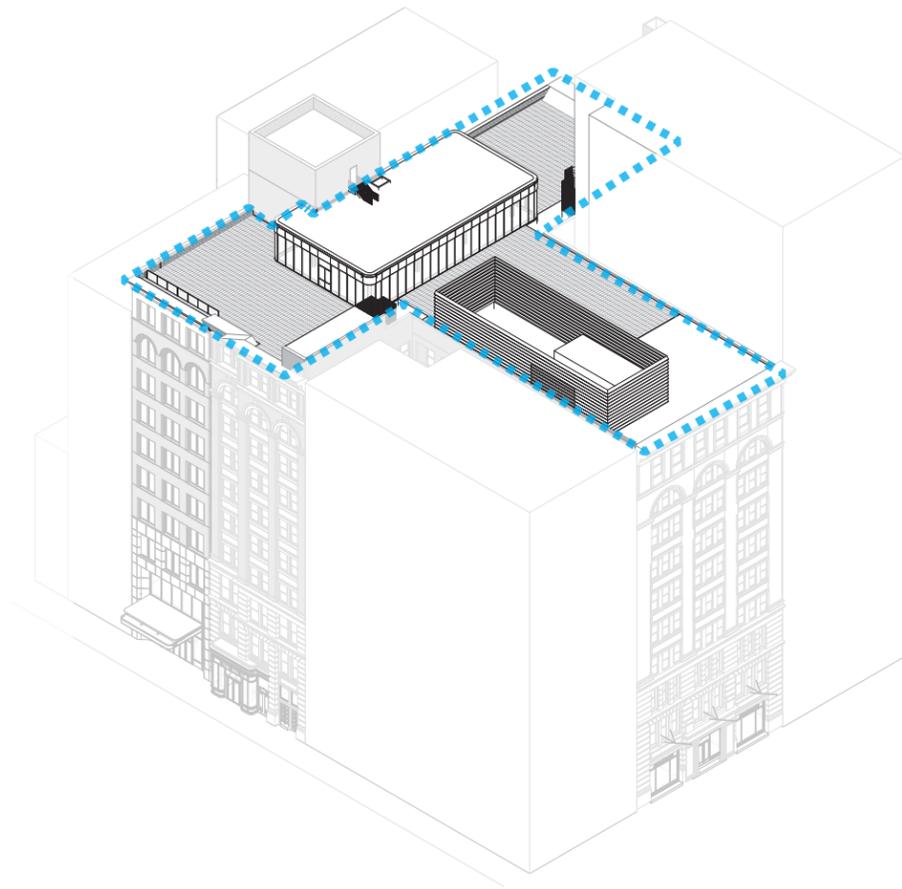
LADIES MILE DISTRICT

**PROJECT LOCATION**

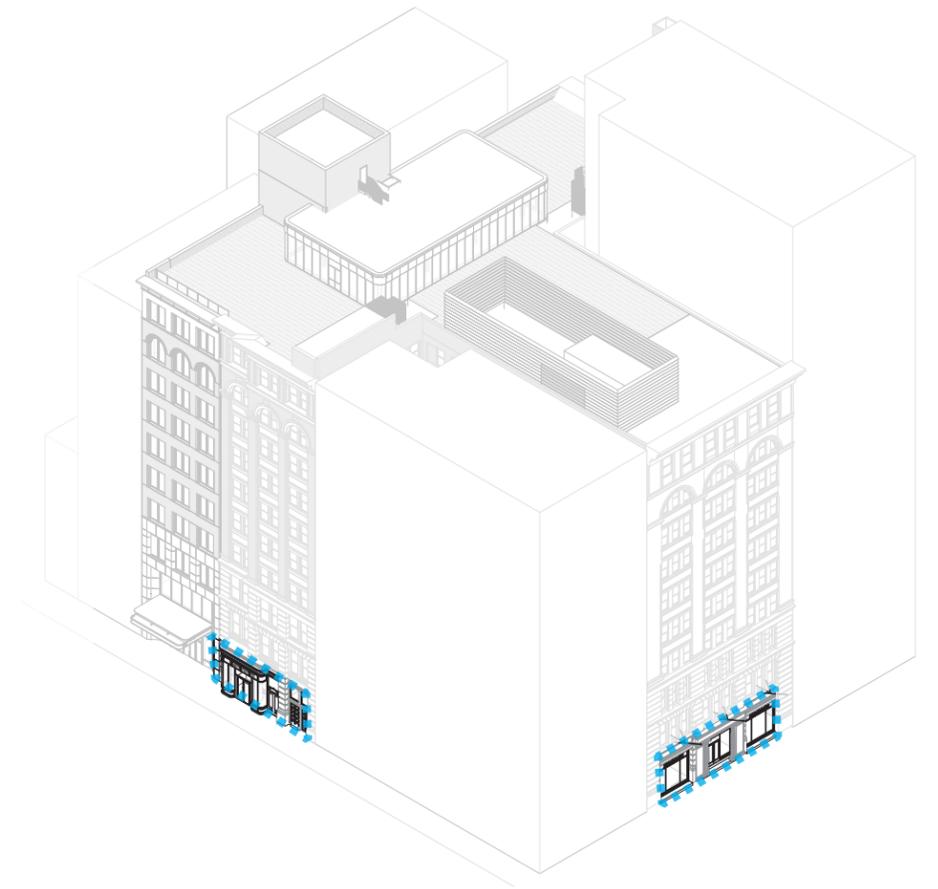




LATERAL EXPANSION



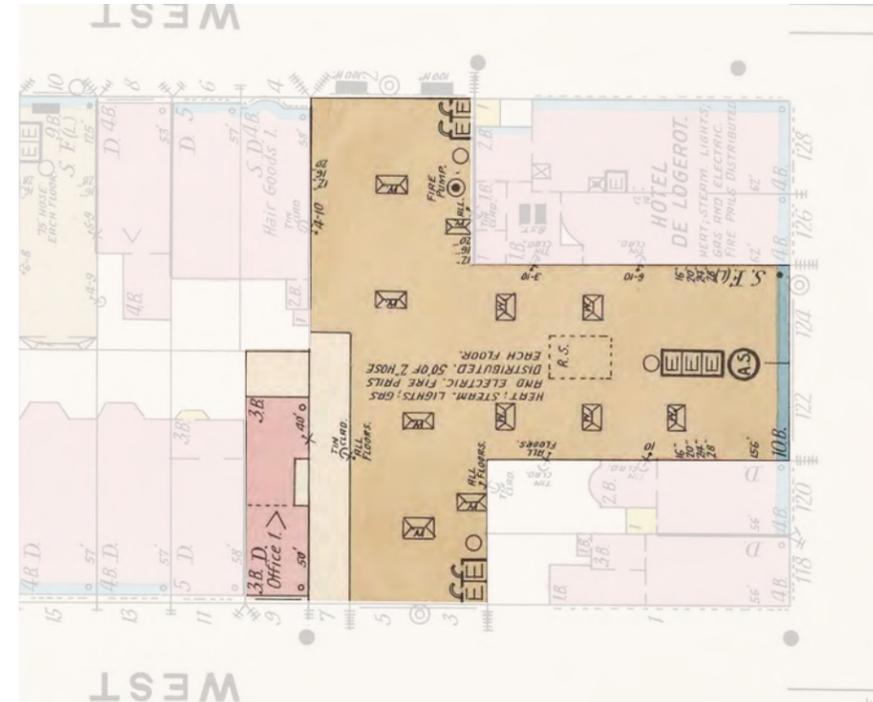
ROOFTOP ADDITION



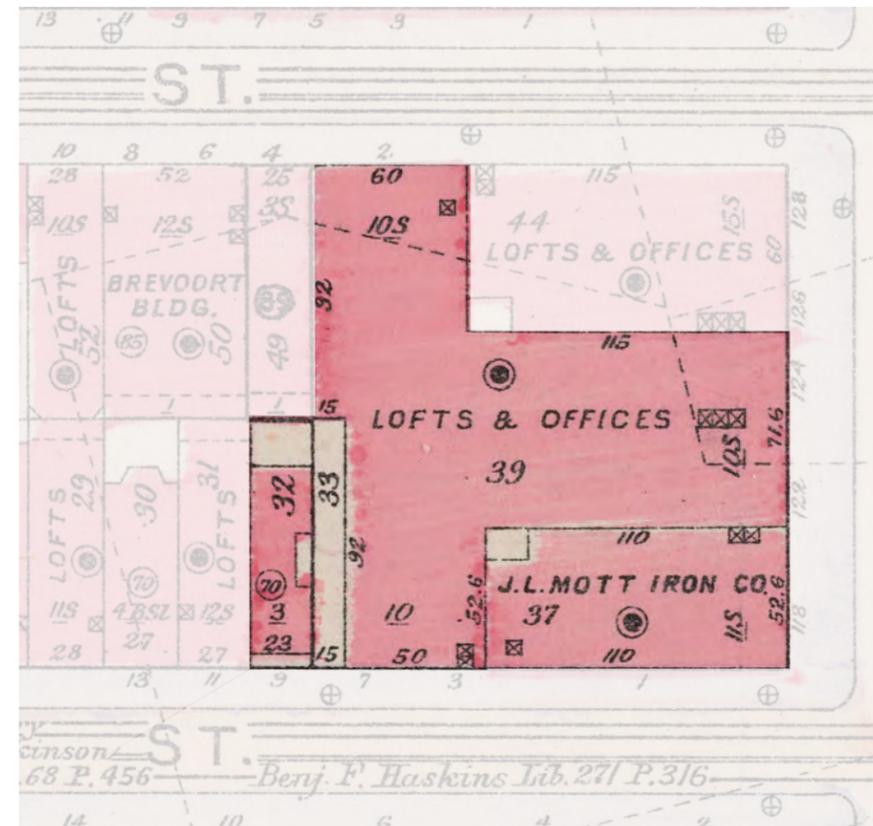
STOREFRONT MASTERPLAN



1908 JL Mott Catalogue



1903 Sanborn

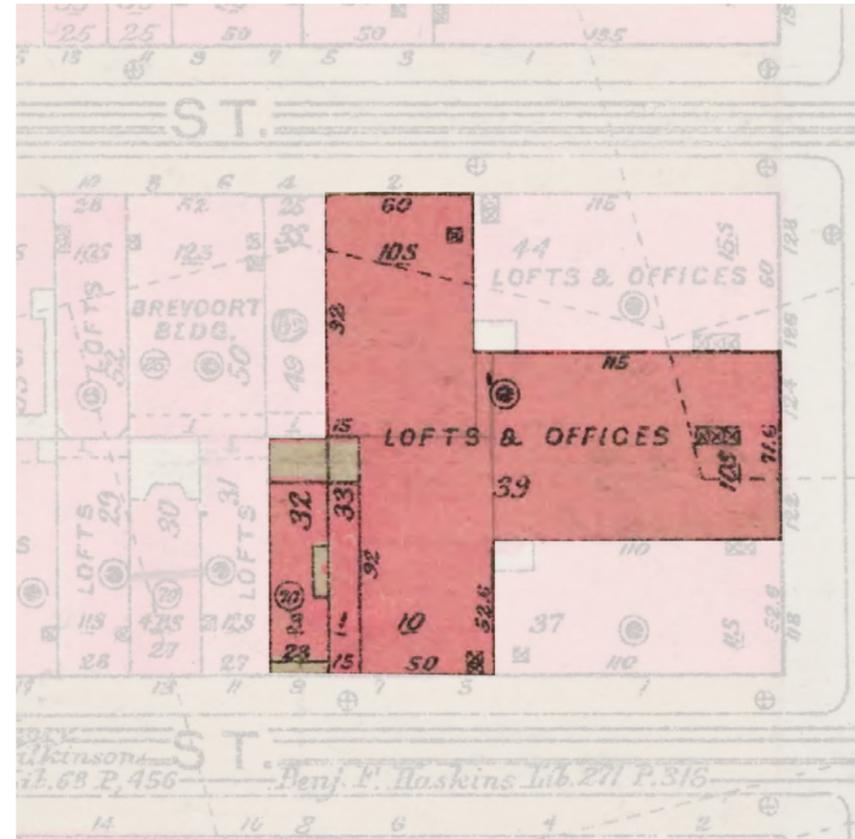


1916 Sanborn

# HISTORY & CONTEXT

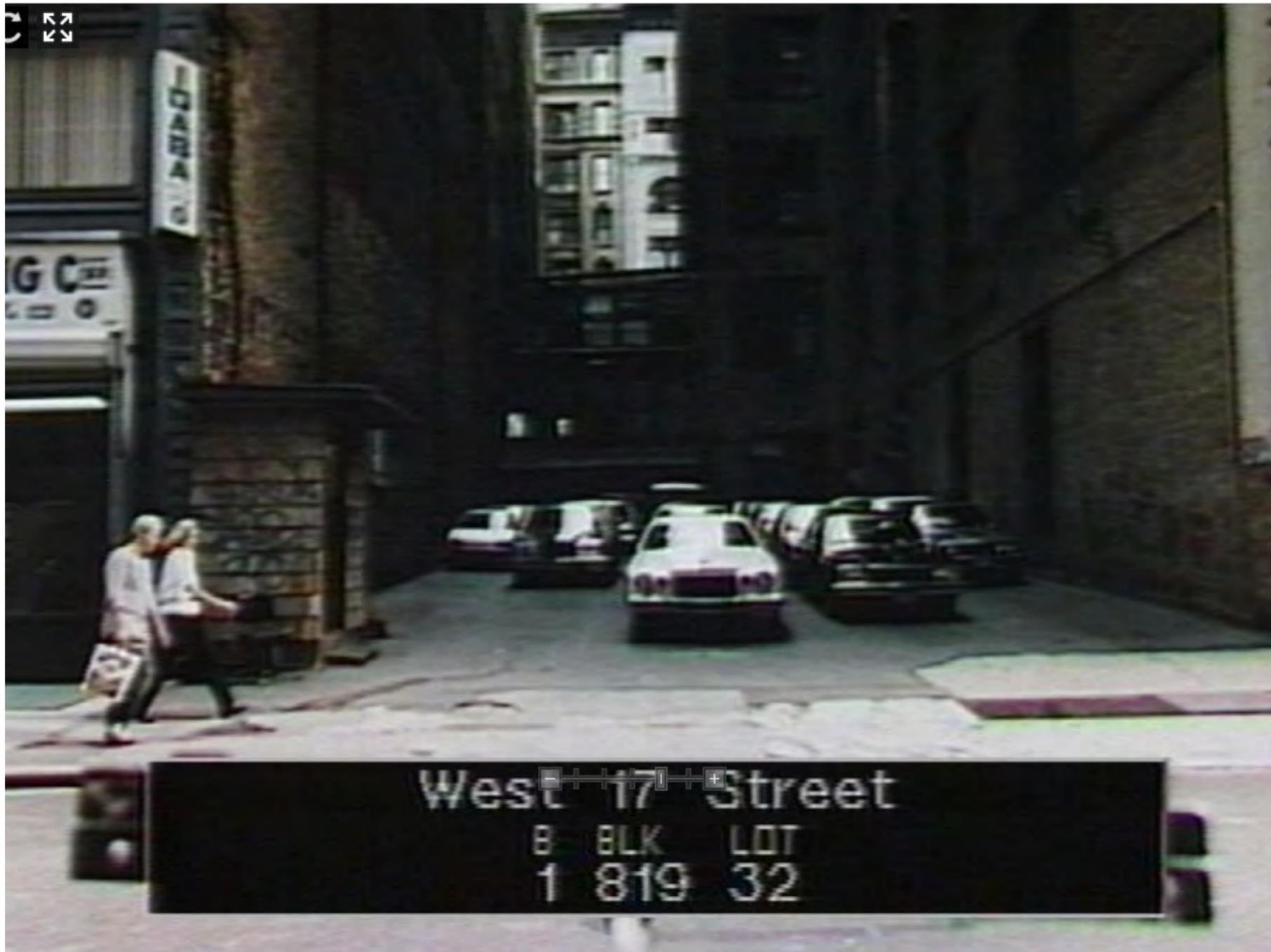


ca. 1921 [New York Times]  
- McKim Mead & White Office Building  
- Demolished in 1952

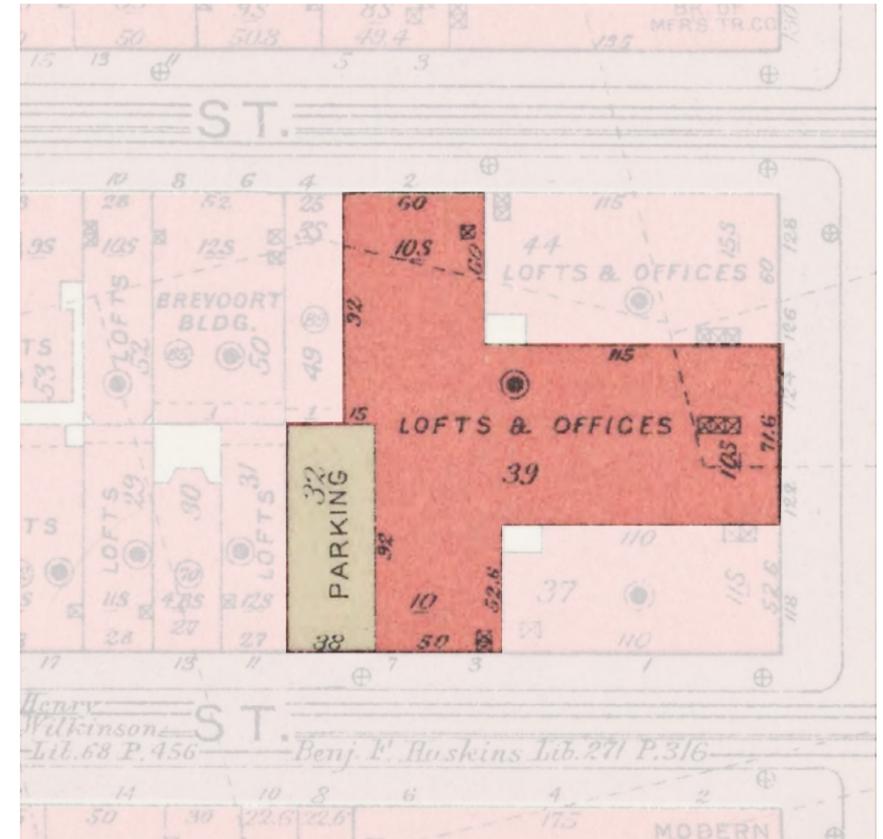


1930 Bromley

## HISTORY & CONTEXT



1985 NYC Tax Photograph



1955 Bromley



VIEW EAST

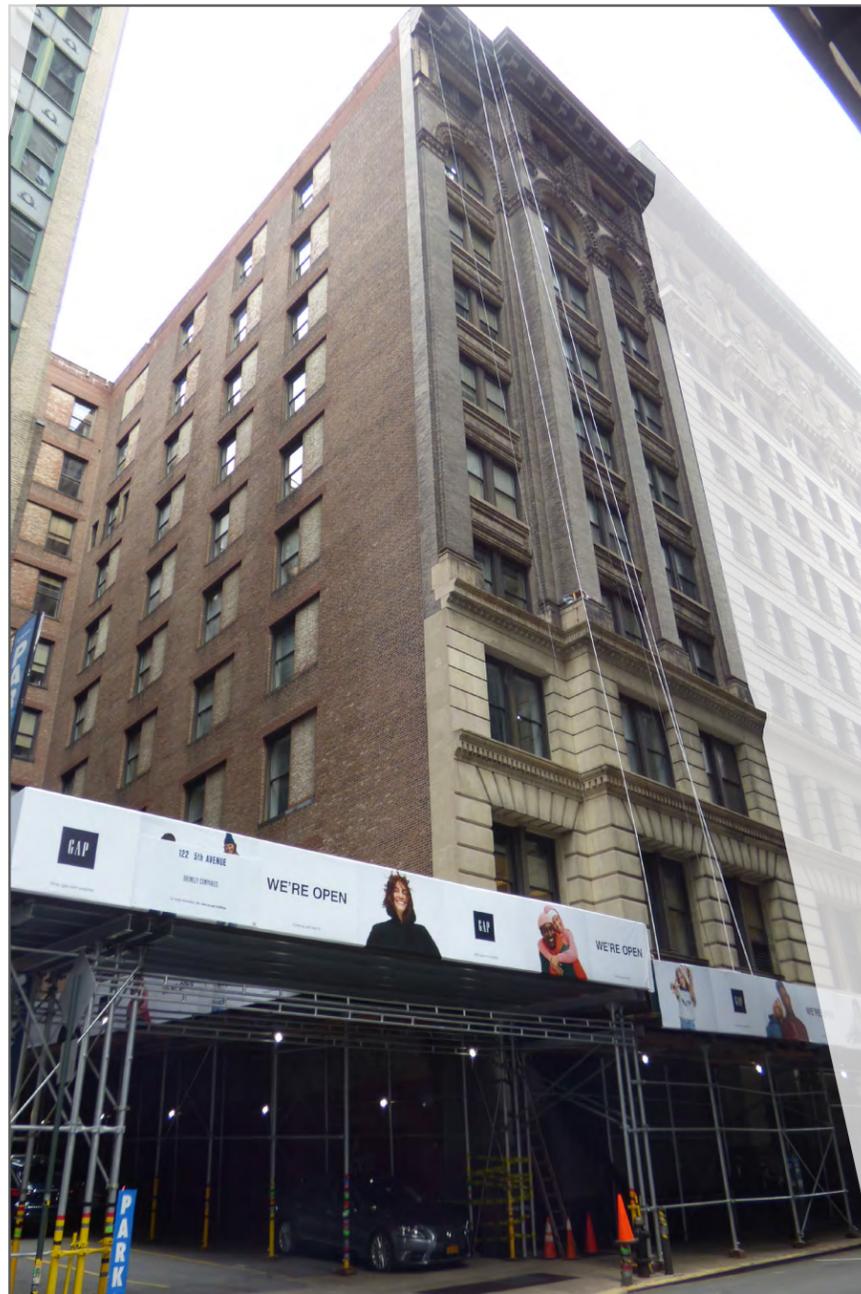


VIEW NORTH

# 17TH STREET EXISTING CONDITIONS



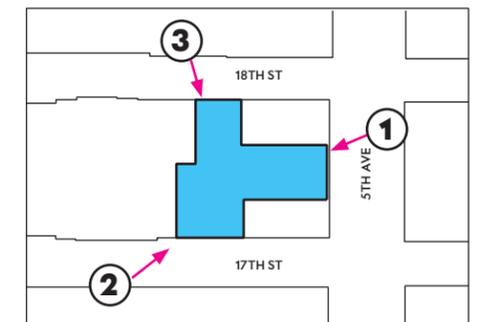
① EXISTING 5TH AVENUE FACADE



② EXISTING 17TH STREET FACADE



③ EXISTING 18TH STREET FACADE



**EXISTING CONDITIONS ELEVATION PHOTOS**



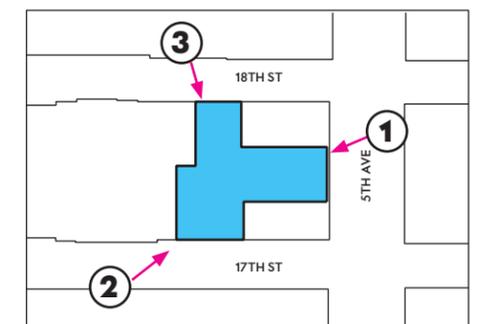
① EXISTING 5TH AVENUE STOREFRONT



② EXISTING 17TH STREET STOREFRONT



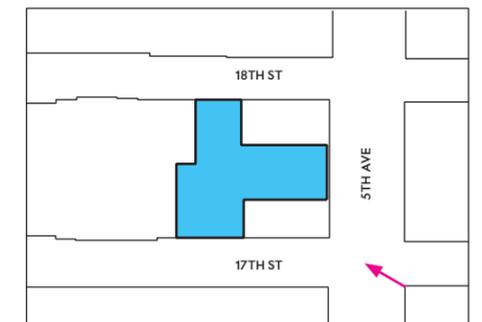
③ EXISTING 18TH STREET STOREFRONT



# EXISTING CONDITIONS STOREFRONT PHOTOS



Existing Photograph from 17th Street & 5th Avenue

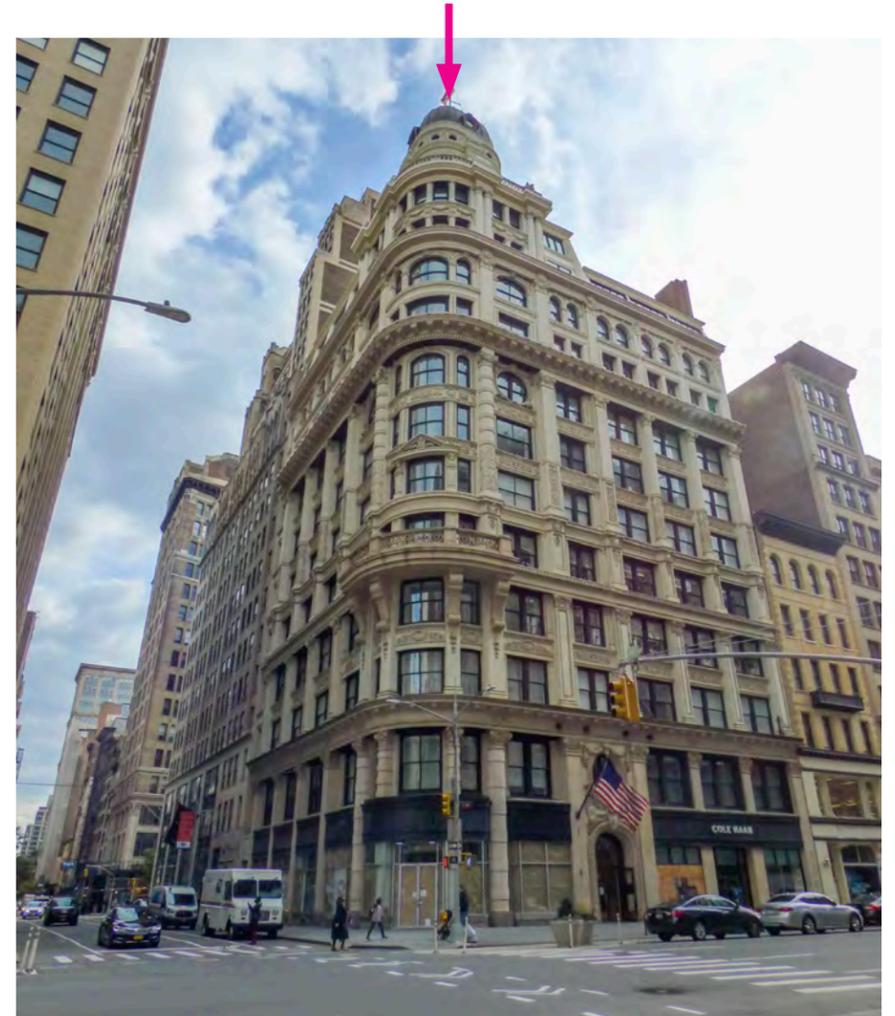




37-39 East 21st Street, John W. Stevens, 1902-03; 33-35 East 21st expansion, Daniel Burnham & Co, 1905-06



880-86 Broadway, William Wheeler Smith 1882; 9-story annex, William Wheeler Smith, 1898



141-47 Fifth Ave, Robert Maynicke, 1896-97; corner addition, Henry Edwards Ficken, 1899-00

## HISTORIC CONTEXT LATERAL EXPANSIONS



16 W. 18th Street

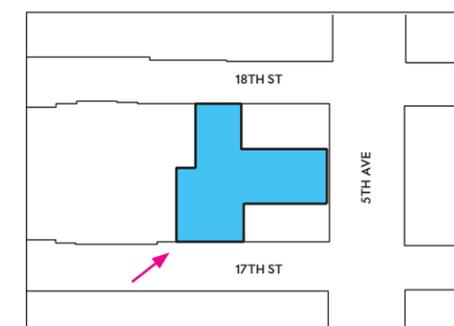


8 W. 17th Street



38 W. 18th Street

**LPC APPROVED LADIES MILE BUILDINGS**



**122 5TH AVE SOUTHWEST AERIAL**

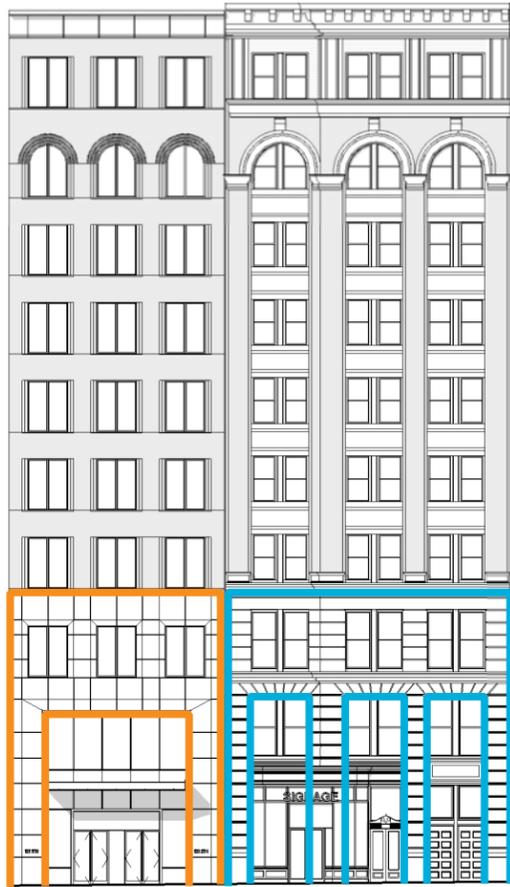


EXISTING

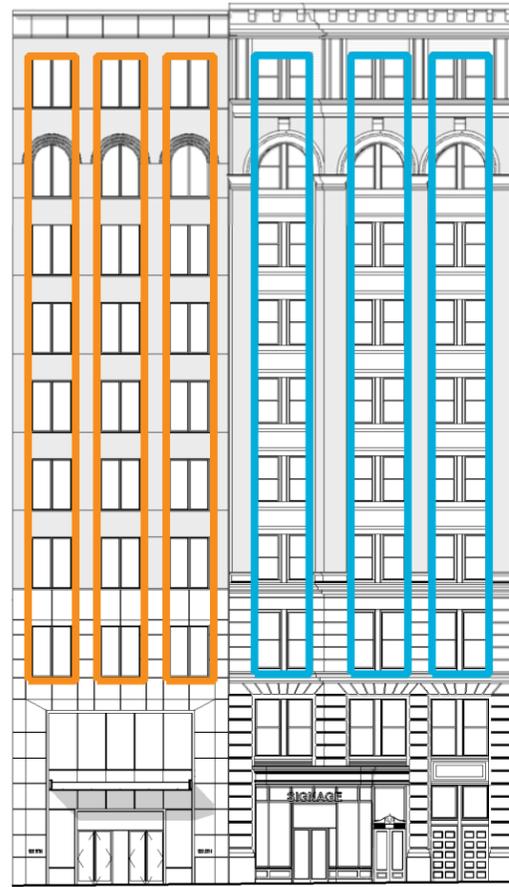


PROPOSED

# GROUND FLOOR PLAN COMPARISON



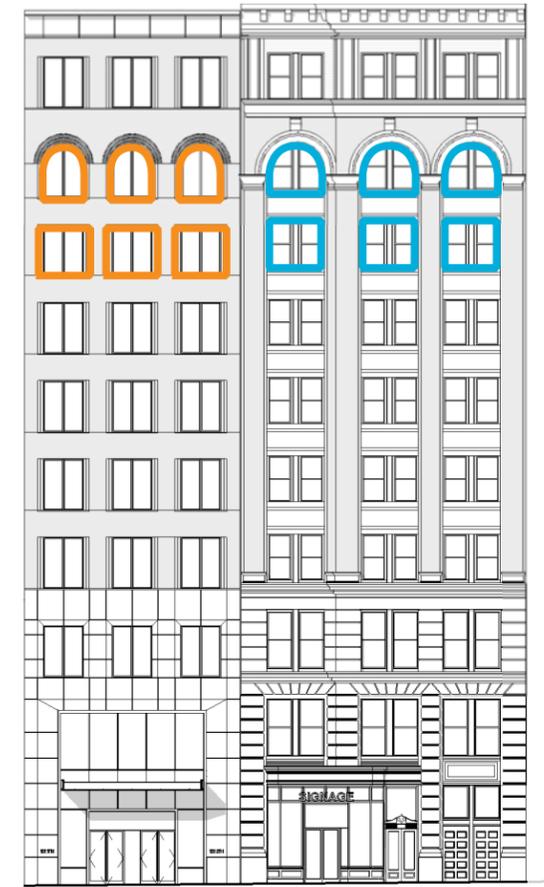
DOUBLE STORY EXPRESSION



MONUMENTAL BAYS



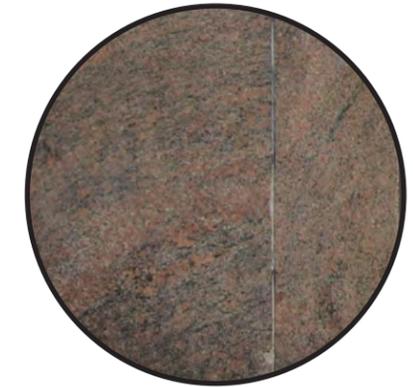
FLOOR LEVEL ALIGNMENT



WINDOW EXPRESSION



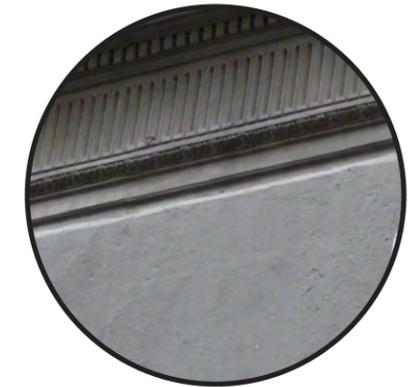
**1**  
LOT LINE  
RED BRICK



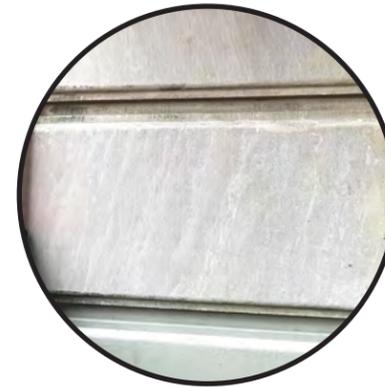
**4**  
BASE  
RED GRANITE



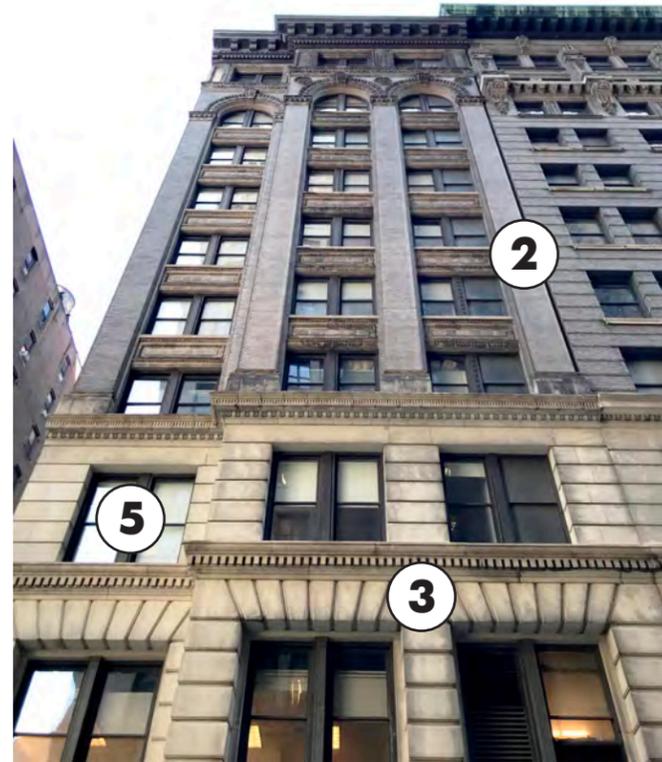
**2**  
STREET WALL  
BUFF BRICK



**5**  
DETAILS  
DARK BRONZE COLOR



**3**  
RUSTICATED BASE  
BUFF LIMESTONE



**EXISTING FACADE MATERIALS**



**HEAD**  
 PROPOSED BUFF BRICK TO MATCH  
 EXISTING, FLEMISH BOND PATTERN

**DETAILS**  
 PROPOSED DARK BRONZE FINISHED  
 WINDOW FRAMES TO MATCH EXISTING

**SHAFT**  
 PROPOSED BUFF BRICK TO MATCH  
 EXISTING, STEPPED BRICK EXPRESSION  
 AT JAMBS, STRETCHER BOND PATTERN

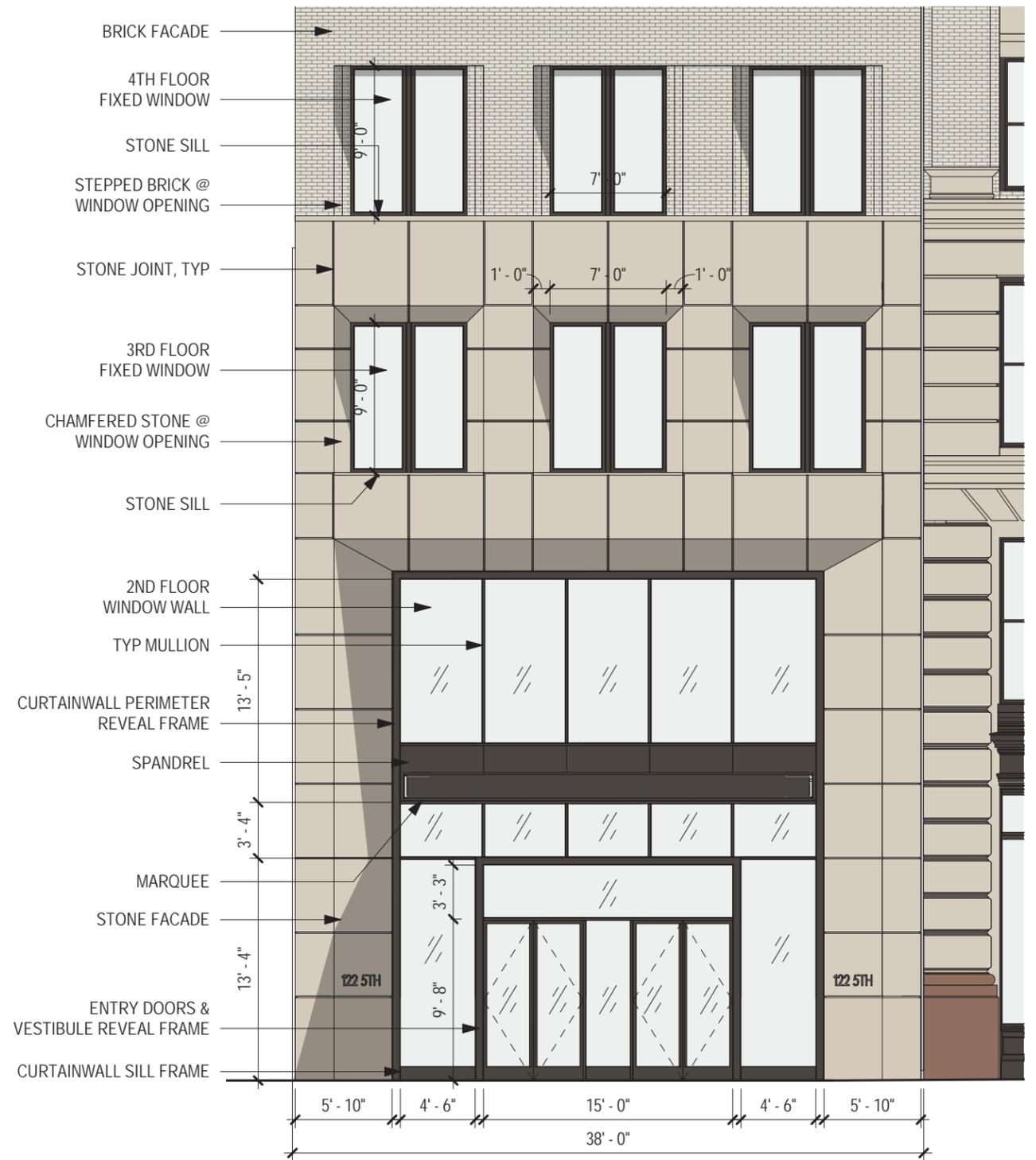
**BASE**  
 PROPOSED CAST STONE TO MATCH TONE  
 OF EXISTING LIMESTONE

**MARQUEE PERIMETER**  
 PROPOSED DARK BRONZE FINISHED METAL

**MARQUEE UNDERSIDE**  
 PROPOSED BRASS FINISHED METAL

**BASE**  
 PROPOSED GRANITE TO MATCH TONE  
 OF EXISTING LIMESTONE

**PROPOSED FACADE MATERIALS**



PROPOSED BASE FACADE ELEVATION

**PROPOSED FACADE VIEW**



Proposed 122 5th Ave



Existing 34 West 17th Street

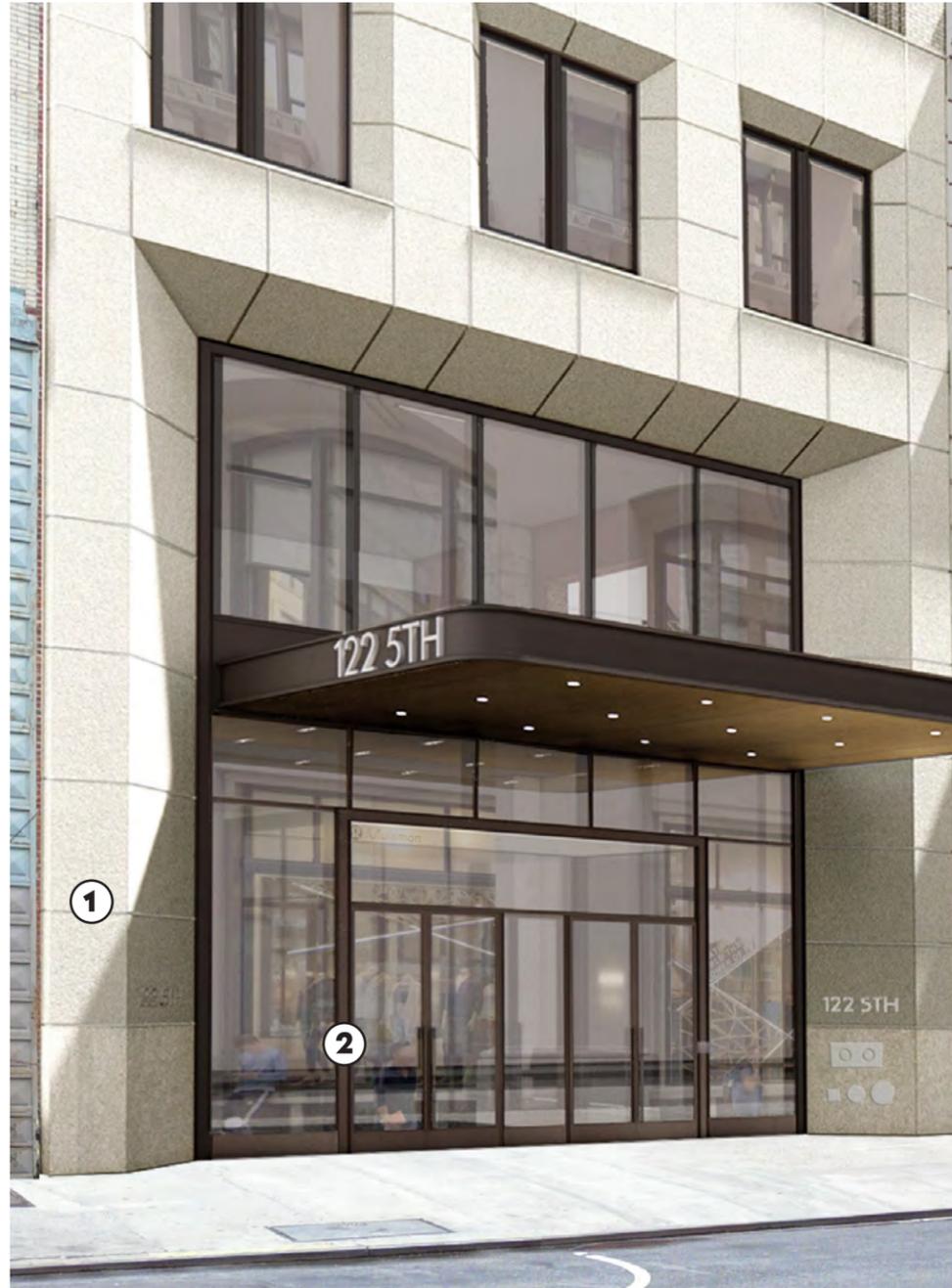


Existing 137 Fifth Avenue

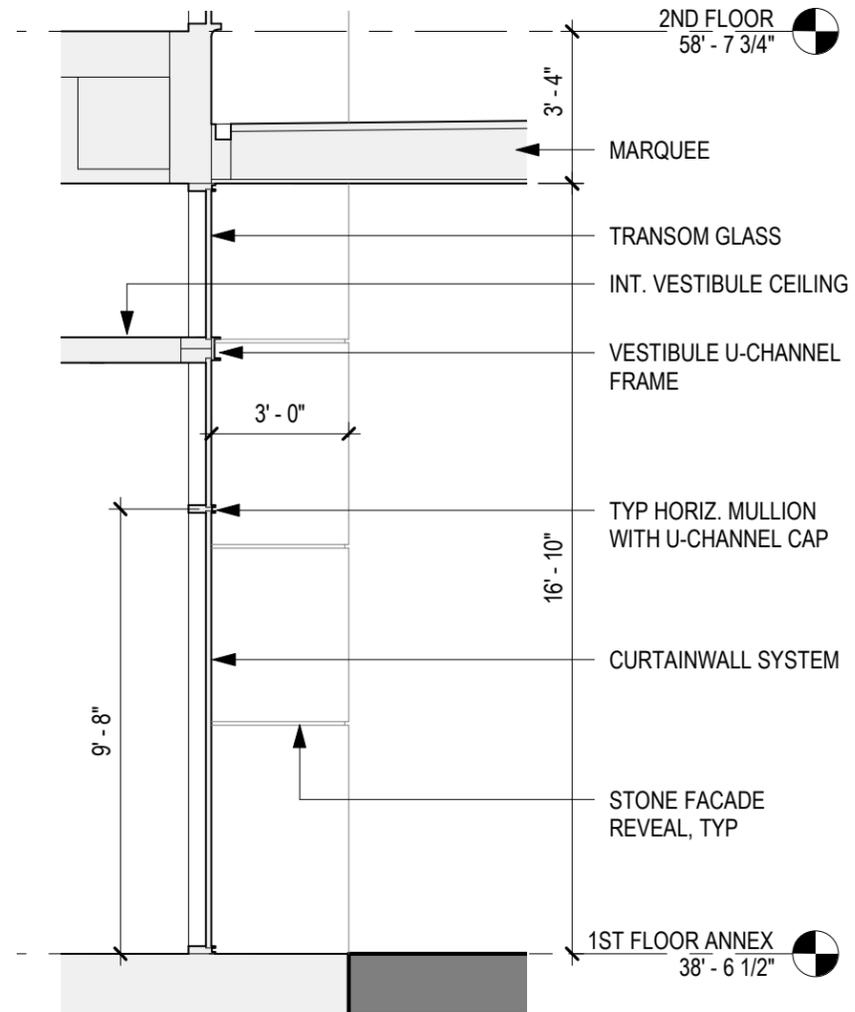


Existing 11 West 20th Street

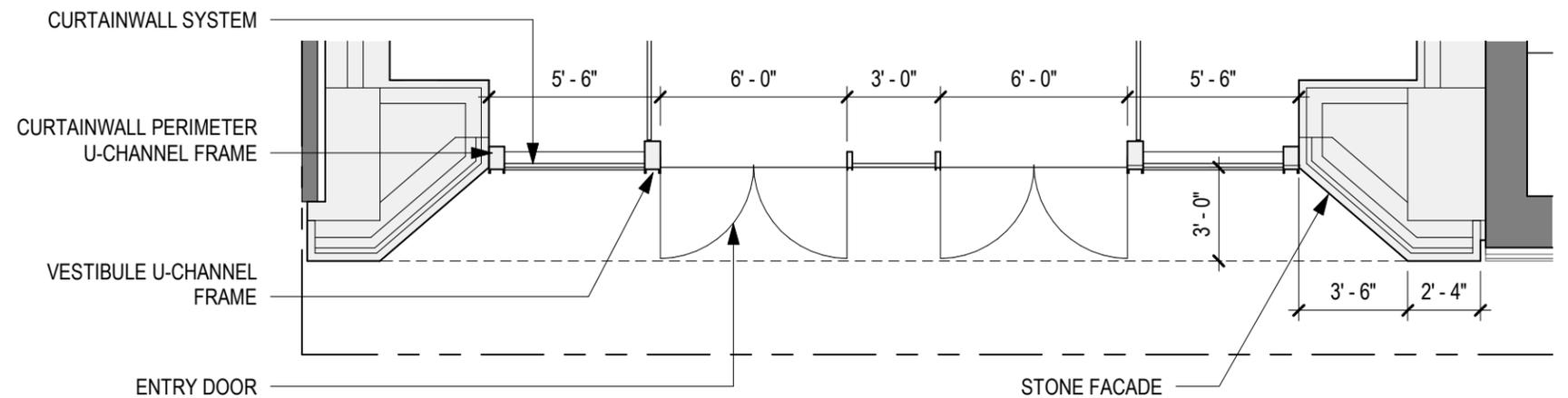
**HISTORIC CONTEXT** LARGE MASONRY OPENINGS



FACADE VIEW

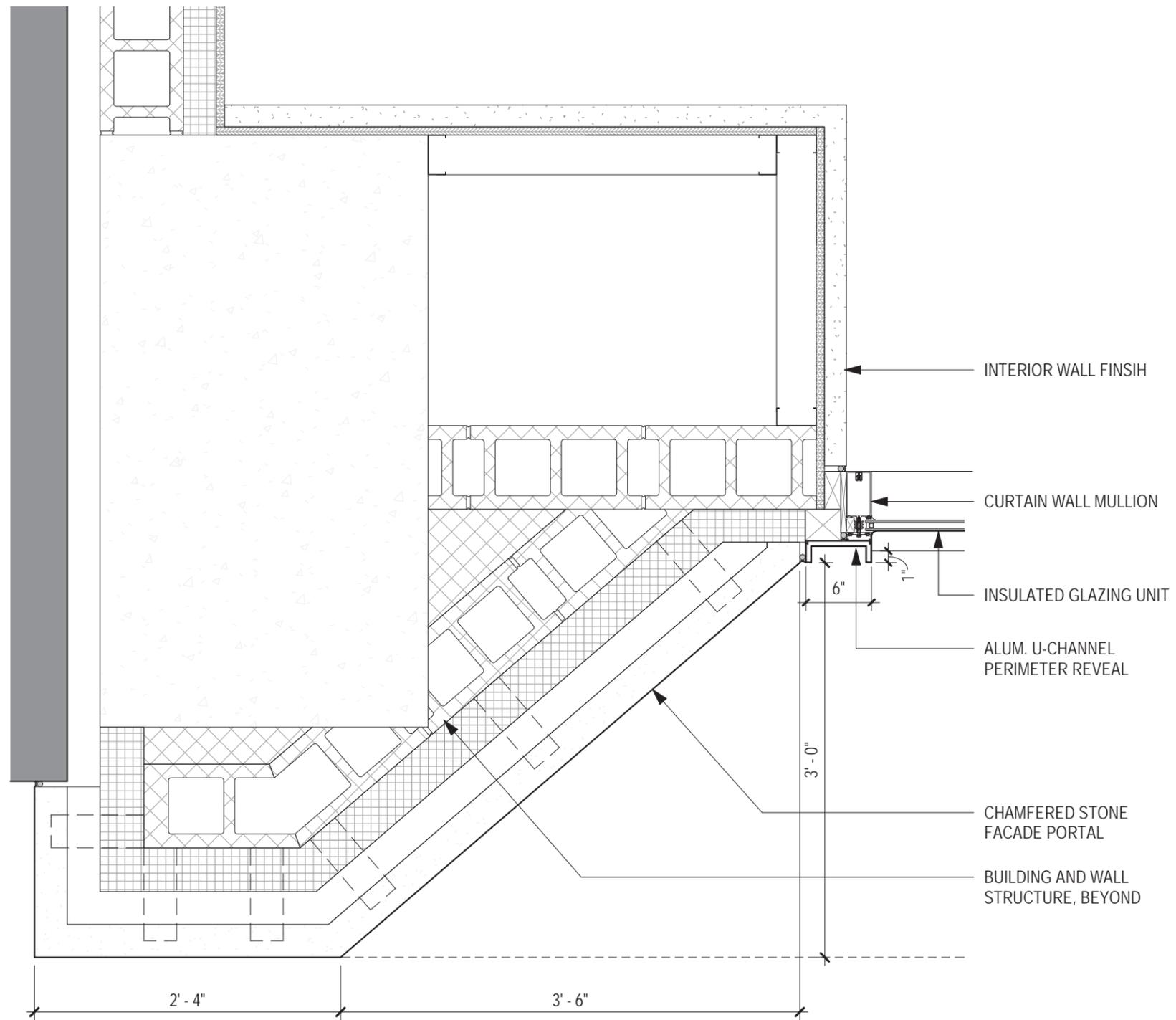


ENLARGED SECTION - 1ST FLOOR

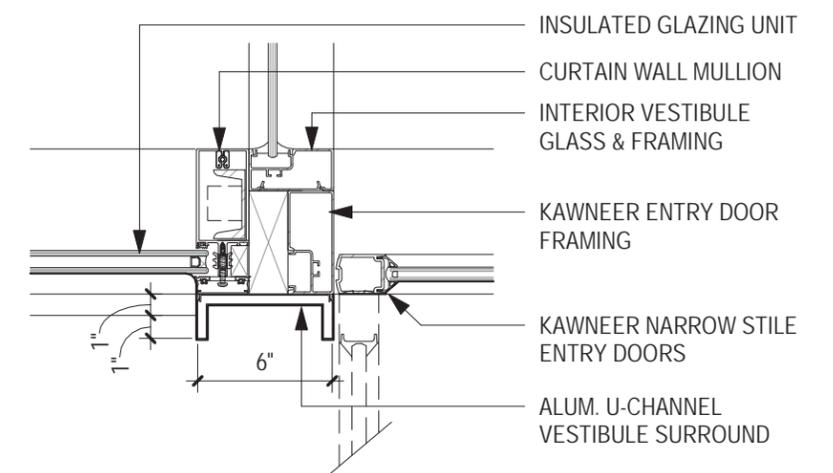


ENLARGED PLAN - 1ST FLOOR

# BASE FACADE FLOOR 1



① PLAN DETAIL - 1ST FLOOR PIER

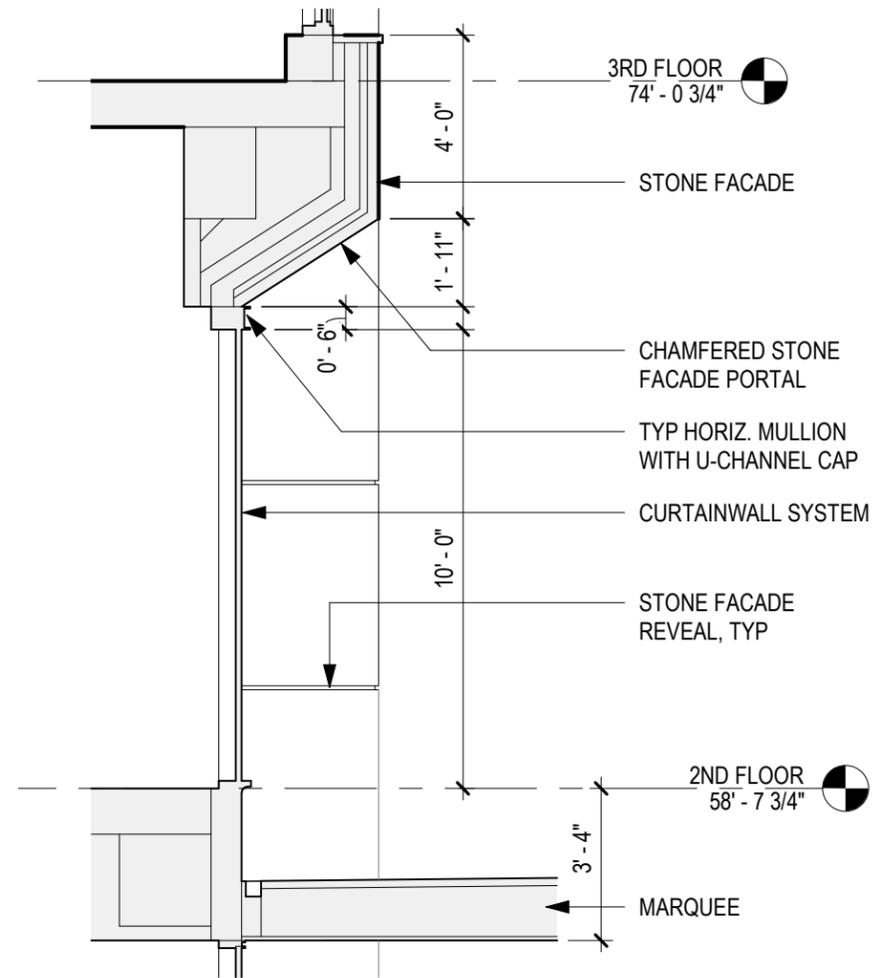


② PLAN DETAIL - ENTRY DOOR JAMB

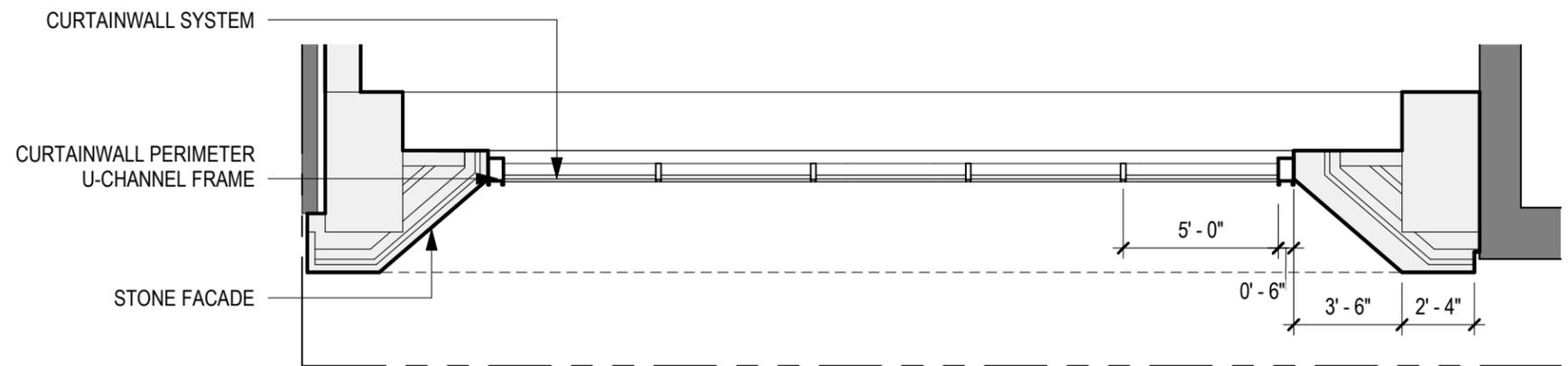
# BASE FACADE FLOOR 1 DETAILS



FACADE AXON

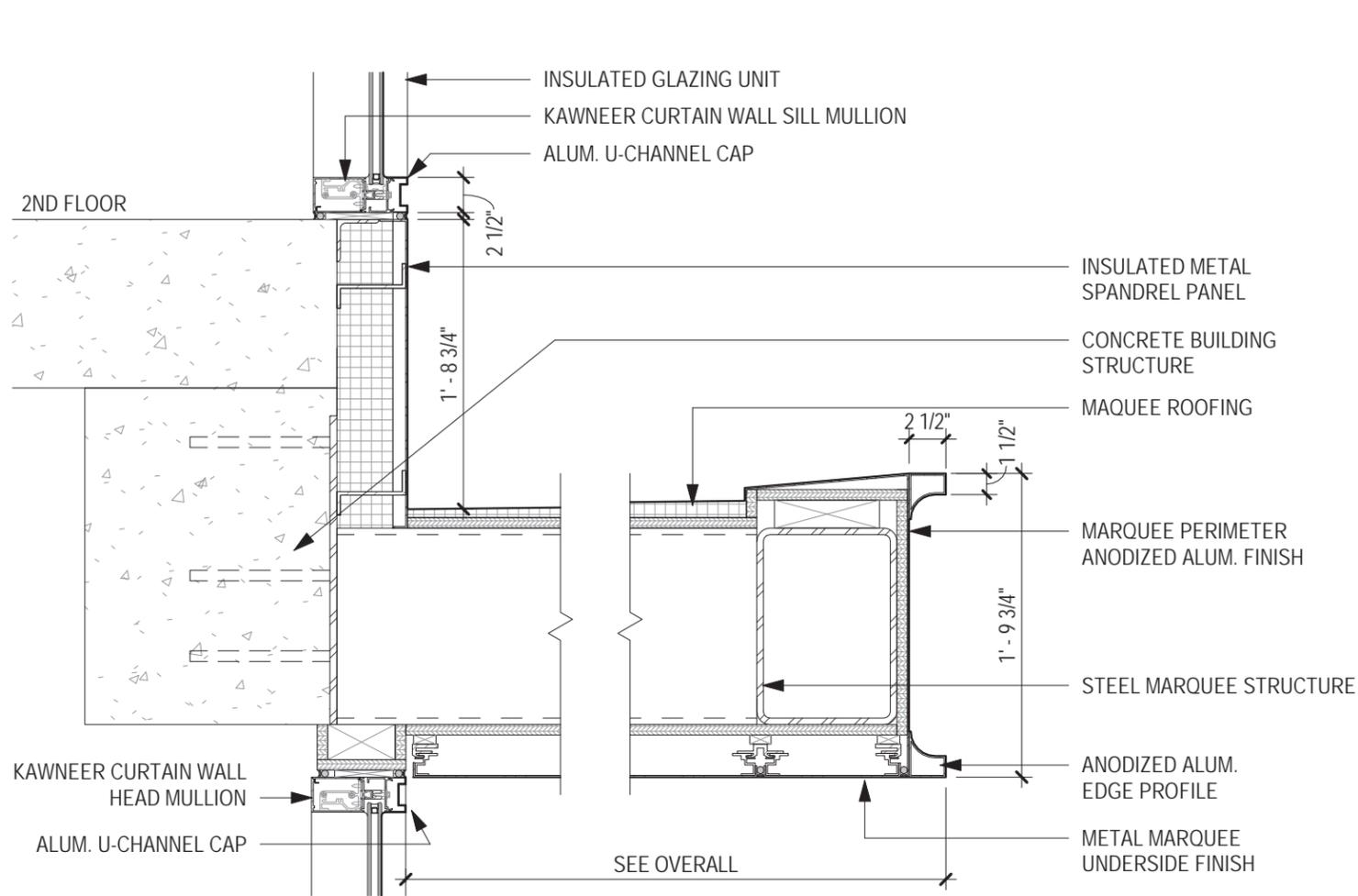


ENLARGED SECTION - 2ND FLOOR

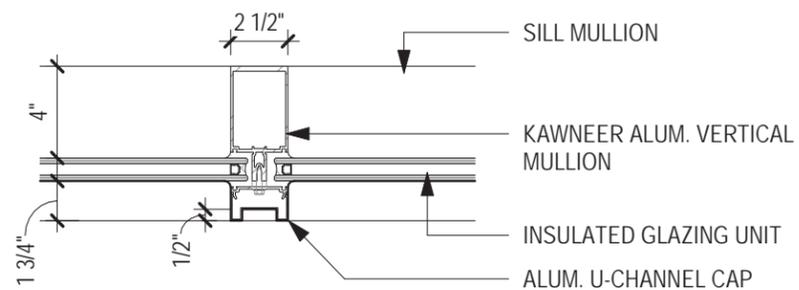


ENLARGED PLAN - 2ND FLOOR

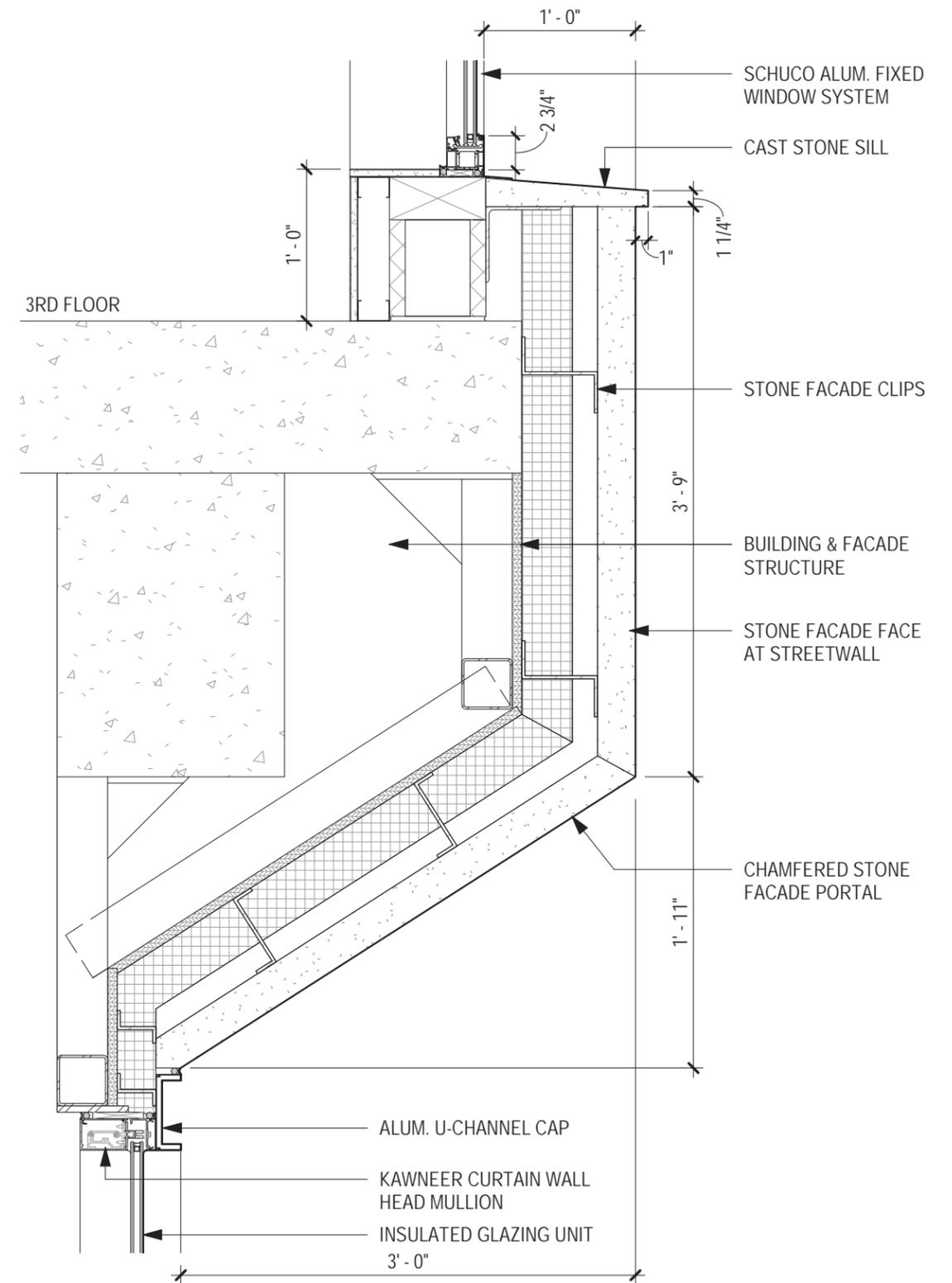
# BASE FACADE FLOOR 2



3 SECTION DETAIL - 2ND FLOOR @ MARQUEE

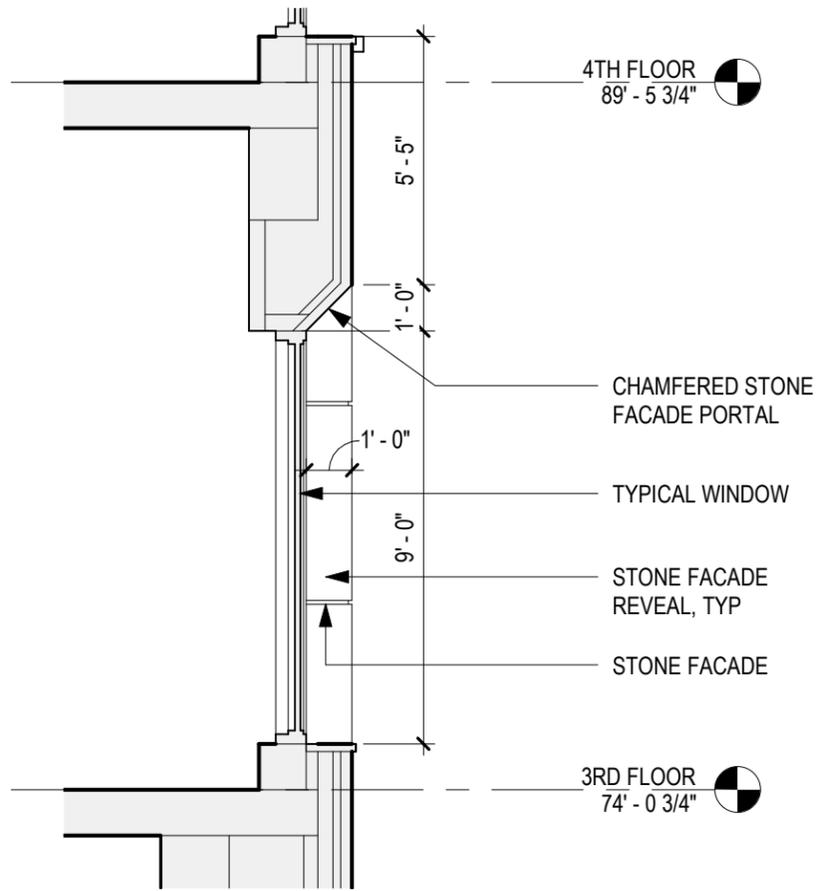


4 PLAN DETAIL - TYP CURTAIN WALL MULLION

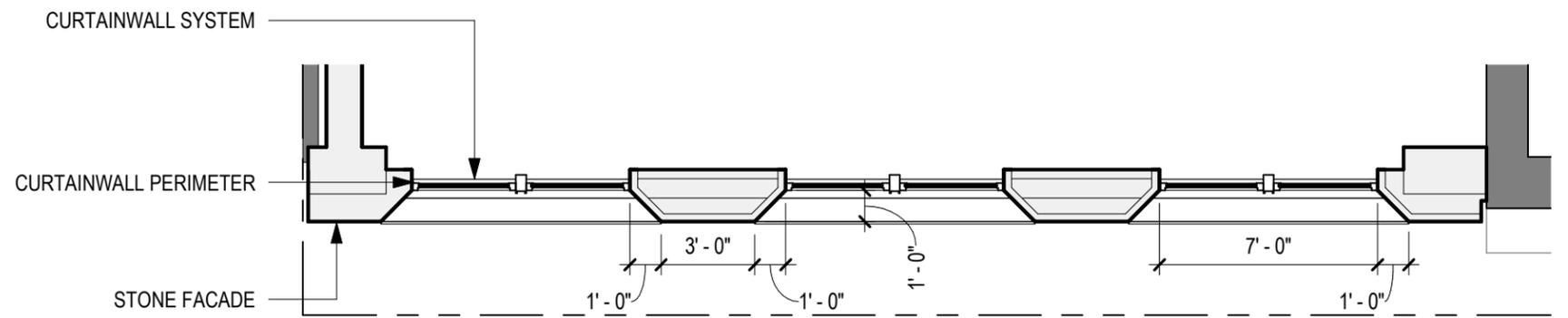


5 SECTION DETAIL - 2ND FLOOR HEAD/3RD FLOOR SILL

# BASE FACADE FLOOR 2 DETAILS



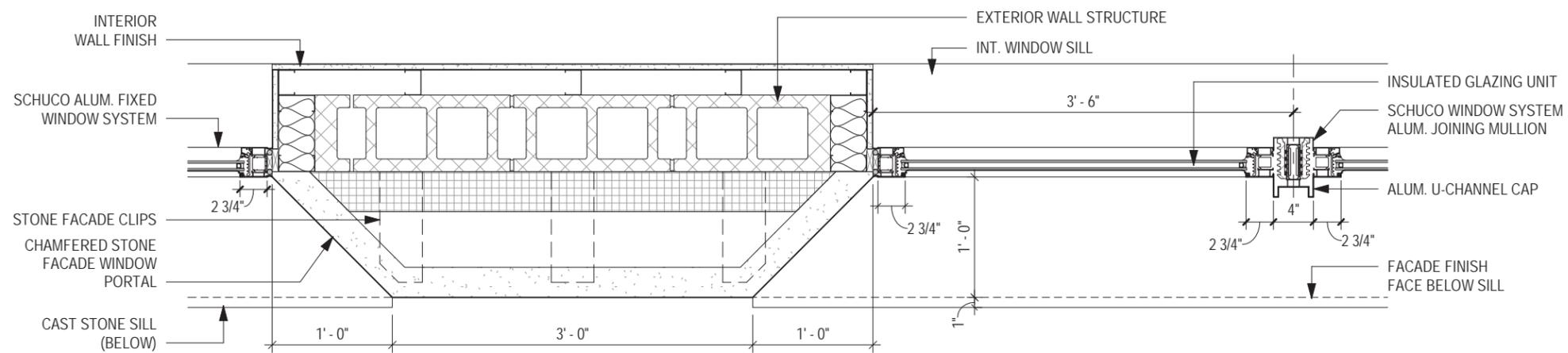
ENLARGED SECTION - 3RD FLOOR



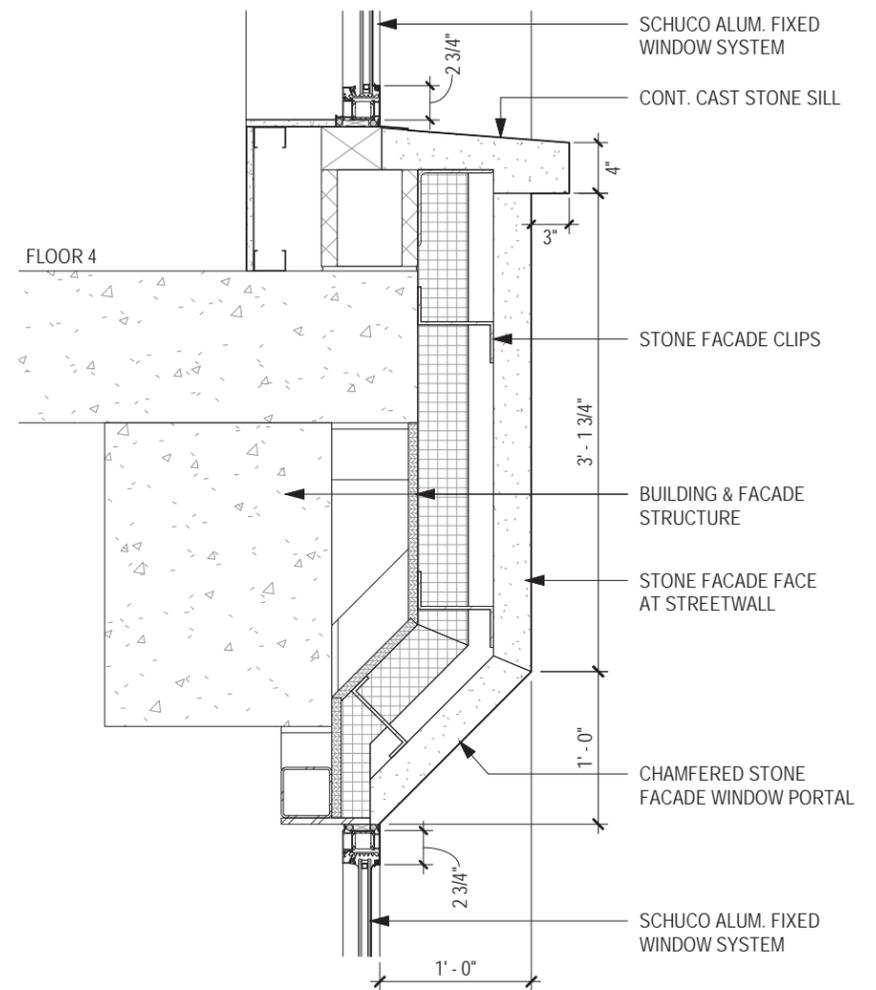
ENLARGED PLAN - 3RD FLOOR

FACADE VIEW

**BASE FACADE FLOOR 3**

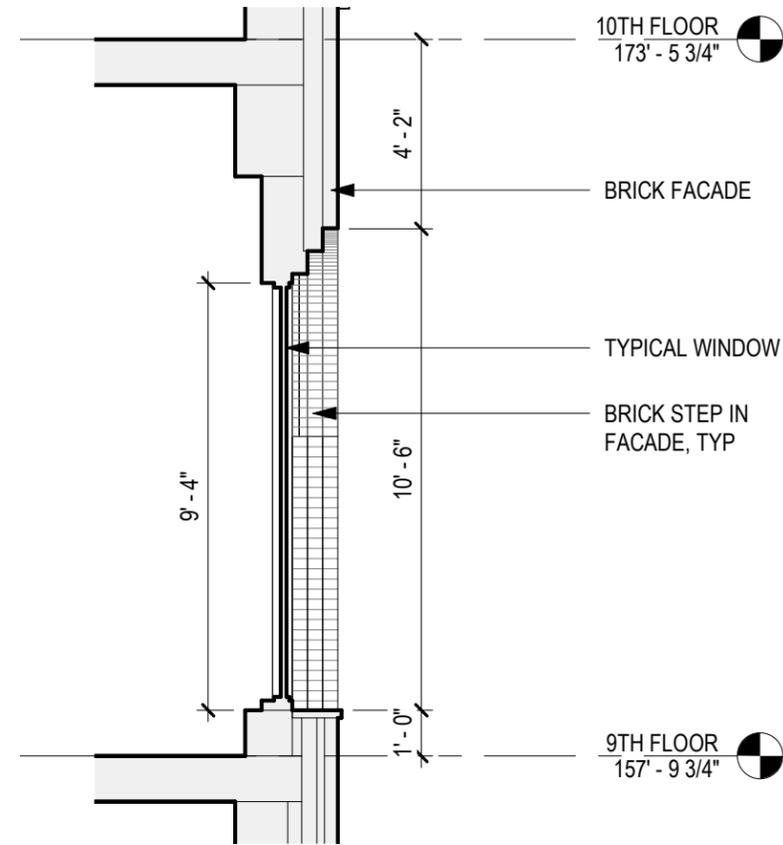


6 PLAN DETAIL - 3RD FLOOR PIER

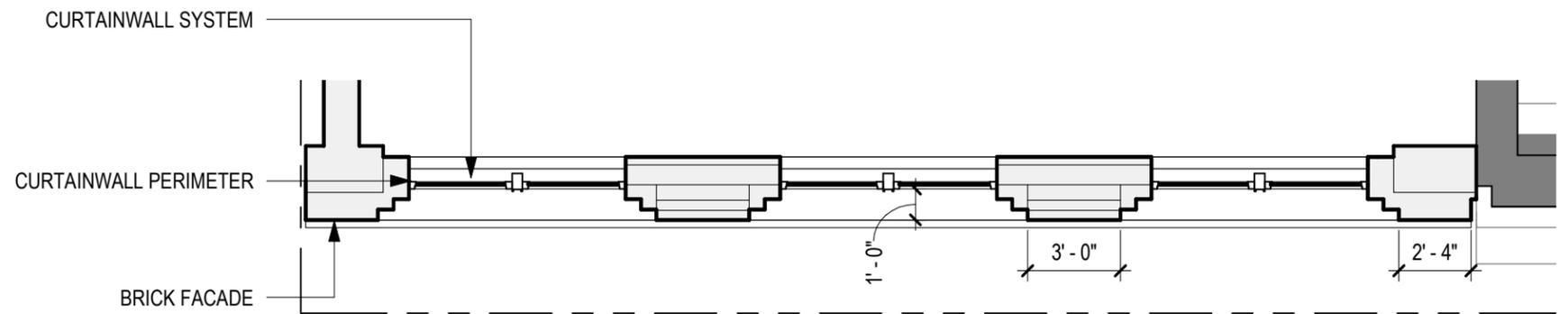


7 SECTION DETAIL - 3RD FLOOR HEAD/4TH FLOOR SILL

**BASE FAÇADE FLOOR 3 DETAILS**



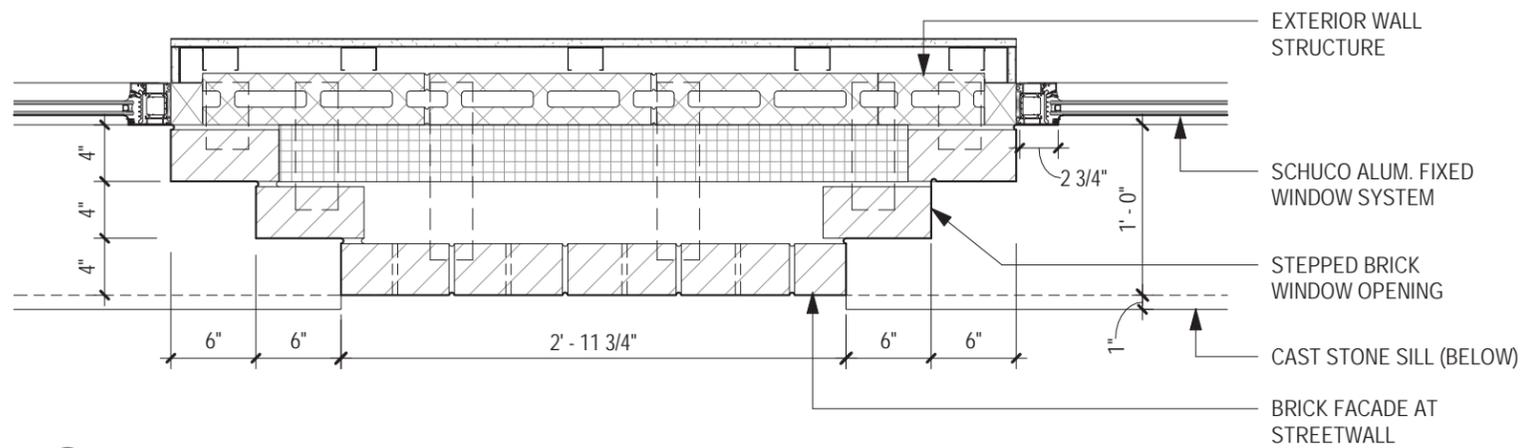
ENLARGED SECTION - TYPICAL FLOOR



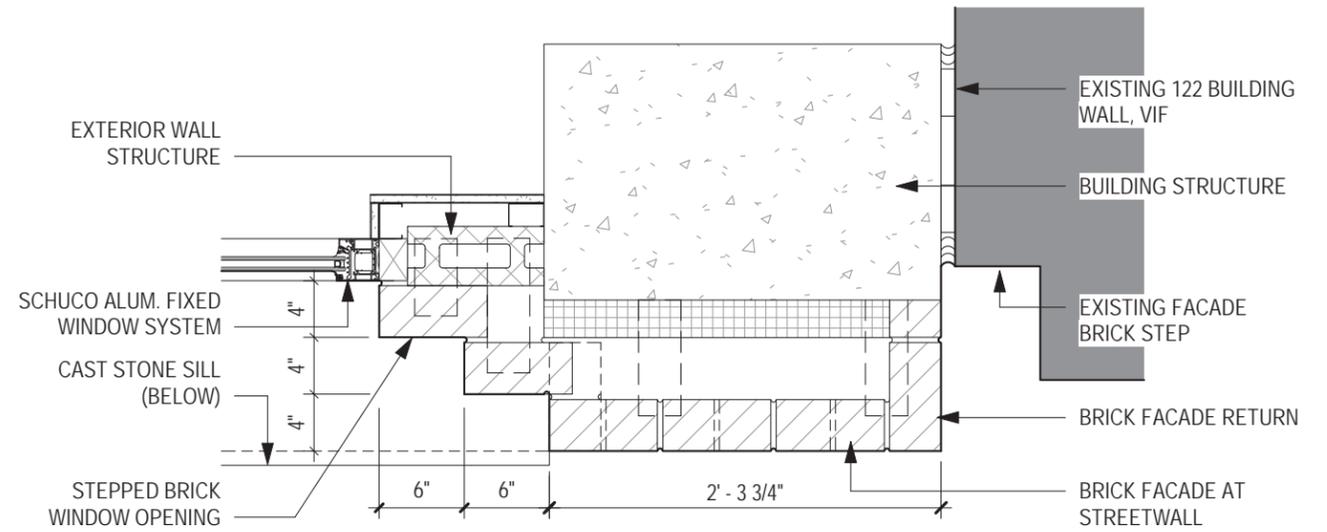
ENLARGED PLAN - TYPICAL FLOOR

FACADE VIEW

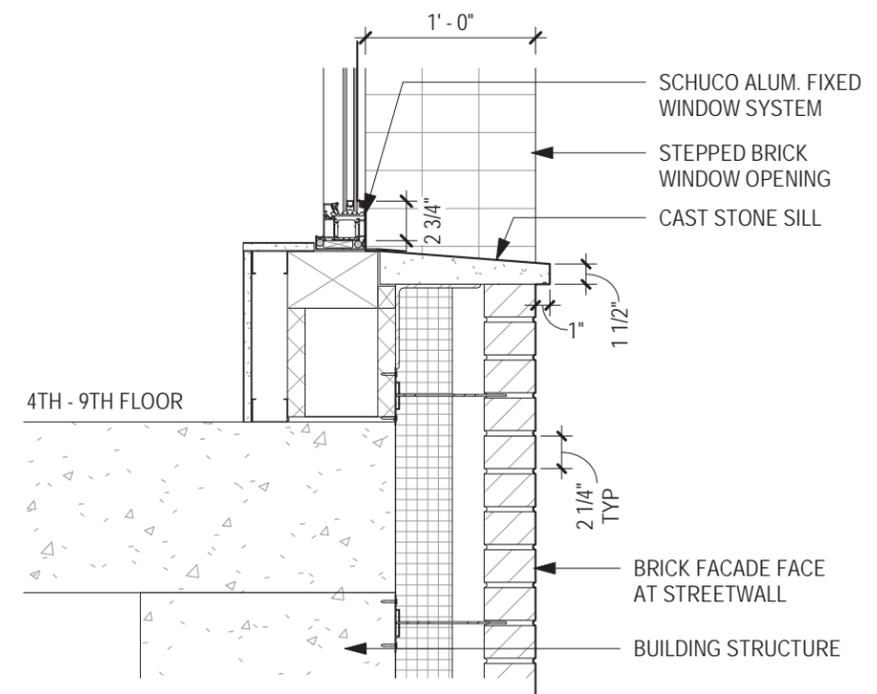
**SHAFT FACADE TYP FLOOR**



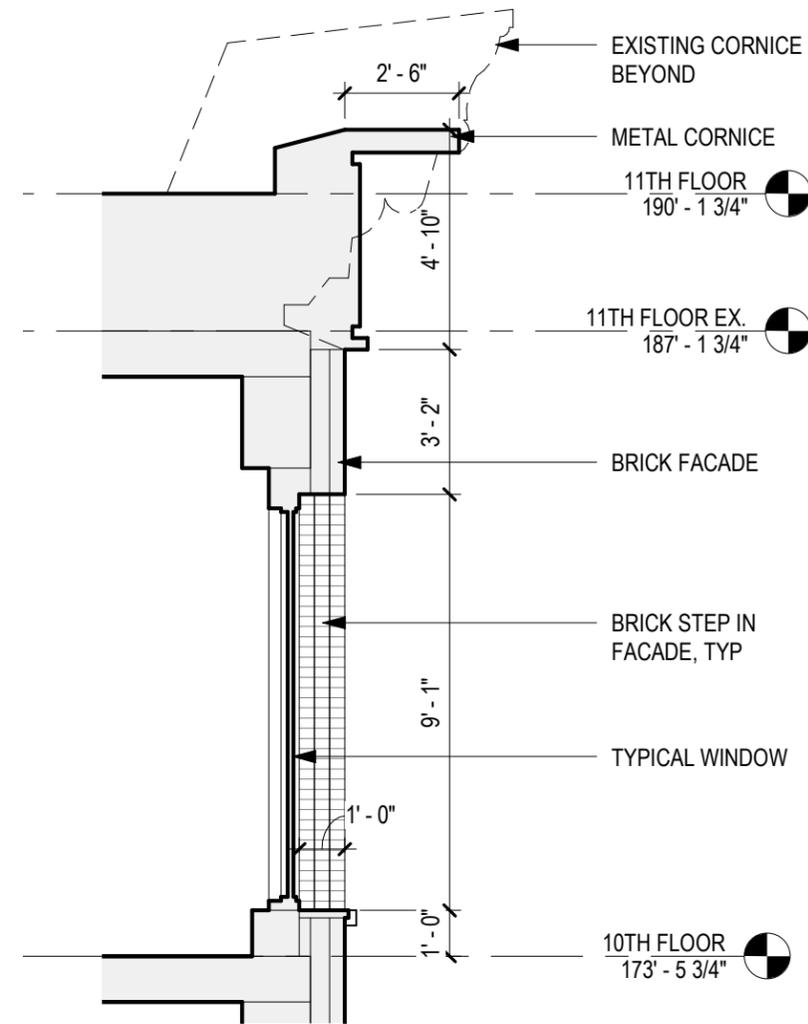
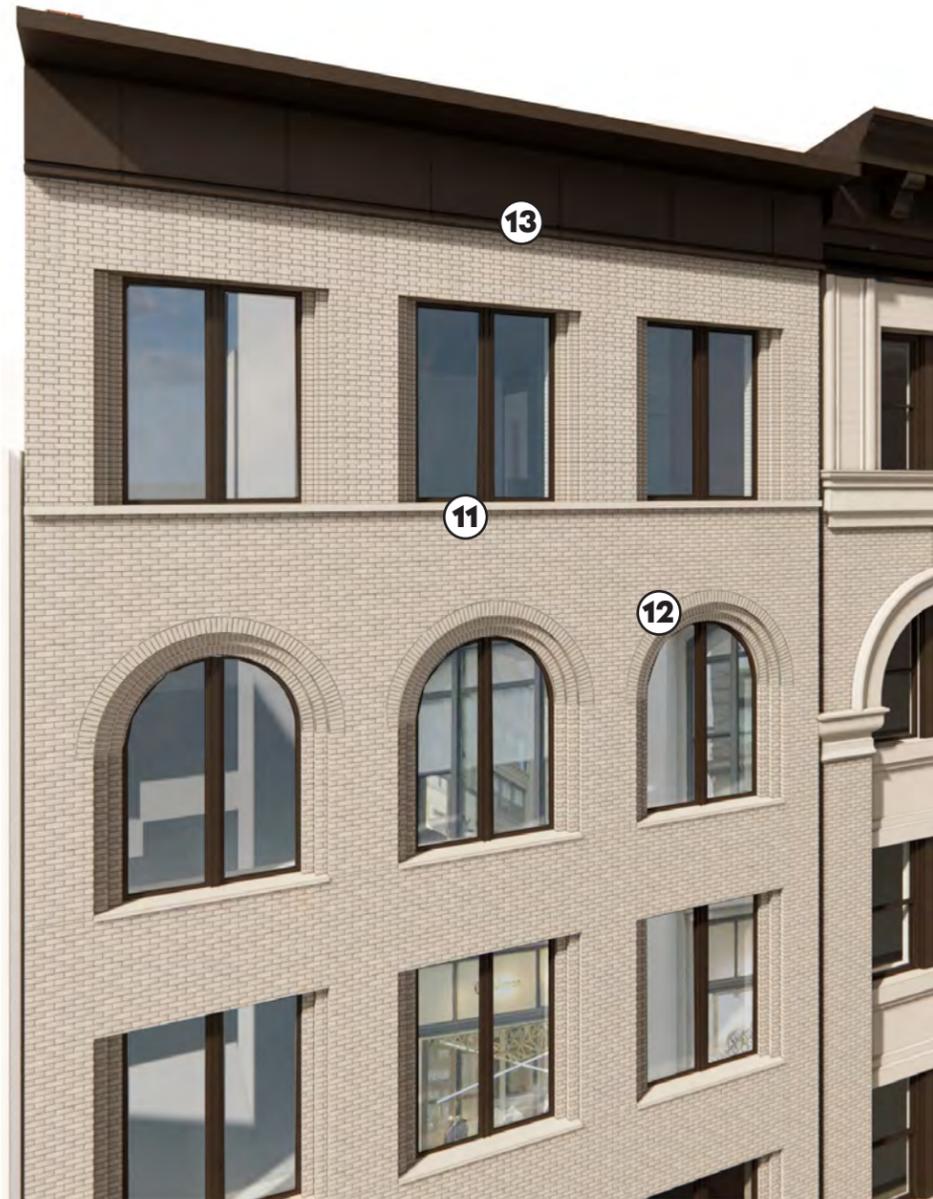
8 PLAN DETAIL - TYPICAL FLOOR PIER



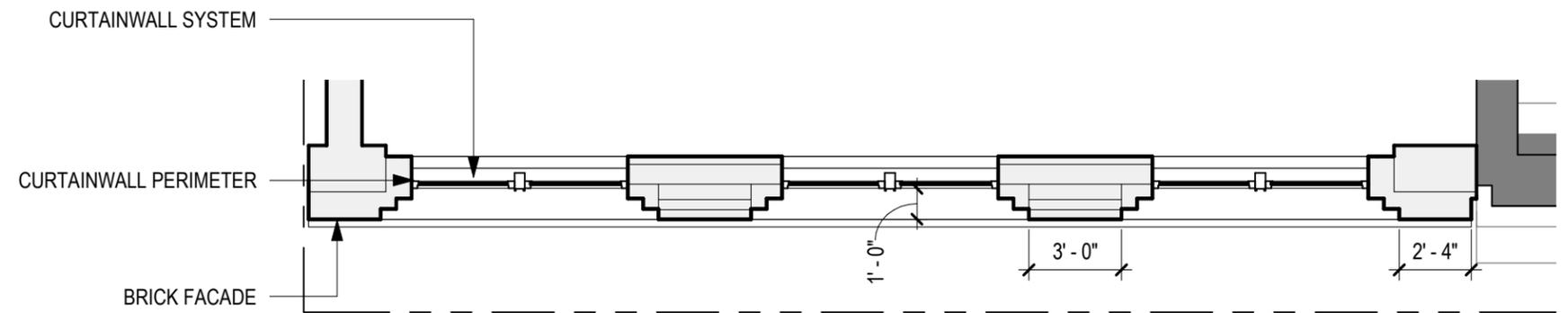
9 PLAN DETAIL - TYPICAL FLOOR CORNER



10 SECTION DETAIL - TYPICAL FLOOR SILL



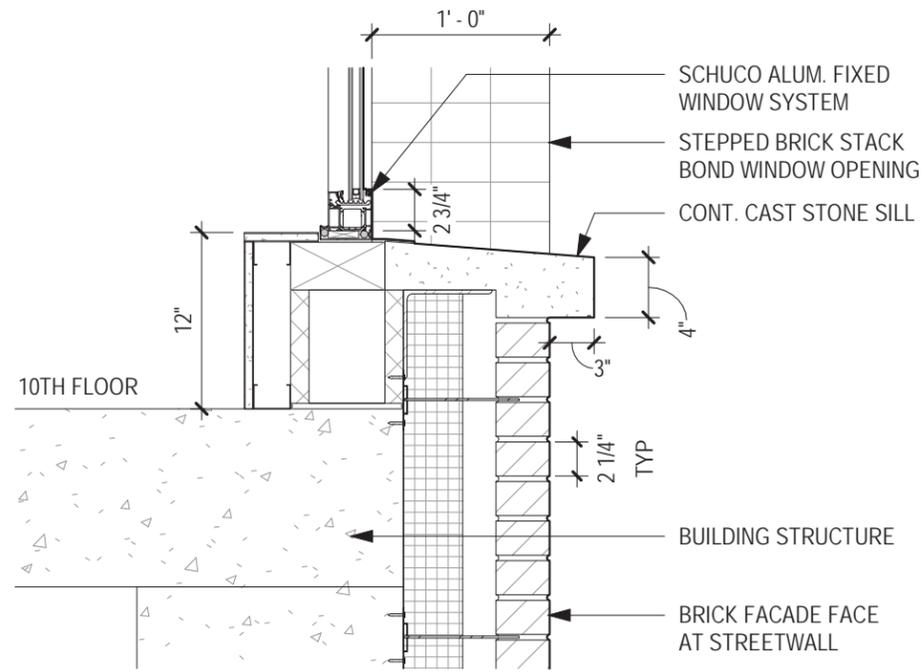
ENLARGED SECTION - 10TH FLOOR



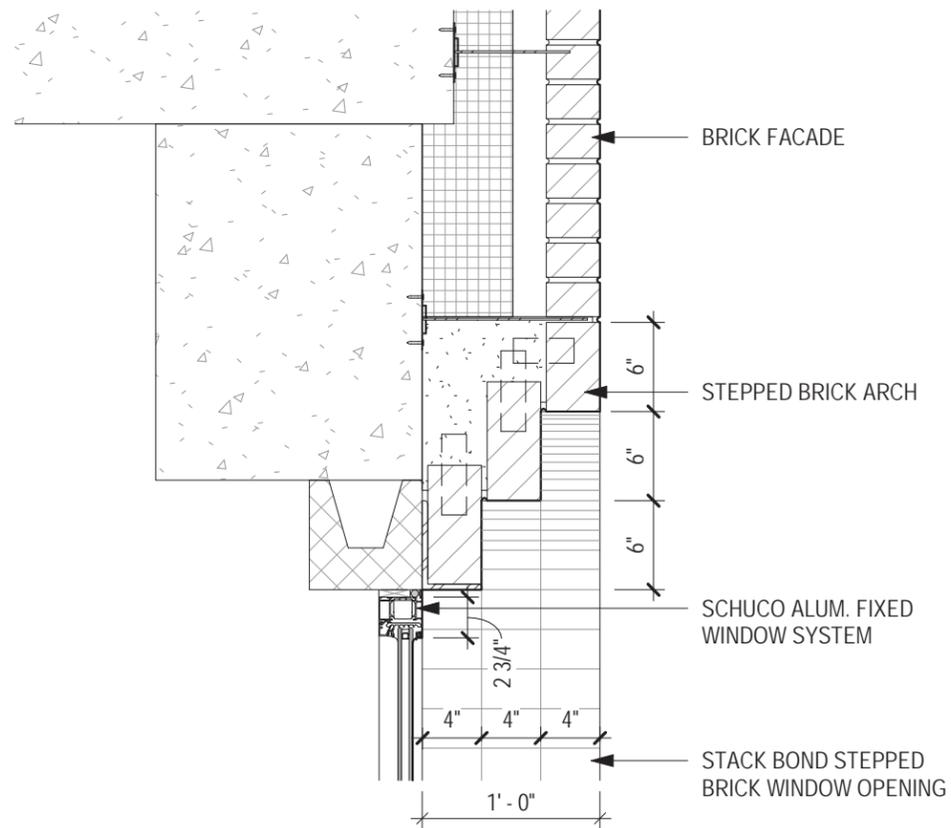
ENLARGED PLAN - 10TH FLOOR

FACADE VIEW

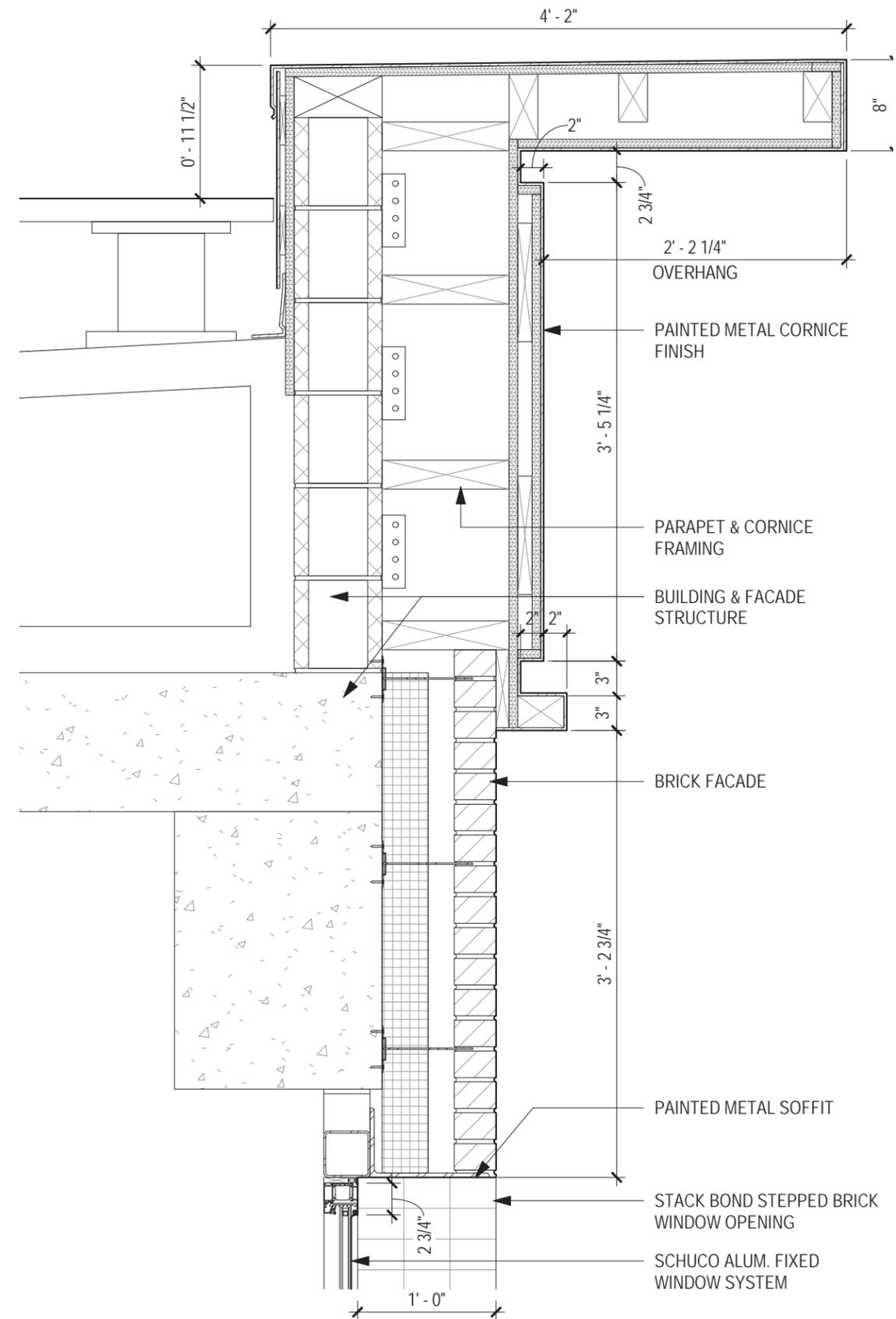
# HEAD FACADE FLOOR 10



11 SECTION DETAIL - 10TH FLOOR SILL



12 SECTION DETAIL - 9TH FLOOR HEAD



13 SECTION DETAIL - 10TH FLOOR HEAD & CORNICE

# HEAD FACADE FLOOR 10 DETAILS



162 Fifth Avenue, NYPL, 1922



125 W. 18th Street, MCNY, 1948



695 Sixth Ave. - W. 22nd St. Canopy

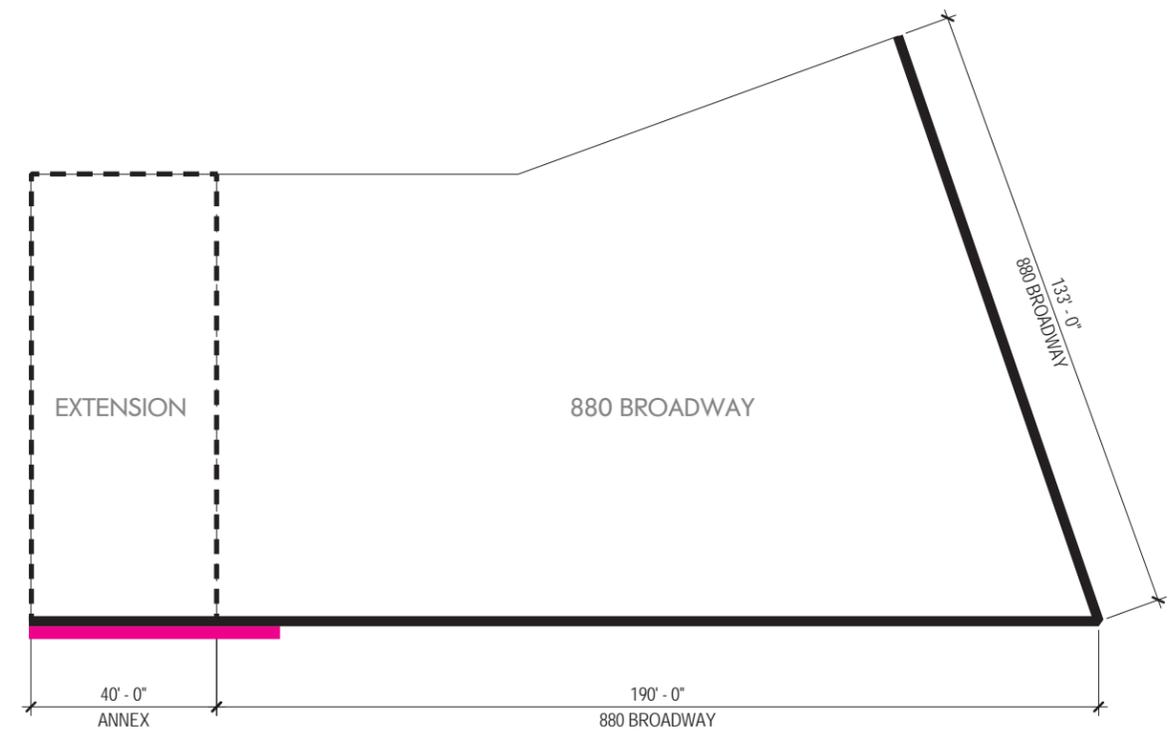


149 Fifth Ave. - W. 21st St. Canopy

# HISTORIC CONTEXT CANOPIES



880 Broadway, MCNY 1905

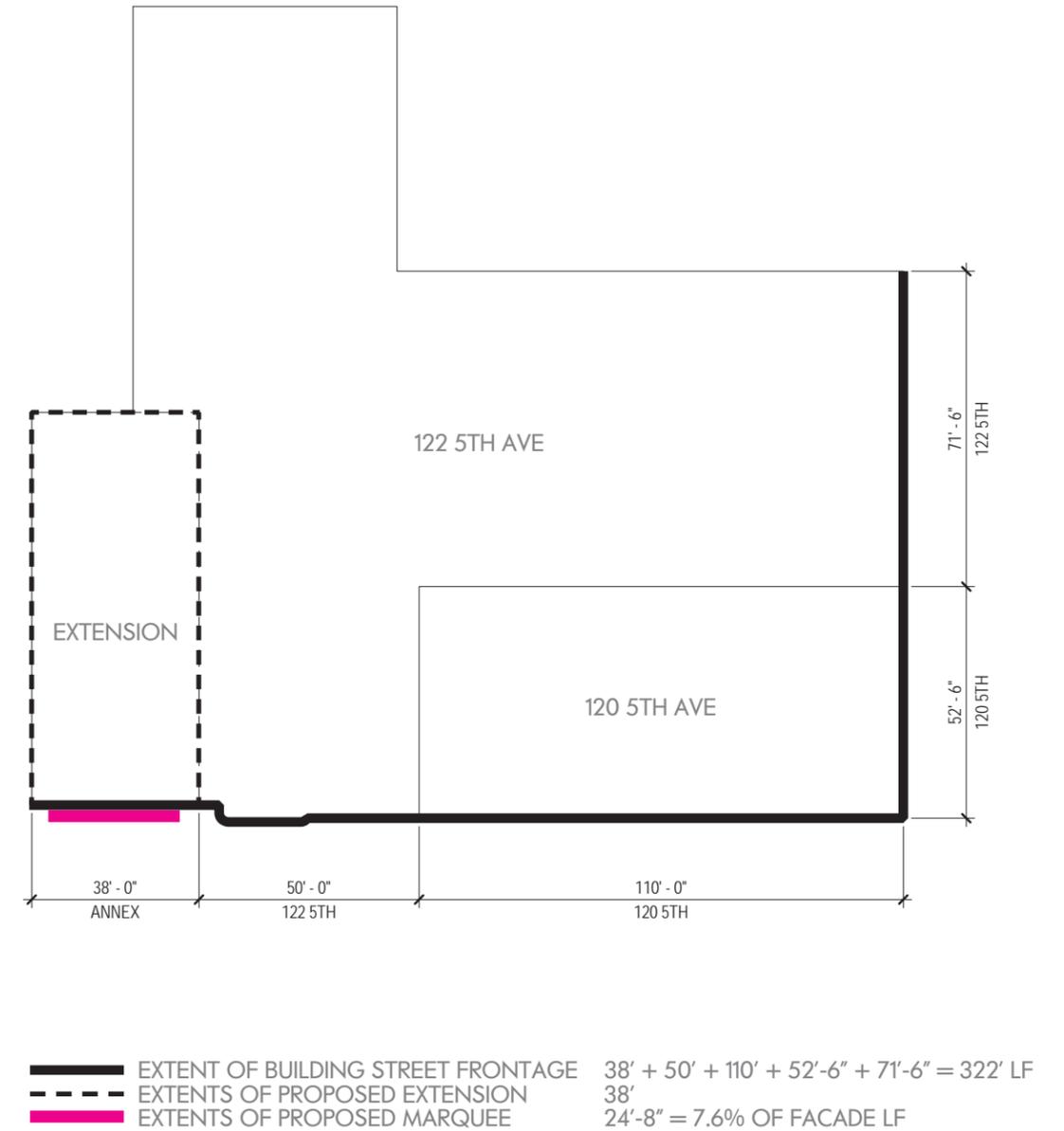


— EXTENT OF BUILDING STREET FRONTAGE  $40' + 190' + 133' = +/- 363$  LF  
 - - - EXTENTS OF EXTENSION  $+/- 40'$   
 ■ EXTENTS OF CANOPY  $+/- 60' = 16.5\%$  OF FACADE LF

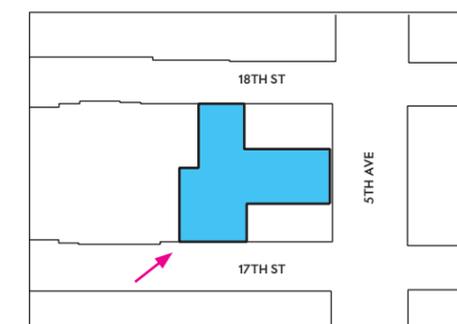
## HISTORIC EXTENSIONS WITH CANOPY



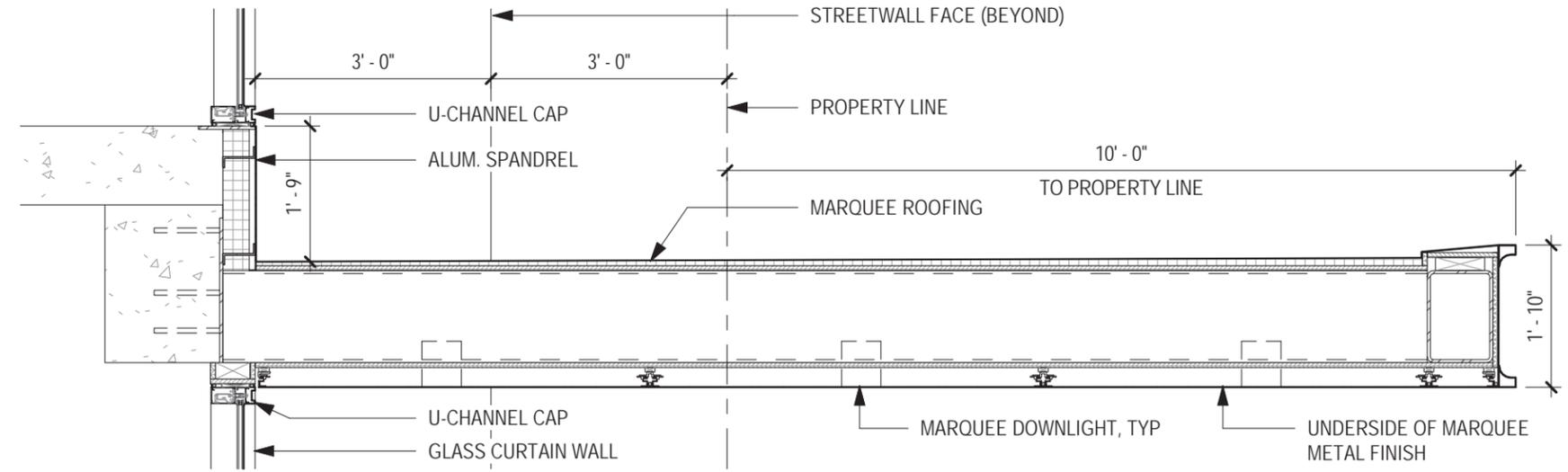
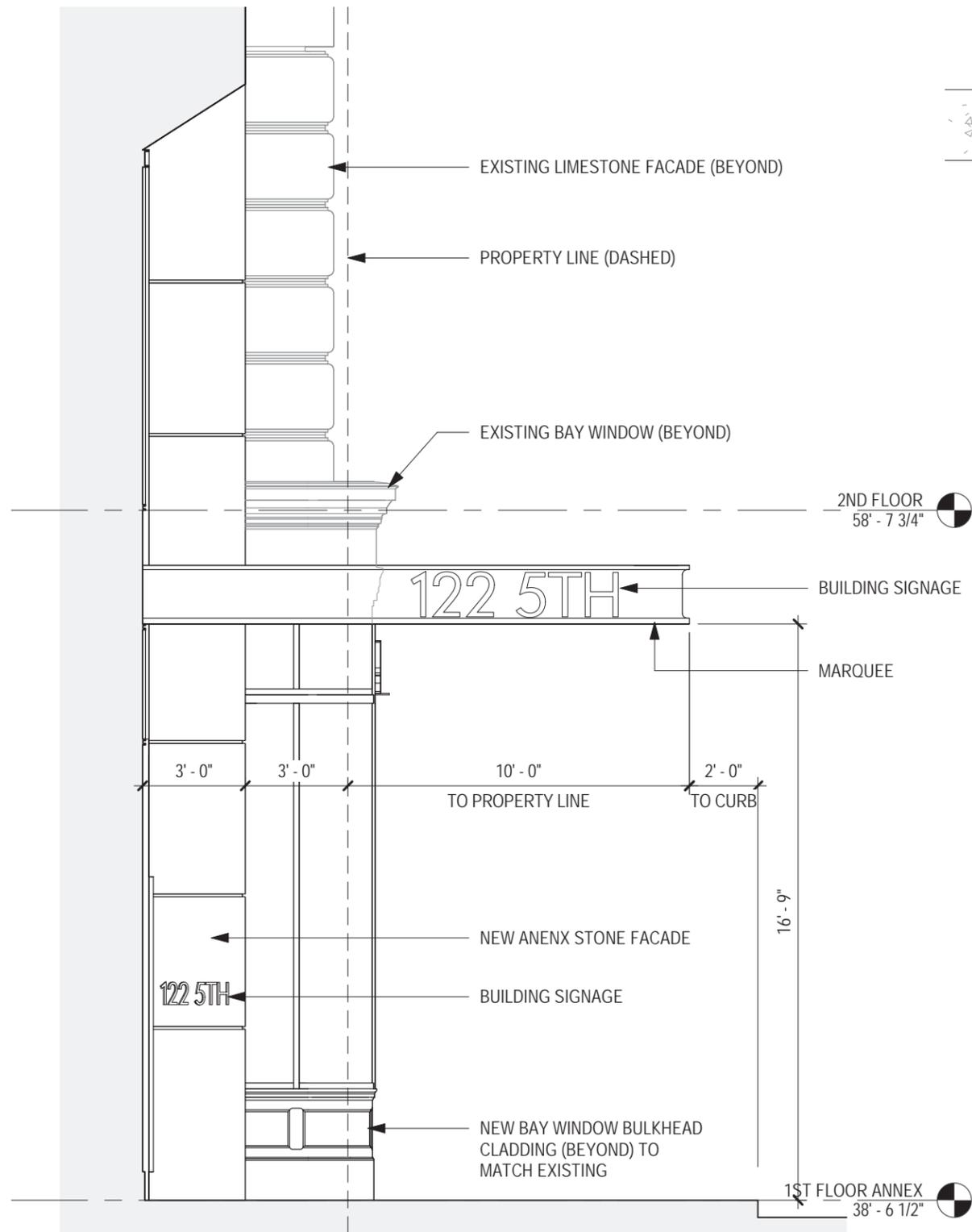
Proposed View from 17th Street & 5th Avenue



# PROPOSED EXTENSION WITH MARQUEE



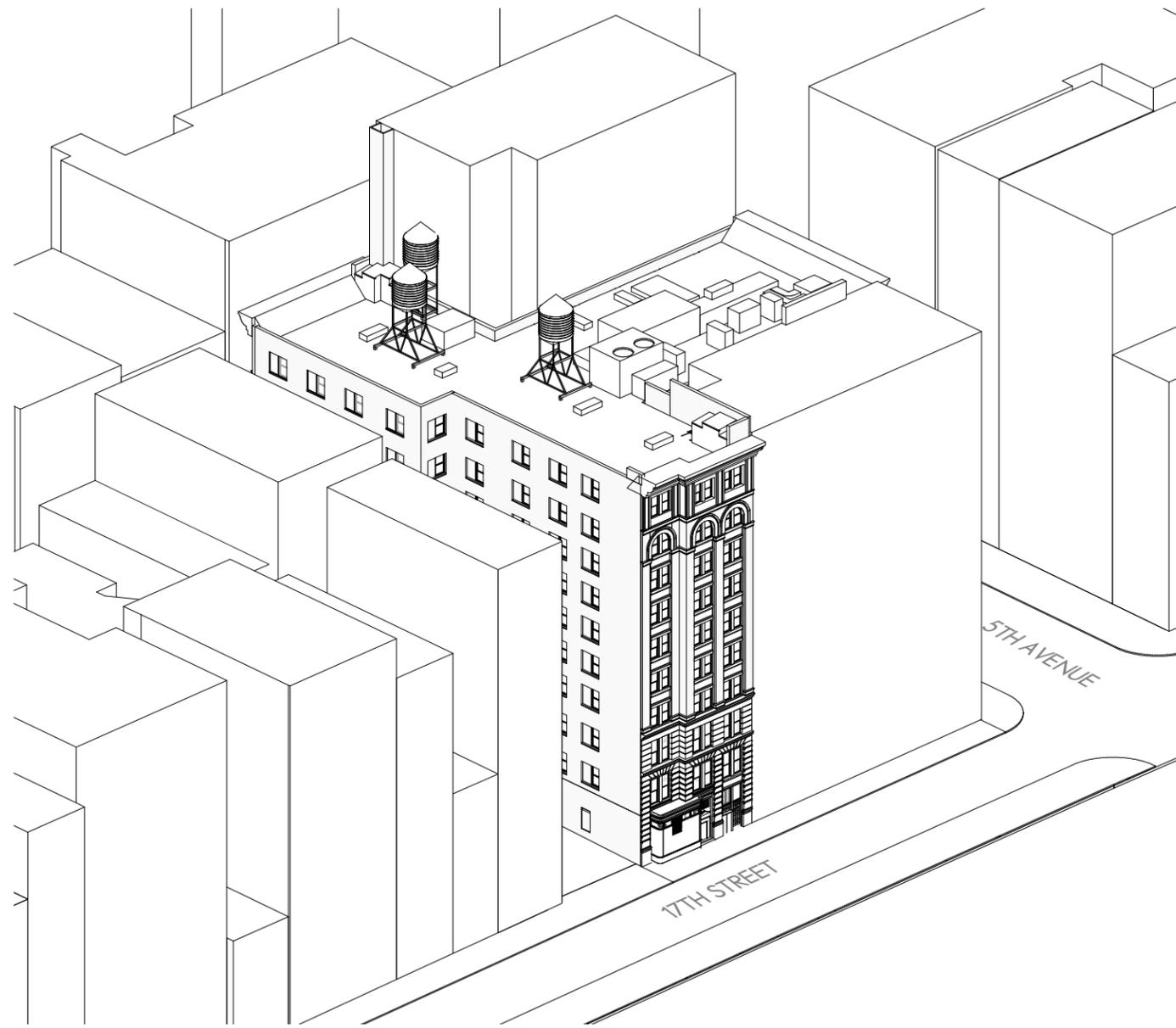
**17TH ST VIEW**



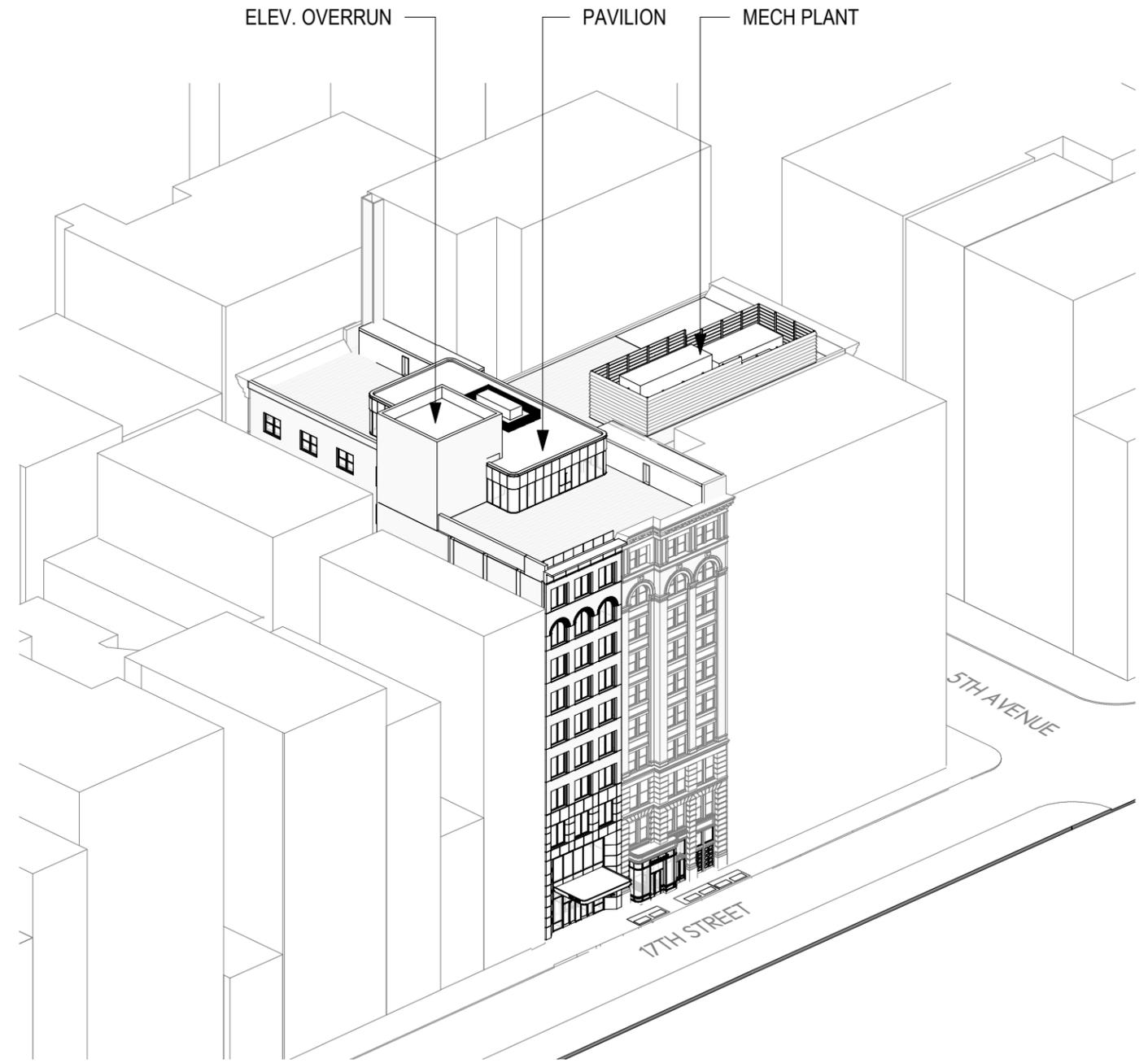
SECTION DETAIL - MARQUEE

ENLARGED ELEVATION - MARQUEE

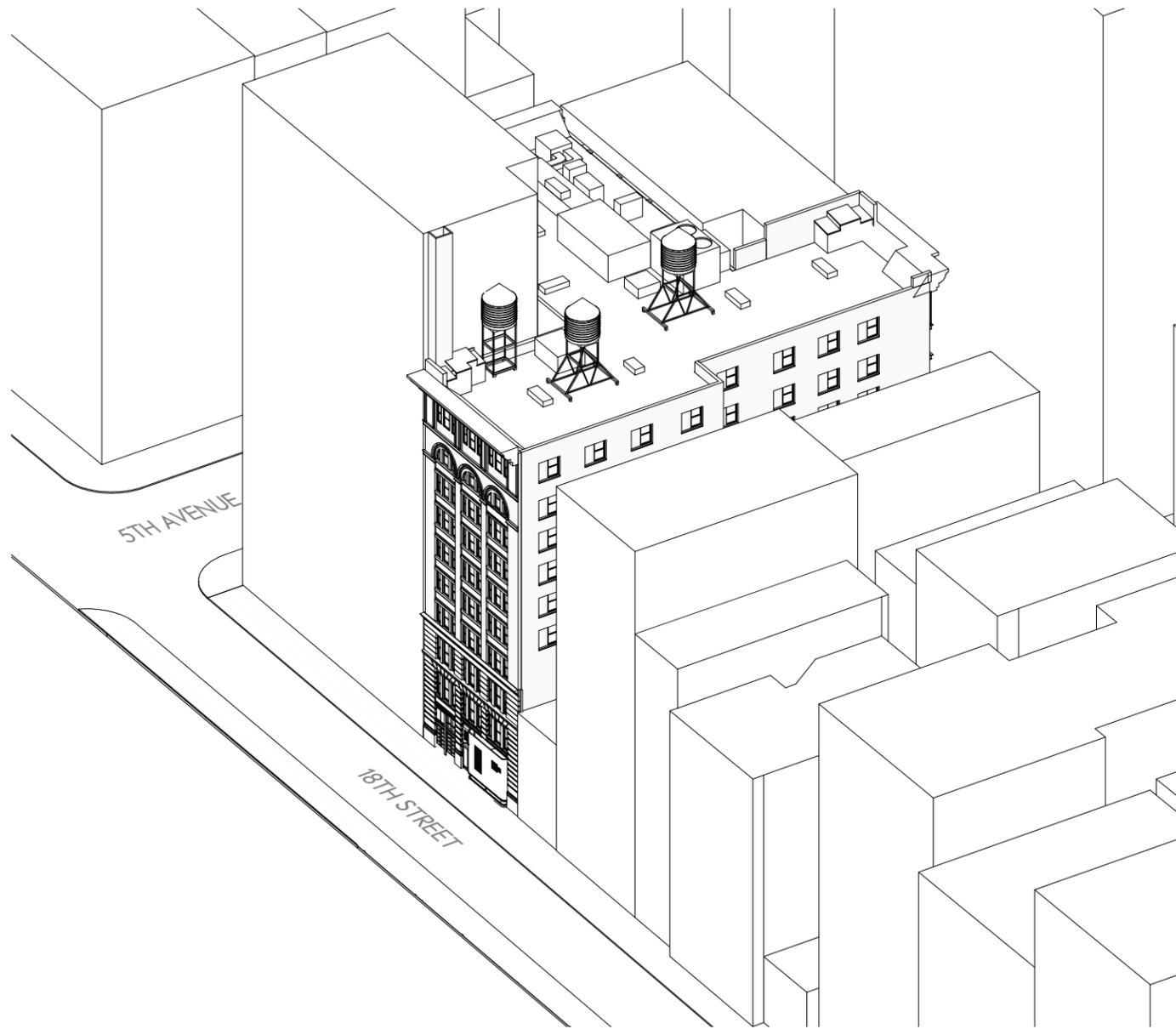
**MARQUEE VIEW & DETAIL**



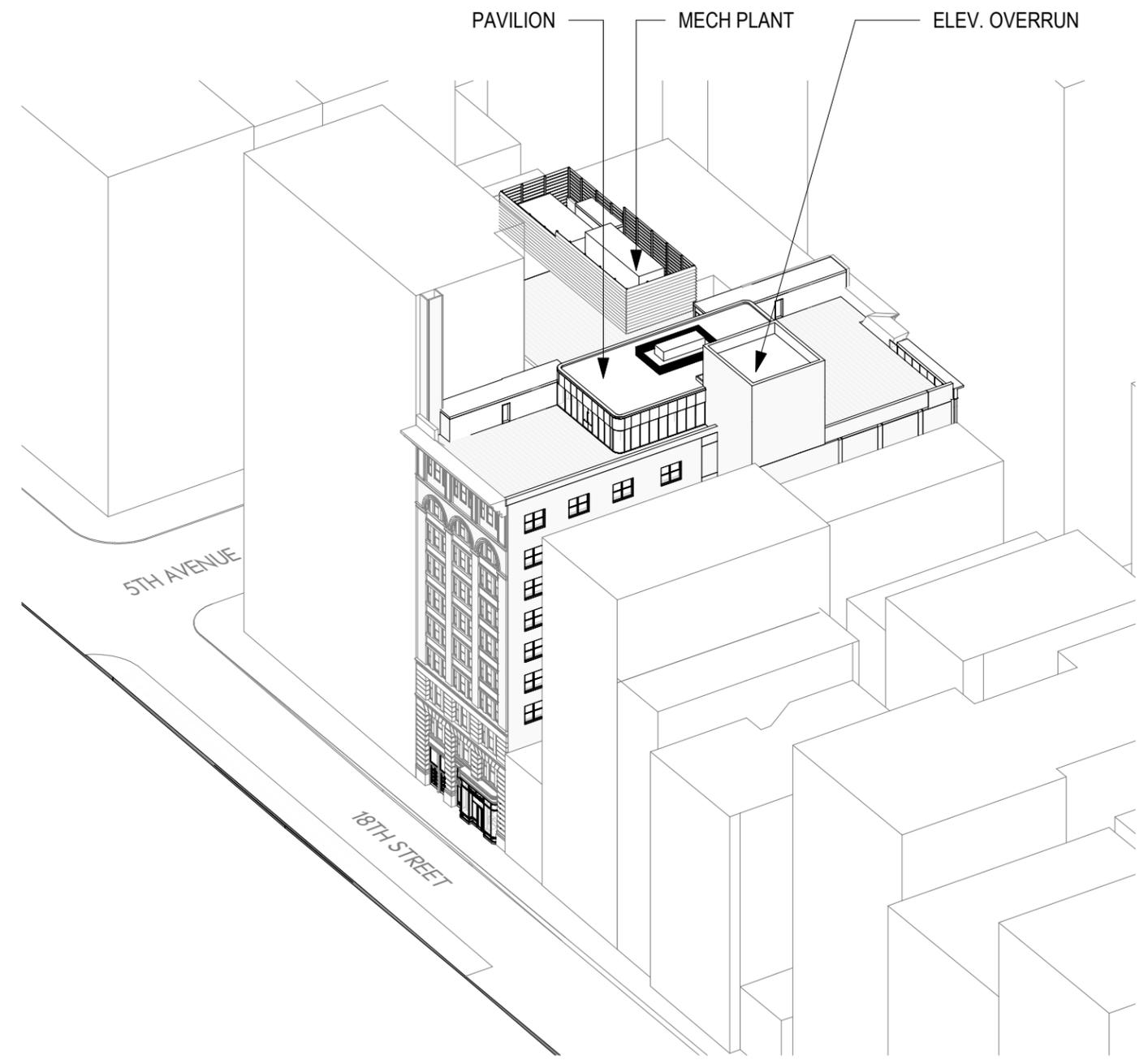
EXISTING



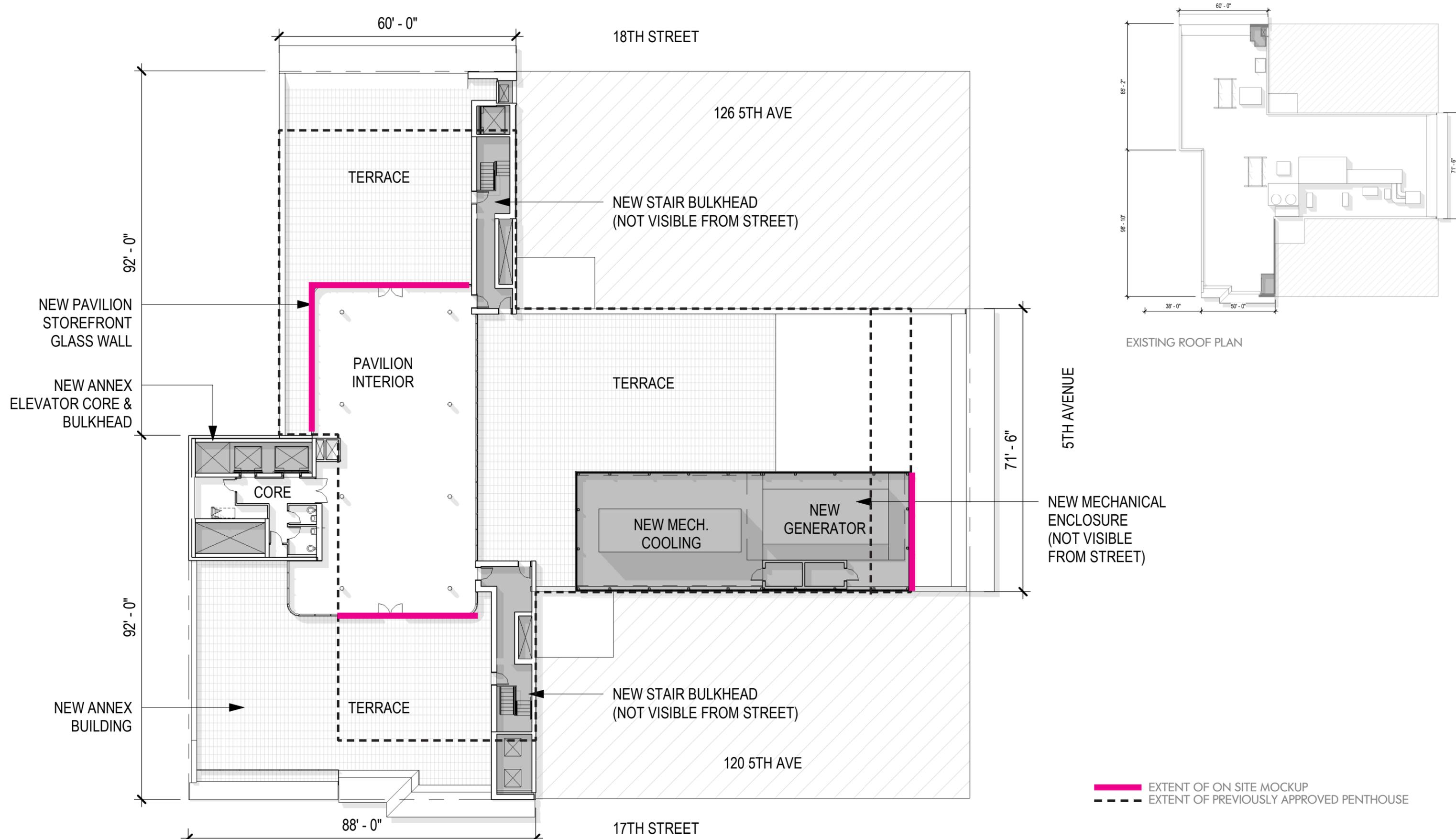
PROPOSED



EXISTING



PROPOSED

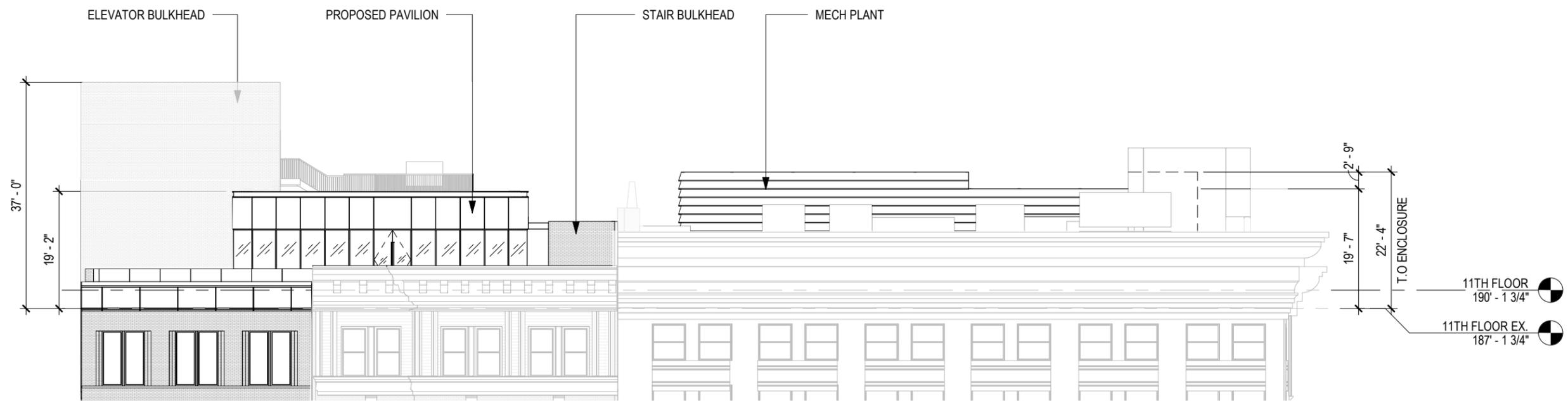


**ROOFTOP PAVILION PLAN**

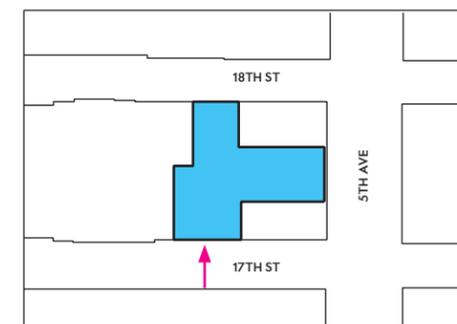
█ EXTENT OF ON SITE MOCKUP  
 EXTENT OF PREVIOUSLY APPROVED PENTHOUSE



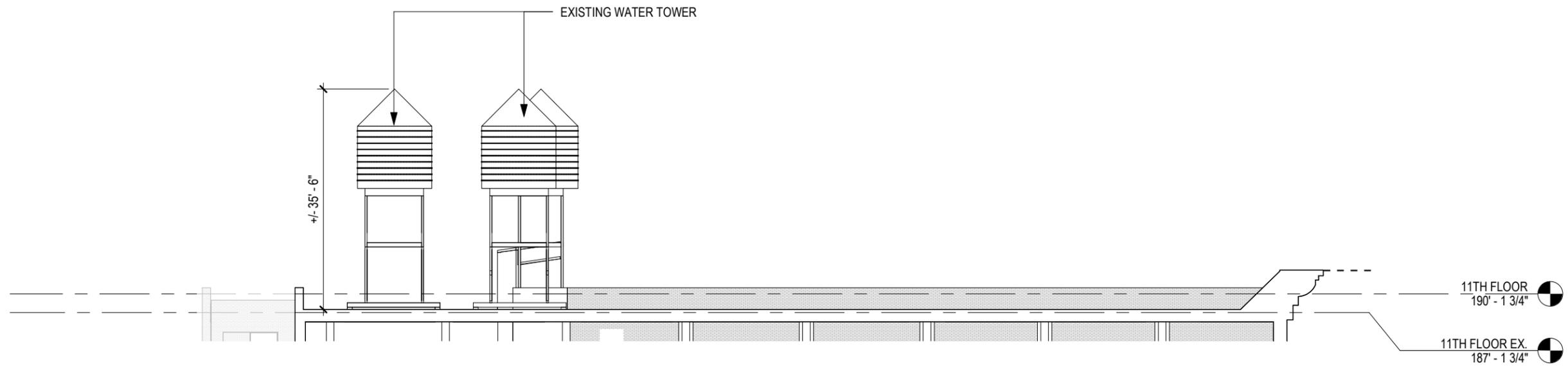
EXISTING ELEVATION



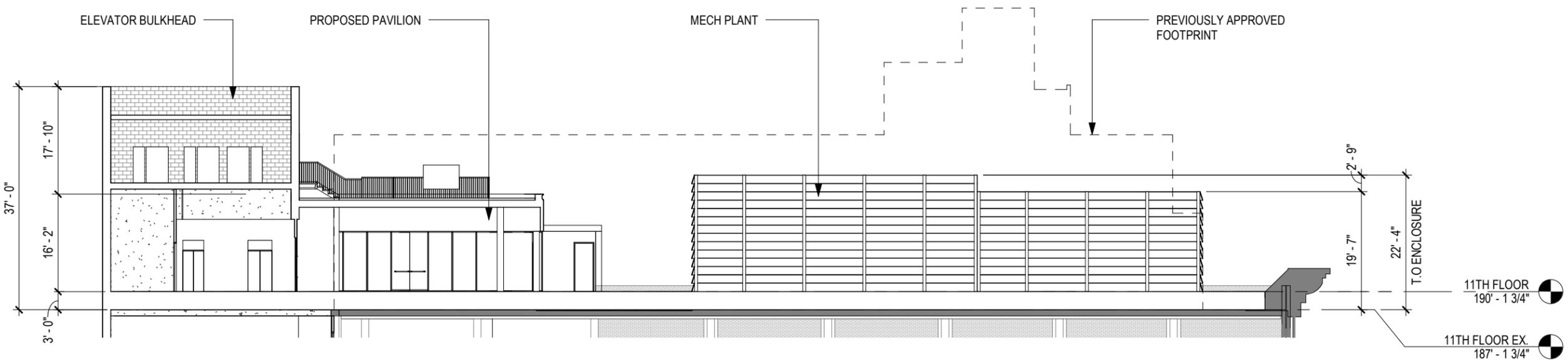
PROPOSED ELEVATION



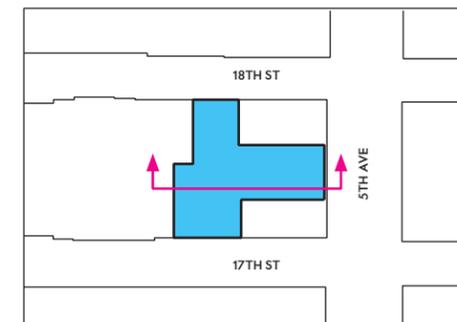
# ROOFTOP 17TH ST SOUTH ELEVATION



EXISTING SECTION



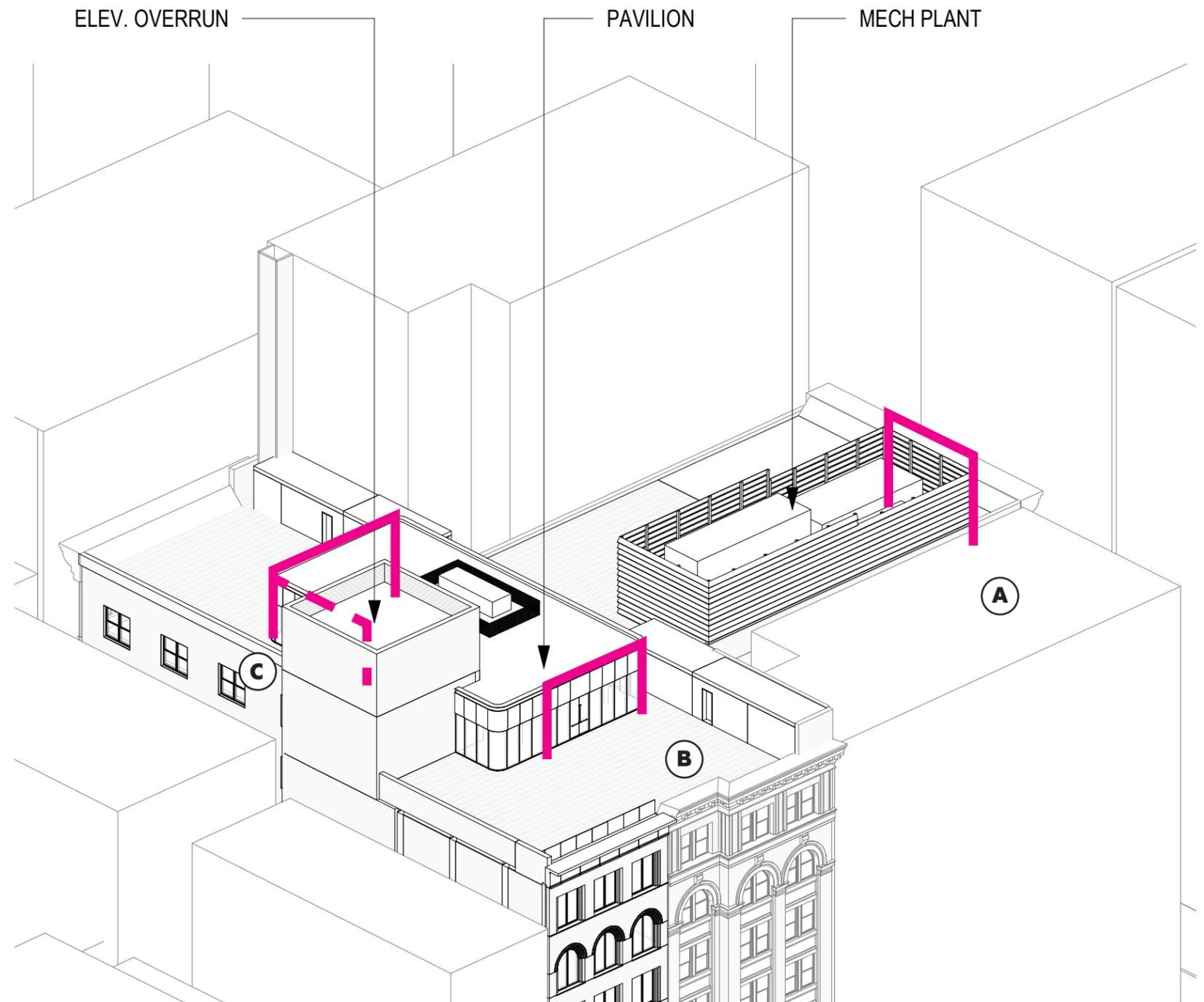
PROPOSED SECTION



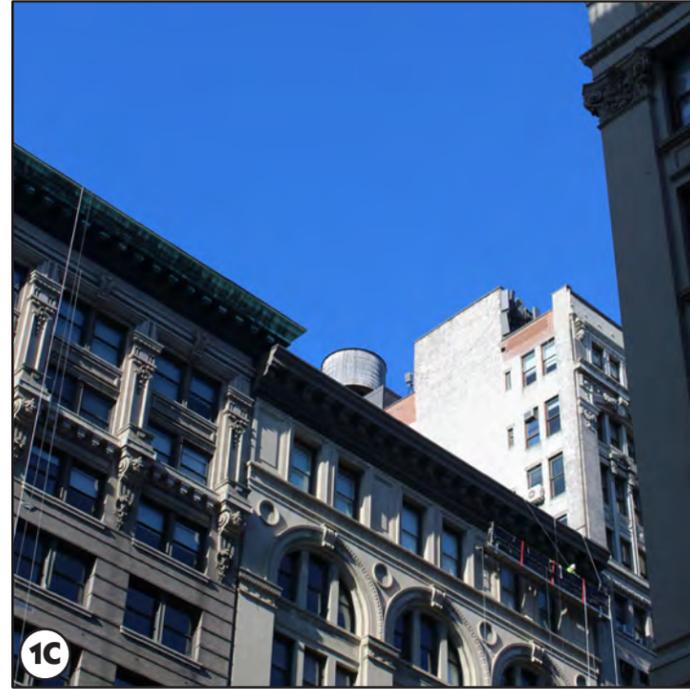
# ROOFTOP 17TH ST SOUTH SECTION



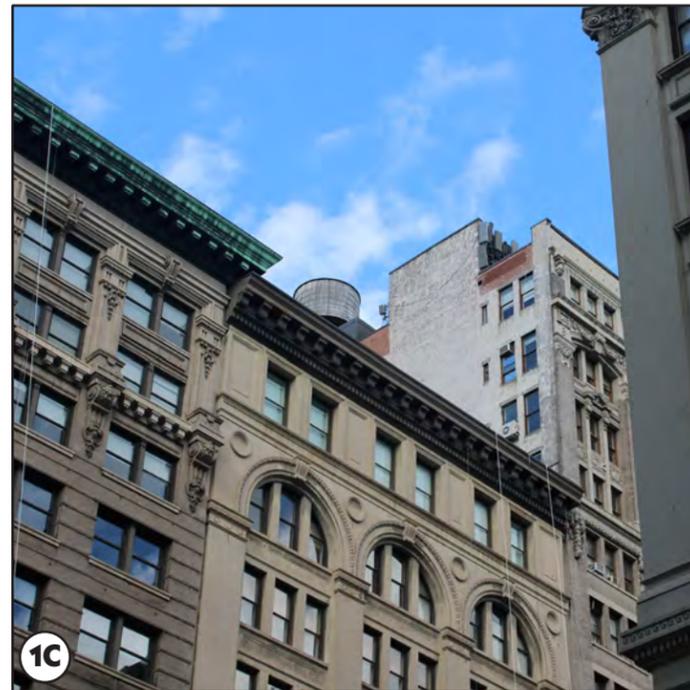
ROOF LEVEL PHOTOS



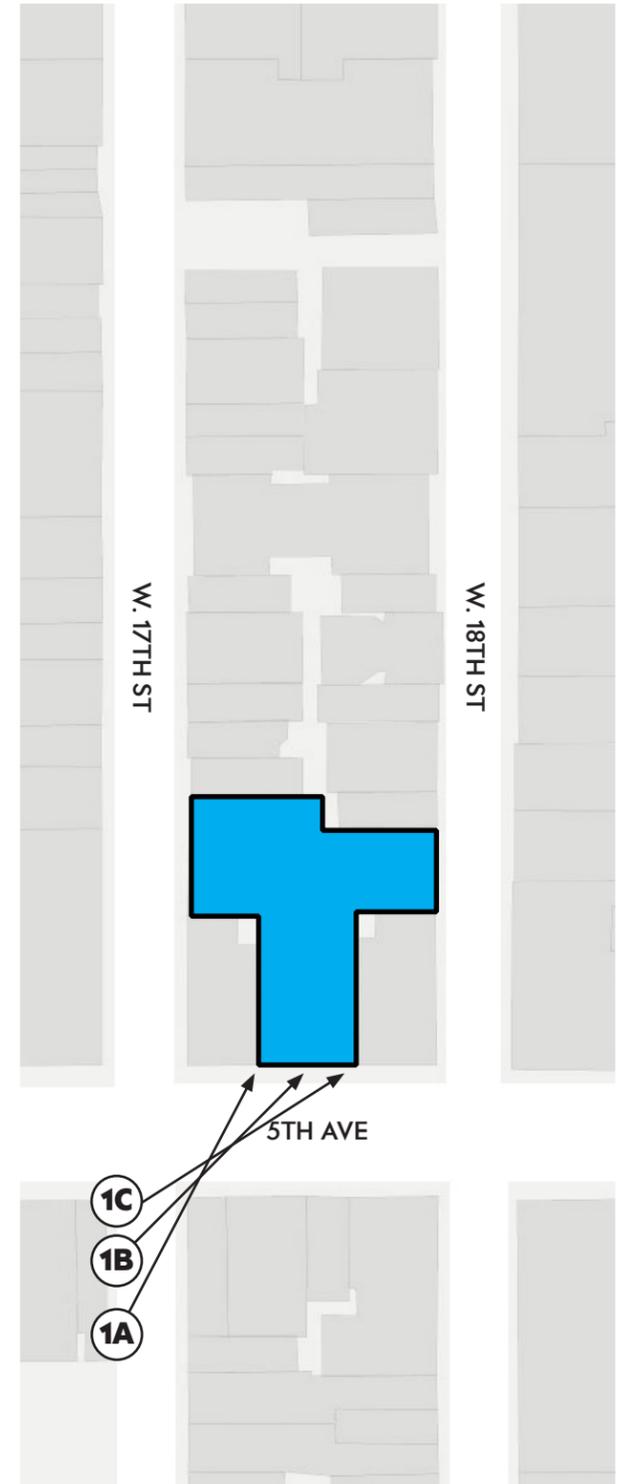
PROPOSED ROOF AXON - SW VIEW



EXISTING PHOTOS



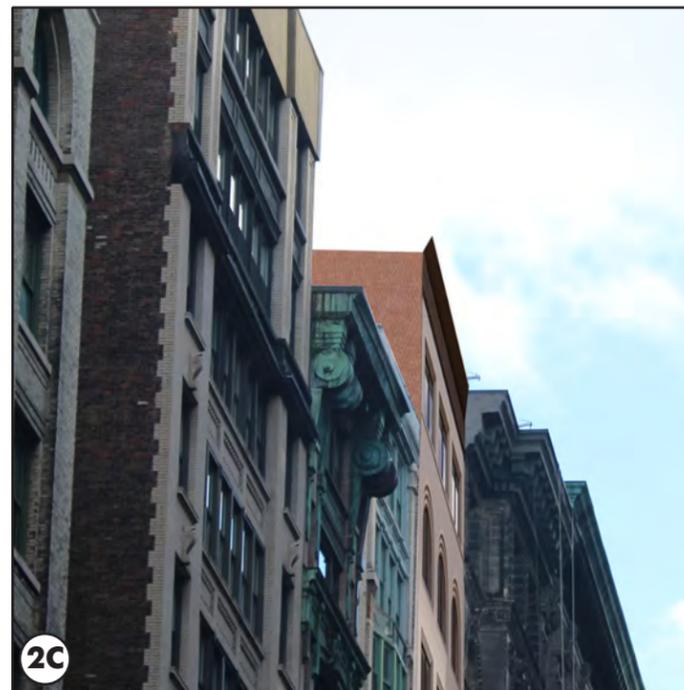
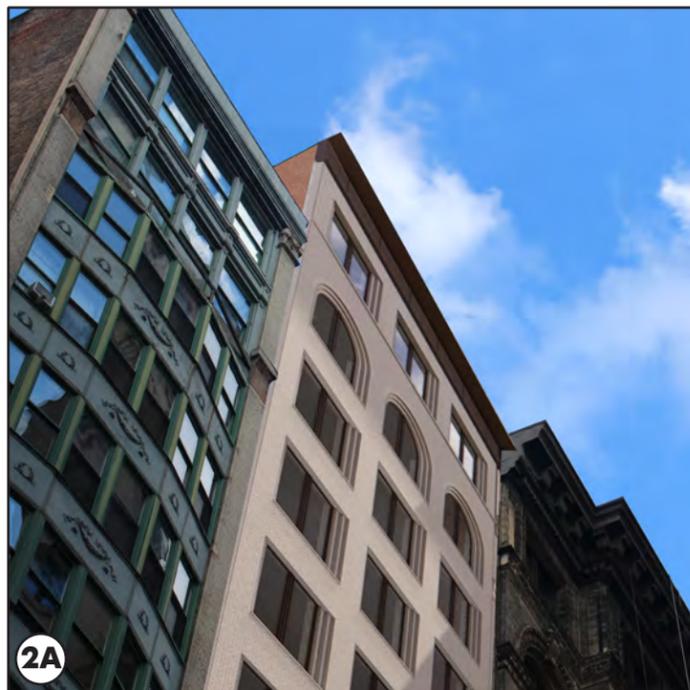
ROOF MOCKUP PHOTOS - **MOCKUP NOT VISIBLE**



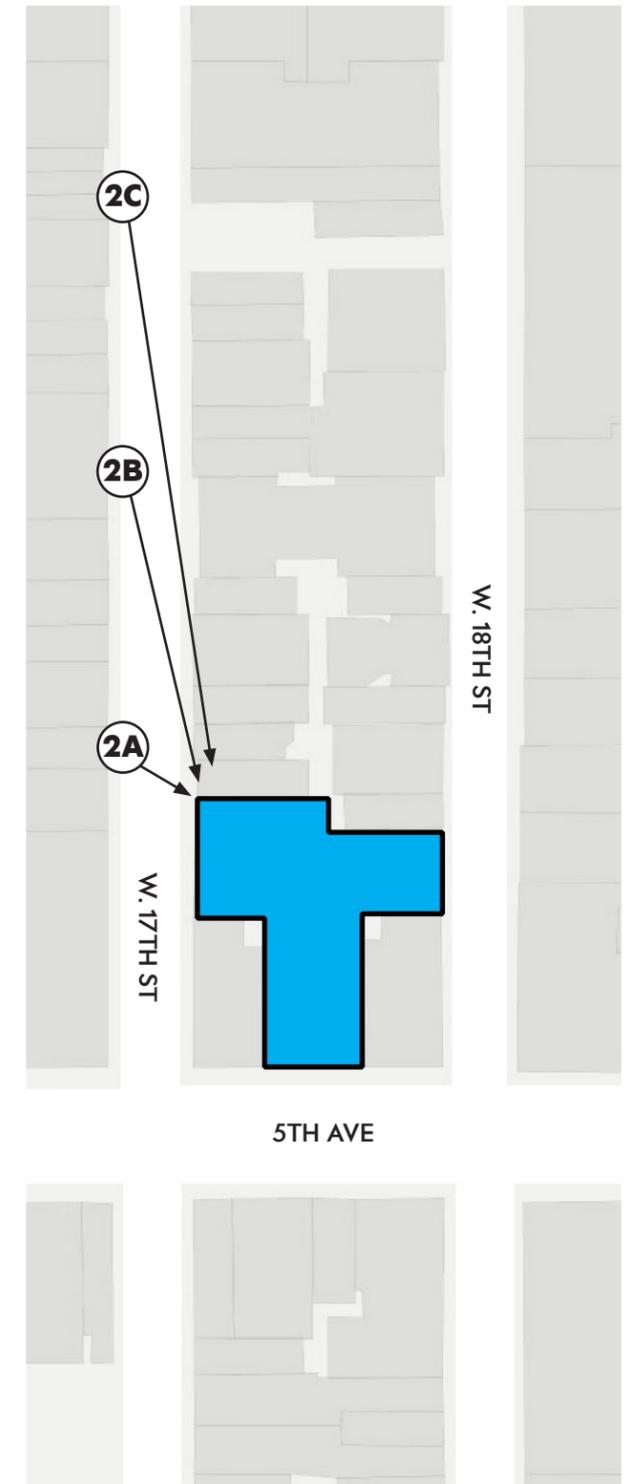
# VISIBILITY 17TH ST EAST OF 5TH AVE



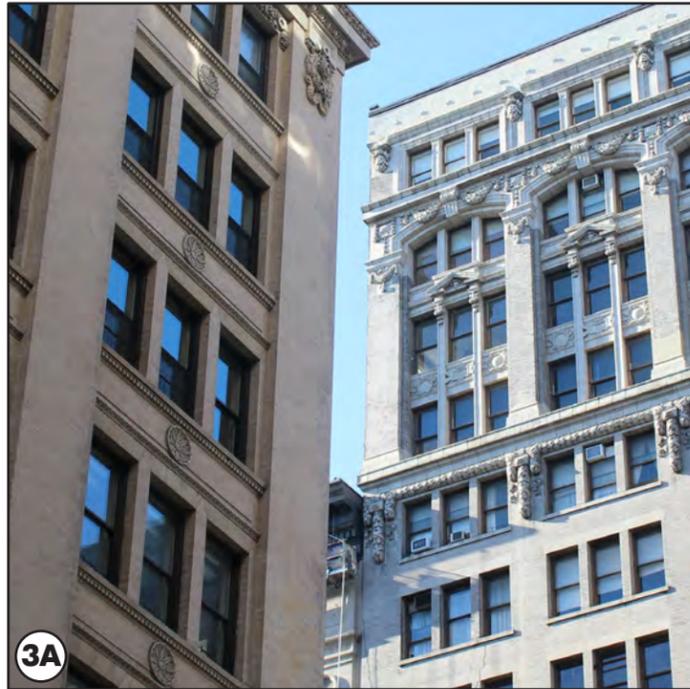
EXISTING PHOTOS



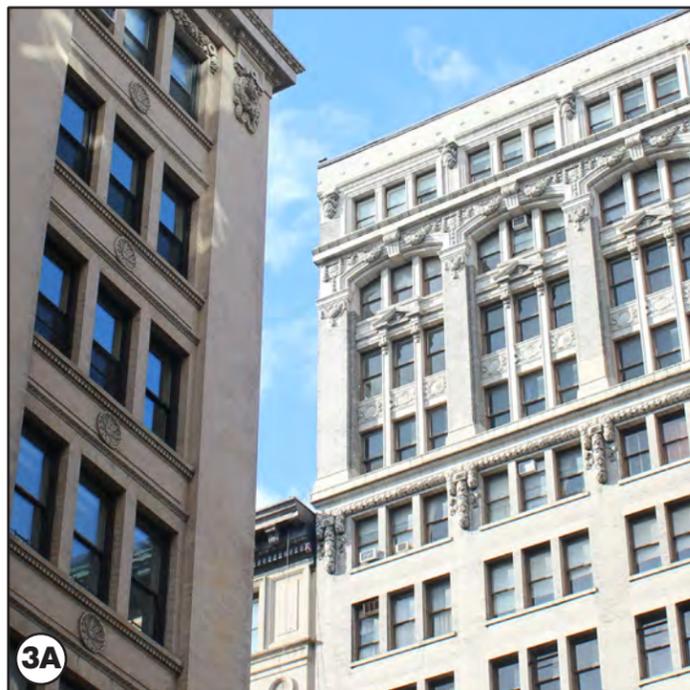
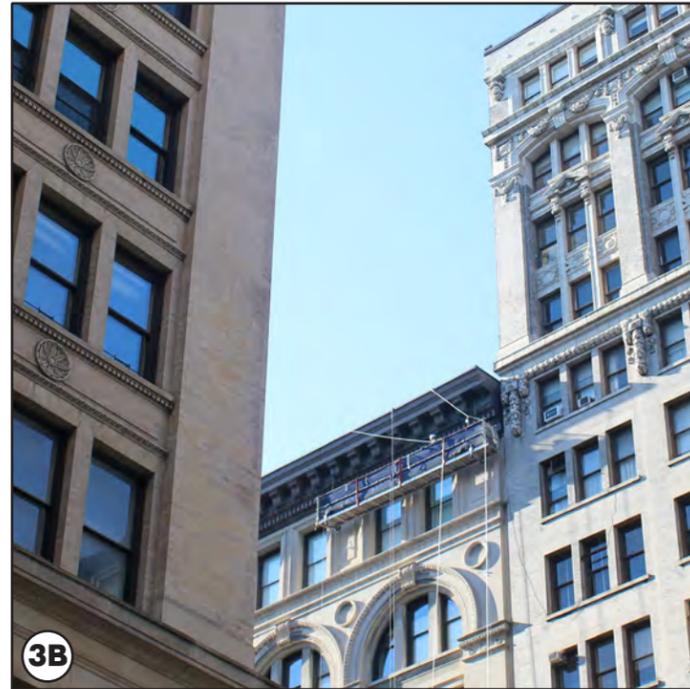
ROOF MOCKUP PHOTOS - **MOCKUP NOT VISIBLE**



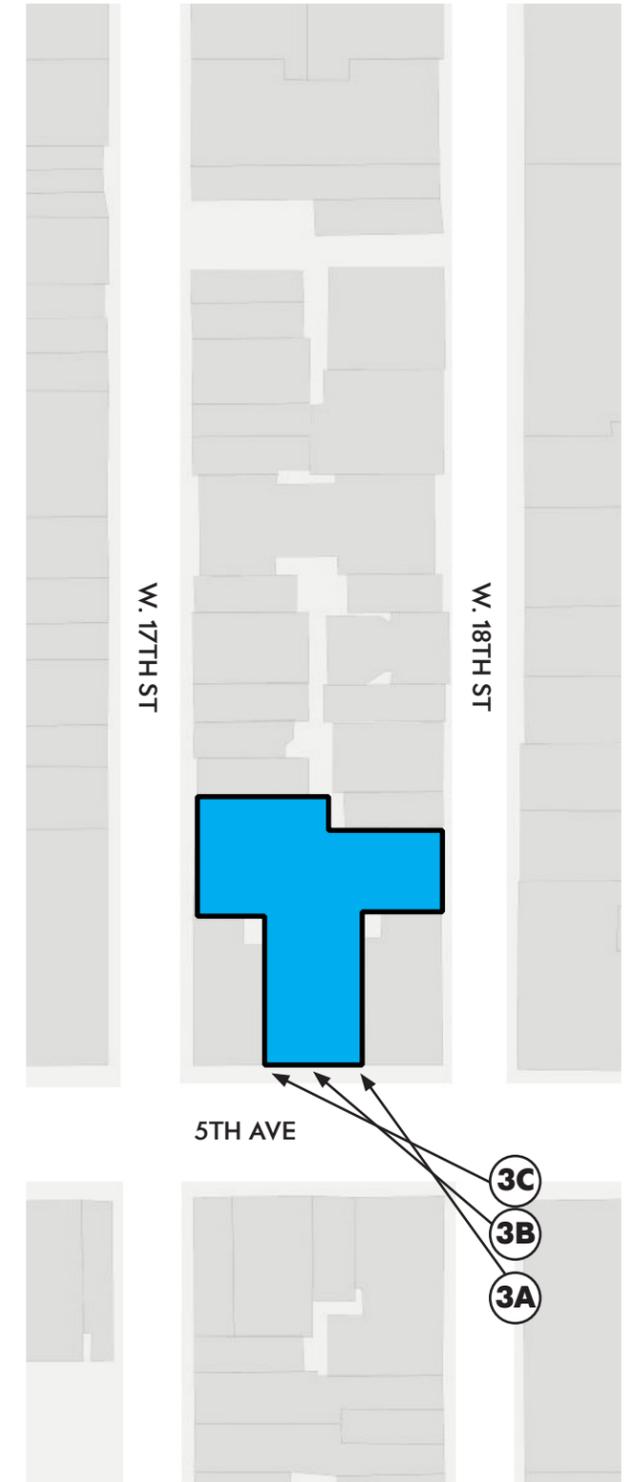
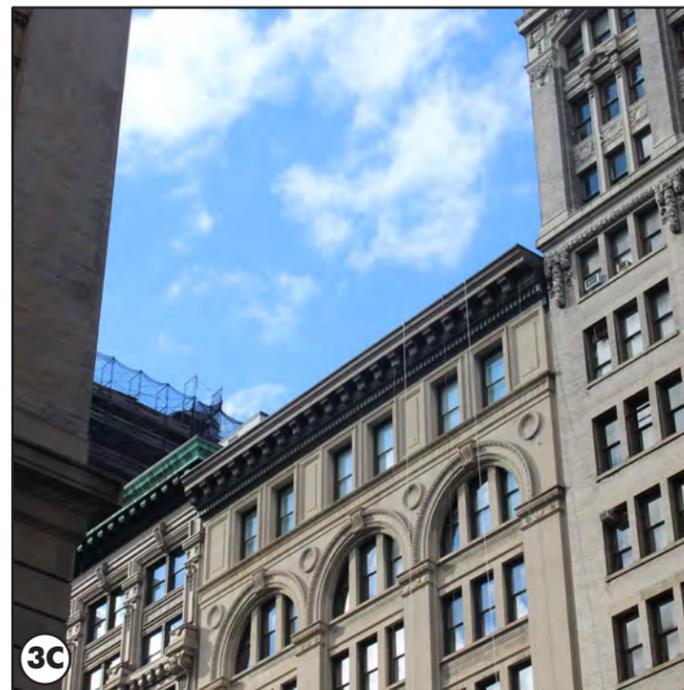
**VISIBILITY** 17TH ST WEST OF 5TH AVE



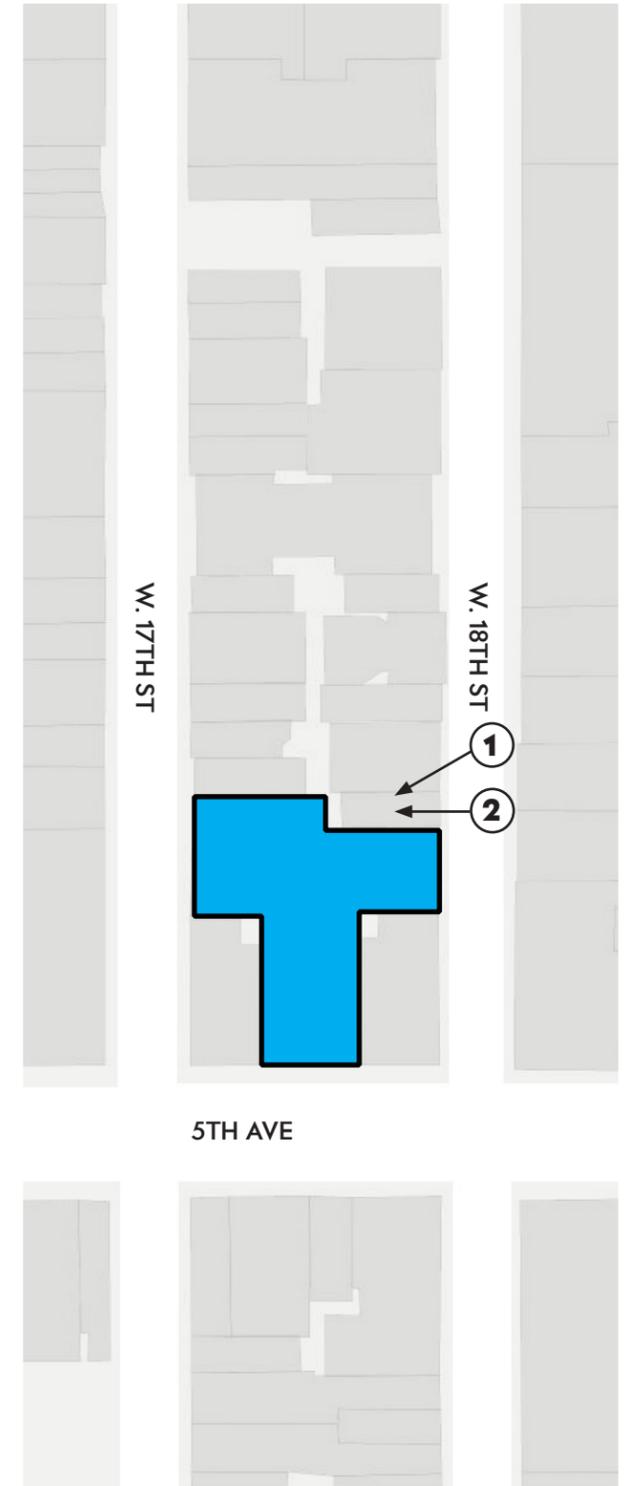
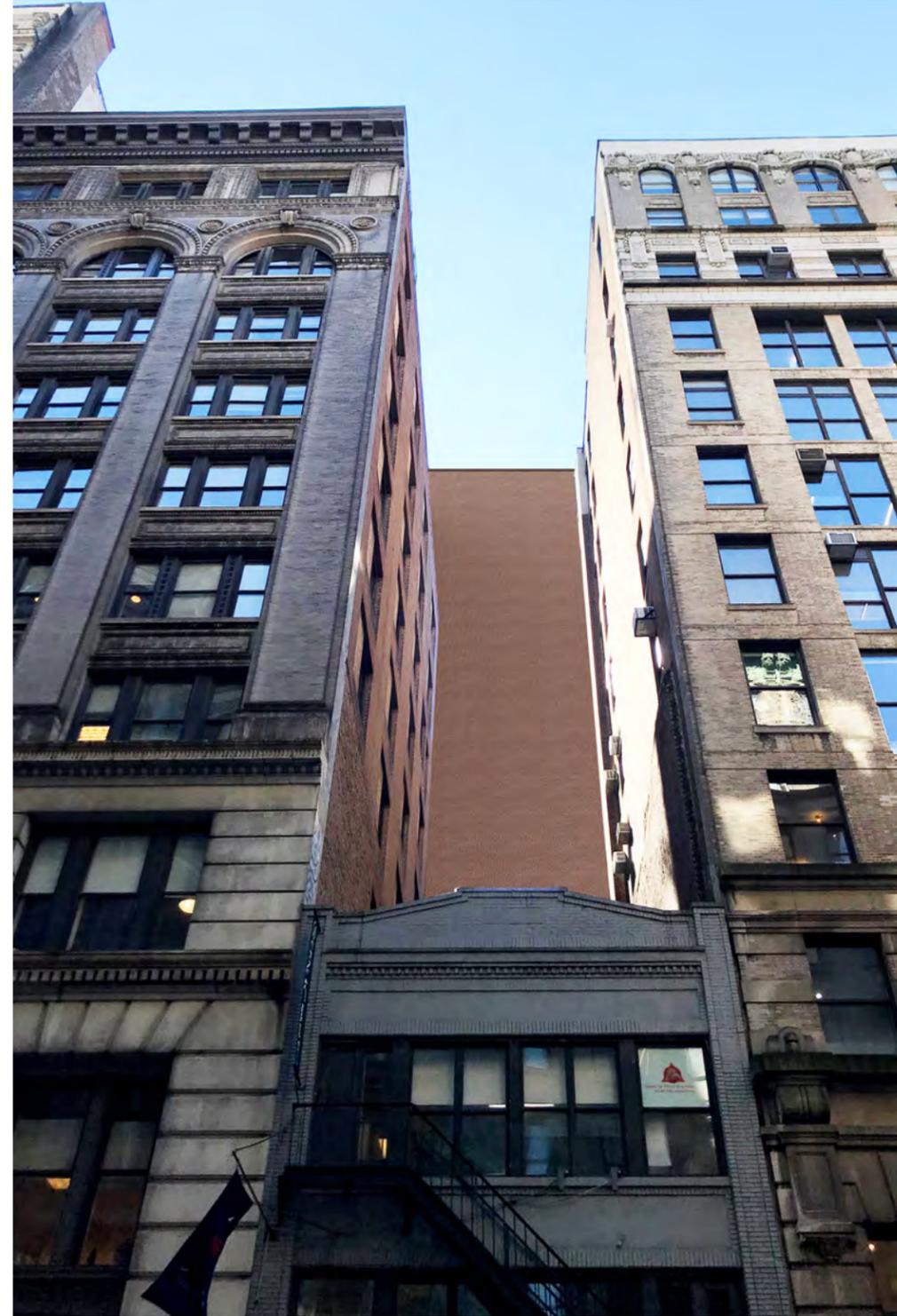
EXISTING PHOTOS



ROOF MOCKUP PHOTOS - MOCKUP NOT VISIBLE



**VISIBILITY** 18TH ST EAST OF 5TH AVE



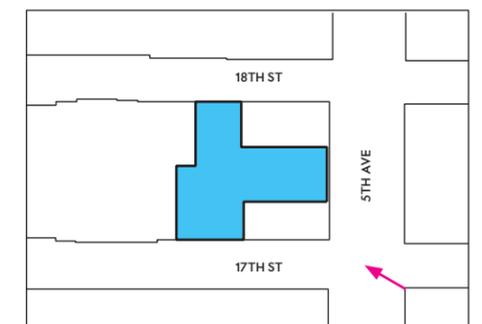
① VIEW FROM WEST 18TH ST SOUTHEAST

② VIEW FROM WEST 18TH ST SOUTH

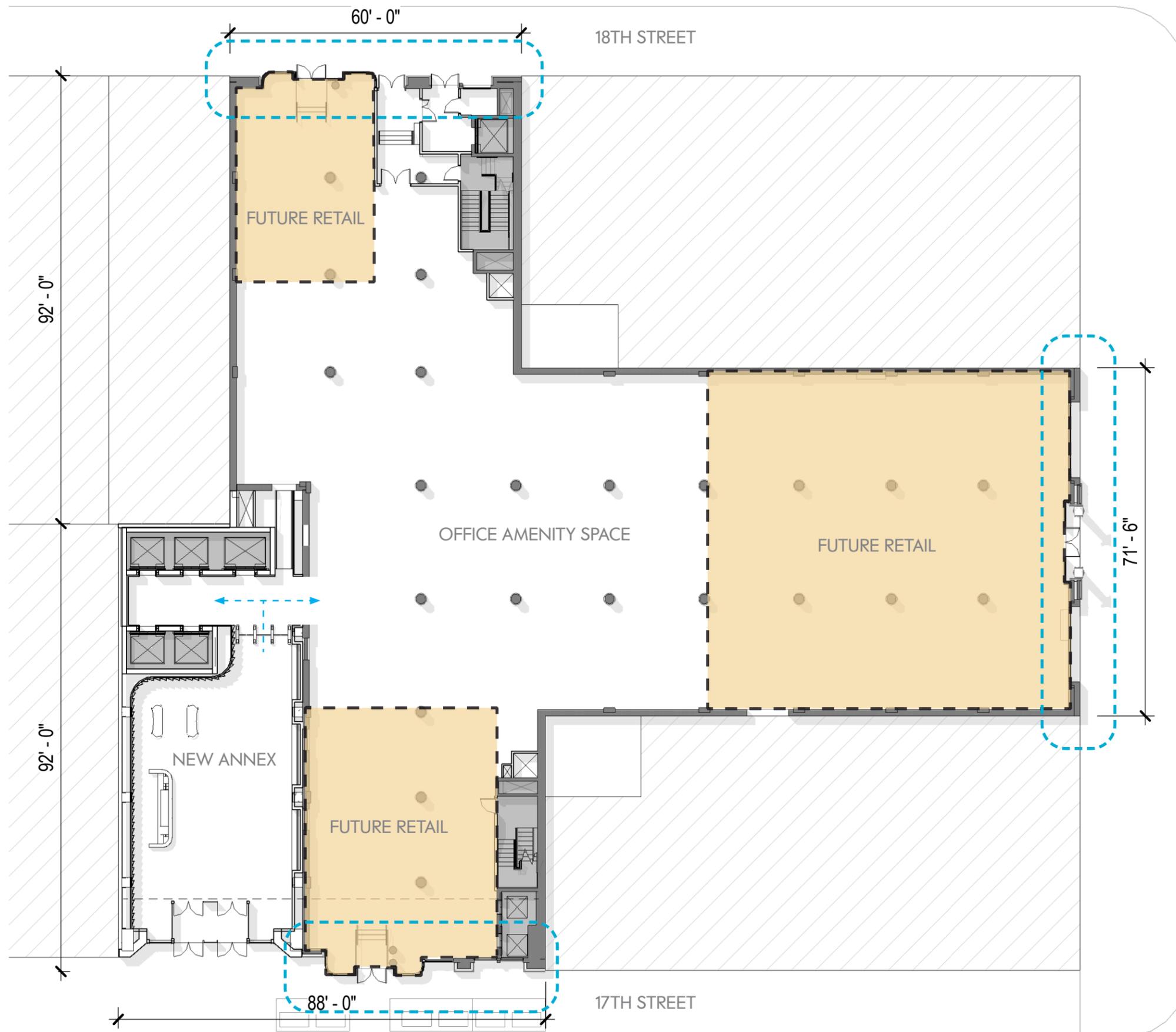
**STREET VIEW PROPOSED**



Proposed View from 17th Street & 5th Avenue



## 122 5TH AVE NORTHEAST VIEW



**17TH ST STOREFRONT**

- NEW ENTRY DOORS IN HISTORIC BAY WINDOWS

**18TH ST STOREFRONT**

- OPTION 1:  
 - NEW ENTRY DOORS IN HISTORIC BAY WINDOWS
- OPTION 2:  
 - RESTORATION OF HISTORIC

**5TH AVE STOREFRONT**

- OPTION 1:  
 - DOOR IN CENTER BAY  
 - RETAIL STOREFRONT ON NORTH AND SOUTH

- OPTION 2:  
 - DOOR IN CENTER BAY  
 - EITHER ENTRY DOOR OR RETAIL STOREFRONT IN EITHER NORTH AND SOUTH

**GROUND FLOOR STOREFRONT MASTERPLAN**



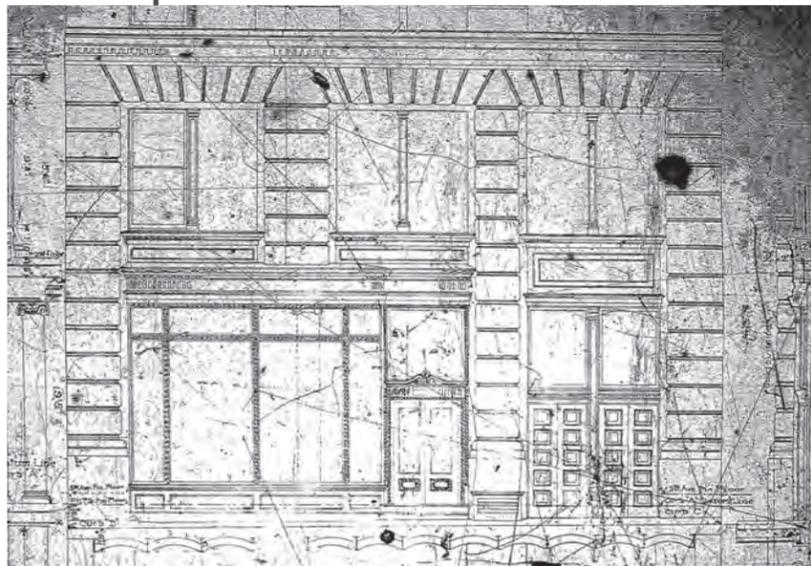
JL Mott Catalogue

1908



2020

1898



NYC DOB Archives

1921



MCNY



11 West 19th Street



22 West 19th Street

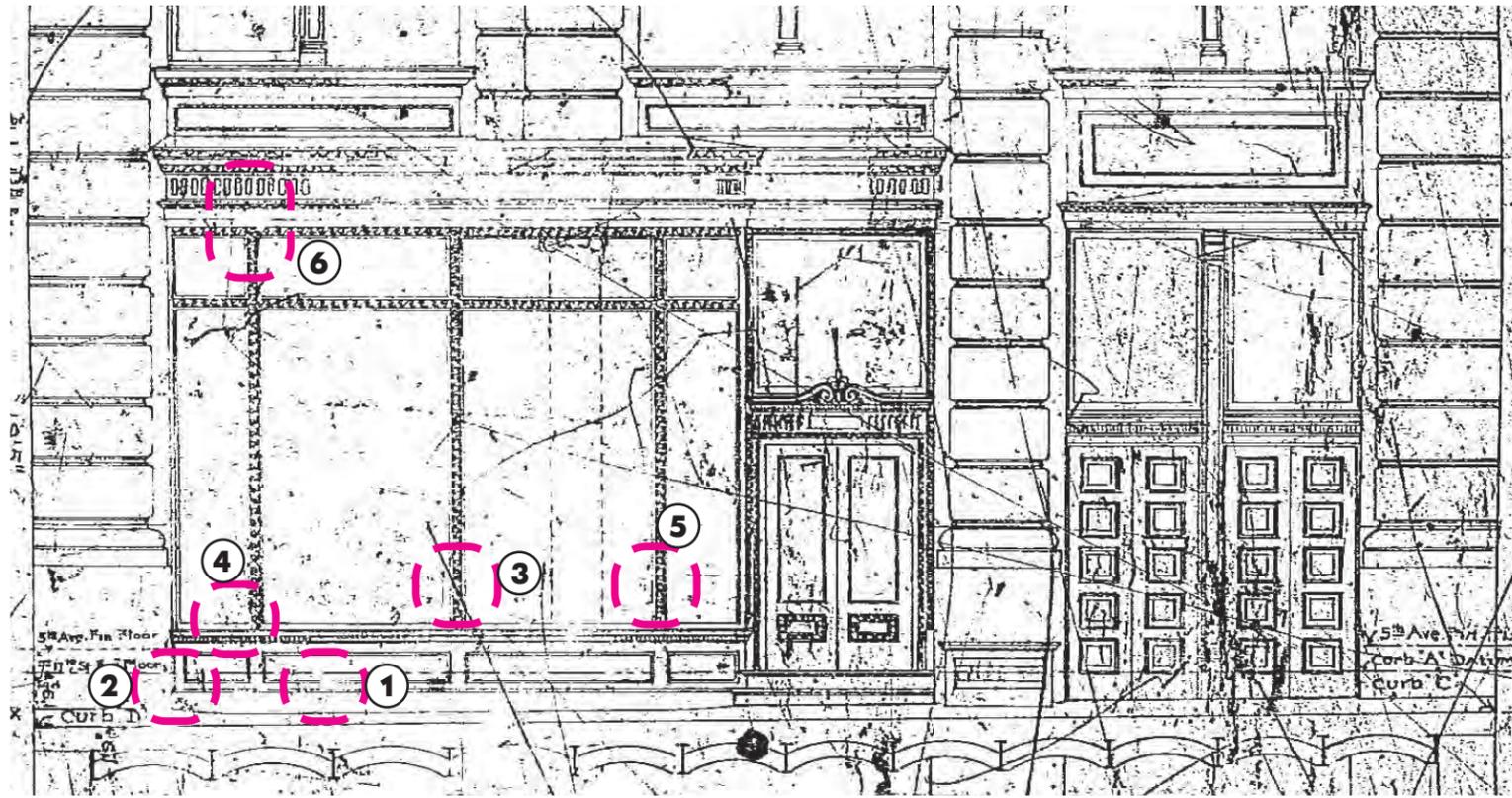


EXISTING 17TH ST ELEVATION

**EXISTING** STOREFRONT PHOTOS



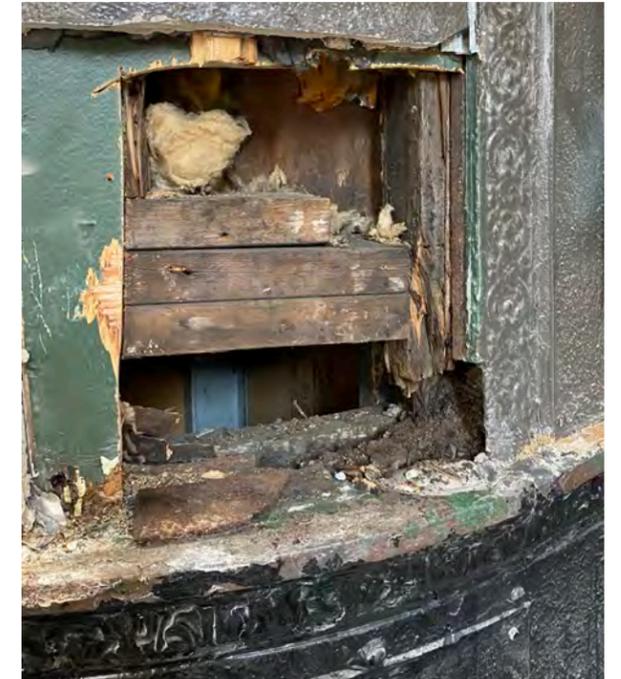
EXISTING 18TH ST ELEVATION



1898, NYC DOB ARCHIVES



③ 17TH ST



④ 17TH ST



① 17TH ST



② 17TH ST

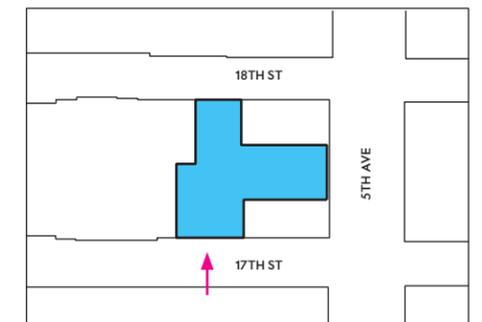
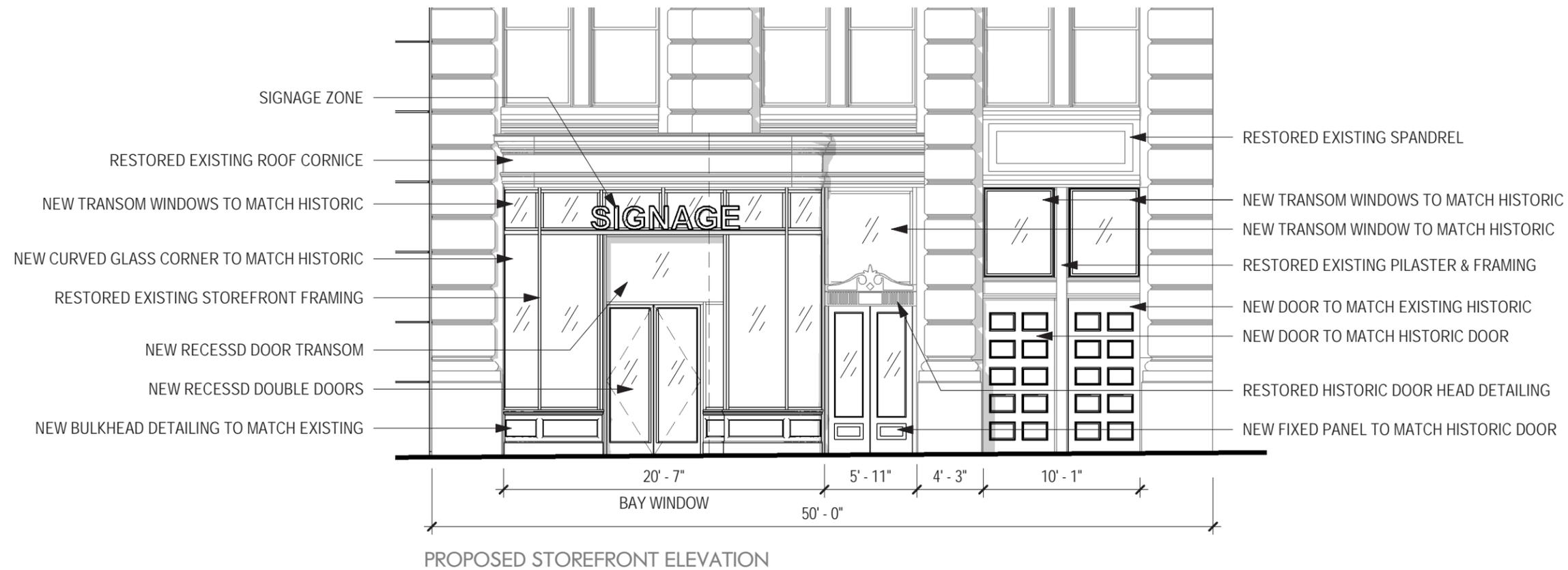


⑤ 18TH ST

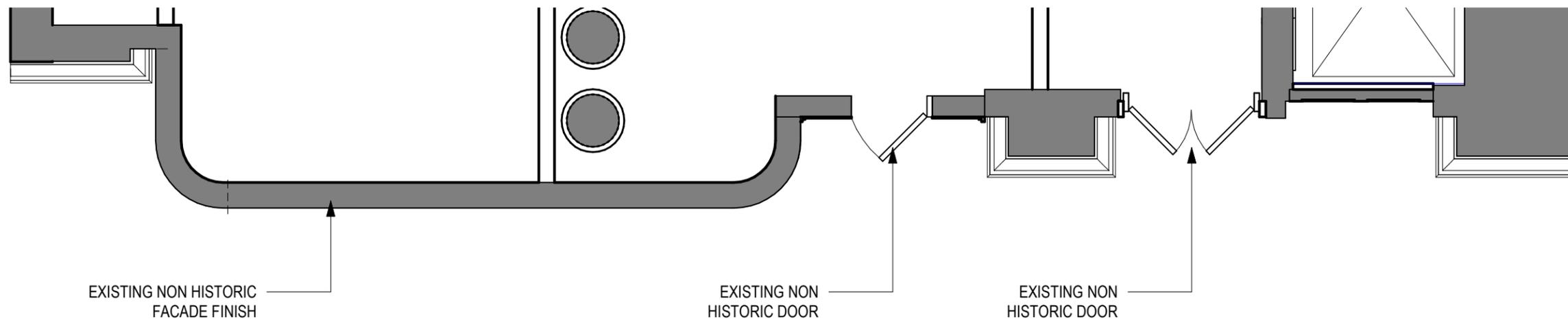


⑥ 18TH ST

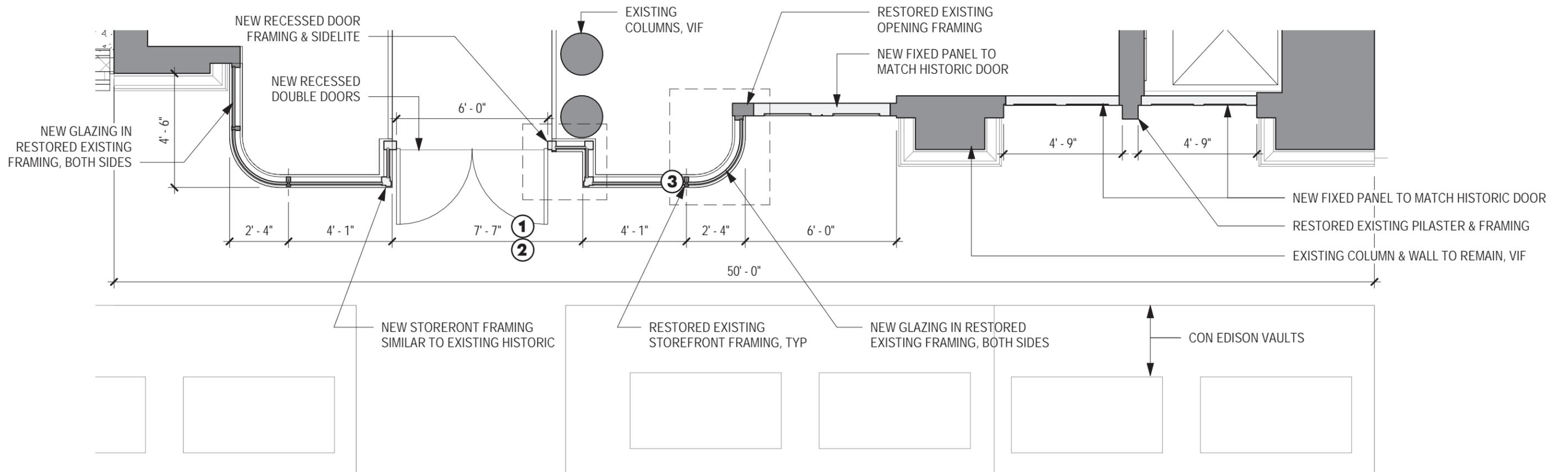
## 17TH & 18TH STREET STOREFRONT PROBES



# 17TH STREET PROPOSED STOREFRONT

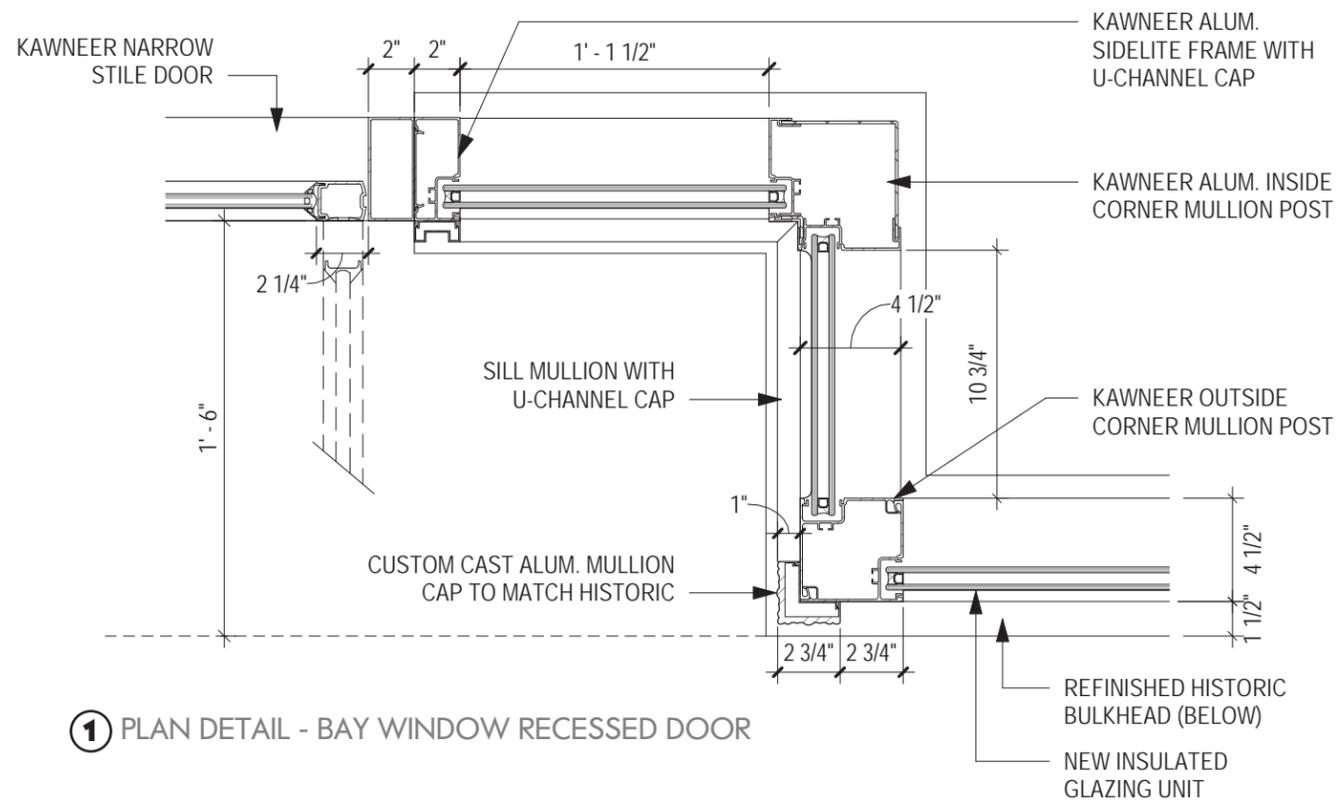


EXISTING STOREFRONT PLAN

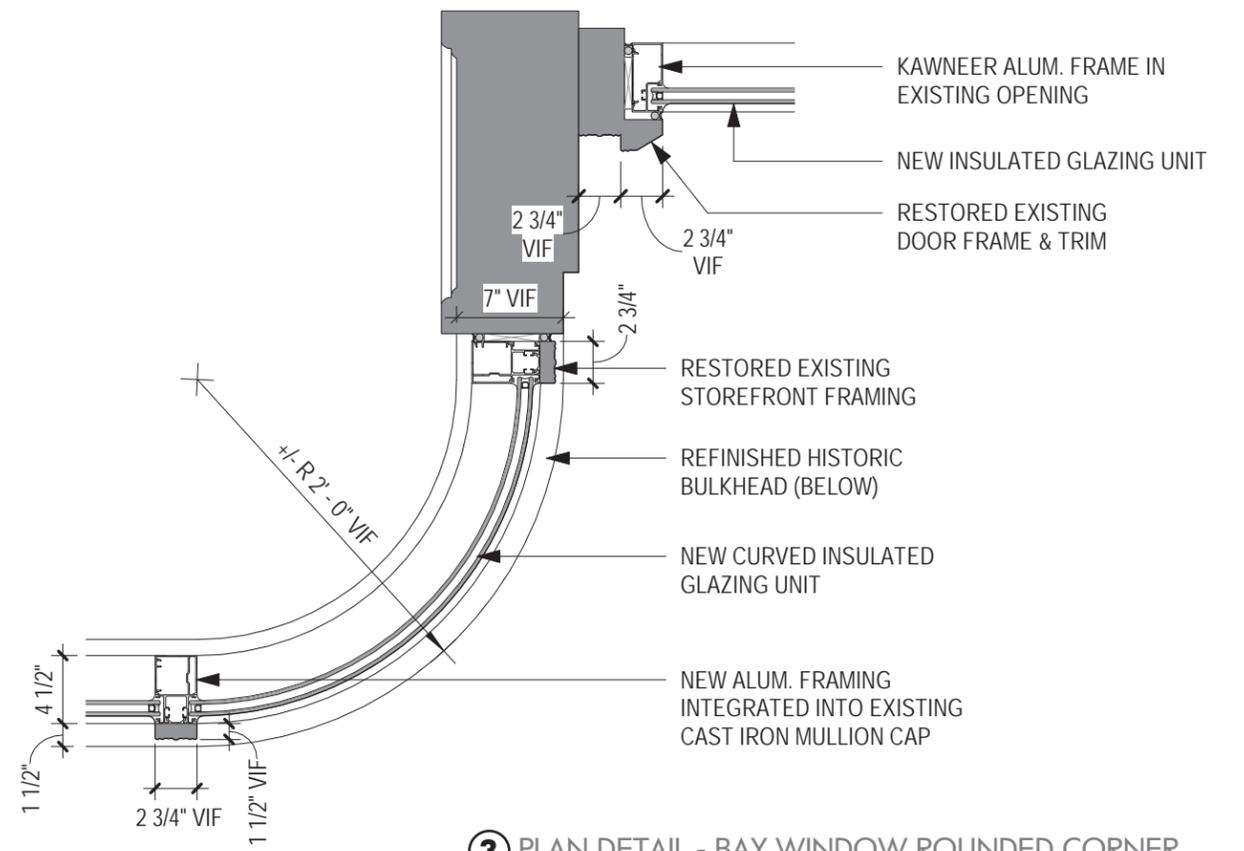


PROPOSED STOREFRONT PLAN

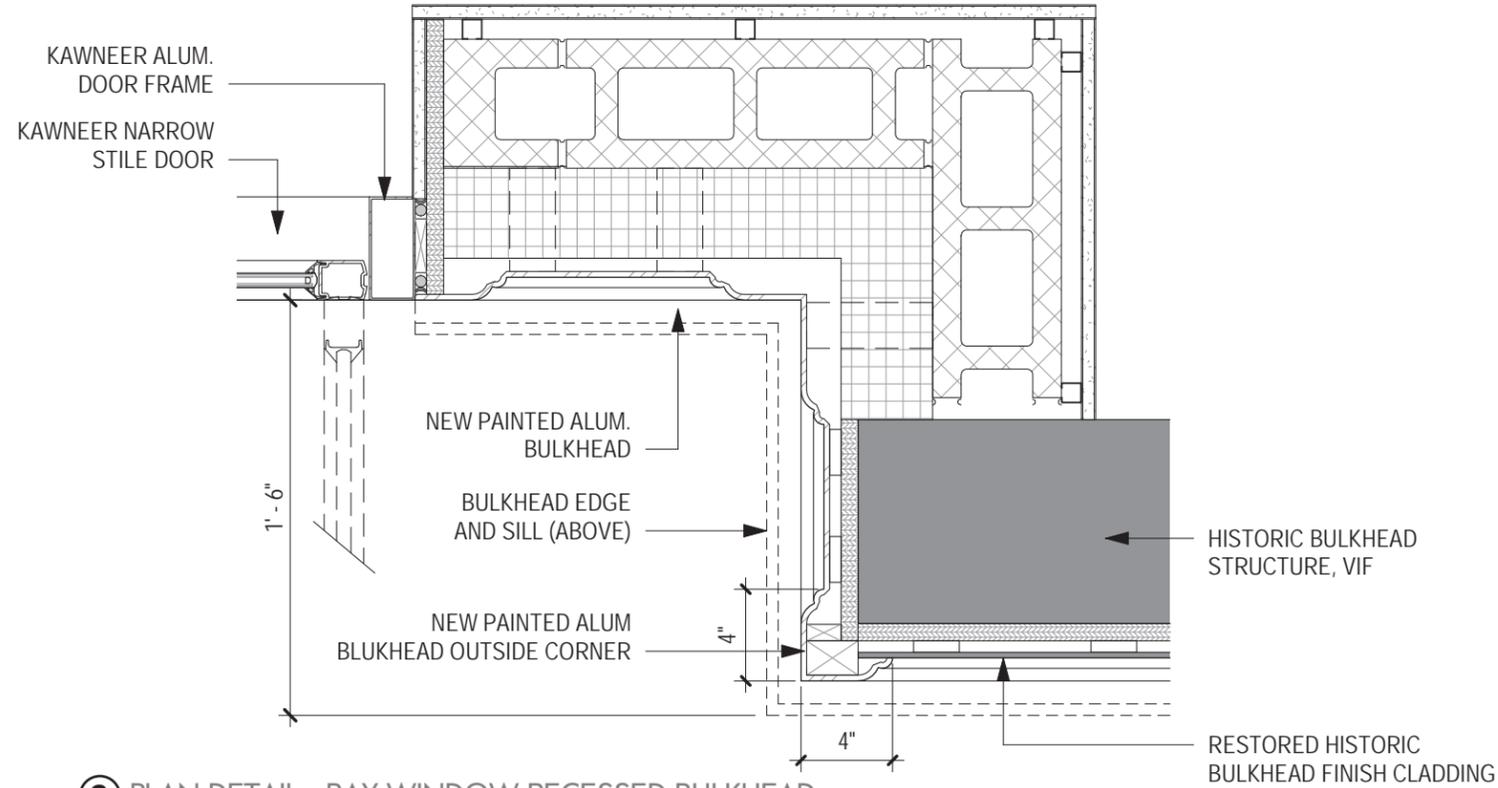
# 17TH STREET PROPOSED STOREFRONT



1 PLAN DETAIL - BAY WINDOW RECESSED DOOR

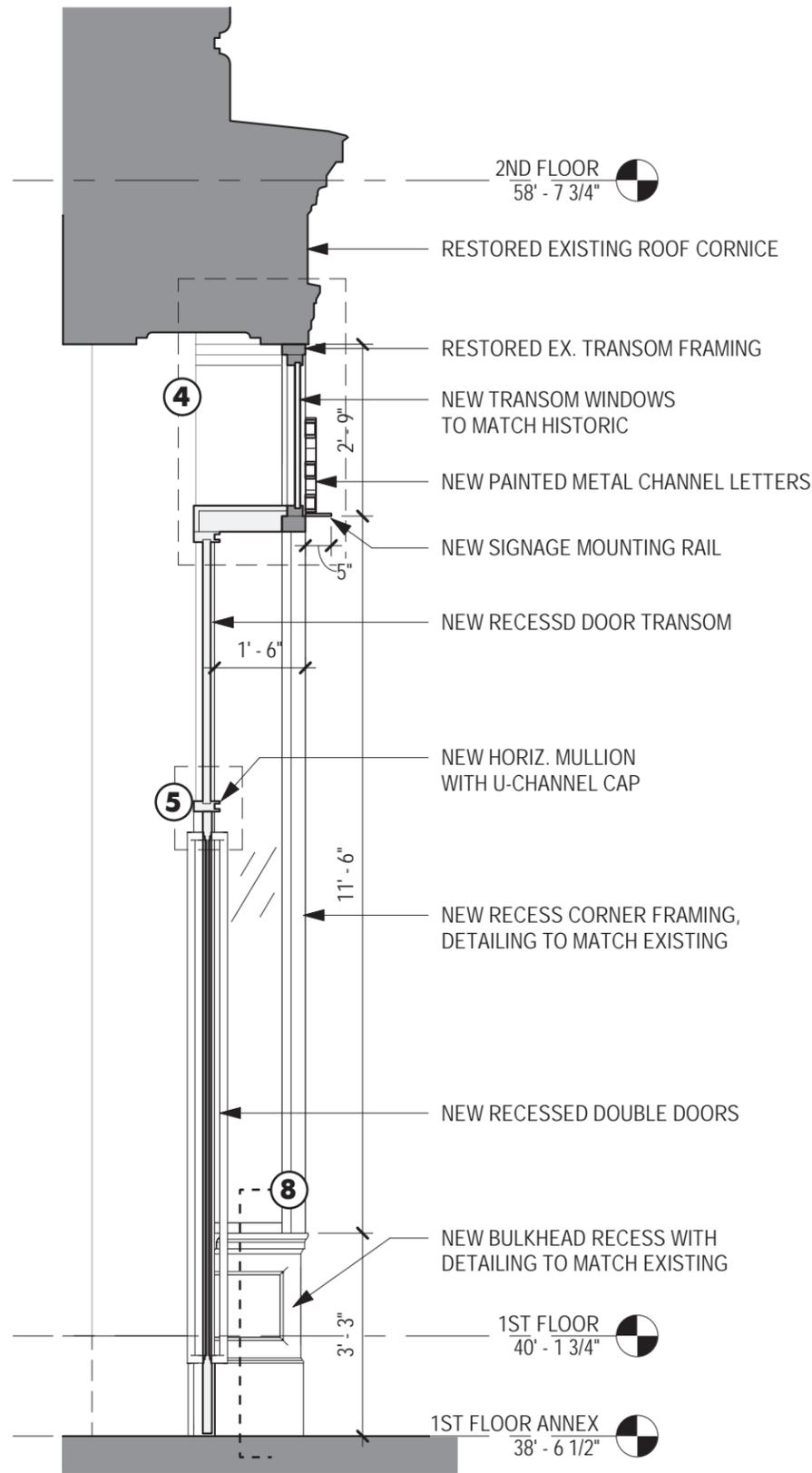


3 PLAN DETAIL - BAY WINDOW ROUNDED CORNER

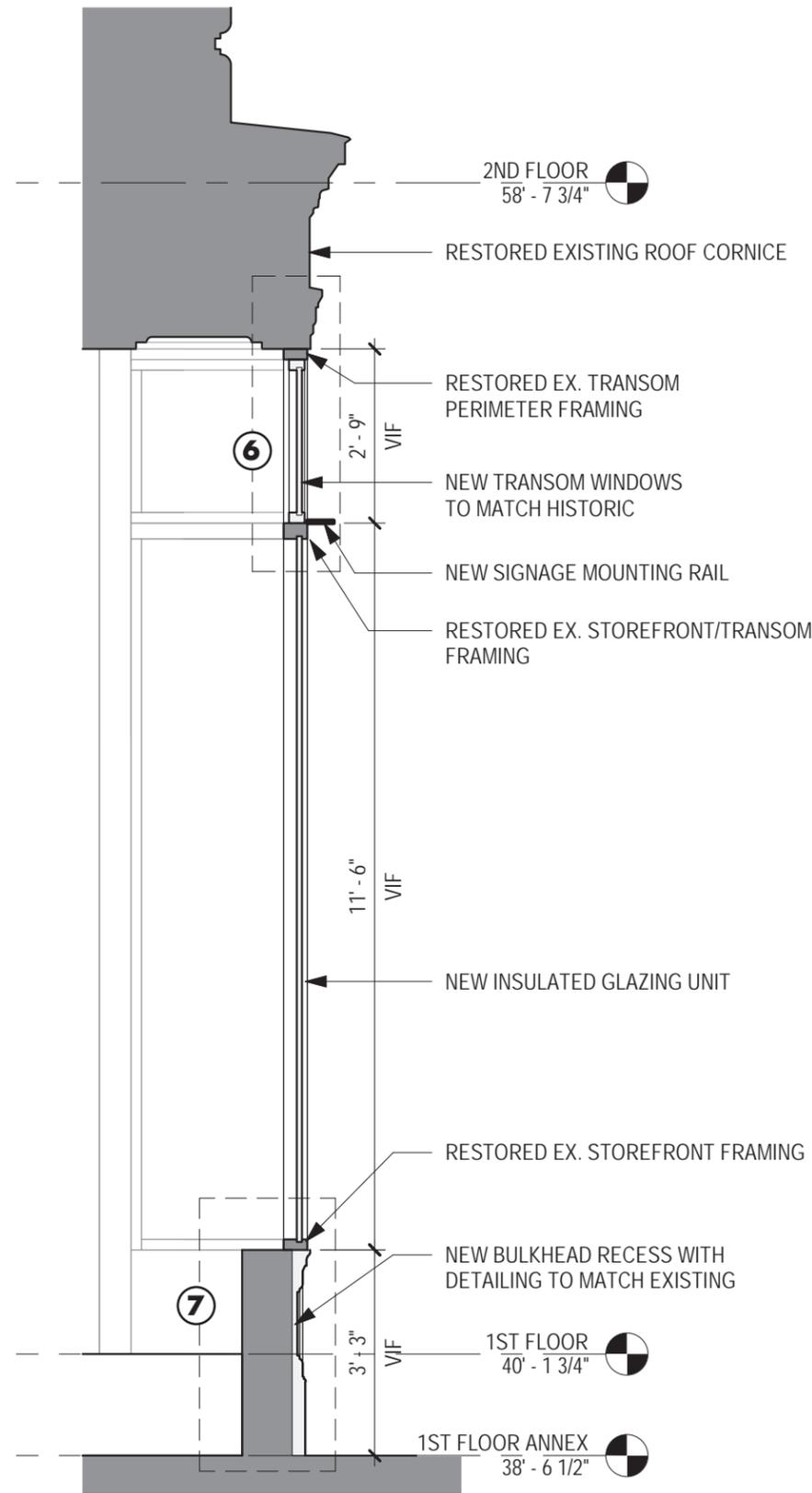


2 PLAN DETAIL - BAY WINDOW RECESSED BULKHEAD

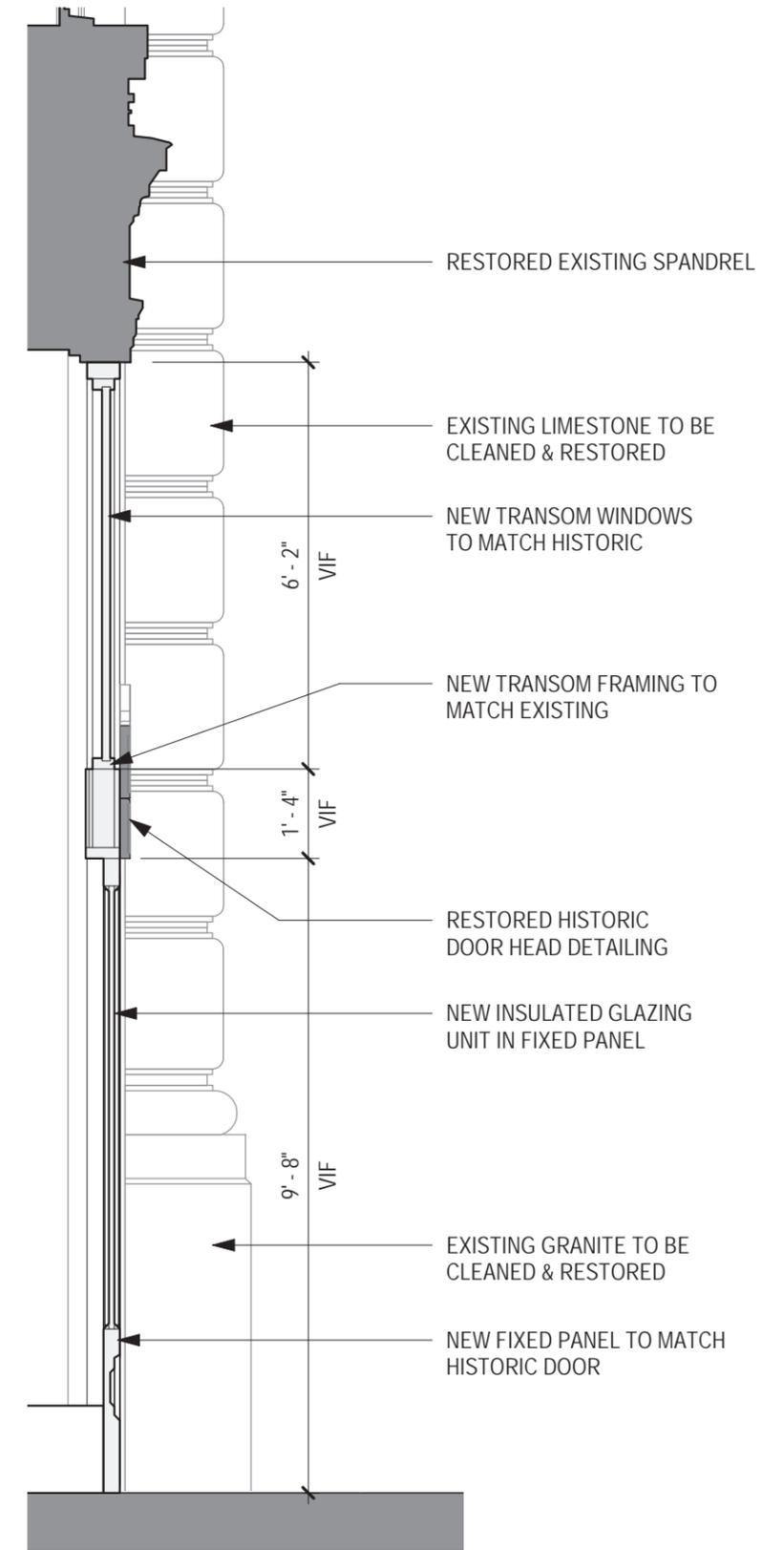
# 17TH STREET PROPOSED STOREFRONT



PROPOSED SECTION - RECESSED DOOR

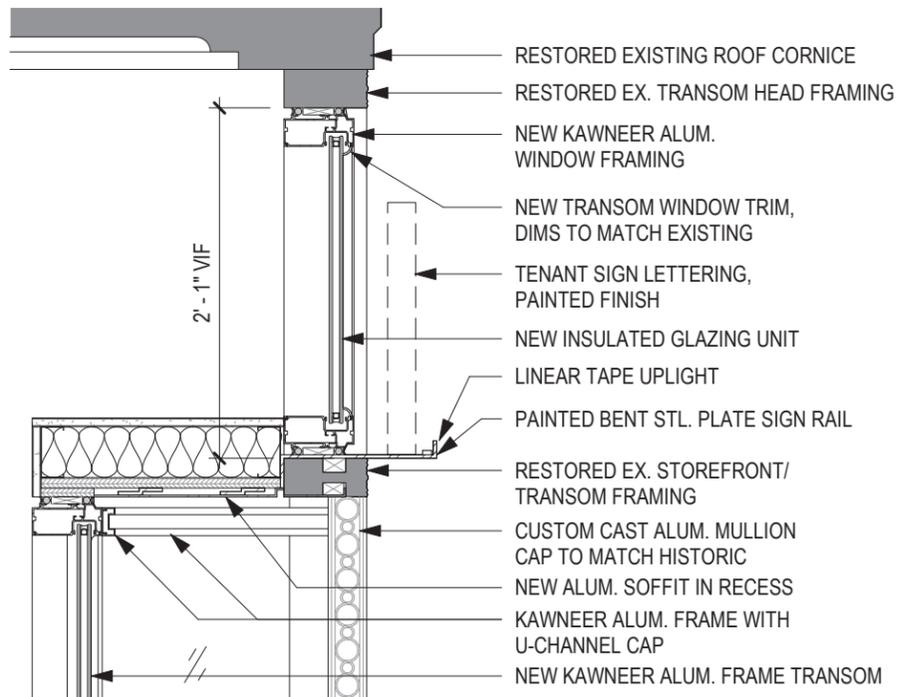


PROPOSED SECTION - STOREFRONT

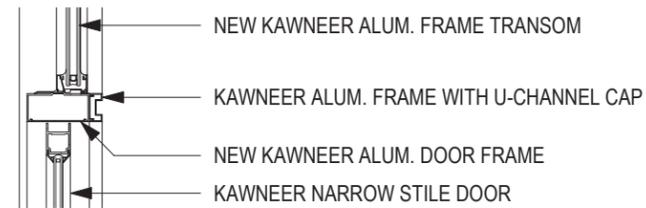


PROPOSED SECTION - FIXED PANEL

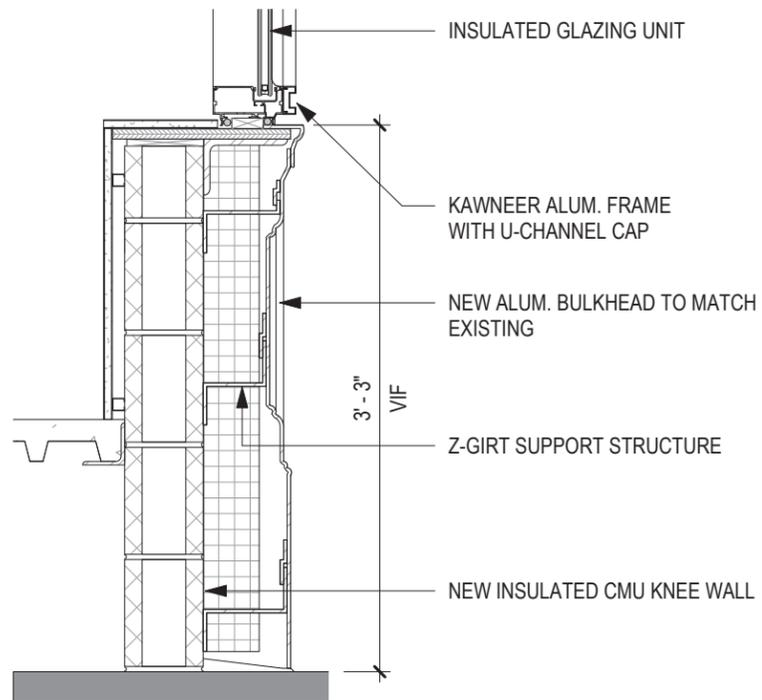
# 17TH STREET PROPOSED STOREFRONT



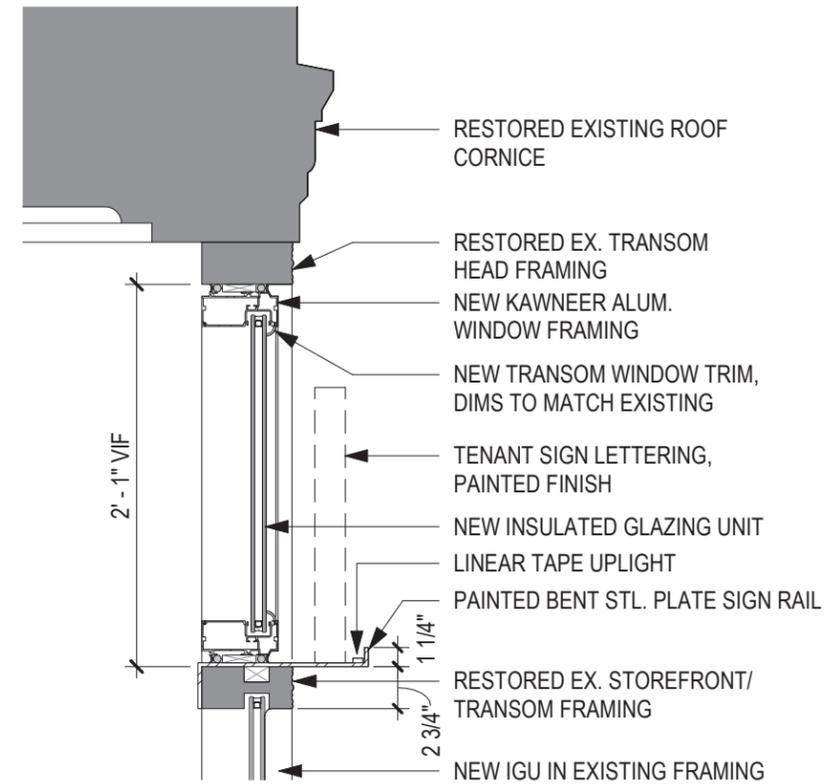
④ SECTION DETAIL - RECESS SOFFIT & TRANSOM



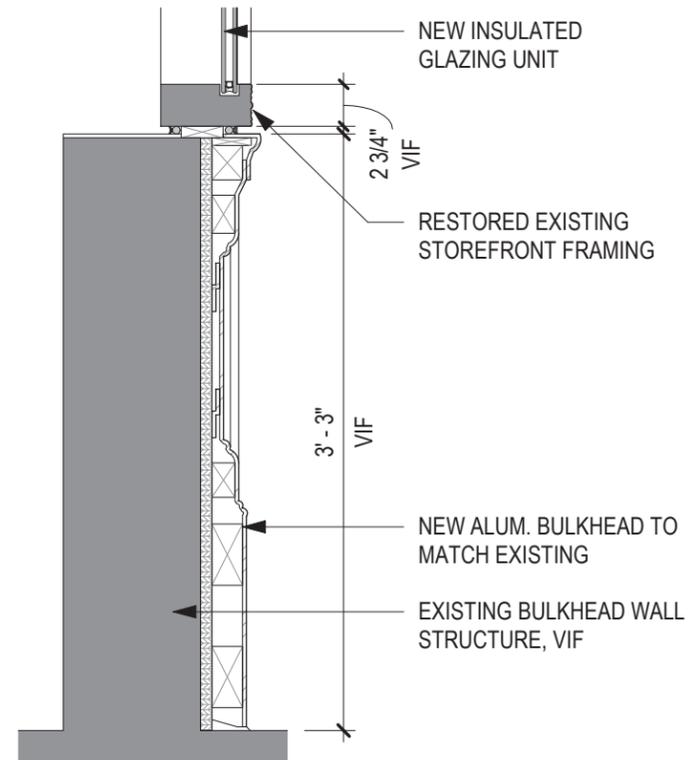
⑤ SECTION DETAIL - RECESS DOOR HEAD



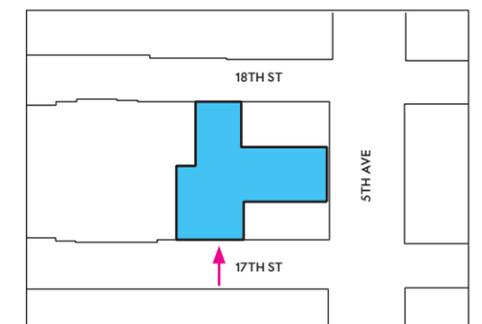
⑧ SECTION DETAIL - RECESS BULKHEAD



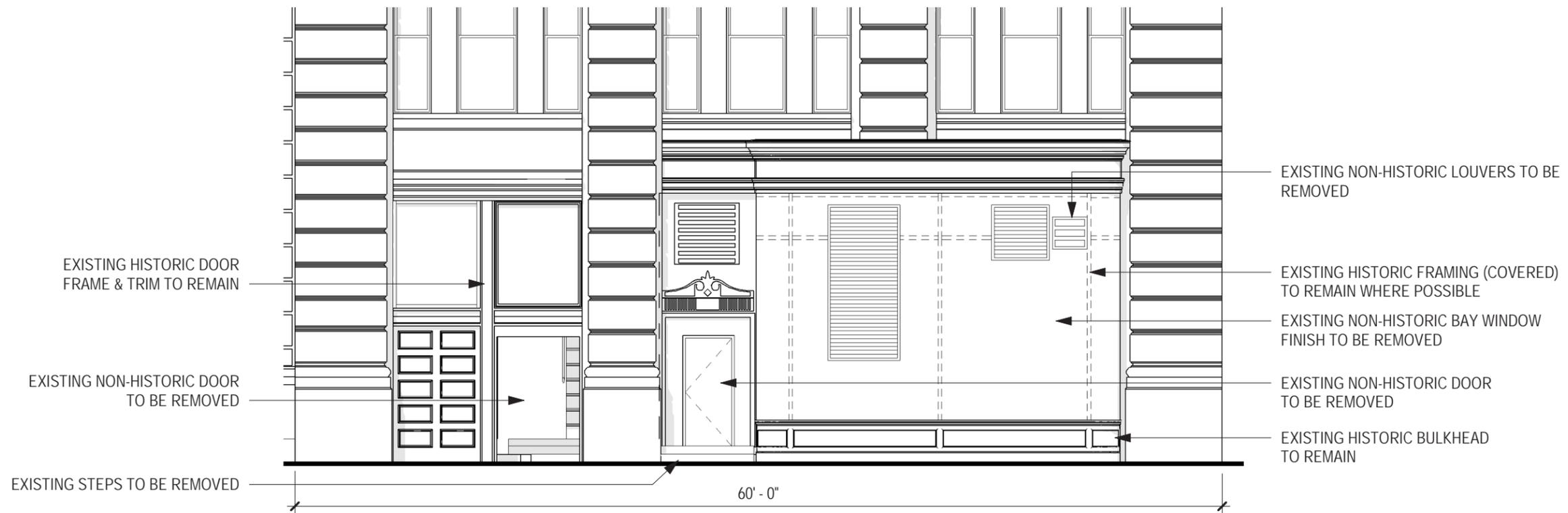
⑥ SECTION DETAIL - TRANSOM



⑦ SECTION DETAIL - BULKHEAD



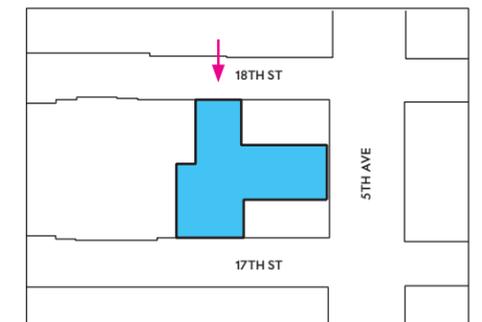
**17TH STREET VIEW**



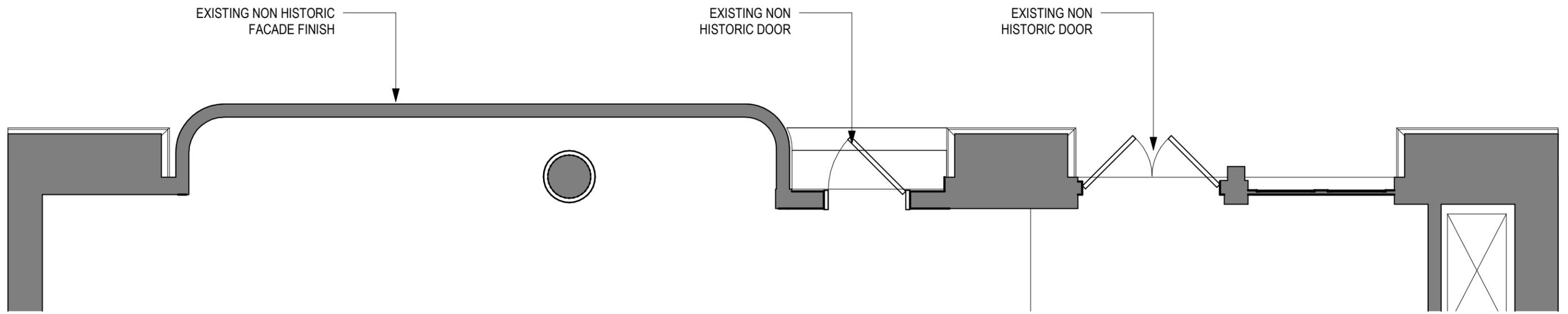
EXISTING STOREFRONT ELEVATION



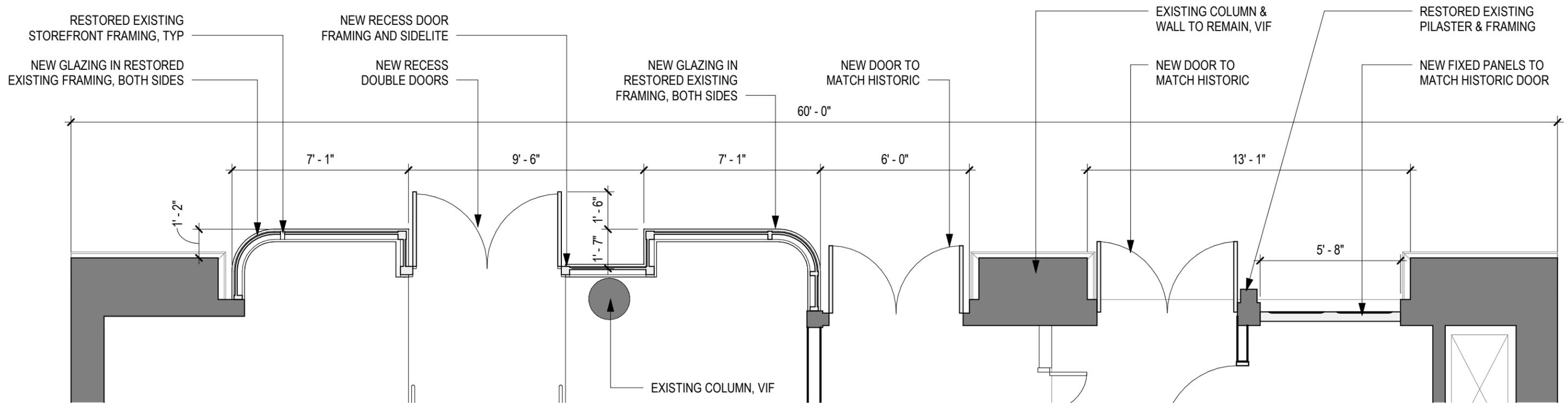
PROPOSED STOREFRONT ELEVATION



# 18TH STREET PROPOSED STOREFRONT

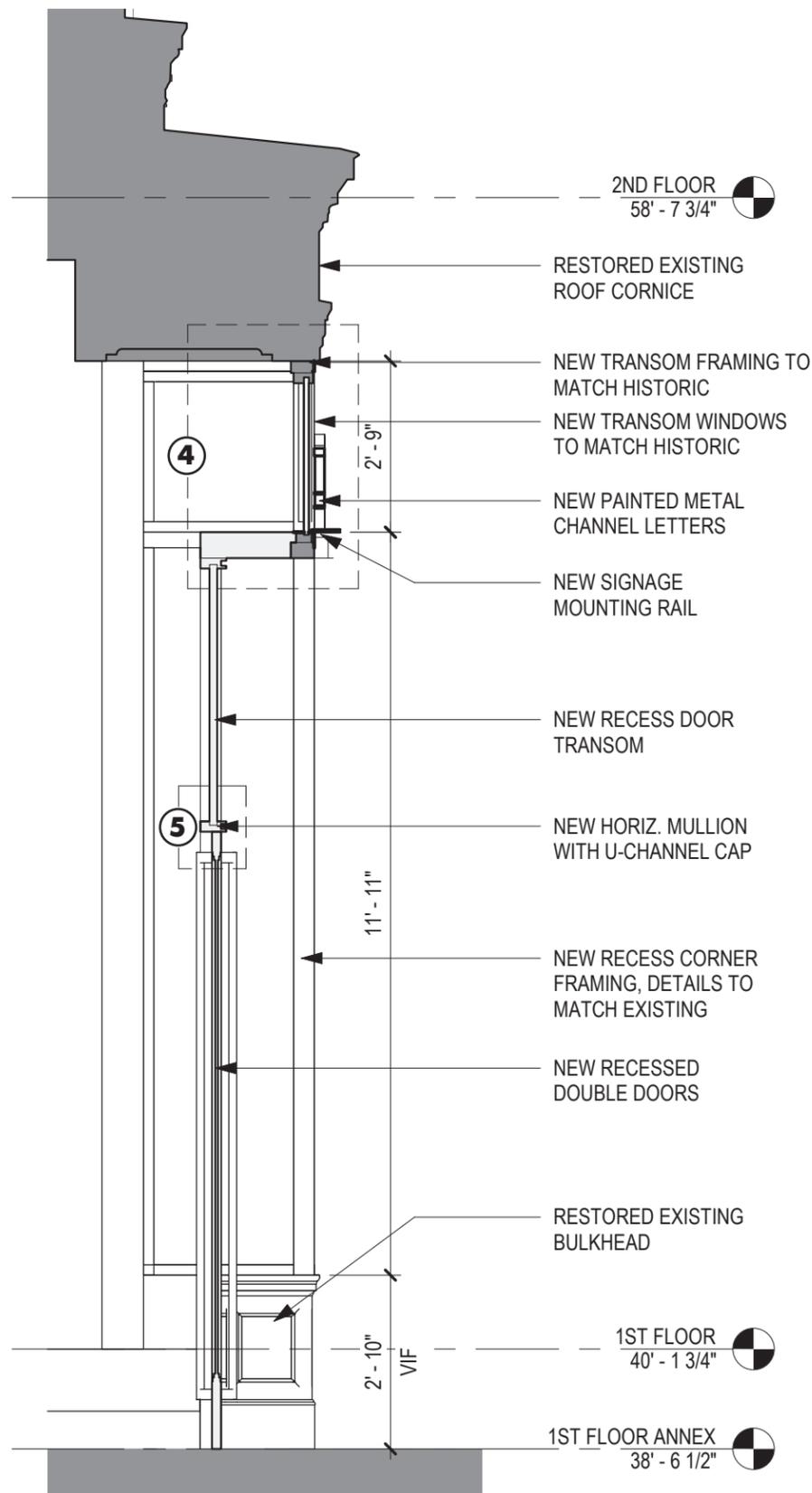


EXISTING STOREFRONT PLAN

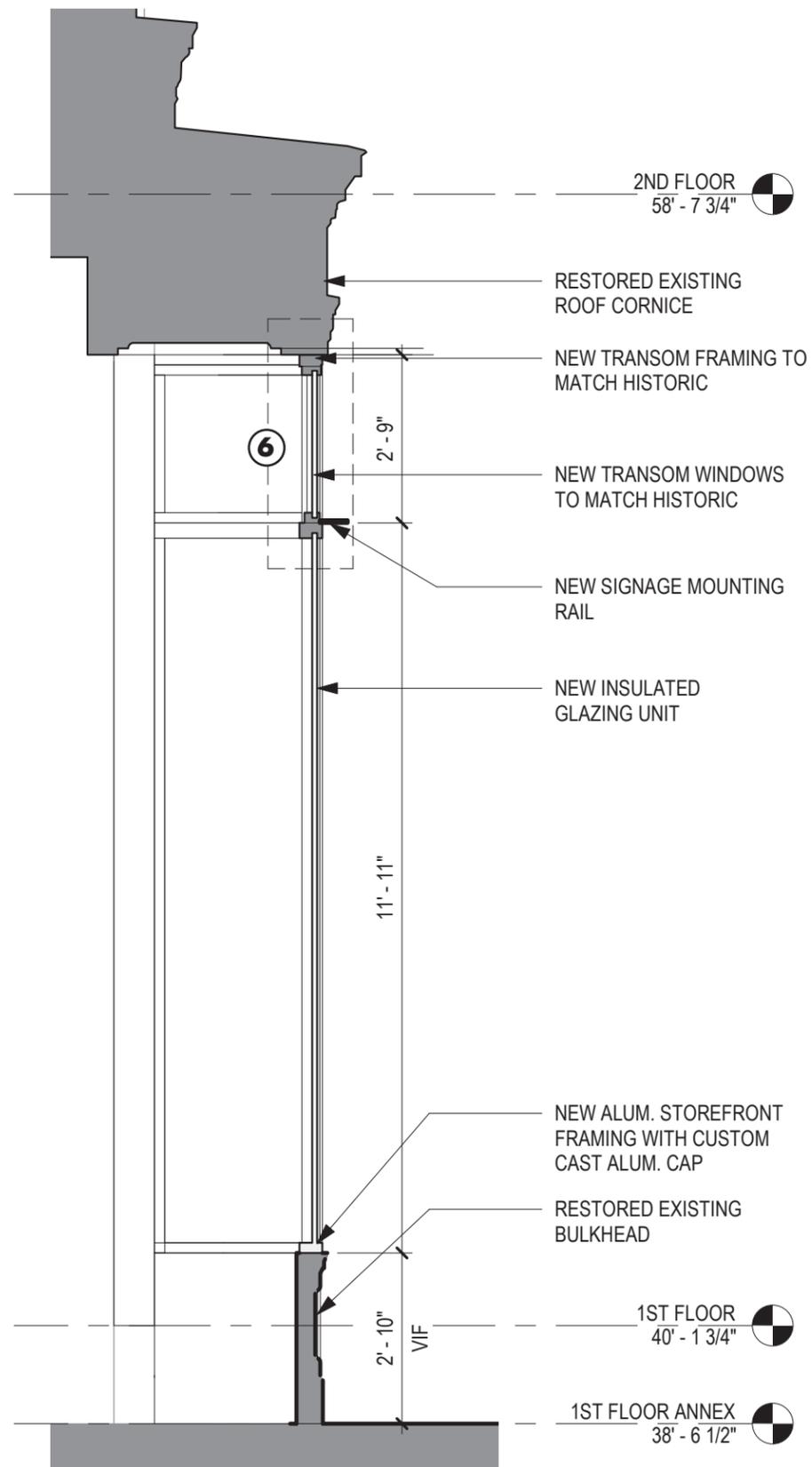


PROPOSED STOREFRONT PLAN

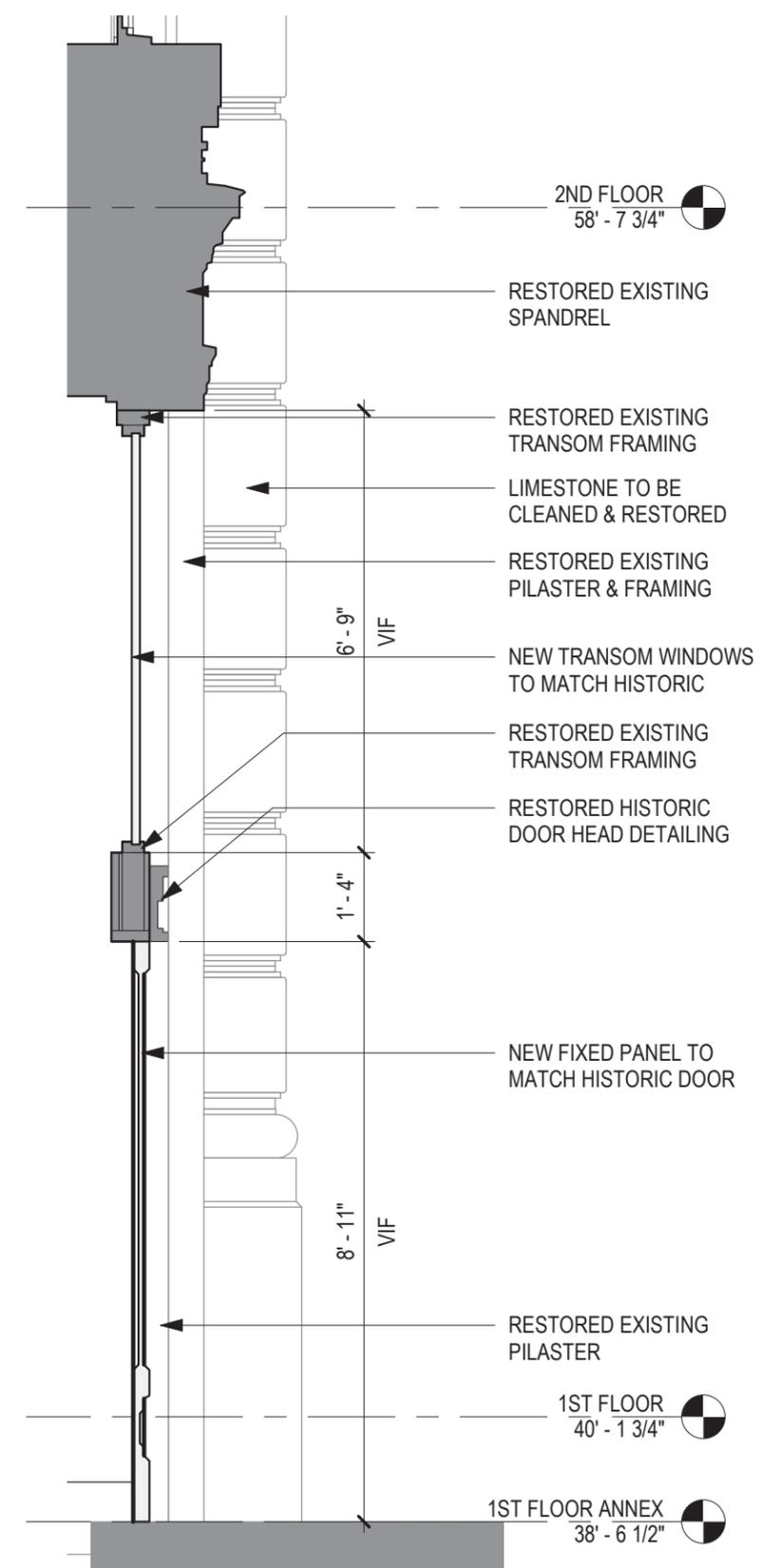
**18TH ST PROPOSED STOREFRONT**



PROPOSED SECTION - RECESSED DOOR

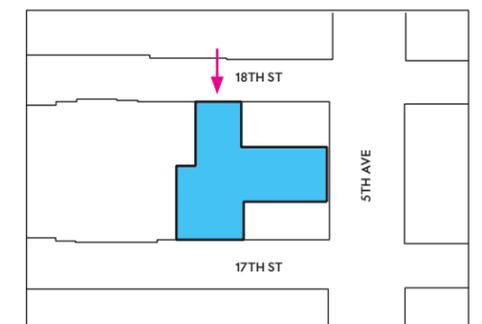


PROPOSED SECTION - STOREFRONT

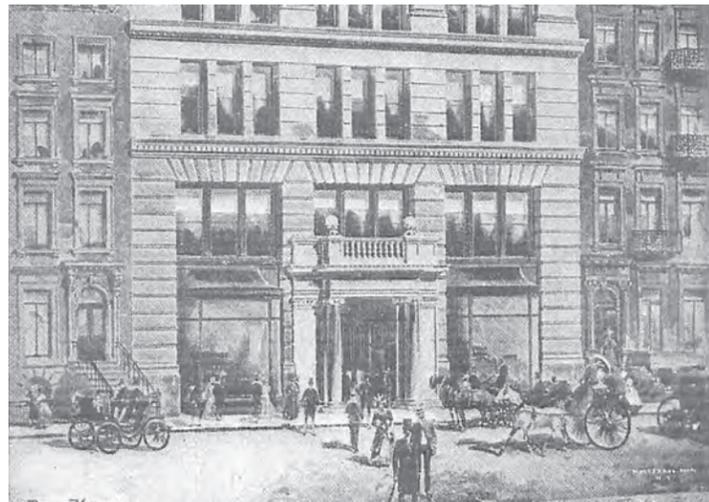


PROPOSED SECTION - FIXED PANEL

# 18TH ST PROPOSED STOREFRONT



**18TH STREET VIEW**



NYHS

1899



MCNY

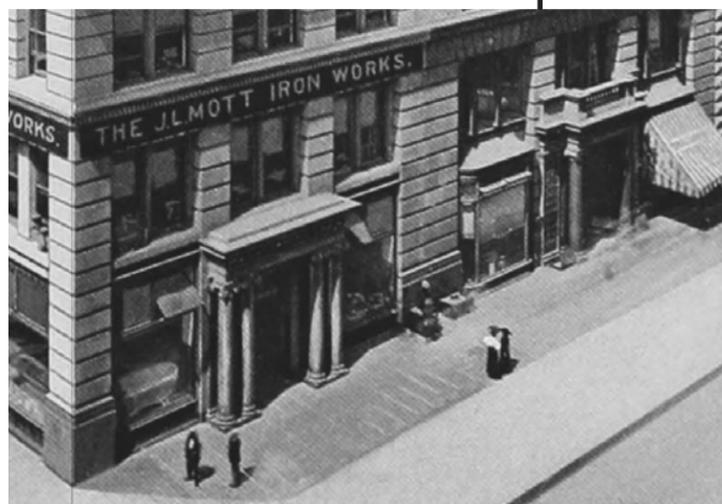
1918



Acker

1962

1908



Mott Catalogue

1940



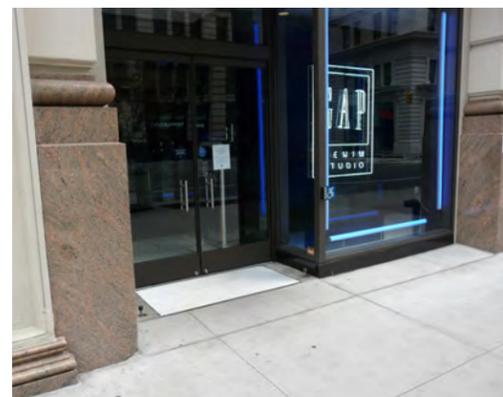
Acker

1984



NYHS

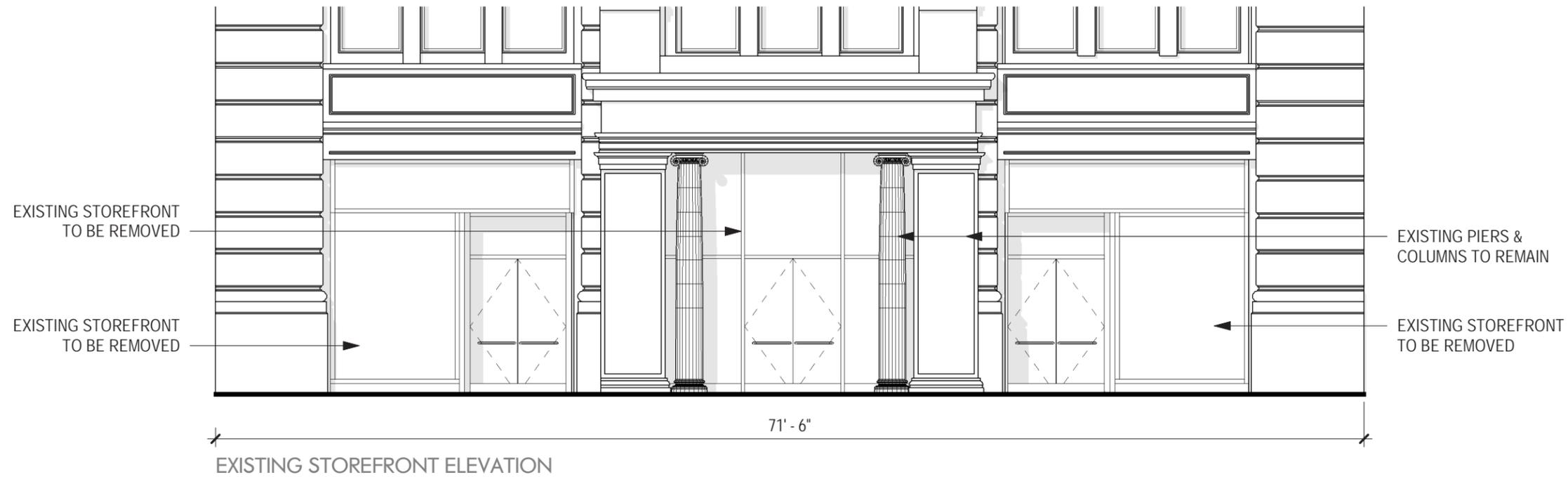
# 5TH AVE STOREFRONT TIMELINE



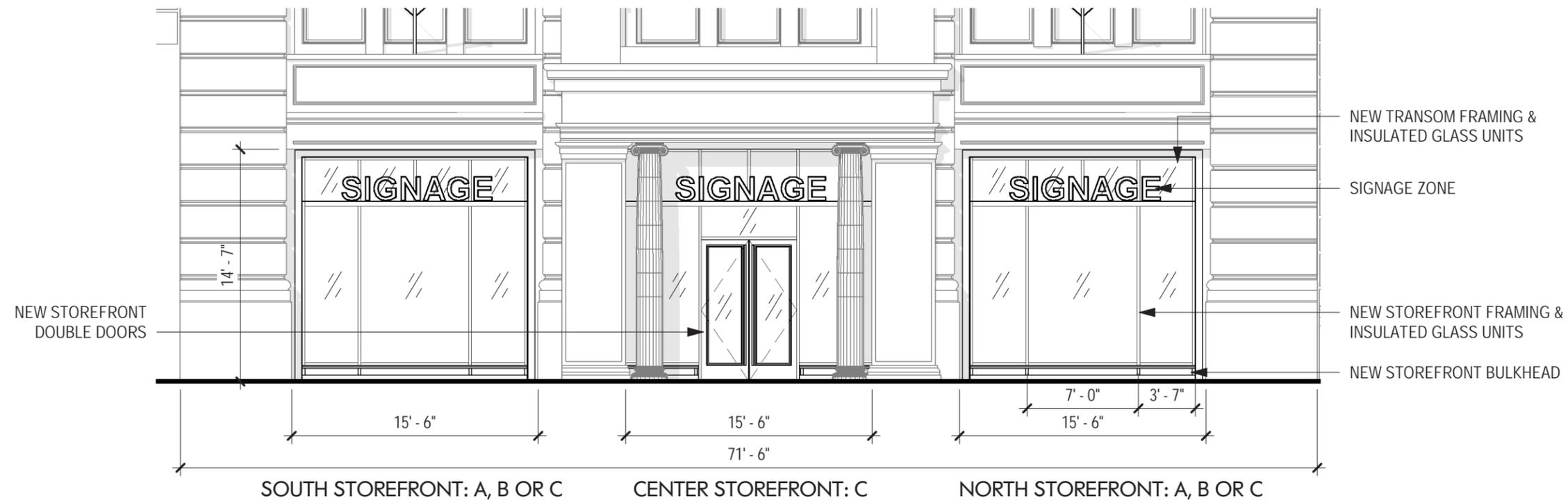
EXISTING 5TH AVE ELEVATION

EXISTING 5TH AVE STOREFRONT DETAILS

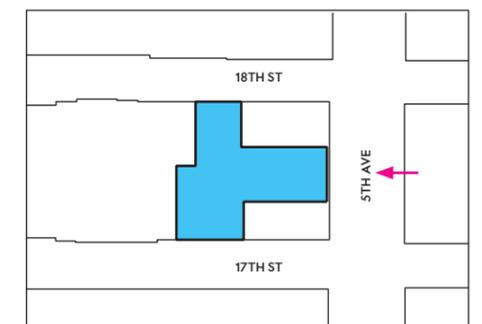
**EXISTING 5TH AVE STOREFRONT DETAILS**



EXISTING STOREFRONT ELEVATION



PROPOSED STOREFRONT ELEVATION



# 5TH AVE PROPOSED STOREFRONT SAMPLE ELEVATION



OPTION A: STOREFRONT  
NORTH OR SOUTH BAY



OPTION B: DOOR SIDE JUSTIFIED  
NORTH OR SOUTH BAY



OPTION 3: DOOR IN CENTER  
NORTH, SOUTH &/OR CENTER BAY

FLAGPOLE MOUNTED TO BUILDING

SIGNAGE ZONE, TYP

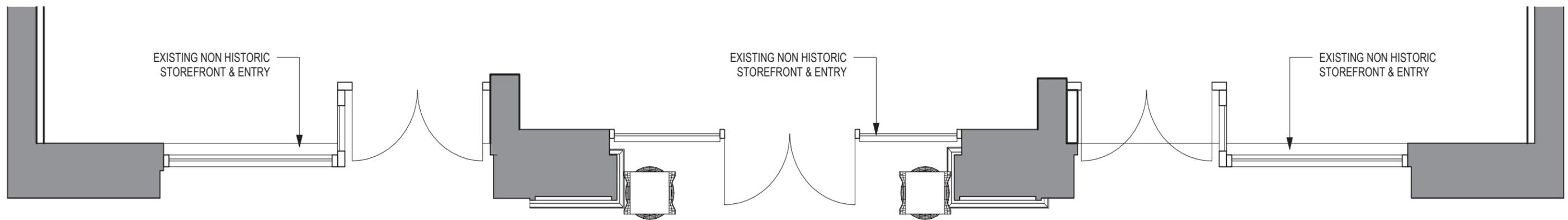
NEW TRANSOM GLASS AND/OR LOUVER

NEW STOREFRONT SYSTEM WITH  
DETAILS SIMILAR TO HISTORIC

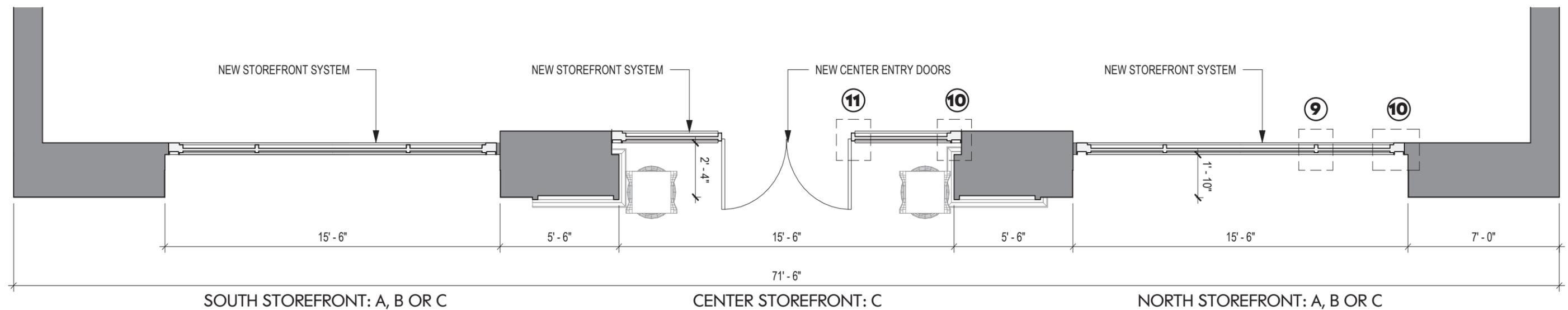
NEW DOUBLE DOORS

NEW INSULATED GLAZING UNIT

NEW BULKHEAD SIMILAR TO HISTORIC

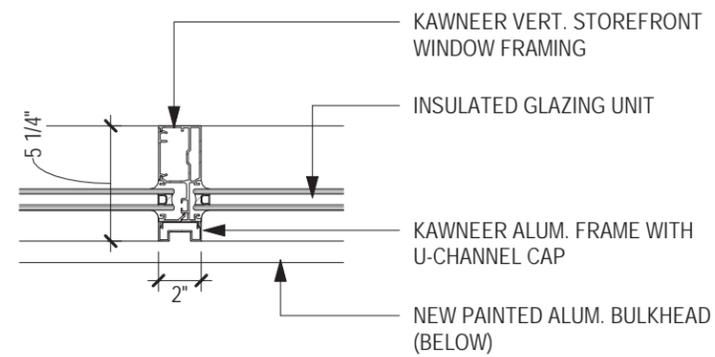


EXISTING STOREFRONT PLAN

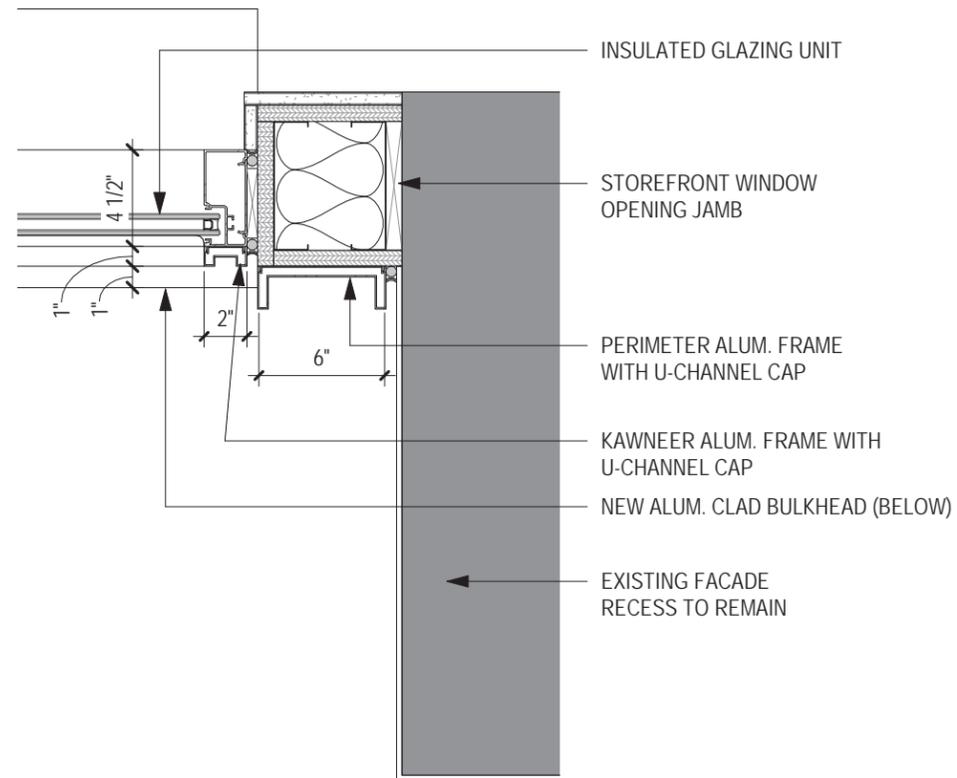


PROPOSED STOREFRONT PLAN

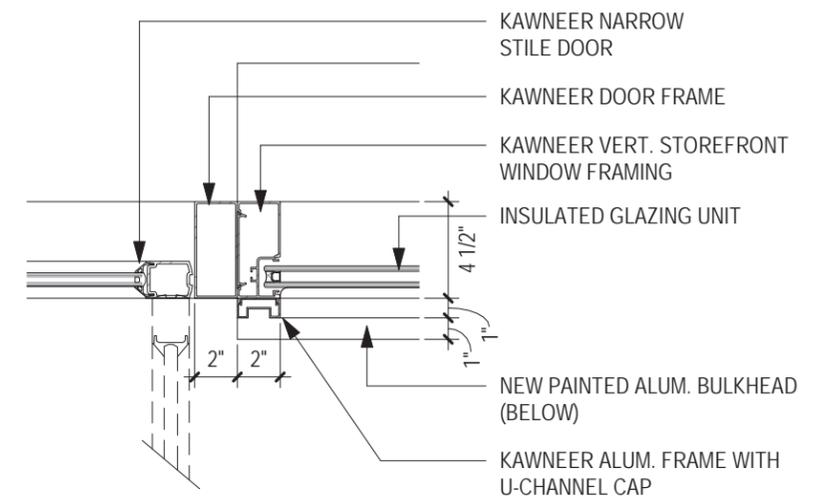
# 5TH AVE PROPOSED STOREFRONT SAMPLE PLAN



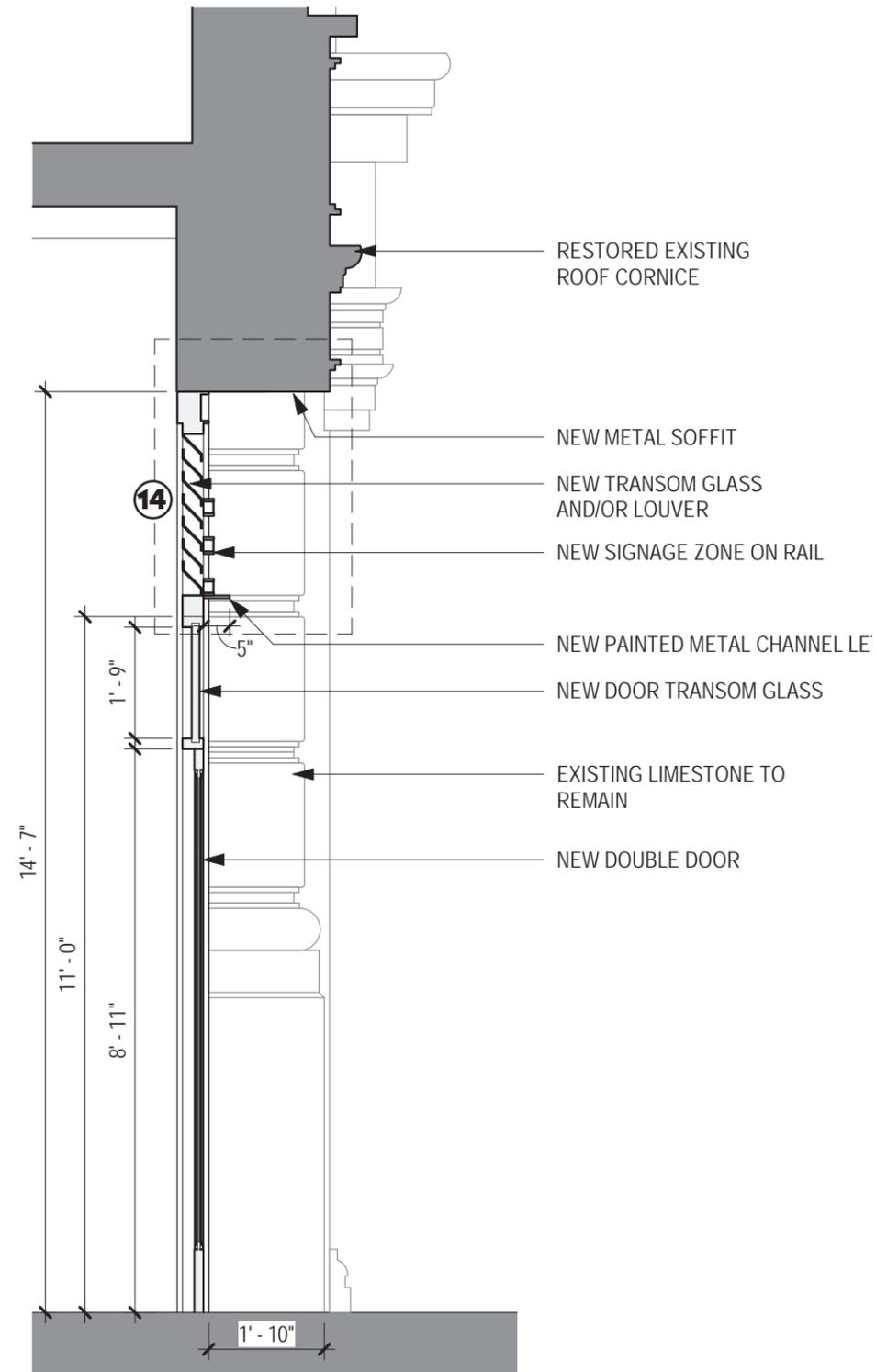
9 PLAN DETAIL - VERTICAL MULLION



10 PLAN DETAIL - STOREFRONT JAMB

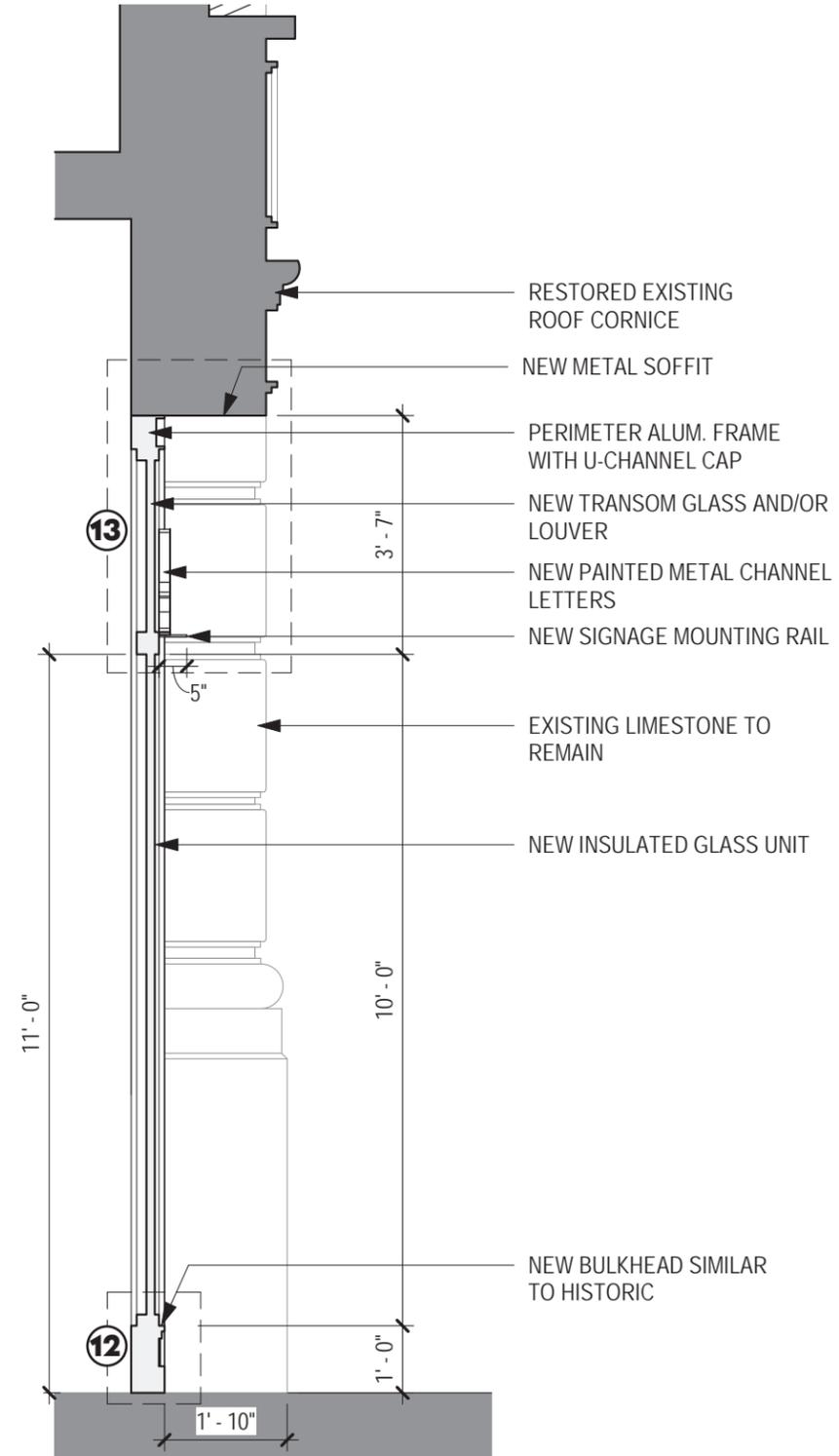


11 PLAN DETAIL - STOREFRONT JAMB



- RESTORED EXISTING ROOF CORNICE
- NEW METAL SOFFIT
- NEW TRANSOM GLASS AND/OR LOUVER
- NEW SIGNAGE ZONE ON RAIL
- NEW PAINTED METAL CHANNEL LETTER
- NEW DOOR TRANSOM GLASS
- EXISTING LIMESTONE TO REMAIN
- NEW DOUBLE DOOR

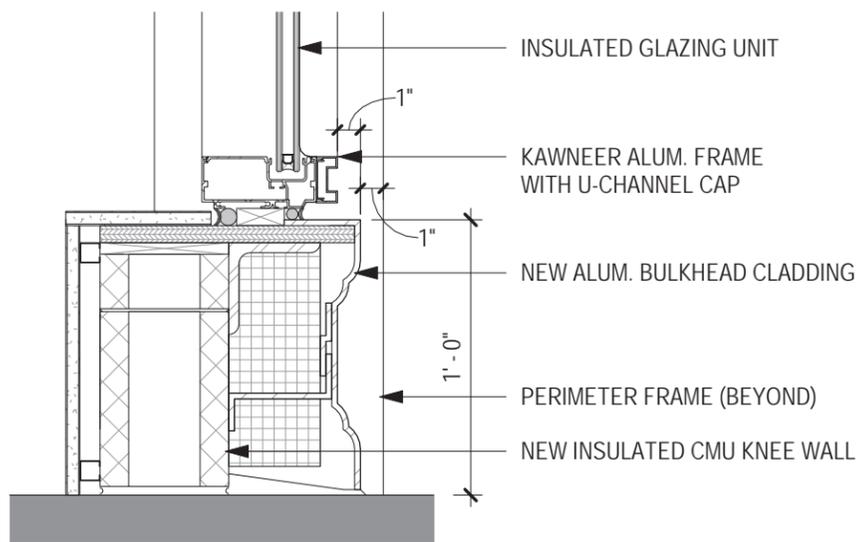
PROPOSED SECTION - RECESSED DOOR



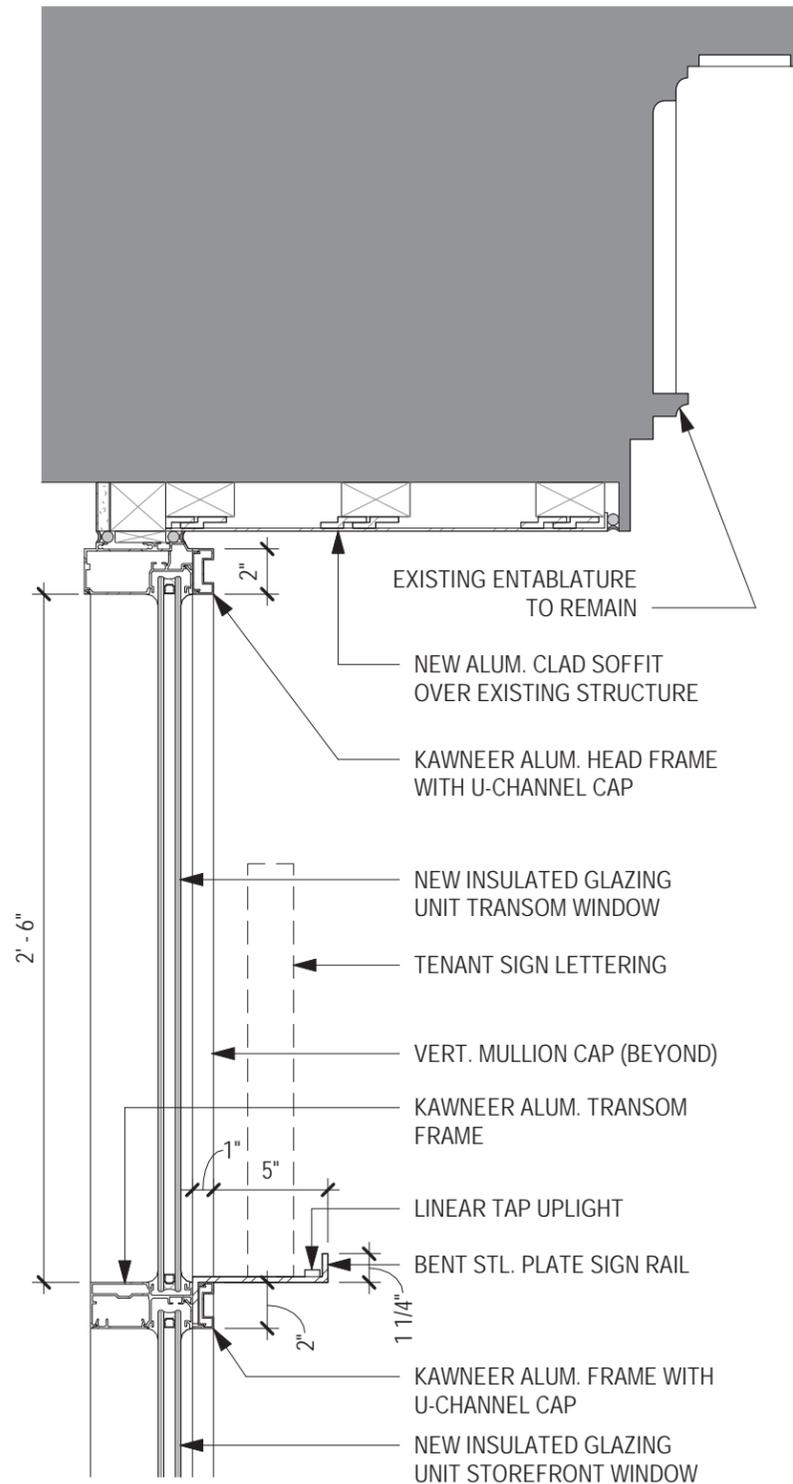
- RESTORED EXISTING ROOF CORNICE
- NEW METAL SOFFIT
- PERIMETER ALUM. FRAME WITH U-CHANNEL CAP
- NEW TRANSOM GLASS AND/OR LOUVER
- NEW PAINTED METAL CHANNEL LETTERS
- NEW SIGNAGE MOUNTING RAIL
- EXISTING LIMESTONE TO REMAIN
- NEW INSULATED GLASS UNIT
- NEW BULKHEAD SIMILAR TO HISTORIC

PROPOSED SECTION - STOREFRONT

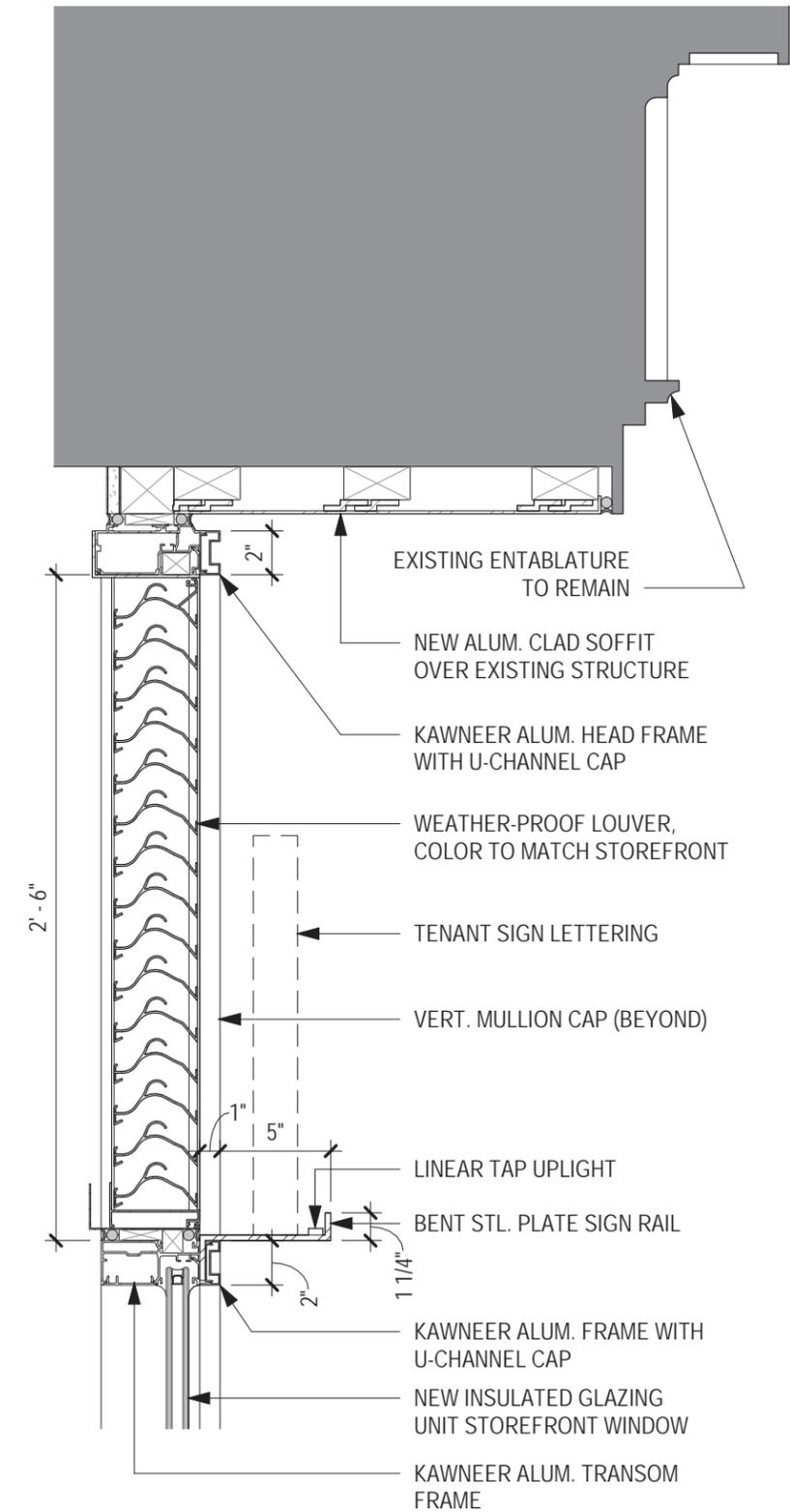
# 5TH AVE PROPOSED STOREFRONT



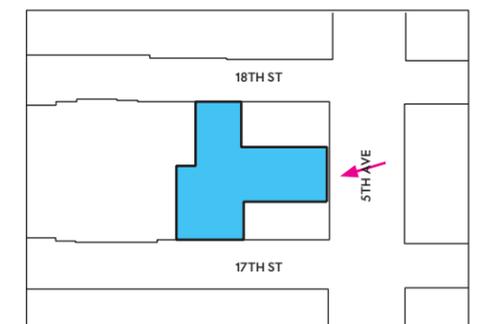
12 SECTION DETAIL - BULKHEAD



13 SECTION DETAIL - STOREFRONT TRANSOM



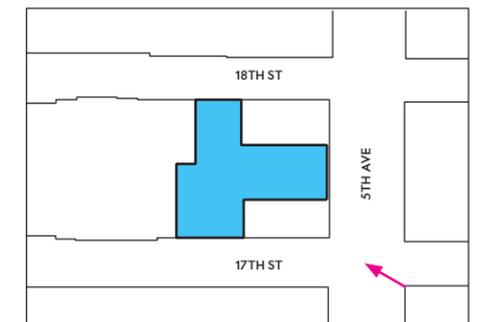
14 SECTION DETAIL - STOREFRONT LOUVER



**5TH AVE VIEW**



Proposed View from 17th Street & 5th Avenue



# 122 5TH AVE NORTHEAST VIEW

END

The current proposal is:

**Preservation Department – Item 7, LPC-21-04086**

**122 Fifth Avenue,  
Borough of Manhattan**

**How to Testify Via Zoom:**

**<https://us02web.zoom.us/j/82984784173?pwd=V0N5RGdxVUp6NldUajVUb21iOTZ0UT09>**

**Webinar ID: 829 8478 4173**

**Passcode: 268557**

**By Phone:**

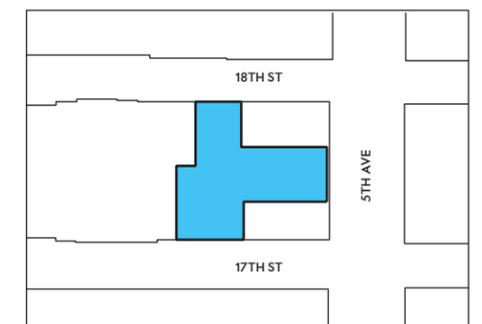
**1 646-558-8656**

**US (New York) 877-853-5257 (Toll free)**

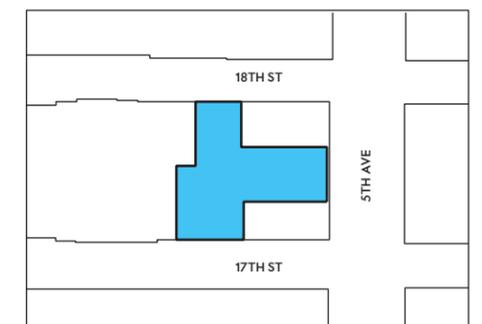
**US 888 475 4499 (Toll free)**

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

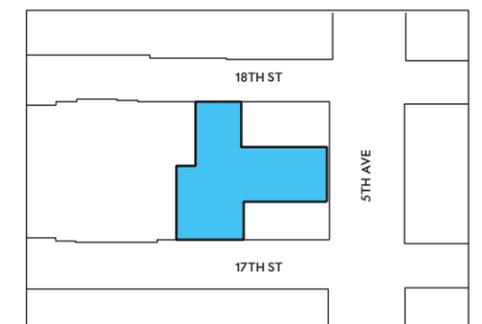
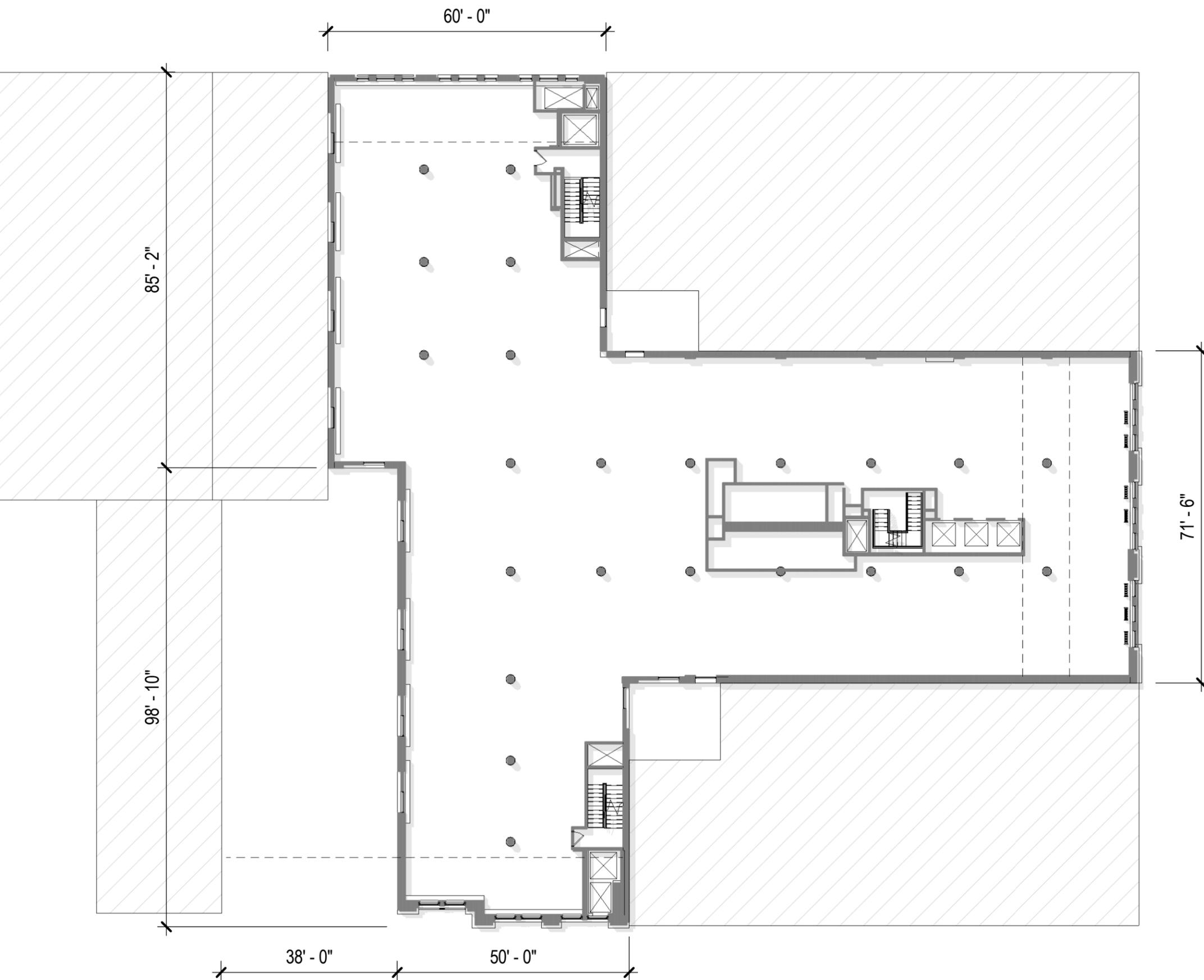
# APPENDIX



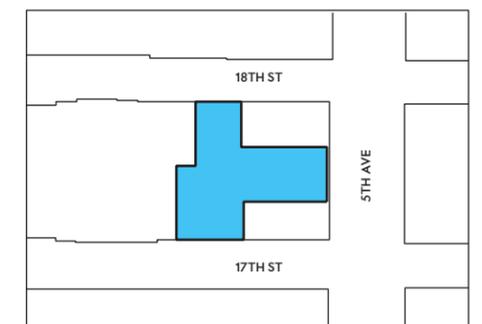
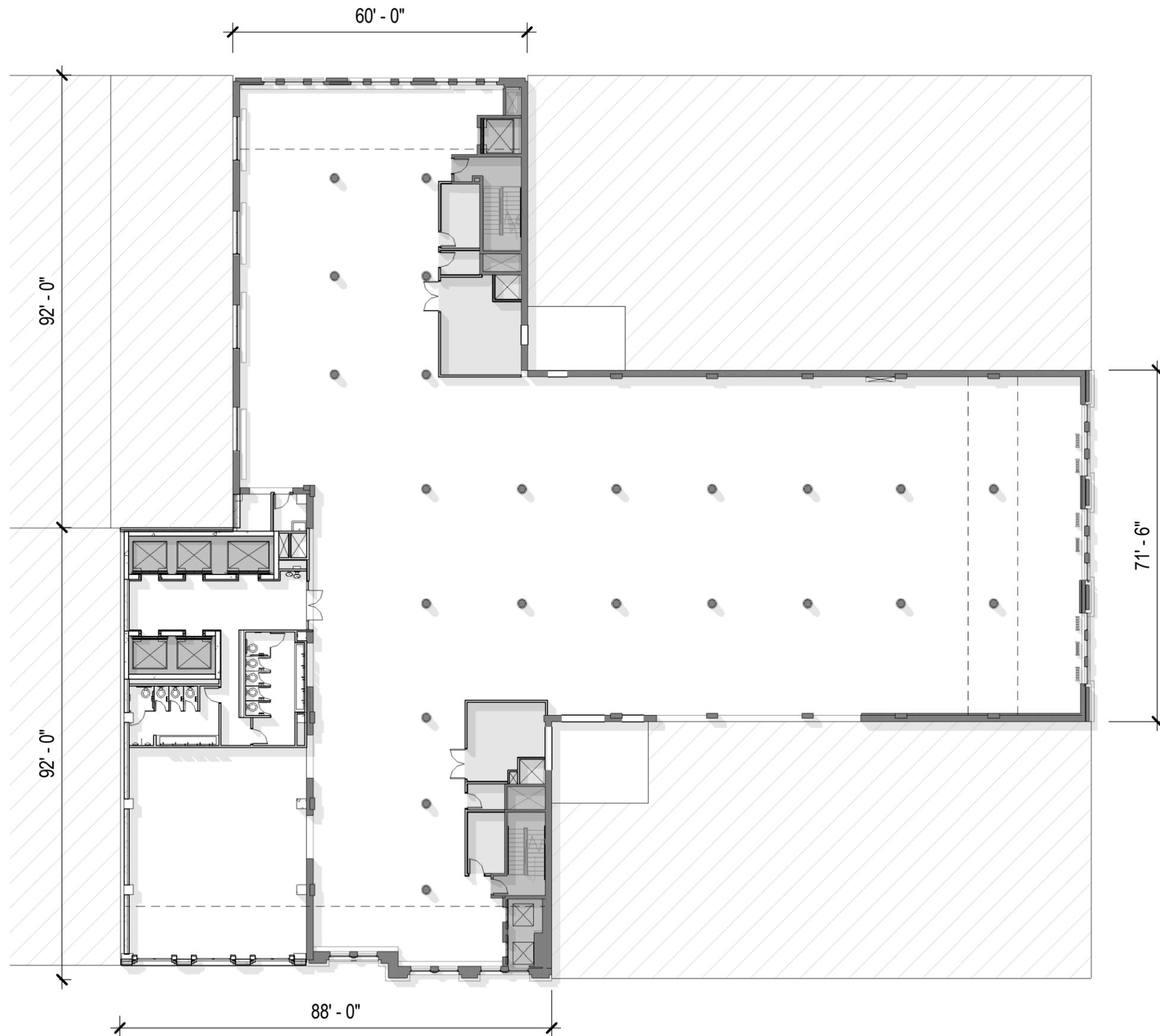
**EXISTING GROUND FLOOR PLAN**



**GROUND FLOOR PLAN**



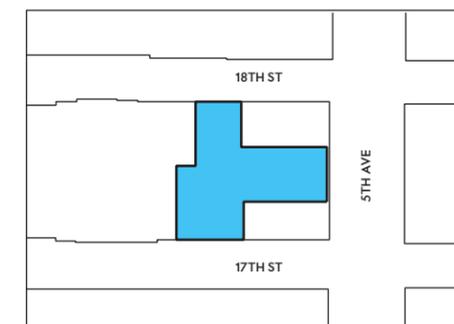
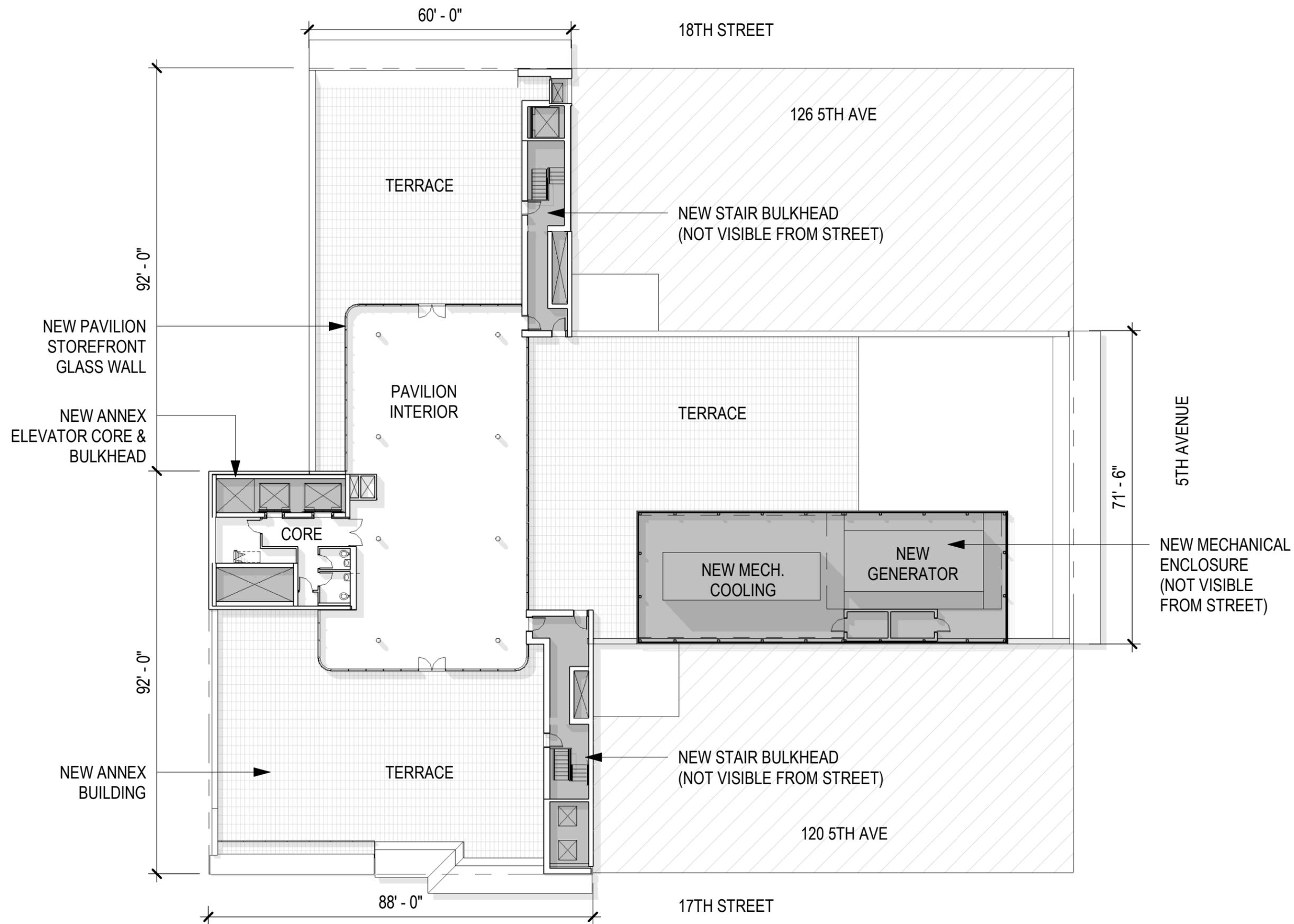
**EXISTING TYPICAL FLOOR PLAN**



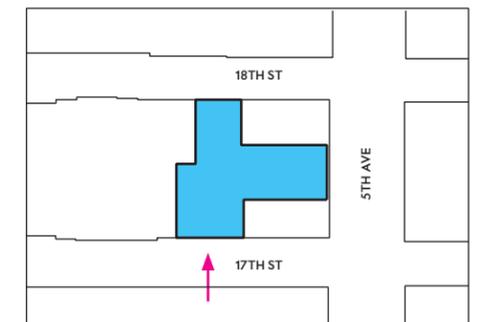
**TYPICAL FLOOR PLAN**



**EXISTING ROOF FLOOR PLAN**



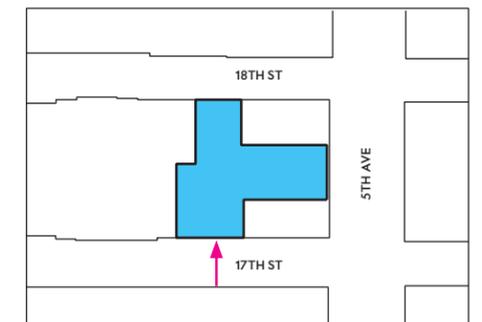
**ROOF FLOOR PLAN**



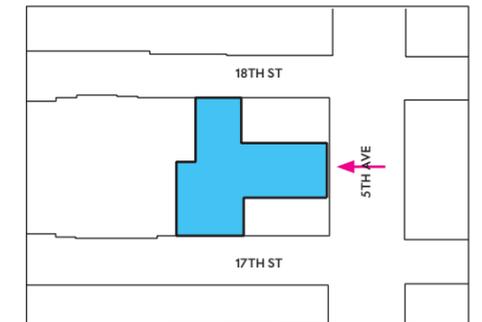
**SOUTH ELEVATION 17TH STREET**



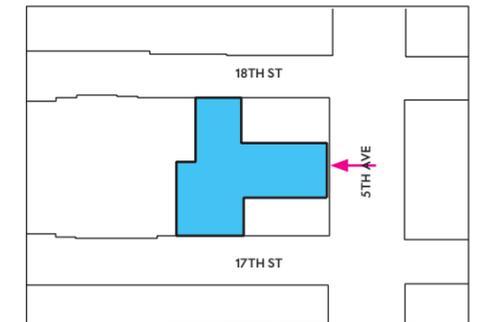
5TH AVE



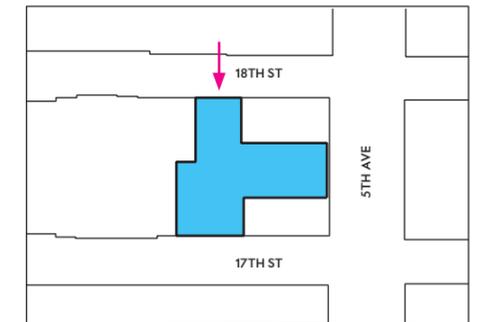
# CONTEXT ELEVATION 17TH STREET



**EAST ELEVATION 5TH AVENUE**



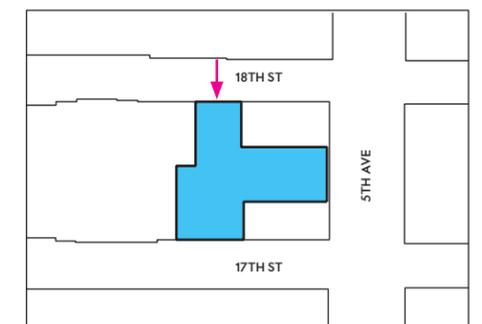
**CONTEXT ELEVATION 5TH AVENUE**



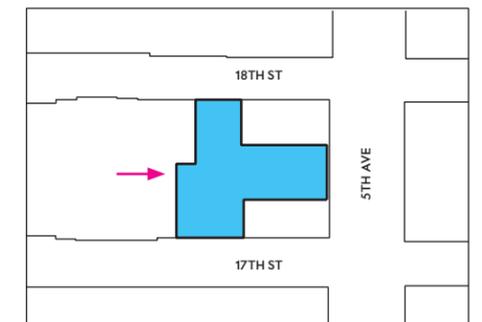
**NORTH ELEVATION 18TH STREET**



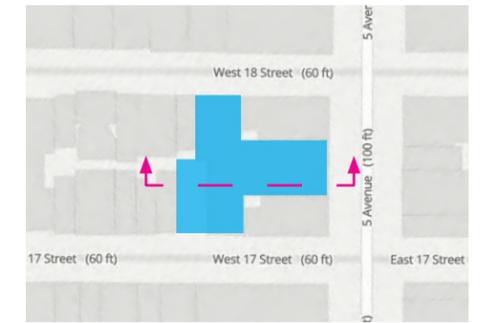
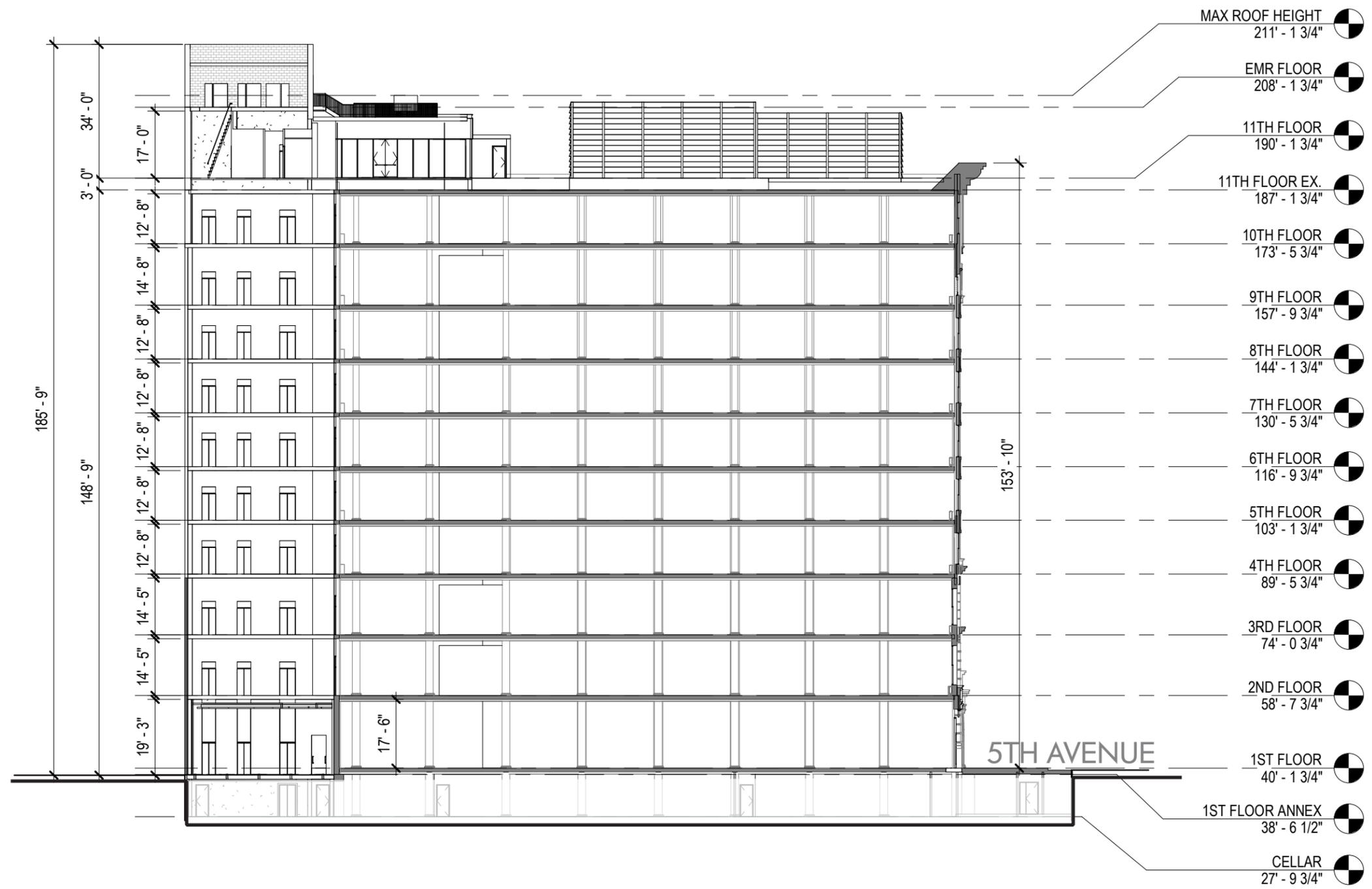
5TH AVE



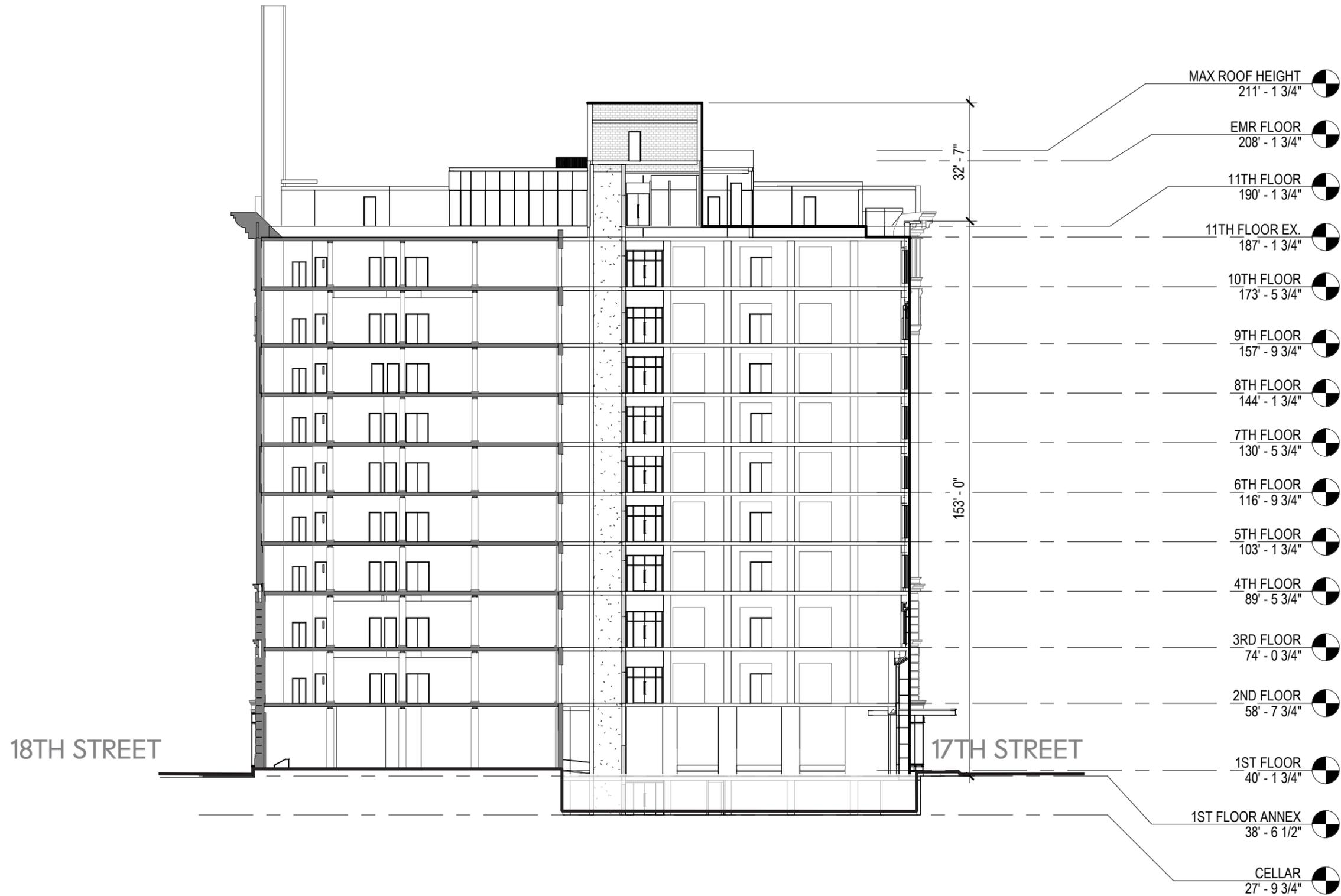
# CONTEXT ELEVATION 18TH STREET



**DEVELOPMENT WEST ELEVATION**



# DEVELOPMENT EAST/WEST BUILDING SECTION



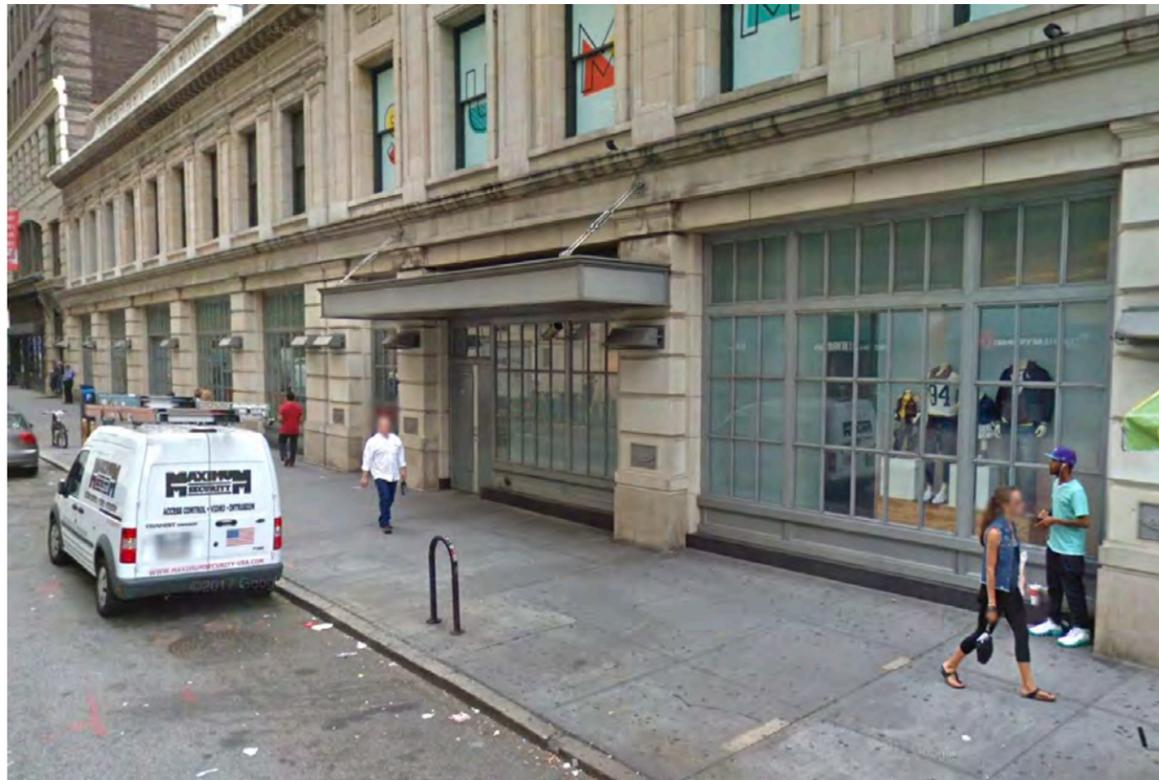
**DEVELOPMENT NORTH/SOUTH BUILDING SECTION**



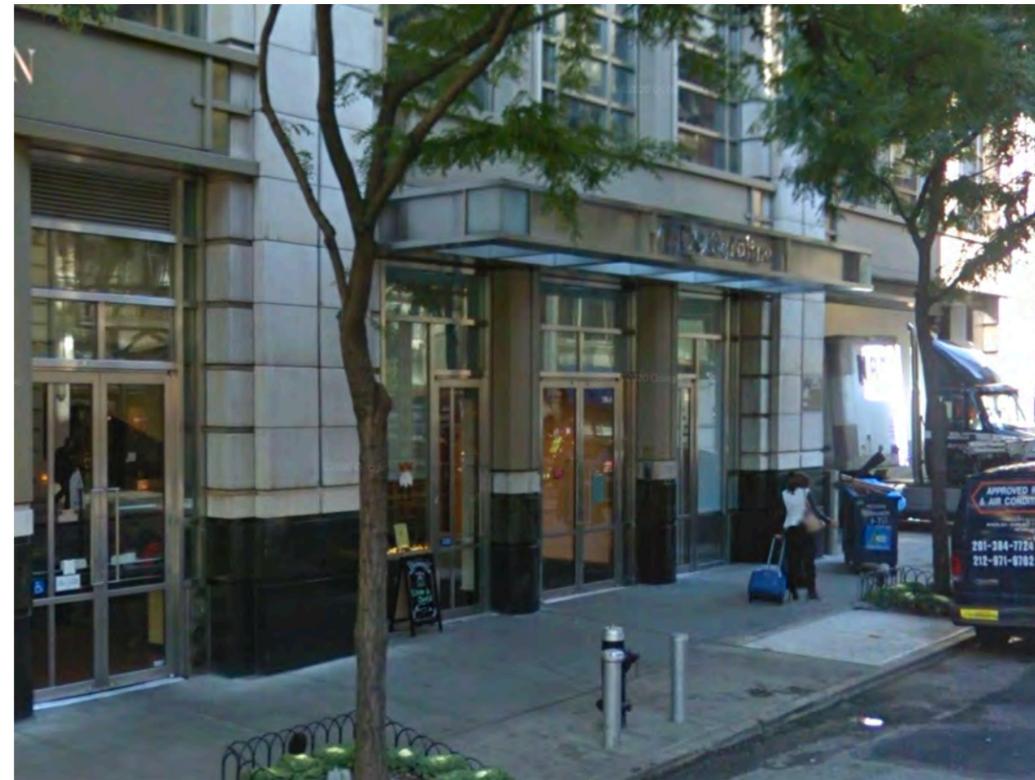
30 West 18th Street (streeteas)



162 Fifth Avenue



604-612 Sixth Avenue



60 West 23rd Street, 22nd Street Entrance

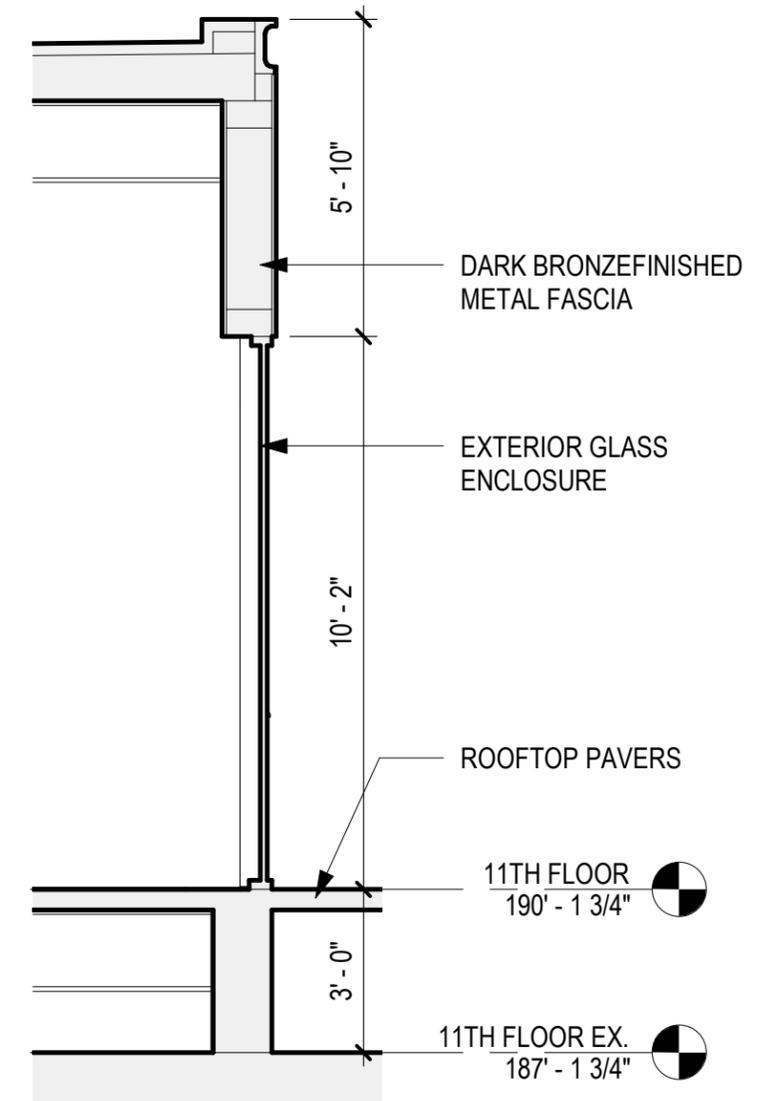
**LPC APPROVED CANOPIES**

**Bromley Companies**

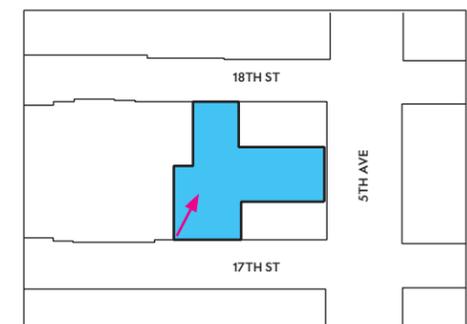
**STUDIOS**  
architecture



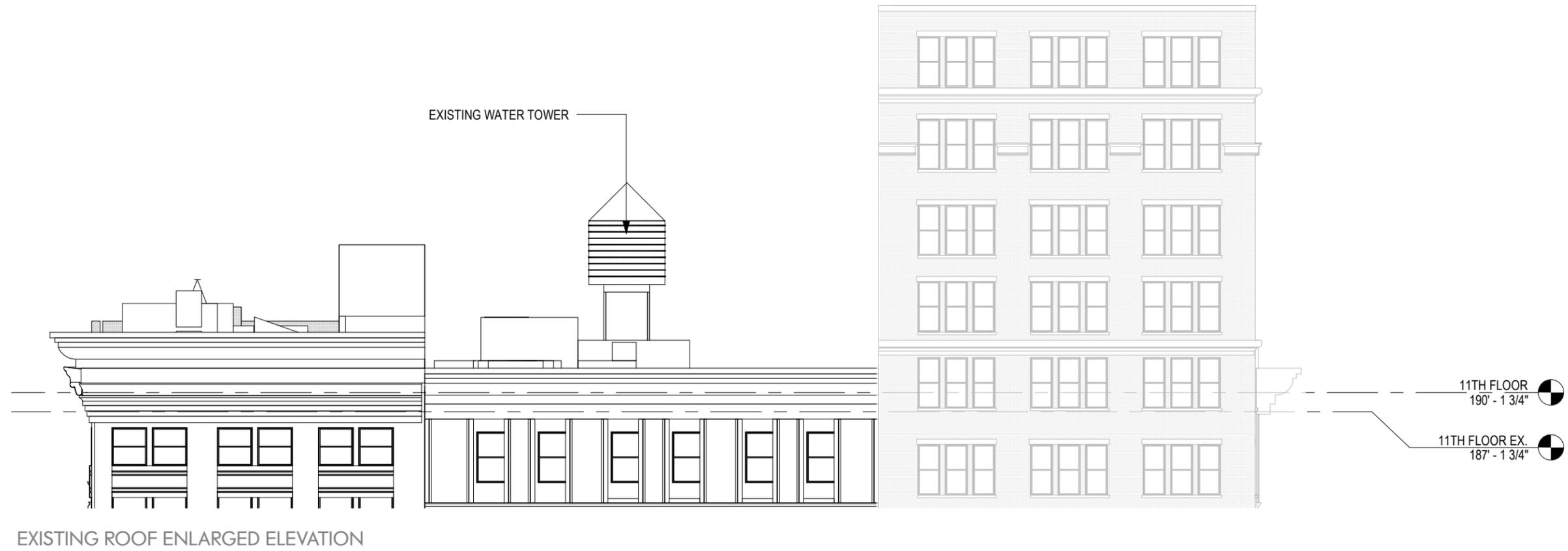
PAVILION VIEW FROM SW



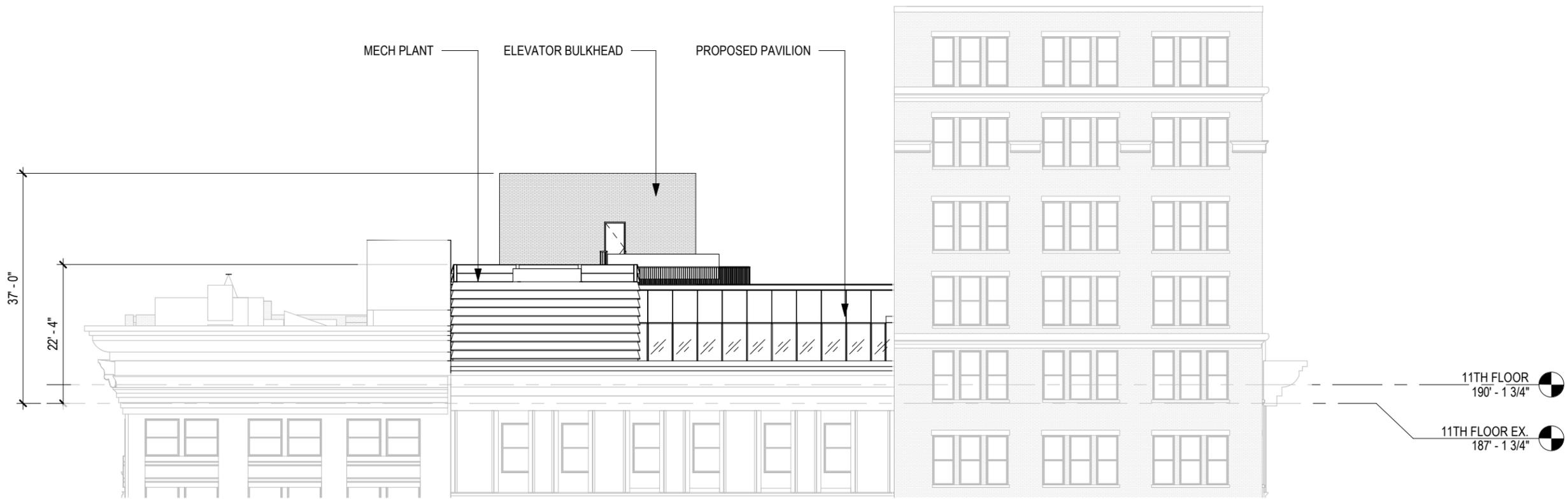
WALL SECTION



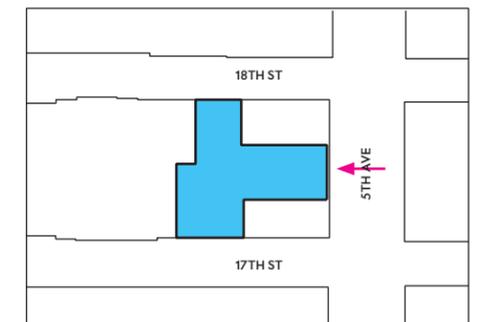
# ROOFTOP PAVILION VIEW & DETAILS



EXISTING ROOF ENLARGED ELEVATION



PROPOSED ROOF ENLARGED ELEVATION



# ROOFTOP PAVILION 5TH AVE EAST ELEVATION

The current proposal is:

**Preservation Department – Item 7, LPC-21-04086**

**122 Fifth Avenue,  
Borough of Manhattan**

**How to Testify Via Zoom:**

**<https://us02web.zoom.us/j/82984784173?pwd=V0N5RGdxVUp6NldUajVUb21iOTZ0UT09>**

**Webinar ID: 829 8478 4173**

**Passcode: 268557**

**By Phone:**

**1 646-558-8656**

**US (New York) 877-853-5257 (Toll free)**

**US 888 475 4499 (Toll free)**

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.