

The current proposal is:

**Preservation Department – Items 1 & 2, LPC-21-02537, LPC-21-01234**

**175 Fifth Avenue – Flatiron Building,  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**

# 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

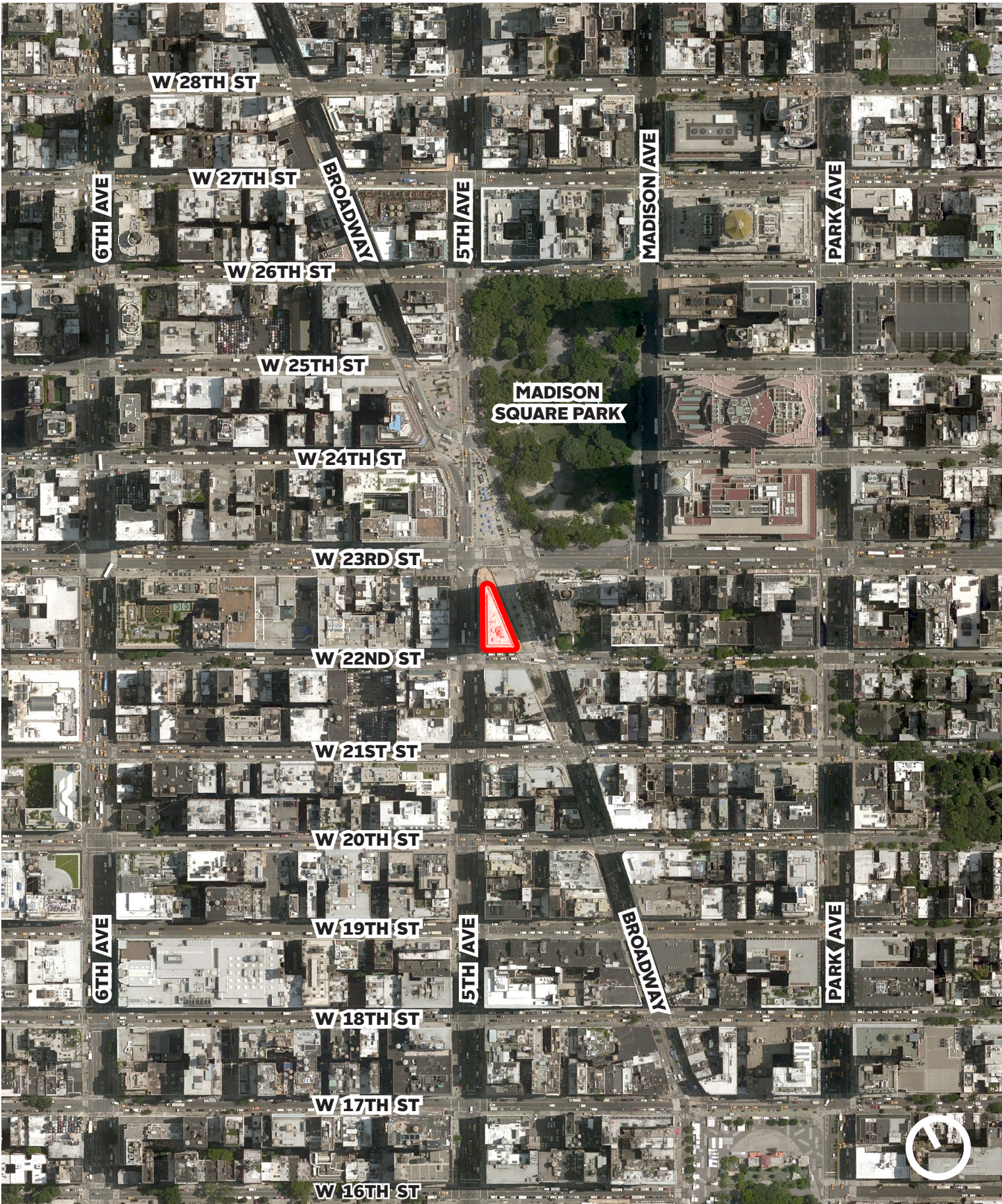
### 3 21<sup>ST</sup> FLOOR STUCCO COLOR

### 4 APPENDIX

BEYER  
BLINDER  
BELLE

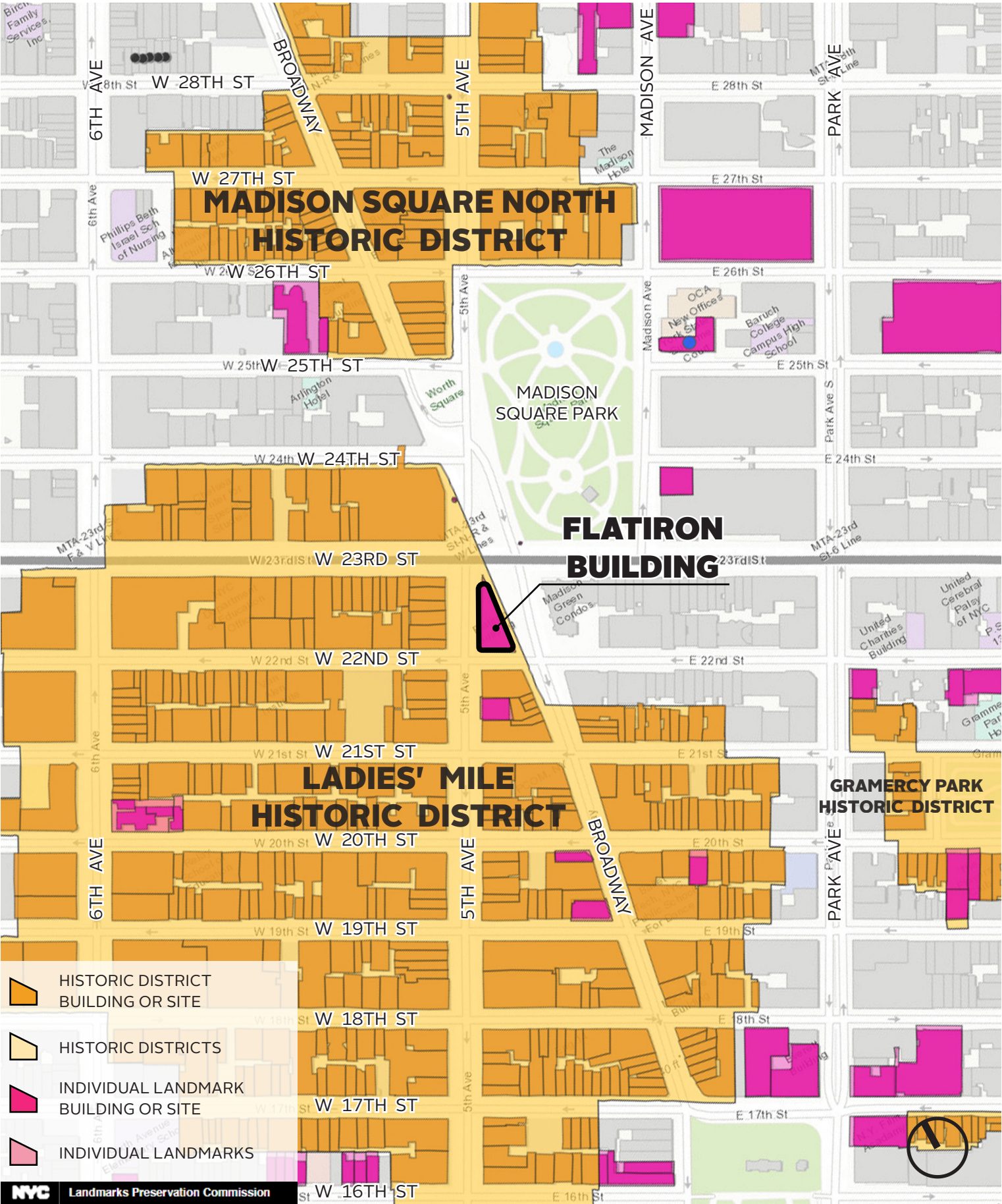






**FLATIRON BUILDING**  
APRIL 13, 2021 | BEYER BLINDER BELLE

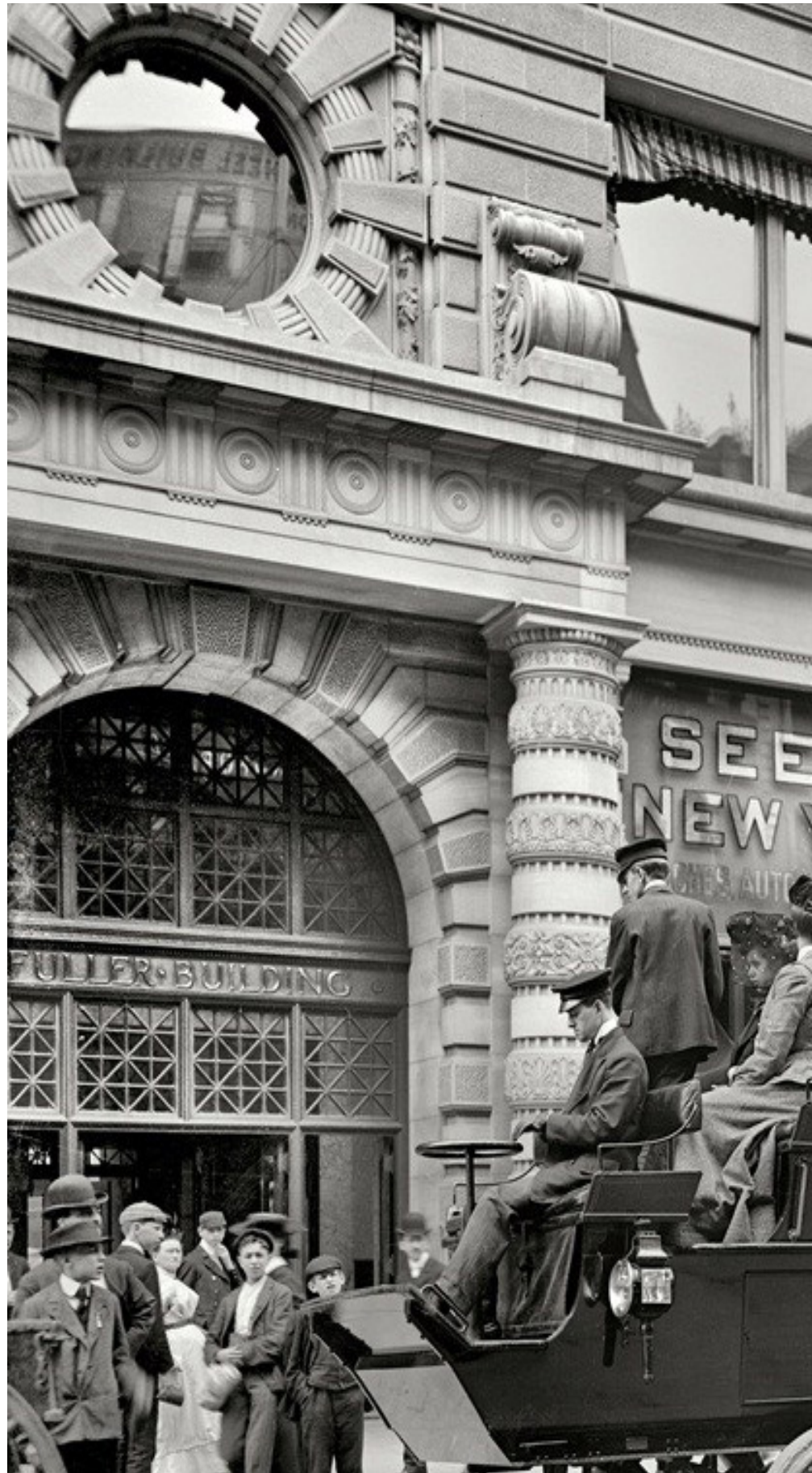
SATELLITE MAP



NEW YORK CITY LANDMARKS



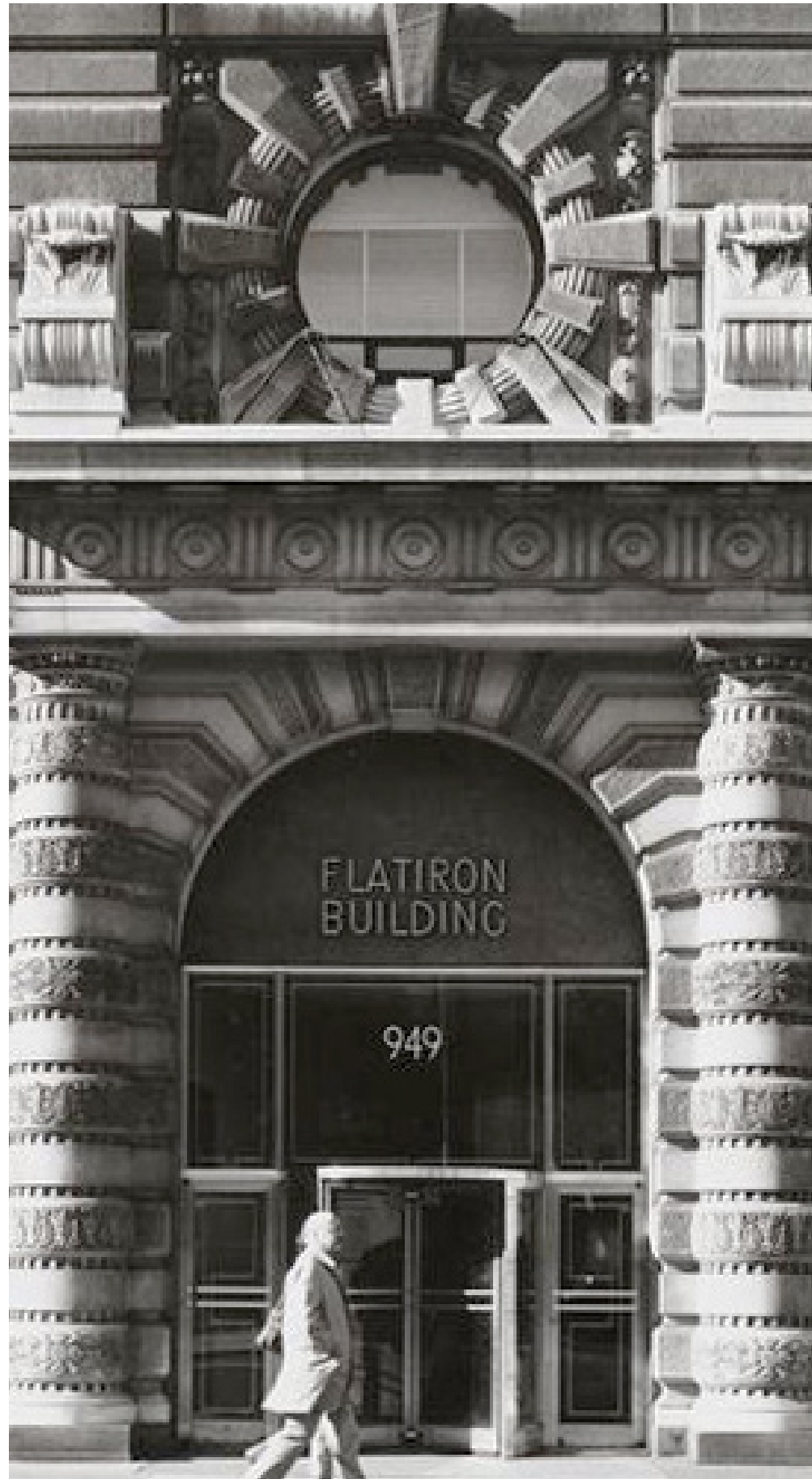
## **REVISED LOBBY ENTRY**



**5TH AVENUE ENTRY (1911)**

**FLATIRON BUILDING**

APRIL 13, 2021 | BEYER BLINDER BELLE



**BROADWAY LOBBY ENTRY (1953)**



**5TH AVENUE ENTRY (1986)**





**VIEW FROM 5TH AVENUE**

**LOBBY ENTRY - PRESENTED ON OCT 20, 2020**

**FLATIRON BUILDING**

APRIL 13, 2021 | BEYER BLINDER BELLE



**VIEW FROM BROADWAY**





**VIEW FROM 5TH AVENUE**

**LOBBY ENTRY - PRESENTED ON OCT 20, 2020**



**VIEW FROM BROADWAY**





**VIEW FROM 5TH AVENUE**



**VIEW FROM BROADWAY**

## **PROPOSED LOBBY ENTRY**





**VIEW FROM 5TH AVENUE**



**VIEW FROM BROADWAY**

## **PROPOSED LOBBY ENTRY**



# **REVISED STOREFRONT LOUVERS**

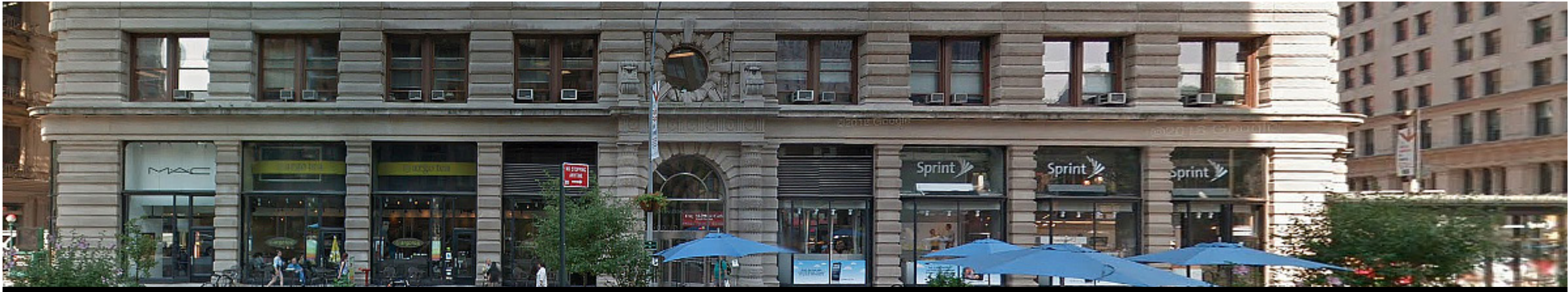




**5TH AVENUE ELEVATION**



**22ND STREET ELEVATION**



**BROADWAY ELEVATION**

**STOREFRONT LOUVERS - EXISTING CONDITION**





**EXISTING CONDITION**



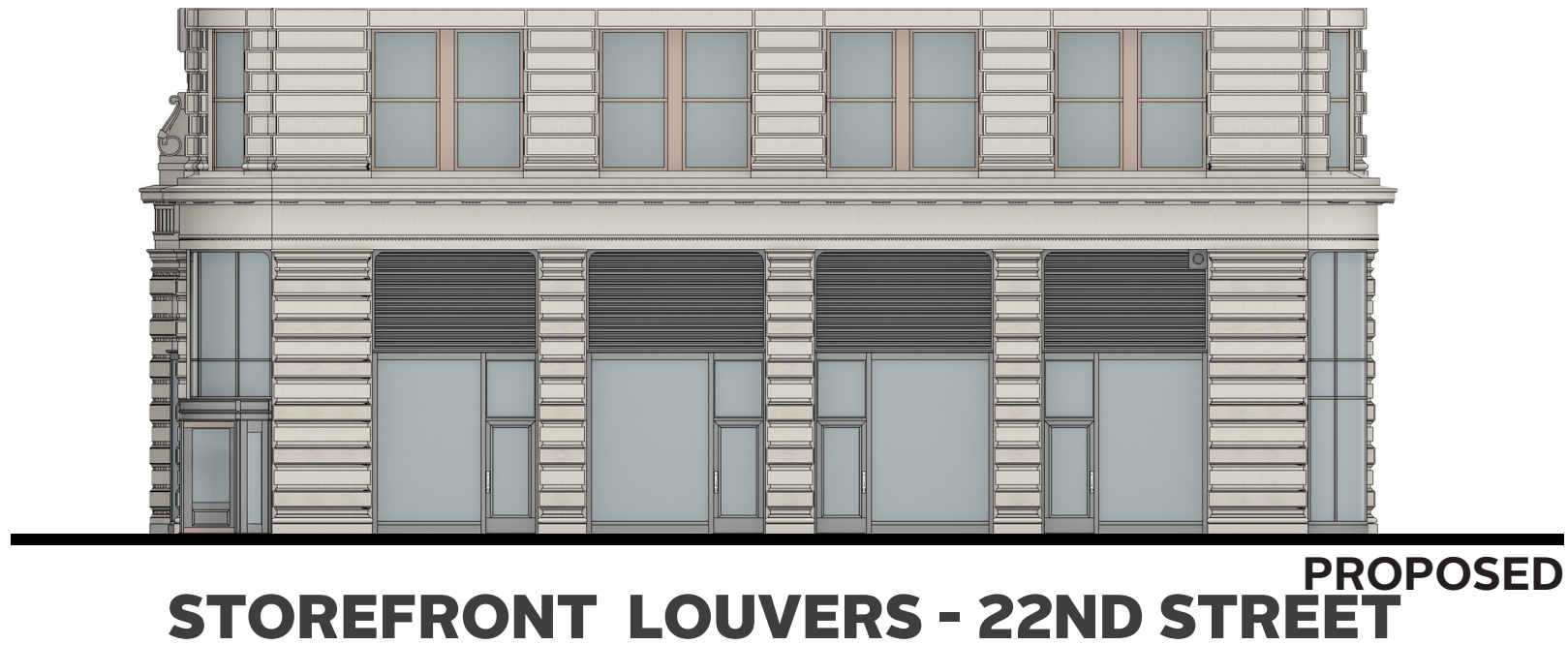
**PRESENTED ON OCT 20, 2020**



**PROPOSED**

**STOREFRONT LOUVERS - 5TH AVENUE**









EXISTING



PRESENTED ON OCT 20, 2020



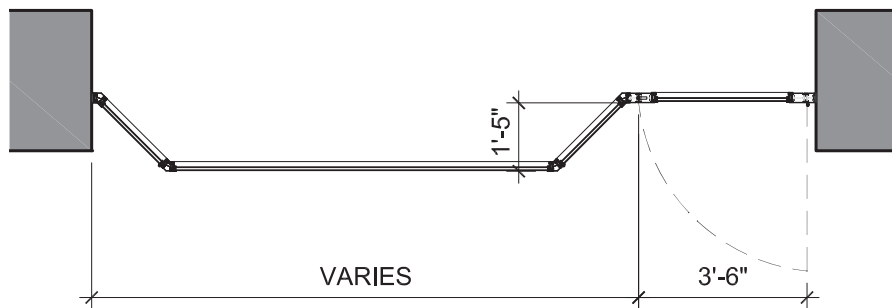
PROPOSED

STOREFRONT LOUVERS - BROADWAY

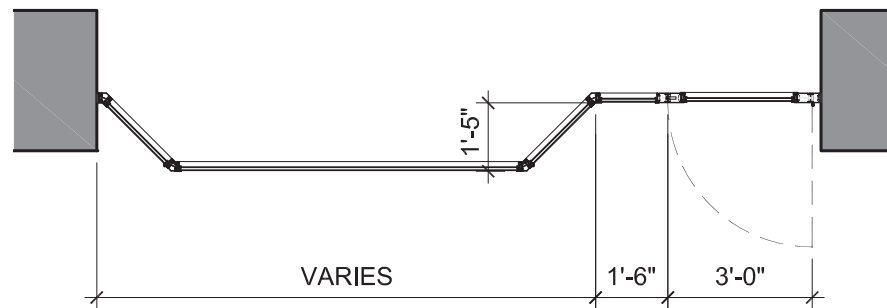


## **REVISED STOREFRONT**

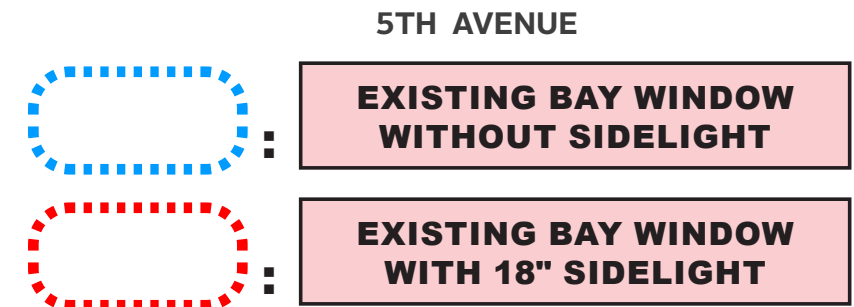




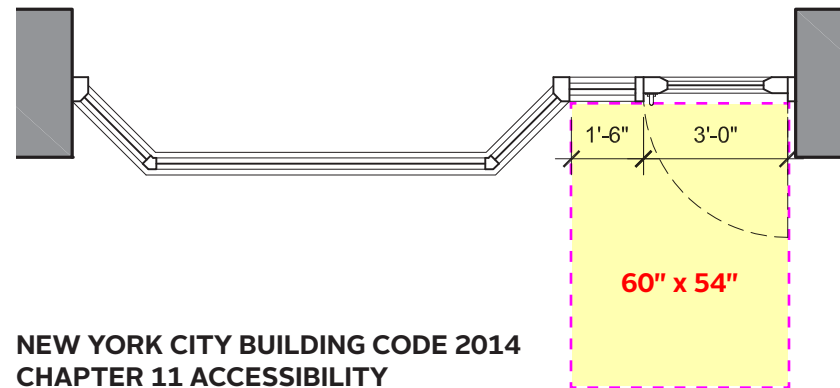
PLAN AND ELEVATION



PLAN AND ELEVATION



## STOREFRONT - PRESENTED ON OCT 20, 2020



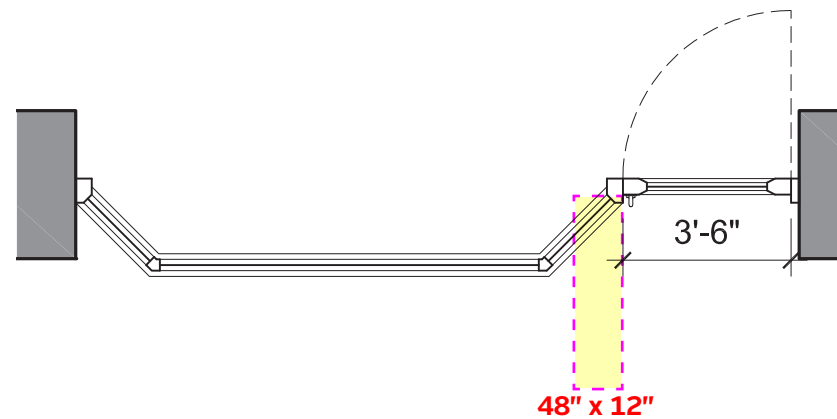
**NEW YORK CITY BUILDING CODE 2014  
CHAPTER 11 ACCESSIBILITY**

1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.

**2009 ICC A117.1**

404.2.3 Maneuvering Clearances.  
Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway. Required door maneuvering clearances shall not include knee and toe clearance.

**EXISTING BAY WINDOW WITH SIDELIGHT  
(BAY #05, #08, #18, #23)  
ADA COMPLIANT**

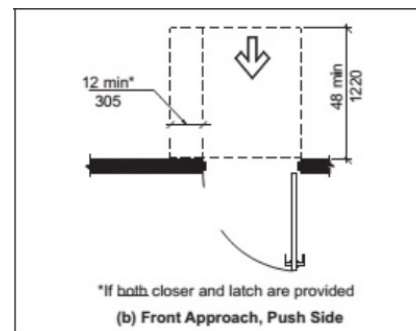


**NEW YORK CITY BUILDING CODE 2014  
CHAPTER 11 ACCESSIBILITY**

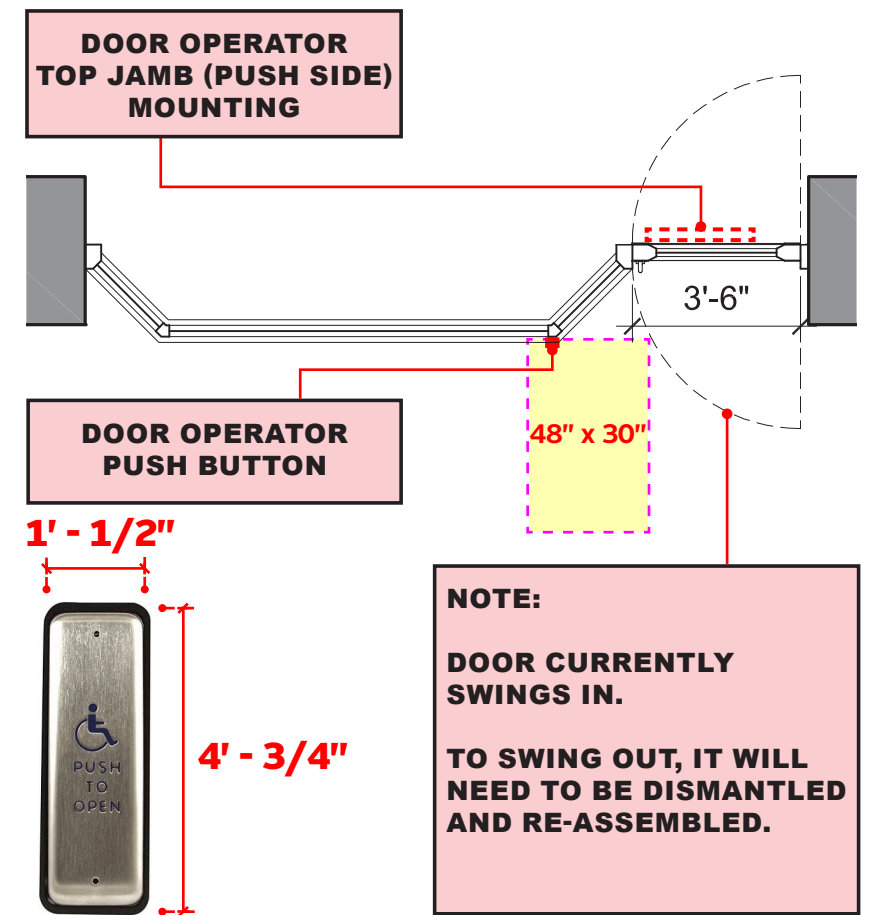
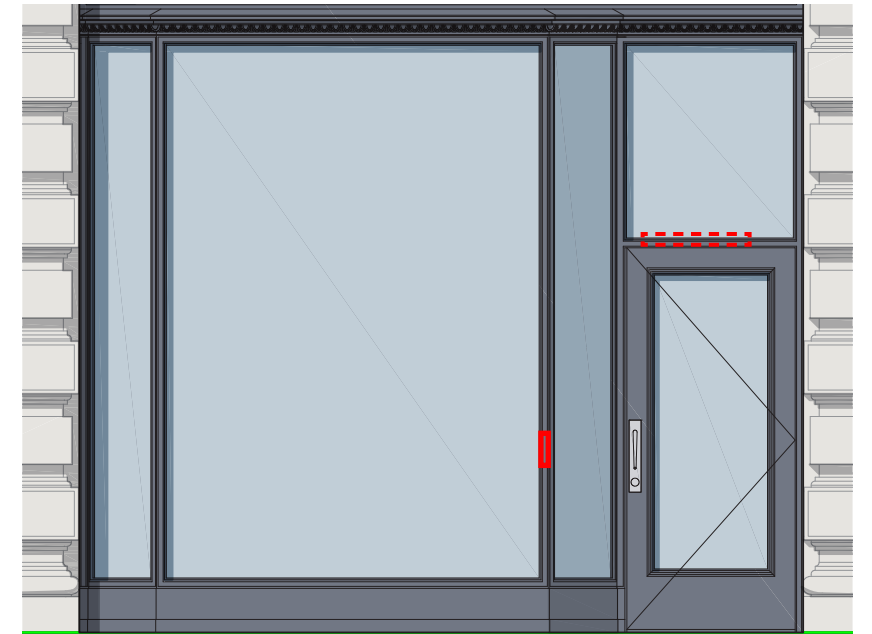
1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.

**2009 ICC A117.1**

404.2.3.2



**EXISTING BAY WINDOW  
(BAY #06, #07, #09, #16, #17, #19)  
NOT ADA COMPLIANT**



New ADA automatic wireless operator on storefront to alleviate 18" in clearance on pull side of door as per ANSI 117.7 SECTION 404.2.3.2

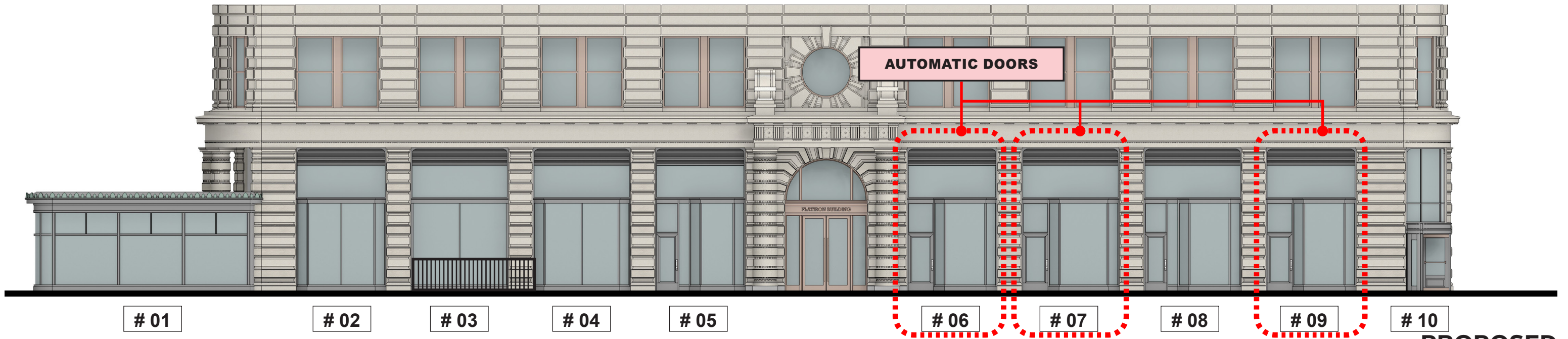
**EXISTING BAY WINDOW  
(BAY #06, #07, #09, #16, #17)  
INSTALLED WITH AUTOMATIC DOORS, ADA COMPLIANT**

# STOREFRONT ADA COMPLIANCE

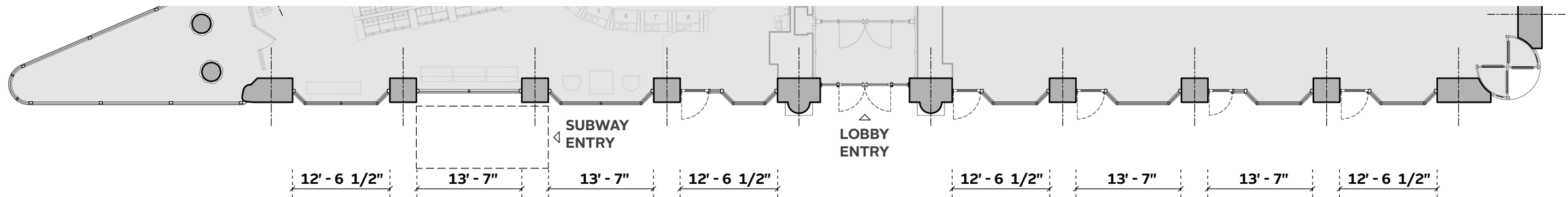




**EXISTING CONDITION**



**PROPOSED**



**PLAN**

# STOREFRONT ELEVATION ON 5TH AVENUE - EXISTING AND PROPOSED





**EXISTING CONDITION**



# 10

# 11

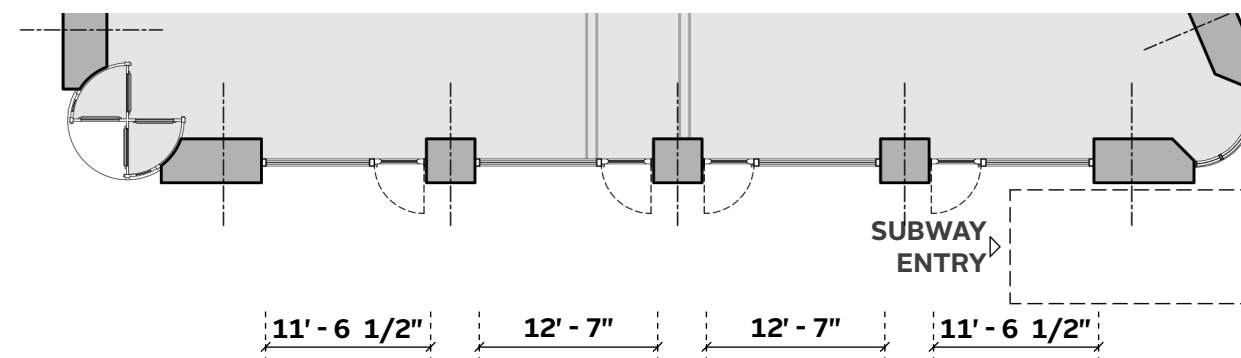
# 12

# 13

# 14

# 15

**PROPOSED**



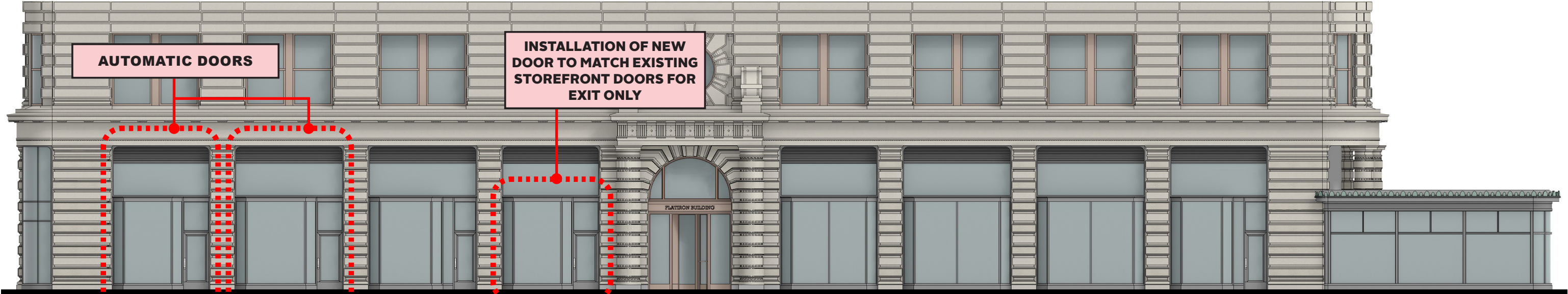
**PLAN**

# **STOREFRONT ELEVATION ON 22ND STREET - EXISTING AND PROPOSED**



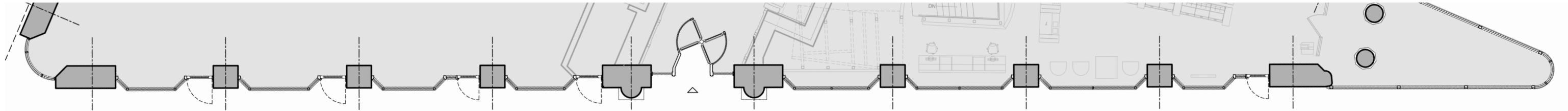


EXISTING CONDITION



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

PROPOSED



PLAN

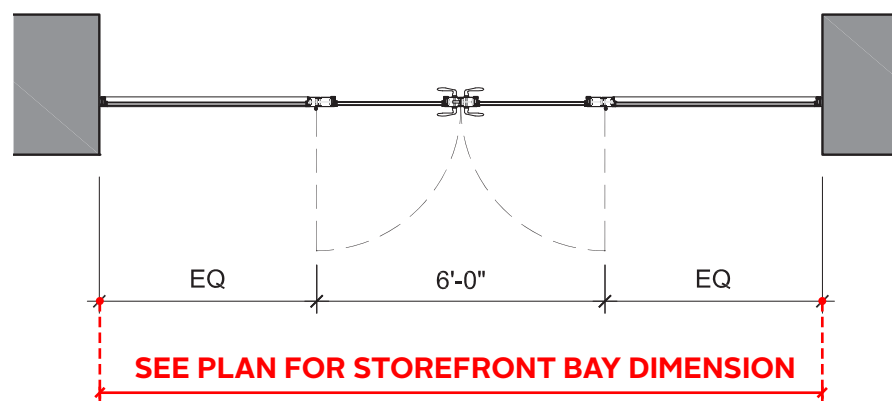
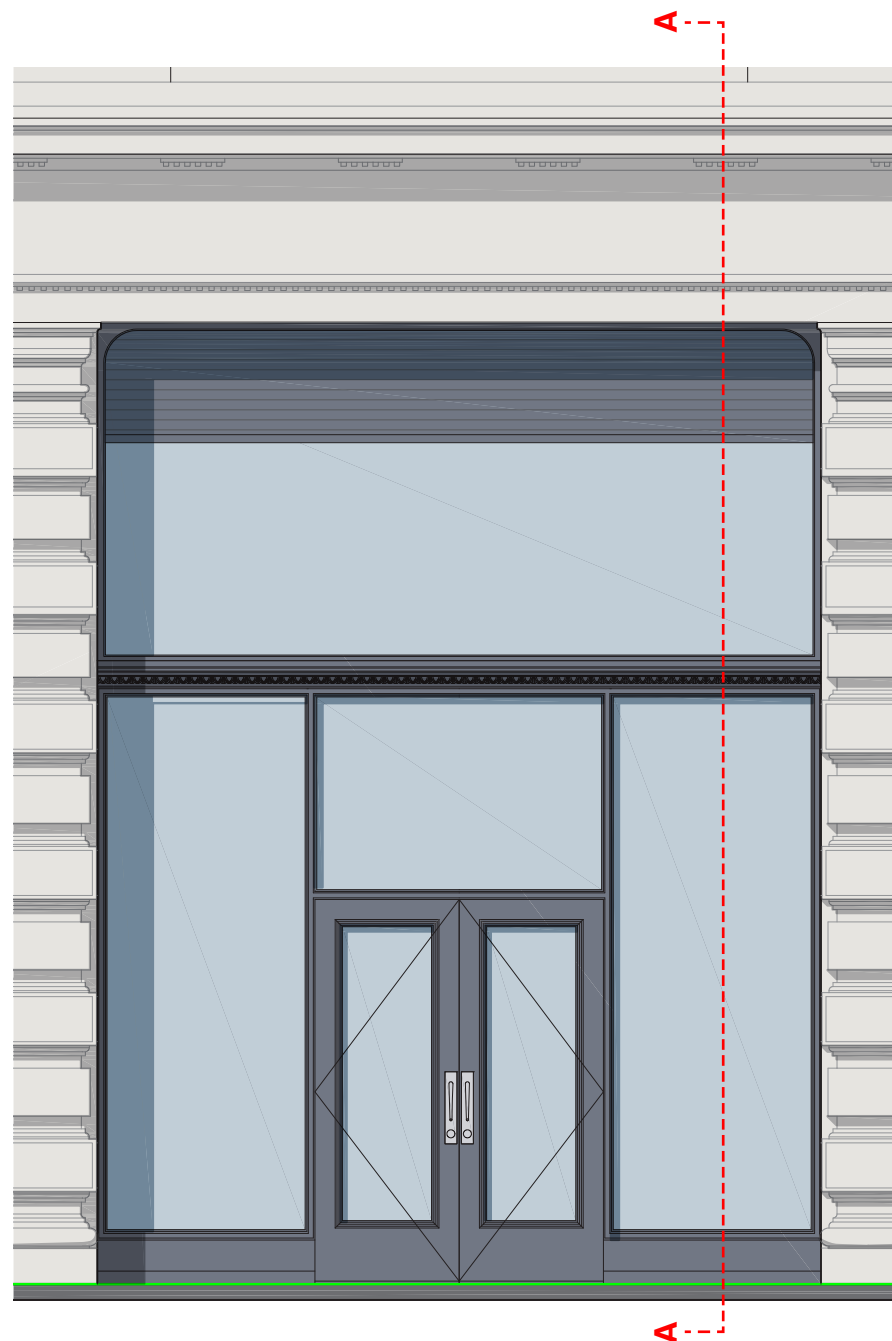
13' - 6 5/16"   15' - 0 5/8"   15' - 0 5/8"   13' - 6 5/16"   13' - 6 5/16"   15' - 0 5/8"   15' - 0 5/8"   13' - 6 5/16"

STOREFRONT ELEVATION ON BROADWAY - EXISTING AND PROPOSED

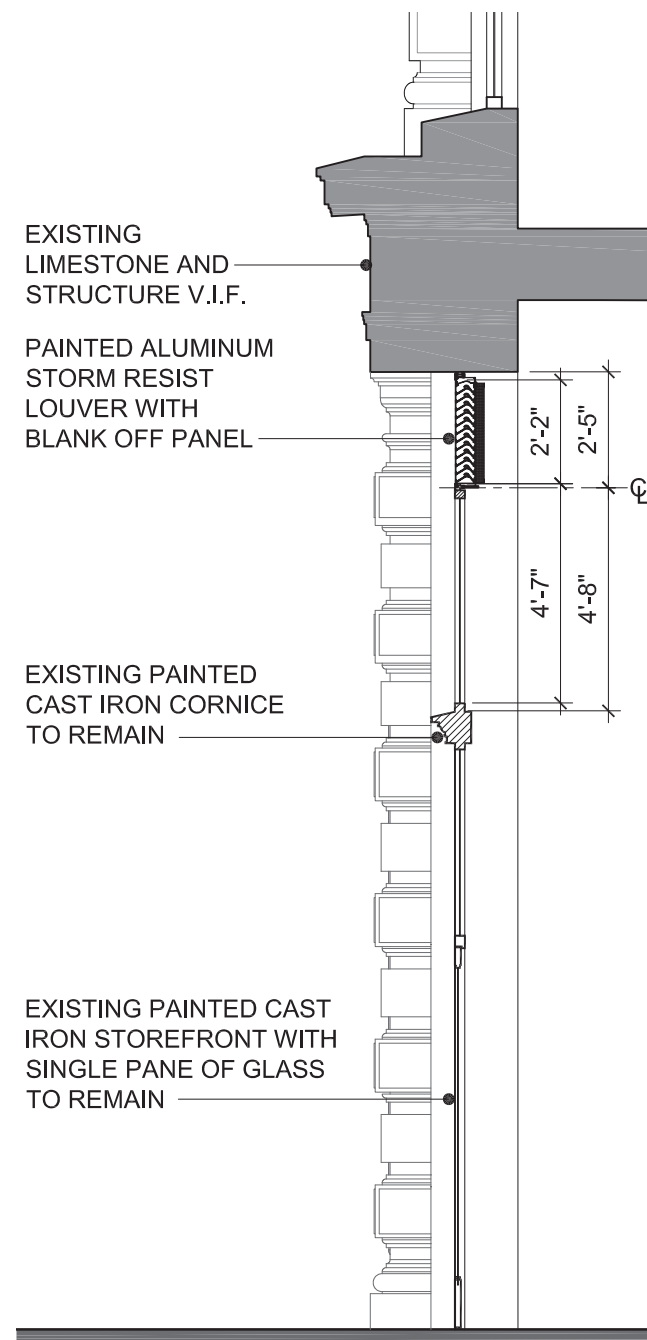


**REVISED STOREFRONT DOUBLE DOOR**



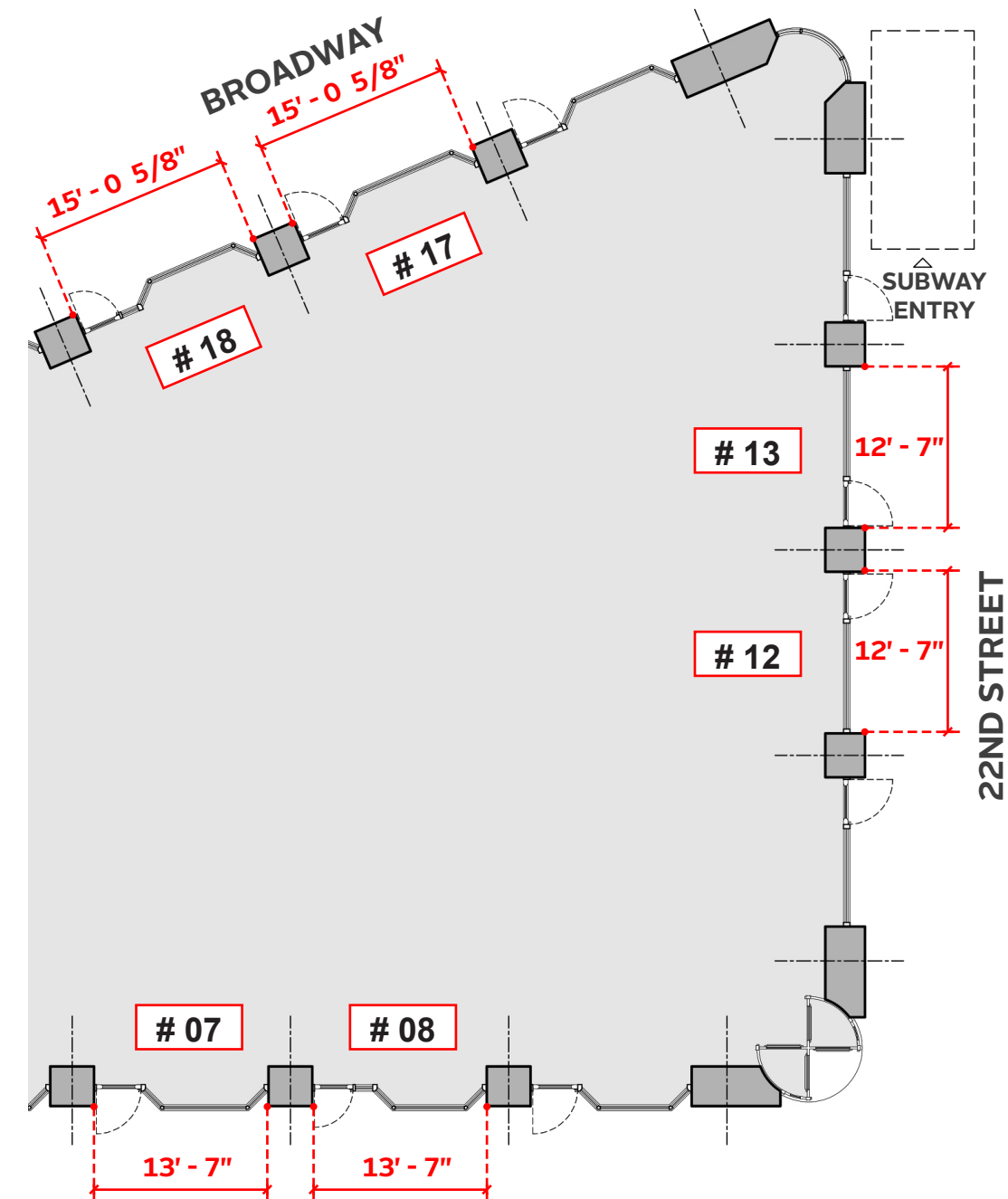


PLAN AND ELEVATION



SECTION A-A

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



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

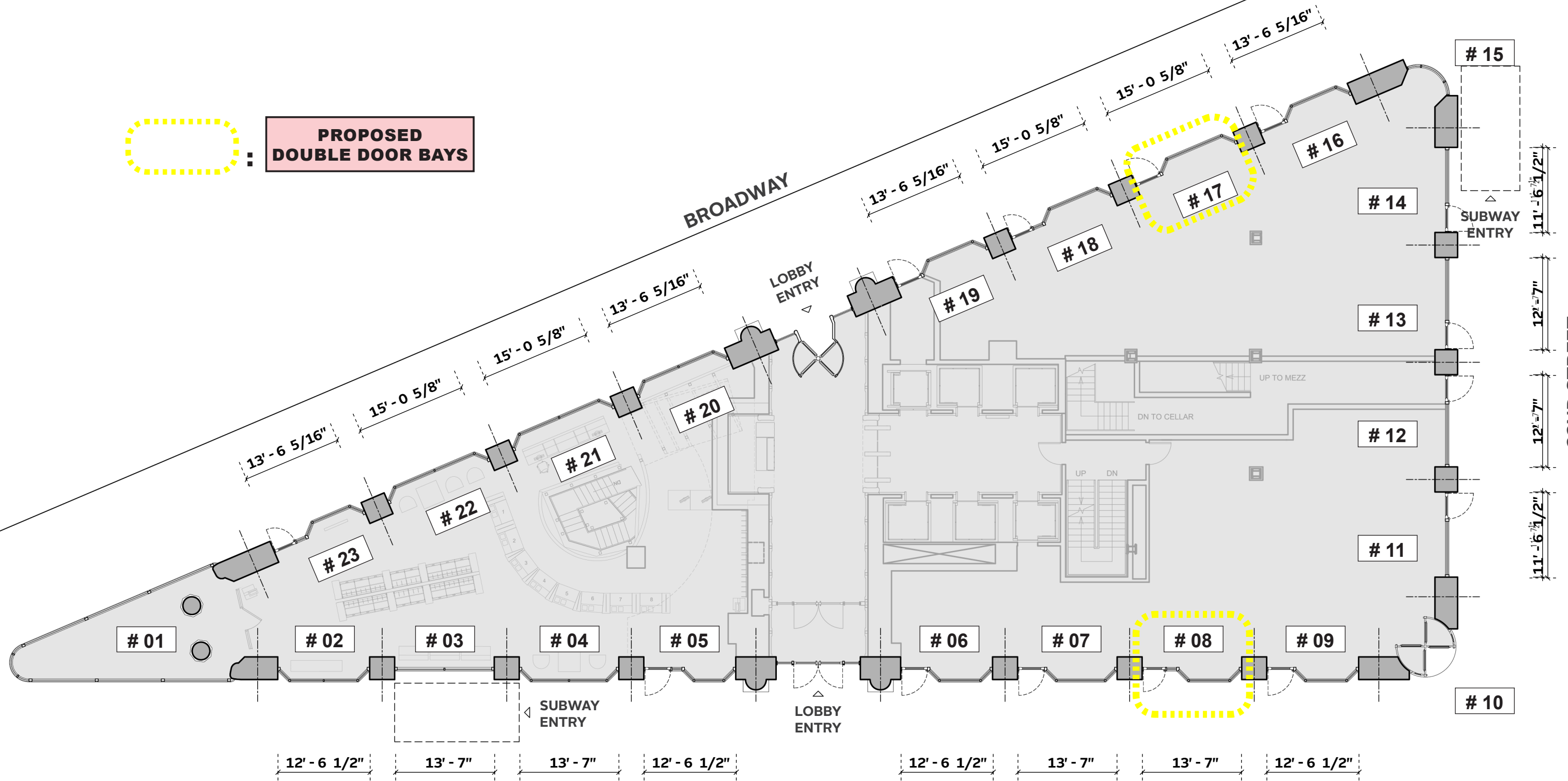
LOCATION OF DOUBLE

## SECTION AT DOOR

# DOUBLE DOOR PRESENTED ON OCT 20, 2020

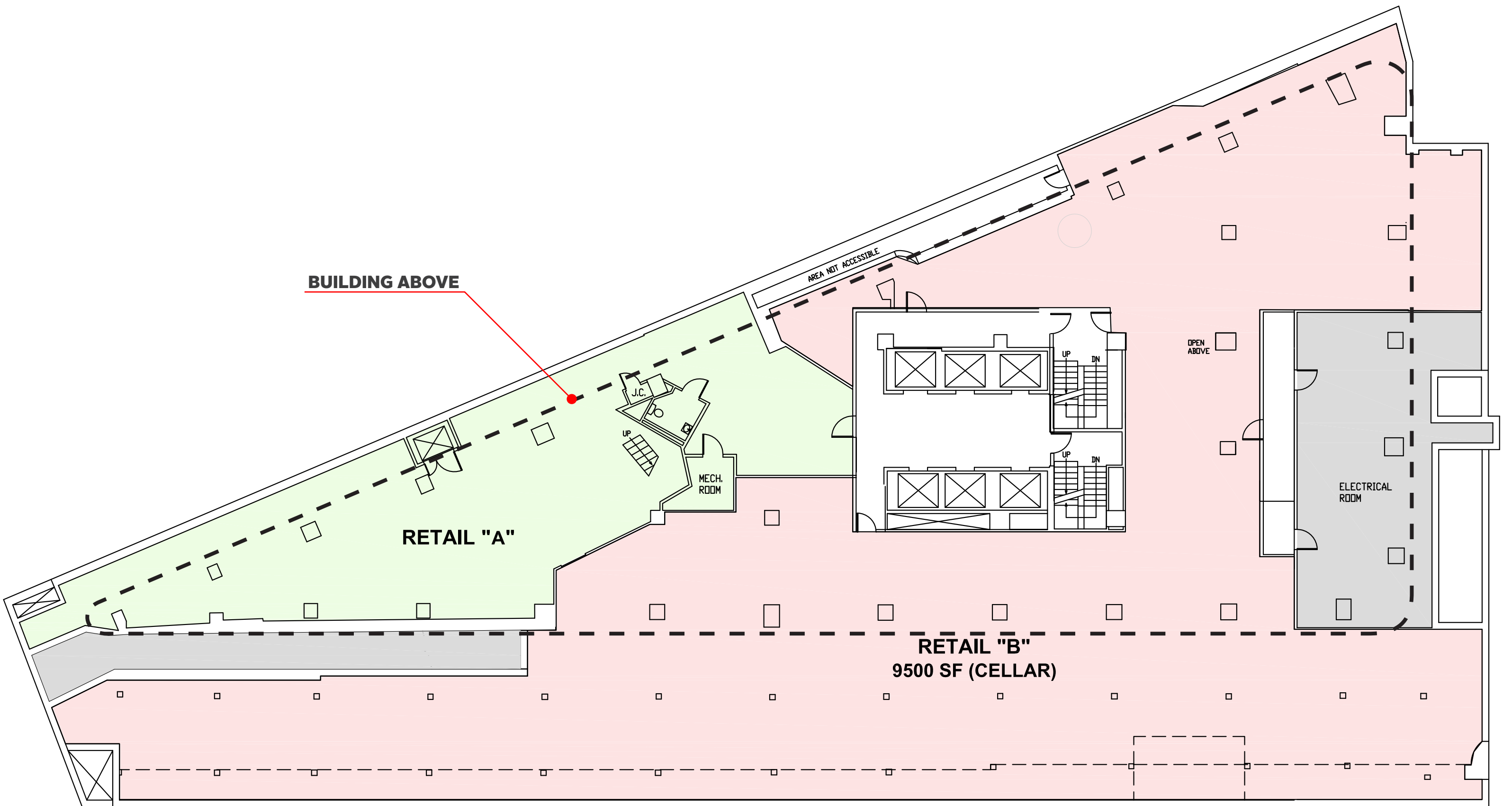


 : **PROPOSED DOUBLE DOOR BAYS**



# STOREFRONT PLAN - PROPOSED





## CELLAR PLAN





**ENTRY TO CELLAR RESTAURANT ON 5TH AVENUE (1911)**

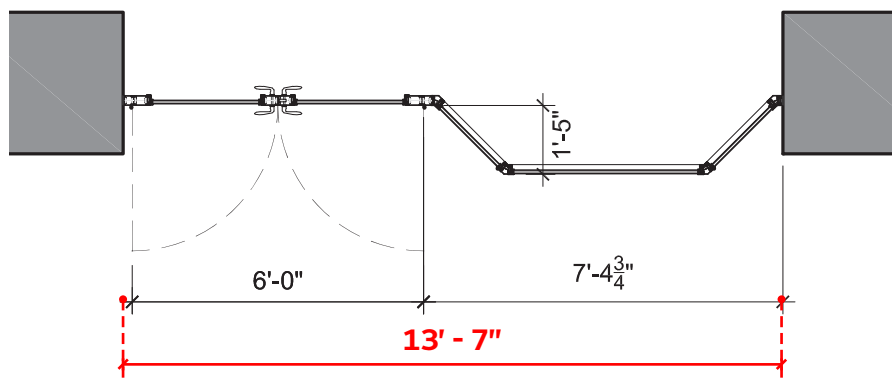
**FLATIRON BUILDING**

APRIL 13, 2021 | BEYER BLINDER BELLE

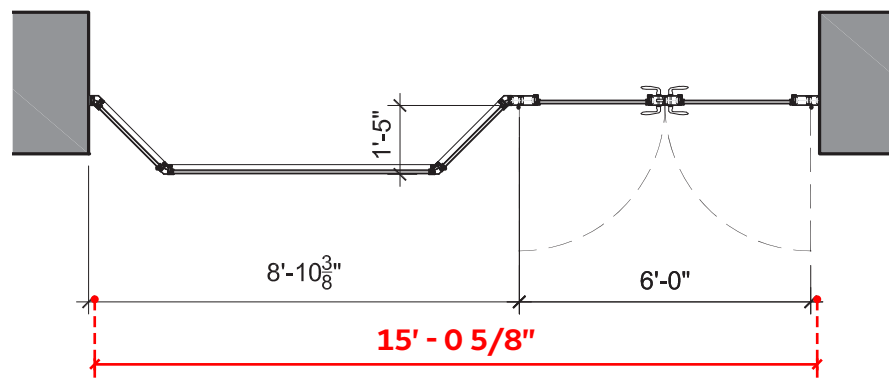


**ENTRY TO CELLAR RESTAURANT ON BROADWAY (1913)**



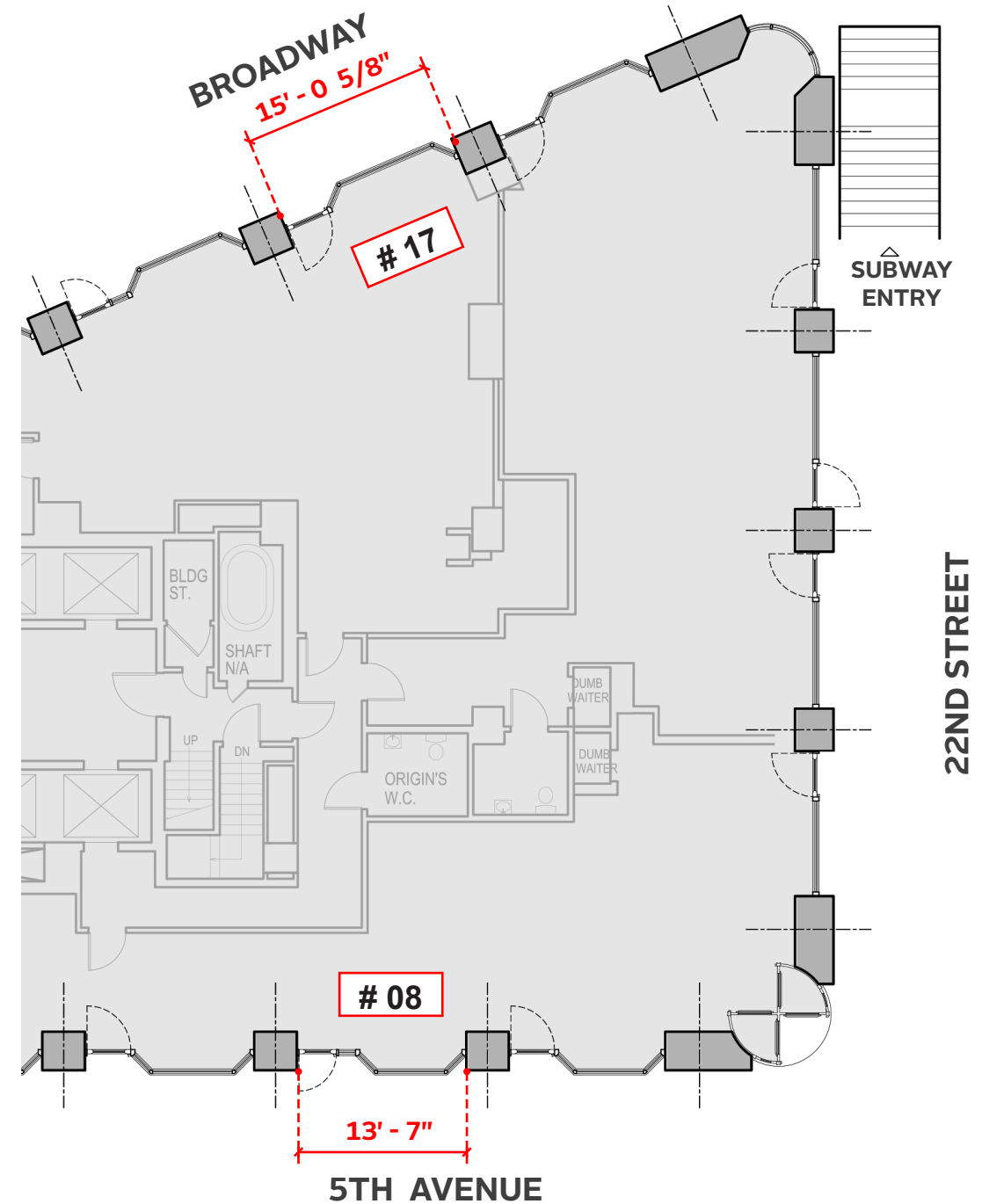


**DOUBLE DOOR WITH BAY WINDOW  
BAY #08 ON 5TH AVENUE**



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

## DOUBLE DOOR AT STOREFRONT (PROPOSED CELLAR ENTRY)



- 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

**LOCATION OF DOUBLE DOOR**







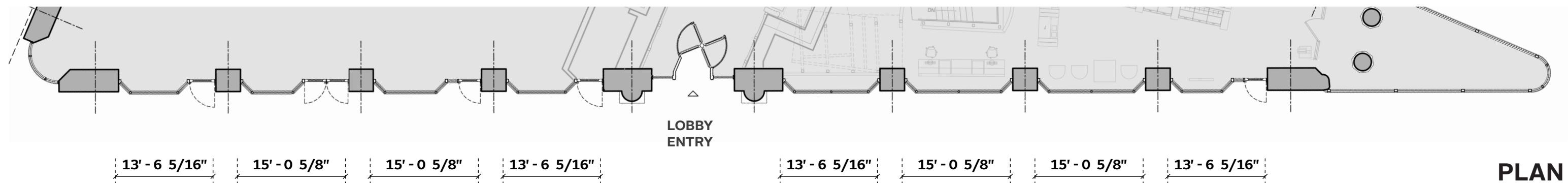


**EXISTING CONDITION**



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

**PROPOSED**



**PLAN**

# STOREFRONT ELEVATION ON BROADWAY - EXISTING AND PROPOSED

**FLATIRON BUILDING**

APRIL 13, 2021 | BEYER BLINDER BELLE



**21<sup>ST</sup> FLOOR STUCCO COLOR**





**STUCCO COLOR SAMPLE IN FINE FINISH**

**21ST FLOOR EXISTING CONDITION - FACADE**





**STUCCO COLOR SAMPLE IN FINE FINISH**

**PRESENTED ON OCT 20, 2020**

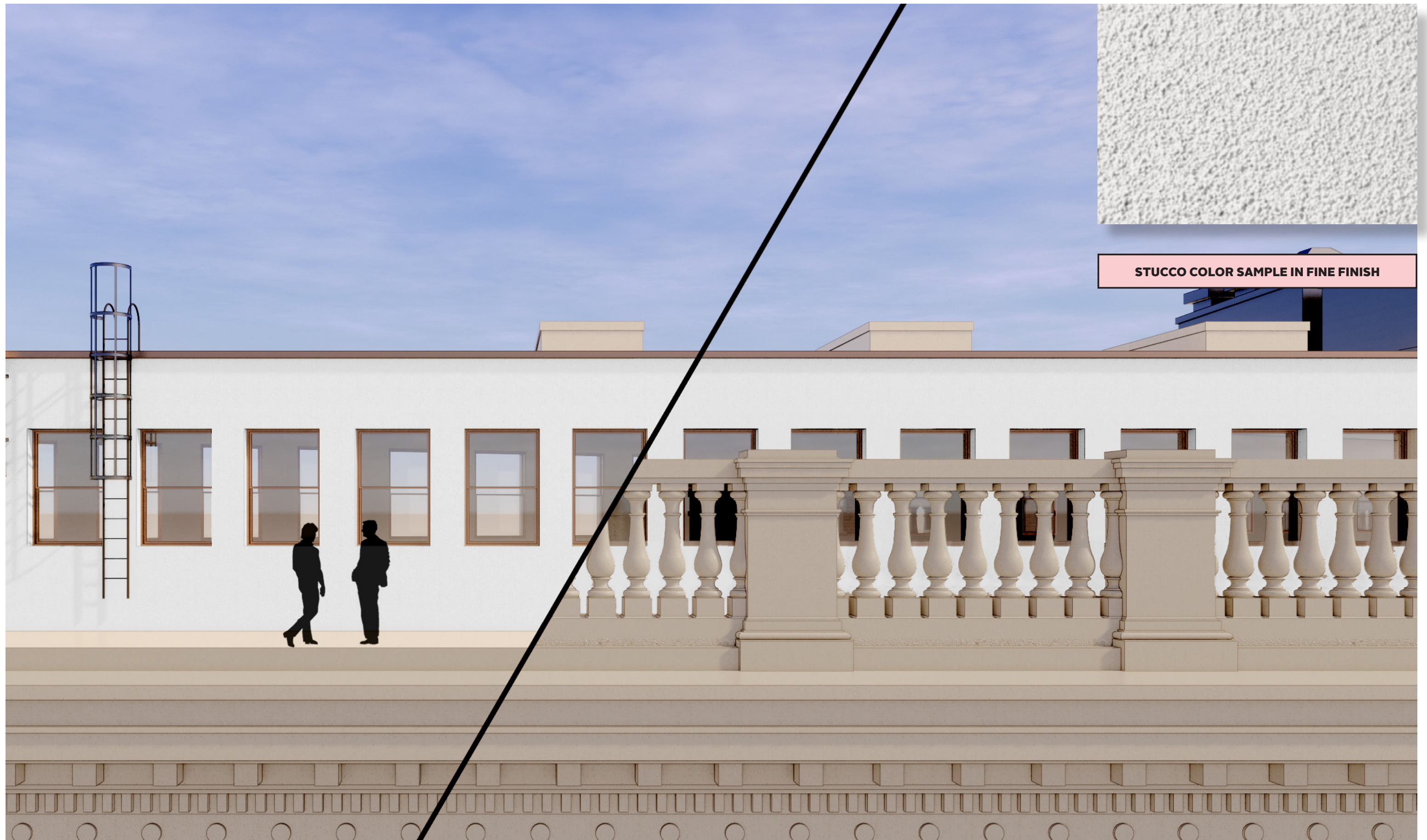




**STUCCO COLOR SAMPLE IN FINE FINISH**

**PROPOSED FACADE**





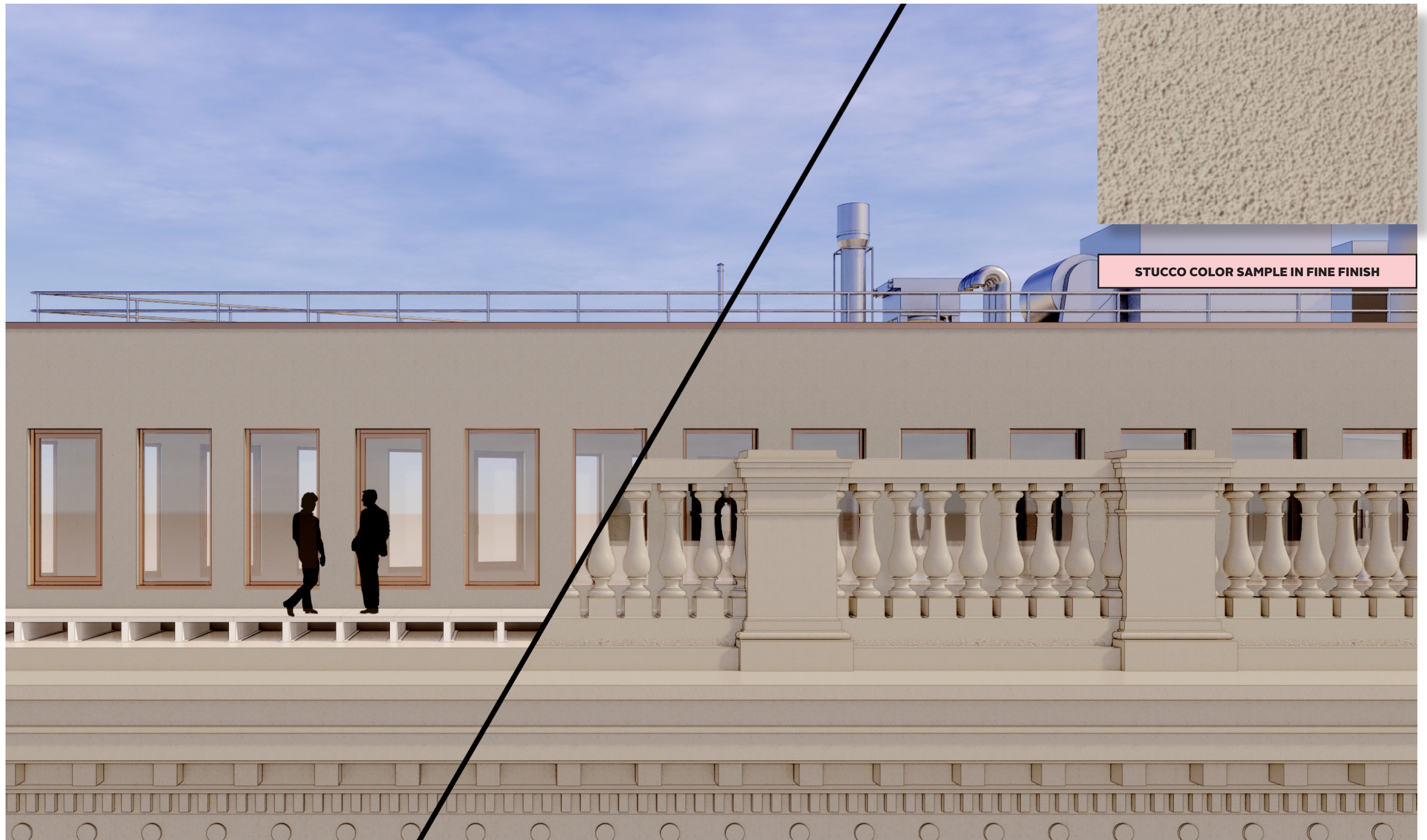
## 21<sup>ST</sup> FLOOR ELEVATION (BLOW-UP VIEW) - EXISTING





## 21<sup>ST</sup> FLOOR ELEVATION (BLOW-UP VIEW) - PRESENTED ON OCT 20, 2020





## 21<sup>ST</sup> FLOOR ELEVATION (BLOW-UP VIEW) - PROPOSED





**EXISTING CONDITION**

**PRESENTED ON OCT 20, 2020**

**PROPOSED**

**VIEW ON MADISON SQUARE PARK, LOOKING SOUTH-WEST**



The current proposal is:

**Preservation Department – Items 1 & 2, LPC-21-02537, LPC-21-01234**

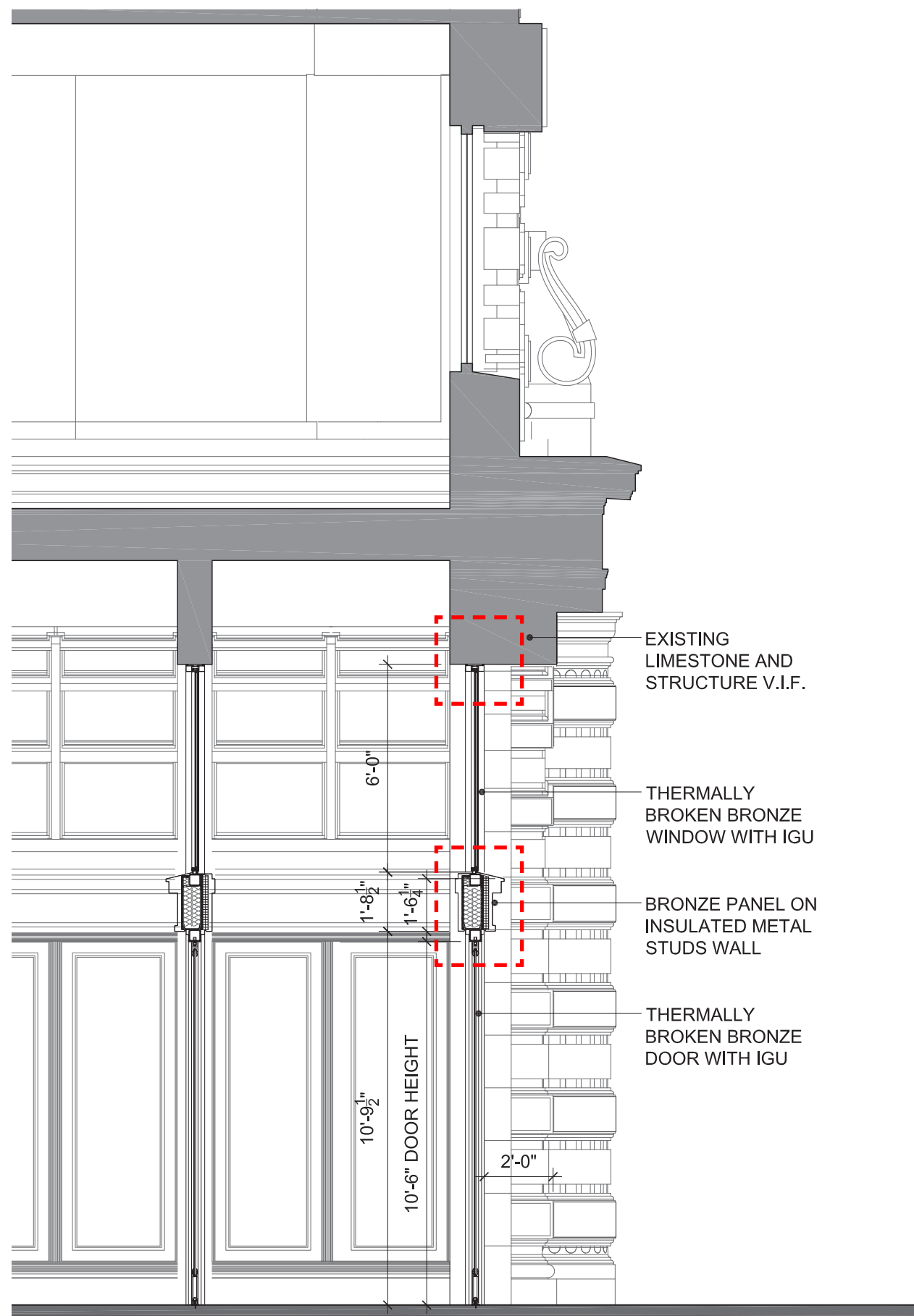
**175 Fifth Avenue – Flatiron Building,  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**

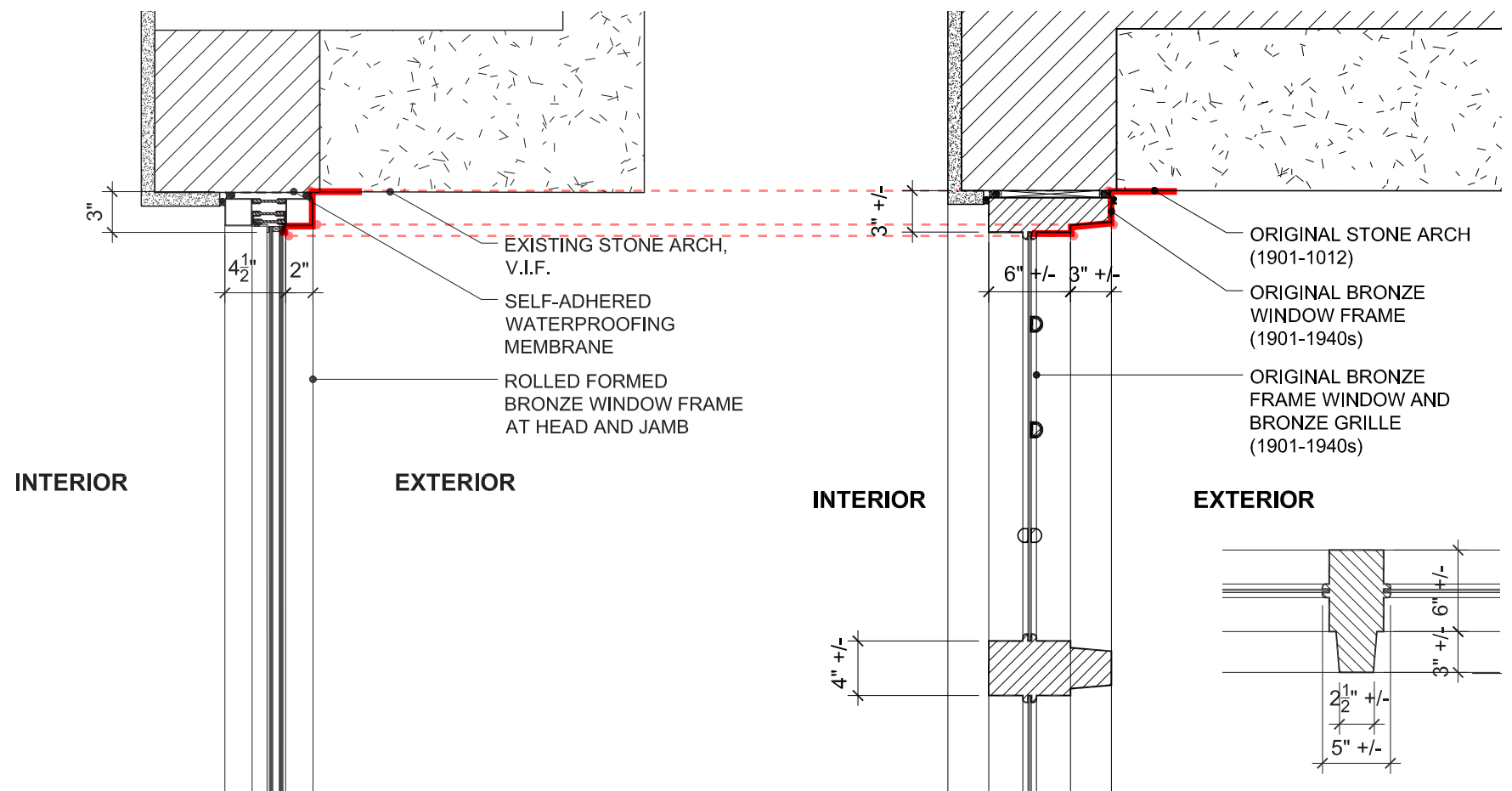


# APPENDIX





PROPOSED

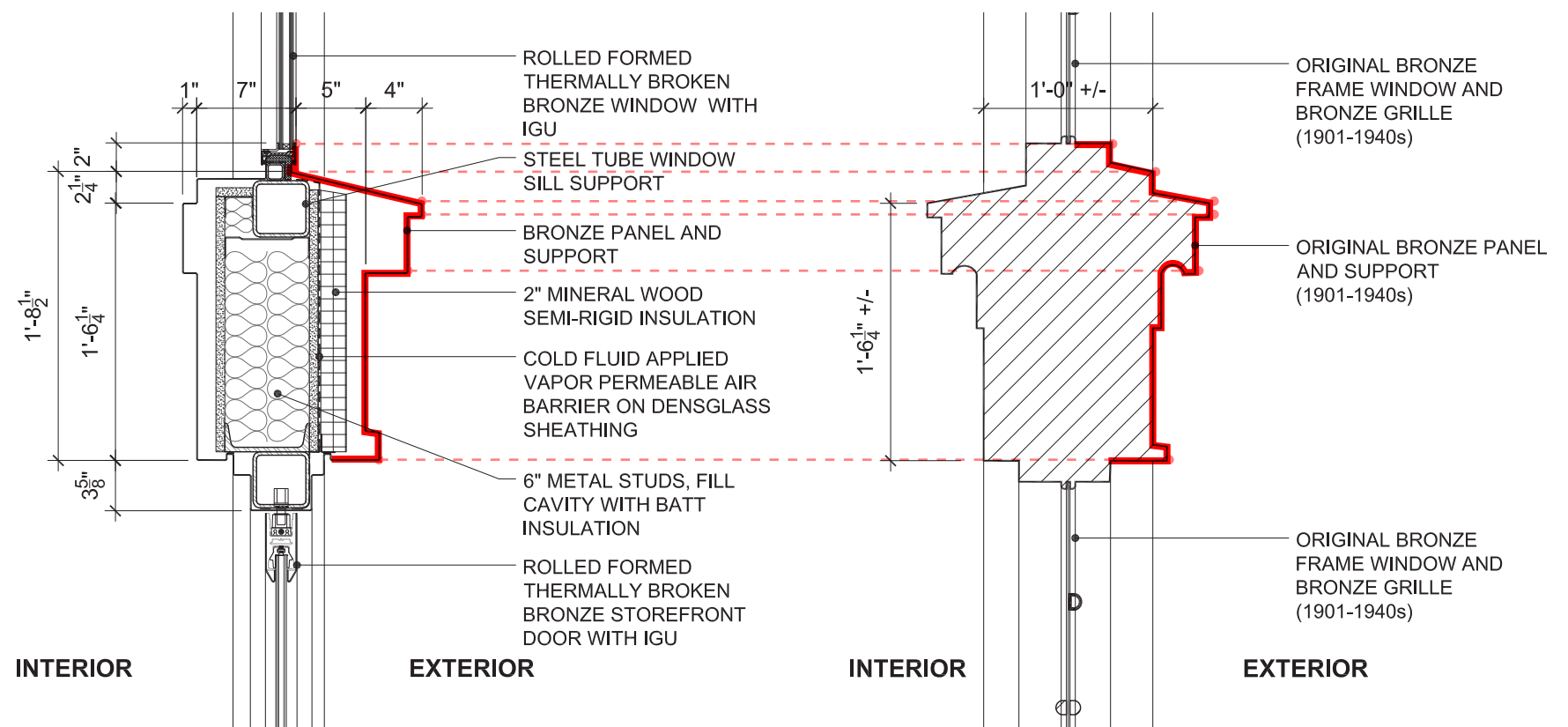


INTERIOR

EXTERIOR

INTERIOR

EXTERIOR



INTERIOR

EXTERIOR

INTERIOR

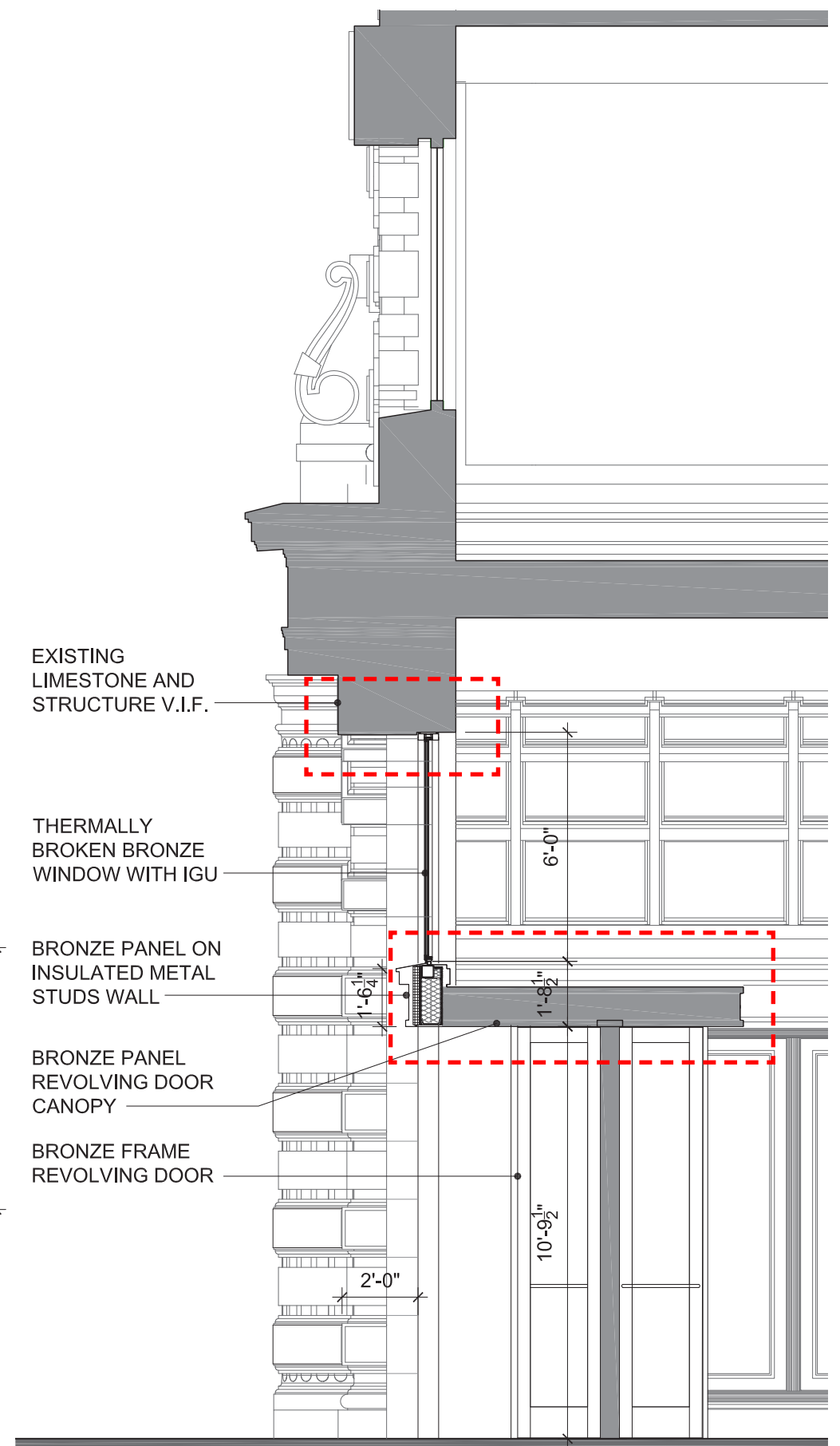
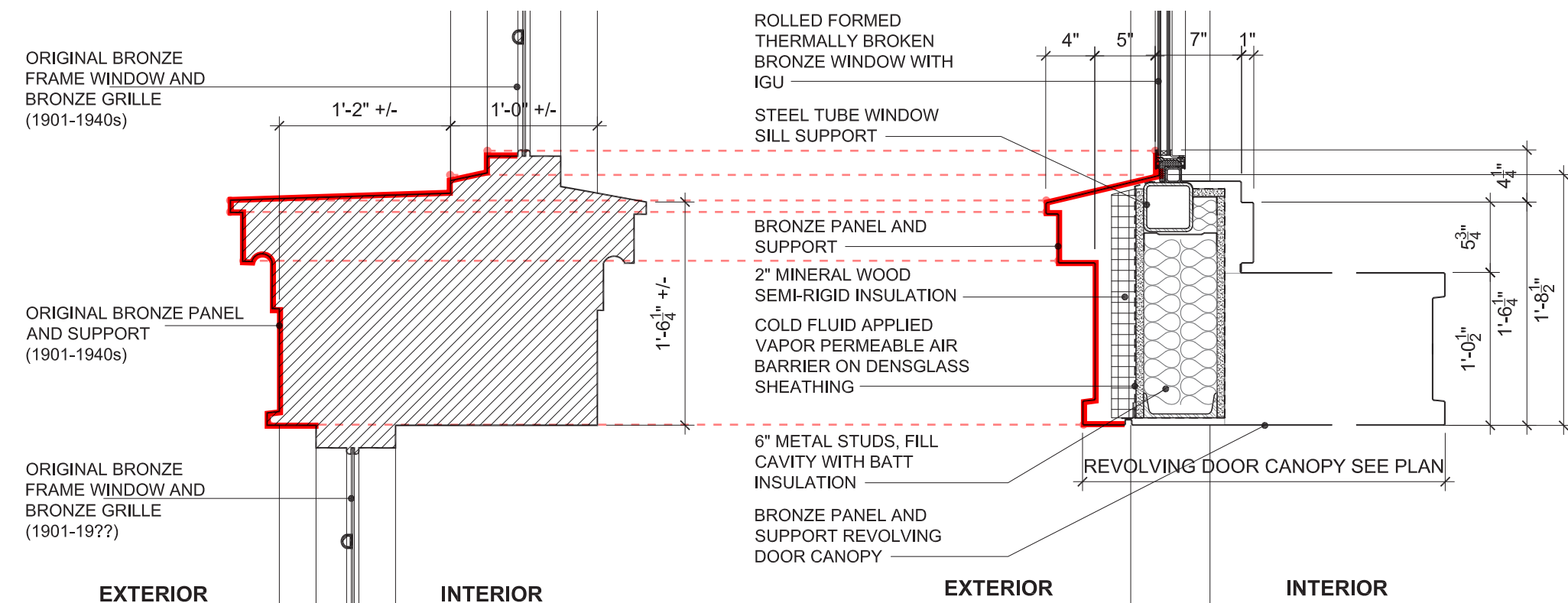
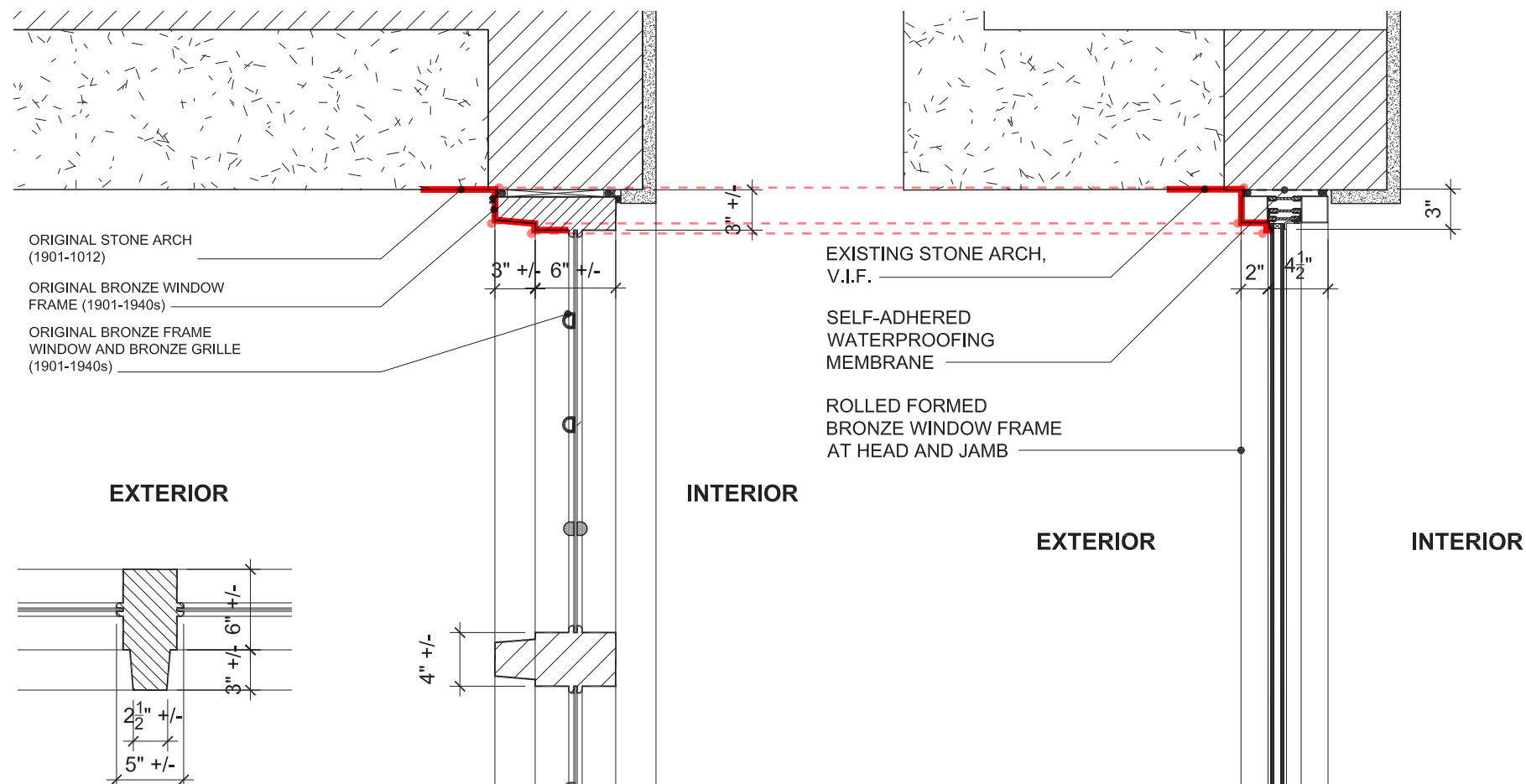
EXTERIOR

PROPOSED

ORIGINAL

## ENTRY SECTIONS WITH TRANSOM PROFILES - 5TH AVENUE





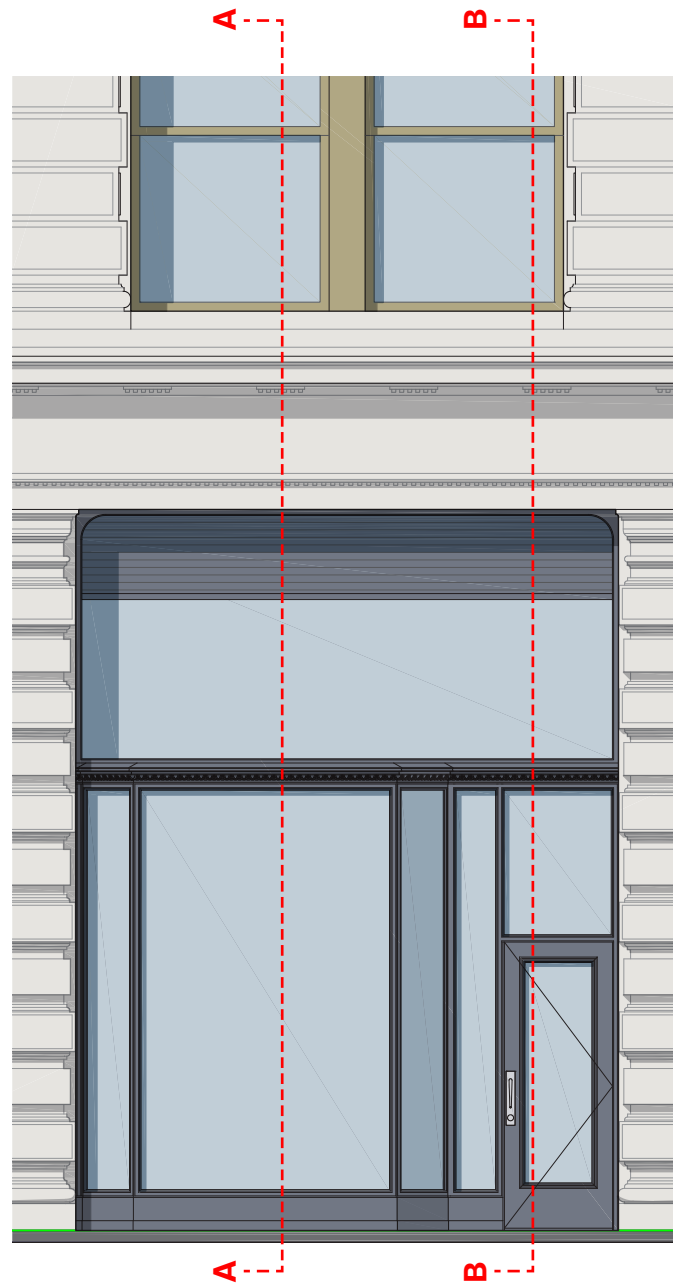
**ORIGINAL (FACADE STRAIGHTENED)**

**PROPOSED (FACADE STRAIGHTENED)**

**PROPOSED (FACADE STRAIGHTENED)**

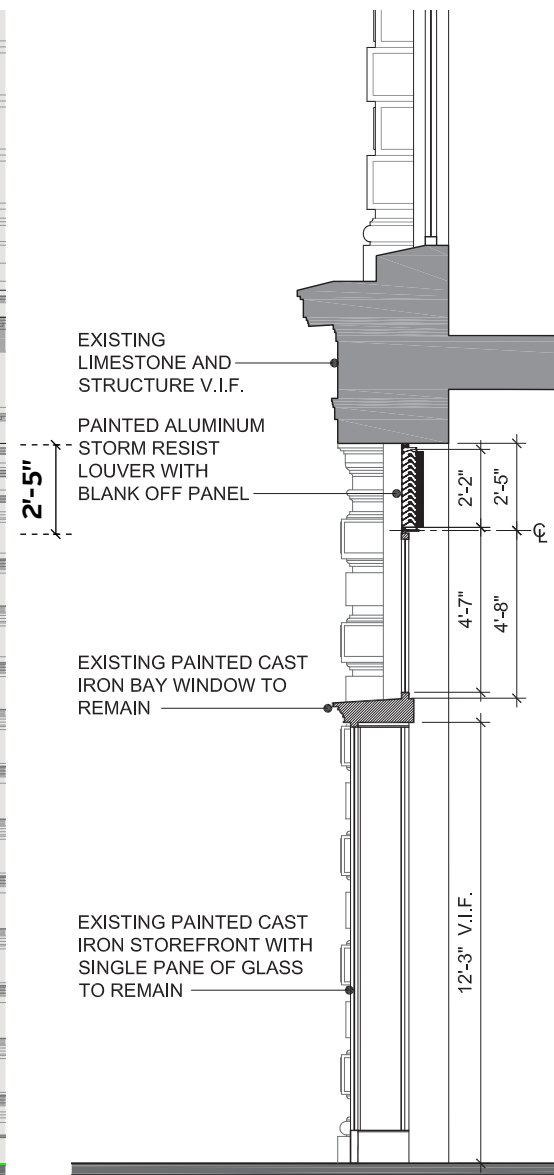
## ENTRY SECTIONS WITH TRANSOM PROFILES - BROADWAY



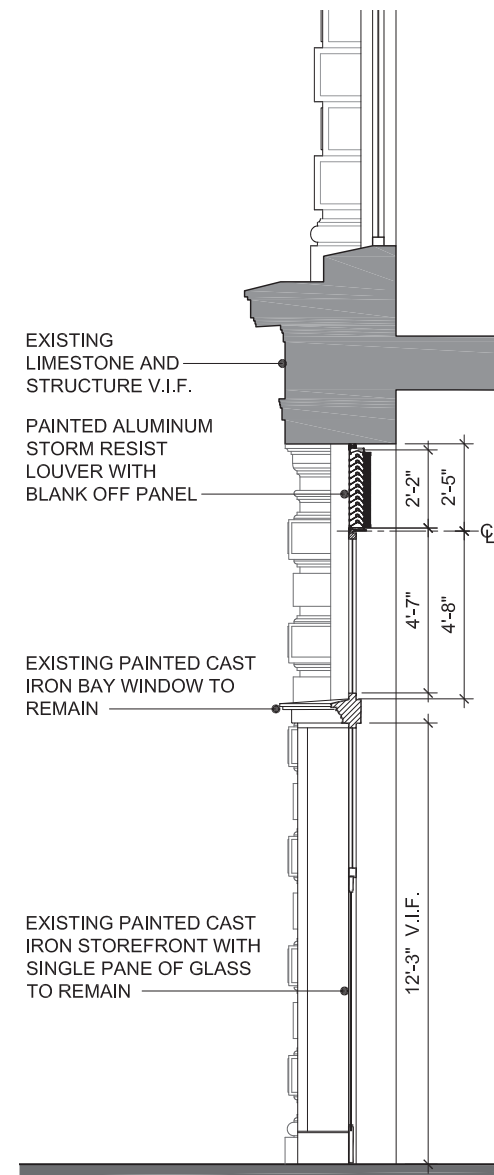


LOUVER TYPE 1

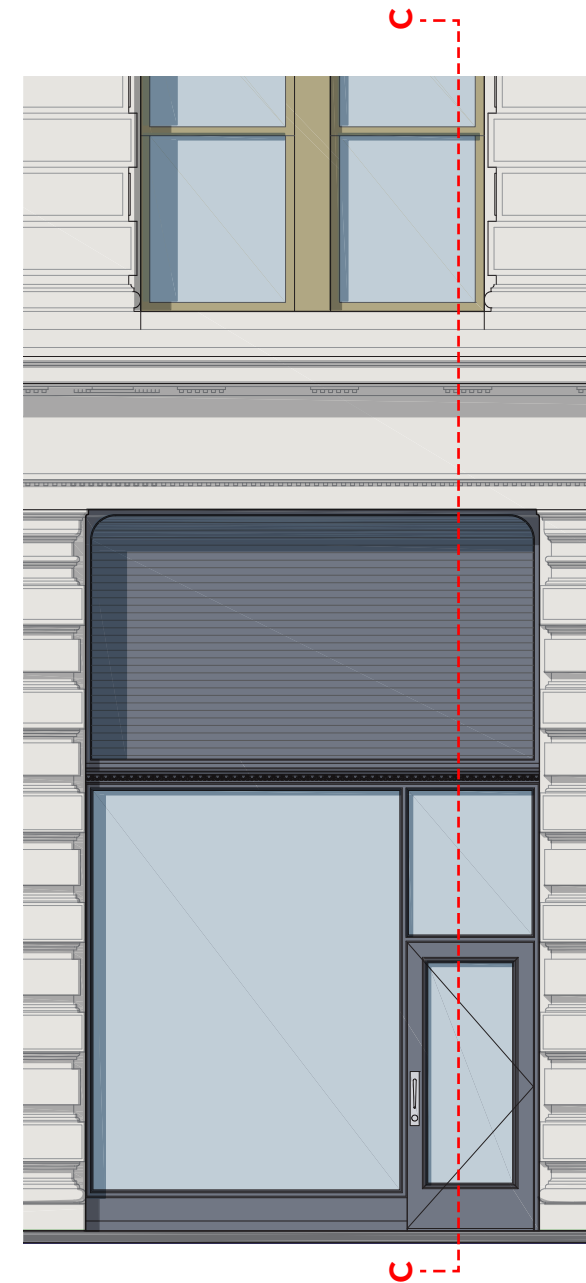
TYPICAL STOREFRONT BAYS ON 5TH AVE / BROADWAY



SECTION A-A

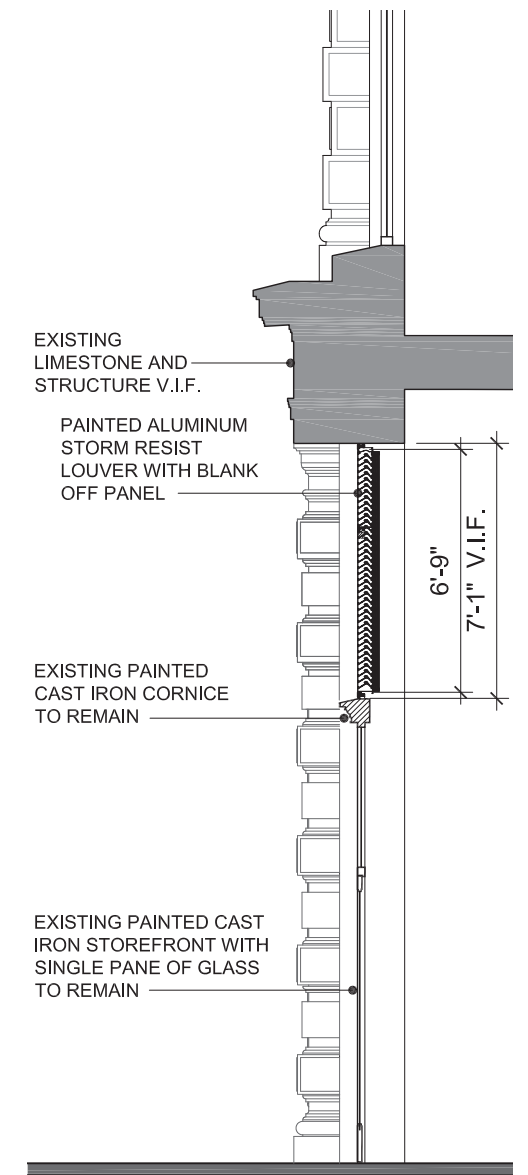


SECTION B-B



LOUVER TYPE 2

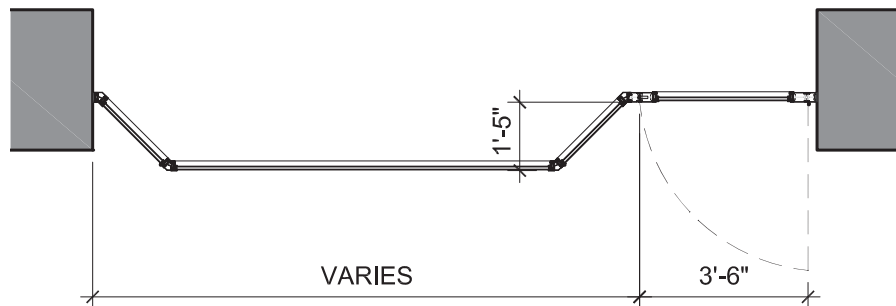
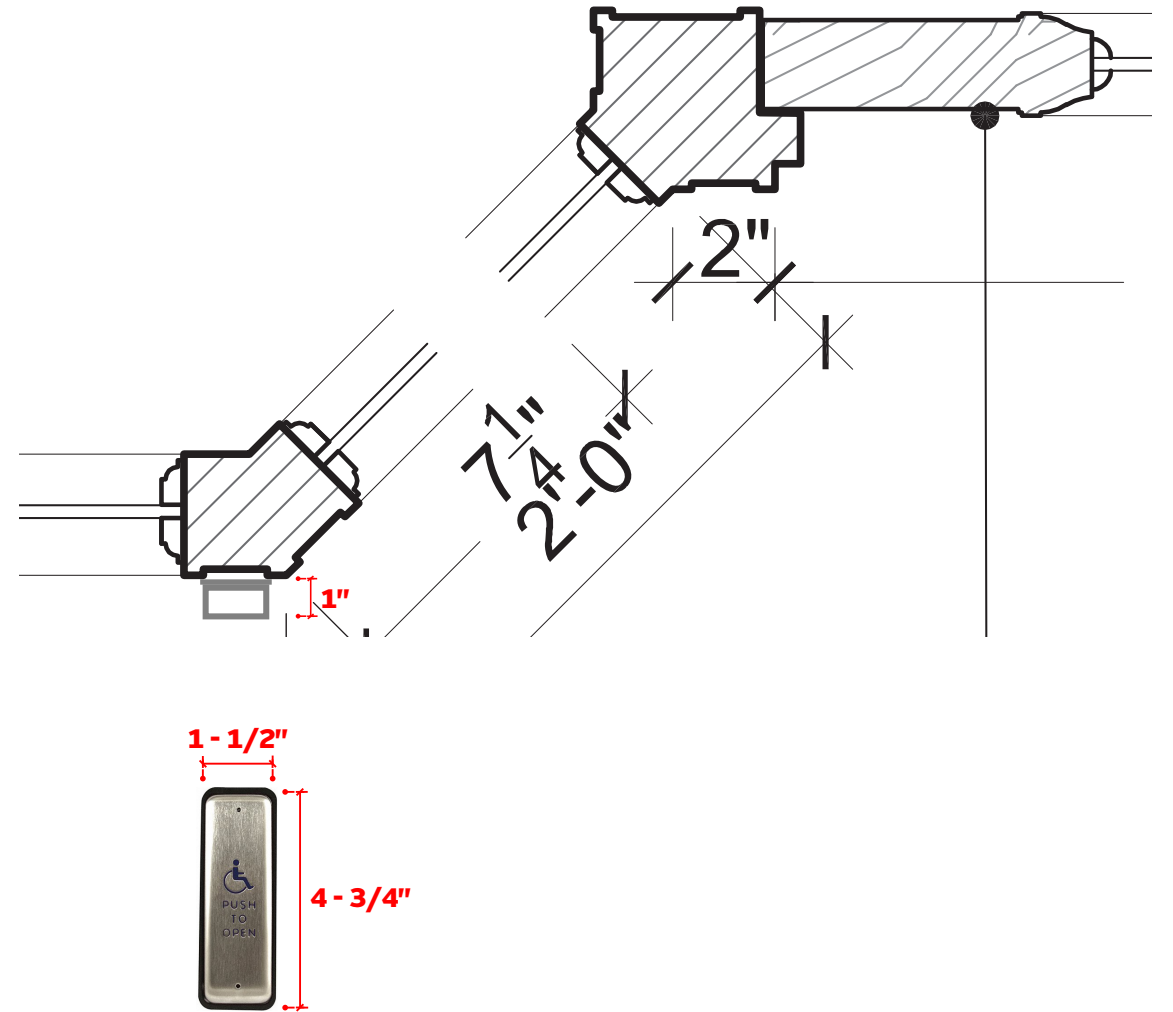
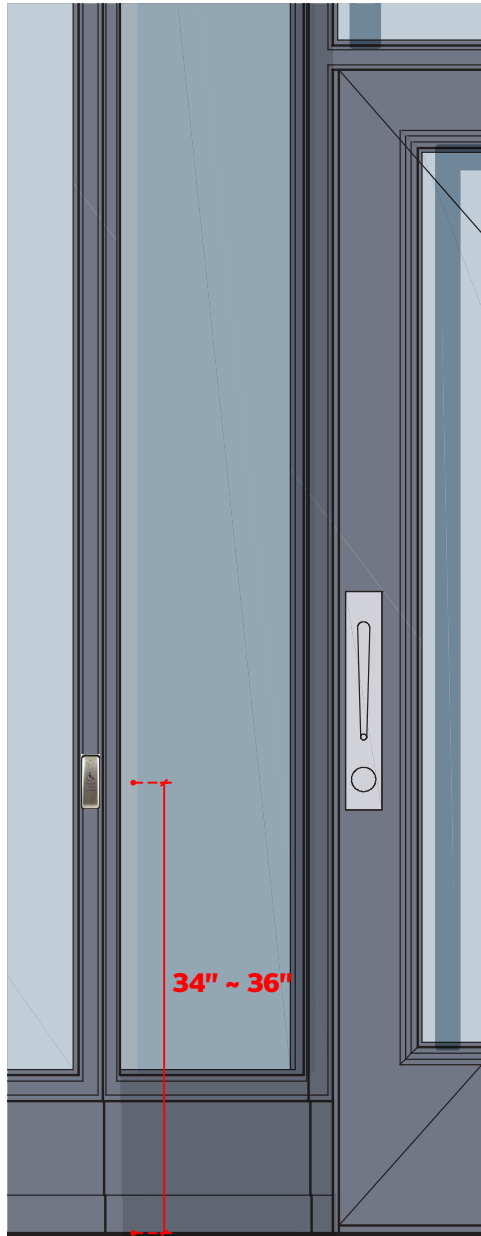
STOREFRONT BAYS ON 22ND STREET



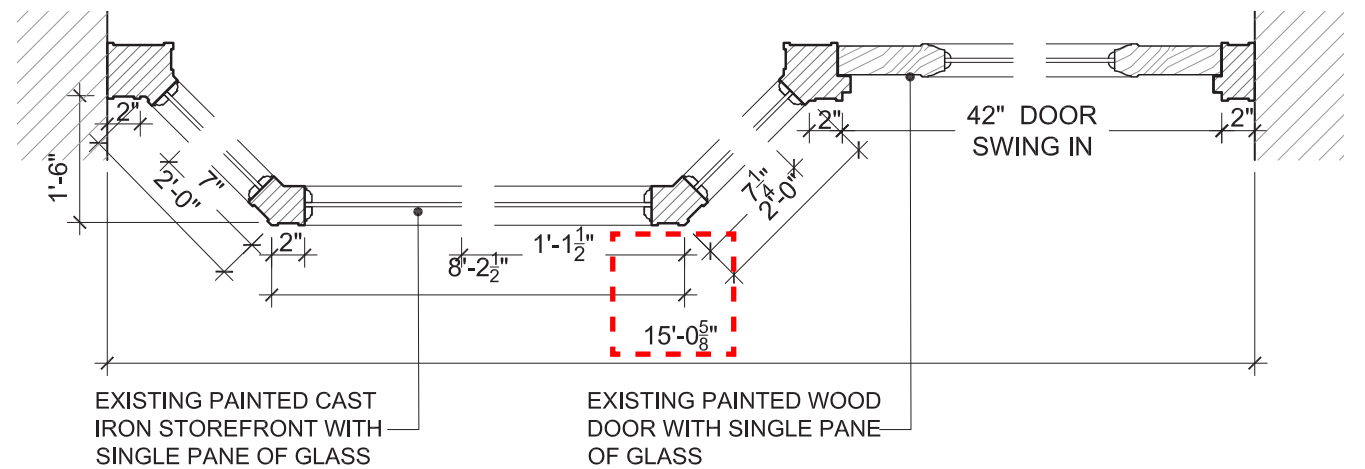
SECTION C-C

## PROPOSED STOREFRONT LOUVERS





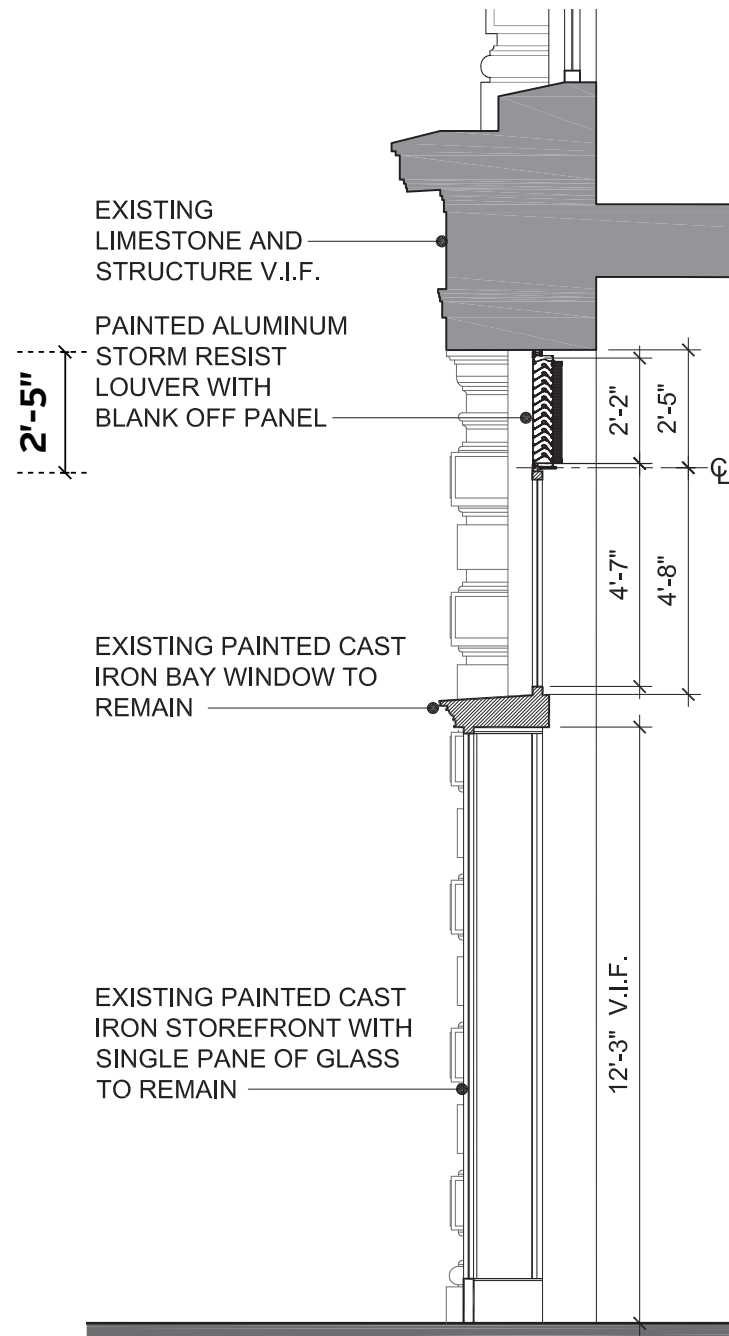
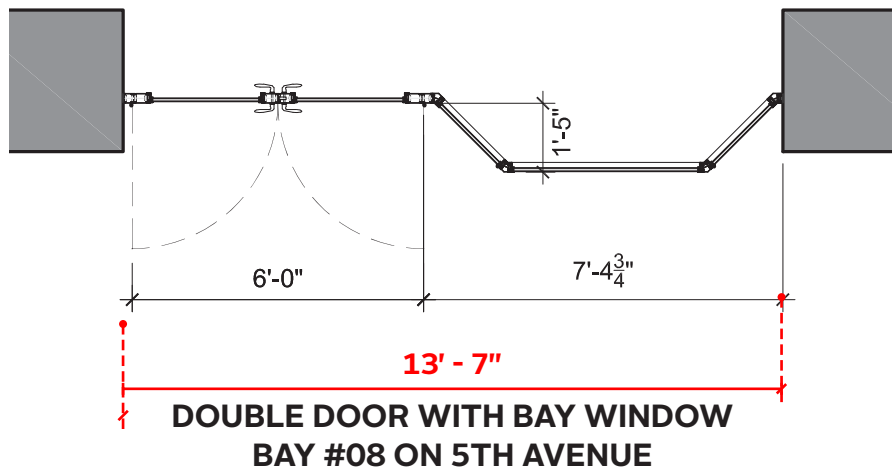
PLAN AND ELEVATION



PLAN DETAILS (BAY WINDOW WITHOUT SIDELIGHT)

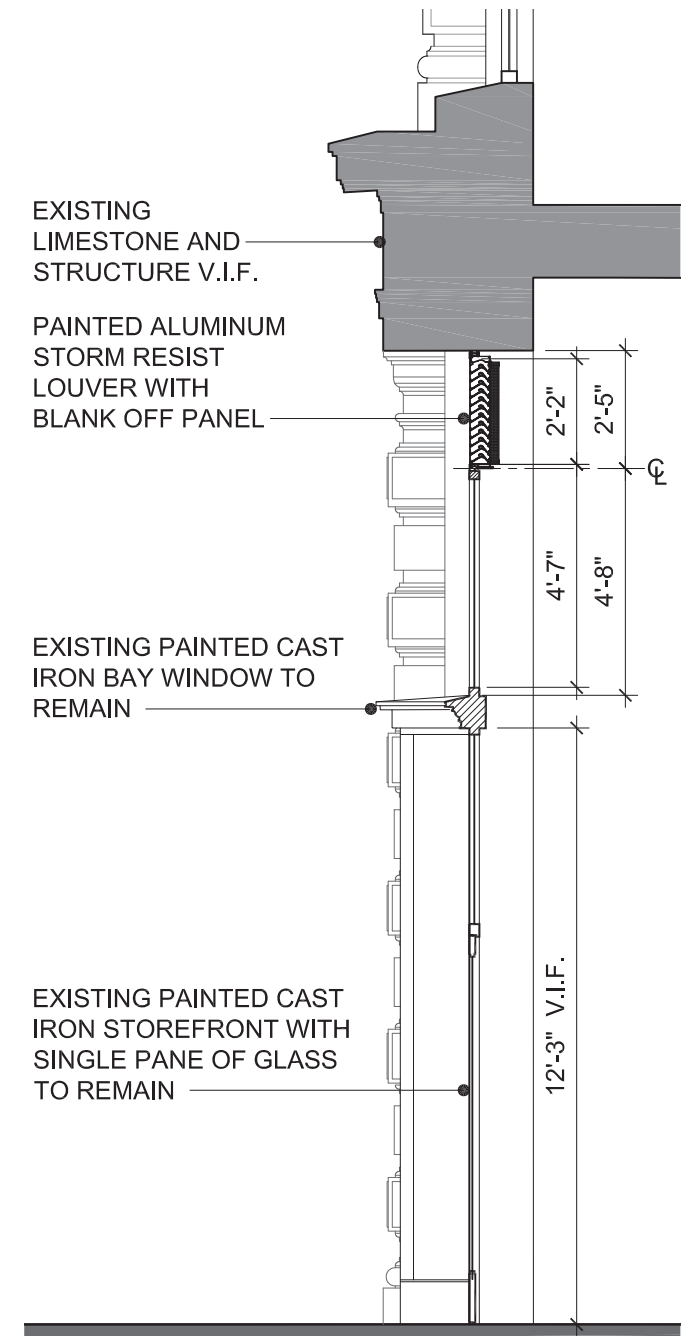
## EXISTING STOREFRONT - BAY WINDOW (#06, #07, #09, #16, #17)





**SECTION A-A**

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



**SECTION B-B**

## DOUBLE DOOR AT STOREFRONT (PROPOSED CELLAR ENTRY)





VIEW FROM 5TH AVENUE



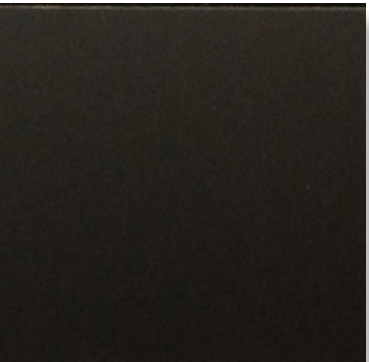
FORMED BRONZE  
PANEL



FORMED BRONZE  
STOREFRONT &  
DOOR



PAINTED  
ALUMINUM  
LOUVER



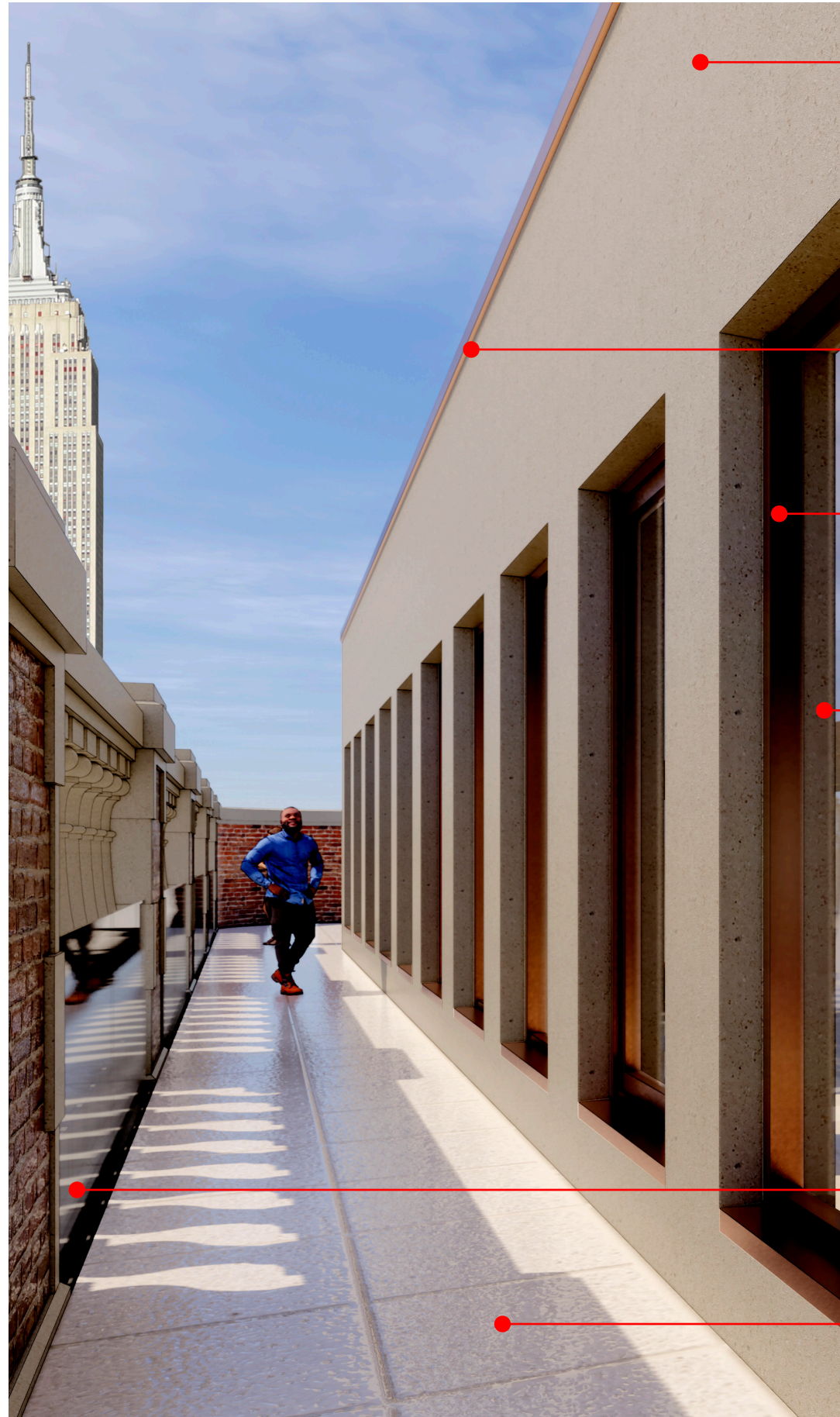
PAINTED STEEL  
STOREFRONT

# STOREFRONT MATERIALS





EXISTING CONDITION



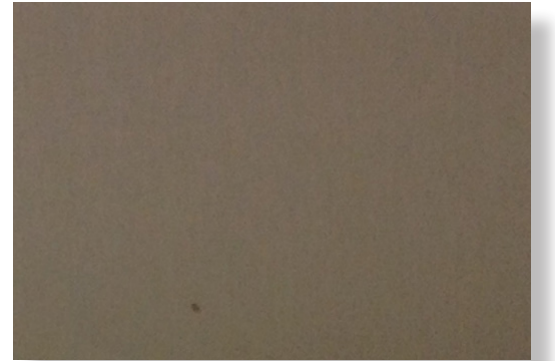
PROPOSED

## 21<sup>ST</sup> FLOOR MATERIALS

STUCCO COLOR  
IN FINE FINISH



PAINTED METAL  
COPING



PAINTED  
ALUMINUM  
STOREFRONT  
SYSTEM  
IN BRONZE FINISH

IGU WITH LOW  
IRON GLASS



LAMINATED GLASS  
GUARDRAIL IN  
LOW IRON GLASS



24"X24" PRECAST  
CONCRETE PAVER



The current proposal is:

**Preservation Department – Items 1 & 2, LPC-21-02537, LPC-21-01234**

**175 Fifth Avenue – Flatiron Building,  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**