

The current proposal is:

Preservation Department – Item 4, LPC-23-00203

**601 West 26th Street – Starrett Lehigh Building – West Chelsea
Historic District
Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 810 6951 1417

Passcode: 552242

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.

RXR STARRETT LEHIGH

601 W 26TH ST

10TH AND 11TH FLOOR TERRACE

27TH STREET & 12TH AVE STOREFRONT

LPC PRESENTATION

08.09.2022

MPFP

hlw *STUDIOS*
architecture

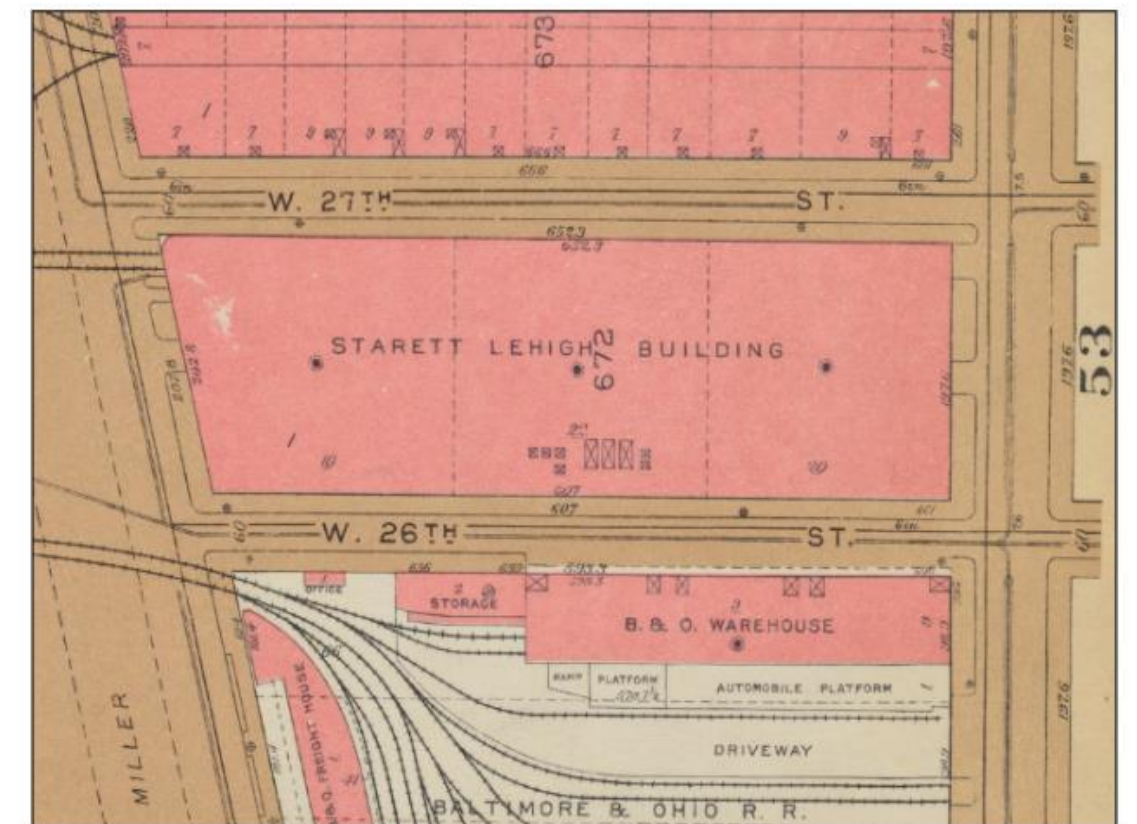
10TH AND 11TH FLOOR TERRACE
27TH STREET & 12TH AVE STOREFRONT



Starrett-Lehigh Building (LPC, 2008)
 Built 1930-31 / Architects: Russell and Walter Cory with Yasuo Matsui
 Individual Landmark, 1986



West Chelsea Historic District Map, 2008



Bromley Map, 1955

10TH FLOOR TERRACE & CLERESTORY - BUILDING LOCATION

STARRETT LEHIGH LPC

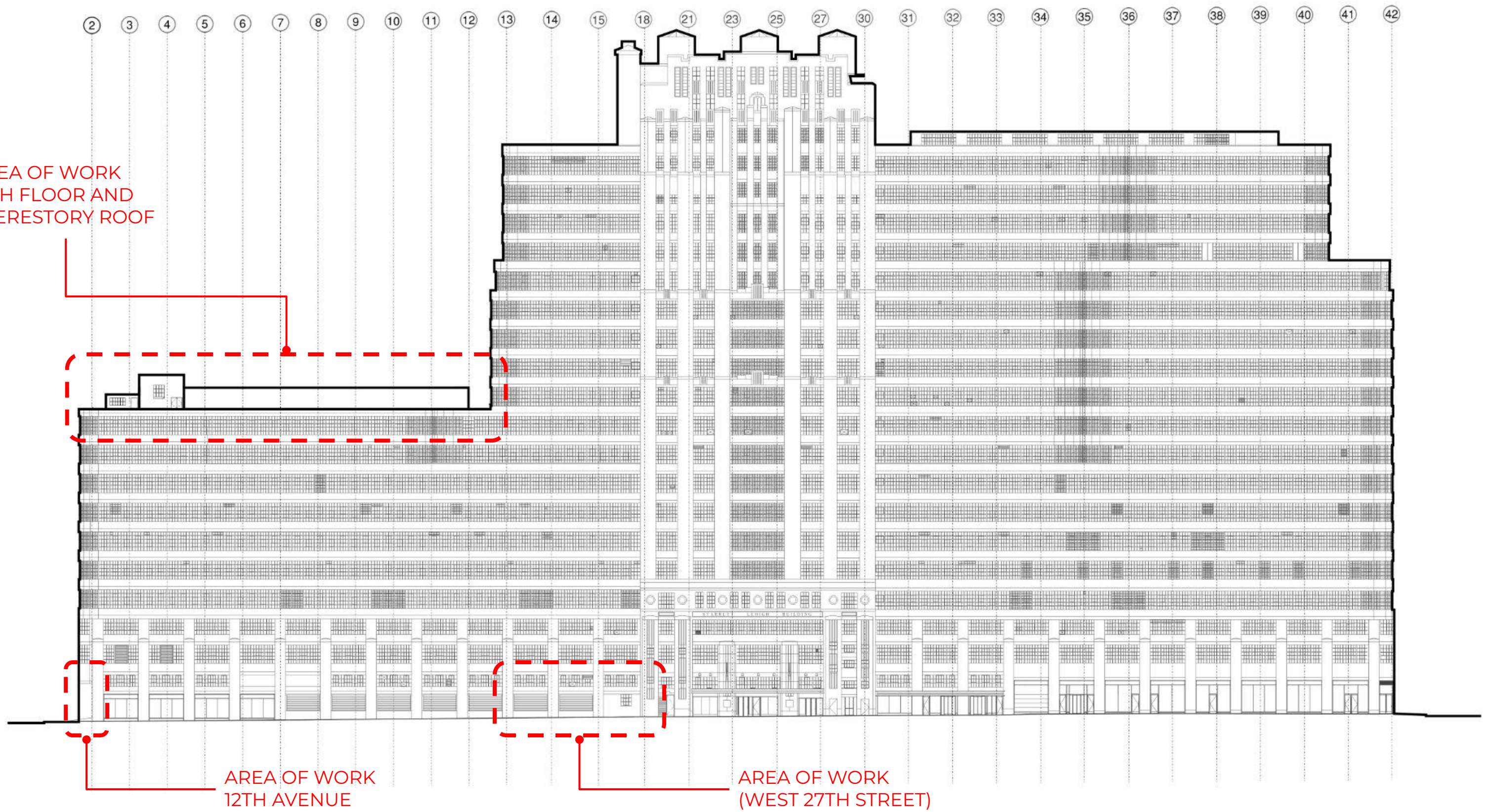
AUGUST 09, 2022



1932 Historic Photo, View Northeast from 12th Avenue (MCNY)

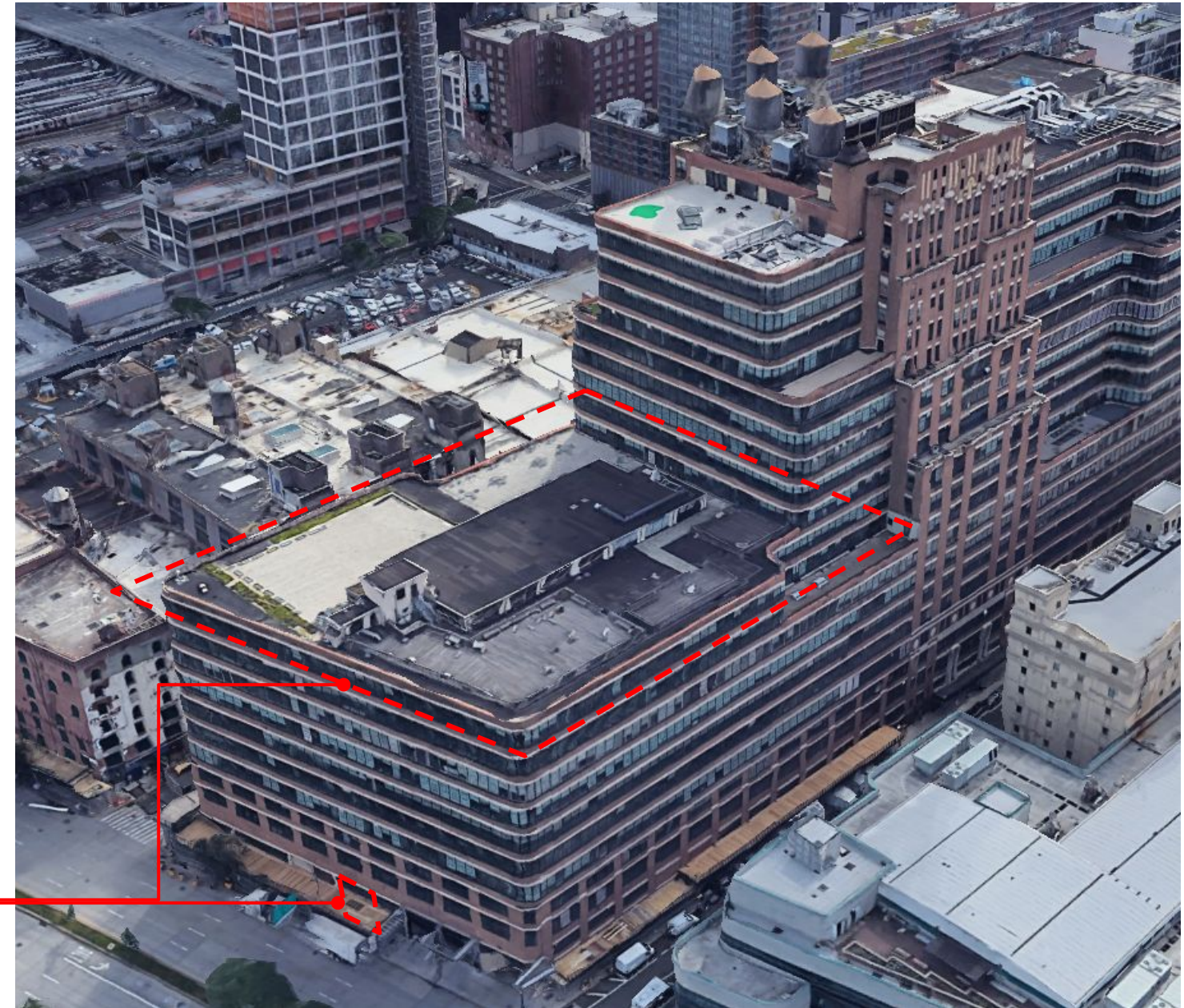


1936 Historic Photo, View Northeast from 12th Avenue (Muni)

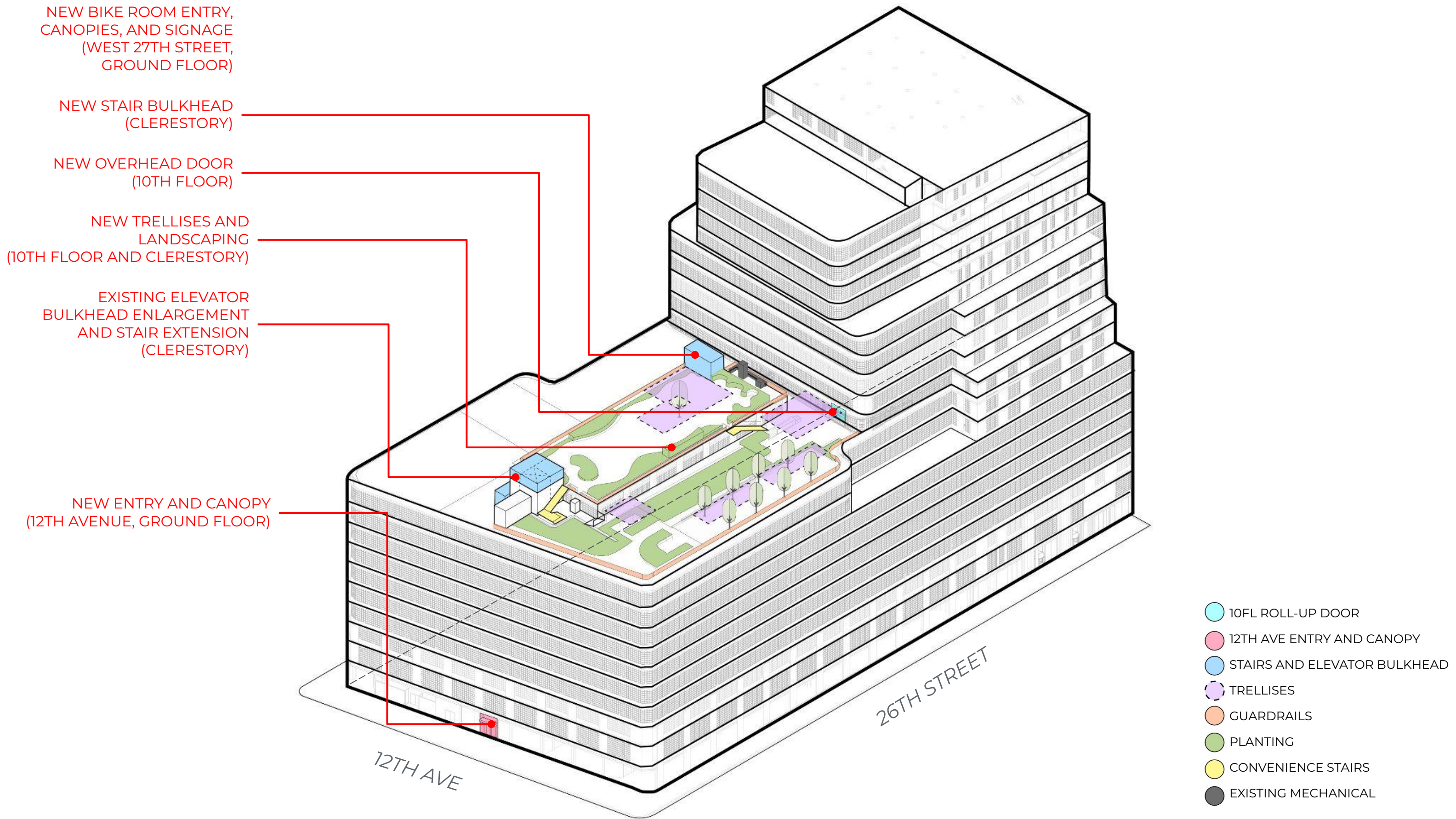


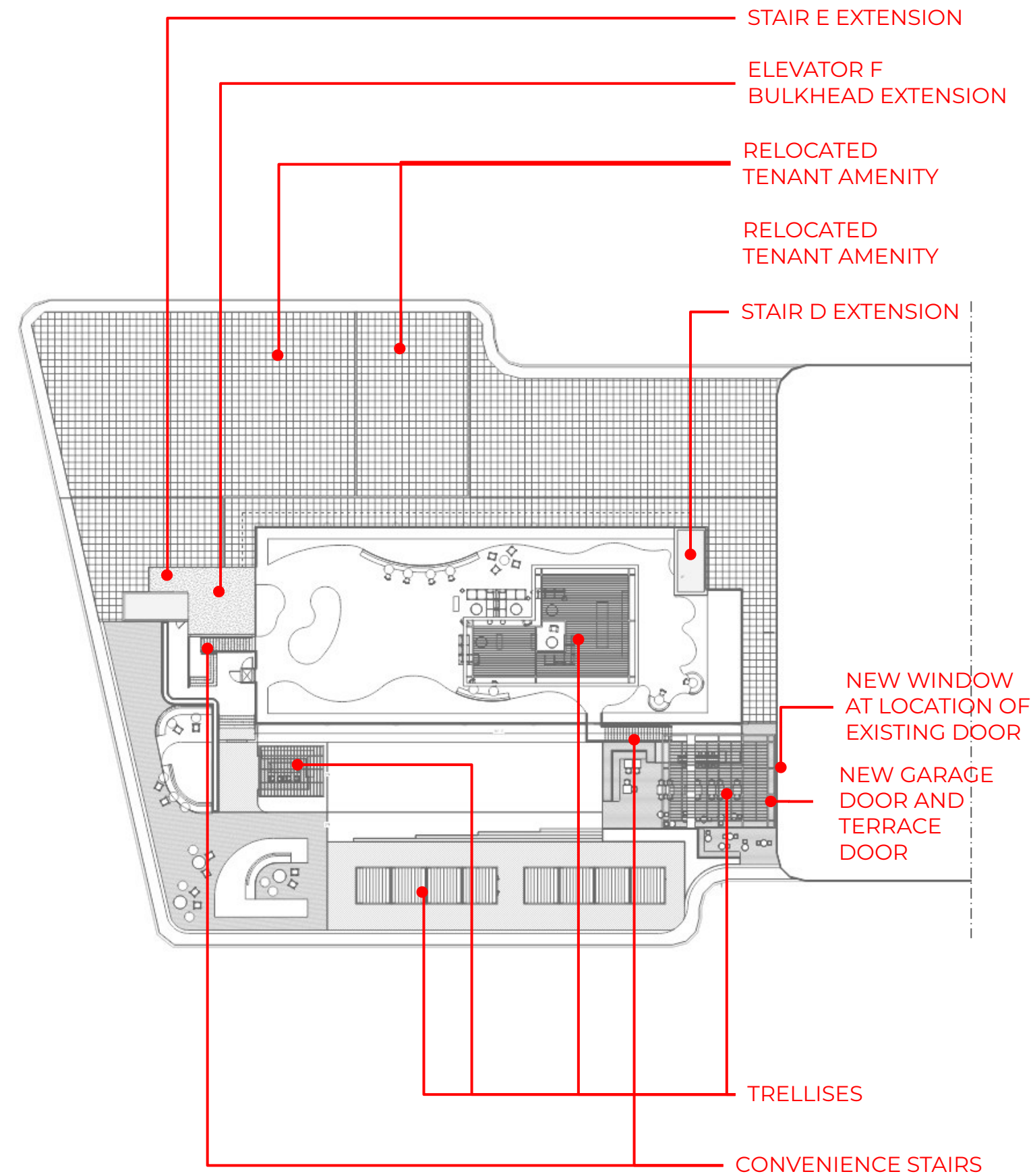
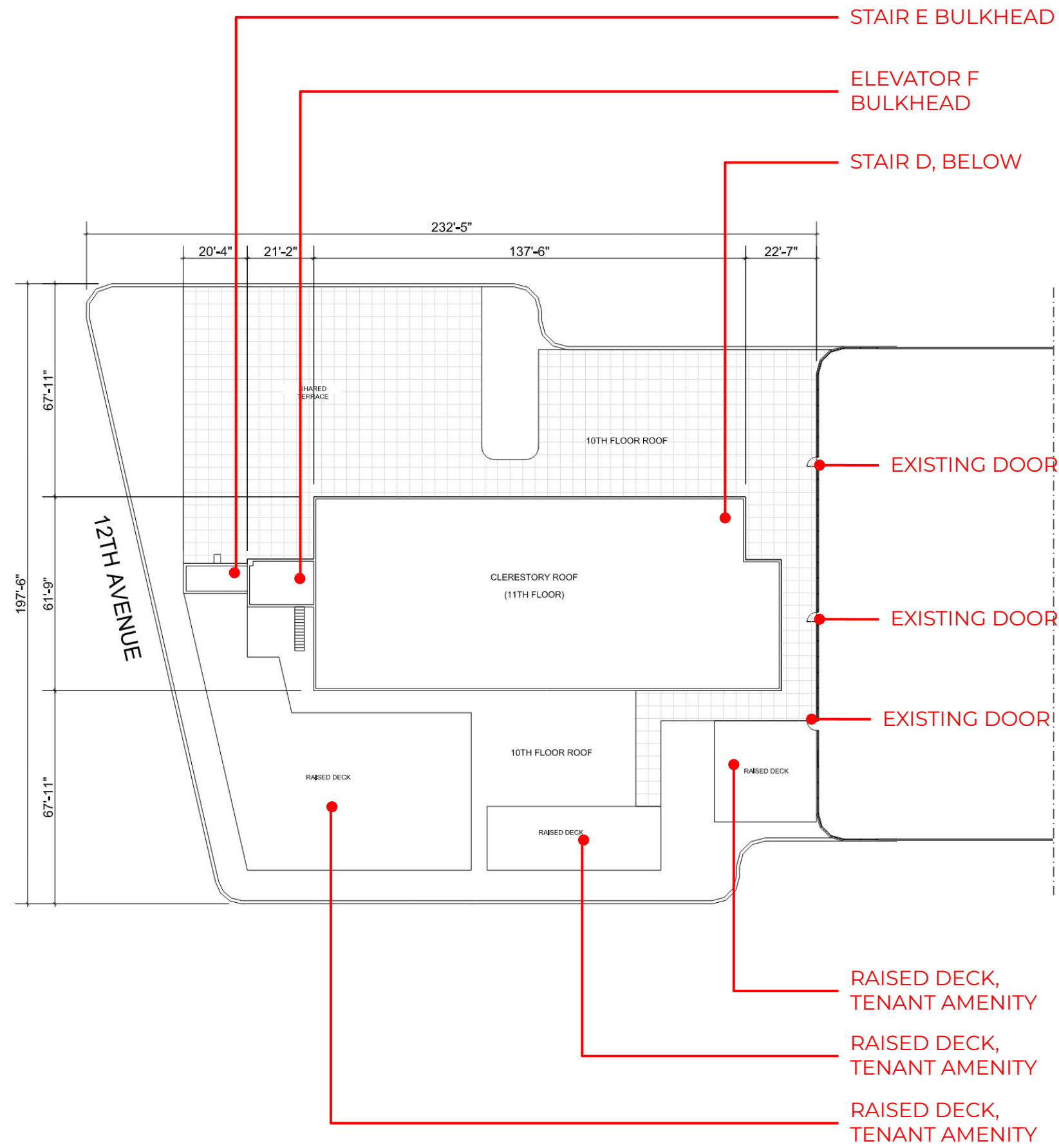


1951 Historic Photo, Aerial View North from 12th Avenue (NYPL)



AREA OF WORK







NORTH TERRACE



SOUTH TERRACE

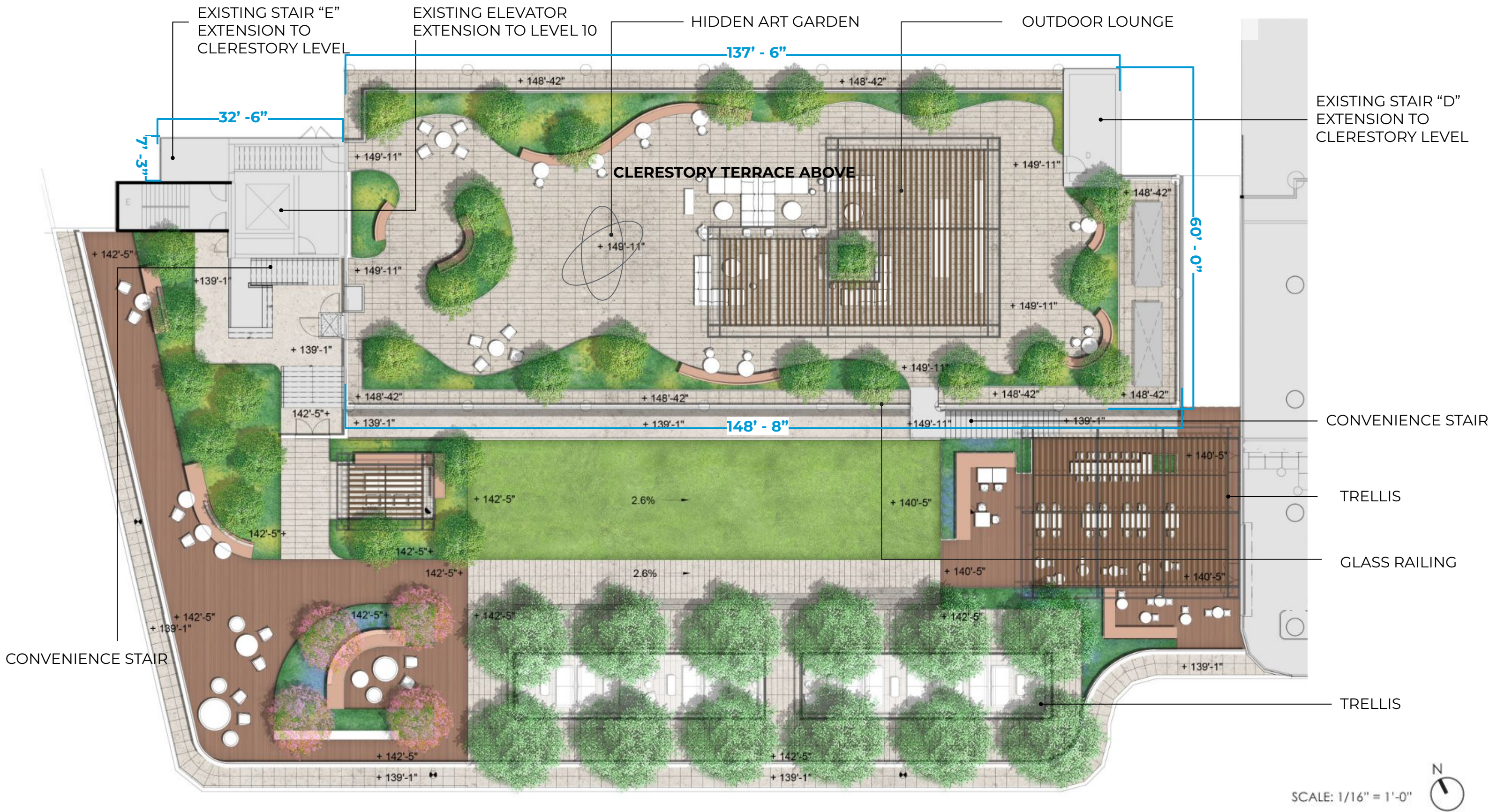


STAIR D EXISTING CONDITIONS
10TH FLOOR



STAIR E AND BULKHEAD
EXISTING CONDITIONS





10TH FLOOR - AMENITY TERRACE AND CLERESTORY - PLAN
 STARRETT LEHIGH LPC
 AUGUST 09, 2022

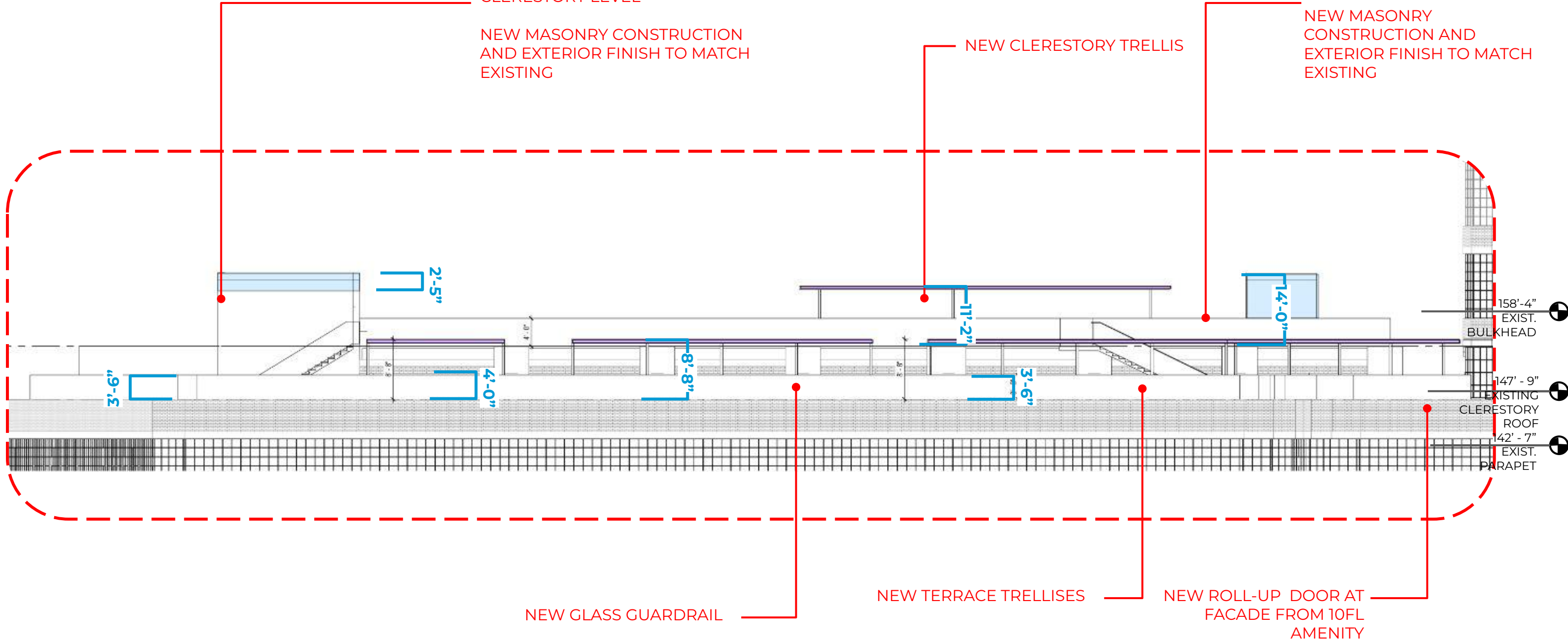
ELEVATOR F EXTENSION TO 10TH FLOOR TERRACE, STAIR E BULKHEAD EXTENSION. STAIRCASE EXTENSION TO CLERESTORY LEVEL

STAIRCASE D BULKHEAD EXTENSION TO CLERESTORY LEVEL

NEW MASONRY CONSTRUCTION AND EXTERIOR FINISH TO MATCH EXISTING

NEW CLERESTORY TRELLIS

NEW MASONRY CONSTRUCTION AND EXTERIOR FINISH TO MATCH EXISTING



STAIRCASE D BULKHEAD
EXTENSION TO
CLERESTORY LEVEL
BEYOND

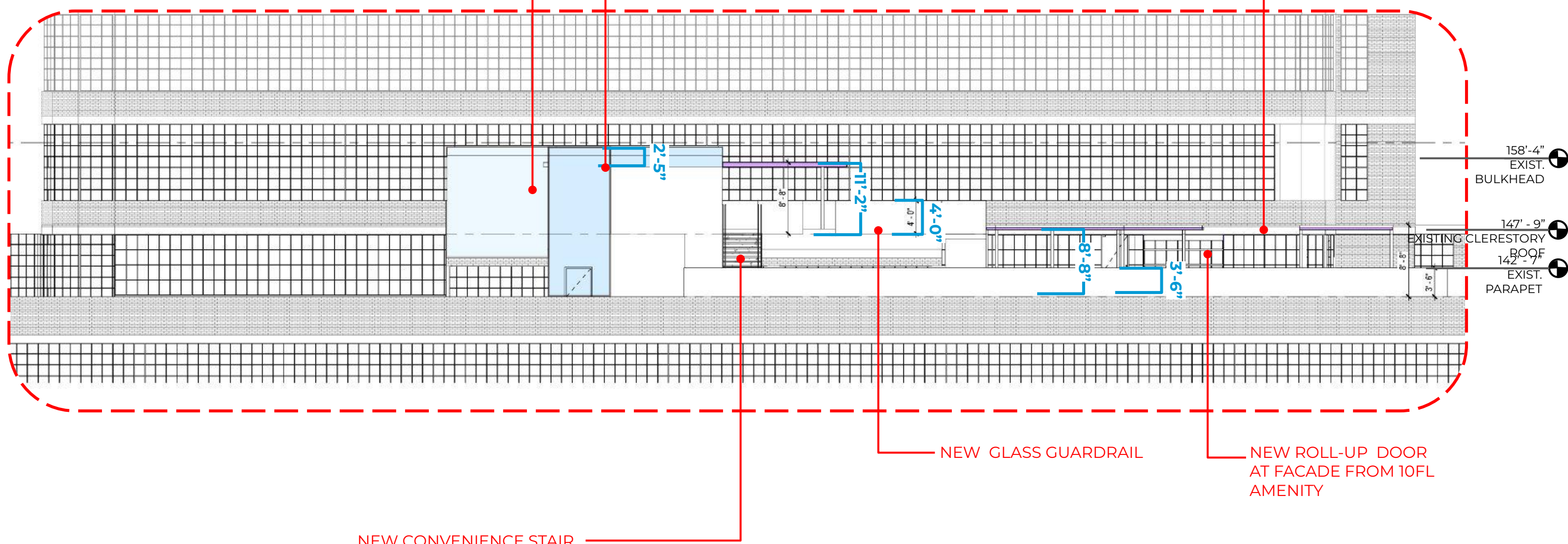
NEW MASONRY
CONSTRUCTION AND
EXTERIOR FINISH TO
MATCH EXISTING

ELEVATOR F EXTENSION
TO 10TH FLOOR TERRACE,
BULKHEAD EXTENSION

NEW MASONRY
CONSTRUCTION AND
EXTERIOR FINISH TO
MATCH EXISTING

STAIRCASE E BULKHEAD
EXTENSION

NEW TERRACE TRELLISES



10TH FLOOR TERRACE & CLERESTORY - ENLARGED WEST ELEVATION

STARRETT LEHIGH LPC

AUGUST 09, 2022



STAIRCASE D BULKHEAD
EXTENSION TO CLERESTORY
LEVEL

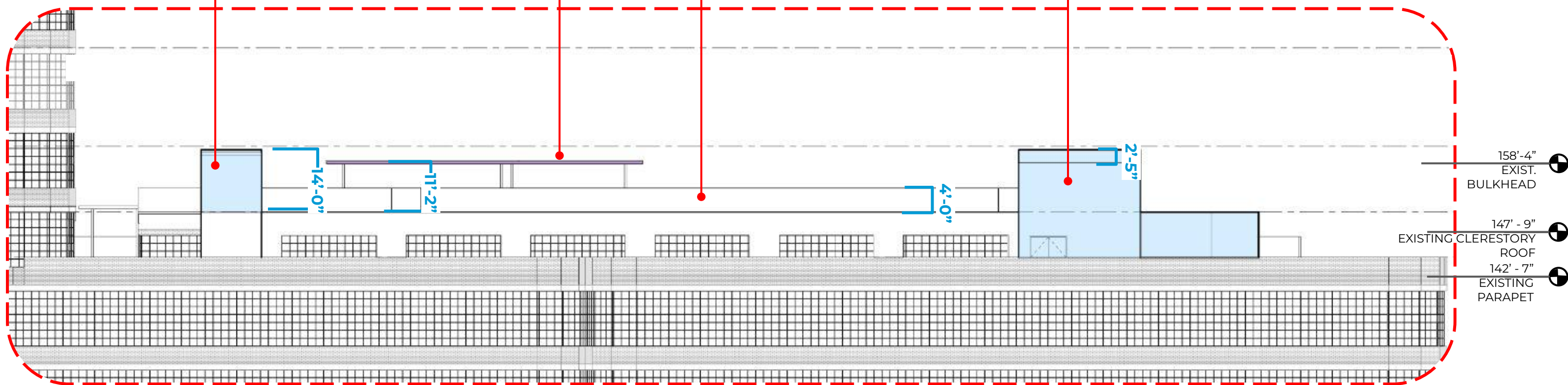
NEW MASONRY
CONSTRUCTION AND
EXTERIOR FINISH TO MATCH
EXISTING

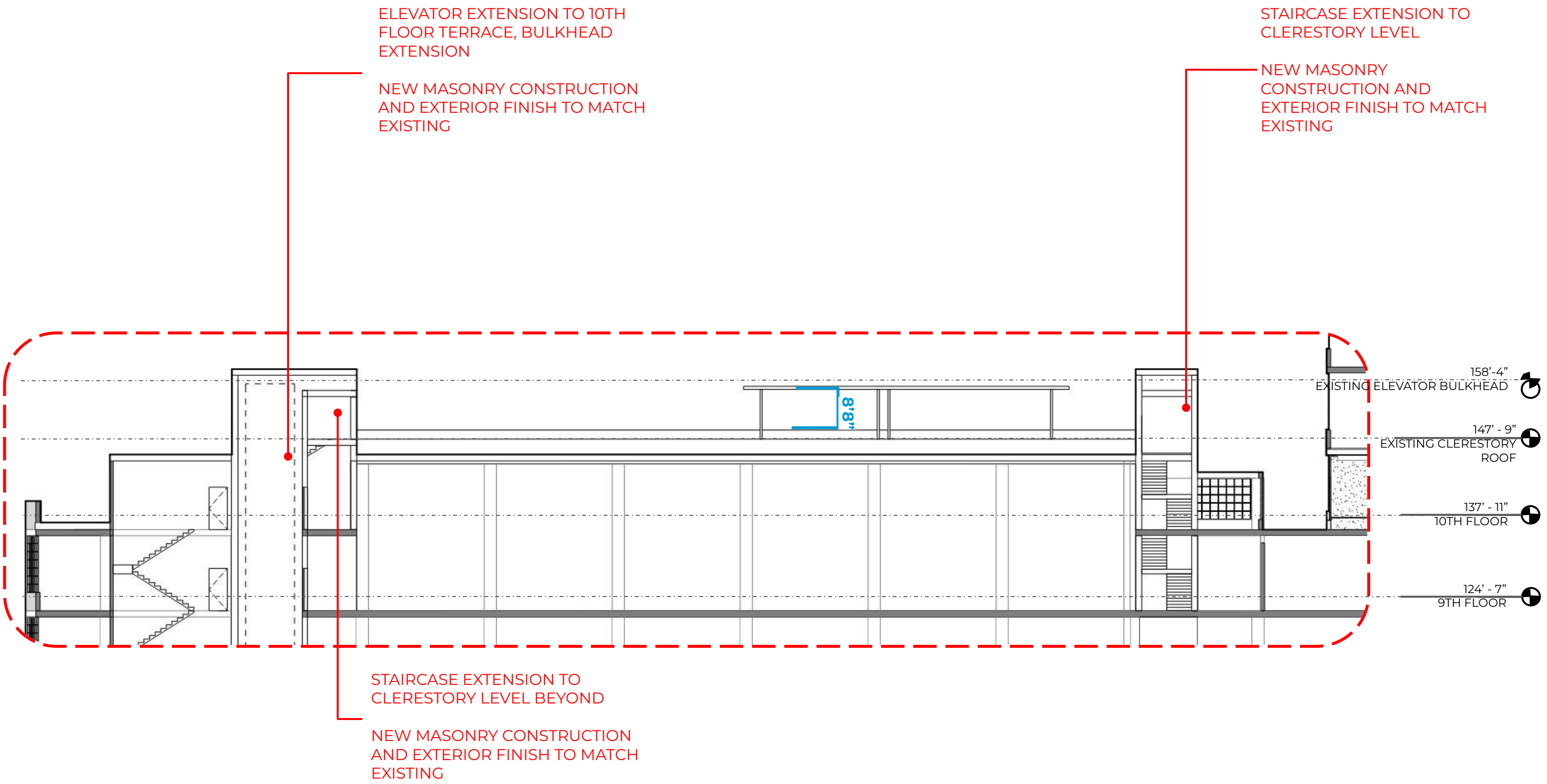
NEW CLERESTORY TRELLIS

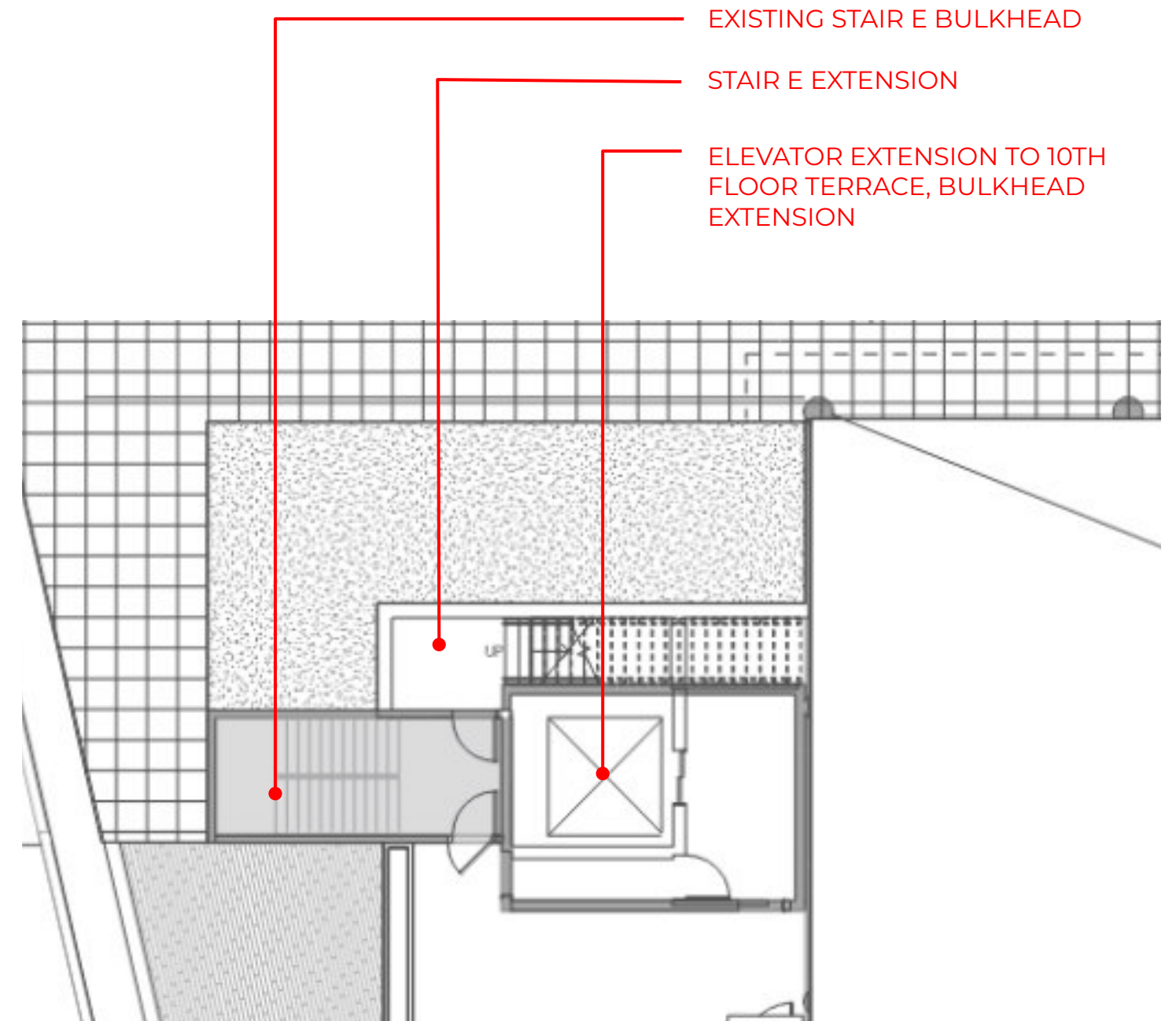
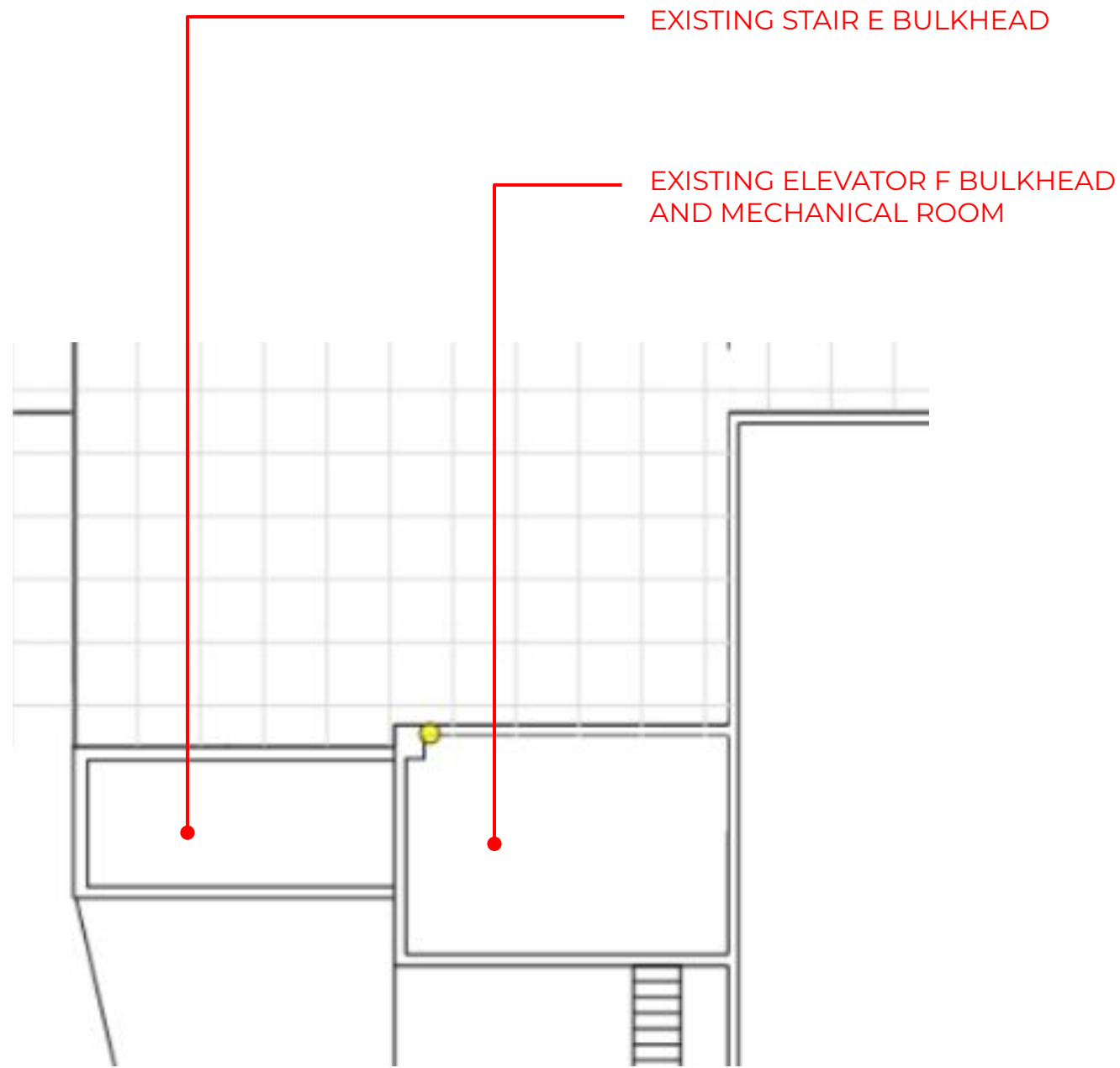
NEW GLASS GUARDRAIL

ELEVATOR F EXTENSION TO 10TH
FLOOR TERRACE, BULKHEAD
EXTENSION
STAIRCASE E EXTENSION TO
CLERESTORY LEVEL

NEW MASONRY CONSTRUCTION
AND EXTERIOR FINISH TO MATCH
EXISTING

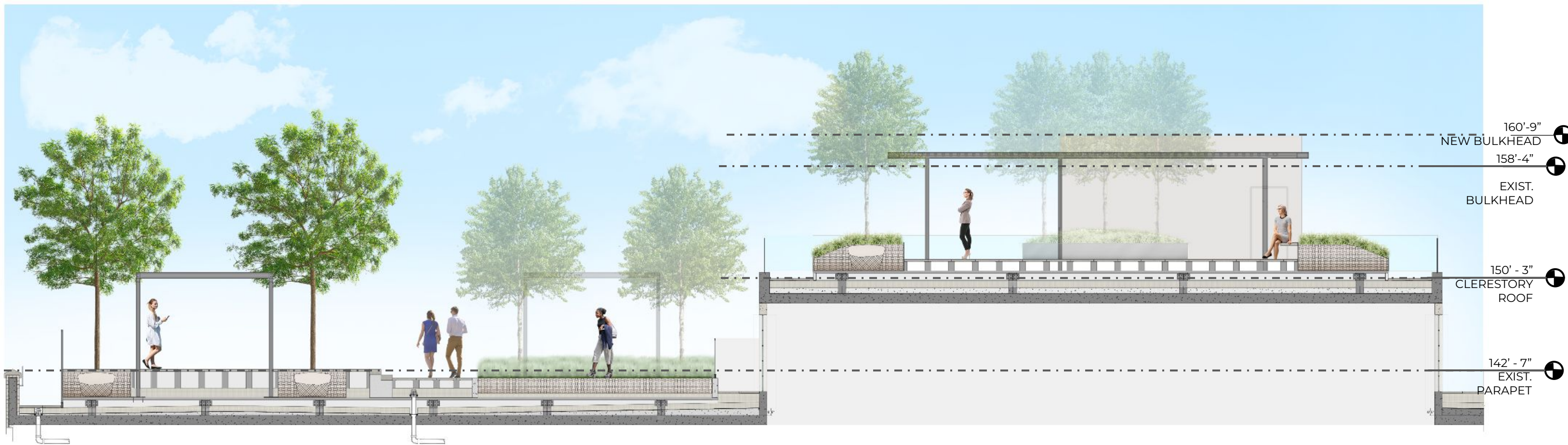
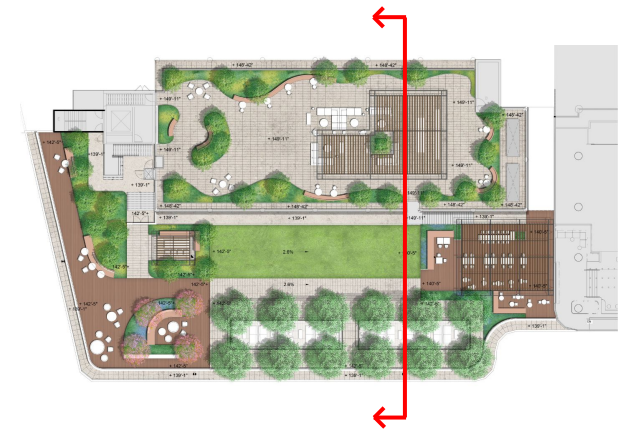




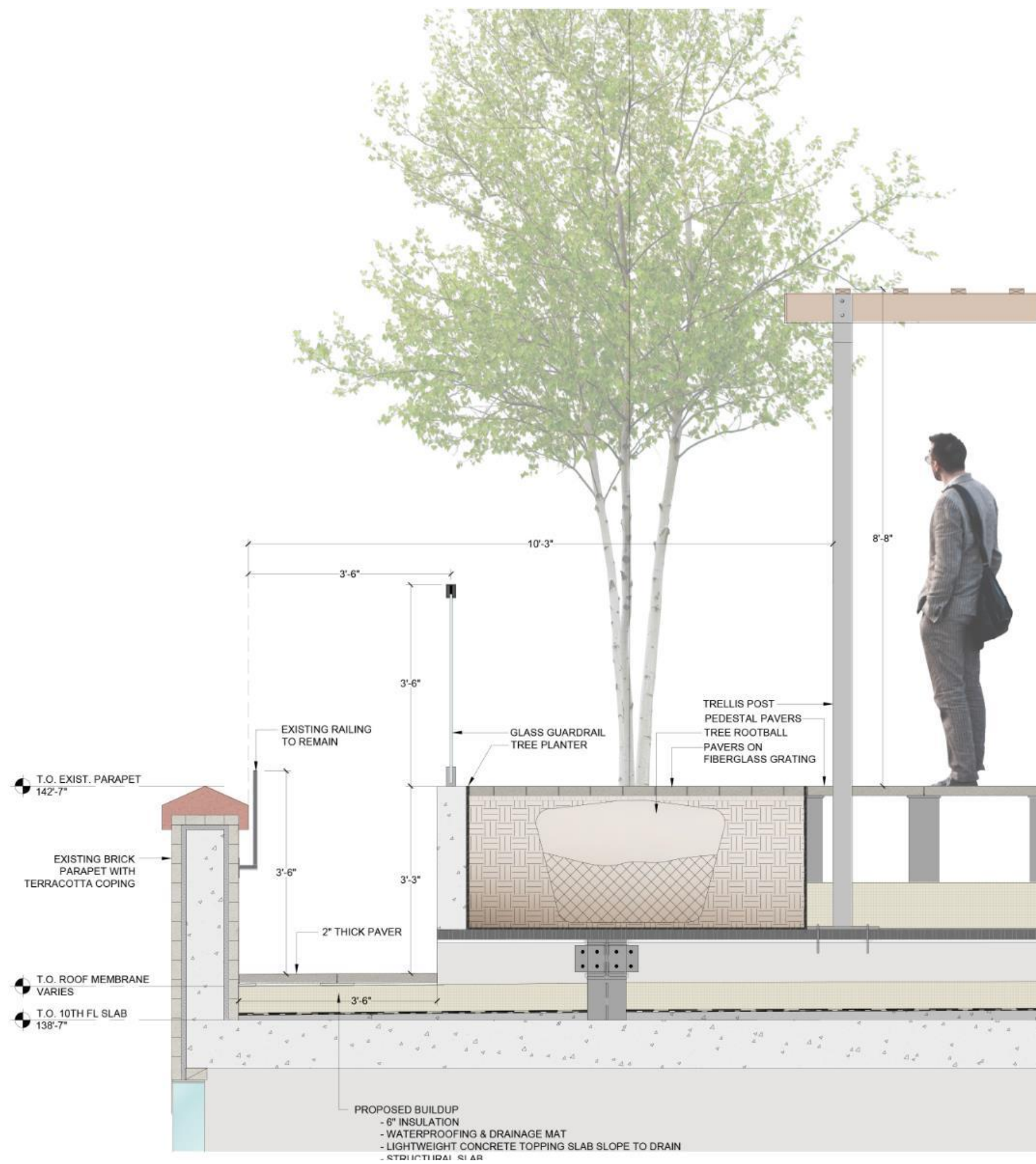


STAIR E EXTENSION - EXISTING AND PROPOSED

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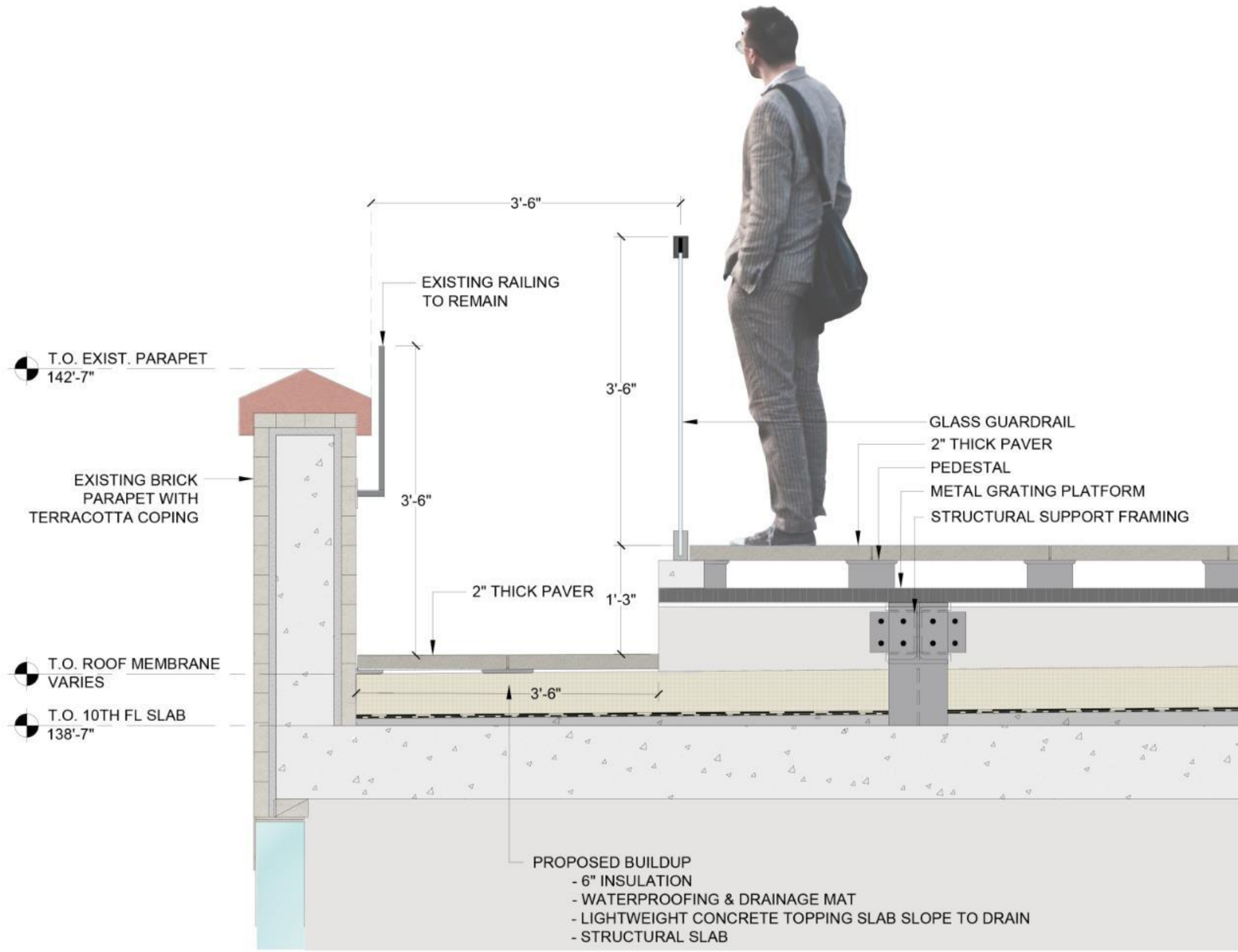


10TH FLOOR - AMENITY TERRACE AND CLERESTORY - N/S SECTION
 STARRETT LEHIGH LPC
 AUGUST 09, 2022

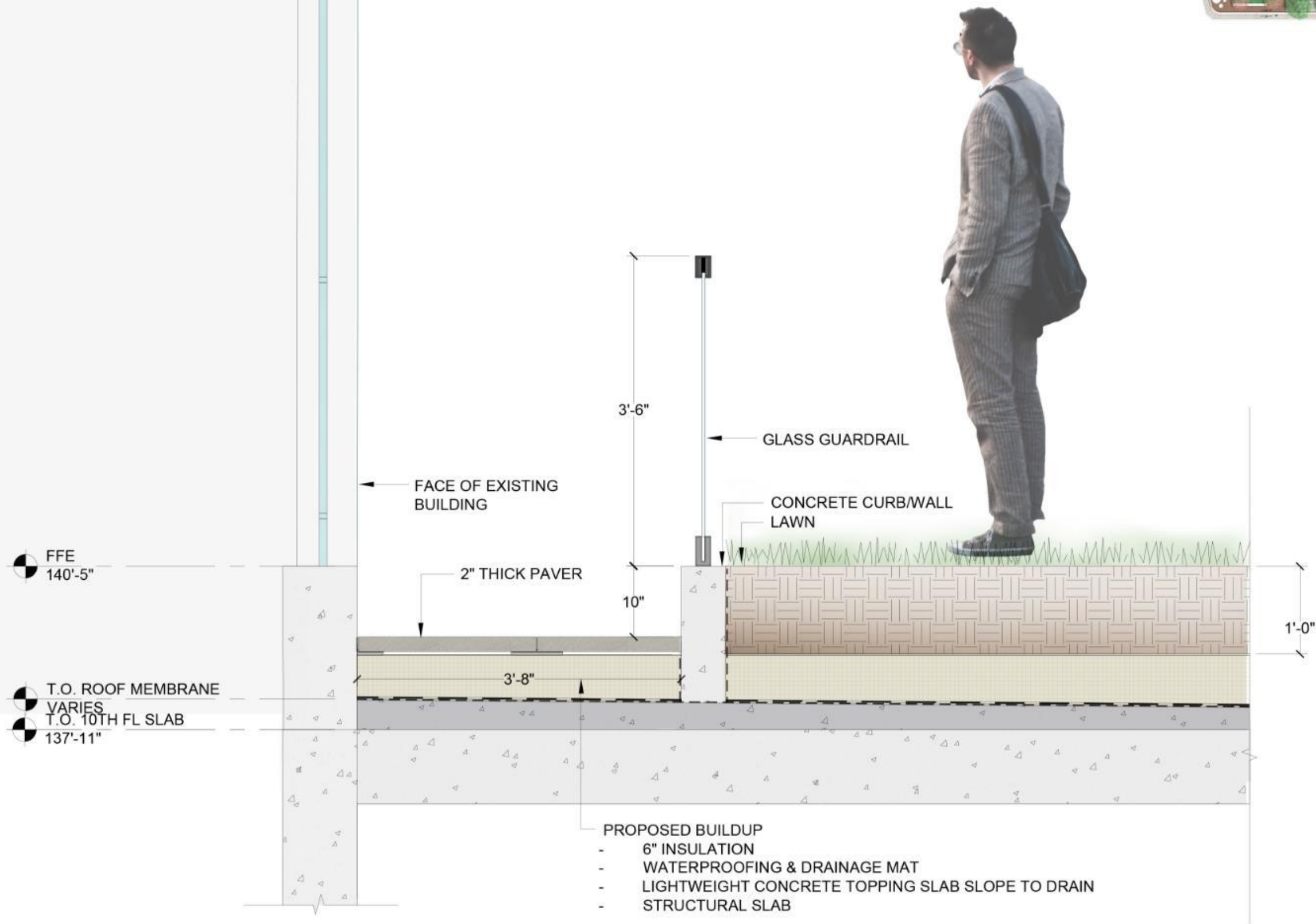


10TH FLOOR AMENITY TERRACE - SECTION THROUGH TREE AT PAVING
 STARRETT LEHIGH LPC
 AUGUST 09, 2022





10TH FLOOR AMENITY TERRACE - SECTION THROUGH PAVING
 STARRETT LEHIGH LPC
 AUGUST 09, 2022

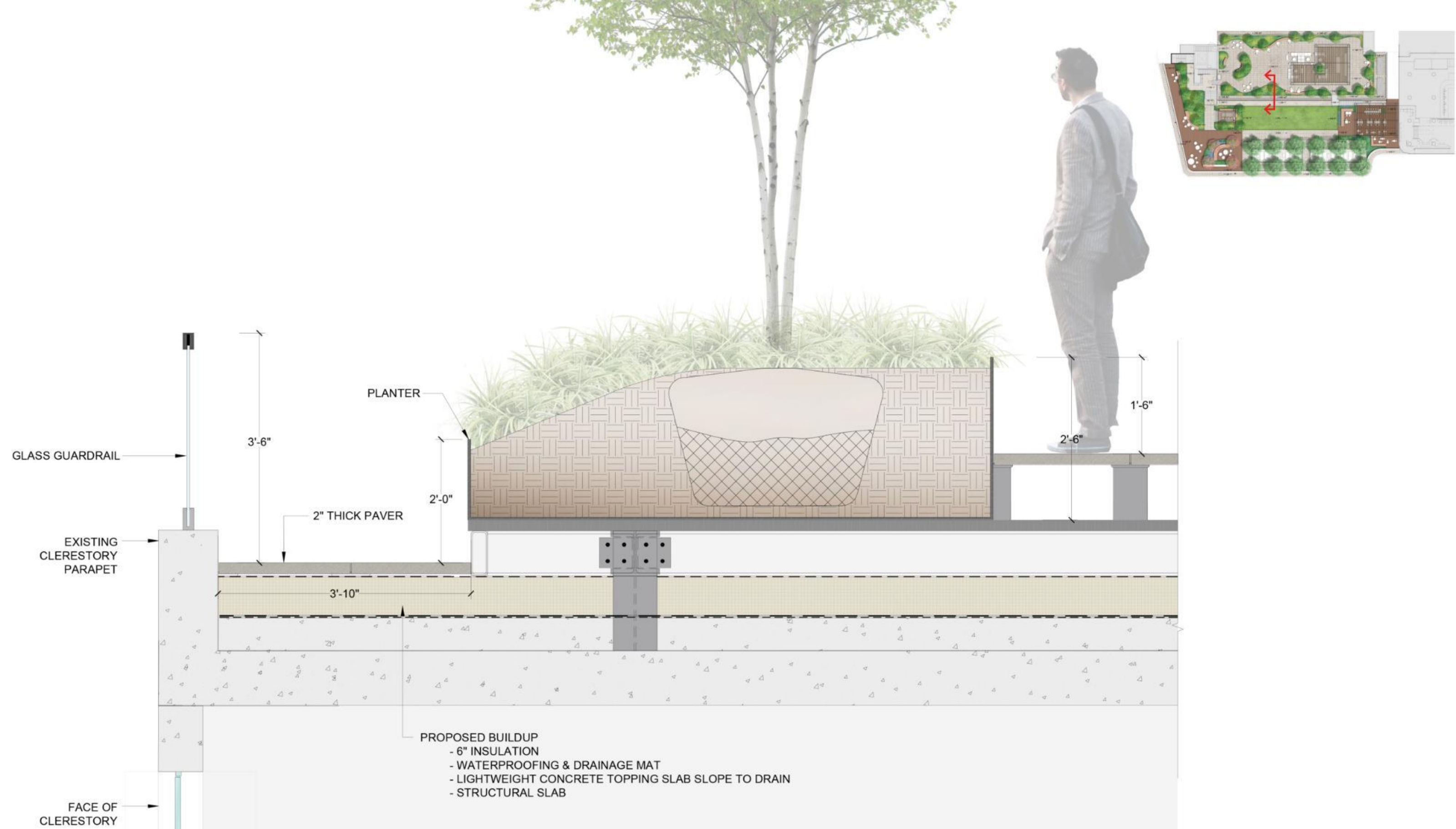


10TH FLOOR AMENITY TERRACE - SECTION THROUGH LAWN

STARRETT LEHIGH LPC

AUGUST 09, 2022



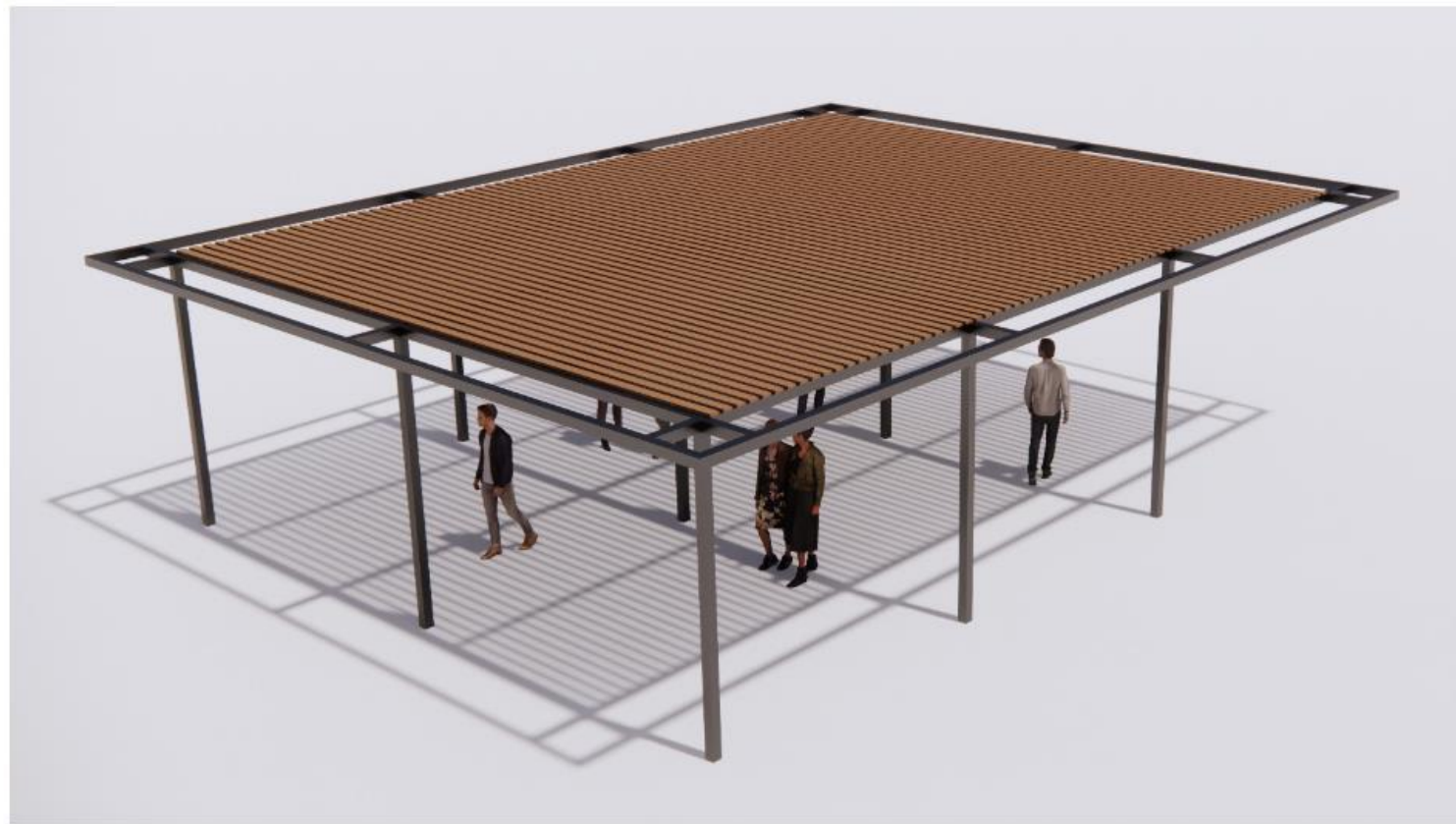


10TH FLOOR AMENITY TERRACE - SECTION CLERESTORY PARAPET
 STARRETT LEHIGH LPC
 AUGUST 09, 2022





VIEW FROM OUTDOOR MEET & EAT - LOOKING WEST
STARRETT LEHIGH LPC
AUGUST 09, 2022



LARGE TRELLIS



SMALL TRELLIS

Powdercoated Metal (Metallic)*



Bronze Silver Steel Stone Titanium Mercury

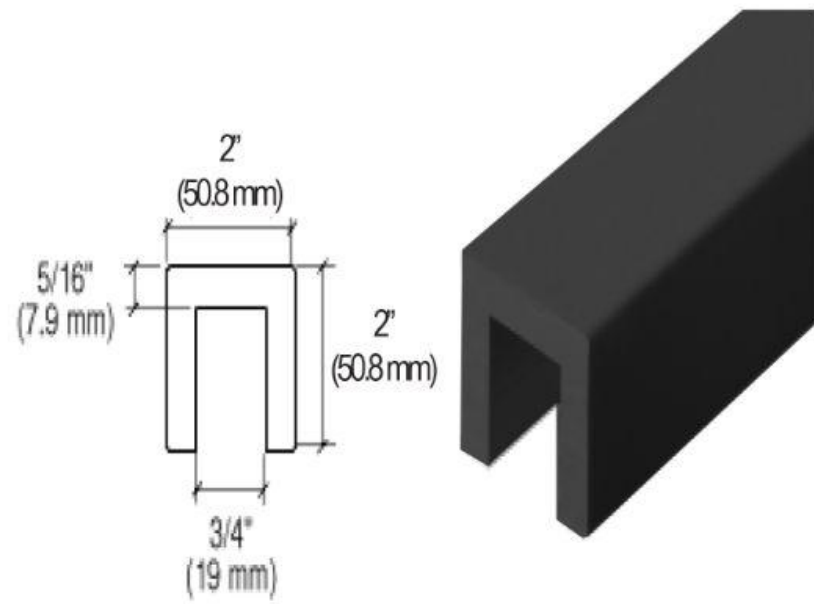
Designer Palette Architectural Series (Low Sheen)*



Blue Ash Dusk Nutmeg Obsidian Onyx Matte Black



IPE JARRAH THERMALLY MODIFIED ASH



RAILING CAP - BLACK METAL





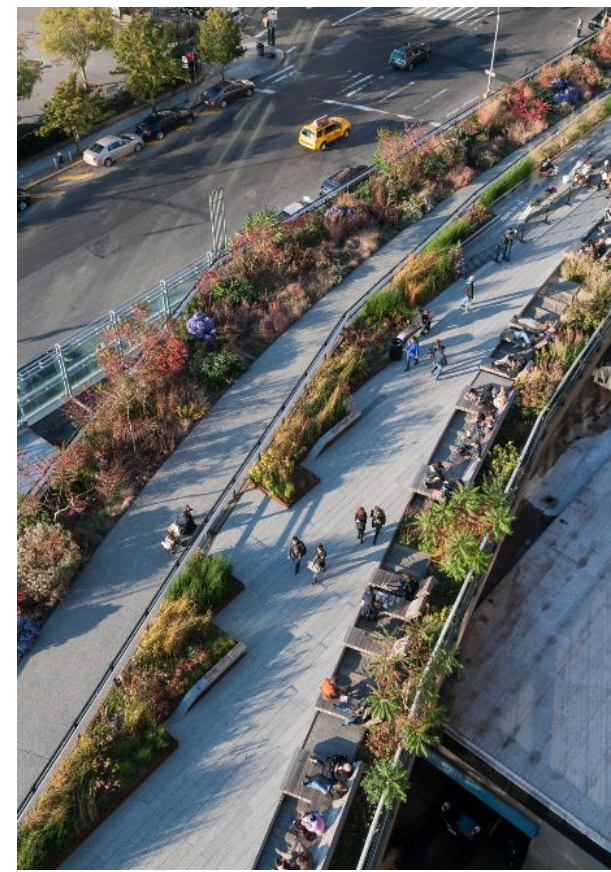
TERMINAL WAREHOUSE BUILDING, MANHATTAN

PRECEDENT IMAGERY SIMILAR LANDSCAPING
STARRETT LEHIGH LPC
AUGUST 09, 2022



EMPIRE STORES, BROOKLYN

PRECEDENT IMAGERY SIMILAR LANDSCAPING
STARRETT LEHIGH LPC
AUGUST 09, 2022



THE HIGHLINE, MANHATTAN

PRECEDENT IMAGERY SIMILAR LANDSCAPING
STARRETT LEHIGH LPC
AUGUST 09, 2022

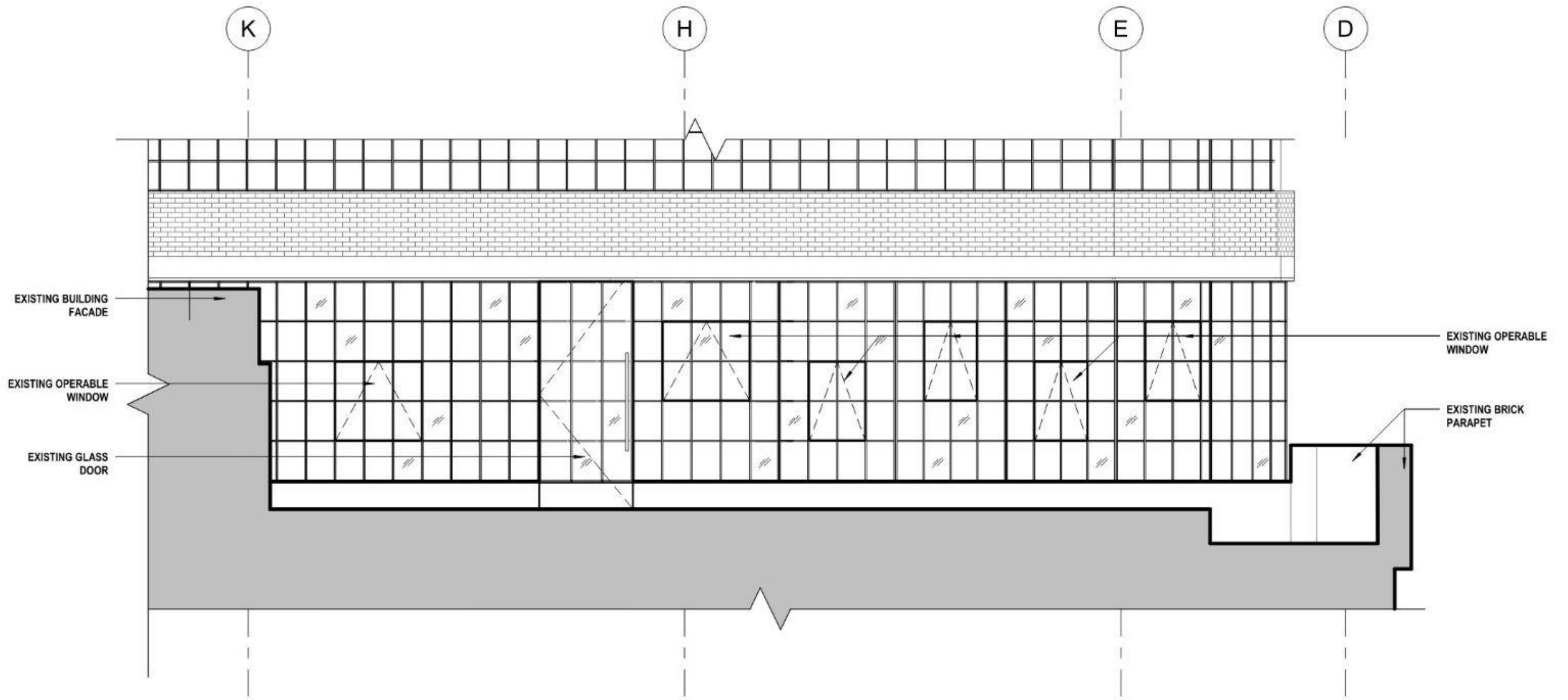


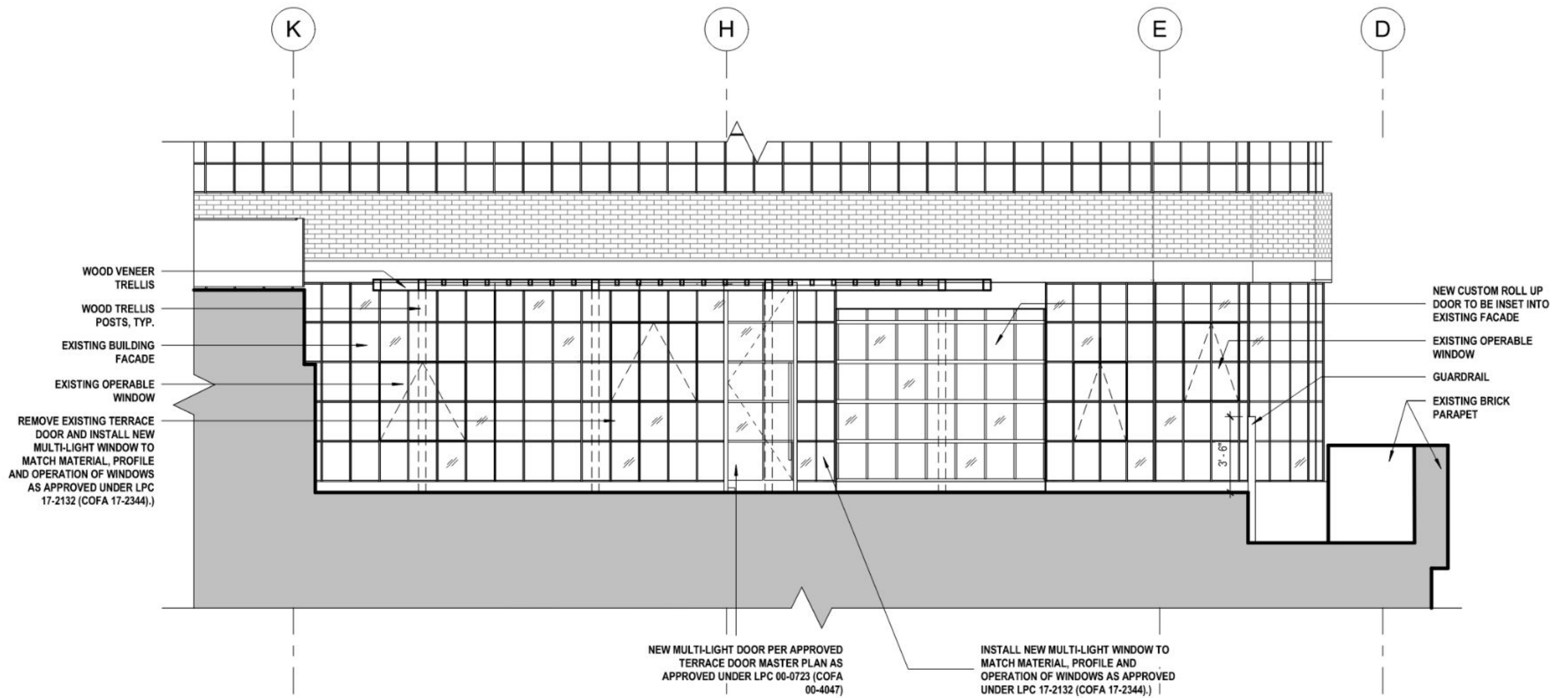
WEST FACADE MODIFICATION

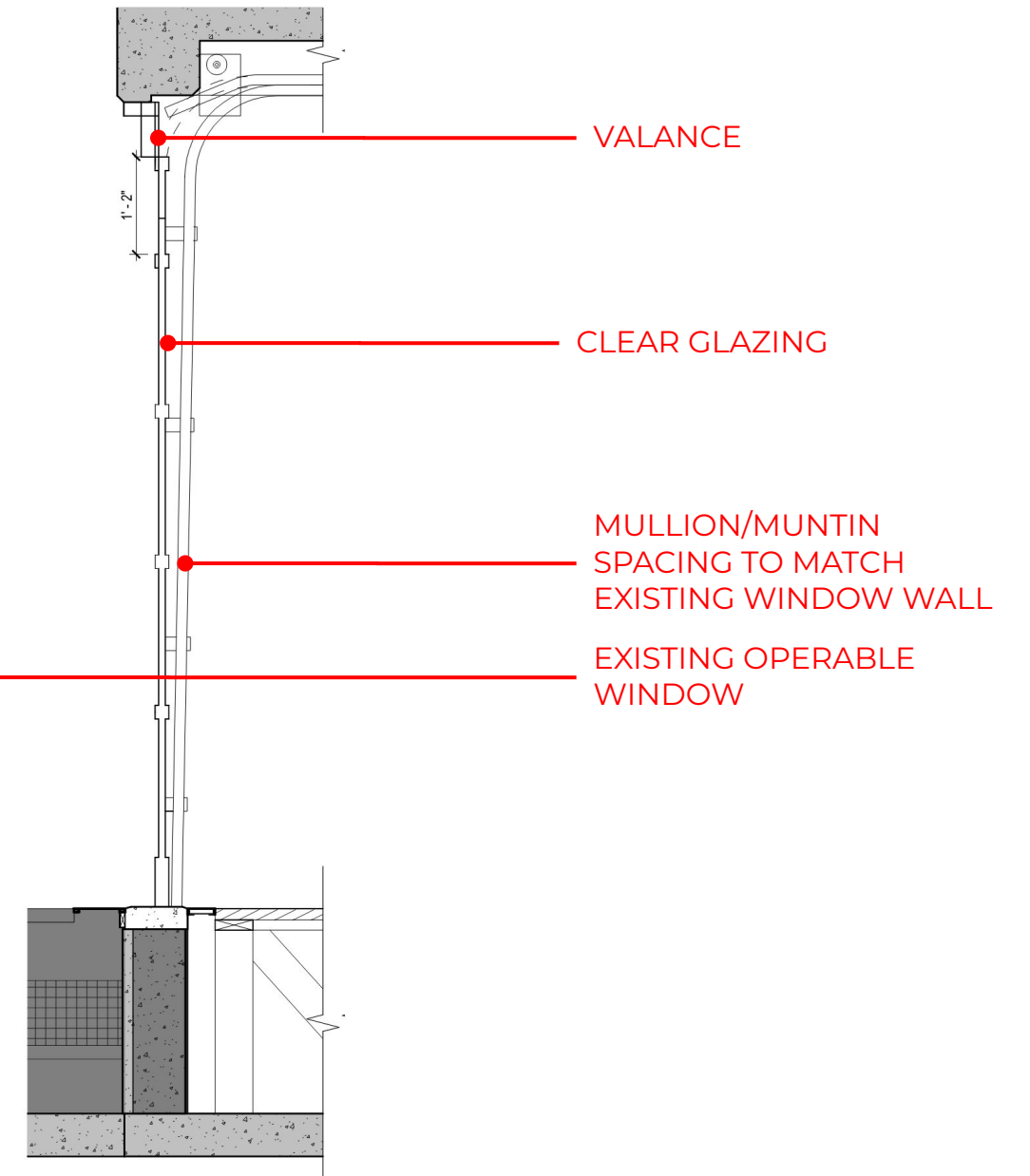
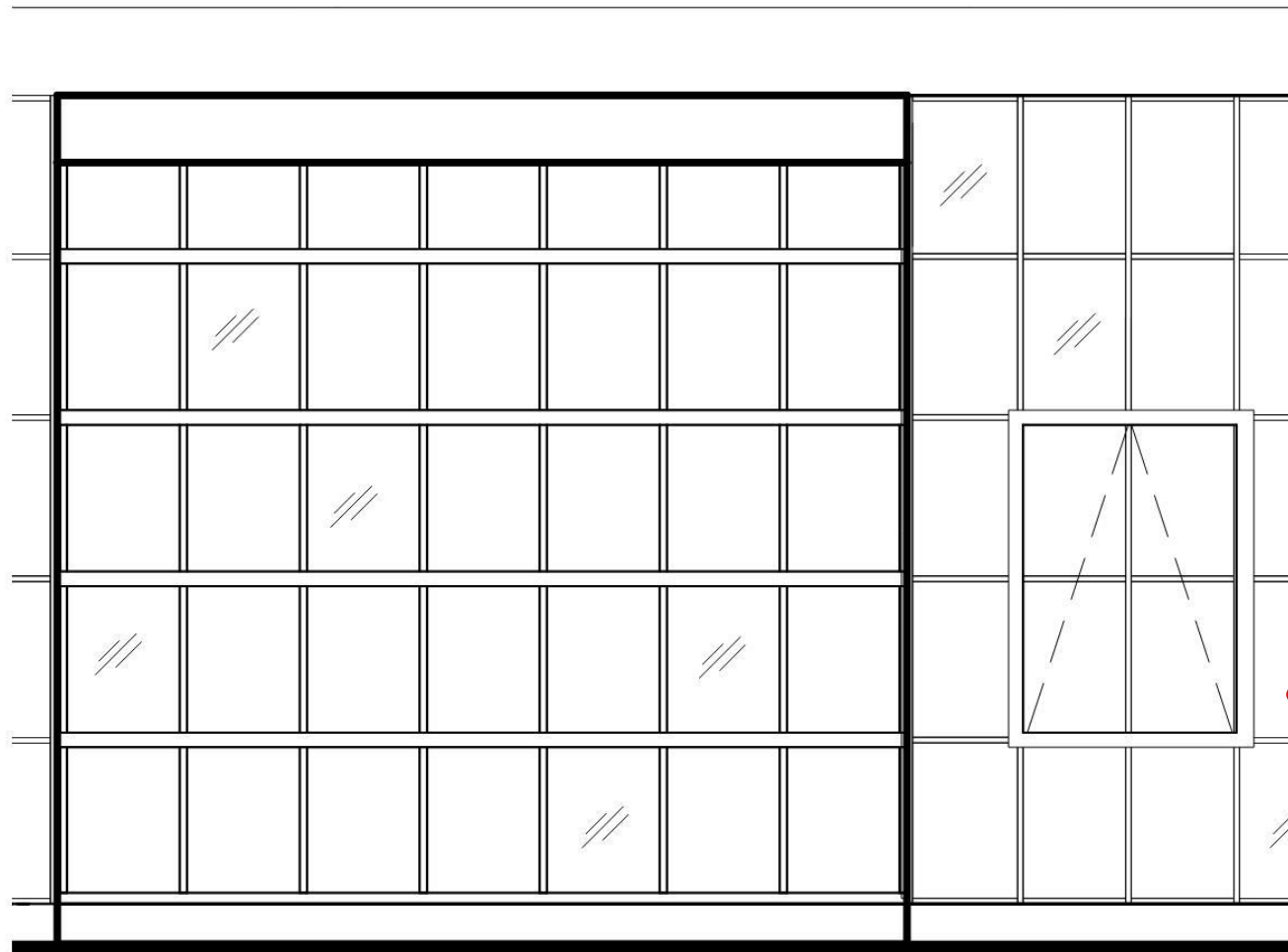
10TH FLOOR AND CLERESTORY ROOF - EXISTING
STARRETT LEHIGH LPC
AUGUST 09, 2022

MPEP

hlw STUDIOS
architecture



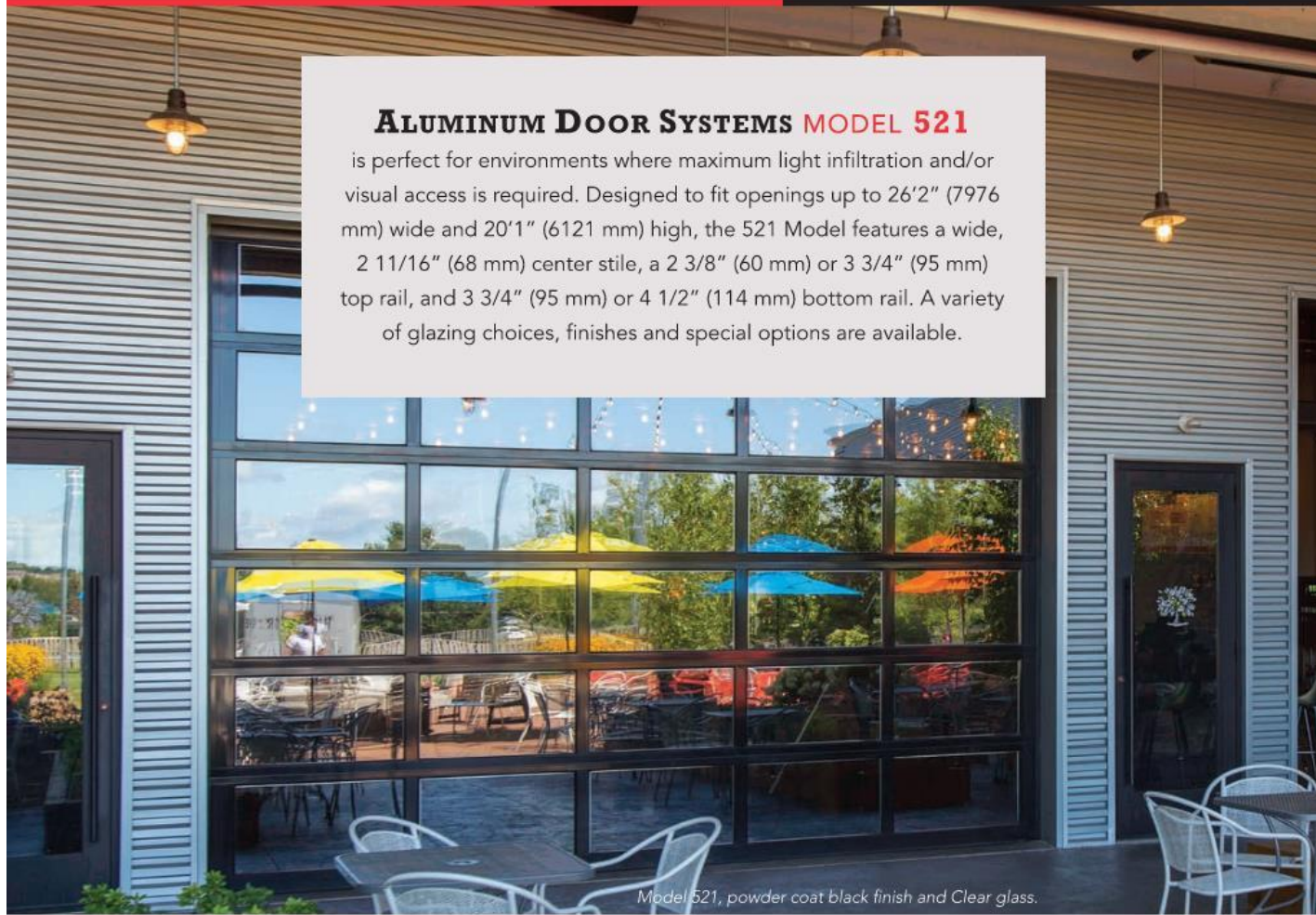






ALUMINUM DOOR SYSTEMS MODEL 521

is perfect for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.



Model 521, powder coat black finish and Clear glass.

Optional polyurethane insulation for stiles and rails up to 18'2" wide

1/2" insulated glazing unit	Door R-value (K m ² /W)
DSB - clear, tempered, obscure	2.87
Clear polycarbonate	2.93
DSB - Solar Bronze	3.17
DSB - Low E coating	3.43
SolarBan 70XL argon filled	4.09
Multi-wall polycarbonate	Door R-value (K m ² /W)
1/4" thick unit	2.75
3/8" thick unit	3.21
5/8" thick unit	3.48
Insulated panels	Door R-value (K m ² /W)
3/8" EPS solid panels	2.60



Polyurethane filled rails and stiles

*R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Standard features at a glance

Section thickness	1 3/4" (45 mm)
Maximum standard height	20'1" (6121 mm)
Maximum standard width	26'2" (7976 mm)
Material	Extruded 6061-T6 aluminum
Standard finish	204R-1 clear anodized (painted white at no charge)
Center stile width	2 11/16" (68 mm)
End stile width	3 5/16" (85 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	2 1/8" (54 mm)
Bottom intermediate rail width	1 9/16" (40 mm)
Bottom rail width	3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited; 3-Year Limited on powder coat finish

Options

- Glazing options¹: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass
- Electric operator or chain hoist
- Bottom sensing edge
- 3" track
- Bracket mounting (not available on full vertical door tracks)
- Higher-cycle springs in 25k, 50k, 75k, 100k cycles
- Exhaust ports
- Four-section pass door
- Wind load and impact rated door available
- Posi-tension drums
- Bronze anodization
- Powder coat finish
- Pass door

¹Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure options

Anodized finishes



Clear (standard) Light Bronze Medium Bronze Dark Bronze

Wood grain powder coat finishes*



Knotty Pine Cherry Cherry with Flame Dark Walnut

Powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



*Wood grain availability dependent upon location.

Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Panel layout		Section stack	
Door width	Number of panels	Door height	Number of sections
to 9'2" (to 2794 mm)	2 or 3 (standard)	to 8'6" (2591 mm)	4
9'3" to 12'2" (2819 mm to 3708 mm)	3	8'7" to 10'1" (2616 mm to 3073 mm)	5
12'3" to 16'2" (3734 mm to 4953 mm)	4	10'2" to 12'1" (3099 mm to 3683 mm)	6
16'3" to 18'2" (4978 mm to 5537 mm)	4 or 5 (standard)	12'2" to 14'1" (3708 mm to 4293 mm)	7
18'3" to 19'2" (5562 mm to 5842 mm)	5	14'2" to 16'1" (4318 mm to 4902 mm)	8
19'3" to 20'11" (5867 mm to 6375 mm)	6**	16'2" to 18'1" (4928 mm to 5512 mm)	9
21'0" to 23'11" (6401 mm to 7290 mm)	8**	18'2" to 20'1" (5537 mm to 6121 mm)	10
24'0" to 26'2" (7315 mm to 7976 mm)	10**		

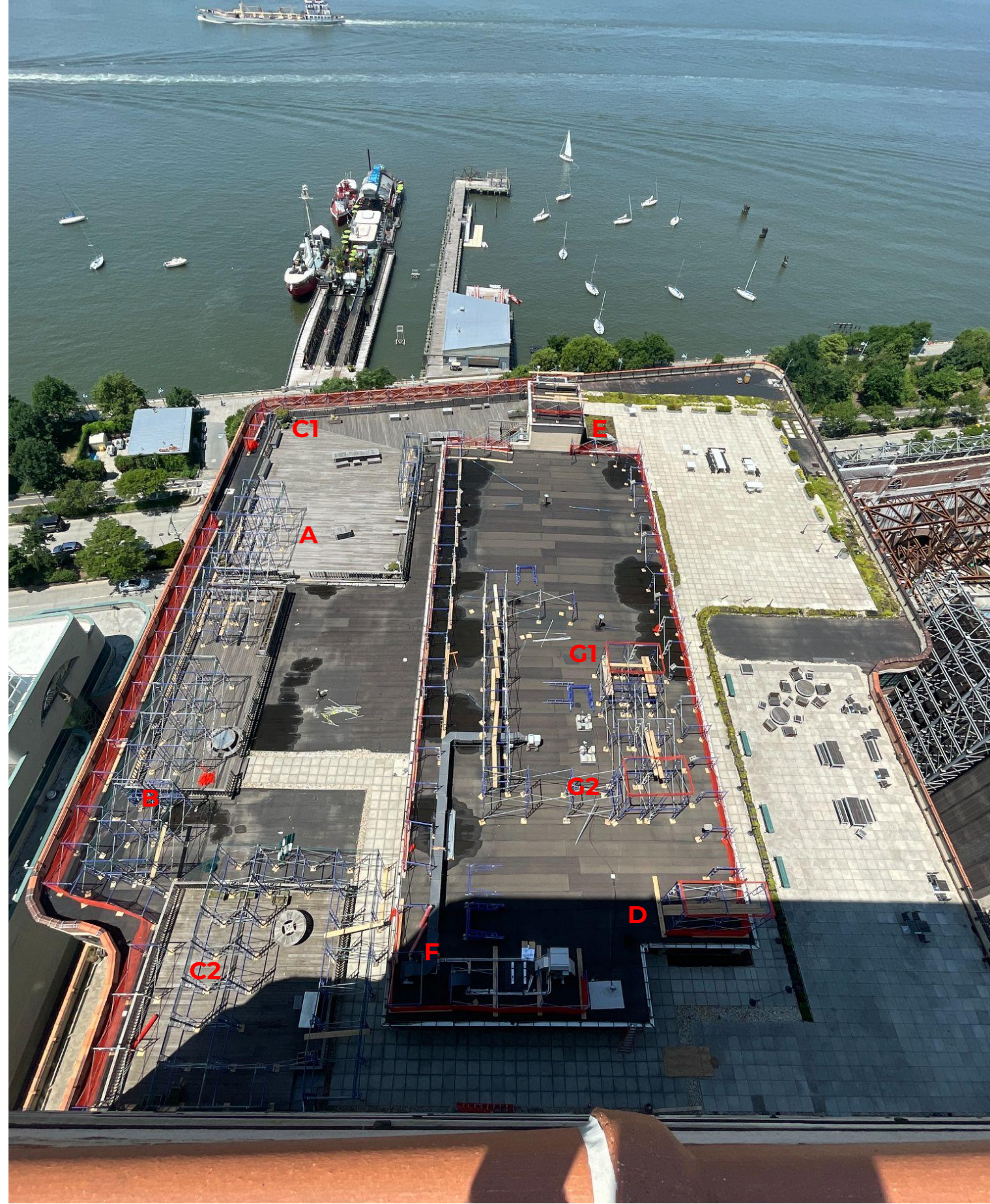
**Special construction. Consult your local Overhead™ Door Distributor for additional information.

NEW ROLL-UP DOOR AT FACADE

STARRETT LEHIGH LPC

AUGUST 09, 2022

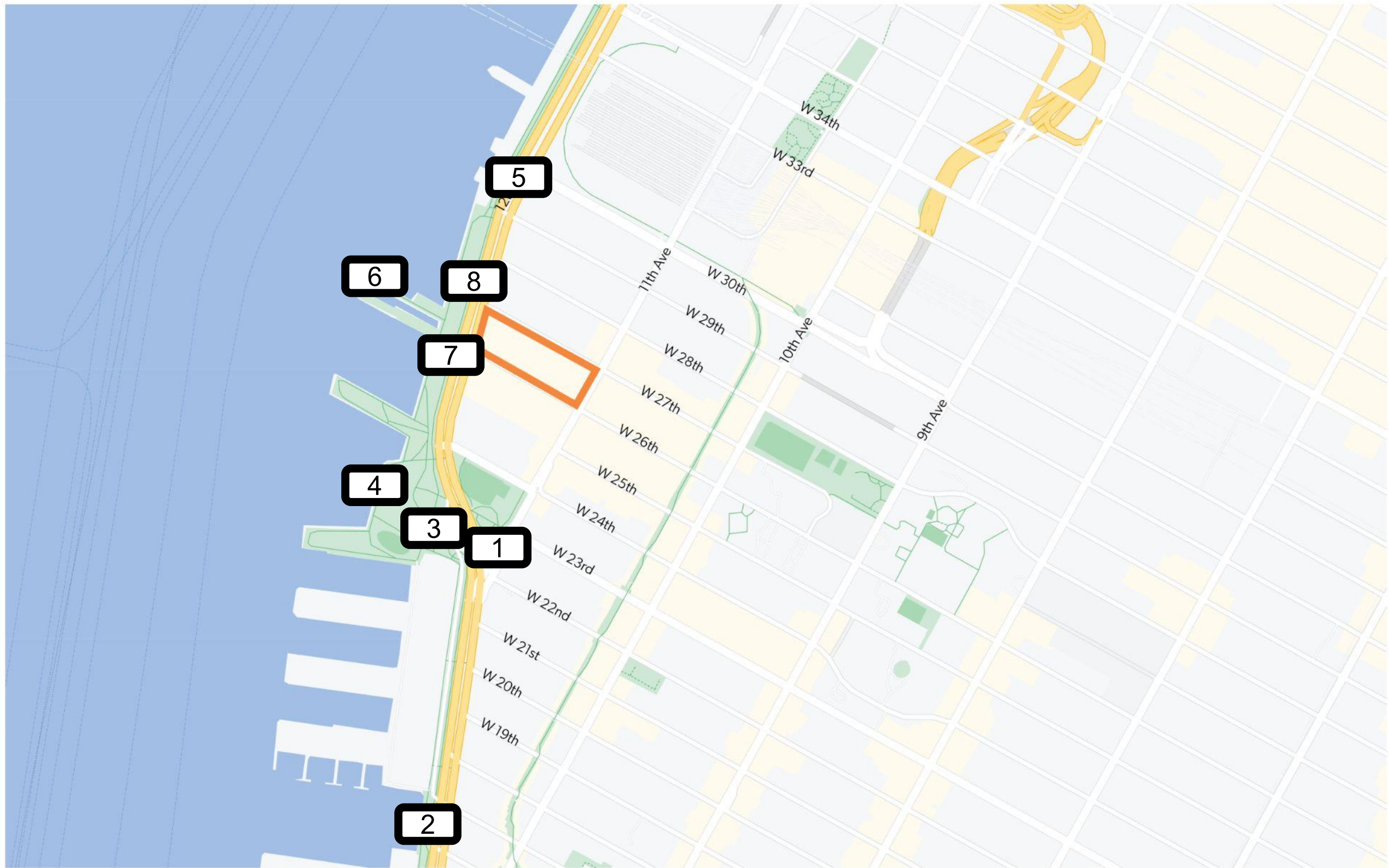




MOCK UP LOCATIONS
STARRETT LEHIGH LPC
AUGUST 09, 2022

MPFP

hlw *STUDIOS*
architecture

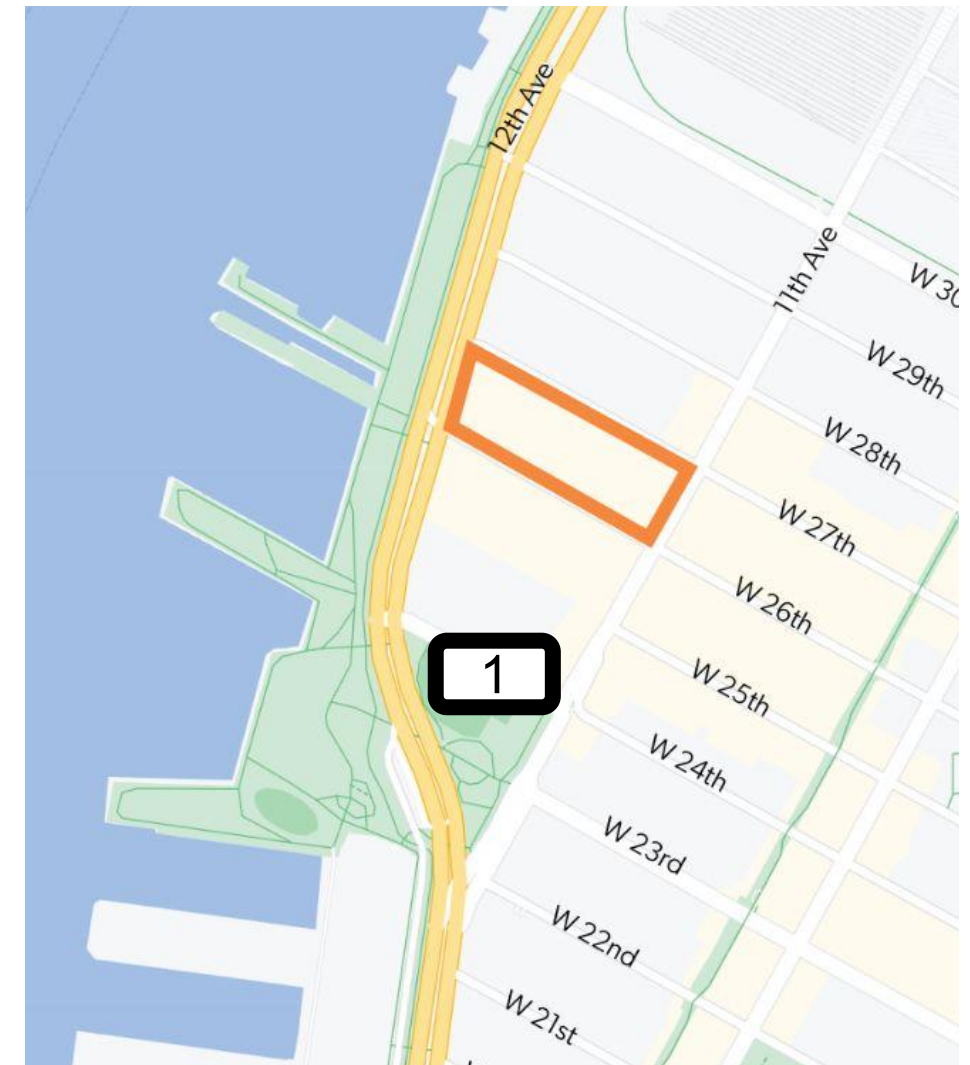




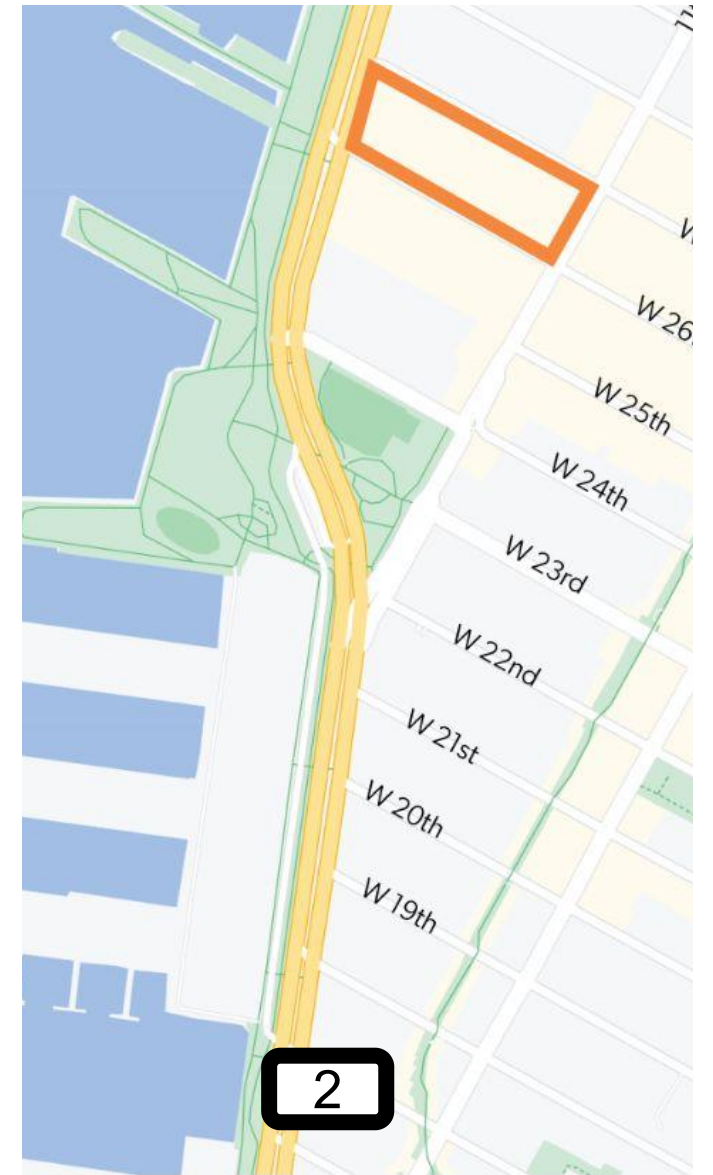
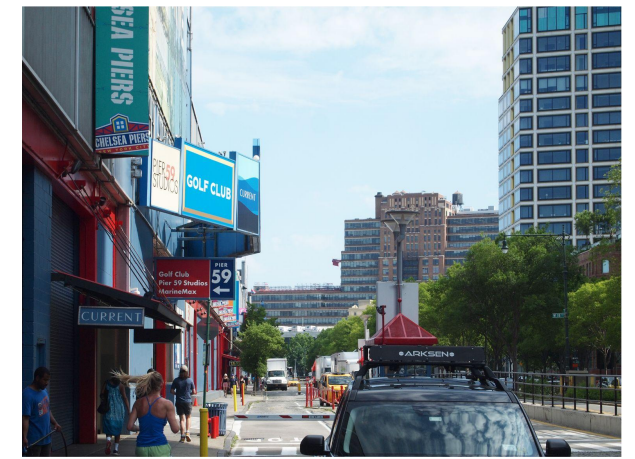
STREET VIEW - 11TH AVENUE AND WEST 23RD STREET - ZOOM

VIEW 1
STARRETT LEHIGH LPC
AUGUST 09, 2022





RENDERED VIEW - 11TH AVENUE AND WEST 23RD STREET



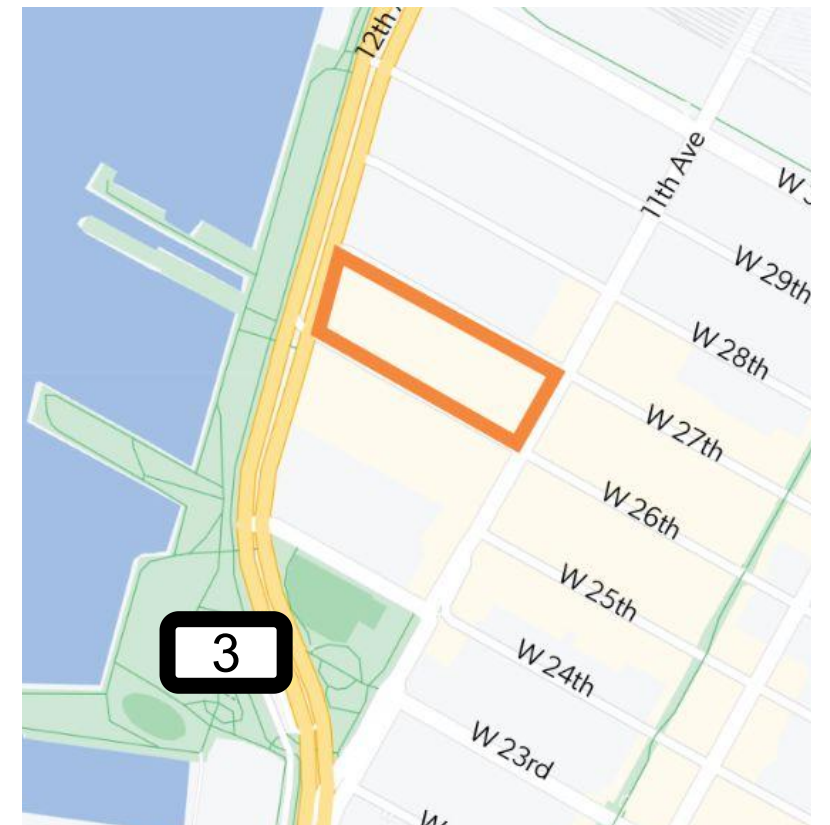
STREET VIEW - 12TH AVENUE AND WEST 17TH STREET - ZOOM



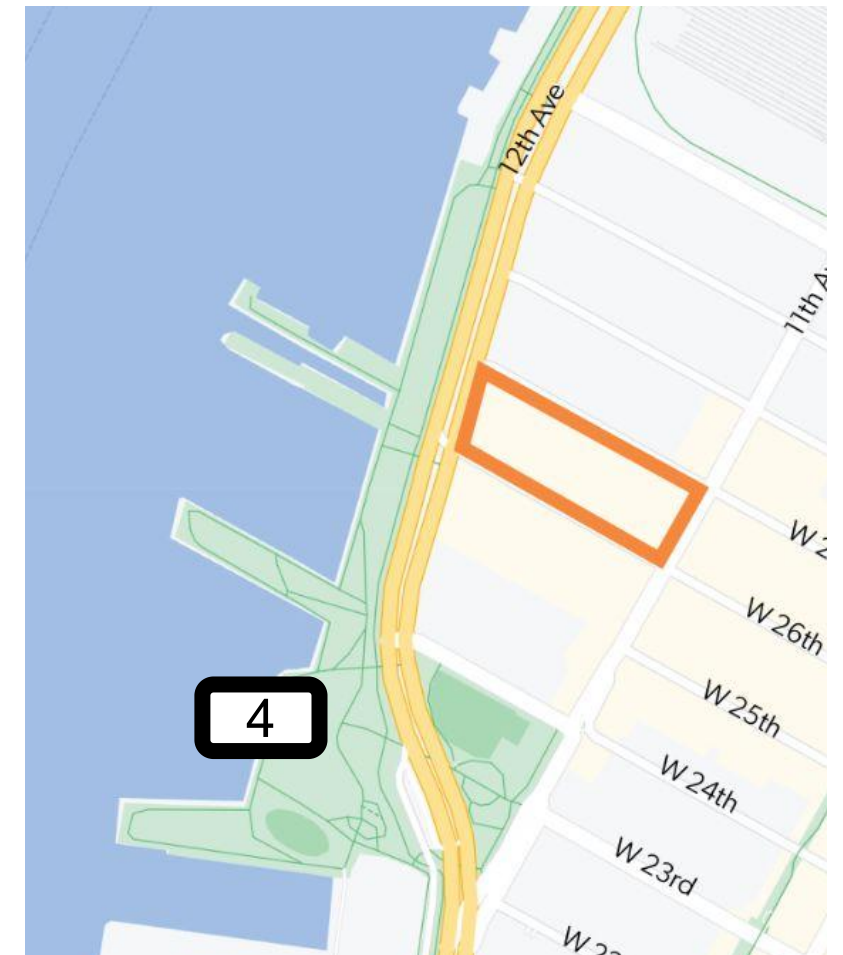
RENDERED VIEW - 12TH AVENUE AND WEST 17TH STREET



STREET VIEW - 22ND STREET AT CHELSEA PIERS - ZOOM



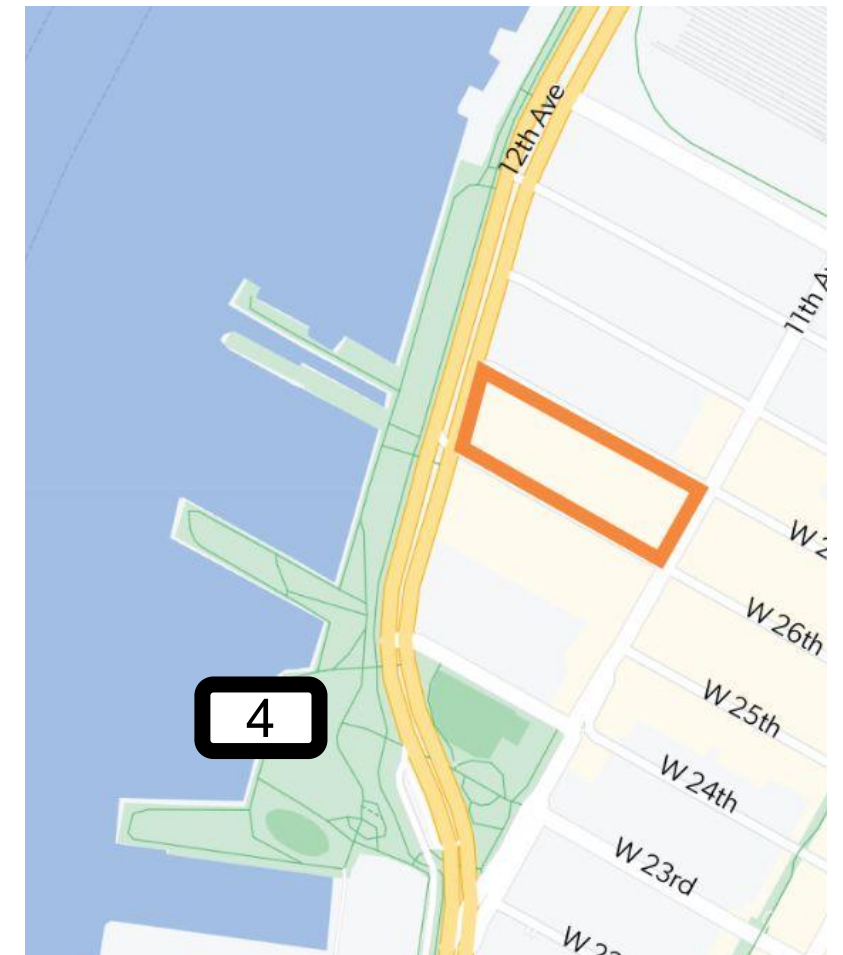
RENDERED VIEW - 22ND STREET AT CHELSEA PIERS



STREET VIEW - NORTH OF PIER 62 - ZOOM



RENDERED VIEW- NORTH OF PIER 62





STREET VIEW - 12TH AVENUE AND WEST 30TH STREET - ZOOM



RENDERED VIEW - 12TH AVENUE AND WEST 30TH STREET

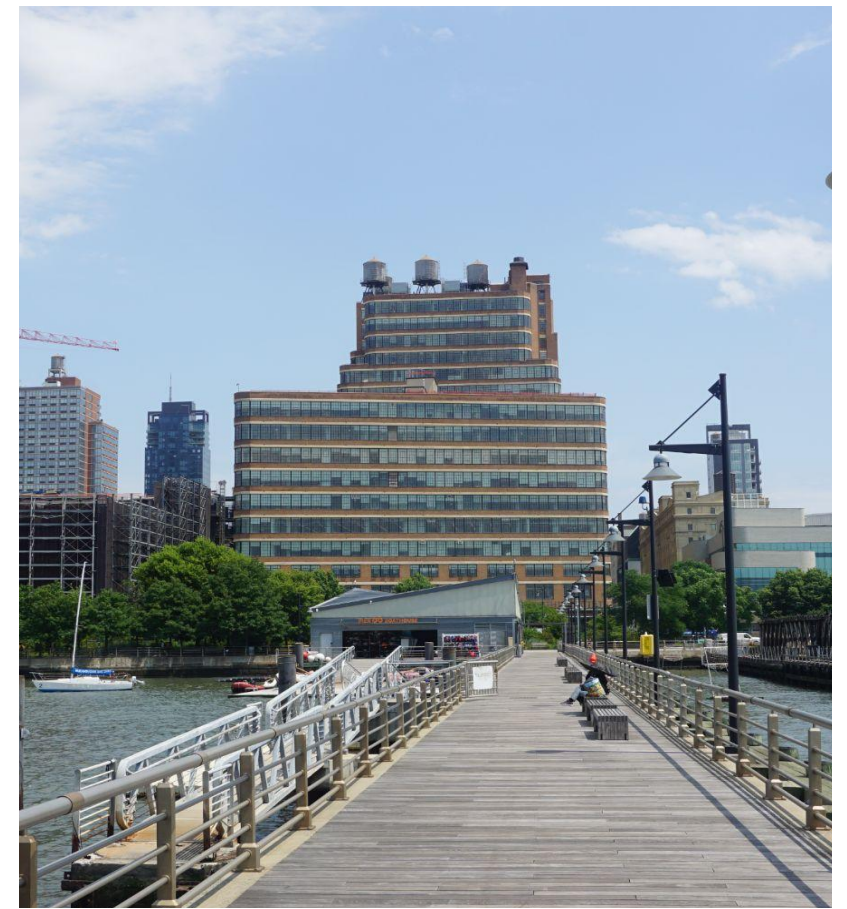


STREET VIEW - PIER 66 - ZOOM



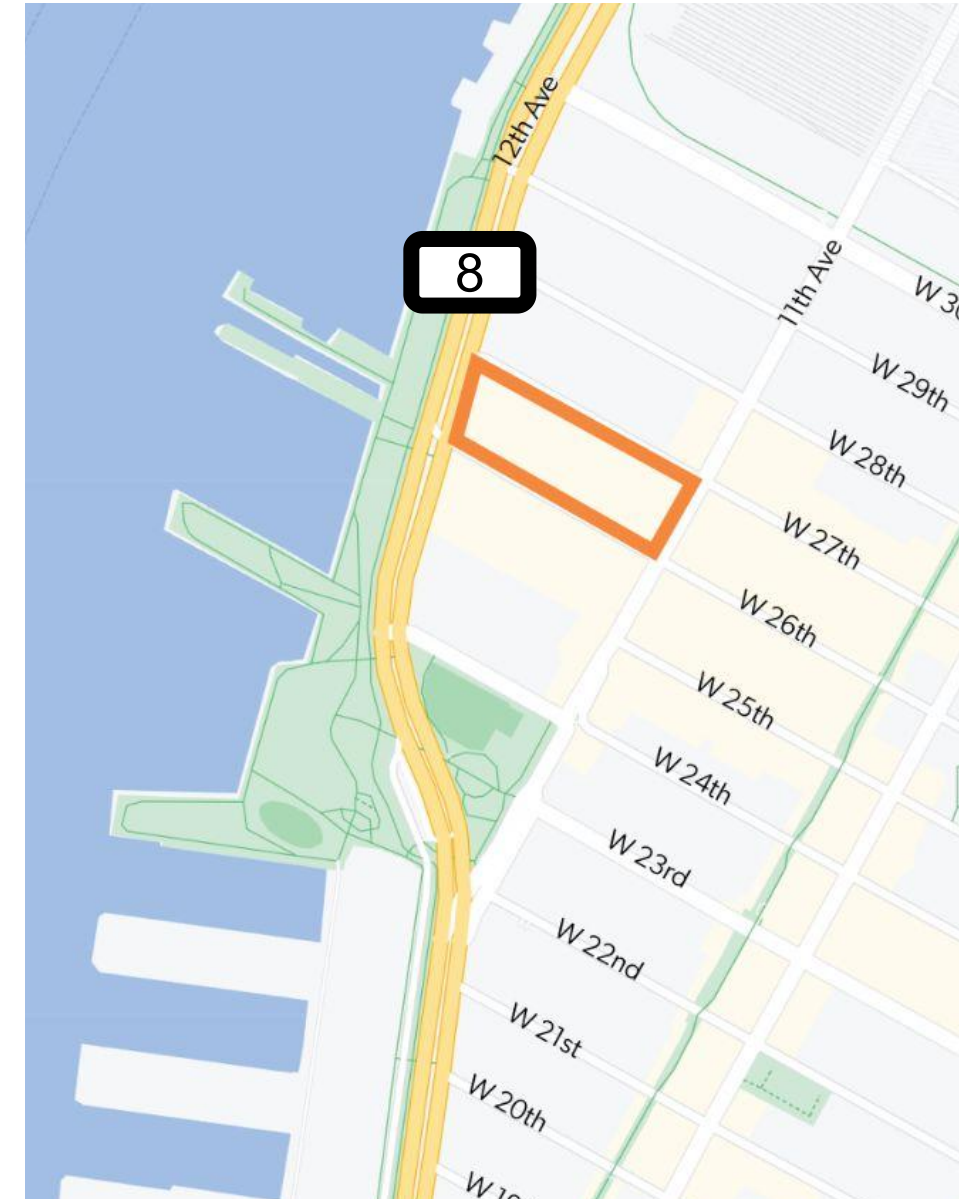


RENDERED VIEW - PIER 66





STREET VIEW - 12TH AVENUE AND WEST 26TH STREET



STREET VIEW - 12TH AVENUE AND 29TH STREET



HISTORIC VIEW: NORTHEAST FROM 12TH AVENUE



PROPOSED VIEW: NORTHEAST FROM PIER 64





VIEW: NORTHEAST FROM 12TH AVENUE



RENDERED VIEW: NORTHEAST FROM PIER 64





VIEW: NORTHEAST FROM PIER 64

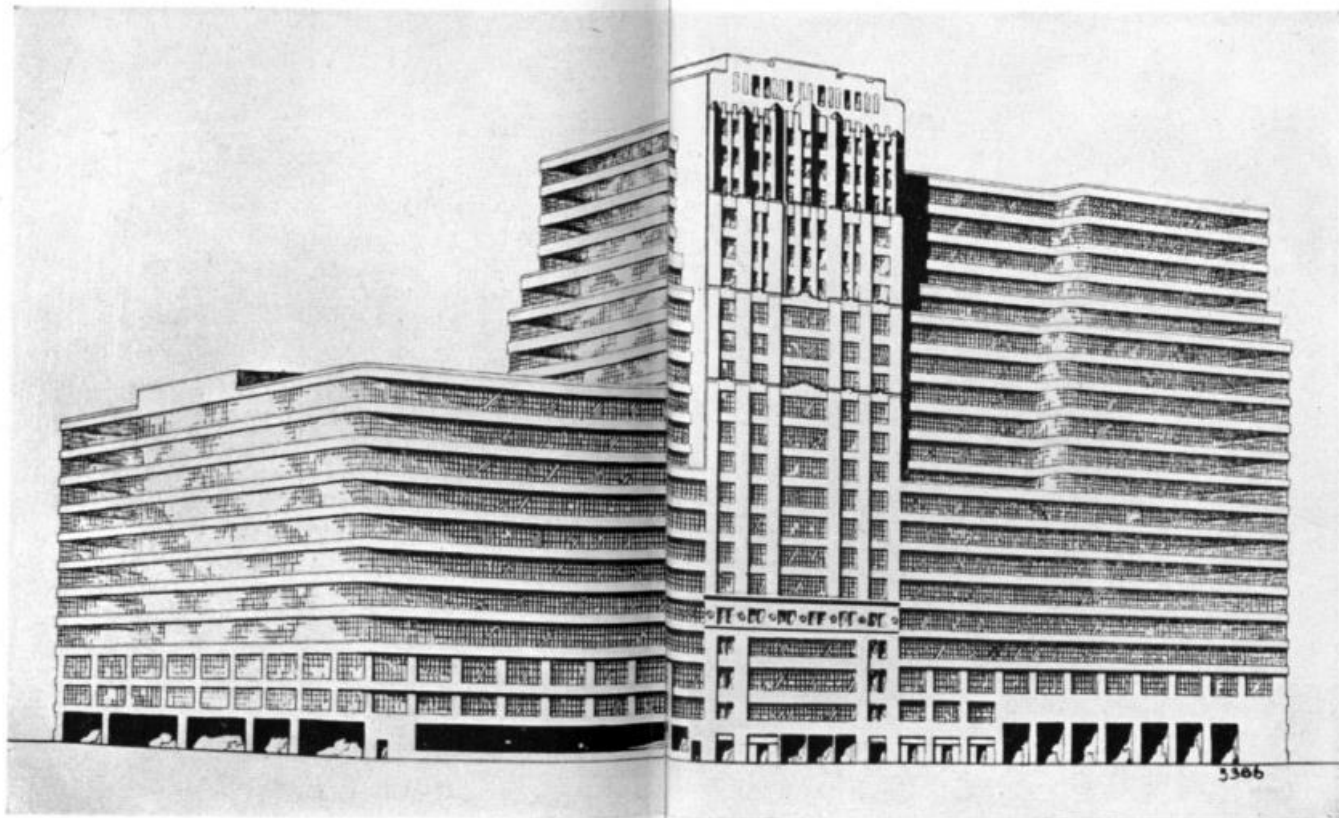


RENDERED VIEW: NORTHEAST FROM PIER 64



10TH AND 11TH FLOOR TERRACE
27TH STREET & 12TH AVE STOREFRONT

STARRETT-LEHIGH TERMINAL BUILDING, NEW YORK
W. M. COREY, ARCHITECT

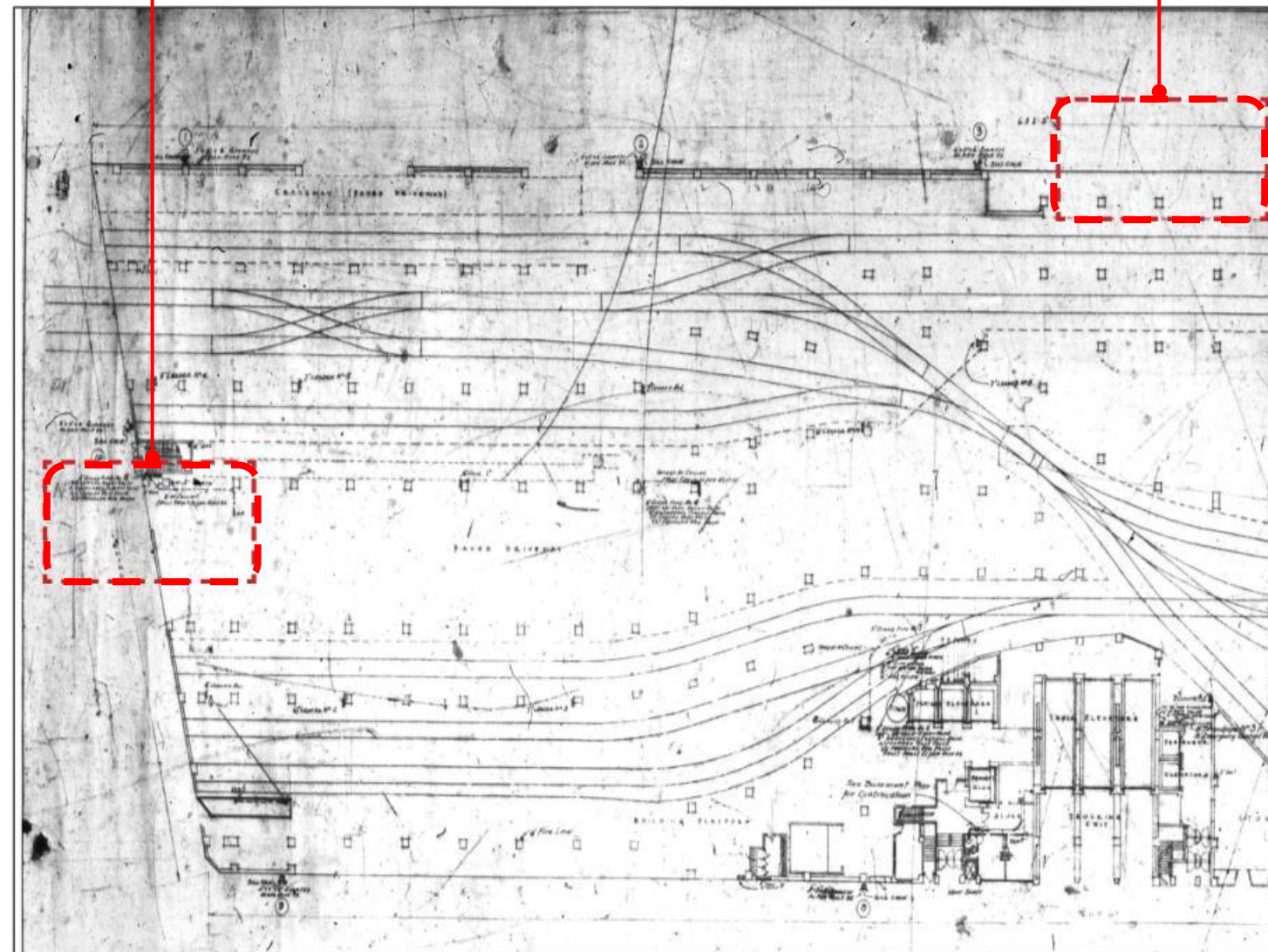


Courtesy Detroit Steel Products Company

1930 Rendering (Western Architect Magazine)

AREA OF WORK
WEST 27TH STREET

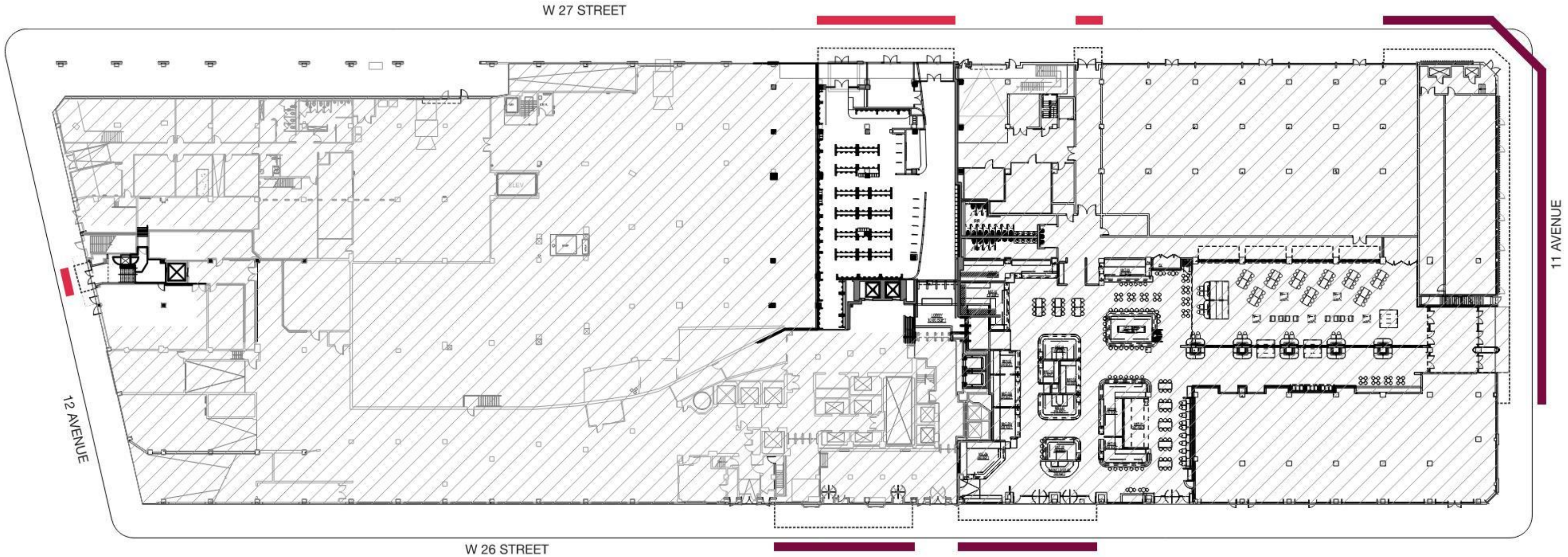
AREA OF WORK
12TH AVENUE





1930 First Floor Plan (DOB)

MARQUEE LOCATIONS

PROPOSED PLAN



-  APPROVED MARQUEE
-  PROPOSED MARQUEE

MARQUEE LOCATIONS - APPROVED AND PROPOSED
STARRETT LEHIGH LPC
AUGUST 09, 2022



1931 Historic Photo, View Northeast at 12th Avenue Facade (Municipal Archives)



1986 LPC Designation Photo, View Southeast at 12th Avenue Facade (LPC)

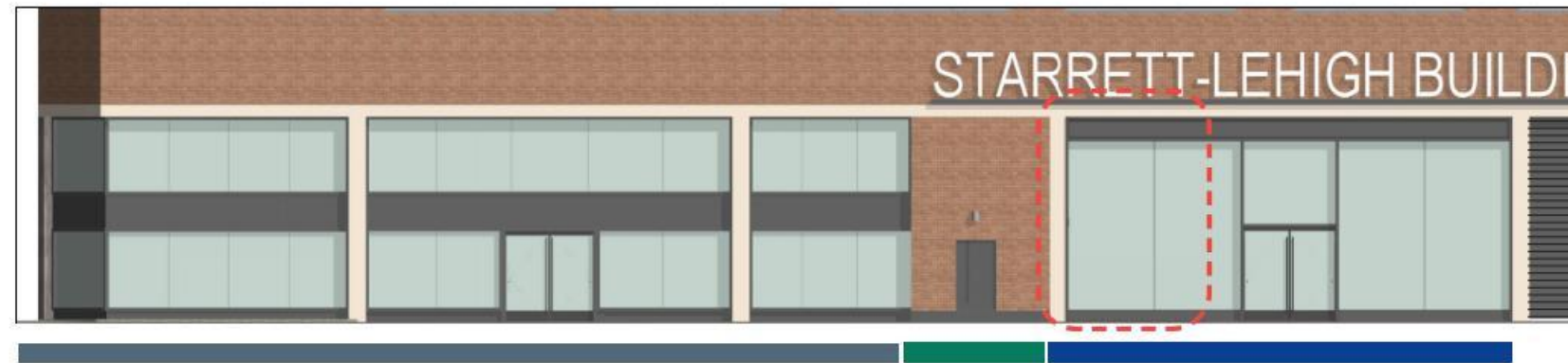


SCOPE OF WORK

12TH AVENUE ELEVATION



PREVIOUSLY EXISTING CONDITION



CURRENT APPROVAL



PROPOSED ELEVATION

APPROVED STOREFRONT MASTERPLAN

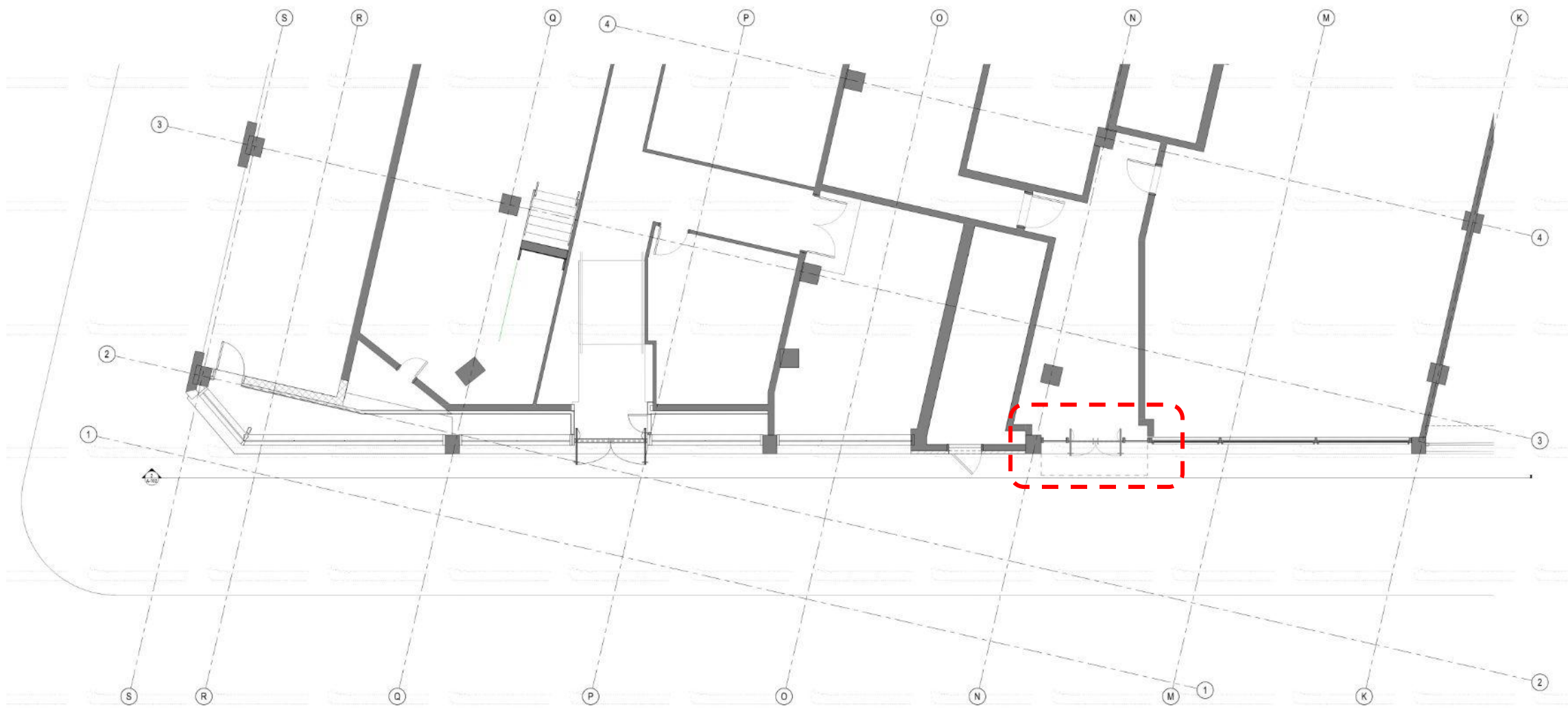
- TYPE A STOREFRONT
- TYPE B STOREFRONT
- EXISTING TO REMAIN
- MARKET ENTRY

PROPOSED CONDITIONS

- TYPE A STOREFRONT - VARIATION
- BRICK
- MARQUEE / SIGNAGE



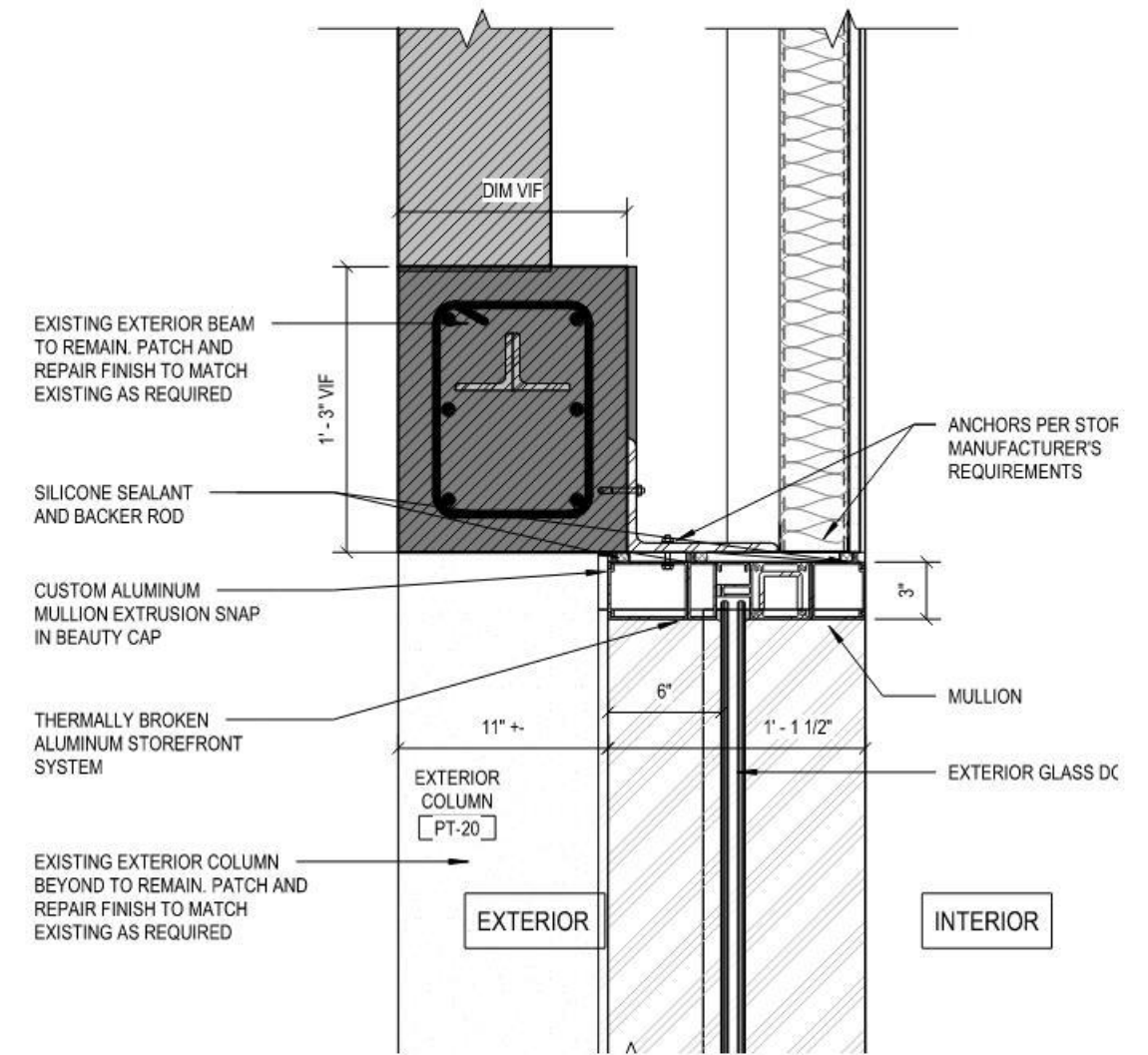
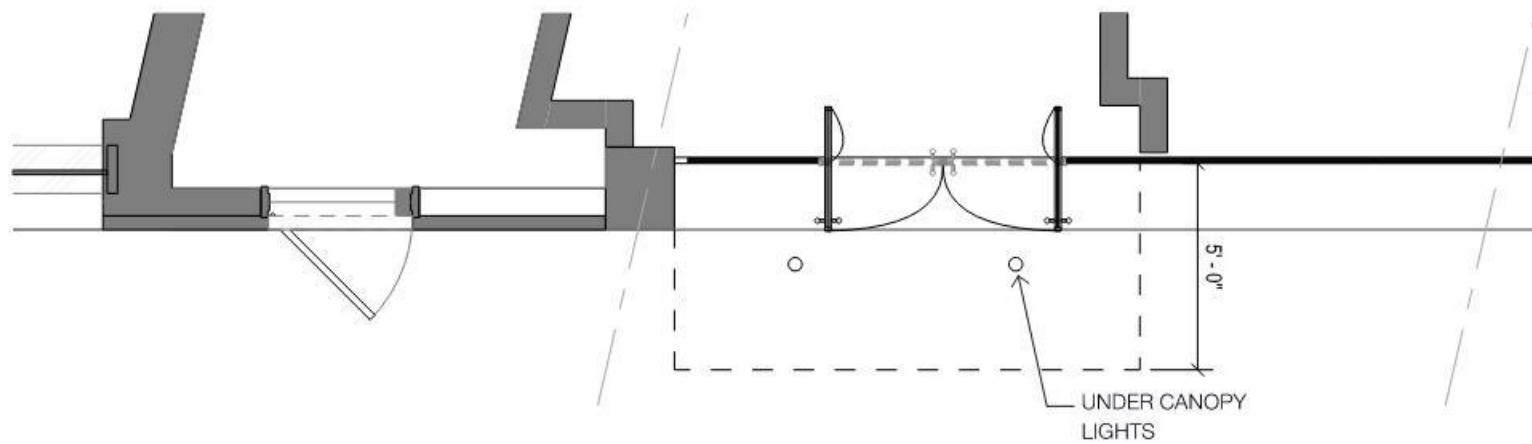
2 WEST ELEVATION - APPROVED
SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - 12 AVE STOREFRONT1
SCALE: 1/4" = 1'-0"

12TH AVE STOREFRONT

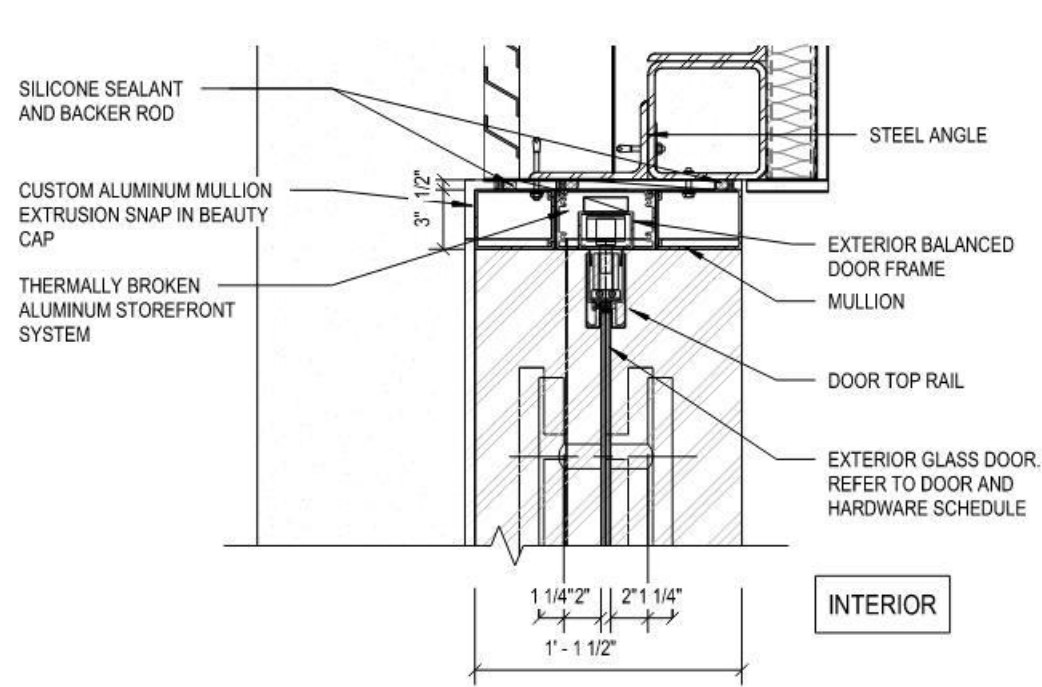
ELEVATION, PLAN & DETAILS



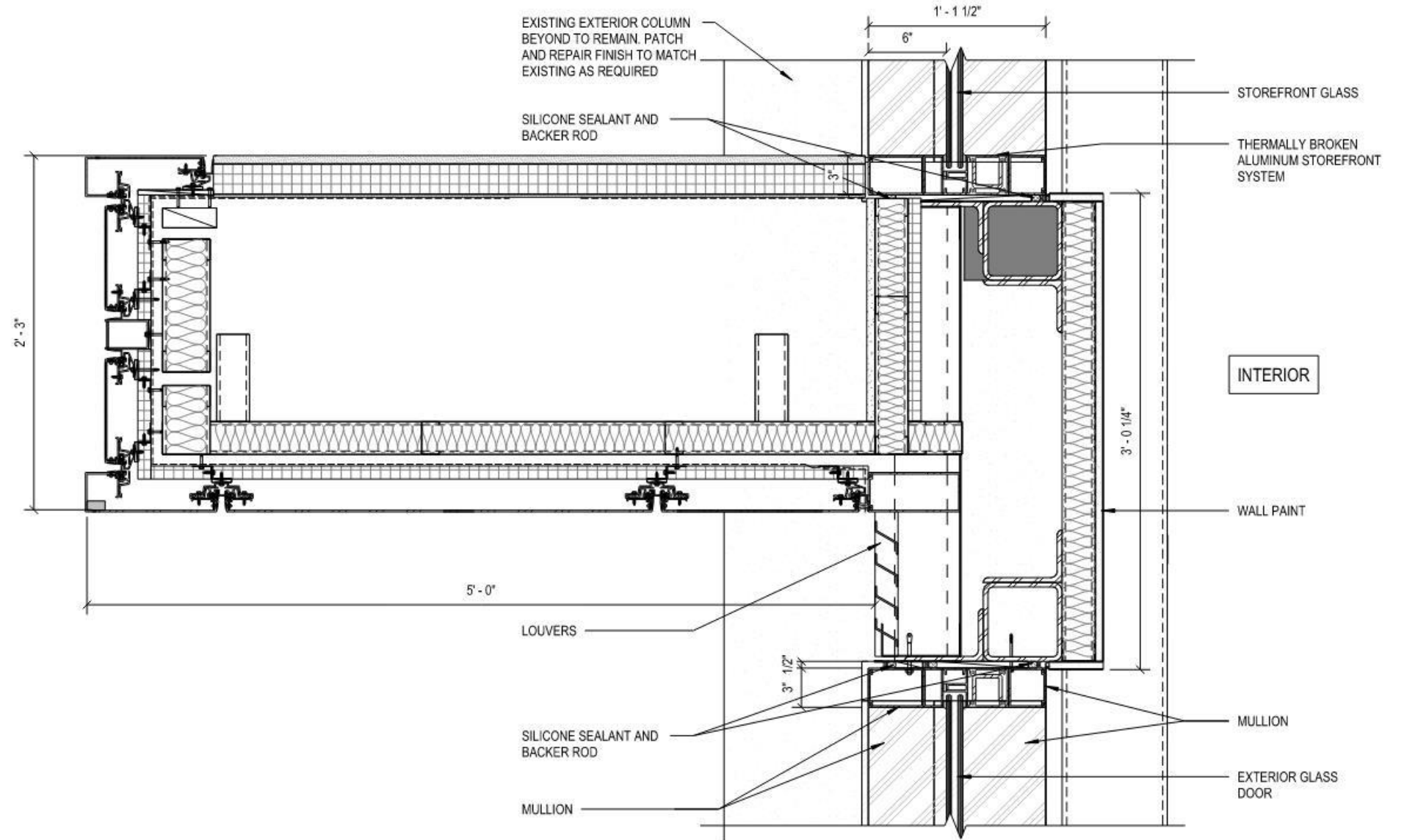
① STOREFRONT SECTION DETAIL AT EXISTING BEAM @ 1

12TH AVE STOREFRONT

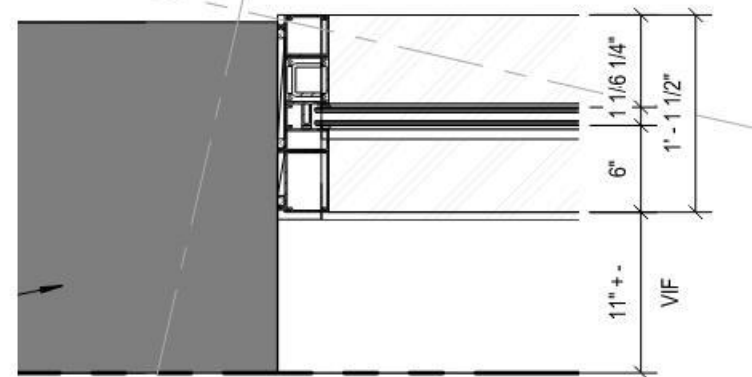
DETAILS



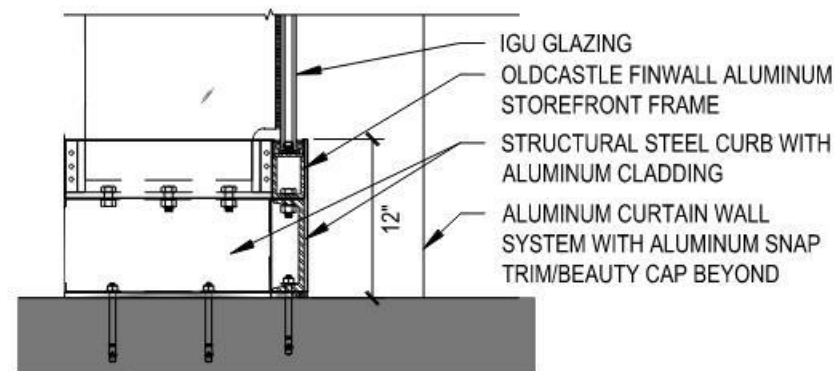
② BALANCED DOOR HEAD -SECTION DETAIL @ 2



③ CANOPY AND LOUVER DETAIL @ 3



④ STOREFRONT PLAN DETAIL AT COLUMN @ 4



⑤ STOREFRONT SILL DETAIL @ 5



EXISTING PHOTOGRAPHS

W27th St, Exterior



June 2019

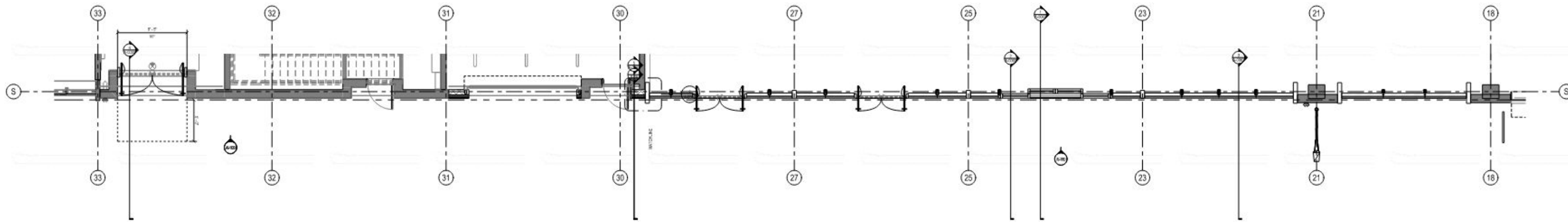


27TH STREET - PROPOSED
STARRETT LEHIGH LPC
AUGUST 09, 2022





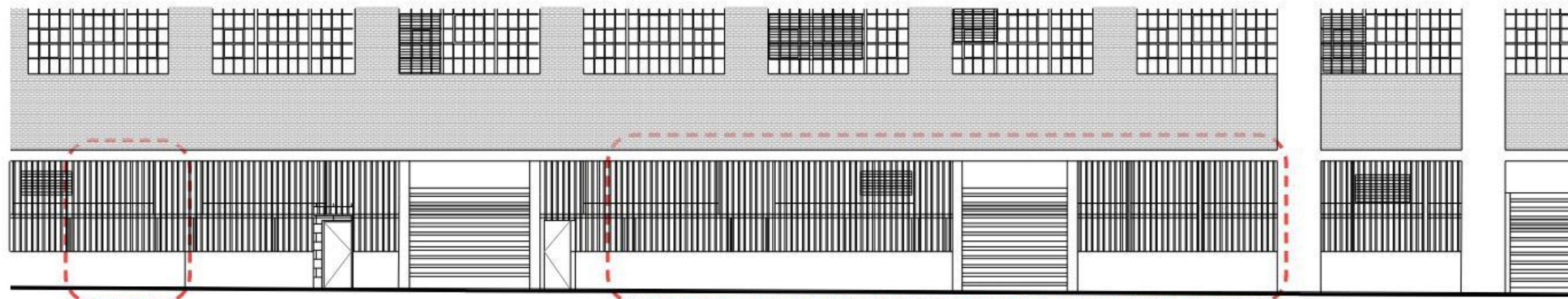
1 LEVEL 01 - 27TH STREET ELEVATION -
SCALE: 1/4" = 1'-0"



2 LEVEL 01 - 27TH STREET - CONSTRUCTION PLAN -
SCALE: 1/4" = 1'-0"

SCOPE OF WORK

27TH ST ELEVATION



PREVIOUSLY EXISTING CONDITION



CURRENT APPROVAL



PROPOSED ELEVATION

APPROVED STOREFRONT MASTERPLAN

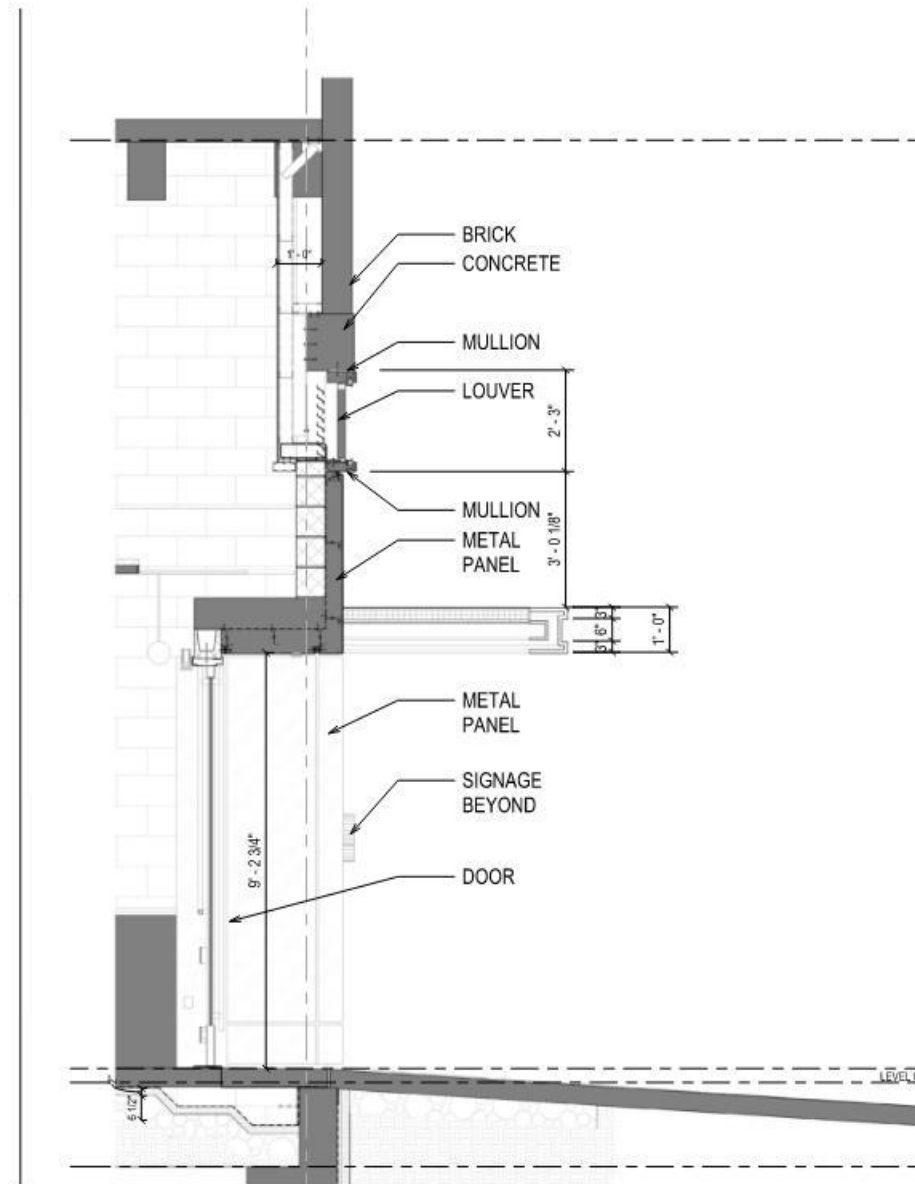
- TYPE A STOREFRONT
- TYPE B STOREFRONT
- METAL PANEL

PROPOSED CONDITIONS

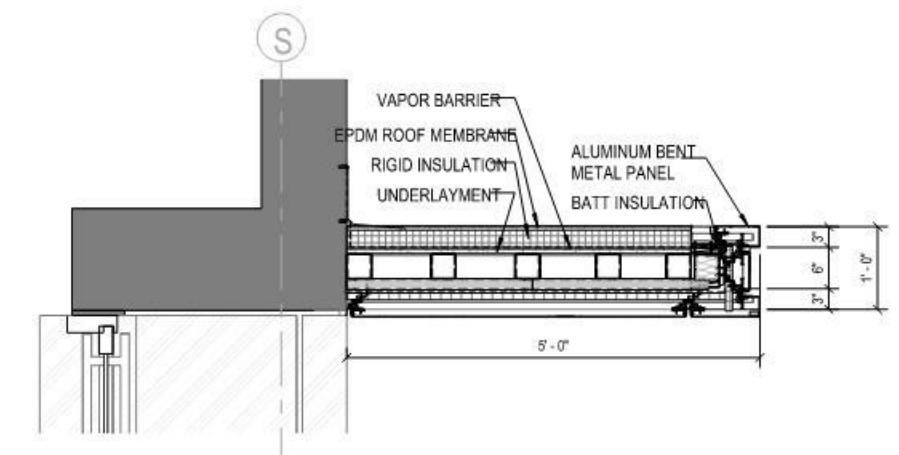
- MARQUEE / SIGNAGE
- SLIDING DOORS (BIKE ENTRY)

27TH ST STOREFRONT

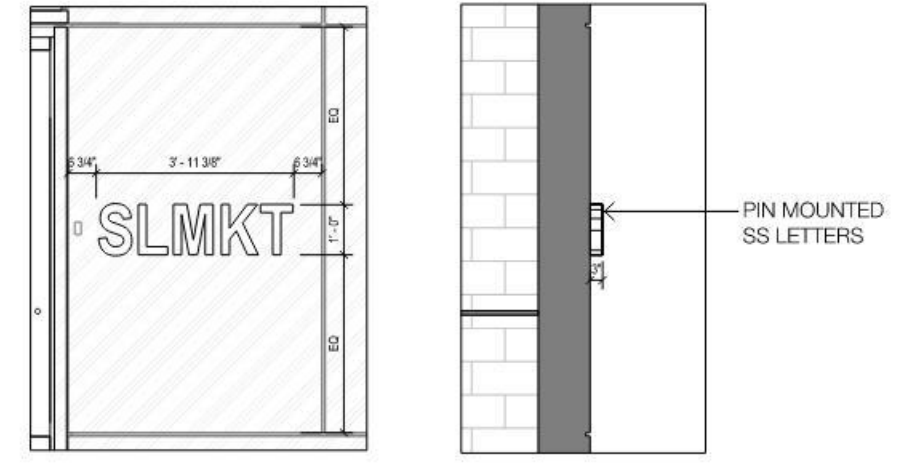
WALL SECTIONS & DETAILS



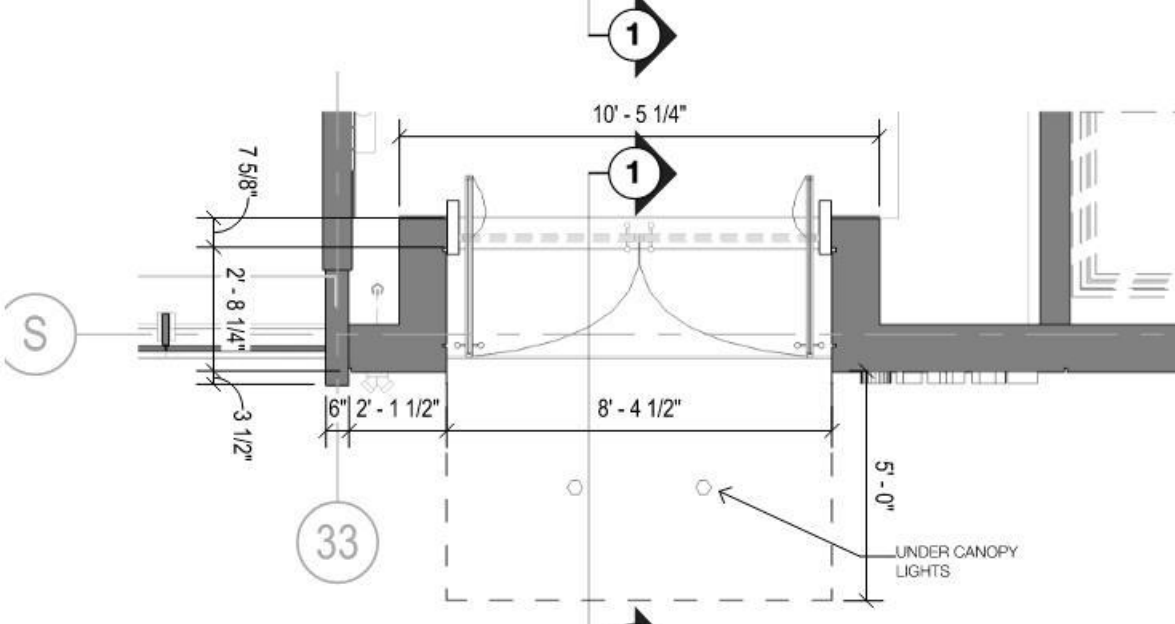
① SECTION 1-1



② CANOPY SECTION DETAIL @ 2



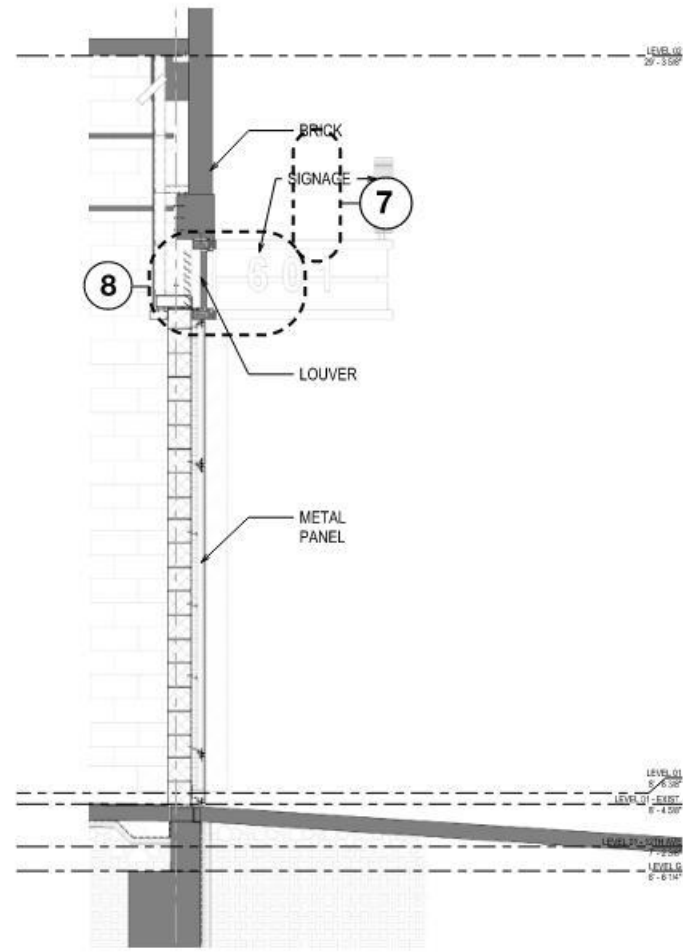
③ 27TH STREET WALL PLAQUE DETAIL @ 3



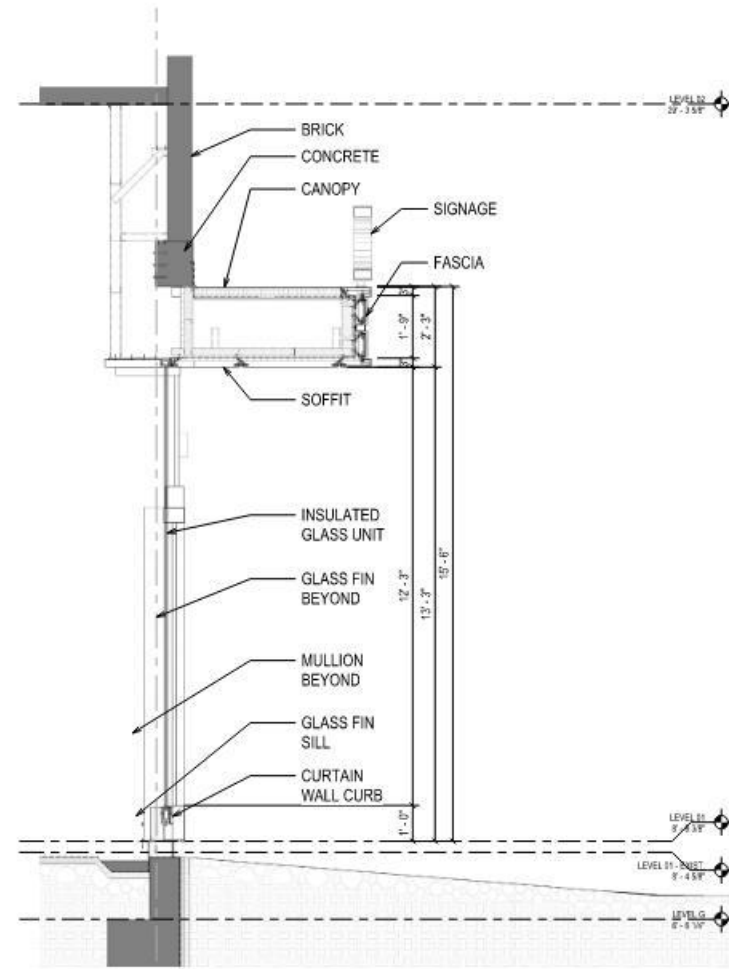
27TH ST STOREFRONT
PLAN AND ELEVATIONS



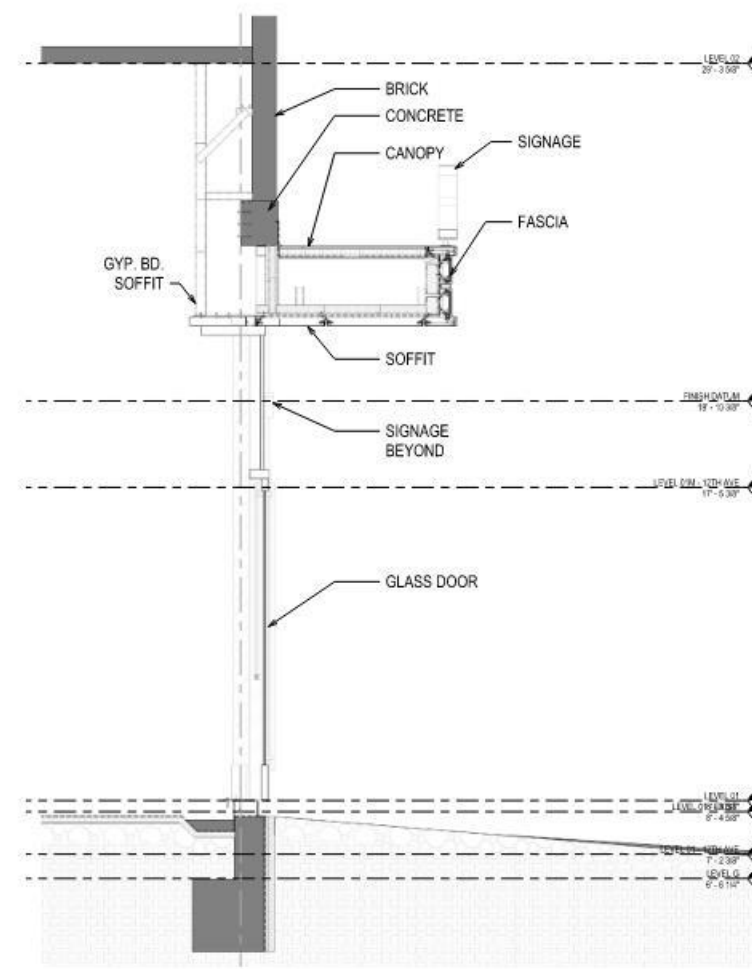
27TH ST STOREFRONT
WALL SECTIONS AND DETAILS



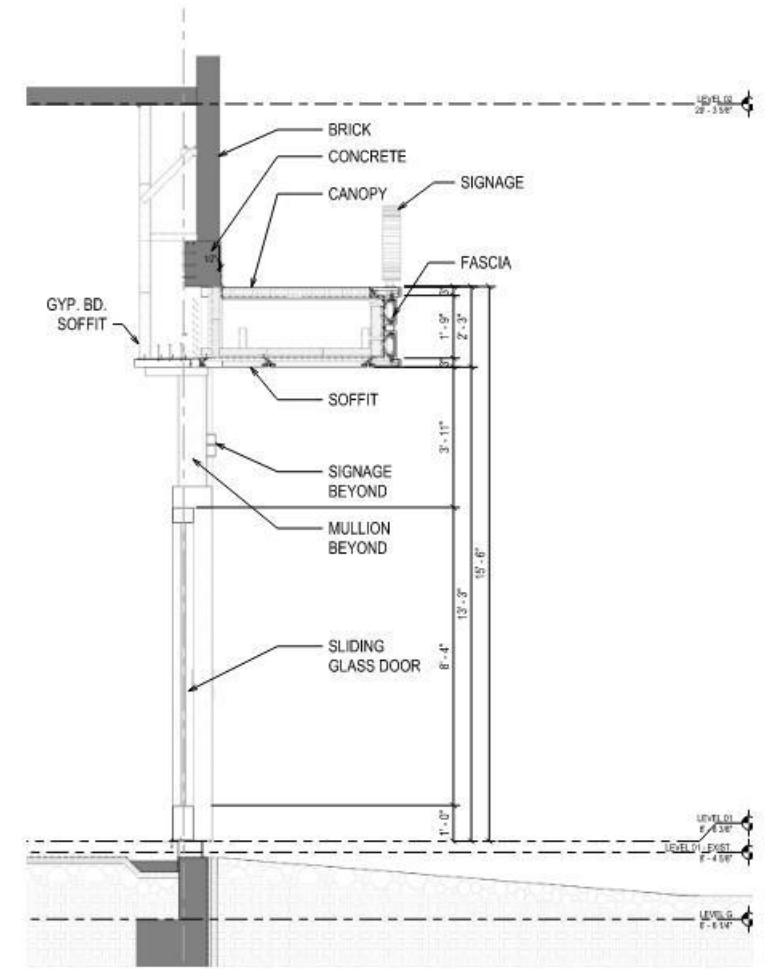
① SECTION 1-1



② SECTION 2-2



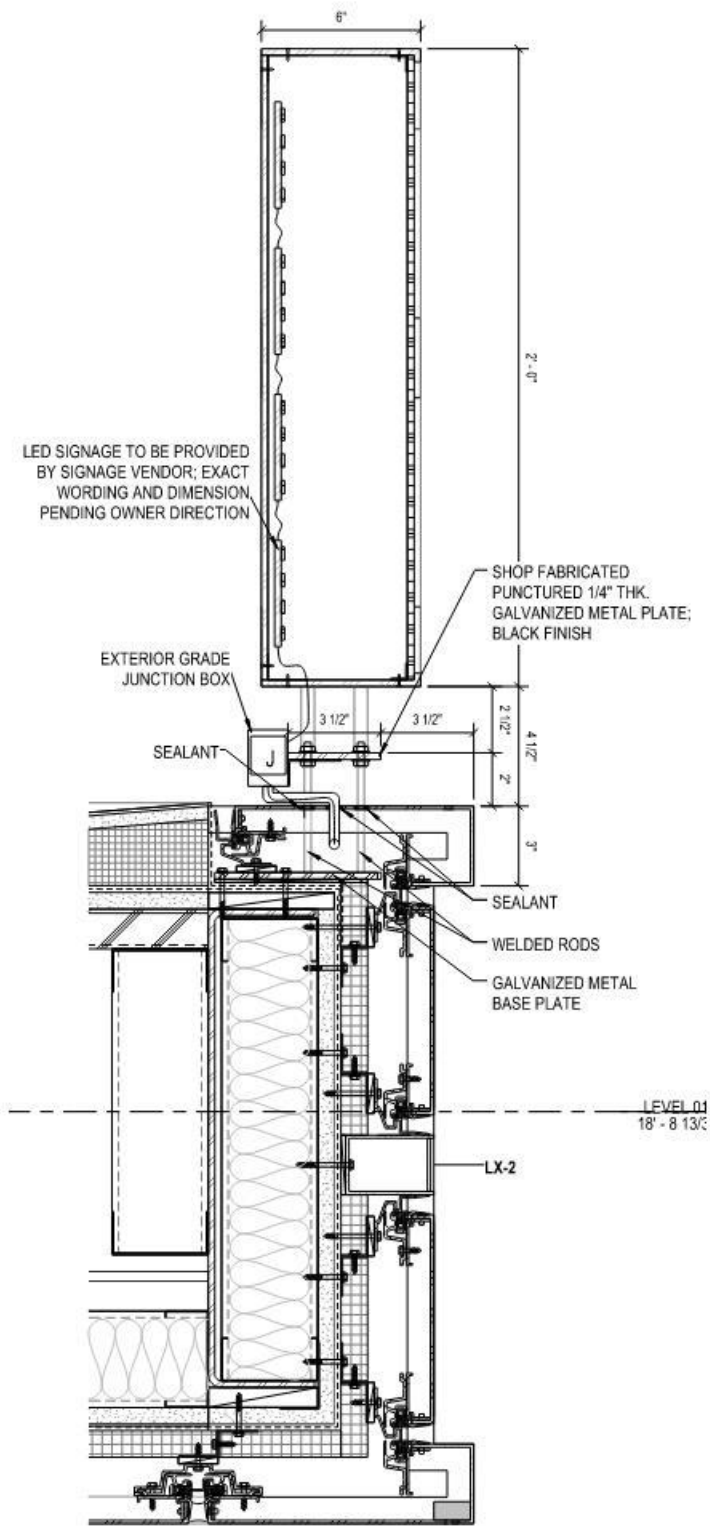
③ SECTION 3-3



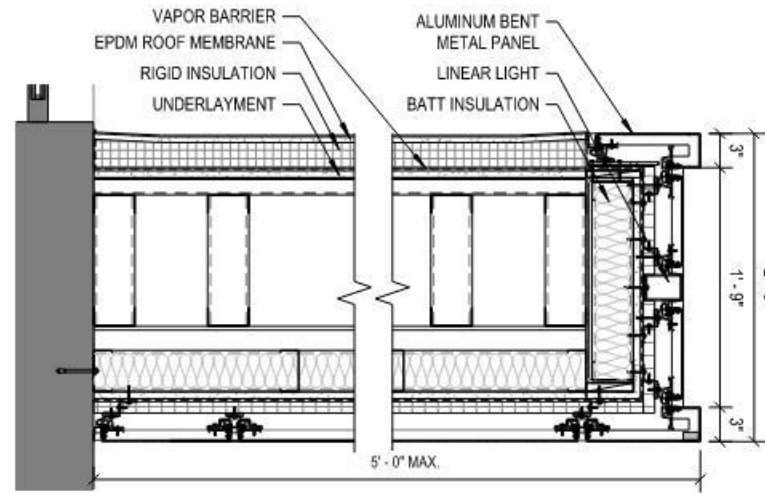
④ SECTION 4-4

- ⑤ FOLLOWING PREVIOUSLY APPROVED DETAIL FOR CANOPY SIGNAGE SUBJECT TO LPC RULES
- ⑦ FOLLOWING PREVIOUSLY APPROVED DETAIL FOR SECONDARY SIGNAGE SUBJECT TO LPC RULES

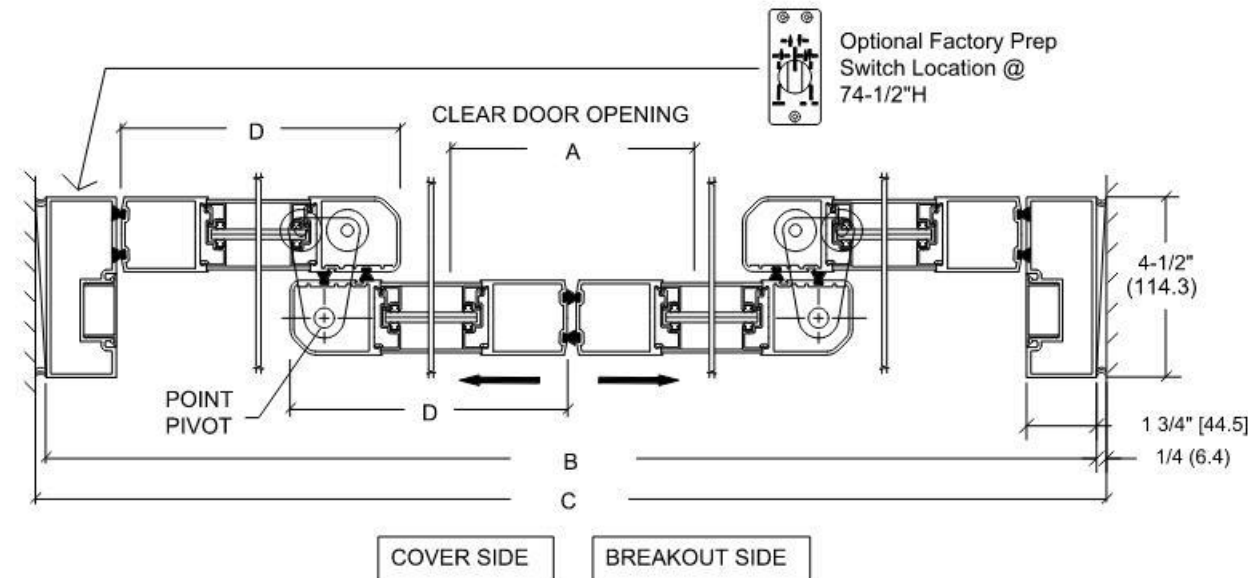
27TH ST STOREFRONT DETAILS



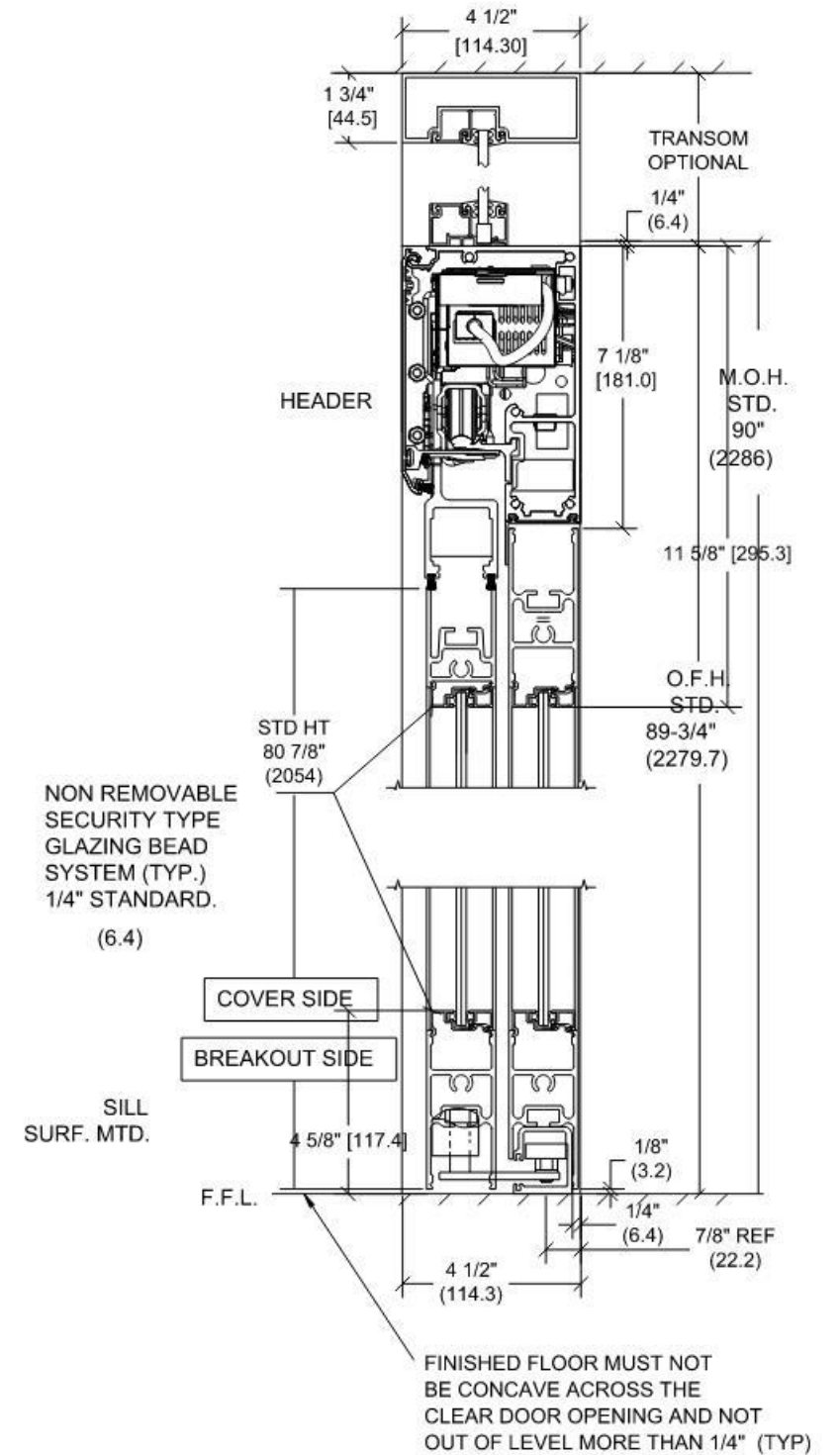
⑦ MARQUEE SIGNAGE SECTION @ 7



④ CANOPY SECTION DETAIL @ 4



⑥ SLIDING DOOR - PLAN DETAIL @ 6



⑤ MARQUEE SIGNAGE SECTION @ 5

The current proposal is:

Preservation Department – Item 4, LPC-23-00203

**601 West 26th Street – Starrett Lehigh Building – West Chelsea
Historic District
Borough of Manhattan**

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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.