

The current proposal is:

Preservation Department – Item 3, LPC-23-08785

**827-831 Broadway – 827-831 Broadway Buildings – Individual
Landmark
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

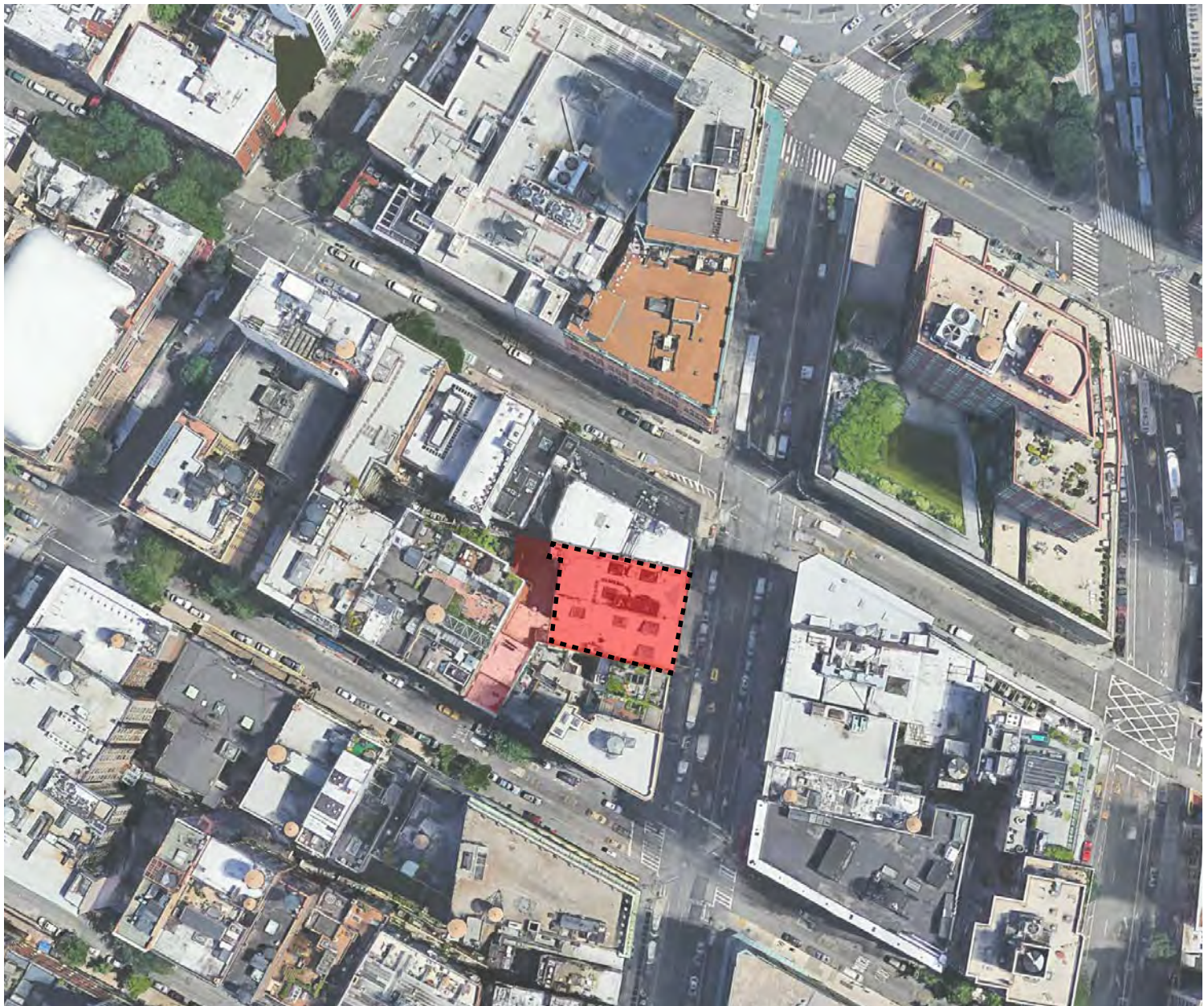
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827- 831 Broadway
May 9th 2023



827-831 BROADWAY



STREET VIEW



SATELLITE VIEW OF SITE

PROJECT GOALS

- CELEBRATE THE ARTISTS OF THE ABSTRACT EXPRESSIONIST MOVEMENT THAT THRUST NEW YORK TO THE WORLD STAGE, UNSEATING PARIS AS THE CENTER OF THE ART WORLD. RAISE AWARENESS AS TO THE CULTURAL SIGNIFICANCE OF WILLEM AND ELAINE DE KOONING, LARRY POONS, PAUL JENKINS, JULES OLITSKI AND HERBERT FERBER, OF THEIR WORK AND TENURE IN THE BUILDING.
- RESTORE THE EXISTING BUILDING TO ITS PERIOD OF SIGNIFICANCE WHILE RESPECTING THE ORIGINAL DESIGN.

827-831 BROADWAY · SITE CONTEXT

SCALE As Noted
 CLIENT
 PROJECT NUMBER 17.32
 DATE May 9th 2023



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HISTORY & INSPIRATION

PROMINENT ARTISTS OF
THE NEW YORK SCHOOL



JACKSON POLLOCK



MARK ROTHKO



FRANZ KLINE



ARSHILE GORKY



ADOLF GOTTLIEB



HELEN FRANKENTHALER

827-831 BROADWAY
CONTRIBUTING ARTISTS



LARRY POONS



PAUL JENKINS



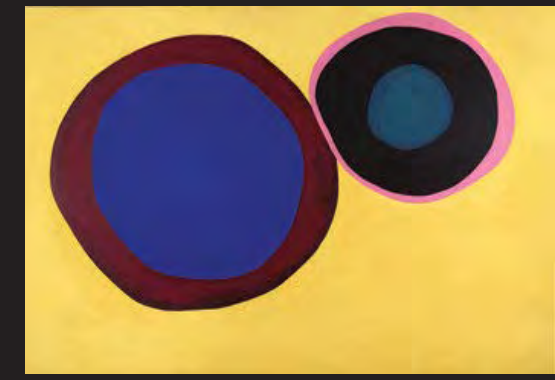
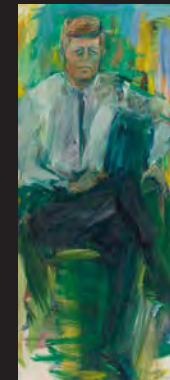
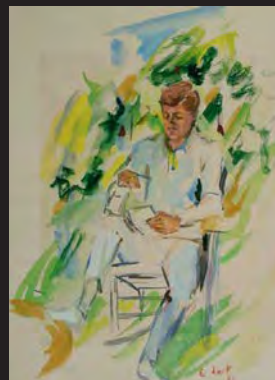
HERBERT FERBER



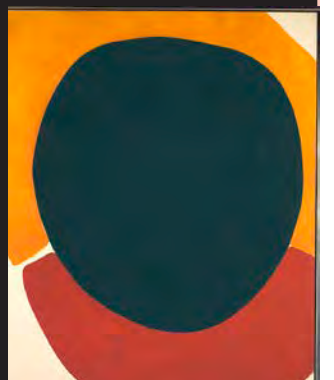
WILLEM DE KOONING



ELAINE DE KOONING



JULES OLITSKI



827-831 BROADWAY · HISTORY & INSPIRATION: ABSTRACT EXPRESSIONISM



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VAKKO HEADQUARTERS, ISTANBUL
- REX



MIRROR HOUSE
- REMCO SIEBRING



CASTLE DOWNS PAVILION, EDMONTON, CANADA
- GH3



GORES GROUP, CALIFORNIA
- BELZBERG ARCHITECTS



PRADA, TOYKO
- HERZOG AND DE MEURON

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



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FACADE DESIGN

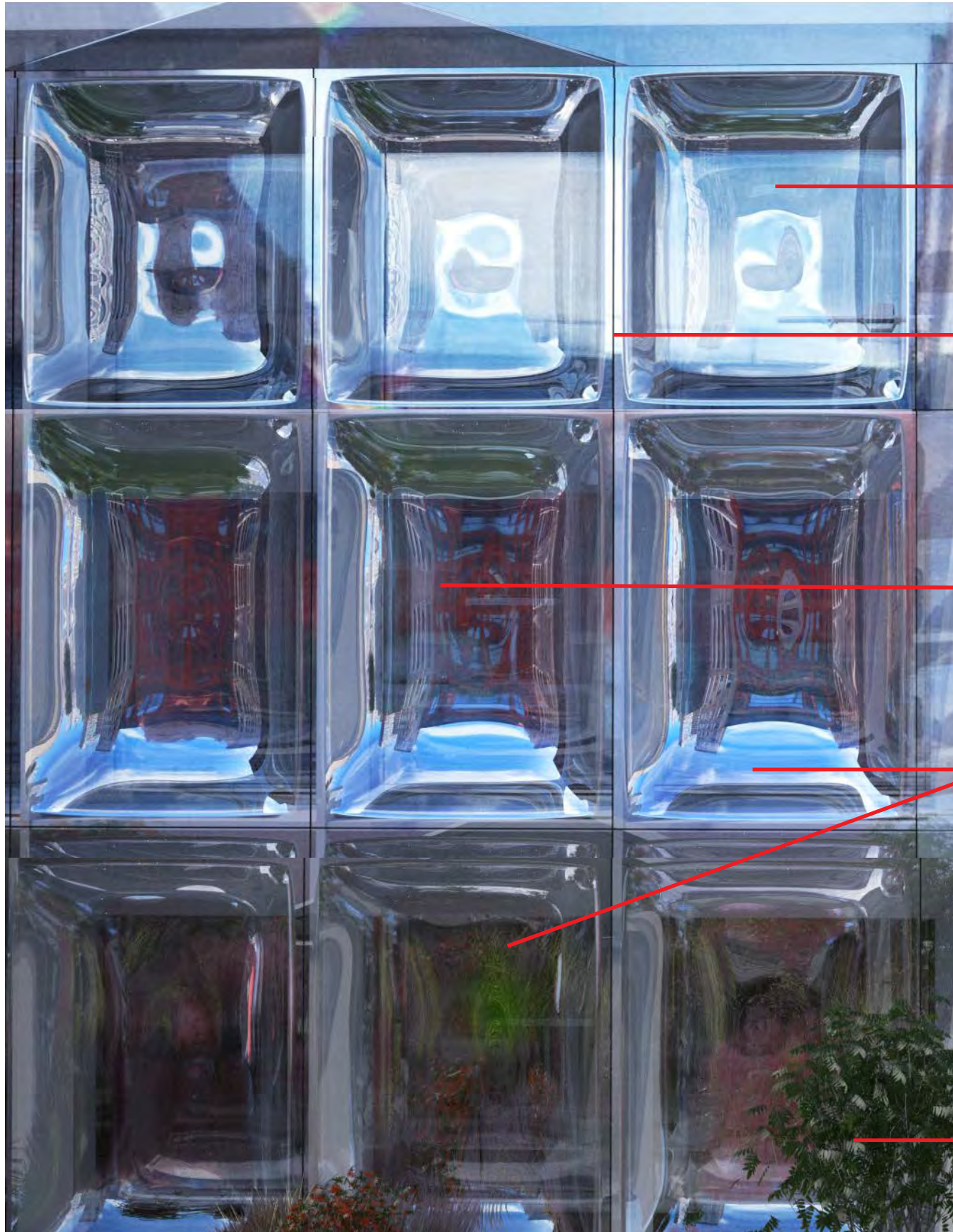


827-831 BROADWAY - VISUALIZATION - BROADWAY FACADE



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SYNTHESIS;
ABSTRACTION OF SURROUNDING CONTEXT, REFLECTION
OF DYNAMIC QUALITIES OF SITE AND CELEBRATION OF
DE KOONINGS TRANSITION IN SUBJECT AND TECHNIQUE
THAT HAPPENED AT 831 BROADWAY.

GLAZING:
SLUMPED GLAZING TO REFLECT HIERACHY AND RHYTHM OF
EXISTING FACADE
REFLECTANCE OUT - 22% (12% REDUCTION)

8 BAY COLUMN GRID:
STRUCTURAL GRID BEHIND THE GLAZING THAT
REFLECTS THE RHYTHM AND FORM OF THE EXISTING
BROADWAY FACADE

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

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

DYNAMIC, EVERCHANGING LANDSCAPE;
ROTATING FLOWERING INDIGENOUS SPECIES PROVIDE CHANGING
COLOR FIELDS REFLECTED IN FACADES.

827-831 BROADWAY - VISUALIZATION - FACADE REFLECTION DETAIL

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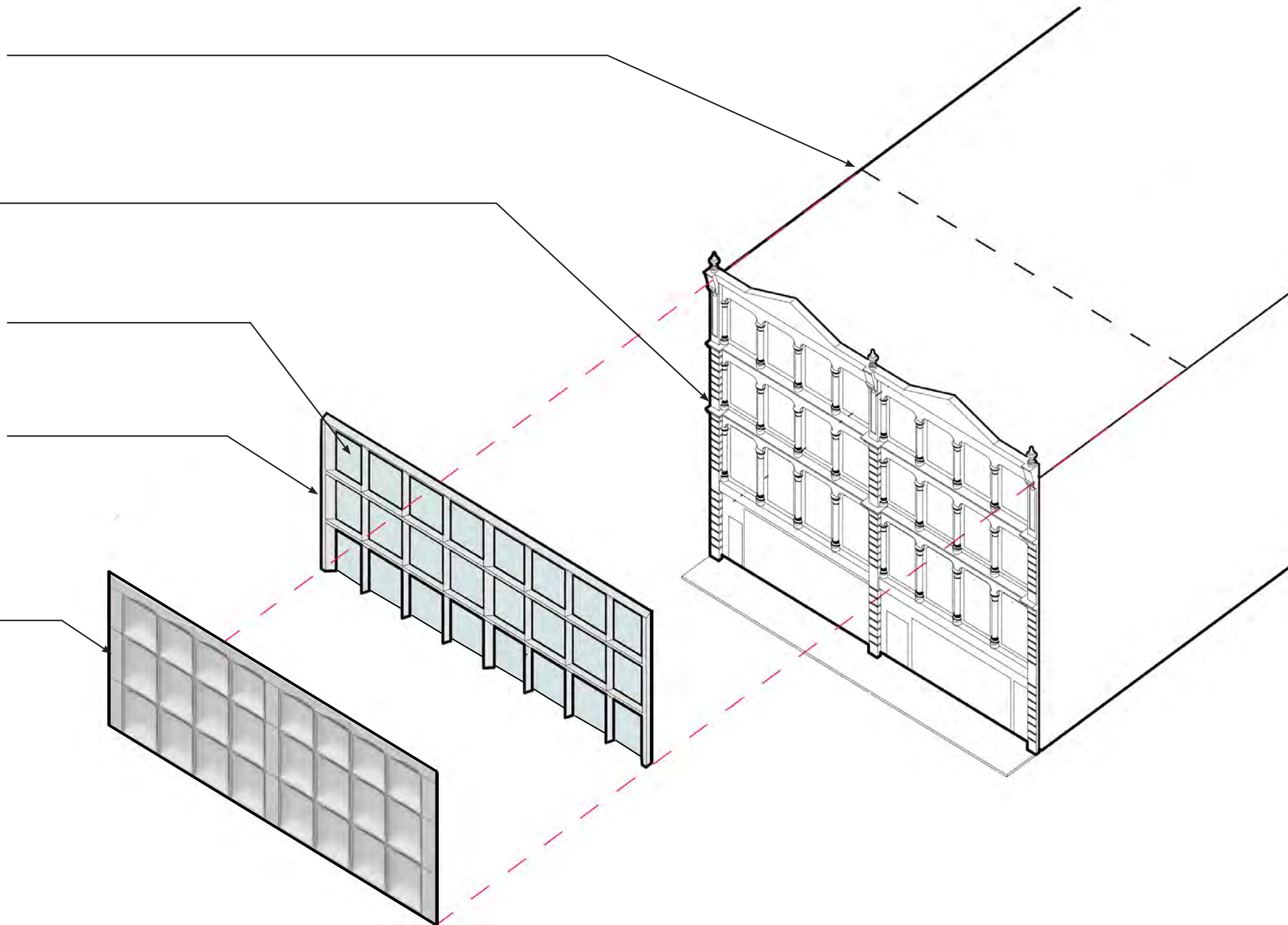
SETBACK LOCATION

EXISTING HISTORIC
FACADE

FLAT GLASS SECOND
SKIN BEHIND GRID

STRUCTURAL COLUMN
GRID

SLUMPED
GLASS FACADE
FIRST SKIN



827-831 BROADWAY - **FACADE DESIGN** - FOSTER DIALOGUE WITH EXISTING BUILDING



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827-831 BROADWAY - VISUALIZATION - BROADWAY TERRACE VIEW - DAY



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827-831 BROADWAY - VISUALIZATION - BROADWAY TERRACE VIEW - NIGHT



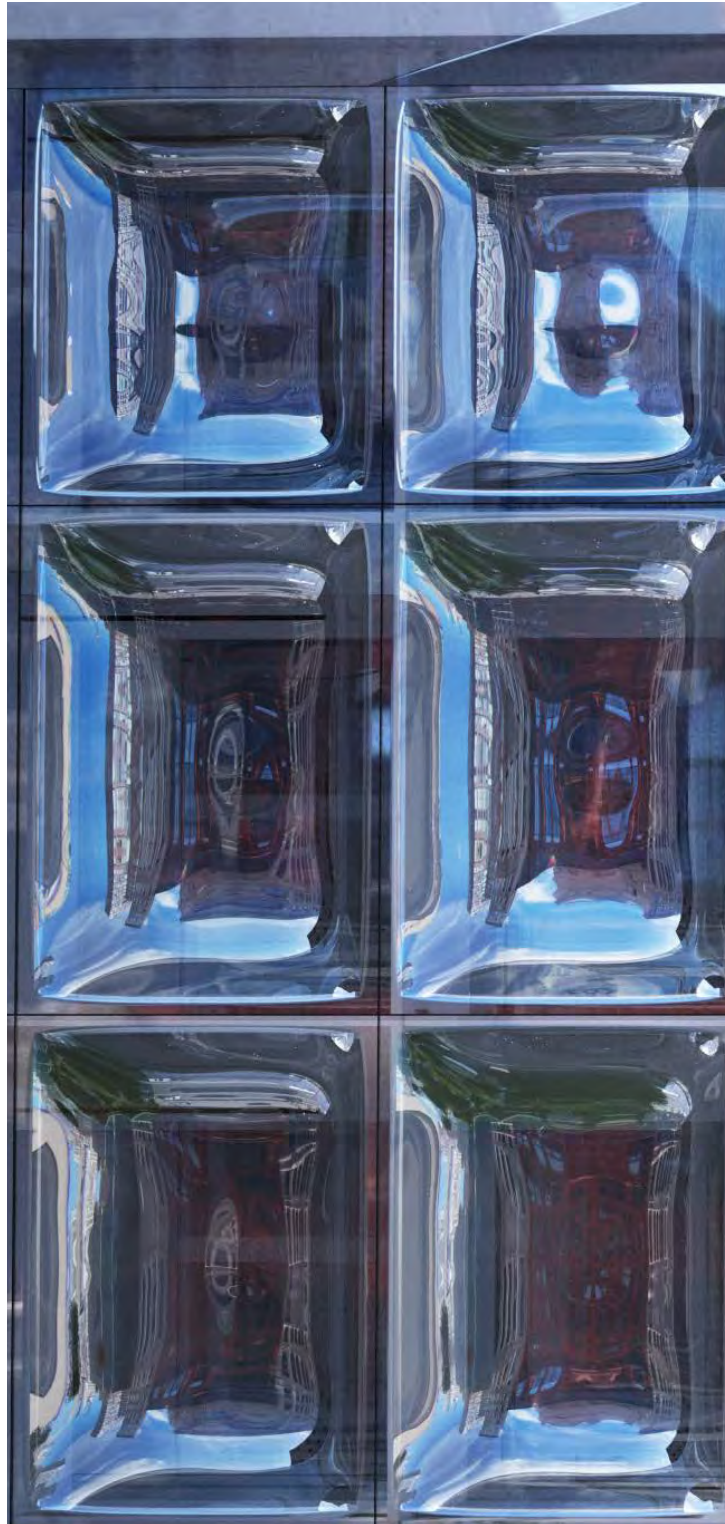
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827-831 BROADWAY - VISUALIZATION - BROADWAY FACADE

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TUCKAHOE MARBLE QUOIN



EXISTING ELEVATION

REMOVE EXISTING RAILING AND REPLACE WITH GLASS RAILING

CLEAN EXPOSED MARBLE WITH SURE KLEAN 942 LIMESTONE AND MARBLE CLEANER OR EQUAL. TESTING FIRST AND FOLLOWING MANUFACTURES INSTRUCTIONS. WATER RINSE WITH FAN TIPPED NOZZLE AT NO MORE THAN 250 PSI (TYP.)

REMOVE PAINT FROM MARBLE USING PROSOCO ENVIROKLEAN SAFETY PEEL 1 OR EQUAL, TESTING FIRST AND FOLLOWING MANUFACTURERS INSTRUCTIONS (TYP.)

INTERACTIVE PLAQUE

REPAIR AND REPOINT MARBLE FACADE (TYP.) AND TRIM AS REQ. WITH RESTORATION MORTAR, TO MATCH EXISTING IN COLOR, TEXTURE, DETAIL, AND TOOLING, AND FOLLOWING MANUFACTURERS INSTRUCTIONS.

RESET AND REANCHOR DECORATIVE URNS AT CORNICE AND CORNICE BRACKETS, AS REQ. USING STAINLESS STEEL ANCHORS AND PINS AND RETAINING AND REUSING ORIINGAL MATERIALS.



PROPOSED ELEVATION

REPOINT MARBLE FACADE AS REQ. HAND RAKE JOINTS AND REPOINT TO MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION AND TOOLING (TYP.)

UPLIGHTING ON EACH COLUMN (TYPICAL), FIXTURE COLOR TO MATCH FACADE

REPLACE WINDOWS WITH PAIRED 1 OVER 1 - TYPICAL
REMOVE AWNINGS ON SECOND FLOOR WINDOWS

KEEP SECOND FLOOR WINDOWS AND JUILETTE BALCONIES ON 827

RESTORE AND REPAIR EXISTING STOREFRONT ON 827

CAST IRON CORNICE TO MATCH SECOND FLOOR CORNICE PROFILE

PIN MOUNTED METAL LETTER ON METAL SIGN BAND WITH COVE LIGHTING

NEW PAINTED WOOD STOREFRONT ON 831

BROADWAY - EXISTING AND PROPOSED ELEVATIONS

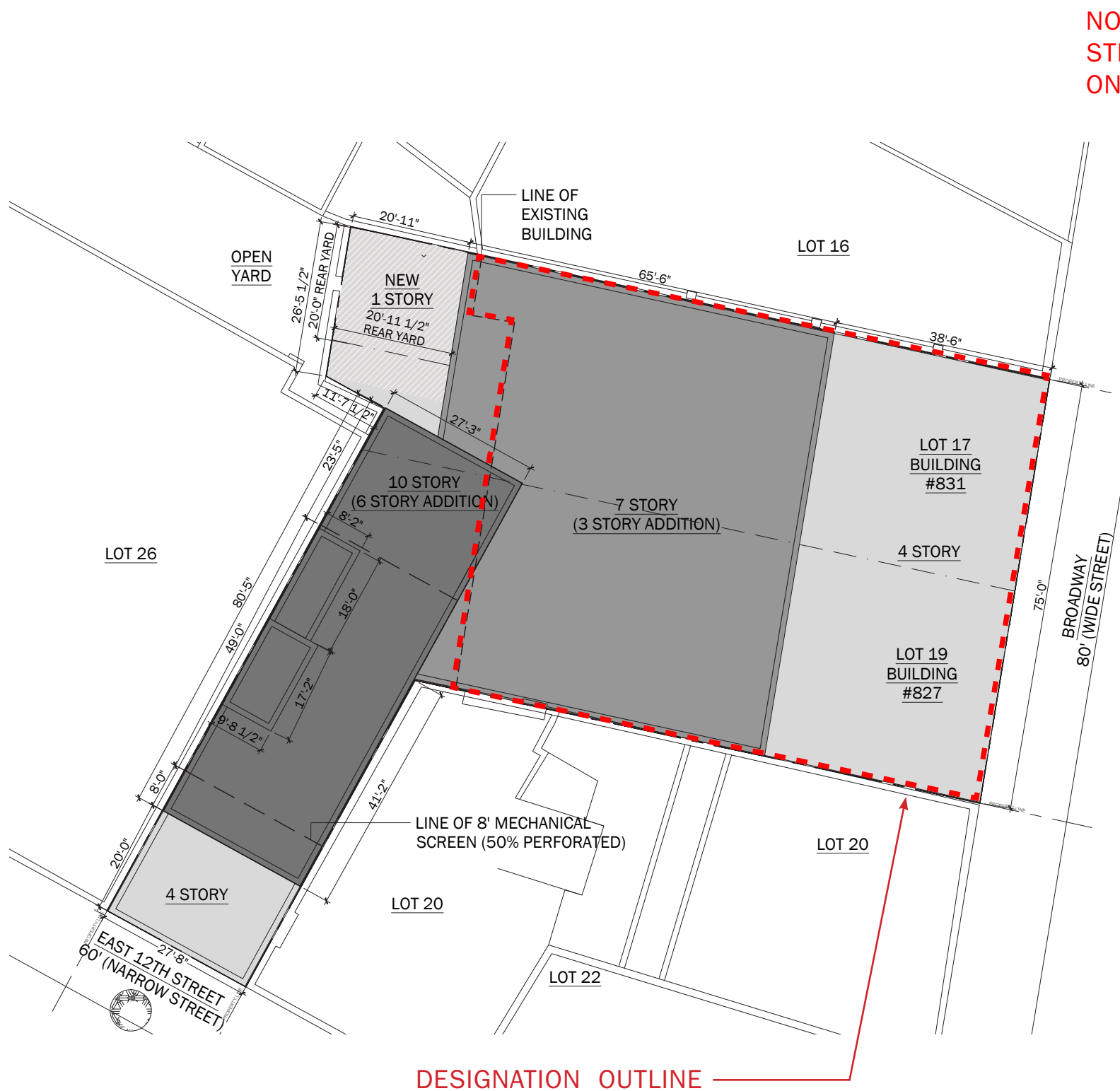
827-831 BROADWAY · RESTORATION WORK

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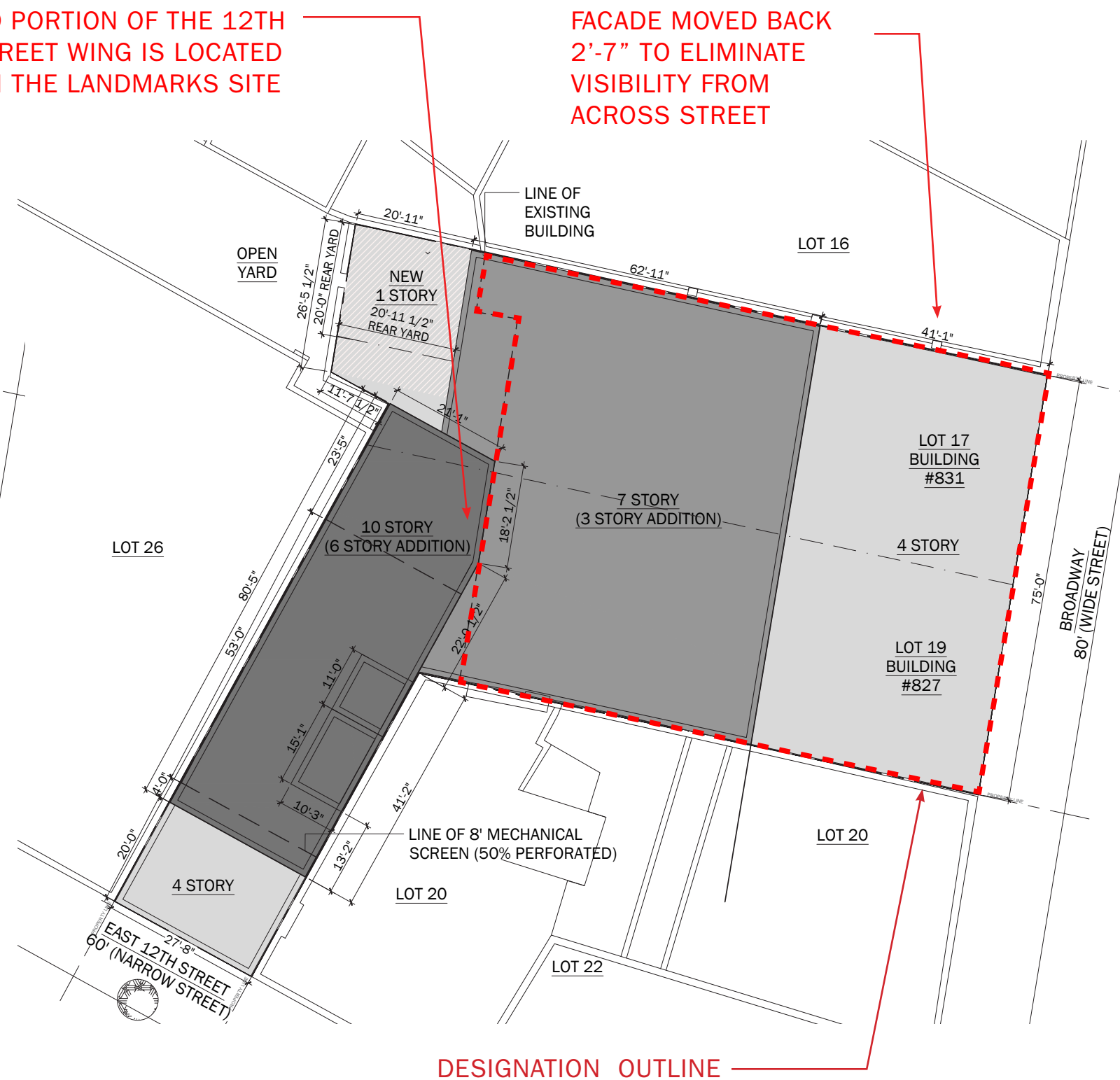




SCOPE UPDATE OVERVIEW



ZONING SITE PLAN - PRESENTED TO LPC_21.01.19



ZONING SITE PLAN - REVISED DESIGN

827-831 BROADWAY · ZONING SITE PLAN

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The image features a large, stylized logo consisting of the letters 'N' and 'W' in a light gray color. The 'N' is formed by two thick, parallel vertical bars, and the 'W' is formed by two thick, parallel diagonal bars meeting at a point. The overall style is minimalist and modern.

**RENDERINGS,
COMPARATIVE
VISIBILITY
STUDIES &
MOCK-UP
SURVEY**



827-831 BROADWAY - STREET VIEW FROM BROADWAY AND EAST 13TH STREET - PREVIOUS DESIGN - PRESENTED TO LPC_21.01.19



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827-831 BROADWAY - STREET VIEW FROM BROADWAY AND EAST 13TH STREET - REVISED DESIGN



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1.

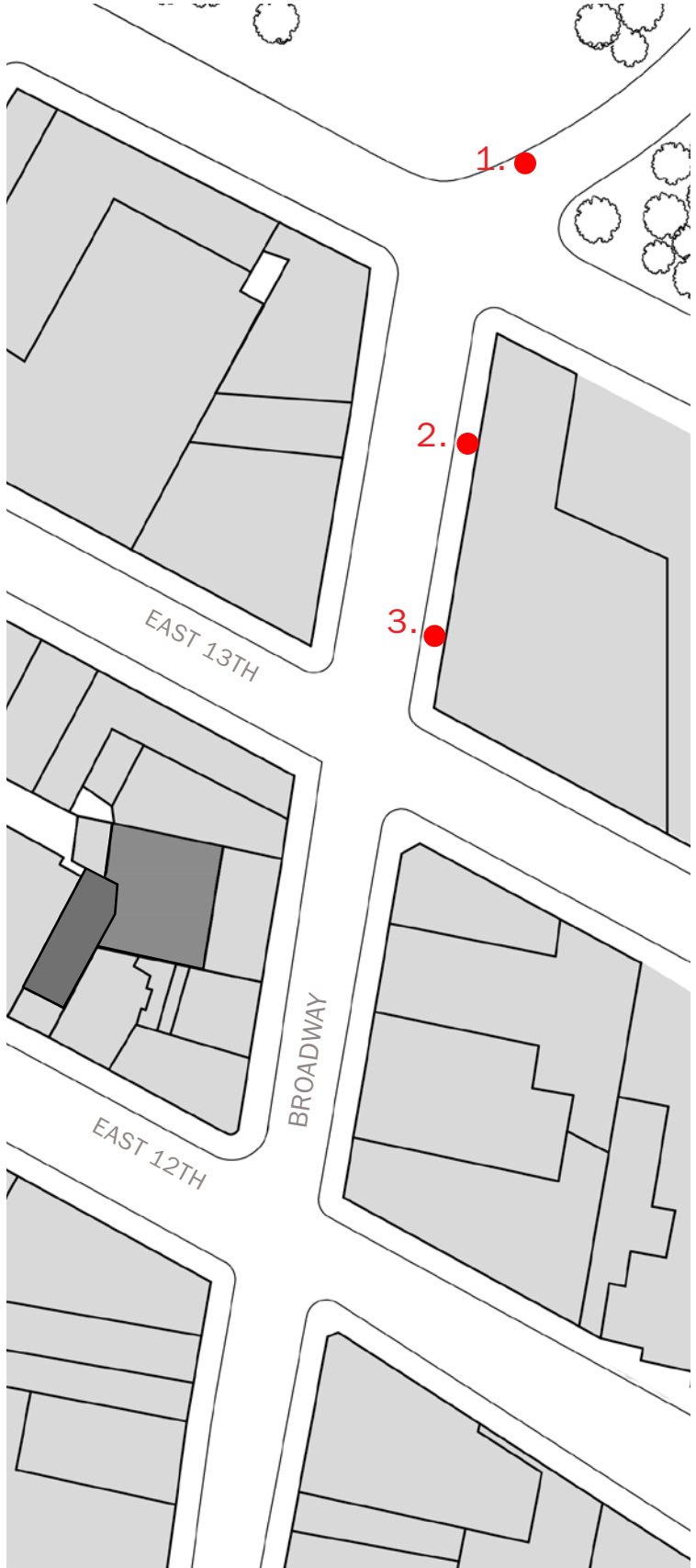


2.



3.

MOCK UP PHOTOS - TAKEN ON 03.14.23



VIEW LOCATIONS



1.



2.



3.

REVISED DESIGN IMAGES

827-831 BROADWAY - VISIBILITY STUDIES - MOCK UP PHOTOS - TAKEN ON 23.03.14 & REVISED DESIGN IMAGES



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827-831 BROADWAY - STREET VIEW FROM UNION SQUARE - PRESENTED TO LPC_21.10.28



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827-831 BROADWAY - STREET VIEW FROM UNION SQUARE - REVISED DESIGN

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827-831 BROADWAY - STREET VIEW FROM BROADWAY - REVISED DESIGN



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NO VISIBILITY

4.



NO VISIBILITY

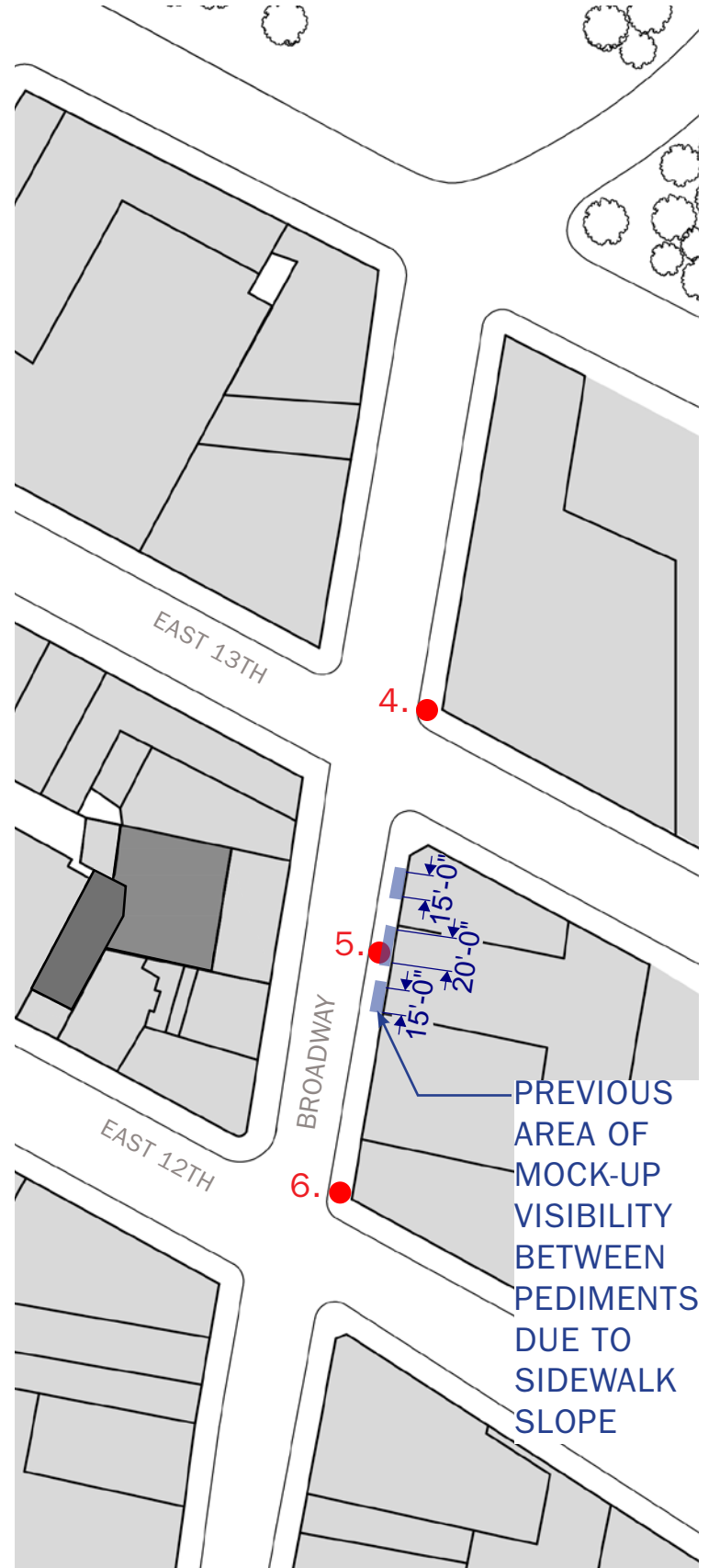
5.

NOTE THIS IS AN
EXISTING RAILING.
MOCK-UP IS NOT VISIBLE



NO VISIBILITY

6.



VIEW LOCATIONS

MOCK UP PHOTOS - TAKEN ON 03.14.23



NO VISIBILITY

4.



NO VISIBILITY

5.



NO VISIBILITY

6.

REVISED DESIGN IMAGES

827-831 BROADWAY - VISIBILITY STUDIES - MOCK UP PHOTOS - TAKEN ON 23.03.14 & REVISED DESIGN IMAGES



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ADDITION IS NOT VISIBLE

827-831 BROADWAY - STREET VIEW FROM BROADWAY ACROSS STREET - PRESENTED TO LPC_21.10.28 & CURRENT DESIGN - NO CHANGE



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ADDITION IS NOT VISIBLE

827-831 BROADWAY - STREET VIEW FROM BROADWAY NORTH - - PRESENTED TO LPC_21.10.28 & CURRENT DESIGN - NO CHANGE



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A



B



C

MOCK UP PHOTOS - TAKEN ON 03.14.23



A

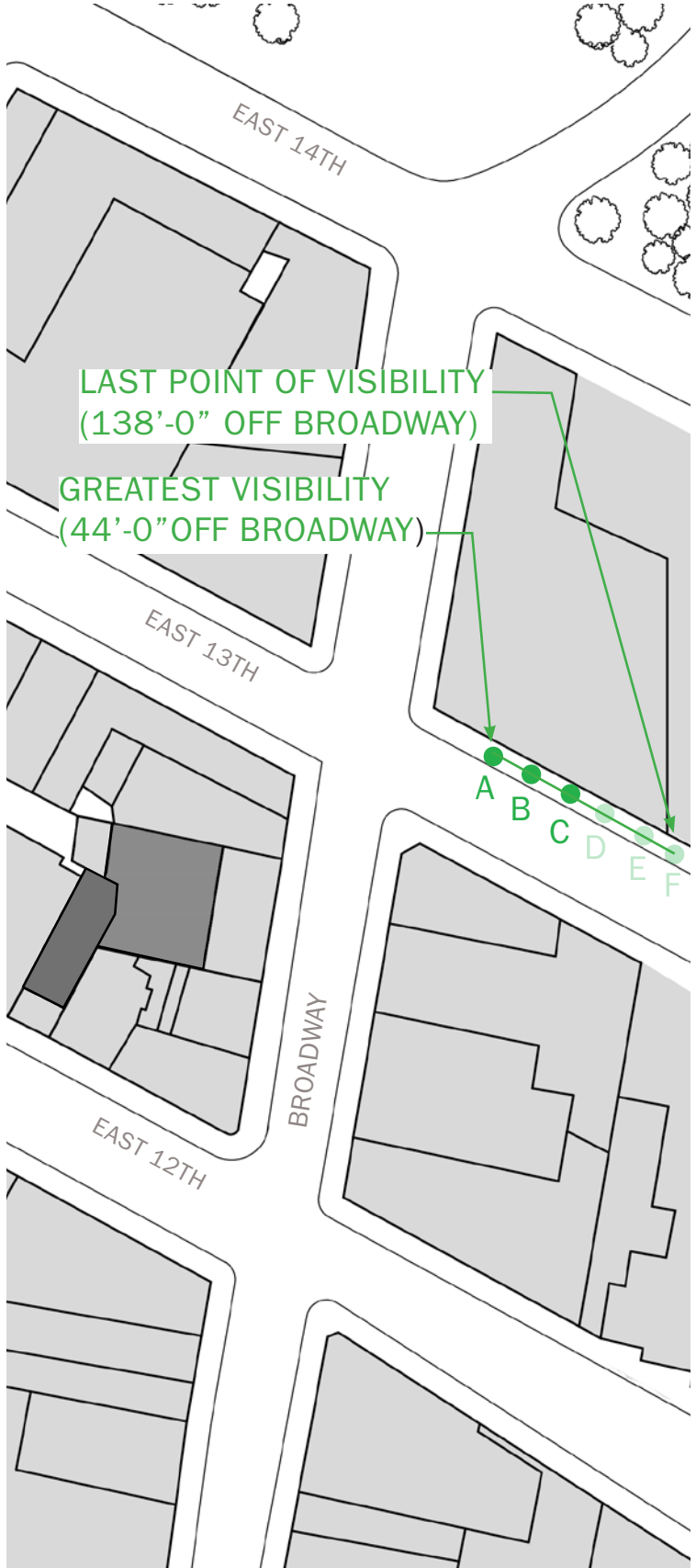


B



C

REVISED DESIGN IMAGES



VIEW LOCATIONS
EACH IMAGE IS APPROX. 15'-6" APART

827-831 BROADWAY - VISIBILITY STUDIES - MOCK UP PHOTOS - TAKEN ON 23.03.14 & REVISED DESIGN IMAGES



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827-831 BROADWAY - STREET VIEW FROM BROADWAY NORTH - REVISED DESIGN



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D



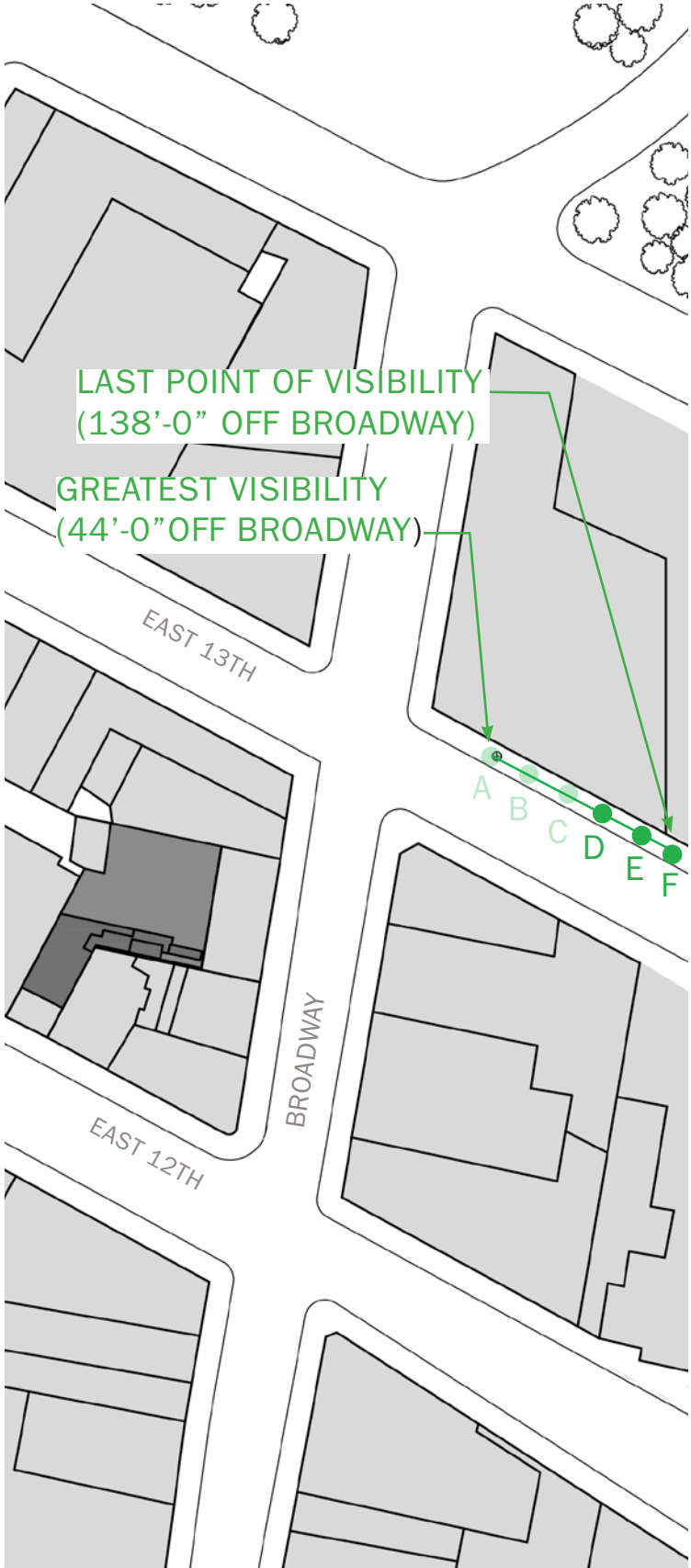
E



LAST POINT OF VISIBILITY

F

MOCK UP PHOTOS - TAKEN ON 03.14.23



VIEW LOCATIONS

EACH IMAGE IS APPROX. 15'-6" APART



D



E



LAST POINT OF VISIBILITY

F

REVISED DESIGN IMAGES

827-831 BROADWAY - VISIBILITY STUDIES - MOCK UP PHOTOS - TAKEN ON 23.03.14 & REVISED DESIGN IMAGES



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MINIMALLY VISIBLE

A



MINIMALLY VISIBLE

B.



MINIMALLY VISIBLE

C

MOCK UP PHOTOS - TAKEN ON 03.14.23



MINIMALLY VISIBLE OVER NEIGHBOR

D



MINIMALLY VISIBLE OVER NEIGHBOR

E

MOCK UP PHOTOS - TAKEN ON 03.14.23



NO VISIBILITY

(0'-0" TO 25'-0" OFF BROADWAY)

MINIMALLY VISIBLE OVER LANDMARKED BUILDING

(25'-0" TO 45'-0" OFF BROADWAY)

MINIMALLY VISIBLE OVER ADJACENT BUILDING

(45'-0" TO 90'-0" OFF BROADWAY)

VIEW LOCATIONS

827-831 BROADWAY - VISIBILITY STUDIES - MOCK UP PHOTOS - TAKEN ON 23.03.14



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30



A



B

MOCK UP PHOTOS - TAKEN ON 03.14.23

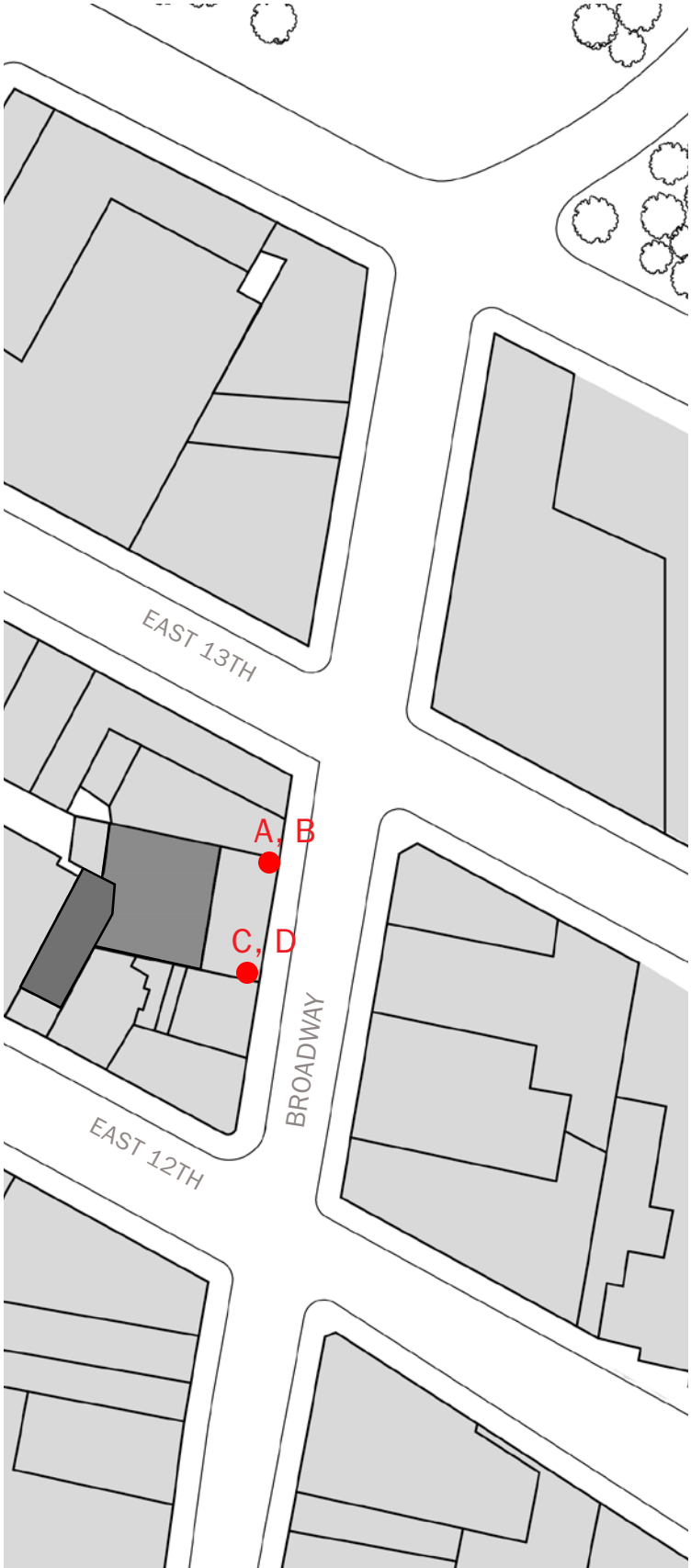


C



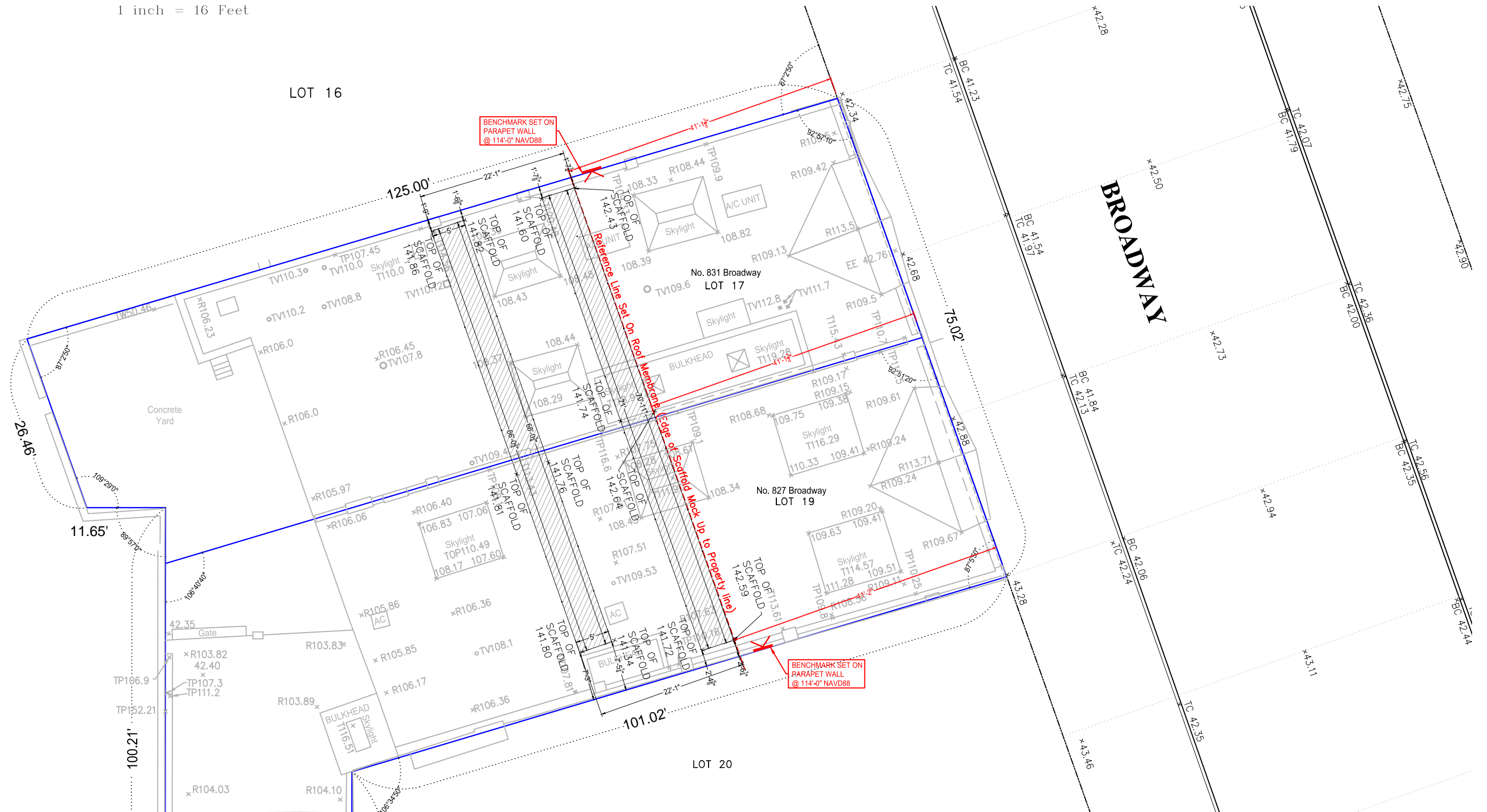
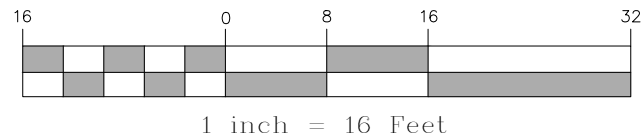
D

MOCK UP PHOTOS - TAKEN ON 03.14.23



VIEW LOCATIONS

827-831 BROADWAY - VISIBILITY STUDIES - MOCK UP PHOTOS - TAKEN ON 23.03.14 - ON ROOFTOP



NOTE - A SURVEY OF THE MOCK-UP WAS CONDUCTED BY NEW YORK CITY LAND SURVEYORS ON 03.22.23 THAT CONFIRMS THE ACCURACY OF THE MOCK-UP SIZING AND POSITIONING

827-831 BROADWAY - SURVEY OF THE LPC MOCK-UP ON SITE

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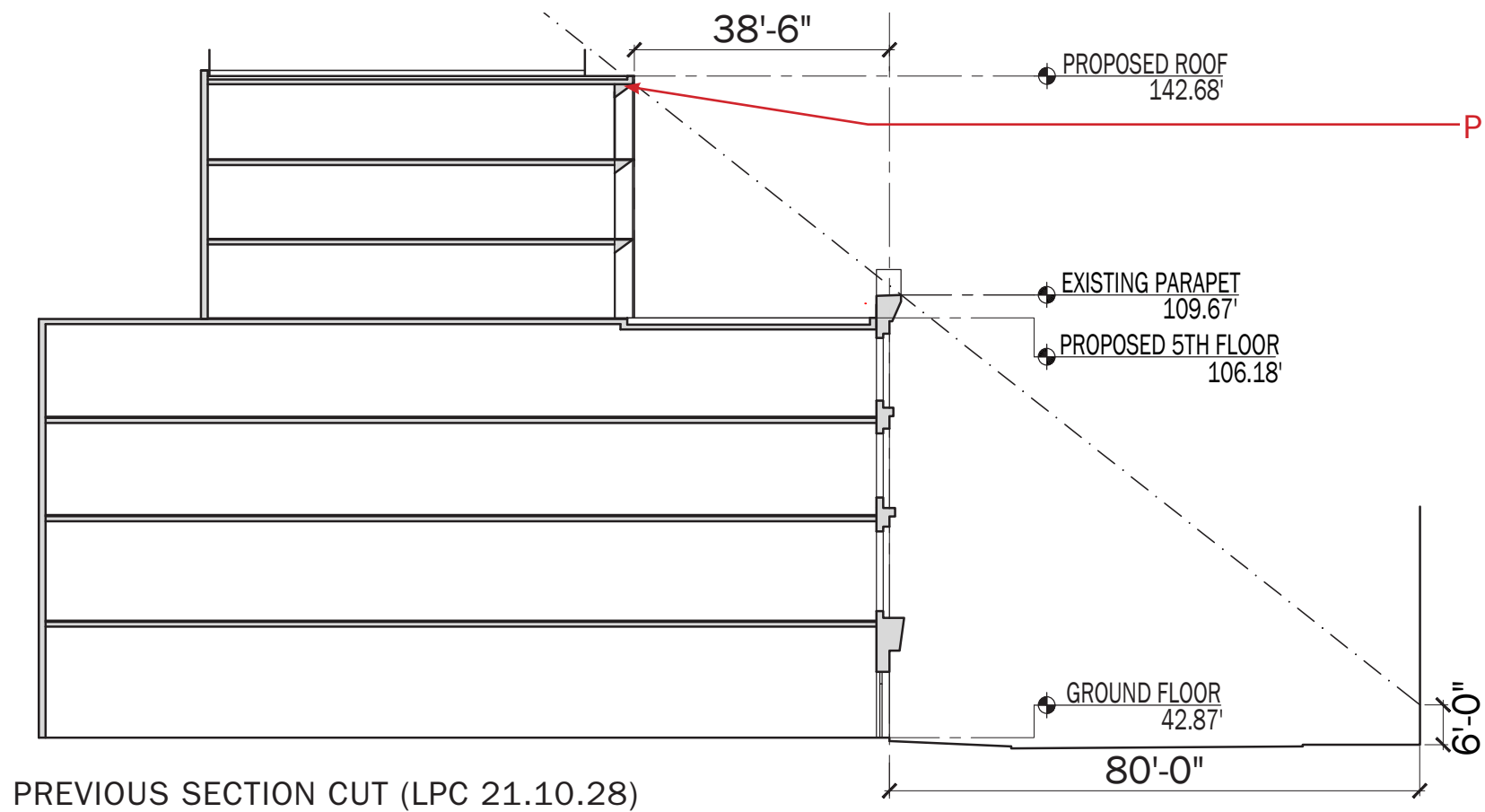
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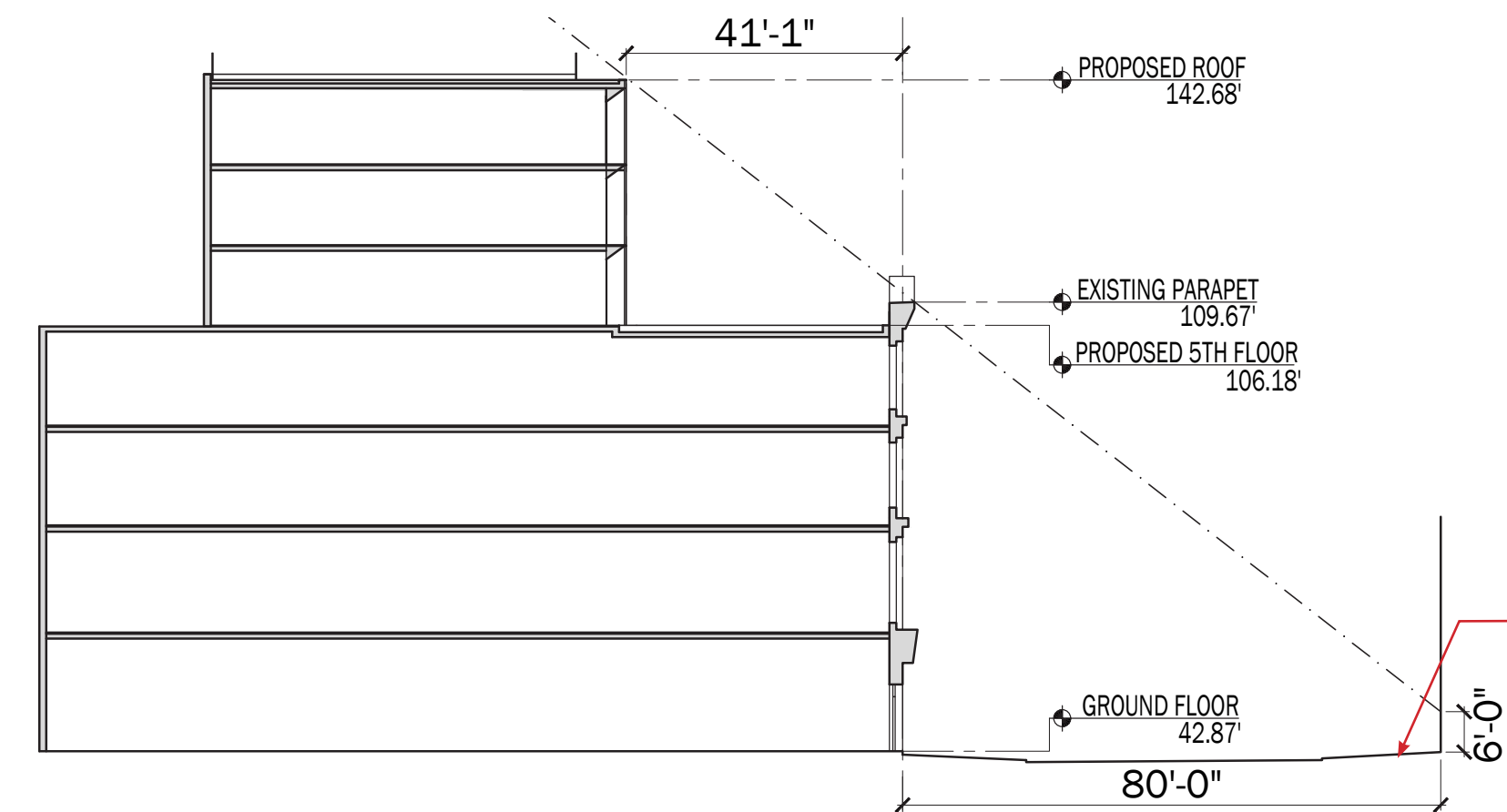
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COMPARATIVE ANALYSIS OF SECTIONS



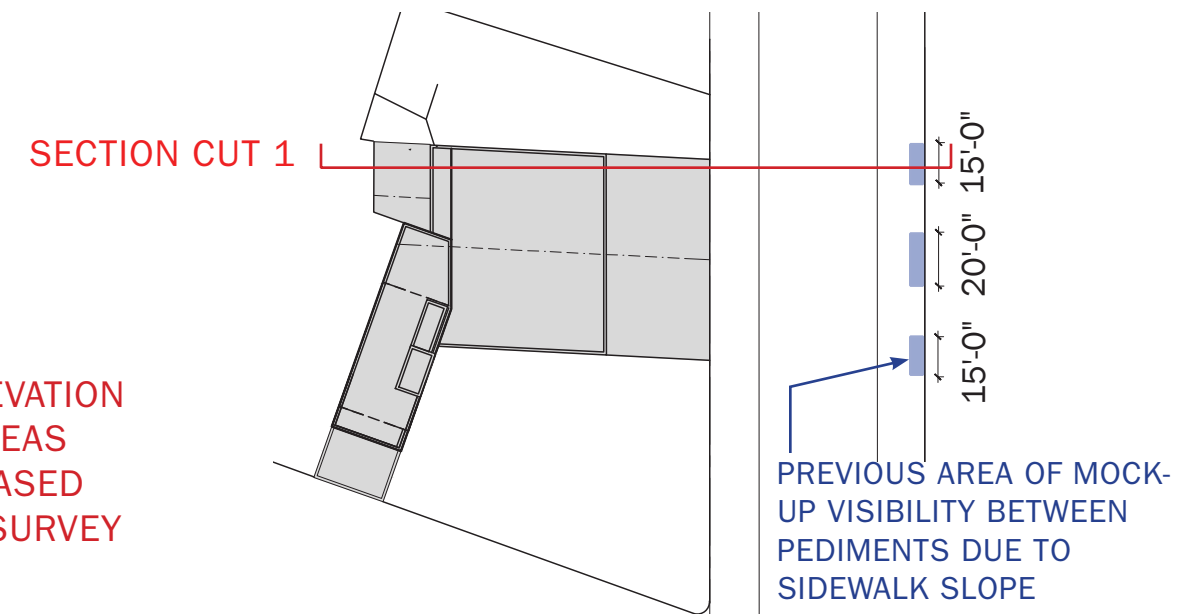
PREVIOUS SECTION CUT (LPC 21.10.28)



REVISED SECTION CUT



MOCK UP PHOTO TAKEN FROM THIS LOCATION - TAKEN ON 03.14.23
NO VISIBILITY



827-831 BROADWAY - SECTION - REVISED SECTION AT ELEVATED SIDEWALK AREA



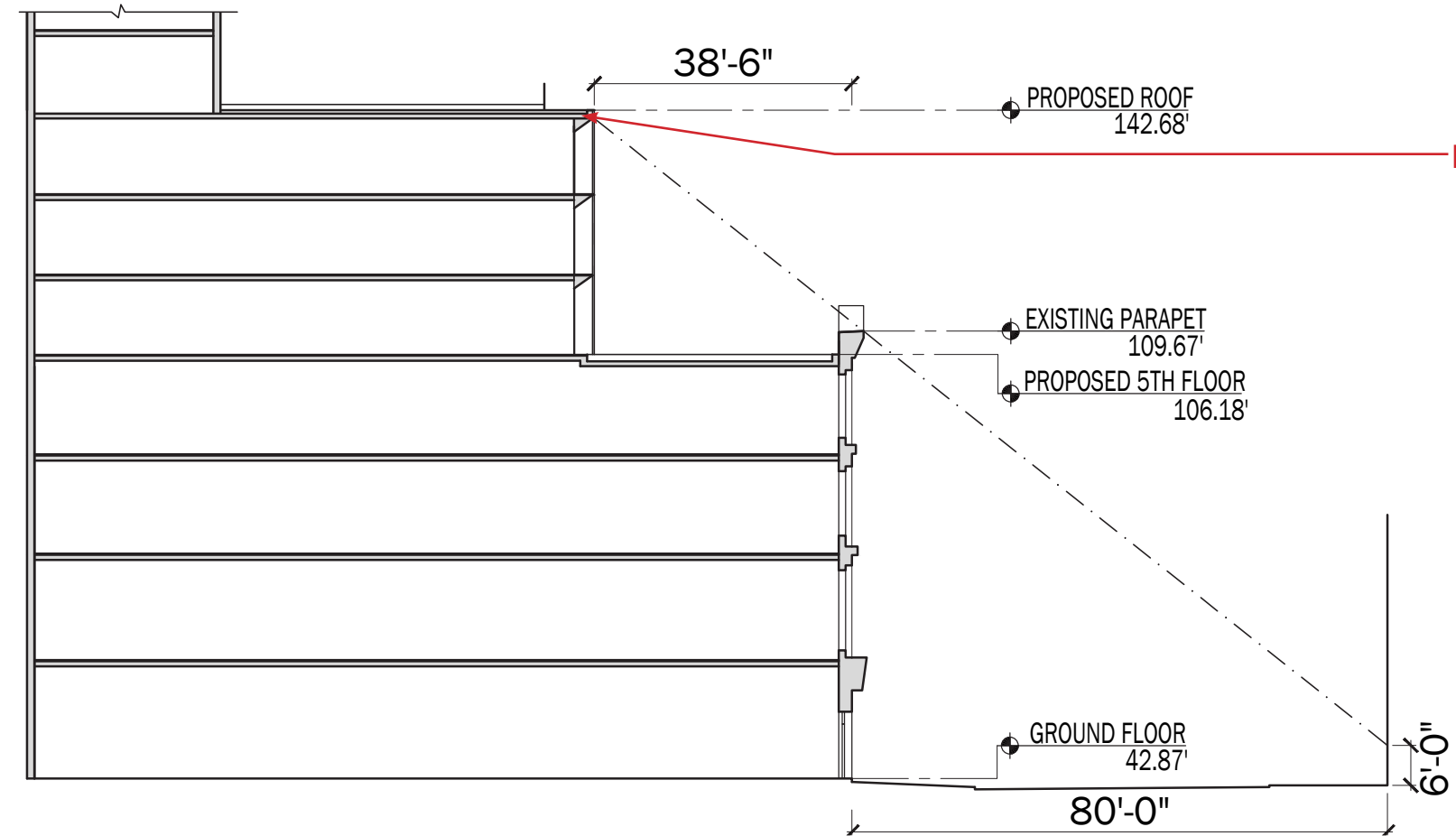
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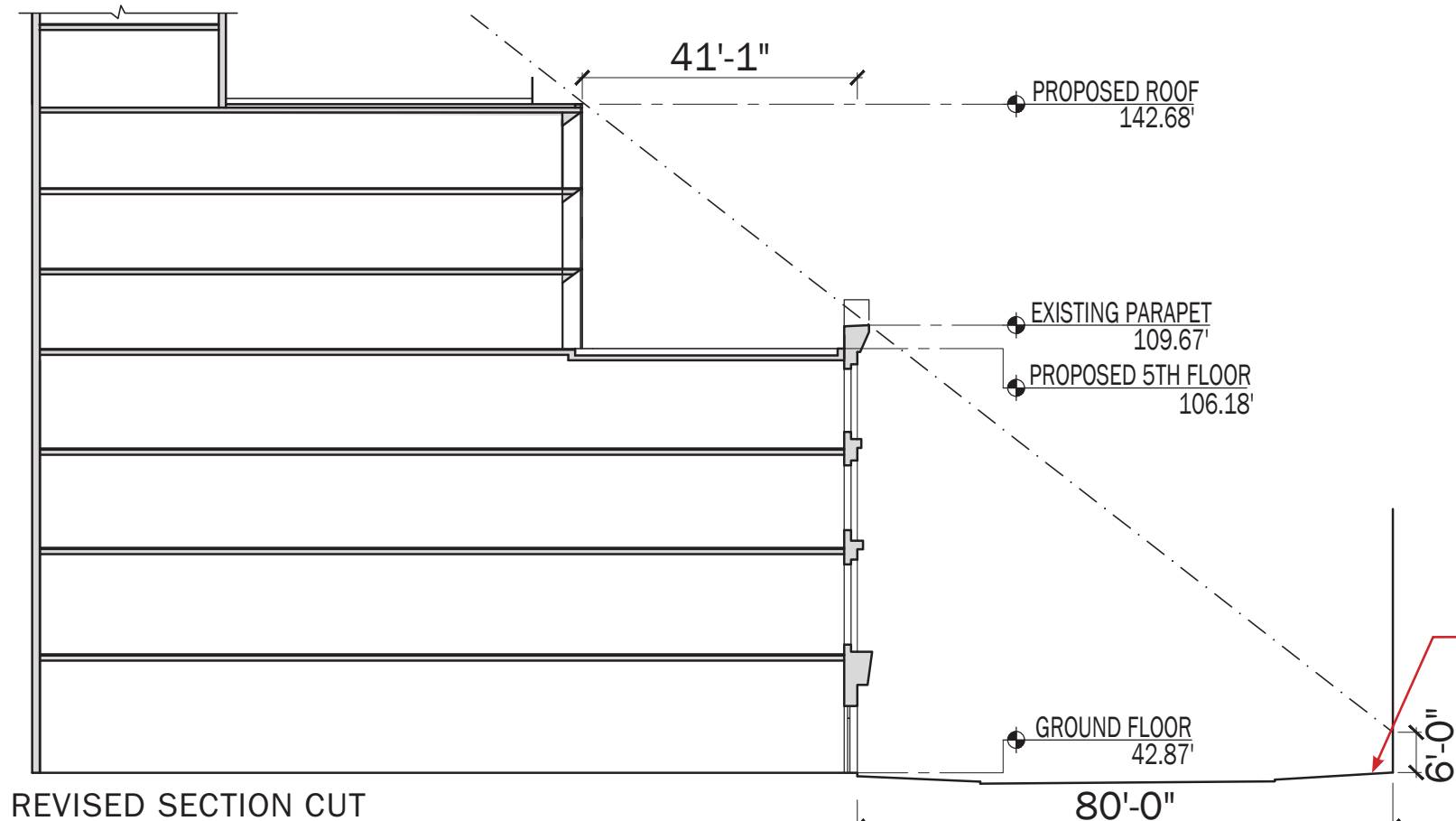
PREVIOUS VISIBILITY

NOTE THIS IS AN EXISTING RAILING. MOCK-UP IS NOT VISIBLE



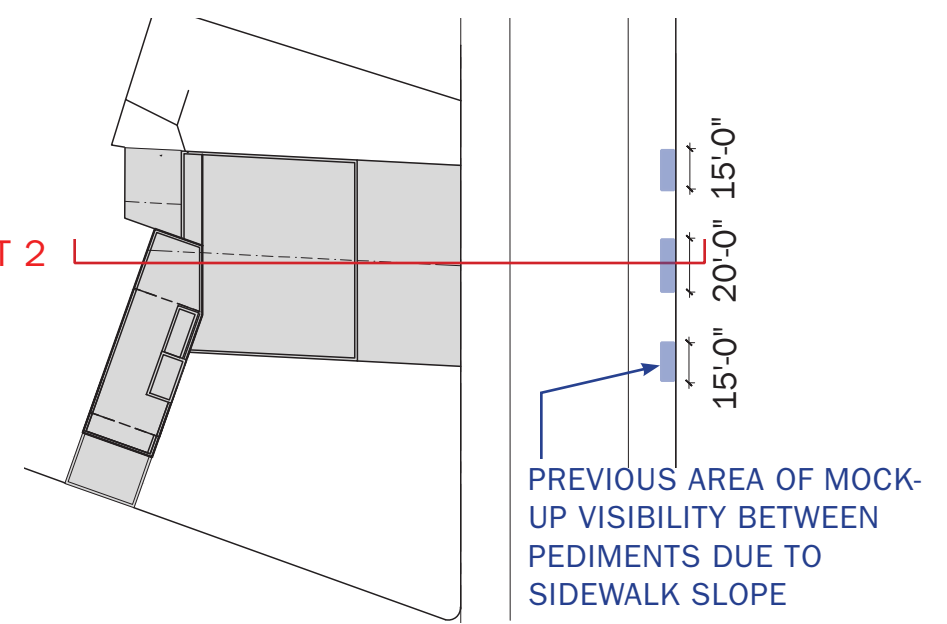
MOCK UP PHOTO TAKEN FROM THIS LOCATION - TAKEN ON 03.14.23
NO VISIBILITY

PREVIOUS SECTION CUT



SIDEWALK ELEVATION AT LIMITED AREAS IS GREATER BASED ON UPDATED SURVEY ELEVATION

SECTION CUT 2

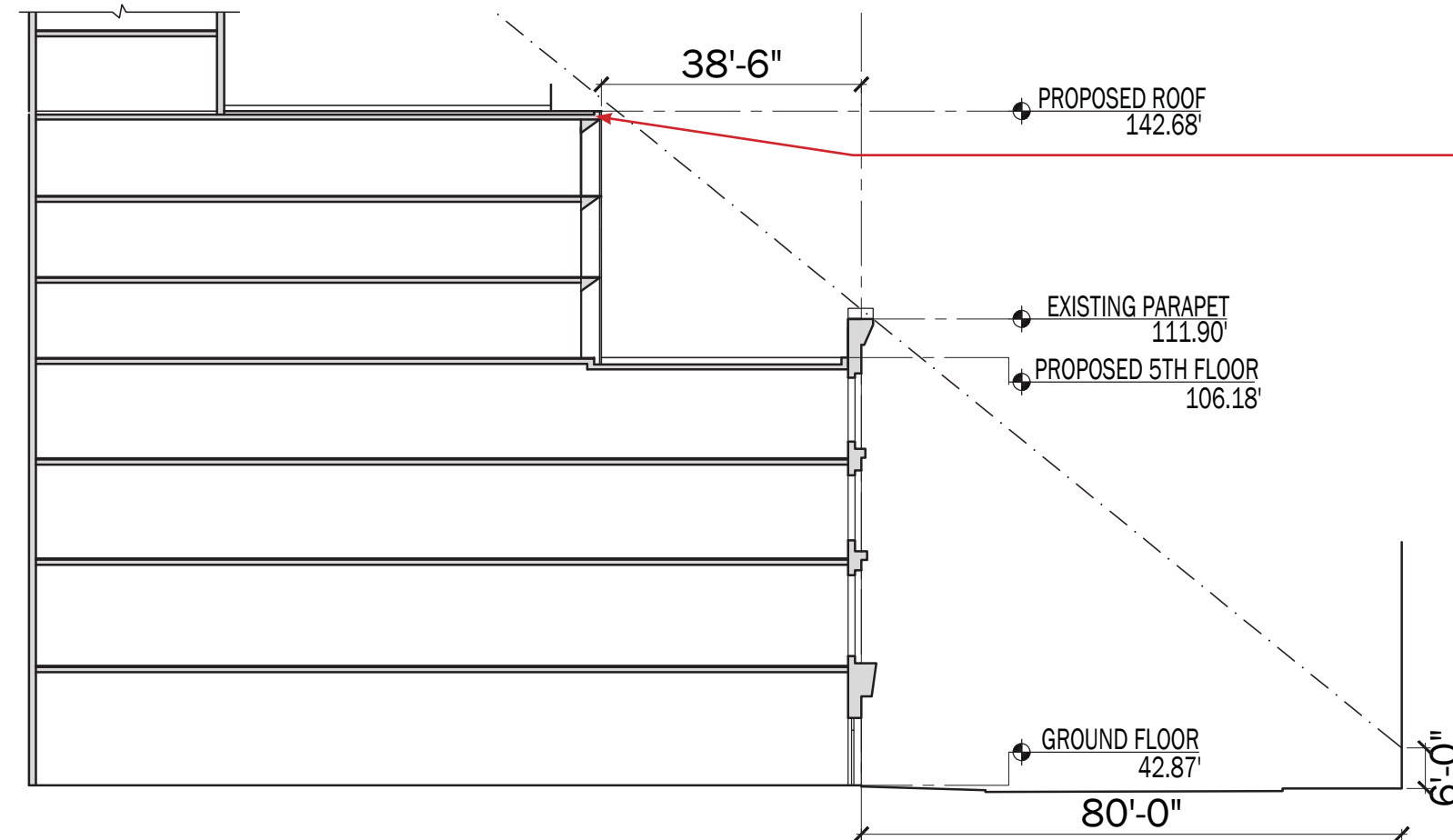


827-831 BROADWAY - SECTION - REVISED SECTION AT ELEVATED SIDEWALK AREA

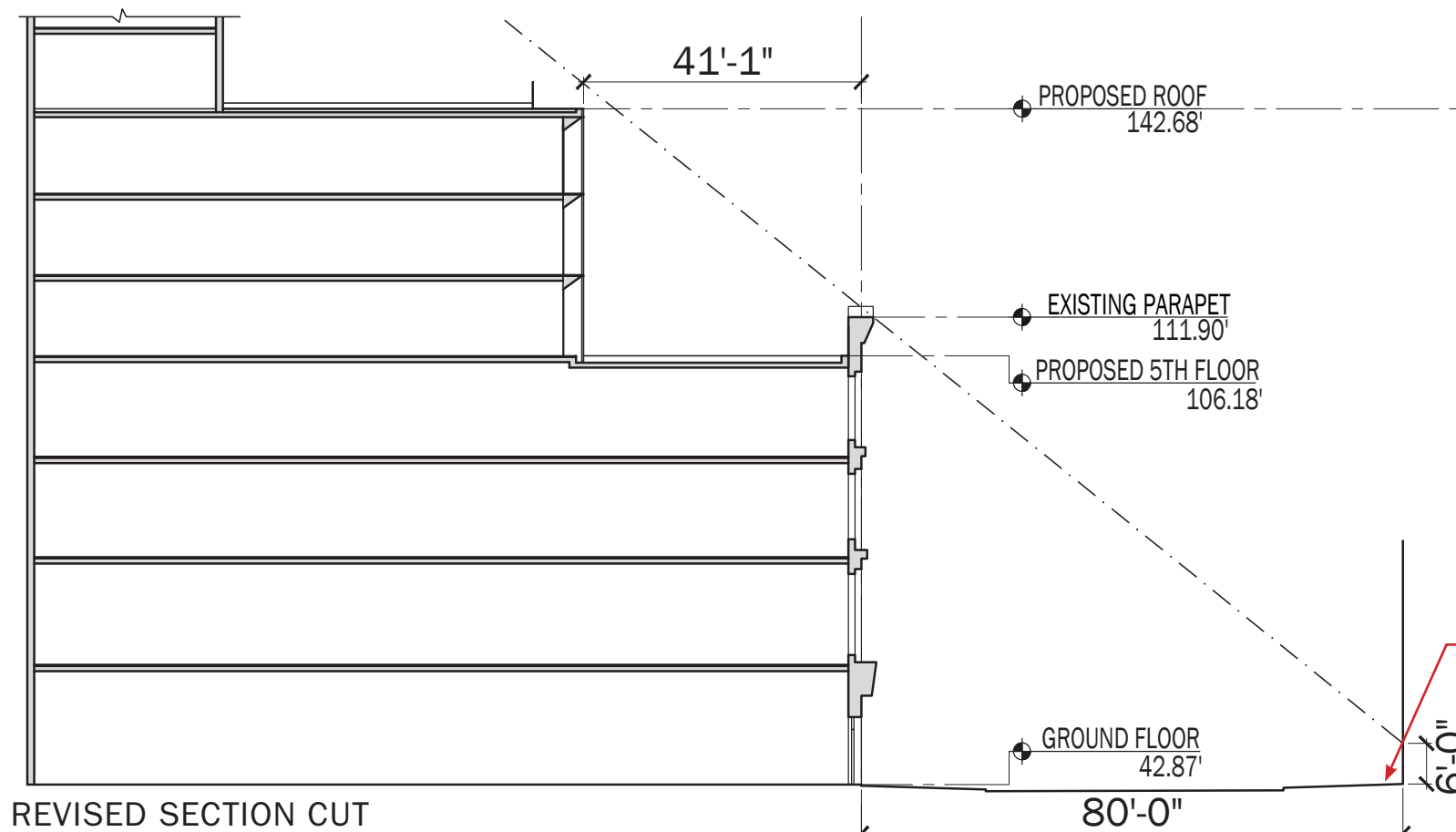


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PREVIOUS SECTION CUT



REVISED SECTION CUT

PREVIOUS VISIBILITY

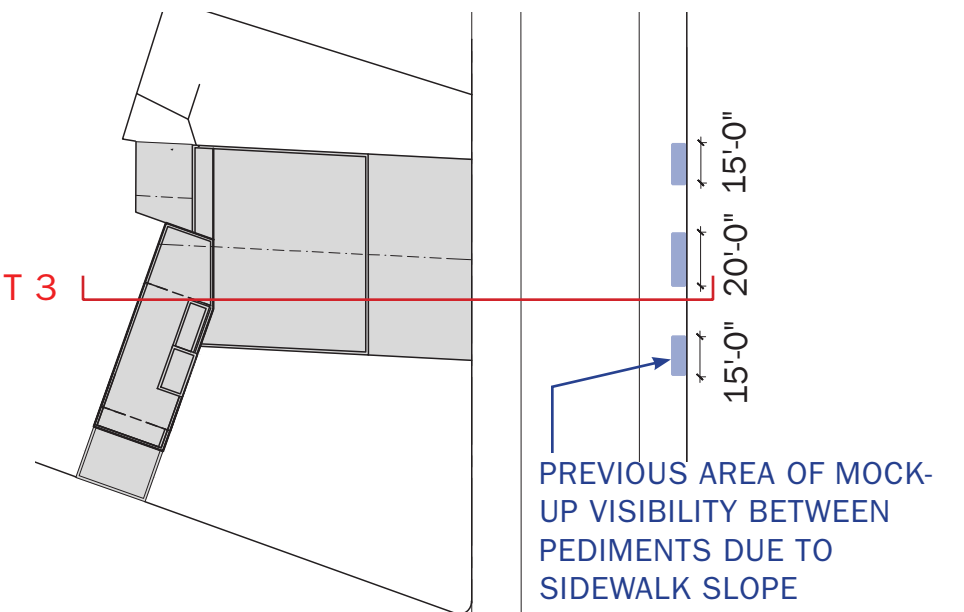
NOTE THIS IS AN EXISTING RAILING. MOCK-UP IS NOT VISIBLE



MOCK UP PHOTO TAKEN FROM THIS LOCATION - TAKEN ON 03.14.23
NO VISIBILITY

SIDEWALK ELEVATION
AT LIMITED AREAS
IS GREATER BASED
ON UPDATED SURVEY
ELEVATION

SECTION CUT 3



827-831 BROADWAY - SECTION - REVISED SECTION



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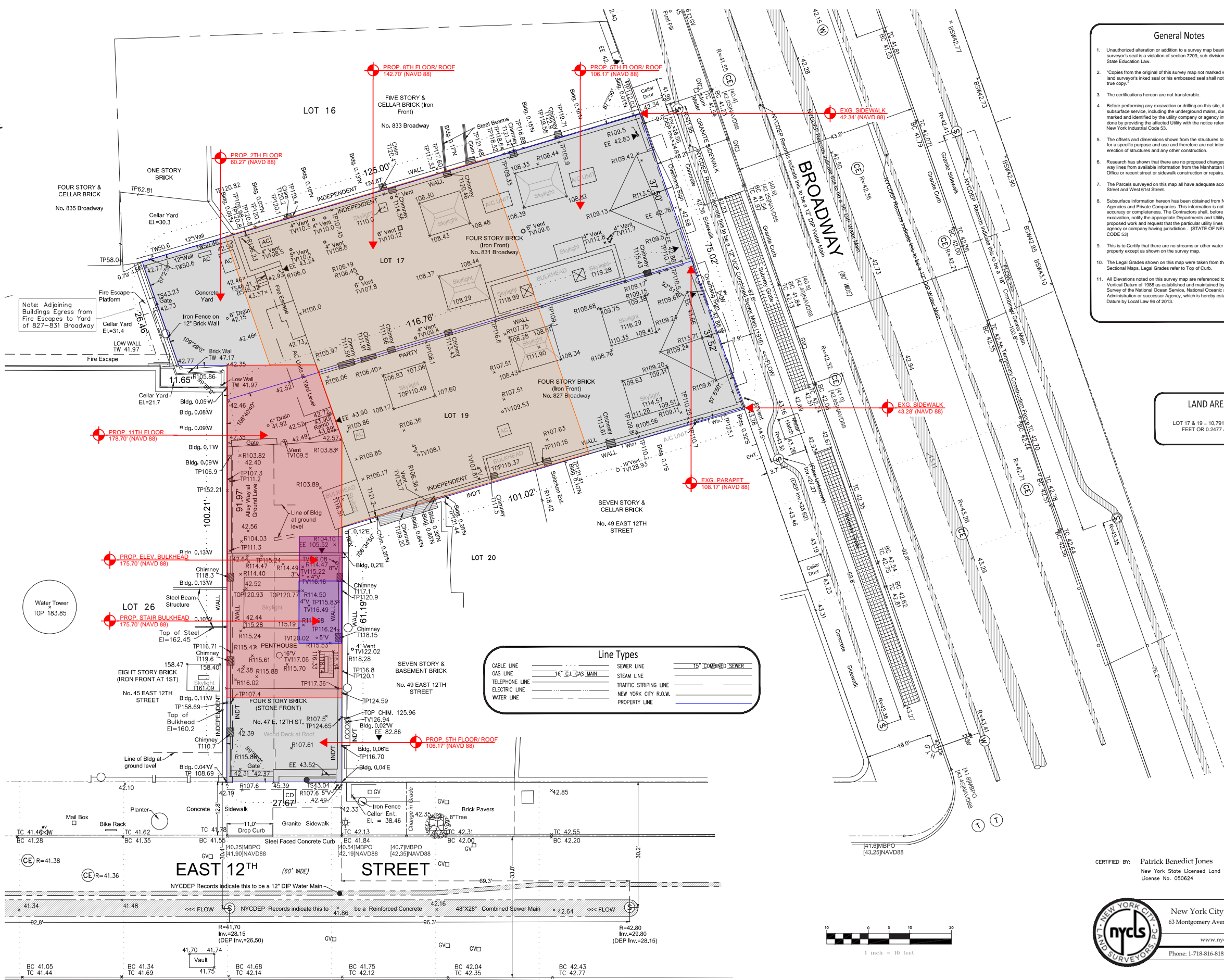
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APPENDIX



CERTIFIED BY: Patrick Benedict Jones
New York State Licensed Land Surveyor
License No. 050624



New York City Land Surveyors, PC
63 Montgomery Avenue, Staten Island, NY 10301
www.nycsurveyors.com
Phone: 1-718-816-8182 Fax: 1-718-816-8184

827-831 BROADWAY - OFFICIAL SITE SURVEY - VISIBILITY STUDIES VIA NAVD 99 DATUM

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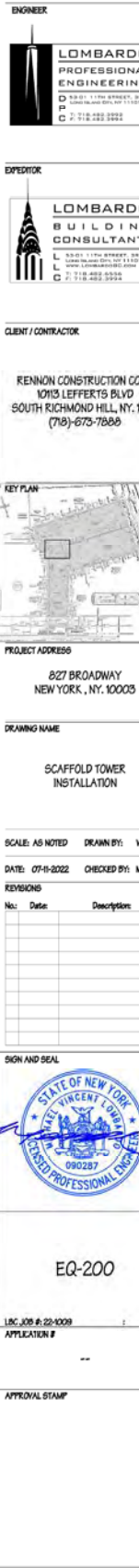
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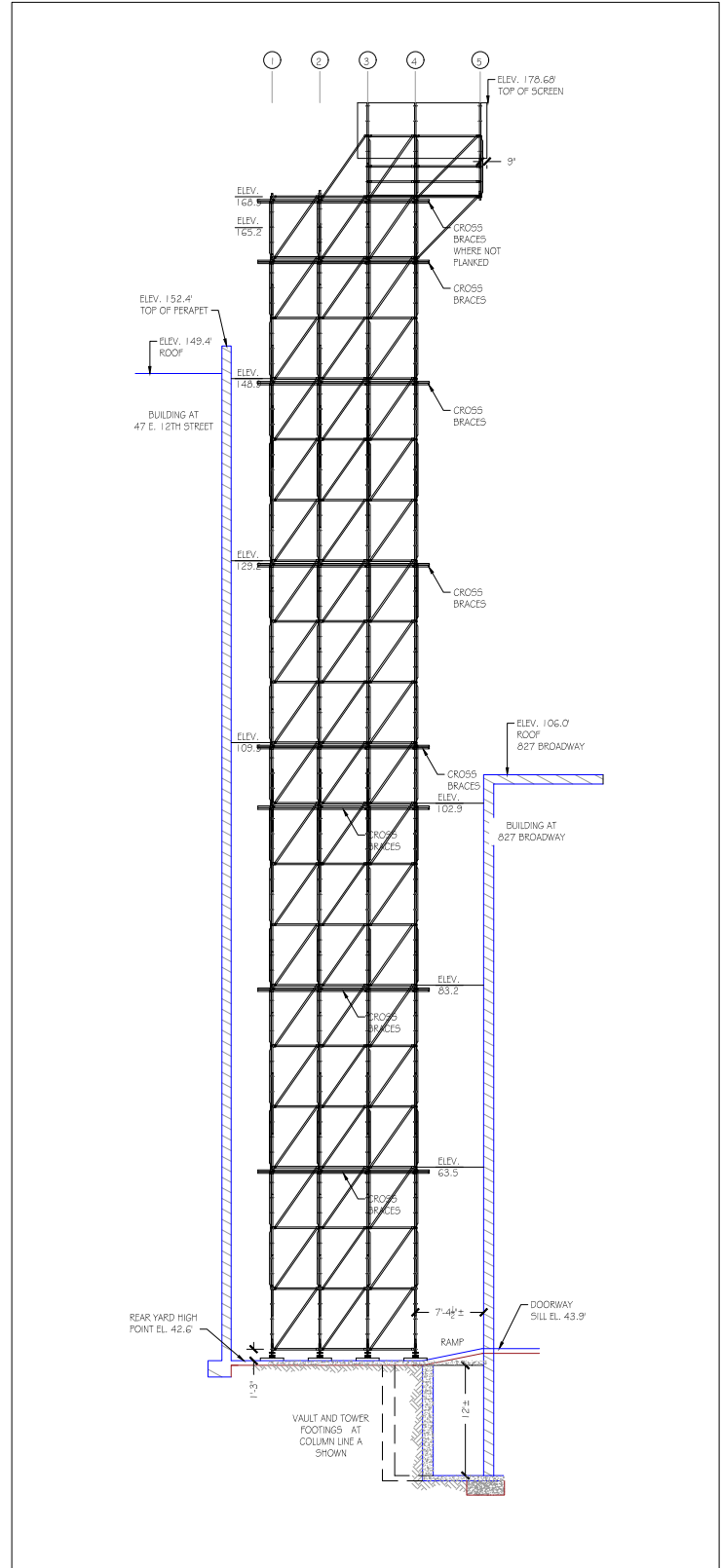


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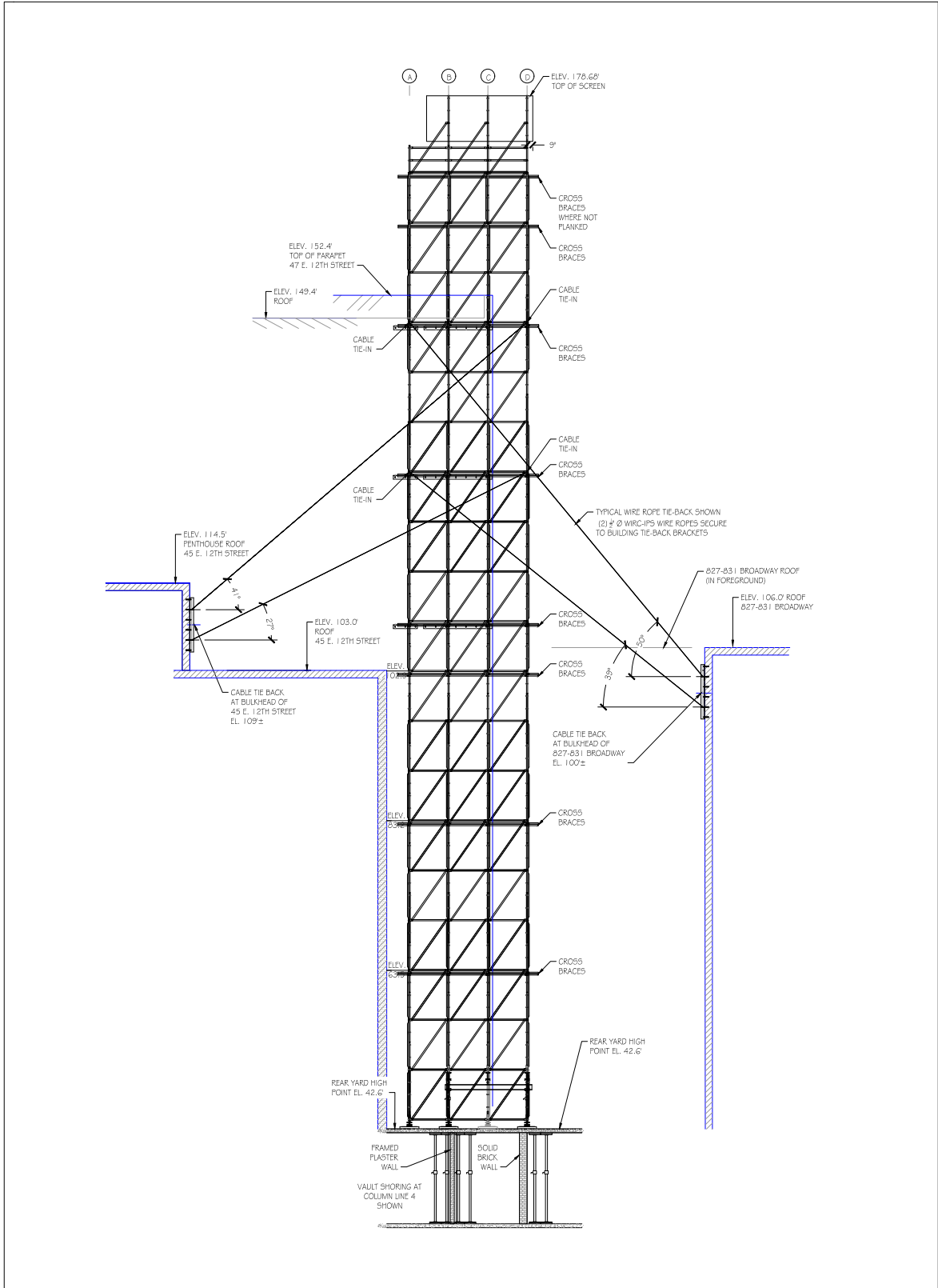
SCAFFOLD TOWER AT 827-831 BROADWAY (TO SUPPORT SCREEN PANEL MOCK-UP OF PROPOSED NEW STRUCTURE THERE AT)



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ELEVATION VIEW 1 (LOOKING NORTH)



ELEVATION VIEW 2 (LOOKING EAST)

ALL SCAFFOLDING COMPONENTS SHOWN SHALL BE MANUFACTURED BY SAFLOCK SYSTEM SCAFFOLD OR APPROVED EQUIVALENT.

SafLock System Scaffold®
Technical Manual



ENGINEER



DIRECTOR



CLIENT / CONTRACTOR

RENNON CONSTRUCTION CORP
4015 LEFFERTS BLVD
SOUTH RICHMOND HILL, NY 11418
(718) 673-7888

KEY PLAN



PROJECT ADDRESS

827 BROADWAY
NEW YORK, NY 10003

DRAWING NAME

SCAFFOLD TOWER
INSTALLATION

SCALE: AS NOTED DRAWN BY: Y.C.B.

DATE: 07-15-2022 CHECKED BY: M.W.L.

REVISIONS

No.	Date	Description

SIGN AND SEAL



EQ-201

LSC JOB # 22-008 1 2 of 2
APPLICATION #

APPROVAL STAMP

APPROPRIATE DESIGN MUST BE IN CONFORMANCE WITH THE STATE OF NEW YORK ENGINEERING LAW. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE.

827-831 BROADWAY - ENGINEERS DRAWINGS OF TOWER MOCK-UP II-III

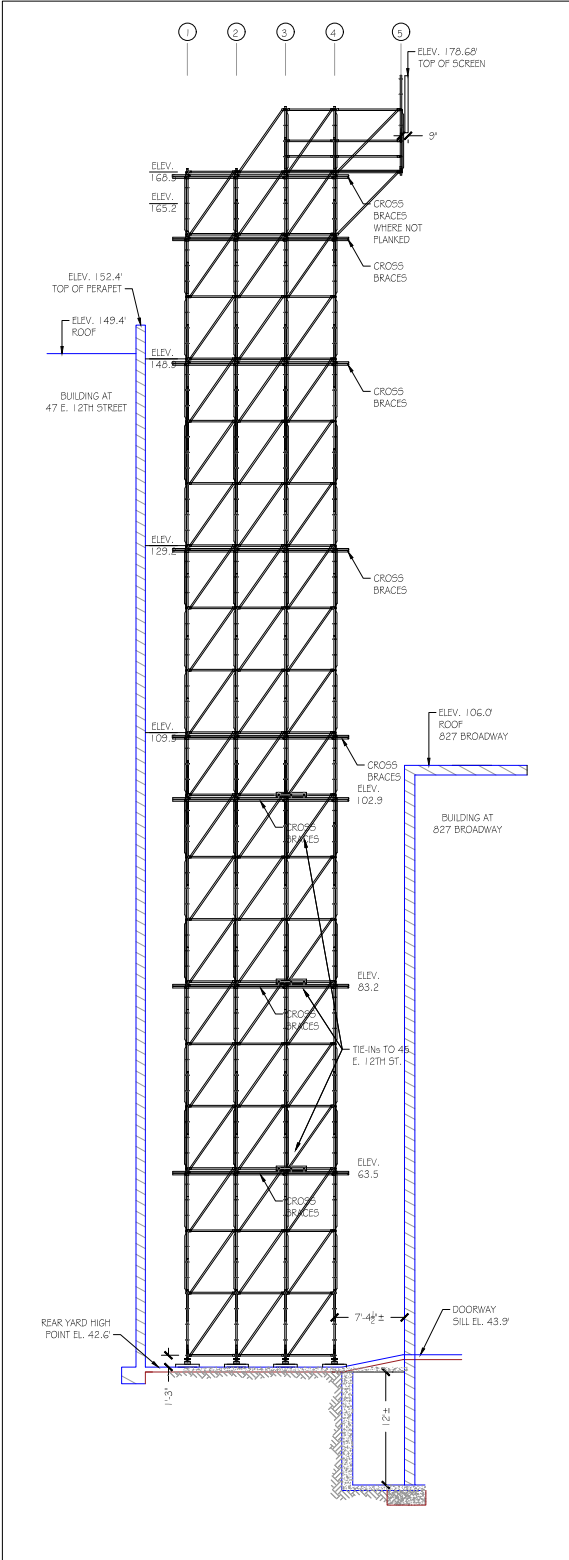
SCALE As Noted
CLIENT
PROJECT NUMBER 17.32
DATE May 9th 2023

40

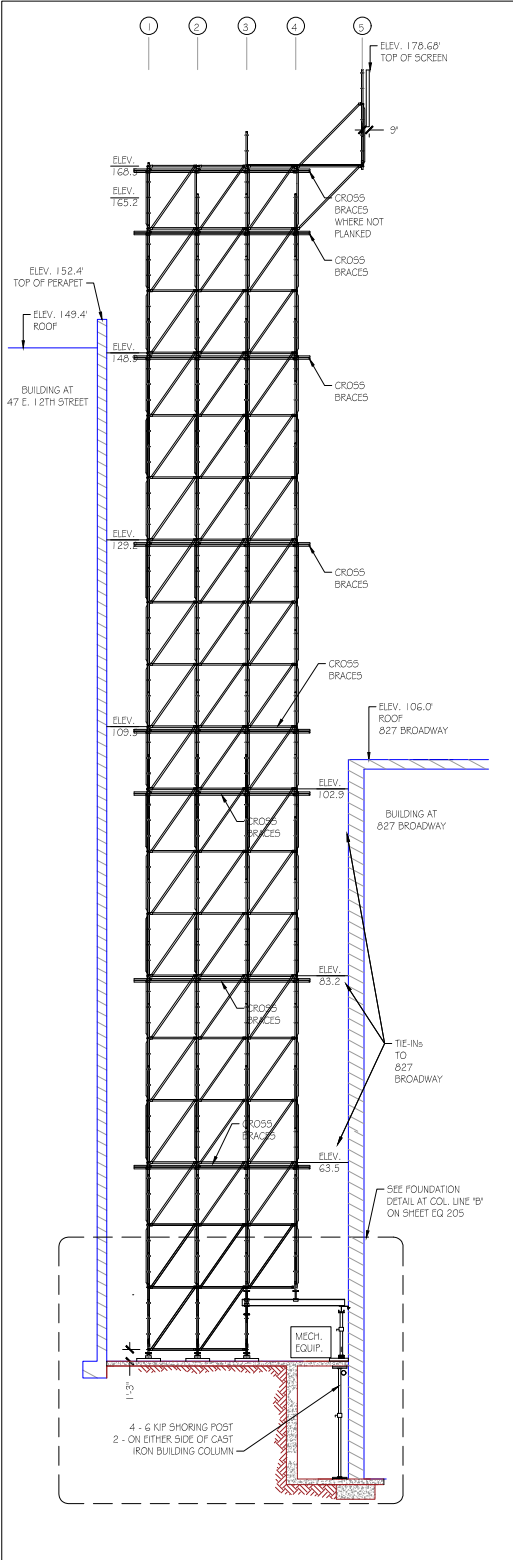


DXA studio
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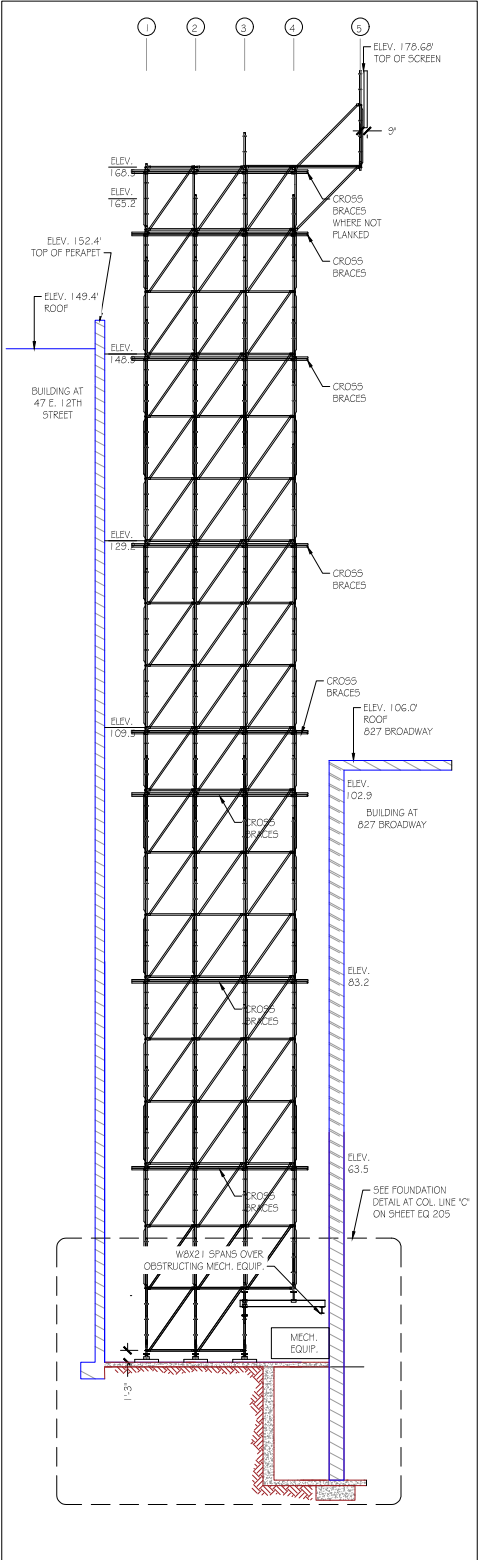
SECTIONAL ELEVATIONS - COLUMN LINES A, B, C, AND D (LOOKING NORTH)



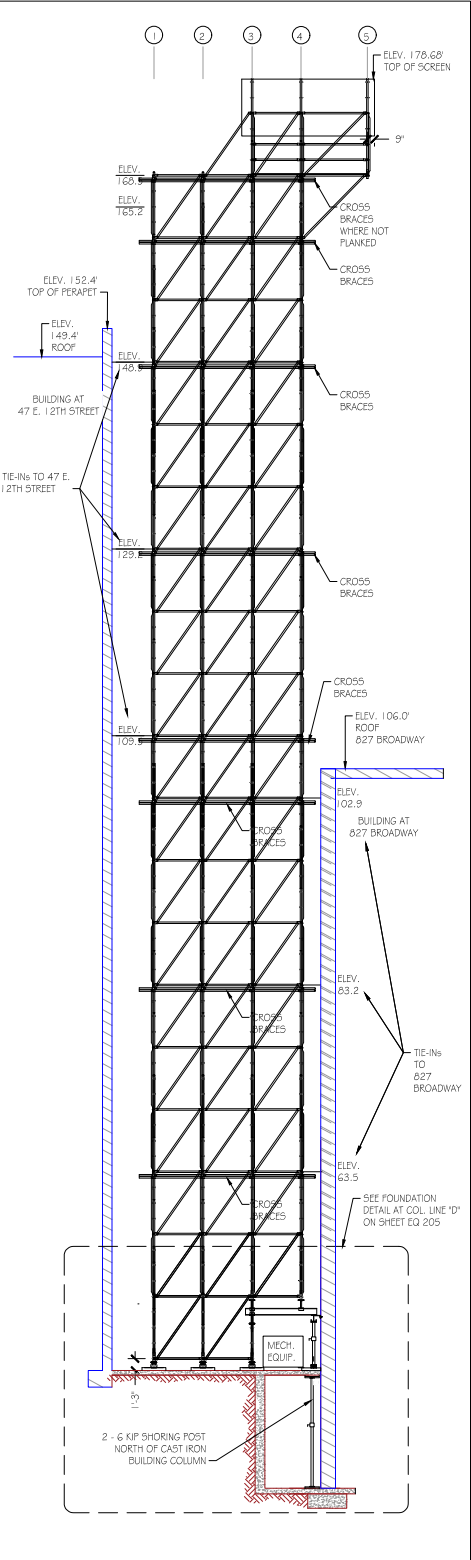
ELEV. VIEW ON COL. LINE "A" (LOOKING NORTH)
SCALE: 1/8" = 1'-0"



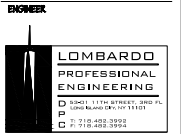
ELEV. VIEW ON COL. LINE "B" (LOOKING NORTH)
SCALE: 1/8" = 1'-0"



ELEV. VIEW ON COL. LINE "C" (LOOKING NORTH)
SCALE: 1/8" = 1'-0"



ELEV. VIEW ON COL. LINE "D" (LOOKING NORTH)
SCALE: 1/8" = 1'-0"



CLIENT / CONTRACTOR
RENNON CONSTRUCTION CORP
1015 LEFFERTS BLVD
SOUTH RICHMOND HILL, NY 11418
(718)-673-7888



PROJECT ADDRESS
827 BROADWAY
NEW YORK, NY 10003

DRAWING NAME
**SCAFFOLD TOWER
INSTALLATION**

SCALE: AS NOTED DRAWN BY: Y.C.B.

DATE: 07-6-2022 CHECKED BY: M.V.L.

REV	DATE	DESCRIPTION



EQ-202

LSC JOB # 22-008
APPLICATION #

APPROVAL STAMP

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827-831 BROADWAY - ENGINEERS DRAWINGS OF TOWER MOCK-UP III-III

SCALE
CLIENT
PROJECT NUMBER
DATE

As Noted
17.32
May 9th 2023

41

827-831 BROADWAY

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The current proposal is:

Preservation Department – Item 3, LPC-23-08785

**827-831 Broadway – 827-831 Broadway Buildings – Individual
Landmark
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