

**August 5, 2025**  
Public Hearing

The current proposal is:

**Preservation Department – Item 4, LPC-25-12136**

**2 Park Place – Woolworth Building – Individual and Interior  
Landmark  
Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 754 1478

**Passcode:** 641898

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually 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.



# WOOLWORTH PINNACLE

LANDMARKS PRESERVATION COMMISSION PUBLIC HEARING

August 5, 2025

**BIG**





**PROJECT OVERVIEW**

**FENESTRATION**

- WINDOW MODIFICATIONS
- OPENING ENLARGEMENTS
- NEW MECHANICAL LOUVERS

**TOURELLES**

- TOURELLE MODIFICATIONS

**APPENDIX:**

**TERRACES**

- LEVEL 49 LANDSCAPE AND GUARDRAILS
- LEVEL 53 LANDSCAPE
- LEVEL 58 GUARDRAILS

**LIGHTING**

- TERRACE LIGHTING

# PROJECT OVERVIEW



CA. 1913







CA. 1913



CURRENT CONDITION





RESIDENTIAL ENTRANCE

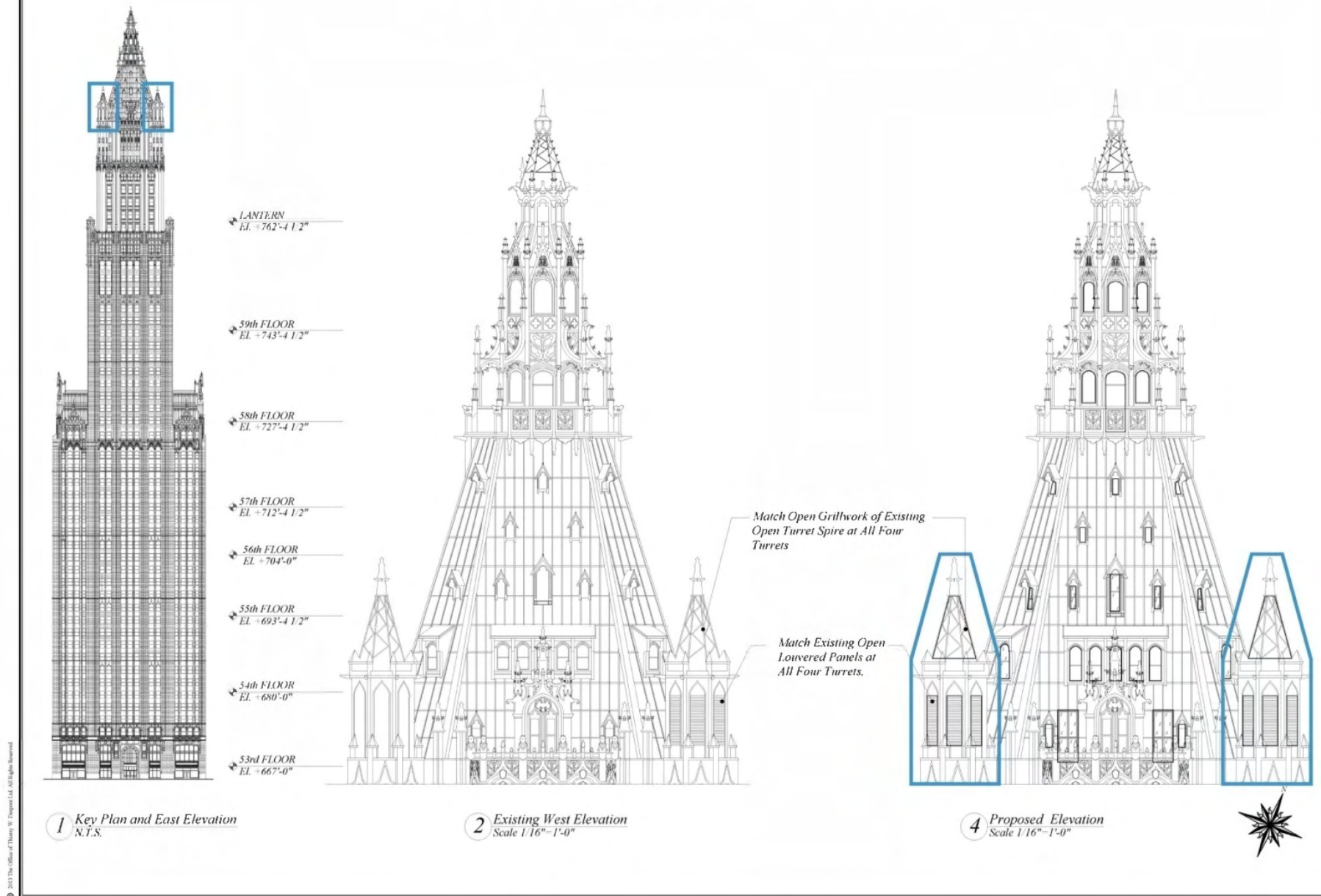


ENLARGED MASONRY OPENINGS

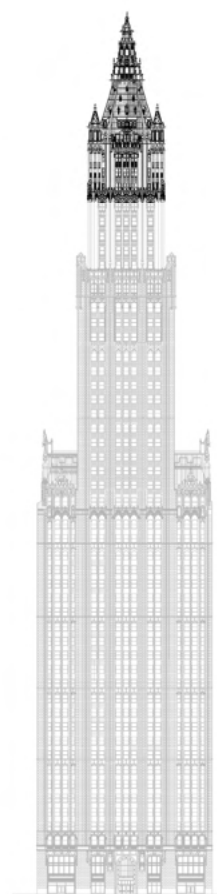


TERRACES

# THE WOOLWORTH RESIDENCES NEW YORK CITY







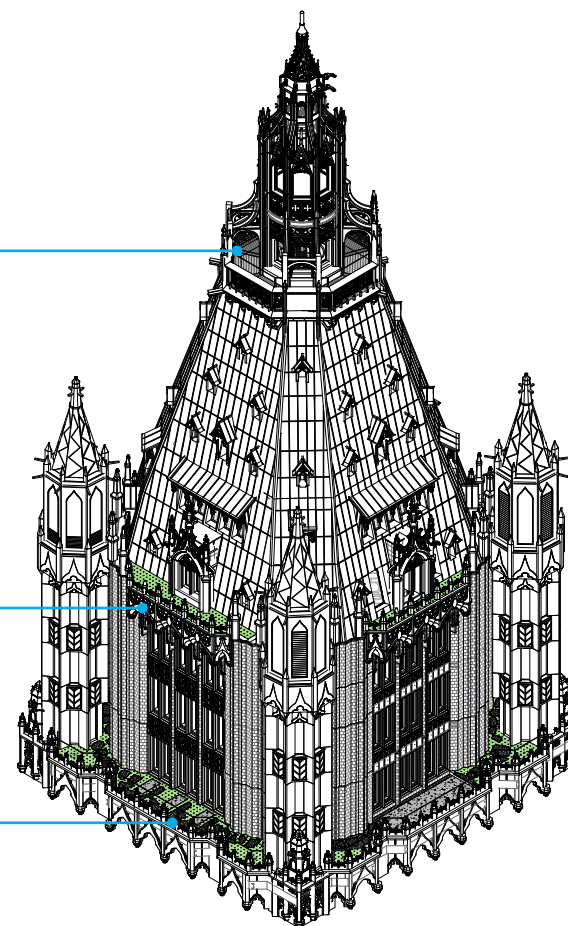
EAST



TERRACES  
GUARDRAILS  
LANDSCAPE

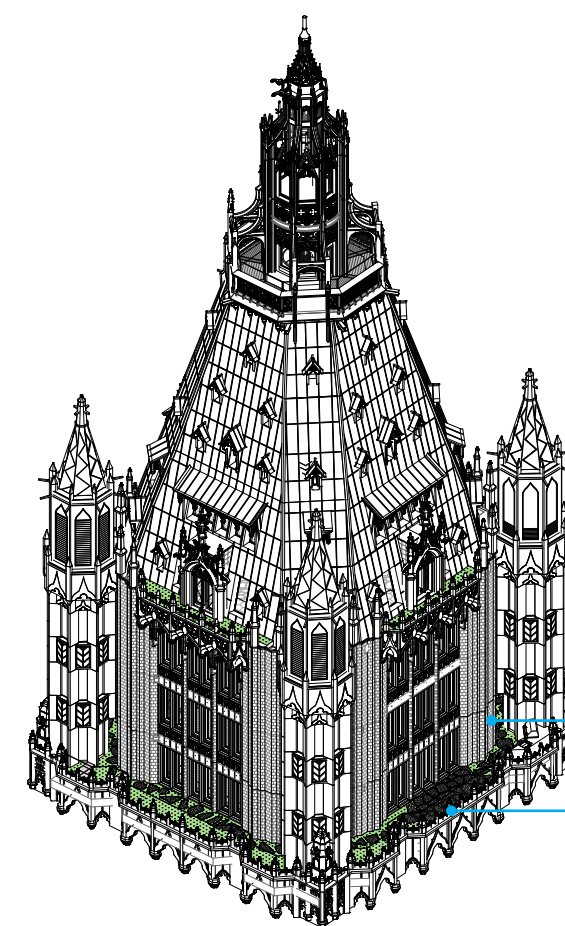
FENESTRATION  
WINDOW MODIFICATIONS  
OPENING ENLARGEMENTS  
MECHANICAL LOUVERS

TERRACES  
GUARDRAILS  
LANDSCAPE



WEST

NORTH



SOUTH

EAST

TOURELLE  
MODIFICATIONS

LIGHTING





EAST ELEVATION



THE PINNACLE



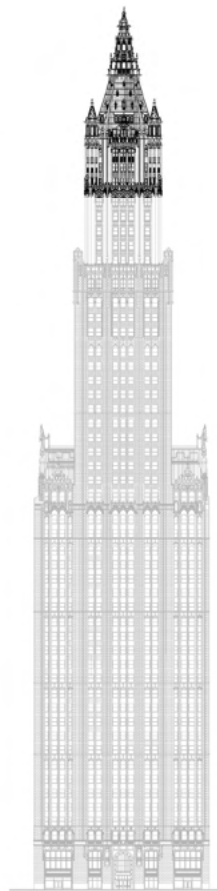


EXISTING CONDITION

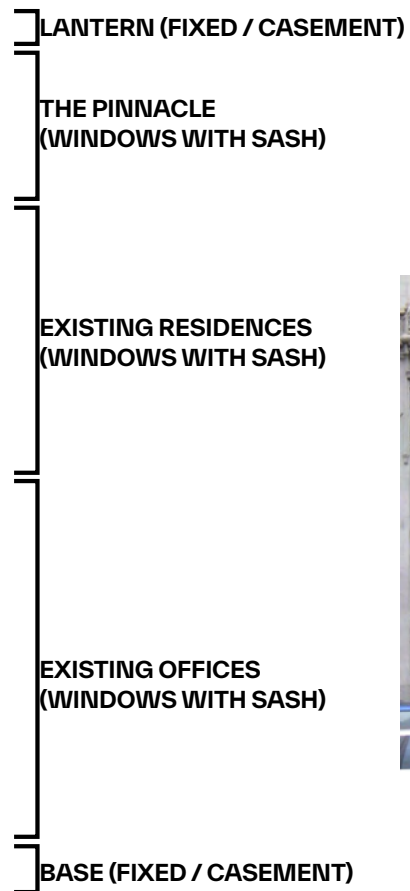


PROPOSED CONDITION

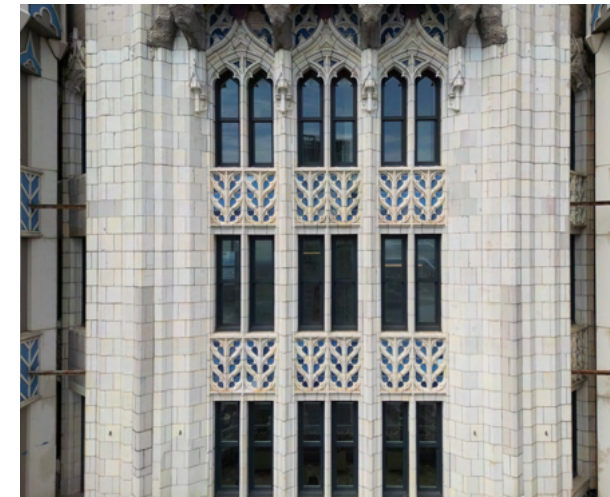
**FENESTRATION**



EAST



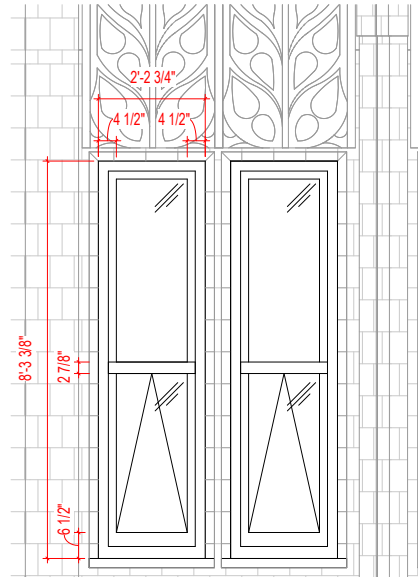
BASE (FIXED / CASEMENT)



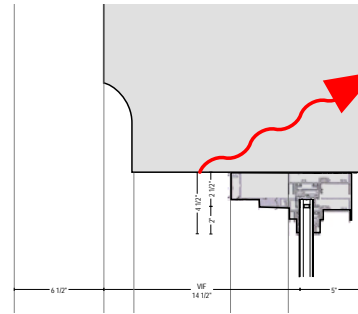
WINDOWS WITH SASH



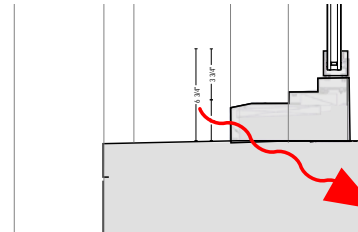
LANTERN (FIXED / CASEMENT)



**TYPICAL EXISTING CONDITION**  
 - NO INSULATION  
 ~10.5 SF OF VISION AREA

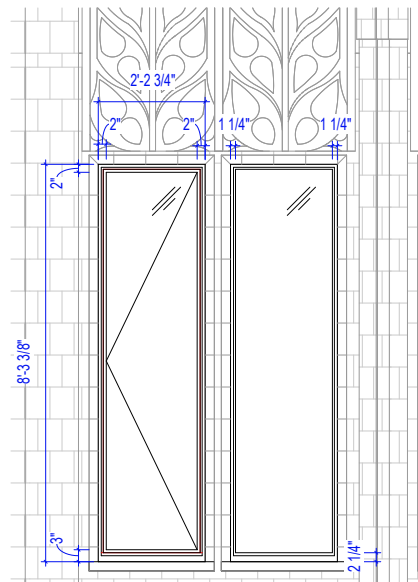


TYPICAL EXISTING CONDITION

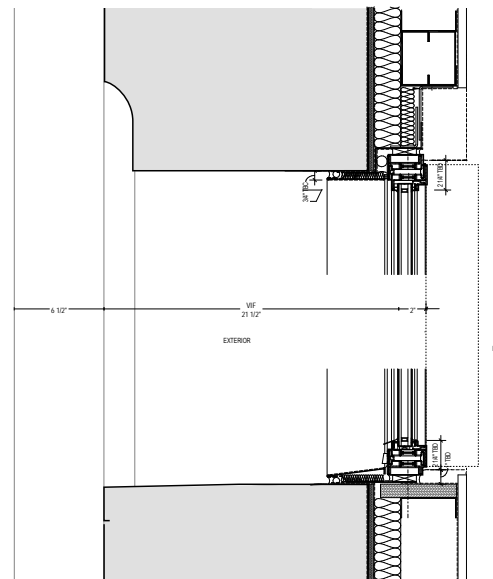


**Proposed condition mitigates moisture build-up within interior wall cavities, condensation at the perimeter edge of windows and doors, and improving the thermal performance and air barrier continuity.**

**In addition to the performance benefits, the proposed design also increases vision area by 60%**



**TYPICAL PROPOSED CONDITION**  
 - 2" INSULATION  
 ~16.5 SF OF VISION AREA - FIXED WINDOW  
 ~14.9 SF OF VISION AREA - OPERABLE WINDOW



TYPICAL PROPOSED CONDITION



BASIS OF DESIGN PRODUCT / FINISH AT TERRACOTTA WALL



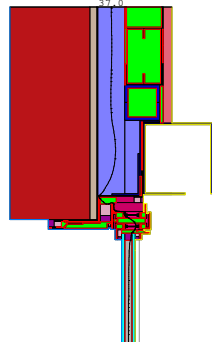


FIGURE 1

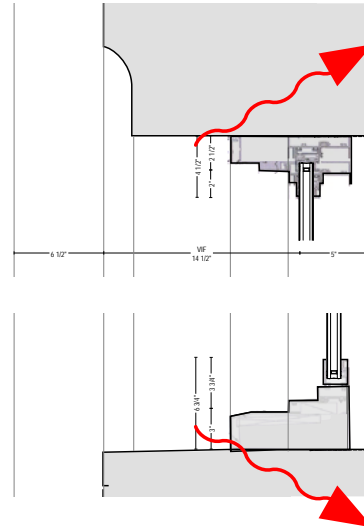


FIGURE 2

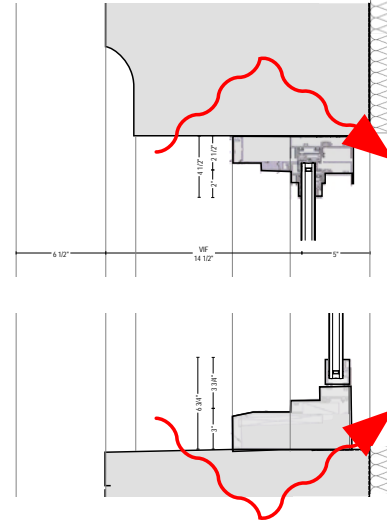


FIGURE 3

WUFI analysis and detail thermal studies have been conducted to determine the best solution for renovating the interior side of the exterior walls.

The goals are to prevent moisture build-up within any interior wall cavity and mitigate condensation at the perimeter edge of windows and doors, while improving the thermal performance and air barrier continuity. It was determined that the following buildup would achieve the project goals (Figure 1).

Openings in landmark mass wall construction are challenging to ensure that insulation can be added to the interior without creating a significant moisture problem at the interior.

The existing position of the windows within the plane of the terracotta and brick masonry construction. Masonry does not have a low rate of conductivity per inch, in the same way continuous insulation or an IGU would have. The current position of the window, without insulation at the interior, creates a thermal bridge around the perimeter (Figure 2). If insulation is added, there is still a thermal bridge that may result in condensation risk (Figure 3).

It was determined that through a few small adjustments to the window location, it would minimize condensation risk while maintaining the historic significance of the exterior. The small moves were to shift the plane of the glass inboard < 5" inches to align with the 2" thick insulation boards and to nest the window framing ~ 1.5 inches at the jambs and head behind the masonry opening to minimize any thermal bridging through the window frames (Figure 4). The result is that condensation risk is successfully mitigated (Figure 5).

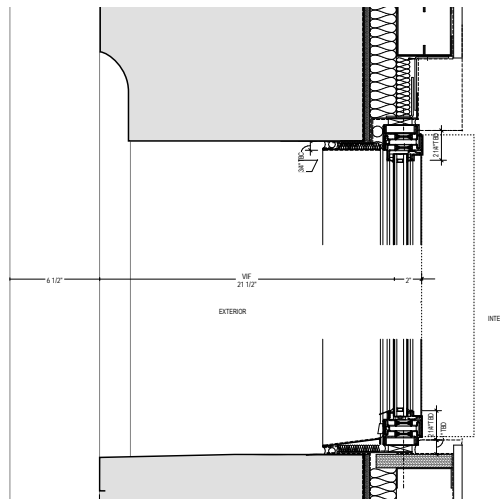


FIGURE 4

#### Thermal Analysis Studies / Opaque Wall WUFI Analysis

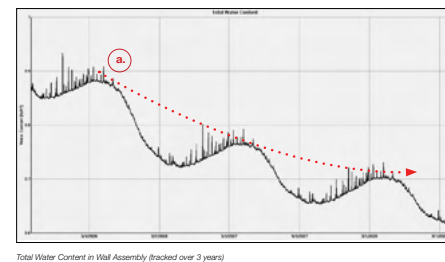
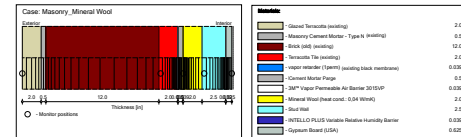
##### Opaque Wall 1\_Case Study #4\_Mineral Wool Insulation

a. Similar to Case Study #1 and 3, water content is observed steadily decreasing over the 3 year period, which is positive. The range of the total water content is similar to Case Study #1.

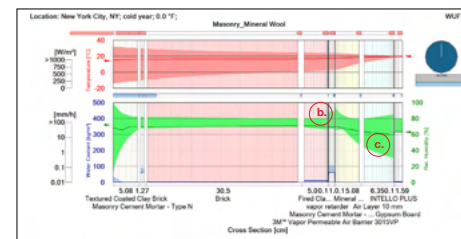
b. Relative humidity (RH) is maintained below 100%, limiting the risk of condensation within the wall cavity. Greatest risk is located near the vapor permeable air barrier layer.

c. Similar to Case Study #1, the Intello Plus variable relative humidity barrier is observed limiting vapor from entering into the wall cavity from the interior. The range of RH inside of the stud wall cavity is also lower, similar to Case Study #1.

SUMMARY: Overall, the wall assembly is successful in managing moisture content, within the assembly, as well as limiting condensation risk. Due to concerns with spray foam insulation, mineral wool insulation is also a more desirable insulation product.



Total Water Content in Wall Assembly (tracked over 3 years)

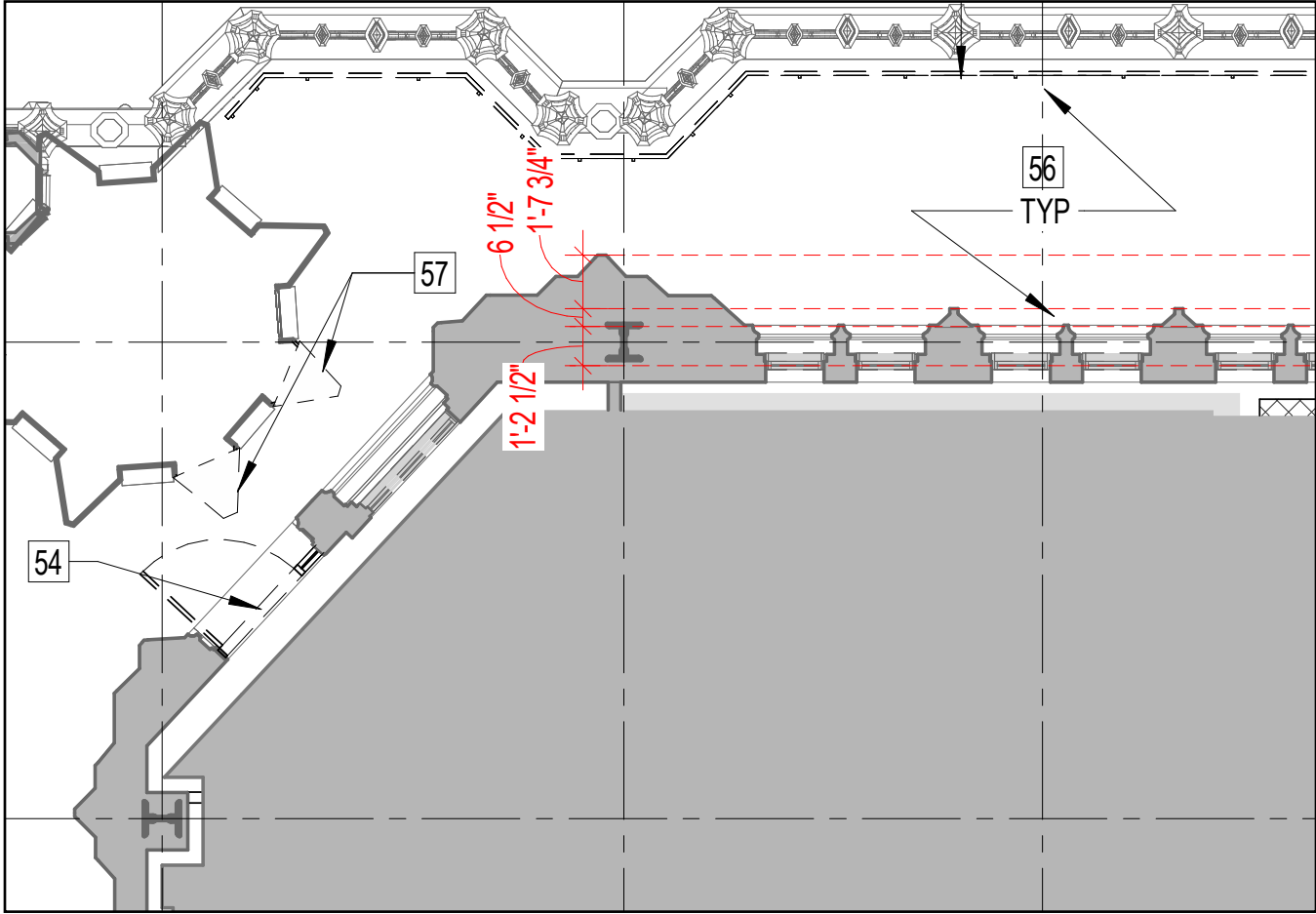


Total Water Content + RH overlay animation of 3 years

Woolworth Pinnacle Residence  
Barker Ingels Group / Peak Projects, LLC

April 9th, 2025  
heintges

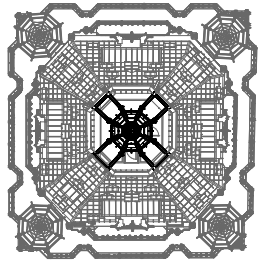
FIGURE 5



LEVEL 49 PLAN






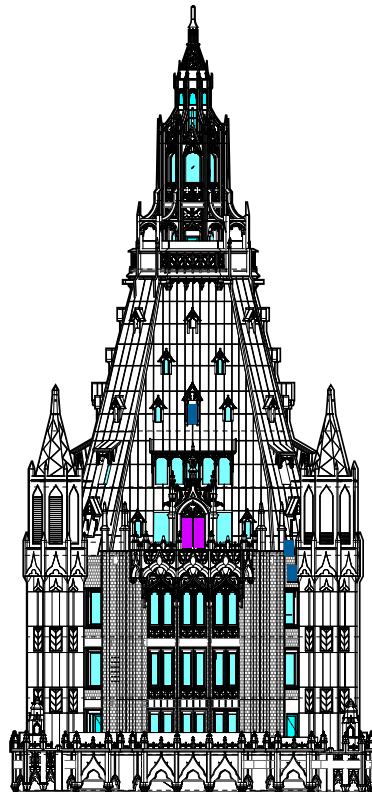
LEVEL 49 WINDOWS



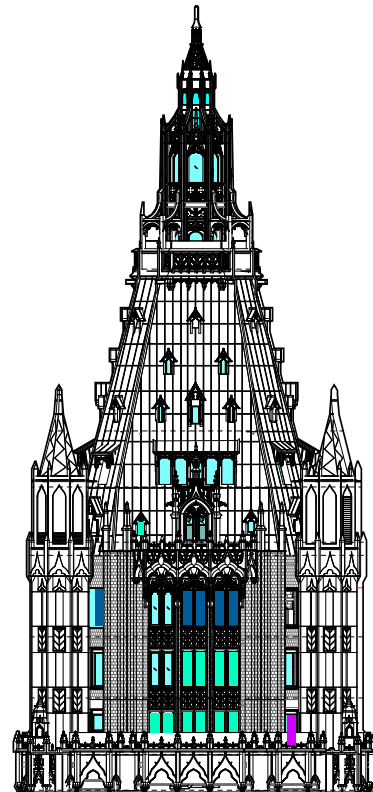
KEY PLAN

ALTERATIONS OF EXISTING NON-HISTORIC FENESTRATION:

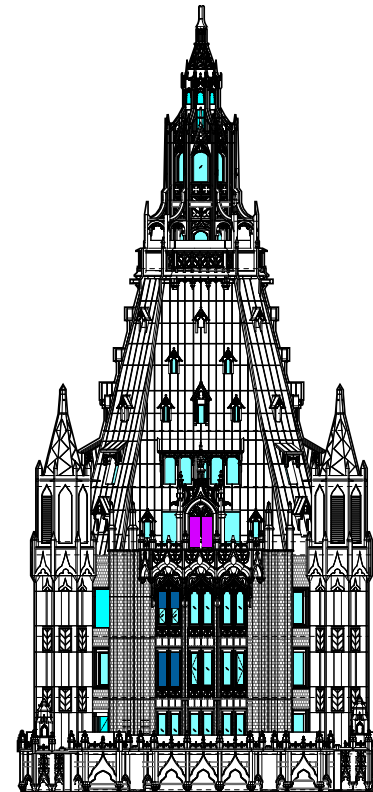
-  WINDOW REPLACEMENT
-  ENLARGED OPENINGS
-  LOUVERS
-  SPANDREL GLASS



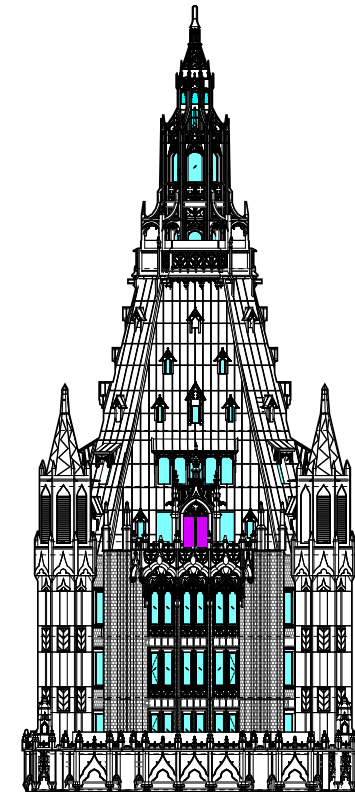
EAST



NORTH



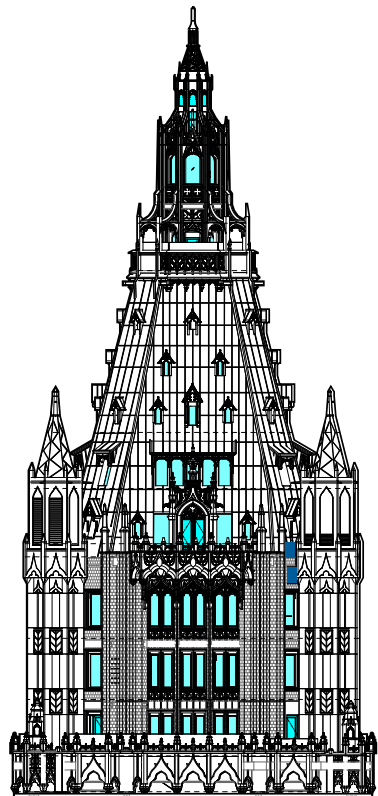
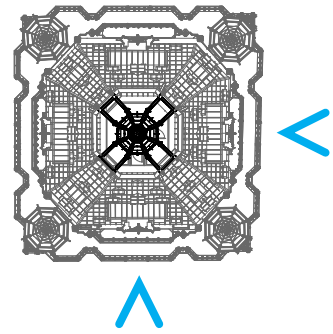
WEST



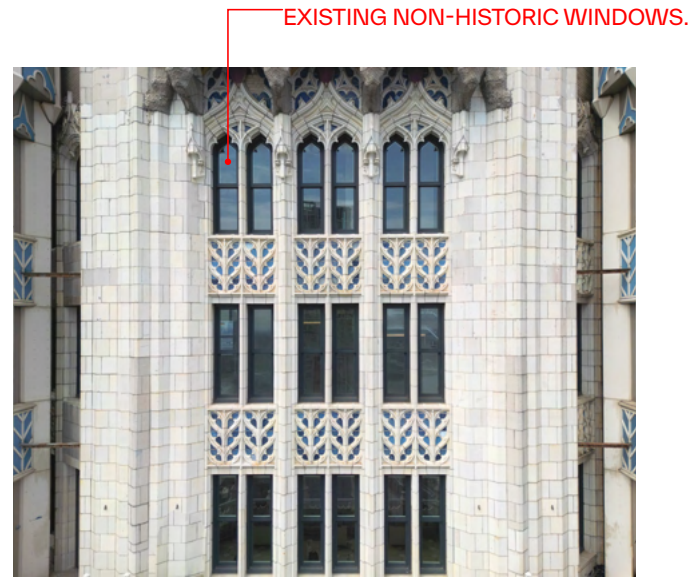
SOUTH

— — — — —	58
— — — — —	55
— — — — —	54
— — — — —	53
— — — — —	51
— — — — —	50
— — — — —	49





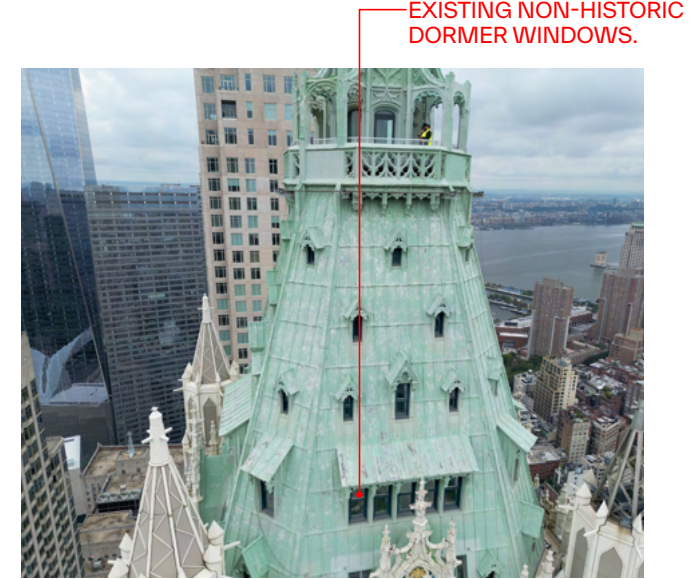
EAST (PROPOSED)



TYPICAL EXISTING CONDITION



TYPICAL PROPOSED CONDITION

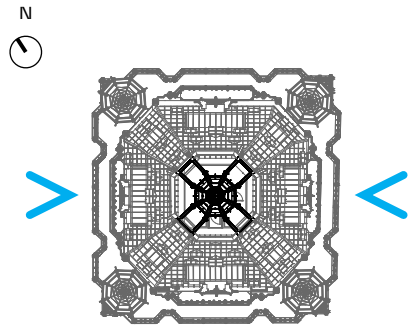


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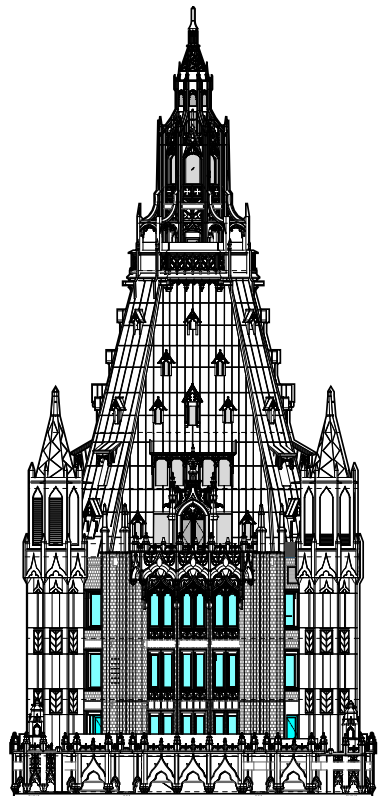


TYPICAL PROPOSED CONDITION

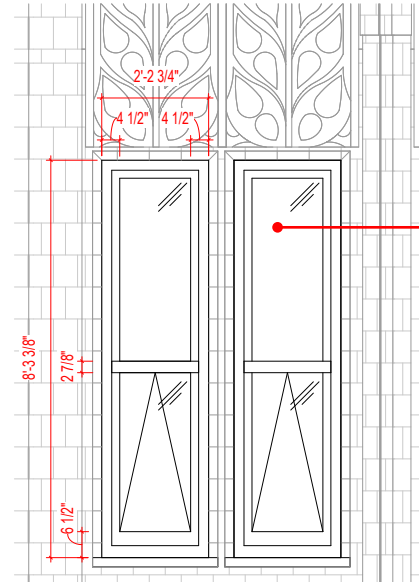




KEY PLAN



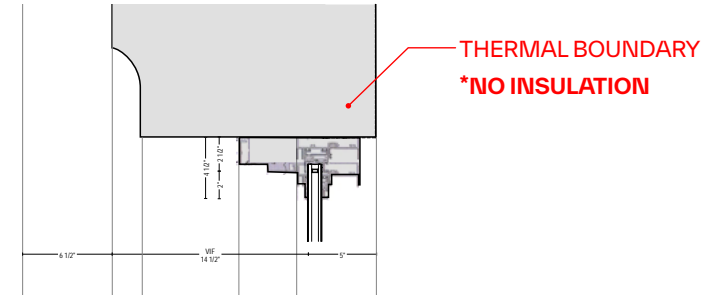
EAST (PROPOSED)



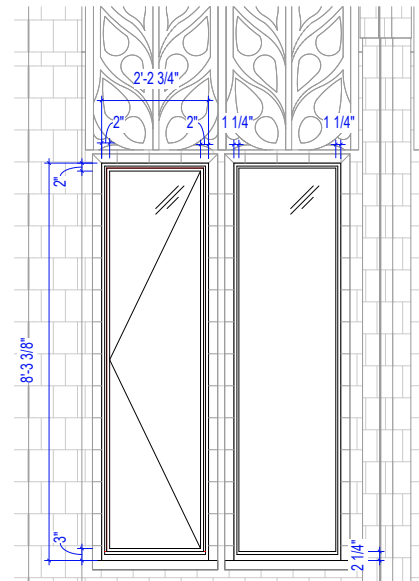
TYPICAL EXISTING CONDITION

TYPICAL WINDOW  
REMOVE EXISTING DOUBLE HUNG  
WINDOWS AND REPLACE WITH  
FIXED AND OPERABLE WINDOWS TO  
INCREASE NATURAL DAYLIGHT

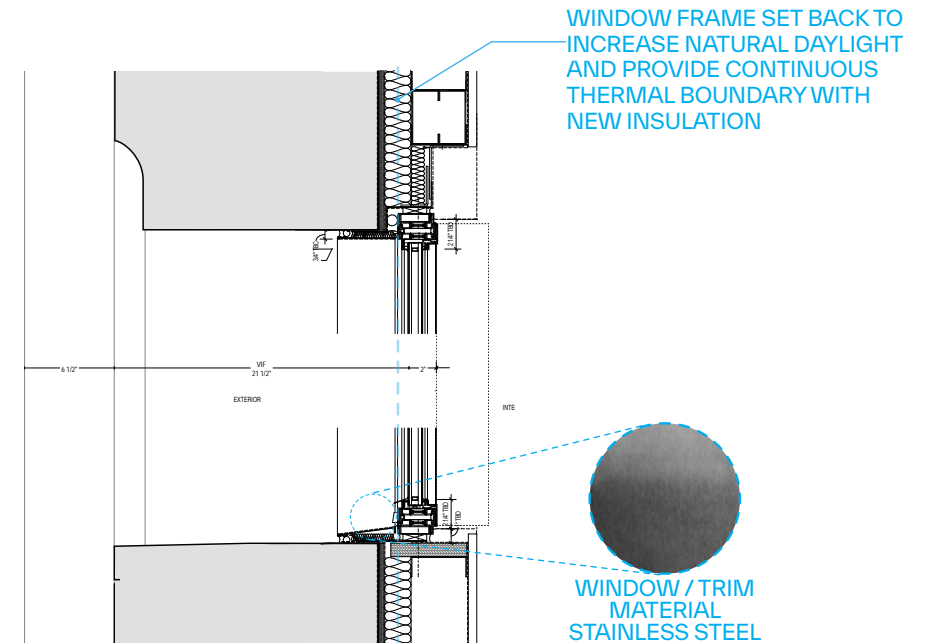
WINDOW FRAME SET BACK TO  
REDUCE THERMAL BRIDGING AND  
INCREASE THE UNIT'S ENERGY  
EFFICIENCY



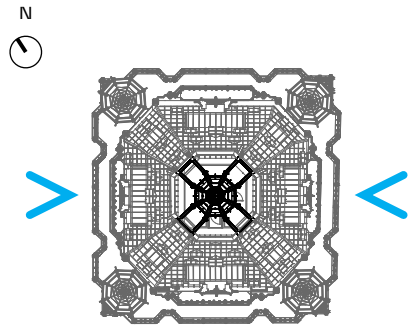
TYPICAL EXISTING CONDITION



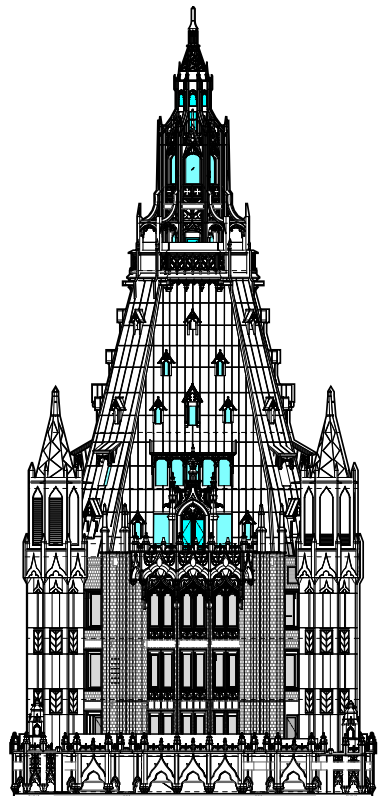
TYPICAL PROPOSED CONDITION



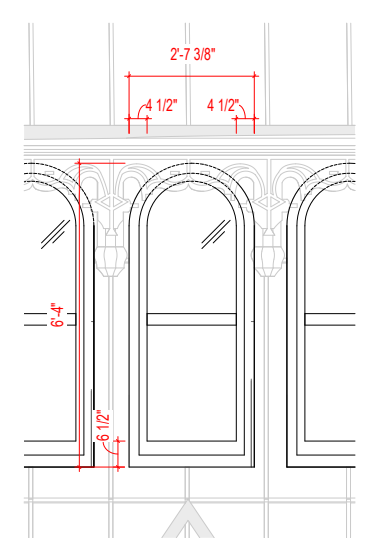
TYPICAL PROPOSED CONDITION



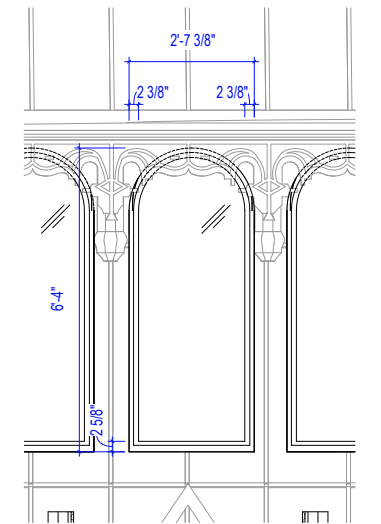
KEY PLAN



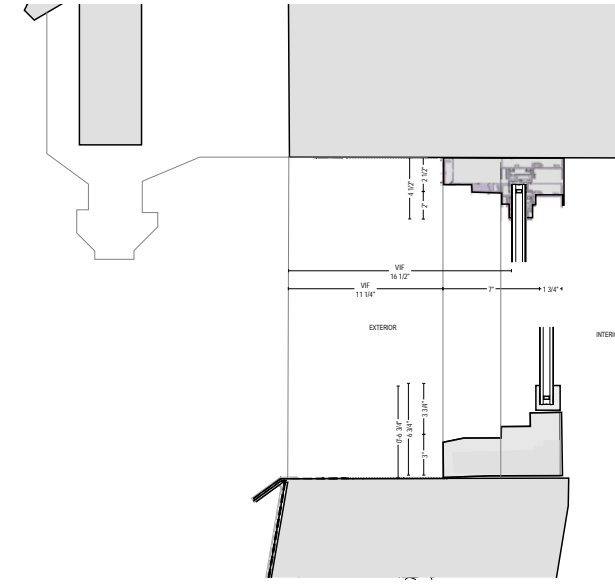
EAST (PROPOSED)



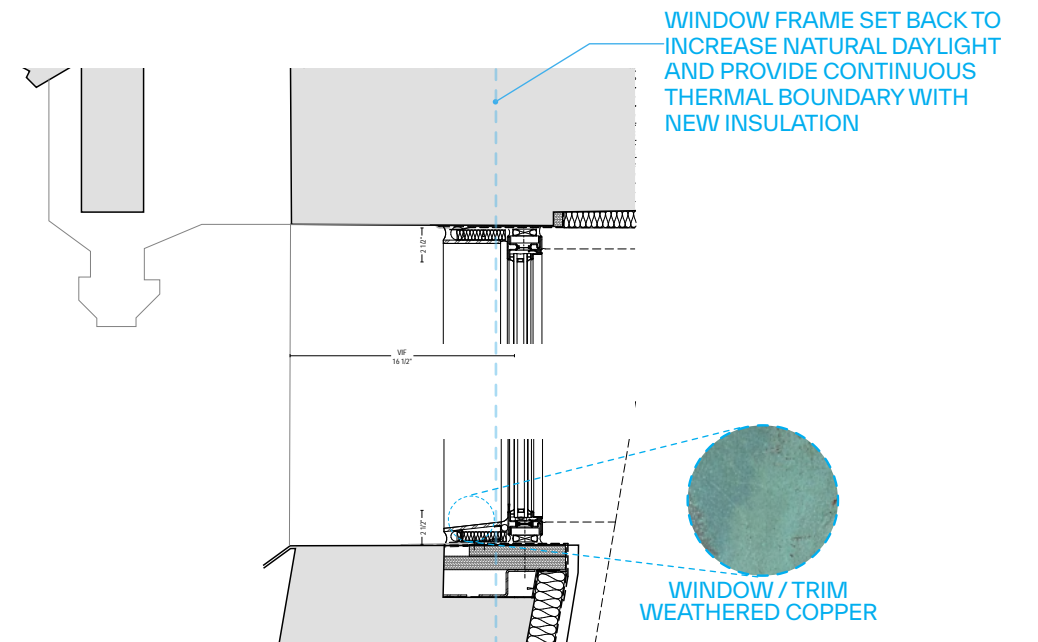
TYPICAL EXISTING CONDITION



TYPICAL PROPOSED CONDITION



TYPICAL EXISTING CONDITION



TYPICAL PROPOSED CONDITION



EXISTING CONDITION



PROPOSED CONDITION



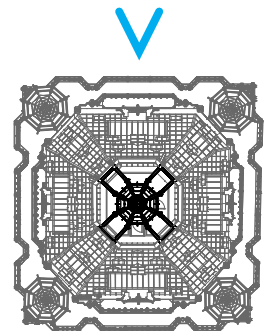


INTERIOR CONDITION

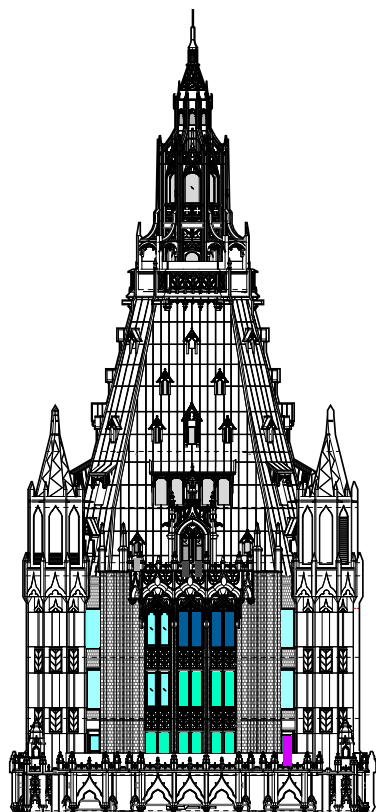


EXTERIOR CONDITION

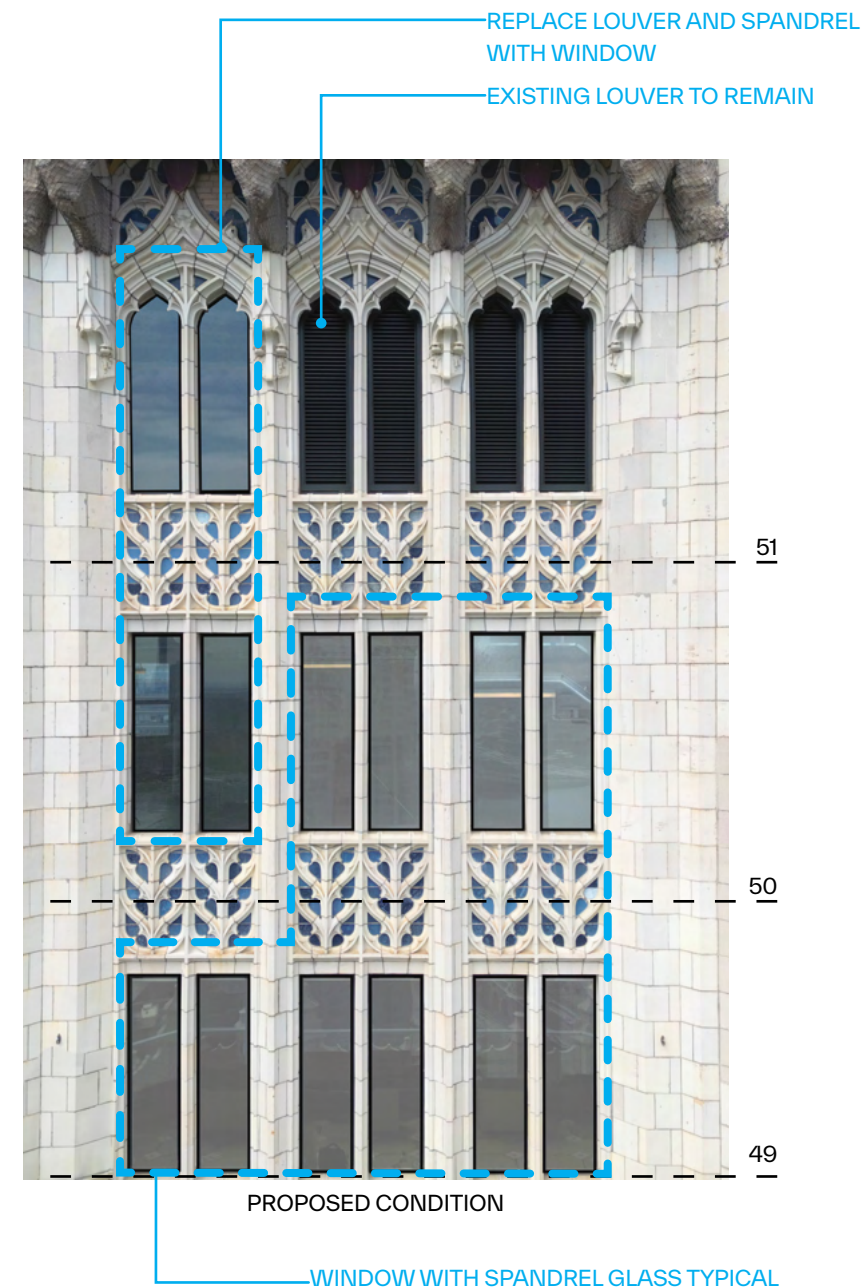
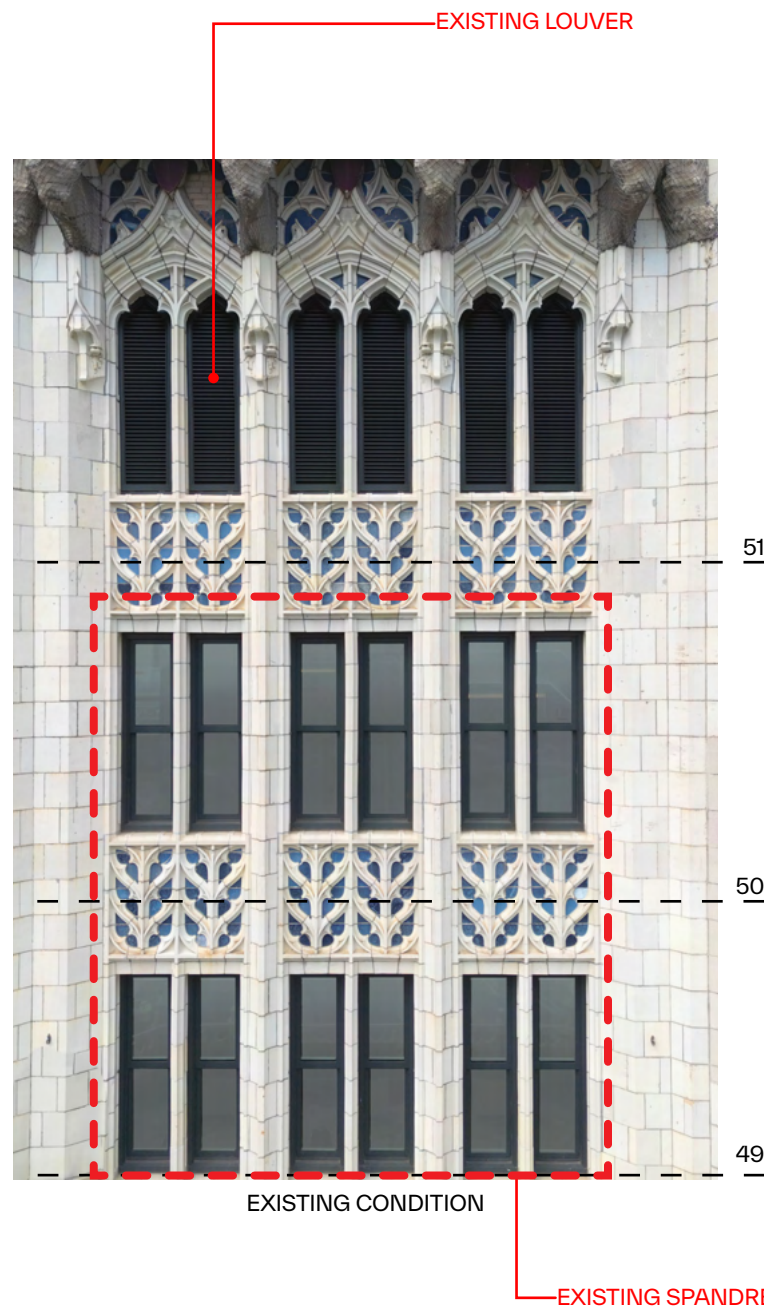




KEY PLAN

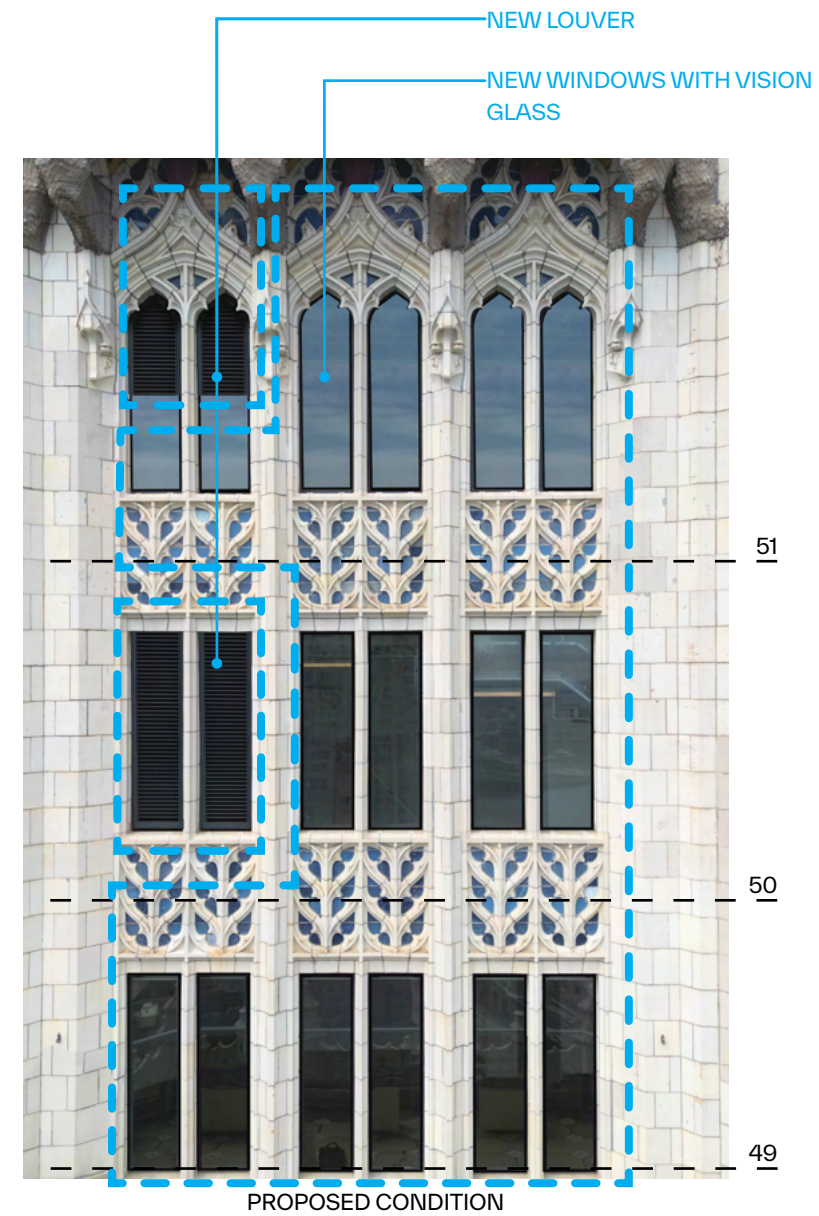
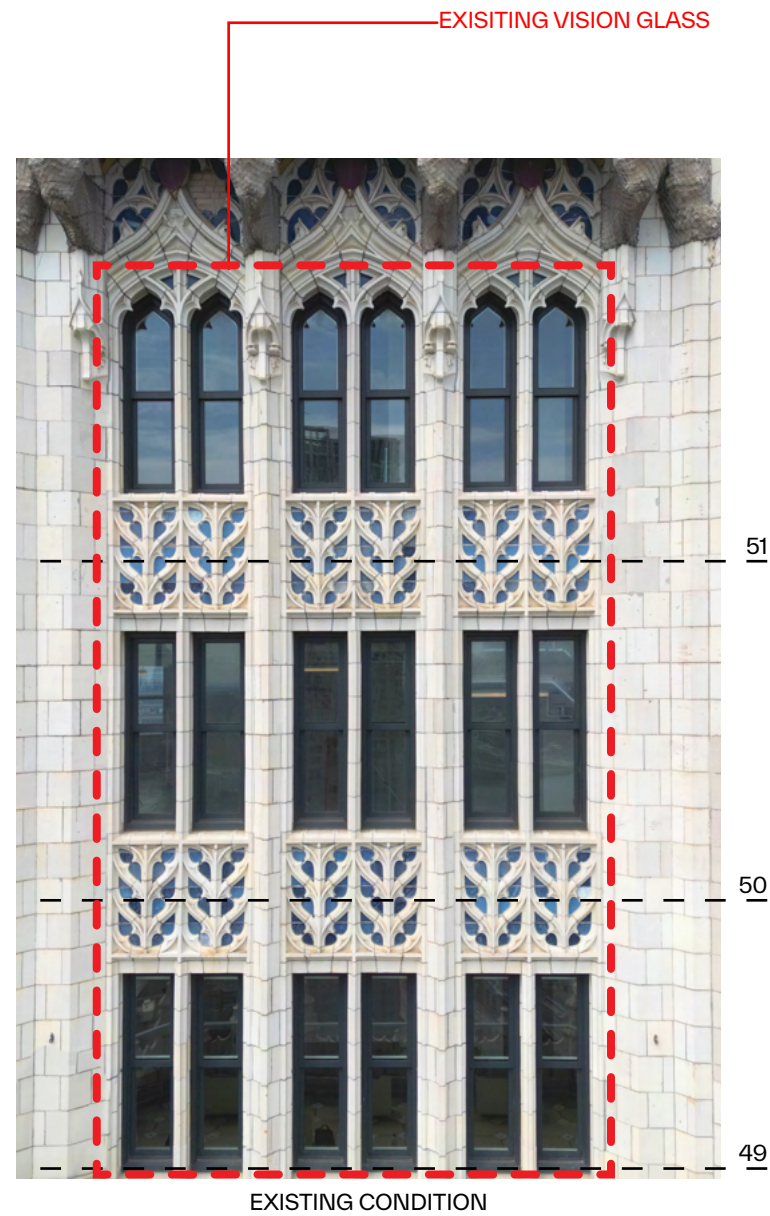
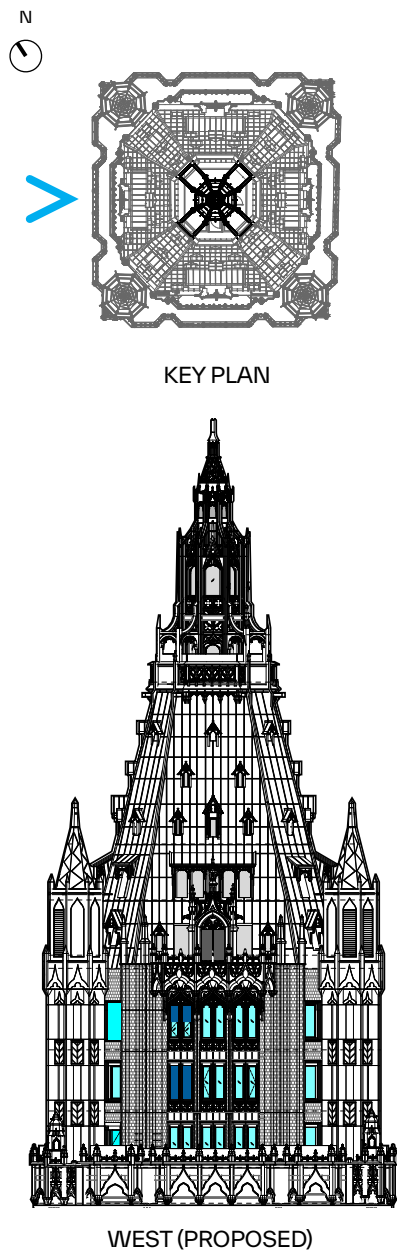


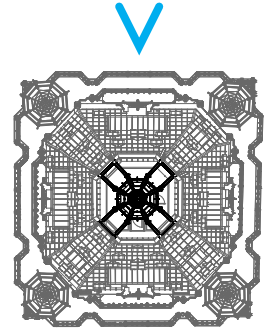
NORTH (PROPOSED)



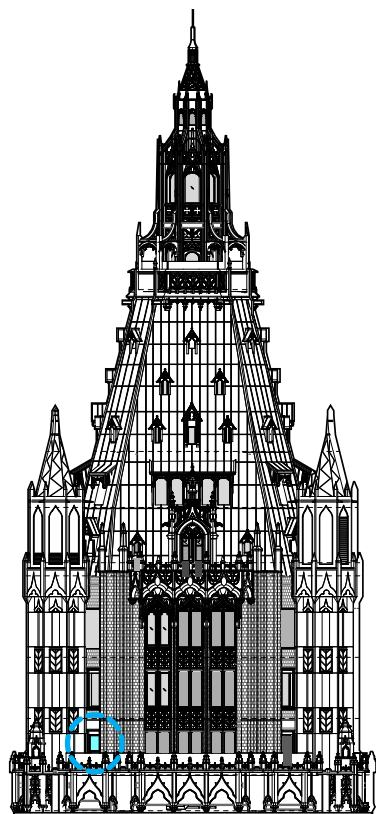
## ATYPICAL WINDOW MODIFICATIONS - NORTH FACADE



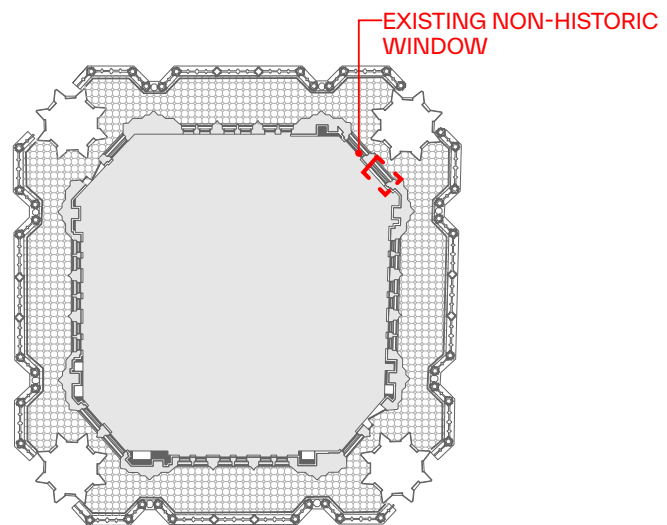




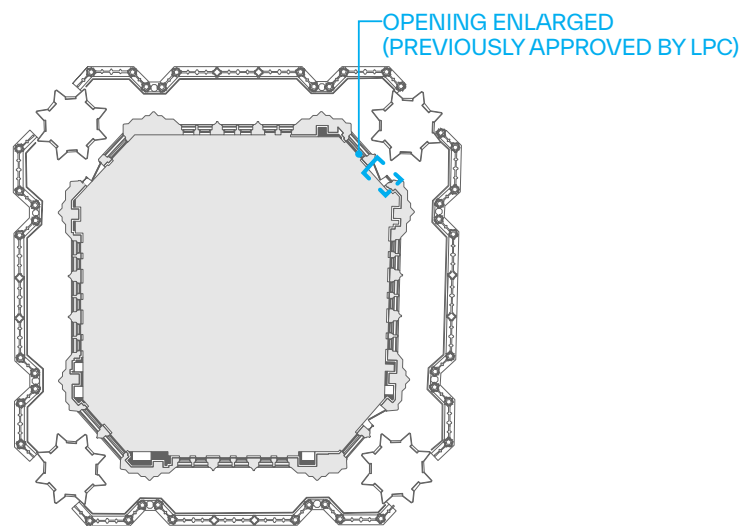
KEY PLAN



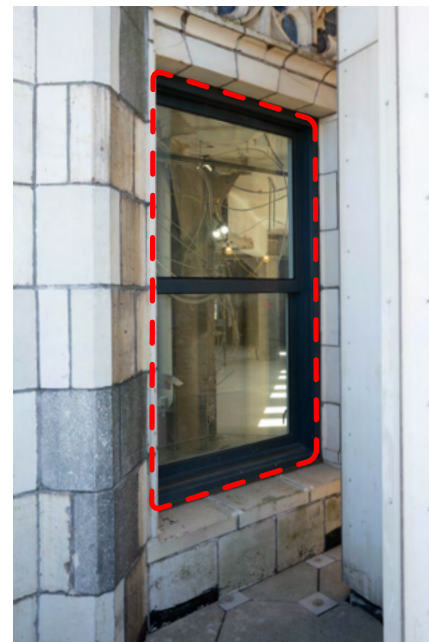
NORTH (PROPOSED)



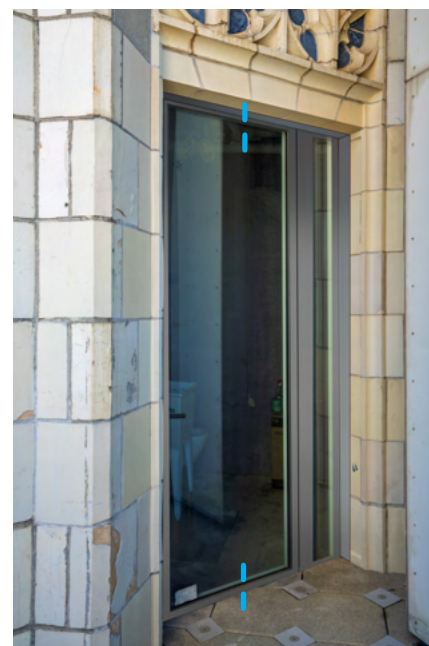
EXISTING CONDITION



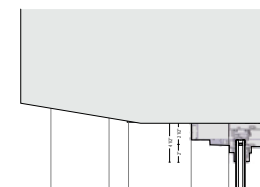
PROPOSED CONDITION



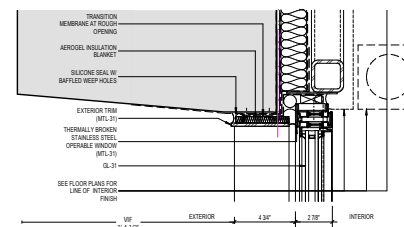
EXISTING CONDITION



PROPOSED CONDITION

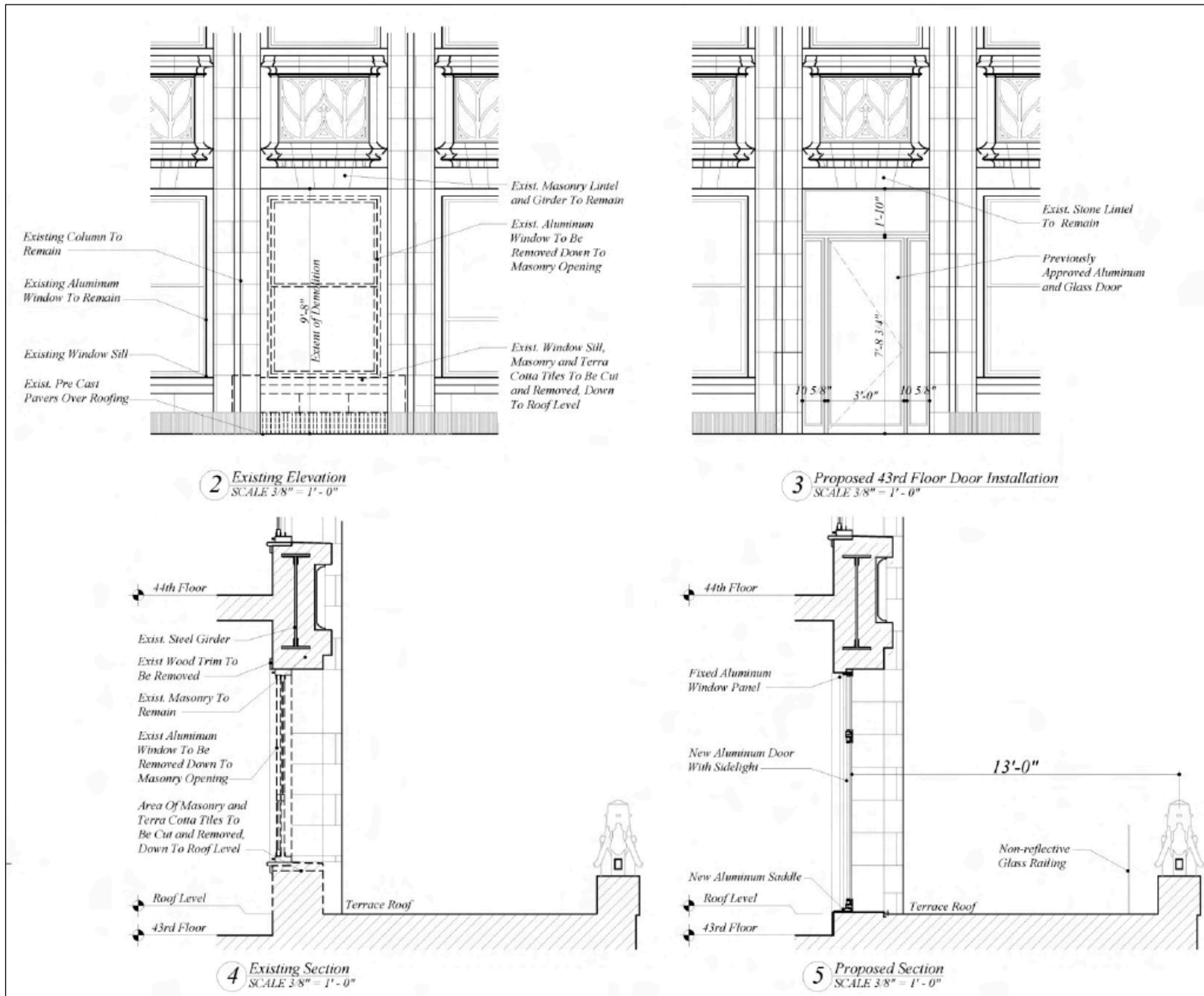


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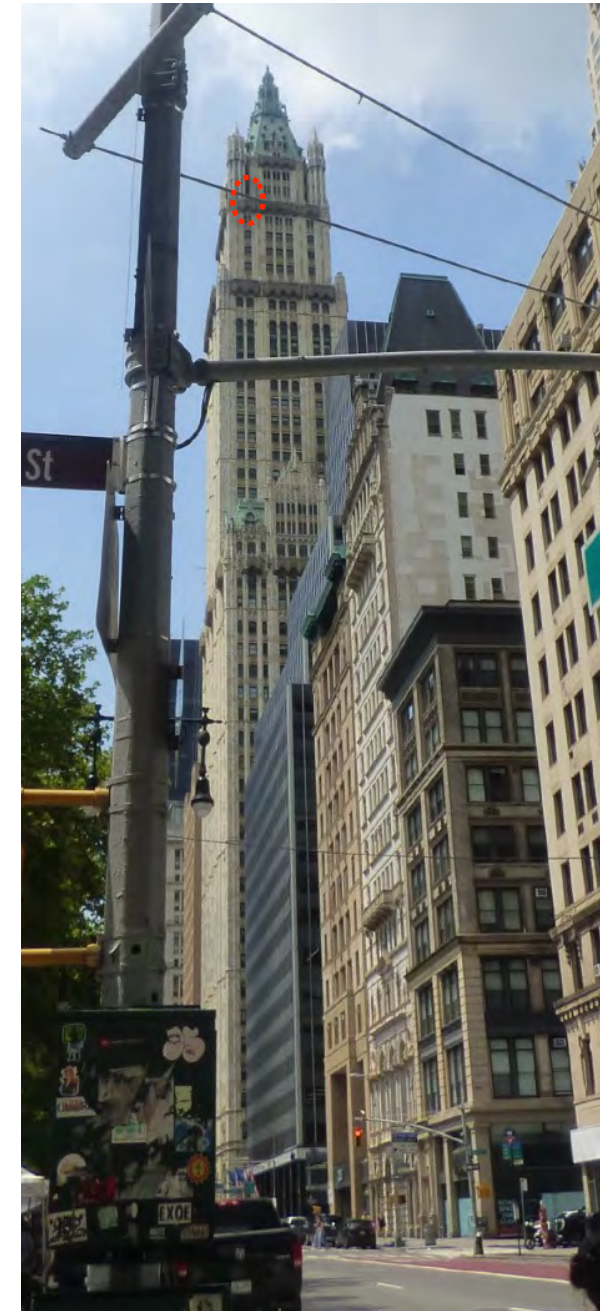


PROPOSED SECTION



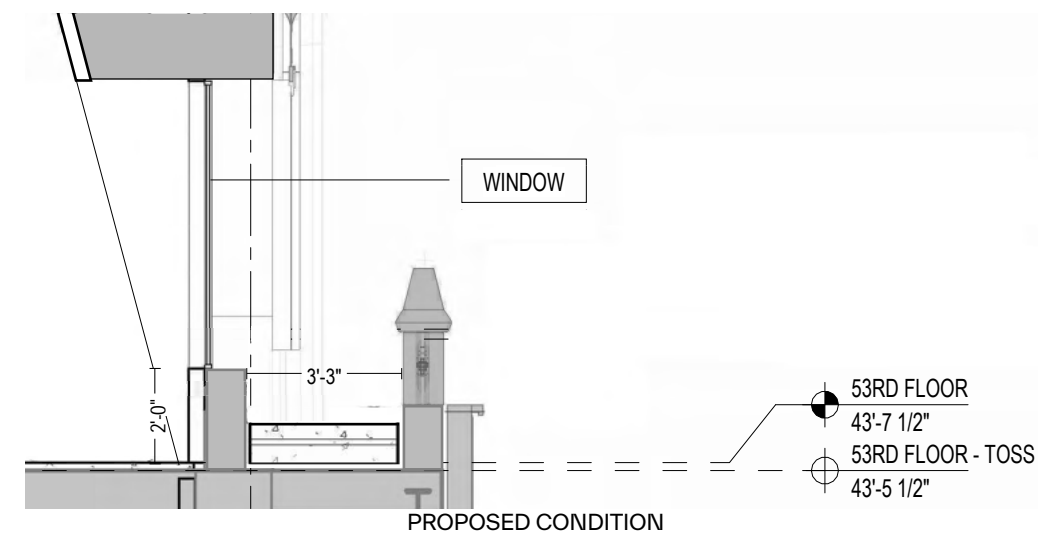
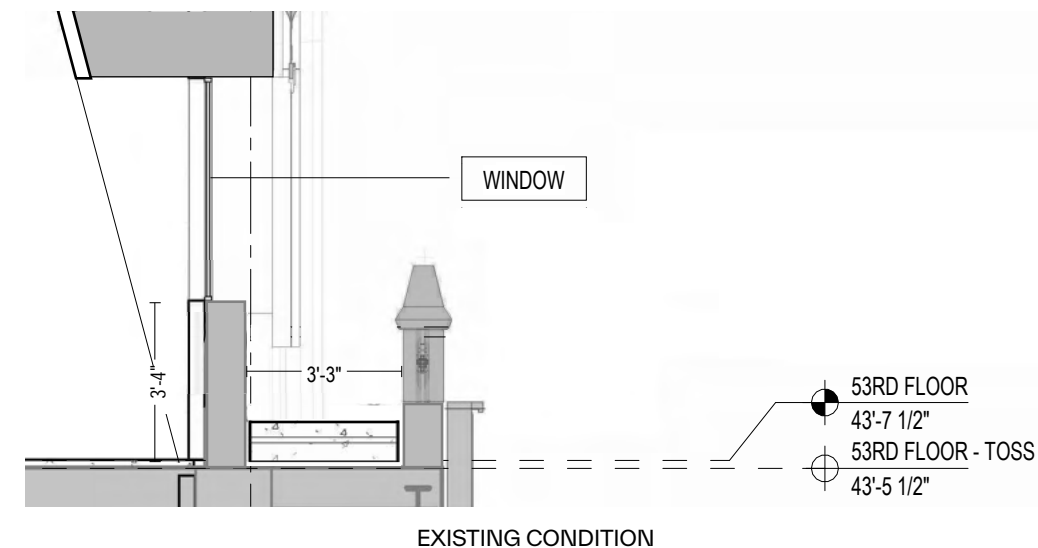
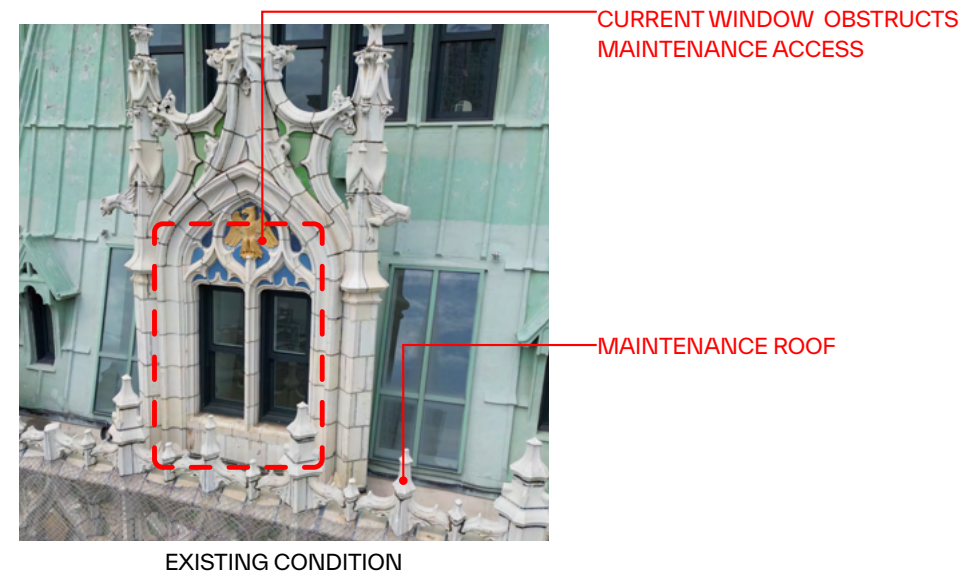
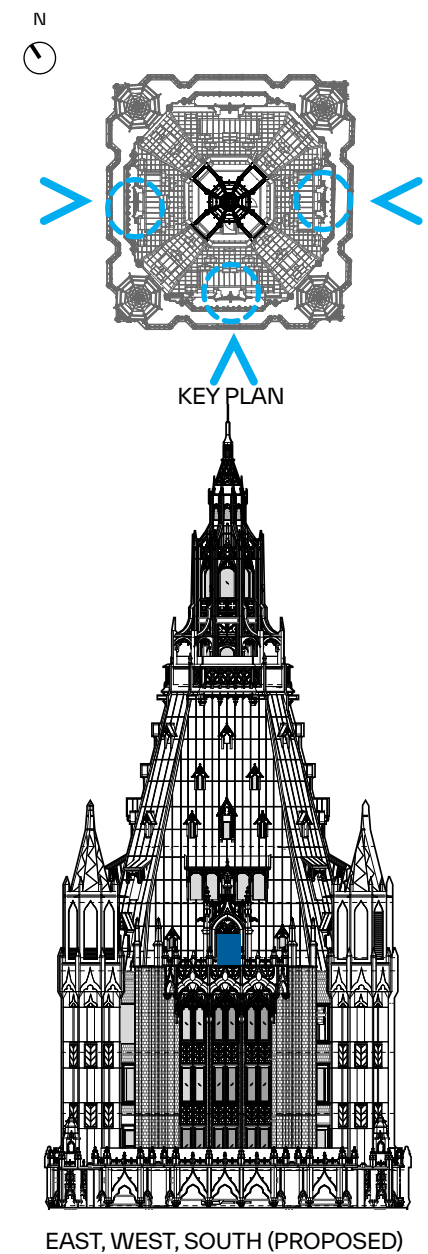


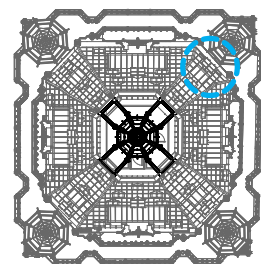
EXCERPT FROM 2014 APPROVAL



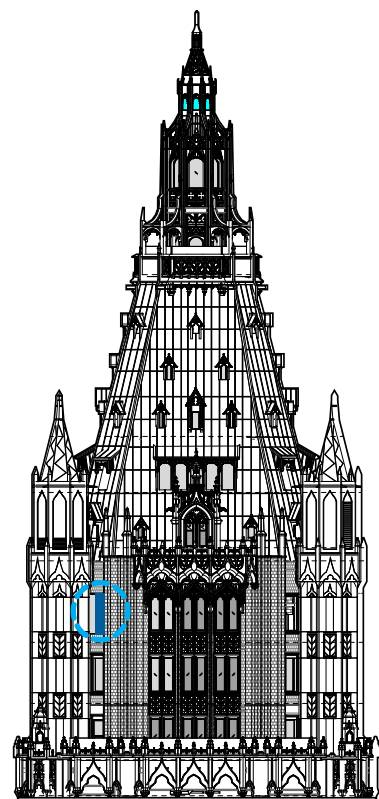
EXISTING ELEVATION



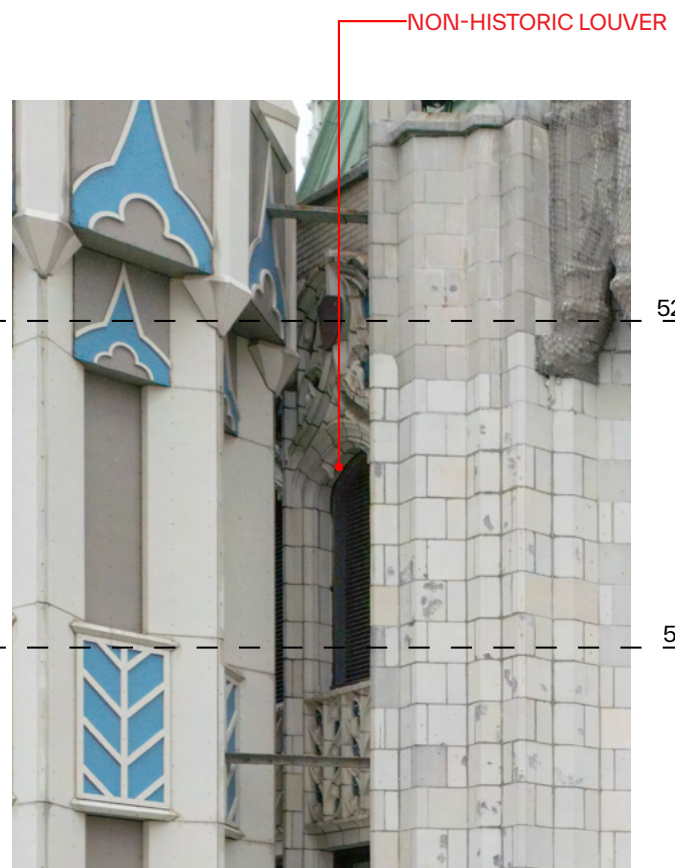
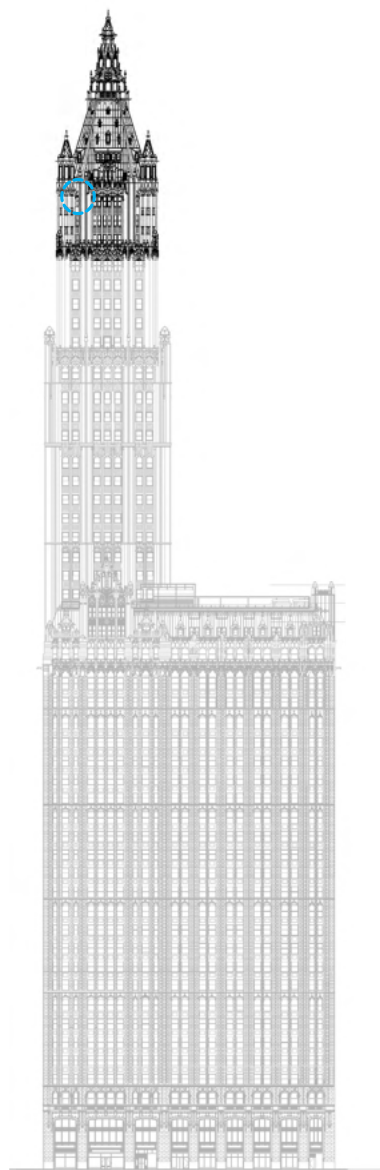




KEY PLAN



NORTH (PROPOSED)

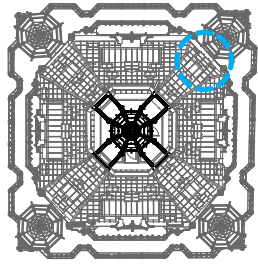


EXISTING CONDITION

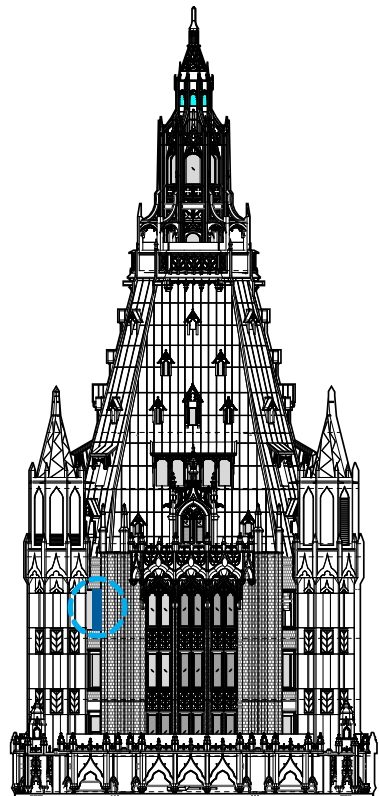


PROPOSED CONDITION





KEY PLAN

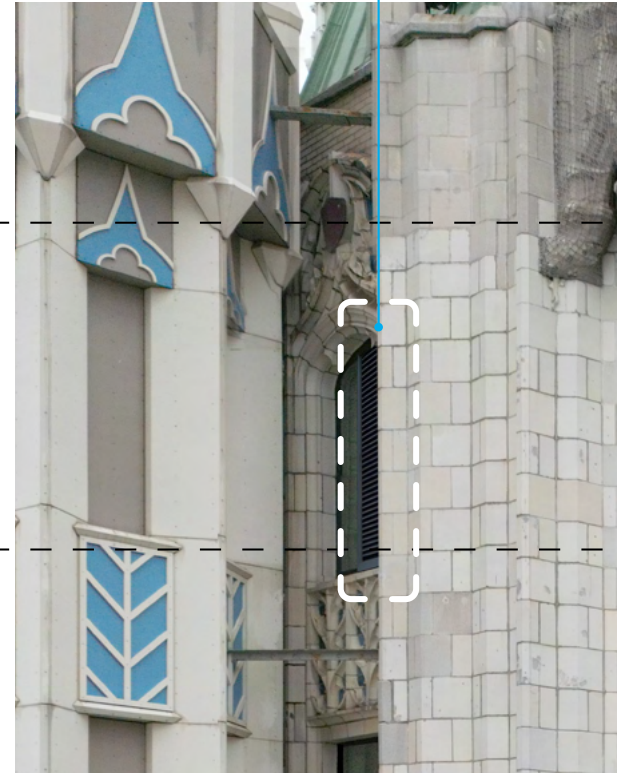


NORTH (PROPOSED)



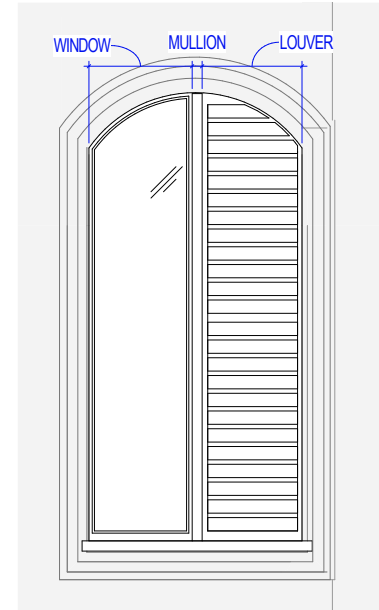
EXISTING CONDITION

NON-HISTORIC LOUVER

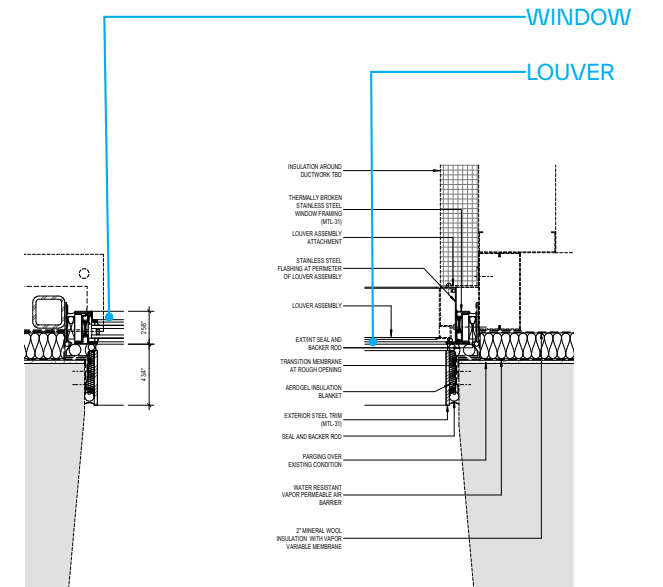


PROPOSED CONDITION

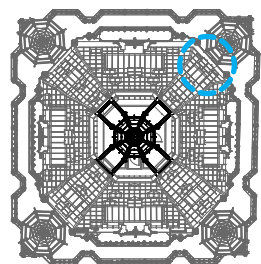
PROPOSED MECHANICAL LOUVER. PAINTED TO MATCH ADJACENT TERRA COTTA



ELEVATION

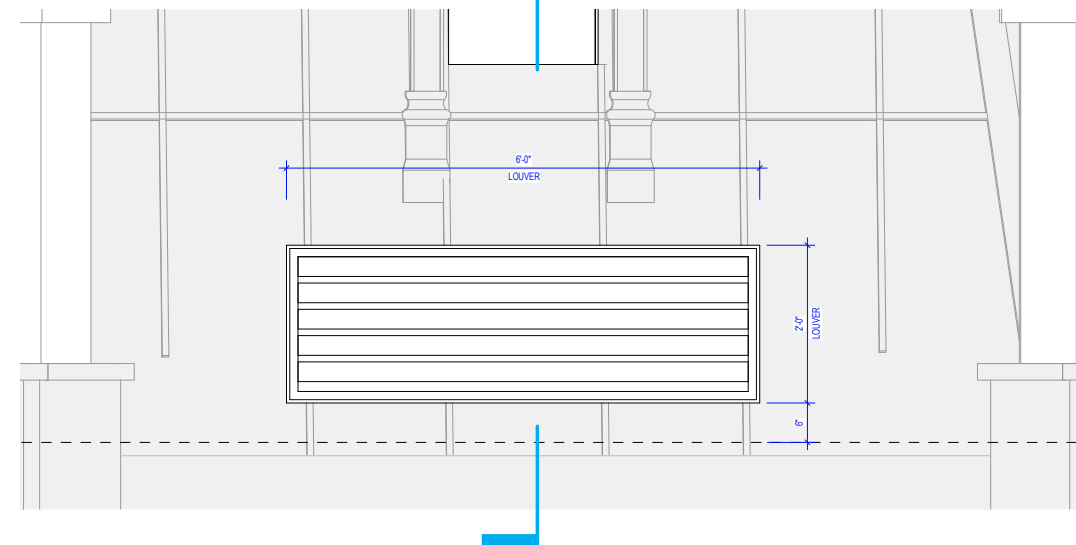
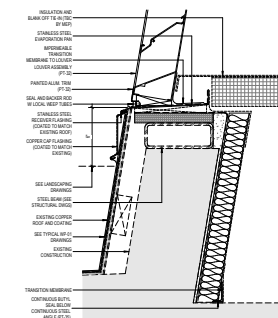


PROPOSED CONDITION



A photograph of a building with a green, tiled roof and white, ornate Gothic-style architecture. The building features arched windows and decorative stonework. A stone wall with a metal fence is in the foreground.

53



53

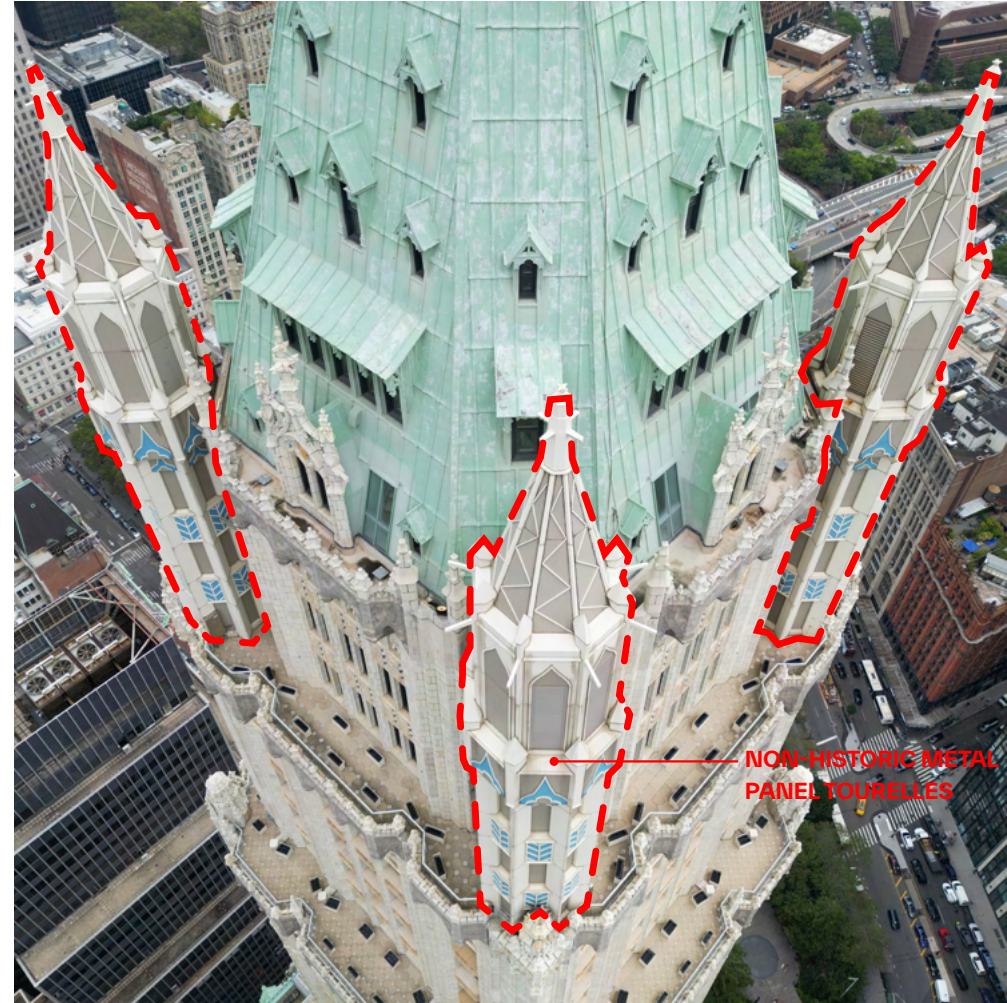
## 29

**TOURELLES**





HISTORIC CONDITION

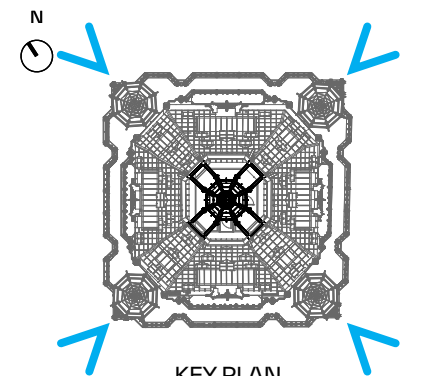


EXISTING CONDITION

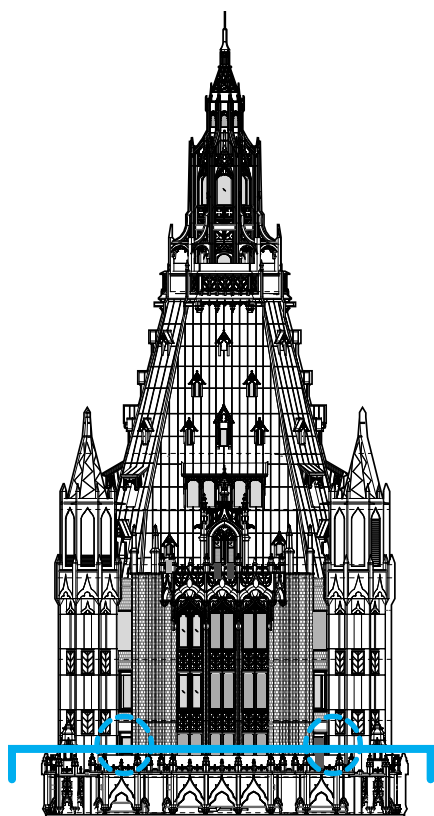


UNDERLYING TERRACOTTA CONDITIONS





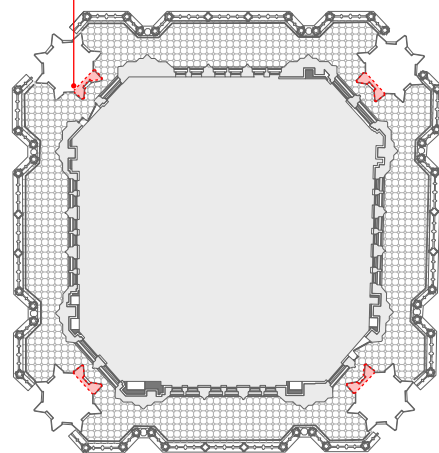
KEY PLAN



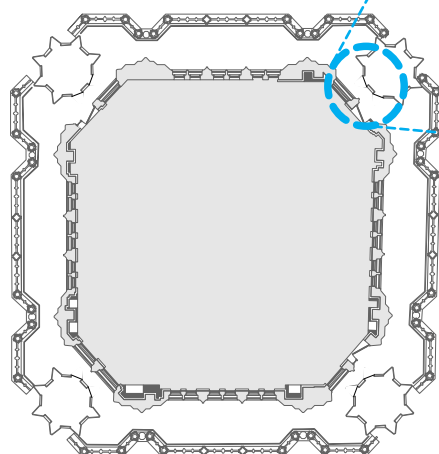
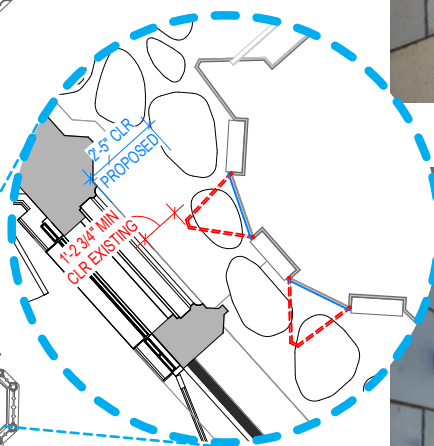
L49

THE CURRENT GEOMETRY OF THE TOURELLES MAKES ACCESS TO THE TERRACE DIFFICULT FOR BOTH: THE UNIT AND FOR FACADE MAINTENANCE ACCESS

IT IS PROPOSED TO REMOVE THE NON-HISTORIC FINIS SHOWN TO CREATE WIDER ACCESS POINTS AT THE CORNERS OF THE BUILDING



EXISTING CONDITION



PROPOSED CONDITION



CURRENT CONDITION

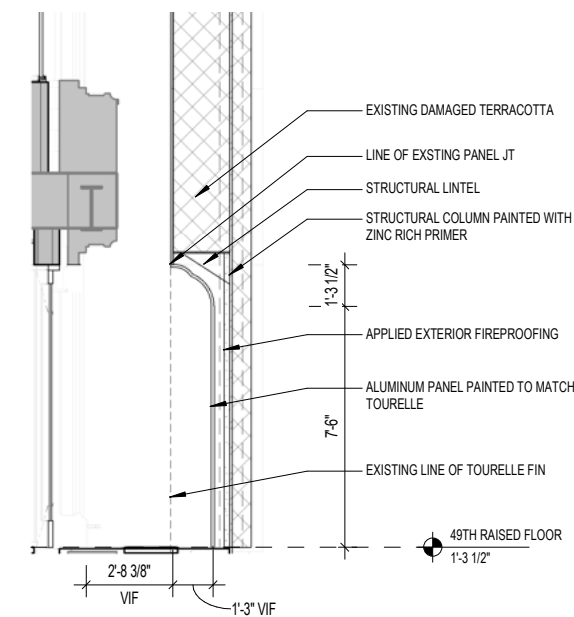


PROPOSED CONDITION

IMPROVED ACCESS AT TERRACE FOR OCCUPANTS AND FACADE MAINTENANCE



HISTORIC BUTTRESSES



PROPOSED SECTION



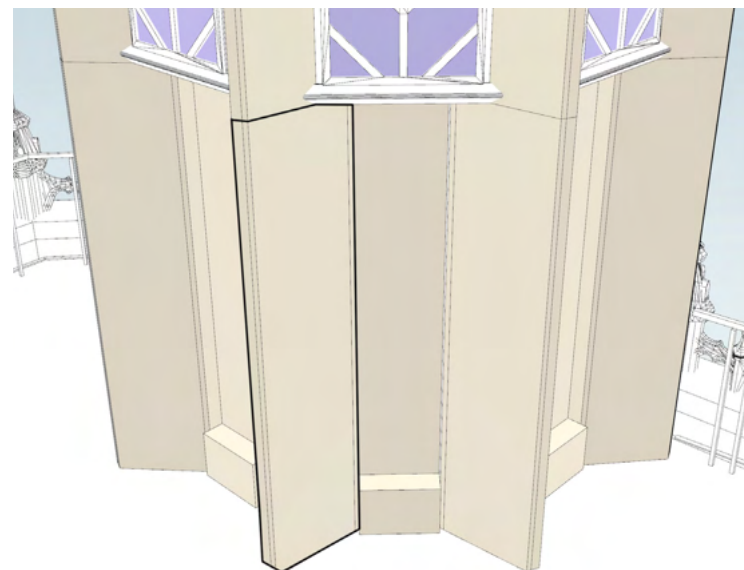
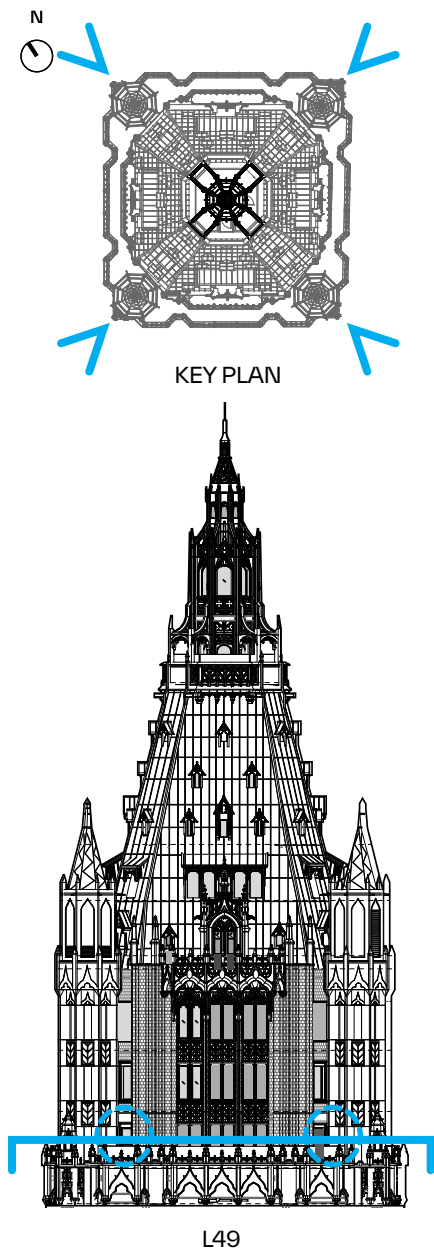


CURRENT CLEARANCE

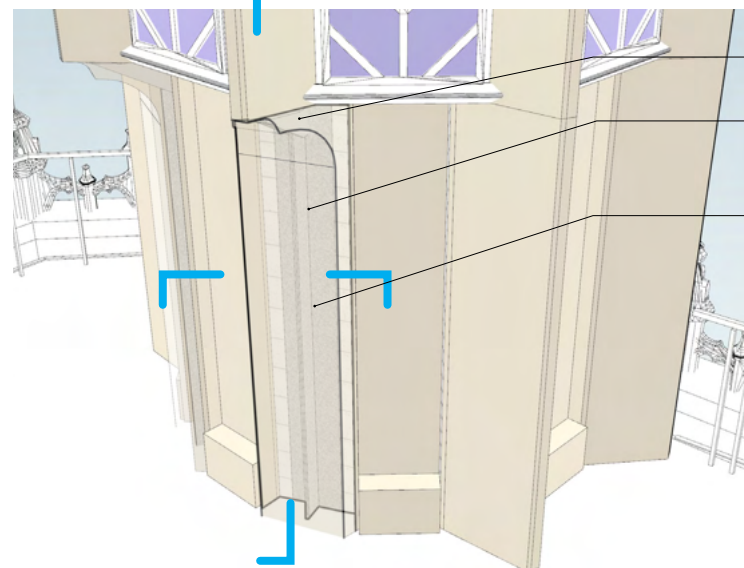


CURRENT CLEARANCE





CURRENT CONDITION

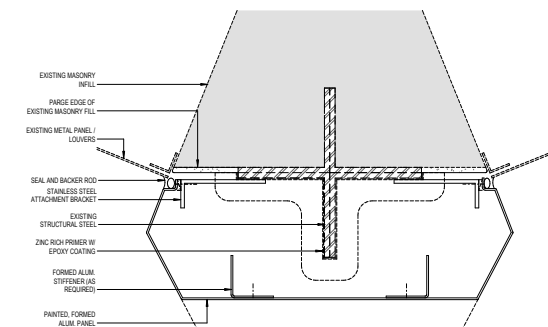


PROPOSED CONDITION

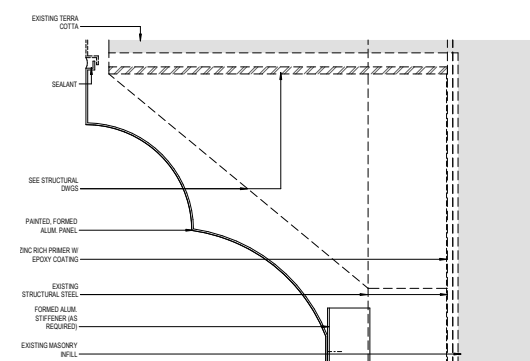
- GALVANIZED STEEL LINTEL
- ZINC RICH PRIMER AND EXTERIOR FIREPROOFING ON COLUMN
- METAL PANEL PAINTED TO MATCH ADJACENT TOURELLE



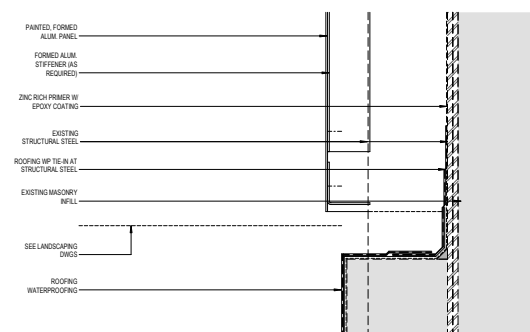
BENJAMIN MOORE:  
MANCHESTER TAN



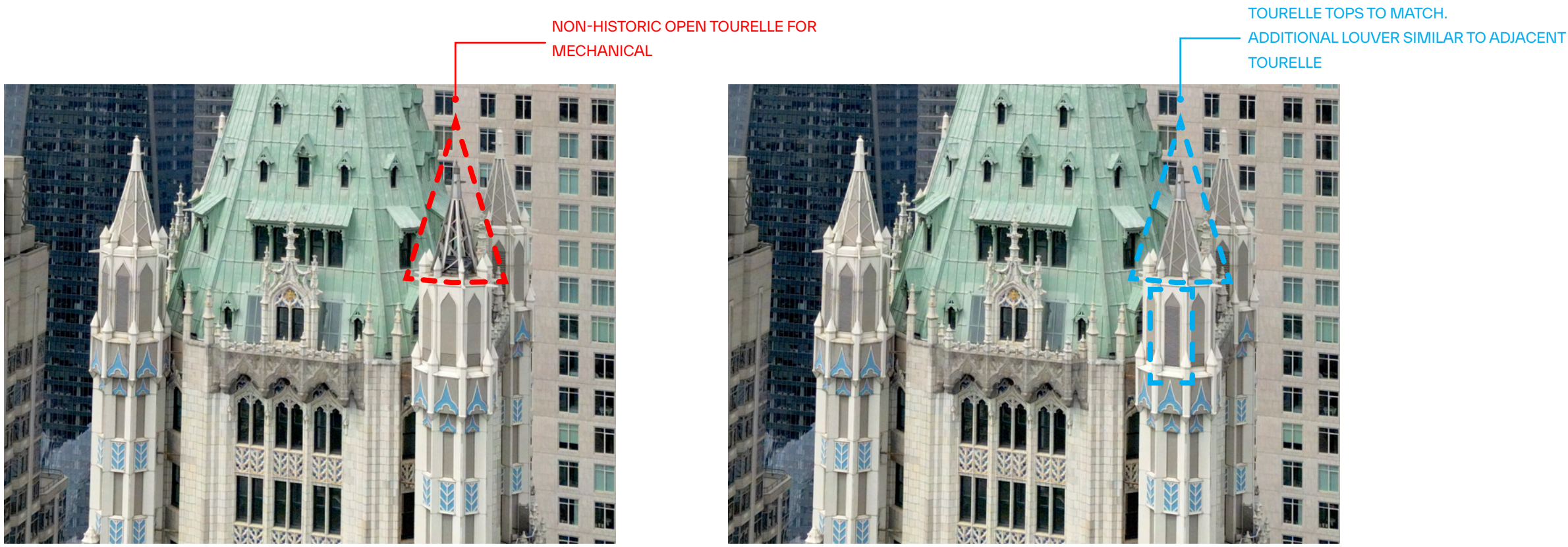
PROPOSED PLAN



PROPOSED HEAD



PROPOSED SILL



EXISTING CONDITION

PROPOSED CONDITION

# TOURELLE MODIFICATION

# SUMMARY





EXISTING CONDITION



PROPOSED CONDITION

**BIG**

**August 5, 2025**  
Public Hearing

The current proposal is:

**Preservation Department – Item 4, LPC-25-12136**

**2 Park Place – Woolworth Building – Individual and Interior  
Landmark  
Borough of Brooklyn**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 754 1478

**Passcode:** 641898

By Phone: 646-828-7666 (NY)

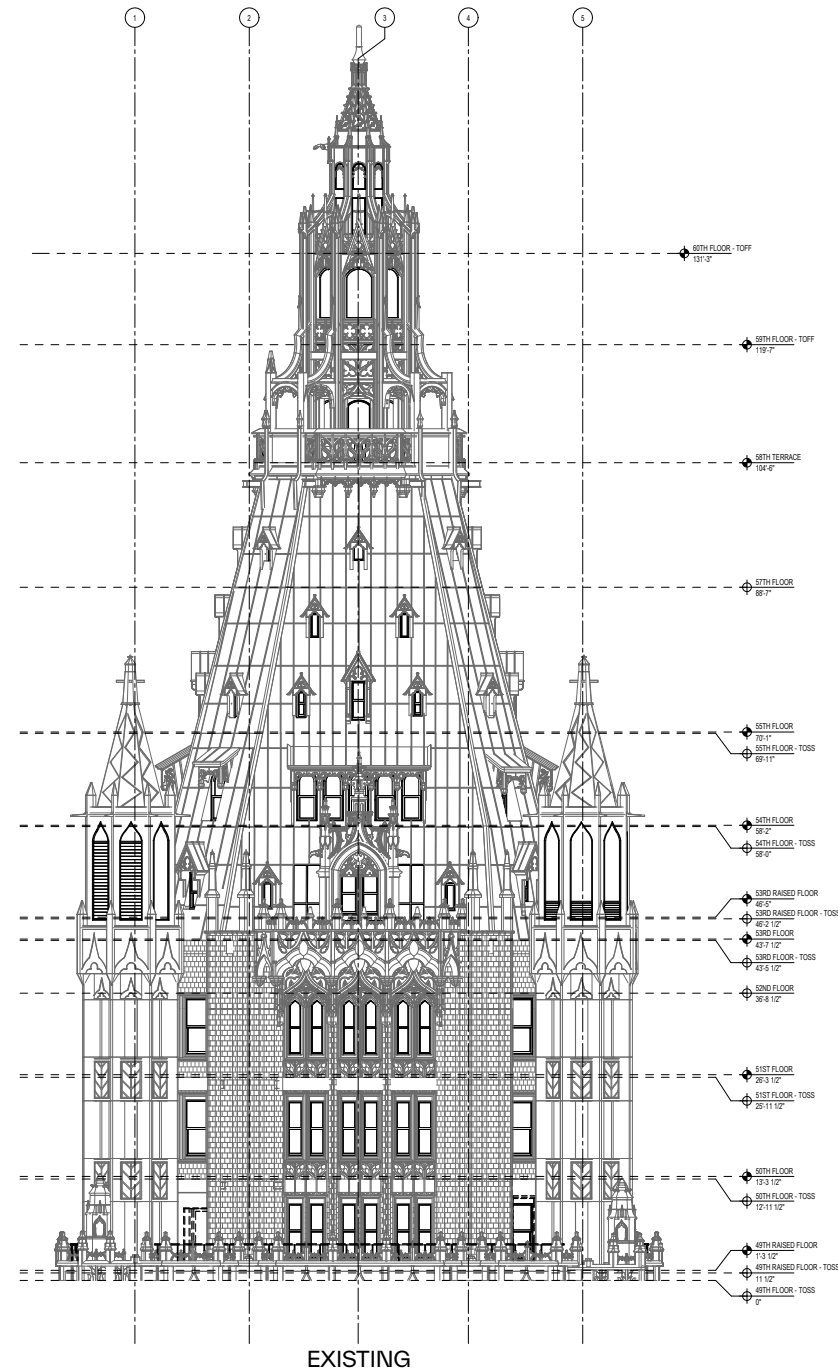
833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

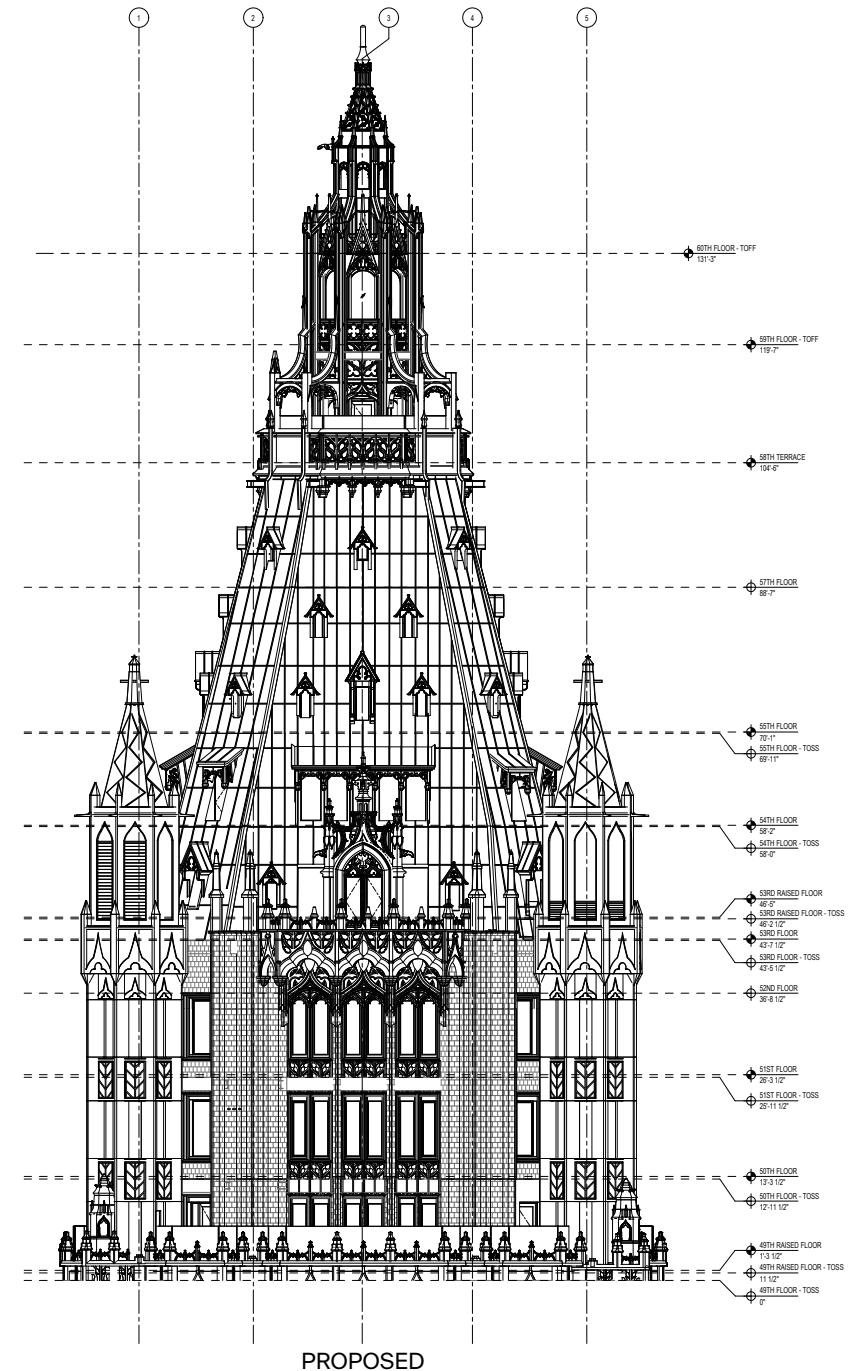
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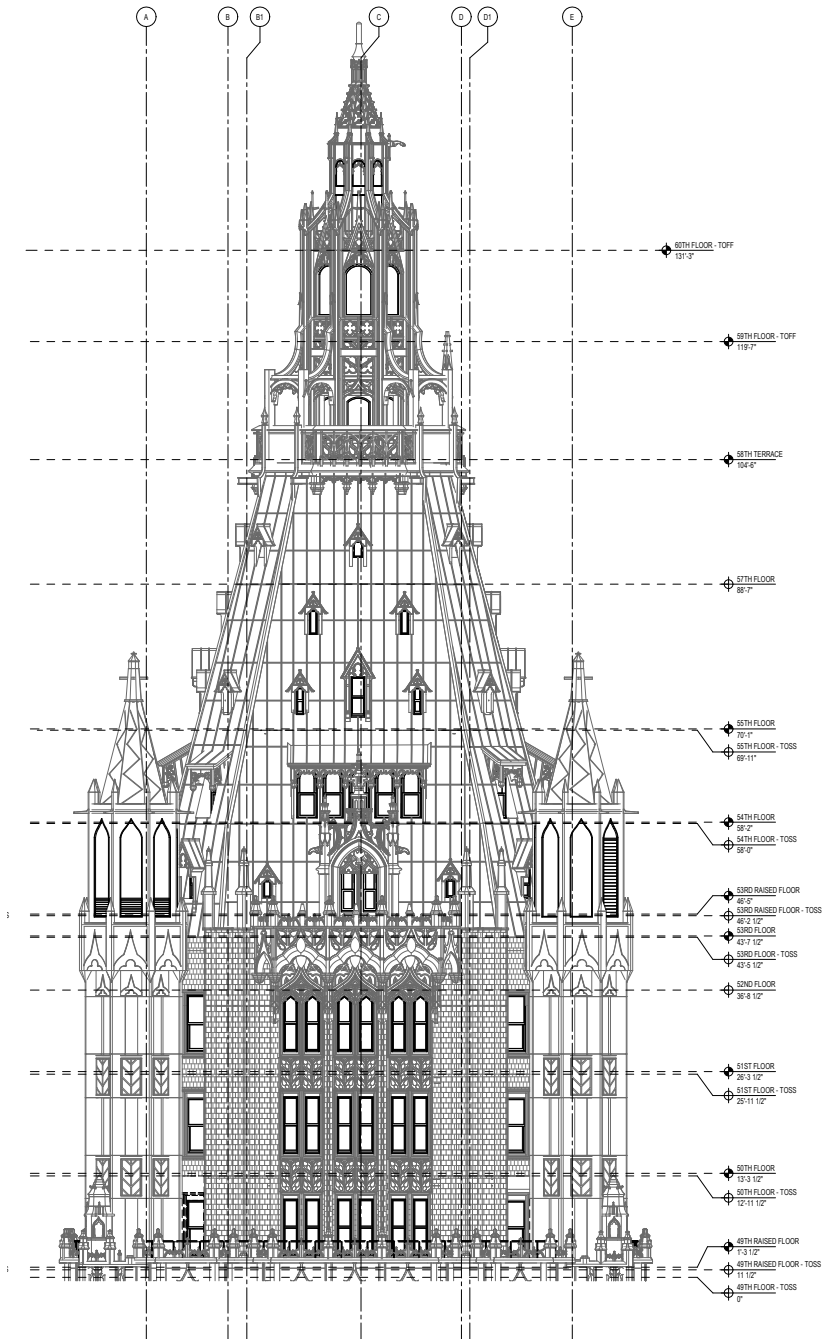
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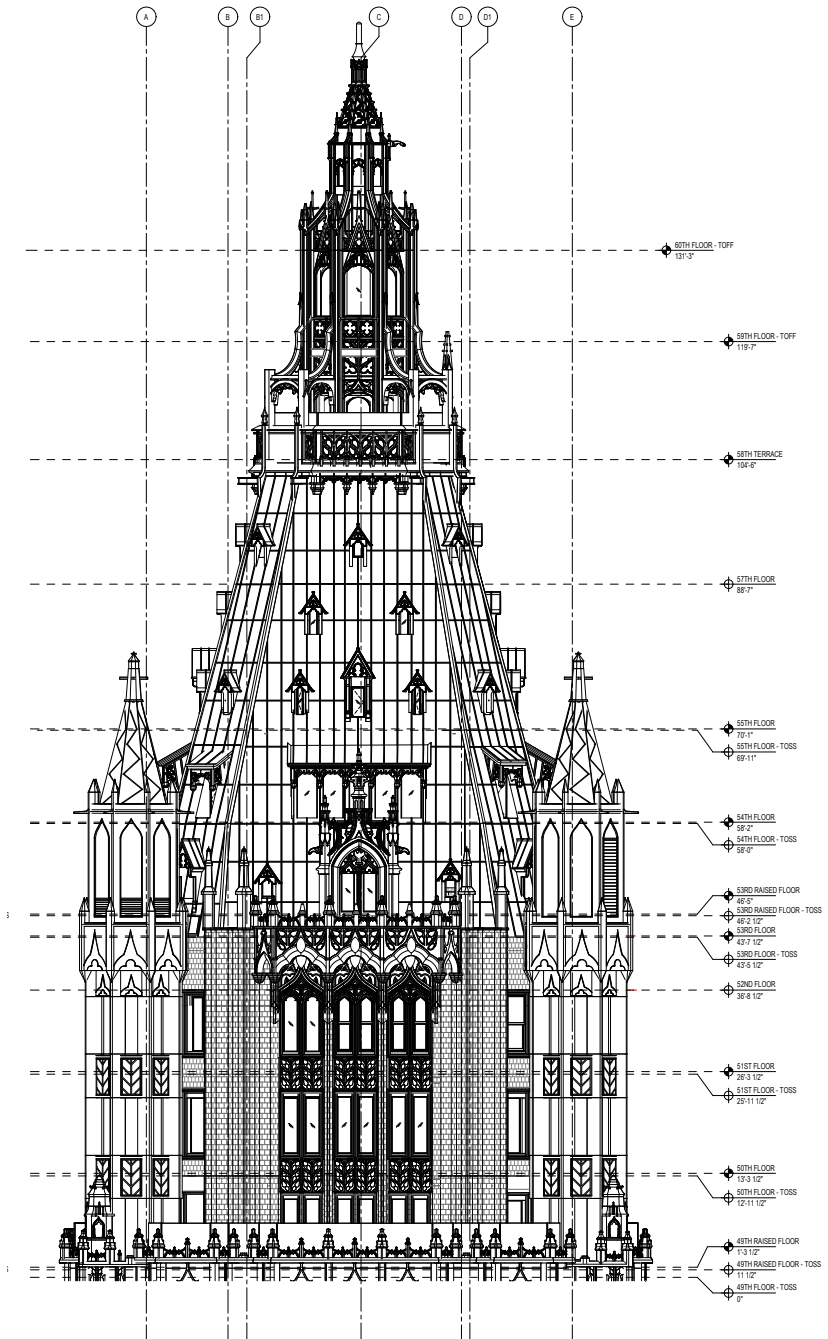
EXISTING



PROPOSED



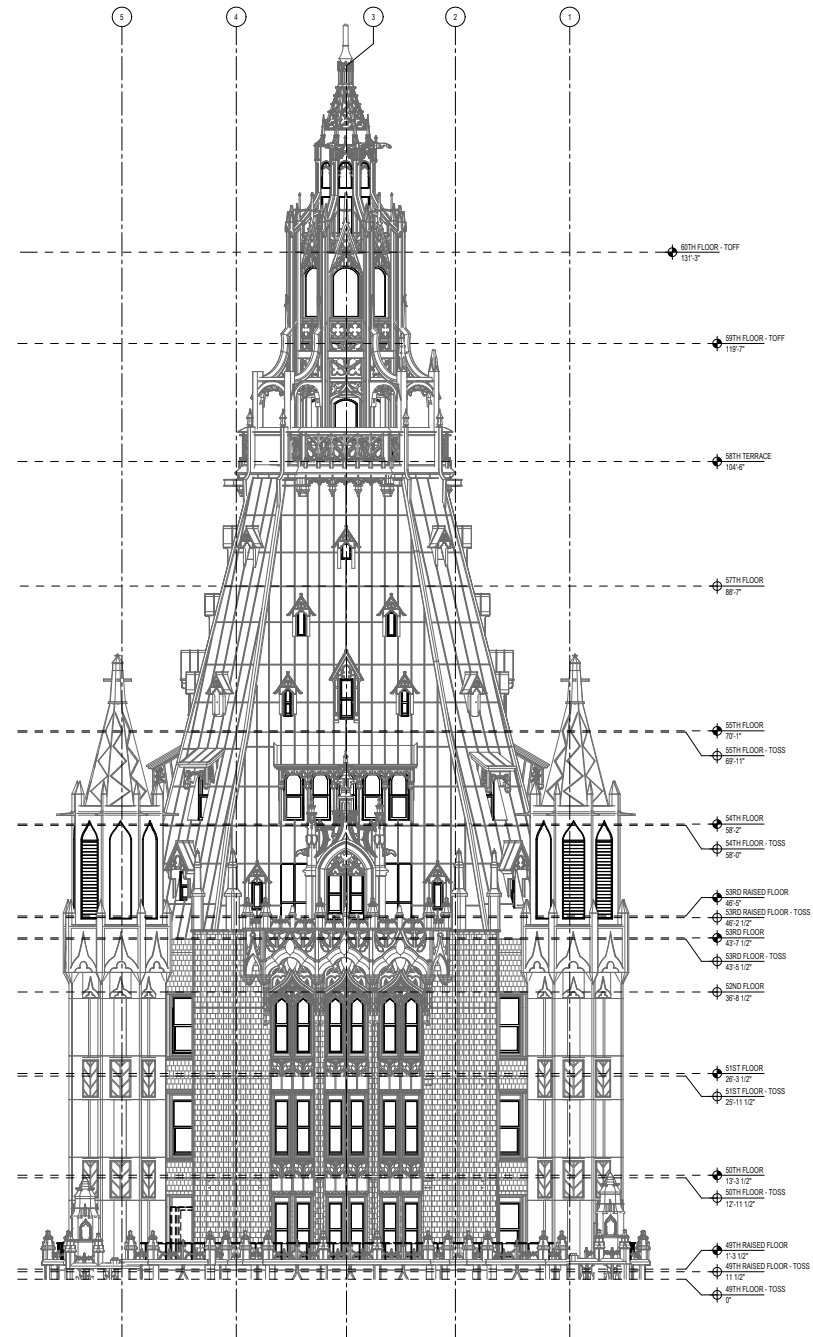
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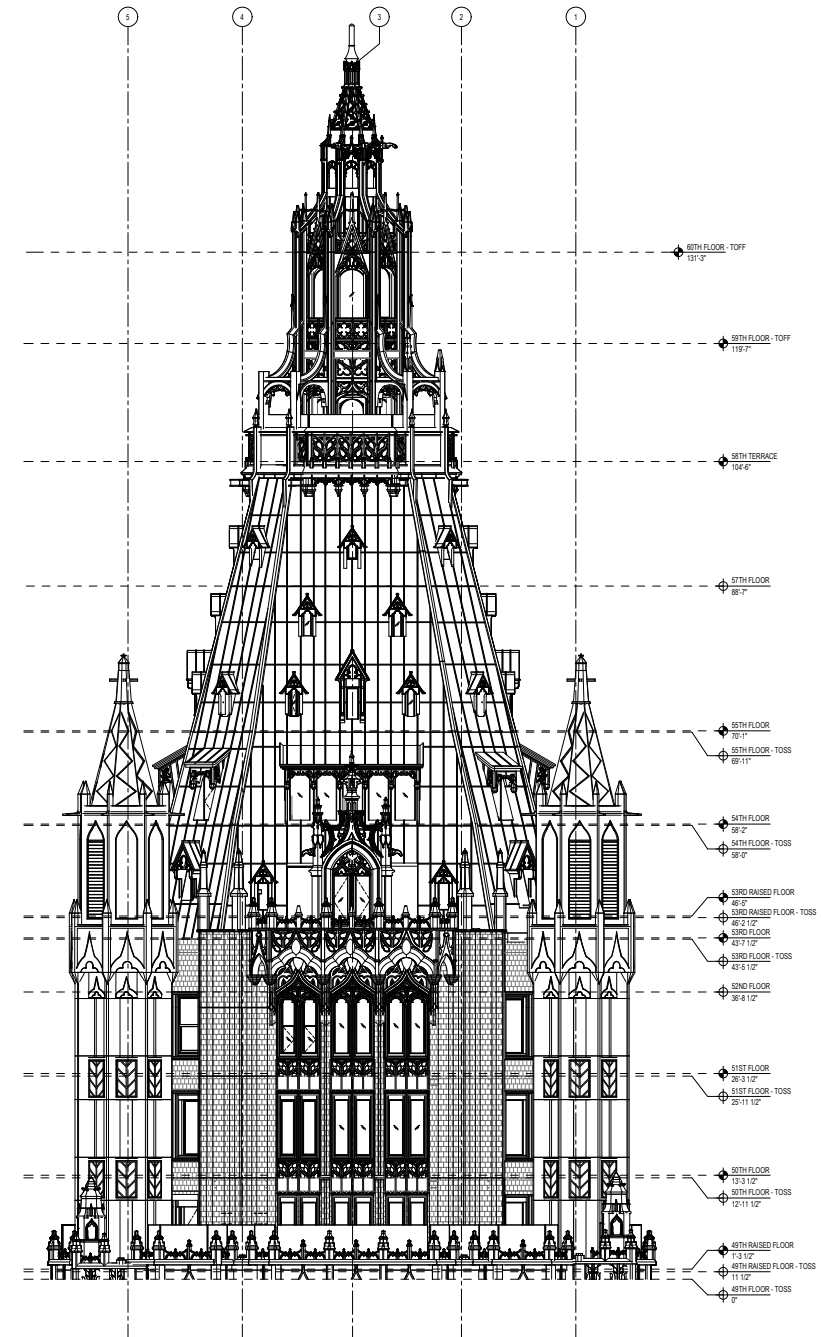
PROPOSED

# ELEVATION - NORTH



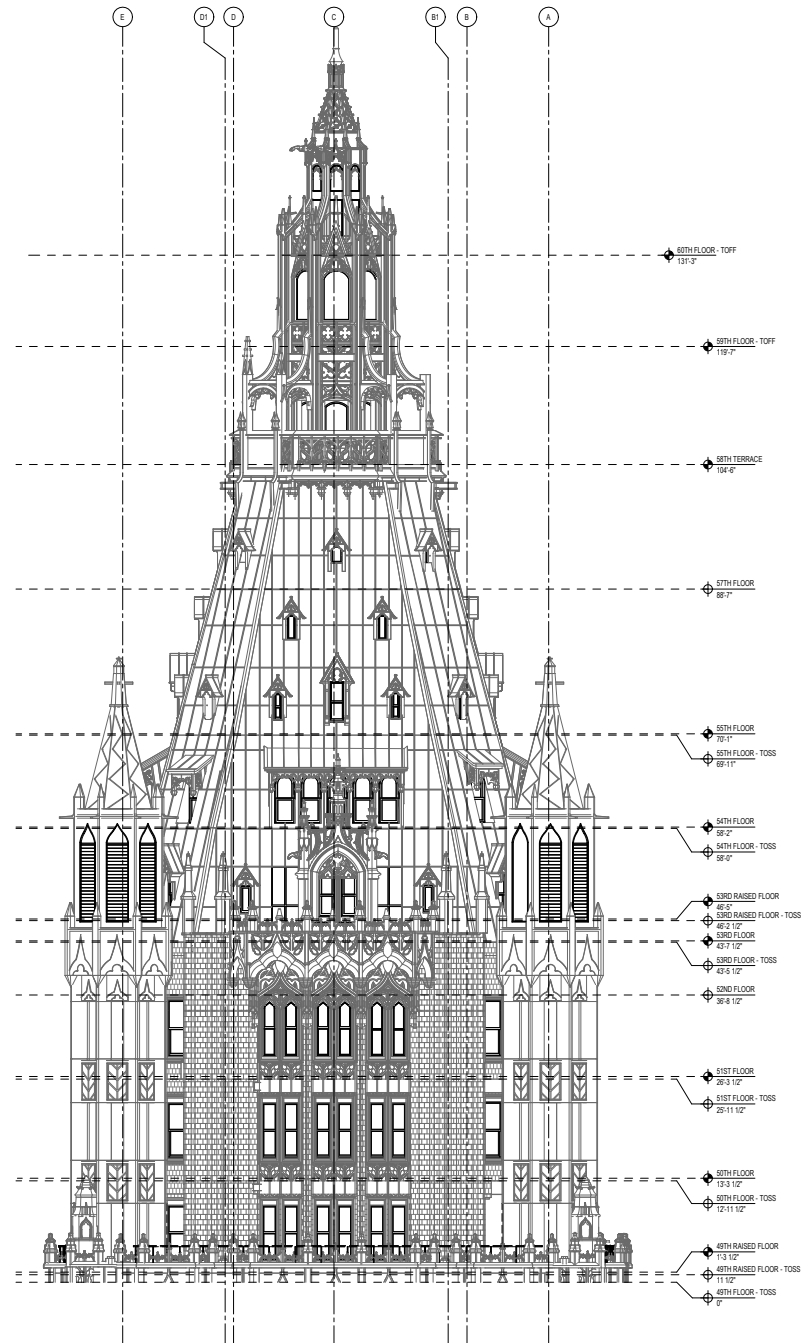


EXISTING

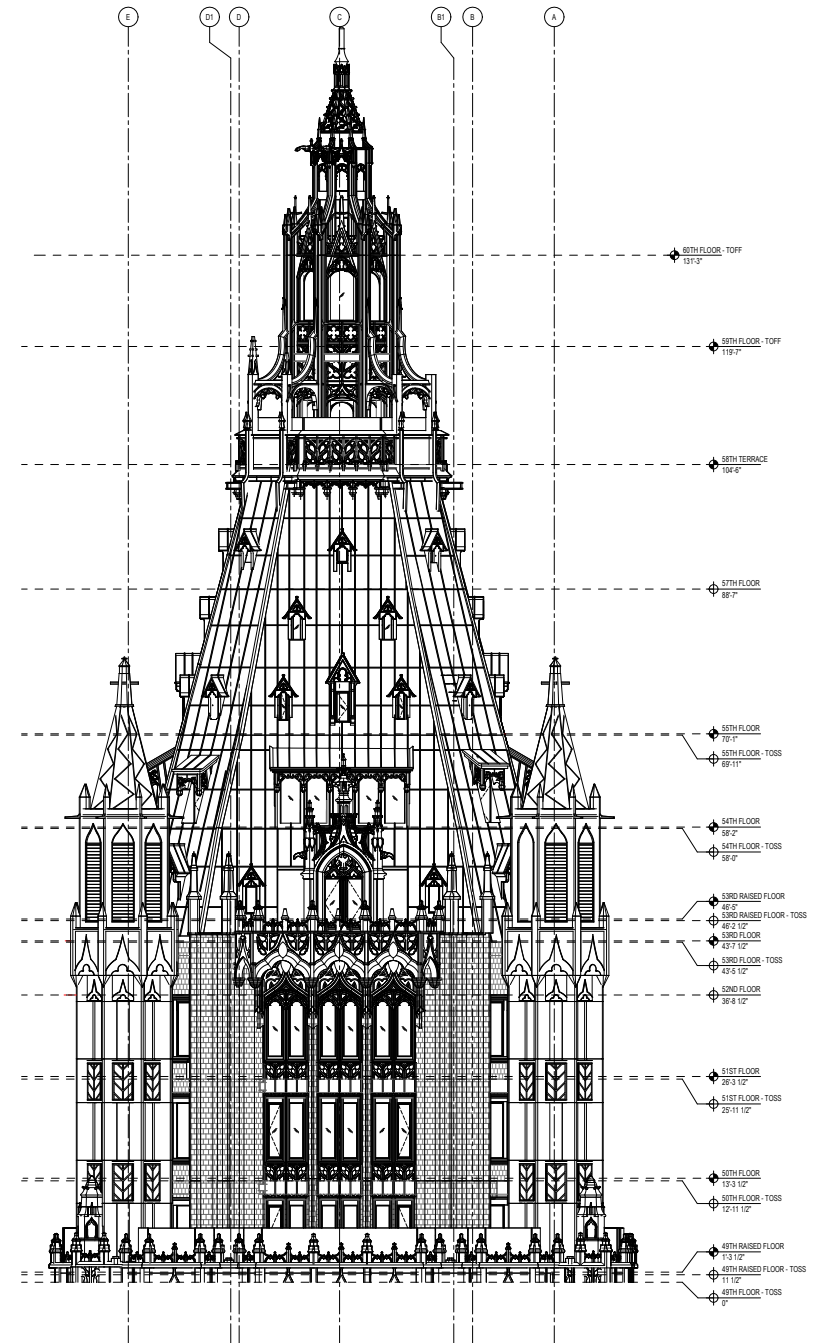


PROPOSED

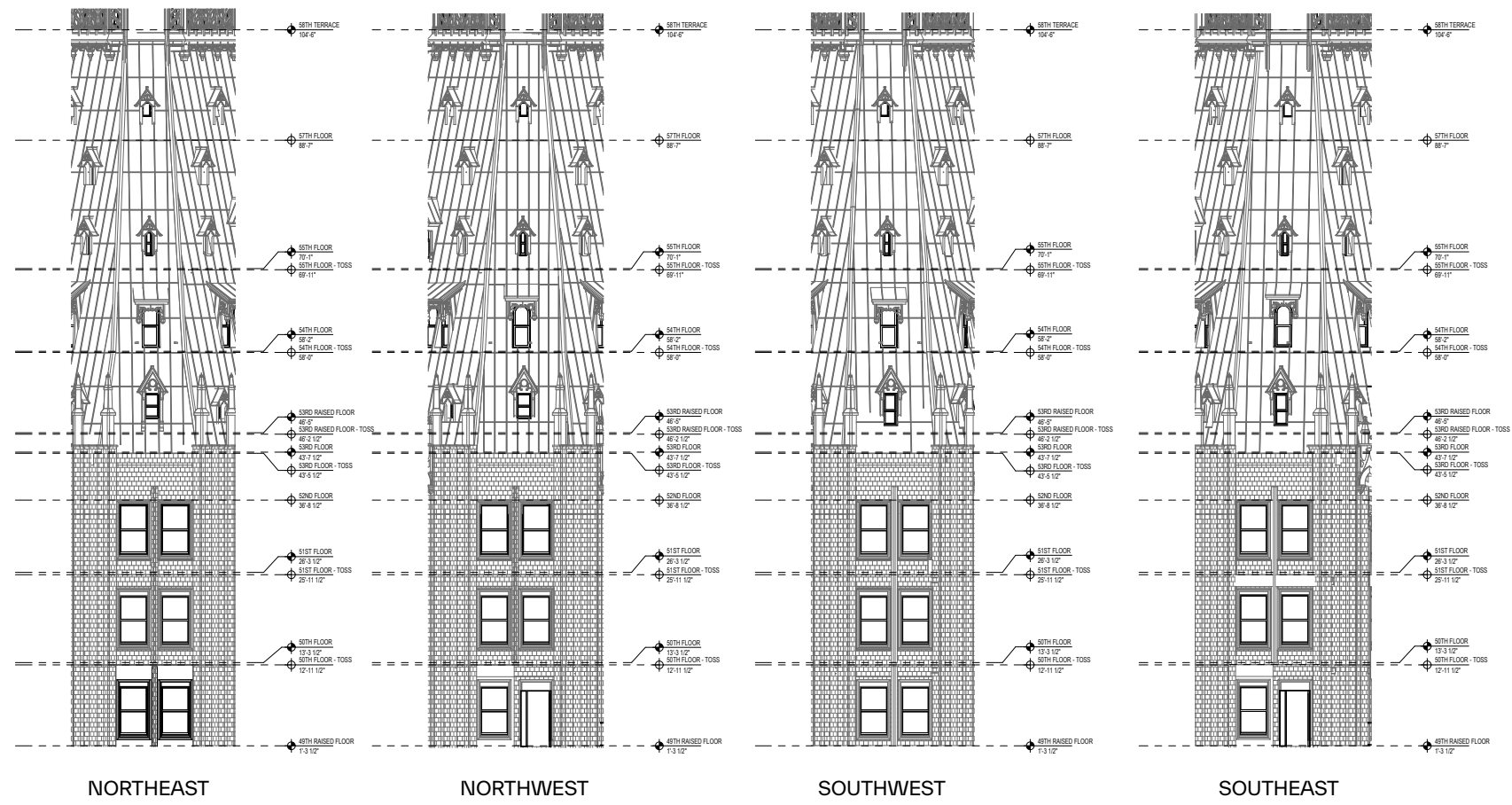
## EXISTING ELEVATION - WEST



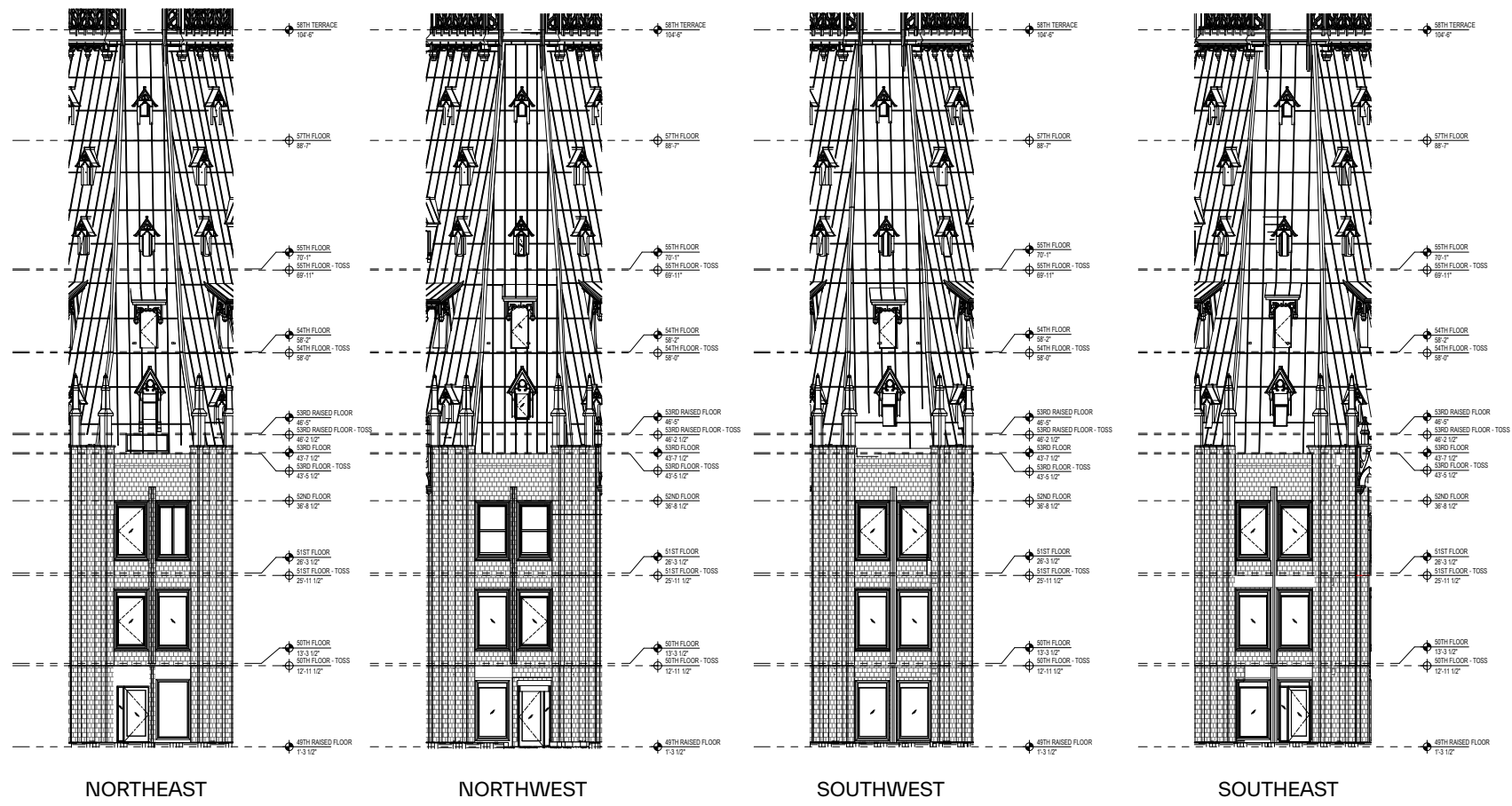
EXISTING

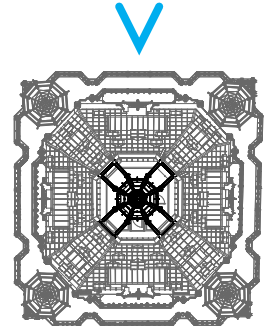


PROPOSED

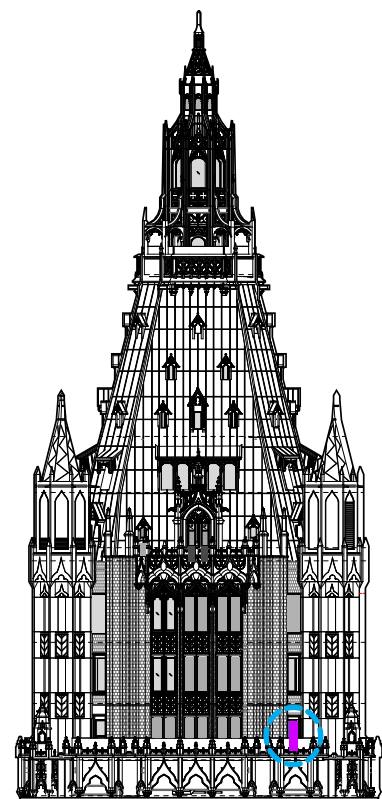




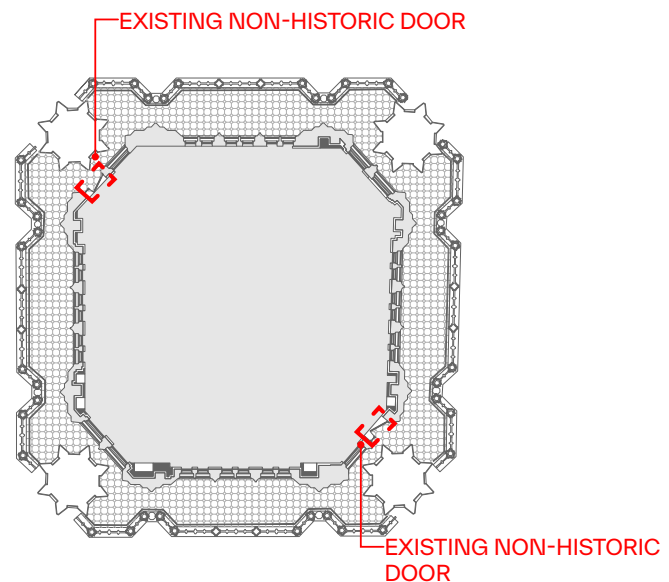




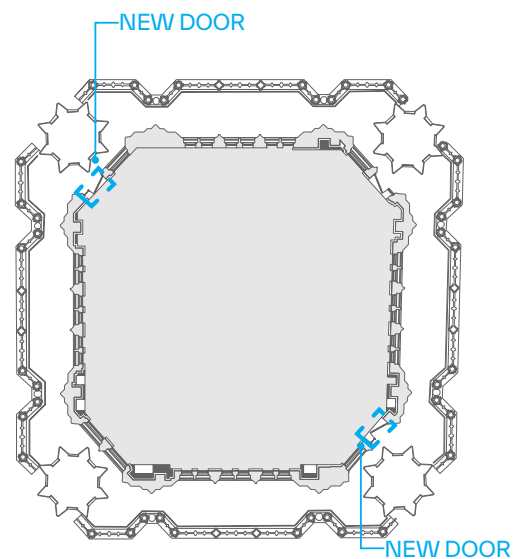
KEY PLAN



NORTH (PROPOSED)



EXISTING CONDITION



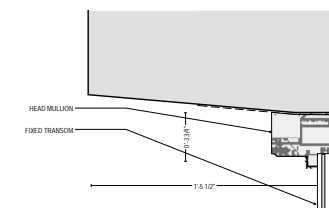
PROPOSED CONDITION



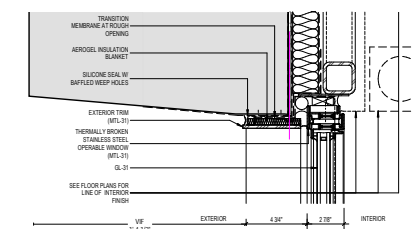
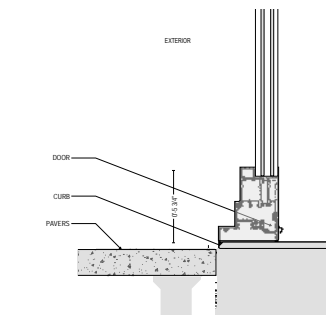
EXISTING CONDITION



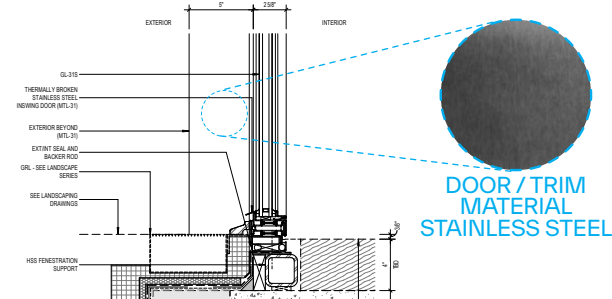
PROPOSED CONDITION



EXISTING SECTION

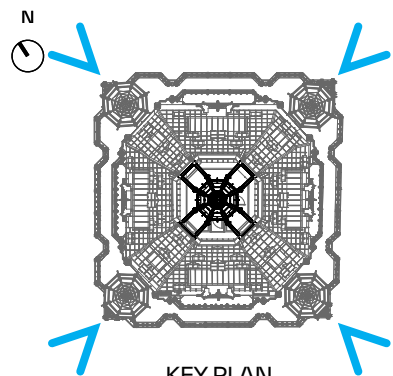


PROPOSED SECTION

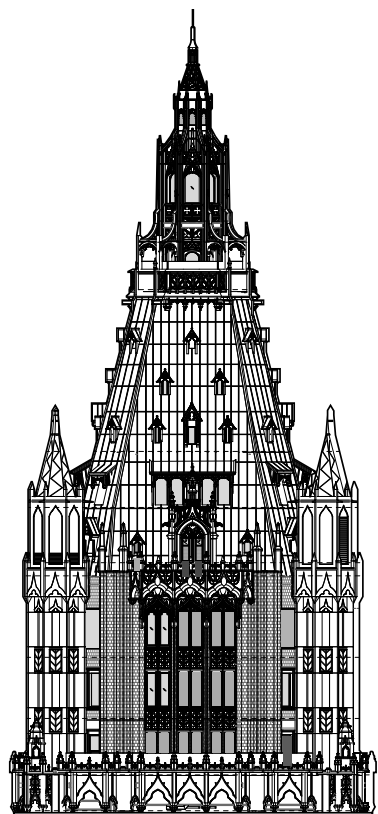


DOOR / TRIM  
MATERIAL  
STAINLESS STEEL





PAINTING OF NON-HISTORIC  
EXISTING ELECTRICAL PANEL -  
TO MATCH TOURELLE



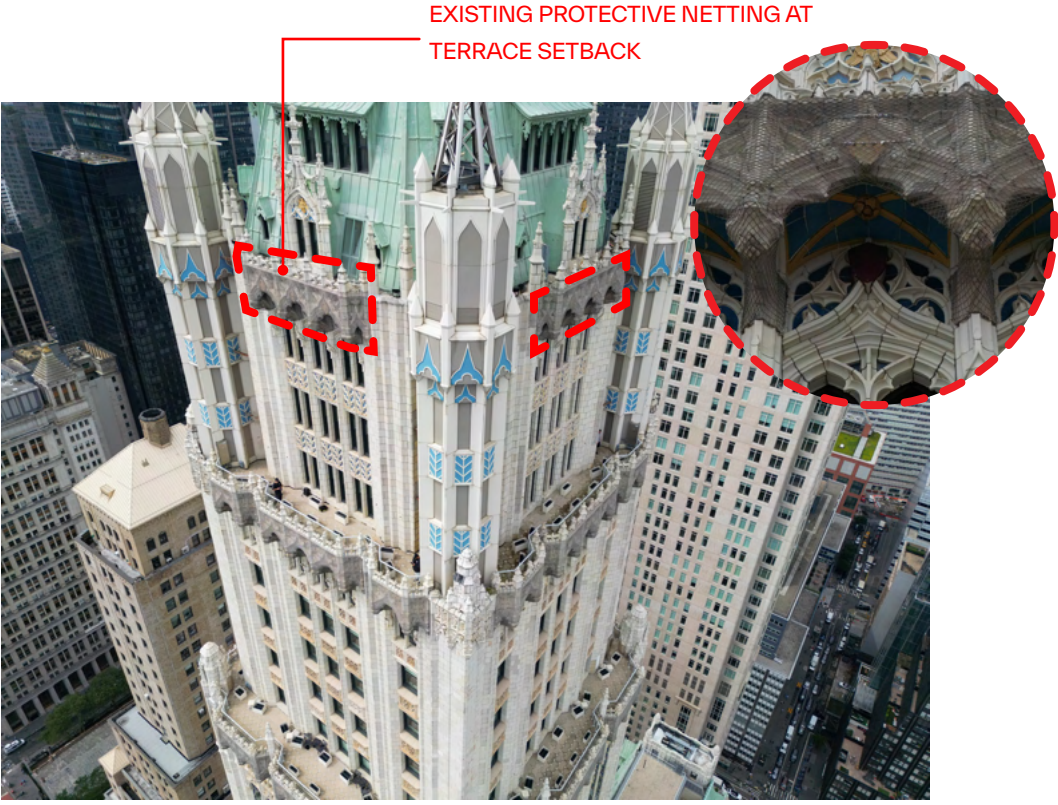
L49



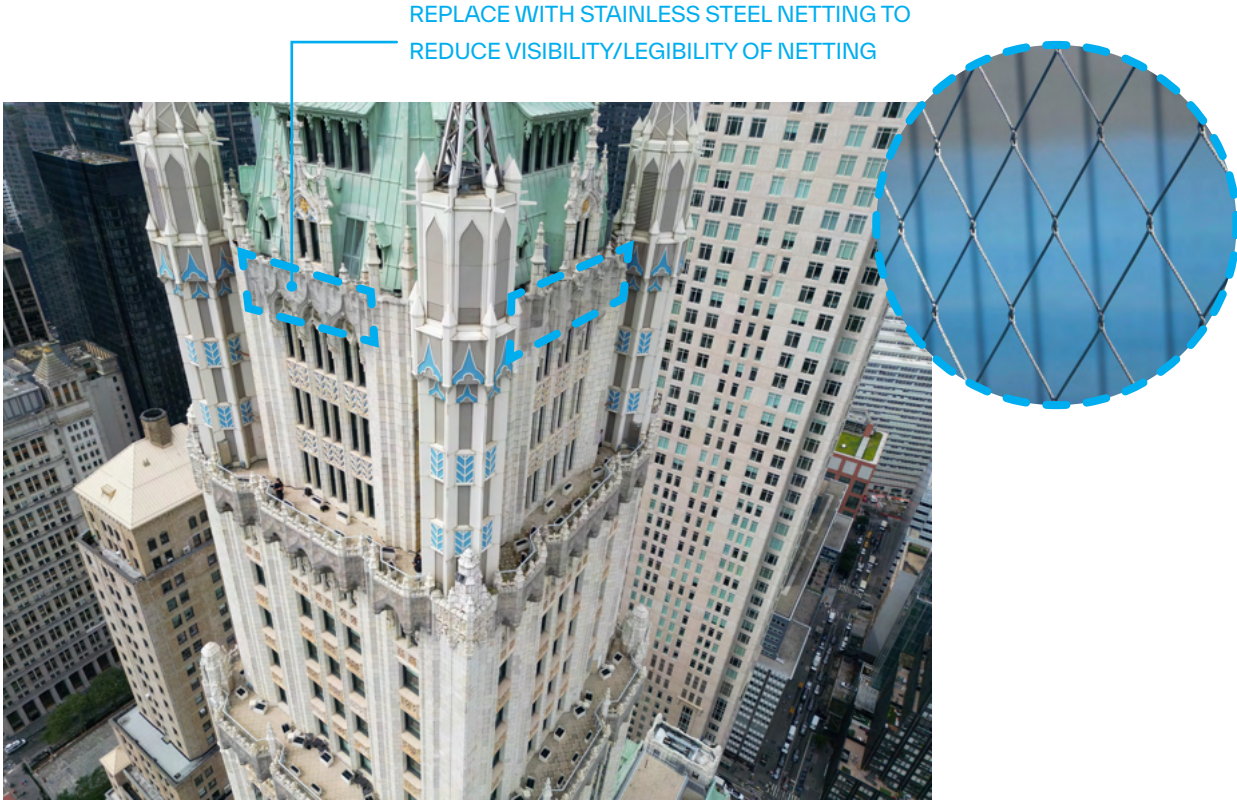
EXISTING CONDITION



PROPOSED CONDITION



EXISTING CONDITION



PROPOSED CONDITION



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