

October 21, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-02128

390 Fifth Avenue – Gorham Building – Individual Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 189 6727

Passcode: 366871

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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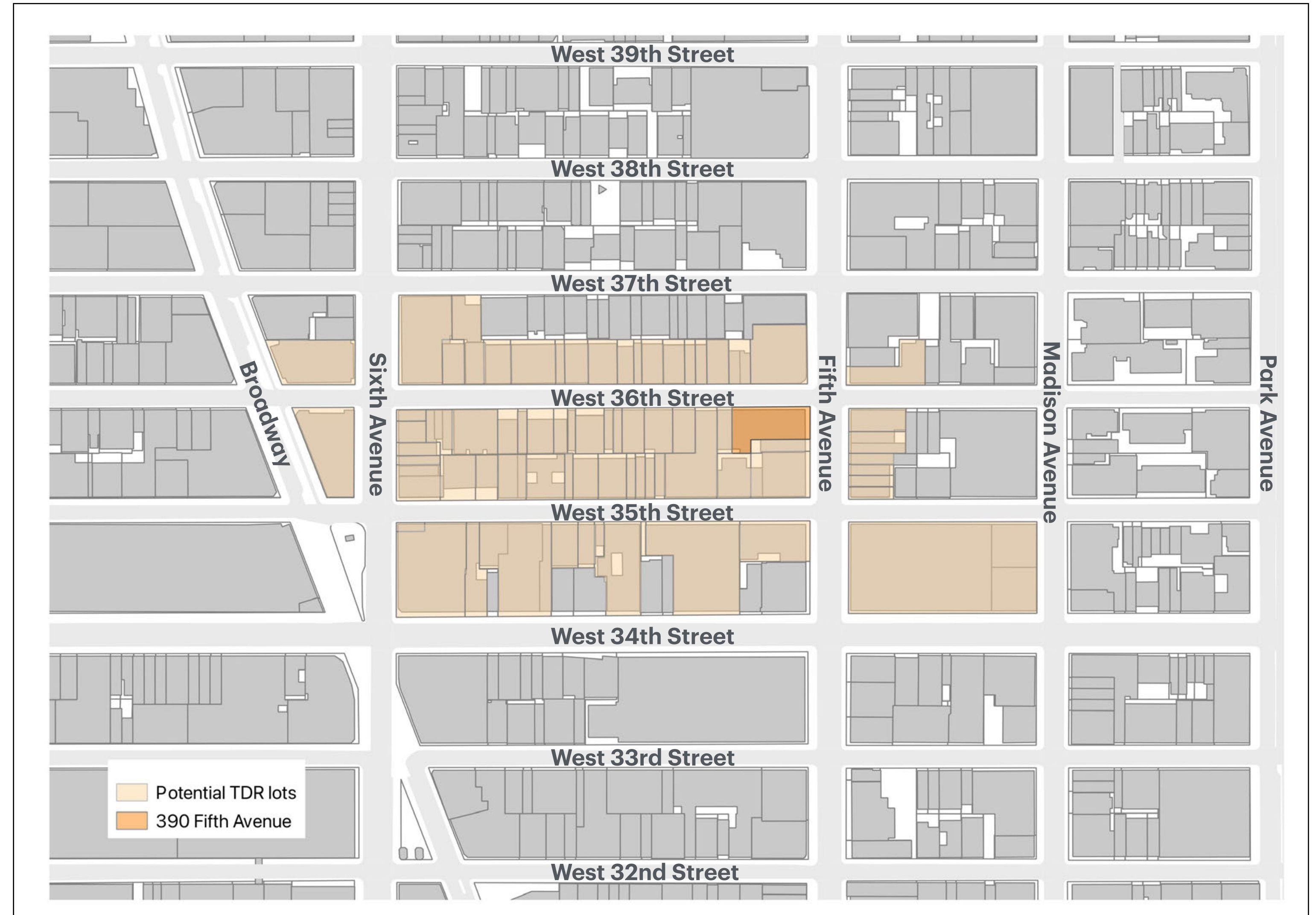
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ZR Section 75-422

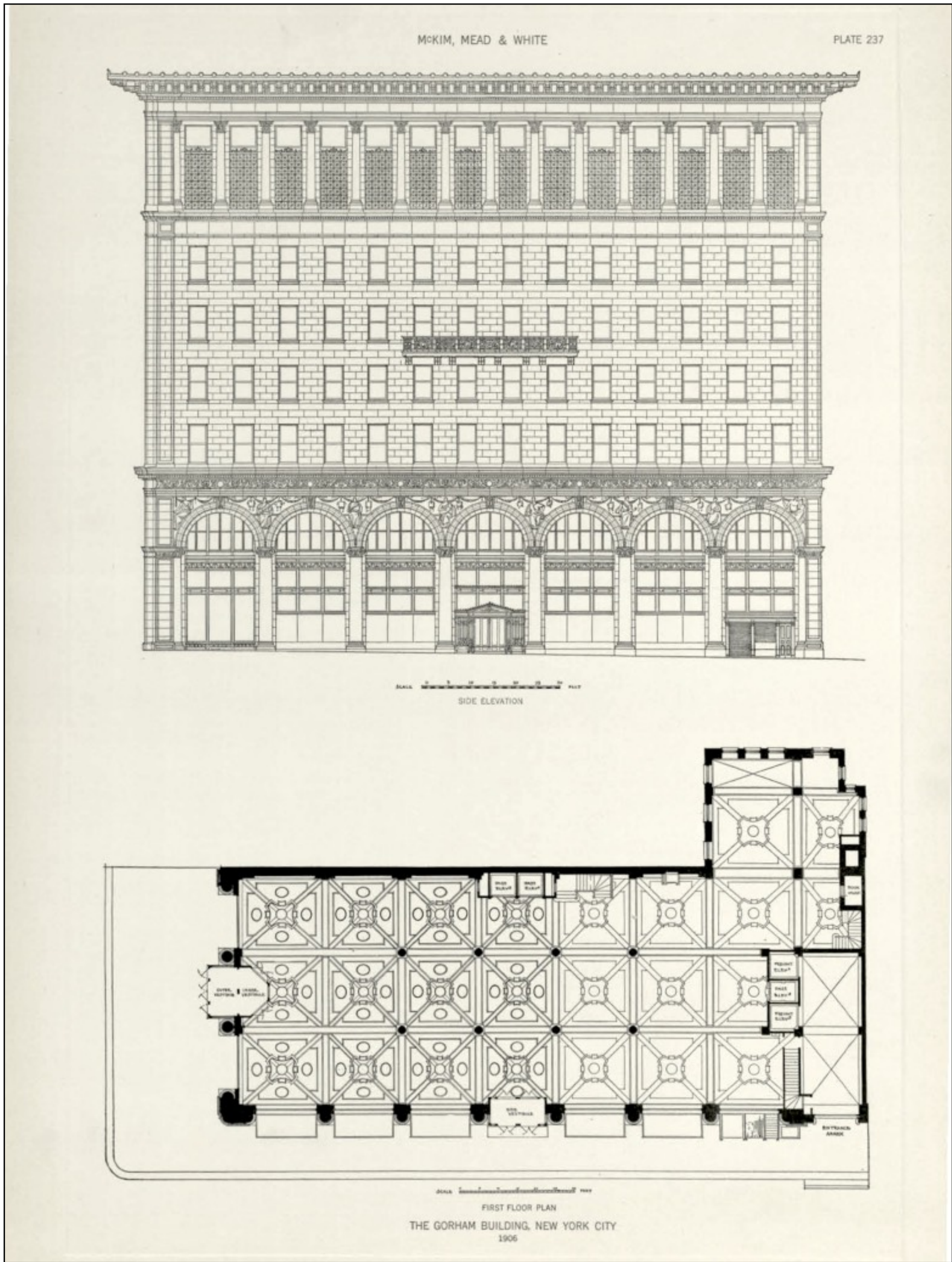
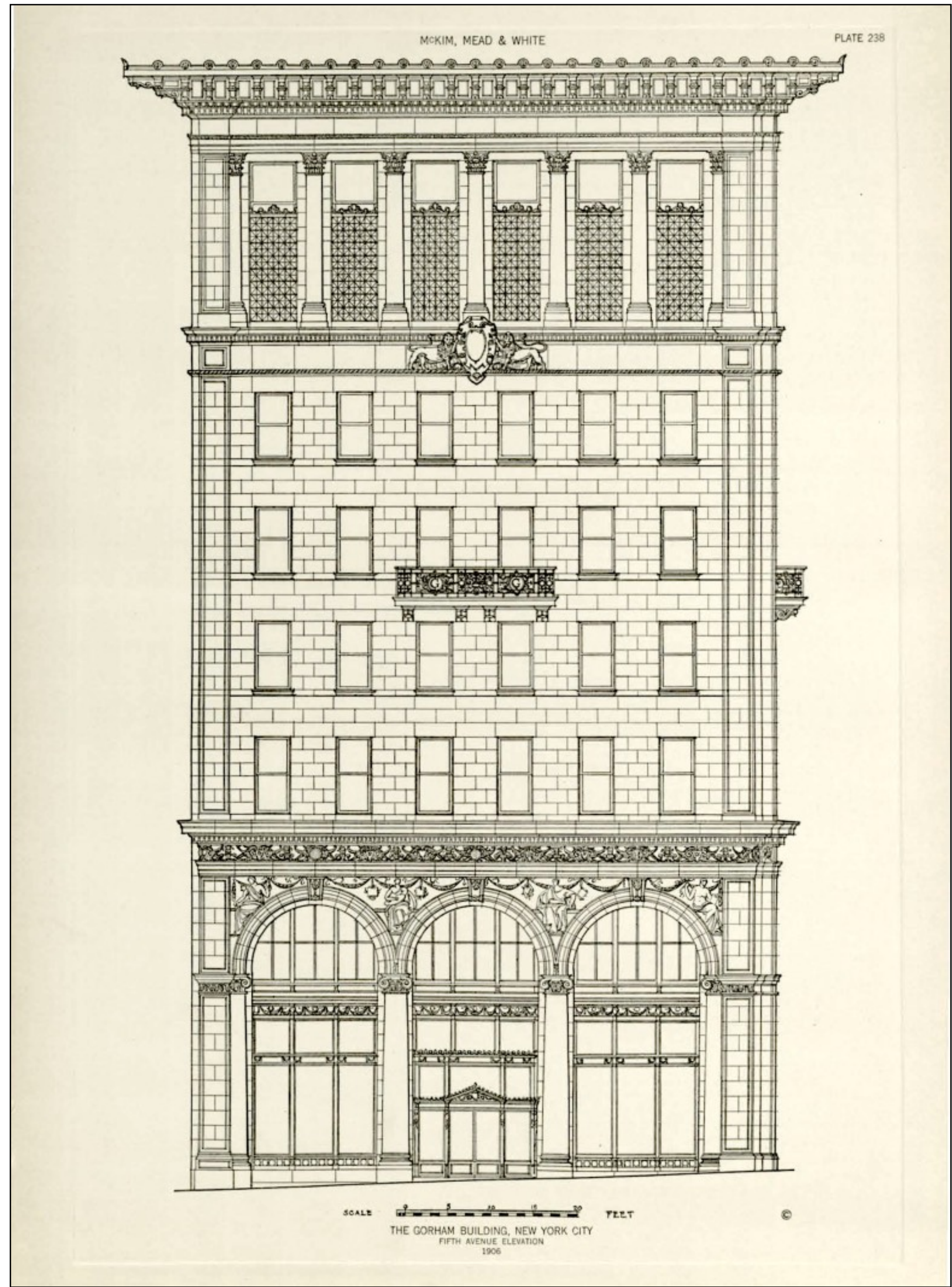
Transfer of development rights from landmarked buildings

A transfer of development rights from a Landmark site (the granting lot) to receiving lots within the surrounding area may be certified by the City Planning Commission provided that the following are approved by the Landmarks Preservation Commission:

- Materials to demonstrate the establishment of a program for the continuing maintenance of the landmark building or other structure; and
- A report from the Landmarks Preservation Commission concerning the continuing maintenance program of the landmark building or other structure.







Original drawings
(A Monograph of the Work
of McKim, Mead & White,
1879-1915)

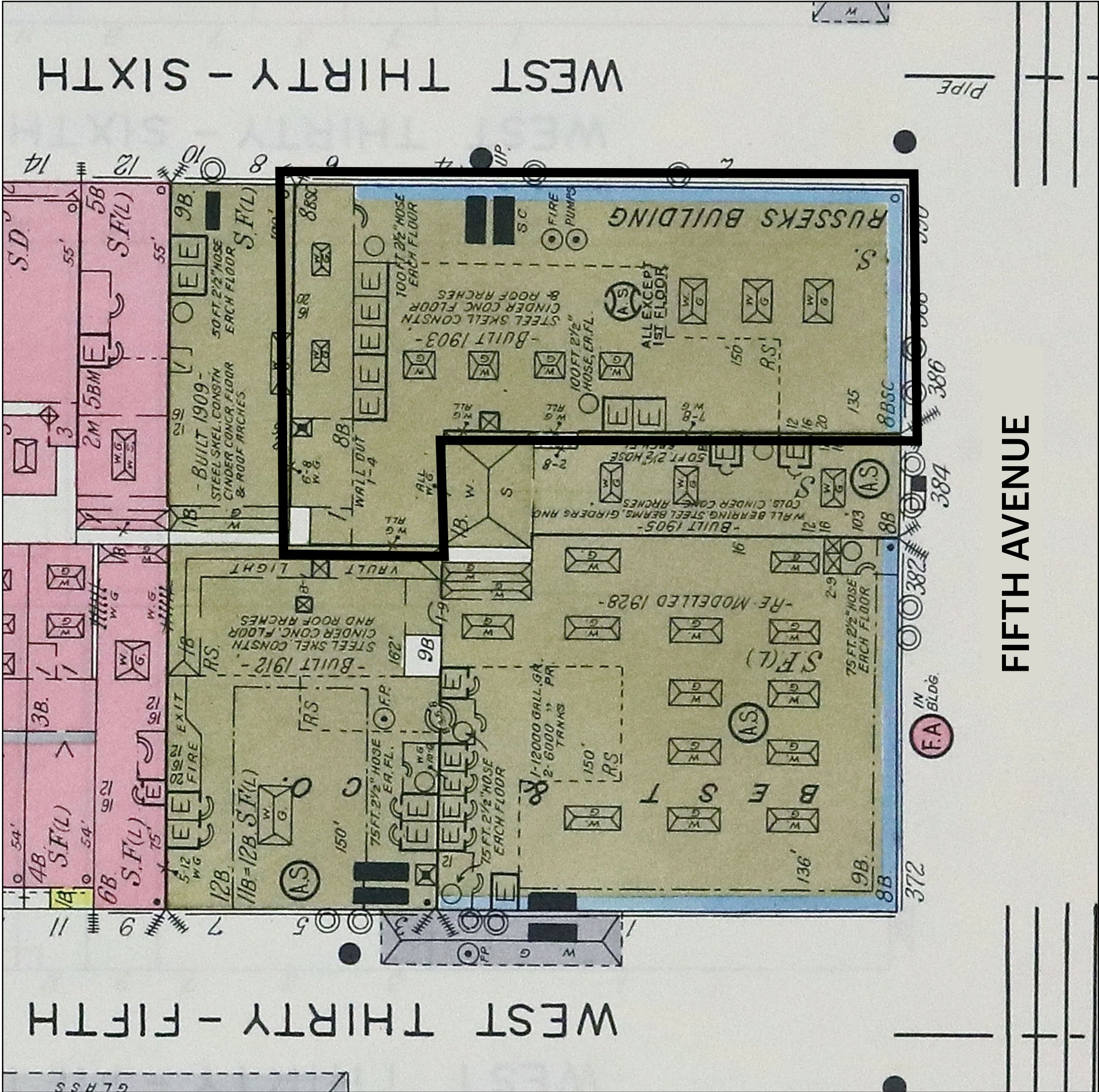


Ca. 1906 view (Library of Congress)





1925 view (MCNY)

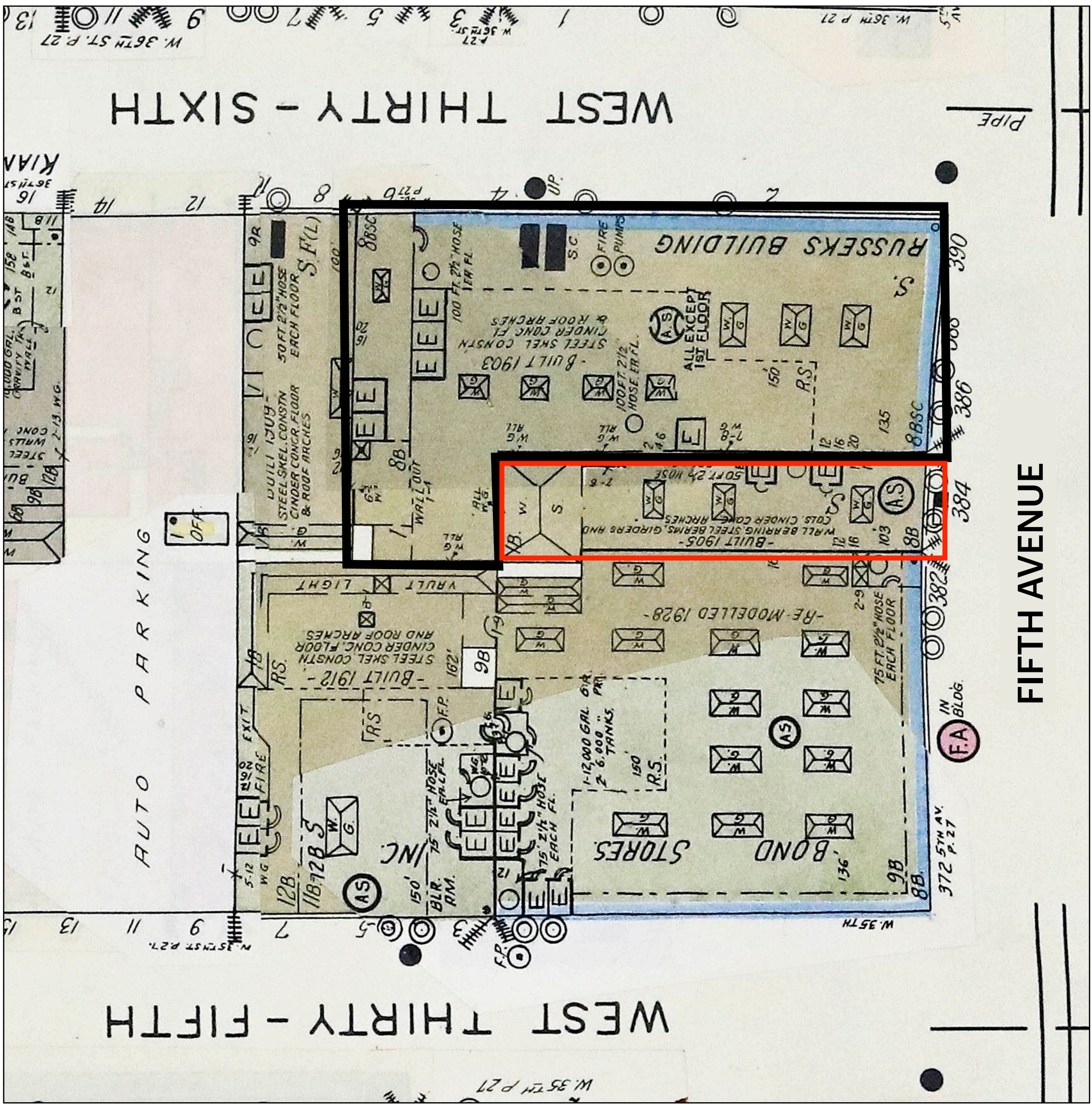


1929 Sanborn map

HISTORIC CONTEXT



1940 tax photograph (NYC Municipal Archives)



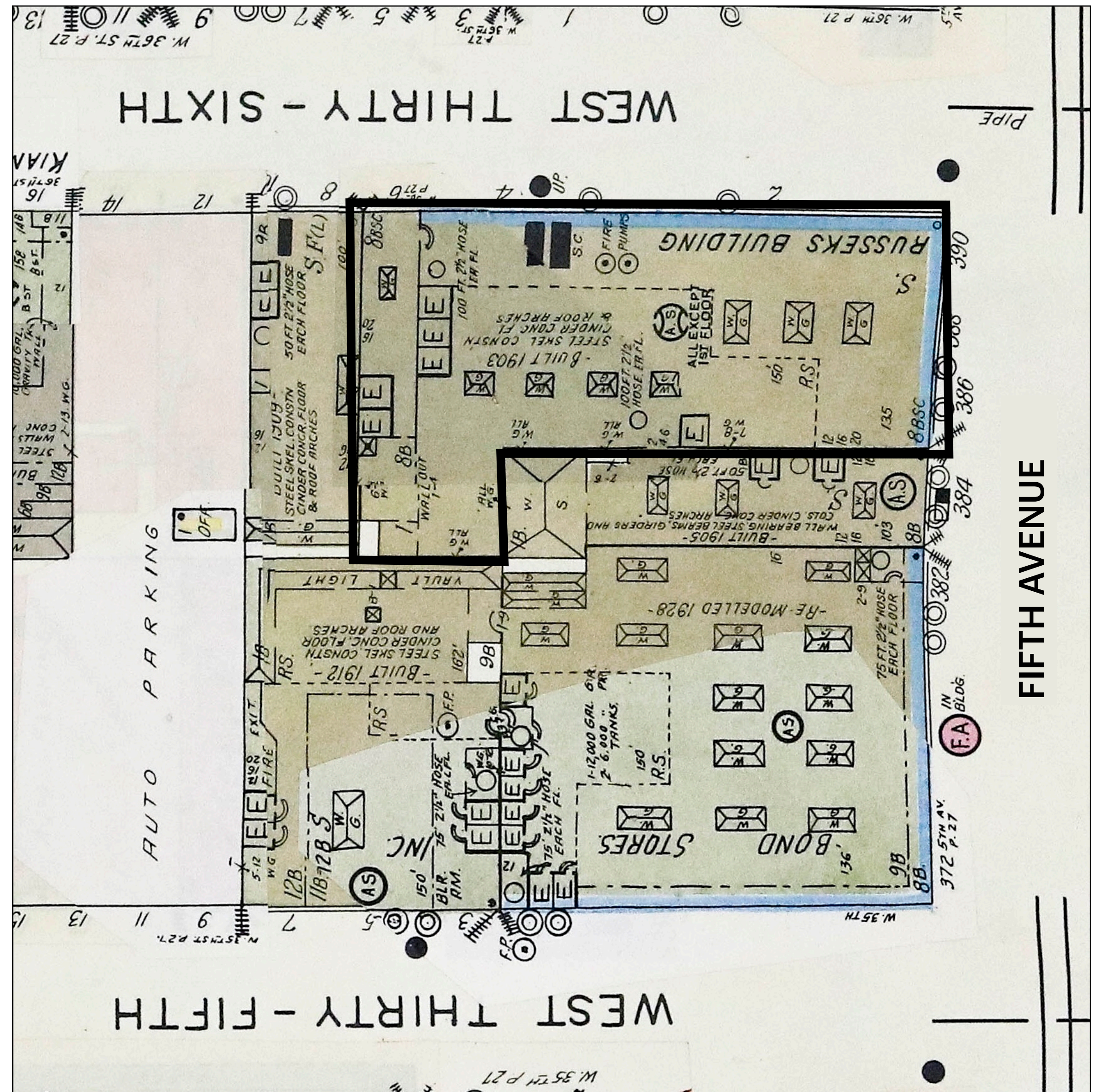
1950 Sanborn map

HISTORIC CONTEXT

390 FIFTH AVENUE - GORHAM BUILDING
LPC PUBLIC HEARING - OCTOBER 21, 2025



1940 tax photograph (NYC Municipal Archives)



1950 Sanborn map

HISTORIC CONTEXT



1998 designation photo (LPC)



1998 designation photo (LPC)



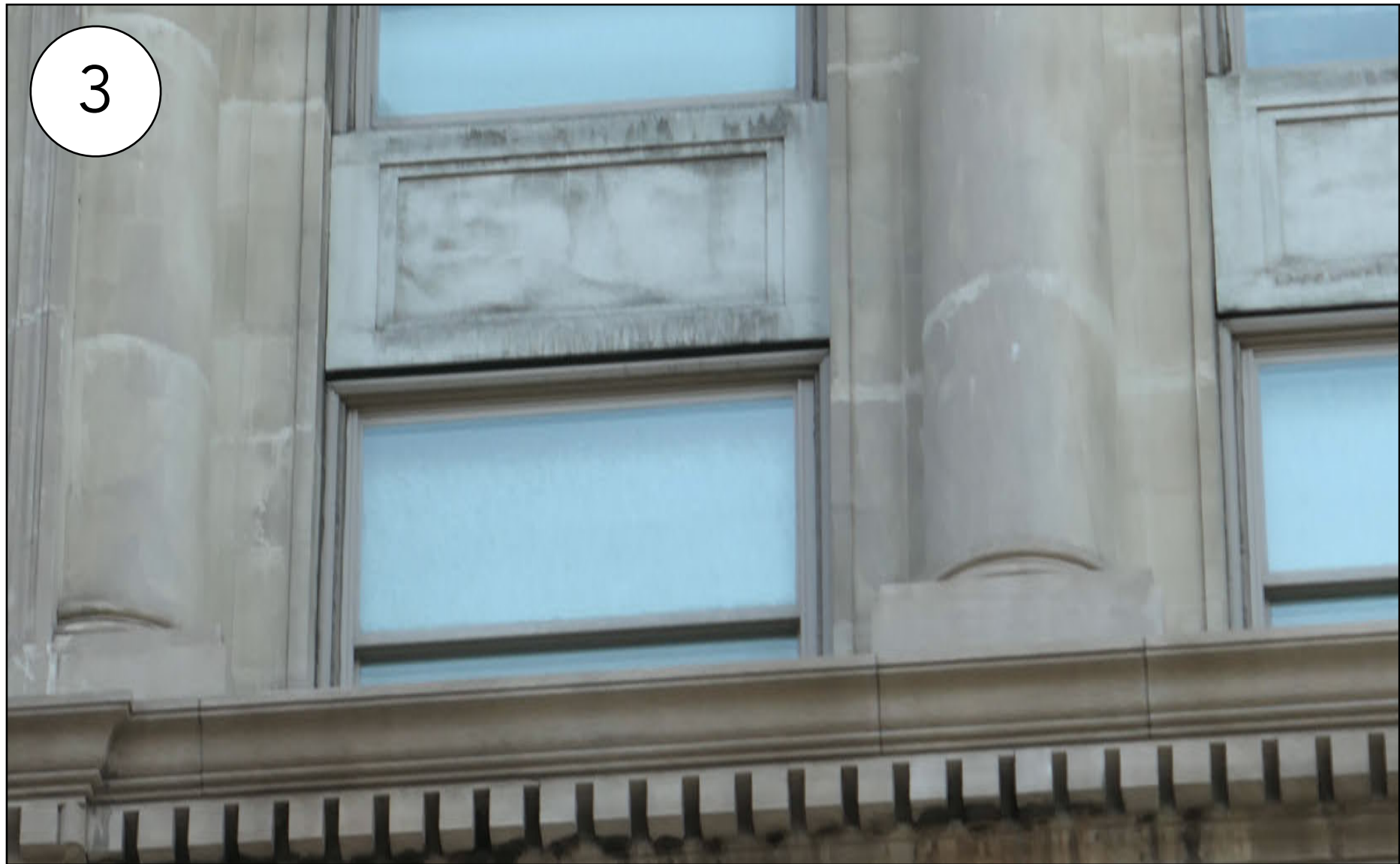
EXISTING CONDITIONS

LIMESTONE CONDITIONS



- 1 Coating deterioration, carbon deposits, and biological growth are evident at the limestone storefront cornice.
- 2 Staining and discoloration are visible at limestone units throughout the facades.
- 3 Limestone cracking is visible through coated limestone at the building base.
- 4 Anchor holes and un-used metal anchors are found throughout the facades.

LIMESTONE CONDITIONS



- 1 Previous patch repairs do not match the existing limestone, and open joints are evident throughout the facades.
- 2 Runoff from patinated bronze balcony railings is staining the limestone platforms and brackets.
- 3 Limestone spandrel panels at the loggia have been coated and do not match the historic limestone facade.
- 4 Limestone facade ornament is soiled, particularly at the cartouche on Fifth Avenue.

METALWORK CONDITIONS



- 1 Bronze balcony railings are weathered and patinated, and run-off is staining the surrounding limestone.
- 2 The copper cornice is weathered and patinated green.
- 3 The bronze frieze at the storefront cornice has been coated.
- 4 Some cornice elements are bent out of plane, creating holes where water can intrude into the roof system.

WINDOW CONDITIONS



- 1 Sealant joints around aluminum window perimeters require maintenance, typical at upper floors.
- 2 Sealant joints and glazing putty require maintenance at historic steel windows located at building base.
- 3 Excess paint is visible on the glass of historic steel windows located at building base.

MISCELLANEOUS CONDITIONS



- 1 Louvers installed within storefront spandrel panels are deteriorated and require maintenance or replacement. Un-used conduit remains from previous light fixture installations throughout.
- 2 The corner of the bronze frieze was removed in the 1960s and a concrete patch was installed. The concrete is exhibiting localized cracking and should be assessed.
- 3 The aluminum storefront system shows signs of staining and deterioration. Fasteners should be checked and maintained throughout.
- 4 The granite columns on 36th Street are exhibiting staining at the bases. Cracking is also evident at anchor locations.

MISCELLANEOUS CONDITIONS



- 1 Marble cladding is soiled and damaged at the south pier on Fifth Avenue.
- 2 Plywood has been installed in place of marble at the east pier on 36th Street. Above and below, the marble cladding is soiled and damaged.



Storefront Cornice Repairs

- Remove coating, soiling, and biological growth at limestone elements with appropriate paint stripper and chemical cleaner(s)
- Repair cracked and/or spalled limestone with restoration-grade repair mortar
- Repoint limestone joints with mortar matching the historic (a mortar analysis will be required)
- Remove coating at bronze frieze with appropriate paint stripper and restore original bronze finish
- At corner of storefront cornice, paint concrete patch to match adjacent material



Masonry Facade Repairs

- Remove soiling and biological growth at limestone throughout entire facade with appropriate chemical cleaner(s)
- Remove coating from loggia spandrel panels (between floors 7 and 8) with appropriate paint stripper
- Install new sealant at window perimeters



Masonry Facade Repairs

- Repair cracked and/or spalled limestone units with restoration-grade repair mortar
- Replace limestone units damaged beyond repair with new limestone dutchmen
- Replace non-matching limestone unit repairs with new patches or limestone dutchmen
- Repoint limestone joints, as required, with mortar matching the historic (a mortar analysis will be required)
- Remove misc. metal anchors and repair holes



Metal Repairs

- o Remove patina from bronze balcony railings and restore historic finish
- o Repair bent elements, holes, and missing fasteners in copper cornice, as required
- o Reinstall polychromy and gilding at underside of copper cornice (a finishes analysis will be required)
- o Install new waterproofing and flashings at balconies and copper cornice



Base/Storefront Repairs

- Clean and refinish existing c.1960s aluminum framing across base
- Remove unused conduit across base
- Re-finish or replace through-spandrel louvers
- Replace plywood with new marble cladding, matching existing, at pier on 36th Street
- Repair damaged/soiled marble cladding at two piers (one on Fifth Avenue and one on 36th Street)



Base/Storefront Repairs

- Remove paint, clean glazing, and repaint historic arched windows on 36th Street, color to match historic (a finishes analysis will be required)

CONTINUING MAINTENANCE PLAN

The Periodic Inspection shall include (but not be limited to) the following portions of the Designated Structure:

- (i) All masonry portions of the building, including but not limited to:
 - (a) All walls;
 - (b) Foundations;
 - (c) Mortar joints;
 - (d) Lintels, sills, band courses, cornices, and projecting balconies;
 - (e) Parapets and copings;
 - (f) Window and door openings
 - (g) Caulking, where necessary; and
 - (h) Statuary and decorative stone.
- (ii) All windows (sash and frames) and doors;
- (iii) All metal work, including but not limited to:
 - (a) Decorative railings; and
 - (b) Cornices.
- (iv) All areas of the roof, flashing, drainage, and rainwater systems;
- (v) All skylights and bulkheads;
- (vi) Ground floor infill; and
- (vii) Structural integrity.





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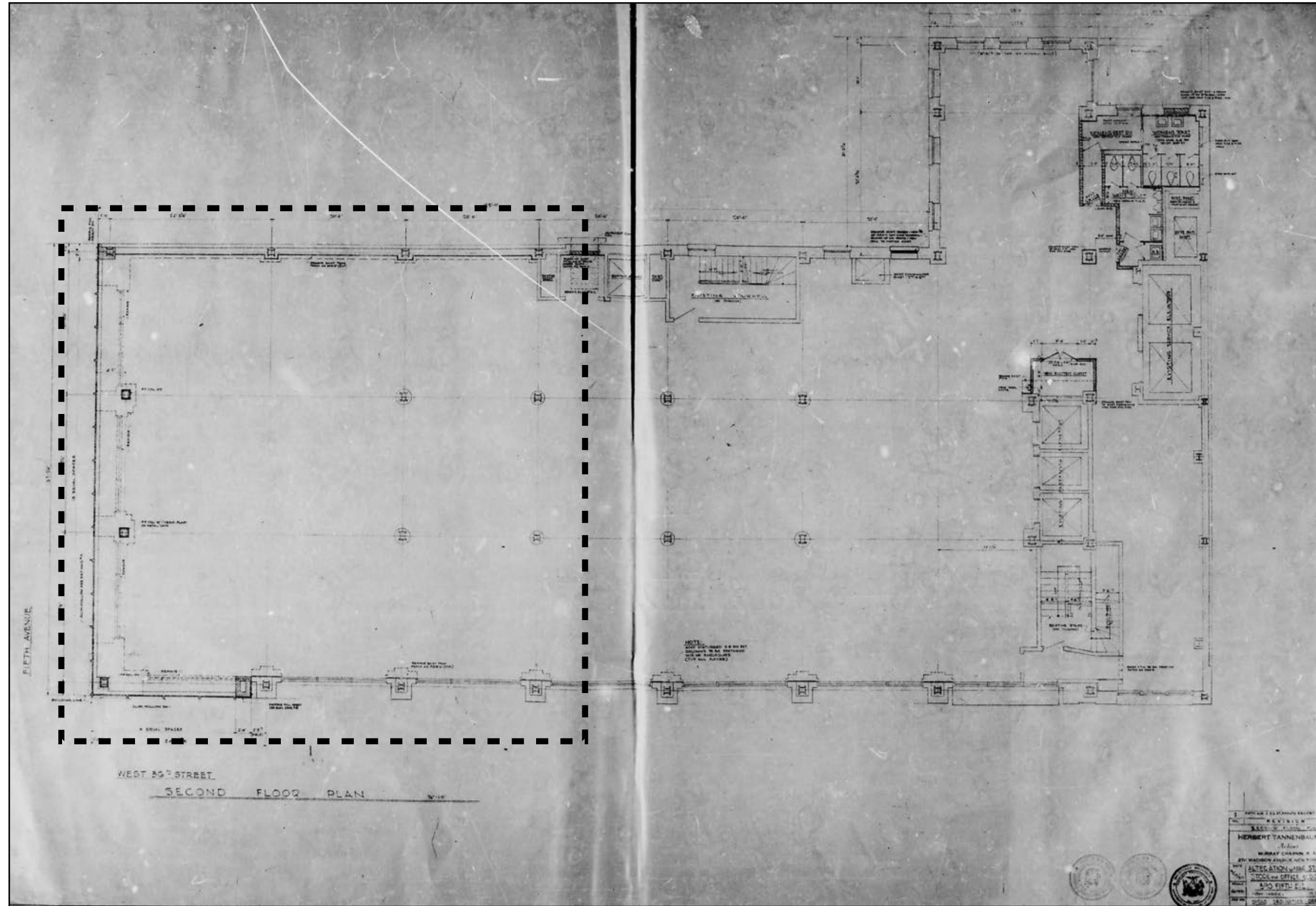
APPENDIX



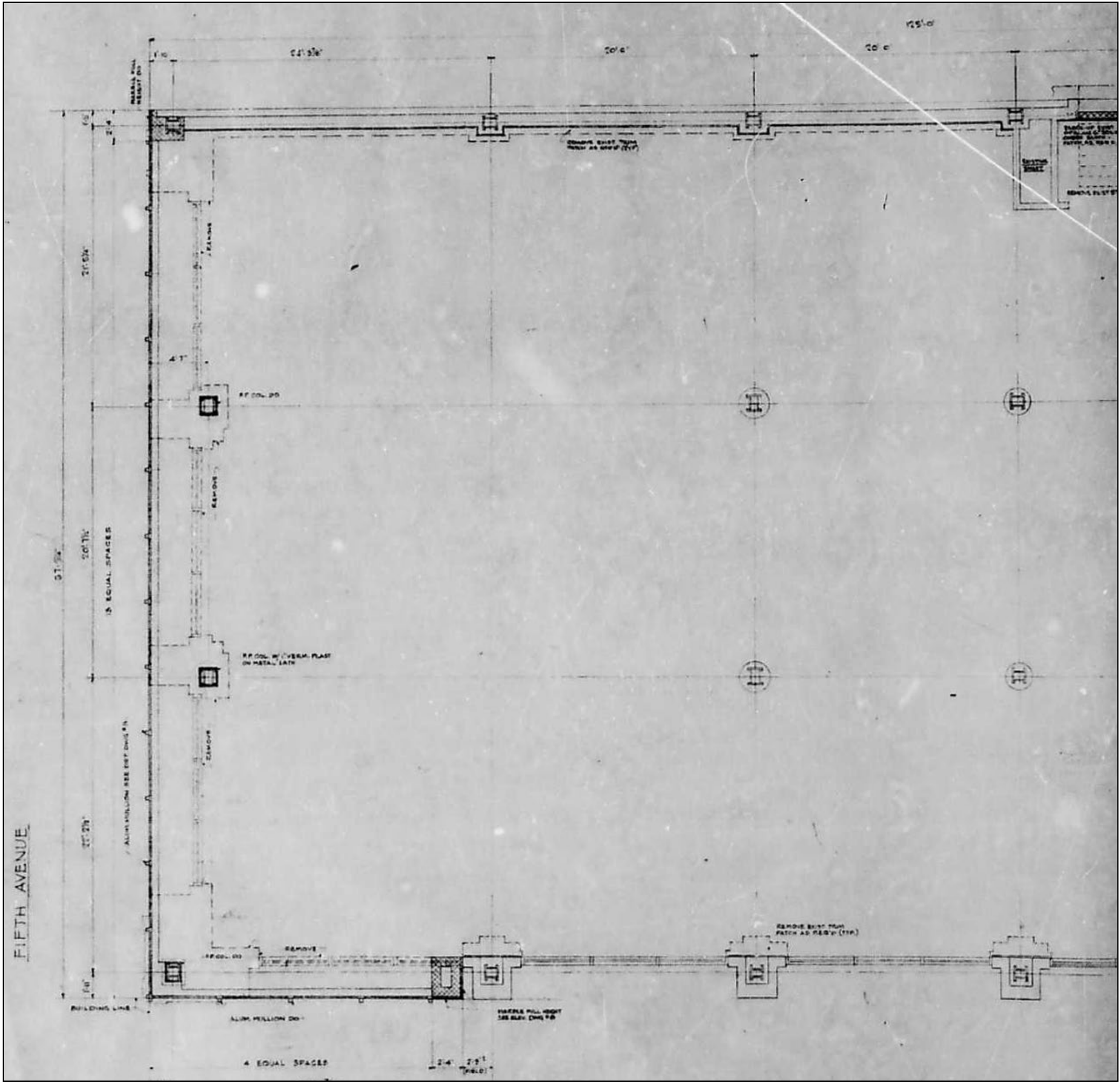
Fifth Avenue base

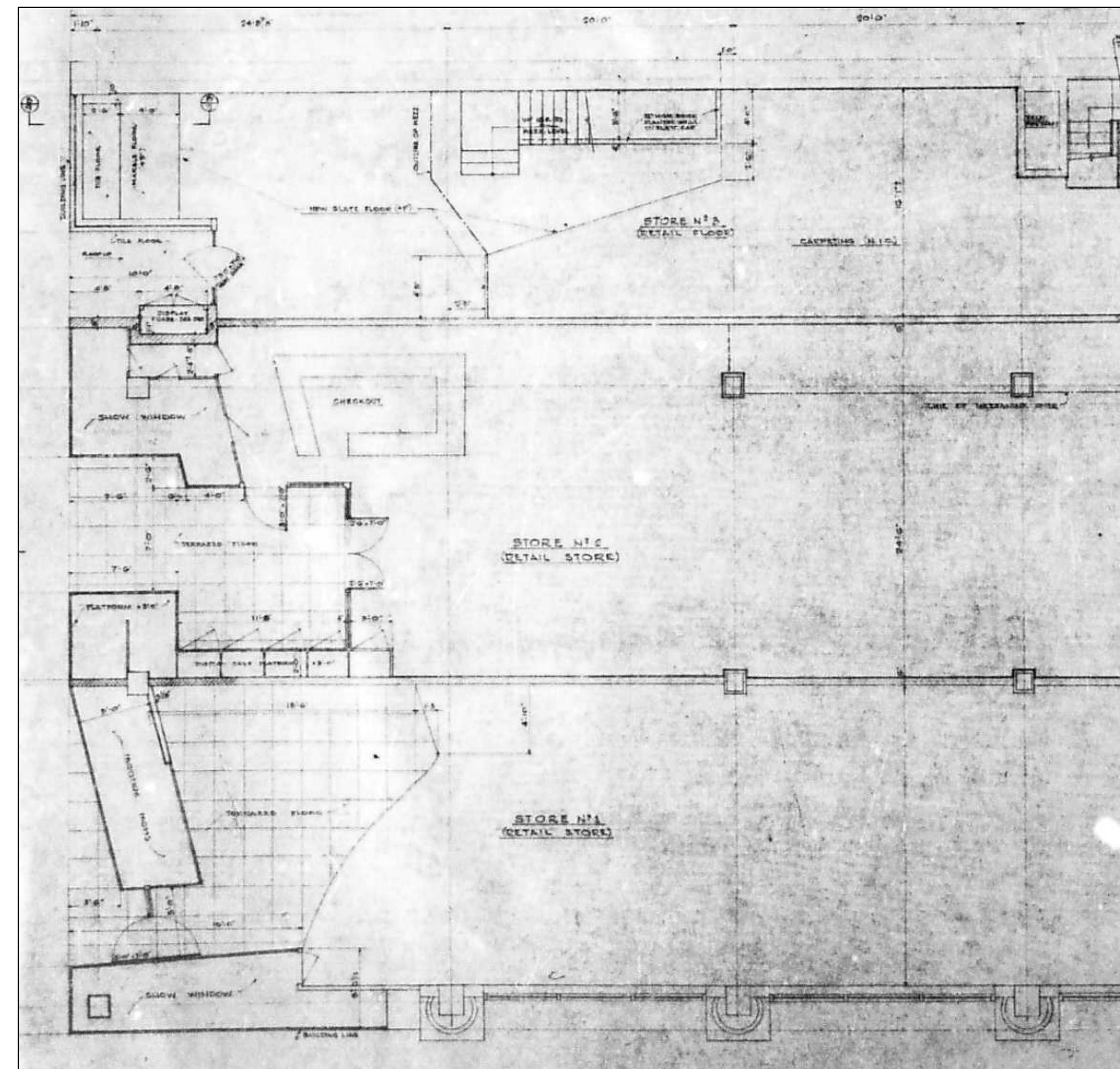
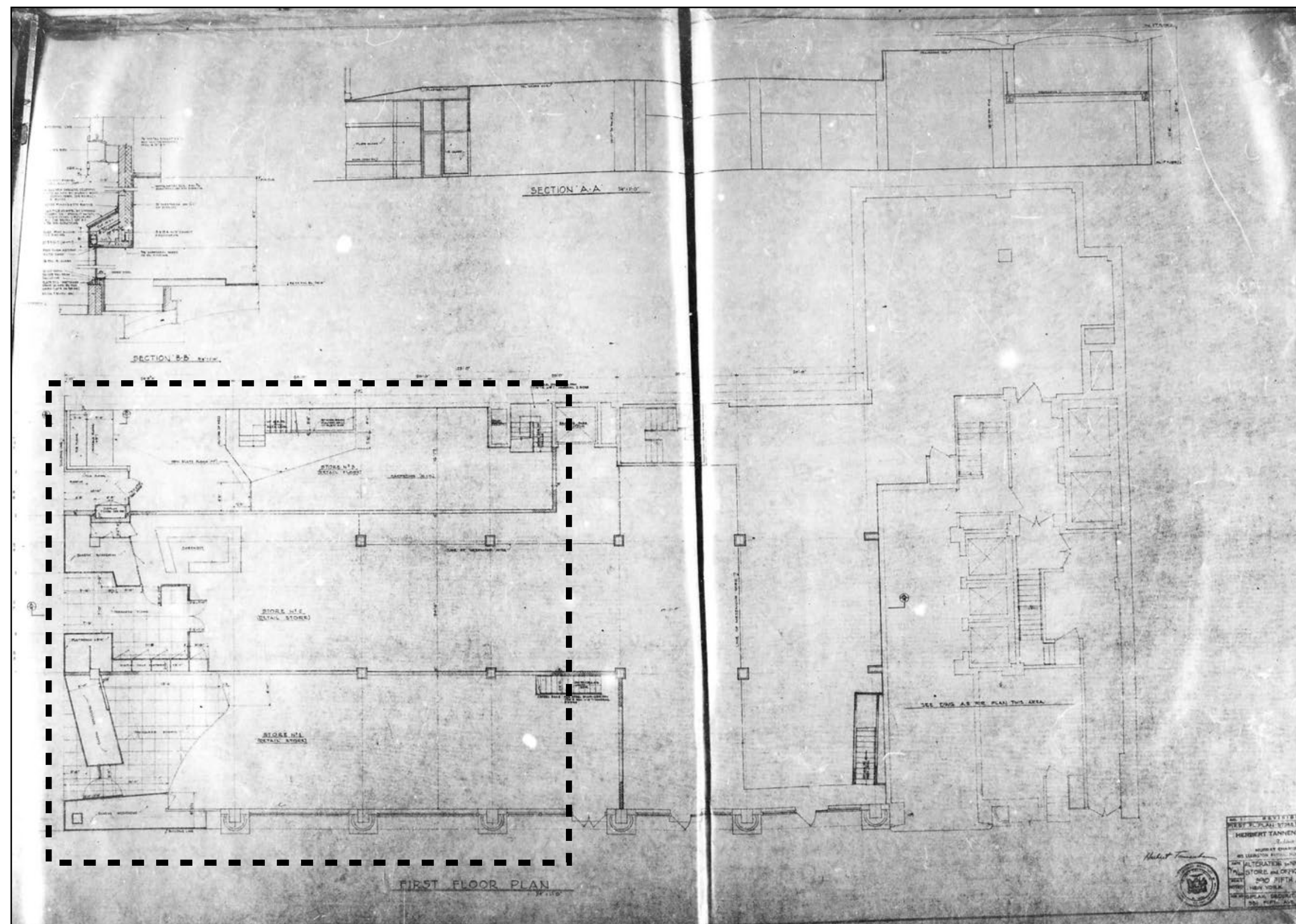


West 36th Street base



1959 Second Floor Plan (DOB)





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