

May 5, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-07668

## 105 Fifth Avenue – Ladies' Mile Historic District Borough of Manhattan

To testify virtually, please join Zoom

**Webinar ID:** 161 198 1457

**Passcode:** 180173

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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Docket Number: LPC-26-07668

FOLIO HOUSE  
Exterior Alteration/Restoration Package

LPC Public Hearing: May 5, 2026

# FOLIO HOUSE 105 5TH AVENUE NEW YORK, NY 10003

## EXISTING BUILDING ELEVATION

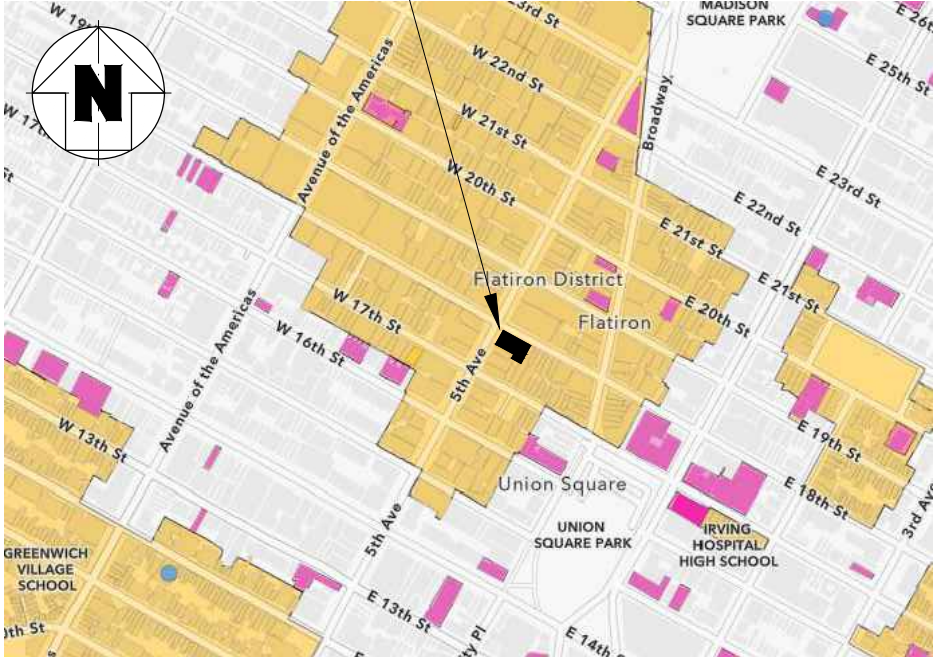
SCOPE OF WORK:  
MATCHING EXISTING ENTRANCE TO ADJACENT  
NEW ADA COMPLIANT STOREFRONT  
NEW LIMESTONE REPLACEMENTS



## HISTORIC DISTRICT MAP - FLAT IRON

SUBJECT PROPERTY  
BOROUGH: MANHATTAN  
BLOCK: 846  
LOT: 71

LEGEND:  
INDIVIDUAL LANDMARK  
HISTORIC DISTRICT BUILDING



## SITE PLOT PLAN

SUBJECT PROPERTY

LEGEND:  
INDIVIDUAL LANDMARK  
HISTORIC DISTRICT BUILDING



## BUILDING INFORMATION:

- **YEAR BUILT:** 1902
- **HISTORIC LANDMARK DESIGNATION:** 1989  
Interior Landmark Status: No  
Exterior Landmark Status: Yes
- **HISTORIC DISTRICT:** Ladies' Mile
- **HISTORIC DESCRIPTION:**  
Style: Neo-Renaissance  
Use: Store and Loft Building

## IMAGE NOTES:

- ① The more modern facades for both Banana Republic and the CO-OP Entry appear to have been placed before the landmark designation was established.
- ② The southernmost entry used to include large stone porticos, proud from the rest of the facade.



HISTORIC IMAGE 1930s:  
VIEW EAST FROM 18TH STREET



HISTORIC IMAGE 1980s:  
VIEW EAST FROM 18TH STREET



HISTORIC IMAGE 1940s:  
VIEW EAST FROM 18TH STREET



HISTORIC IMAGE 1935:  
VIEW OF 5TH AVENUE



HISTORIC IMAGE 1930s:  
VIEW FROM CORNER OF EAST 18TH STREET AND 5TH AVENUE



HISTORIC IMAGE 1935:  
VIEW OF 5TH AVENUE



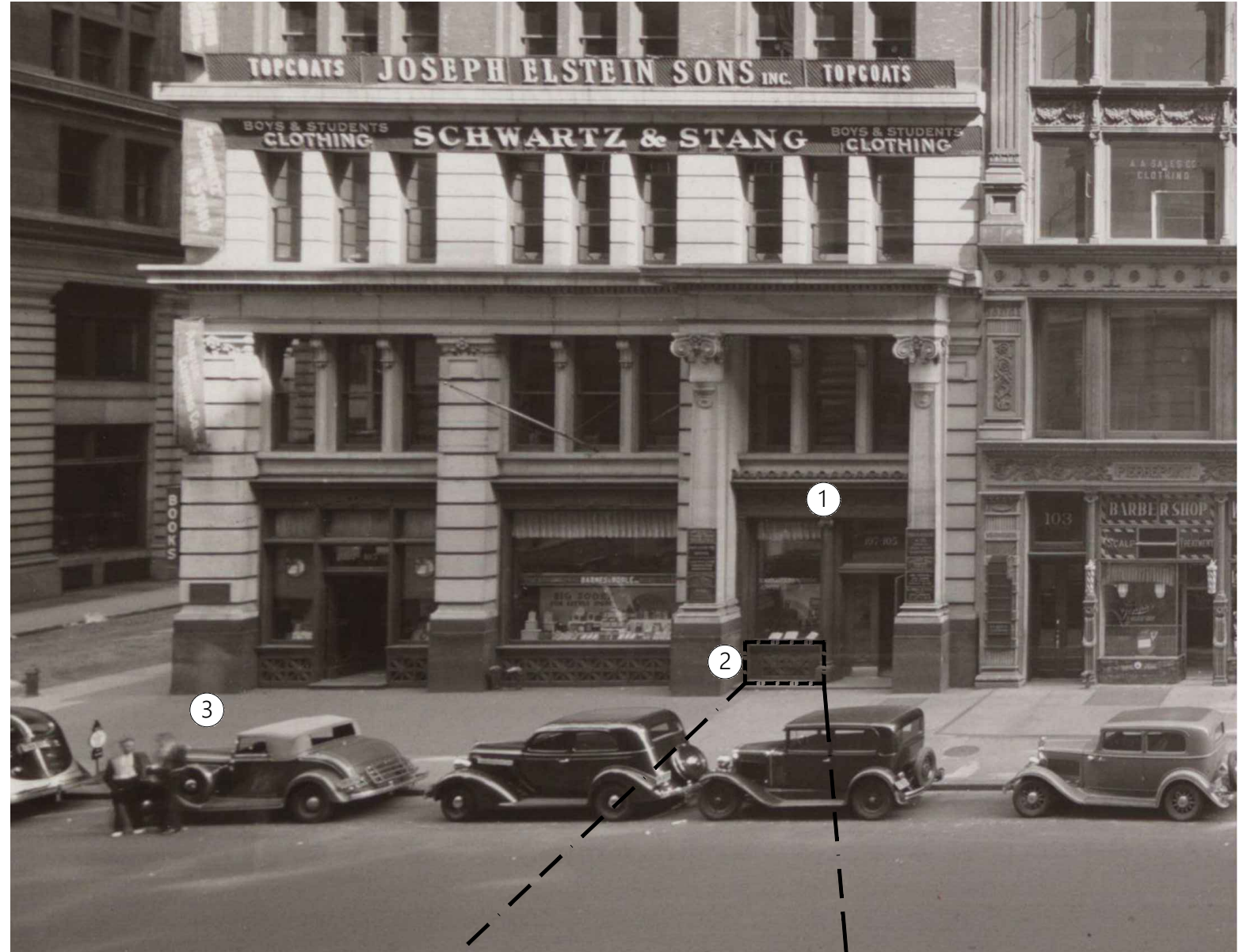
HISTORIC IMAGE 1935:  
VIEW OF 5TH AVENUE -  
STOREFRONT



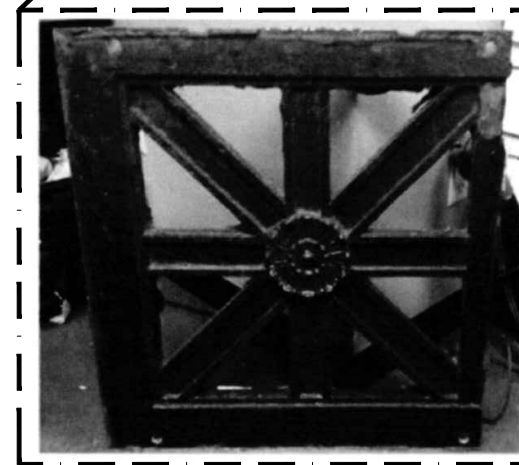
HISTORIC IMAGE 1930s:  
VIEW ON 5TH AVENUE

NOTES

- ① The original entry was a bi-part storefront system with an entry door on the right and window panel on the left.
- ② There is metal works that only extended the length of the window panel.
- ③ The northernmost pilaster limestone pilaster is a larger width than the intermediary pilasters.



HISTORIC IMAGE 1935:  
VIEW ON 5TH AVENUE



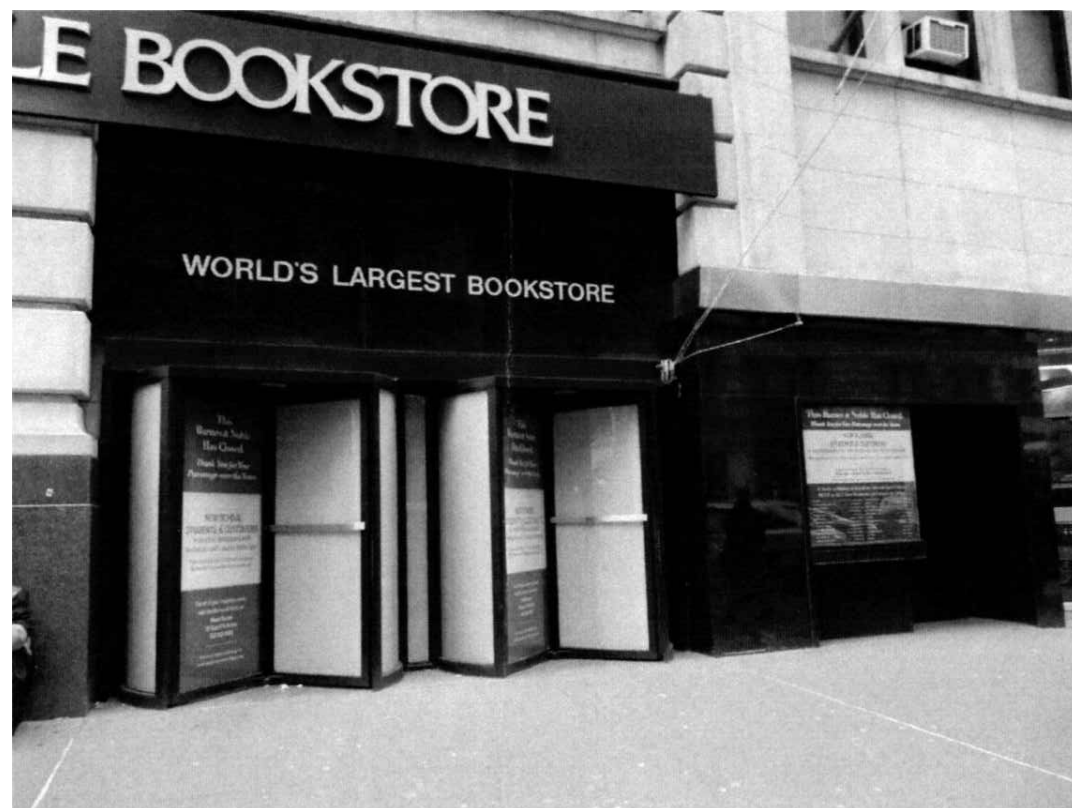
EXAMPLE: ORIGINAL GRILLE  
REMOVED BY BANANA REPUBLIC



EXISTING GRILLE AT BANANA  
REPUBLIC TO REPLICATE



HISTORIC IMAGE 2000s:  
VIEW EAST FROM 18TH STREET



HISTORIC IMAGE 1980s:  
BARNES AND NOBLE STORE FRONT

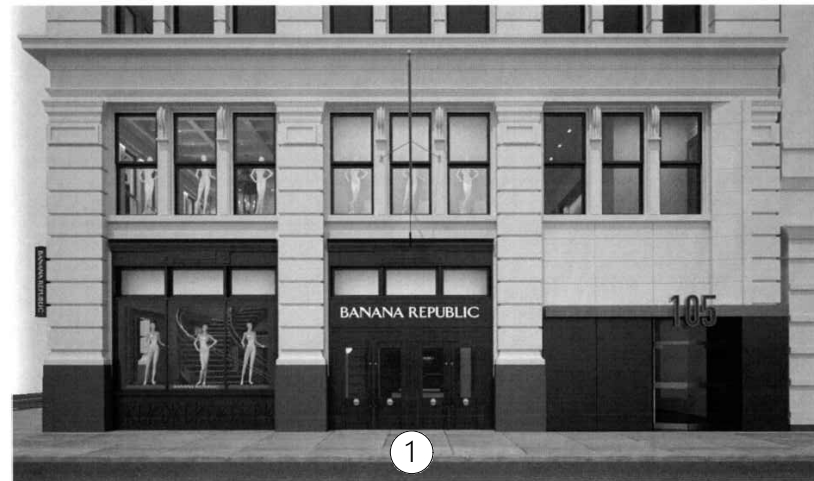
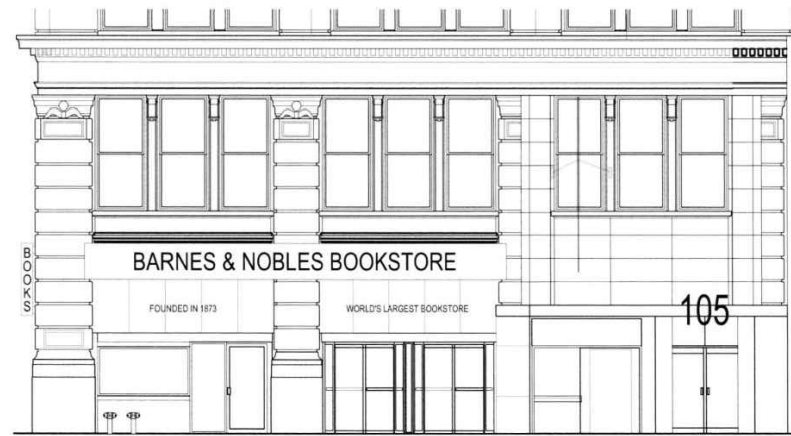


HISTORIC IMAGE 1980s:  
VIEW OF 5TH AVENUE

NOTES: BANANA REPUBLIC WORK

The most recent facade work on 5th Avenue and E 18th Street is the work Banana Republic did when they took over Barnes and Noble. Their work commenced around 2014.

In reviewing the condition before starting their work, you can see that the original neoclassical elements have been replaced except for the Limestone pilaster end caps. Banana Republic's work also involved restoration work.



EXISTING BARNES AND NOBLE  
5TH AVENUE STOREFRONT

PROPOSED BANANA REPUBLIC  
5TH AVENUE STOREFRONT

BANANA REPUBLIC WORK: 2014  
ELEVATION DRAWINGS - 5TH AVENUE



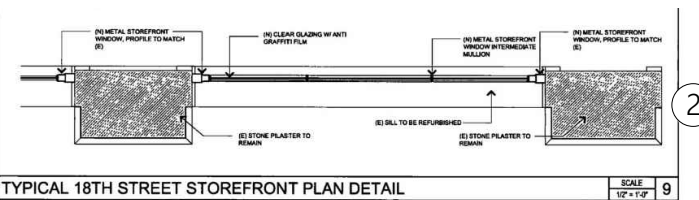
EXISTING BARNES AND NOBLE  
18TH STREET STOREFRONT



PROPOSED BANANA REPUBLIC  
18TH STREET STOREFRONT

NOTES: BANANA REPUBLIC WORK

- ① Banana Republic appears to introduce the tri-part window storefront system as a repeating module, stemming away from the bi-part system.
- ② Banana Republic's scope included storefront changes, but stonework to remain.
- ③ Section details show a proposed wall behind upper window bays.



TYPICAL 18TH STREET STOREFRONT PLAN DETAIL

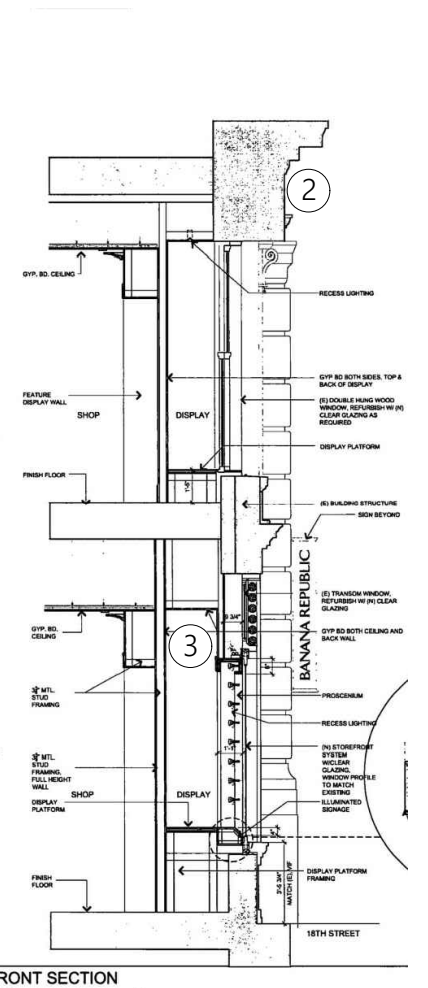
SCALE  
1/2" = 1'-0"



TYPICAL 18TH STREET STOREFRONT ELEVATION

SCALE  
1/2" = 1'-0"

STOREFRONT SECTION



	DATE:	SUOED FOR:	PROJECT LOCATION:	STORE NUMBER:	SHEET NUMBER:	
		PROPOSED BANANA REPUBLIC STOREFRONT	105 FIFTH AVENUE NEW YORK, NY 10003	6374	A-07	
			TITLE: DRAWING INFO	SCALE: AS NOTED	DATABASE & FILE NAME:	

BANANA REPUBLIC WORK: 2014  
ELEVATION DRAWINGS - EAST 18TH STREET

BANANA REPUBLIC WORK: 2014  
ELEVATION AND SECTION DETAIL OF WINDOW BAY



CURRENT IMAGE 2020s:  
VIEW EAST FROM 18TH STREET



CURRENT IMAGE 2020s:  
VIEW FROM 5TH AVENUE

IMAGE NOTES:

- ① CO-OP entry storefront replaced within existing bay. Portico has been removed and South pilasters have been modified.
- ② Banana Republic has replaced the existing storefront system within the bays.



CURRENT BANANA REPUBLIC:  
TYPICAL STOREFRONT



CURRENT BANANA REPUBLIC:  
ENTRY DOORS

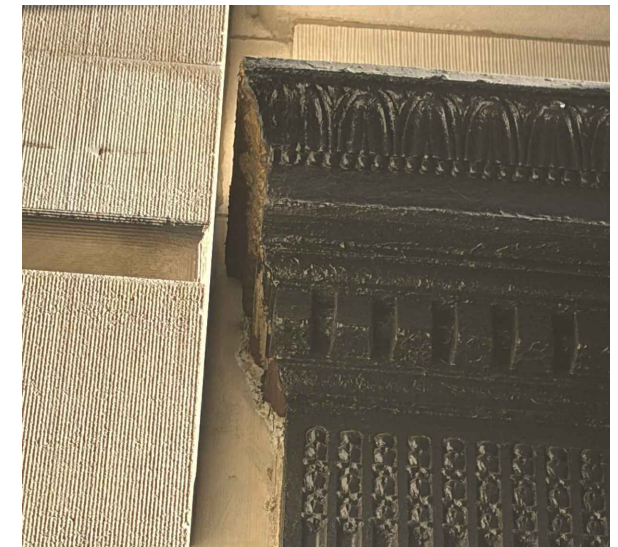


IMAGE OF CARVED SOLID WOOD CORNICE  
(PAINTED BLACK)

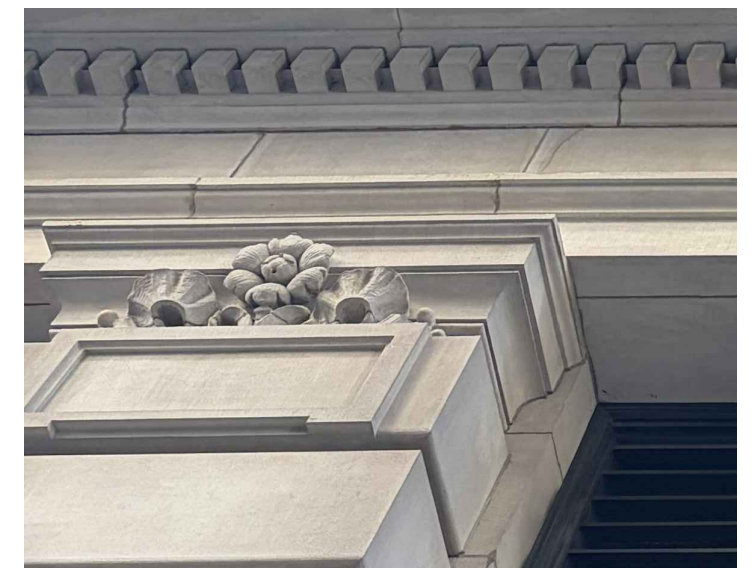


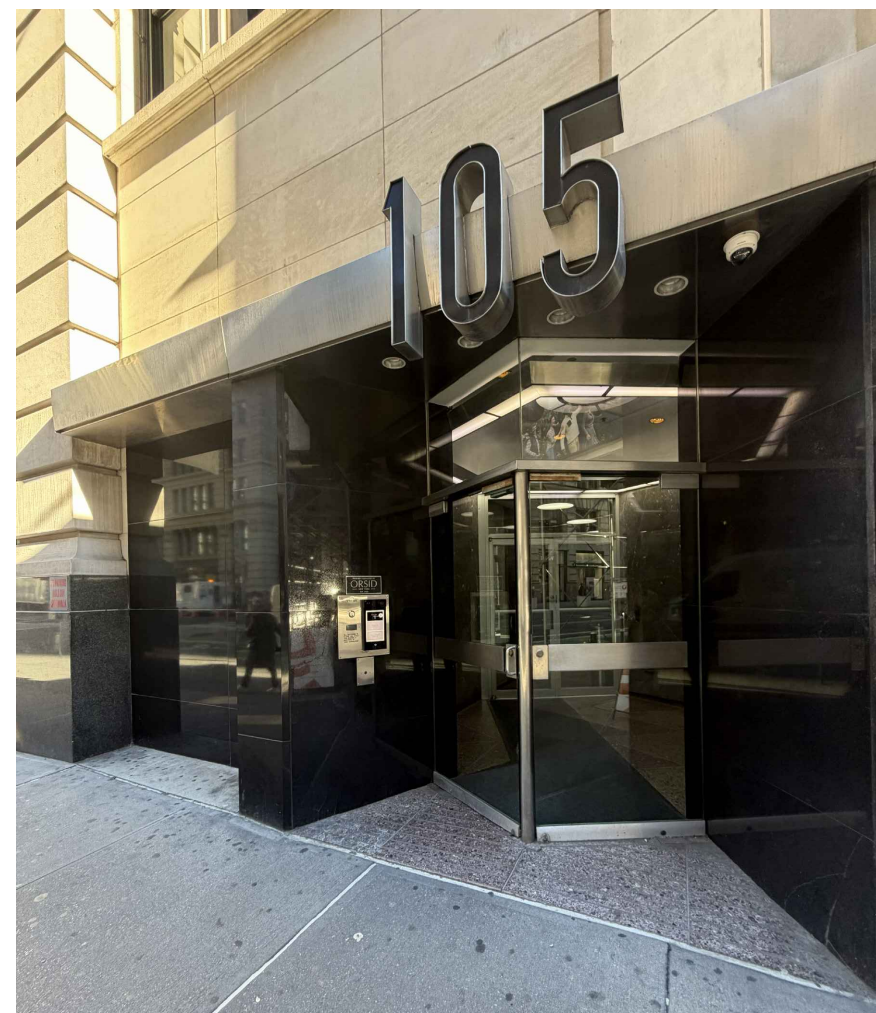
IMAGE OF EXISTING STONE PILASTER W/  
TERRA COTTA ORNAMENTAL ROSETTE



EXISTING METAL GRILLE



CURRENT FACADE - 5TH AVENUE



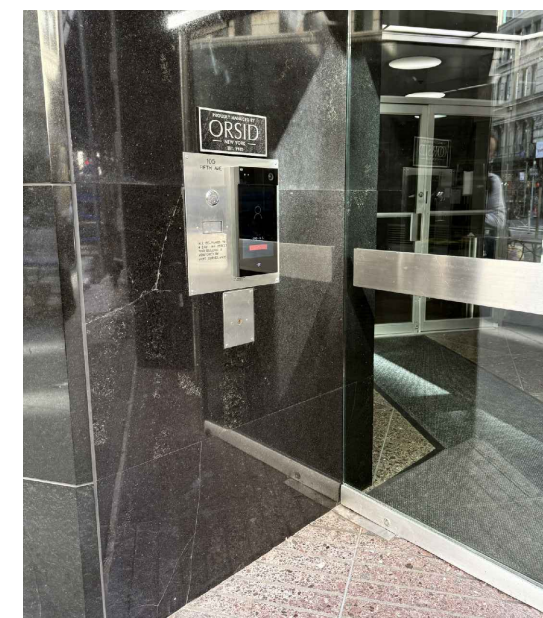
CURRENT ENTRY DOORS



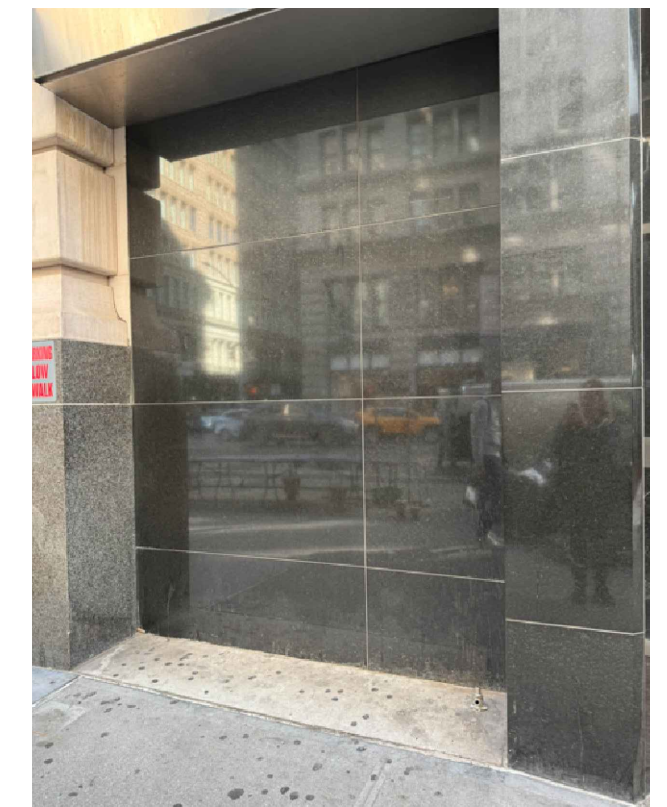
CURRENT ENTRY DOORS



CURRENT FACADE - 5TH AVENUE



CURRENT INTERCOM LOCATION



CURRENT GRANITE CLADDING AT BANANA REPUBLIC SPACE ADJACENT TO ENTRY



EXISTING WINDOW BAY TO REMAIN.

RESTORE SOUTH PILASTER TO MATCH LANGUAGE (MATERIALITY OF THIS PILASTER).

GRANITE FACADE TO BE REMOVED AND REPLACED WITH SIMILAR LANGUAGE FOUND THROUGHOUT THE BUILDING.

PROVIDE NEW ENTRY DOOR TO MATCH THE HISTORICAL LANGUAGE OF THE BUILDING.

DOTTED LINE SHOWING SCOPE OF WORK

IMAGE OF CURRENT CONDITION



NEWLY RESTORED  
PILASTER TO MATCH  
PILASTER AT END CAP.

NEW PAINTED WOOD  
STOREFRONT INFILL TO  
MIMIC HISTORICAL  
LANGUAGE OF BUILDING.

NEW WINDOW BAY FOR  
DESIGN CONTINUITY  
ACROSS THE FIFTH AVE  
FACADE.

NEW CUSTOM WOOD  
ENTRY DOORS TO  
MATCH BUILDING  
LANGUAGE.

NEW HOUSE NUMBER  
SIGNAGE.

SKETCH OF PROPOSED DESIGN

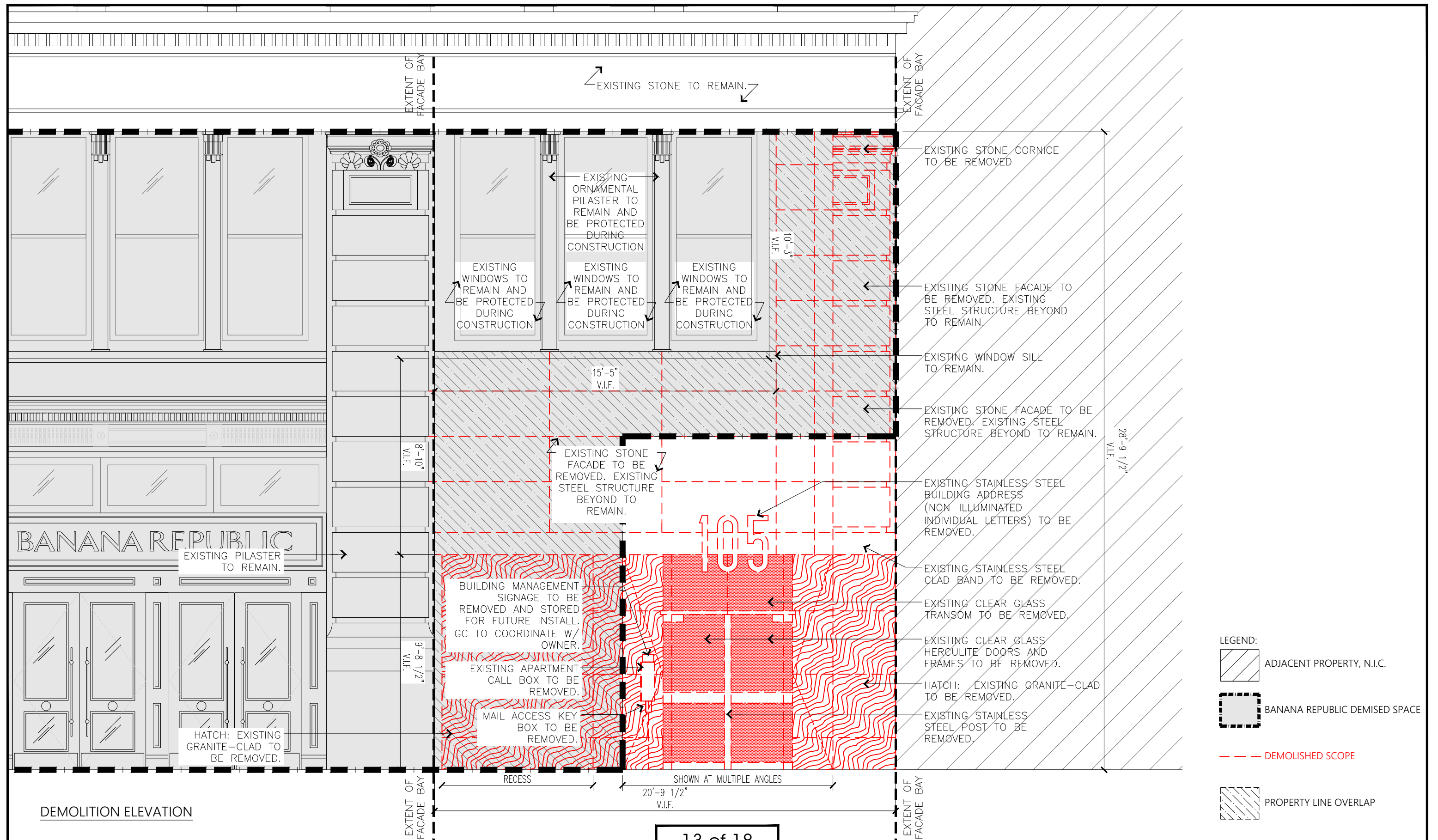




IMAGE OF HISTORIC 5TH AVENUE ENTRANCE

- ① SEEKING INSPIRATION FROM THE SPATIAL UNDULATION OF THE PILASTER FRAMING AND RECESSED DOORS.
- ② LARGE WINDOWS GIVE THIS ENTRANCE MORE PRESENCE OVER THE OTHERS, A SPATIAL QUALITY THE ORIGINAL ENTRANCE HAD FROM THE 1930s.
- ③ THE ORIGINAL WOOD CORNICES EXIST ON E. 18TH STREET AND WILL BE REPLICATED.



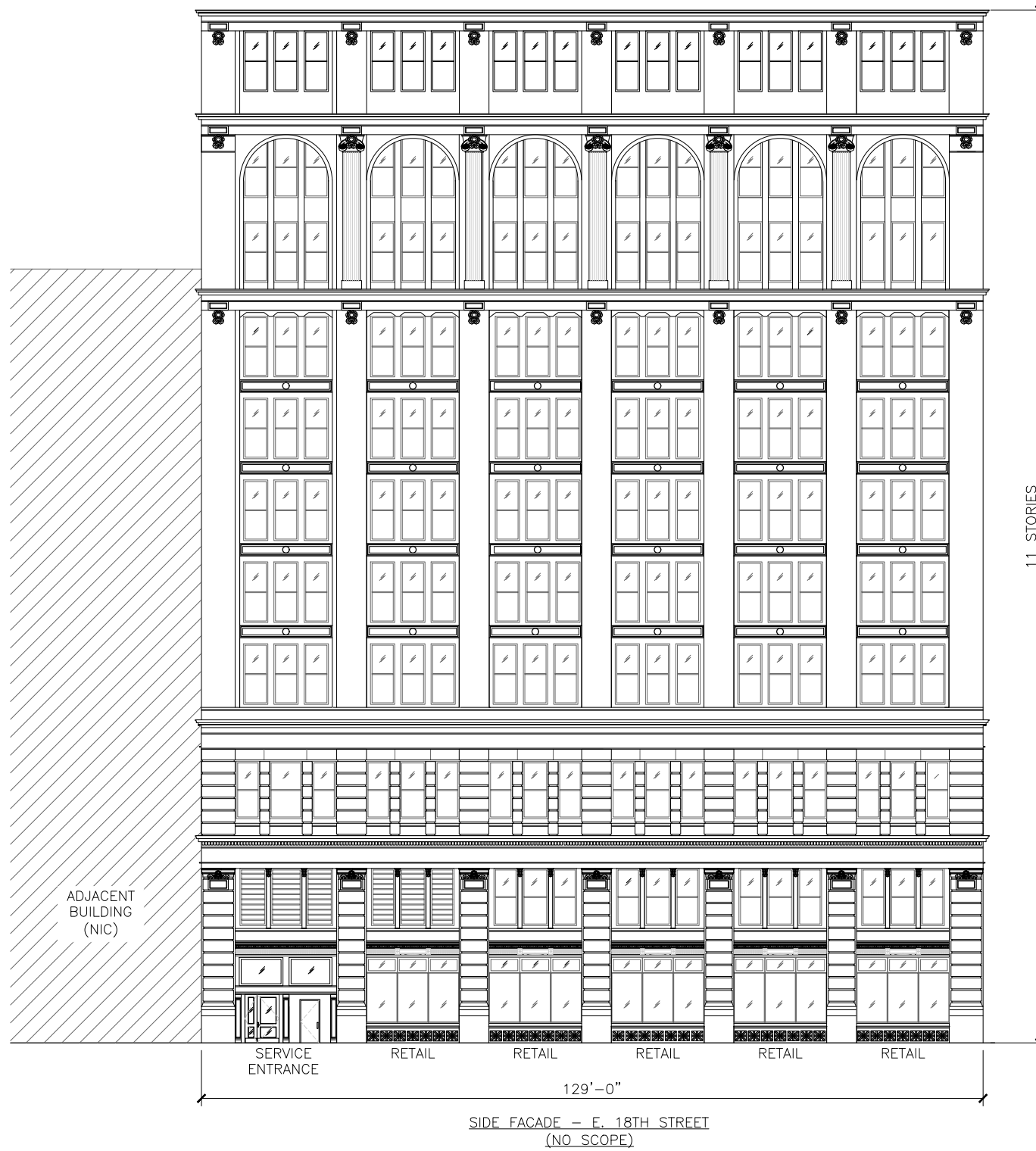
IMAGE OF BANANA REPUBLIC STOREFRONT - 5TH AVE. (CURRENT)

- ④ INTRICATE METALWORK HAS BEEN SEEN ON THE FACADE SINCE THE 1930s.
- ⑤ INTRICATE WOODWORK CORNICE POPULATES ITSELF IN MOST OF THE BUILDING'S STORE FRONT BAYS.
- ⑥ PAINTED WOOD FRAMING.



IMAGE OF BANANA REPUBLIC ENTRANCE - 5TH AVE. (CURRENT)

- ⑦ FROSTED WINDOWS OR USE PANELING TO HIDE STRUCTURE BEHIND.
- ⑧ WOODWORK IS A NEWER DESIGN, THAT DOESN'T SHOW UP IN PHOTOS FROM THE 1930s and 1940s.
- ⑨ ENTRY DOORS TO REPLICATE LANGUAGE FROM THIS DOOR AND SERVICE ENTRY DOORS.

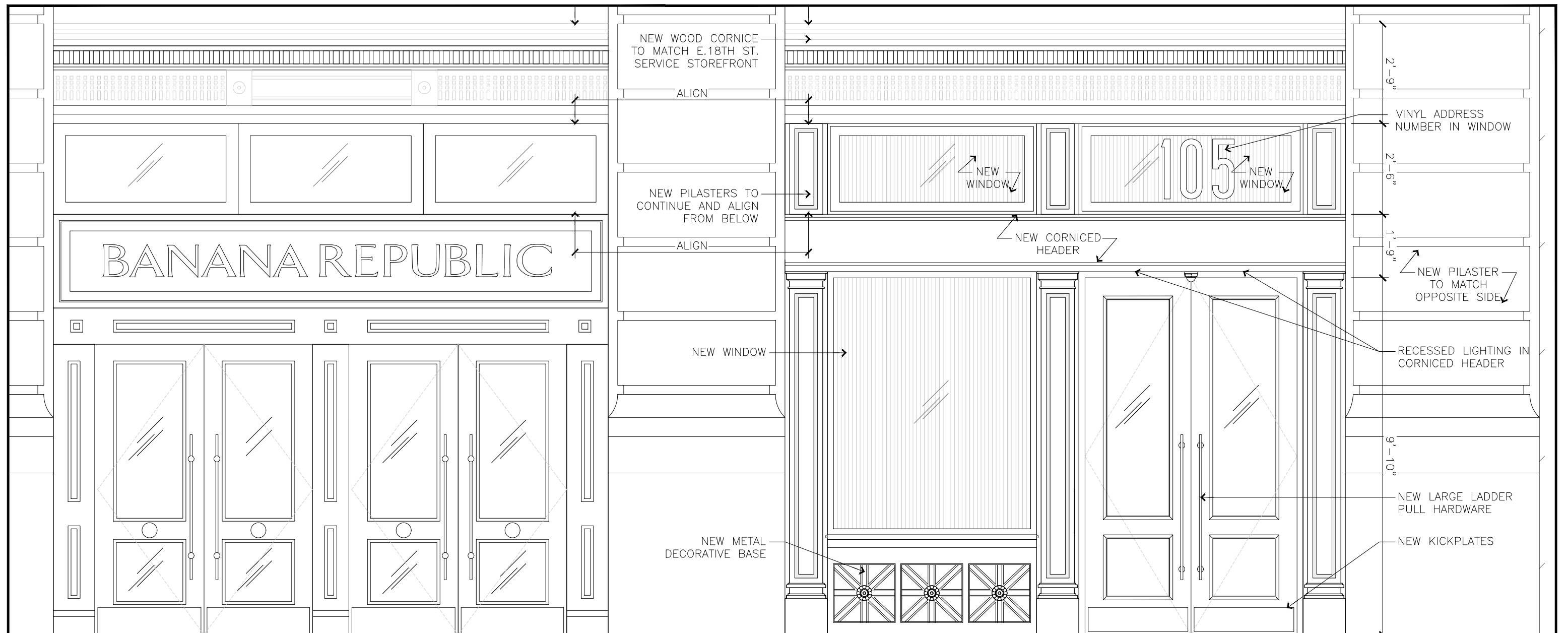


EXTERIOR ELEVATION (NO SCOPE)  
NOT TO SCALE

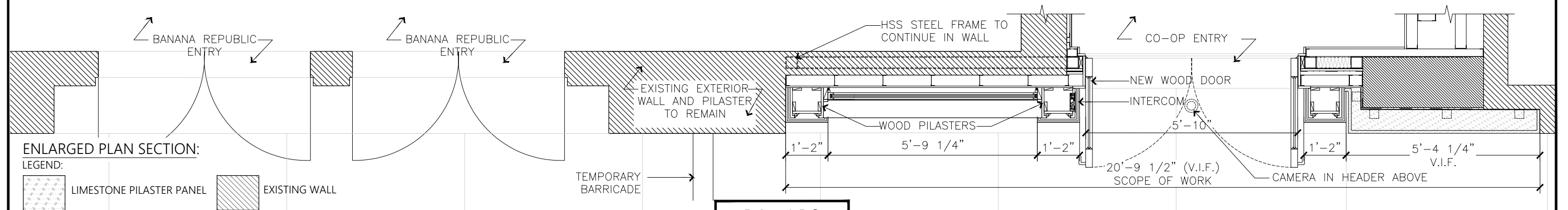


EXTERIOR ELEVATION  
NOT TO SCALE





ENLARGED EXTERIOR ELEVATION:



ENLARGED PLAN SECTION:

LEGEND:

-  LIMESTONE PILASTER PANEL
-  EXISTING WALL

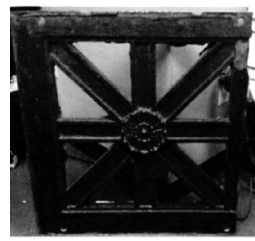


MATERIAL LIST SCHEMATIC:



PAINTED WOOD PANELS

Wood door and panelling to be constructed with Spanish Cedar due to its weather resistance, durability and resistance to insects.



CAST IRON

Cast Iron will be used for the ornamental metal panels as it was used in its historical application.



STAINLESS STEEL KICK PLATES (BLACK)

The Entry Doors will have stainless steel kick plates in black to help prevent damage from foot traffic.



EXTERIOR GLAZING:

DOOR: Glass lites in entry door to be transparent.

TRANSOM + WINDOW: These glazing units are to be insulated, with window treatments applied.



FLUTED FILM

Window treatment to be applied to transom windows and window in front of Banana R.'s space.



BLACK GRANITE

Granite base at ends of pilaster to match existing condition.



LIMESTONE

New pilaster to match existing color and finish. Historically, limestone has been used for these applications and has the ability to be constructed from custom molds.



BLACK PAINT

Paint to be suited for exterior application for durability and longevity.



EXTERIOR FACADE RENDER

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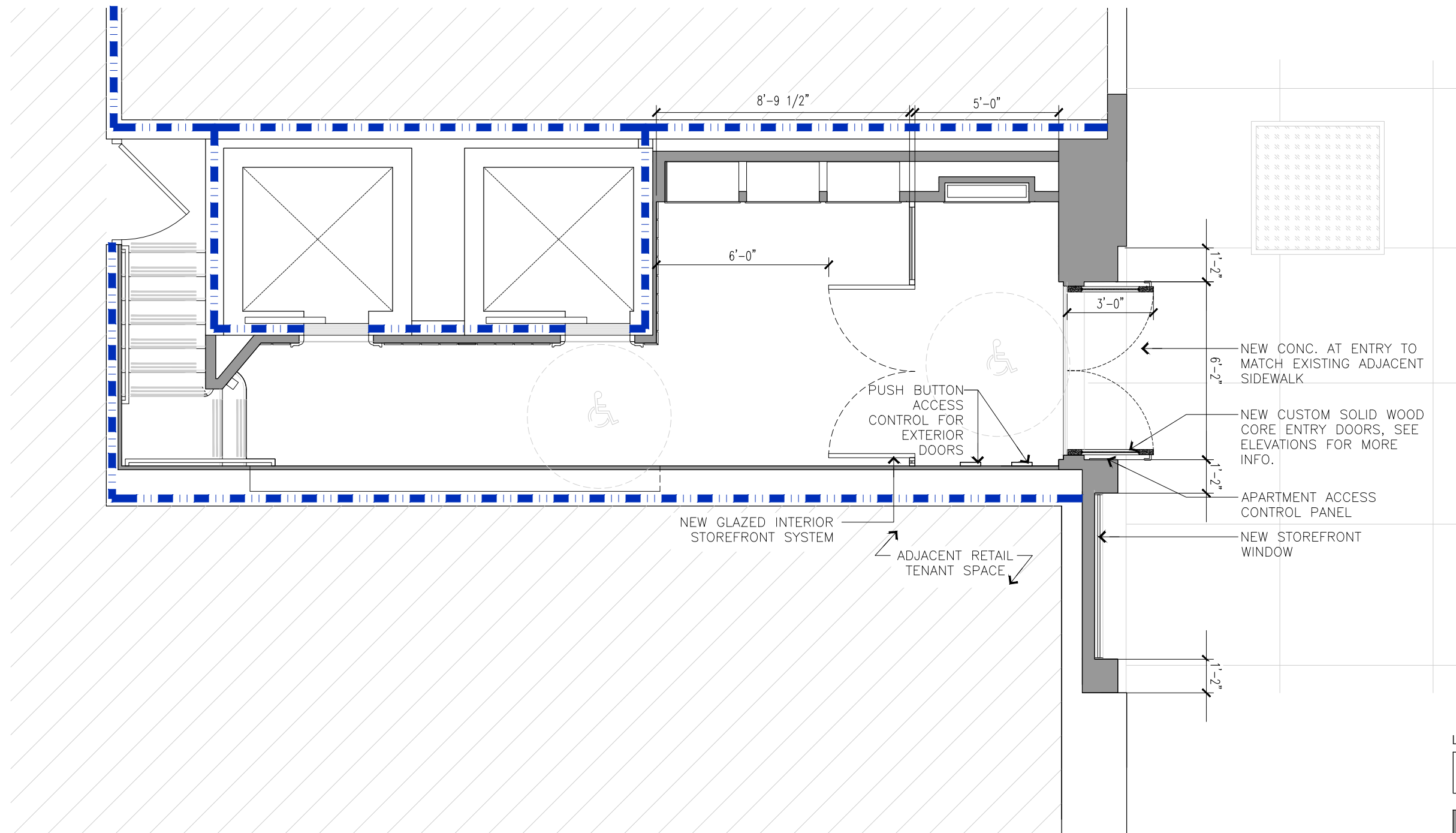
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# Appendix

A0

Title Sheet  
05/5/2026



PROPOSED FLOOR PLAN:

A1

Proposed Lobby Floor Plan  
05/05/2026  
SCALE: 1/4" = 1'-0"

PRELIMINARY EXTERIOR SPECIFICATIONS:



- PAXTON 10 MINI-DOME CAMERA**
- MODEL #: TDS-0042-US
  - CASING CAN BE CUSTOM AND COME IN BLACK.

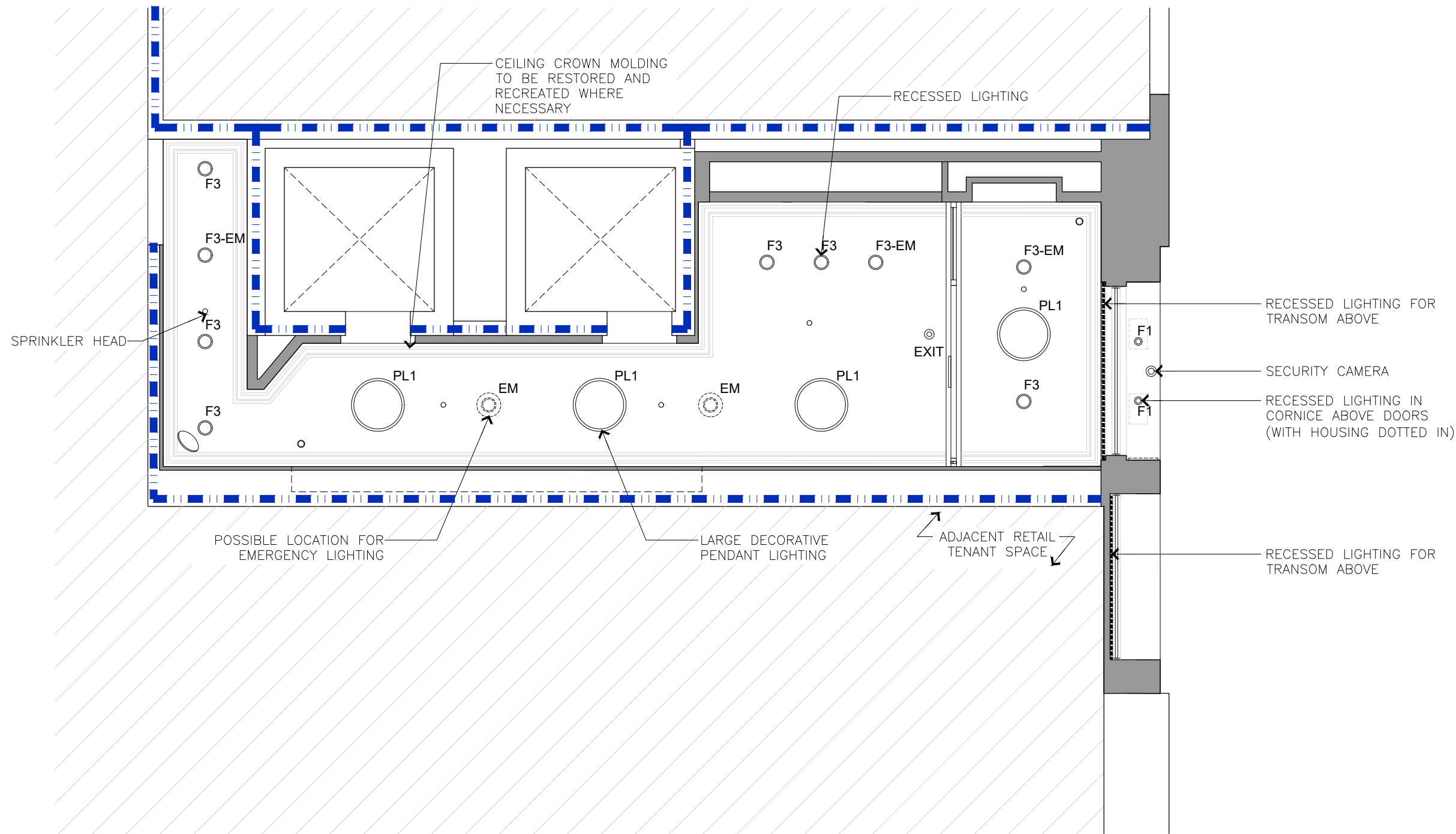


- PAXTON ENTRY TOUCH PANEL**
- MODEL #: TDS-1063-US
  - MOISTURE RESISTANT
  - IMPACT RESISTANT



- ELCO LIGHTING - TEAK LED LIGHT ENGINE**
- MODEL #: E2L10X27BB
  - TRIM CAN COME IN BLACK.

- LEGEND:
- EXISTING WALL
  - NEW WALL
  - ADJACENT TENANT; NOT IN SCOPE

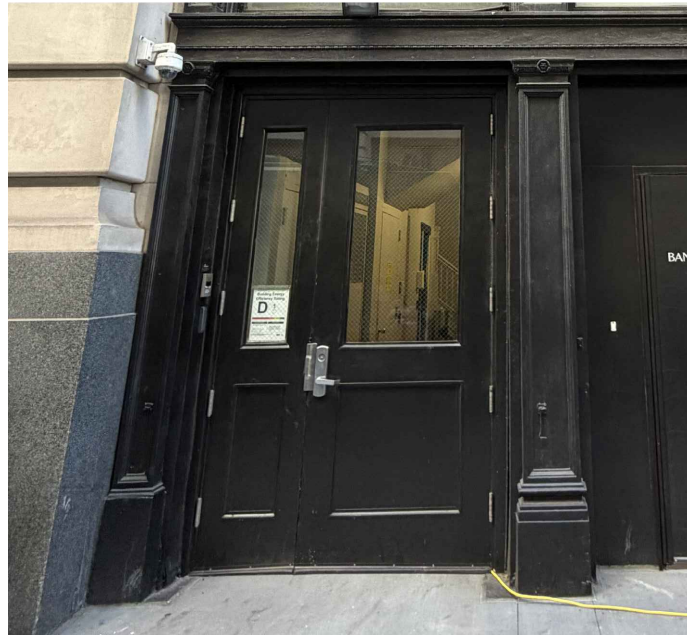


PROPOSED REFLECTED CEILING PLAN:

A2

Proposed Lobby Floor RCP  
05/05/2026  
SCALE: 1/4" = 1'-0"

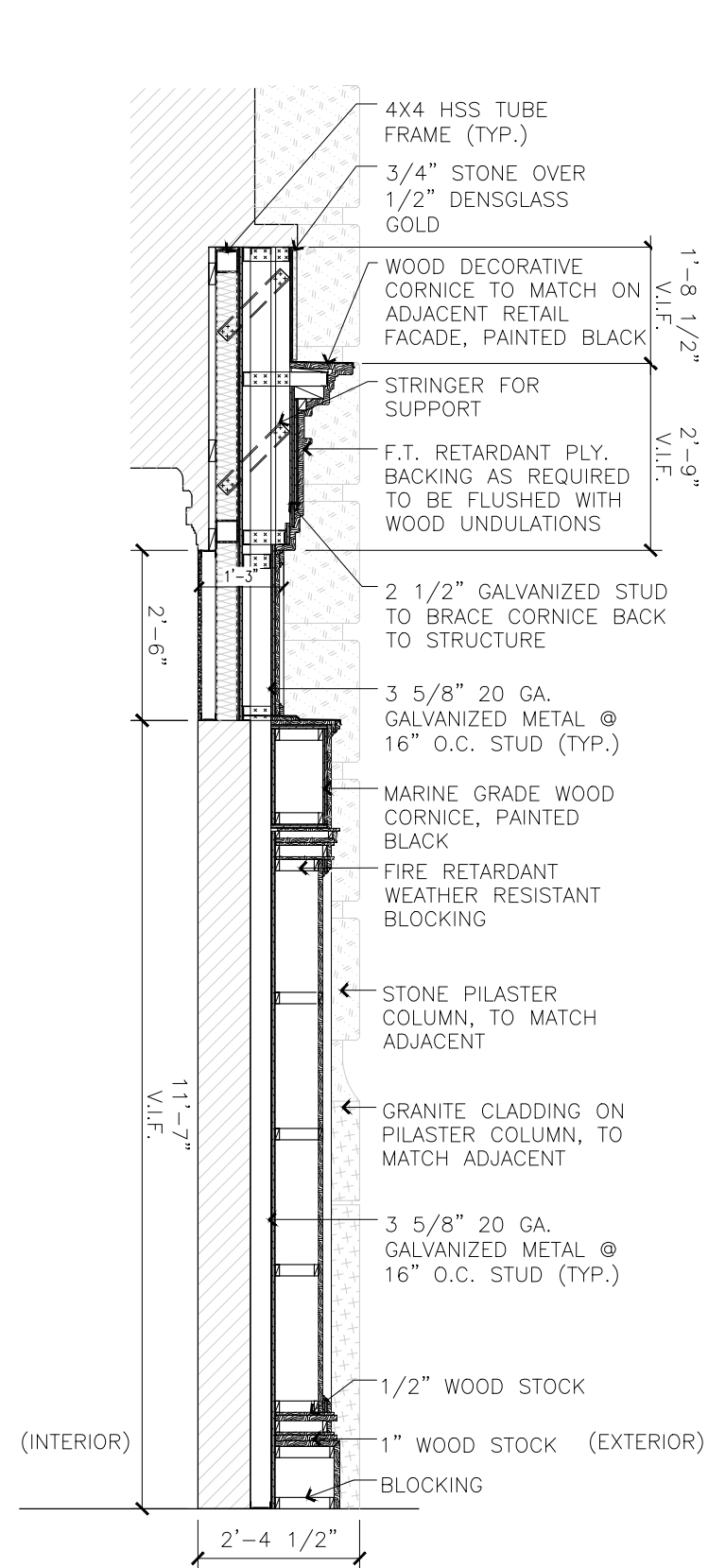




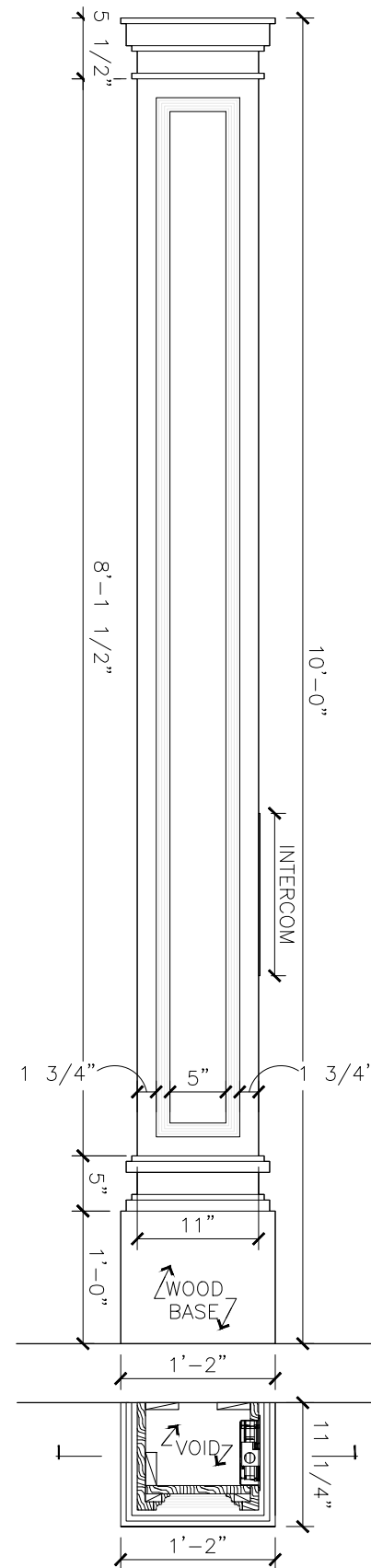
FRONT IMAGE OF WOOD PILASTERS AT SERVICE ENTRY



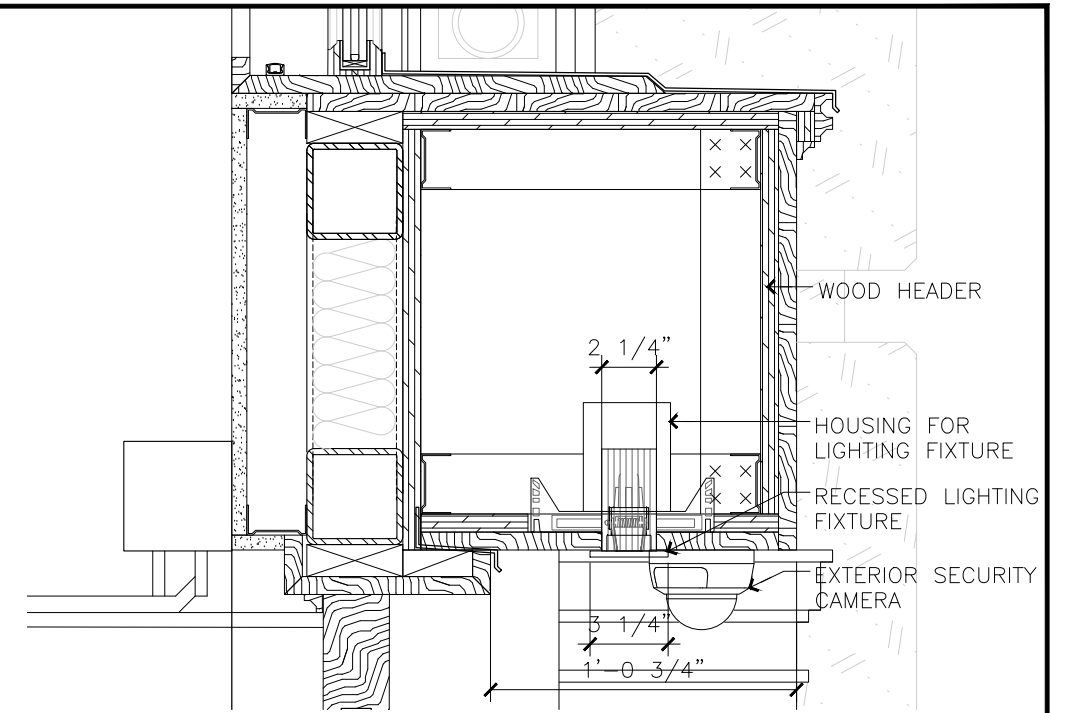
CLOSE UP IMAGE OF WOOD PILASTER TO HEADER CONNECTION AT SERVICE ENTRY



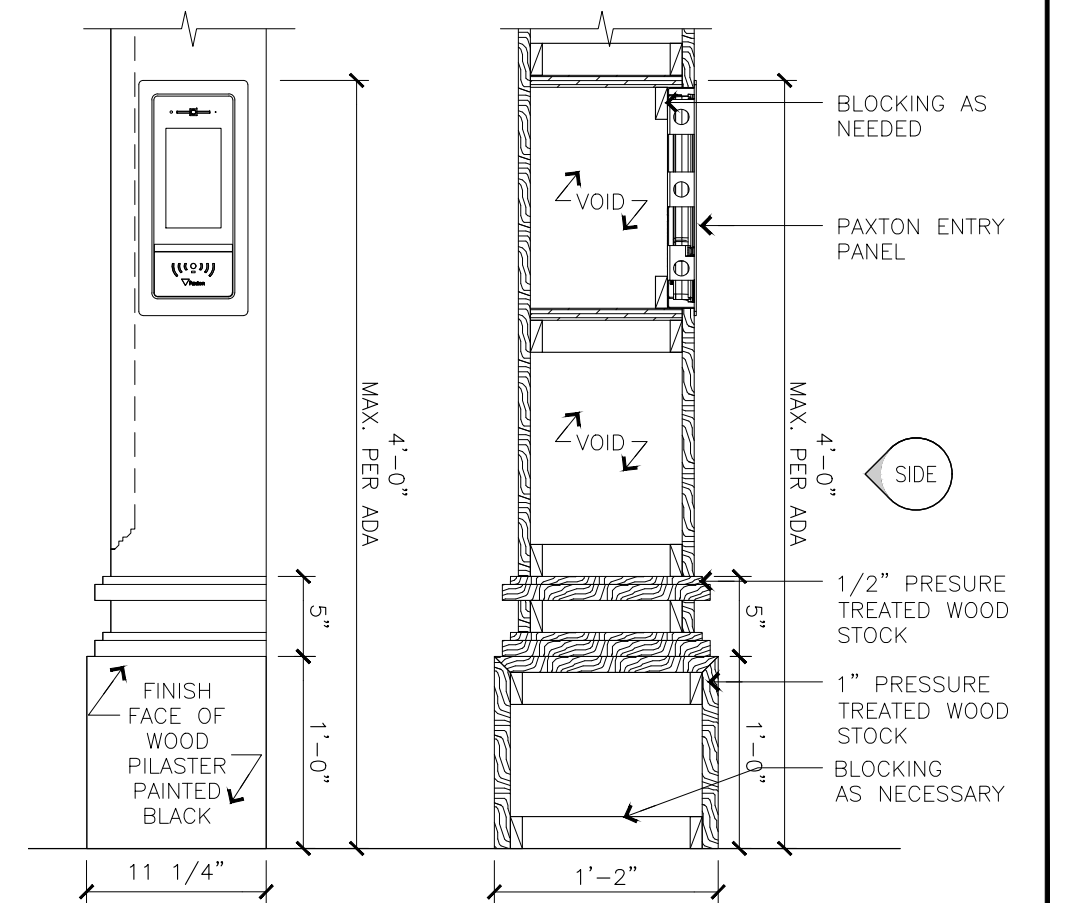
ENLARGED SECTION DETAIL OF WOOD PILASTER  
 SCALE: 3/8"=1'-0"



ENLARGED ELEV. + PLAN  
 SCALE: 3/4"=1'-0"



ENLARGED SECTION DETAIL OF LIGHTING PLACEMENT  
 SCALE: 1-1/2"=1'-0"

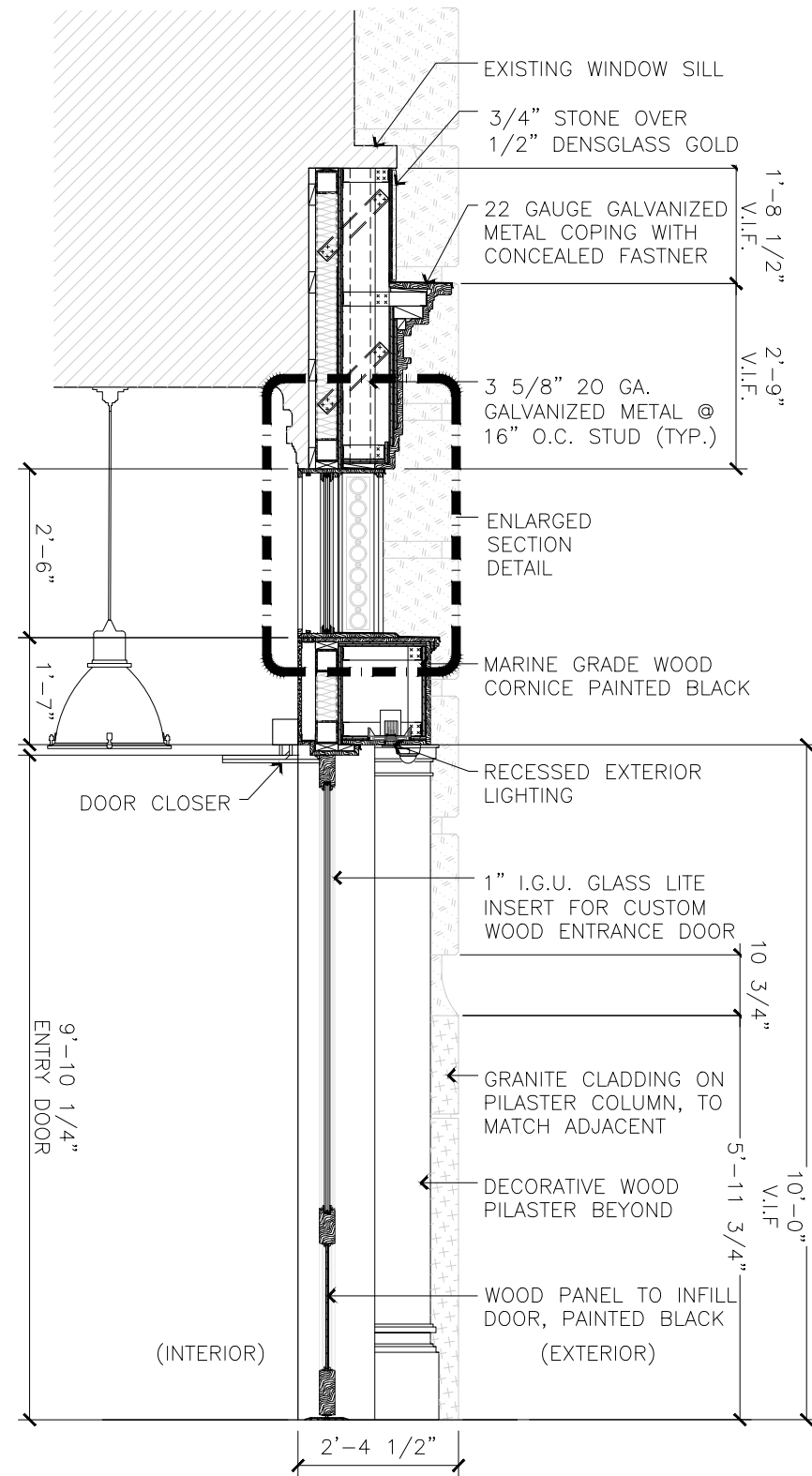


PARTIAL ENLARGED SIDE ELEV.  
 SCALE: 1-1/2"=1'-0"

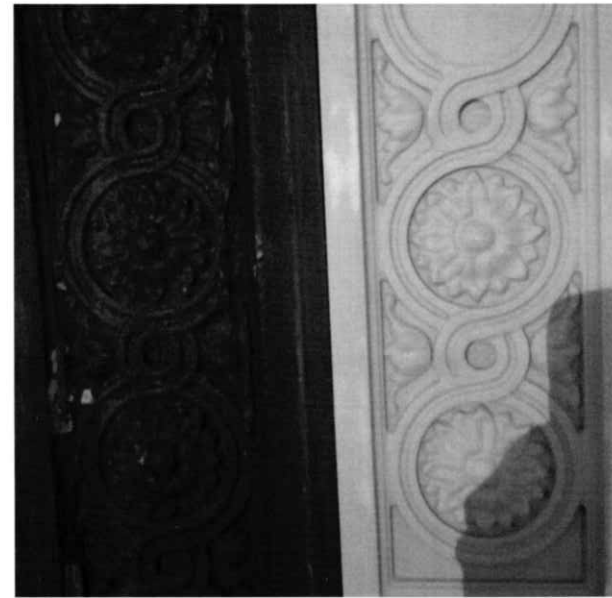
PARTIAL ENLARGED SECT. DETAIL OF INTERCOM PLACEMENT (FRONT VIEW)  
 SCALE: 1-1/2"=1'-0"

**A3**

Section and Detail Drawings  
 05/05/2026  
 SCALE: AS NOTED ABOVE



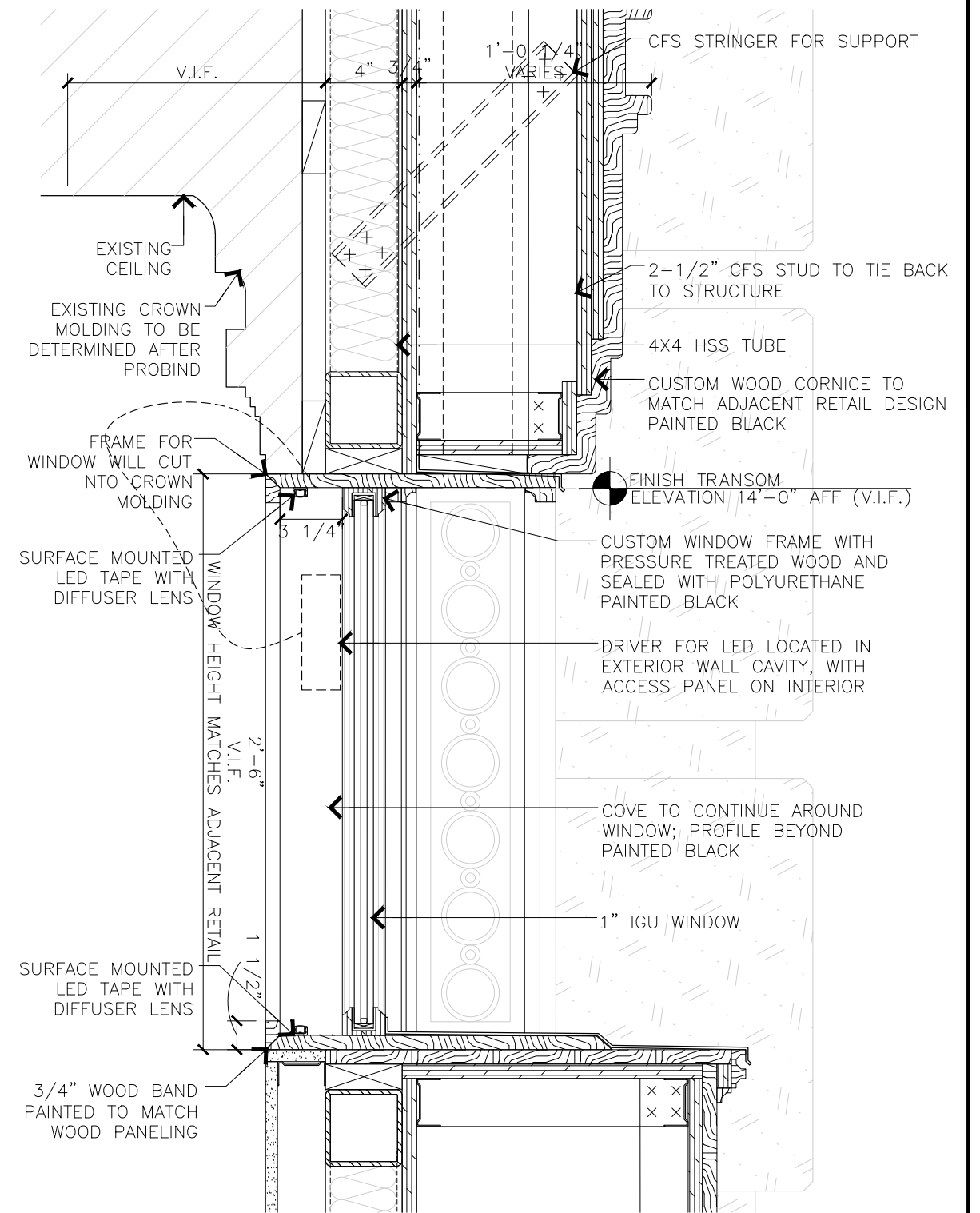
EXTERIOR WALL SECTION THROUGH DOOR + WINDOW  
SCALE: 3/8"=1'-0"



EXISTING AND NEW MOLD ROSETTE  
ORNAMENTATION; BANANA REPUBLIC

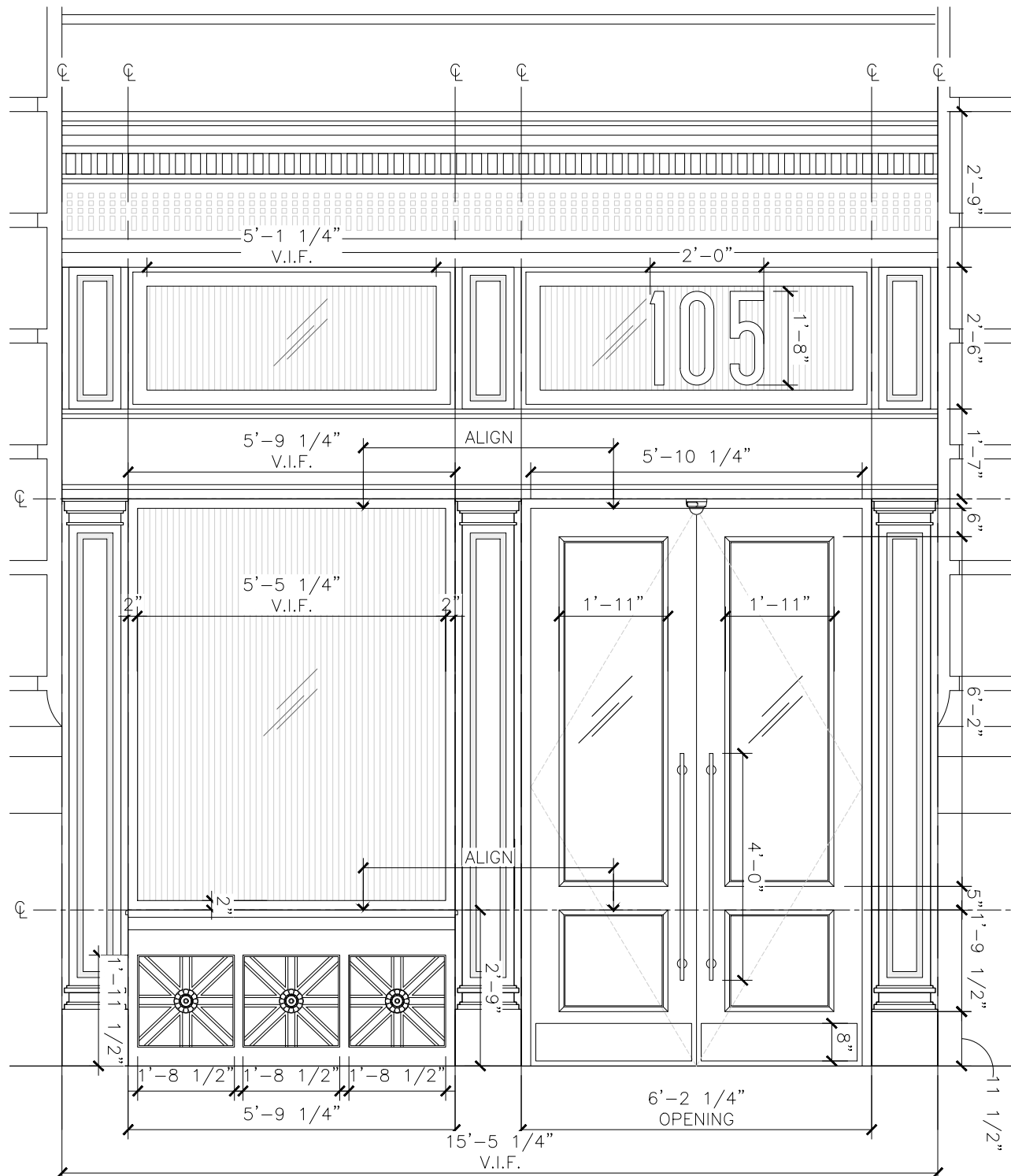


EXISTING IMAGE OF BANANA REPUBLIC ROSETTE  
WINDOW FRAME



ENLARGED SECTION DETAIL OF WINDOW + FRAME  
SCALE: 1-1/2"=1'-0"

ALL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR. CAST IRON GRILLE TO MATCH EXISTING.



ENLARGED ELEVATION - PROPOSED FACADE  
SCALE: 3/8"=1'-0"

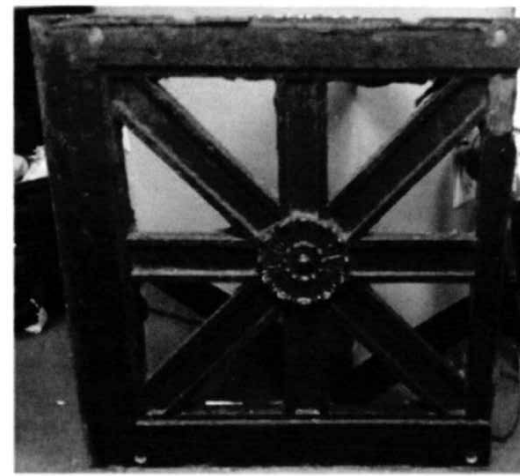


IMAGE OF EXISTING METAL GRILLE REMOVAL; REMOVED DURING BANANA REPUBLIC RENOVATION

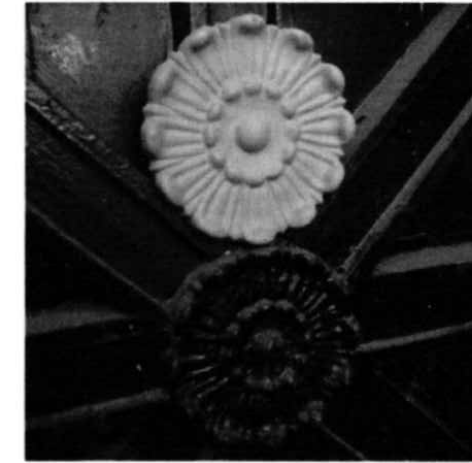
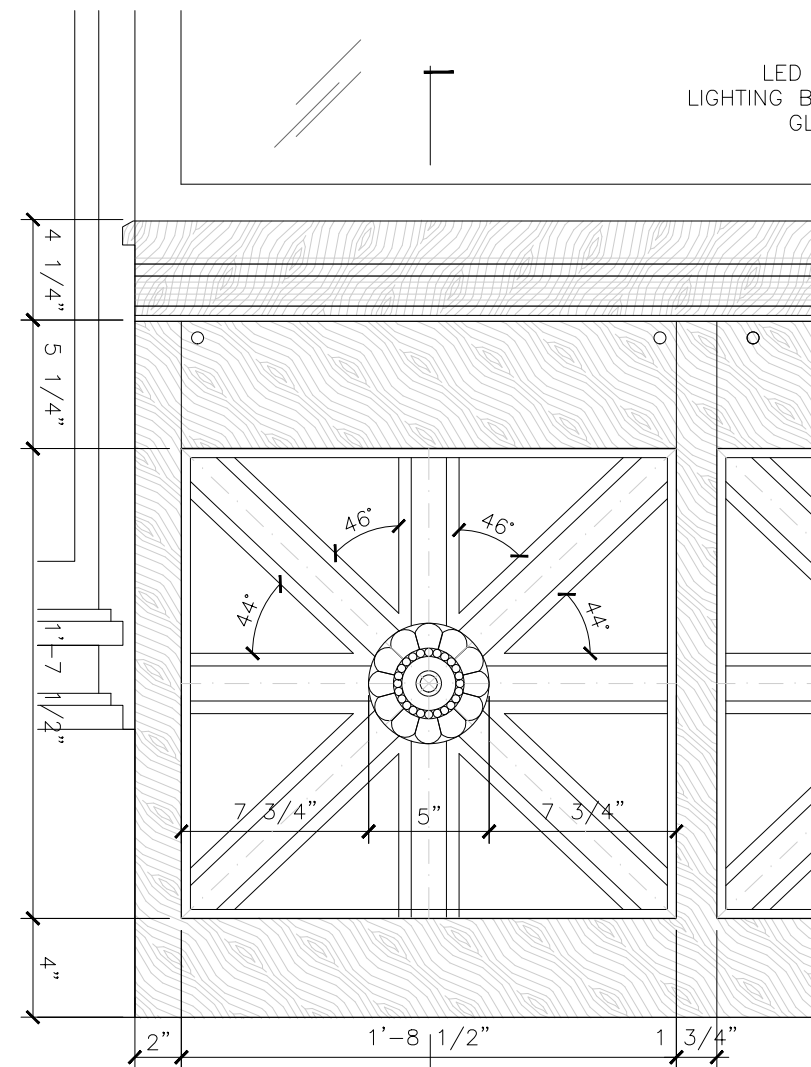
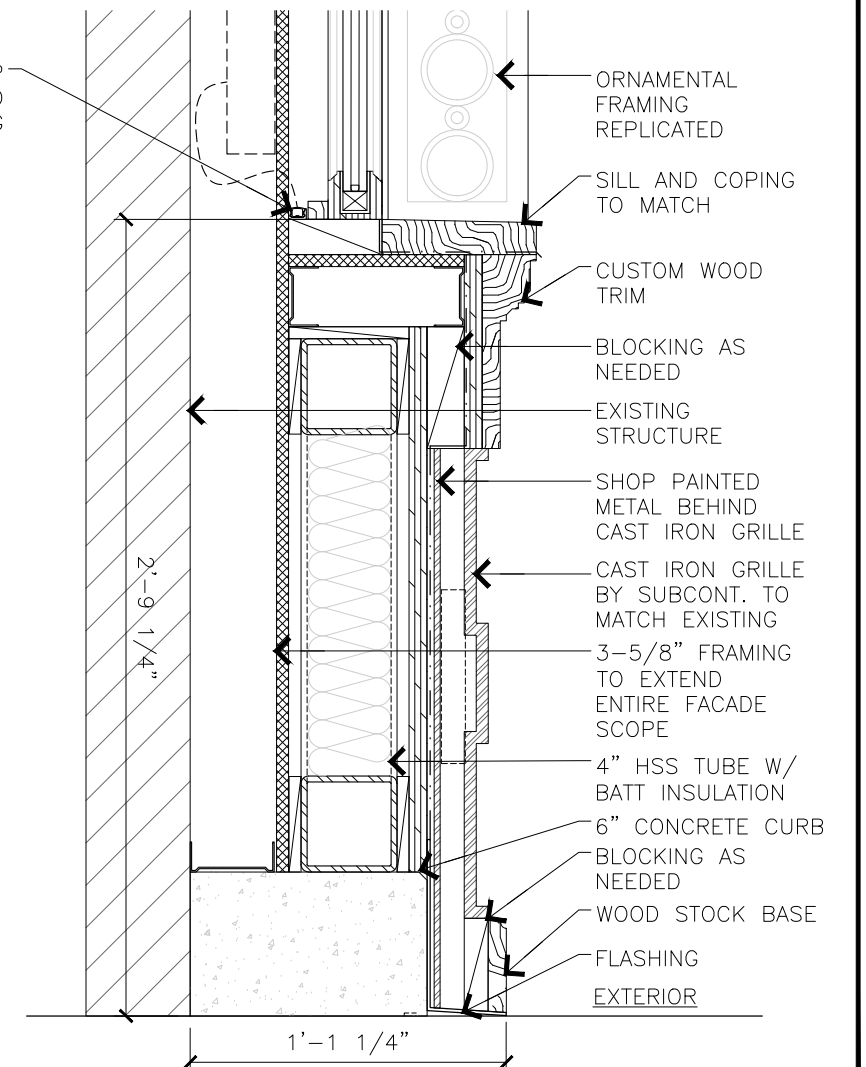


IMAGE OF EXISTING METAL ROSETTE AND PROPOSED MOLD; PRODUCED DURING BANANA REPUBLIC RENOVATION



ENLARGED ELEVATION - METAL GRILLE  
SCALE: 1-1/2"=1'-0"



ENLARGED SECTION DETAIL - METAL GRILLE  
SCALE: 1-1/2"=1'-0"

A5

Enlarged Section and Detail Drawings  
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