

June 2, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-26-10527

404 Fifth Avenue – Stewart & Company Building

Individual Landmark – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 104 6126

Passcode: 717488

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.



STOREFRONT RENOVATION

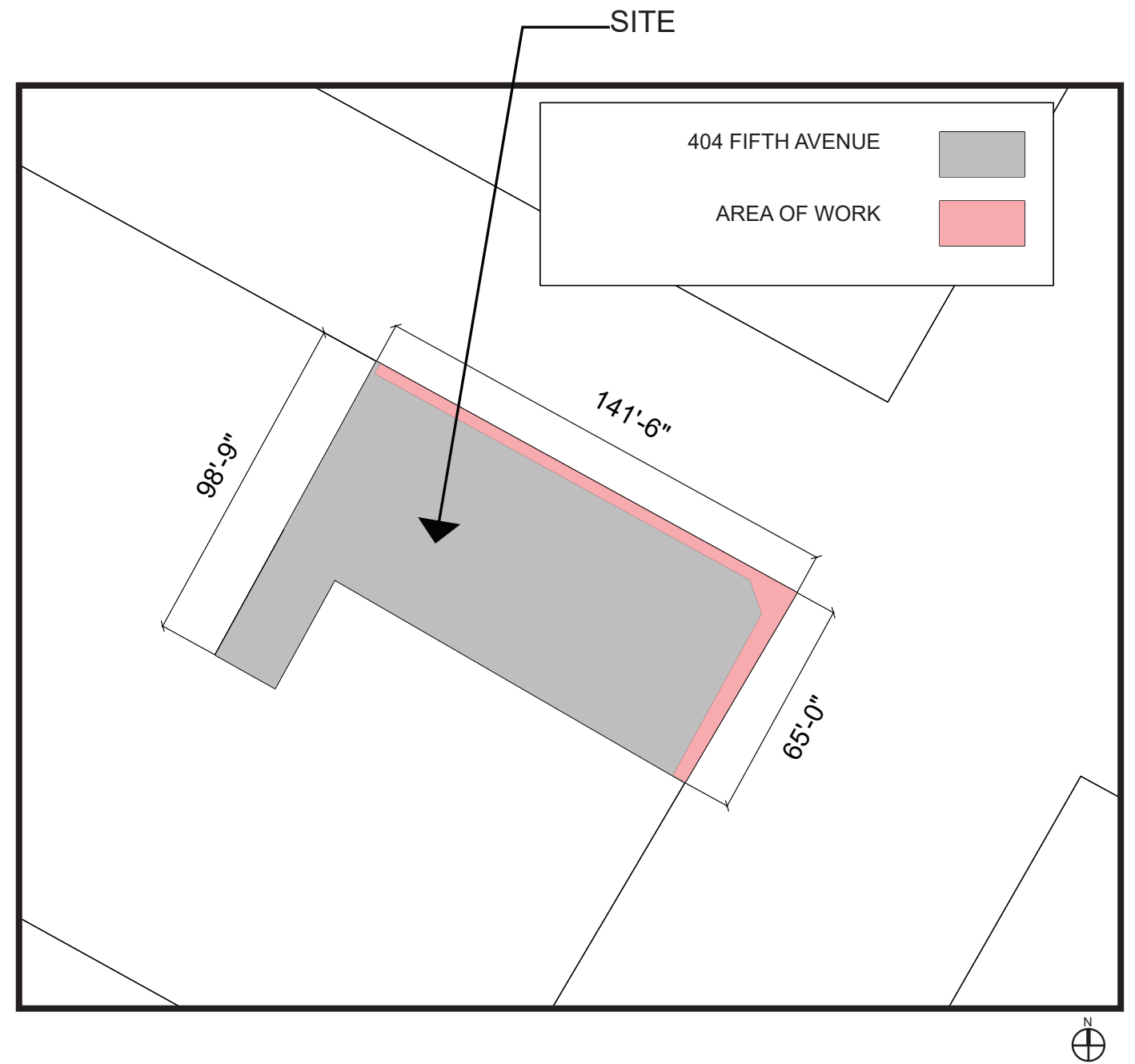
404 FIFTH AVENUE, MANHATTAN NY 10018

LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING

JUNE 2, 2026
DOCKET 26-10527 BLOCK 838 LOT 48



SITE PLAN



PLOT PLAN

404 FIFTH AVENUE
PROJECT INFORMATION
 BOROUGH: MANHATTAN
 BLOCK: 838
 TAX LOT: 48
 ZONING DISTRICT: C5-3
 LANDMARK STATUS: L - LANDMARK
 ZONING MAP: 8D



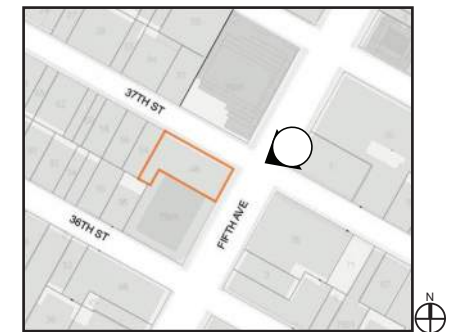
1914



1977

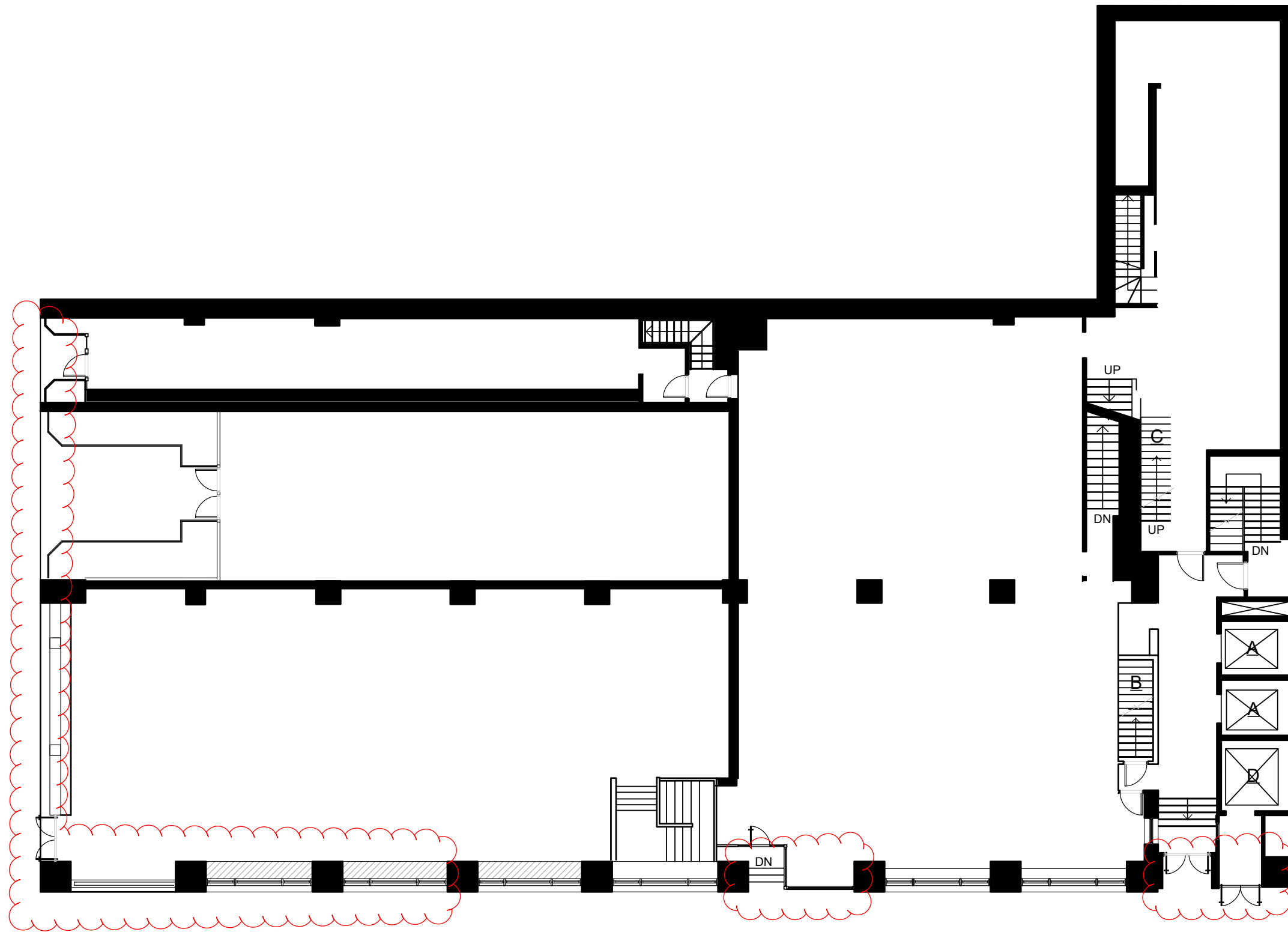


2006



KEY PLAN

FIFTH AVENUE



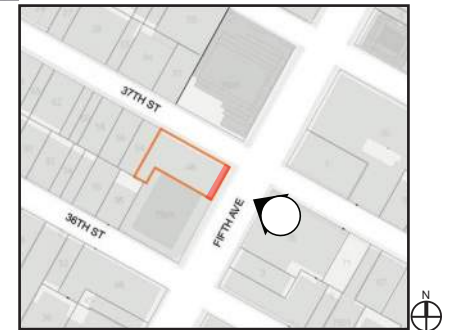
37TH STREET

**AREAS OF WORK
EXISTING PLAN**

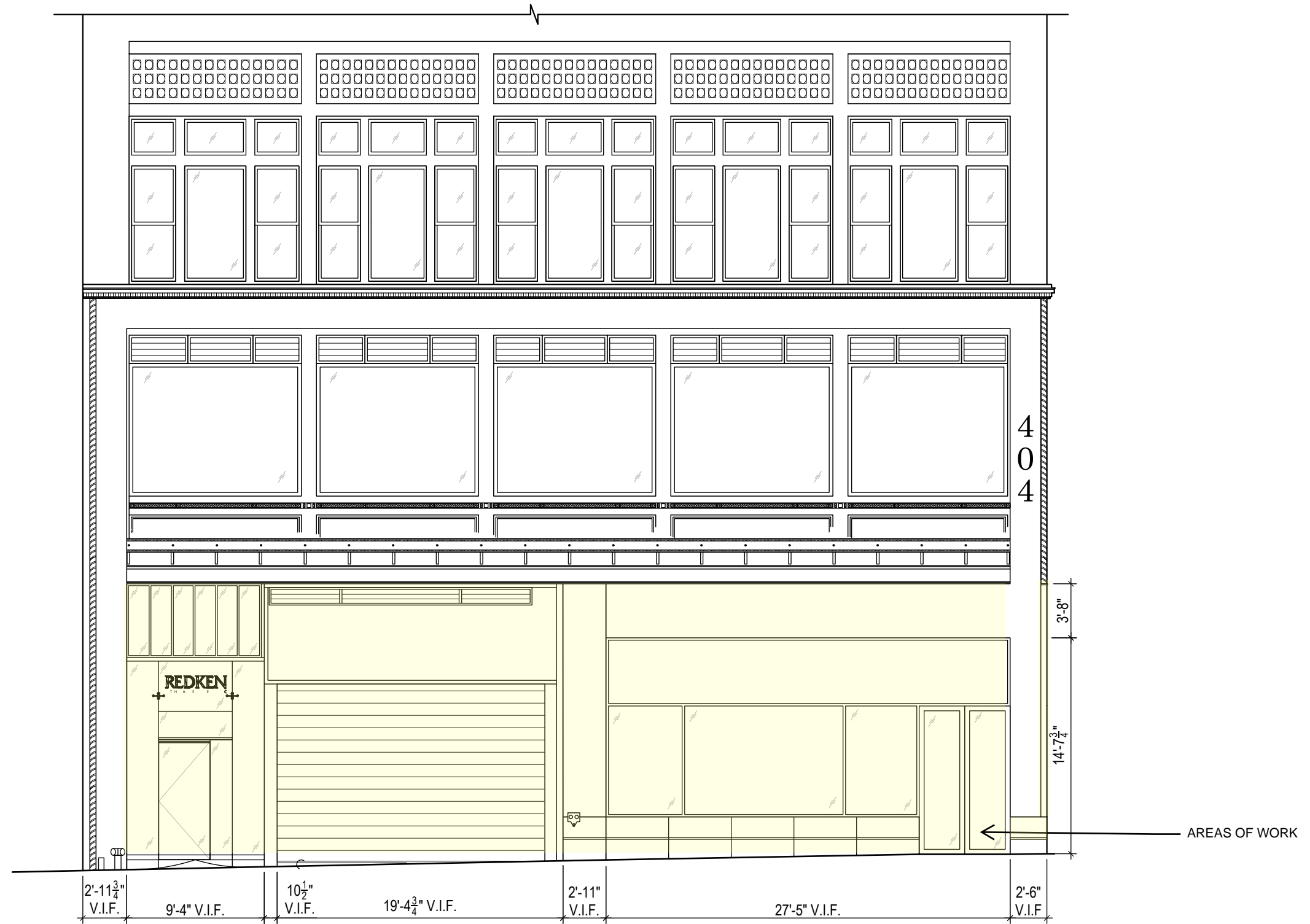


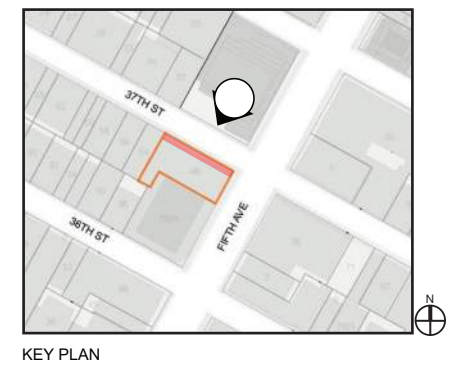
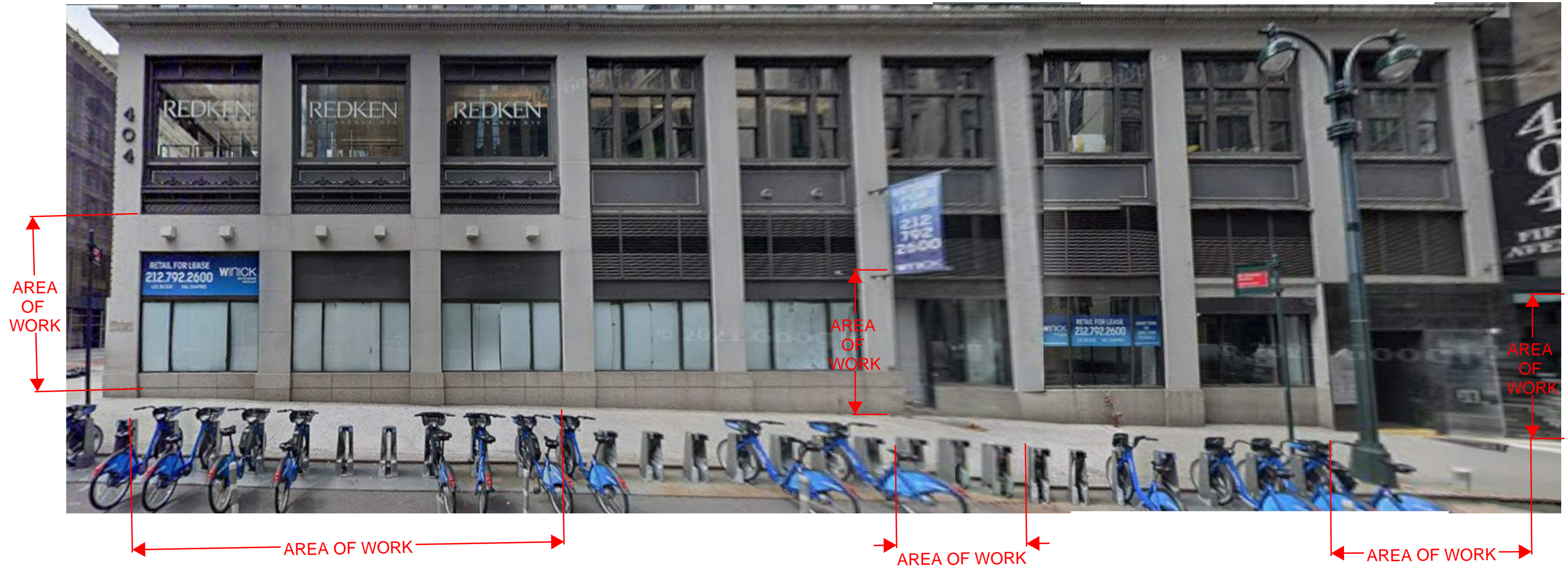
AREA OF WORK

AREA OF WORK



KEY PLAN







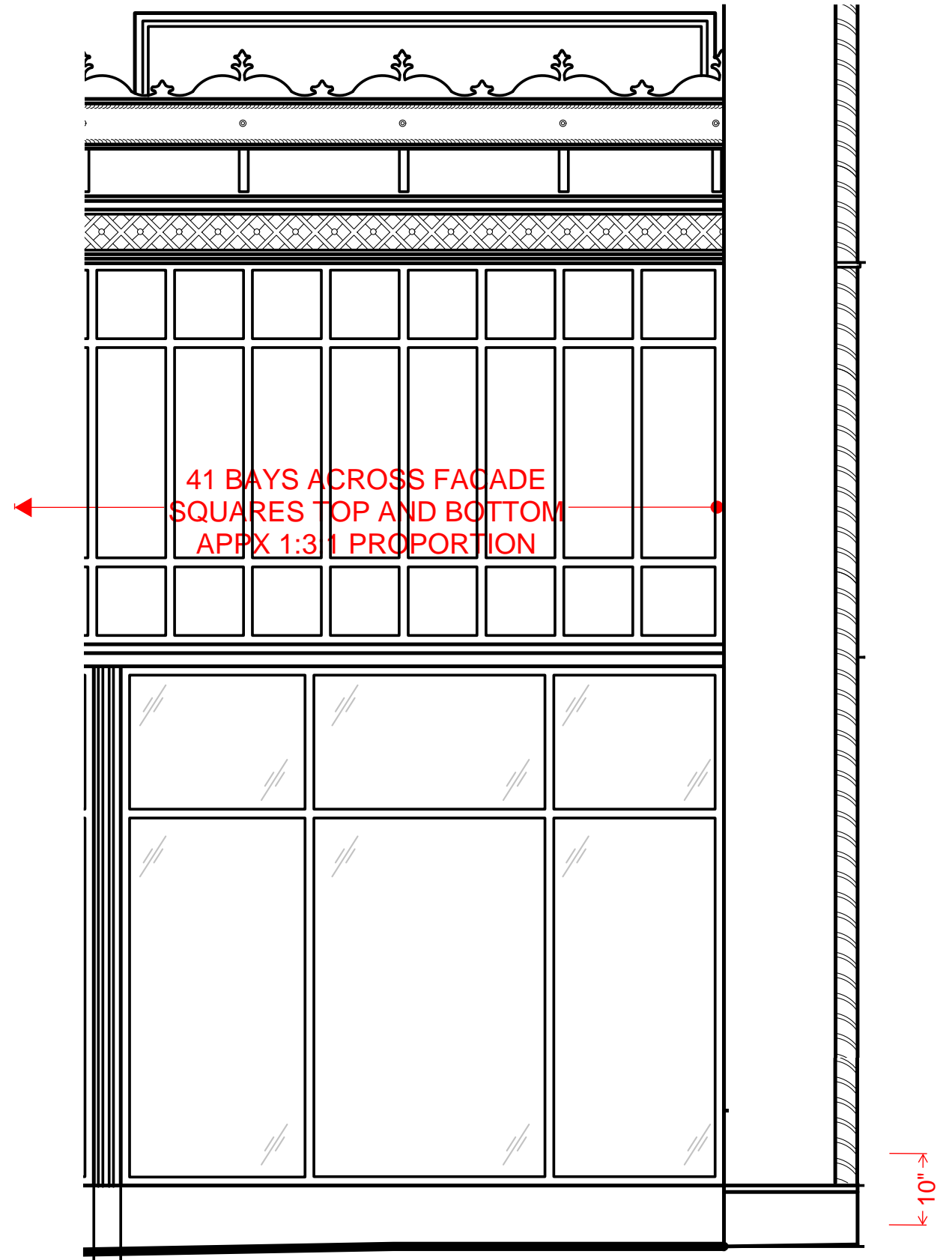
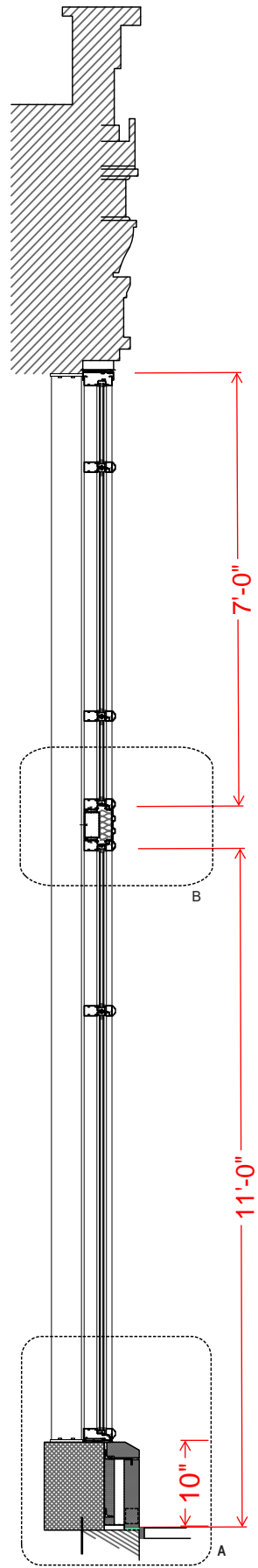




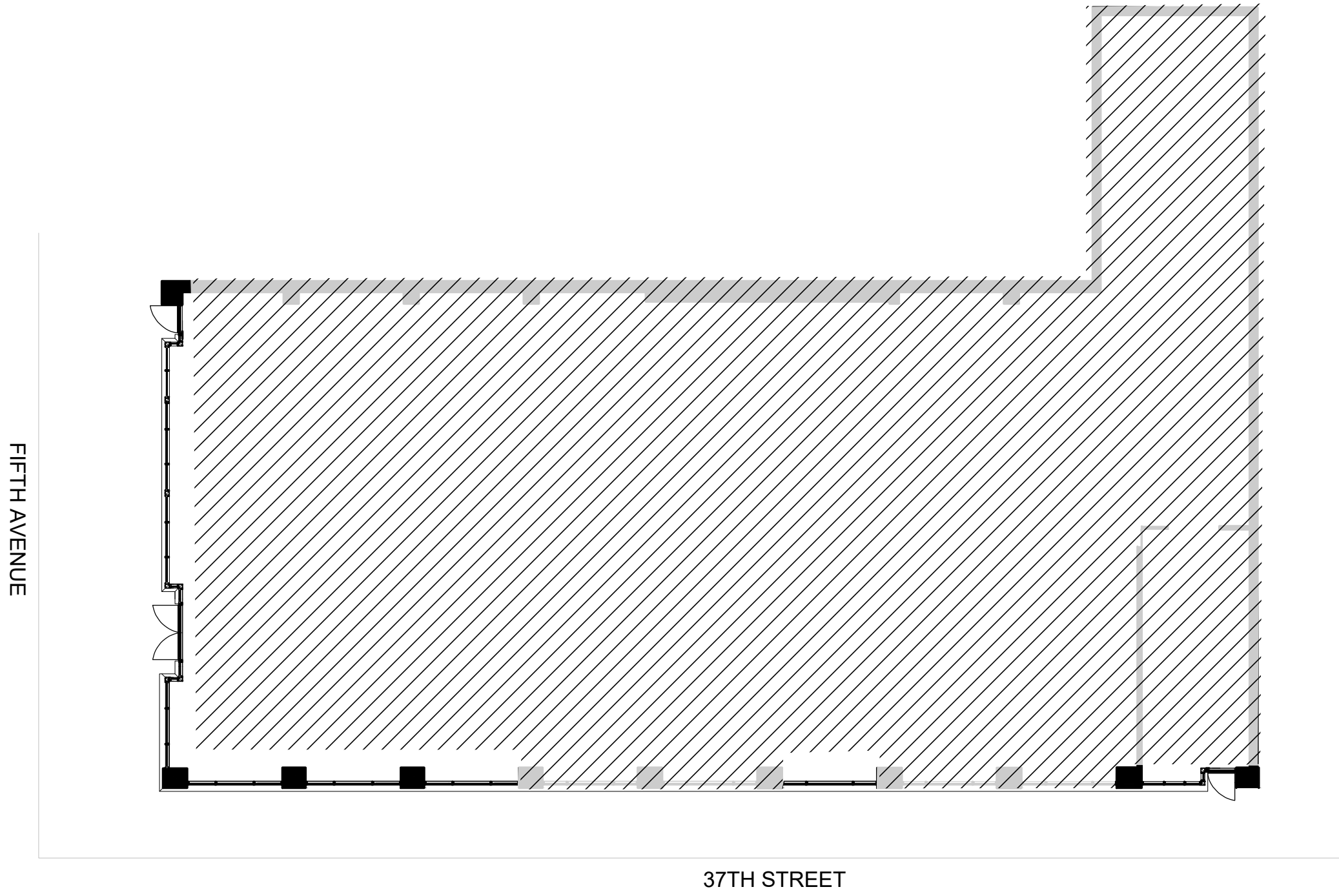
41 CLERESTORY BAYS ACROSS FACADE
SQUARE TOP TRANSOM AND BOTTOM
APPX 1:3:1 PROPORTION

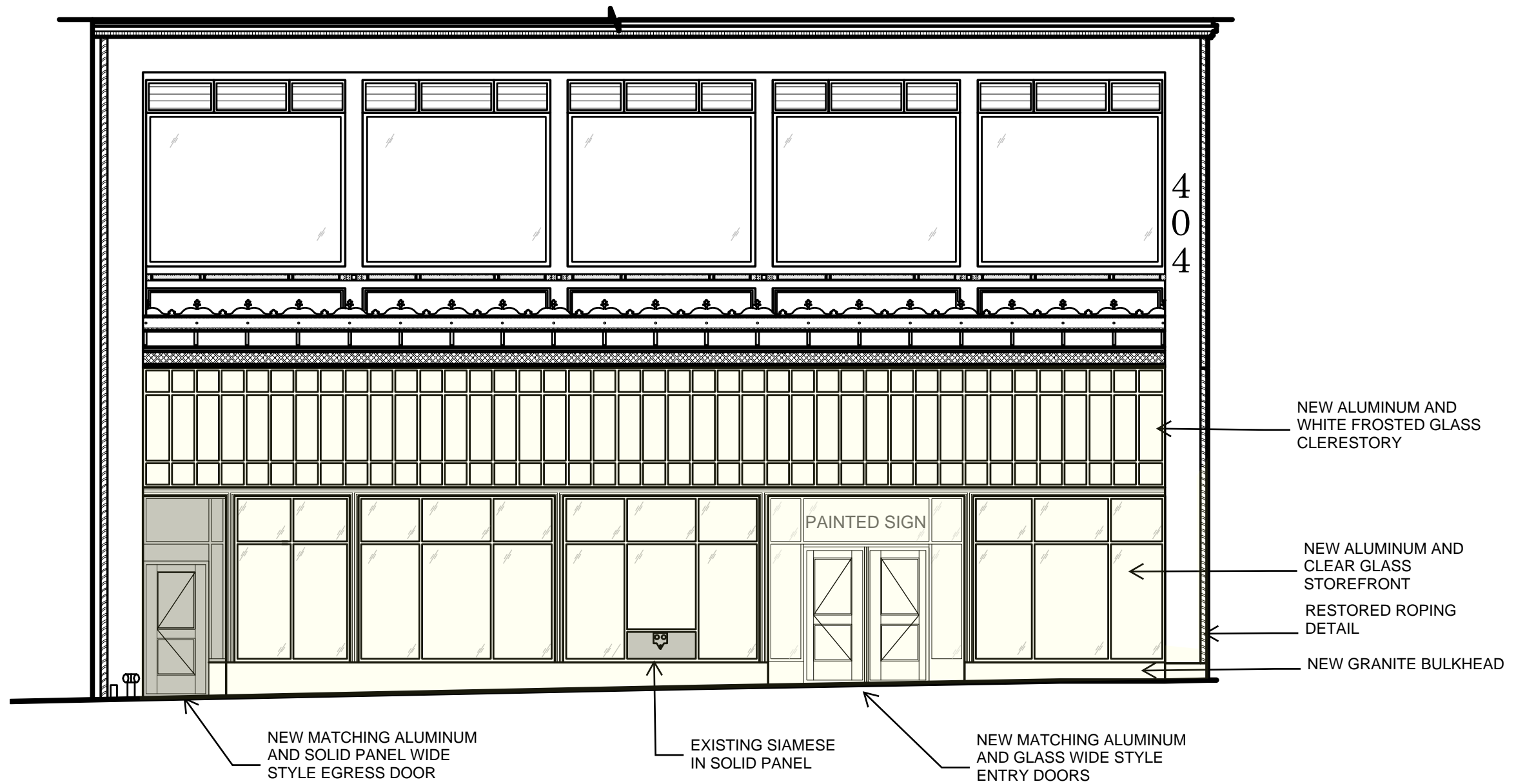


← 41 BAYS ACROSS FACADE
SQUARES TOP AND BOTTOM
APPX 1:3:1 PROPORTION →



← LOW 10" BULKHEAD STARTS AT CORNER →











BUILDING ENTRANCE ON 37TH STREET 1940'S TAX PHOTO



BUILDING CORNER WITH ROPING AT WEST ENTRANCE ON 37TH ST



LINTEL ABOVE BAY EXISTING TO BE RESTORED



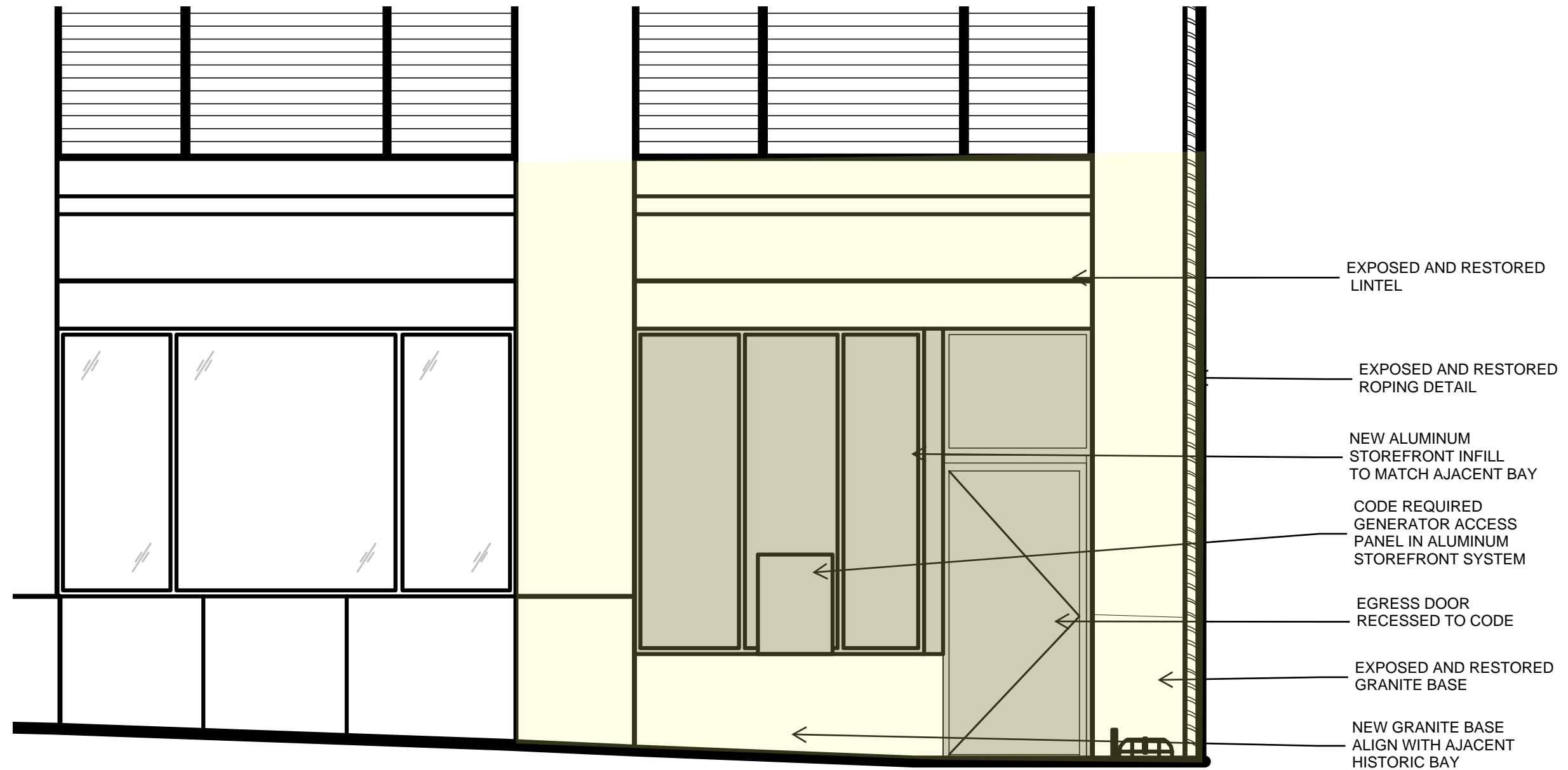
GRANITE OVERCLAD ORIGINAL SERVICE BAY



EXISTING ROPING DETAIL BEHIND
GRANITE CLADDING

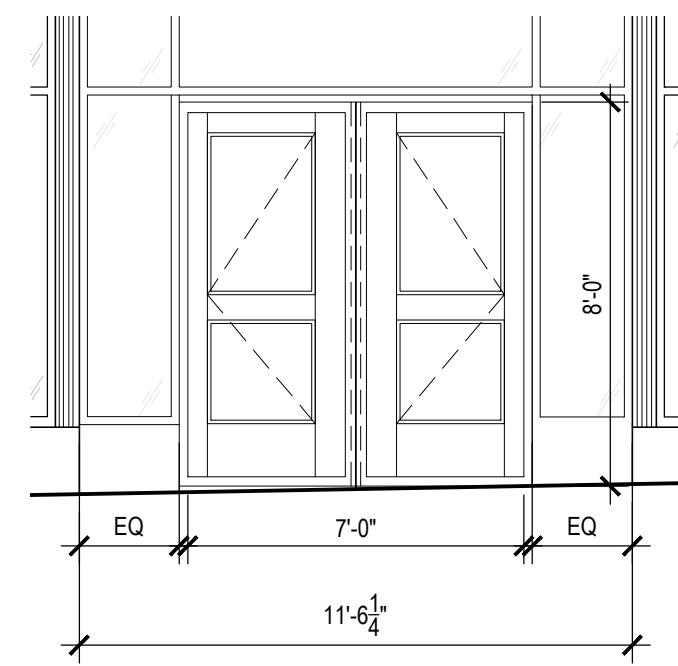


RESTORED ROPING DETAIL
ON FIFTH AVENUE S CORNER

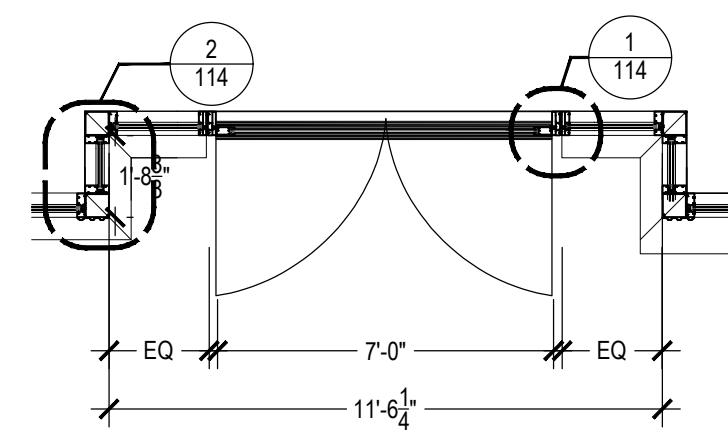




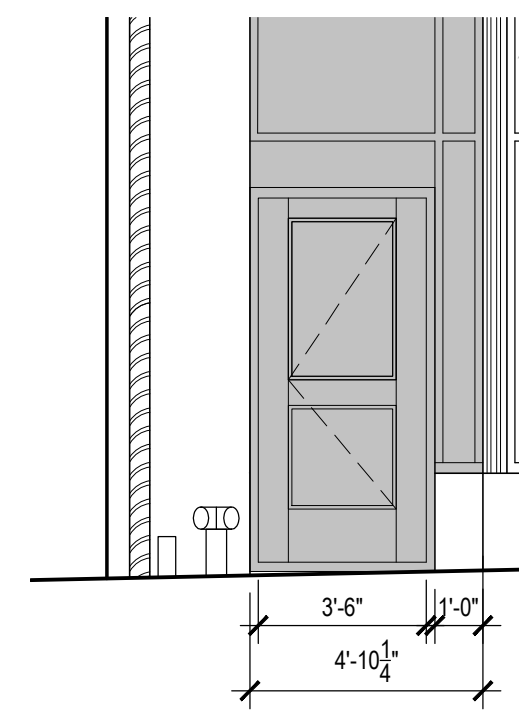




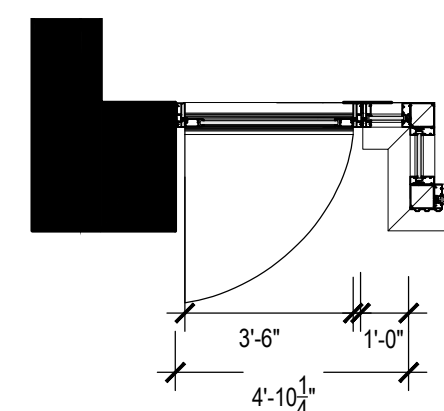
8 ENLARGED ELEVATION- 5TH AVENUE FACADE
SCALE: 1/8" = 1'-0"



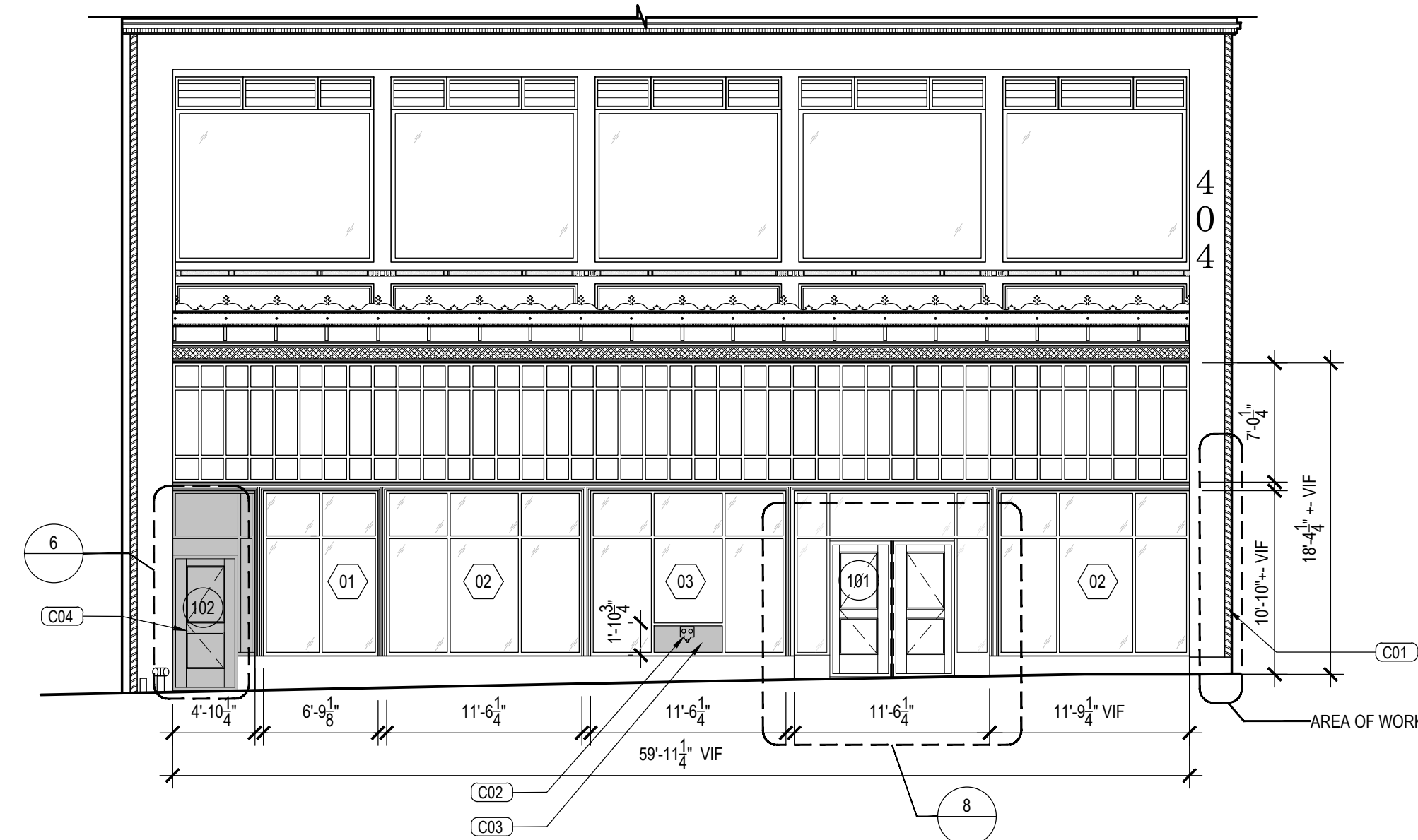
7 ENLARGED ELEVATION- 5TH AVENUE FACADE
SCALE: 1/8" = 1'-0"



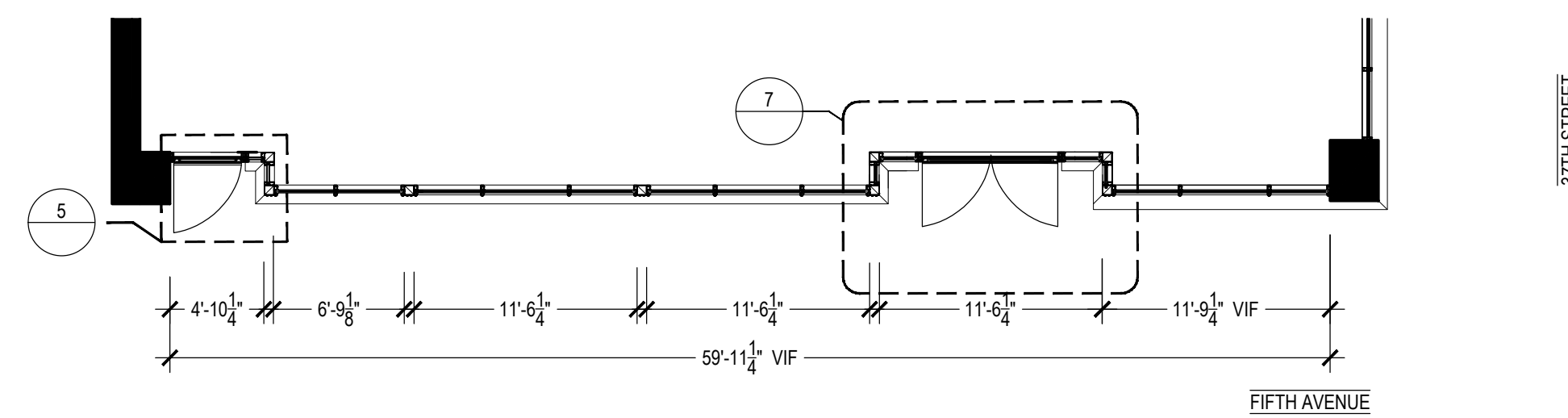
6 ENLARGED ELEVATION- 5TH AVENUE FACADE
SCALE: 1/8" = 1'-0"



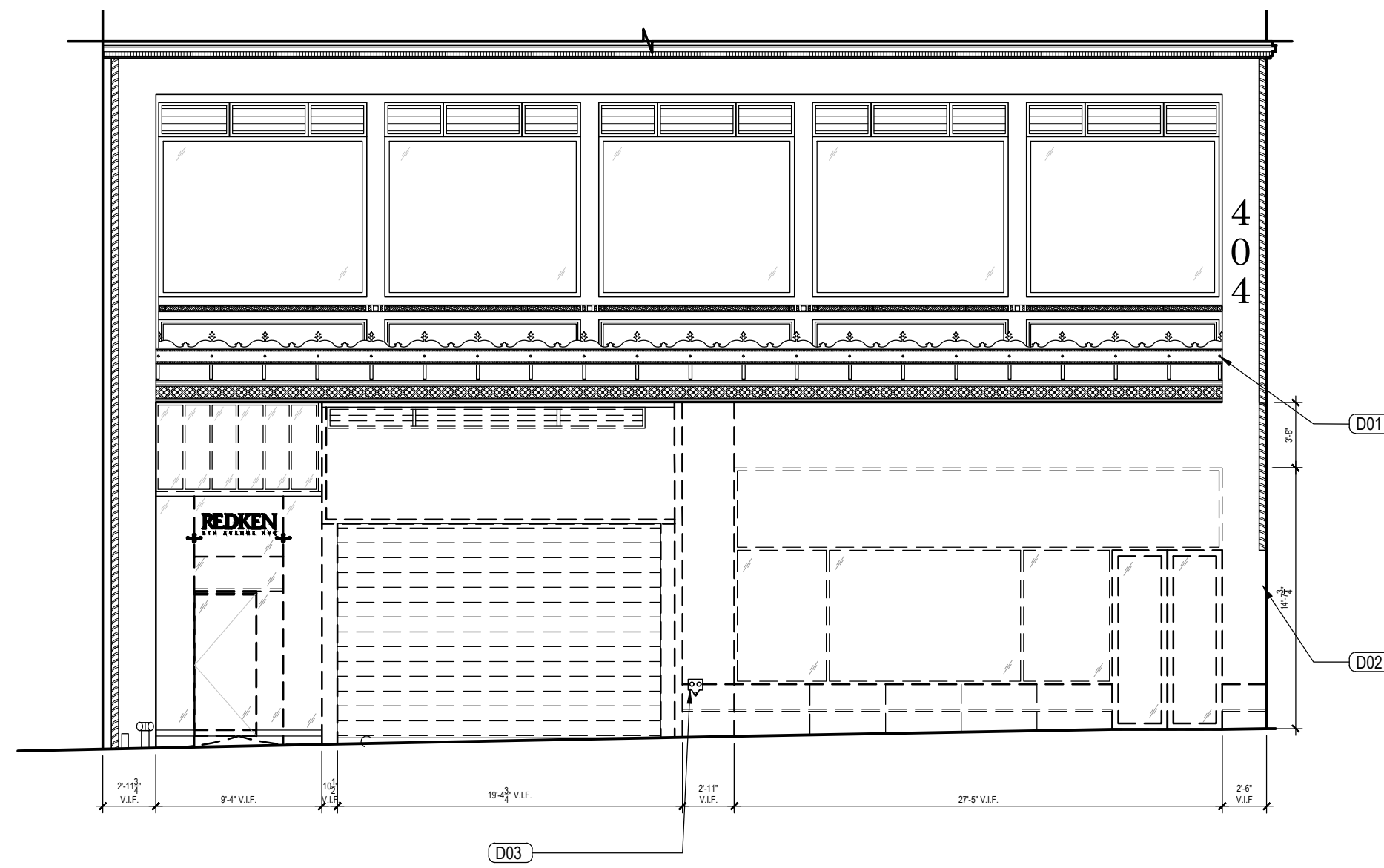
5 ENLARGED ELEVATION- 5TH AVENUE FACADE
SCALE: 1/8" = 1'-0"



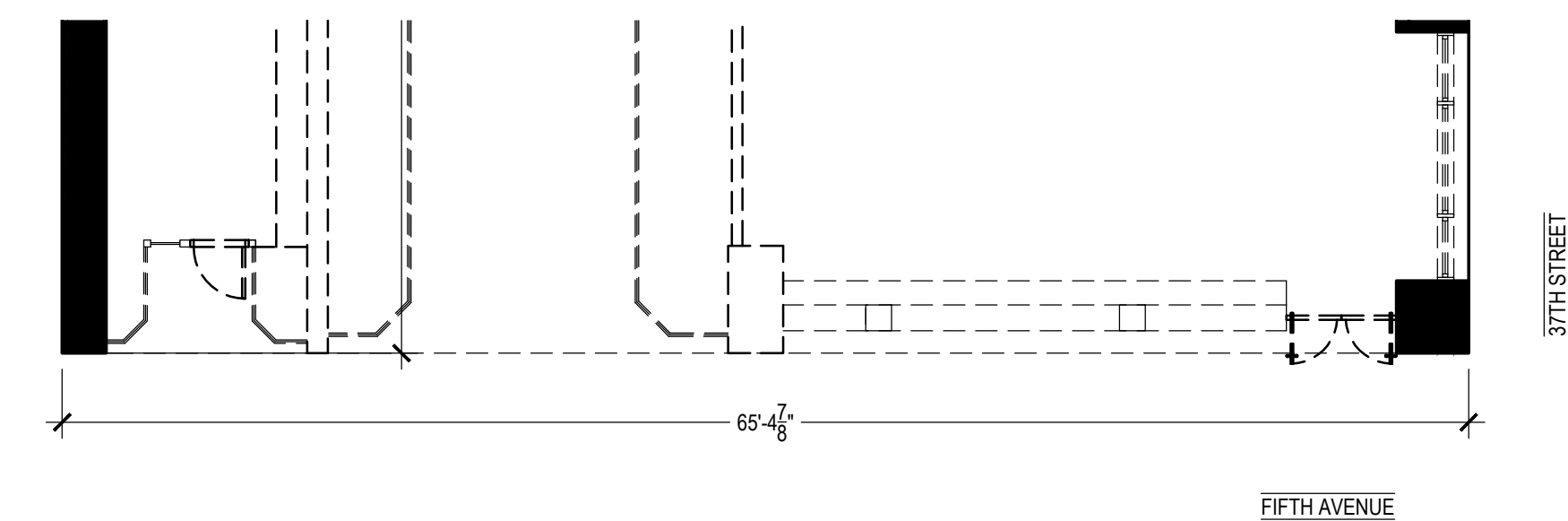
4 PROPOSED ELEVATION- 5TH AVENUE FACADE
SCALE: 1/8" = 1'-0"



2 PROPOSED PLAN- 5TH AVENUE FACADE
SCALE: 1/8" = 1'-0"



3 DEMO ELEVATION- 5TH AVENUE FACADE
SCALE: 1/8" = 1'-0"



1 DEMO PLAN- 5TH AVENUE FACADE
SCALE: 1/8" = 1'-0"

CONSTRUCTION PLAN LEGEND:

- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO DEMO
- NEW WALL
- # CONSTRUCTION KEY NOTE TAG
- # DOOR TAG
- # WINDOW TAG

CONSTRUCTION PLAN KEY NOTES:

- C01 RESTORE MARBLE SCROLLING/ROPING
- C02 SIAMESE CONNECTION TO REMAIN
- C03 SOLID PANEL TO MATCH EXISTING MULLIONS
- C04 CONTRACTOR TO INSTALL NEW DOORS, REFER TO DETAILS
- C05 CONTRACTOR TO INSTALL NEW WINDOWS, REFER TO DETAILS

DEMOLITION PLAN KEY NOTES:

- D01 HAND REMOVE COATING AND INFILL AT EXISTING CORNER
- D02 HISTORICAL ORNAMENTAL MATERIAL TO REMAIN
- D03 SIAMESE CONNECTION TO REMAIN

REVISIONS AND ISSUE:

PROJECT TITLE:
STOREFRONT

404 FIFTH AVENUE,
NEW YORK, NY, 10018

DRAWING TITLE:
**PROPOSED NORTH ELEVATION
FRONT FACADE**

DOB JOB #: M01366656-11

SEAL & SIGNATURE:	SCALE: AS NOTED
	DATE: 02.19.2026
	PROJECT NUMBER: 25173
	DRAWN BY:
	CHECKED BY:
	SHEET NUMBER:

A- 110.00

CONSTRUCTION PLAN LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL
- Ⓢ CONSTRUCTION KEY NOTE TAG
- Ⓛ DOOR TAG
- Ⓜ WINDOW TAG
- Ⓜ WALL TYPE

CONSTRUCTION PLAN KEY NOTES:

- Ⓢ001 RESTORE MARBLE SCROLLING/ROPING
- Ⓢ002 CONTRACTOR TO INSTALL NEW WINDOWS, REFER TO DETAILS
- Ⓢ003 12" X 24" X 24" RECESSED FILL STATION CABINET
EXTERIOR WALL TO BE INSTALLED BY LL. PIPING INSIDE INTERIOR SILL ENCLOSURE
BY CONTRACTOR C.L. OF CABINET TO BE 30" ABOVE SIDEWALK
- Ⓢ004 GRANITE BASE, MATCH TO EXISTING STONE
- Ⓢ005 STOREFRONT TUBE WITH INSULATED METAL PLAN INFILL
- Ⓢ006 24" W X 32" H X 11" D QUICK CONNECT CABINET
- Ⓢ007 CONTRACTOR TO INSTALL NEW DOOR, REFER TO DETAILS

DEMOLITION PLAN KEY NOTES:

- Ⓢ001 EXISTING WINDOWS TO BE REMOVED, DROP THE GRANITE STONE BASE TO ALIGN WITH 5TH AVE
- Ⓢ002 DEMO STAIRS AND DOOR
- Ⓢ003 DEMO EXISTING DOORS
- Ⓢ004 REMOVE COATING AND INFILL AT EXISTING CORNER

REVISIONS AND ISSUE:

PROJECT TITLE:
STOREFRONT

404 FIFTH AVENUE,
NEW YORK, NY, 10018

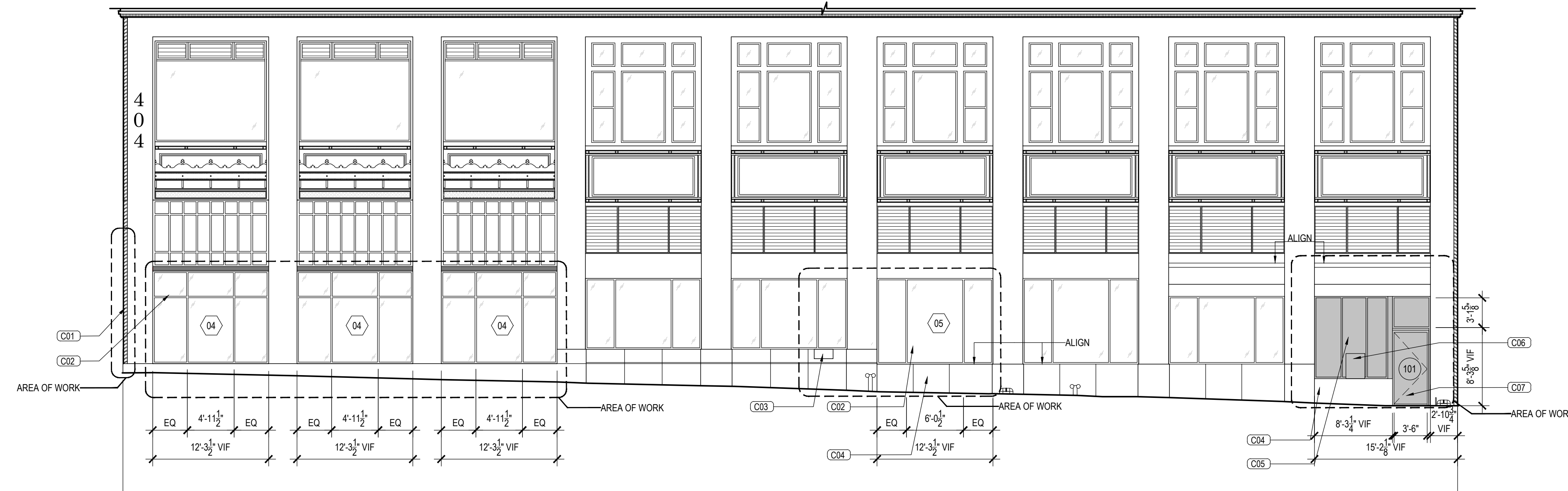
DRAWING TITLE:

PROPOSED NORTH ELEVATION
FRONT FACADE

DOB JOB #: M01366656-11

SEAL & SIGNATURE: _____ SCALE: AS NOTED
DATE: 02.19.2026
PROJECT NUMBER: 25173
DRAWN BY: _____
CHECKED BY: _____
SHEET NUMBER: _____

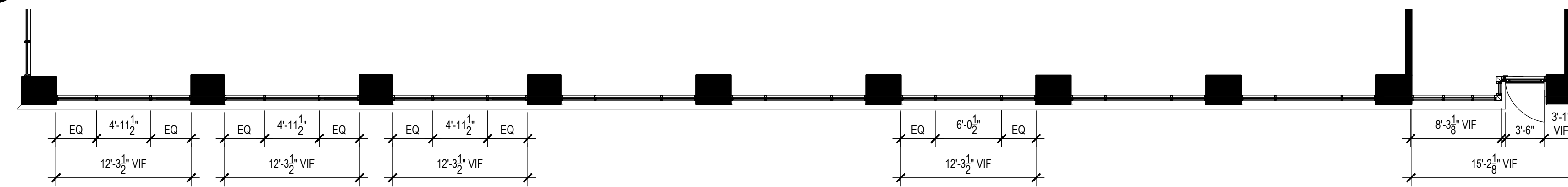
A- 111.00



1 PROPOSED ELEVATION- 37TH STREET FACADE

SCALE: 1/8" = 1'-0"

FIFTH AVENUE



37TH STREET

1 PROPOSED PLAN-37TH STREET FACADE

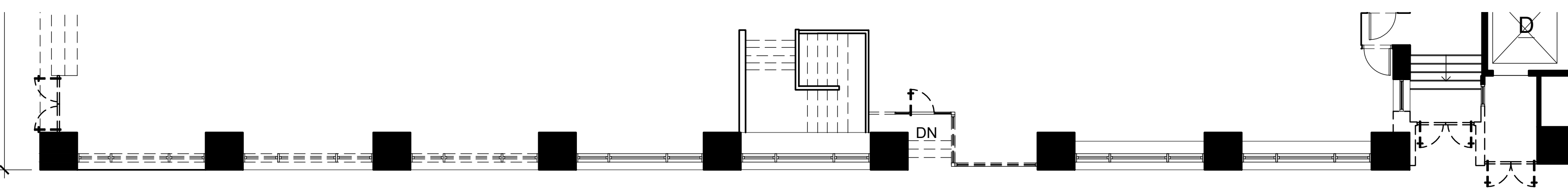
SCALE: 1/8" = 1'-0"



2 DEMO ELEVATION- 37TH STREET FACADE

SCALE: 1/8" = 1'-0"

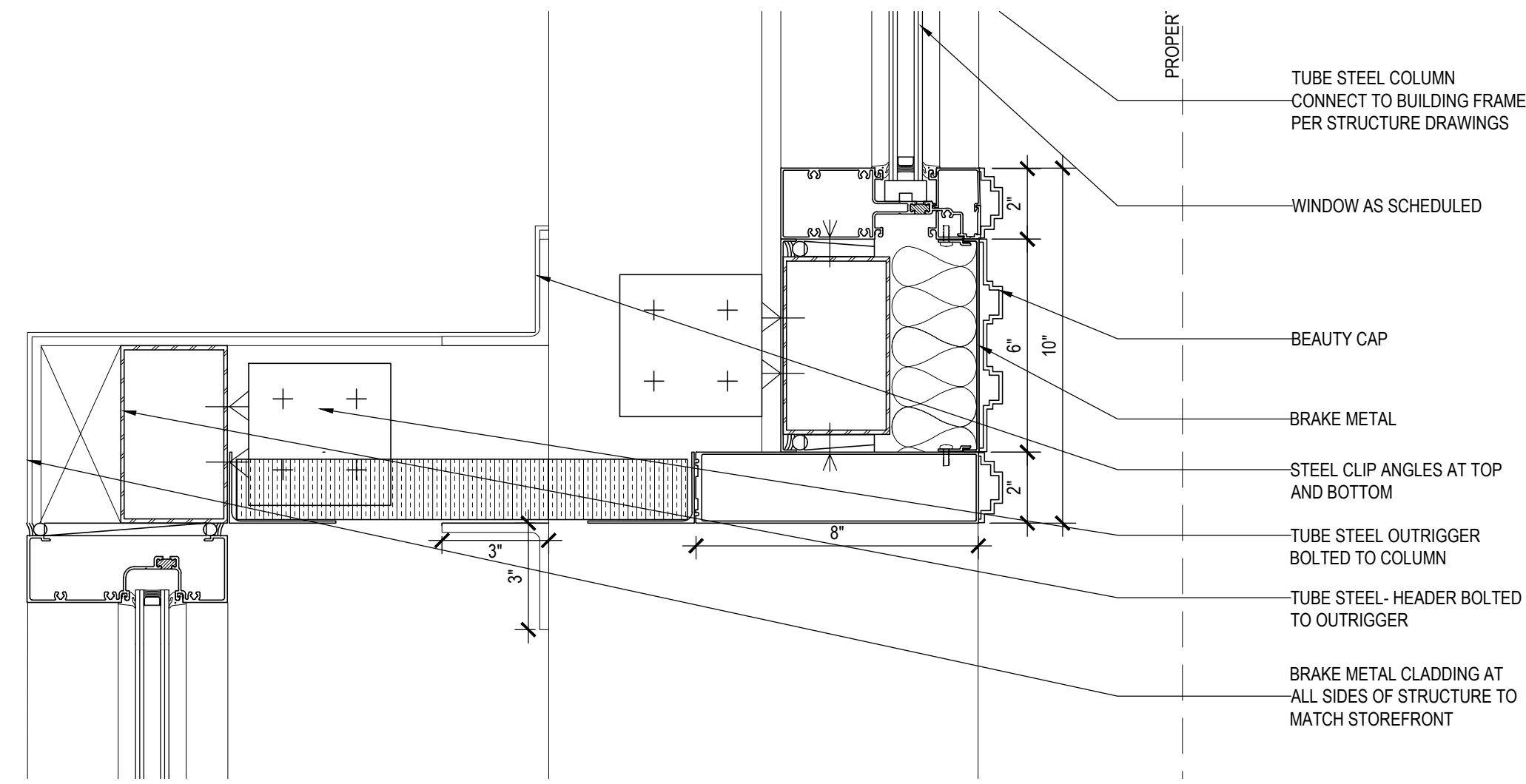
FIFTH AVENUE



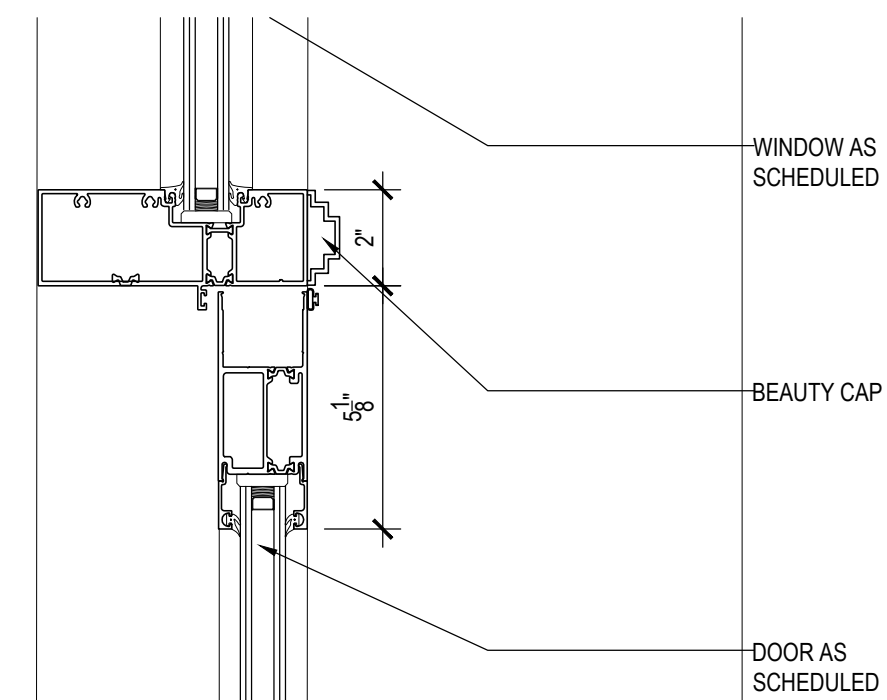
37TH STREET

1 DEMO PLAN-37TH STREET FACADE

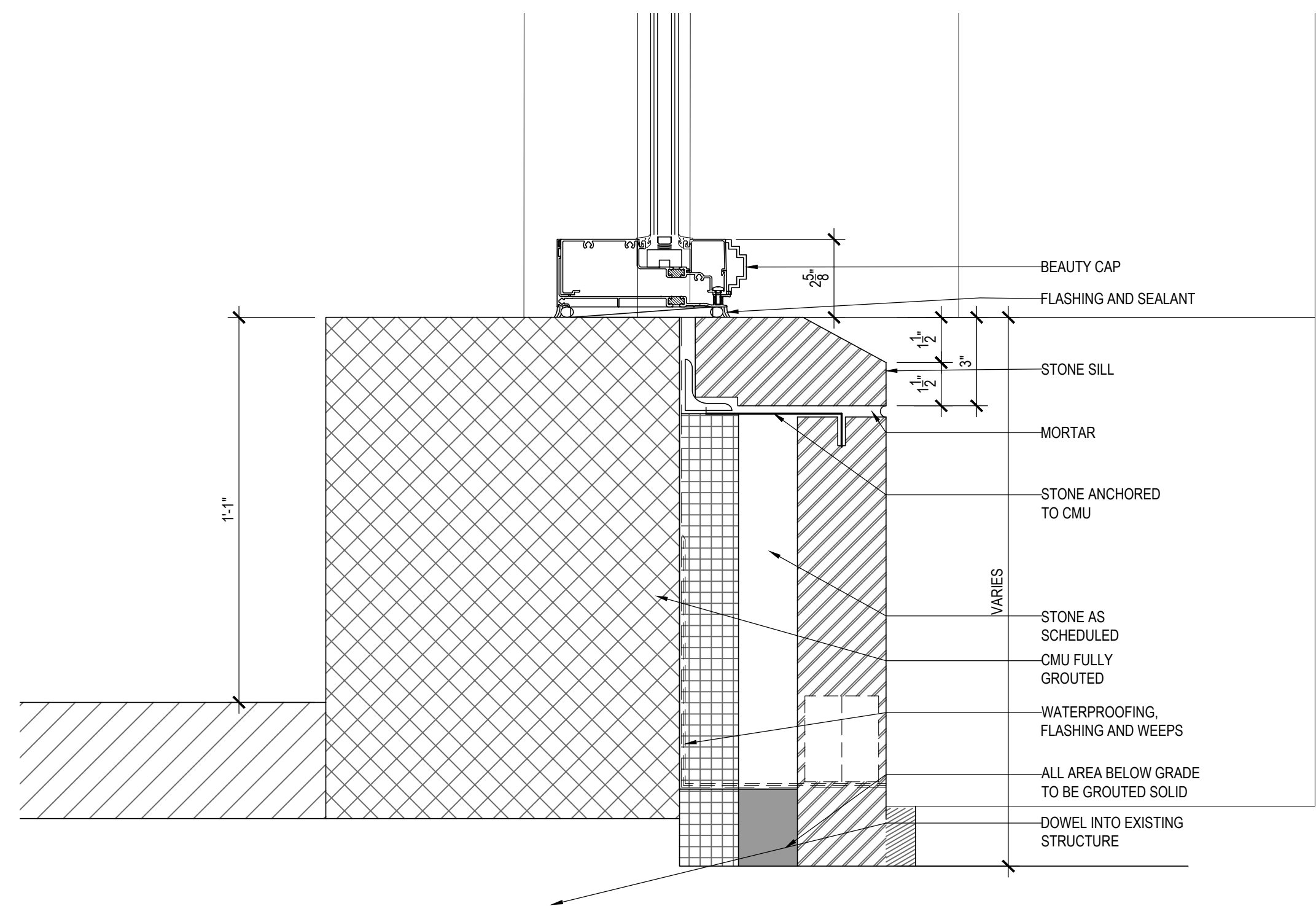
SCALE: 1/8" = 1'-0"



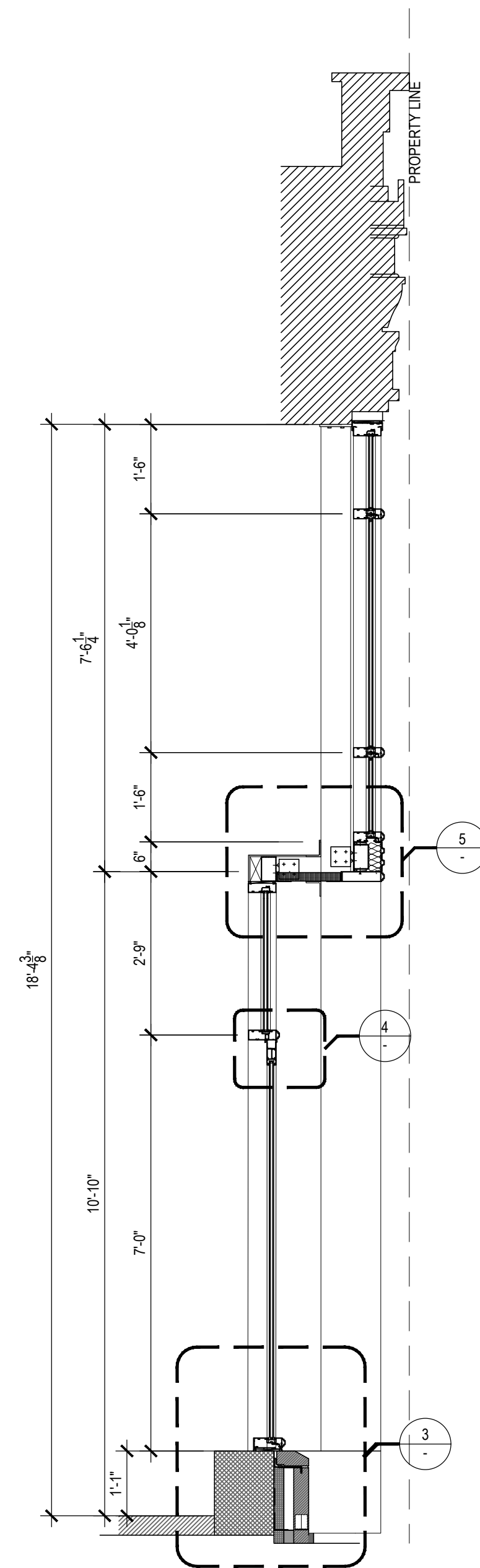
5 SECTION DETAIL
SCALE: 3" = 1'-0"



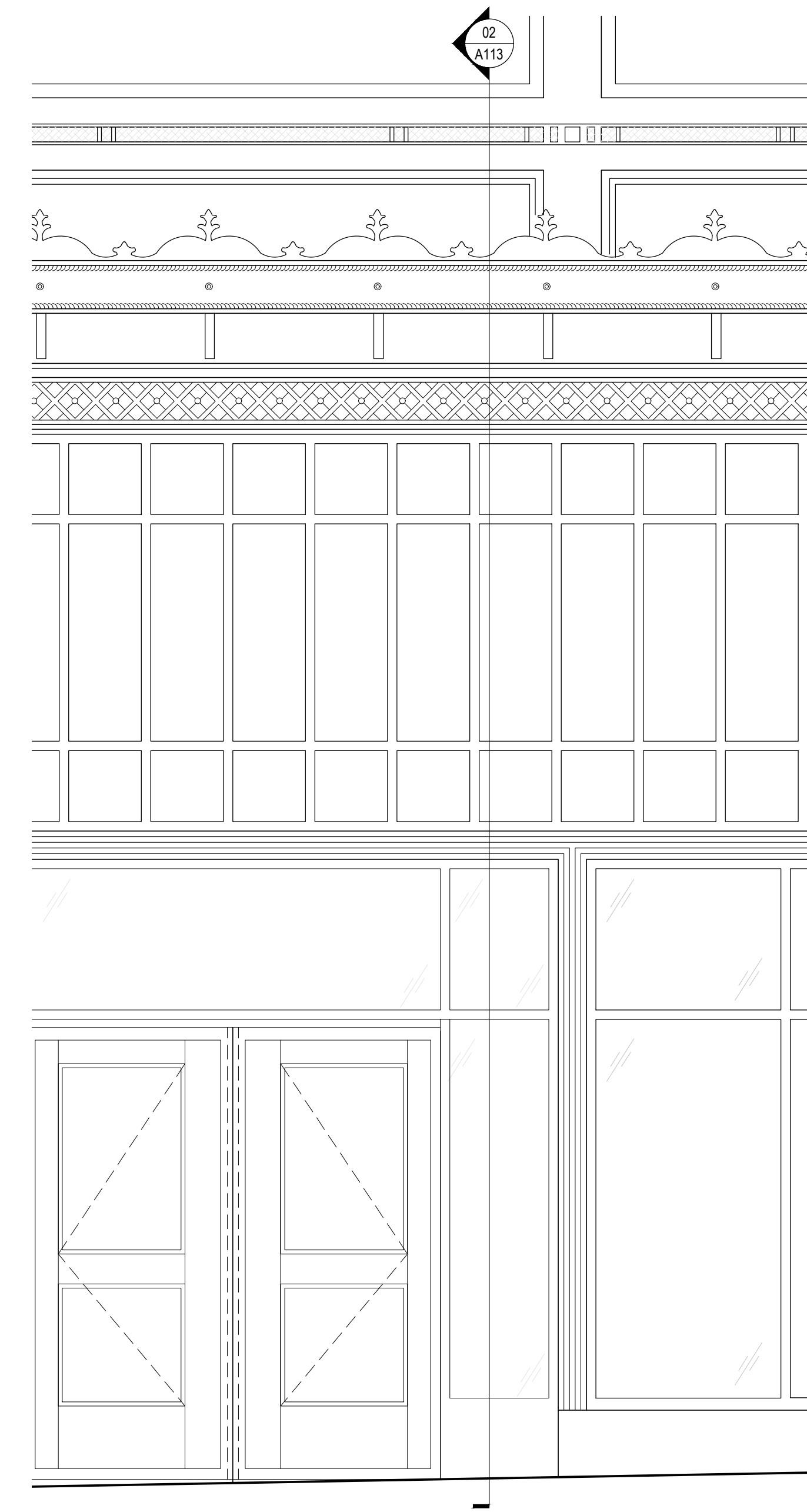
4 SECTION DETAIL
SCALE: 3" = 1'-0"



3 SECTION DETAIL
SCALE: 3" = 1'-0"



2 PROPOSED SECTION
SCALE: 1/2" = 1'-0"



1 ENLARGED ELEVATION- 5TH AVENUE FACADE
SCALE: 1/2" = 1'-0"

REVISIONS AND ISSUE:

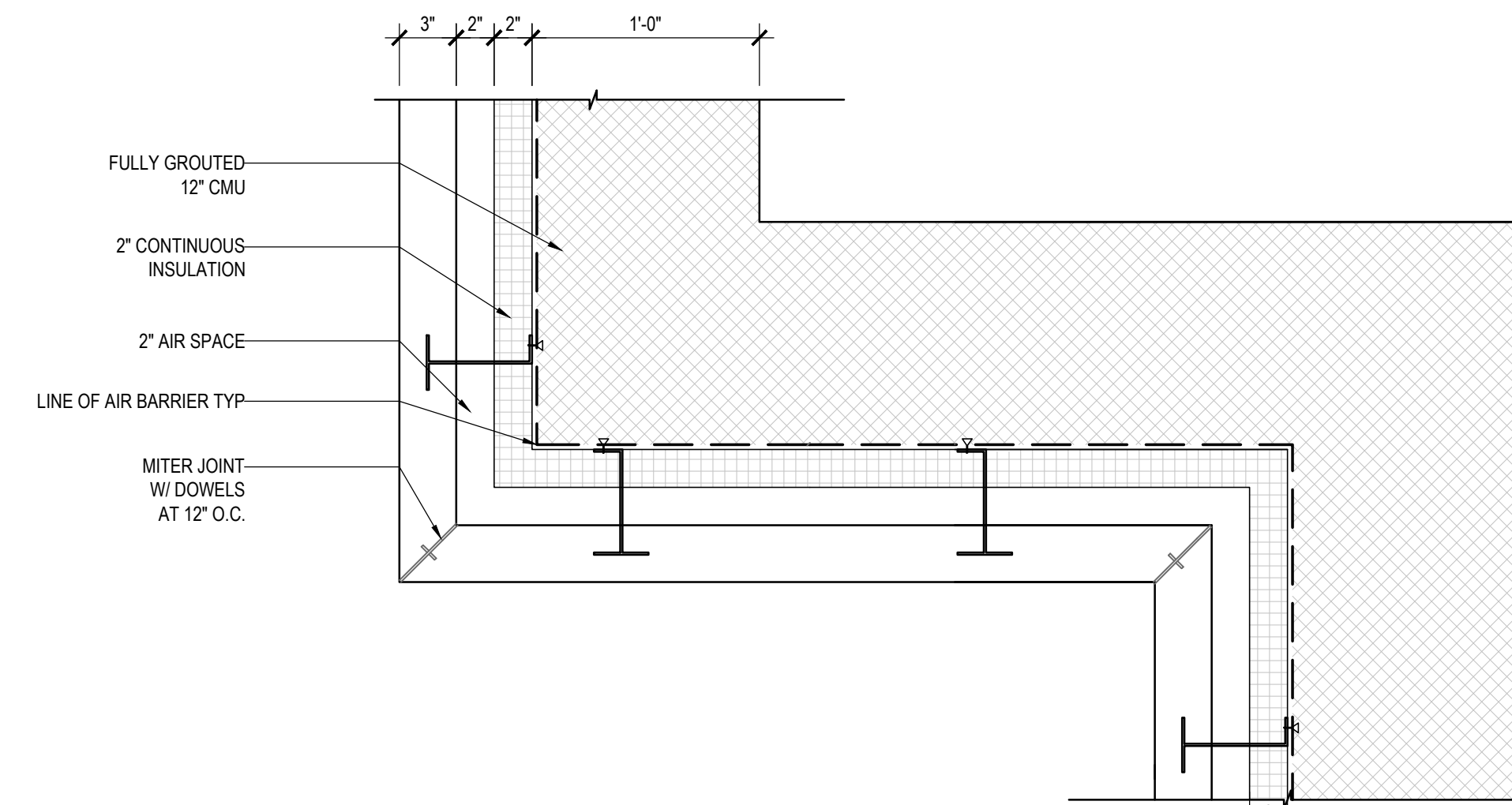
PROJECT TITLE:
STOREFRONT

404 FIFTH AVENUE,
NEW YORK, NY, 10018
DRAWING TITLE:

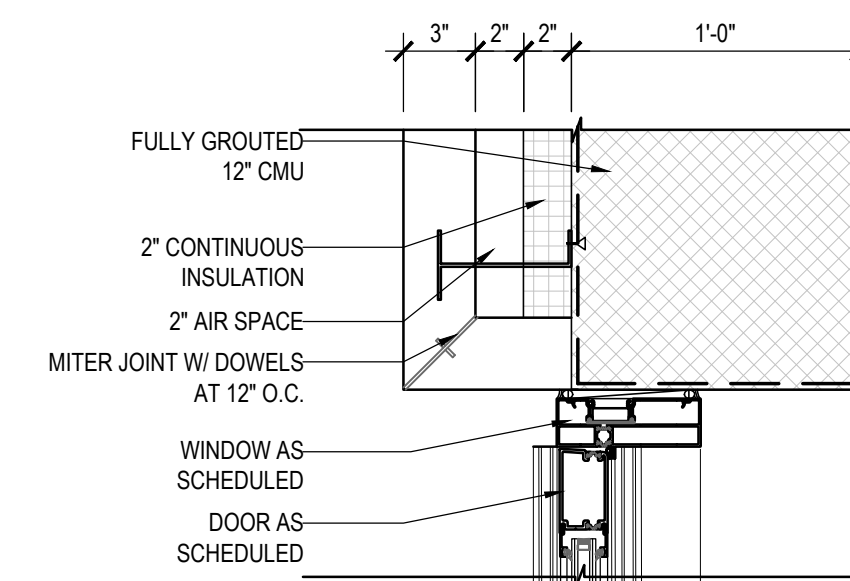
5TH AVE
FACADE DETAIL
DOB JOB #: M01366656-11

SEAL & SIGNATURE:	SCALE:	AS NOTED
	DATE:	02.19.2026
	PROJECT NUMBER:	25173
	DRAWN BY:	
	CHECKED BY:	
	SHEET NUMBER:	

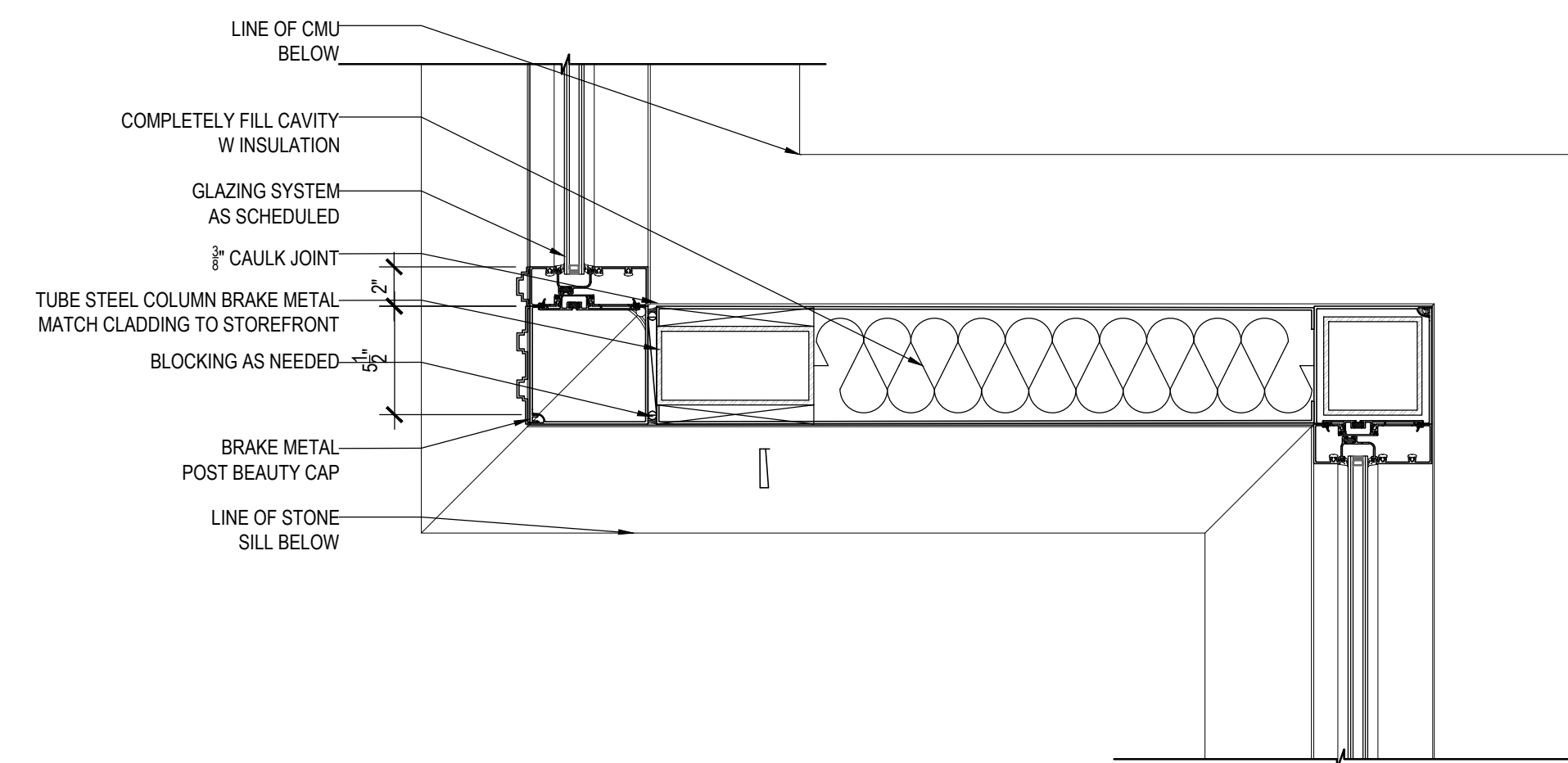
A- 113.00



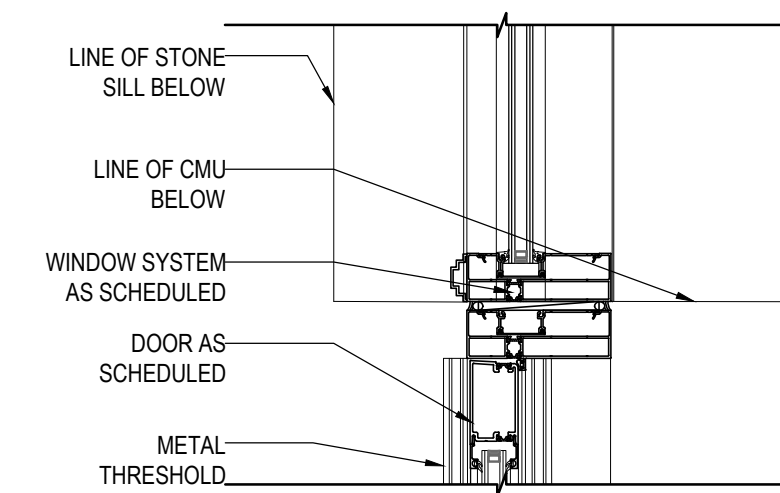
4 PLAN DETAIL AT RECESSED CORNER LOW THROUGH BULKHEAD
SCALE: 1 1/2" = 1'-0"



3 PLAN DETAIL AT DOOR LOW THROUGH BULKHEAD
SCALE: 1 1/2" = 1'-0"



2 PLAN DETAIL AT RECESSED CORNER HIGH THROUGH SIDELIGHT
SCALE: 1 1/2" = 1'-0"



1 PLAN DETAIL AT DOOR HIGH THROUGH SIDELIGHT
SCALE: 1 1/2" = 1'-0"

REVISIONS AND ISSUE:

PROJECT TITLE:
STOREFRONT

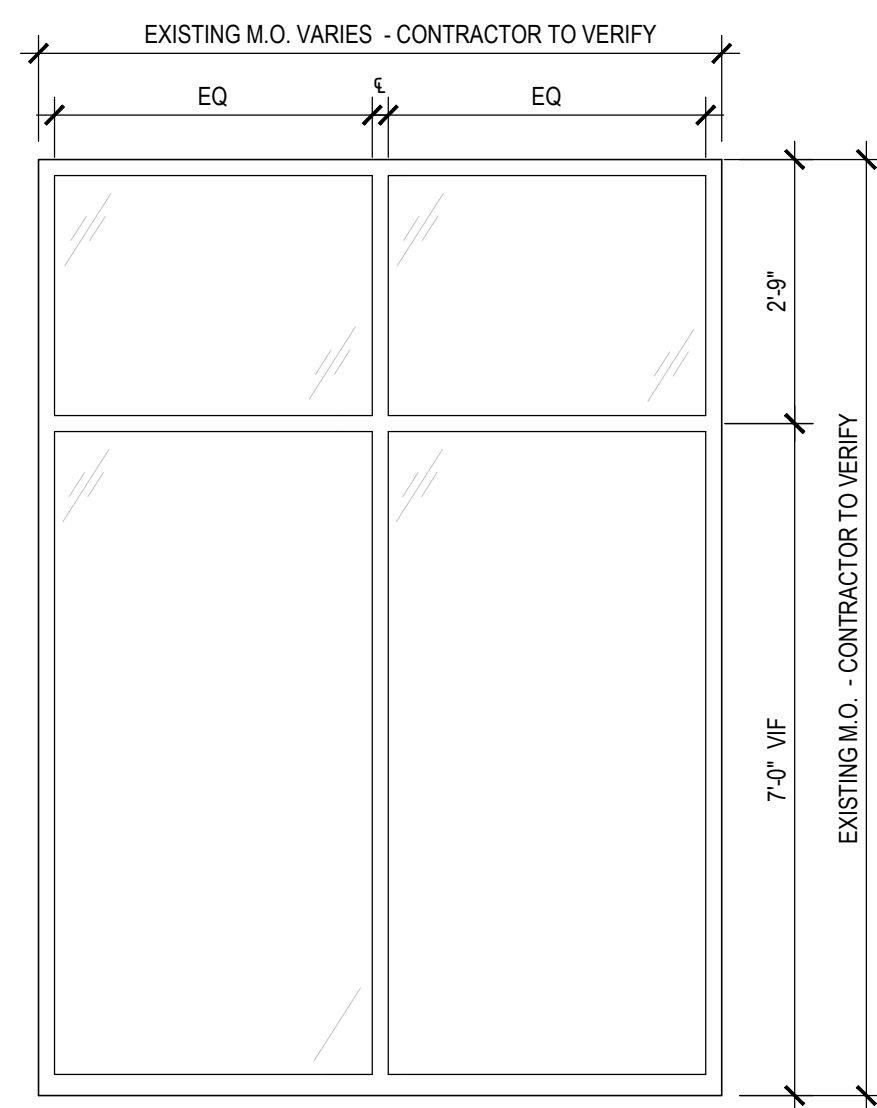
404 FIFTH AVENUE,
NEW YORK, NY, 10018

DRAWING TITLE:
**5TH AVE
FACADE DETAIL**

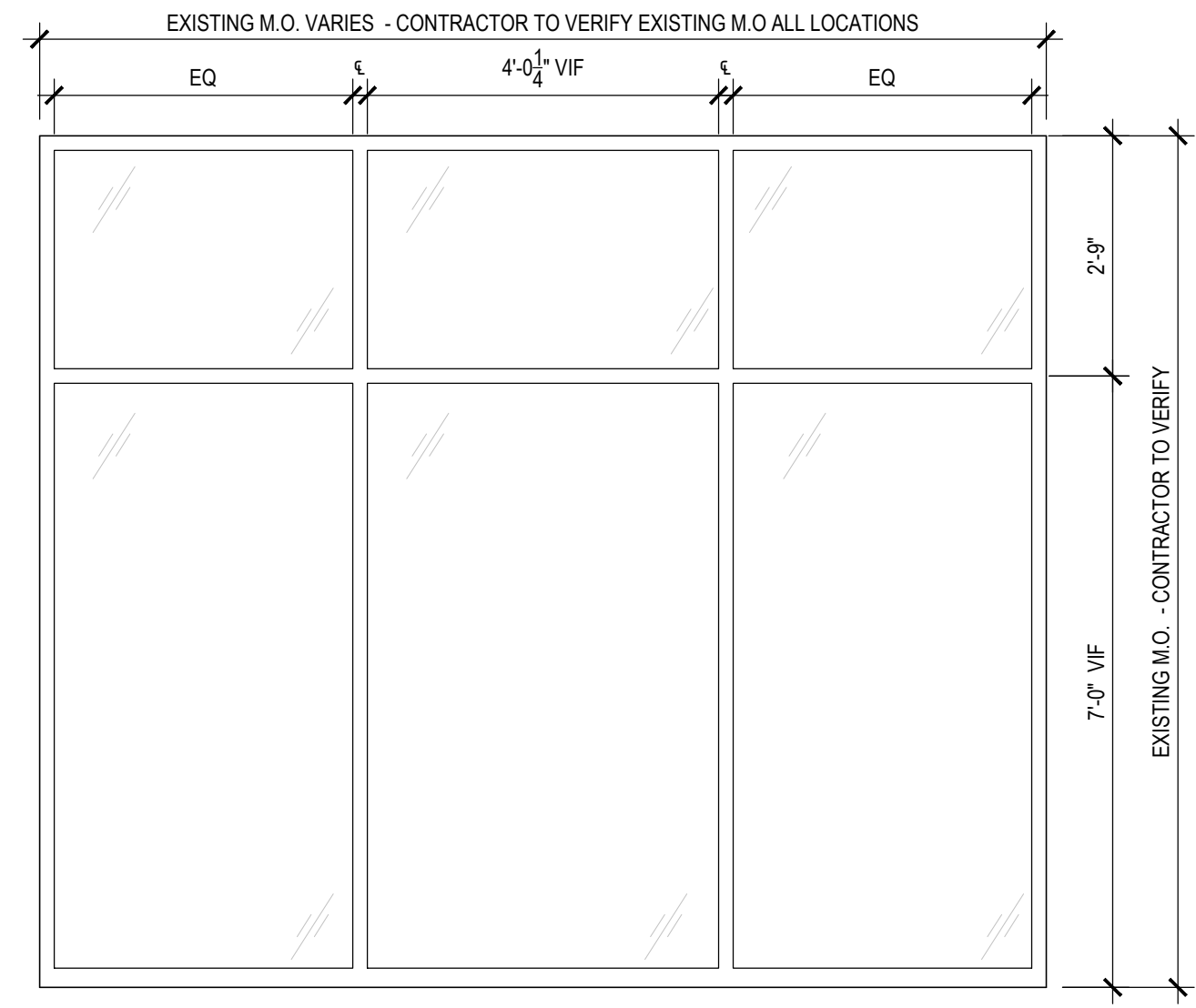
DOB JOB #: M01366656-11

SEAL & SIGNATURE:	SCALE:	AS NOTED
	DATE:	02.19.2026
	PROJECT NUMBER:	25173
	DRAWN BY:	
	CHECKED BY:	
	SHEET NUMBER:	

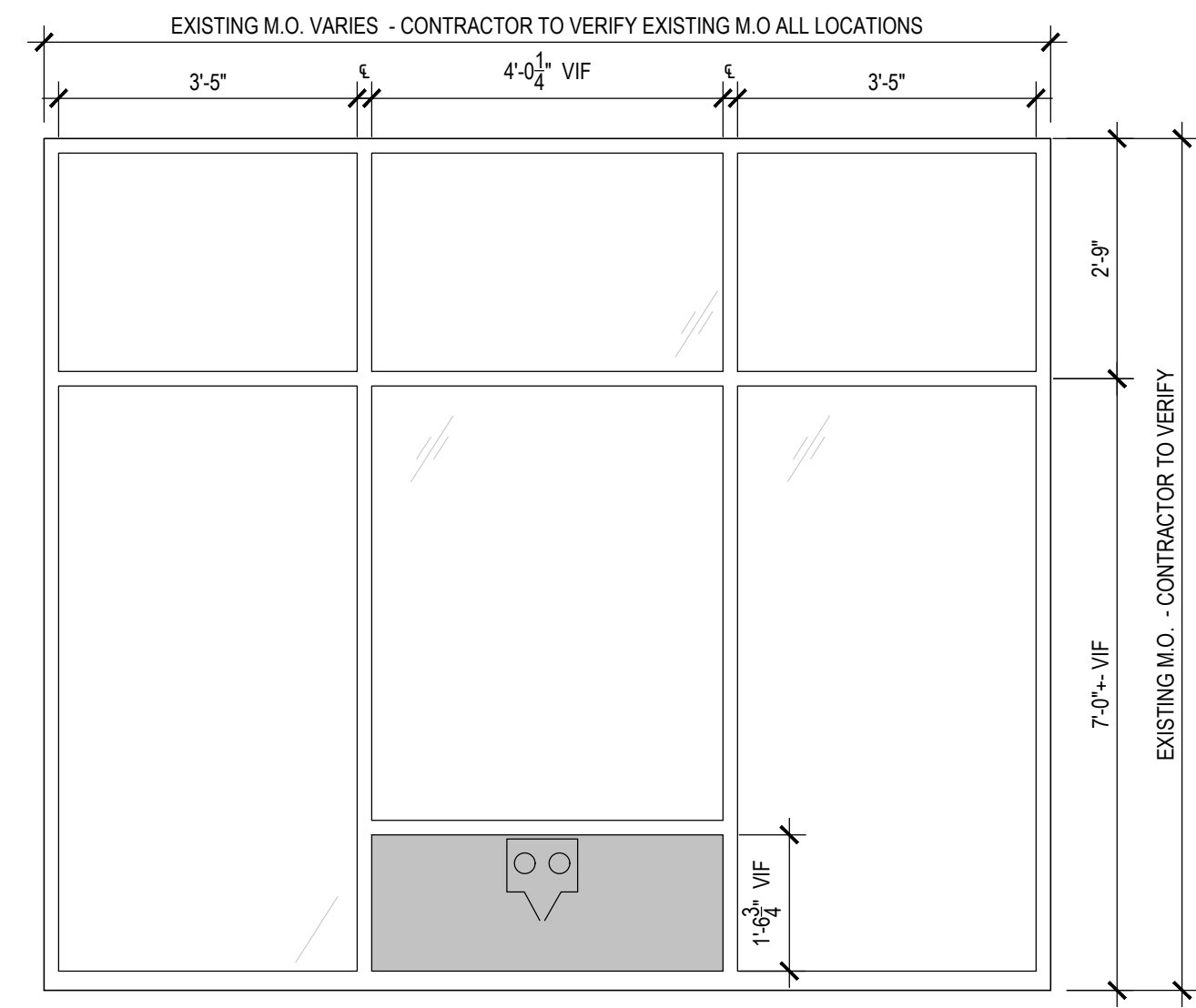
A- 114.00



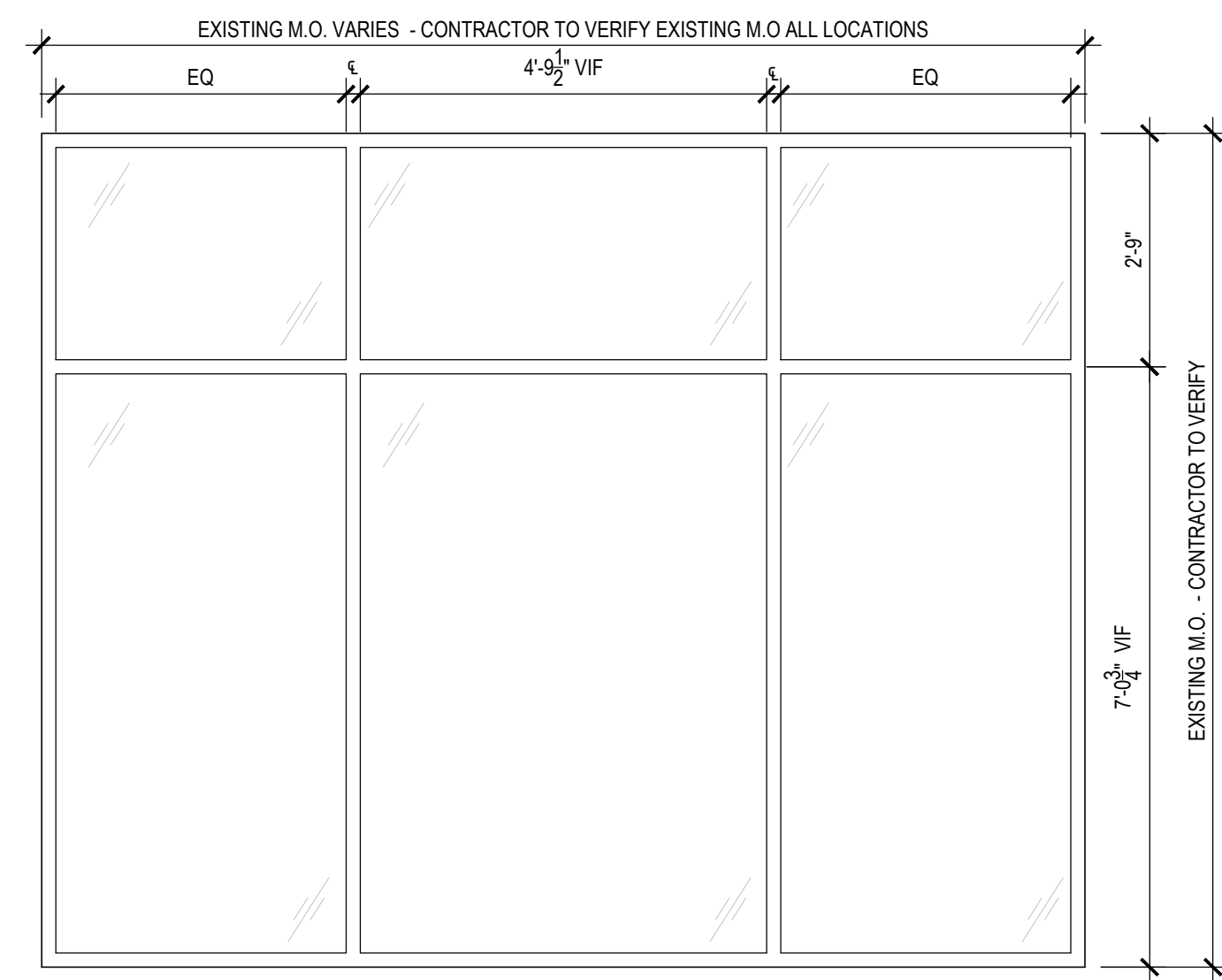
01 WINDOW TYPE 1
SCALE: 1/2"=1'-0"



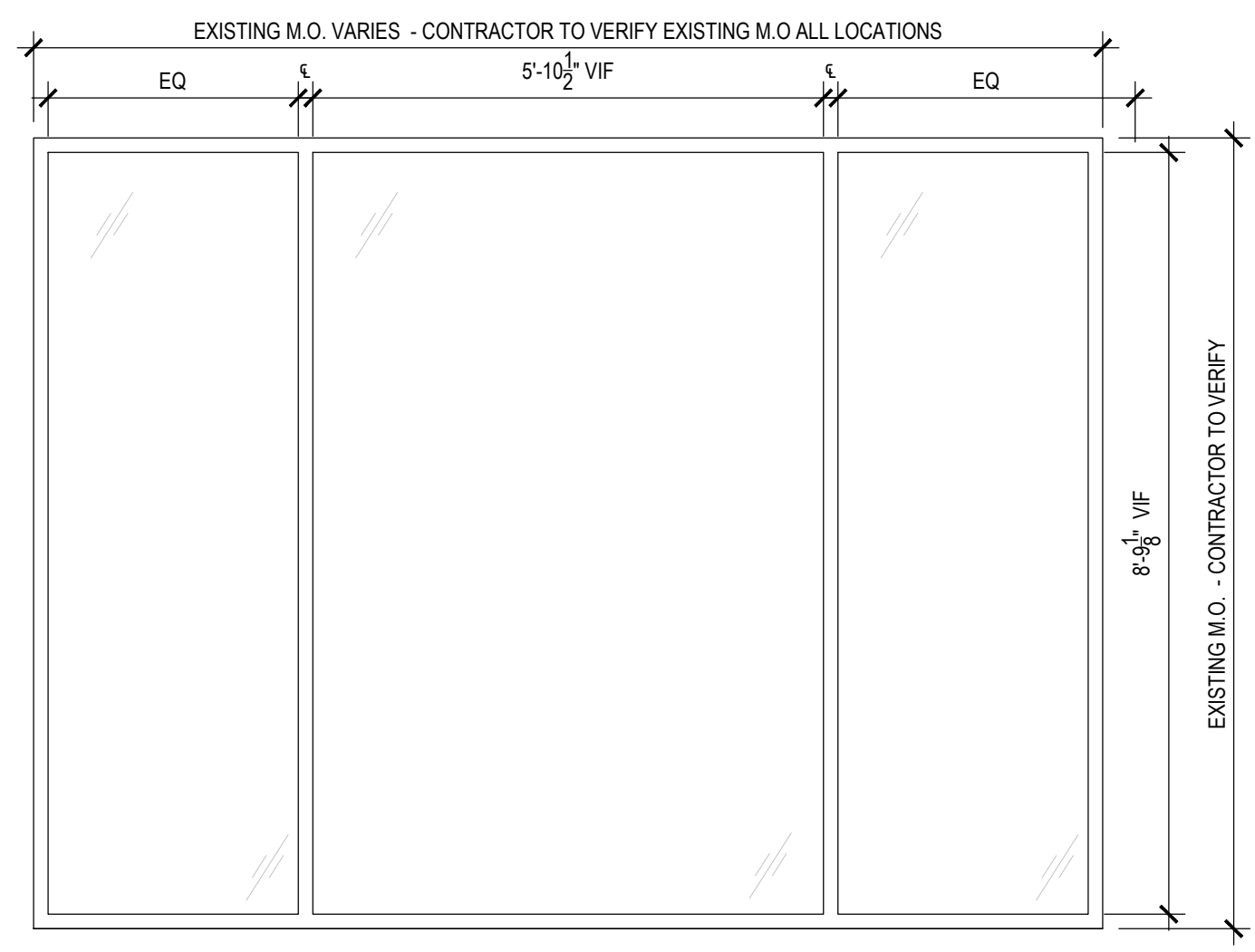
02 WINDOW TYPE 2
SCALE: 1/2"=1'-0"



03 WINDOW TYPE 3
SCALE: 1/2"=1'-0"



04 WINDOW TYPE 4
SCALE: 1/2"=1'-0"



05 WINDOW TYPE 5
SCALE: 1/2"=1'-0"

REVISIONS AND ISSUE:

PROJECT TITLE:
STOREFRONT

404 FIFTH AVENUE,
NEW YORK, NY, 10018

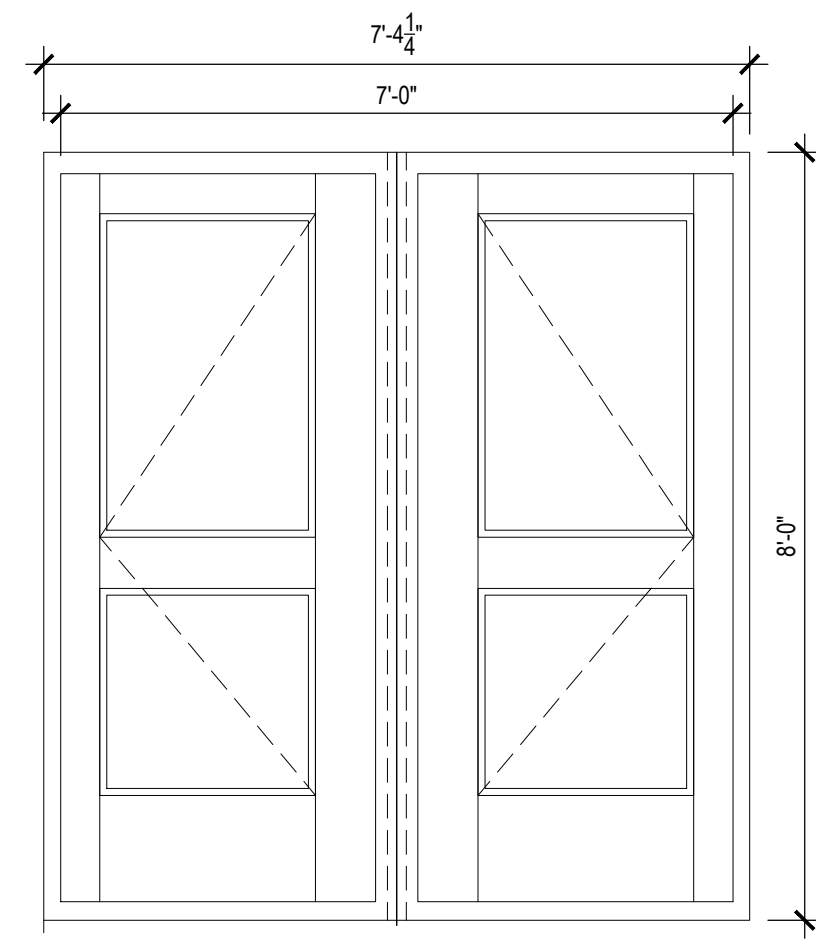
DRAWING TITLE:
**5TH AVE
WINDOW SCHEDULE**

DOB JOB #: M01366656-11

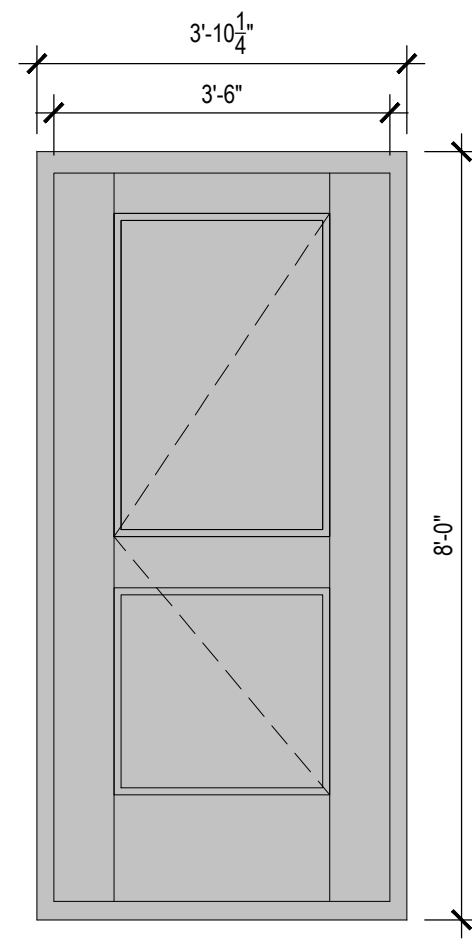
SEAL & SIGNATURE: _____ SCALE: AS NOTED
DATE: 02.19.2026
PROJECT NUMBER: 25173
DRAWN BY: _____
CHECKED BY: _____
SHEET NUMBER: _____

A- 115.00

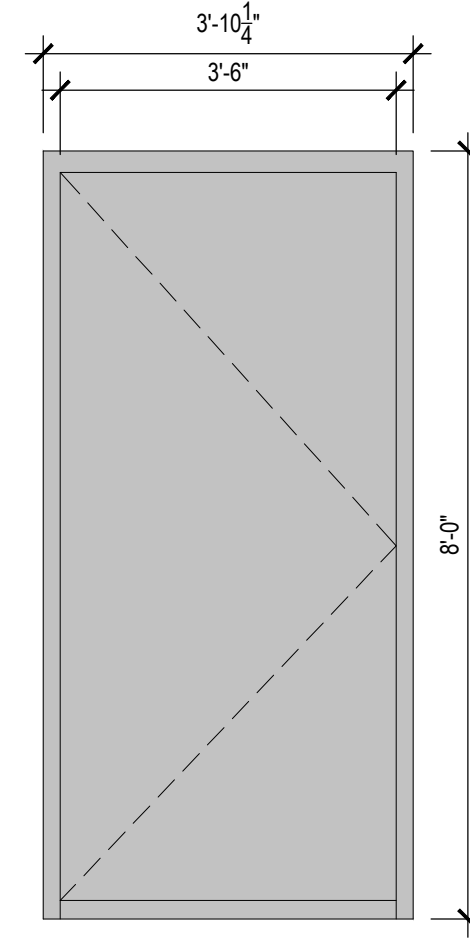
WINDOW SCHEDULE					
ALL ALUMINUM TO BE BRONZE COLOR KYNAR PAINTED FINISH PPG DURNAR XL MEDIUM BRONZE LC 51515 XL OR COLOR TO MATCH ADJACENT FRAMES AS REQUIRED					
CONTRACTOR HAS RESPONSIBILITY TO VERIFY, COORDINATE AND INSTALL ASSEMBLIES AND OPENINGS. SHOP DRAWINGS SHOWING LOUVERS AND FULLY ENGINEERED WINDOW SYSTEM REQUIRED FOR APPROVAL					
TAG #	W x H VIF	MANUFACTURER	PRODUCT	FINISH	REMARKS
01	7'-1 3/4" x 9'-9"	KAWNEER FRAMES	TRI FAB VERSAGLAZE 601 UT	TBD	U: FACTOR : 0.30 SHGC : 0.33 SEE DETAILS FOR CUSTOM BEAUTY CAPS AT MULLION PROFILES
02	11'-6 1/2" x 9'-9"	KAWNEER FRAMES	TRI FAB VERSAGLAZE 601 UT	TBD	U: FACTOR : 0.30 SHGC : 0.33 SEE DETAILS FOR CUSTOM BEAUTY CAPS AT MULLION PROFILES
03	11'-6 1/2" x 9'-9"	KAWNEER FRAMES	TRI FAB VERSAGLAZE 601 UT	TBD	U: FACTOR : 0.30 SHGC : 0.33 SEE DETAILS FOR CUSTOM BEAUTY CAPS AT MULLION PROFILES
04	12'-3 1/2" x 9'-9"	KAWNEER FRAMES	TRI FAB VERSAGLAZE 601 UT	TBD	U: FACTOR : 0.30 SHGC : 0.33 SEE DETAILS FOR CUSTOM BEAUTY CAPS AT MULLION PROFILES
05	12'-3 1/2" x 9'-9"	KAWNEER FRAMES	TRI FAB VERSAGLAZE 601 UT	TBD	U: FACTOR : 0.30 SHGC : 0.33



01 DOOR TYPE 1
SCALE: 1/2"=1'-0"



02 DOOR TYPE 2
SCALE: 1/2"=1'-0"



02 DOOR TYPE 3
SCALE: 1/2"=1'-0"

DOOR SCHEDULE					
ALL ALUMINUM TO BE BRONZE COLOR KYNAR PAINTED FINISH PPG DURNAR XL MEDIUM BRONZE UC 51515 XL OR COLOR TO MATCH ADJACENT FRAMES AS REQUIRED					
CONTRACTOR HAS RESPONSIBILITY TO VERIFY, COORDINATE AND INSTALL ASSEMBLIES AND OPENINGS. SHOP DRAWINGS SHOWING LOUVERS AND FULLY ENGINEERED WINDOW SYSTEM REQUIRED FOR APPROVAL					
TAG #	W x H VIF	MANUFACTURER	PRODUCT	FINISH	REMARKS
01	6'-4" x 8'-0"	KAWNEER	500T WIDE STILE	TBD	HARDWARE AND SECURITY PER W/10" BOTTOM RAIL SPECS
02	3'-6" x 8'-0"	KAWNEER	500T WIDE STILE	TBD	HARDWARE AND SECURITY PER W/10" BOTTOM RAIL SPECS
03	3'-6" x 8'-0"	KAWNEER	500T WIDE STILE	TBD	HARDWARE AND SECURITY PER SPECS

DOOR HARDWARE SCHEDULE						
HARDWARE SET	ITEM(S)	MANUFACTURER	NAME/MODEL	COLOR	FINISH	QUANTITY
SET #1	CONTINUOUS HINGE	ZERO	9010DBAA	TBD	TBD	3
	EXIT DEVICE	PRECISION	2103 X 1703A (WITH RIM CYLINDER)	TBD	TBD	3
	MASTER KEYPED CYLINDER	SARGENT	TO SUIT	TBD	TBD	2
	KEYED MULLIONS	PRECISION	FLKR822	TBD	TBD	2
	MASTER KEYPED CYL	SARGENT	TO SUIT	TBD	TBD	2
	SURFACE MOUNTED DOOR CLOSER, W. HO	DORMA	8916DST X 689	TBD	TBD	3
	WEATHER STRIPPING	ZERO	429A	TBD	TBD	2 SET
	DOOR BOTTOM	ZERO	8193A	TBD	TBD	3
	SADDLE	ZERO	AS DETAILED	TBD	TBD	3

NOTE: EXISTING DOOR HARDWARE IN LIKE-NEW CONDITION MAY BE REUSED, SUBJECT TO OWNERSHIP'S & ARCHITECT'S ACCEPTANCE OF SUCH MATERIAL

ALL SPECIFICATIONS TO BE VERIFIED BY OWNER PRIOR TO ORDER OR CONSTRUCTION

REVISIONS AND ISSUE:

PROJECT TITLE:
STOREFRONT

404 FIFTH AVENUE,
NEW YORK, NY, 10018

DRAWING TITLE:
**5TH AVE
DOOR SCHEDULE**

DOB JOB #: M01366656-11

SEAL & SIGNATURE: _____ SCALE: AS NOTED
DATE: 02.19.2026
PROJECT NUMBER: 25173
DRAWN BY: _____
CHECKED BY: _____
SHEET NUMBER: _____

A- 116.00

June 2, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-26-10527

404 Fifth Avenue – Stewart & Company Building

Individual Landmark – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 104 6126

Passcode: 717488

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.