The current proposal is:

Preservation Department – Items 3 & 4, LPC-21-10627 & LPC-22-02343

251-253 Fifth Avenue – Madison Square North Historic District
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
THE PROPOSAL RESTORES THE URBANISTIC AND ARCHITECTURAL RELEVANCE OF 251 FIFTH AVENUE.

THE PROPOSED NEW BUILDING AT 253 FIFTH AVENUE AND THE 251 FIFTH AVENUE HISTORIC STRUCTURE ACT AS AN INTEGRATED WHOLE, THEY ARE SIMULTANEOUSLY DISTINCT AND CONNECTED.

251 FIFTH AVENUE AND 253 FIFTH AVENUE REPRESENT RESPECTIVELY THE VERY OLD AND THE VERY NEW, EACH ENHANCING THE OTHER, THEY COEXIST AS PARTNERS.
MAP OF MIDTOWN MANHATTAN AND MADISON SQUARE NORTH HISTORIC DISTRICT

AERIAL VIEW
251 FIFTH AVENUE
AKA 1 EAST 28TH STREET
BOROUGH OF MANHATTAN TAX MAP BLOCK 858, LOT 1
DATE OF CONSTRUCTION: 1872-74 (NB 894-1872)
ARCHITECT: GEORGE B. POST
ORIGINAL OWNER: WILLIAM D. BLACK
TYPE: FRENCH FLATS WITH GROUND-FLOOR STORES
STYLE: QUEEN ANNE
STORIES: 7
STRUCTURE/MATERIALS: BRICK AND BROWNSTONE ABOVE A NON-HISTORIC GRANITE-PANEL BASE

HISTORY

DESCRIPTION
FIFTH AVENUE: THE FACADE ABOVE THE BASE HAS BEEN PAINTED; TWO BAYS; NON-HISTORIC, THREE STORY GRANITE BASE WITH NON-HISTORIC STOREFRONT, ENTRANCEWAY, BULKHEAD, SECURITY GATE, SIGNAGE, AND SHOW WINDOWS; UPPER STORES FEATURE CARVED LINTELS AND PAINTED LINTELS WITH DECORATIVE ROSETTES, CARVED SPANDRELS, BRACKETED MOLDINGS, AND FOURTH-STORY OCULUS WITH NON-HISTORIC SASH SET IN AN ELABORATELY-CARVED PANEL; NON-HISTORIC SASH; BRACKETED ROOF CORNICE. EAST 28TH STREET: NINE BAYS; NON-HISTORIC STOREFRONTS, ENTRANCEWAYS, BULKHEADS, SECURITY GATE, AWNINGS, SIGNAGE, ENTRANCEWAY TO UPPER FLOORS, SHOW WINDOWS, HISTORIC BANDED AND PROJECTING PIERS AT THE FIRST STORY; MOLDED ARCHITRAVES AND BRACKETED BANDS AT THE SECOND STORY; NON-HISTORIC BRACKETED FLAGPOLE; UPPER-FACADE ORNAMENT SIMILAR TO FIFTH AVENUE FACADE.

SIGNIFICANT ALTERATIONS
C. 1892 - THE UPPER STORES WERE ALTERED FOR COMMERCIAL USE.
C. 1900 - THE ORIGINAL PYRAMIDAL TOWER ON FIFTH AVENUE WAS REMOVED.
1920 - THE BASEMENT FLOOR WAS RAISED TO SIDEWALK LEVEL, STOREFRONTS INSTALLED AT THE FIRST STORY, AND SHOW WINDOWS INSTALLED AT THE SECOND AND THIRD STORES (ALT 2667-93 1920); ARCHITECT AND OWNER NOT DETERMINED.
1948 - NEW MARBLE FRONT INSTALLED ON FIFTH AVENUE FRONT (ALT 665-1948); ARCHITECT: JULIUS BLACK; OWNER: DAVID BIBI

253 FIFTH AVENUE
BOROUGH OF MANHATTAN TAX MAP BLOCK 858, LOT 2
DATE OF CONSTRUCTION: 1920 (ALT 2667-1920)
ARCHITECT: CHARLES C. THAIN
ORIGINAL OWNER: ABRAM I. KAPLAN
TYPE: STORE AND OFFICES
STYLE: NONE
STORIES: 6
STRUCTURE/MATERIALS: LIMESTONE ABOVE A NON-HISTORIC GRANITE-PANEL BASE

HISTORY

DESCRIPTION
ONE BAY WITH GROUPED FENESTRATION; NON-HISTORIC, THREE-STORY GRANITE-PANEL BASE WITH NON-HISTORIC BULKHEAD, STOREFRONT, ENTRANCEWAY, SECURITY GATE/FLAGPOLE, MARQUEE, AND SIGN; UPPER STORES HAVE PANELIZED SPANDRELS, PIERS WITH MOLDED CAPS, NON-HISTORIC SASH, AND STEPPED ROOF PARAPET.

SIGNIFICANT ALTERATIONS
1882 - THE BUILDING WAS CONVERTED TO COMMERCIAL USE. (ALT 468-1882); ARCHITECT: BRUCE PRICE.
1948 - NEW MARBLE FRONT INSTALLED ON FIFTH AVENUE FRONT (ALT 865-1948); ARCHITECT: JULIUS BLACK; OWNER: DAVID BIBI

THE PROPOSAL
THE PROPOSAL ENTAILS THE REPLACEMENT OF THE EXISTING STRUCTURE LOCATED AT 253 FIFTH AVENUE, WHICH DESCRIBED AS "NO STYLE" BY THE LPC'S DESIGNATION REPORT, WITH A MIXED-USE BUILDING WHOSE MASSING REINFORCES THE STREET WALL.

THE PROPOSAL ENTAILS THE FULL RESTORATION OF 251 FIFTH AVENUE AS PER THE 74-711, MECHANISM THAT OFFERS THE OPPORTUNITY TO REQUEST FROM CITY PLANNING, A VARIANCE FOR BULK ONLY. A SMALL ENCROACHMENT IS PROPOSED ON THE NORTH SIDE OVER 251 FIFTH AVENUE.

THE FIRST FOUR FLOORS ARE COMMERCIAL, WITH RESIDENTIAL ON TOP. APPROXIMATELY 86 APARTMENTS ARE PLANNED, OF WHICH 30%, WILL BE AFFORDABLE HOUSING UNITS, THESE UNITS WILL BE INTERSPERSED THROUGHOUT THE BUILDING, THERE WILL BE A SINGLE ENTRANCE FOR ALL OF THE RESIDENTIAL UNITS ON EAST 28TH STREET.
VIEW LOOKING SOUTH FROM FIFTH AVENUE

A  VIEW LOOKING SOUTH FROM FIFTH AVENUE

B  VIEW LOOKING NORTH FROM FIFTH AVENUE

C  VIEW LOOKING SOUTH FROM FIFTH AVENUE

D  VIEW LOOKING NORTH FROM FIFTH AVENUE

E  VIEW LOOKING NORTH FROM CORNER OF 28TH STREET AND FIFTH AVENUE
1905

EXISTING

PROPOSED

251-253 FIFTH AVENUE
LPC SUBMISSION
August 2, 2022

PROPOSED DESIGN

251 FIFTH AVENUE: AUTHENTICITY OF RESTORATION AS PER 1905 IMAGE
BUILDINGS 14 - 19 STORIES
1. 1182 BROADWAY
2. 31 WEST 27TH STREET
3. 40 WEST 27TH STREET
4. 34 WEST 27TH STREET
5. 28 WEST 27TH STREET
6. 22 WEST 27TH STREET
7. 18 WEST 27TH STREET
8. 12 WEST 27TH STREET
9. 1155 BROADWAY
10. 37 WEST 26TH STREET
11. 228 5TH AVENUE
12. 1140 BROADWAY
13. 1129 BROADWAY
14. 11 WEST 25TH STREET
15. 1121 BROADWAY

BUILDINGS 20+ STORIES
11. 228 5TH AVENUE
13. 218 5TH AVENUE
17. 212 5TH AVENUE
19. 11 EAST 26TH STREET
20. 15 EAST 26TH STREET
22. 243 5TH AVENUE
23. 259 5TH AVENUE

LPC APPROVED BUILDINGS
18. 204 5TH AVENUE (NEW CONSTRUCTION)
21. 241 5TH AVENUE (NEW CONSTRUCTION)
24. 250 5TH AVENUE (NEW CONSTRUCTION)
NEW BUILDING CONSTRUCTION

1. 15 EAST 30TH STREET
2. 30 EAST 29TH STREET
3. 11 EAST 29TH STREET
4. 10 EAST 30TH STREET
5. 7 EAST 28TH STREET
6. 277 FIFTH AVENUE
7. 262 FIFTH AVENUE
8. 8 WEST 30TH STREET
9. 1185 BROADWAY
10. 1227 BROADWAY
11. 309 FIFTH AVENUE

NEW BUILDING CONSTRUCTION

1. 15 EAST 30TH STREET
2. 30 EAST 29TH STREET
3. 11 EAST 29TH STREET
4. 10 EAST 30TH STREET
5. 7 EAST 28TH STREET
6. 277 FIFTH AVENUE
7. 262 FIFTH AVENUE
8. 8 WEST 30TH STREET
9. 1185 BROADWAY
10. 1227 BROADWAY
11. 309 FIFTH AVENUE

CONTEXT

NEW CONSTRUCTION IN THE AREA SURROUNDING THE DISTRICT
STEPPED ROOFS
TRI-PARTITE SIDE WINDOWS
261 FIFTH AVENUE (1926-1927)

SIDE WALL
BRICK ARCHES AND TERRACOTTA QUOINS
10 WEST 26TH STREET, (1896-1897)

SIDE WALL
DECORATIVE BRICKWORK AND TERRACOTTA DETAILS
212 FIFTH AVENUE, (1912-1913)

SIDE WALL
TERRACOTTA PANELS, ARCHITECTURAL METAL AND
GLASS WINDOW ASSEMBLIES
241 FIFTH AVENUE

SIDE WALL
VERTICAL DORMERS
17 WEST 29TH STREET

CONTEXT
SIGNIFICANT ARCHITECTURAL REFERENCES: SIDE WALLS
CONTEXT

SIGNIFICANT ARCHITECTURAL REFERENCES:
DECORATIVE SPANDRELS AND MATERIALITY

DECORATIVE SPANDRELS
BRICK AND TERRACOTTA
261 FIFTH AVENUE (1926-1927)

DECORATIVE SPANDRELS
TERRACOTTA
255 FIFTH AVENUE (1916)

DECORATIVE SPANDRELS
TERRACOTTA
EAST 27TH STREET (1912)

DECORATIVE SPANDRELS
TERRACOTTA
MADISON SQUARE NORTH HISTORIC DISTRICT

DECORATIVE SPANDRELS
TERRACOTTA
256 FIFTH AVENUE (1893)

DECORATIVE SPANDRELS
CAST IRON
212 FIFTH AVENUE, (1912-1913)

DECORATIVE SPANDRELS
TERRACOTTA
1140 BROADWAY (1915)

MATERIALITY
250 FIFTH AVENUE (1908)
PROPOSED DESIGN

HISTORIC DISTRICTS: APPROVED CANTILEVERS

251 FIFTH AVENUE
6'-6" CANTILEVER

217 WEST 57TH STREET
28'-0" CANTILEVER
APPROVED IN 2013

39 WEST 23RD STREET
12'-0" CANTILEVER
APPROVED IN 2014

67 GREENWICH STREET
12'-0" CANTILEVER
APPROVED IN 2013
LPC SUBMISSION
PROPOSED DESIGN

28TH STREET WINDOW WALL REFINEMENT

5/24 DESIGN
PROPOSED

EASED VIEWING ANGLE

5/24 DESIGN
PROPOSED

DESIGN REVISIONS SINCE 5/24 LPC HEARING

TRA STUDIO
251-253 FIFTH AVENUE
August 2, 2022
RAISED FRONT WALL

5/24 DESIGN PROPOSED

EXTENDED MANSARD PLANE

5/24 DESIGN PROPOSED

LPC SUBMISSION

PROPOSED DESIGN

DESIGN REVISIONS SINCE 5/24 LPC HEARING
TERRACOTTA CORNICES

5/24 DESIGN

PROPOSED

FACADE UPDATES

6/24 DESIGN

PROPOSED
PROPOSED DESIGN

28TH STREET FACADE ALIGNMENTS TO HISTORIC BUILDING
PROPOSED DESIGN

FIFTH AVENUE AND 28TH STREET PANORAMAS - CLOSE UP
PROPOSED DESIGN

TERRACOTTA AND WINDOW WALL DETAIL RENDERING

251-253 FIFTH AVENUE
LPC SUBMISSION
August 2, 2022
PROPOSED DESIGN

MANSARD ROOF AND DORMERS
PROPOSED DESIGN
LOOKING NORTH
APPENDIX A

ADDITIONAL INFORMATION
EXISTING CONDITIONS: FIFTH AVENUE & 28TH STREET FACADES

251-253 FIFTH AVENUE

253 FIFTH AVENUE
251 FIFTH AVENUE

28TH STREET FACADE
A NEIGHBORHOOD OF EXCEPTIONS

This is the context where, in 1811, the vision of the urban grid manifested itself by clashing with the original network of the streets, it is a neighborhood marked by urbanistic exceptions as well as by architectural exceptions. It contains an intact casebook of styles, scales and materials.

This is where the “French Flats” typology originated, and later hotels, clubs, stores, often topped by sculptural picturesque roofs, all intended to attract the users while being visible from Madison Square, not dissimilarly from the super-tall towers of today surrounding Central Park.

The Madison Square area is not new to sculptural forms being anchored on the south by the Flatiron Building, and on the north by the Empire State Building.

The diversified character of the context could not be more visible than on 28th Street, as clearly illustrated by the panoramas, this is not a street where appropriateness calls for a design that recedes.
Apartment Houses: The Early Story

By Christopher Gray

The Black, Starr & Frost building was built by William Black, head of the silver firm later known as Black, Starr & Gorham. Mr. Black was mixing business with business. He moved his firm to the ground floor, and leased apartments above.

Although plans and descriptions of the original layouts have not yet surfaced, the households were small, often just husband and wife and a servant. It seems likely that there would have been two apartments each on the second through fifth floors, and extra servants’ rooms behind a screen of tiny dormer windows on the mansarded sixth floor. The corner of the sixth floor was built out, with large circular windows facing Fifth Avenue and 28th Street, suggesting a special use: was this perhaps Mr. Bristol’s studio?

There was an artistic cast to the early apartment house, an offshoot of the artists’ studio buildings of the 1850s and later.

Mr. Black’s architect was George B. Post, almost as prominent as Mr. Hunt, and one of the few architects to be listed in the New York Social Register. The structure he created was heavy with brick and dark masonry, but positively debonair on New York’s brownstone streets.

In the 1880s the area around Fifth and 28th became a nexus of early apartment design, with the Knickerbocker at the southeast corner, and two early cooperative “Home Clubs” on Madison and 28th and 30th Streets. But by the turn of the century, the Black, Starr apartments were outmoded; it appears that the building was converted to commercial use around 1915, with its top-floor mansard built out square.
MADISON SQUARE PARK HISTORIC DISTRICT TIMELINE

1686: THE SWAMPY AREA IS DESIGNATED AS AN URBAN PUBLIC SPACE AND USED MAINLY AS A HUNTING GROUND.

1811: THE EXPANSION OF THE CITY IS PLANNED, THE GRID EXTENDS NORTH FORM 14TH STREET. THE COMMISSIONERS PLAN SETS ASIDE SPECIFIC AREAS AS MARKETS AND PARKS.

1836: THE COMMON COUNCIL VOTES TO ESTABLISH MADISON SQUARE AS A ‘PUBLIC SPACE,’ EXTENDING FROM 23RD STREET TO 26TH STREET.


1870: THE PARK IS RE-DESIGNED BY WILLIAM GRANT AND IGNATZ PILAT, WHO WORKED ON THE DESIGN OF CENTRAL PARK.

1859-1905: THE CONSTRUCTION OF THE FIFTH AVENUE HOTEL BETWEEN 23RD AND 24TH STREETS SIGNALS THE BEGINNING OF A NEW HOTEL DISTRICT. EARLY APARTMENT BUILDINGS, SUCH AS 251 FIFTH AVENUE, BUILT IN 1874, GETS DEVELOPED TO CATER TO SINGLE MEN WHO WERE ATTRACTED BY THE BOOMING, AND SOMETIMES SEAMY, ENTERTAINMENT DISTRICT.

1870-1910: MADISON SQUARE CENTRAL LOCATION ALLOWED IT TO BECOME A VIBRANT NIGHT LIFE DISTRICT DURING THE 1870S. THE ARRIVAL OF ELECTRIC LIGHTING IN 1882 MADE THIS DISTRICT AN ATTRACTION. AN INCREASING NUMBER OF TALL SPECTACULAR COMMERCIAL BUILDINGS GETS DEVELOPED, WITH STORES AT STREET LEVEL AND A MIX OF OFFICE AND LOFT SPACE ON THE UPPER FLOORS

1902-1909: THE FLATIRON BUILDING, IS BUILT. TWO LARGE INSURANCE BUILDINGS, THE MET LIFE TOWER AND NEW YORK LIFE WERE BUILT IN THE AREA, WHICH BECAME LARGELY COMMERCIAL.


1939: THE TURRET OF 251 FIFTH AVENUE IS REMOVED, SOON AFTERWARDS THE FIFTH AVENUE STOREFRONTS OF BOTH BUILDINGS ARE CLAD IN BROWN MARBLE.

In 1872, the seven-story Black Building, designed by the prominent Architect George B. Post, began construction. Located at 251 Fifth Avenue, at the northeast corner of 28th Street, it is one of the earliest surviving apartment buildings in New York City. Designed in Queen Anne style, with brownstone details, it originally featured a pyramidal crown with dormer windows that would have been visible from Madison Square.

MADISON SQUARE NORTH DESIGNATION REPORT
1880's
SOURCE: DETROIT PUBLISHING COMPANY

This is the first known image of the building. It describes the original design. Notes: Brick and stone are exposed, the cast iron details, (window lintels, turrets details, roof details, ocolus) and the dormers, appear to be painted one shade lighter than the brick. The fifth and sixth floor cornices are darker than the brick, it is likely that the metal elements are painted to match the blue stone elements. This image is the base for the restoration of floors 4 and 5, as well as for the mansard roof levels.

1905: COLORIZED
SOURCE: DETROIT PUBLISHING COMPANY

Notes: Brick and stone are exposed, the cast iron details appear to be painted in a color similar to the brick. The balconies have been removed and the new storefront installed, it is also painted in a shade, in weight close to the brick. The 4th and fifth floor cornices are dark. The authenticity of the restoration is based on the 1905 image.

CIRCA 1905
SOURCE: LIBRARY OF CONGRESS

The cornices and the railing are well detailed in this image.

1907
SOURCE: NEW YORK PUBLIC LIBRARY

The mansard roof has been removed and rebuilt flush with the facade., the brick appears painted. The lintels and windows have been replaced.
1928
SOURCE: NEW YORK PUBLIC LIBRARY
THE TURRET AND OCULUS ARE DOCUMENTED IN THIS IMAGES.

1940
SOURCE: NYC TAX PHOTOS
THE TURRET IS REMOVED, THE 1905 STOREFRONT LEVELS ARE STILL INTACT, THE RAILINGS HAVE BEEN ALREADY REMOVED.

1980
SOURCE: NYC TAX PHOTOS
THE TWO TONE COLOR SCHEME IS MAINTAINED THE 5TH AVENUE STOREFRONT IS MODIFIED WITH BROWN MARBLE GLADDING.

2021
THE 3D POINT CLOUD MODEL WAS USED TO DEFINE PRECISE MEASUREMENTS TO DESCRIBE THE EXISTING CONDITIONS.
1905

SOURCE: DETROIT PUBLIC LIBRARY

THE STOREFRONT LEVELS, (CELLAR, FIRST AND SECOND), ARE CONVERTED TO COMMERCIAL USE
EXISTING CONDITIONS

251 FIFTH AVENUE: SURVIVING HISTORICAL DETAILS - LOWER FLOORS
EXISTING CONDITIONS

251 FIFTH AVENUE: SURVIVING HISTORICAL DETAILS - UPPER FLOORS

251-253 FIFTH AVENUE
LPC SUBMISSION
August 2, 2022
PROPOSED DESIGN

251 FIFTH AVENUE: MATERIALITY & COLOR SCHEME

August 2, 2022
28TH STREET FACADE: STOREFRONT ELEVATION

1ST FLOOR PLAN - 28TH STREET FACADE
CONTEXT MARQUEES IN THE HISTORIC DISTRICT
NEW BUILDING CONSTRUCTION:
SECTION DETAIL

HISTORIC BUILDING RESTORATION:
SECTION DETAIL

EXISTING PAINTED SHEET-METAL AND CAST-IRON CORNICE TO BE RESTORED

EXISTING BLUE-STONE CORNICE TO BE CLEANED AND RESTORED

NEW WOOD PAINTED DOUBLE HUNG WINDOW WITH 3/4" CLEAR INSULATED GLASS ASSEMBLY

REPLICATED WROUGHT-IRON RAILING, INSTALL UPRIGHTS INTO EXISTING SLEEVES SET INTO THE CORNICE

EXISTING BLUE-STONE CORNICE TO BE CLEANED AND RESTORED

NEW WOOD PAINTED CAST-IRON UNTIL TO BE PAINTED

NEW WOOD PAINTED CAST-IRON CORNICE TO BE RESTORED

EXISTING BROWNSTONE CORNICE TO BE RESTORED

NEW WOOD PAINTED DOUBLE HUNG WINDOW WITH 3/4" CLEAR INSULATED GLASS ASSEMBLY

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251-253 FIFTH AVENUE
LPC SUBMISSION
August 2, 2022
251 FIFTH AVENUE
251 FIFTH AVENUE
NEW YORK, NY 10016
NEW YORK, NY 10016
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PROPOSED DESIGN
FIFTH AVENUE FACADE: THIRD AND FOURTH FLOORS
EXISTING CORNICE WITHOUT RAILING

HISTORIC IMAGE OF CAST IRON RAILING

HISTORIC IMAGE OF CAST IRON RAILING

REPLICATE RAILING ELEVATION

HISTORIC RAILING REPLICATION DETAILS
SIXTH FLOOR CIRCULAR WINDOW PLAN DETAIL

SIXTH FLOOR CIRCULAR WINDOW ELEVATION DETAIL

SIXTH FLOOR CIRCULAR WINDOW SECTION DETAIL

WINDOW ASSEMBLY TYPE 6.1

PROPOSED DESIGN

TURRET DETAILS AT SIXTH FLOOR CIRCULAR WINDOWS
NEW PRE-FINISHED PAINTED METAL AND INSULATED GLASS SKYLIGHT WITH OPERABLE SECTIONS

NEW PAINTED REPLICATED CORNICE

NEW RED SLATE EXAGONAL TILES. AT TURRETS AND MANSARD ROOF

NEW PAINTED WOOD PIVOTING OOCULUS WINDOW

EXISTING CHIMNEY BEYOND. CLEAN BRICK AND REPLACE DAMAGED BRICKS TO MATCH. ADD REPLICATED MISSING HISTORIC DETAILS

NEW CORNER AND PEDIMENT. ALL ARCHITECTURAL DETAILS TO BE PAINTED

NEW PAINTED WOOD DOUBLE-HUNG WINDOW

EXISTING PAINTED CAST IRON CORNICE TO BE RESTORED

EXISTING BRICK WALL

28TH STREET - 5TH AND 6TH FLOOR HISTORIC BUILDING SECTION DETAIL
VISIBILITY STUDIES OF 251 FIFTH AVENUE ROOFTOP SKYLIGHT

PROPOSED DESIGN
NEW PAINTED WOOD PIVOTING OCULUS WINDOW WITH INSULATED GLASS PANEL

RECONSTRUCTED OCULAR WINDOW DORMER

NEW RED SLATE EXAGONAL TILES AT TURRETS AND MANSARD ROOF

RECONSTRUCTED INSULATED MANSARD ROOF

WINDOW PLAN DETAIL

WINDOW ELEVATION DETAIL

WINDOW SECTION DETAIL
NEW DORMER AND PEDIMENT, ALL ARCHITECTURAL DETAILS TO BE PAINTED

NEW PAINTED WOOD DOUBLE-HUNG WINDOW WITH INSULATED GLASS PANEL

ARCHITECTURAL PEDIMENT, ALL DETAILS TO BE RECREATED

CAST IRON CORNICE

EXISTING PAINTED DOUBLE-HUNG WINDOW

NEW SLATE ROOF

WINDOW ASSEMBLY TYPE 5.2

DORMER A

NEW DORMER AND PEDIMENT, ALL ARCHITECTURAL DETAILS TO BE PAINTED

NEW PAINTED WOOD DOUBLE-HUNG WINDOW WITH INSULATED GLASS PANEL

RECREATED CAST IRON CORNICE

EXISTING PAINTED DOUBLE-HUNG WINDOW

NEW DORMER AND PEDIMENT, ALL ARCHITECTURAL DETAILS TO BE PAINTED

NEW PAINTED WOOD DOUBLE-HUNG WINDOW
PROPOSED DESIGN
5TH AVENUE & 28TH STREET FACADES: MATERIALITY

251-253 FIFTH AVENUE

253 FIFTH AVENUE

PILASTERS AND
BULKHEAD
GLAZED TERRACOTTA
EXTRUDED SHAPE PANELS,
COLOR LIMESTONE

MULLIONS AND
BENJAMIN MOORE
BRANCHPORT BROWN
HC-72

FACADE @ BUILDING
BASE
MORTAR-SET, GLAZED
TERRACOTTA
FLAT TILES

STOREFRONT
BASE
GRANITE
DARK COLOR

253 FIFTH AVENUE

Slate Roof
OCTAGONAL RED SLATE TILES

Details and
Dormers

BLUE STONE CORNICES
BENJAMIN MOORE
METALLIC GOLD

WINDOW SASHES AND
STOREFRONT INFILL
BENJAMIN MOORE
BLACK FOREST
GREEN

HISTORIC
RED BRICK

CAST-IRON
PORTAL
BENJAMIN MOORE
METALLIC GOLD

BROWNSTONE
PIERS

251 FIFTH AVENUE

SLATE ROOF
OCTAGONAL RED SLATE TILES

Details and
Dormers

BLUE STONE CORNICES
BENJAMIN MOORE
METALLIC GOLD

WINDOW SASHES AND
STOREFRONT INFILL
BENJAMIN MOORE
BLACK FOREST
GREEN

HISTORIC
RED BRICK

CAST-IRON
PORTAL
BENJAMIN MOORE
METALLIC GOLD

BROWNSTONE
PIERS

251-253 FIFTH AVENUE
LPC SUBMISSION
August 2, 2022
PROPOSED DESIGN

NORTH FACADE: MATERIALITY

EIFS
INSULATED STUCCO
LIGHT GREY

MECHANICAL SCREEN
ALUMINUM LOUVERS
ANODIZED FINISH

MULLIONS AND METAL PANELS
BENJAMIN MOORE
BRANCHPORT BROWN
HC-72

BRICK
LIMESTONE

PILASTERS AND BULKHEAD
GLAZED TERRACOTTA
EXTRUDED SHAPE PANELS,
COLOR LIMESTONE

LPC SUBMISSION
251-253 FIFTH AVENUE
August 2, 2022
PROPOSED DESIGN
LOOKING SOUTH
PROPOSED DESIGN

28TH STREET RESIDENTIAL ENTRANCE
The current proposal is:

Preservation Department – Items 3 & 4, LPC-21-10627 & LPC-22-02343

251-253 Fifth Avenue – Madison Square North Historic District
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