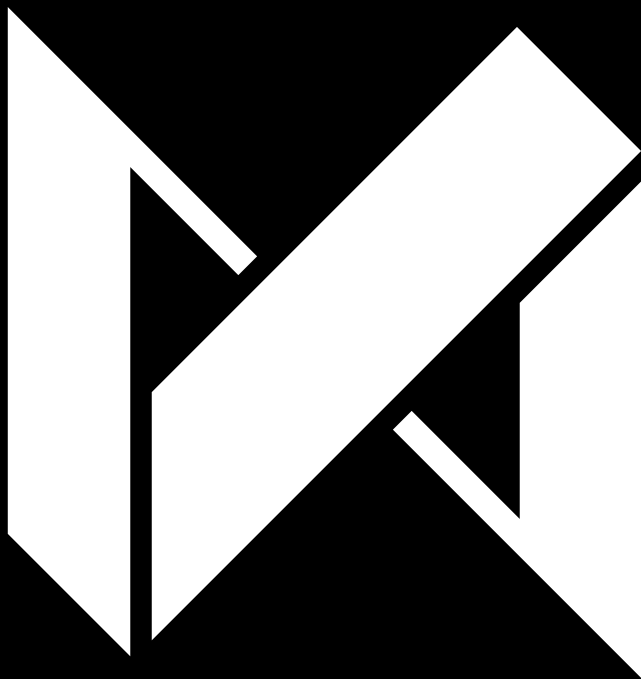
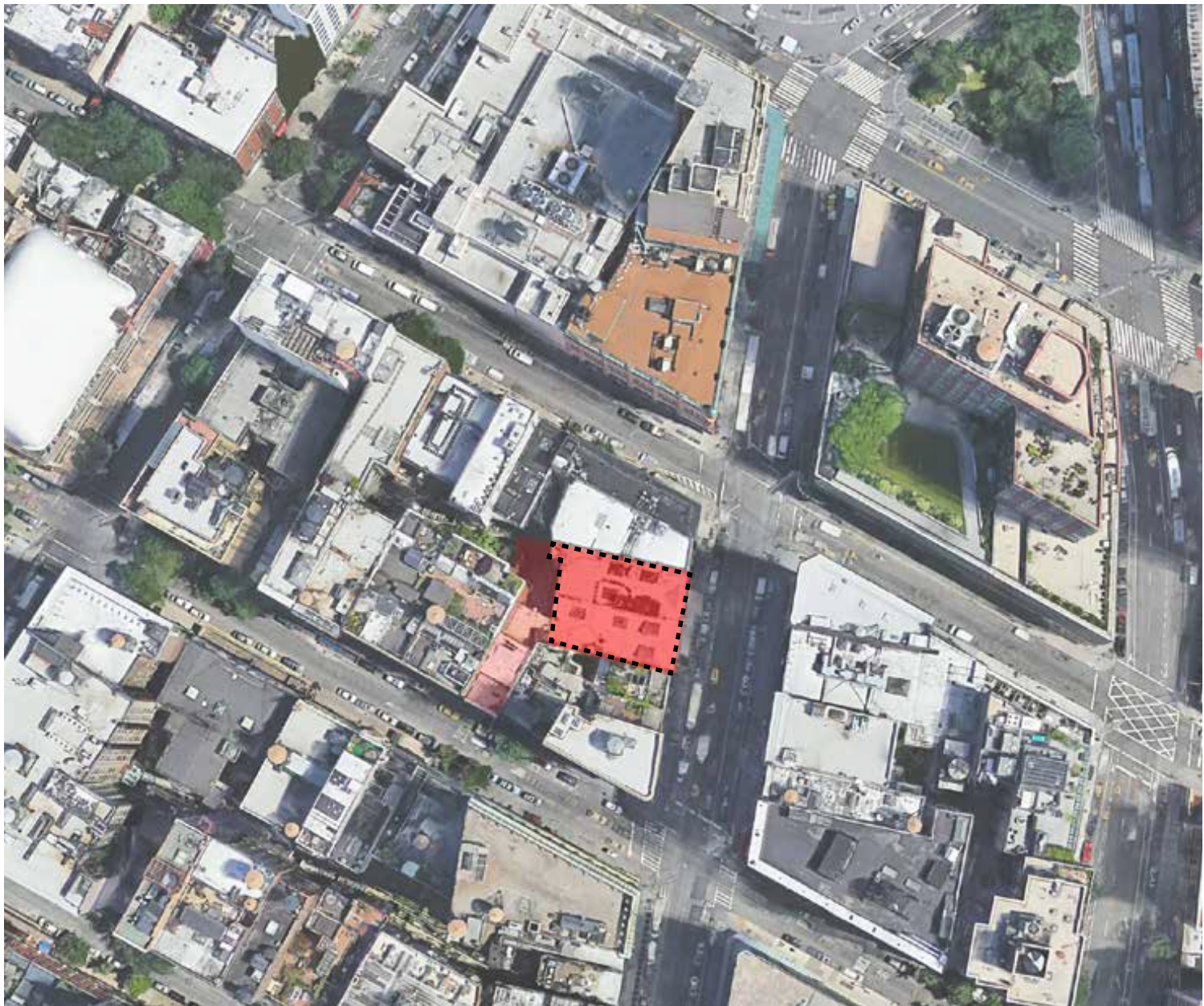


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827- 831 Broadway
May 15th, 2018





STREET VIEW



SATELLITE VIEW OF SITE

PROJECT GOALS


- CELEBRATE THE ARTISTS OF THE ABSTRACT EXPRESSIONIST MOVEMENT THAT THRUST NEW YORK TO THE WORLD STAGE, UNSEATING PARIS AS THE CENTER OF THE ART WORLD. RAISE AWARENESS AS TO THE CULTURAL SIGNIFICANCE OF WILLEM AND ELAINE DE KOONING, LARRY POONS, PAUL JENKINS, JULES OLITSKI AND HERBERT FERBER, OF THEIR WORK AND TENURE IN THE BUILDING.
- RESTORE THE EXISTING BUILDING TO ITS PERIOD OF SIGNIFICANCE WHILE RESPECTING THE ORIGINAL DESIGN.

827-831 BROADWAY · SITE CONTEXT

SCALE	As Noted
CLIENT	BH Quality Broadway Investors
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HISTORY & INSPIRATION

PROMINENT ARTISTS OF
THE NEW YORK SCHOOL



JACKSON POLLOCK



MARK ROTHKO



FRANZ KLINE



ARSHILE GORKY



ADOLF GOTTLIEB



HELEN FRANKENTHALER

827-831 BROADWAY
CONTRIBUTING ARTISTS



LARRY POONS



PAUL JENKINS



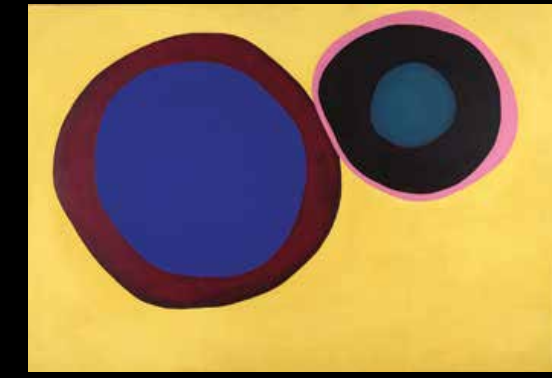
HERBERT FERBER



WILLEM DE KOONING



ELAINE DE KOONING



JULES OLITSKI



827-831 BROADWAY · HISTORY & INSPIRATION: ABSTRACT EXPRESSIONISM



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VAKKO HEADQUARTERS, ISTANBUL
- REX



MIRROR HOUSE
- REMCO SIEBRING



CASTLE DOWNS PAVILION, EDMONTON, CANADA
- GH3



GORES GROUP, CALIFORNIA
- BELZBERG ARCHITECTS



PRADA, TOYKO
- HERZOG AND DE MEURON

827-831 BROADWAY · ARCHITECTURAL PRECEDENTS: ANALOGOUS TO PAINTING TECHNIQUES



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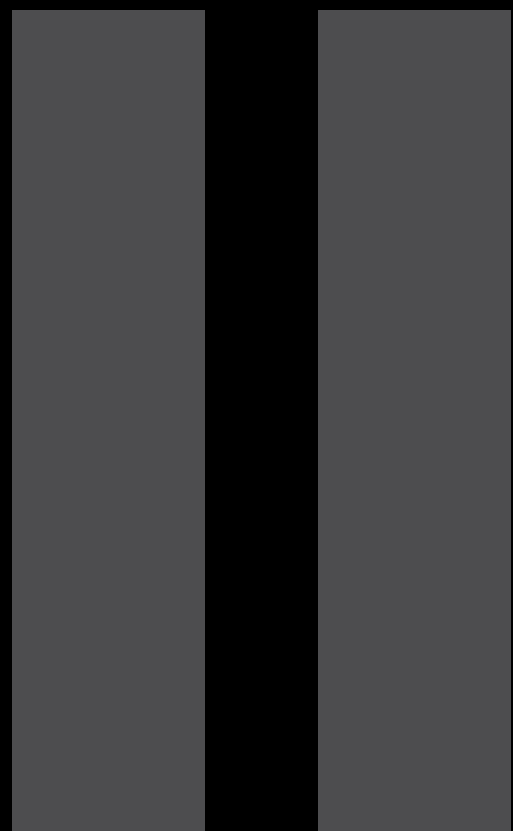
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FACADE DESIGN

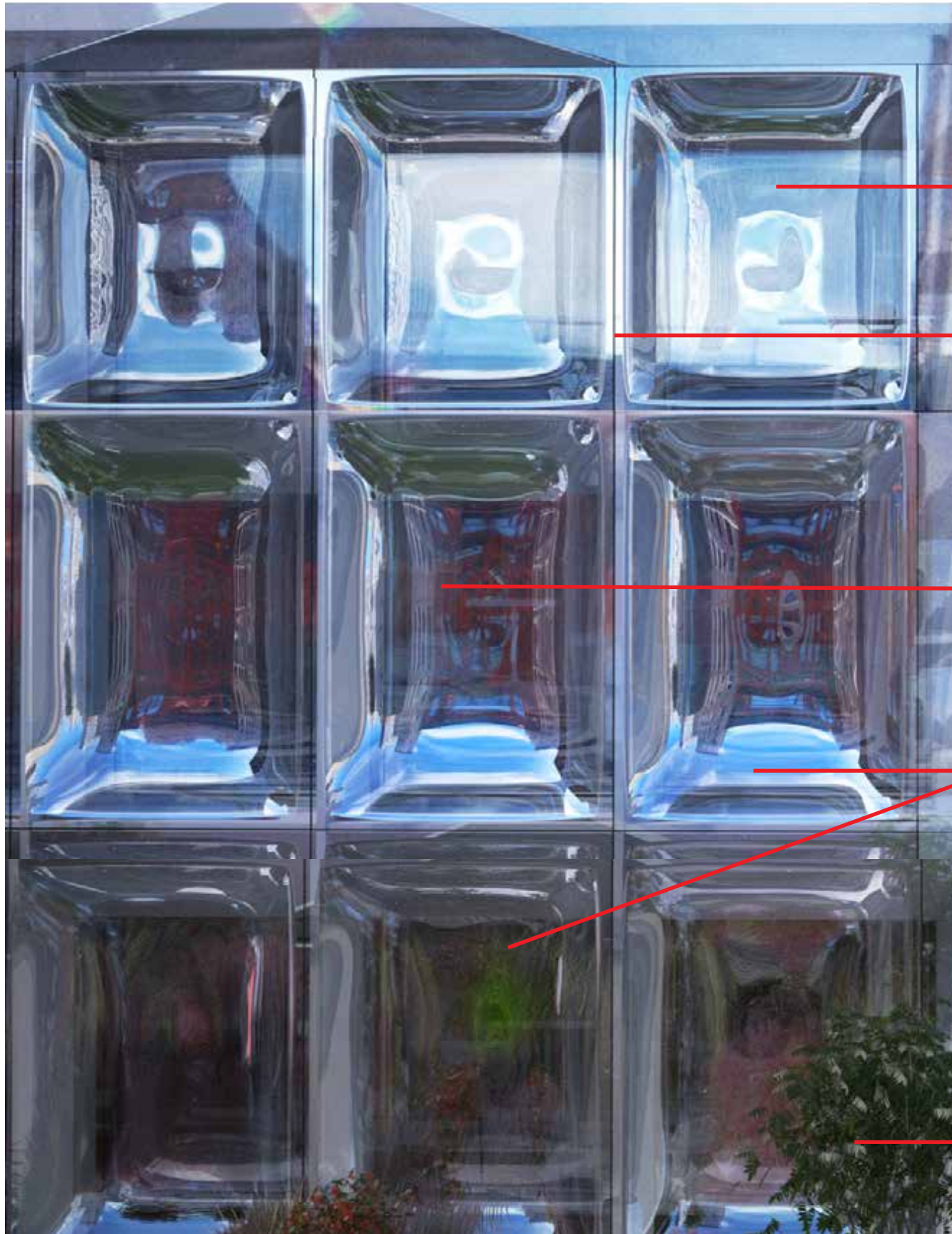


827-831 BROADWAY - VISUALIZATION - BROADWAY FACADE



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SYNTHESIS;
ABSTRACTION OF SURROUNDING CONTEXT, REFLECTION
OF DYNAMIC QUALITIES OF SITE AND CELEBRATION OF
DE KOONINGS TRANSITION IN SUBJECT AND TECHNIQUE
THAT HAPPENED AT 831 BROADWAY.

GLAZING:
SLUMPED GLAZING TO REFLECT HIERACHY AND RHYTHM OF
EXISTING FACADE
REFLECTANCE OUT - 22% (12% REDUCTION)

8 BAY COLUMN GRID:
STRUCTURAL GRID BEHIND THE GLAZING THAT
REFLECTS THE RHYTHM AND FORM OF THE EXISTING
BROADWAY FACADE

BUILDING AND CITYSCAPE REFLECTION;
REPRESENTATIVE OF DE KOONINGS URBAN LANDSCAPE
PHASE (LATE 1950`S)

LANDSCAPE AND SKY REFLECTION;
REPRESENTATIVE OF DE KOONINGS RURAL AND PASTORAL
LANDSCAPE PHASE (EARLY 1960`S)

DYNAMIC, EVERCHANGING LANDSCAPE;
ROTATING FLOWERING INDIGENOUS SPECIES PROVIDE CHANGING
COLOR FIELDS REFLECTED IN FACADES.

827-831 BROADWAY - VISUALIZATION - FACADE REFLECTION DETAIL

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1.



2.



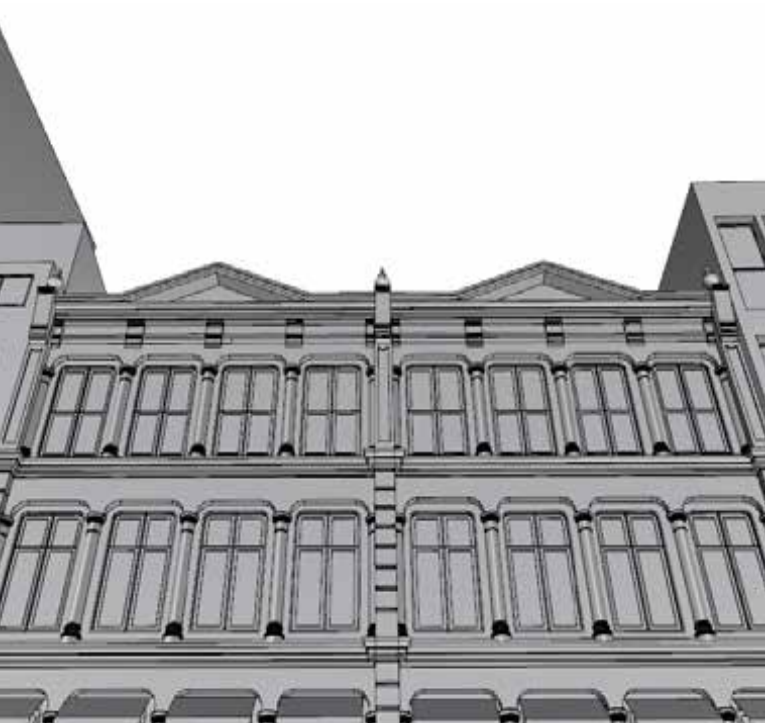
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6.



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VIEW LOCATIONS

7.



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827-831 BROADWAY - VISIBILITY STUDIES

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827-831 BROADWAY - PRIOR DESIGN (18.04.24) - VANTAGE POINT OF GREATEST VISIBILITY - DAY



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827-831 BROADWAY - REVISED DESIGN - VANTAGE POINT OF GREATEST VISIBILITY - DAY



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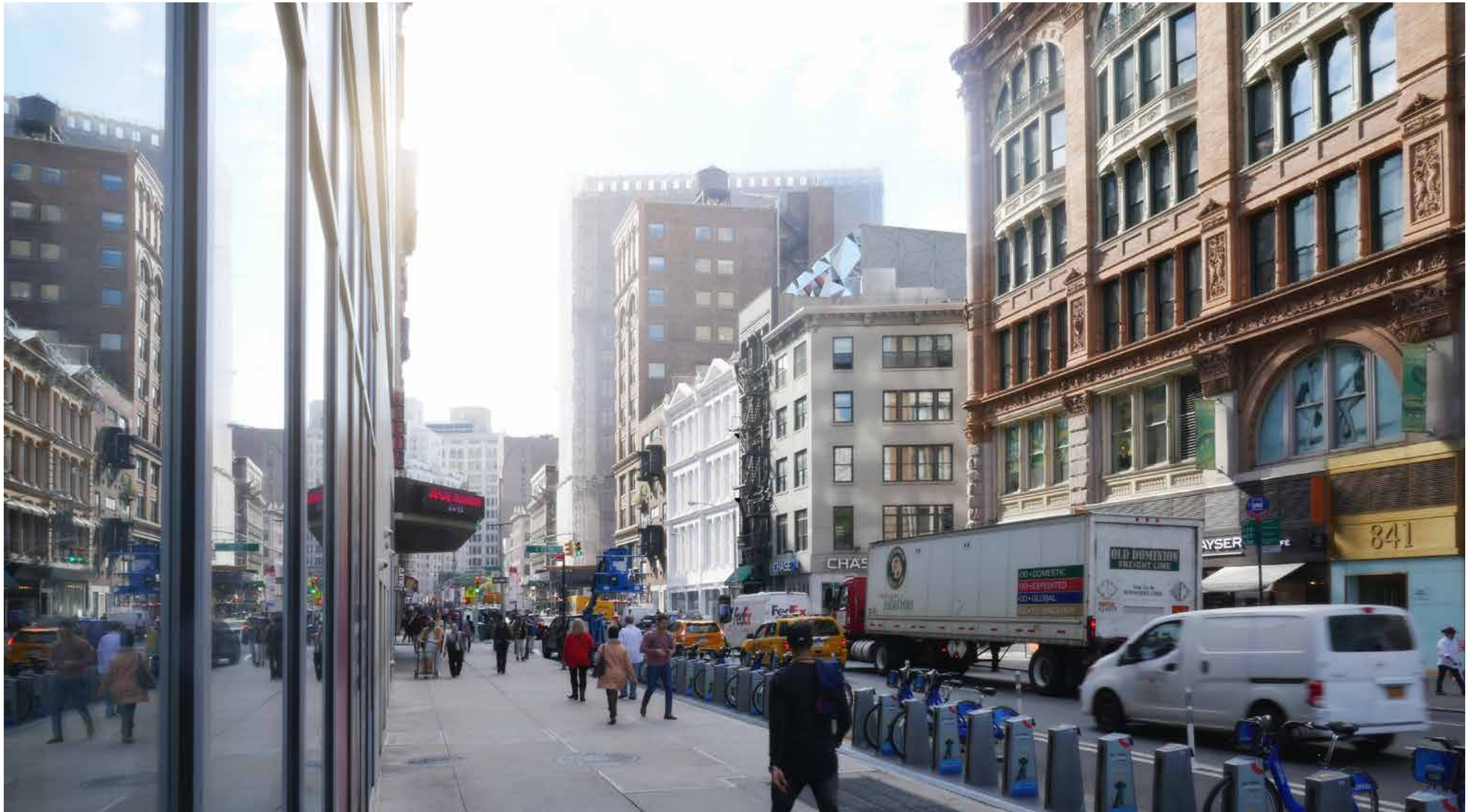


827-831 BROADWAY - REVISED DESIGN - VANTAGE POINT OF GREATEST VISIBILITY - NIGHT



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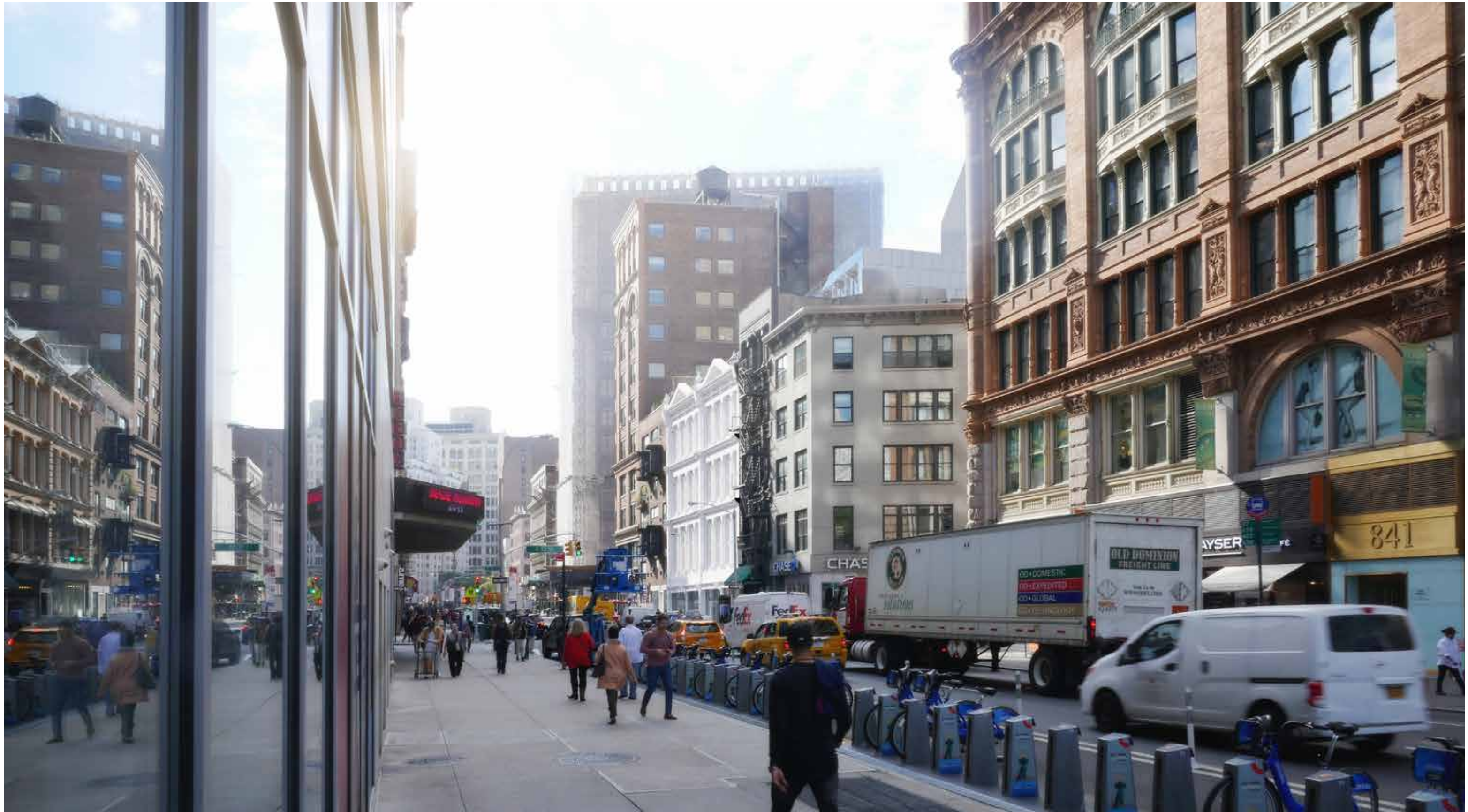


827-831 BROADWAY - PRIOR DESIGN (18.04.24) - STREET VIEW FROM UNION SQUARE DAY - DAY



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827-831 BROADWAY - REVISED DESIGN - STREET VIEW FROM UNION SQUARE DAY - DAY



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827-831 BROADWAY - PRIOR DESIGN (18.04.24) - STREET VIEW WEST



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827-831 BROADWAY - REVISED DESIGN - STREET VIEW WEST



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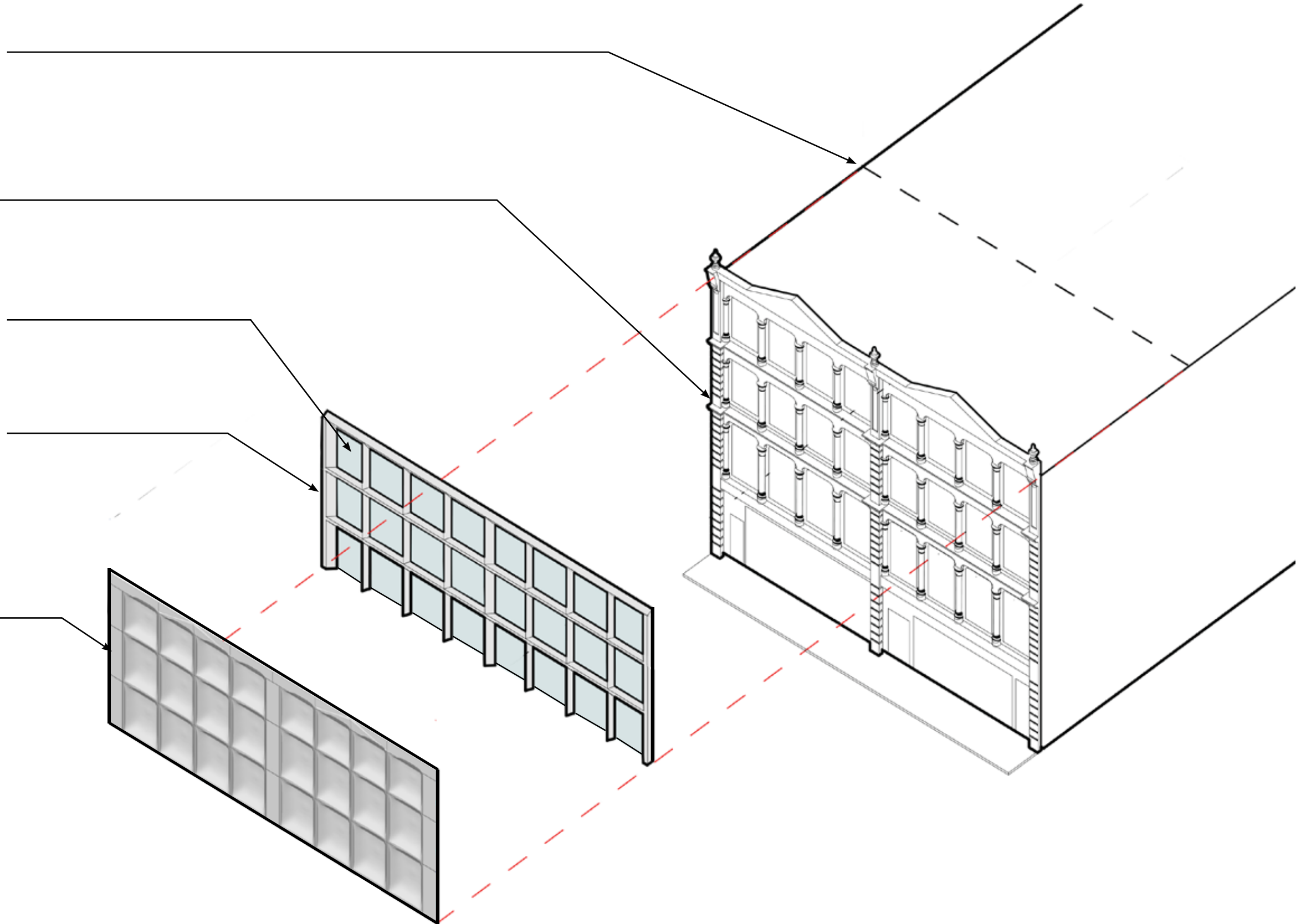
SETBACK LOCATION

EXISTING HISTORIC
FACADE

FLAT GLASS SECOND
SKIN BEHIND GRID

STRUCTURAL COLUMN
GRID

SLUMPED
GLASS FACADE
FIRST SKIN



827-831 BROADWAY - **FACADE DESIGN** - FOSTER DIALOGUE WITH EXISTING BUILDING



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DAY



NIGHT

827-831 BROADWAY - REVISED DESIGN - VANTAGE POINT OF GREATEST VISIBILITY - DAY - ZOOM IN



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827-831 BROADWAY - VISUALIZATION - BROADWAY TERRACE VIEW - DAY



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827-831 BROADWAY - VISUALIZATION - BROADWAY TERRACE VIEW - NIGHT



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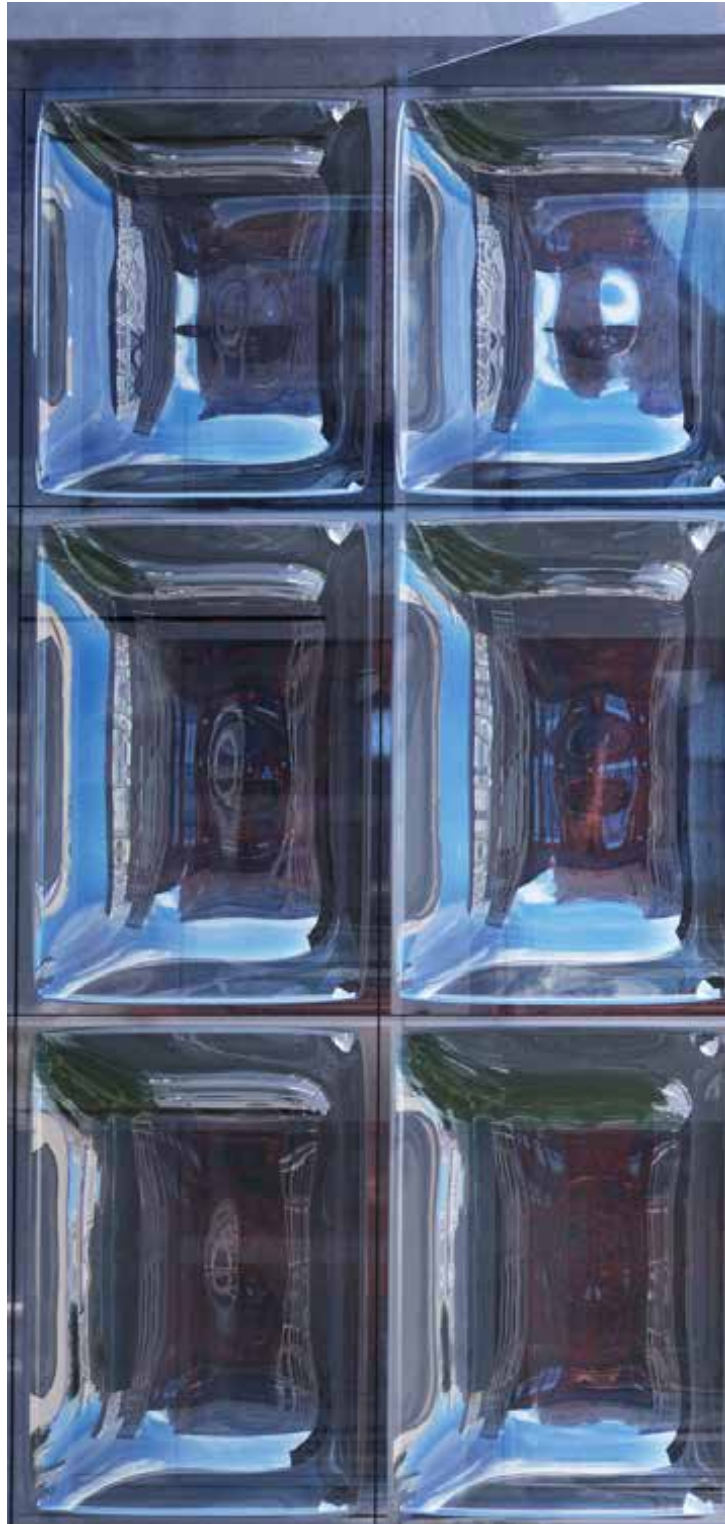
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827-831 BROADWAY - VISUALIZATION - BROADWAY FACADE



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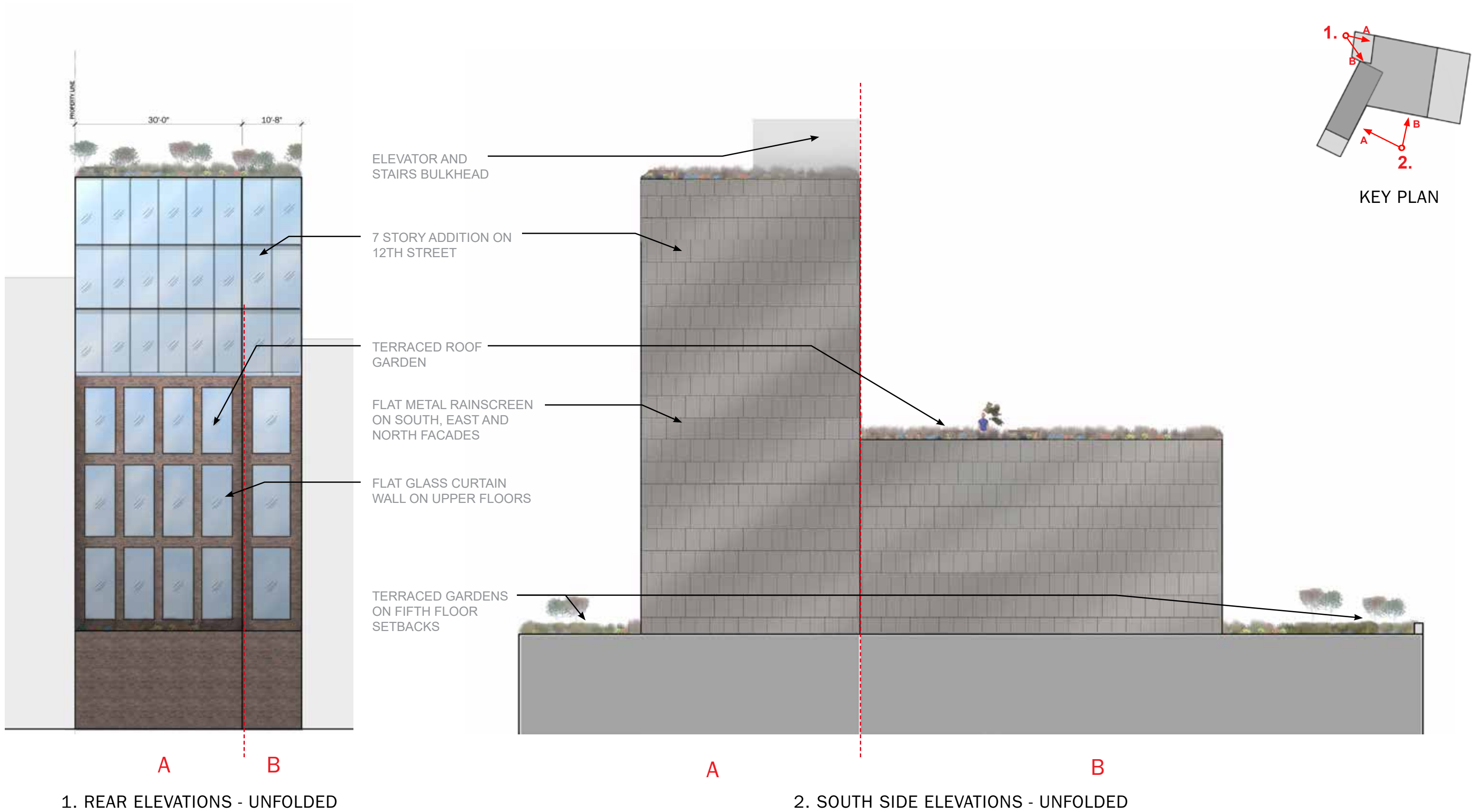
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827-831 BROADWAY · PROPOSED ADDITION ELEVATIONS



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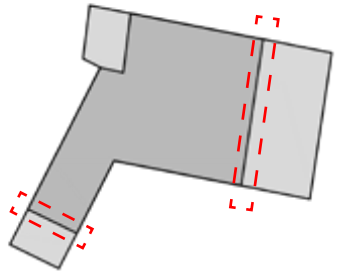
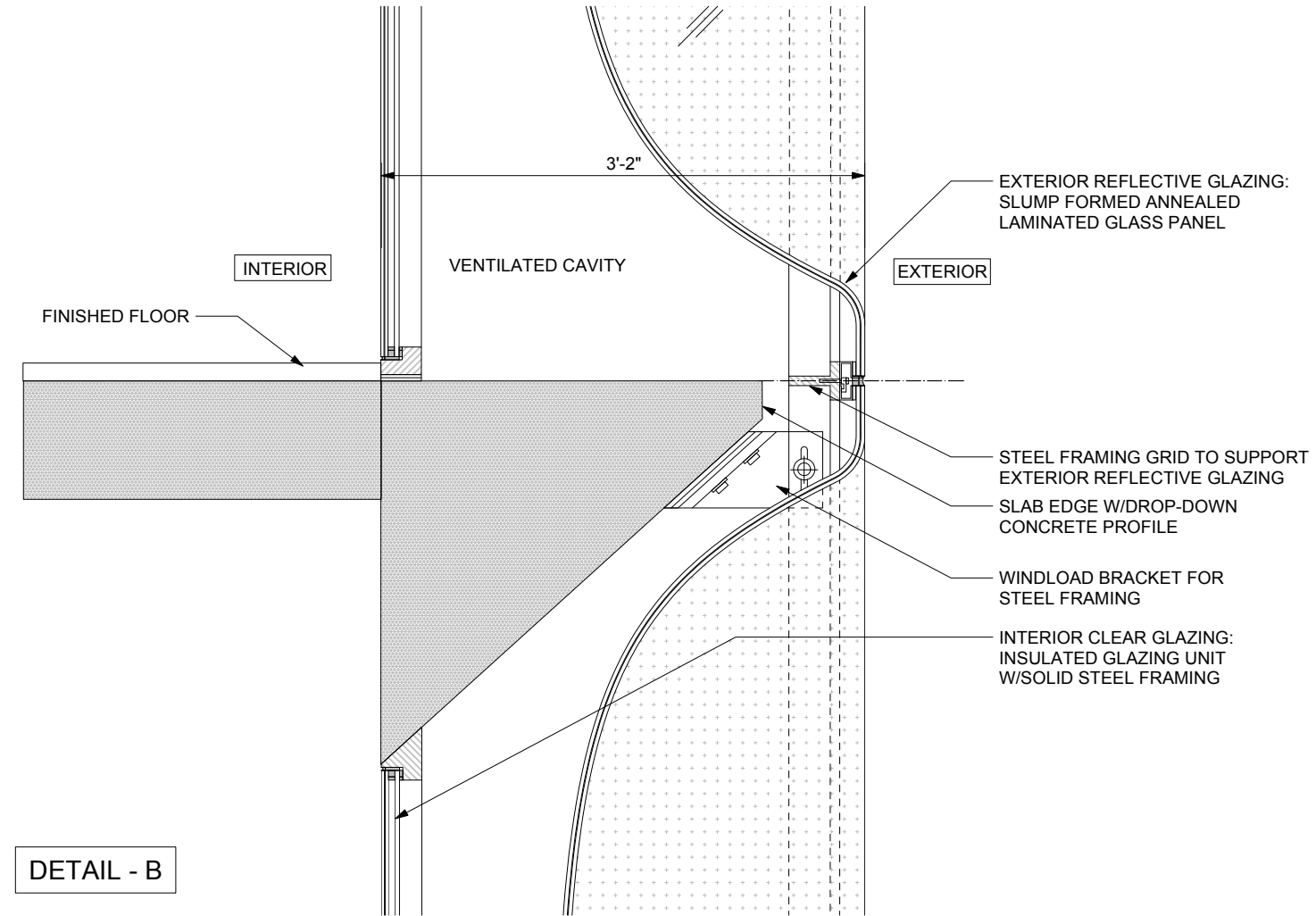
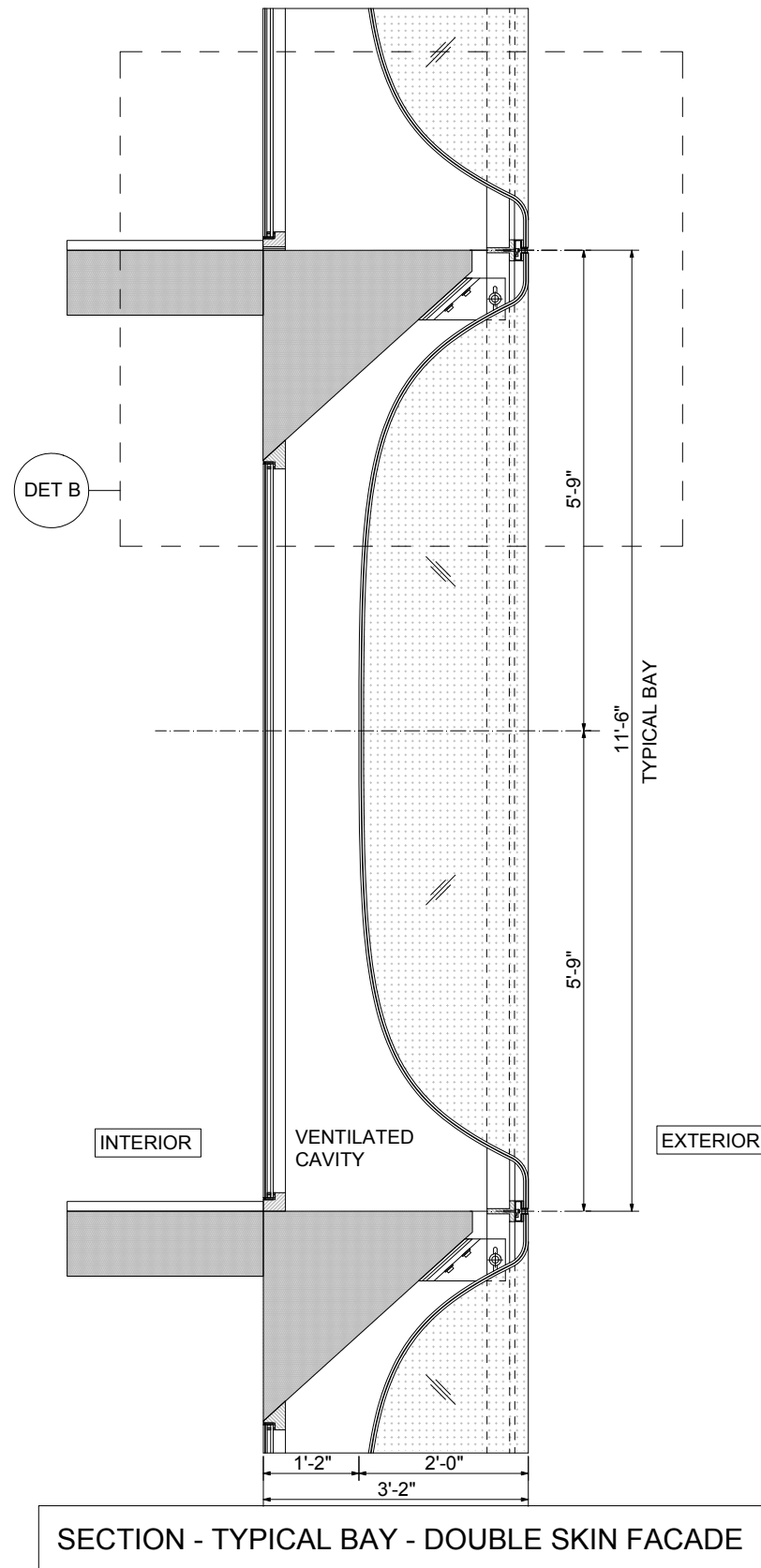
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KEY PLAN

827-831 BROADWAY · FACADE DESIGN - PRIMARY FACADE GLAZING DETAILS I-II



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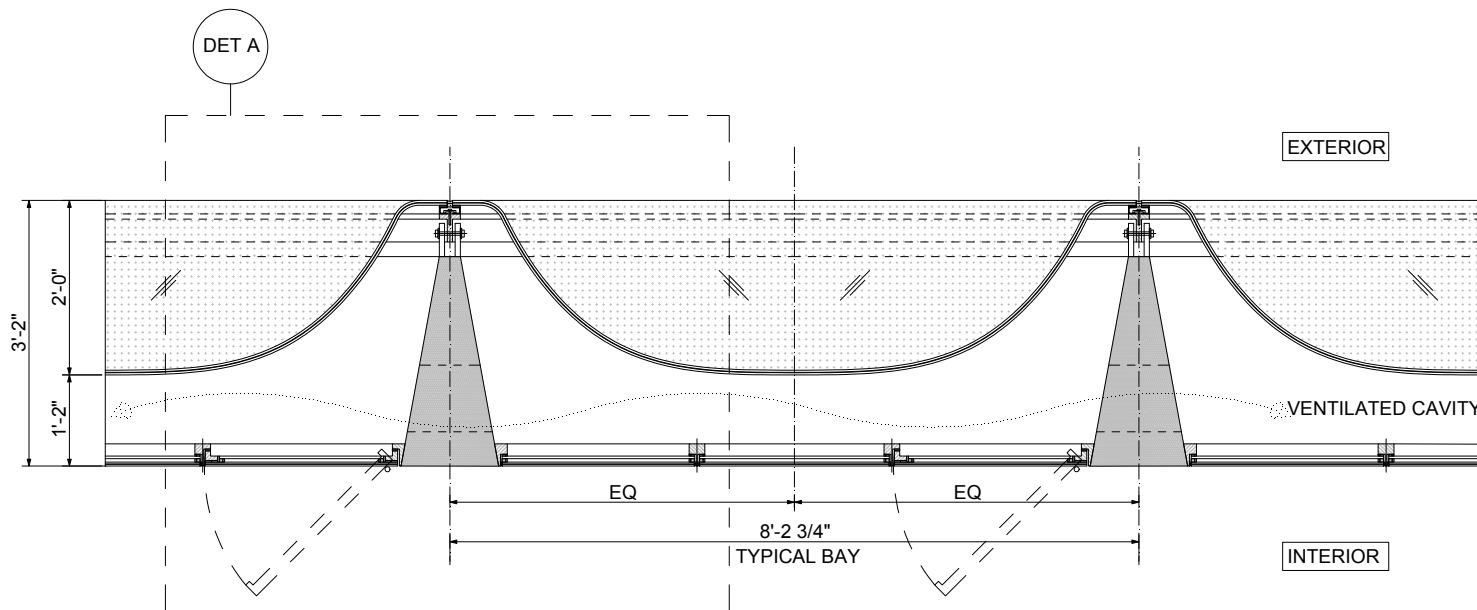
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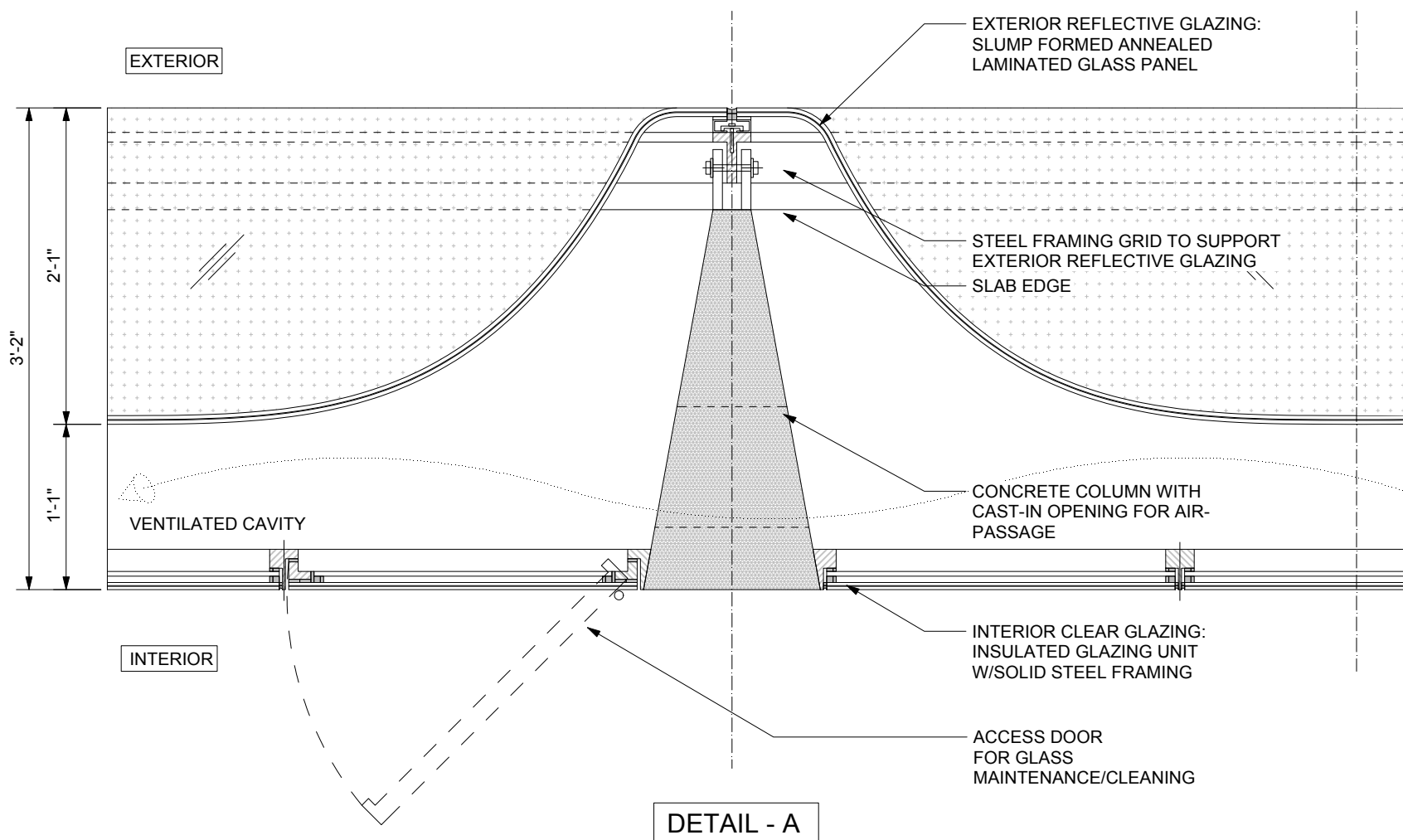
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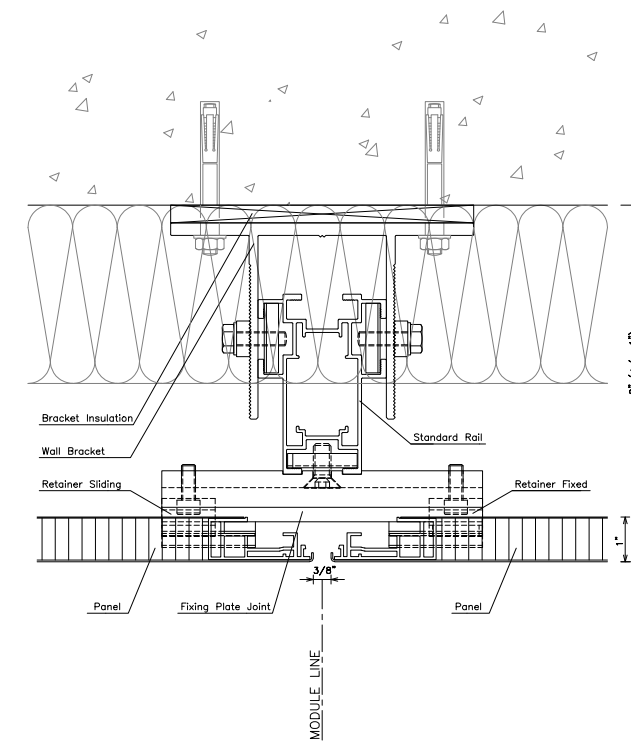
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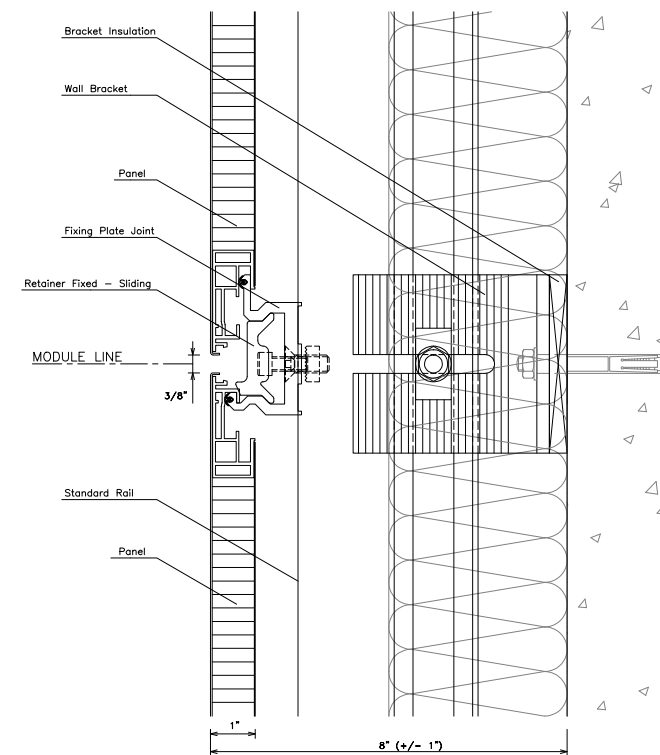
PLAN - TYPICAL BAY - DOUBLE SKIN FACADE



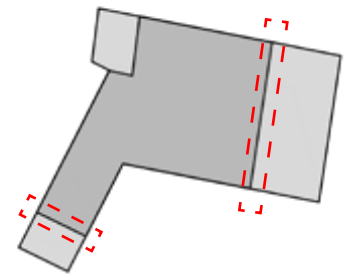
DETAIL - A



PLAN - METAL RAINSCREEN PANEL - TYPICAL VERT. JT.



SECTION - METAL RAINSCREEN PANEL - TYPICAL HOR. JT.



KEY PLAN



PROPOSED PLAQUE ON STOREFRONT ON CENTRAL QUOINING
BETWEEN 827 AND 831

827-831 BROADWAY · PLAQUE ON BROADWAY STOREFRONT

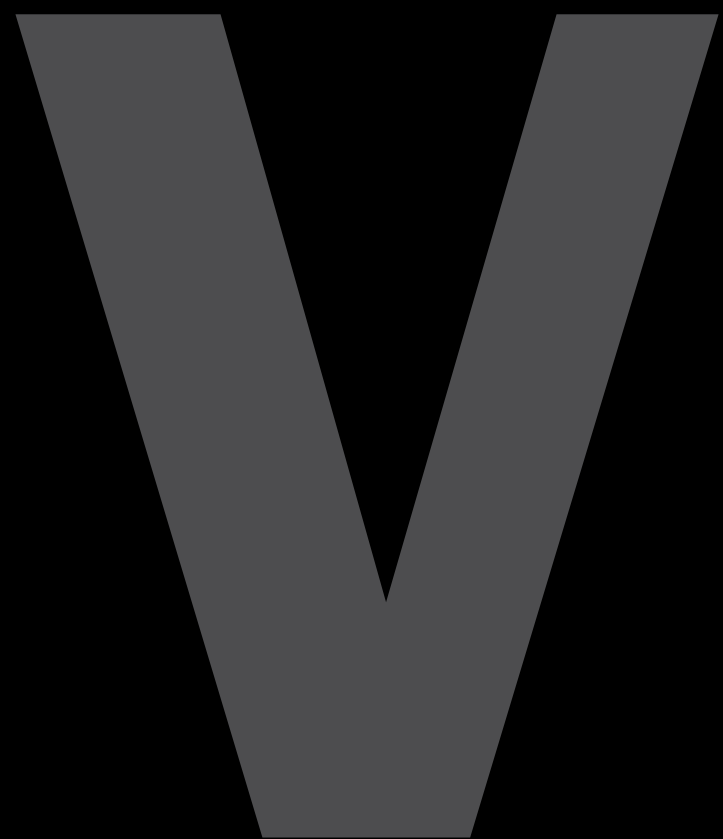


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**RESTORATION
WORK**



TUCKAHOE MARBLE QUOIN



EXISTING ELEVATION



PROPOSED ELEVATION

BROADWAY - EXISTING AND PROPOSED ELEVATIONS

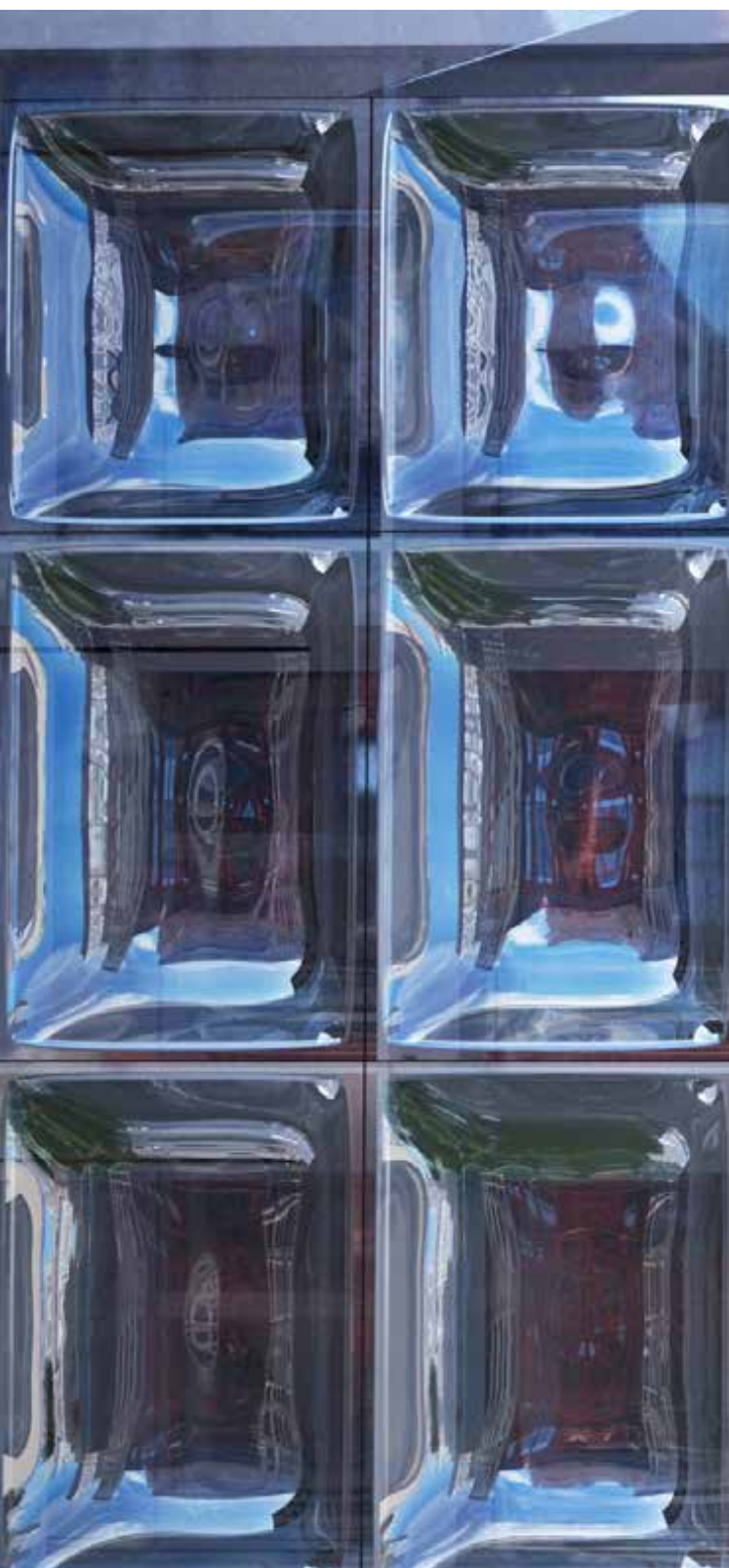
827-831 BROADWAY · RESTORATION WORK

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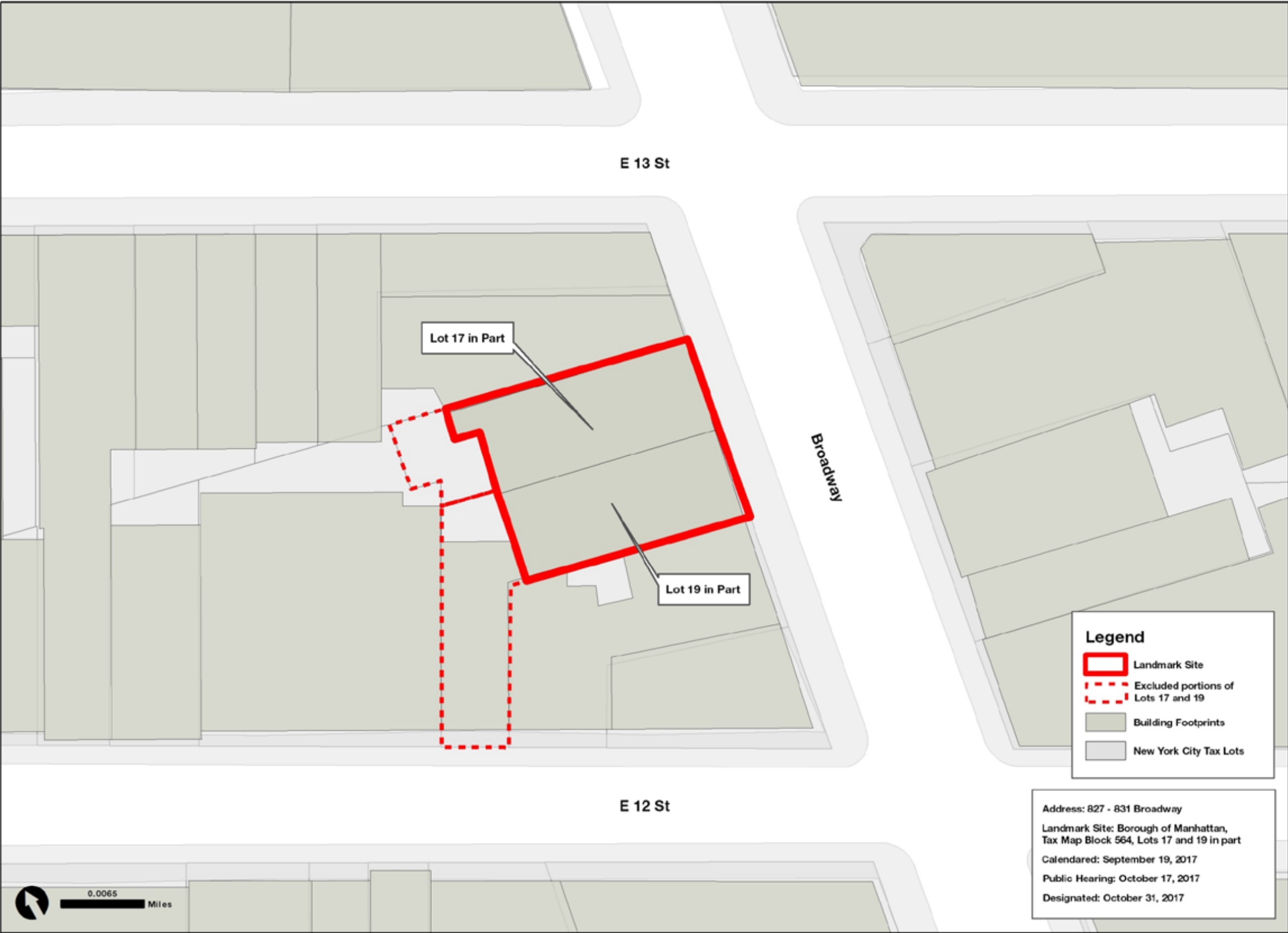


827-831 BROADWAY

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APPENDIX



827-831 BROADWAY · SITE DESIGNATION

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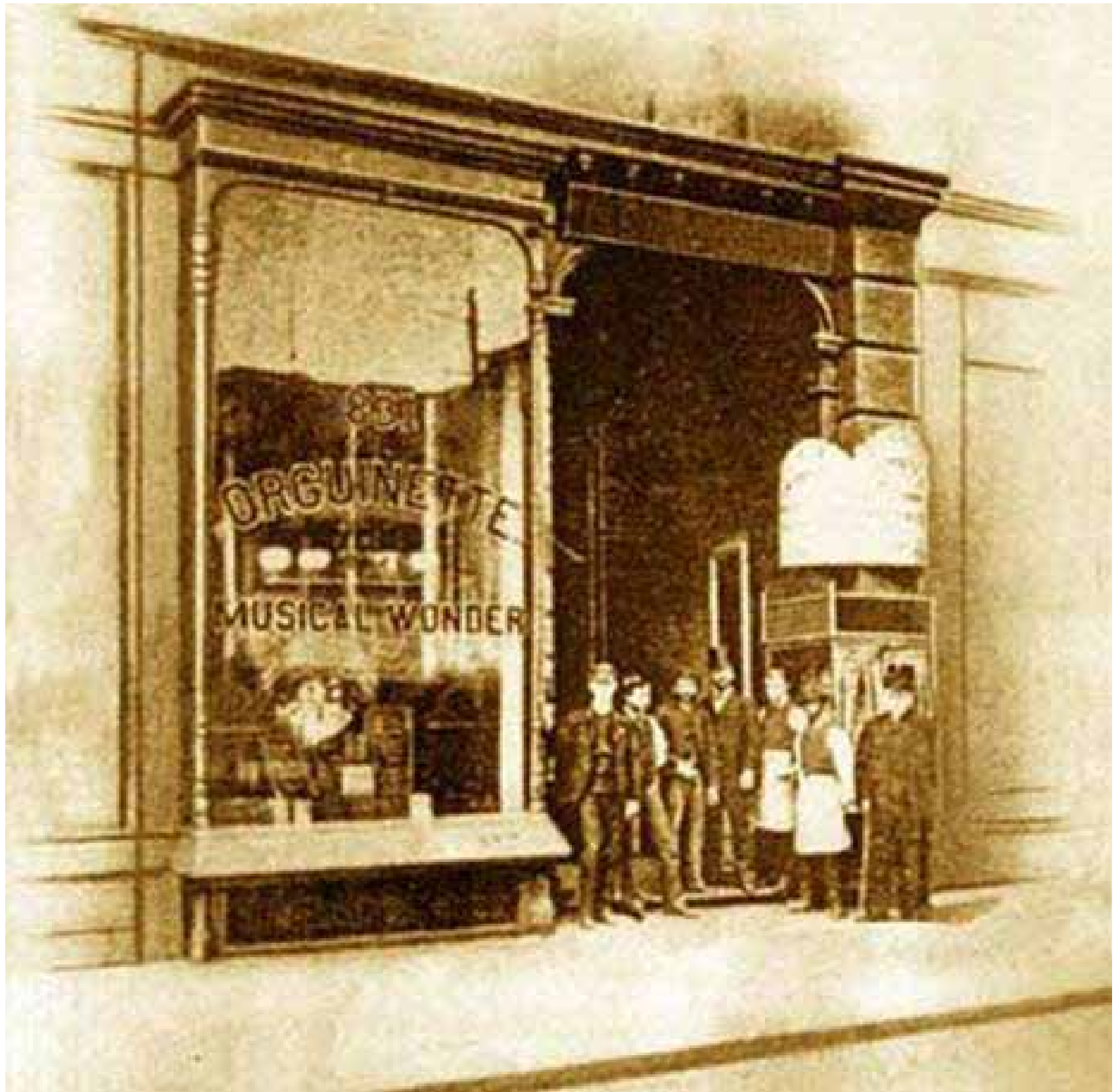
BROADWAY - 1899 (NYPL)



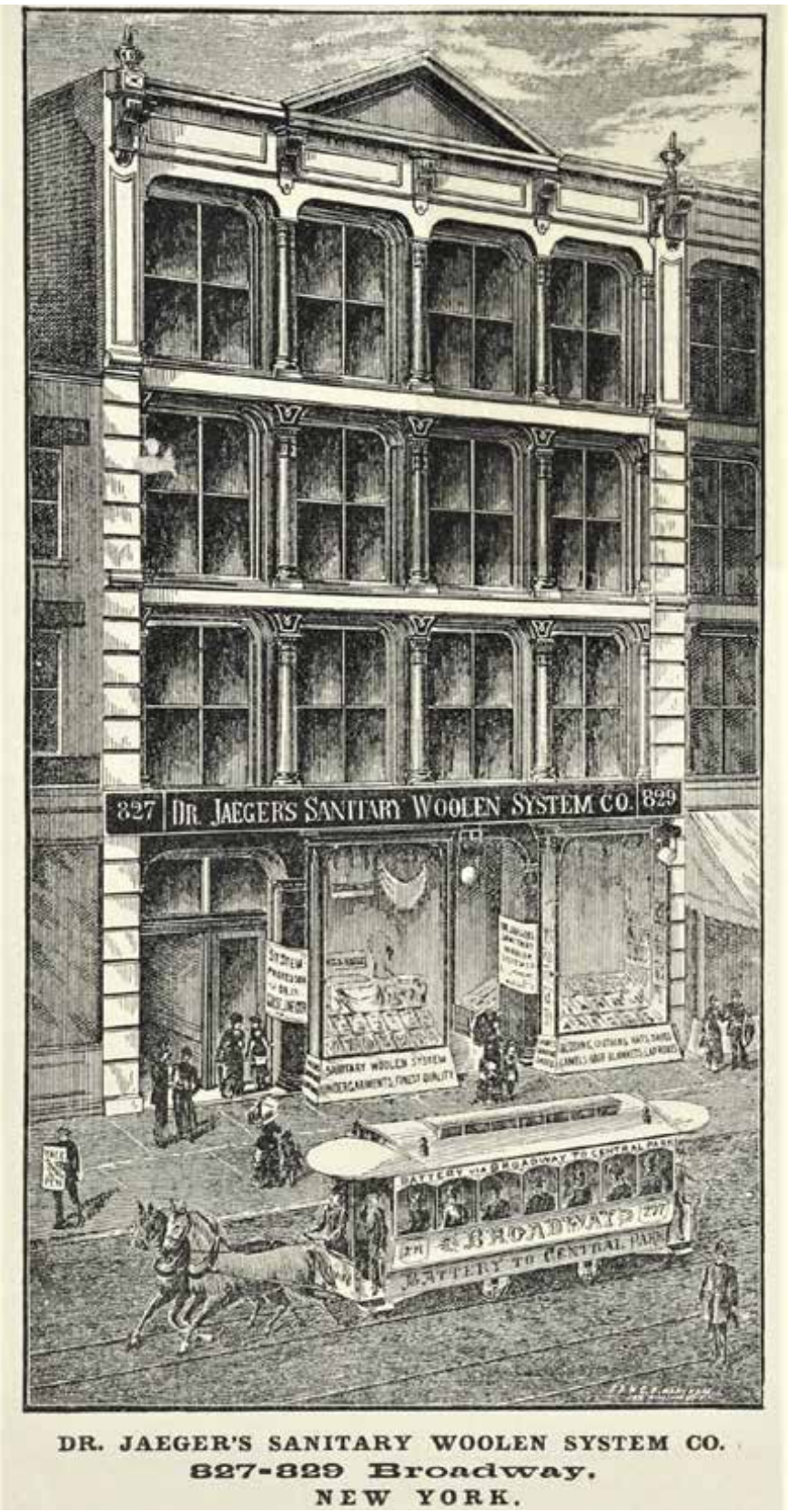
821-835 BROADWAY - 1910

827-831 BROADWAY · HISTORIC PHOTOS

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831 BROADWAY - 1880



827 BROADWAY - 1899

827-831 BROADWAY · HISTORIC PHOTOS

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TAX PHOTOS BUILDING - 827 & 831 CIRCA 1940



TAX PHOTOS BUILDING - 827 & 831 CIRCA 1980



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827-831 BROADWAY · HISTORIC TAX PHOTOS

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EAST 12TH STREET FACADE & STOREFRONT

(NOT DESIGNATED) · PHOTOS OF EXISTING FACADES

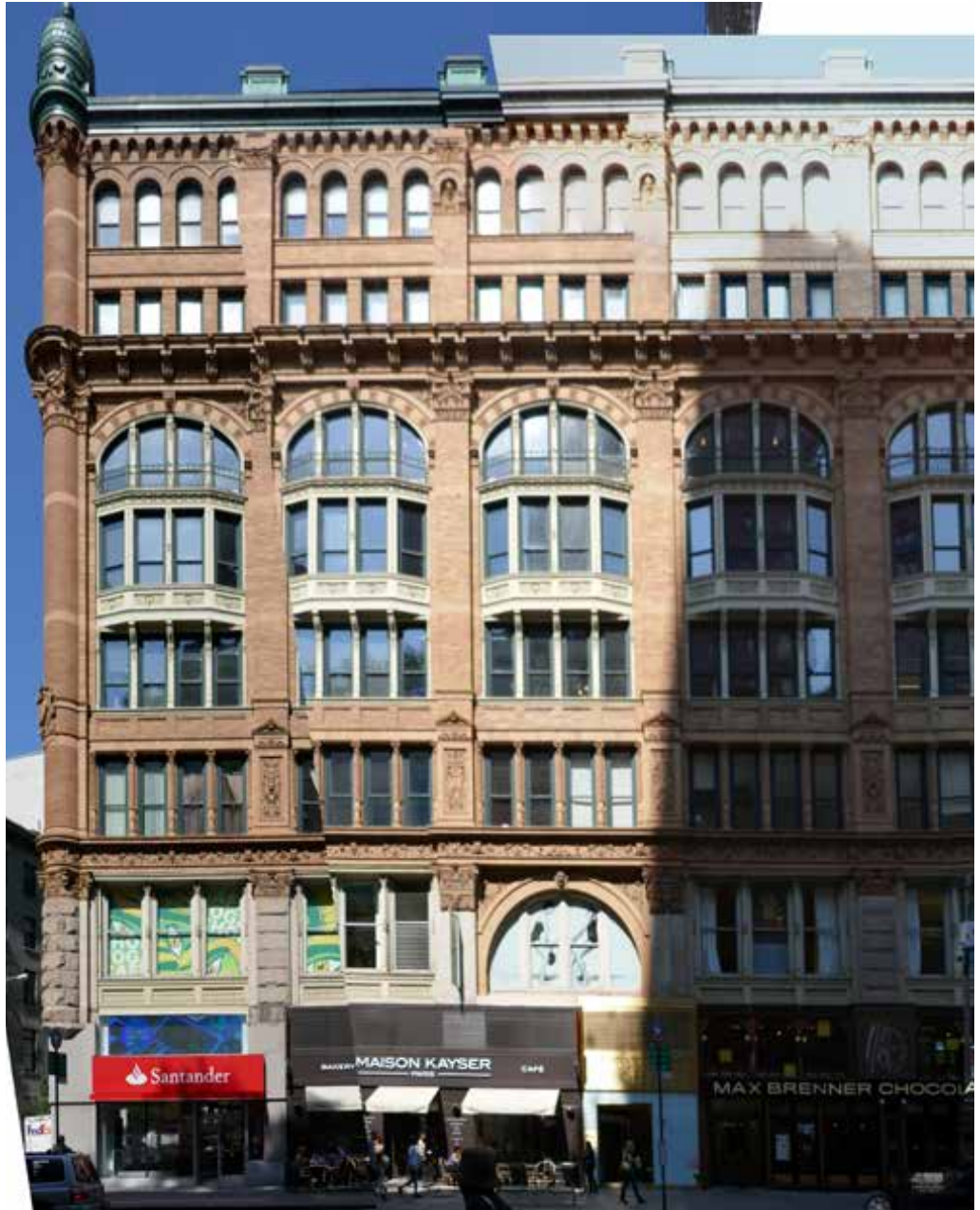
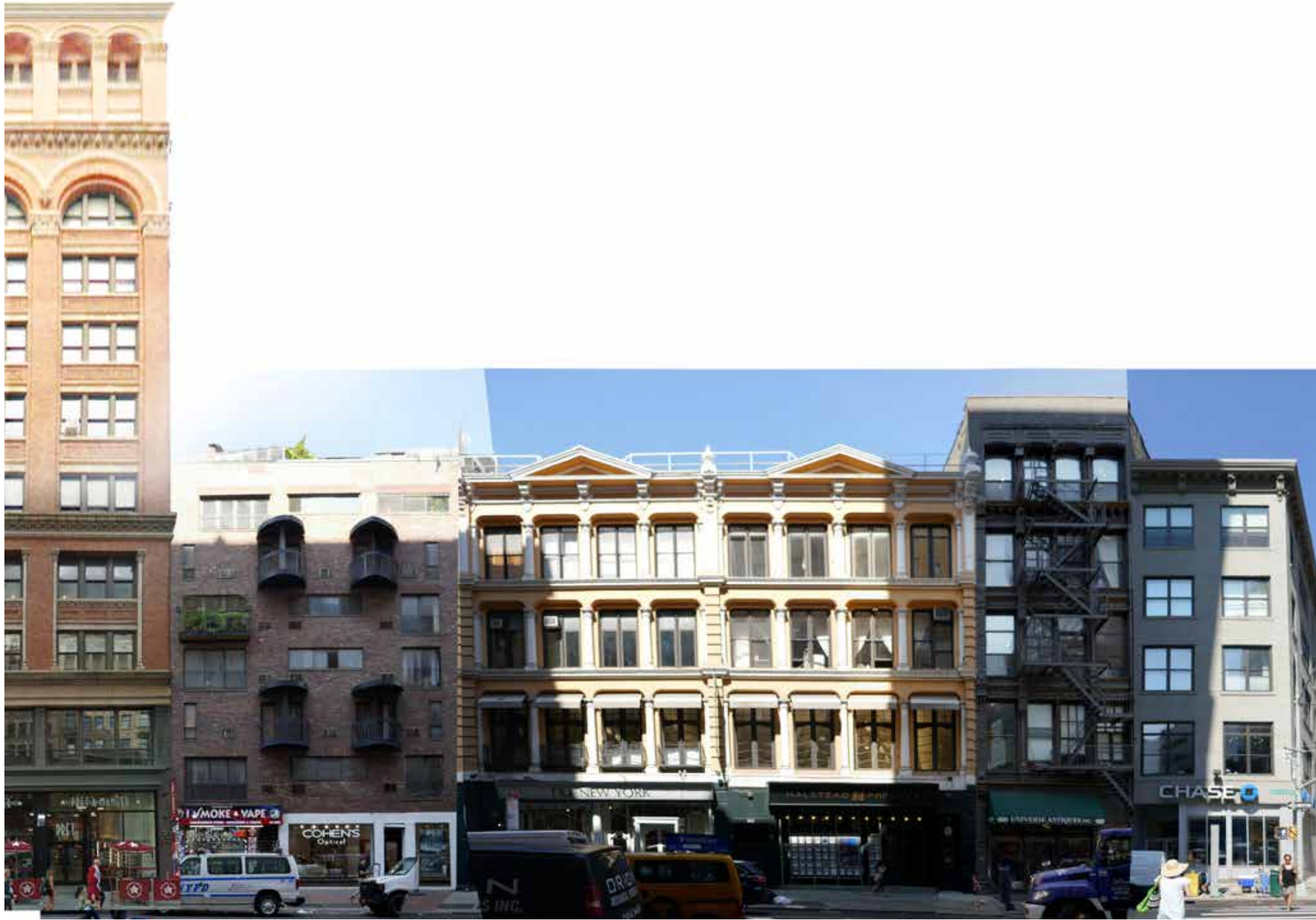
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BROADWAY ELEVATION PHOTOMONTAGE



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827-831 BROADWAY · SURROUNDING BUILDINGS

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BROADWAY FACADE



BROADWAY STOREFRONTS



12TH STREET FACADE

827-831 BROADWAY · PHOTOS OF EXISTING FACADES



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827-831 BROADWAY · HISTORY & INSPIRATION - THE NEW YORK SCHOOL - ABSTRACT EXPRESSIONIST STUDIOS AND HANGOUTS - MID 20TH CENTURY



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**WILLEM DE KOONING IN
BROADWAY STUDIO 1958 - 1963**

**BLACK & WHITE
ABSTRACT
- LATE 1940s**



**FIGURATIVE
REPRESENTATION
- EARLY 1950s**



**URBAN LANDSCAPE
REPRESENTATION
- LATE 1950s**



**RURAL LANDSCAPE
REPRESENTATION
- EARLY 1960s**



**PAINTINGS WILLEM DE KOONING
PRODUCED IN 831 BROADWAY
- ROSY - FINGERED DAWN AT LOUSE POINT
- DOOR TO THE RIVER**

DE KOONING AS A MICROCOSM OF THE MOVEMENT

827-831 BROADWAY · HISTORY & INSPIRATION - DE KOONING

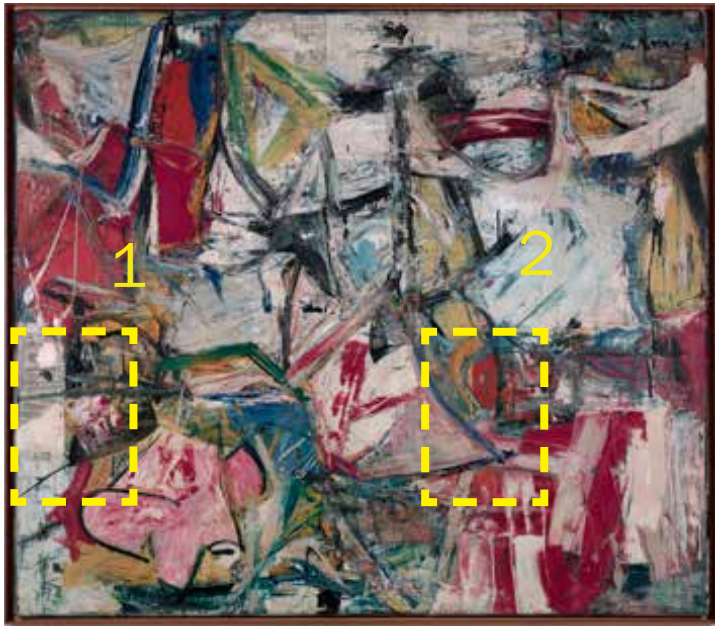
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DETAIL 1

DETAIL 2

GOTHAM NEWS



GESTURAL
STROKES

NEWSPAPER
CLIPPINGS

IMPASTO PAINTING
TECHNIQUES

THICK BRUSH STROKES,
SHARP GEOMETRY

TRANSPARENCY
& OPACITY

FIGURATIVE
REPRESENTATION

PAINTING AS CONSTRUCTION: WILLEM DE KOONING - GOTHAM NEWS DETAILS

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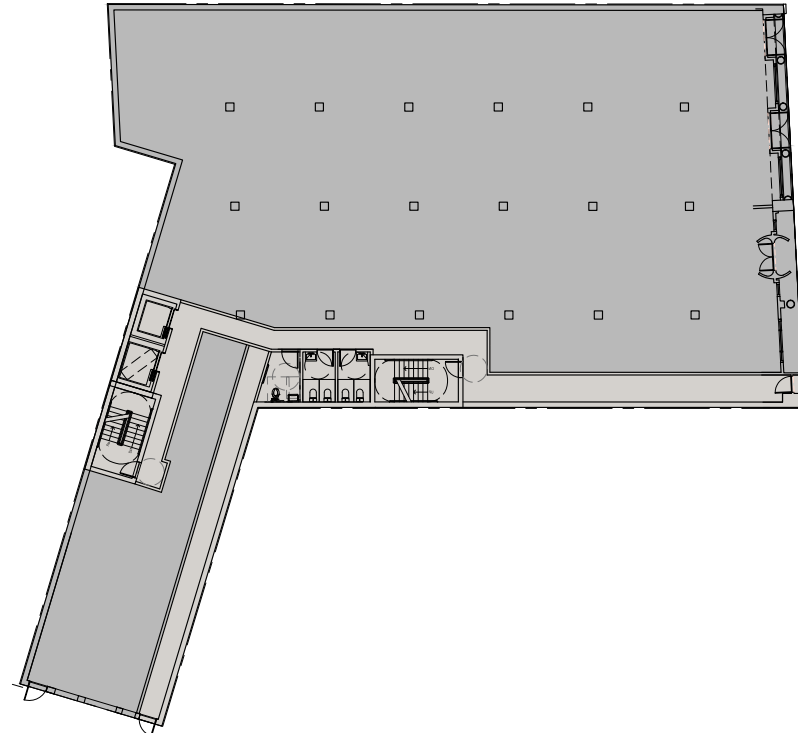
PAINTING AS CONSTRUCTION: WILLEM DE KOONING - EXCAVATION
827-831 BROADWAY · HISTORY & INSPIRATION - DE KOONING



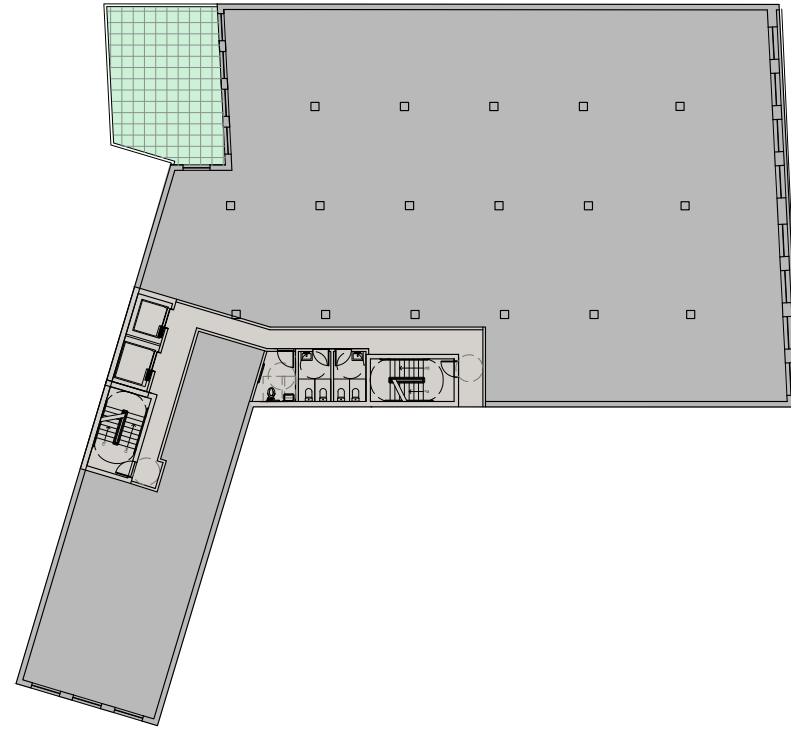
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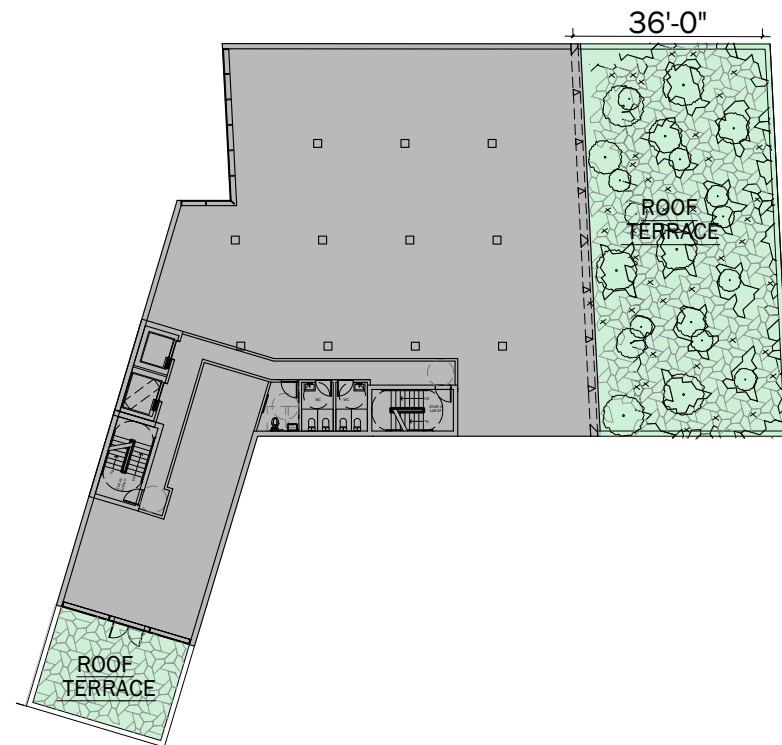
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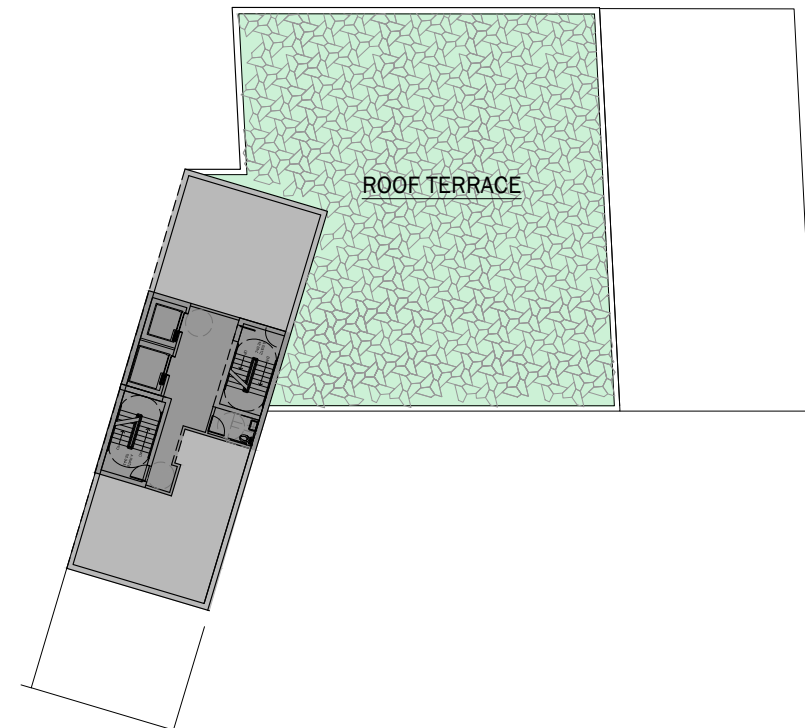
GROUND FLOOR PLAN



2ND - 4TH FLOOR PLANS



5TH - 7TH FLOOR PLANS



8TH - 11TH FLOOR PLANS



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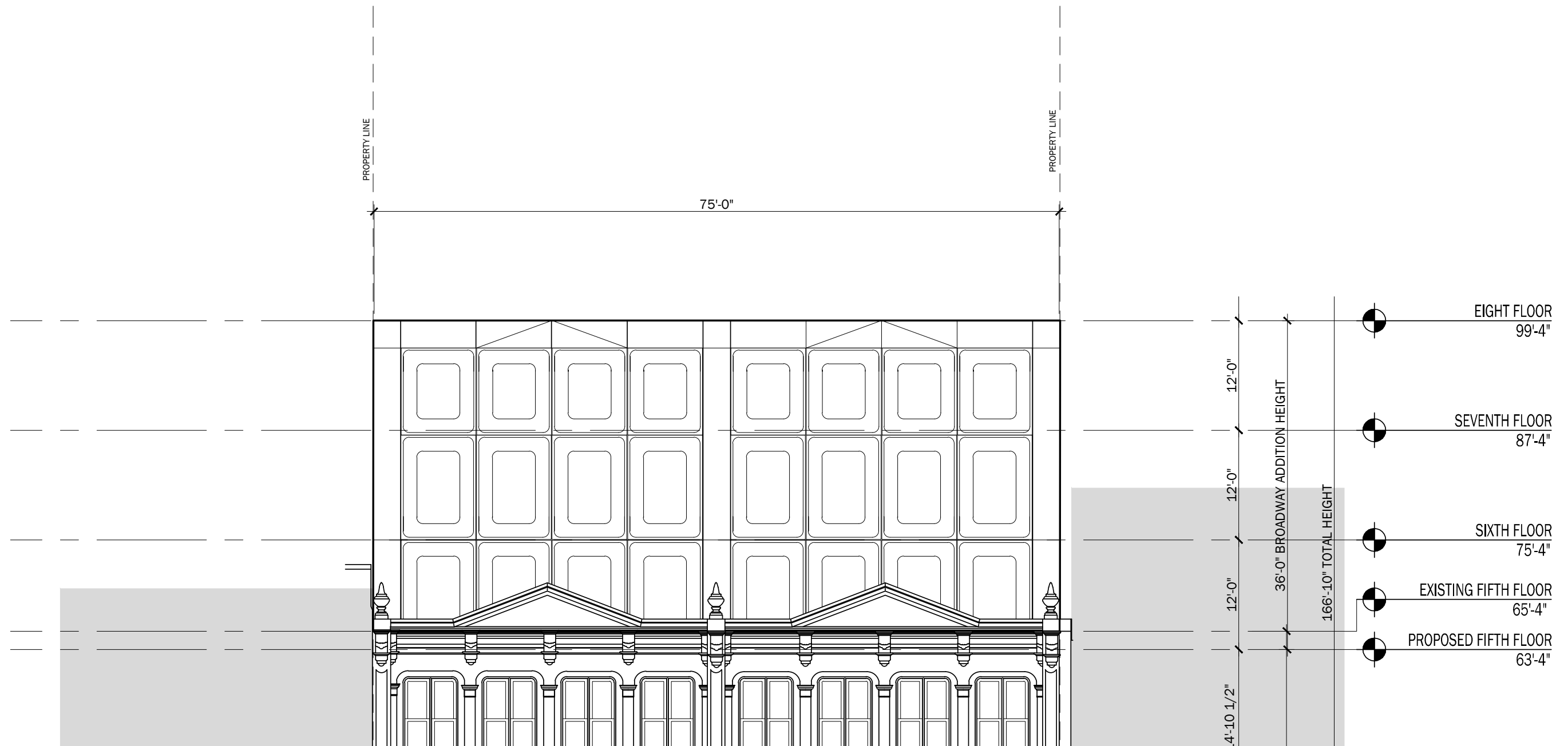
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827-831 BROADWAY - PROPOSED LAYOUTS

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827-831 BROADWAY · BROADWAY ELEVATION OF ADDITION

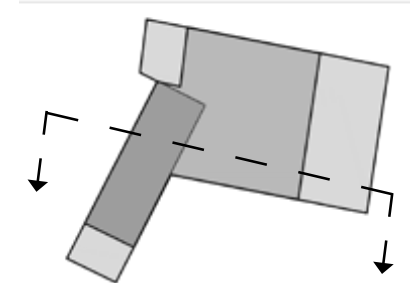
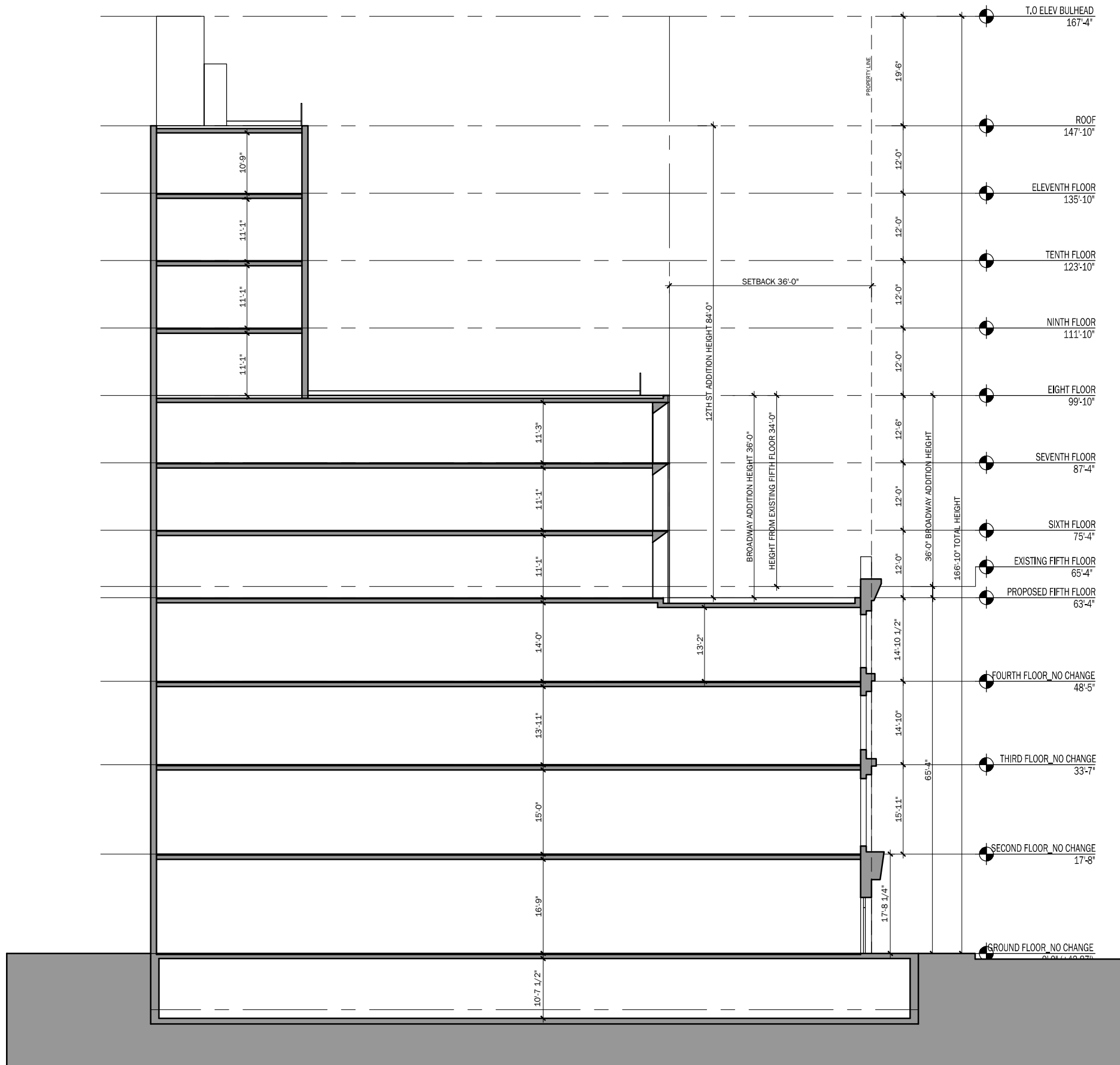
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827-831 BROADWAY · MASSING SECTION

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NEW YORK



TAMMANY HALL
- BSK



837 WASHINGTON
- MORRIS ADJMI ARCHITECTS



DVF STUDIO HEADQUARTERS
- WORK AC



9-19 9TH AVE
- BSK



67 FRANKLIN STREET - CAST IRON HOUSE
- SHIGERU BAN



50 HUDSON
- THE OFFICE OF THIERRY W. DESPONT

EUROPE



ELBPHILHARMONIE, HAMBURG, GERMANY
- HERZOG AND DE MEURON

827-831 BROADWAY · ARCHITECTURAL PRECEDENTS: ADAPTIVE REUSE PROJECTS



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As Noted
BH Quality Broadway Investors
17.32
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ORIGINAL CAST IRON SIDE PILASTER



EARLY OR ORIGINAL PAIRED 1/1 SASH



FACADE WITH EXTRANEIOUS HARDWARE,
OPEN JOINTS, FLAKING PAINT



QUOIN PRIOR TO TESTING



QUOIN AFTER ABRASIVE CLEANING WITH
CRUSHED WALNUT SHELLS AT 40PSI

SECOND FLOOR QUOIN USED FOR
MICRO ABRASIVE TESTING WITH;
1. CALCIUM CARBONATE Z5 GRAIN SIZE
2. GARNET, 120 MESH
3. CRUSHED WALNUT SHELLS, 35/60 MESH



CLOSE UP OF QUOIN AFTER
TEST CLEANING



MICRO ABRASIVE TEST
BEING CARRIED OUT

827-831 BROADWAY · PHOTOS OF EXISTING CONDITIONS & MICRO ABRASIVE PAINT REMOVAL TESTING

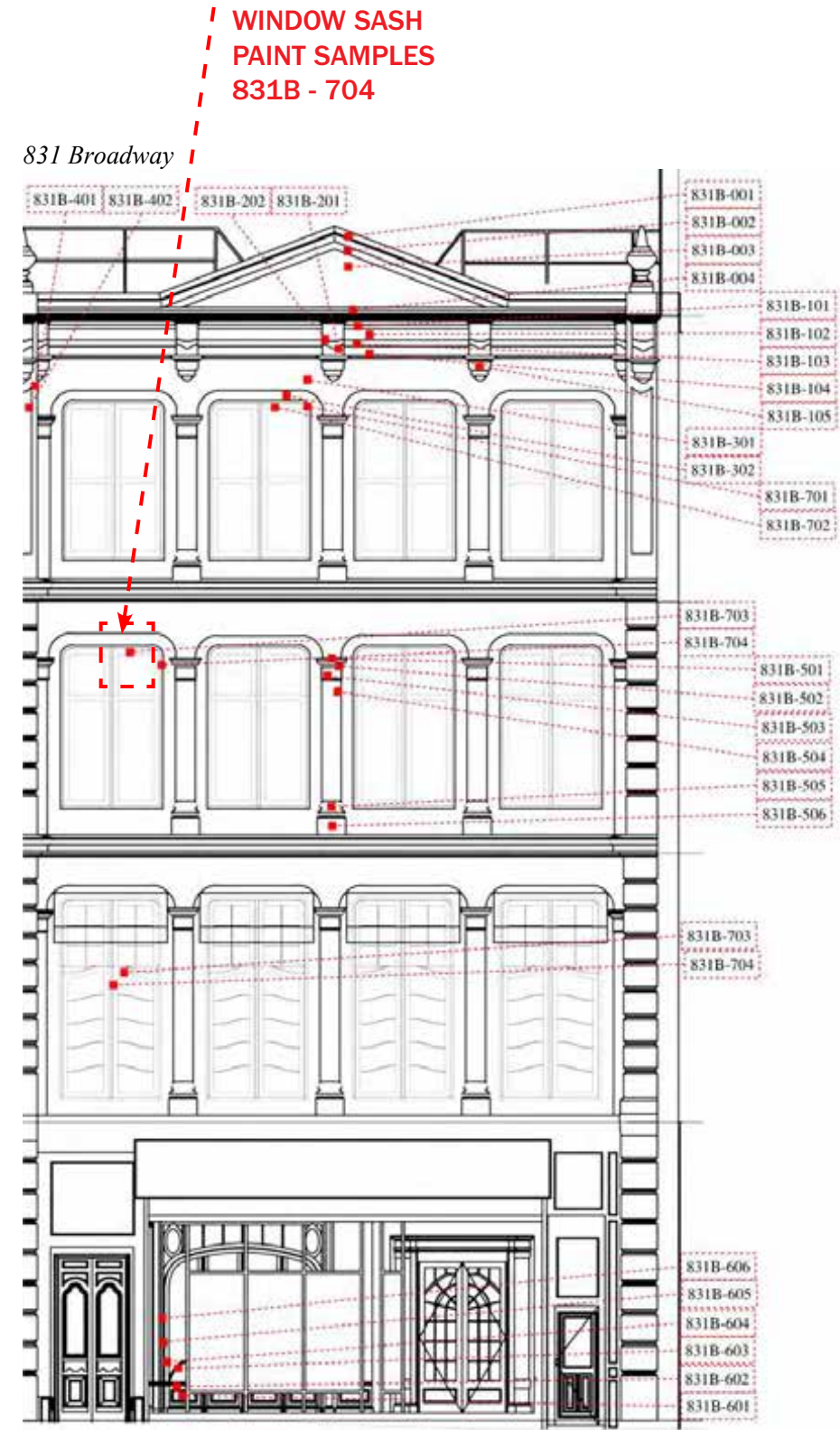


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TYPICAL PAINT CHROMOCHRONOLOGY AND COLOR MATCH

SAMPLE LOCATION AND
NUMBER: 831B-703 Window, 3rd floor sash

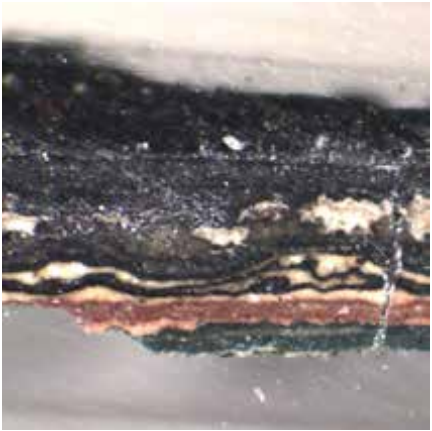
SUBSTRATE: Wood

CHROMOCHRONOLOGY	PRIMER/FINISH	COMMERCIAL MATCH	MUNSELL MATCH
1. Yellowish white	Primer		
2. Dark green	Primer		
3. Dark green	Finish	1136-7	5G 3/2
4. Grey	Primer		
5. Green	Finish		
6. Orange	Primer		
7. Red	Finish		
8. Greyish red	Primer		
9. Red	Finish		
10. Yellowish white	Primer		
11. Black	Finish		
12. Yellowish white	Primer		
13. Dark green	Finish		
14. Black	Finish		
15. Dark grey	Finish		
16. Yellowish white	Primer		
17. Yellowish white	Finish		
18. Black	Primer		
19. Black	Finish		
20. Black	Primer		
21. Black	Finish		
22. Black	Primer		
23. Black	Finish		

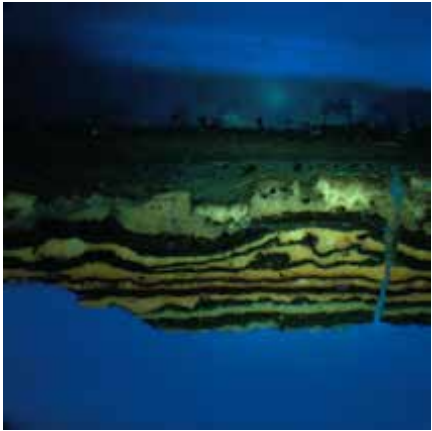
CIRCA 1940`S - 50`S
- SASH COLORS

Notes:

- Layers 14-17 are heavily deteriorated.



831B-703B Simulated Daylight



831B-703B Ultraviolet Light

PAINT PHOTOMICROGRAPHS OF
WINDOW SASH PAINT SAMPLES

STOREFRONT & WINDOWS FINISH COLORS



PROPOSED COLOR;
BLACK PANTHER
2125-10

SAMPLES AREAS - 831

PAINT CHROMOCHRONOLOGY AND COLOR MATCH
OF WINDOW SASH PAINT SAMPLES





827 STOREFRONT ALTERED C.1981

EXISTING STOREFRONT

831 STOREFRONT ALTERED AFTER 827 AND AFTER 1981

SCRAPE, REPAINT AND REPAIR METAL BALCONIES AT 827, REATTACH LOOSE ELEMENTS AS REQUIRED, RESTORE MISSING PIECES TO MATCH EXISTING.

RESTORE AND REPAIR EXISTING STOREFRONT ON 827

EXISTING DOOR TO BE USED AS EGRESS



PROPOSED STOREFRONT

UPLIGHTING ON EACH COLUMN (TYPICAL), FIXTURE COLOR TO MATCH FACADE

CAST STONE CORNICE TO MATCH SECOND FLOOR CORNICE PROFILE

PIN MOUNTED METAL LETTER ON METAL SIGN BAND WITH COVE LIGHTING AT BASE

REPLICATE MISSING CAST IRON COLUMN TYP.

NEW WOOD AND GLASS DOUBLE DOORS

INTERACTIVE PLAQUE

REPAIR AND REPAINT QUOINING IN HISTORIC COLOR

NEW PAINTED WOOD STOREFRONT - TYPICAL

BROADWAY - EXISTING AND PROPOSED STOREFRONT ELEVATIONS 827-831 BROADWAY · RENDERED STOREFRONT ELEVATIONS



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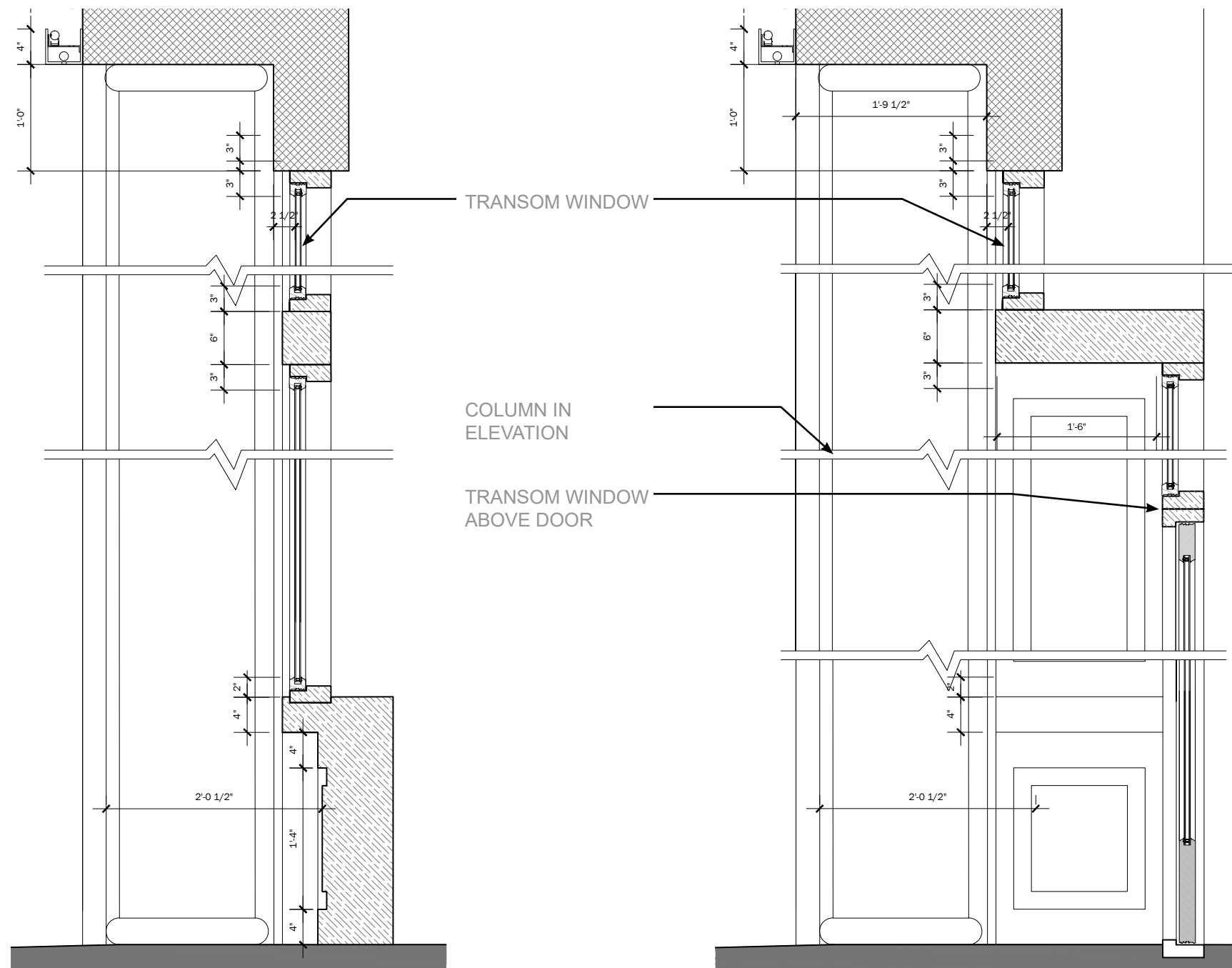
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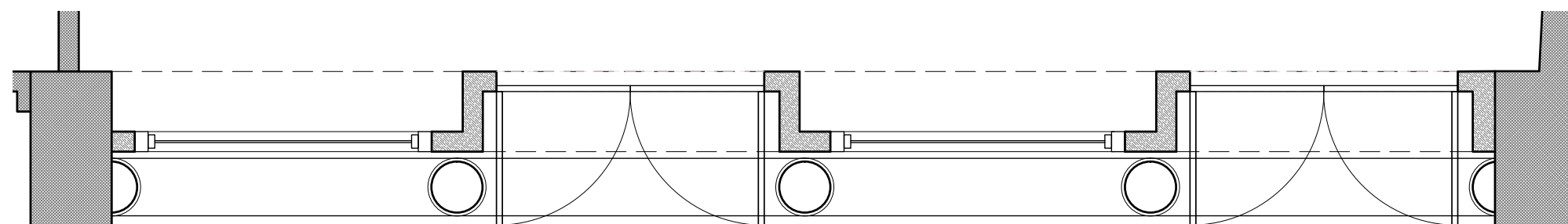
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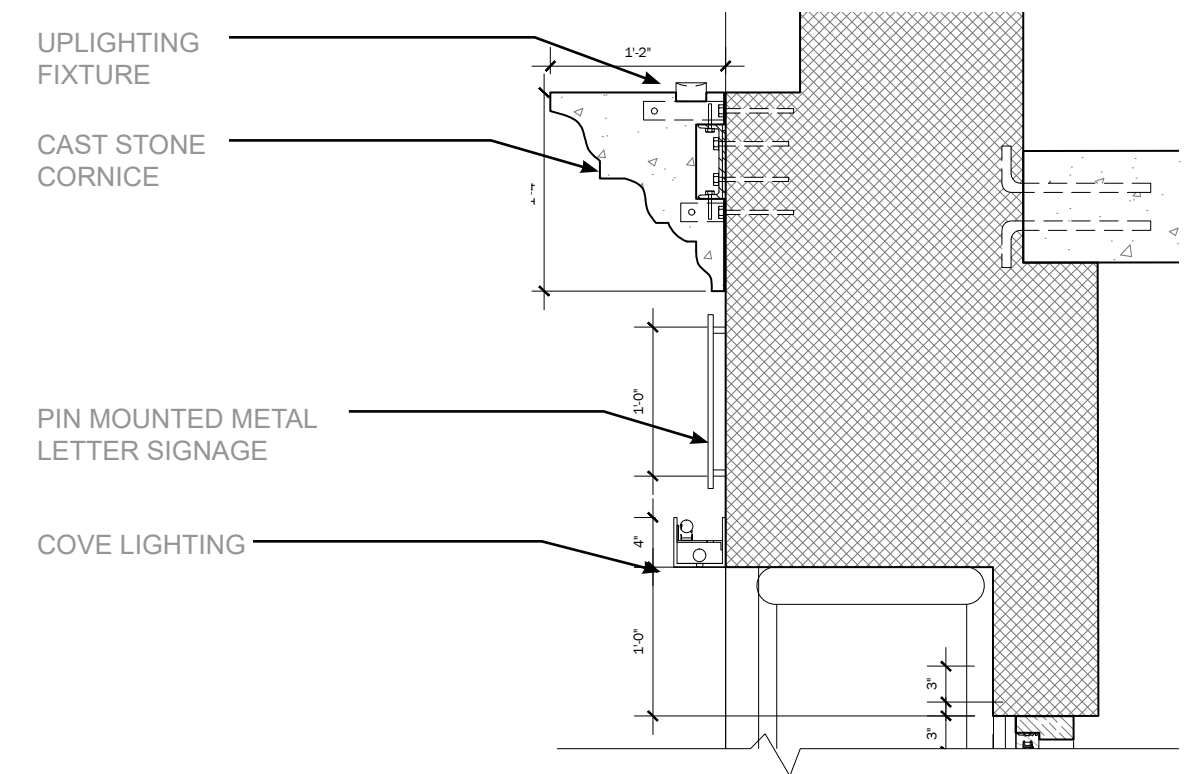


1. SECTION THROUGH STOREFRONT BAY

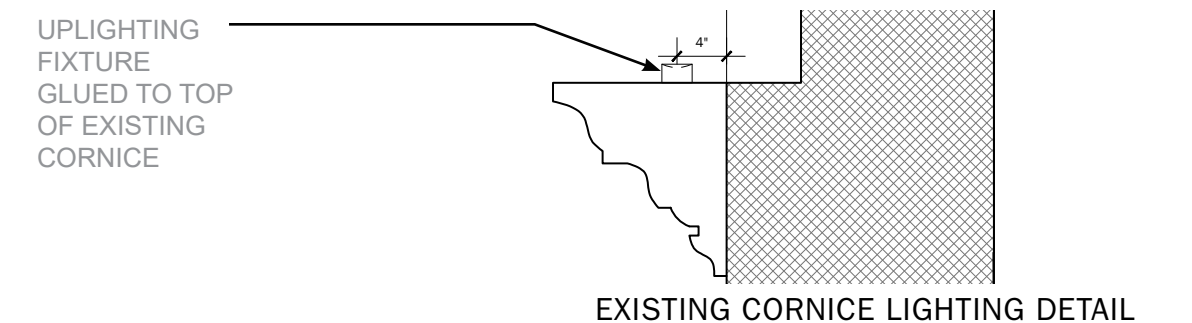
2. SECTION THROUGH RECESSED DOOR



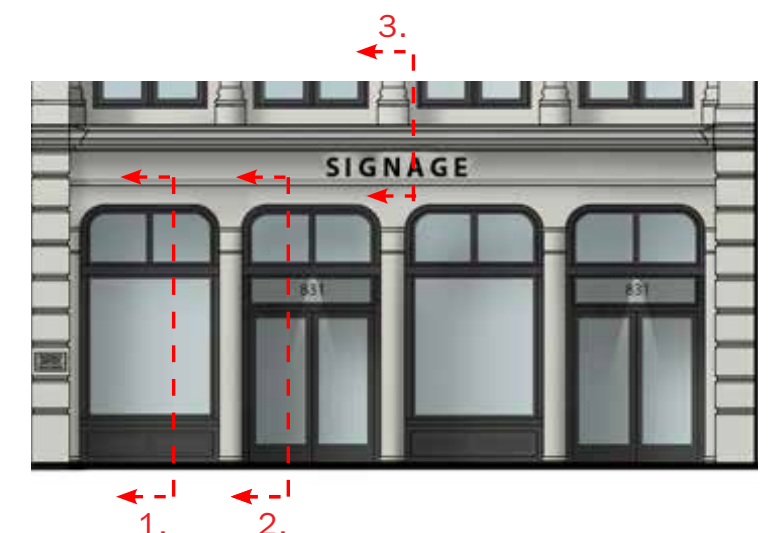
4. 831 PROPOSED STOREFRONT PLAN



3. CORNICE DETAIL



EXISTING CORNICE LIGHTING DETAIL



ELEVATION KEY

BROADWAY - 831 PROPOSED STOREFRONT SECTION DETAILS

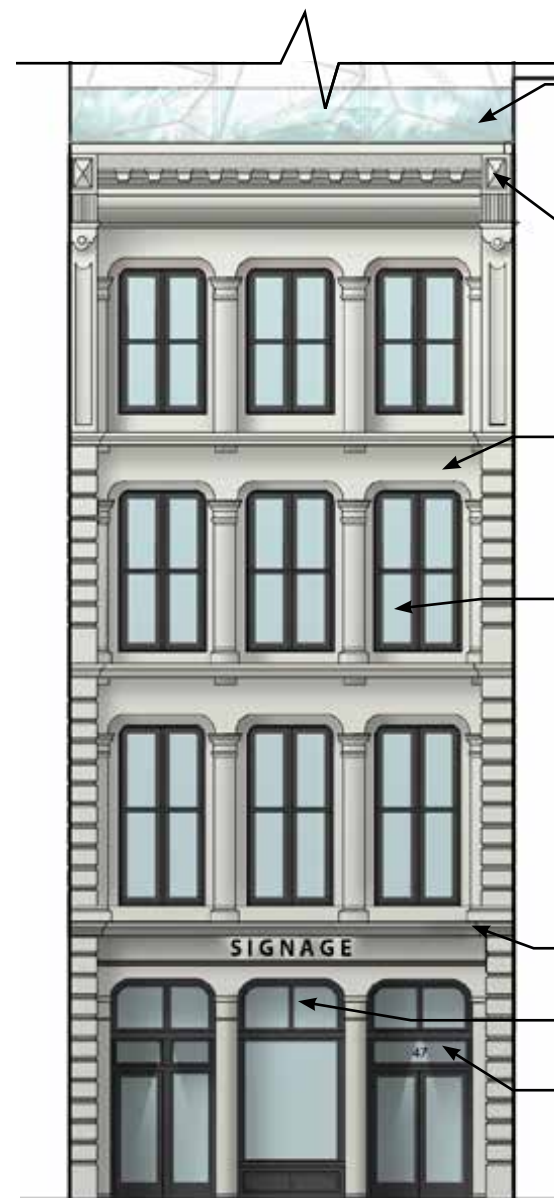
827-831 BROADWAY · STOREFRONT DETAILS

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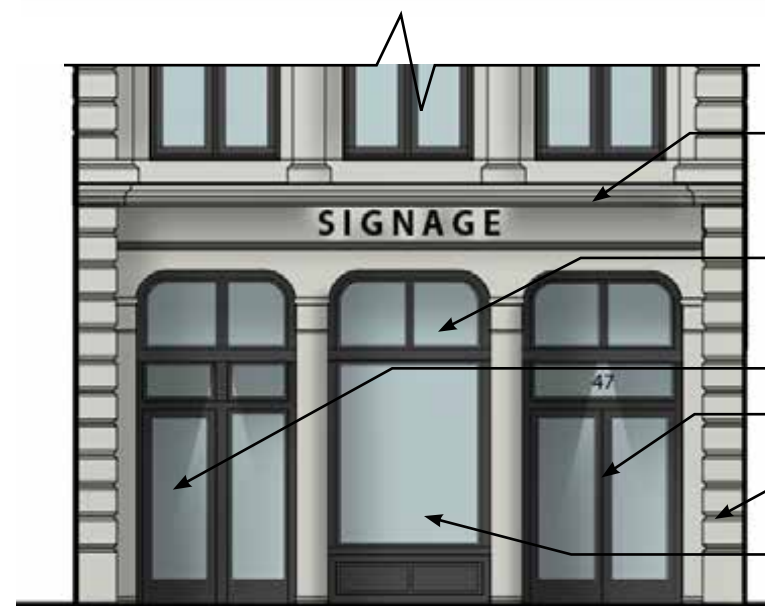
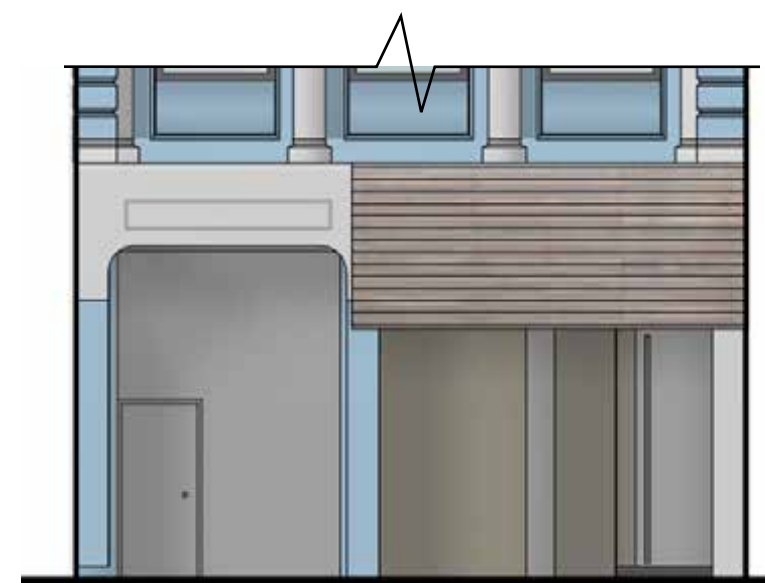


EXISTING ELEVATION



PROPOSED ELEVATION

- REMOVE EXISTING RAILING AND REPLACE WITH GLASS RAILING
- RESTORE AND REPAIR TO MATCH EXISTING CORNICES (TYP.), TRIM AND STONE FACADE
- REMOVE PAINT, CLEAN AND EXPOSE LIMESTONE IF POSSIBLE. FINISH TO MATCH BROADWAY ELEVATION (TYP.)
- REPLACE WINDOWS WITH PAIRED 1 OVER 1 - TYPICAL
- NEW CORNICE
- NEW SIGNAGE
- NEW WOOD STOREFRONT



- NEW CORNICE TO MATCH HISTORIC
- NEW SIGNAGE ON TRANSOM FOR RETAIL
- EGRESS DOOR
- NEW PAINTED WOOD DOUBLE DOORS
- REPAIR AND REPAINT QUOINING IN HISTORIC COLOR
- NEW PAINTED WOOD STOREFRONT - TYPICAL

12TH STREET - EXISTING AND PROPOSED ELEVATIONS & STOREFRONT

(NOT DESIGNATED) · RESTORATION WORK



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