



GILSEY HOUSE

FEBRUARY 9TH, 2016 LANDMARKS PRESERVATION COMMISSION RESPONSES TO COMMENTS ON GILSEY HOUSE RESTORATION

LPC Commission:

Can the restoration reflect the earliest era of the building?

Project Team Response:

Further historical research and the original designation report from 1979 elaborated on several important eras that are reflected in the current facade.

The Landmark designation report written in 1979 specifically states the following, “The Gilsey House, with its gleaming white facade, was a prominent feature of the area for over 30 years until the theater district shifted north to Times Square at the turn of the century. The section then became part of the garment district, and the hotel was altered to provide loft space. Now only the Gilsey House and the Grand Hotel remain on Broadway to recall that colorful era of the city’s past.” “At the present time, the building is being converted to residential use – a development that has helped to preserve much of our cast-iron heritage. The Gilsey House Hotel is an important part of that heritage both from an architectural and a historical point of view.”

In consultation with Landmarks, the project team has determined the most appropriate restoration to be a transitional approach that honors the original hotel use, transition into loft space for garment industry, and the current residential use of the building.

LPC Commission:

Can further restoration be proposed for the tripartite windows of Broadway and 29th Street?

Project Team Response:

Further restoration of the tripartite windows is proposed. A projecting flat lintel and decorative corbels will be added to each tripartite window. These decorative elements exist on

other parts of the building. They will be replicated in cast iron and installed on the currently unadorned tripartite windows.

LPC Commission:

Can further restoration be proposed for the important chamfered corner windows on Broadway and 29th Street?

Project Team Response:

Using historic photos as a guide, the chamfered corner windows will be restored to their original stacked Palladian configuration when Gilsey House operated as a Grand Hotel.

LPC Commission:

Can the freestanding columns that were originally on the building be reinstalled?

Project Team Response:

The freestanding columns that were built over the property line were removed when the BMT Broadway Line subway was built around 1914. A structural analysis determined that only one story of cast iron columns can be reinstalled due to the load bearing capacity of the sidewalk and subway below. The project team is open to installing one story of columns. However, through consultation with Landmarks the design team has determined that installing one story of columns would disrupt the proportions of the building and is not desirable.

Project Team Summary:

The current proposed restoration of Gilsey House will deliver a sound first class condition for 100% of the facade. The design and historical team feels that the proposed restoration is the most architecturally and historically appropriate approach to each element of the facade.



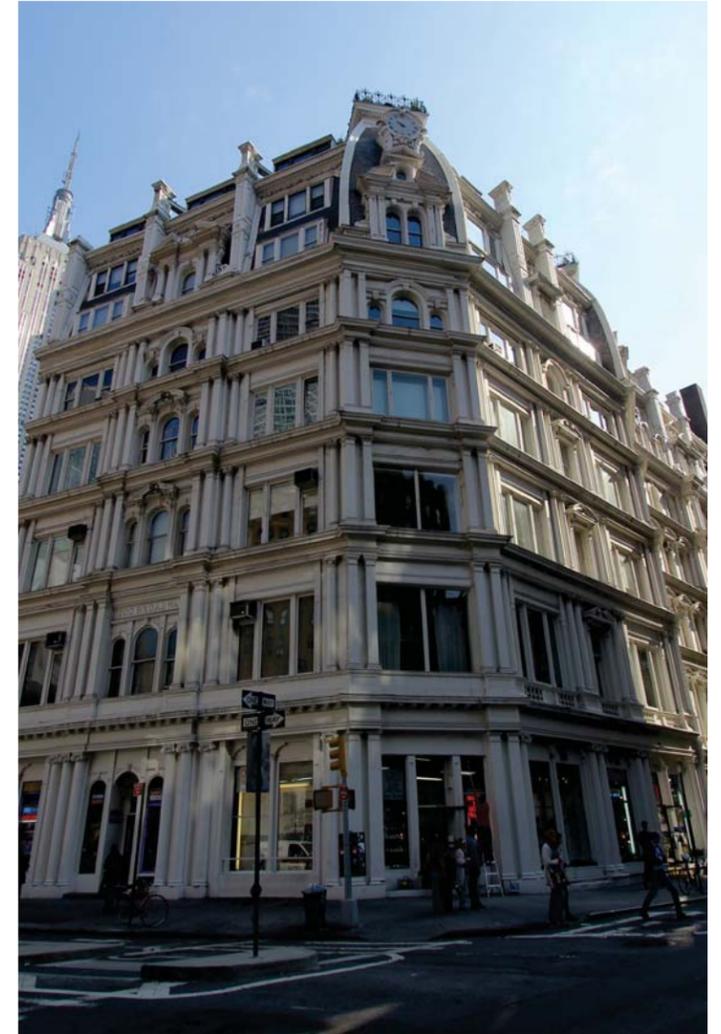
Hotel
1870-1911
Theater District Hotel
Photo ca. 1901



Commercial Phase 1
1911 - 1925
Commercial Garment Loft
Photo ca. 1914



Commercial Phase 2
1925-1980
Lace Building
Photo ca. 1928



Residential
1980 - Current
Residential Co-op
Photo ca. 2016

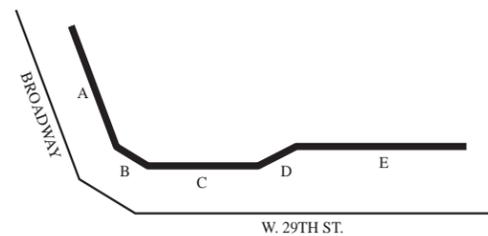


Building was in Commercial Phase 2
at time of designation

Landmark Designation Photo
Photo ca. 1979



GILSEY HOUSE – RESIDENTIAL 1980-CURRENT



RESTORATION EXAMPLES
PRESENTED ON FEBRUARY 9TH

MISSING CORNICE DETAIL



HISTORIC CA. 1900



EXISTING

INAPPROPRIATE ENTABLATURE

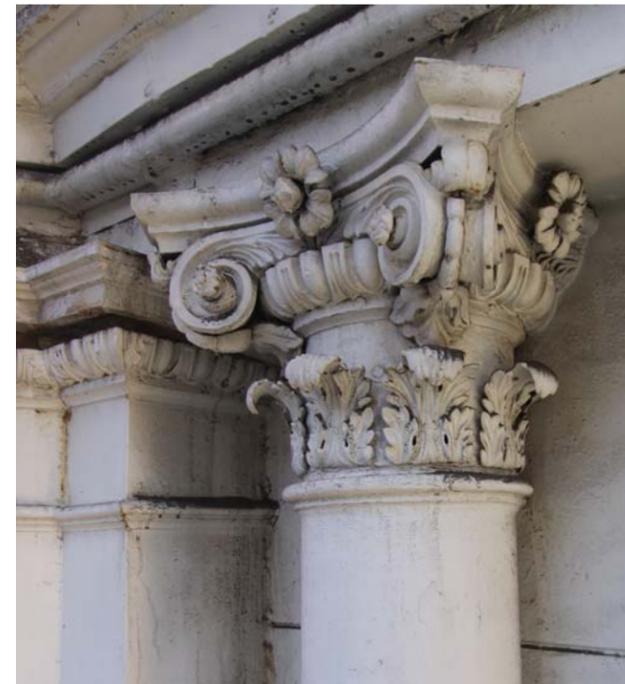


HISTORIC CA. 1900

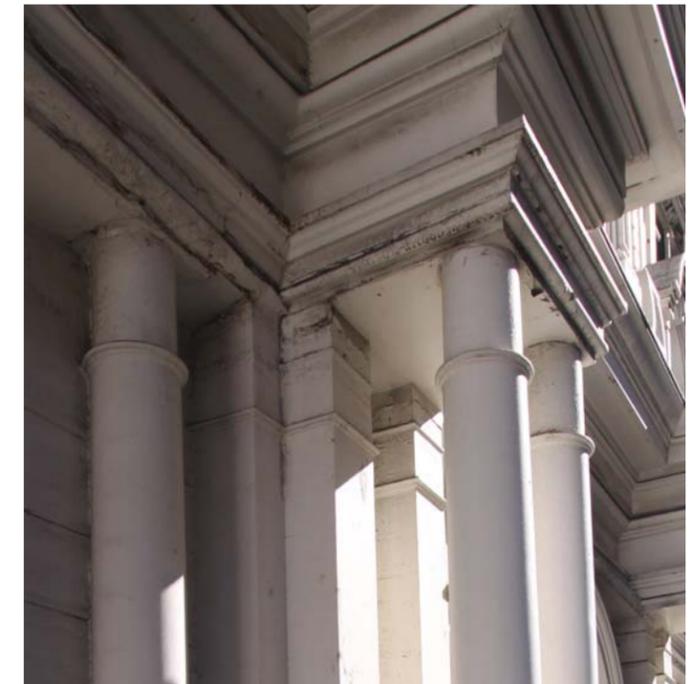


EXISTING

MISSING CAPITALS

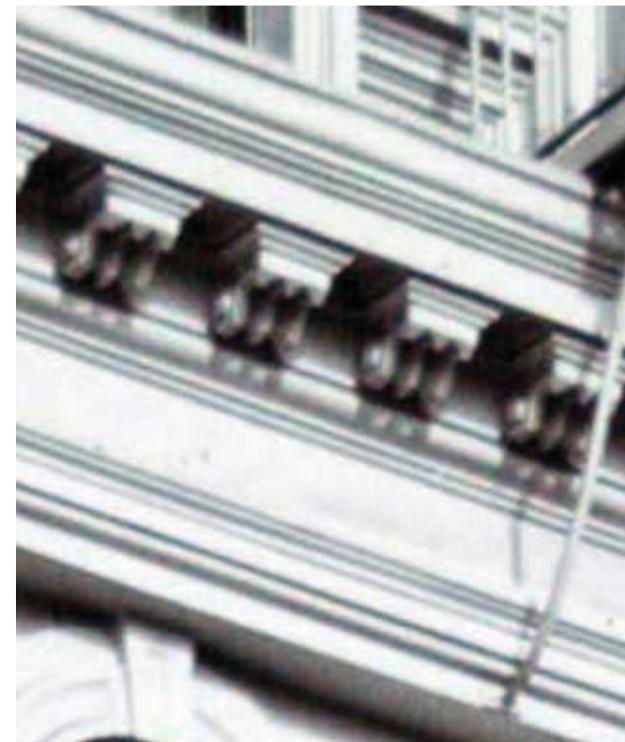


CAPITAL DETAIL

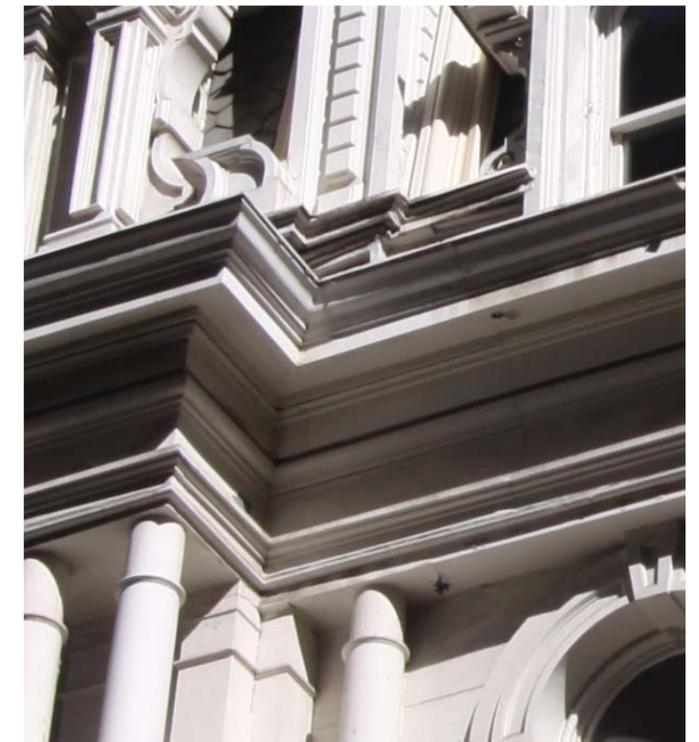


MISSING CAPITALS

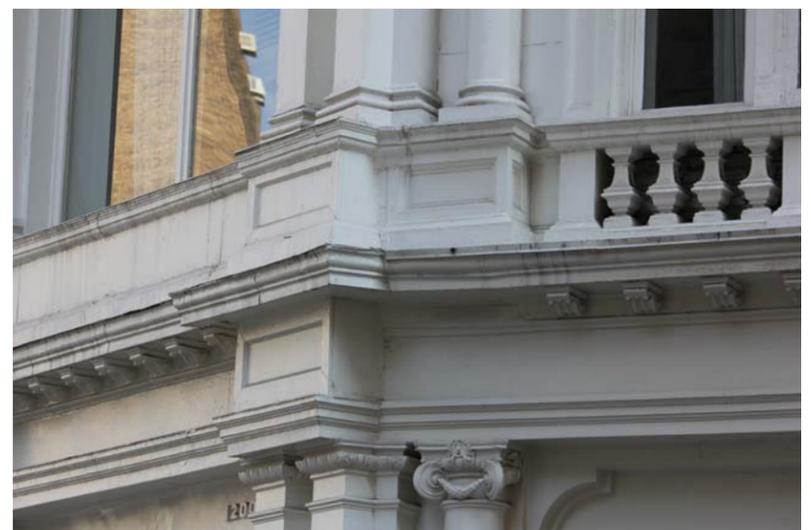
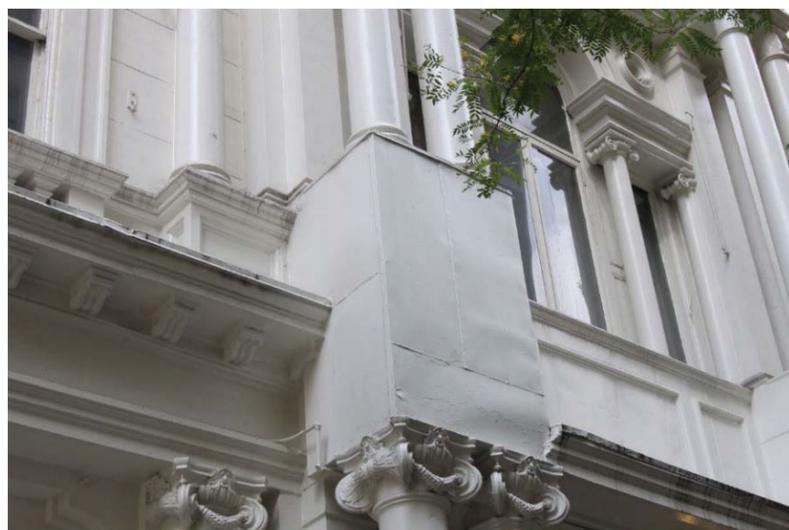
MISSING DENTILS



HISTORIC CA. 1900



EXISTING

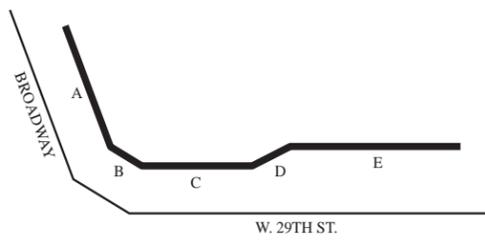


GILSEY HOUSE
DETERIORATING FACADE





- REMOVE AND REPLACE TNEMIC COATING ON ENTIRE FACADE. RE-STORED W/ APPROPRIATE FINISH
- SLATE ROOFING TO BE REPAIRED/ REPLACED
- RESTORE OR REPLACE CAST IRON TO MATCH EXISTING INCLUDING ENTIRE BALUSTRADE AT TOP OF FIRST FLOOR
- REMOVE PEELING PAINT AND REPAINT ENTIRE FACADE
- RESTORE 1ST FLOOR W/ HOTEL ERA DETAILS
- WROUGHT IRON RAIL RESTORATION
- RE-CLAD ROOF BULK-HEADS IN STANDING SEAM
- REPLACE WINDOWS
- NEW FLASHING AT CORNICE



GILSEY HOUSE – RESTORATION SCOPE ELEVATION
PRESENTED AT FEBRUARY 9th PUBLIC MEETING

RESTORATION SCOPE OF HIGHLIGHTS

PRESENTED AT FEBRUARY 9TH PUBLIC MEETING

GENERAL

- * REMOVE AND REPLACE TNEMEC COATING
- * FULL CAST IRON RESTORATION (FOLLOW NATIONAL PARK SERVICE'S PRESERVATION BRIEF STANDARDS)
- * REPLACE FLASHING
- * REMOVE ALL FIBERGLASS
- * SCRAPE AND PAINT WOOD WINDOWS

FIRST FLOOR

- * RESTORE STOREFRONT (DOORS, WINDOWS, HARDWARE, SIGNAGE, CAST IRON STEP DETAILS)
- * RESTORE INTEGRITY OF CORNICE AND BALUSTRADE
- * RECONSTRUCT COLUMN BASES
- * REMOVE INAPPROPRIATE MATERIALS

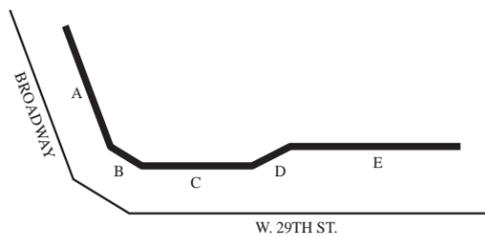
SECOND – FIFTH FLOOR

- * REGULARIZE TRIPARTITE WINDOWS
- * REPLACE DETERIORATED WINDOWS
- * REPLACE MISSING COLUMN CAPITALS
- * REPLACE MISSING CAST IRON PIECES
- * REPLACE 6TH FLOOR CORNICE
- * INSTALL MISSING BROKEN ARCH PEDIMENTS

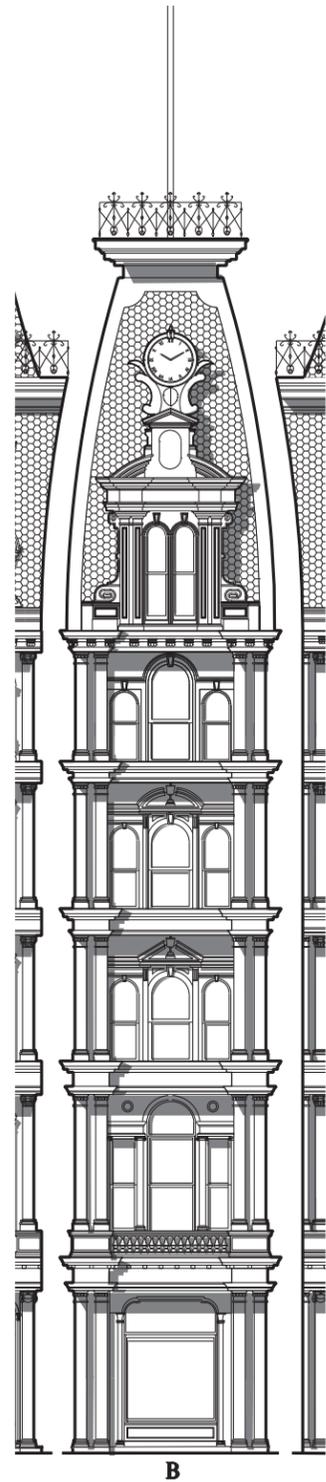
SIXTH – EIGHTH FLOOR

- * REPLACE DETERIORATED SLATE ROOF
- * INSTALL CAST IRON CHIMNEY
- * RESTORE RECESSED PORTION OF EAST FACADE
- * RESTORE CAST IRON RAILING
- * RECLAD BULKHEADS WITH METAL

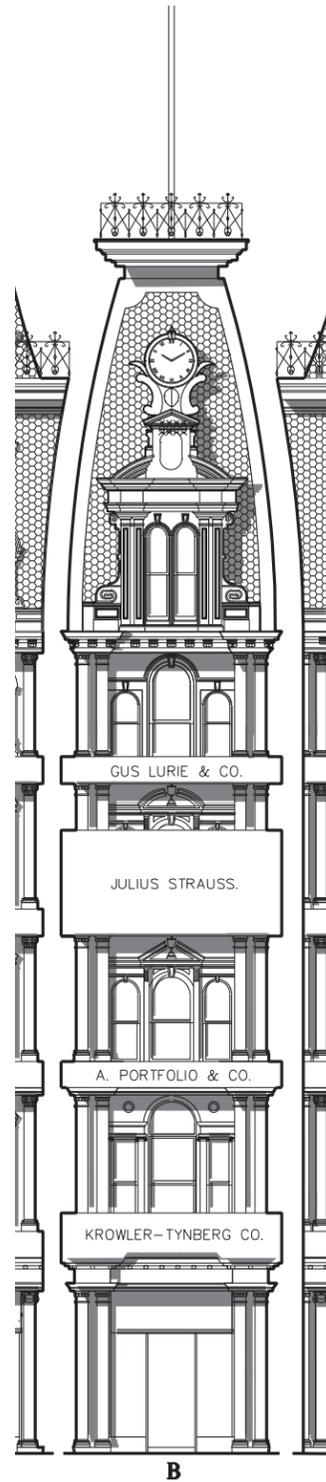
ADDITIONAL SCOPE ADDED:
 CHAMFERED CORNER WINDOWS (ELEV. B)
 TYPICAL WINDOWS (ELEV. A&C)



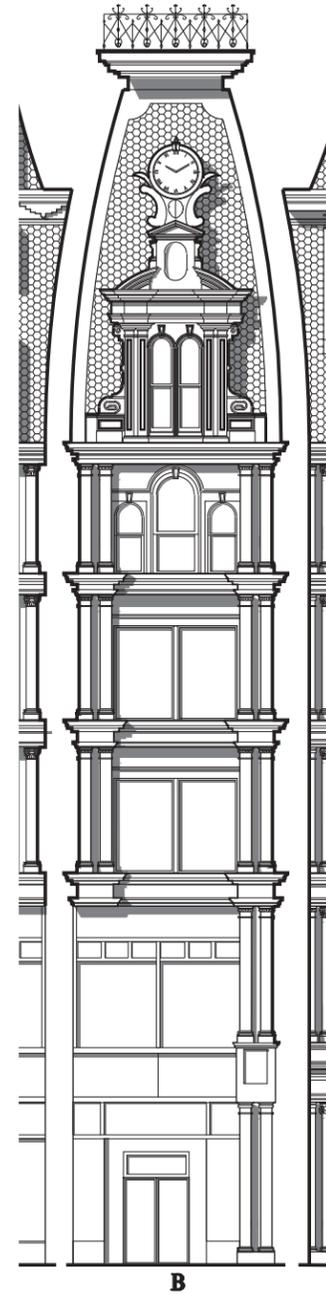
GILSEY HOUSE – ADDED RESTORATION SCOPE
 SHOWN IN BLUE



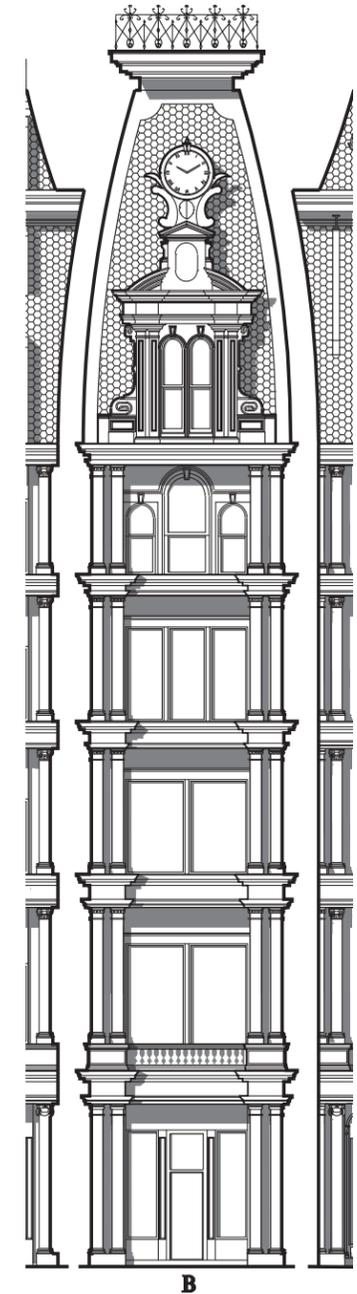
B
HOTEL
CHAMFERED WINDOWS
CA. 1900



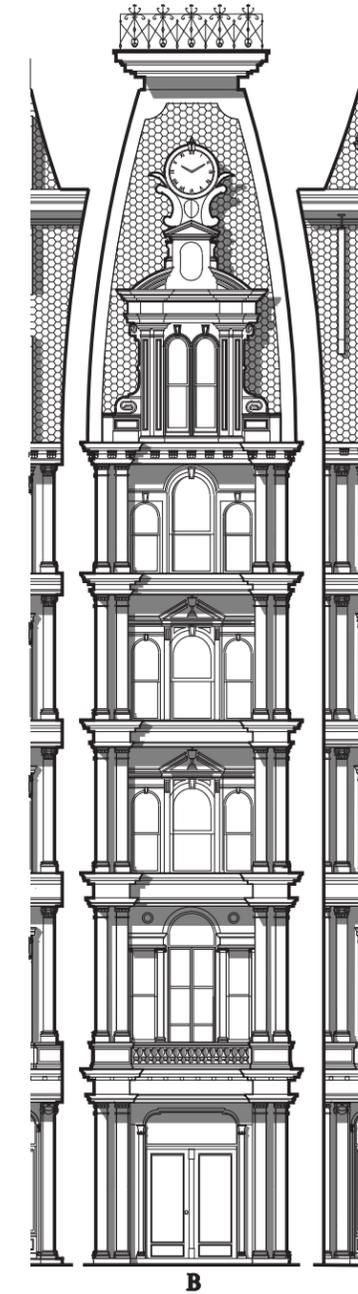
B
COMMERCIAL I
CHAMFERED WINDOWS
CA. 1914



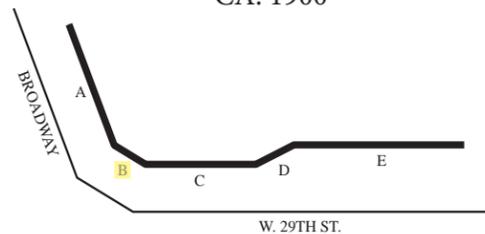
B
COMMERCIAL II
CHAMFERED WINDOWS
CA. 1928



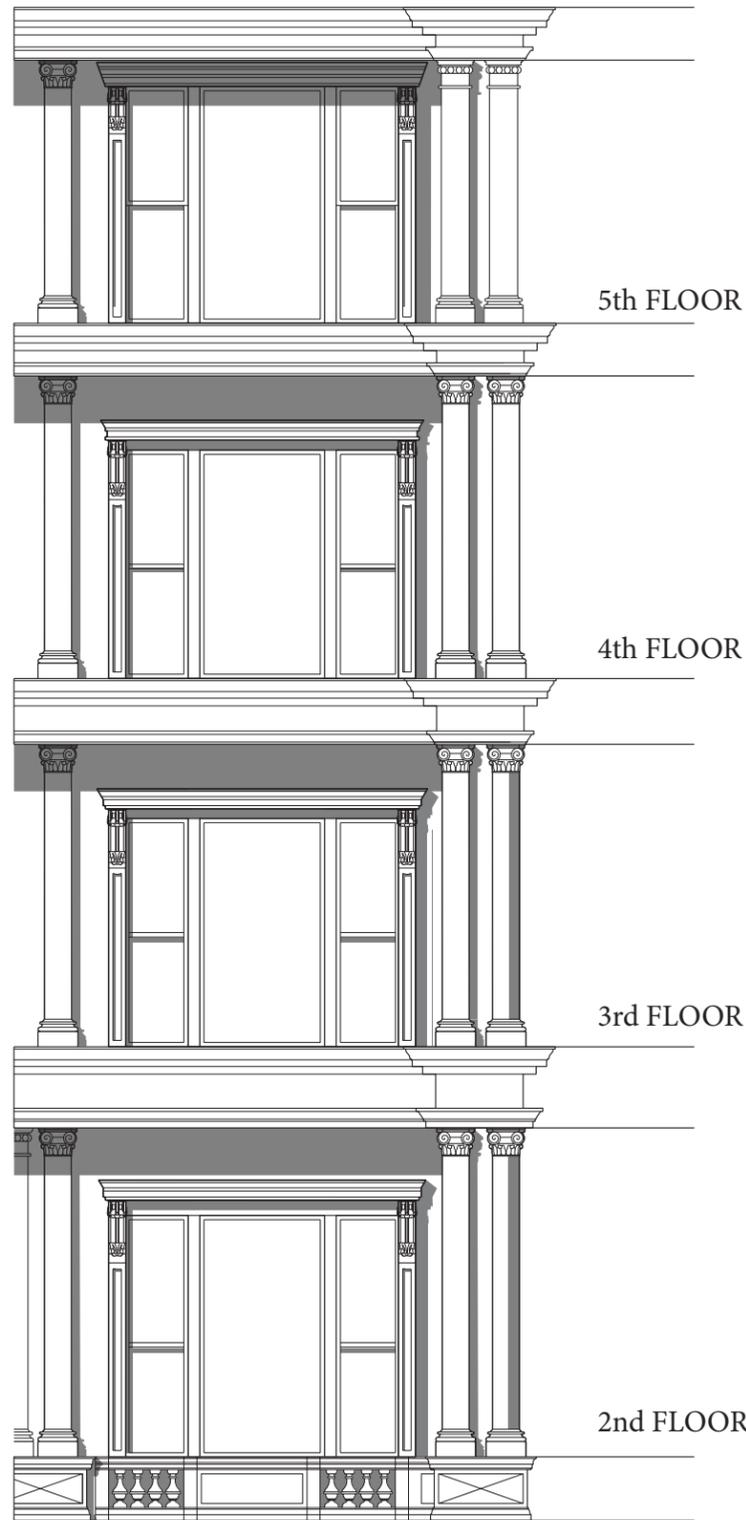
B
RESIDENTIAL
CHAMFERED WINDOWS
EXISTING 2016



B
PROPOSED
CHAMFERED
WINDOWS



GILSEY HOUSE – ADDED RESTORATION SCOPE PROPOSED CHAMFERED CORNER WINDOWS



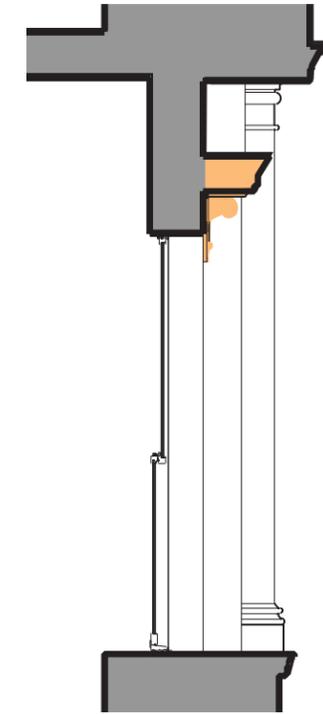
PROPOSED PARTIAL ELEVATION



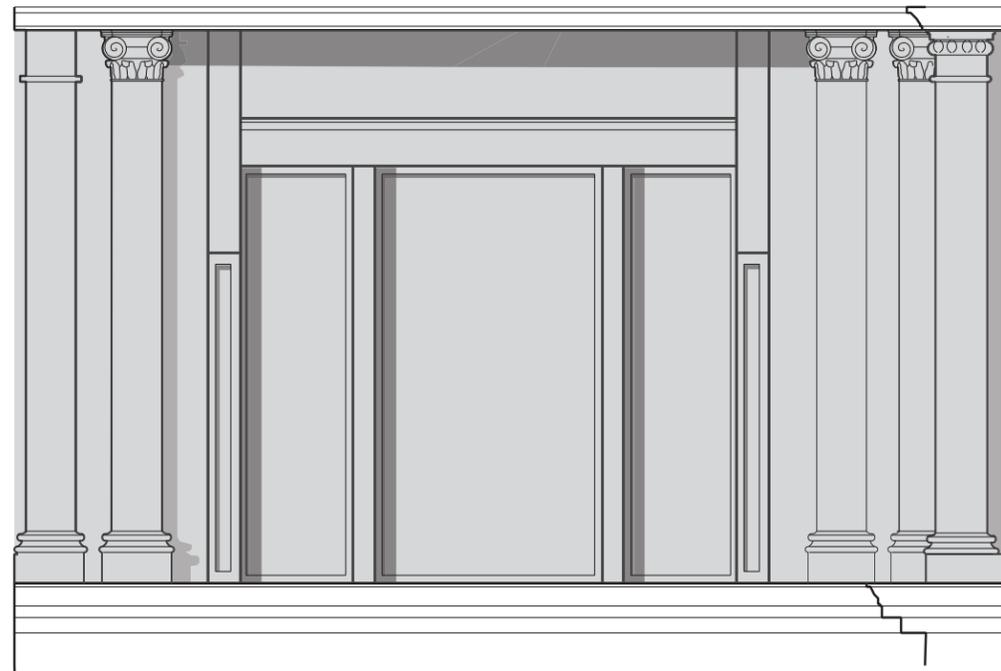
ELEVATION OF PROPOSED WINDOW



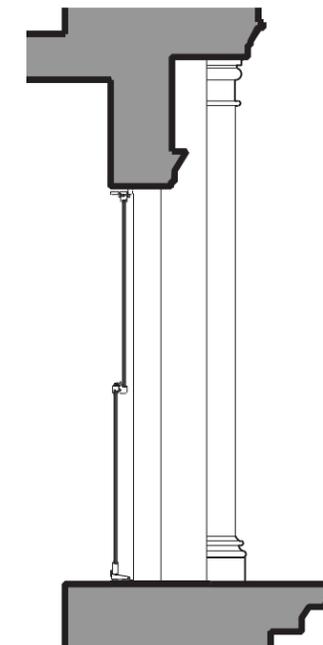
PHOTO OF EXISTING VOLUTE



SECTION OF PROPOSED WINDOW

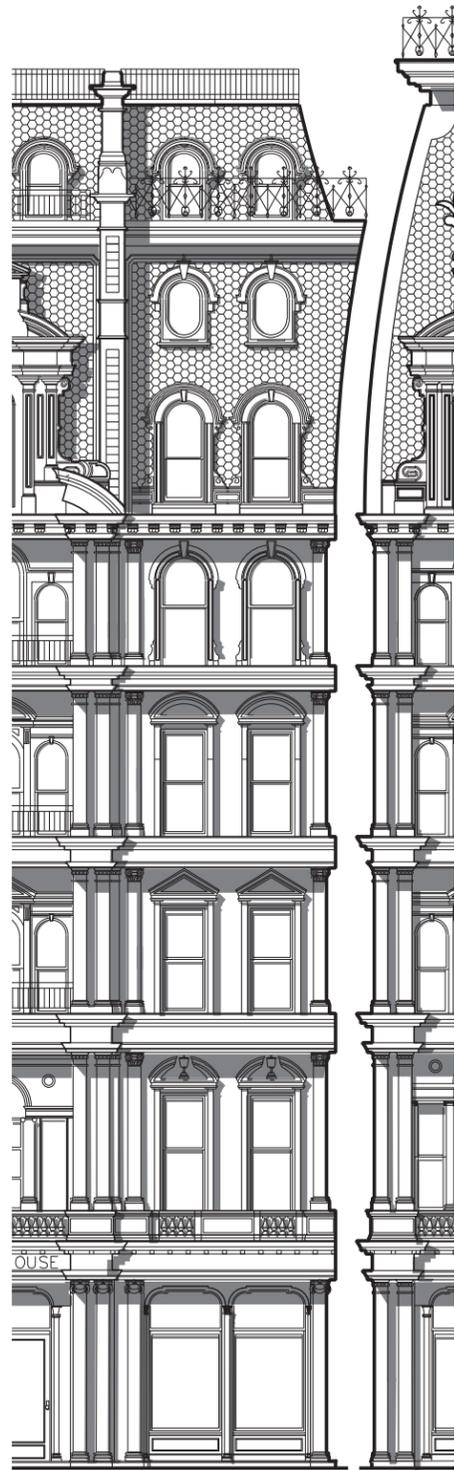


ELEVATION OF EXISTING WINDOW

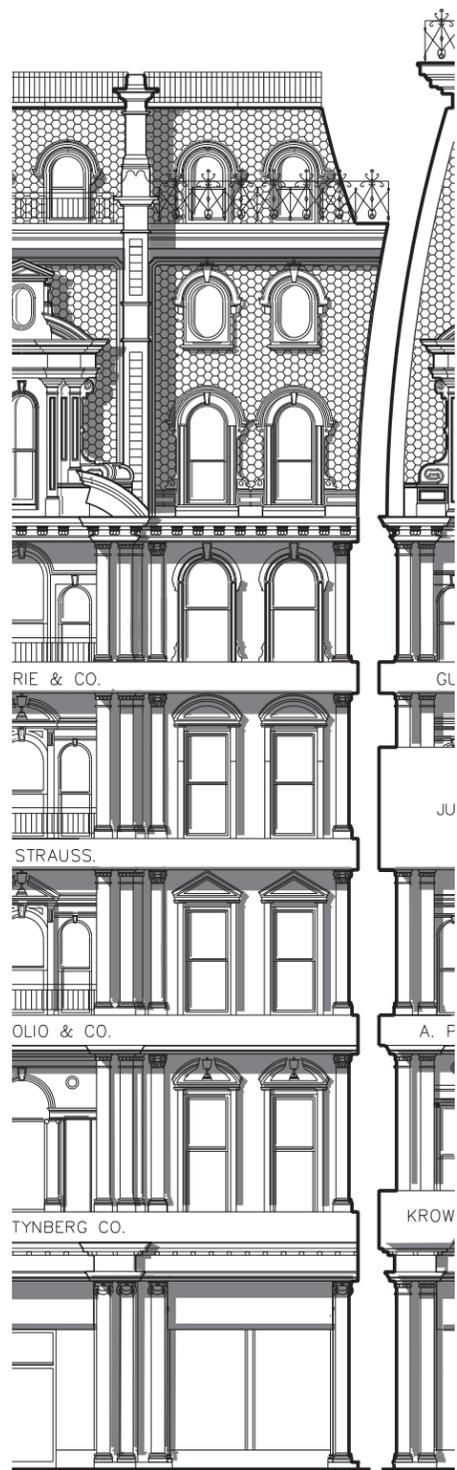


SECTION OF EXISTING WINDOW

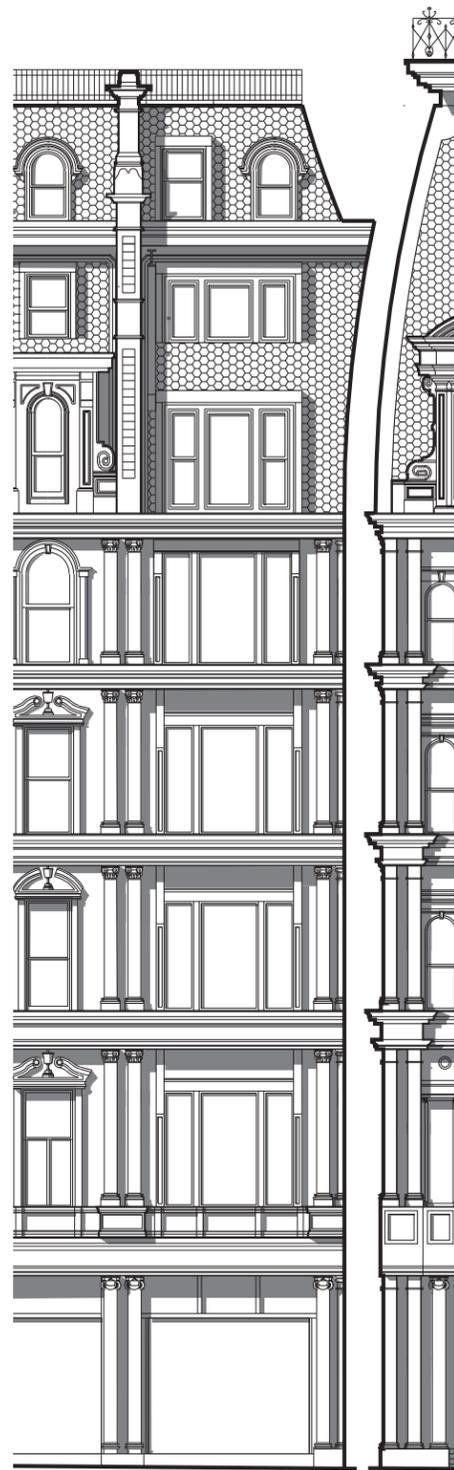
GILSEY HOUSE – ADDED RESTORATION SCOPE PROPOSED TYPICAL WINDOW DETAILS



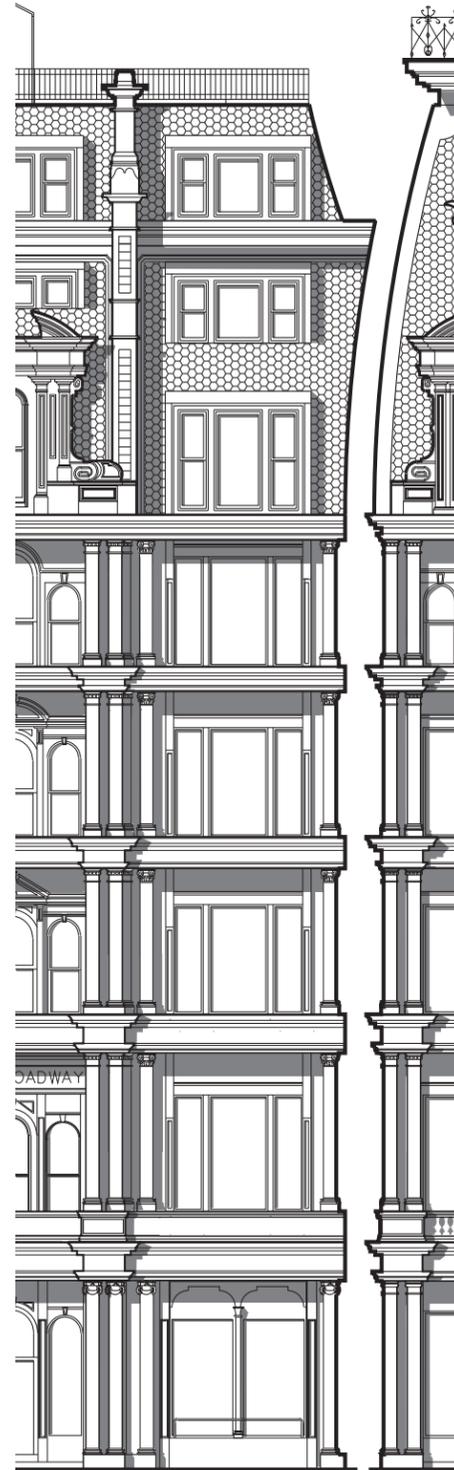
A
WINDOWS CA. 1900



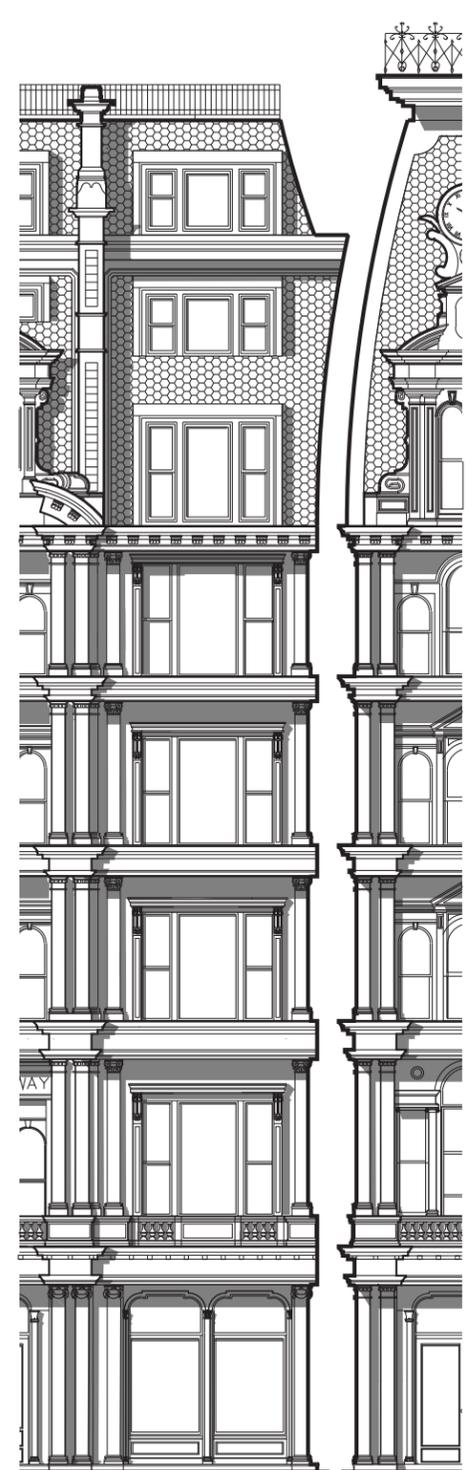
A
WINDOWS CA. 1914



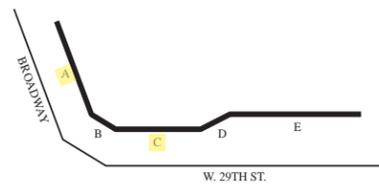
A
WINDOWS CA. 1928



A
WINDOWS EXISTING
2016



A
PROPOSED WINDOW
ELEVATION



GILSEY HOUSE – ADDED RESTORATION SCOPE EXISTING VS. PROPOSED PARTIAL ELEVATIONS



GROUND FLOOR ELEVATION CA. 1900



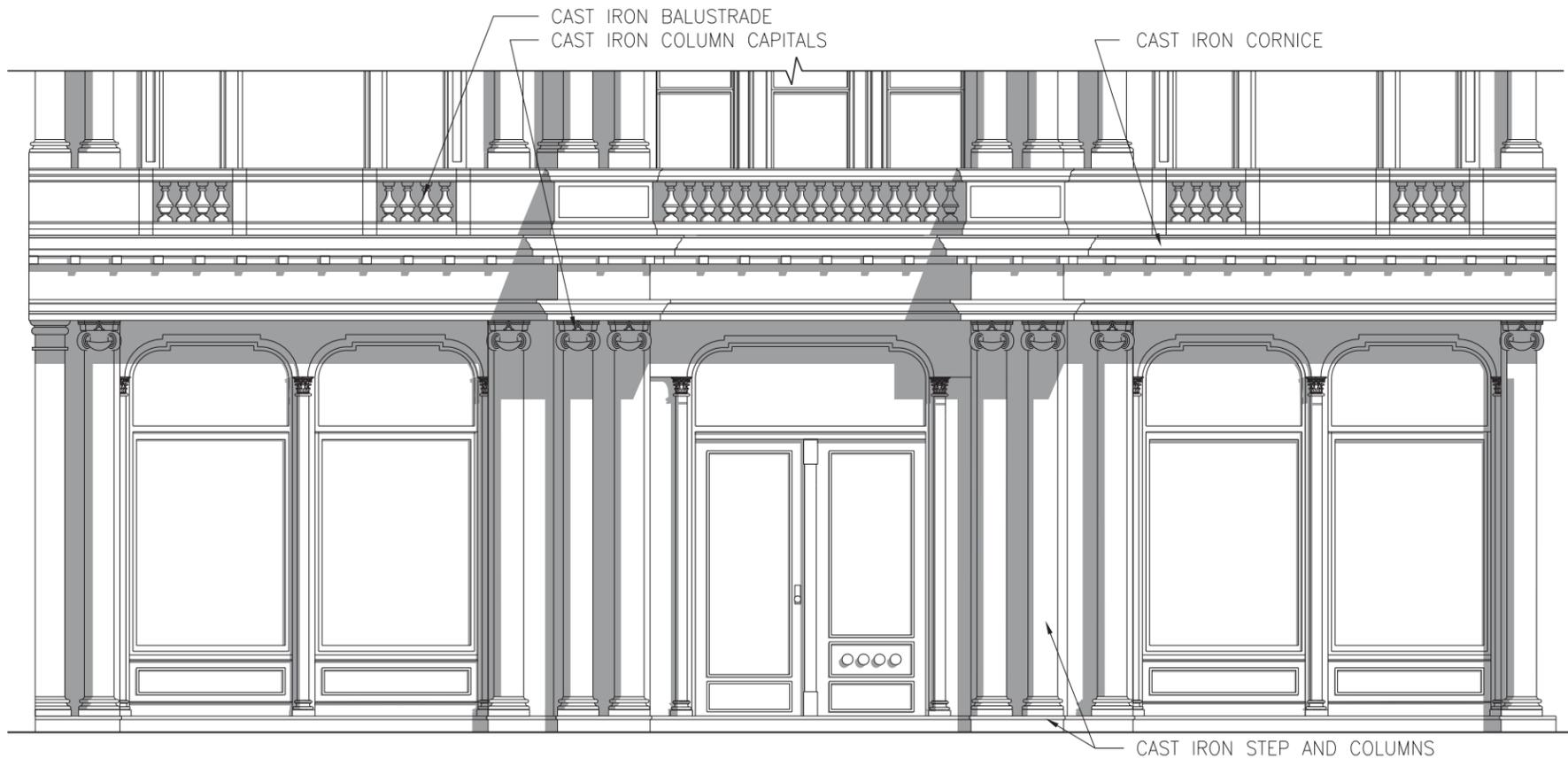
GROUND FLOOR ELEVATION CA. 1914



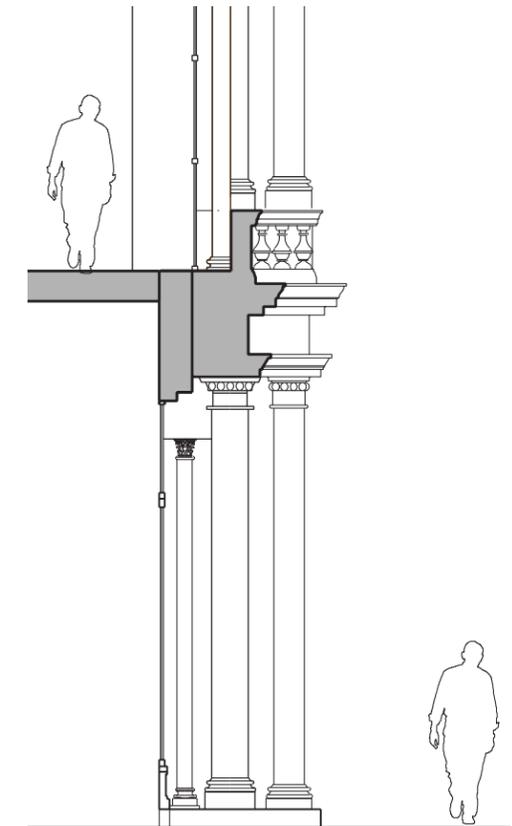
GROUND FLOOR ELEVATION CA. 1928



GROUND FLOOR ELEVATION EXISTING



PROPOSED GROUND FLOOR ELEVATION

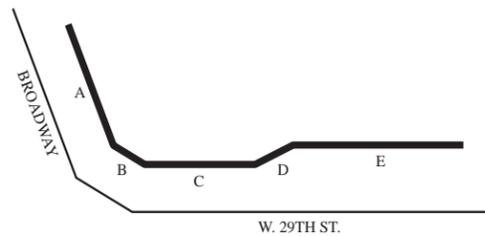


PROPOSED GROUND FLOOR SECTION

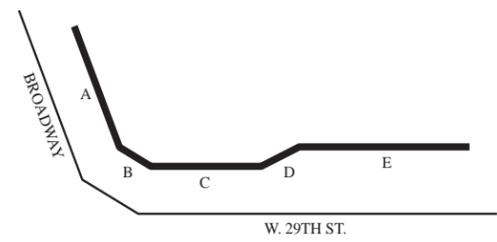
GILSEY HOUSE – RESTORATION SCOPE PROPOSED PARTIAL GROUND FLOOR ELEVATIONS



GILSEY HOUSE – PROPOSED ELEVATION



- REMOVE AND REPLACE TNEPEC COATING ON ENTIRE FACADE. RESTORED W/ APPROPRIATE FINISH
- SLATE ROOFING TO BE REPAIRED/ REPLACED
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GILSEY HOUSE – TOTAL RESTORATION SCOPE