

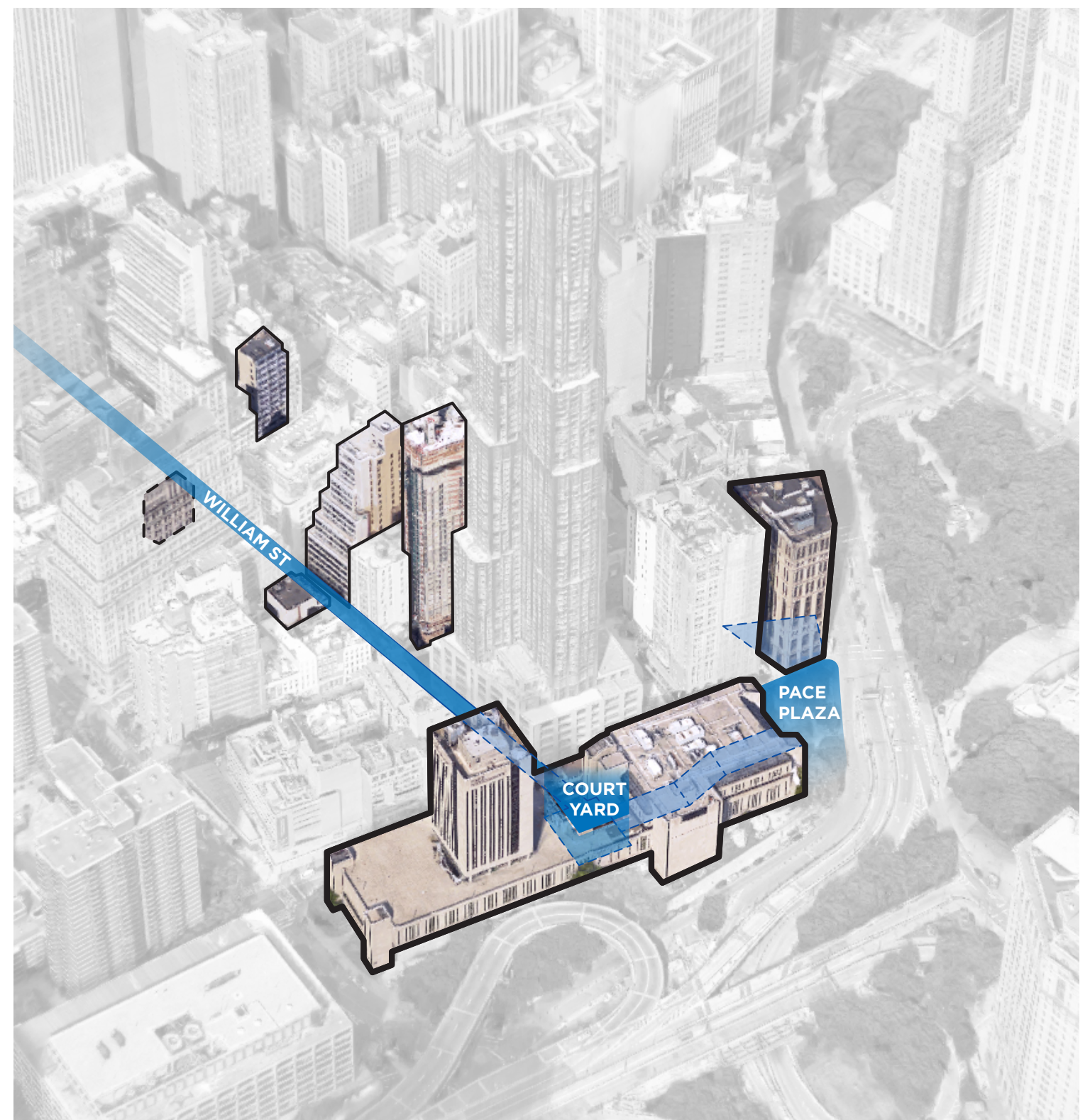
PACE UNIVERSITY RENOVATION PHASE 1 - 41 PARK ROW
LANDMARKS PRESERVATION COMMISSION
APPLICATION

28 FEBRUARY 2017

F X F O W L E



EXISTING CONDITIONS



LOCATION PLAN + PACE CAMPUS

PACE UNIVERSITY Pace University Student Landscape
Pace University

16038

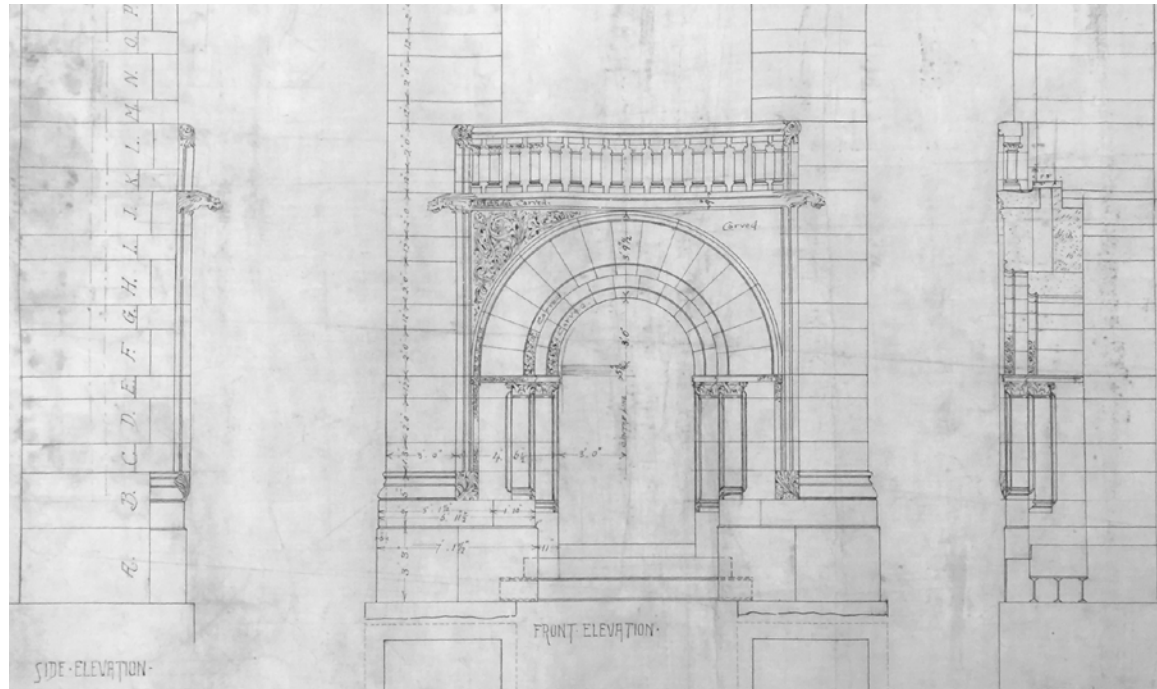
02/28/17 3

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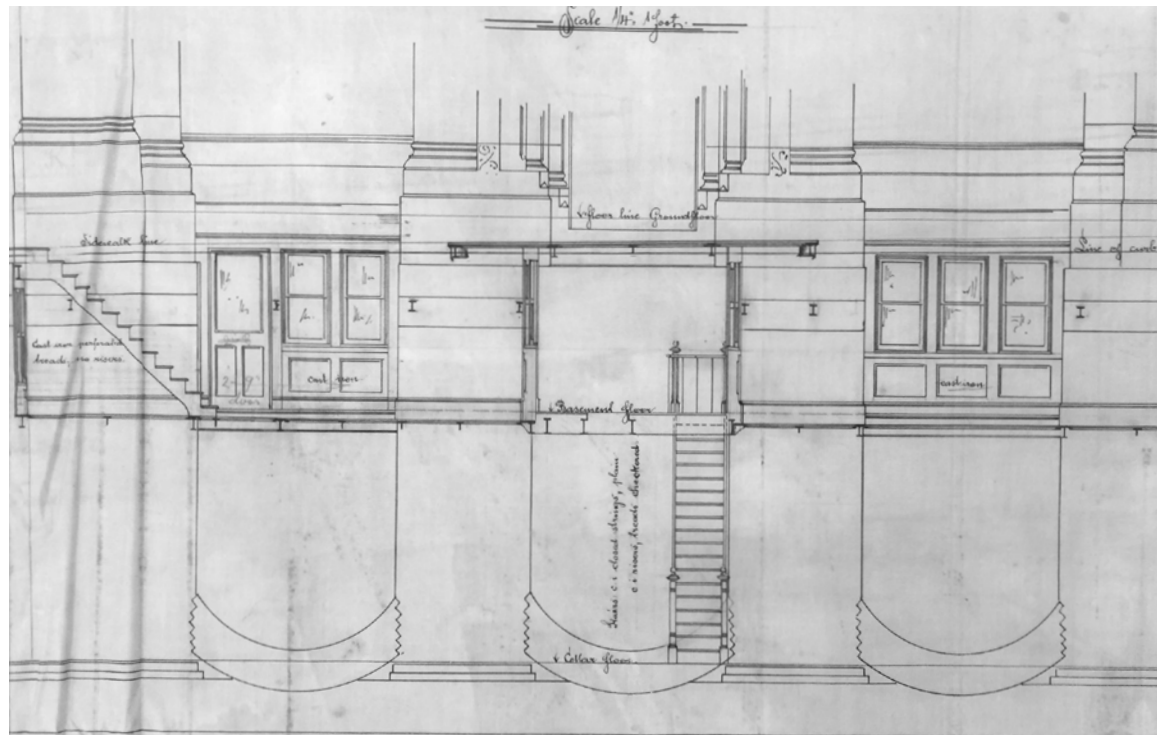
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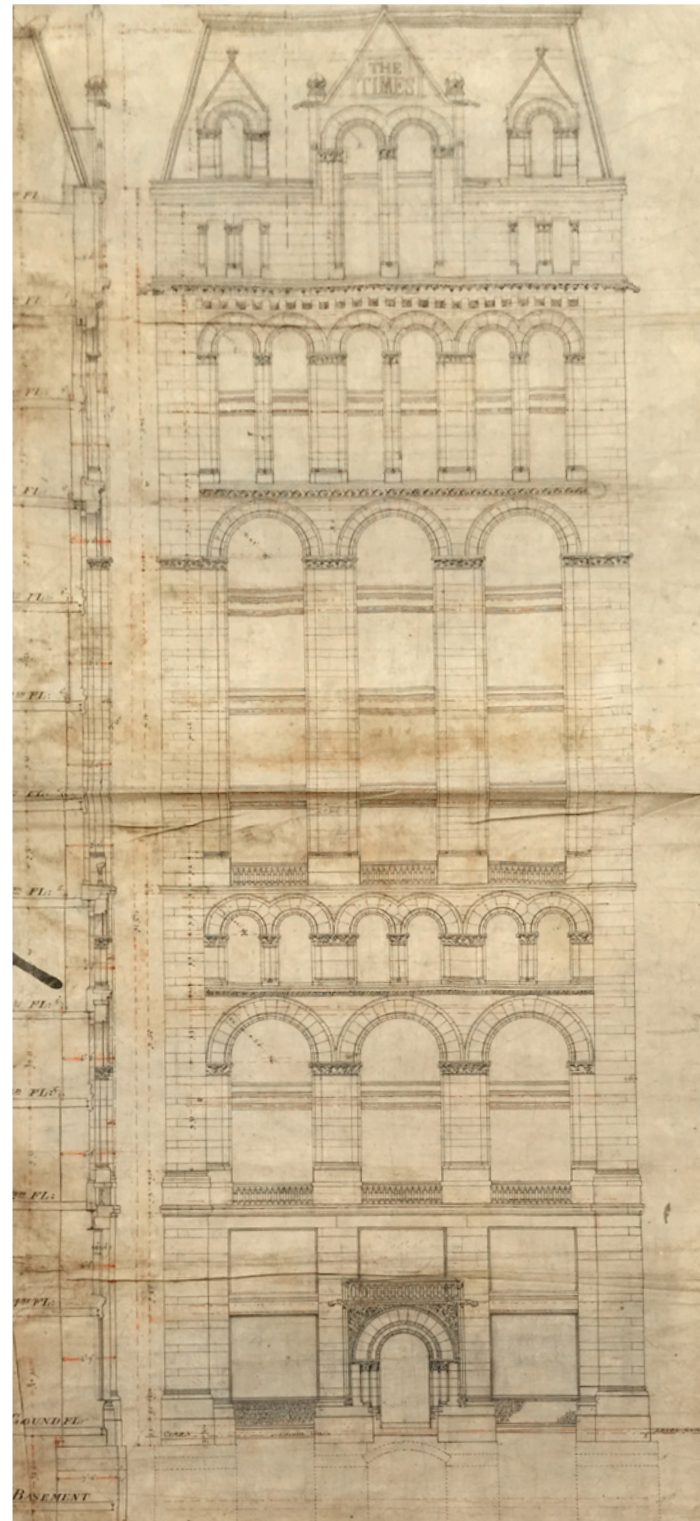
ARCHIVAL IMAGES - ORIGINAL NYT BUILDING



NORTH ELEVATION (ARCH DETAIL)



NORTH ELEVATION (AREA-WAY)



NORTH ELEVATION

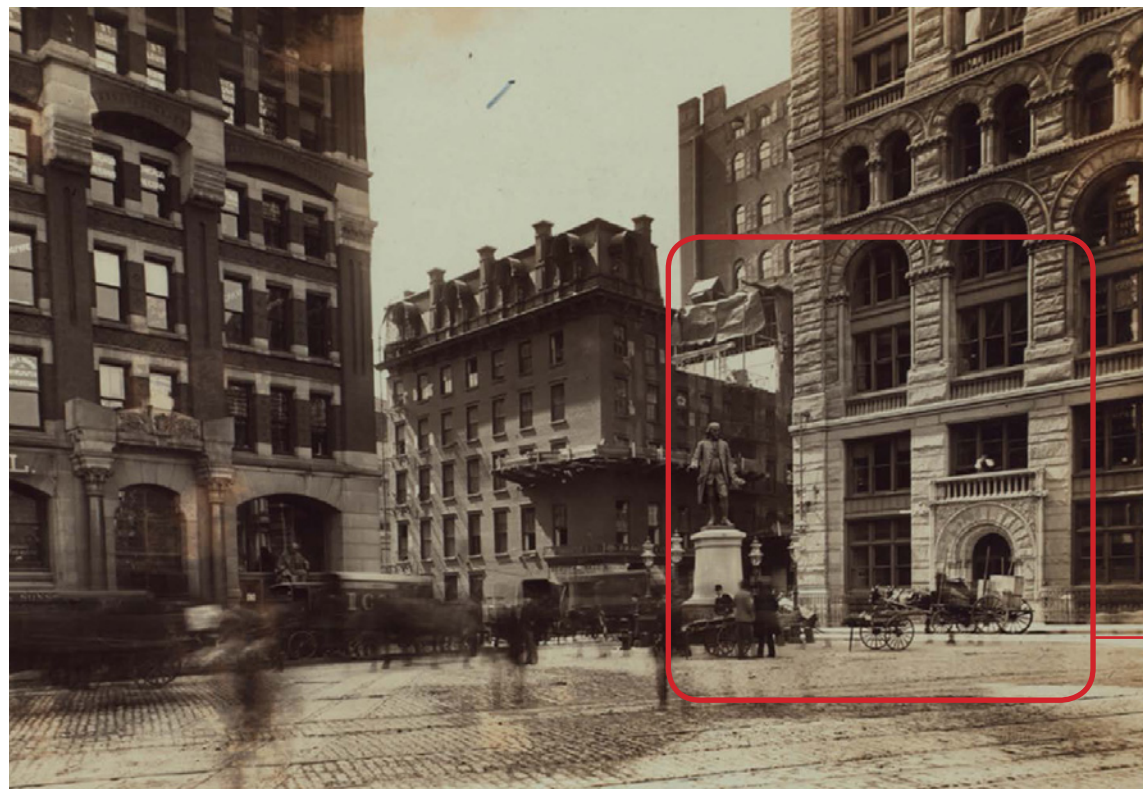


EAST ELEVATION

ARCHIVAL IMAGES - ORIGINAL DRAWINGS



1910-1915_LOC



1905_NYPL



HISTORIC PHOTO, CIRCA 1905, INCLUDING THE NEW YORK TIMES BUILDING - DETAIL
Source: NY Public Library Digital Gallery

ARCHIVAL IMAGES - SPRUCE STREET ENTRANCE



1900_DETROIT PHOTO CO.



ARCHIVAL IMAGES - STOREFRONTS



1936



ARCHIVAL IMAGES - STOREFRONTS



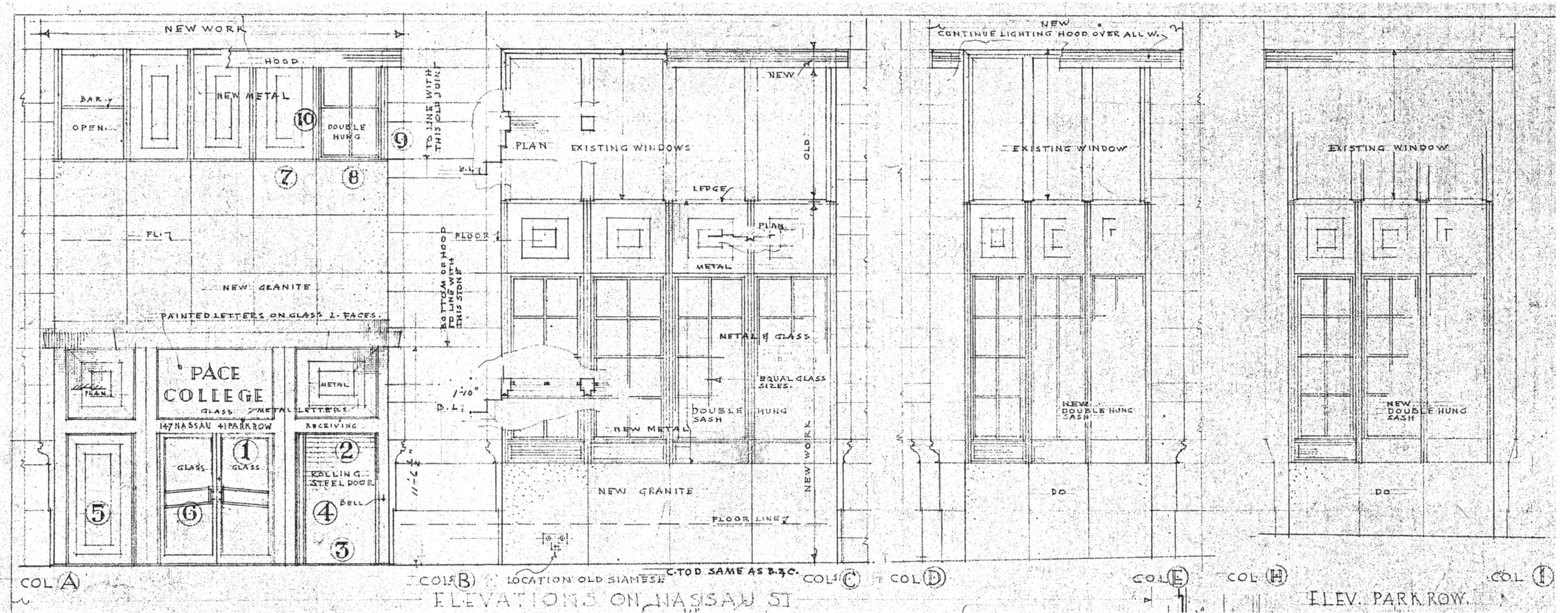
Pace University Student Landscape
Pace University

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1952 DRAWING SET - PARTIAL ELEVATIONS - NASSAU STREET & PARK ROW

Landmarks Preservation Commission
March 16, 1999, Designation List 303
LP-2031

(FORMER) NEW YORK TIMES BUILDING, 41 Park Row (aka 39-43 Park Row and 147-151 Nassau Street), Manhattan. Built 1888-89; George B. Post, architect; enlarged 1903-05, Robert Maynicke, architect.

Landmark Site: Borough of Manhattan Tax Map Block 101, Lot 2.

On December 15, 1998, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the (former) New York Times Building and the proposed designation of the related Landmark Site (Item No. 3). The hearing had been duly advertised in accordance with the provisions of law. Three witnesses, representing the New York Landmarks Conservancy, the Municipal Art Society, and the Historic Districts Council, spoke in favor of the designation. The hearing was re-opened on February 23, 1999 for additional testimony from the owner, Pace University. Two representatives of Pace spoke, indicating that the university was not opposed to designation and looked forward to working with the Commission staff in regard to future plans for the building. The Commission has also received letters from Dr. Sarah Bradford Landau and Robert A.M. Stern in support of designation. This item had previously been heard for designation as an individual Landmark in 1966 (LP-0550) and in 1980 as part of the proposed Civic Center Historic District (LP-1125).

Summary

This sixteen-story office building, constructed as the home of the *New York Times*, is one of the last survivors of Newspaper Row, the center of newspaper publishing in New York City from the 1830s to the 1920s. Erected in 1888-89 and enlarged in 1903-05, the present building was the paper's second on the site and was so identified with the *Times* that it was described in *King's Handbook of New York* (1892) as "the *Times* expressed in stone." The former *Times* Building is the sole remaining office building in the downtown area by the pioneering skyscraper designer George B. Post. Post, the country's pre-eminent architect-engineer, achieved a major technological feat with this commission which required him to incorporate the floor framing from the *Times*'s five-story 1857 building so newspaper operations could continue on site while the new building was under construction. The Times Building, Post's first in the Richardsonian Romanesque idiom, was considered "a masterpiece of the Romanesque style." Faced with rusticated Indiana limestone blocks above a gray Maine granite base, the facades are articulated in a complex composition featuring a series of impressive arcades that emphasize the verticality of the building and horizontal moldings that call attention to the underlying structure. The carefully-scaled details include compound colonnettes, roll moldings, miniature balustrades, foliate reliefs, gargoyles and a mansard with gabled dormers.

In 1904, the *Times*, which had been sold to Adolph Ochs, relocated to Times Square. The former ground-floor offices of the *Times* were converted to retail use, the mansard was taken down, and four new stories were added to the designs of Robert Maynicke. Pace University acquired the building in 1951 for part of its Manhattan campus, converting the offices to classrooms and making changes to the base. With its three highly visible facades on Park Row, Nassau Street, and Spruce Street facing Printing House Square, the former New York Times Building remains a prominent presence in New York's civic center.



(Former) New York Times Building, 41 Park Row
(aka 39-43 Park Row, 147-151 Nassau Street), Manhattan
View from the northeast showing Spruce Street (Printing House Sq.) and Nassau Street facades
Photos: Carl Forster

LPC 1999 DESIGNATION

LANDMARKS DESIGNATION

 Pace University Student Landscape
Pace University

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EAST ELEVATION - NASSAU STREET



NORTH ELEVATION - SPRUCE STREET



WEST ELEVATION - PARK ROW

CURRENT CONDITIONS - STREET VIEWS



CRACKS IN GRANITE BASE (AROUND INFILL LOUVERS)



SURFACE MOUNTED CONDUIT TO EXTERIOR



EXPOSED CONDUIT (AND PATCHED SOFFIT LINING)

CURRENT CONDITIONS



REVISED INFILL BASE PANELS

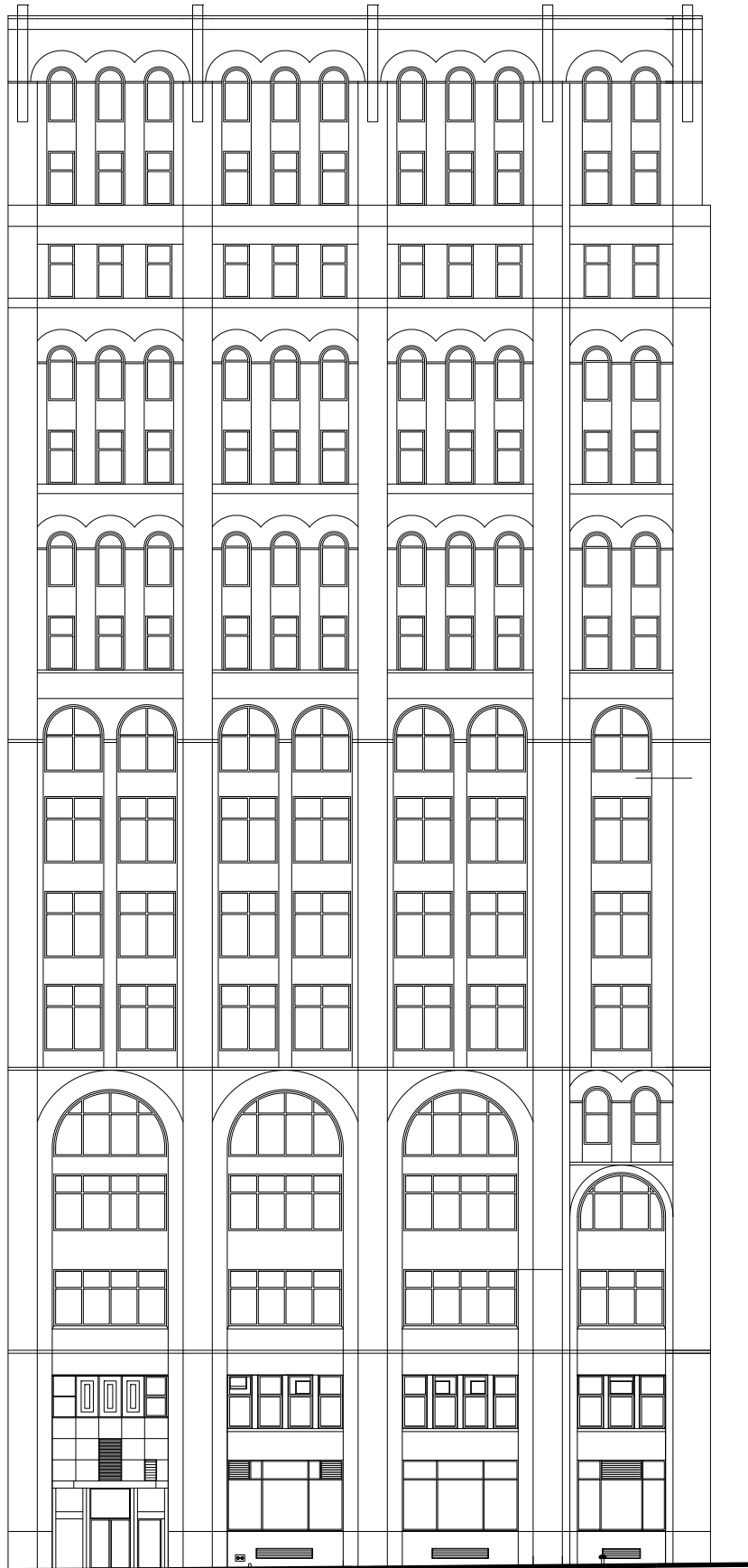


MODIFIED BASE AND SPALLING OF ORIGINAL GRANITE

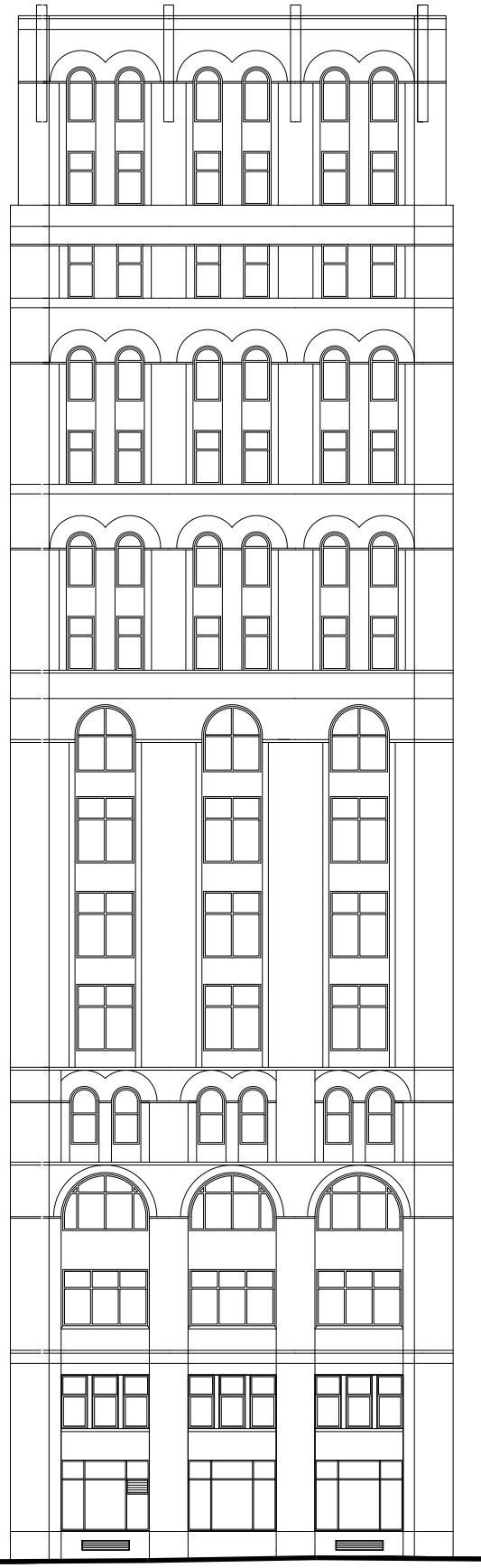


MODIFIED BASE - ORIGINAL DETAIL PARTIALLY REPLACED

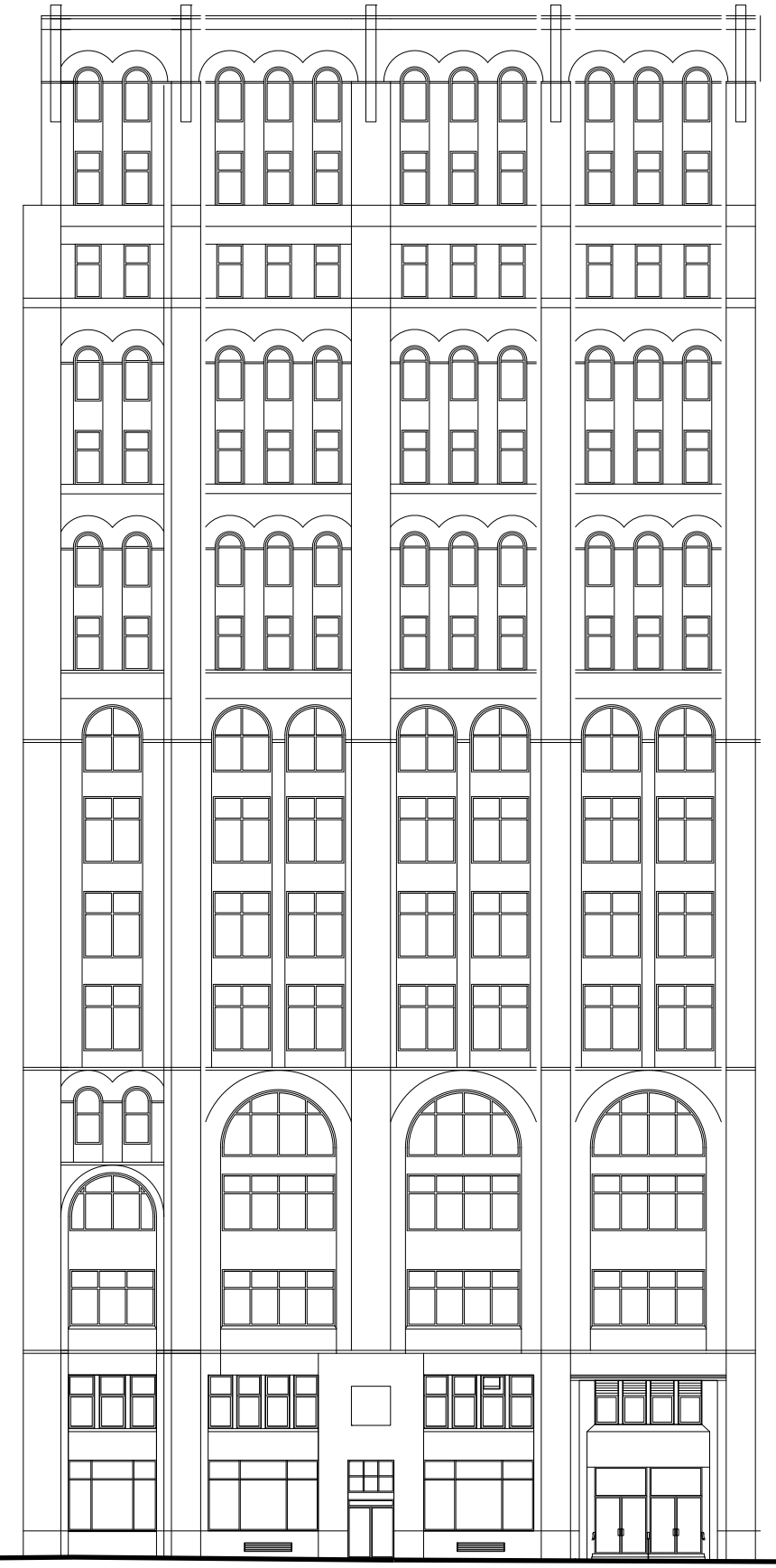
CURRENT CONDITIONS



EAST ELEVATION (NASSAU STREET)

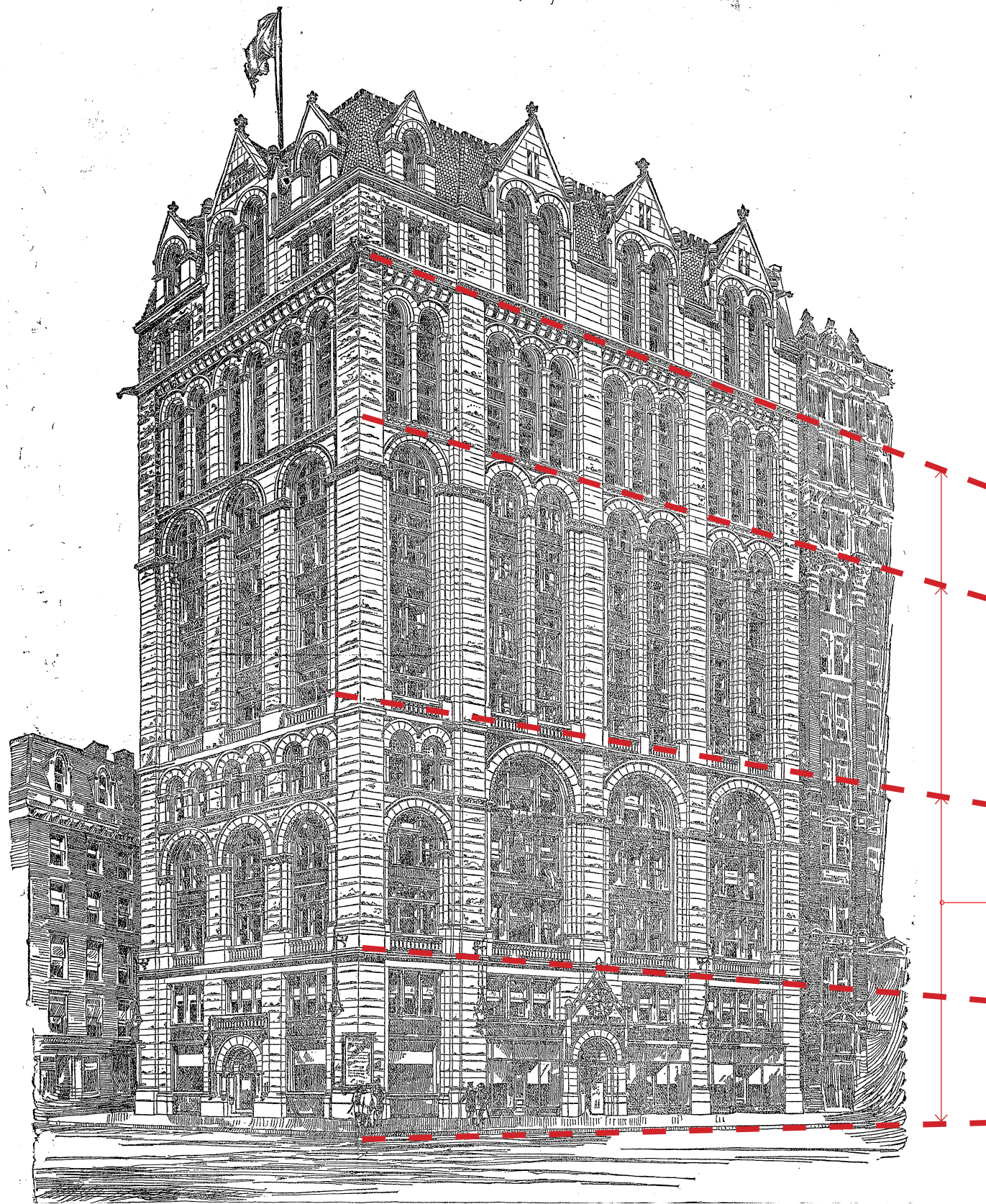


NORTH ELEVATION (SPRUCE STREET)



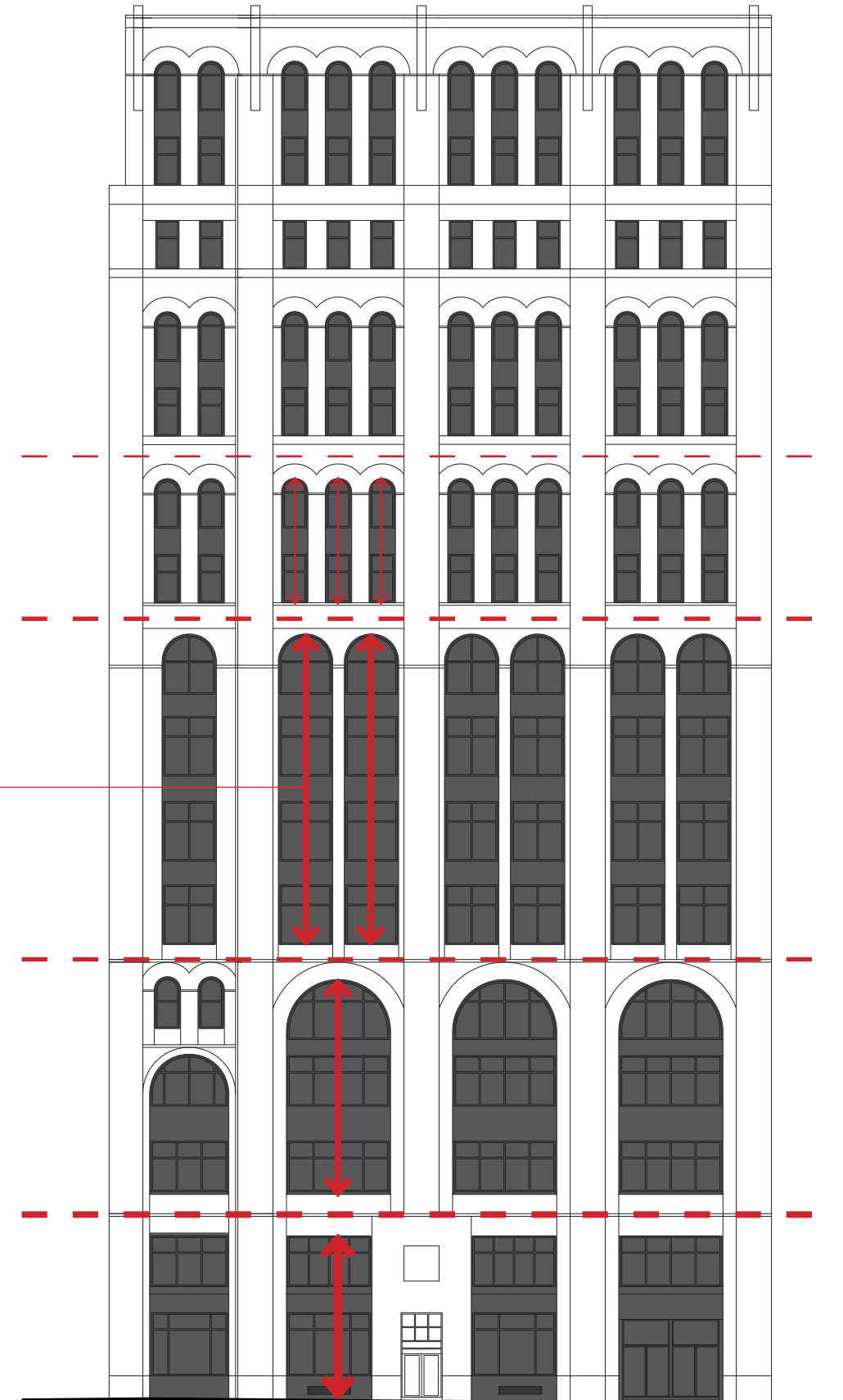
WEST ELEVATION (PARK ROW)

BUILDING ELEVATIONS - EXISTING ELEVATIONS



ORIGINAL DESIGN EMPHASIZED VERTICALITY

ORIGINAL DESIGN ORDERED BY LARGE HORIZONTAL BANDS



EXISTING BUILDING - DESIGN STRATEGY



41 PARK ROW - CROSS SECTION THROUGH GALLERY & COMMONS



1. EXISTING NORTH ELEVATION



2. PROPOSED NORTH ELEVATION

SCOPE OF NEW WORK:

- REMOVE ALL EXISTING INFILL SHOPFRONT GLAZING/FRAMING AND SPANDREL
- NEW GLAZING/FRAMING TO EXISTING STONE OPENINGS, LOWER SILL HEIGHT @ BOTH LEVEL 1 AND 2
- REINSTATE MAIN BUILDING ENTRANCE TO SPRUCE STREET
- REPLACE MODIFIED STONE BASE (NEAR CORNERS) TO MATCH ORIGINAL
- REPLACE CRACKED/DAMAGED BULKHEAD PANELS WITH NEW STONE SPANDREL
- REMOVE SURFACE MOUNTED CONDUIT

NORTH ELEVATION (SPRUCE STREET)



1. EXISTING EAST ELEVATION

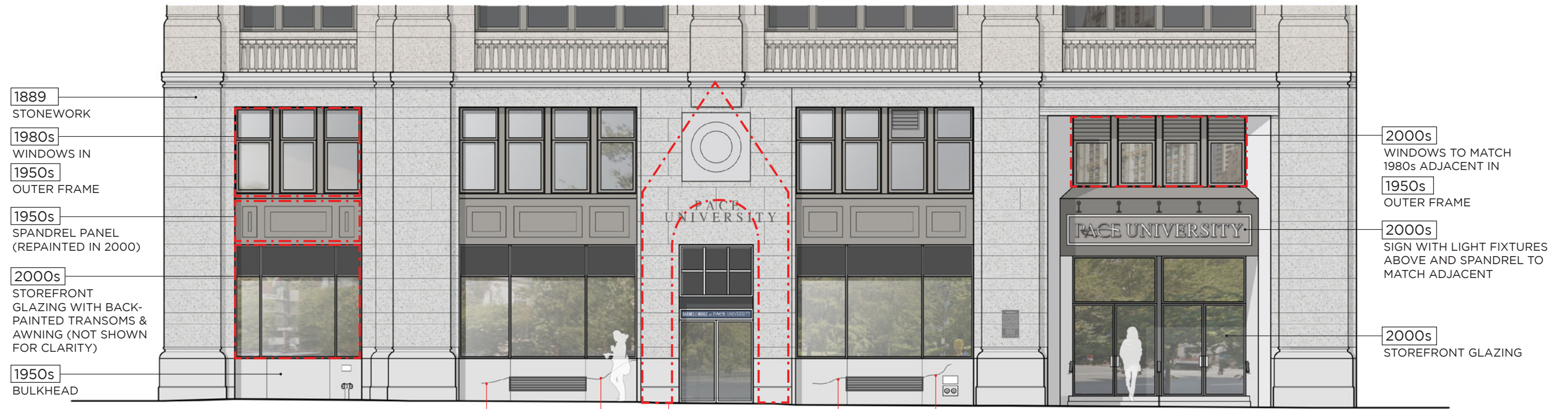


2. PROPOSED EAST ELEVATION

SCOPE OF NEW WORK:

- REMOVE ALL EXISTING INFILL SHOPFRONT GLAZING/FRAMING AND SPANDRELS
- REMOVE 1950s CANOPY OVER ENTRANCE
- NEW GLAZING/FRAMING TO EXISTING STONE OPENINGS, LOWER SILL HEIGHT @ BOTH LEVEL 1 AND 2
- RELOCATE ALL AIR/VENTILATION INTAKES TO SOUTHERN BAY
- REPLACE CRACKED/DAMAGED SPANDREL BASE WITH NEW STONE SPANDREL
- REMOVE SURFACE MOUNTED CONDUIT (REWIRE HISTORIC LAMP AT SOUTH BAY)
- NOTE: EMERGENCY ELEC. GENERATOR BOX OMITTED FOR CLARITY

EAST ELEVATION (NASSAU STREET)



1. EXISTING WEST ELEVATION

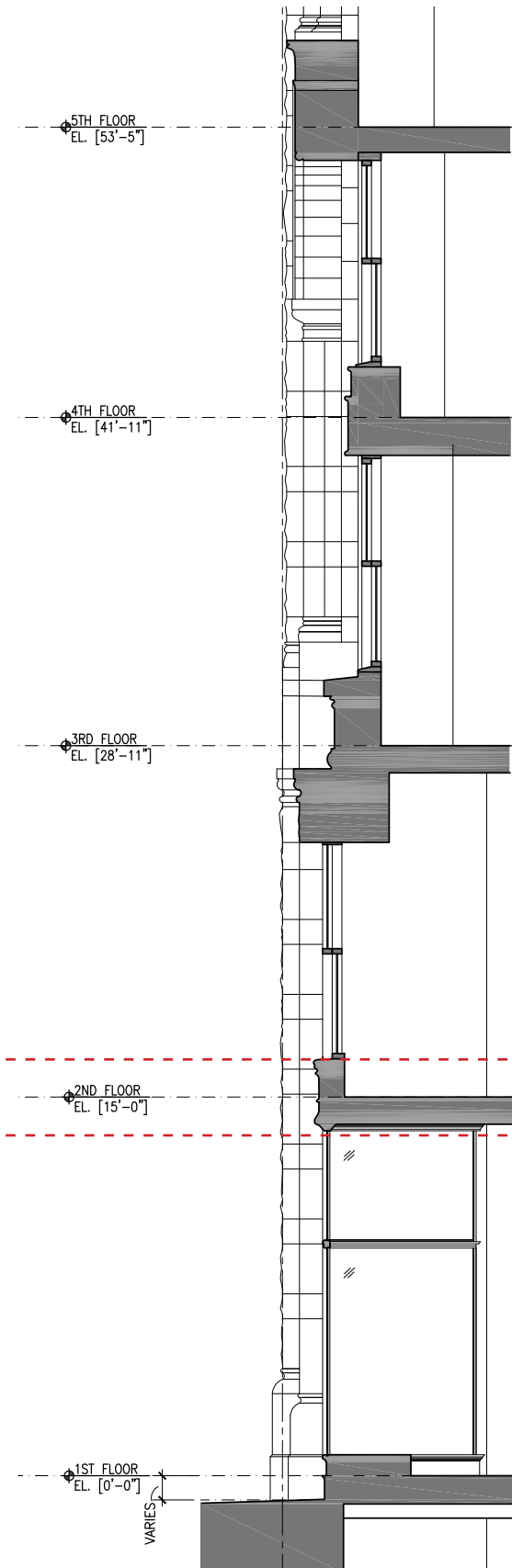
CRACKS
STONE PROJECTING
DETAILS REMOVED
IN 1950S
CRACKS



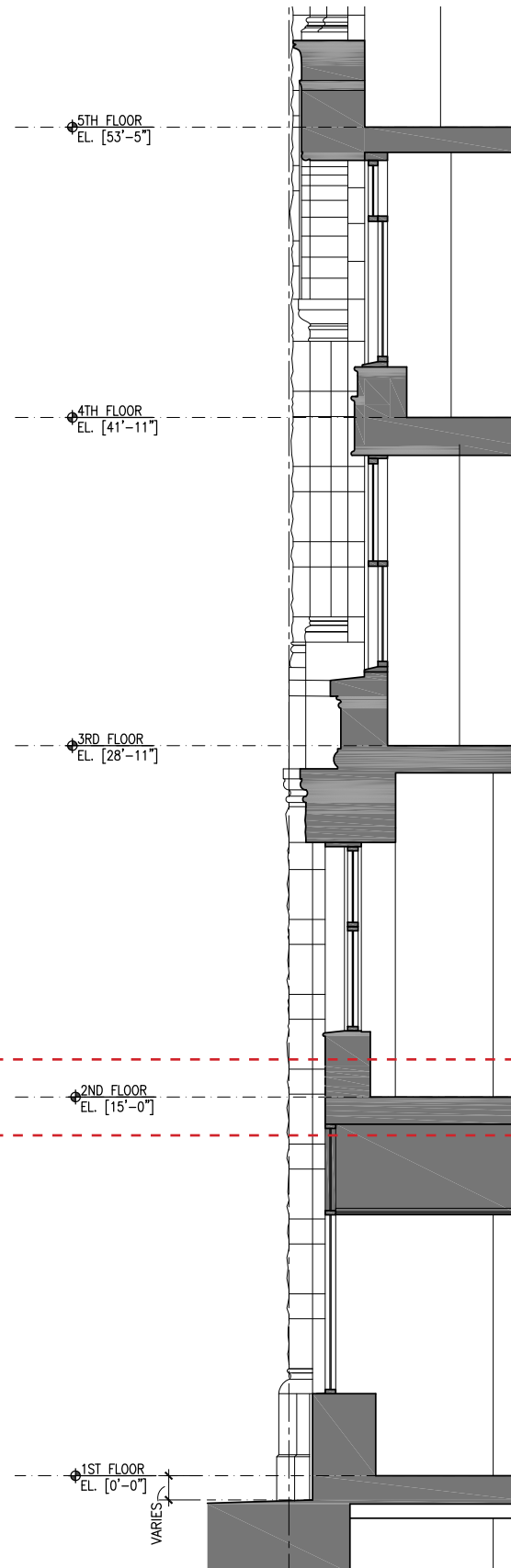
2. PROPOSED WEST ELEVATION

- SCOPE OF NEW WORK:
- REMOVE ALL EXISTING INFILL SHOPFRONT GLAZING/FRAMING AND SPANDREL
 - REMOVE 2000s CANOPY OVER ENTRANCES
 - REMOVE "PACE UNIVERSITY" SIGNS
 - NEW GLAZING/FRAMING TO EXISTING STONE OPENINGS, LOWER SILL HEIGHT @ BOTH LEVEL 1 AND 2
 - RELOCATE ALL AIR/VENTILATION INTAKES TO SOUTHERN BAY (LEVEL 1)
 - REPLACE CRACKED/DAMAGED SPANDREL BASE PANELS WITH NEW STONE SPANDREL
 - REMOVE SURFACE MOUNTED CONDUIT

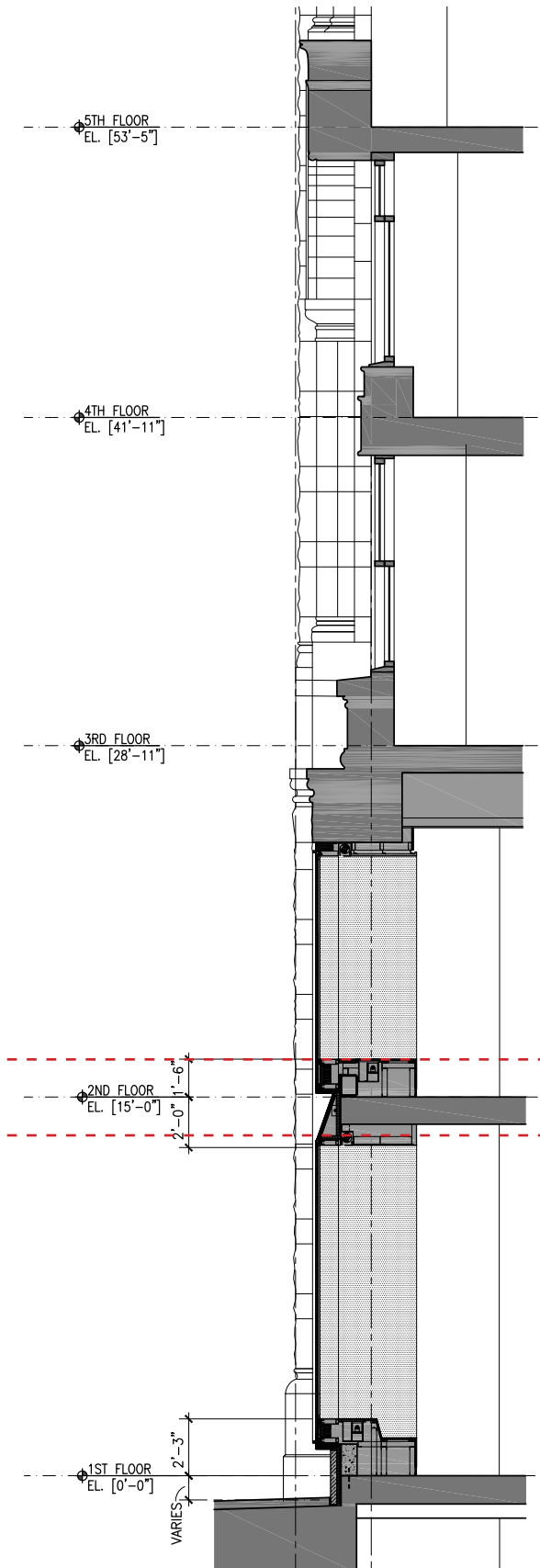
WEST ELEVATION (PARK ROW)



TYPICAL ORIGINAL CONFIGURATION
(BASED ON HISTORIC DRAWINGS)



TYPICAL EXISTING CONFIGURATION



TYPICAL PROPOSED CONFIGURATION

ORIGINAL SPANDREL
HEIGHT (APPROX.)

41 PARK ROW - WALL SECTIONS (ORIGINAL / EXISTING / PROPOSED)



VIEW OF PROPOSED

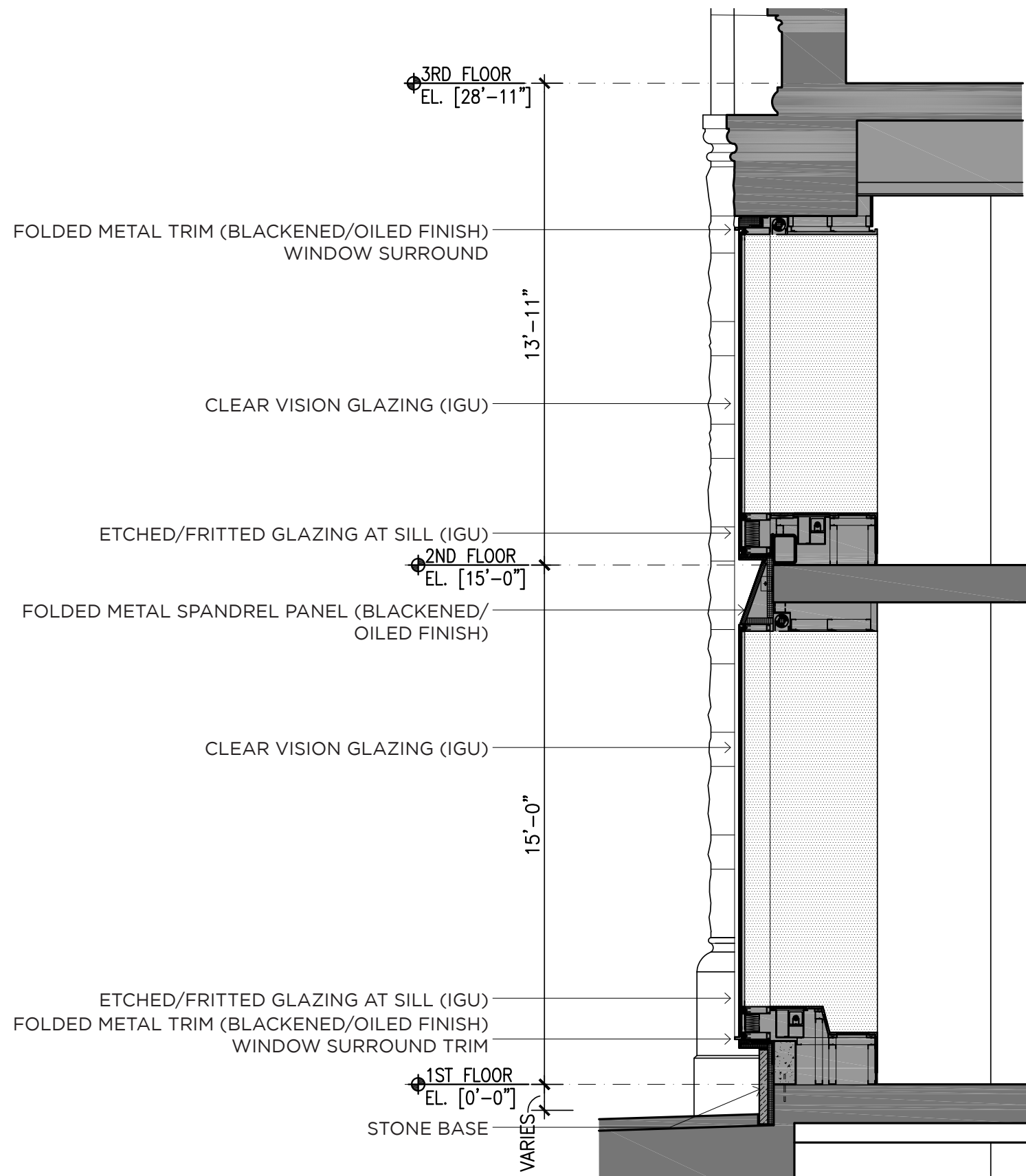


EXISTING

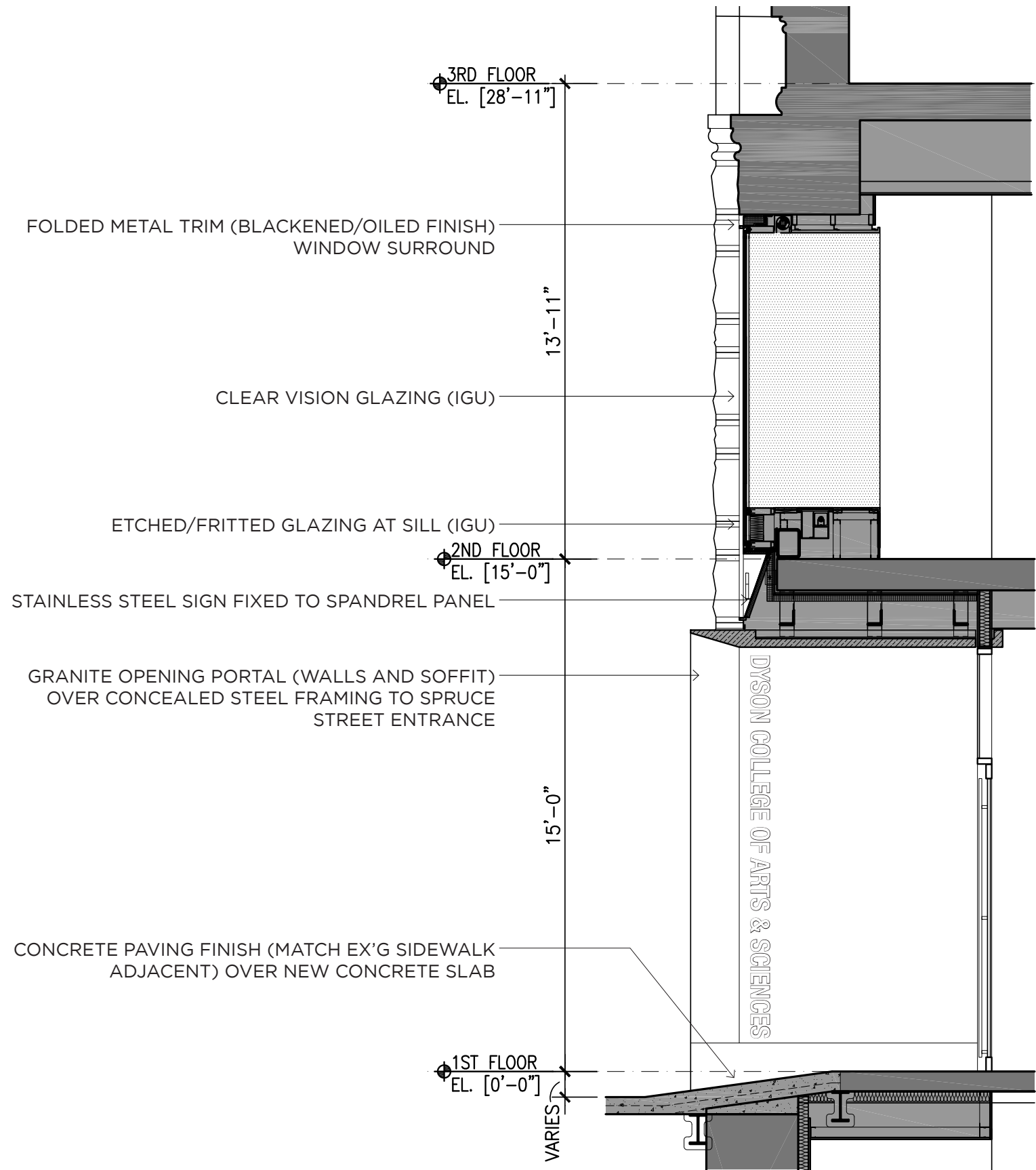


PROPOSED

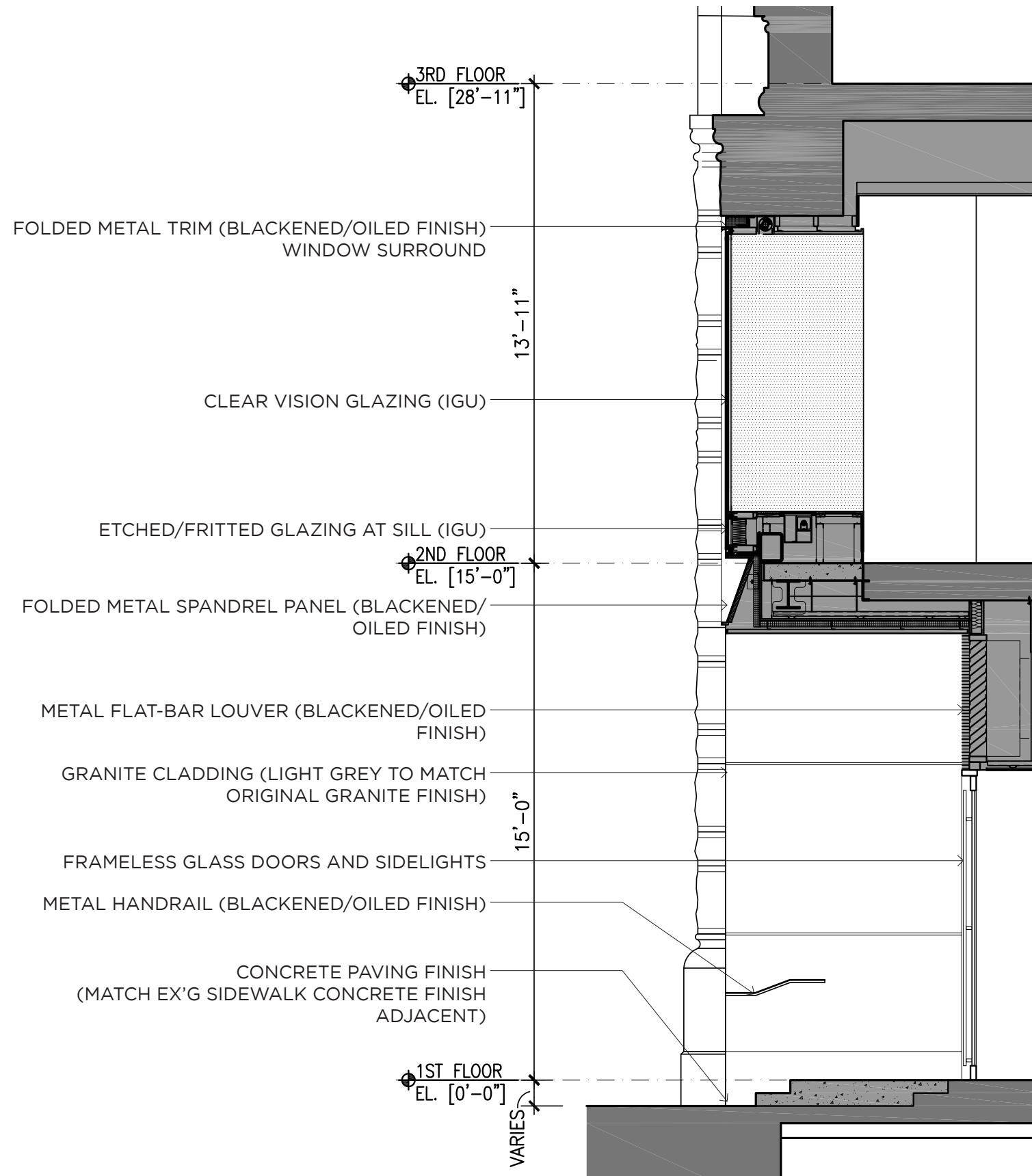
VIEW OF EXISTING + PROPOSED



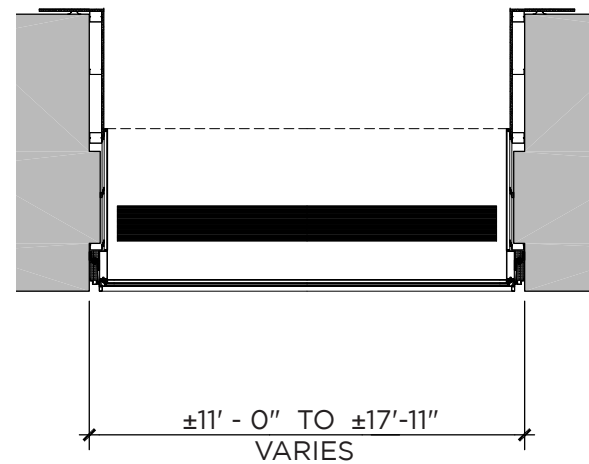
ENLARGED ELEVATION + WALL SECTION - TYPICAL OPENING



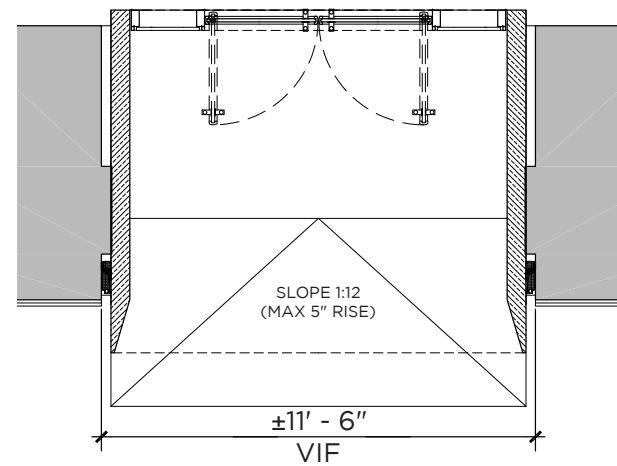
ENLARGED ELEVATION + WALL SECTION - REINSTATED SPRUCE STREET ENTRANCE



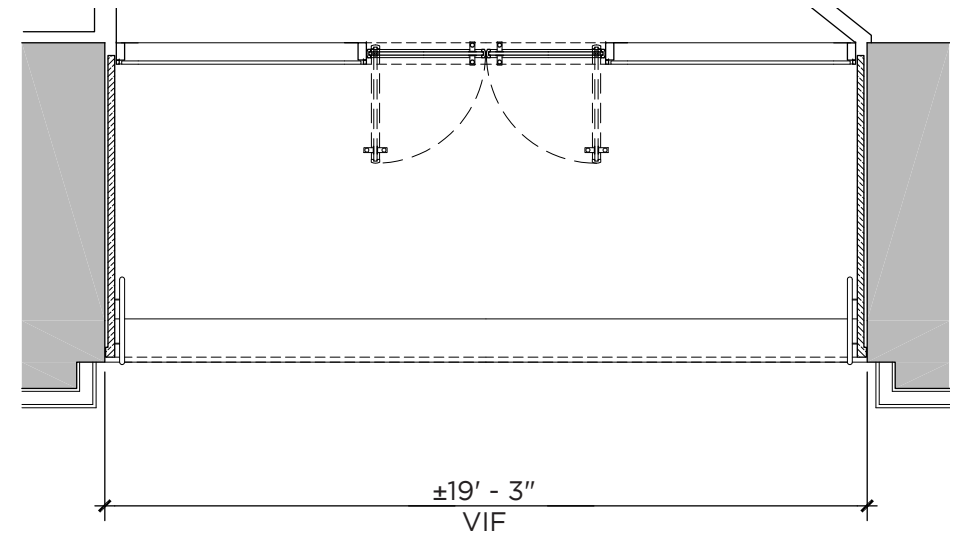
ENLARGED ELEVATION + WALL SECTION - PARK ROW SECONDARY ENTRANCE



TYPICAL BAY PLAN

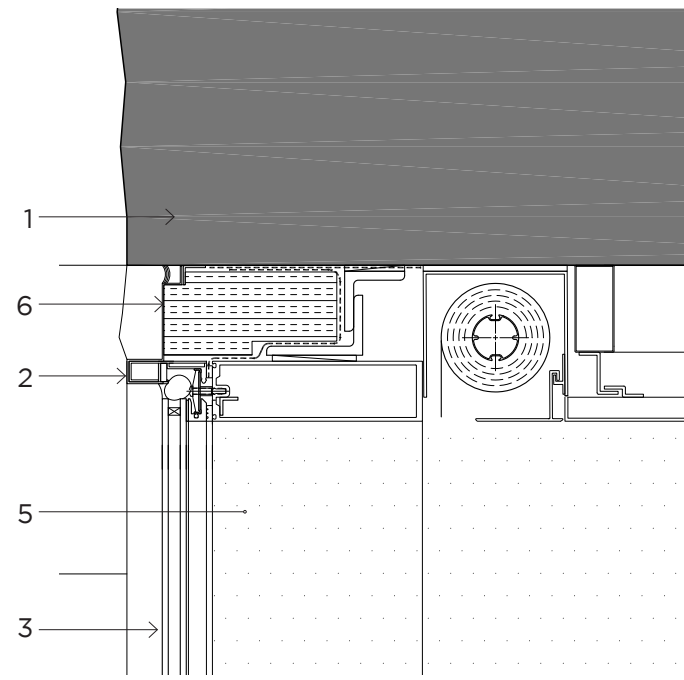


REINSTATED SPRUCE STREET ENTRANCE PLAN

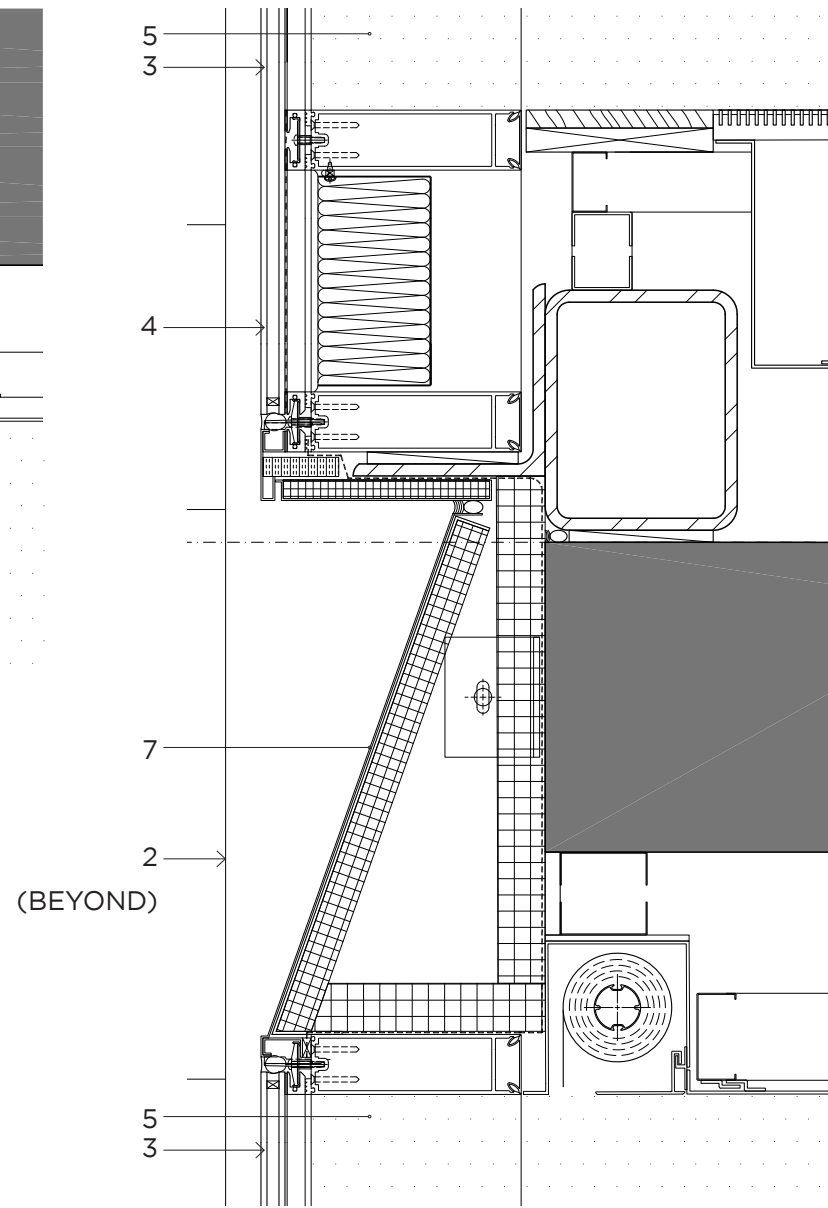


PARK ROW SECONDARY ENTRANCE PLAN

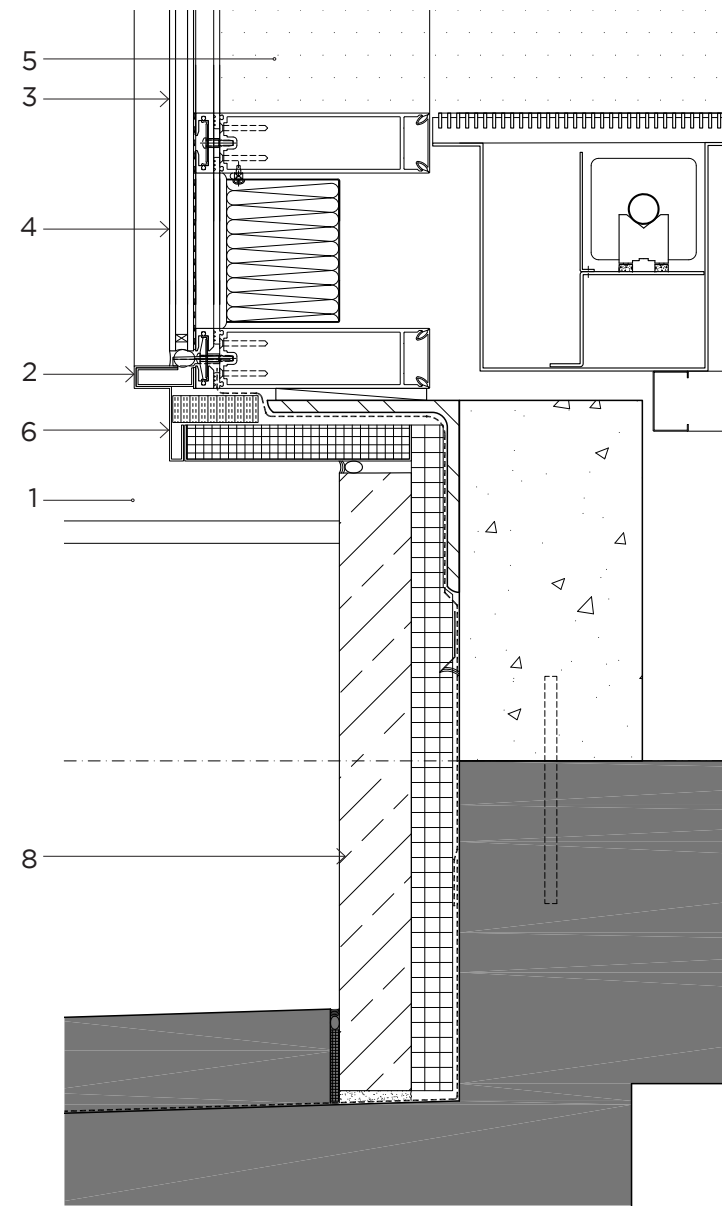
ELEVATIONS + PLAN DETAILS



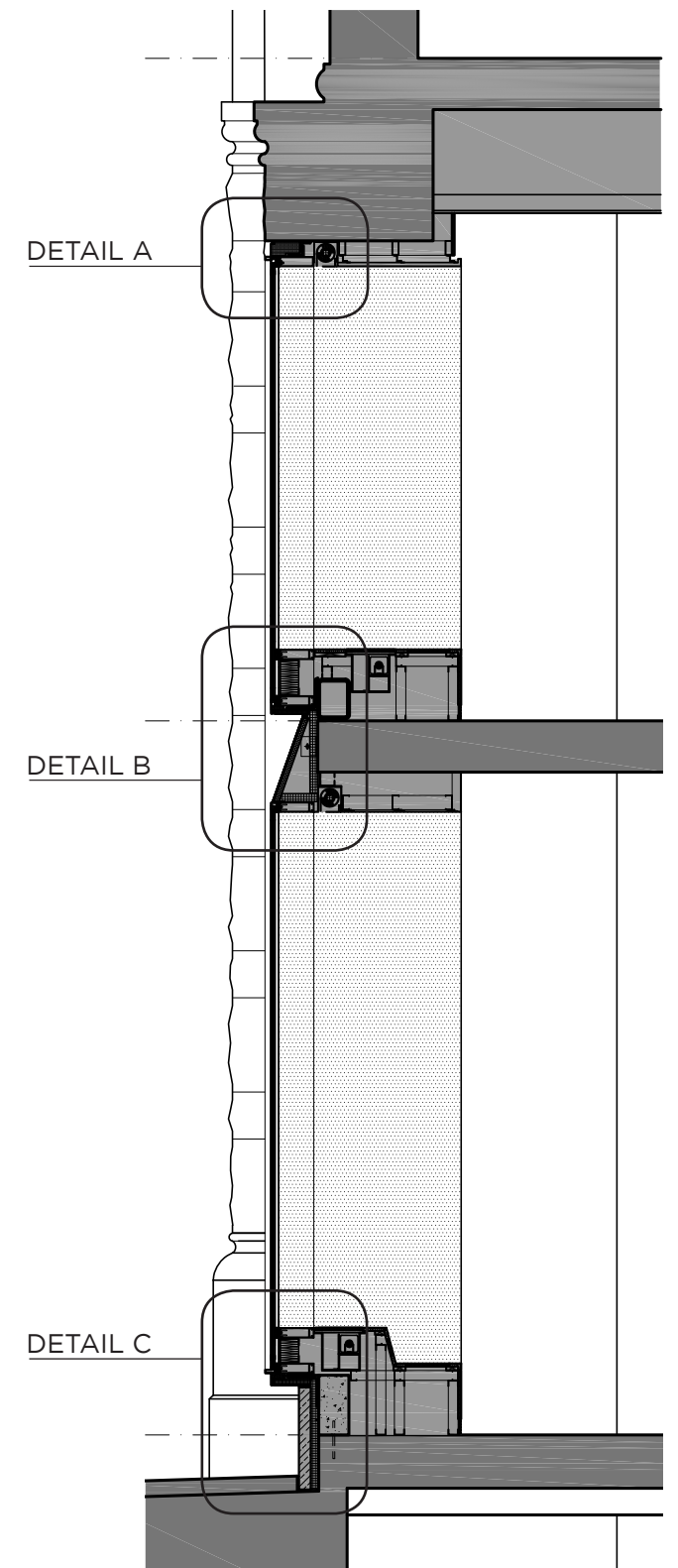
DETAIL A
@ HEAD (NOTE JAMB SIMILAR)



DETAIL B
@ SPANDREL



DETAIL C
@ SILL

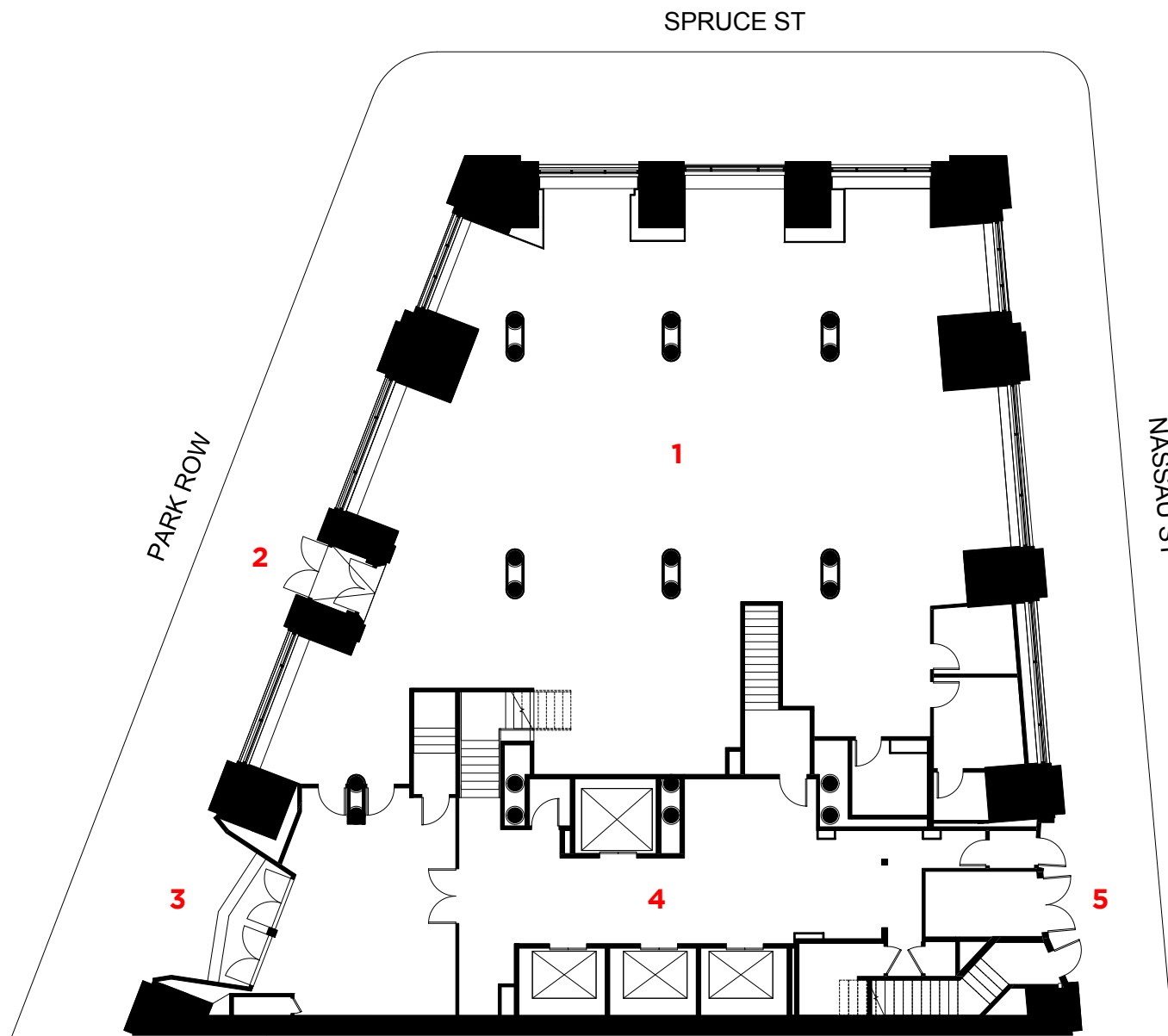


TYPICAL SECTION

DETAIL MATERIAL LEGEND

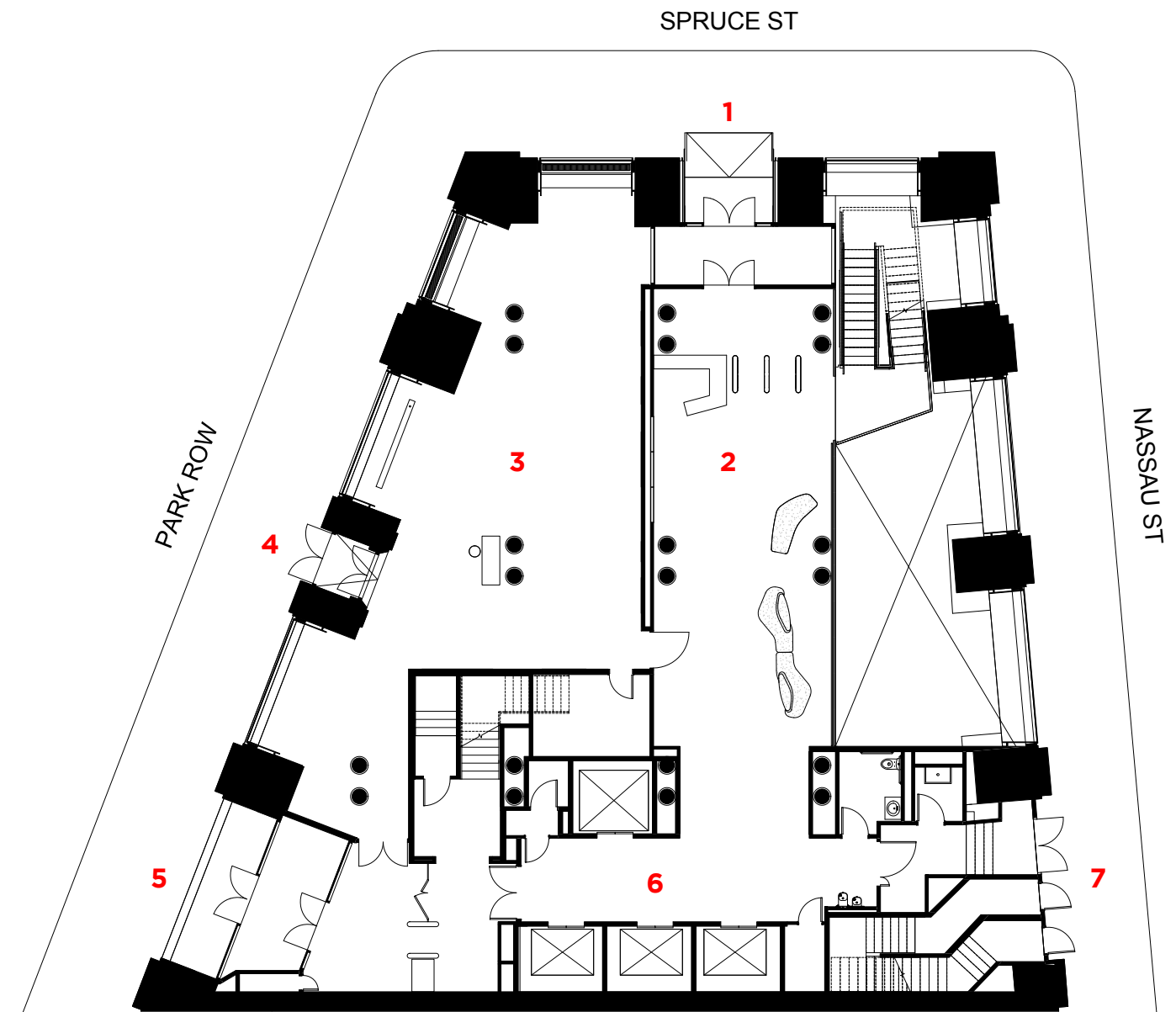
1. EXISTING STONE
2. METAL TRIM (BLACKENED/OILED FINISH) TO WINDOW SURROUND
3. IGU
4. IGU SPANDREL - ETCHED FINISH (INTERIOR FACE) WITH FULL FRIT TO BACK SURFACE
5. PAINTED ALUMINUM GLAZING FRAME + INTERIOR PANEL (COLOR TO MATCH 2)
6. REVEAL TRIM (MATCH 2)
7. METAL SPANDREL PANEL (BLACKENED/OILED FINISH) AND ASSOC. TRIM
8. NEW BLACK GRANITE BASE

OPENING DETAIL - TYPICAL OPENING



EXISTING LEVEL 1 FLOOR PLAN

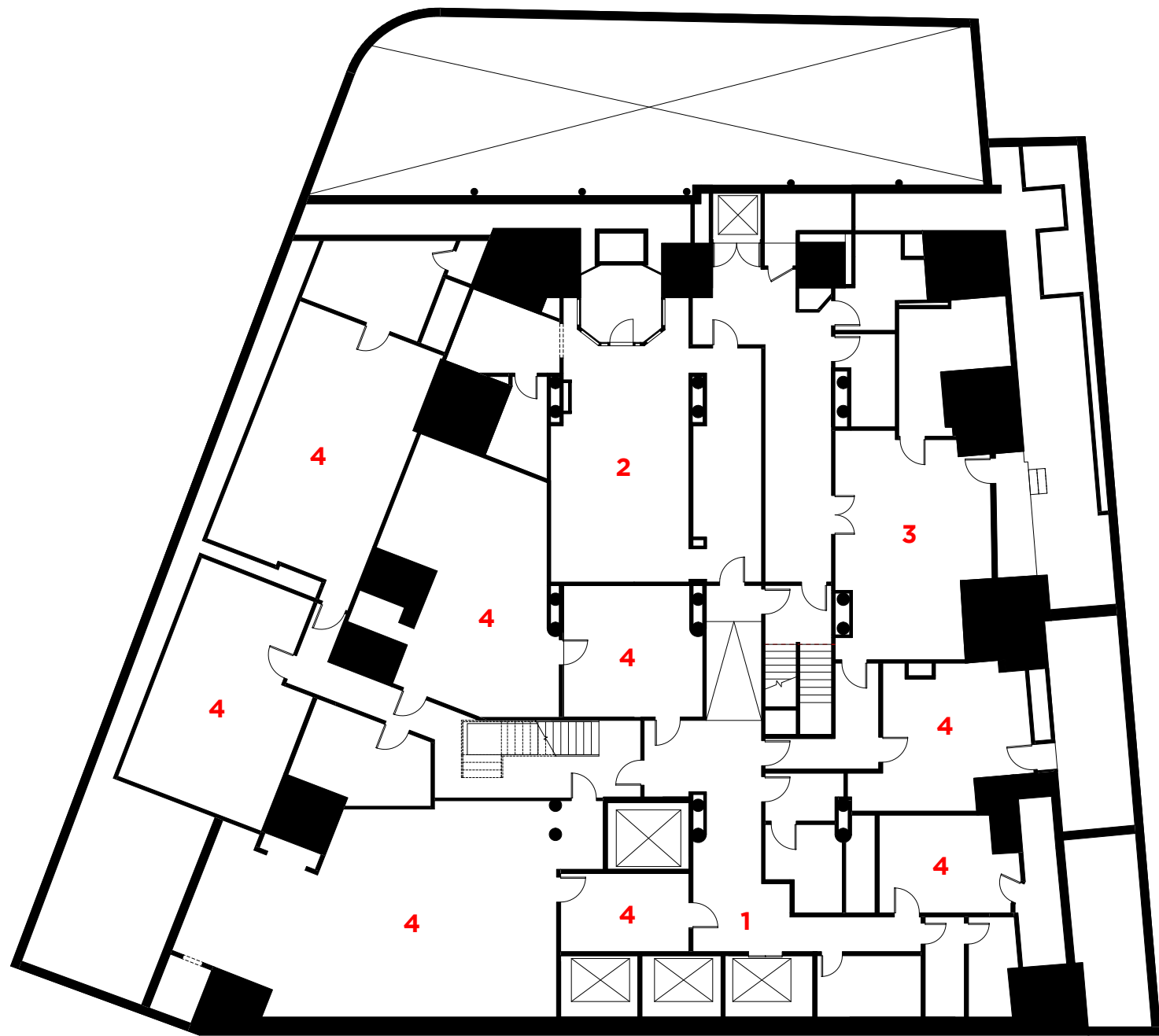
- 1. UNIVERSITY BOOKSTORE
- 2. BOOKSTORE ENTRY
- 3. PRIMARY ENTRY
- 4. ELEVATOR LOBBY
- 5. SECONDARY ENTRY



PROPOSED LEVEL 1 FLOOR PLAN

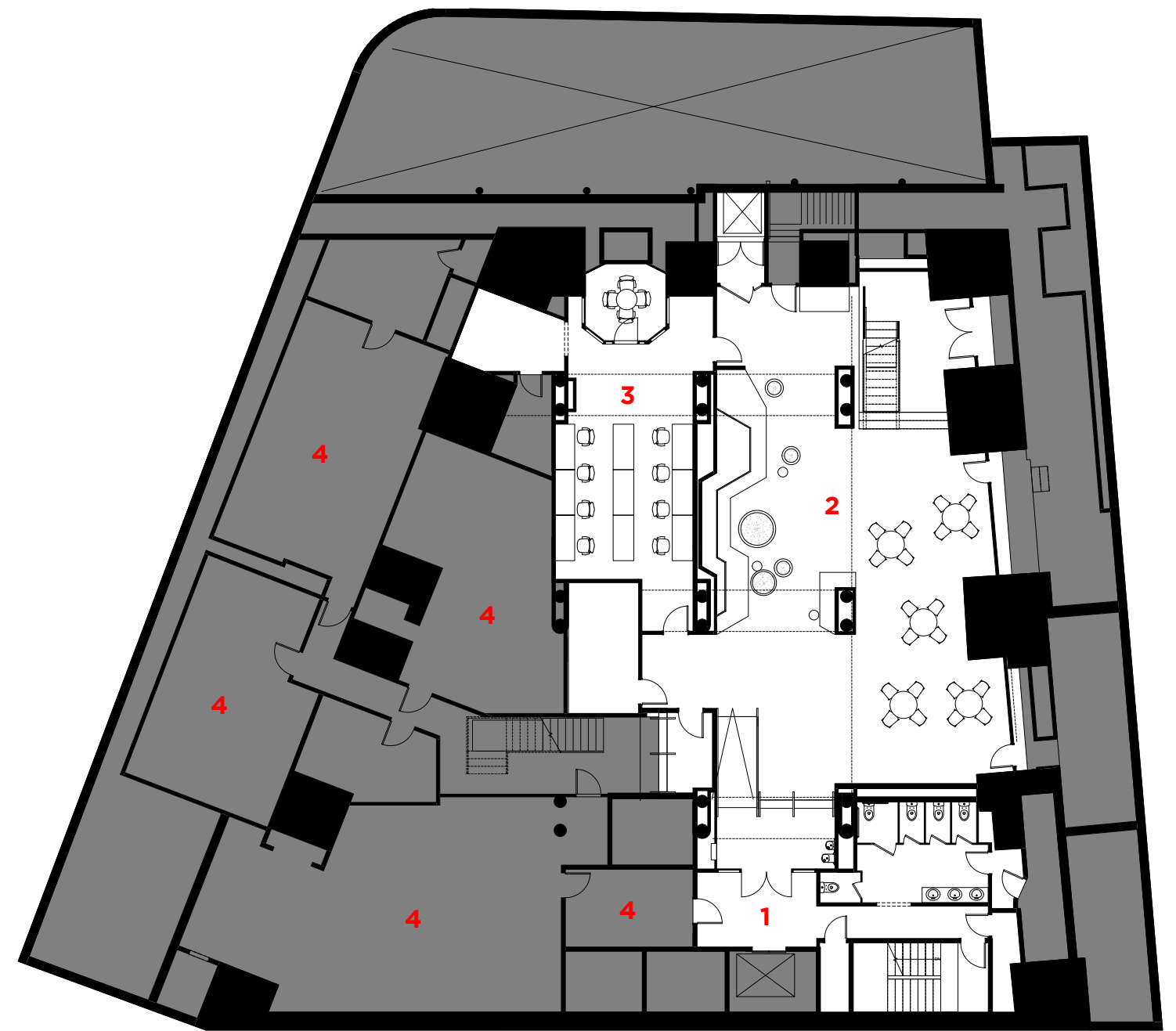
- 1. REINSTATED SPRUCE STREET ENTRY (PRIMARY ENTRY)
- 2. STUDENT COMMONS
- 3. ART GALLERY
- 4. GALLERY SPECIAL ENTRY
- 5. SECONDARY ENTRY
- 6. ELEVATOR LOBBY
- 7. EGRESS EXIT

41 PARK ROW - FIRST FLOOR PLAN (EXISTING + PROPOSED)



EXISTING BASEMENT FLOOR PLAN

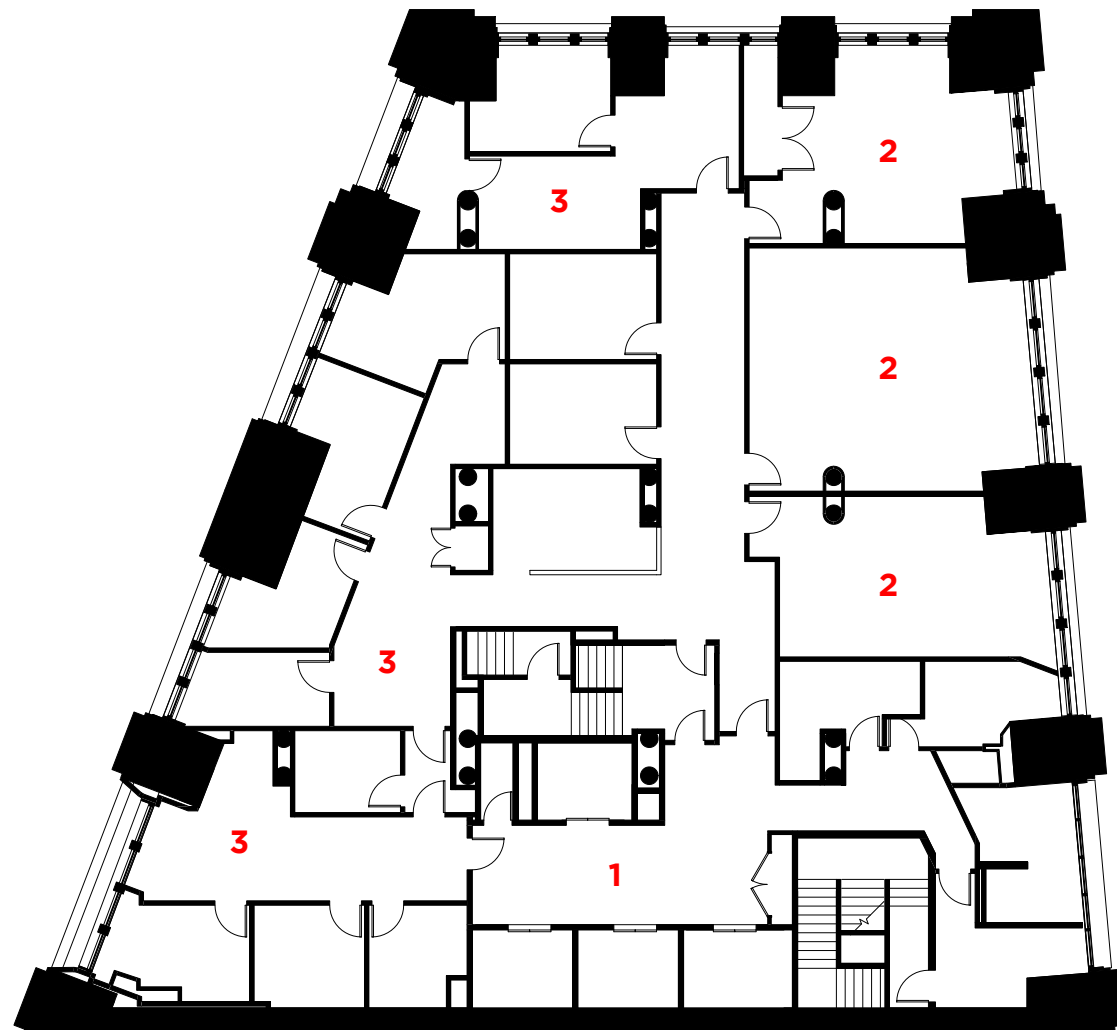
- 1. ELEVATOR LOBBY
- 2. ADJUNCT OFFICE
- 3. COPY CENTER
- 4. BUILDING SERVICES



PROPOSED BASEMENT FLOOR PLAN

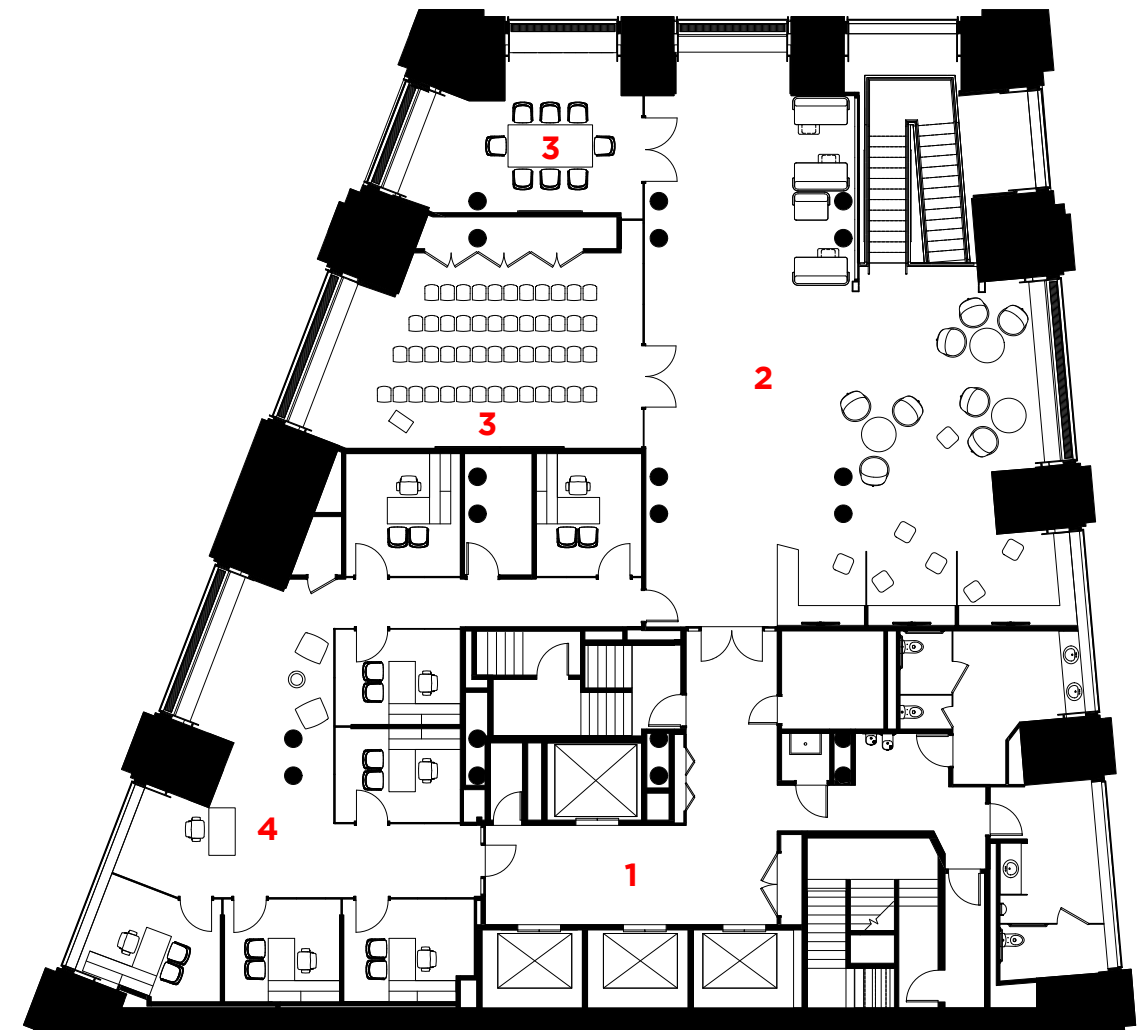
- 1. ELEVATOR LOBBY
- 2. STUDENT COMMONS
- 3. ADJUNCT OFFICE
- 4. BUILDING SERVICES

41 PARK ROW - BASEMENT FLOOR PLAN (EXISTING + PROPOSED)



EXISTING LEVEL 2 FLOOR PLAN

- 1. ELEVATOR LOBBY
- 2. CLASSROOMS
- 3. OFFICE SUITES



PROPOSED LEVEL 2 FLOOR PLAN

- 1. ELEVATOR LOBBY
- 2. STUDENT COMMONS
- 3. CONFERENCE/MEETING
- 4. OFFICE SUITE

41 PARK ROW - SECOND FLOOR PLAN (EXISTING + PROPOSED)



41 PARK ROW - PROPOSED INTERIOR VIEWS (LEVEL 1 ART GALLERY)



41 PARK ROW - PROPOSED INTERIOR VIEWS (LEVEL 1 ENTRANCE LOBBY + BASEMENT)

1. PACE UNIVERSITY SIGN

PACE UNIVERSITY

FONT: GOTHAM - MEDIUM
 SIZE: 0'-9" x 9'-6"
 MATERIAL/FINISH: PIN MOUNTED STAINLESS STEEL
 LED BACKLIGHTING, DARK FINISH

2. DYSON COLLEGE OF ARTS & SCIENCES SIGN

DYSON COLLEGE OF ARTS & SCIENCES

FONT: GOTHAM NARROW - MEDIUM
 SIZE: 12'-0" x 0'-10"
 MATERIAL/FINISH: PIN MOUNTED STAINLESS STEEL
 LED BACKLIGHTING, DARK FINISH

3. CODE SIGNAGE

TEXT VARIES
TEXT VARIES

STAINLESS STEEL WITH ENGRAVED, ENAMEL-FINISHED TEXT

4. CODE SIGNAGE

DO NOT BLOCK DOOR
EMERGENCY EXIT

FONT: GOTHAM - MEDIUM
 SIZE: 1.5" TEXT
 MATERIAL/FINISH: STAINLESS STEEL
 MOUNTED FLUSH TO DOOR

5. INFORMATIONAL SIGN

41 PARK ROW
 PACE UNIVERSITY

FOR EMERGENCIES
 CALL 212-346-1800

STAINLESS STEEL WITH ENGRAVED, ENAMEL-FINISHED TEXT - 9"X12" PANEL SIZE

6. RELOCATED/REINSTATED "PACE SETTER" SIGN



EXISTING GREEN MARBLE PLAQUE APPROX. 2'-0" x 2'-6"

7. 41 PARK ROW SIGN

PACE UNIVERSITY 41 PARK ROW

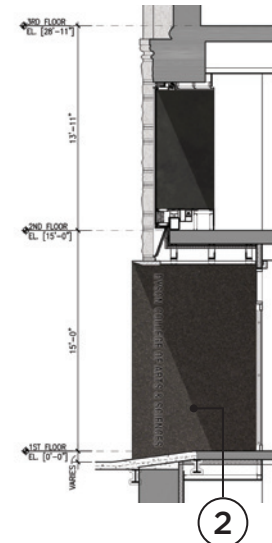
FONT: GOTHAM - MEDIUM
 SIZE: 0'-11" x 5'-0"
 MATERIAL/FINISH: PIN MOUNTED STAINLESS STEEL

8. DYSON GALLERY SIGN (HOURS SUBJECT TO CHANGE)

DYSON GALLERY

HOURS
 T - F 10AM - 6PM
 SAT 10AM - 3PM

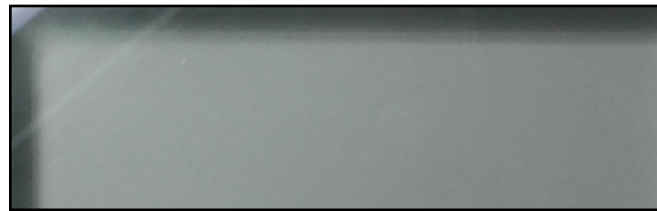
FONT: GOTHAM NARROW - MEDIUM
 SIZE: 1'-2" x 2'-0"
 MATERIAL/FINISH: WHITE VINYL LETTERING ON GLASS



41 PARK ROW - PROPOSED SIGNAGE



BLACKENED/OILED METAL:
STATUTORY BRONZE (BLACK)



IGU SPANDREL/SILL PANEL -
ETCHED WITH FRIT BACKING
[CLEAR IGU VISION GLAZING NOT SHOWN]



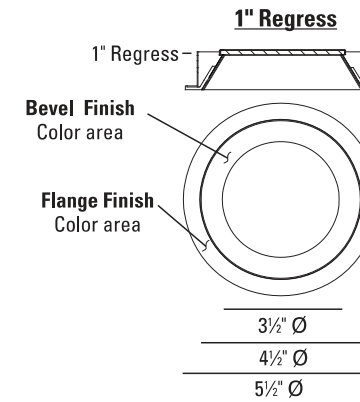
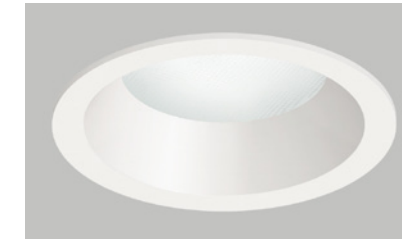
GRANITE BASE/ENTRANCE
PORTAL (BLACK)



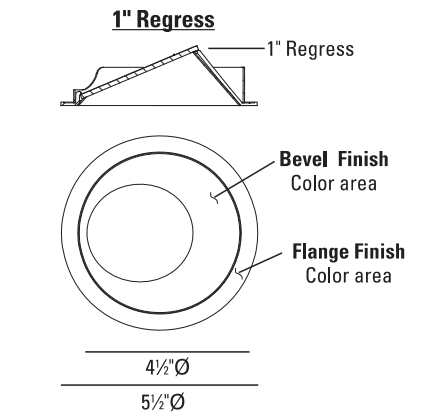
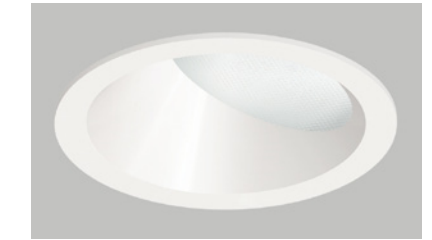
GRANITE SECONDARY
CLADDING (LIGHT GRAY TO MATCH
EXISTING MAINE GRANITE)

KEY MATERIAL SELECTIONS

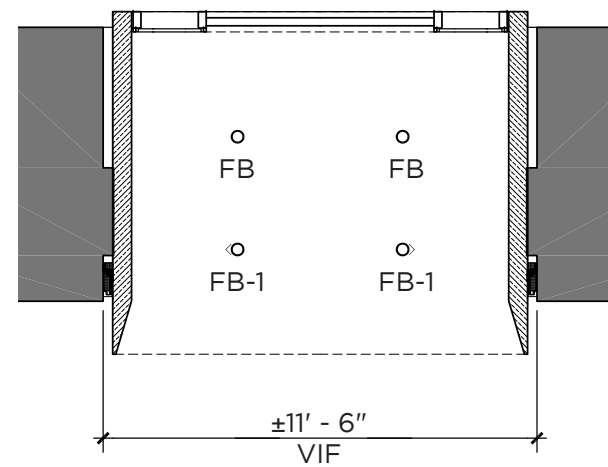
TYPE FB
USAI LIGHTING: BEVELED 2.1
ADJUSTABLE DOWNLIGHT
TRIM FINISH BLACK



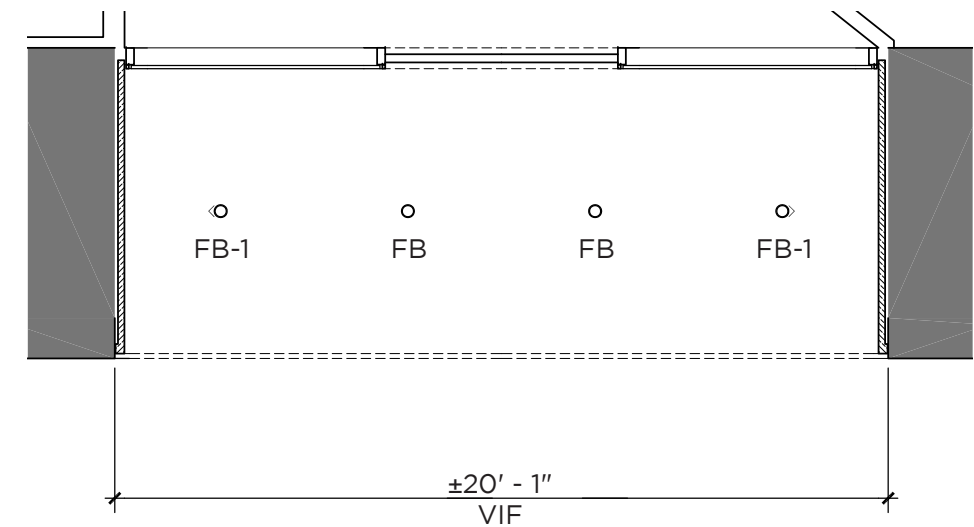
TYPE FB-1
USAI LIGHTING: BEVELED 2.1
WALL WASH
TRIM FINISH BLACK



PRODUCT SPECIFICATIONS



REFLECTED CEILING PLAN:
REINSTATED SPRUCE STREET ENTRANCE
(BLACK GRANITE FINISH)



REFLECTED CEILING PLAN:
PARK ROW SECONDARY ENTRANCE
(BLACKENED METAL FINISH)

41 PARK ROW - MATERIALS & ENTRANCE LIGHTING

1 PACE PLAZA - PLAN



LEGEND

- Concrete Paving
- Stone Paving
- Permeable Paving
- Three Pieces Cube Sculpture
- Ben Franklin Sculpture
- Bench
- Movable Tables & Chairs
- Gymnasium Vent
- Existing Tree
- Proposed Tree
- Planting Bed



MNLA / 1 pace plaza / DECEMBER 1, 2016

PACE PLAZA - PROPOSED LANDSCAPE TREATMENT

