



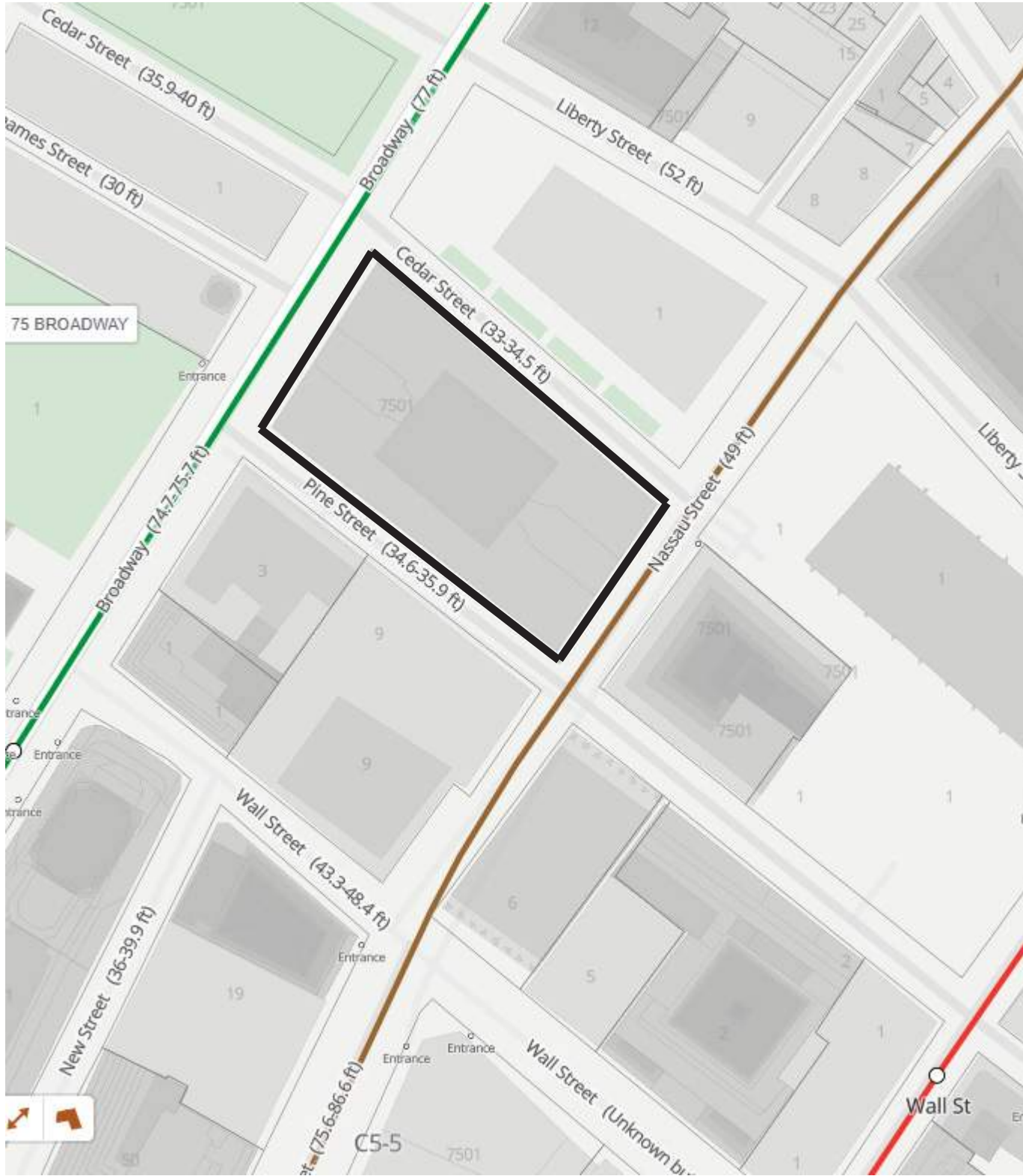
120 Broadway - Barrier Free Access And Storefront Replacement

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LPC Public Hearing
March 17th, 2020



Location:	120 Broadway, New York, NY 10271
Zoning Block:	Block 47
Zoning Lot:	7501
zoning:	C5-5
zoning:	C5-5
Community Board:	1
Architect:	Ernest R. Graham
Landmarks Designation:	Individual Landmark, Equitable Building
Designation Date:	June 25th, 1996

EQUITABLE BUILDING, 120 Broadway (aka 104-124 Broadway, 70-84 Cedar Street, 15-25 Nassau Street, and 2-16 Pine Street), Borough of Manhattan. Built 1913-15; architect Ernest R. Graham with Peirce Anderson. Landmark Site: Borough of Manhattan Tax Map Block 47, Lots 1001 and 1002. On September 19, 1995, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Equitable Building, and the proposed designation of the related Landmark Site (Item No. 5). The hearing had been duly advertised in accordance with the provisions of law. Fifteen speakers testified in favor of the proposed designation, including Council member Kathryn Freed and representatives of the Downtown Alliance, New York Chapter of the American Institute of Architects, Municipal Art Society, New York Landmarks Conservancy, Fine Arts Federation, and Landmarks Committee of Community Board 1. There were no speakers in opposition to designation. The Commission has received several letters and other statements supporting this designation, including a letter from Manhattan Borough President Ruth Messinger.

Summary

The Equitable Building, designed by the firm of E.R. Graham, successor to D.H. Burnham & Co., has long been considered a key element in the development and passage of New York's zoning law, the first in the country. Though never the tallest, it was on its completion in 1915 the largest office building in the world, replacing the original headquarters of Equitable Life Assurance Company, itself a pioneering early skyscraper of 1868-70. The H-shaped superstructure above a six-story base rises approximately 38 stories straight up from the lot-line with no setbacks. Peirce Anderson, of Ernest R. Graham's firm, gave the enormous structure a Beaux-Arts ornamental treatment that emphasizes Roman classical detail at the base and top. Intended as one of the finest office buildings of its era, the Equitable Building was notable for its advanced elevator system and its fireproof construction. Its bulk and massing became extremely controversial, even before the building's completion, when neighboring institutions and building owners tried to block its construction. Although not the only building responsible for the establishment of zoning, the Equitable became the prime example cited of the evils of unregulated skyscraper construction, as hearings progressed on what ultimately became the city's new Zoning Resolution. While the original Equitable Building at 120 Broadway heralded the beginning of America's development of the skyscraper, its successor heralded the end of most unregulated skyscraper growth.

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this building, the Landmarks Preservation Commission finds that the Equitable Building has a special character and special historical and aesthetic interest and value as part of the development, heritage, and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the Equitable Building has been considered the single most important building affecting the development and passage of New York's zoning law, the first in the country; that on its completion in 1915 it was the largest office building in the world, an H-shaped superstructure above a six-story base, rising approximately 38 stories straight up from the lot-line, with no setbacks; that it was designed by Peirce Anderson, of the firm of Ernest R. Graham, with an elegant Beaux-Arts ornamental treatment that emphasizes Roman classical detail at the base and top; that all four facades have a tripartite base-shaft-capital arrangement typical of New York City skyscrapers of the period; that the Equitable Building, intended as one of the finest office buildings of its era, was notable for its advanced elevator system and its fireproof construction; that its bulk and massing became extremely controversial, even before the building's completion, when neighboring institutions and building owners tried to block its construction; that although it was not the only building responsible for the establishment of zoning, the Equitable was an important catalyst for the city's new Zoning Resolution; and that its construction heralded the end of most unregulated skyscraper growth in New York City.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the Equitable Building, 120 Broadway (aka 104-124 Broadway, 70-84 Cedar Street, 15-25 Nassau Street, and 2-16 Pine Street), Borough of Manhattan, and designates Borough of Manhattan Tax Map Block 47, Lots 1001 and 1002, as its Landmark Site.



NYC Public Library Collection



1940 Tax photo



Designation Report Photo



NYC Public Library Collection



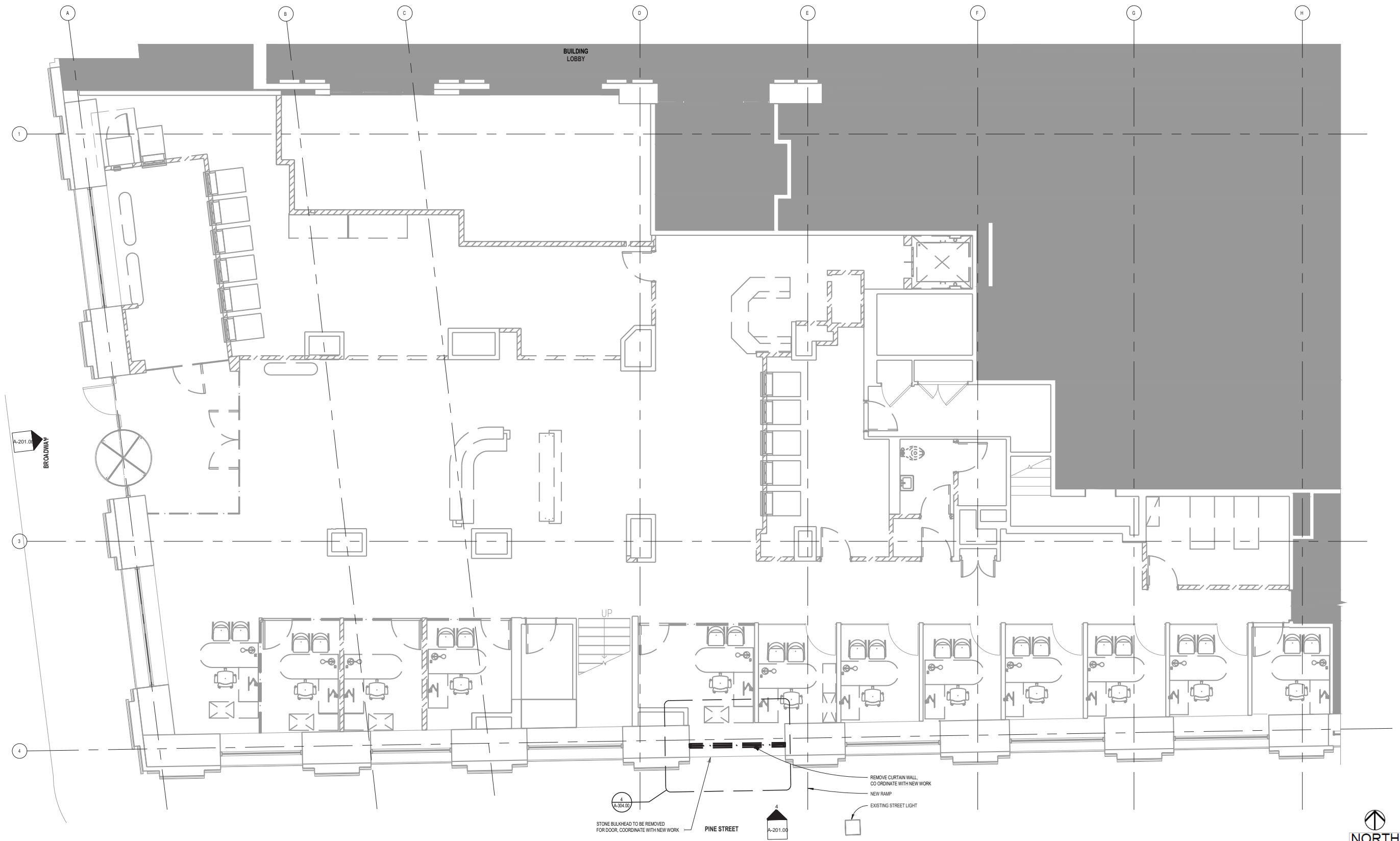
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Designation Report Photo







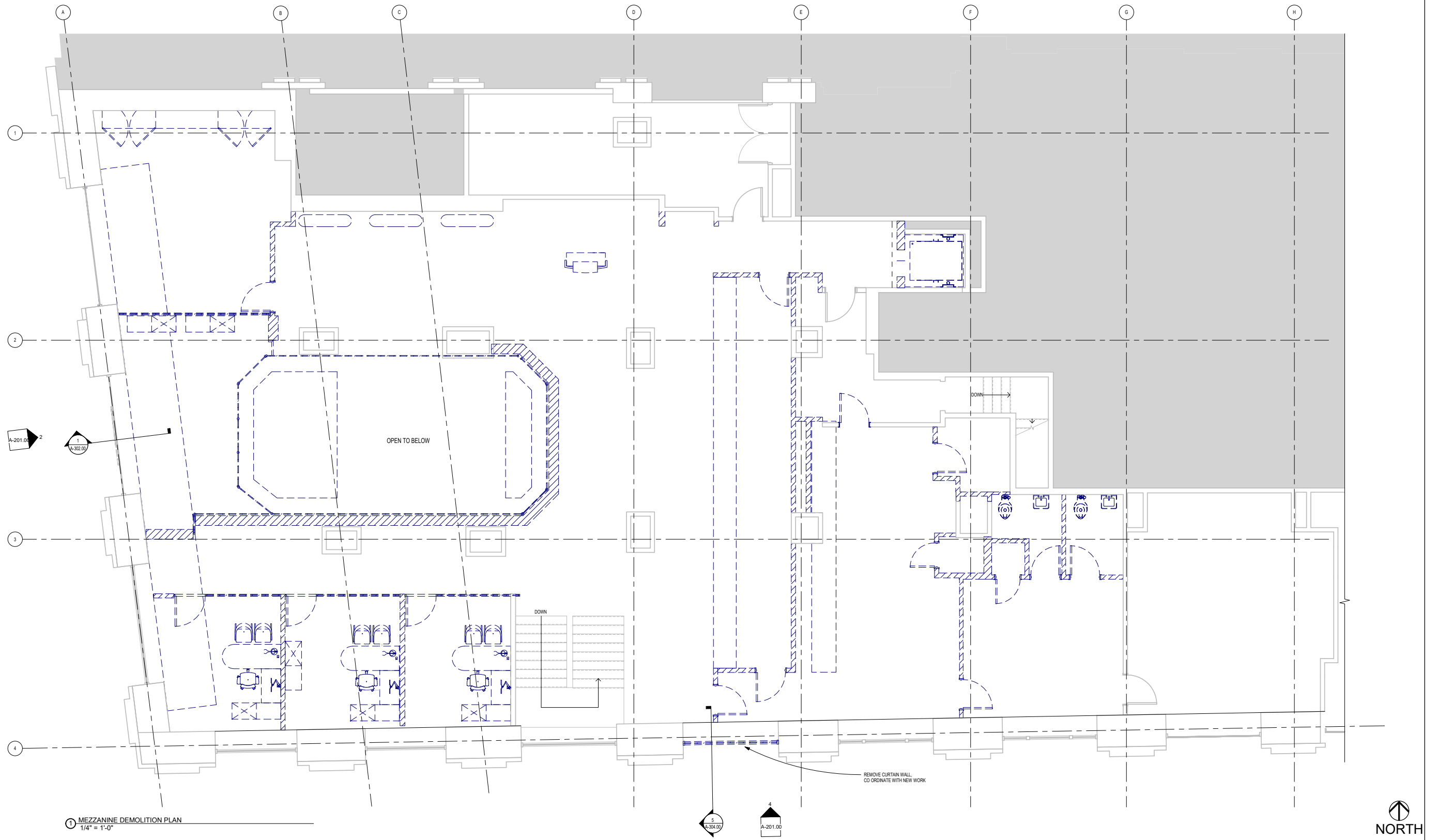
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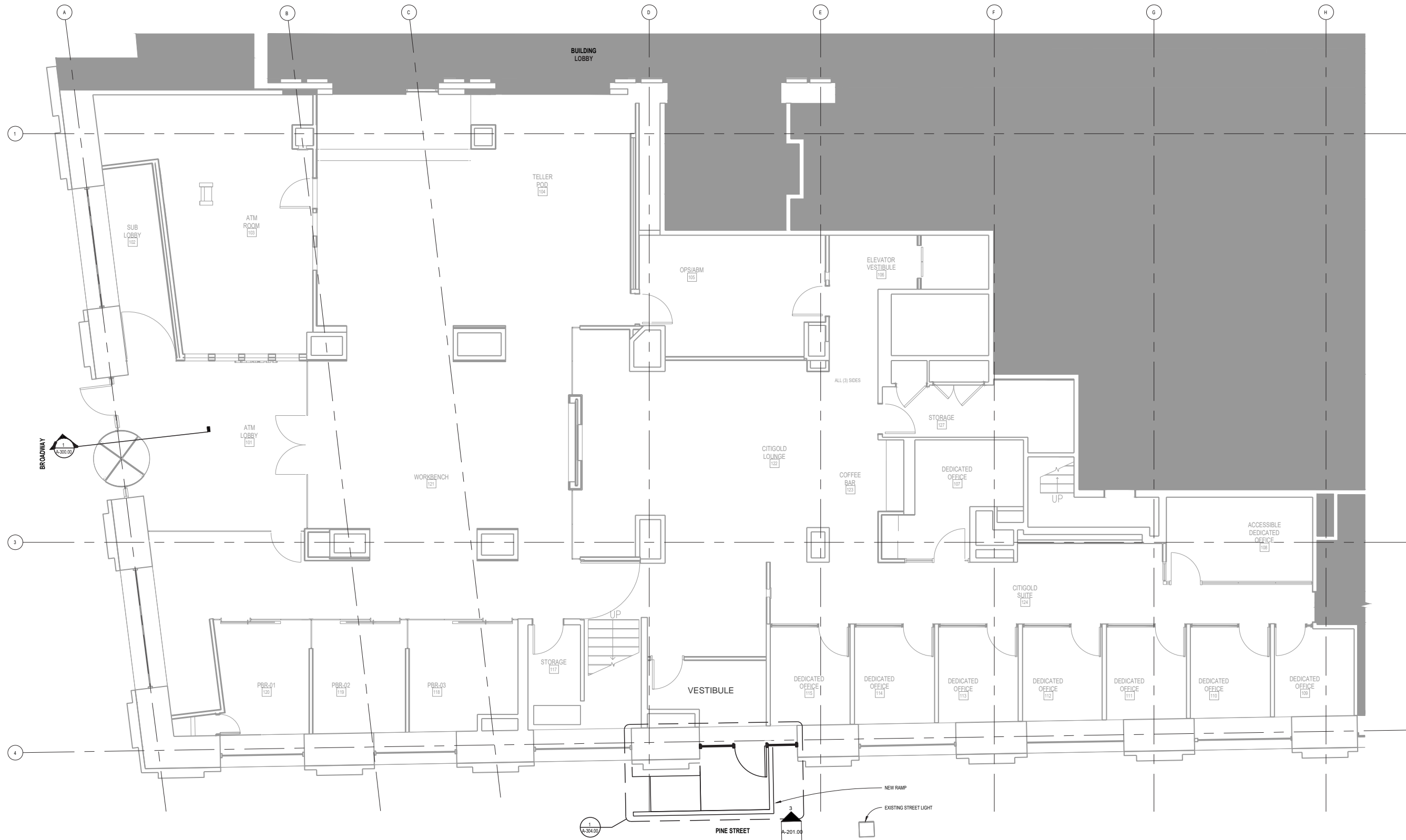


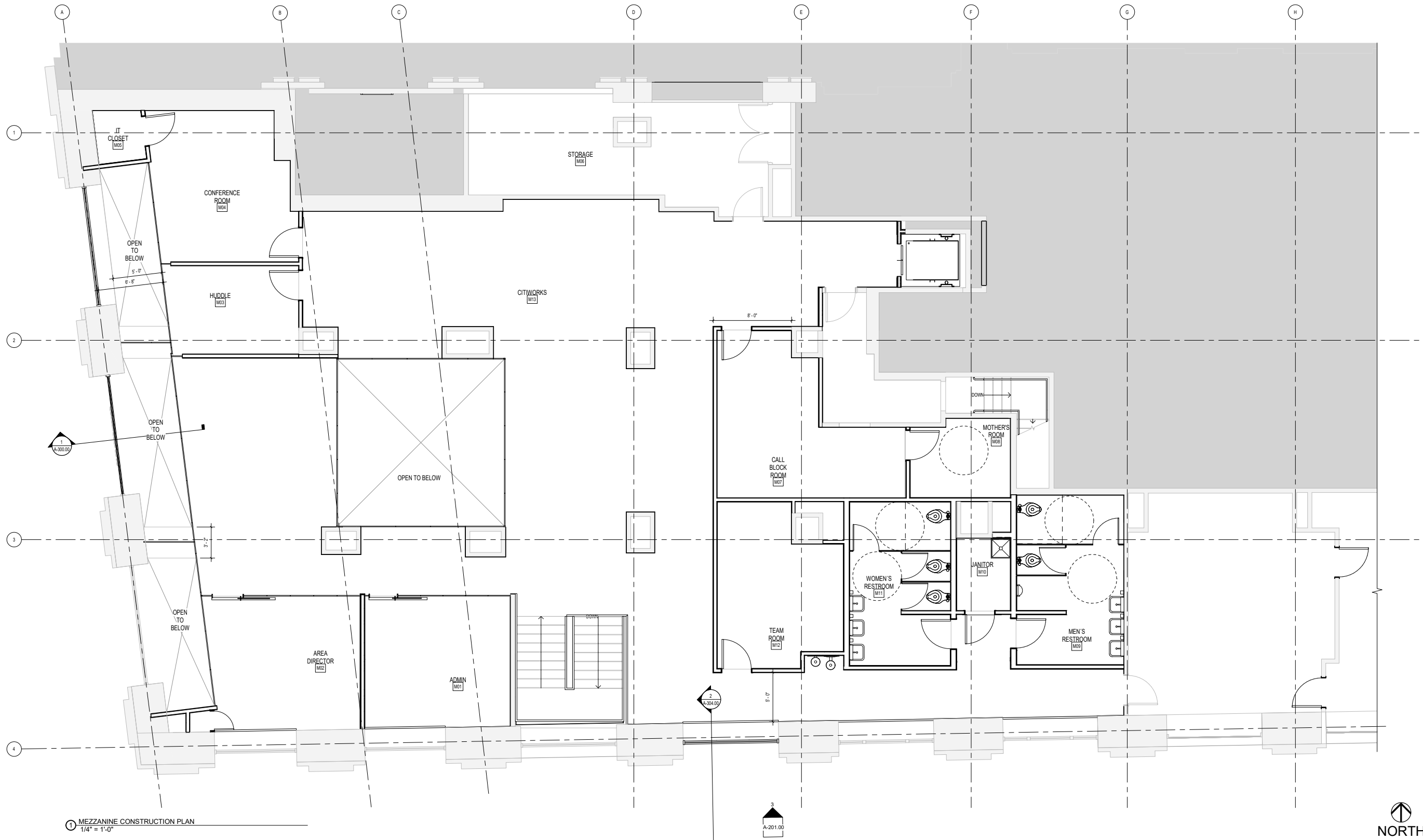
GROUND FLOOR - DEMOLITION PLAN
120 Broadway





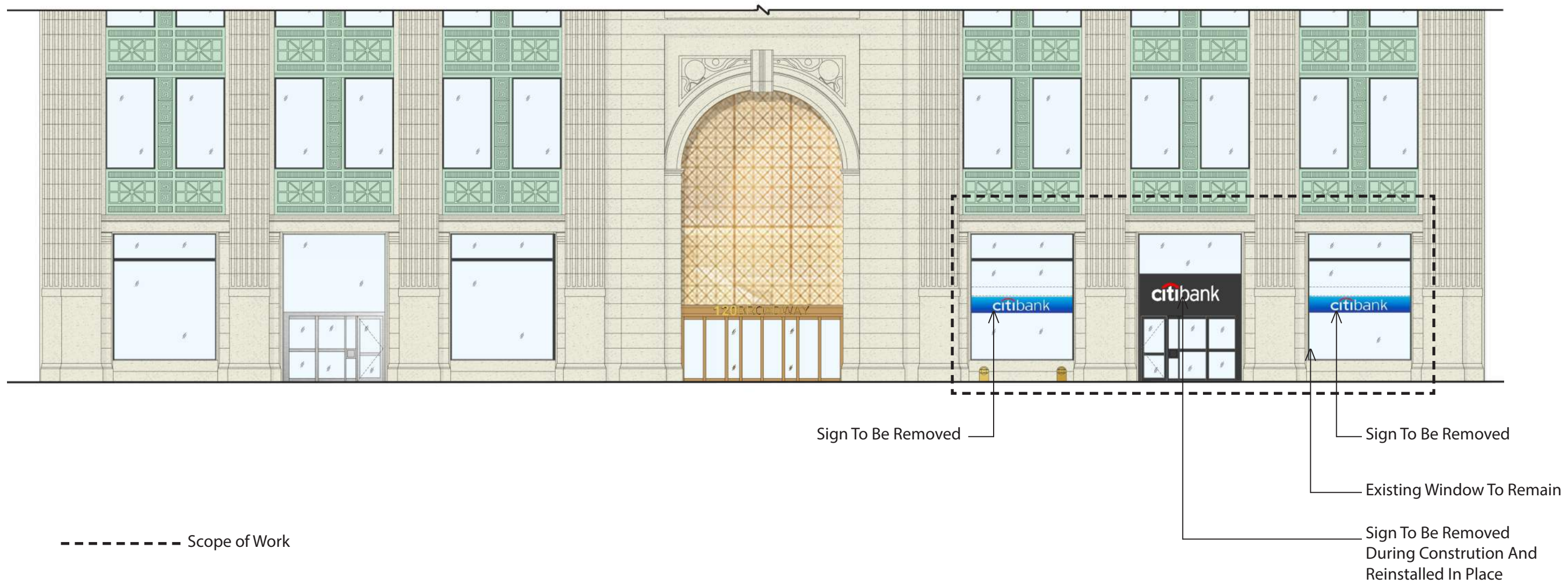
1 MEZZANINE DEMOLITION PLAN
1/4" = 1'-0"





MEZZANINE CONSTRUCTION PLAN
1/4" = 1'-0"







Existing Frosted Glass
Film To Be Replaced

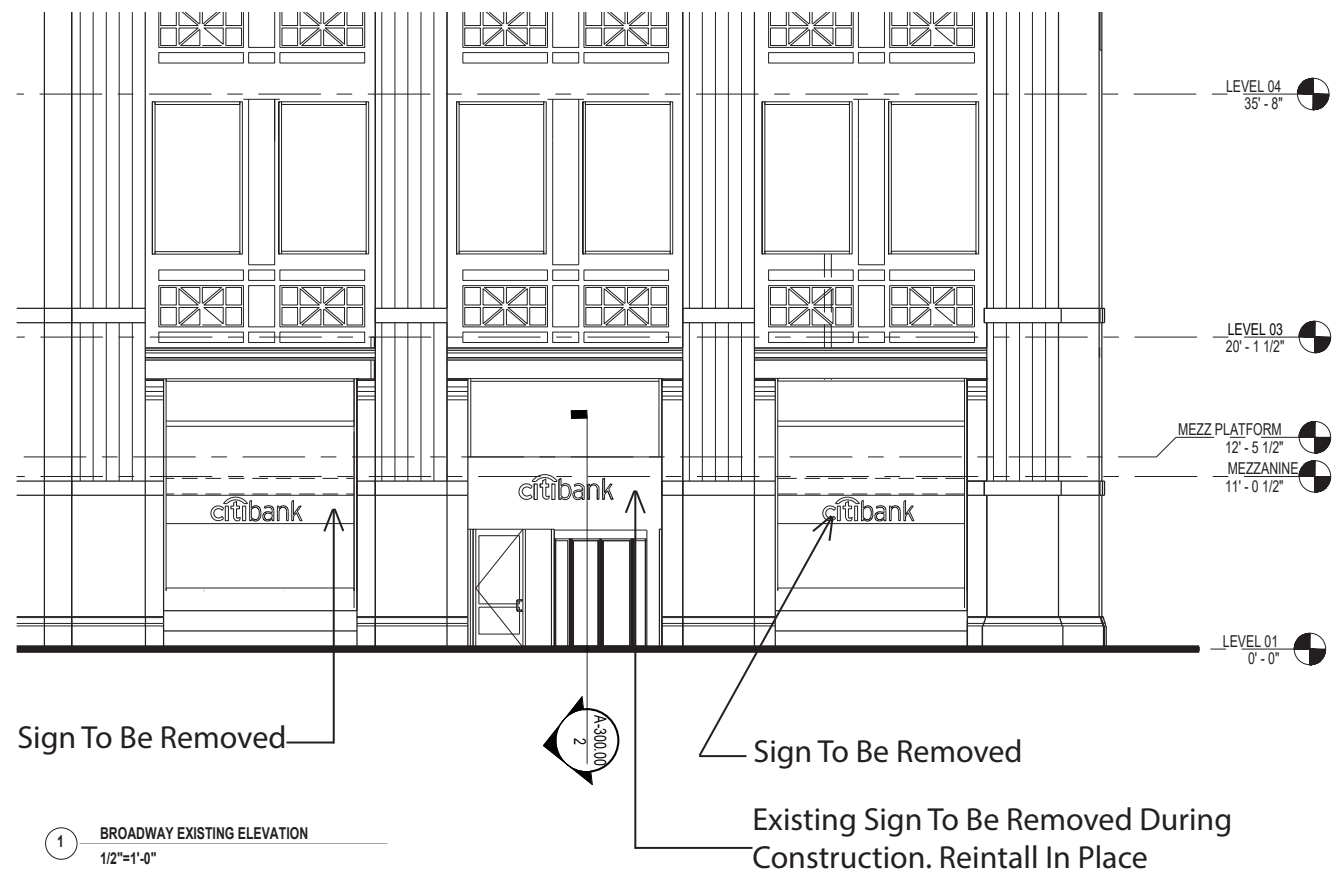
Existing Window to
be removed

----- Scope of Work



- New Storefront & Door, Painted to Match Existing
- A Iphone Exterior Camera & Intercom
- New Barrier Free Ramp & Railing
- Frosted Glass Film to Match existing, No Logo Applied

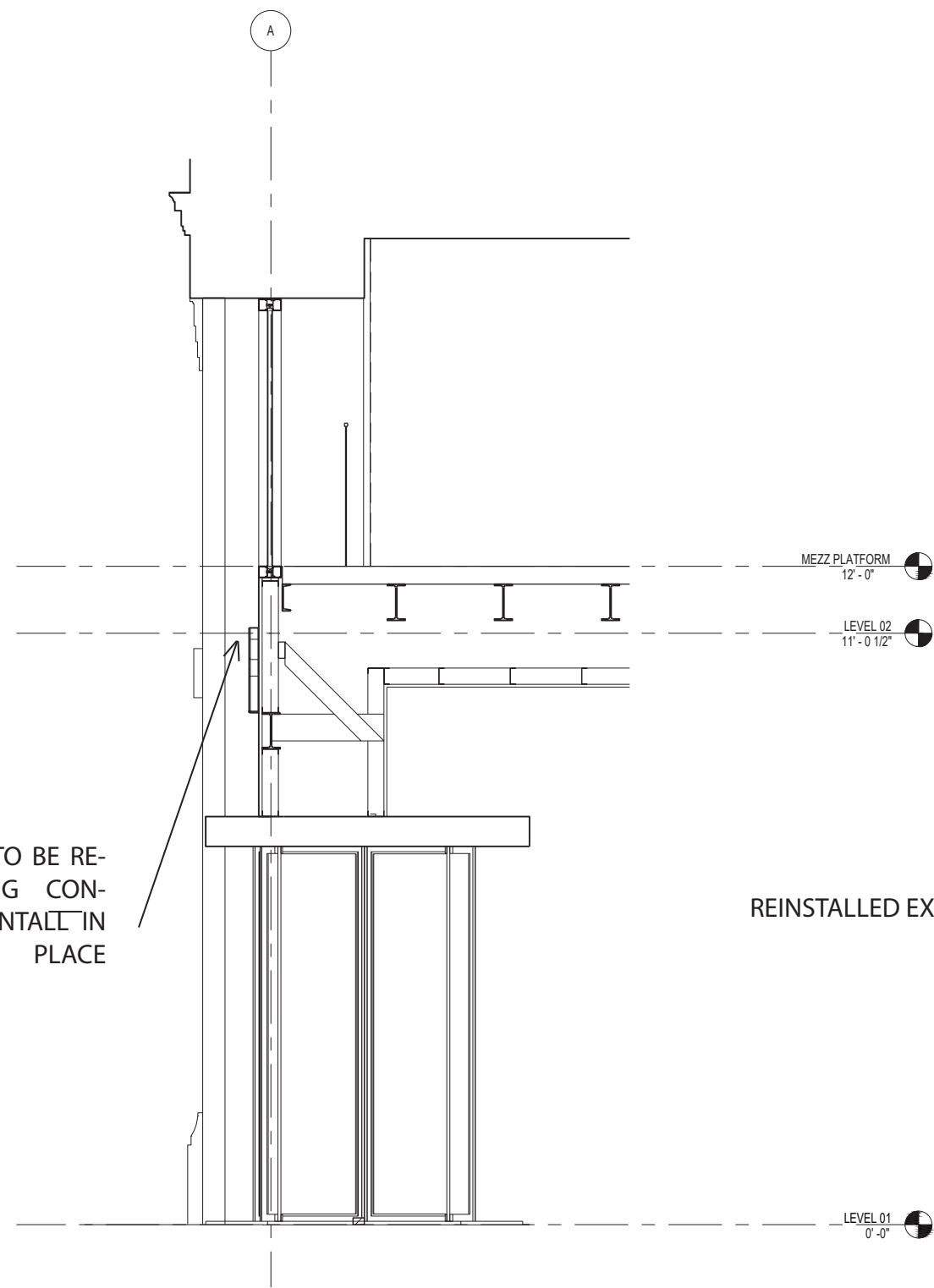
----- Scope of Work



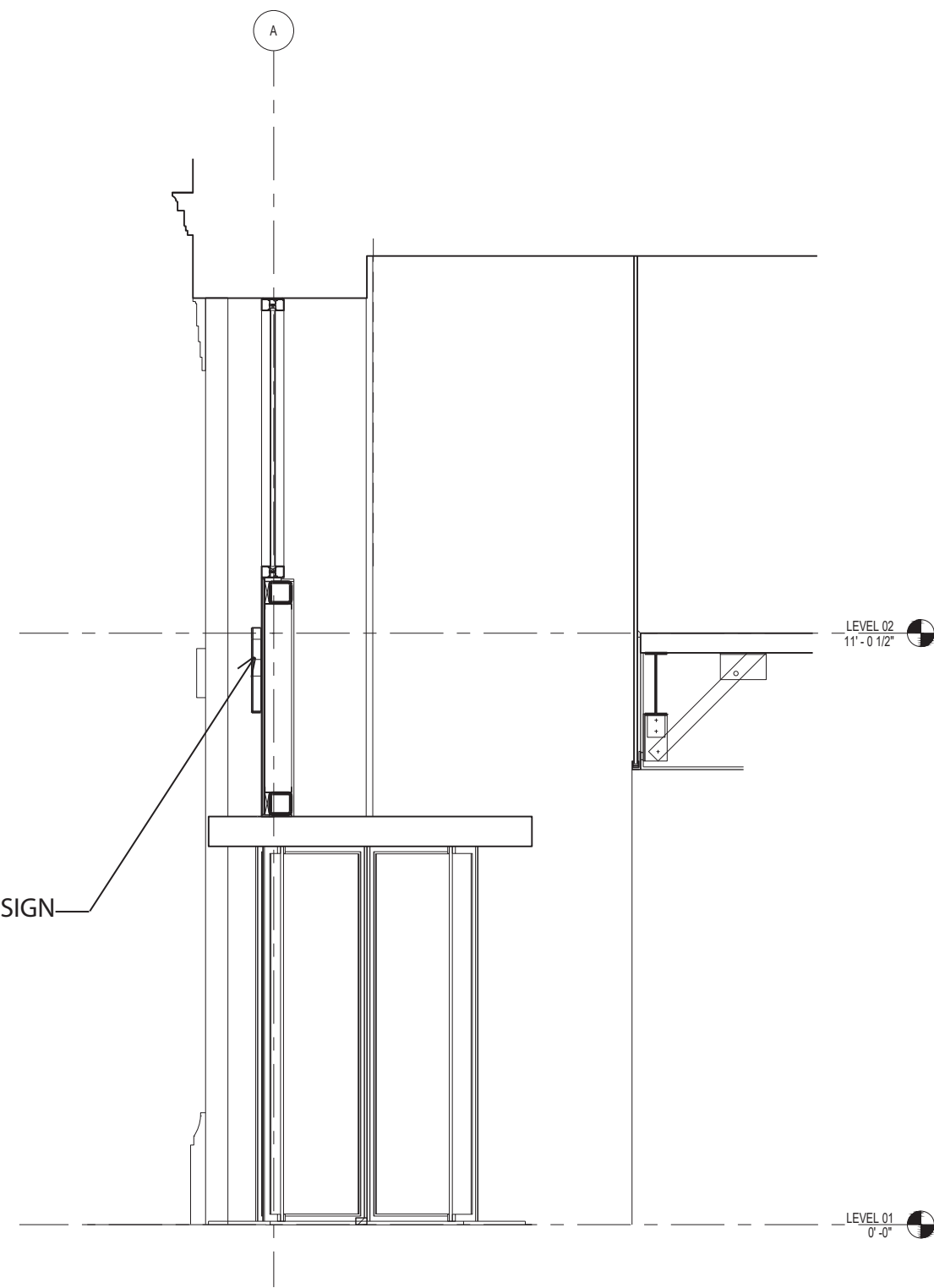
1 BROADWAY EXISTING ELEVATION
1/2"=1'-0"



2 BROADWAY PROPOSED ELEVATION
1/2"=1'-0"



1 REVOLVING DOOR SECTION - EXISTING
1/2"=1'-0"



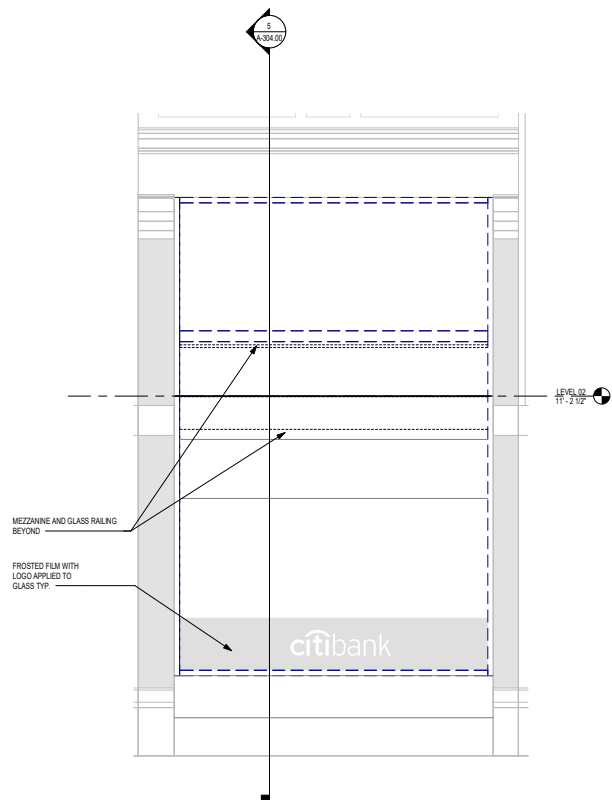
2 REVOLVING DOOR SECTION - PROPOSED
1/2"=1'-0"



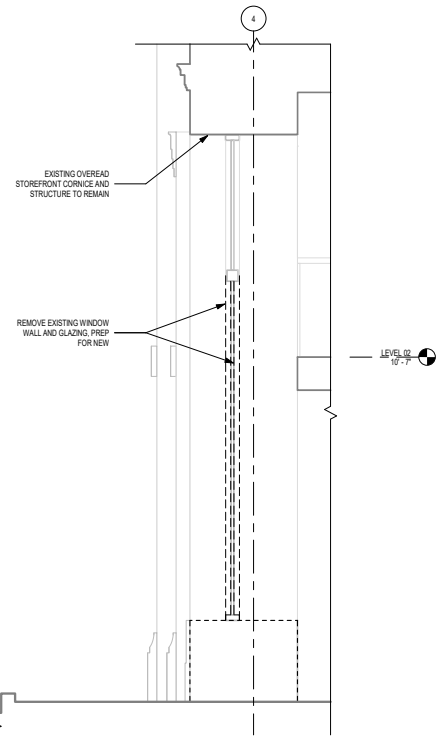
© SOUTH ELEVATION - DEMOLITION
1/4" = 1'-0"



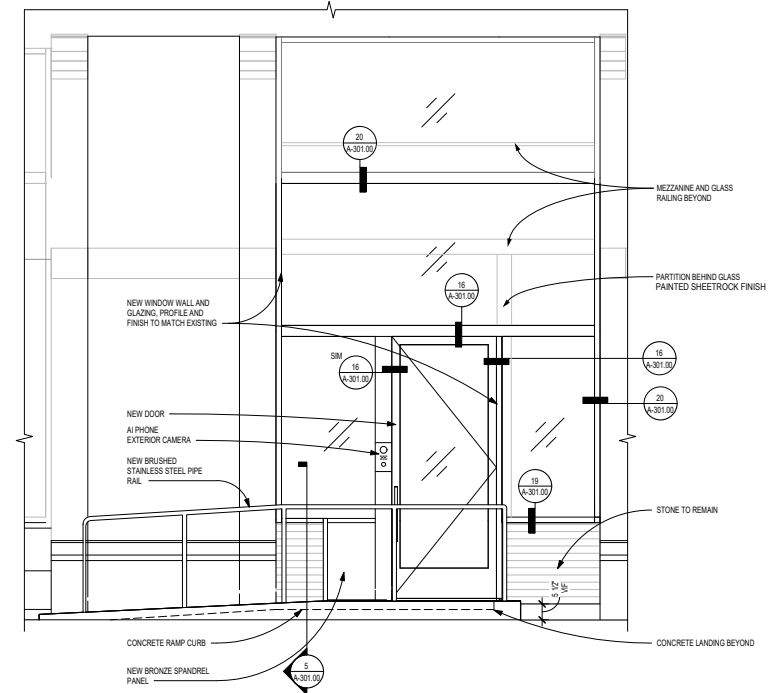
© SOUTH ELEVATION - NEW CONSTRUCTION
1/4" = 1'-0"



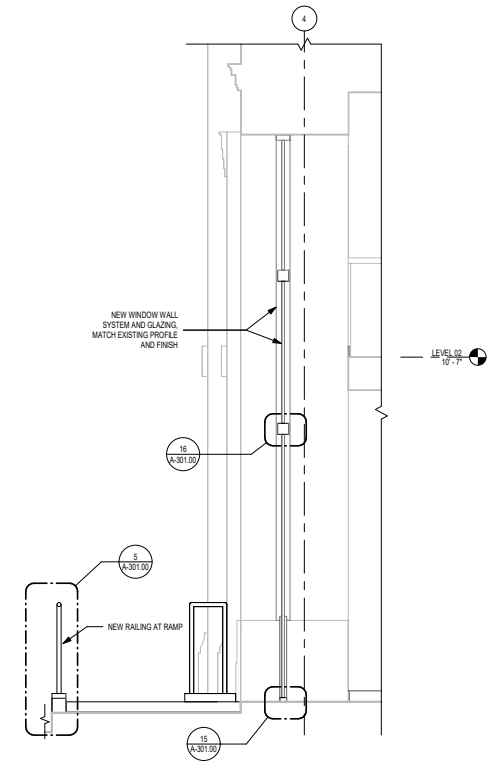
6 EXISTING ELEVATION - PINE BAY D
1/2" = 1'-0"



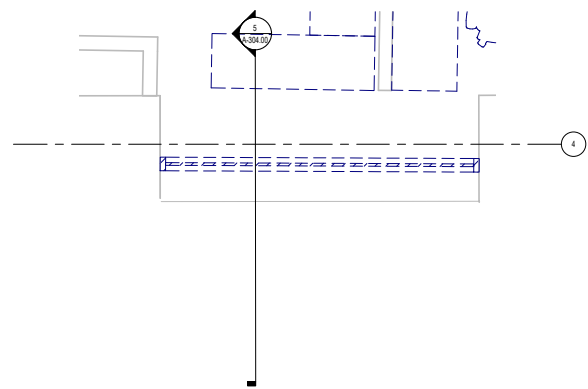
4 SECTION AT DOOR 116B - DEMOLISHED
1/2" = 1'-0"



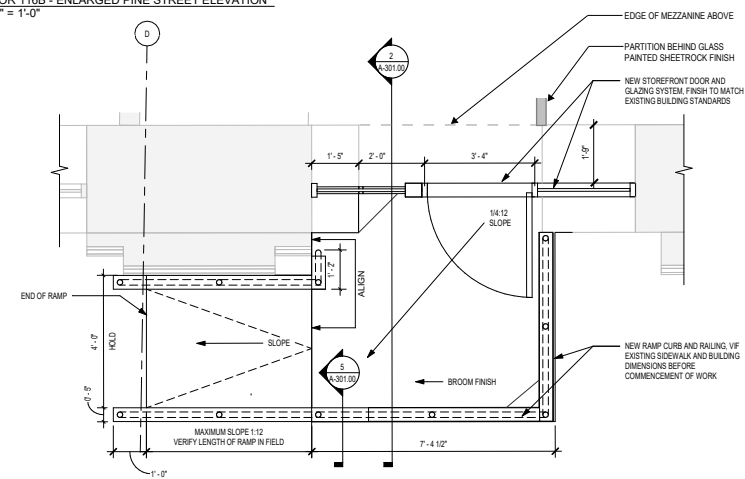
3 DOOR 116B - ENLARGED PINE STREET ELEVATION
1/2" = 1'-0"



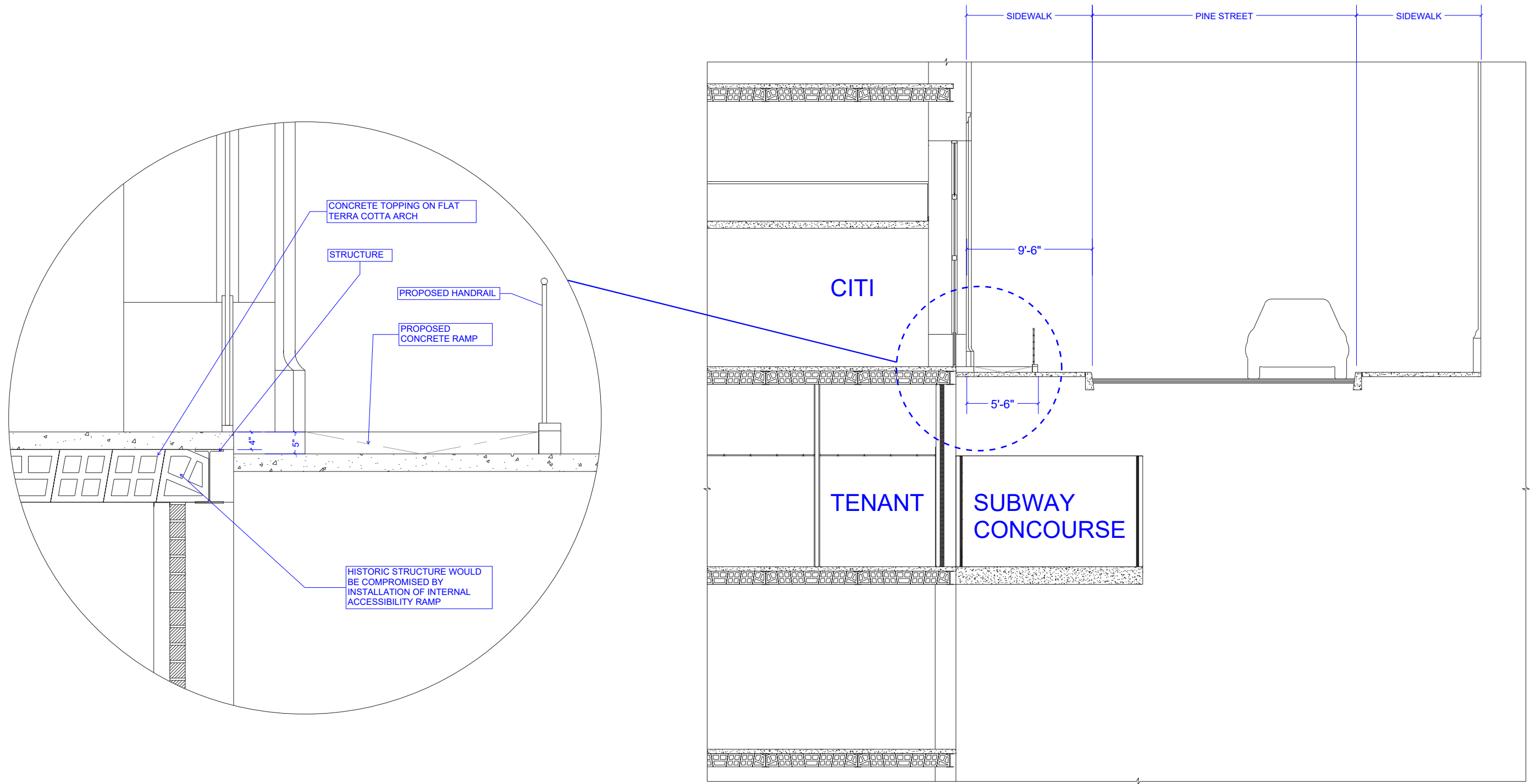
2 SECTION AT DOOR 116B - NEW
1/2" = 1'-0"



4 EXISTING PLAN - PINE BAY D
1/2" = 1'-0"



1 PINE STREET RAMP ENLARGED PLAN
1/2" = 1'-0"

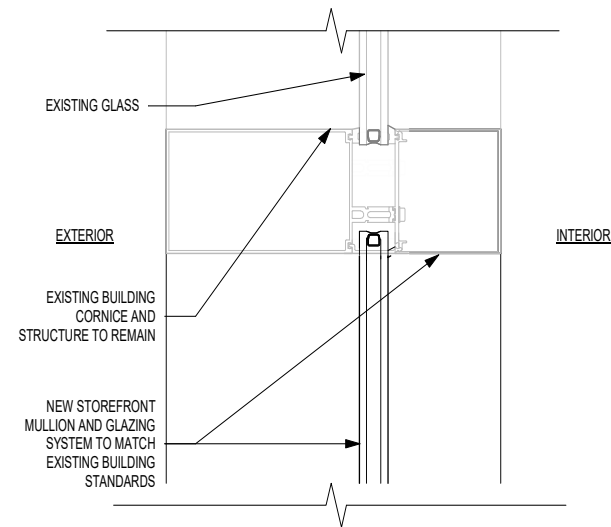




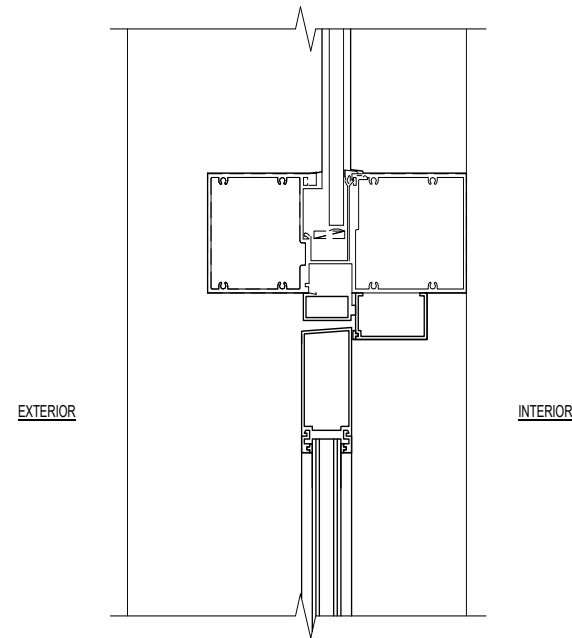
Existing



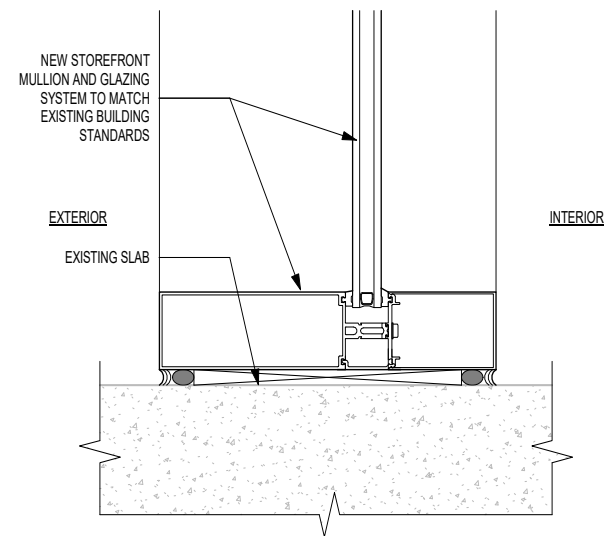
Proposed



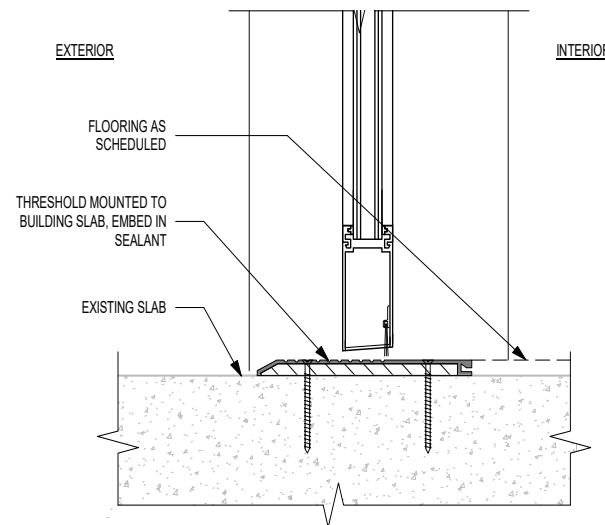
20 STOREFRONT HEAD / JAMB
3" = 1'-0"



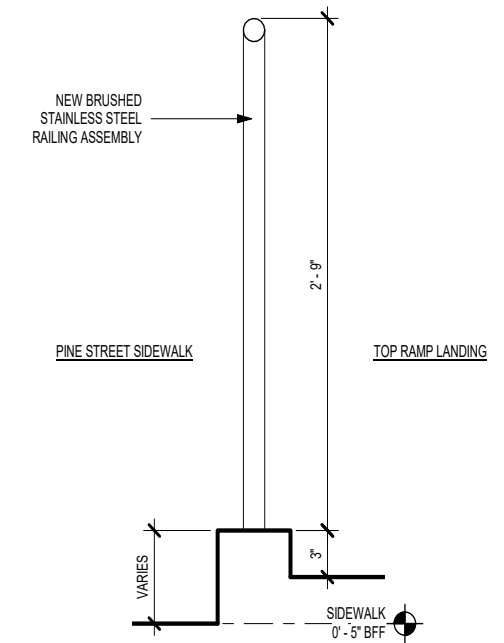
16 DOOR HEAD / JAMB
3" = 1'-0"



19 STOREFRONT - SILL DETAIL
3" = 1'-0"



15 STOREFRONT - DOOR SILL DETAIL
3" = 1'-0"



5 NEW RAILING SECTION
1 1/2" = 1'-0"