

January 31st, 2023  
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-23-04408

# 11-15 East 26th Street – Madison Square North Historic District Borough of Manhattan

**To Testify Please Join Zoom**

**Webinar ID:** 829 8269 8993

**Passcode:** 981168

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.



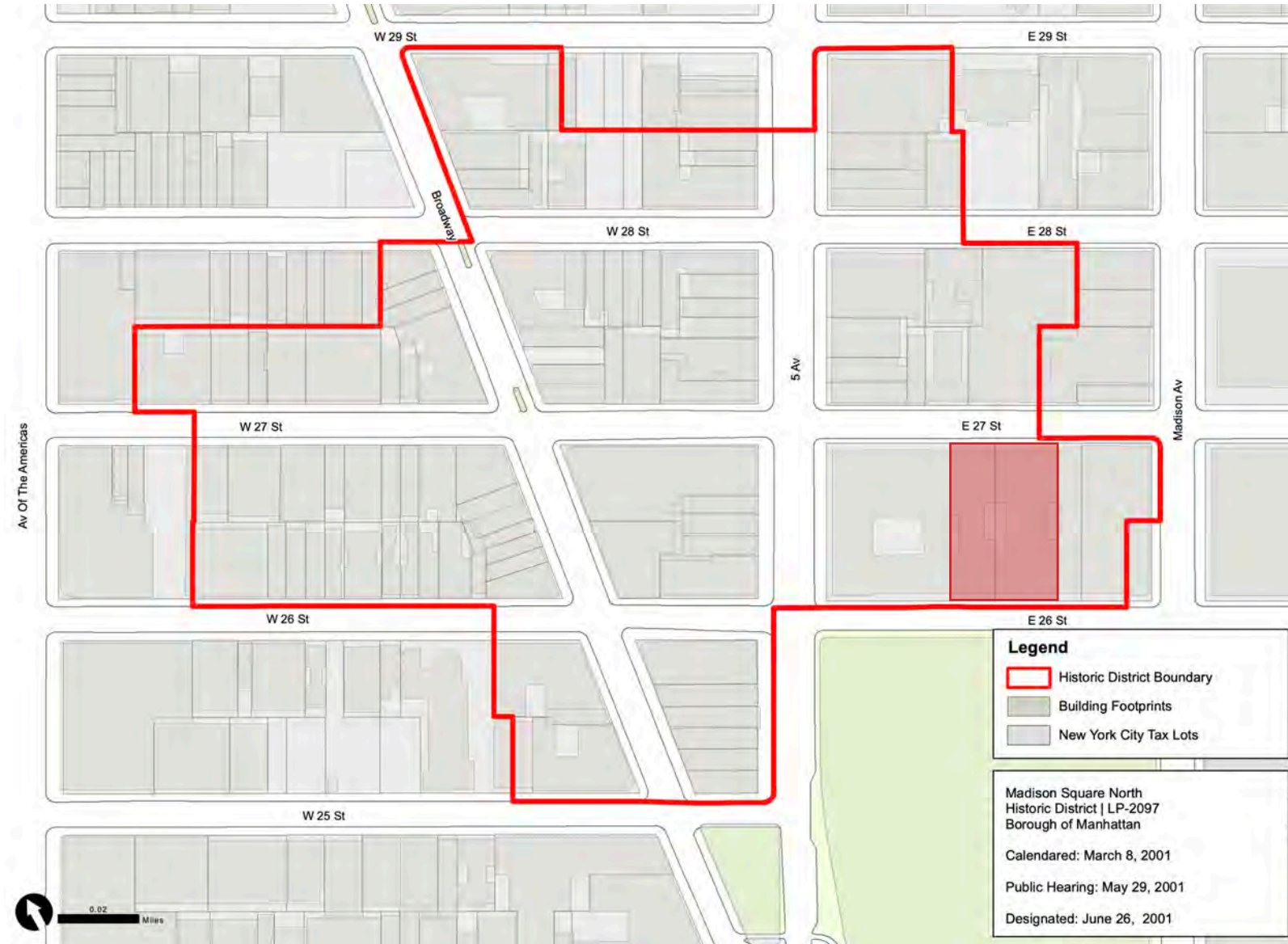
JANUARY 31, 2022

**11 EAST 26TH STREET**



11 E 26TH STREET

# SITE CONDITIONS





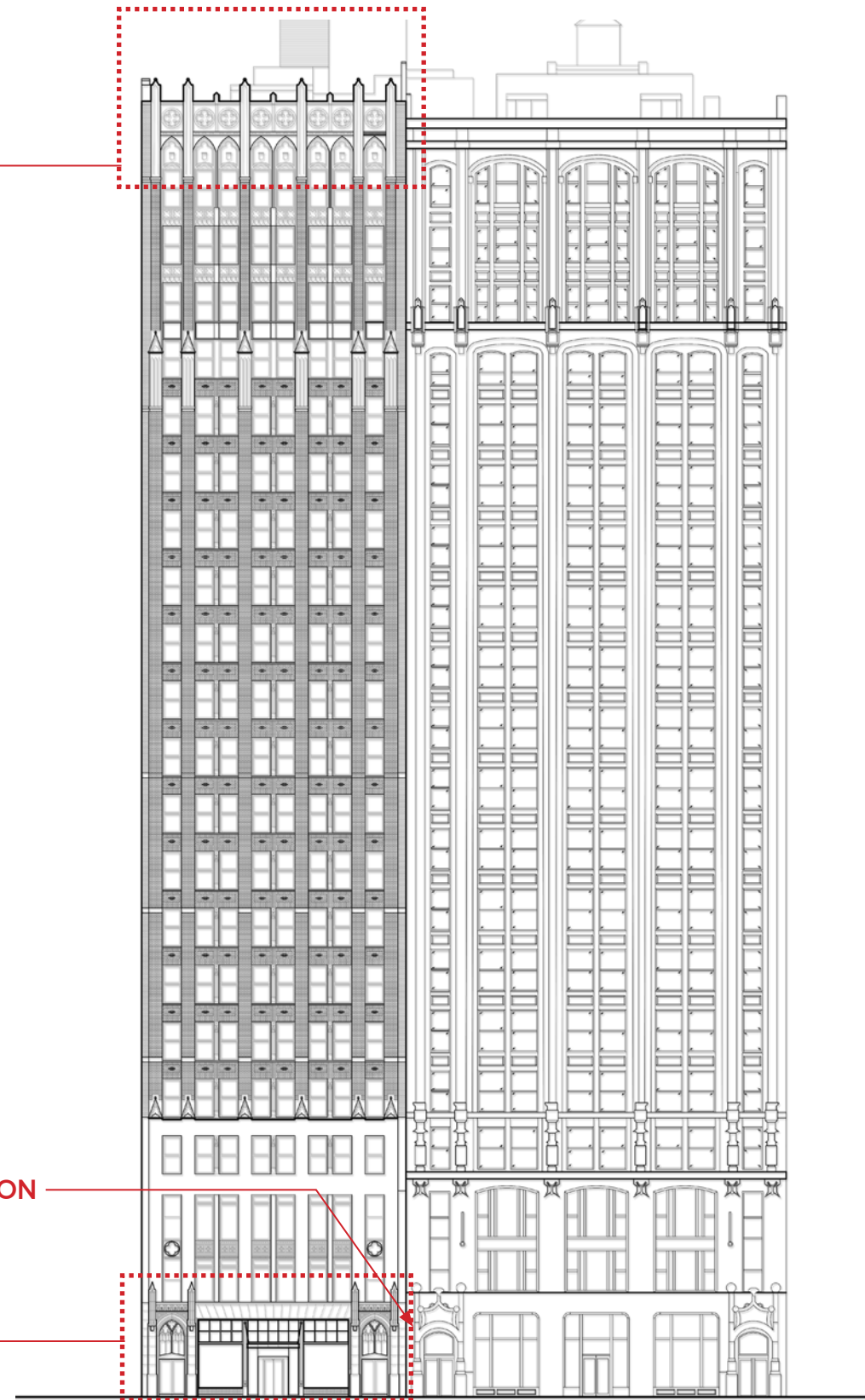
11 E 26TH STREET

# SCOPE OF WORK

3 | PARAPET & ROOF

2 | INTERIOR CONNECTION

1 | STOREFRONT





# HISTORICAL BACKGROUND



Ca. 1913 view looking east over Madison Square Park. (LOC)



# HISTORICAL BACKGROUND



1940 tax photograph (NYC Municipal Archives)



1967 view (NYPL)



Parapet close-up view



Storefront close-up view



# 1 | STOREFRONT



11 E 26TH STREET

# STOREFRONT | EXISTING





# STOREFRONT | HISTORICAL PHOTOS



1967 NYPL Acker photo of 11 East 26th Street (LPC)



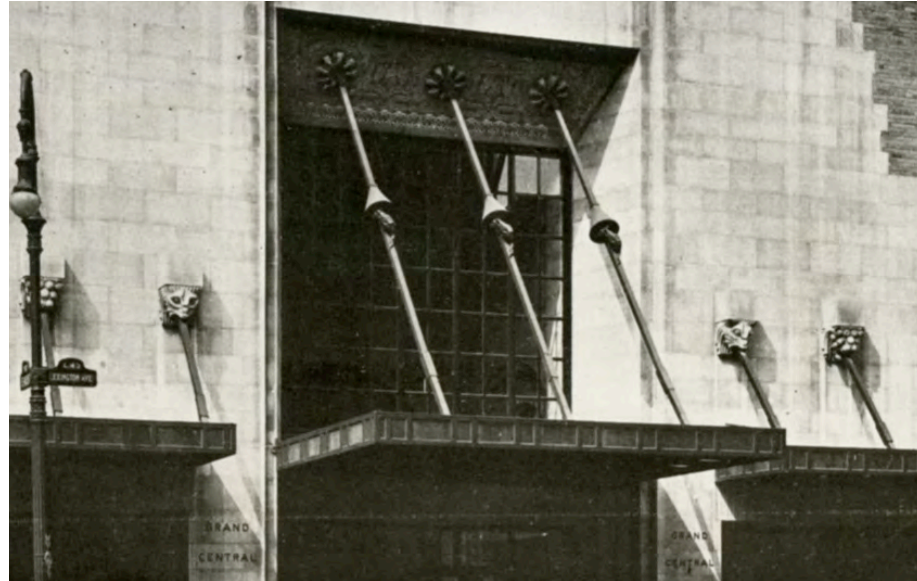
1967 NYPL Acker photo of 11 East 26th Street East Entry (LPC)



Ca. 2001 LPC designation photo



# CONTEXT | HISTORIC MARQUEE PRECEDENTS





11 E 26TH STREET

# CONTEXT | LPC APPROVED CANOPIES & REVOLVING DOORS



15 East 26th Street, canopy approved 2011.



1141 Broadway, canopy and revolving door approved 2010.



160 Fifth Ave, canopy & revolving door approved 2021.

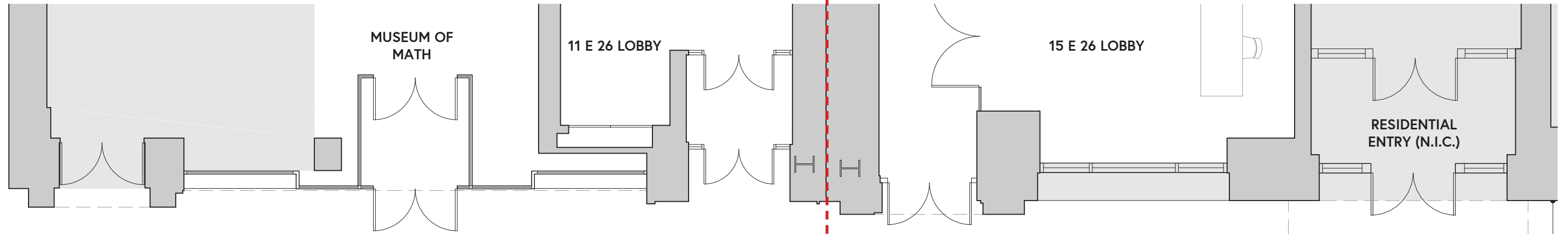


11 E 26TH STREET

# STOREFRONT | EXISTING

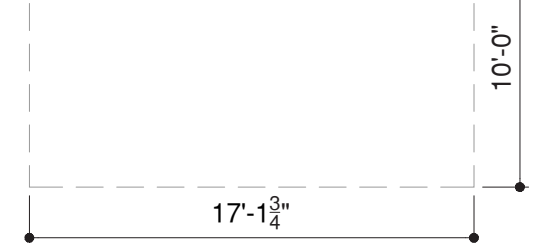


ELEVATION



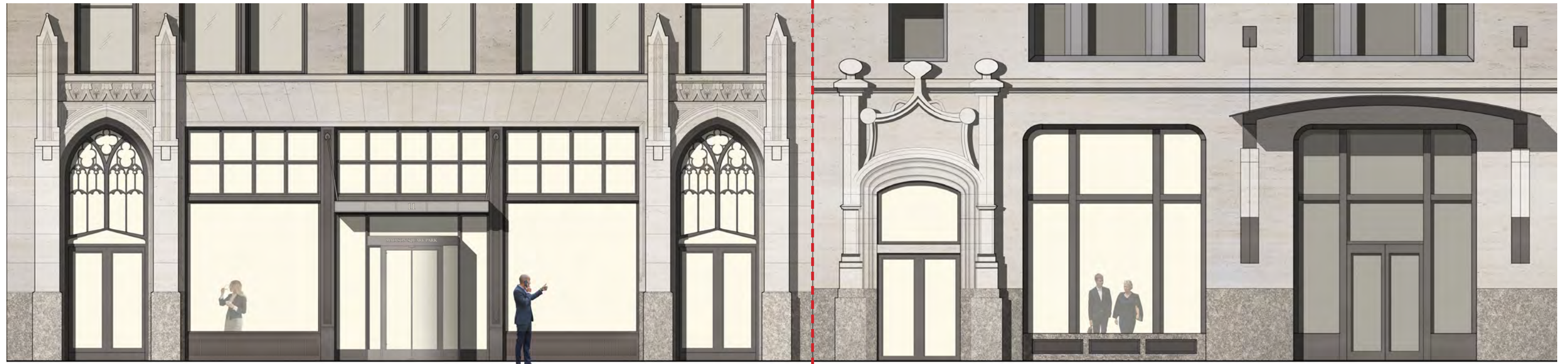
PROPERTY LINE

PLAN

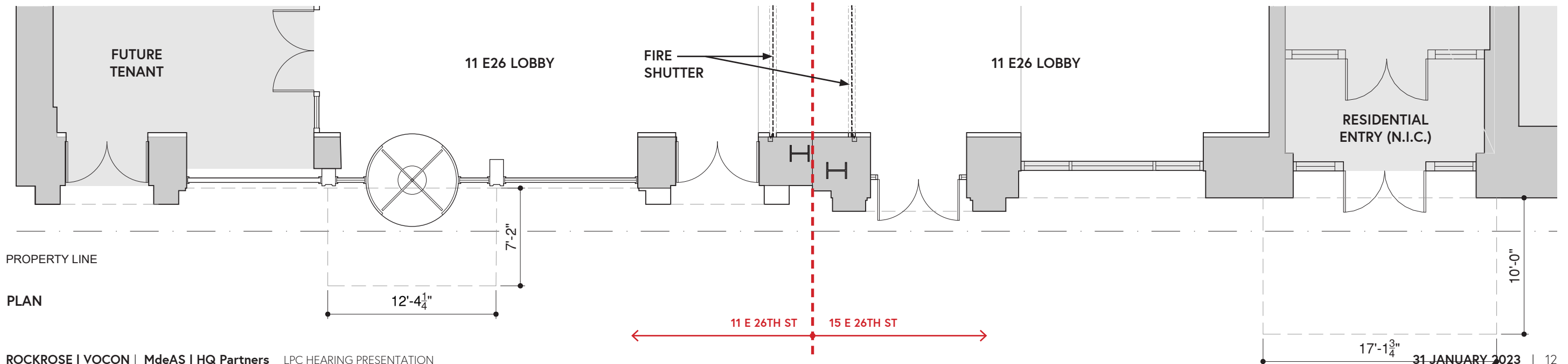




# STOREFRONT | PROPOSED



ELEVATION



PROPERTY LINE

PLAN



11 E 26TH STREET

# STOREFRONT | EXISTING & PROPOSED



EXISTING



PROPOSED



11 E 26TH STREET

# STOREFRONT | PROPOSED



## MATERIAL LEGEND:



① CAST METAL MULLIONS & FRAMES



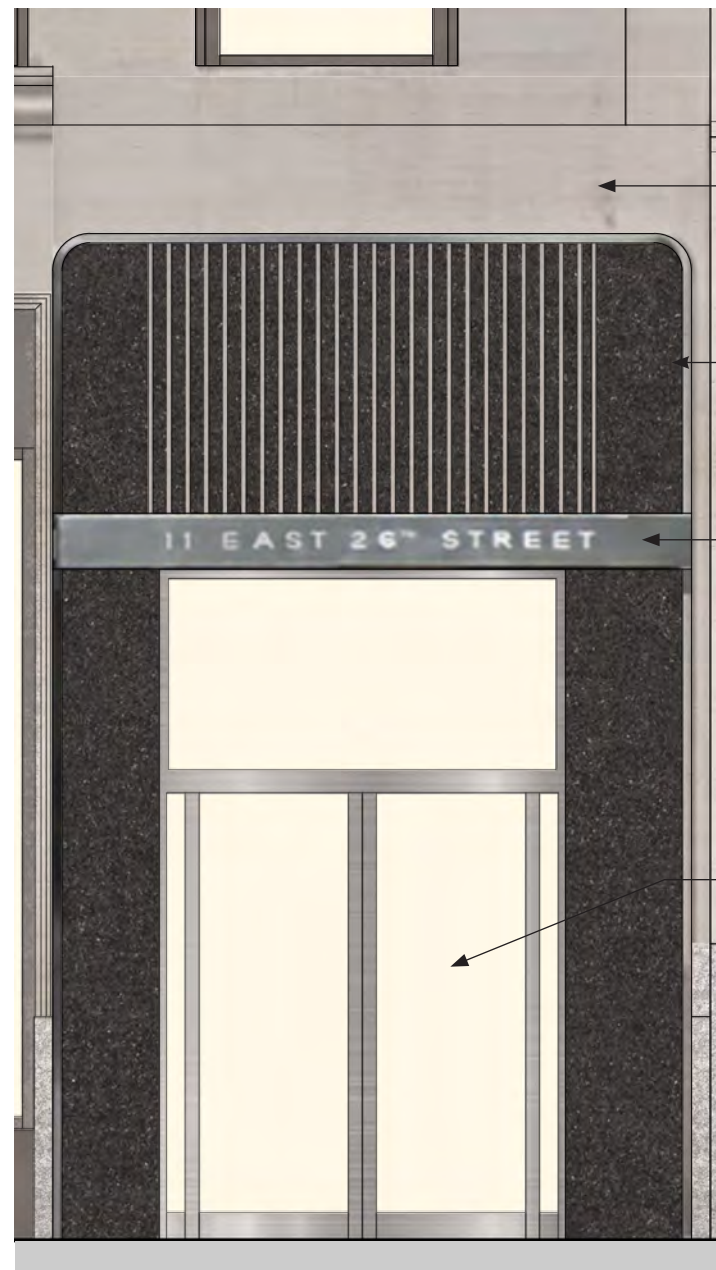
② CARVED LIMESTONE TO MATCH EXISTING



③ GRANITE BASE TO MATCH EXISTING



# STOREFRONT | DETAILS

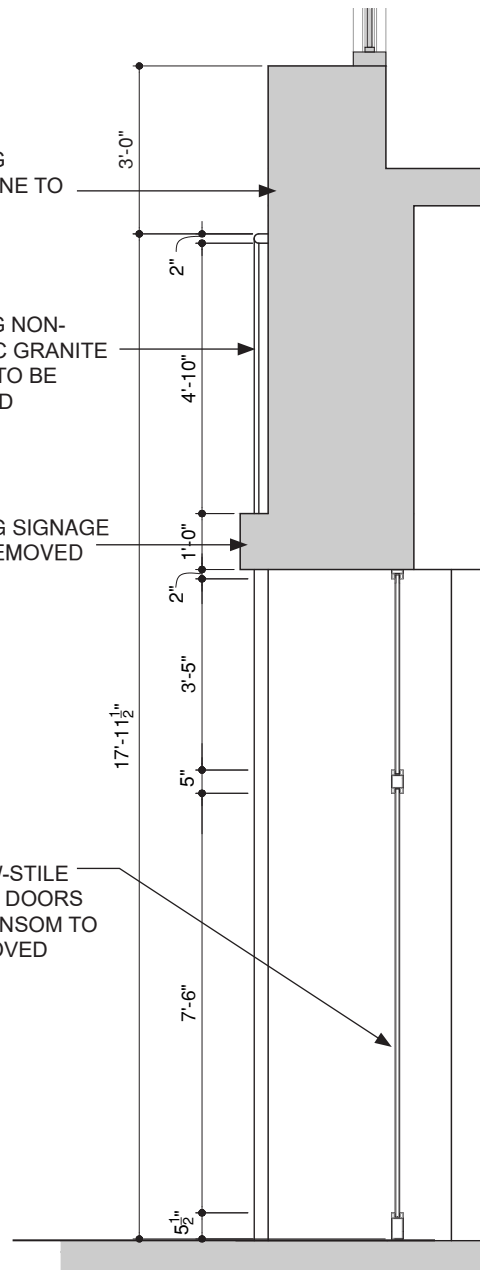


EXISTING LIMESTONE TO REMAIN

EXISTING NON-HISTORIC GRANITE PORTAL TO BE REMOVED

BUILDING SIGNAGE TO BE REMOVED

NARROW-STILE GLAZING DOORS AND TRANSOM TO BE REMOVED



EXISTING | EAST PORTAL



NEW CARVED LIMESTONE ARCH TO MATCH HISTORIC PROFILES AND FINISH

PAINTED CAST METAL FRAME WITH APPLIED TRACERY ON GLASS, TO MATCH HISTORIC DETAILS AND PROFILE.

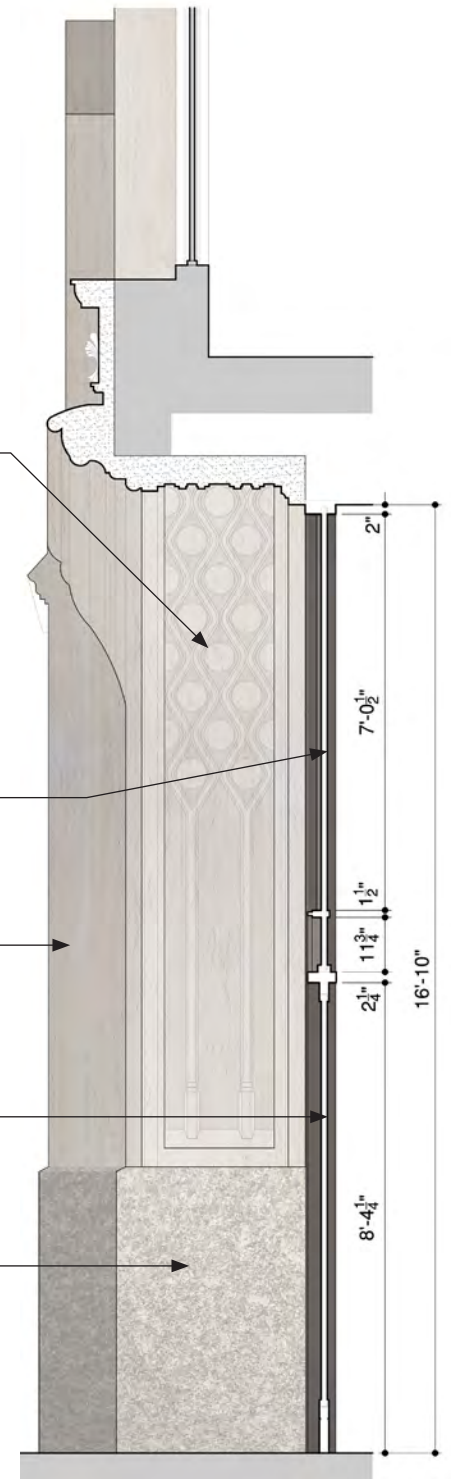
IGU TRANSOM

NEW CARVED LIMESTONE PIERS TO MATCH HISTORIC PROFILES AND FINISH

NEW PAINTED METAL FRAME DOORS

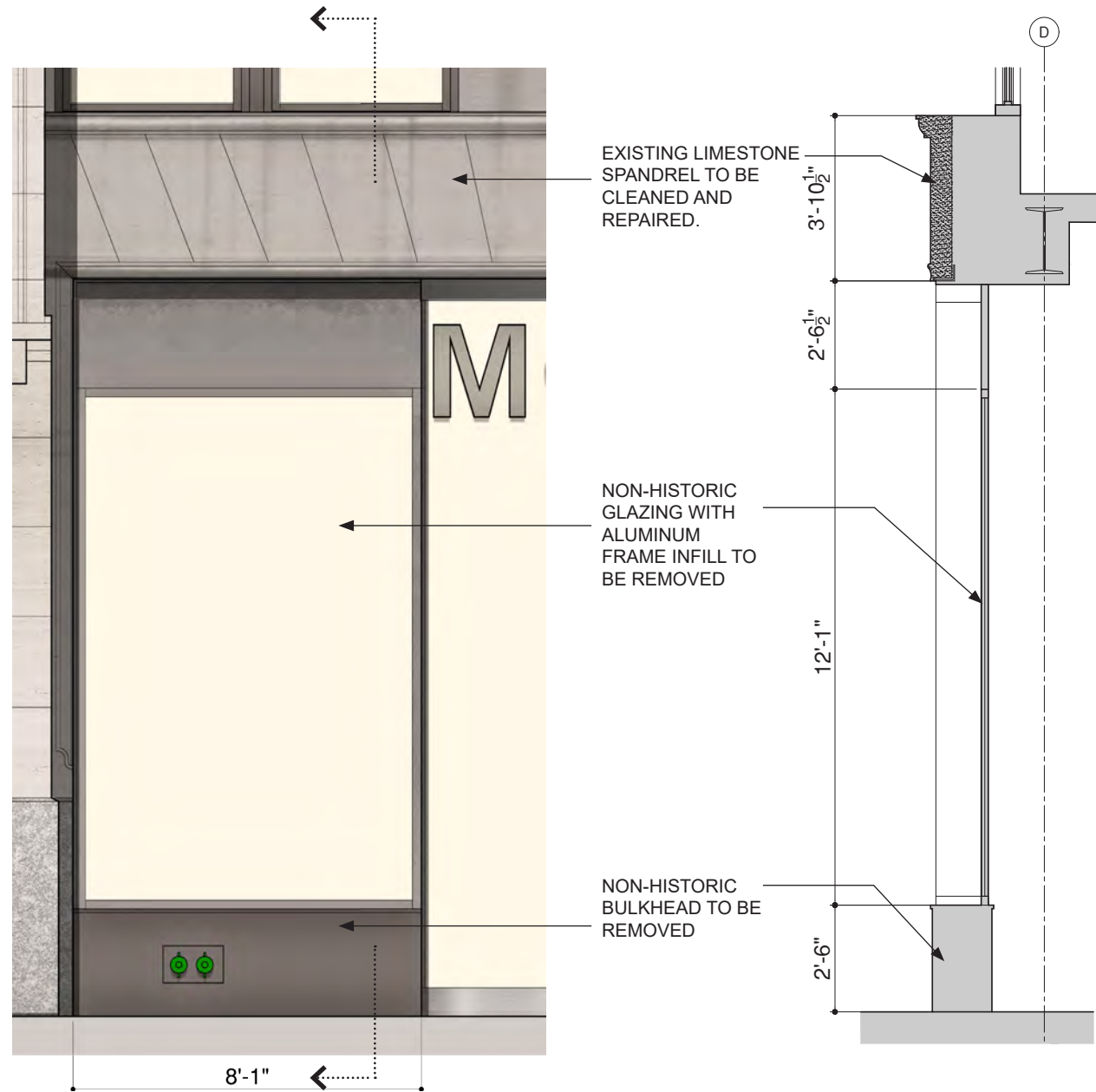
NEW GRANITE BASE TO MATCH EXISTING

PROPOSED | GOTHIC PORTAL





# STOREFRONT | DETAILS

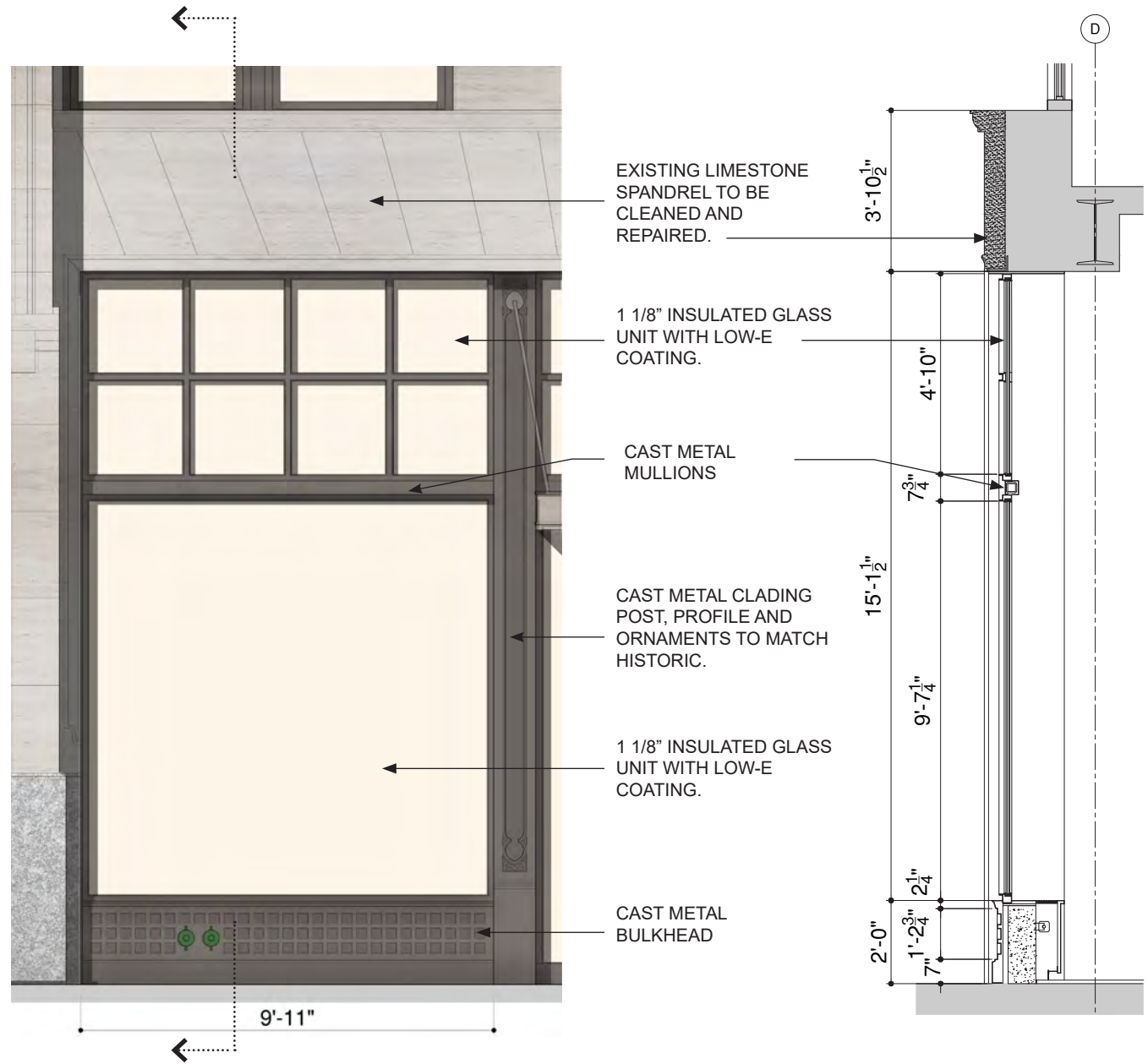


EXISTING LIMESTONE SPANDREL TO BE CLEANED AND REPAIRED.

NON-HISTORIC GLAZING WITH ALUMINUM FRAME INFILL TO BE REMOVED

NON-HISTORIC BULKHEAD TO BE REMOVED

EXISTING | FIXED GLAZING BAY



EXISTING LIMESTONE SPANDREL TO BE CLEANED AND REPAIRED.

1 1/8" INSULATED GLASS UNIT WITH LOW-E COATING.

CAST METAL MULLIONS

CAST METAL CLADDING POST, PROFILE AND ORNAMENTS TO MATCH HISTORIC.

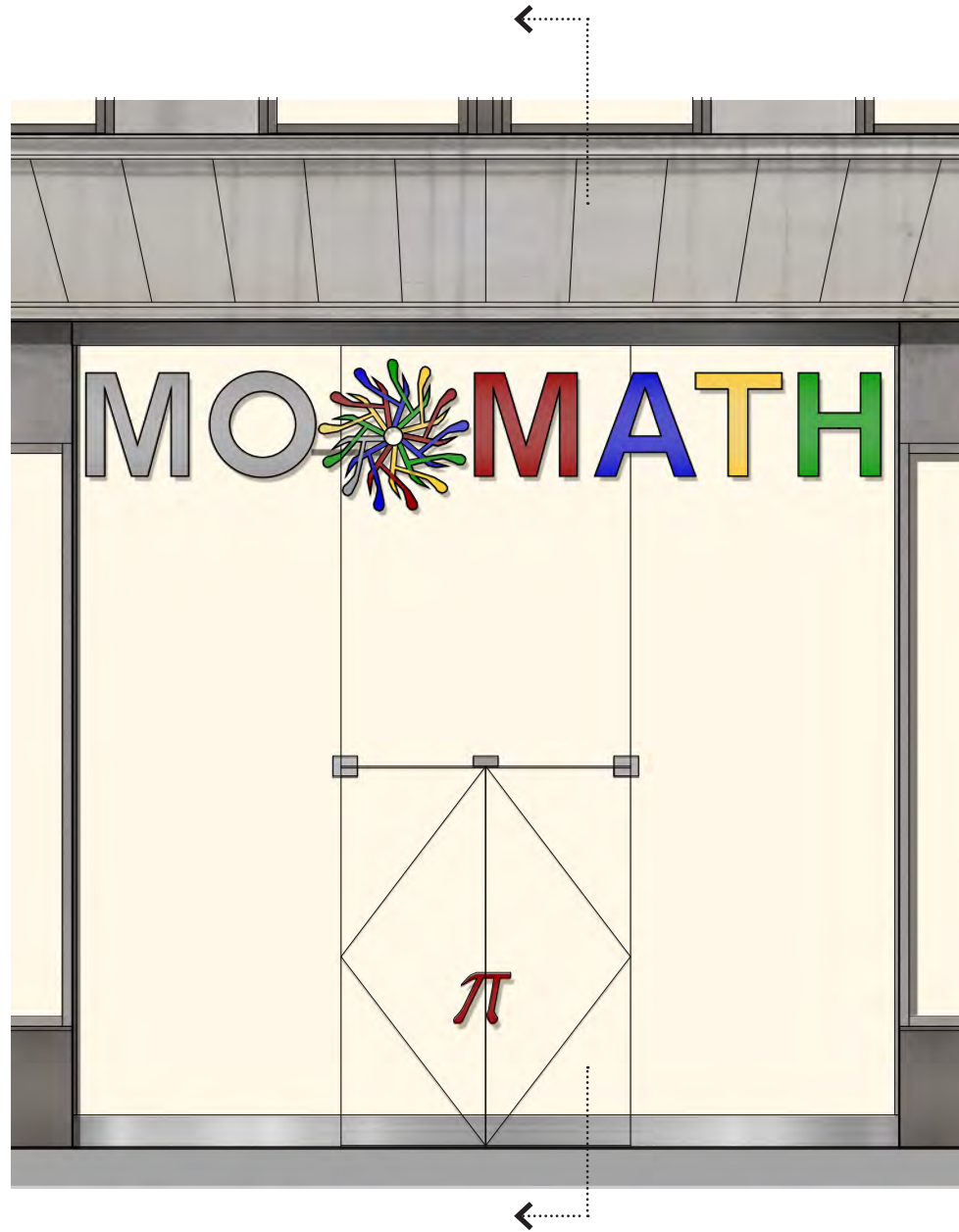
1 1/8" INSULATED GLASS UNIT WITH LOW-E COATING.

CAST METAL BULKHEAD

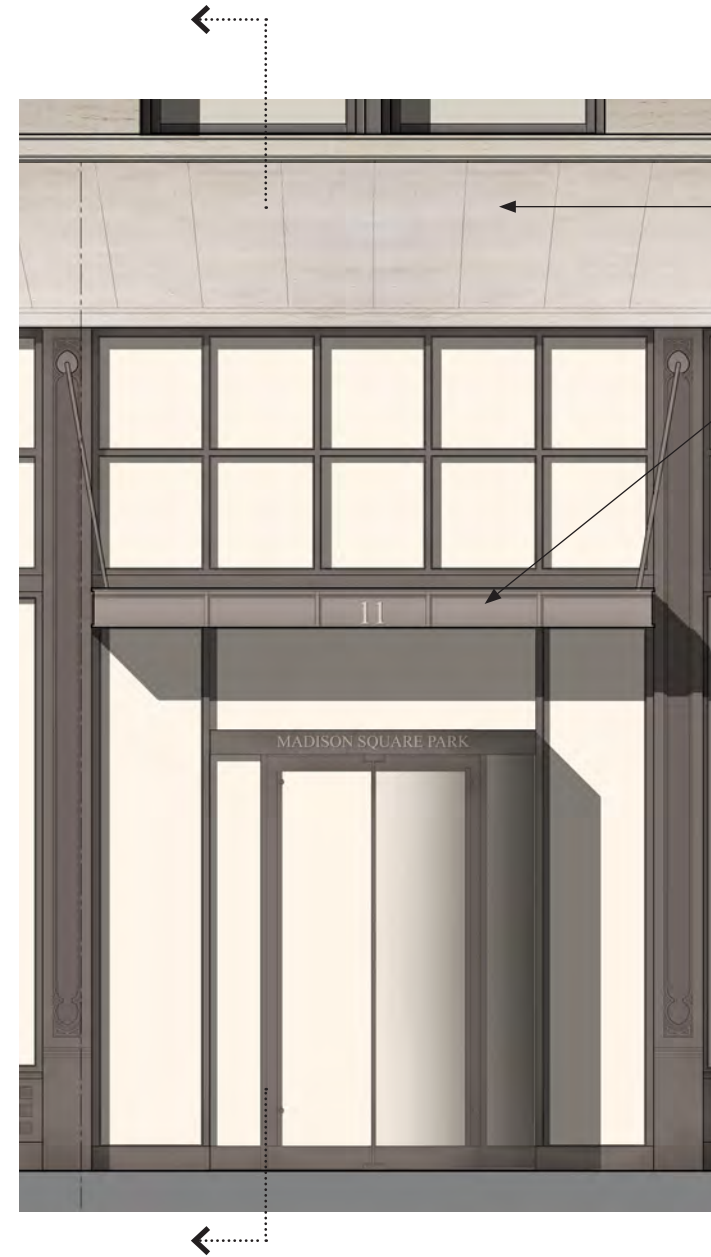
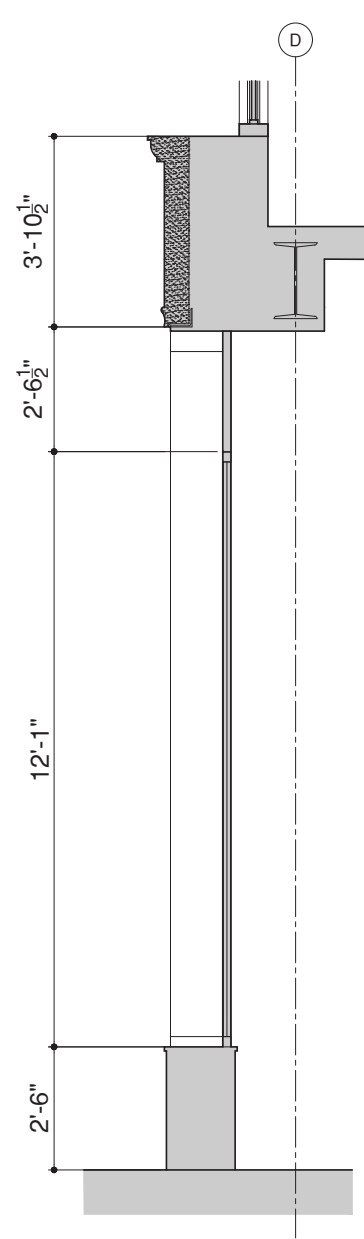
PROPOSED | FIXED GLAZING BAY



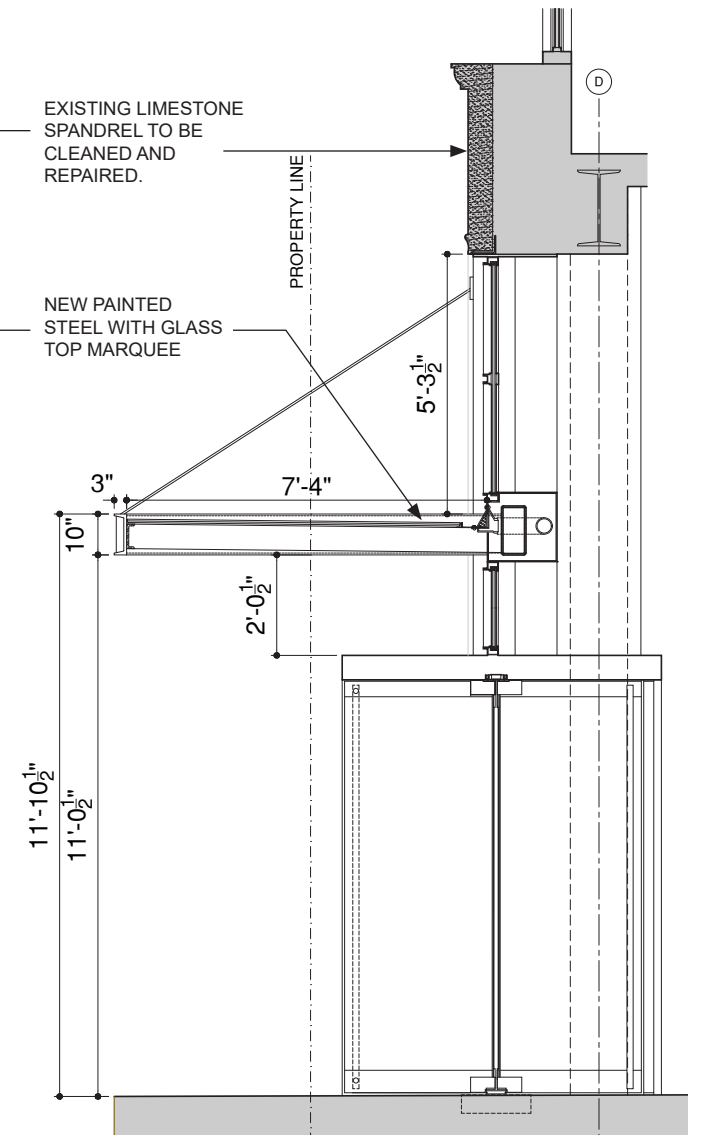
# STOREFRONT | DETAILS



EXISTING | STOREFRONT ENTRY

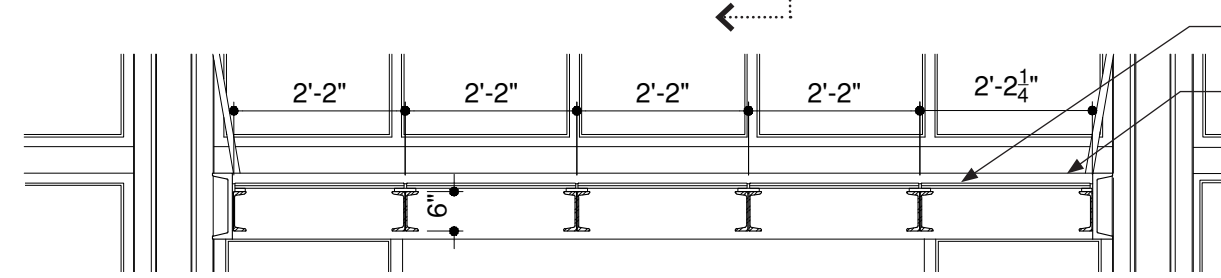
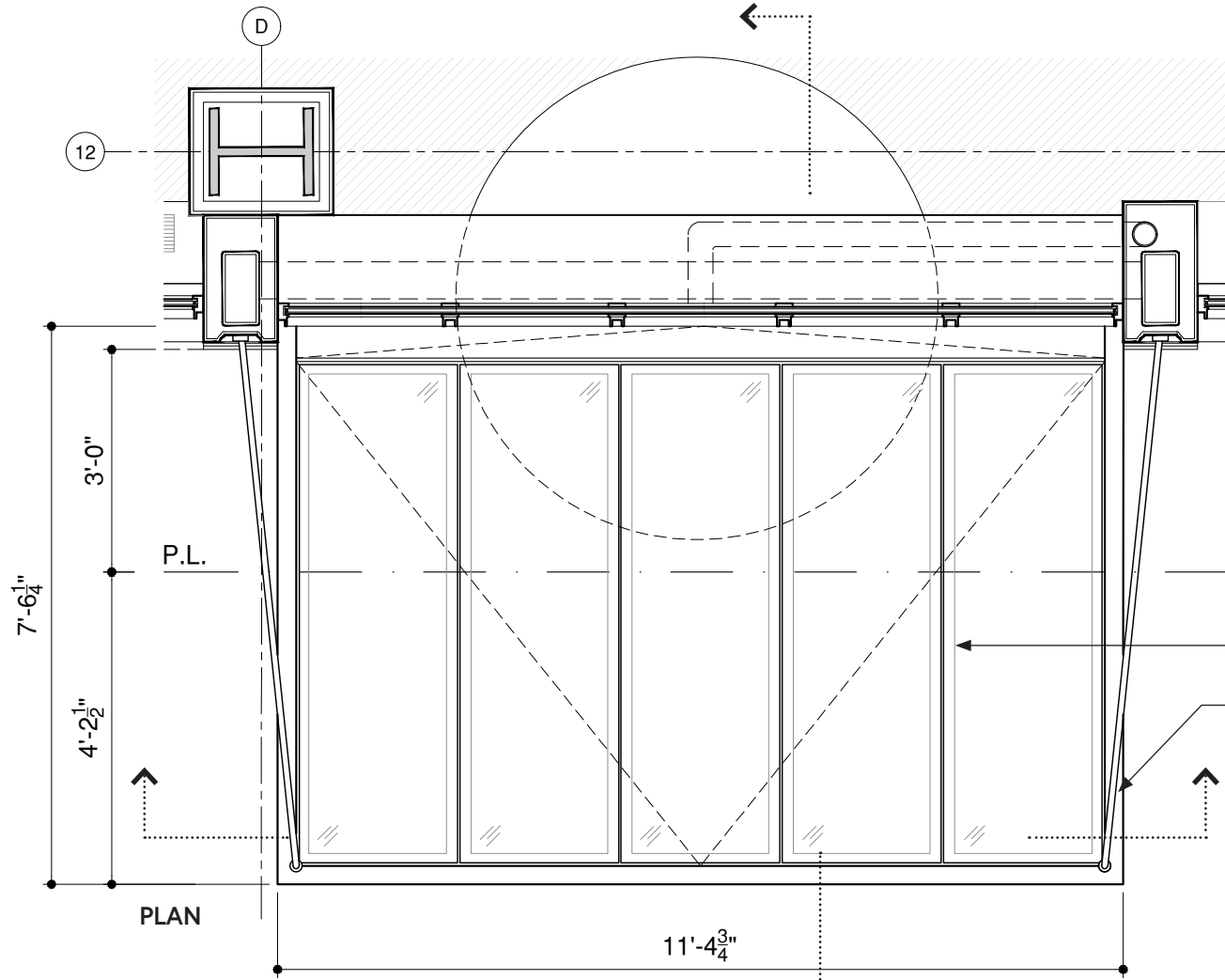


PROPOSED | REVOLVING DOOR





# STOREFRONT | MARQUEE DETAILS



13/16" LAMINATED GLASS

PAINTED STEEL C-CHANNEL

REVOLVING DOORS  
SOLID CANOPY FINISH  
TO MATCH STOREFRONT  
MULLIONS

NEW REVOLVING DOORS

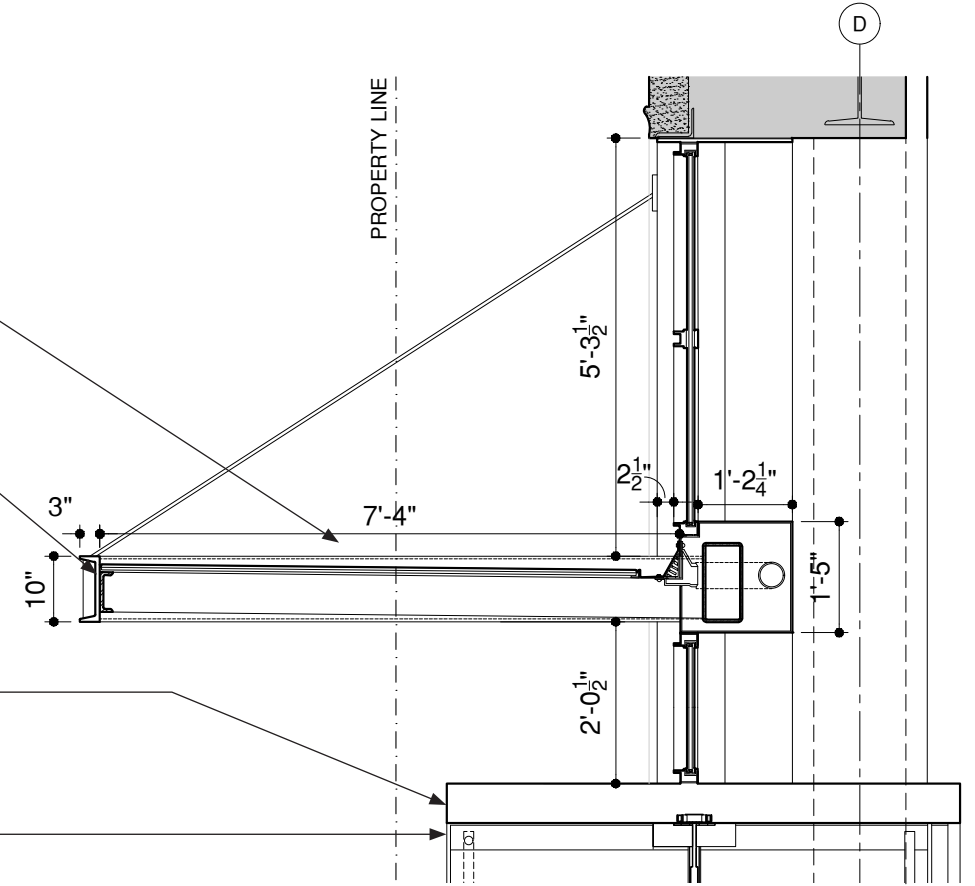
13/16" LAMINATED GLASS

PAINTED STEEL  
C-CHANNEL

13/16" LAMINATED GLASS

PAINTED STEEL  
C-CHANNEL

SECTION



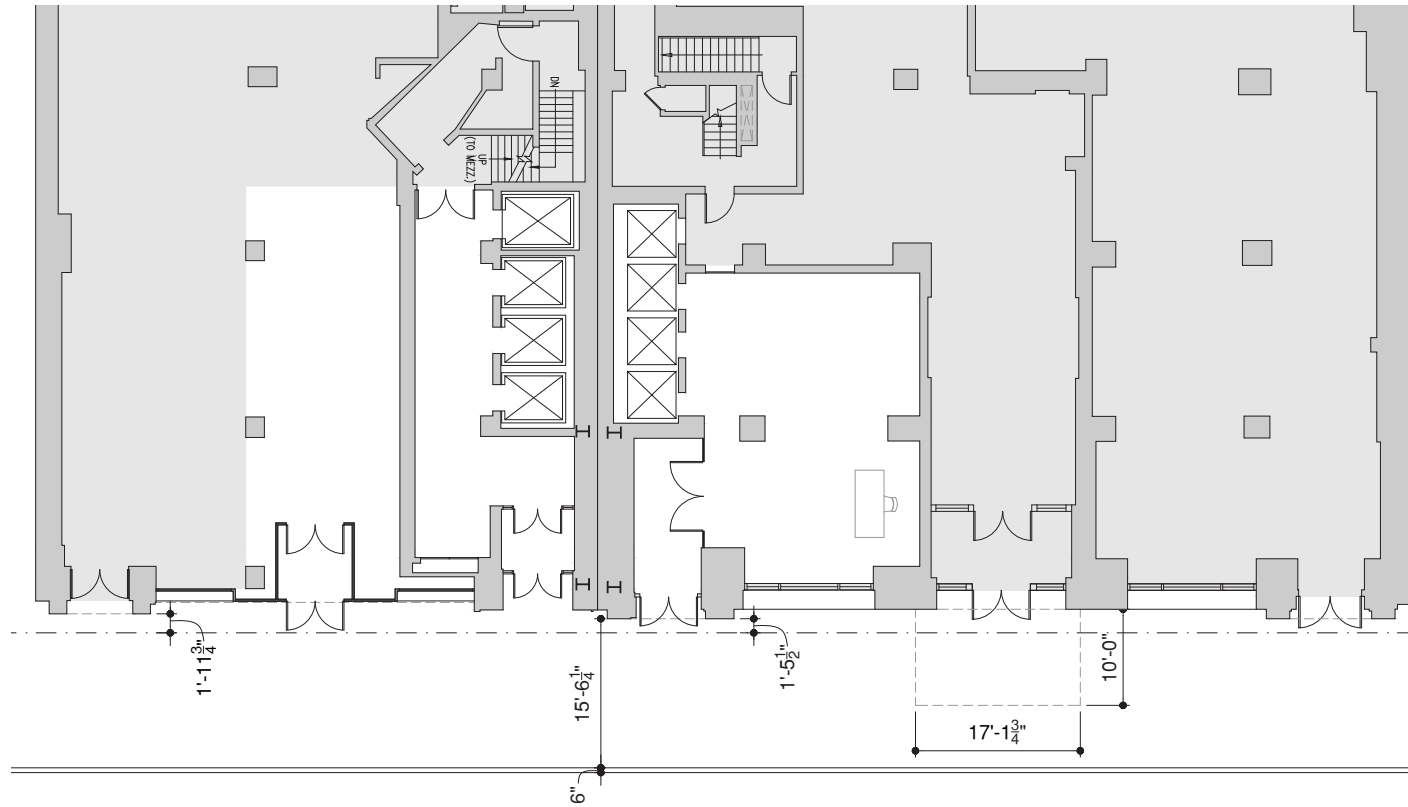
RENDERING



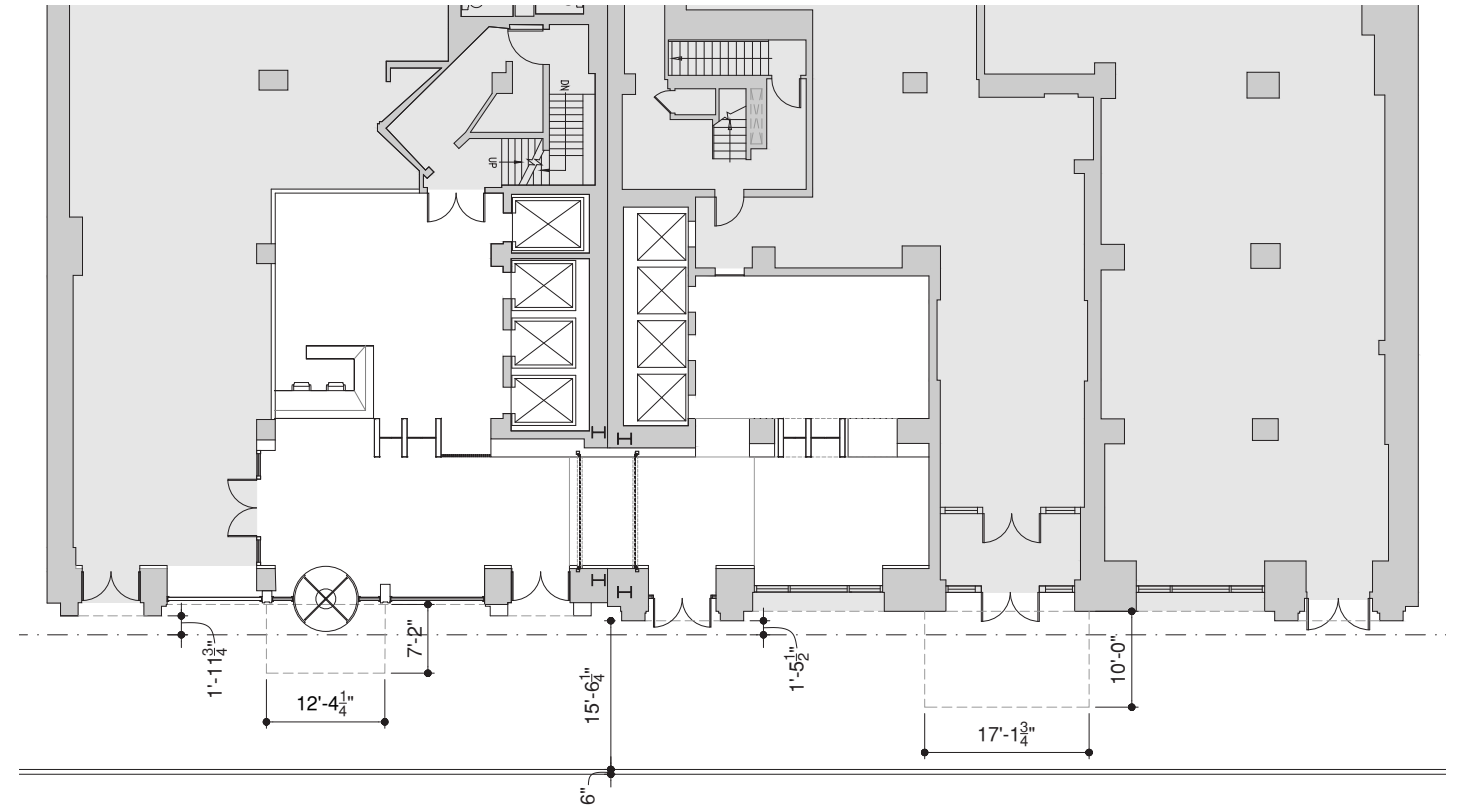
# 2 | INTERIOR CONNECTION



# STOREFRONT | INTERIOR



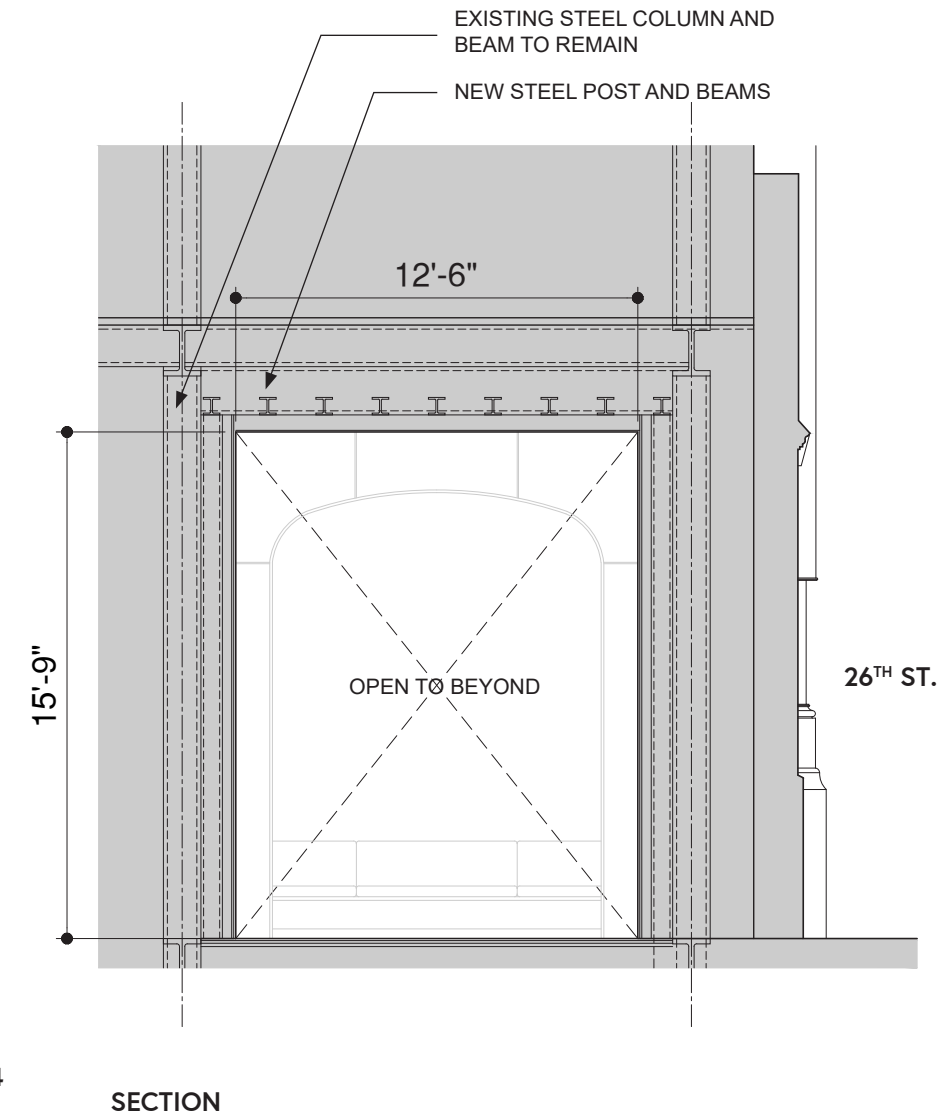
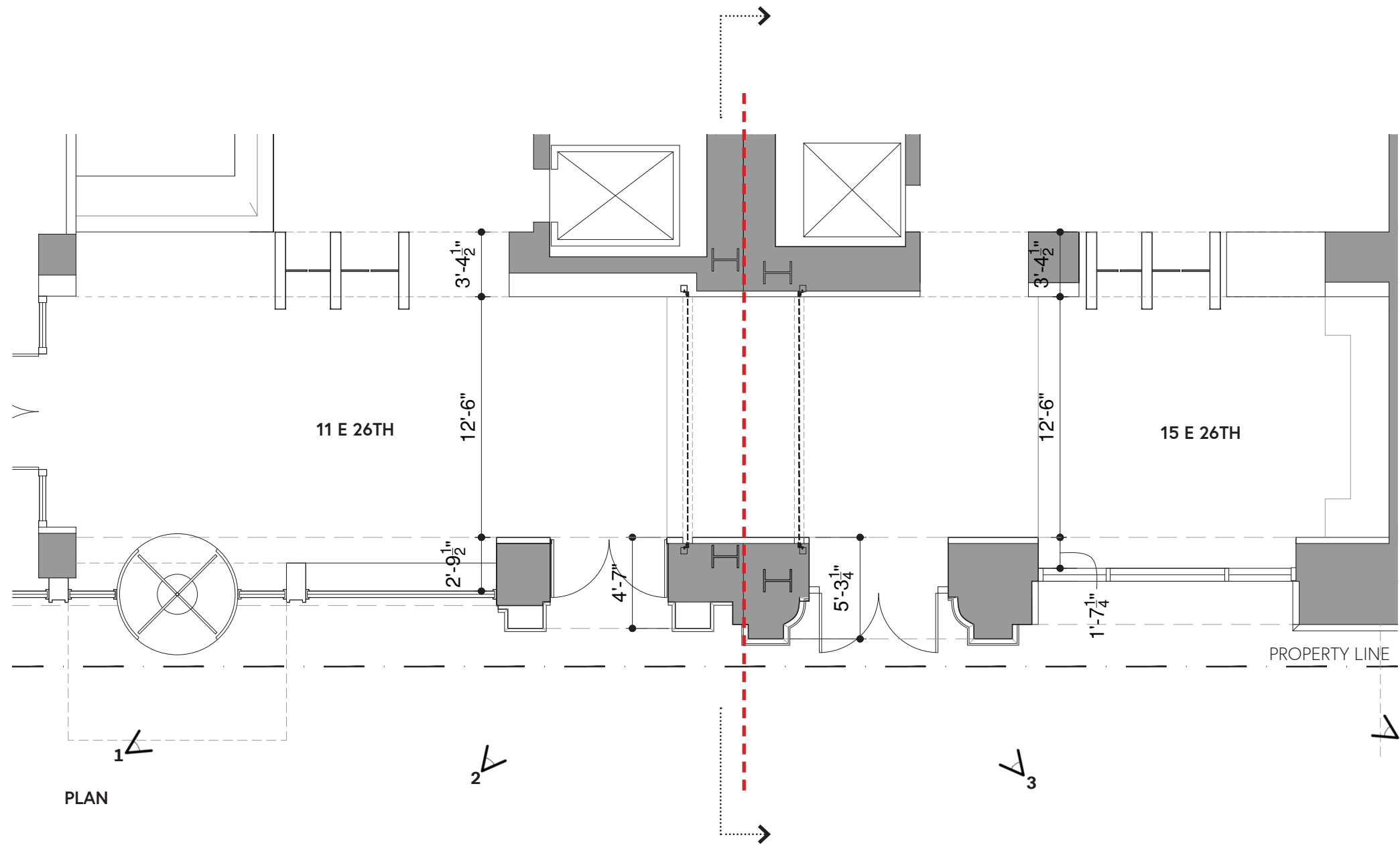
EXISTING



PROPOSED

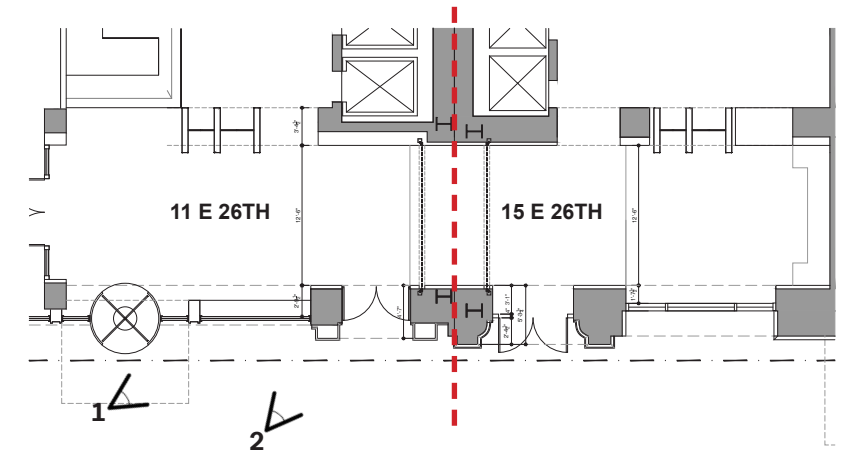


# STOREFRONT | INTERIOR CONNECTION



11 E 26TH STREET

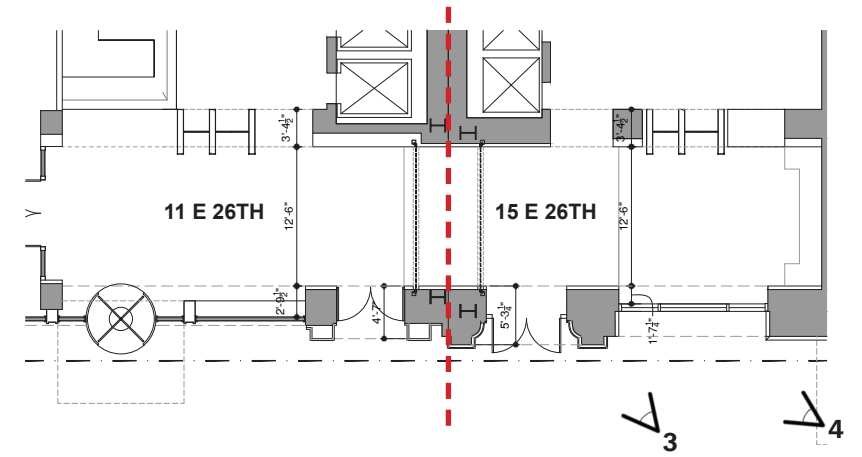
# STOREFRONT | INTERIOR CONNECTION VIEWS





11 E 26TH STREET

# STOREFRONT | INTERIOR CONNECTION VIEWS



# 3 | PARAPET & ROOF



11 E 26TH STREET

# PARAPET & ROOF | HISTORICAL



1924 view of the parapet. (NYPL)



1913 view of the parapet. (LOC)

11 E 26TH STREET

# PARAPET & ROOF | HISTORICAL



1922 view of the roof. (NYHS)



1951 view of the roof. (NYS)



11 E 26TH STREET

# PARAPET & ROOF | HISTORICAL



1940 view of the parapet. (LOC)



Ca. 1977 view of the parapet. (MCNY)



2022 aerial view of the roof. (Google Maps)



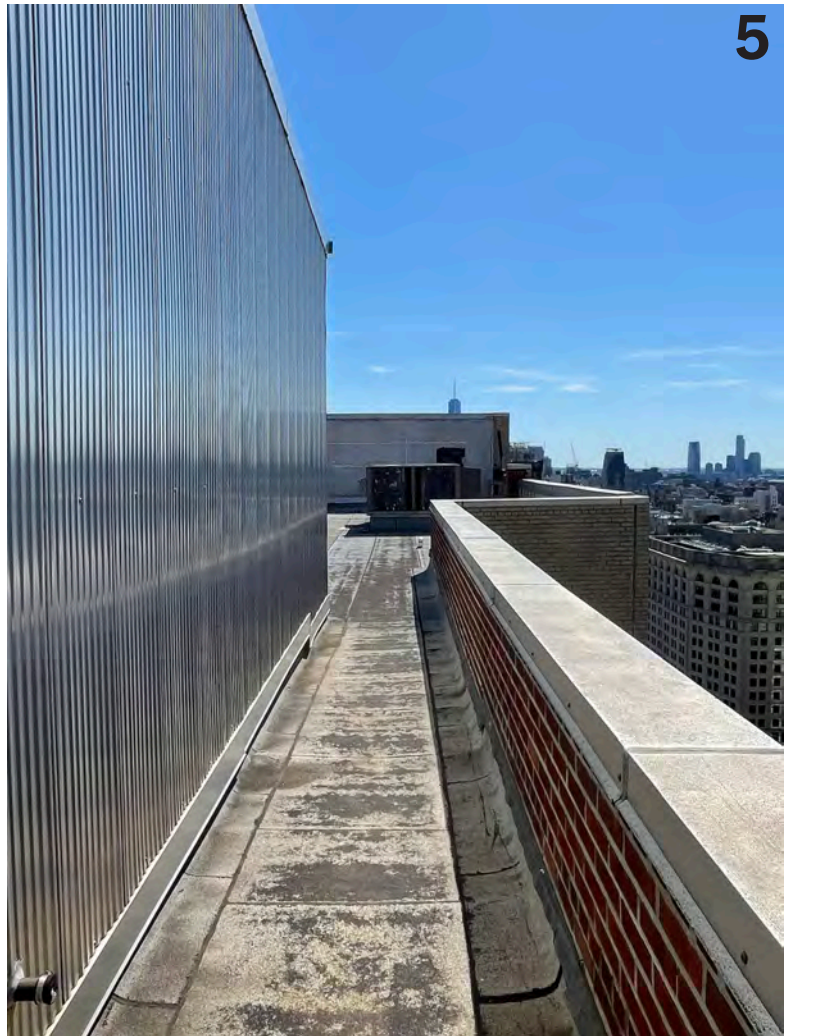
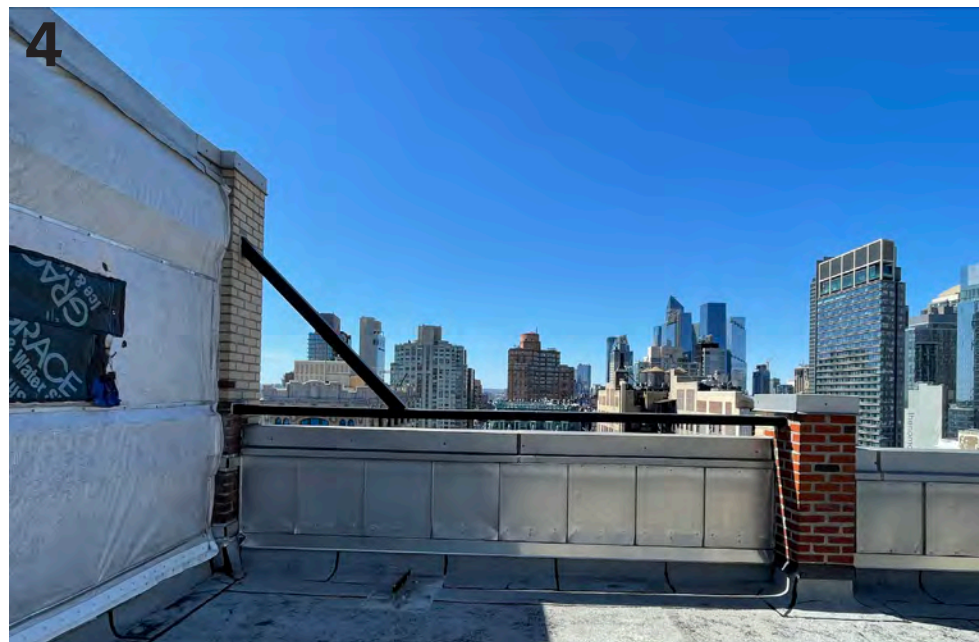
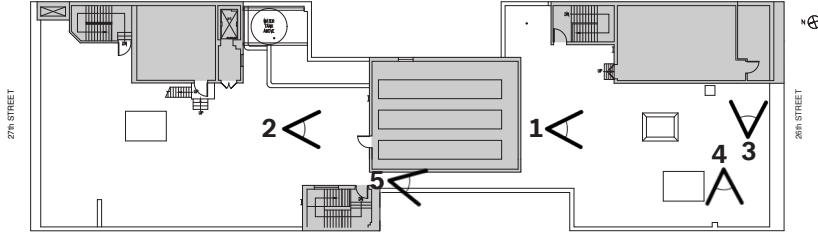
11 E 26TH STREET

# PARAPET | EXISTING CONDITIONS





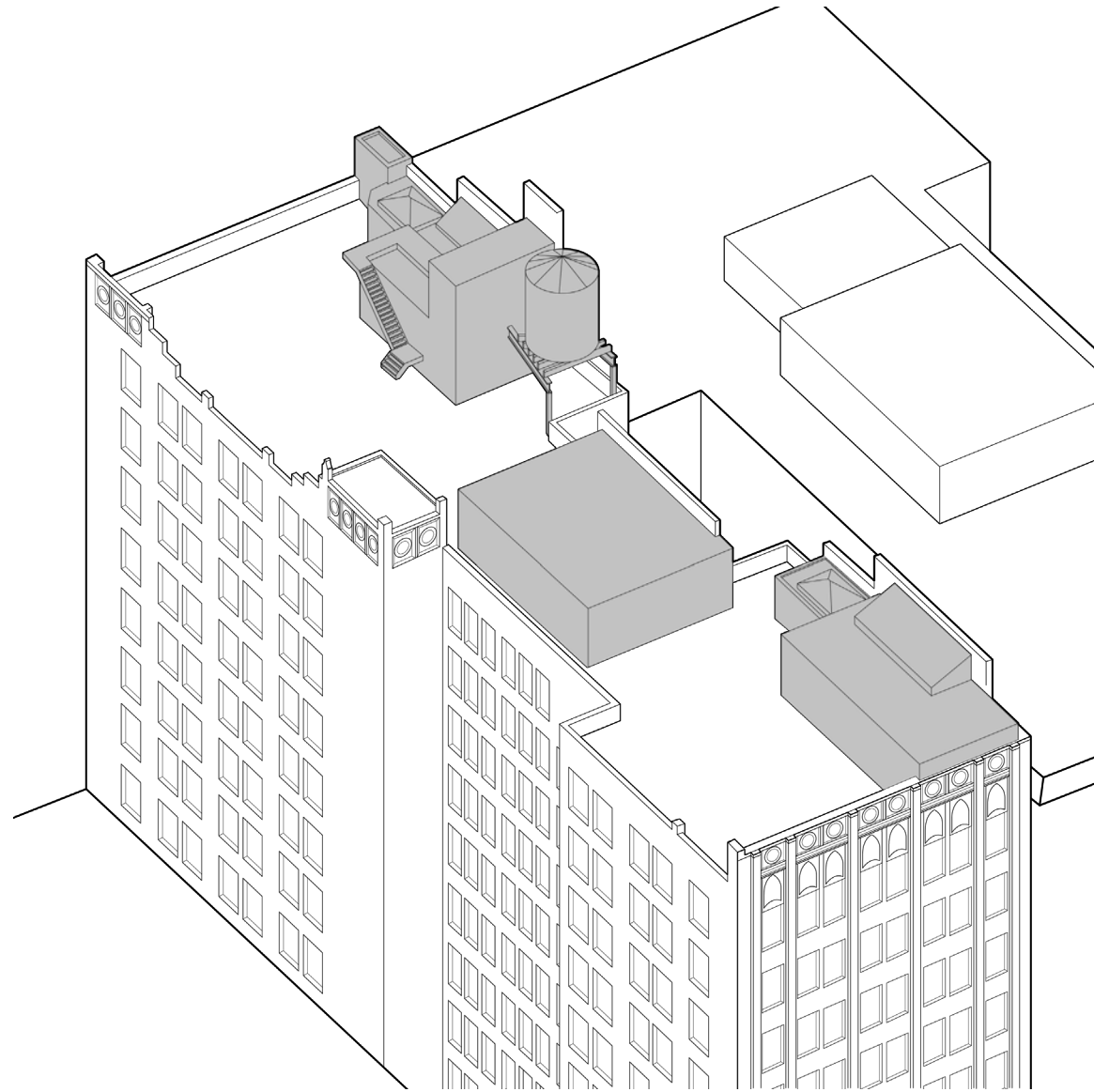
# ROOF | EXISTING CONDITIONS



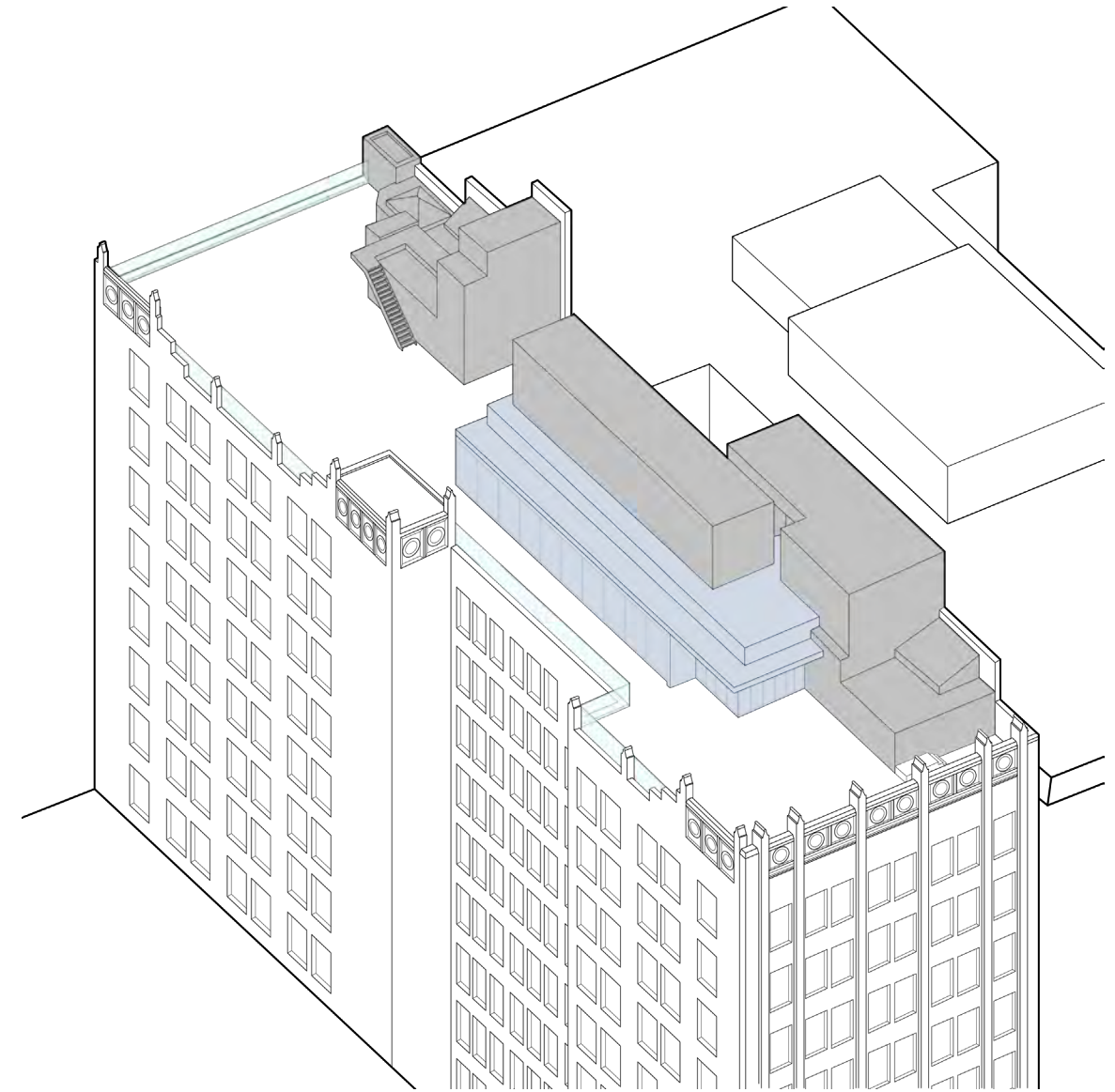


# ROOF | SCOPE OF WORK

- OCCUPIED SPACE
- UNOCCUPIED SPACE | MECHANICAL BULKHEADS



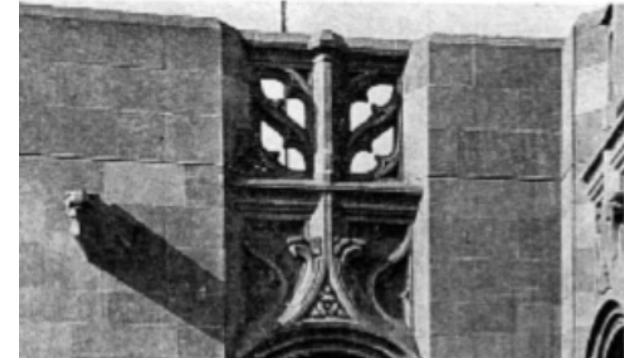
EXISTING



PROPOSED



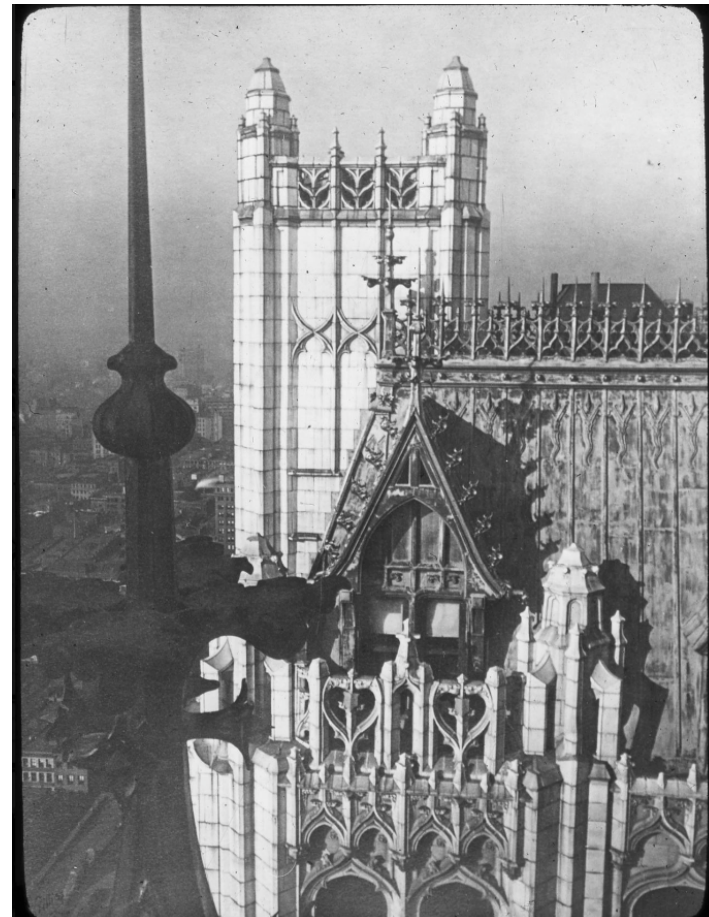
# CONTEXT | NEO-GOTHIC OPEN PARAPETS



Inset detail of 13th story, 1929 (The American Architect)



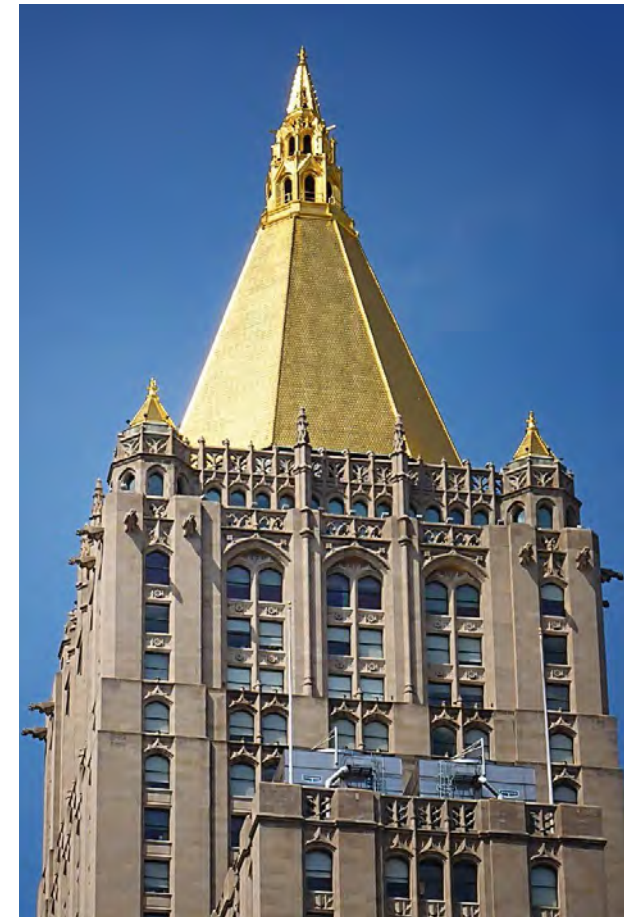
West Street Building (Cass Gilbert, 1905-07)



Woolworth Building (Cas Gilbert, 1912)



400 Madison (H. Craig Severance, 1928-29)



New York Life Insurance Co. Building (Cass Gilbert, 1926-29)



# CONTEXT | LPC APPROVED INTERVENTIONS



555 West End Avenue (approved 2015)



14-16 East 16th Street (approved 2020)



The Windermere (approved 2017)



# PARAPET | EXISTING



PHOTOS FROM THE PARAPET ASSESSMENT PREPARED BY THORNTON TOMASETTI ON JULY / AUGUST 2022.



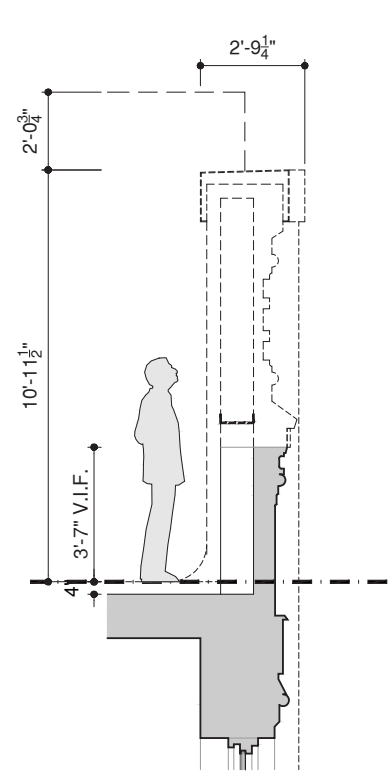
# PARAPET | EXISTING



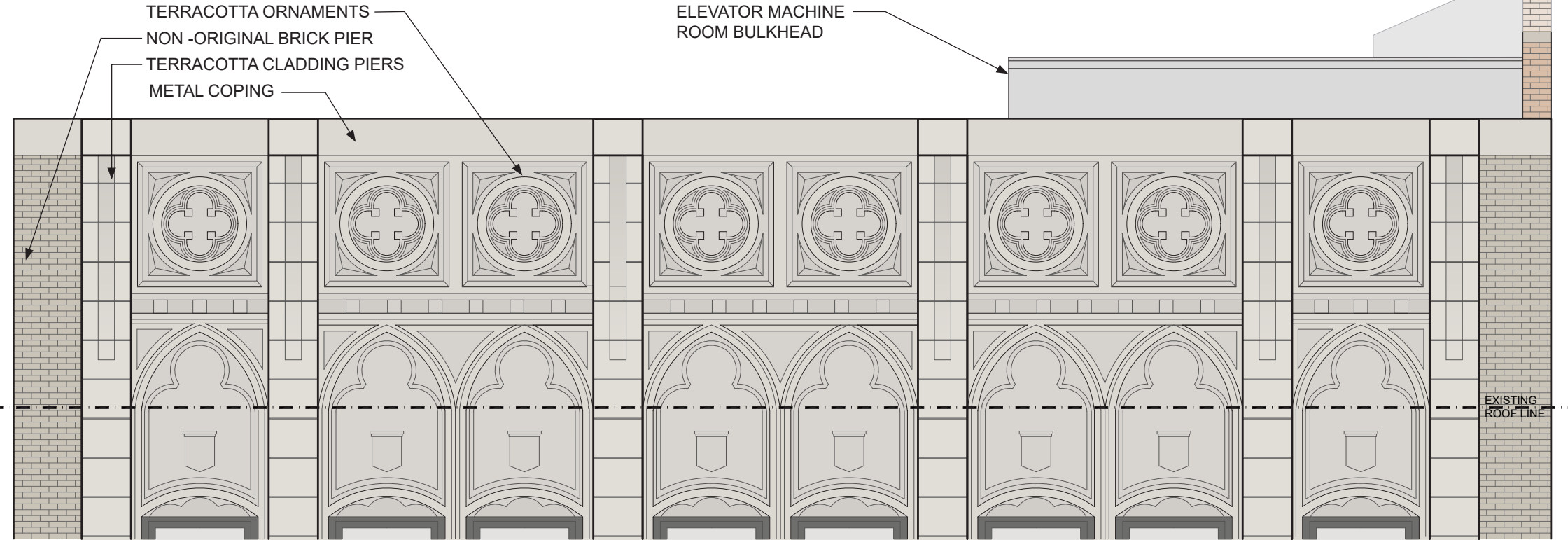
PROBE AT THE BACKUP WALL SHOWING THE EXISTING CORRODED STEEL POST AND BEAMS THAT SUPPORT THE TERRACOTTA CLADDING WALL. MARCH /2022.



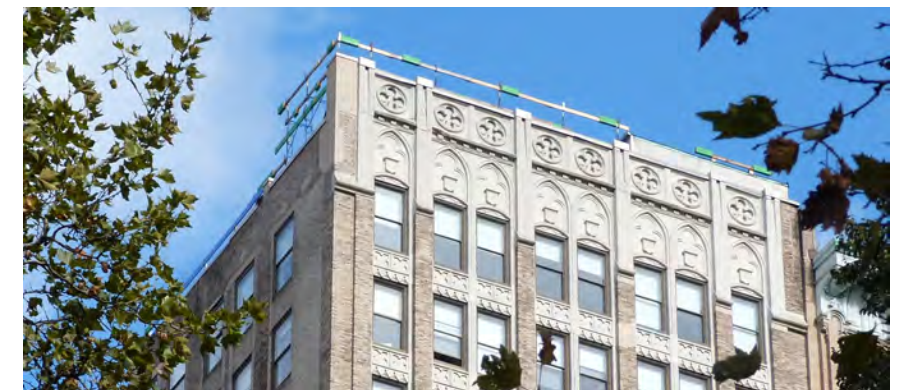
# PARAPET | EXISTING



SECTION



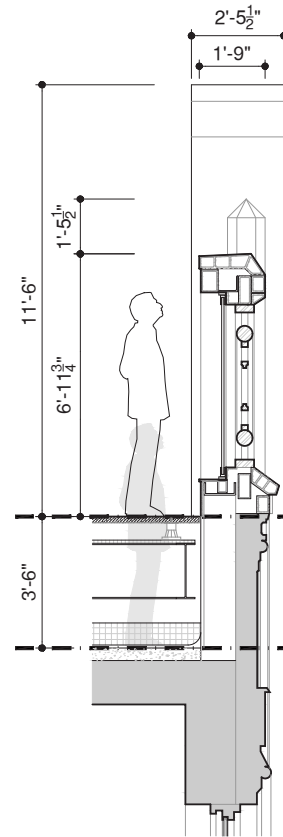
ELEVATION



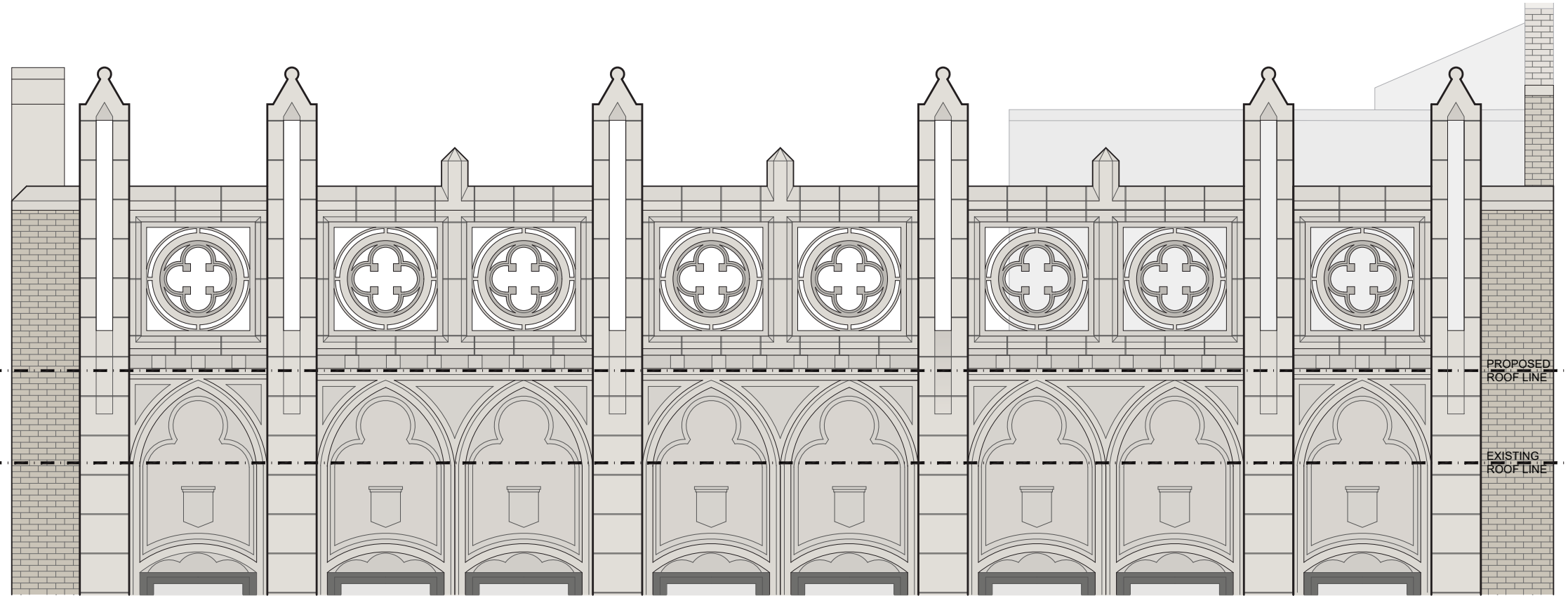
PARAPET DETAIL PERSPECTIVE



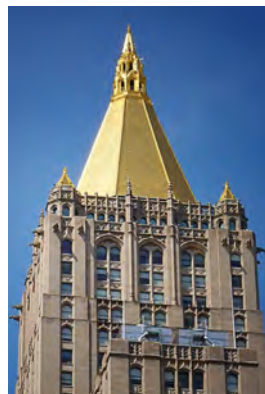
# PARAPET | PROPOSED



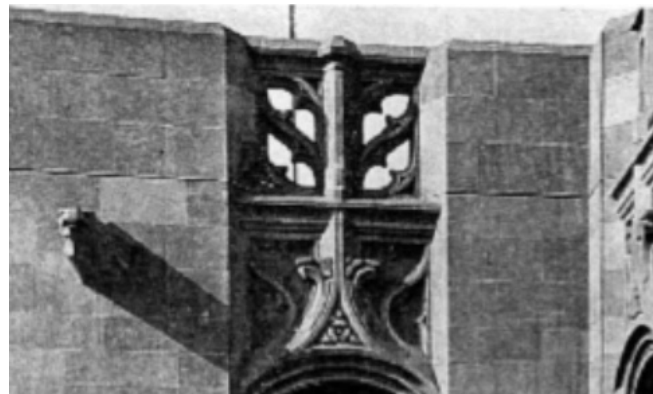
SECTION



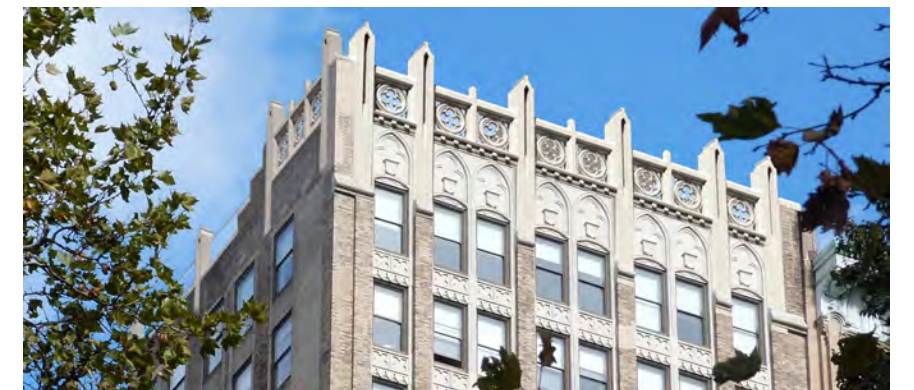
ELEVATION



NY Life Building (Cass Gilbert)



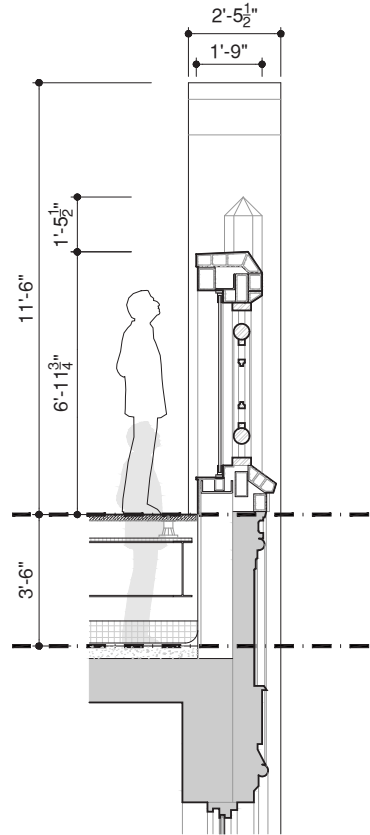
Inset detail of 13th story, 1929 (The American Architect)



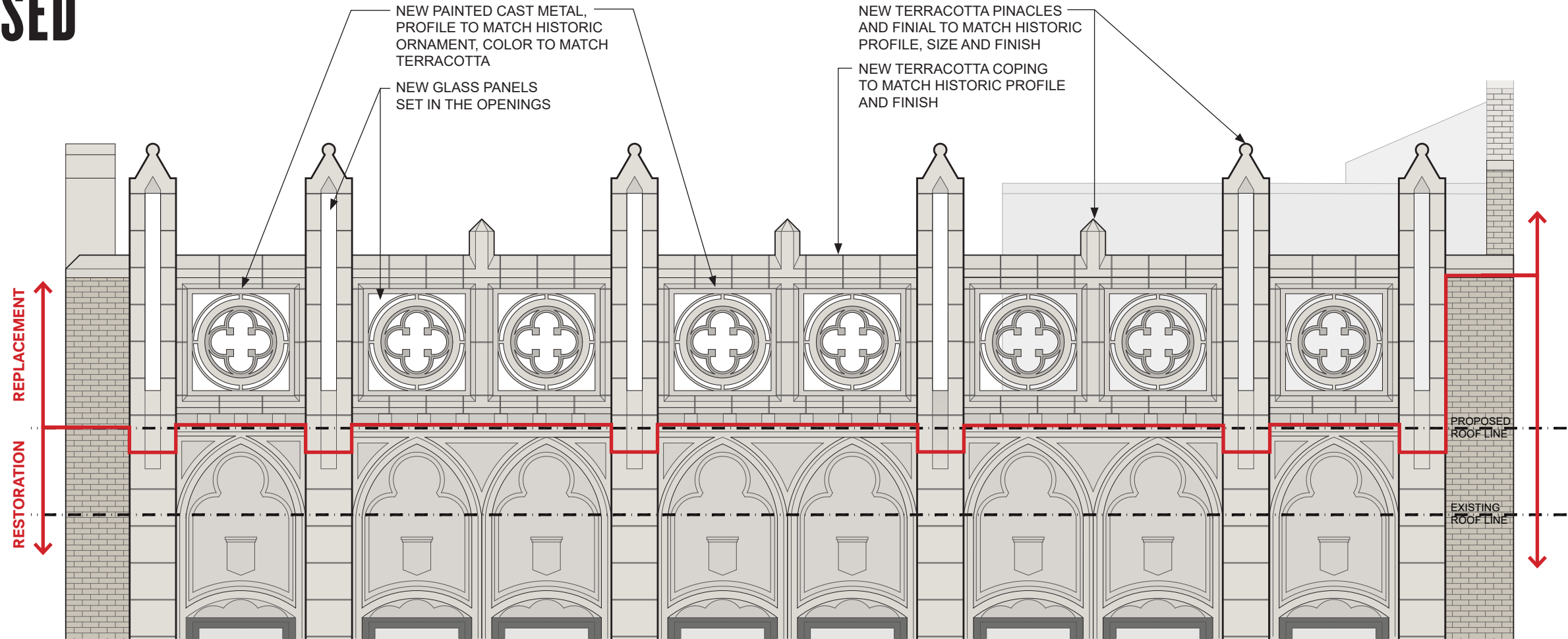
PARAPET DETAIL PERSPECTIVE



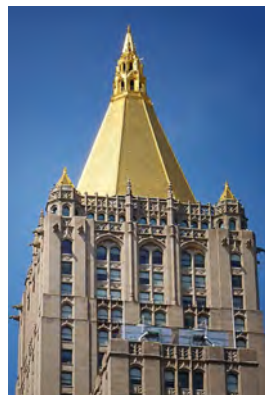
# PARAPET | PROPOSED



SECTION



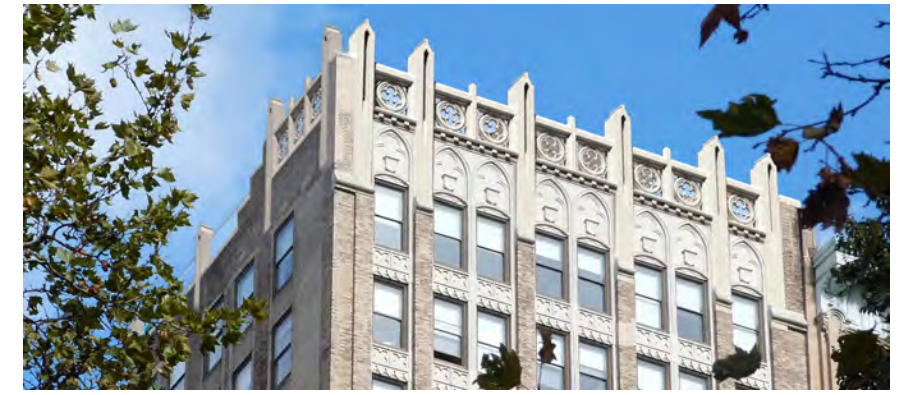
ELEVATION



NY Life Building



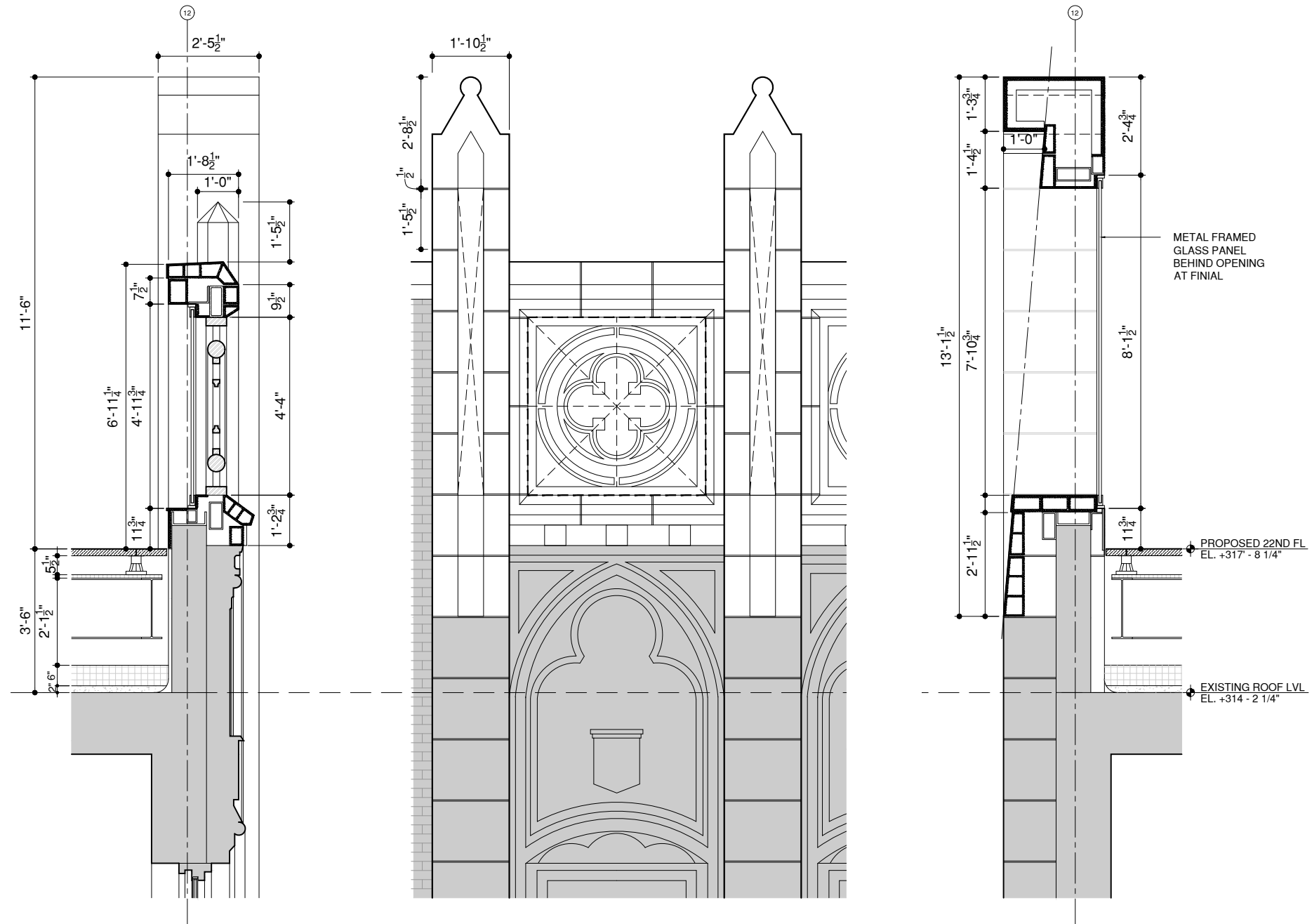
Inset detail of 13th story, 1929 (American Architect)



PARAPET DETAIL PERSPECTIVE



# ROOF | PROPOSED SECTION AT SOUTH PARAPET



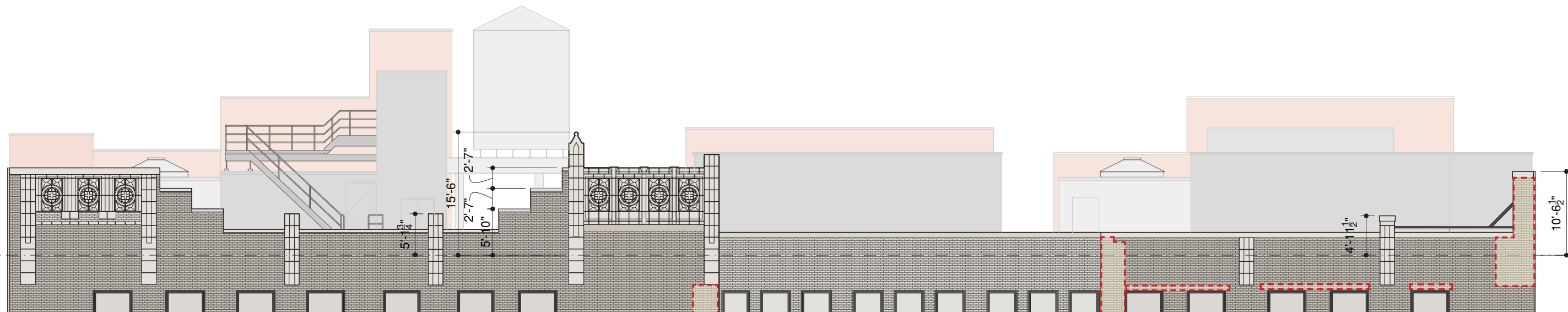


11 E 26TH STREET

# ROOF | SOUTH WEST PARAPET FROM DECK

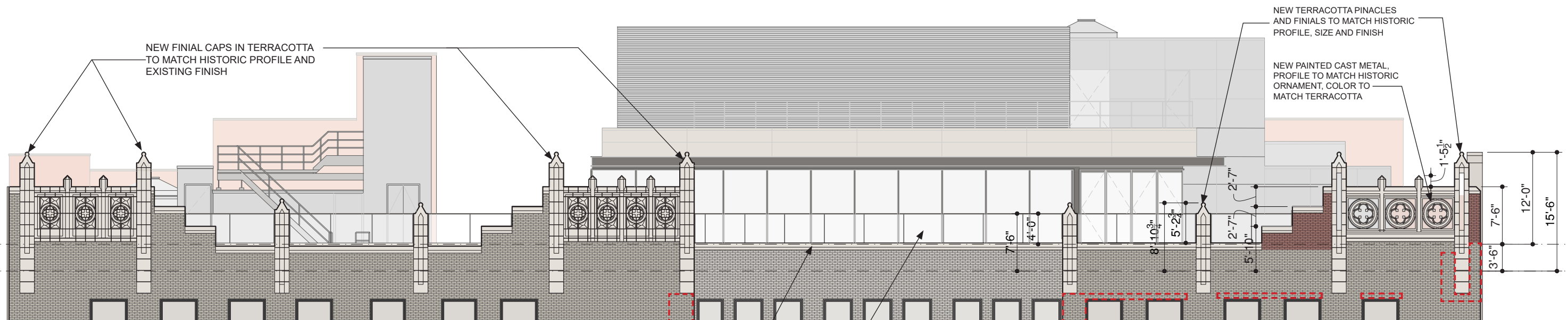


# ROOF | EXISTING & PROPOSED WEST ELEVATION



EXISTING

NON-ORIGINAL BRICK



PROPOSED

NEW TERRACOTTA COPING

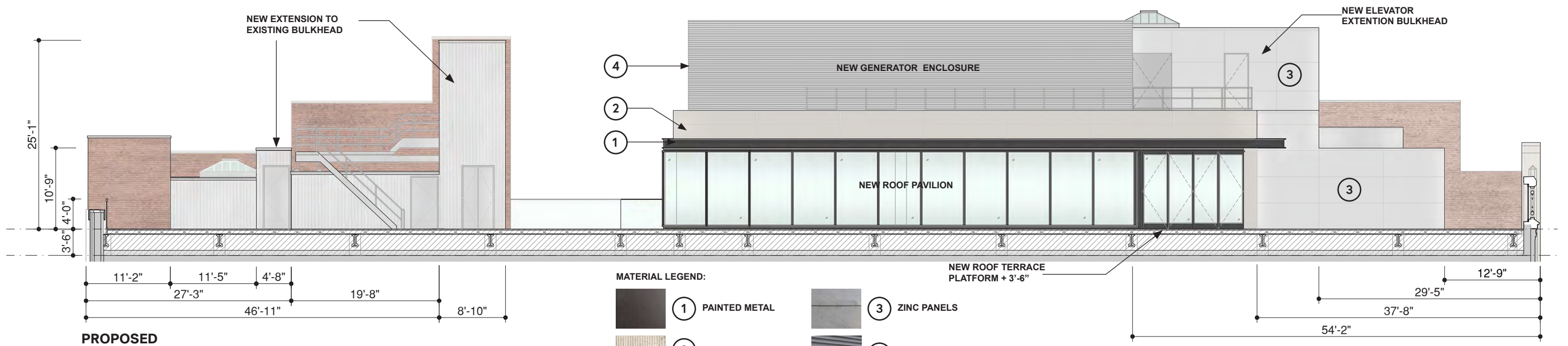
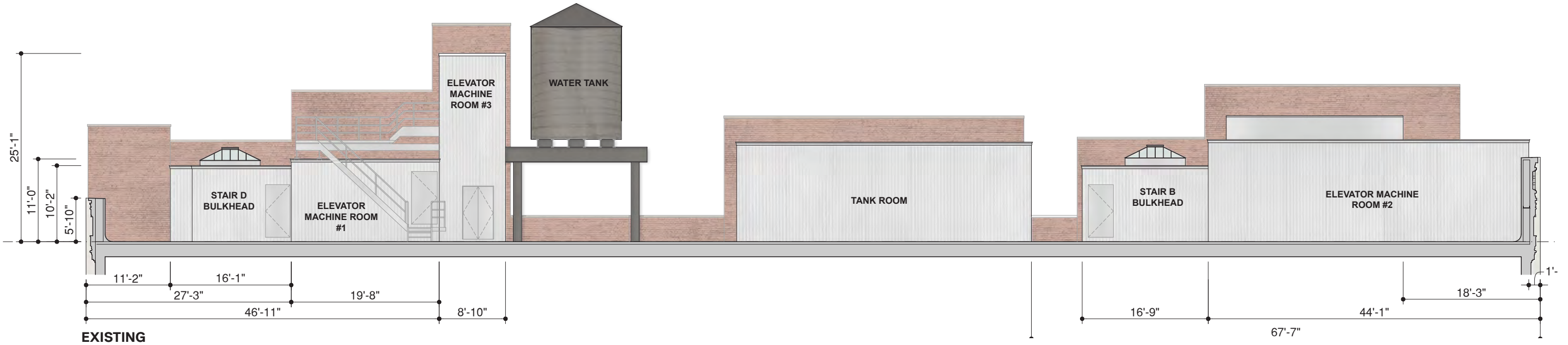
NEW GLAZING GUARDRAIL DETACHED FROM EXISTING PARAPET, TYP.

NON-ORIGINAL BRICK

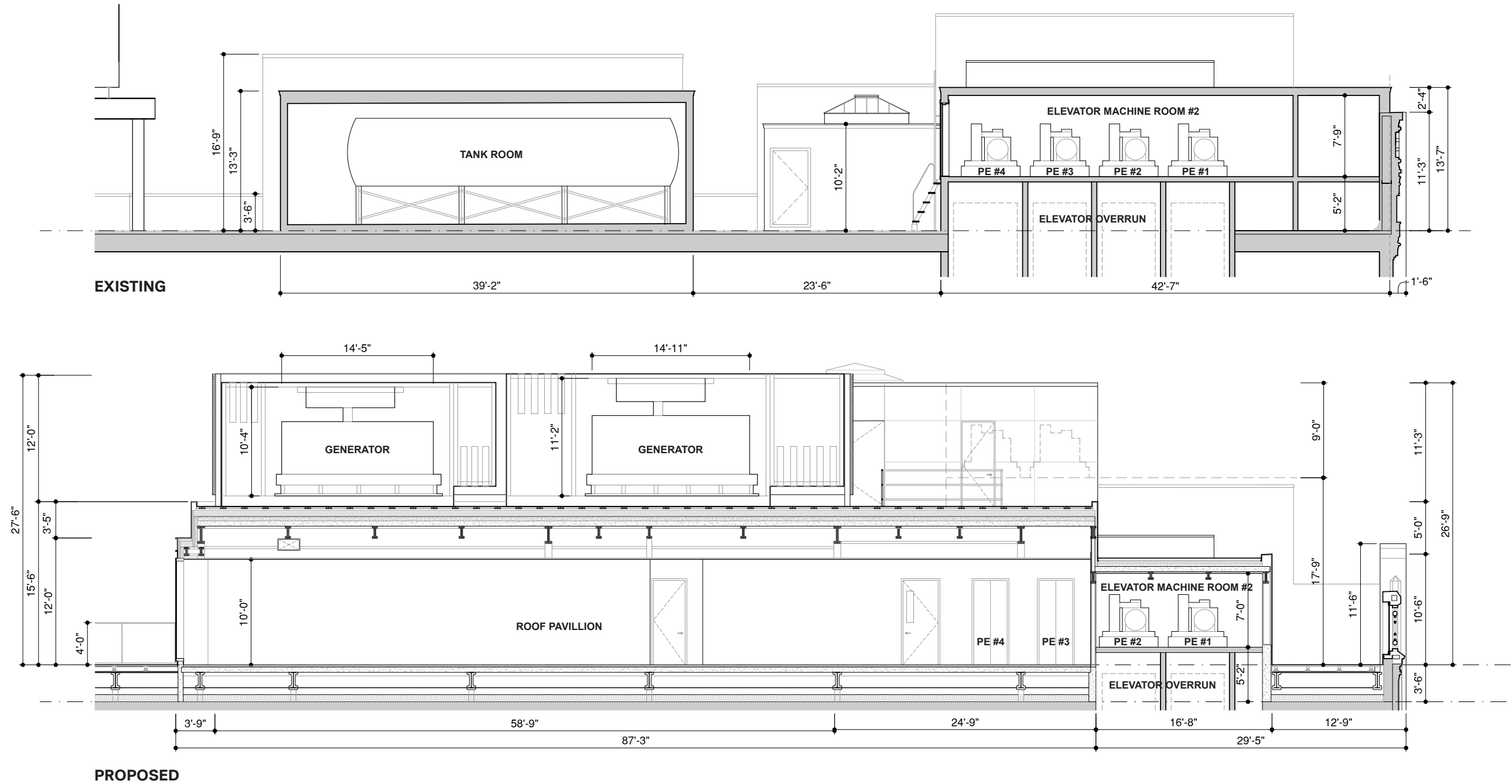
NEW BRICK TO MATCH THE HISTORIC IN COLOR AND SIZE



# ROOF | EXISTING & PROPOSED ELEVATION

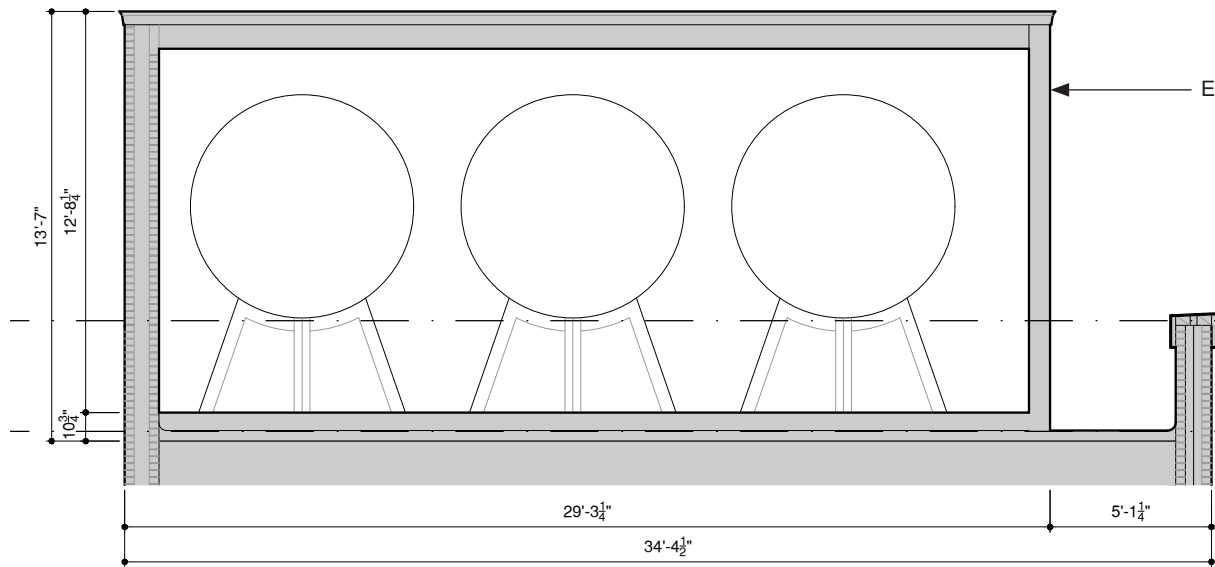
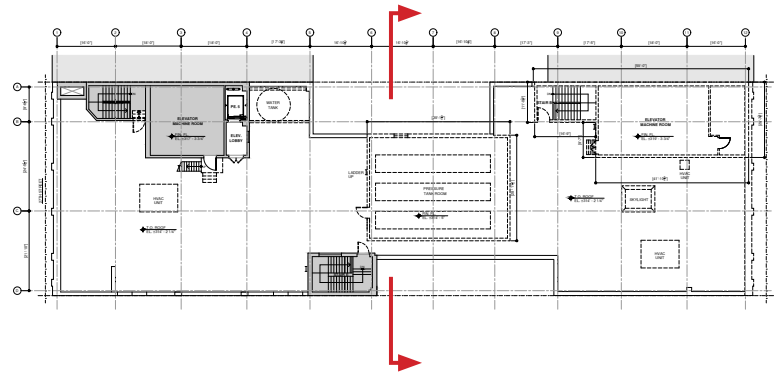


# ROOF | EXISTING & PROPOSED SECTION





# ROOF | EXISTING & PROPOSED CROSS SECTION



**EXISTING**

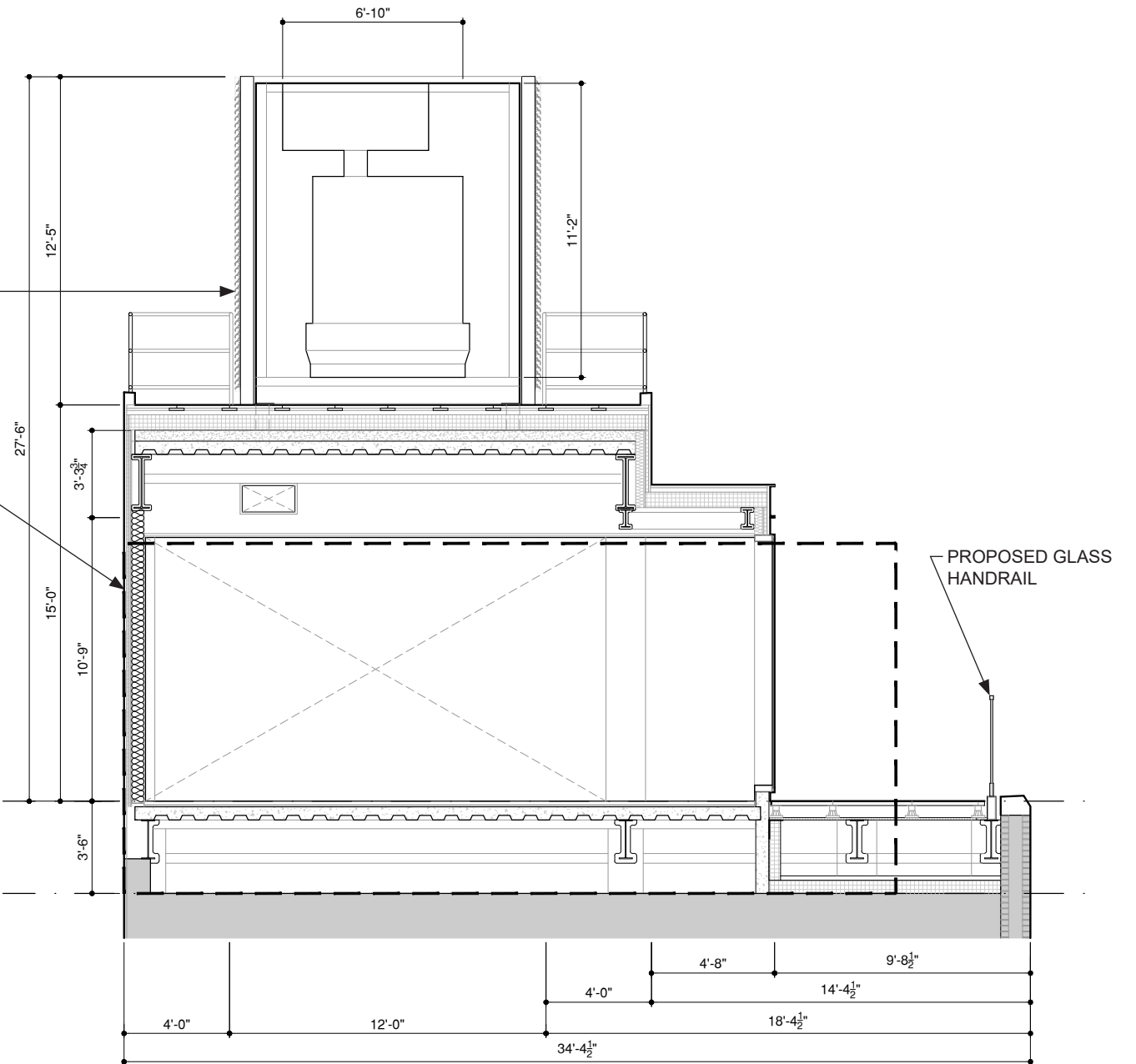
PROPOSED ACOUSTICALLY-RATED GENERATOR & LOUVERED ENCLOSURE

PROPOSED ROOF PAVILION

EXISTING TANK ROOM

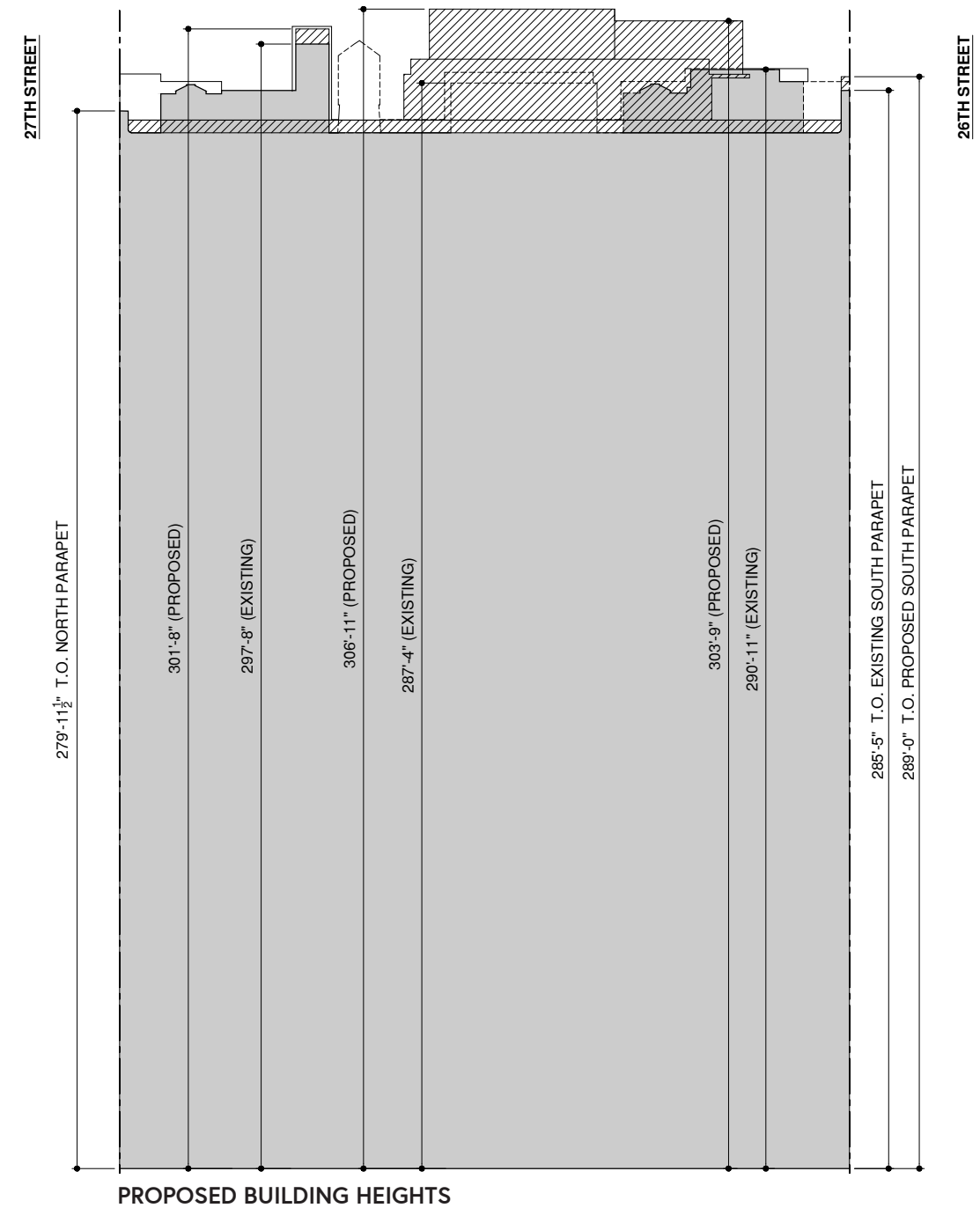
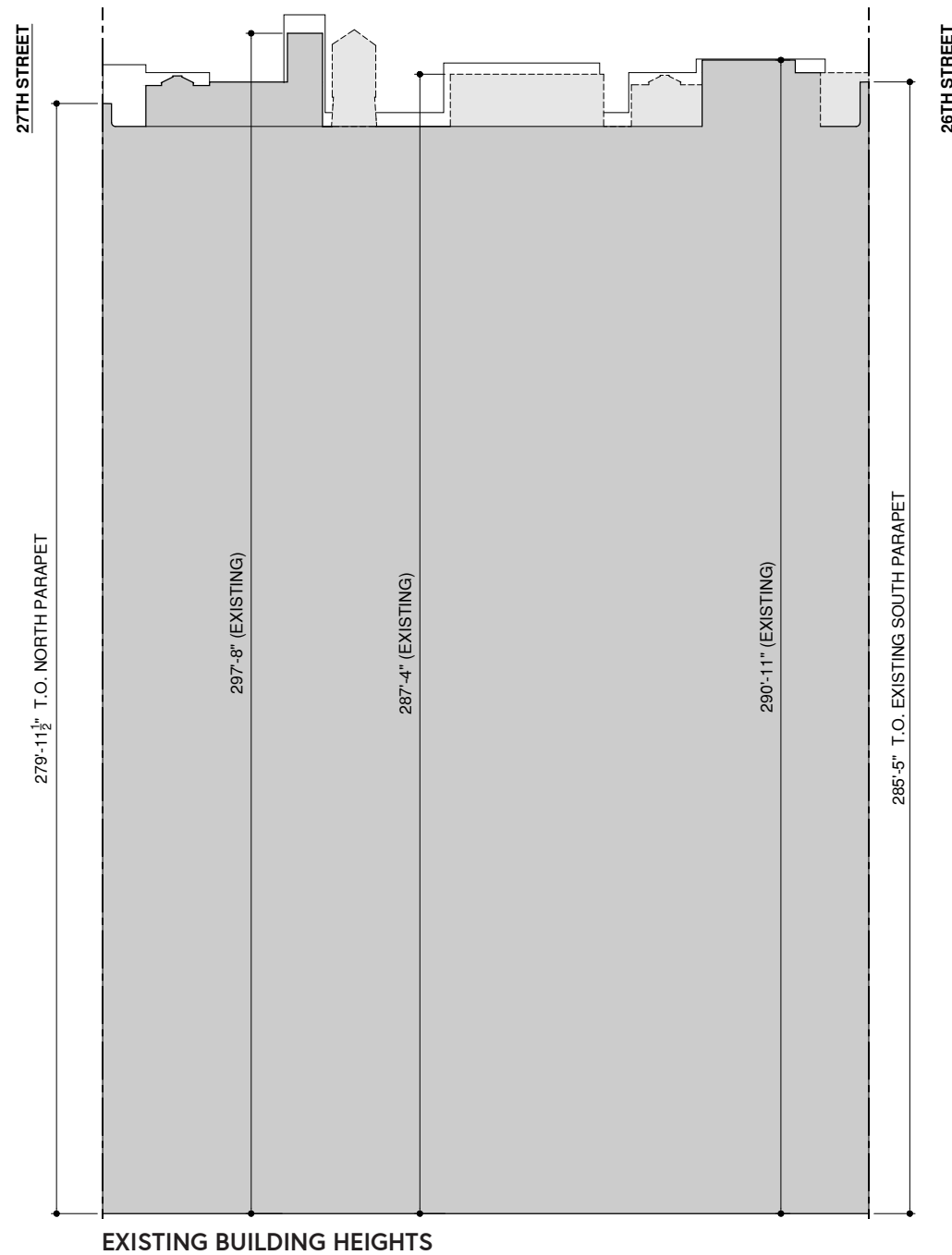
PROPOSED ROOF LEVEL  
+317' - 8 1/4"

EXISTING ROOF LEVEL  
+314' - 2 1/4"



**PROPOSED**

# ROOF | BUILDING HEIGHT





# 11 E 26TH | VISIBILITY



# VISIBILITY | FIFTH AVE NEAR W 25TH ST



EXISTING



PROPOSED



PROPOSED "ZOOM DETAIL"



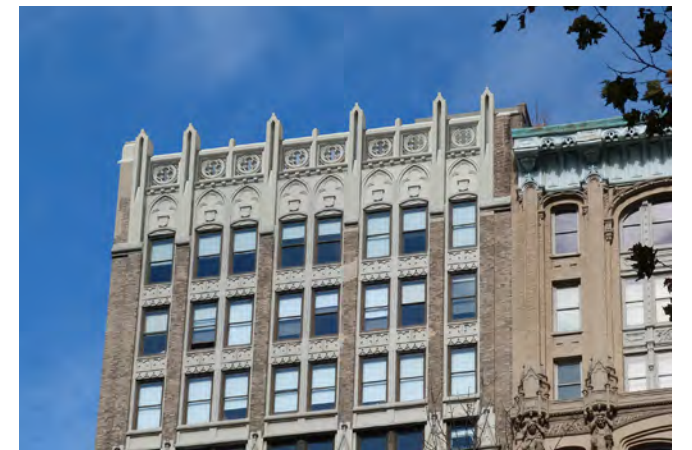
# VISIBILITY | MADISON SQ. PARK - NORTH SIDE



EXISTING



PROPOSED



PROPOSED "ZOOM DETAIL"



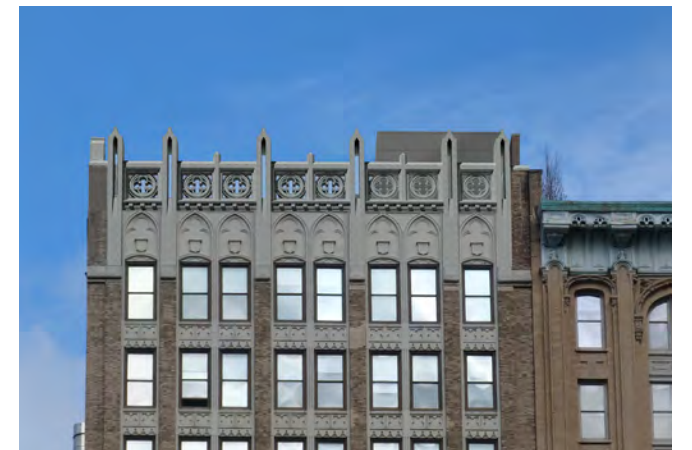
# VISIBILITY | MADISON SQ. PARK - MIDDLE



EXISTING



PROPOSED



PROPOSED "ZOOM DETAIL"



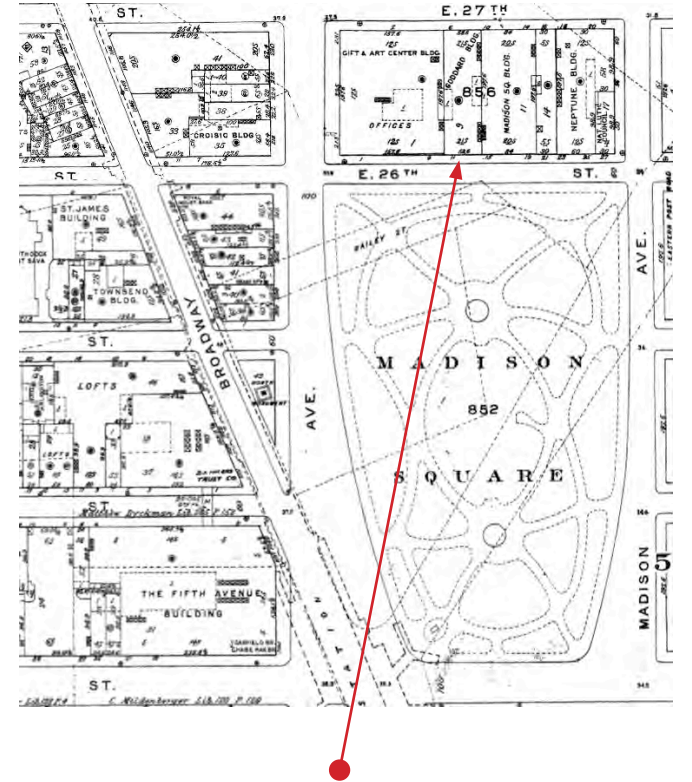
# VISIBILITY | BROADWAY SOUTH OF 23RD ST



EXISTING



PROPOSED



PROPOSED "ZOOM DETAIL"



# VISIBILITY | INTERSECTION OF MADISON & 23RD ST



EXISTING



PROPOSED



PROPOSED "ZOOM DETAIL"



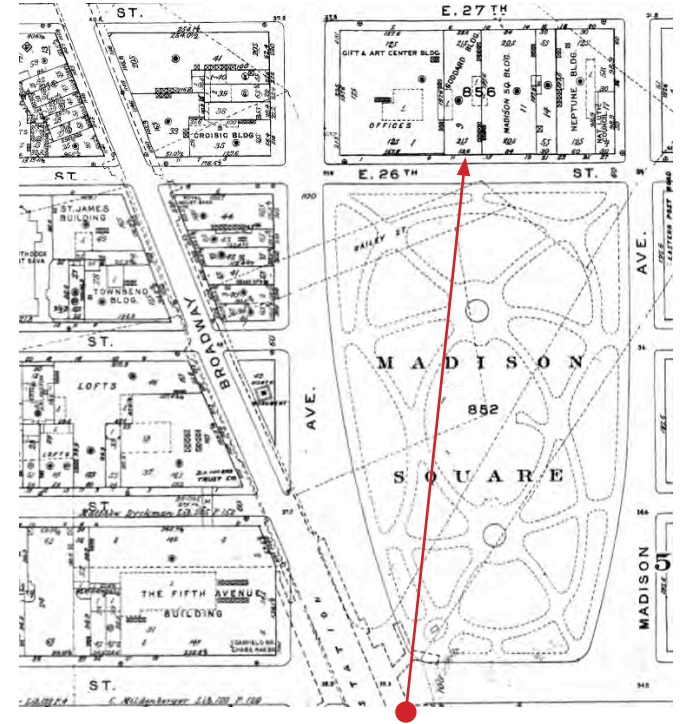
# VISIBILITY | INTERSECTION OF BROADWAY & 23RD ST



EXISTING



PROPOSED



PROPOSED "ZOOM DETAIL"



# VISIBILITY | BROADWAY & 24TH ST



EXISTING



PROPOSED



PROPOSED "ZOOM DETAIL"



# VISIBILITY | BROADWAY SOUTH OF 25TH ST



EXISTING



PROPOSED



PROPOSED "ZOOM DETAIL"



# VISIBILITY | BROADWAY & 26TH ST SOUTH WEST CORNER



EXISTING



PROPOSED



PROPOSED "ZOOM DETAIL"



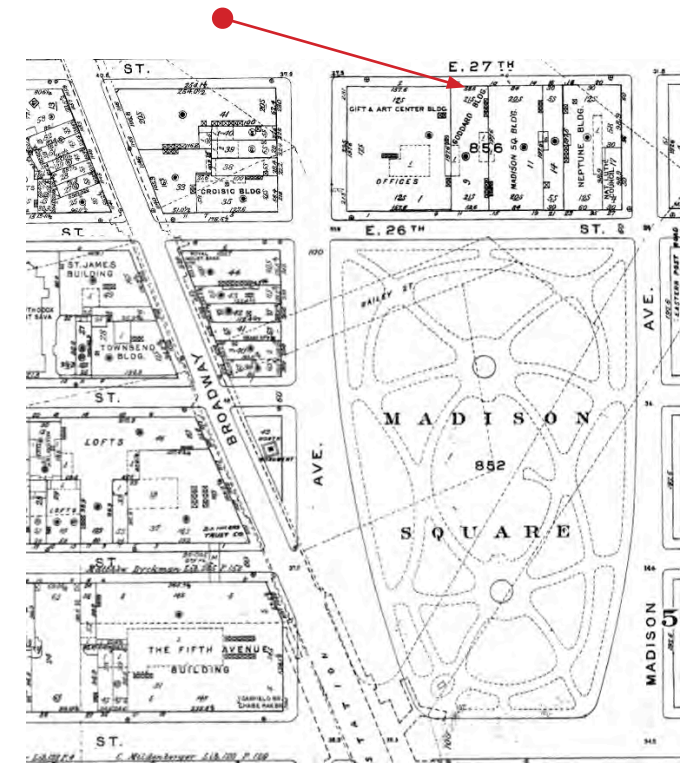
# VISIBILITY | 27TH ST EAST OF FIFTH AVE



EXISTING



PROPOSED



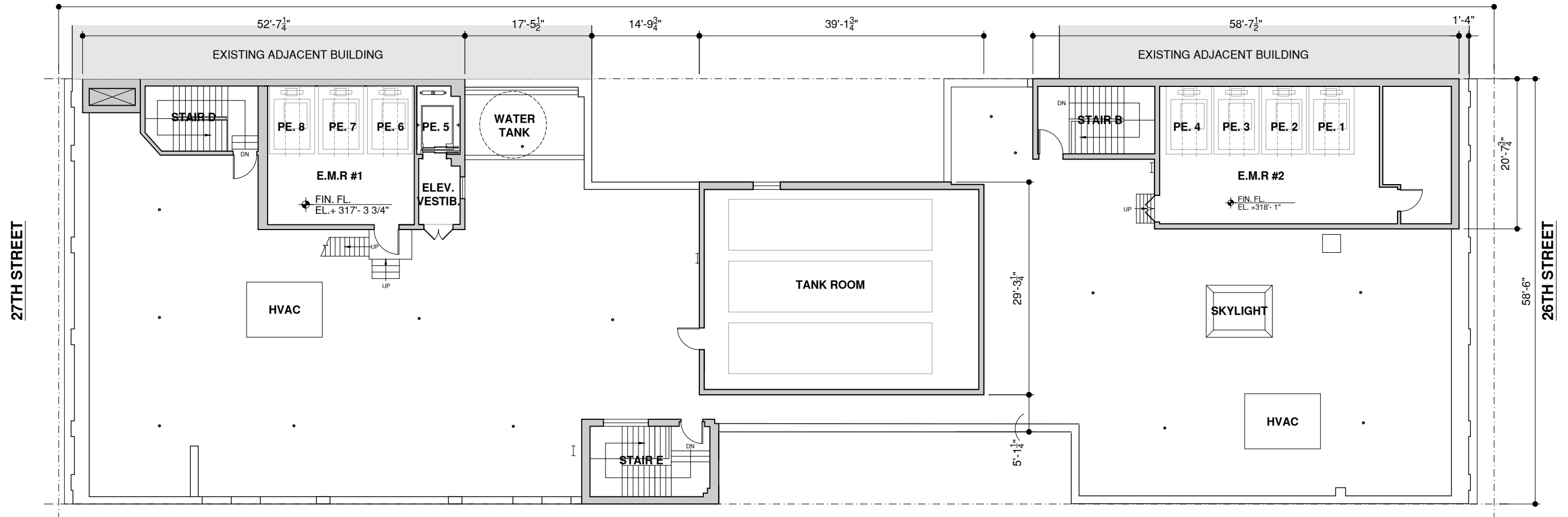
PROPOSED "ZOOM DETAIL"



# 11 E 26TH | APPENDIX

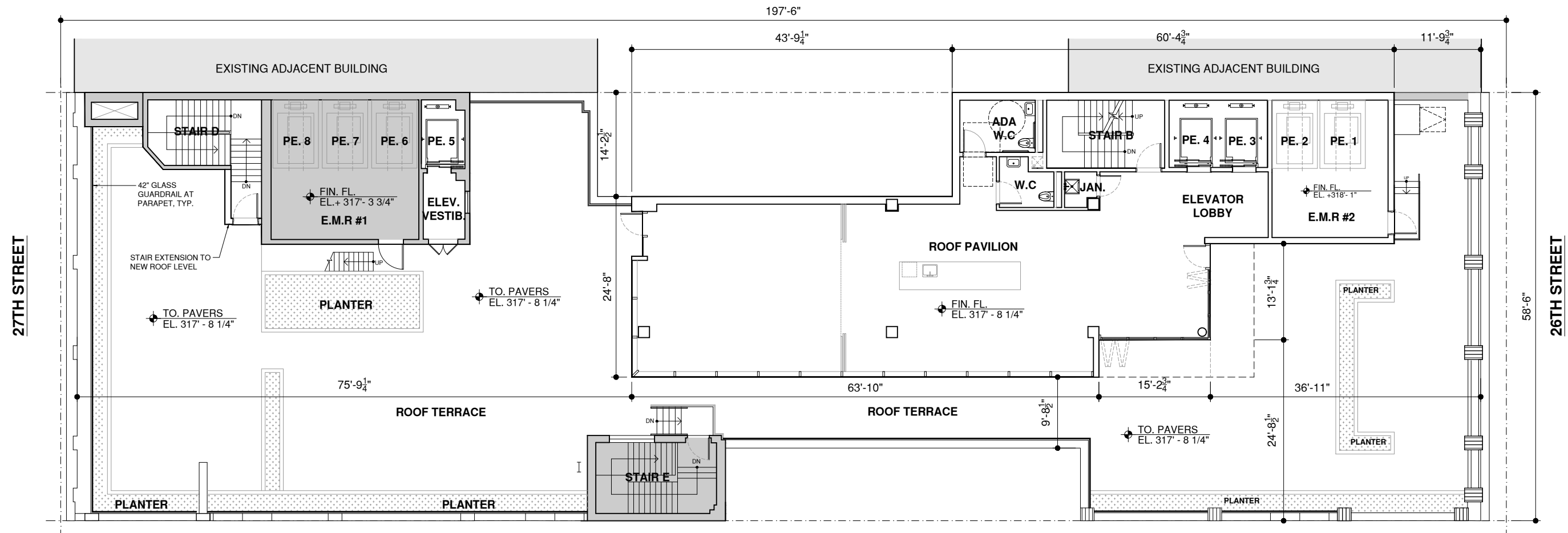


# ROOF | EXISTING PLAN



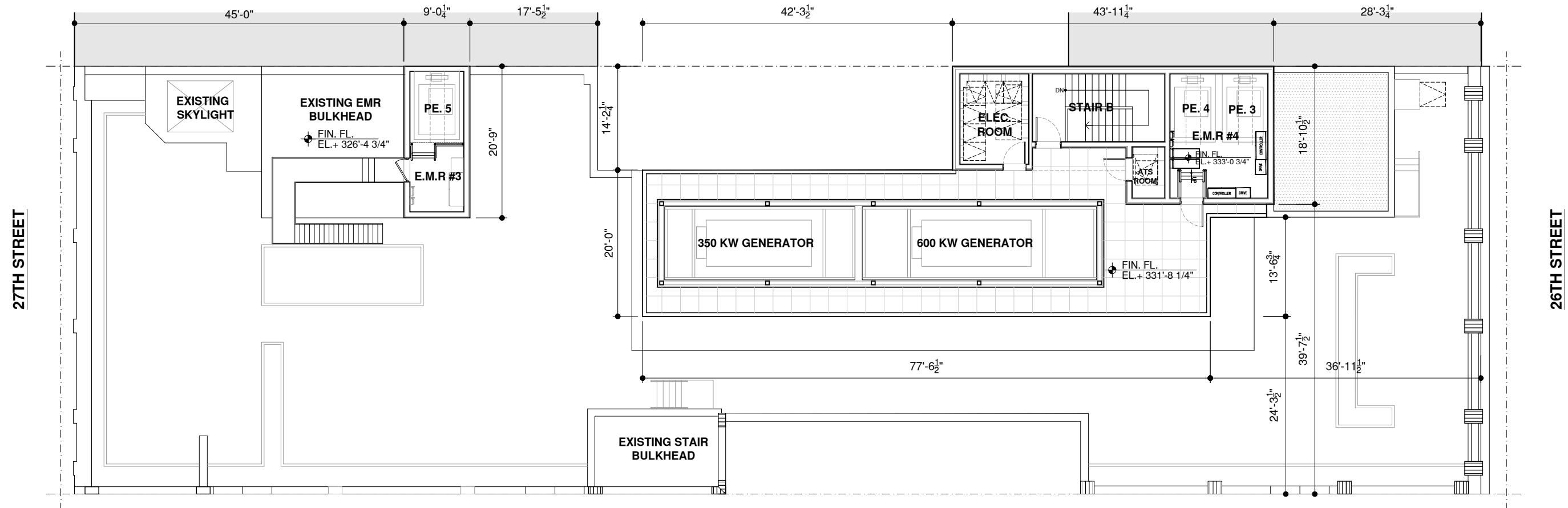


# ROOF | PROPOSED 22ND FLOOR PLAN



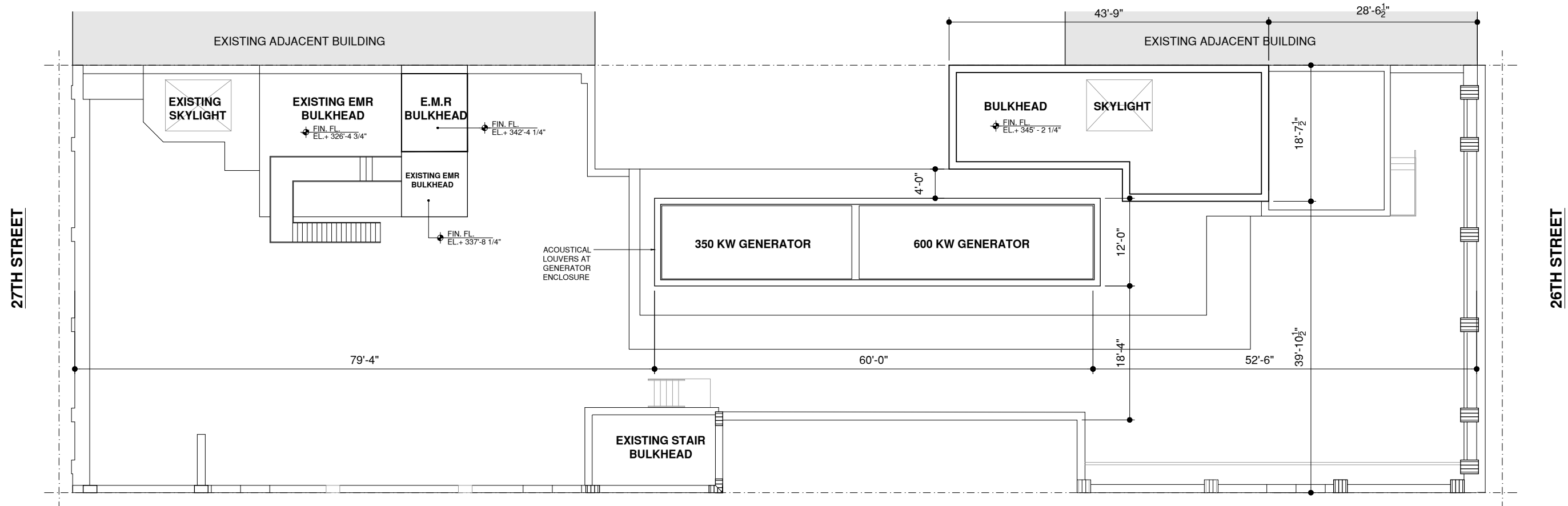


# ROOF | PROPOSED ROOF PLAN I





# ROOF | PROPOSED ROOF PLAN 2





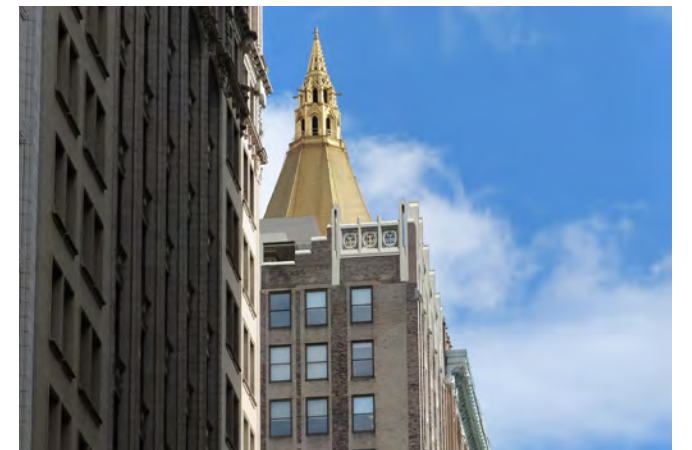
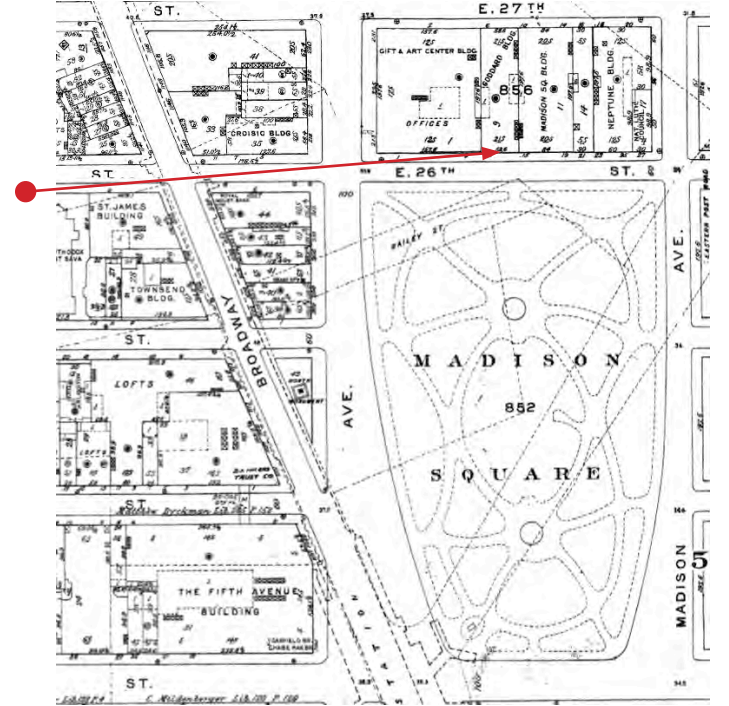
# VISIBILITY | 26TH ST EAST OF BROADWAY



EXISTING



PROPOSED



PROPOSED "ZOOM DETAIL"



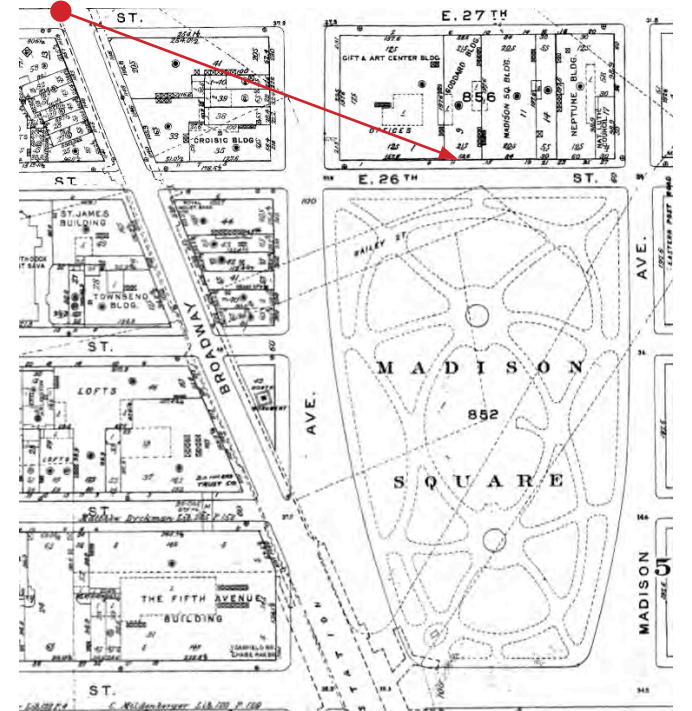
# VISIBILITY | BROADWAY & 27TH ST NORTH WEST CORNER



EXISTING



PROPOSED



PROPOSED "ZOOM DETAIL"



# ROOF PAVILLION | MOCK-UP PHOTOS



UPDATED MOCK-UP AS OF 1/20/23 SHOWN AT GENERATOR LEVEL



UPDATED MOCK-UP FROM ROOF LEVEL



# ROOF PAVILLION | MOCK-UP PHOTOS





# PARAPET | ADDITIONAL VIEWS OF WEST ELEVATION FROM NORTH



NORTHWEST PARAPET



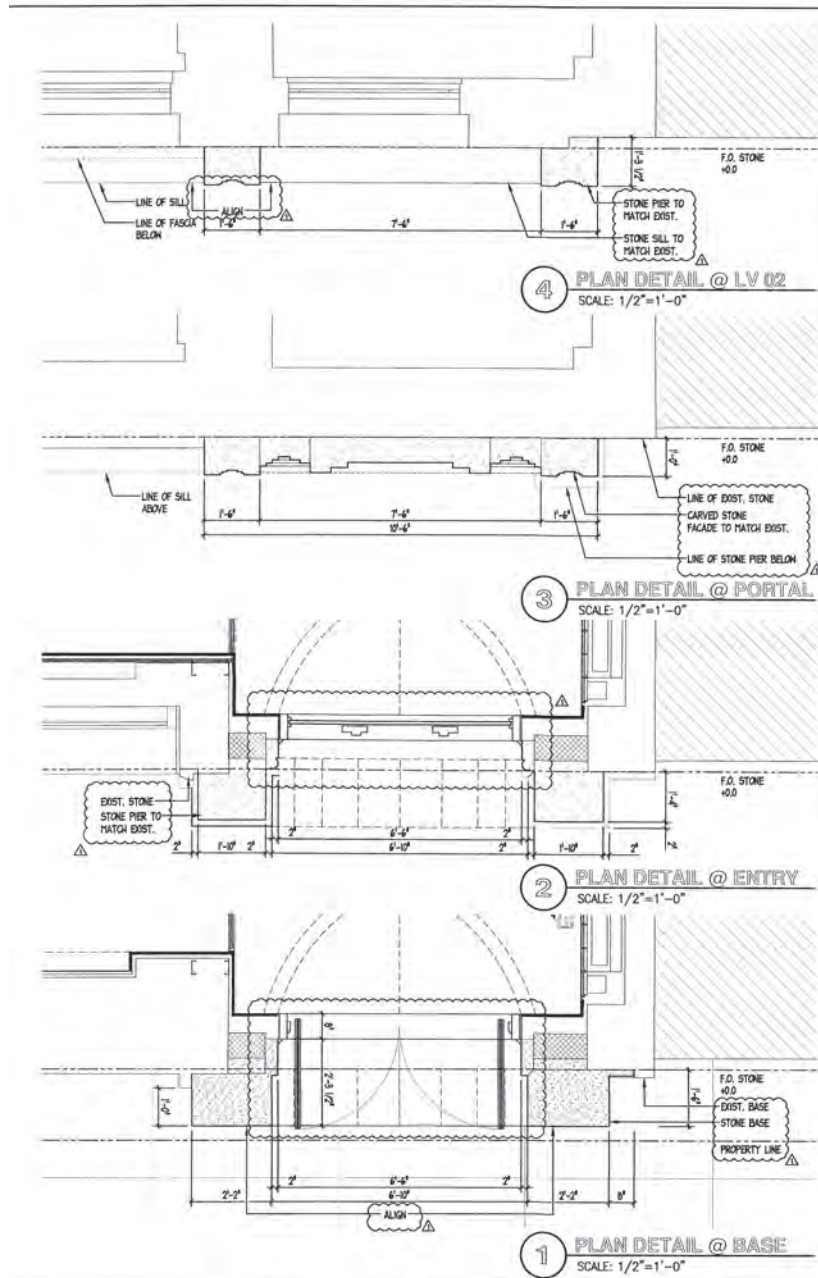
STAIR E BULKHEAD AT WEST PARAPET



STAIR E BULKHEAD TERRACOTTA DETAILING



# STOREFRONT | PREVIOUS LPC APPROVAL SET



**ANTHONY JOHNSON ARCHITECT LLC**

11 MADISON SQ NORTH

ADAMS & CO REALTY  
411 27th AVENUE  
NEW YORK, NY 10018  
TEL (212) 879-5500

ANTHONY JOHNSON ARCHITECT LLC  
80 EIGHTH AVENUE  
NEW YORK, NY 10011  
TEL (646) 830-2135

RODM ENGINEERING, PC  
24-02 40TH AVENUE  
LONG ISLAND CITY, NY 11101  
TEL (212) 904-0422

CLINE BETHRODGE BERNSTEIN LIGHTING DESIGN  
116 E 27TH STREET  
New York, NY 10018  
TEL (212) 741-3280

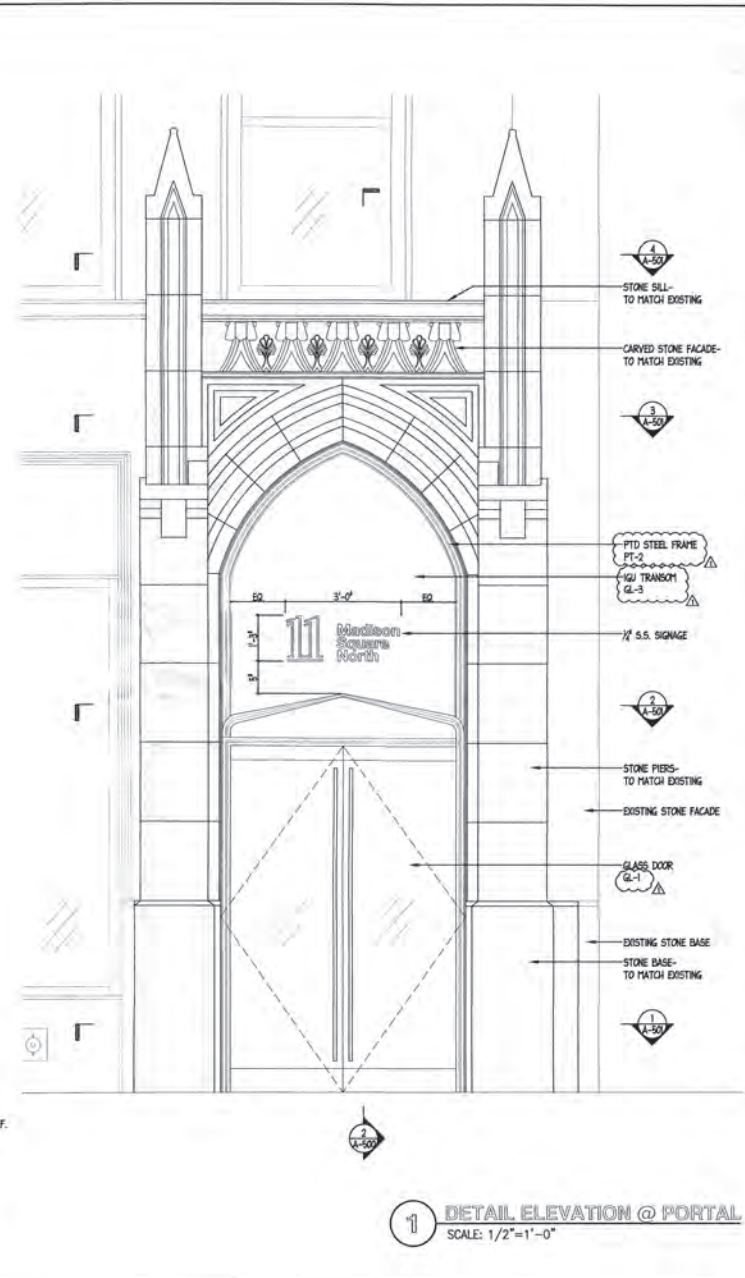
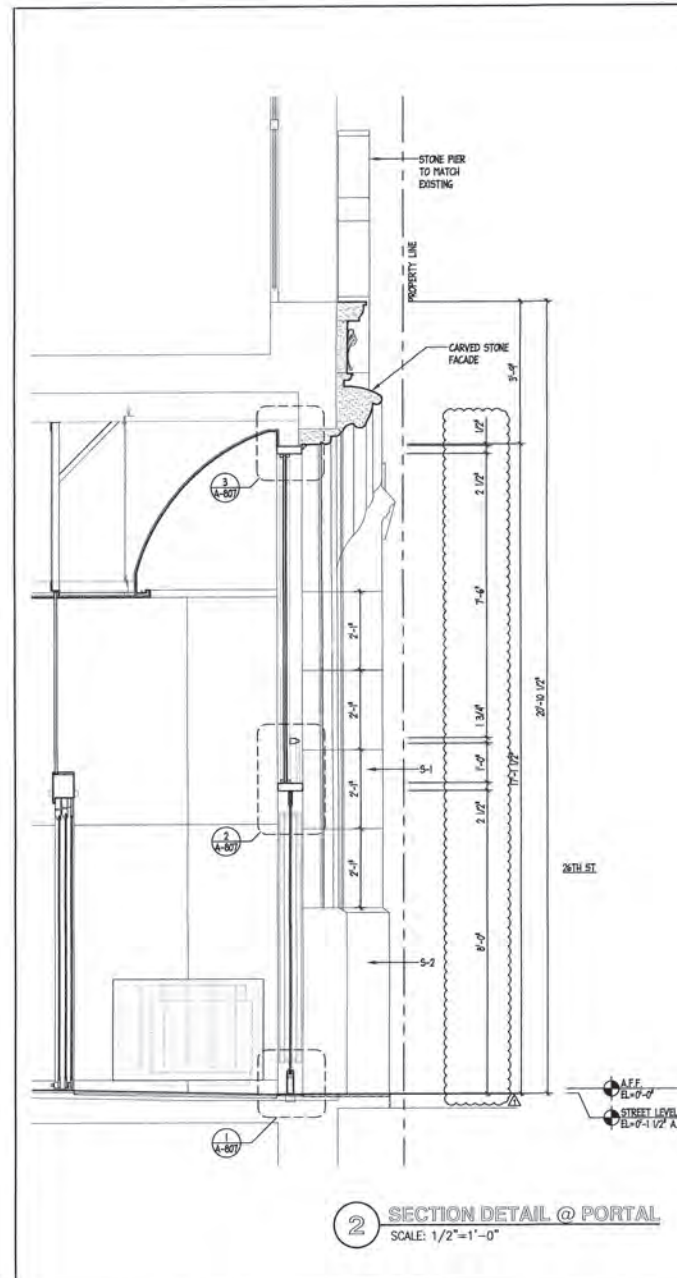
REV.	DATE	COMMENTS
0.16.18	REVISED	
5.22.18	ISSUE FOR BID	
4.20.18	ISSUE FOR BID	

SECTIONS PLANS CONSTRUCTION

REGISTREU ARCHITECT  
ANTHONY E. JOHNSON  
NO 025504  
STATE OF NEW YORK

A-501.00

24 of 32



**ANTHONY JOHNSON ARCHITECT LLC**

11 MADISON SQ NORTH

ADAMS & CO REALTY  
411 27th AVENUE  
NEW YORK, NY 10018  
TEL (212) 879-5500

ANTHONY JOHNSON ARCHITECT LLC  
80 EIGHTH AVENUE  
NEW YORK, NY 10011  
TEL (646) 830-2135

RODM ENGINEERING, PC  
24-02 40TH AVENUE  
LONG ISLAND CITY, NY 11101  
TEL (212) 904-0422

CLINE BETHRODGE BERNSTEIN LIGHTING DESIGN  
116 E 27TH STREET  
New York, NY 10018  
TEL (212) 741-3280

REV.	DATE	COMMENTS
0.16.18	REVISED	
5.22.18	ISSUE FOR BID	
4.20.18	ISSUE FOR BID	

DETAIL ELEVATION CONSTRUCTION

REGISTREU ARCHITECT  
ANTHONY E. JOHNSON  
NO 025504  
STATE OF NEW YORK

A-500.00

23 of 32



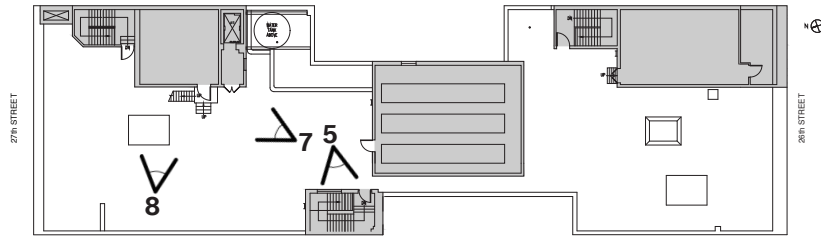
11 E 26TH STREET

# STOREFRONT | E 27TH STREET





# ROOF | EXISTING CONDITIONS





January 31st, 2023  
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-23-04408

# 11-15 East 26th Street – Madison Square North Historic District Borough of Manhattan

**To Testify Please Join Zoom**

**Webinar ID:** 829 8269 8993

**Passcode:** 981168

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.