

The current proposal is:

Preservation Department – Item 2, LPC-23-08020

## 120 Broadway – Equitable Building – Individual Landmark Borough of Manhattan

**To Testify Please Join Zoom**

**Webinar ID:** 837 7340 3401

**Passcode:** 307406

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# TPG Architecture



## **BROADWAY & CEDAR – CHASE**

EQUITABLE BUILDING  
120 BROADWAY  
NEW YORK, NY 10271

*DATE 4/24/23*  
#1522209-00

SCOPE OF WORK:

REMOVAL & REPLACEMENT OF EXISTING ENTRANCE ON THE CORNER OF BROADWAY & CEDAR ST AS WELL AS THE ALTERATION OF THE SLOPE TOWARDS NEW THE ENTRANCE DOORS.

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NORTHEAST FAÇADE  
ENTRANCE AT DEMISED SPACE

**T-100.00**

## THE EQUITABLE BUILDING, 120 BROADWAY

BUILT: 1913 – 1915

ARCHITECTS: EARNEST R. GRAHAM & PEIRCE ANDERSON

ARCHITECTURAL STYLE: BEAUX-ARTS

The Equitable Life Building, named for the Life Insurance Company that occupied several floors until the 1960's, was the largest office building in the world by floor area at the time of its opening. It was built to replace a previous office building after a fire in 1912 that was considered to be the very first office building with electric light and passenger elevators. The new building had space for 15,000 workers and would later (in the 1920's) become the most valuable property in the city.

The Equitable Building's substantial proportions were controversial during its construction, and led to the first modern zoning laws in New York City, the 1916 Zoning Resolution.

The façade consists of brick, granite, terracotta and features bronze and brass accents.



Postcard ca. 1919



Construction ca. 1914



ca. 1944



ca. 1920's



**T-100.00**

4/24/2023

**BROADWAY & CEDAR**  
CURRENT PHOTOS

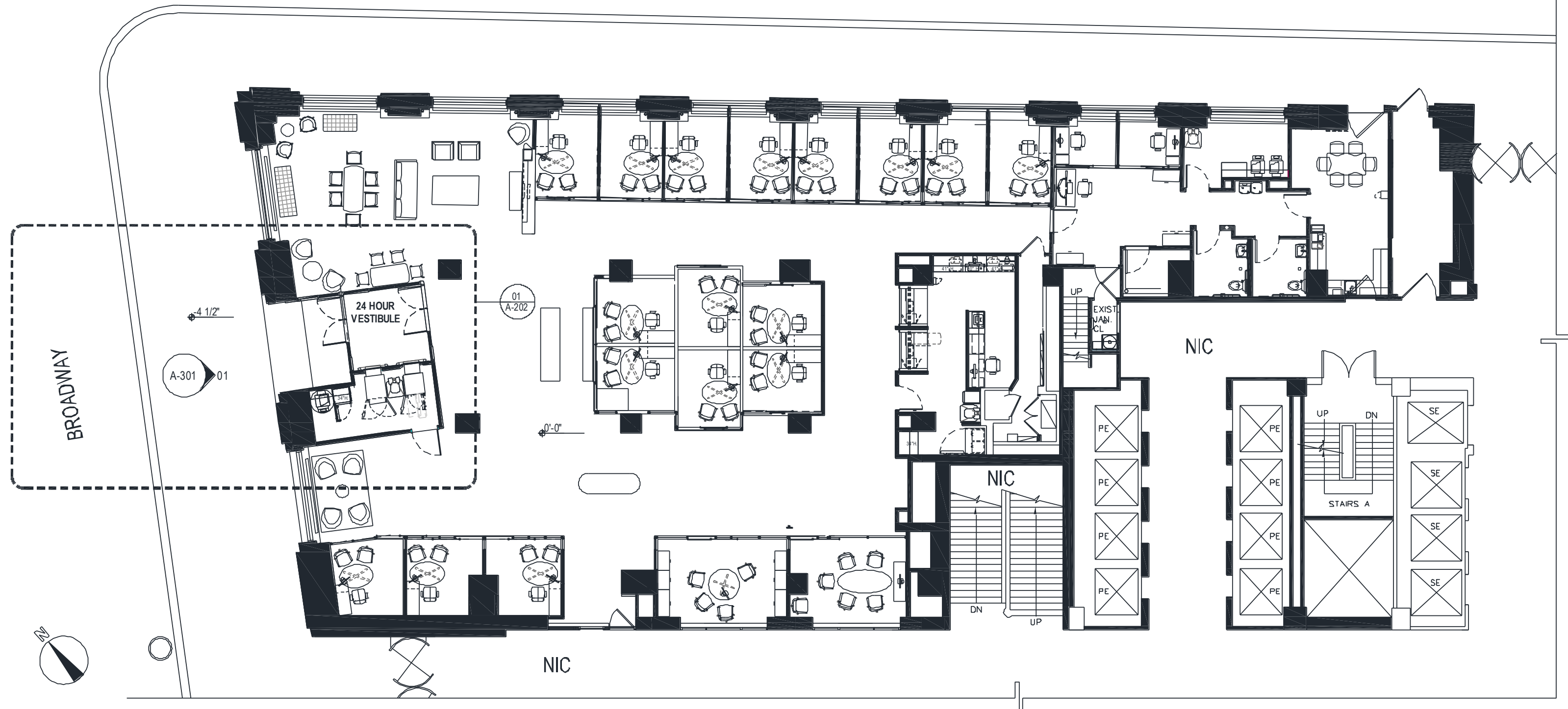
**TPG**Architecture

CEDAR STREET



**A-100.00**

CEDAR STREET



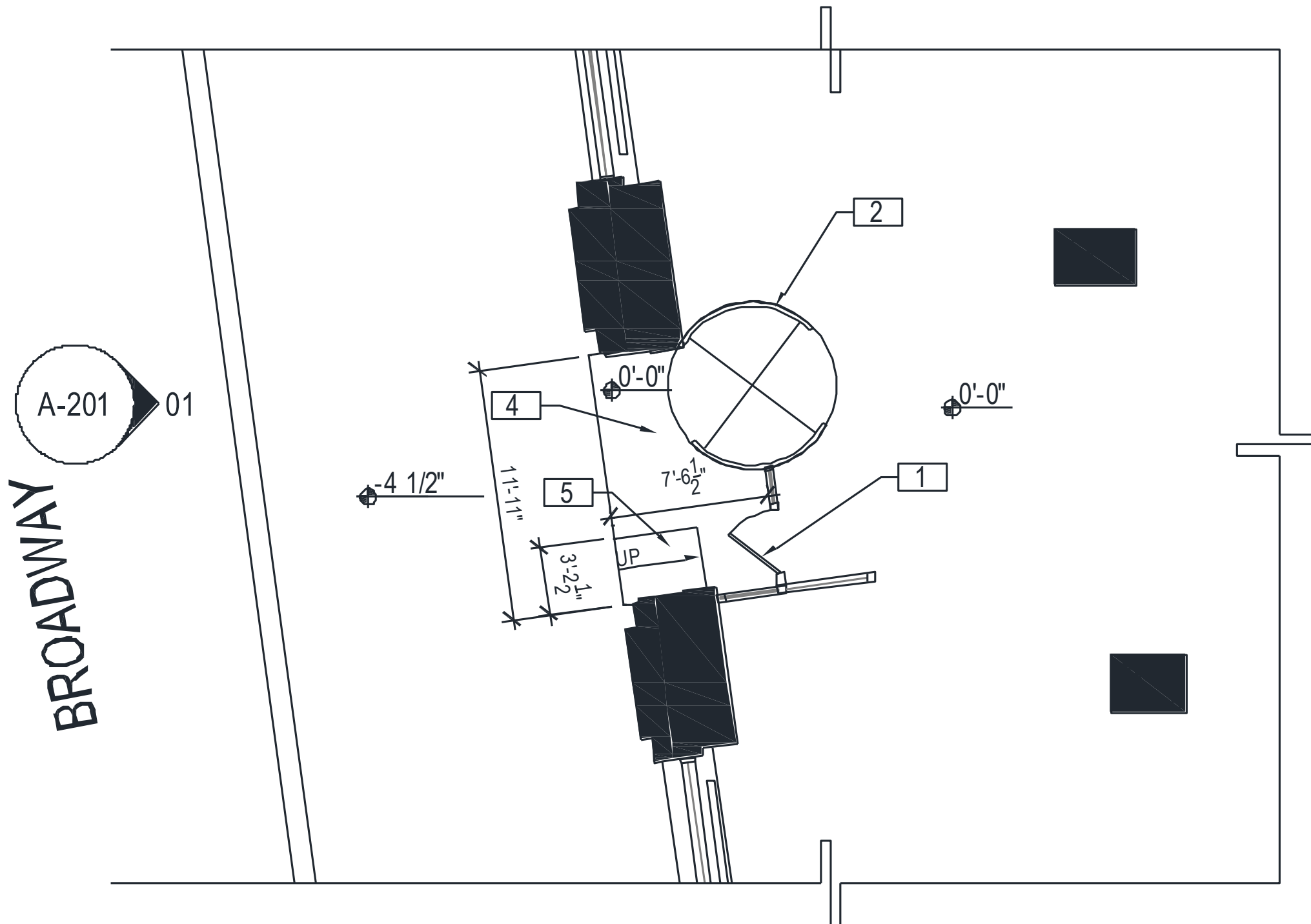
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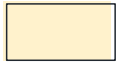
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**BROADWAY & CEDAR**  
PROPOSED PARTIAL PLAN

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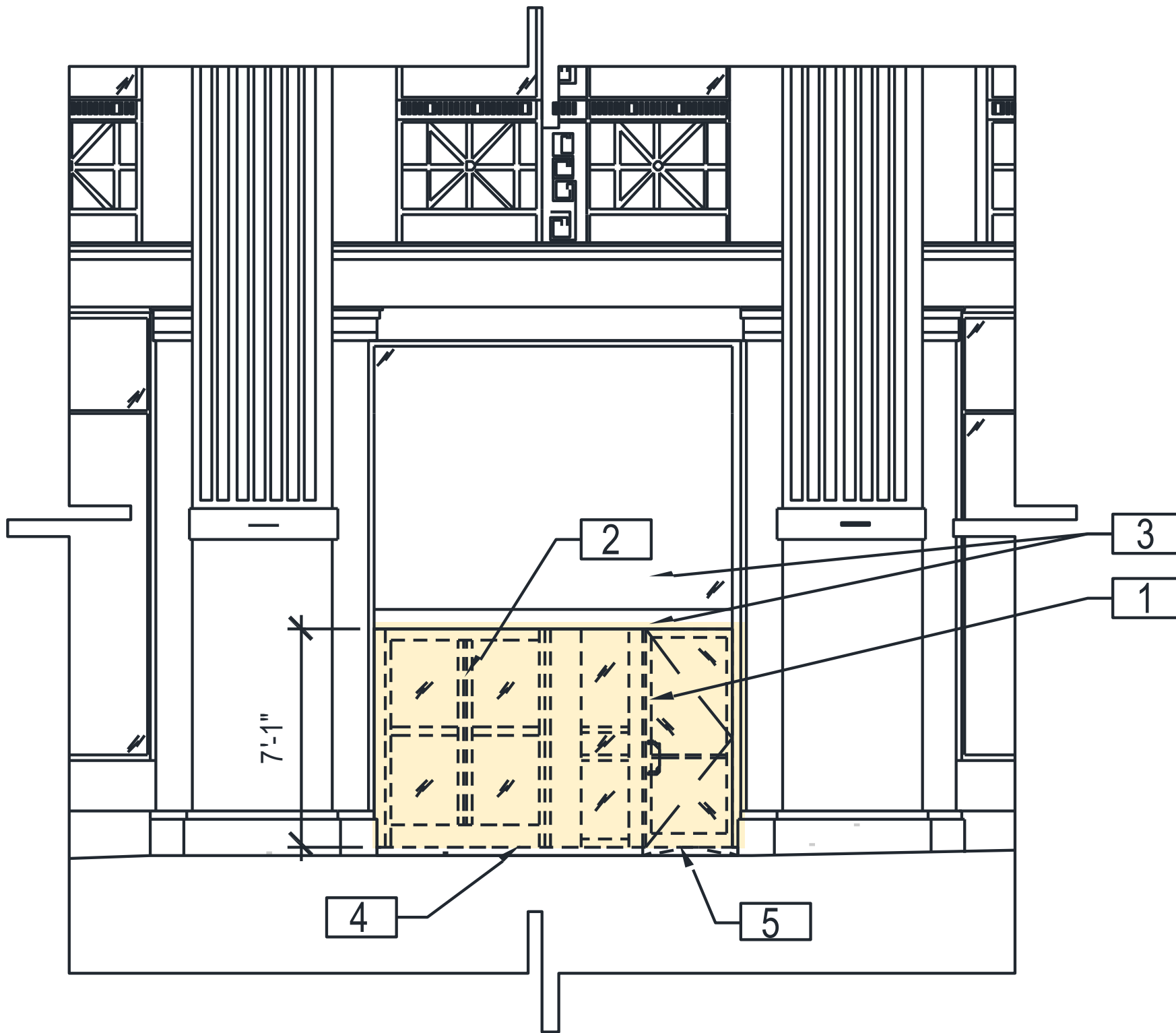




| LEGEND  |  |
|---|--|
| #   | KEY NOTES  |
| A-### #   | ELEVATION MARKER   |
| 0'-0"   | ELEVATION DATUM  |
|  | HATCH INDICATES EXISTING AREA TO BE MODIFIED                     |
| NOTES   |  |
| 1   | EXISTING GLASS DOOR, ALUMINUM FRAME AND SIDELIGHTS TO BE REMOVED |
| 2   | EXISTING REVOLVING DOOR AND ASSOCIATED ASSEMBLY TO BE REMOVED    |
| 3   | EXISTING TRANSOM AND ALUMINUM FRAME TO REMAIN                    |
| 4   | EXISTING STEP WITH GRANITE FINISH TO BE REMOVED                  |
| 5   | EXISTING RAMP WITH GRANITE FINISH TO BE REMOVED                  |

1 NORTHWEST FACADE (BROADWAY) - ENTRY DEMO PLAN  
3/16" = 1'-0"

**A-200.00**



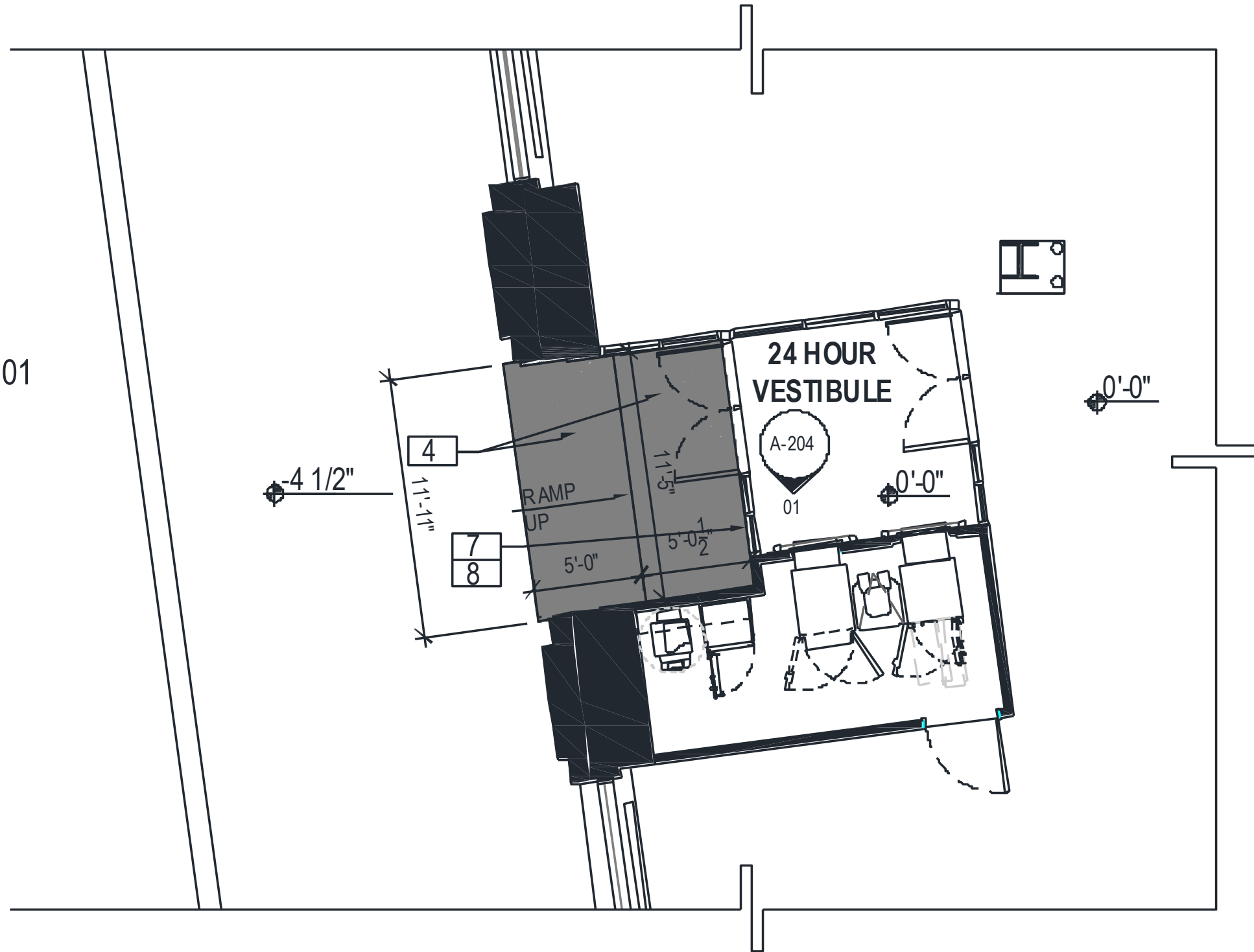
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1 NORTHWEST ELEVATION (BROADWAY) - DEMOLITION ELEVATION  
 3/16" = 1'-0"

**A-201.00**

A-203 01

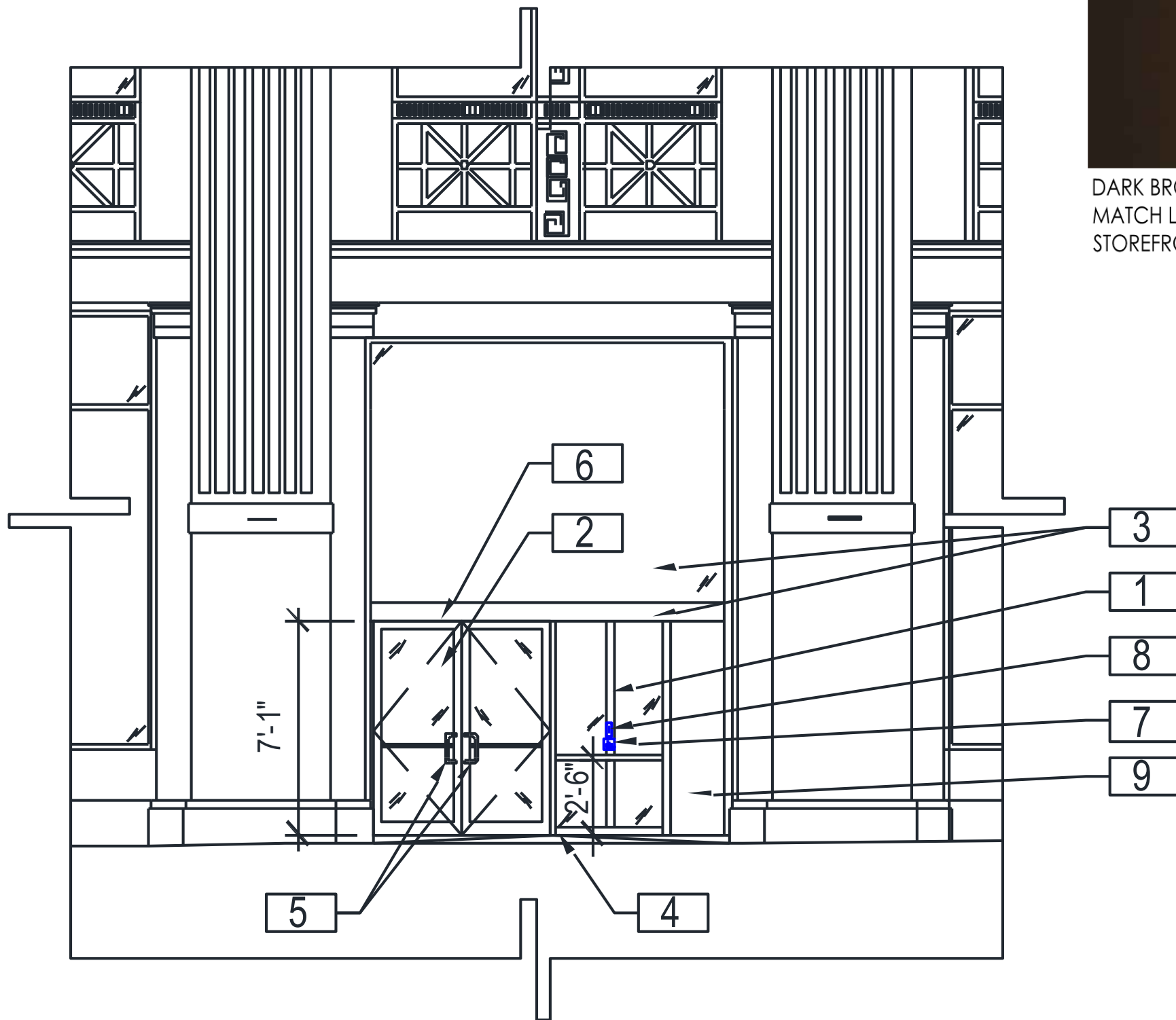
BROADWAY



| LEGEND |   |
|--------|---|
|        | KEY NOTES   |
|        | ELEVATION MARKER  |
|        | ELEVATION DATUM   |
|        | HATCH INDICATES NEW GRANITE TILE FLOOR TO MATCH EXISTING FINISH   |
| NOTES  |   |
| 1      | NEW EXTERIOR STOREFRONT FRAMING SYSTEM: TRIFAB® VG 451T, 2" X 4 1/2" EXTRUDED ALUMINUM FRAMING, CENTER-GLAZED, THERMALLY BROKEN WITH A 1/4" (6.4 MM) URETHANE SEPARATION MECHANICALLY AND ADHESIVELY JOINED TO ALUMINUM. FINISH TO MATCH EXISTING DARK BRONZE ANODIZED. |
| 2      | NEW ENTRANCE, VESTIBULE DOORS: 500 STANDARD SERIES; 1-3/4" THICK, 5" TOP RAILS, 5" VERTICAL STILES, 10" NON-STANDARD BOTTOM RAILS, SQUARE GLAZING STOPS; MATCH STOREFRONT FRAMING FINISH.   |
| 3      | EXISTING TRANSOM AND ALUMINUM FRAME TO REMAIN   |
| 4      | NEW ADA COMPLIANT RAMP WITH 8.33% RUNNING SLOPE AND 2% CROSS SLOPE AND LANDING. NEW FINISH TO MATCH EXISTING GRANITE STONE  |
| 5      | NEW DOOR PULL HARDWARE - MFR.: IVES, MODEL: 8190-0-0, FINISH: BLACK   |
| 6      | NEW UNDERSIDE OF SOFFIT / CEILING TO RECEIVE DARK BRONZE BAKED ENAMEL FINISH TO MATCH STOREFRONT FRAME.   |
| 7      | NEW ADA ACTUATOR PUSHPLATE MFR: LCN - MODEL: 8310-853T (4" SQUARE) TO BE INSTALLED ON MULLION 36" AFF.  |
| 8      | AFTER-HOURS ACCESS CARD READER MOUNTED ON MULLION TO BE INSTALLED ON MULLION 42" AFF.   |
| 9      | NEW WALL TO BE CLADDED WITH DARK BRONZE BRAKE METAL ON THE EXTERIOR SIDE TO MATCH STOREFRONT MULLION BAKED ENAMEL FINISH.   |

1 NORTHWEST FACADE (BROADWAY) - ENTRY PROPOSED PLAN  
3/16" = 1'-0"

A-202.00

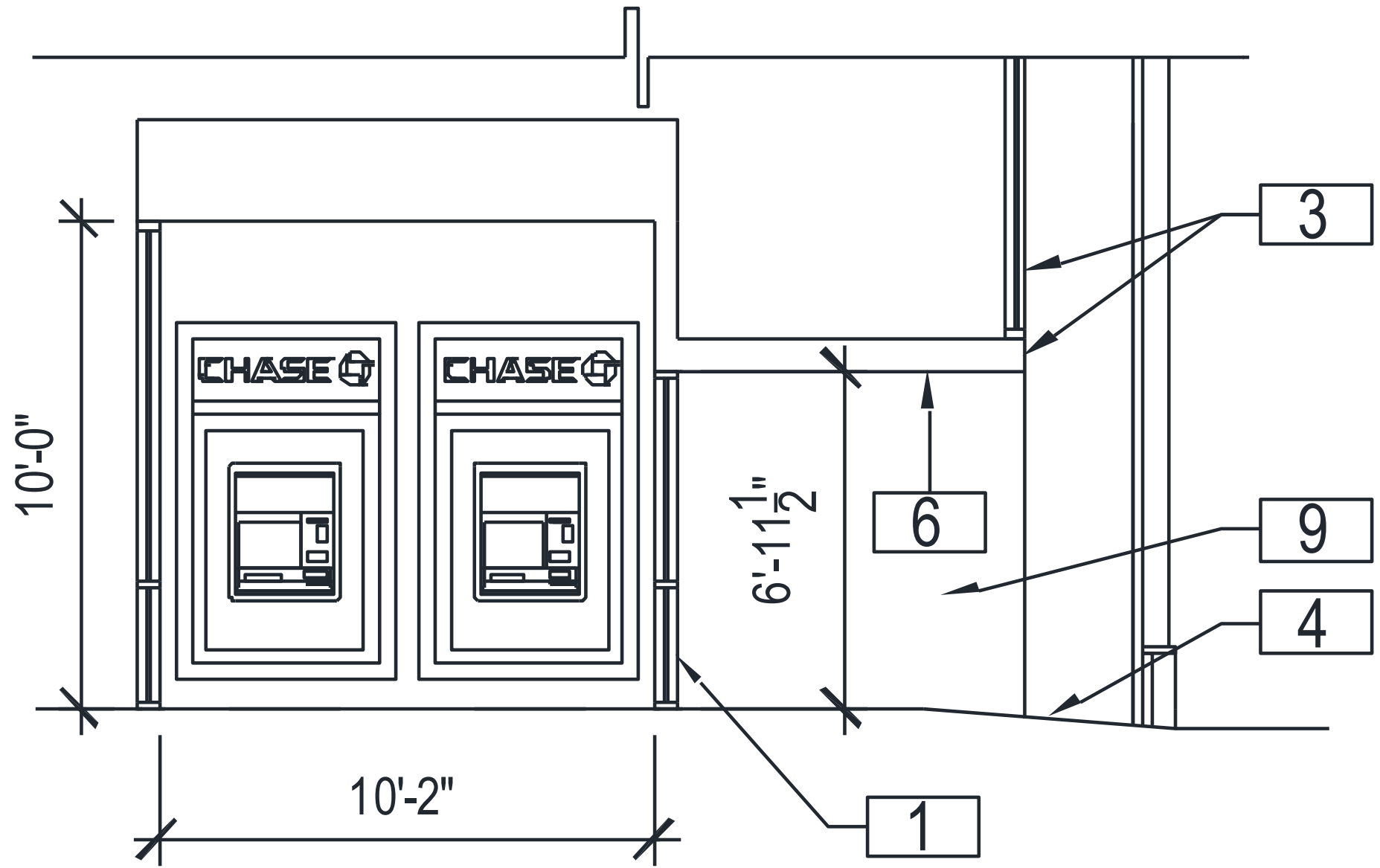


DARK BRONZE METAL FINISH TO MATCH LPC/BOARD APPROVED STOREFRONT ENTRANCE

| LEGEND   |   |
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**1** NORTHWEST ELEVATION (BROADWAY) - PROPOSED ELEVATION  
3/16" = 1'-0"

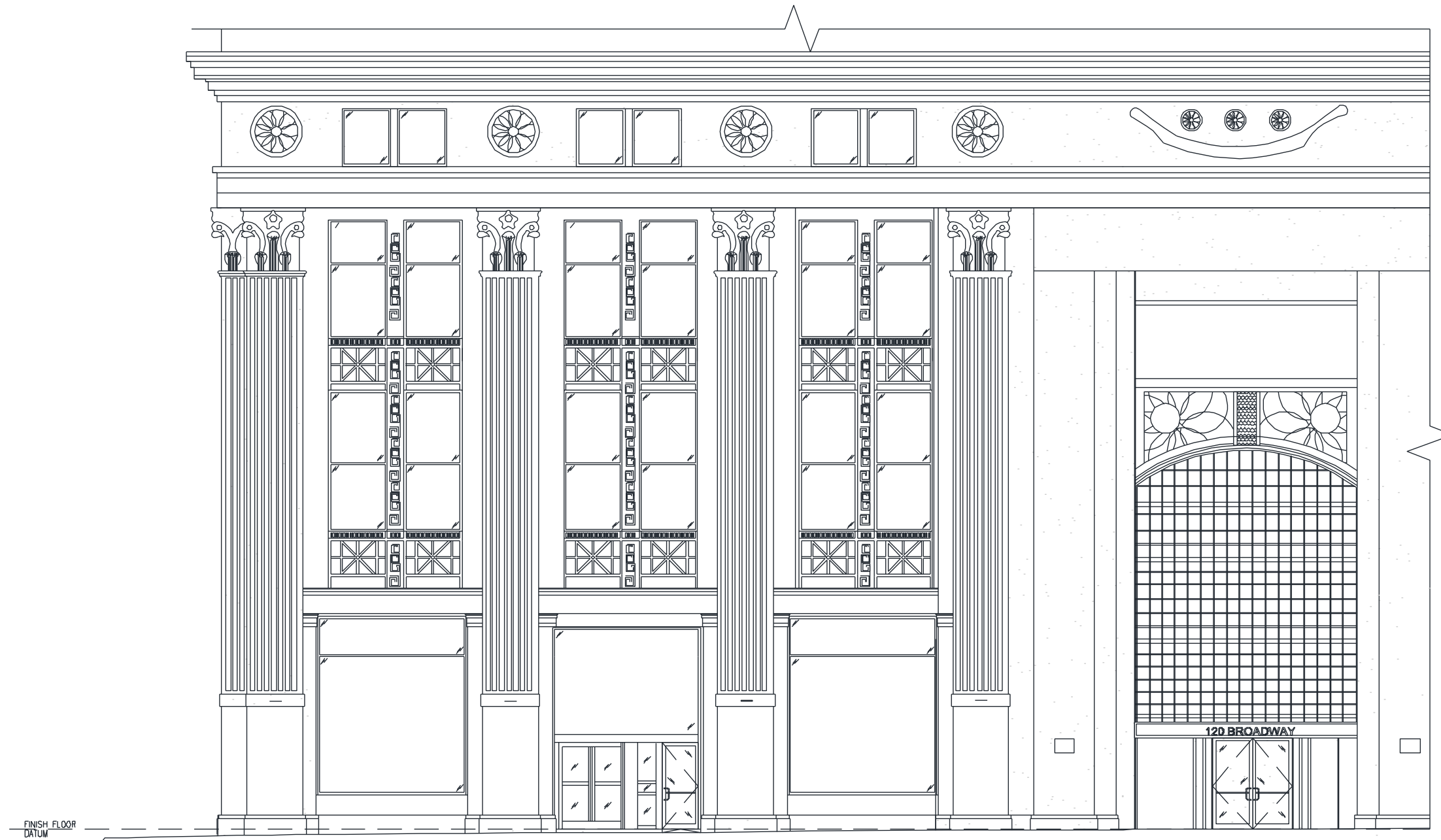
**A-203.00**



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**1 VESTIBULE ATM WALL PROPOSED ELEVATION**  
 3/16" = 1'-0"

**A-204.00**



1 NORTHWEST ELEVATION (BROADWAY) - DEMOLITION ELEVATION  
 3/16" = 1'-0"

**A-300.00**

4/24/2023

**BROADWAY & CEDAR**  
 NORTHWEST BUILDING ELEVATION - EXISTING

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1 NORTHWEST ELEVATION (BROADWAY)  
3/16" = 1'-0"

**A-301.00**

4/24/2023

**BROADWAY & CEDAR**  
NORTHWEST BUILDING ELEVATION - PROPOSED

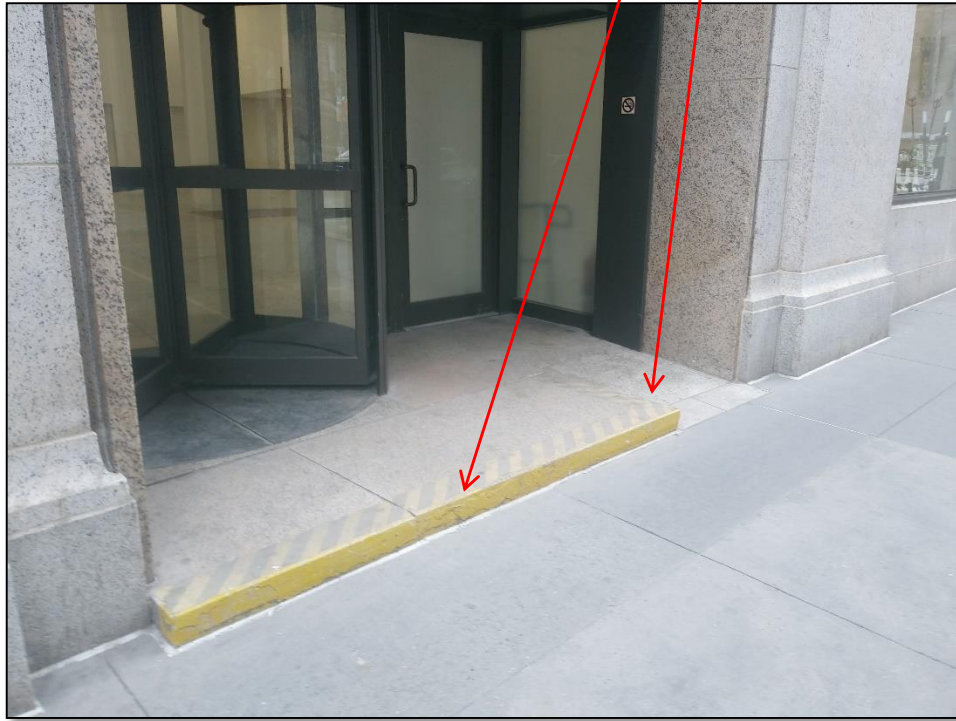
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**A** NORTHEAST FAÇADE – ENTRANCE

EXISTING REVOLVING DOOR

EXISTING GLASS SWING DOOR



**B** NORTHEAST FAÇADE – ENTRANCE

EXISTING STEP

EXISTING RAMP



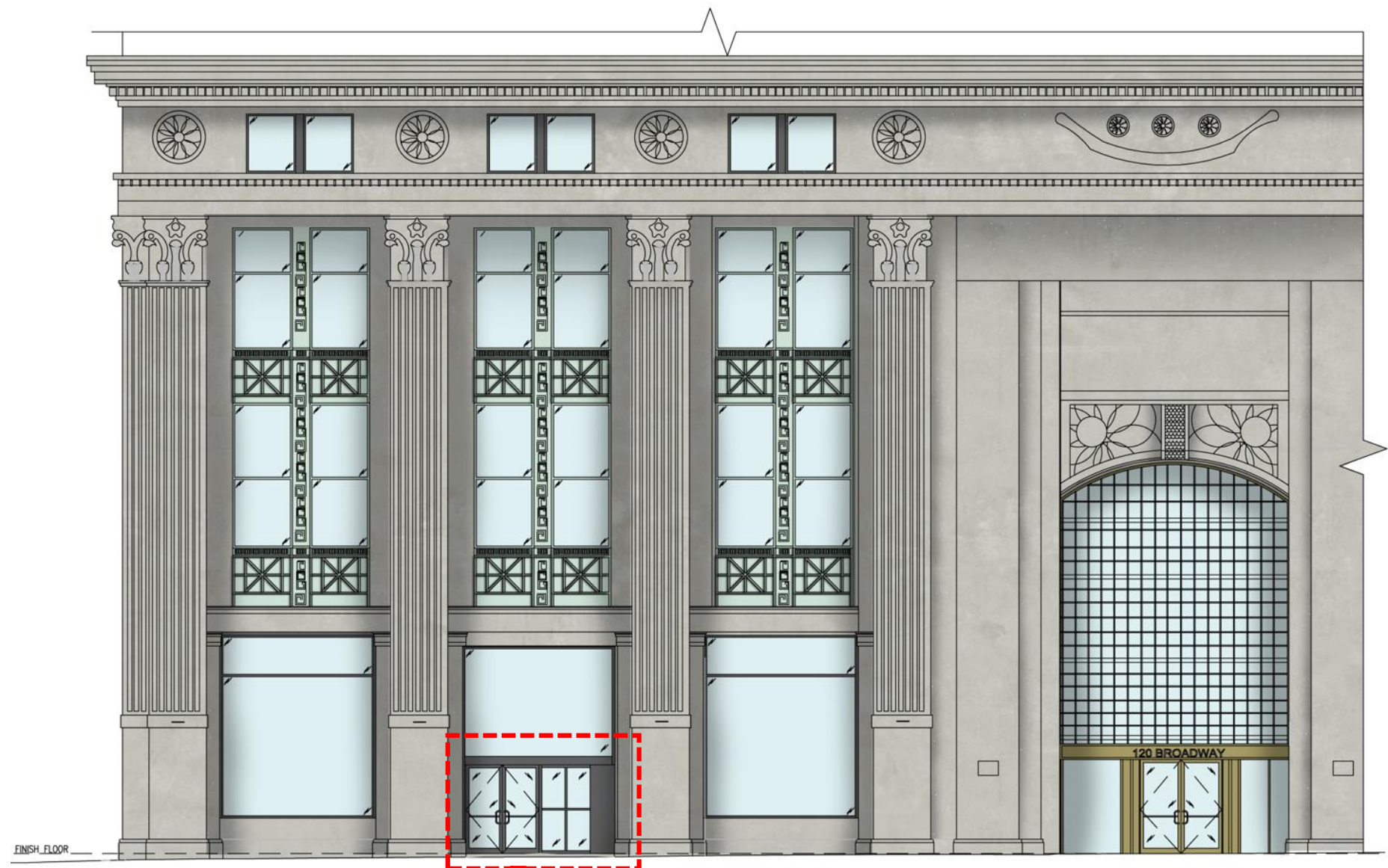
**C** NORTHEAST FAÇADE ENTRANCE – EXISTING RAMP AND STEP

EXISTING STEP

EXISTING RAMP

**A-400.00**





1 NORTHWEST ELEVATION (BROADWAY)  
3/16" = 1'-0"

NORTHEAST FAÇADE ENTRANCE -  
NEW STOREFRONT



STONE FACADE  
(EXISTING)



COPPER TRIM  
(EXISTING)



BRASS FLASHING  
(EXISTING)



MULLIONS  
(EXISTING)

**A-500.00**



DARK BRONZE METAL FINISH TO MATCH LPC/BOARD APPROVED STOREFRONT ENTRANCE



EXISTING GRANITE STONE AT MAIN ENTRY FLOOR FINISH



EXISTING ENTRY – REVOLVING DOOR AND SINGLE SWINGING DOOR – DARK BRONZE FINISH

**A-501.00**



**A-502.00**

4/24/2023

**BROADWAY & CEDAR**  
EXISTING ENTRANCES ALONG THE BUILDING EXTERIOR

**TPG**architecture



**A-503.00**

4/24/2023

**BROADWAY & CEDAR**  
EXISTING ENTRANCES ALONG THE BUILDING EXTERIOR

**TPG**Architecture

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