

June 25, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-10303

## 374 Lexington Avenue – Chanin Building – Individual Landmark Borough of Manhattan

To testify virtually, please join Zoom

**Webinar ID:** 841 4112 6692

**Passcode:** 412825

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 virtually 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.





## THE CHANIN BUILDING MASTER PLAN FOR TERRA COTTA REPLACEMENT

122 EAST 42ND STREET  
(374 LEXINGTON AVENUE)  
NEW YORK, NY 10168

LANDMARKS PRESERVATION COMMISSION  
MASTER PLAN PRESENTATION  
JUNE 4TH, 2024





**Built:** 1927-29

**Architect:** Sloan & Robertson,  
with sculptural decoration by  
Rene Chambellan

**Owner/Developer:**  
Chanin Construction Company

**Style:** Art Deco

**Materials:** Steel Frame, Buff  
Brick, Terra Cotta, Limestone

**Address:** 122 East 42nd Street  
(aka 374 Lexington Ave)

**Building Type:** Office Building

**Stories:** 52 + Bulkheads

**Height:** approx. 668 feet

**Block:** 1296

**Lot:** 14

**BIN:** 1036152

**The Chanin Building ca. 1953**  
Photo Credit: Wurts Bros.





MASTER PLAN FOR TERRA COTTA REPLACEMENT



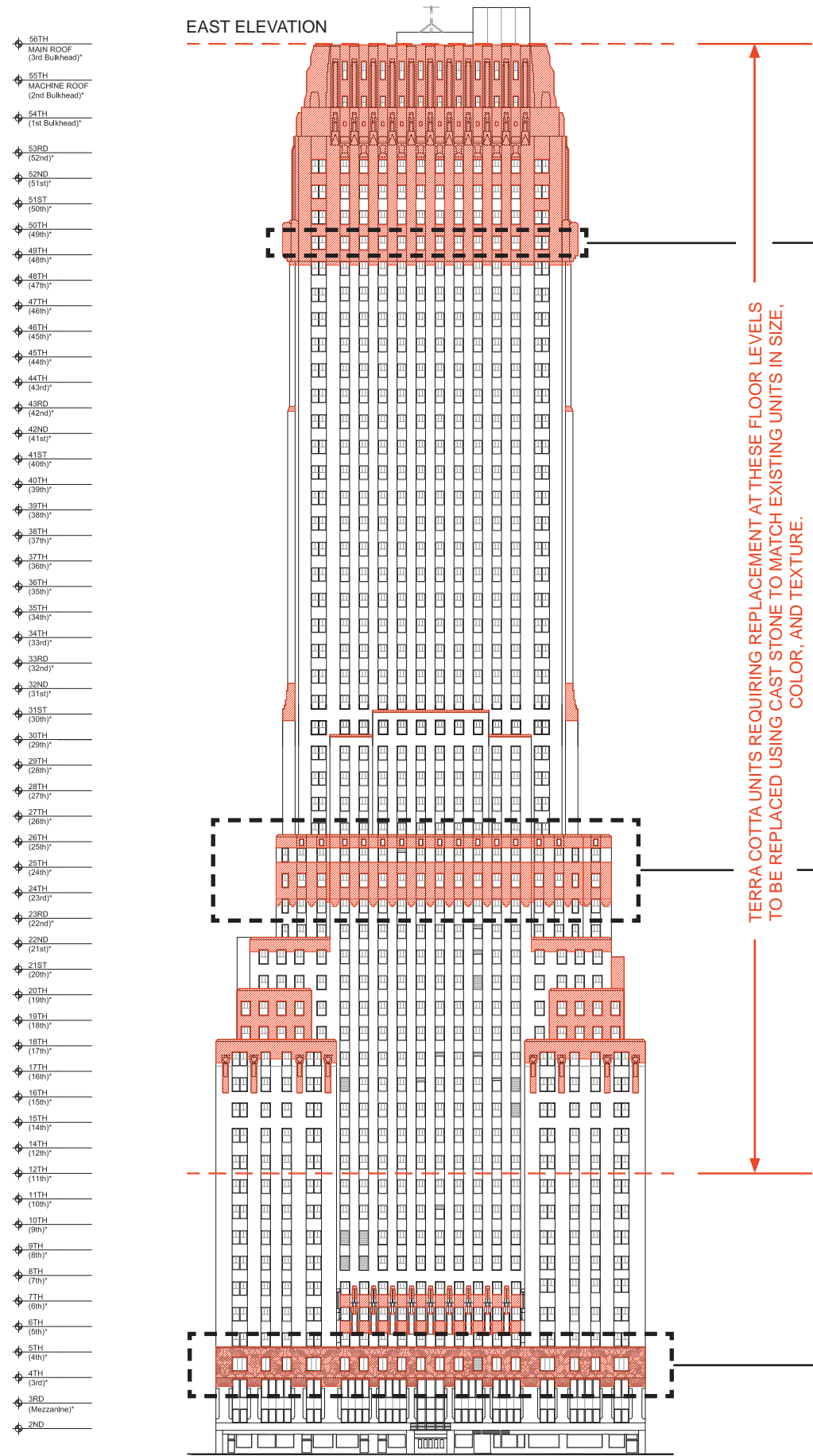
STREET VIEW OF CHANIN BUILDING FROM 42ND STREET | EAST FACADE

We respectfully request approval for a “Master Plan for Terra Cotta Replacement” with alternate material at the above referenced building.

At areas above the 12th floor level requiring replacement of damaged terra cotta and/or areas where terra cotta must be removed - and cannot be salvaged - to facilitate other repairs, we are requesting approval to replace the existing terra cotta units with cast stone material matching in size, color, and texture in lieu of the current requirement for replacement in-kind.

The building has three street façade elevations – East 42nd Street, Lexington Avenue, and East 41st Street. At all elevations it is constructed with a mixture of brick and terra cotta units above a terra cotta decorative frieze running the entire length of each street façade at the 4th floor level. The terra cotta units above the frieze are mainly ashlar and coping units, with some decorative panels at upper-level parapets. We are proposing to replace any required terra cotta units above the 12th floor level using cast stone material that has a solid color throughout its core and is matching in size, color, and texture to the existing terra cotta units.





AREA OF PREVIOUSLY REPLACED TERRA COTTA UNITS



AREA OF PREVIOUSLY REPLACED TERRA COTTA UNITS

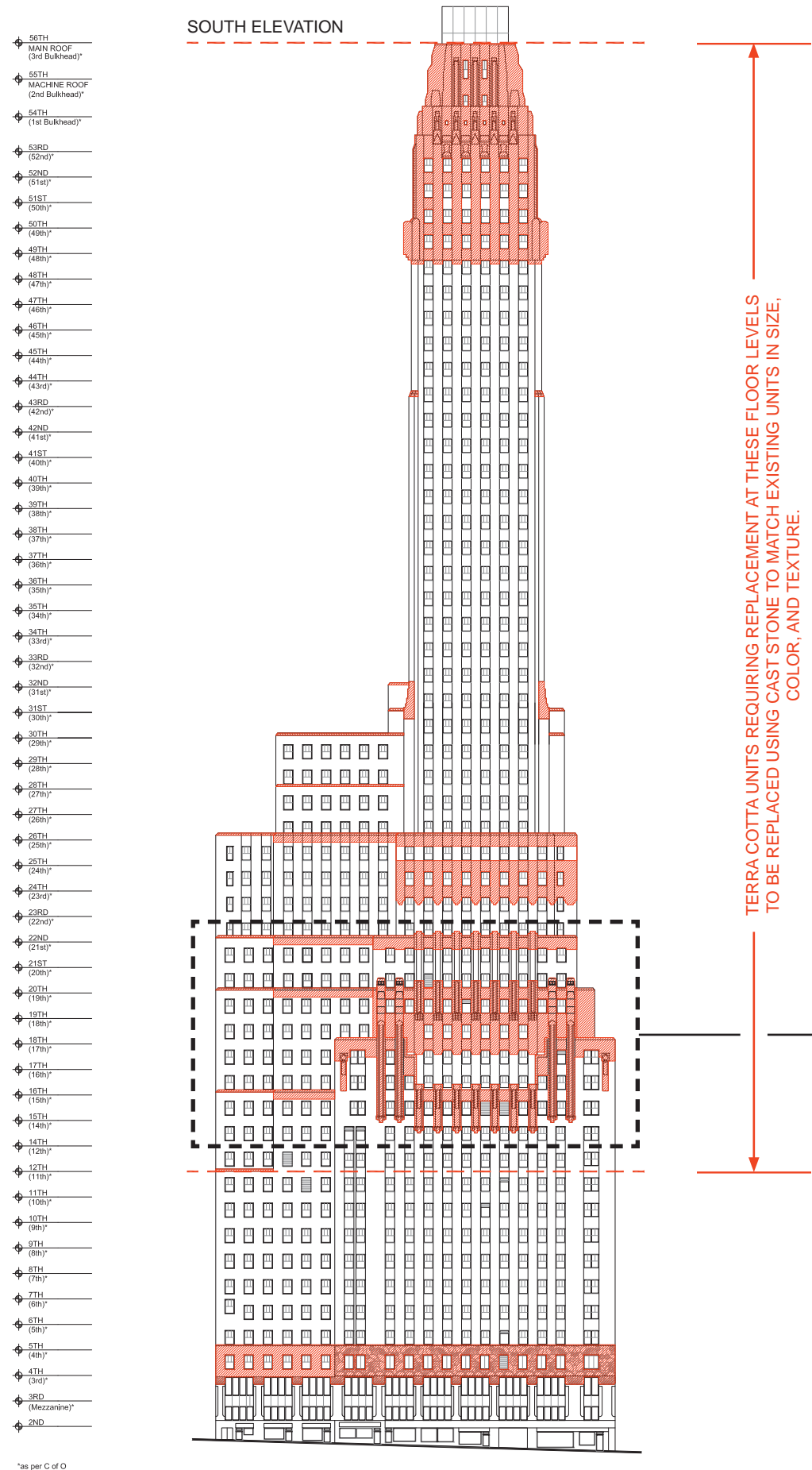


VIEW OF PREVIOUSLY RESTORED FRIEZE @ LEXINGTON AVE  
LOOKING SOUTH-EAST

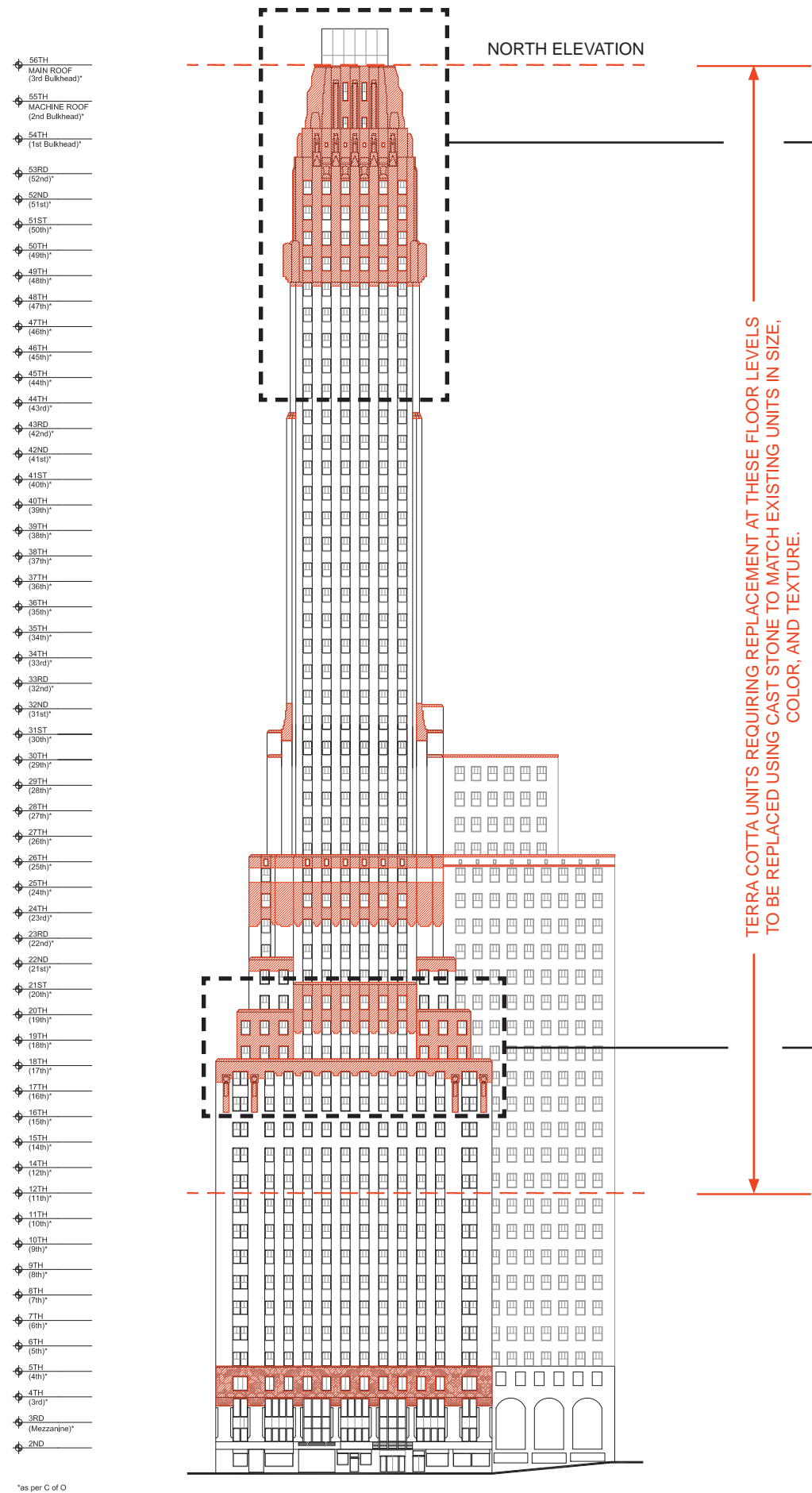


VIEW OF PREVIOUSLY RESTORED FRIEZE @ LEXINGTON AVE  
LOOKING NORTH-EAST

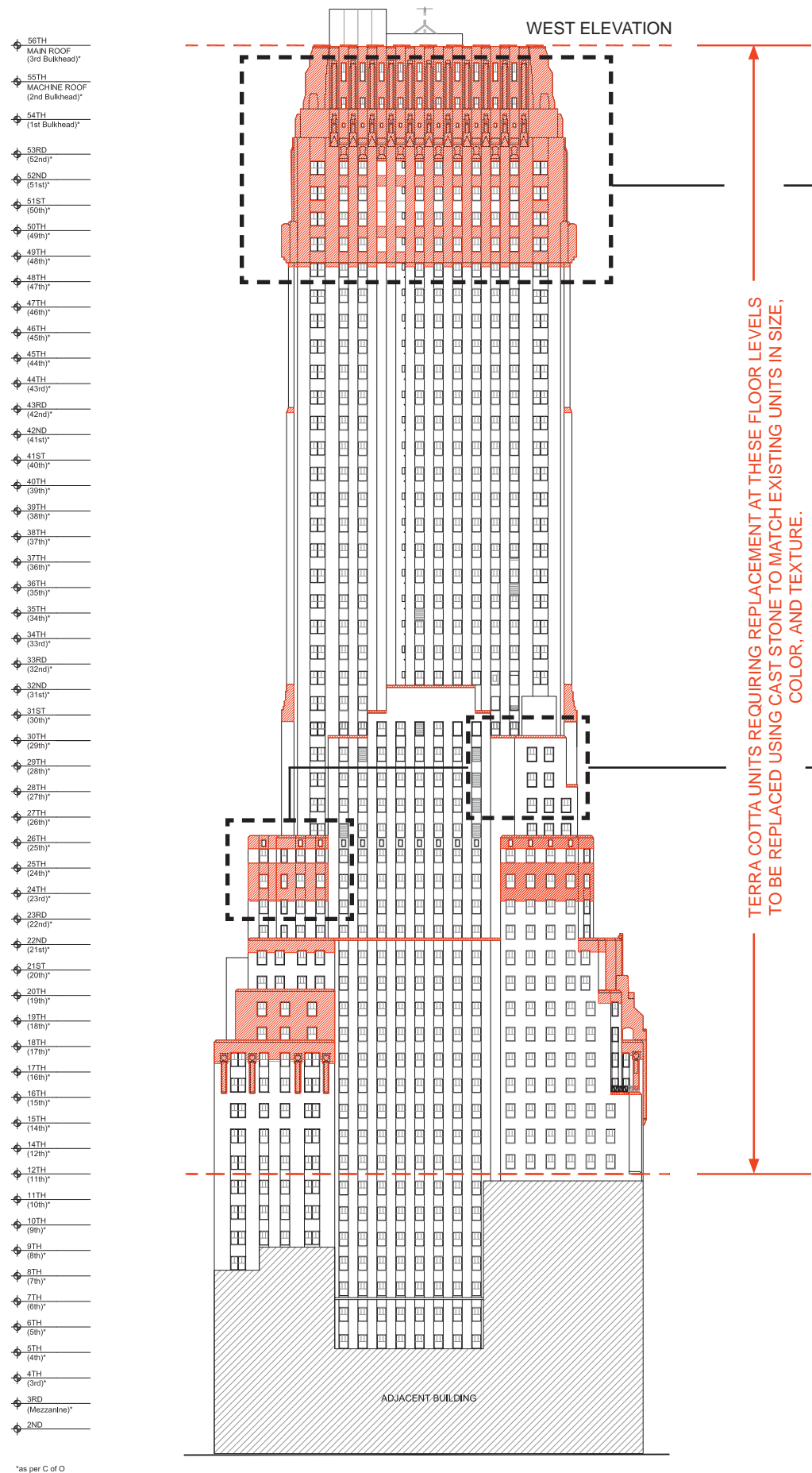














CAST STONE SAMPLES



SAMPLES OF TERRA COTTA AND CAST STONE MATERIAL



SAMPLES OF TERRA COTTA AND CAST STONE MATERIAL



SAMPLES OF TERRA COTTA AND CAST STONE MATERIAL



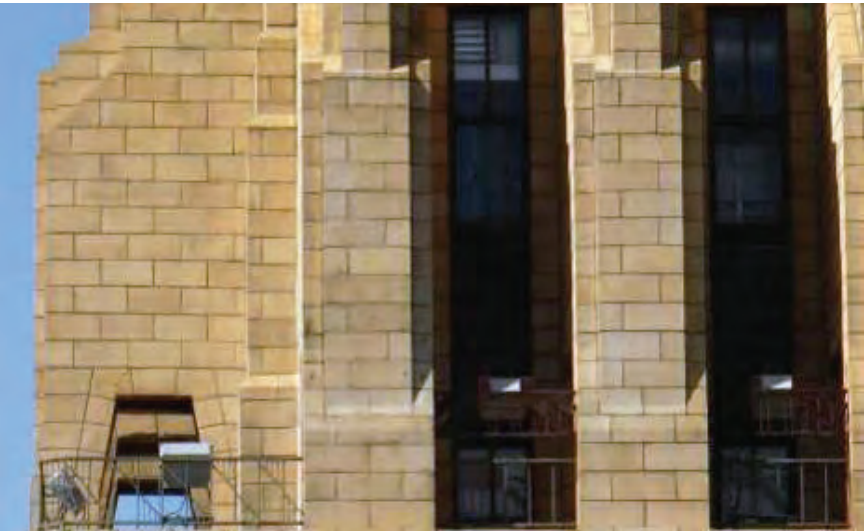
EXISTING PHOTOGRAPHS



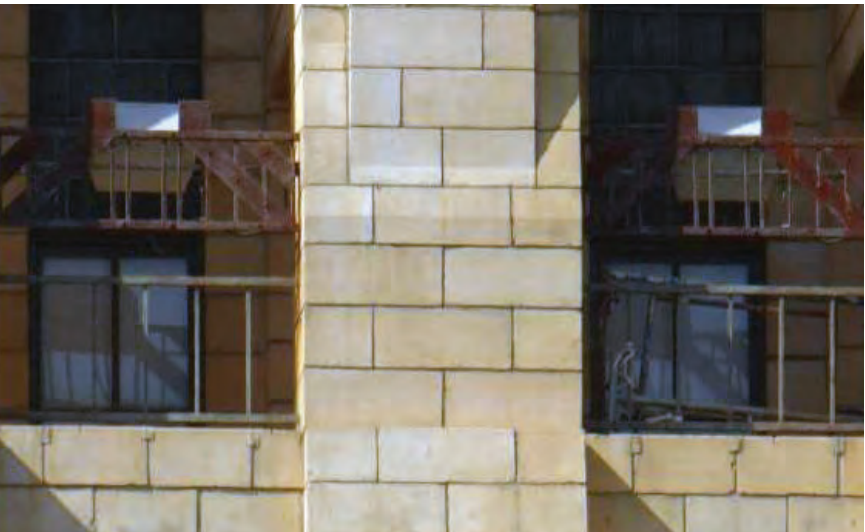
VIEW OF 53RD THROUGH 56TH FLOOR | NORTH-EAST FACADE



TYP. TERRA COTTA UNITS AT UPPER BULKHEADS (EAST FACADE SHOWN)



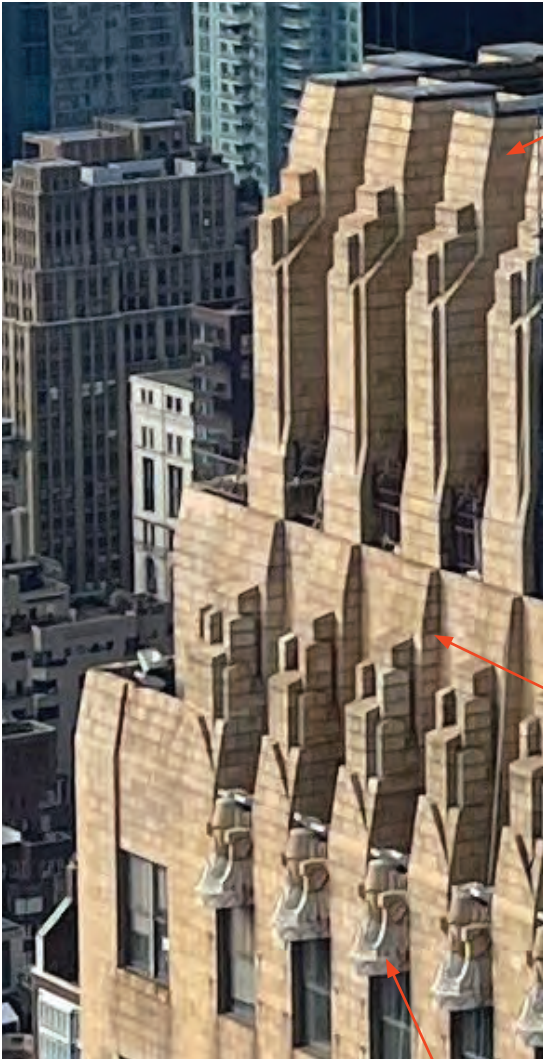
ENLARGED VIEW OF TYP. TERRA COTTA UNITS AT UPPER BULKHEADS



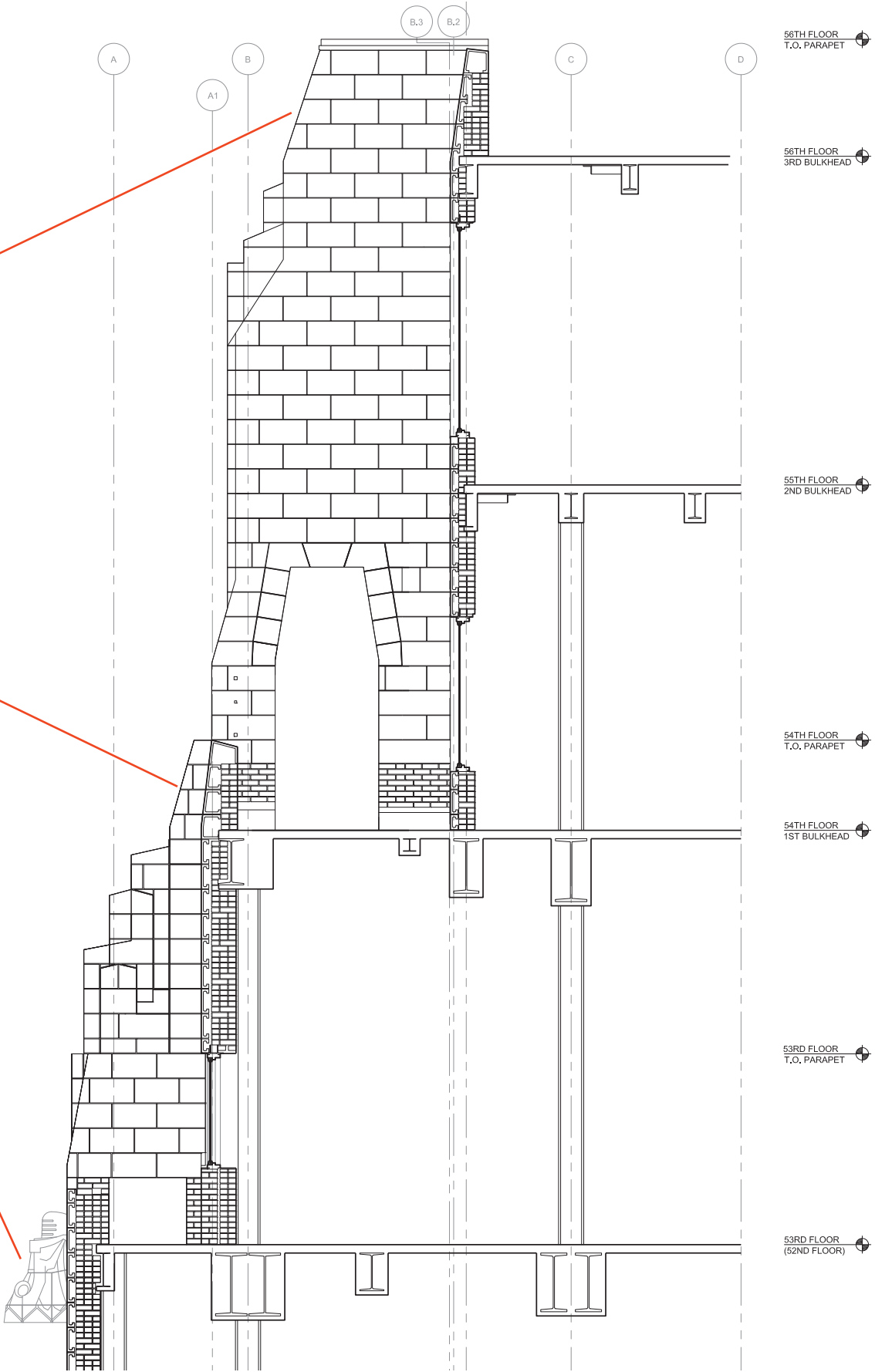
ENLARGED VIEW OF TYP. TERRA COTTA UNITS AT UPPER BULKHEADS



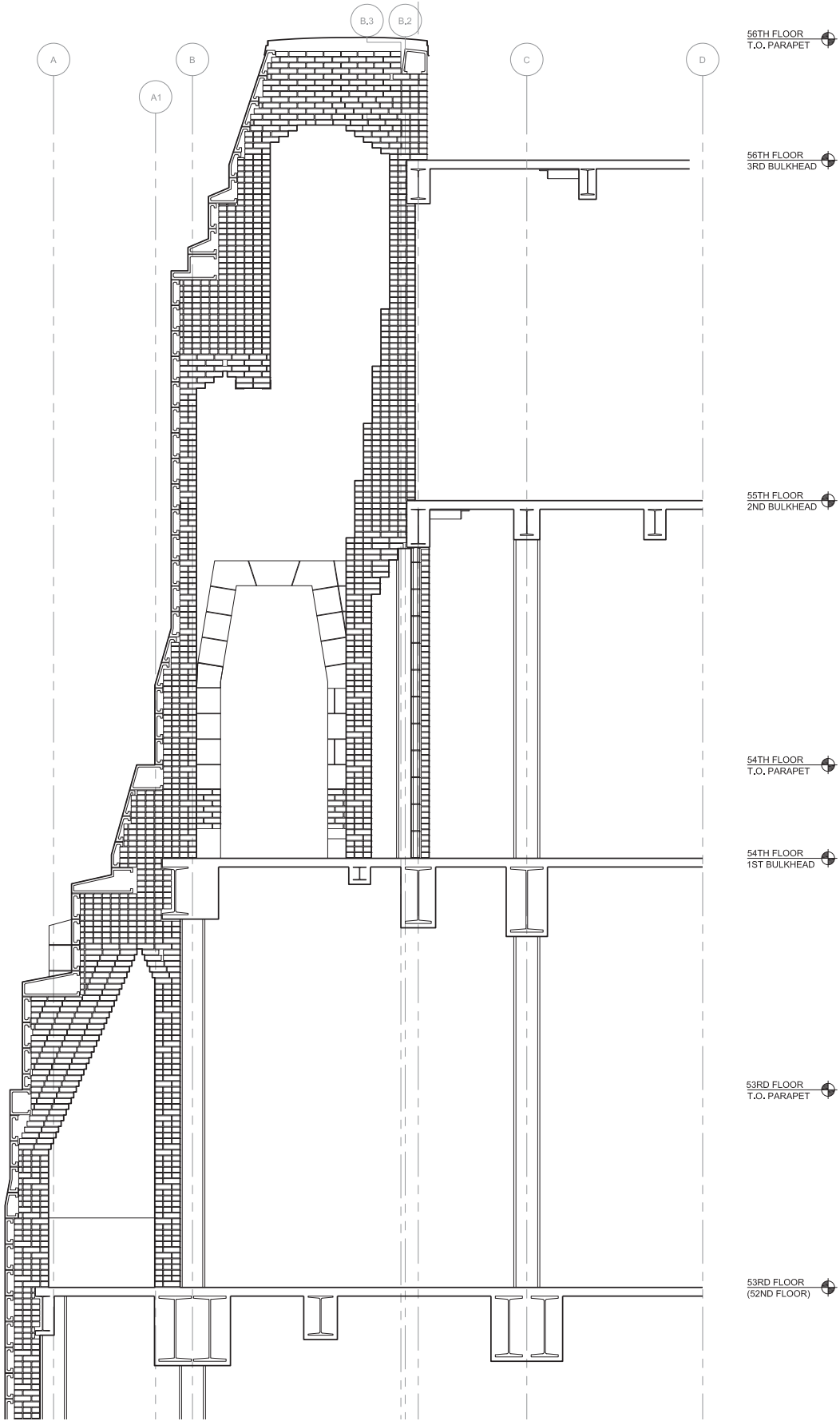
53RD THROUGH 56TH FLOOR  
BUTTRESS SECTIONS



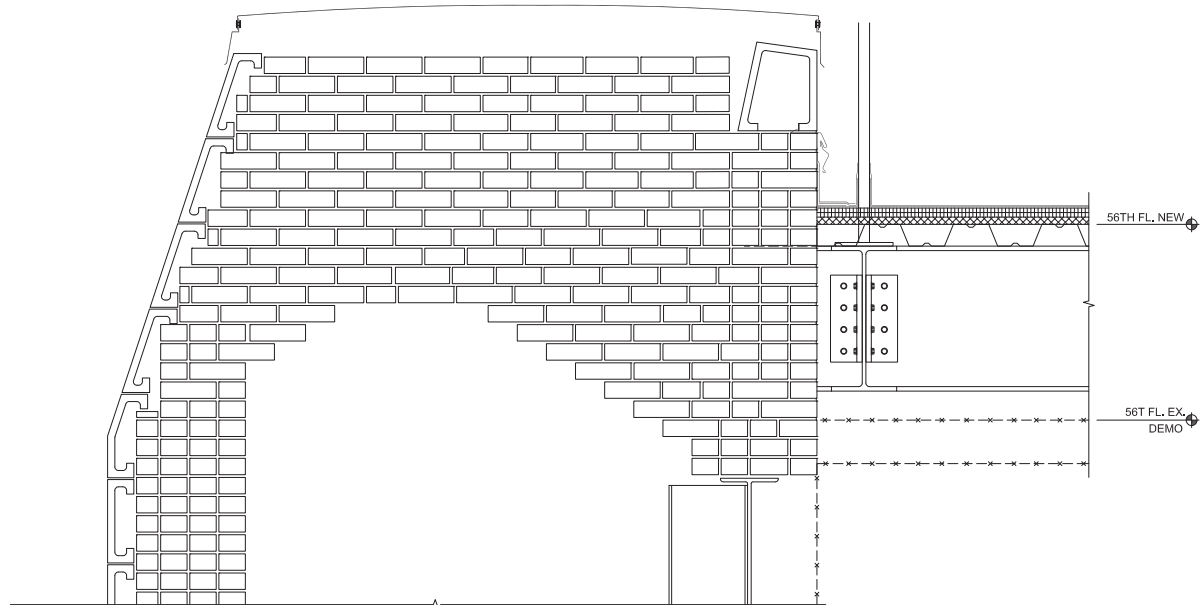
BUTTRESS ELEVATION



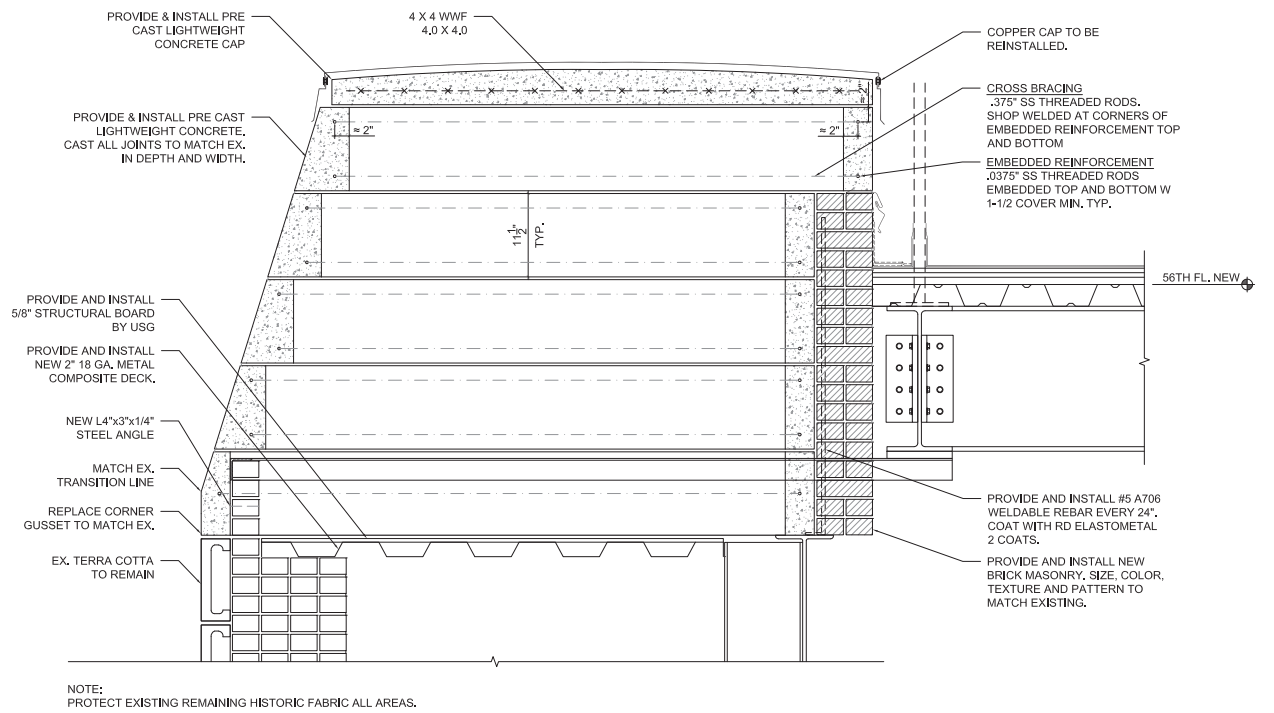
BUTTRESS SECTION



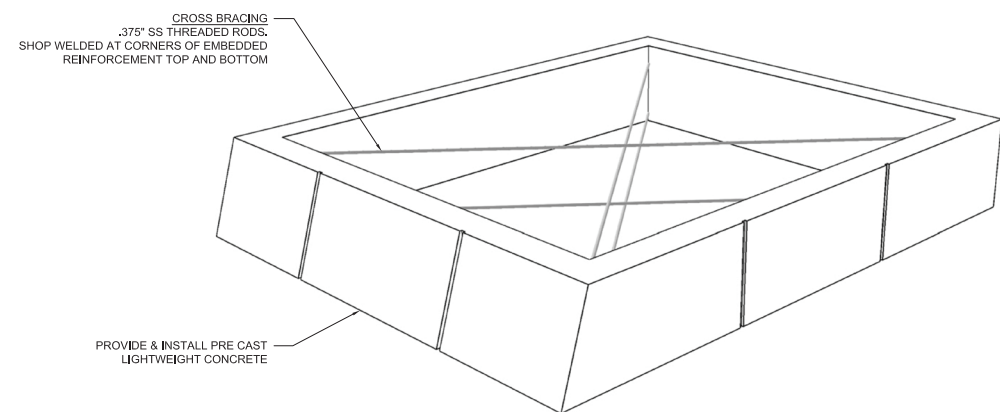




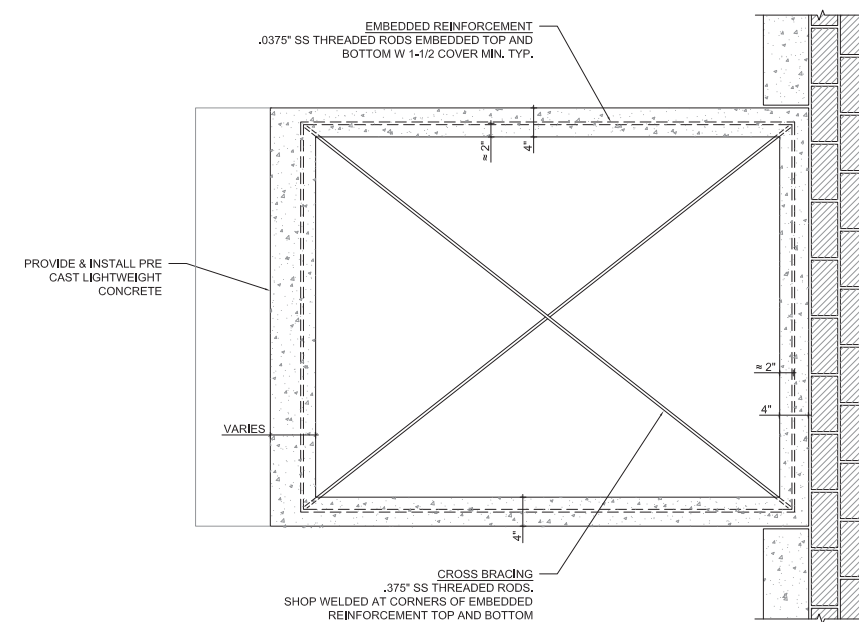
**VERTICAL BUTTRESS SECTION | EXISTING**



**VERTICAL BUTTRESS SECTION | PROPOSED CAST STONE**



**ISOMETRIC VIEW | PROPOSED CAST STONE**



**HORIZONTAL BUTTRESS SECTION | PROPOSED CAST STONE**



EXISTING PHOTOGRAPHS



STREET VIEW OF CHANIN BUILDING FROM 42ND STREET | NORTH-EAST FACADE





EXISTING PHOTOGRAPHS



STREET VIEW OF CHANIN BUILDING FROM LEXINGTON AVE | SOUTH-EAST FACADE





EXISTING PHOTOGRAPHS



STREET VIEW OF CHANIN BUILDING FROM 41ST STREET | SOUTH-WEST FACADE





## A low-angle, upward-looking photograph of several tall skyscrapers in a city, likely New York City. The buildings are made of brick and stone, with many windows. The sky is clear and blue. The perspective creates a sense of height and scale, with the buildings converging towards the top of the frame. The lighting is bright, suggesting a sunny day. The image captures the dense urban environment and the architectural diversity of the city's skyline.

The Chanin Building | 122 East 42nd Street (374 Lexington Ave)



Landmarks Preservation Commission Submission | 06.04.2024



## A low-angle photograph looking up at several tall, historic skyscrapers in New York City. The buildings are constructed from brick and stone, featuring many windows and arched architectural details. In the foreground, a black street lamp stands on the sidewalk. Attached to the lamp is a red banner with white text that reads: "The city's most accessible neighborhood just got more accessible." Below the banner is a small sign for "Grand Central Madison". A blue street sign for "Park Ave" is also visible on the lamp. Other signs include "East 42nd St" and "M42". The sky is overcast and grey.

The Chanin Building | 122 East 42nd Street (374 Lexington Ave)



Landmarks Preservation Commission Submission | 06.04.2024



CAST STONE REPLICA EXAMPLE | AMERICAN STANDARD BUILDING



AMERICAN STANDARD BUILDING | UPPER CROWN (NORTH-WEST FACADE)



TERRA COTTA REPLICA IN CAST STONE MATERIAL



TERRA COTTA REPLICA IN CAST STONE MATERIAL



TERRA COTTA REPLICA IN CAST STONE MATERIAL  
PAINTED





## 895 PARK AVENUE

*“The proposal, as approved, consists of establishing a Master Plan governing future **masonry replacement of all brick, granite, and limestone in-kind, and all terra cotta in cast stone**, at the Park Avenue (west) and the 79th Street (north) facades, the east and west facades of the 79th Street courtyard returns, the northernmost end of the east façade, and the westernmost end of the south façade, specifically permitting the replacement of non-projecting cladding fields of terra cotta units above the 13th floor cornice with cast-stone units, as well as the replacement of all other terra cotta coping, projecting, and panels outside of a cladding field in cast-stone units, and the in-kind replacement of granite, limestone, and brick units throughout the façade...”*  
(LPC Permit)





THE PLAZA HOTEL & RESIDENCES  
768 FIFTH AVENUE

*“The proposal, as approved, consists of **replacing the decorative terracotta balconies** at the fifteenth (15th) floor level of the north (Central Park South), east (Fifth Avenue), and south (West 58th Street) facades **with glass fiber reinforced concrete (GFRC) balconies**, in conjunction with repairing and replacing related concealed structural steel members, in-kind, as needed...”*  
(LPC Permit)





**HOTEL THERESA**  
**2090 7TH AVENUE**

*“The proposal, as approved, consists of **replacing nineteen (19) severely deteriorated terra cotta units with matching glass-fiber reinforced concrete (GFRC) units**, including units at the soffit of an eighth floor Juliet Balcony at both the 7th Avenue (east) and 125th Street (north) facades, units at the projecting stringcourse at the tenth floor lintel-level along the 124th Street, 7th Avenue, and 125th Street façades, and one (1) unit at the flush sill of a sixth floor window of the 7th Avenue (east) façade, and six (6) decorative deep-latticework units at the northern end of the visible west façade at the ninth floor and above,...” (LPC Permit)*



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