

July 16, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-11360

**95 Madison Avenue – 95 Madison Avenue (The Emmett Building) – Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 881 8589 0810

Passcode: 412825

By Phone: 646-558-8656 (NY)

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 EMMET BUILDING 95 MADISON AVENUE

SUNLIGHT
DEVELOPMENT

fxcollaborative



W B M A

Residential Conversion

16 JULY 2024

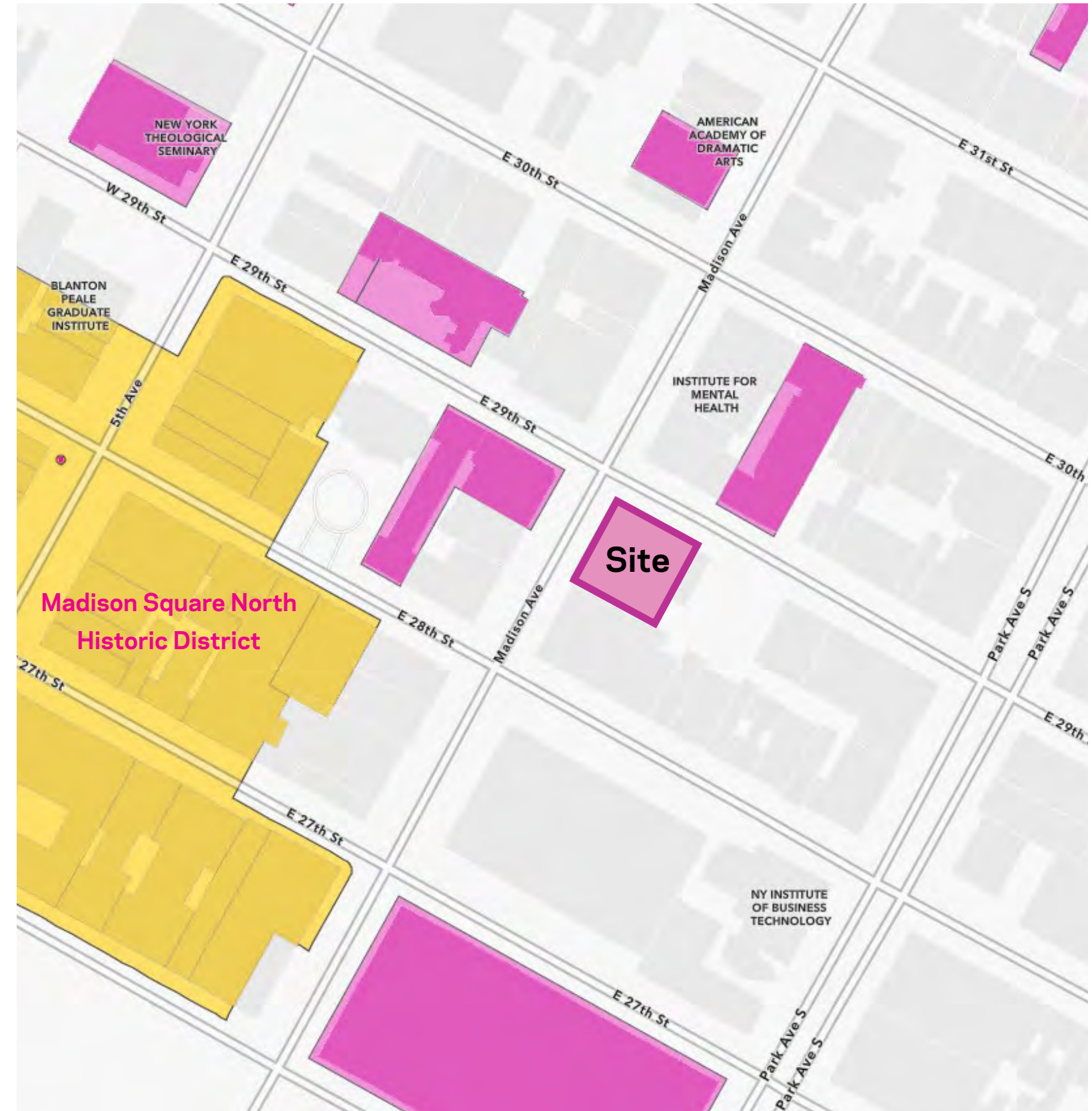
EMMET BUILDING 6-9152
Madison Av. & 23rd St.
Copyright 1915 By
IRVING UNDERHILL, N. Y.



NYC Landmarks

Historic Buildings and Sites

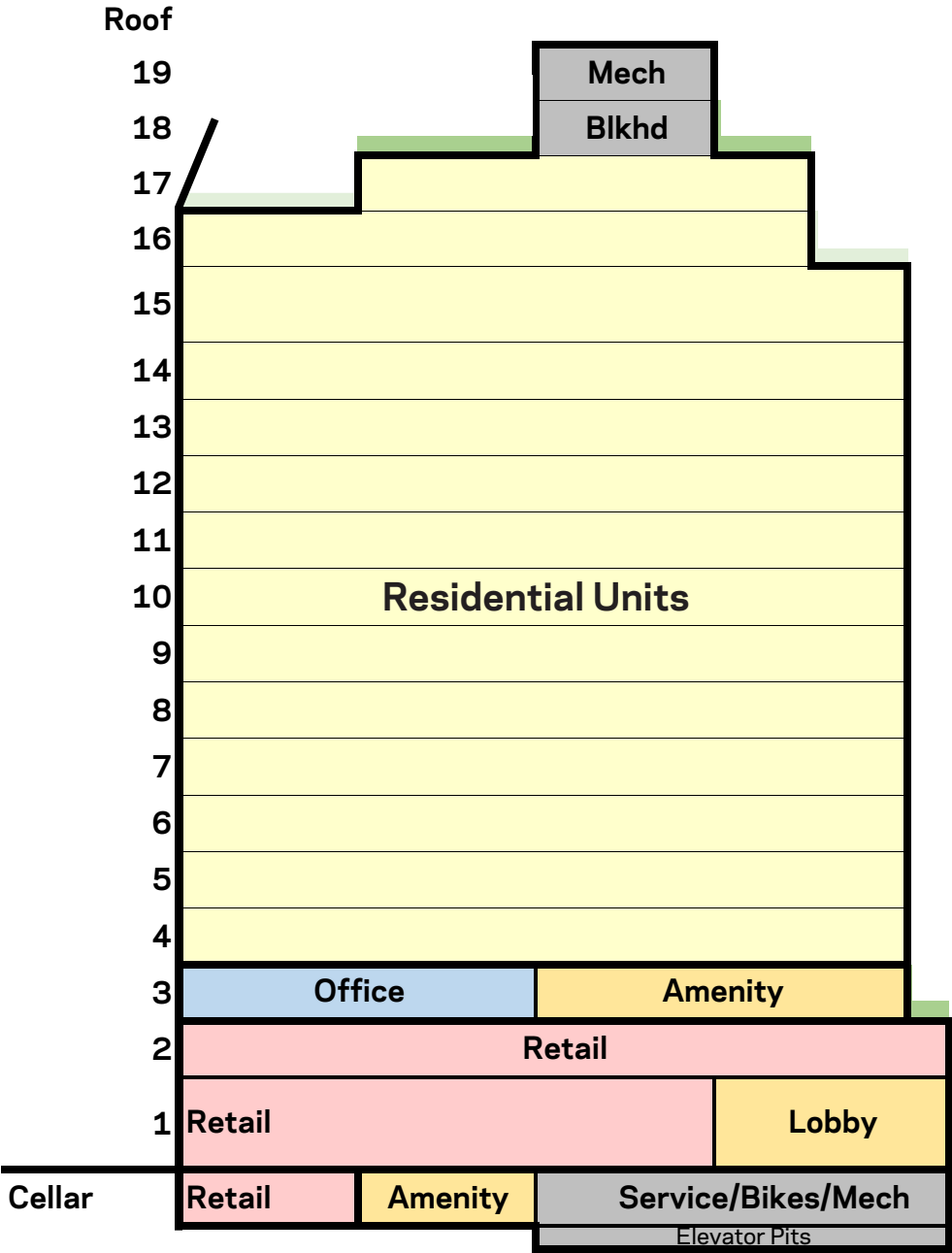
- Symbology
- Individual Landmark
 - Historic District Building





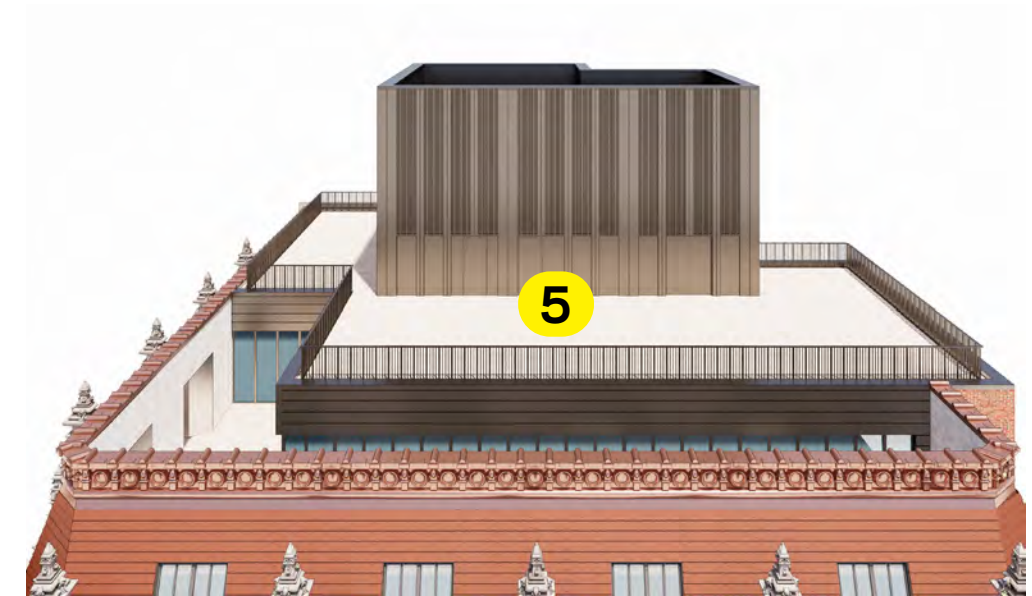
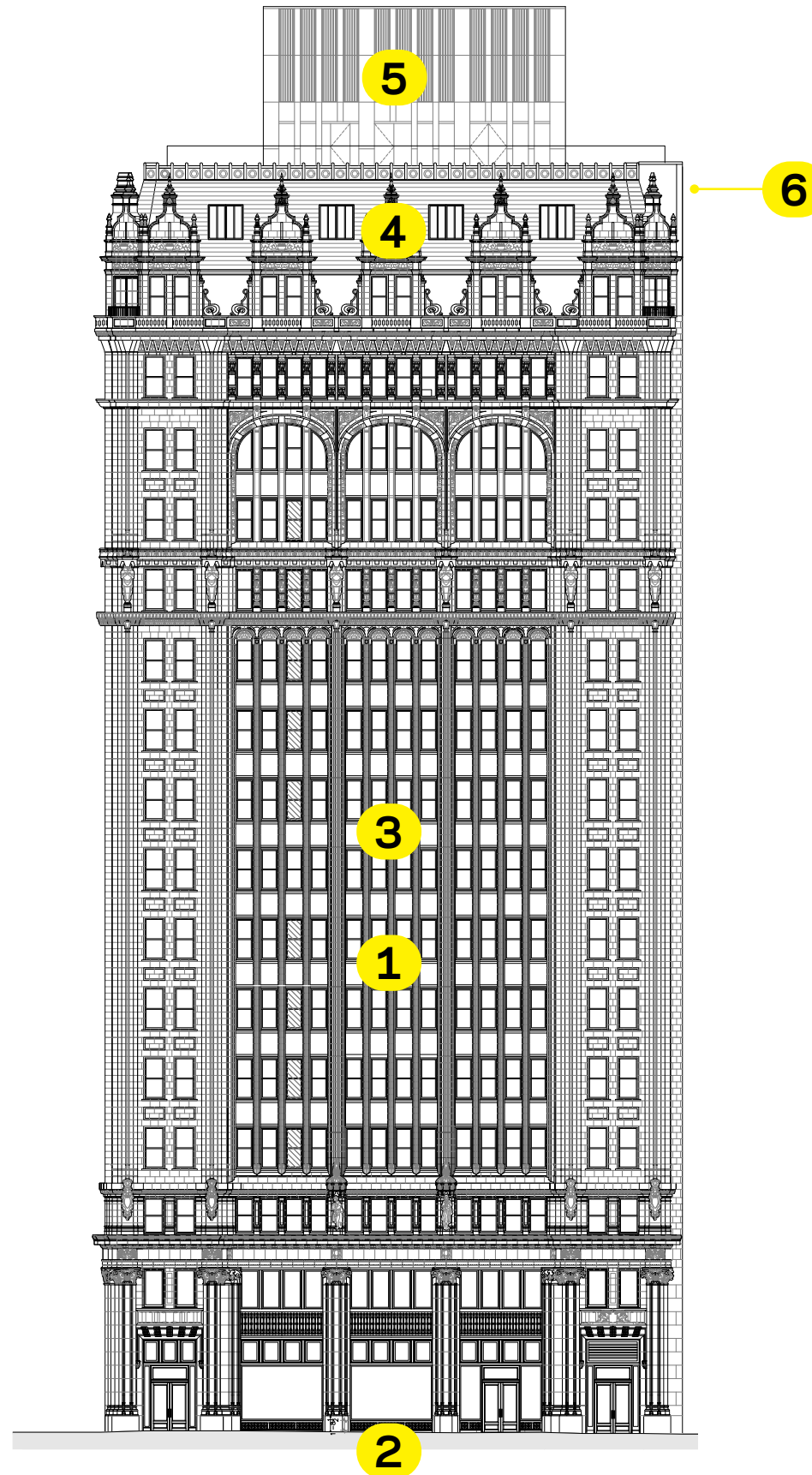
Full Office to Residential Conversion

- New Elevator Core and Stairs
- New Mechanical Systems
- Reconfiguration of Inner Court, Roof, and Bulkheads
- Window Replacement



Exterior Scope:

- 1 Facade Restoration
- 2 Entry Modifications + Retail Masterplan
- 3 Window Replacement
- 4 16th floor & Mansard
- 5 Rooftop Modifications
- 6 Secondary Elevation Modifications

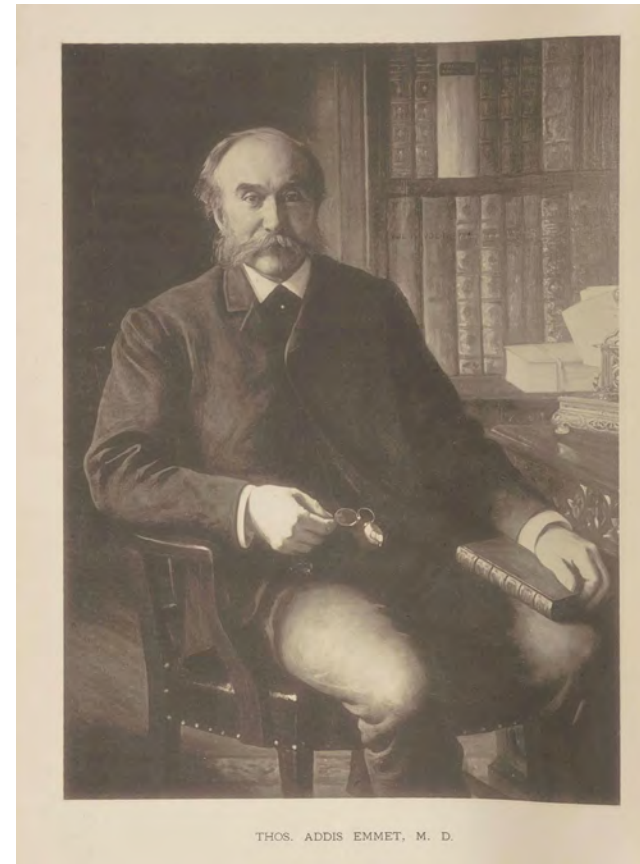


Scope Overview

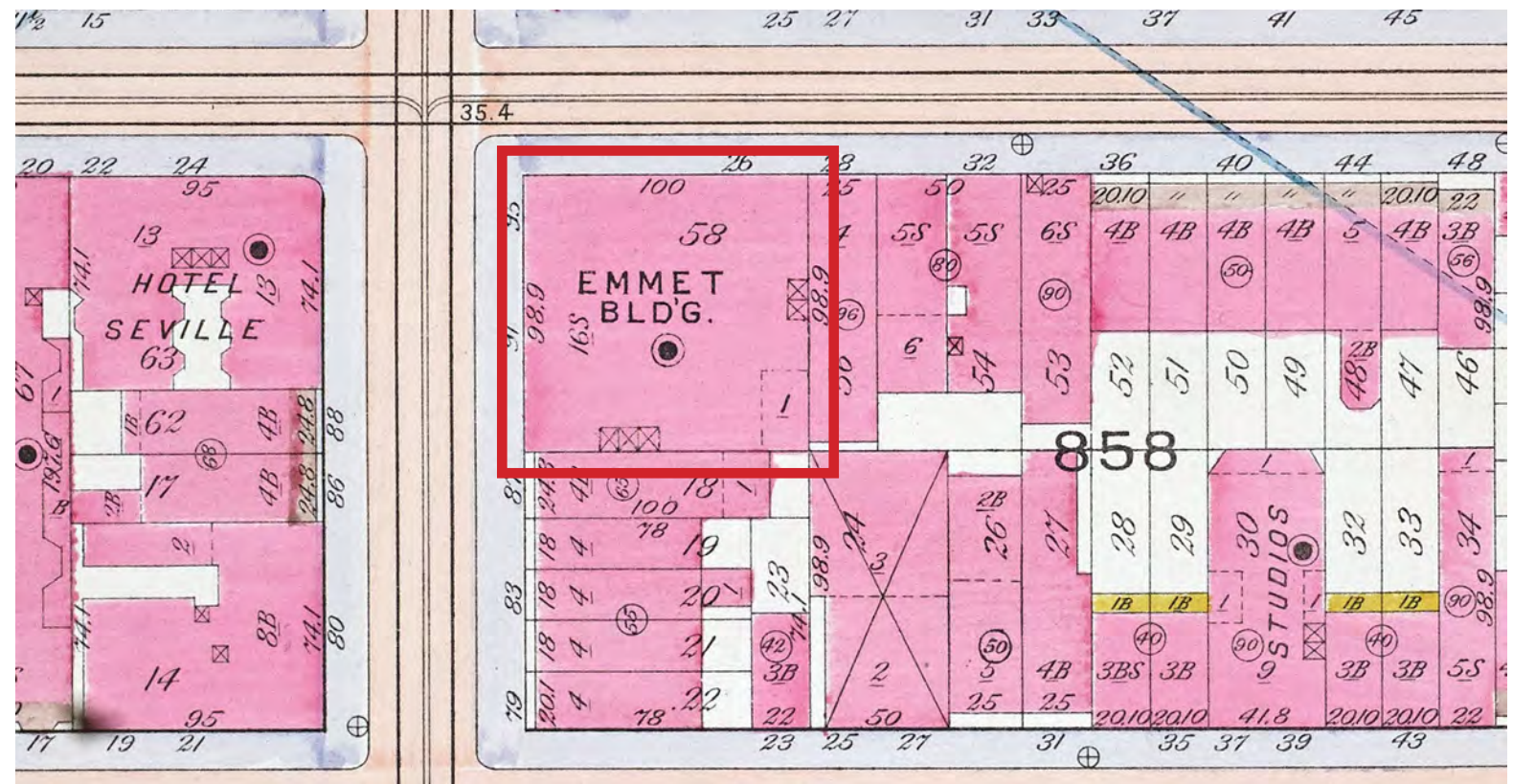
HISTORICAL BACKGROUND



Overall view from Brickbuilder (December 1912)



Thomas Addis Emmet



1913 ATLAS OF THE CITY OF NEW

For the Monumental Building

AS the logical facing material for the steel frame skyscraper terra cotta is unsurpassed by any existing material.

For appropriately clothing this form of construction terra cotta meets every requirement of scale demanded by sincere organic design. To the monumental structure terra cotta also brings possibilities in color for emphasizing effects of scale, form and proportion which are presented by no other enduring medium.

Literature pertaining to color and proper construction in terra cotta for permanence will be sent on request. Address **National Terra Cotta Society**, 19 West 44th Street, New York City.

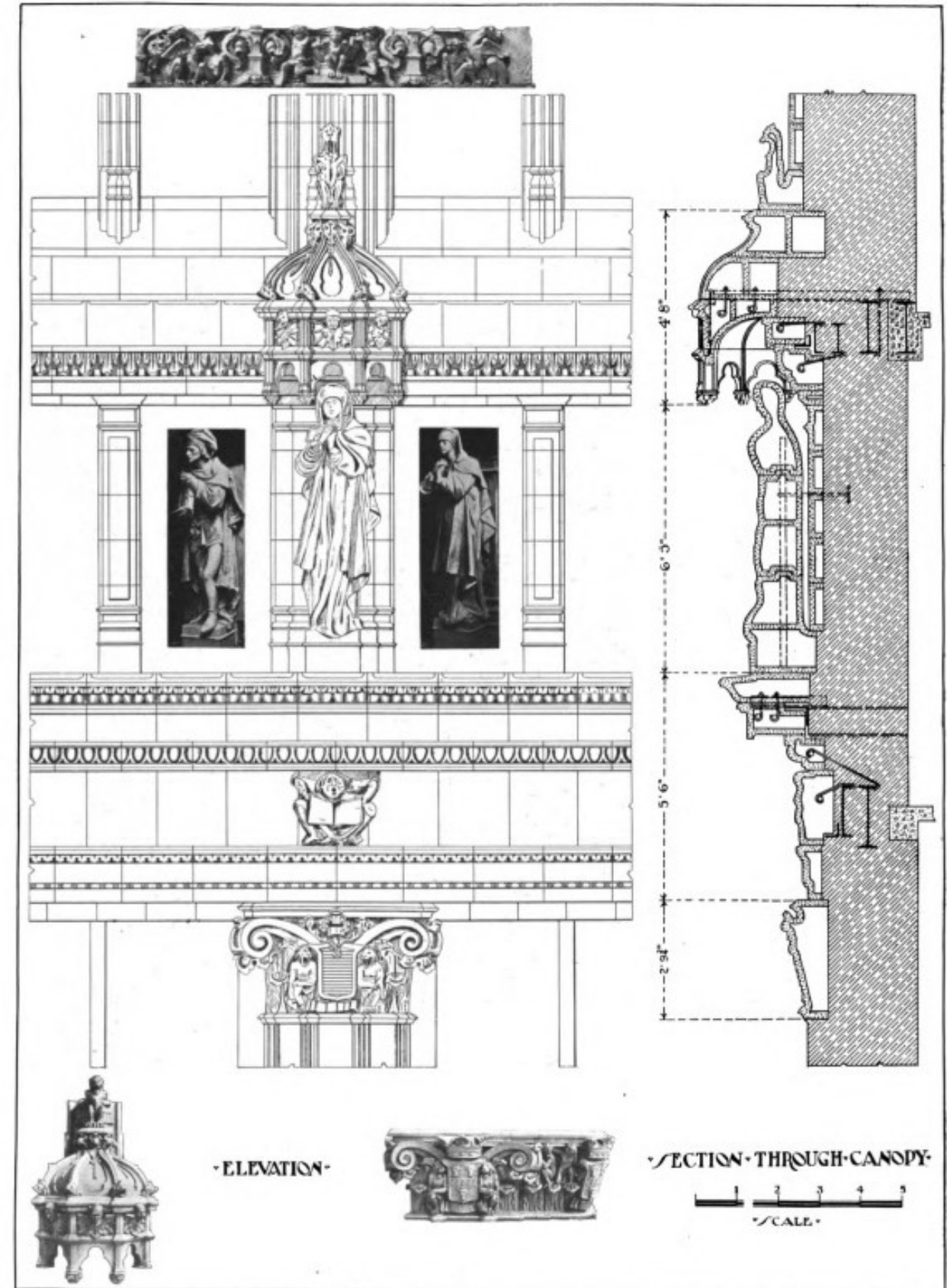


DETAIL of terra cotta facade, Emmett Building, Madison Avenue and 29th Street, New York City. J. Stewart Barney and Stockton B. Coll, Architects.

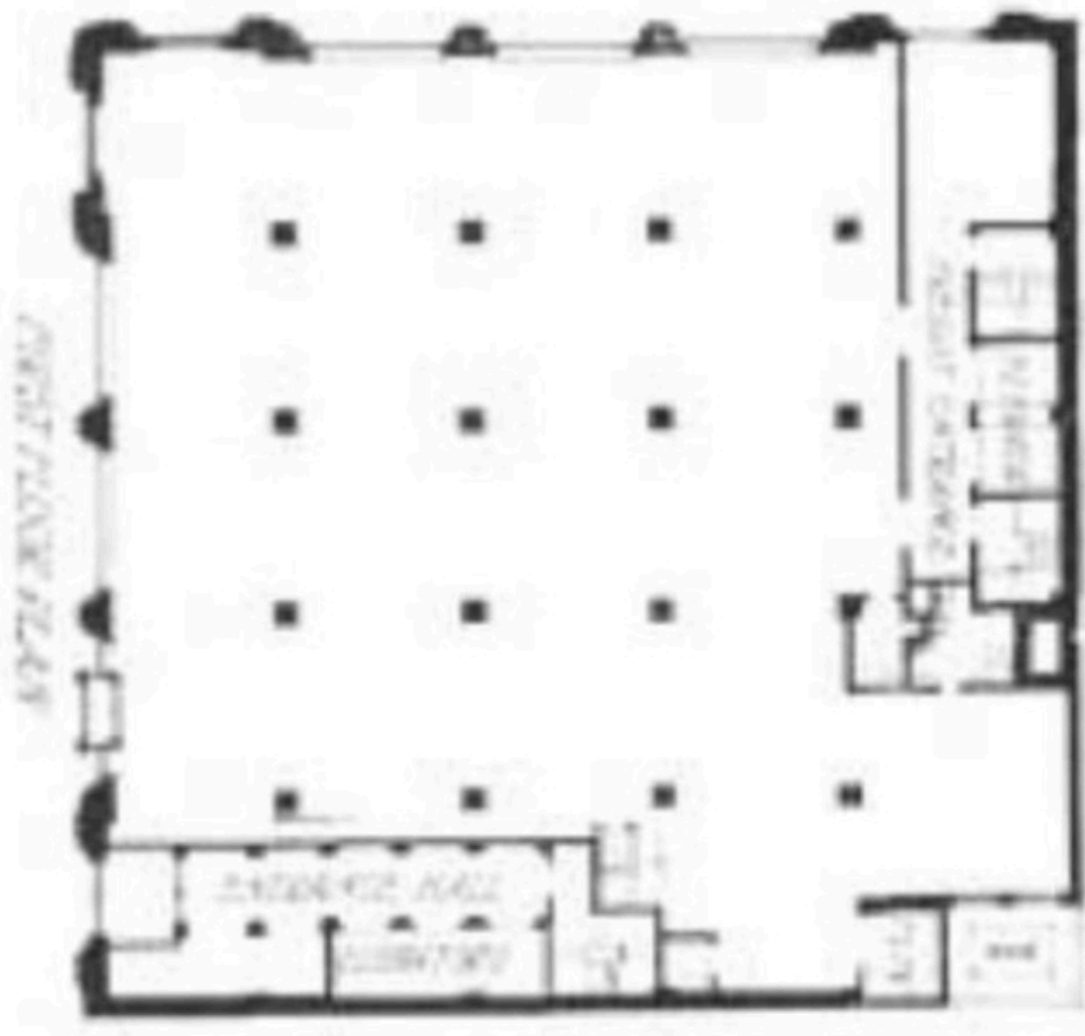
TERRA COTTA

Permanent Beautiful Profitable

American Architect (July 1923)



Brickbuilder (December 1912)



First floor plan from Brickbuilder
(December 1912)



Detail view of base, 1913
(Library of Congress)



Detail view of base, 1940 (NYPL)



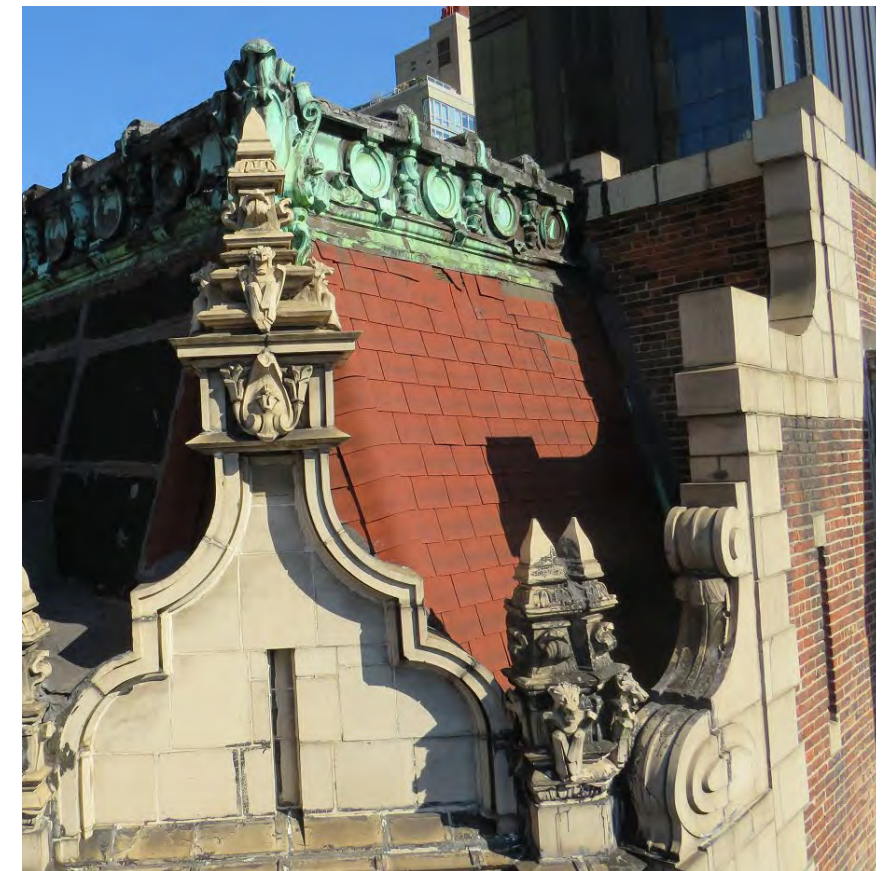
2018 LPC Designation Photos



1912



2022



Mansard Roof - Original & Present Condition



1903 Dorilton Apts



1904 Brooklyn Heights Casino



1905 Chatsworth Apts

Historic Mansard Skylights



New York, NY. (Photo Credit: Hayes Davidson)



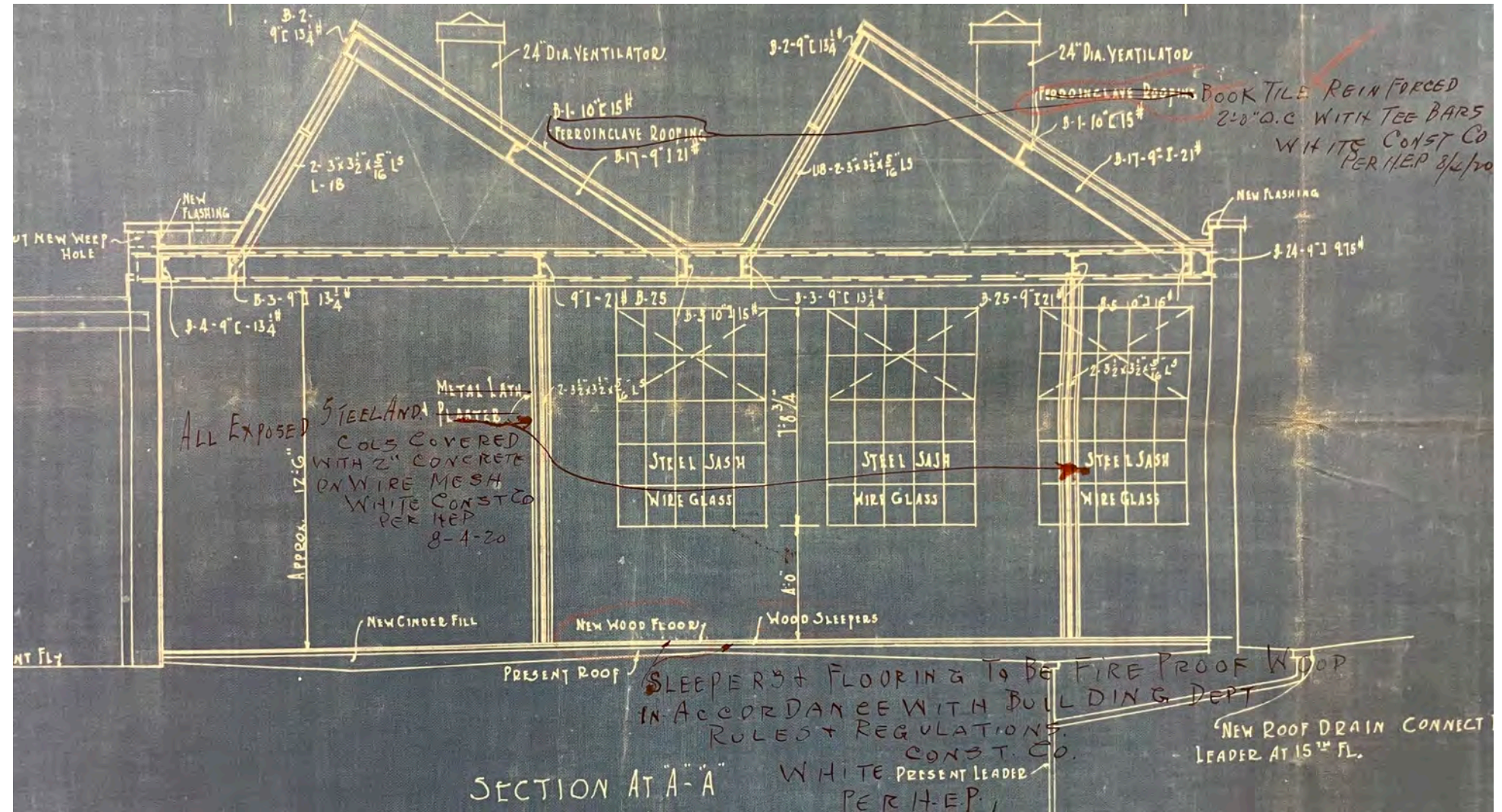
Woolworth Building



555 West End Ave



44 Union Square



Section through skylight addition, 1920 (DOB)

FACADE RESTORATION

Copper Cresting:
Replacement to match the original
with uncoated copper finish



Mansard:
Replacement of asphalt shingle
with terracotta tile to match
the original installation.



Select Joint Repointing



Select Terracotta Replacement
to match existing material,
detail, size and finish.

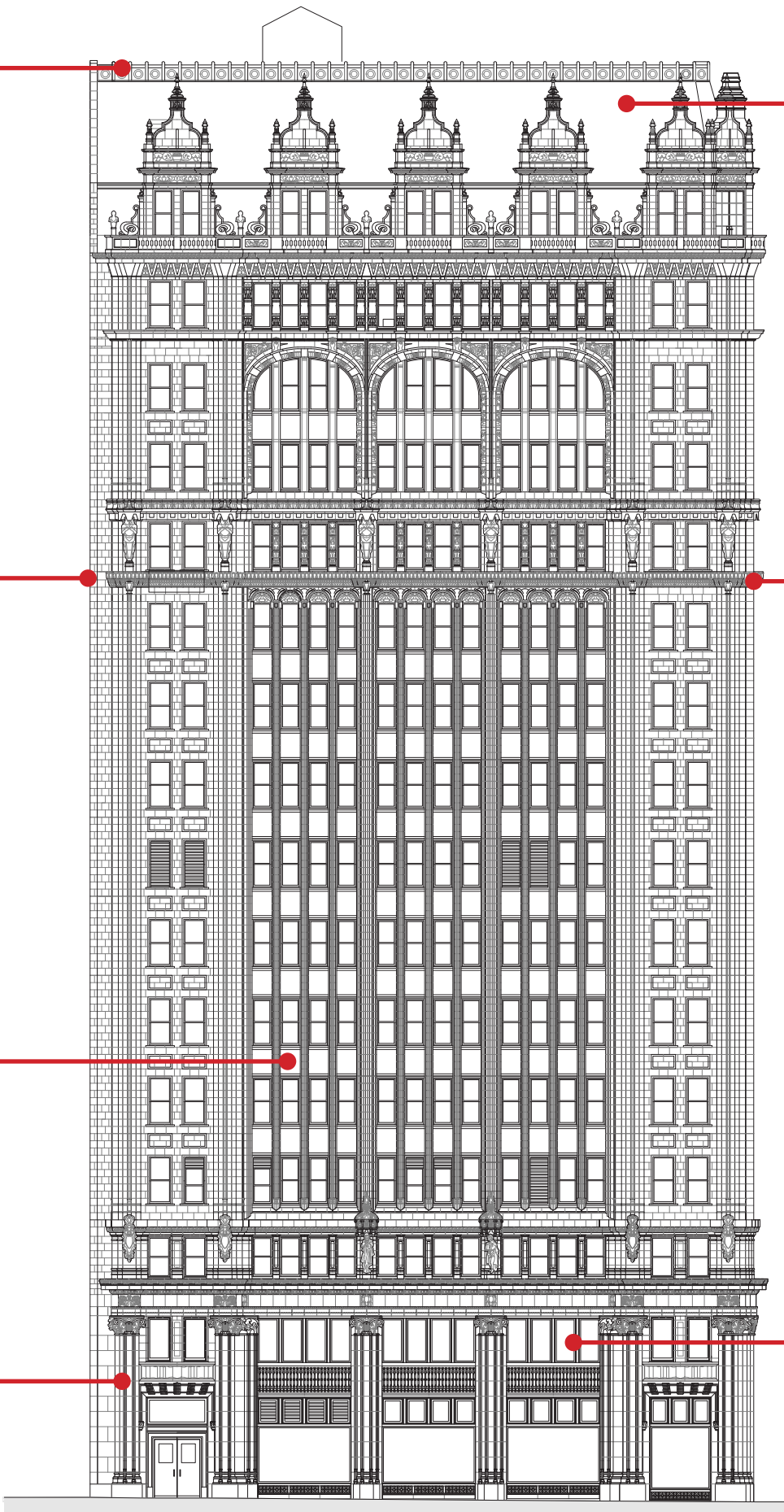


Cast Iron Repair and Painting

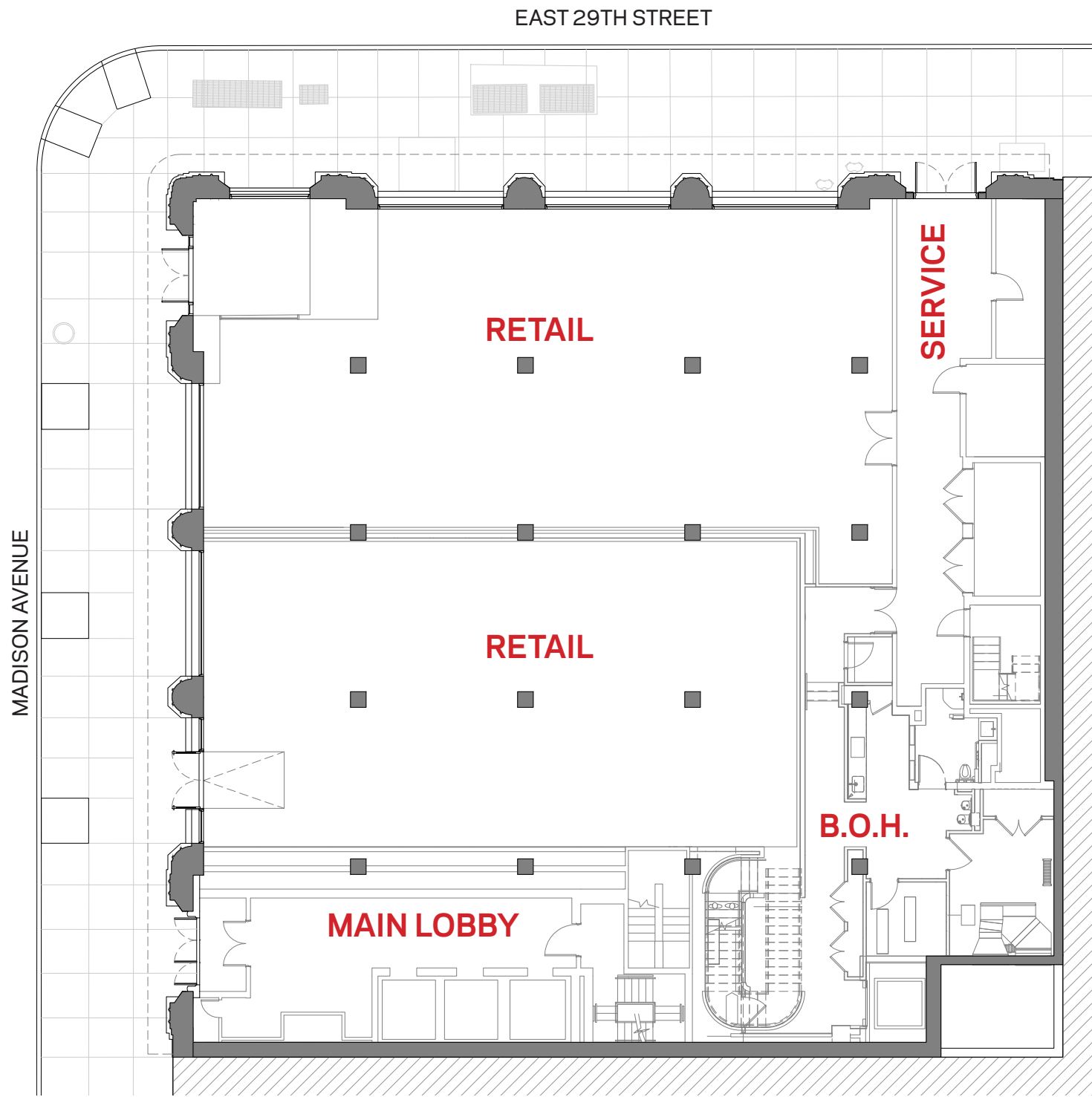


Façade Cleaning, including removal of
tar and paint overspray, and all existing
paint at the 1st through 3rd floor levels

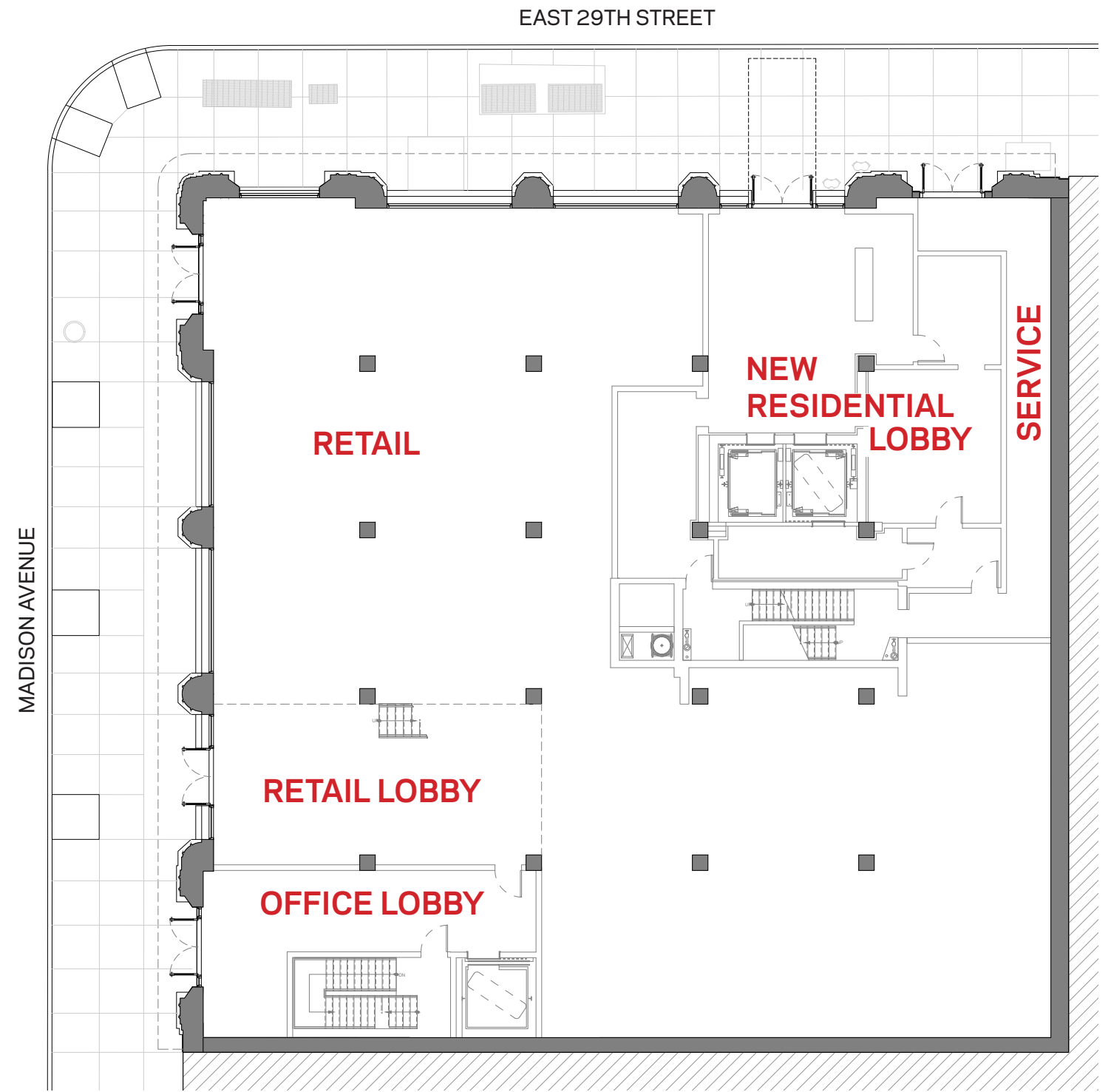
2nd Fl Center Pivot Windows
Restore in Place



ENTRY MODIFICATIONS + RETAIL MASTERPLAN



Existing



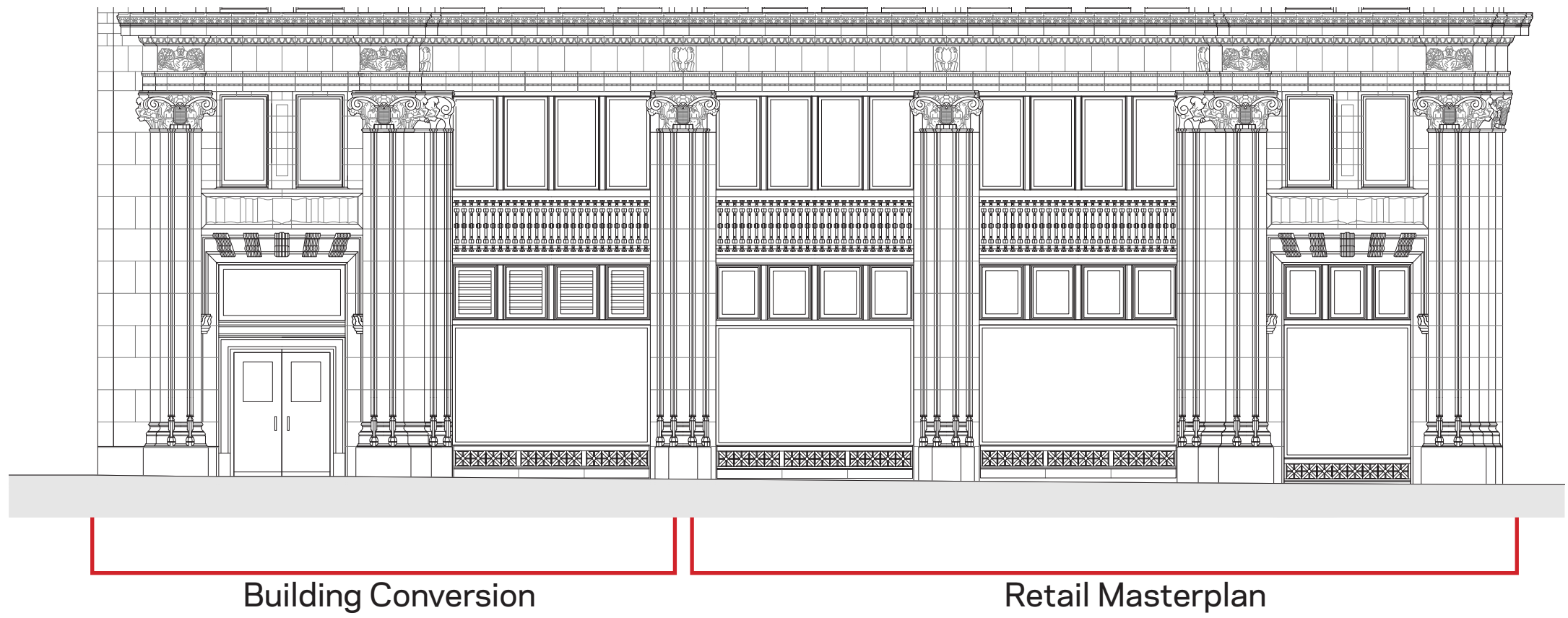
Proposed

Ground Floor

Existing Madison Ave Elevation

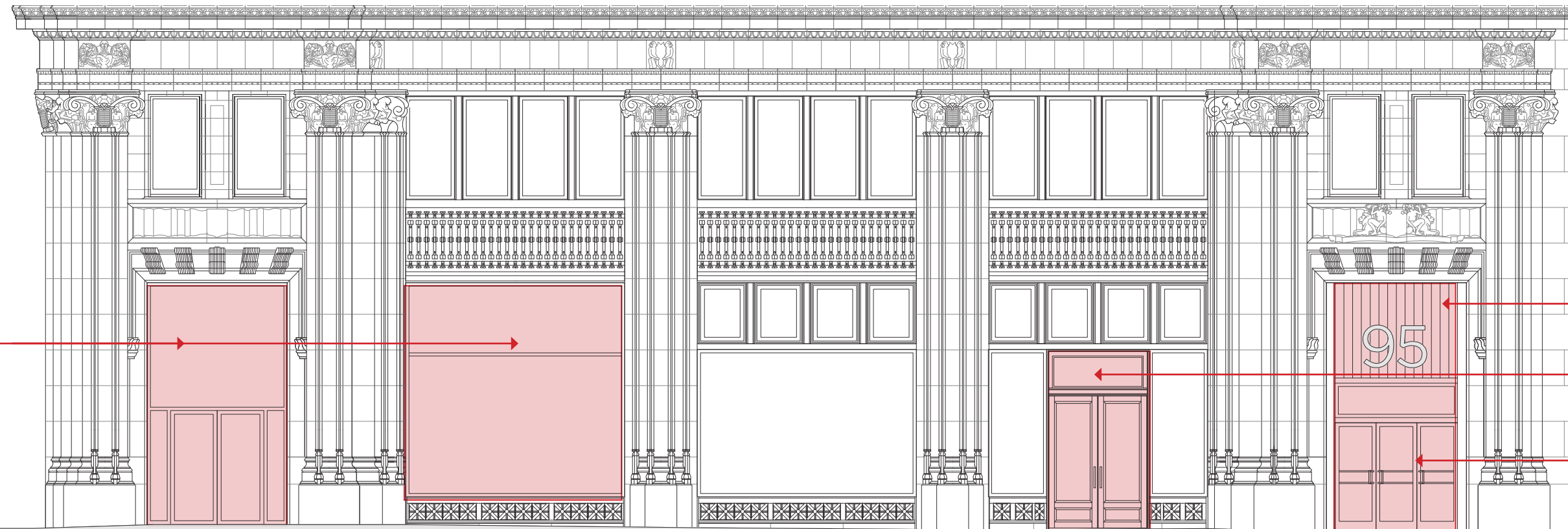


Existing 29th Street Elevation





Madison Avenue frontage



Non-Historic Infill

Non-Historic Entry Infill
 Non-Historic Doors & Transom
 Non-Compliant Doors (too narrow)

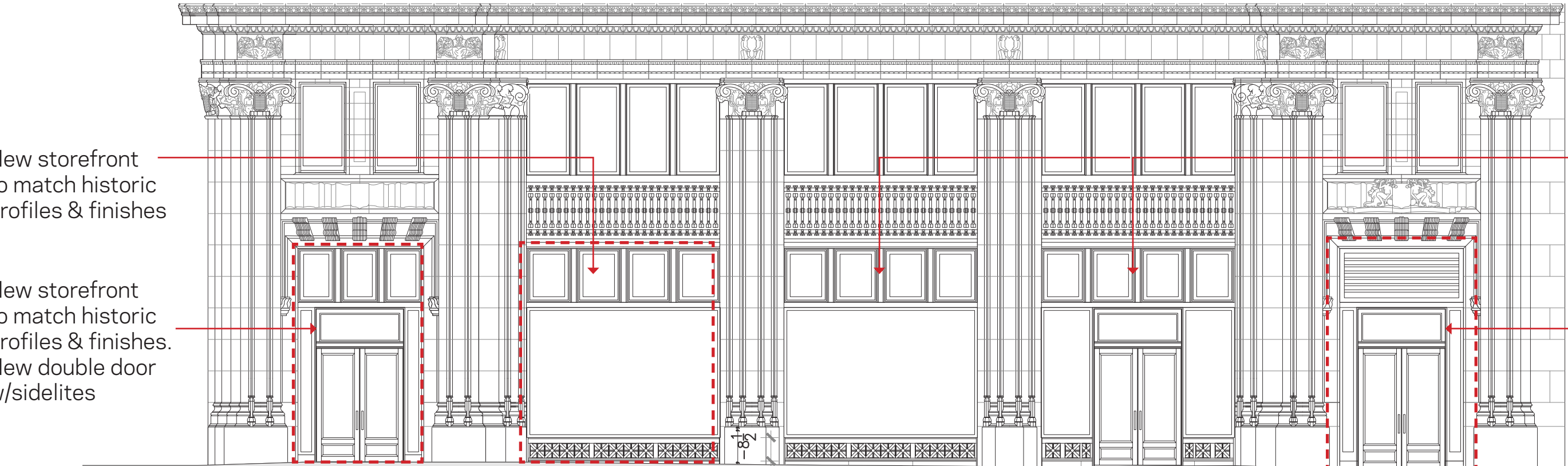
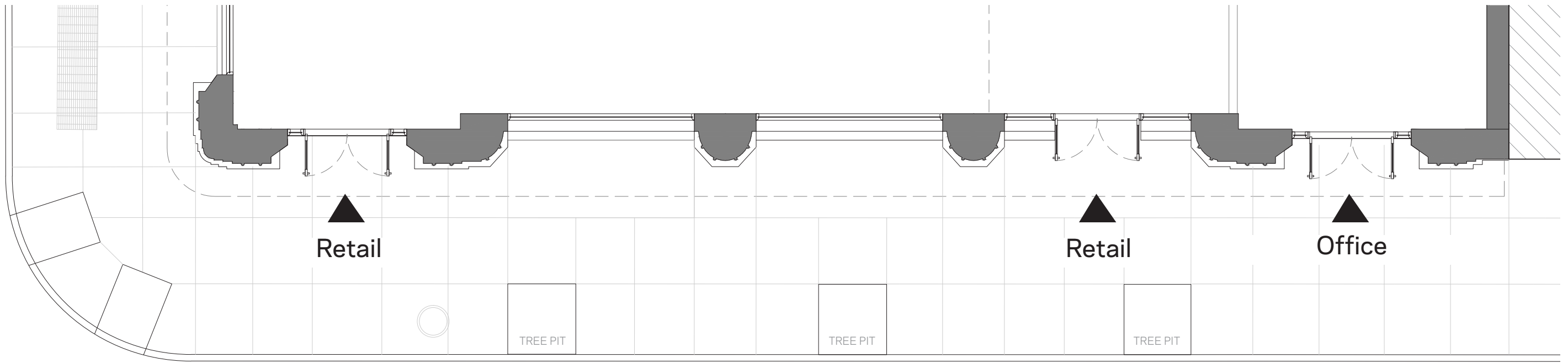
Retail

Retail

Commercial Entry

Madison Avenue
Base Elevation: Existing

Scale: 1/16" = 1'



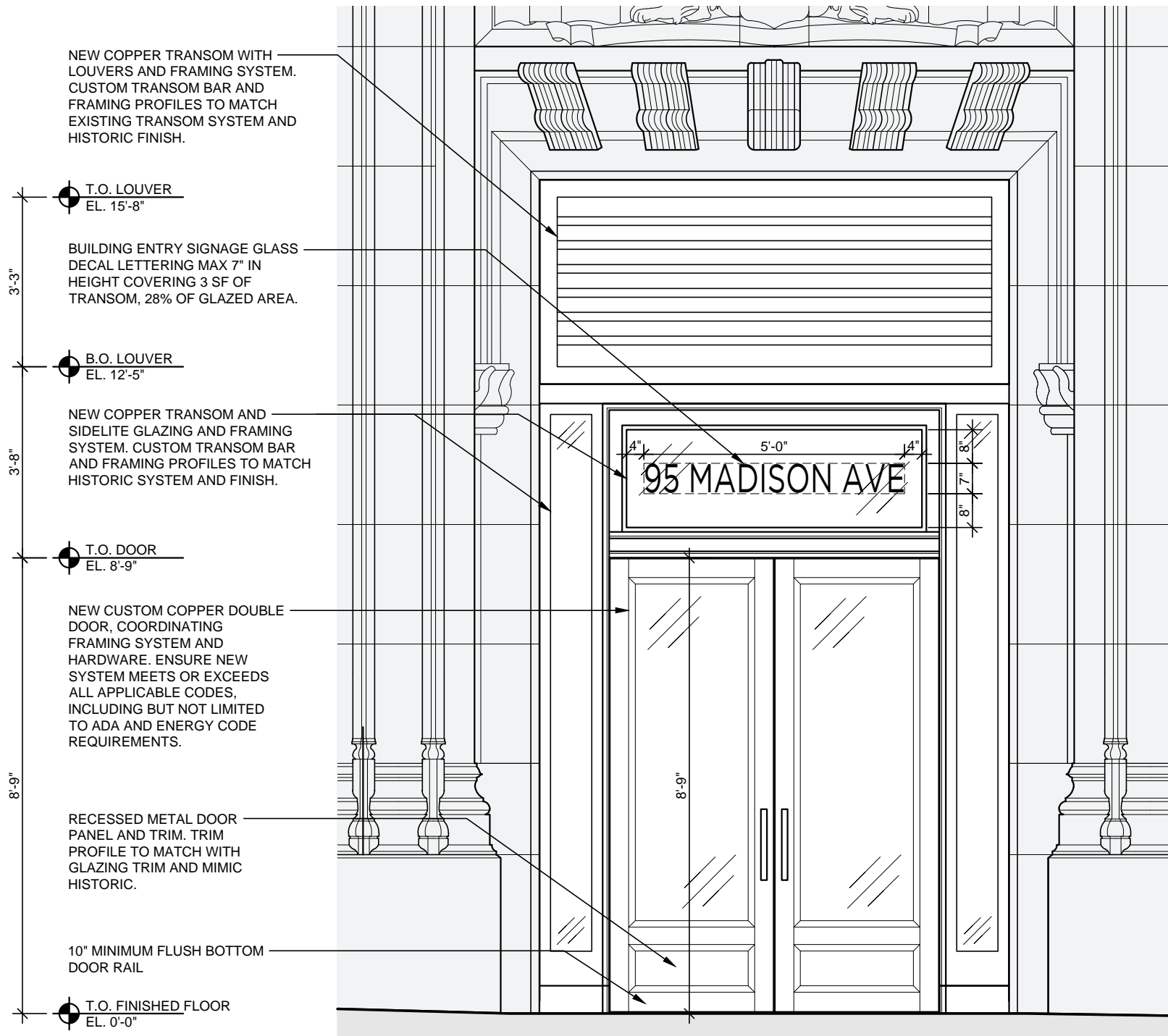
Retail Masterplan

Building Conversion

Madison Avenue

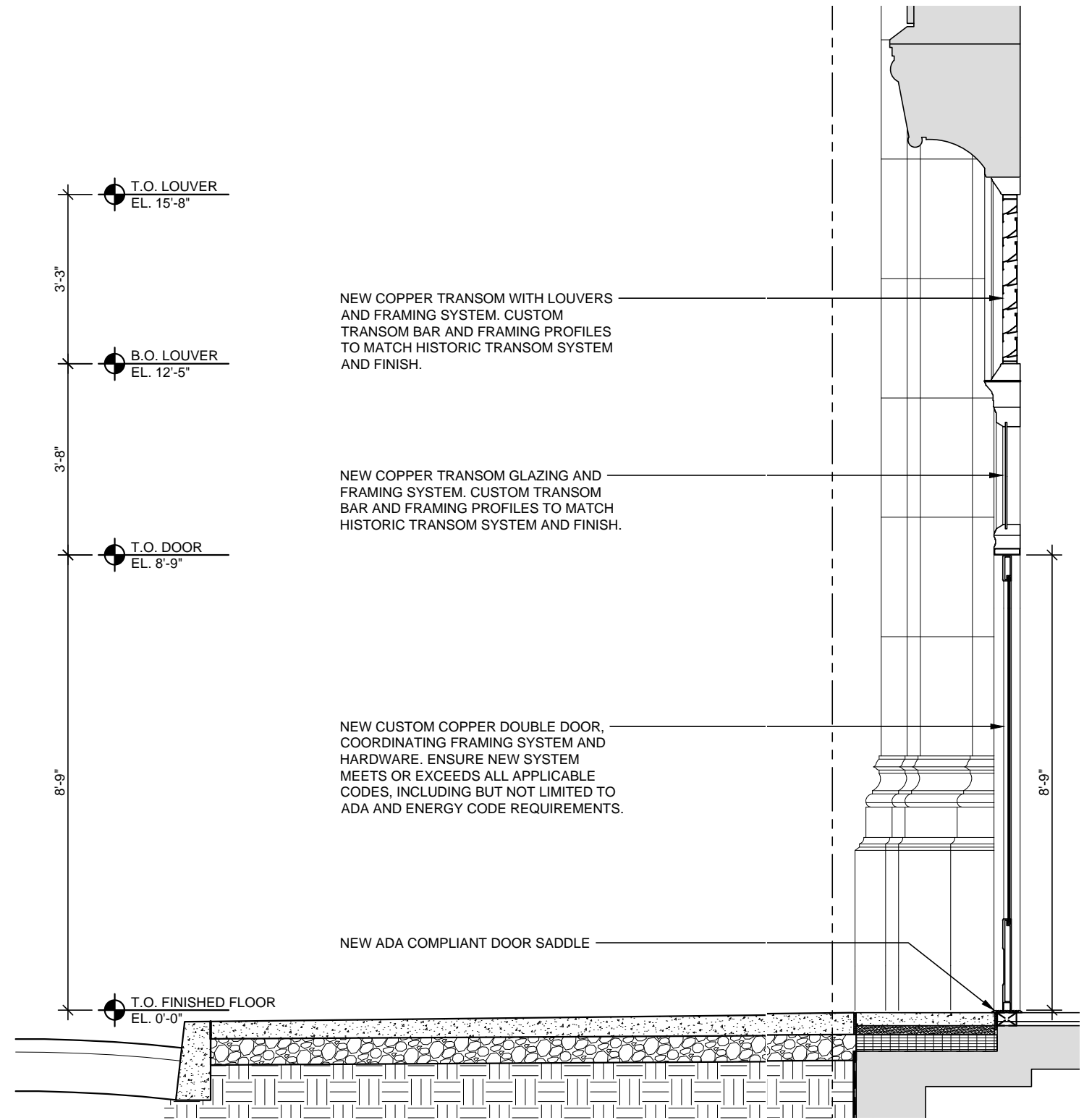
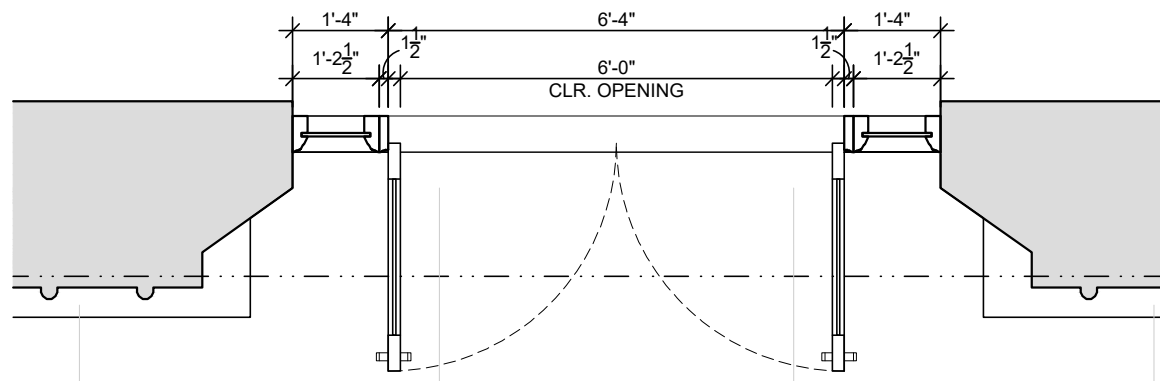
Base Elevation: Proposed

Scale: 1/16" = 1'



Elevation

Plan



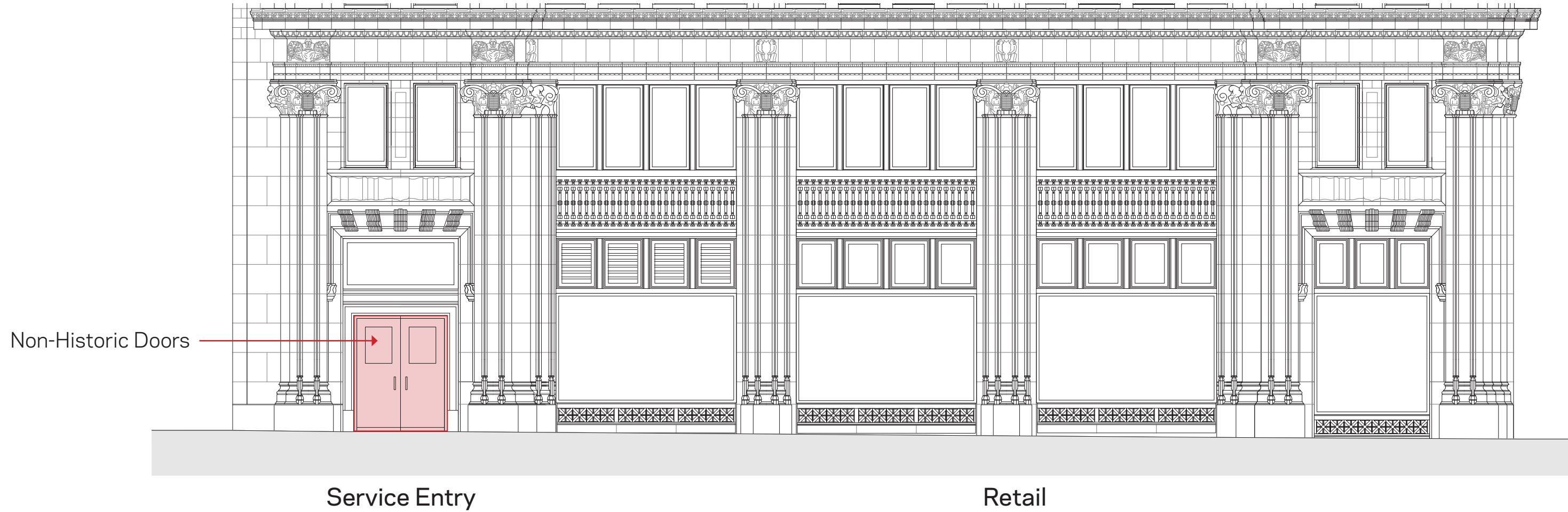
Section at Entry Door

Scale: 3/8" = 1'

Proposed Office Entry: Madison Ave.



East 29th St frontage



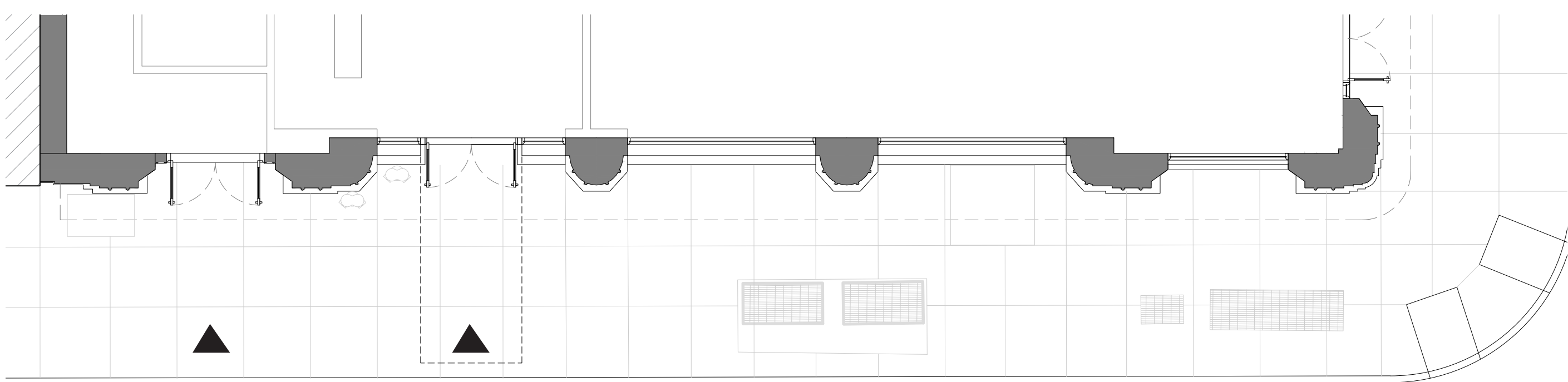
Service Entry

Retail

29th Street

Base Elevation: Existing

Scale: 1/16" = 1'



Service Entry

Residential Entry

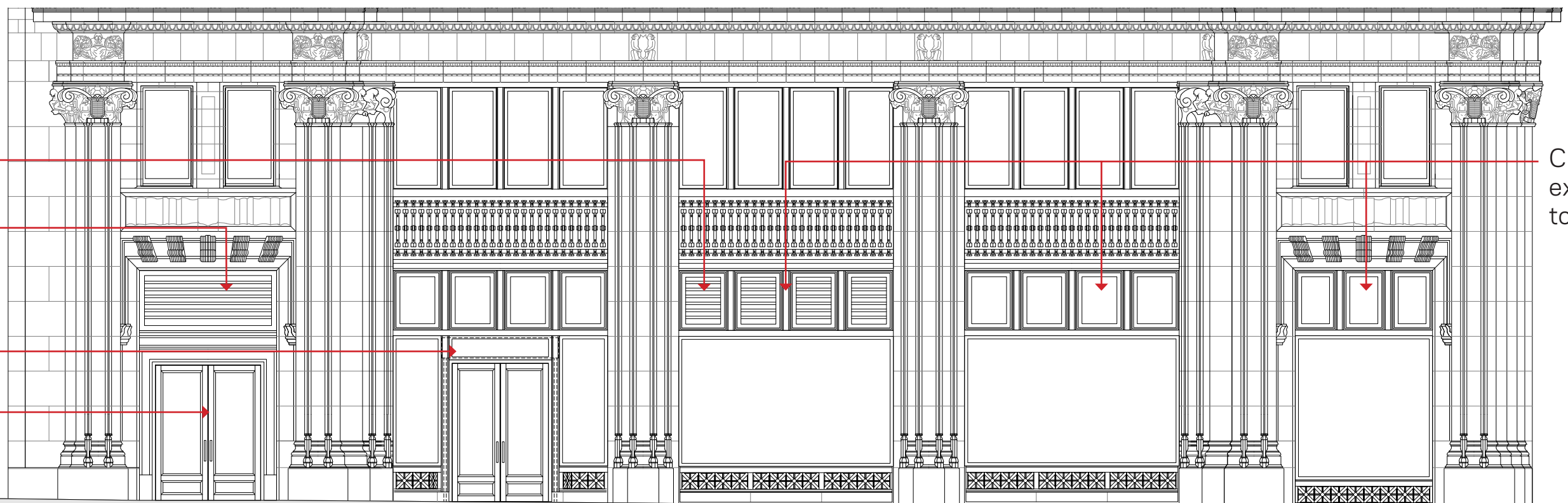
Salvaged louvers or new louvers to match historic.

New louvers in existing Transom

New entry doors and fabric canopy

New service entry doors

Clean & restore existing storefronts to original finishes.



Service Entry

Residential Entry

Retail

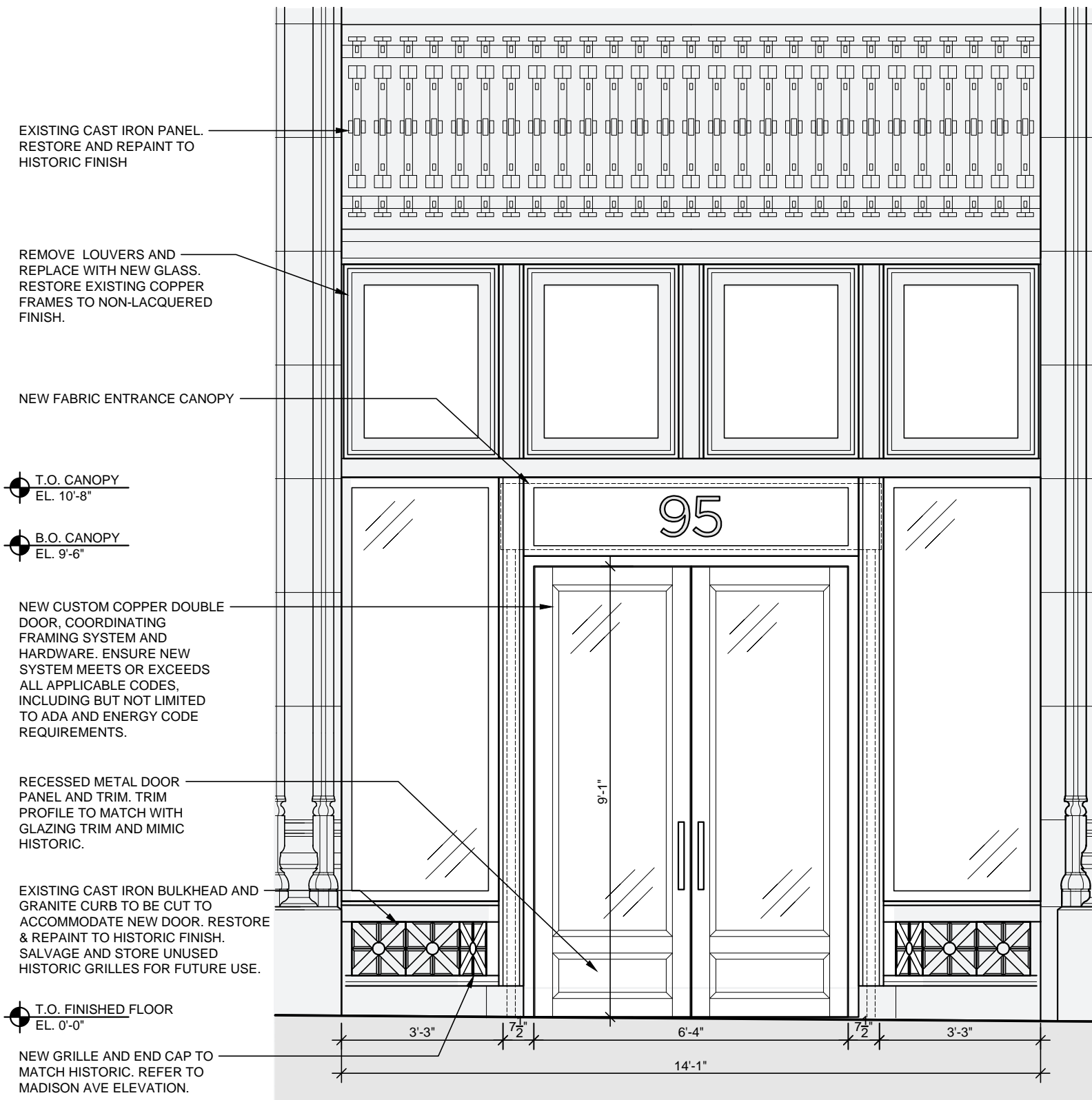
Building Conversion

Retail Masterplan

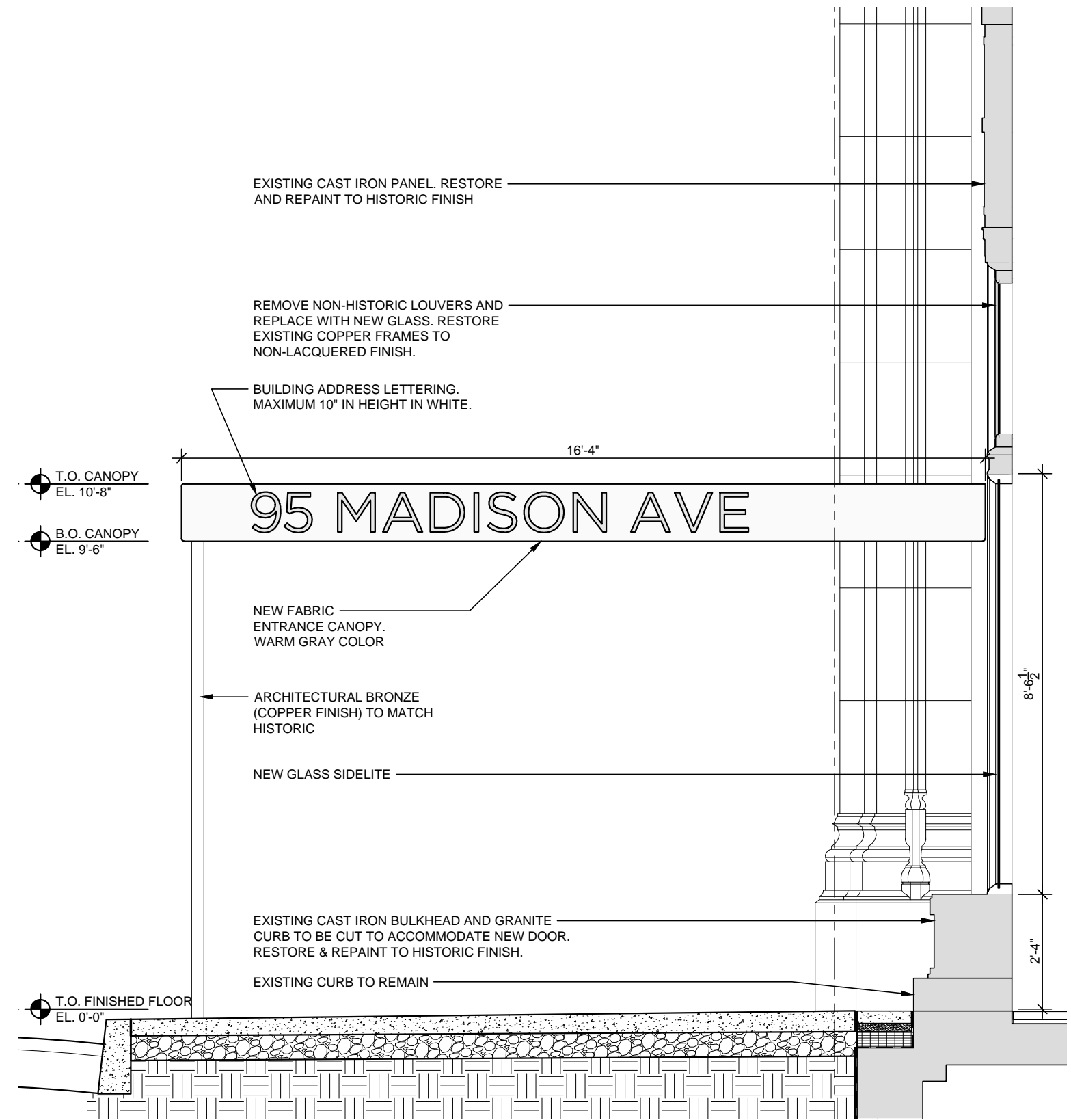
29th Street

Base Elevation: Proposed

Scale: 1/16" = 1'

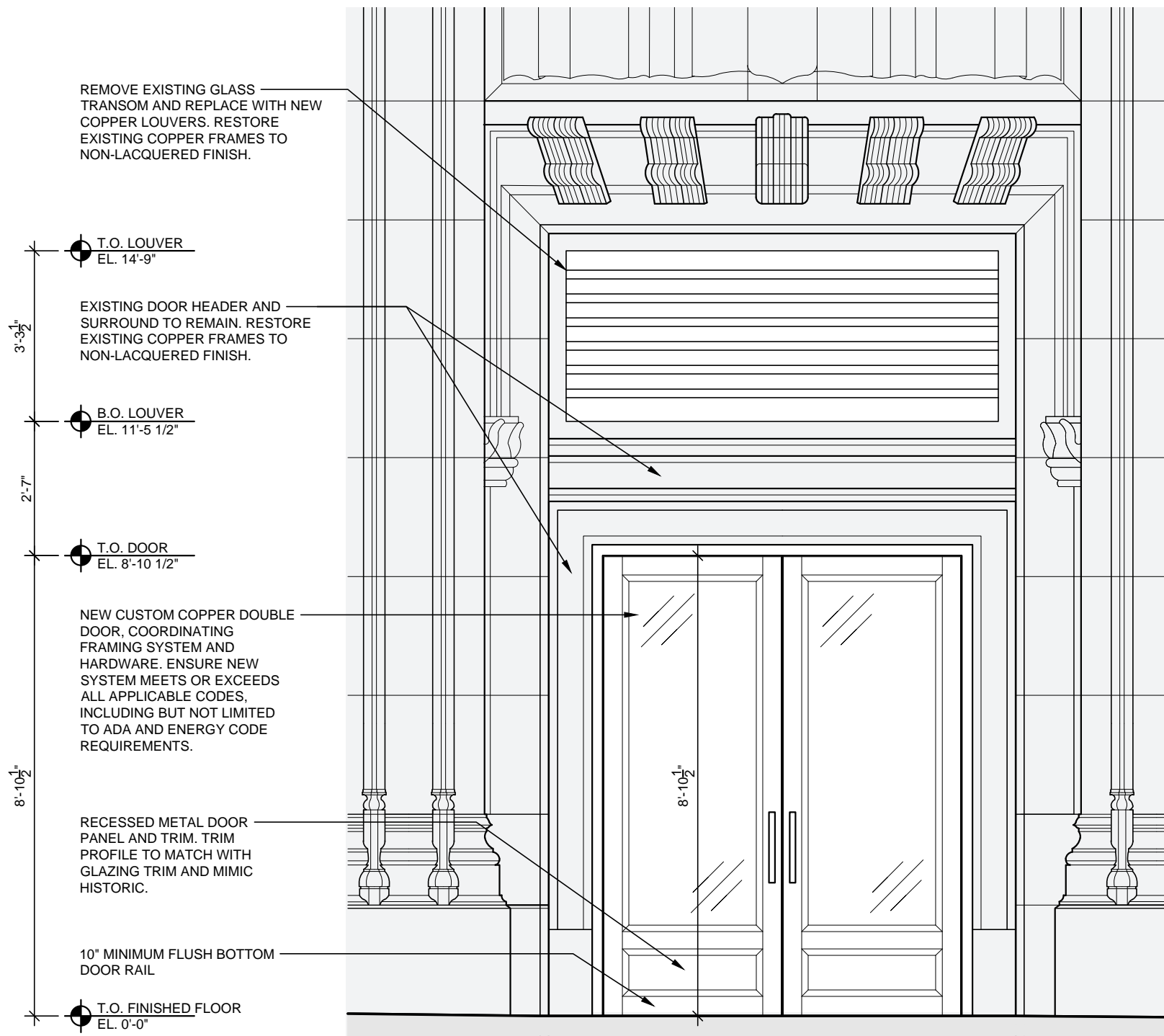


Elevation



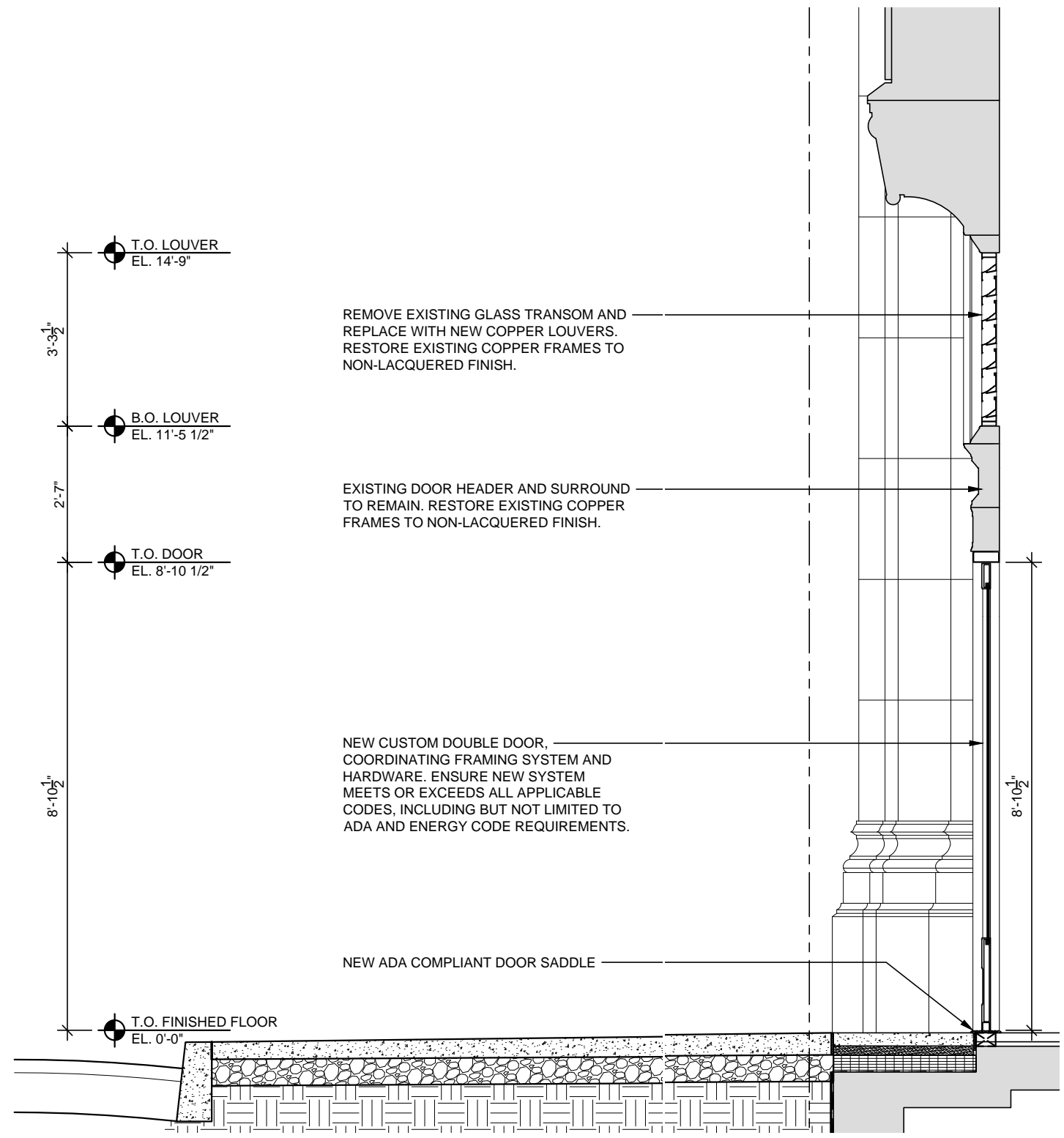
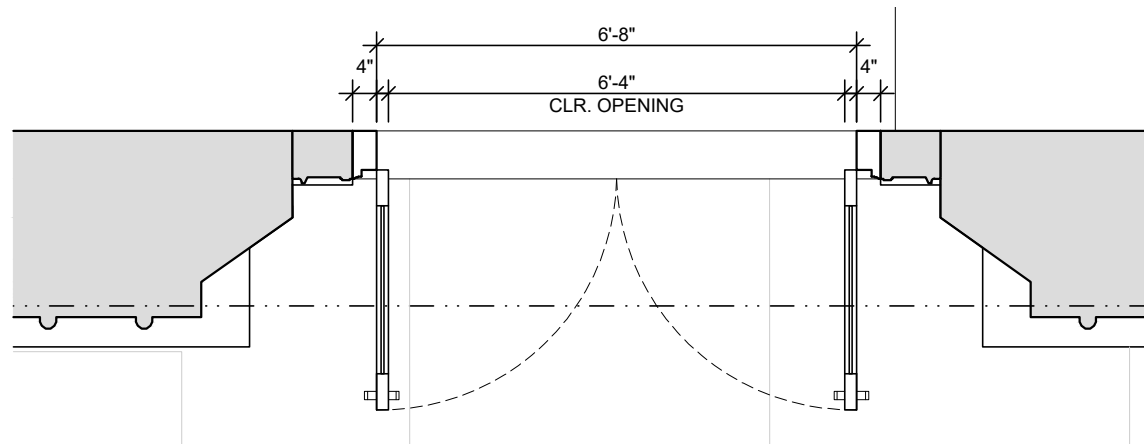
Section at Sidelite, Canopy Elevation

Scale: 3/8" = 1'



Elevation

Plan



Section at Entry Door

Scale: 3/8" = 1'

Proposed Service Entry: E.29th St.

Glass
High Transparency,
Low Reflectivity,
Neutral Coloration



**Cast-Iron Elements,
Second Floor Windows**
Charcoal Gray



To be confirmed with
color analysis.

Canopy Fabric
Warm Gray



Uncoated Copper
(allowed to patina)



WINDOW REPLACEMENT





1. Exterior – Note loss of galvanizing, rust and failing glass stop.



2. Exterior- Note sheet metal cladding failure



4. Interior- Note failure of sheet metal cladding/wood deterioration lower sash



5. Bottom sash- Note deteriorated sheet metal cladding/added weatherstripping



6. Bottom sash- Typical sash repair with sheet metal. Poor condition

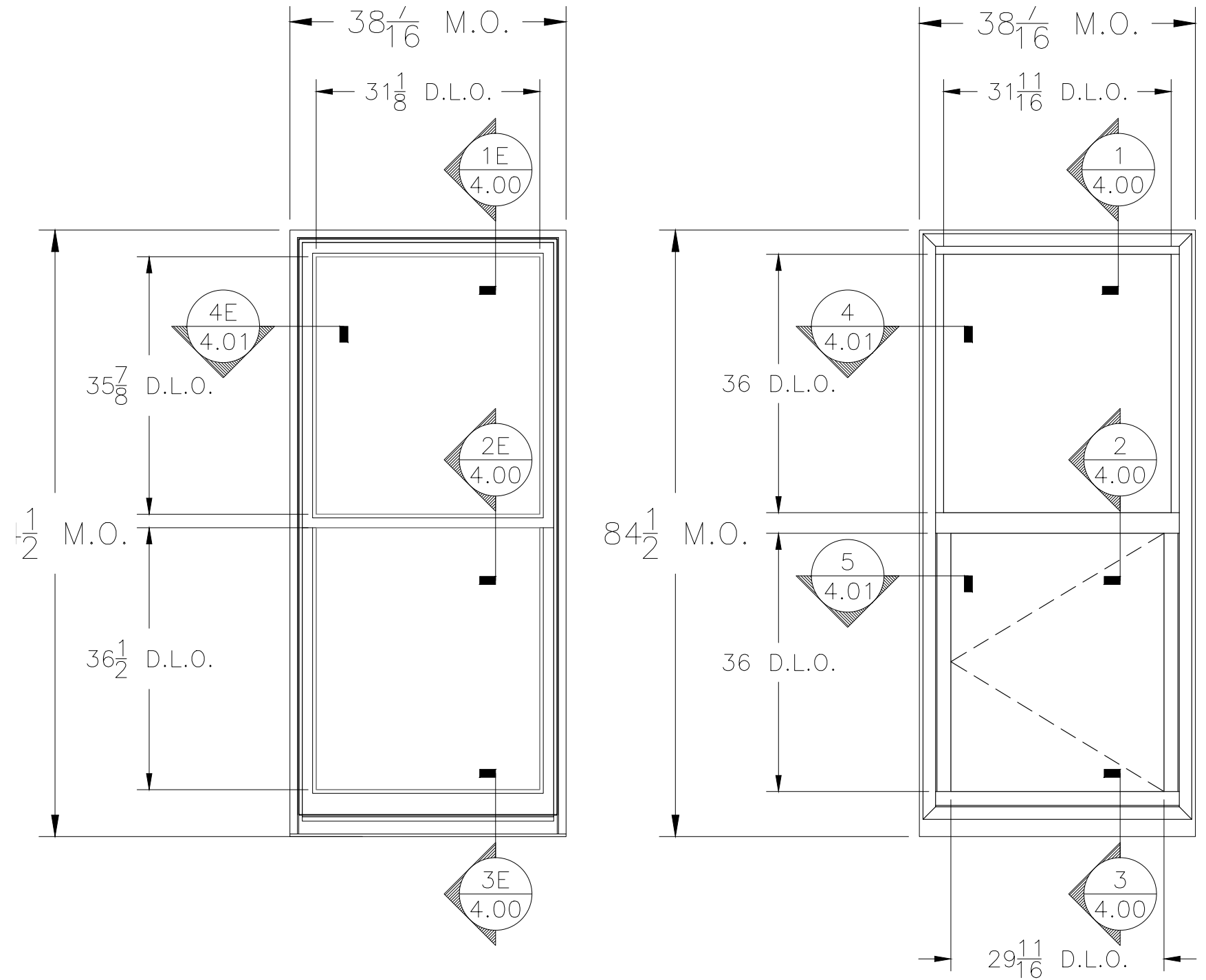


9. Jamb- Typical lower jamb repair (below dashed line) with new sheet metal cladding, pop-riveted to substrate. Poor condition. Limits sash operation.

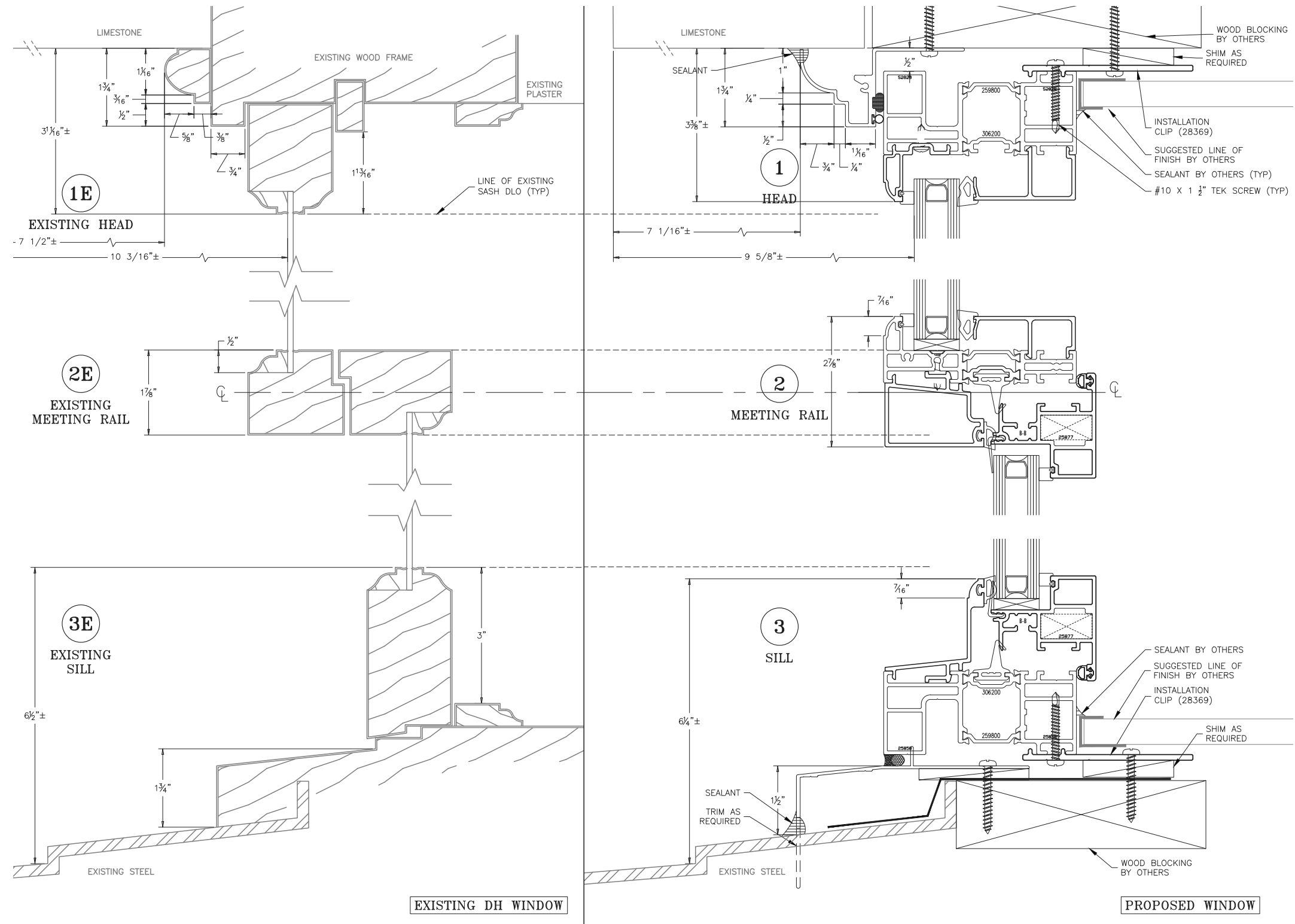


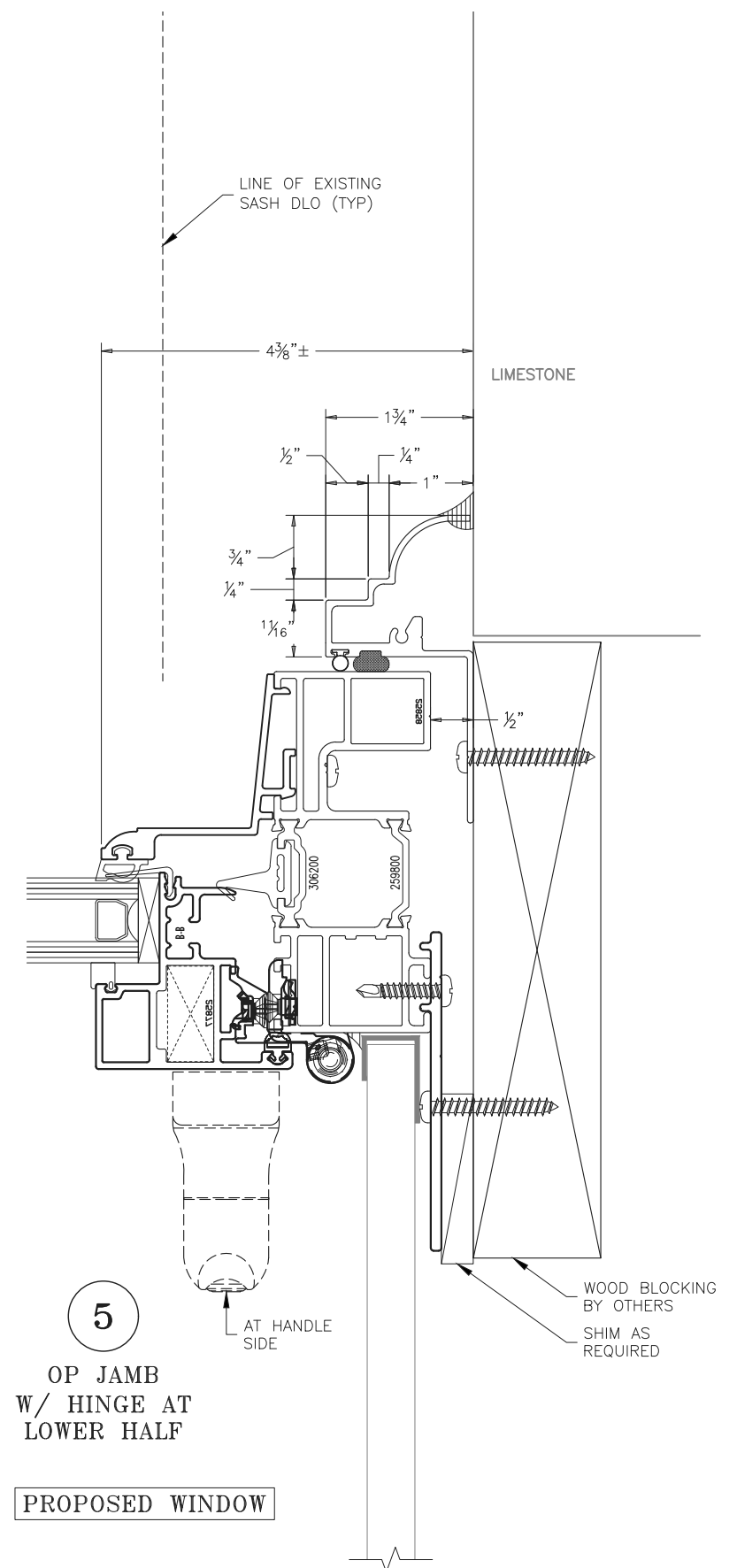
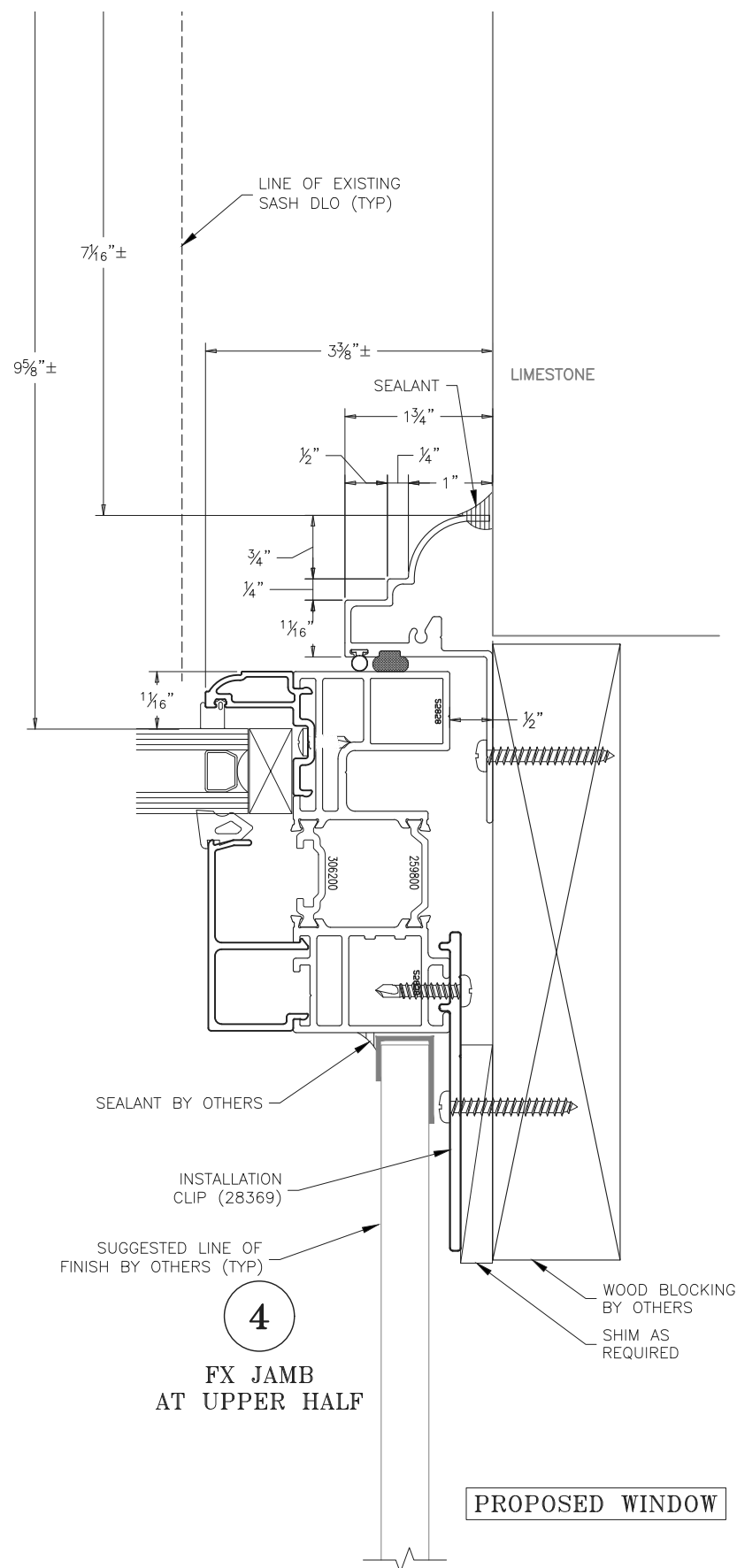
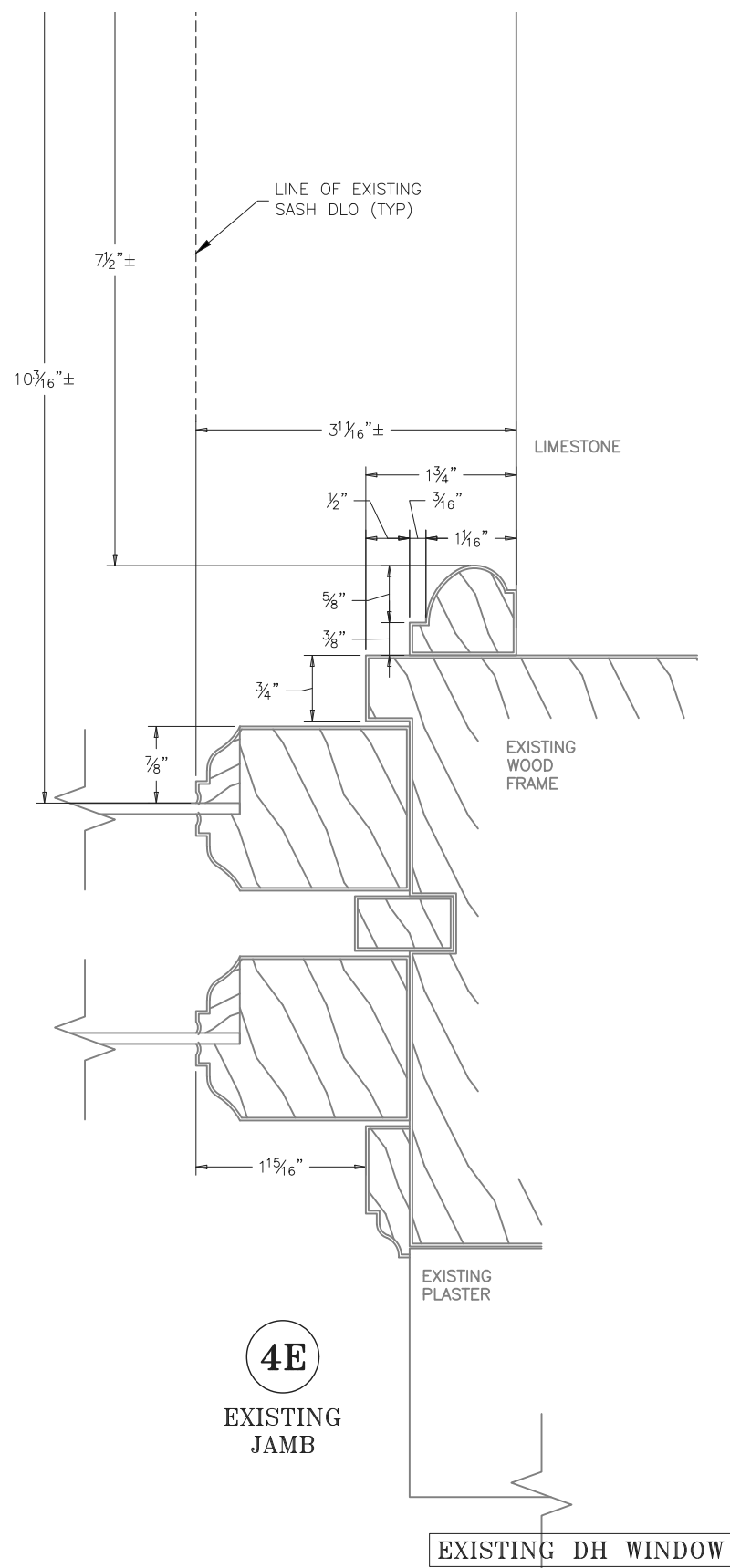
Existing

Proposed



GLAZING LOSS CALCULATION – A
 EXISTING GLAZING AREA = 15.64 SQ. FT.
 PROPOSED GLAZING AREA = 15.33 SQ. FT.
 PROPOSED GLAZING AREA < EXISTING GLAZING AREA; GLASS LOSS = -2.03%





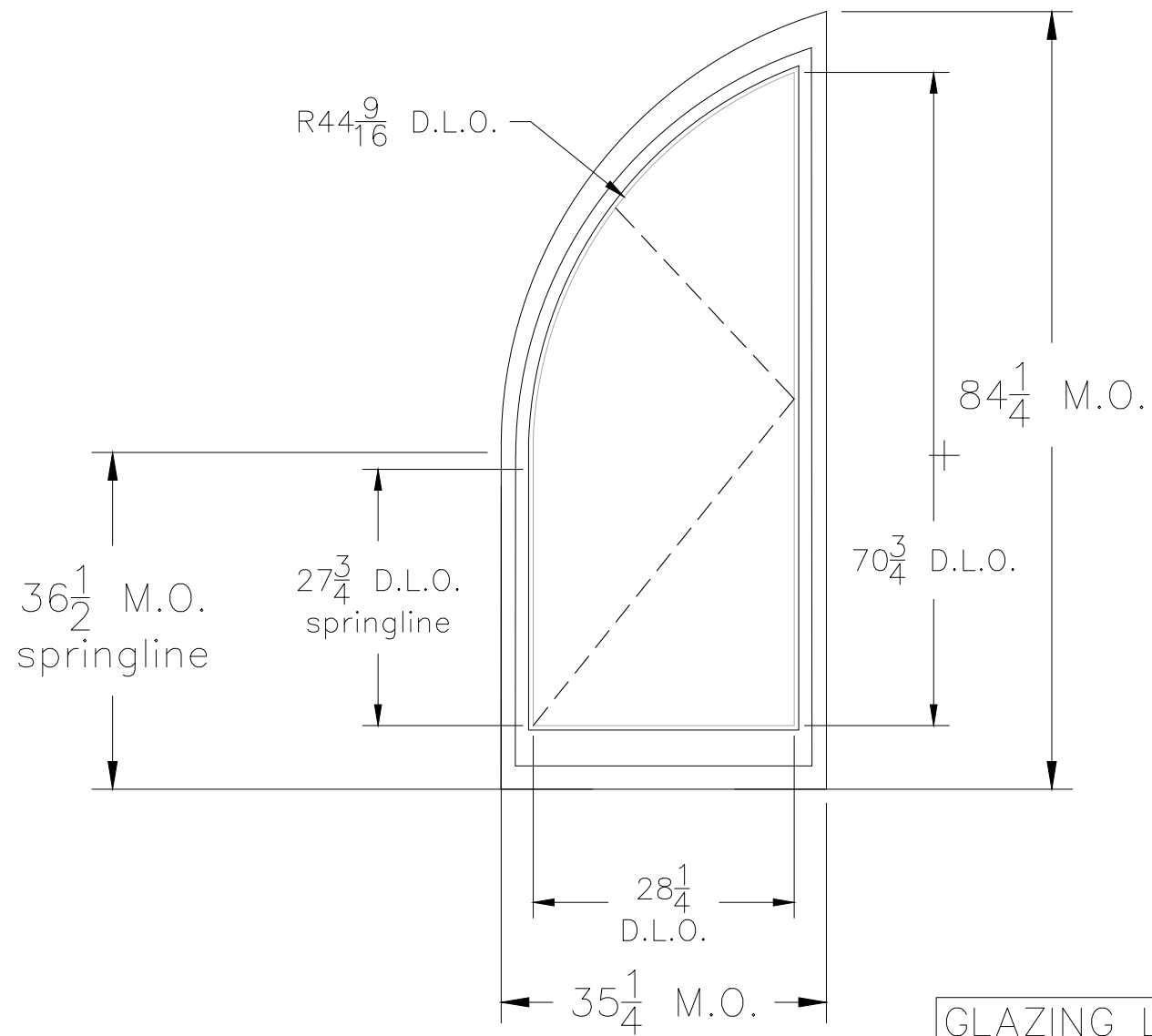
Replacement Window: Inswing casement lower lite with arched fixed lite on top to match existing profile



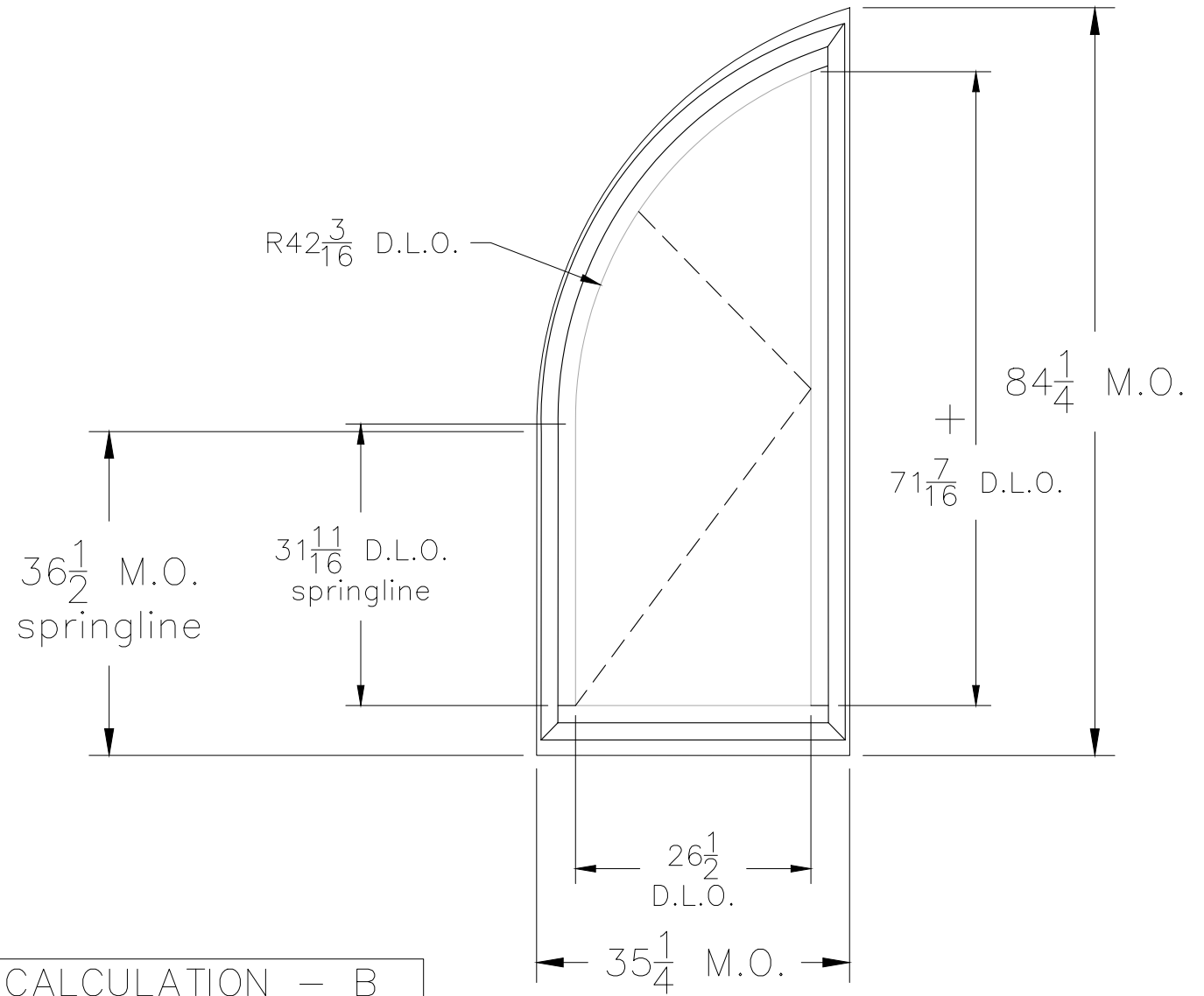
Replacement Window: Inswing casement to match existing profile



Existing

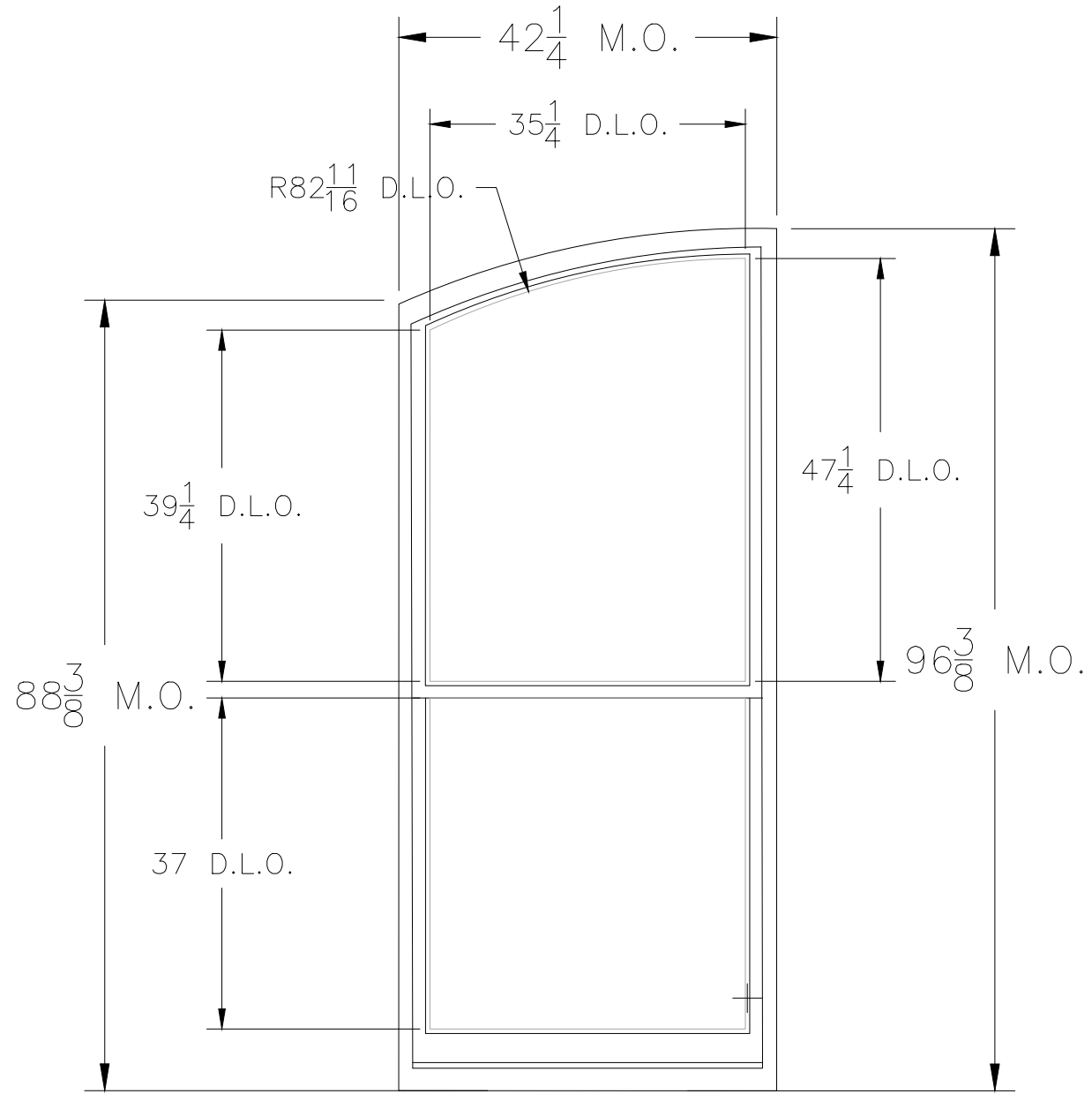


Proposed

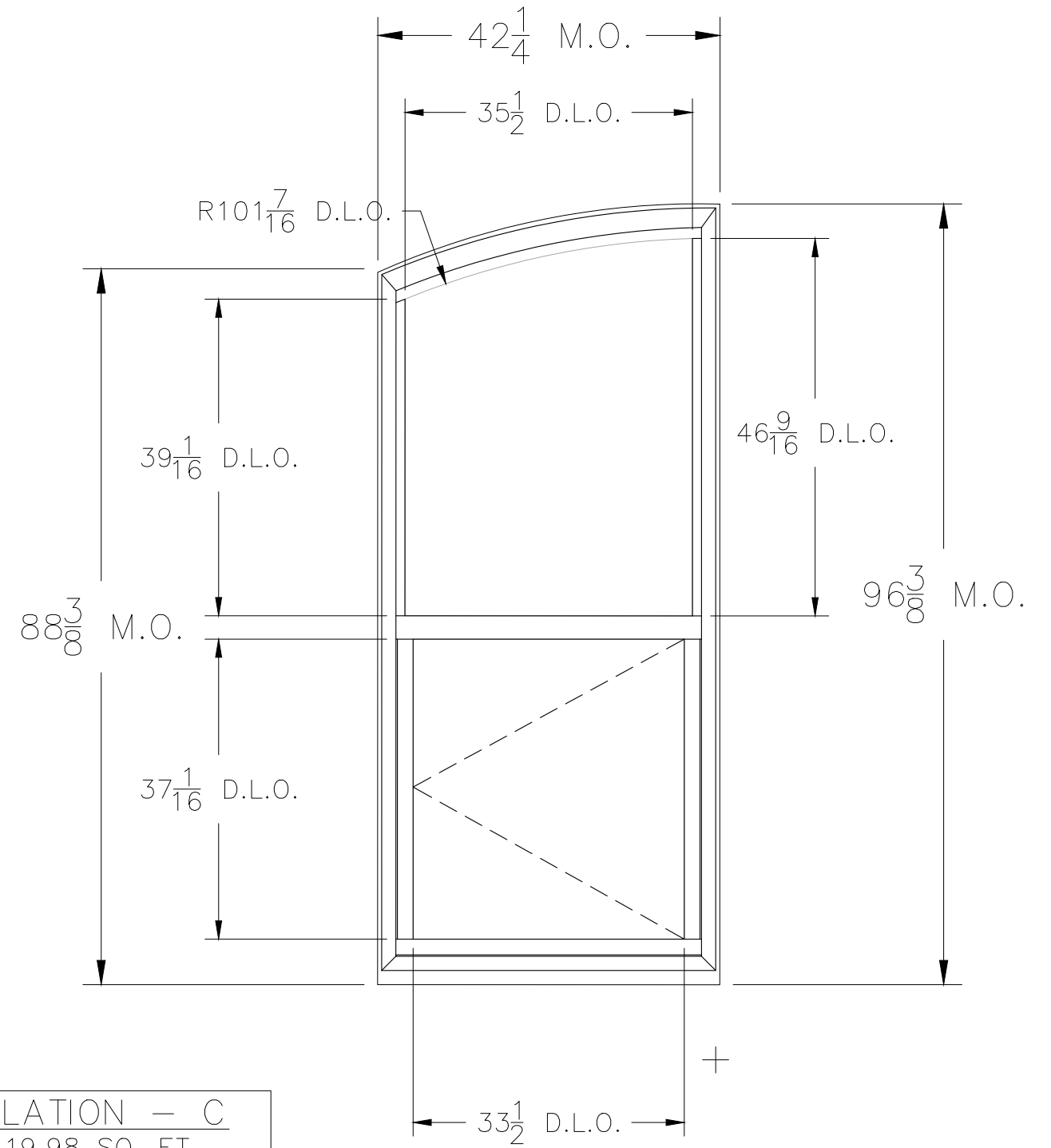


GLAZING LOSS CALCULATION – B
 EXISTING GLAZING AREA = 11.65 SQ. FT.
 PROPOSED GLAZING AREA = 11.16 SQ. FT.
 PROPOSED GLAZING AREA < EXISTING GLAZING AREA; GLASS LOSS = -4.42%

Existing

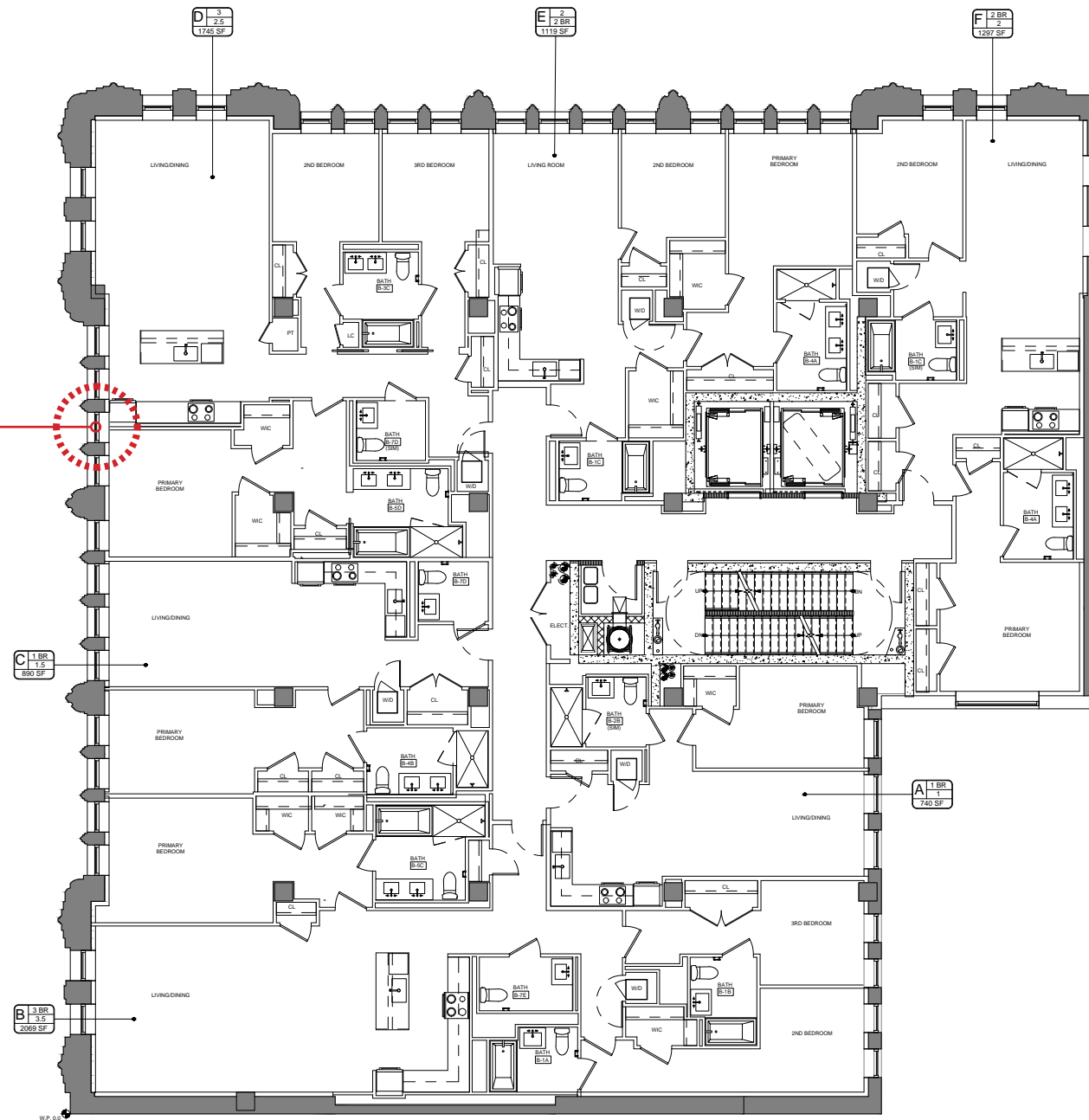


Proposed



GLAZING LOSS CALCULATION - C
 EXISTING GLAZING AREA = 19.98 SQ. FT.
 PROPOSED GLAZING AREA = 19.44 SQ. FT.
 PROPOSED GLAZING AREA < EXISTING GLAZING AREA; GLASS LOSS = -2.76%

Shadow Box



Scale: 1/16" = 1' ↻

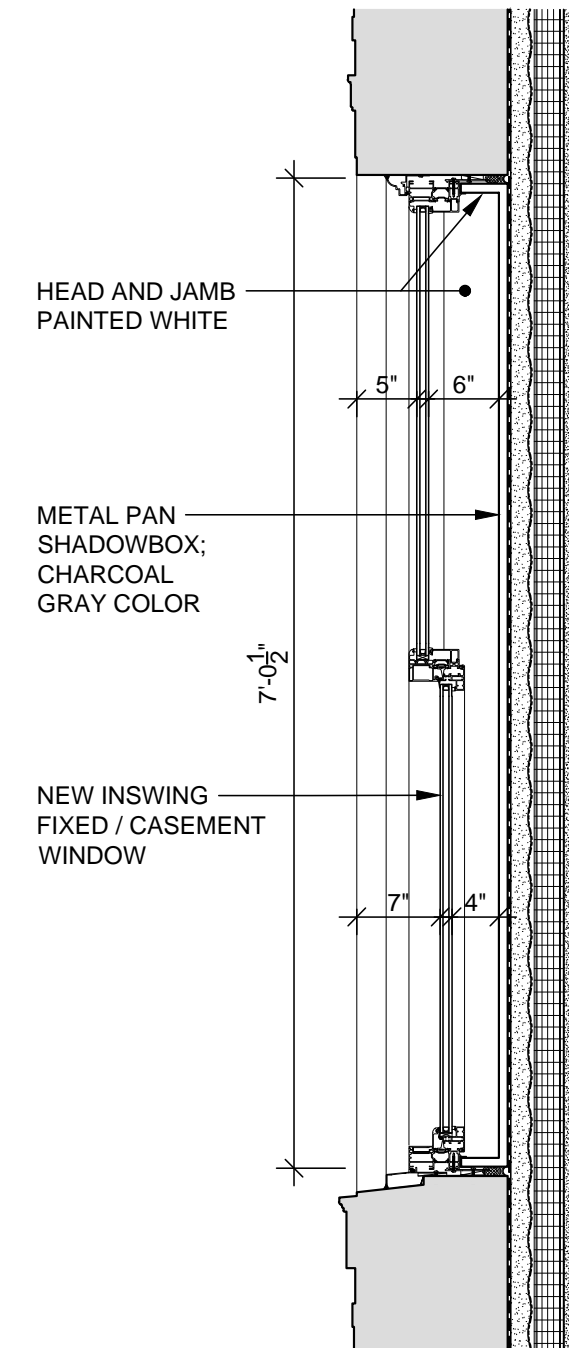
Typical Residential Floor Plan



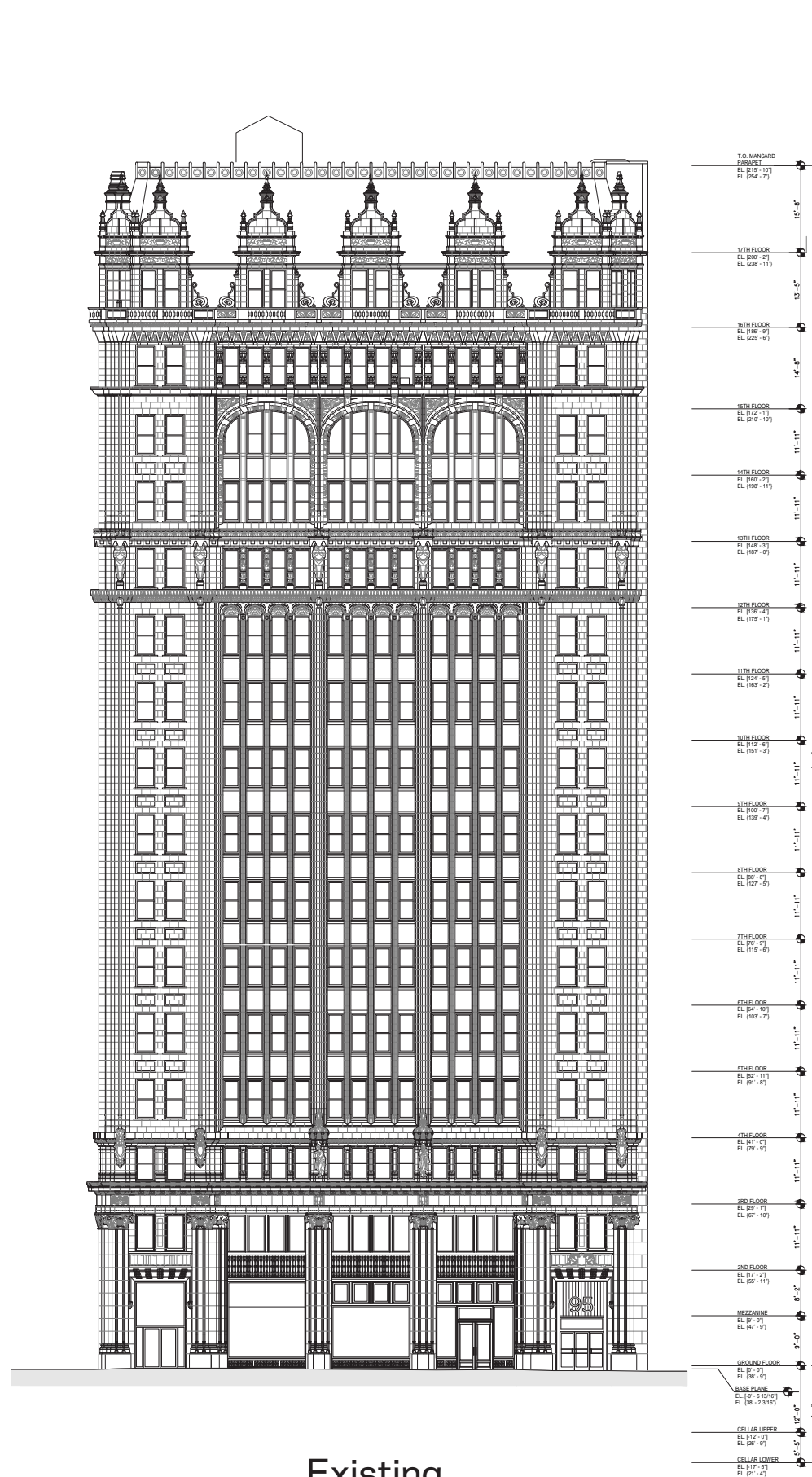
Shadow Box



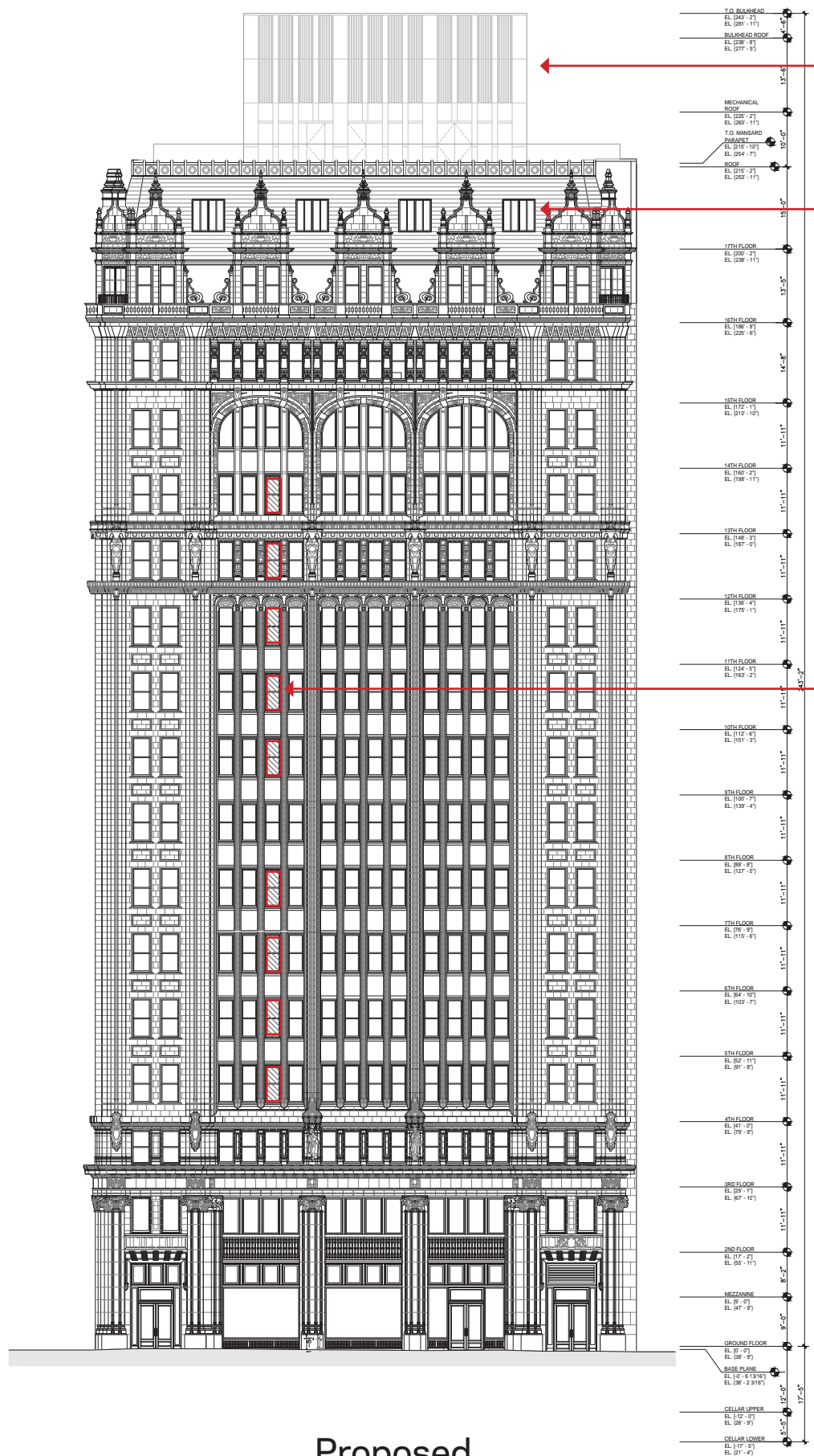
Shadow Box



Proposed Wall Section



Existing



Proposed

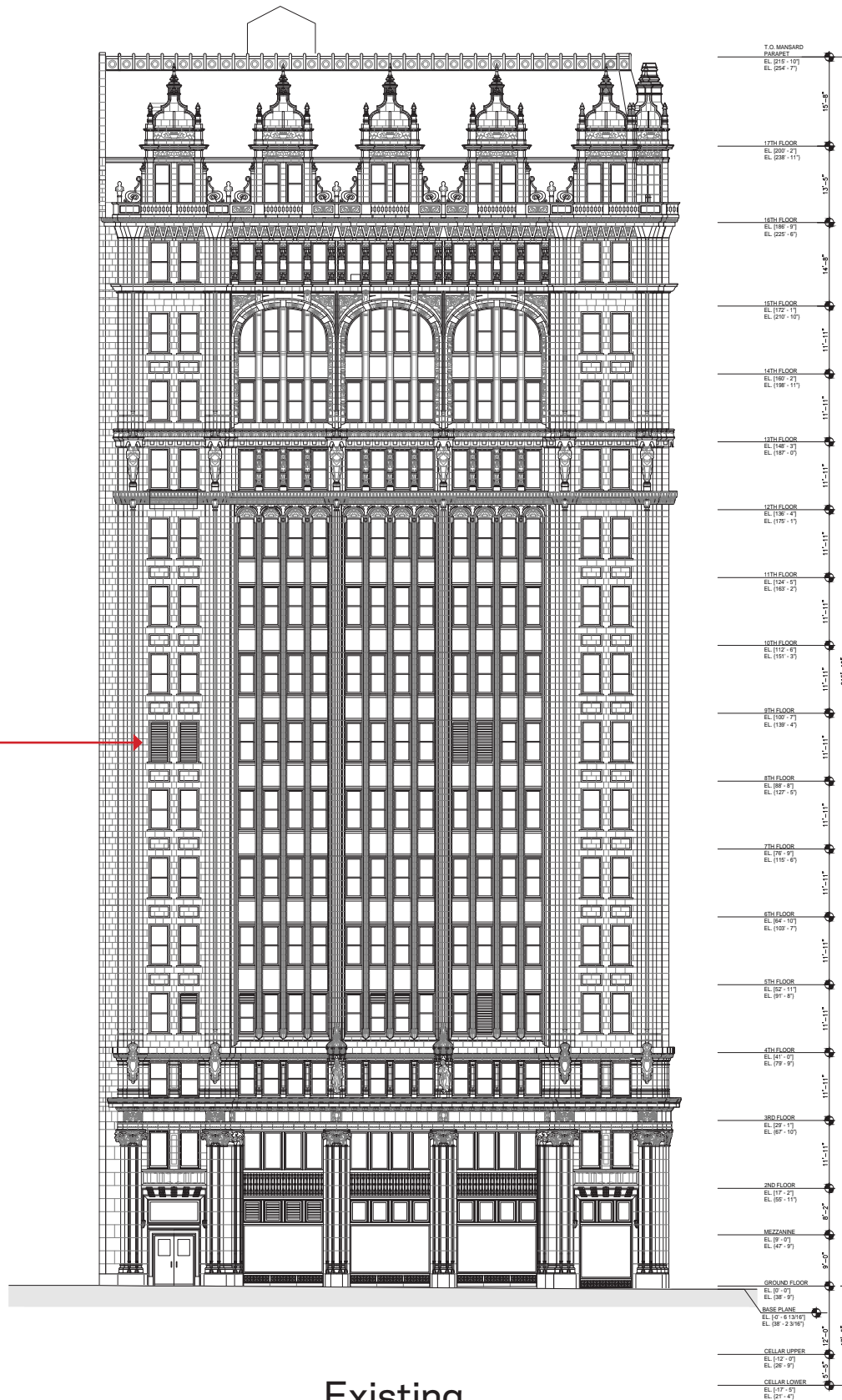
New Bulkhead beyond

New Openings in Mansard

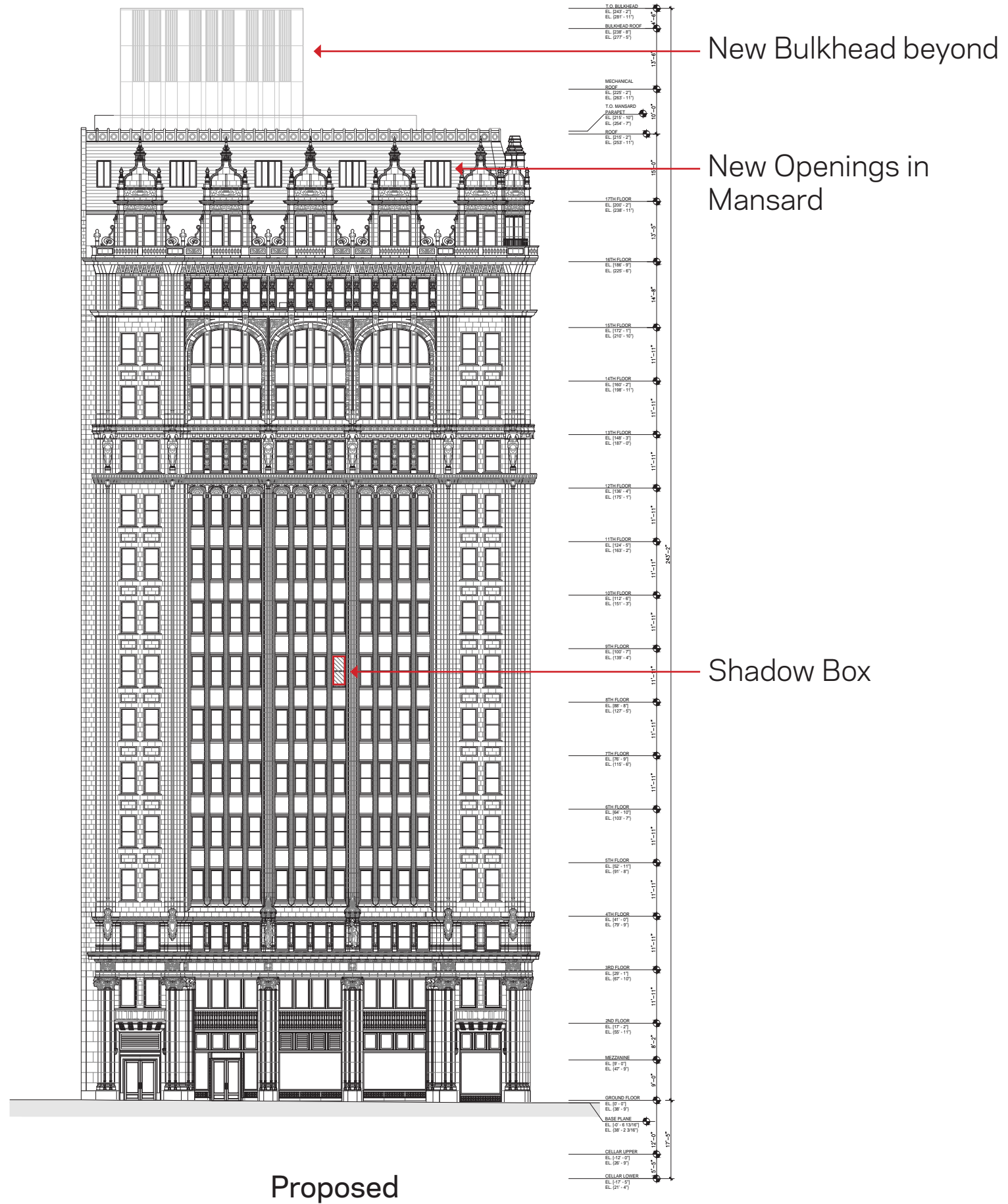
Shadow Box per unit layouts

West Elevation: Overall

Remove Louvers



Existing



Proposed

New Bulkhead beyond

New Openings in Mansard

Shadow Box

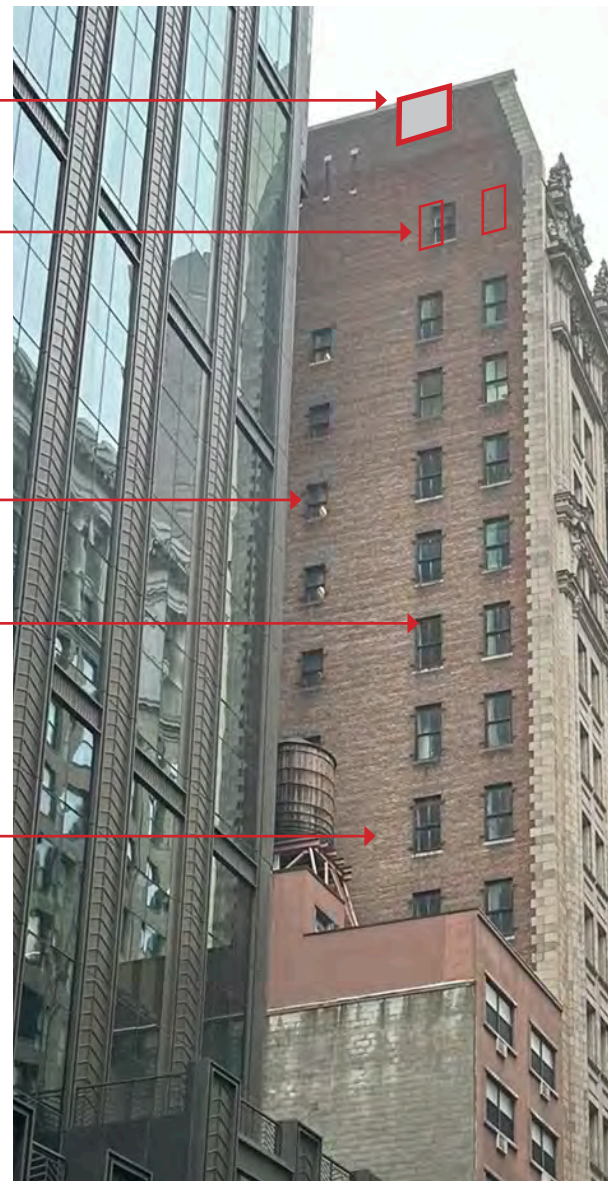
New Top Coping & Infill Brick to Match Historic

New Openings to Match Floor below

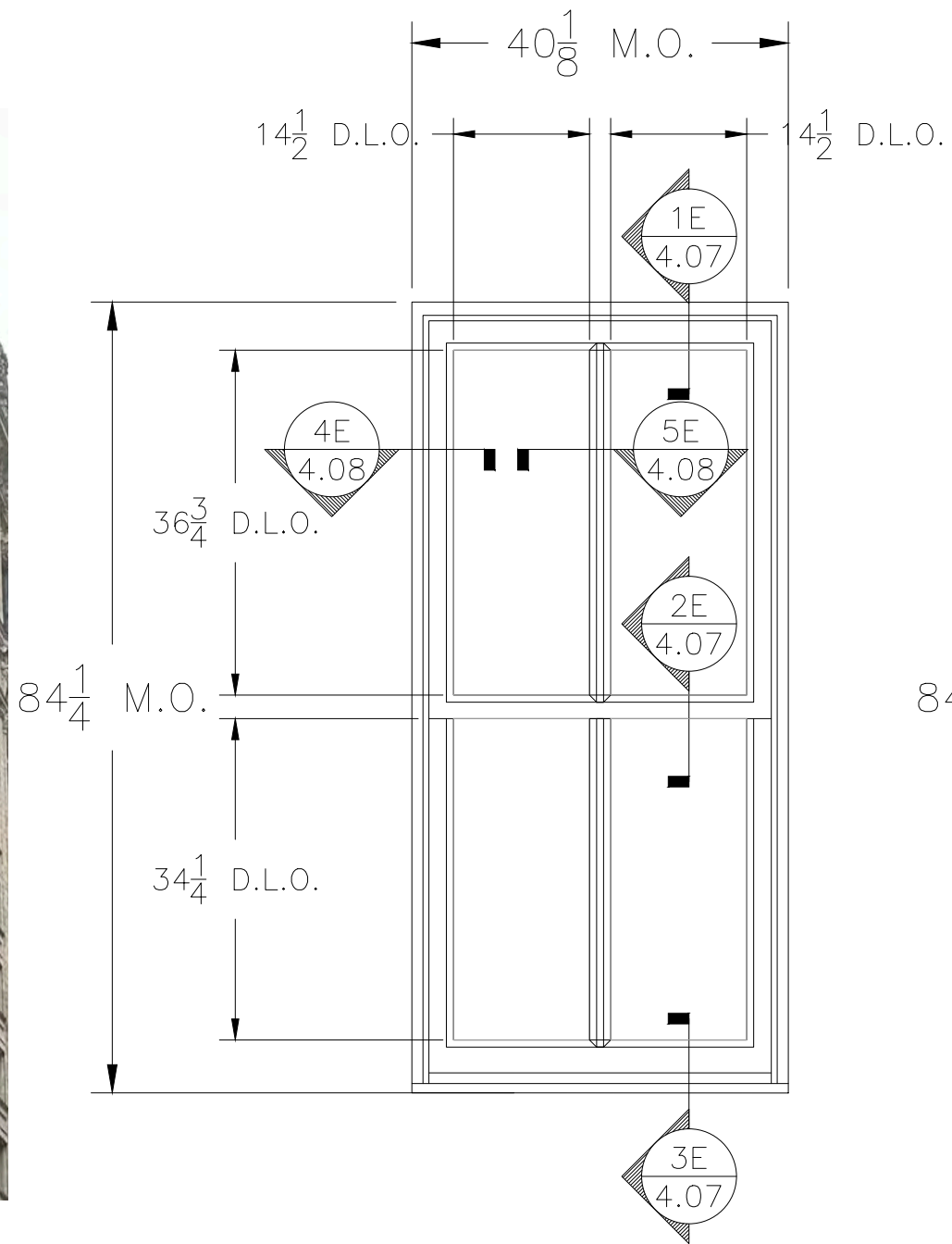
New Infill Brick to Match Historic

New Inswing Fixed / Casement Windows to Match North & West

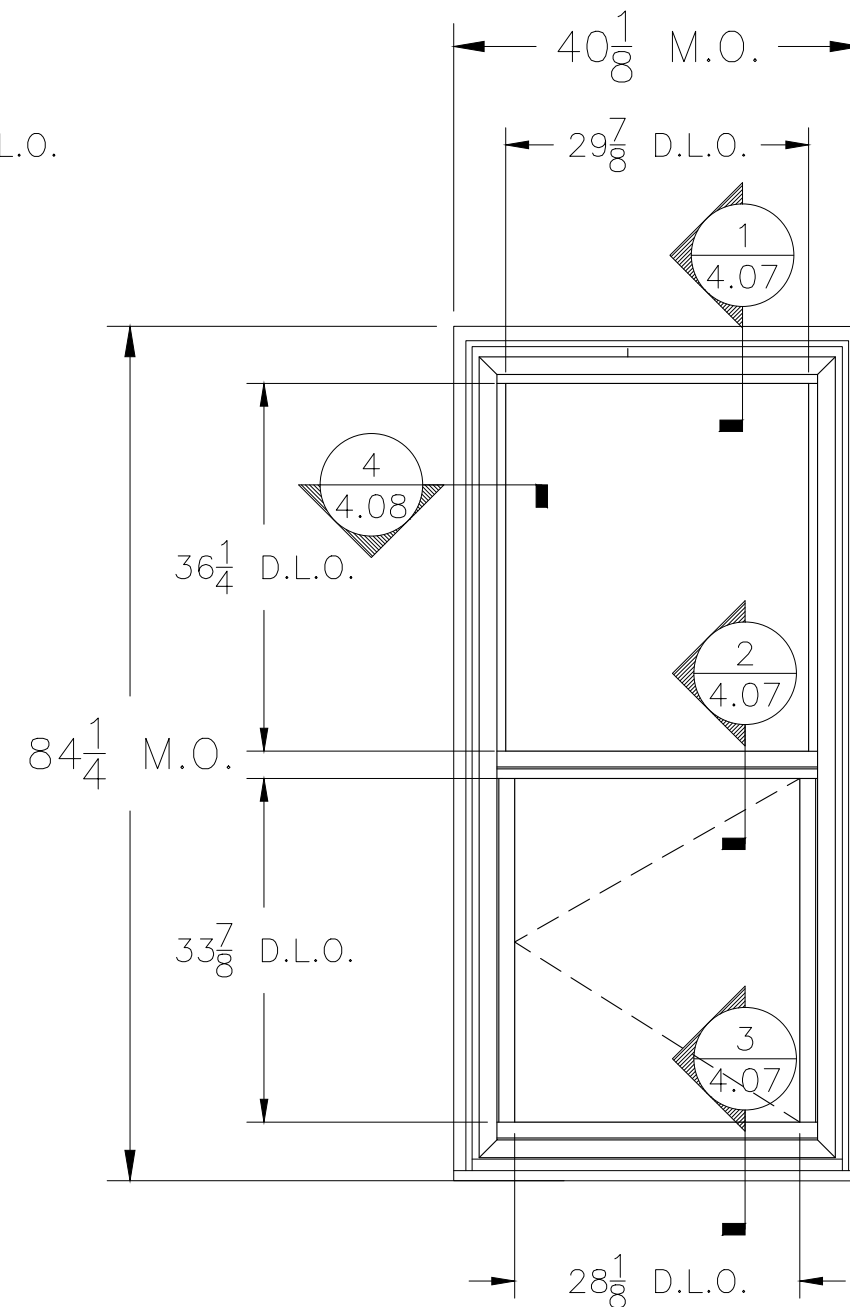
Clean, Repair, Select Repointing Existing Brick



Existing



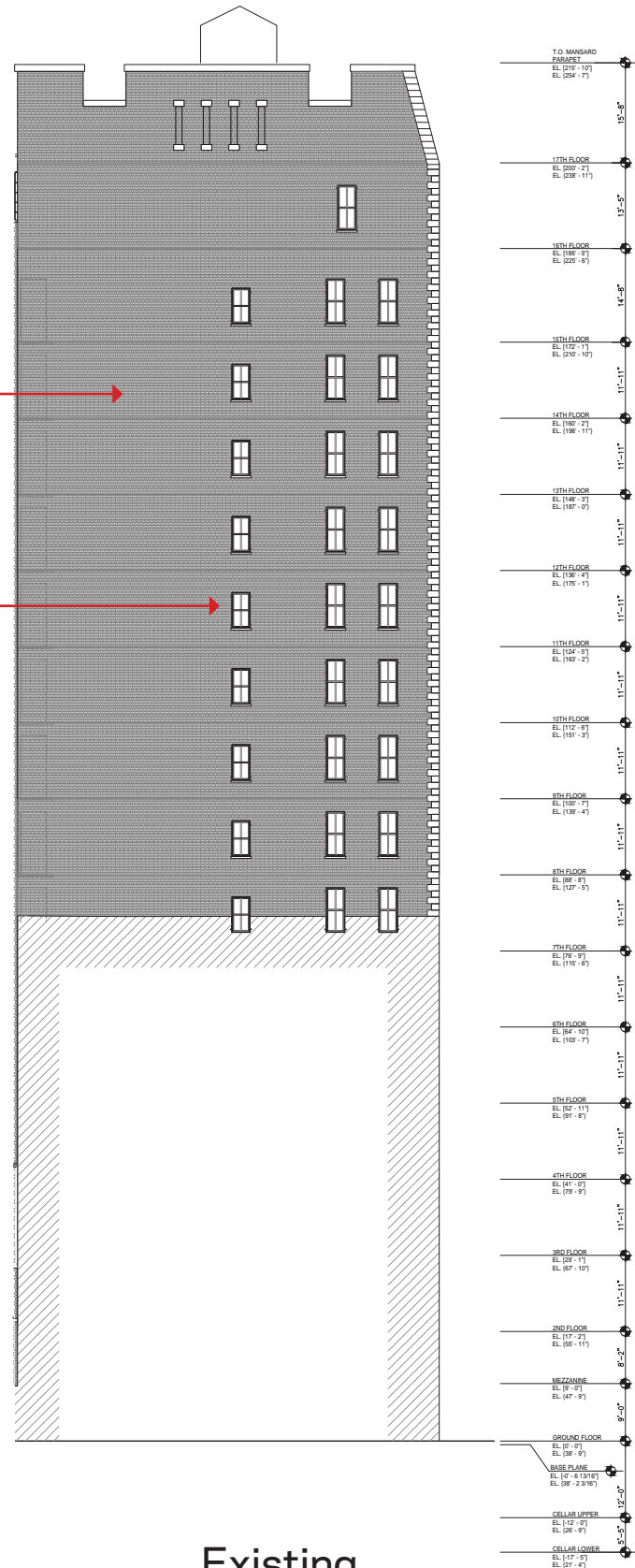
Proposed



GLAZING LOSS CALCULATION – D
 EXISTING GLAZING AREA = 14.30 SQ. FT.
 PROPOSED GLAZING AREA = 14.14 SQ. FT.
 PROPOSED GLAZING AREA < EXISTING GLAZING AREA; GLASS LOSS = 1.12%

Clean and Repair Existing Brick with Select Repointing

Remove stair windows and deteriorated steel lintels as needed

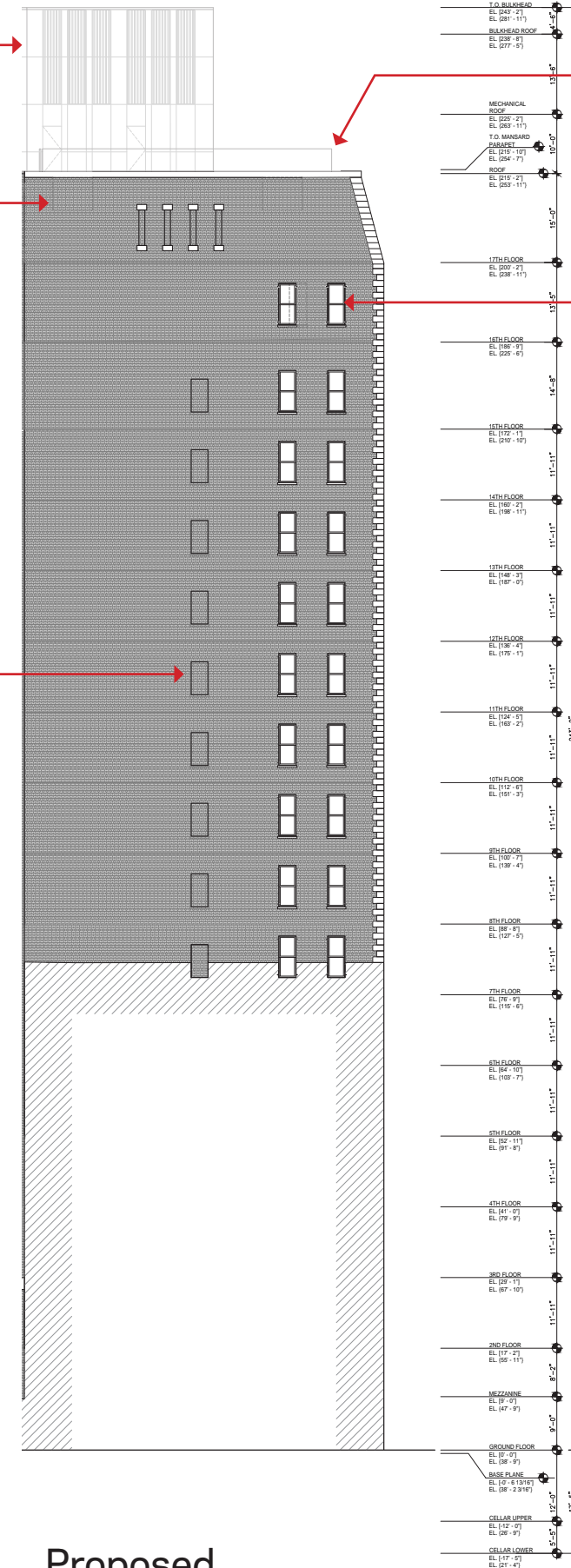


Existing

New bulkhead beyond

New brick infill to match existing at notches

New brick infill to match existing. Recessed 1" from face of existing.



Proposed

New Guardrail

New Inswing Fixed / Casement Windows to Match North & West

16TH FLOOR & MANSARD ROOF

Top of Mansard

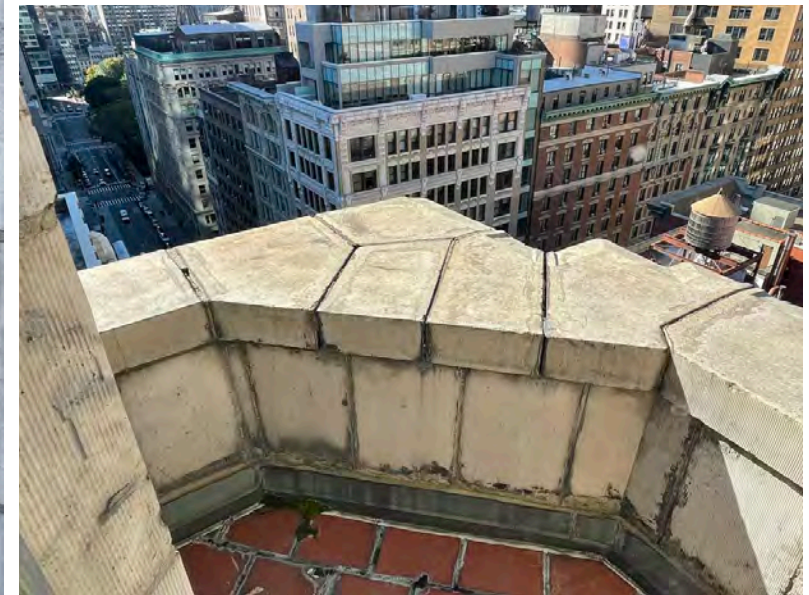
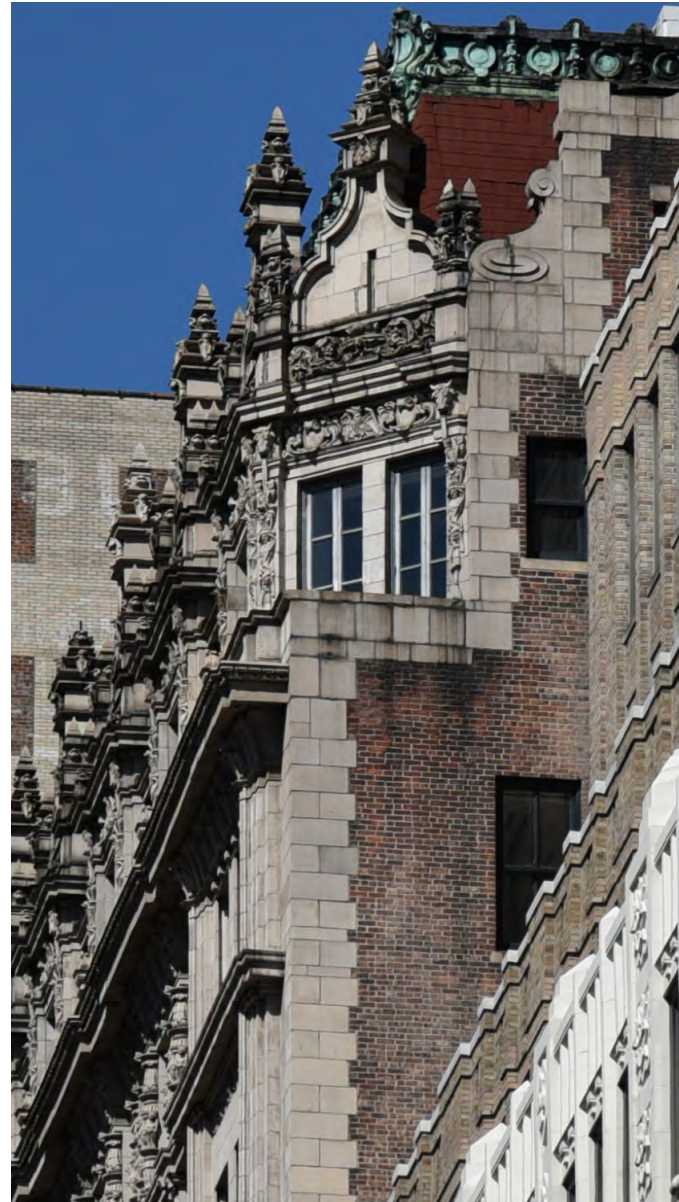
Roof/17th Fl

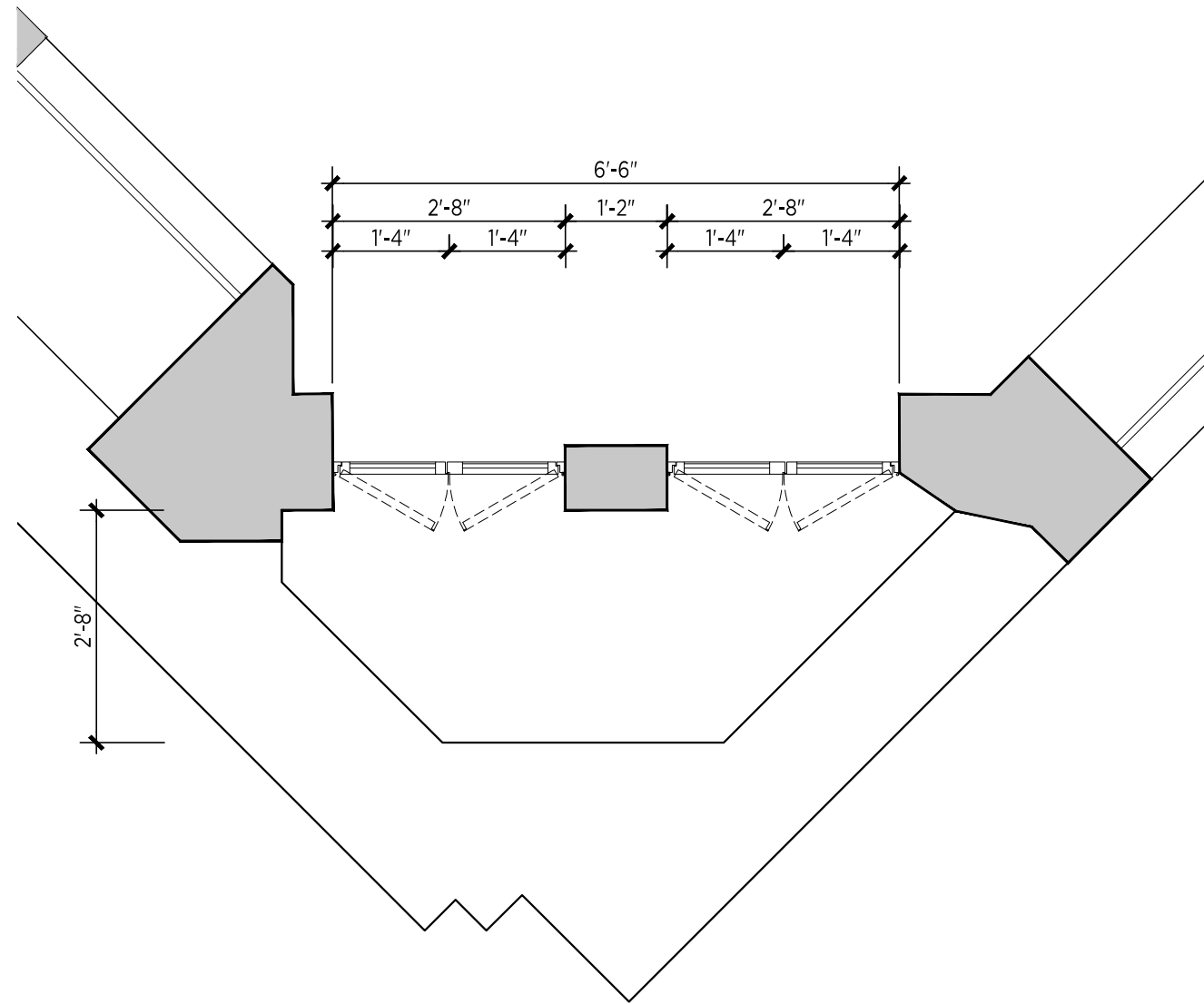
16th Fl



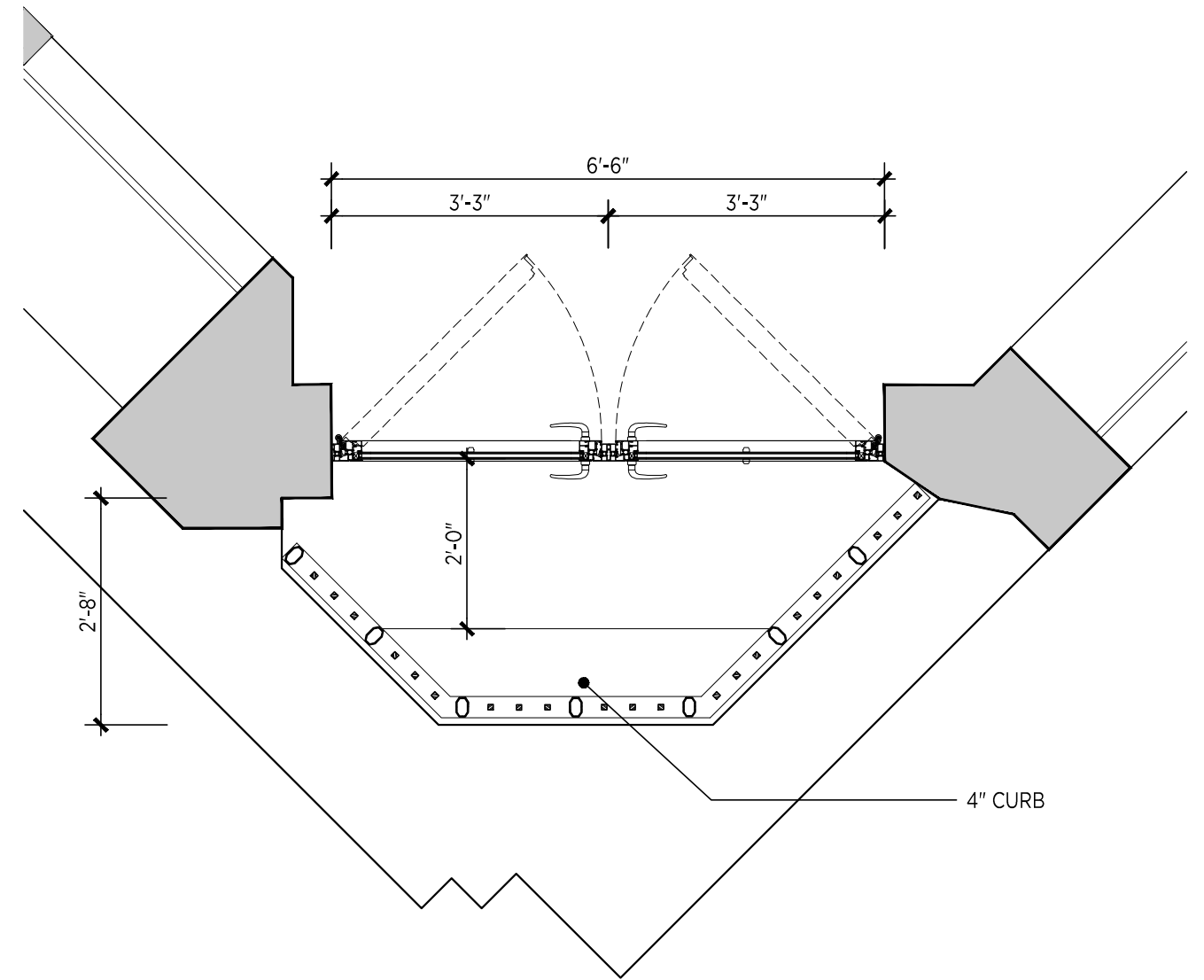
1912 Original Drawings

AREA OF DETAIL





Existing

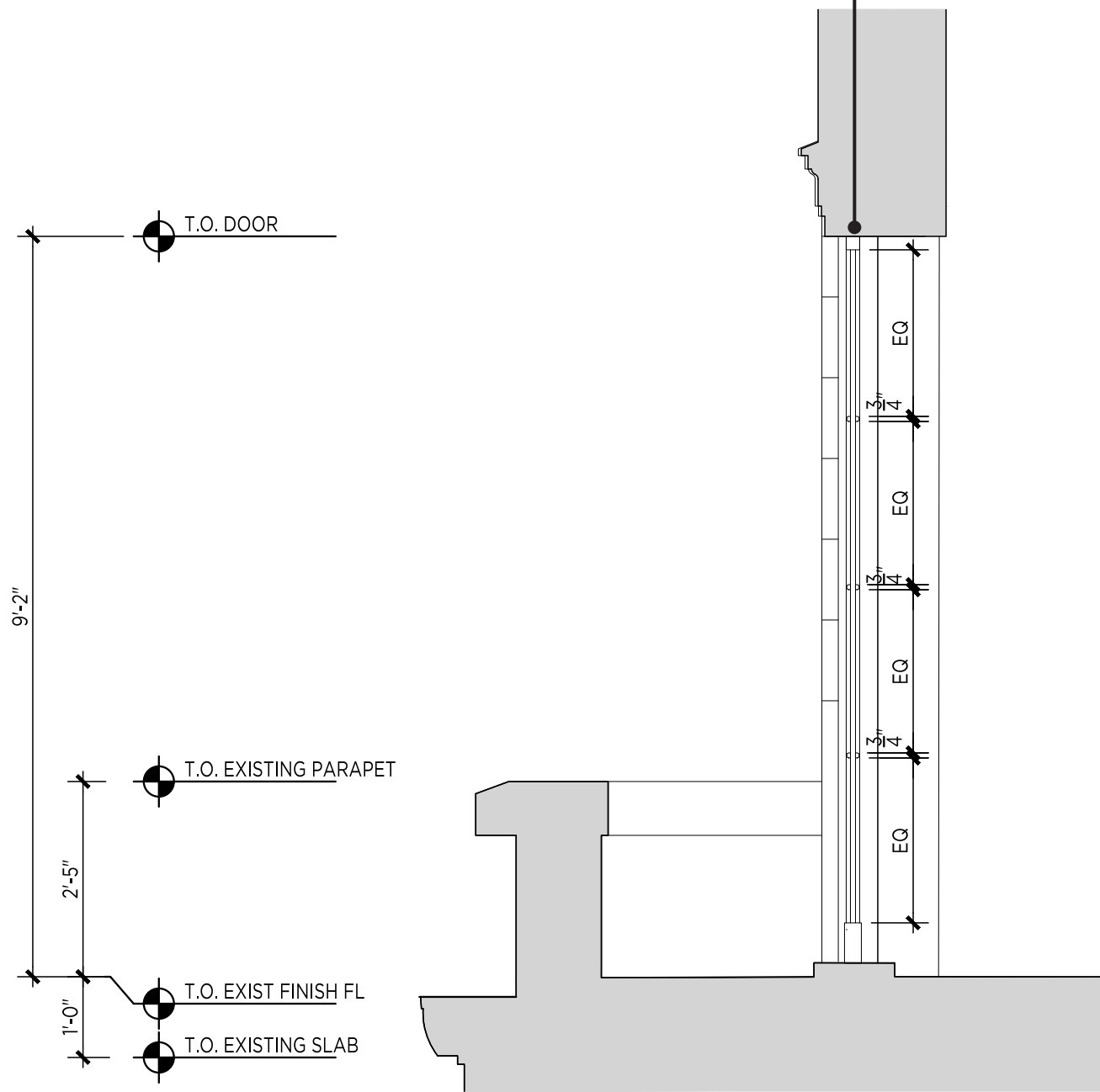


Proposed

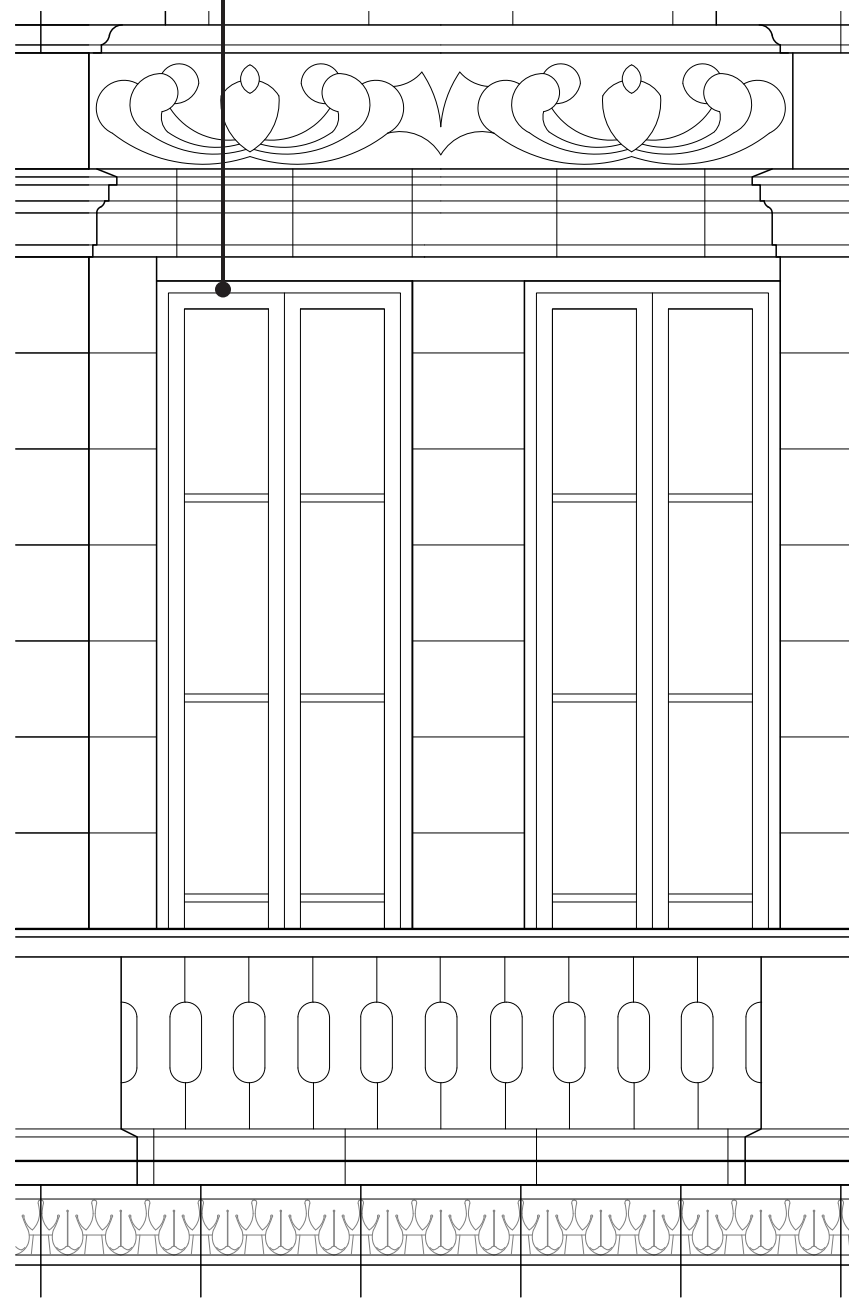
Scale: 1/2" = 1'

EXISTING TERRACOTTA PIER TO BE REMOVED

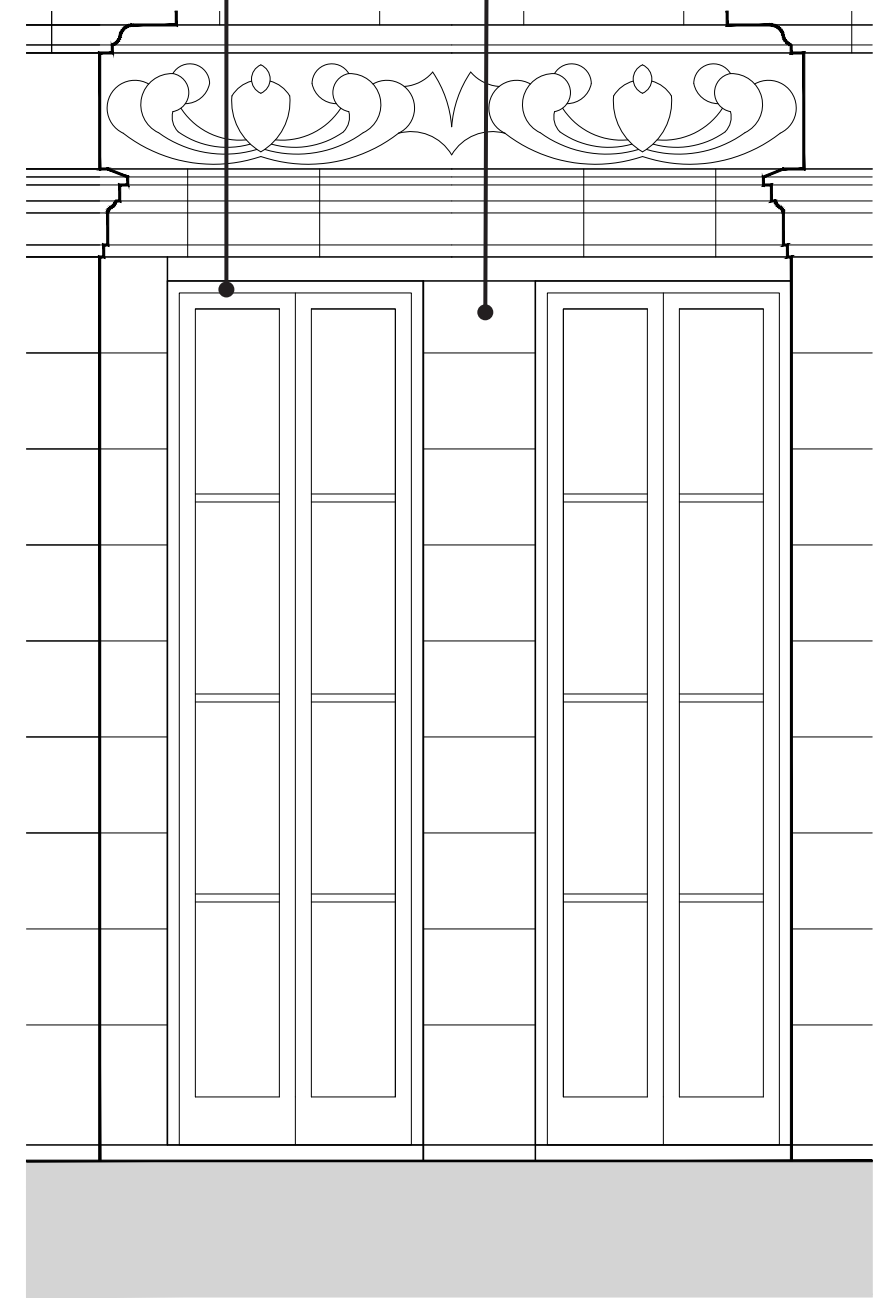
EXISTING PAINTED METAL OUTSWINGS DOORS WITH OFF-WHITE PAINT FINISH



Corner Balcony and Door Section



South Elevation



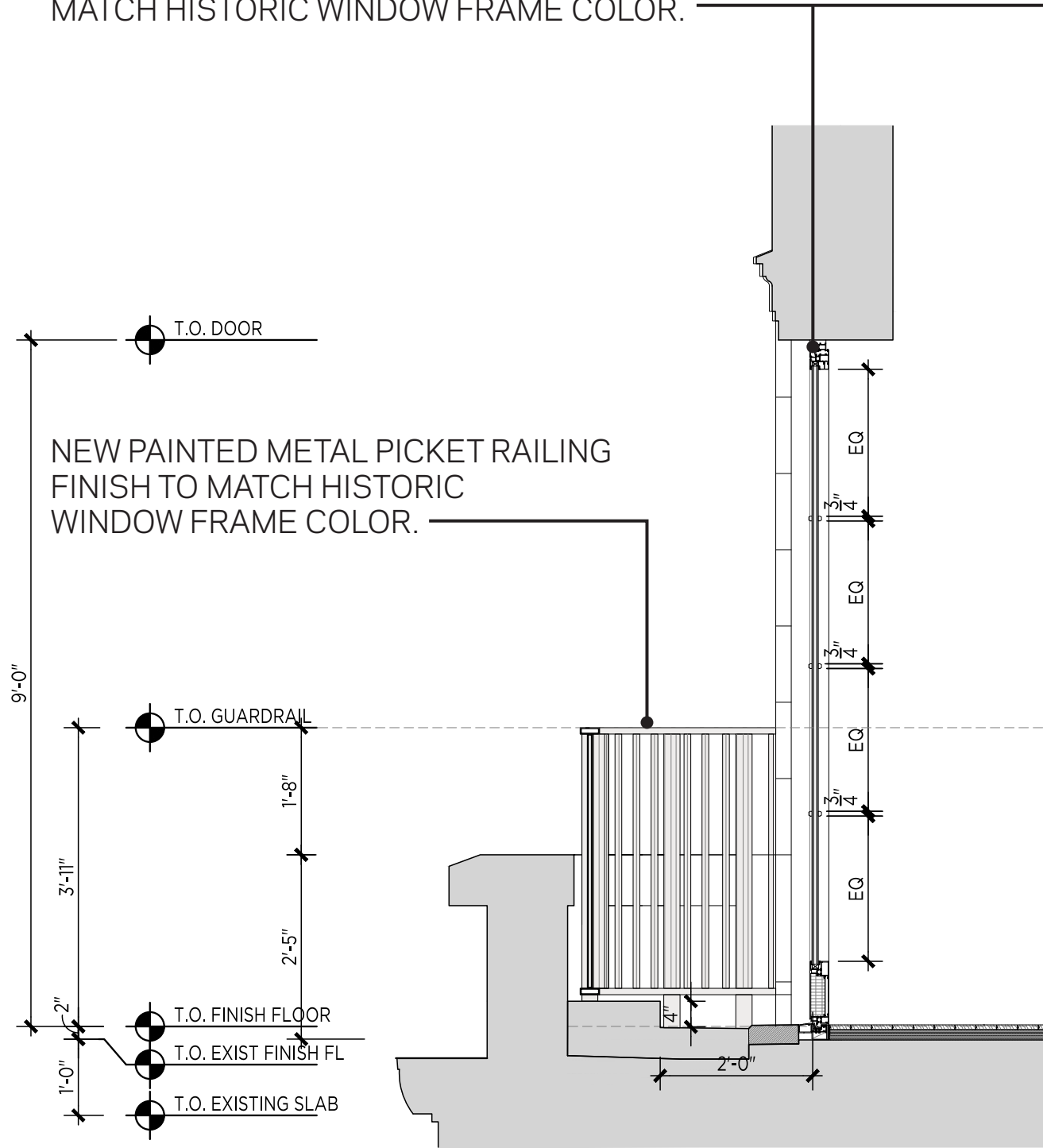
Door South Elevation

Existing 16th Floor Balconies - South

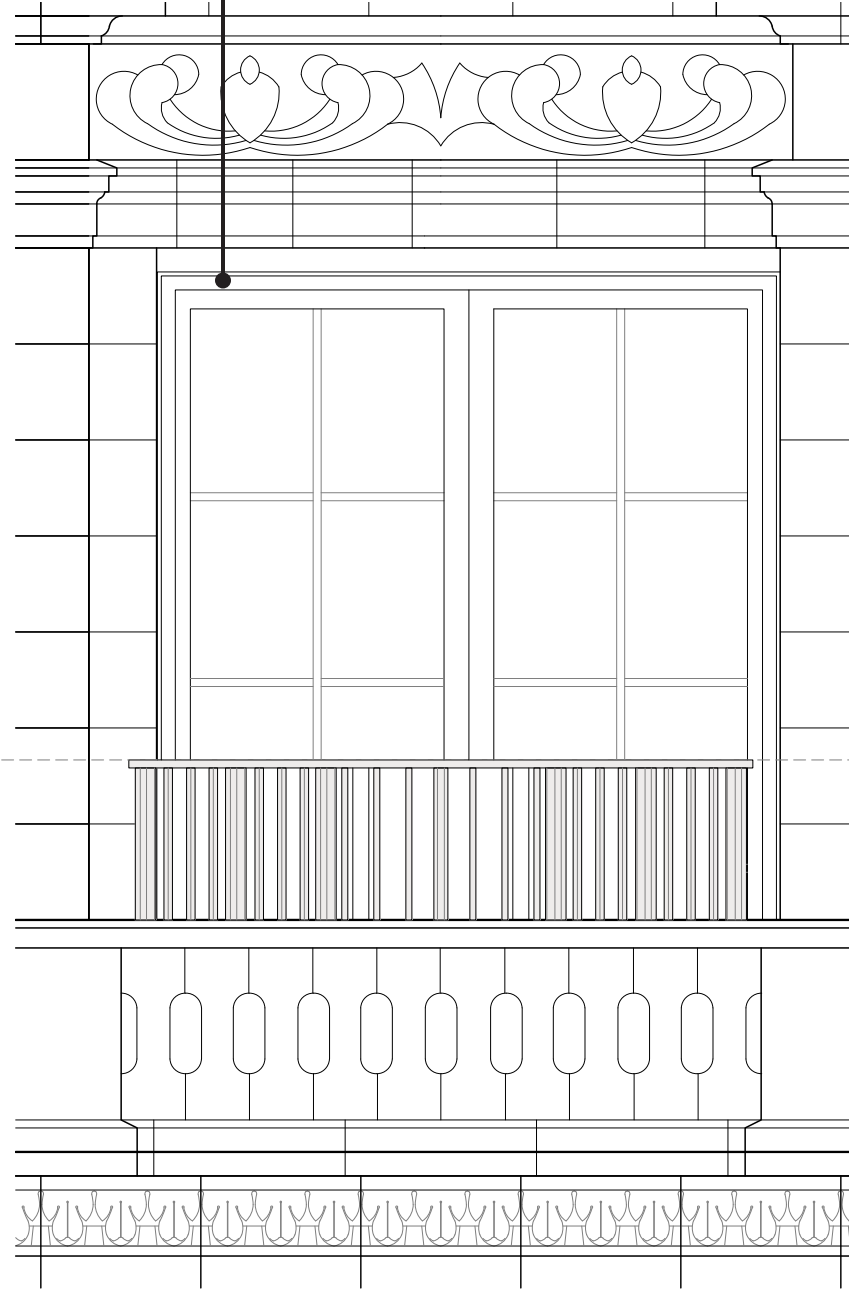
Scale: 1/2" = 1'

NEW PAINTED ALUMINUM INSWING DOORS WITH SIMULATED DIVIDED LITES. FINISH TO MATCH HISTORIC WINDOW FRAME COLOR.

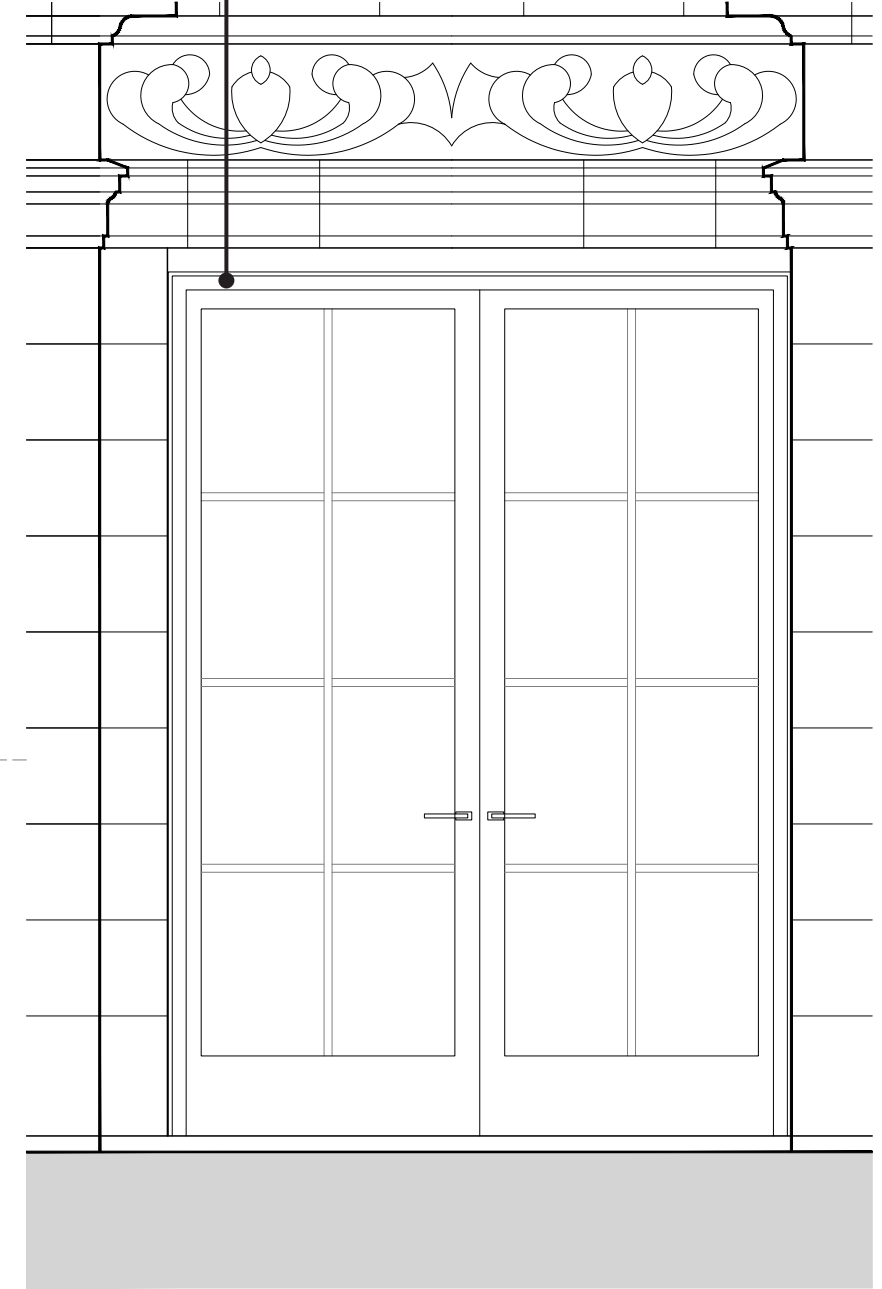
NEW PAINTED METAL PICKET RAILING FINISH TO MATCH HISTORIC WINDOW FRAME COLOR.



Corner Balcony and Door Section



South Elevation

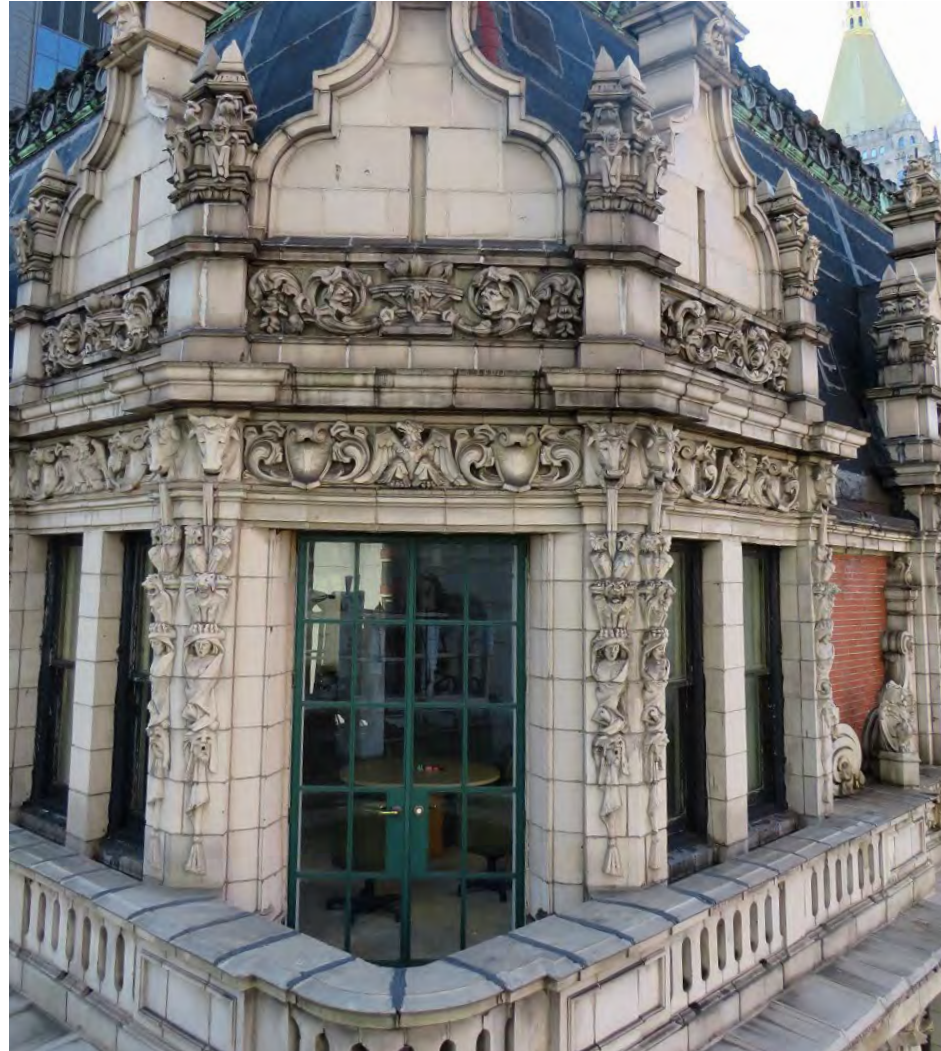


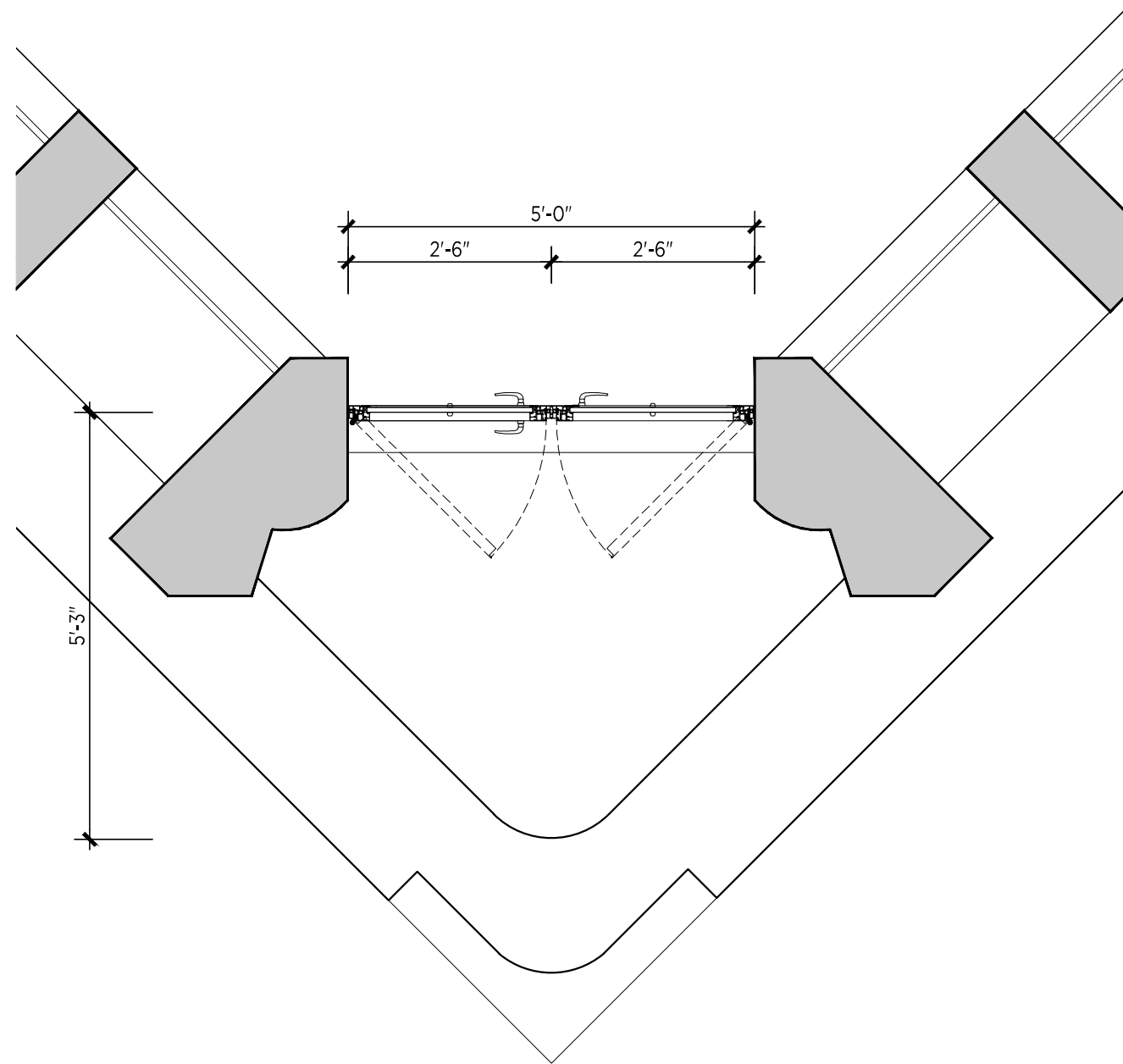
Door South Elevation

Proposed 16th Floor Balconies - South

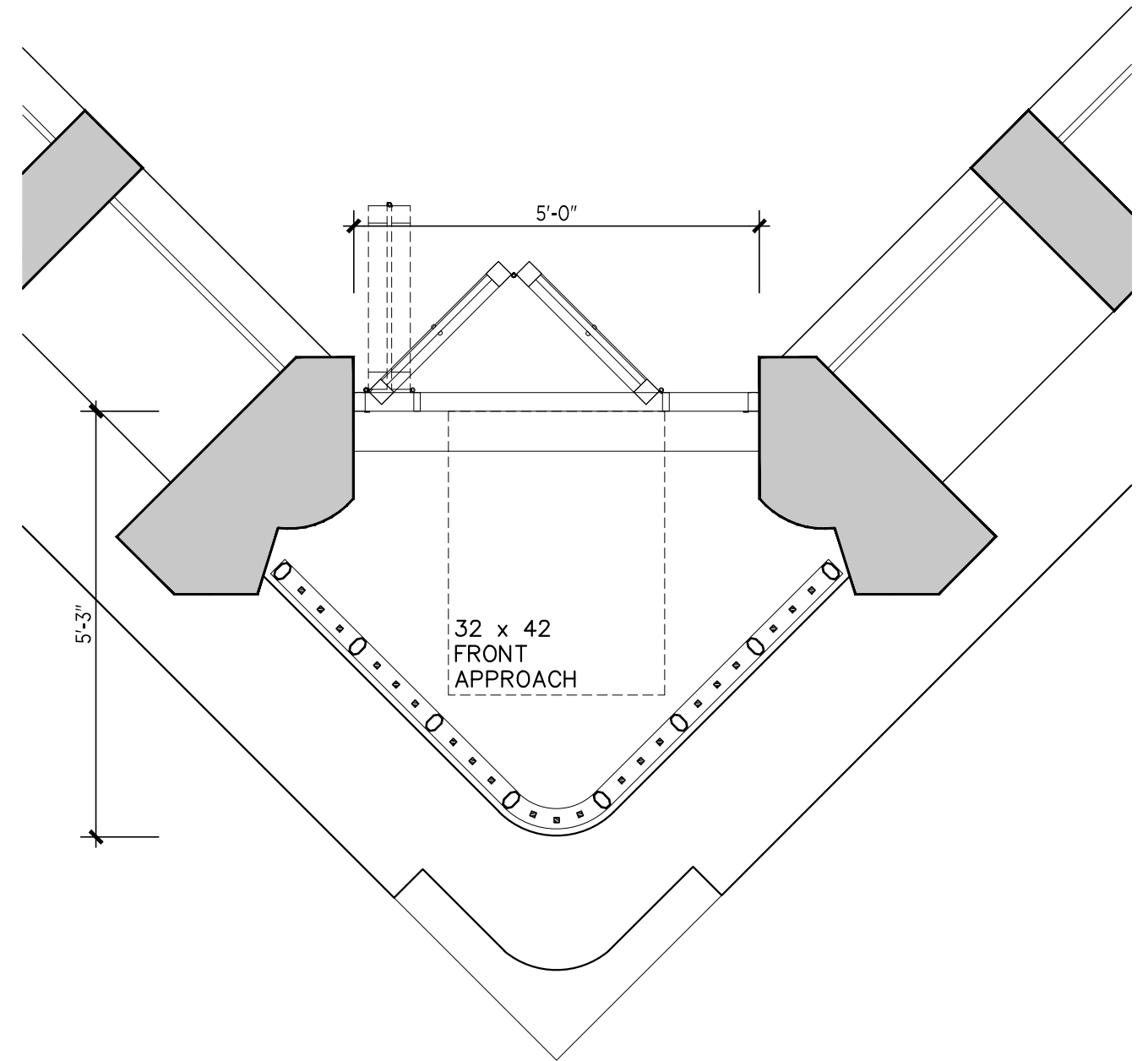
Scale: 1/2" = 1'

AREA OF DETAIL





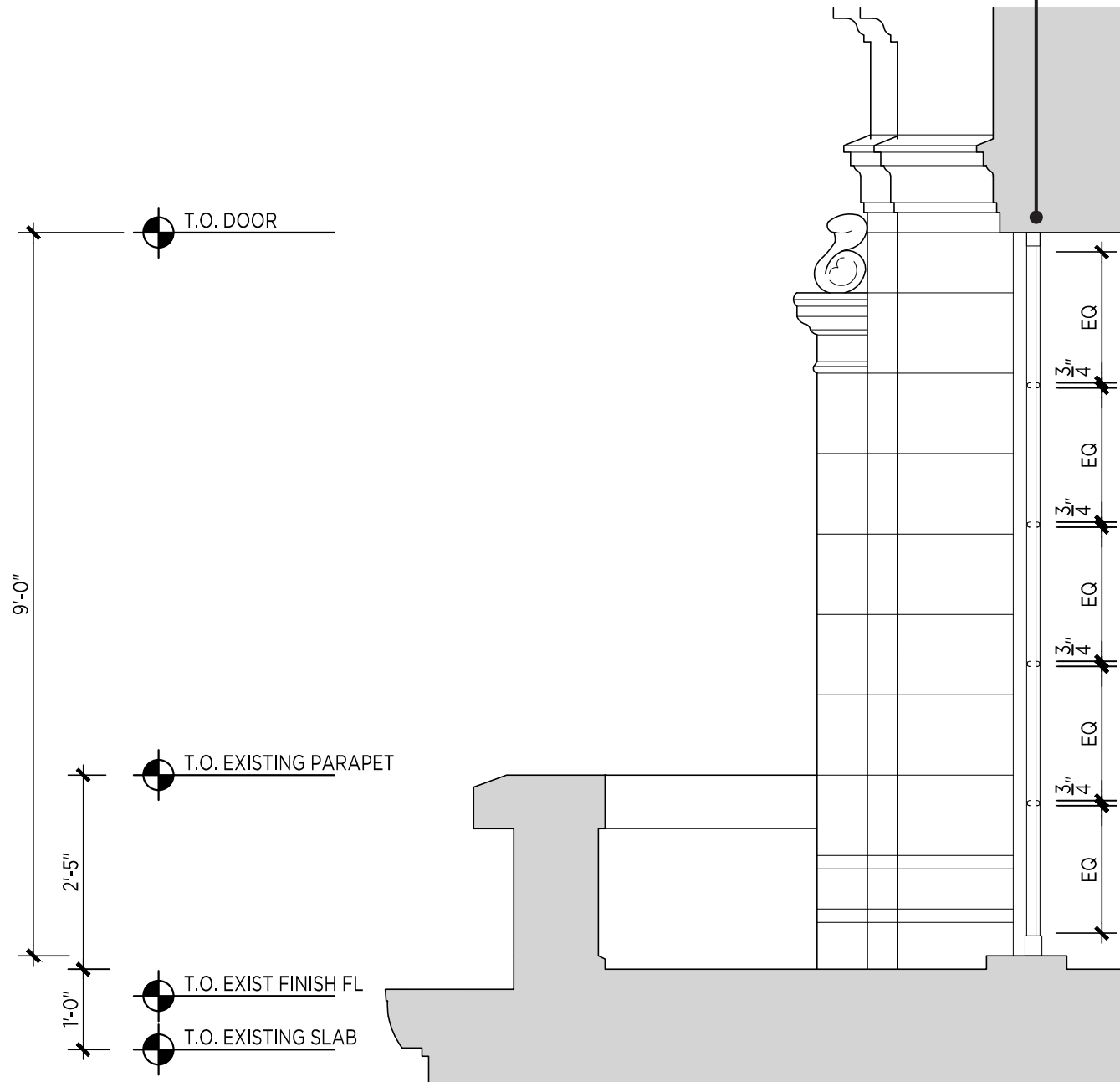
Existing



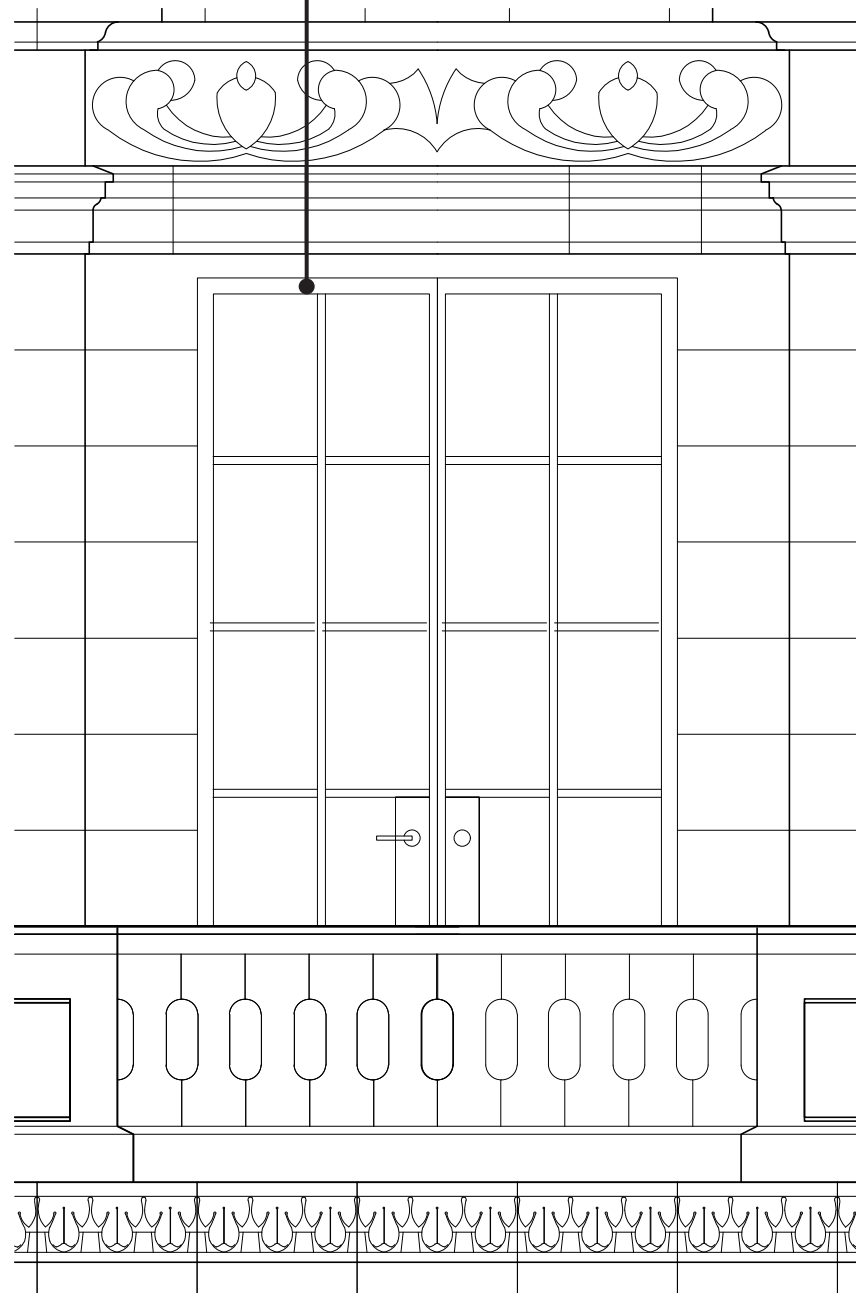
Proposed

Scale: 1/2" = 1'

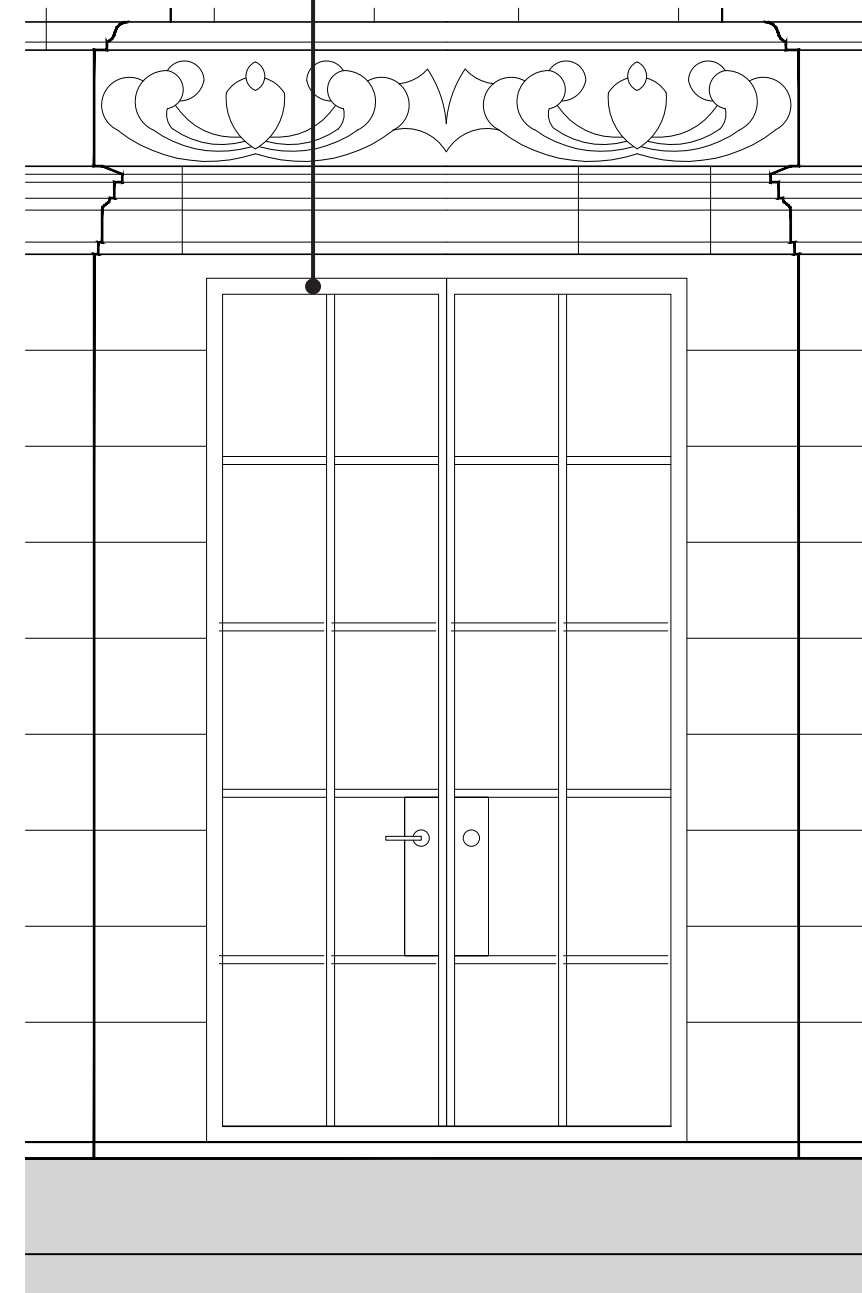
EXISTING NON-HISTORIC STEEL OUTSWING DOORS
WITH GREEN PAINT FINISH.



Corner Balcony and Door Section



North Elevation



Door North Elevation

Existing 16th Floor Balconies - North

Scale: 1/2" = 1'

NEW PAINTED ALUMINUM BI-FOLD INSWING DOORS WITH SIMULATED DIVIDED LITES. FINISH TO MATCH HISTORIC WINDOW FRAME COLOR.

T.O. DOOR

NEW PAINTED METAL PICKET RAILING FINISH TO MATCH HISTORIC WINDOW FRAME COLOR.

9'-0"

T.O. GUARDRAIL

3'-11"

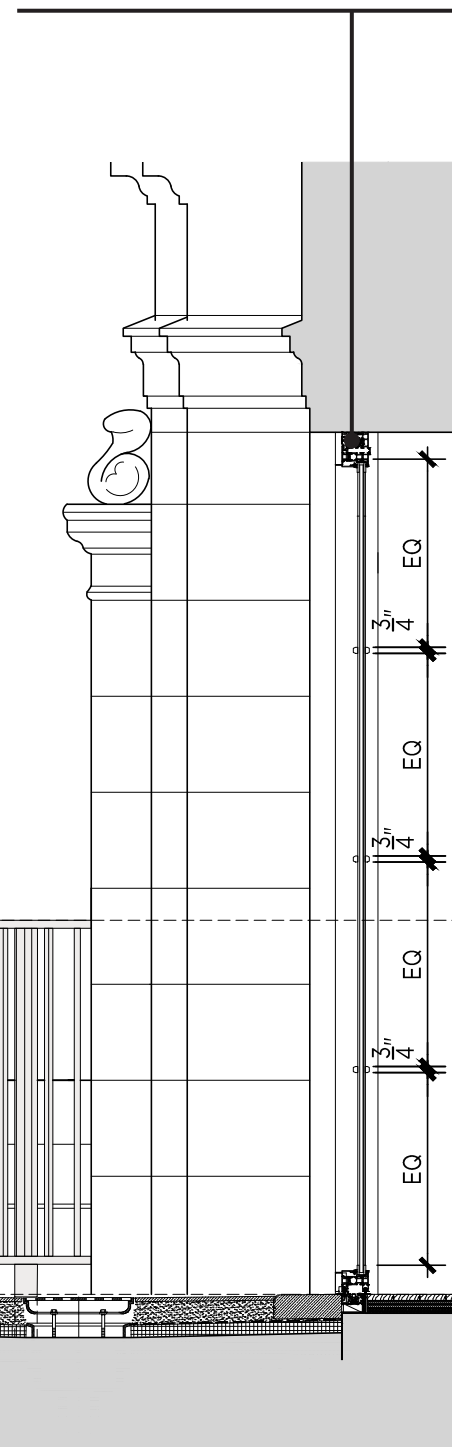
1'-8"

2"

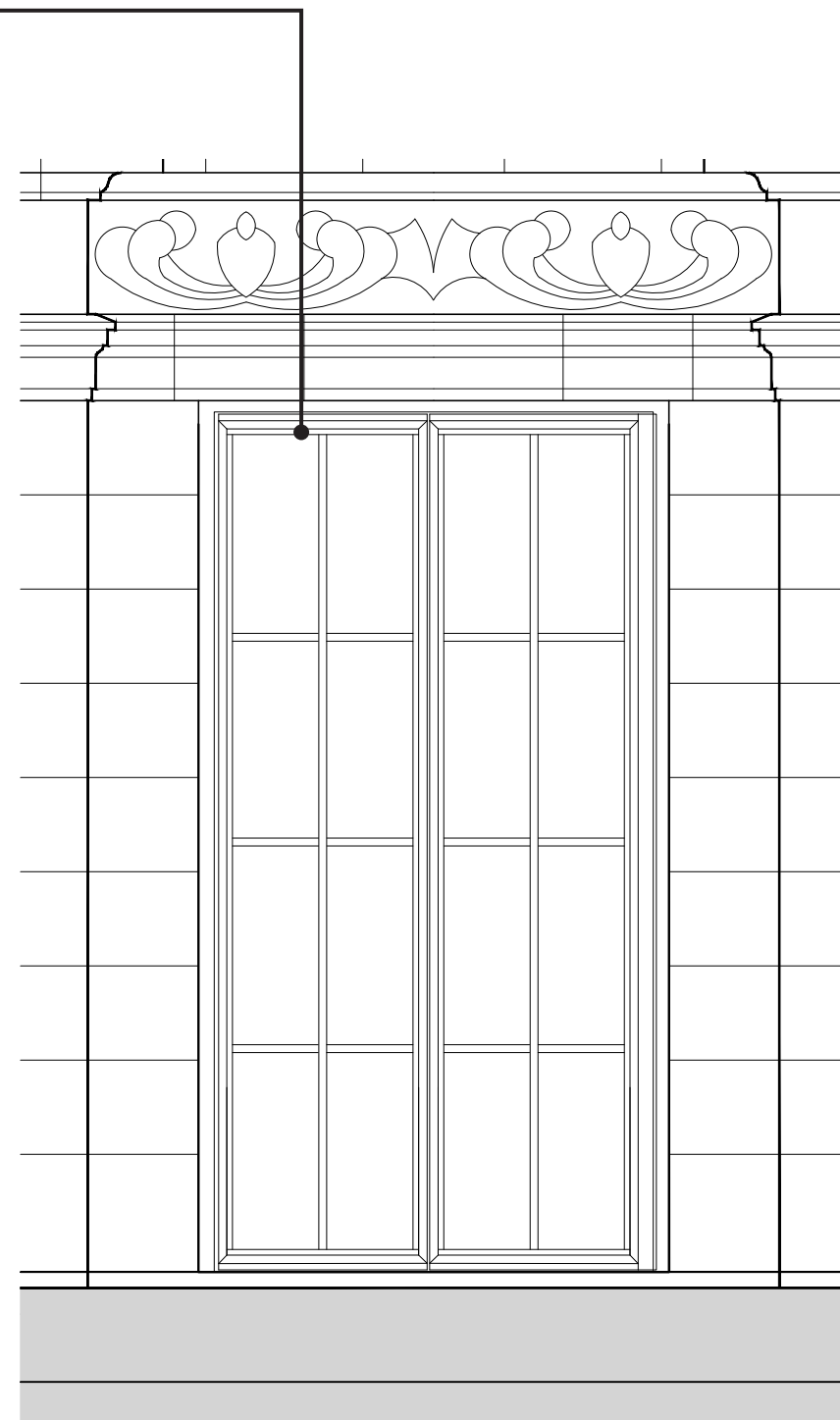
1'-0"

T.O. FINISH FLOOR
T.O. EXIST FINISH FL
T.O. EXISTING SLAB

Corner Balcony and Door Section



North Elevation



Door North Elevation

Proposed
16th Floor Balconies - North

Scale: 1/2" = 1'

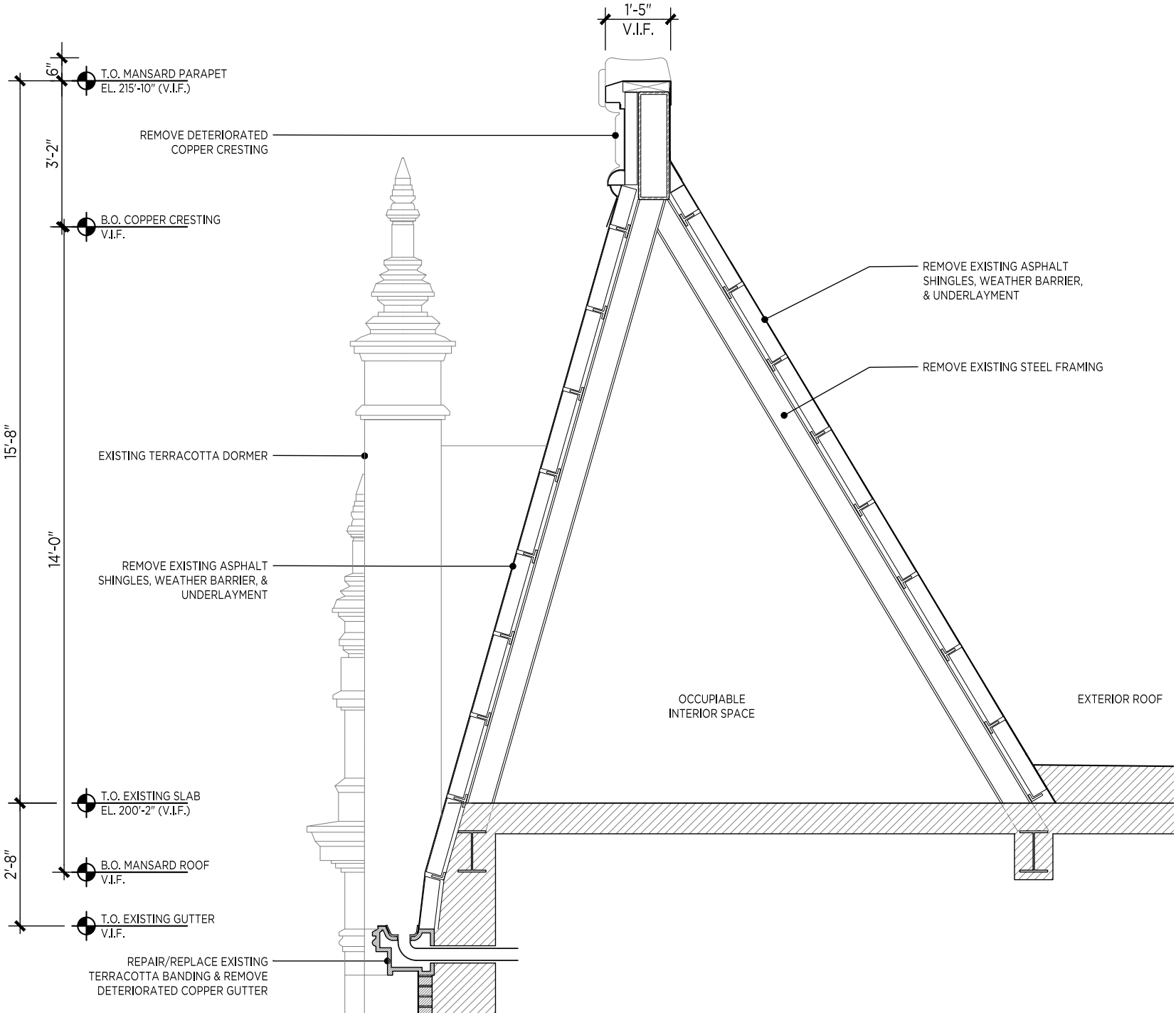


Mansard Roof

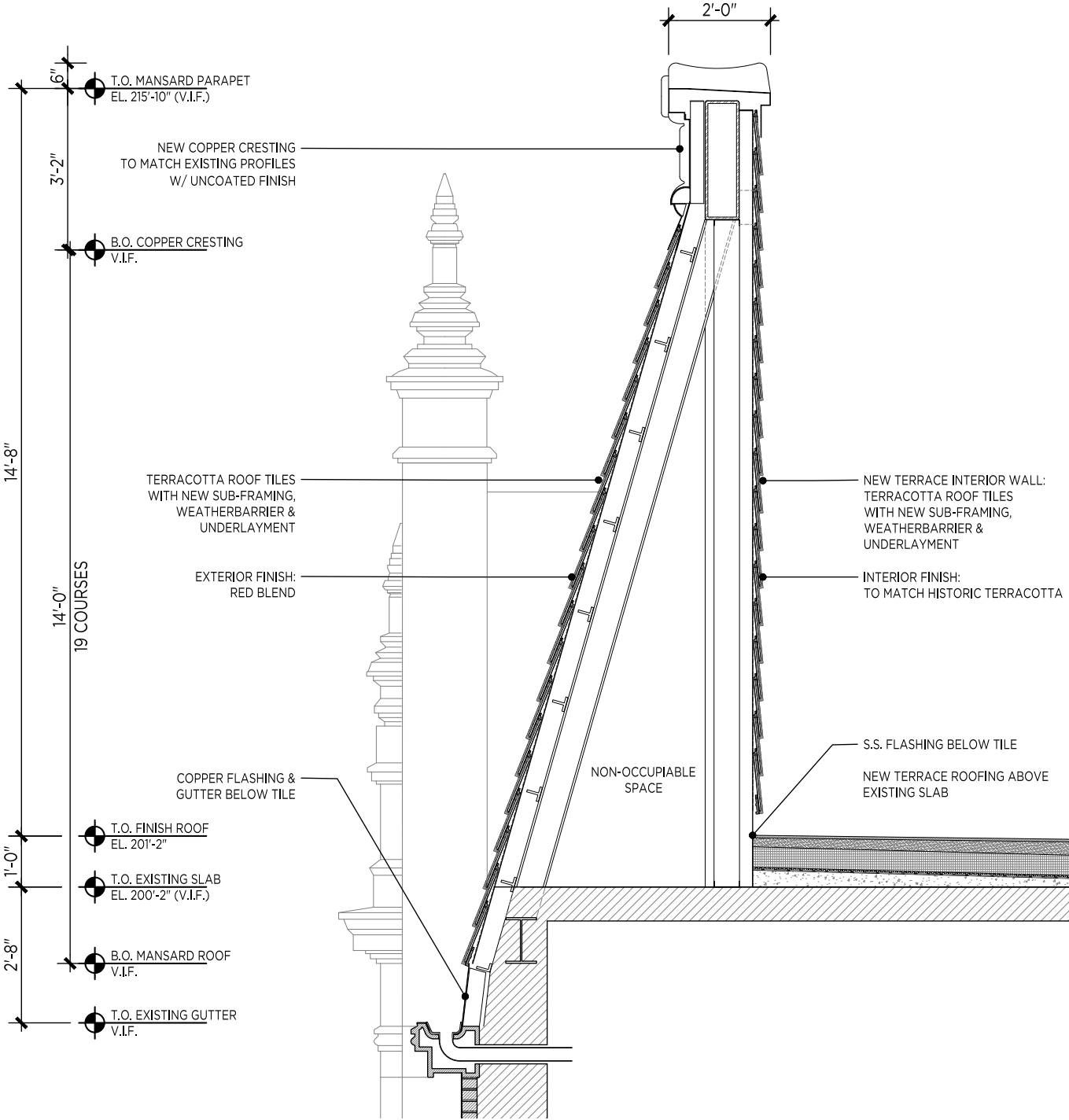


Proposed Building Top Streetwall

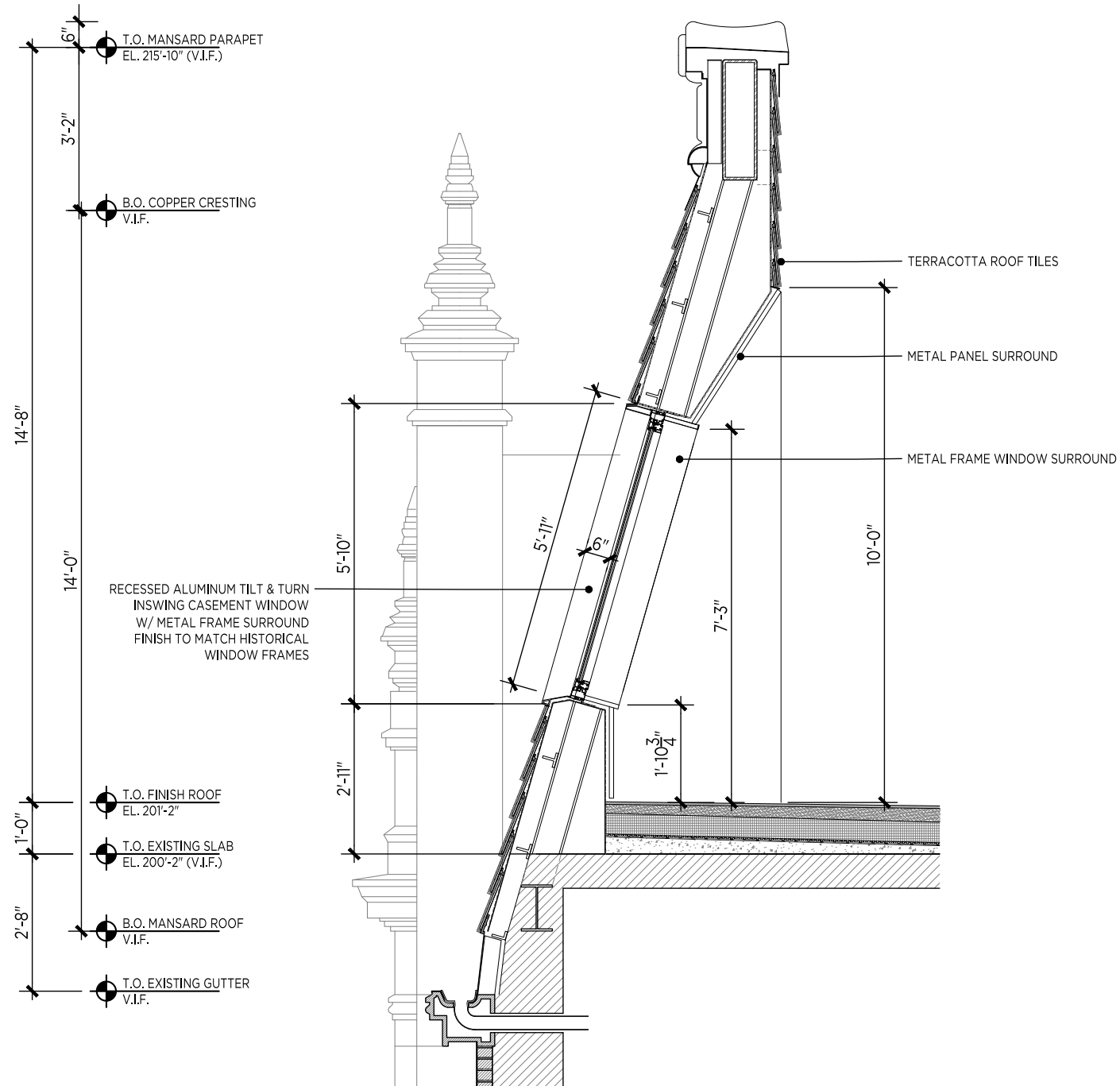
Existing Wall Section



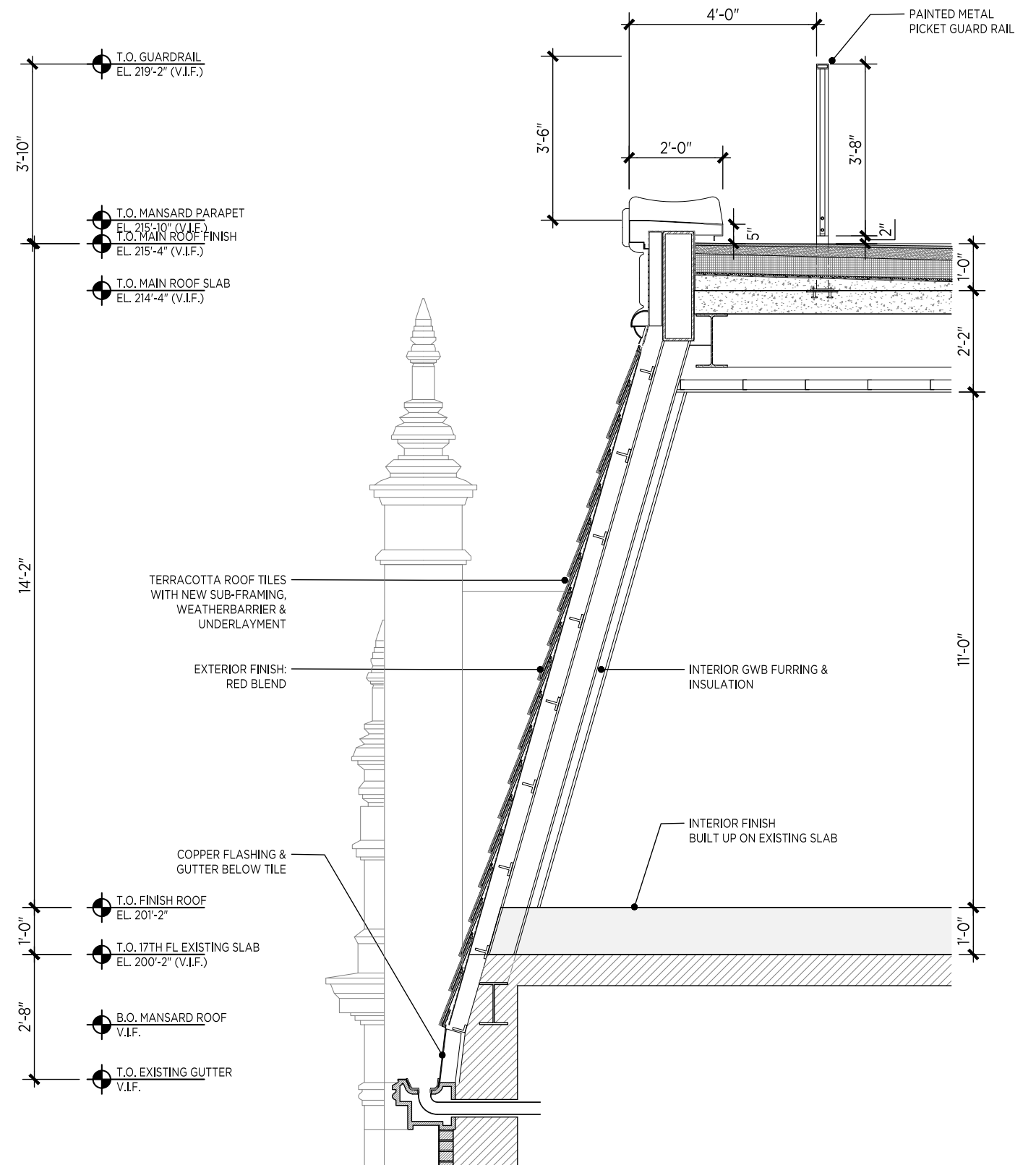
Proposed Wall Section



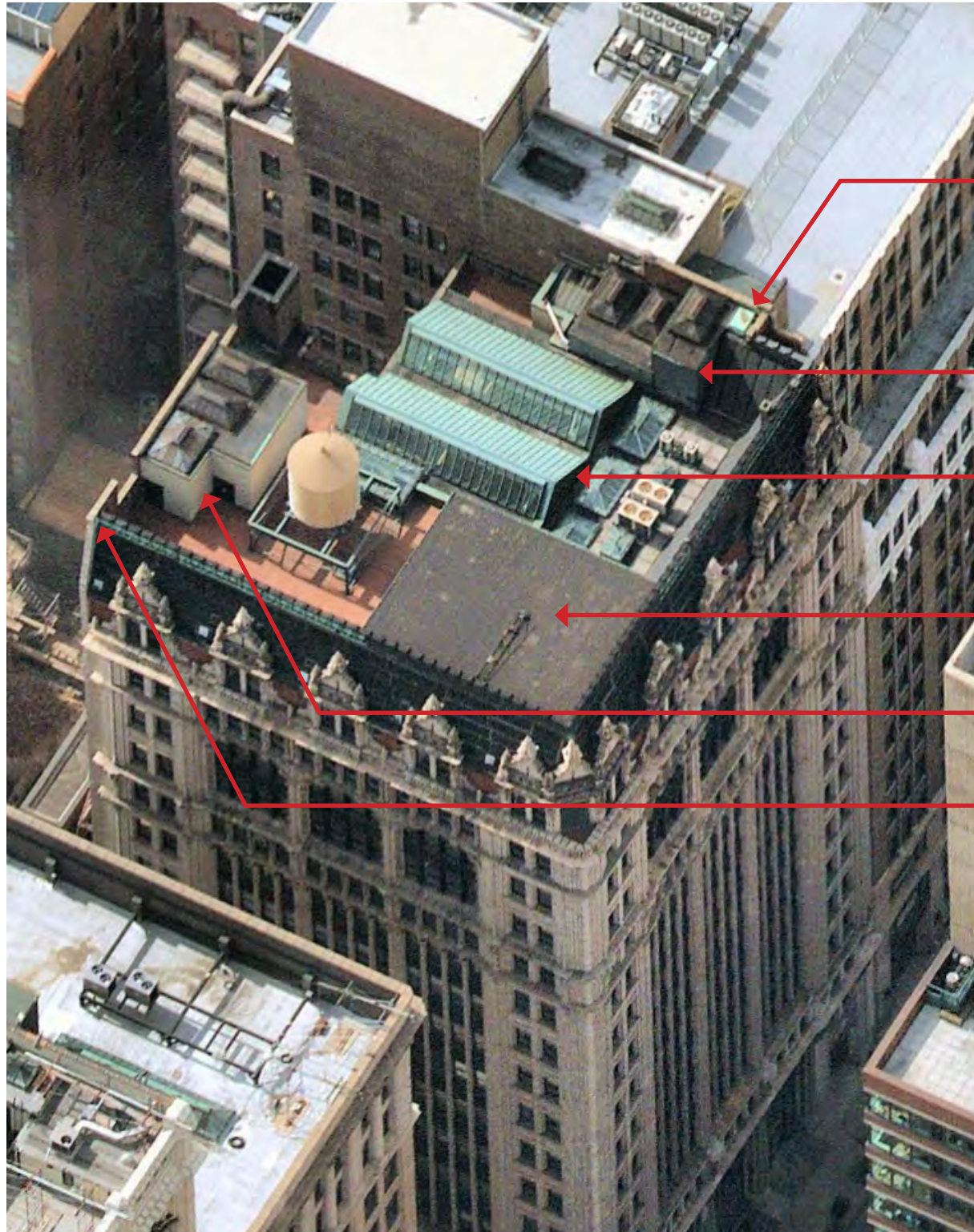
Proposed Wall Section at Window



Proposed Wall Section at Interior



ROOFTOP MODIFICATIONS



Height of parapet at South-West corner is aligned with height of mansard roof

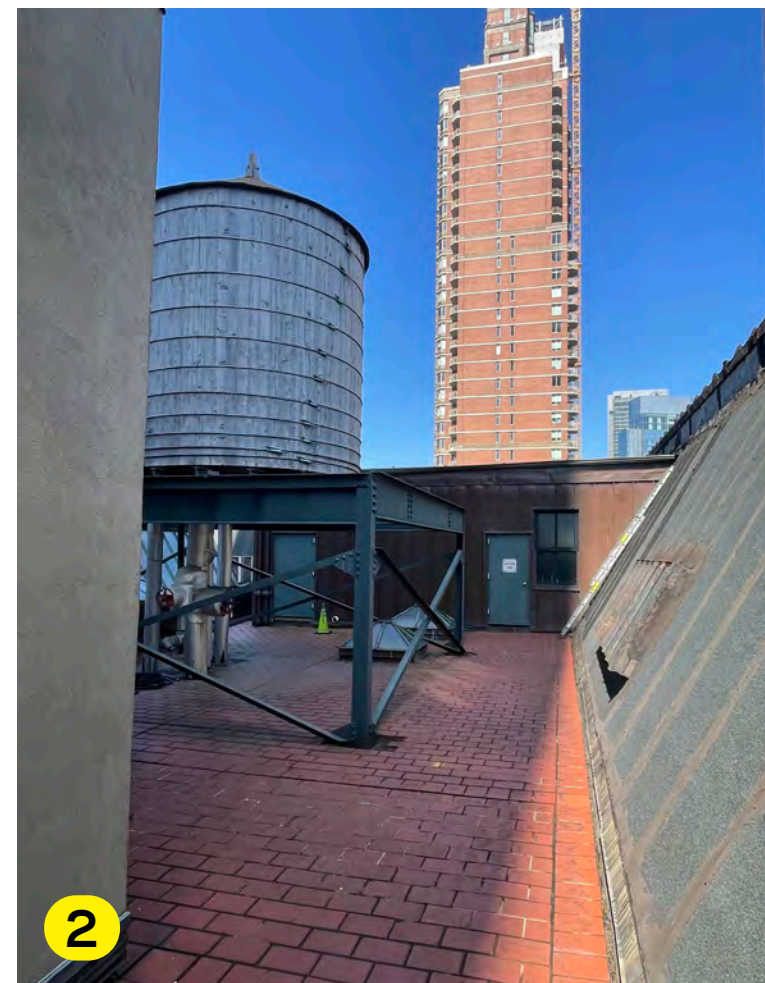
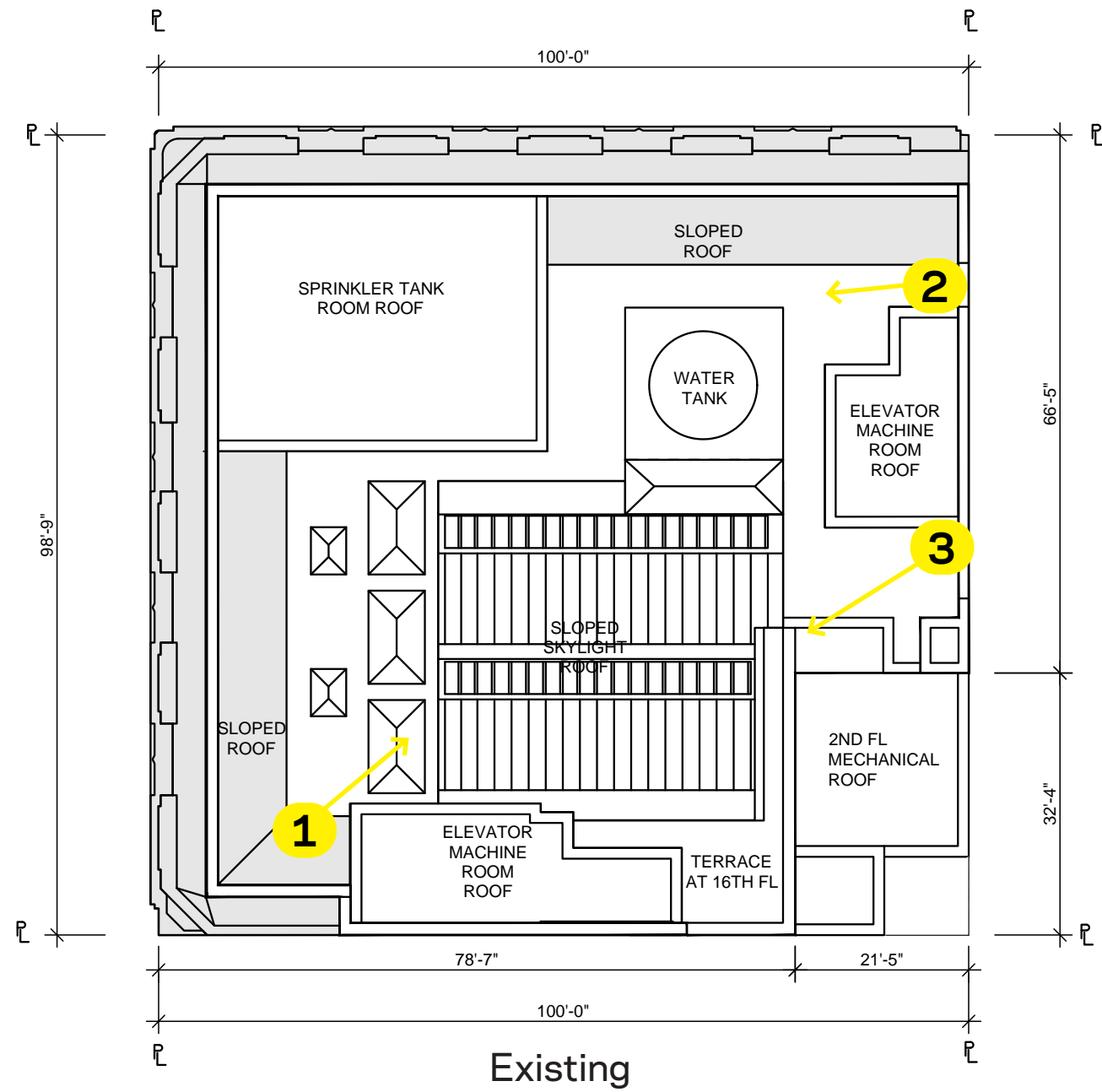
Elevator bulkhead

16th floor pitched roof with skylights

Sprinkler Room Bulkhead

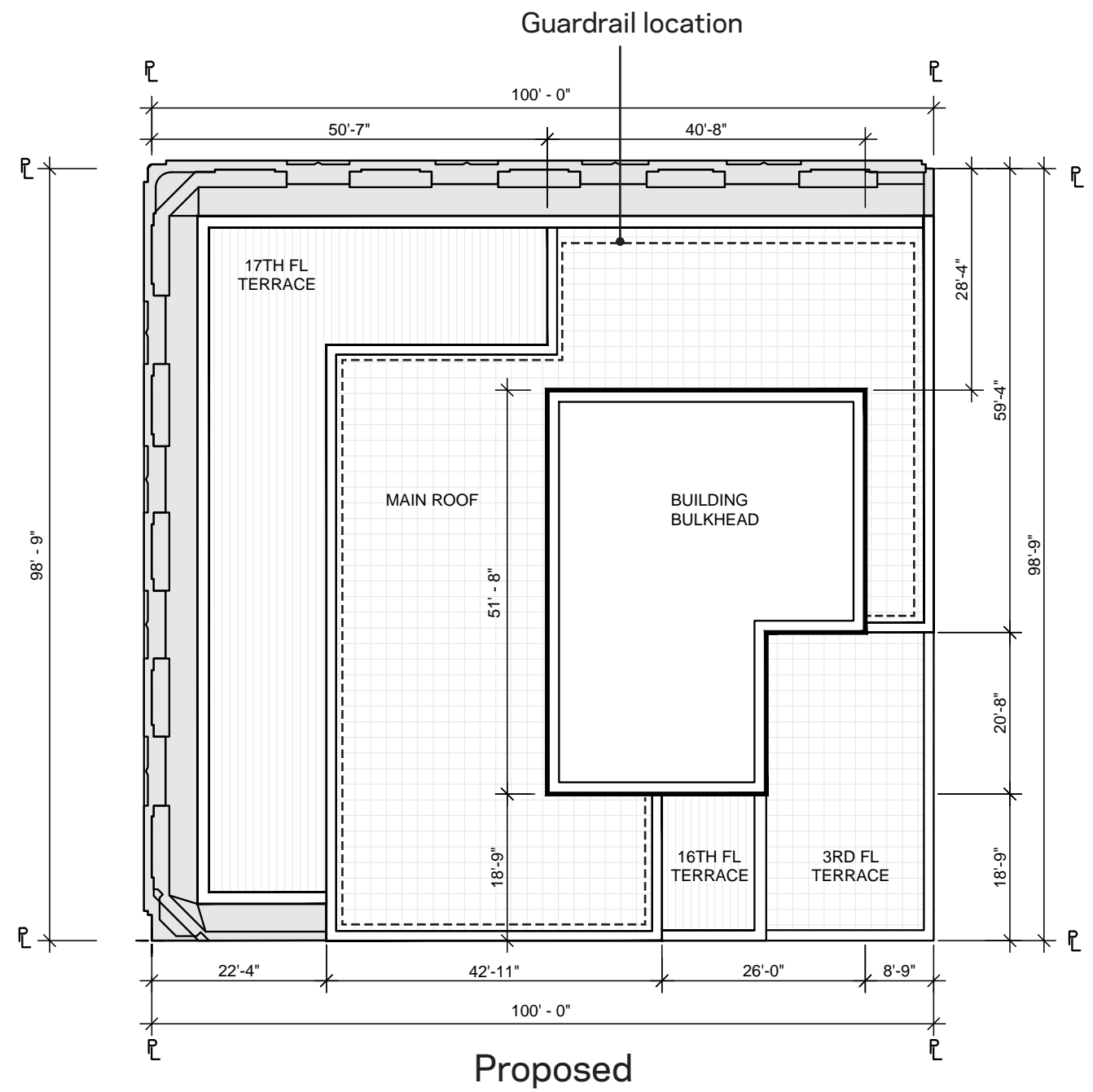
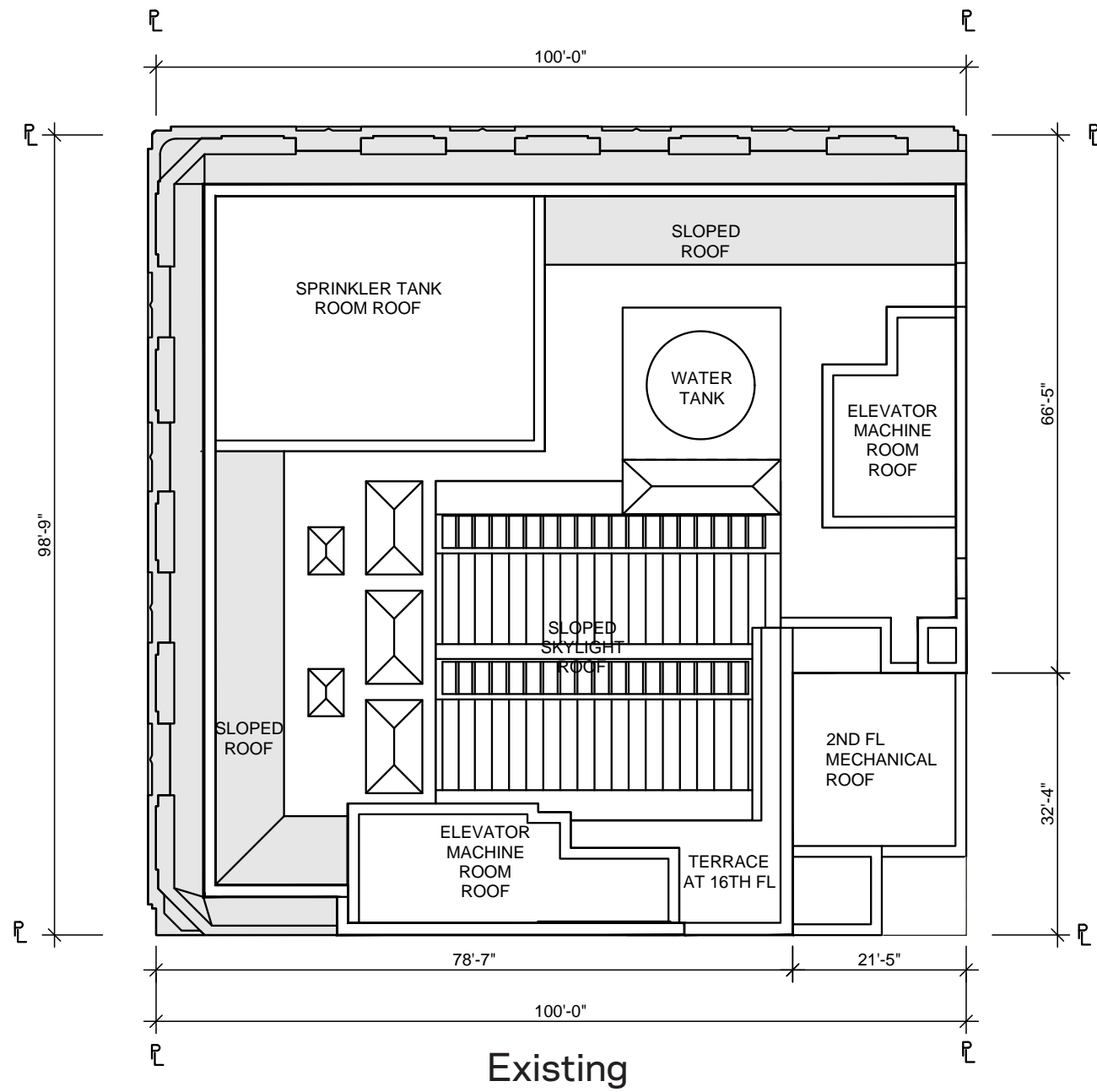
Elevator bulkhead

Height of parapet at North-West corner is aligned with height of mansard roof

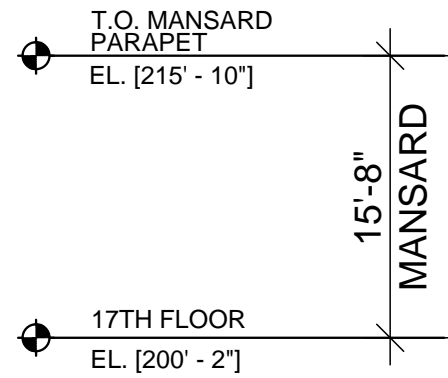
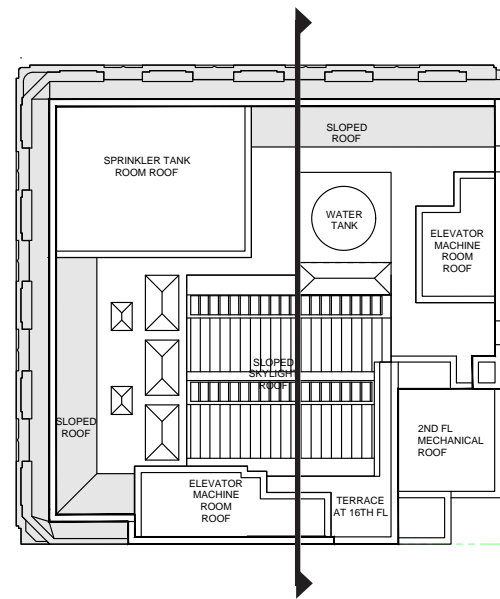


Scale: 1/20" = 1' ↻

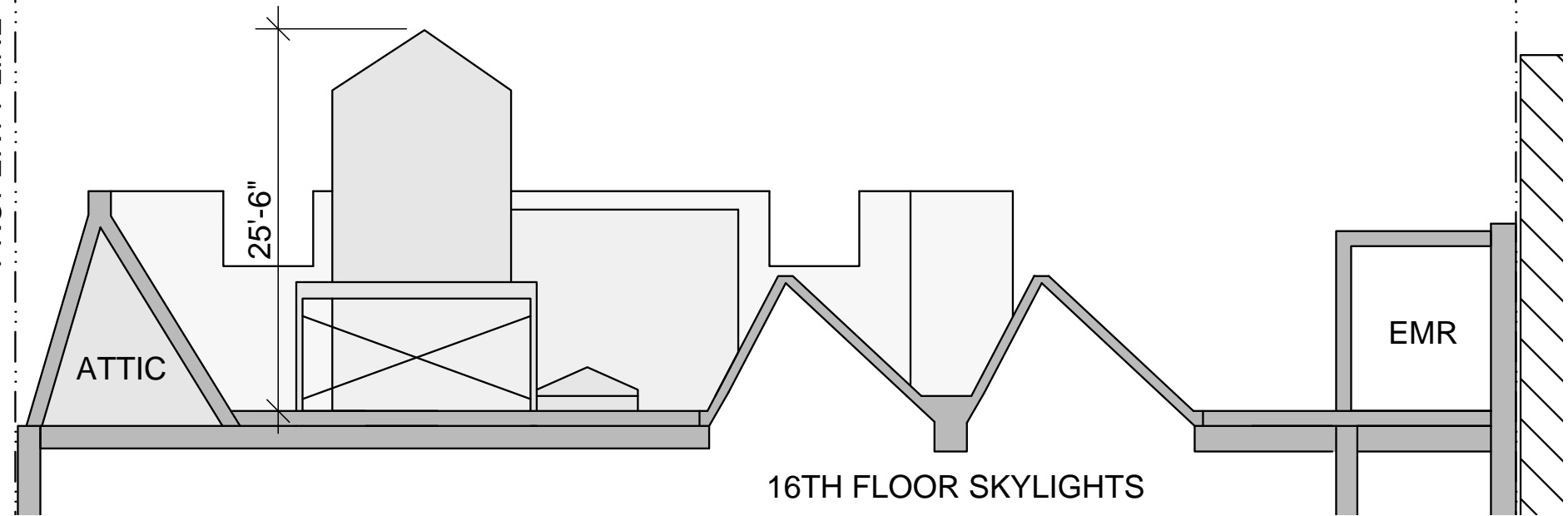
Rooftop: Roof Existing Views



Rooftop: Roof Level Plan

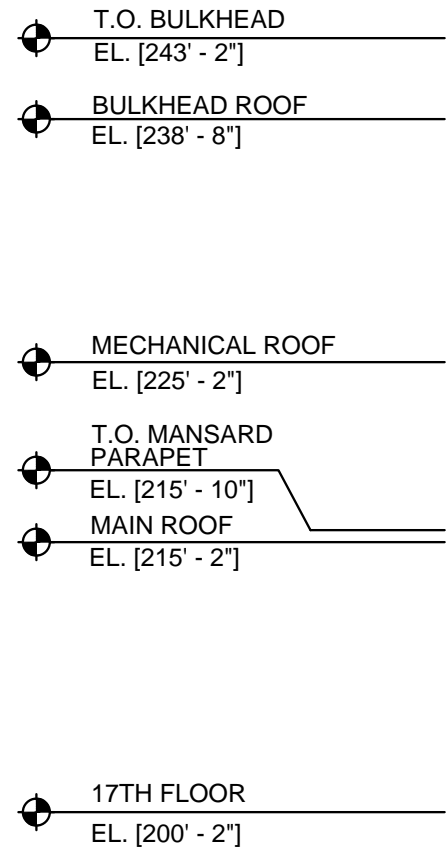
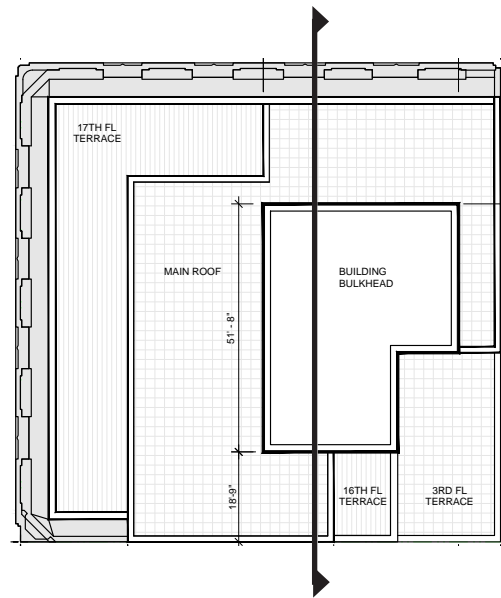


PROPERTY LINE

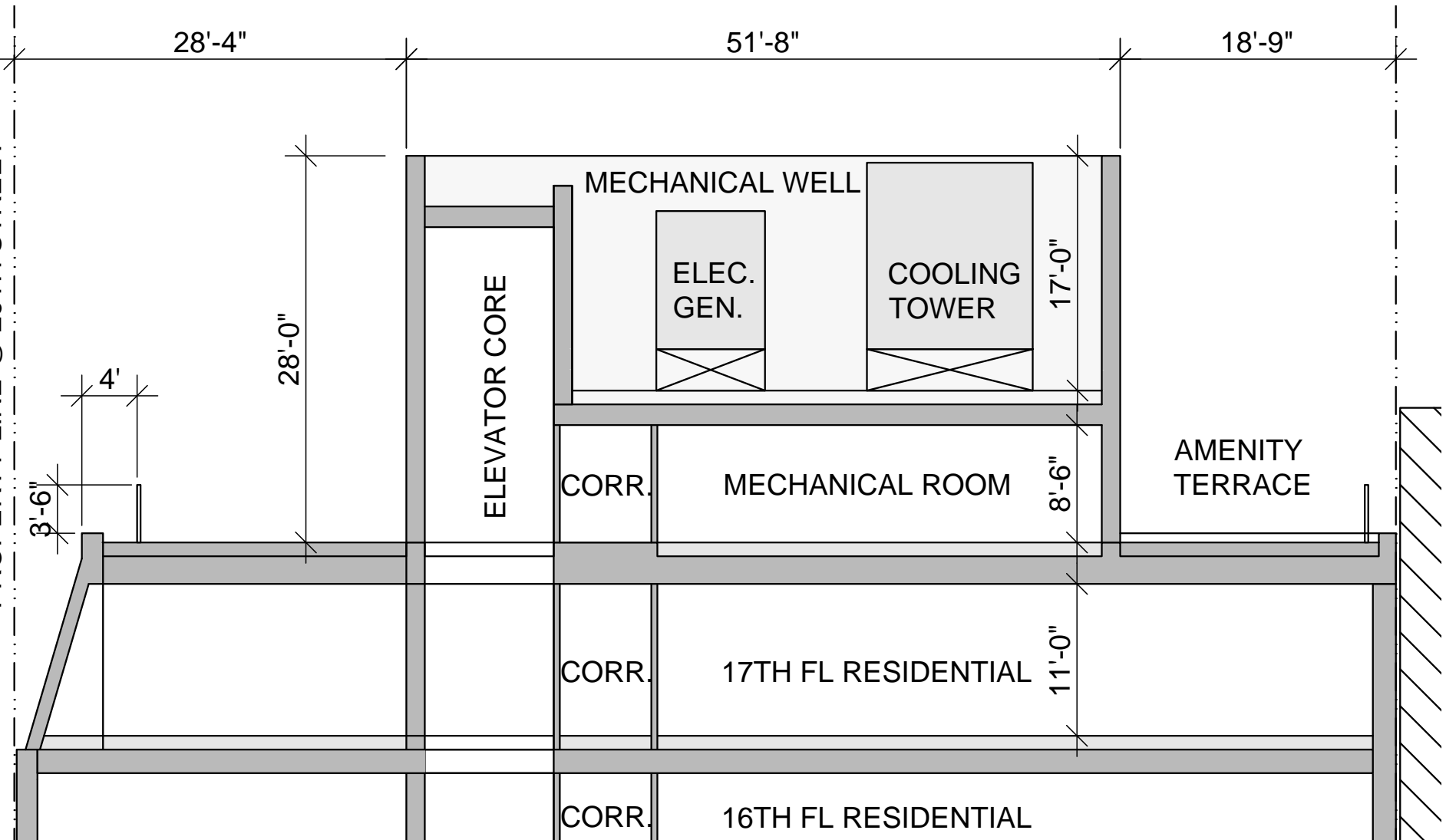


Existing

Proposed



PROPERTY LINE @ 29TH STREET



Building Top: Sections

New Bulkhead:
Metal Panel Vertical Piers

Metal Architectural Grilles in front of louvers,
open screens, or blank off panels

New Guardrail

Metal Panel Spandrel

Window Wall

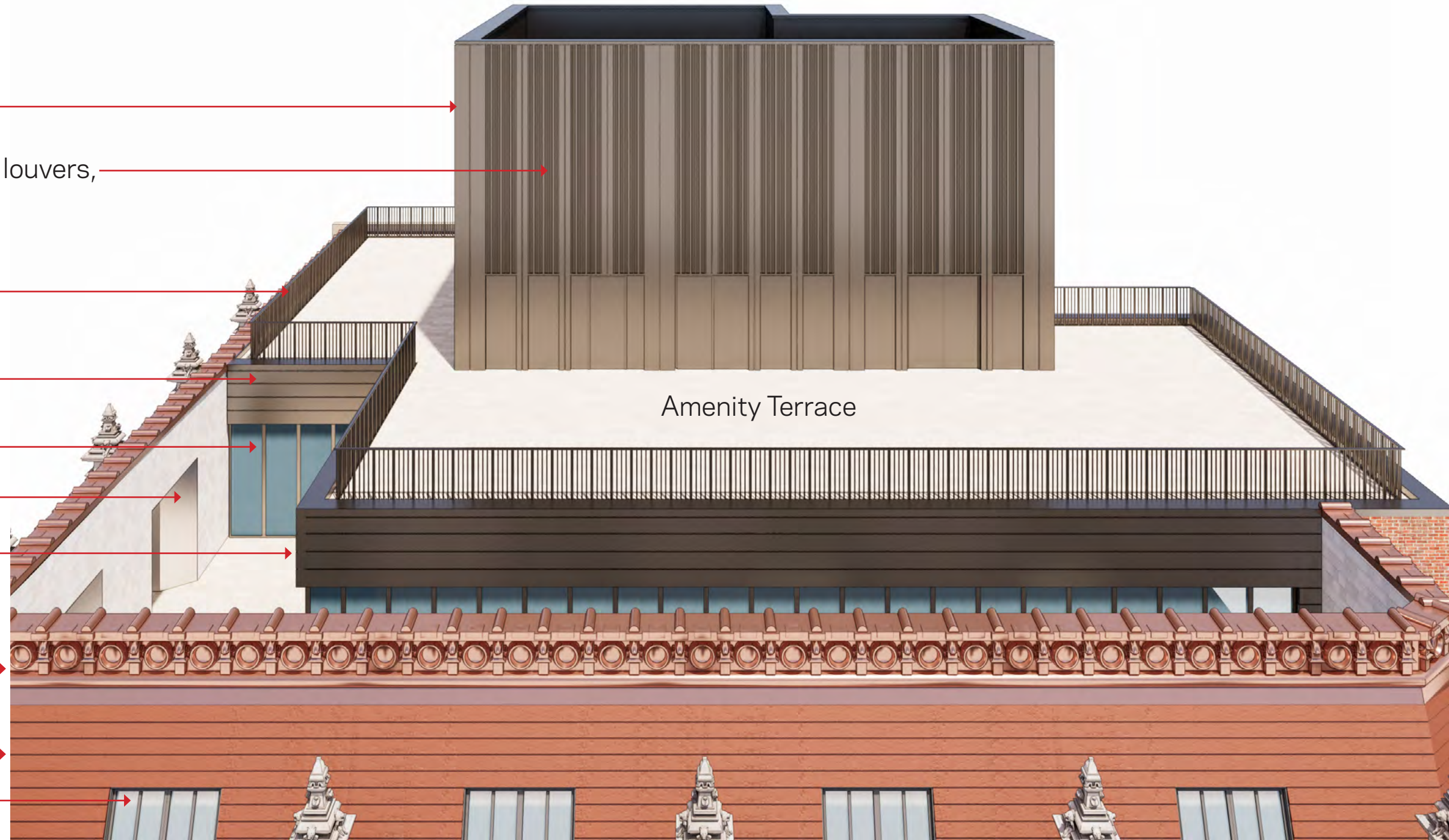
Openings into Mansard

Enclosure sets back from
Mansard at Madison Avenue
& Corner Return

Replacement Copper Cresting
and new flashing

New Terracotta Roof Tiles

New Operable Windows
Painted Aluminum to match
typical windows with centered
simulated divided lite.



Amenity Terrace

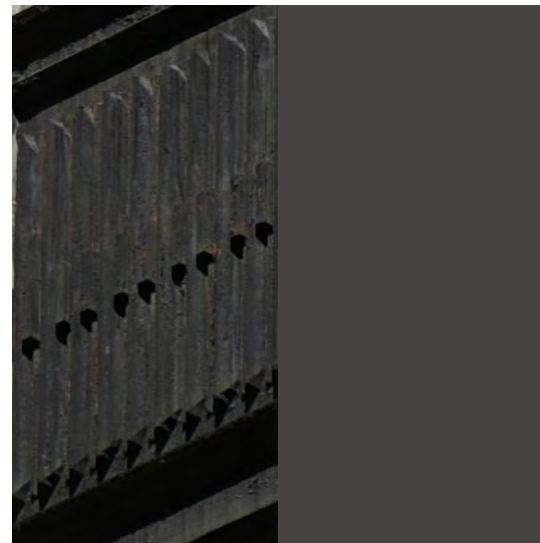
Insulating Glass
High Transparency,
Low Reflectivity,
Neutral Coloration

**Window & Terrace Door
Frames + Guardrails**
Charcoal Gray

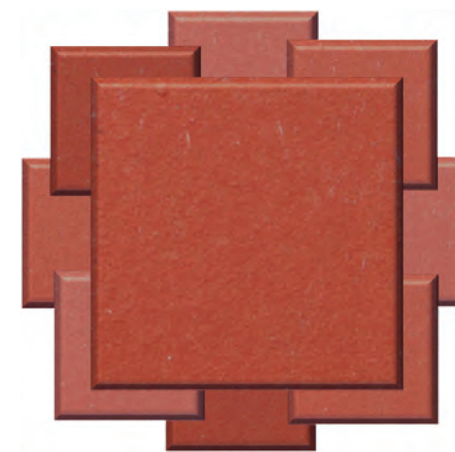
Bulkhead Cladding
Painted Metal in Warm Gray

Mansard Roof Tile
Terracotta Slate Red

Uncoated Copper
(allowed to patina)



To be confirmed with
color analysis.



Color Range Swatch

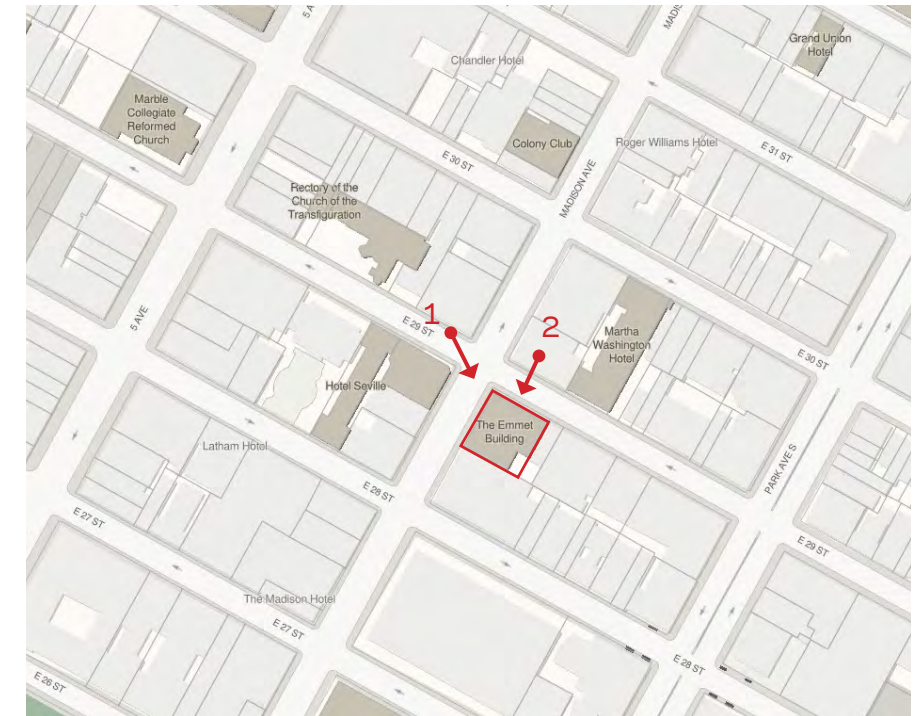
VISIBILITY STUDY



1: 29th Street @ Madison Ave.

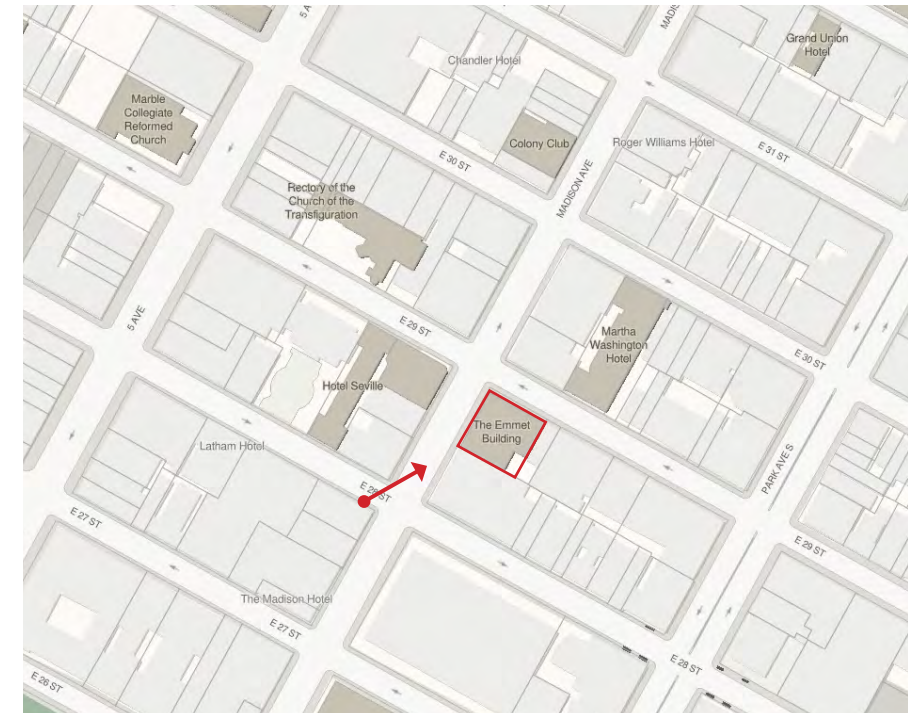


2: 29th Street looking South





Madison Ave. @ 28th Street looking North

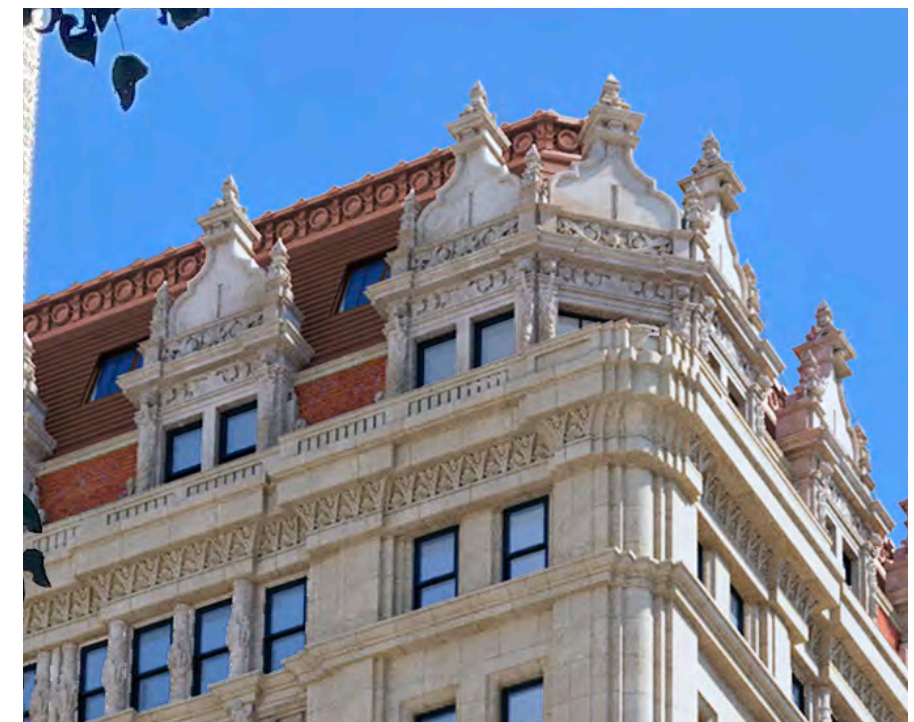
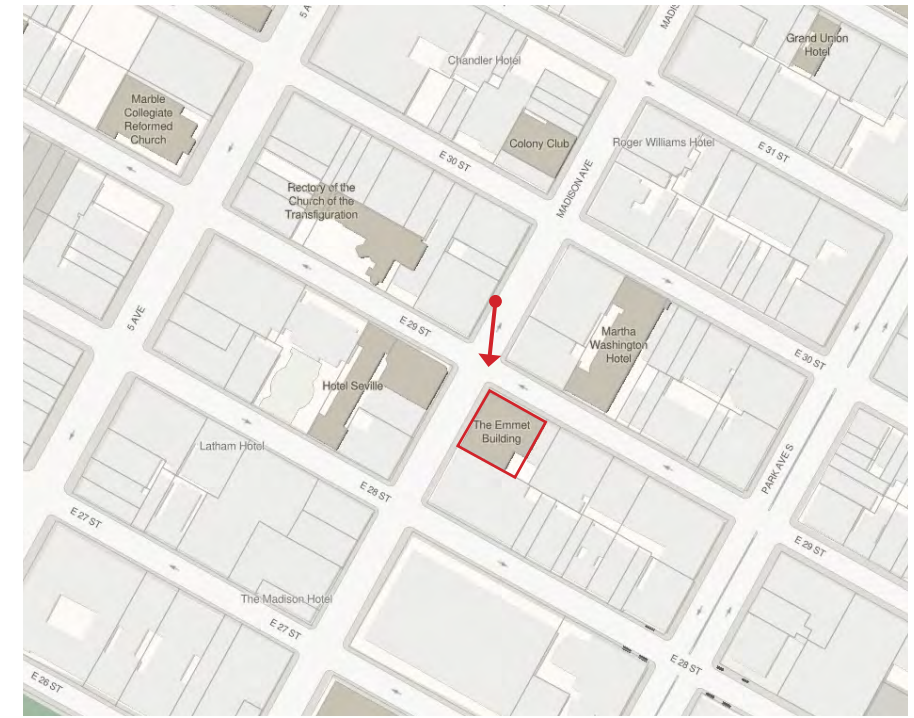




Existing



Proposed



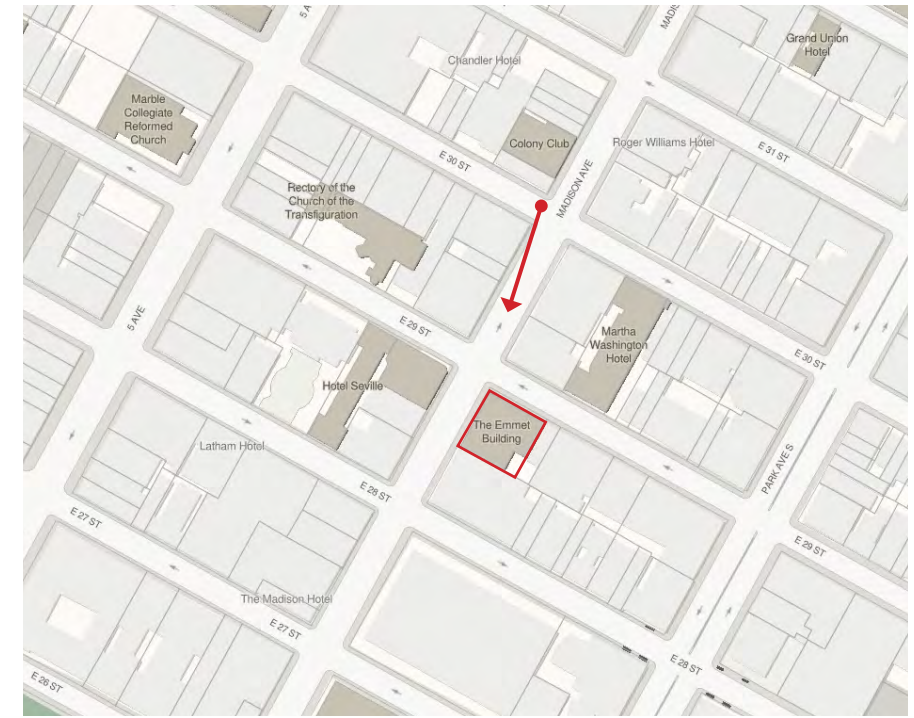
Detail



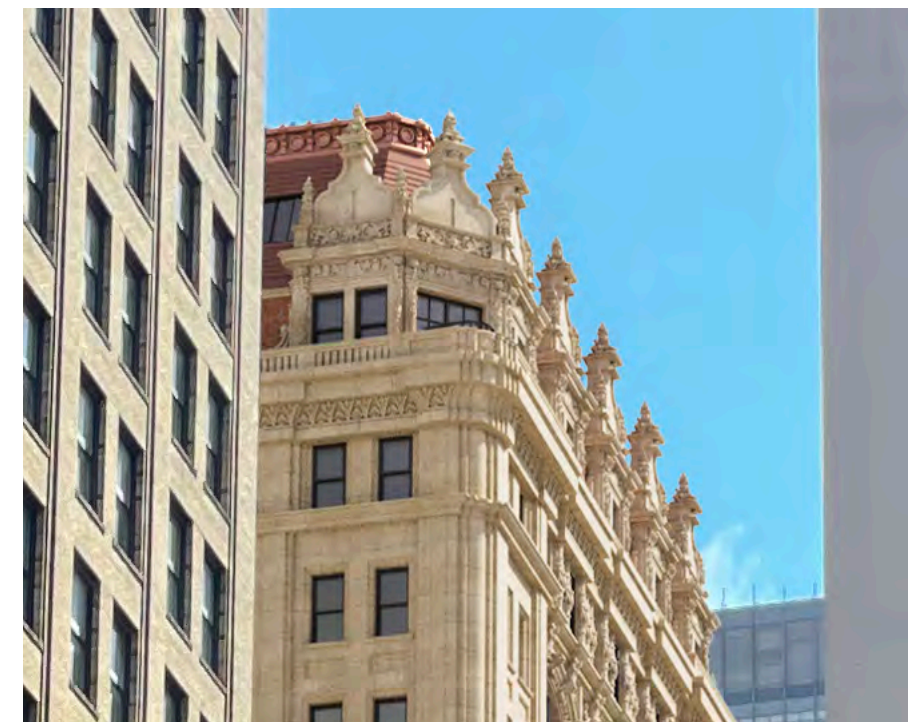
Existing



Proposed



Detail

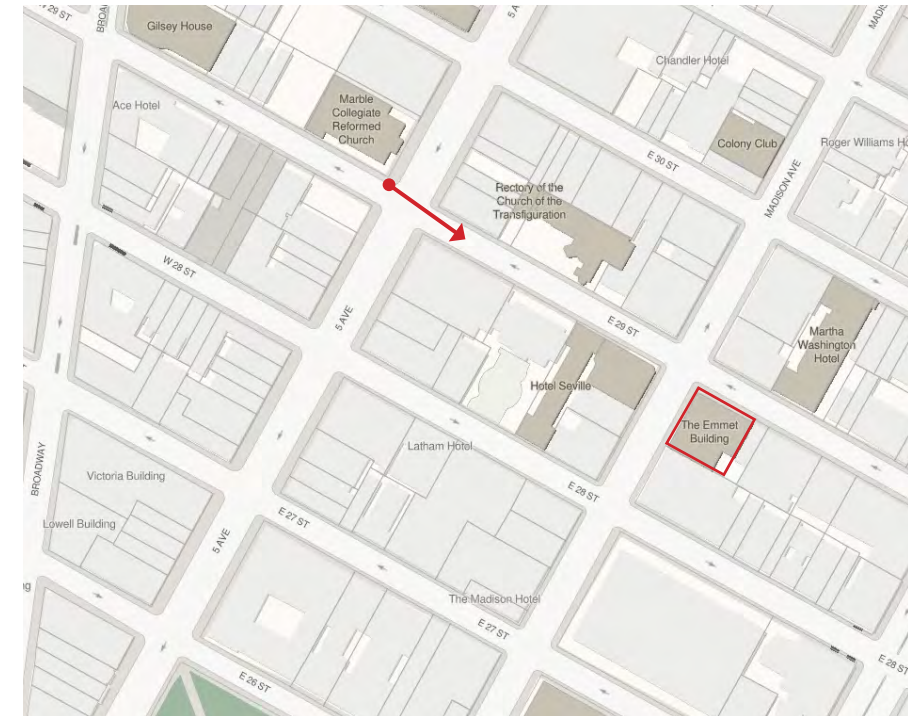




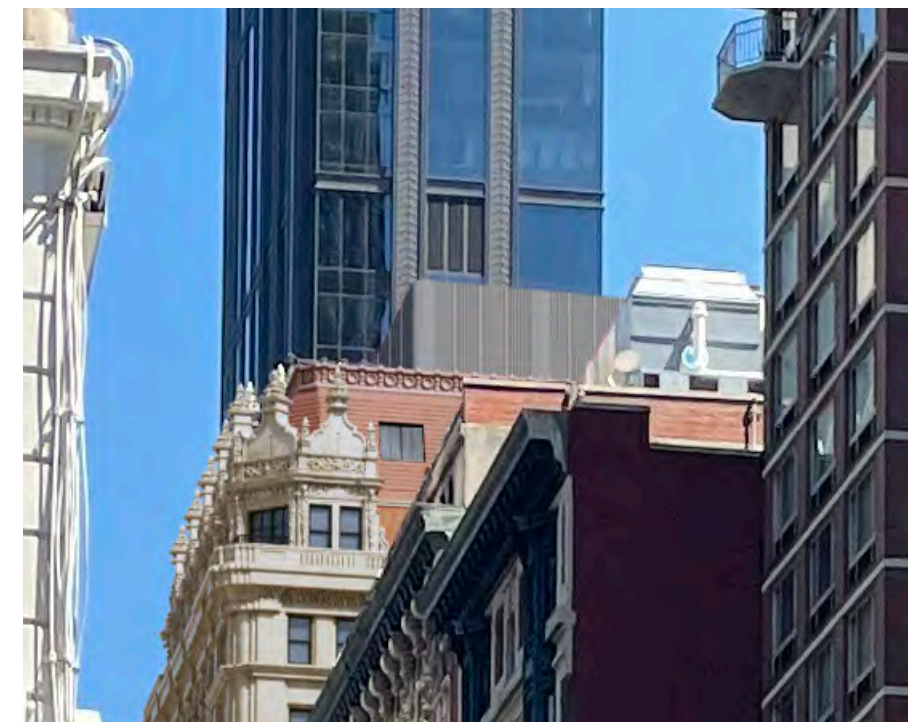
Existing



Proposed



Detail

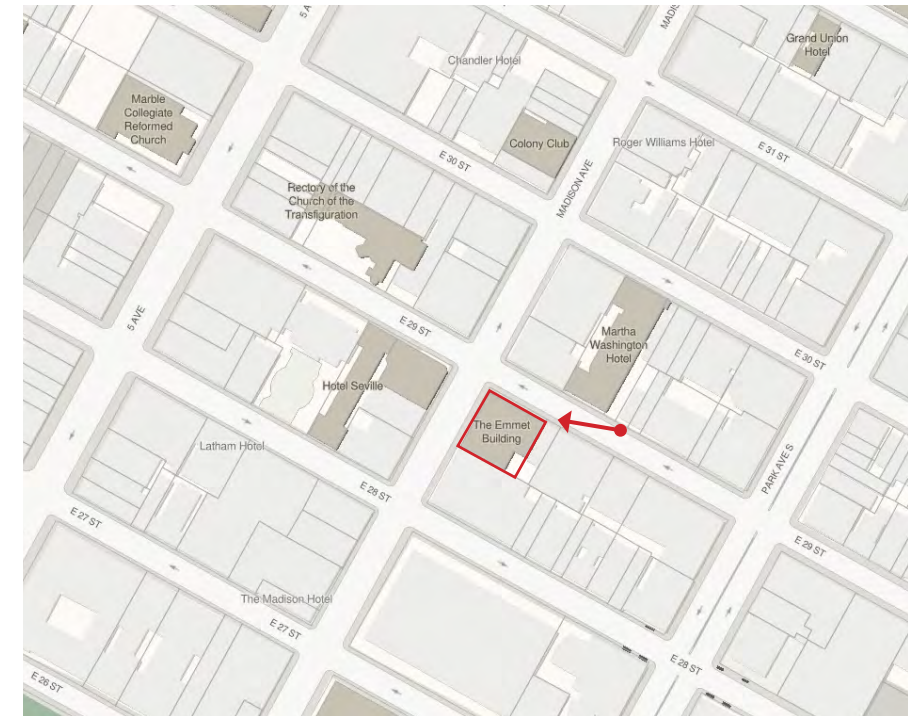




Existing



Proposed



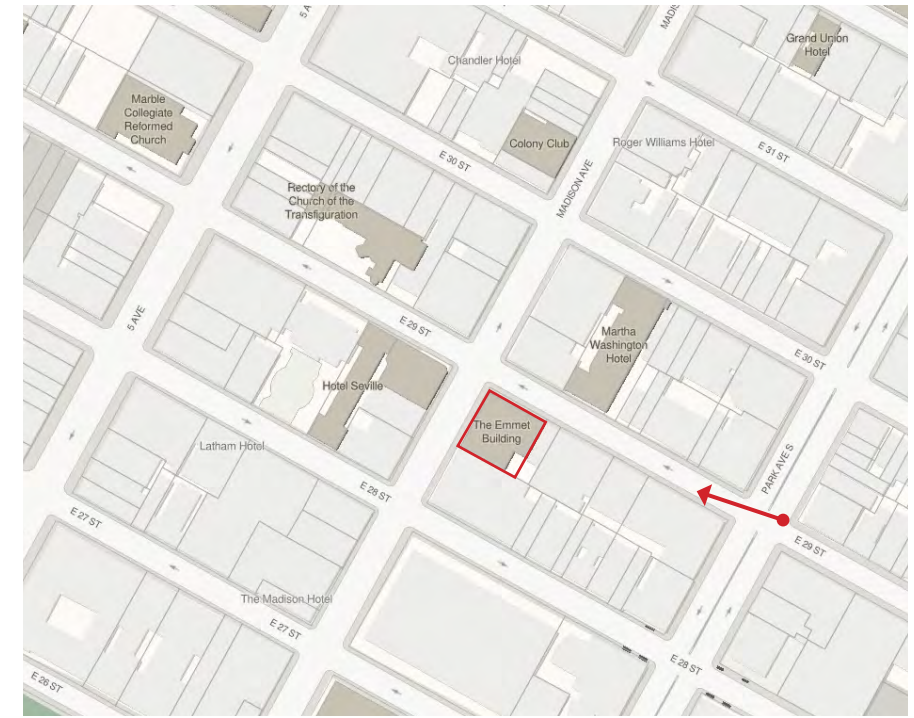
Detail



Existing



Proposed



Detail

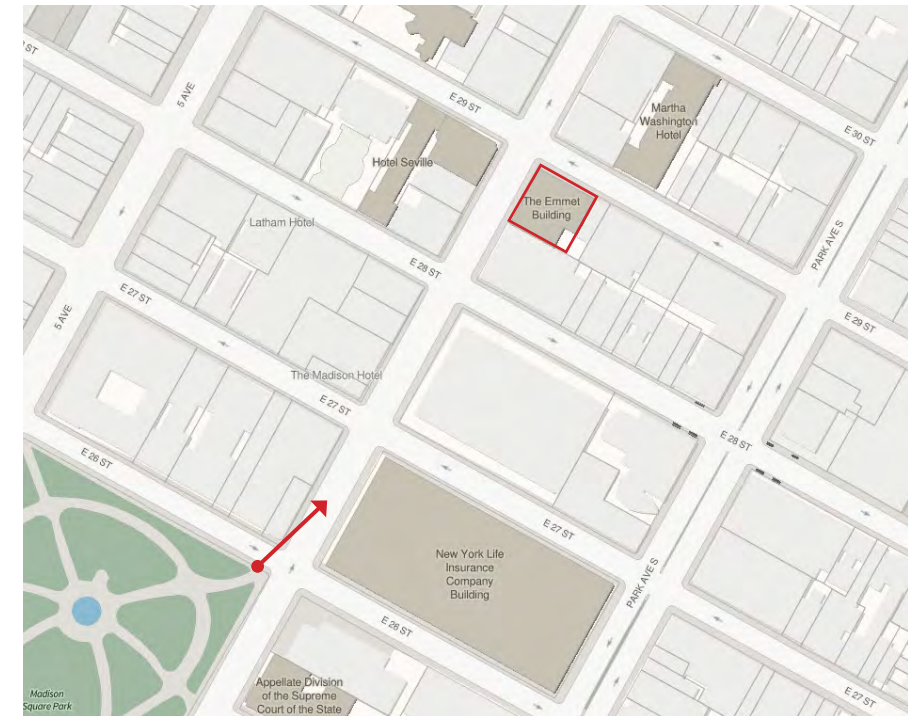




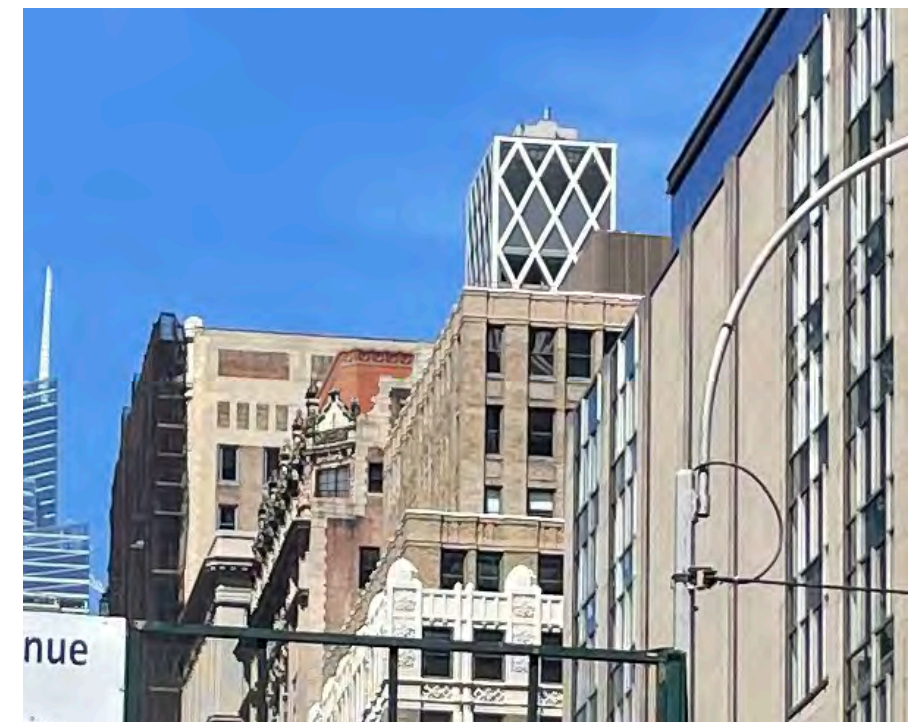
Existing

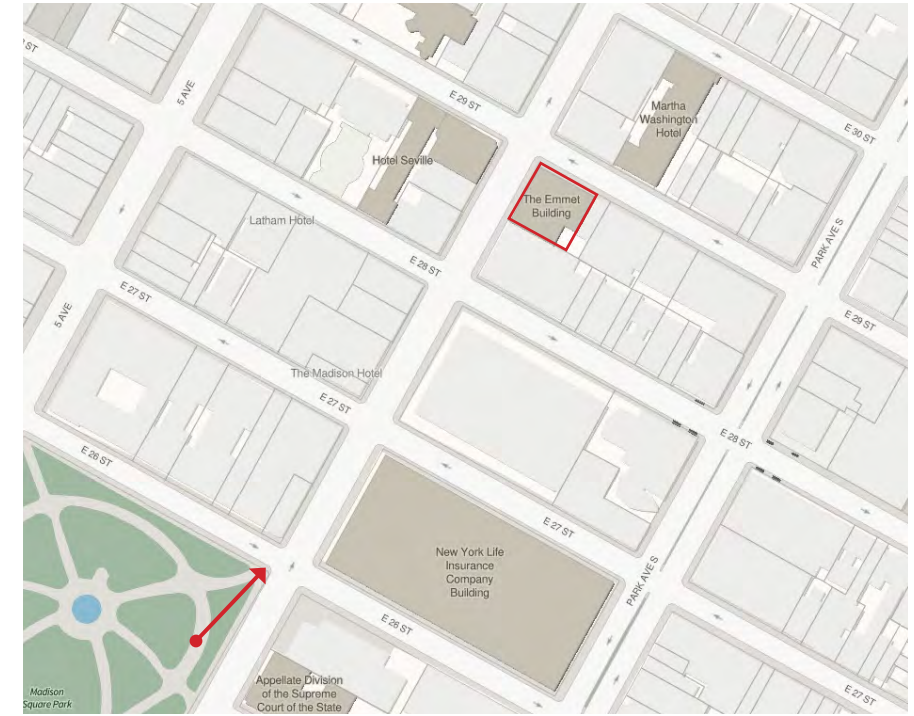


Proposed



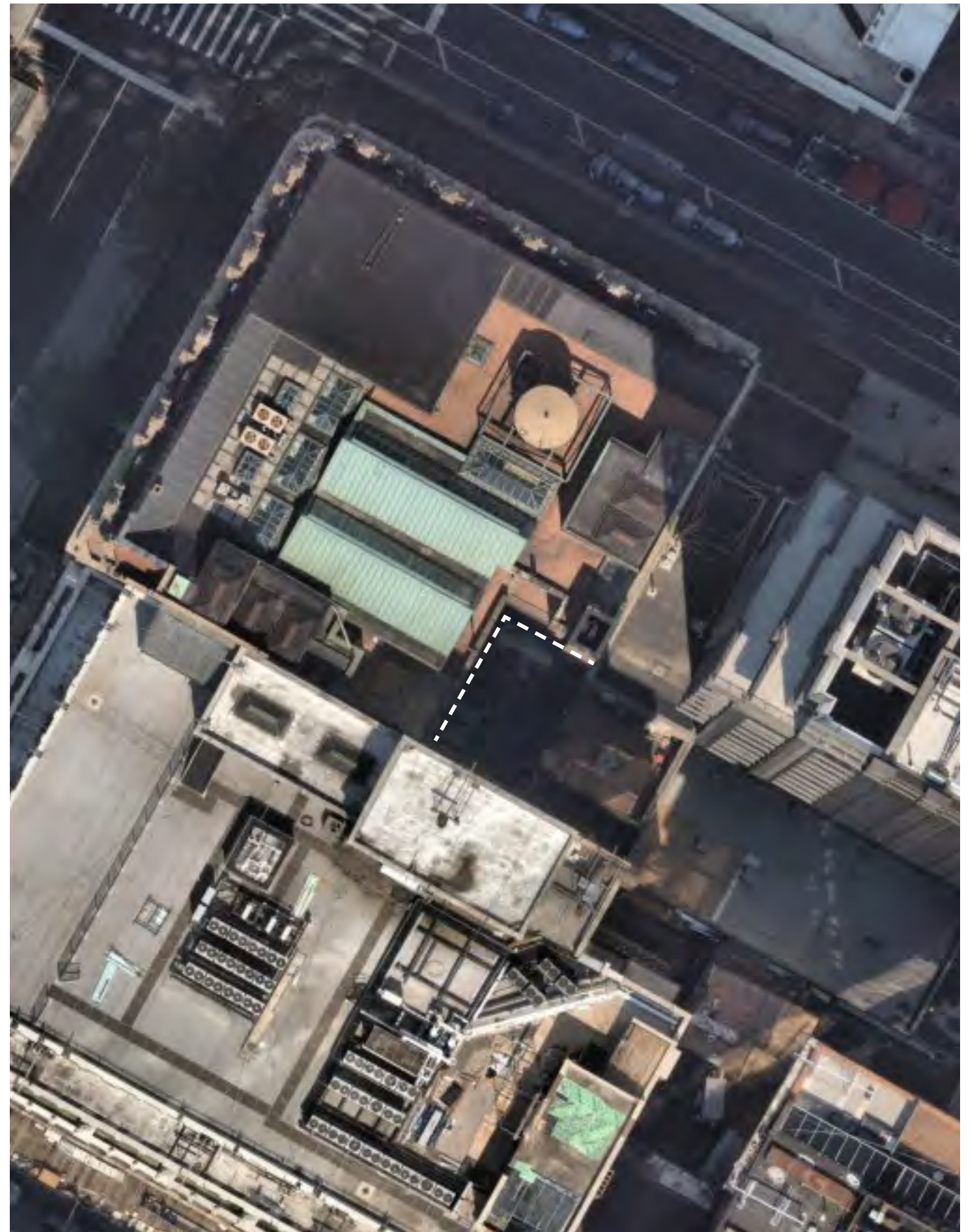
Detail



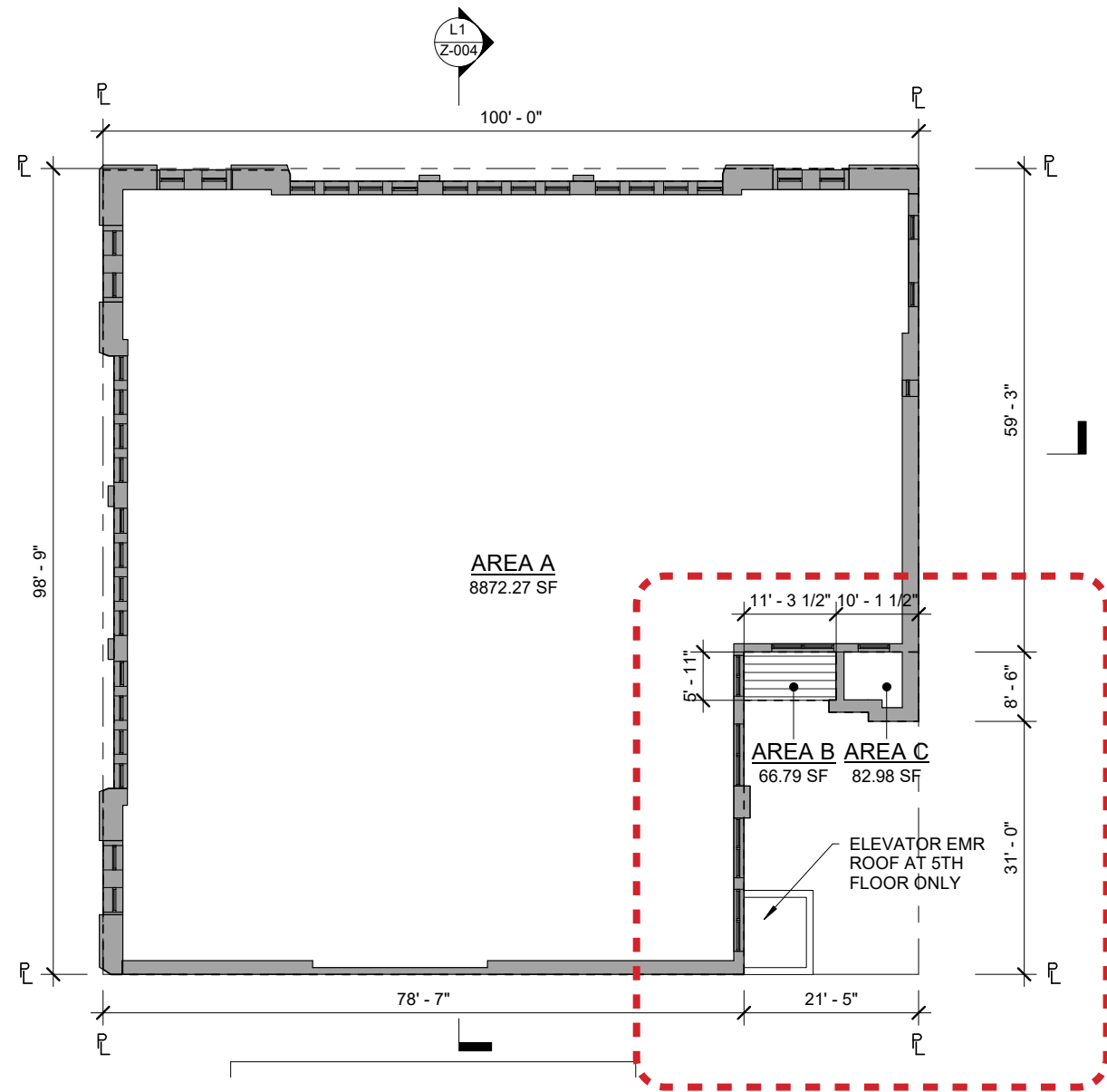


Detail

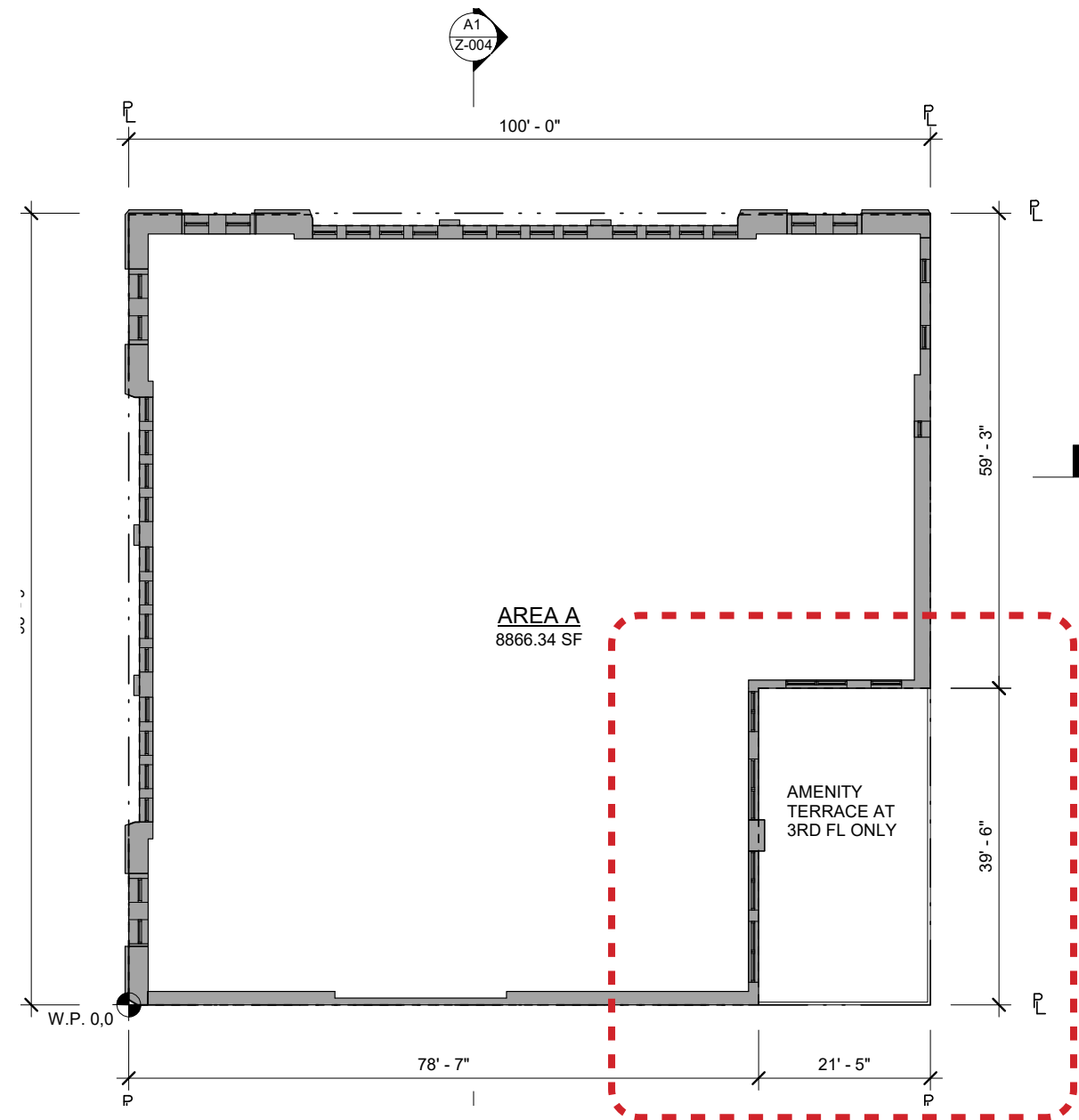
SECONDARY ELEVATION MODIFICATIONS



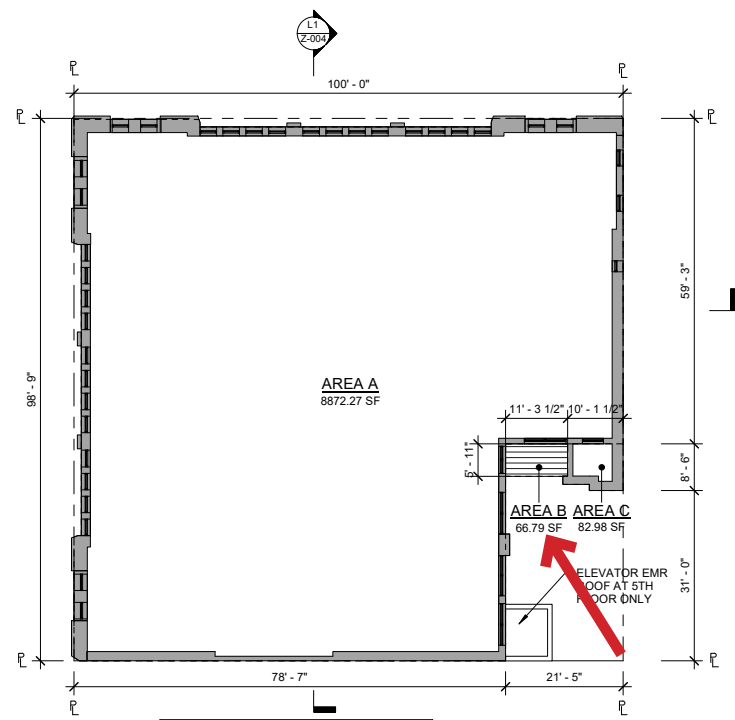
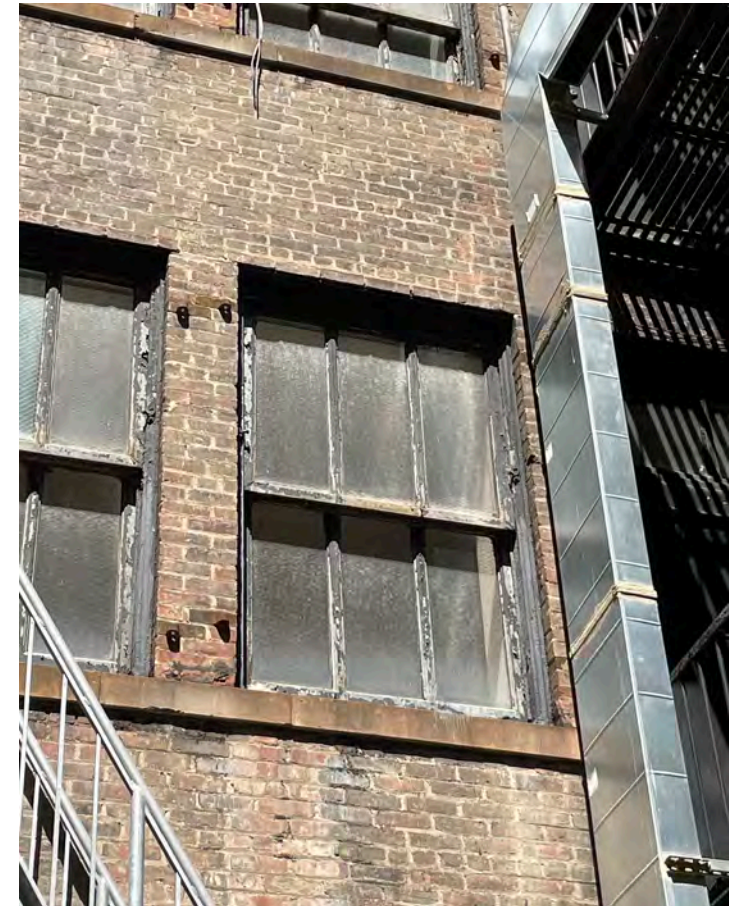
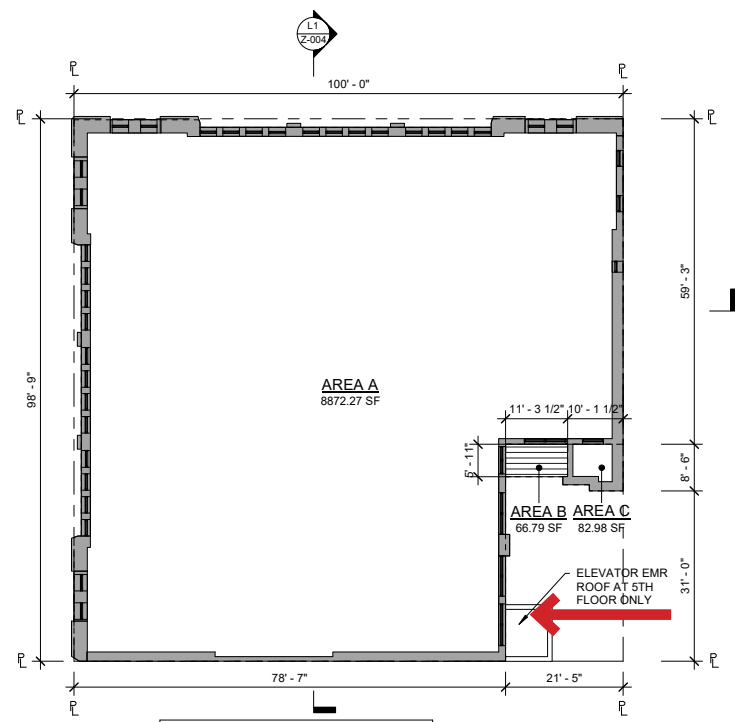
Non-Visible Rear Court: Existing Conditions



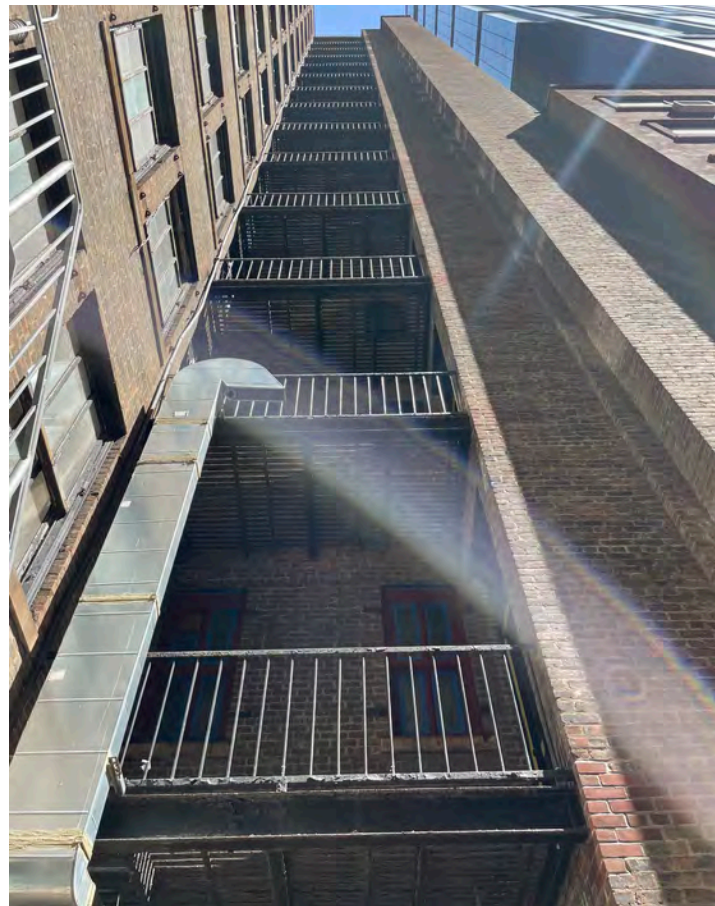
Existing 5-15th Floors



Proposed 5-15th Floors



Existing 5-15th Floors



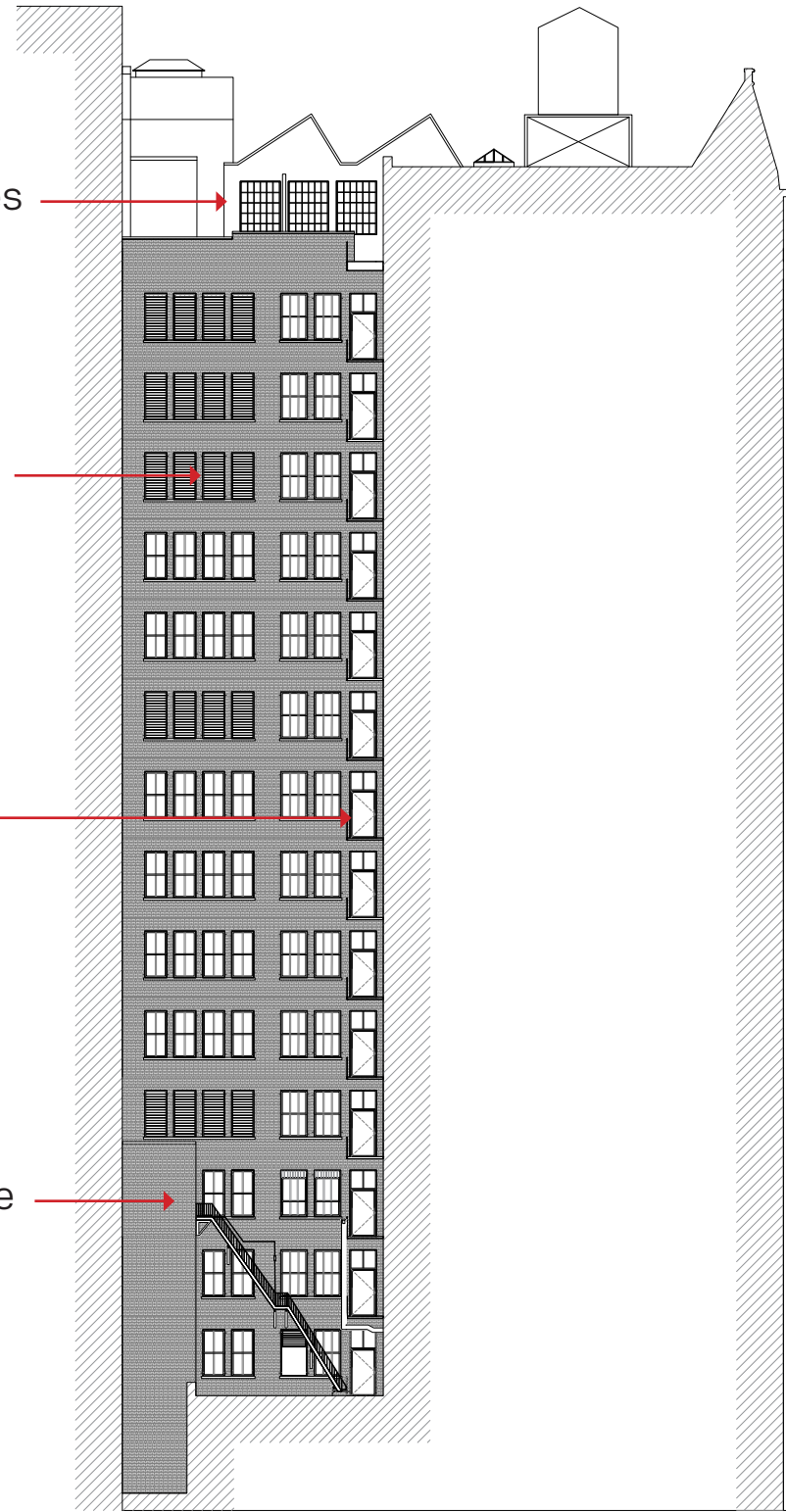
Non-Visible Rear Court: Existing Conditions

Remove Rooftop Structures

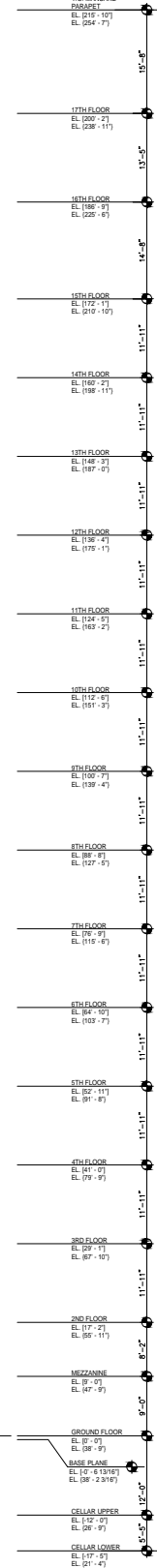
Remove Existing Windows and Louvers

Remove Egress Balcony and Doors

Remove Elevator Enclosure and Access Stair



Existing



New Bulkhead Clad in Metal Panel with Architectural Grilles

New Extension at 16th & 17th floors

New Inswing Casement Windows

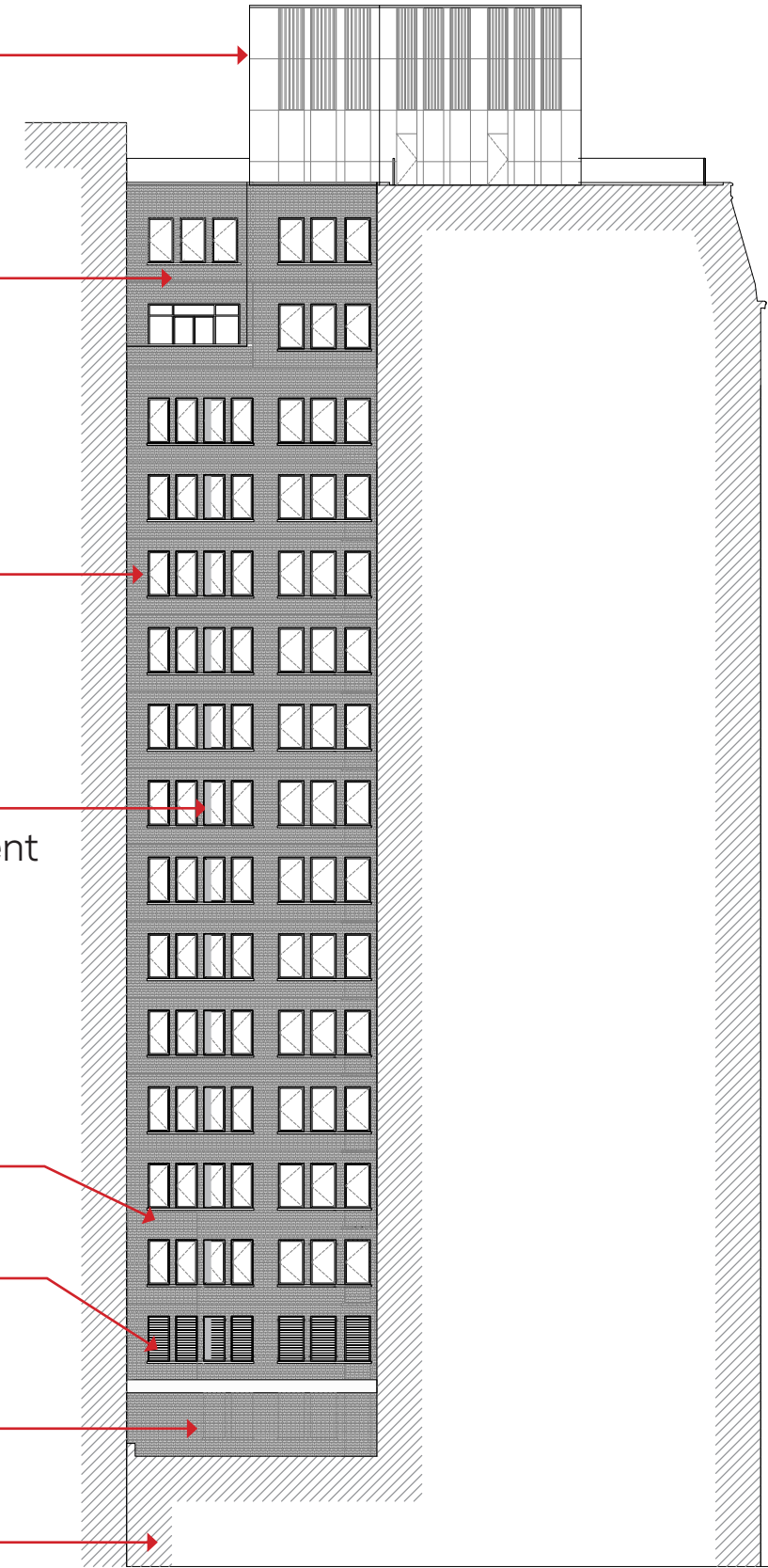
Widened window frame for interior layout alignment

New Brick and Window infill at removed elevator enclosure

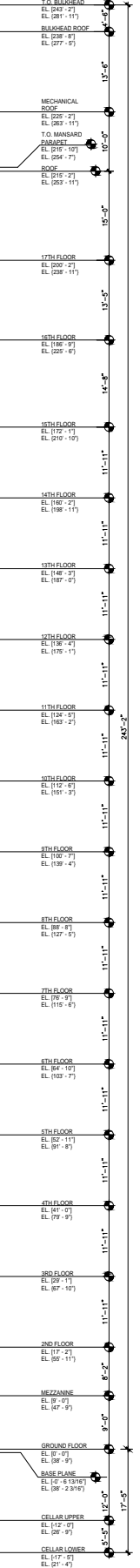
New Roof Terrace at 3rd floor with louvers in Brick Facade

New Brick Facade and infill at 2nd floor

New Ground floor infill



Proposed



Remove Rooftop Structures

Remove Existing Brick Chimney

Remove Existing Terrace Doors & Terracotta Pier

Remove Existing Windows

Remove Egress Balcony Existing Brick and Windows

New Bulkhead Clad in Metal Panel with Architectural Grilles

New Inswing Terrace Doors

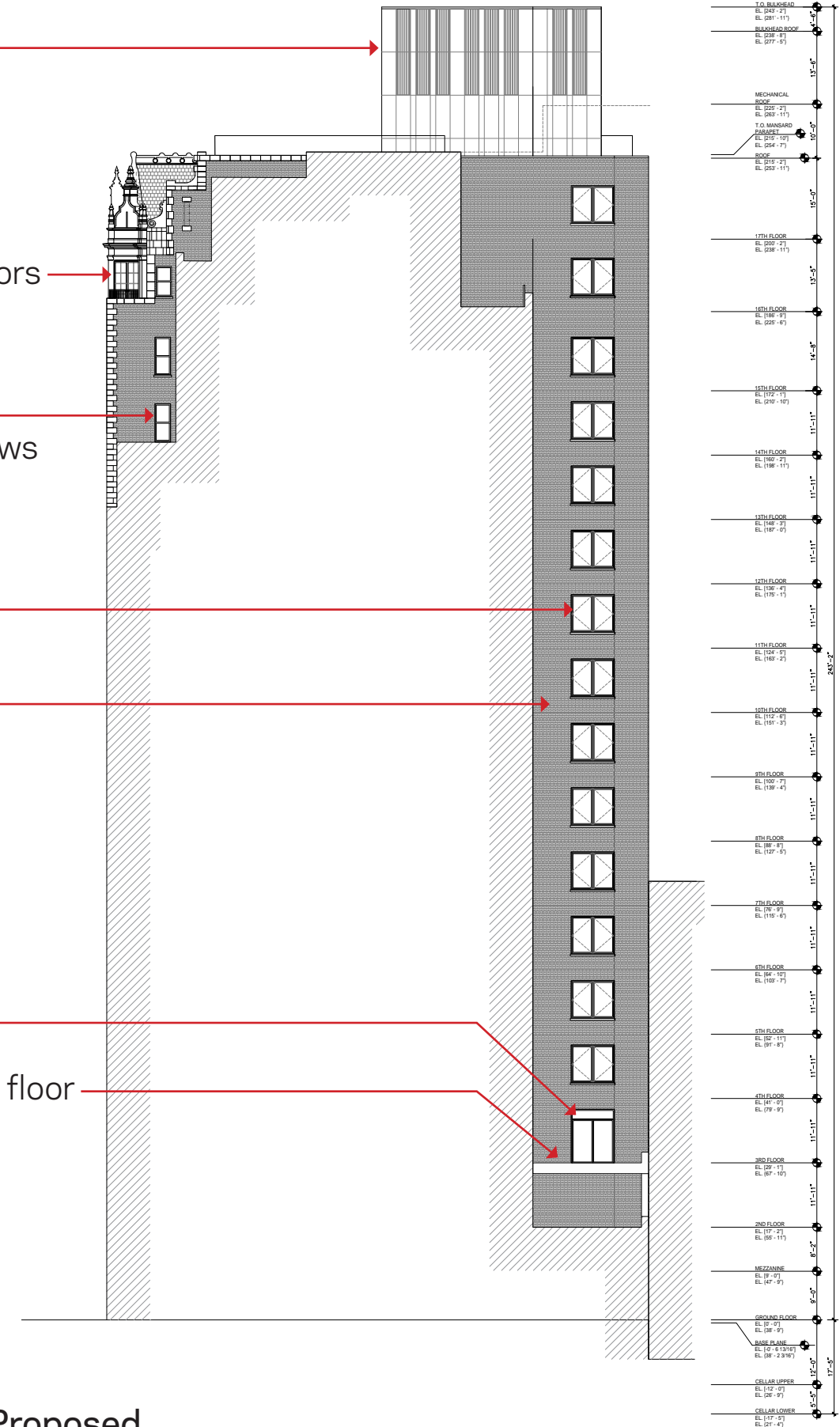
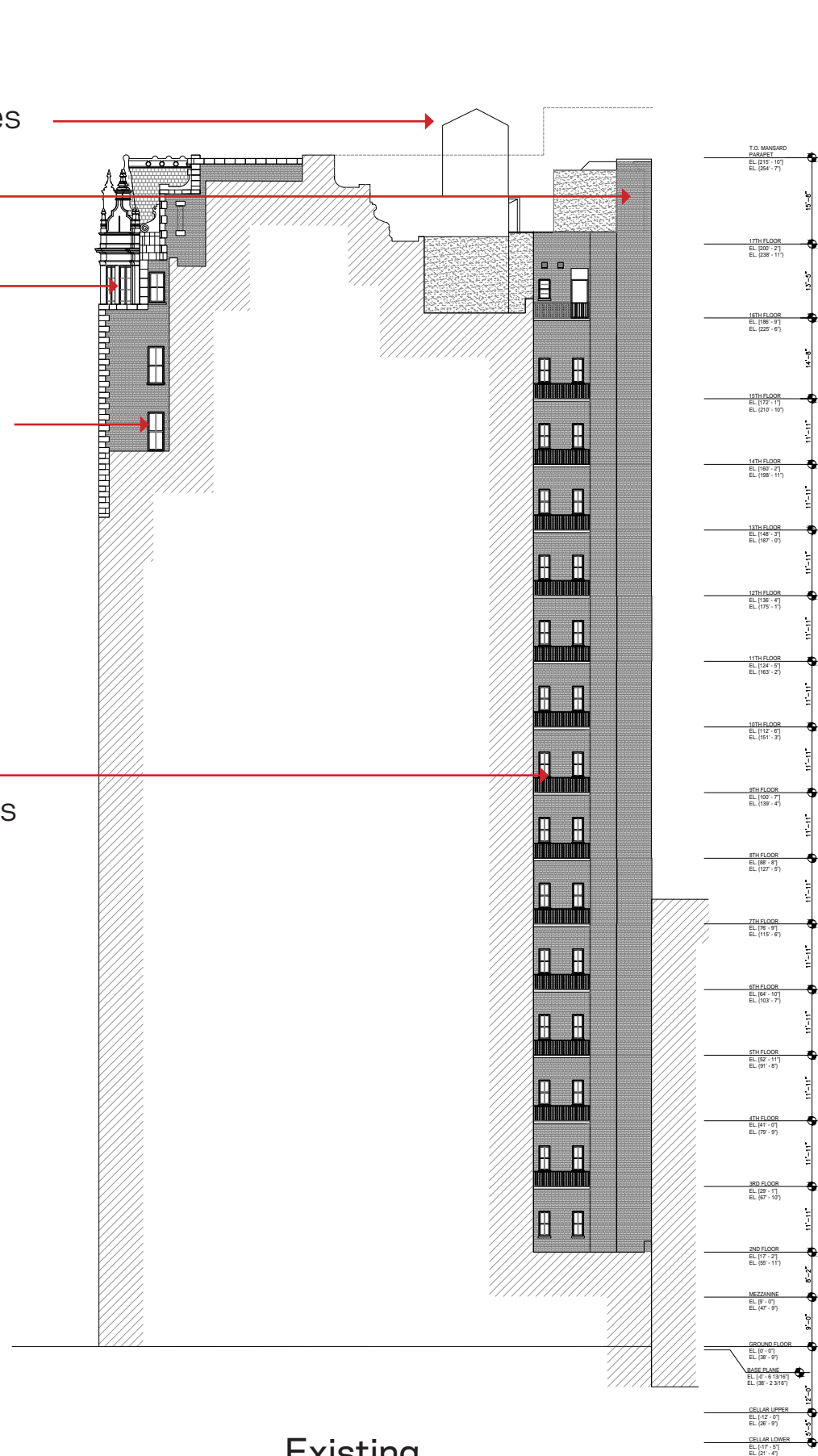
New Inswing Fixed / Casement Windows to Match West Elevation

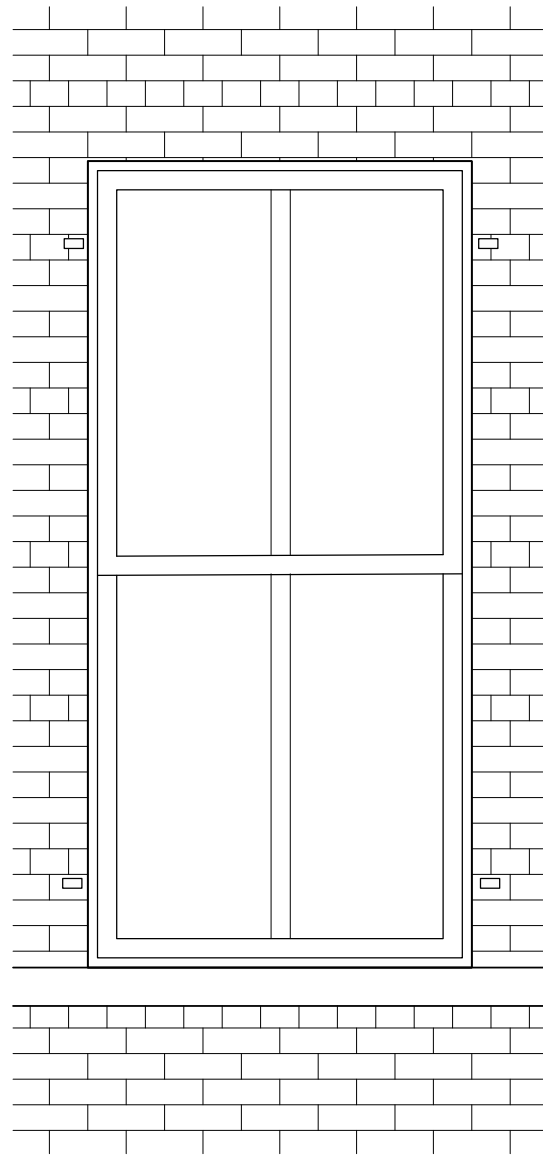
New Inswing Casement Windows

New Brick Facade at South Elevation Flrs 2-17

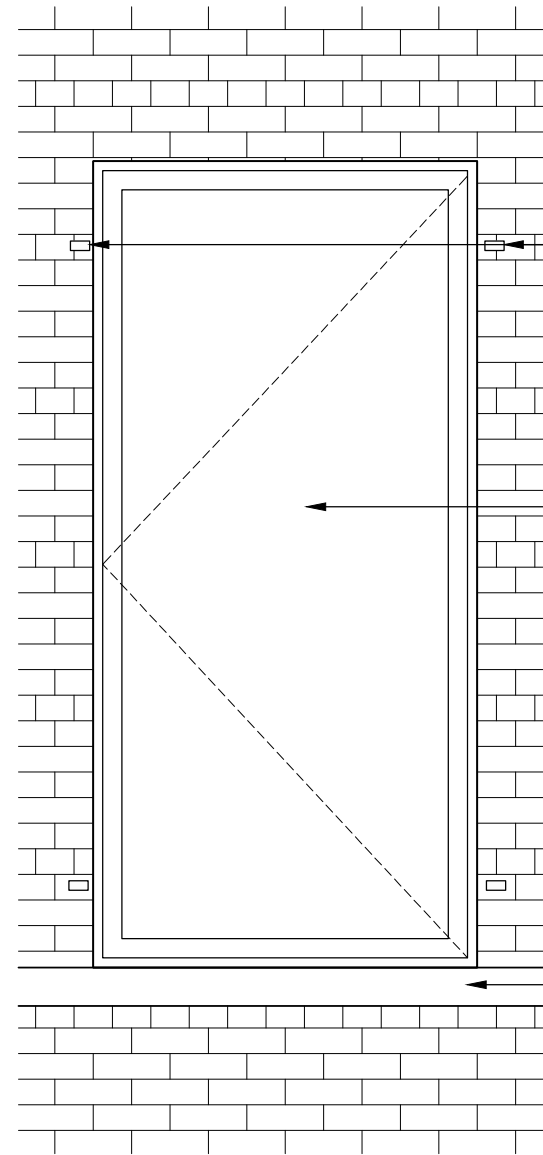
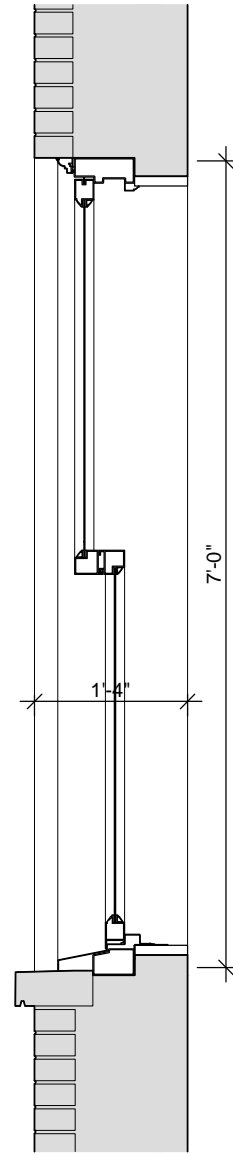
New Terrace Doors

New Roof Terrace at 3rd floor

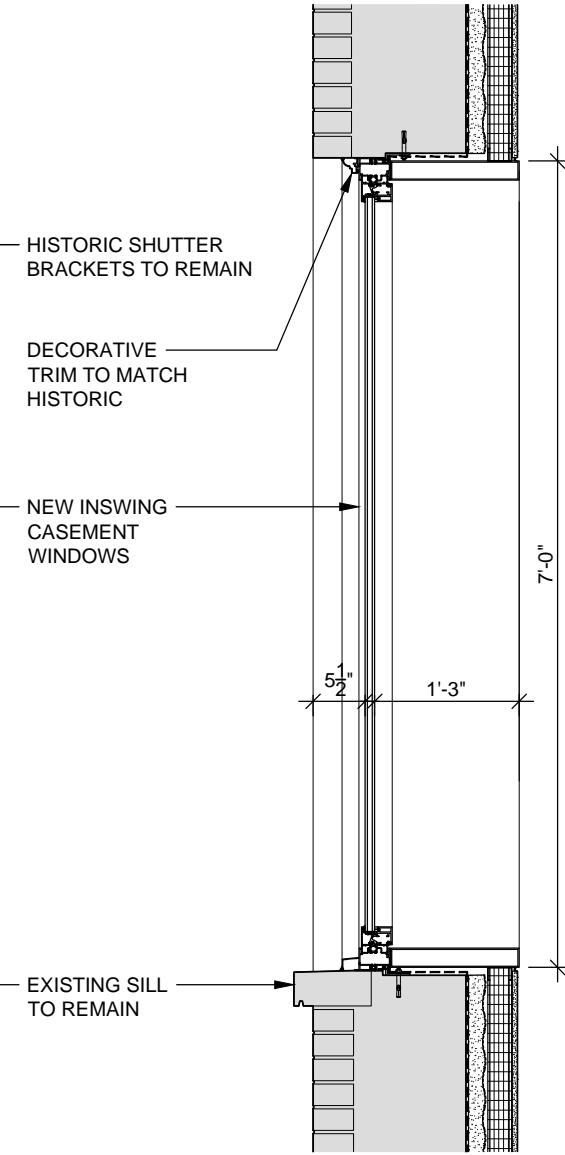




Existing



Proposed





THANK YOU

July 16, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-11360

**95 Madison Avenue – 95 Madison Avenue (The Emmett Building) – Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 881 8589 0810

Passcode: 412825

By Phone: 646-558-8656 (NY)

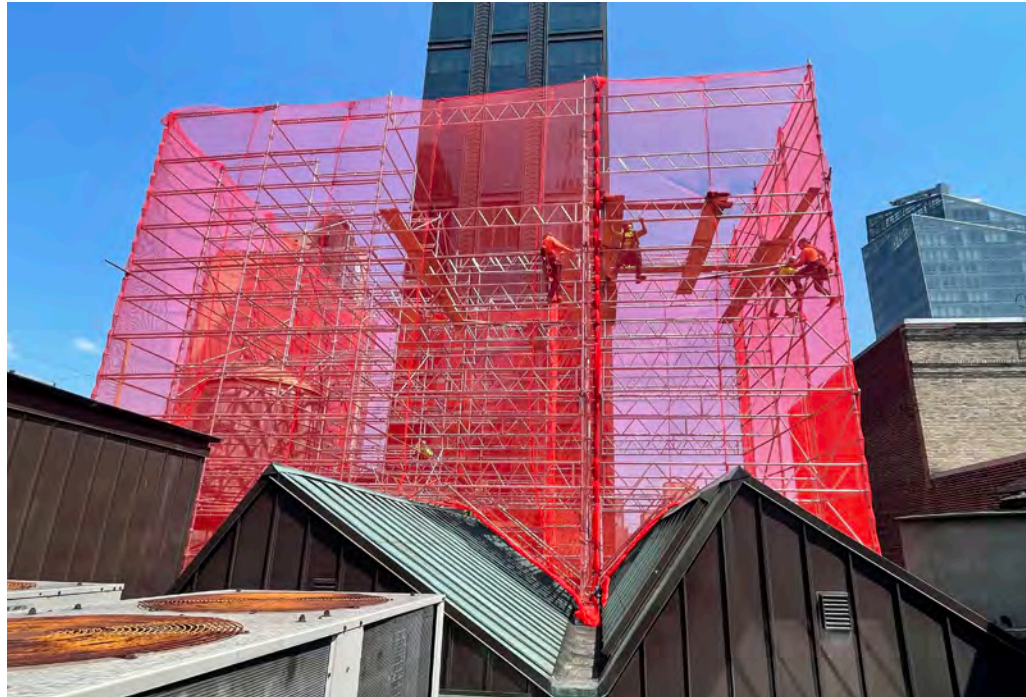
877-853-5257 (Toll free) US

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.

APPENDIX

Bulkhead



Guardrail at North



Guardrail at 16th Fl. NW Corner



Guardrail at West



Guardrail at East



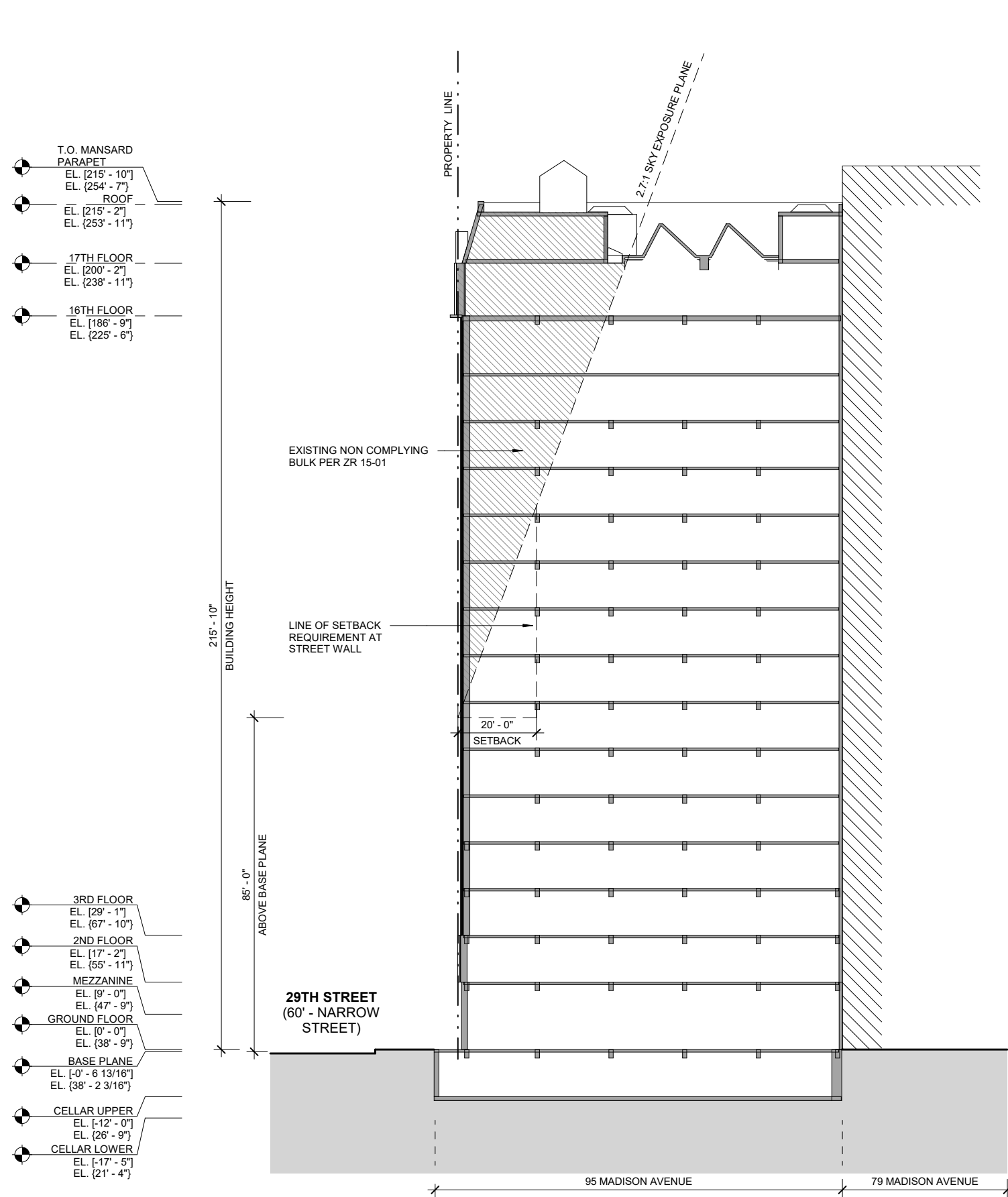
Guardrail at 16th Fl. SW Corner



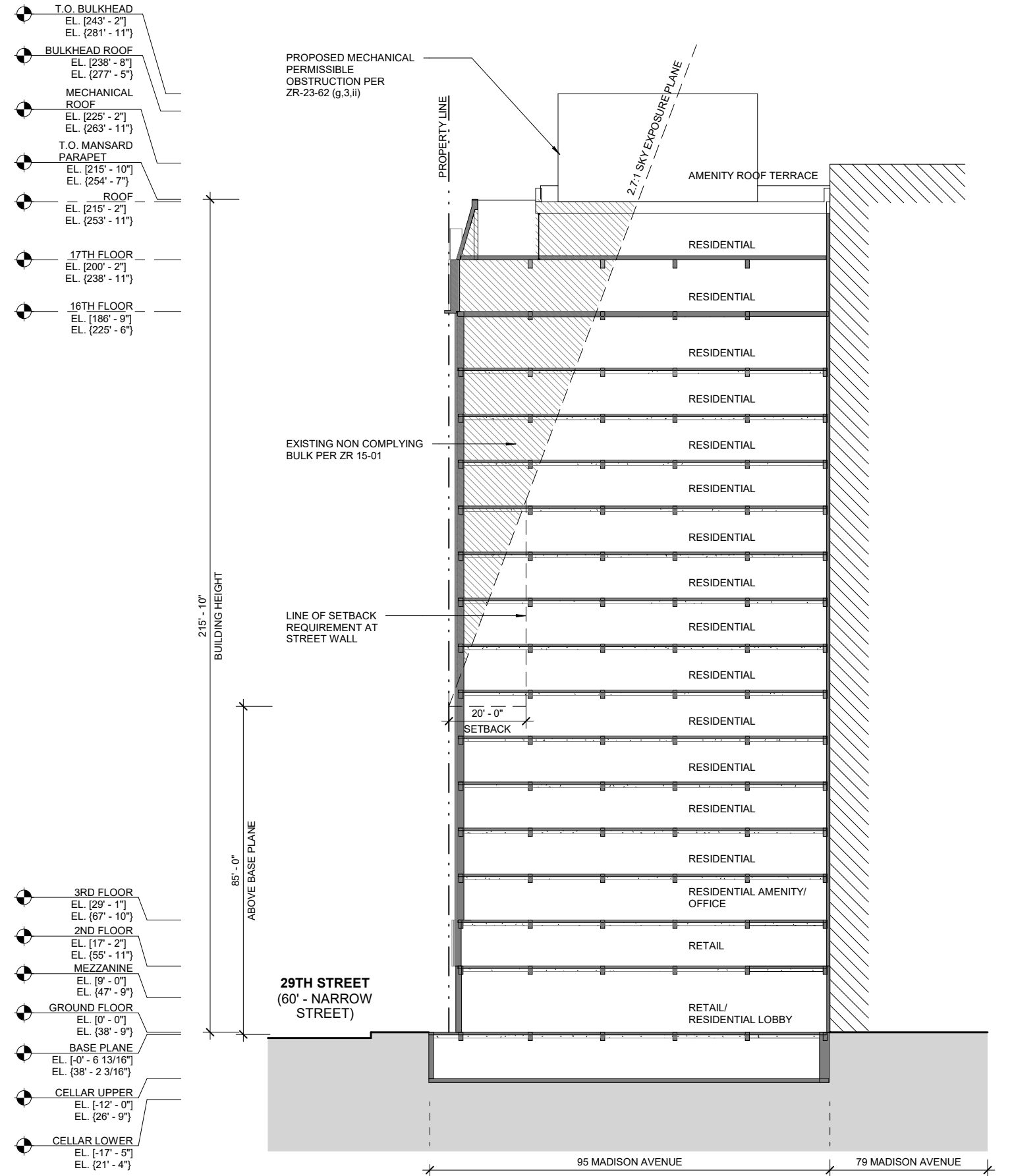
29th Street @ Broadway



Madison Avenue @ 24th Street

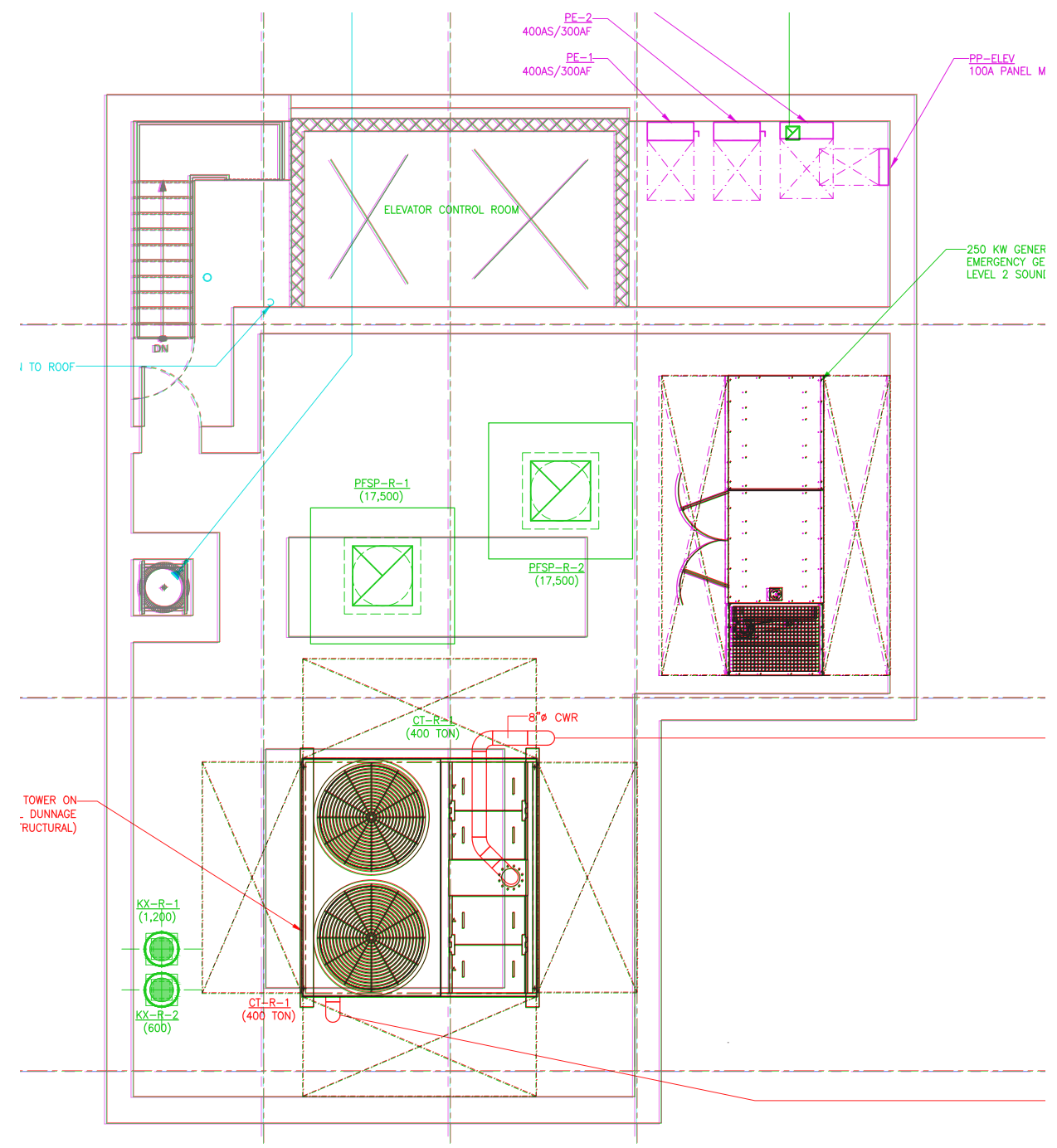
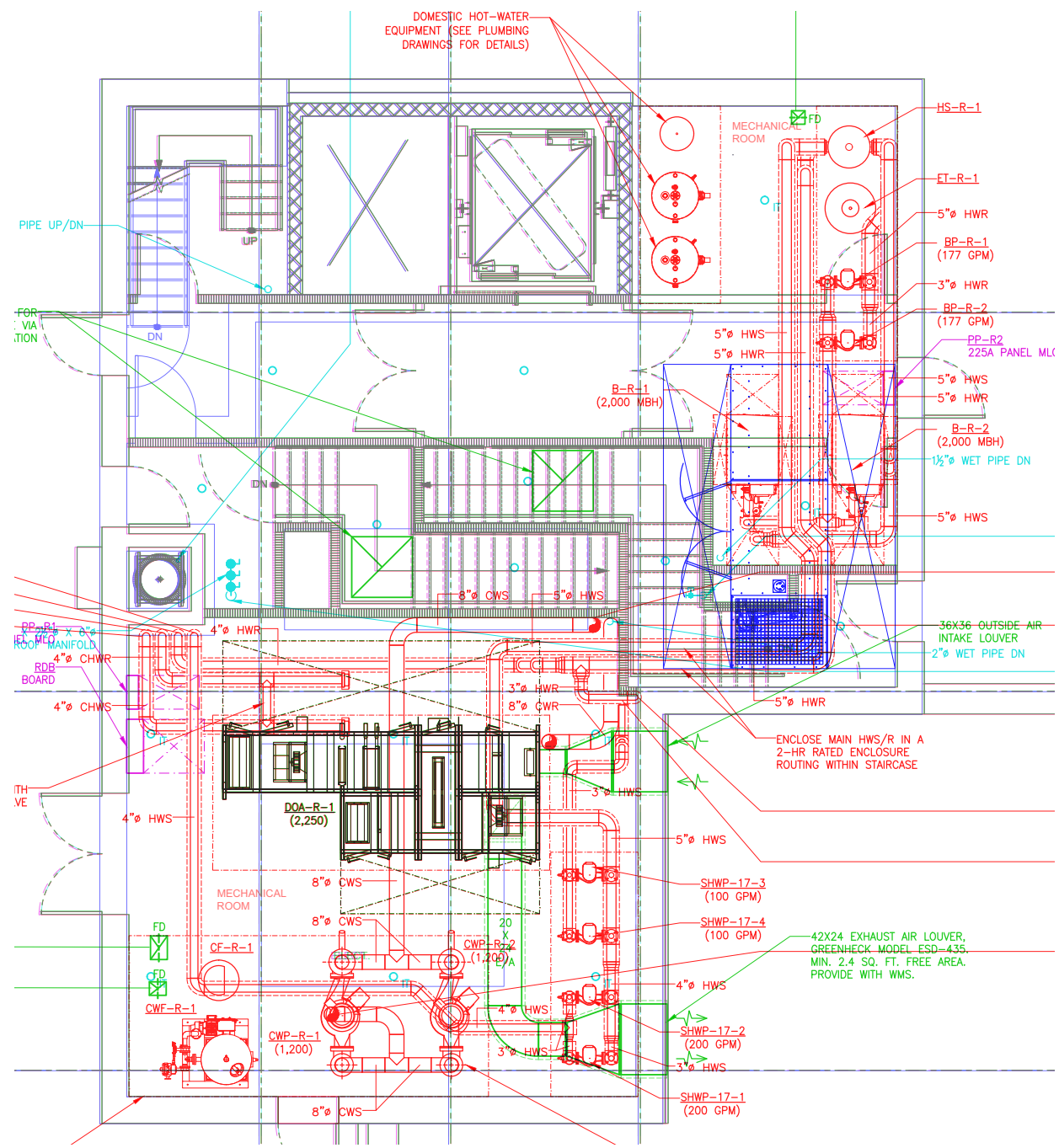


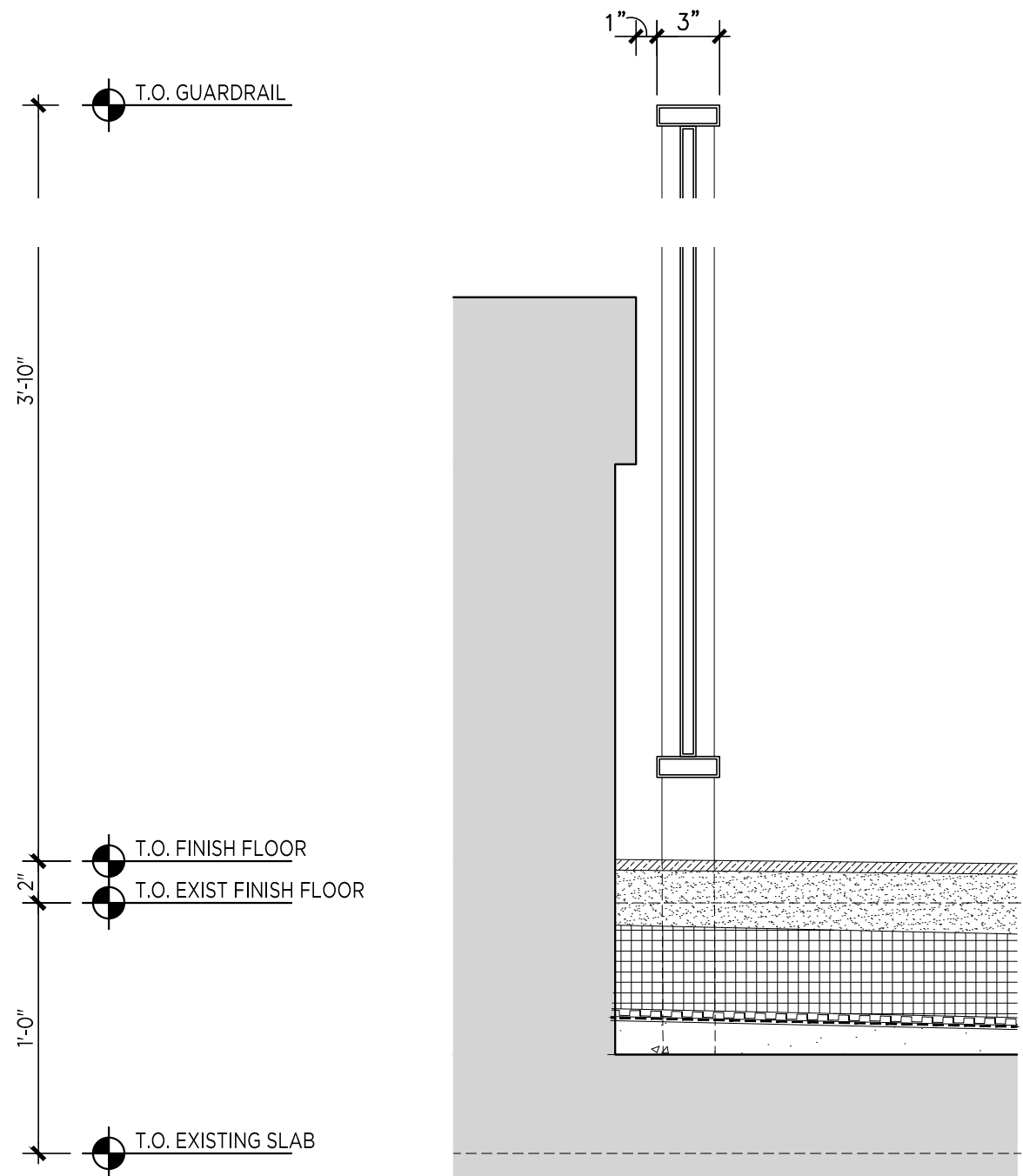
Existing



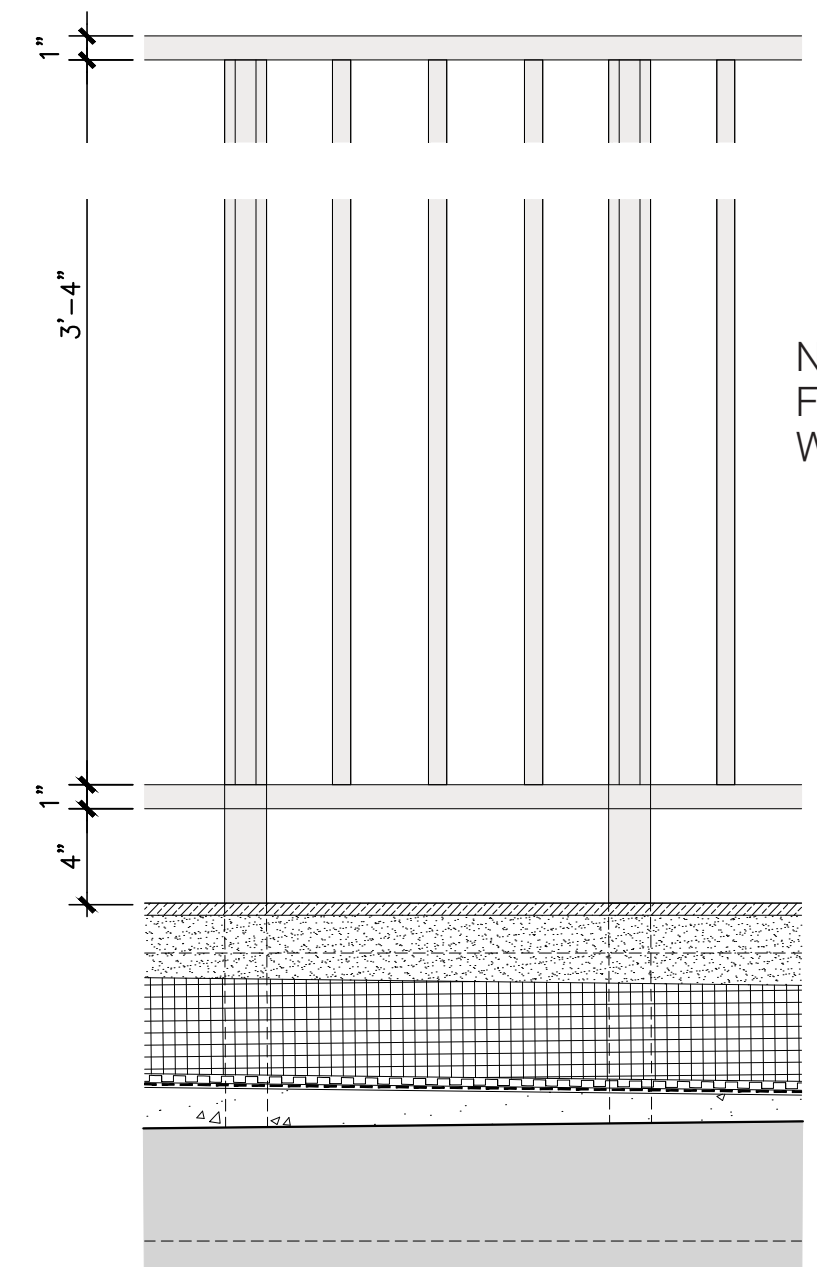
Proposed

Zoning Sections



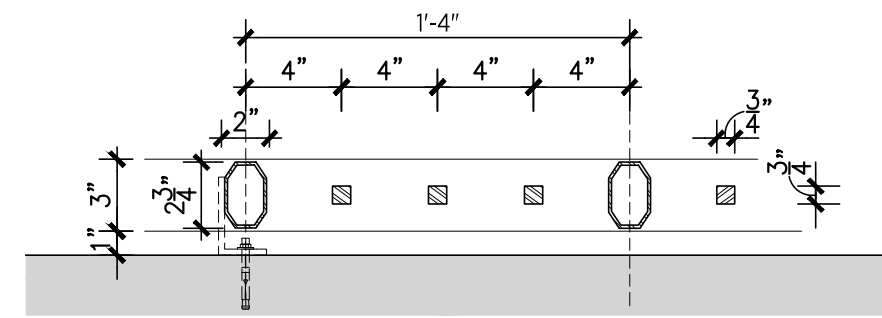


Typical Section



Typical Elevation

NEW PAINTED METAL PICKET RAILING
FINISH TO MATCH HISTORIC
WINDOW FRAME COLOR.



Typical Plan

Scale: 1-1/2" = 1'

Guardrail Design

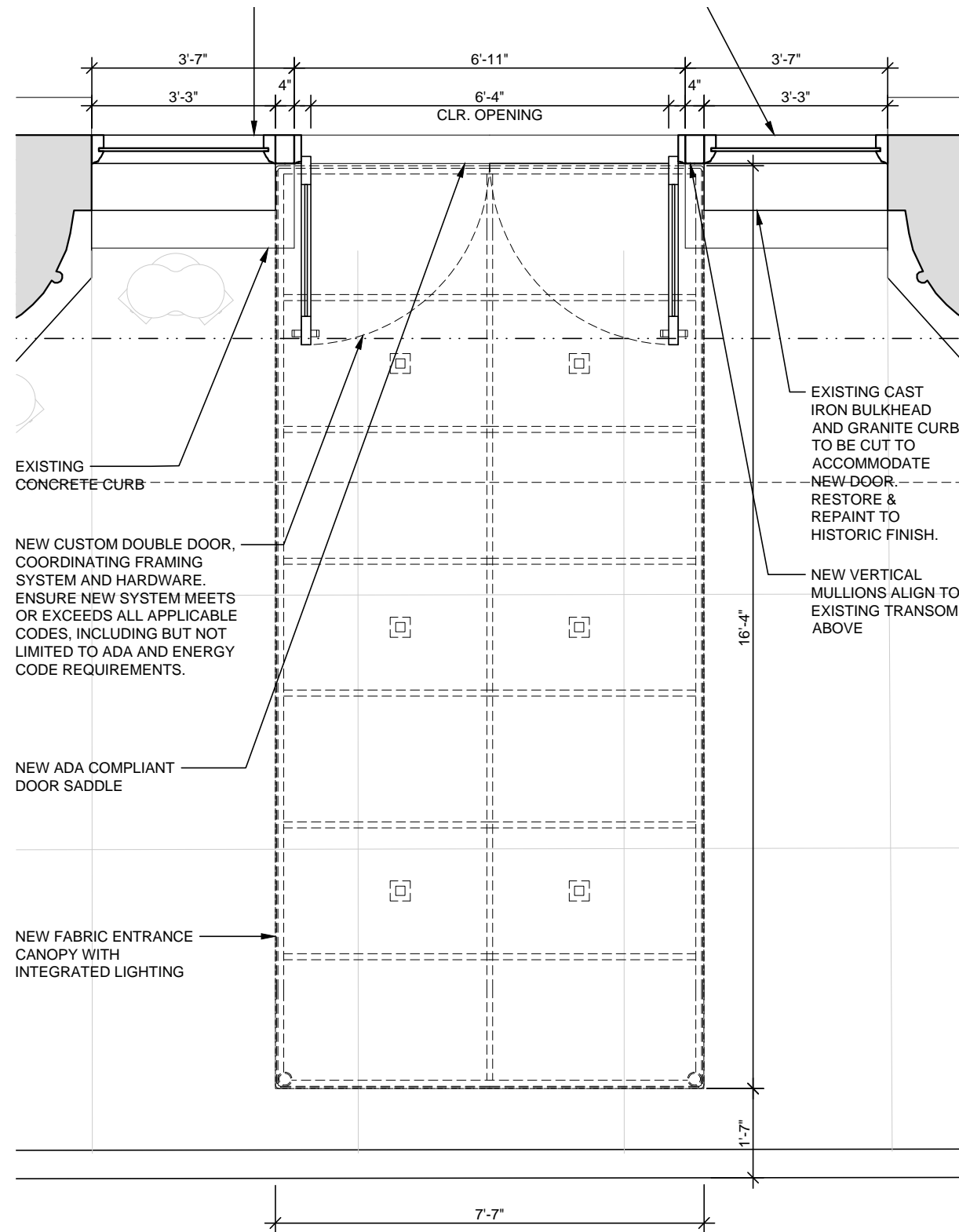


212 Fifth Avenue (Schwartz & Gross, 1913) in the Madison Square North HD.
Canopy approved by LPC in 2015.

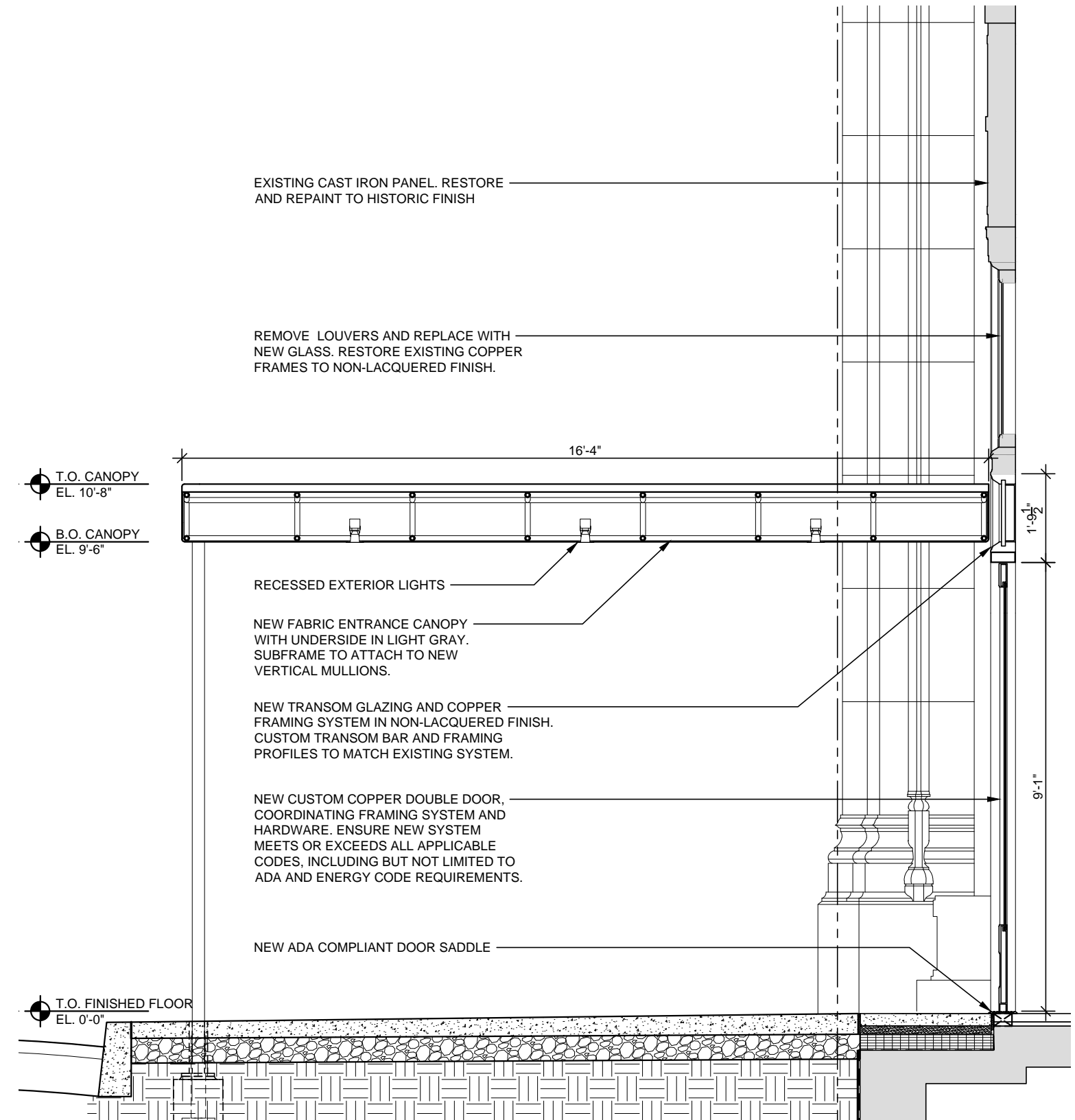


160 West 12th Street (Eggers & Higgins, 1946) in the Greenwich Village HD.
Canopy approved by LPC in 2012.

Scale: 1/8" = 1'

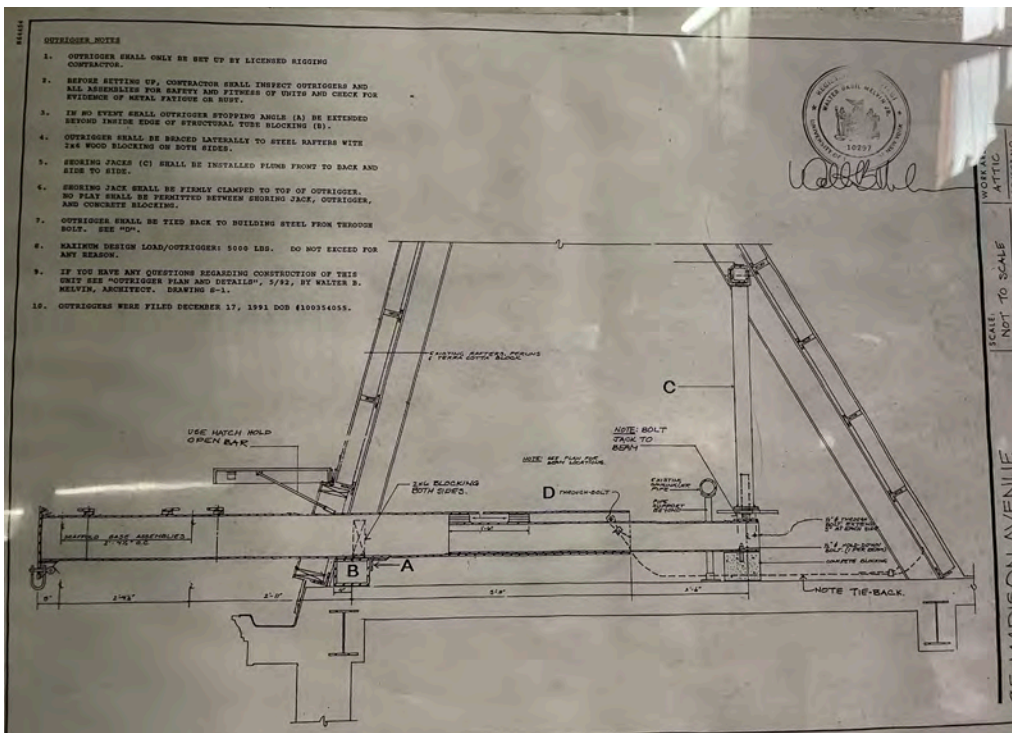


Plan

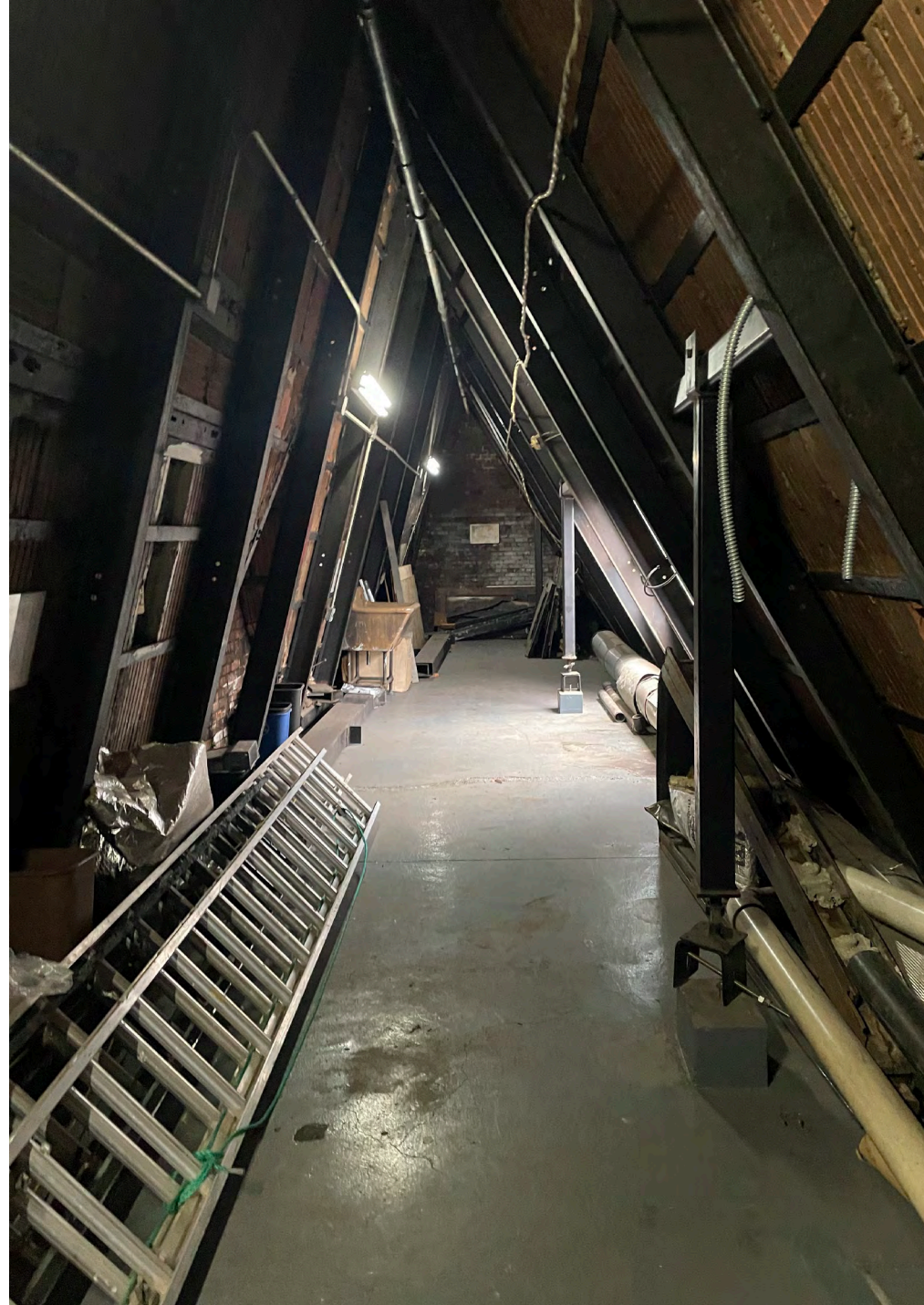


Section at Canopy & Door

Scale: 1/8" = 1'



1993 repair proposal drawing



July 16, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-11360

**95 Madison Avenue – 95 Madison Avenue (The Emmett Building) – Individual Landmark
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