

December 17, 2024
Public Hearing

The current proposal is:

Preservation Department – Items 2 & 3, LPC-25-05060 & LPC-25-03802

43 West 22nd Street & 50 West 23rd Street – Ladies' Mile

Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 463 8881

Passcode: 345239

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.

50W23

bonetti / kozerski architecture



TWO TREES



THE REFINERY AT DOMINO



110 LIVINGSTON STREET

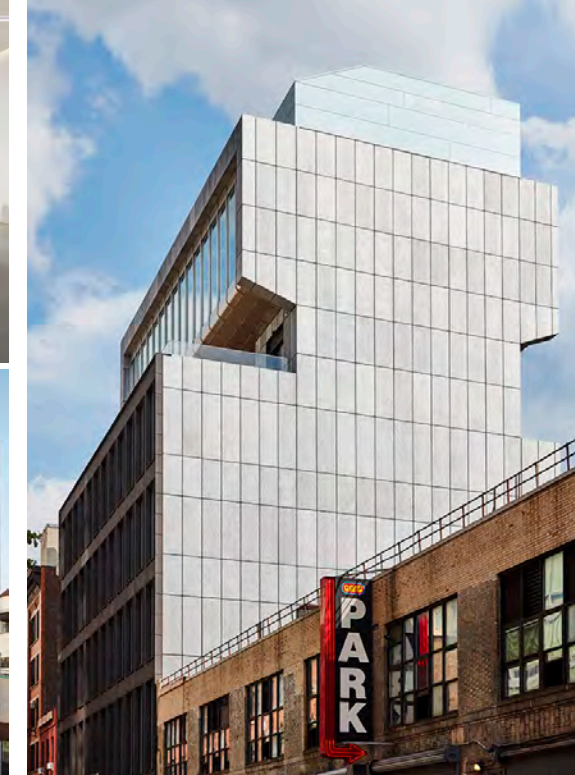
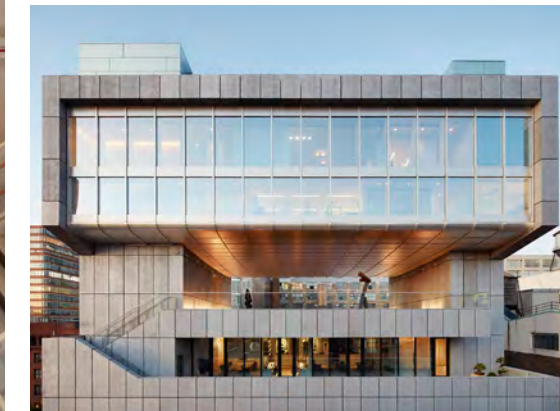
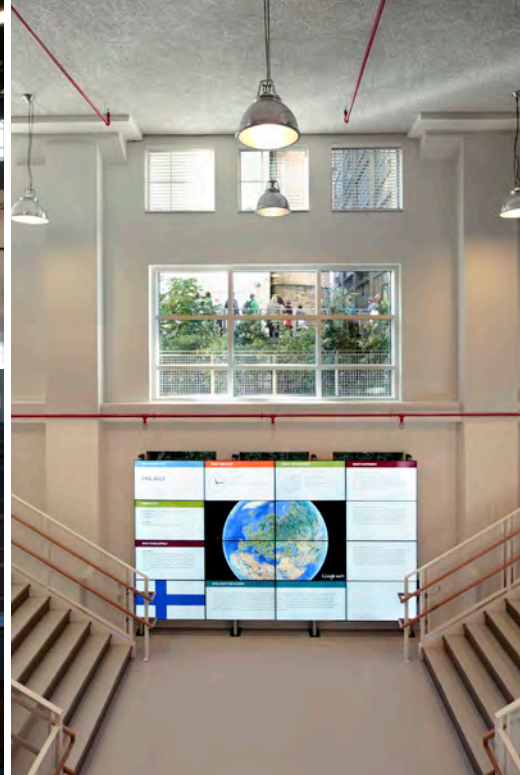


55 WASHINGTON STREET



ADAPTIVE REUSE

- Approximately 100M SF of vacant office space in Manhattan.
- Much of it is Class B space like 50 West 23rd Street.
- Severe housing crisis in NYC resulting in astronomical rents, out migration and increased homelessness.
- An estimated ~500,000 new units are needed regionally to help mitigate the crisis.
- Office conversion is one of many actions that is needed to boost housing supply.
- City of Yes allows for full conversion of Office to Retail..



AVENUES: THE WORLD SCHOOL



PACE GALLERY HEADQUARTERS

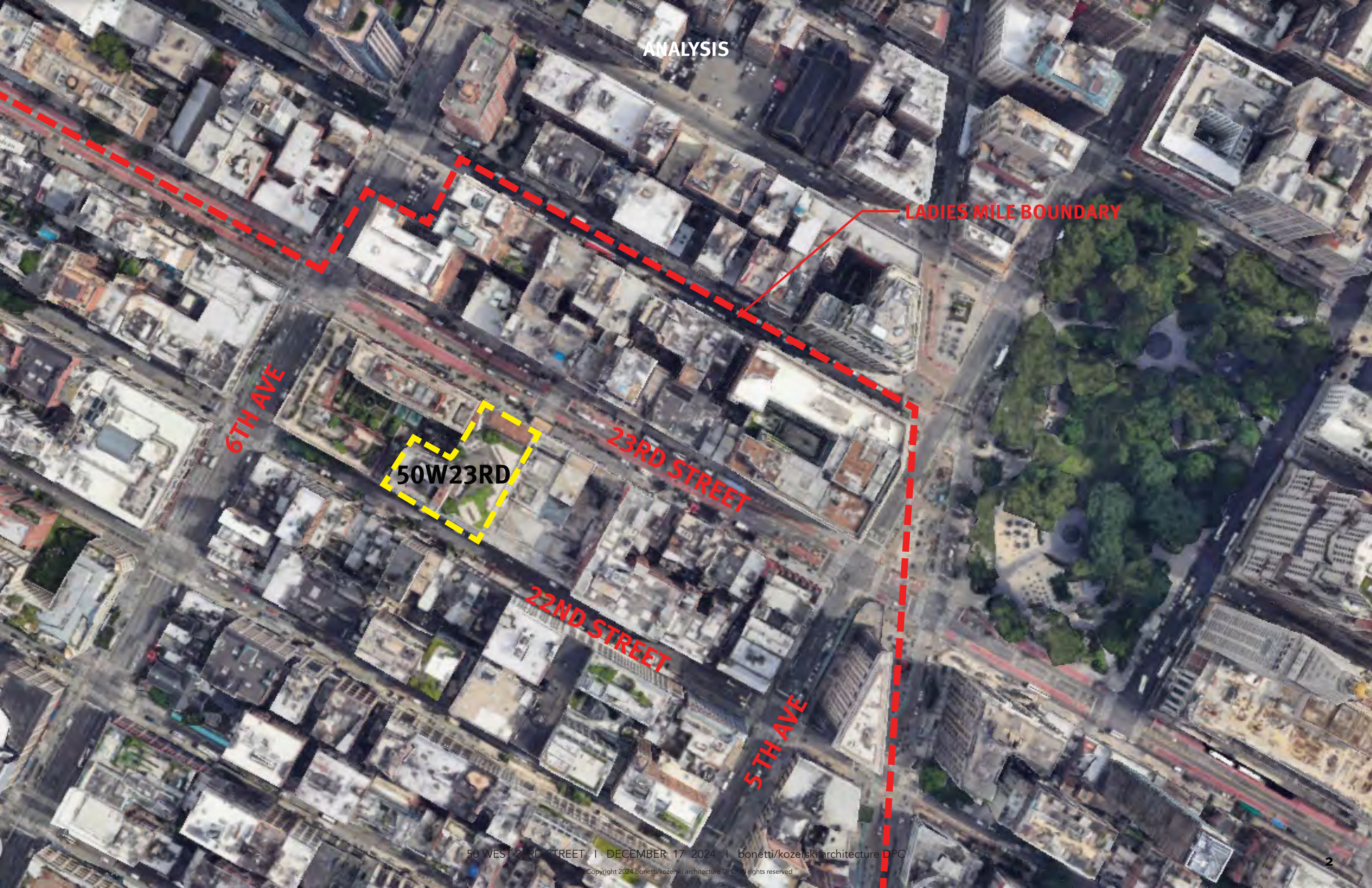


DOMINO REFINERY

bonetti / kozerski architecture

ANALYSIS

ANALYSIS



LADIES MILE BOUNDARY

6TH AVE

50W23RD

23RD STREET

22ND STREET

5TH AVE



ANALYSIS | 50 WEST 23RD STREET

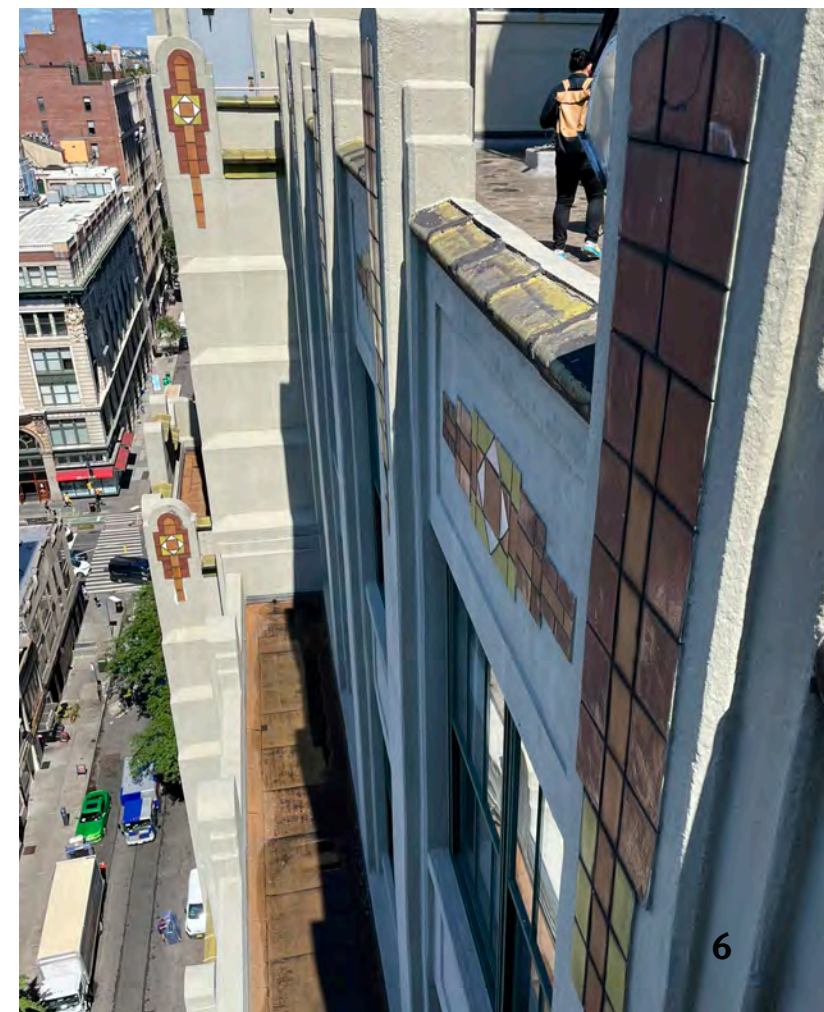
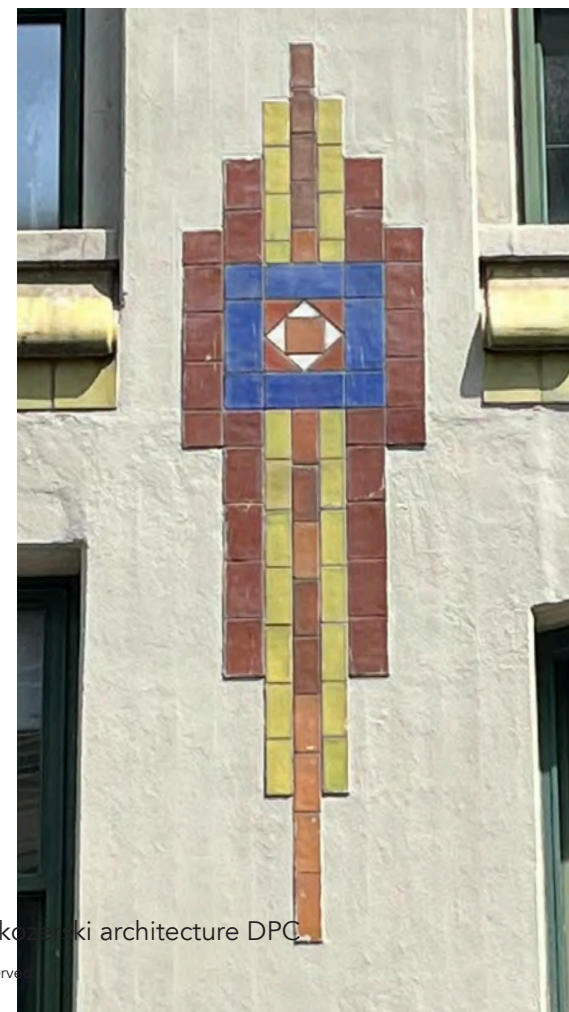


ANALYSIS | 50 WEST 23RD STREET

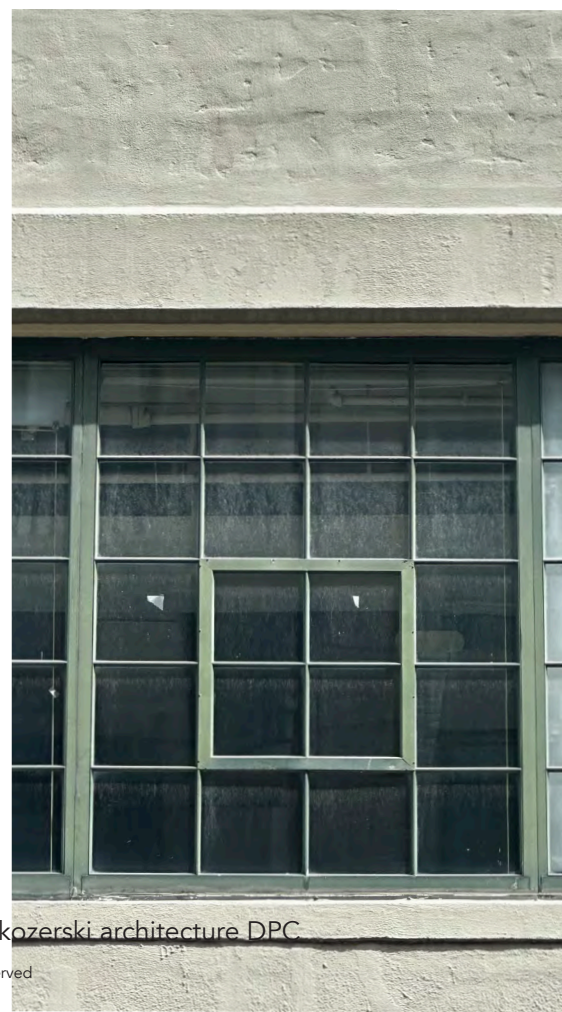




ANALYSIS | 43 WEST 22ND STREET



ANALYSIS | 37 WEST 22ND STREET

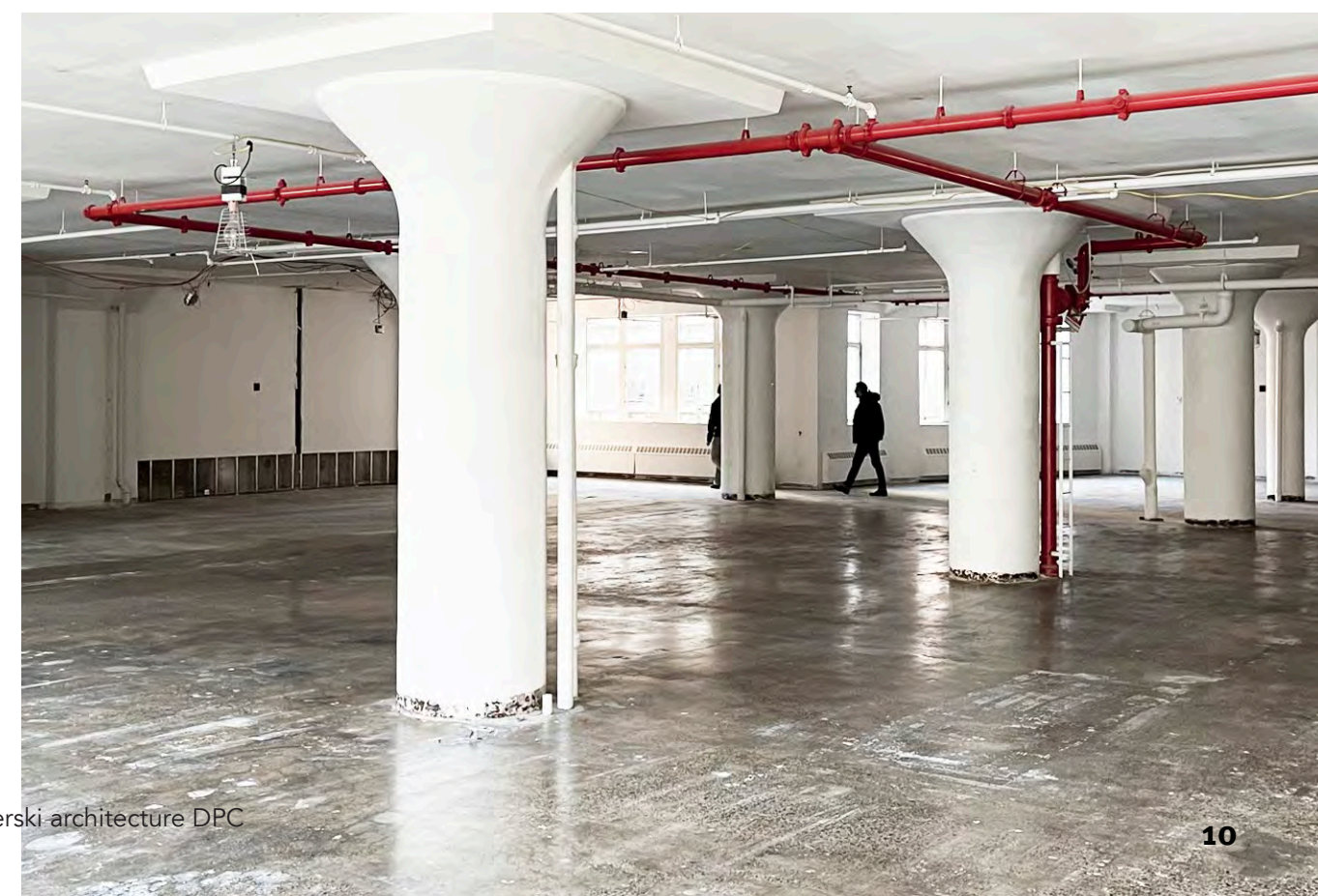
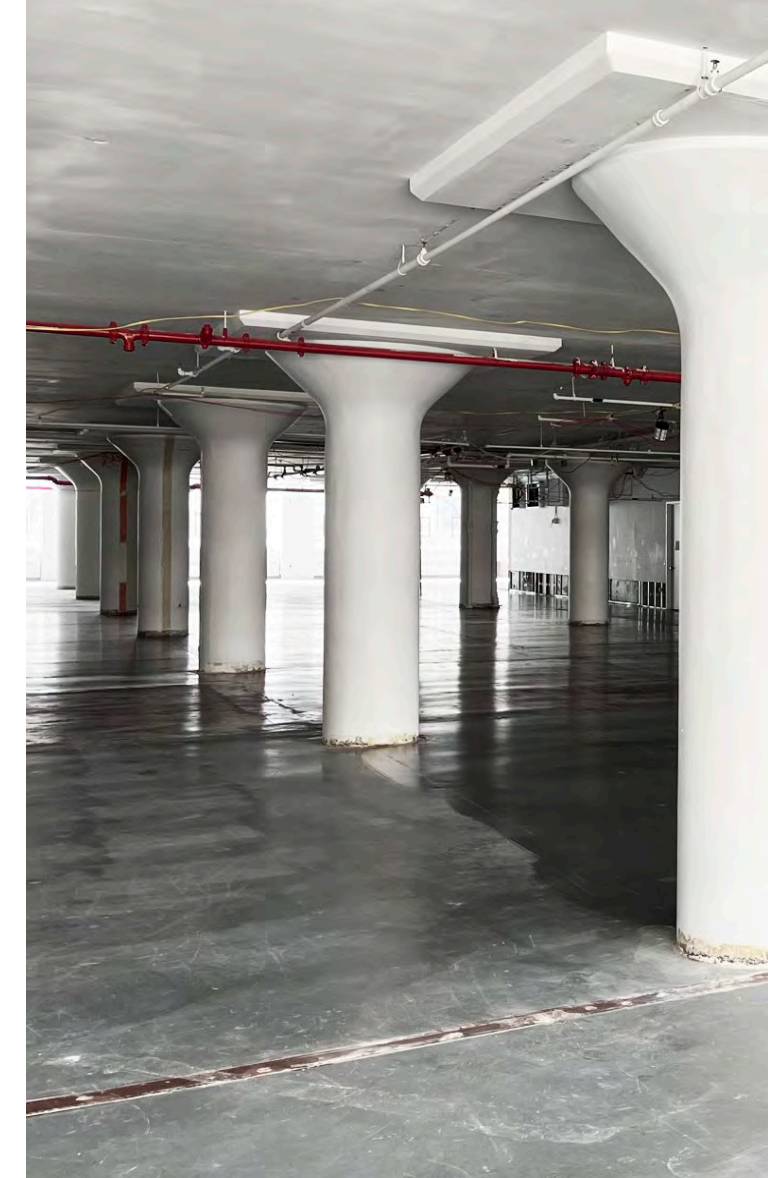


ANALYSIS I 37 & 43 WEST 22ND STREET



ANALYSIS | FACTORY GLAZING





ANALYSIS | ORIGINAL USE | SCHRAFFT'S FACTORY



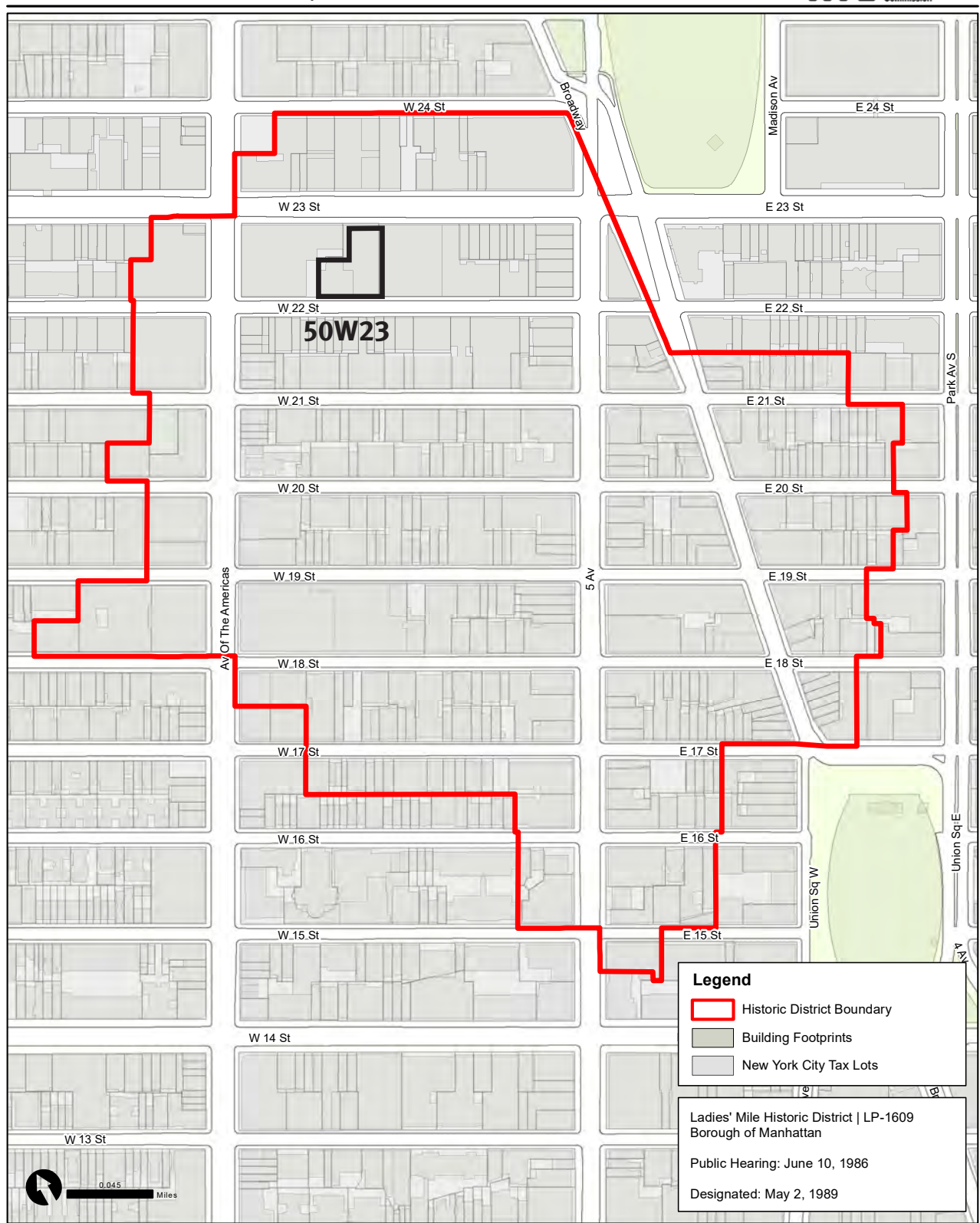
SCHRAFFT'S		
WELCOMES YOU TO THE NEW YORK WORLD'S FAIR		
VODKA MARTINI .85	LUNCHEON	SCOTCH SOUR 1.60
Appetizers		
Supreme of Fresh Grapefruit and Oranges .35		
Chilled Tomato Juice .20		Chilled Vegetable Juice .20
Onion Soup with Parmesan Cheese Croutons .20		Jellied Medlicott .35
Cream of Fresh Mushroom Soup .35		
Luncheon Entrees		
FRESH ASPARAGUS ON TOAST with Melted Butter	1.25	
BAKED CHEESE SOUFFLE with Cheese Sauce,	1.15	
Grilled Tomato and String Beans Julienne		
BAKED GLAZED HAM with Schrafft's Mustard Sauce,	1.50	
Mashed Potatoes and Creamed Spinach		
HOT ROAST BEEF SANDWICH with Brown Gravy and	1.55	
French Fried Onion Rings		
SCRAMBLED EGGS WITH A TOASTED BACON ROLL	1.25	
and French Fried Potatoes		
CREAMED SHRIMP AND VEGETABLES ON TOAST	1.50	
with French Fried Potatoes		
FRIED BREAST OF CHICKEN, MARYLAND STYLE with	1.25	
Mashed Potatoes and Creamed Spinach		
SPAGHETTI WITH ITALIAN MEAT SAUCE and Old Fashioned Cole Slaw	1.25	
PLATTER OF COLD MEATS (Roast Corned Beef, Liverwurst, Tongue and		
Breast of Turkey) with Tomato, Cottage Cheese and Raw Vegetables	1.50	
and Old Fashioned Cole Slaw		
Salads and Sandwiches		
AVOCADO PEAR STUFFED WITH COTTAGE CHEESE	1.15	
WHITE MEAT TUNA FISH AND VEGETABLE SALAD with		
Chopped Eggs and Sliced Cucumber Sandwich Slices on	1.45	
Whole Wheat Bread with Russian Dressing		
*CLUB SANDWICH	1.25	
SLICED CORNED BEEF SANDWICH with Barbecue Relish on Pumpernickel	.75	
*SLICED HAM SANDWICH on Toasted Cheese Bread with a		
Cup of Cream of Fresh Mushroom Soup	.50	
*EGG SALAD ROLL with Crisp Potato Chips	.80	
SLICED SWISS CHEESE AND BACON SANDWICH	.85	
SLICED LIVERWURST AND TOMATO, COLE SLAW and		
Russian Dressing on Rye Bread	.75	
CHEESE AND JELLY on Schrafft's Cinnamon Raisin Bread	.65	
*MADE WITH MAYONNAISE		
Desserts		
Schrafft's WORLD-FAMOUS ICE CREAMS.		
Vanilla, Coffee, Chocolate or Butterscotch Vanilla .30		
Shadow Layer Cake .20		
Old Fashioned Apple Fudding with Gold'n Sauce .30		
Coconut Custard Pie .35		
Hot Butterscotch Sundae .45		
Cheese Cake .25		
Steved Rhubarb .30		
Danish Pastry .35		
Steved Prunes .35		



OVER 40 LOCATIONS IN NY (23RD AND 22ND WERE OFFICES AND FACTORY)

ANALYSIS | LPC | LADIES MILE

Ladies' Mile Historic District | LP-1609



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.5.2019

Please note, the two existing buildings (from 1925 and 1954) fall outside of the “Periods of Significance” of the Ladies Mile Historic District

LADIES MILE DEVELOPMENT PHASES:

- Residential Development Phase (1830 to 1850s - single family residential)
- Early Commercial Development Phase (1850s to 1870s - entertainment / hospitality / retail)
- Middle Commercial Development Phase (1870s to 1890s - retail / multi family residential)
- Late Commercial Development Phase (1890s to 1915 - retail / office / factory)

Post WW1 Phase **PHASE FOR 22ND STREET BUILDING** (1920s to 1930s - loft /factory)
1930s to present Phase **PHASE FOR 23RD STREET BUILDING** (1930s to 1980 - wholesale /factory)

Post World War I Development Phase

By the end of the First World War, all the department stores had closed, many moving their operations further uptown, and the buildings were converted for manufacturing use. A few loft buildings were constructed, generally on Broadway. These were, for the most part, generally taller (fifteen or more stories), and located on larger sites than those of the previous development phase, but because of the requirements instituted by the 1916 zoning resolution, it was no longer possible to construct tall buildings on midblock sites. Instead surviving residential buildings on such sites were sometimes combined and converted to factory use.

1930s to Present

During the Depression the area suffered from the general economic decline. Buildings Department records indicate that many rowhouses on midblock sites between Fifth and Sixth Avenues were demolished in the 1930s. This resulted in many of the parking lots seen in the district today.

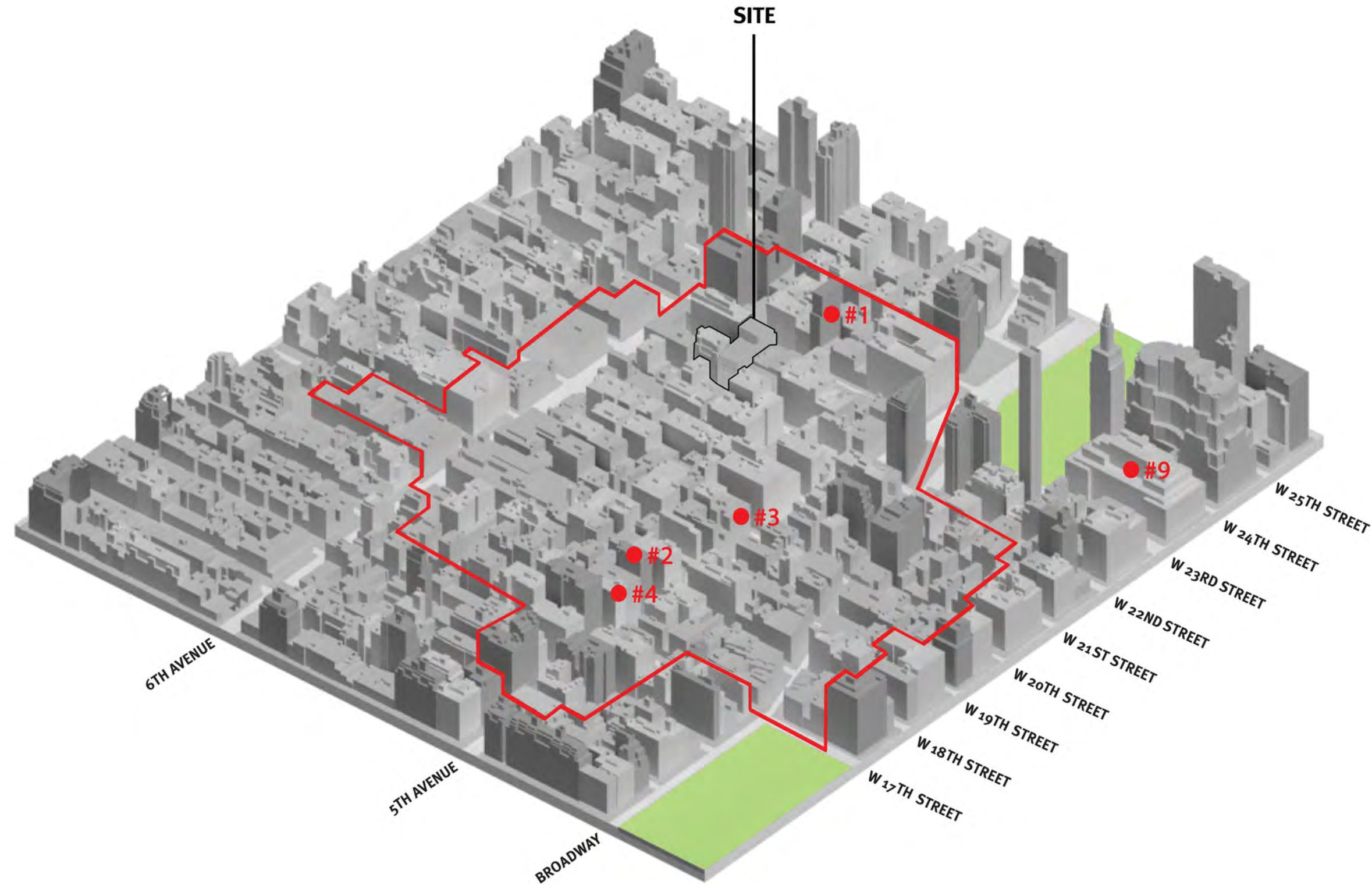
Manufacturing and wholesale activities continued throughout the area in the years following World War II. Today, ready-to-wear clothing wholesalers and retailers exist side-by-side with publishers, booksellers, and other businesses which have characterized the district over the years.

Many businesses have moved into the neighborhood, converting loft space that had been used for manufacturing and wholesale purposes into offices. The area has also proved attractive for residents seeking loft-type living accommodations. Many restaurants and boutiques have also recently opened in the area.



LADIES MILE HISTORIC DISTRICT

ANALYSIS | LPC APPROVAL PRECEDENT | LADIES MILE DISTRICT KEY PLAN



LADIES MILE HISTORIC DISTRICT

ANALYSIS | LPC APPROVAL PRECEDENT | LADIES MILE DISTRICT



PRECEDENT #1
39 WEST 23RD STREET
COOKFOX ARCHITECTS
LPC APPROVED 2014
25 STORIES



PRECEDENT #2
10 WEST 17TH STREET
DXA STUDIO
LPC APPROVED 2023
17 STORIES



PRECEDENT #3
150 FIFTH AVE
STUDIOS
LPC APPROVED 2017
2 STORY ADDITION ON 9 STORIES



PRECEDENT #4
21 WEST 17TH STREET
MORIS ADJMI
LPC APPROVED 2014
18 STORIES

50 WEST 23RD STREET | DECEMBER 17 2024 | bonetti/kozerski architecture DPC

ANALYSIS | LPC PRECEDENT | OTHER DISTRICTS



PRECEDENT #5
56 NORTH MOORE STREET
LPC APPROVED 2020
3 STORY ADDITION



PRECEDENT #6
827 - 831 BROADWAY
LPC APPROVED 2019
3 STORY ADDITION ON 4 STORIES



PRECEDENT #7
837 WASHINGTON
LPC APPROVED 2011
GANSEVOORT MARKET HISTORIC DISTRICT
4 STORIES ON 2 STORIES



KEY PLAN

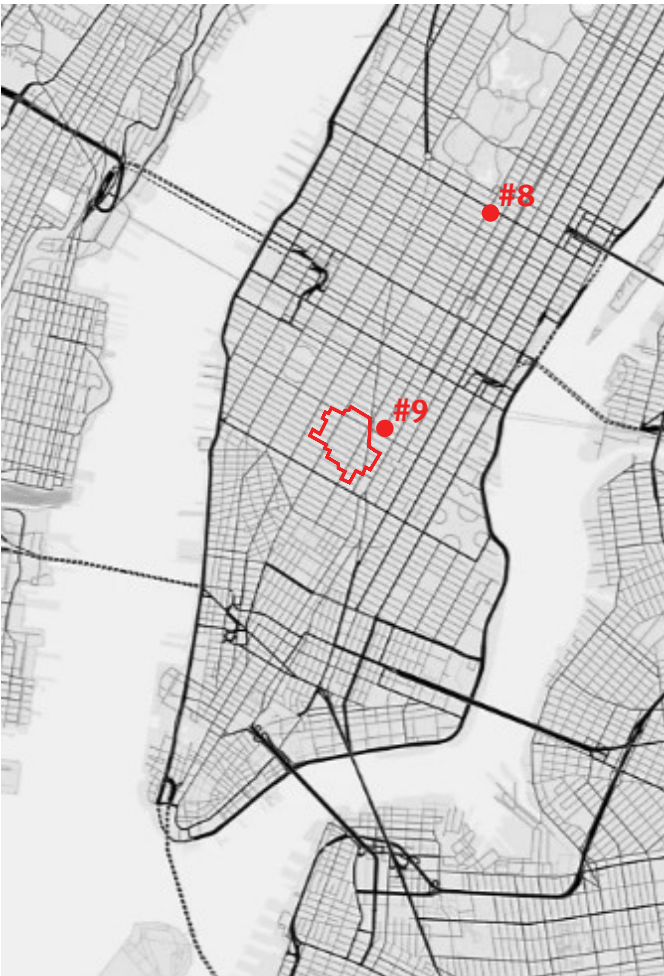
ANALYSIS | RENOVATION AND ADDITIONS | OUTSIDE DISTRICT



PRECEDENT #8
TIFFANY'S 727 5TH AVENUE
FACADE REDESIGN AND WINDOW ENLARGEMENT

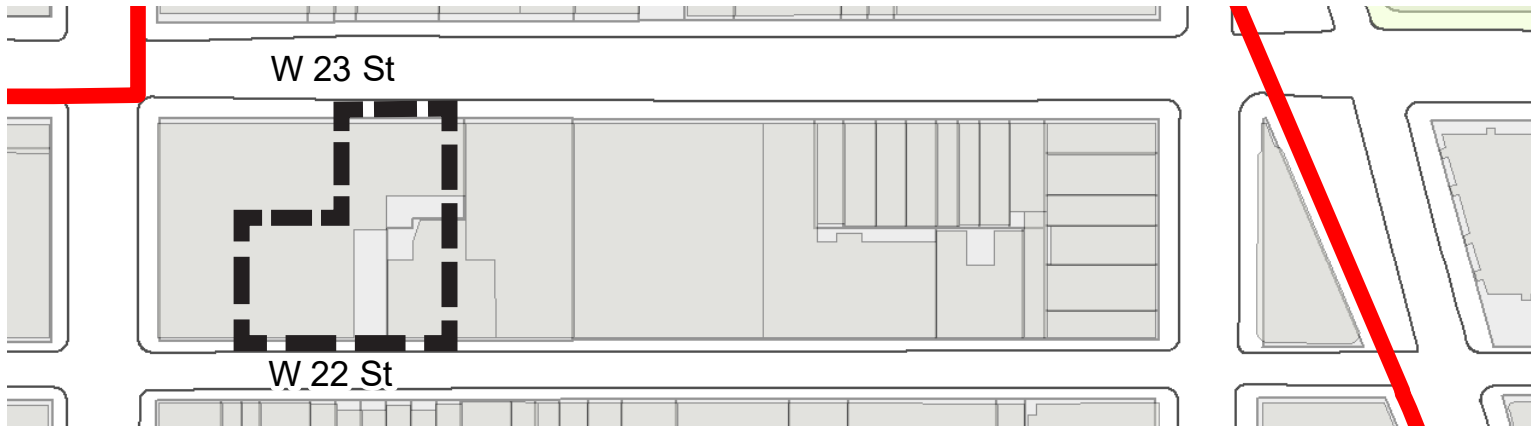


PRECEDENT #9
1 MADISON AVENUE
(NOT IN LPC DISTRICT, ADJACENT TO LANDMARKED BUILDING)
27 STORIES



KEY PLAN

ANALYSIS | LPC | 50 WEST 23RD & 37 WEST 22ND



37 West 22nd Street
Construction Date: 1925
Architect / Builder: Cory & Cory
Owner / Developer: Frank G. Shattuck
Major Alteration(s): 1954
Alteration Architect(s): Walter Monroe Cory
Style(s): Art Deco
Material(s): Concrete, Terra Cotta, Tile, Steel

Building Type: Factory
Original Use: Industrial, factory
Tax Block: 824 Tax Lot: 15
Building Identification Number (BIN): 1080668
Notes: During 1954-1956, the building received an adjacent ten-story addition.

50 West 23rd Street
Construction Date: 1954 - 1956
Architect / Builder: Walter Monroe Cory
Owner / Developer: Frank G. Shattuck
Major Alteration(s): None
Alteration Architect(s): None
Style(s): 20th century Industrial
Material(s): Reinforced Concrete, Metal

Building Type: Factory
Original Use: Industrial, factory
Tax Block: 824 Tax Lot: 15
Building Identification Number (BIN): 1080667
Notes: No. 37-49 was built in 1954-1956, as an addition to 37-49 West 22nd Street.



22ND STREET (1940s TAX PHOTO)



23RD STREET (1940s TAX PHOTO)

ANALYSIS | HISTORICAL PHOTOS



37-41 WEST 22ND FROM 1989 LPC REPORT VOL.2



50 WEST 23RD FROM 1989 LPC REPORT VOL.2



50 WEST 23RD FROM 1975

ANALYSIS | HISTORIC REPORT

37-49 WEST 22ND STREET between Fifth Avenue and Sixth Avenue (North Side)
[Tax Map Block/Lot: 824/15-- formerly lot 12]

TYPE	STYLE
Industrial	Art Deco/20th c. Industr.

ARCHITECT	ORIGINAL OWNER
Cory & Cory	Frank G. Shattuck

DATE OF CONSTRUCTION: 1925/1954

SUMMARY

This thirteen-story Art Deco industrial building, designed by noted industrial architect Russell G. Cory and faced in cast concrete and terra-cotta tiles, was built in 1925-26 for Frank G. Shattuck. In 1954-56 a ten-story addition was erected for the same client by Walter Monroe Cory, partner and younger brother of the original architect. Its prominent massing and associations with an architectural firm, now recognized for contributing to innovations in twentieth-century construction practices, make the building particularly notable in the district.

ARCHITECTURE

WEST 22ND STREET FACADE

The thirteen-story Art Deco industrial building located at the western portion of the site is ninety-two feet wide and situated near the Sixth Avenue end of the block. Faced in cast concrete, painted tan, the facade is organized as a tripartite composition. All original windows are twenty-pane steel-framed windows with pivoting ventilators; some have been replaced.

At the base, segmental-arched end bays contain two-story metal entrances with paneled spandrels. The western bay has recent doors, but retains original windows. The eastern bay exhibits a spandrel with the company's name and two metal ventilating grilles. These bays flank two wide openings with roll-down metal service doors.

The four-window openings of the central section, containing two original windows separated by steel mullions, set the pattern for the stories above. The concrete columns, joined by recessed paneled spandrels, are embellished at the third story and ninth-story parapet with colored terra-cotta tiles. The eastern end bay has three original windows per story separated by masonry mullions and recessed paneled spandrels. Its western counterpart is identical, save that one bay is not glazed, but contains exterior landings for a stairway. The columns are embellished with terra-cotta tiles at the eleventh-story parapet.

The two-story setbacks of the central section and one two-story setback of the end bays roughly repeat the patterns from the stories below.

The eleven-story addition from 1954-56 is faced in cast concrete. The seven-story lower portion is divided into three bays by columns. The first-story openings contain metal roll-down service doors. The other stories (except the sixth) contain original three twenty-pane steel-framed windows with pivoting ventilators and steel mullions per bay. The parapet contains three rectangular openings and is surmounted by a metal railing. The three-story three-bay sloped section above the parapet contains four windows per bay.

WEST 23RD STREET FACADE

This eleven-story concrete and metal facade, belonging to the addition of 1954-56, is 100 feet wide and located near the Sixth Avenue end of the block. The first story contains a recent storefront of metal and glass and establishes the four-bay organization of the upper stories. Each bay contains four windows, separated by continuous steel mullions, per story. Windows on the second, seventh, and eighth stories have five panes; those on the third through sixth stories have five panes; those on the ninth through eleventh stories have three panes. The third- through eleventh-story windows are united by ribbed metal spandrels.

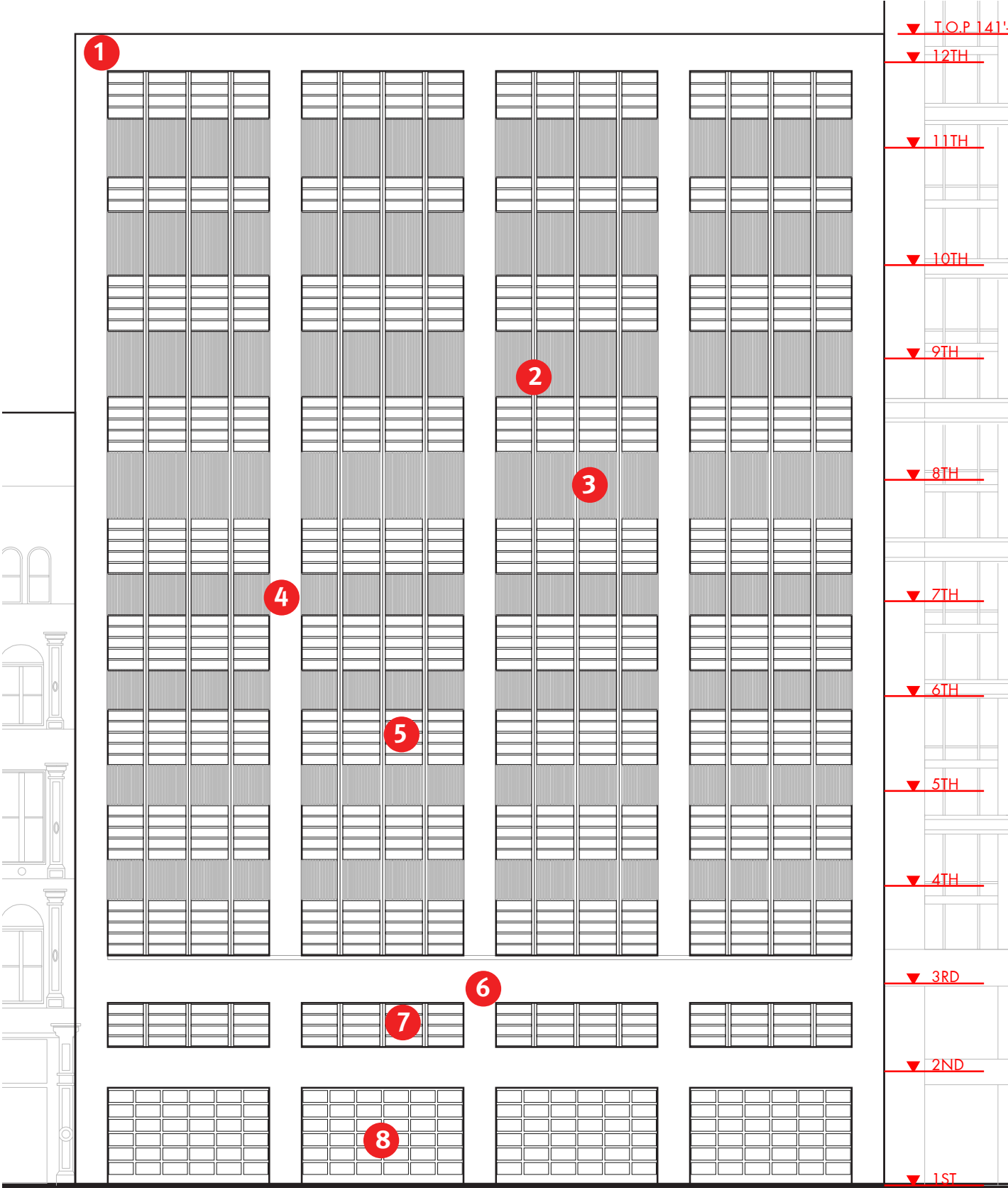
WESTERN ELEVATION

This elevation, faced in cast concrete, has several window openings with their original windows, which resemble those on the West 22nd Street facade. The southernmost section contains the shadow of a demolished lower building.

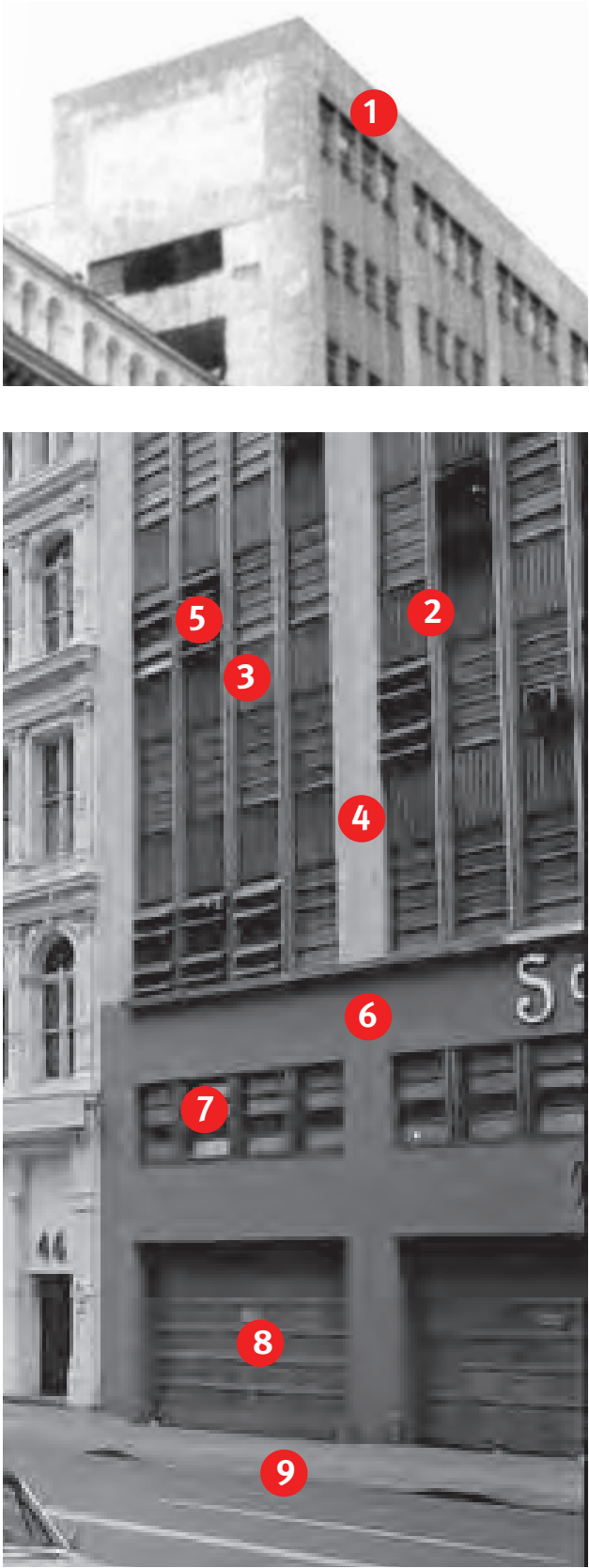
REAR WALL

The rear elevation, which faces north and can be seen from West 23rd Street, is faced in cast concrete. The thirteen-story elevation has extensions of four and six stories. Many of the openings retain original windows, which resemble those on the West 22nd Street facade. Two rooftop water towers are visible from the street. A one-story entrance to an underground parking garage is visible.

ANALYSIS | HISTORICAL ELEVATION | 50 W 23RD STREET



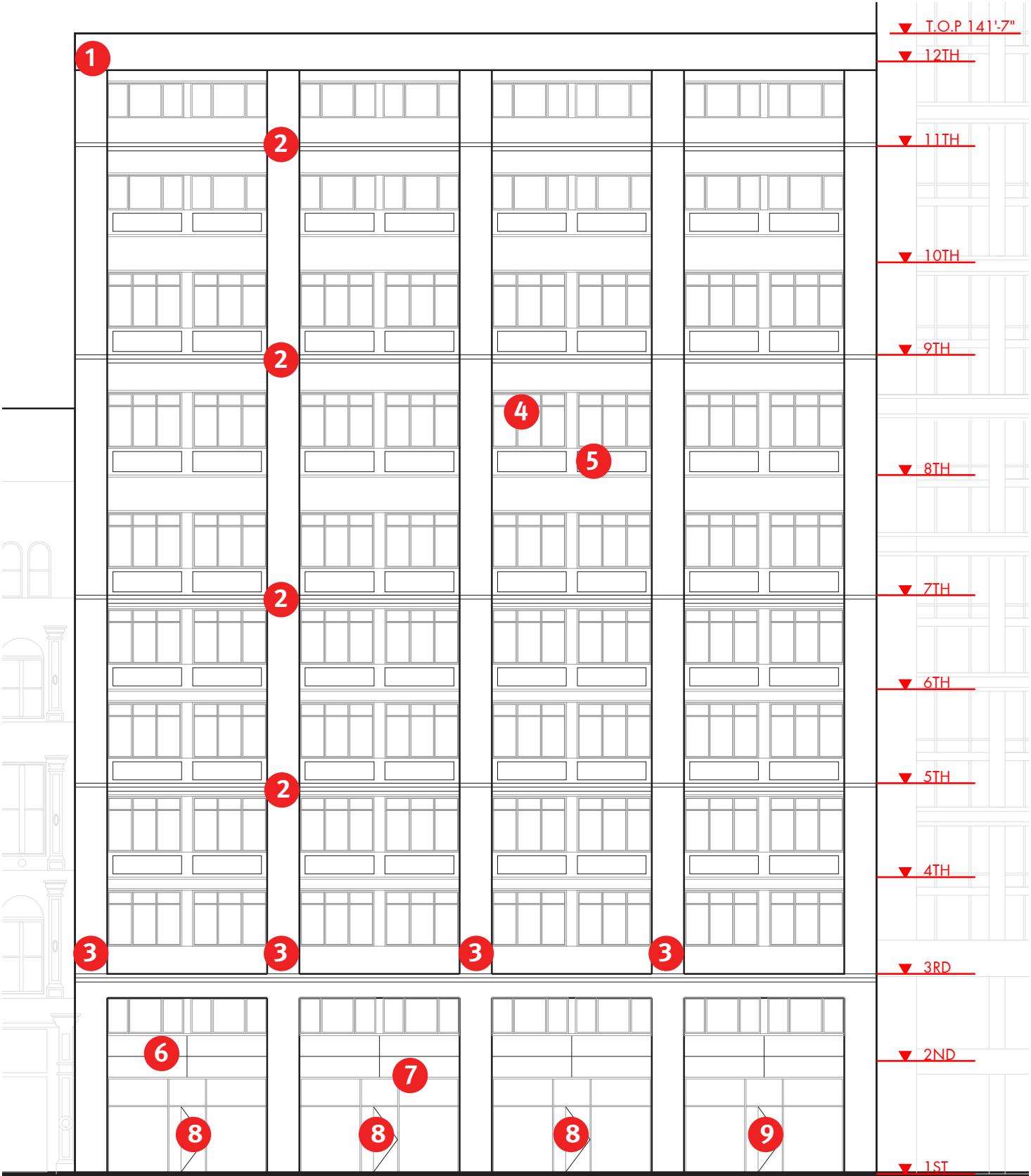
50 WEST 23RD ORIGINAL ELEVATION (RECREATED BY BKA)



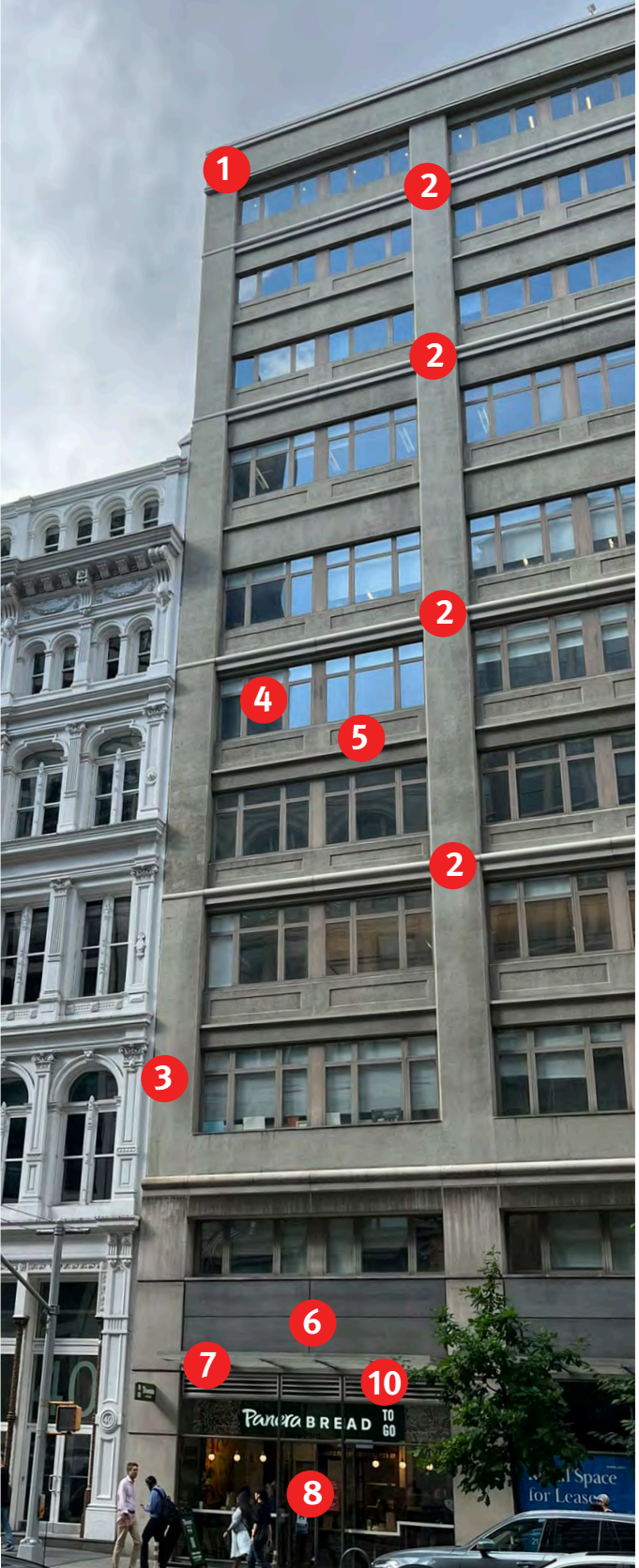
50 WEST 23RD - ORIGINAL

- #1 NO CORNICE - FLUSH WITH COL-UMNS
- #2 CONTINUOUS STEEL MULLIONS
- #3 RIBBED METAL SPANDREL PANEL
- #4 EXPOSED CONCRETE COLUMNS (FOUR WINDOW BAYS)
- #5 GLASS LOUVERS FOR VENTILATION
- #6 2 STORY STREET LEVEL
- #7 GLASS LOUVERS AT MEZZANINE
- #8 GLASS ROLL DOWN TRUCK ENTRY DOORS
- #9 CURB CUTS ON 23RD STREET

ANALYSIS | EXISTING ELEVATION | 50 W 23RD STREET



50 WEST 23RD CURRENT CONDITION ELEVATION (RECREATED)



50 WEST 23RD CURRENT PHOTO

#1 CORNICE PROUD OF VERTICAL COLUMNS

#2 HORIZONTAL SPANDREL TRIMS AT EVERY SECOND FLOOR - PROUD OF COLUMNS

#3 PARGED CONCRETE COLUMNS (FOUR WINDOW BAYS)

#4 ALUMINUM WINDOWS WITH 2 WINDOW UNITS PER BAY

#5 INFILL PANELS BELOW WINDOWS

#6 PRECAST PANELS

#7 GLASS AND STAINLESS STEEL AWNINGS AT EACH BAY

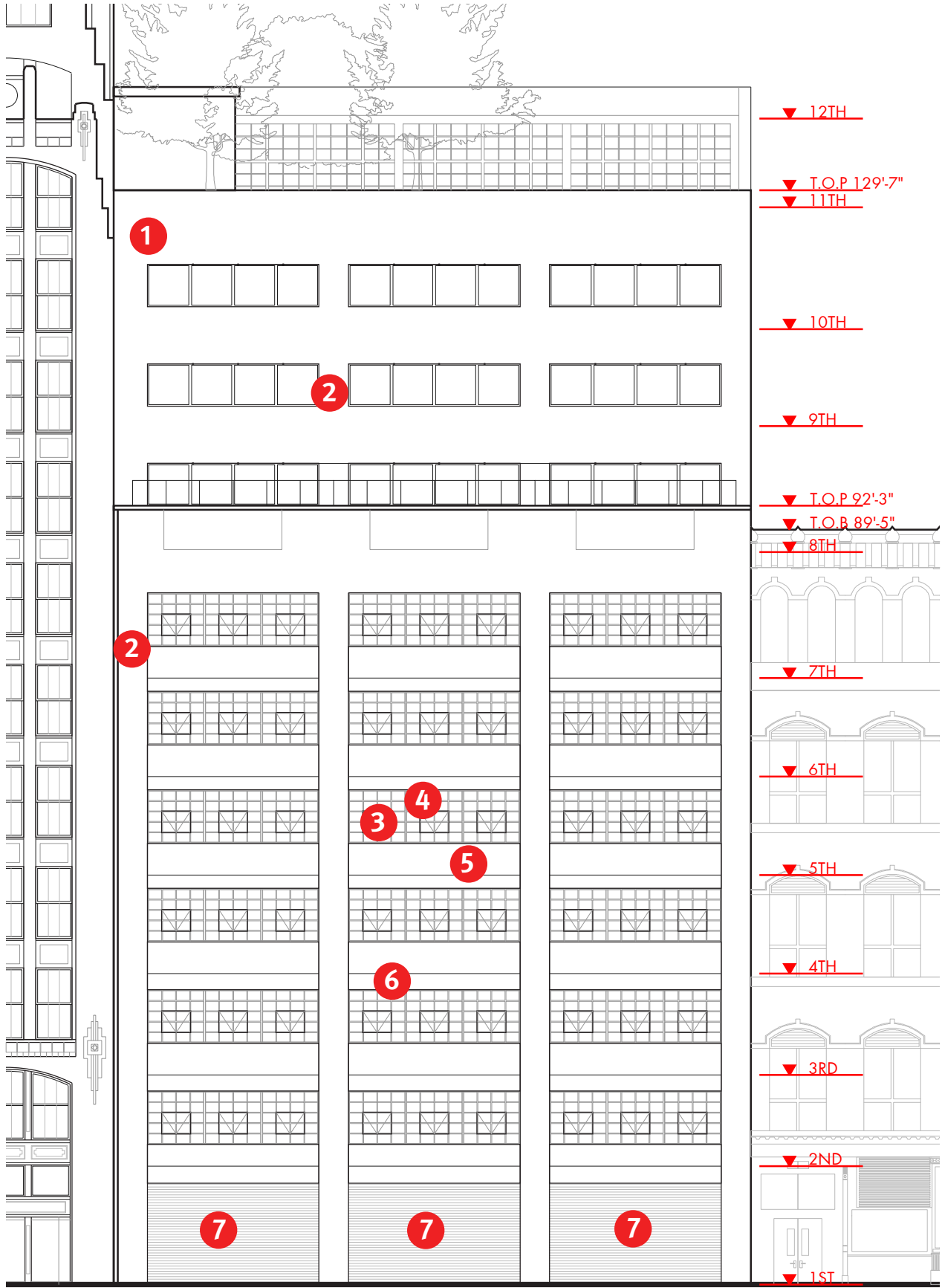
#8 STREET LEVEL RETAIL - 3 STORE ENTRIES

#9 RECESSED OFFICE LOBBY ENTRY

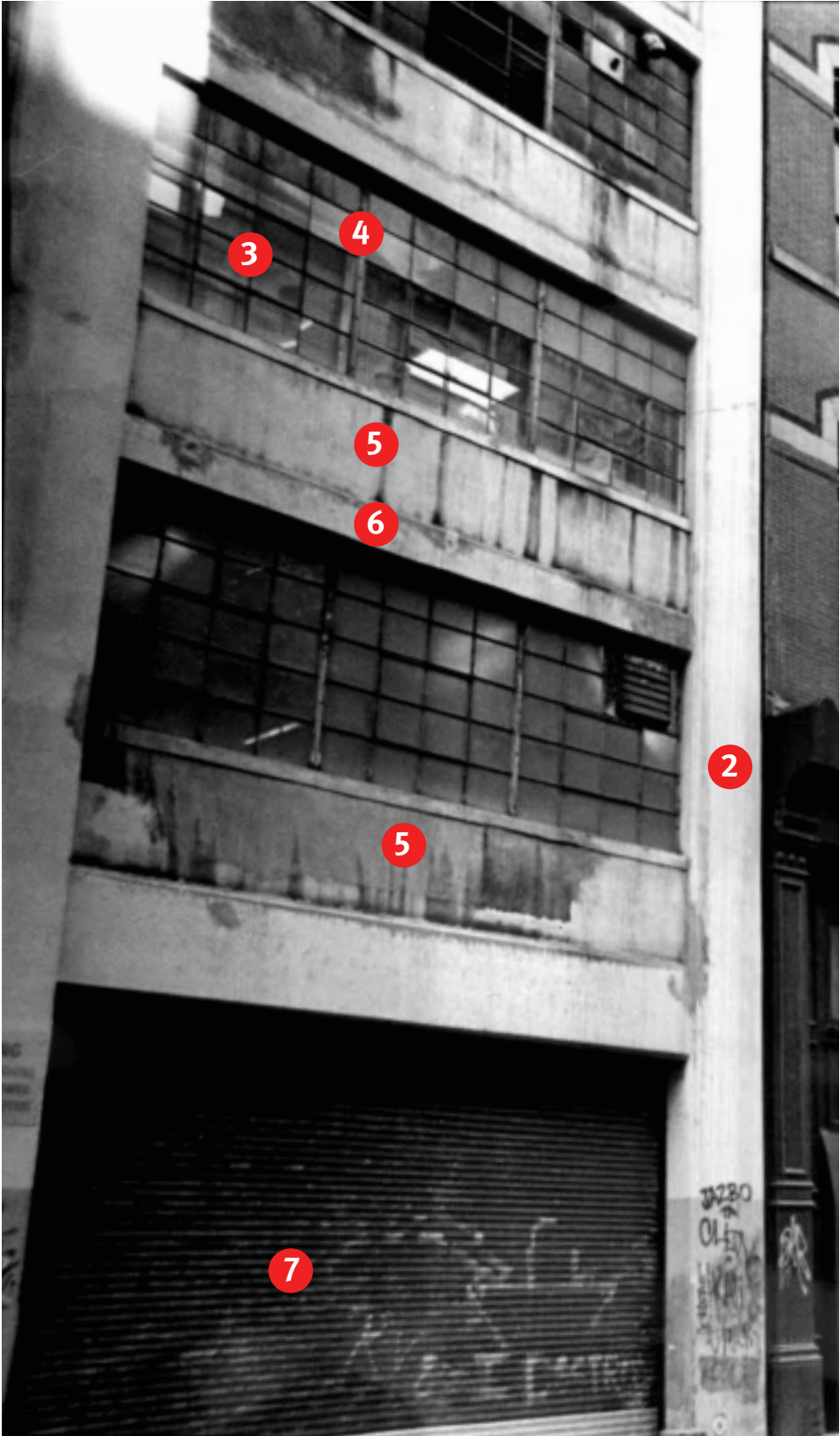
#10 RETAIL STREET EXHAUST LOUVERS

*CHANGES FROM ORIGINAL HIGH-LIGHTED IN YELLOW

ANALYSIS | HISTORICAL ELEVATION | 37 WEST 22ND STREET



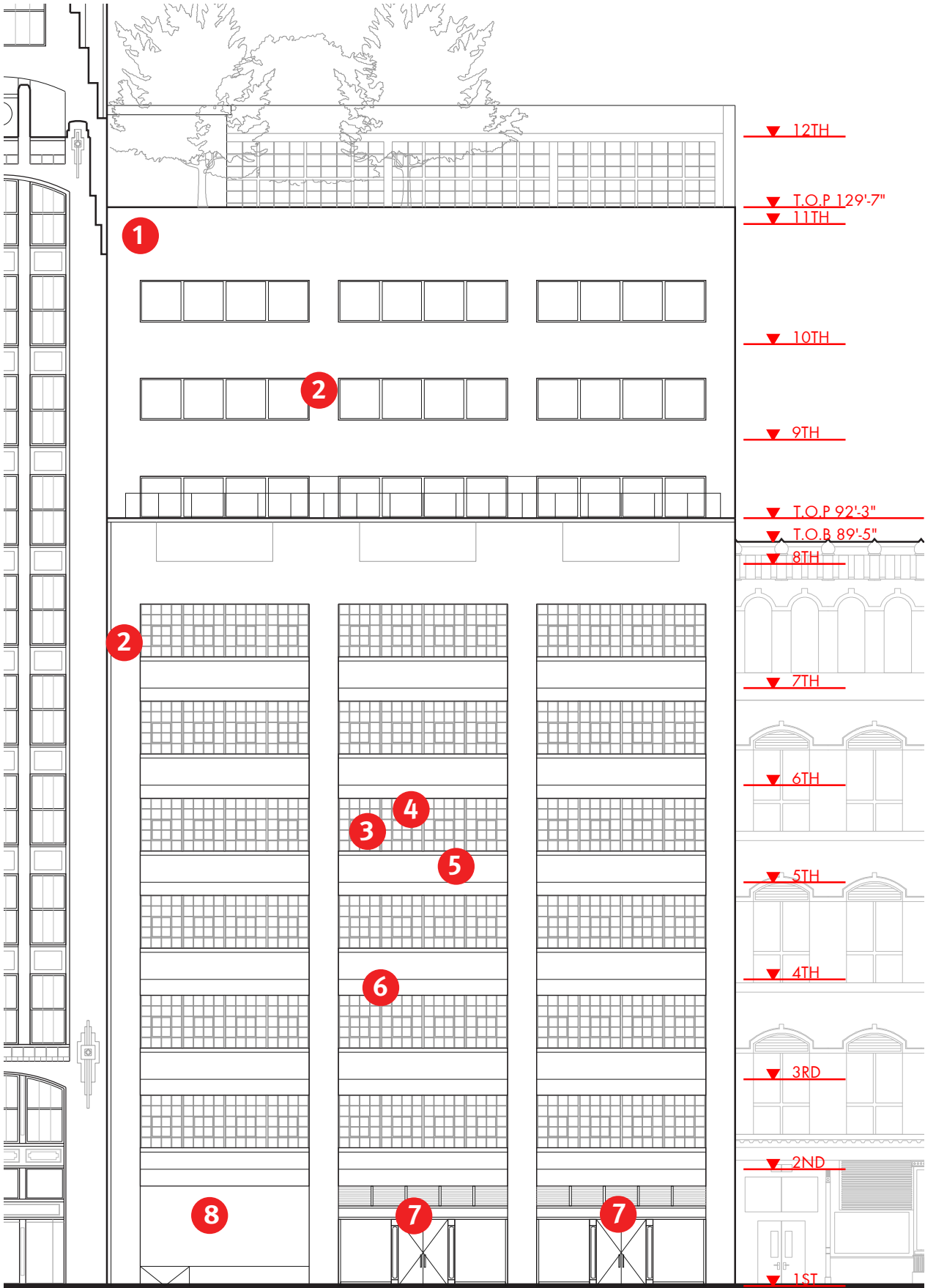
37-41 WEST 22ND ORIGINAL ELEVATION (RECREATED BY BKA)



37-41 WEST 22ND FROM 1989 LPC REPORT VOL.2

- #1 SLOPED CONCRETE FACADE WITH PUNCHED WINDOW - VARYING FLOOR LEVELS
- #2 EXPOSED CONCRETE COLUMNS (THREE WINDOW BAYS)
- #3 FOUR PANE PIVOTING VENTILATORS THREE PER BAY
- #4 FACTORY STYLE WINDOWS EACH BAY DIVIDED INTO THREE WINDOWS
- #5 CONCRETE INFILL BELOW WINDOWS
- #6 EXPOSED CONCRETE STRUCTURAL BEAMS
- #7 METAL ROLL DOWN TRUCK ENTRY DOORS
- #8 CURB CUTS ON 22ND STREET

ANALYSIS | EXISTING ELEVATION | 37 WEST 22ND STREET



37-41 WEST 22ND ORIGINAL ELEVATION (RECREATED BY BKA)



37-41 WEST 22ND FROM 1989 LPC REPORT VOL.2

#1 SLOPED CONCRETE FACADE WITH PUNCHED WINDOW - VARYING FLOOR LEVELS

#2 EXPOSED CONCRETE COLUMNS (THREE WINDOW BAYS)

#3 FOUR PANE PIVOTING VENTILATORS. FOUR PER BAY (NON OPERABLE)

#4 FACTORY STYLE WINDOWS - EACH BAY DIVIDED INTO 4 WINDOWS

#5 CONCRETE INFILL BELOW WINDOWS

#6 EXPOSED CONCRETE STRUCTURAL BEAMS

#7 RETAIL ENTRIES WITH AWNING

#8 OPEN LOADING DOCK AND TRASH COMPACTOR

#9 CURB CUTS ON 22ND STREET

#10 FABRIC AWNINGS IN FRONT EXHAUST LOUVERS

#11 FABRIC SIGNAGE

**CHANGES FROM ORIGINAL HIGH-LIGHTED IN YELLOW*

ANALYSIS | EXISTING/HISTORICAL ELEVATION | 43 WEST 22ND STREET



43 WEST 22ND CURRENT ELEVATION (RECREATED BY BKA)



43 WEST 22ND CURRENT PHOTO

#1 TWO LARGE WATER TANKS AND COOLING TOWER

#2 TWO STORY SETBACKS

#3 RECESSED CONCRETE SPANDREL PANELS

#4 12 PANE WINDOWS
(ORIGINAL WINDOWS WERE 20 PANE
FACTORY STYLE GLAZING)

#5 TERRACOTTA COLUMN EMBELLISH-
MENT

#6 TERRACOTTA SPANDREL EMBEL-
LISHMENT

#7 EXPOSED CONCRETE COLUMNS
PAINTED TAN

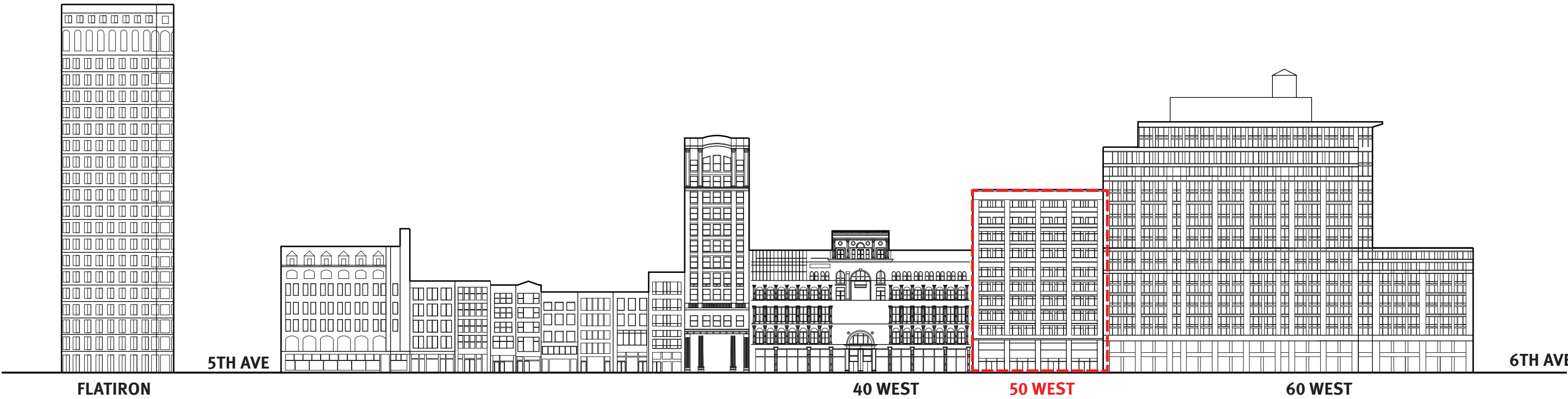
#8 SEGMENTAL - ARCHED END BAYS

#9 RETAIL ENTRIES

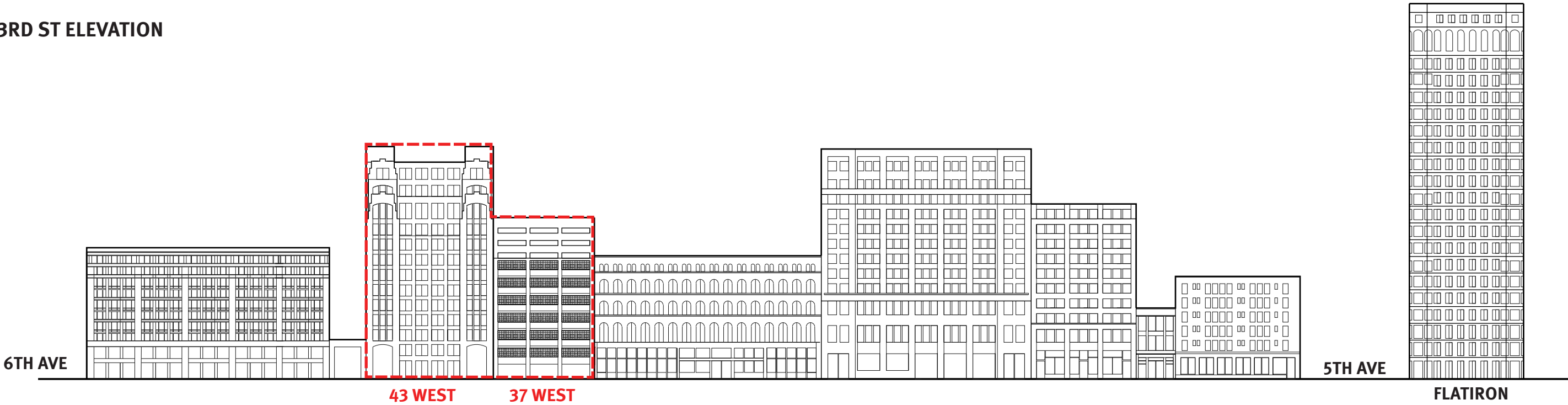
#10 OFFICE BUILDING ENTRY

*CHANGES FROM ORIGINAL HIGH-
LIGHTED IN **YELLOW**

ANALYSIS | CONTEXT

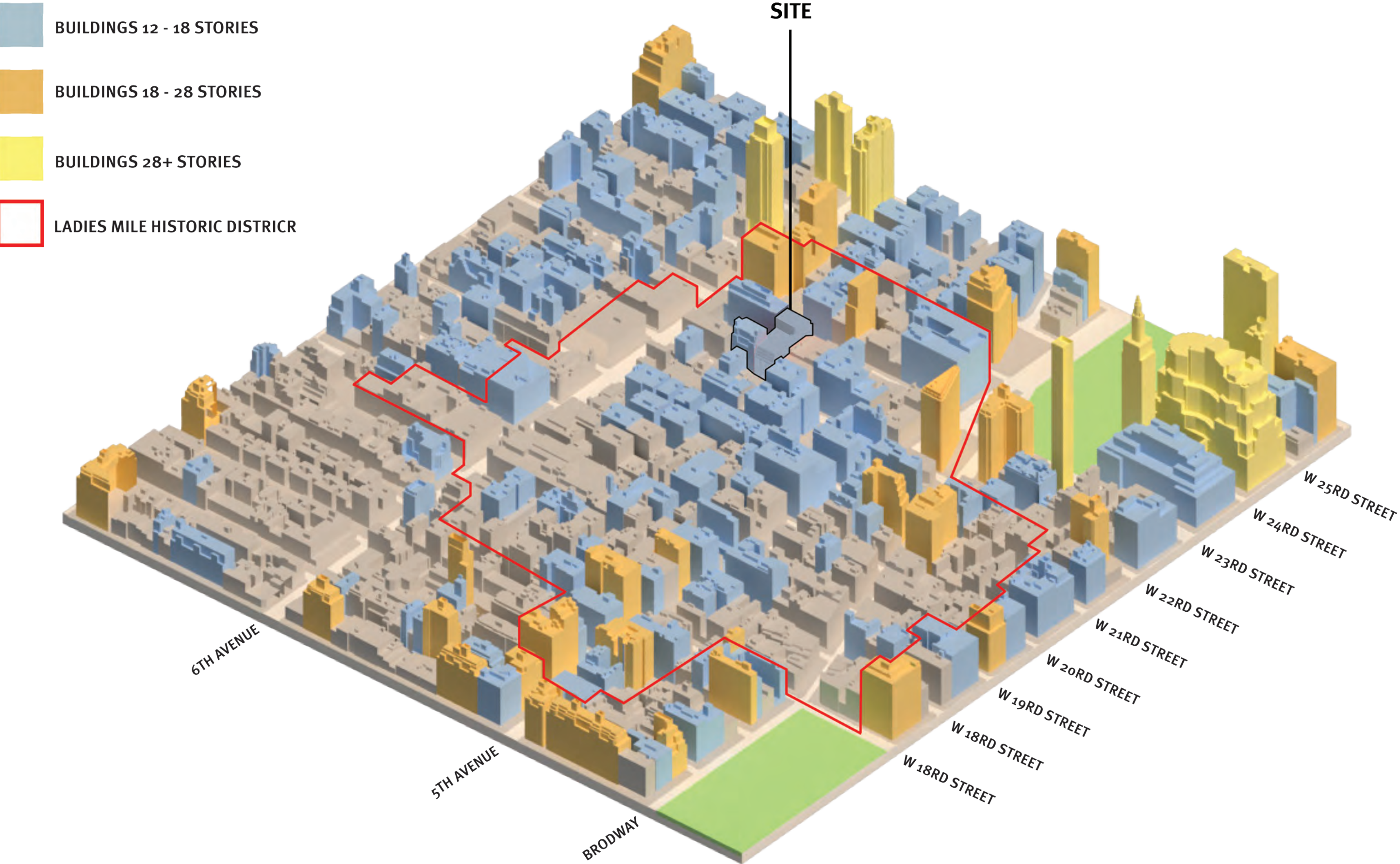


23RD ST ELEVATION



22ND ST ELEVATION

ANALYSIS | CONTEXTUAL BUILDING HEIGHTS



SYNTHESIS

DESIGN STATEMENT | HISTORIC PRESERVATION

Facades:

Existing:

- Both the 1925 building and the 1954 addition were **constructed after the periods of significance** outlined in the 1989 Ladies Mile Designation Report.
- Original use of both building was a **factory use** and commissary for the large northeast restaurant chain “Schrafft’s”.
- The 1925 building utilized deco style glazed terracotta embellishments on the otherwise factory façade made of concrete piers and factory windows with ventilators.
- 1954 addition was built in an industrial style, utilizing unembellished cast concrete piers and spandrels and factory style windows with ventilators.
- Proposed adaptive reuse project intends to **fully preserve the façade of the 1925 “deco’ building**, exclusive of the recent office entry which will be repurposed as a residential lobby entry portal.

Proposed:

- Existing facades require updates to comply with **Light and Air Regulations** and to improve living conditions for residents. This includes enlarged windows and operable windows.
- Proposed façade design for the 1954 building **pulls motifs from the original buildings**. Such as: factory glazing typology, ribbed metal spandrels, glazed terracotta embellishments at entries, and vertical façade composition defined by cast concrete bays.
- The design aims to unify the two street facades by referring to the **original factory glazing and operable ventilator window typology**, that was used throughout both original buildings.
- The concept of the **ribbed glazed terracotta spandrels** was developed from the original 1954 west 23rd street façade, which included ribbed metal spandrels at each floor.
- The original 23rd street façade was composed of four vertical bays, uninterrupted by any horizontal elements, such as trims or a cornice. A 1990s façade renovation introduced several horizontal embellishments and trims, as well as the addition of a minimal cornice. The **proposed design returns the 23rd street façade to the original uninterrupted vertical composition**.

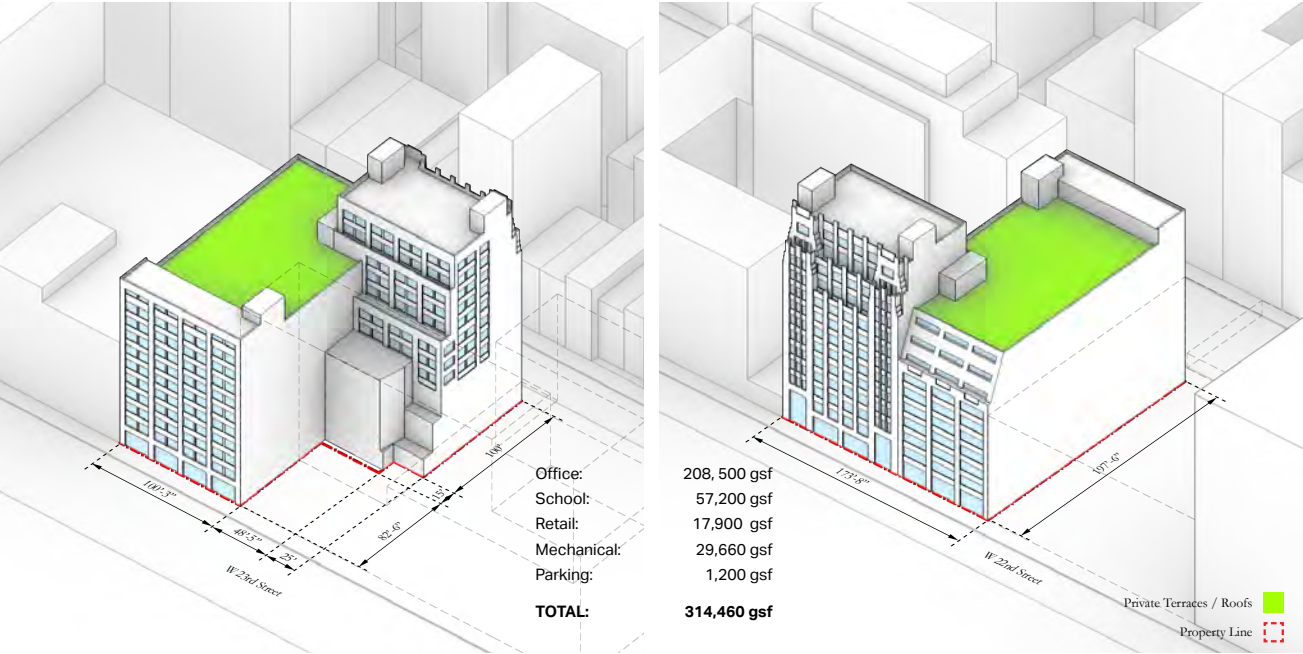
Addition to the existing building:

- The 23rd street façade was chosen for the bulk mass transfer addition as this is a wider street and is not adjacent to the more historic ‘deco’ existing building.
- The six-story bulk mass transfer addition on the 23rd street side **continues the factory glazing motif** on the north and south facades bringing light into the living spaces. While alluding to the original function of the buildings below.
- The form of the south façade facing into the courtyard was developed through **sun studies** with the intent to **bring sunlight down** into the building’s courtyard facing apartments below.
- The east and west property line facades have vertical punch windows as is common throughout the district.

SYNTHESIS | ZONING REVIEW

50 West 23rd Street
Meeting 02

commoncraft



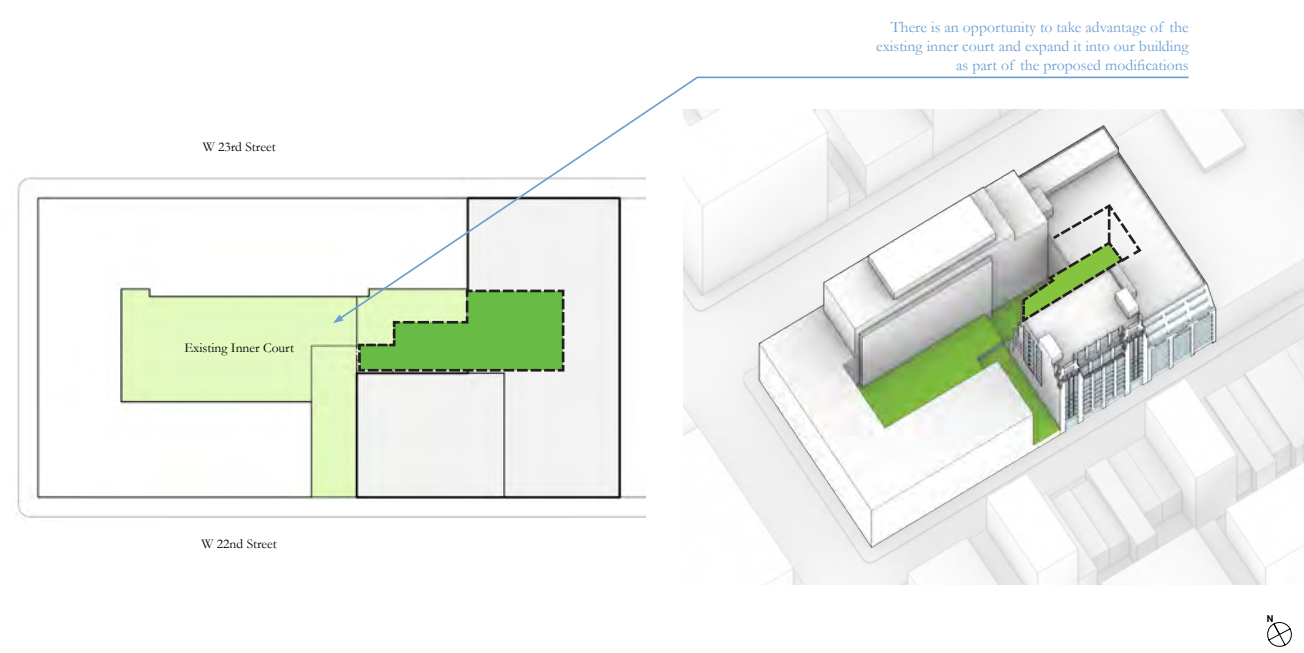
EXISTING BUILDING

50 West 23rd Street
Meeting 02

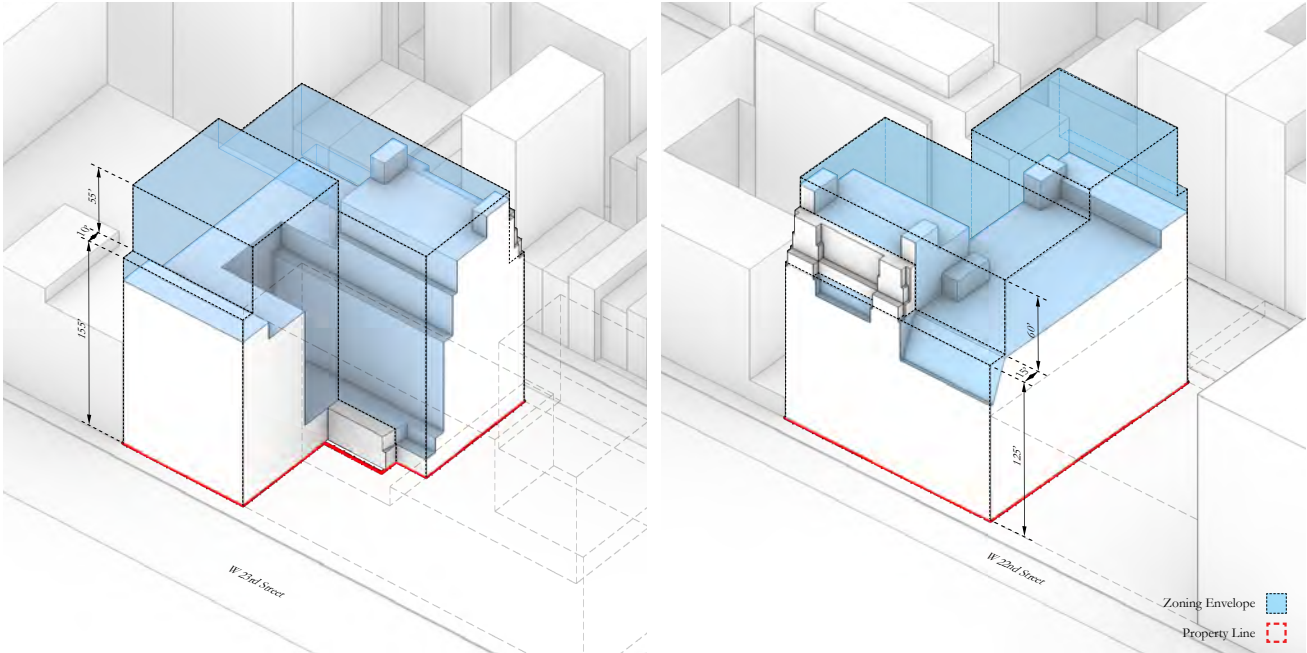
commoncraft

50 West 23rd Street
Meeting 02

commoncraft

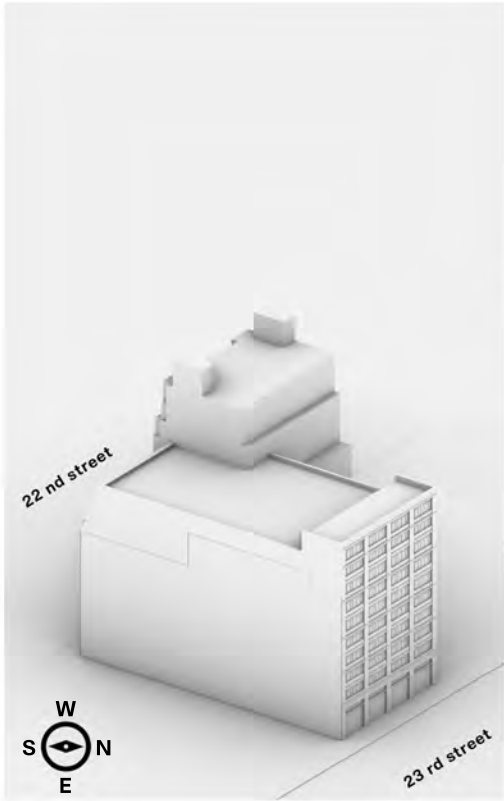


LEVERAGING ADJACENT RESIDENTIAL COURTYARD

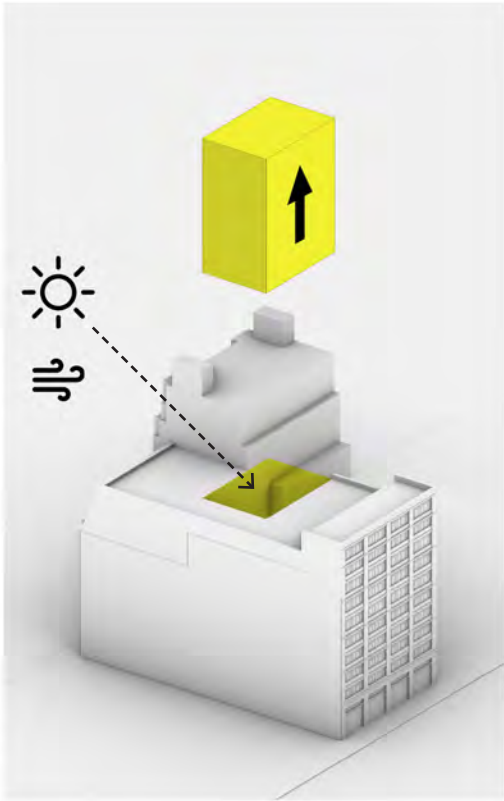


QUALITY HOUSING ZONING ENVELOPE

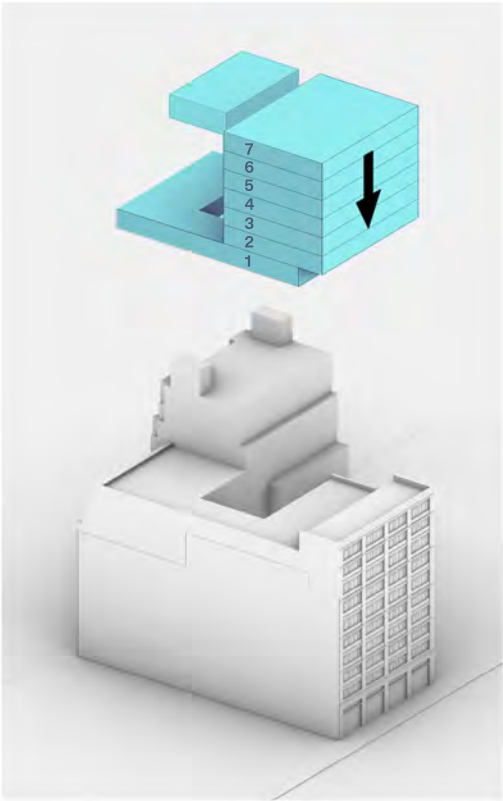
SYNTHESIS | MASSING | BULK MASS TRANSFER



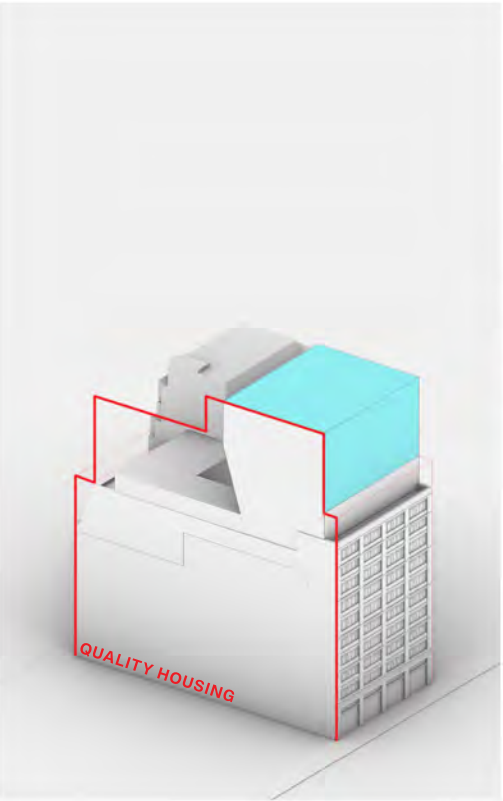
EXISTING



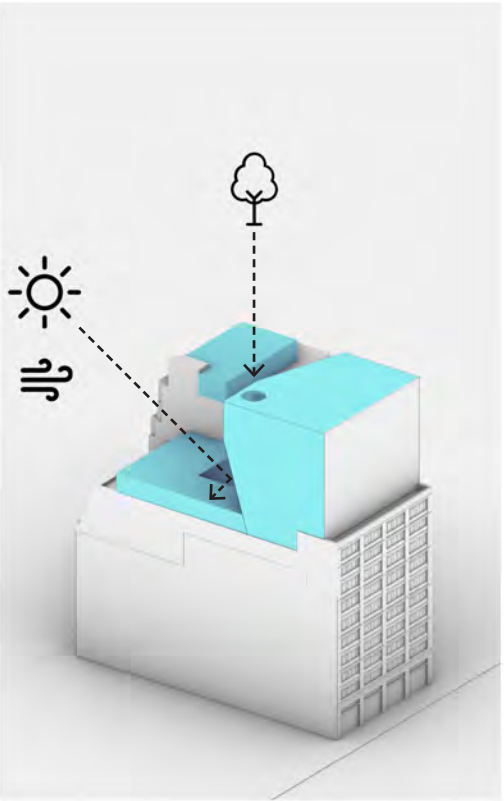
BULK MASS REMOVAL TO MEET RESIDENTIAL LIGHT AND AIR REQUIREMENTS



BULK MASS RELOCATION AS PERMITTED BY FAR



NEW VOLUME WITHIN THE ALLOWABLE QUALITY HOUSING ENVELOPE

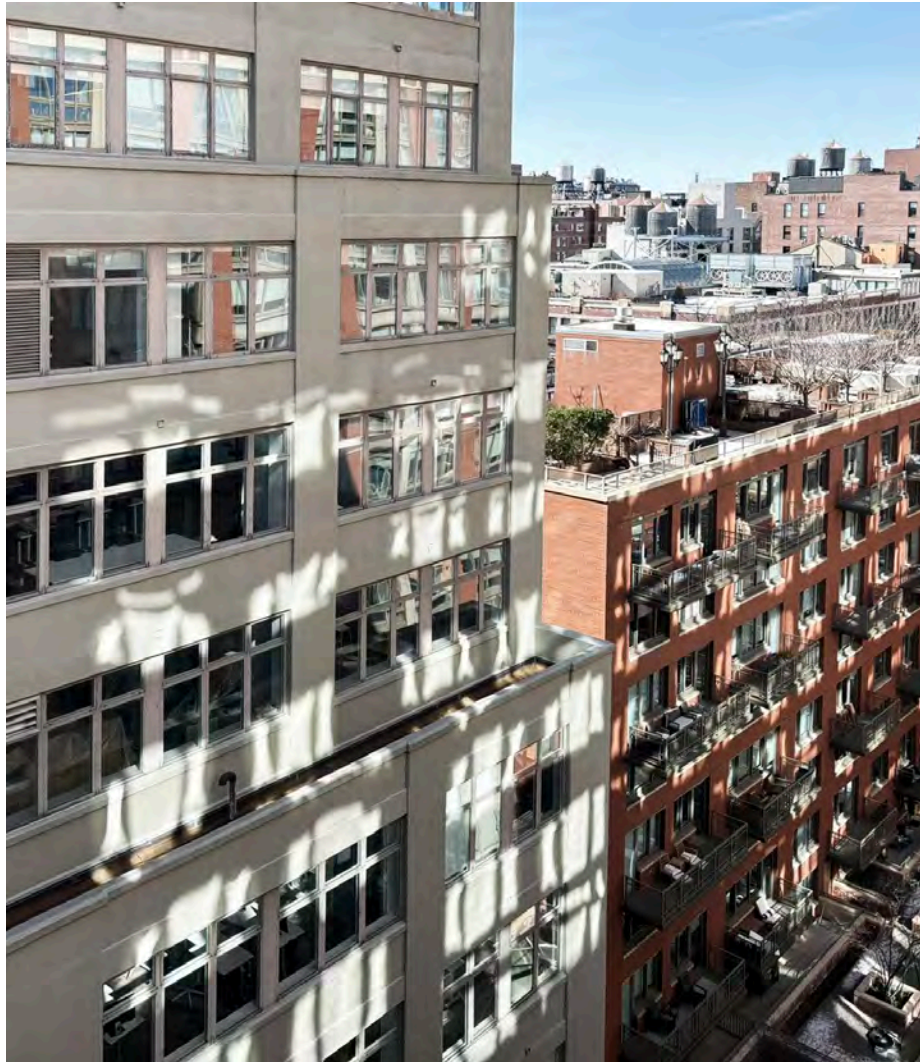


LIGHT, AIR AND VEG-ETATION BROUGHT INTO COURTYARD

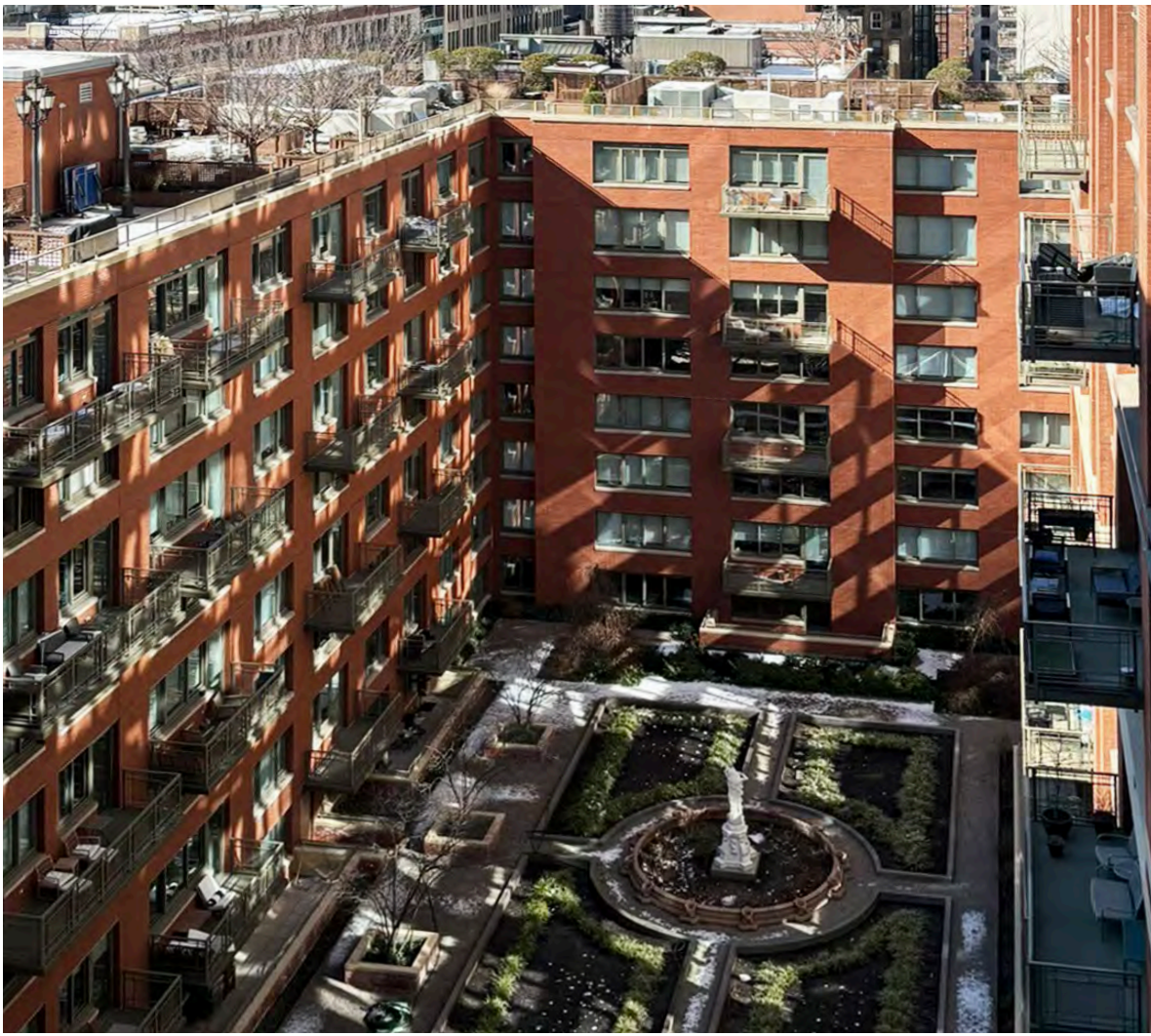


PROPOSED

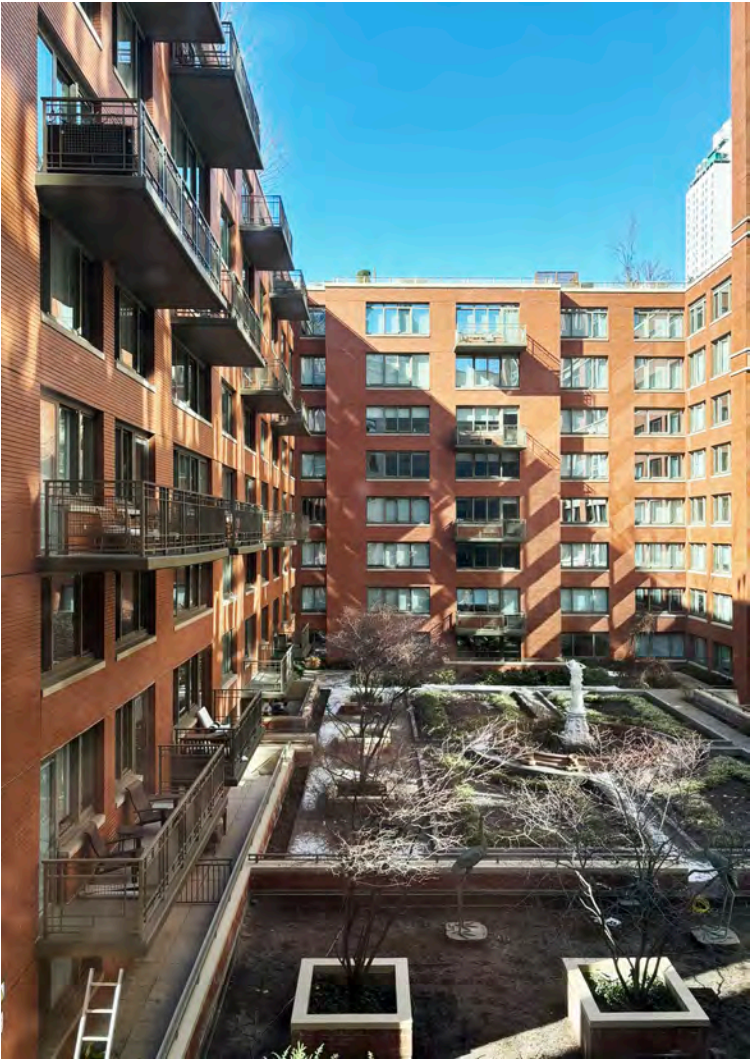
SYNTHESIS | SUN REFLECTION INTO COURTYARD



VIEW 1 - REAR SIDE OF DECO BUILDING
TO REMAIN UNCHANGED



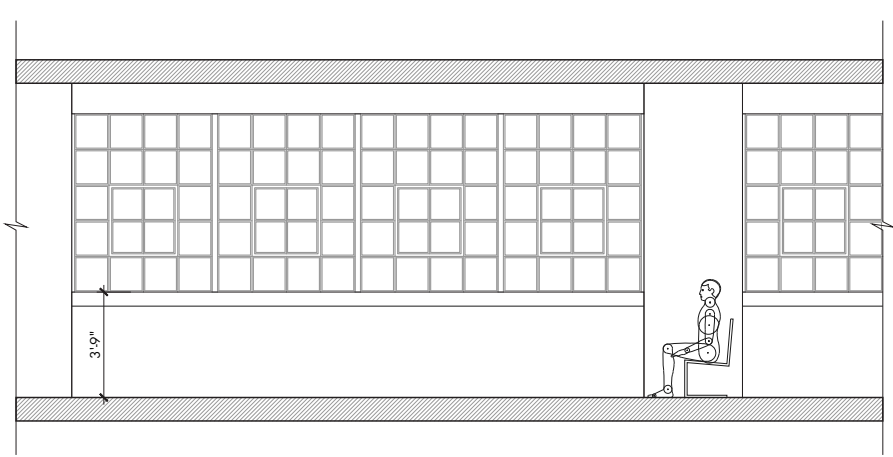
VIEW 2 - INTERNAL COURTYARD OF ADJACENT PROPERTY
'THE CAROLINE'



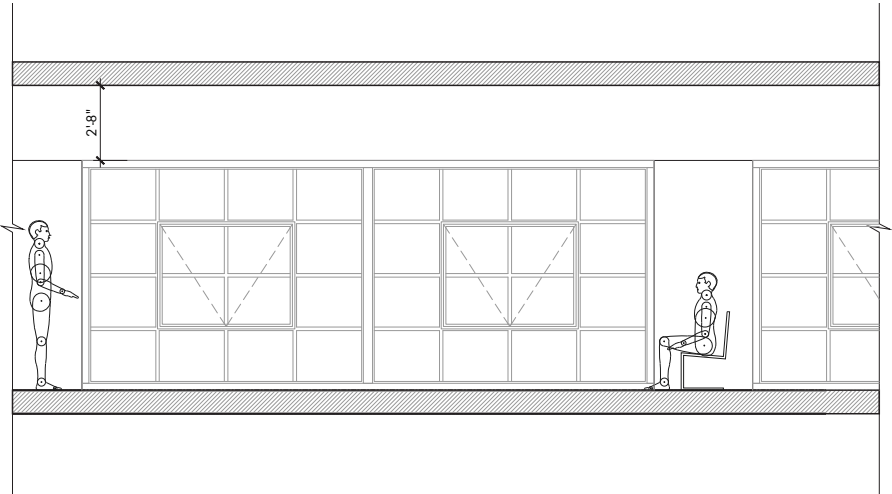
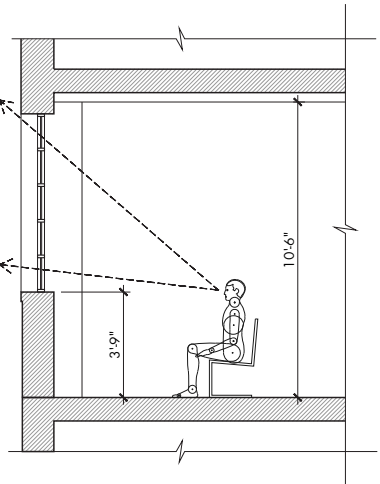
VIEW 3 - COURTYARD LEVEL VIEW



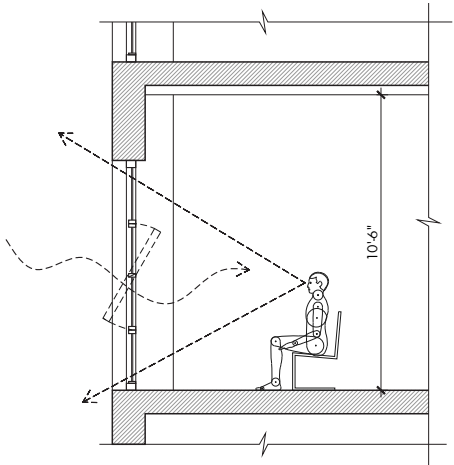
SYNTHESIS | EXISTING AND PROPOSED | WINDOW SILL HEIGHT STUDIES | 22ND STREET



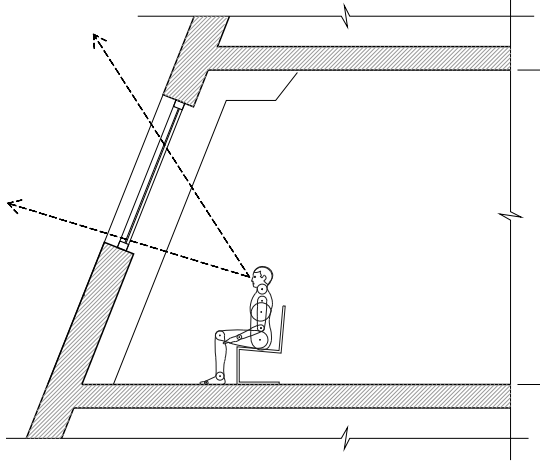
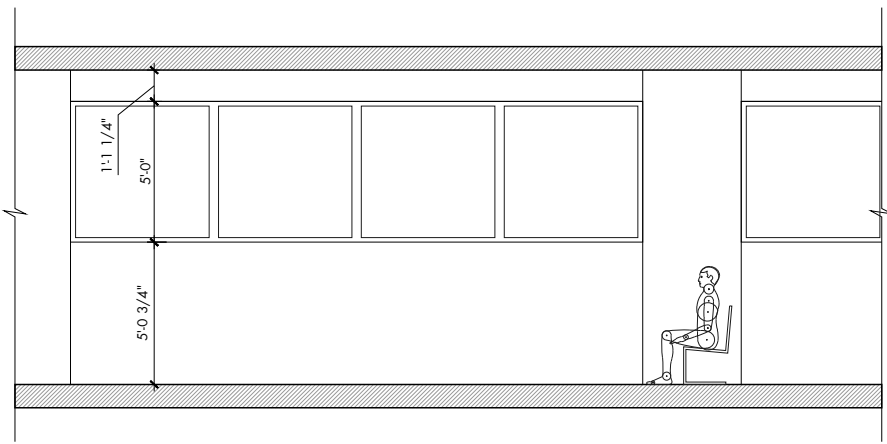
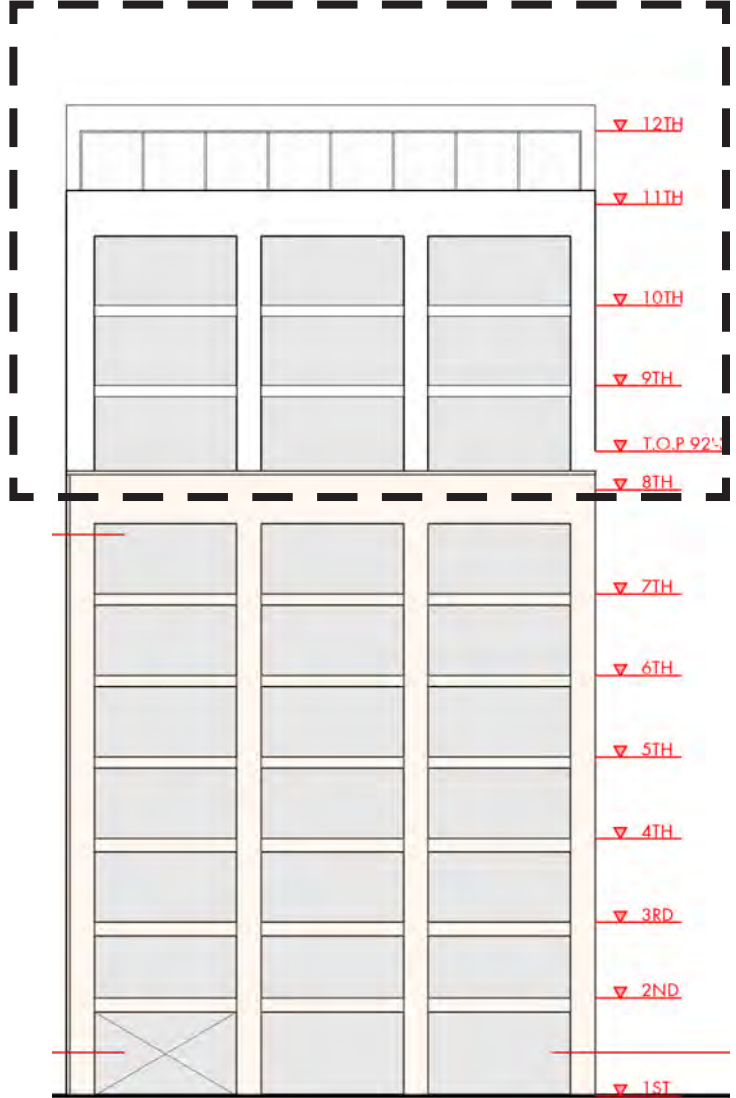
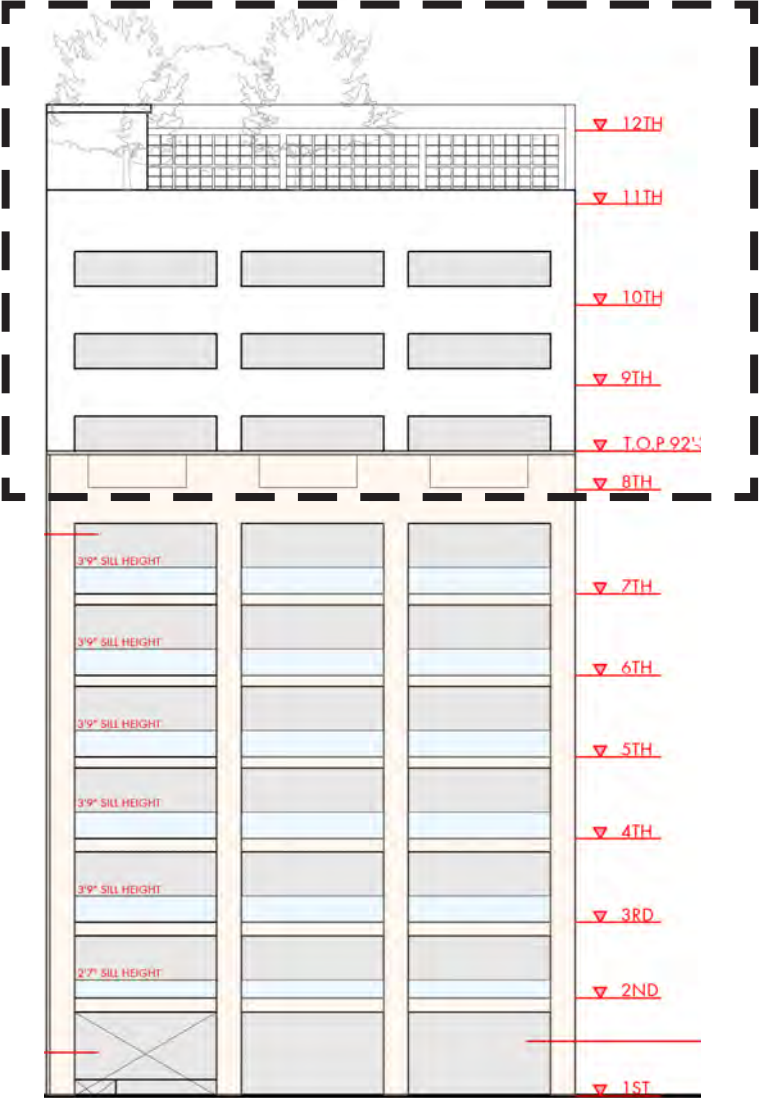
EXISTING FACADE



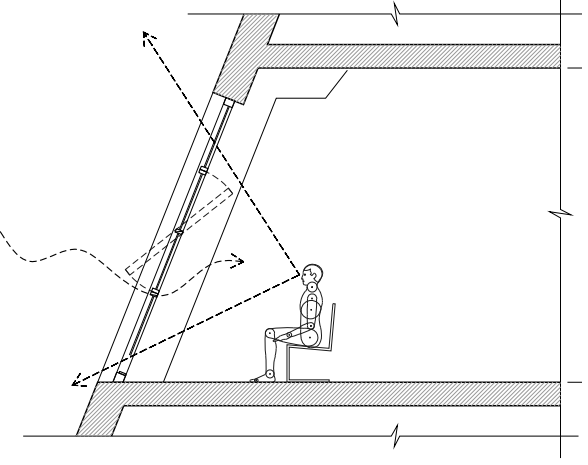
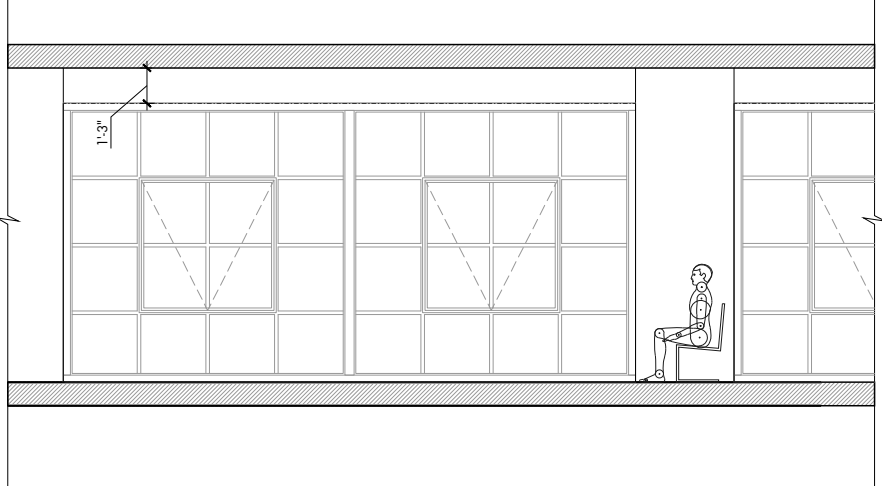
PROPOSED FACADE - TO MEET
LIGHT AND AIR REQUIREMENTS



SYNTHESIS | EXISTING AND PROPOSED | WINDOW SILL HEIGHT STUDIES | 22ND STREET



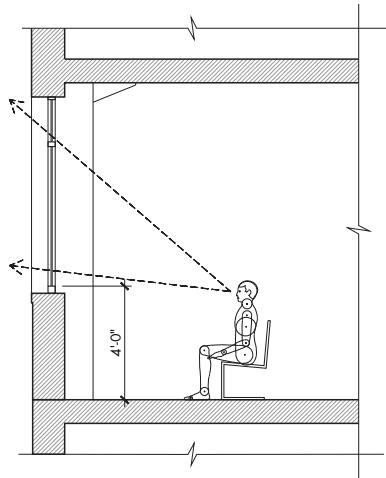
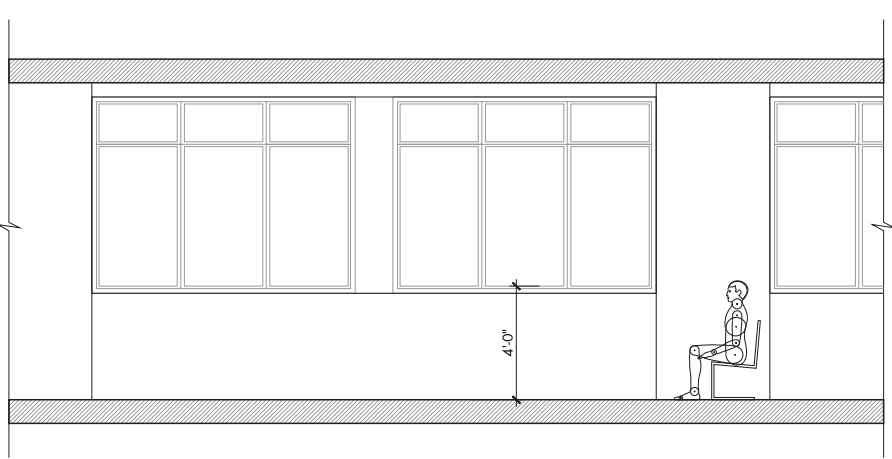
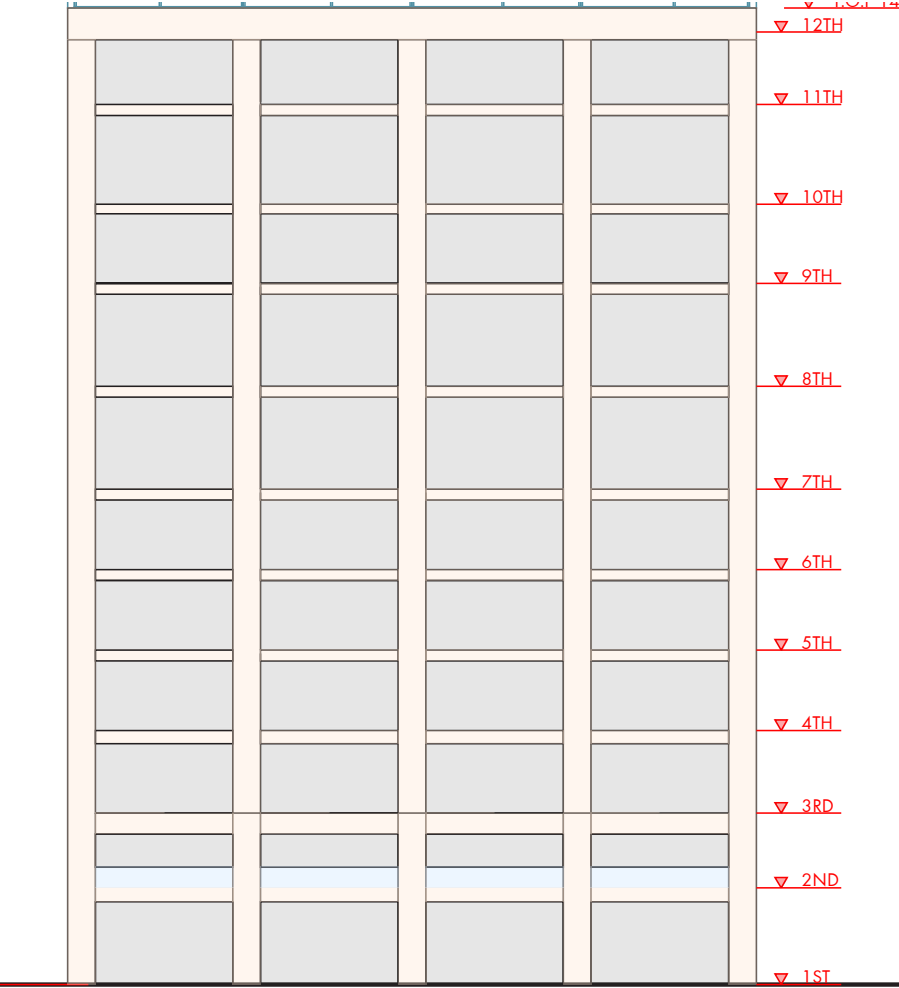
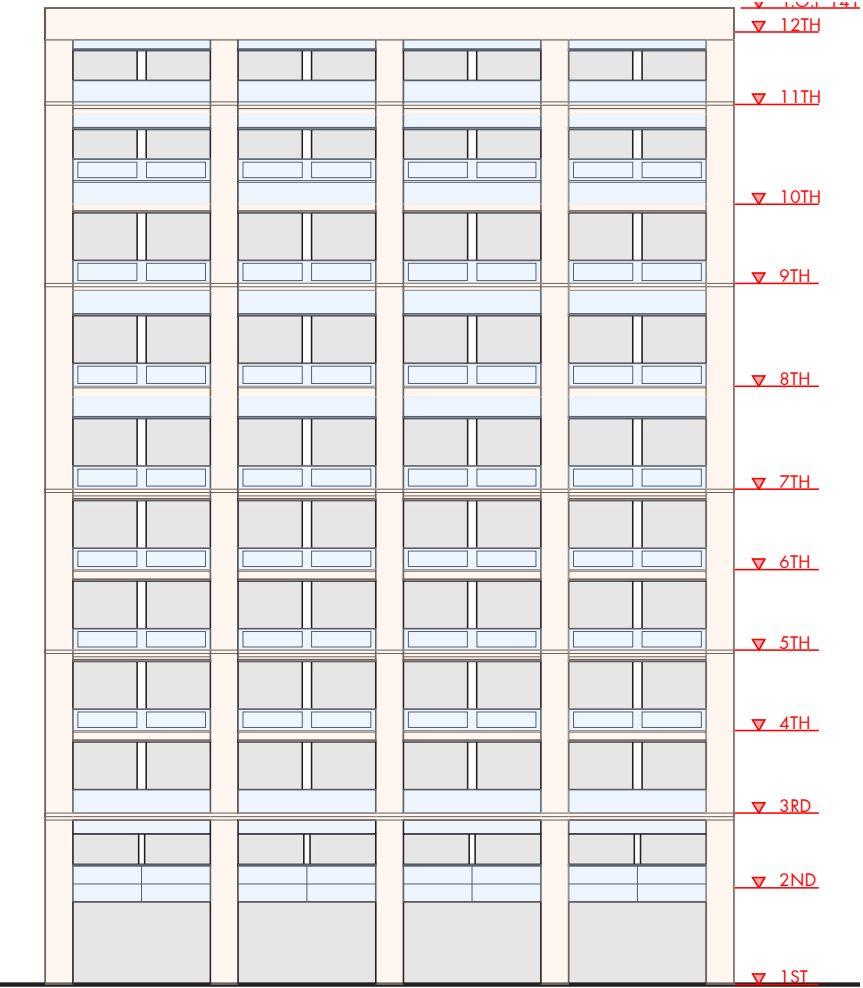
EXISTING FACADE



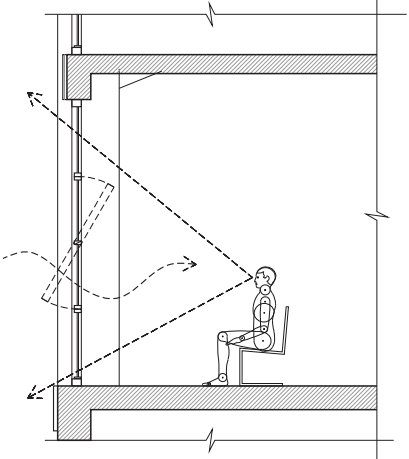
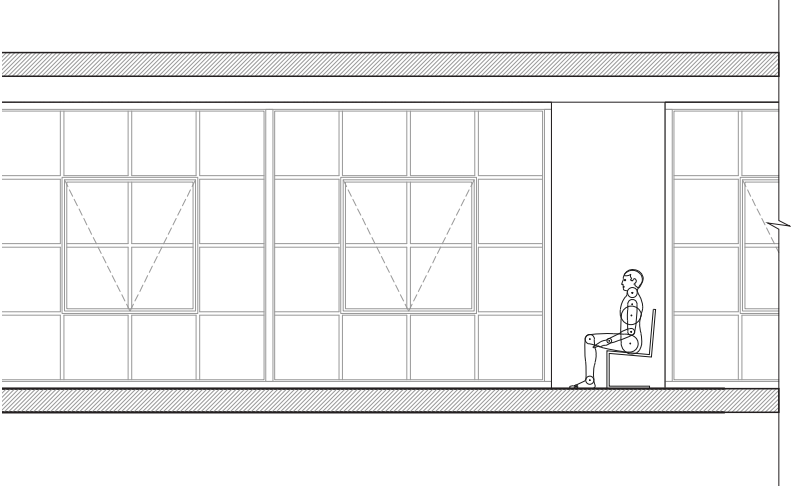
PROPOSED FACADE - TO MEET
LIGHT AND AIR REQUIREMENTS



SYNTHESIS | EXISTING AND PROPOSED | WINDOW SILL HEIGHT STUDIES | 23RD STREET



EXISTING FACADE



PROPOSED FACADE - TO MEET
LIGHT AND AIR REQUIREMENTS



SYNTHESIS | CORY & CORY FACTORY GLAZING TYPOLOGY



50 WEST 23RD (22ND STREET SIDE) INTERIOR



601 WEST 26TH INTERIOR



Fig. 2: Russell G. Cory



Fig. 3: Walter M. Cory

“Factories can be beautiful”

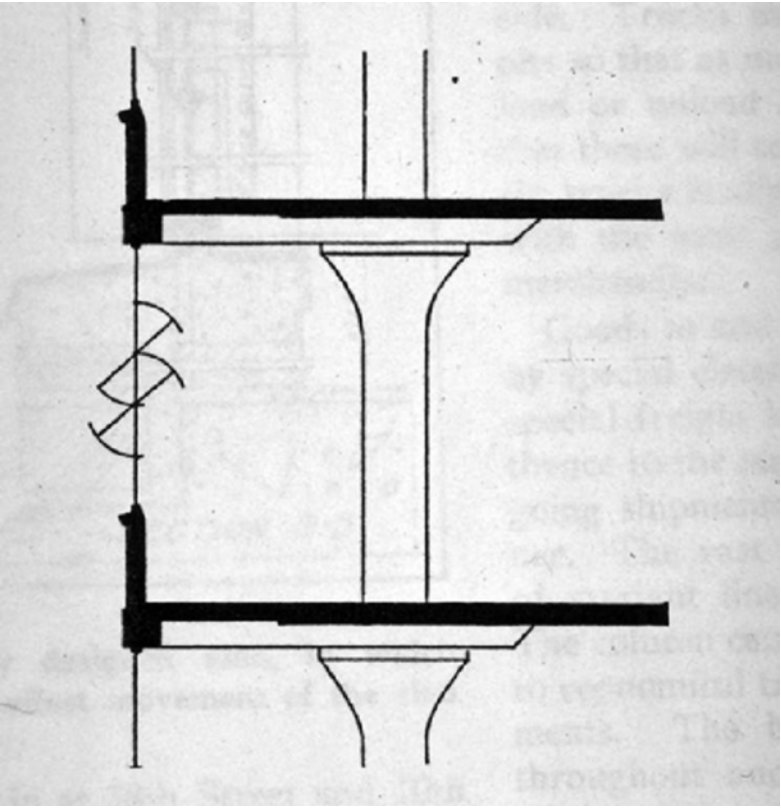


50 WEST 23RD (22ND STREET SIDE)

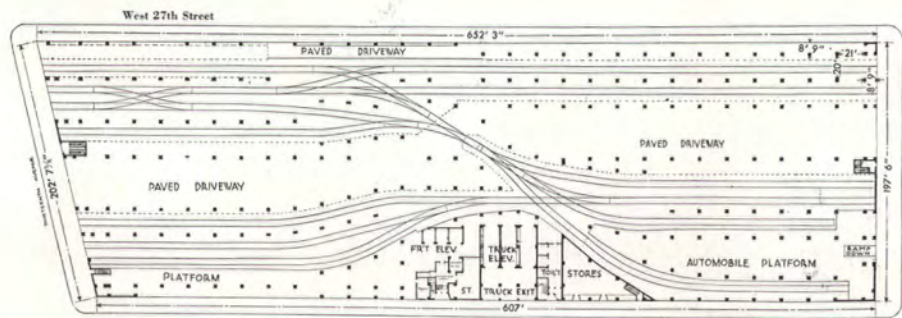


Starrett-Lehigh Building (201)
Built 1930-31 / Architects: Russell and Walter Cory with Yasuo Matsui
Individual Landmark, 1986

601 WEST 26TH

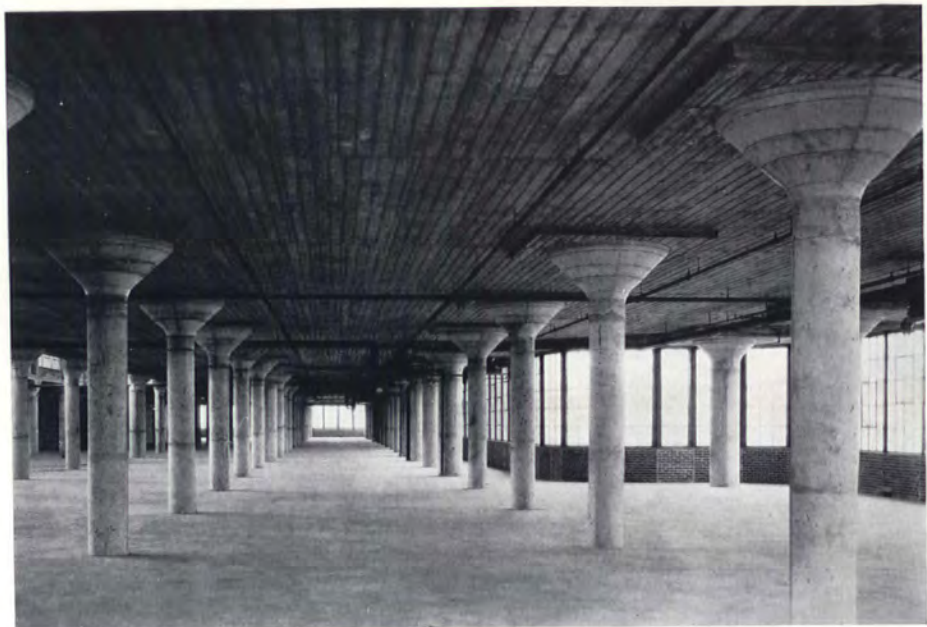


STARRETT LEHIGH FACTORY WINDOW SKETCH

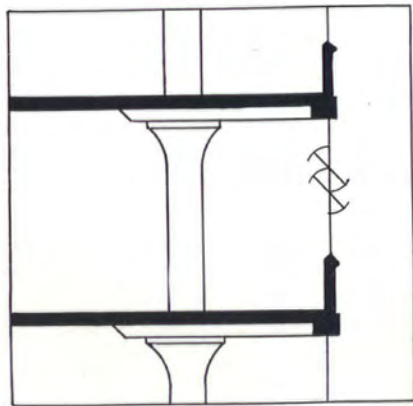


STARRETT-LEHIGH BUILDING, NEW YORK
RUSSELL G. AND WALTER M. CORY,
YASUO MATSUI, ASSOCIATE ARCHITECTS

This building is a manufacturing and distributing center erected over the Lehigh Valley Freight Terminal tracks in New York City. The ground floor is used entirely for handling of freight.



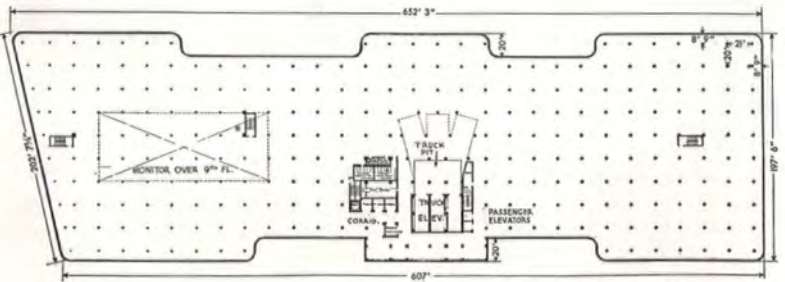
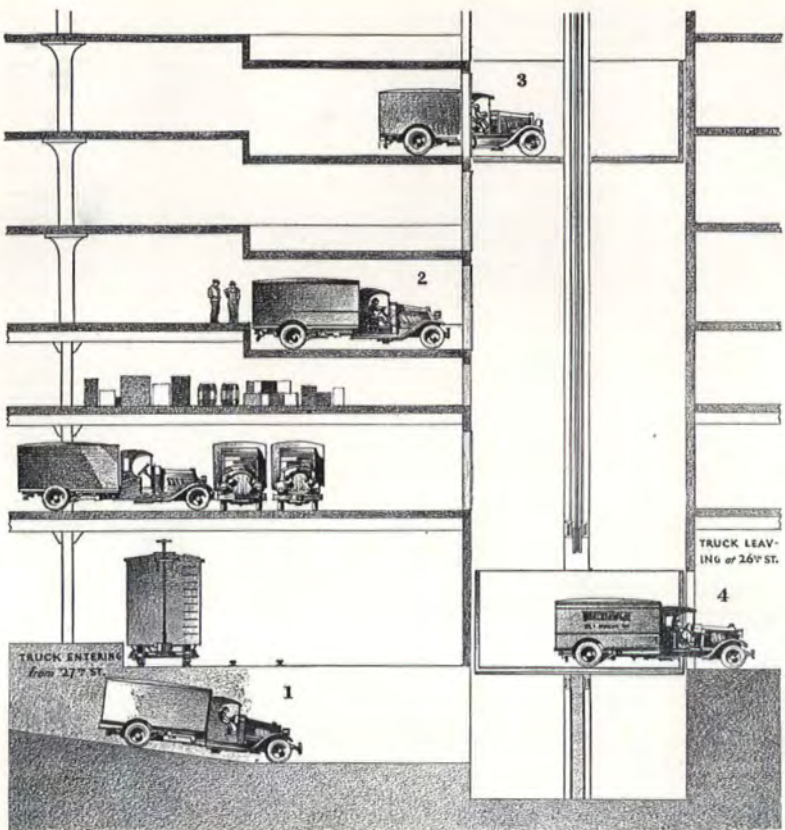
McRae



Floors are of concrete slab construction. The outer row of columns on all floors is set back 8'9" from the outer walls. This permits use of continuous windows which creates a comparatively shadowless interior.



STARRETT-LEHIGH BUILDING, NEW YORK
RUSSELL G. AND WALTER M. CORY,
YASUO MATSUI, ASSOCIATE ARCHITECTS



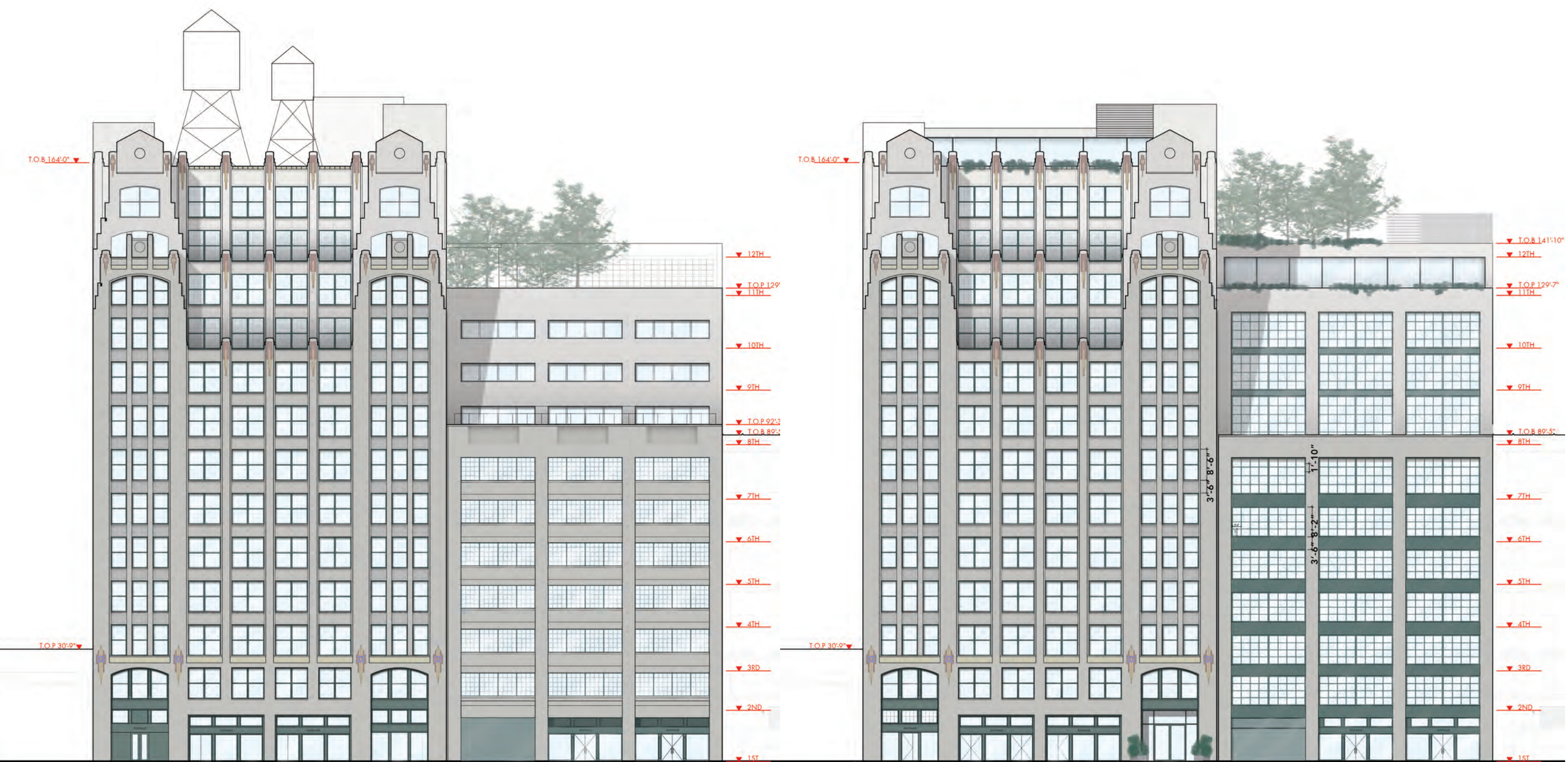
STARRETT-LEHIGH BUILDING, NEW YORK
RUSSELL G. AND WALTER M. CORY,
YASUO MATSUI, ASSOCIATE ARCHITECTS

All traffic is handled inside the building. Trucks enter from street, (1) underpass the railroad tracks and are taken to desired floors by elevators; (2) they back into pits of 9-truck capacity; (3) after loading or unloading, they descend, and (4) exit without having had to turn around.

SYNTHESIS | STARRETT LEHIGH



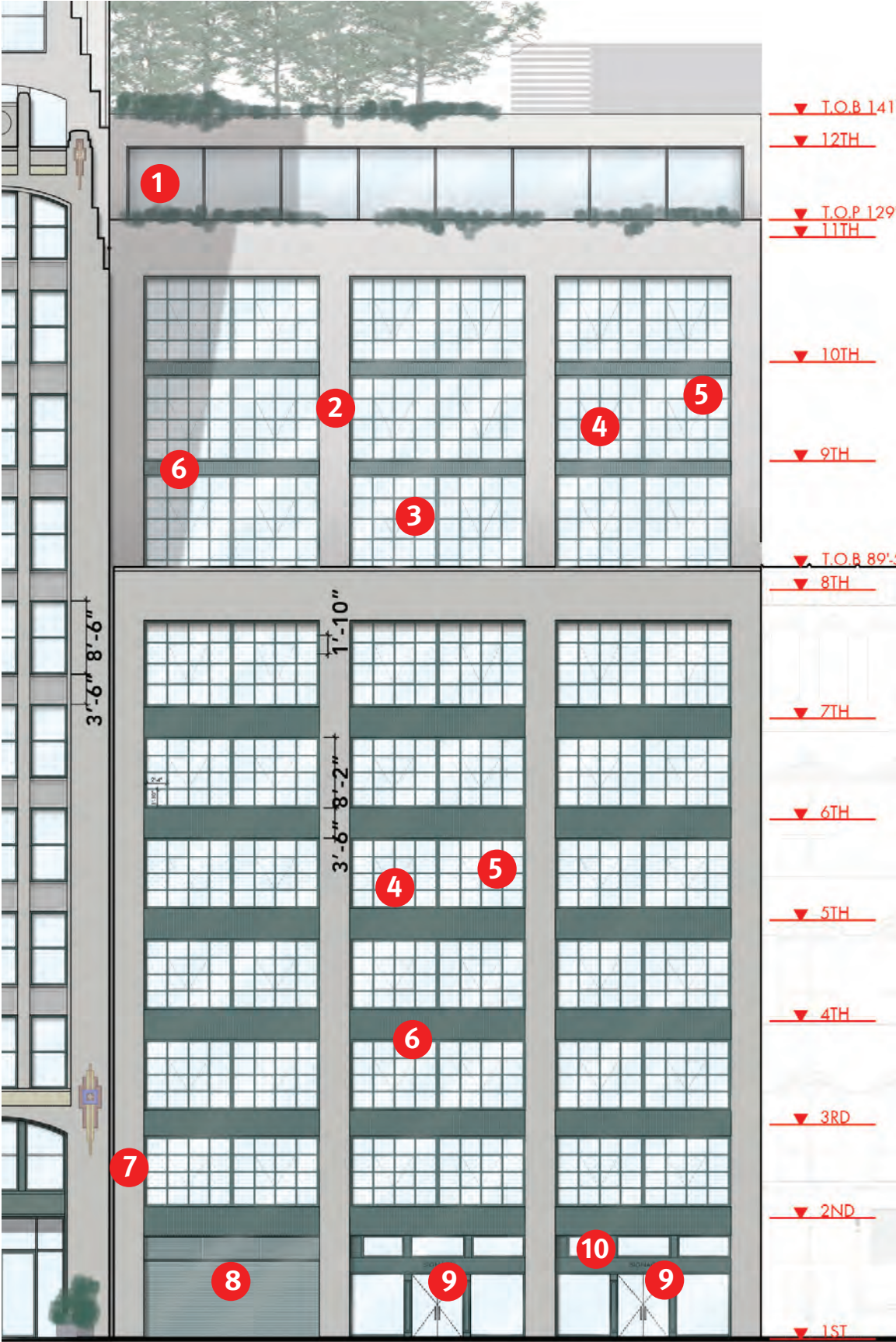
SYNTHESIS | EXISTING VS PROPOSED ELEVATION | 37 & 43 W 22ND STREET



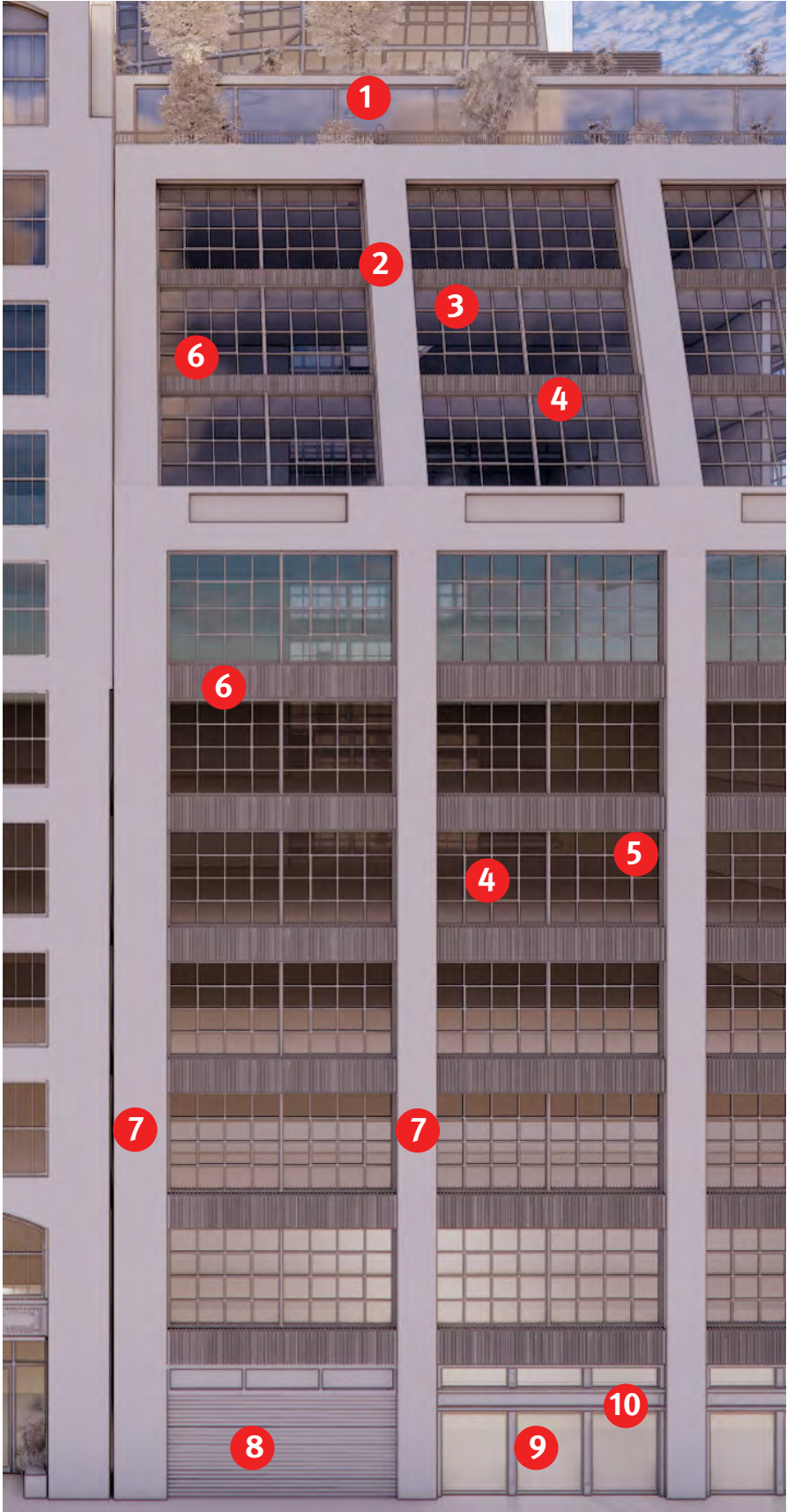
37 & 43 WEST 22ND EXISTING ELEVATION

37 & 43 WEST 22ND PROPOSED ELEVATION

SYNTHESIS | PROPOSED ELEVATION | 37 WEST 22ND STREET



37 WEST 22ND PROPOSED ELEVATION



37 WEST 22ND PROPOSED RENDER

#1 SINGLE STORY ADDITION SET BACK 25' FROM STREET WALL

#2 SLOPED CONCRETE COLUMNS

#3 SLOPED FACTORY GLAZING TO MATCH GLAZING BELOW

#4 FOUR PANE PIVOTING VENTILATORS TWO PER BAY

#5 FACTORY STYLE WINDOWS 32 PANES PER BAY

#6 RIBBED GLAZED TERRACOTTA SPANDREL PANELS - 3'-6" IN HEIGHT TO MATCH THE HEIGHT OF THE DECO BUILDING SPANDRELS

#7 EXPOSED CONCRETE COLUMNS (THREE WINDOW BAYS) COLOR TO MATCH EXISTING

#8 ROLL DOWN GATE TO PARKING RAMP

#9 RETAIL ENTRIES

#10 RETAIL EXHAUST LOUVERS

*PROPOSED CHANGES HIGHLIGHTED IN YELLOW

SYNTHESIS | PROPOSED ELEVATION | 43 WEST 22ND STREET

#1 SINGLE STORY PENTHOUSE
ADDITION SET BACK 19'

#2 TWO STORY SETBACKS

#3 RECESSED CONCRETE SPANDREL
PANELS

#4 12 PANE WINDOWS
(ORIGINAL WINDOWS WERE 20 PANE
FACTORY STYLE GLAZING)
- EXISTING TO REMAIN

#5 TERRACOTTA COLUMN EMBELLISH-
MENT - EXISTING TO REMAIN

#6 TERRACOTTA SPANDREL EMBEL-
LISHMENT- EXISTING TO REMAIN

#7 EXPOSED CONCRETE COLUMNS
PAINTED TO MATCH EXISTING

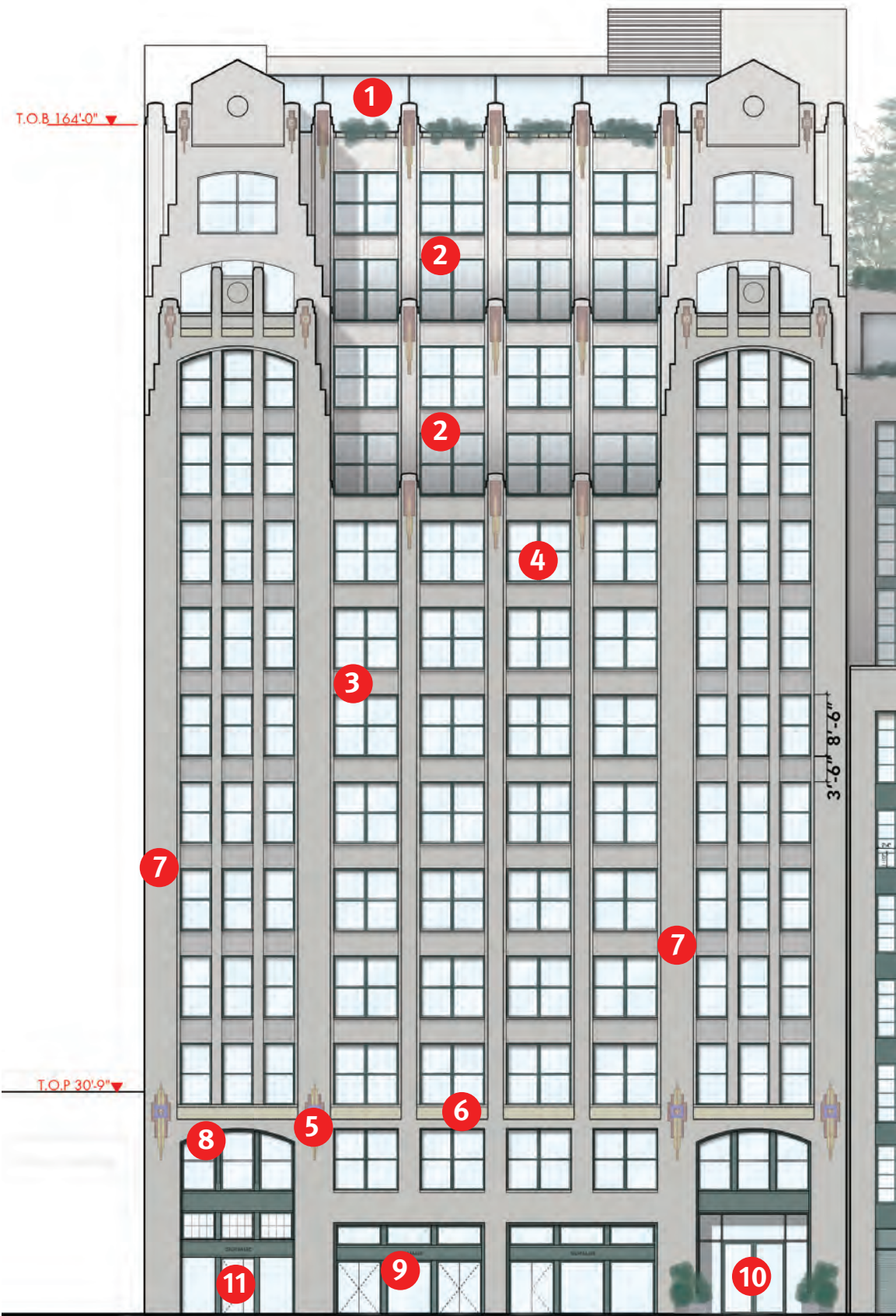
#8 SEGMENTAL - ARCHED END BAYS
- EXISTING TO REMAIN

#9 RETAIL ENTRIES
- EXISTING TO REMAIN

#10 RESIDENTIAL LOBBY ENTRY PORTAL

#11 RETAIL ENTRY

*PROPOSED CHANGES HIGHLIGHTED
IN YELLOW

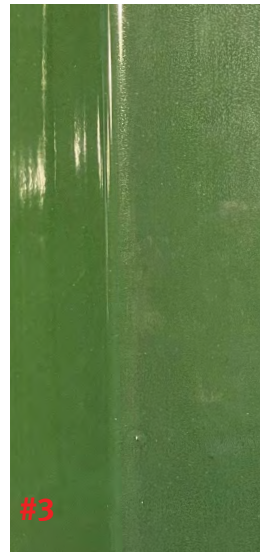
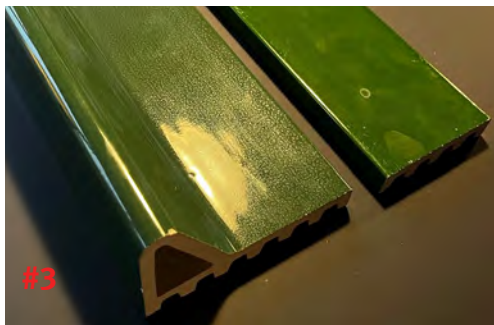
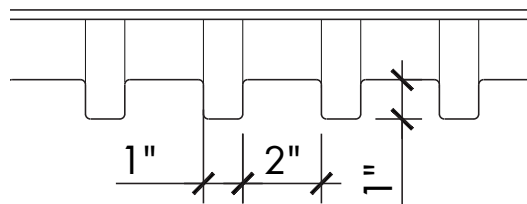


43 WEST 22ND PROPOSED ELEVATION

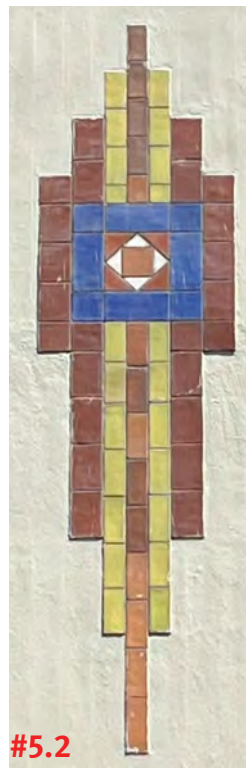
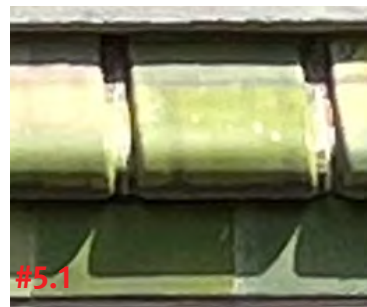


43 WEST 22ND CURRENT PHOTO

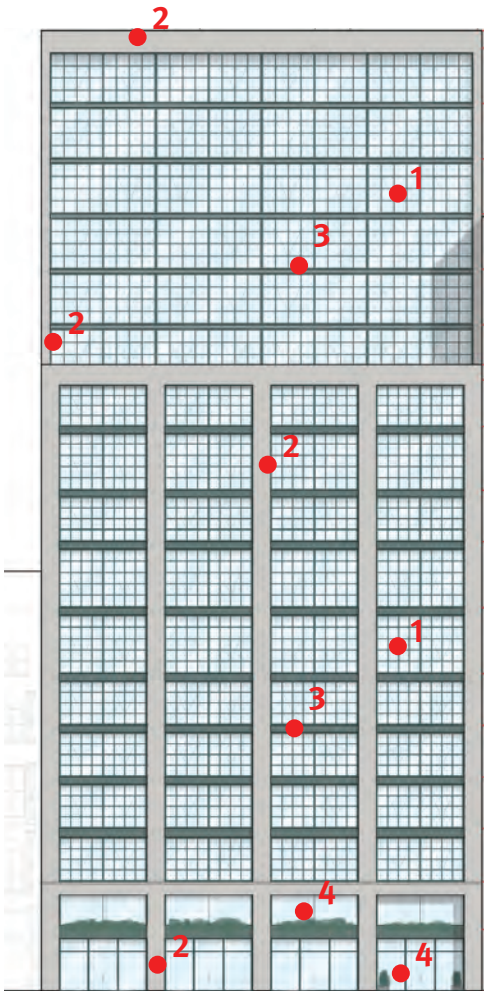
SYNTHESIS | MATERIALS



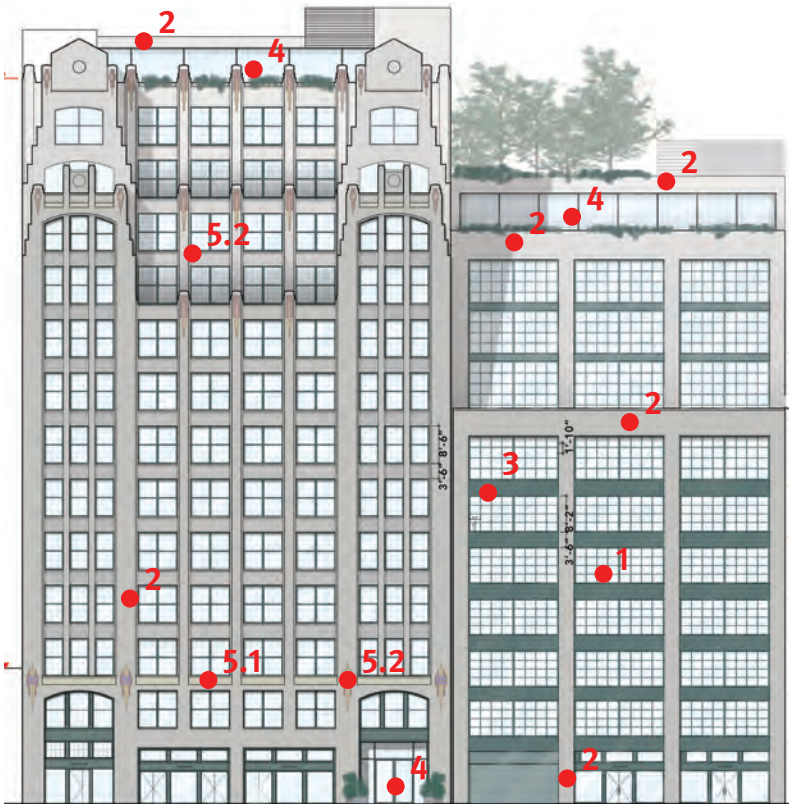
#3 GLAZED TERRACOTTA SPANDREL PANELS TO MATCH ORIGINAL GLAZED GREEN TERRACOTTA ORNAMENTATION ON DECO BUILDING



#5 EXISTING TERRACOTTA ACCENTS



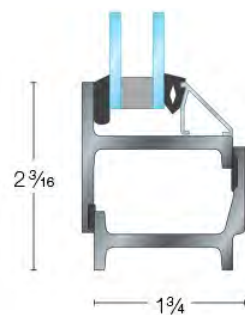
WEST 23RD STREET



WEST 22ND STREET



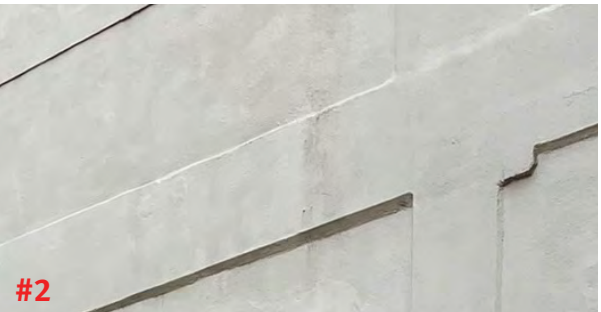
#1 REYNAERS SLIMLINE 38 CLASSIC PROFILE ALUMINUM INSULATED WINDOWS PAINTED GREEN COLOR TO MATCH DECO BUILDING



#4 HOPE'S - LANDMARK 175 STOREFRONT DOORS WITH SIDELIGHTS STEEL INSULATED WINDOWS PAINTED GREEN COLOR TO MATCH DECO BUILDING



COLOR TO MATCH EXISTING



#2 CONCRETE BUILDING FACADES PAINTED TO MATCH EXISTING

RENDERS | 22ND STREET | ENTRY



EXISTING GLAZED
TERRACOTTA DETAILS

EXISTING PAINTED METAL
WINDOWS TO REMAIN

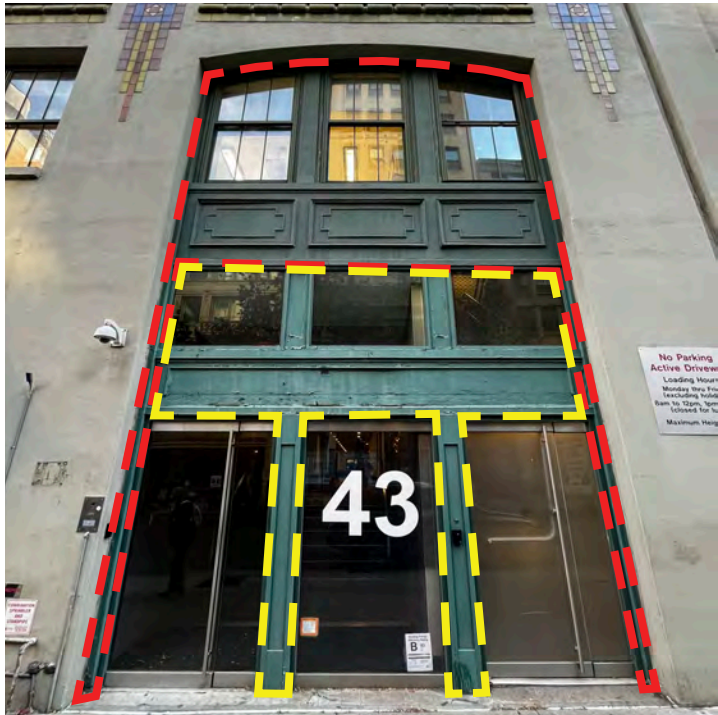
EXISTING PAINTED METAL
PANELS TO REMAIN

GLAZED TERRACOTTA

EXISTING PAINTED
CONCRETE

METAL PLANTERS
PAINTED GREEN

RENDERS | 22ND STREET | STREET LEVEL



43 W 22ND - EAST ENTRY

— *HISTORIC MATERIAL **NOT** TO BE REMOVED
— ***NOT** HISTORIC MATERIAL TO BE REMOVED



43 W 22ND - RESIDENTIAL ENTRY

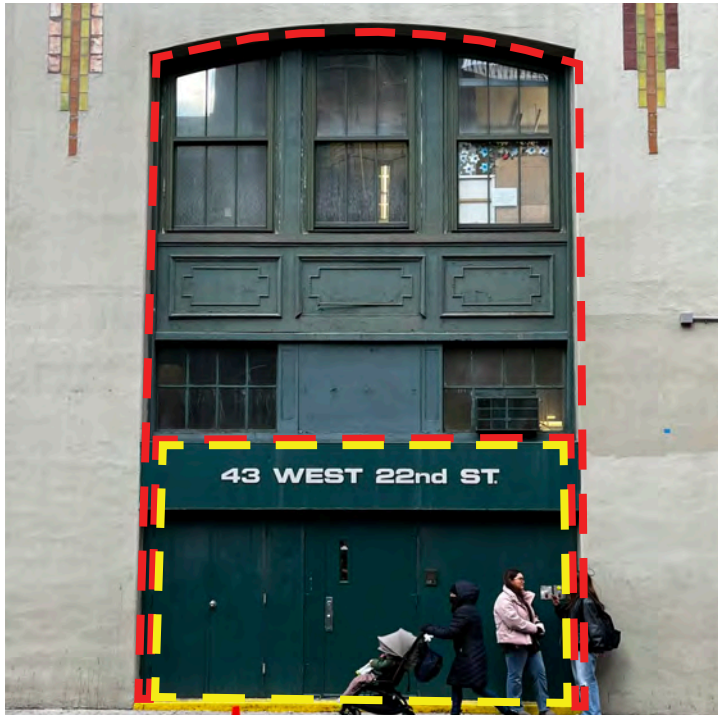


43 W 22ND - RETAIL

* NO HISTORIC MATERIAL TO BE REMOVED



43 W 22ND - RETAIL



43 W 22ND - WEST EGRESS

— *HISTORIC MATERIAL **NOT** TO BE REMOVED
— ***NOT** HISTORIC MATERIAL TO BE REMOVED



43 W 22ND - RETAIL ENTRY



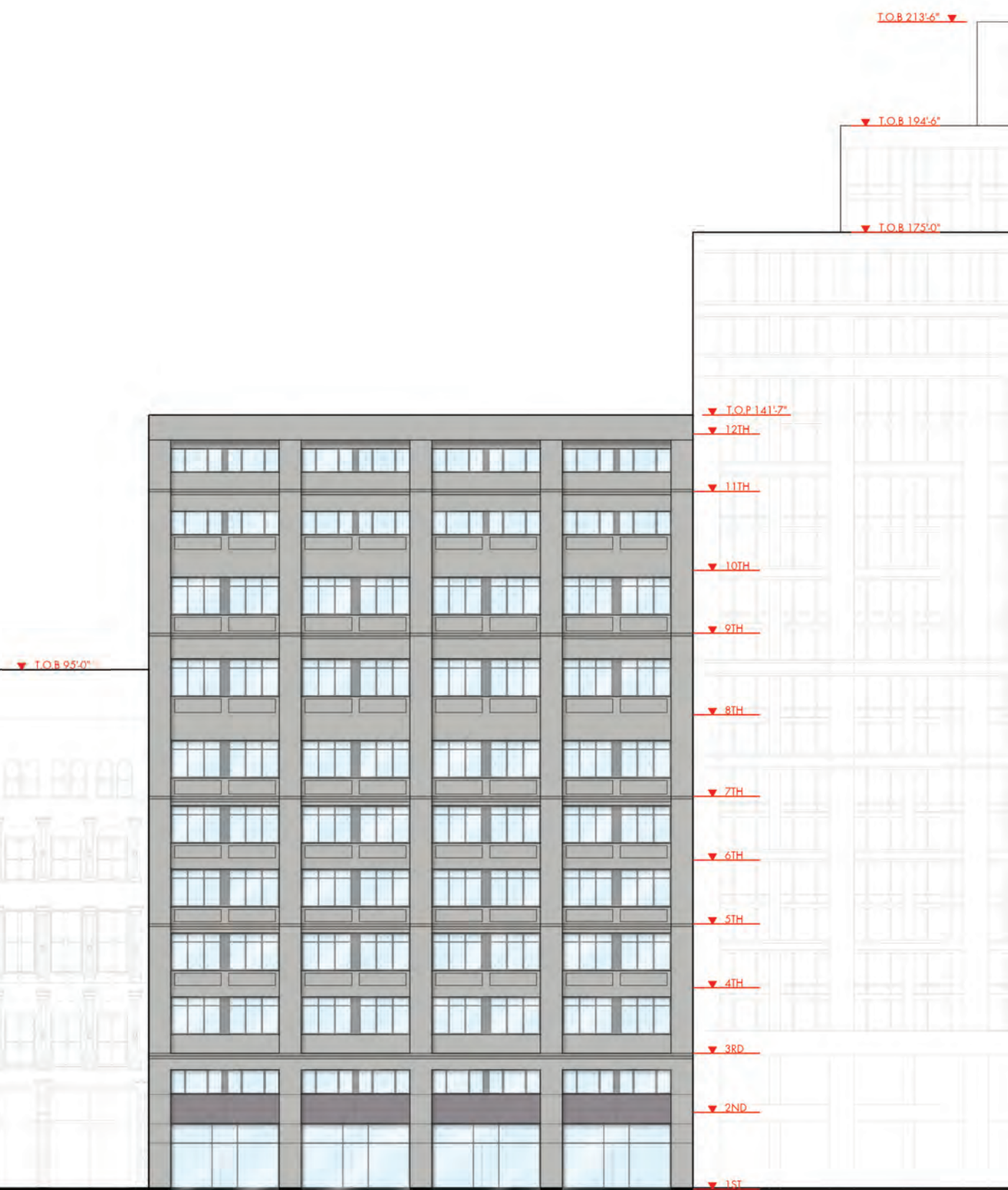
37-41 W 22ND - RETAIL

* NO HISTORIC MATERIAL TO BE REMOVED

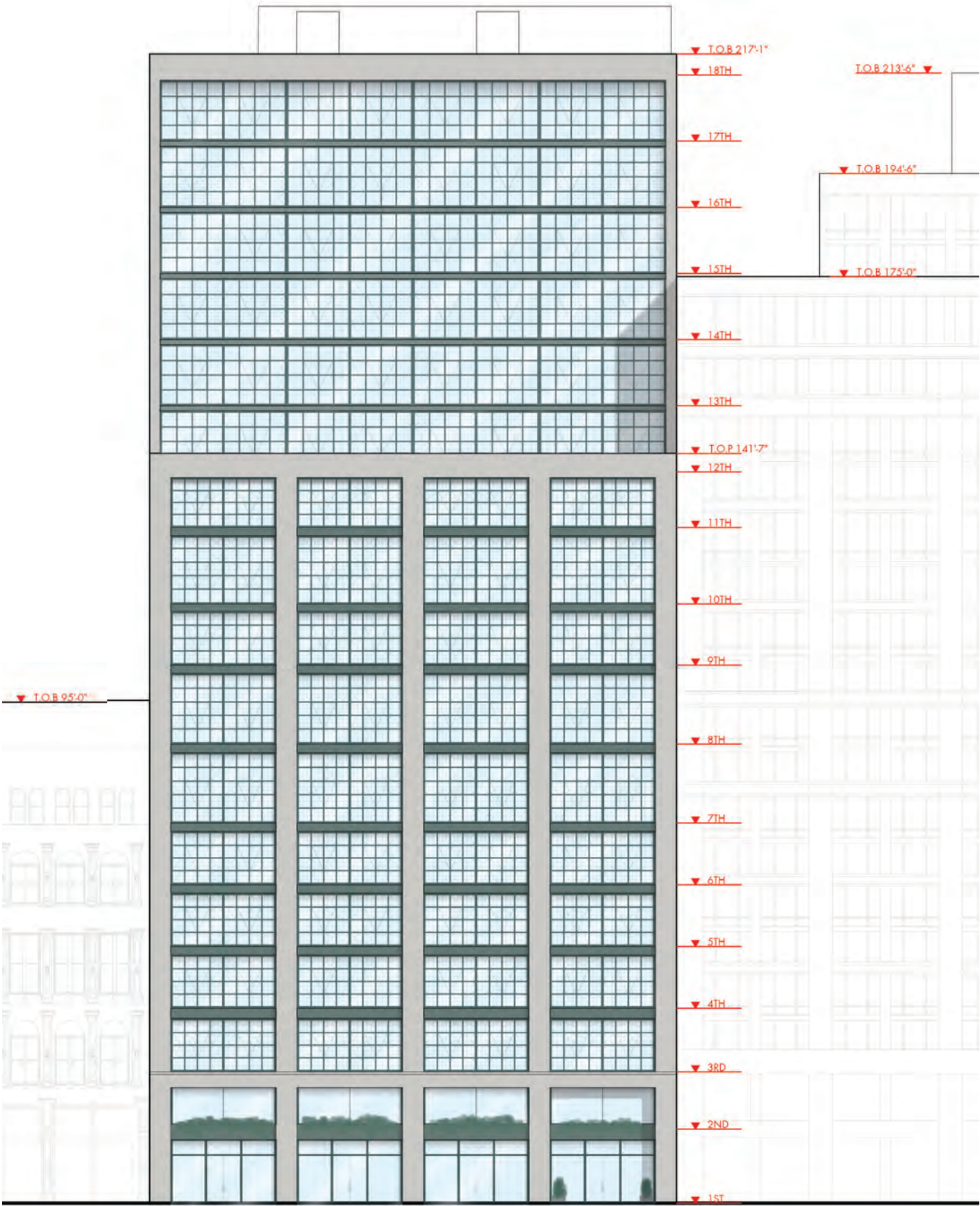


37-41 W 22ND - RETAIL

SYNTHESIS | EXISTING VS PROPOSED ELEVATION | 50 W 23RD STREET

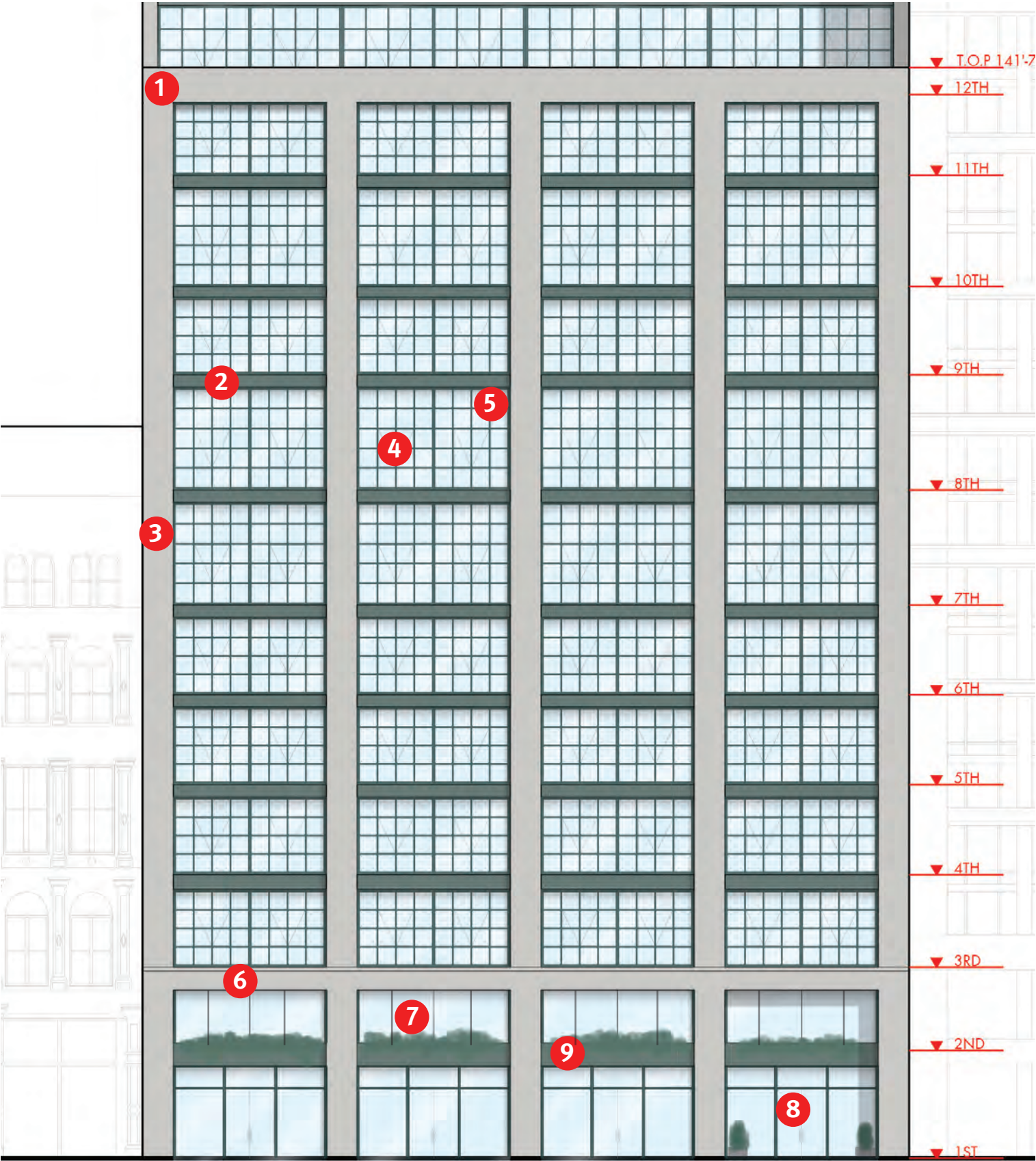


50 WEST 23RD EXISTING ELEVATION

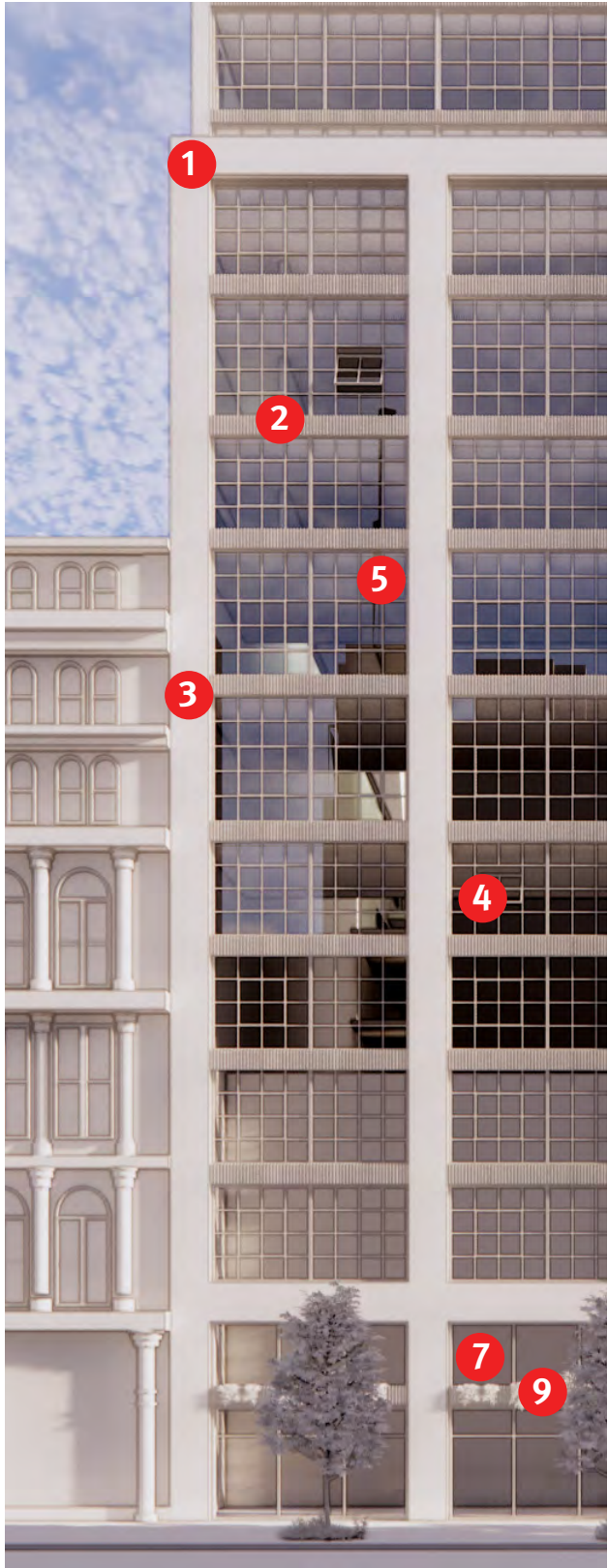


50 WEST 23RD PROPOSED ELEVATION

SYNTHESIS | PROPOSED ELEVATION | 50 W 23RD STREET



50 WEST 23RD PROPOSED ELEVATION



50 WEST 23RD PROPOSED ELEVATION RENDER

#1 NO CORNICE - FLUSH WITH COLUMNS

#2 RIBBED GLAZED TERRACOTTA SPANDREL PANEL

#3 EXPOSED CONCRETE COLUMNS (FOUR WINDOW BAYS)

#4 FOUR PANE PIVOTING VENTILATORS

#5 FACTORY STYLE WINDOW AS IN ORIGINAL 22ND STREET FACADE

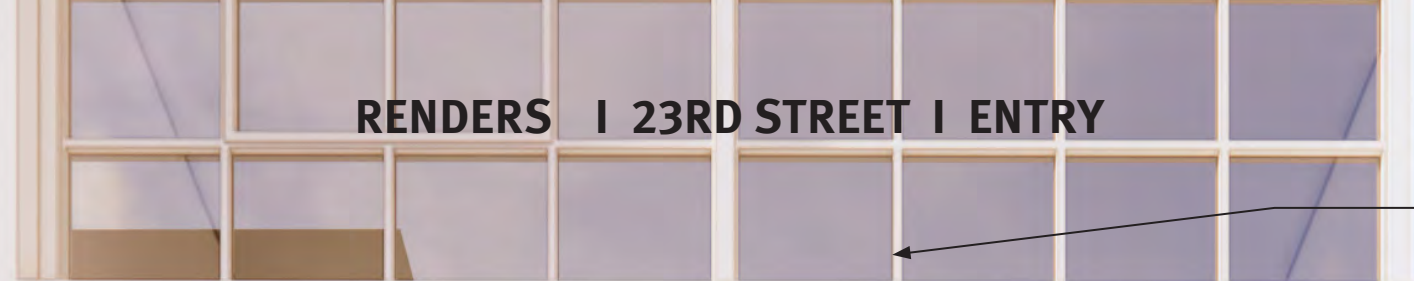
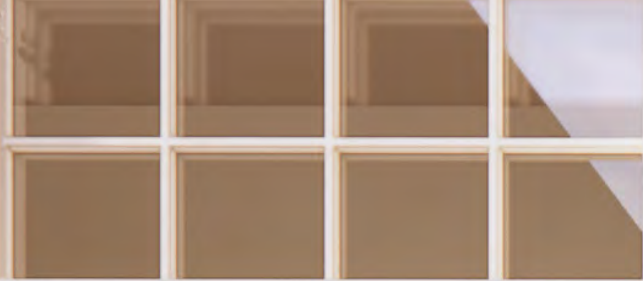
#6 2 STORY STREET LEVEL

#7 OPERABLE WINDOWS AT 2ND FLOOR

#8 RECESSED RESIDENTIAL ENTRY

#9 PLANTERS IN 2ND FLOOR SPANDRELS

**PROPOSED CHANGES HIGHLIGHTED IN YELLOW*



RENDERS | 23RD STREET | ENTRY



GREEN WINDOWS

**EXISTING PAINTED
CONCRETE**

GLAZED TERRACOTTA

**RIBBED GLAZED TERRA-
COTTA WINDOW PLANTERS**

**HOPE'S WINDOWS
PAINTED GREEN**

ZINC PLANTERS

RENDERS | 23RD STREET | STEET LEVEL



50 W 23RD - OFFICE ENTRY

* NO HISTORIC MATERIAL TO BE REMOVED



50 W 23RD - RESIDENTIAL ENTRY



50 W 23RD - RETAIL

* NO HISTORIC MATERIAL TO BE REMOVED



50 W 23RD - RETAIL



50 W 23RD - OFFICE ENTRY

* NO HISTORIC MATERIAL TO BE REMOVED



50 W 23RD - RESIDENTIAL ENTRY



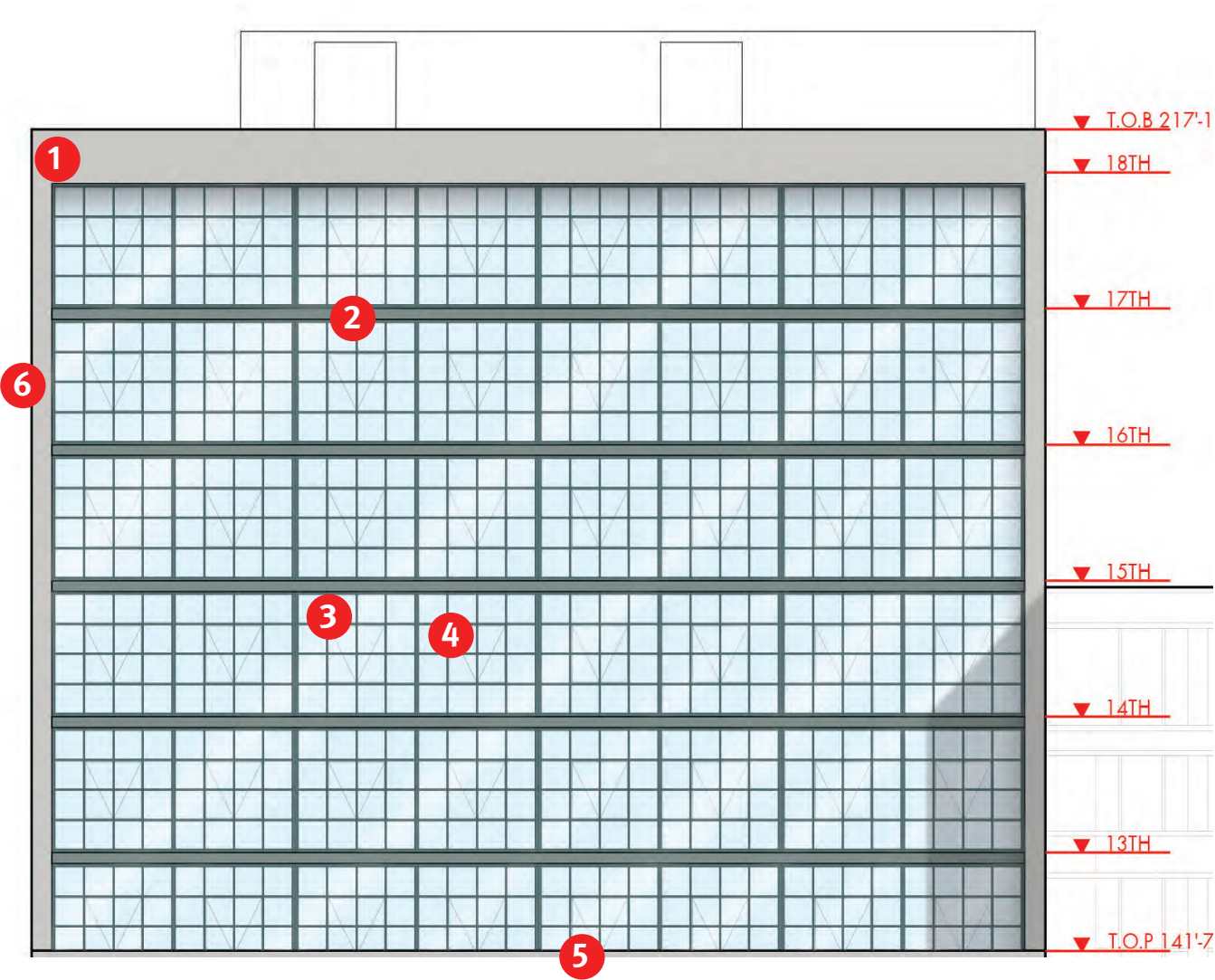
50 W 23RD - OFFICE ENTRY

* NO HISTORIC MATERIAL TO BE REMOVED

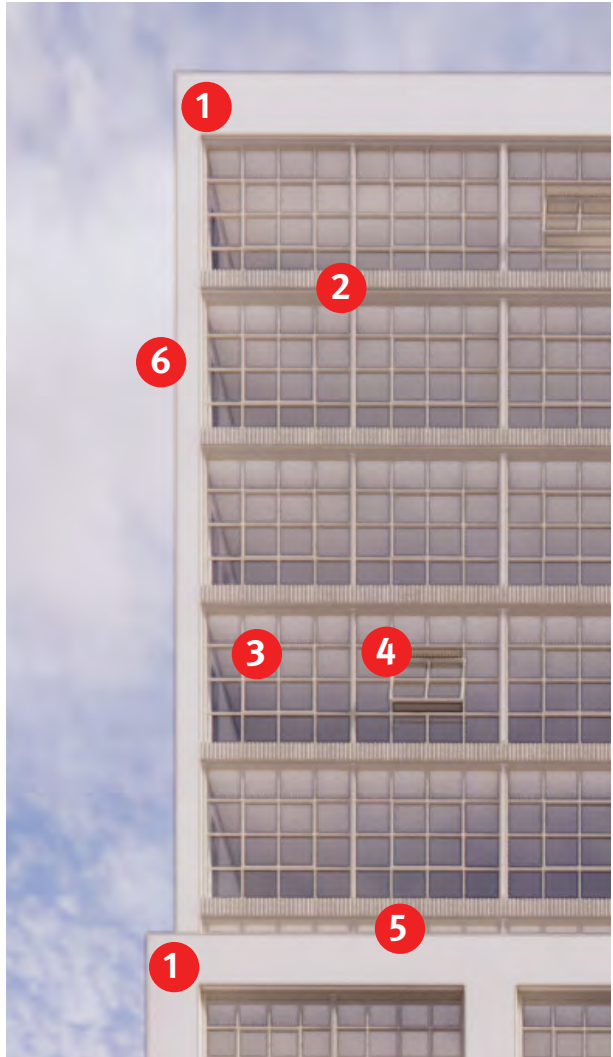


50 W 23RD - RESIDENTIAL ENTRY

SYNTHESIS | PROPOSED ELEVATION | 50 W 23RD STREET ADDITION



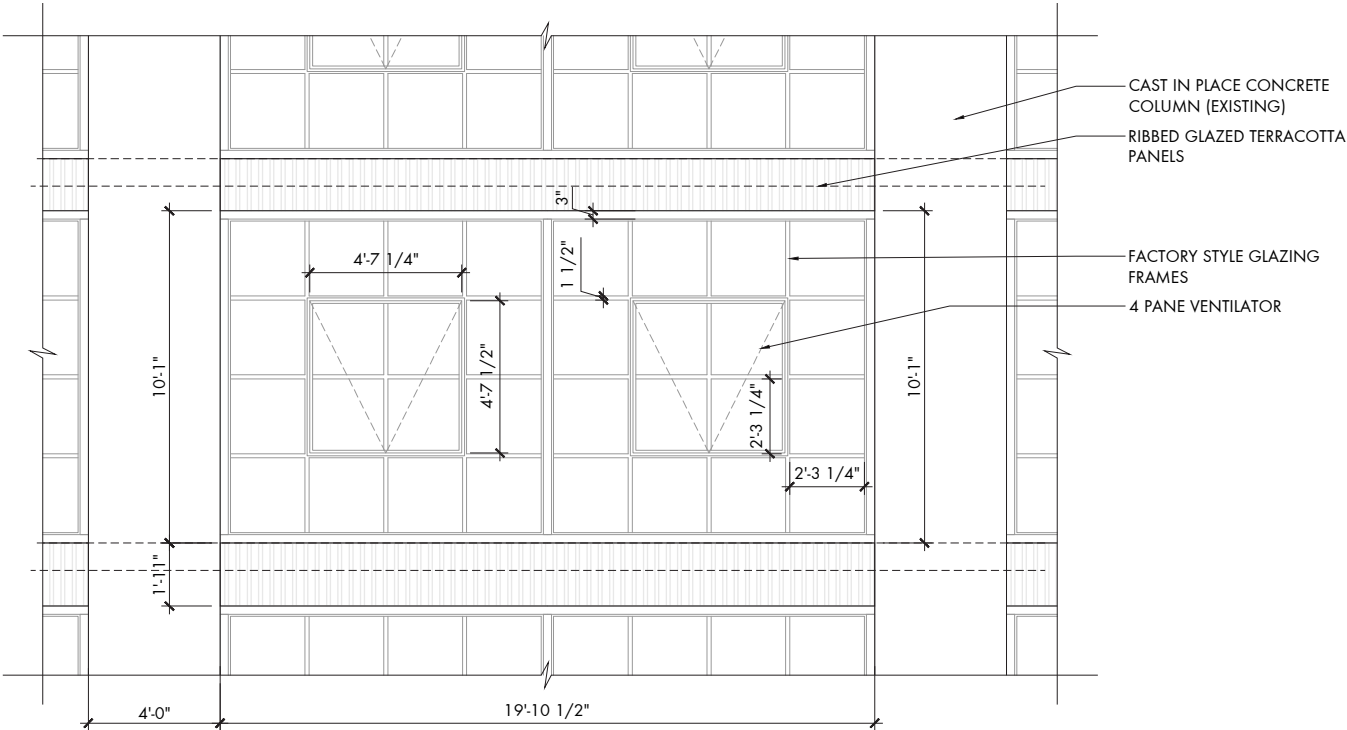
50 WEST 23RD PROPOSED ELEVATION



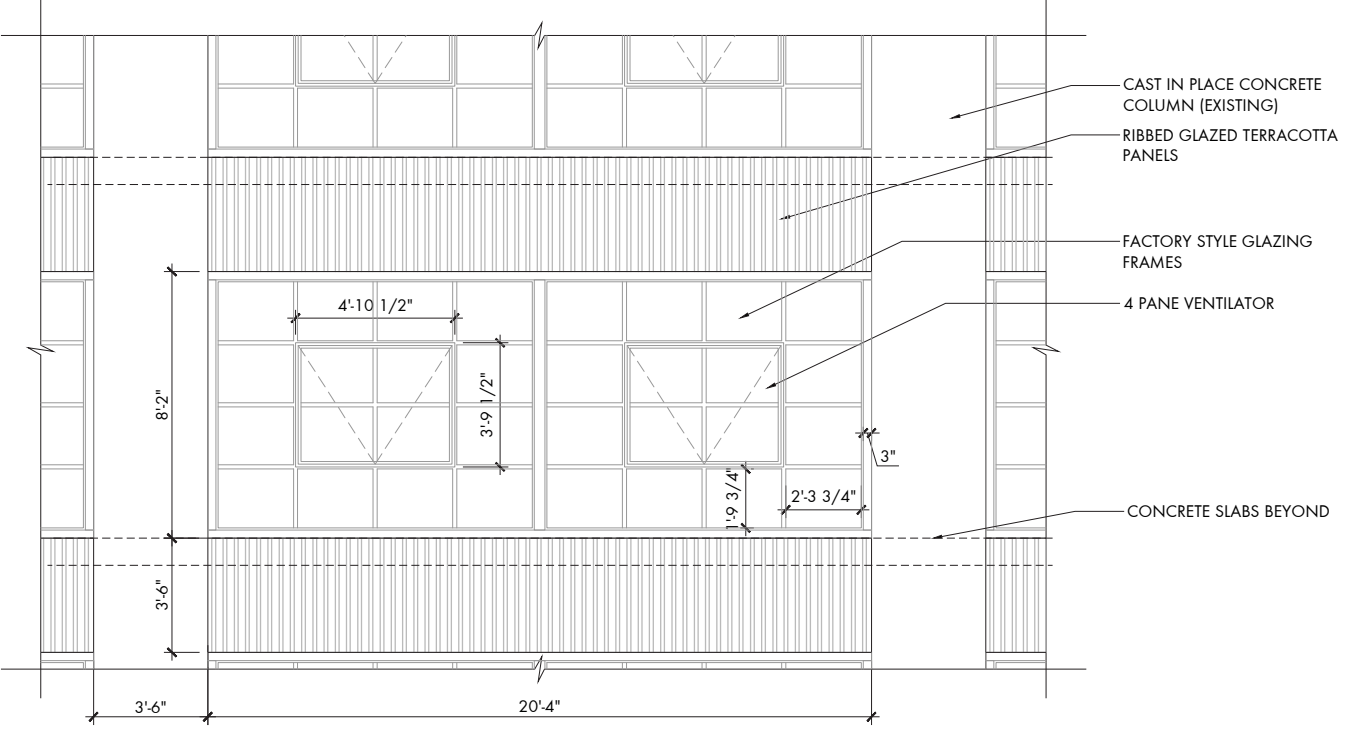
50 WEST 23RD PROPOSED RENDER

- #1 NO CORNICE - FLUSH WITH COLUMNS
- #2 RIBBED GLAZED TERRACOTTA SPANDREL PANEL
- #3 FACTORY STYLE WINDOW AS IN ORIGINAL 22ND STREET T FACADE
- #4 FOUR PANE PIVOTING VENTILATORS
- #5 10' SETBACK AT EXISTING BUILDING
- #6 CONCRETE PARTY WALL

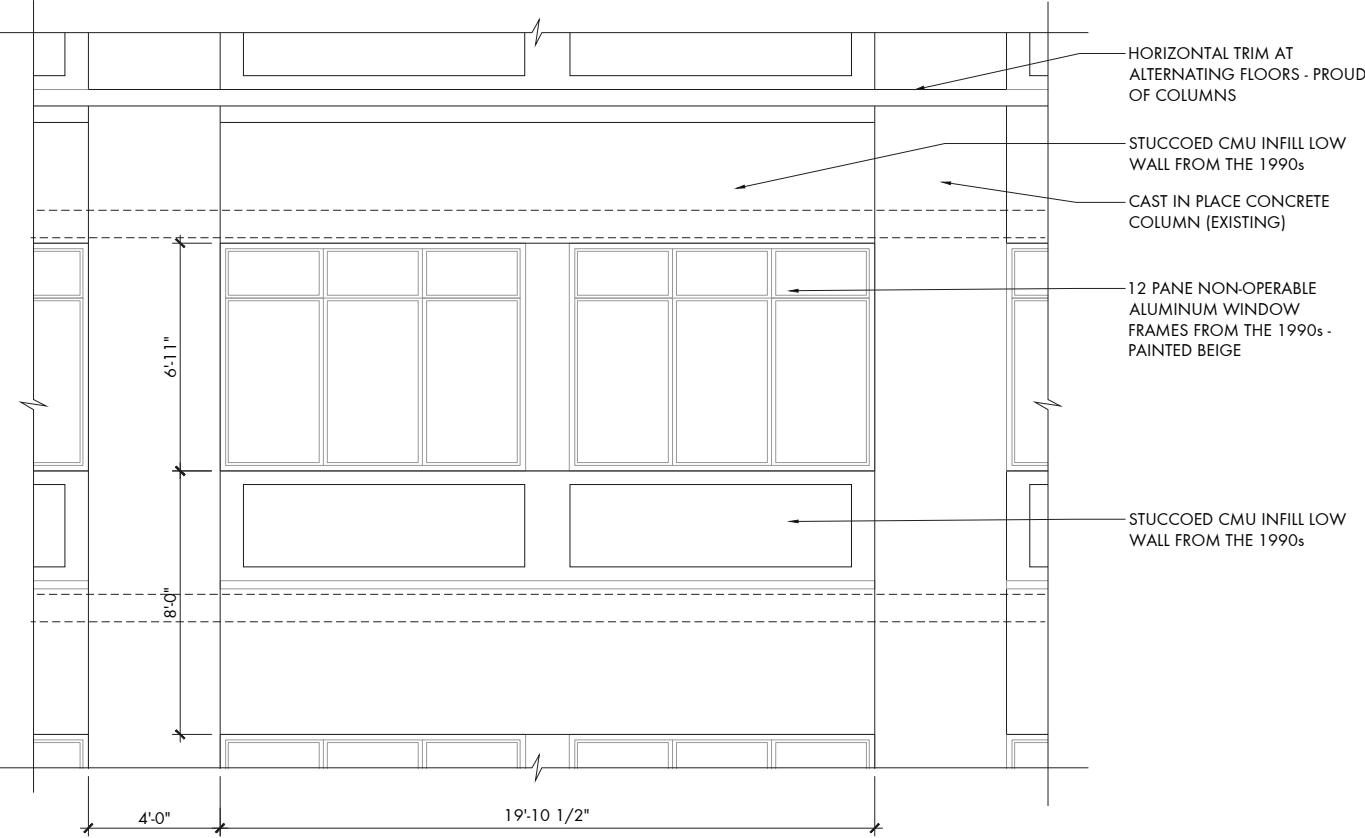
SYNTHESIS | EXISTING VS PROPOSED | WINDOW ELEVATIONS



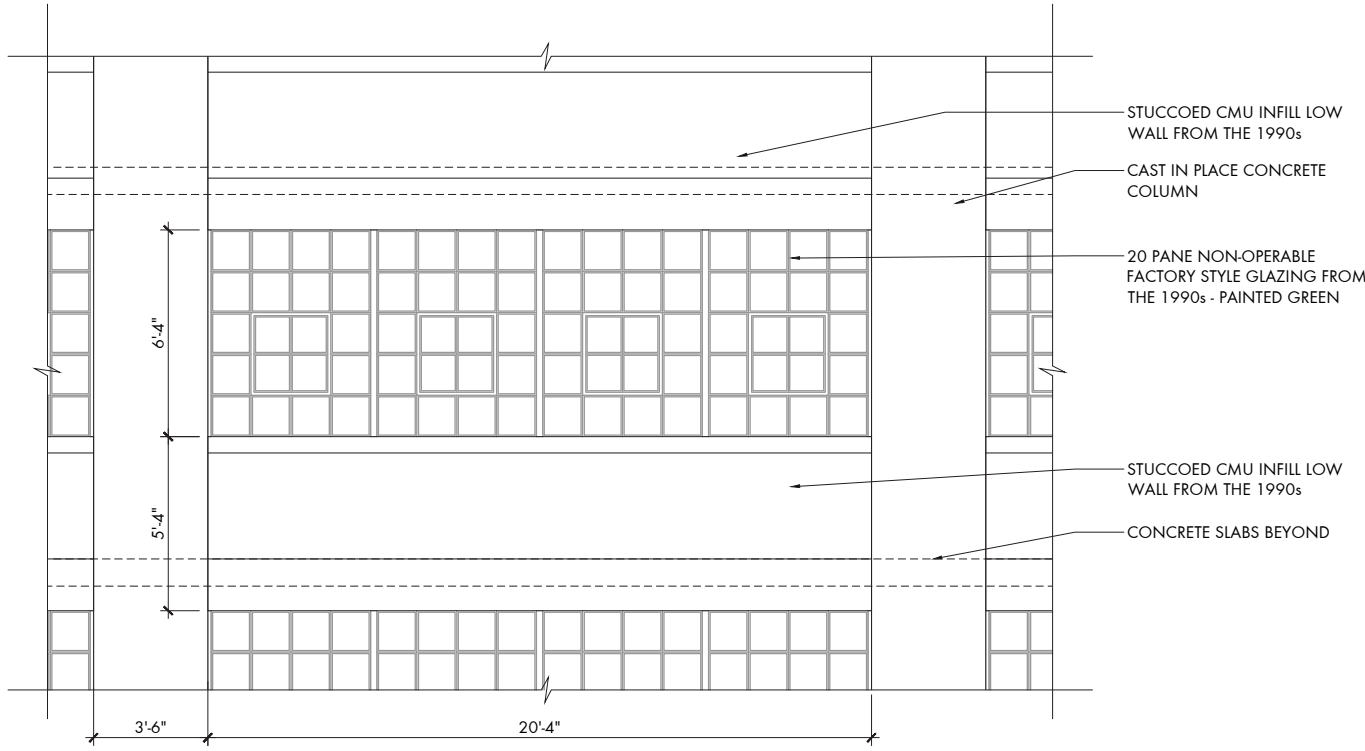
PROPOSED WINDOW ELEVATION 23RD STREET



PROPOSED WINDOW ELEVATION 22ND STREET

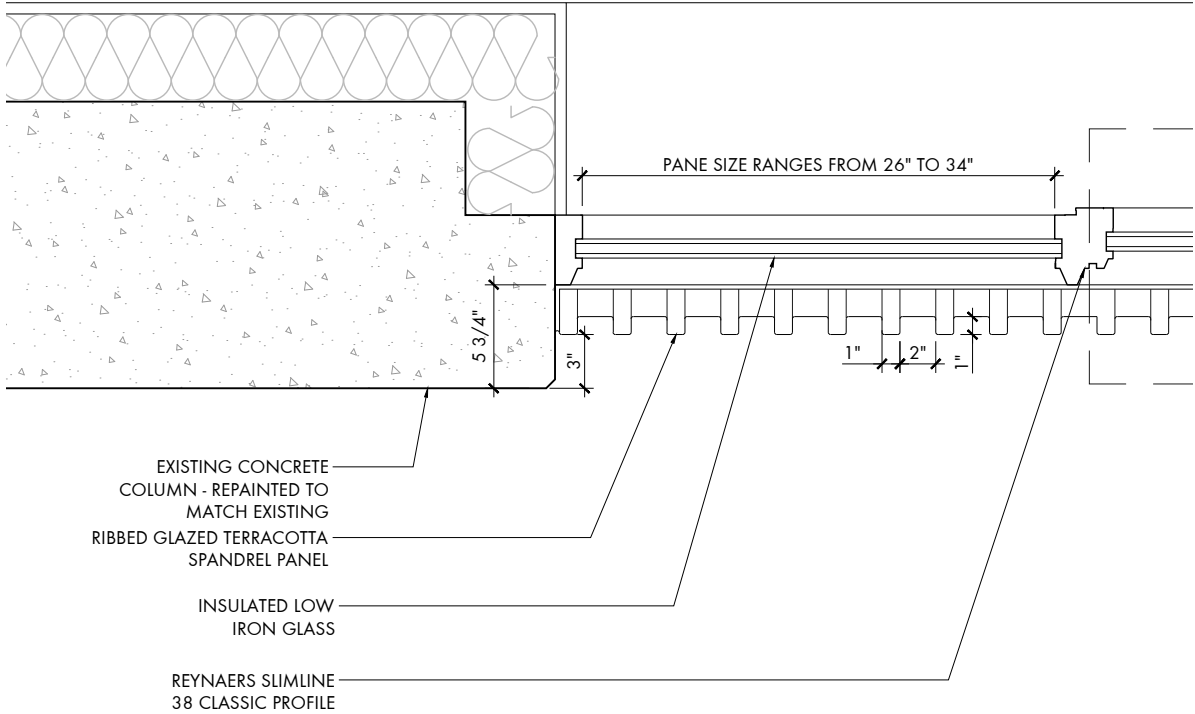


EXISTING WINDOW ELEVATION 23RD STREET

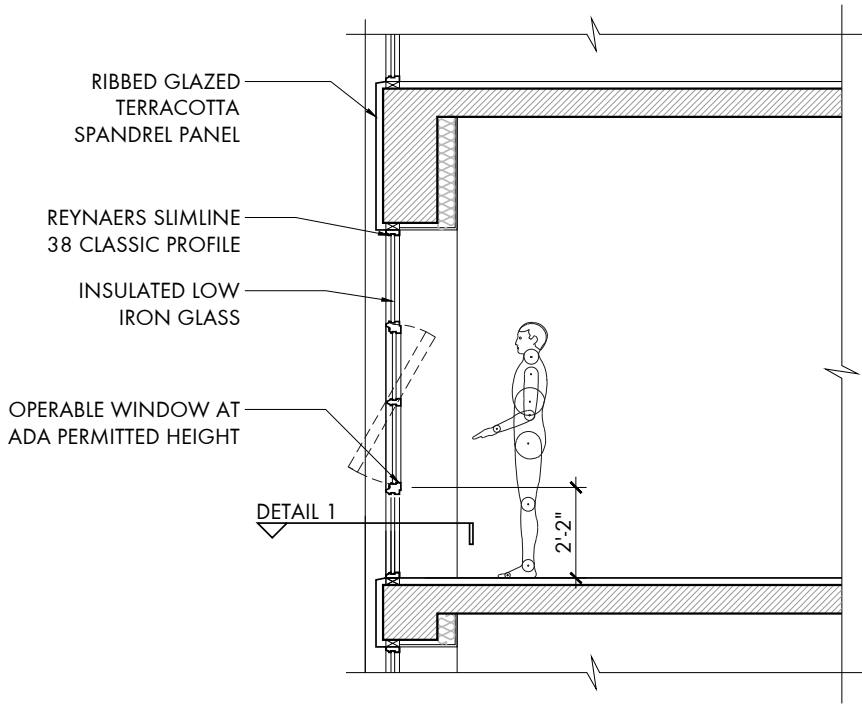


EXISTING WINDOW ELEVATION 22ND STREET

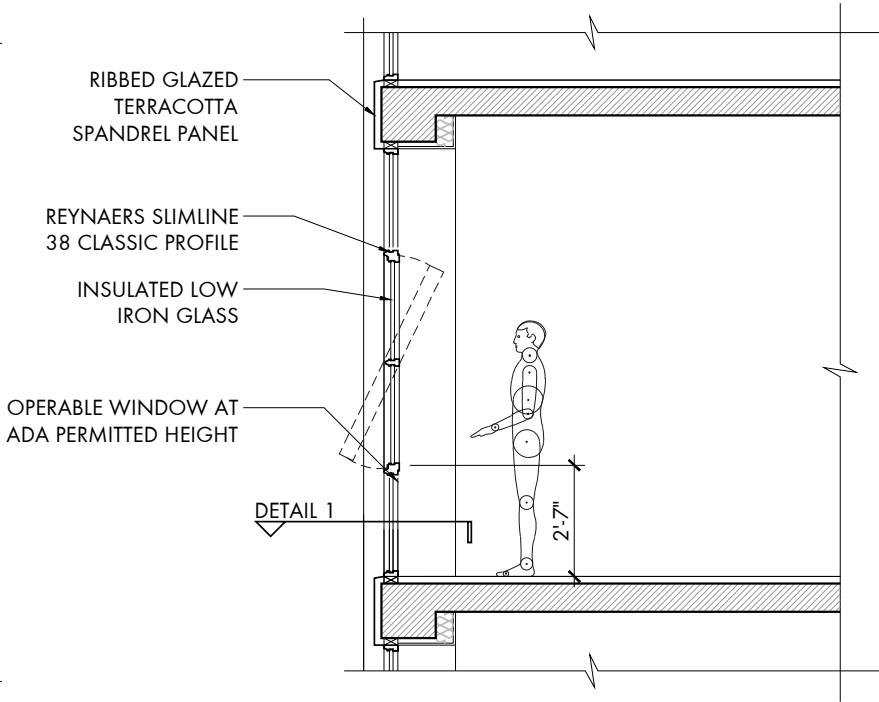
SYNTHESIS | DETAILS



TYPICAL WINDOW PLAN DETAIL

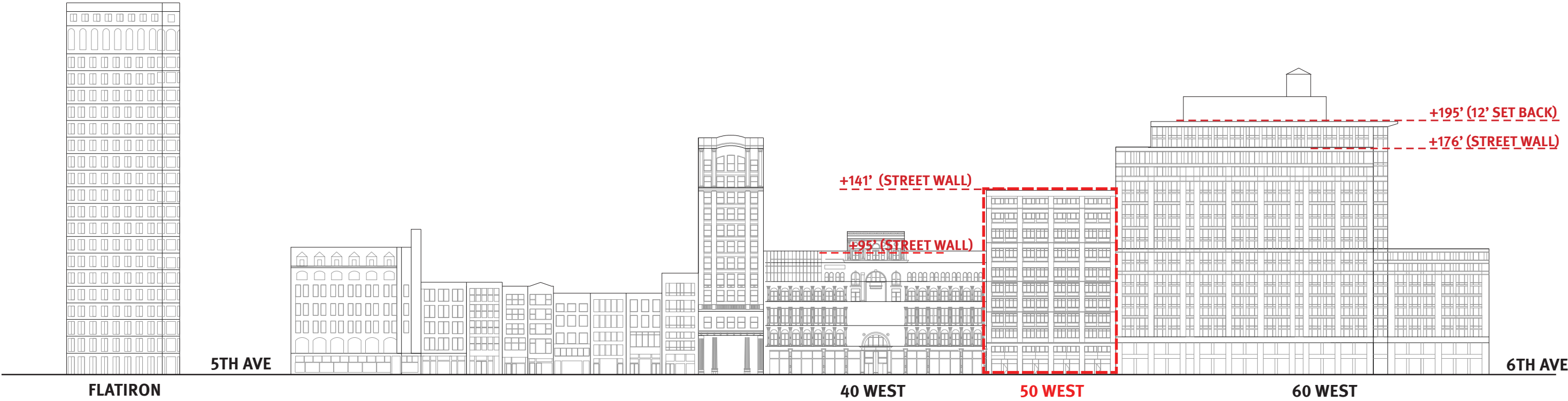


TYPICAL 22ND STREET WINDOW SECTION

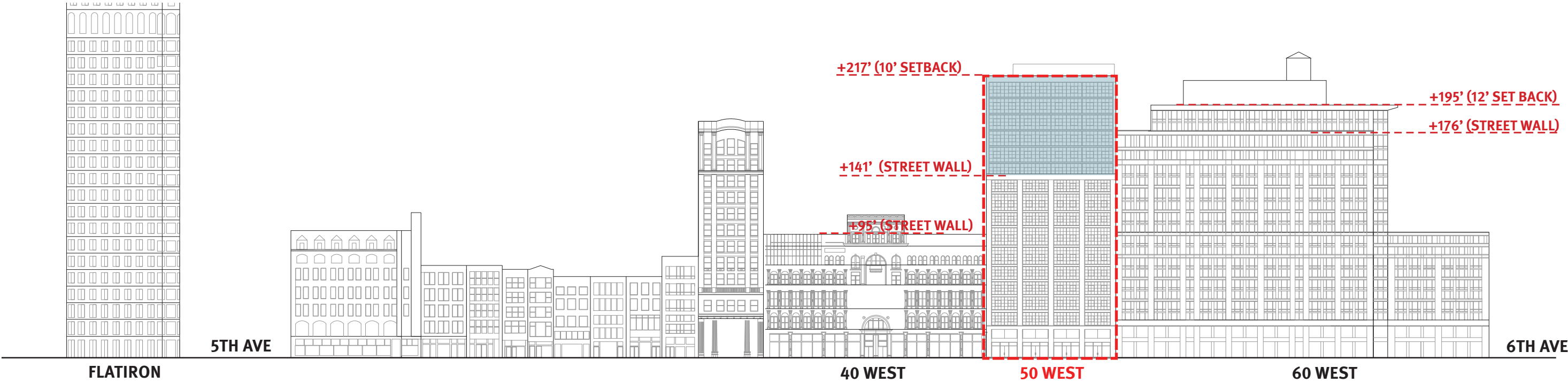


TYPICAL 23RD STREET WINDOW SECTION

SYNTHESIS | CONTEXT | 23RD STREET

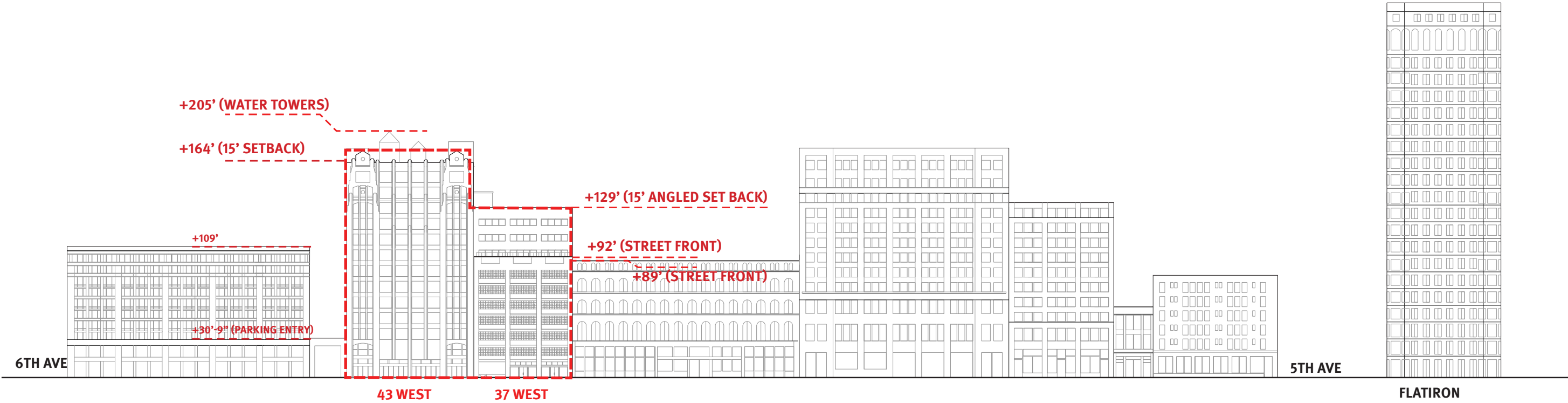


23RD ST ELEVATION - EXISTING

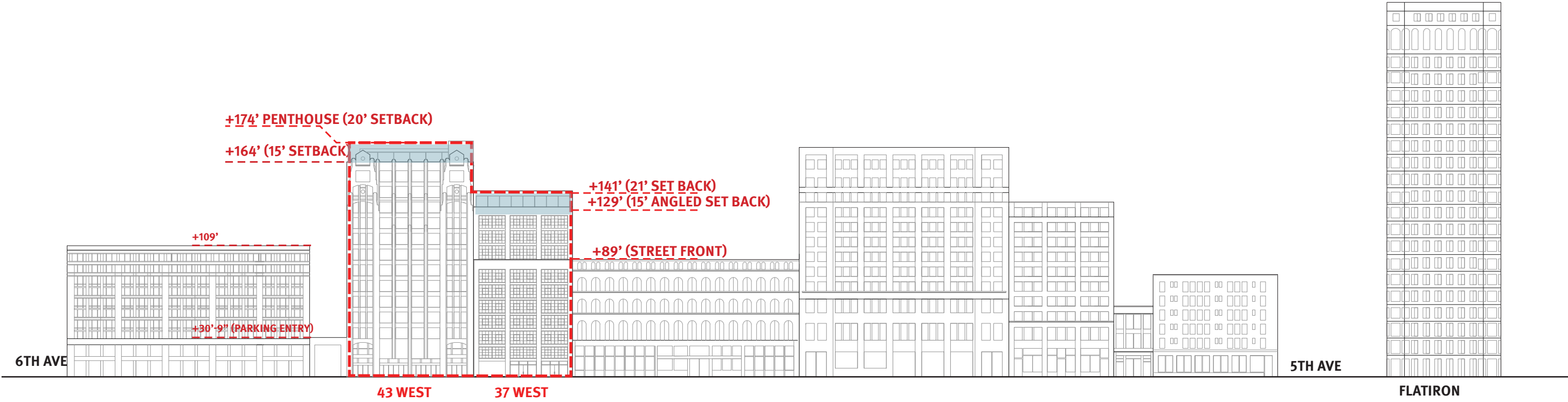


23RD ST ELEVATION - PROPOSED

SYNTHESIS | CONTEXT | 22ND STREET

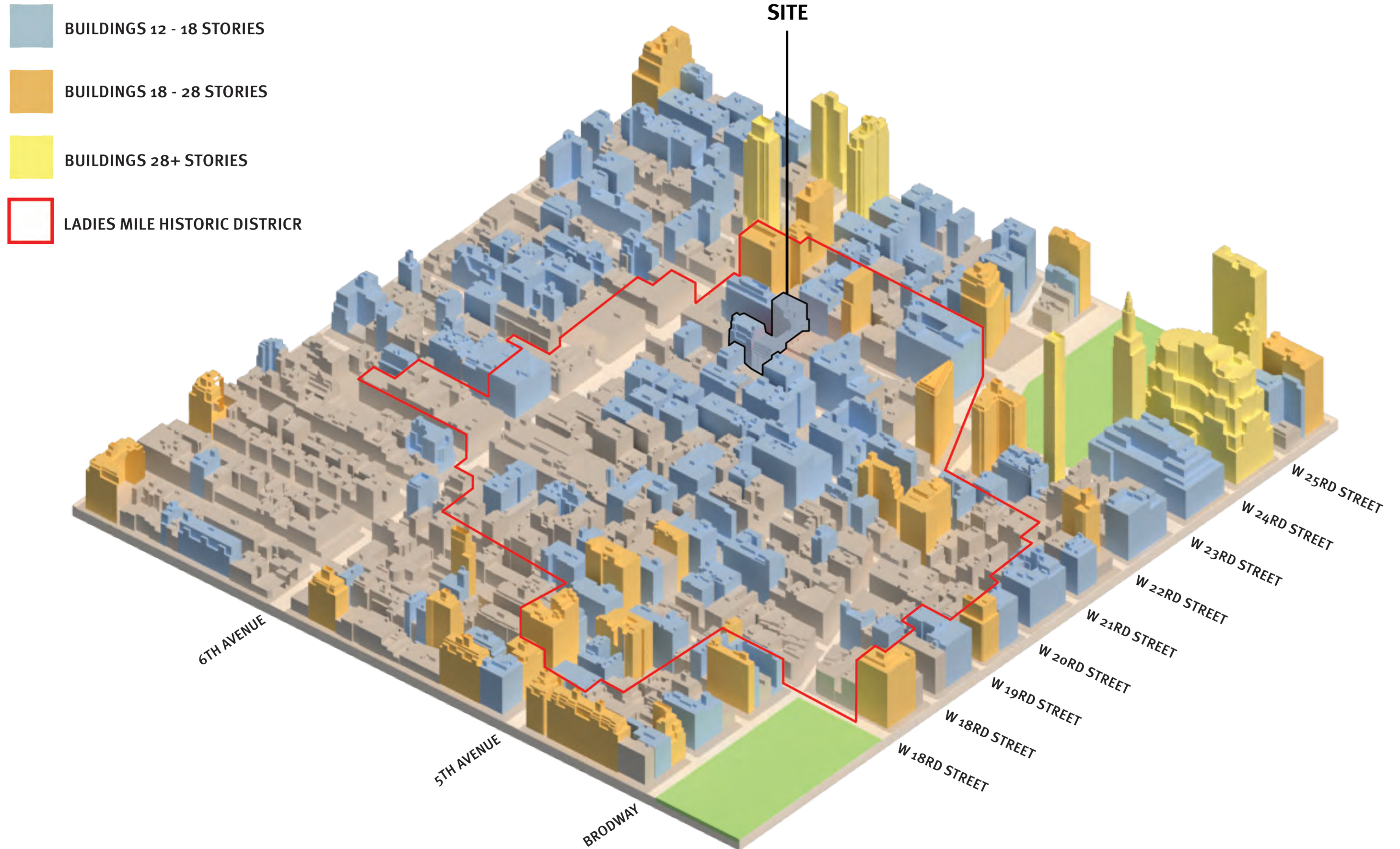


22ND ST ELEVATION - EXISTING



22ND ST ELEVATION - PROPOSED

SYNTHESIS | BUILDING HEIGHTS



RENDERS



RENDERS | 23RD STREET



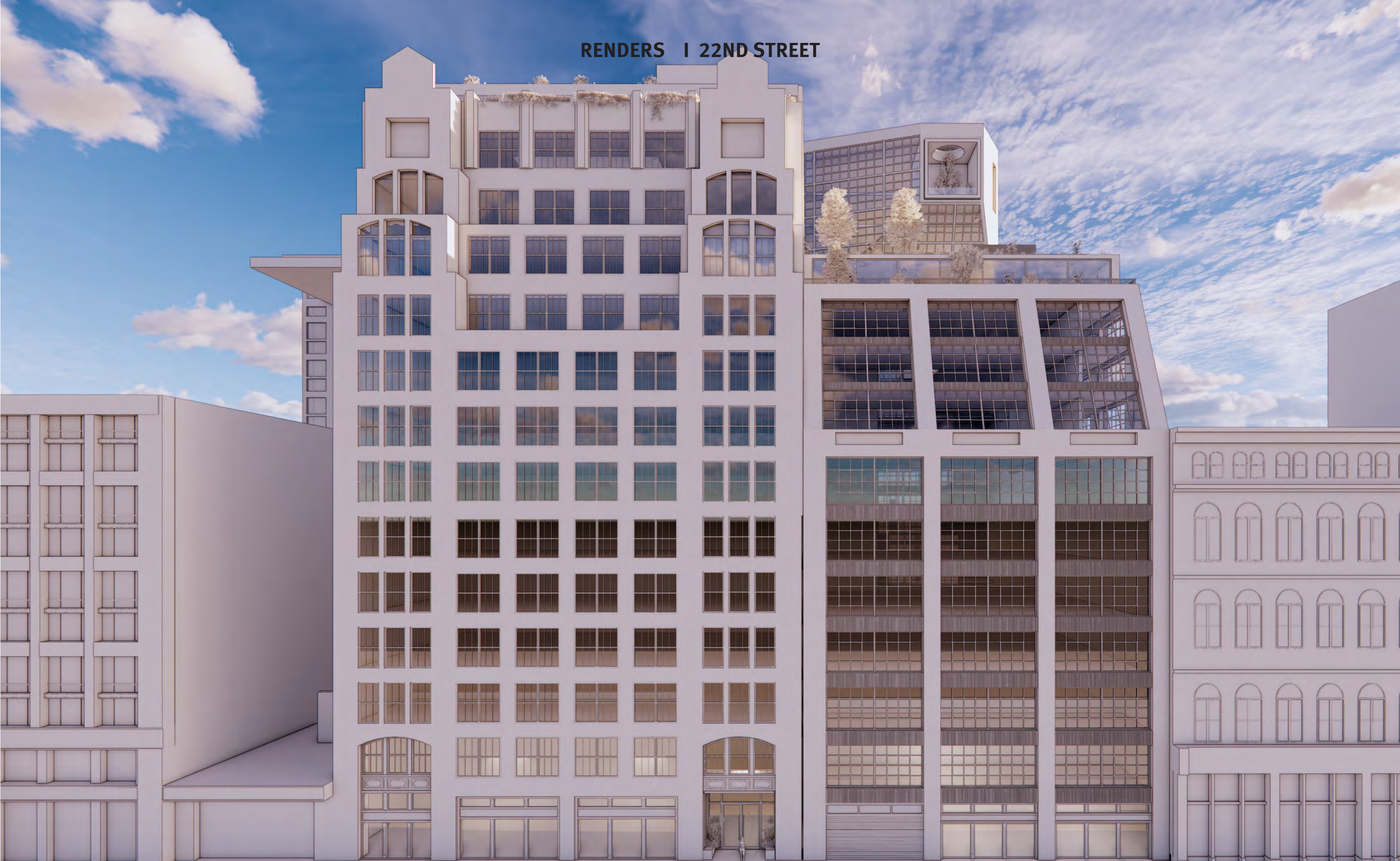


RENDERS | 23RD STREET





RENDERS | 22ND STREET





RENDERS | 22ND STREET | ENTRY





RENDERS | 22ND STREET

RENDERS | 22ND STREET | UPPER PORTION



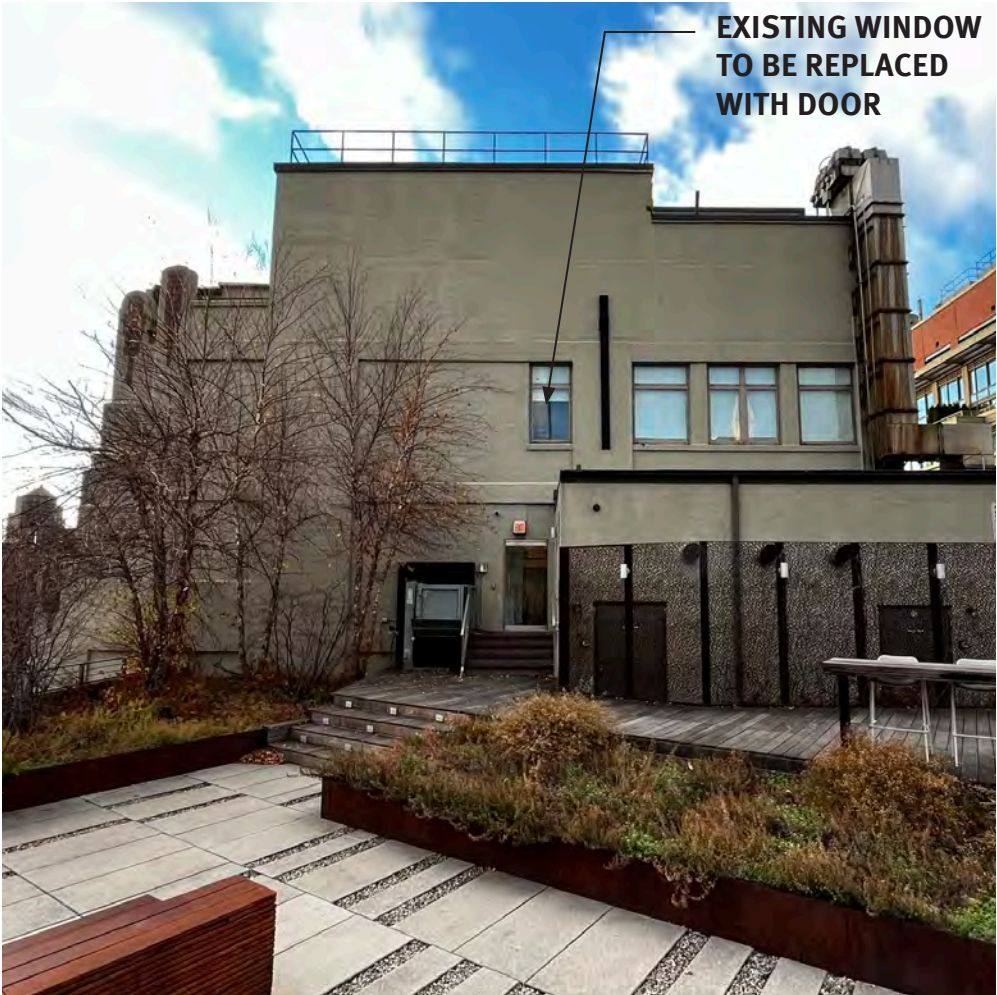
RENDERS | 22ND STREET | UPPER PORTION



RENDERS | UPPER PORTION FROM 22ND



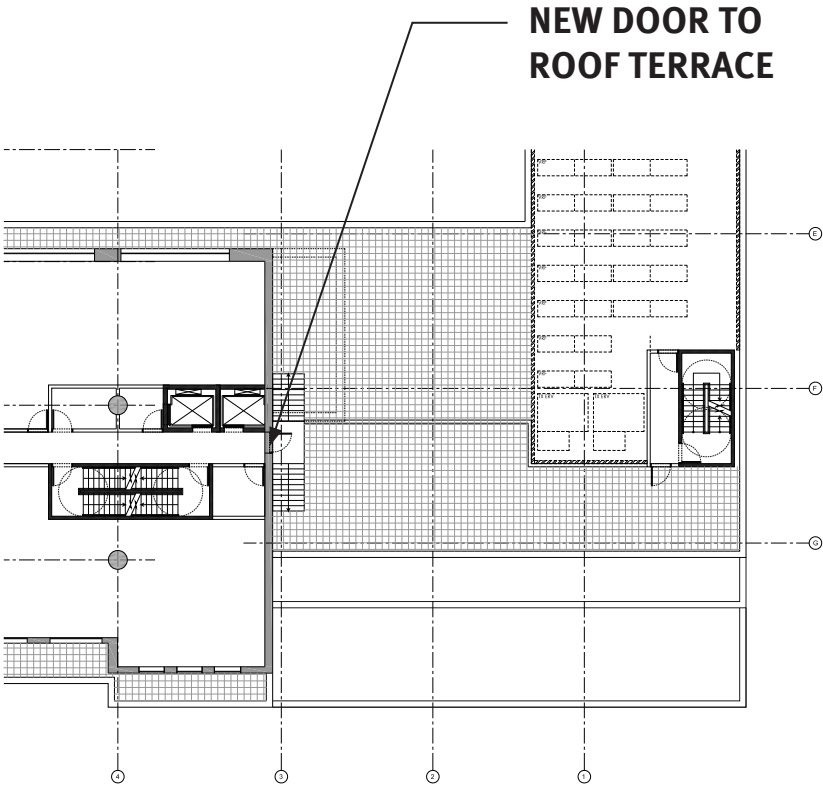
RENDERS | 41 WEST 22ND STREET | ROOF LEVEL



43 W 22ND - EXISTING ROOF PARTY WALL



43 W 22ND - NEW DOOR ON ROOF LEVEL



12TH FLOOR ROOF LEVEL PLAN

RENDERS | 22ND STREET | DECO PENTHOUSE



50 WEST 23RD STREET | DECEMBER 17 2024 | bonetti/kozerski architecture DPC

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RENDERS | 23RD STREET



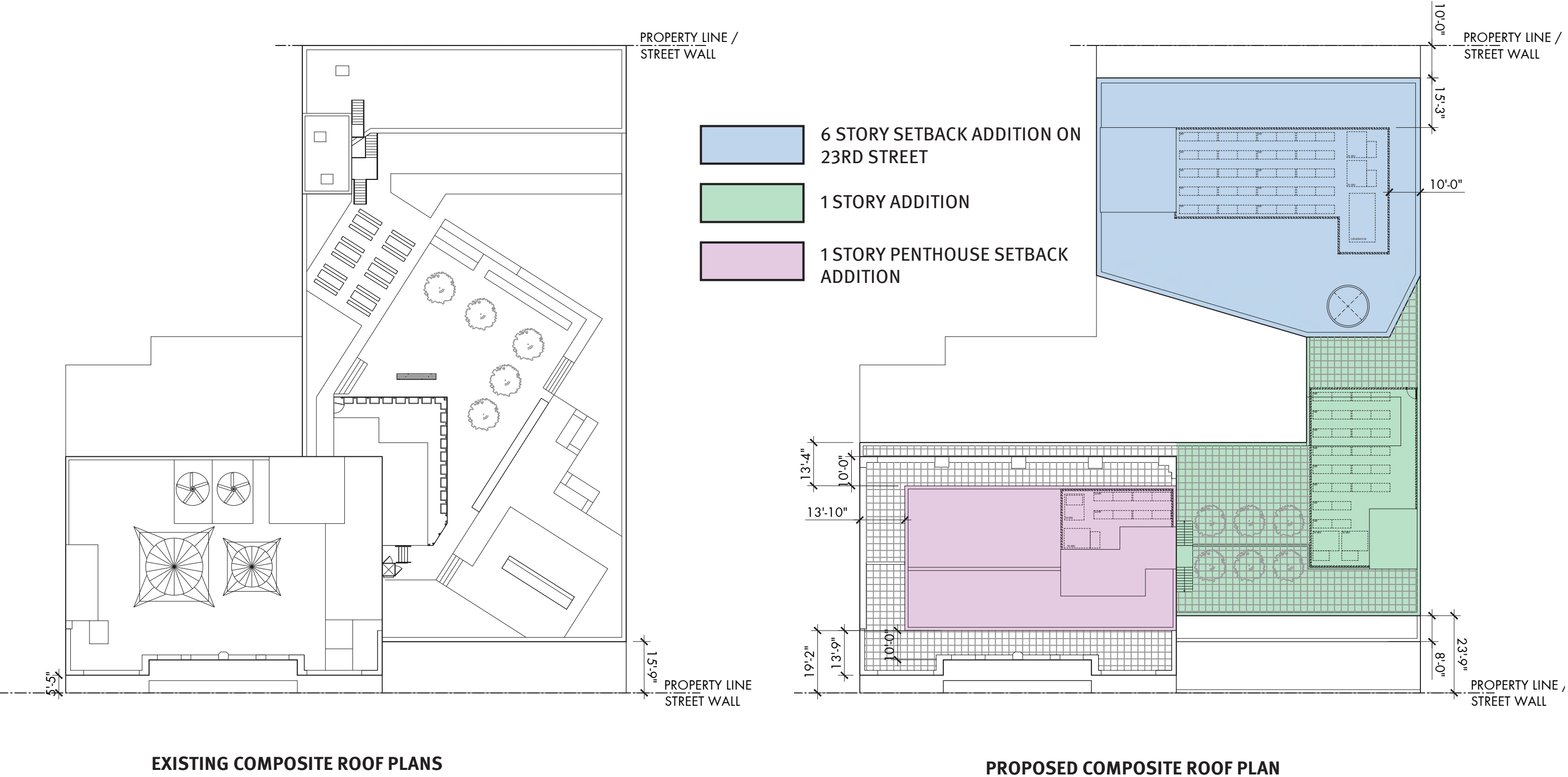
RENDERS | 23RD STREET



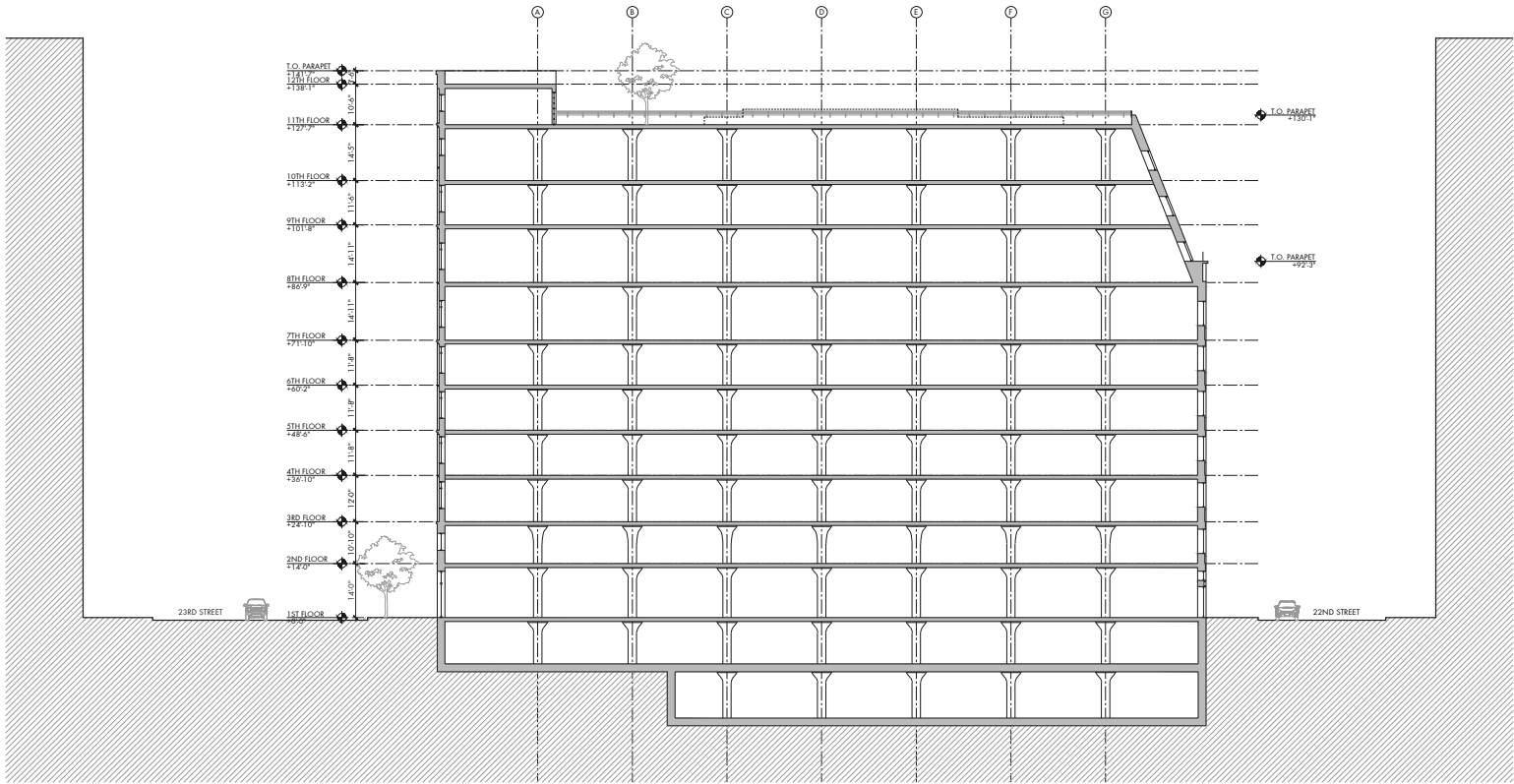
SIGHT LINE STUDIES



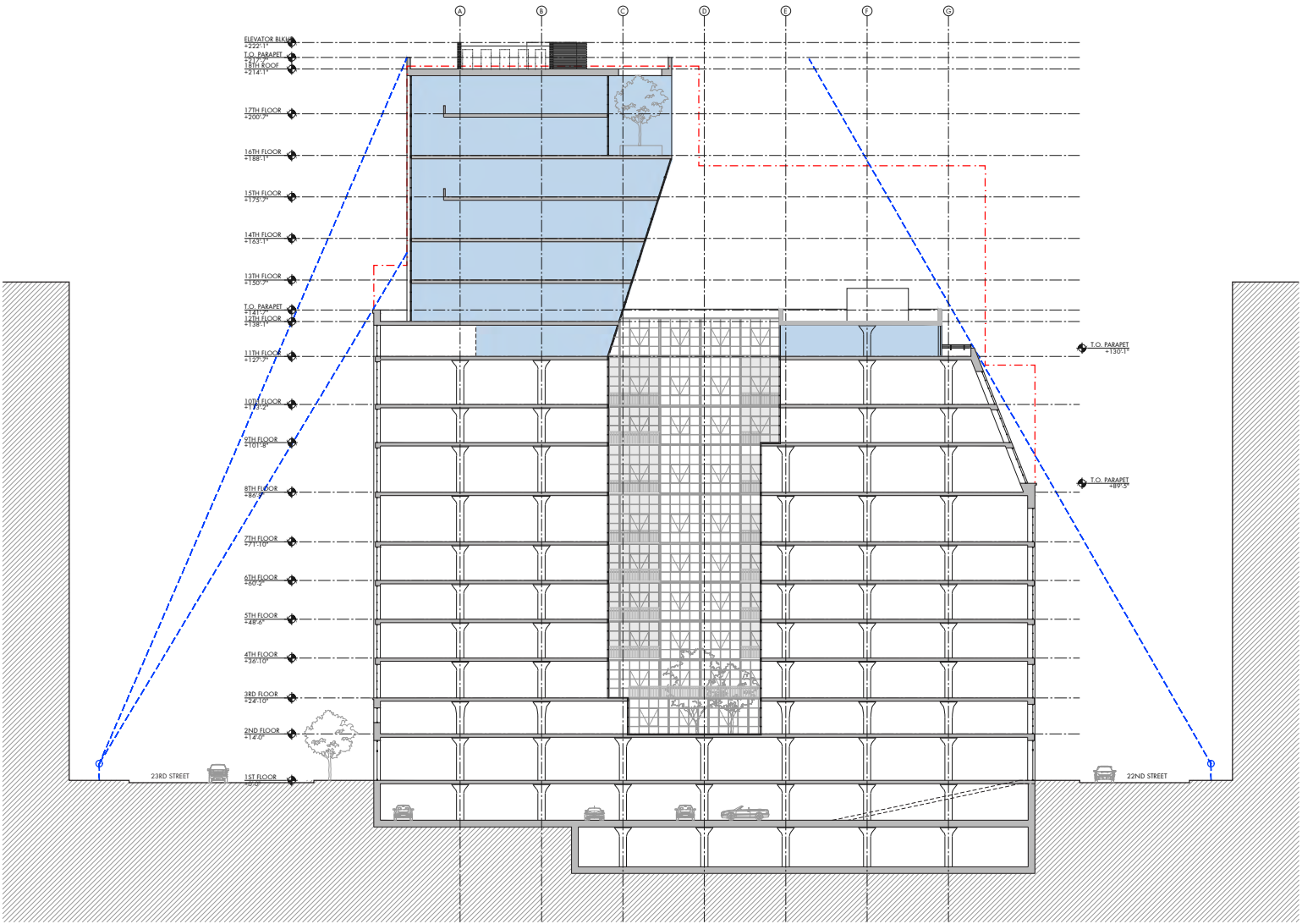
EXISTING VS PROPOSED I ROOF PLANS



EXISTING VS PROPOSED | BUILDING SECTION - SIGHT LINE STUDY

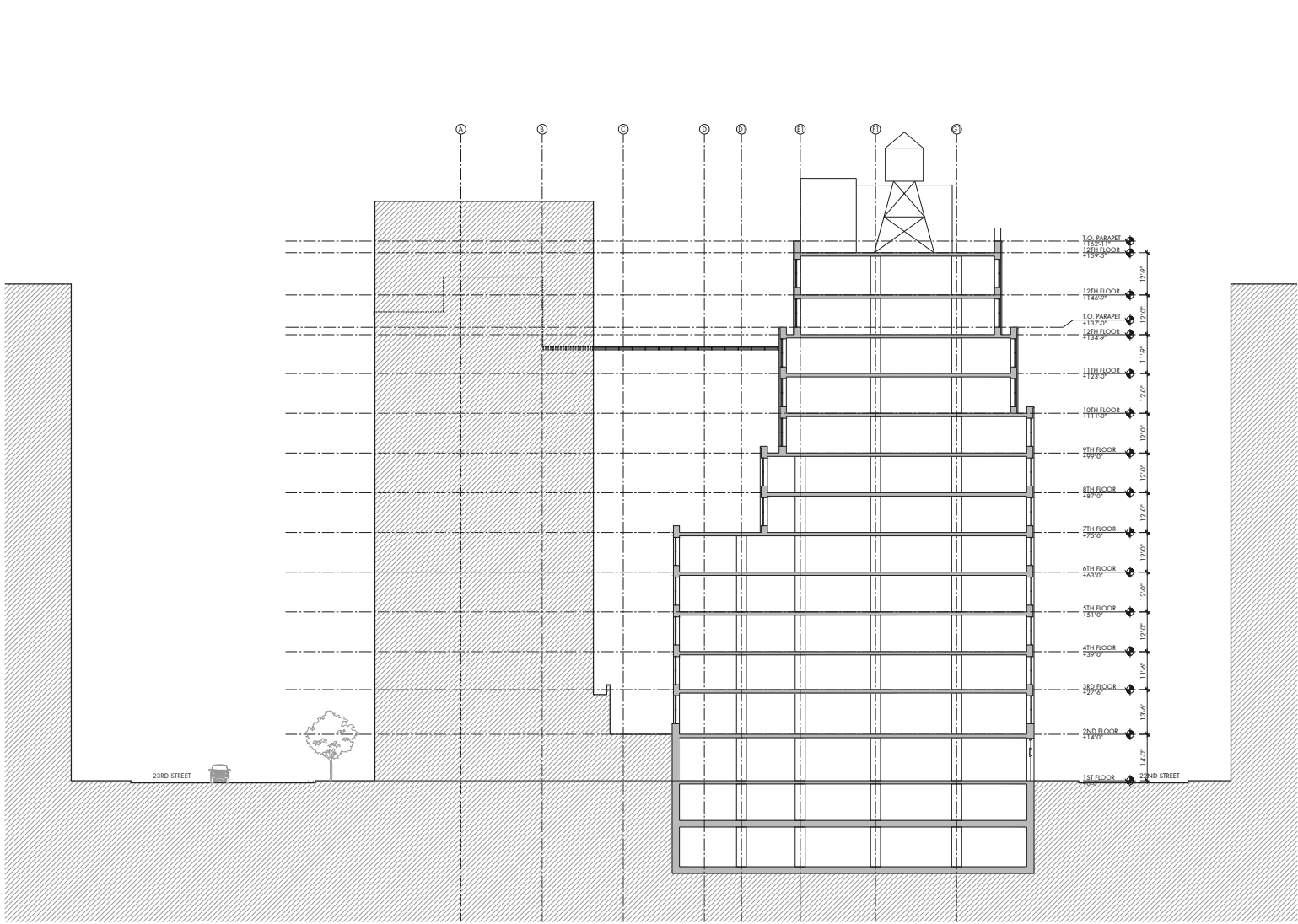


EXISTING N/S SECTION 50 WEST 23RD STREET

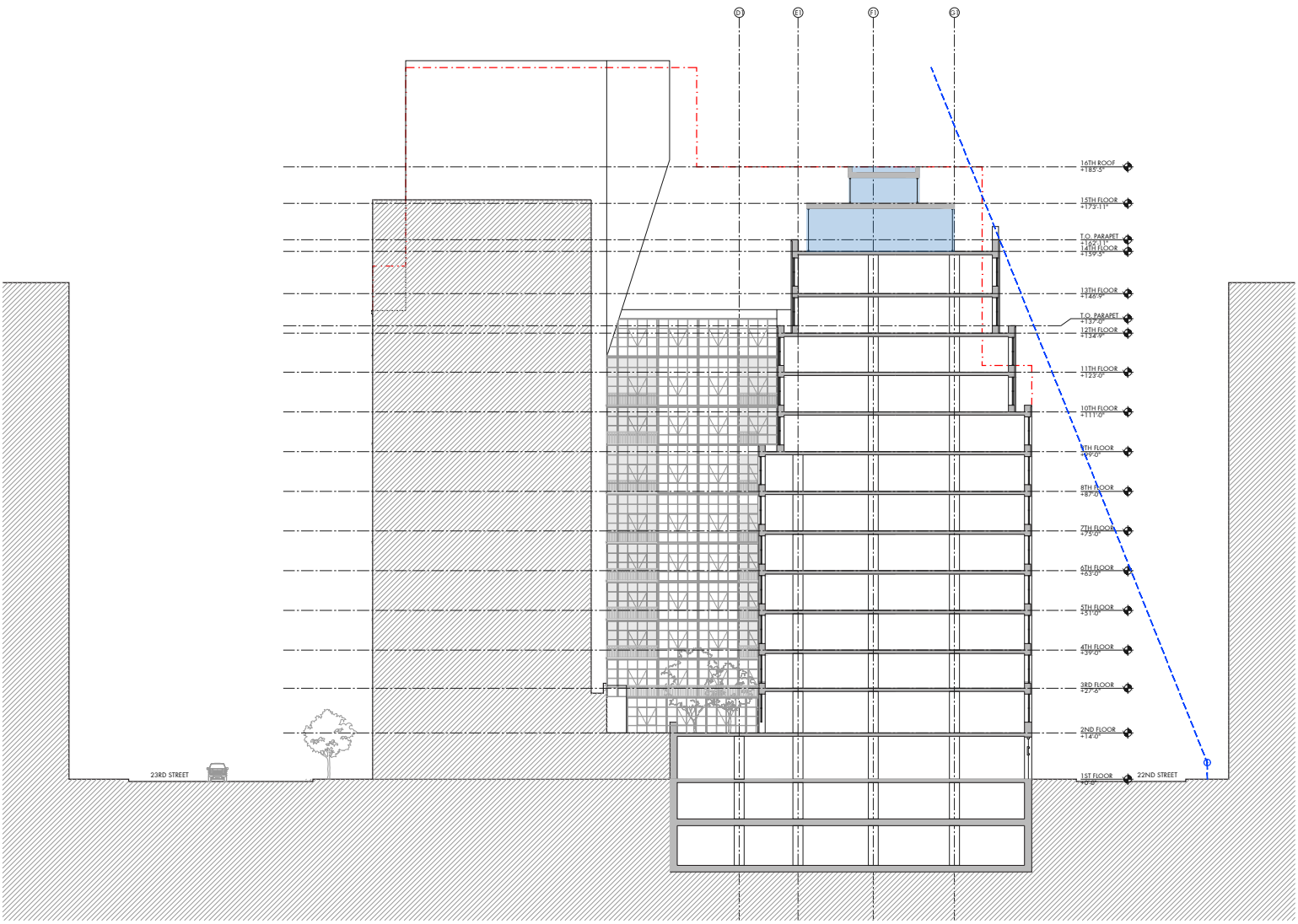


PROPOSED N/S SECTION 50 WEST 23RD STREET

EXISTING VS PROPOSED | BUILDING SECTION - SIGHT LINE STUDY



EXISTING N/S SECTION 43 WEST 22ND STREET



PROPOSED N/S SECTION 43 WEST 22ND STREET

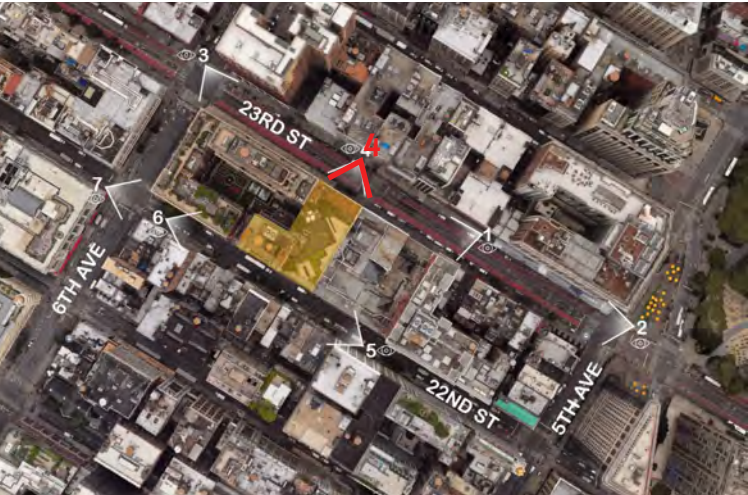
EXISTING VS PROPOSED | SIGHT LINE PHOTO MONTAGE



CURRENT- VIEW 4, FROM ACROSS 23RD STREET



PROPOSED - VIEW 4, FROM ACROSS 23RD STREET



KEY PLAN

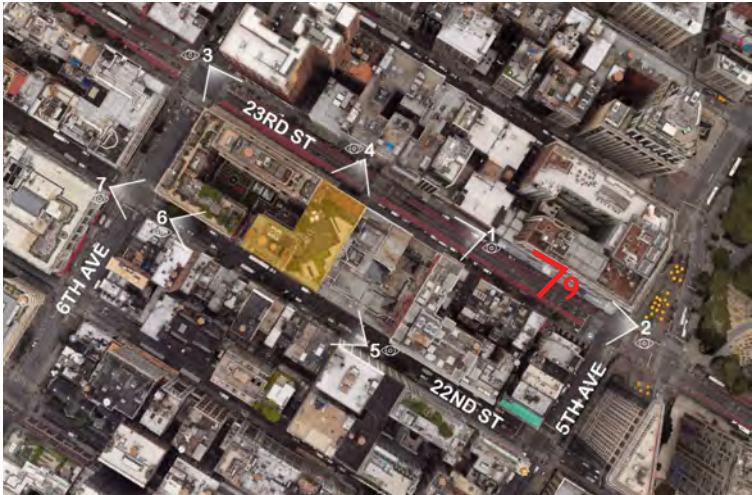
EXISTING VS PROPOSED | SIGHT LINE PHOTO MONTAGE



CURRENT- VIEW 4, VIEW 9
ACROSS 23RD STREET TOWARD 5TH AVE



PROPOSED - VIEW 9
ACROSS 23RD STREET TOWARD 5TH AVE



KEY PLAN

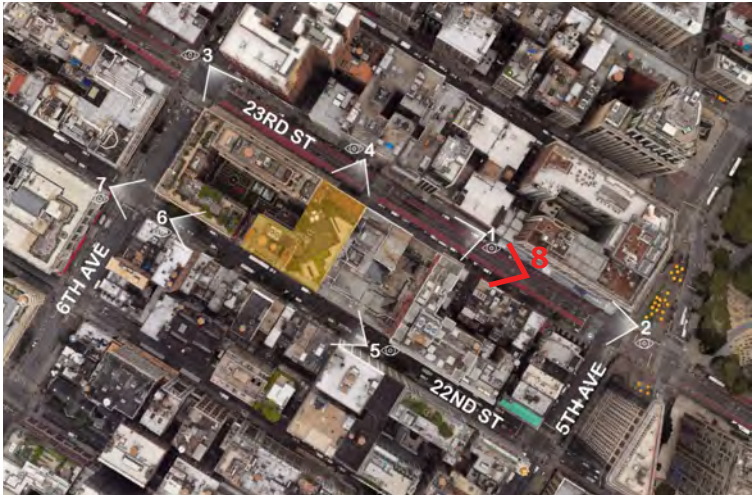
EXISTING VS PROPOSED | SIGHT LINE PHOTO MONTAGE



CURRENT- VIEW 8, FROM THE MIDDLE OF WEST 23RD STREET



PROPOSED - VIEW 8, FROM THE MIDDLE OF WEST 23RD STREET



KEY PLAN

EXISTING VS PROPOSED | SIGHT LINE PHOTO MONTAGE



CURRENT- VIEW 1, FROM EAST ON 23RD



PROPOSED - VIEW 1, FROM EAST ON 23RD



KEY PLAN

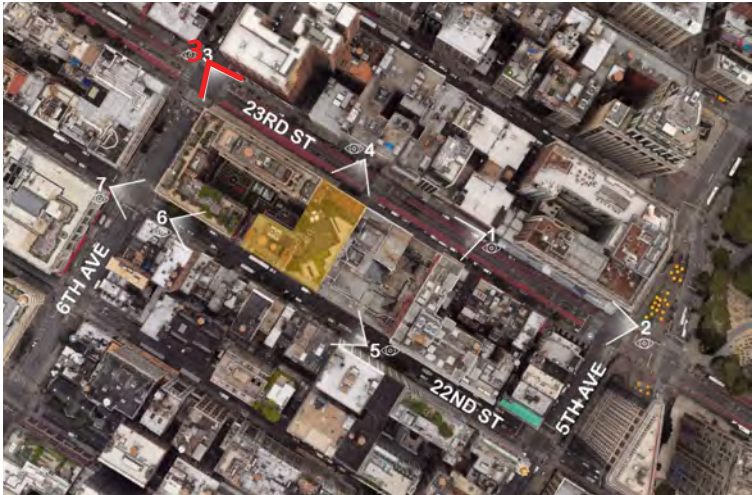
EXISTING VS PROPOSED | SIGHT LINE PHOTO MONTAGE



CURRENT- VIEW 3, FROM 6TH AVE AND 23RD STREET



PROPOSED - VIEW 3, FROM 5TH AVE AND 23RD STREET



KEY PLAN

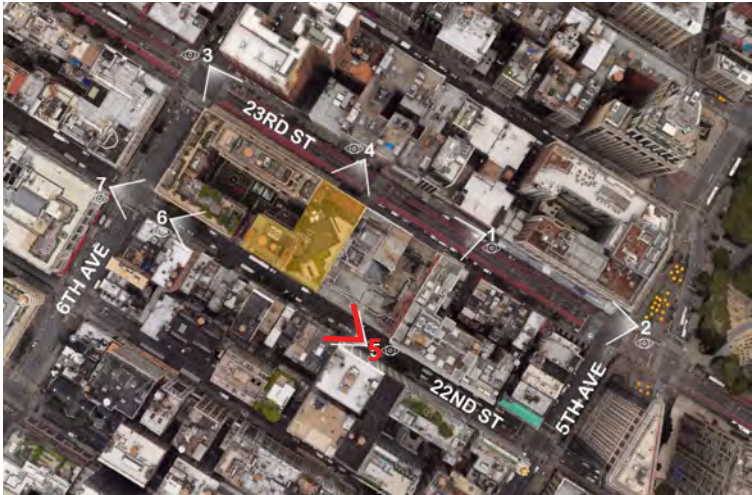
EXISTING VS PROPOSED | SIGHT LINE PHOTO MONTAGE



CURRENT- VIEW 5, FROM EAST ON 22ND STREET



PROPOSED - VIEW 5, FROM EAST ON 22ND STREET



KEY PLAN

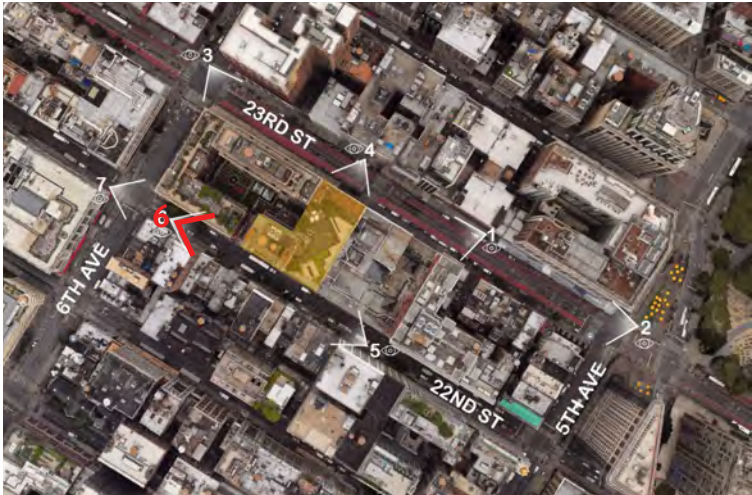
EXISTING VS PROPOSED | SIGHT LINE PHOTO MONTAGE



CURRENT- VIEW 6, FROM WEST ON 22ND STREET



PROPOSED - VIEW 6, FROM WEST ON 22ND STREET



KEY PLAN

EXISTING VS PROPOSED | SIGHT LINE PHOTO MONTAGE



CURRENT- VIEW 7, FROM 6TH AVE AND 22ND STREET



PROPOSED - VIEW 7, FROM 6TH AVE AND 22ND STREET



KEY PLAN

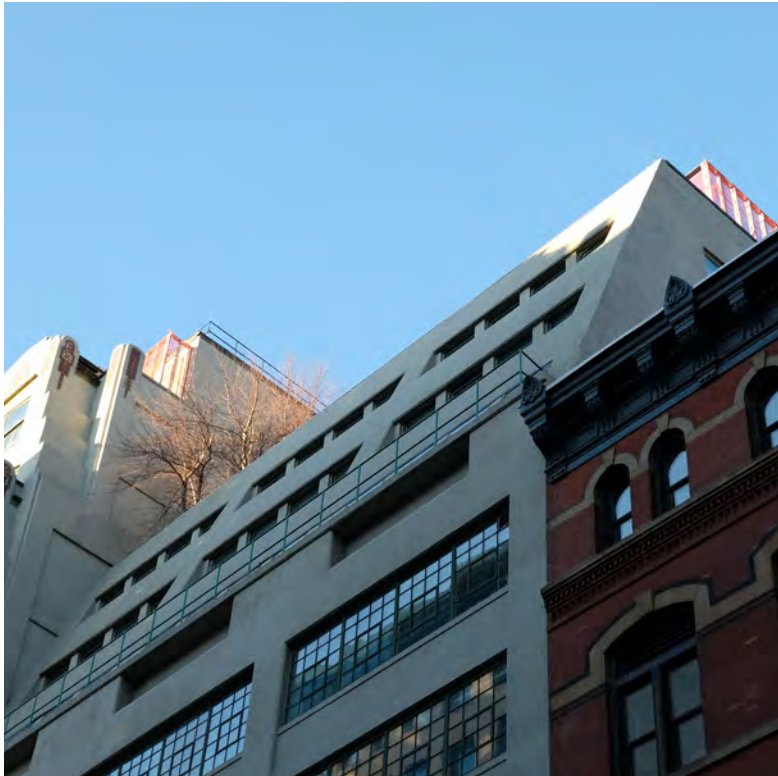
SIGHT LINE PHOTO MOCK UP - WEST 22ND STREET



VIEW 3 FROM 22ND STREET ACROSS 6TH AVE



VIEW 3, ZOOM



VIEW 4, FROM 22ND STREET



VIEW 1, FROM 22ND STREET CLOSE TO 5TH AVE



VIEW 2, FROM 22ND STREET MIDDLE OF BLOCK



KEY PLAN

ROOF PHOTOS



VIEW 1 - DECO ROOF



VIEW 2 - DECO ROOF



VIEW 5 - DECO ROOF



VIEW 3 - 22ND ROOF



VIEW 4 - 23RD ROOF



OVERVIEW

PRECEDENTS OF GLAZED FACADES | HISTORIC AND NEW



38 W 22ND - HISTORIC



31 W 22ND BACK - NEW



7 W 22ND - NEW



7 W 22ND - NEW



43 W 23ND - NEW



40 W 22ND - HISTORIC



30 W 22ND - HISTORIC

PRECEDENTS OF STREET SCAPE HISTORIC PERIOD CONTRASTS



50 W 23RD



37 W 22ND



50 W 23RD



37 W 22ND

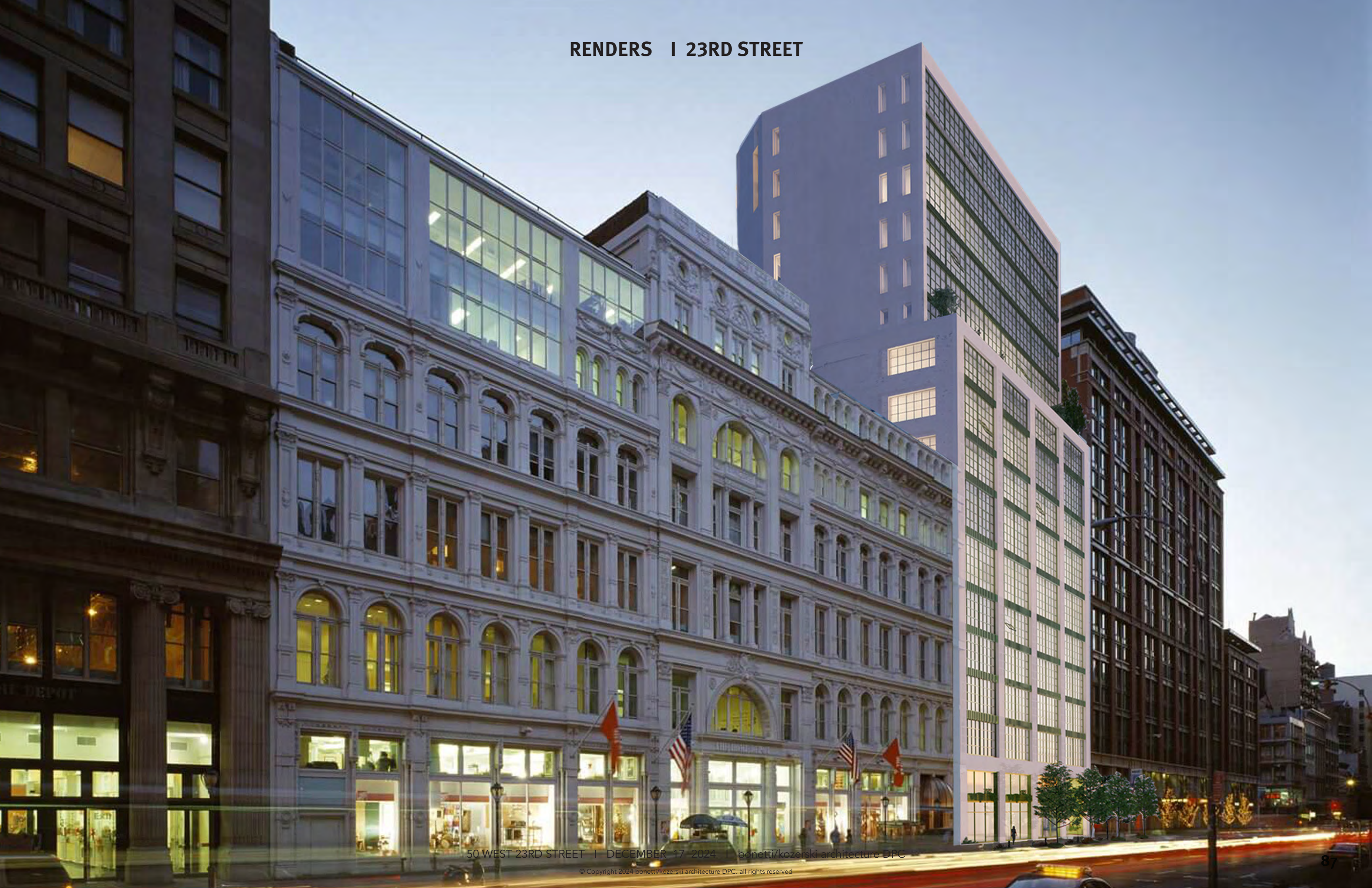


7 W 22ND



43 W 23ND

RENDERS | 23RD STREET



RENDERS | 23RD STREET



RECAP | HISTORIC PRESERVATION

Facades:

Existing:

- Both the 1925 building and the 1954 addition were **constructed after the periods of significance** outlined in the 1989 Ladies Mile Designation Report.
- Original use of both building was a **factory use** and commissary for the large northeast restaurant chain “Schrafft’s”.
- The 1925 building utilized deco style glazed terracotta embellishments on the otherwise factory façade made of concrete piers and factory windows with ventilators.
- 1954 addition was built in an industrial style, utilizing unembellished cast concrete piers and spandrels and factory style windows with ventilators.
- Proposed adaptive reuse project intends to **fully preserve the façade of the 1925 “deco’ building**, exclusive of the recent office entry which will be repurposed as a residential lobby entry portal.

Proposed:

- Existing facades require updates to comply with **Light and Air Regulations** and to improve living conditions for residents. This includes enlarged windows and operable windows.
- Proposed façade design for the 1954 building **pulls motifs from the original buildings**. Such as: factory glazing typology, ribbed metal spandrels, glazed terracotta embellishments at entries, and vertical façade composition defined by cast concrete bays.
- The design aims to unify the two street facades by referring to the **original factory glazing and operable ventilator window typology**, that was used throughout both original buildings.
- The concept of the **ribbed glazed terracotta spandrels** was developed from the original 1954 west 23rd street façade, which included ribbed metal spandrels at each floor.
- The original 23rd street façade was composed of four vertical bays, uninterrupted by any horizontal elements, such as trims or a cornice. A 1990s façade renovation introduced several horizontal embellishments and trims, as well as the addition of a minimal cornice. The **proposed design returns the 23rd street façade to the original uninterrupted vertical composition**.

Addition to the existing building:

- The 23rd street façade was chosen for the bulk mass transfer addition as this is a wider street and is not adjacent to the more historic ‘deco’ existing building.
- The six-story bulk mass transfer addition on the 23rd street side **continues the factory glazing motif** on the north and south facades bringing light into the living spaces. While alluding to the original function of the buildings below.
- The form of the south façade facing into the courtyard was developed through **sun studies** with the intent to **bring sunlight down** into the building’s courtyard facing apartments below.
- The east and west property line facades have vertical punch windows as is common throughout the district.

THANK YOU

December 17, 2024
Public Hearing

The current proposal is:

Preservation Department – Items 2 & 3, LPC-25-05060 & LPC-25-03802

43 West 22nd Street & 50 West 23rd Street – Ladies' Mile

Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 463 8881

Passcode: 345239

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

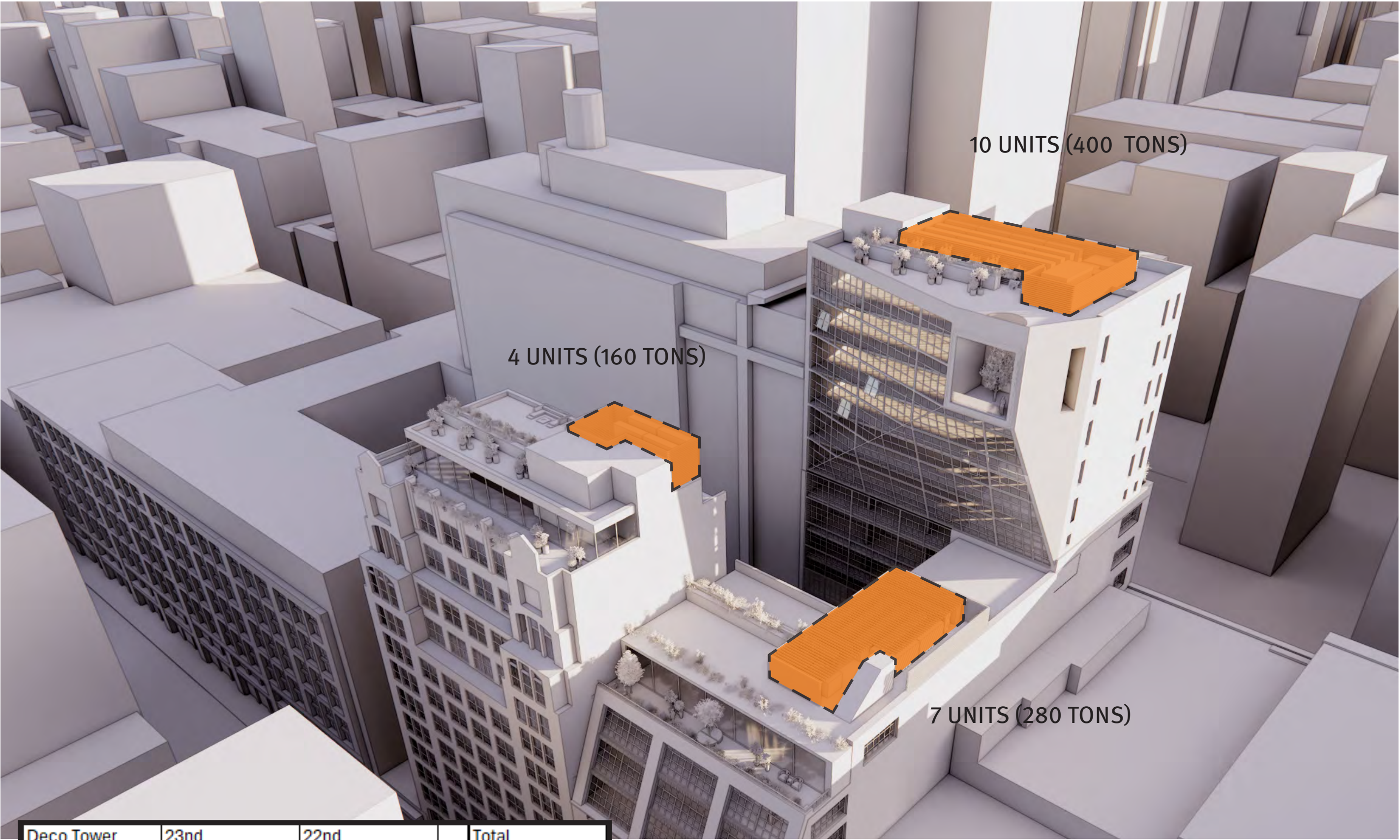
888-475-4499 (Toll free)

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

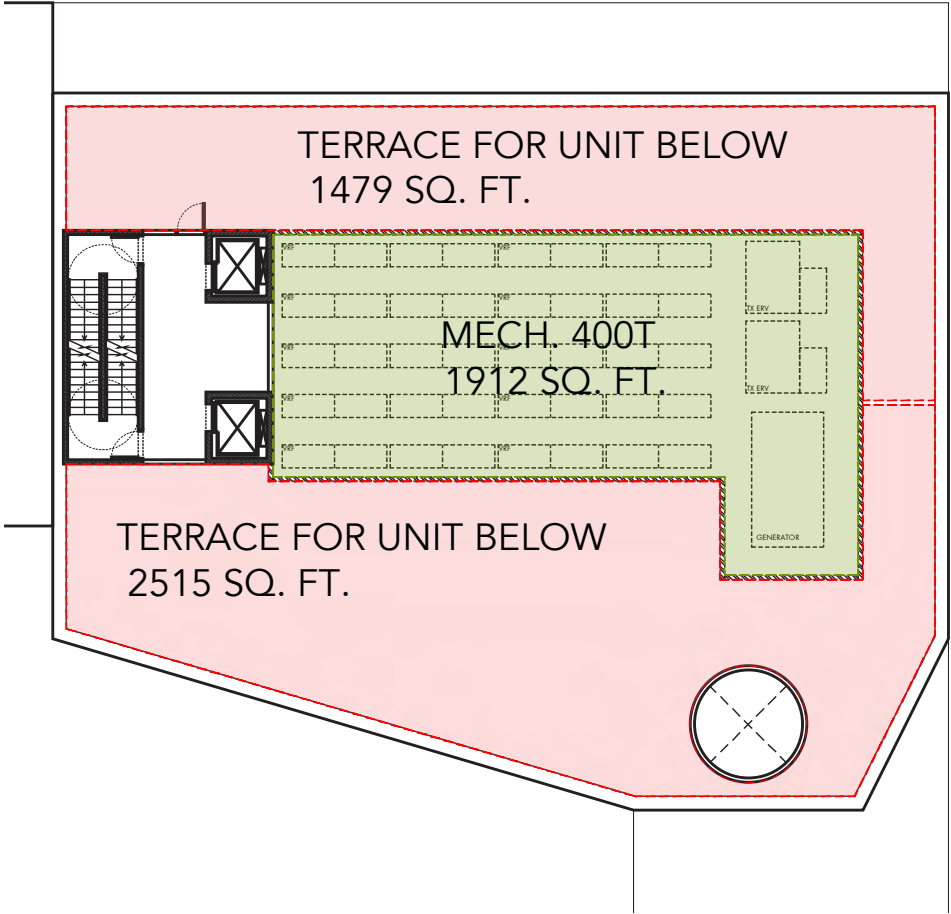
MECHANICAL SYSTEMS

MECHANICAL SYSTEMS

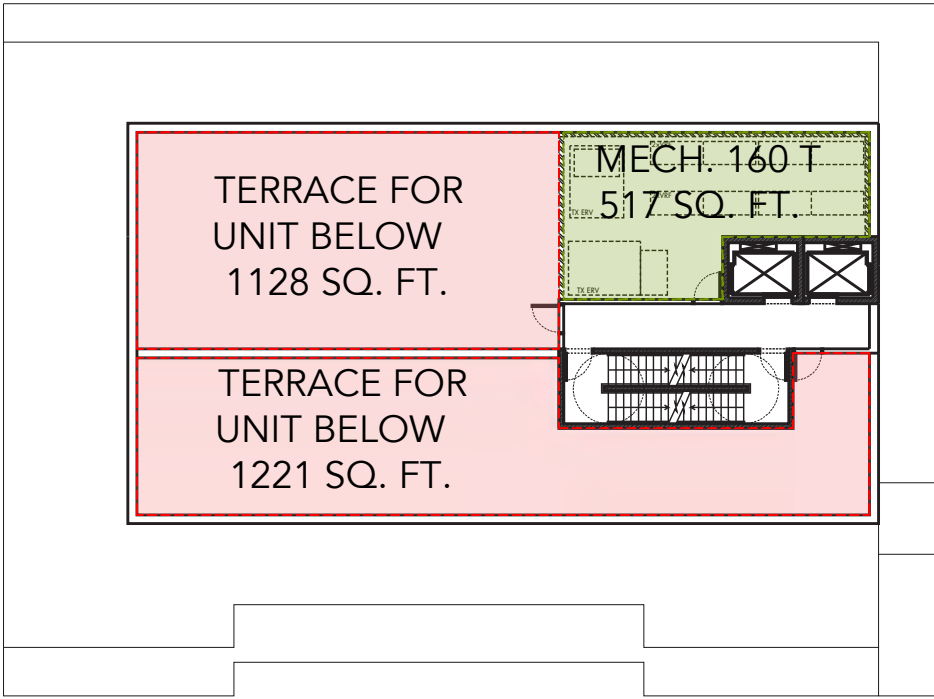


Deco Tower	23nd	22nd	Total
220.6	261.0	268.7	750.3

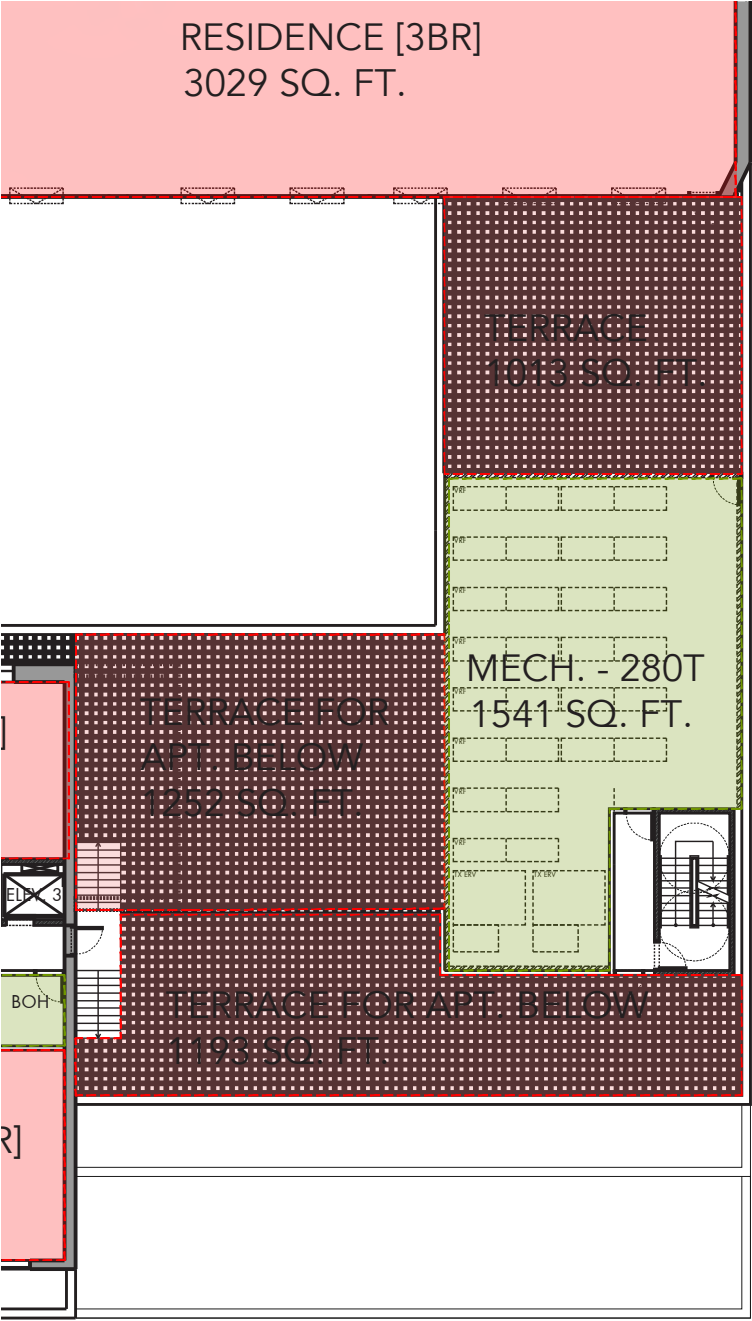
MECHANICAL - ROOF PLANS



18TH FLOOR ROOF



15TH FLOOR ROOF



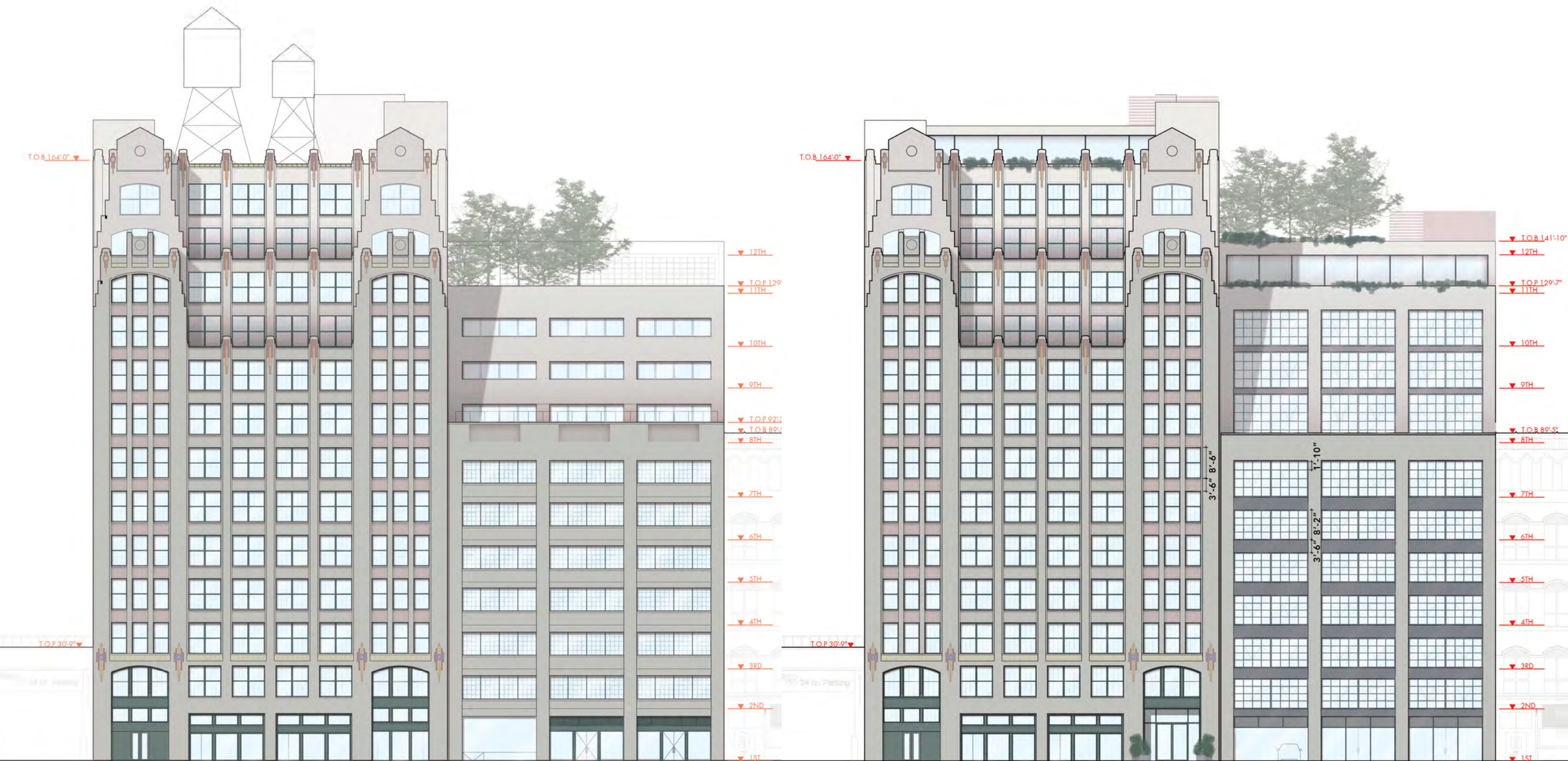
12TH FLOOR ROOF

PRE - COMMUNITY BOARD



**page as shown to community board*

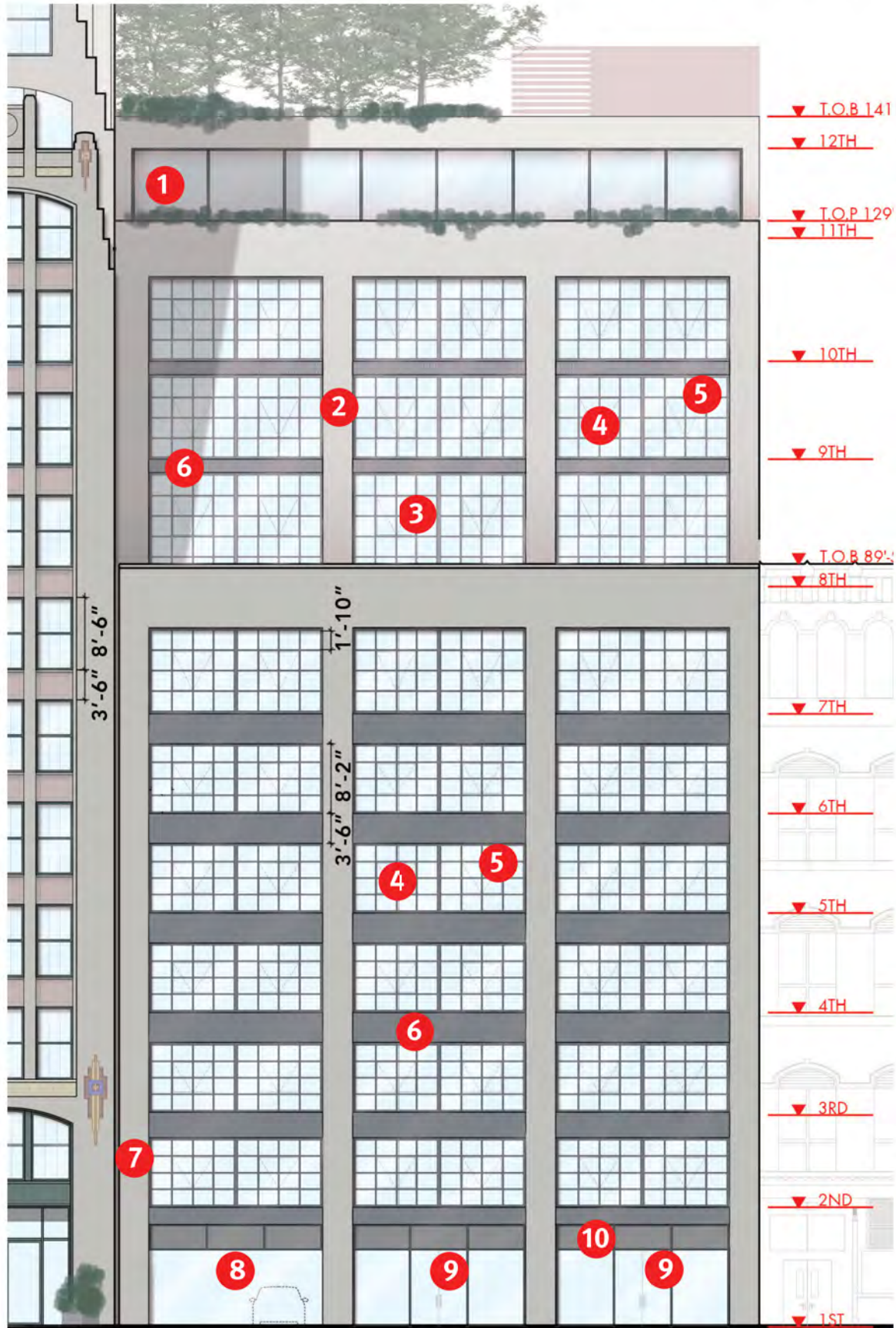
SYNTHESIS | EXISTING VS PROPOSED ELEVATION | 37 & 43 W 22ND STREET



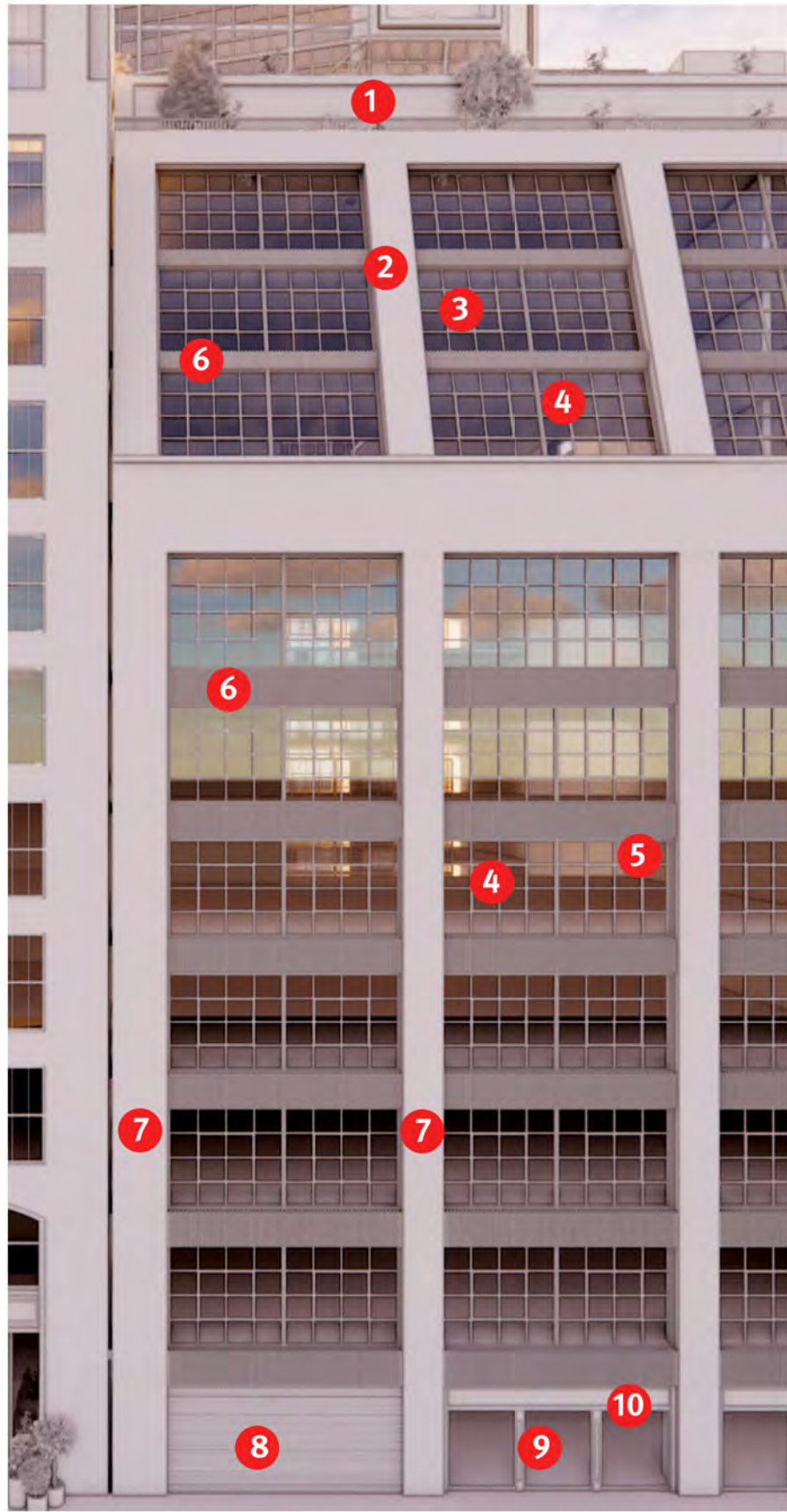
37 & 43 WEST 22ND EXISTING ELEVATION

37 & 43 WEST 22ND PROPOSED ELEVATION

SYNTHESIS | PROPOSED ELEVATION | 37 WEST 22ND STREET



37 WEST 22ND PROPOSED ELEVATION



37 WEST 22ND PROPOSED RENDER

#1 SINGLE STORY ADDITION SET BACK 25' FROM STREET WALL

#2 SLOPED CONCRETE COLUMNS

#3 SLOPED FACTORY GLAZING TO MATCH GLAZING BELOW

#4 FOUR PANE PIVOTING VENTILATORS TWO PER BAY

#5 FACTORY STYLE WINDOWS 32 PANES PER BAY

#6 RIBBED METAL SPANDREL PANELS 3'-6" IN HEIGHT TO MATCH THE HEIGHT OF THE DECO BUILDING SPANDRELS

#7 EXPOSED CONCRETE COLUMNS (THREE WINDOW BAYS) COLOR TO MATCH EXISTING

#8 ROLL DOWN GATE TO PARKING RAMP

#9 RETAIL ENTRIES

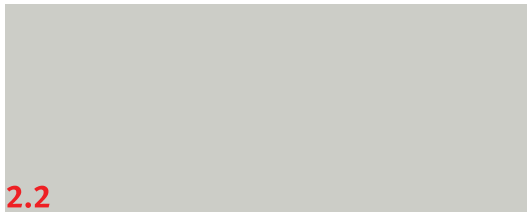
#10 RETAIL EXHAUST LOUVERS

*PROPOSED CHANGES HIGHLIGHTED IN YELLOW

SYNTHESIS | MATERIALS



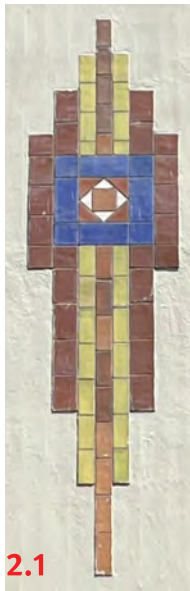
#1 REYNAERS SLIMLINE 38 CLASSIC PROFILE
ALUMINUM INSULATED WINDOWS



2.2
PAINT COLOR TO MATCH EXISTING



2.2



2.1



#2.1

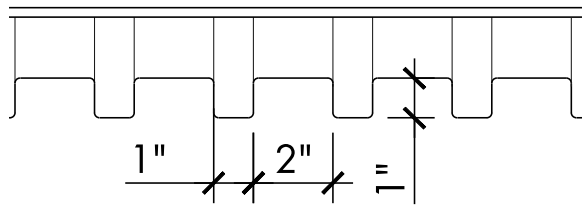


2.2

#2 CONCRETE BUILDING FACADES
PAINTED TO MATCH EXISTING
EXISTING TERRACOTTA ACCENTS

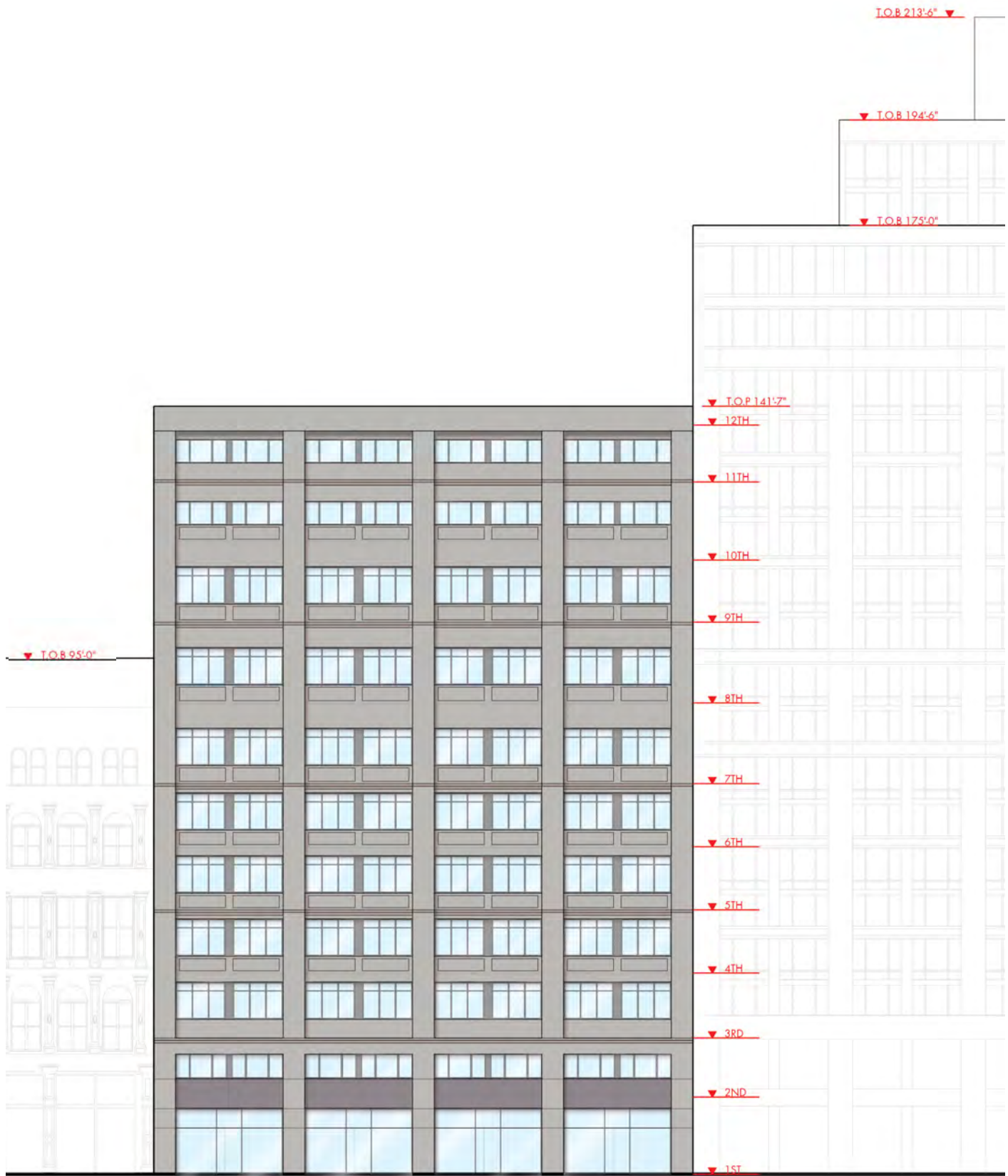


OVERALL ELEVATION OF 22ND STREET

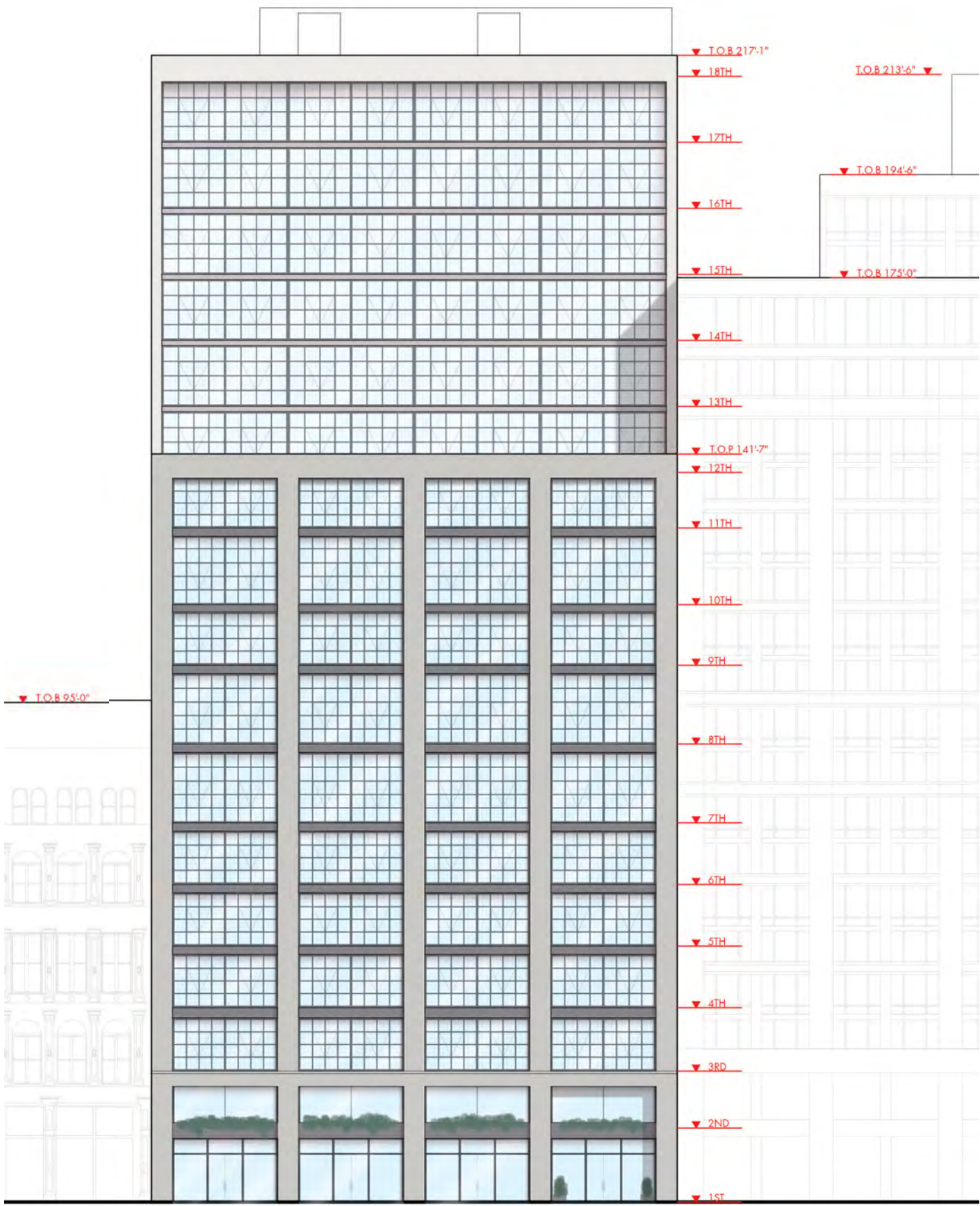


#3 ZINC SPANDREL PANELS FOLDED TO
ALLUDE TO ORIGINAL RIBBED SPANDREL
PANELS ON 23RD STREET

SYNTHESIS | EXISTING VS PROPOSED ELEVATION | 50 W 23RD STREET

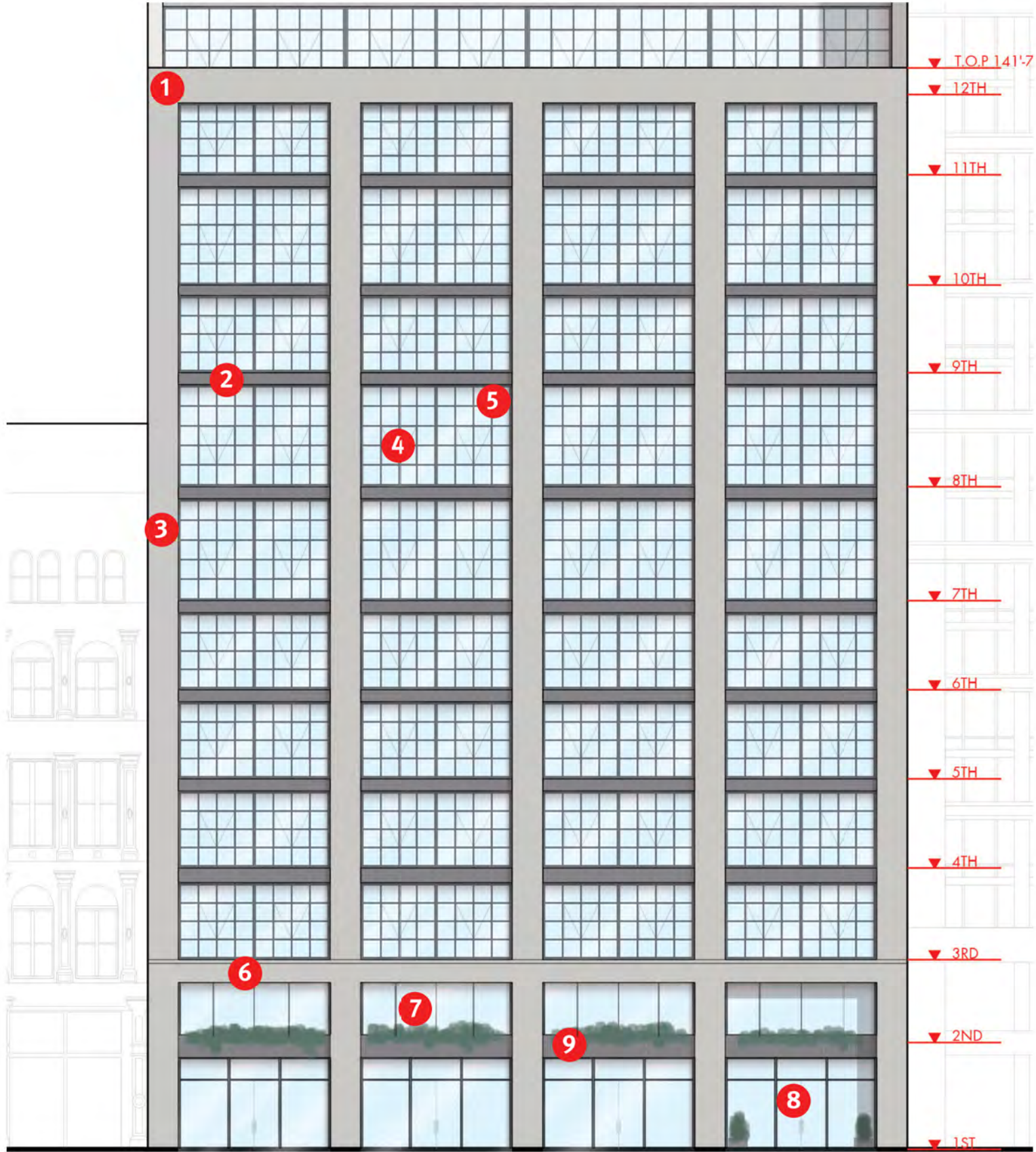


50 WEST 23RD EXISTING ELEVATION

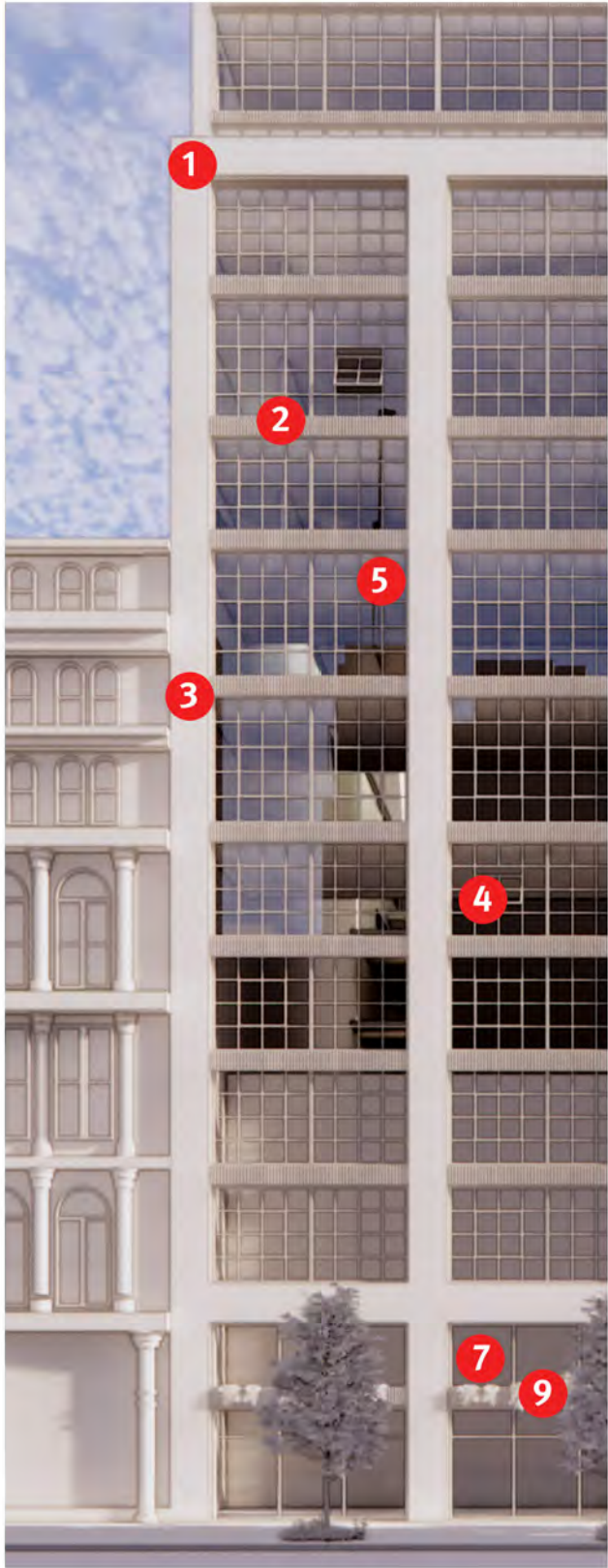


50 WEST 23RD PROPOSED ELEVATION

SYNTHESIS | PROPOSED ELEVATION | 50 W 23RD STREET



50 WEST 23RD PROPOSED ELEVATION



50 WEST 23RD PROPOSED ELEVATION RENDER

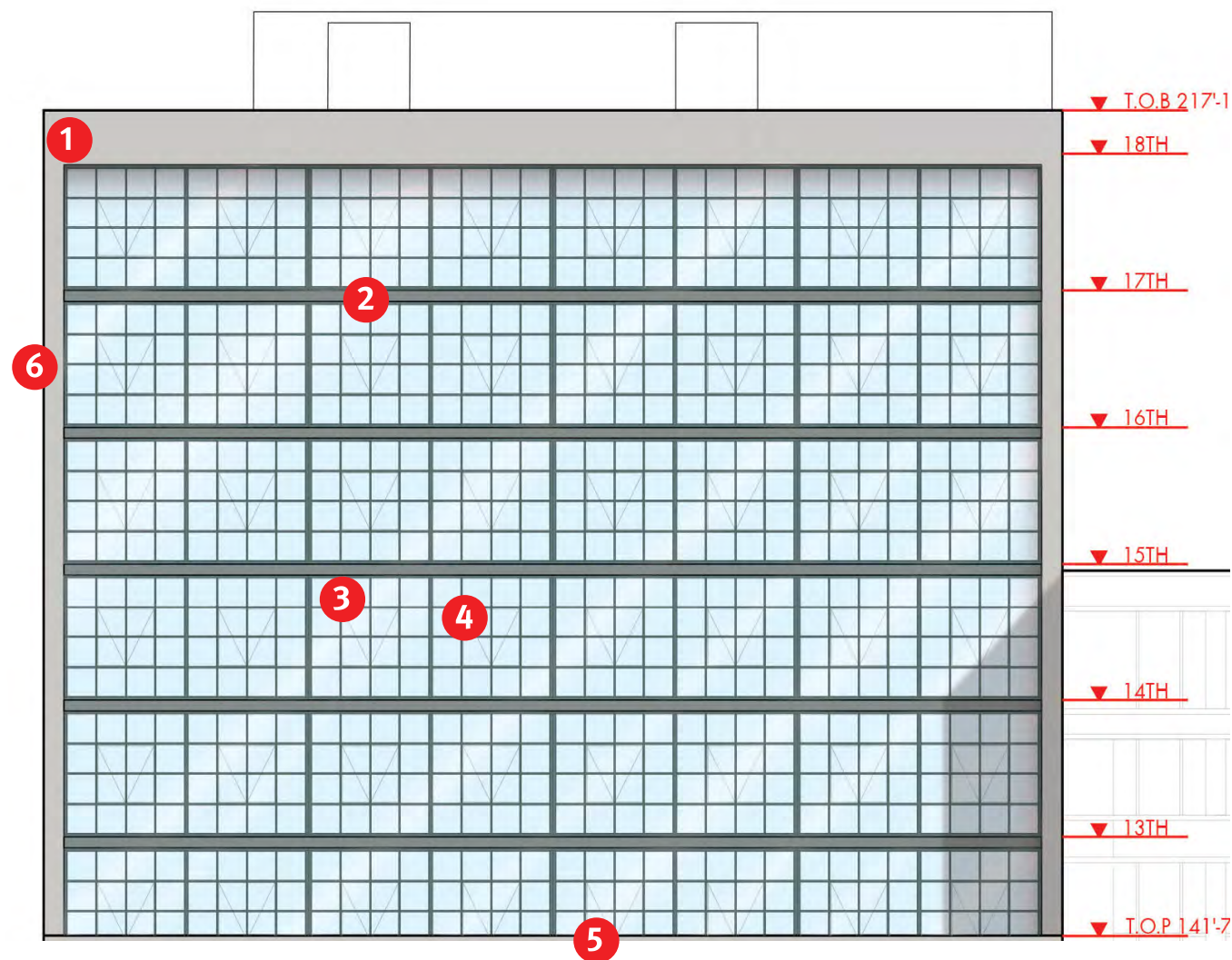
- #1 NO CORNICE - FLUSH WITH COLUMNS
- #2 RIBBED ZINC METAL SPANDREL PANEL
- #3 EXPOSED CONCRETE COLUMNS (FOUR WINDOW BAYS)
- #4 FOUR PANE PIVOTING VENTILATORS
- #5 FACTORY STYLE WINDOW AS IN ORIGINAL 22ND STREET FACADE
- #6 2 STORY STREET LEVEL
- #7 OPERABLE WINDOWS AT 2ND FLOOR
- #8 RECESSED RESIDENTIAL ENTRY
- #9 PLANTERS IN 2ND FLOOR SPANDRELS

*PROPOSED CHANGES HIGHLIGHTED IN YELLOW

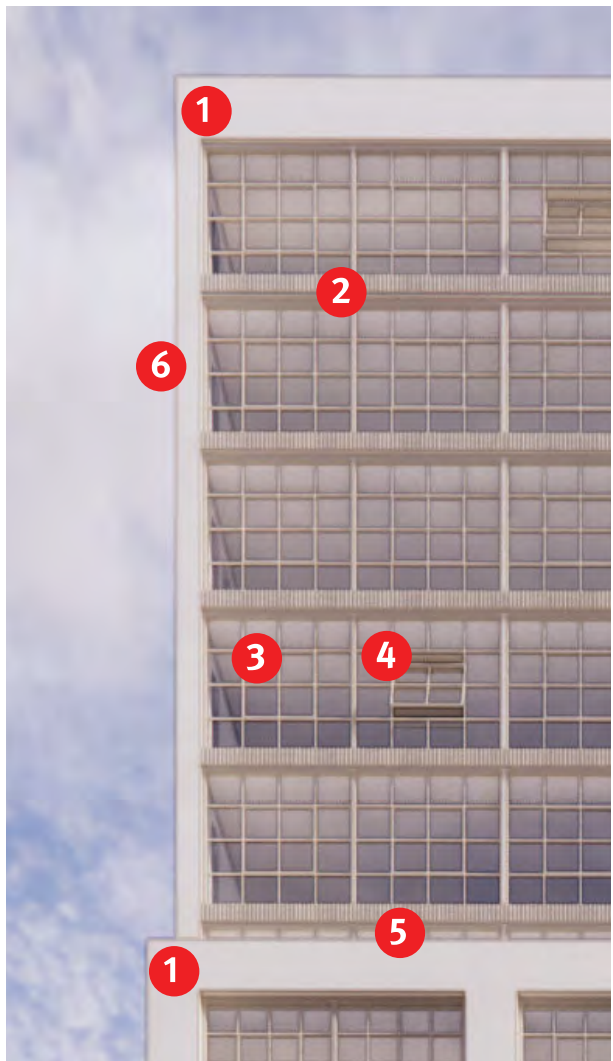
RENDERS | 23RD STREET



SYNTHESIS | PROPOSED ELEVATION | 50 W 23RD STREET ADDITION



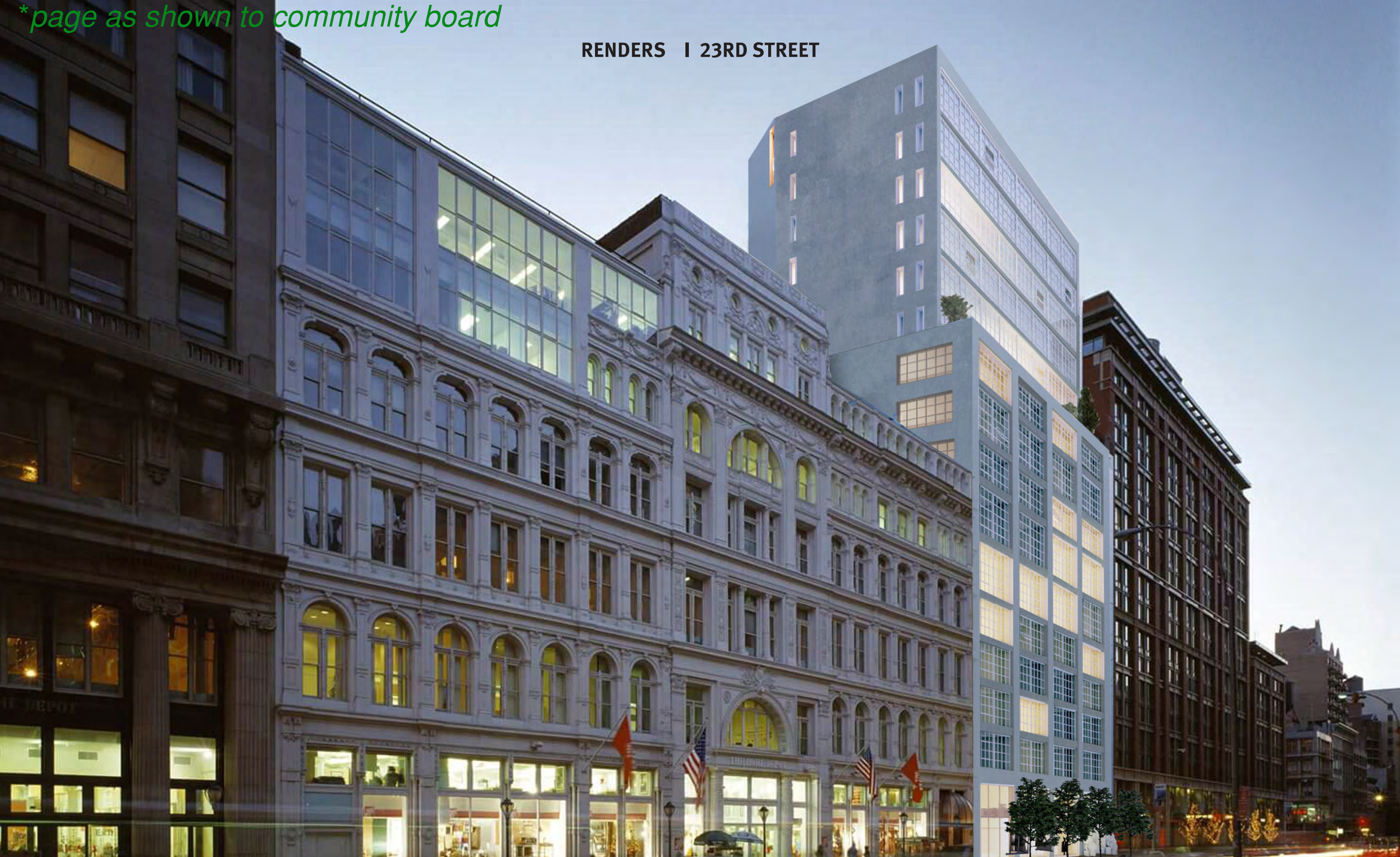
50 WEST 23RD PROPOSED ELEVATION



50 WEST 23RD PROPOSED RENDER

- #1 NO CORNICE - FLUSH WITH COLUMNS
- #2 RIBBED GLAZED TERRACOTTA SPANDREL PANEL
- #3 FACTORY STYLE WINDOW AS IN ORIGINAL 22ND STREET T FACADE
- #4 FOUR PANE PIVOTING VENTILATORS
- #5 10' SETBACK AT EXISTING BUILDING
- #6 CONCRETE PARTY WALL

RENDERS | 23RD STREET



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