

April 22, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-08914

18 East 50th Street – Hampton Shops Building – Individual Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 888 7520

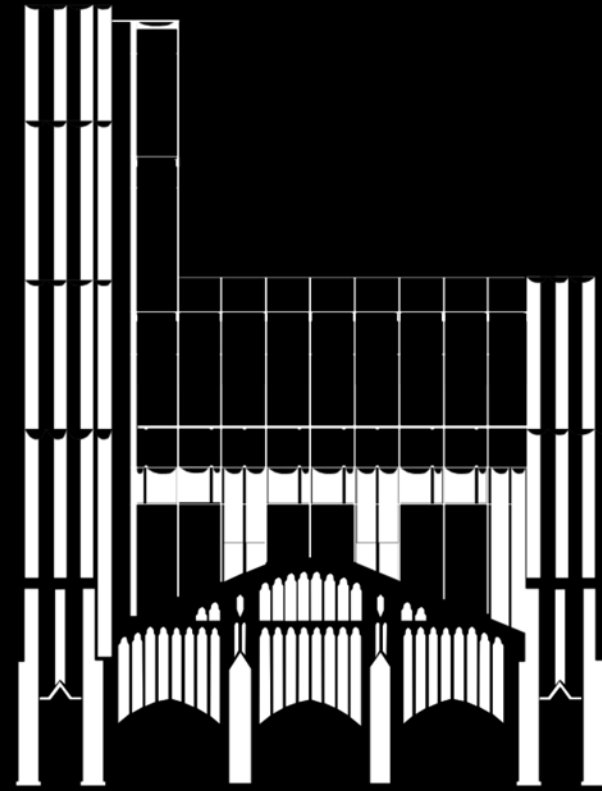
Passcode: 091958

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.



18 EAST 50th STREET

NYC LANDMARKS PRESERVATION COMMISSION PUBLIC HEARING APRIL 22, 2025

EXISTING CONDITIONS AND SANBORN MAP

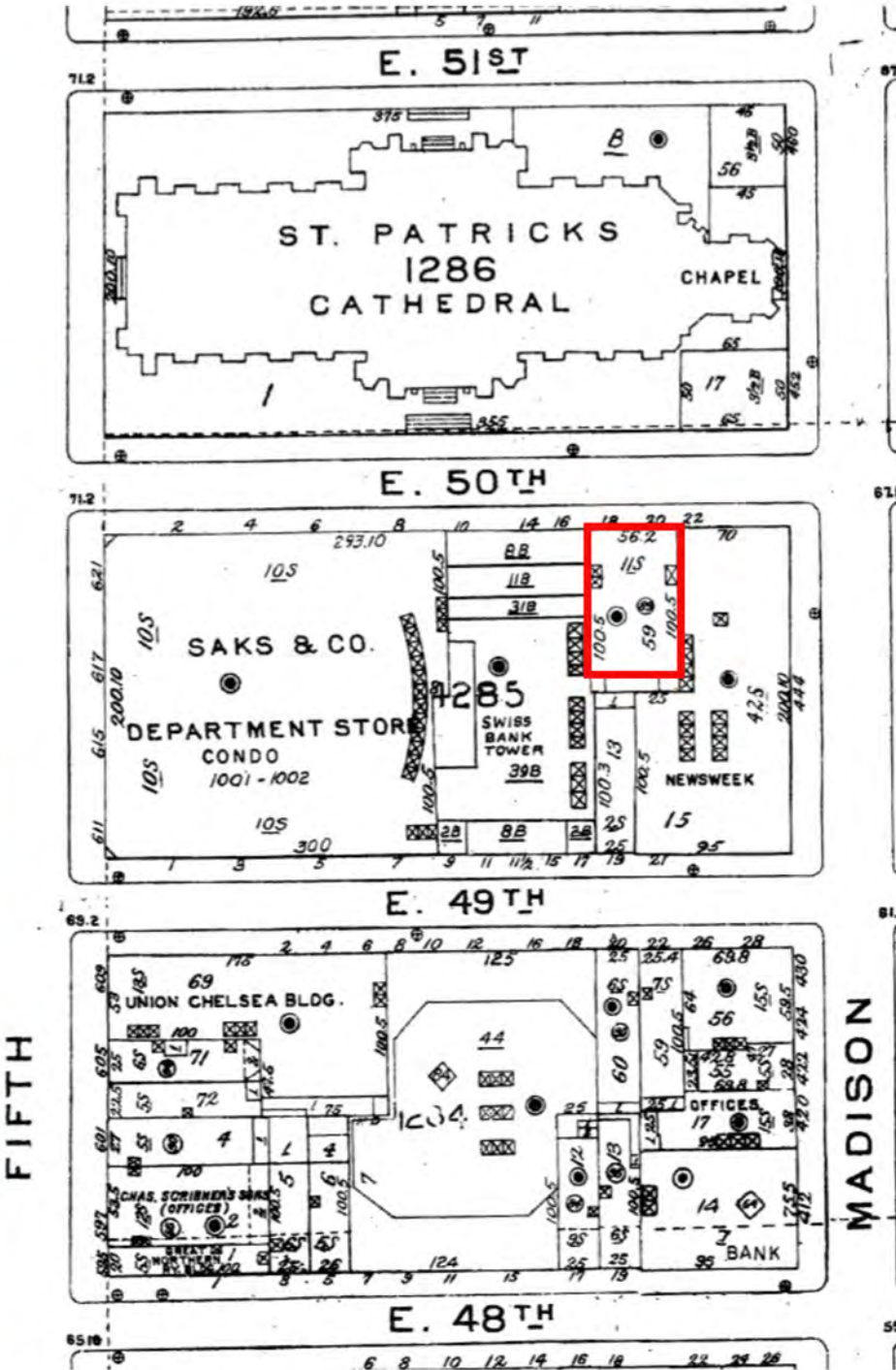
LOCATION & SCOPE OF WORK



EXISTING CONDITION



EXISTING CONDITION



SANBORN MAP

AERIAL VIEW NORTH IN CONTEXT



STREET VIEW IN CONTEXT



EXISTING STREET VIEW AT MADISON AVE & 50TH ST



EXISTING STREET VIEW AT MADISON AVE & 51ST ST



EXISTING STREET VIEW AT 5TH AVE & 50TH ST

SCOPE OF WORK



1 PROPOSED RENDERING - ROOFTOP ADDITION

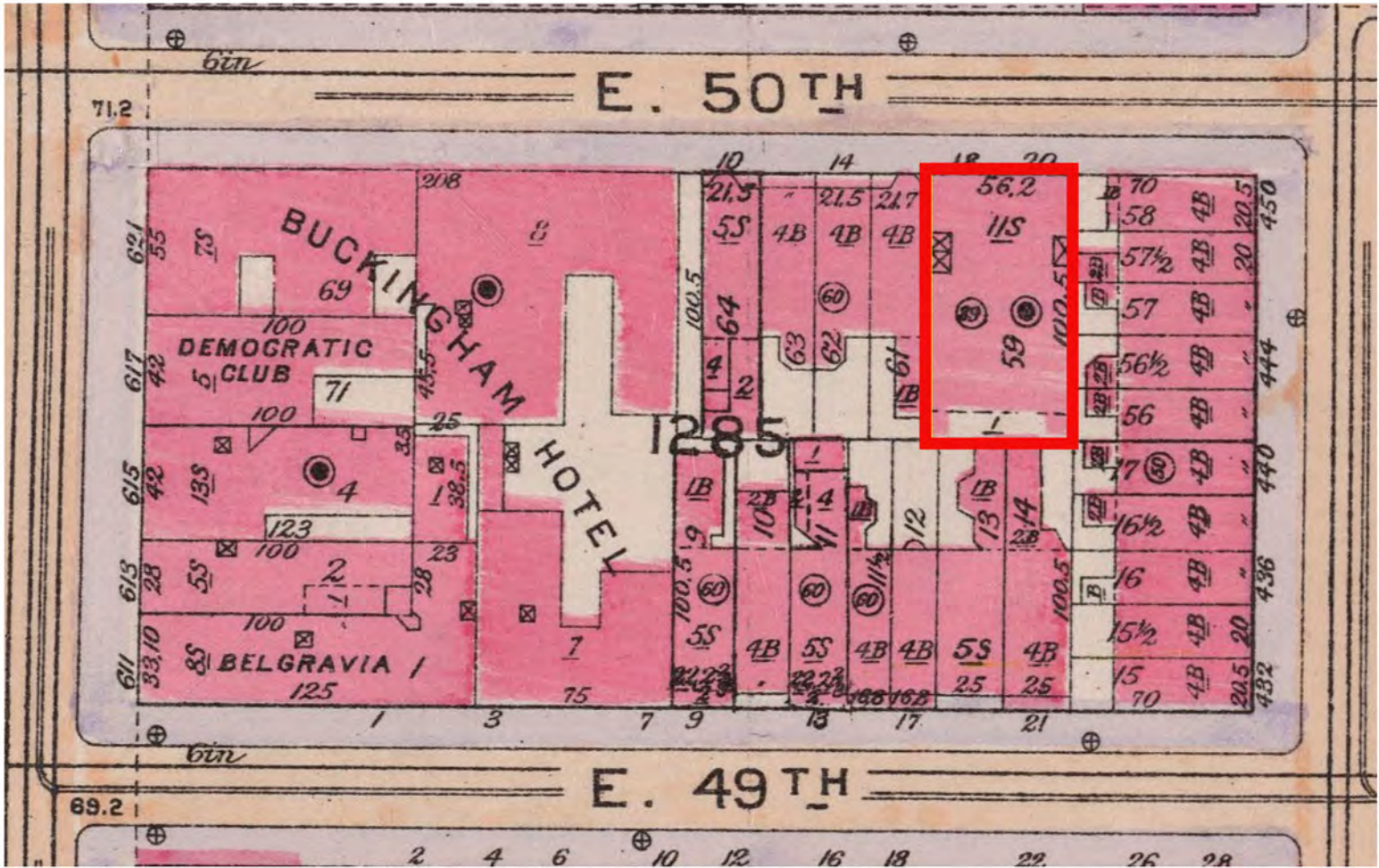


2 PROPOSED RENDERING - CANOPY

BUILDING HISTORY & CONTEXT



1917 (MUSEUM OF THE CITY OF NEW YORK)

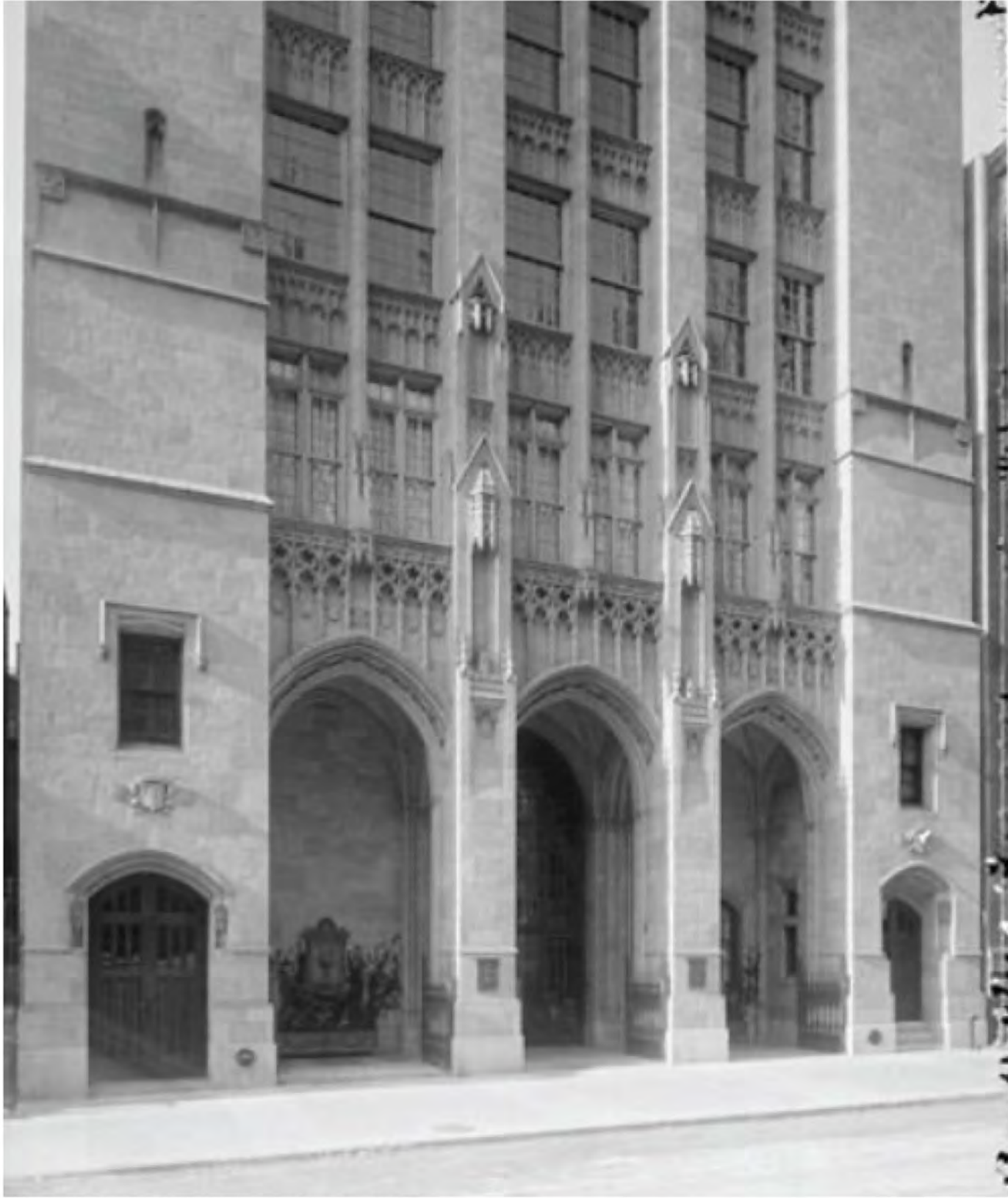


1916 ATLAS

BUILDING HISTORY & CONTEXT



1915 (MUSEUM OF THE CITY OF NEW YORK)



1915 (MUSEUM OF THE CITY OF NEW YORK)

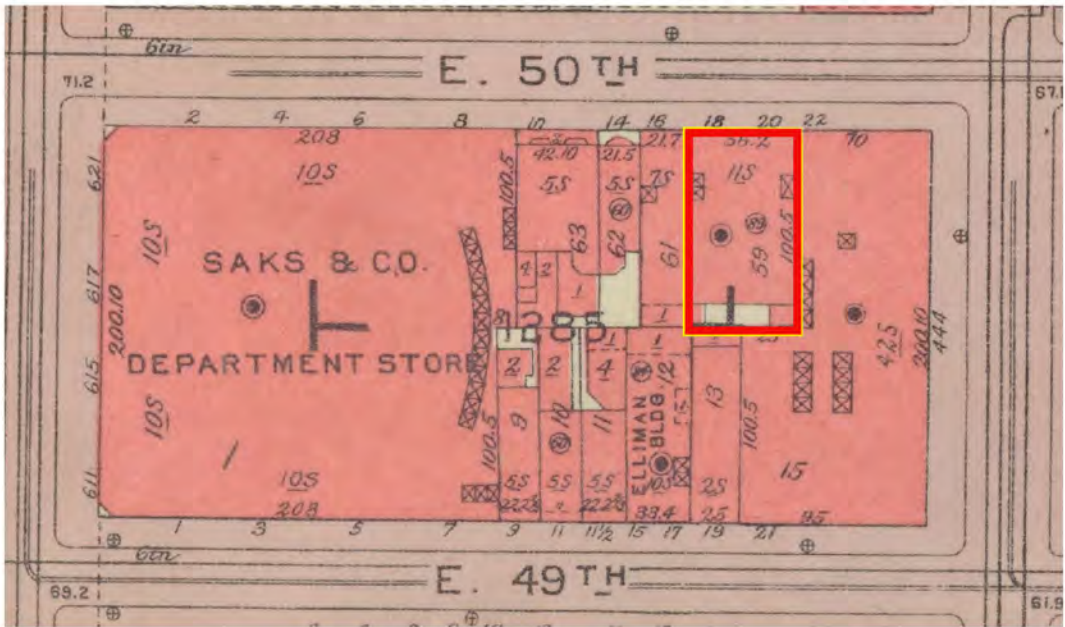
BUILDING HISTORY & CONTEXT



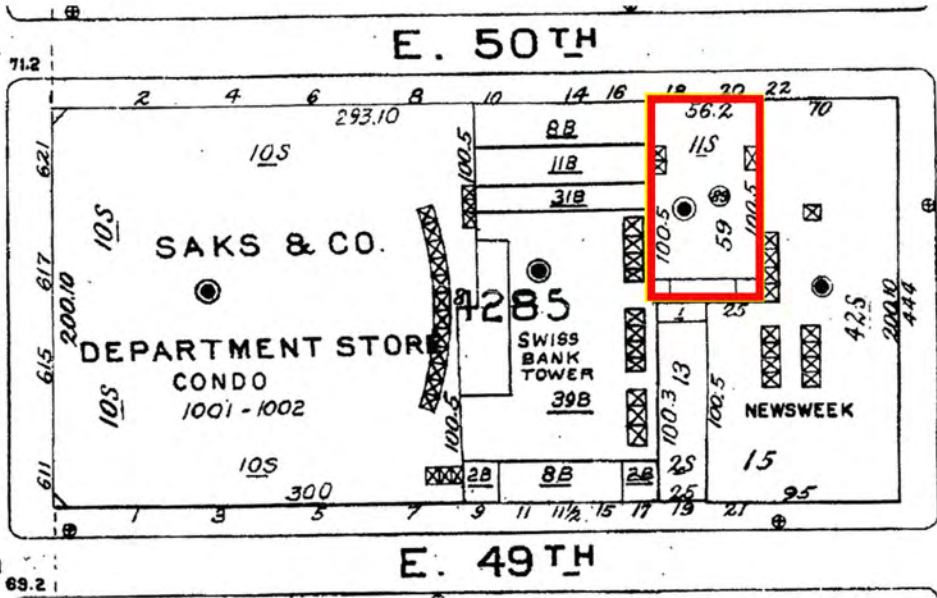
1932 (MUSEUM OF THE CITY OF NEW YORK)
444 MADISON AVENUE CONSTRUCTED 1931



1990 (SWISS BANK TOWER CONSTRUCTED TO WEST
(74-79 AIR RIGHTS FROM SAKS BUILDING))



1956 ATLAS



SANBORN MAP

BUILDING HISTORY & CONTEXT



2011- EXISTING PHOTO (GOOGLE STREET VIEWS)



2011- EXISTING PHOTO (GOOGLE STREET VIEWS)

BUILDING HISTORY & CONTEXT



2016- LPC DESIGNATION PHOTOS



2016- LPC DESIGNATION PHOTOS

EXISTING CONDITIONS



CURRENT OVERALL BUILDING VIEWS



BASE AND ENTRIES

RESTORED FACADE AND WINDOWS



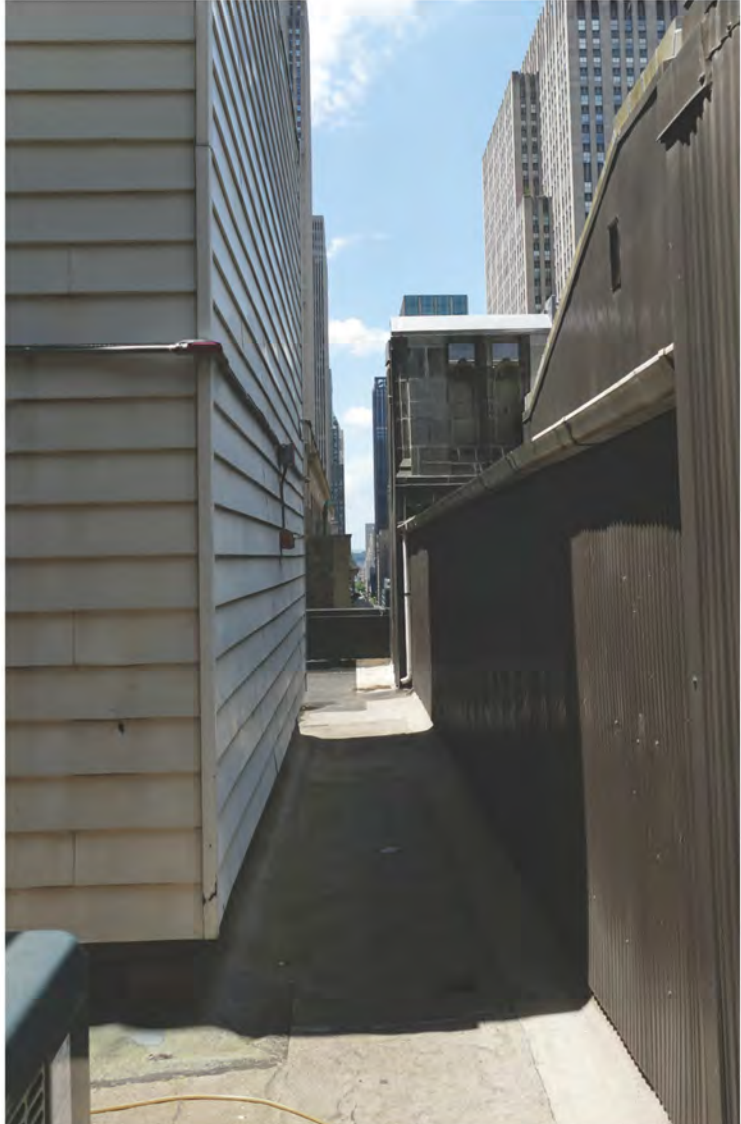
EXISTING CONDITIONS: ROOFTOP & SQUASH COURTS



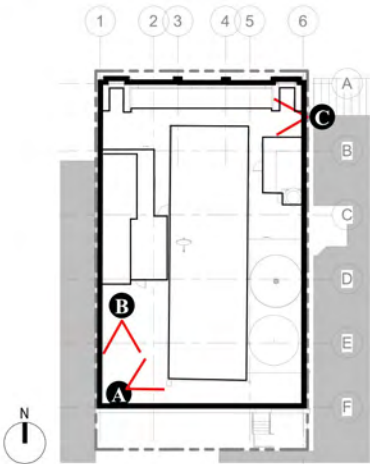
A



B

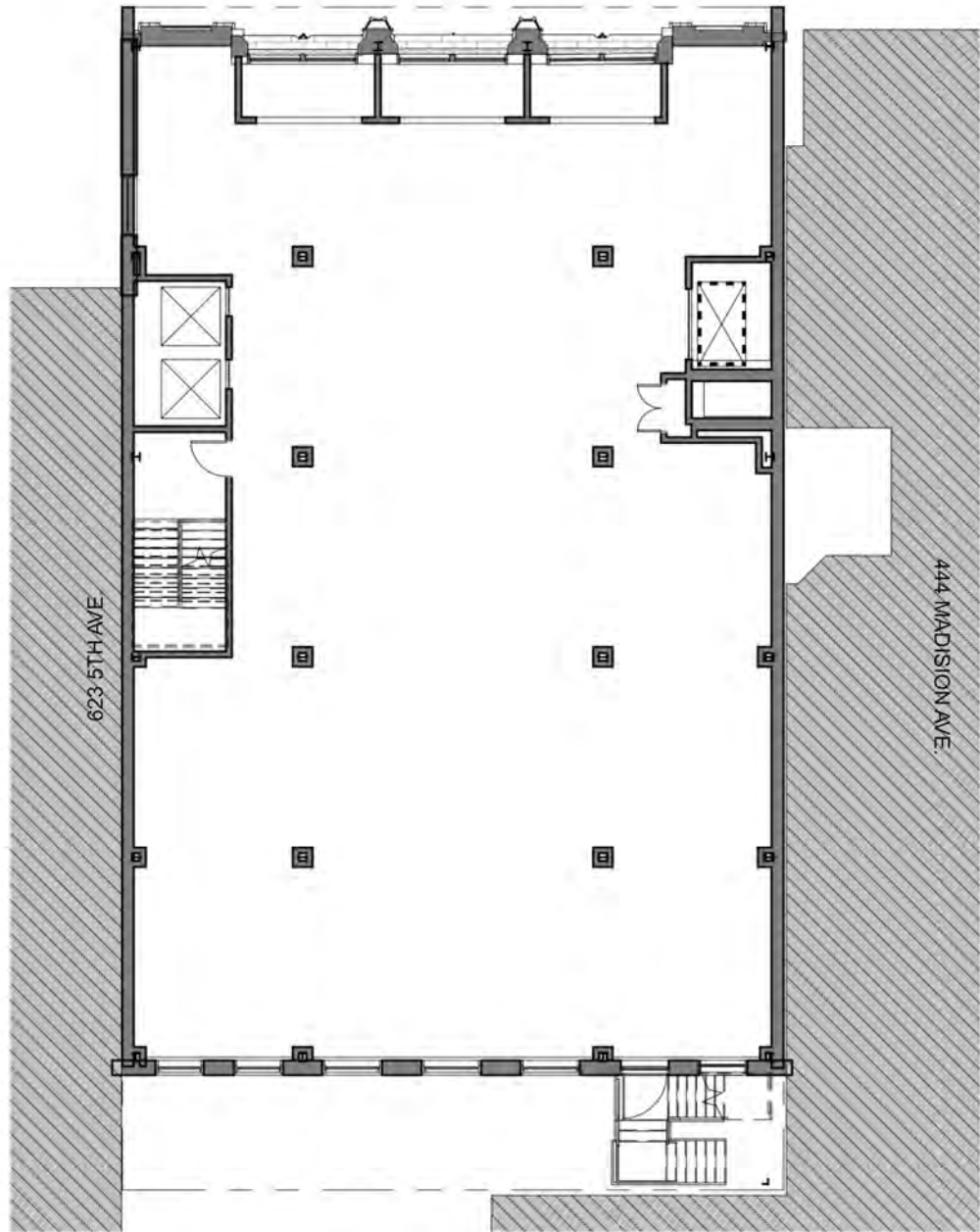


C



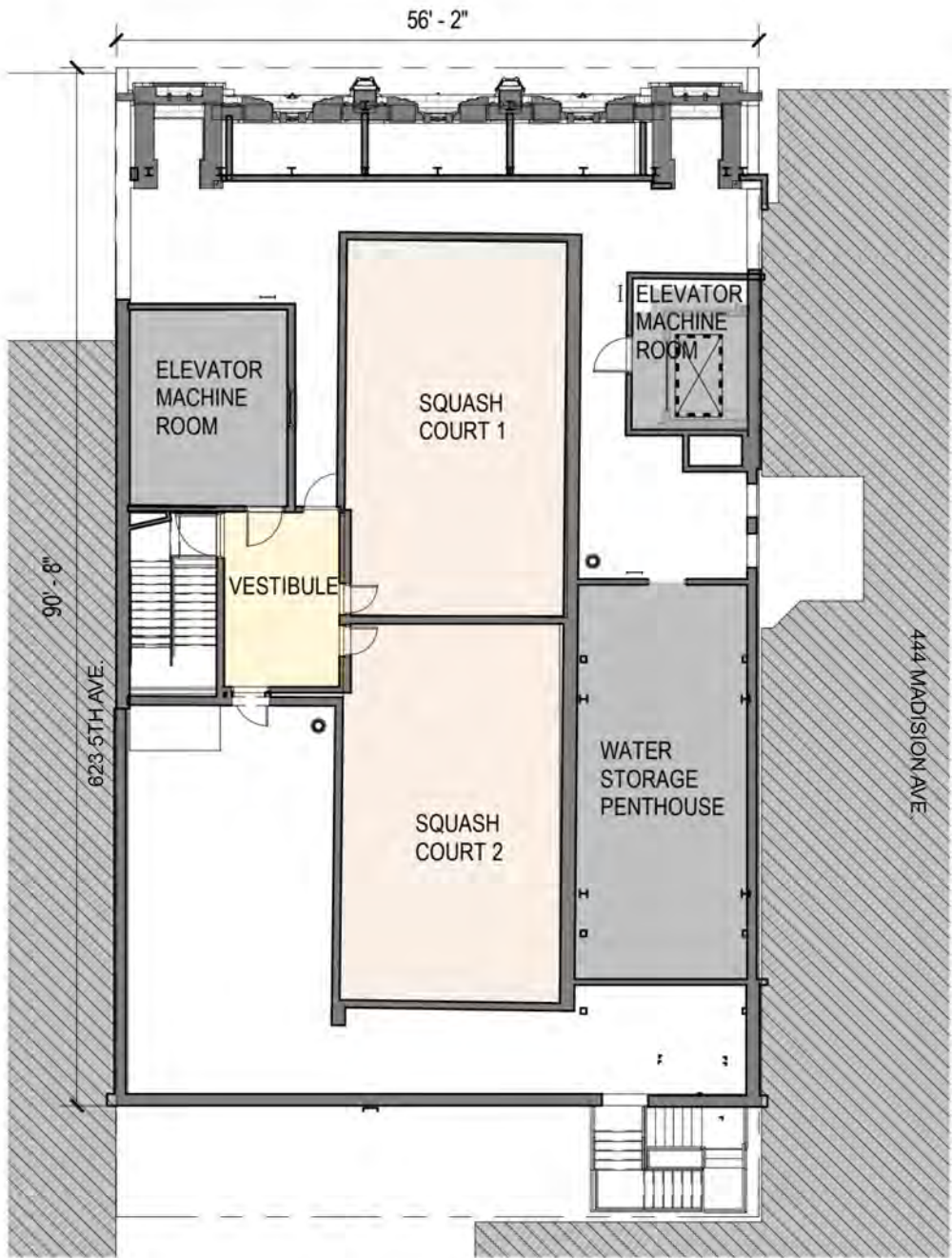
TYPICAL FLOOR PLANS

EAST 50TH ST.

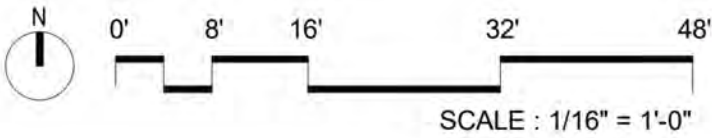


EXISTING 11TH FLOOR PLAN

EAST 50TH ST.



EXISTING ROOF PLAN

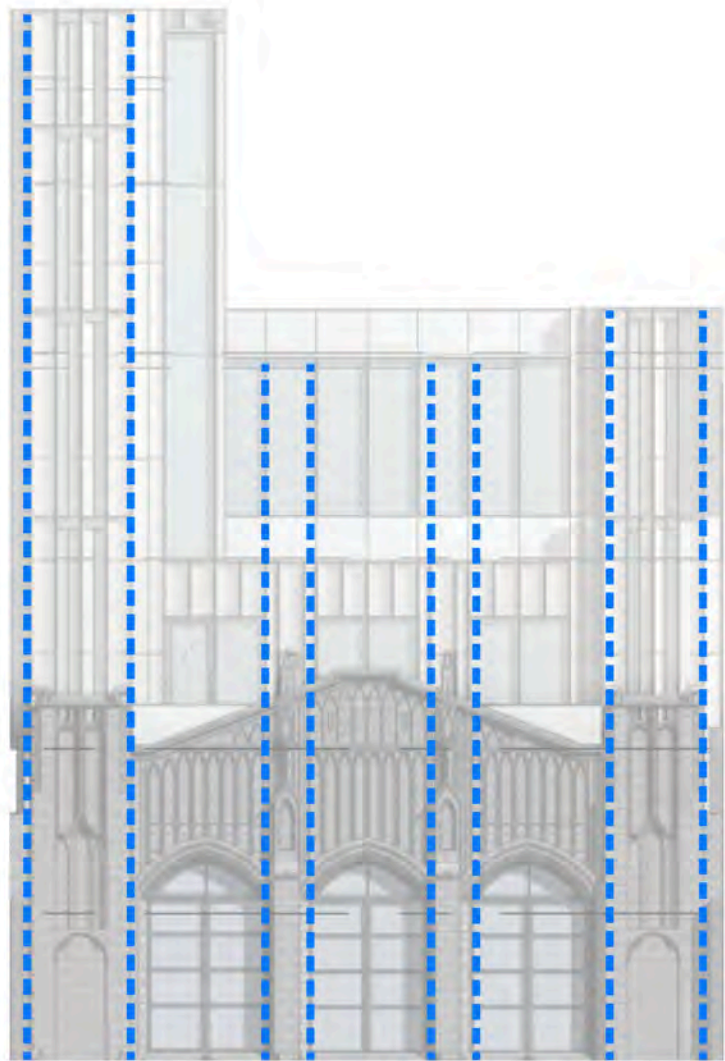


LEGEND

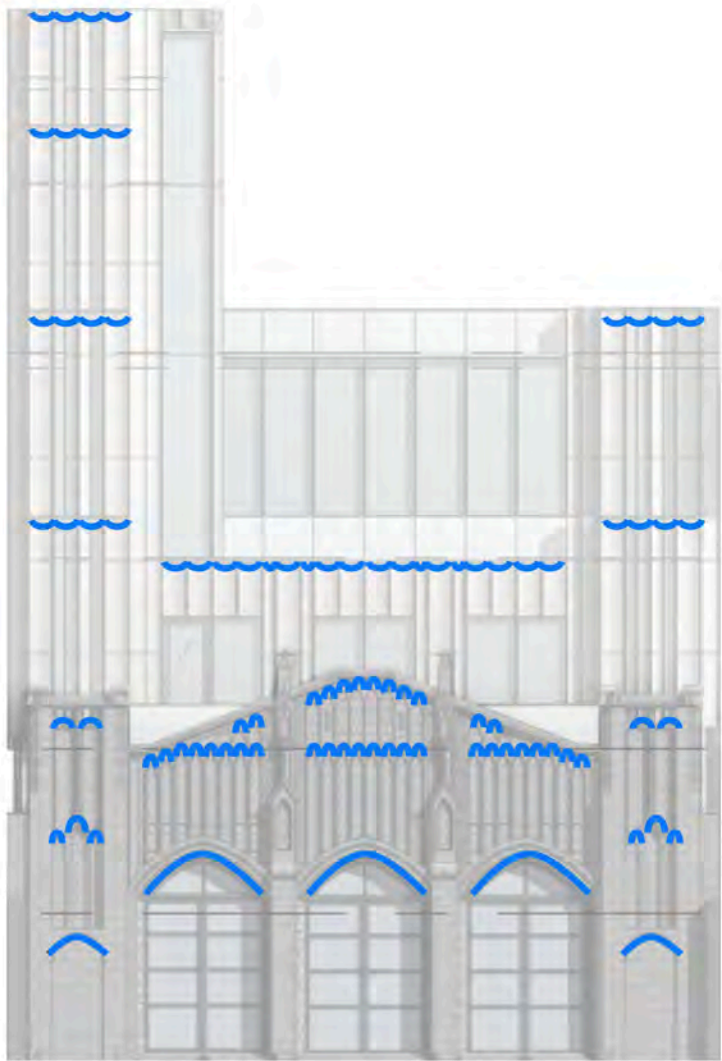
- OFFICE
- SQUASH COURT
- BACK OF HOUSE/ MECHANICAL
- ADJACENT BUILDING

PROPERTY LINE

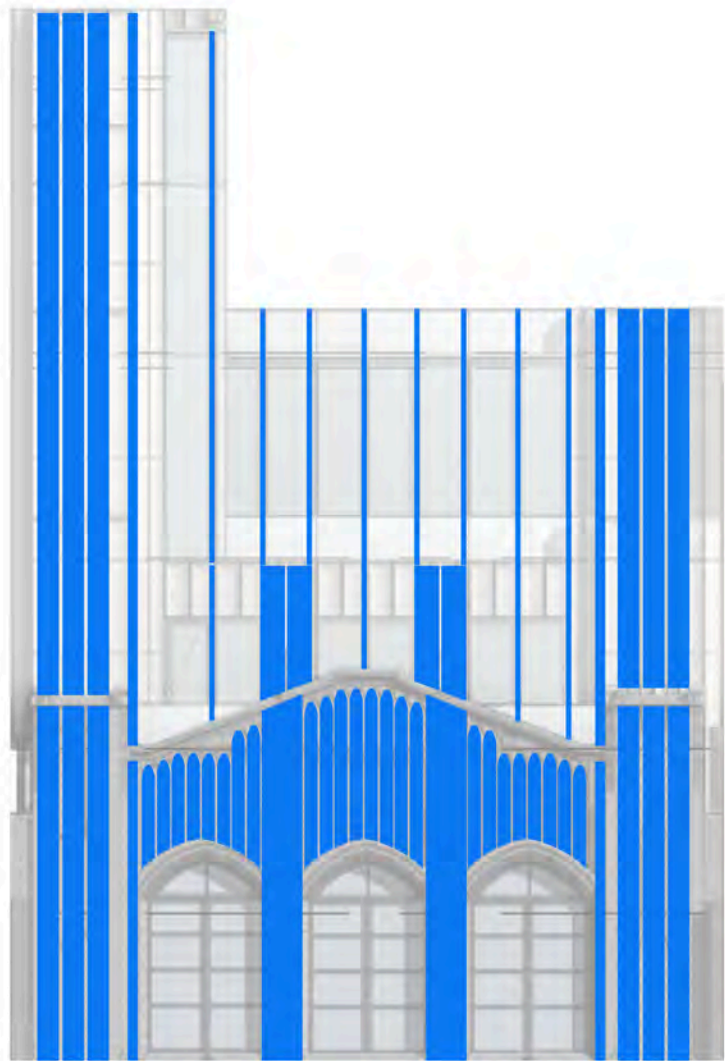
PART TO WHOLE DESIGN PRINCIPLES OF ROOF ADDITION



A RESPECT THE RELATIONSHIP TO THE EXISTING TOWERS



B RESPOND TO EXISTING FACADE PROFILES AND FORMS



C DEMATERIALIZE THE BUILDING AS IT REACHES THE SKY

EXTERIOR VIEWS

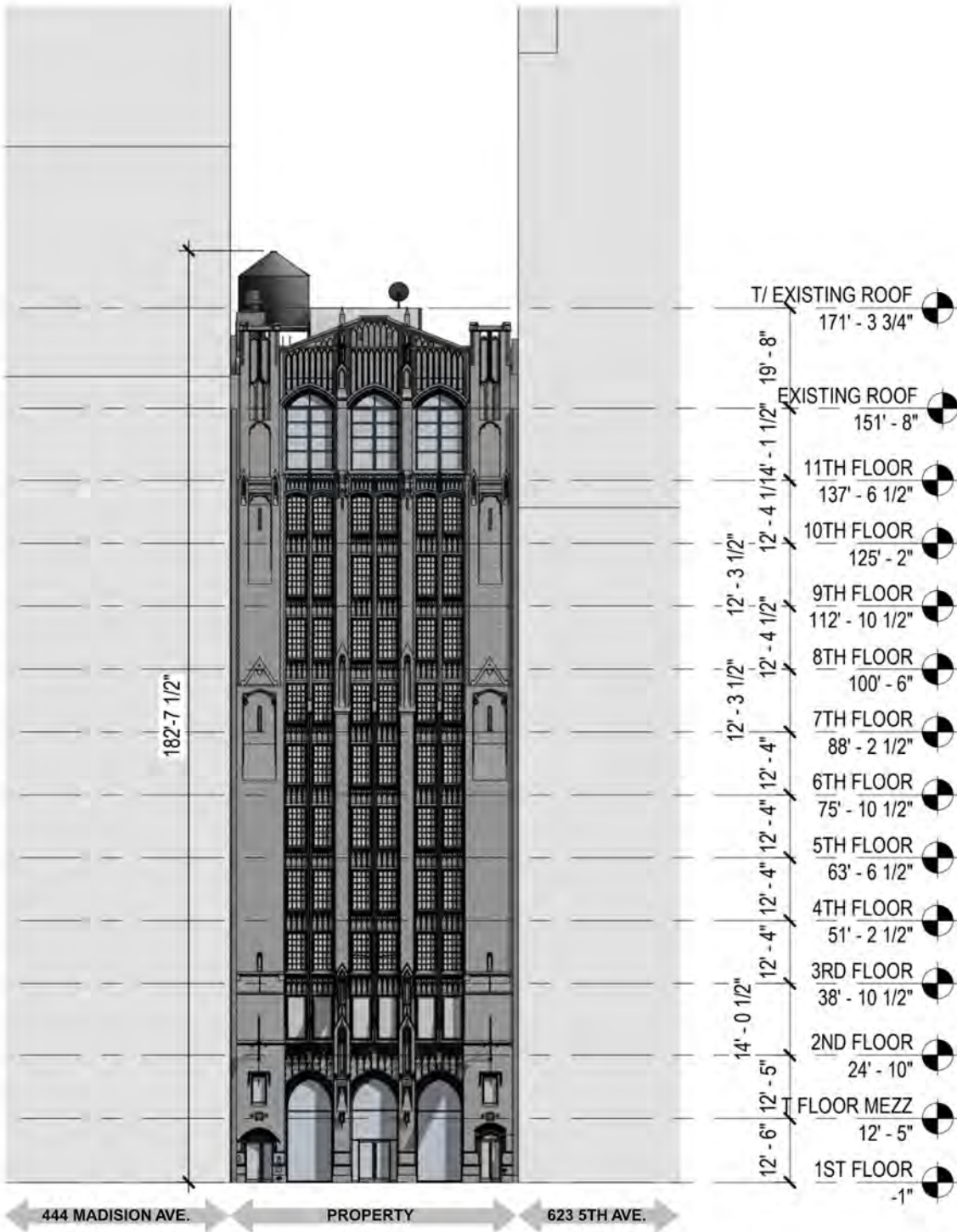


VIEW 1

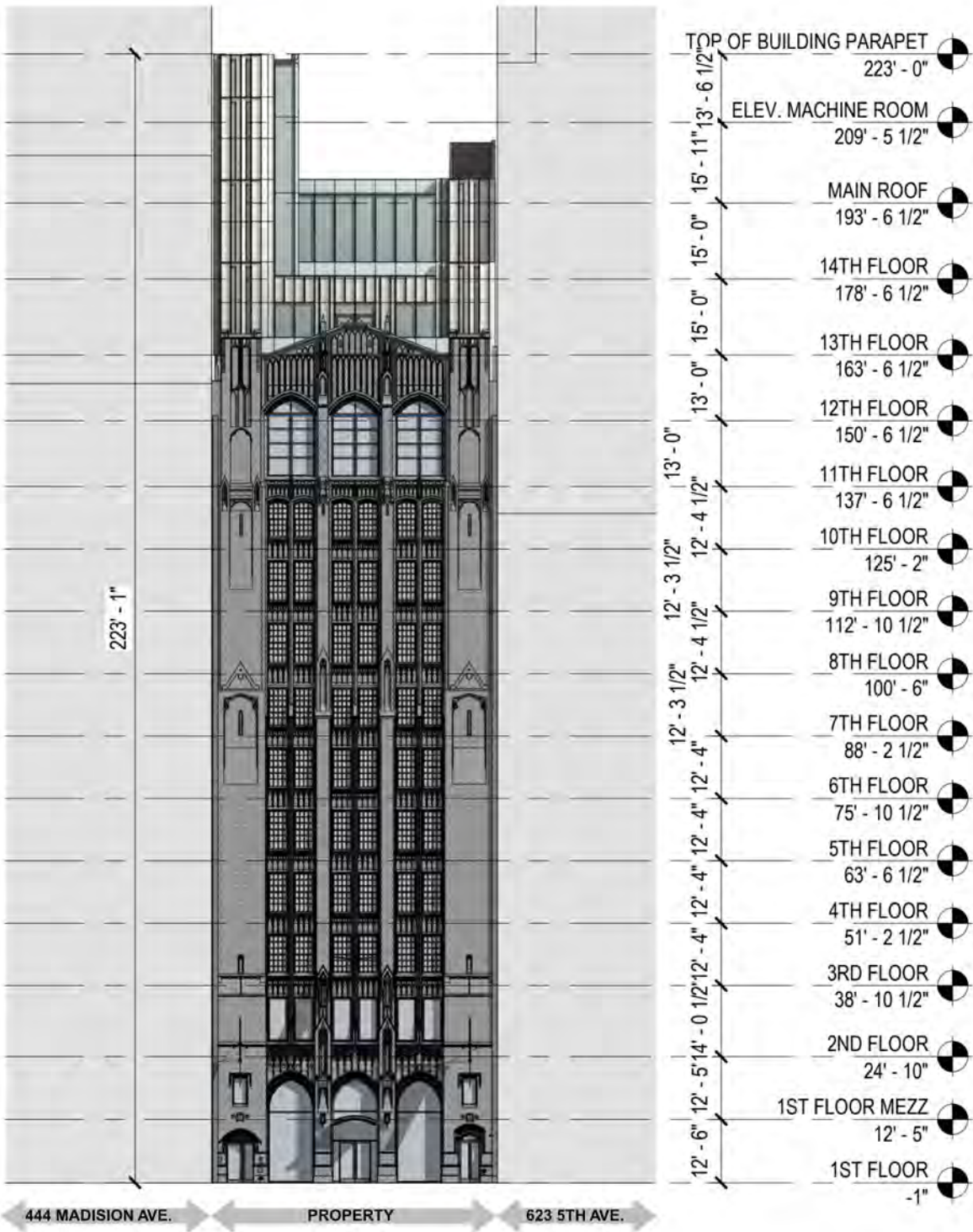


VIEW 2

OVERALL BUILDING ELEVATIONS (NORTH)

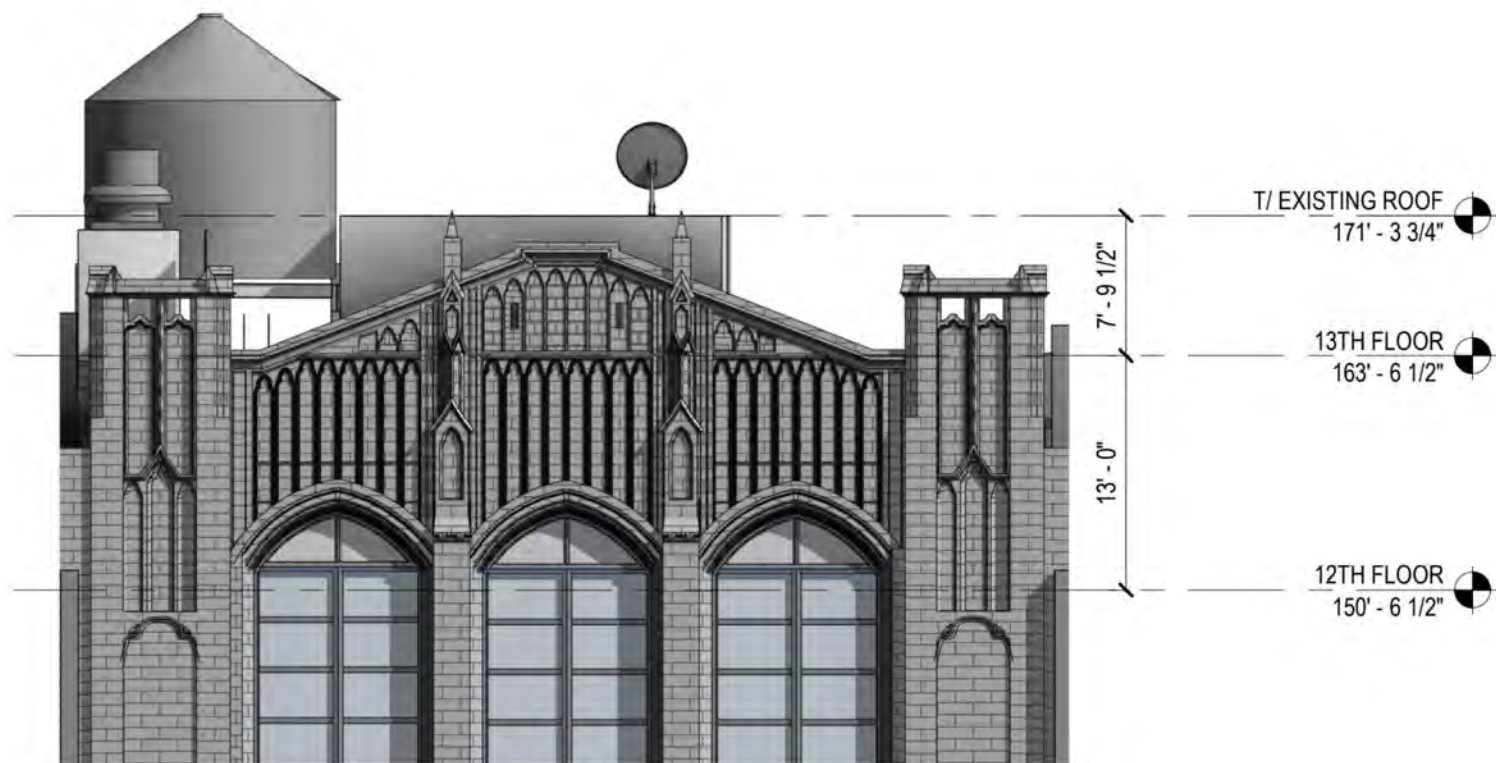


EXISTING

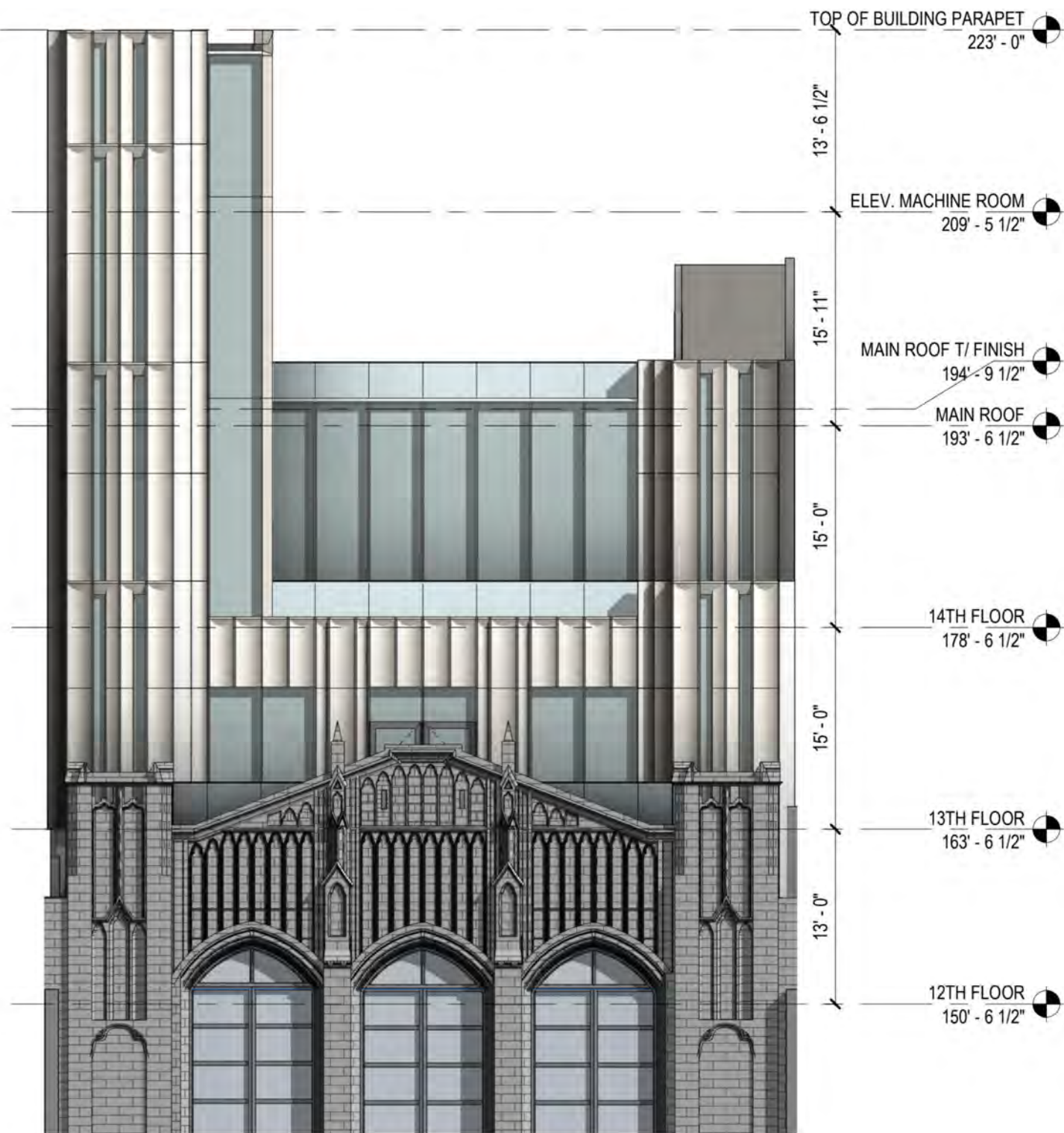


PROPOSED

UPPER BUILDING ELEVATIONS (NORTH)

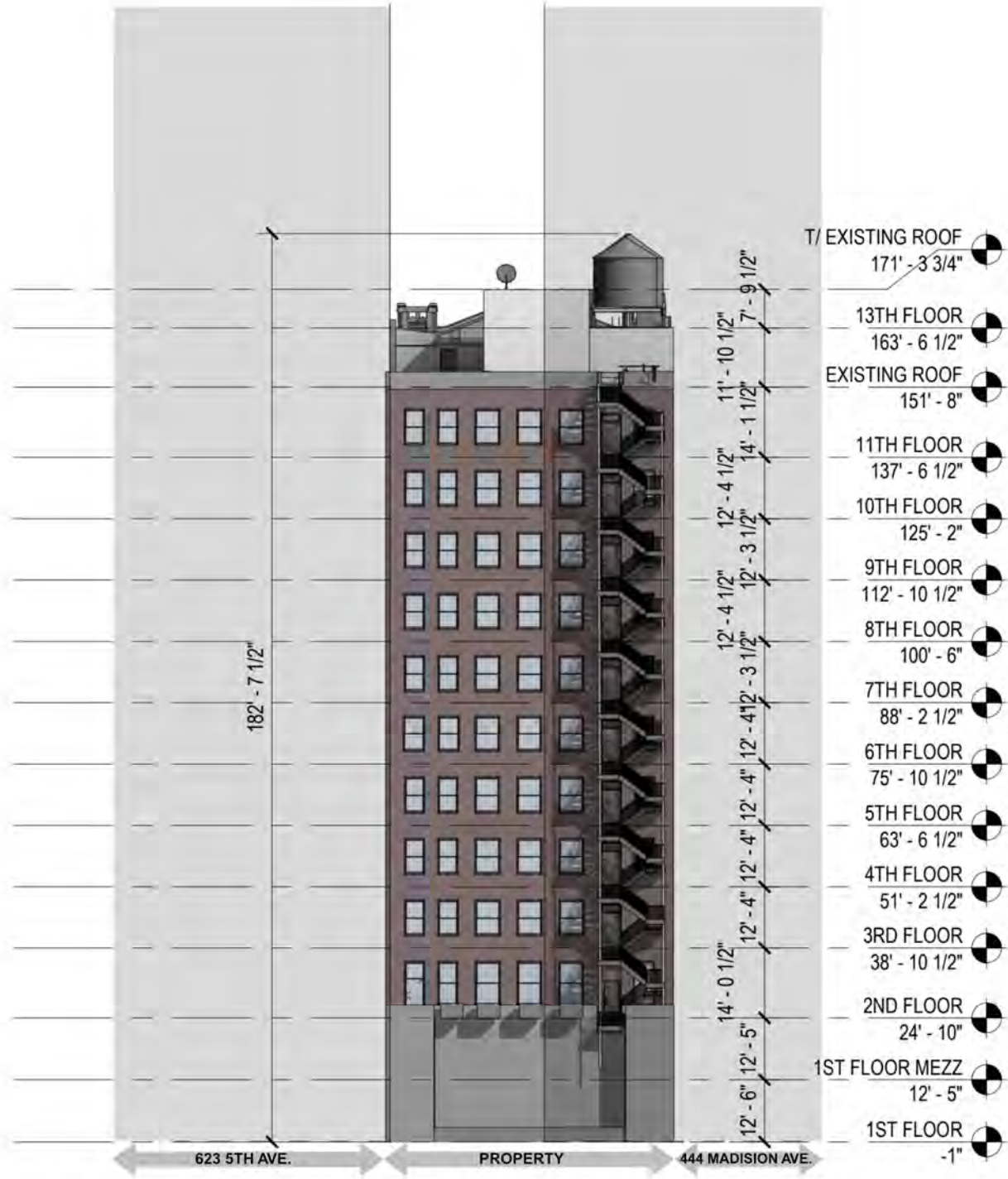


EXISTING

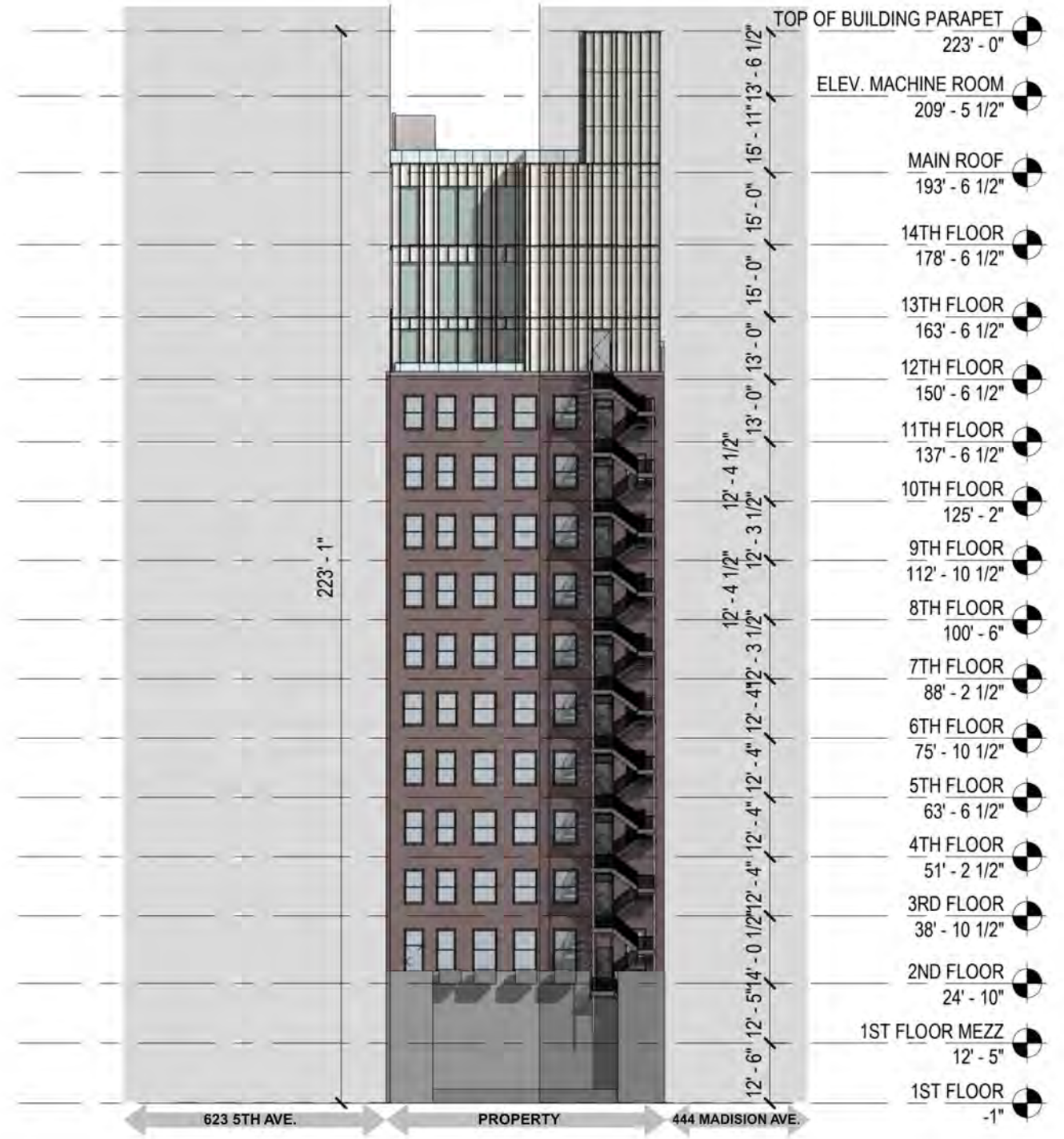


PROPOSED

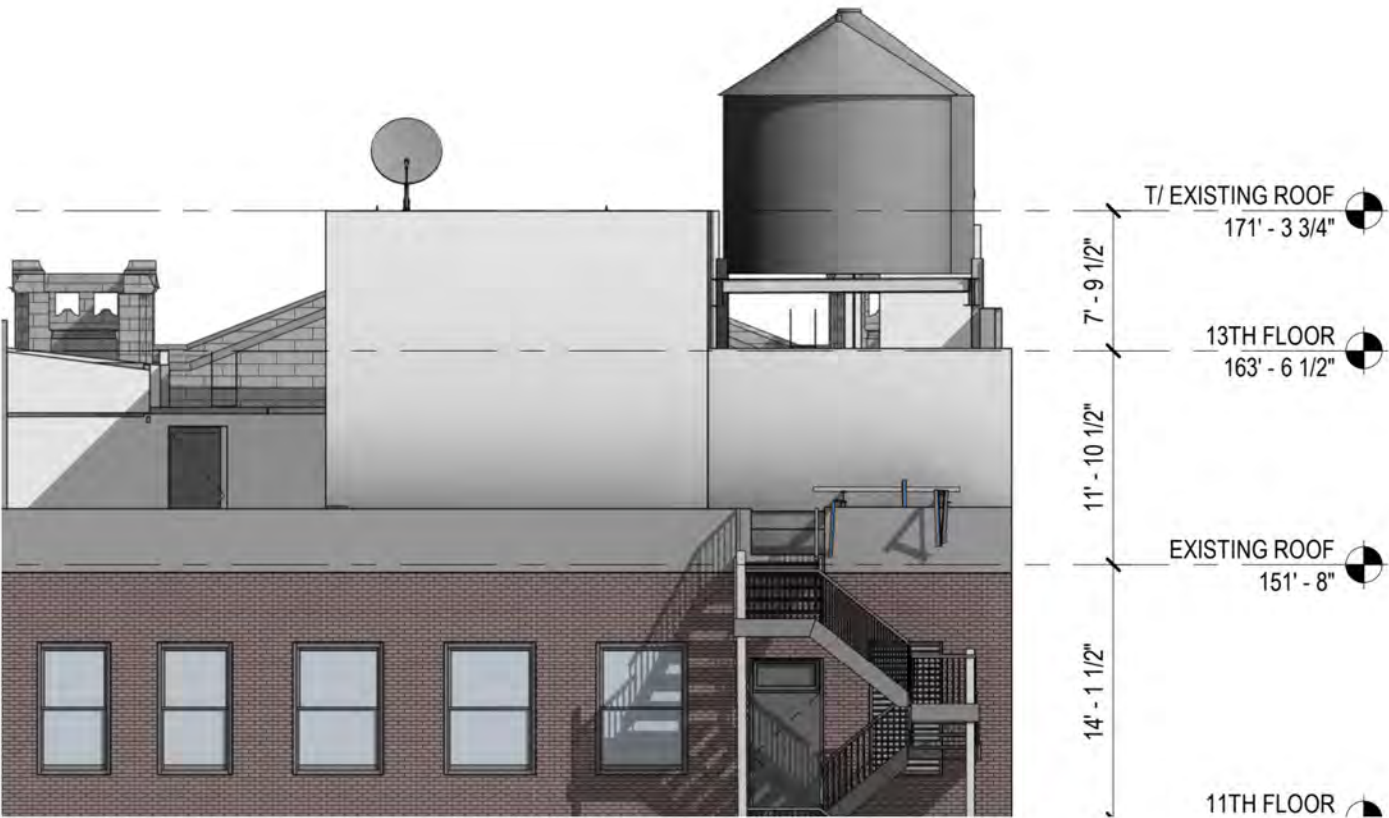
OVERALL BUILDING ELEVATIONS (SOUTH)



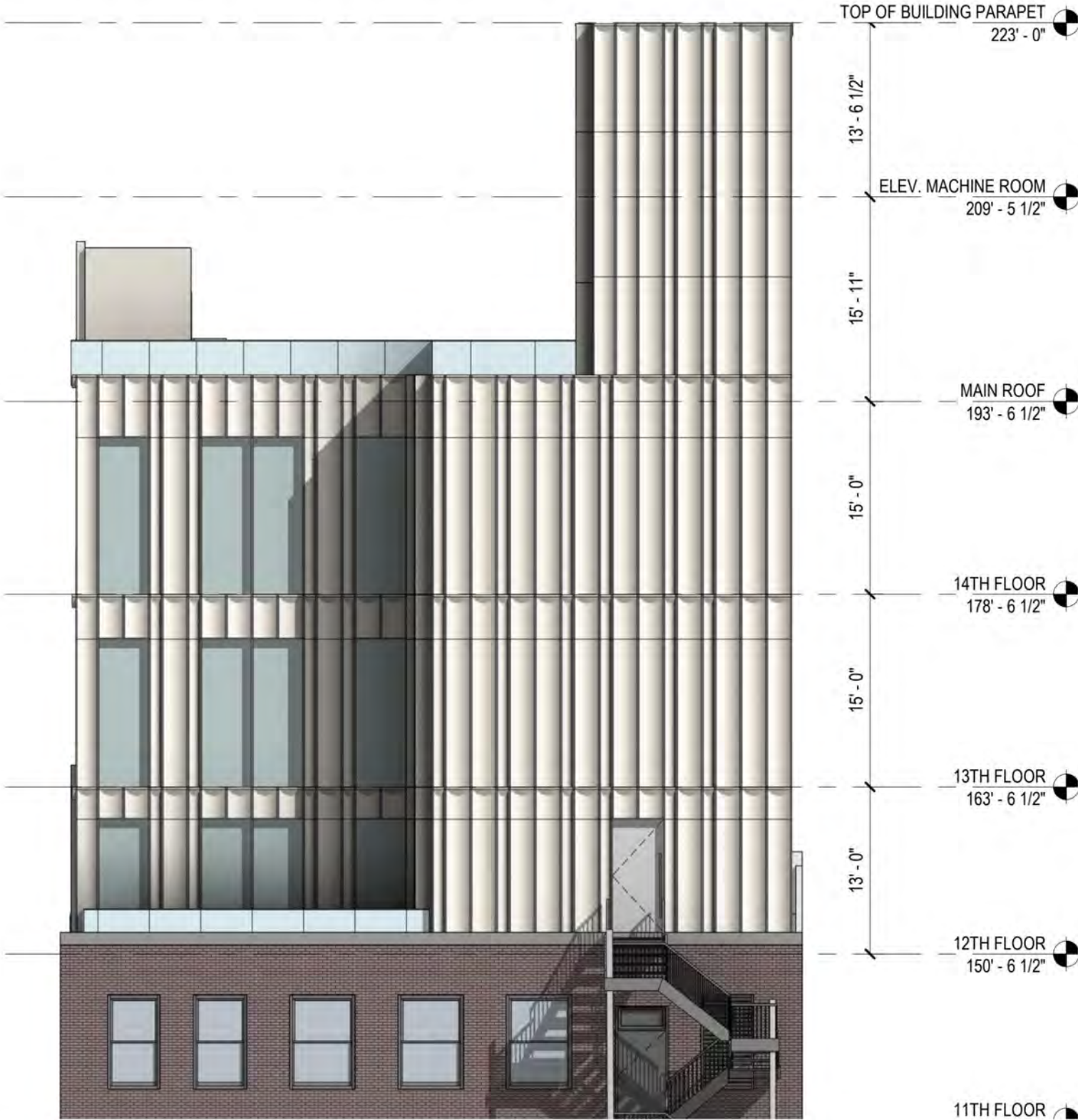
EXISTING

**PROPOSED**

UPPER BUILDING ELEVATIONS (SOUTH)



EXISTING



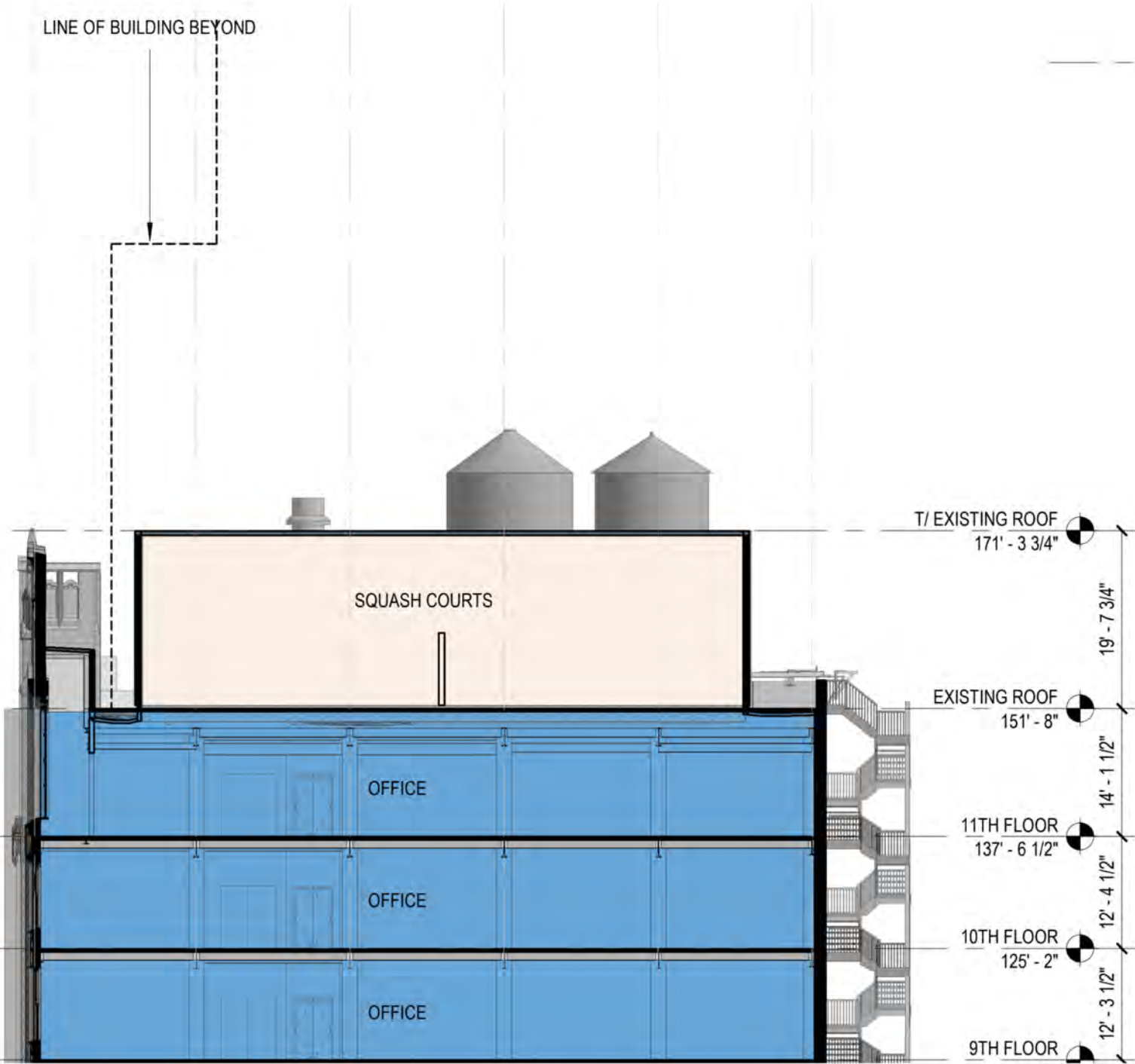
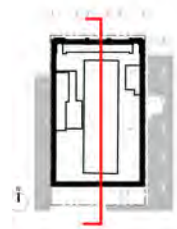
PROPOSED



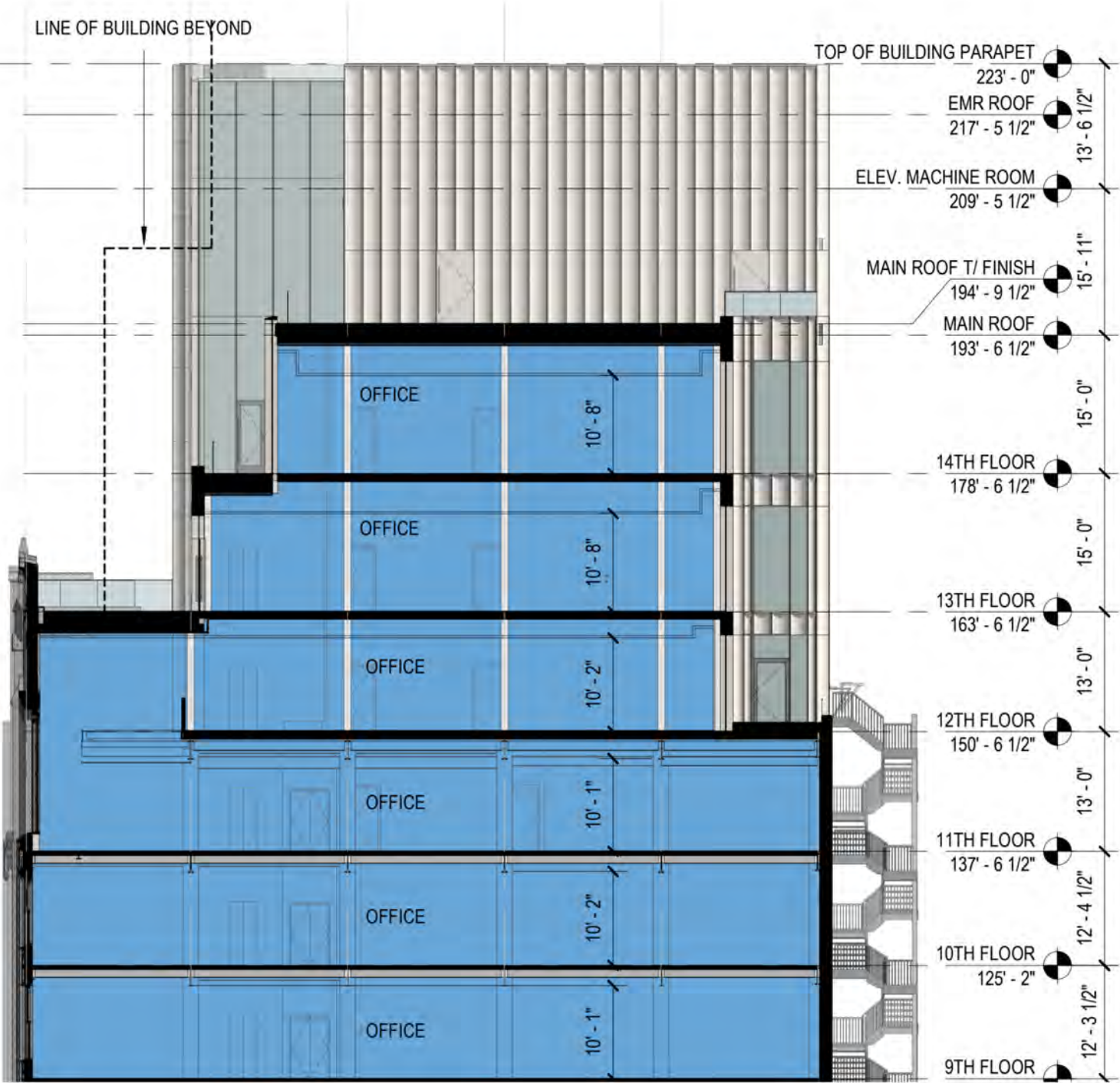
21 HAMPTON SHOPS BUILDING 18 EAST 50TH ST



UPPER BUILDING SECTIONS



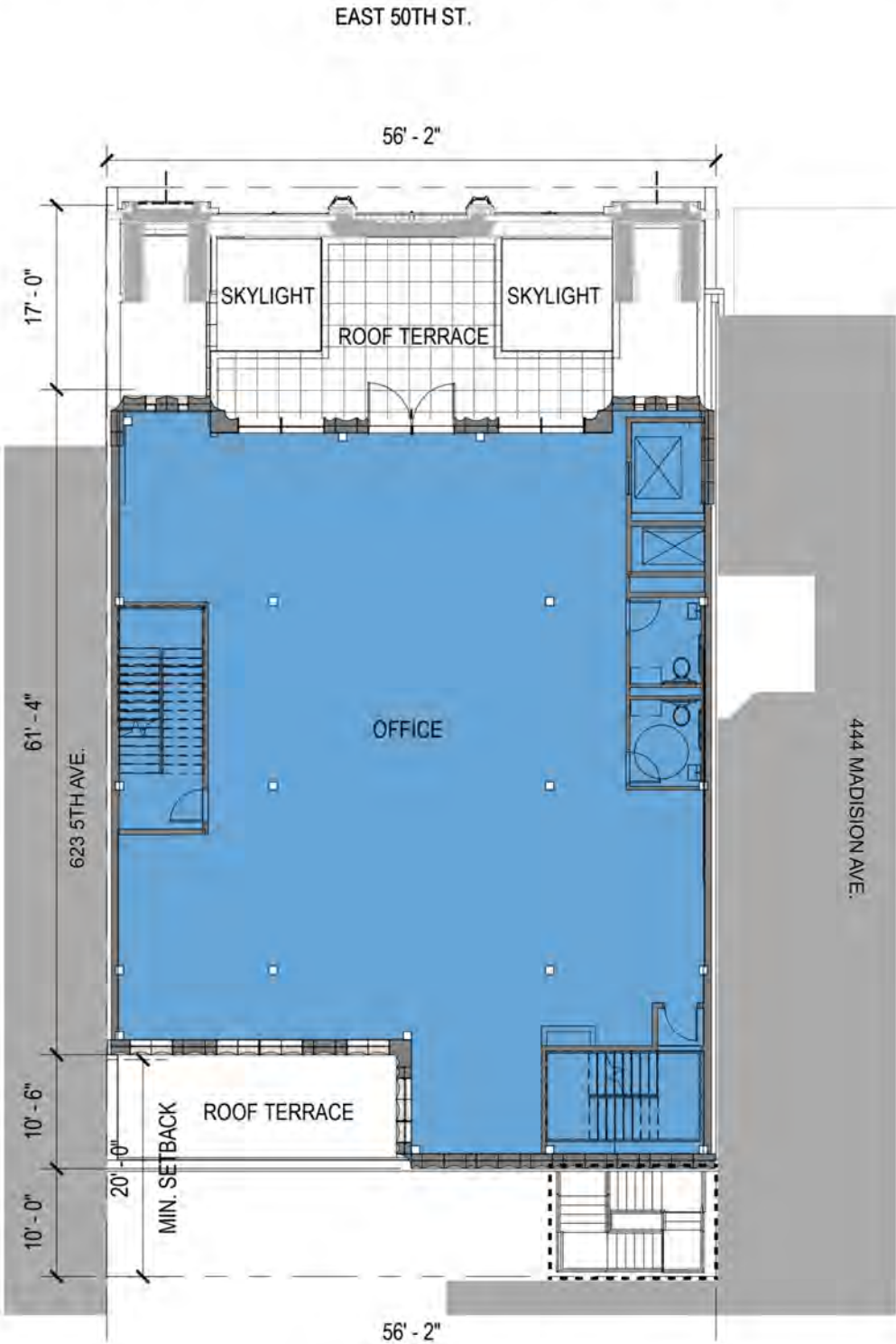
EXISTING



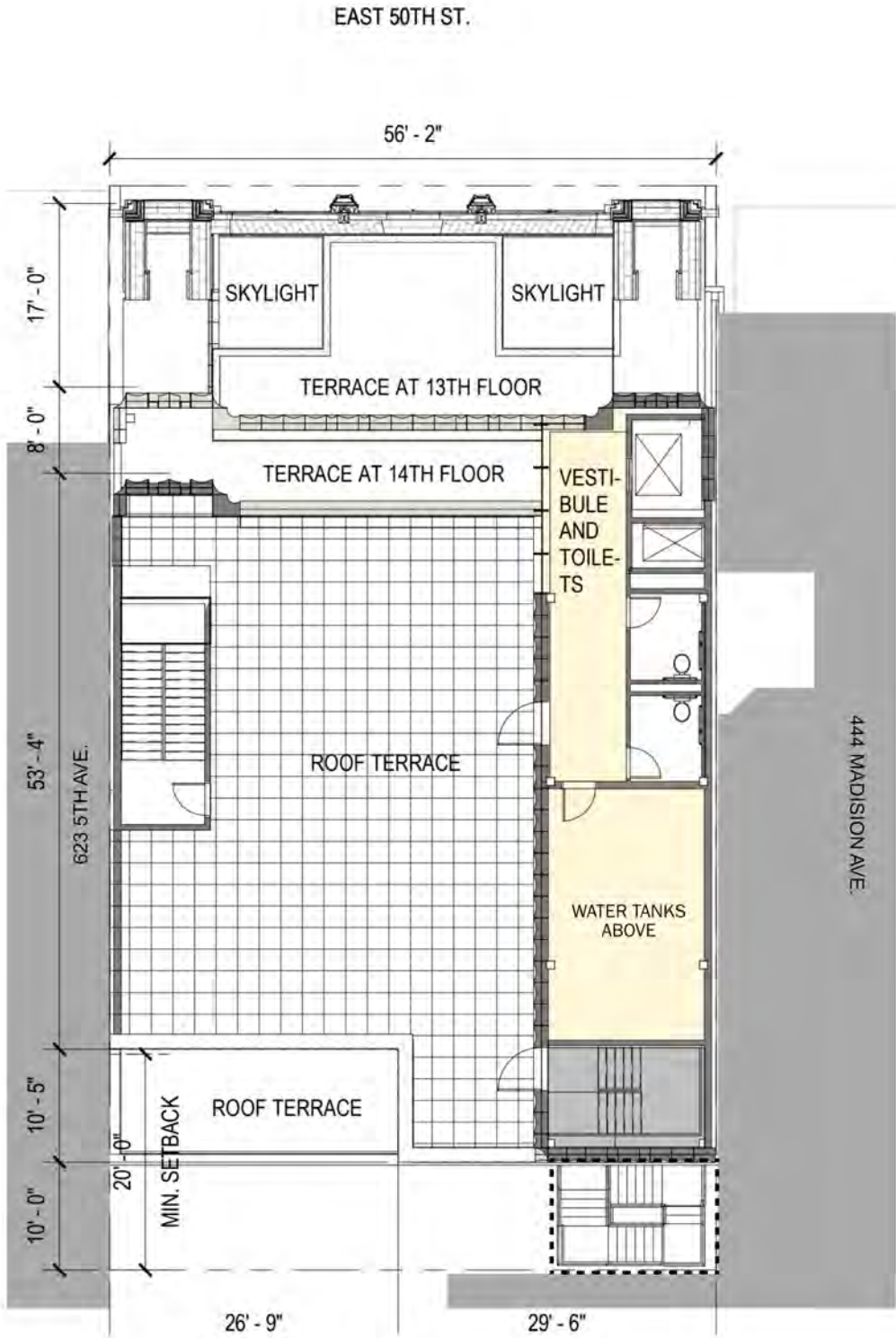
PROPOSED

- LEGEND**
- OFFICE
 - SQUASH COURT
 - PROPOSED ROOFTOP ADDITION

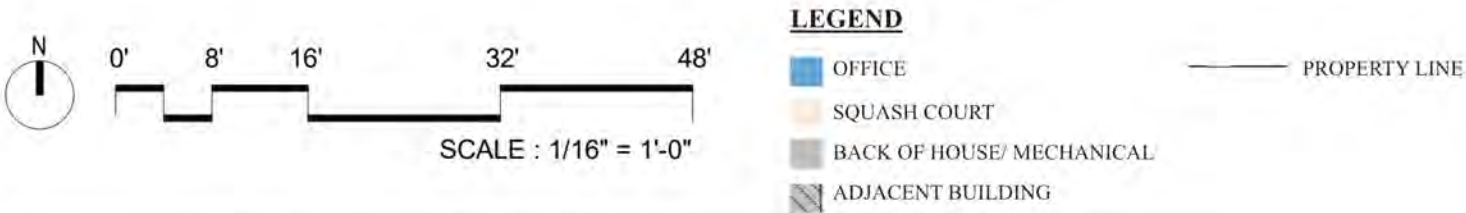
PROPOSED 13TH FLOOR AND ROOF PLANS



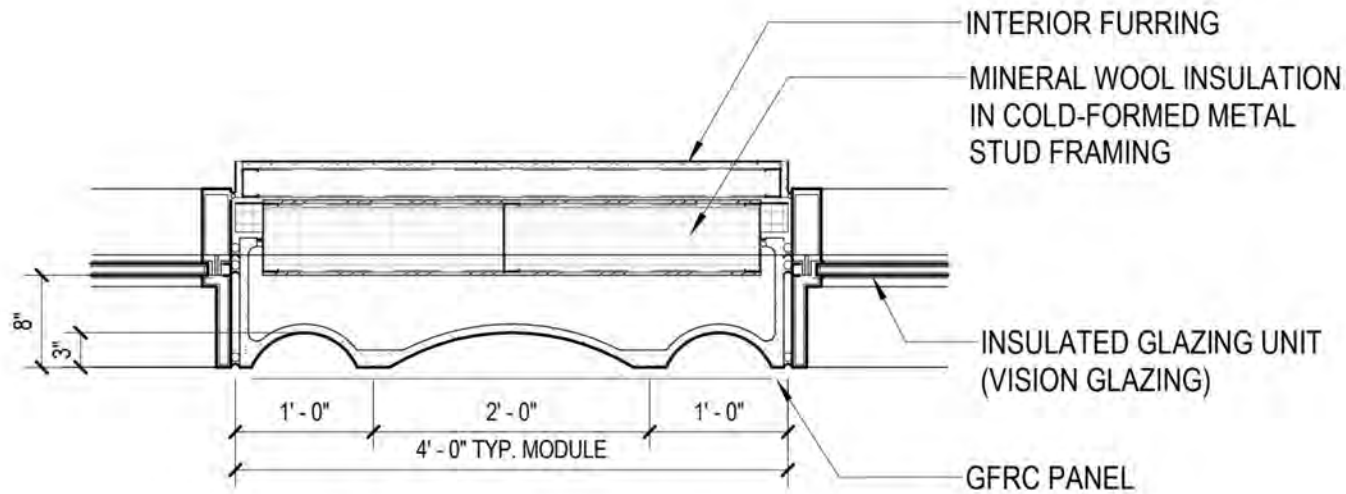
PROPOSED 13TH FLOOR



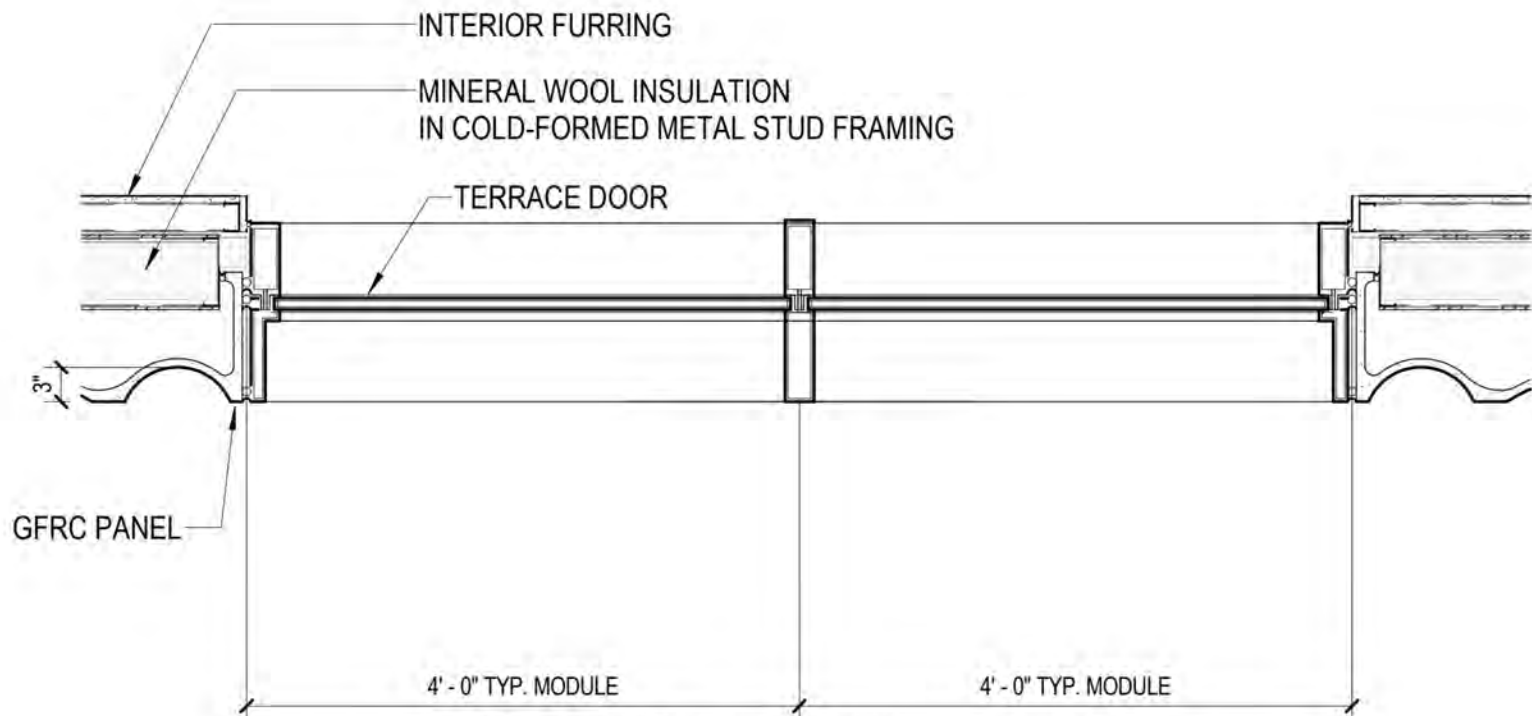
PROPOSED ROOF PLAN



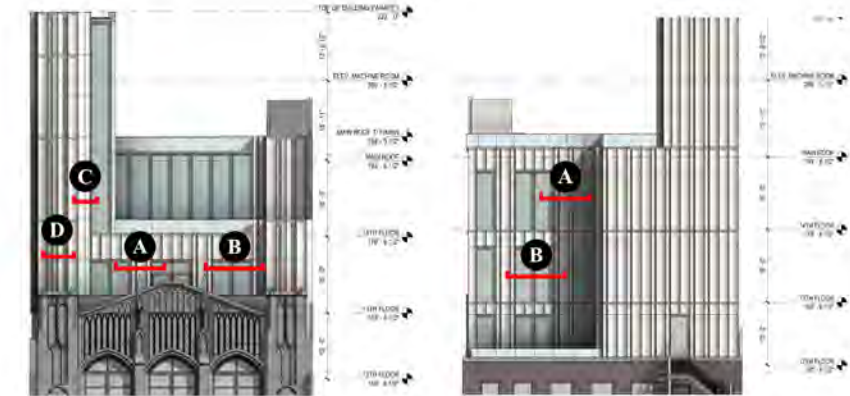
ROOF ADDITION DETAILS



A INFILL GFRF CW TYP.

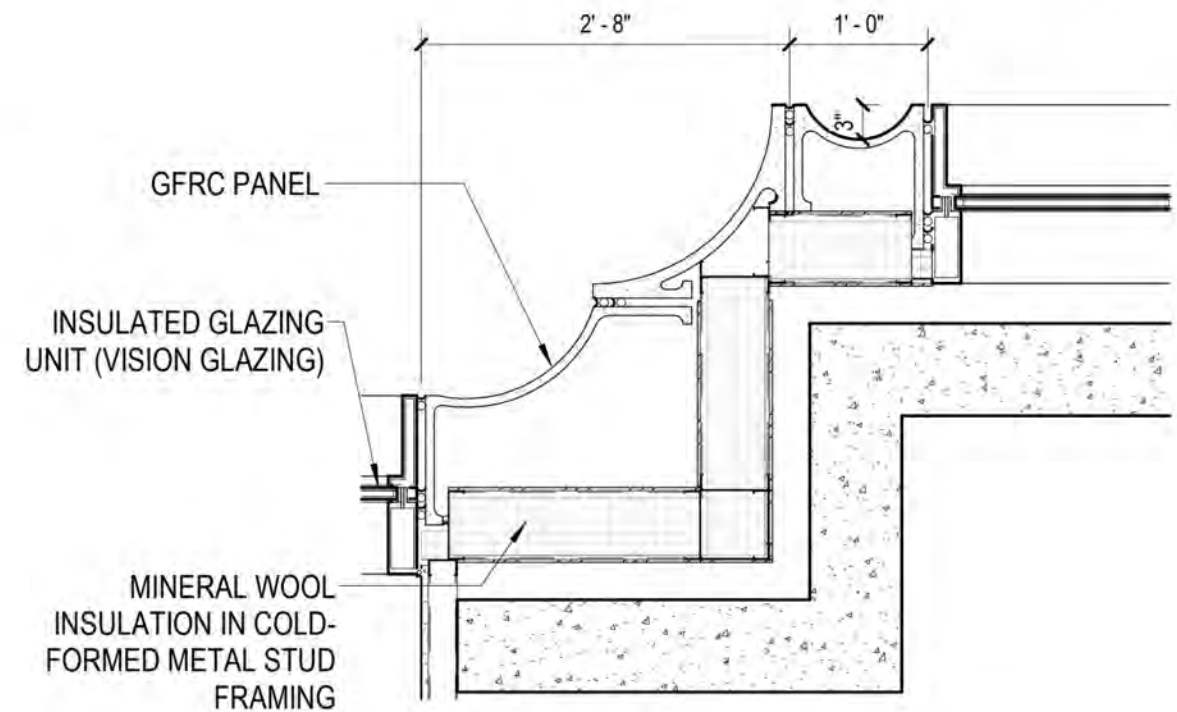


B INFILL GLASS CW TYP.

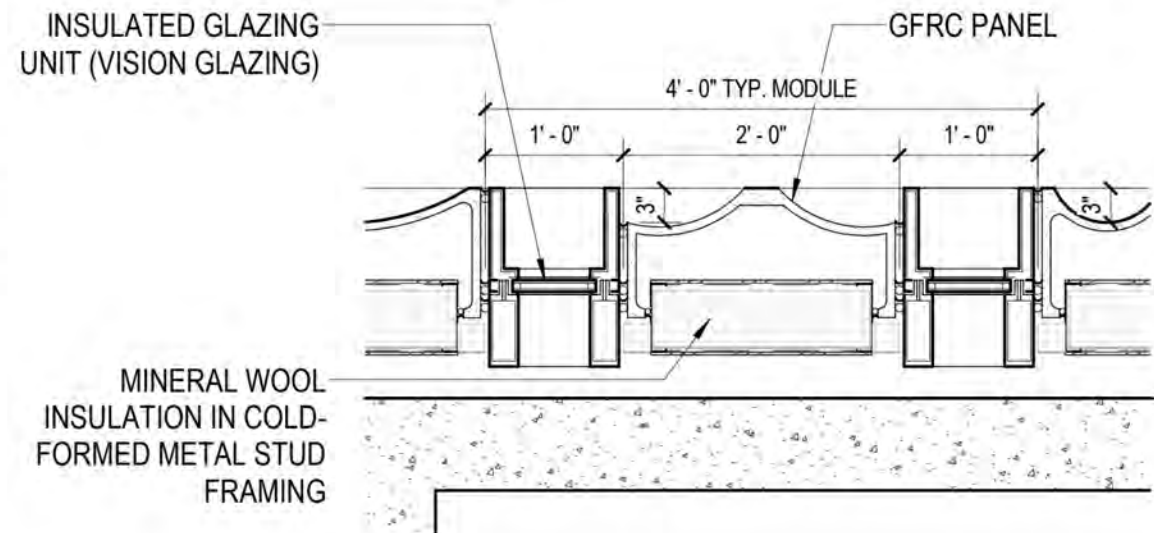


NORTH ELEVATION

SOUTH ELEVATION

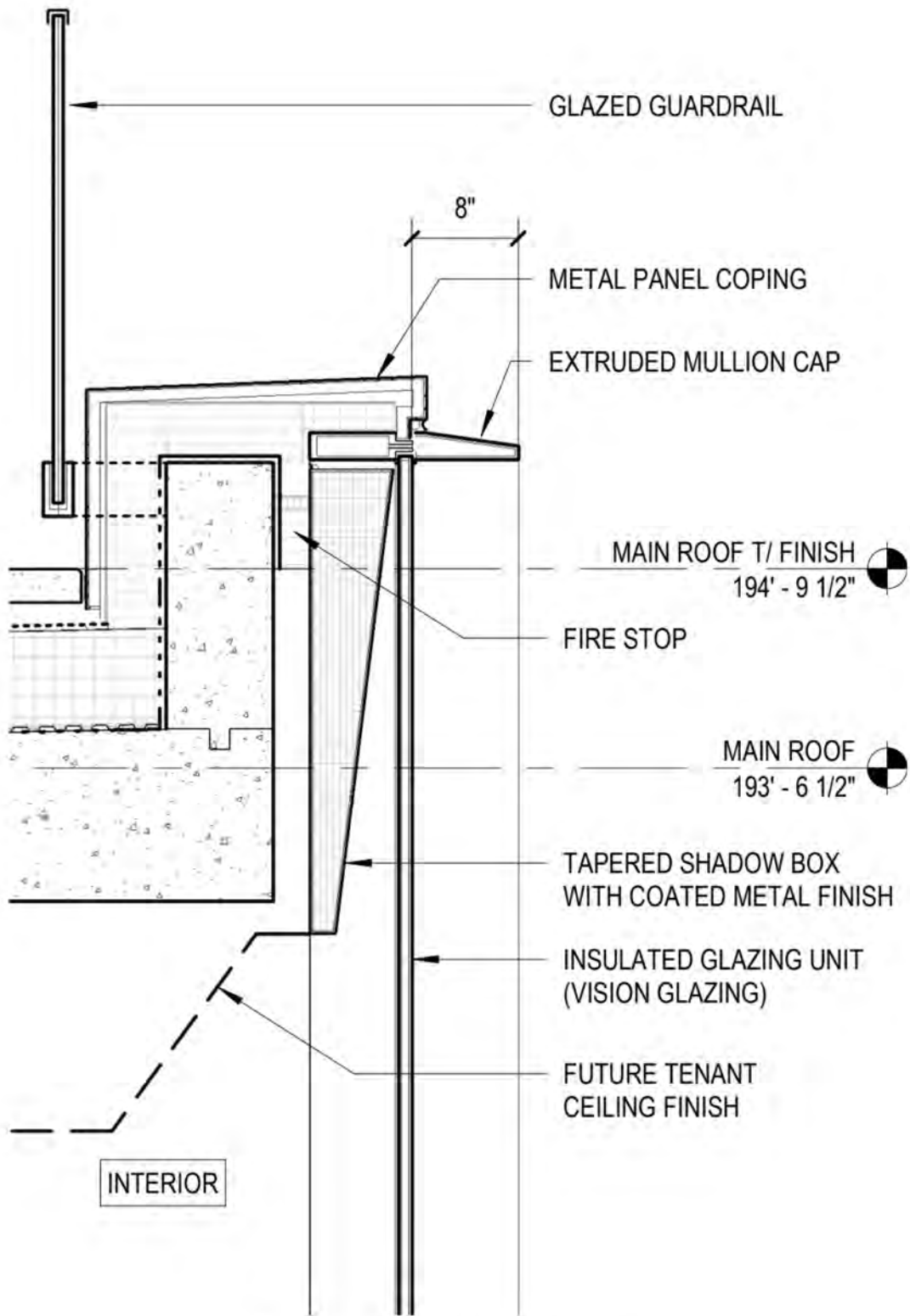


C CORNER DETAIL TYP.

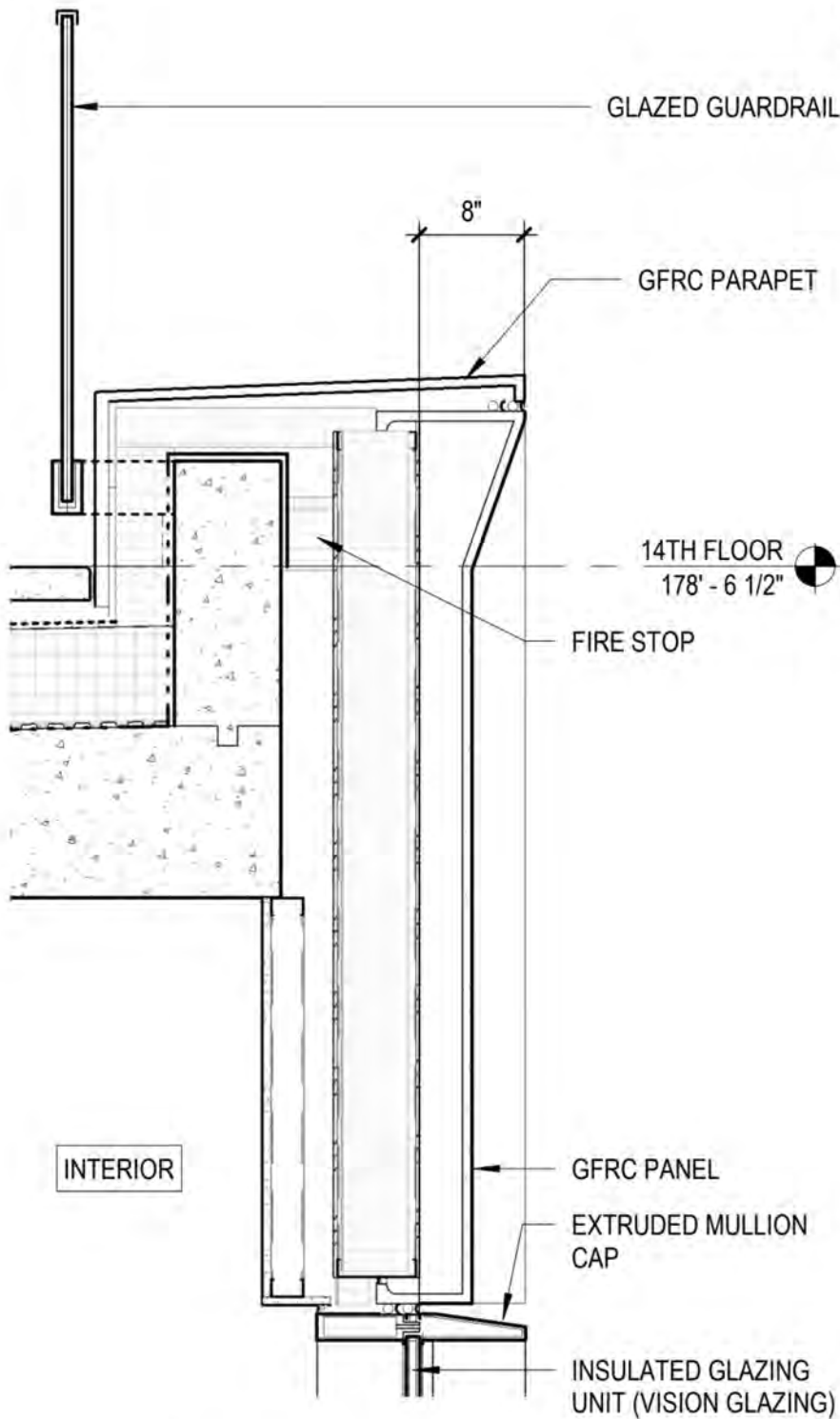


D TOWER INFILL TYP.

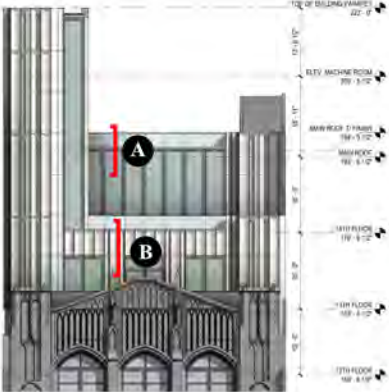
ROOF ADDITION DETAILS



A PARAPET DETAIL (GLASS)



B PARAPET DETAIL (GFRC)

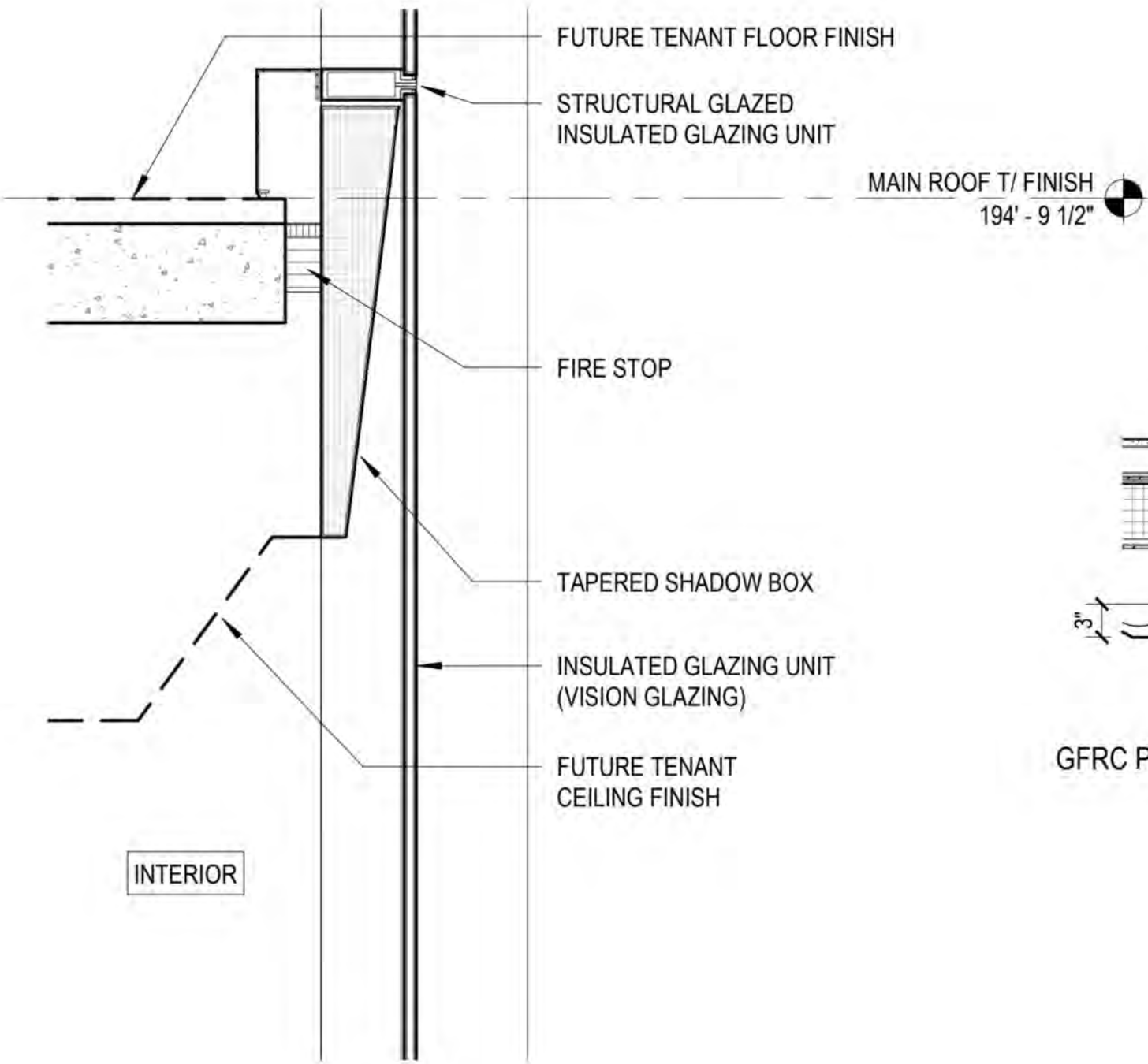


NORTH ELEVATION

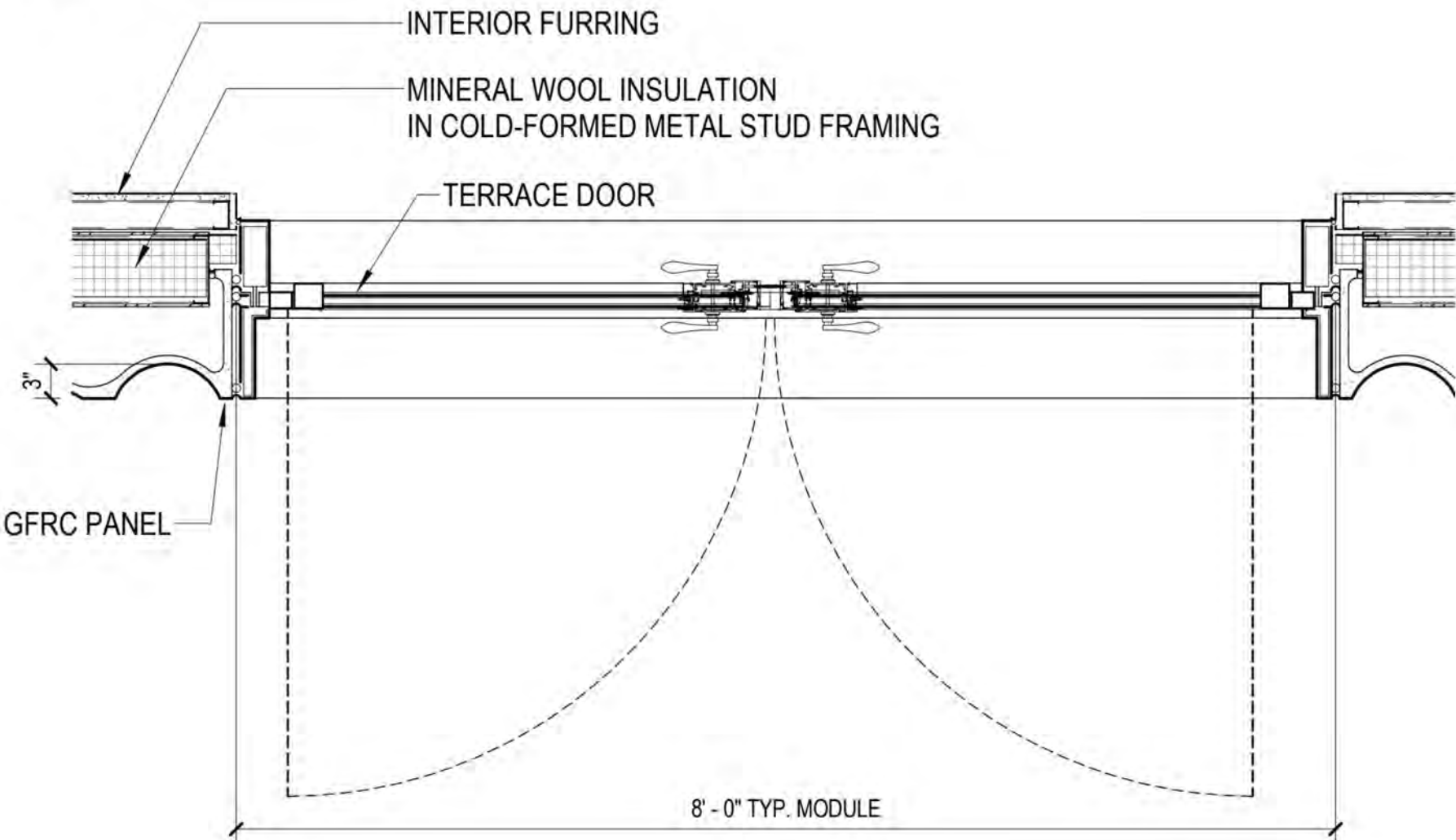


SOUTH ELEVATION

ROOF ADDITION DETAILS



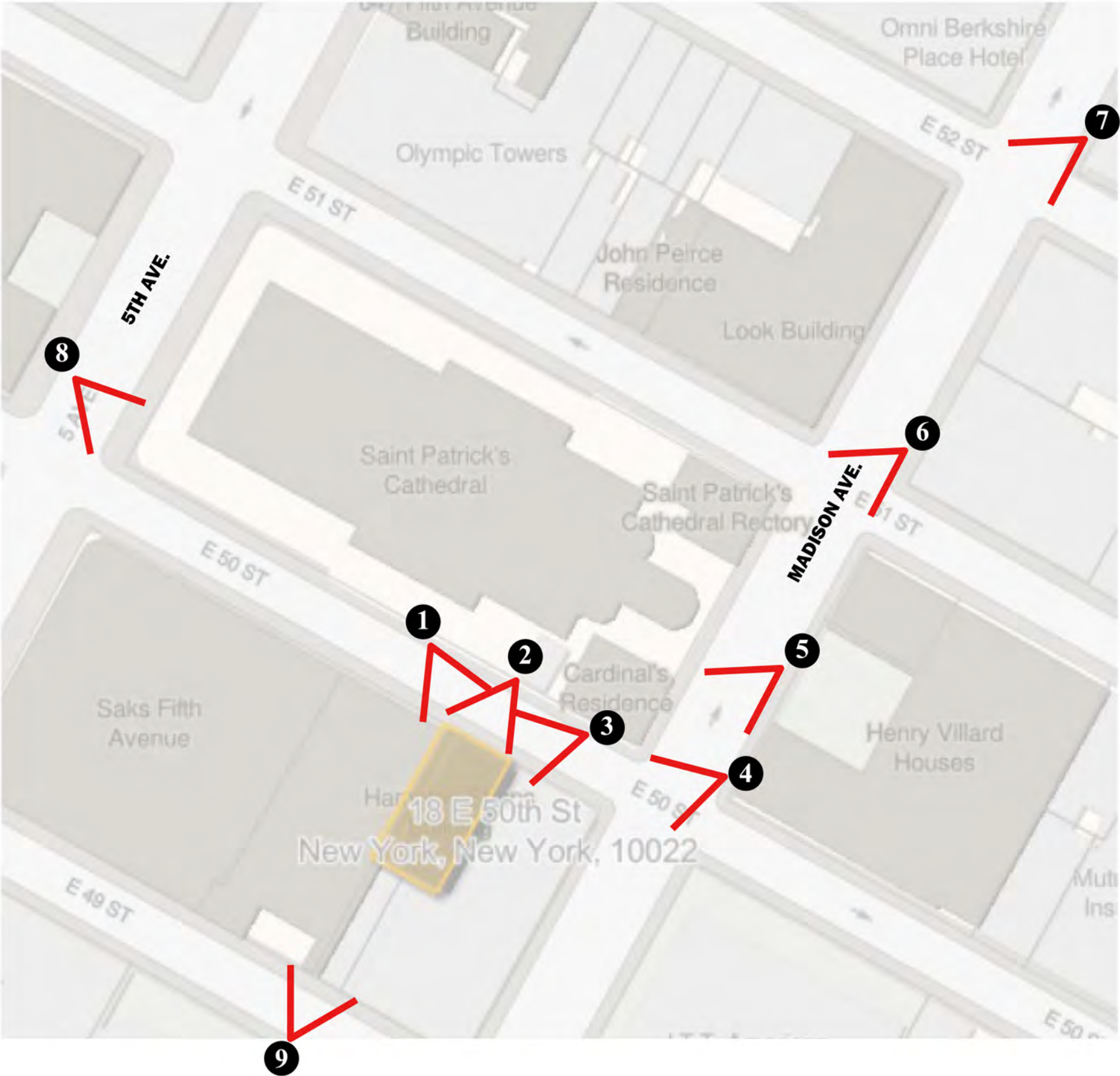
A CURTAIN WALL TYP. SECTION DETAIL



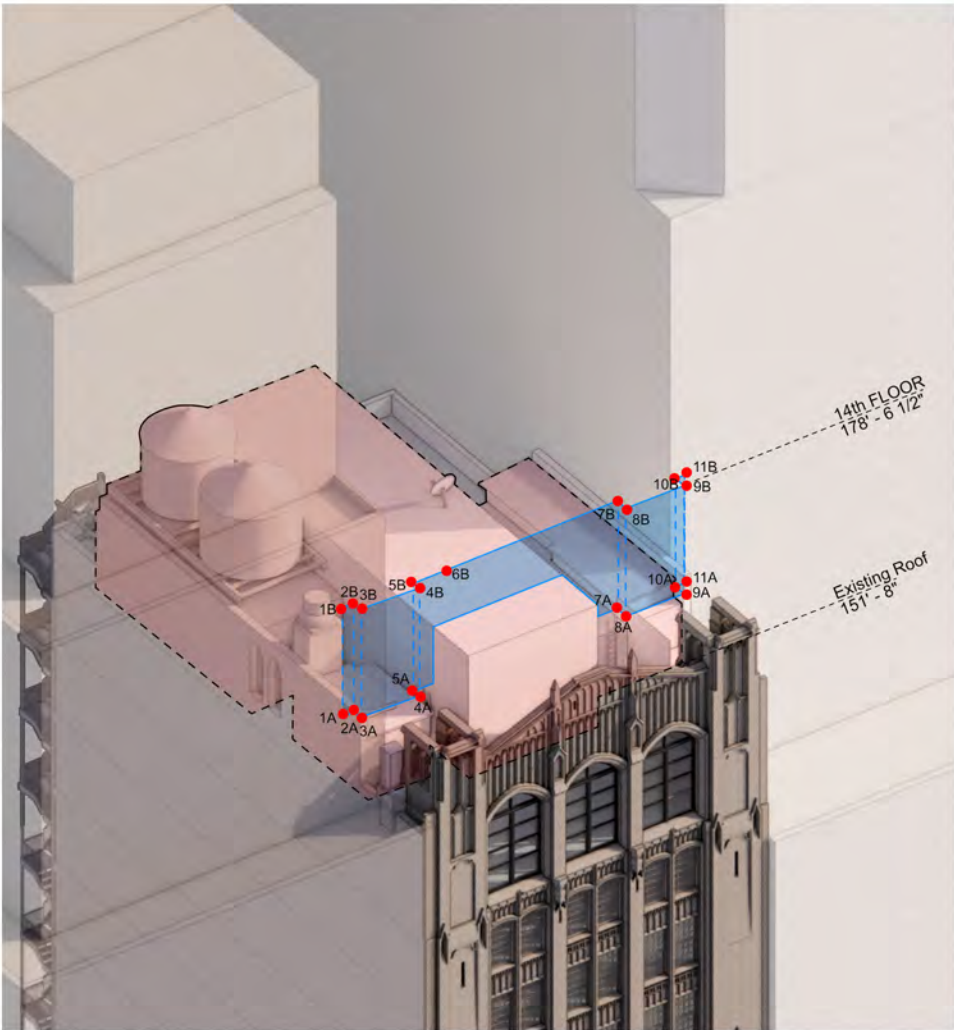
B TERRACE DOOR DETAIL



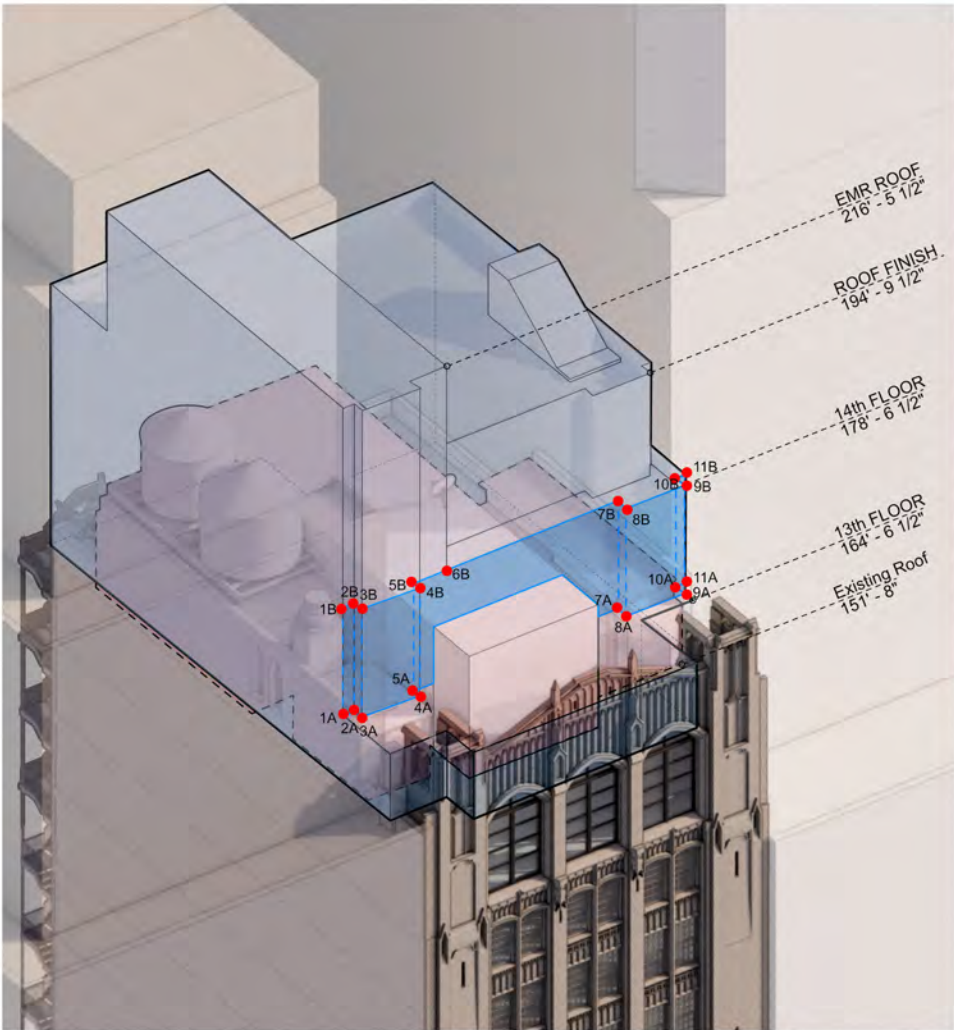
CRITICAL VIEWS



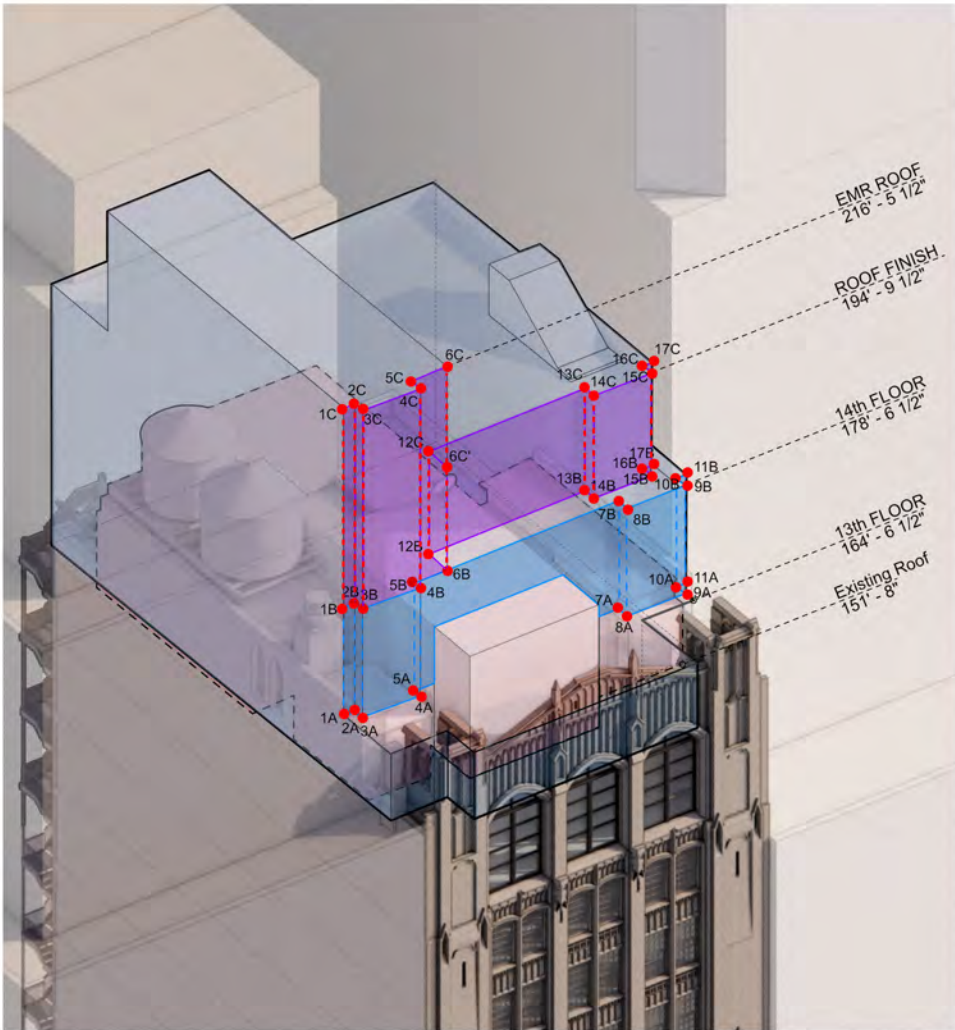
MOCK UP LOGICS _NORTH



EXISTING ROOF + SCAFFOLDING



PROPOSED MASSING + SCAFFOLDING

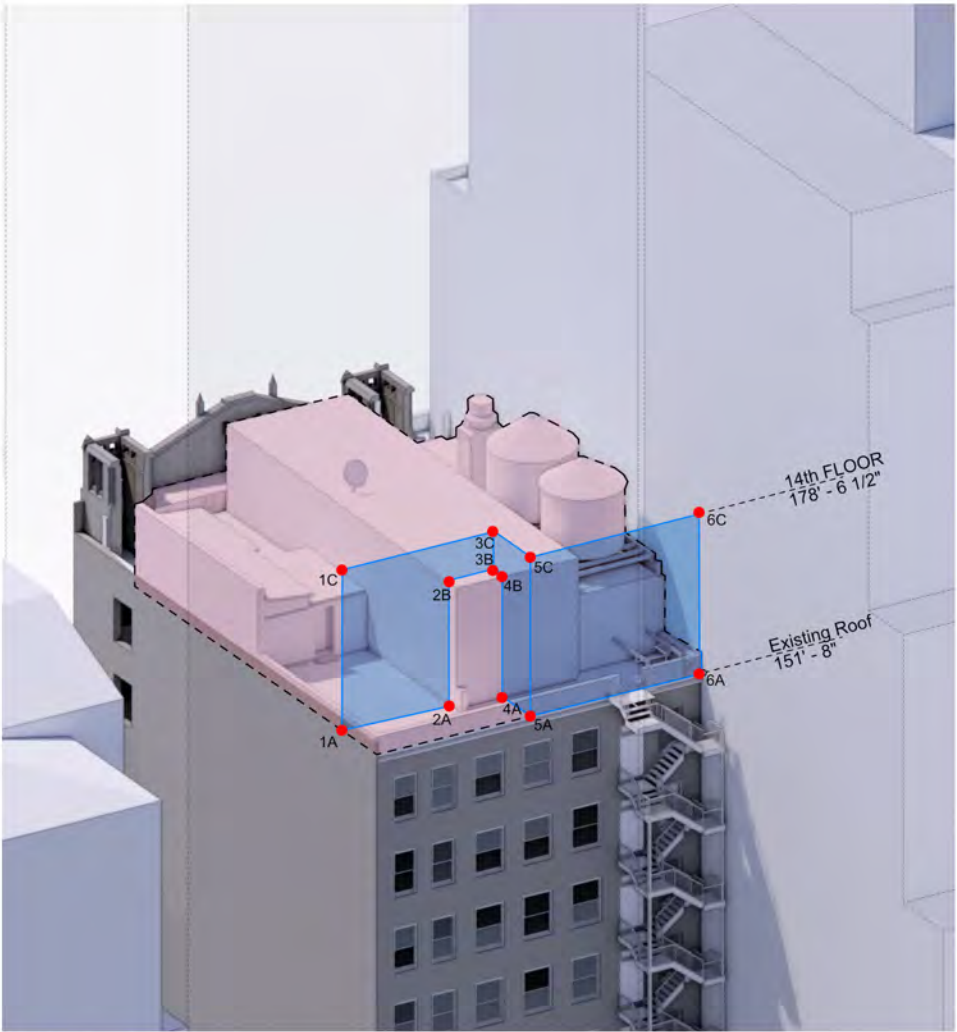


PROPOSED MASSING + SCAFFOLDING + PROJECTED POINTS

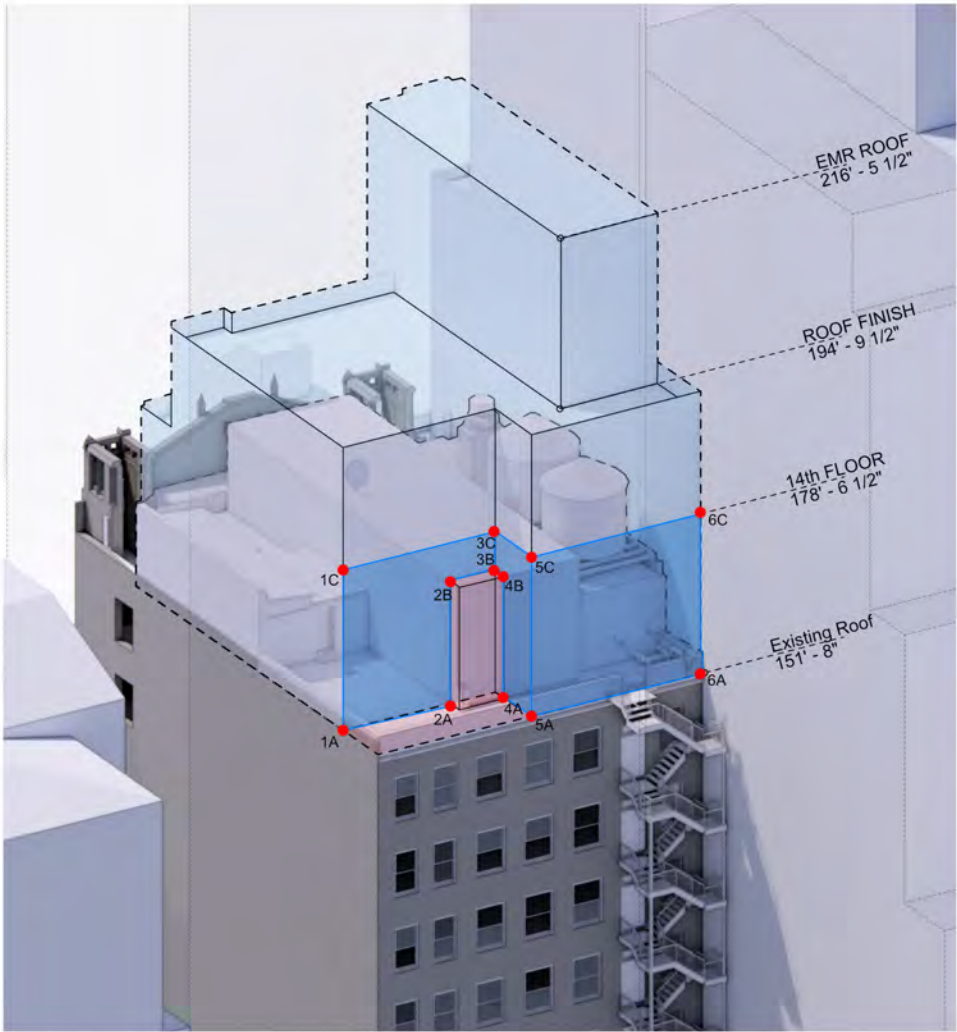
LEGEND

- PROPOSED SCAFFOLDING
- DIGITAL RENDER BACK SURFACE ALIGNMENT

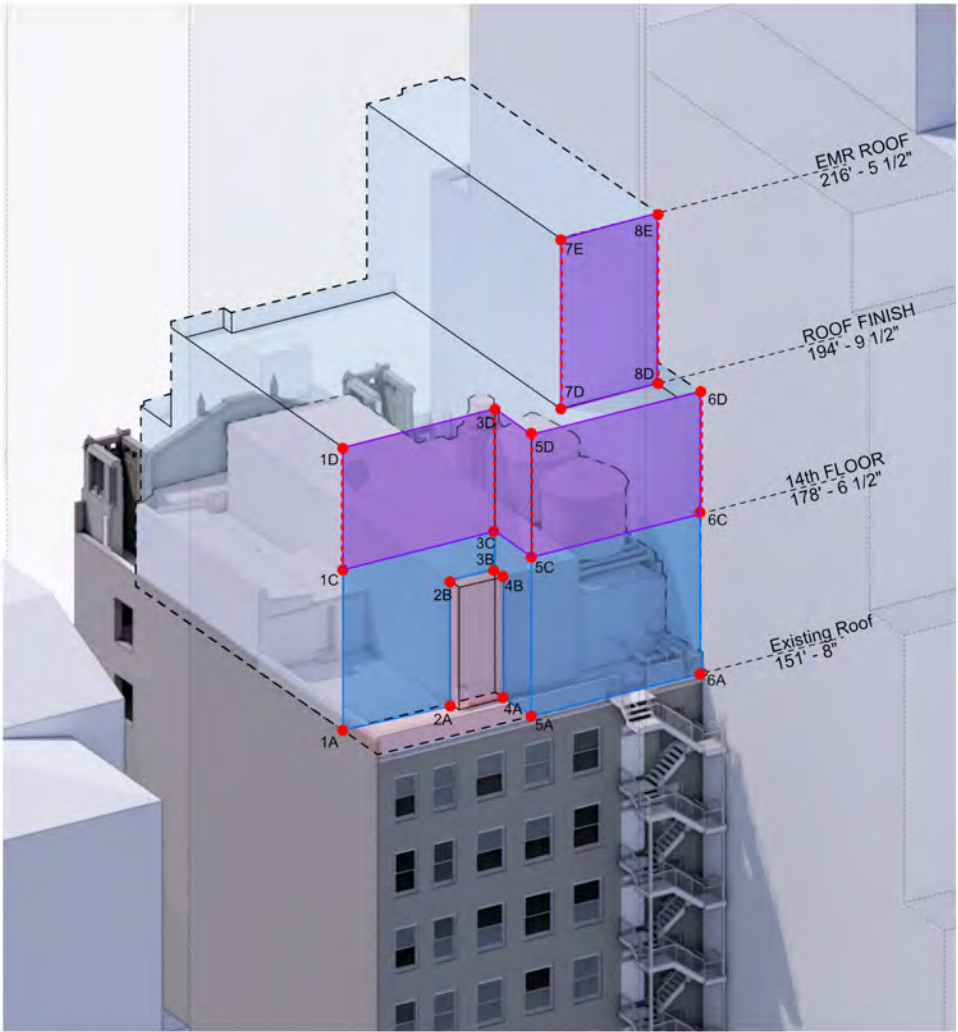
MOCK UP LOGICS _SOUTH



EXISTING ROOF + SCAFFOLDING



PROPOSED MASSING + SCAFFOLDING



PROPOSED MASSING + SCAFFOLDING + PROJECTED POINTS

LEGEND

- PROPOSED SCAFFOLDING
- DIGITAL RENDER BACK SURFACE ALIGNMENT

VIEW 1

LEGEND



EXISTING

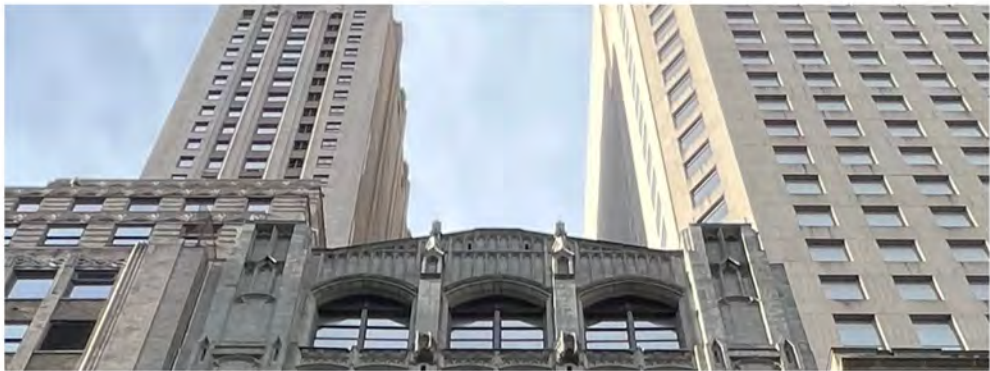


PROPOSED-MOCK-UP



PROPOSED - RENDERING

VIEW 2



EXISTING



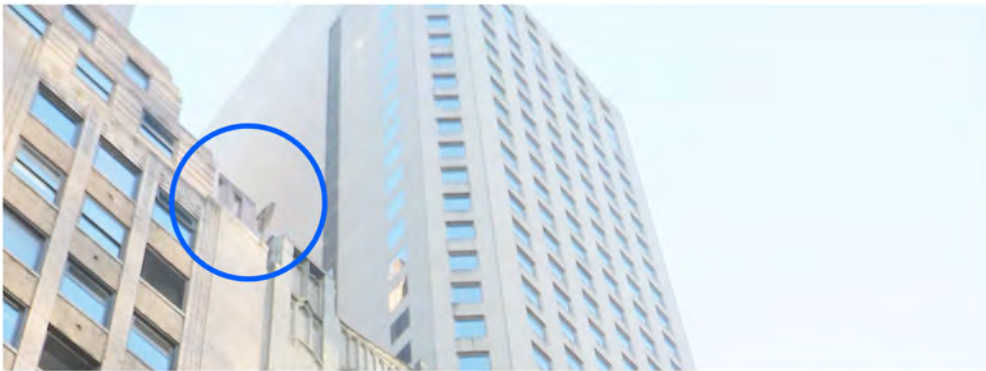
PROPOSED-MOCK-UP



PROPOSED - RENDERING

VIEW 3

LEGEND



EXISTING



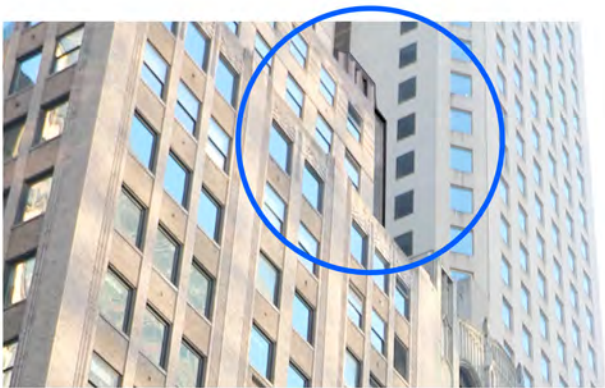
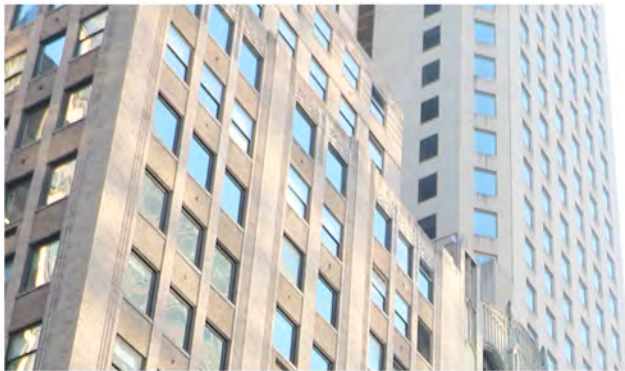
PROPOSED-MOCK-UP



PROPOSED - RENDERING

VIEW 4

LEGEND



EXISTING

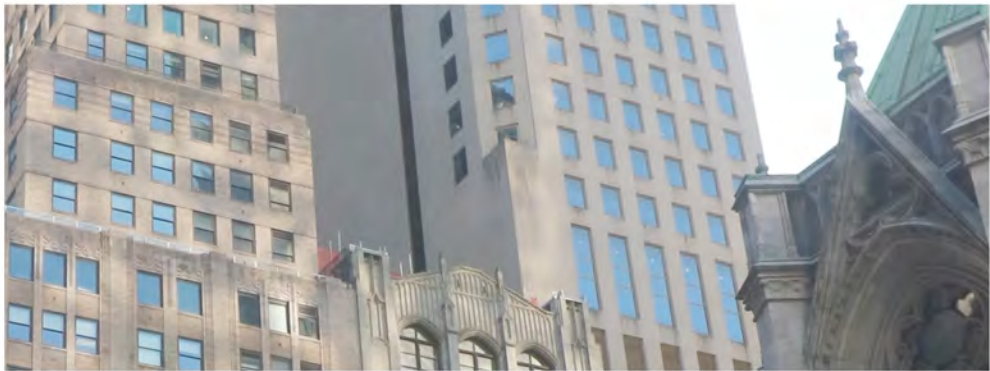


PROPOSED-MOCK-UP



PROPOSED - RENDERING

VIEW 5



EXISTING



PROPOSED-MOCK-UP



PROPOSED - RENDERING

VIEW 6



EXISTING



PROPOSED-MOCK-UP



PROPOSED - RENDERING

VIEW 7

LEGEND



EXISTING

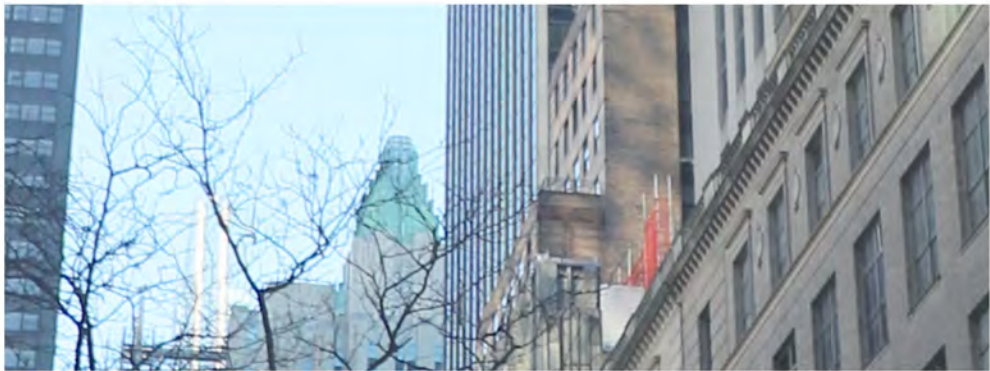


PROPOSED-MOCK-UP



PROPOSED - RENDERING

VIEW 8



EXISTING



PROPOSED-MOCK-UP



PROPOSED - RENDERING

VIEW 9



EXISTING



PROPOSED-MOCK-UP

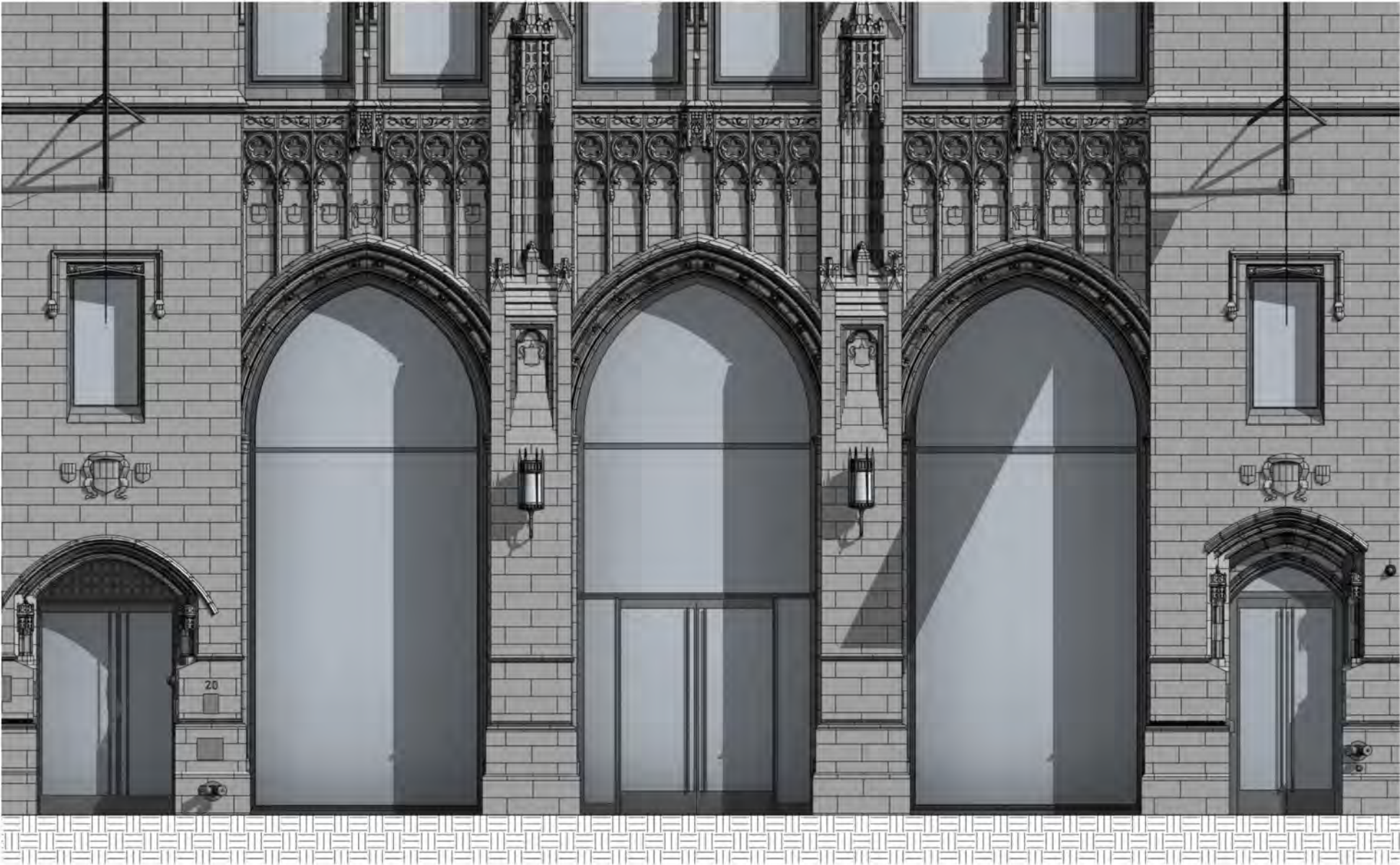


PROPOSED - RENDERING

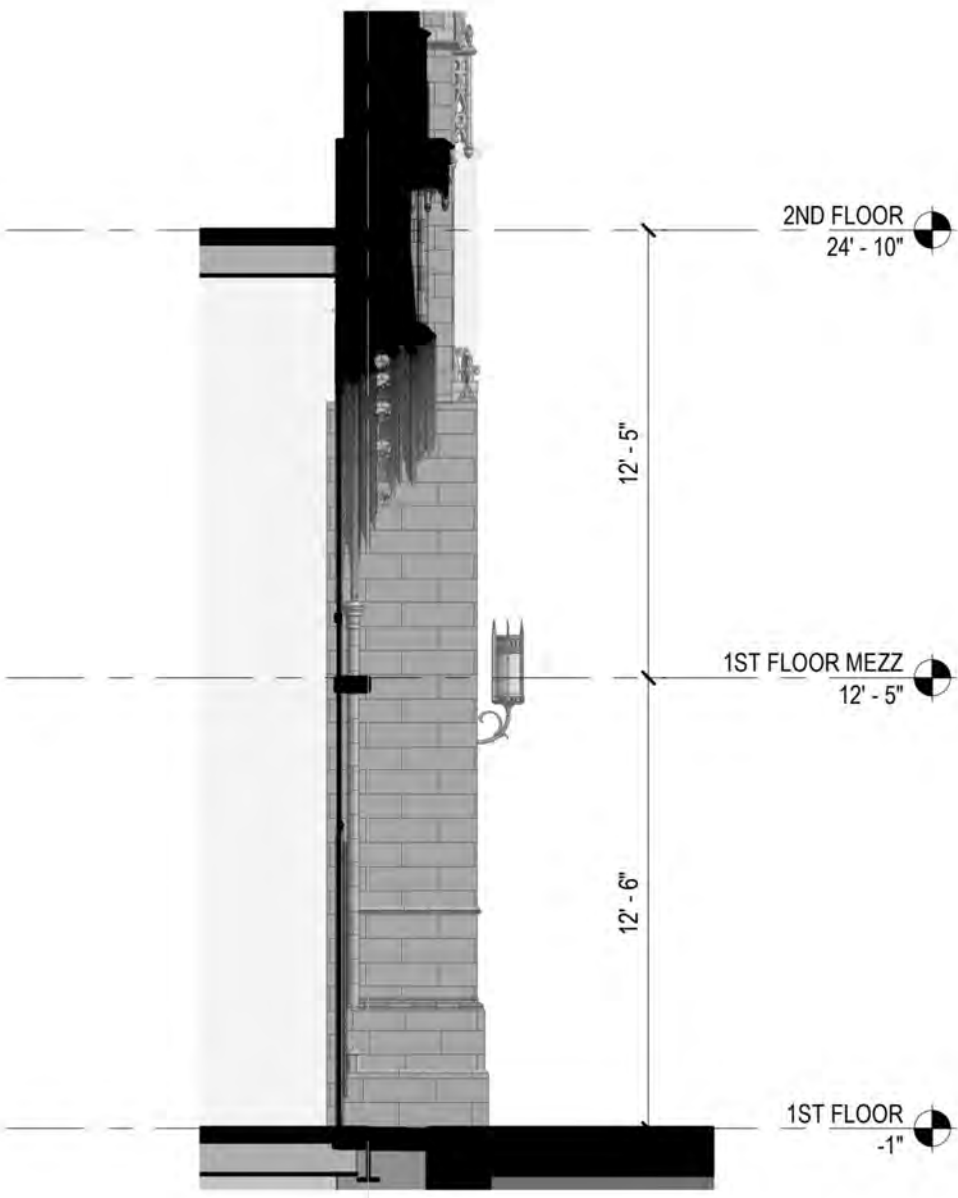
FRONTAL BUILDING VIEW (EXISTING)



EXISTING ELEVATION & SECTION

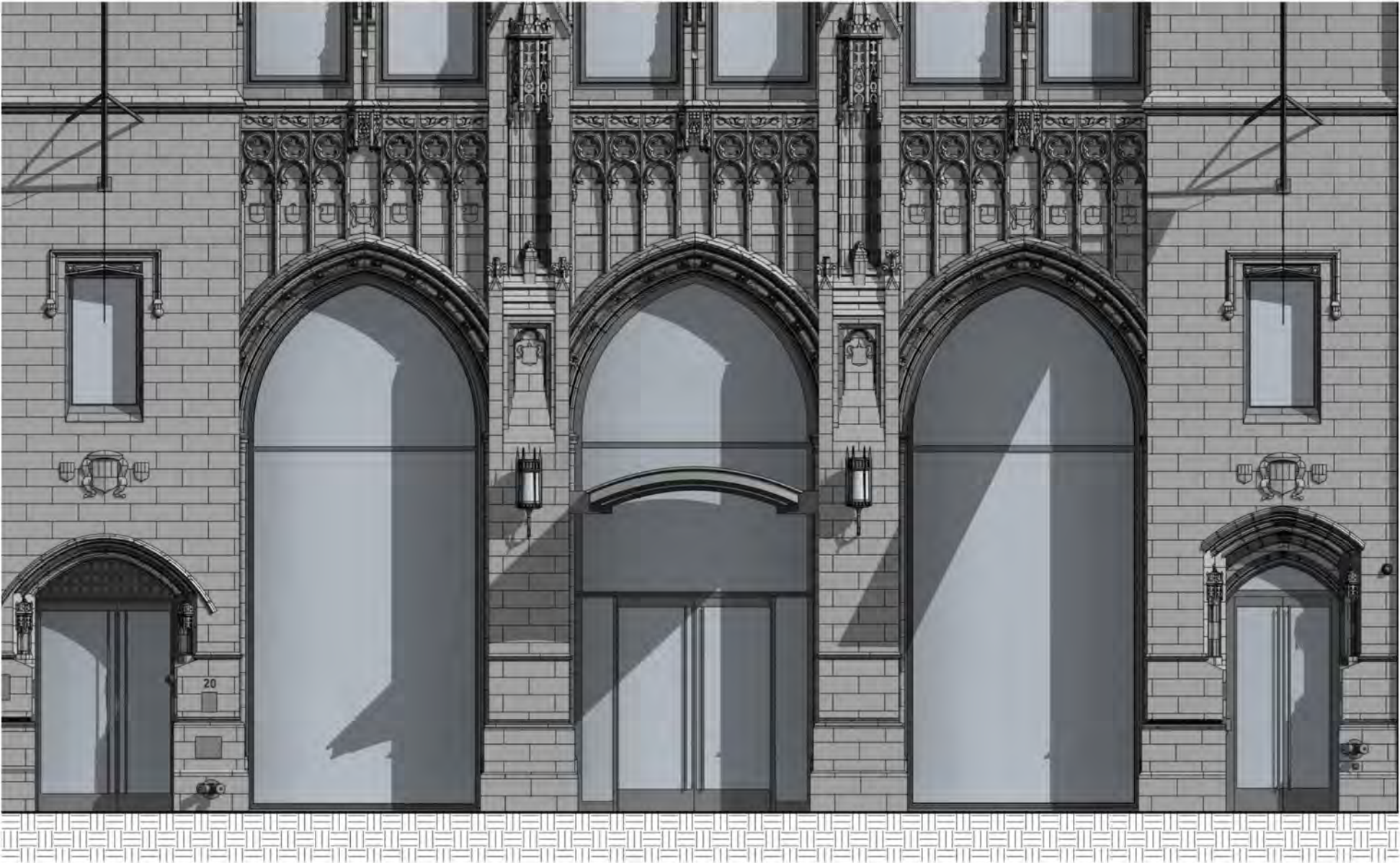


EXISTING ELEVATION

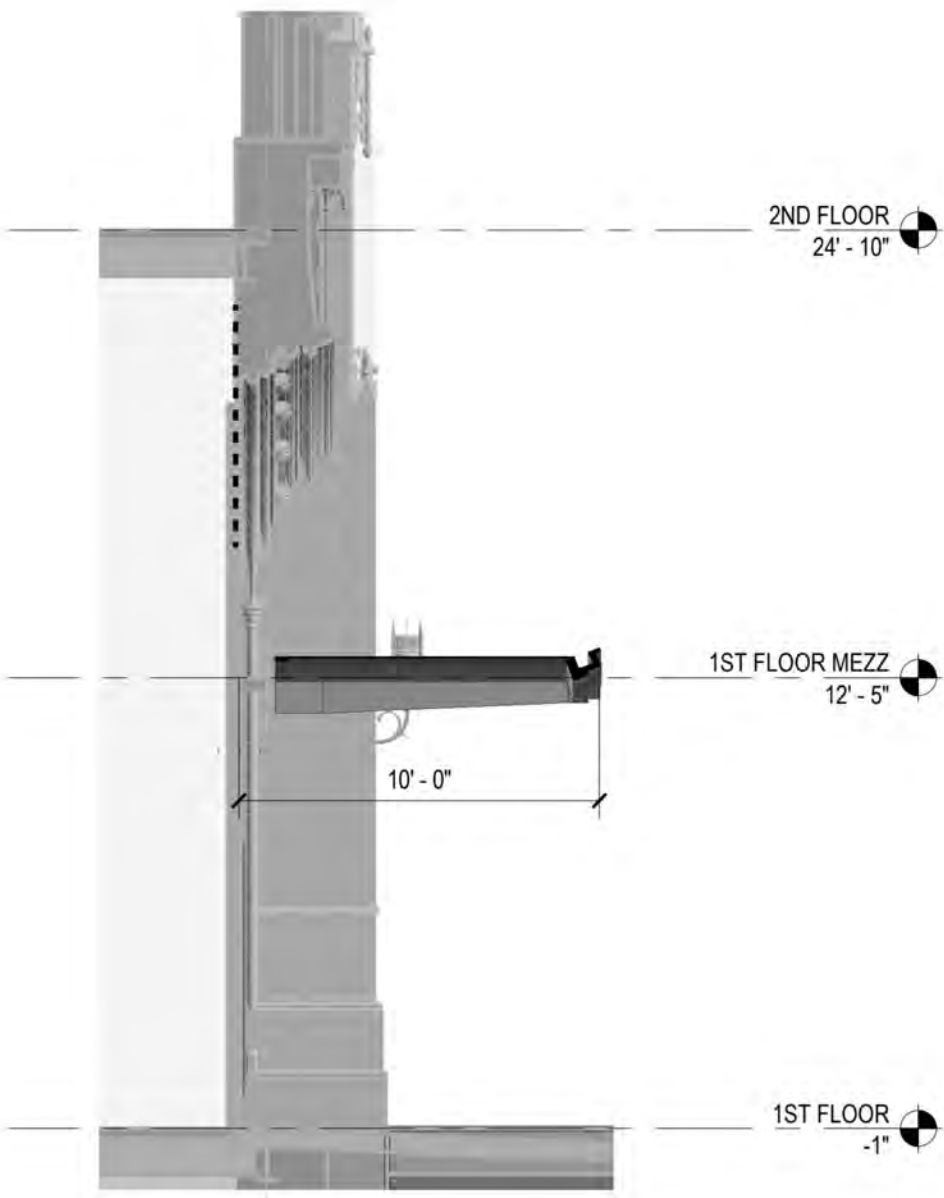


EXISTING SECTION

PROPOSED CANOPY ELEVATION & SECTION

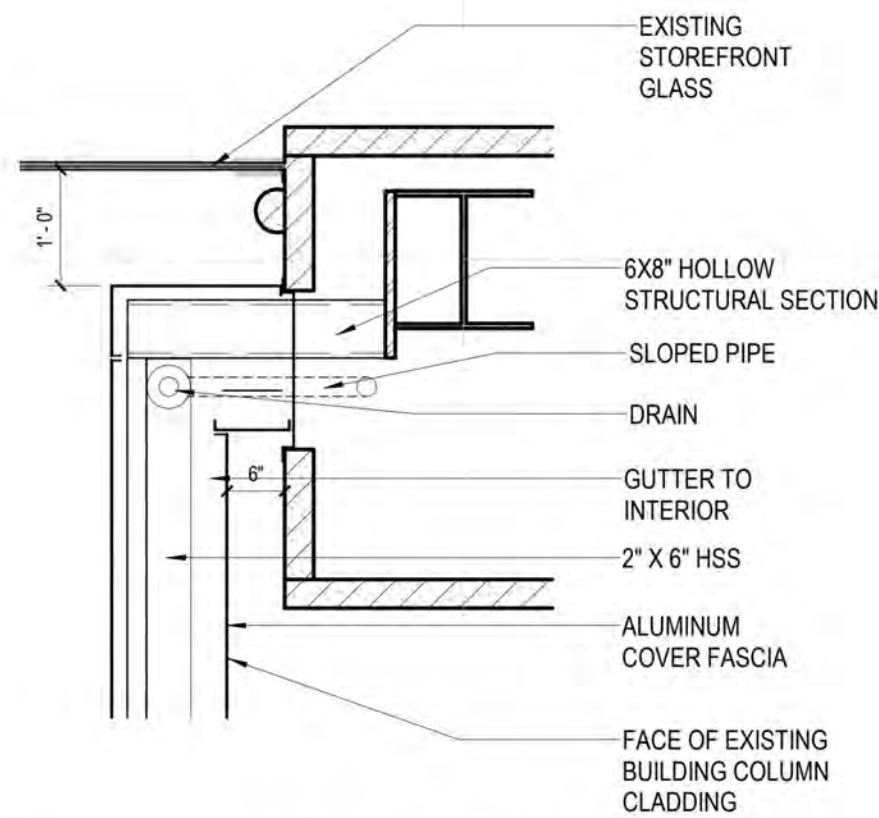


PROPOSED ELEVATION

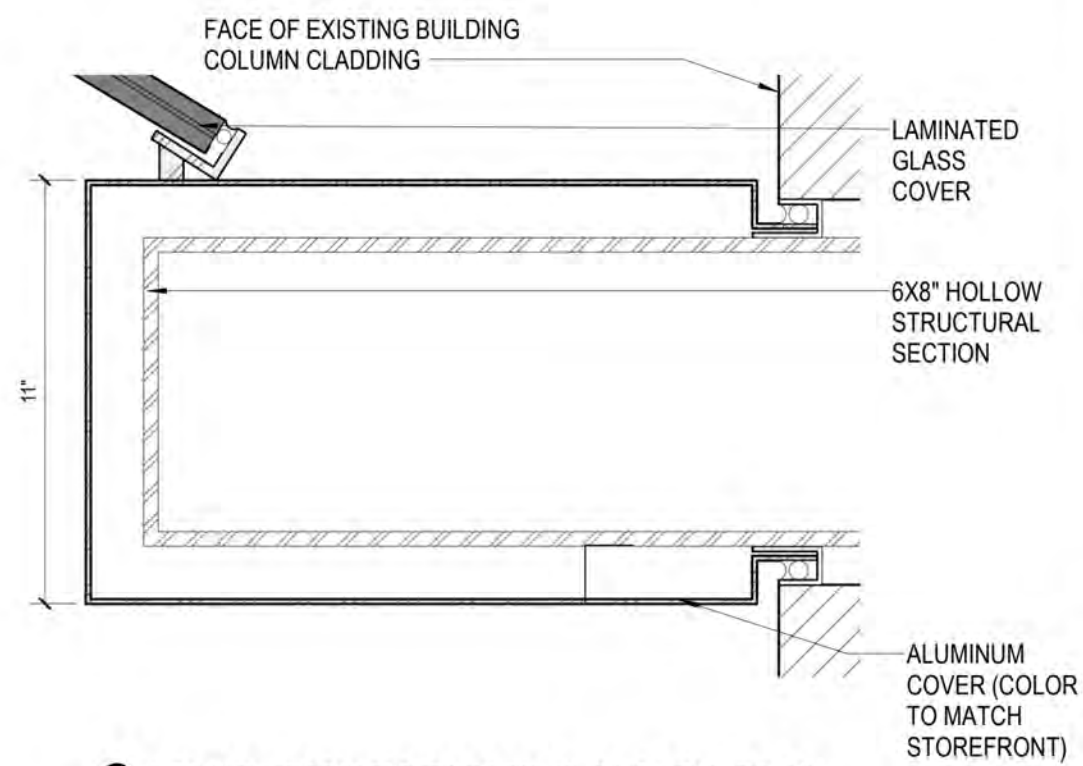


PROPOSED SECTION

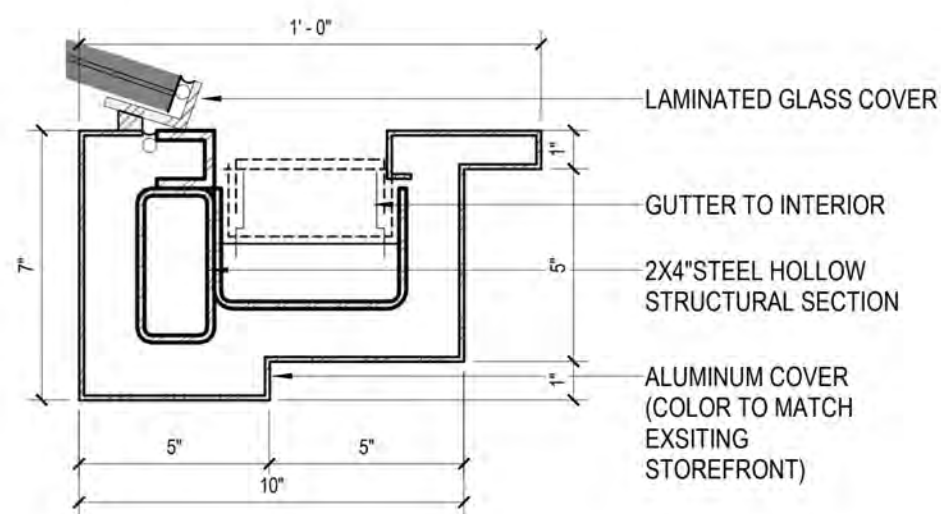
CANOPY DETAILS



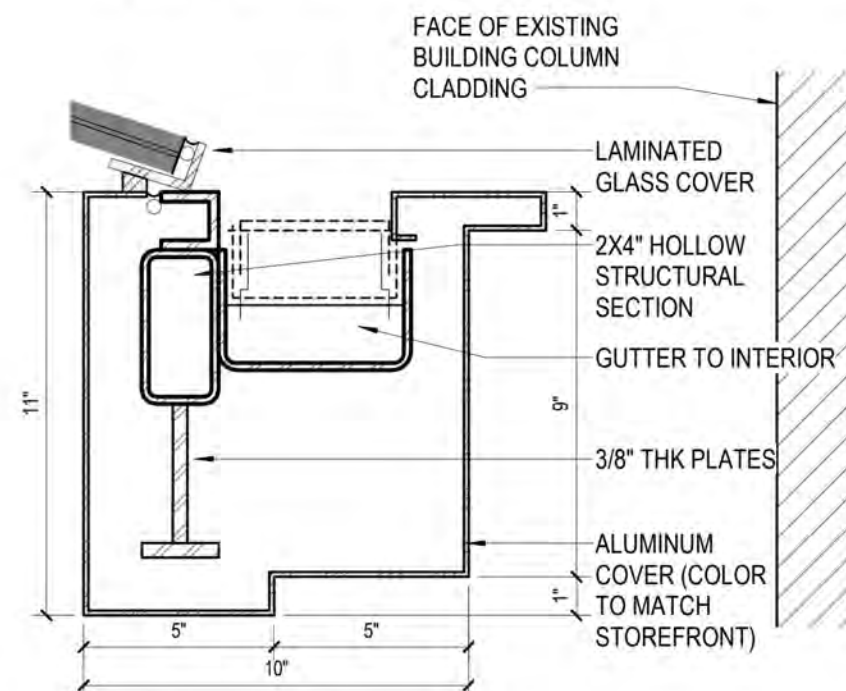
A CONNECTION TO EXISTING FACADE_SECTION



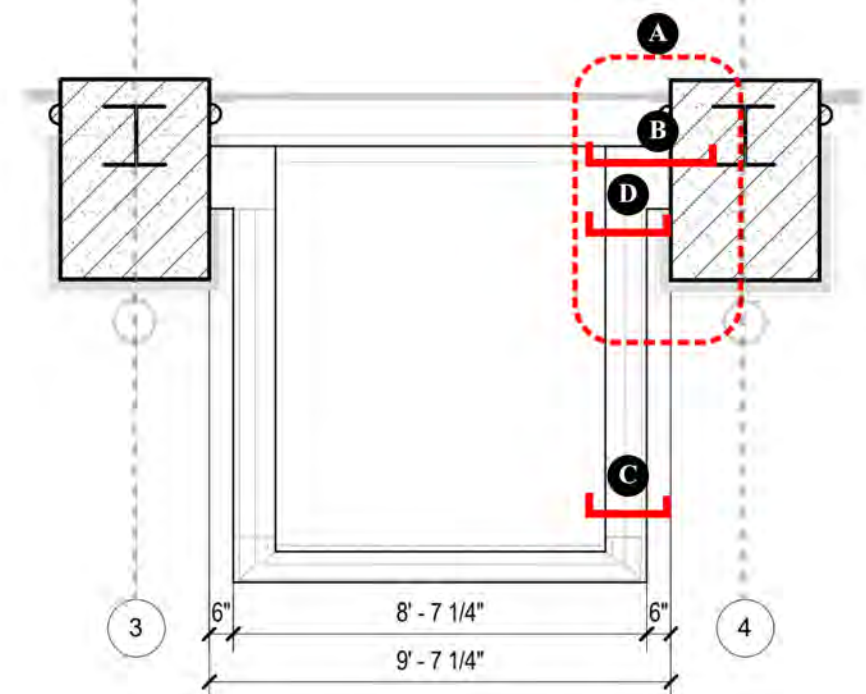
B CONNECTION TO EXISTING FACADE_PLAN



C PROFILE 1



D PROFILE 2



VIEW 1



EXISTING



PROPOSED

VIEW 2



EXISTING



PROPOSED

LPC APPROVED CANOPIES ON INDIVIDUAL LANDMARKS



LORD & TAYLOR
COMMISSION APPROVED
2018



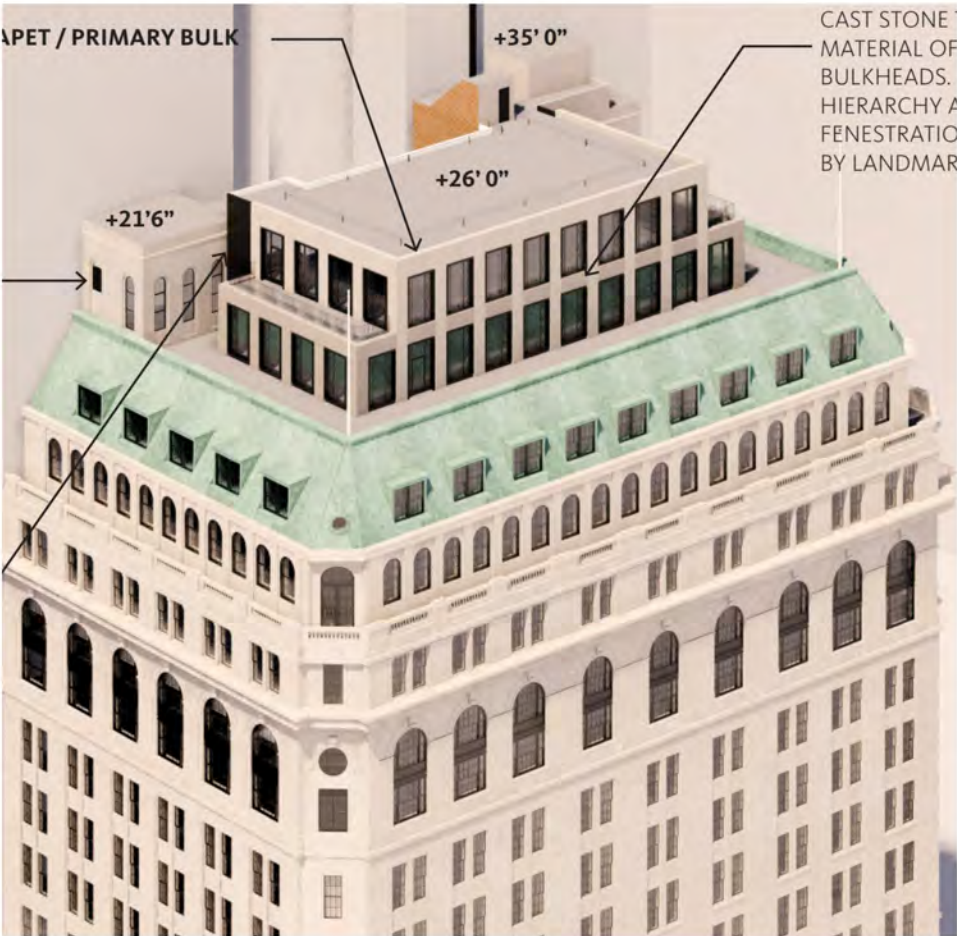
WOOLWORTH BUILDING
COMMISSION APPROVED
2013



UNIVERSITY CLUB
COMMISSION APPROVED
2013

APPROVED ADDITIONS ON INDIVIDUAL LANDMARKS

ADDITION HAS A SCALE RELATIONSHIP TO THE BUILDING BELOW, BUT STANDS BY ITSELF AS A SEPARATE ELEMENT



ONE BROADWAY
COMMISSION APPROVED
2019



60 PINE STREET
COMMISSION APPROVED
2010-2019



360 BROADWAY
COMMISSION APPROVED
2012

SUMMARY



1 ROOFTOP ADDITION



2 CANOPY

April 22, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-08914

18 East 50th Street – Hampton Shops Building – Individual Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 888 7520

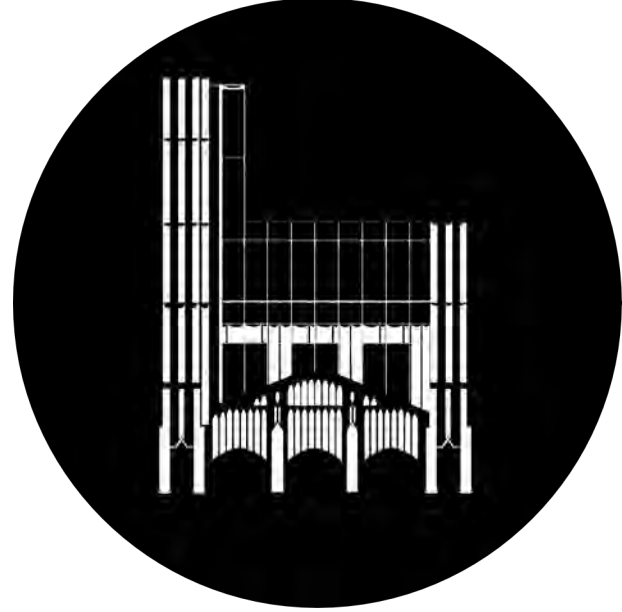
Passcode: 091958

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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APPENDIX

ROOF-TOP ADDITION PROPOSED MATERIALS



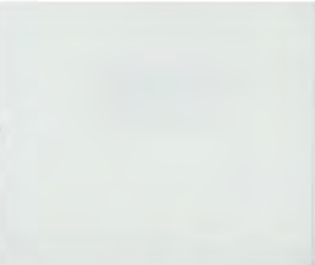
A GFRC INFILL PANEL



B CURTAIN WALL METAL



C VISION GLASS



D CLEAR GLASS RAILING



E CHARCOAL GREY



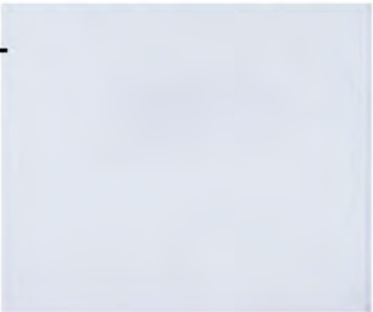
CANOPY PROPOSED MATERIALS



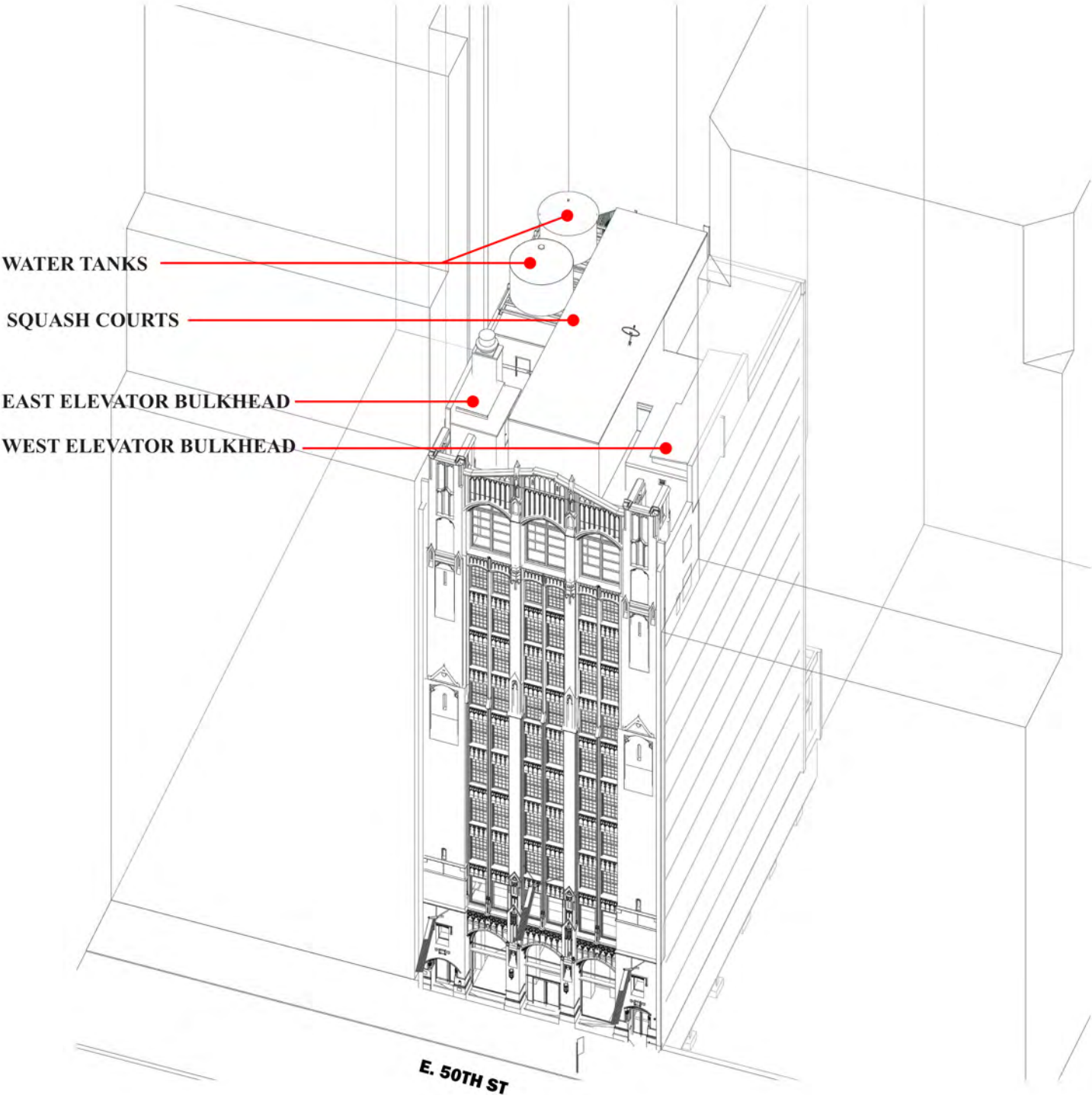
ALUMINUM TO MATCH EXISTING
STOREFRONT METAL COLOR



FRIT PATTERN GLASS



LOCATION, CONTEXT & EXISTING ROOF CONDITIONS



EXISTING AXONOMETRIC

MOCK-UP SITE PHOTOGRAPHS



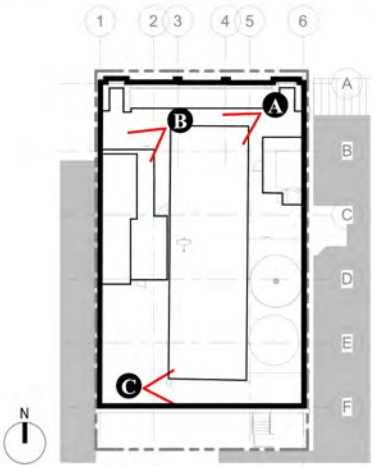
A



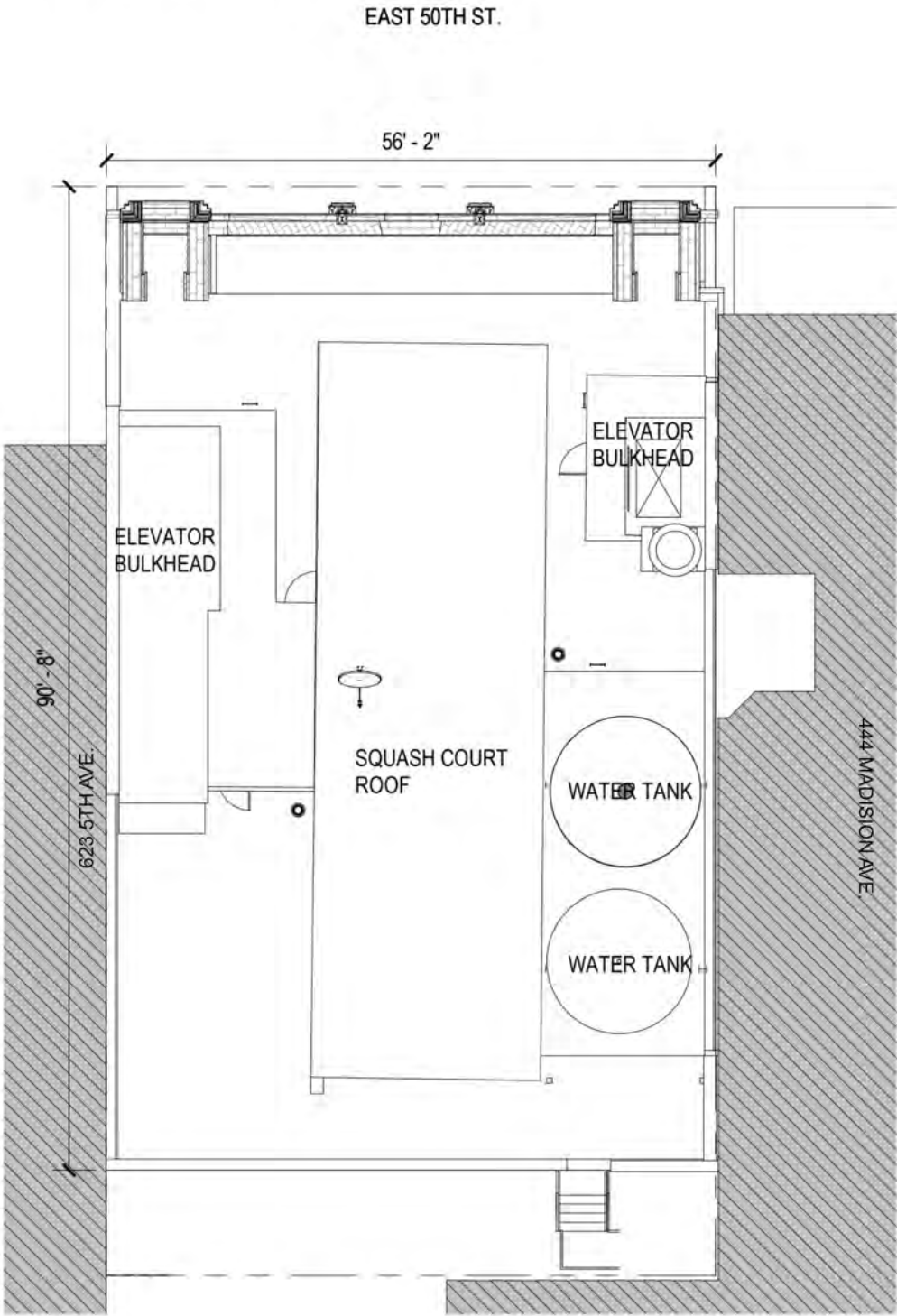
B



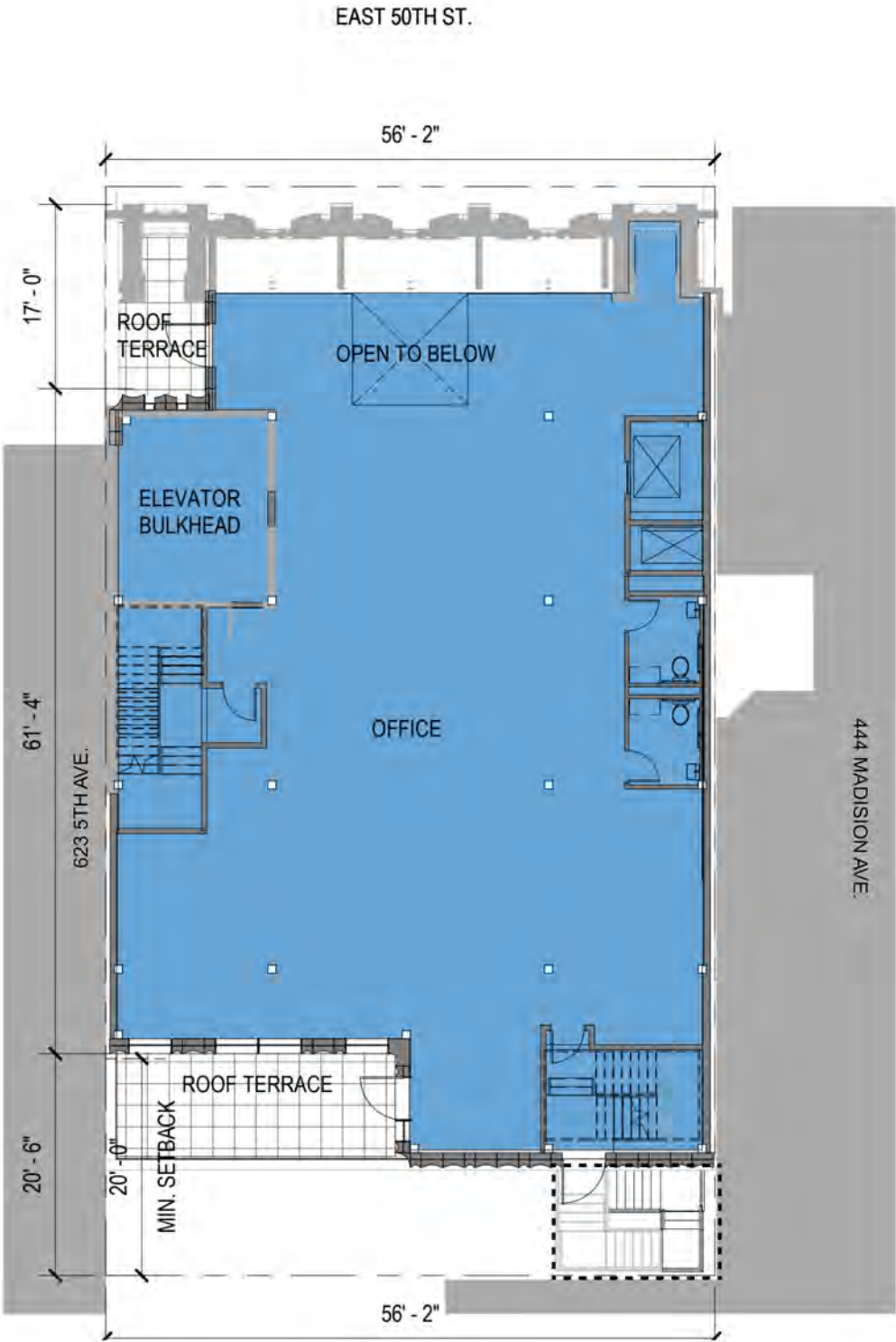
C



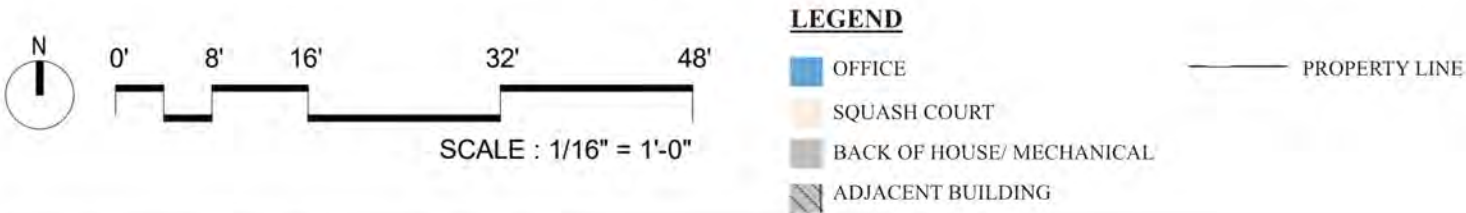
12TH FLOOR PLANS



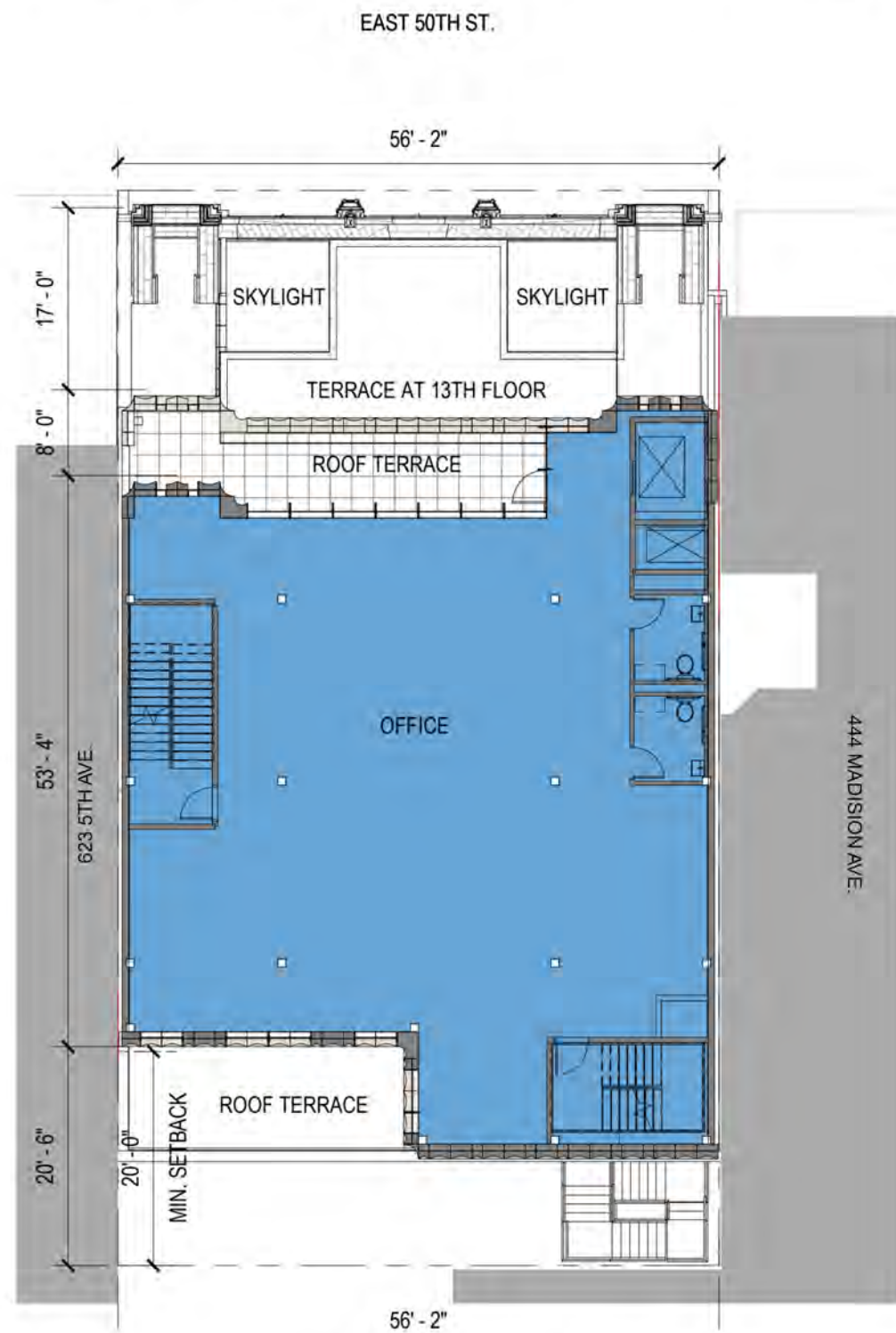
EXISTING



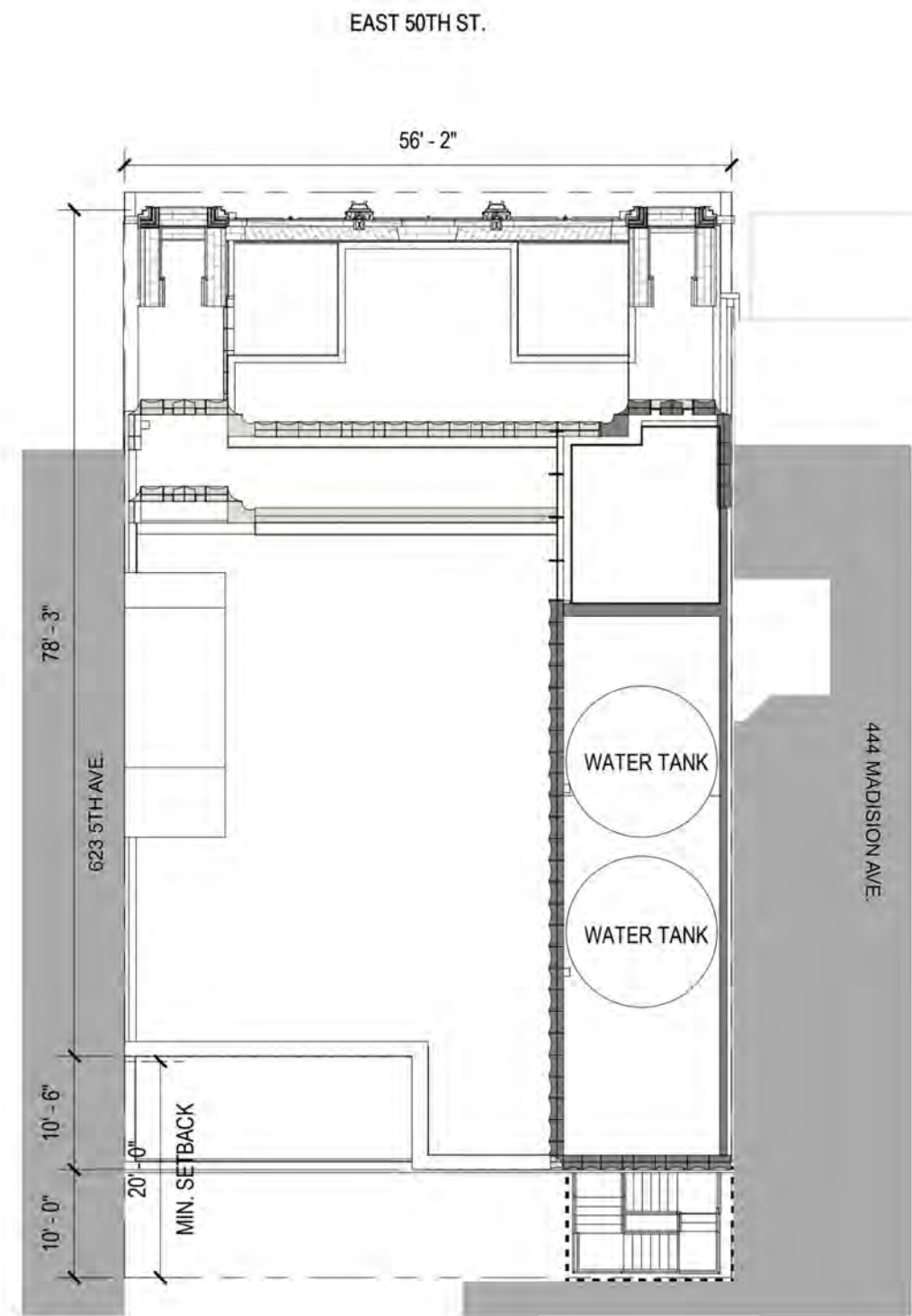
PROPOSED



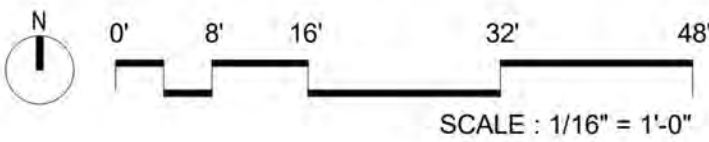
PROPOSED 14TH FLOOR AND EMR FLOOR PLANS



PROPOSED 14TH FLOOR



PROPOSED EMR PLAN

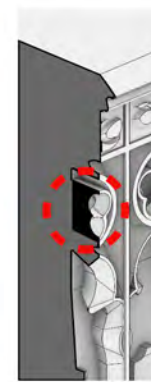
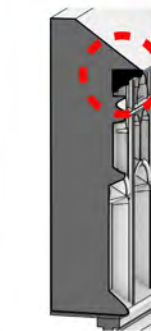
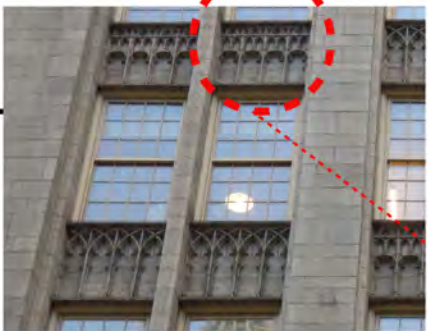
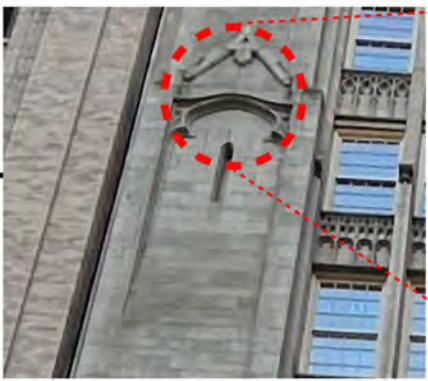
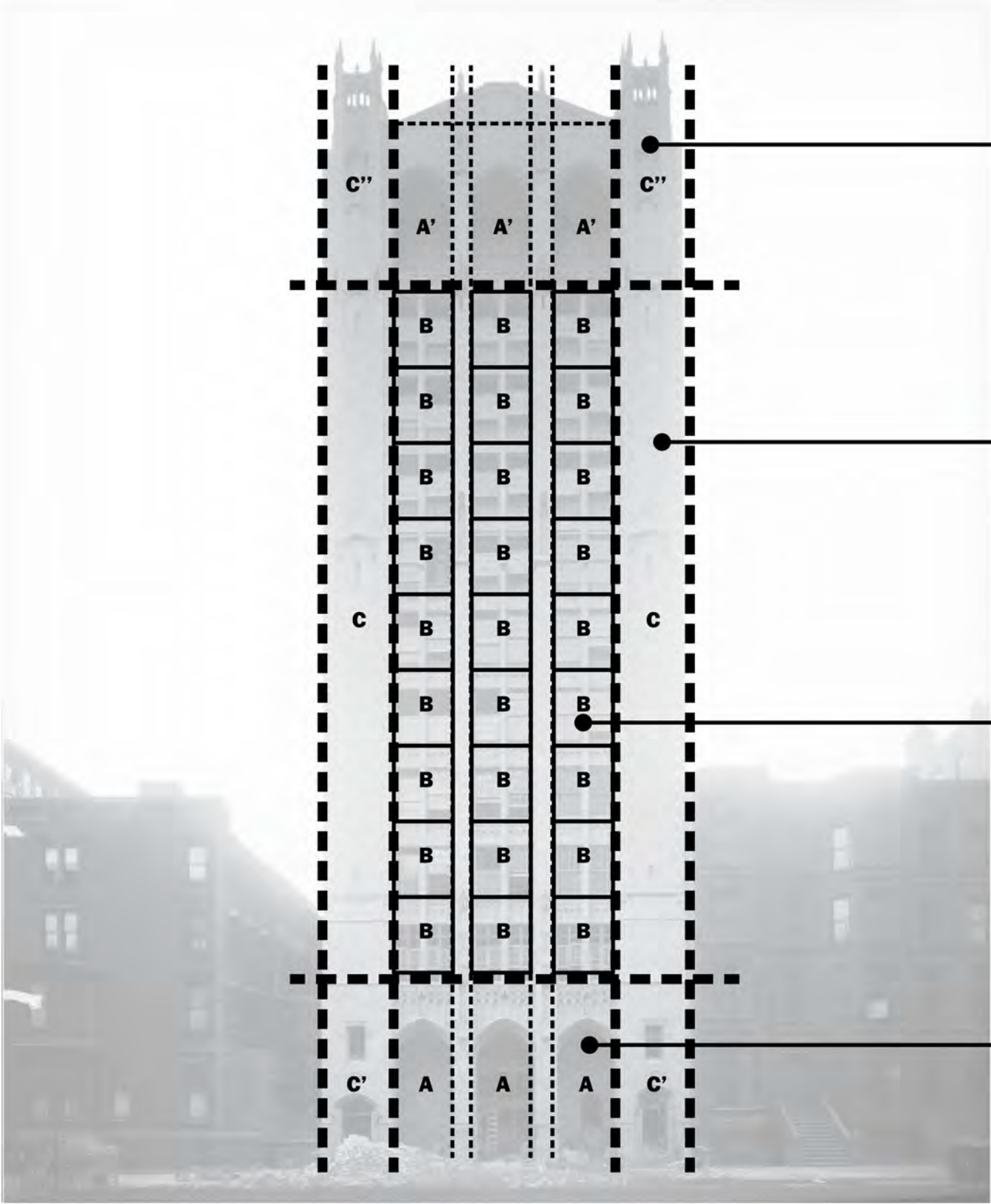


LEGEND

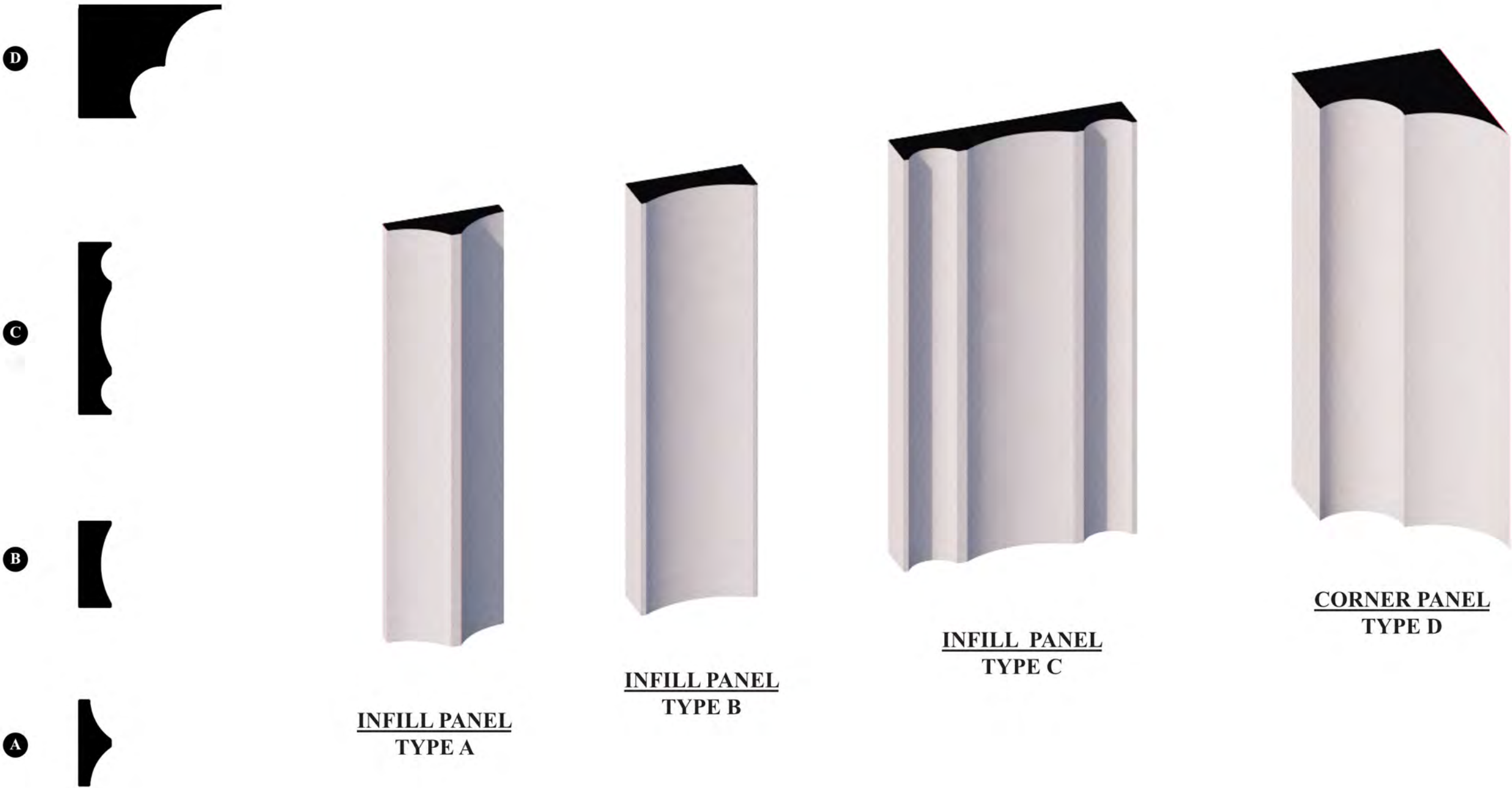
- OFFICE
- SQUASH COURT
- BACK OF HOUSE/ MECHANICAL
- ADJACENT BUILDING

PROPERTY LINE

ARCHITECTURAL PROFILES IN THE BUILDING



DERIVING OUR PANEL GEOMETRY FROM EXISTING BUILDING PROFILES



April 22, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-08914

18 East 50th Street – Hampton Shops Building – Individual Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 888 7520

Passcode: 091958

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.