

The current proposal is:

Preservation Department – Item 4, LPC-26-09035

150 East 42nd Street – Socony-Mobil Building

Individual Landmark

To testify virtually, please join Zoom

Webinar ID: 160 200 9644

Passcode: 979898

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.

RXR MdeAS

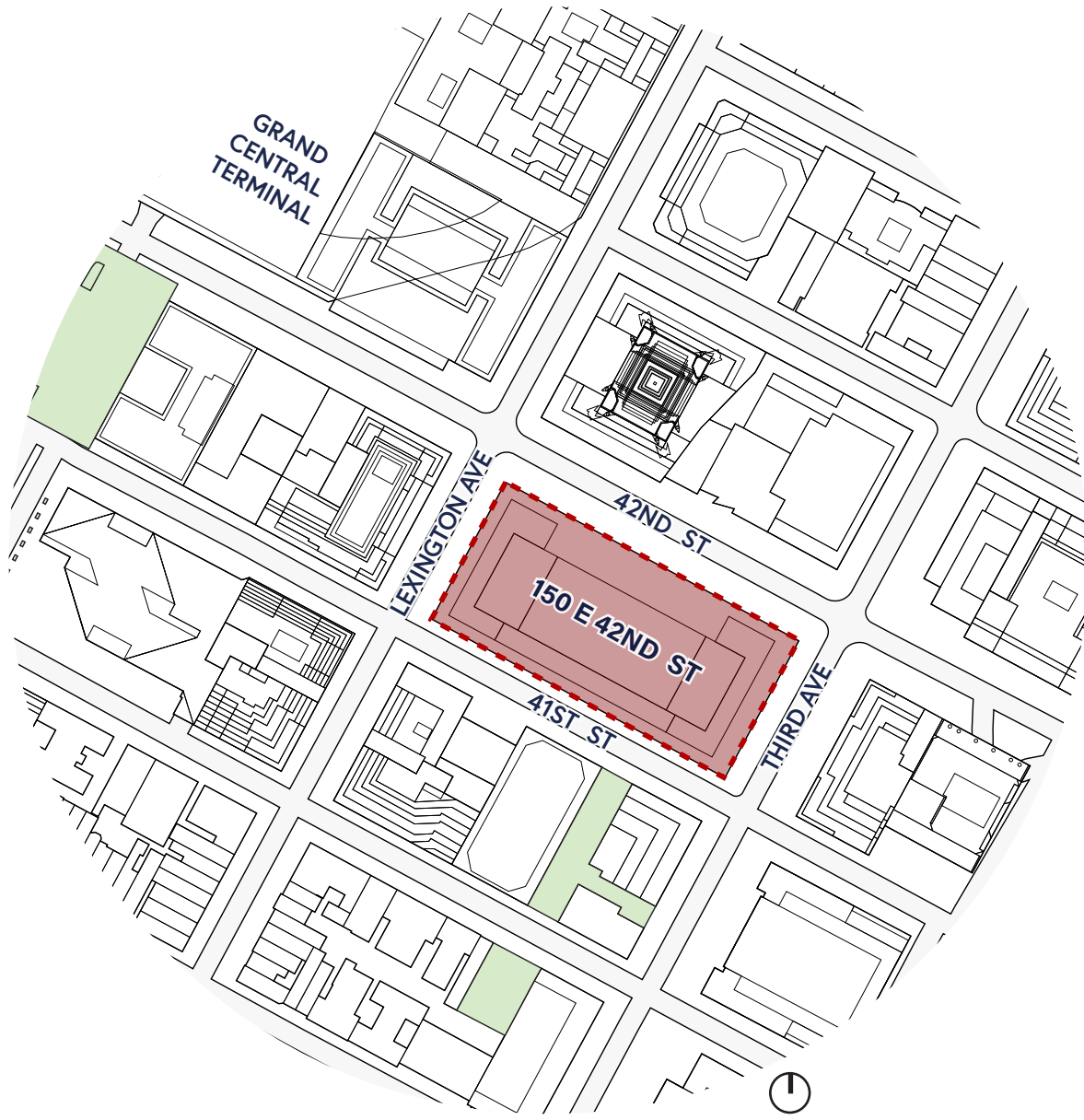


150 EAST 42ND ST.

LPC PUBLIC HEARING

21 APRIL 2026

150 EAST 42ND ST.
SITE CONDITIONS



150 EAST 42ND ST.

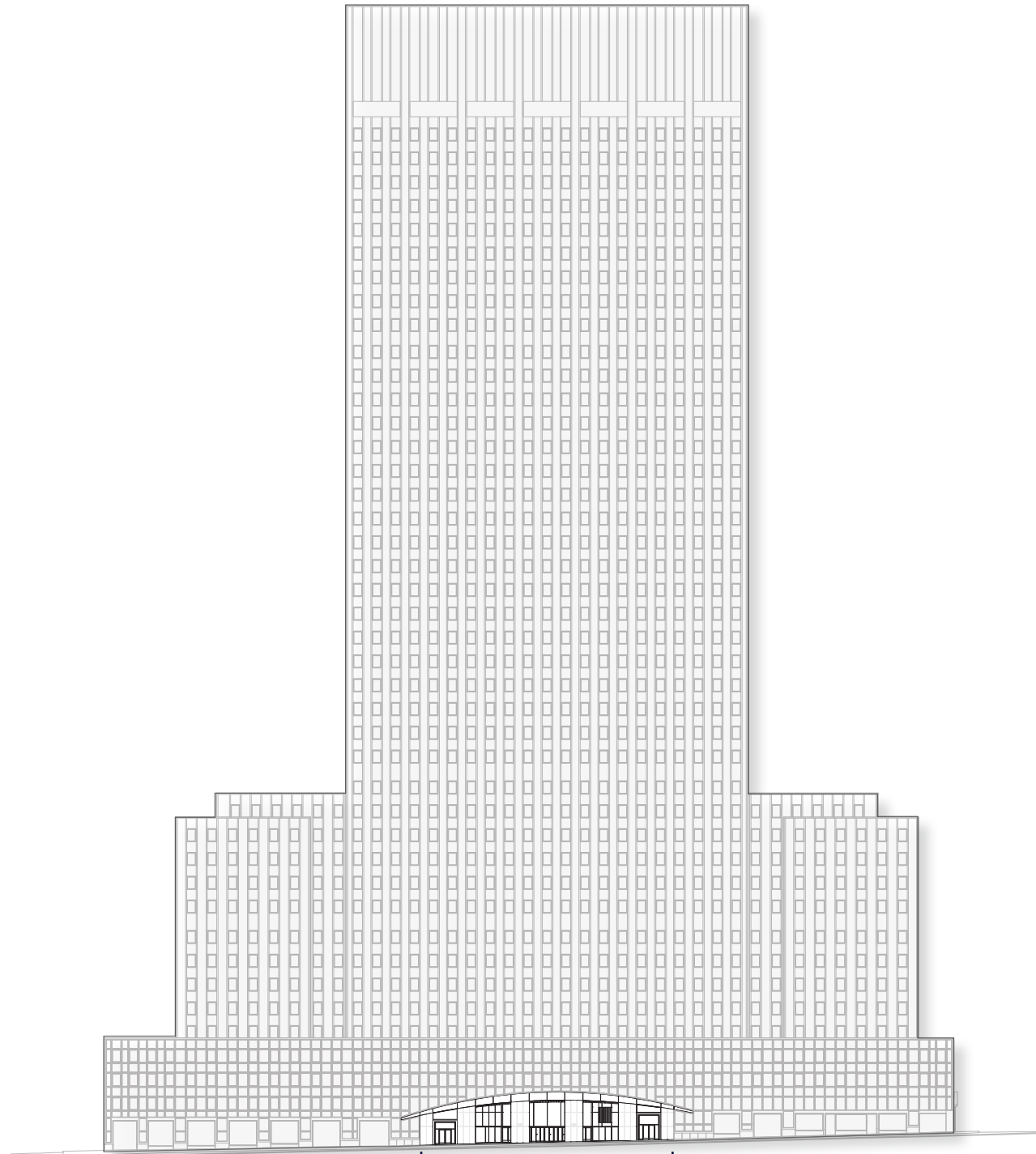
SCOPE OF WORK

EXISTING OFFICE TOWER
(NOT IN SCOPE)

EXISTING OFFICE BASE
(NOT IN SCOPE)

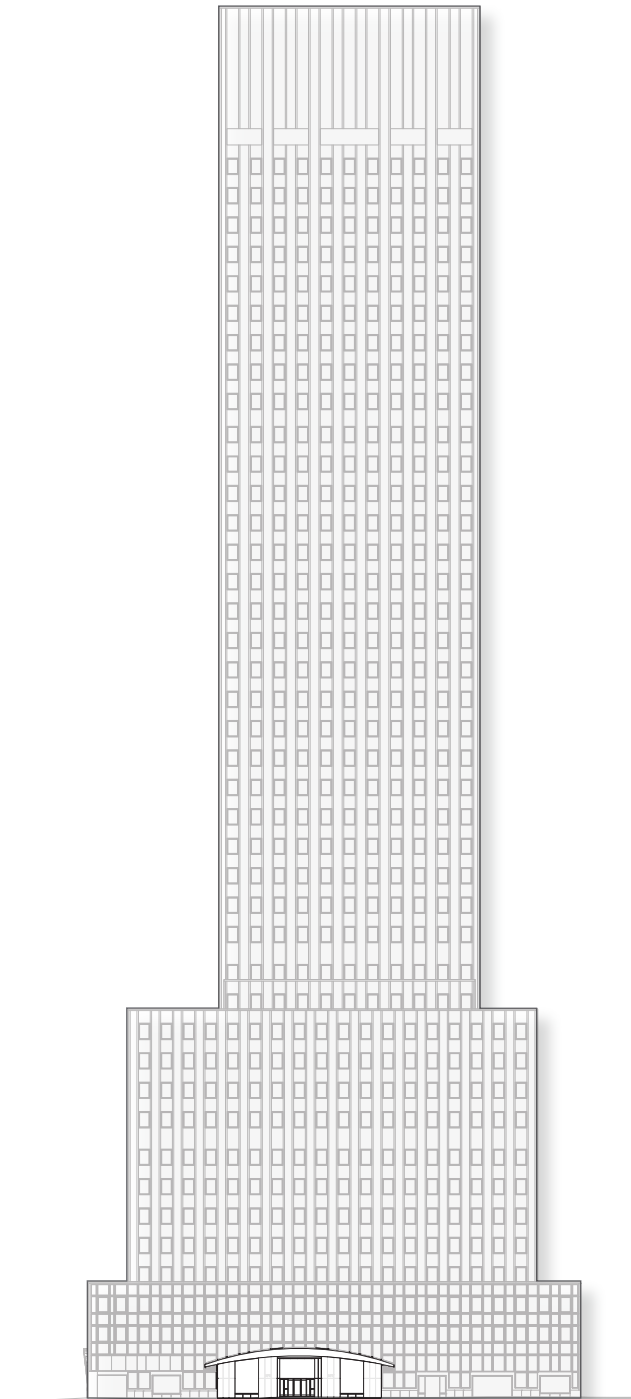
RETAIL STOREFRONT
(NOT IN SCOPE)

42ND STREET



MAIN ENTRY
[AREA OF WORK]

LEXINGTON AVE



ENTRY
[AREA OF WORK]



VIEW FROM THE NORTH SIDE OF 42ND STREET
150 East 42nd (HQ)

HISTORIC CONTEXT & EXISTING CONDITIONS



OVERALL VIEW OF BUILDING
1956, Stoller (New York 1960)



VIEW OF 42ND STREET
42nd Street Eyebrow Entrance Feature, 1956, Stoller (New York 1960)



42ND STREET ENTRANCE, 1956
(Victoria Newhouse)



LEXINGTON AVENUE ENTRANCE, 1956
Wurts Bros. (New York 1960)



VIEW FROM THE NORTH SIDE OF 42ND STREET, 2025
(HQ)



APPROACH FROM THE EAST ON 42ND STREET
(HQ)



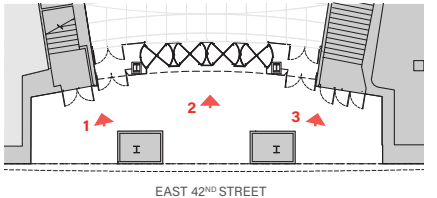
APPROACH FROM THE WEST ON 42ND STREET
(HQ)



42ND STREET BUILDING ENTRANCE
(HQ)



42ND STREET ENTRANCE INSET VIEWS
(HQ)





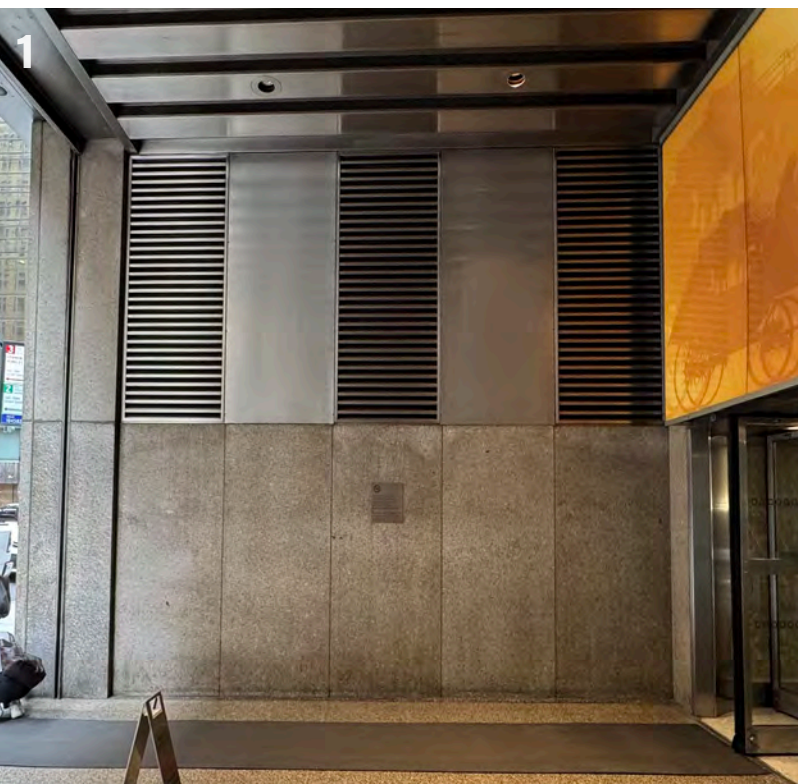
42ND STREET ENTRANCE DETAILS
(HQ)



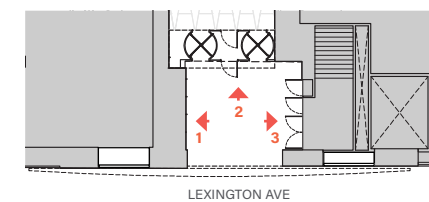
LEXINGTON AVE ENTRY
(MdeAS)



APPROACH FROM THE NORTH SIDE
(HQ)



LEXINGTON AVE ENTRY INSET VIEWS
(HQ)

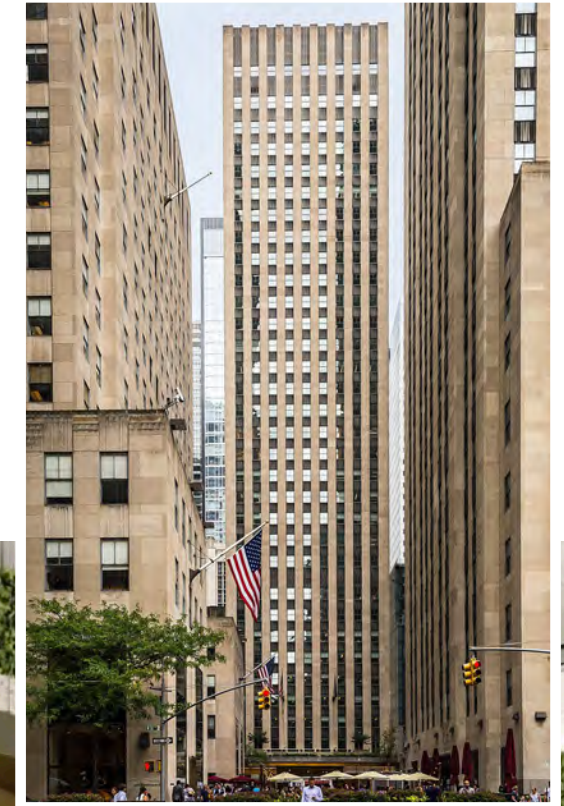




32 Avenue of the Americas (Fogarty Finger)

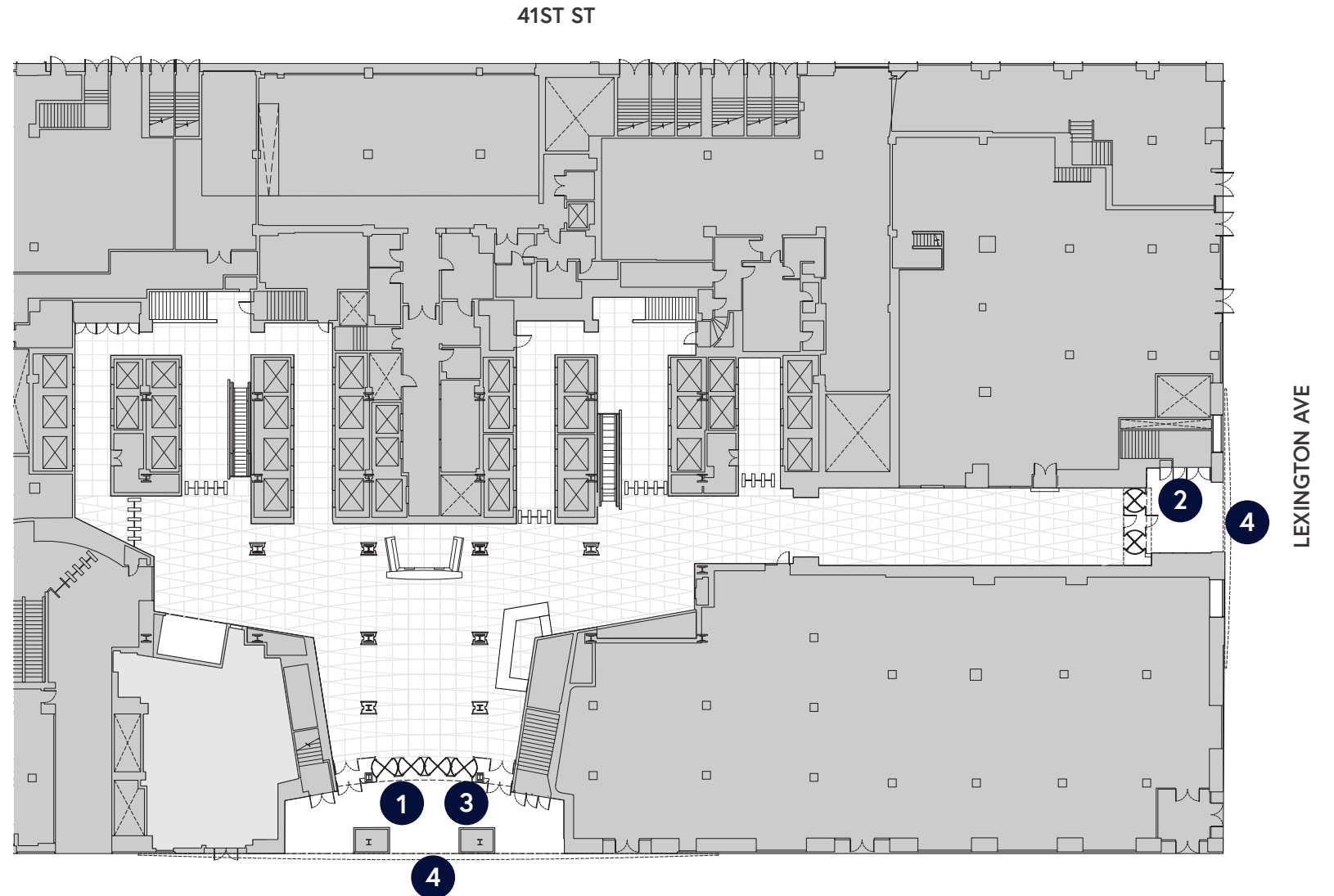
PRIOR LPC APPROVALS FOR ENTRANCE INFILL AT INDIVIDUAL LANDMARKS

150 E 42ND ST | LPC PUBLIC HEARING | 04.21.2026



75 Rockefeller Plaza (KPF)

CURRENT ISSUES & OPPORTUNITIES



KEY NOTES

- 1** BUILDING ENTRANCES
- LACK OF VISIBILITY AND TRANSPARENCY DUE TO SOLID STAINLESS STEEL PIERS AND DRUMS BETWEEN DOORS.
 - LACK OF VISIBILITY POSES A SECURITY ISSUE.

- 2** EXTERIOR LIGHTING
- LOW LIGHTING ILLUMINATING THE ENTRY AND SIDEWALK.
 - LIGHTING FIXTURES AND SURROUNDING STAINLESS STEEL ELEMENTS ARE DAMAGED AND DO NOT WORK PROPERLY.

- 3** ADA ACCESS
- EXISTING VESTIBULE DEPTH IS TOO SHALLOW AND DOES NOT MEET ADA REQUIREMENTS.
 - EXISTING LIGHTING DOES NOT ALLOW DIFFERENTIATION IN ELEVATION CHANGES.

- 4** DETERIORATED FINISHES
- CURRENT EXTERIOR GRANITE IS DAMAGED AND DISCOLORED.
 - STAINLESS STEEL SECTIONS OF THE BROW ARE WEATHERED AND DEGRADED.

42ND STREET | BUILDING ENTRY MODIFICATIONS

FULL STREET FRONTAGE ELEVATION



EXISTING



PROPOSED

EXISTING



42ND ST. BUILDING ENTRY
PROPOSED



EXISTING



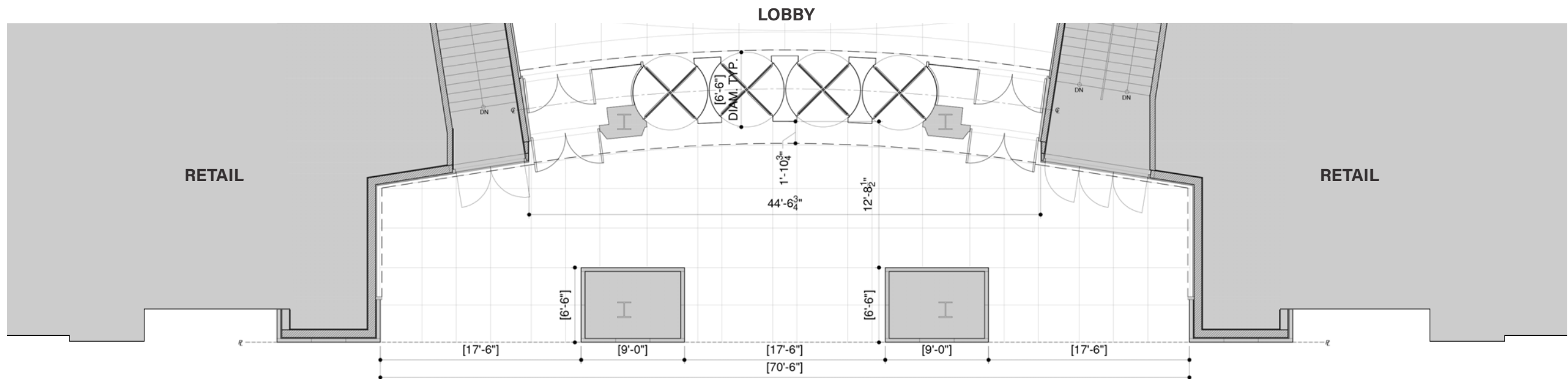
42ND ST. BUILDING ENTRY
PROPOSED



EXISTING



ELEVATION



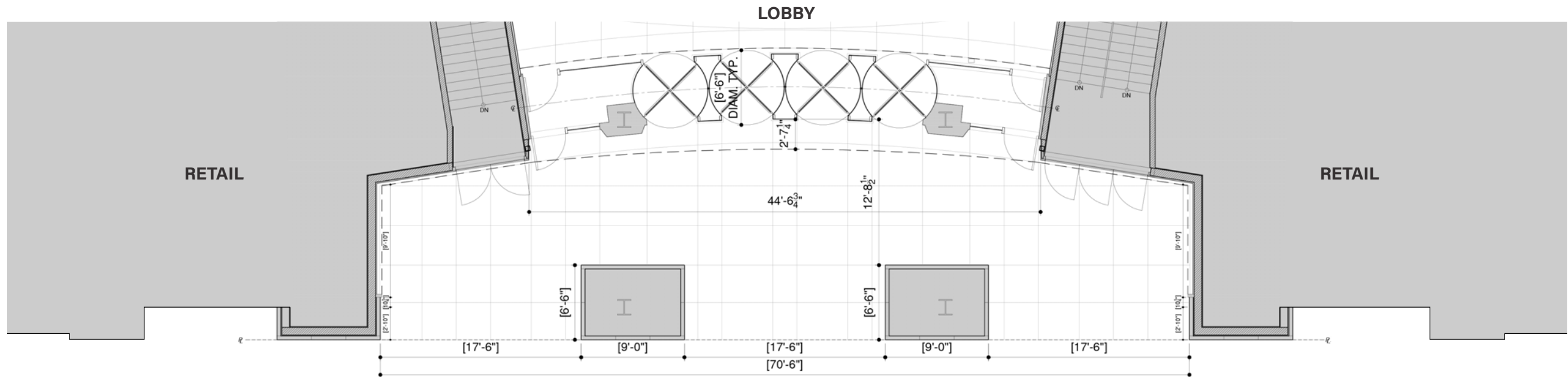
PLAN



PROPOSED



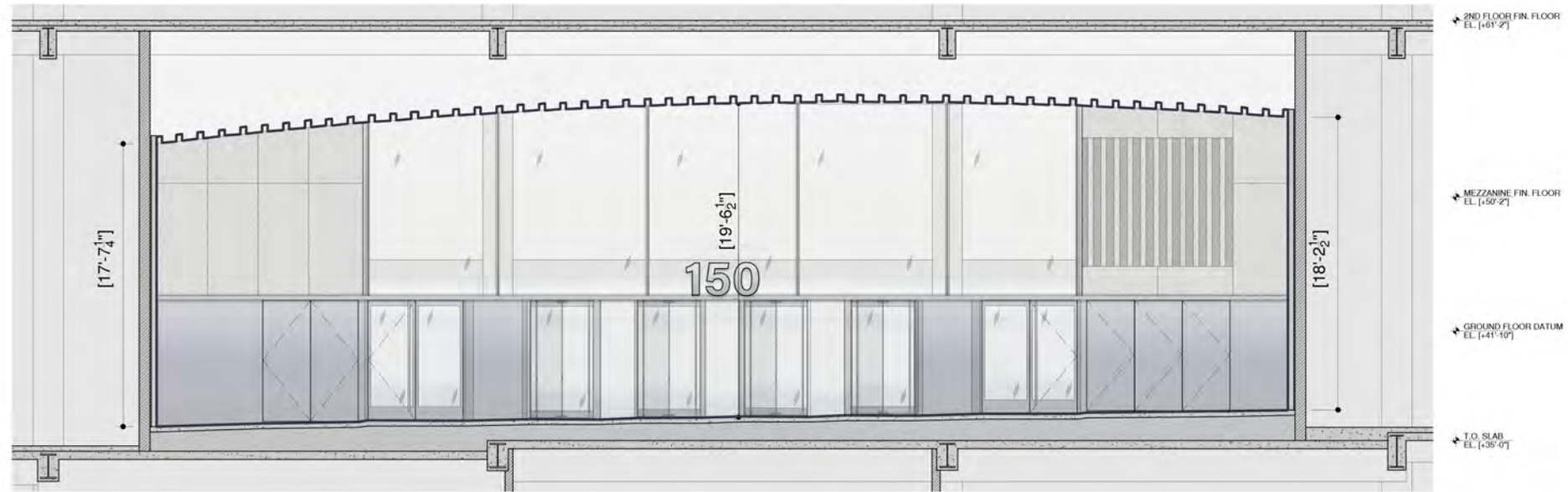
ELEVATION



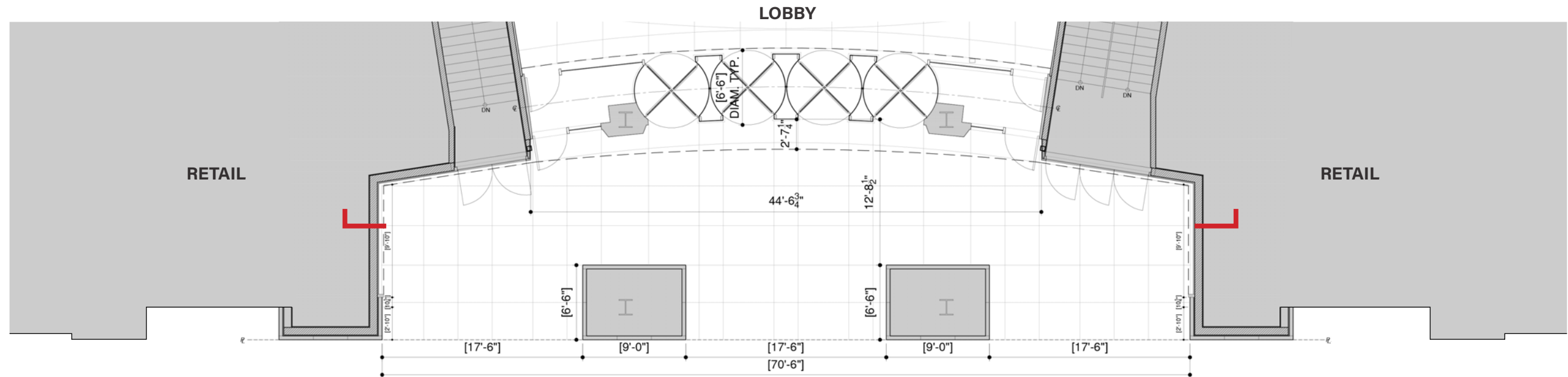
PLAN



PROPOSED

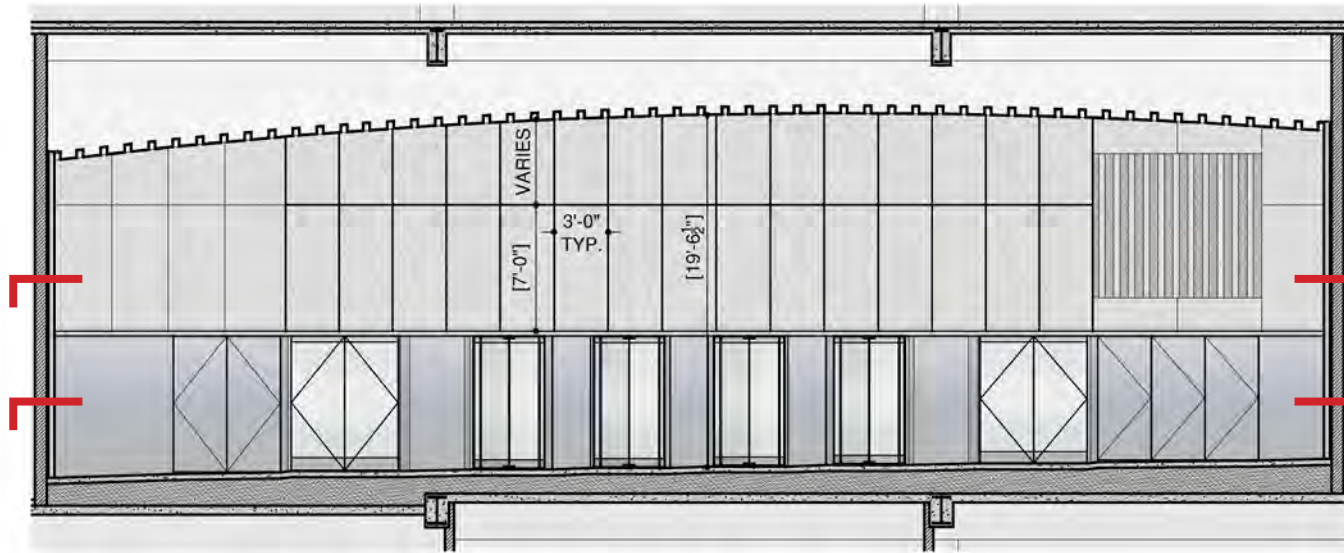


ELEVATION

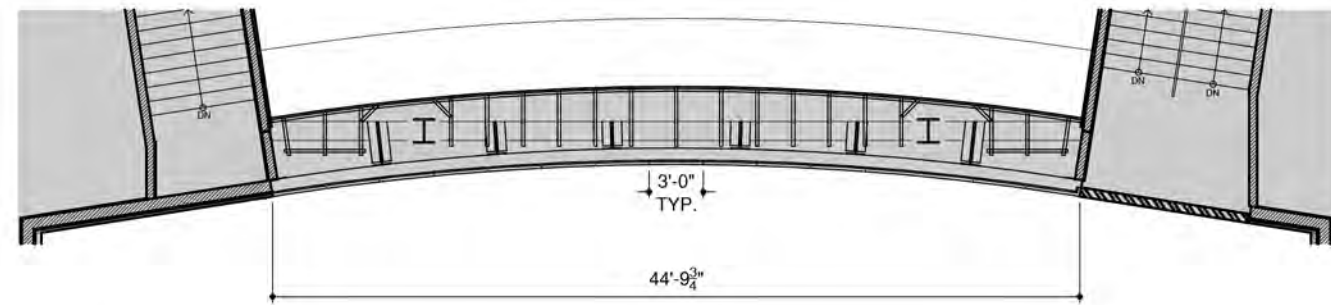


PLAN

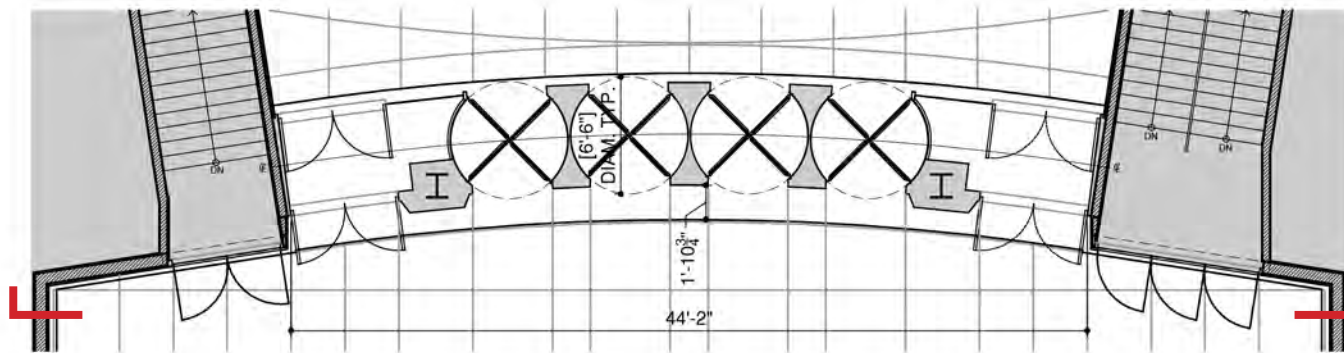
DETAIL PLANS



ELEVATION OF ENTRY BEYOND PIERS

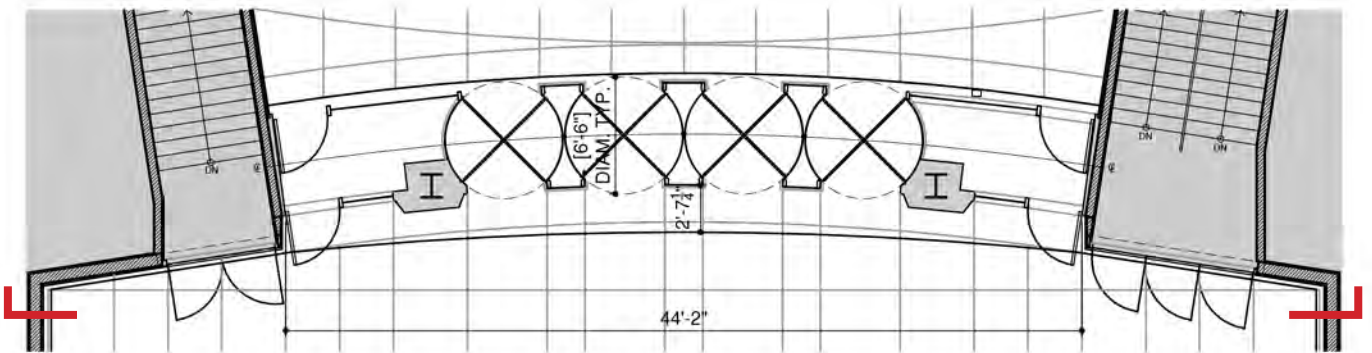
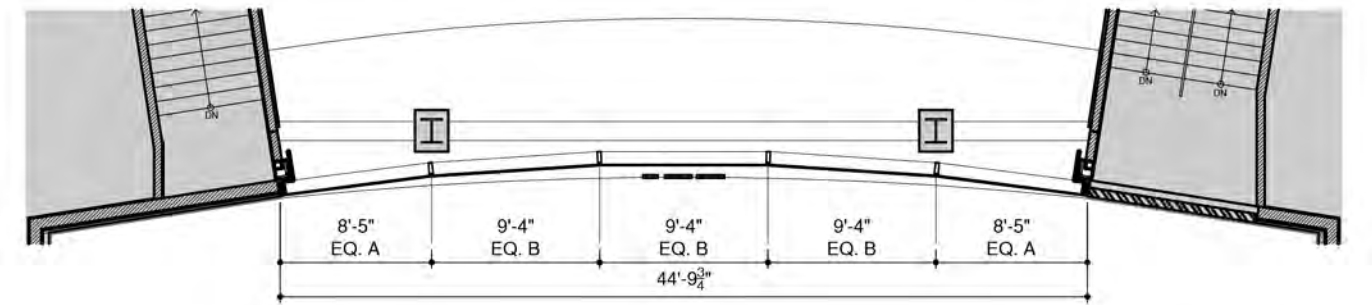
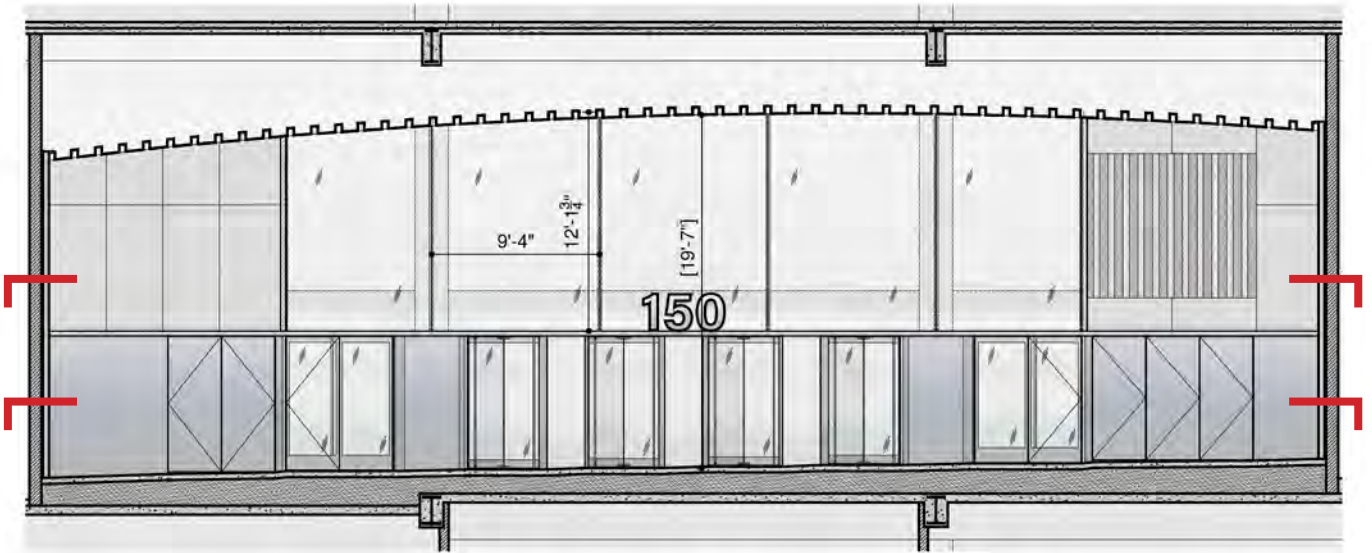


PLAN SECTION AT TRANSOM LEVEL



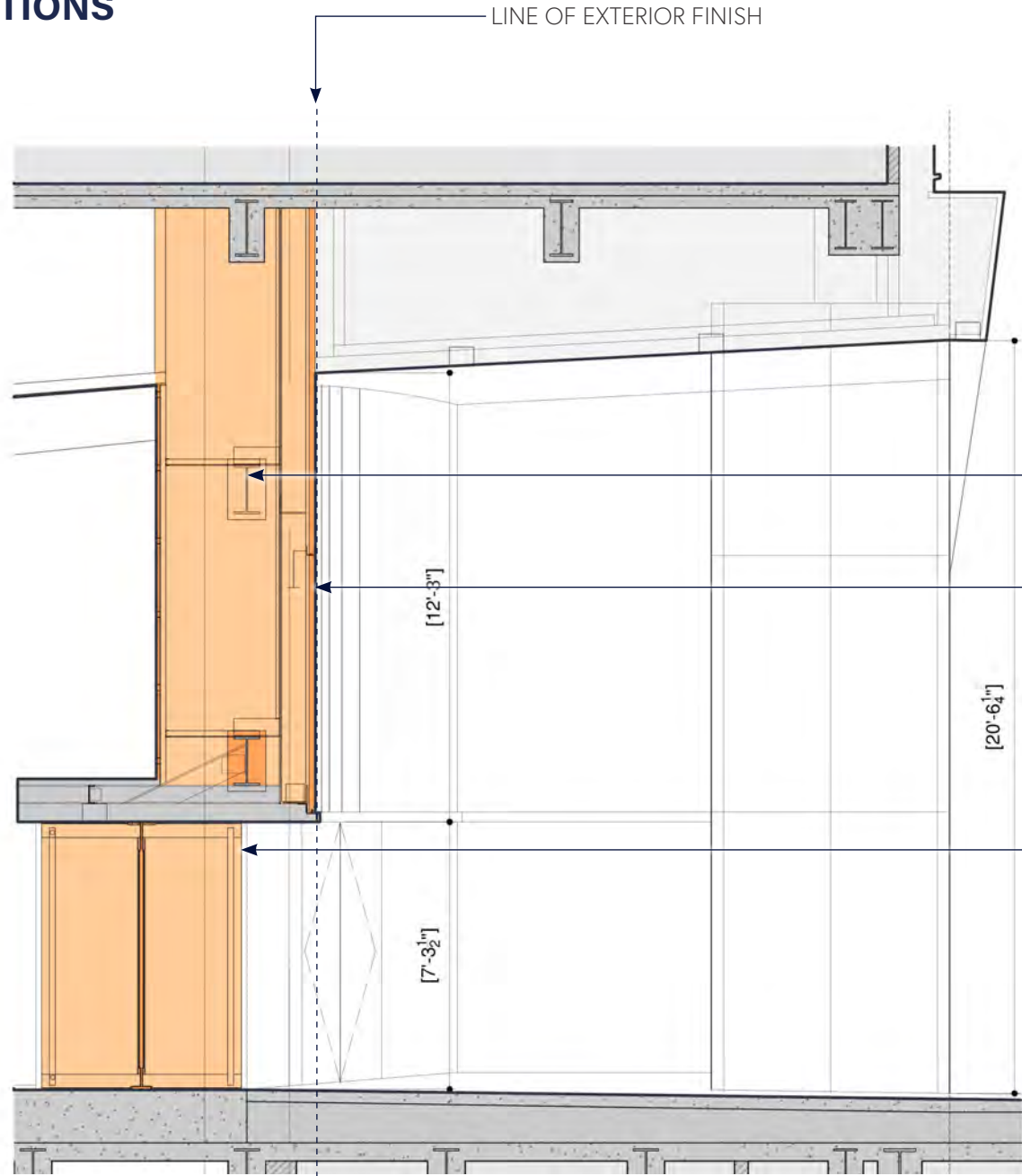
PLAN SECTION AT ENTRY LEVEL

EXISTING



PROPOSED

SECTIONS

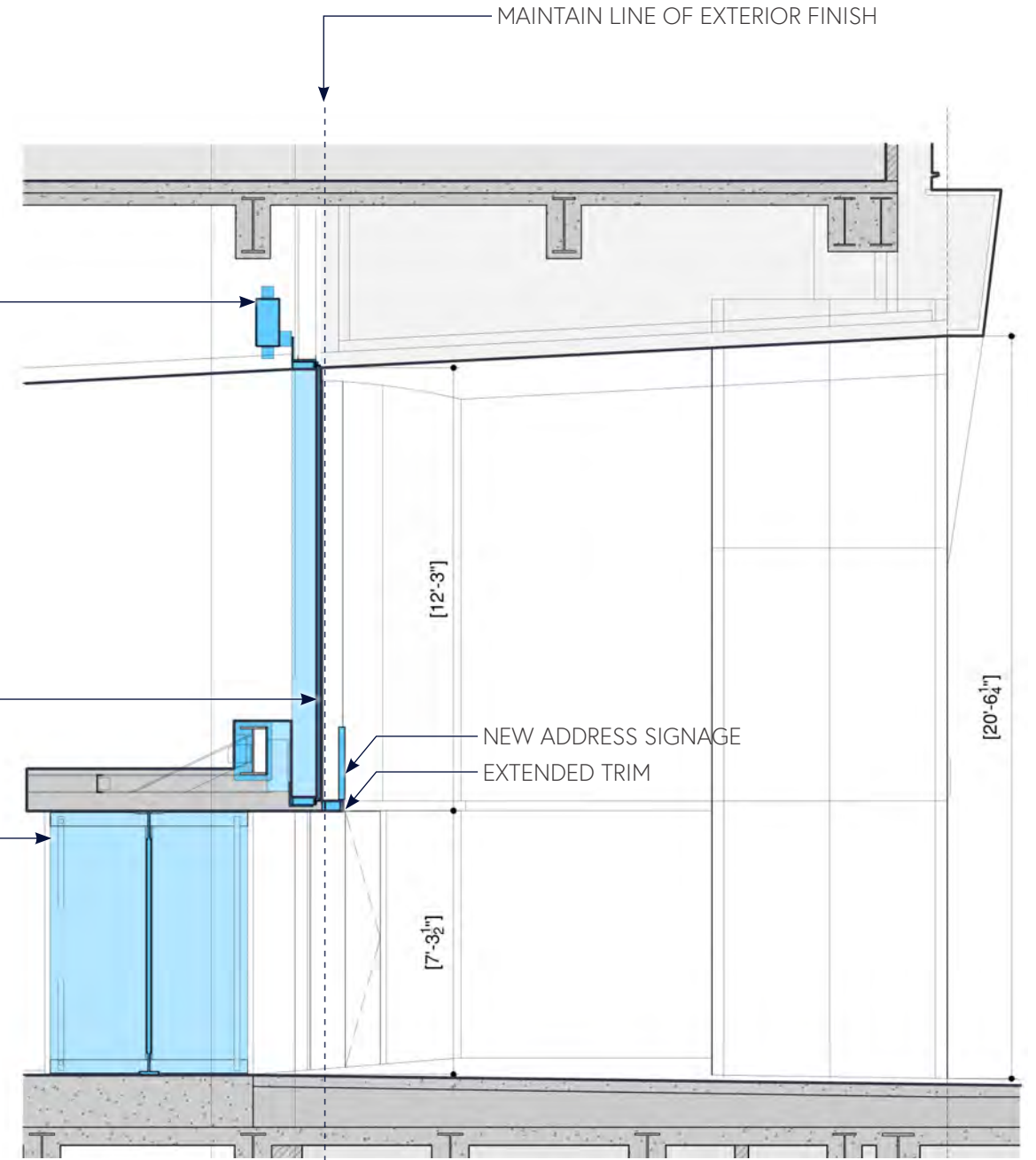


EXISTING

- NEW STOREFRONT HEADER BEAM
- EXISTING BEAM TO BE REMOVED
- EXISTING GRANITE TRANSOM & MASONRY BACKING TO BE REMOVED
- NEW GLASS STOREFRONT TRANSOM
- REPLACE ENTRY DOORS & REVOLVERS

LEGEND

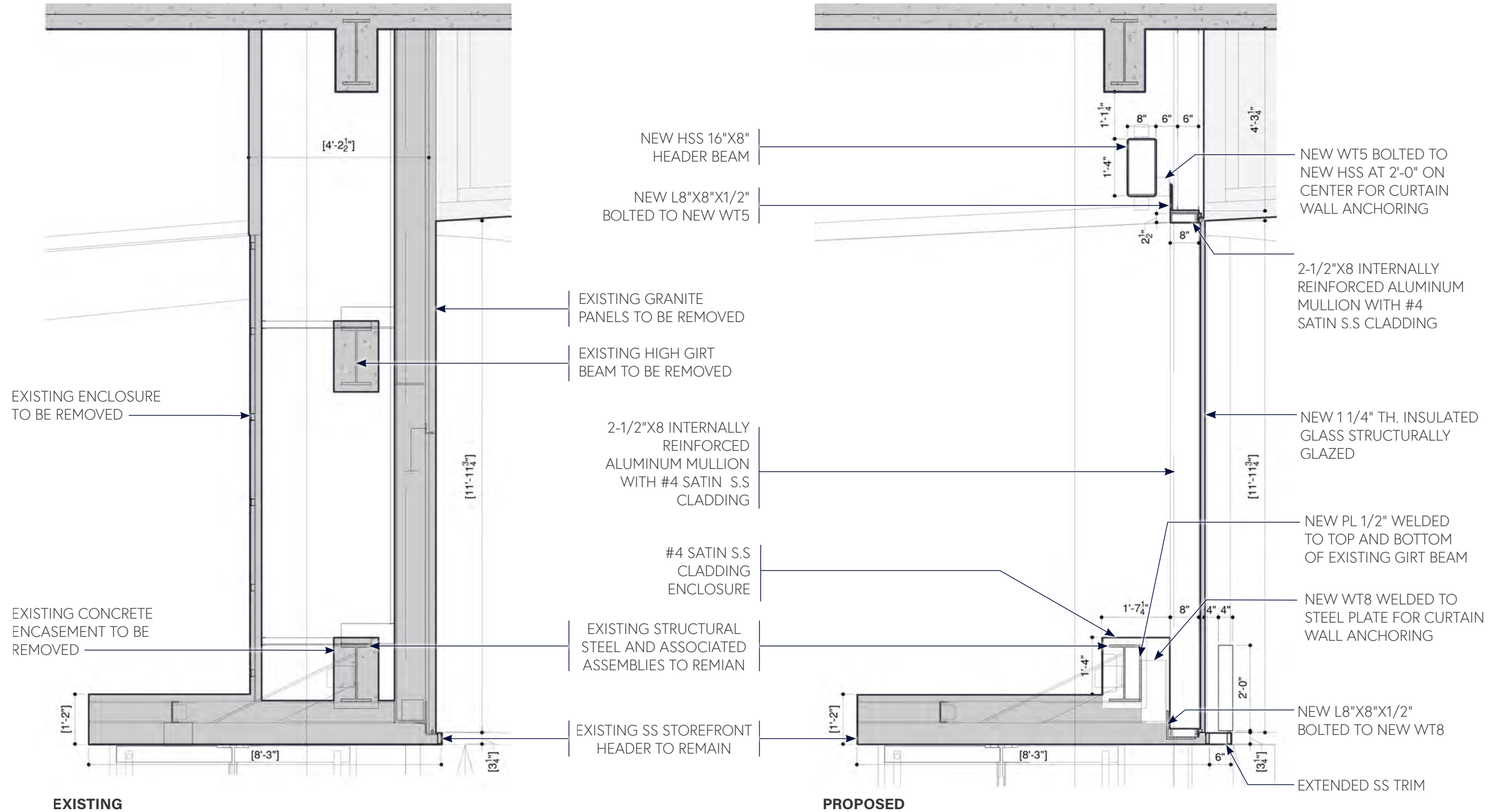
- TO BE REMOVED
- PROPOSED MODIFICATIONS



PROPOSED

- NEW ADDRESS SIGNAGE
- EXTENDED TRIM

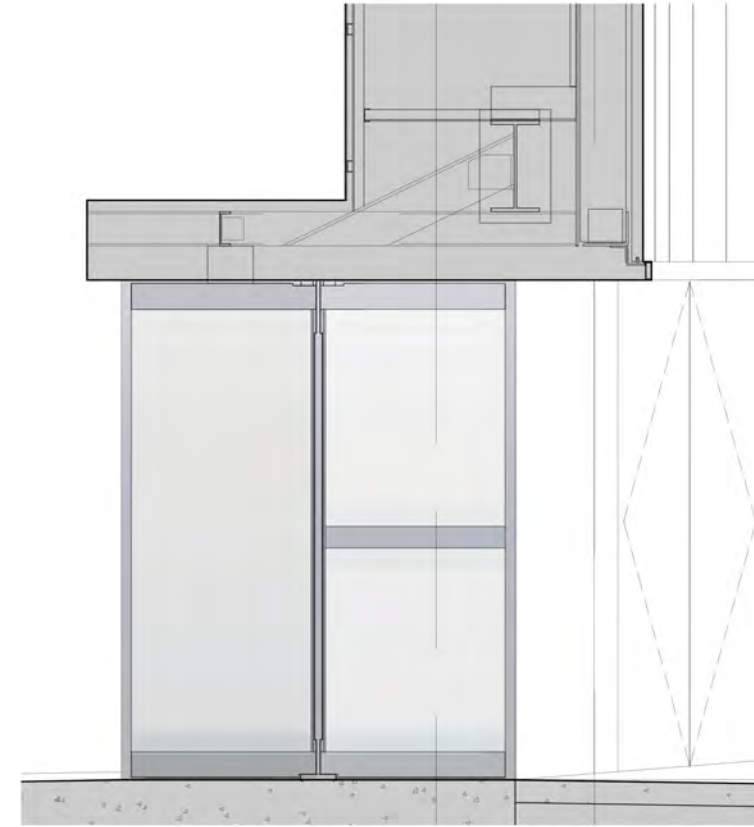
SECTIONS



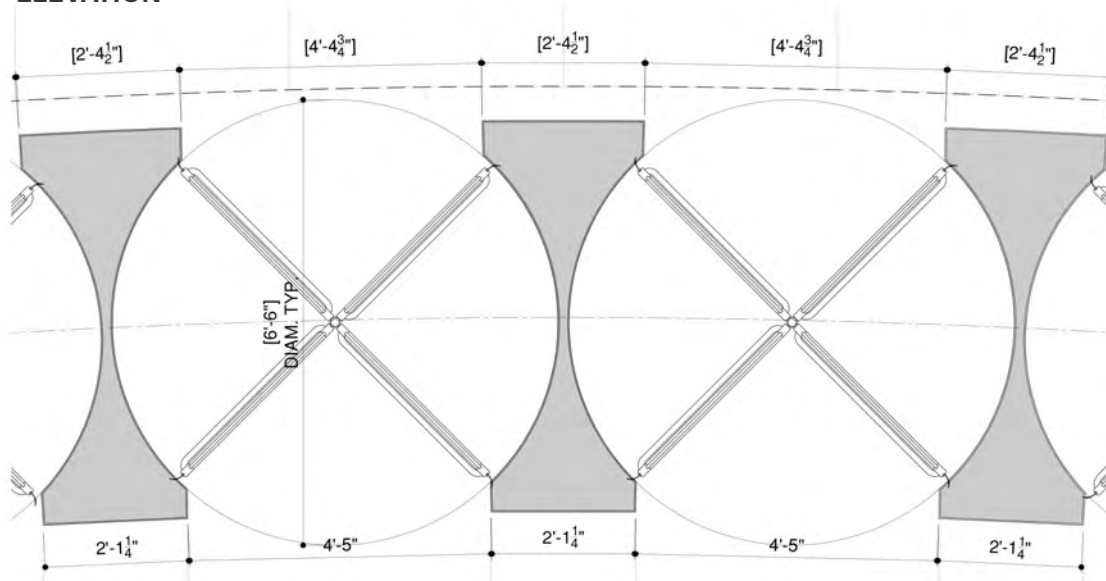
42ND ST. BUILDING ENTRY
REVOLVER ENTRIES
EXISTING



ELEVATION



SECTION



PLAN

REVOLVER ENTRIES PROPOSED

NEW ADDRESS SIGNAGE
CENTERED OVER
REVOLVER DOORS

NEW HEADER TRIM

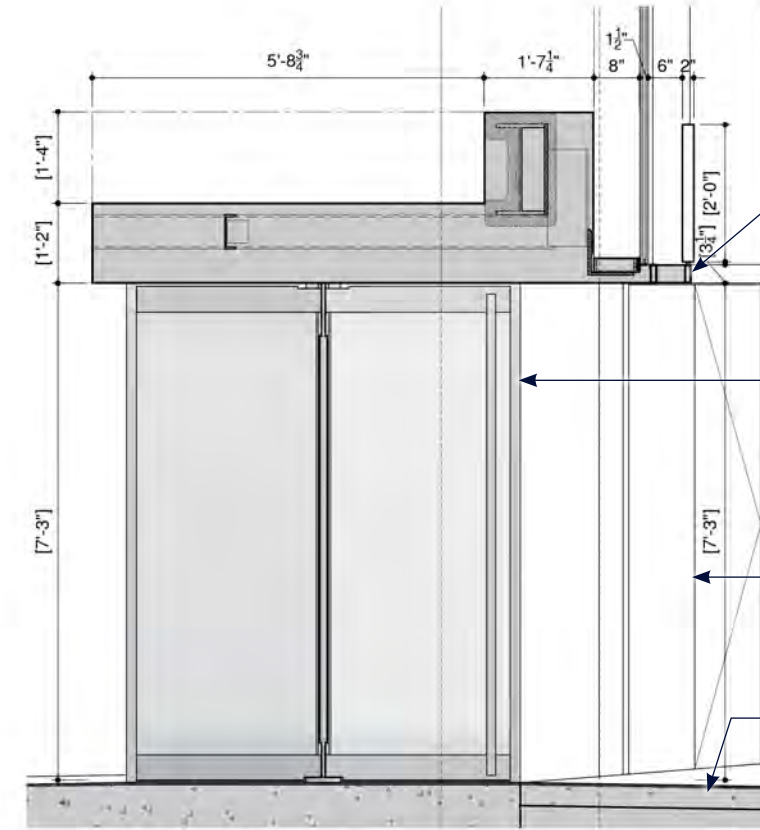
NEW OPERABLE GLASS
SIDE LITES BETWEEN
REVOLVER DOORS

NEW GLASS REVOLVER
DOORS AND DRUMS
WITHIN EXISTING
FOOTPRINT

EXISTING HEIGHTS TO BE
MAINTAINED PER SLOPED
ENTRY CONDITIONS



ELEVATION



SECTION

EXISTING SS TRIM
HEIGHT TO BE MATCHED
FOR SIGNAGE LEDGE

NEW GLASS REVOLVER
DOORS AND DRUMS
WITHIN EXISTING
FOOTPRINT

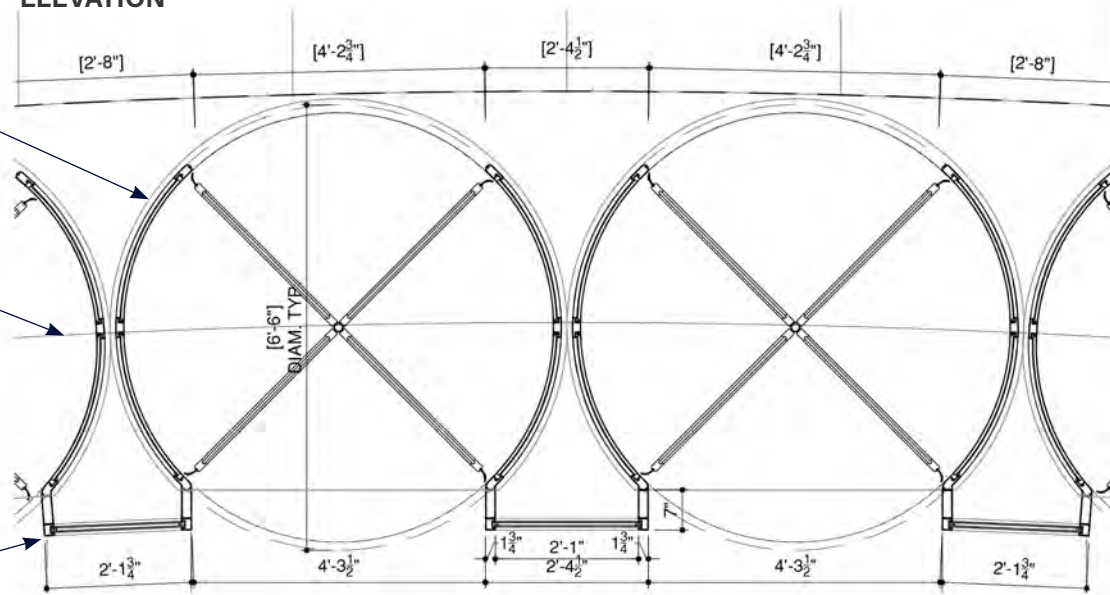
EXISTING HEIGHTS TO BE
MAINTAINED PER SLOPED
ENTRY CONDITIONS

EXISTING TERRAZZO
TO REMAIN AND BE
REPAIRED AS REQUIRED

NEW GLASS REVOLVER
DOORS AND DRUMS
WITHIN EXISTING
FOOTPRINT

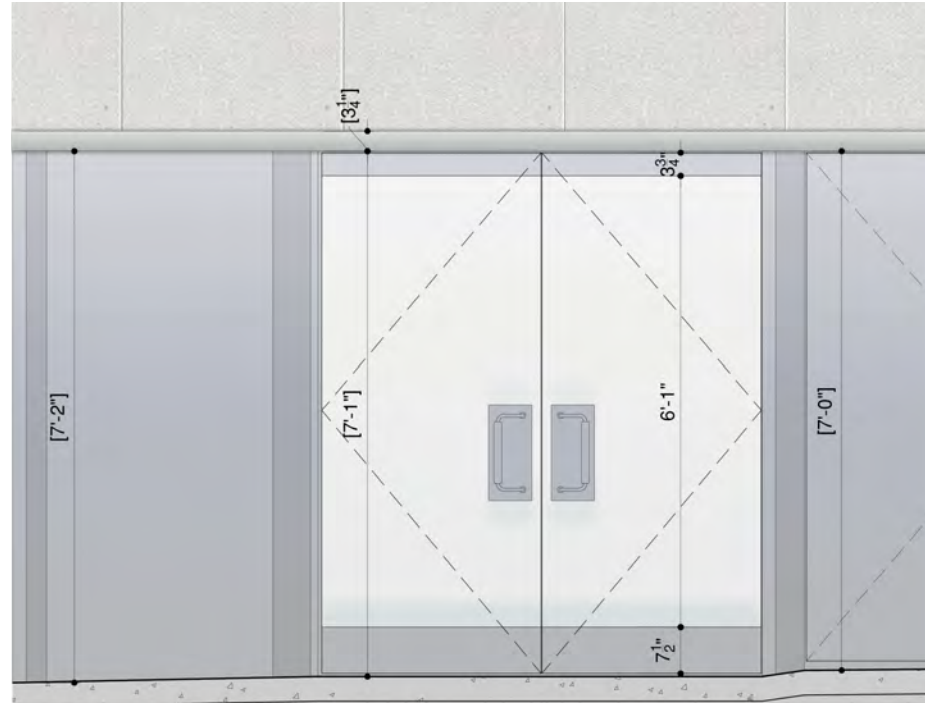
MAINTAIN CL OF
REVOLVER DOORS
ALONG EXISTING ARC
OF ENTRY

NEW OPERABLE GLASS
SIDE LITES BETWEEN
REVOLVER DOORS #4
SATIN S.S. FRAME

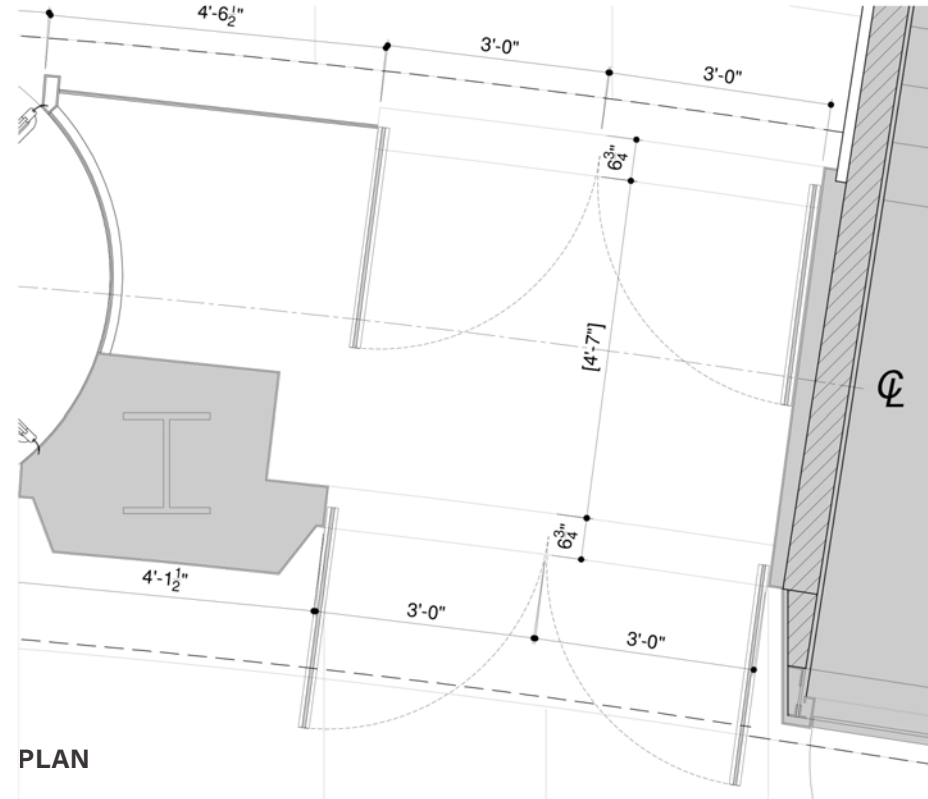


PLAN

42ND ST. BUILDING ENTRY
VESTIBULE ENTRIES
EXISTING

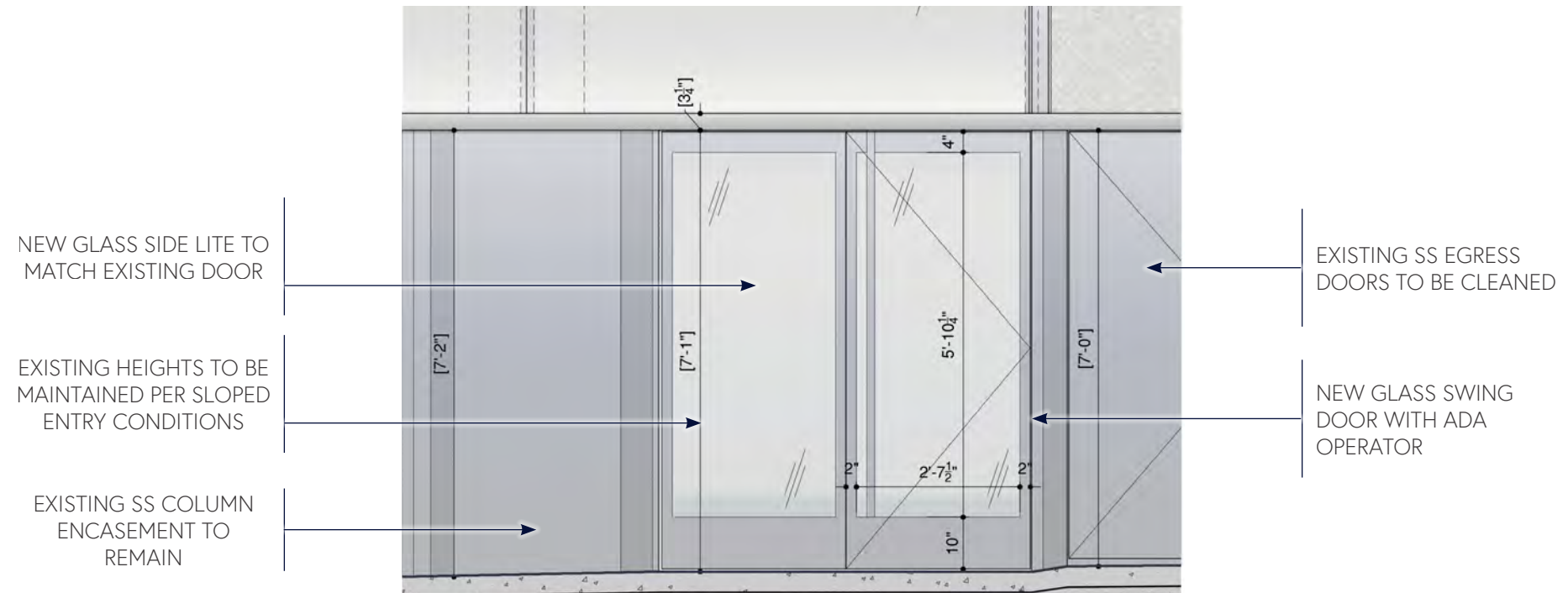


ELEVATION

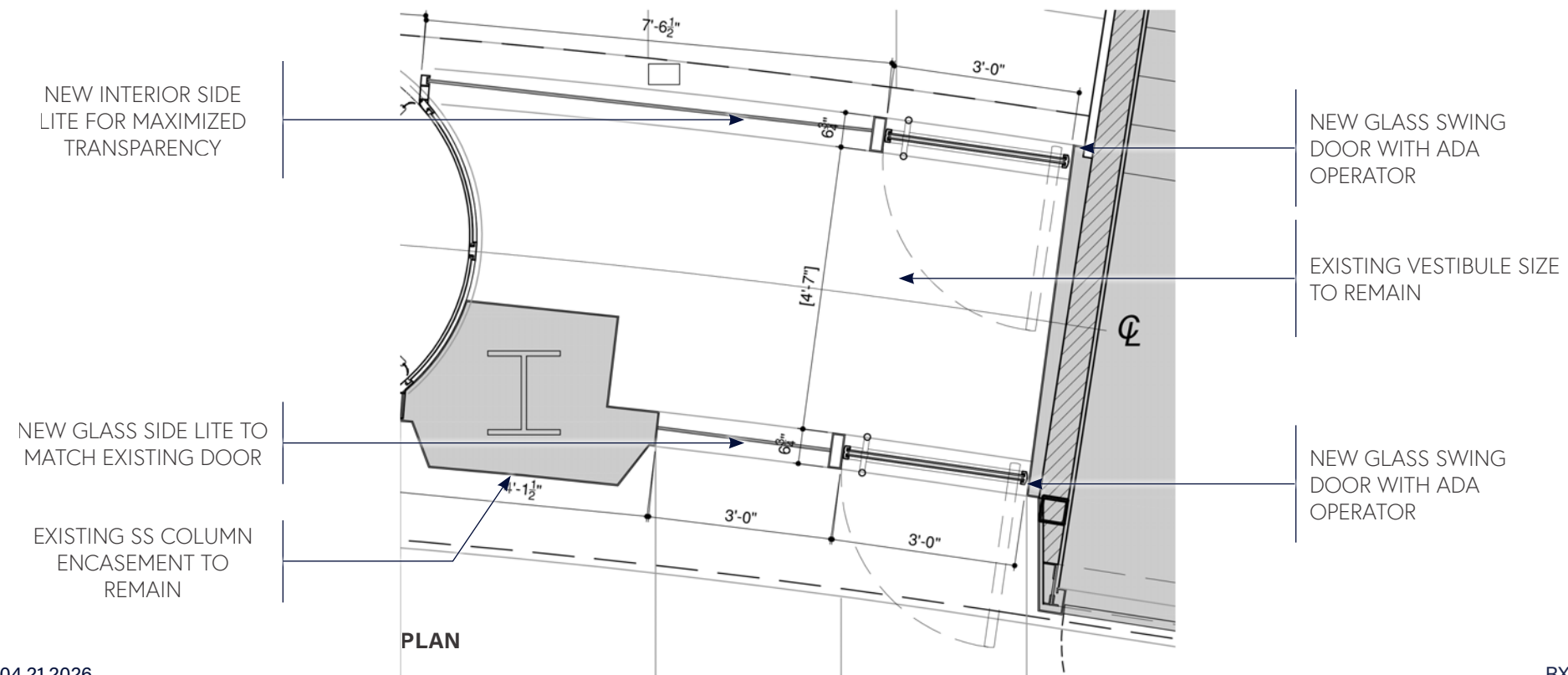


PLAN

42ND ST. BUILDING ENTRY
VESTIBULE ENTRIES
PROPOSED

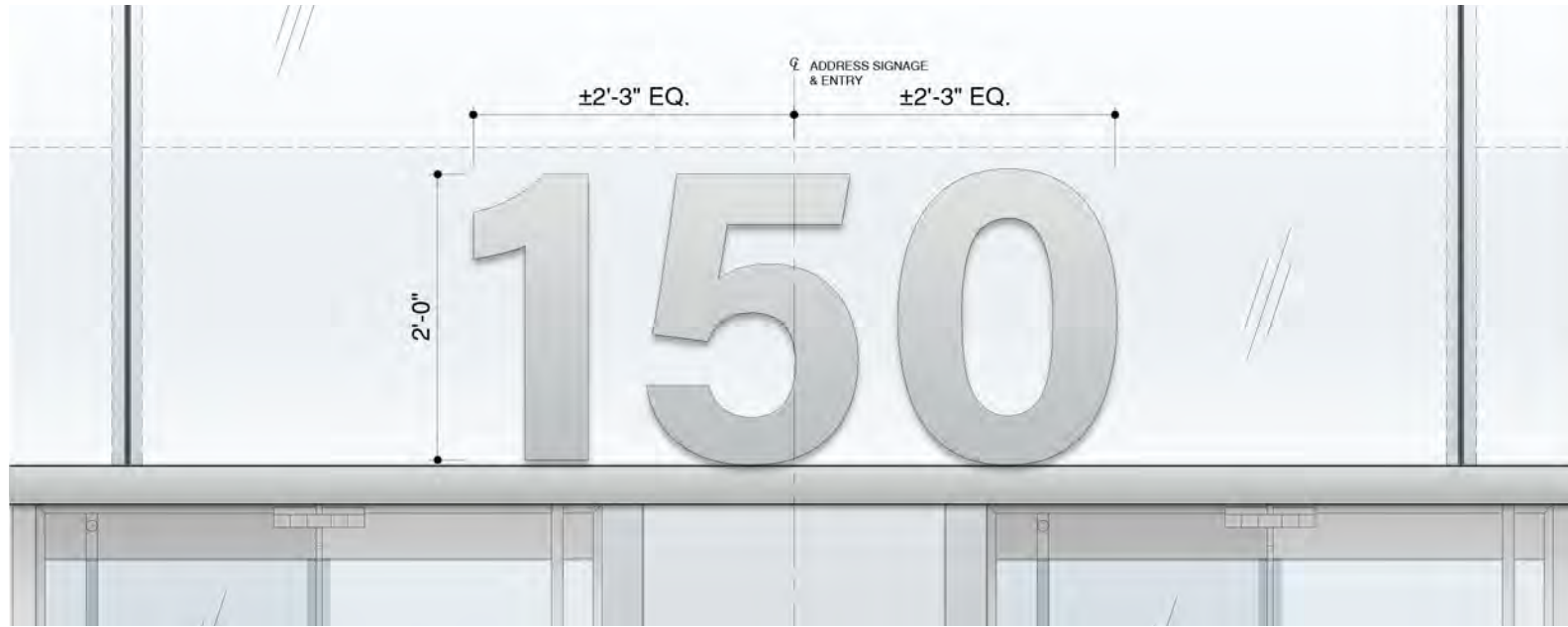


ELEVATION

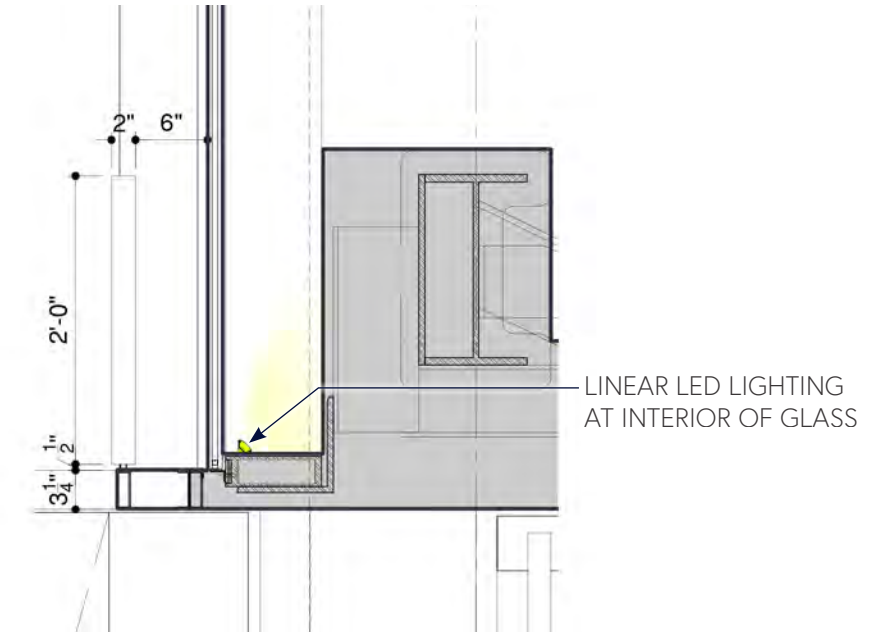


PLAN

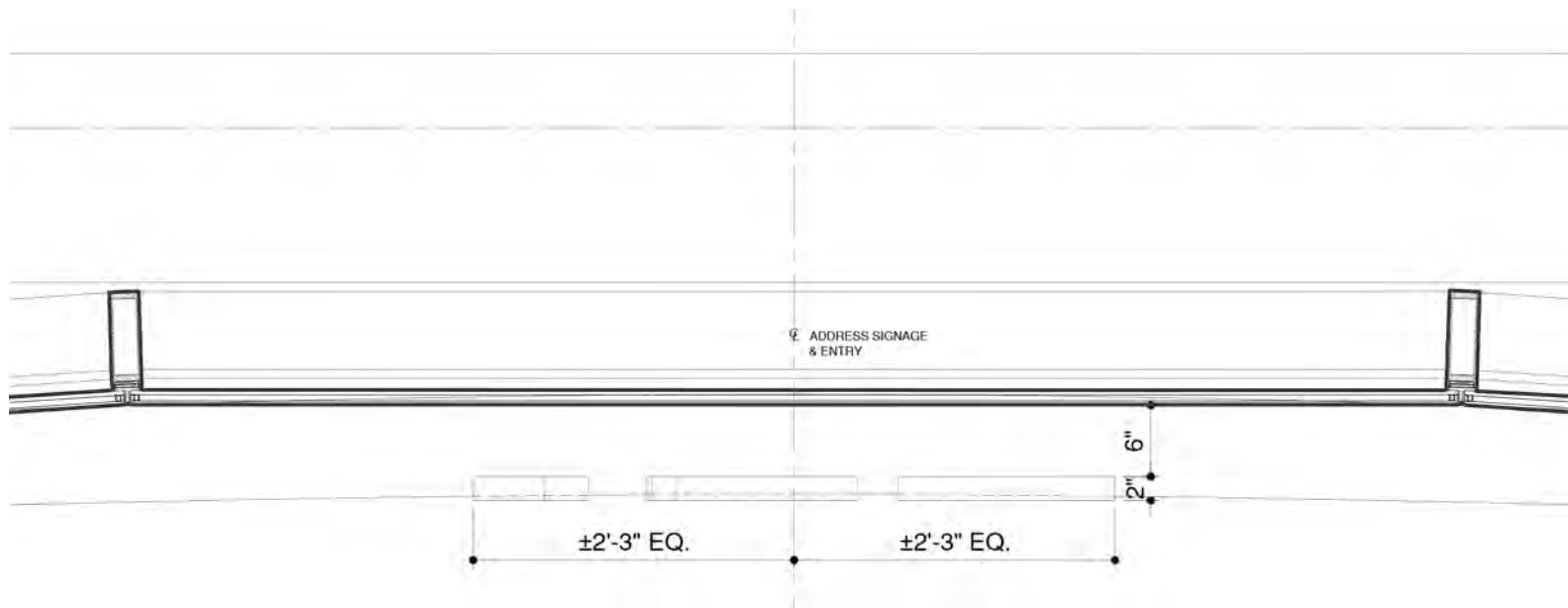
ADDRESS SIGNAGE DETAILS



ELEVATION DETAIL



SECTION DETAIL



PLAN DETAIL



42ND ST. SIGNAGE MASTERPLAN & LIGHTING
EXISTING | EVENING LIGHTING



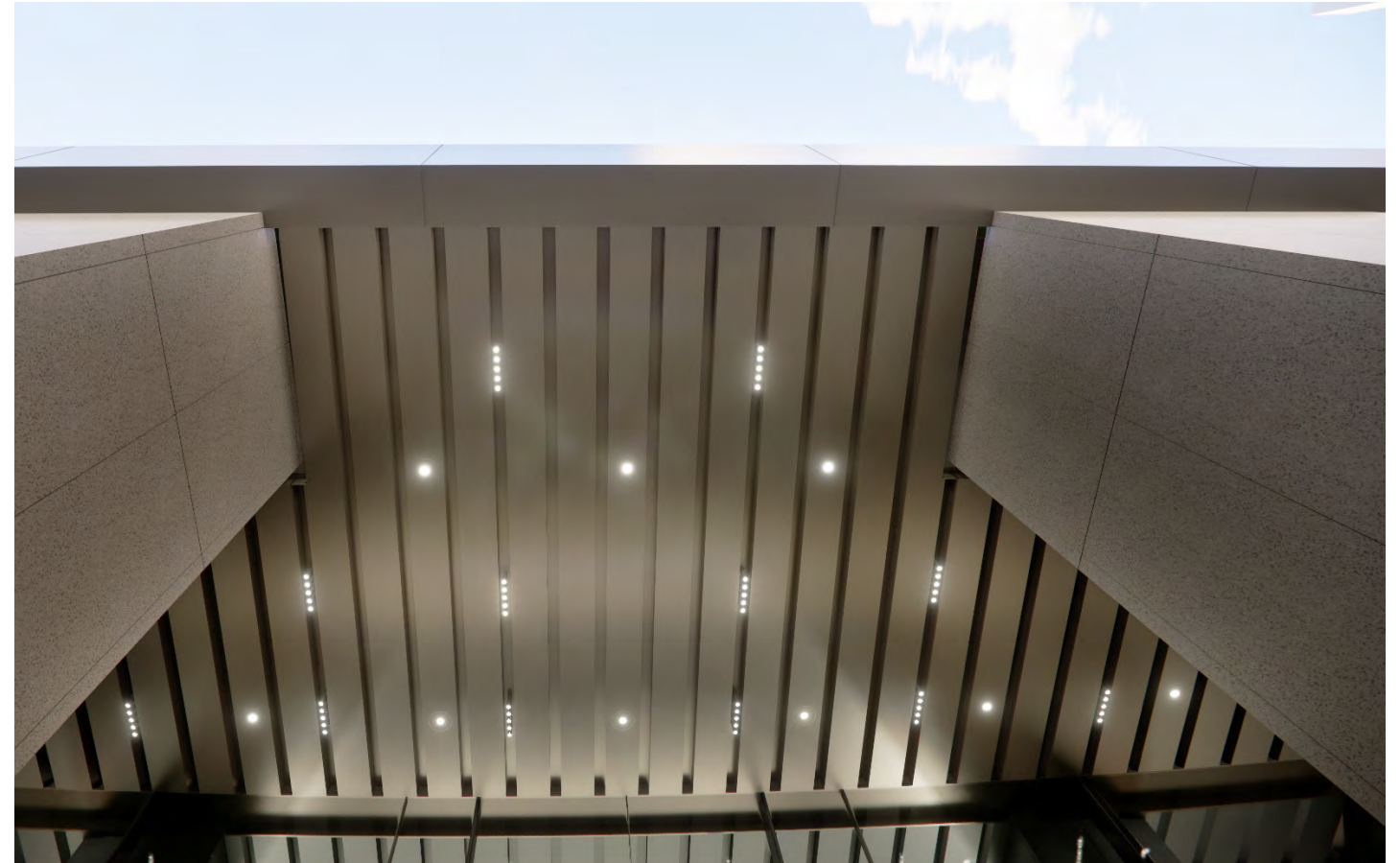
42ND ST. SIGNAGE MASTERPLAN & LIGHTING
PROPOSED | EVENING LIGHTING



EXISTING AND PROPOSED

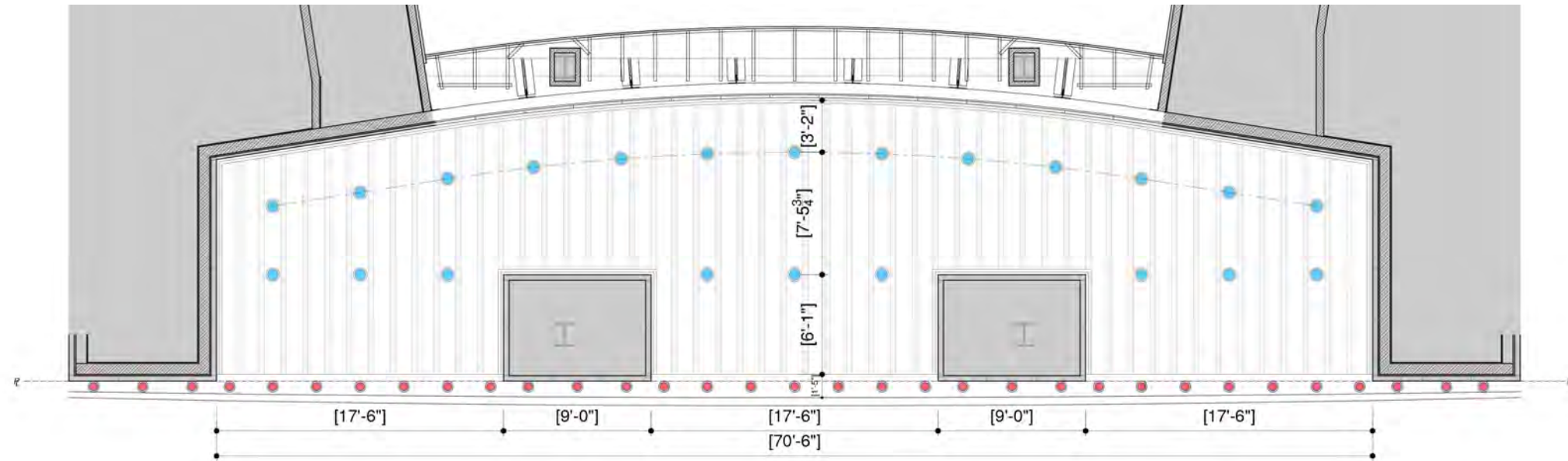


EXISTING

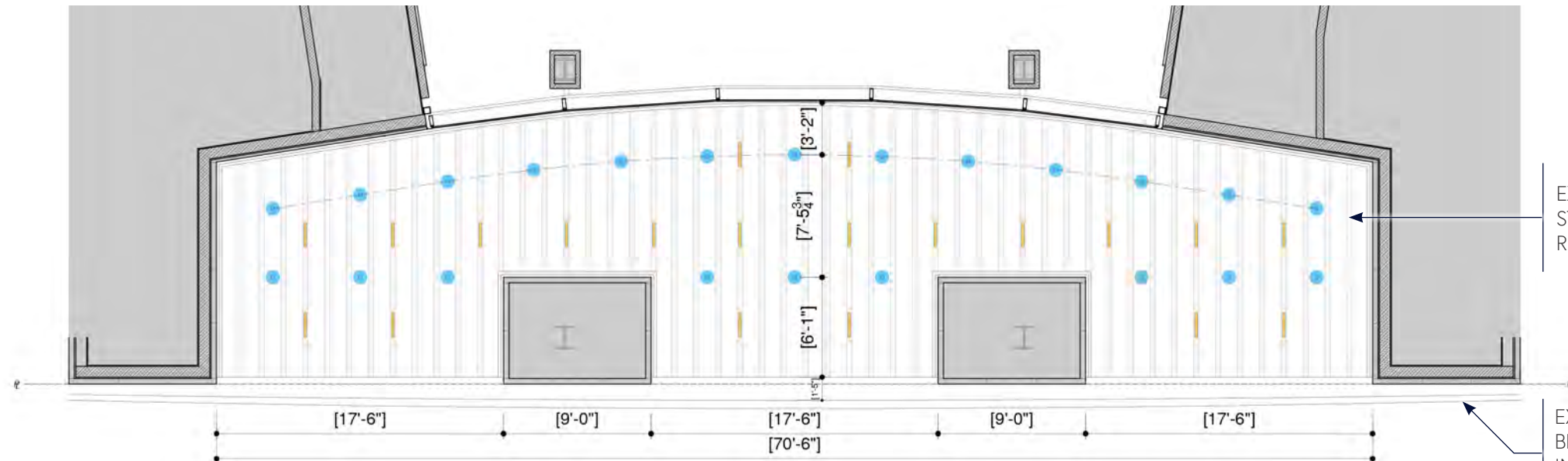


PROPOSED

REFLECTED CEILING PLAN



EXISTING

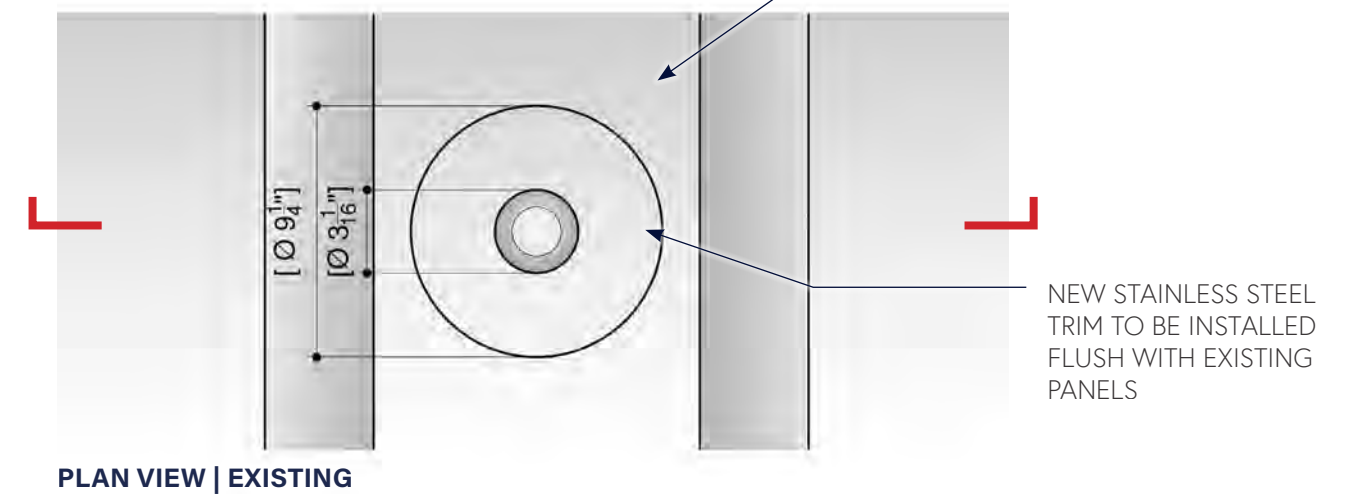
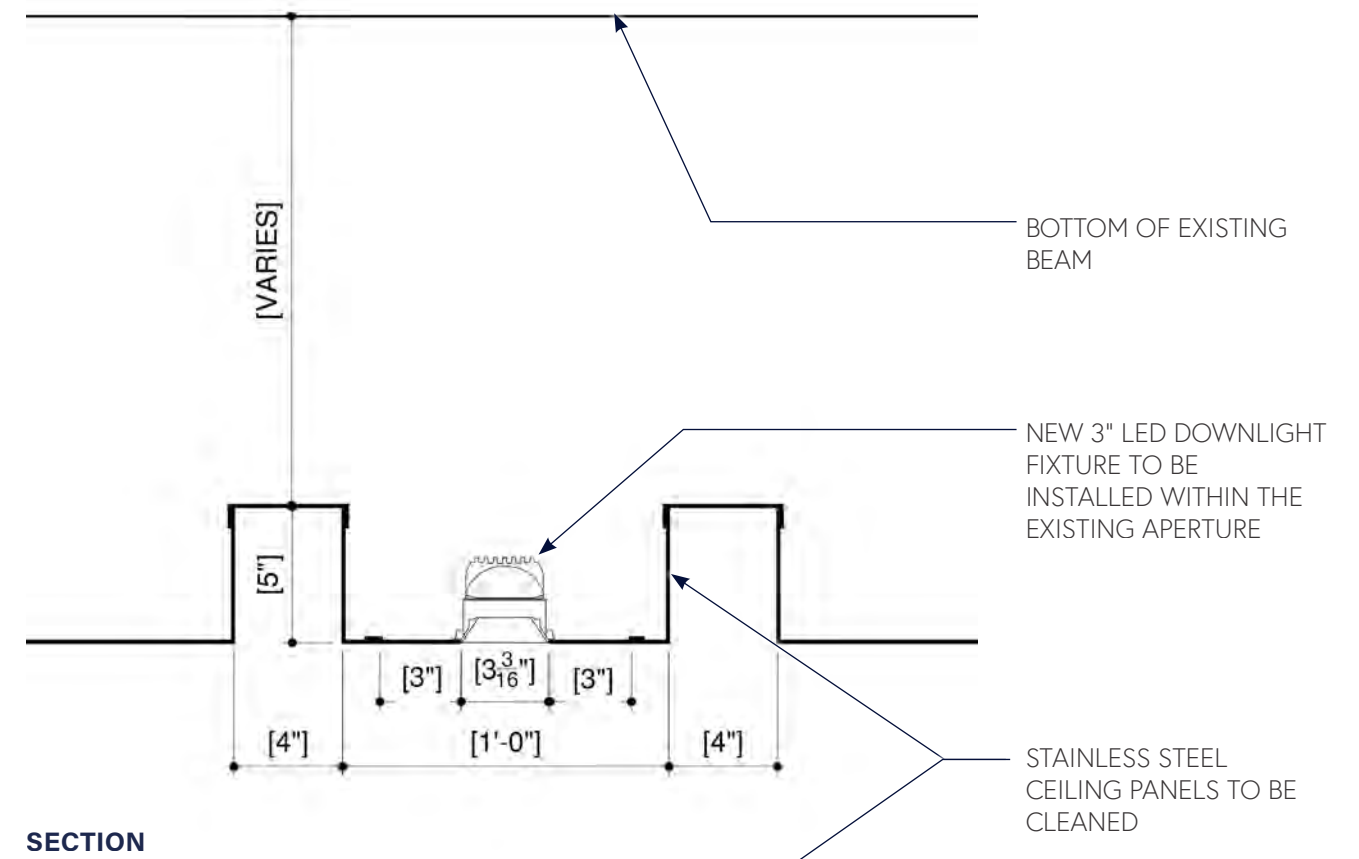
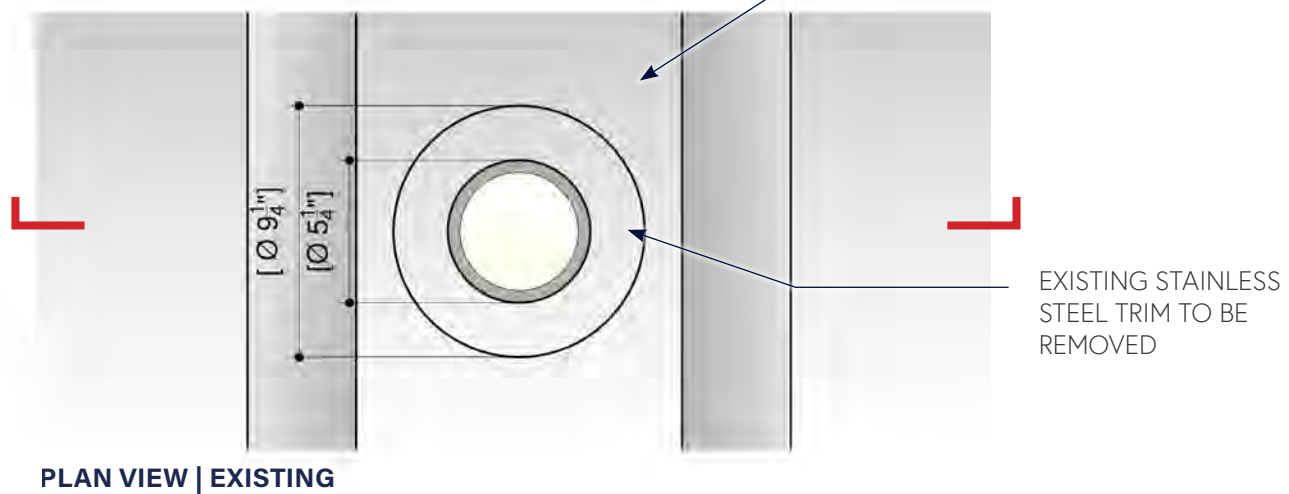
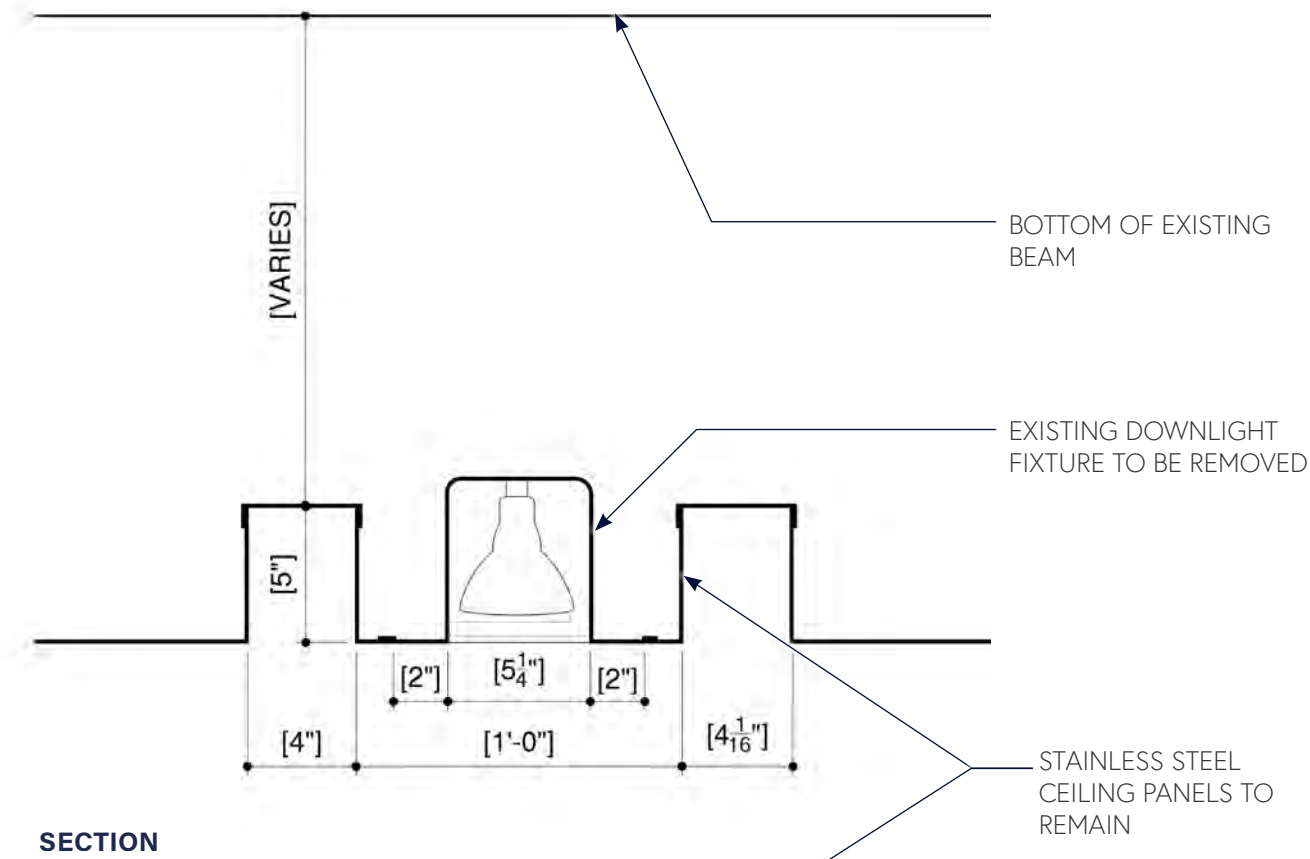


PROPOSED

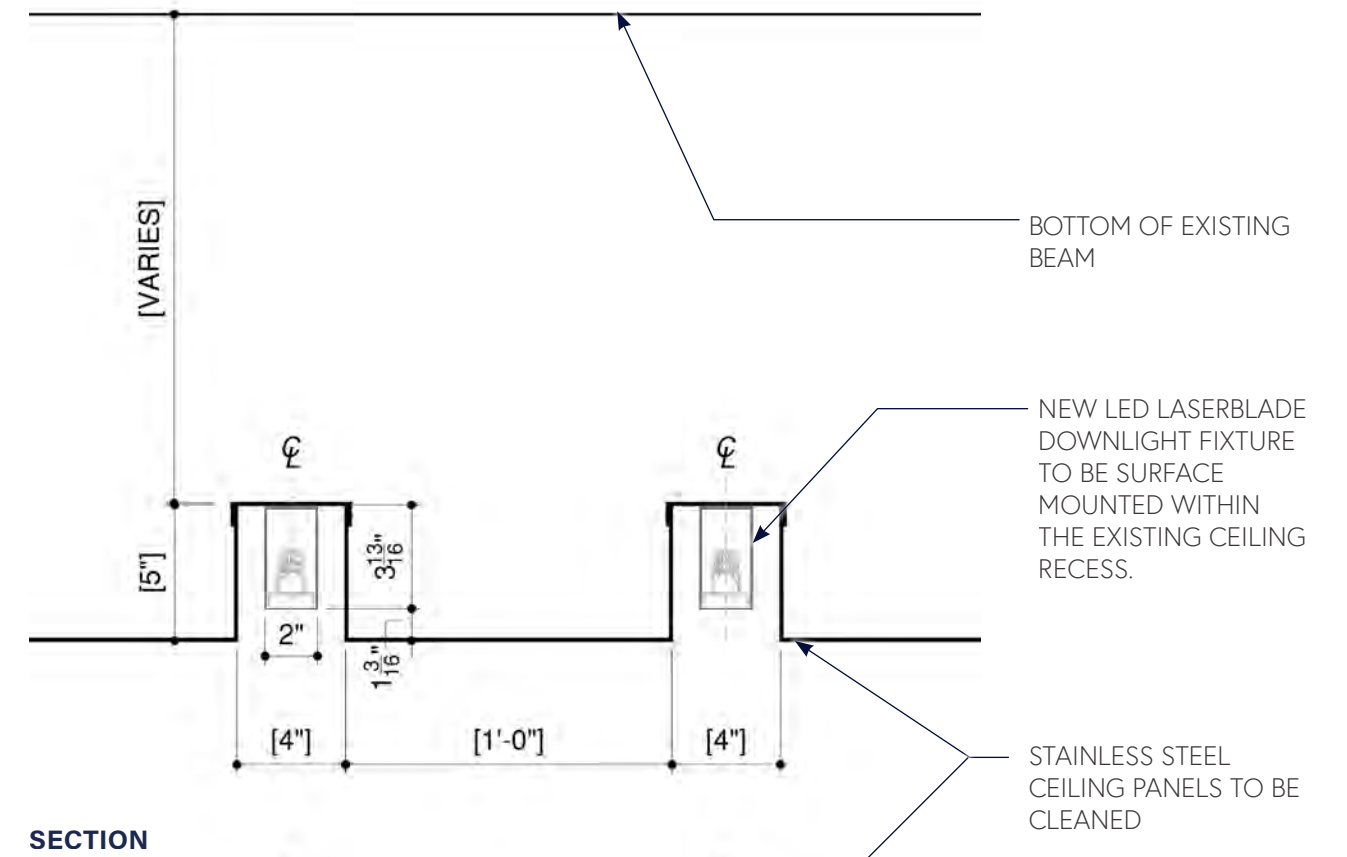
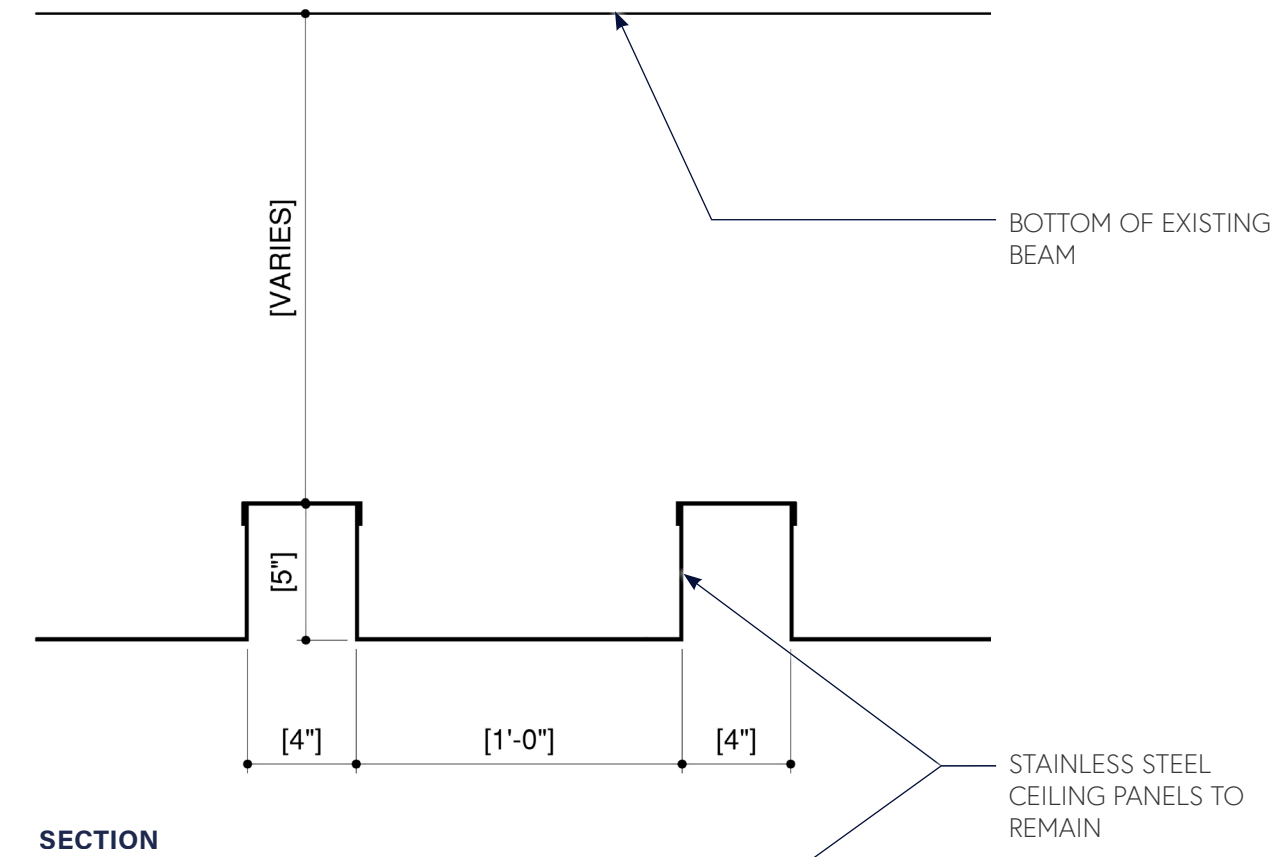
LEGEND

- EXISTING LIGHTING FOR REMOVAL
- LIGHTING FOR RETROFIT WITHIN EXISTING APERTURES (TYPE 1)
- NEW LIGHTING INSTALLED WITHIN EXISTING CEILING RECESSED SLOTS (TYPE 2)

DETAILS - FIXTURE TYPE 1



DETAILS - FIXTURE TYPE 2



LEXINGTON AVE. | **BUILDING ENTRY MODIFICATIONS**

LEXINGTON AVE BUILDING ENTRY
FULL STREET FRONTAGE ELEVATION



EXISTING



PROPOSED

LEXINGTON AVE BUILDING ENTRY
EXISTING



LEXINGTON AVE BUILDING ENTRY
PROPOSED

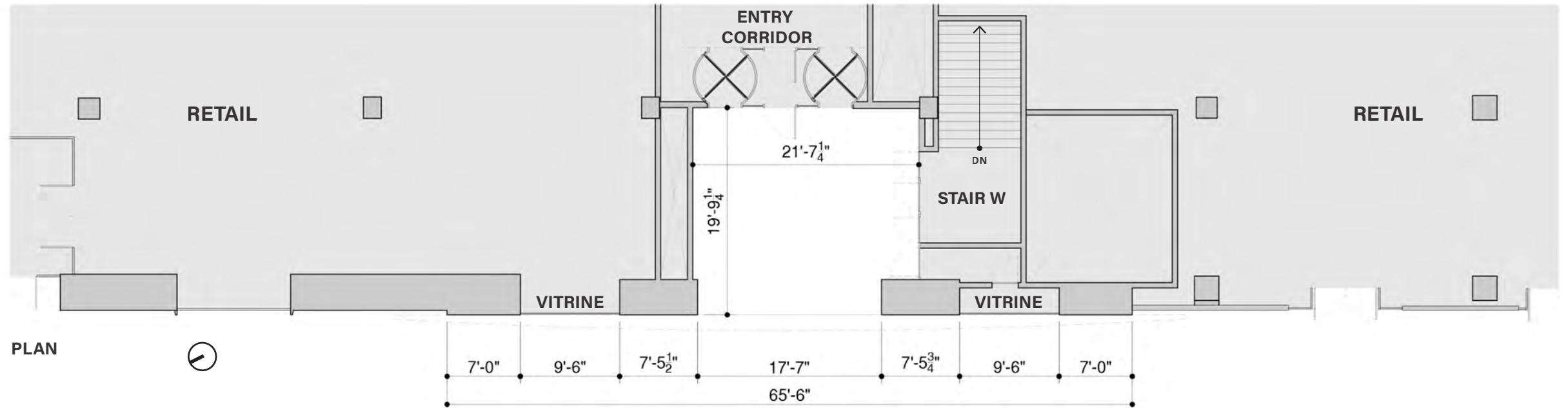


LEXINGTON AVE BUILDING ENTRY

EXISTING



ELEVATION

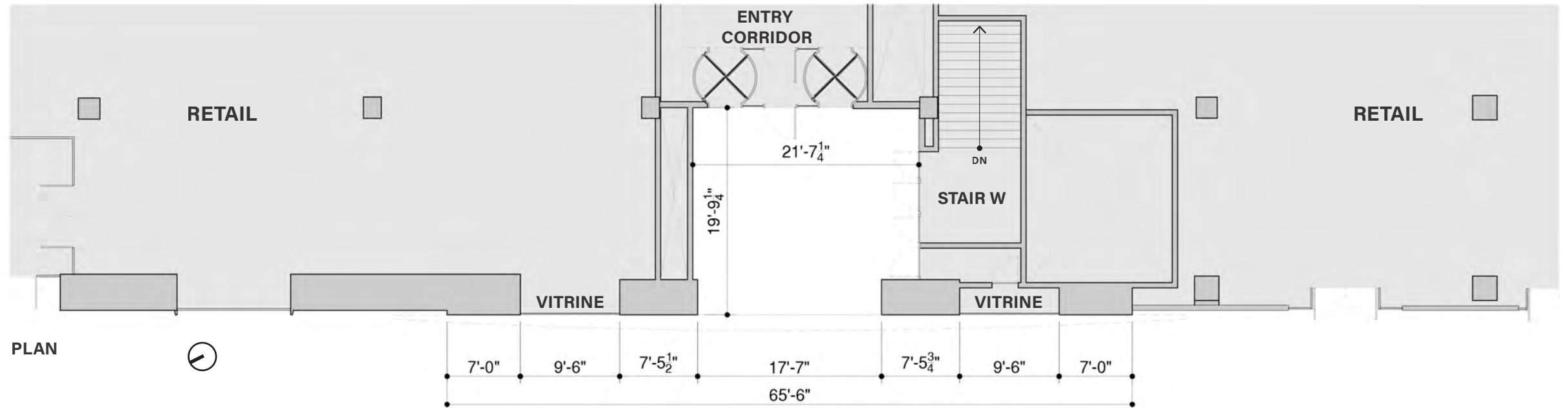


LEXINGTON AVE BUILDING ENTRY

PROPOSED



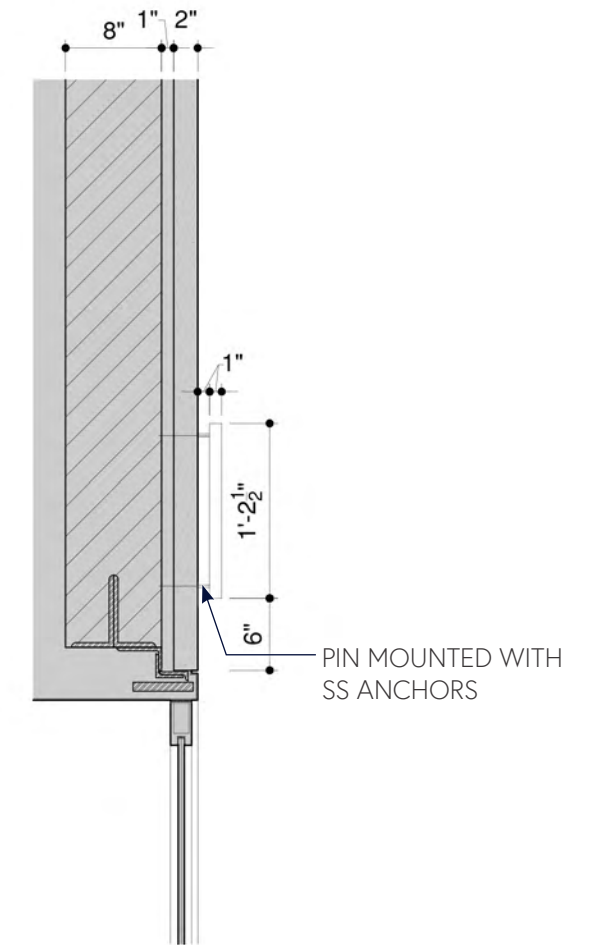
ELEVATION



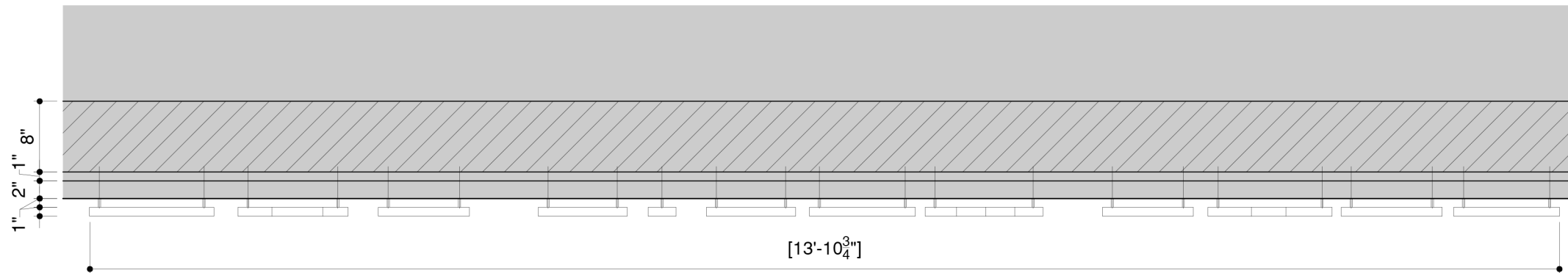
LEXINGTON AVE BUILDING ENTRY
ADDRESS SIGNAGE DETAILS



ELEVATION DETAIL



SECTION DETAIL



PLAN DETAIL

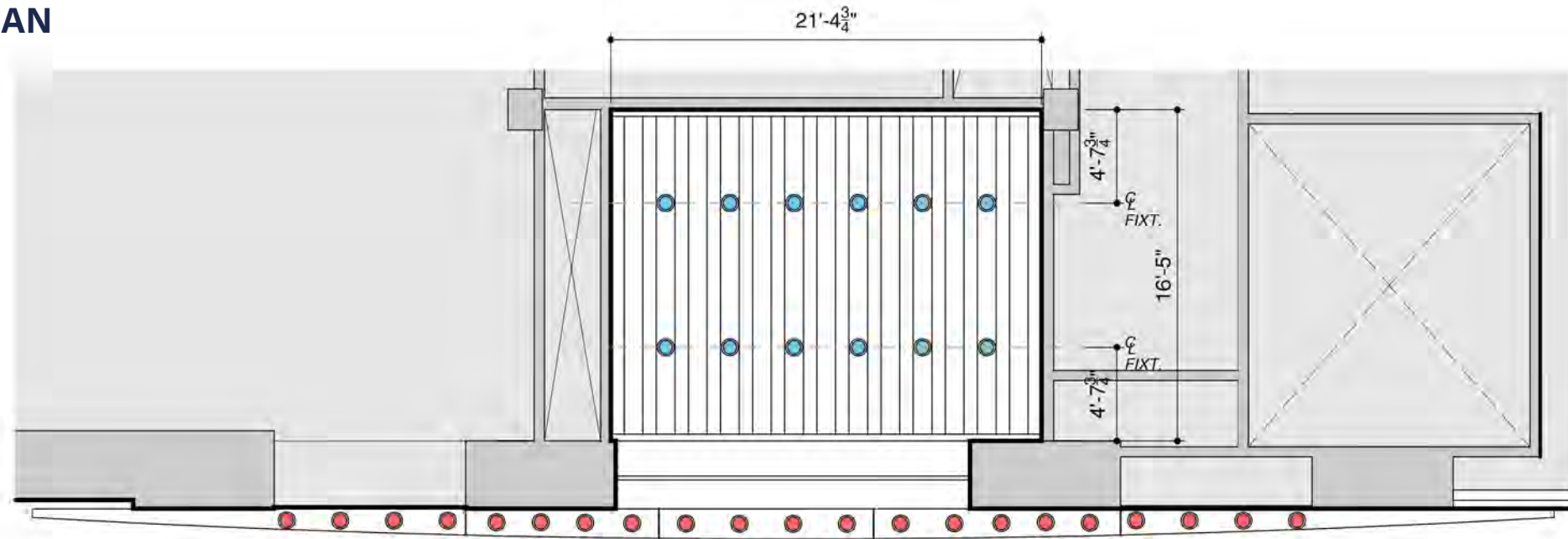
LEXINGTON AVE. SIGNAGE MASTERPLAN & LIGHTING
EXISTING | EVENING LIGHTING



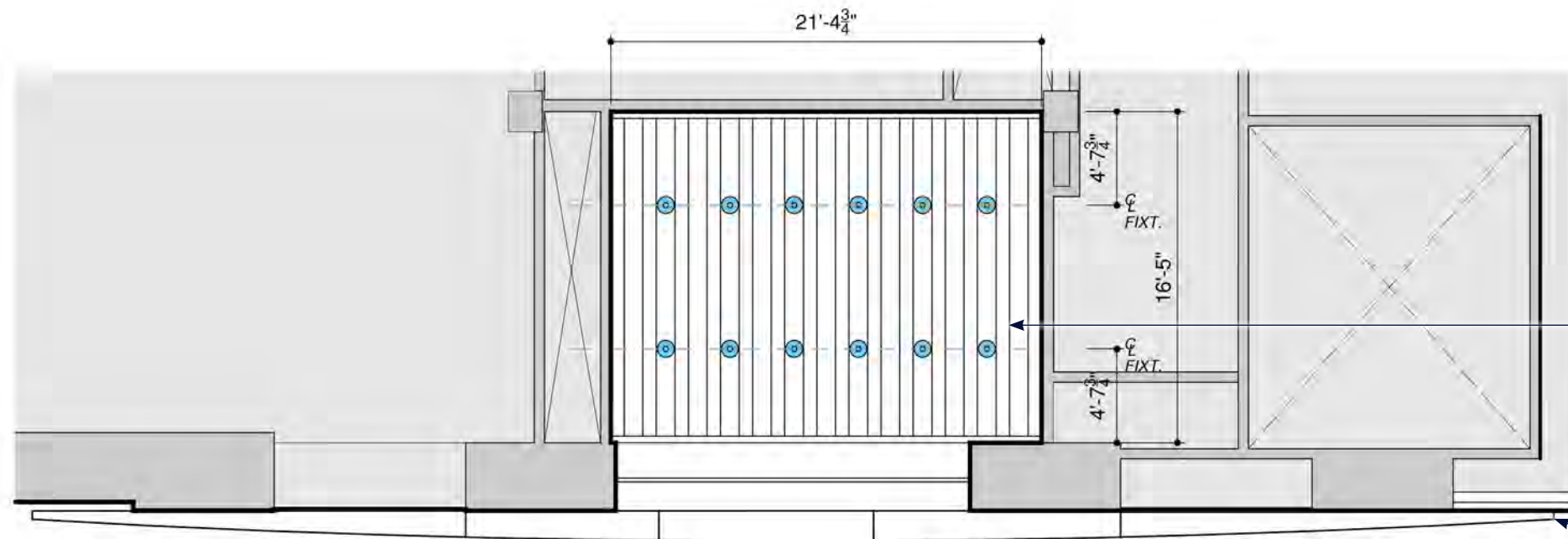
PROPOSED | EVENING LIGHTING



REFLECTED CEILING PLAN



EXISTING



PROPOSED

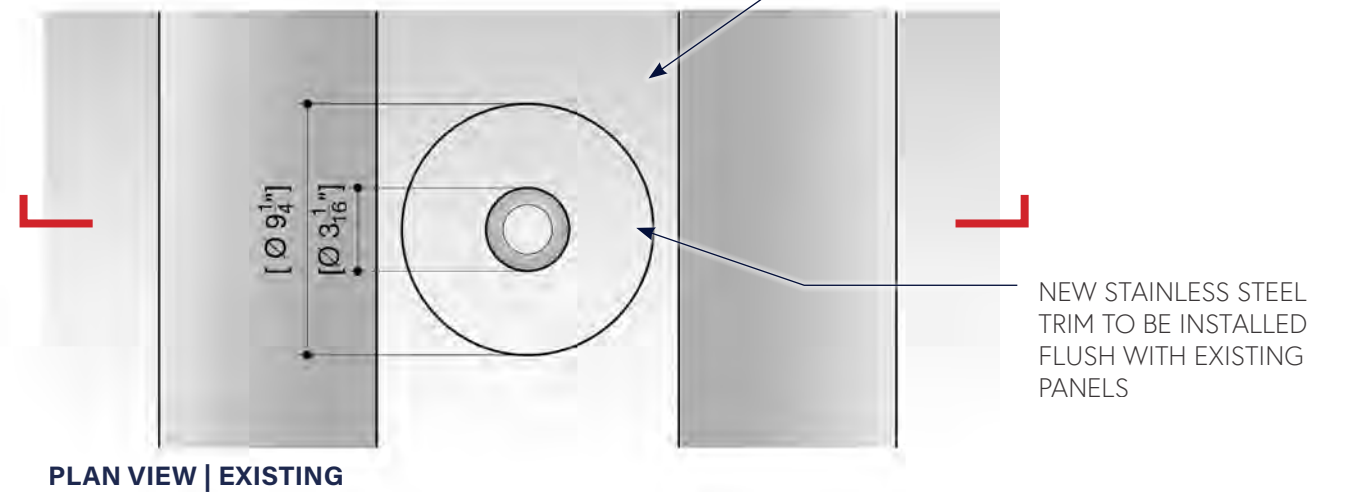
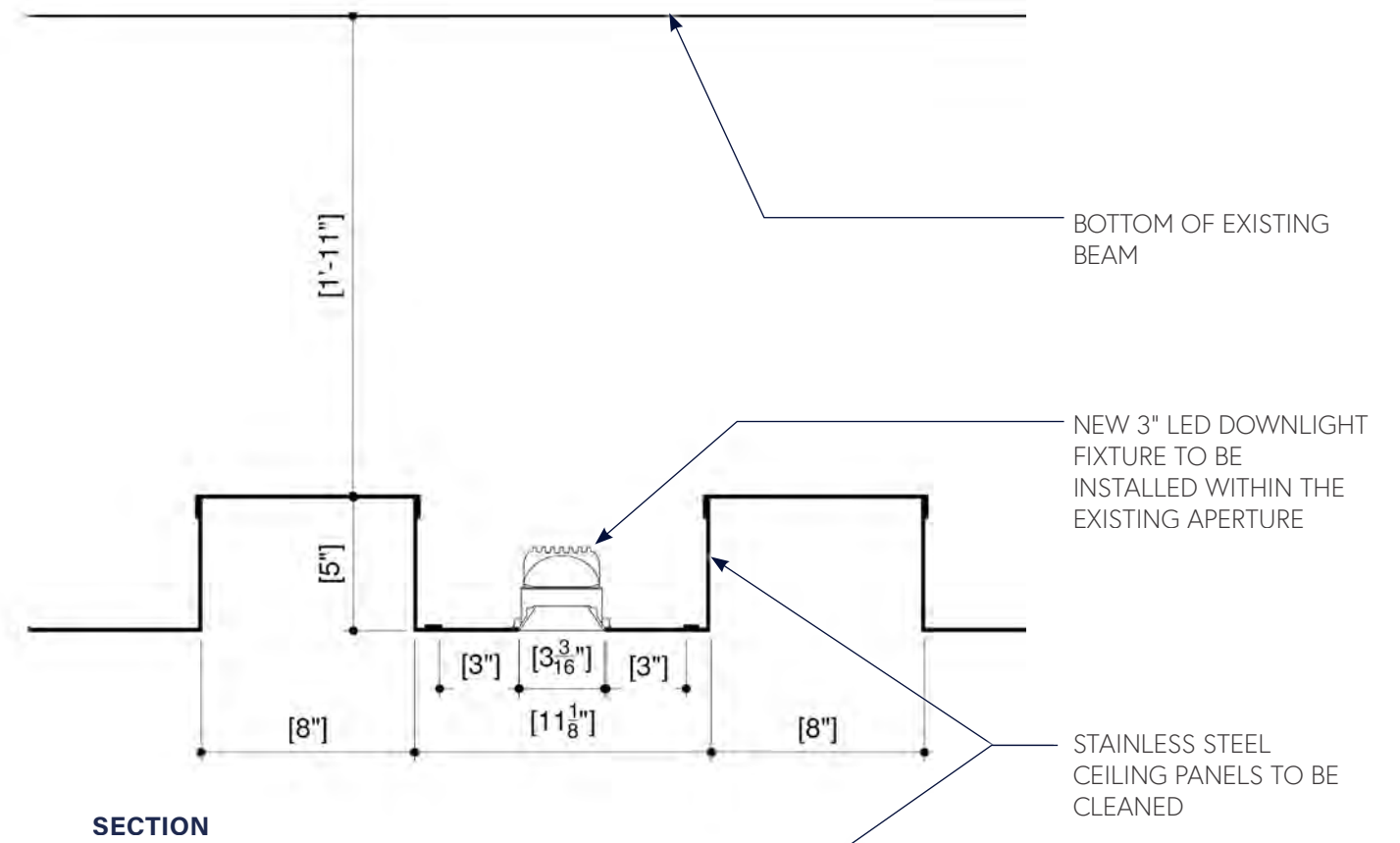
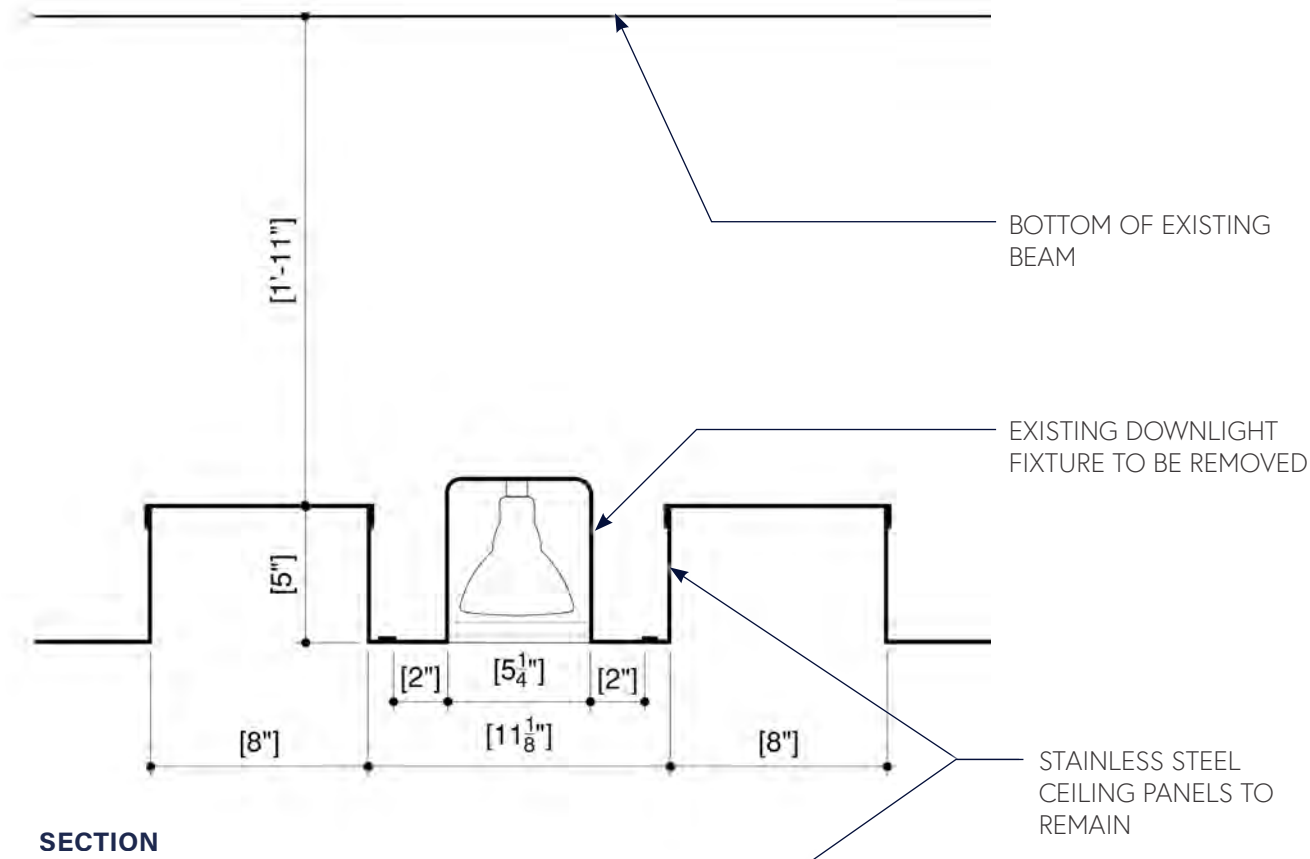
LEGEND

- EXISTING LIGHTING FOR REMOVAL
- LIGHTING FOR RETROFIT WITHIN EXISTING APERTURES (TYPE 1)

EXISTING STAINLESS STEEL CEILING TO REMAIN & BE CLEANED

EXISTING STAINLESS STEEL BROW TO BE REPLACED IN-KIND TO MATCH HISTORIC MATERIAL, FINISH, & PROFILES

DETAILS - FIXTURE TYPE 1



TENANT SIGNAGE MASTERPLAN

42ND ST. SIGNAGE MASTERPLAN
TENANT SIGNAGE | OPTION 1



42ND ST. SIGNAGE MASTERPLAN
TENANT SIGNAGE | OPTION 2



MASTERPLAN PARAMETERS



- Office tenant signage will be limited to the entry piers at 42nd Street.
- Maximum of (1) office tenant sign on the outer piers, and (2) office tenant signs on the center piers.
- Each sign will not exceed 20" in height.
- Signs may include logos and/or text in tenant specific fonts.

- Signs will consist of individual 1" thick letterform characters, with stainless steel (satin #4) finish for all characters, mounted on a 3/4" rail pin mounted on the granite.*
- Signs may be one or two lines (total height not to exceed the 20" maximum height allowance).
- Signs will be halo lit.

* Existing tenant to remain may utilize their color logo and font.

TENANT SIGNAGE



OPTION 1



OPTION 2

MASTERPLAN PARAMETERS



- Tenant signage will be limited to the entry piers at Lexington Avenue.
- Maximum of (1) office tenant sign on the outer piers, and (2) office tenant signs on the center piers.
- Each sign will not exceed 20" in height.
- Signs may include logos and/or text in tenant specific fonts.

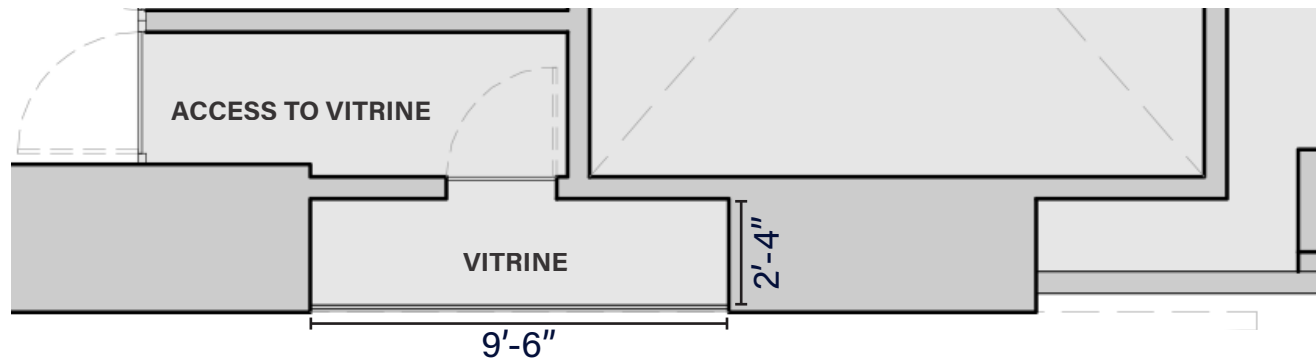
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- Signs may be one or two lines (total height not to exceed the 20" maximum height allowance).
- Signs will be halo lit.

* Existing tenant to remain may utilized their color logo and font.

PROPOSED VITRINE ACTIVATION PARAMETERS

The existing vitrine at the south side of the Lexington Avenue building Entry (not connected to a retail area) will be limited to:

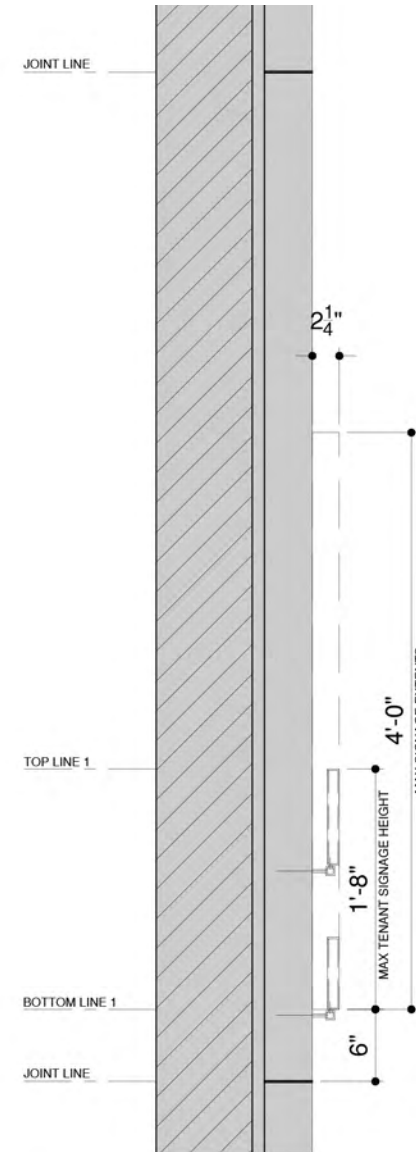
- Non-illuminated building identification signage (setback minimum 18" from glazing).
- Rotating art installations.



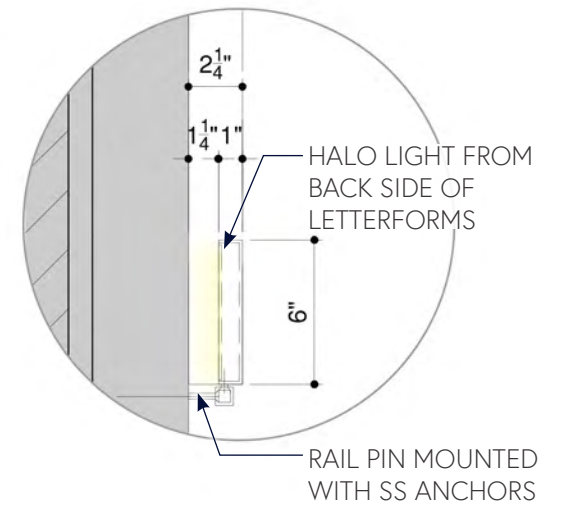
TENANT SIGNAGE DETAILS | OPTION 1



ELEVATION DETAIL



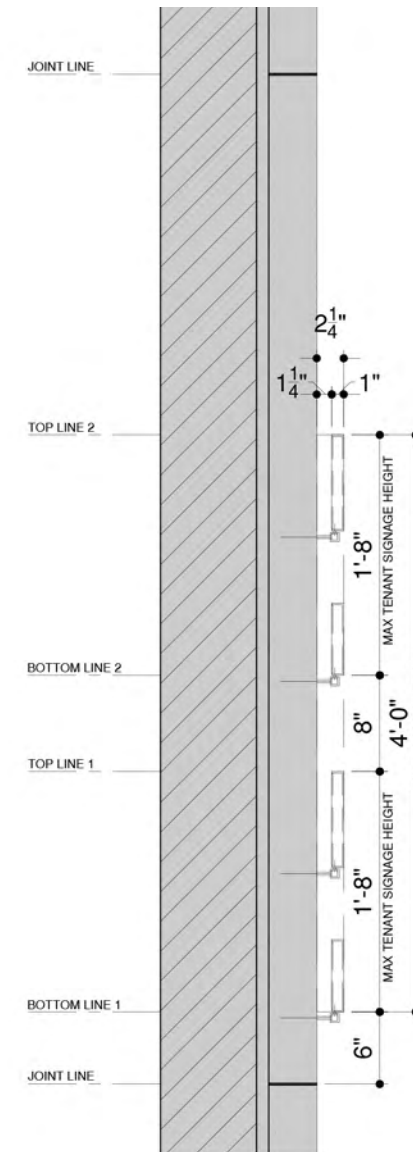
SECTION DETAIL



TENANT SIGNAGE DETAILS | OPTION 2



ELEVATION DETAIL



SECTION DETAIL



RXR MdeAS



THANK YOU

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Preservation Department – Item 4, LPC-26-09035

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Individual Landmark

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APPENDIX



42ND STREET INTERIOR VIEW
(HQ)



LEXINGTON AVENUE INTERIOR VIEW
(HQ)



30 Rockefeller Plaza, c. 1933 (LOC, top; MCNY, bottom)



Alcoa Building, c. 1953 (Historic Pittsburgh, top; HABS, bottom)

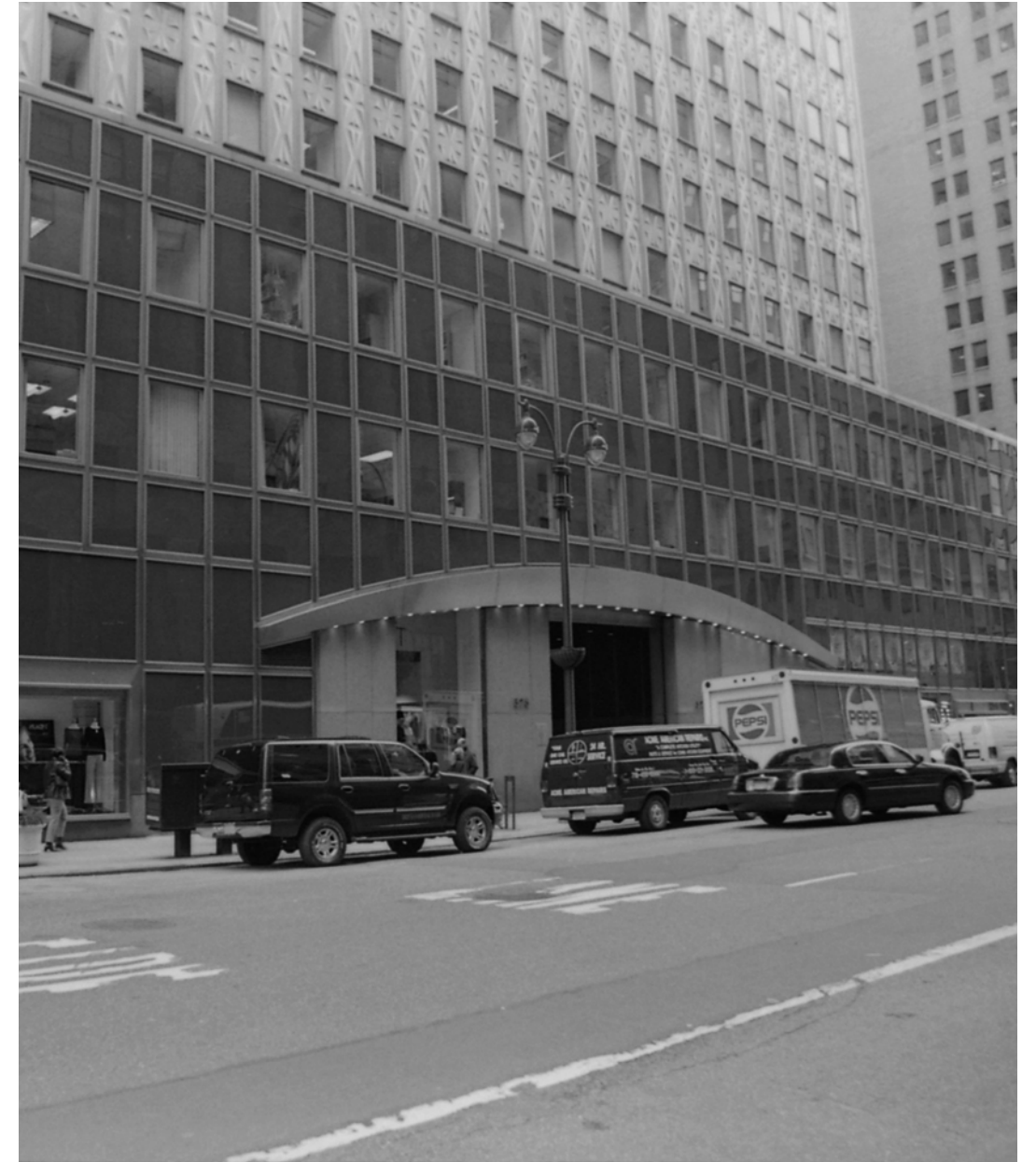


Springs Mills Building, c. 1963 (Avery Library, top)

WALLACE K. HARRISON + HARRISON & ABRAMOVITZ BUILDINGS



42ND STREET DESIGNATION PHOTO, 2003
(LPC)



LEXINGTON DESIGNATION PHOTO, 2003
(LPC)

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