

June 2, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-26-06412

**595 Madison Avenue (aka 593-599 Madison Avenue, 41 East
57th Street) – Fuller Building – Individual and Interior Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 165 104 6126

Passcode: 717488

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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FULLER BUILDING 595 MADISON AVENUE GROUND FLOOR NEW LOADING DOCK DOOR

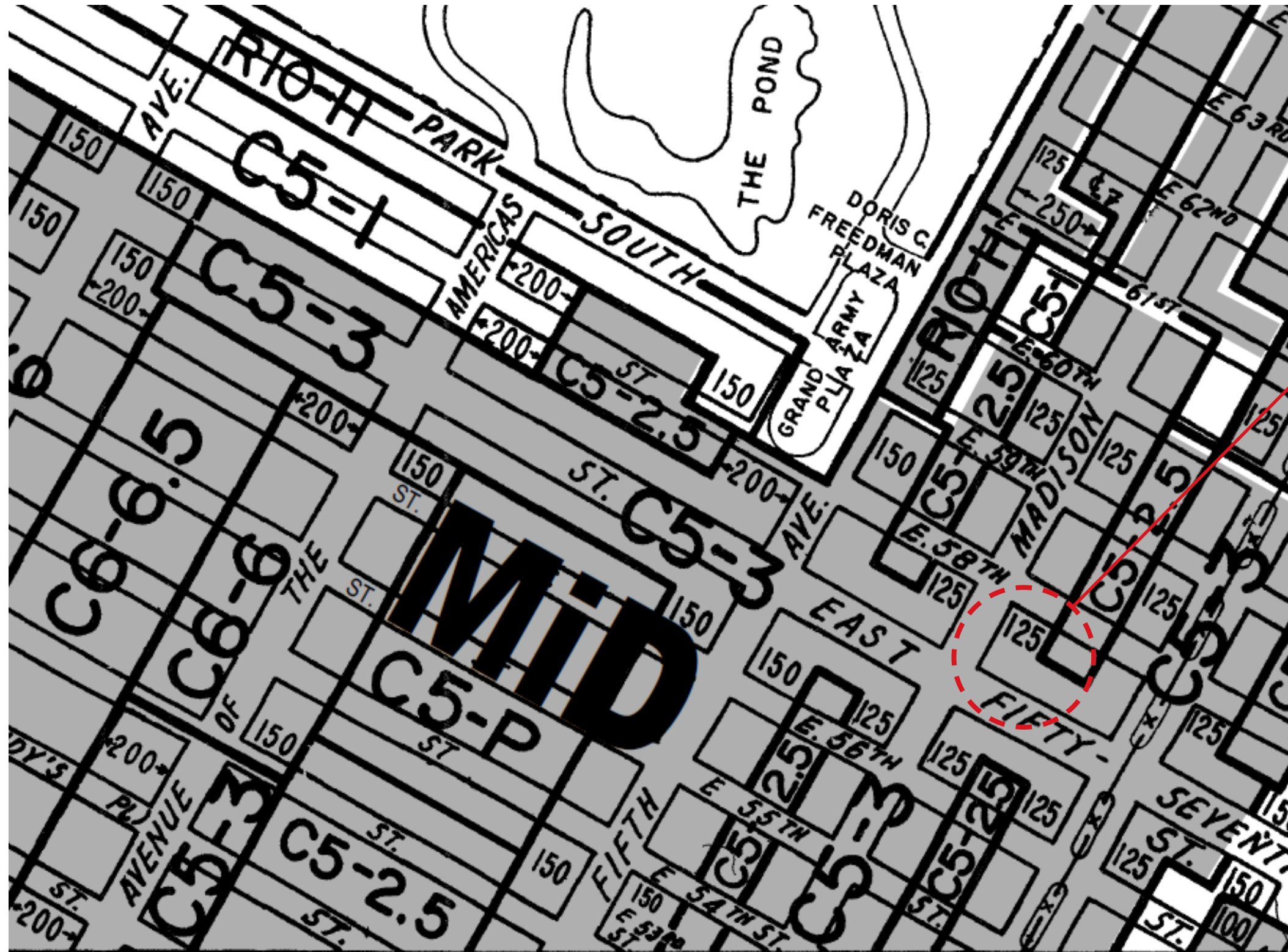
LANDMARKS PRESENTATION

06.02.2026

Spectorgroup

200 MADISON AVENUE NEW YORK, NY 10016





595 MADISON AVENUE

Construction Date: 1928-1929
 Architect/Builder: Walker & Gillette
 Owner/Developer: George A. Fuller Company
 Style(s): Art Deco
 Material(s): Black Granite, Limestone, Slate. Bronze, Yellow Brick
 Building Type: Store and Offices
 Original Use: Commercial, store and offices





SCOPE:

Our goal with this application is to rehabilitate and upgrade the existing service elevator door on the Madison Avenue side of the building. The door currently opens directly onto the sidewalk and is accessed from Madison Avenue. At present, it is equipped with an outdated electromechanical pulldown system that is difficult to maintain and poses a life safety concern. We propose replacing this system with a manual swing door to improve reliability and ease of use, while remaining sensitive to the building’s unique historic character.

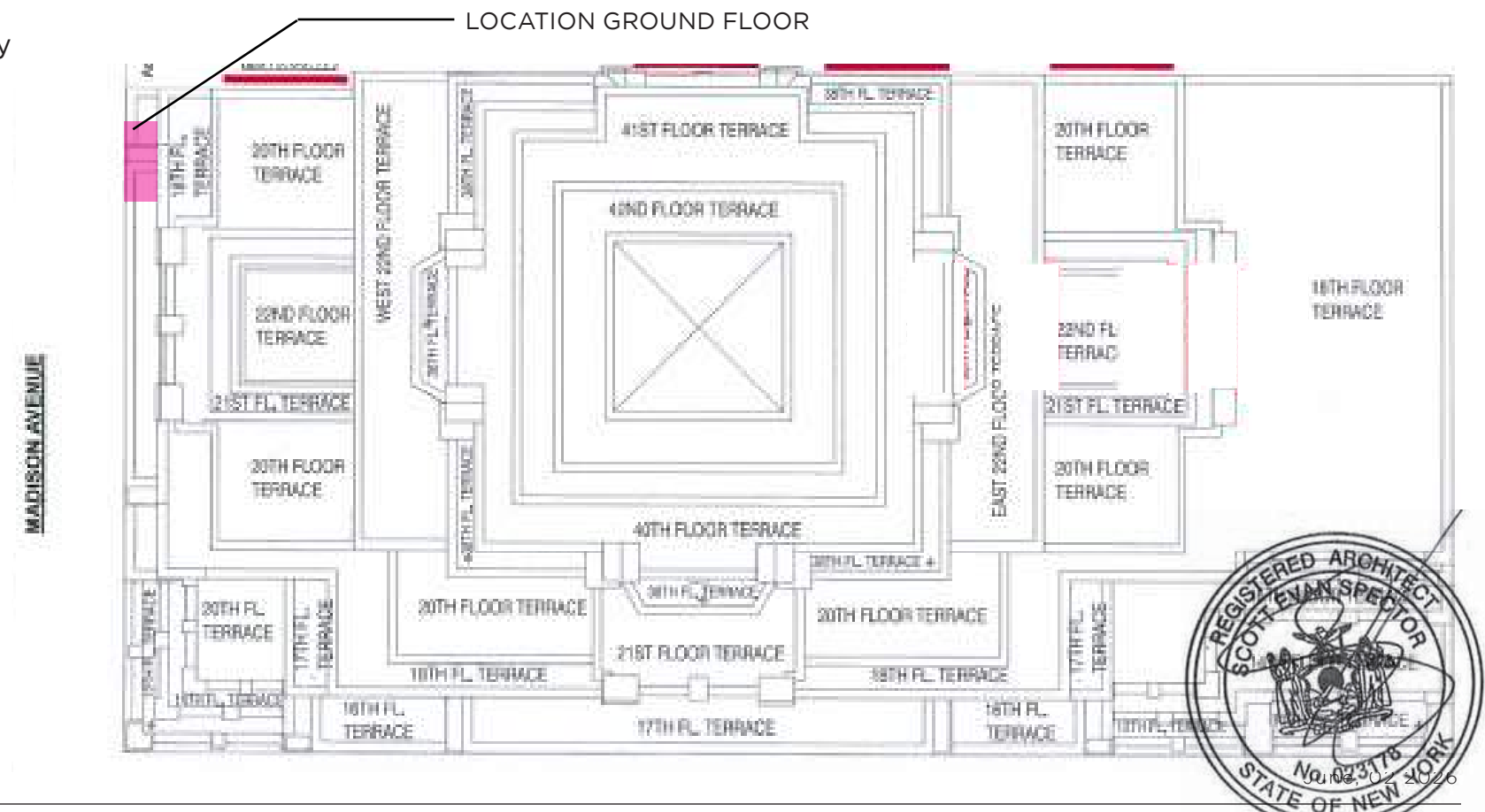
REASONS FOR REQUEST:

Following a 2007 incident in which the rod supporting the counterweight disengaged—causing the elevator door to free fall and resulting in a fatality—extensive inspections and overhauls were undertaken by the door manufacturer, the elevator maintenance contractor, and the Department of Buildings. As part of these efforts, a transparent cover was installed to allow inspectors to monitor the counterweight during future inspections. Since then, numerous additional repairs have been performed to address recurring issues that have repeatedly taken the elevator out of service. These have included replacement of the door motor, chains, saddle, and safeties, along with comprehensive overhauls of the door equipment. The door manufacturer has also conducted biannual inspections and proactively replaced sprockets and other components. Despite these ongoing efforts, the elevator door continues to present significant public safety concerns, and no viable solution exists to fully mitigate these issues within the current system. An identical replacement door is not available, and the existing conditions do not allow for retrofitting the current equipment. As a result, a change in the door’s operation is necessary. A horizontally supported, hinged system for a vertically split door has been identified as the safest approach, allowing the historic design to be preserved while ensuring safe and reliable operation.

METHODOLOGY:

The existing door is set within a 4’-9” wide opening clad in black granite. Our intent is to retain the existing opening and cladding, and to work within the available width and height to accommodate the new door installation.

We propose to remove the existing door assembly and transom. The new transom will match the existing in dimensions, detailing, and finish. The current door is mounted to a brass jamb panel, which will be replaced and upgraded to accommodate the hardware required for the new swing door. A security camera located at the header of this jamb will remain in place. The proposed swing door will consist of two leaves, closely reflecting the appearance of the existing pulldown door. To preserve the current aesthetic, no visible hardware will be installed on the exterior. The door will be operable manually from the interior only and will be mounted on heavy-duty concealed hinges integrated within the door framing. The existing door and transom feature octagonal motifs with molded detailing. These elements have been carefully documented using molding combs and other methods to ensure accurate replication in the proposed design. Similar documentation has been carried out for the surrounding panels and additional ornamental features. The new door and jamb cladding will closely match the existing brass finish. Architectural Metal Fabricator Inc. has been engaged for the fabrication and installation of the cladding; they have previously completed entrance cladding work on this building.





MAIN ENTRANCE EXTERIOR DOOR



MAIN ENTRANCE VESTIBULE



MAIN ENTRANCE INTERIOR DOOR



INTERIOR ELEVATOR LOBBY

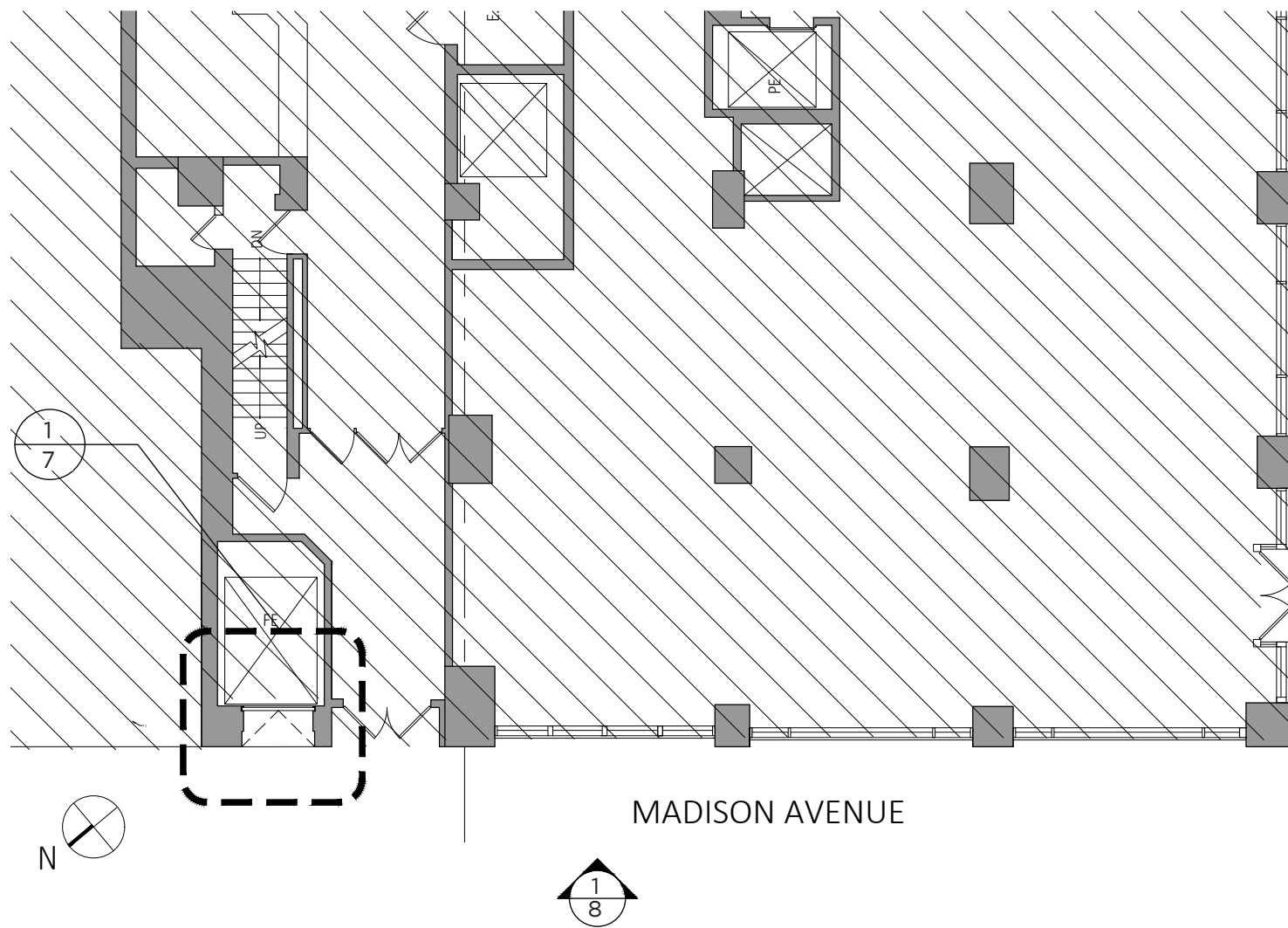


INTERIOR ELEVATOR LOBBY

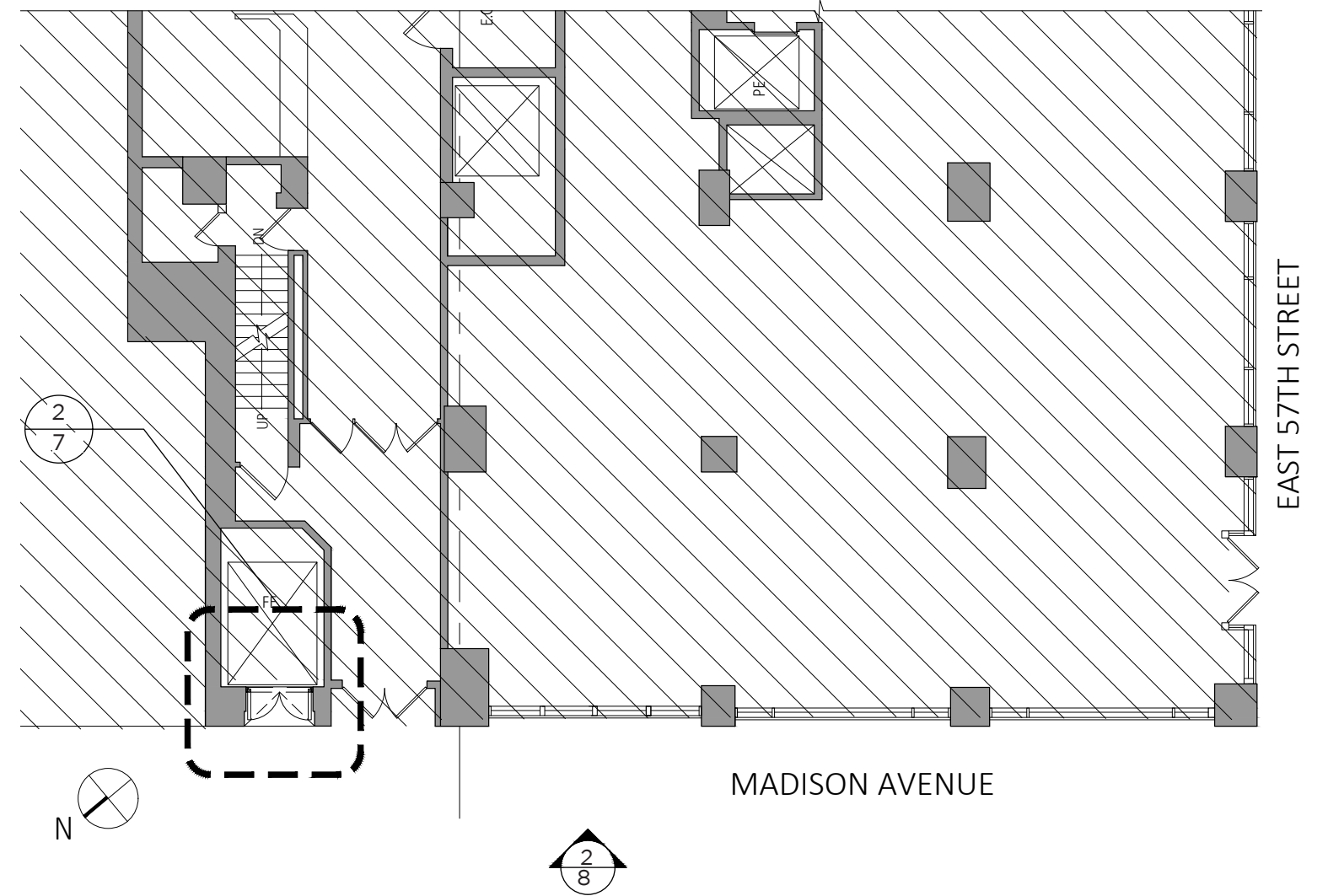


INTERIOR ELEVATOR LOBBY



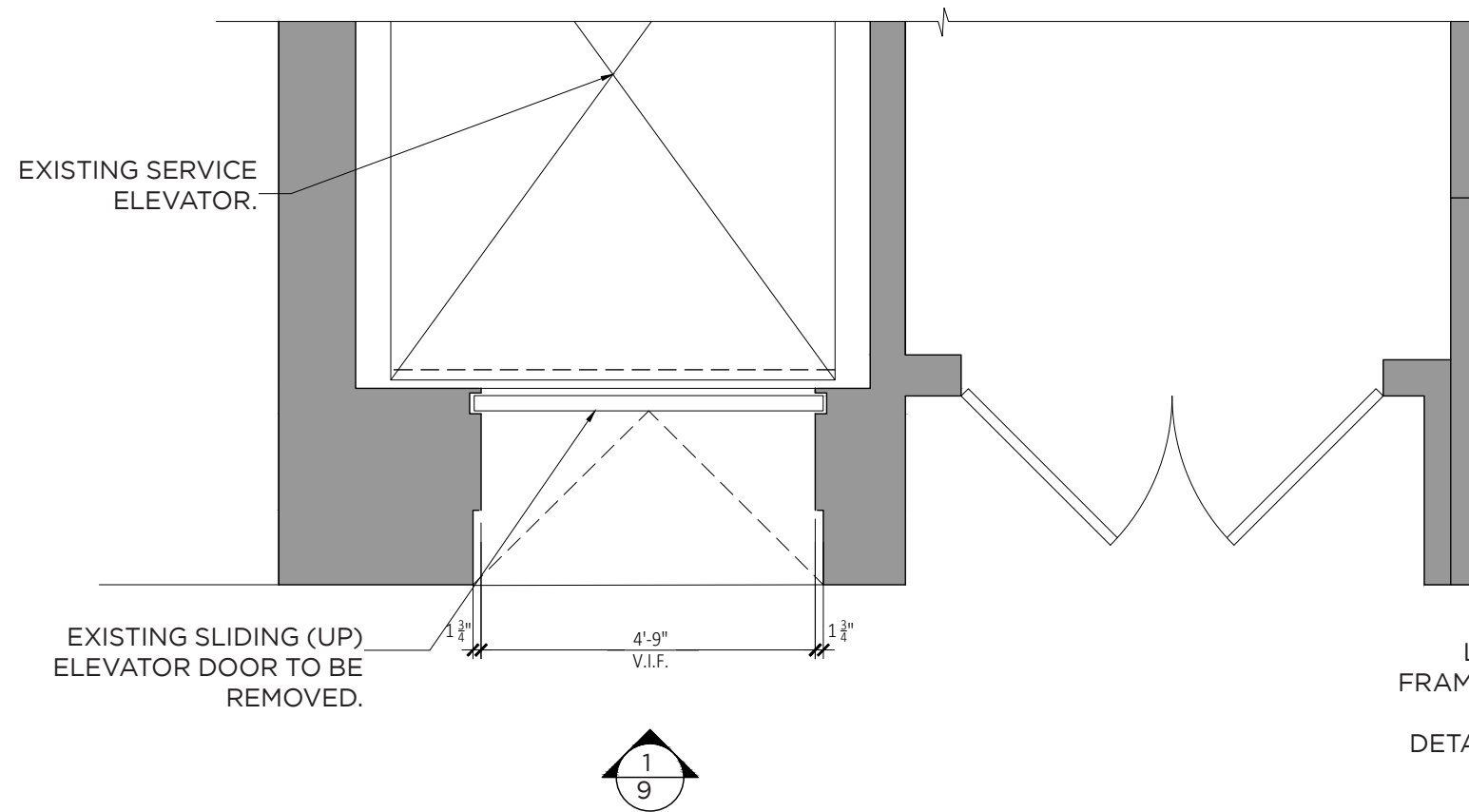


1. EXISTING GROUND FLOOR PLAN

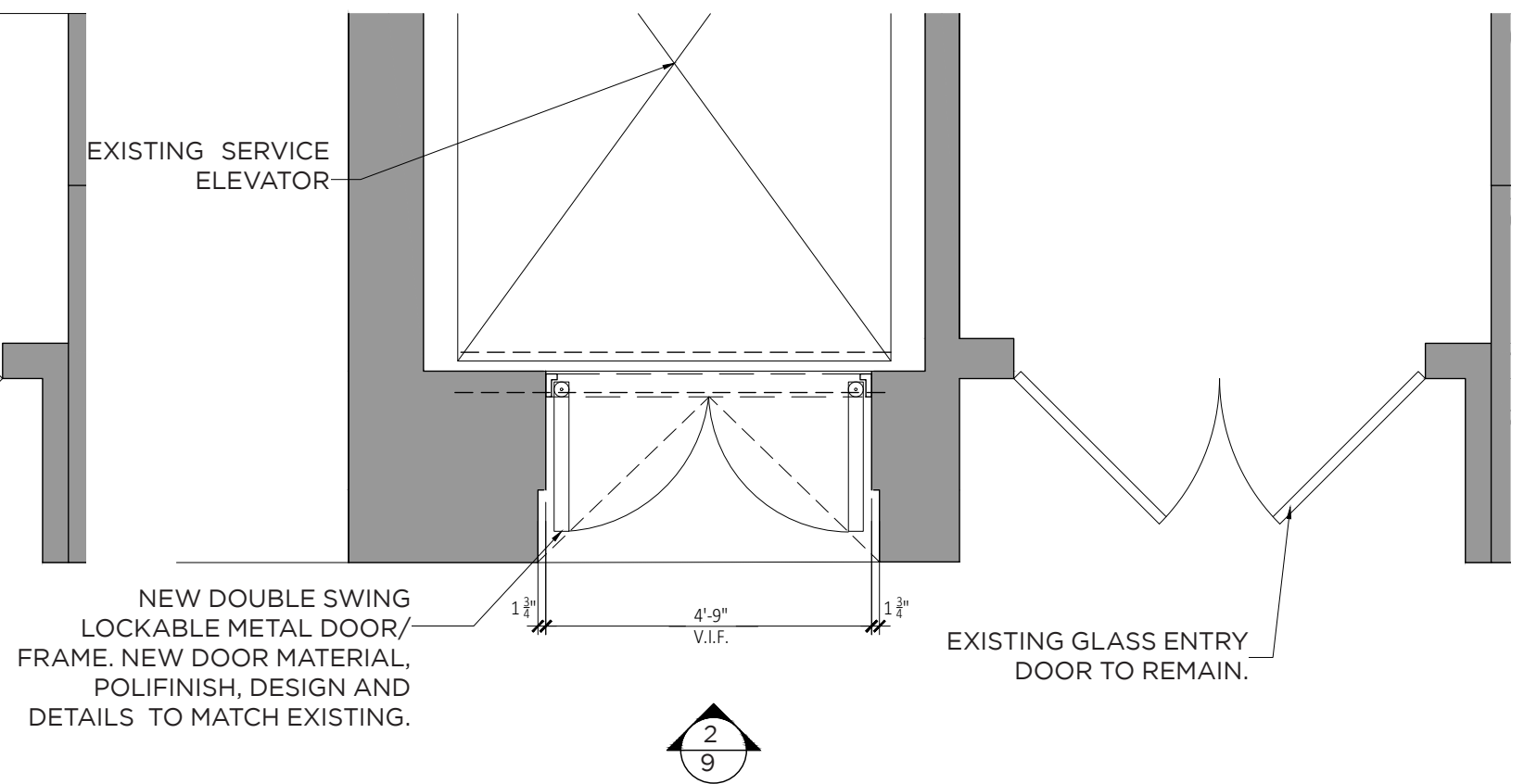


2. PROPOSED GROUND FLOOR PLAN





1. EXISTING LOADING DOCK DOOR PLAN



2. PROPOSED LOADING DOCK DOOR PLAN



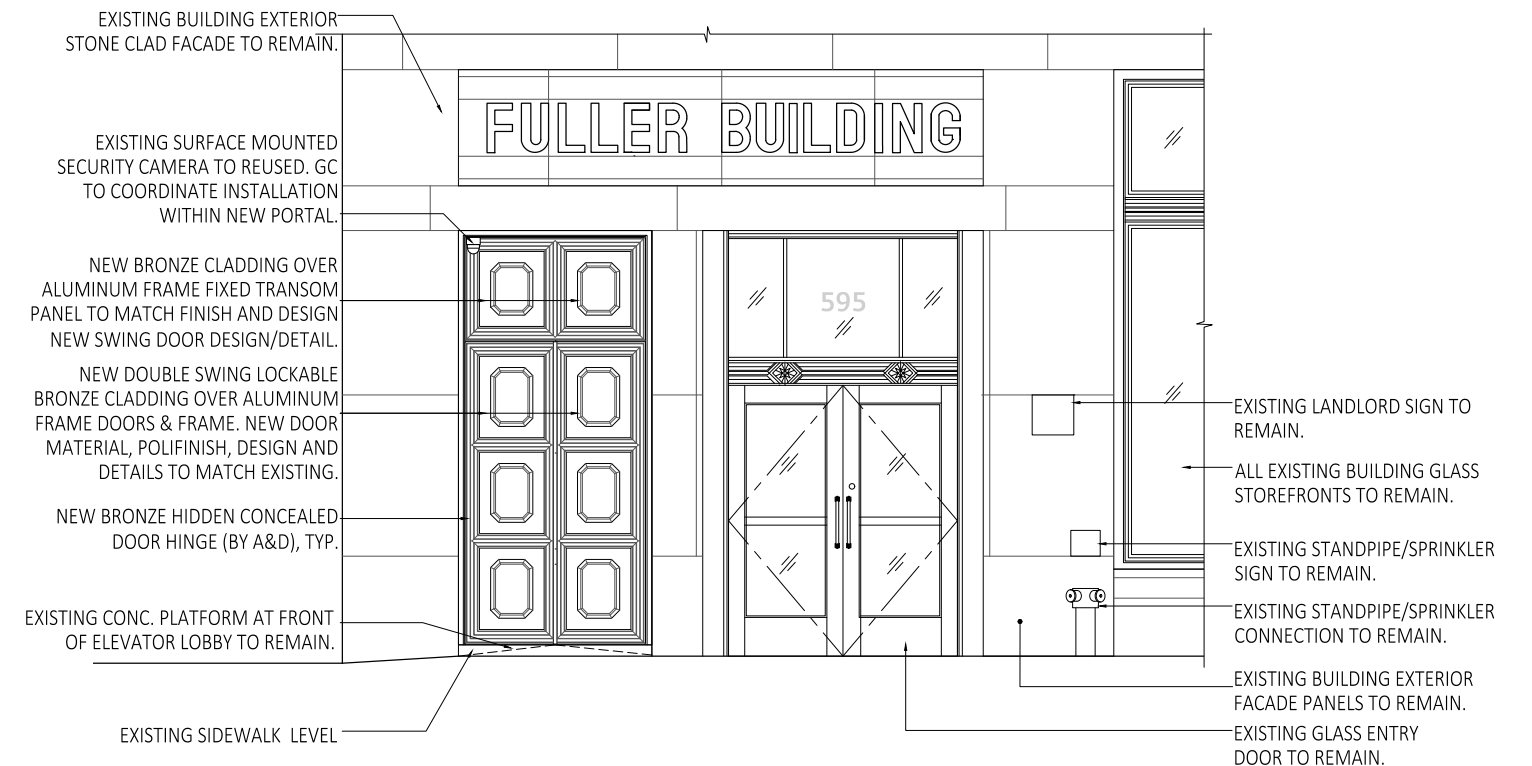
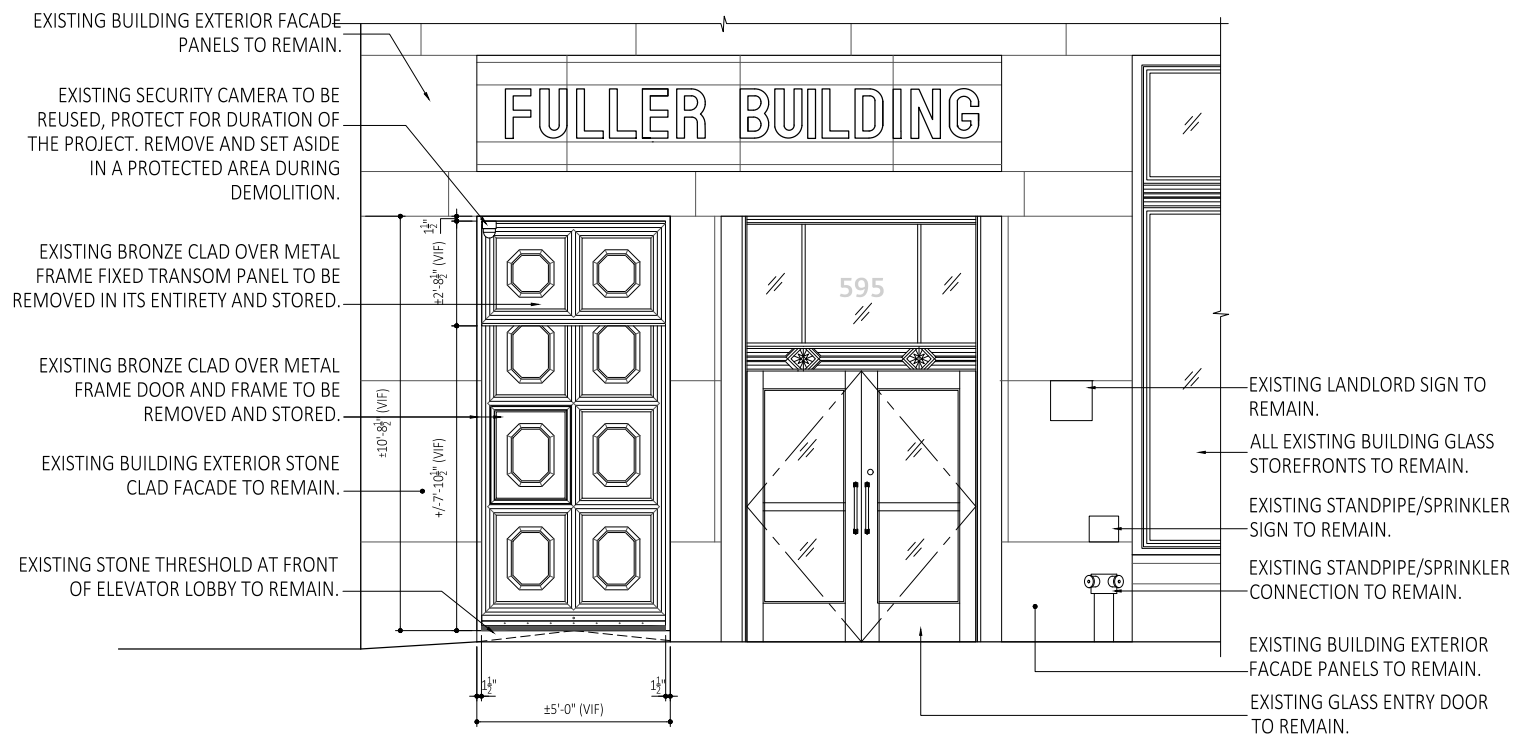


1. EXISTING WEST (MADISON AVENUE) ELEVATION



2. PROPOSED WEST (MADISON AVENUE) ELEVATION





1. EXISTING LOADING DOCK DOOR ELEVATION

2. PROPOSED LOADING DOCK DOOR ELEVATION





JAMB WIDTH



JAMB BOTTOM HEIGHT



CALL BUTTON WIDTH & HEIGHT



JAMB DEPTH



SIGNAGE WIDTH & HEIGHT



CALL BBUTTON HEIGHT FROM GRADE



NORTH JAMB



SOUTH JAMB



THRESHOLD RAMP WIDTH



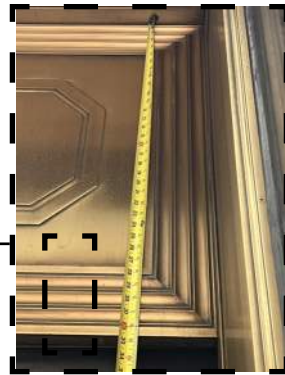
THRESHOLD WIDTH

EXISTING DOOR DIMENSIONED PHOTOS





TRANSOM PANEL HORIZONTAL BANDING WIDTH



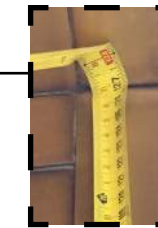
TRANSOM PANEL HEIGHT



PHOTO @ MADISON AVENUE FREIGHT ELEVATOR DOOR



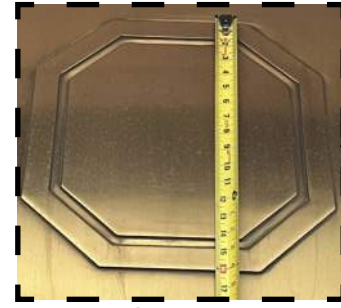
HEADER DEPTH & CAMERA LOCATION



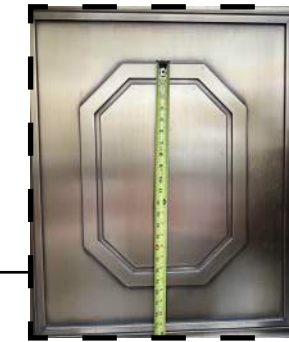
HORIZONTAL BANDING WIDTH



MOULDING DEPTH



TRANSOM PANEL MEDALLION HEIGHT



DOOR MEDALLION WIDTH & HEIGHT



MOULDING WIDTH



DOOR HEIGHT



DOOR BOTTOM HEIGHT



FREIGHT DOOR ELEVATION



SIDE VERTICAL BANDING WIDTH



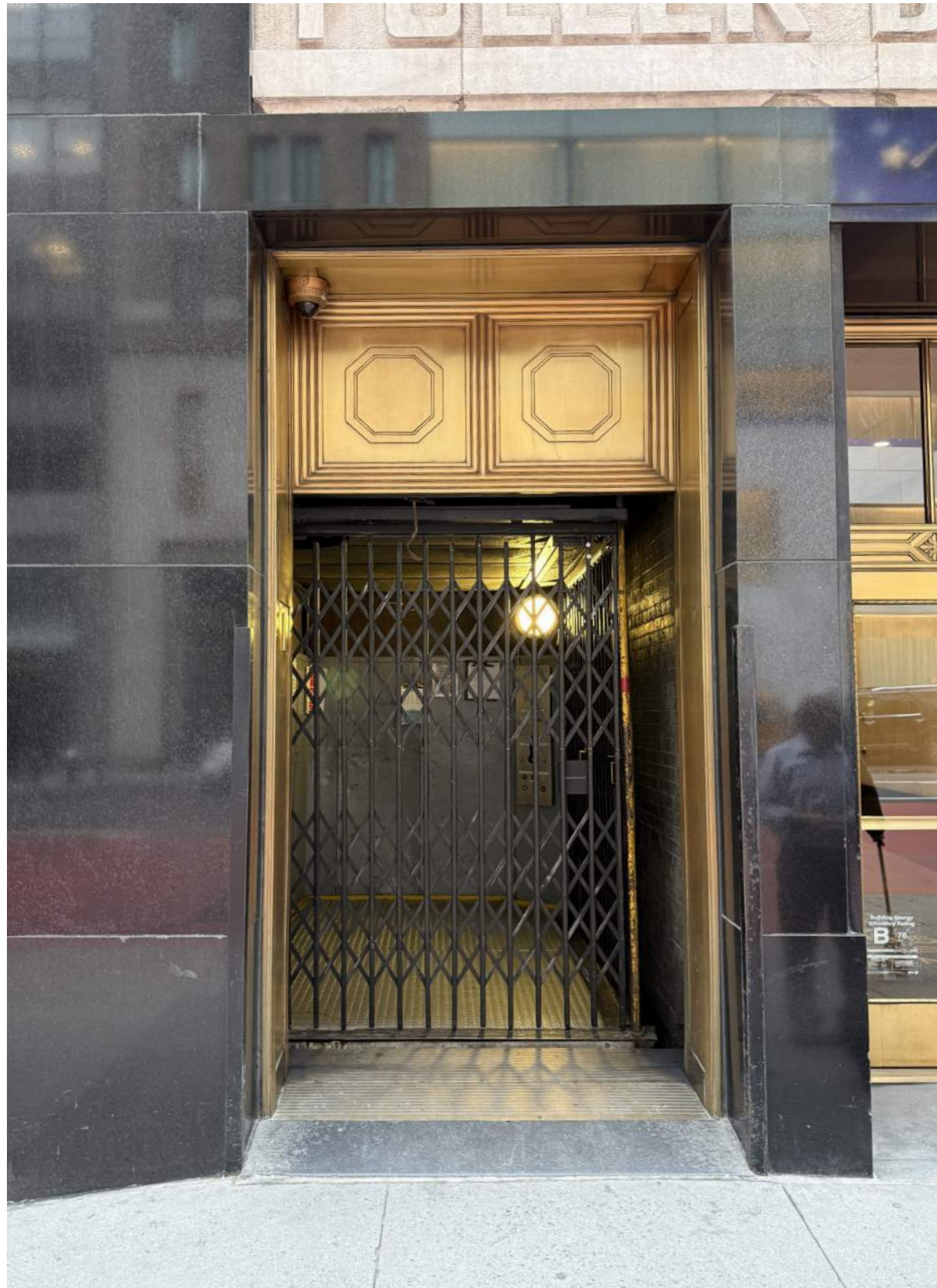
CENTER VERTICAL BANDING WIDTH



THRESHOLD WIDTH

EXISTING DOOR DIMENSIONED PHOTOS





EXISTING LOADING DOCK RAISED DOOR



DOOR BOTTOM

TRANSOM

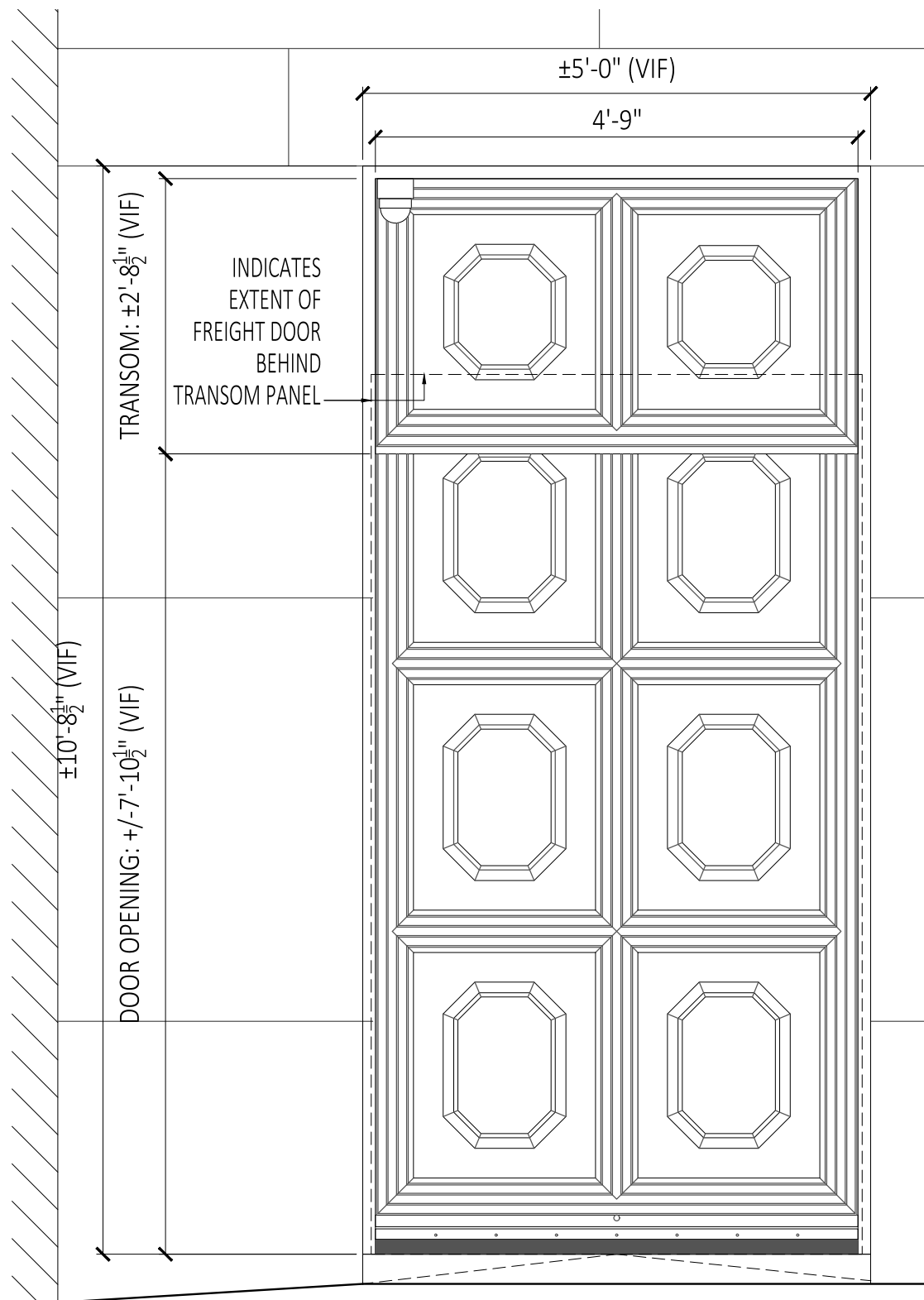


DOOR BACK PANEL

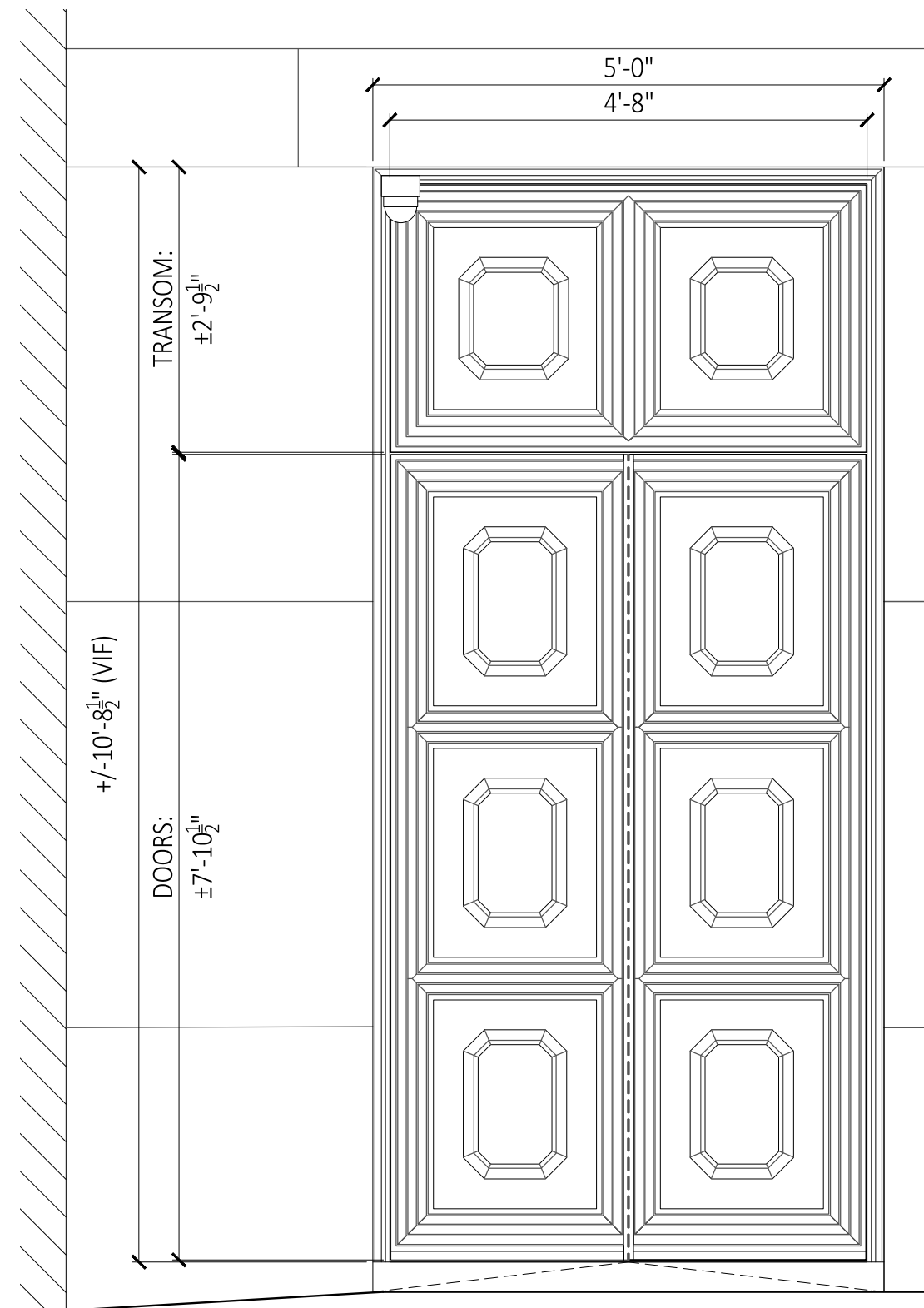
DOOR BOTTOM

RAISED DOOR EXISTING CONDITION PHOTOS



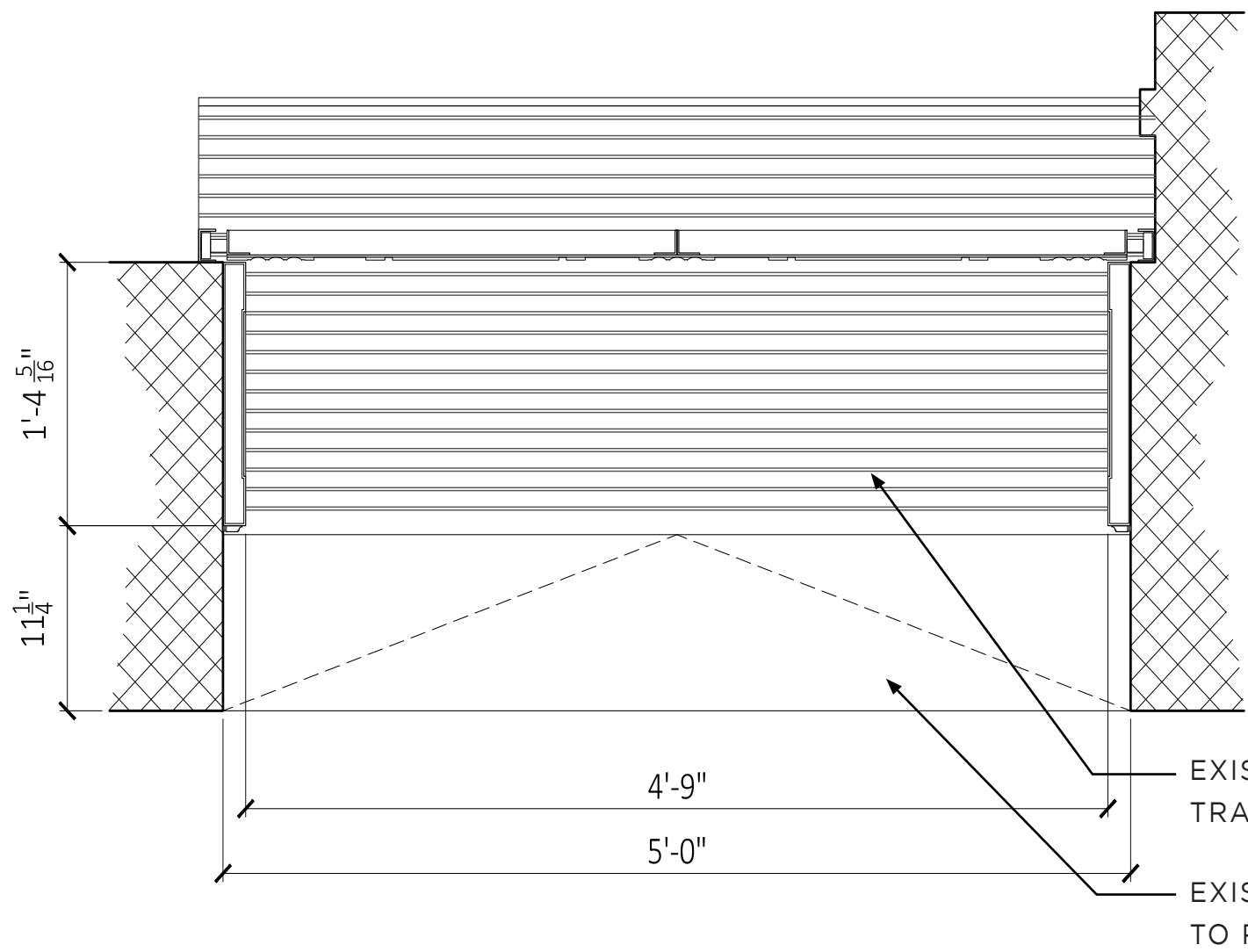


1. ENLARGED GROUND LEVEL EXISTING SERVICE ELEVATOR DOOR ELEVATION - (MADISON AVENUE)

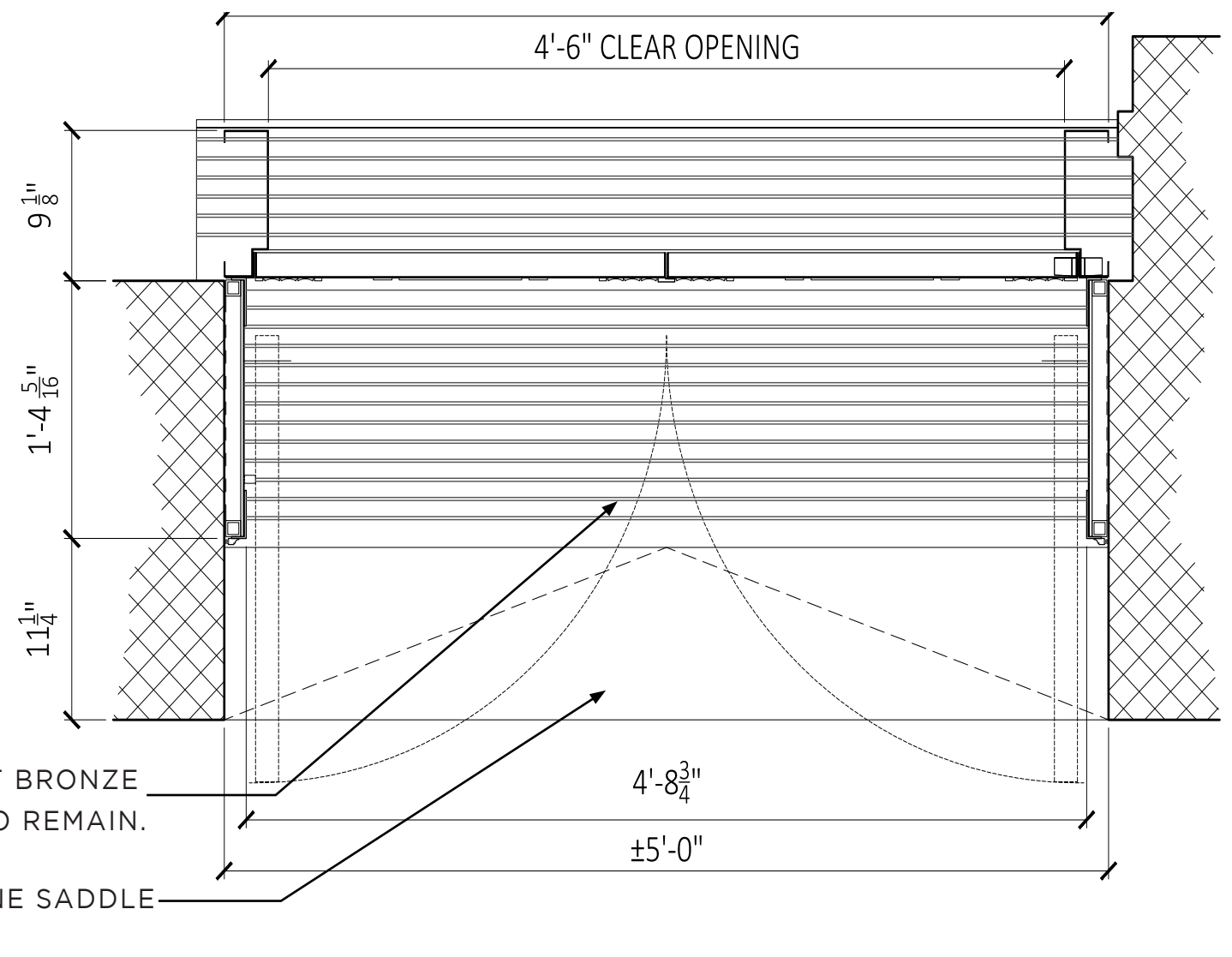


2. ENLARGED GROUND LEVEL PROPOSED SERVICE ELEVATOR DOOR ELEVATION - (MADISON AVENUE)



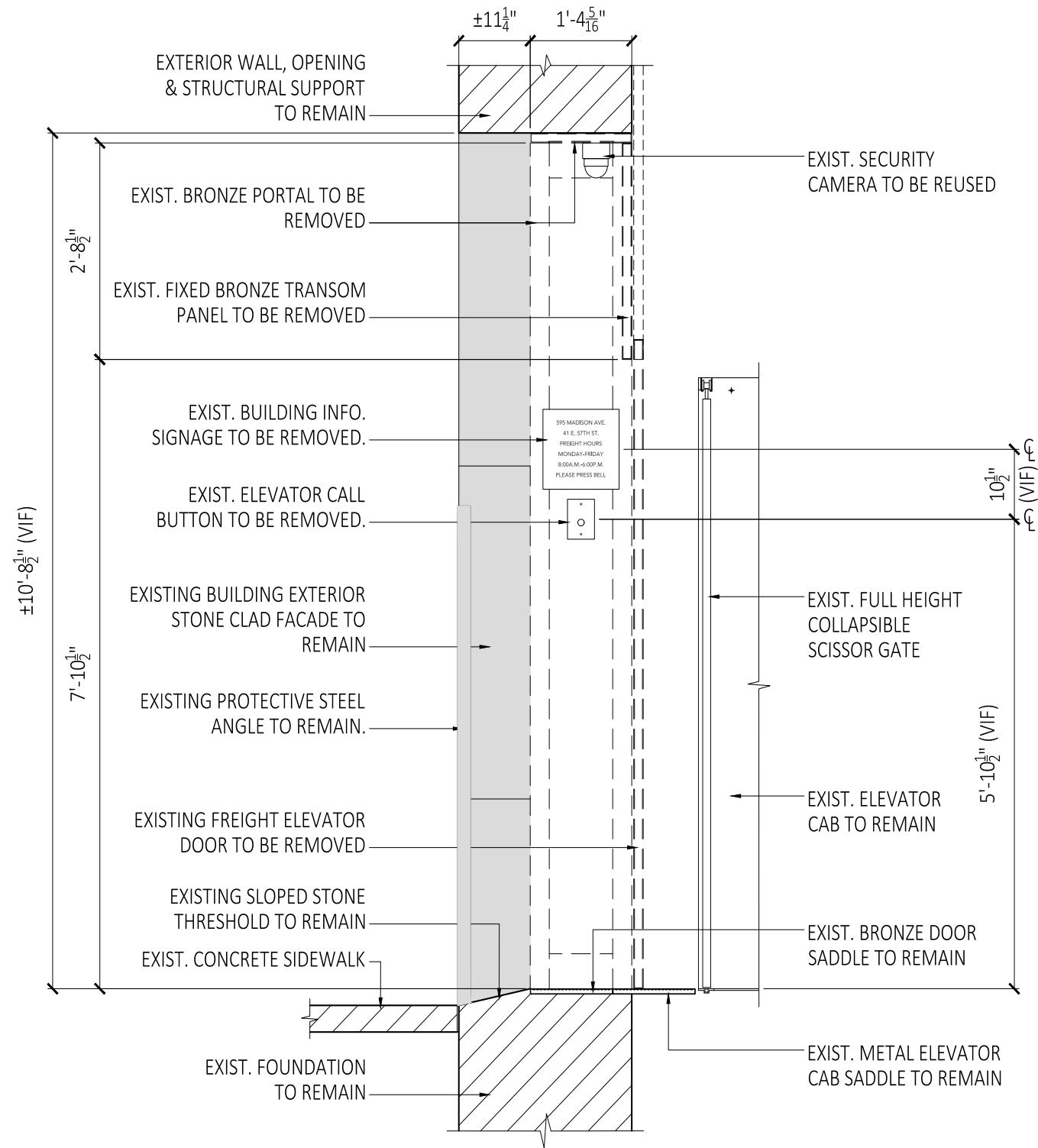


1. PLAN SECTION @ EXISTING GROUND FLOOR FREIGHT ELEVATOR DOOR

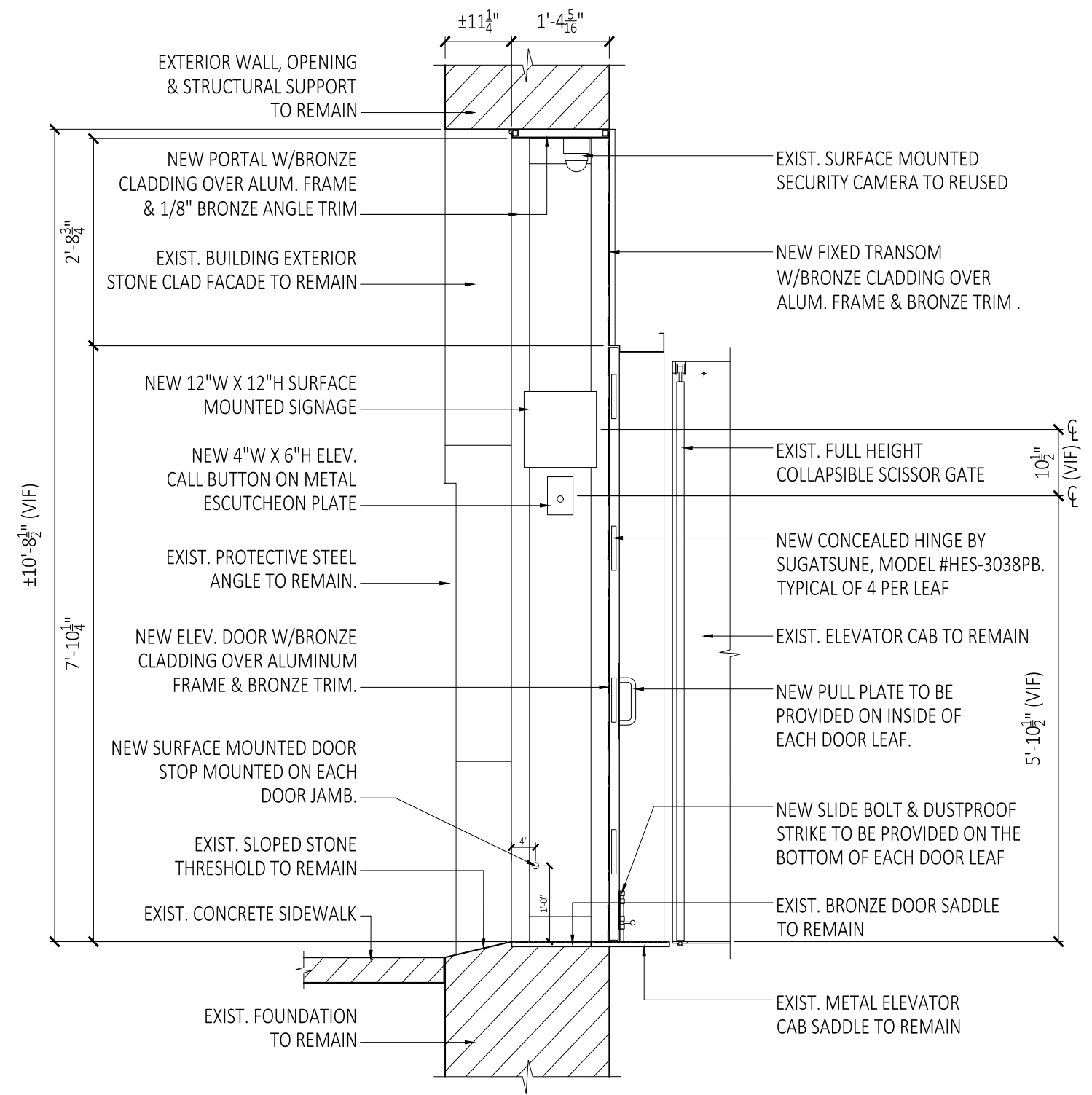


2. PLAN SECTION @ PROPOSED GROUND FLOOR FREIGHT ELEVATOR DOOR



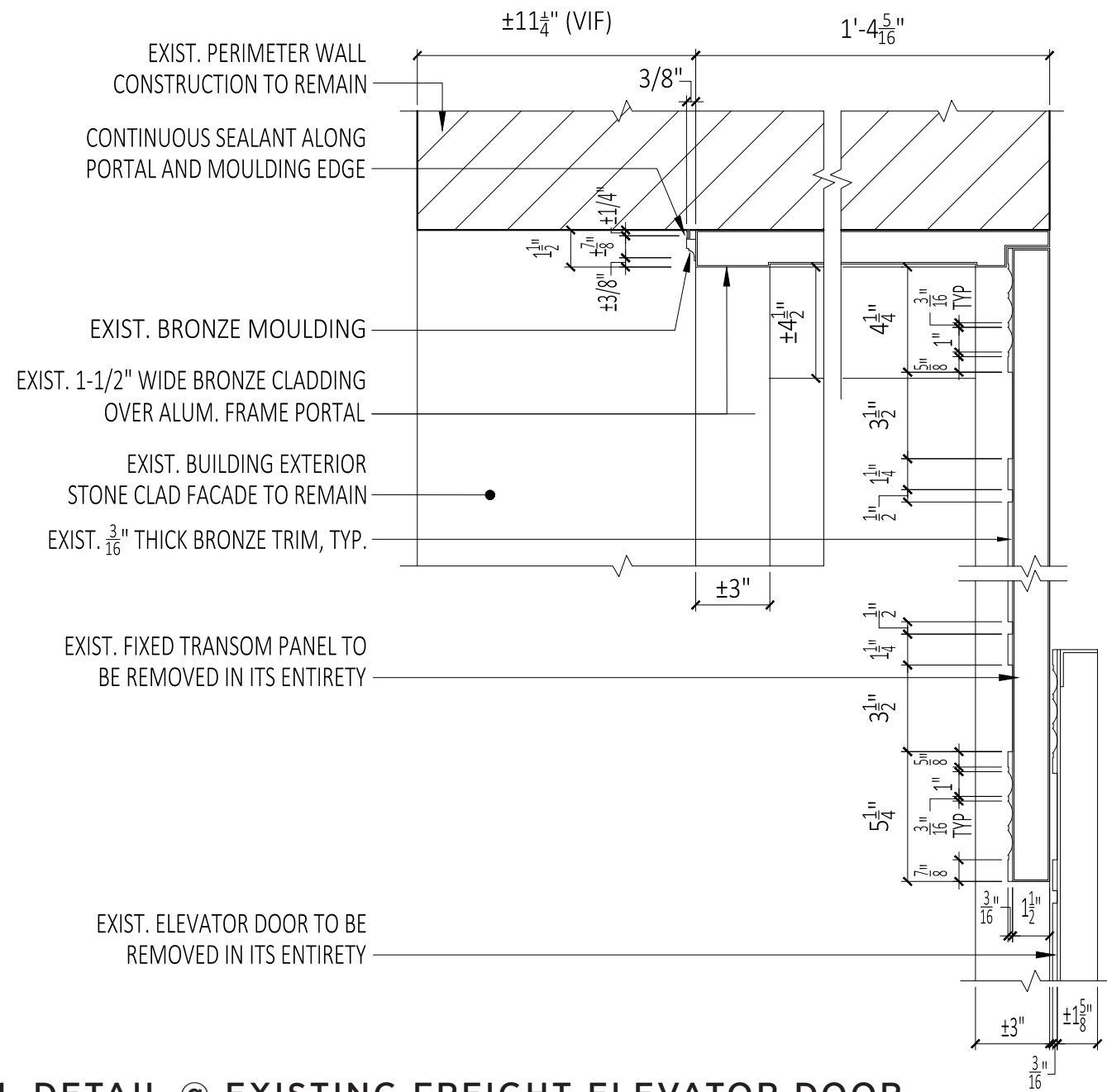


**1. WALL SECTION @ EXISTING
GROUND FLOOR FREIGHT ELEVATOR DOOR**

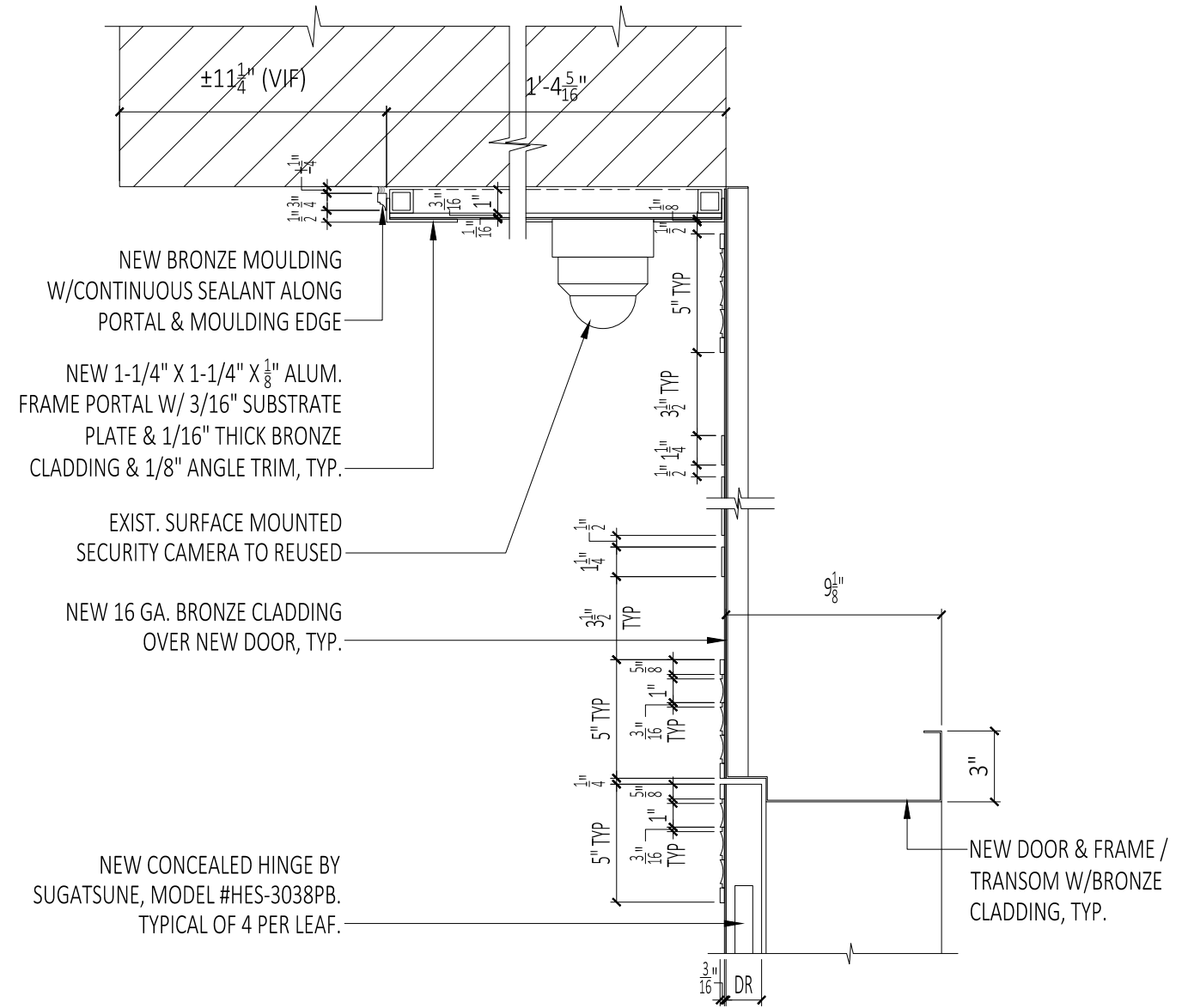


**2. WALL SECTION @ PROPOSED
GROUND FLOOR FREIGHT ELEVATOR DOOR**



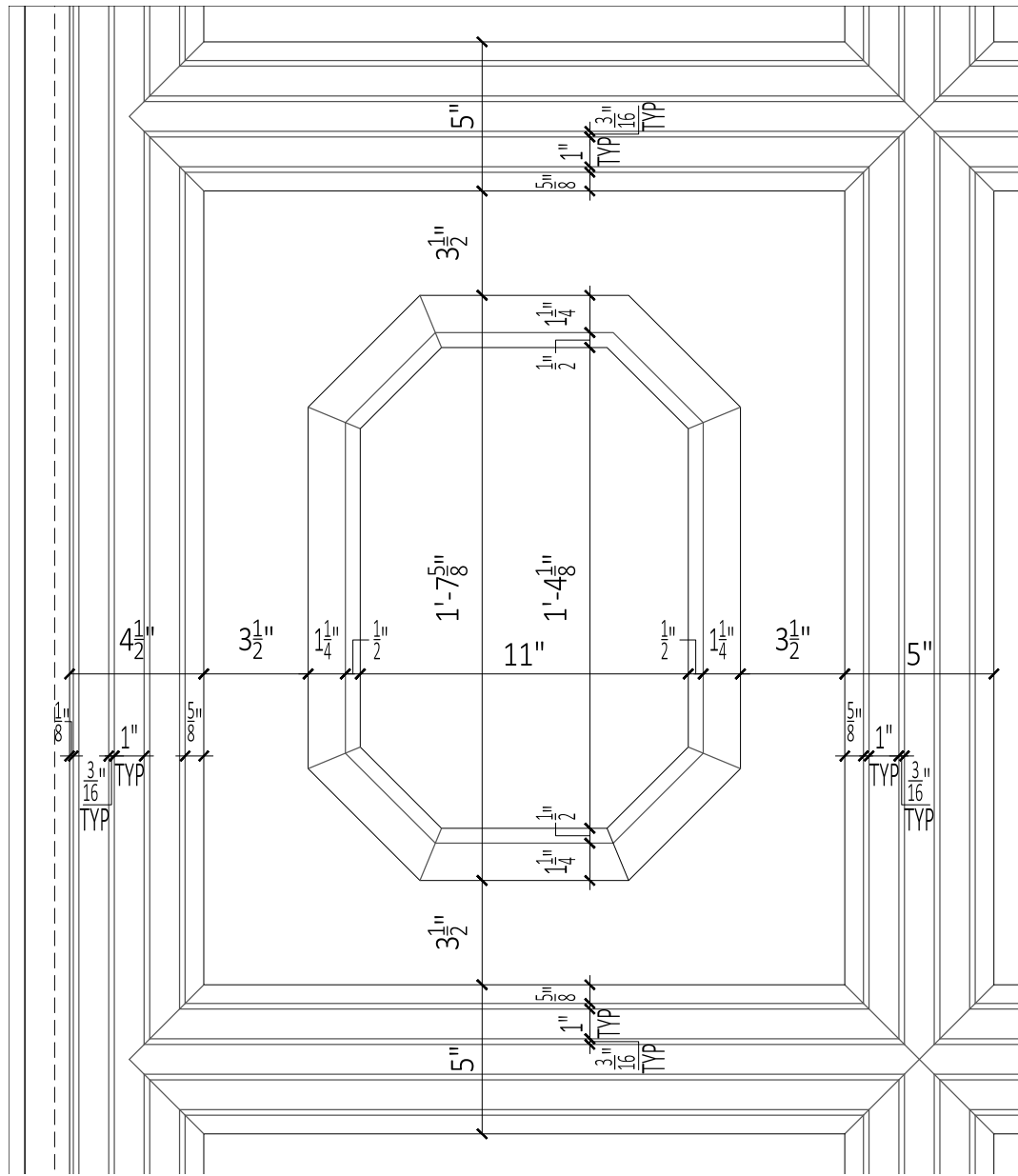


1. DETAIL @ EXISTING FREIGHT ELEVATOR DOOR HEAD & FIXED TRANSOM PANEL

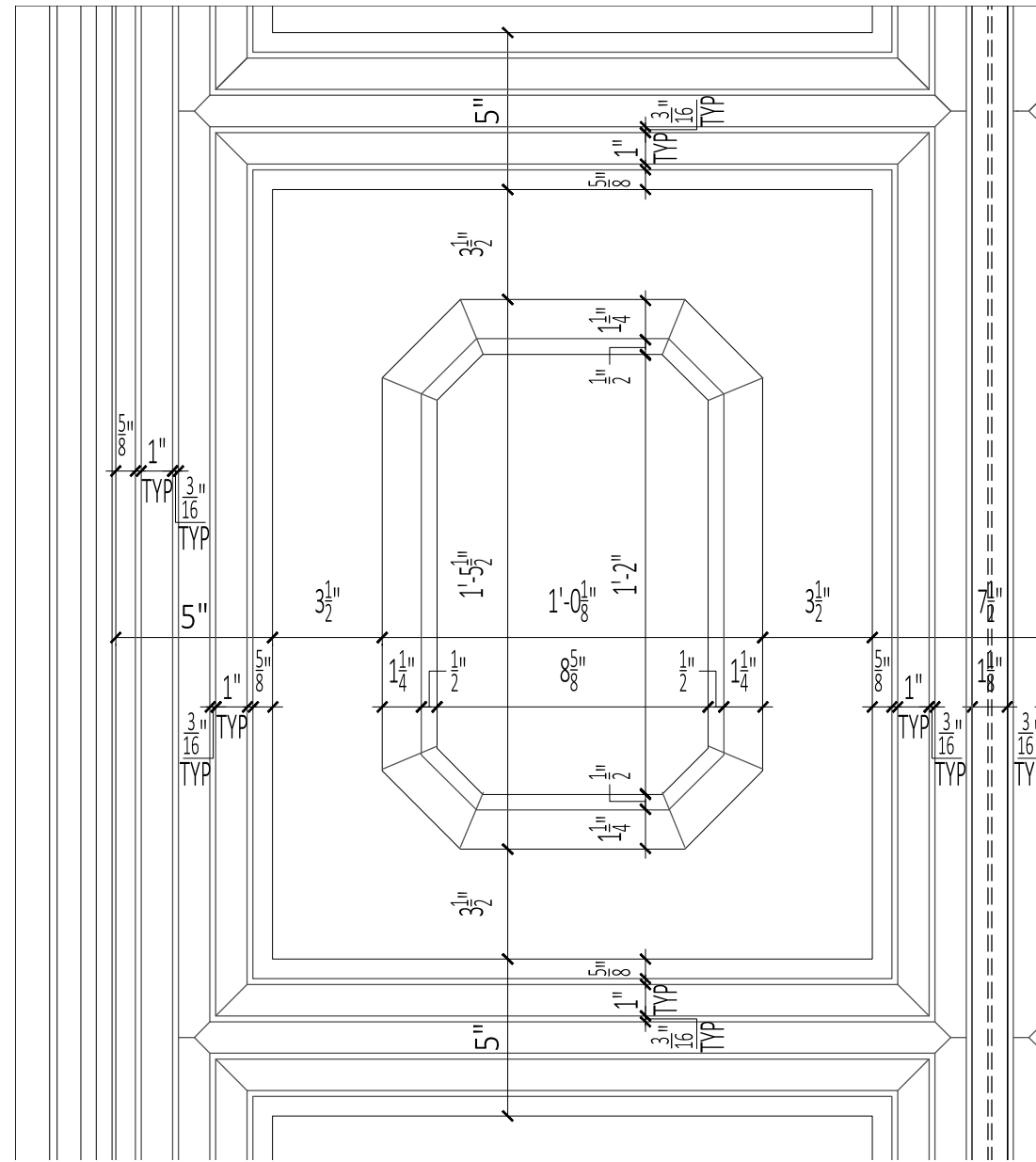


2. DETAIL @ PROPOSED FREIGHT ELEVATOR DOOR HEAD & FIXED TRANSOM PANEL





1. DETAIL @ EXISTING FREIGHT DOOR PANEL TRIM



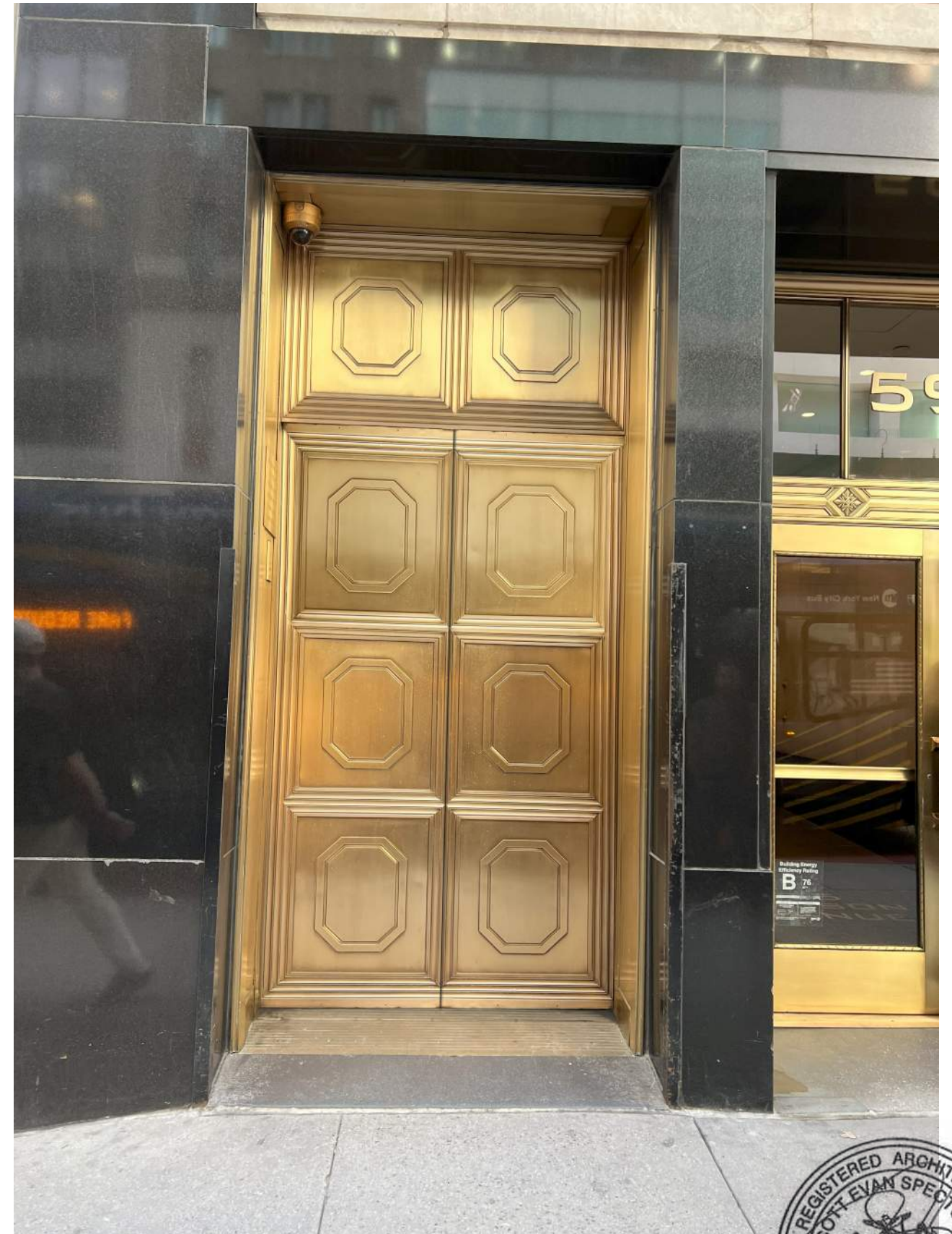
2. DETAIL @ PROPOSED FREIGHT DOOR PANEL TRIM (TYP.)



3. DOOR/DOOR FRAME/CLADDING FINISH SAMPLE



PH-1 EXISTING LOADING DOCK DOOR



PROPOSED LOADING DOCK DOOR



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