



Date:	7/16/2024
LPC Docket #:	LPC-24-11360
LPC Action:	Approved
Action required by other agencies:	DOB, DCP
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 95 Madison Avenue - 95 Madison Avenue (The Emmett Building)

Borough: Manhattan

Block: 858 **Lot:** 58

Historic District: Individual Landmark

Description: An early French Renaissance style office building designed by Barney & Colt and built in 1911-12. Application is to establish a Master Plan governing the future installation of storefront infill and signage, and to modify entrances, install a sidewalk canopy, construct rooftop additions and raise the height of courtyard facades, modify a parapet, replace windows, install skylights, and modify corner balconies.

COMMISSION FINDINGS

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL, finding:

- that the proposed work will facilitate the adaptive reuse of this historic office building for residential purposes;
- that existing historic infill will be retained at multiple storefront bays, and the removal of modern storefront infill at the Madison Avenue façade will eliminate unsympathetic later alterations;
- that the building historically had uniform storefront infill throughout the base, therefore the proposed Master Plan will help bring the building closer to its historic appearance over time;
- that the proposed storefront entrance doors will match the design and materiality of existing doors and the new storefront display windows, transoms, and bulkheads will match the historic windows, transoms, and bulkheads in terms of material, details and configuration;
- that the portion of the historic storefront bulkhead to be removed for the installation of a new entrance on East 29th Street will be salvaged and retained on site for future reuse;
- that the proposed fabric canopy with the address printed on the sides at the new entrance is in keeping with canopies commonly found on buildings of this type, style and scale;
- that the fixed upper sash of the proposed windows will be in a different plane from the lower sash, closely replicating the appearance of the historic double-hung sash, and the change in operation at the lower sash to casement on windows above the third floor will only be perceptible when the sash is open, and the color of the windows will be based on an historic paint analysis;
- that only a limited number of windows will feature shadow box interior partitions, and the proposed finish of the partitions will recall the appearance of interior shades, helping them remain a discreet presence at the upper floors of the facades;
- that the change in configuration of the secondary façade windows from two-over-two to one-over-one will match the configuration of the primary façade windows and will be typical of secondary façade windows found at some twentieth century buildings of this type;
- that the installation of skylights at the multi-story mansard roof will be in keeping with historic installations at mansard roofs at buildings of this age;
- that the proposed skylights are simple in design and well-scaled to the roof and its dormers, and that none of the historic roofing remains, therefore the installation will not damage historic roofing materials;
- that the removal of the masonry mullion at the southwestern balcony will remove only a limited amount of plain masonry and will be in keeping with the historic condition of the northwestern balcony, which did not feature a masonry mullion, and that the proposed doors at both balconies will closely match the configuration of the historic doors found at the northwestern balcony;
- that the proposed balcony railings will address an existing safety issue, will be simply designed, and will only be visible from public thoroughfares at a distance;
- that the rooftop additions will only be visible over primary facades at a distance, often with other buildings in the background, and the simple silhouette and dark grey-finished metal cladding and grilles at the visible portions of the additions will be in keeping with other visible utilitarian rooftop accretions commonly found at buildings of this type and age;
- that sealing the open portions of the parapet with brickwork will help obscure the view of the rooftop additions from



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public thoroughfares and will result in a more uniform parapet condition at a secondary façade;
-that the modification of the rear courtyard facades will only remove two sets of cast iron shutters and pintels at the south courtyard façade, and will maintain the historic shutter pintels throughout the north courtyard façade;
-and that the courtyard facades to be modified are simple in design and are not visible from public thoroughfares, therefore the raising of the heights of the facades to incorporate them into the rooftop additions, and removal of an elevator enclosure, chimney, and portion of a stair tower at one façade will not eliminate any significant architectural features.

VOTE:

Present: Sarah Carroll, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, Jeanne Lutfy, Everardo Jefferson, Stephen Chu, Angie Master

9-0-0

In Favor = S.Carroll, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Lutfy, E.Jefferson, S.Chu, A.Master

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law