

February 13, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-24-06030

**218 West 57th Street – Society House of the American Society
of Civil Engineers – Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 827 0325 3309

Passcode: 350506

By Phone: 1 646-558-8656 US (New
York) 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.

POTO

218 WEST 57TH STREET
NEW YORK, NY 10019

LANDMARKS PRESERVATION COMMISSION



PLAN VIEW



EXTERIOR VIEW

218 W 57TH ST,
NEW YORK,
NY 10019

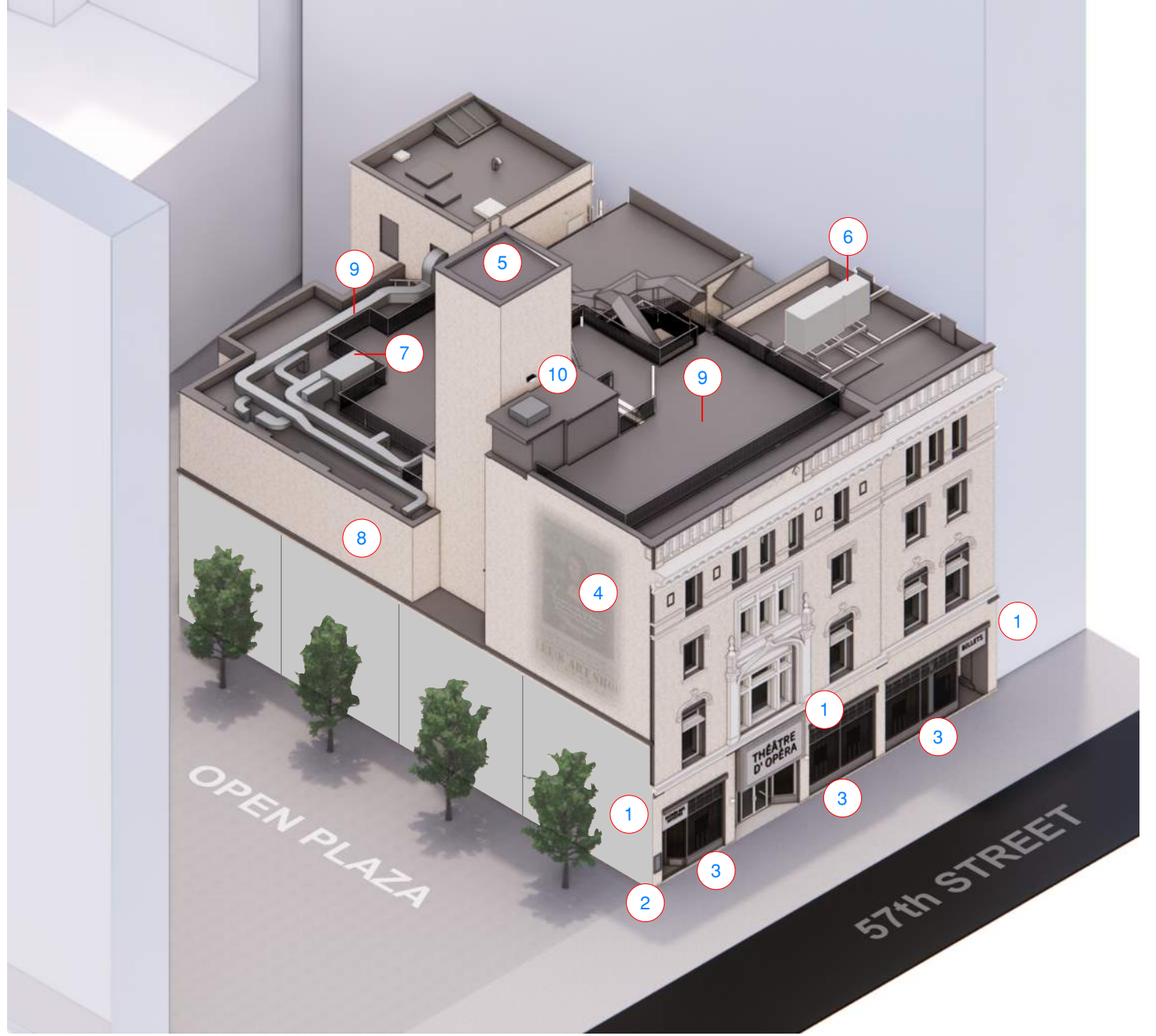
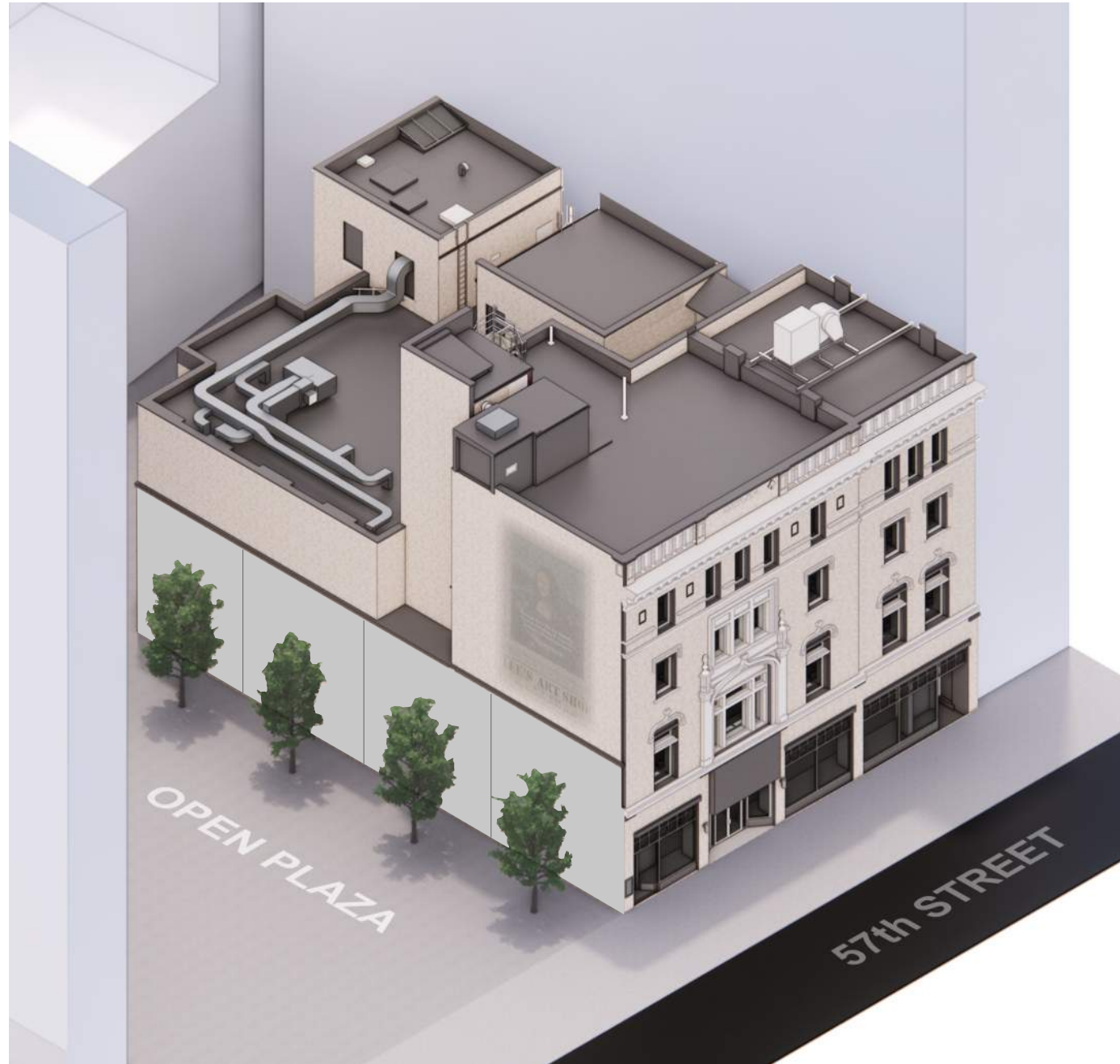
STUDIO
SUPERETTE

POTO
218 West 57th St
NEW YORK, NY 10019

CONTEXT

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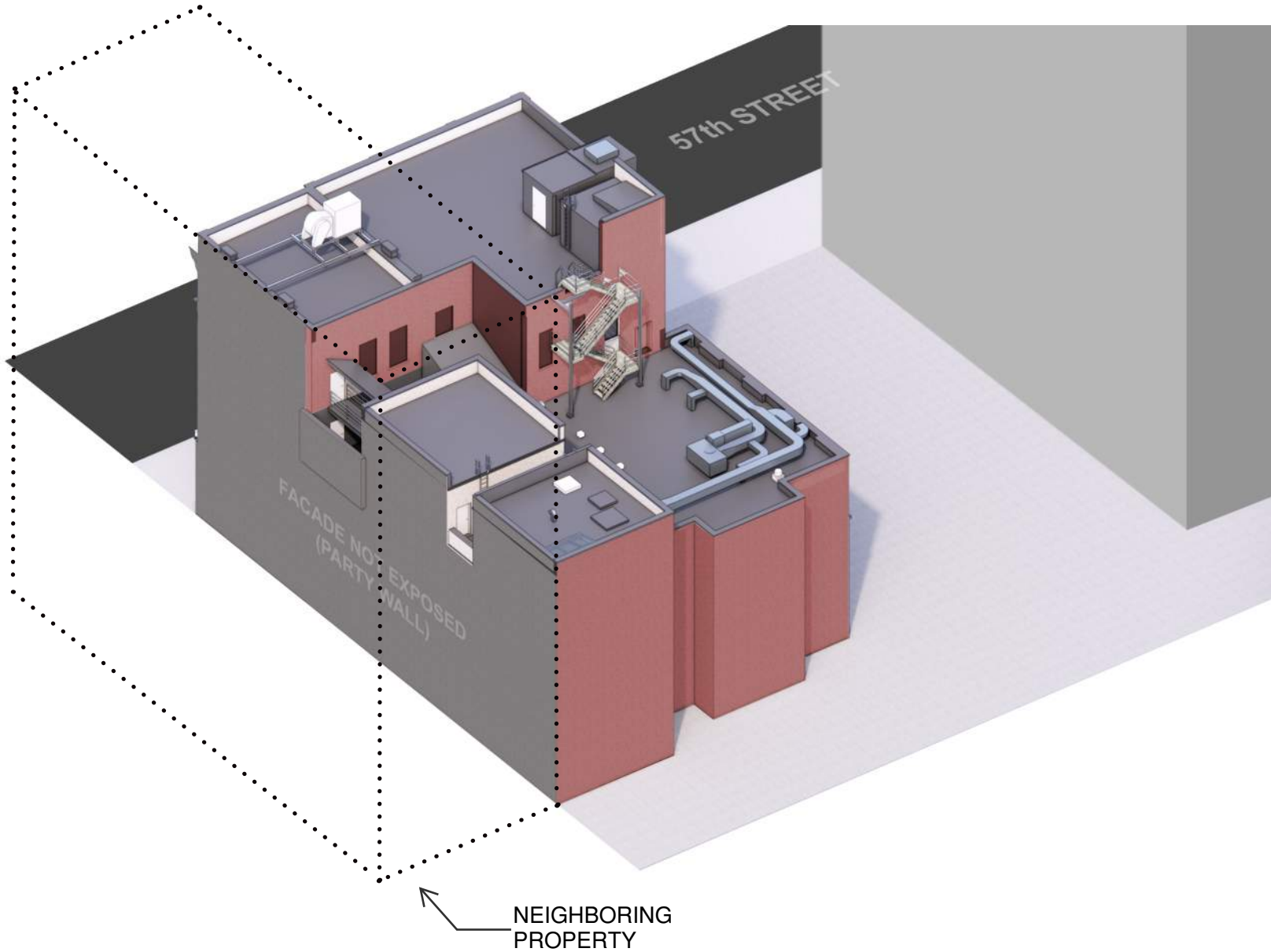
1. NEW HALO-LIT SIGNAGE AT EACH ENTRANCE.
2. MENU BOARD EXISTING TO REMAIN
3. WINDOW VITRINES - SEE ENLARGED.
4. HAND-PAINTED MURAL TO REPLACE EXISTING - SAME DIMENSIONS & LOCATION.
5. ELEVATOR MACHINE ROOM.
6. REPLACE EXISTING COOLING TOWER.
7. REPLACE EXISTING ROOFTOP UNIT.
8. REPAIR MASONRY FACADE IN FULL - INSPECT, REPAIR, AND PAINT FACADE UNIFORM COLOR TO MATCH EXISTING BUFF BRICK MASONRY ELEMENTS. REPAIR/CLEAN STUCCO BELOW EXISTING MASONRY DATUM.
9. NEW ROOFTOP TERRACE & ASSOCIATED GUARDRAILS (BLACK PAINTED STEEL, SET BACK 6' FROM PRIMARY FACADE)
10. EXISTING STAIR BULKHEAD TO REMAIN - REPAINT IN GRAY.



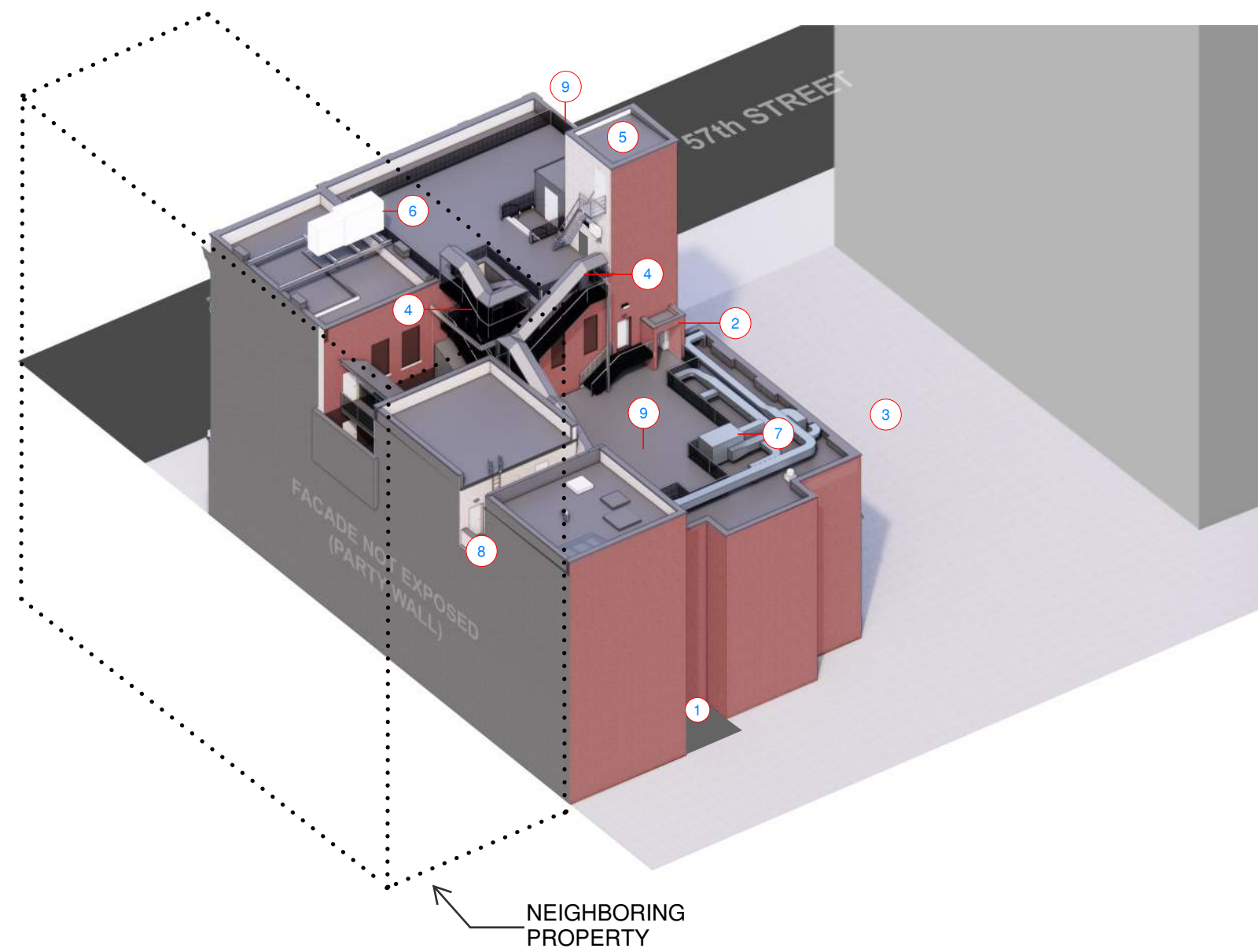
① AXON- EXISTING CONDITIONS- 57TH STREET

② AXON- PROPOSED CONDITIONS- 57TH STREET

1. NEW ALUMINUM EXHAUST LOUVER AT CELLAR IN BRICK WALL. NOT VISIBLE FROM ANY PUBLIC R.O.W. - IN SHAFT
2. RE-COMMISSION LOWER ROOF ELEVATOR STOP FOR ACCESSIBLE PATHWAY TO LOW ROOF.
3. ADJOINING PLAZA - OPEN TO THE PUBLIC.
4. NEW EXTERIOR STAIRS TO REPLACE EXISTING EGRESS STAIR.
5. ELEVATOR MACHINE ROOM.
6. REPLACE EXISTING COOLING TOWER.
7. REPLACE EXISTING ROOFTOP MECHANICAL UNIT.
8. CODE-REQUIRED ACCESS STAIR TO ELEVATOR MACHINE ROOM.
9. NEW ROOFTOP TERRACE & ASSOCIATED GUARDRAILS (BLACK METAL RAILINGS, SET BACK 6' FROM PRIMARY FACADE)



① AXON- EXISTING- 56TH STREET



② AXON- PROPOSED- 56TH STREET



1903

SOCIETY HOUSE OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS



1918

AJAX RUBBER COMPANY TIRE SHOWROOM



1930

SCHRAFFT'S RESTAURANT (MUNICIPAL ARCHIVES)

STUDIO
SUPERETTE

POTO
218 West 57th St
NEW YORK, NY 10019

HISTORIC PHOTOS

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1940
SCHRAFFT'S RESTAURANT (MUNICIPAL ARCHIVES)



1985
LEE'S ART SHOP (MUNICIPAL ARCHIVES)



2008
LEE'S ART SHOP (LPC)

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HISTORIC PHOTOS

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EXISTING CONDITIONS
218 WEST 57TH STREET



EXISTING CONDITIONS
218 WEST 57TH STREET

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SUPERETTE

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NEW YORK, NY 10019

EXISTING CONDITIONS

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1



2



3



③ EXISTING ROOF PLAN- HIGH ROOF
1/16" = 1'-0"

Location Plan



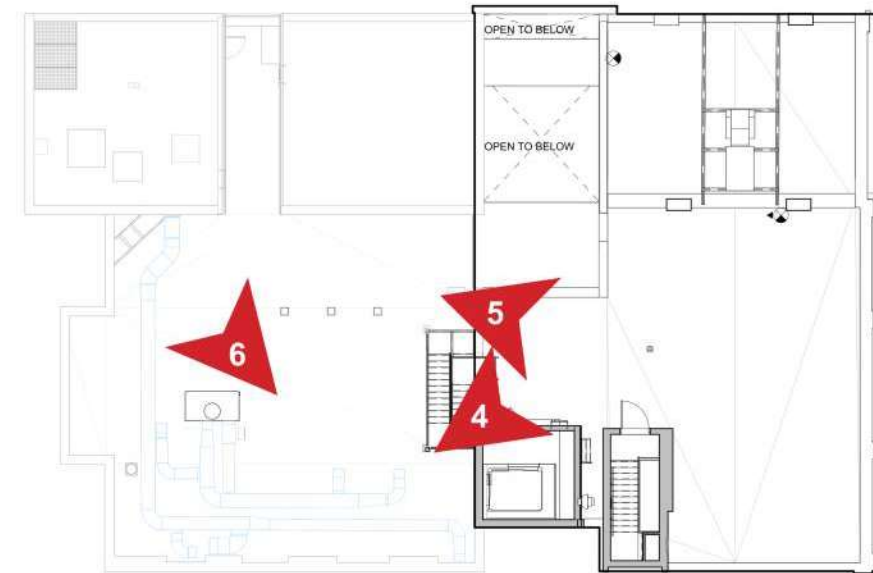
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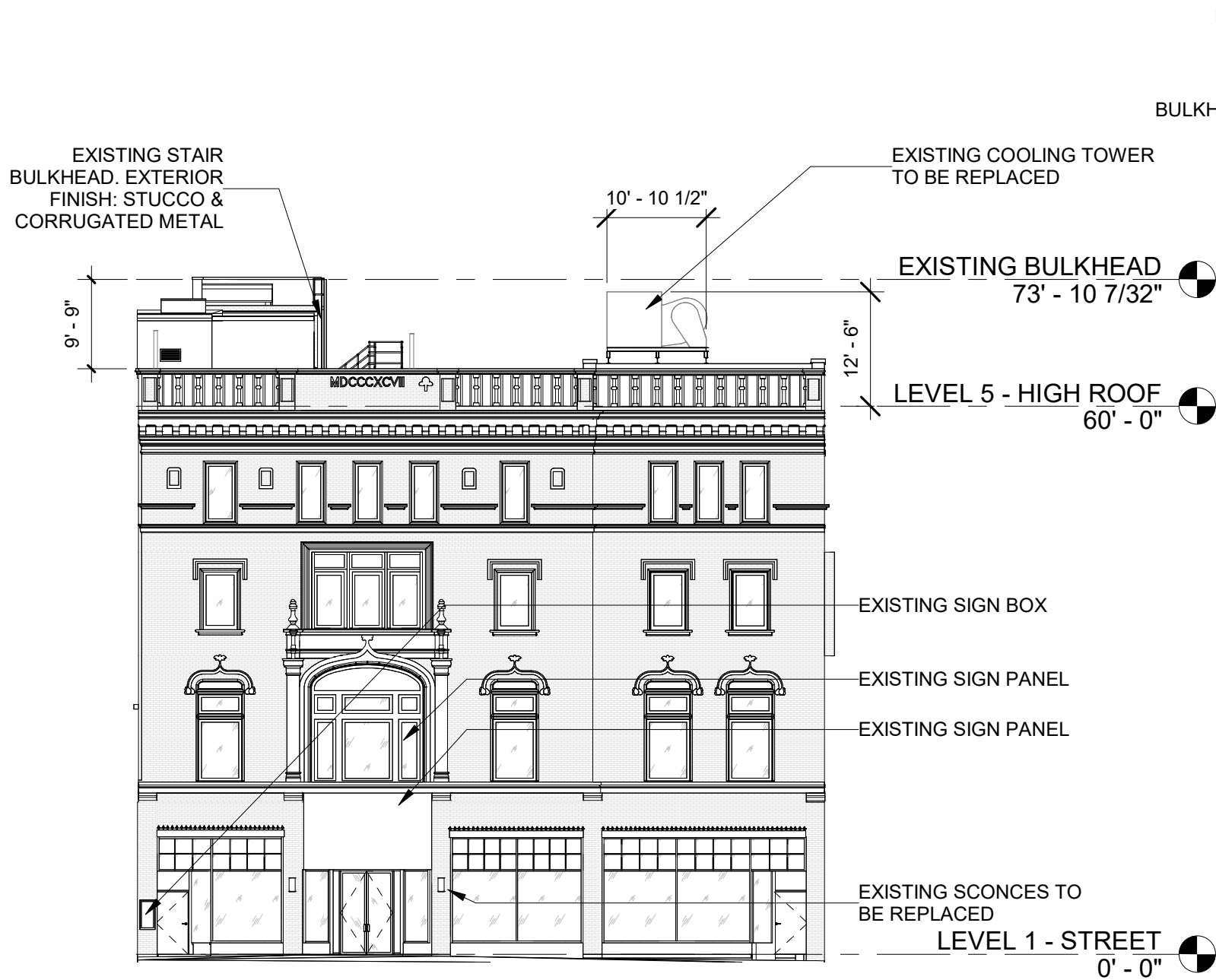
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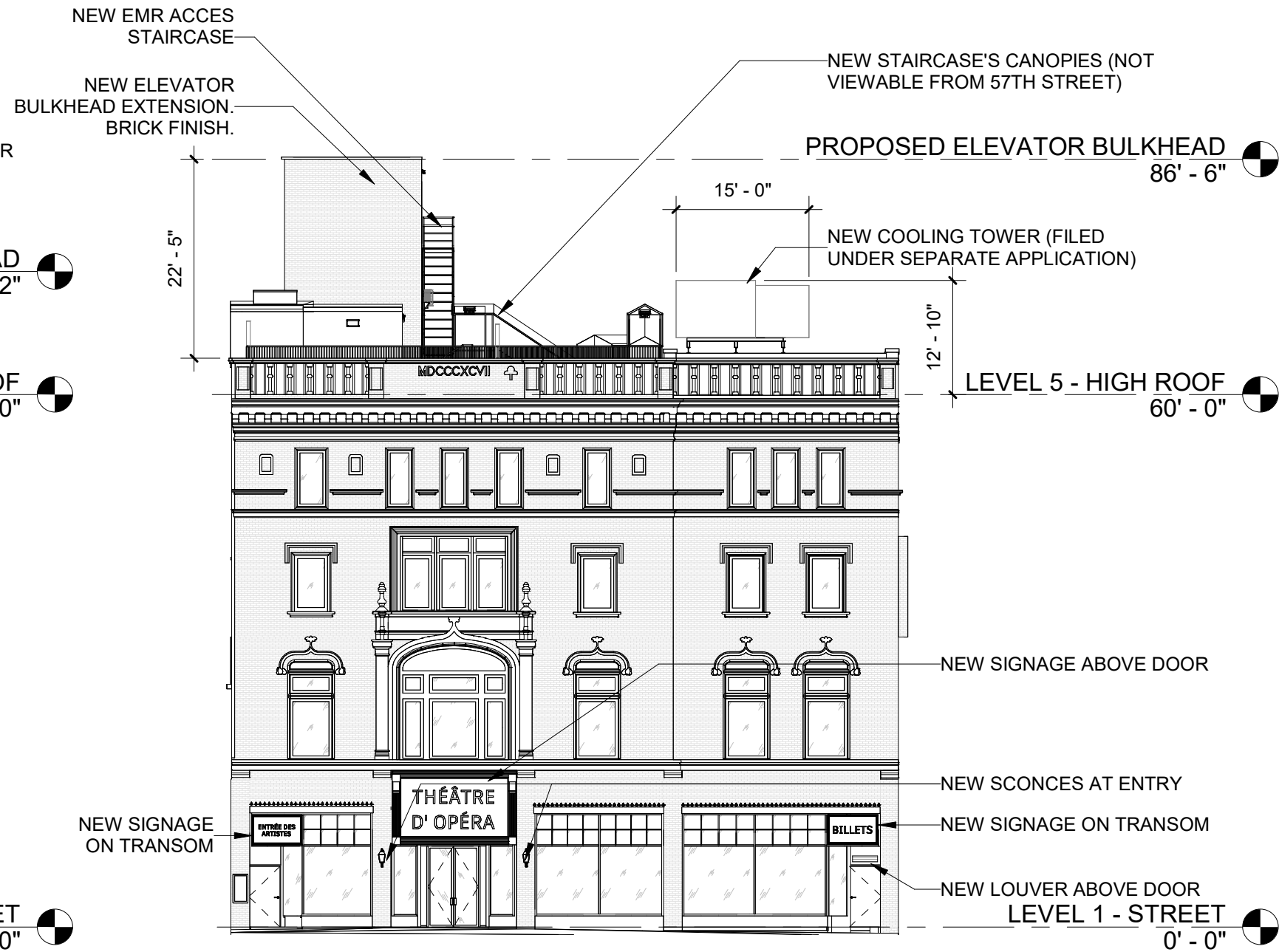
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③ EXISTING ROOF PLAN- HIGH ROOF
1/16" = 1'-0"



① ELEVATION- EXISTING FACADE
1/16" = 1'-0"



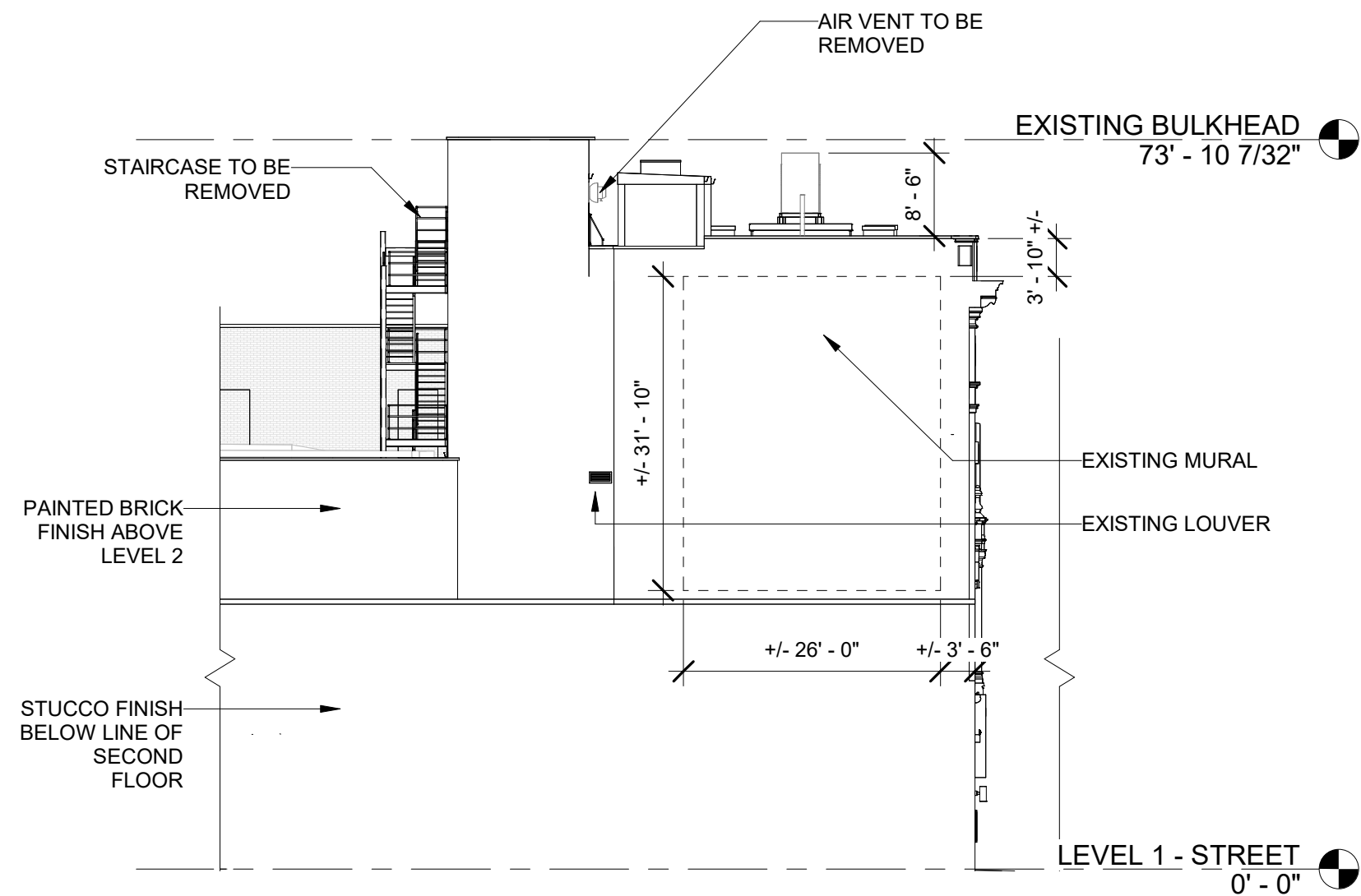
② ELEVATION- PROPOSED FACADE
1/16" = 1'-0"

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NORTH ELEVATION
EXISTING VS PROPOSED

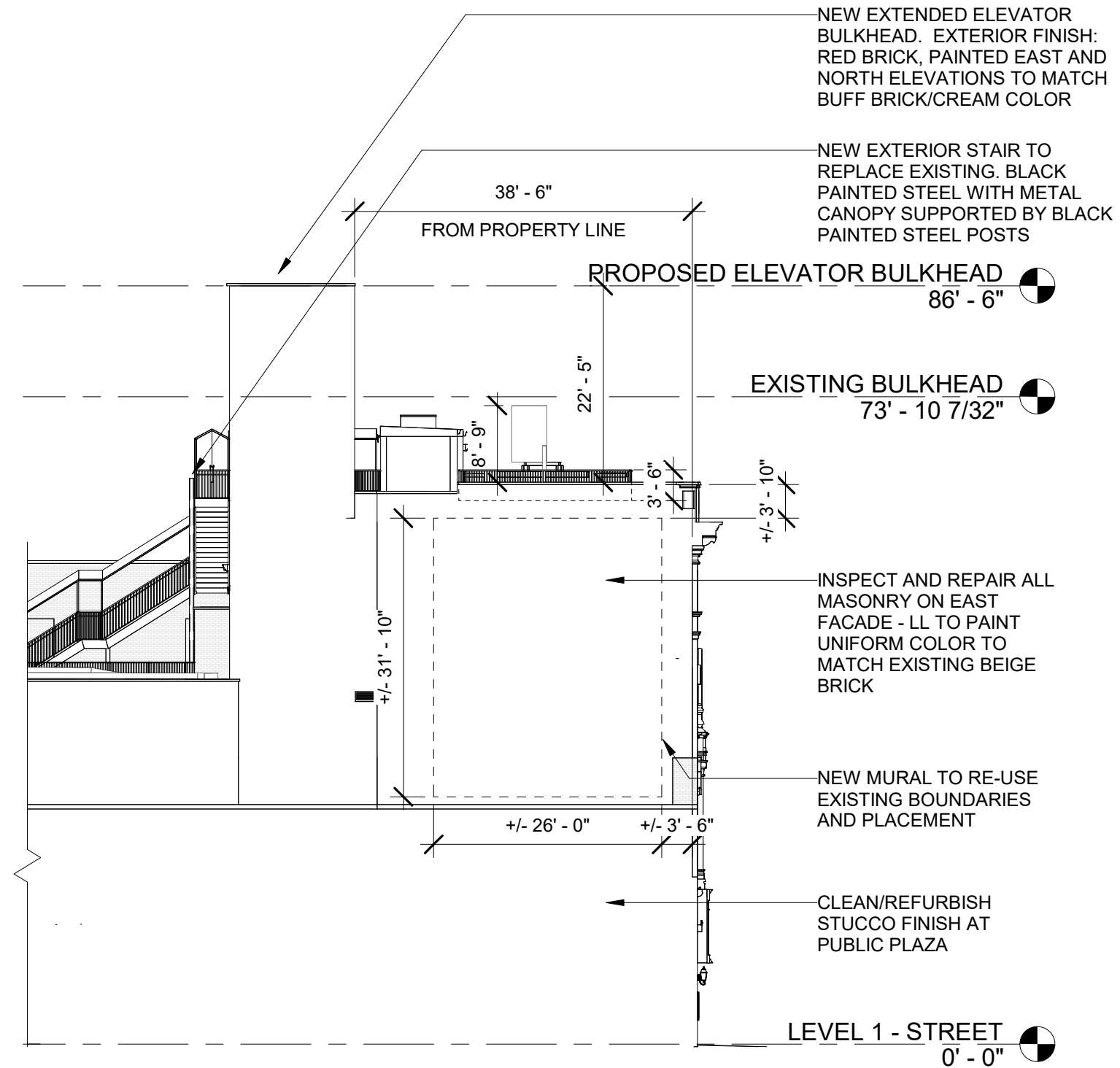
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① ELEVATION- EXISTING
1/16" = 1'-0"

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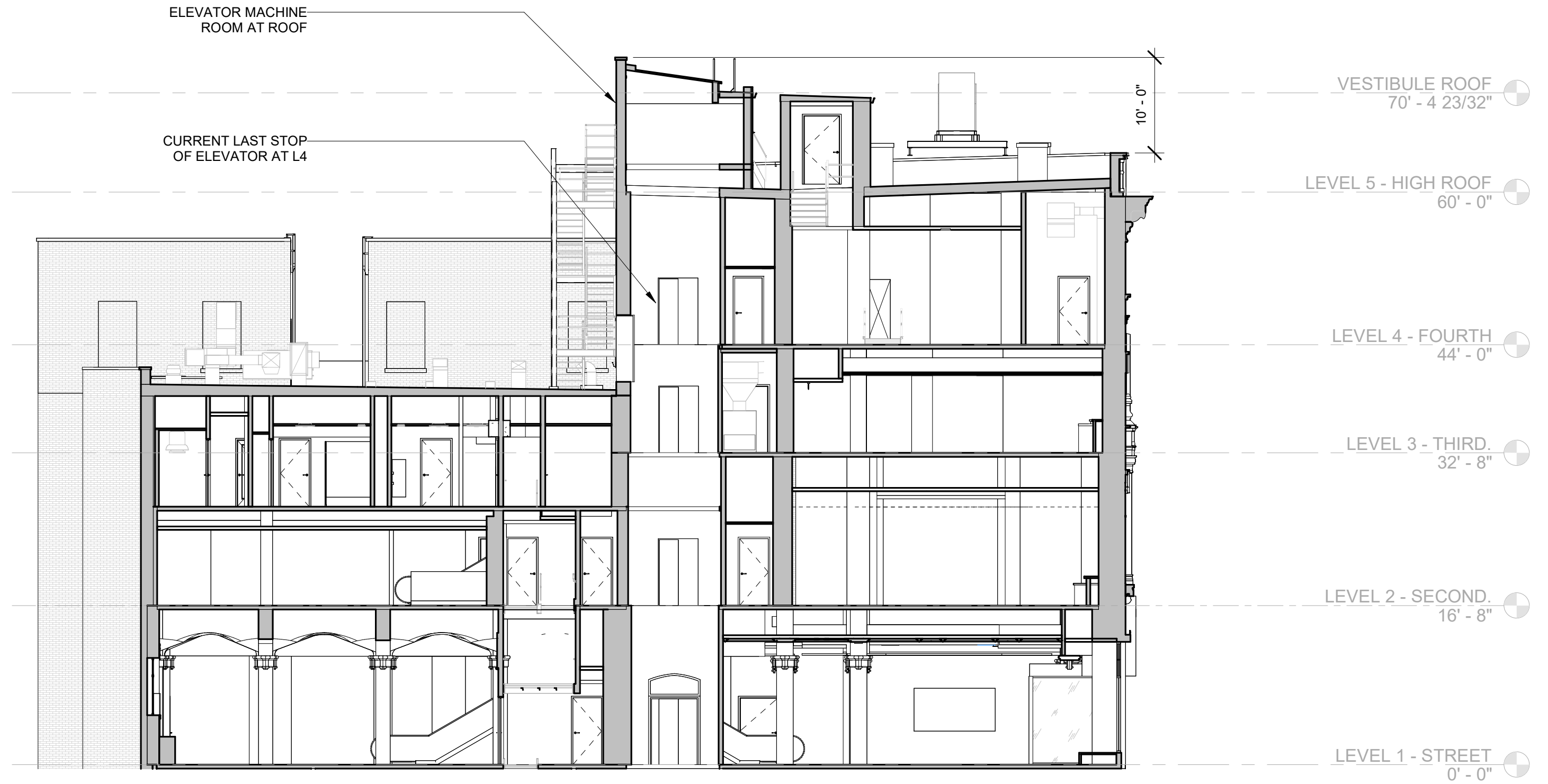
② ELEVATION- PROPOSED
1/16" = 1'-0"

EAST ELEVATION
EXISTING VS. PROPOSED

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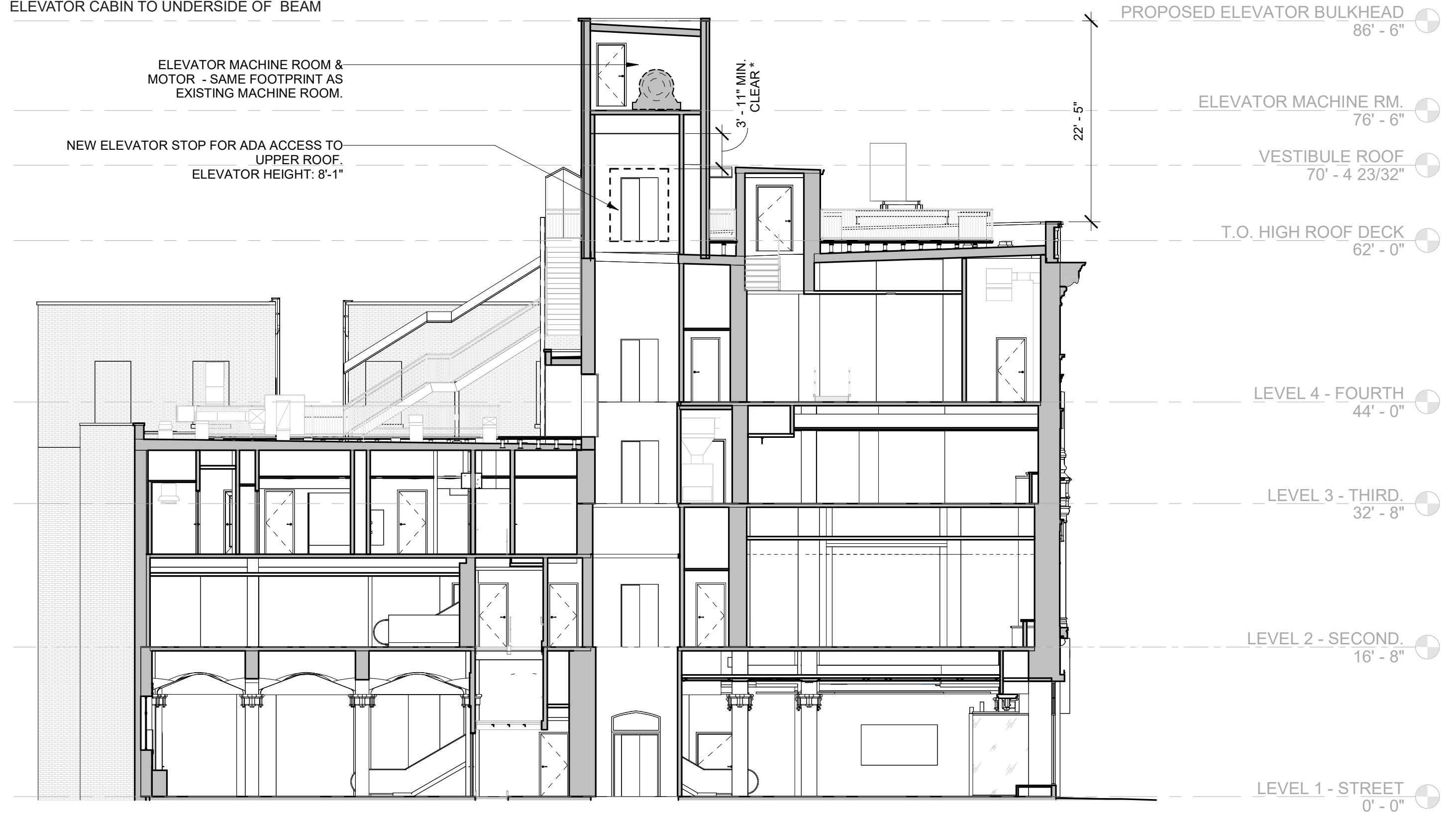
February 13, 2024

WALL SIGN CRITERIA:
1. FUTURE INSTALLATIONS SHALL NOT EXCEED EXISTING DIMENSIONS OF PAINTED MURAL.
2. ONLY HAND-PAINTED MURALS SHALL BE ACCEPTED.
3. MURAL/ARTWORK SHALL BE DIRECTLY RELATED TO THE ON-SITE PERFORMANCE (NO ADVERTISEMENTS)

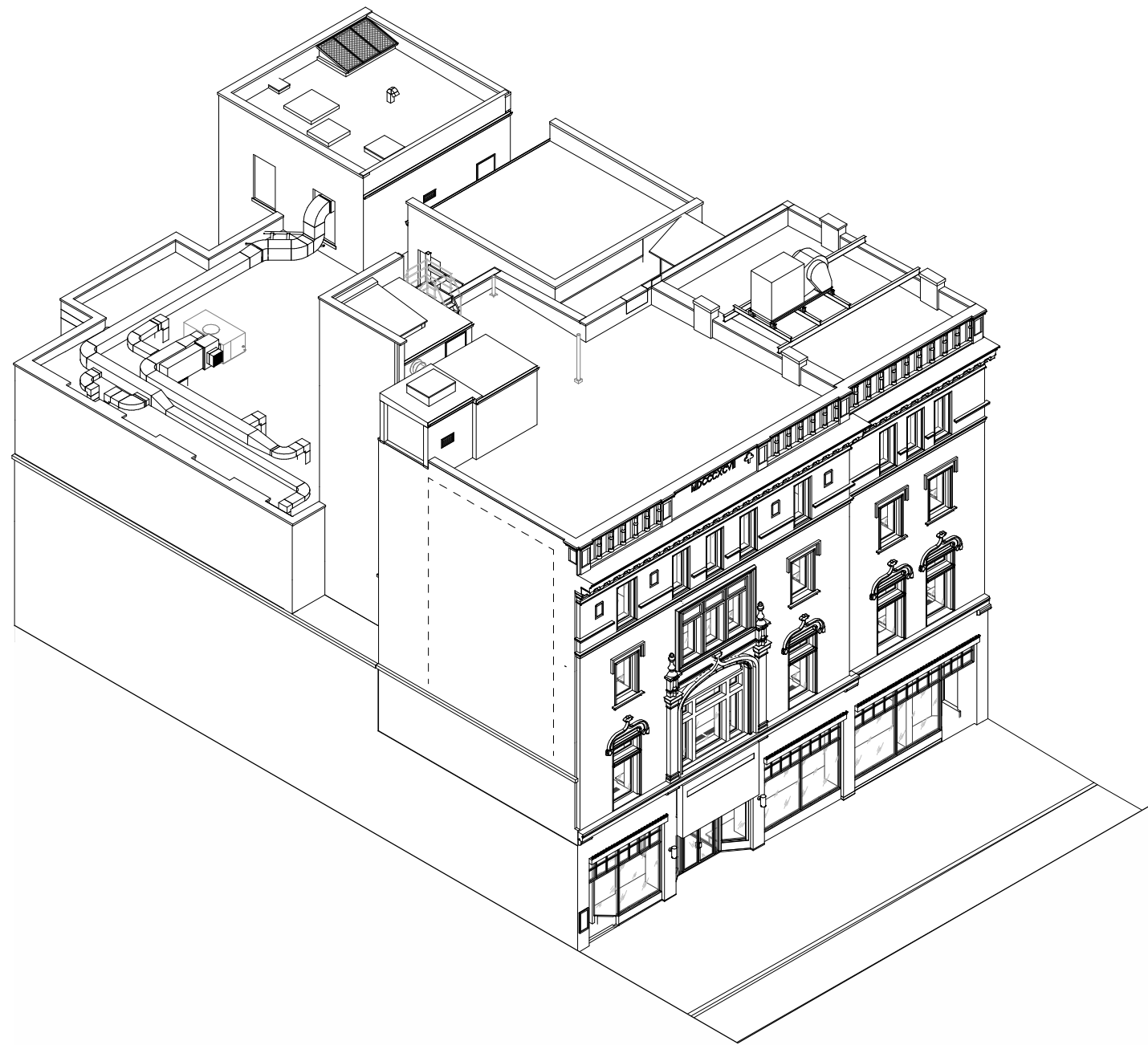


① LONGITUDINAL BUILDING SECTION - THROUGH MEZZANINE
3/32" = 1'-0"

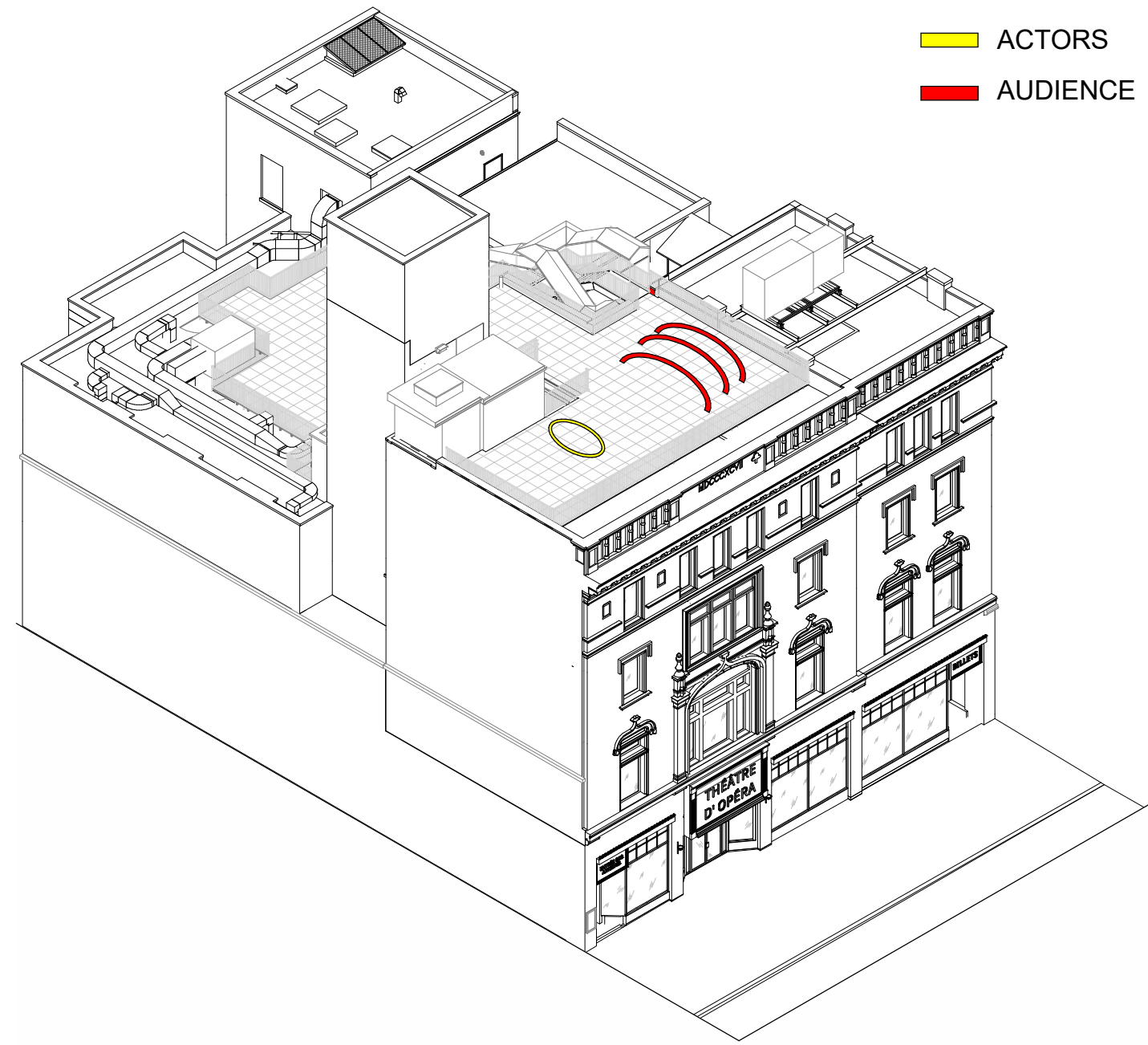
* REQUIRED CLEARANCE FROM TOP OF
ELEVATOR CABIN TO UNDERSIDE OF BEAM



① LONGITUDINAL BUILDING SECTION - THROUGH MEZZANINE
3/32" = 1'-0"



1 AXON- EXISTING-HIGH ROOF



LEGEND
 ACTORS
 AUDIENCE

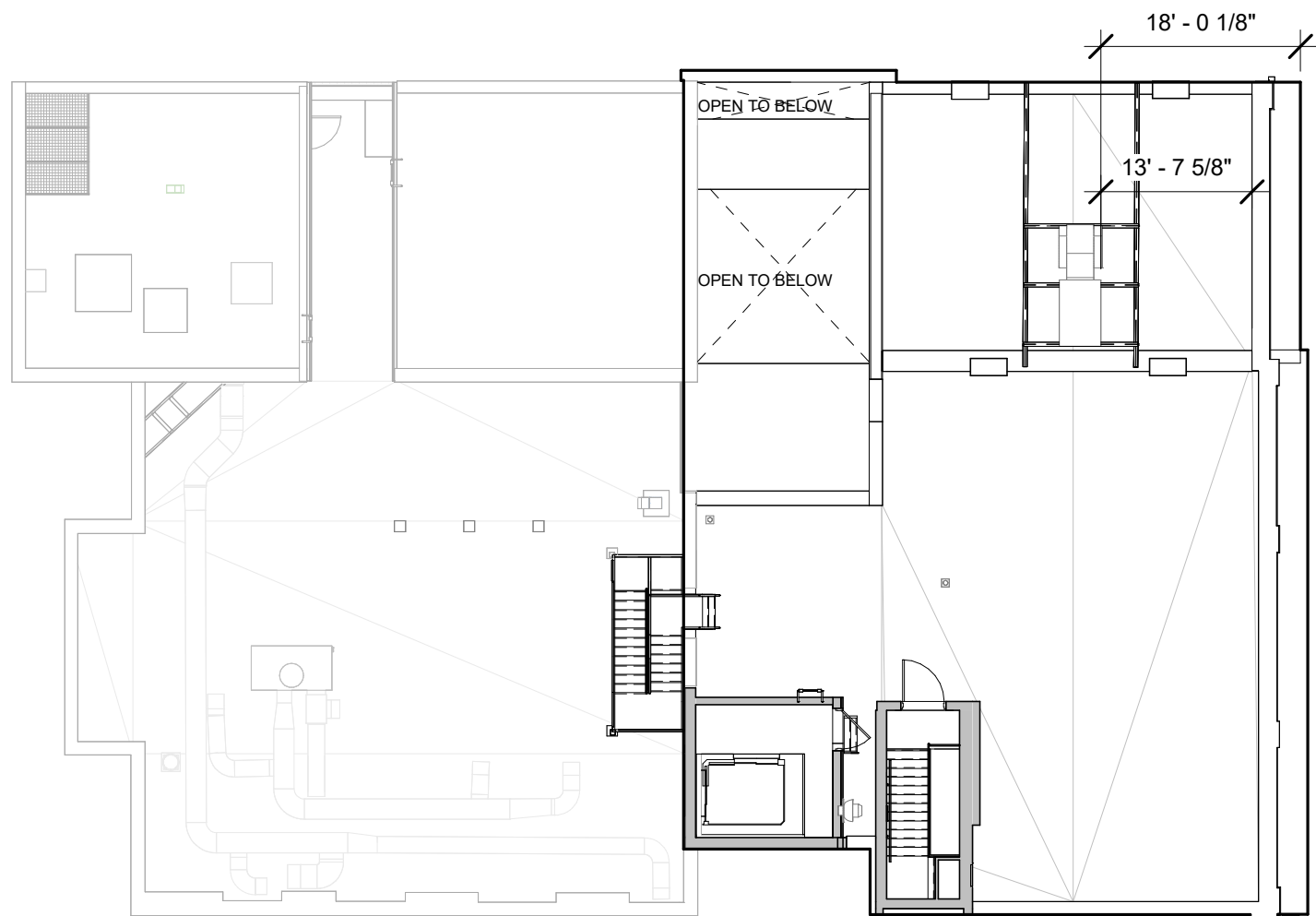
2 AXON- PROPOSED- HIGH ROOF ACTORS AND AUDIENCE LOCATION

STUDIO
 SUPERETTE

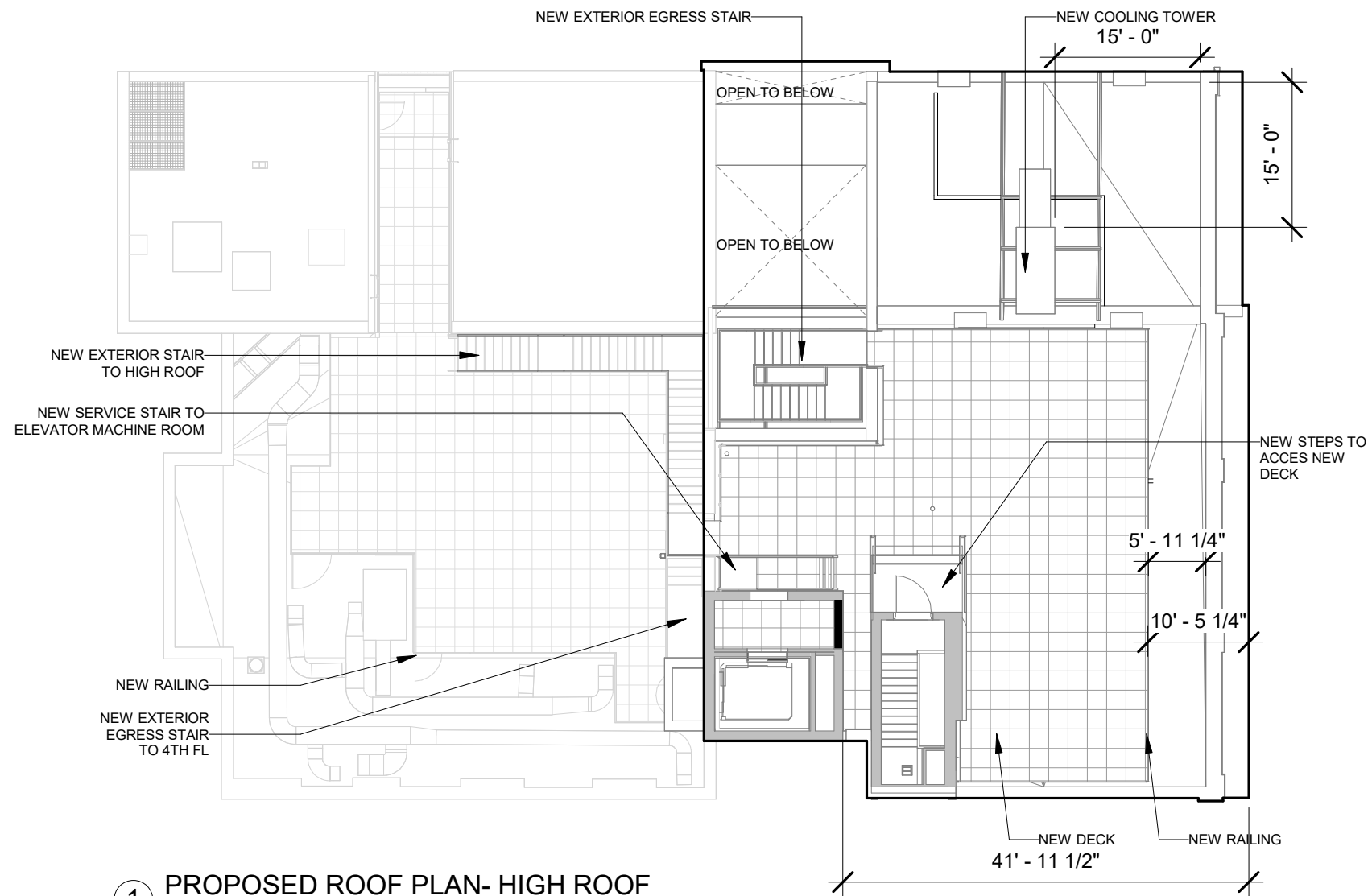
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HIGH ROOF ACTIVATION
 ACTOR AND AUDIENCE
 LOCATIONS

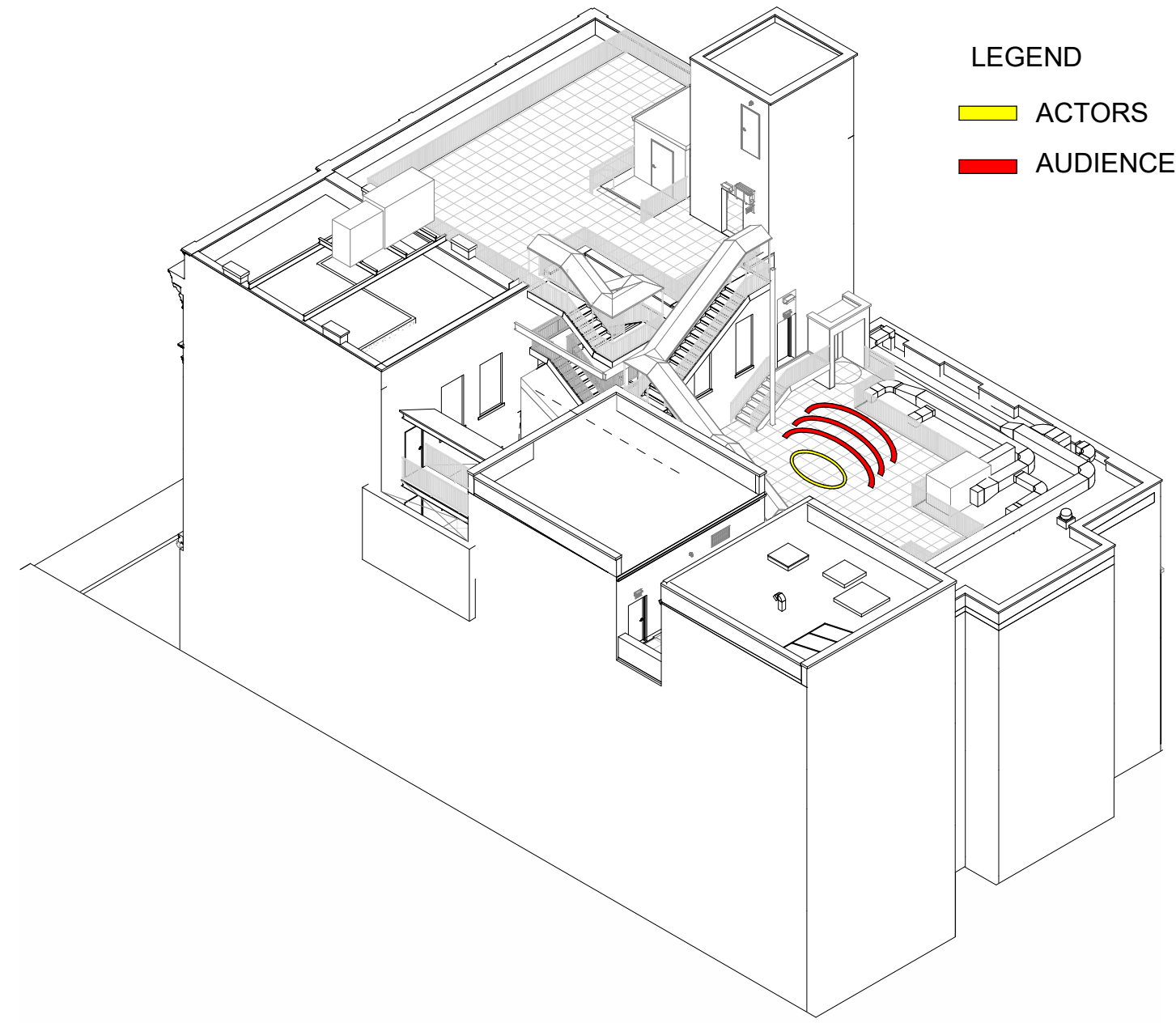
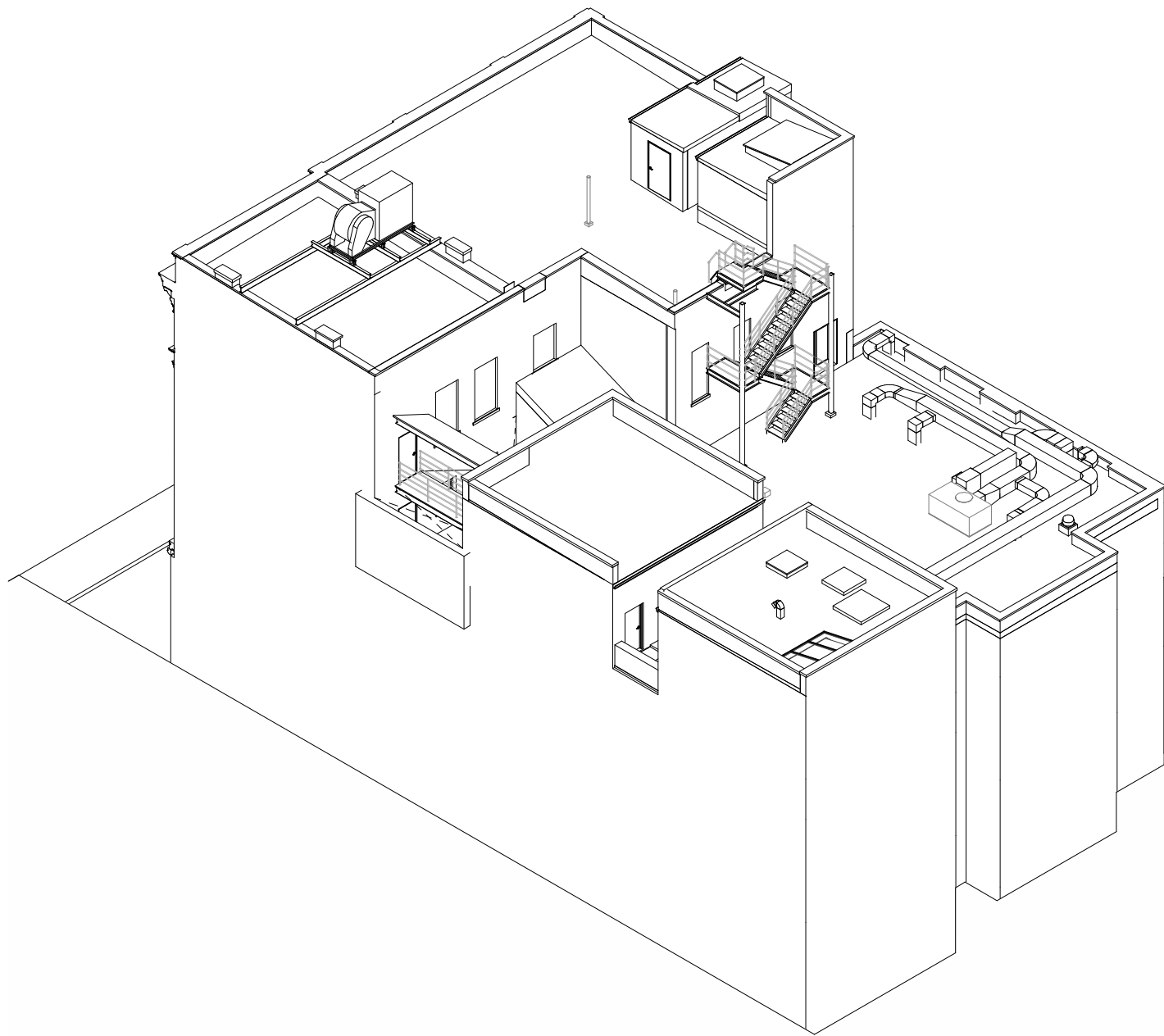
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③ EXISTING ROOF PLAN- HIGH ROOF
1/16" = 1'-0"



① PROPOSED ROOF PLAN- HIGH ROOF
1/16" = 1'-0"



LEGEND
 ACTORS
 AUDIENCE

1 AXON- EXISTING -LOW ROOF

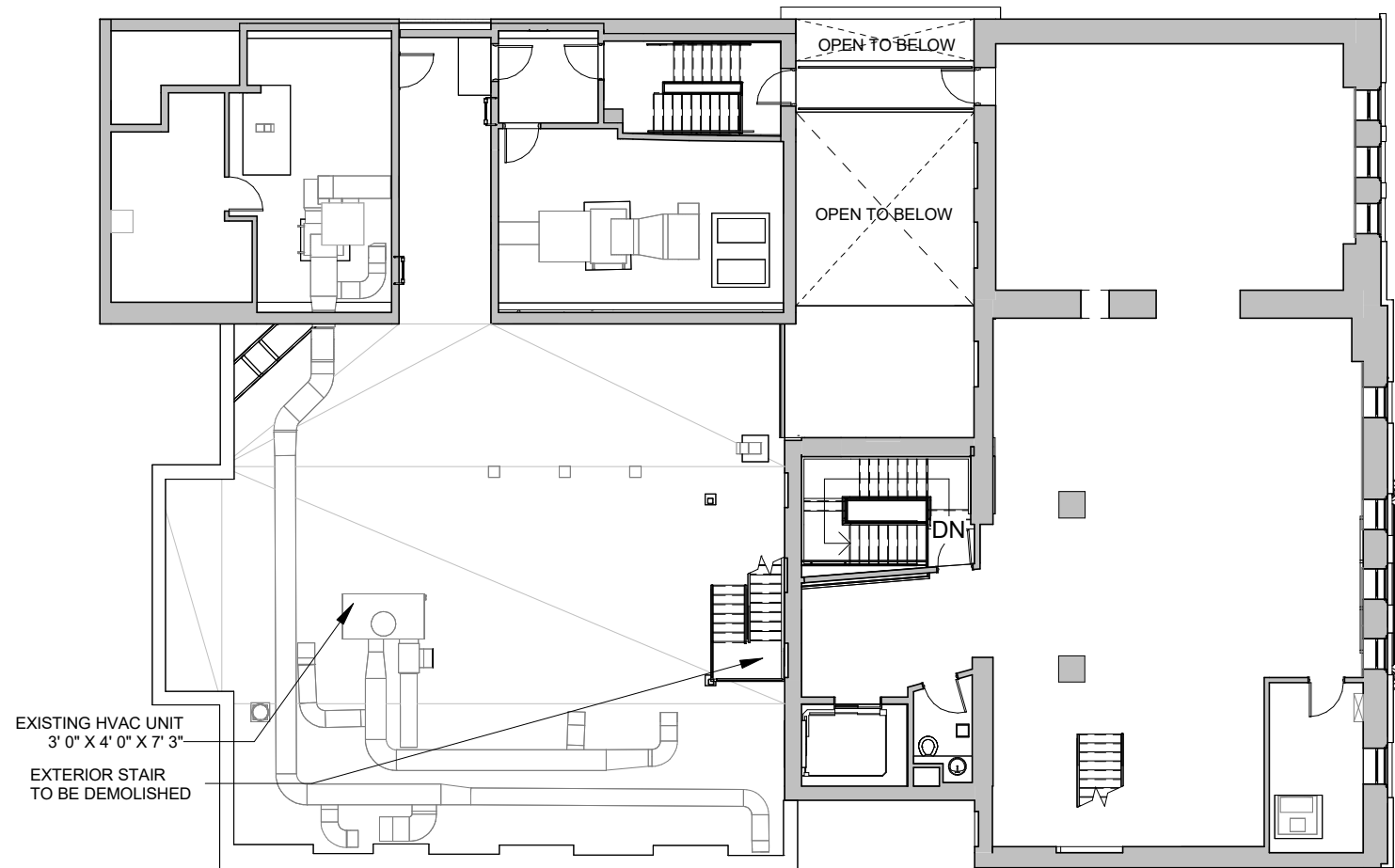
2 AXON- PROPOSED--LOW ROOF ACTORS AND AUDIENCE LOCATION

STUDIO
 SUPERETTE

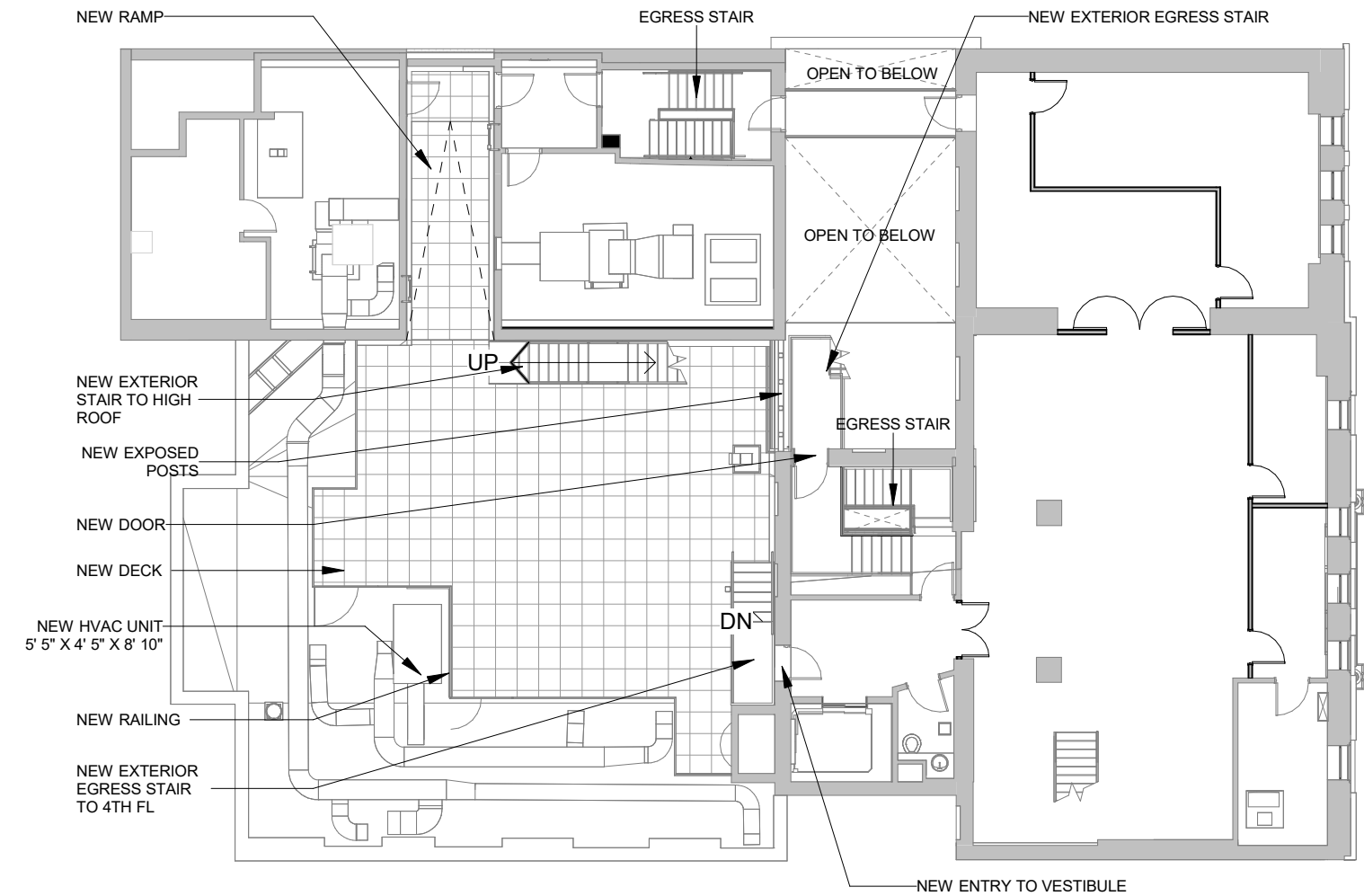
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LOW ROOF ACTIVATION
 ACTOR AND AUDIENCE
 LOCATIONS

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② EXISTING ROOF PLAN- LOW ROOF
1/16" = 1'-0"



① PROPOSED ROOF PLAN- LOW ROOF
1/16" = 1'-0"



POTO RENDERING FOR ILLUSTRATION PURPOSES ONLY

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SUPERETTE

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RENDERING
PROPOSED ROOF SCENIC
ACTIVATION

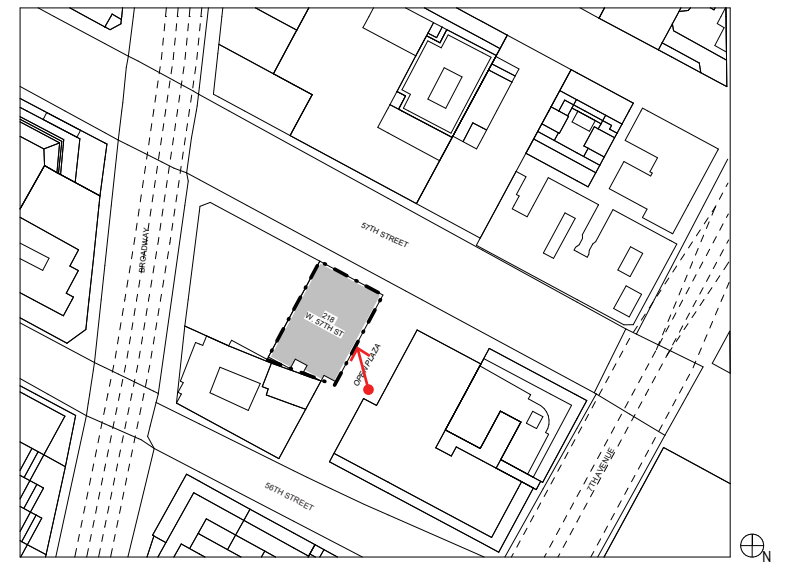
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PROPOSED



EXISTING WITH MOCKUP



KEY PLAN

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SUPERETTE

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NEW YORK, NY 10019

MOCKUP PHOTOS
VIEW FROM EAST PLAZA

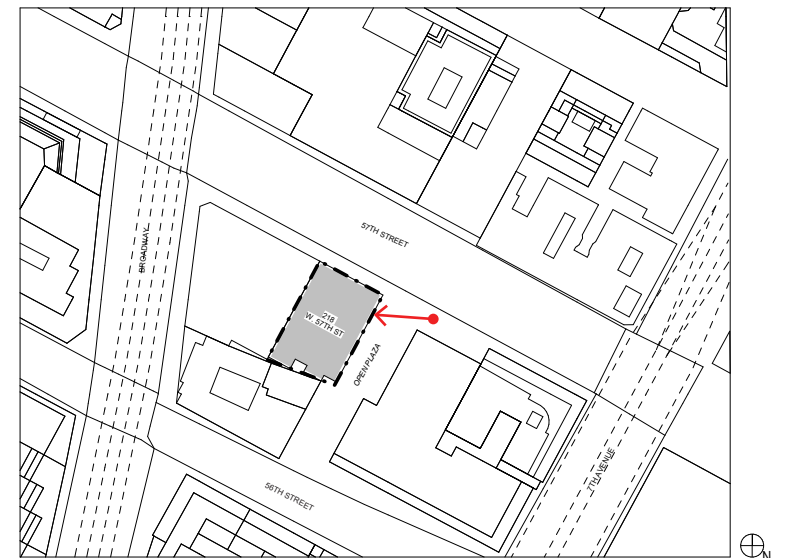
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PROPOSED



EXISTING WITH MOCKUP



KEY PLAN

STUDIO
SUPERETTE

POTO
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NEW YORK, NY 10019

MOCKUP PHOTOS
FROM 57TH STREET

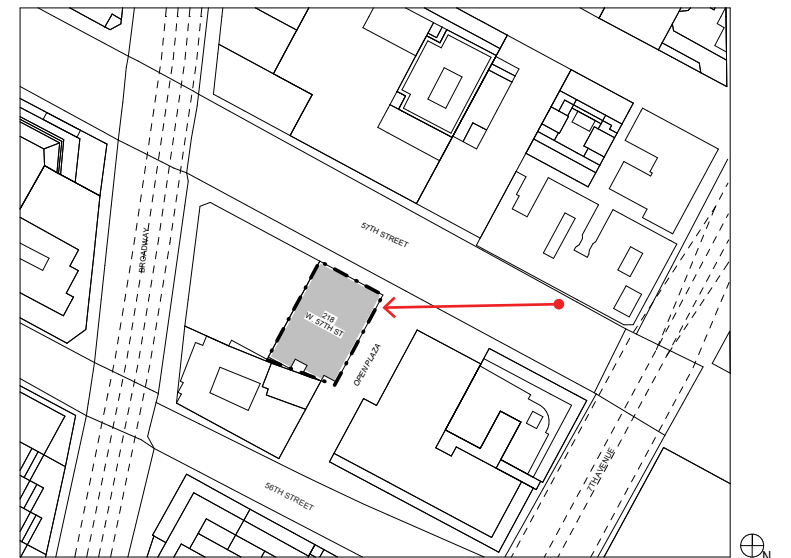
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PROPOSED



EXISTING WITH MOCKUP



KEY PLAN

STUDIO
SUPERETTE

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MOCKUP PHOTOS
FROM 57TH STREET & 7TH
AVENUE

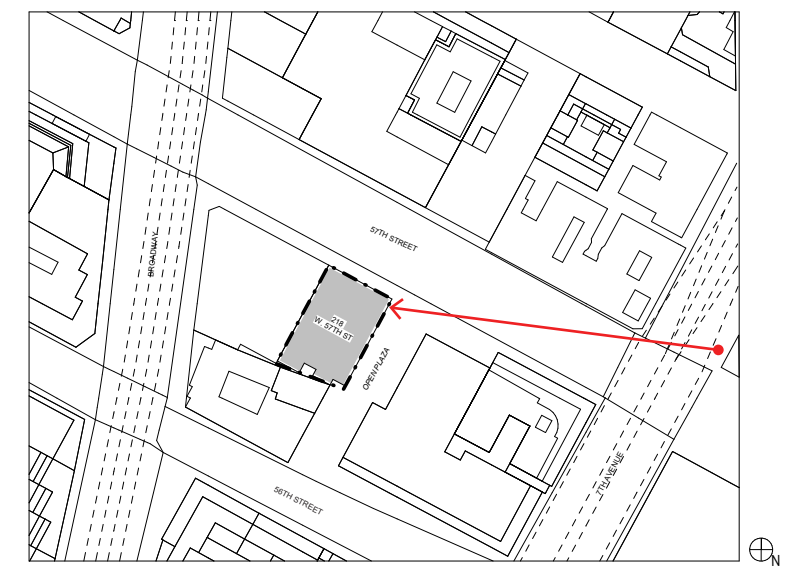
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PROPOSED



EXISTING WITH MOCKUP



KEY PLAN

STUDIO
SUPERETTE

POTO
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NEW YORK, NY 10019

MOCKUP PHOTOS
FROM 57TH STREET & 7TH
AVENUE

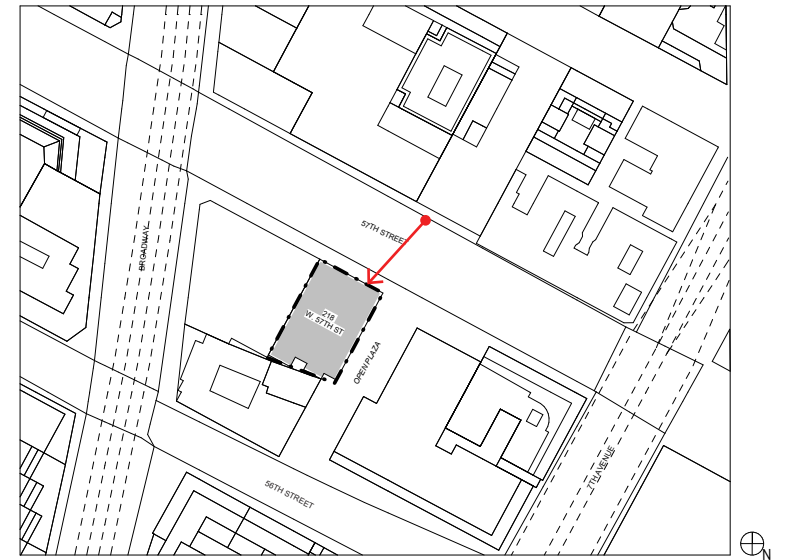
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PROPOSED



EXISTING WITH MOCKUP



KEY PLAN

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SUPERETTE

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MOCKUP PHOTOS
FROM 57TH STREET

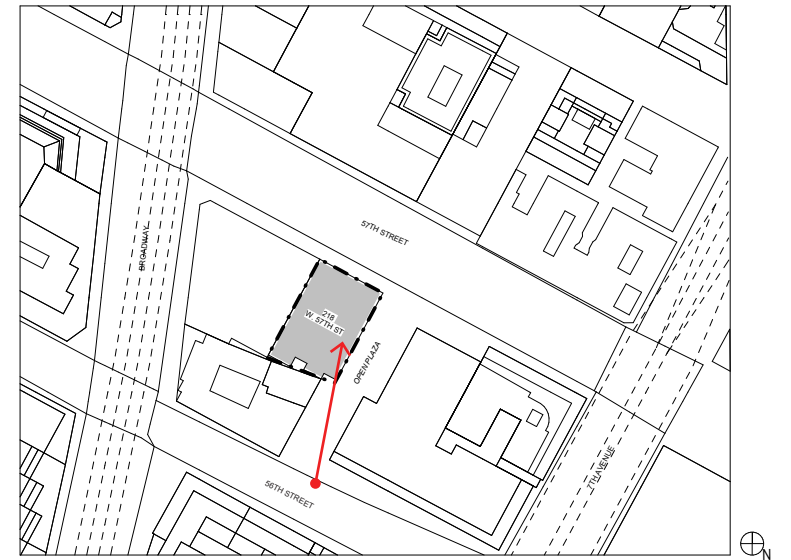
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PROPOSED



EXISTING WITH MOCKUP



KEY PLAN

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SUPERETTE

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MOCKUP PHOTOS
FROM 56TH STREET

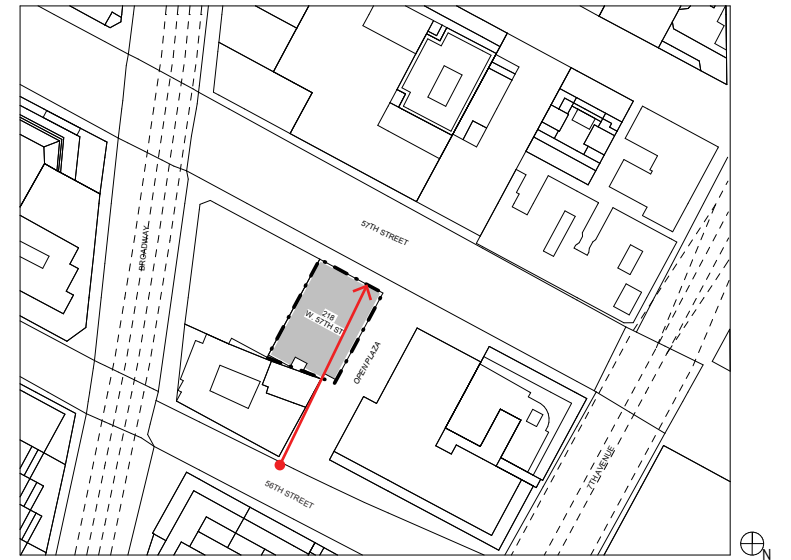
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PROPOSED



EXISTING WITH MOCKUP



KEY PLAN

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MOCKUP PHOTOS
FROM 56TH STREET

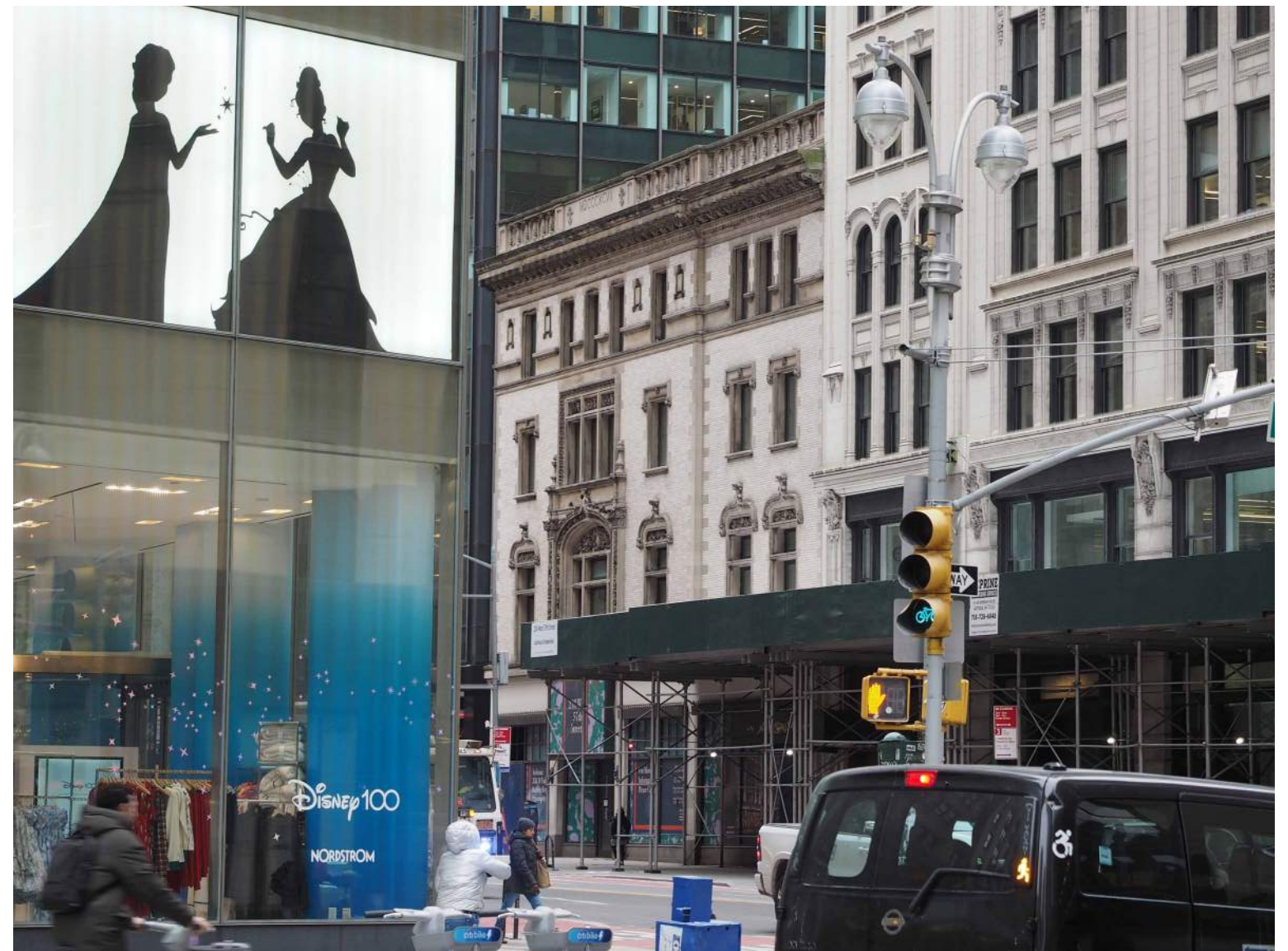
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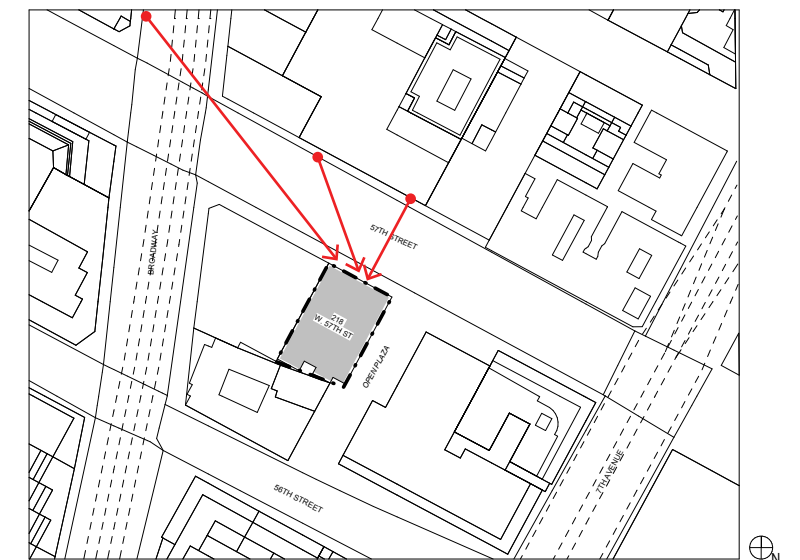
EXISTING AND PROPOSED - VIEWS FROM WEST 57TH STREET (NO VISIBILITY)

STUDIO
SUPERETTE

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218 West 57th St
NEW YORK, NY 10019



EXISTING AND PROPOSED -
VIEW FROM BROADWAY (NO VISIBILITY)



KEY PLAN

MOCKUP PHOTOS
FROM 57TH STREET
AND BROADWAY

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EXISTING CONDITIONS
218 WEST 57TH STREET

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GROUND LEVEL FACADE
EXISTING CONDITION

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STOREFRONT DETAILS
EXISTING CONDITIONS

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VIEW PRIOR TO PLYWOOD SEALING OF SIDE ENTRIES, 2018



WEST ENTRANCE - EXISTING CONDITION (TAKEN OCTOBER 2014)

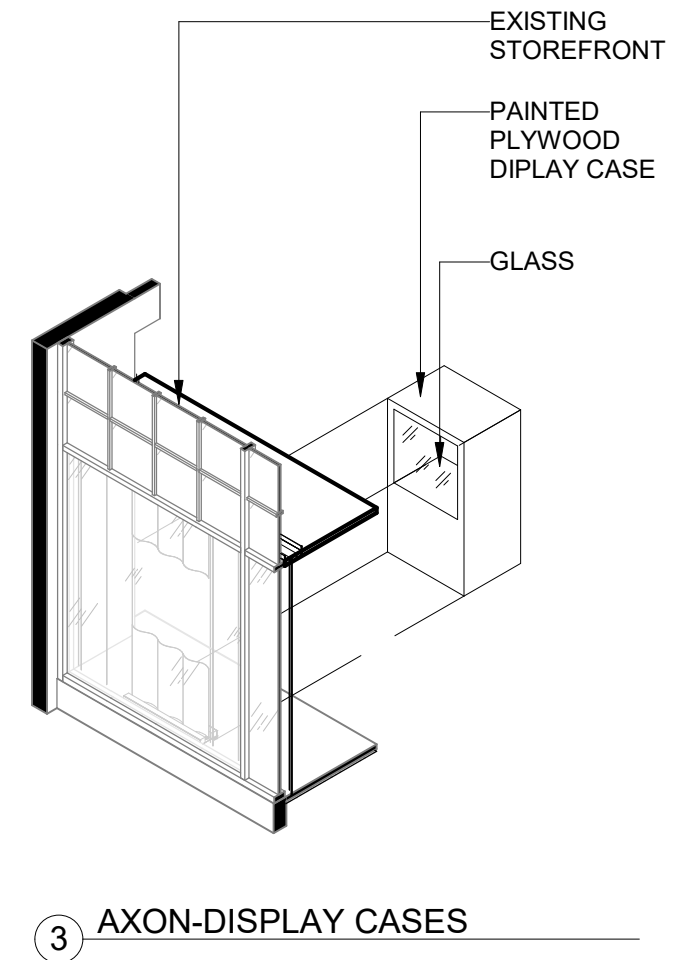
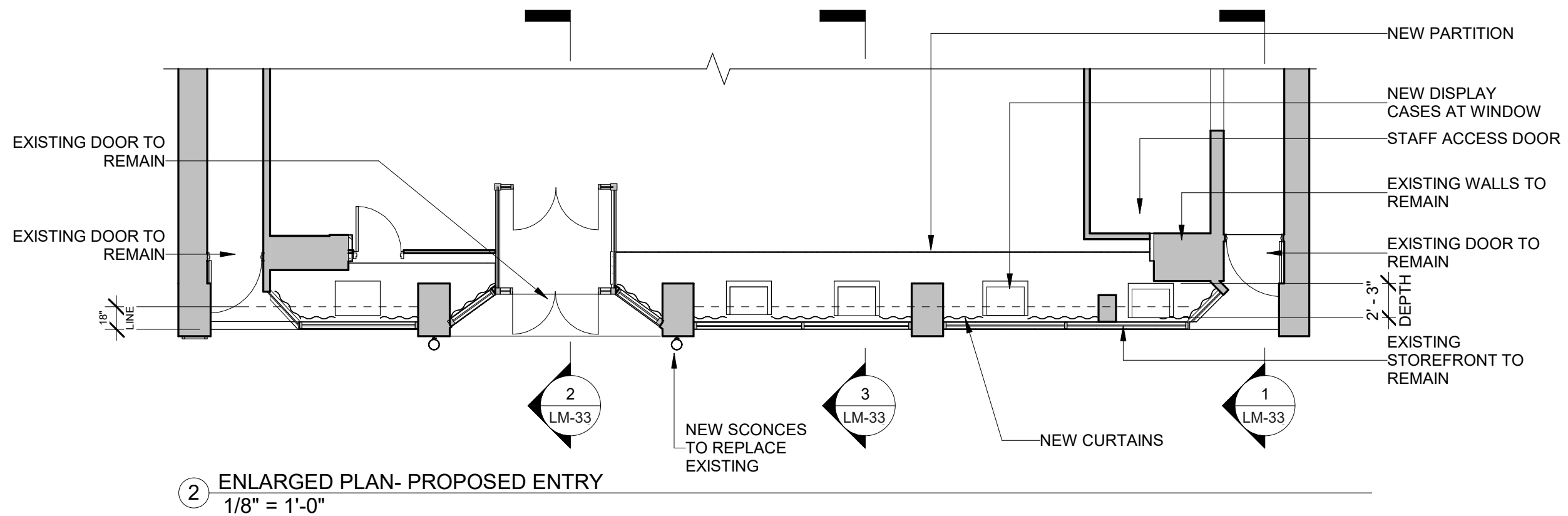
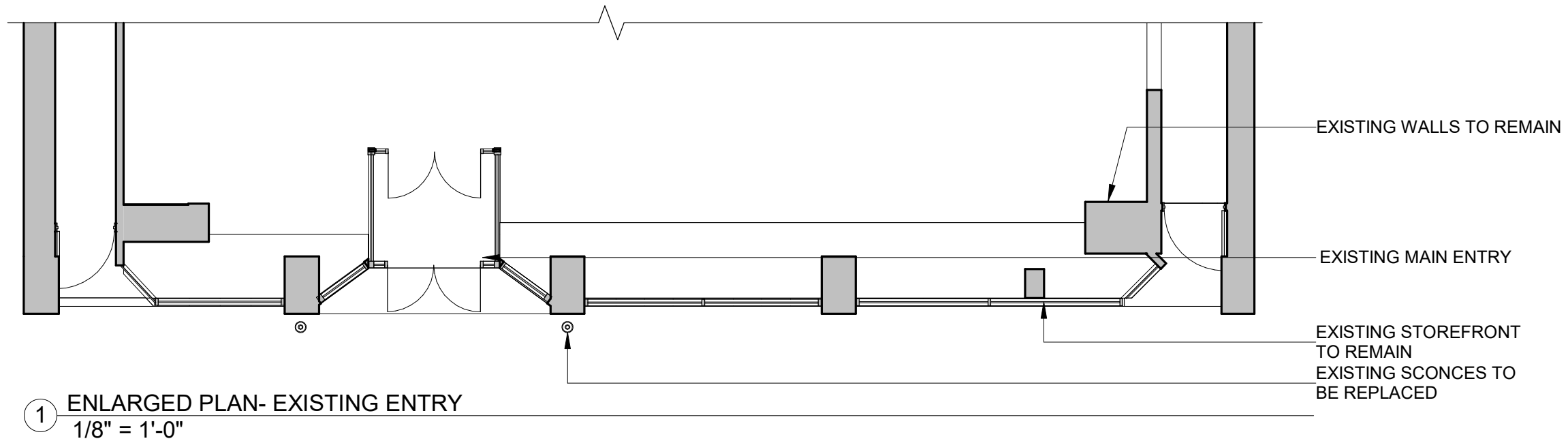


PRIMARY SIGN BOARD - EXISTING CONDITION (TAKEN AUGUST 2018)

EXISTING SIGN BOX
8' - 4" x 14'

EXISTING LIGHTING
FIXTURES AT
UNDERSIDE OF
SIGN BOX

SCONCES TO BE
REPLACED



Windsor Lantern Outdoor Wall Sconce
By Hinkley



Windsor Lantern Outdoor Wall Sconce
By Hinkley

Product Options

Finish: Black,
Size: Medium

Details

River Rock finish is made of Cast Aluminum

Dimensions

Medium Option Backplate: Width 5.75", Height 12"
Medium Option Fixture: Width 9.5", Height 25.5",
Depth 12", Weight 9Lbs

Lighting

Medium

Lamp Type	LED
Total Lumens	1050.0
# of Bulbs	3 (Not Included)
Bulb Type	5W CA10 Flame E12
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

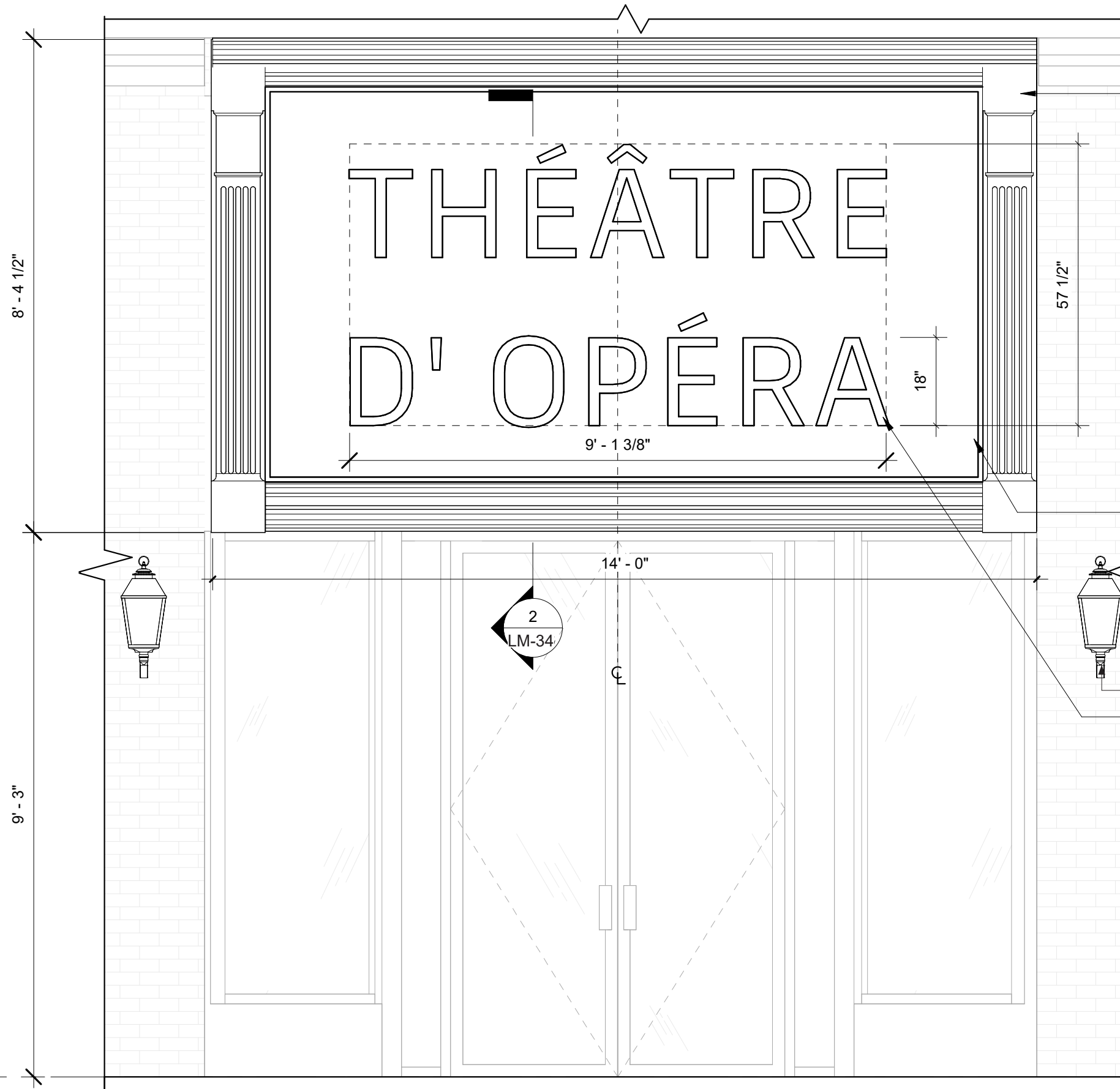
Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
<https://www.lumens.com/windsor-lantern-outdoor-wall-sconce-by-hinkley-HKY1999772.html>

Rating: UL Listed Wet

ITEM#: HKY1999772



DECORATIVE MOULDING PROFILES ATTACHED TO SIGN BOX, PAINTED TO MATCH EXISTING STONE TRIM AROUND WINDOWS

SIGNAGE ATTACHED TO METAL SIGN FASCIA PANEL

REPLACE SCONCES AT EXISTING LOCATION

NEW PIN MOUNTED HALO SIGNAGE, PAINTED BLACK METAL

LEVEL 1 - STREET
0' - 0"

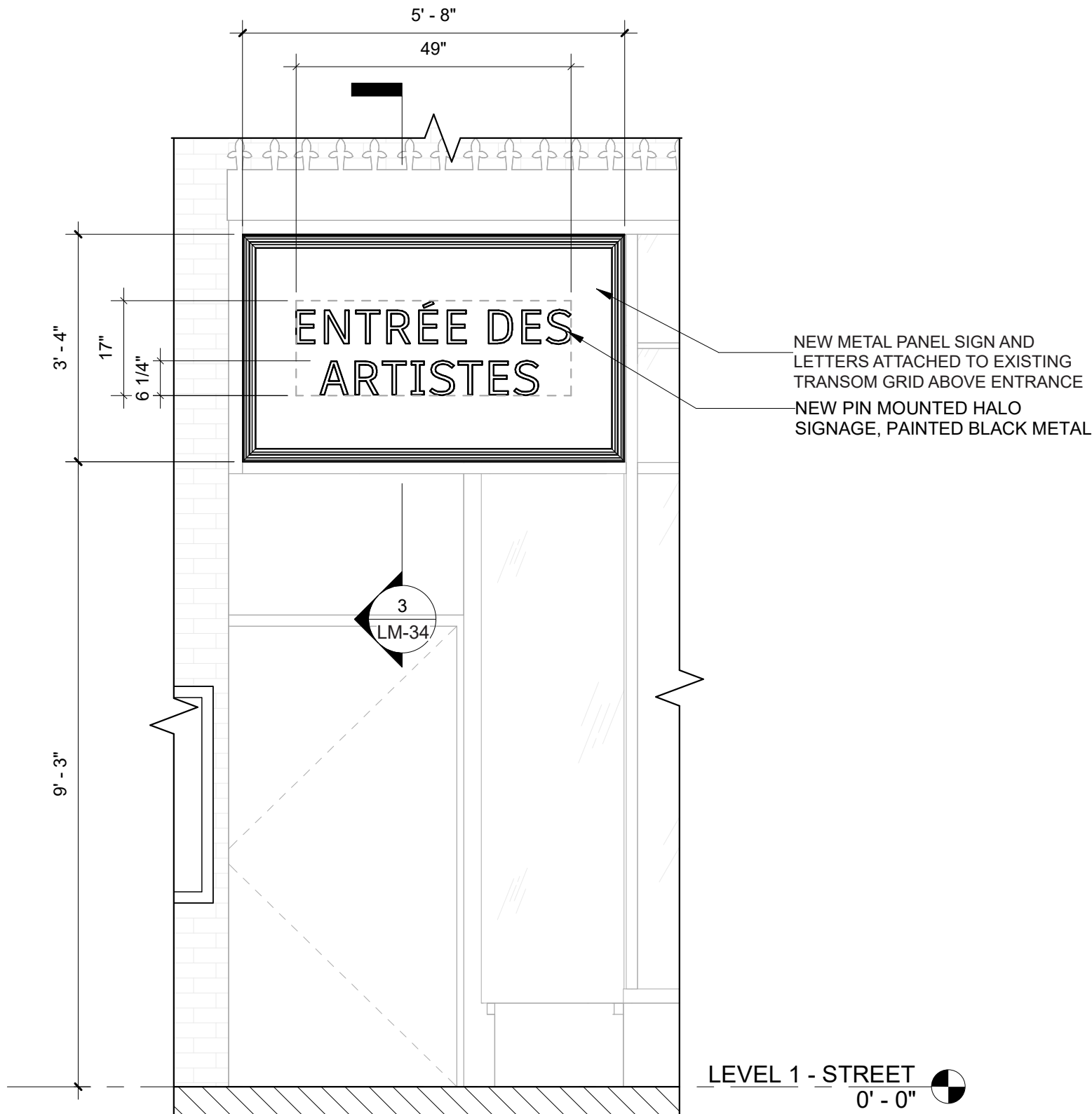
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NEW YORK, NY 10019

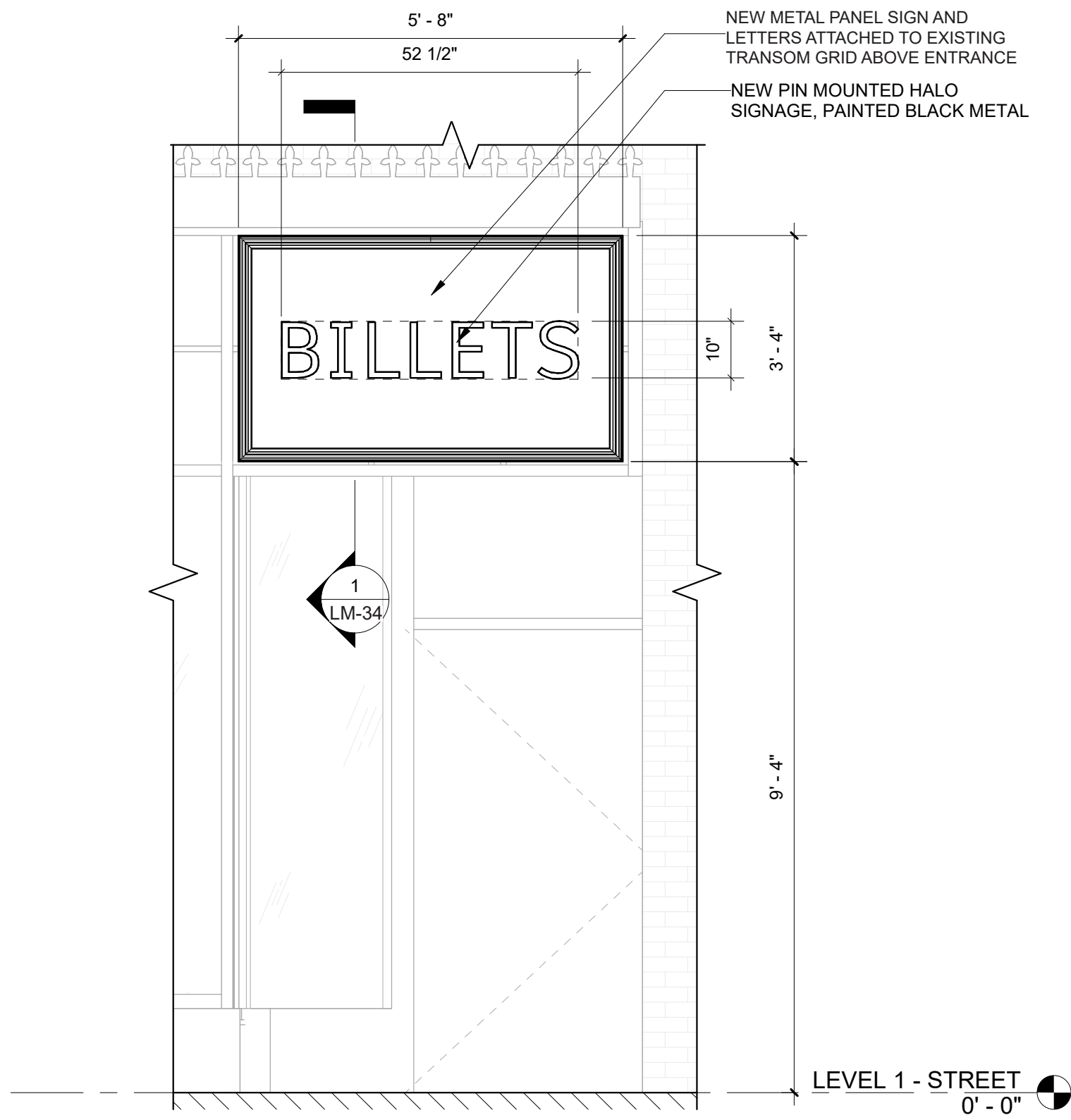
ENLARGED ELEVATION
PRIMARY SIGN PANEL

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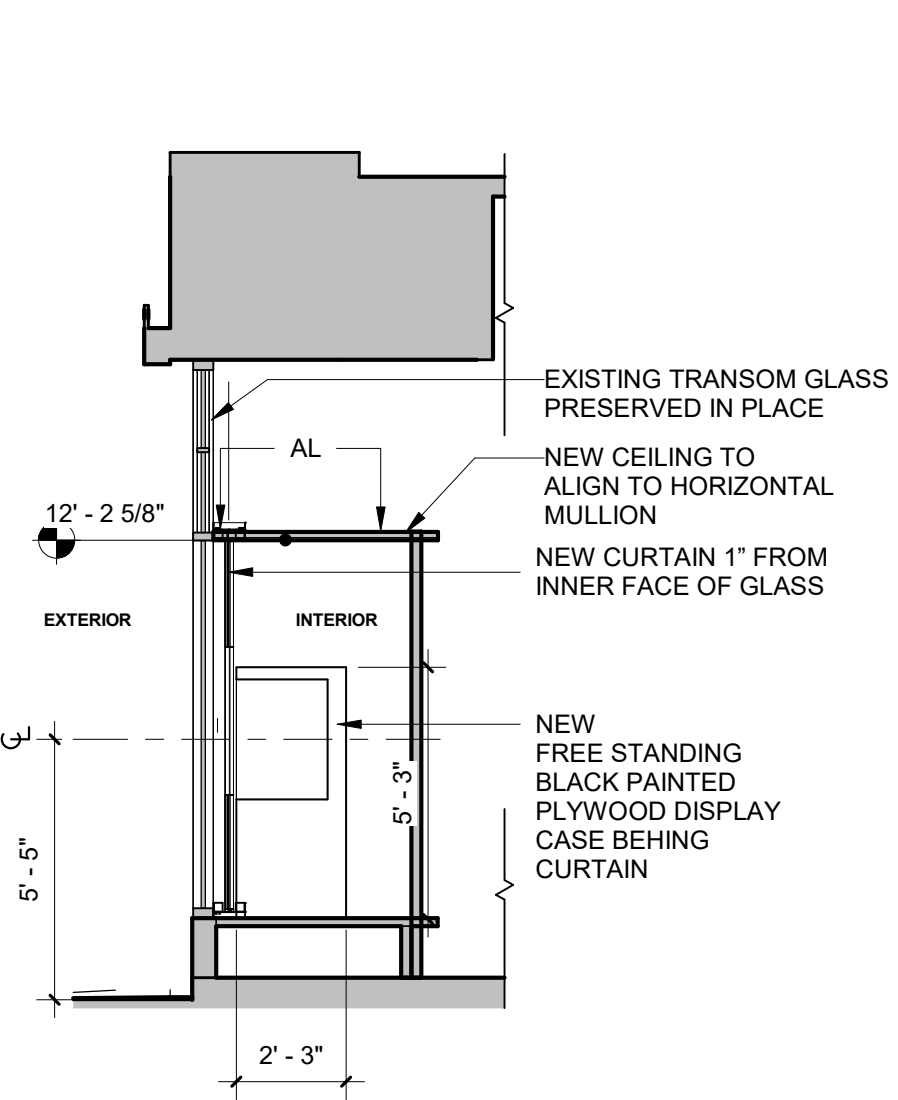
February 13, 2024



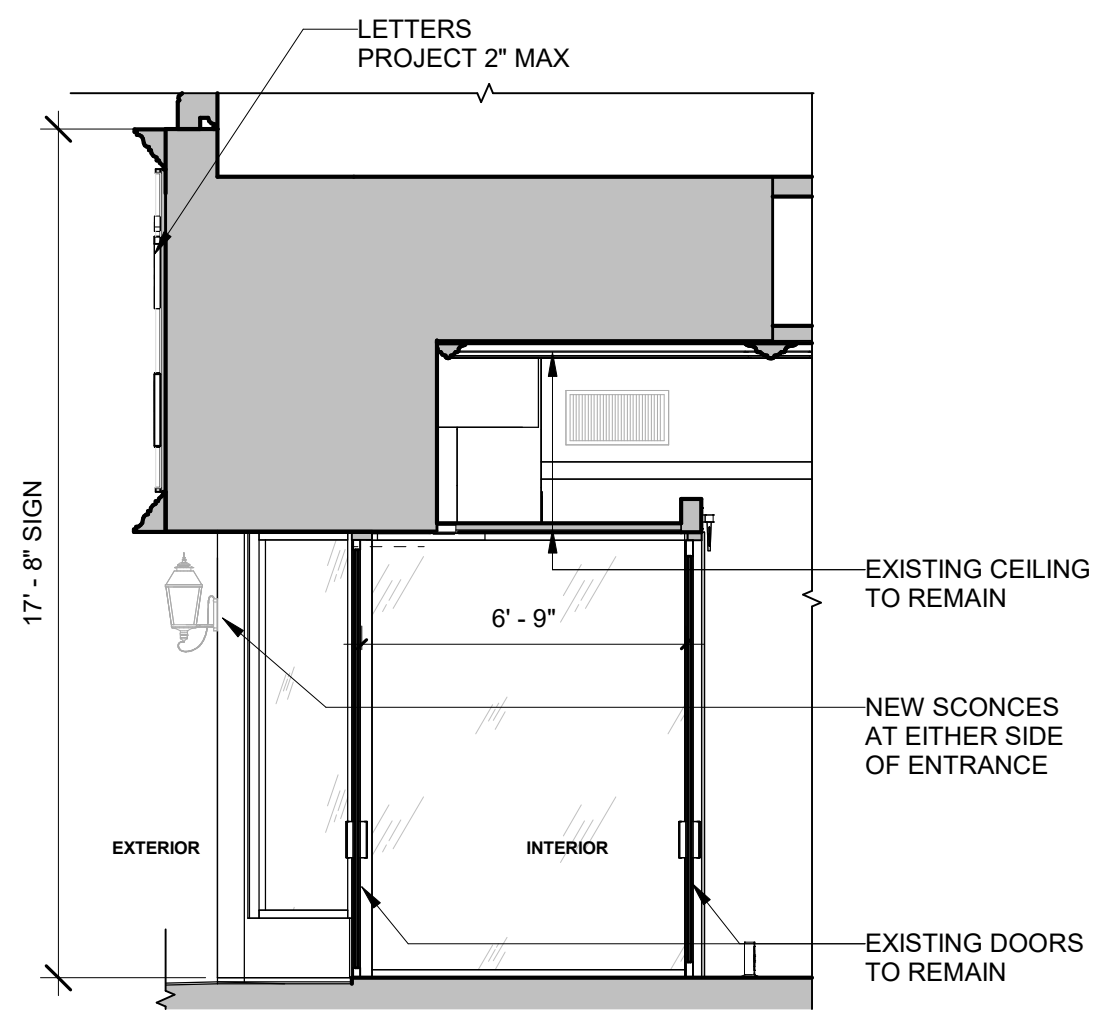
① LEFT ENTRANCE SIGN
1/2" = 1'-0"



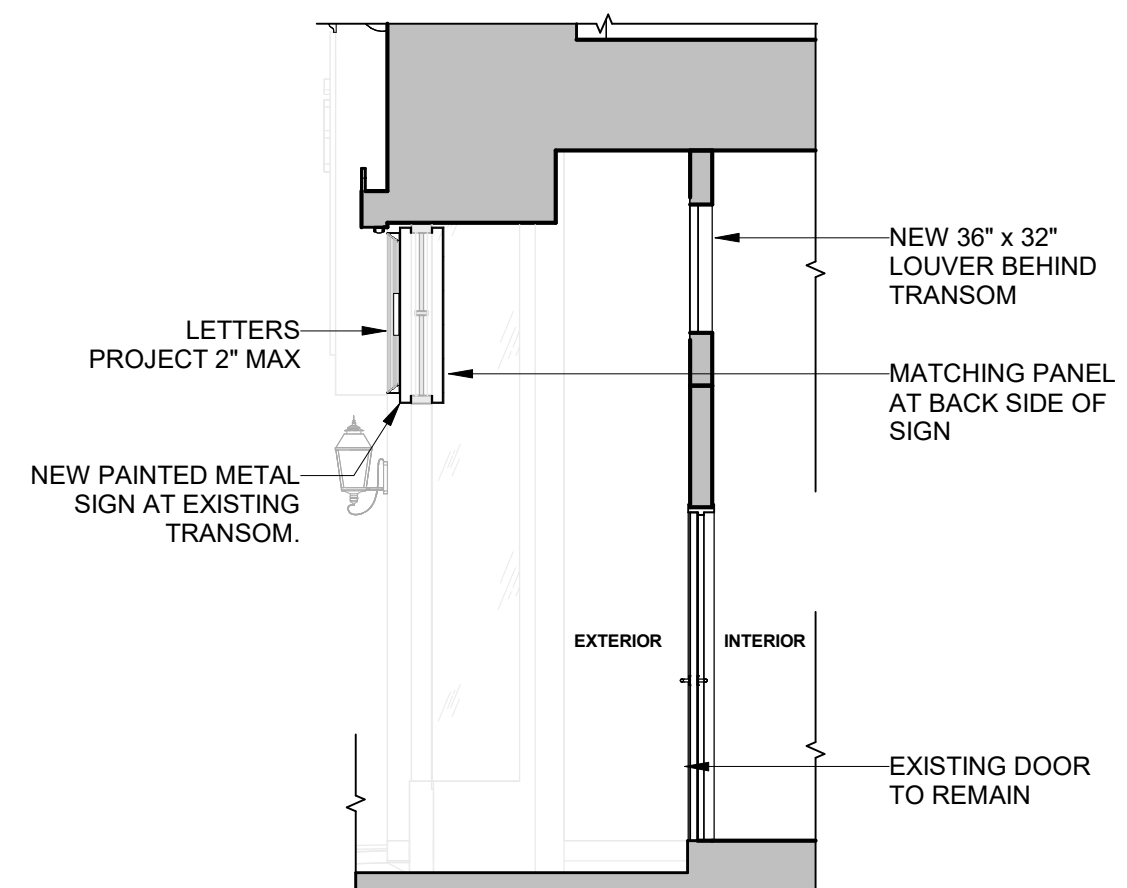
③ RIGHT ENTRANCE SIGN
1/2" = 1'-0"



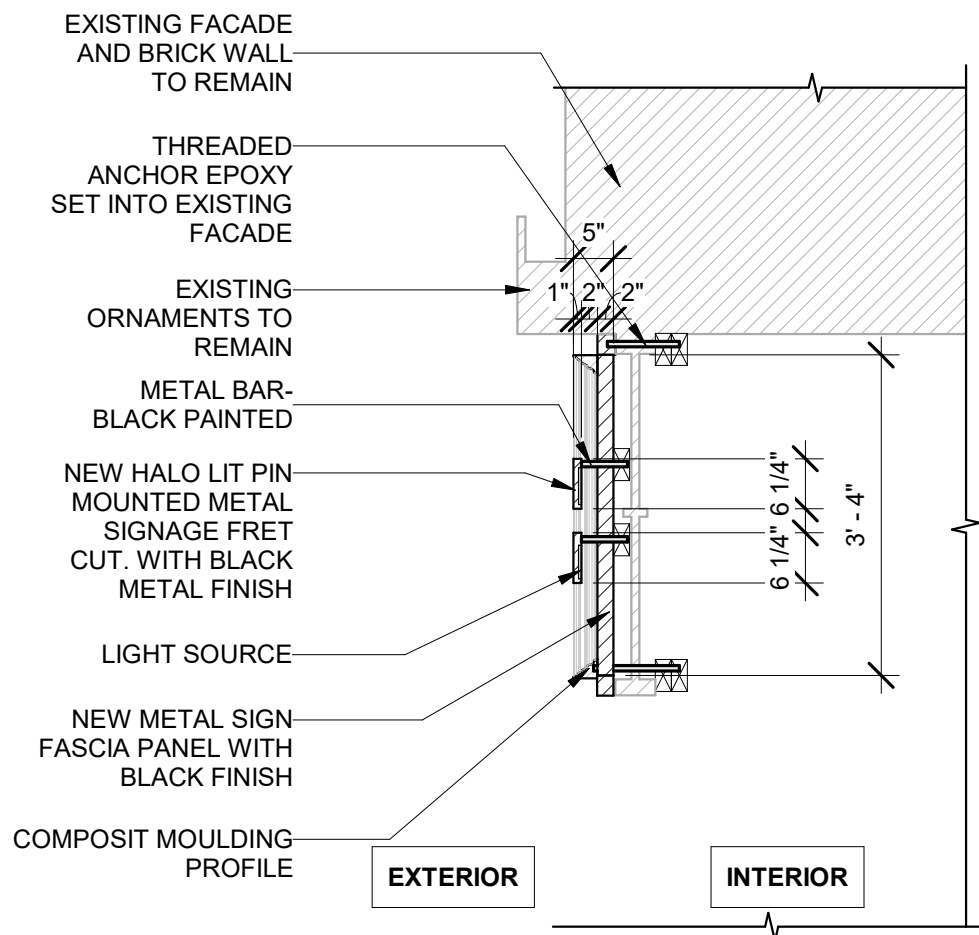
③ ENLARGED SECTION- DISPLAY WINDOW
1/4" = 1'-0"



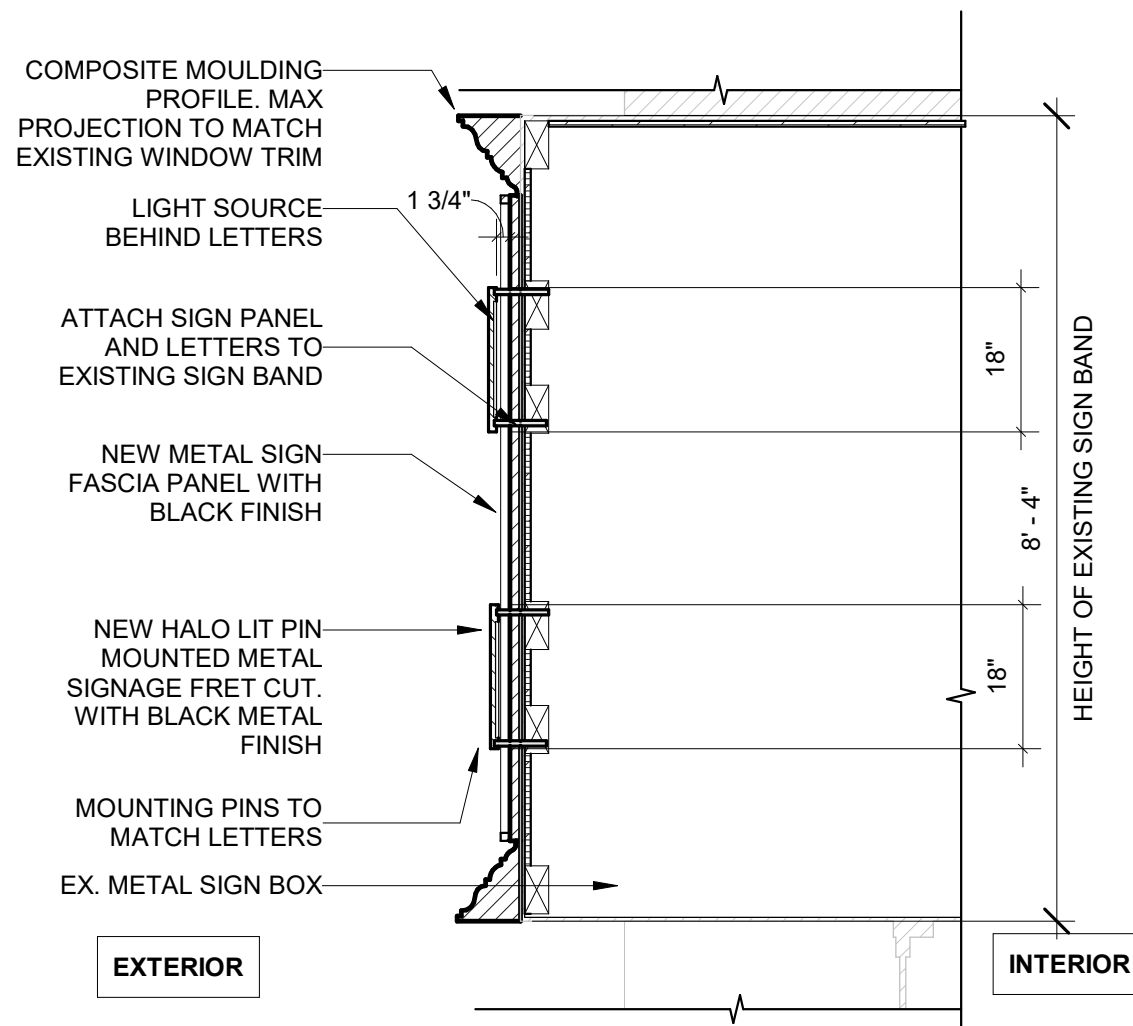
② ENLARGED SECTION- MAIN EXIT
1/4" = 1'-0"



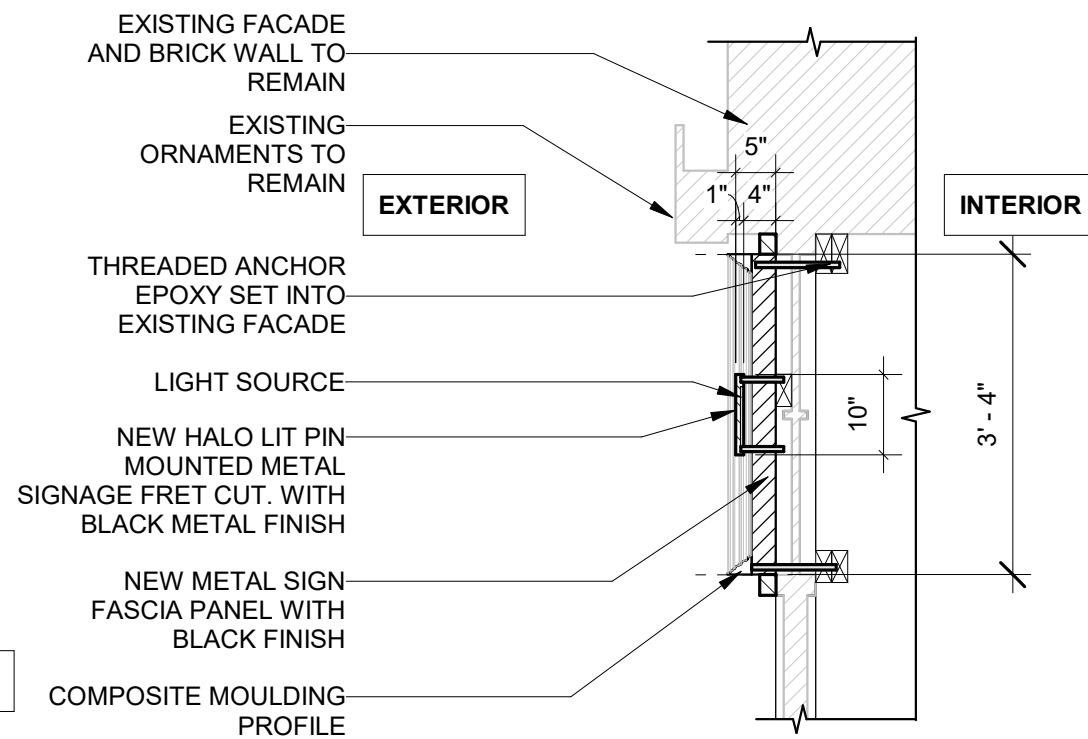
① ENLARGED SECTION- SIDE ENTRY
1/4" = 1'-0"



3 SIDE DOOR 1-SIGNAGE DETAIL SECTION
1/2" = 1'-0"



2 ENTRANCE DOOR SIGNAGE DETAIL SECTION
1/2" = 1'-0"



1 SIDE DOOR 2-SIGNAGE DETAIL SECTION
1/2" = 1'-0"



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57TH STREET RENDERING
PROPOSED CONDITION

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Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-24-06030

**218 West 57th Street – Society House of the American Society
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To testify virtually, please join Zoom

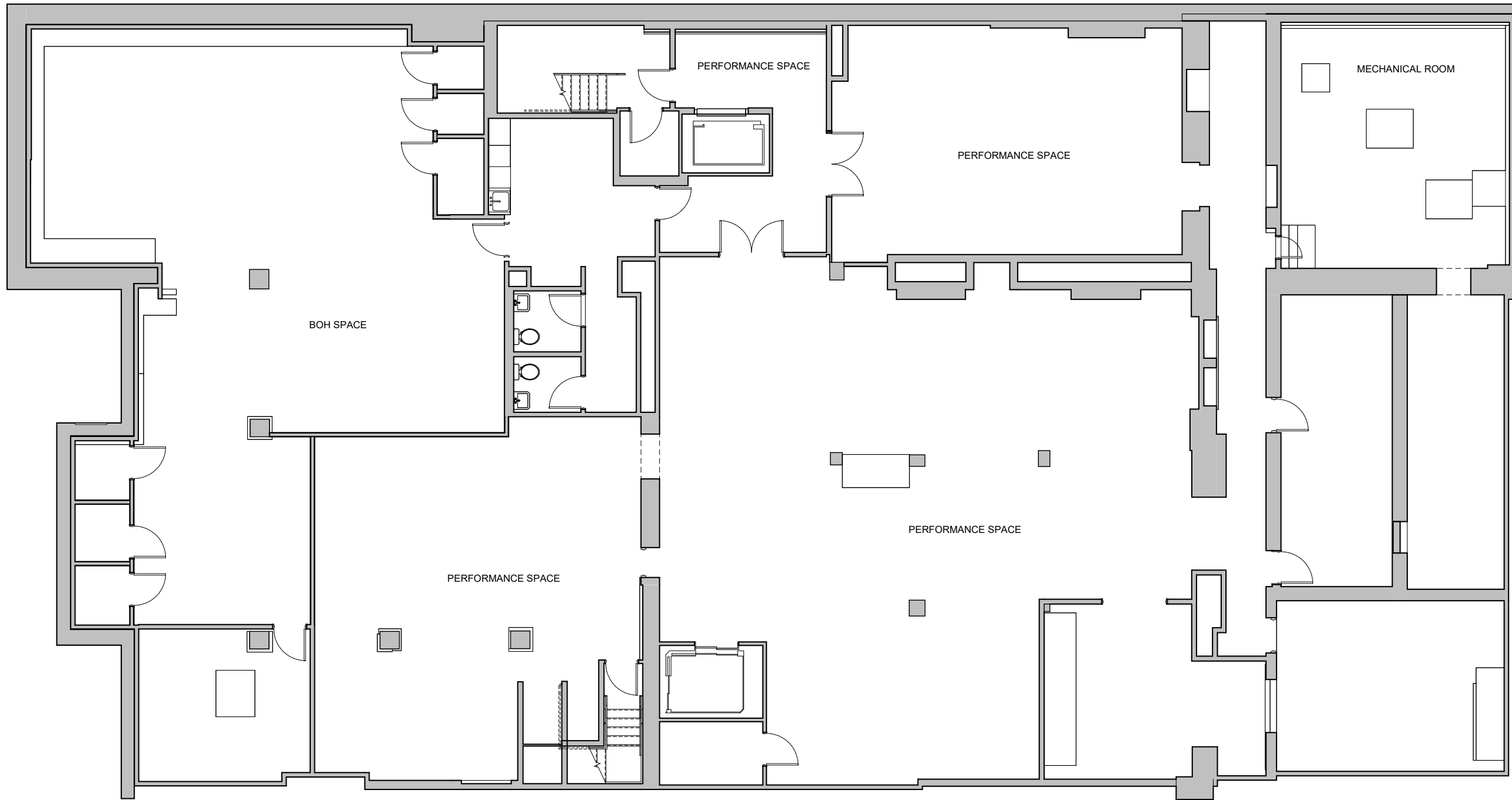
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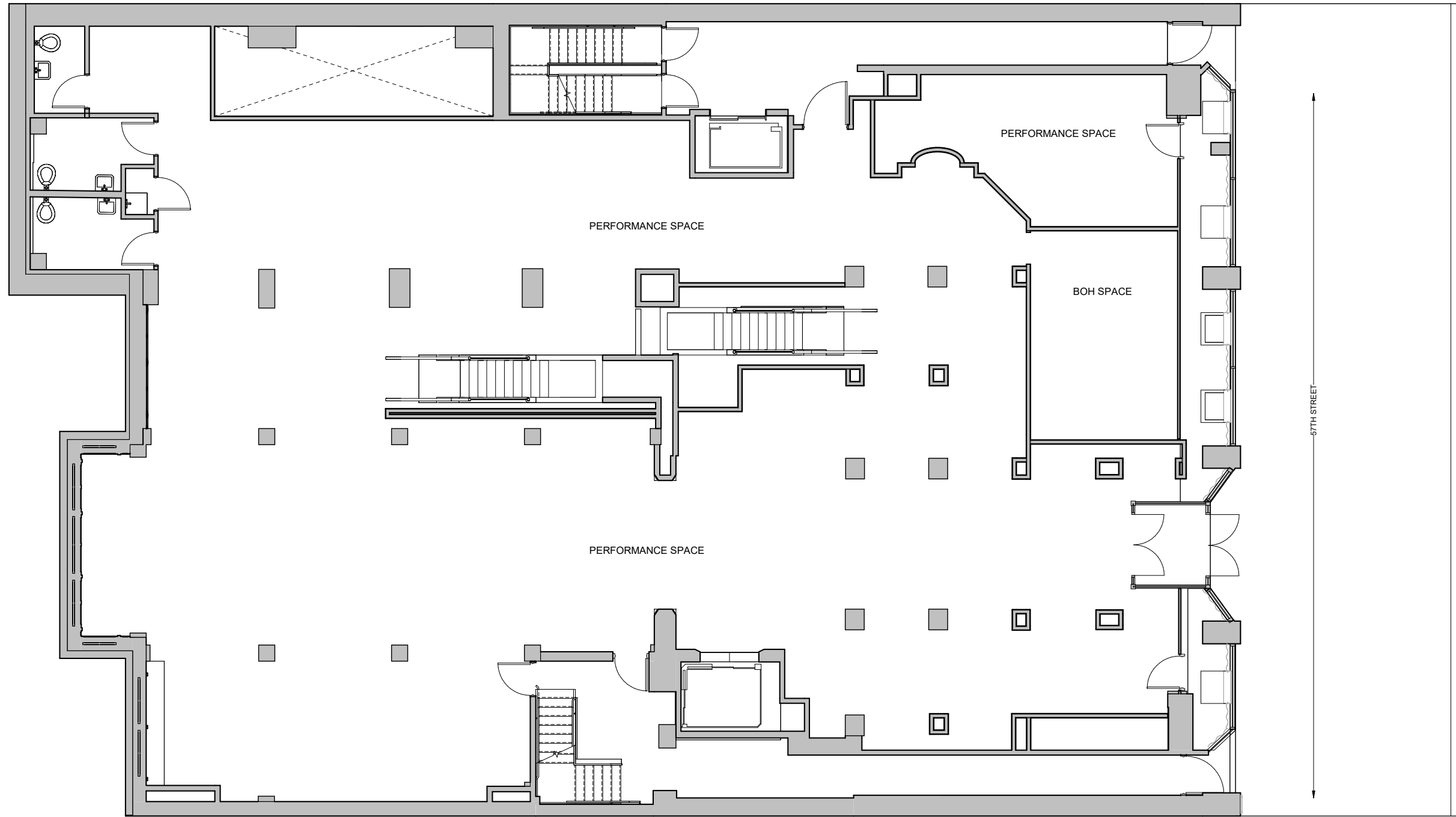
Passcode: 350506

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

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APPENDIX



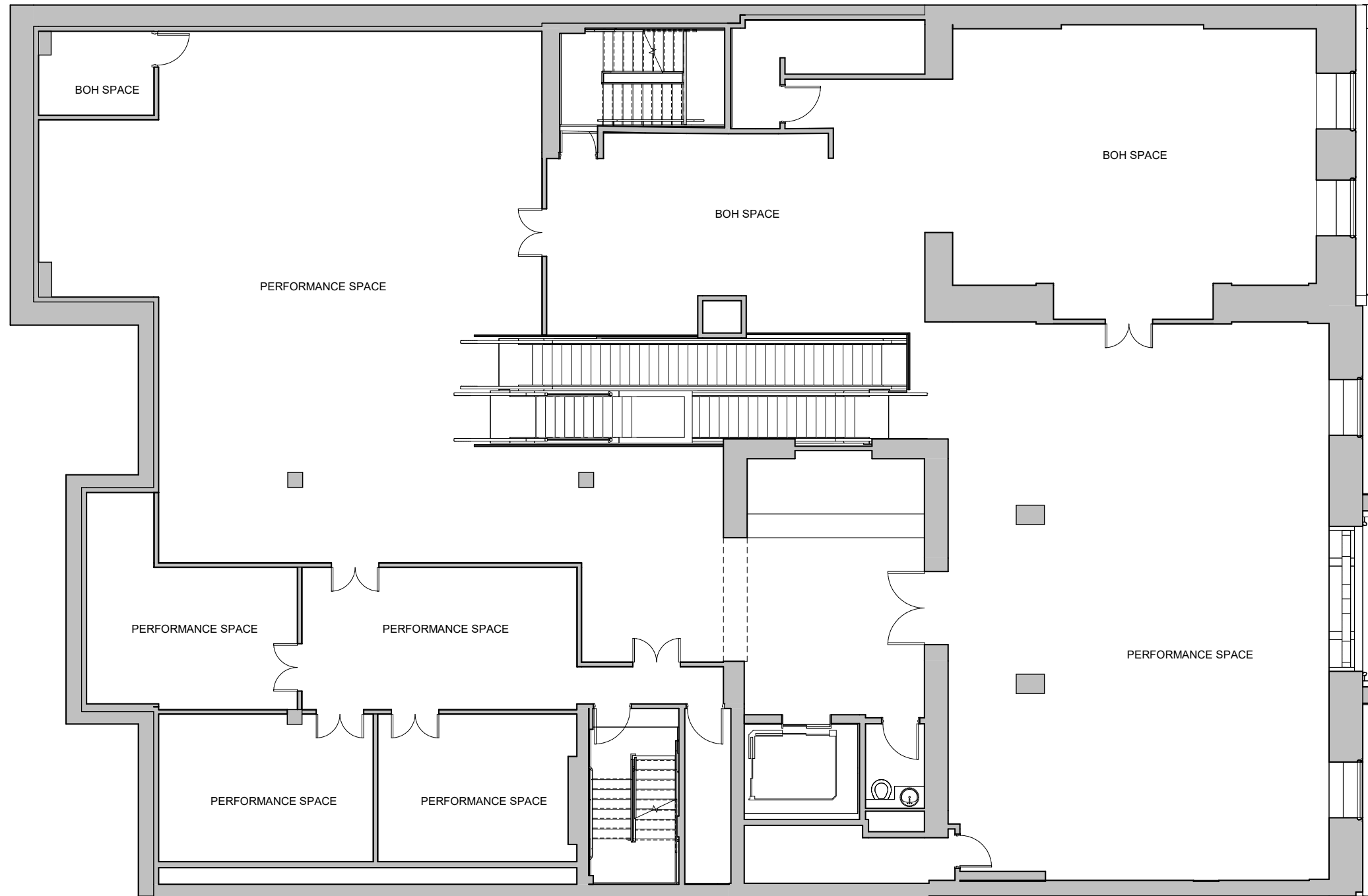


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PROPOSED FLOOR PLANS
GROUND FLOOR

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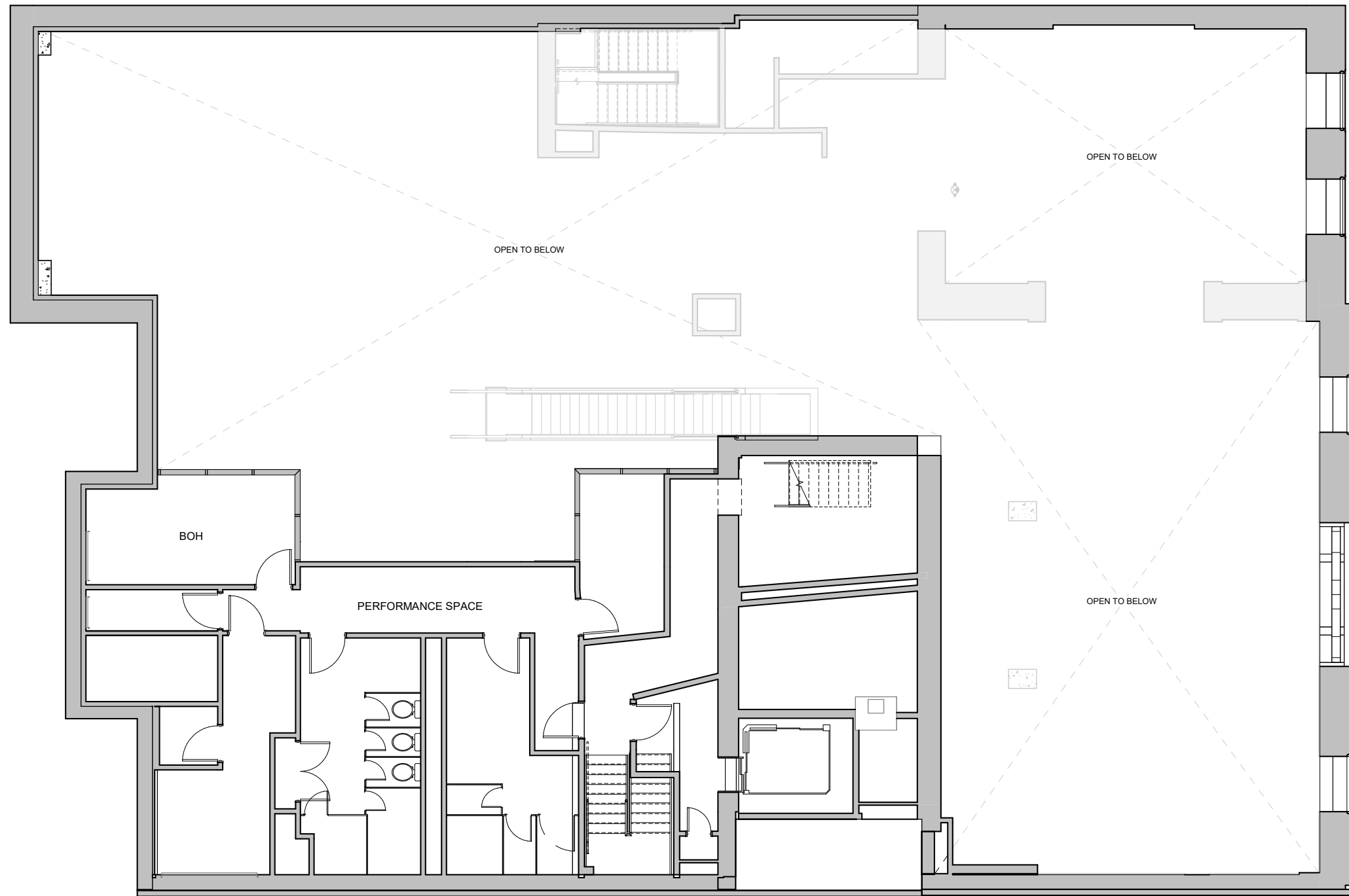


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PROPOSED FLOOR PLANS
SECOND FLOOR

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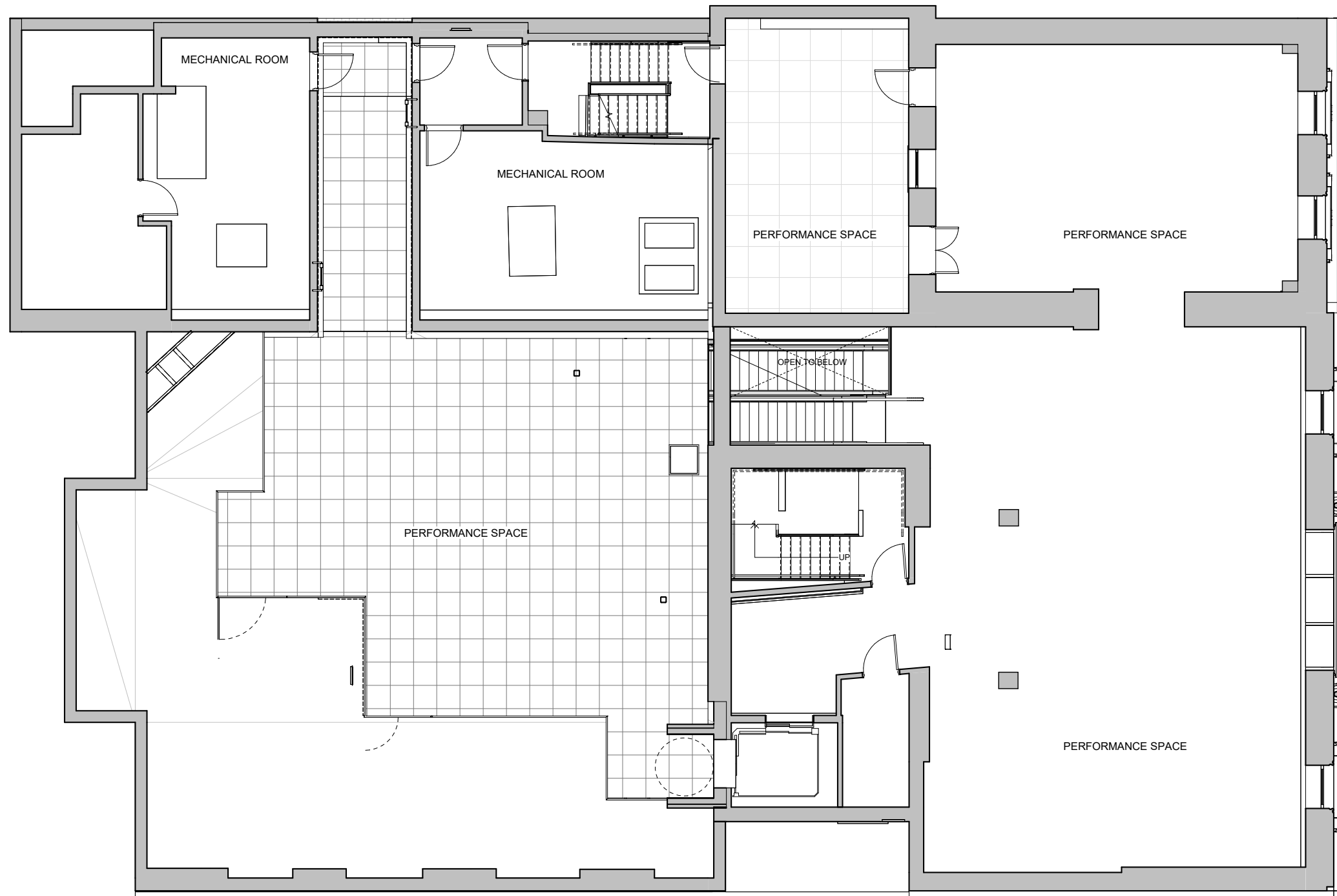


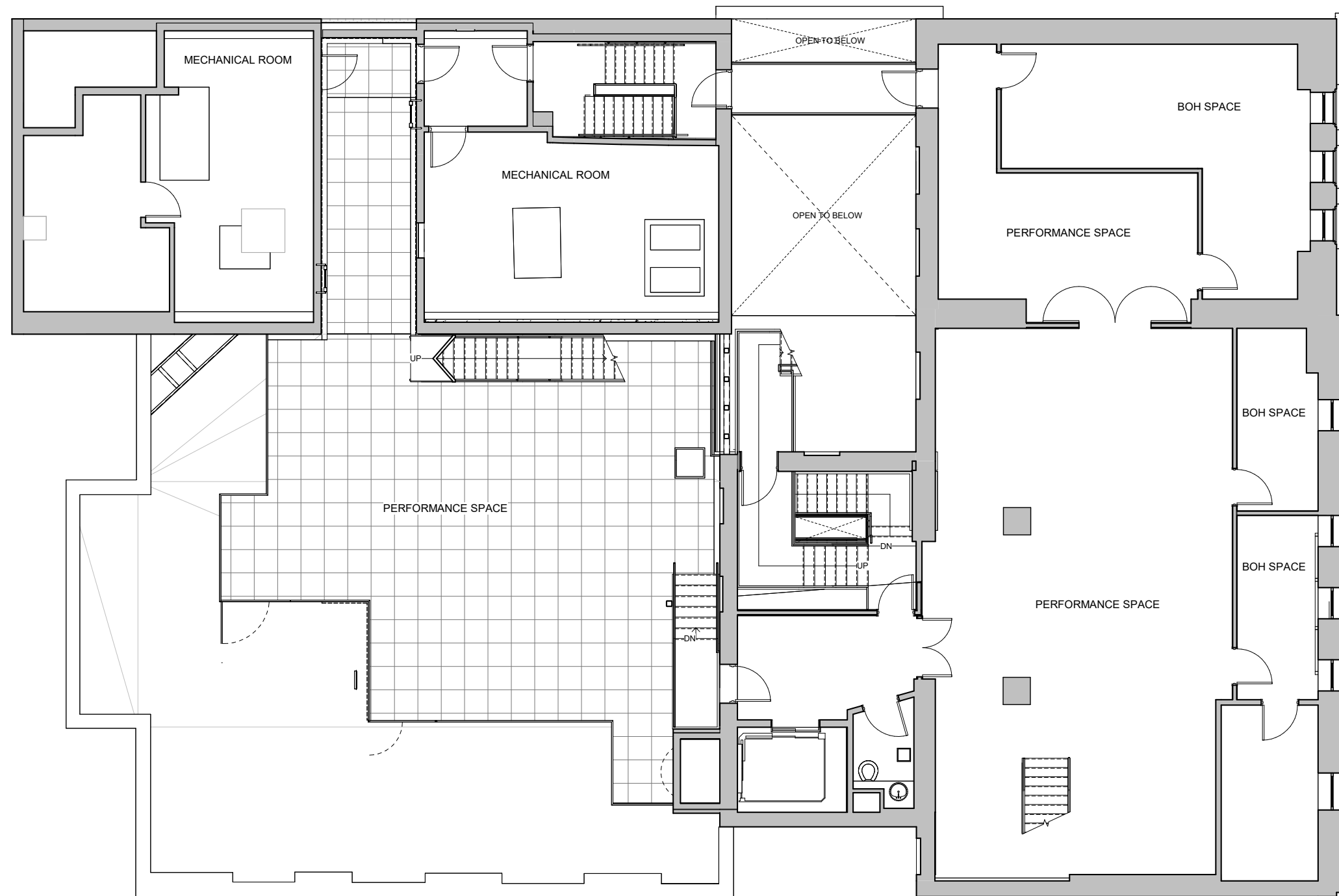
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SUPERETTE

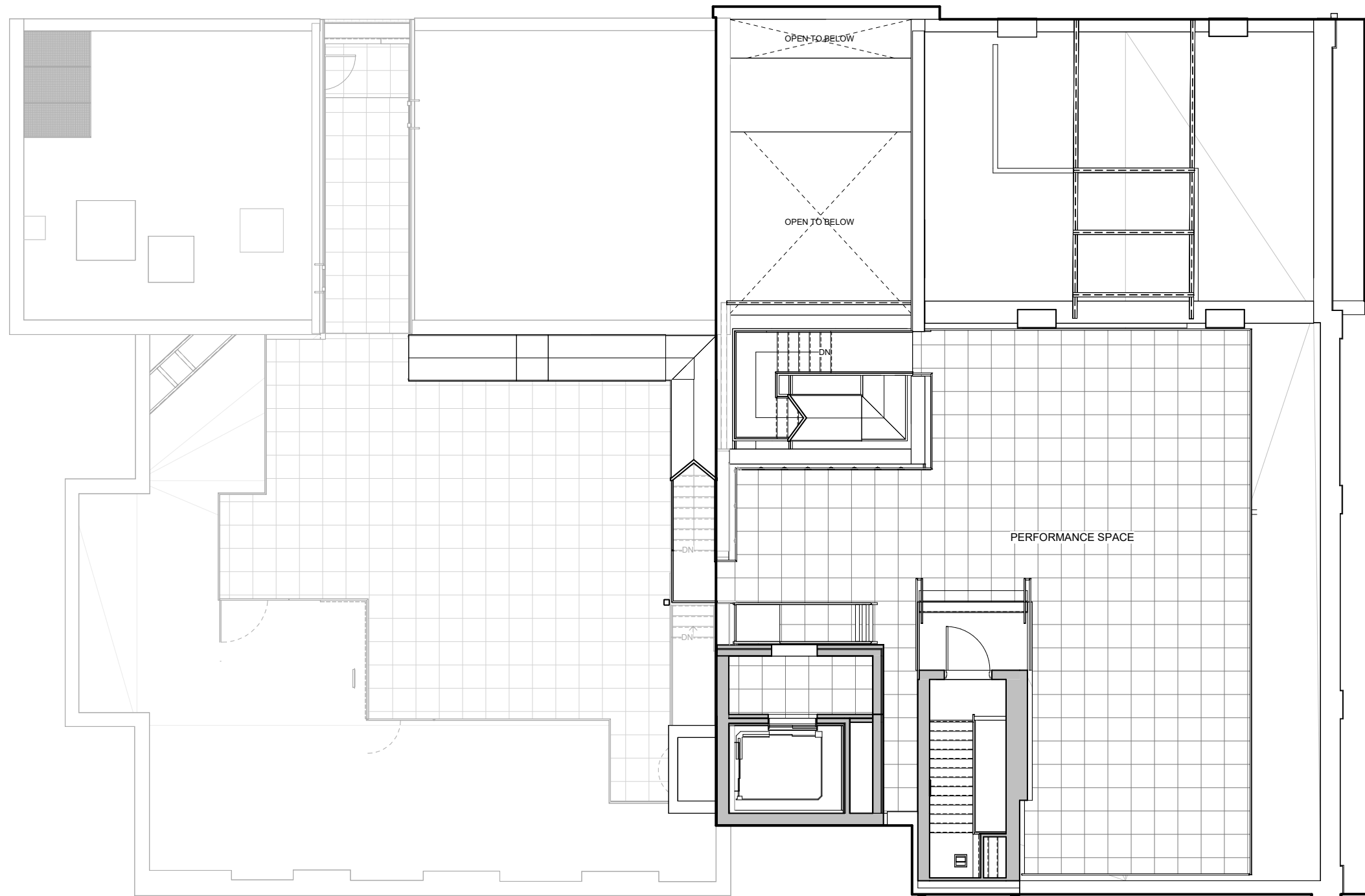
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PROPOSED FLOOR PLANS
SECOND FLOOR MEZZANINE

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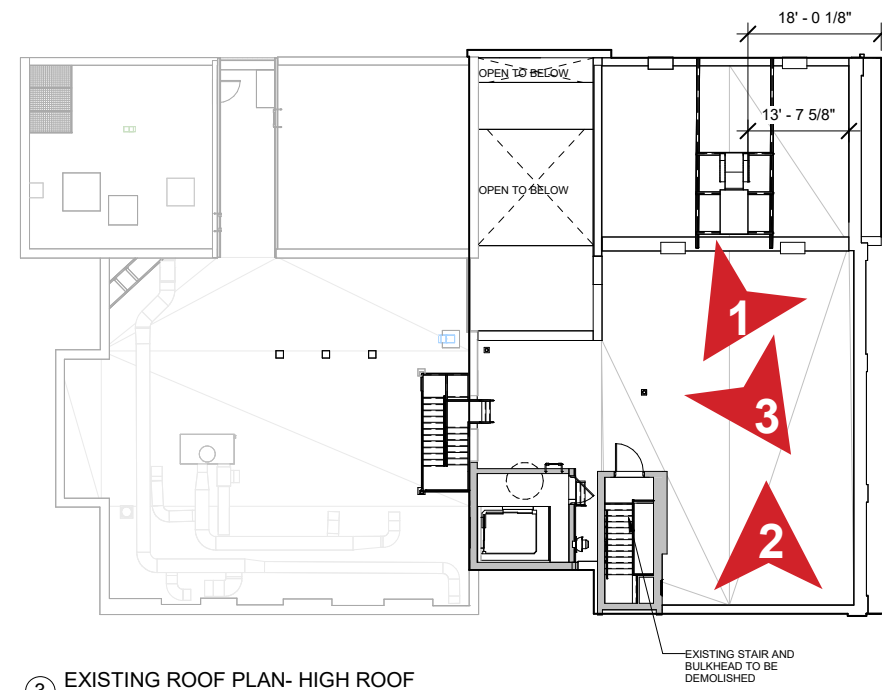
1



2



3



③ EXISTING ROOF PLAN- HIGH ROOF
1/16" = 1'-0"

Location Plan



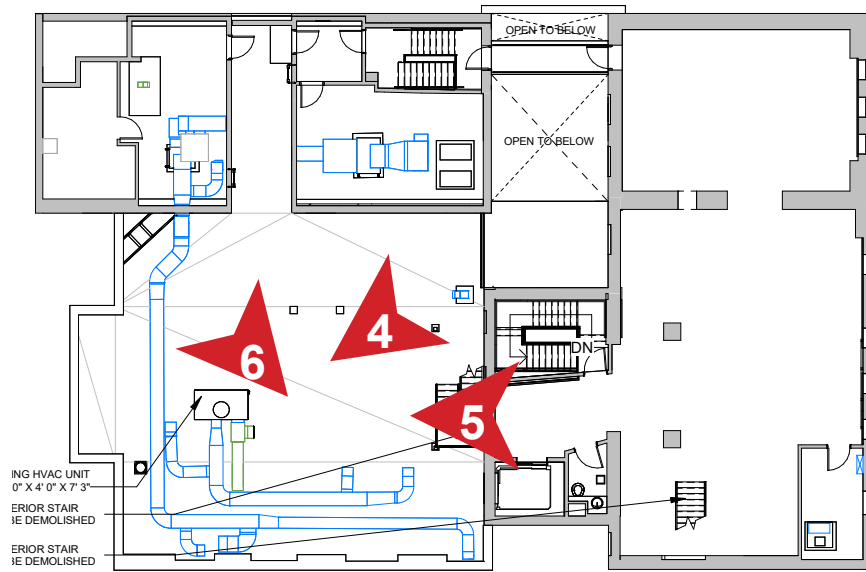
4



5

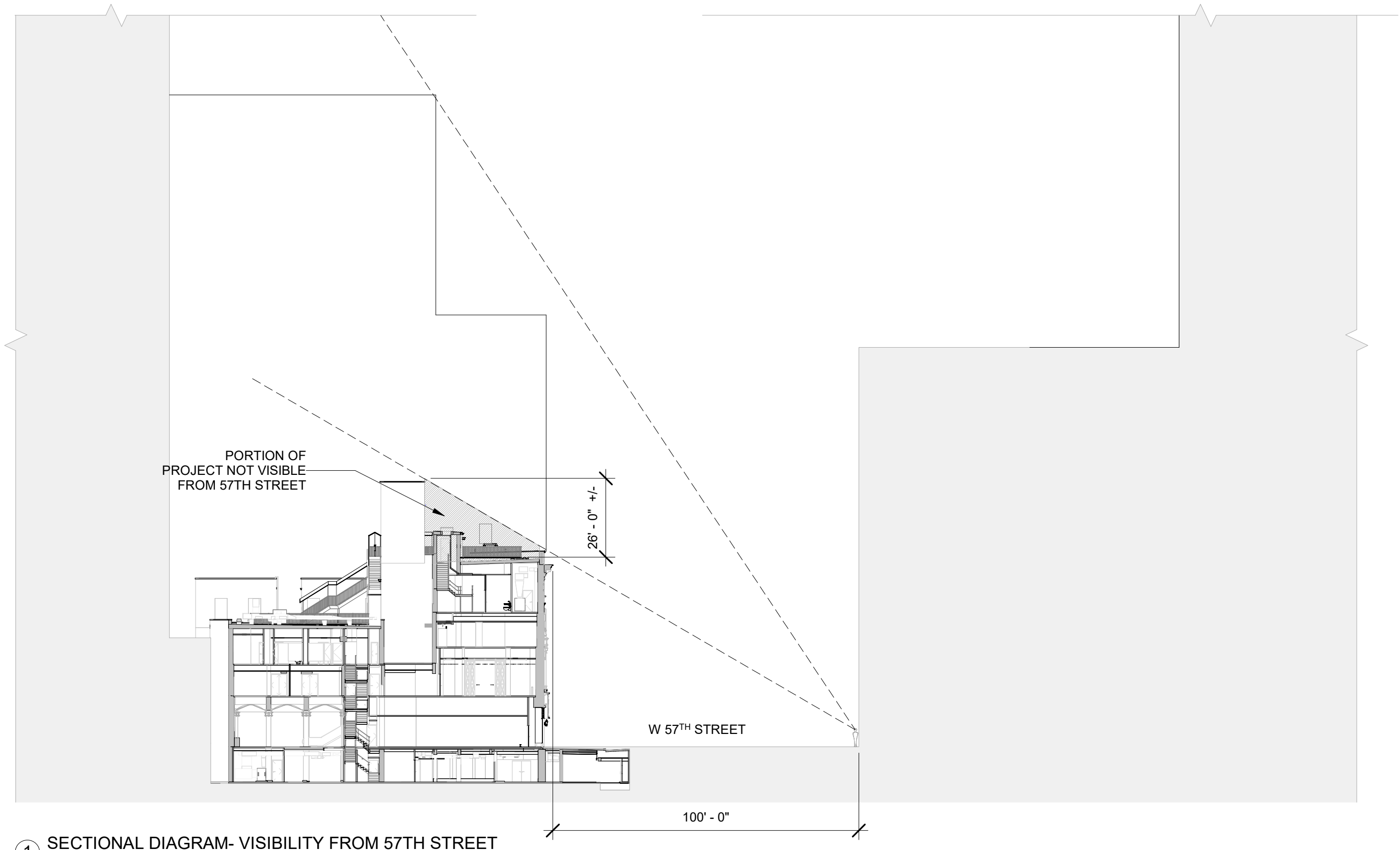


6

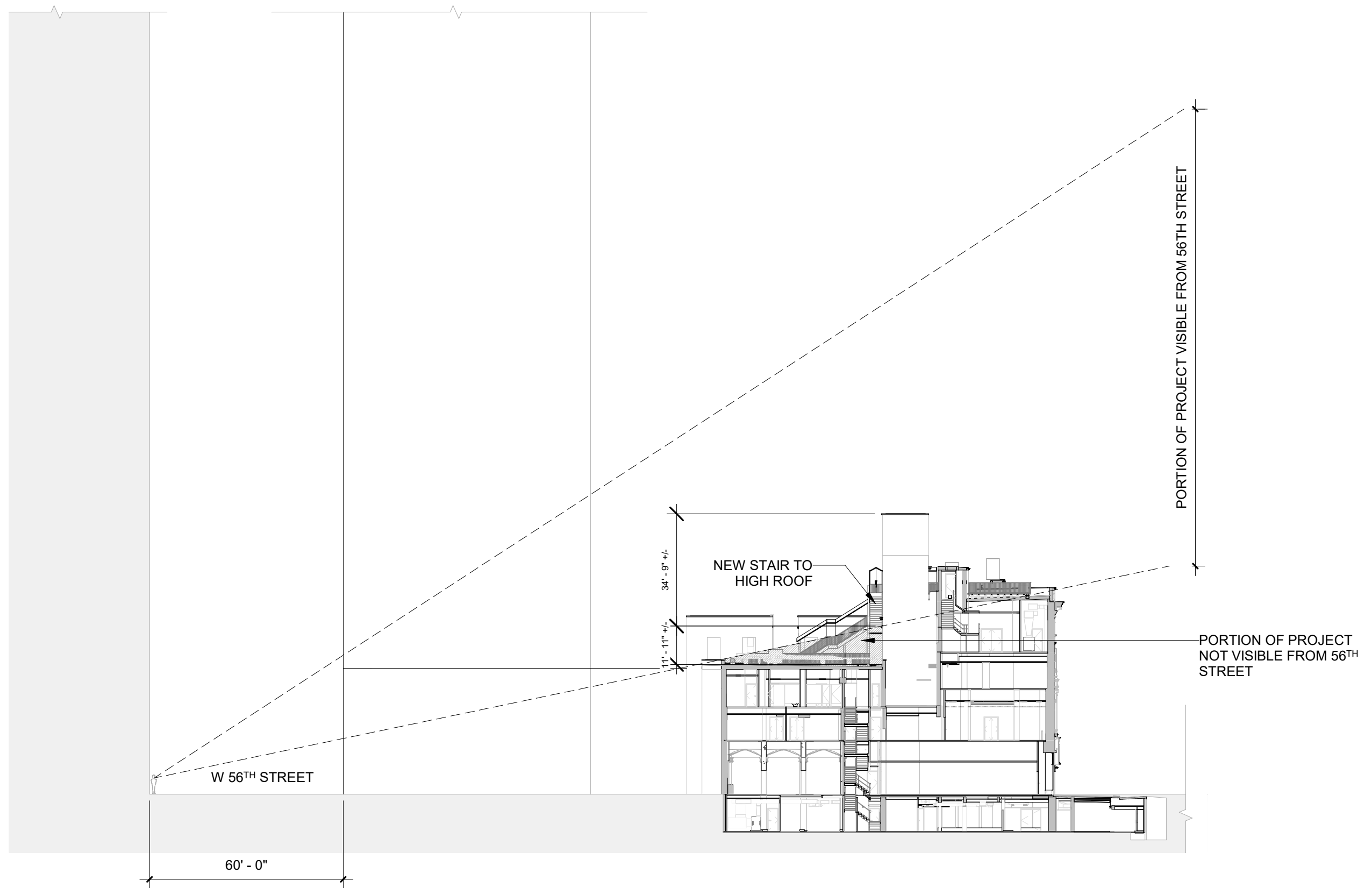


② EXISTING ROOF PLAN- LOW ROOF
1/16" = 1'-0"

Location Plan



① SECTIONAL DIAGRAM- VISIBILITY FROM 57TH STREET
 1/32" = 1'-0"



① SECTIONAL DIAGRAM- VISIBILITY FROM 56TH STREET
 1/32" = 1'-0"



EXISTING CONDITIONS
218 WEST 57TH STREET



HISTORIC CONDITIONS
218 WEST 57TH STREET



STUDIO
SUPERETTE

POTO
218 West 57th St
NEW YORK, NY 10019



MOCK-UP VIEW FROM PRIVATE TOWER ENTRY
NOT IN THE PUBLIC RIGHT-OF-
WAY

LM - 49
February 13, 2024

February 13, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-24-06030

**218 West 57th Street – Society House of the American Society
of Civil Engineers – Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 827 0325 3309

Passcode: 350506

By Phone: 1 646-558-8656 US (New
York) 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.