

Modulightor Building Apartment Duplex

246 East 58th Street, Manhattan
Tax Map Block 1331, Lot 128

Built: 1989-94

Architect: Paul Rudolph

Style: Late 20th Century Modern

Proposed Action: Propose for Calendaring December 10, 2024

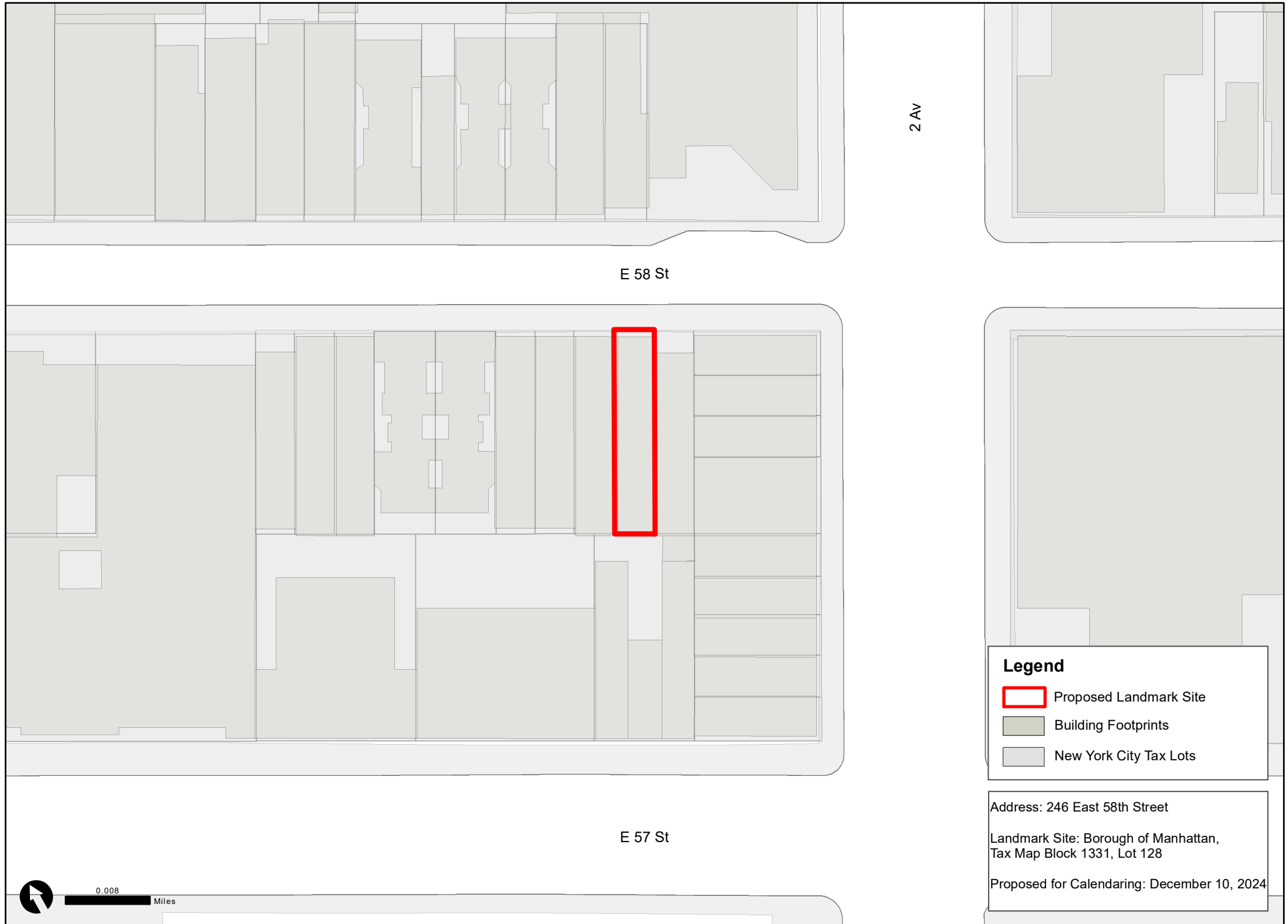


This skillfully designed residential duplex is an important late work by the prominent American architect Paul Rudolph. Occupying the third and fourth floors of the Modulightor Building, a New York City Landmark, it was constructed in 1989-94 as twin rental apartments. These two duplexes, identified by the Department of Buildings as “Class A Apartments,” received a temporary certificate of occupancy in June 1994 and were first leased to tenants in July 1996. Following Rudolph’s death in August 1997 and the settling of his estate in 2001, his partner Ernst Wagner moved into the building, removing a wall to combine the north and south units into a single duplex, creating a multi-level home for Wagner and the recently established Paul Rudolph Foundation, now called The Paul Rudolph Institute for Modern Architecture.

Rudolph was a leading figure in American architecture during the latter half of the 20th century. Born in Kentucky, after World War II he developed a modern sculptural aesthetic, one that frequently employed reinforced concrete and exposed steel. Rudolph moved his thriving architectural practice to Manhattan at the height of his career in the mid-1960s. Though well-known for monumental Brutalist works, he was an especially innovative interior designer, fashioning dramatic residential spaces that were acclaimed for distinctive forms and daring spatial complexity.

The Paul Rudolph Institute for Modern Architecture hosts regular open houses in the duplex, making it the only publicly accessible Rudolph interior in New York City. Covering approximately 3,000 square feet, the double height, 20-foot-wide interior has all-white front and back parlors flanking a central kitchen. These fluid and interlocking spaces contain built-in furniture, exposed structural columns, winding staircases with open treads, as well as full and partial walls that function as bookshelves and display cases. *The New York Times* critic Joseph Giovanni wrote that the Modulightor Building’s apartment duplex has “the complexity of a geode” and was “easily as intricate as his magisterial Art and Architecture Building at Yale,” while a subsequent *New York Times* writer, Jason Farago, saw these sophisticated light-infused spaces as providing a “corrective to the view of Rudolph as ... a maker of buildings as severe as a military haircut.”

The Modulightor Building Apartment Duplex is a complex, multi-layered interior unlike any other in New York City, significant for its design by Paul Rudolph that exhibits the hallmarks of his modern architectural aesthetic.






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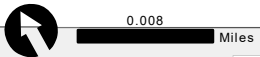
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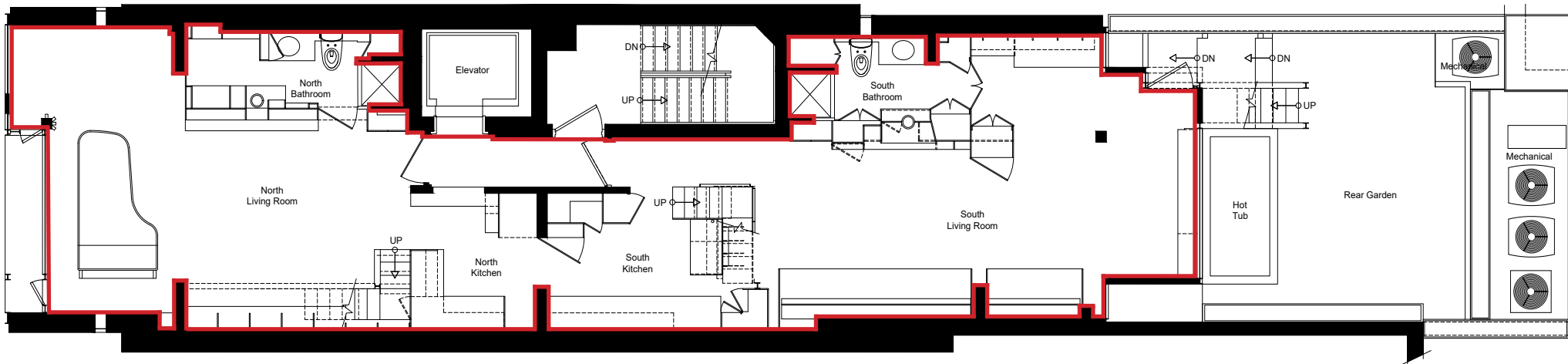
-  Proposed Landmark Site
-  Building Footprints
-  New York City Tax Lots

Address: 246 East 58th Street

Landmark Site: Borough of Manhattan,
Tax Map Block 1331, Lot 128

Proposed for Calendaring: December 10, 2024





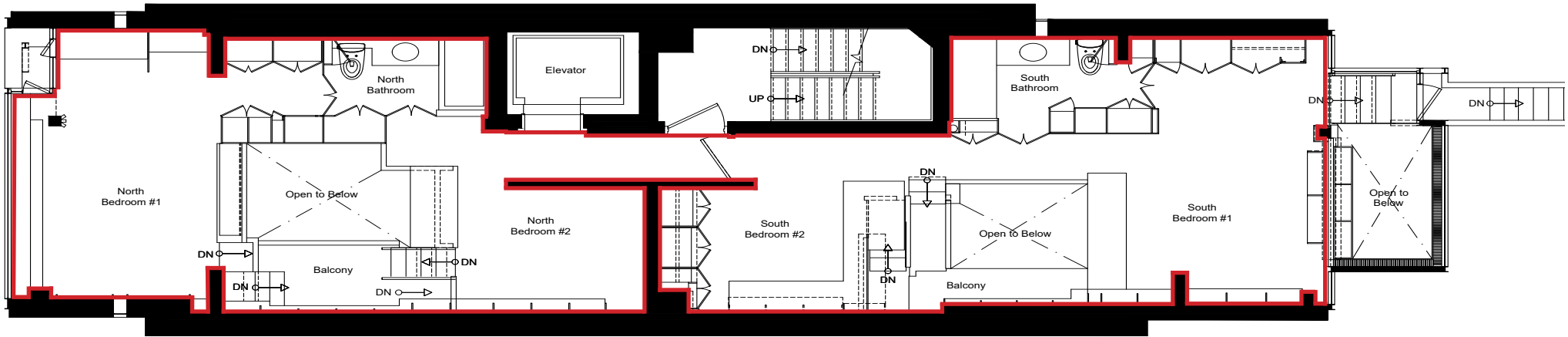
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- Third Floor Plan
- ▭ Proposed Interior Landmark

Address: 246 East 58th Street
Landmark Site: Manhattan Block 1331 and Lot 128
Proposed for Calendaring: December 10, 2024



Third Floor Plan



Legend

- Fourth Floor Plan
- ▭ Proposed Interior Landmark

Address: 246 East 58th Street
Landmark Site: Manhattan Block 1331 and Lot 128
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Fourth Floor Plan