

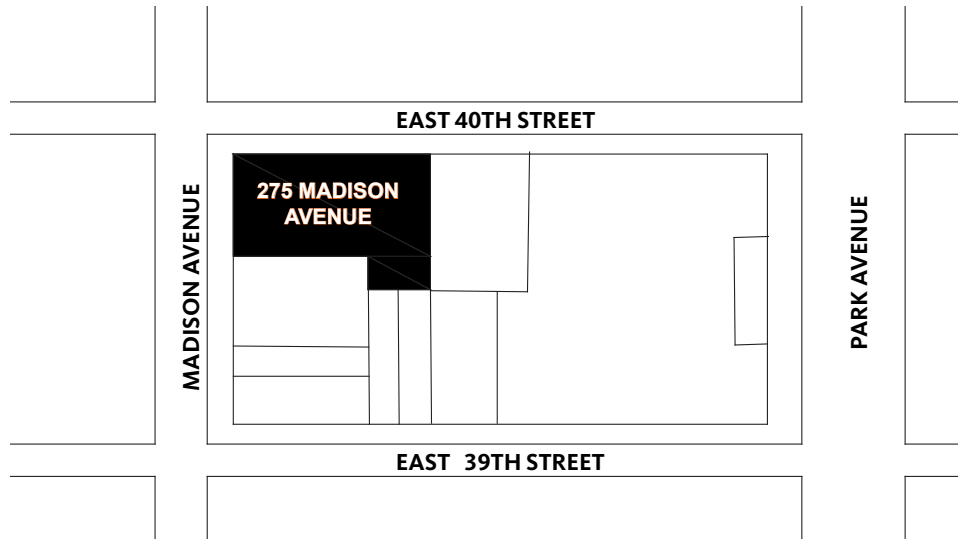


275 MADISON AVENUE

Originally 22 East 40th Street
Borough of Manhattan
Built 1930-31
Kenneth Franzheim, Architect
Individual Landmark, designated 2009

275 Madison Avenue is an individually designated New York City Landmark. The proposed work at the penthouse is limited to replacement of the existing metal-and-glass windows, skylight, and single-leaf north terrace door with new metal-and-glass windows, skylight, and single-leaf door in a contemporary design. The work is being done as part of an overall rehabilitation of the penthouse for use as a law office with an ancillary residential apartment.

The new windows and skylight will be fabricated with insulated glazing to provide greater energy efficiency and environmental comfort. Although, according to the LPC designation report, the penthouse itself is not historic, the simple design of the existing windows and skylight is consistent with the building's overall architectural character. The new sash will replicate the materiality, color, and streamlined appearance of the existing sash, but with fewer mullions in order to provide wider views.



01. LOCATION

LPC DESIGNATION REPORT

Franzheim's exclusion of obstructive ornament" was promoted as making the building's interiors "virtually shadowless,"but it also adds to the tower's streamlined effect and the vertical emphasis created by its alternating white-brick stripes and dark window bands."

The upper tower originally rose to a symmetrical flat crown marked by notched corners and a parapet ornamented with black-and-white, chevron-like decoration and simple corbelled, projecting white brick piers.



LOOKING NORTHEAST AT SOUTH ELEVATION
(Library of Congress)



DETAIL - LOOKING NORTHEAST AT SOUTH ELEVATION
Original Condition of Roof (Library of Congress)

02. HISTORIC CONDITIONS - 1932

LPC DESIGNATION REPORT

The roof has been altered with the construction of a two-story penthouse, which is primarily visible over the east and south façades. This glass-and-steel addition, featuring ribbon windows and chamfered corners, is topped by two levels of rooftop terraces with metal pipe railings. A vertical exhaust pipe is also visible over the east façade. Changes visible to the roof over the south façade include the removal of the tower's southwest notch with the installation of a two-story-high white-brick addition, and the removal of ornament over the three window openings at the top of the south façade. Portions of the glass-and-steel addition are also visible over the easternmost portion of the south façade.



1964 DETAIL - LOOKING NORTHEAST AT SOUTH ELEVATION

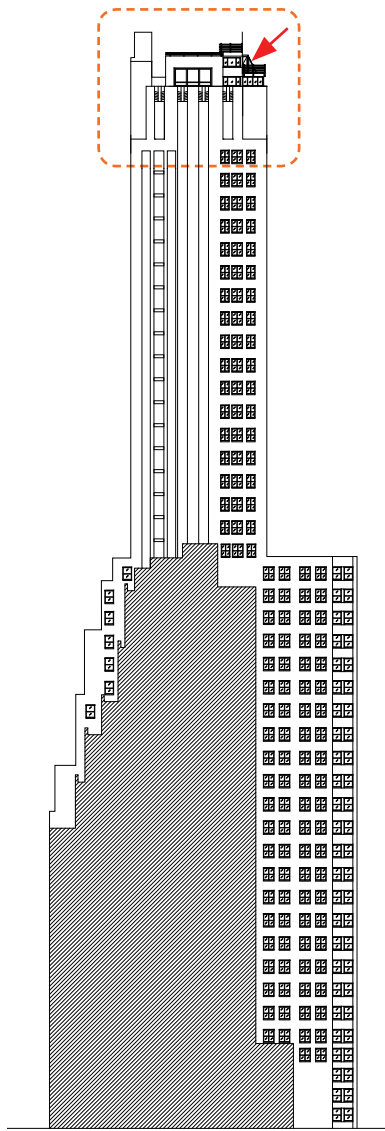
Rooftop configuration has been altered. Penthouse has not yet been added.



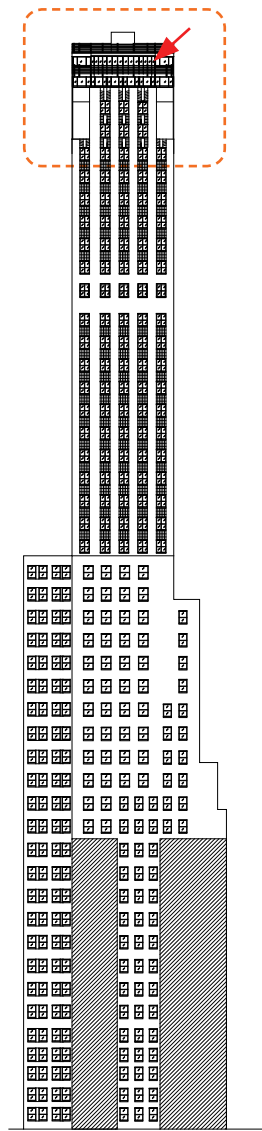
1980 DETAIL - LOOKING NORTH AT SOUTH ELEVATION

Penthouse has been added and is visible at right. (Library of Congress)

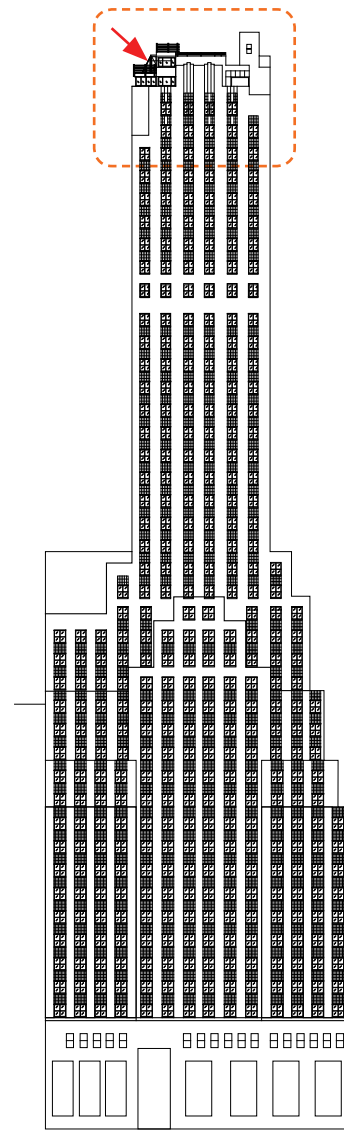
02. HISTORIC CONDITIONS - 1964-1980



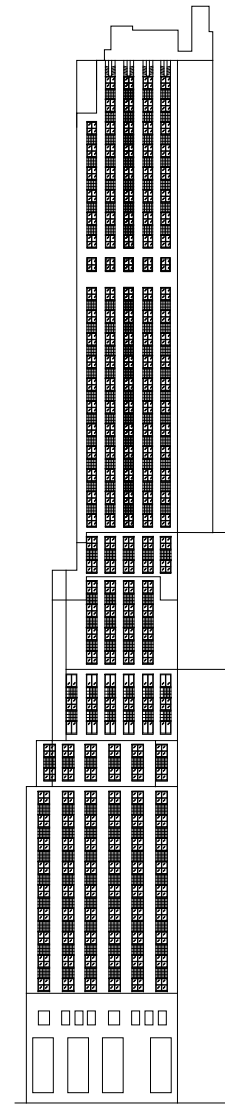
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



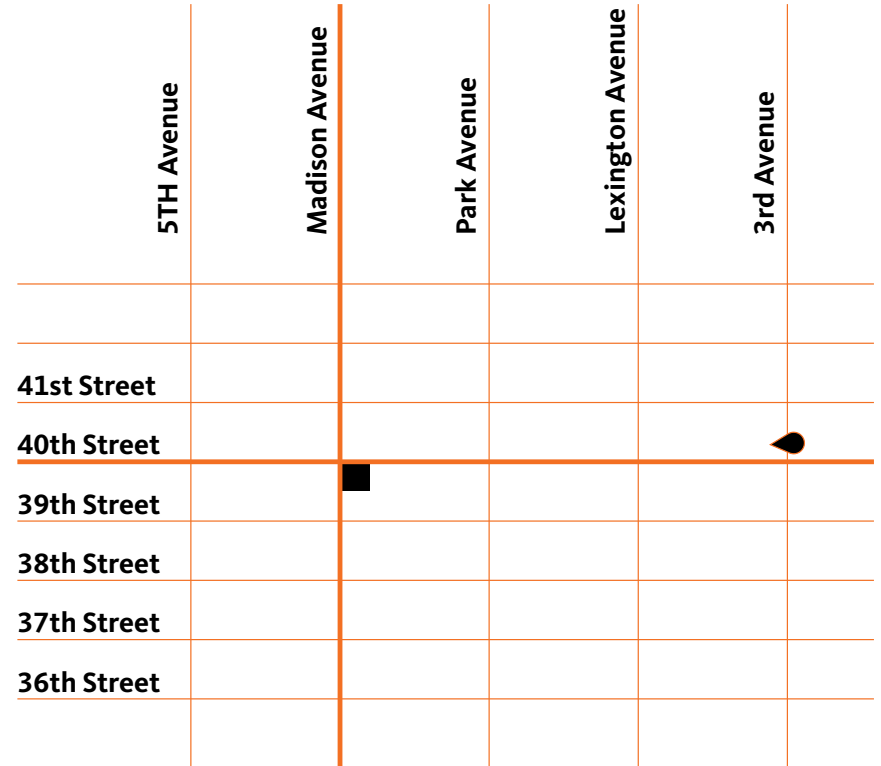
WEST ELEVATION

03. EXISTING ELEVATIONS

Existing skylight and window configurations not legible from public way.



275 MADISON AVENUE
LOOKING WEST FROM 3RD AVENUE & EAST 40th STREET



Existing skylight and window configurations not legible from public way.



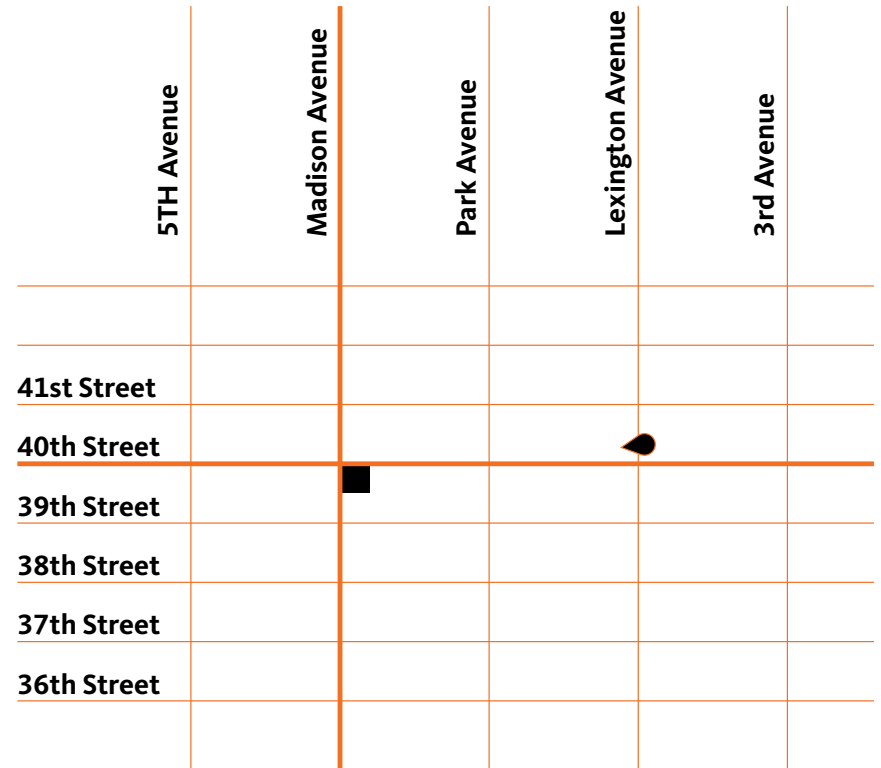
275 MADISON AVENUE
LOOKING WEST FROM 3RD AVENUE/LEXINGTON AVENUE & 40TH STREET



Existing skylight and window configurations not legible from public way.



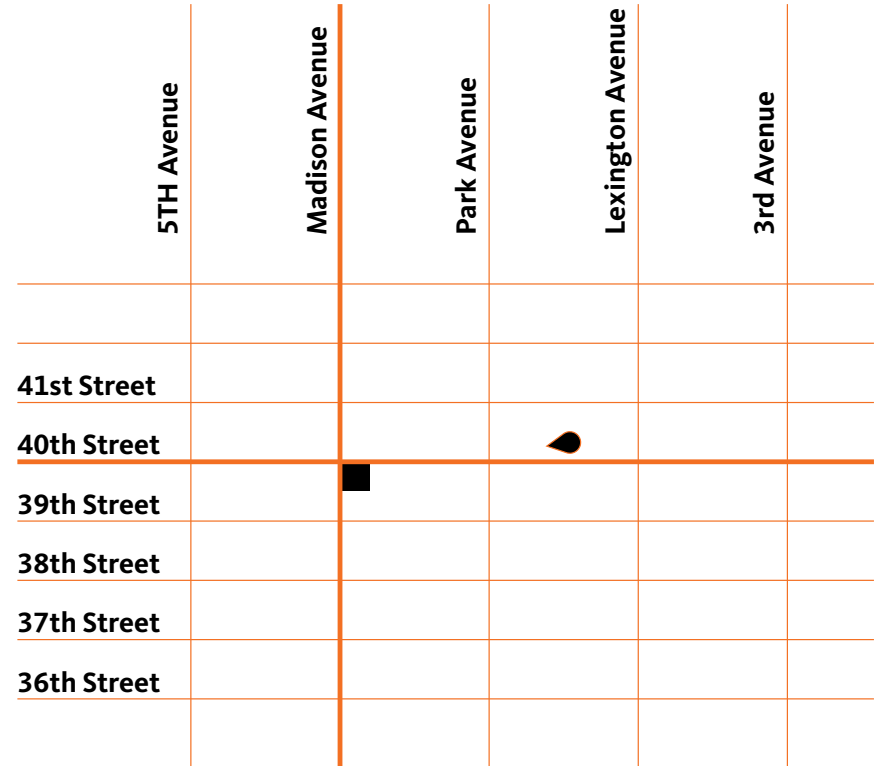
275 MADISON AVENUE
LOOKING WEST FROM LEXINGTON AVENUE & EAST 40th STREET



Existing skylight and window configurations not legible from public way.



275 MADISON AVENUE
LOOKING WEST FROM LEXINGTON/PARK AVENUE & EAST 40th STREET



Existing skylight and window configurations not legible from public way.



275 MADISON AVENUE
LOOKING WEST FROM PARK AVENUE & EAST 40th STREET



Existing skylight and window configurations not legible from public way.



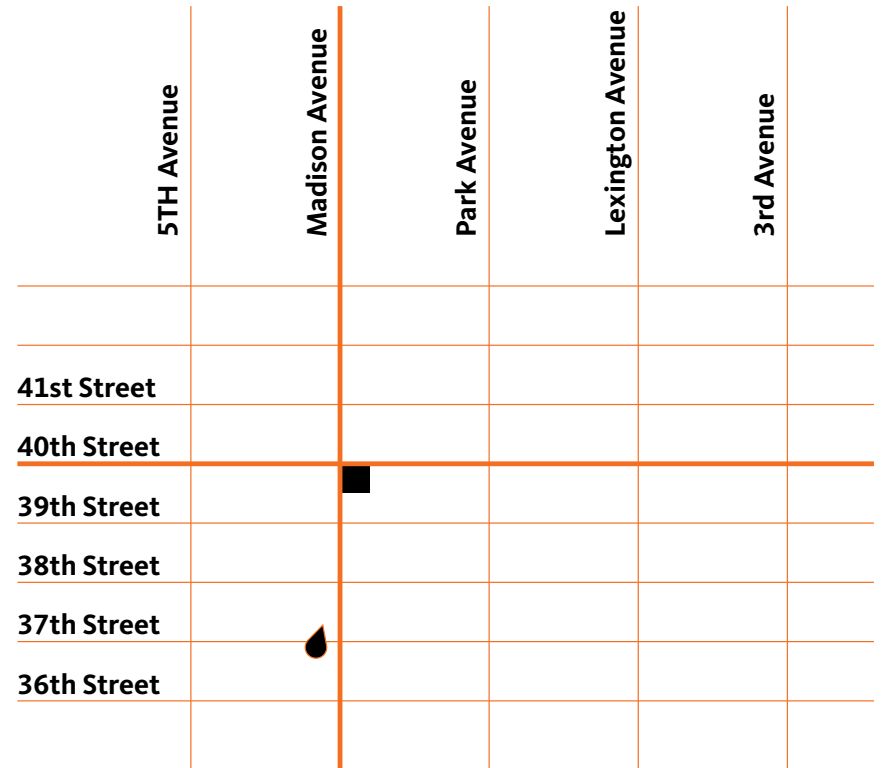
275 MADISON AVENUE
LOOKING WEST FROM MADISON/PARK AVENUE & EAST 40th STREET



Existing skylight and window configurations not legible from public way.



275 MADISON AVENUE
LOOKING NORTH FROM MADISON AVENUE & EAST 37th STREET



Existing skylight and window configurations not legible from public way.



275 MADISON AVENUE
LOOKING NORTH FROM MADISON AVENUE & EAST 38th STREET



Existing skylight and window configurations not legible from public way.



275 MADISON AVENUE
LOOKING NORTH FROM MADISON AVENUE & EAST 39th STREET



Existing skylight and window configurations not legible from public way.

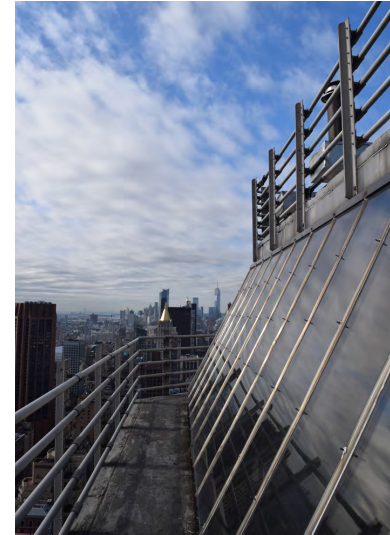


275 MADISON AVENUE
LOOKING UP FROM MADISON AVENUE & EAST 40th STREET

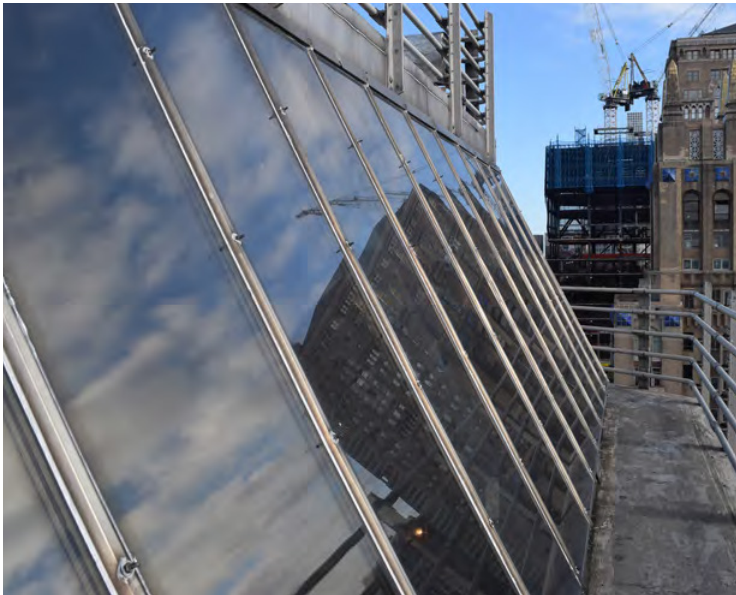




SKYLIGHT
UPPER LEVEL, LOOKING NORTH



SKYLIGHT
UPPER LEVEL, LOOKING SOUTH



SKYLIGHT UPPER LEVEL, LOOKING NORTH



SKYLIGHT TERRACE, LOOKING NORTH

05. EXISTING CONDITIONS



PENTHOUSE RIBBON WINDOWS
UPPER LEVEL, NORTH SIDE LOOKING WEST



PENTHOUSE RIBBON WINDOWS
UPPER LEVEL, NORTH SIDE

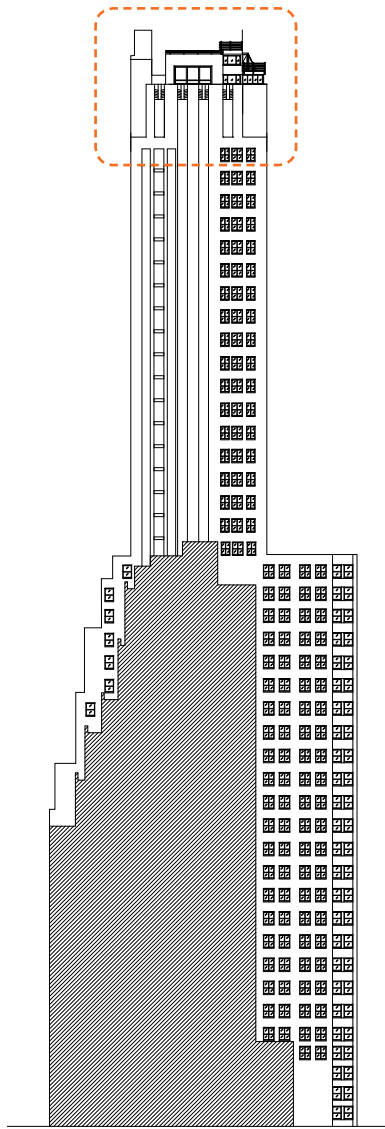


PENTHOUSE RIBBON WINDOWS
UPPER LEVEL, LOOKING NORTH

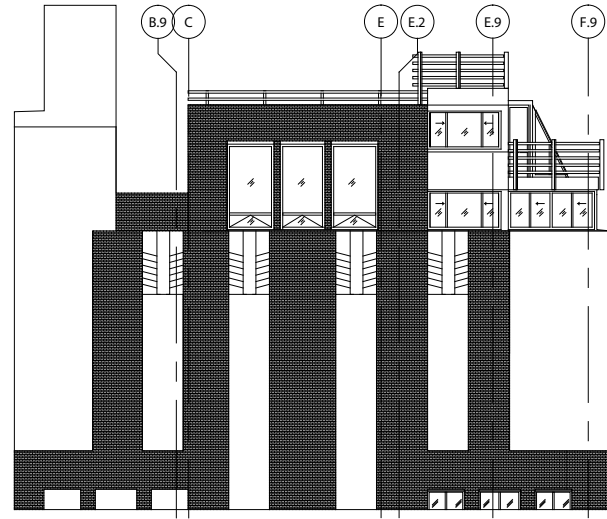


SKYLIGHT & PENTHOUSE RIBBON WINDOWS
UPPER LEVEL, LOOKING SOUTHEAST

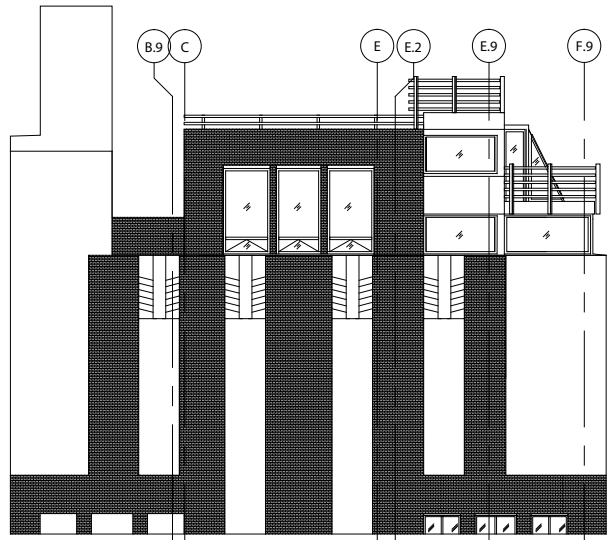
05. EXISTING CONDITIONS



EXISTING SOUTH ELEVATION

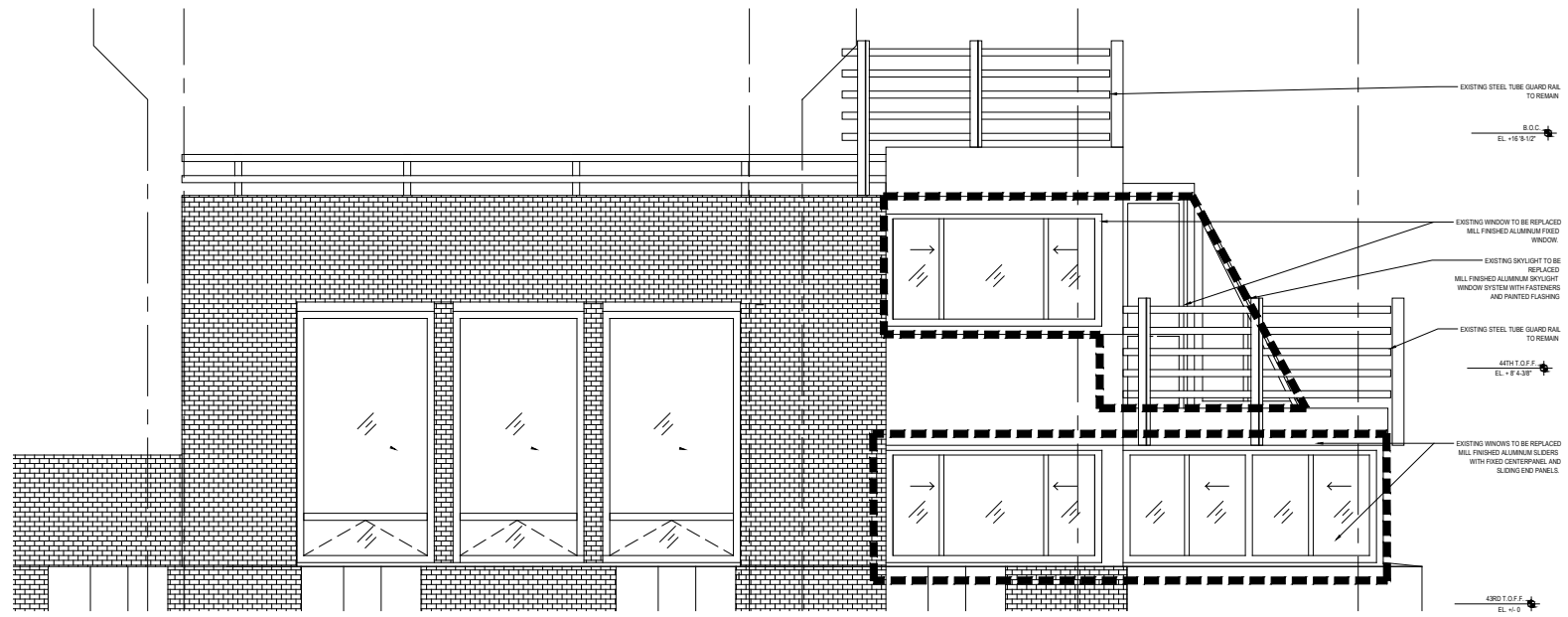


EXISTING SOUTH ELEVATION

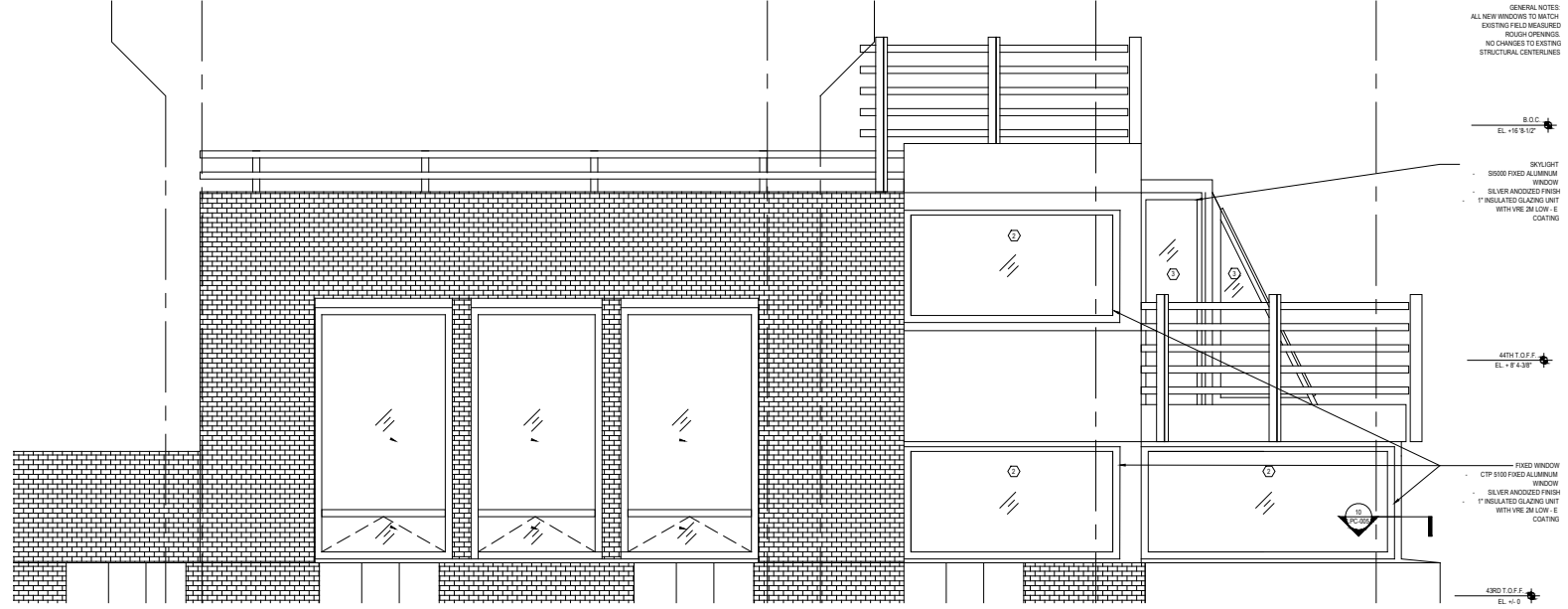


PROPOSED SOUTH ELEVATION

06. EXISTING & PROPOSED SOUTH ELEVATIONS

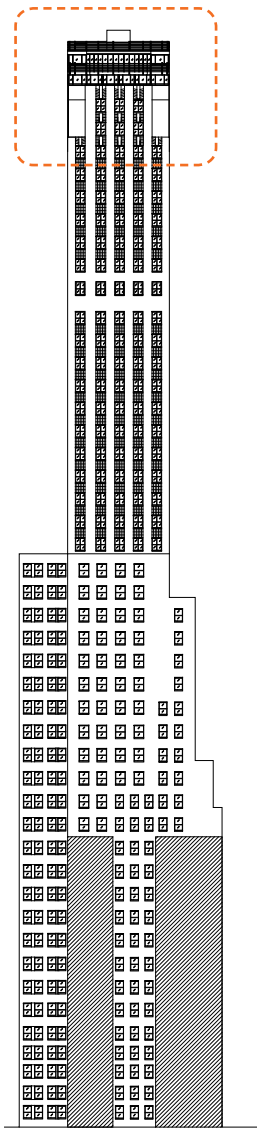


EXISTING SOUTH ELEVATION

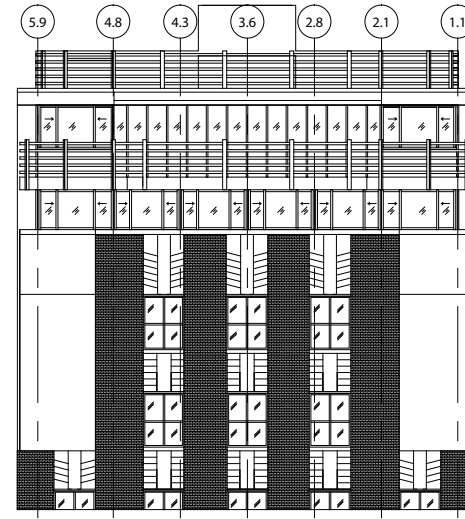


PROPOSED SOUTH ELEVATION

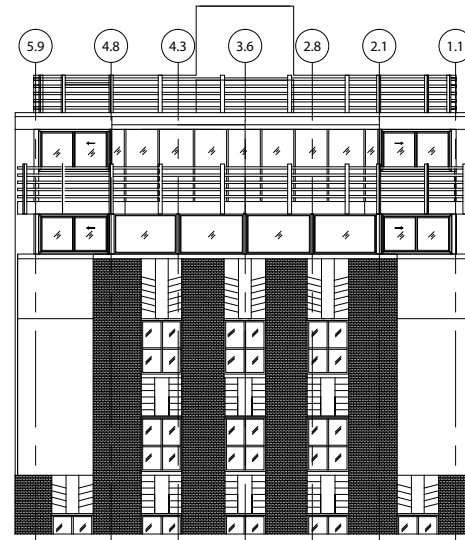
06. EXISTING & PROPOSED SOUTH ELEVATIONS - Enlarged



EXISTING EAST ELEVATION

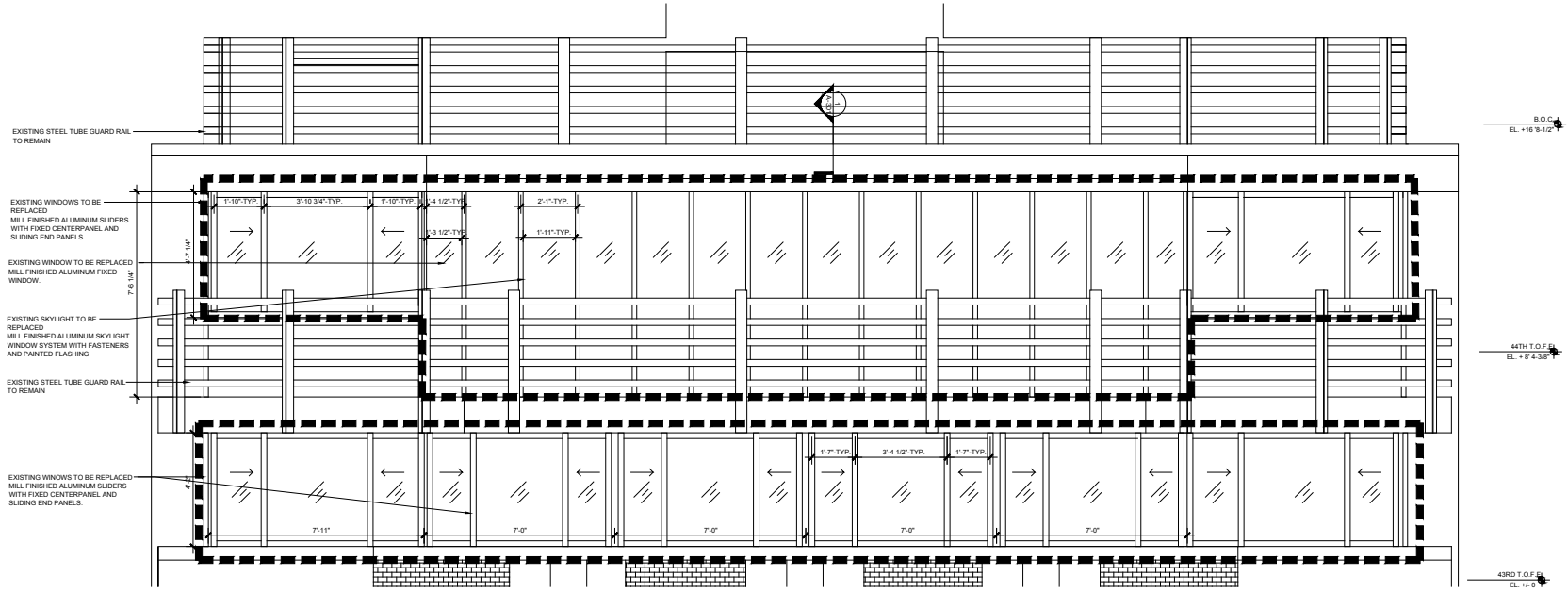


EXISTING EAST ELEVATION

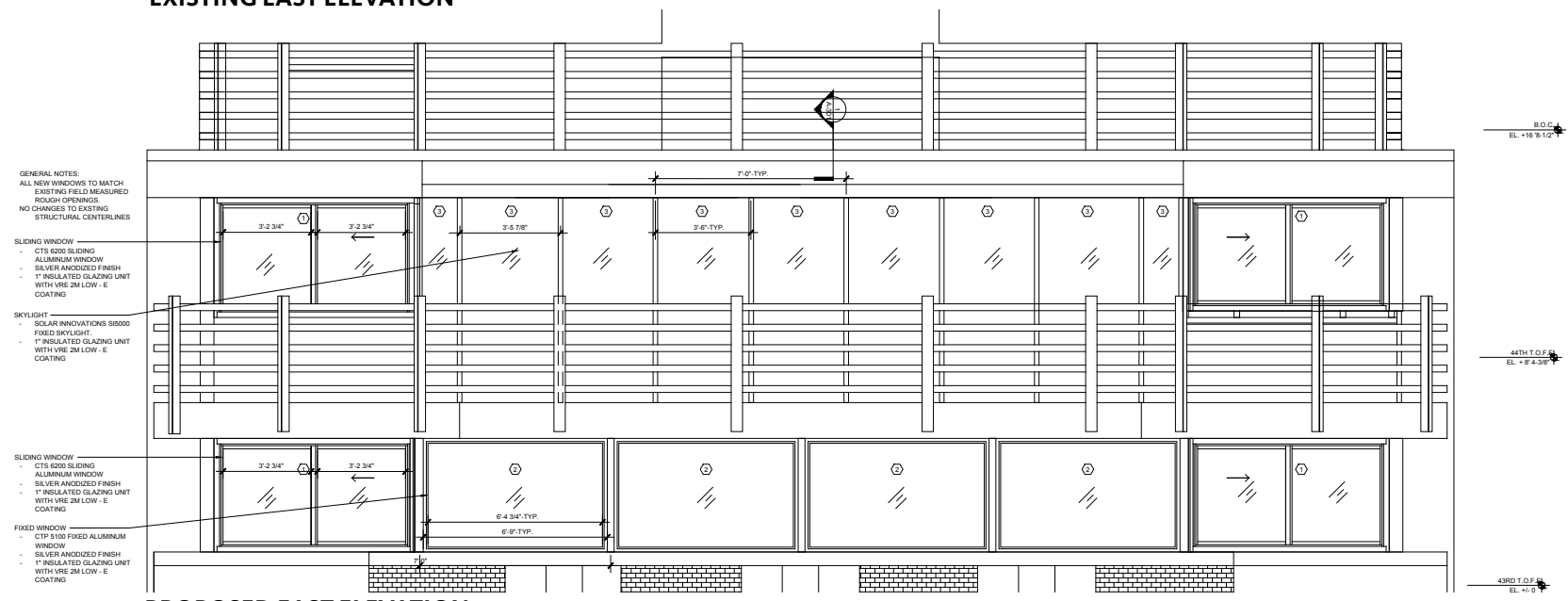


PROPOSED EAST ELEVATION

06. EXISTING & PROPOSED EAST ELEVATIONS

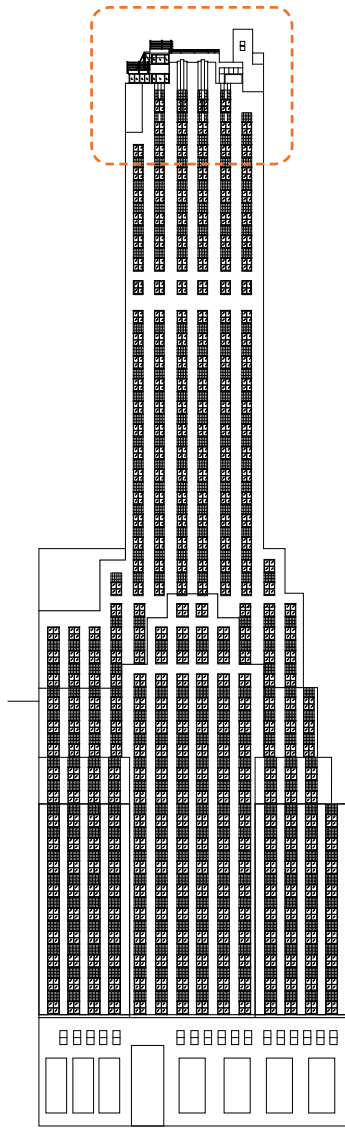


EXISTING EAST ELEVATION

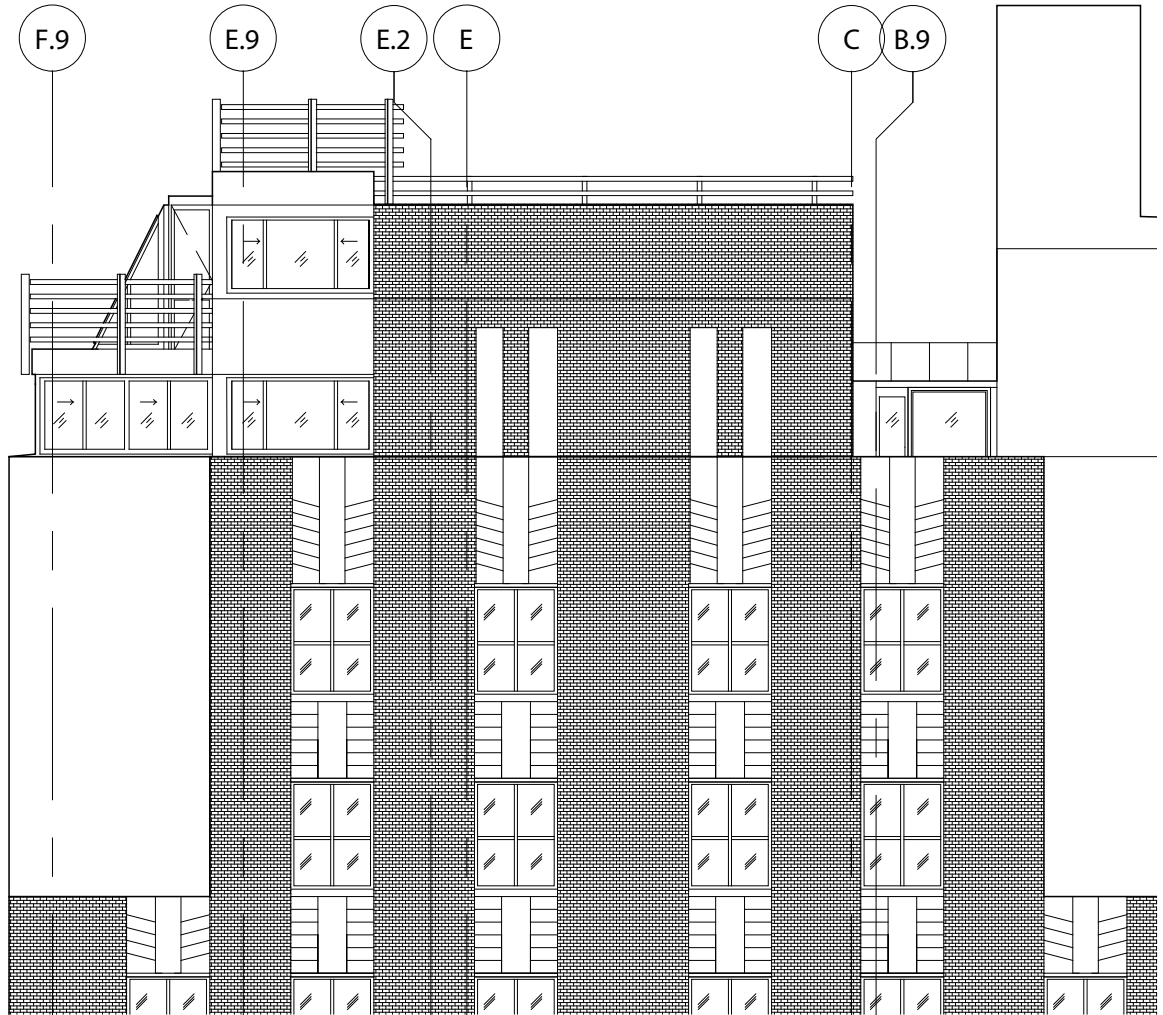


PROPOSED EAST ELEVATION

06. EXISTING & PROPOSED EAST ELEVATIONS - Enlarged

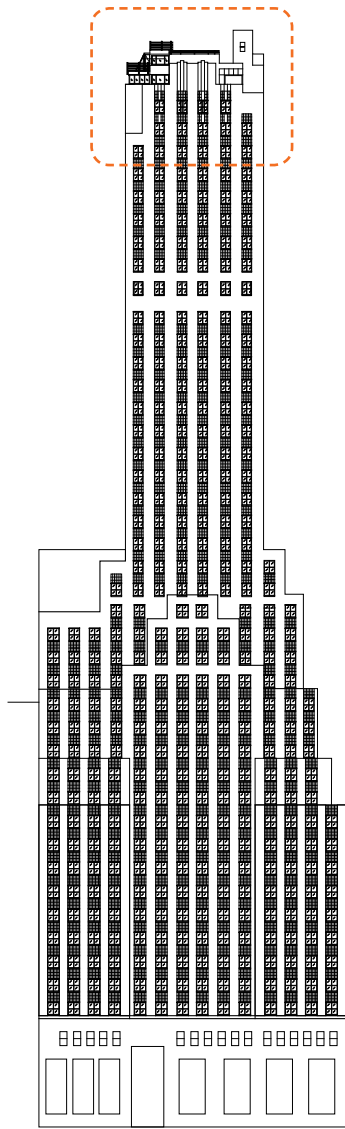


EXISTING NORTH ELEVATION

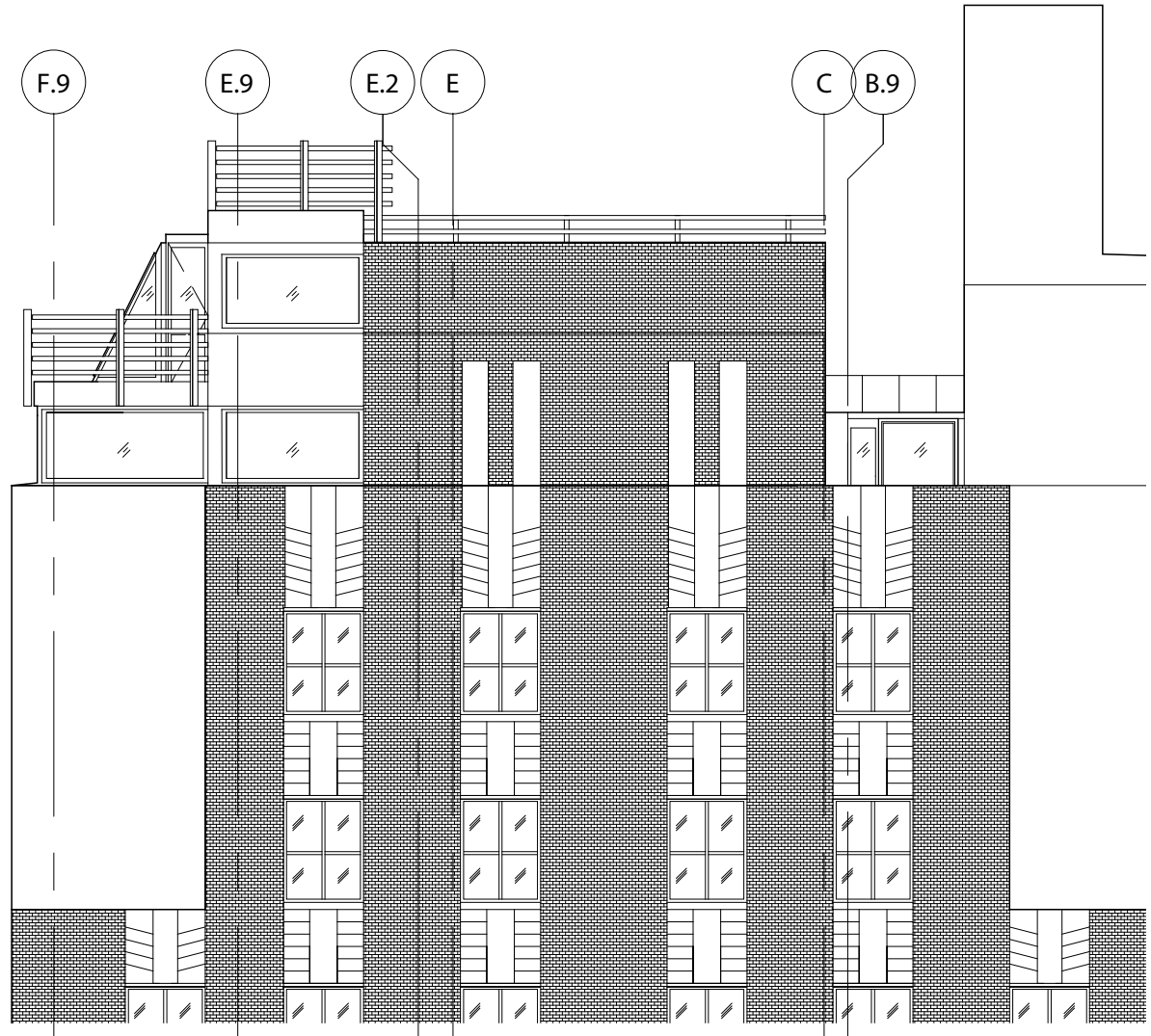


EXISTING NORTH ELEVATION

06. EXISTING & PROPOSED NORTH ELEVATIONS

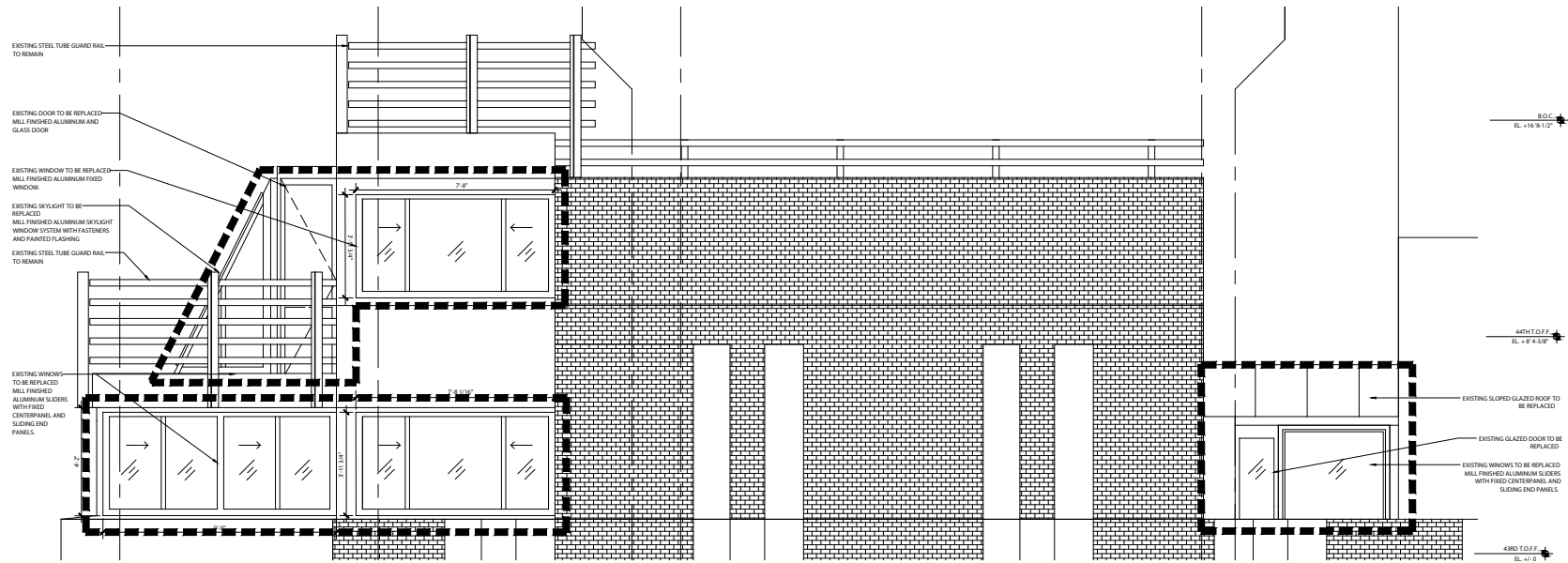


EXISTING NORTH ELEVATION

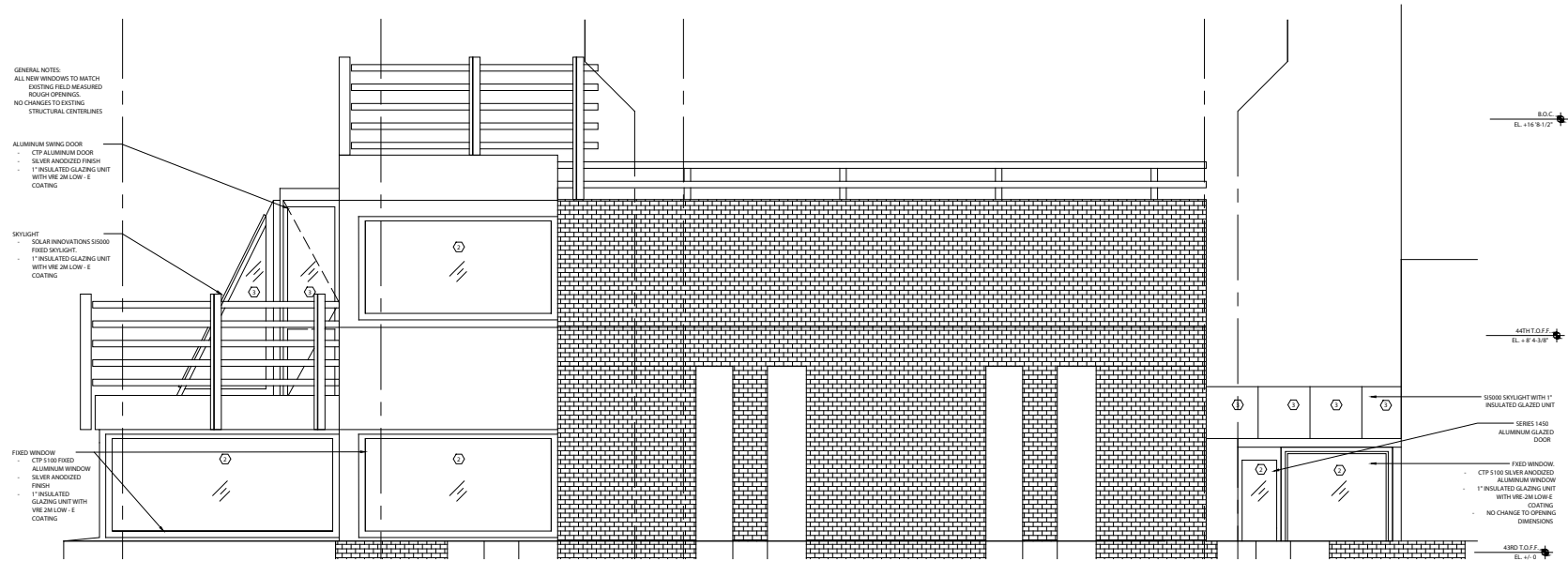


PROPOSED NORTH ELEVATION

06. EXISTING & PROPOSED NORTH ELEVATIONS

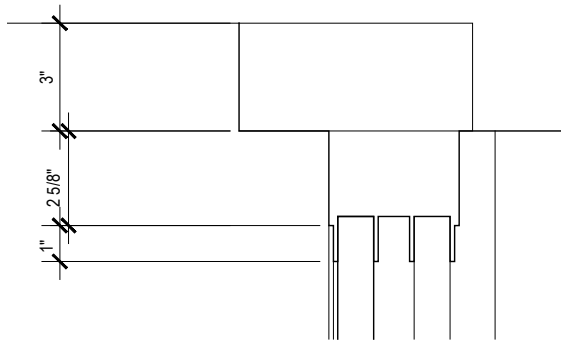


EXISTING NORTH ELEVATION

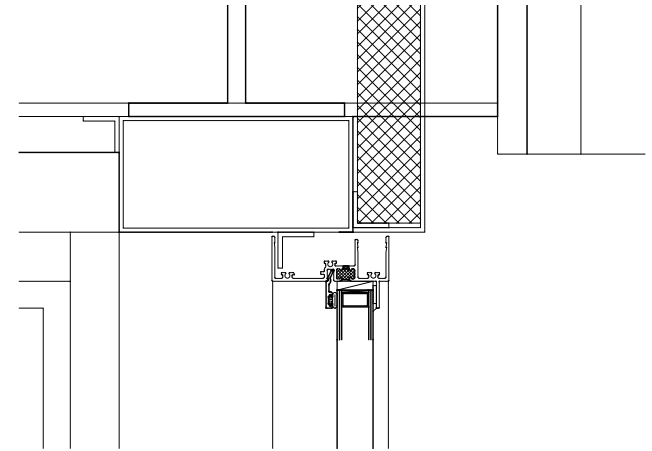


PROPOSED NORTH ELEVATION

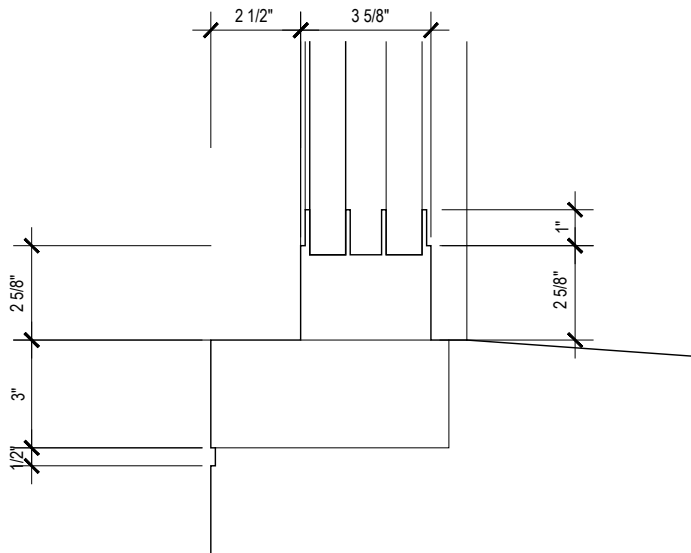
06. EXISTING & PROPOSED NORTH ELEVATIONS - Enlarged



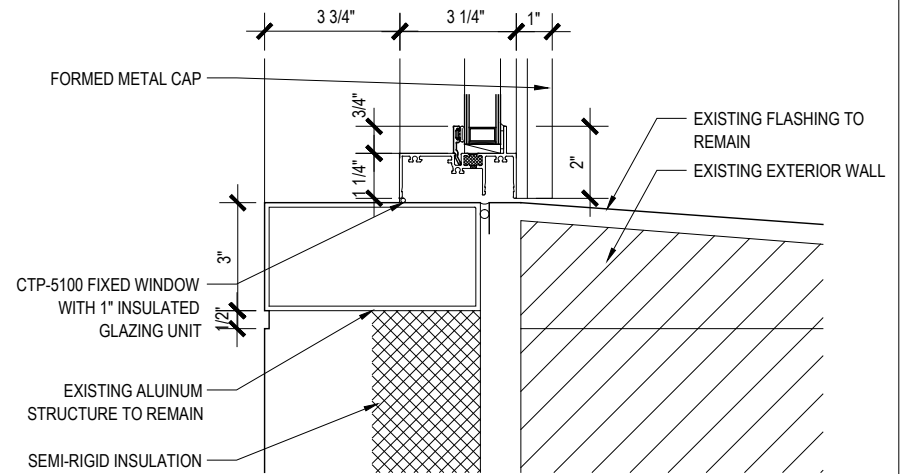
**EXISTING HEAD DETAIL
AT RIBBON WINDOW**



**PROPOSED HEAD DETAIL
AT RIBBON WINDOW**



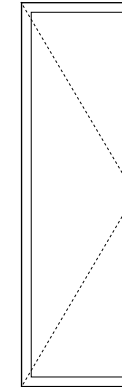
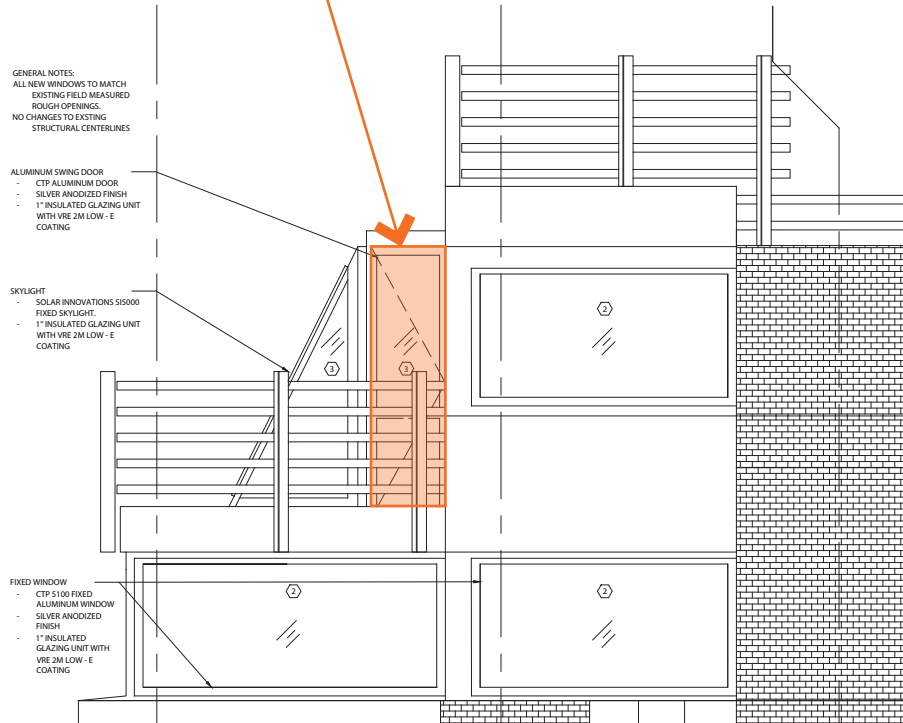
**EXISTING SILL DETAIL
AT RIBBON WINDOW**



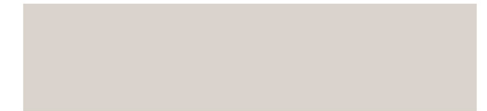
**PROPOSED SILL DETAIL
AT RIBBON WINDOW**

07. PROPOSED WALL SECTION & SILL/HEAD DETAIL

**LOCATION OF
TERRACE DOOR TO
BE REPLACED**



**ALUMINUM FRAME SWING
DOOR W/ INSULATED
GLASS LITE**



Class I Clear Anodized*

GLASS INFORMATION:

Insulated Glass Unit:

Outdoor Glass Lite: SolarBan 70XL 6mm (2)
Gas Cavity Dimension: 1/2" (12.7mm)
Gas Fill: Air (10%) / Krypton (90%) Mix
Indoor Glass Lite: 6mm Clear

VLT: 64%

Exterior Reflectance: 12%

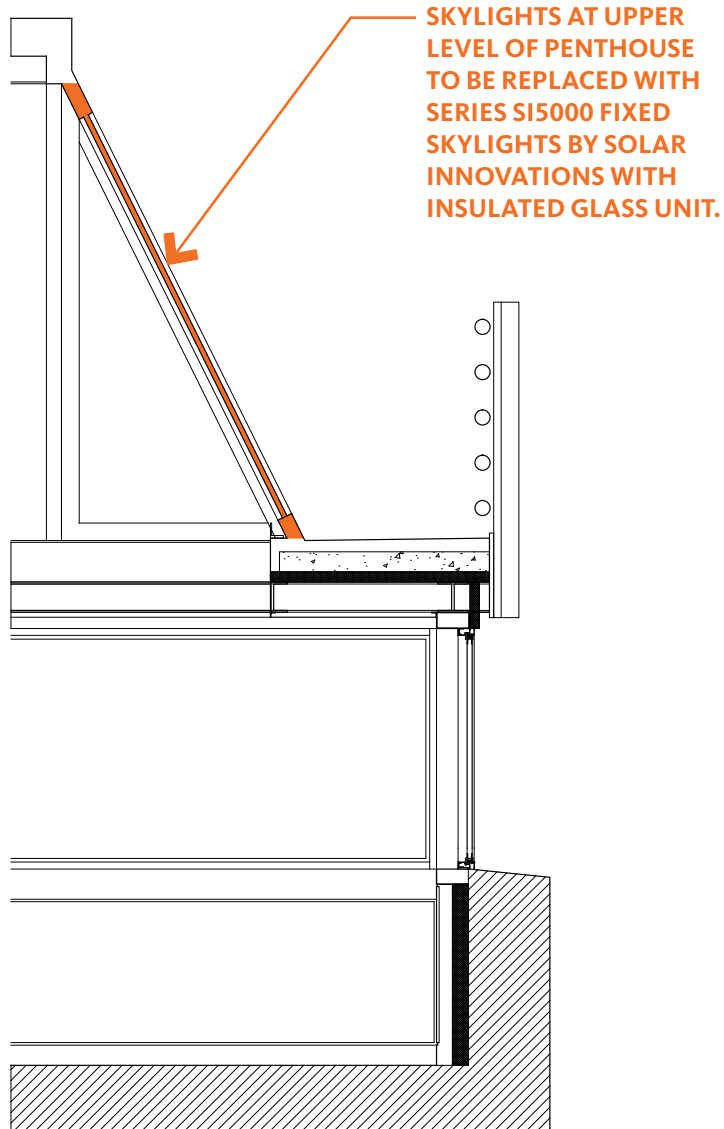
U-Value: Winter 0.29, Summer 0.19

Shading Coefficient: 0.31

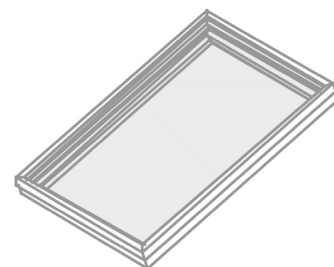
SHGC: 0.27

LSG: 2.37

08. PRODUCT INFORMATION - TERRACE DOORS



SERIES SI5000
FIXED SKYLIGHTS



Single Slope

ALUMINUM FRAME W/



Class I Clear Anodized*

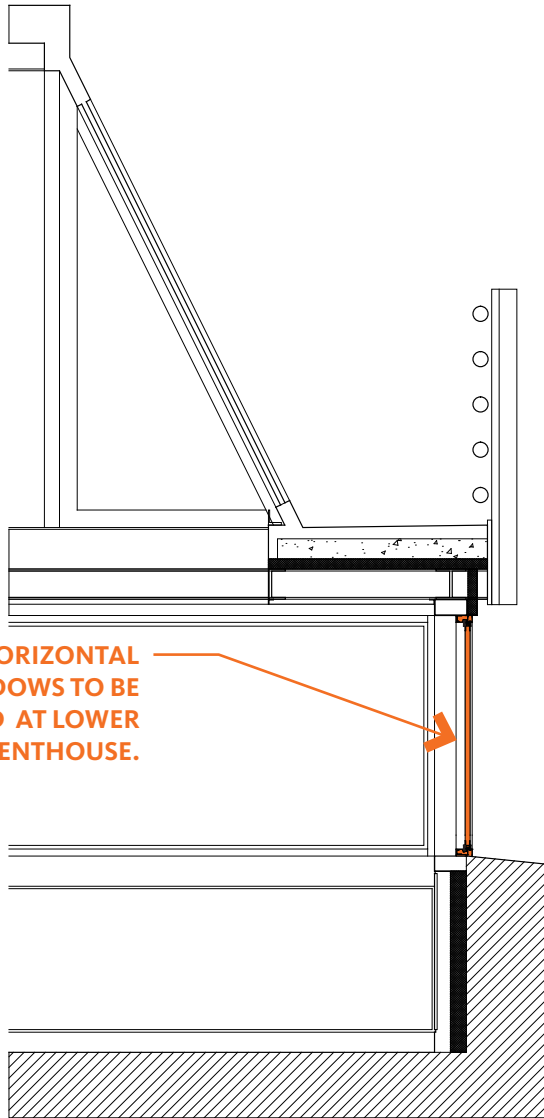
GLASS INFORMATION:

Insulated Glass Unit:

- Outdoor Glass Lite: SolarBan 70XL 6mm (2)
- Gas Cavity Dimension: 1/2" (12.7mm)
- Gas Fill: Air (10%) / Krypton (90%) Mix
- Indoor Glass Lite: 3mm Clear - 015PVB - 3mm Clear Laminate

- VLT: 64%
- Exterior Reflectance: 12%
- U-Value: Winter 0.29, Summer 0.19
- Shading Coefficient: 0.31
- SHGC: 0.27
- LSG: 2.37

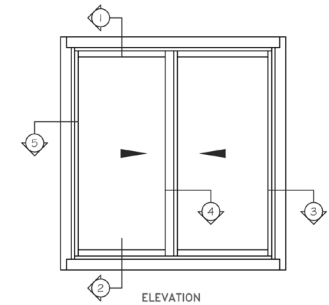
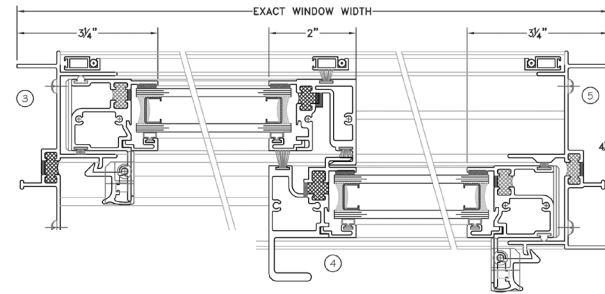
08. PRODUCT INFORMATION - SLOPED GLAZING



**CTS-6200 HORIZONTAL SLIDER
ALUMINUM THERMAL BREAK**



Class I Clear Anodized*



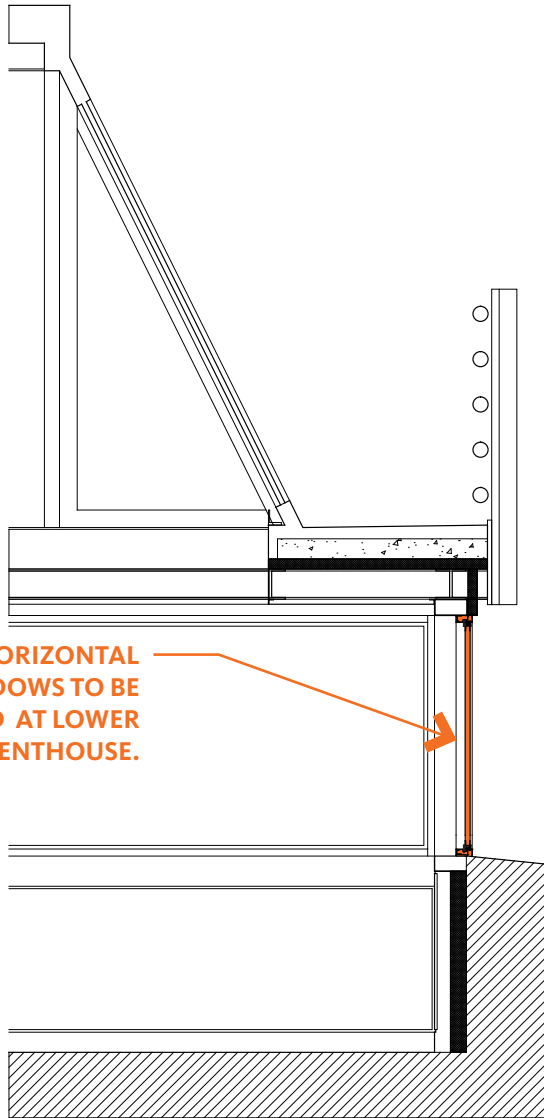
GLASS INFORMATION:

Insulated Glass Unit:

Outdoor Glass Lite: SolarBan 70XL 6mm (2)
 Gas Cavity Dimension: 1/2" (12.7mm)
 Gas Fill: Air (10%) / Krypton (90%) Mix
 Indoor Glass Lite: 6mm Clear

VLT: 64%
 Exterior Reflectance: 12%
 U-Value: Winter 0.29, Summer 0.19
 Shading Coefficient: 0.31
 SHGC: 0.27
 LSG: 2.37

08. PRODUCT INFORMATION - SLIDING WINDOWS

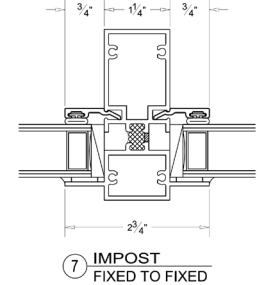
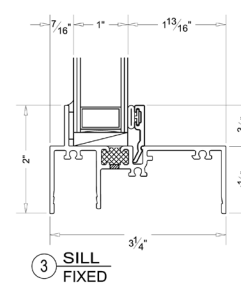
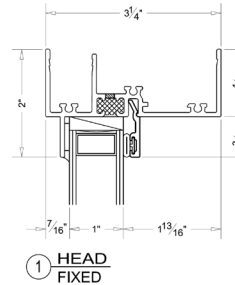


SERIES 5100

3 1/4" FIXED WINDOW



Class I Clear Anodized*



GLASS INFORMATION:

Insulated Glass Unit:

Outdoor Glass Lite: SolarBan 70XL 6mm (2)
 Gas Cavity Dimension: 1/2" (12.7mm)
 Gas Fill: Air (10%) / Krypton (90%) Mix
 Indoor Glass Lite: 6mm Clear

VLT: 64%

Exterior Reflectance: 12%

U-Value: Winter 0.29, Summer 0.19

Shading Coefficient: 0.31

SHGC: 0.27

LSG: 2.37

08. PRODUCT INFORMATION - FIXED WINDOWS



SOUTH ELEVATION WINDOWS
LOWER LEVEL, LOOKING SOUTH



PENTHOUSE RIBBON WINDOWS
LOWER LEVEL, LOOKING NORTH

05. EXISTING CONDITIONS

APPENDIX



PENTHOUSE RIBBON WINDOWS
LOWER LEVEL, LOOKING NORTH



PENTHOUSE RIBBON WINDOWS
LOWER LEVEL, LOOKING EAST

05. EXISTING CONDITIONS



PENTHOUSE RIBBON WINDOWS
LOWER LEVEL, LOOKING EAST



PENTHOUSE RIBBON WINDOWS
LOWER LEVEL, LOOKING SOUTHEAST

05. EXISTING CONDITIONS



PENTHOUSE RIBBON WINDOWS
LOWER LEVEL, LOOKING SOUTH



PENTHOUSE RIBBON WINDOWS
LOWER LEVEL, LOOKING SOUTH

05. EXISTING CONDITIONS



PENTHOUSE RIBBON WINDOWS
UPPER LEVEL, LOOKING SOUTH

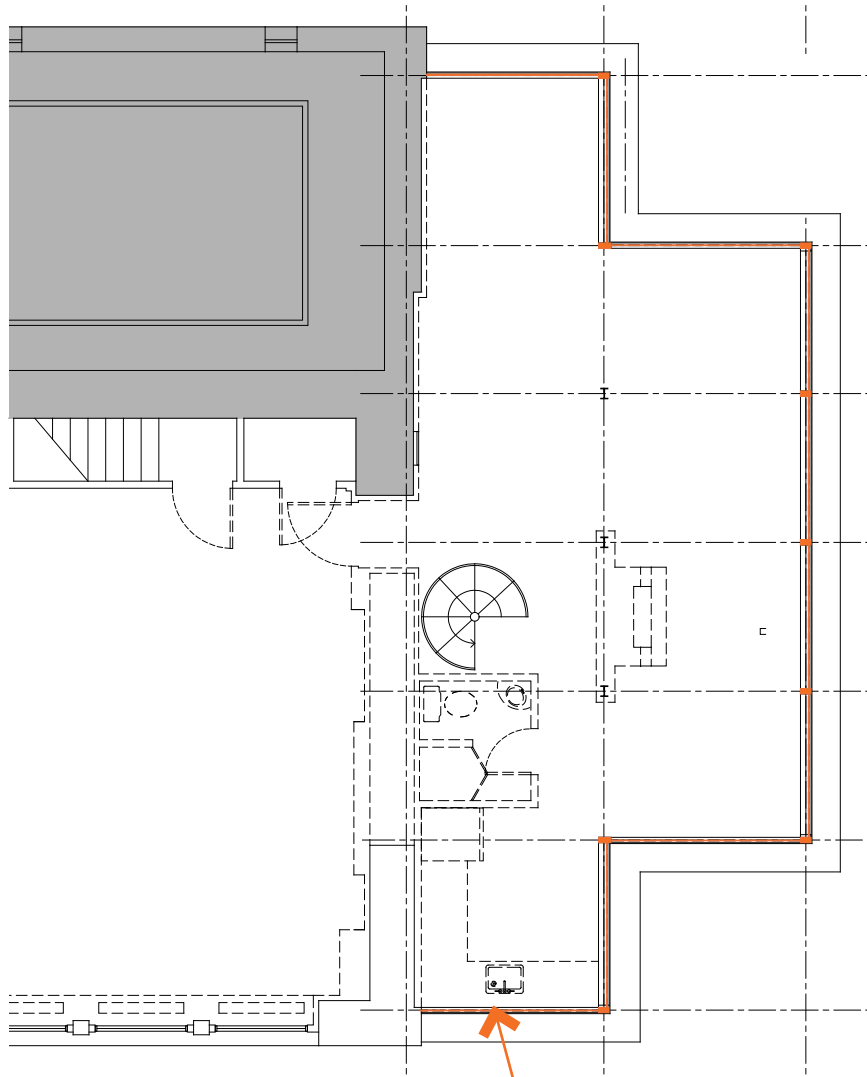


EAST TERRACE DOOR
UPPER LEVEL, LOOKING SOUTH



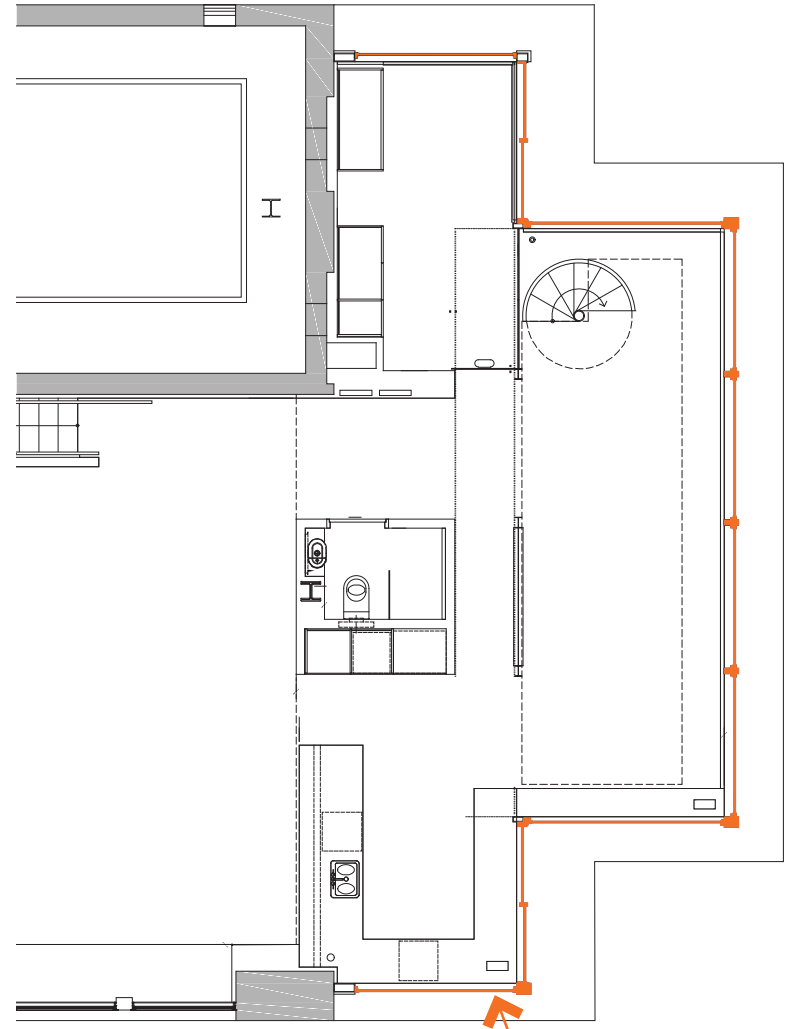
**NORTH TERRACE DOOR, WINDOW &
GLAZED ROOF**
LOWER LEVEL, LOOKING NORTH

05. EXISTING CONDITIONS



EXISTING

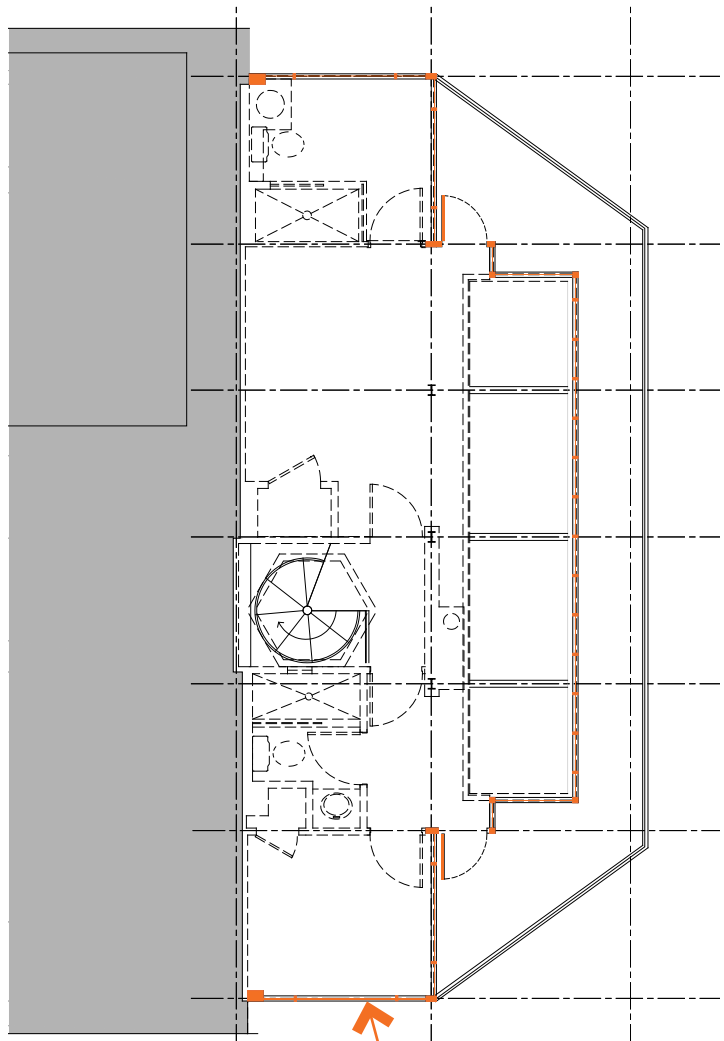
EXISTING WINDOWS
TO BE REMOVED.



PROPOSED

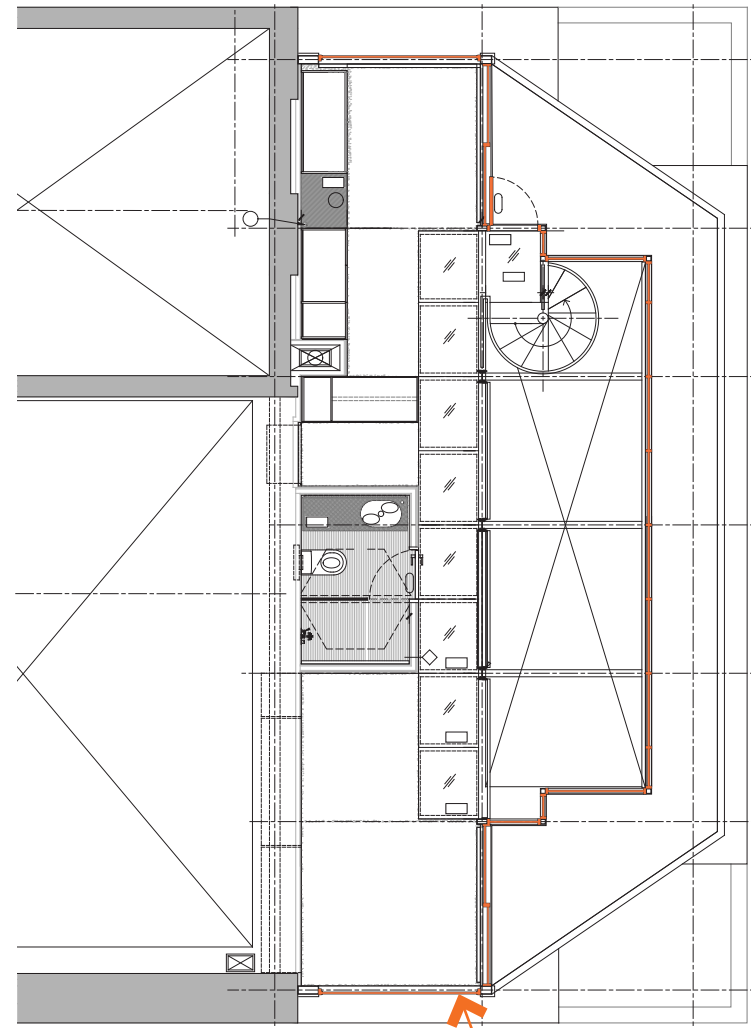
NEW WINDOWS TO BE
INSTALLED.

03. EXISTING & PROPOSED PLANS - Lower Level



EXISTING

EXISTING WINDOWS
& SKYLIGHT TO BE
REMOVED.



PROPOSED

NEW WINDOWS
& SKYLIGHT TO BE
INSTALLED.

03. EXISTING & PROPOSED PLANS - Upper Level