

February 20, 2018

**STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE NEW YORK CITY  
LANDMARKS PRESERVATION COMMISSION REGARDING THE PROPOSED DESIGNATION OF 95  
MADISON AVENUE - THE EMMET BUILDING, AS AN INDIVIDUAL LANDMARK**

Good day, Chair Srinivasan and Commissioners. I am Andrea Goldwyn speaking on behalf of the New York Landmarks Conservancy. The Conservancy is pleased to support designation of the Emmet Building at 95 Madison Avenue as an individual landmark.

This elegant Neo-Renaissance tower dates to 1912. Architects Barney & Colt combined early 20<sup>th</sup> century revival styles in a 16-story building that emphasizes neo-Gothic verticality, but is festooned with ornate French Renaissance decoration. The limestone cladding at the base features pilasters whose capitals are decorated with lions, foliate carvings, and cartouches while the window bays of the central floors are delineated with tall, thin terra-cotta piers. The arched windows of the elaborate upper floors are surrounded by terra cotta carvings. A mansard roof with massive dormers crowns the building.

In his 80s, Dr. Thomas Addis Emmet built the tower to replace the four rowhouses where he had long lived and had his practice. His lavish apartment on the building's upper floors was a showcase for his collection of art, prints, and autographs. One of the City's early penthouse residences, it is said to have contained a library, solarium, and roof garden. Unfortunately, it was converted to office space after his death.

The Emmet Building is one of many commercial structures just outside the Madison Square North Historic District, which are facing extreme development pressure. We thank the Commission for bringing this and several other nearby designations forward and hope that there will be more in the future. The building, which is eligible for listing on the State and National Registers of Historic Places, certainly merits the protection and guidance that the Landmarks Commission provides.

Thank you for the opportunity to express the Conservancy's views.