

Tammany Hall

New York, NY



The repurposing of historic Tammany Hall at 100 East 17th Street, Union Square, into an iconic home to high-end tech tenants. CNY developed and implemented an elaborate plan to raze the building while maintaining the landmark façade. This bracing scheme from the exterior allowed the outer walls to be decoupled from the building behind the façade so the building could be demolished, leaving only the façade standing until the new structure was built and reanchored to the façade. As a result an additional 20,000 SF of building area was created through this redesign.

Architect

BKSK Architects, New York, NY

Client

Liberty Theatres LLC, New York, NY
c/o Reading International, Inc., Los Angeles, CA

Features

- extensive restoration to the North and West elevations including new glass, bronze framing, and re-pointing the existing limestone façade
- addition of a high performance, fully glazed parametric roof enclosure
- extensive structural reconfiguration to accommodate the change in use; design-assist services in achieving efficient and cost-effective solution to adaptive reuse
- complicated site logistics on busy Union Square
- sophisticated infrastructure backbones to accommodate technological needs of anticipated hi-tech tenants



Special Interests

- Federally landmarked, the 3-1/2 story, neo-Georgian building constructed in 1929 was inspired by Federal Hall on Wall Street where George Washington was inaugurated and incorporated oversized red bricks modeled after those used by Thomas Jefferson at Monticello.
- The building's 17th Street facade features the seal of the Tammany Society and sculptural reliefs of Chief Tammany and Christopher Columbus, as well as a Revolutionary War-era liberty cap. Architects Thompson, Holes & Converse and Charles B. Meyers also designed the psychiatric wing of Bellevue Hospital. Served as headquarters of the Manhattan Democratic Party organization for decades.



Services

Construction Management-at-Risk (CMAR)