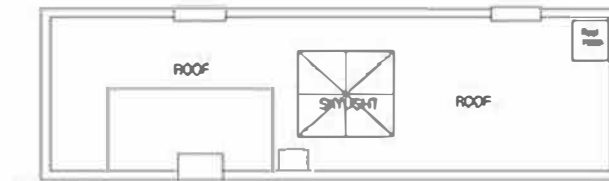


# 211 East 48th Street

Entire Building | 6,272 RSF



THE WILLIAM KAUFMAN ORGANIZATION, LTD.



ROOF



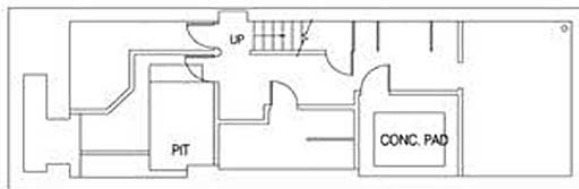
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



CELLAR



FIRST FLOOR



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For complete listing, visit  
[www.sagespace.com](http://www.sagespace.com)



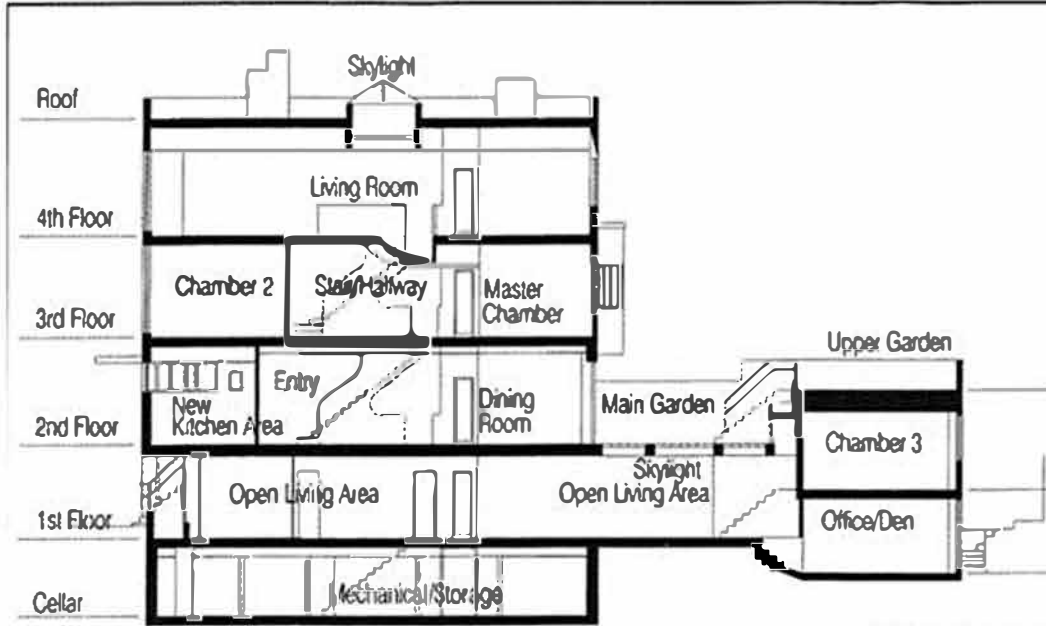
Not to scale. All dimensions and conditions are approximate and for information only.

# 211 East 48th Street

Entire Building | "The Lescaze Residence" | 6,272 RSF



THE WILLIAM KAUFMAN ORGANIZATION, LTD.



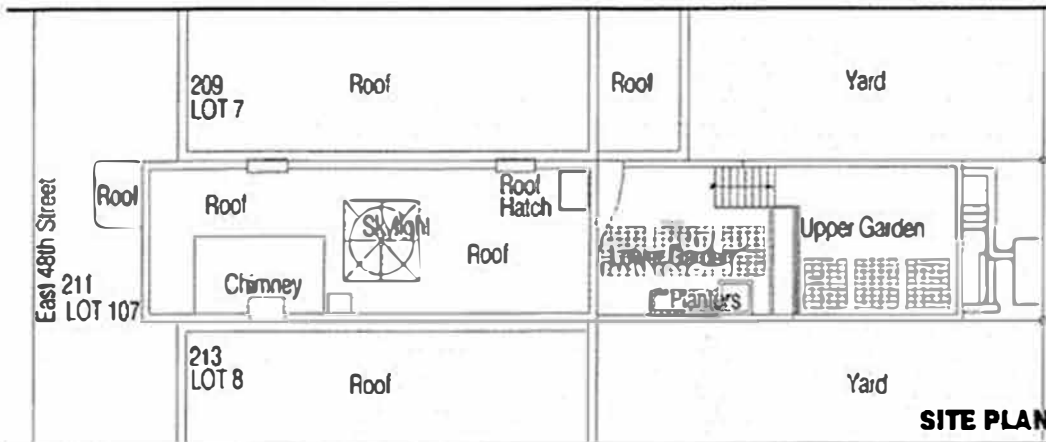
**CROSS SECTION**

## THE LESCAZE RESIDENCE

Designed as his residence and office by the Swiss-born architect William Lescaze, the 1934 townhouse at 211 East Forty-Eighth Street in Manhattan is generally regarded as the first building in New York to employ the modernist vocabulary. Lescaze had previously brought the International Style to a monumental scale in his collaboration with George Howe on the prophetic PSFS Building in Philadelphia of 1929-1932. But whereas the PSFS Building suggests Lescaze's response to the reductionist approach then espoused by Mies van der Rohe, his own residence owes more to the sensual, painting-inspired model established in the work of Lescaze's compatriot, Le Corbusier. Not-uncoincidentally, both LeCorbusier and Lescaze were painters as well as architects.

In the Guide to New York City Landmarks, the Lescaze residence and office is described as having "a complex, rationally designed street front with precisely balanced solids and voids. The stuccoed facade is pierced by casement ribbon windows and expanses of glass block; this is the first use of glass block in New York City." Lescaze translated his approach to the facade through the space of the building as well, discreetly mitigating the interior's stark planarity with sensually curved volumes, and illuminating his ground floor office space with glass block skylights embedded in the concrete slab of the backyard garden platform.

The present owner of this modernist landmark building has completed a program of renovation and repair to the entire structure, inside and out. In the rear yard, the terraces have been renewed and new solid glass skylight blocks have been replaced with structural glass of the same size and spacing. New planting has been installed. The interior of the building is ready to receive a complete overhaul and modernization. A glass enclosed, hydraulic passenger lift has been installed to connect all four levels of living space.



**SITE PLAN**



**LOCATION MAP**



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