# WALDORF ASTORIA EXTERIOR

Architects: Schultze & Weaver
Construction Completed: 1931
Exterior Landmark Designation: 1993
Interior Landmark Designation: 2017

April 25, 2017
Anbang Group
Skidmore, Owings & Merrill LLP
Docket # 19-09647

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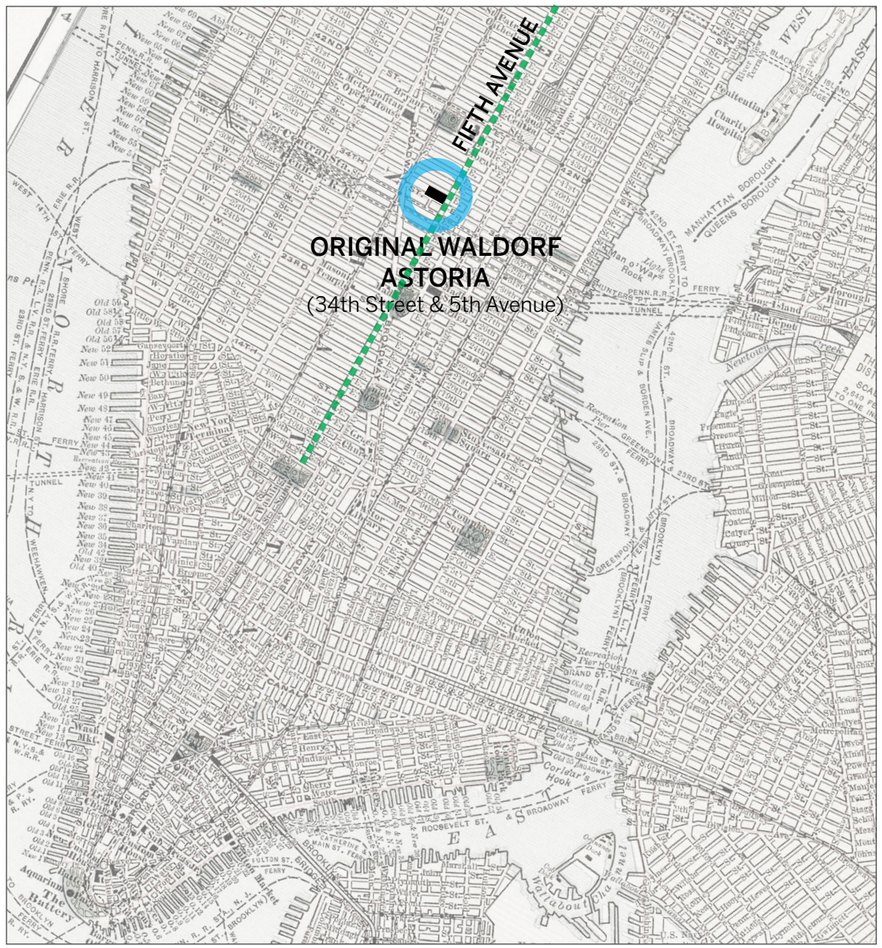
**Appendix** A1

# Original Waldorf-Astoria (1893-1929)

***"At its very beginning, [theWaldorf Astoria] brought about radical change in the social pattern of New York"***

*- the New York Times*



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# Original Waldorf-Astoria (1893-1929)

## KEY DATES

1893- Waldorf opens

1897 - Astoria opens

1918 - Acquired by General Coleman DuPont

1929 - Hotel closed, lot sold to Empire State Bldg Developer
Name transferred to manager Lucius Boomer for $1

**ROOF GARDEN**

**SUPPORT SPACES**

**HOTEL**

**APARTMENTS**

**EVENT SPACES**

**RETAIL**

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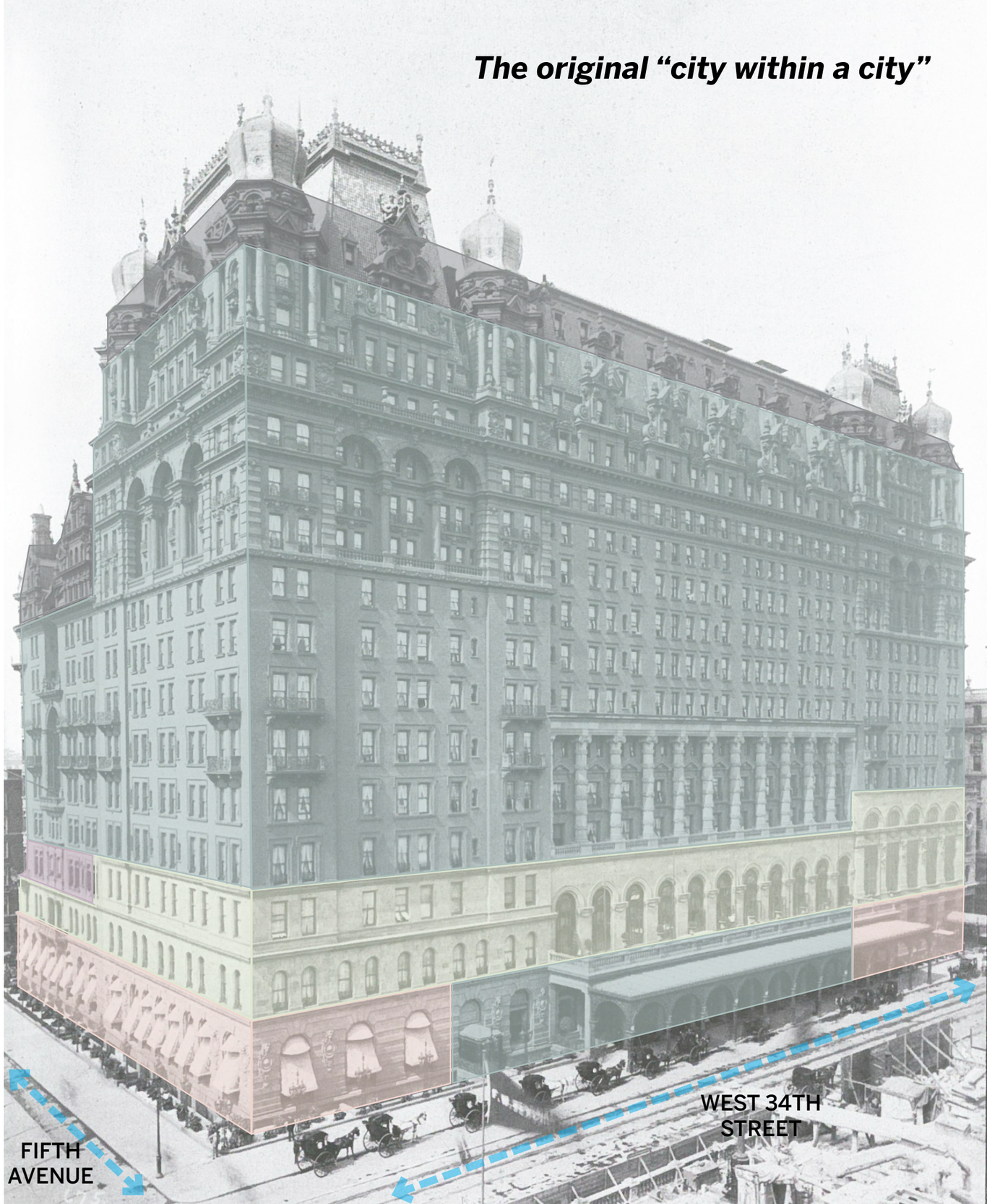
***The original "city within a city"***



# Original Waldorf-Astoria (1893-1929)

***The original "city within a city"***

*Reading Room*

*Cigar Company*

*Peacock Alley*

*Photographic Studio*

*Ice Skating Rink on the Roof*

*Palm Court*

*Florist*

*Roof Garden*

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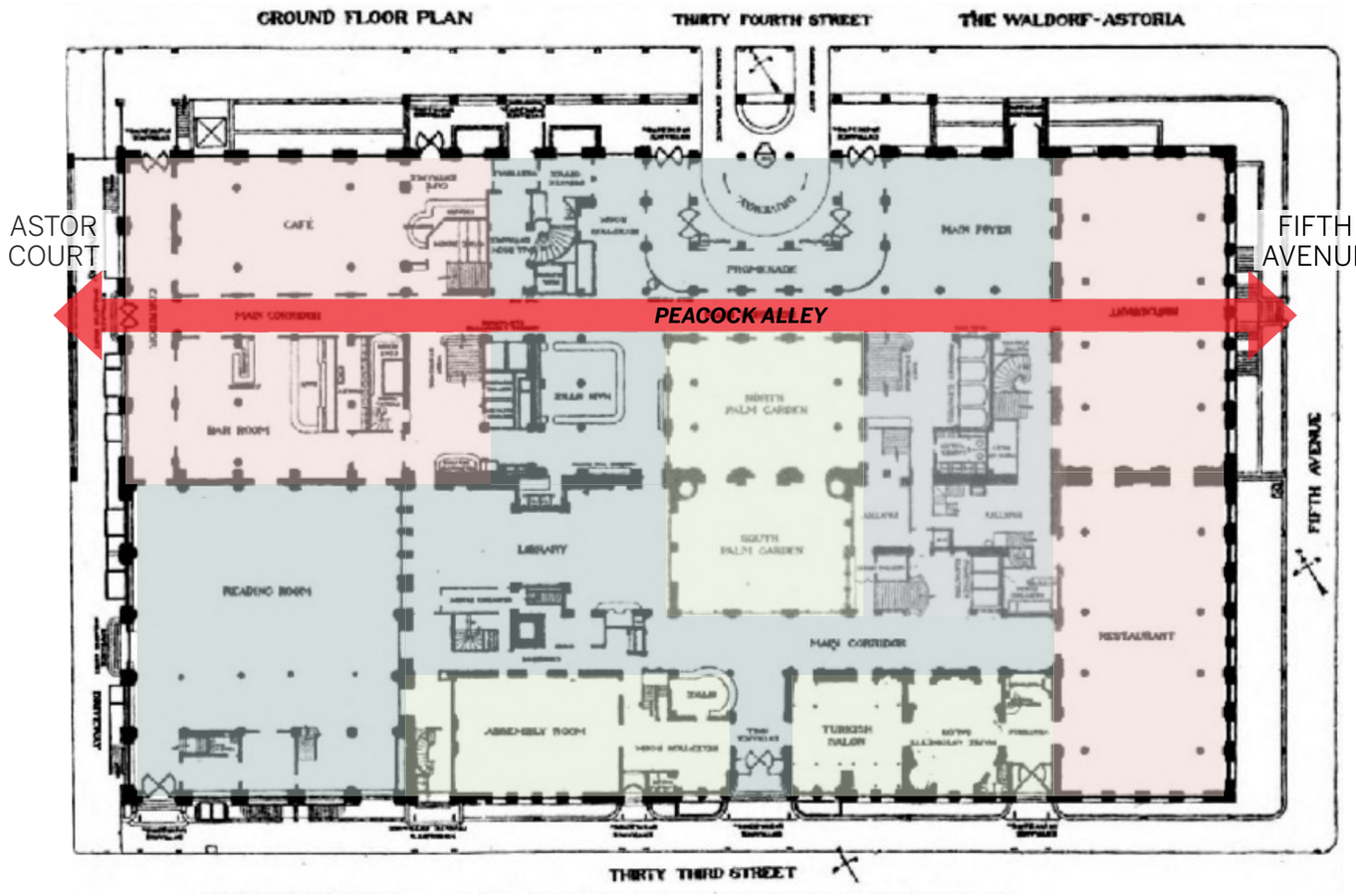
# Original Waldorf-Astoria (1893-1929)

***Peacock Alley***

## *"The closest thing New York had to a Main Street"*

*- the New York Times*




LEGEND

- Hotel
- Retail
- Event
- BOH

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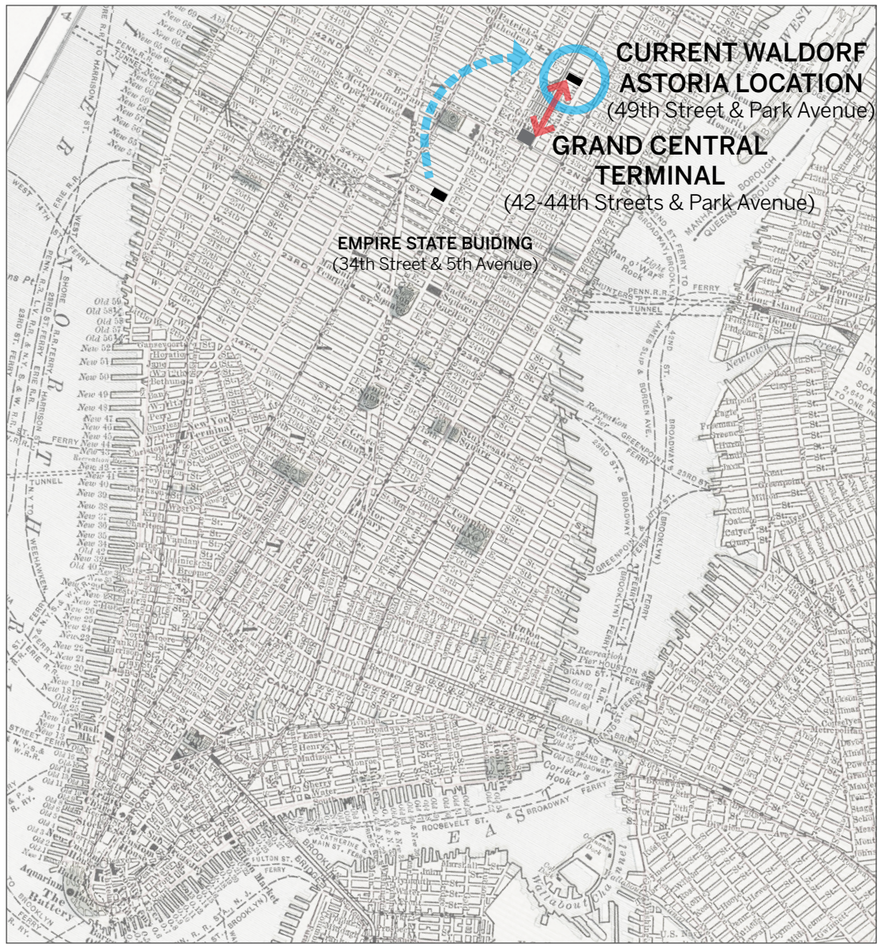
# Current Waldorf Astoria (1931-Present)

***"A well known hotel so close to Grand Central Terminal would be a distinct asset to the railroad"***

***- Louis J. Horowitz, 1937***

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# WALDORF HIGHEST HOTEL.

## I'eight of New Hostelry Will Exceed 625 Feet.

**HUGE CARPET FINISHED**

**3,700-Pound Hotel Rug Took 16 Workers 8 Months to Make**

the largest hand-tufted rug ever woven in a single piece,

## BROKERAGE CENTRE FOR NEW WALDORF

***New Waldorf to Contain Own Parking Space; 90-Foot Drive Will Run From 49th to 50th St.***

*"The new Waldorf will have **"manufactured weather"*** *-1930 Press Release*

***"More varied activity than any single skyscraper had ever contained.***

*-Paul Goldberger, "The Skyscraper" 1981*

**Telephone Switchboard**

**Automobile Elevator**

**Room Service**

**Radios in each Room**


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# **1931 - 1950s** *An Audacious Bet...becomes the Unofficial Palace of New York*

OLD AND NEW MEET AS WALDORF OPENS

Elderly Friends of the Hotel and Youngsters Among 20,000 Who Swarm to 'Pre-View.'

HOOVER SALUTES EVENT

Hailing 'Moving Day,' He Calls Building an 'Exhibition of Courage and Confidence.'

OSCAR SHARES IN HONORS

Forms Reception Committee of One for Visitors—Dinners Planned for Official Opening Today.

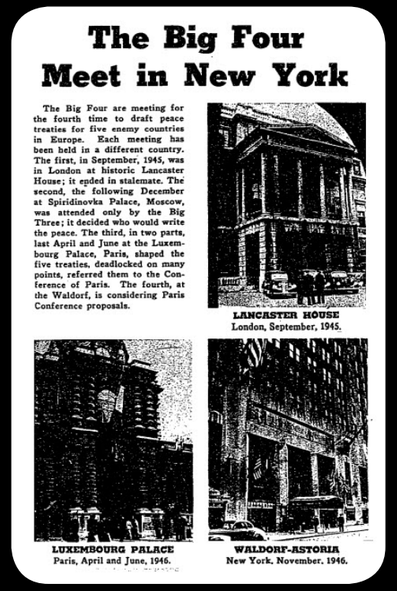
New York's past and present met yesterday afternoon to welcome back one of the city's best-known institutions, the Waldorf. It was opened for the first time since the completion of its Park Avenue home, and so fond has been the memory of the old that more than 20,000 persons went to pay tribute to the new. There were almost twice as many guests as there had been invitations. The rest may see it today when the hotel

THE NEW WALDORF-ASTORIA HOTEL.

1931 The new Waldorf-Astoria Opens

1934 Cole Porter writes 'Anything Goes' while living at the Waldorf

1945 *Weekend at the Waldorf*



**The Big Four Meet in New York**

The Big Four are meeting for the fourth time to draft peace treaties for five enemy countries in Europe. Each meeting has been held in a different country. The first, in September, 1945, was in London at historic Lancaster House; it ended in stalemate. The second, the following December at Spiridinovka Palace, Moscow, was attended only by the Big Three; it decided who would write the peace. The third, in two parts, last April and June at the Luxembourg Palace, Paris, shaped the five treaties, deadlocked on many points, referred them to the Conference of Paris. The fourth, at the Waldorf, is considering Paris Conference proposals.

LANCASTER HOUSE
London, September, 1945.

LUXEMBOURG PALACE
Paris, April and June, 1946.

WALDORF-ASTORIA
New York, November, 1946.

*"The **Foreign Ministers will hold their discussions in**... the suite occupied by Lucius M. Boomer, chairman of the board of **the Waldorf-Astoria ."***

*- New York Times, Nov. 1946*

1949: Hilton purchases Management Stake

1955 Marilyn Monroe (resident)
*Pictured with Elsa Maxwell*

1957 Queen Elizabeth II In the Ballroom

1956 Grace Kelly's Engagement Party

President Kennedy
*Delivering a speech in front of the Park Avenue Entry, 1960*

1930 1940 1950 1960 1970 1980 1990 2000 2010 2016

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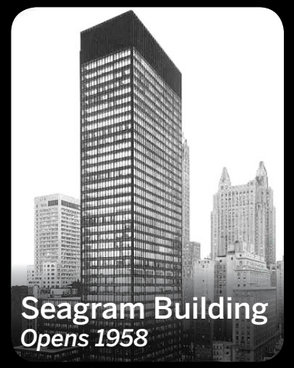
# **1960s** *New York enters the Jet Age...Technology Transforms Society*

1959 Jet Planes become available for Commercial use

**JFK Airport** Annual Passengers
**1950:** ***200,000***
**1960:** ***8,800,000***
**1970:** ***19,000,000***

**Passenger Trains** US Mileage
**75% decrease** 1958 - 1971
(source: Brookings Institution)



Seagram Building
*Opens 1958*

Sheraton Midtown
*Opens 1962*

Hilton Midtown (largest hotel in NYC)
*Opens 1963*

1964 Beatles land at JFK and stay at Hilton Midtown

1964 New York City hosts the World's Fair

1964 Tony Awards move to the Hilton Midtown

1964 Color Broadcasting begins on Prime-time Television

American Homes with a TV
**1950:** ***9.0%***
**1960:** ***87.1%***
**1970:** ***95.2%***

1965 Landmarks Preservation Commission is Established

1930 1940 1950 1960 1970 1980 1990 2000 2010 2016

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# **1930s - Present** *Keeping up with the Times*

**1939** Added Mosaic Floor at Park Avenue Lobby

**1953** New Peacock Alley moved to current location(NYT Article)

**1957** 2,000 New Dial Telephones in the Rooms (NYT)

**1962** (NYT) Art Deco is out of fashion; Oliver Smith Redecorates the Ballroom in a French traditional style

Mildred Masters Redecorates 1300 Guest rooms
Frazier, Raftery, Orr & Fairbank - Park Avenue Lobby, add Crystal Chandelier
$7,000,000 Total budget
Added clock to center of Lobby

**1964** Sert Murals sold to a Spanish Museum

**1970s** Peacock Alley decor changed, Main Lobby renovated

**1981** Park Avenue Lobby, Ballroom, Starlight Roof renovated; Local Law 16 work done,
Rigal Medallion Restored and paintings uncovered

**1984**

**1986** $110 Million renovation started Lobby, new wood paneling "install technology"
Reduced room count 1800 --> 1700, add cable TV, A/C units, added frieze in Lobby
"do what had to be done"

**1993** Completed a $140 Million renovation that "restored and preserved" Art Deco elements
Added new marquees, cleaning of limestone, 'completed original designs'

**2005** Peacock Alley updated to current decor

**2012** Park Avenue Foyer updated - removed bridge, added new ceiling/lighting
New Marquees on Park and Lexington

## *Art Deco goes out of fashion: 18th Century French Style*

GRAND BALLROOM, 1960s

MAIN LOBBY, 1970s

1930 1940 1950 1960 1970 1980 1990 2000 2010 2016

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## ***Partial Restoration of Art Deco intent***

GRAND BALLROOM, 1980s

PARK AVENUE FOYER, 1980s

1930 1940 1950 1960 1970 1980 1990 2000 2010 2016

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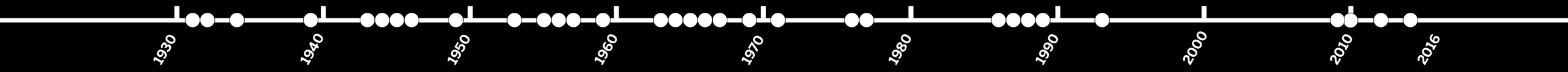
## ***Partial Restoration of Art Deco intent***

PARK AVENUE MARQUEE, 1993

MAIN LOBBY, Post 1986 Renovation

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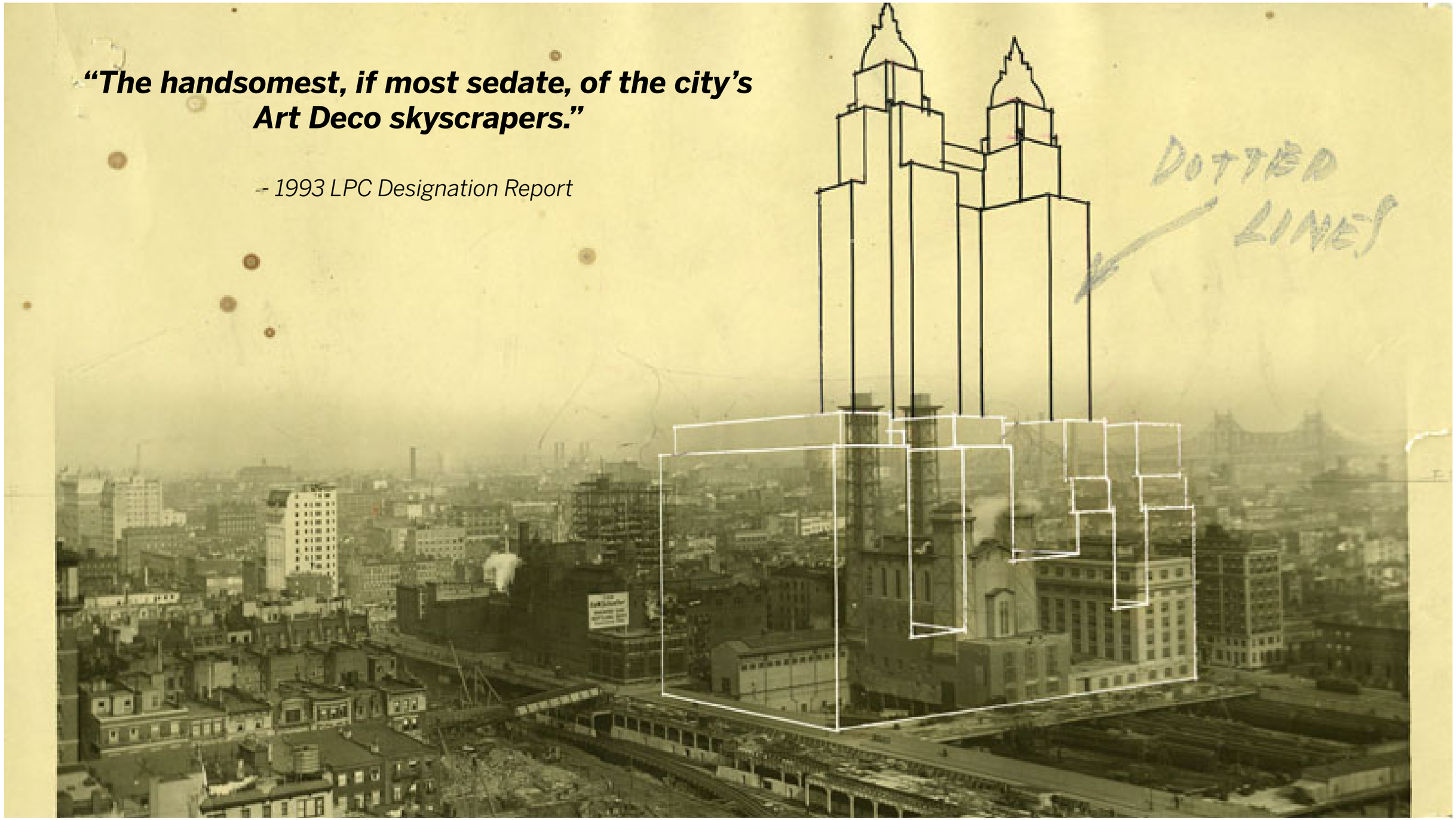
***"The handsomest, if most sedate, of the city's Art Deco skyscrapers."***

*-- 1993 LPC Designation Report*





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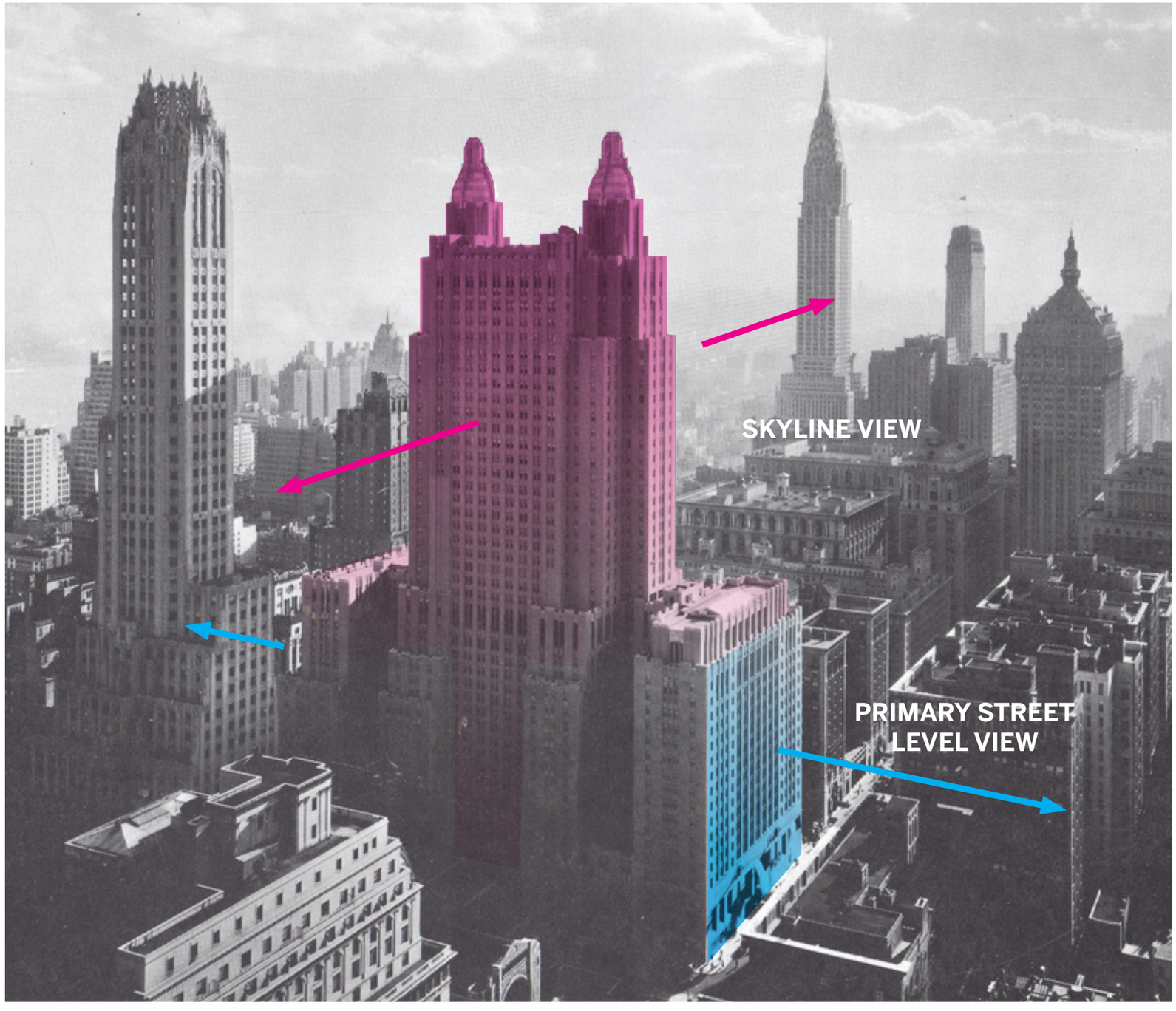
# Twin Towered Massing




***"...modernistic massing as a twin-towered skyscraper..."***

***"Though the hotel slabs are much the shorter, they occupy the prominent avenue facades..."***

*- 1993 LPC Designation Report*

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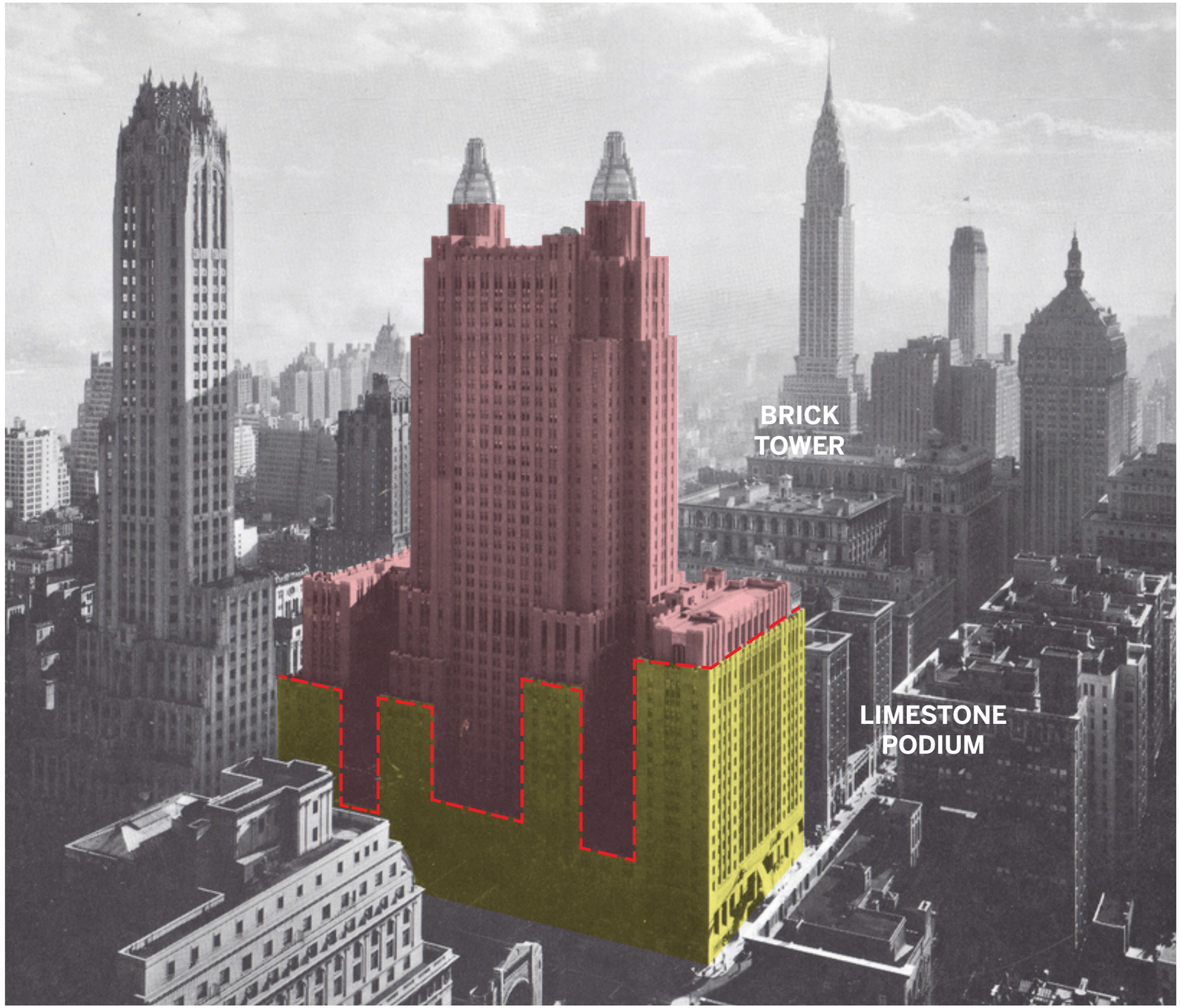
# Twin Towered Massing



***"The architects...demanded a pure gray brick that would be a fine match for limestone, something never before attained...the brick manufacturer dubbed the product 'Waldorf Grays'"***

*- 1993 LPC Designation Report*

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# Vertical Rows of Windows

*"The ... massing of the building is emphasized by the **verticality of its bays of recessed windows and spandrels**..."*

*- 1993 LPC Designation Report*

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***“...bronze entryways, marquees, lanterns and other ornament...”***

*- 1993 LPC Designation Report*

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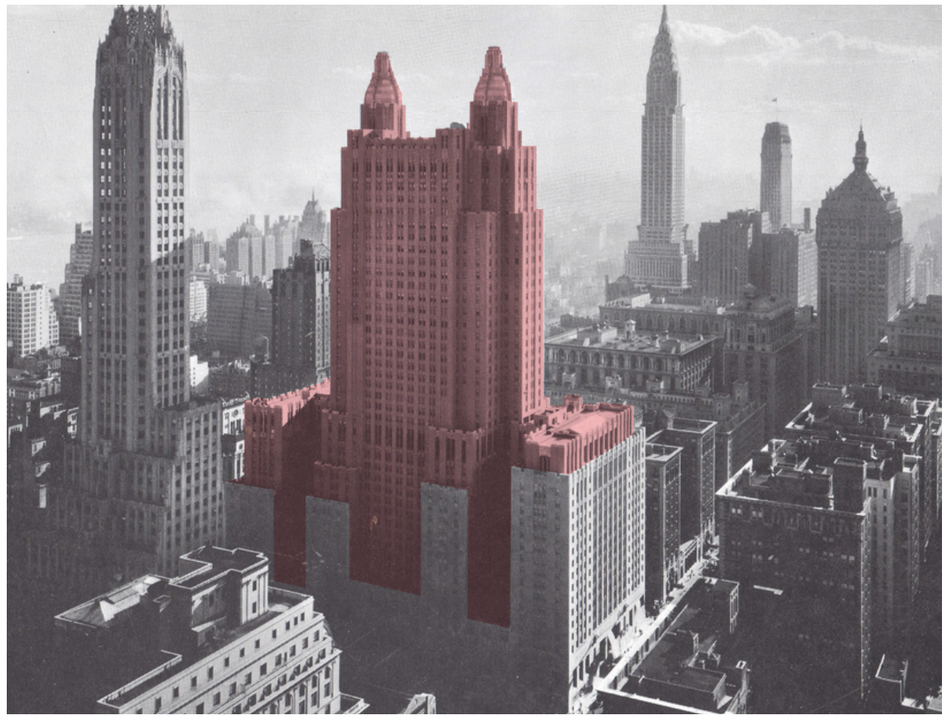
# Exterior Restorations and Alterations - Tower

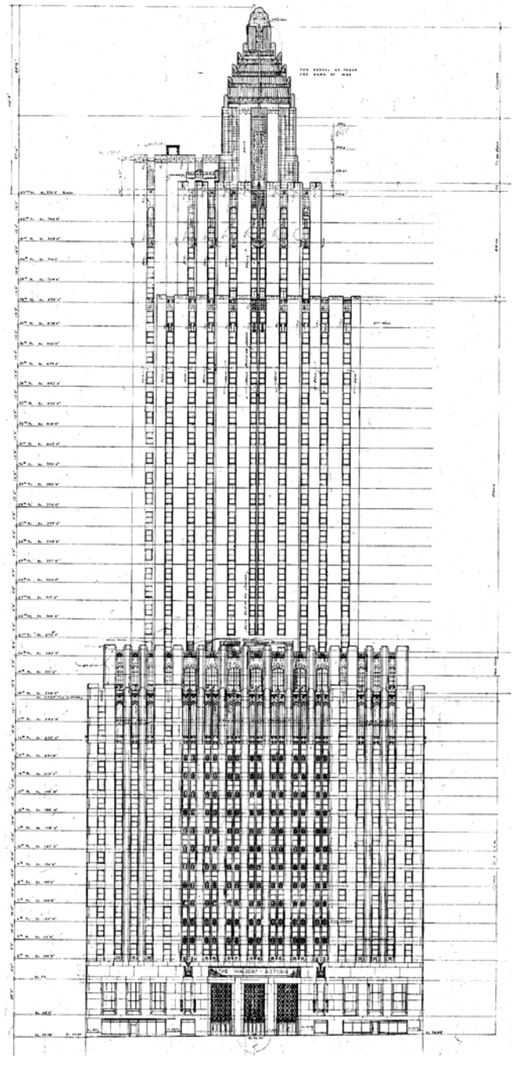


***“...the twin-tower effect is apparent only from a distance to the north or south.”***

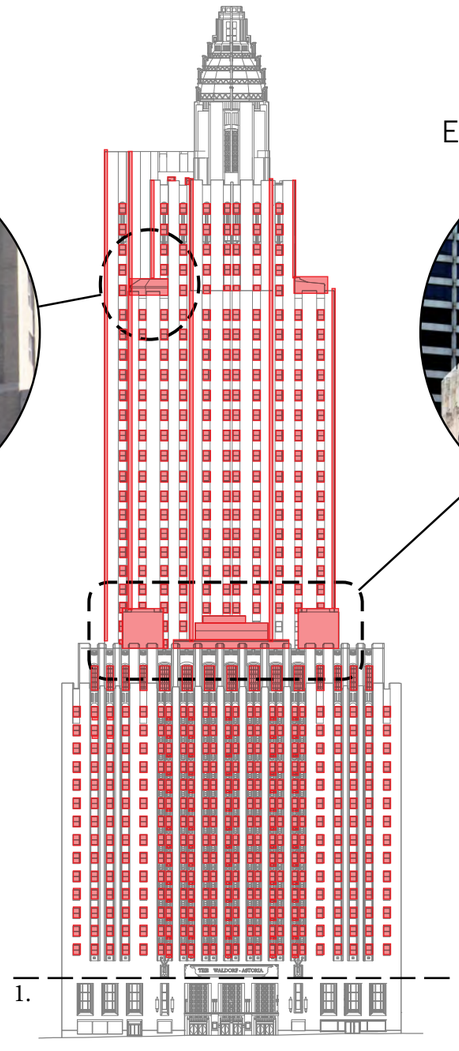
*- 1993 LPC Designation Report*

# West Elevation (Park Avenue)

Non-Original Material
Restoration
Alteration



38th Floor Additions



Exposed Cooling Towers

1. See 'Street Level' section for first three levels

ORIGINAL

EXISTING

PROPOSED

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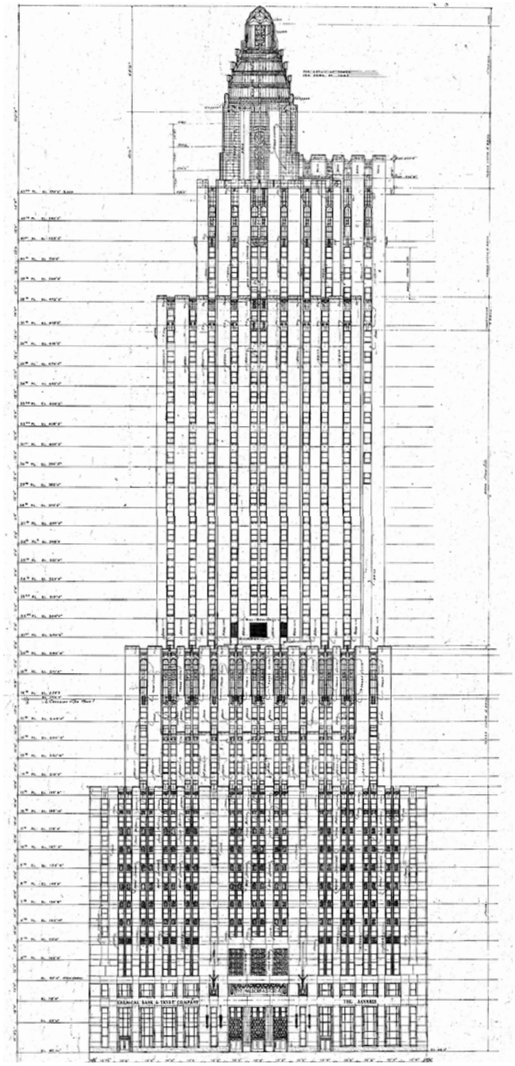
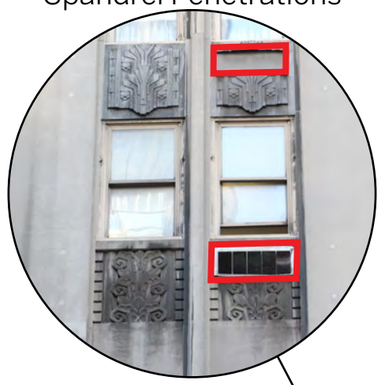
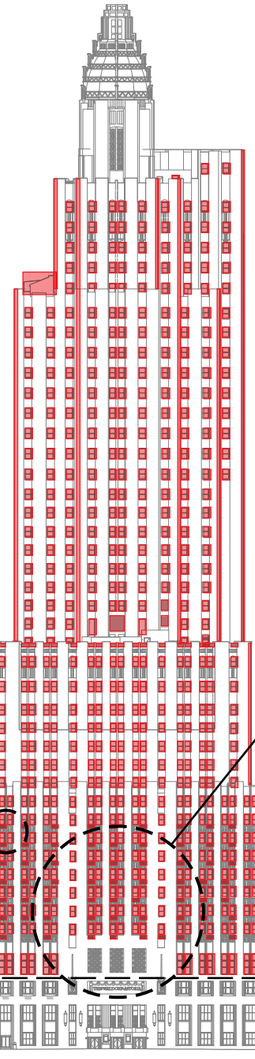
# East Elevation (Lexington Avenue)

Non-Original Material
Restoration
Alteration

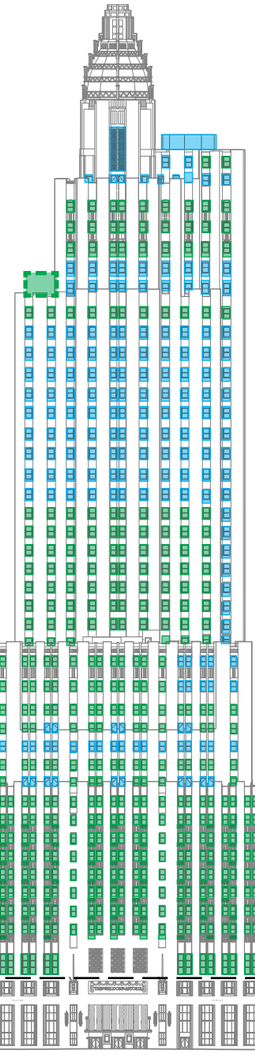


Spandrel Penetrations






Facade Staining




1. See 'Street Level' section for first three levels

ORIGINAL

EXISTING

PROPOSED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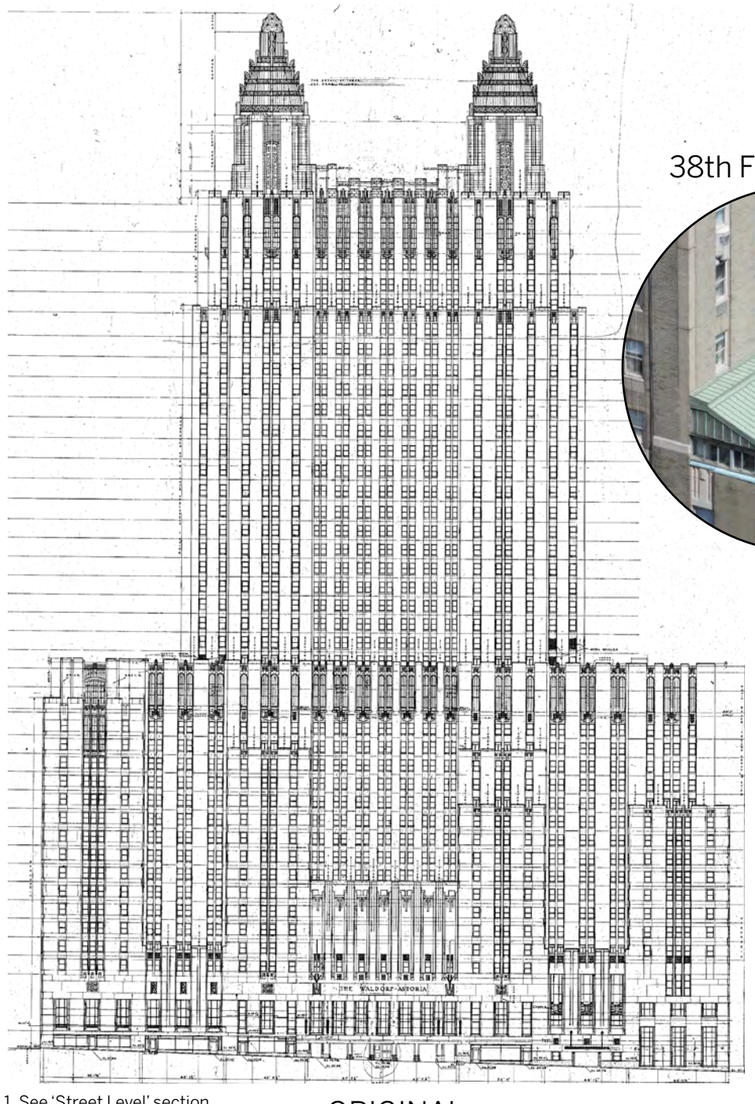
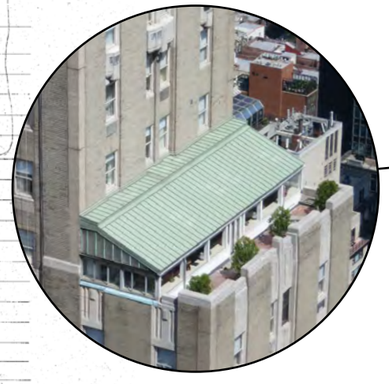
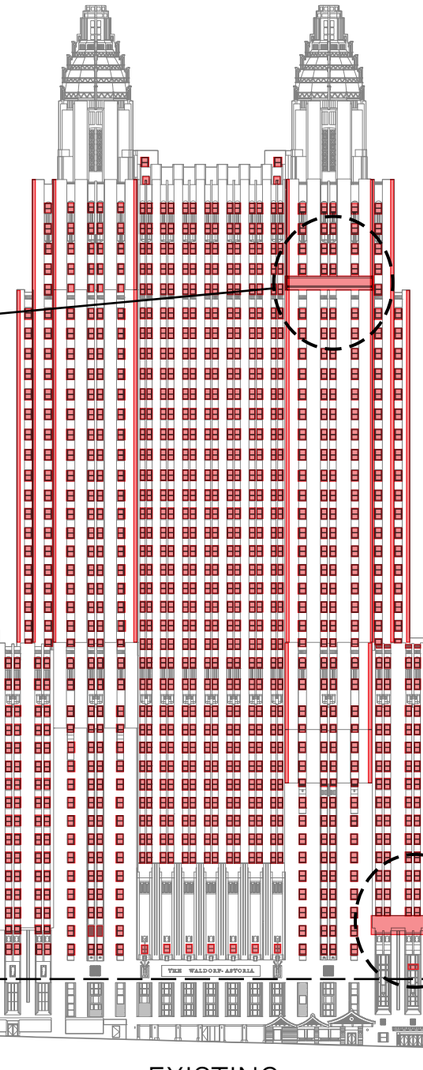
# South Elevation (East 49th Street)

Non-Original Material
Restoration
Alteration



38th Floor Additions





MEP/Storage Bulkheads

1. See 'Street Level' section for first three levels

ORIGINAL

1.

EXISTING

1.

PROPOSED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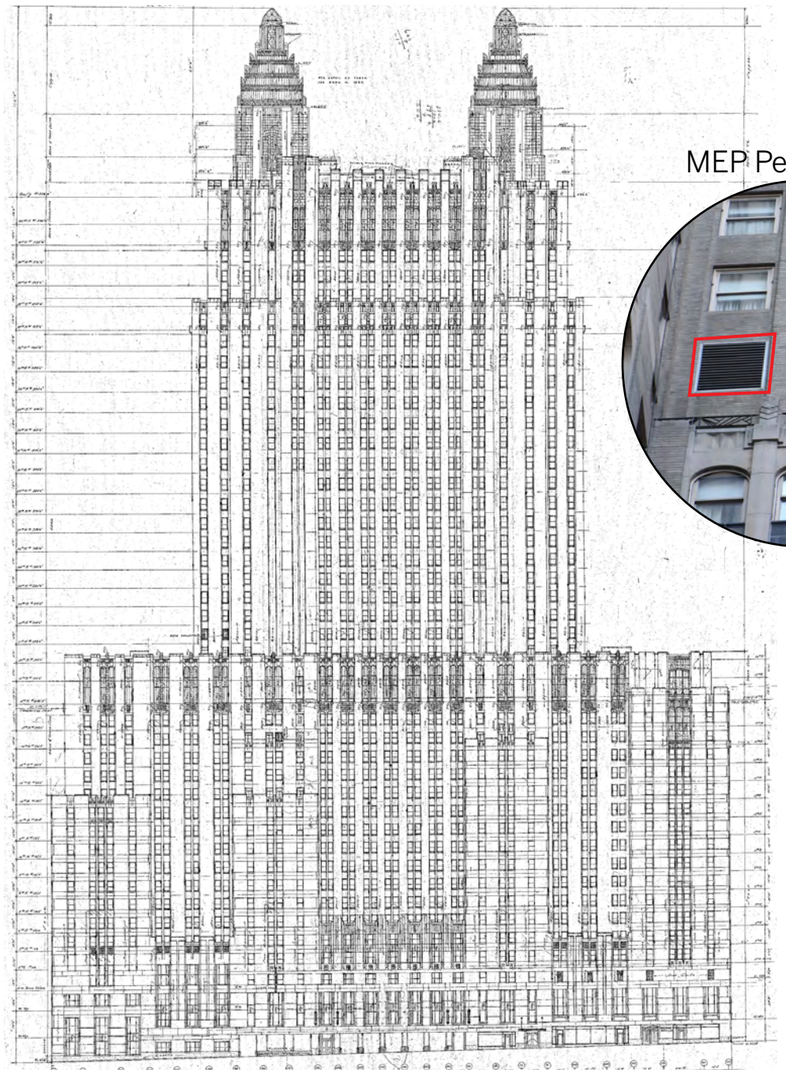
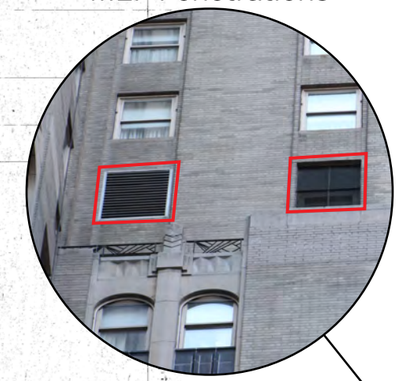
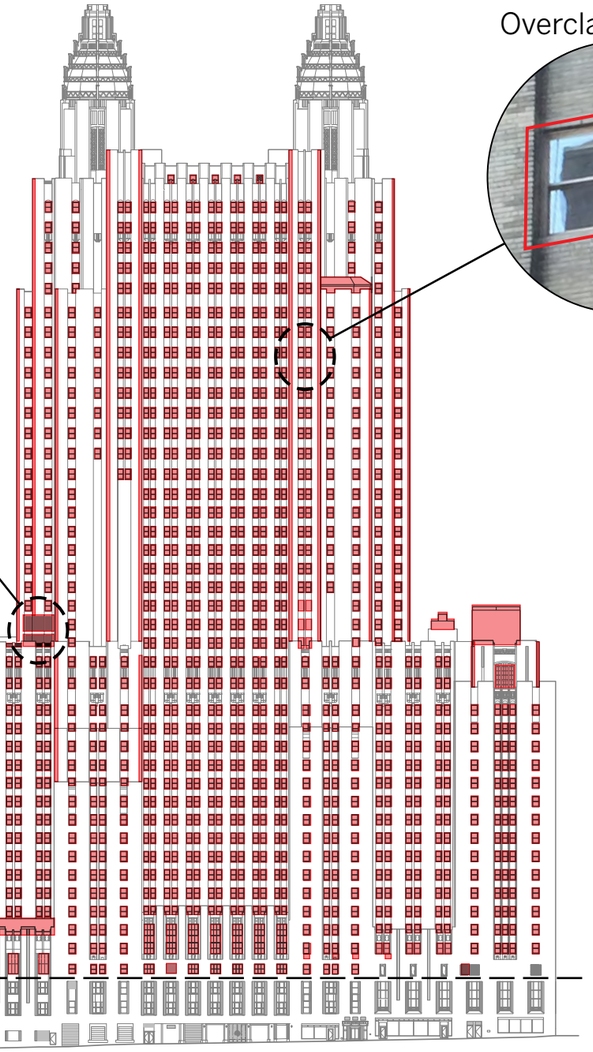
# North Elevation (East 50th Street)

Non-Original Material
Restoration
Alteration

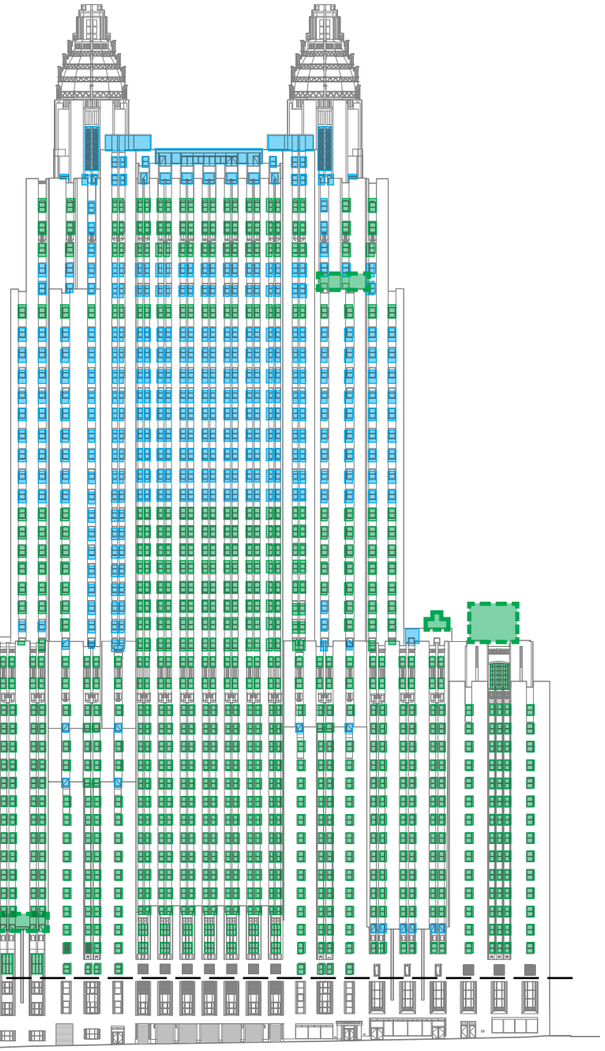


MEP Penetrations






Overclad Windows




1. See 'Street Level' section for first three levels

ORIGINAL

EXISTING

PROPOSED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# Exterior Restorations and Modifications - Tower

1. Window Restoration ..... **RESTORATION**
2. Spandrel Restoration ..... **RESTORATION**
3. Facade Cleaning, Brick and Stone Repair ..... **RESTORATION**
4. Setback Restoration ..... **RESTORATION**
5. Cooling Tower Relocation ..... **RESTORATION + ALTERATION**
6. Mechanical Ventilation at Windows ..... **ALTERATION**
7. New Opaque Windows ..... **ALTERATION**
8. Window Enlargement ..... **ALTERATION**
9. New Punched Windows ..... **ALTERATION**
10. New Rooftop Additions and Mechanical Bulkheads ..... **ALTERATION**
11. New Glazing at Pinnacle Grilles ..... **ALTERATION**

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## EXISTING CONDITIONS

CAMPBELL FRAME (< 40 REMAINING)
*Painted and Opacified*

REPLACEMENT WINDOW

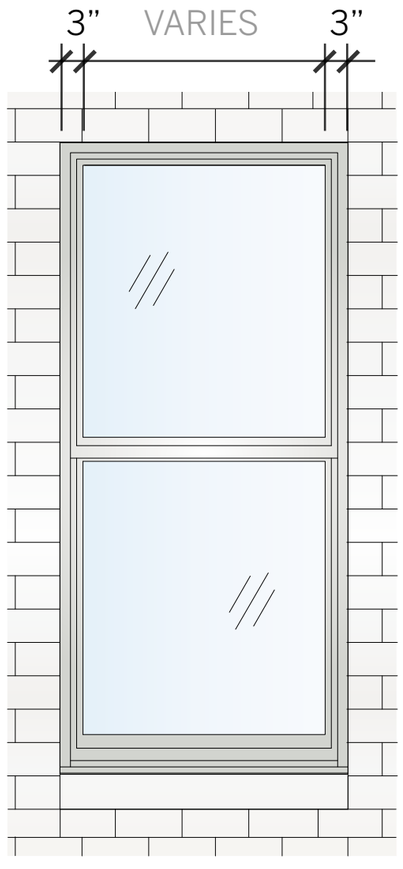

© 2017 SKIDMORE, OWINGS & MERRILL, LLP

# 1. Window Restoration

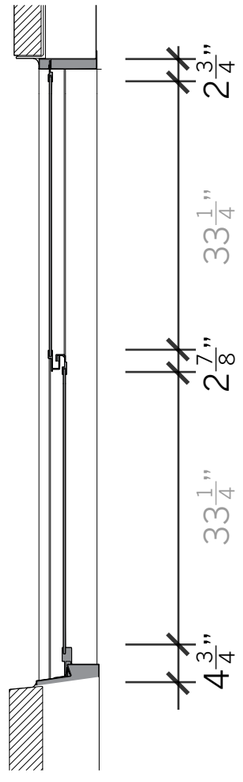
Non-Original Material
Restoration
Alteration

## ORIGINAL

Original Paint Color
Matches Benjamin Moore 1558




ELEVATION

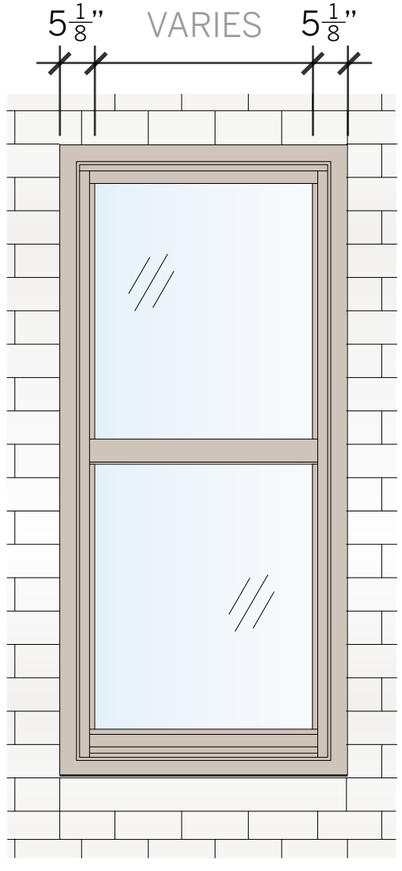



SECTION

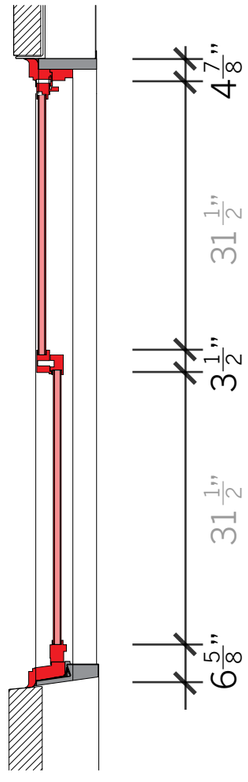
## EXISTING

***"new aluminum windows replacing the steel originals throughout the building..."***

*- 1993 LPC Designation Report*




ELEVATION

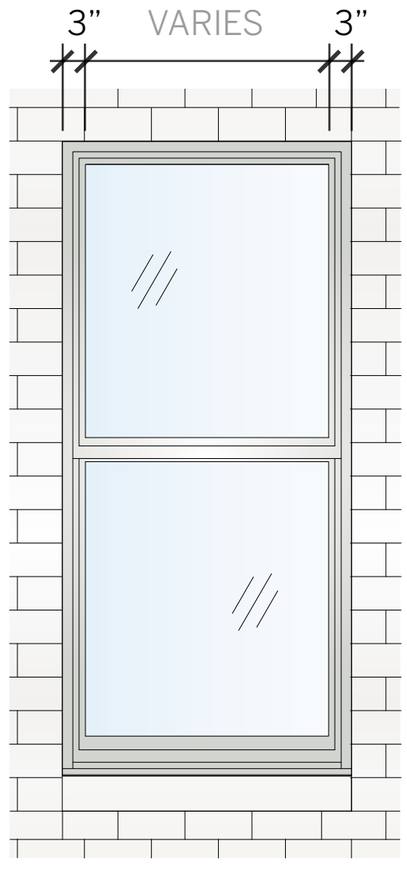



SECTION

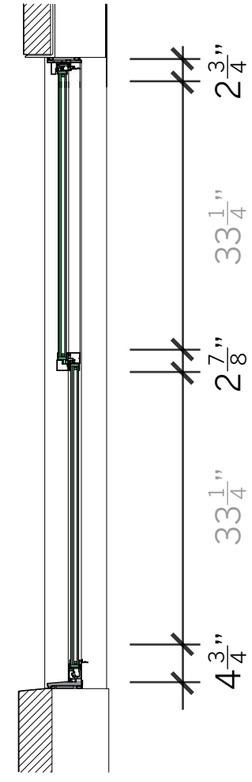
## PROPOSED

Proposed Paint Color
To Match Benjamin Moore 1558

**5,380 PROFILES RESTORED**




ELEVATION




SECTION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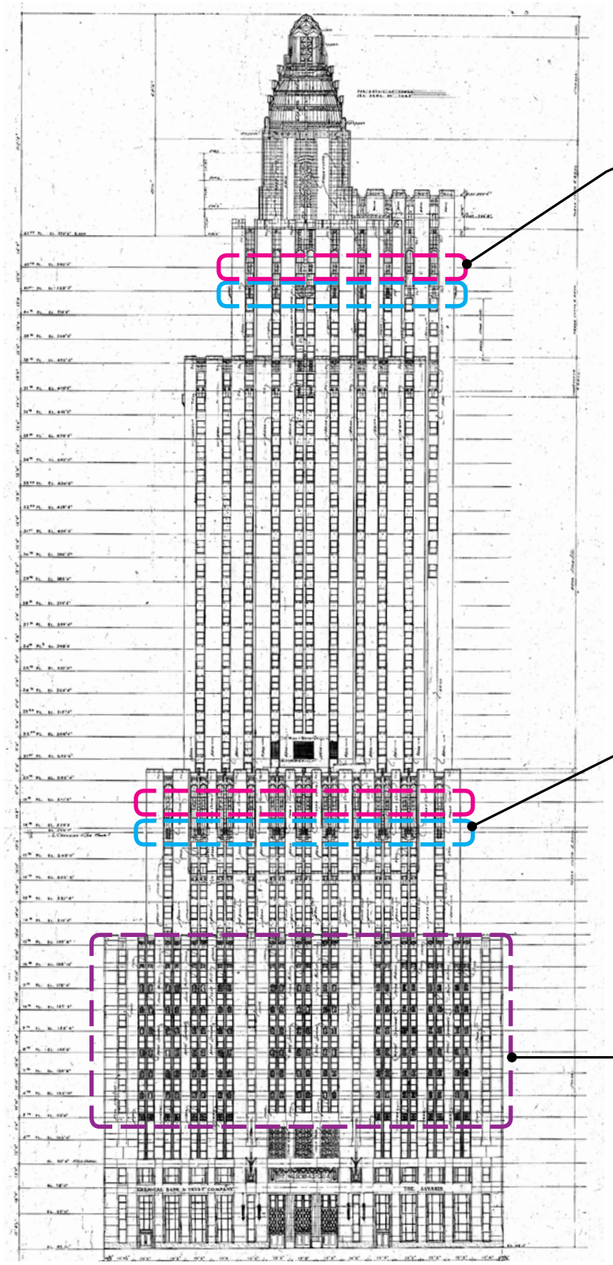
# 2. Spandrel Restoration - Existing Altered Conditions



EAST ELEVATION

TERRACOTTA SPANDRELS

LEVELS 19, 42

***4 Terracotta Spandrels to be Restored***

BRICK SPANDRELS

LEVELS 8-43

***54 Brick Spandrels to be Restored***

CAST STONE SPANDRELS

LEVELS 18, 41

***18 Cast Stone Spandrels to be Restored***

METAL PANEL SPANDRELS

LEVELS 5 - 11

***65 Stainless Steel Spandrels to be Restored***

***141 Spandrels to be Restored***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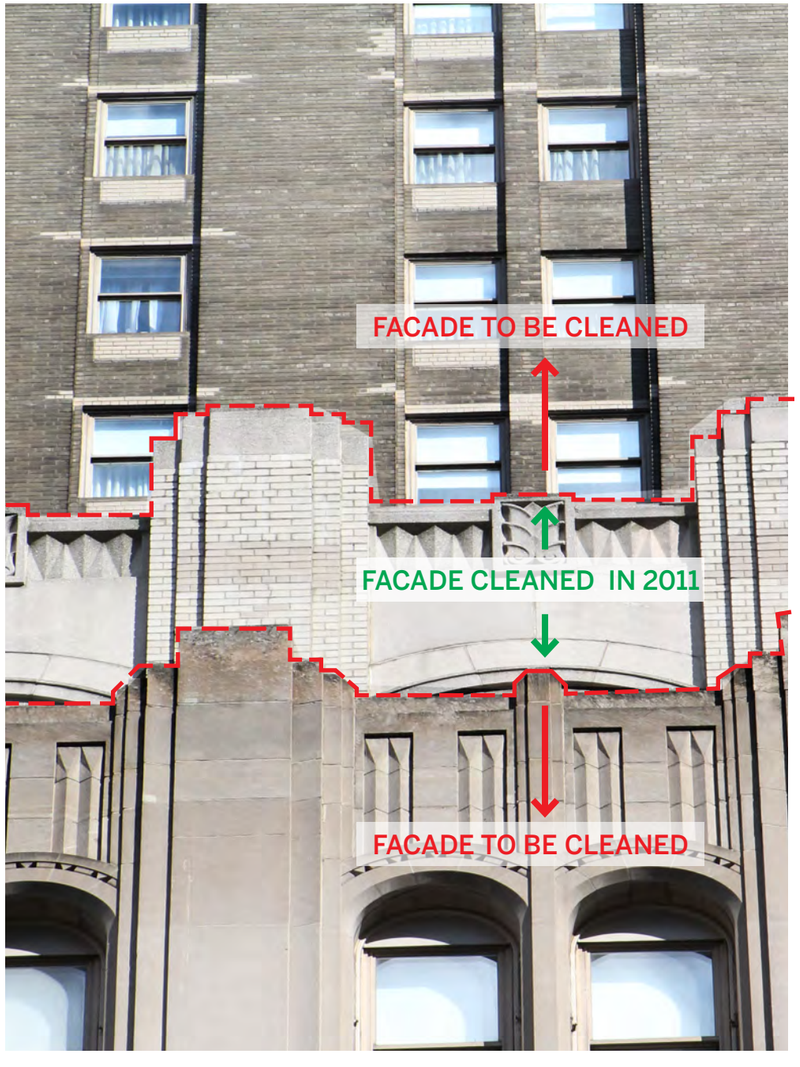
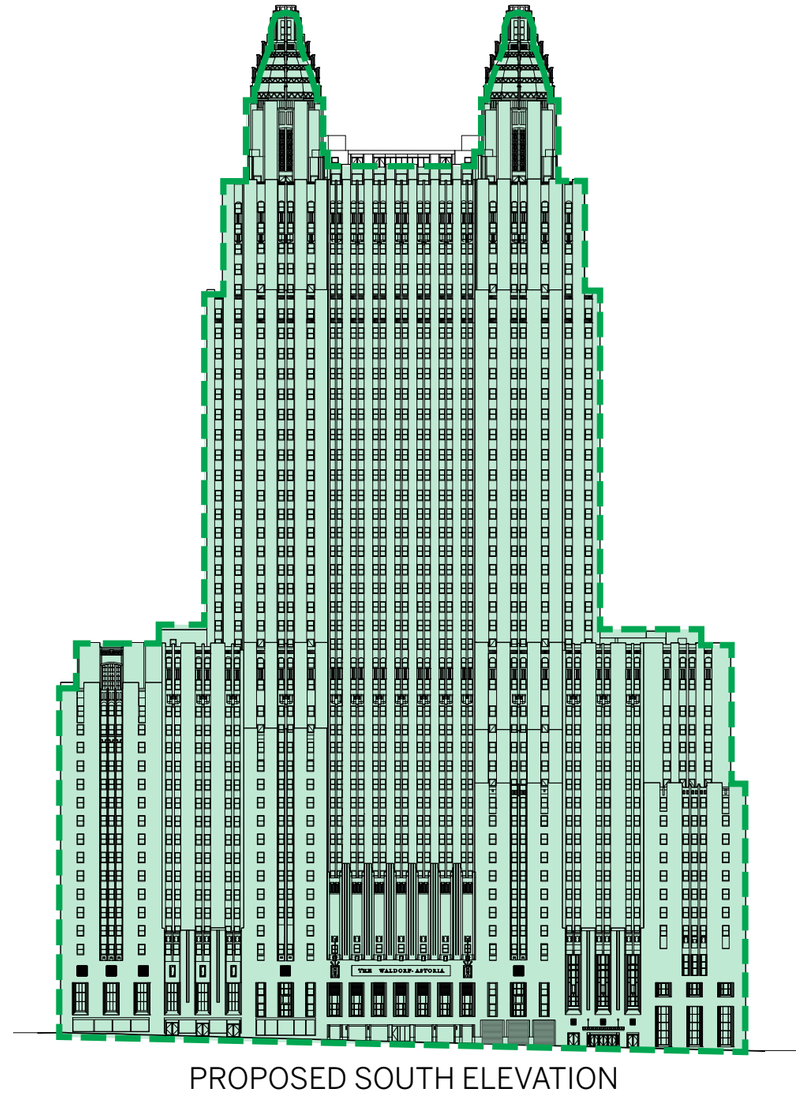
# 3. Facade Cleaning, Brick and Stone Repair

Non-Original Material
Restoration
Alteration

EXISTING




PROPOSED




PROPOSED SOUTH ELEVATION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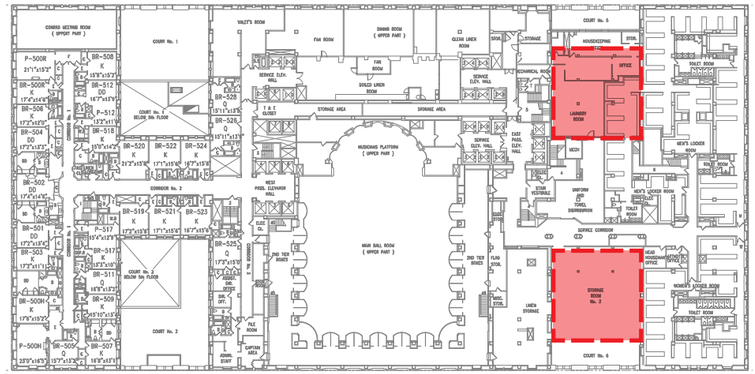
# 4. Setback Restoration

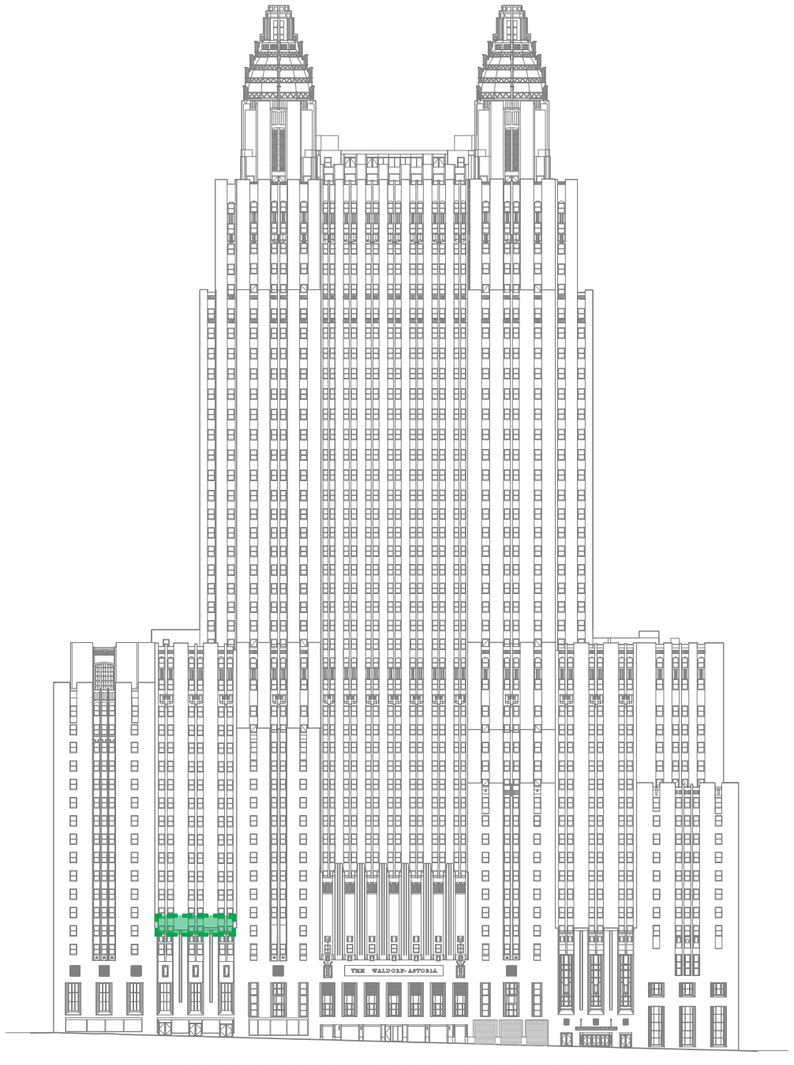
## LEVEL 5



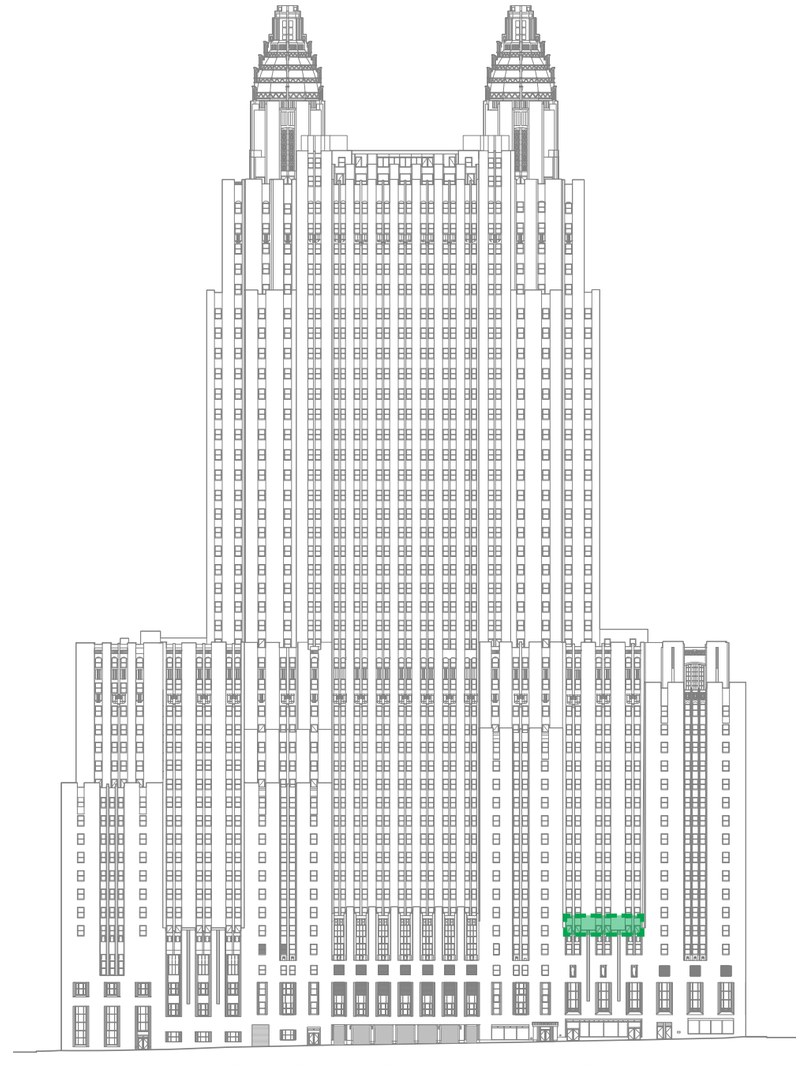
**EXISTING** LEVEL 5 PLAN

**EXISTING** NON-ORIGINAL BULKHEAD (NORTH)

Non-Original Material
Restoration
Alteration




**PROPOSED** NORTH ELEVATION



**PROPOSED** SOUTH ELEVATION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# 4. Setback Restoration

## LEVEL 38

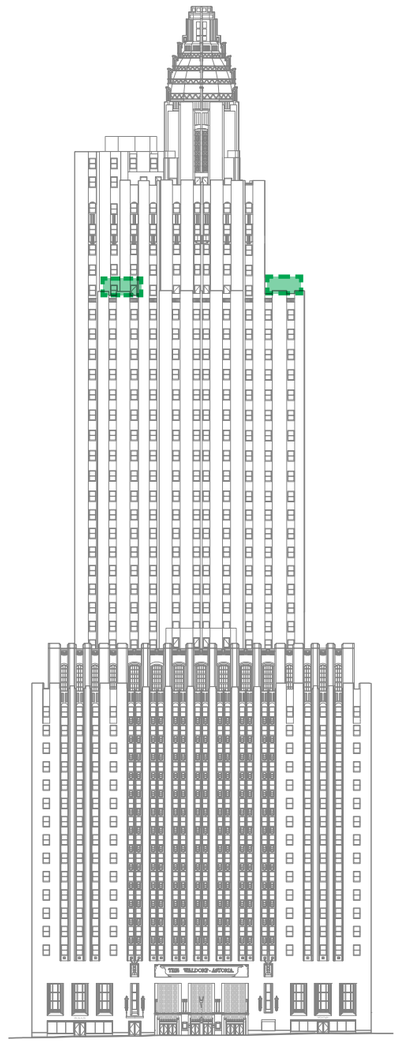
Non-Original Material
Restoration
Alteration

### SOUTH TERRACE - EXISTING

### SOUTH TERRACE - PROPOSED

### NORTH TERRACE - EXISTING

### NORTH TERRACE - PROPOSED



PROPOSED

SOM
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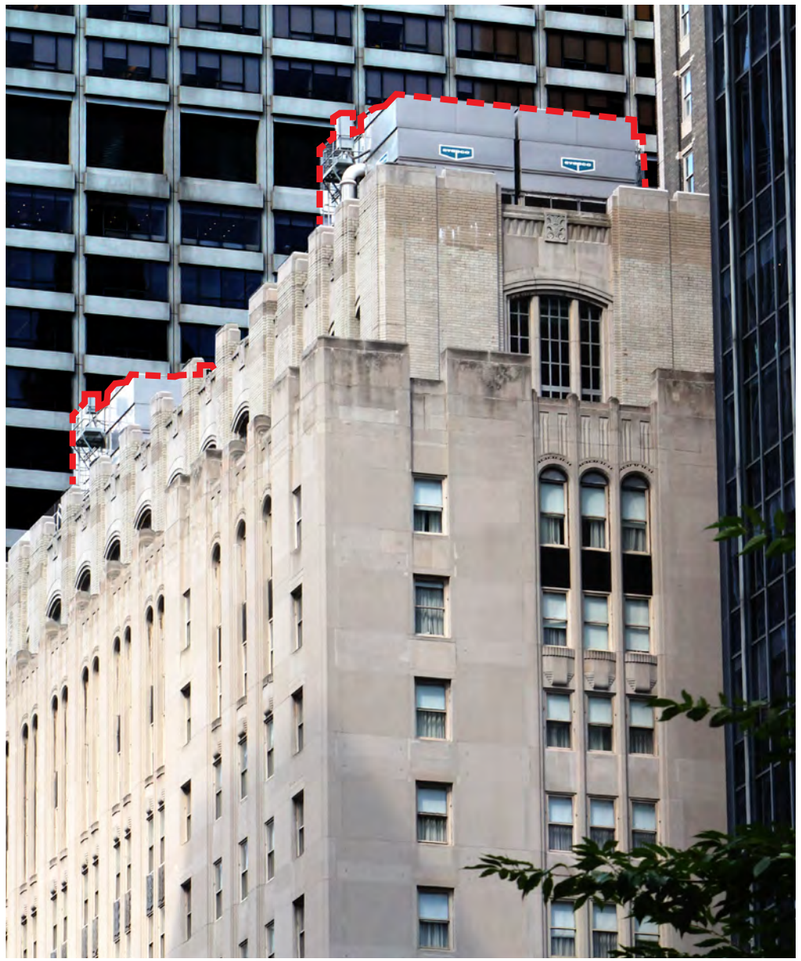
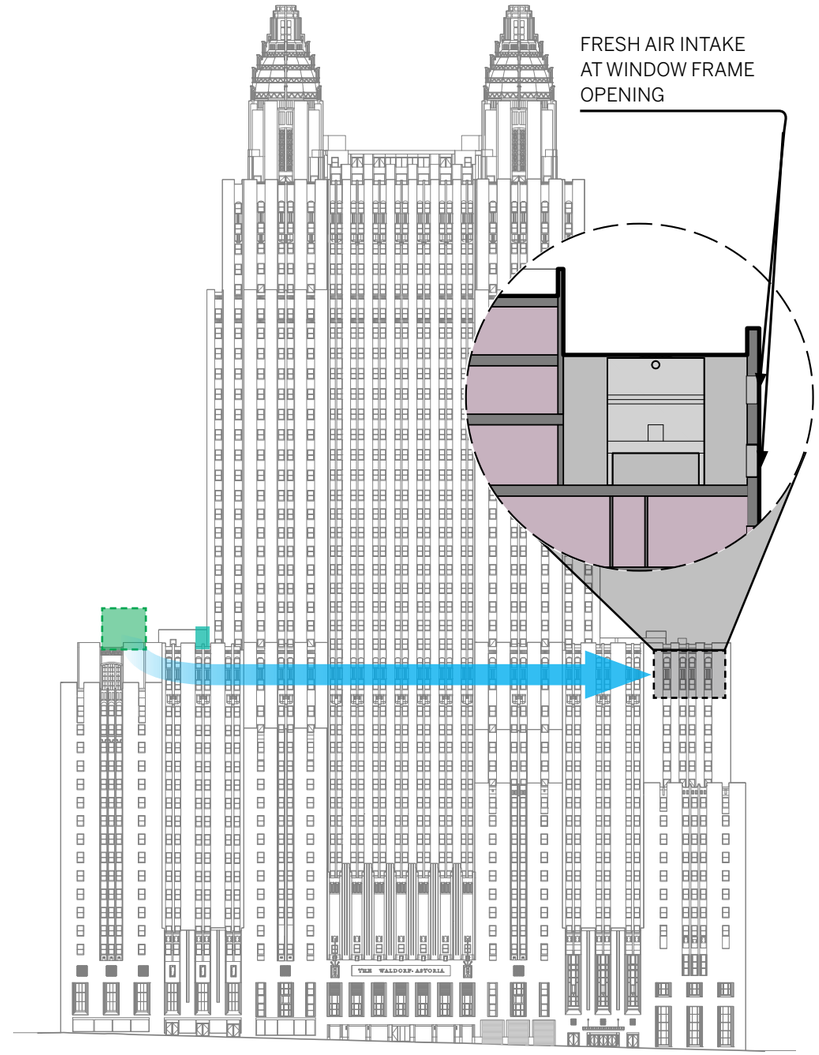
Non-Original Material
Restoration
Alteration



EXISTING

PROPOSED




PROPOSED SOUTH ELEVATION



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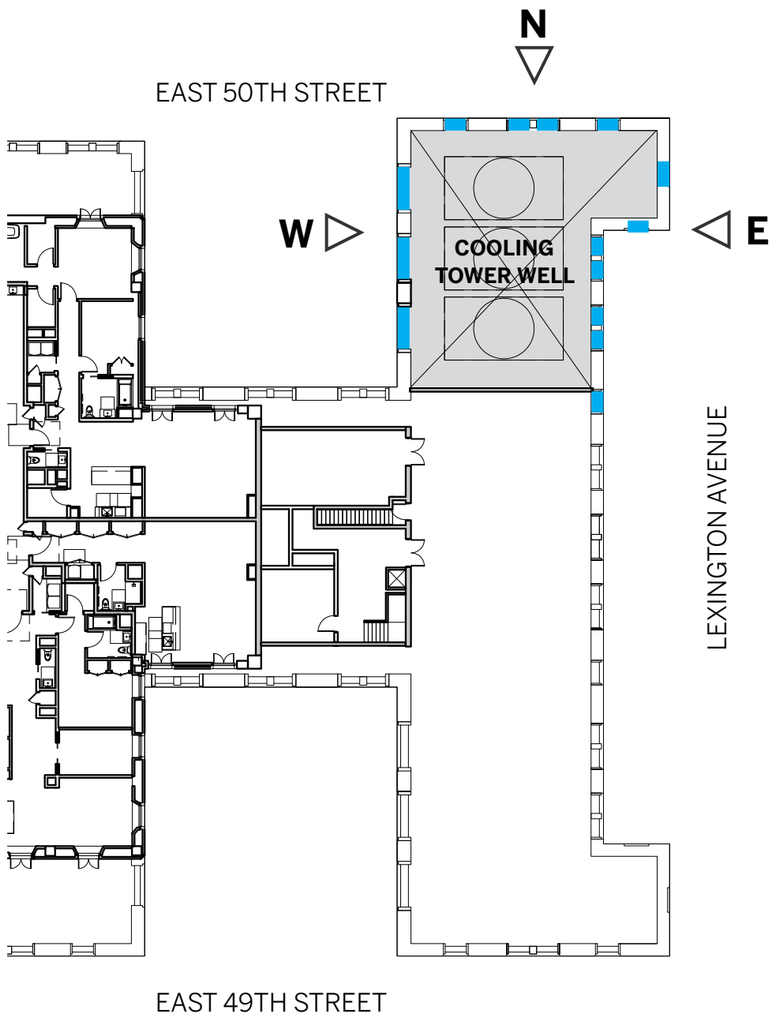
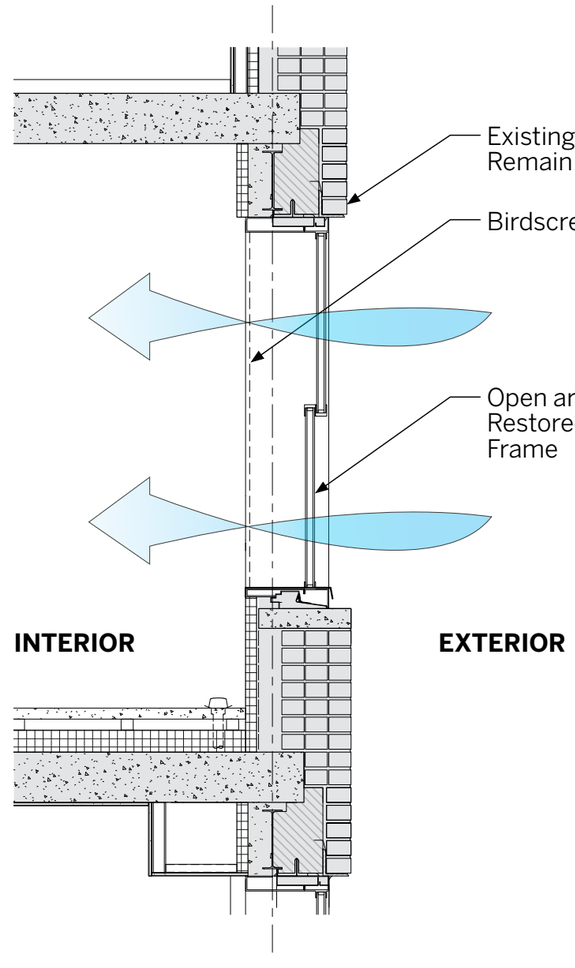
# 5. Cooling Tower Relocation

## 32 NEW OPEN WINDOWS

Non-Original Material
Restoration
Alteration




PROPOSED LEVEL 20 PLAN




PROPOSED OPEN WINDOW DETAIL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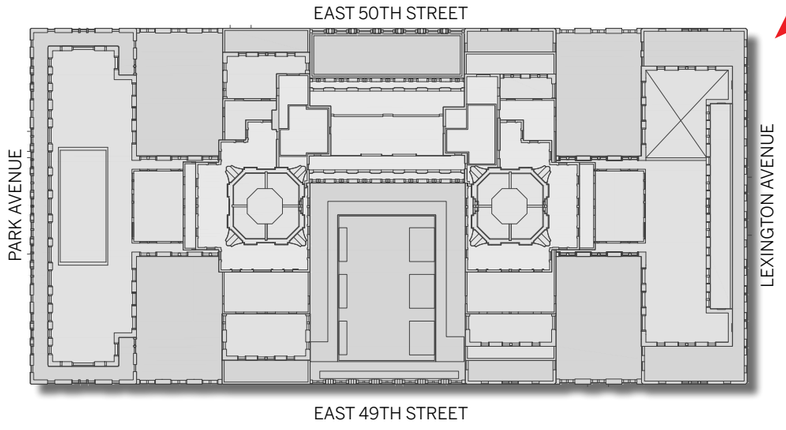
# 5. Cooling Tower Relocation

## 32 NEW OPEN WINDOWS

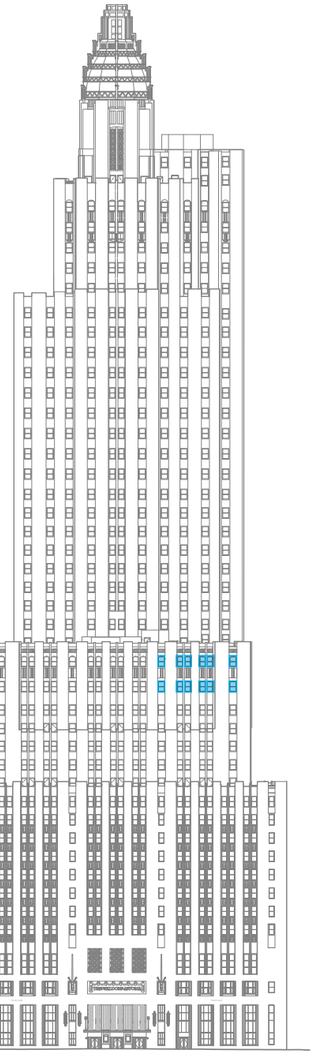
Non-Original Material
Restoration
Alteration

VIEW FROM LEXINGTON AVE & 50TH STREET

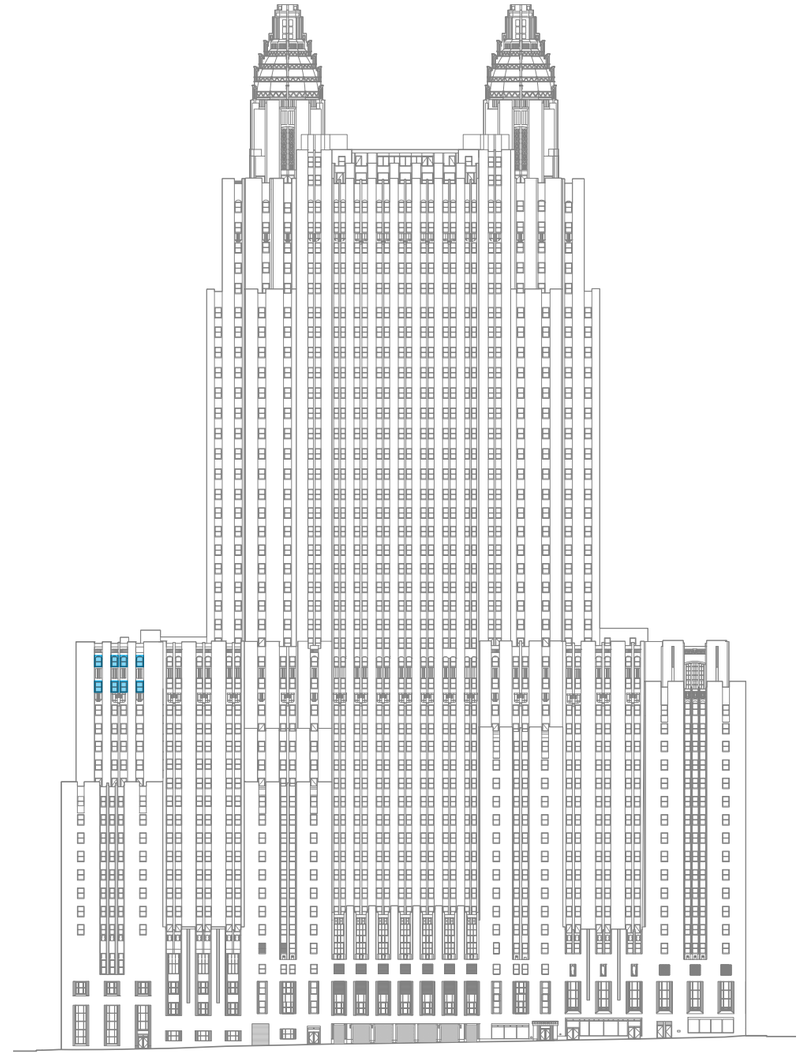



ROOF PLAN

PROPOSED WEST COURTYARD ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION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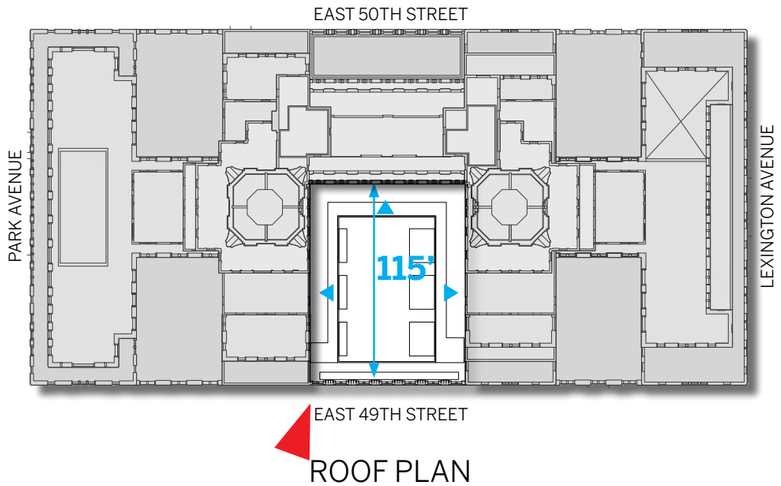
# 6. Mechanical Ventilation at Windows

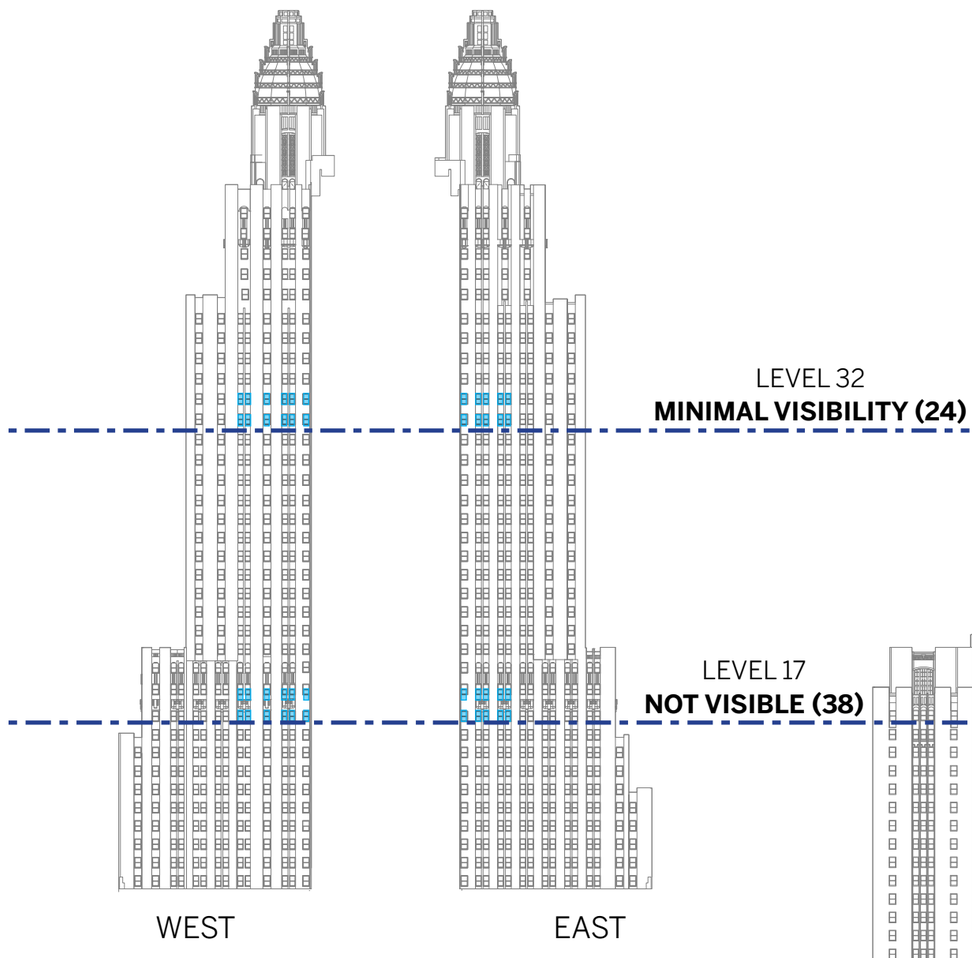
## 80 NEW OPEN WINDOWS

VIEW FROM E. 49TH STREET

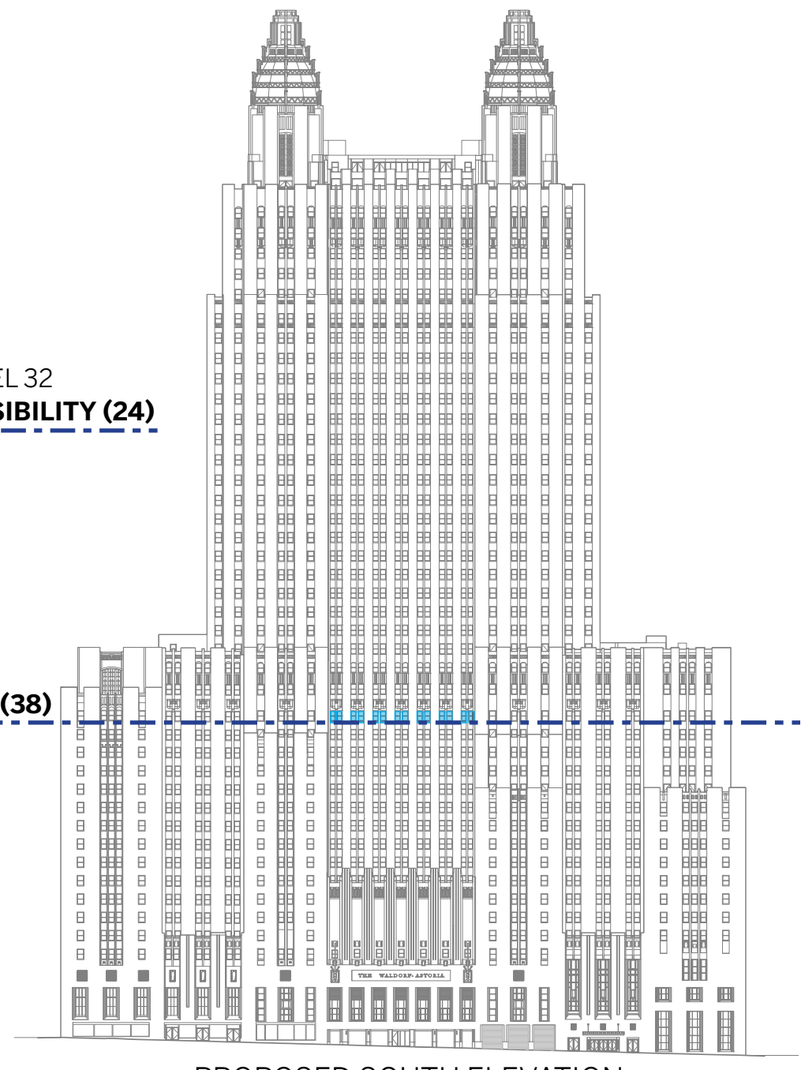



ROOF PLAN

Non-Original Material
Restoration
Alteration




PROPOSED COURTYARD ELEVATIONS




PROPOSED SOUTH ELEVATION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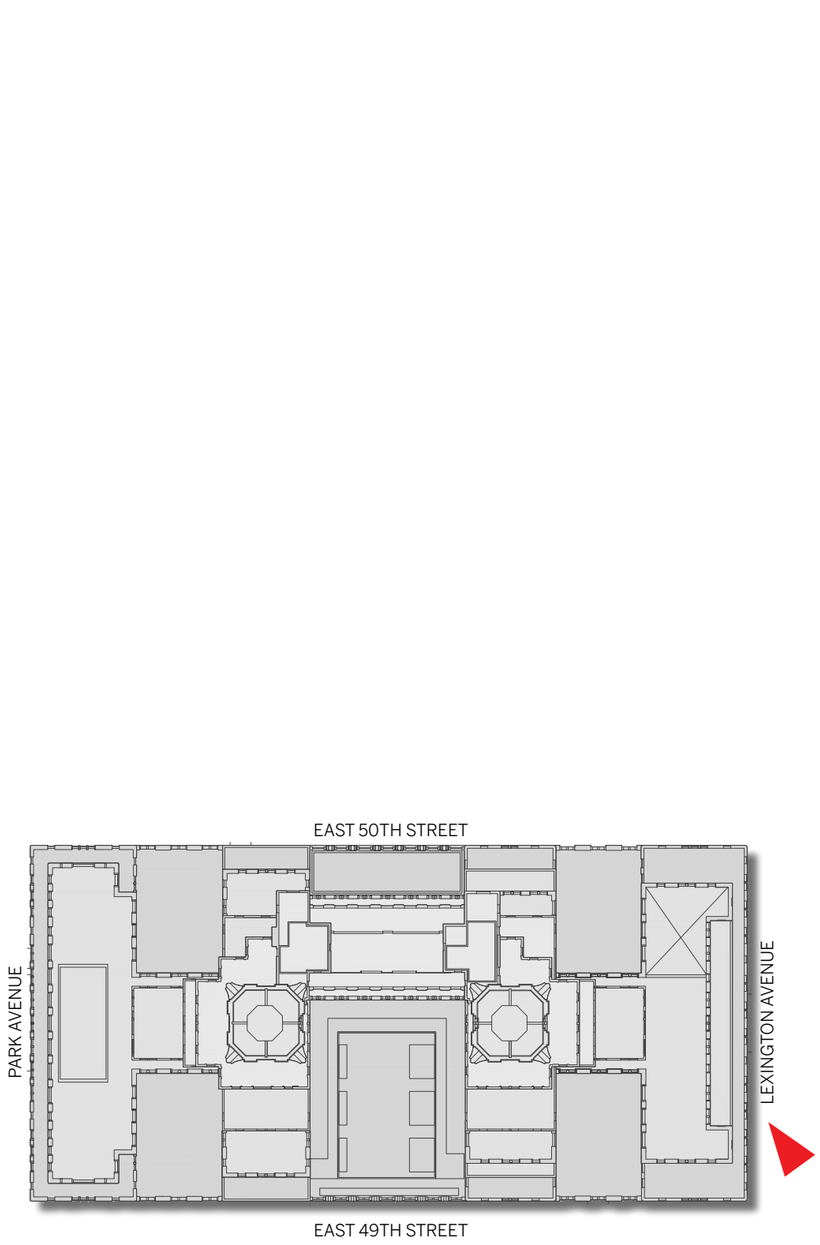
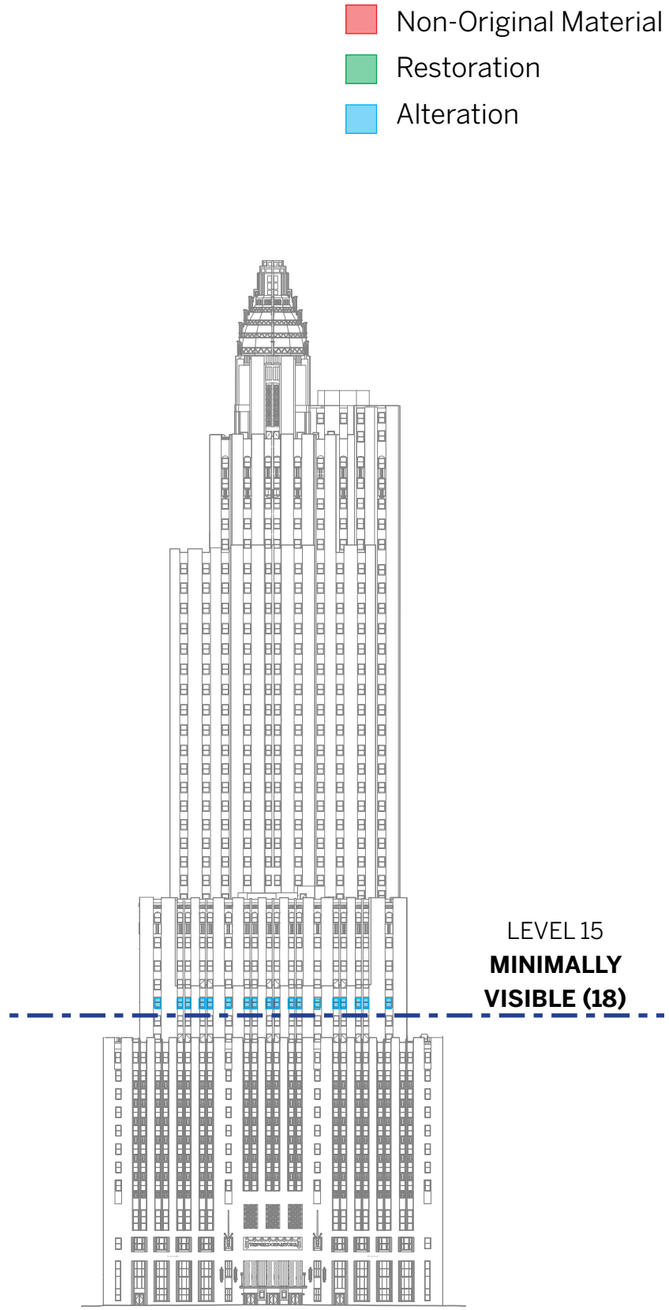
# 6. Mechanical Ventilation at Windows

## 80 NEW OPEN WINDOWS




ROOF PLAN

VIEW FROM LEXINGTON AVENUE & 49TH STREET




PROPOSED EAST ELEVATION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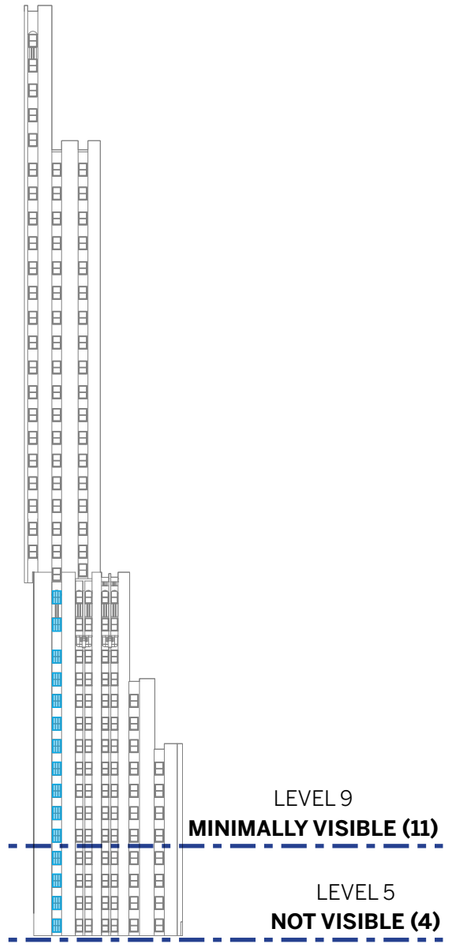
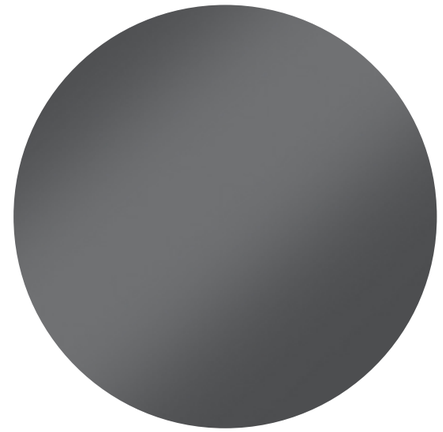
# 7. New Opaque Windows

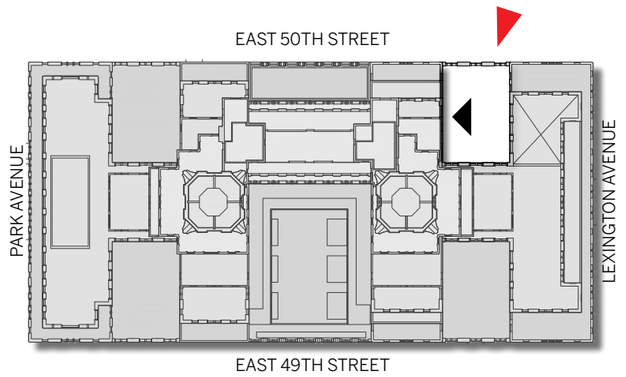



NE COURTYARD
ELEVATION

Non-Original Material
Restoration
Alteration



SPANDREL GLASS
VIRACON 1454





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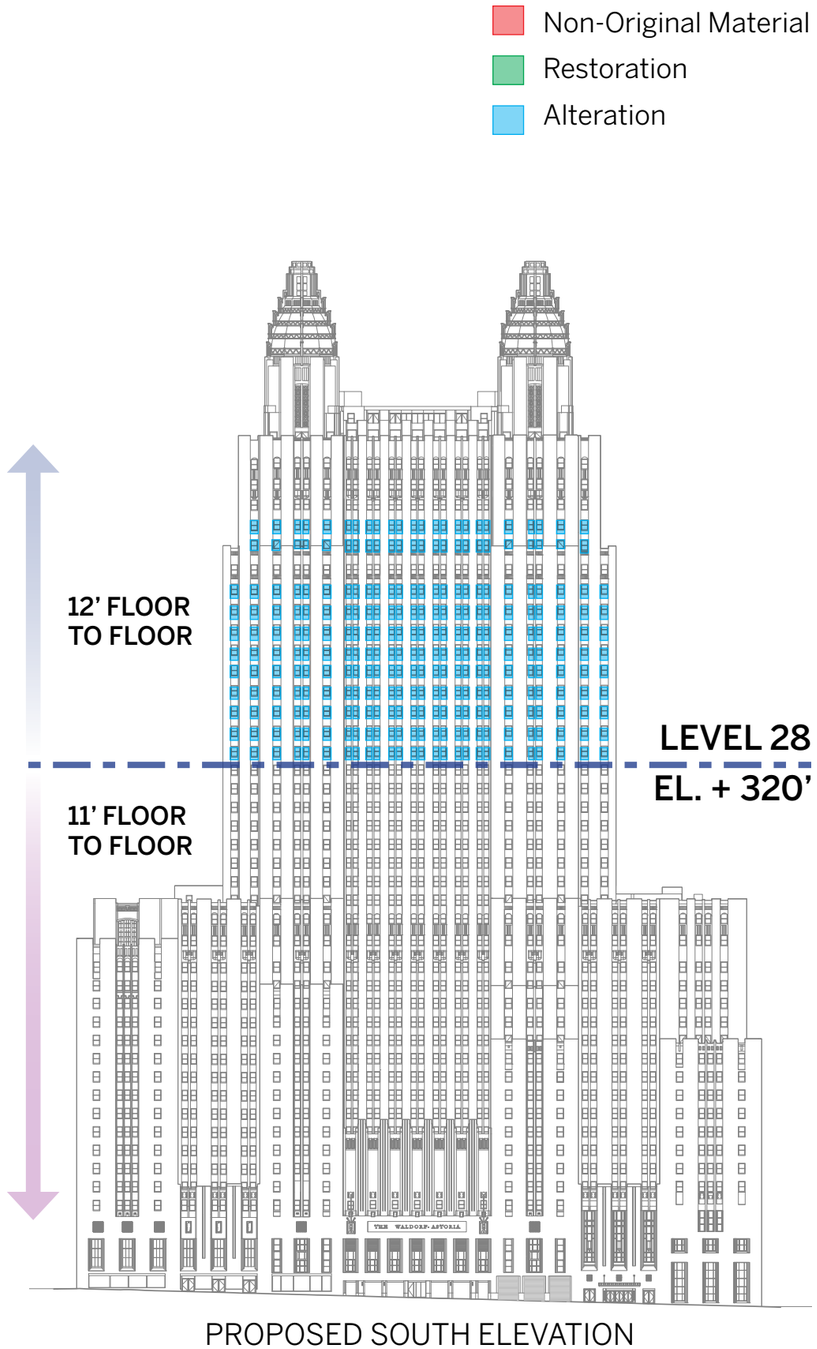
# 8. Window Enlargements - Vertical Rows of Windows

**814 ENLARGED WINDOWS**
15% OF TOTAL WINDOWS

*"The ... massing of the building is emphasized by the* ***verticality of its bays of recessed windows and spandrels****..."*

*- 1993 LPC Designation Report*




PROPOSED SOUTH ELEVATION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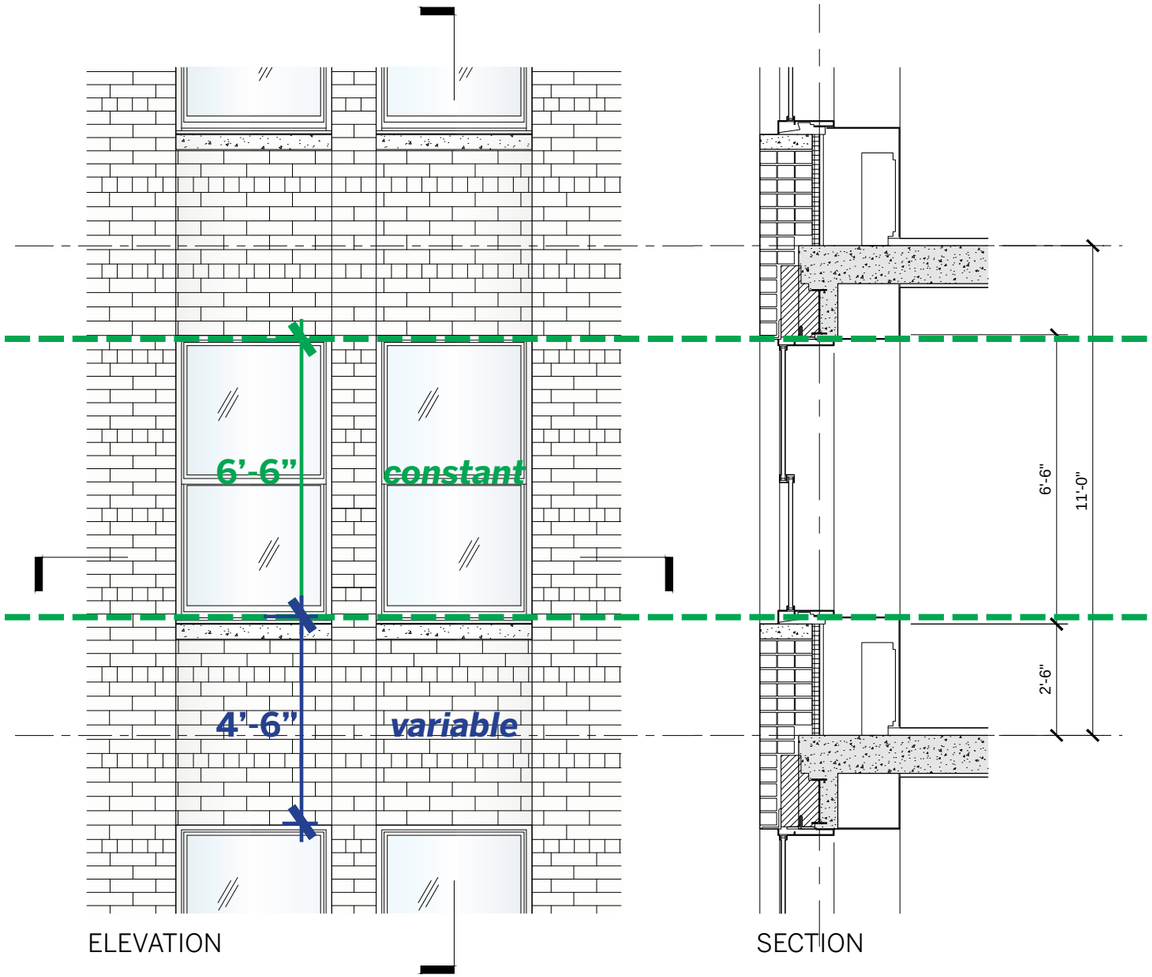
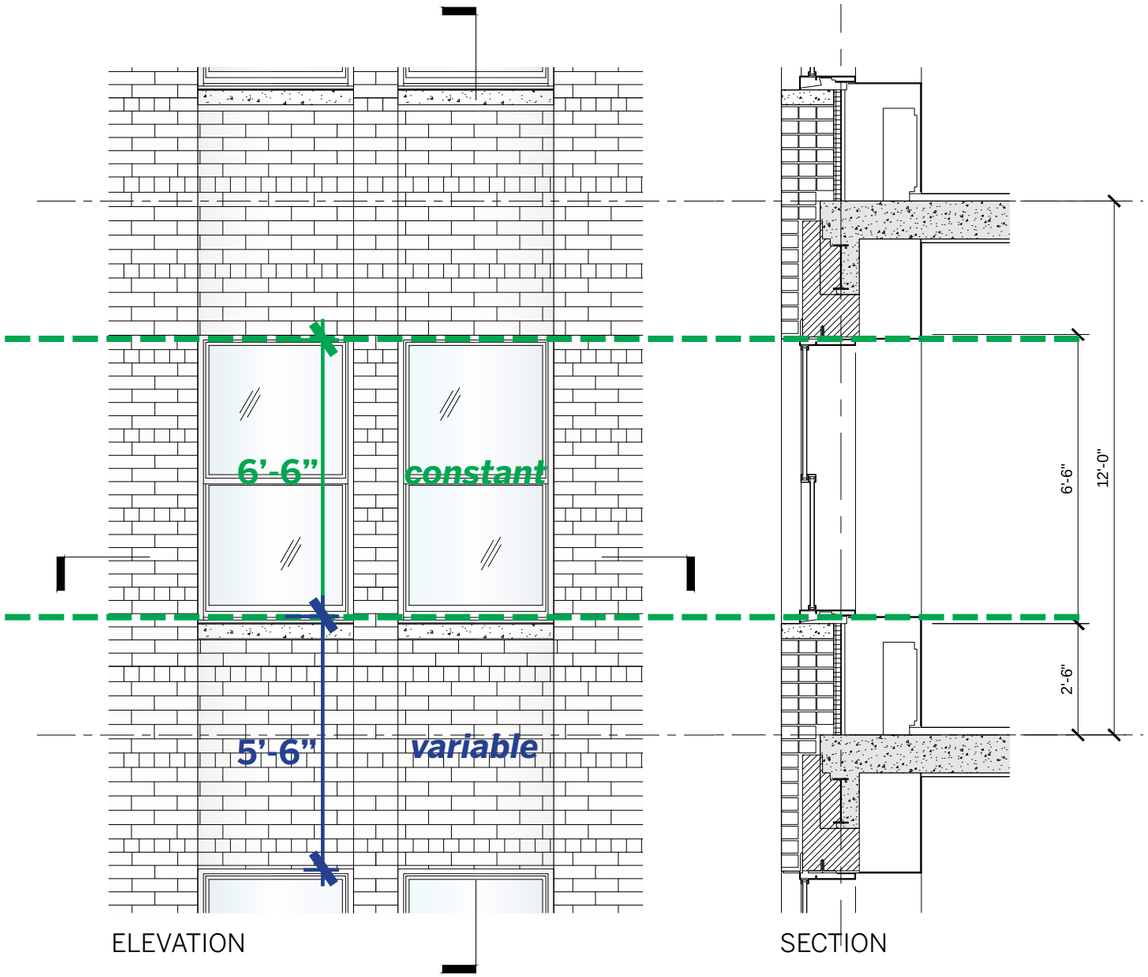
# 8. Window Enlargement - Existing Windows

## ANALYSIS - LEVELS 28-35, 38-39




ELEVATION SECTION

**EXISTING**
11’ Floor to Floor




ELEVATION SECTION

**EXISTING**
12’ Floor to Floor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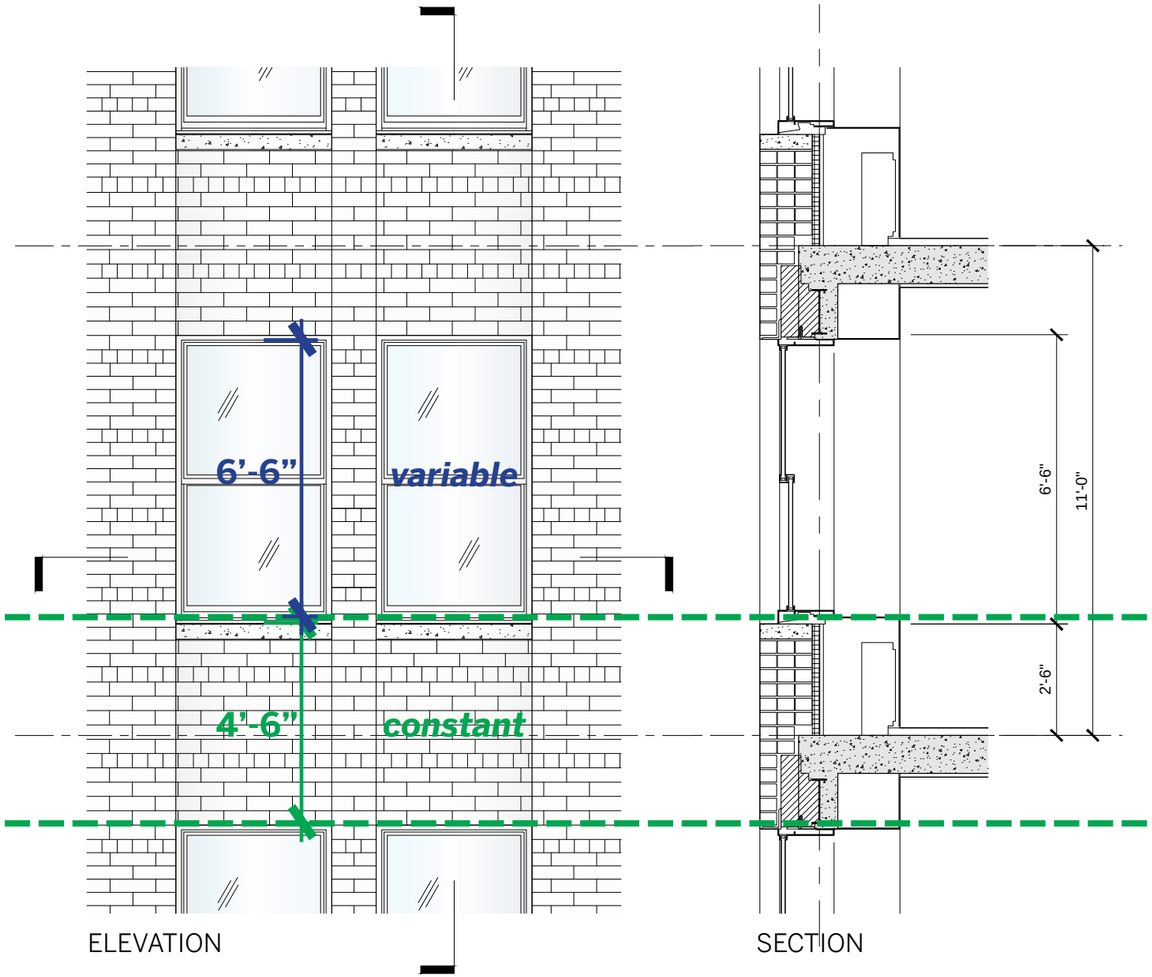
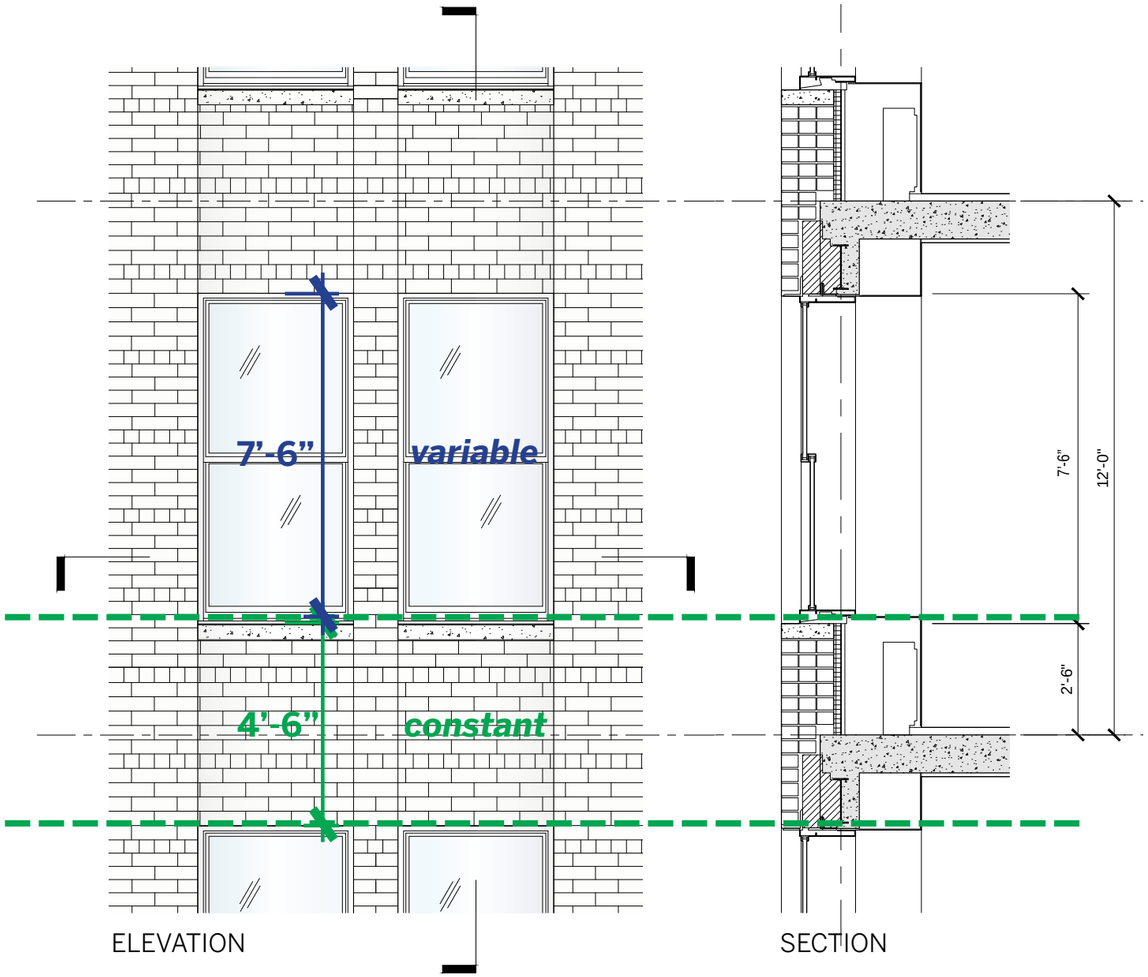
# 8. Window Enlargement - Proposed Windows

## ANALYSIS - LEVELS 28-35, 38-39




**EXISTING**
11’ Floor to Floor




**PROPOSED** - HEADERS RAISED 12”
12’ Floor to Floor

**15% increase in window area**

**22% reduction in spandrel area**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# 8. Window Enlargement

EXISTING

PROPOSED

SOM
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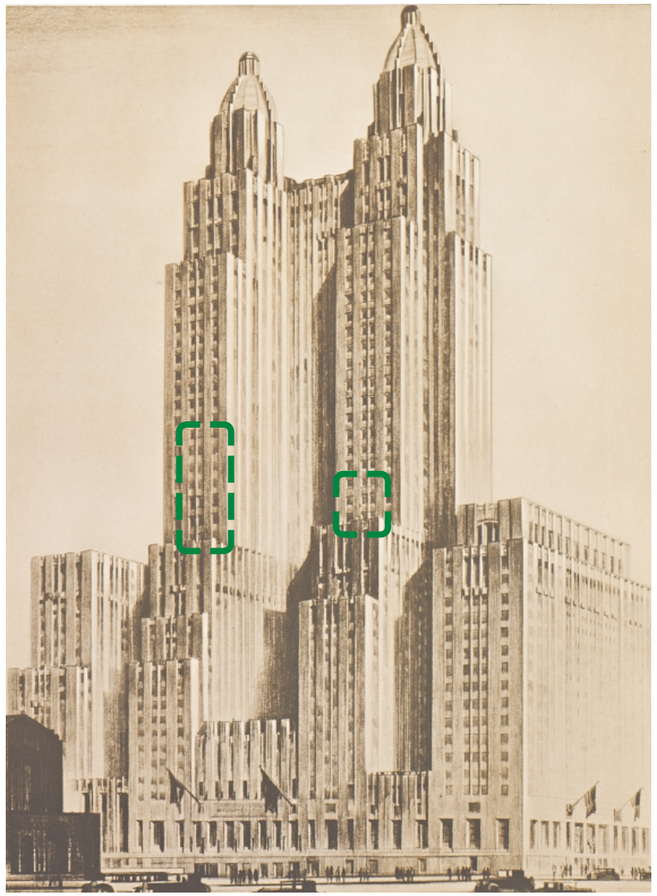
# 9. New Punched Windows

## 140 NEW PUNCHED WINDOWS



ORIGINAL RENDERING

EXISTING

PROPOSED

SOM
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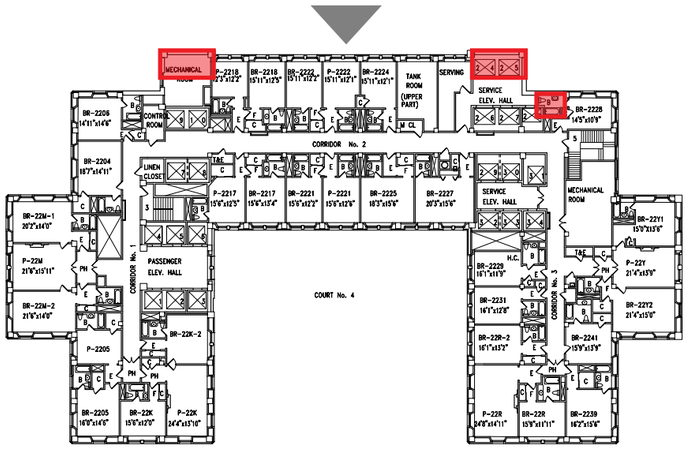
# 9. New Punched Windows

## 137 NEW PUNCHED WINDOWS

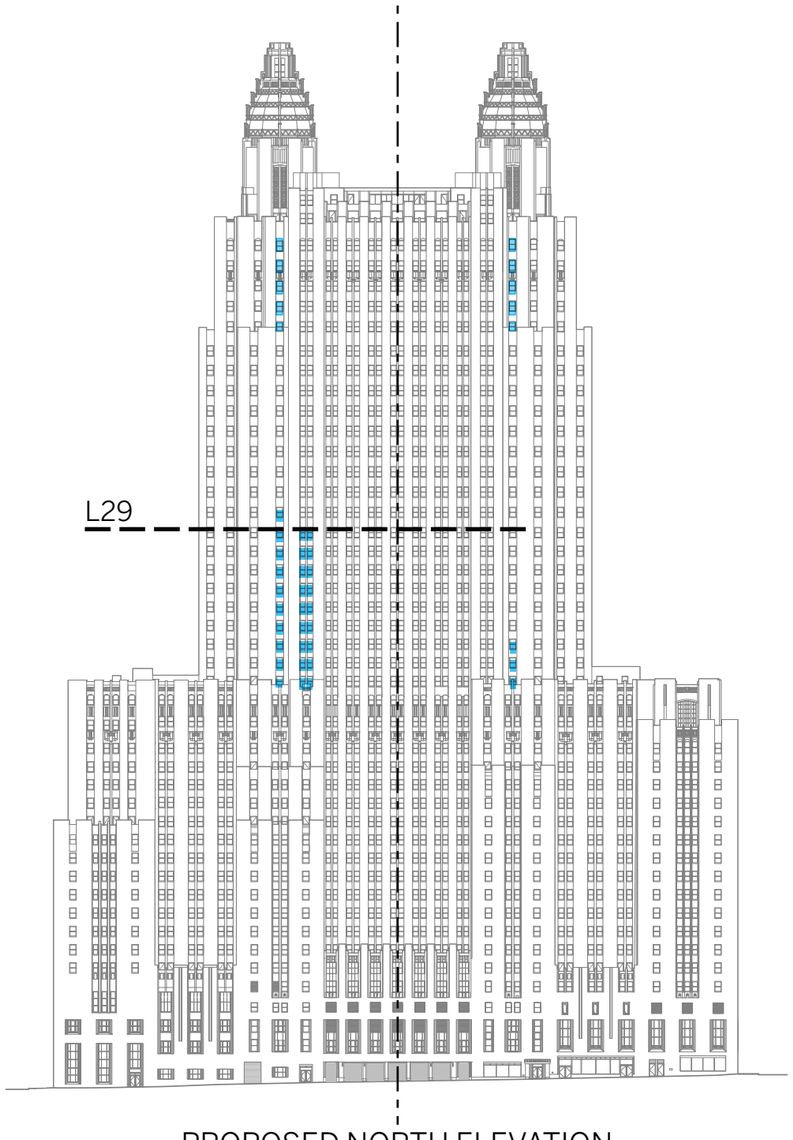
*For all punched window locations, see Appendix page A2*

Non-Original Material
Restoration
Alteration




LEVEL 22 - EXISTING

Shaft to be Removed




PROPOSED NORTH ELEVATION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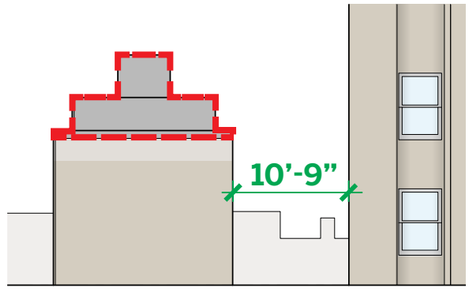
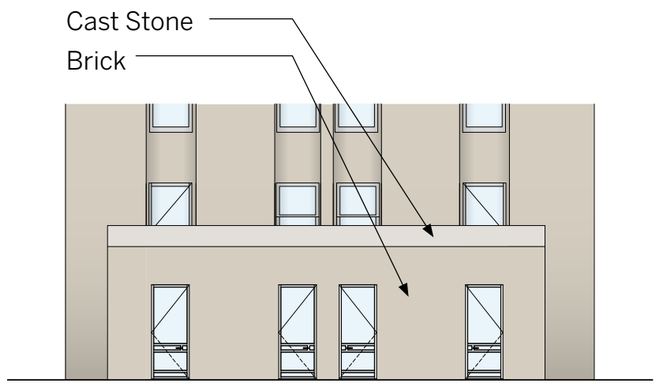
# 10. New Rooftop Additions



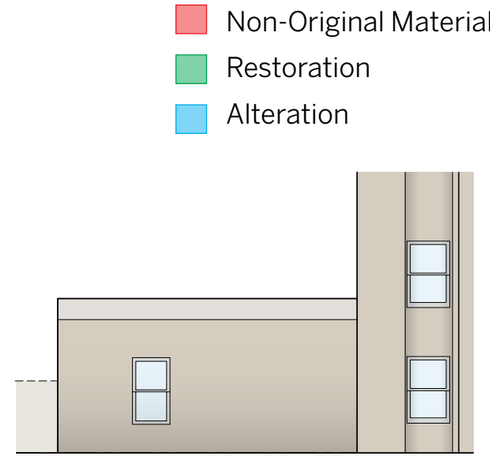

**EXISTING** WEST ELEVATION



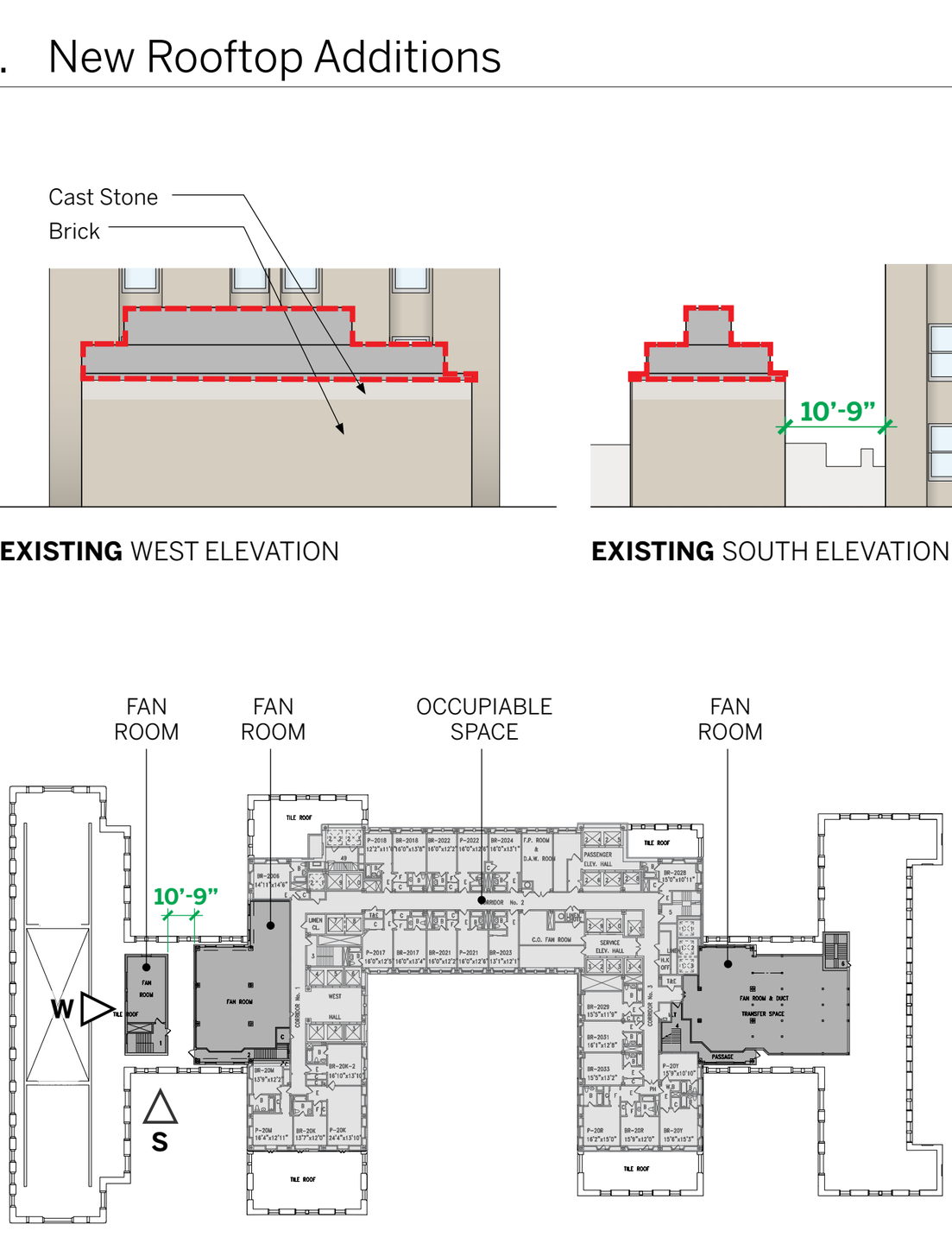

**EXISTING** SOUTH ELEVATION



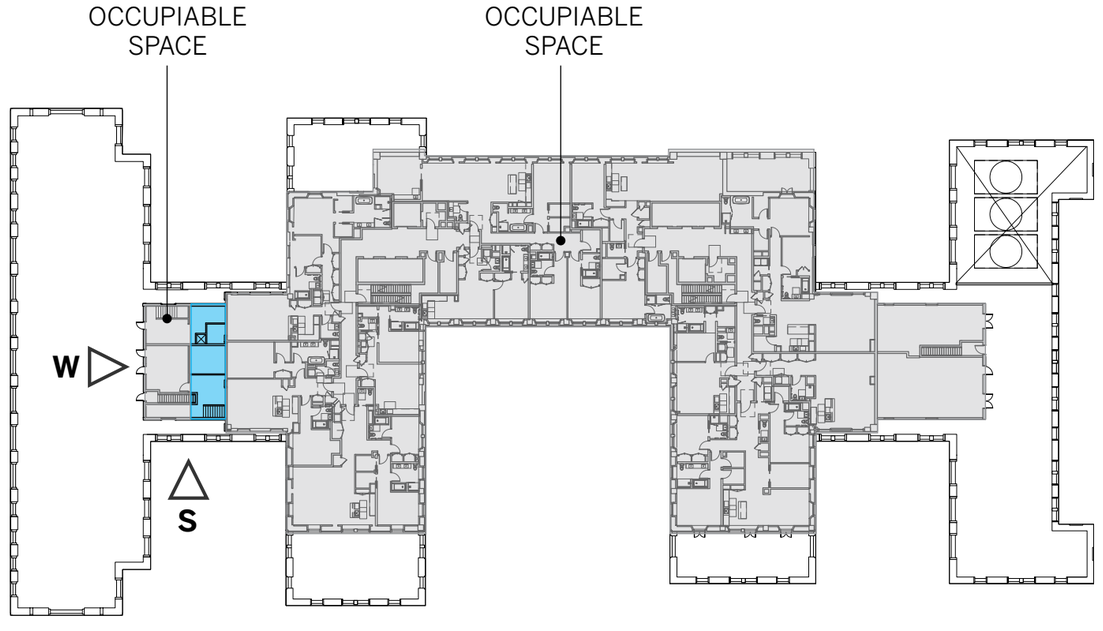

**PROPOSED** WEST ELEVATION




**PROPOSED** SOUTH ELEVATION




**EXISTING** LEVEL 20 PLAN




**PROPOSED** LEVEL 20 PLAN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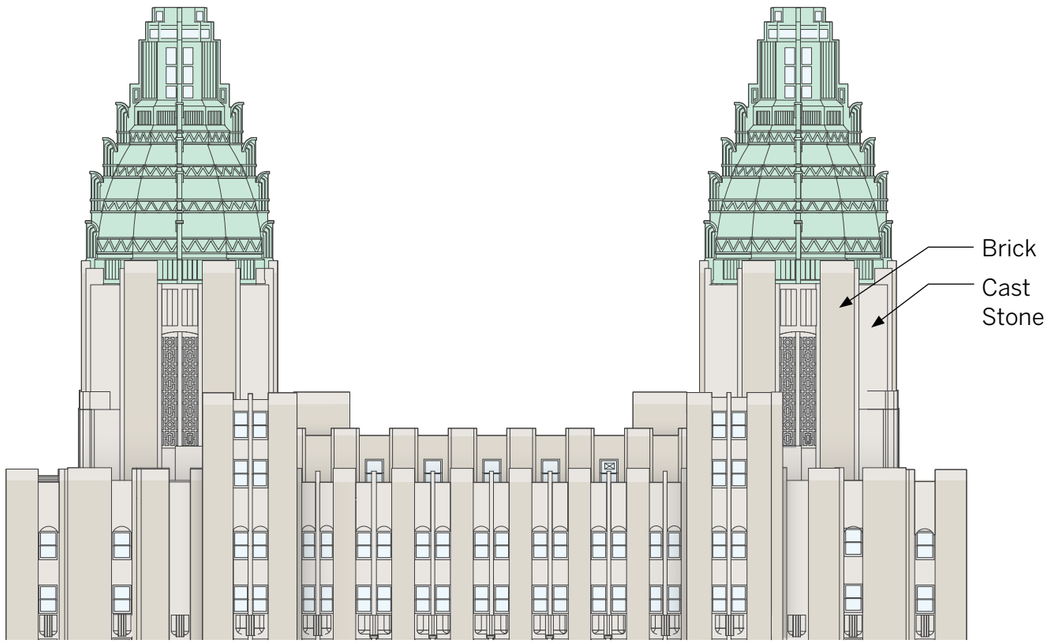
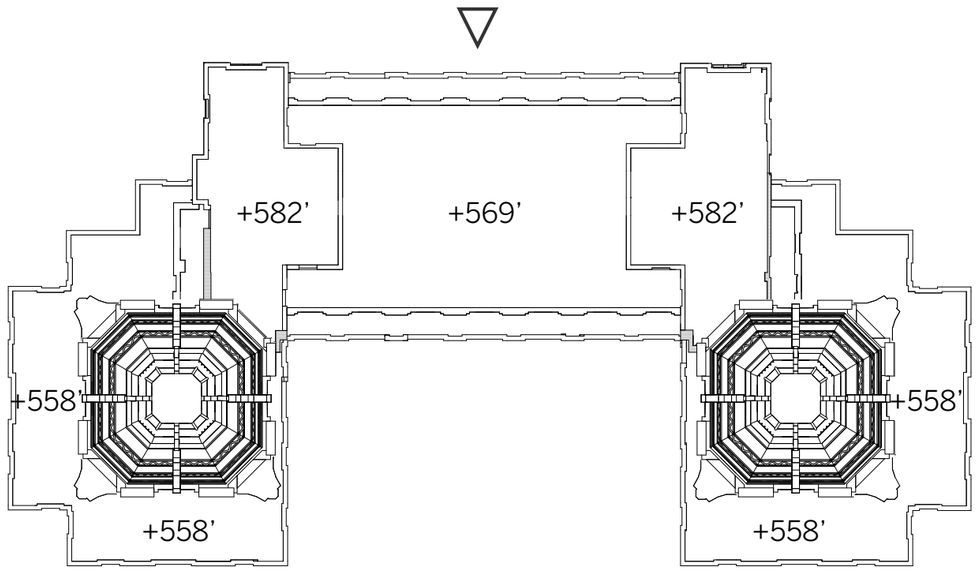
# 10. New Rooftop Additions and Mechanical Bulkheads

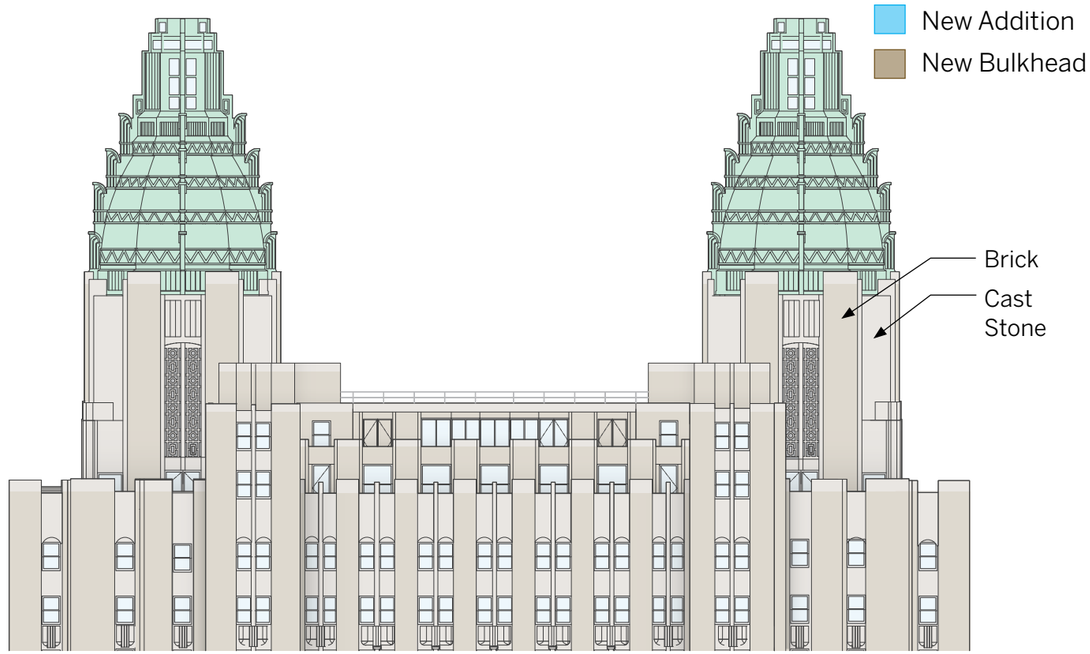
*For South elevations, see Appendix page A.6*



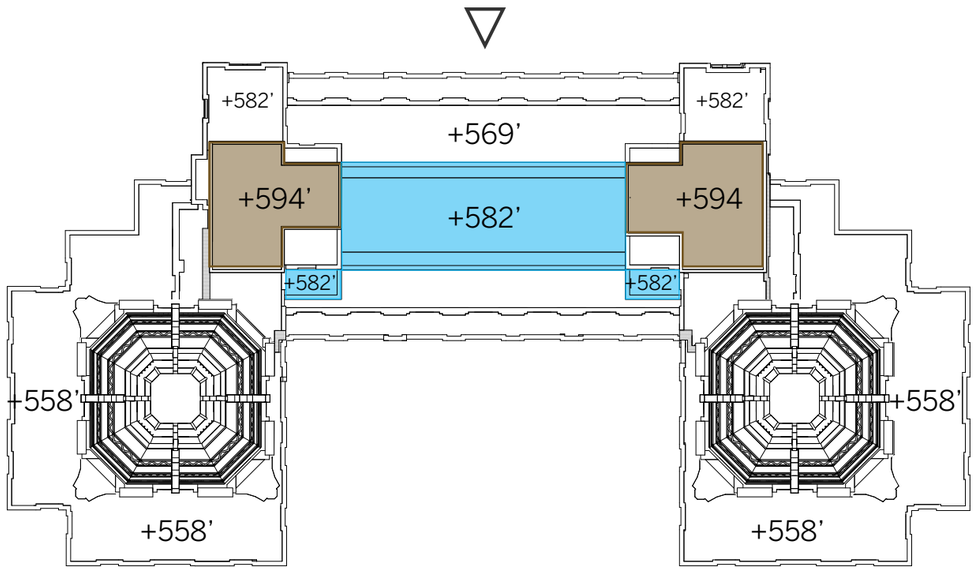

**EXISTING** NORTH ELEVATION




**EXISTING** PINNACLE ROOF PLAN




**PROPOSED** NORTH ELEVATION




**PROPOSED** PINNACLE ROOF PLAN

SOM
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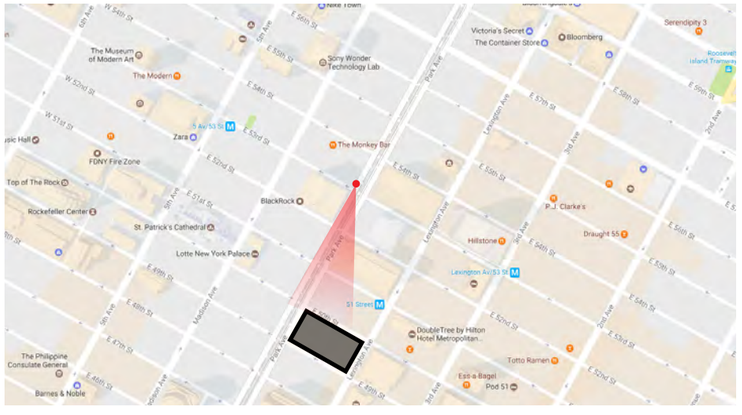
**Elevations reference National Geodetic Survey Vertical Datum of 1988*

# 10. New Rooftop Additions and Mechanical Bulkheads - Mockup Views From North

## 54TH STREET & PARK AVENUE

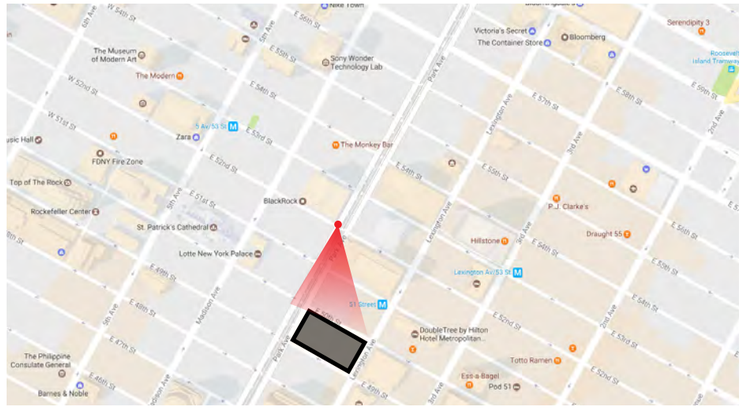
SITE MAP

## 53RD STREET & PARK AVENUE




SITE MAP

## 52ND STREET & PARK AVENUE




SITE MAP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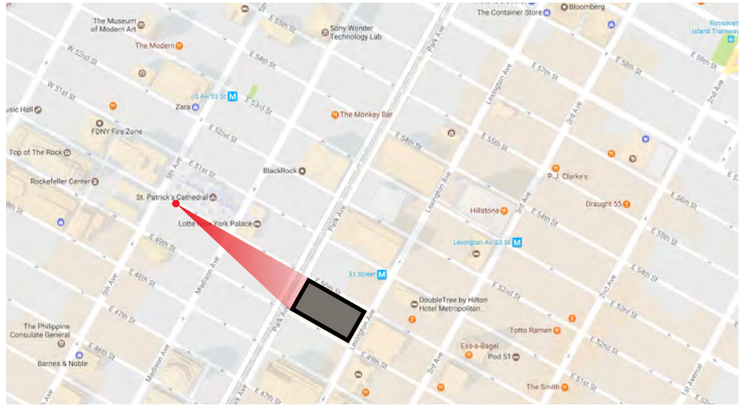
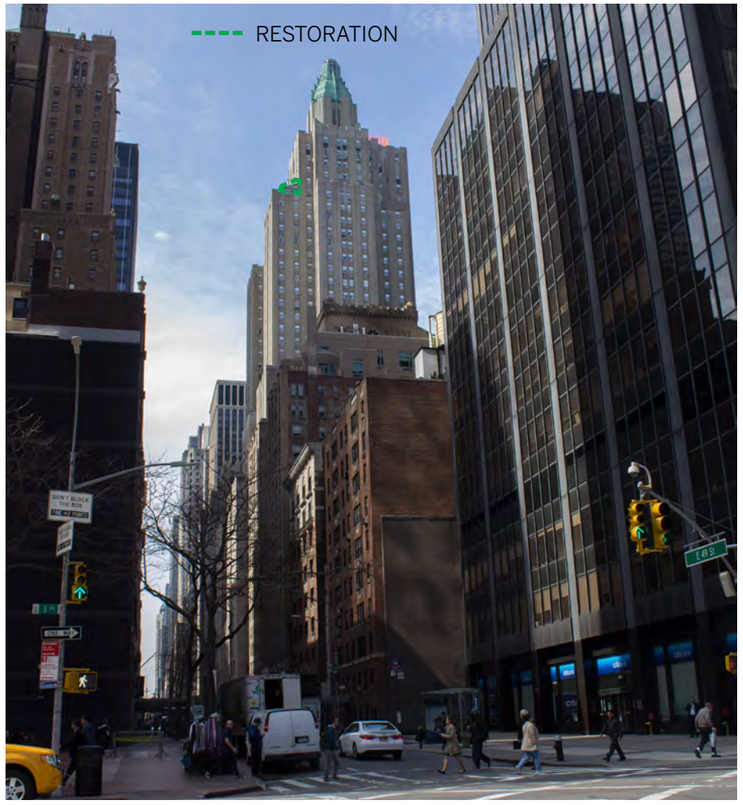
# 10. New Rooftop Additions and Mechanical Bulkheads - Mockup Views From East and West

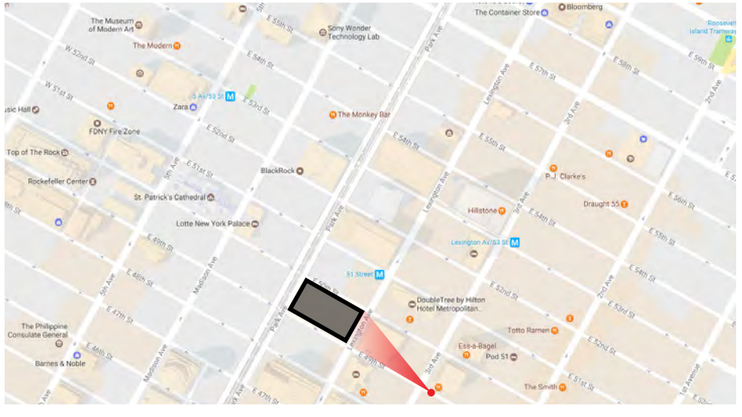
## 50TH STREET & 5TH AVENUE




SITE MAP

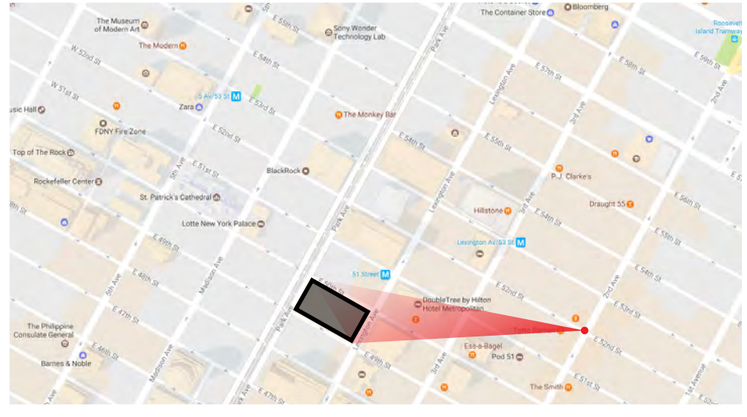
## 49TH STREET & THIRD AVENUE




SITE MAP

## 52ND STREET & SECOND AVENUE




SITE MAP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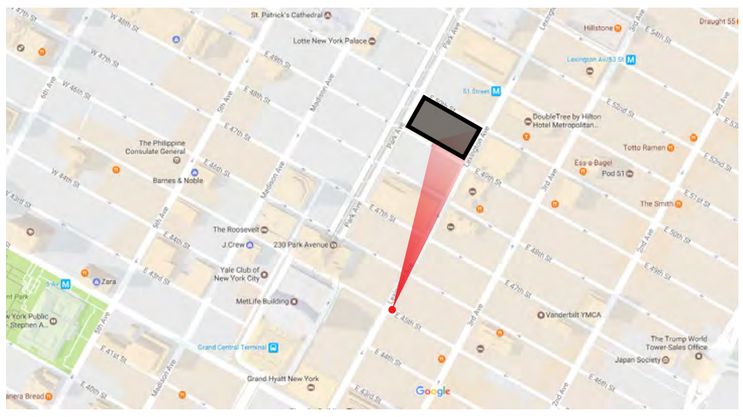
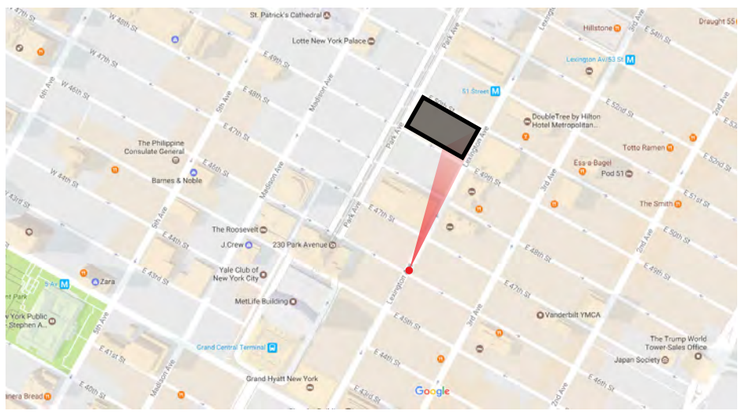
# 10. New Rooftop Additions and Mechanical Bulkheads - Mockup Views From South

## 45TH STREET & LEXINGTON AVENUE



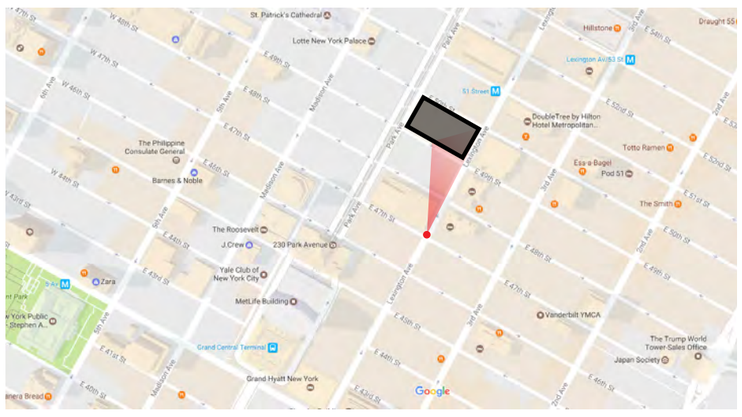

SITE MAP

## 46TH STREET & LEXINGTON AVENUE




SITE MAP

## 47TH STREET & LEXINGTON AVENUE




SITE MAP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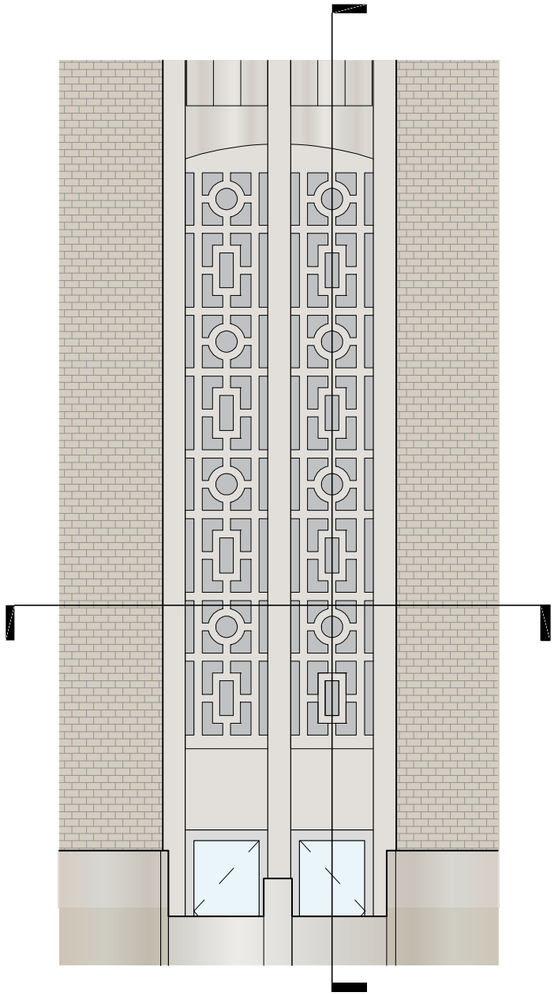
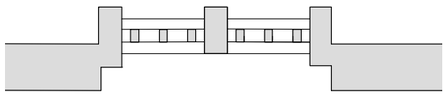
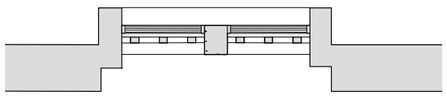
# 11. New Glazing at Pinnacle Grilles



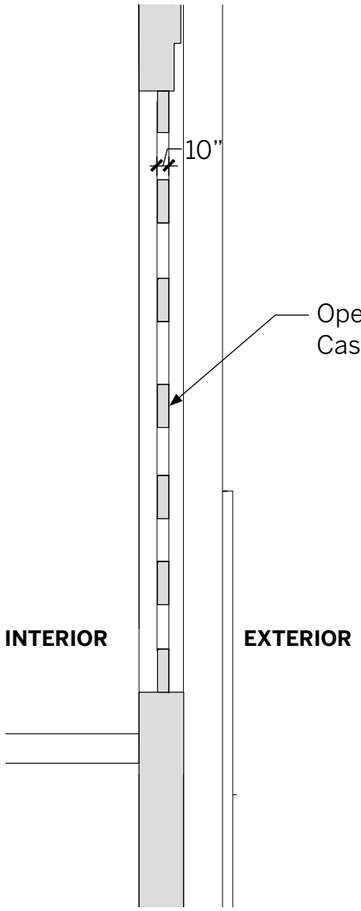
**PROPOSED** ELEVATION



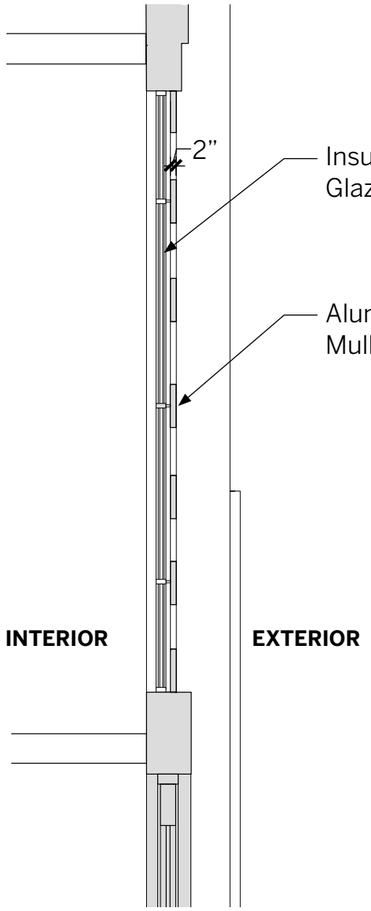
**EXISTING** PLAN



**PROPOSED** PLAN

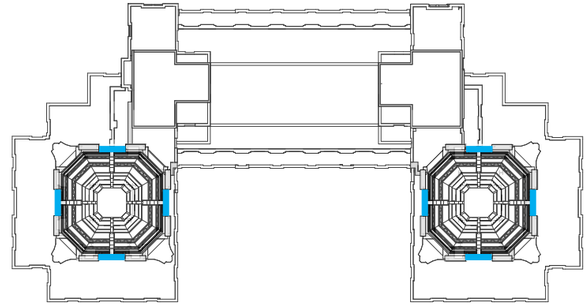



**EXISTING** SECTION




**PROPOSED** SECTION

**EXISTING** PINNACLE WINDOWS



KEY PLAN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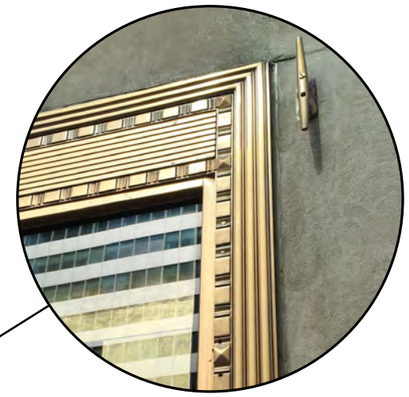
# Exterior Restorations and Alterations - Street Level

# West Elevation (Park Avenue)

ORIGINAL

Non-Original Marquee

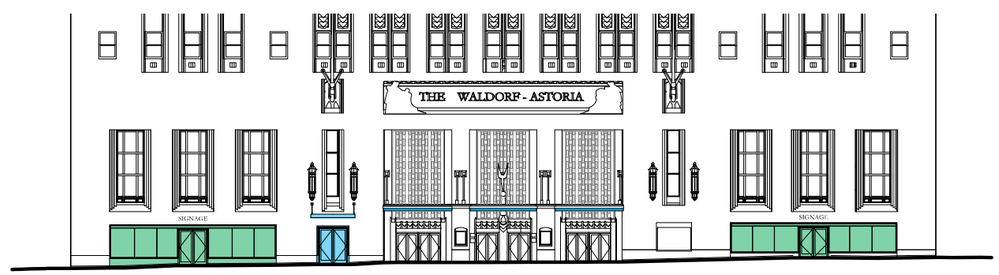


Reconfigured Storefront

EXISTING

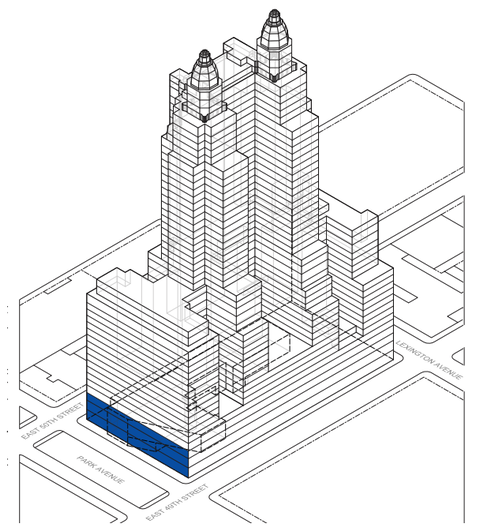
Non-Original Entry

Non-Original Doors




PROPOSED

- Non-Original Material
- Modified Original Material
- Restoration to Original Condition
- Proposed Alteration





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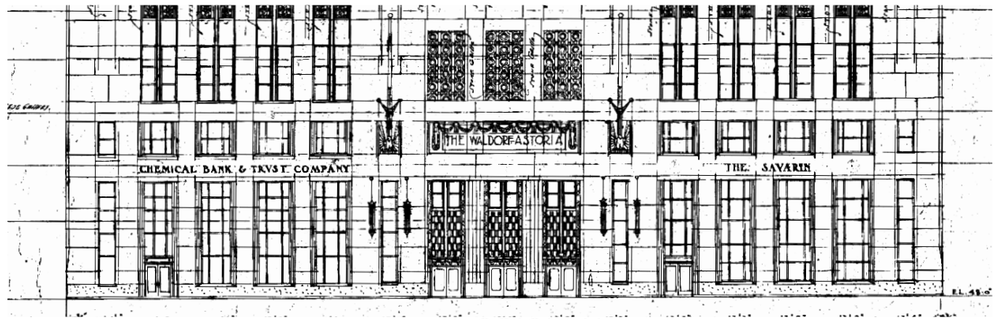
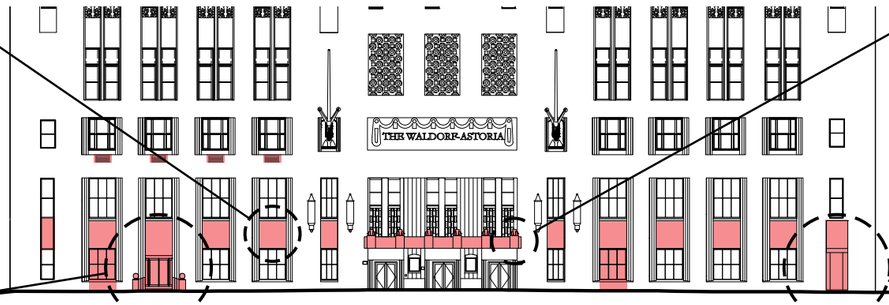
# East Elevation (Lexington Avenue)






ORIGINAL

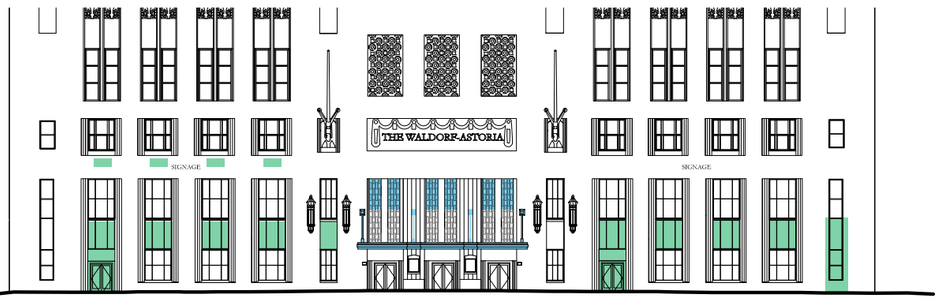
Non-Original Canopies




EXISTING

Non-Original Marquee

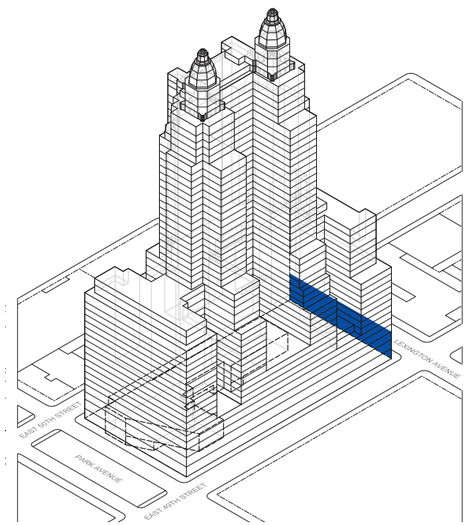
Non-Original Entry




PROPOSED

Non-Original Entry

- Non-Original Material
- Modified Original Material
- Restoration to Original Condition
- Proposed Alteration





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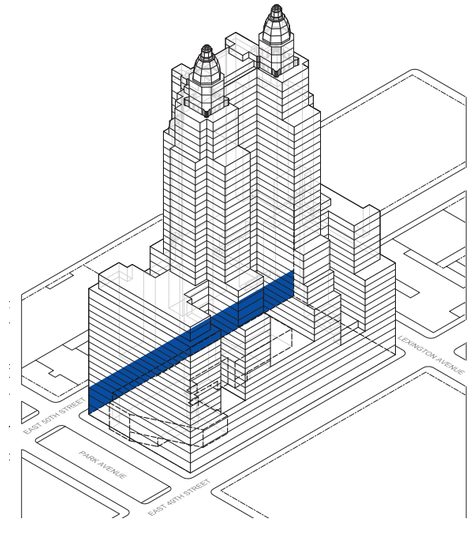
# North Elevation (East 50th Street)

- Non-Original Material
- Modified Original Material
- Restoration to Original Condition
- Proposed Alteration





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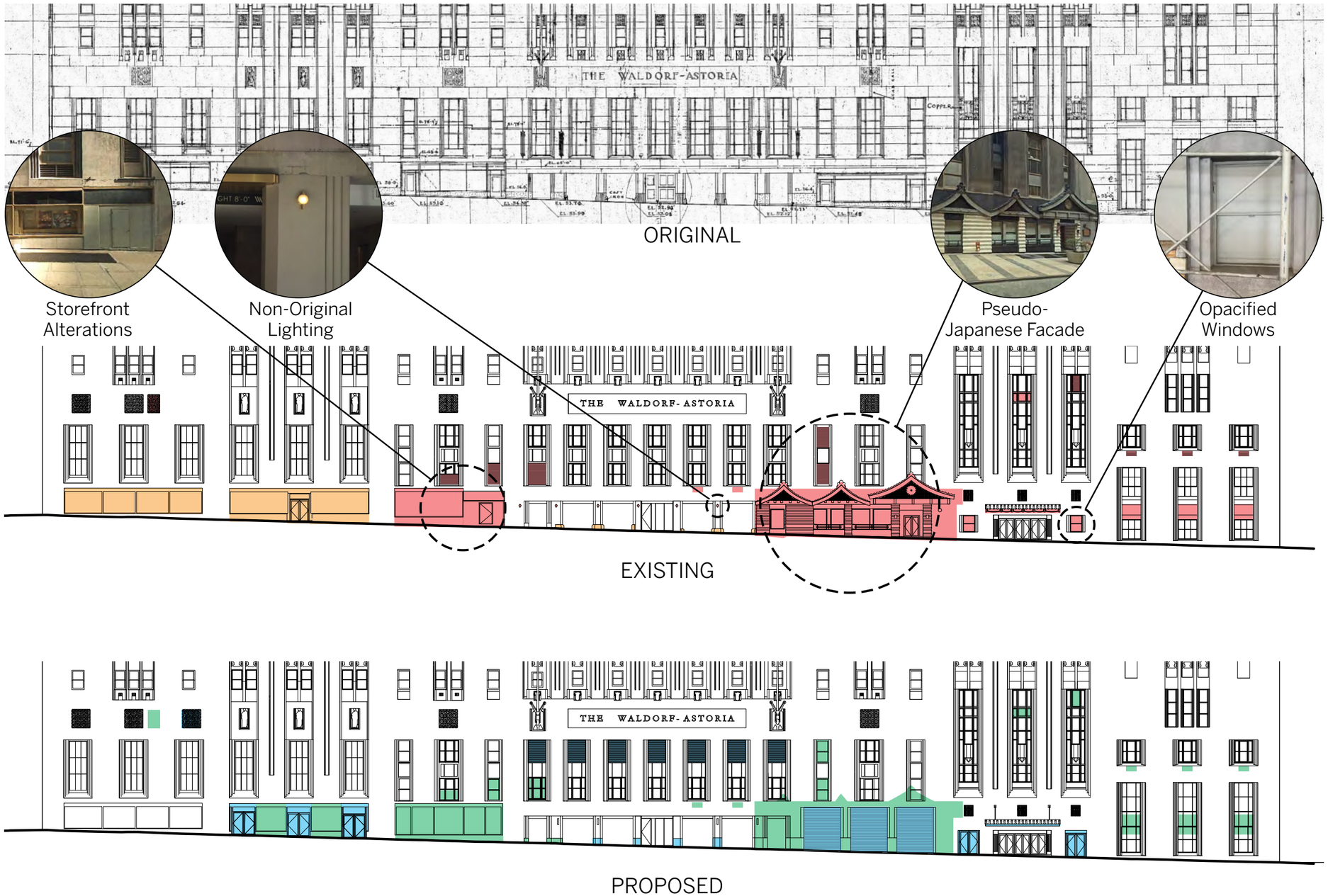
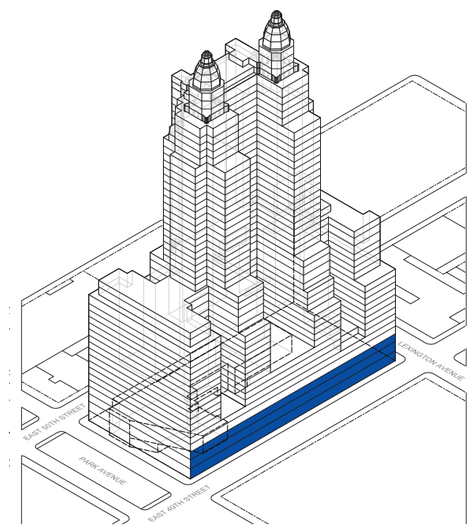
# South Elevation (East 49th Street)




- Non-Original Material
- Modified Original Material
- Restoration to Original Condition
- Proposed Alteration





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# Exterior Work - Street Level

1. Porte Cochere ..... **RESTORATION + ALTERATION**
2. Loading Dock ..... **RESTORATION + ALTERATION**
3. Storefronts and Doors ..... **RESTORATION + ALTERATION**
4. Mechanical Grilles ..... **RESTORATION + ALTERATION**
5. Marquees ..... **RESTORATION + ALTERATION**
6. New Park Avenue Residential Entrance and Marquee ..... **ALTERATION**

SOM
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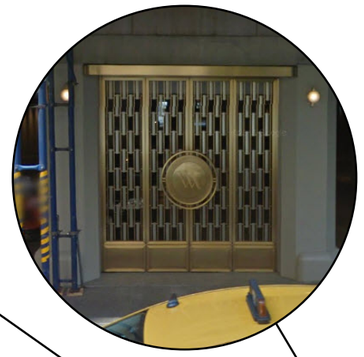
# 1. Porte Cochere

Non-Original Lighting

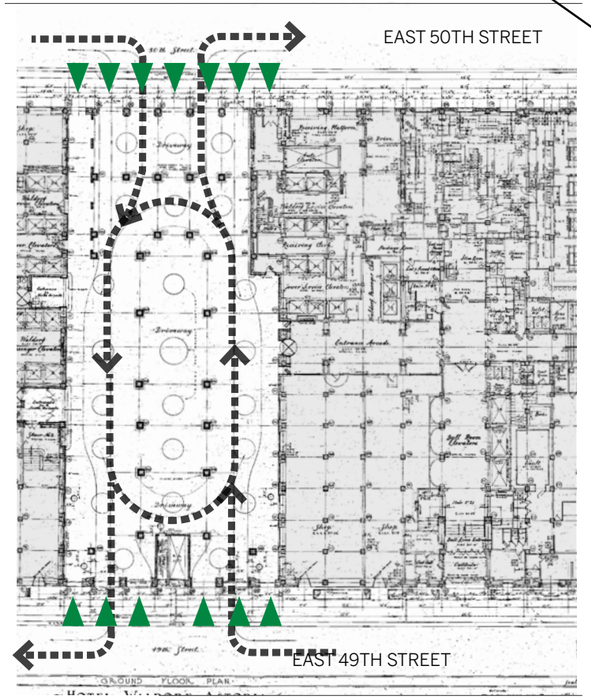
Non-Original Infill



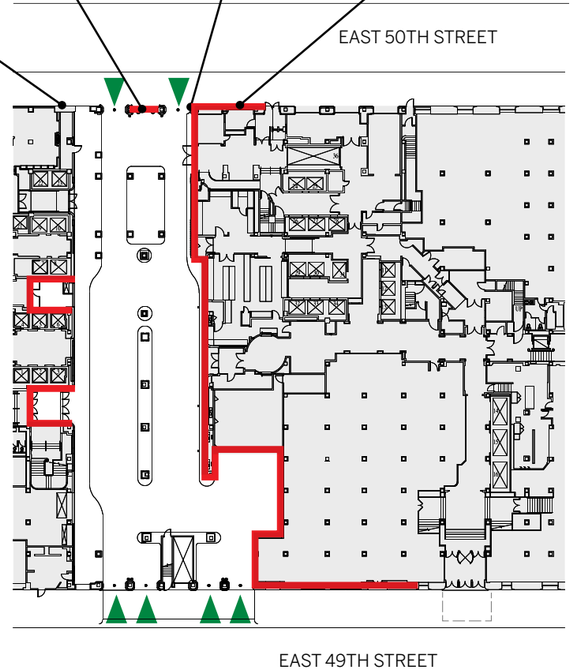
Pilaster Bases

Porte Cochere Infill

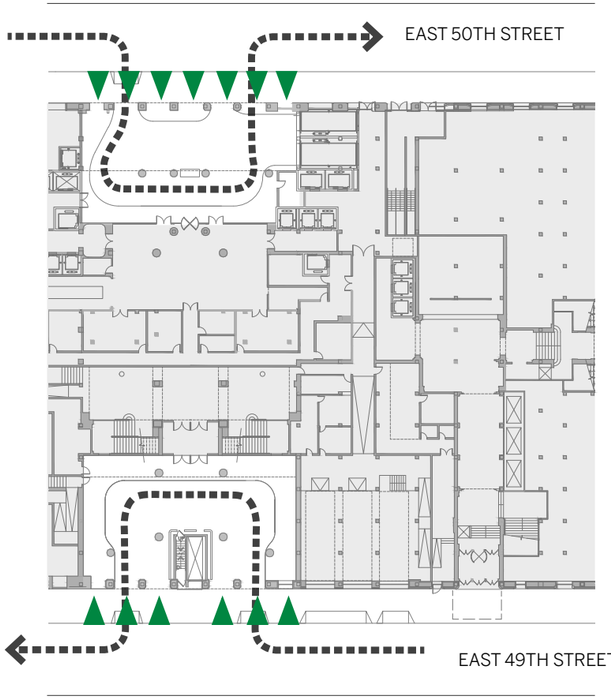
Pseudo-Japanese Facade




ORIGINAL



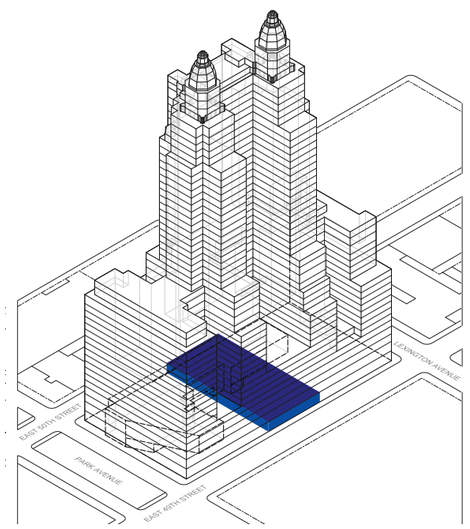

EXISTING




PROPOSED

Non-Original Configuration

Original Entry





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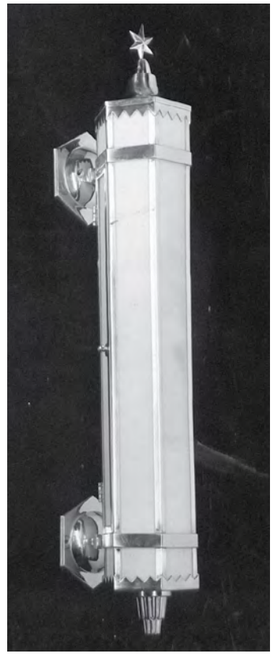
# 1. Porte Cochere

## NORTH ELEVATION (EAST 50TH STREET)

EXISTING

PROPOSED



ORIGINAL
SCONCE SOURCE

GRILLE SOURCE: PARK AVENUE

SOM
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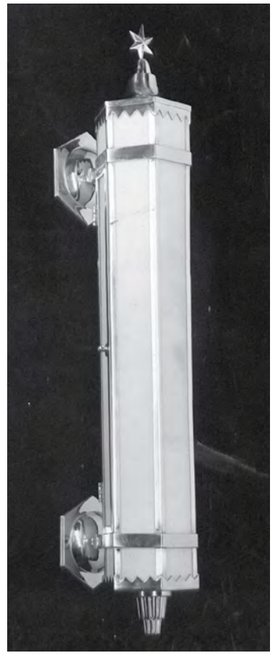
# 1. Porte Cochere

## NORTH ELEVATION (EAST 50TH STREET)

EXISTING

PROPOSED



ORIGINAL
SCONCE SOURCE

GRILLE SOURCE: PARK AVENUE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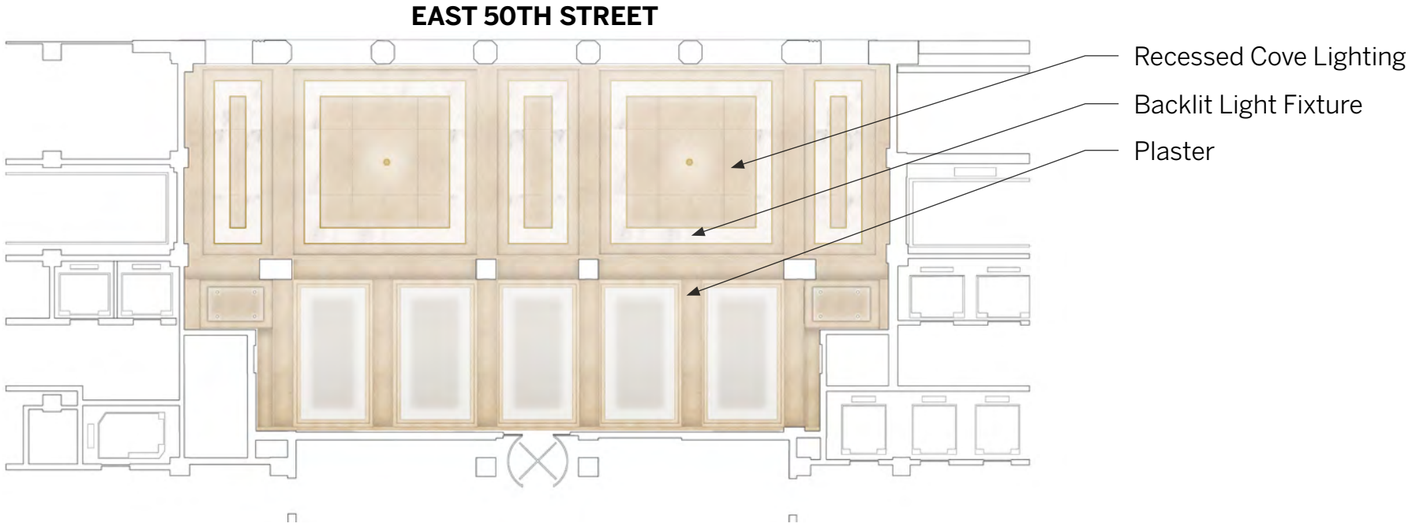
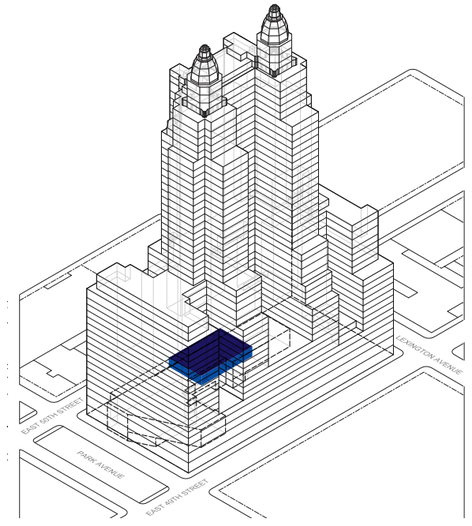
# 1. Porte Cochere - Proposed

## NORTH PORTE COCHERE




REFLECTED CEILING PLAN

PLAN





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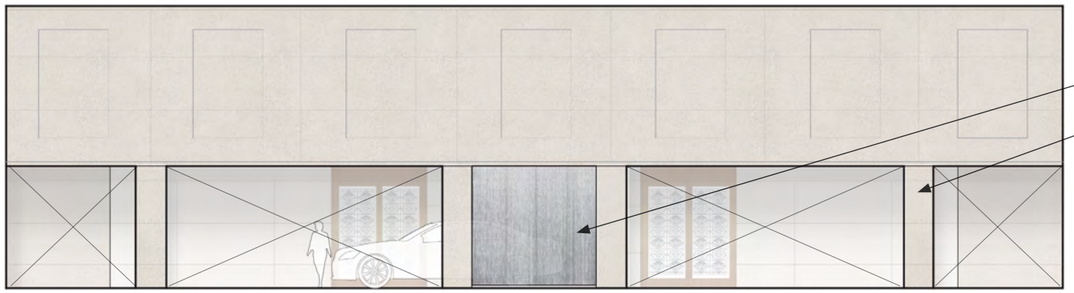
# 1. Porte Cochere - Proposed

## NORTH PORTE COCHERE

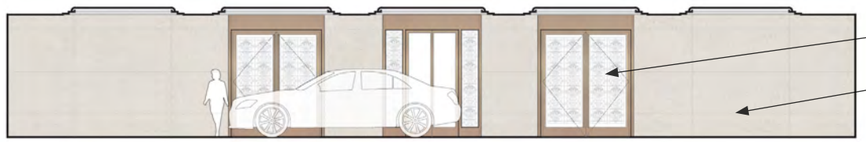
Windows to be Restored
Limestone
Bronze Screen
Pink Granite

NORTH ELEVATION



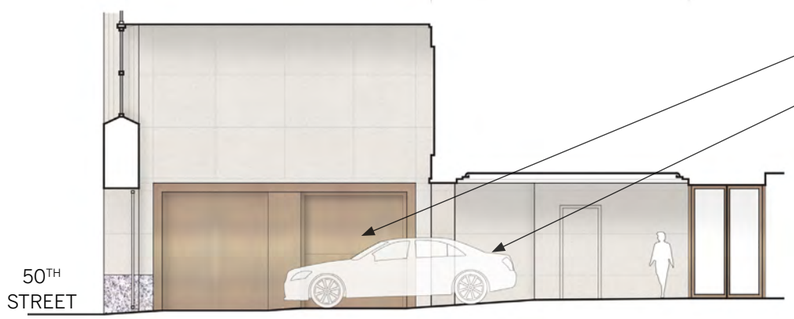
Water Feature
Limestone

SOUTH ELEVATION



Bronze Doors
Limestone

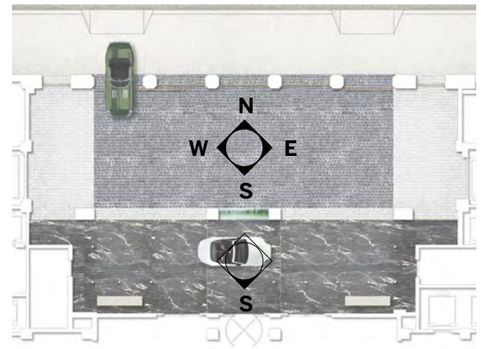
SOUTH ELEVATION

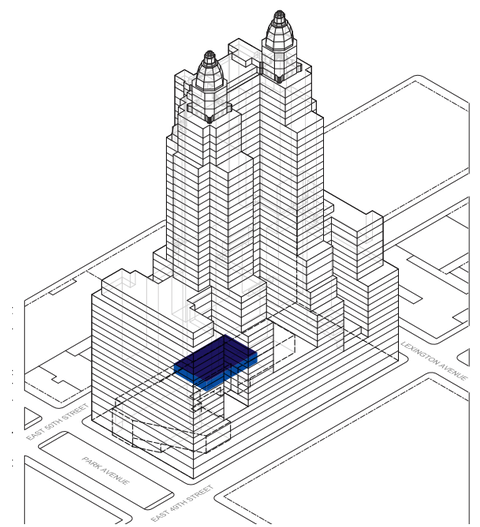



Bronze Doors
Limestone

WEST ELEVATION (EAST SIM.)

**EAST 50TH STREET**





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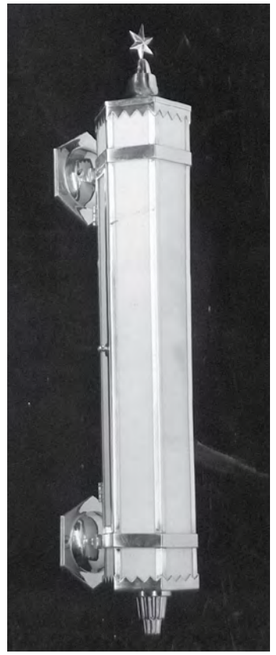
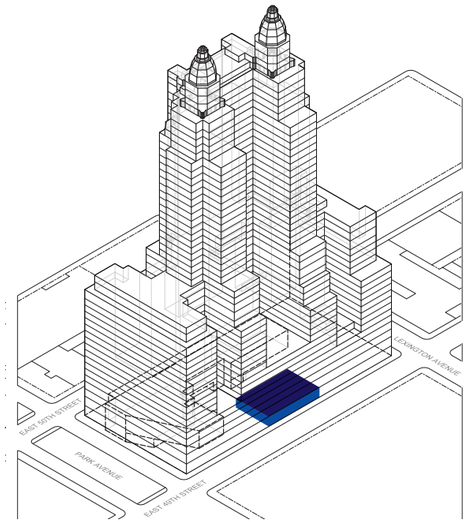
## SOUTH ELEVATION (EAST49TH STREET)

EXISTING

PROPOSED



ORIGINAL
SCONCE SOURCE





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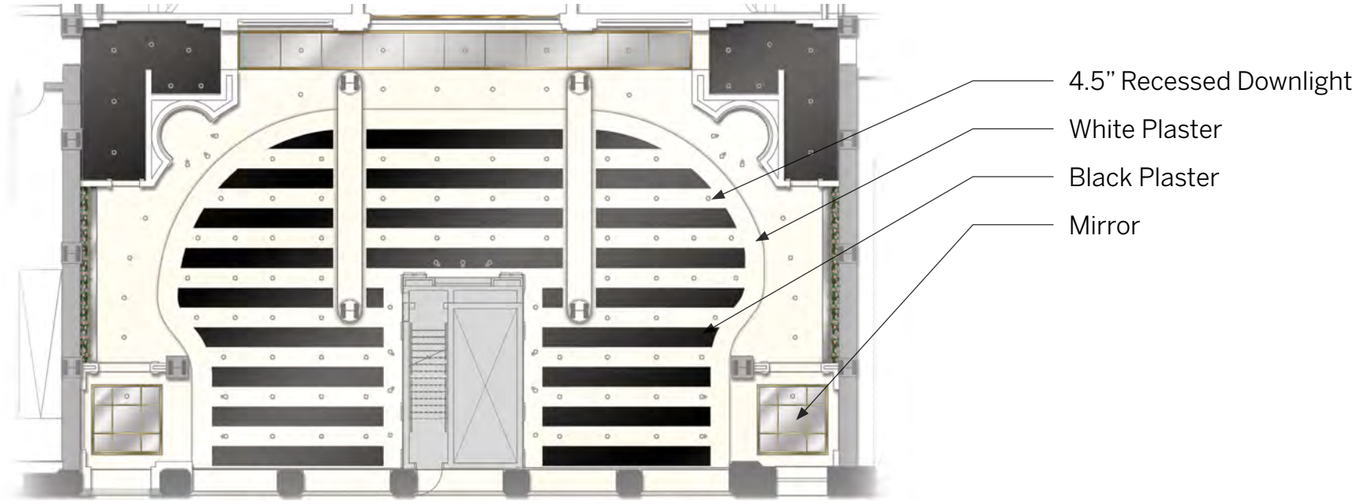
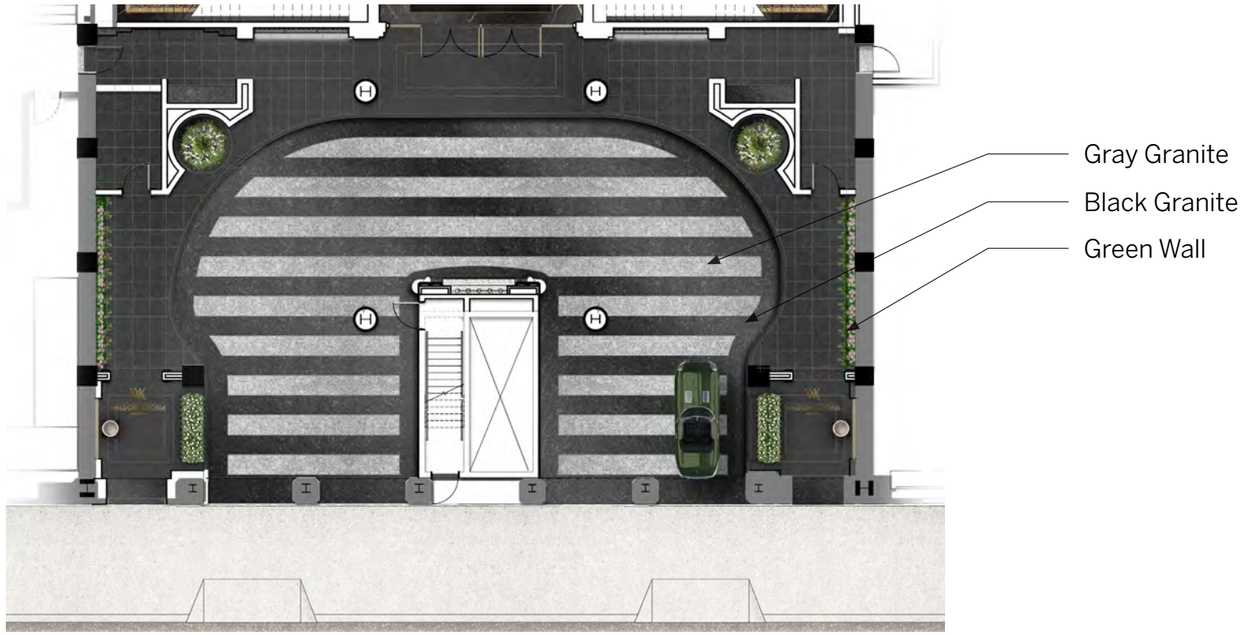
# 1. Porte Cochere - Proposed

## SOUTH PORTE COCHERE



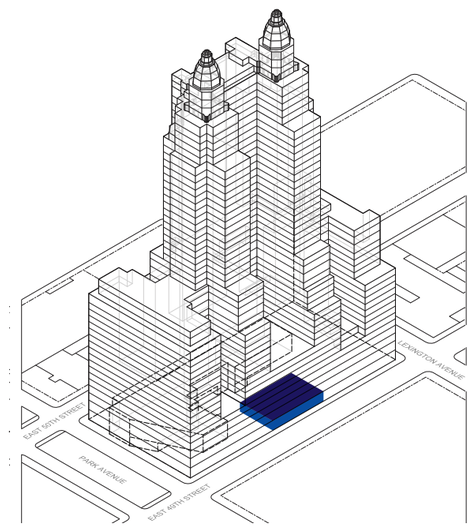

**EAST 49TH STREET**

REFLECTED CEILING PLAN




**EAST 49TH STREET**

PLAN





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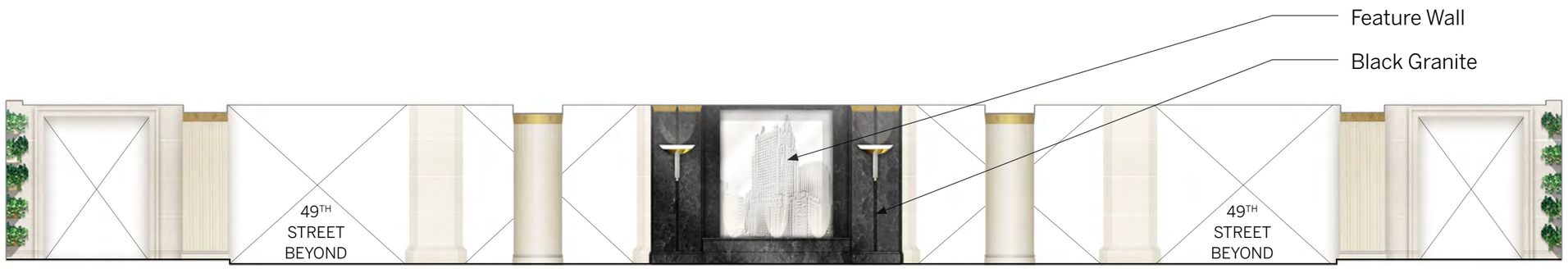
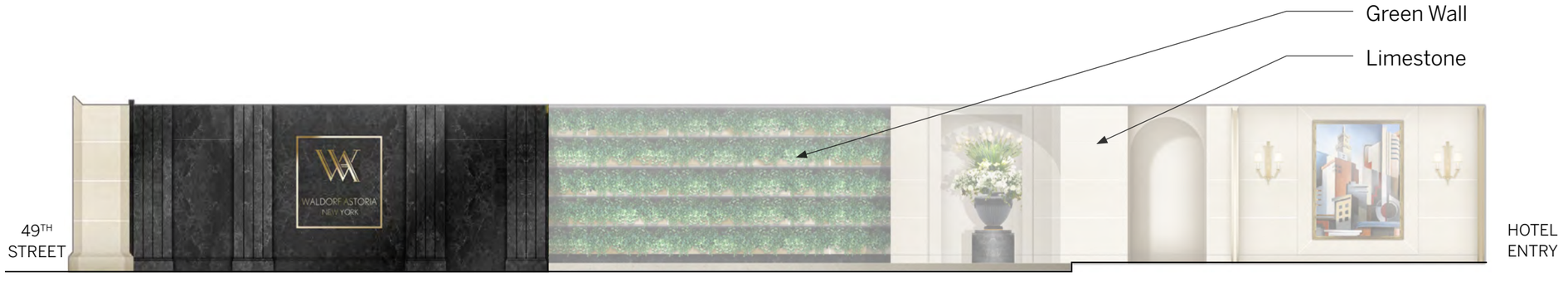
# 1. Porte Cochere - Proposed

## SOUTH PORTE COCHERE

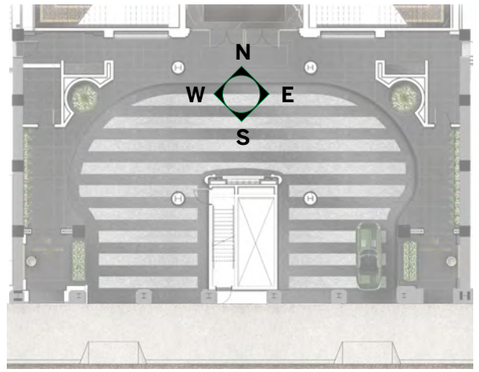
NORTH ELEVATION



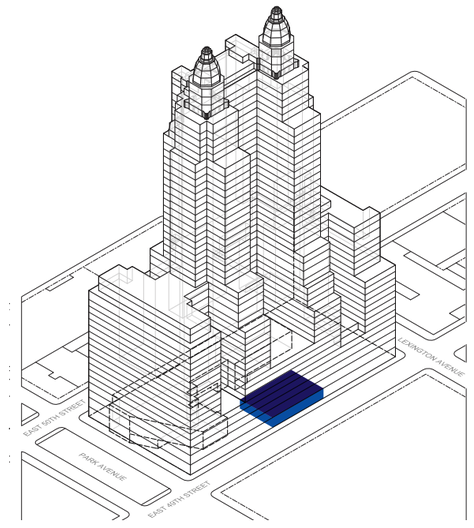

SOUTH ELEVATION




WEST ELEVATION (EAST SIM.)




**EAST 49TH STREET**





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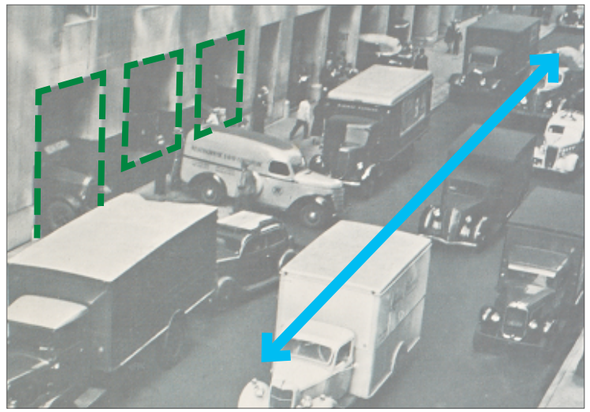
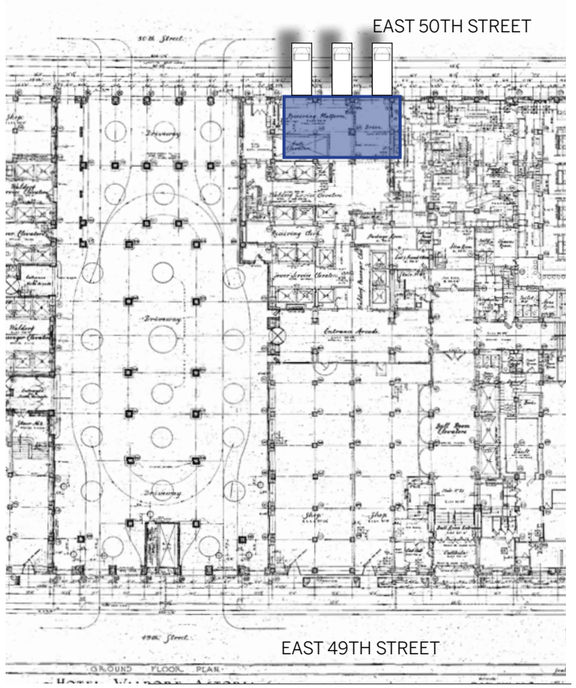
# 2. Loading Dock



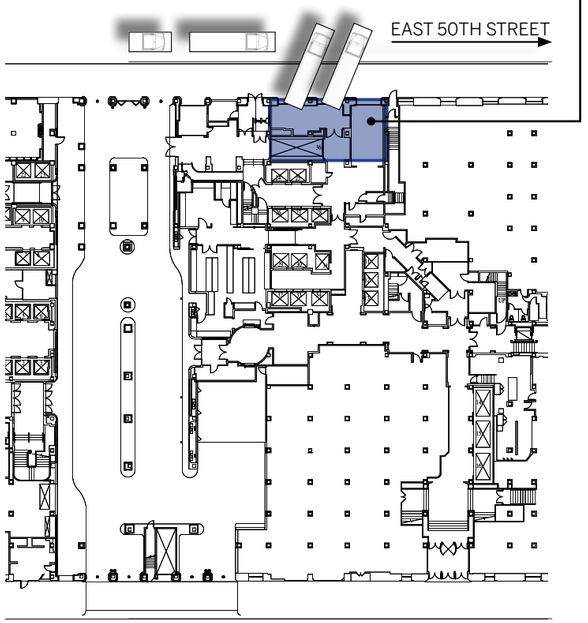
ORIGINAL LOADING DOCKS, 1938

EXISTING LOADING DOCKS

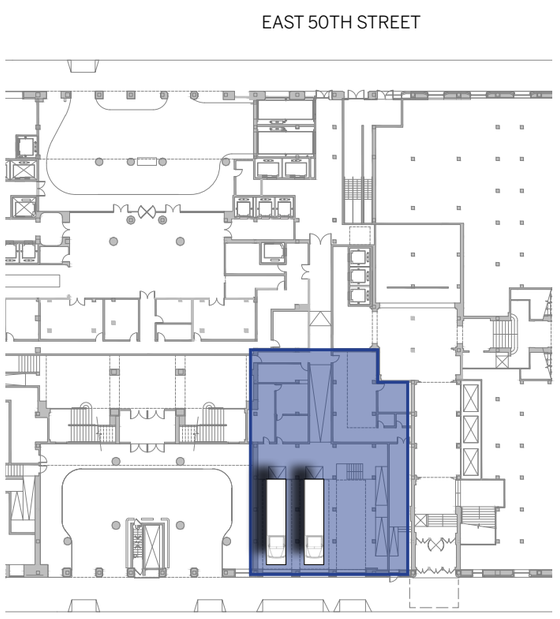
EXISTING TRASH COMPACTOR




ORIGINAL

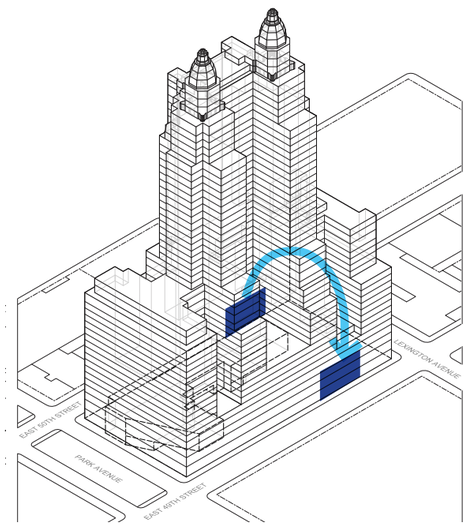



EXISTING




PROPOSED

Loading Dock Location




SOM
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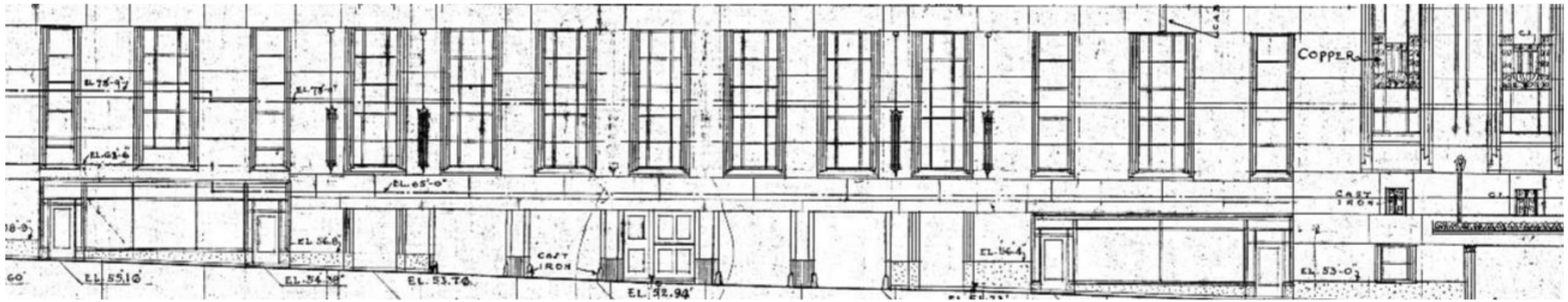
# 2. Loading Dock

## SOUTH ELEVATION (49TH STREET)

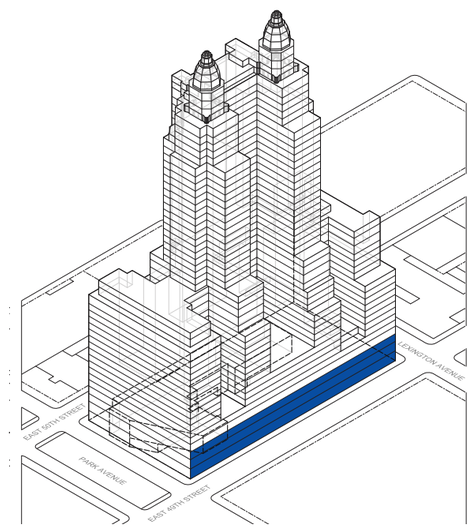



ORIGINAL

EXISTING

PROPOSED

- Non-Original Material
- Modified Original Material
- Restoration to Original Condition
- Proposed Alteration





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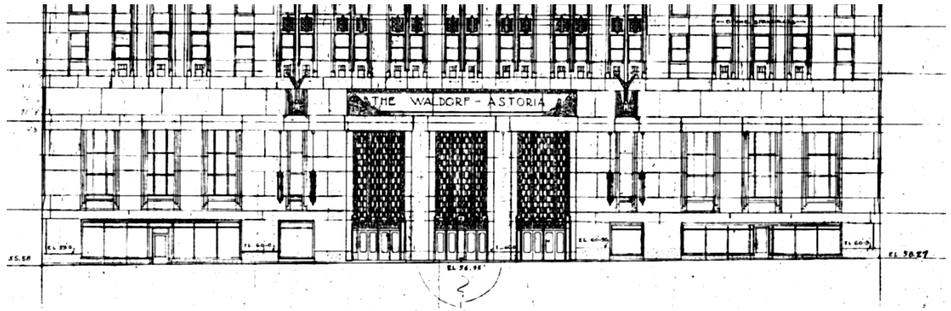
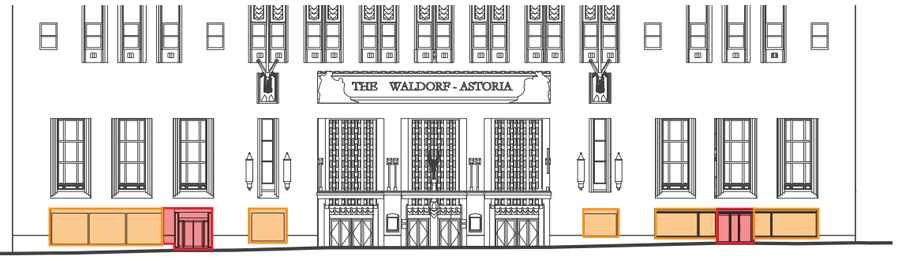
# 3. Storefronts and Doors

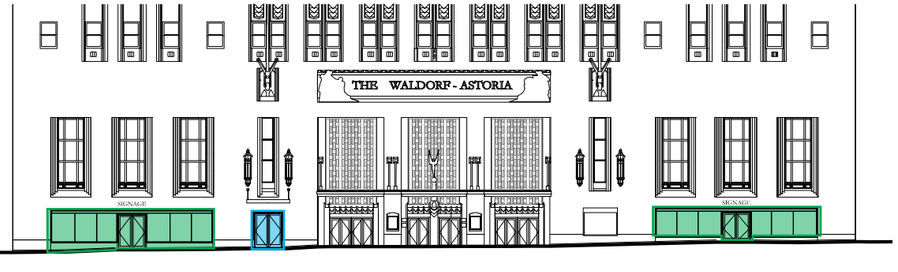
## WEST (PARK AVENUE)




ORIGINAL

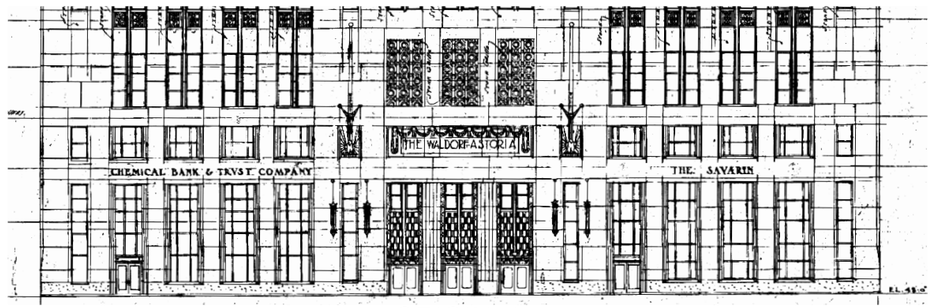



EXISTING

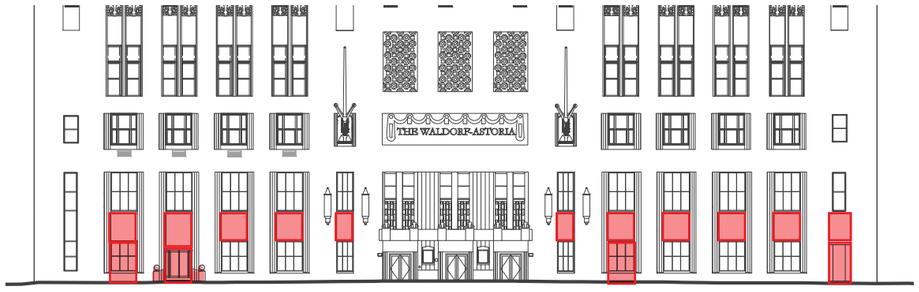



PROPOSED

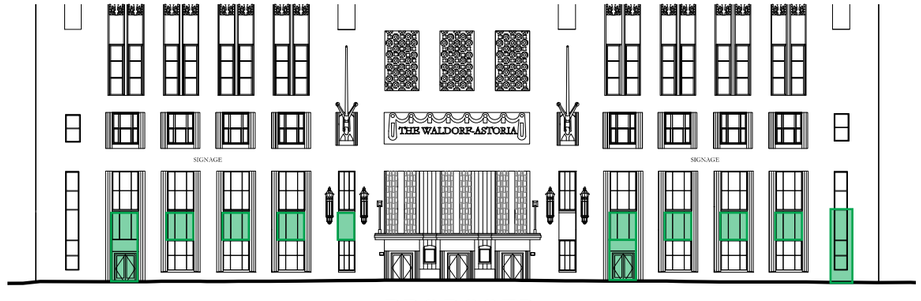
## EAST (LEXINGTON AVENUE)




ORIGINAL




EXISTING




PROPOSED

- Non-Original Material
- Modified Original Material
- Restoration to Original Condition
- Proposed Alteration
- Egress Door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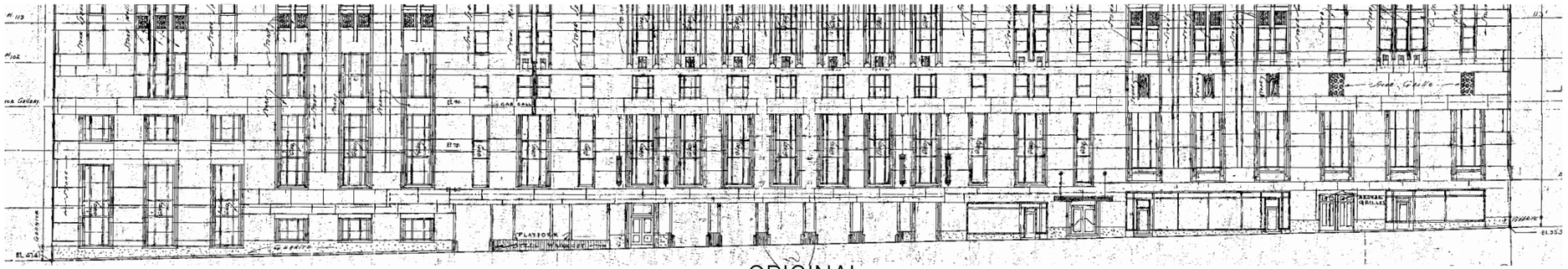
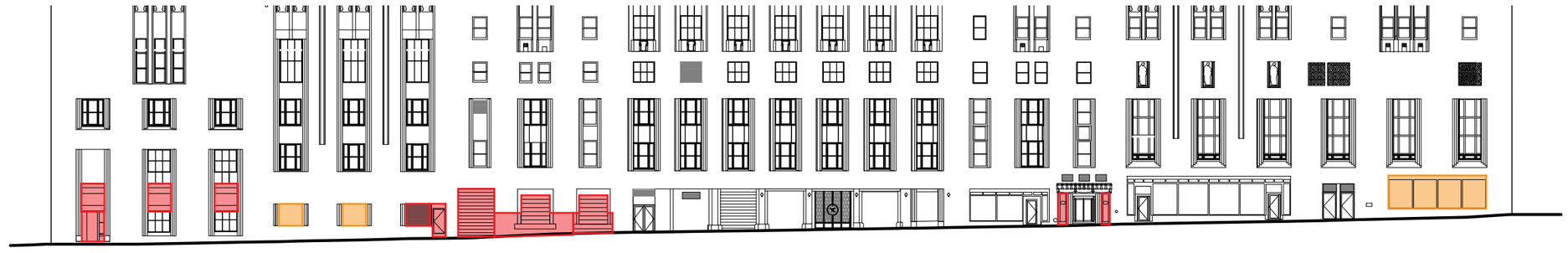
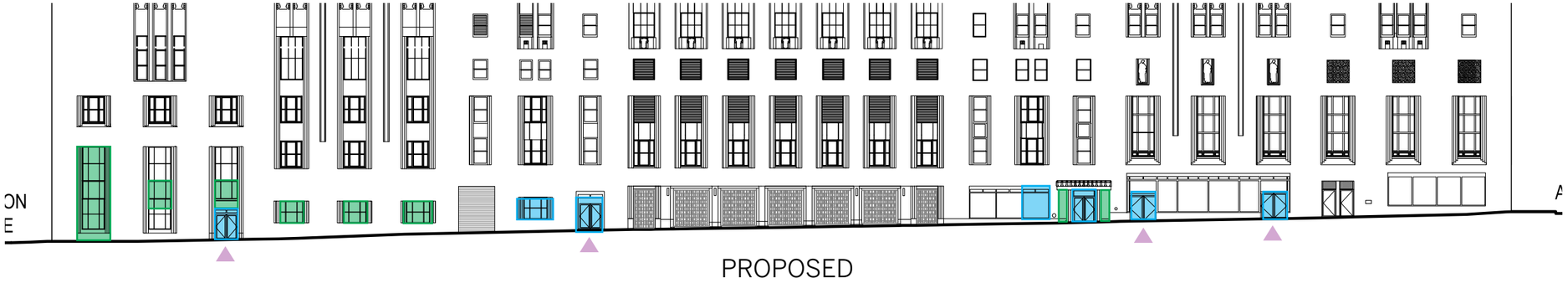
## NORTH ELEVATION (50TH STREET)



ORIGINAL

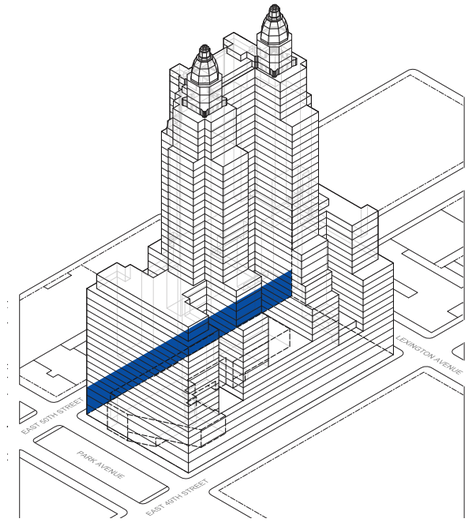


EXISTING



PROPOSED

- Non-Original Material
- Modified Original Material
- Restoration to Original Condition
- Proposed Alteration
- Egress Door





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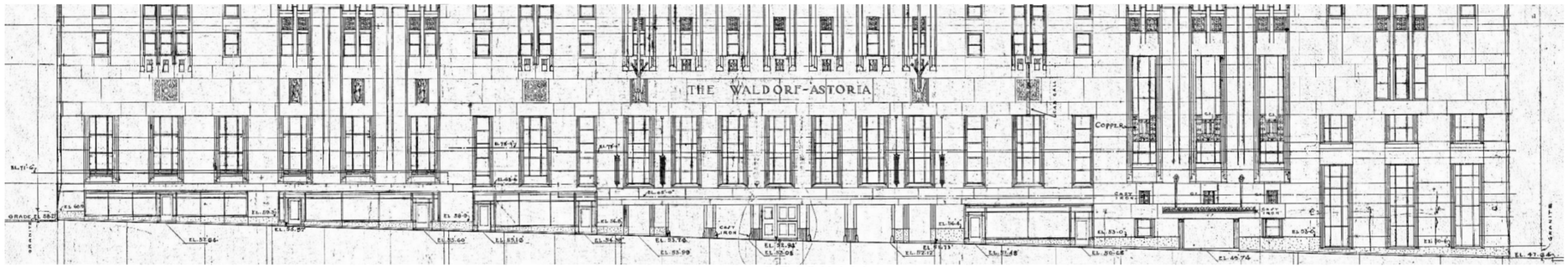
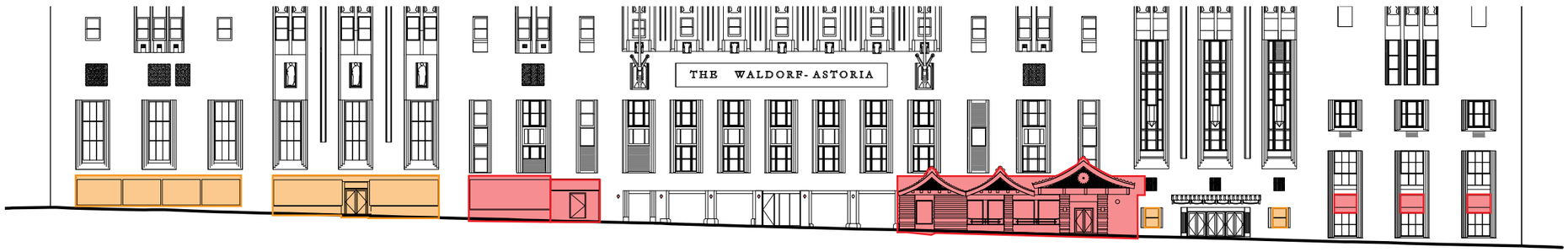
## SOUTH ELEVATION (49TH STREET)



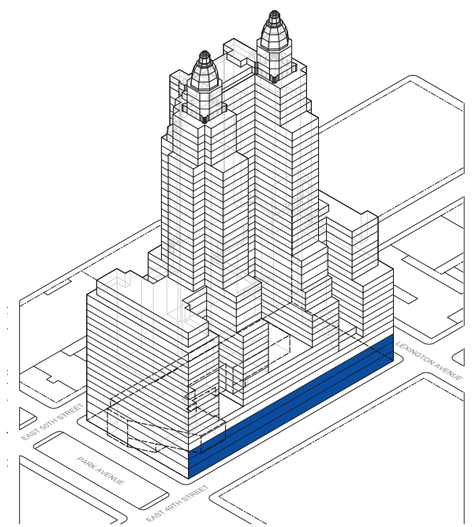

ORIGINAL




EXISTING

PROPOSED

- Non-Original Material
- Modified Original Material
- Restoration to Original Condition
- Proposed Alteration
- Egress Door





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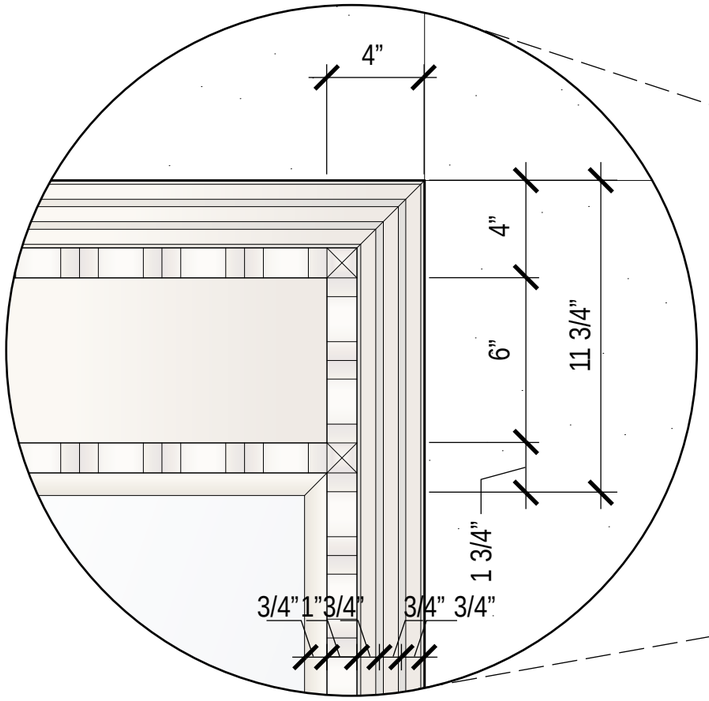
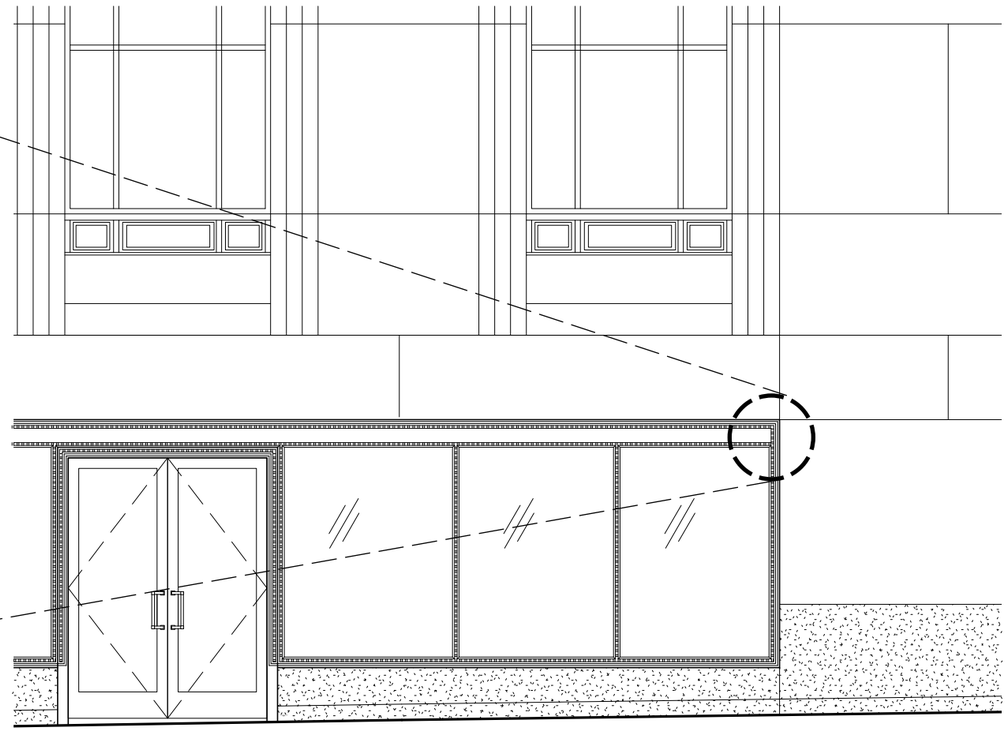
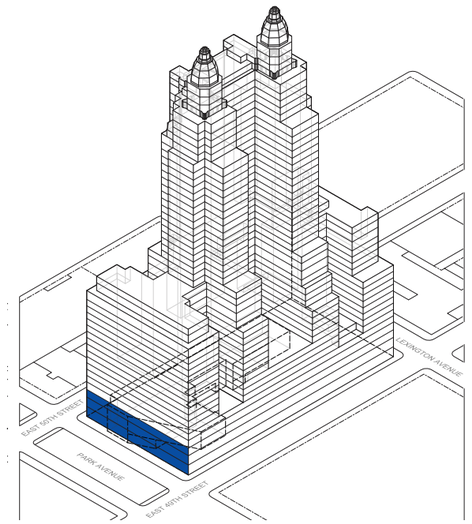
## PROPOSED - TYPICAL DETAILS




PROPOSED HEADER & CORNER



ELEVATION





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# 4. Mechanical Grilles

## CAST STONE GRILLES

ORIGINAL

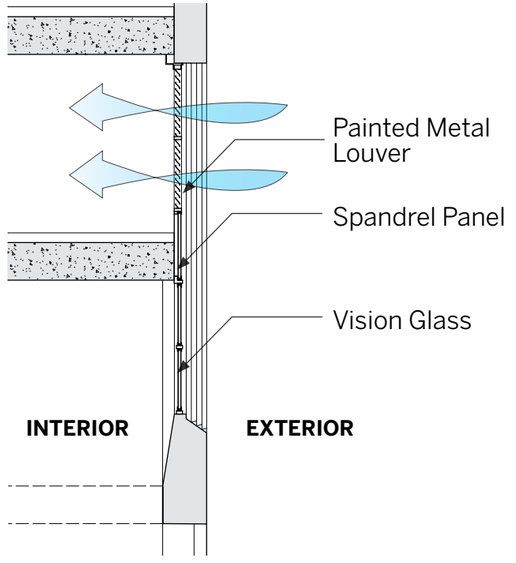
EXISTING

PROPOSED

## LOUVERS

EXISTING

PROPOSED




PROPOSED SECTION

- Non-Original Material
- Modified Original Material
- Restoration to Original Condition
- Proposed Alteration

SOM
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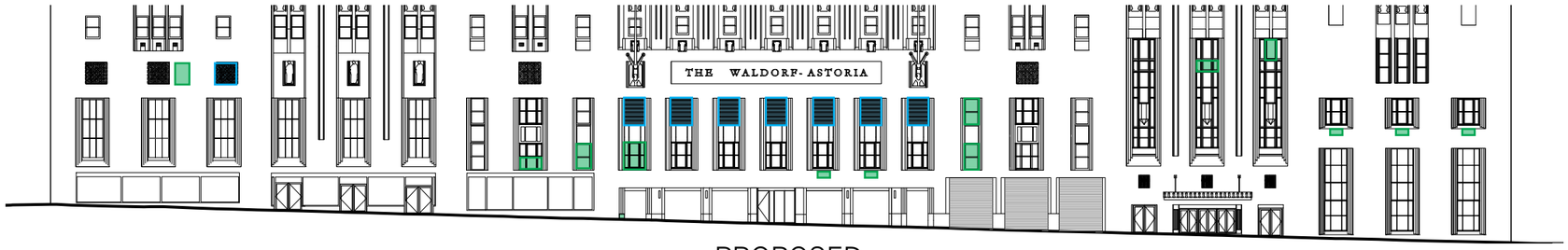
# 4. Mechanical Grilles

## SOUTH ELEVATION (EAST 49TH STREET)

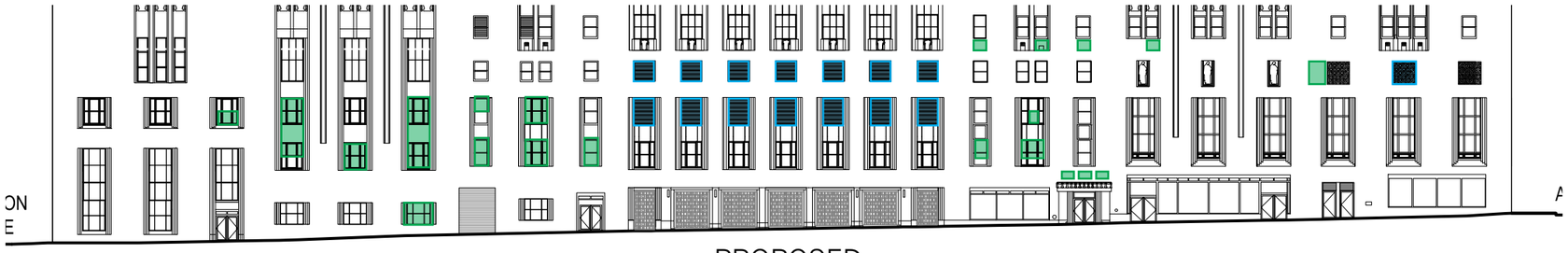
EXISTING




PROPOSED

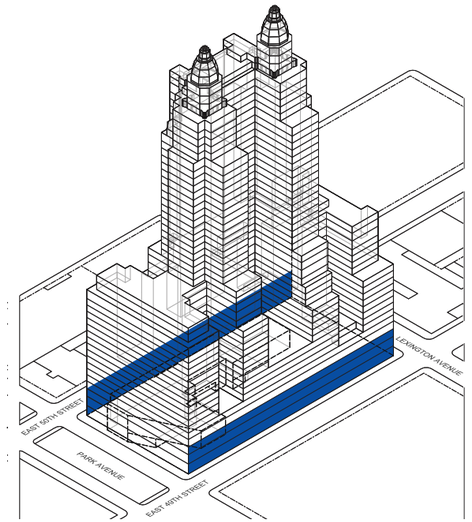
## NORTH ELEVATION (EAST 50TH STREET)

EXISTING



PROPOSED

- Non-Original Material
- Modified Original Material
- Restoration to Original Condition
- Proposed Alteration





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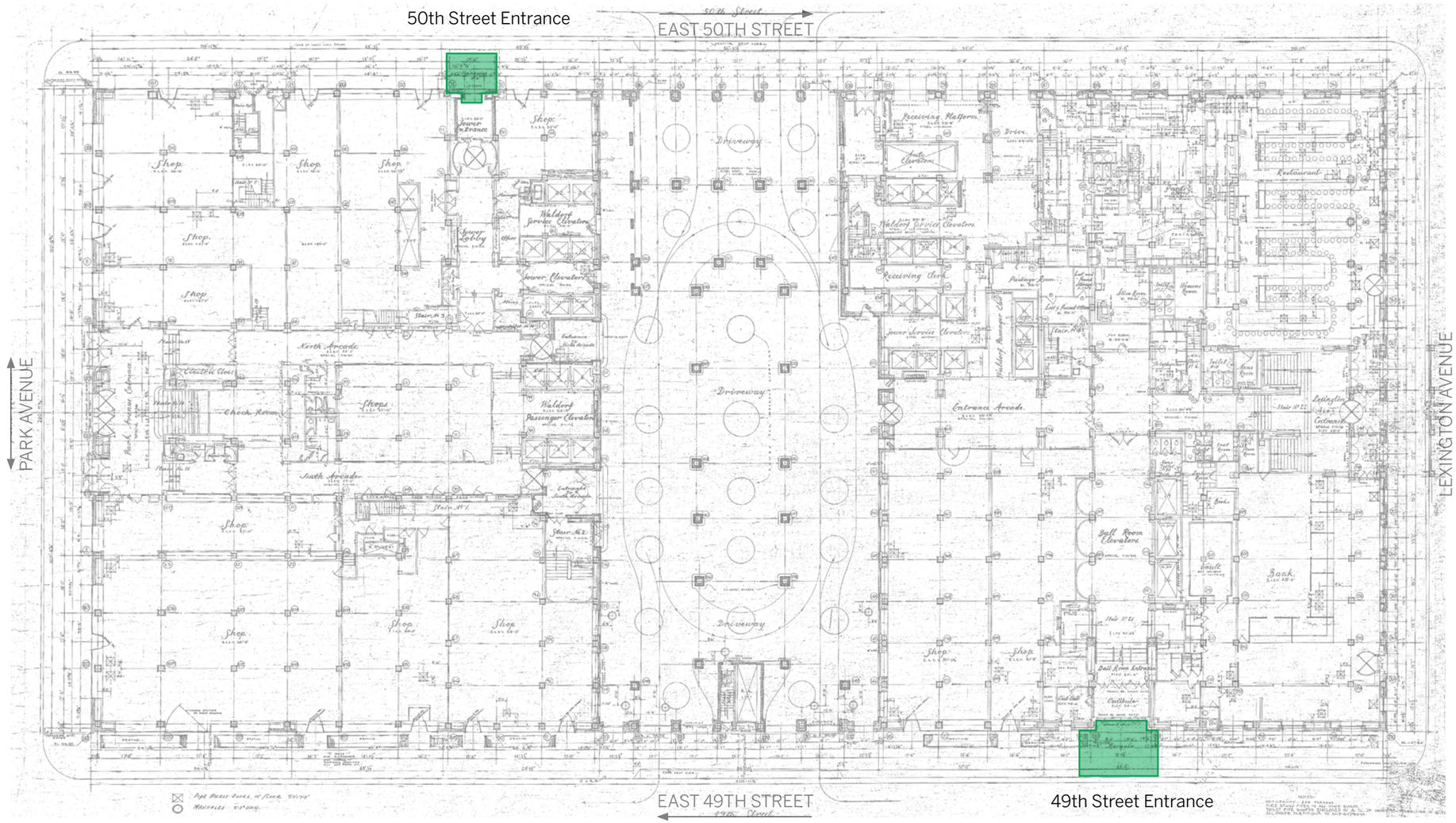
# 5. Marquees

## GROUND LEVEL - ORIGINAL




Original Material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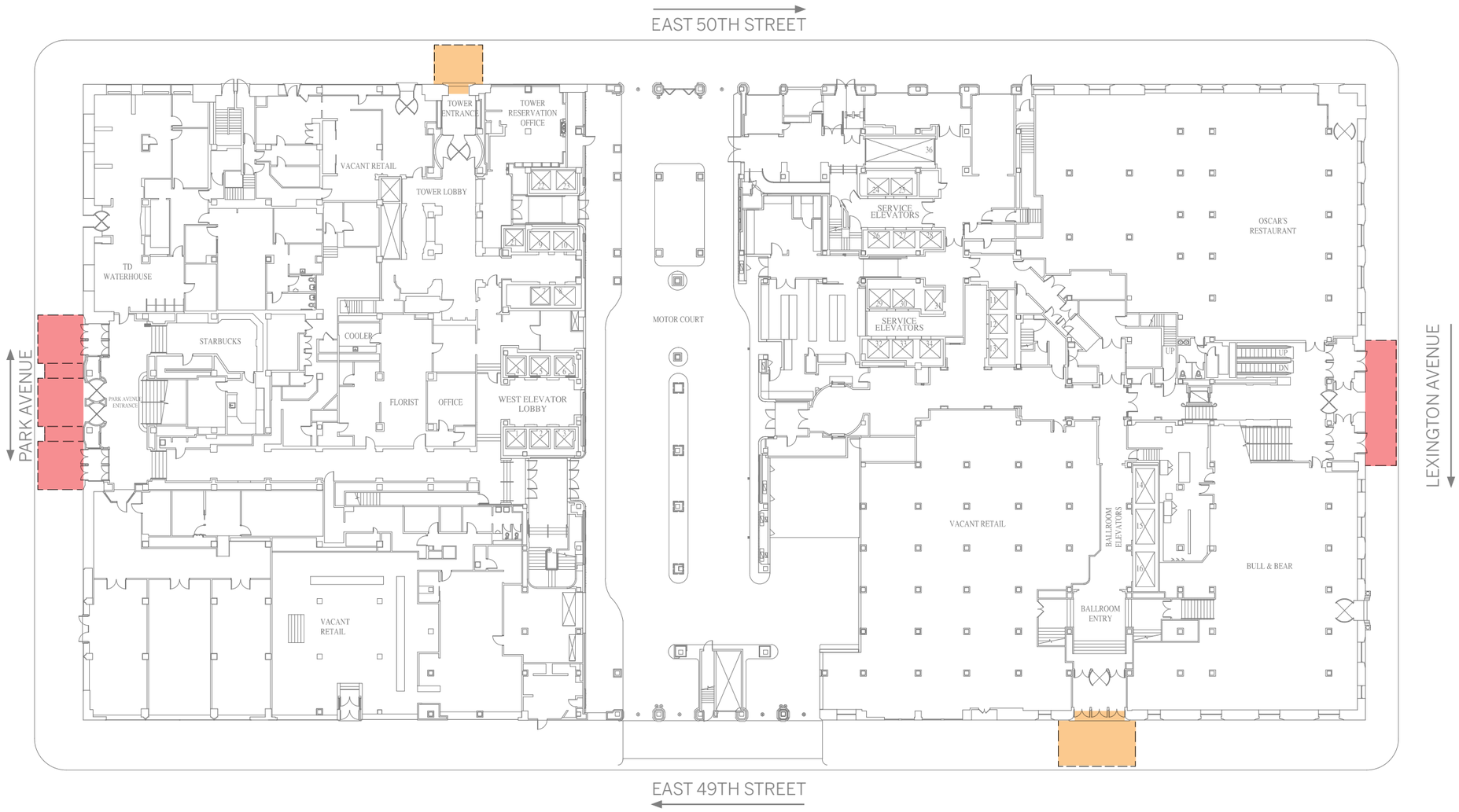
## GROUND LEVEL - EXISTING




Non-Original Material

Modfied Original Material



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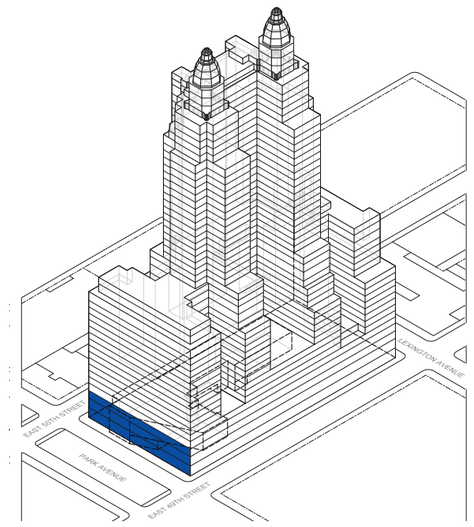
## HOTEL MARQUEE (PARK AVENUE)

1932

1940s

1960s

1990s





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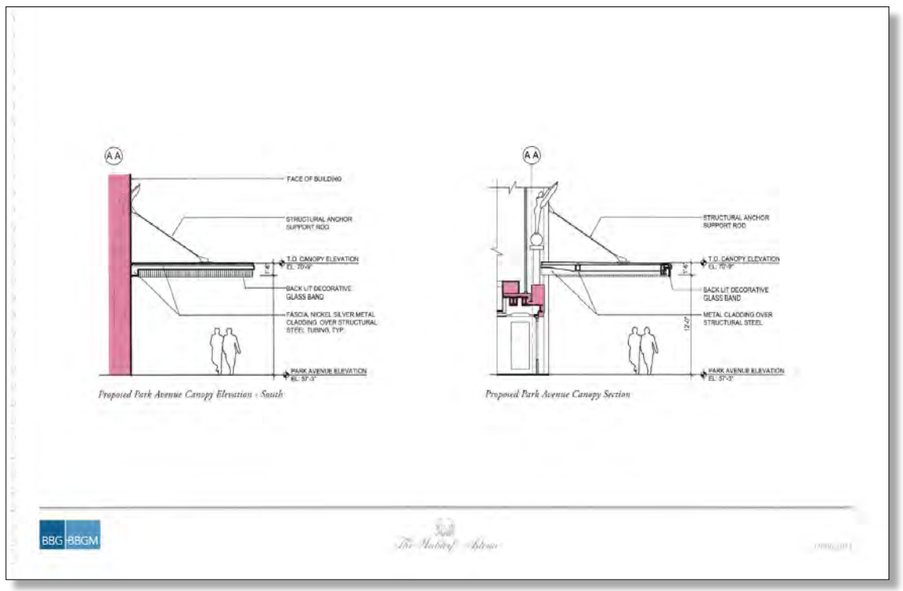
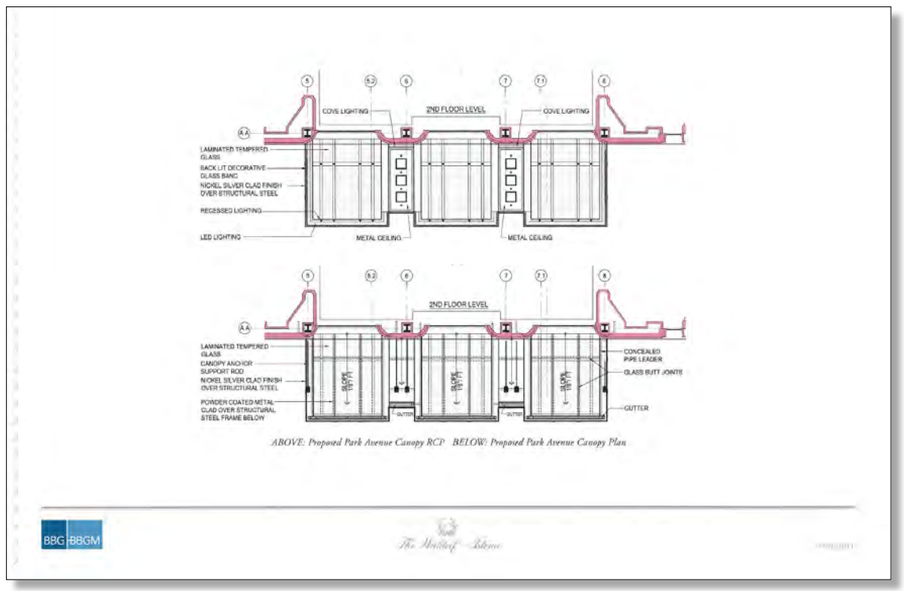
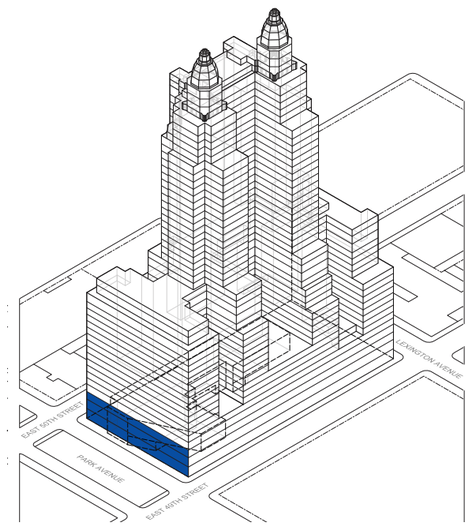
# 5. Marquees - Existing

## HOTEL MARQUEE (PARK AVENUE)

***Designed and presented by Brennan Beer Gorman Monk***




***APPROVED BY LPC, SEPTEMBER 13, 2011***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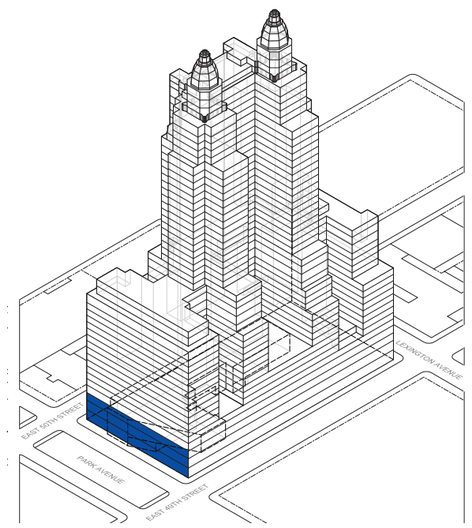
## HOTEL MARQUEE (PARK AVENUE)

Existing Skirt Lighting

Corrugated Glass Skirt





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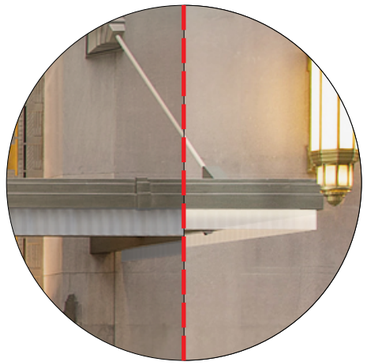
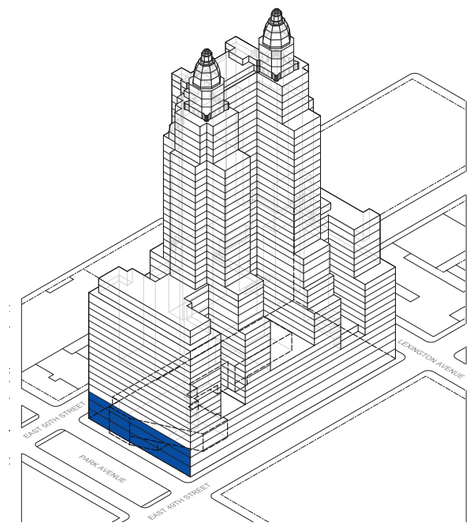
# 5. Marquees - Proposed

## HOTEL MARQUEE (PARK AVENUE)

Proposed Skirt Lighting

Proposed Flat Glass Skirt Detail






SOM
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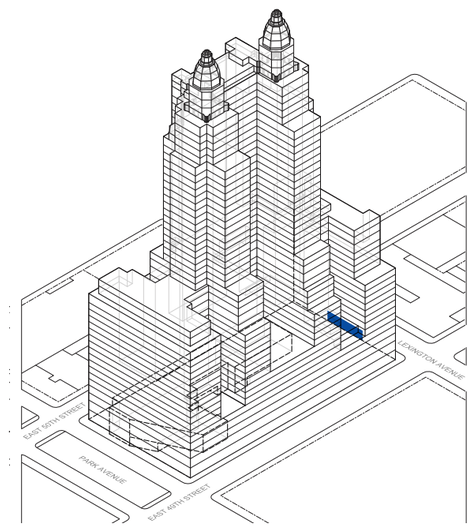
## HOTEL MARQUEE (LEXINGTON AVENUE)





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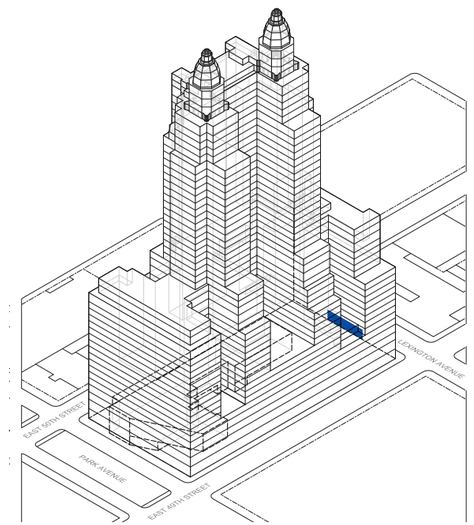
# 5. Marquees - Proposed

## HOTEL MARQUEE (LEXINGTON AVENUE)

Lighter Canopy Framing
(To Match Park Avenue)

Extend Decorative
Grille

Glass to Admit
Natural Light





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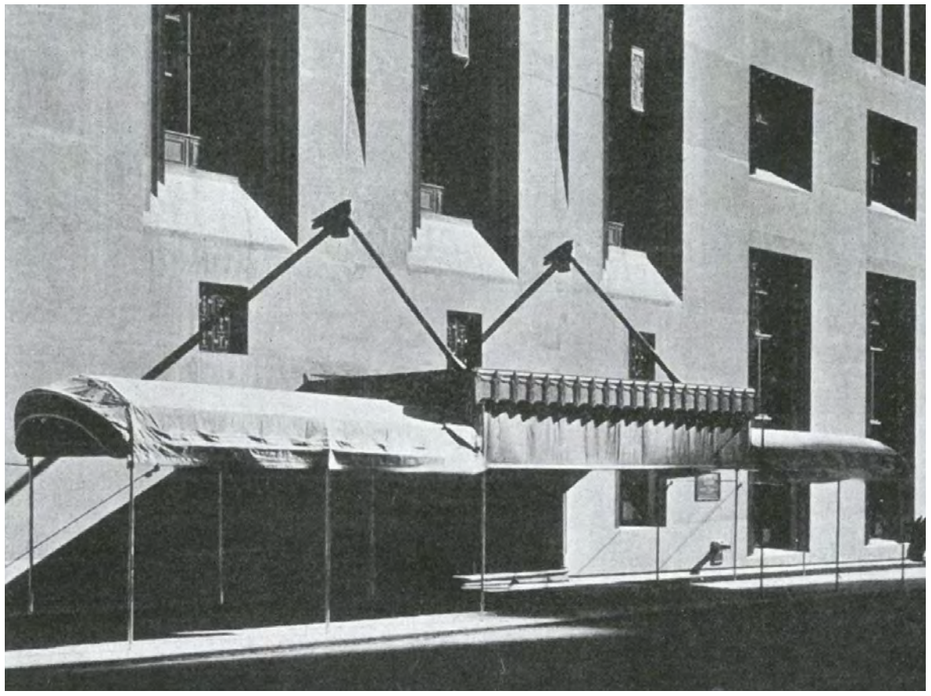
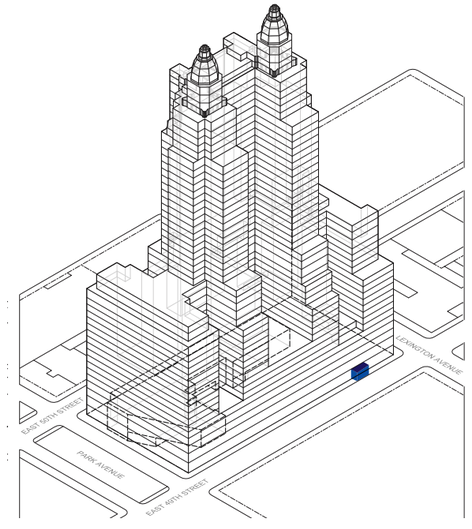
## BALLROOM MARQUEE (EAST 49TH STREET)



1930s

2011





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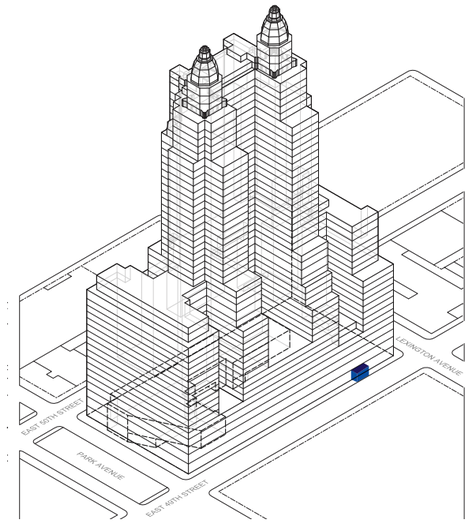
# 5. Marquees - Existing

## BALLROOM MARQUEE (EAST 49TH STREET)

Non-Original Material

Original Material





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# 5. Marquees - Proposed

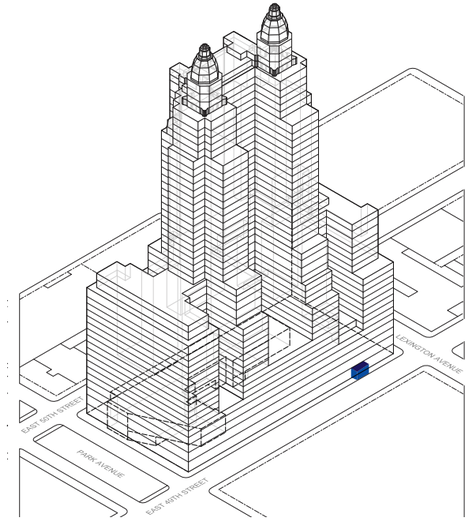
## BALLROOM MARQUEE (EAST 49TH STREET)

Framework to remain; new fixtures and glass infill

New Glass Signage Band

***Original Bronze Fascia to Remain***

- Altered Material
- Restored Material





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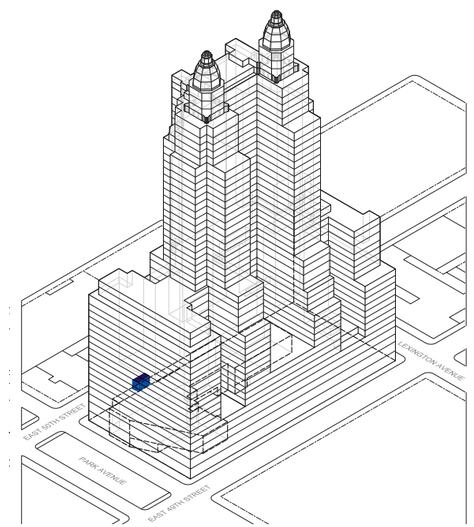
## EAST 50TH STREET MARQUEE

1965

1980s





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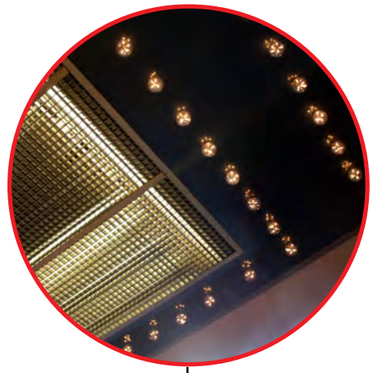
# 5. Marquees - Existing

## EAST 50TH STREET MARQUEE

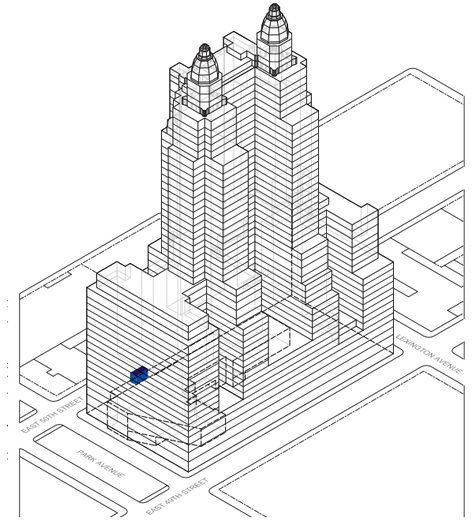
Non-Original Signage and Decorative Grillework

Underside Lighting and Heaters



Non-Original Signage

Non-Original Material





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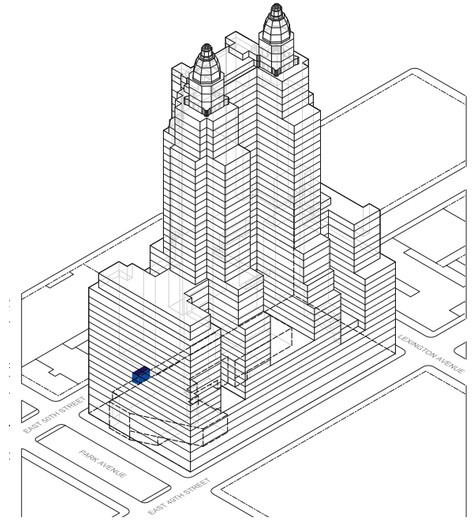
# 5. Marquees - Proposed

## EAST 50TH STREET MARQUEE

***Original Bronze Fascia to Remain***

- Altered Material
- Restored Material





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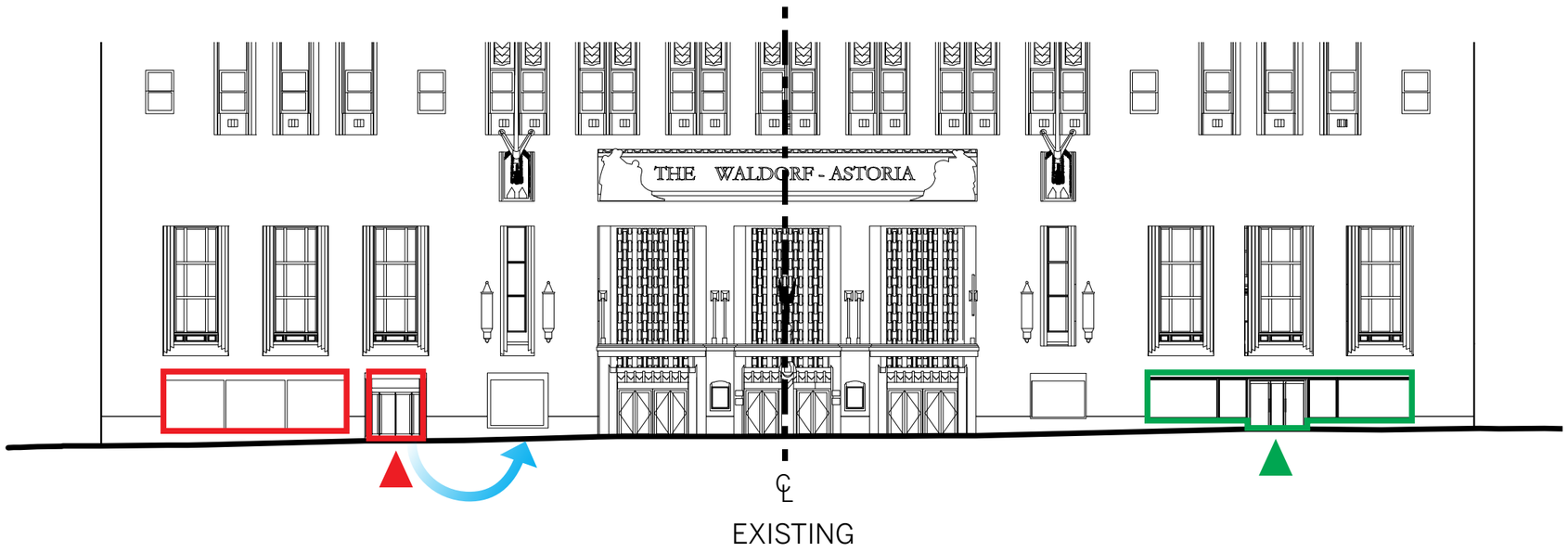
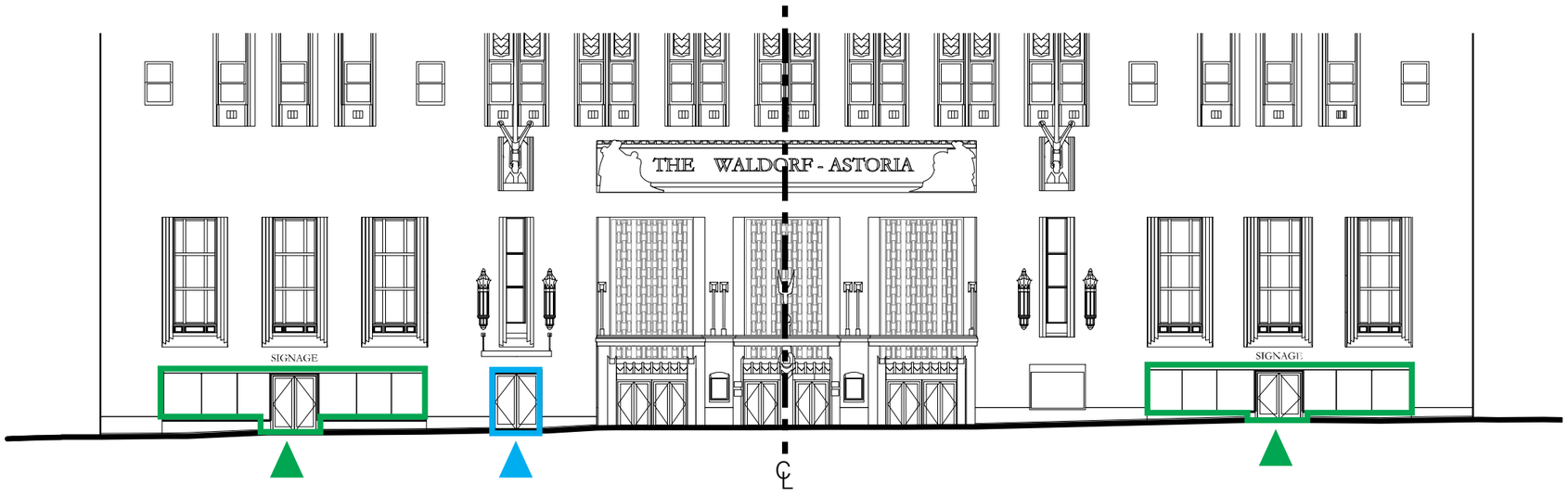
# 6. New Park Avenue Residential Entrance and Marquee

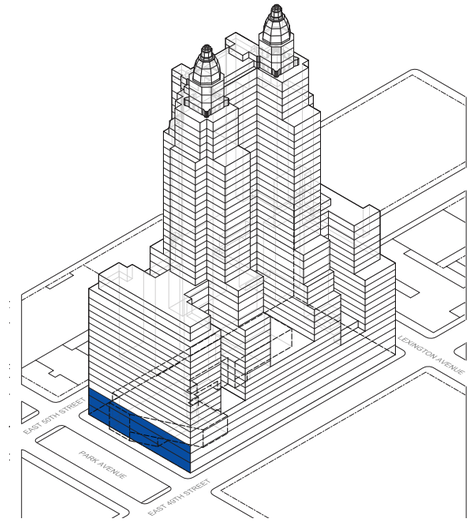



EXISTING




PROPOSED

- Non-Original Material
- Modified Original Material
- Restoration to Original Condition
- Proposed Alteration





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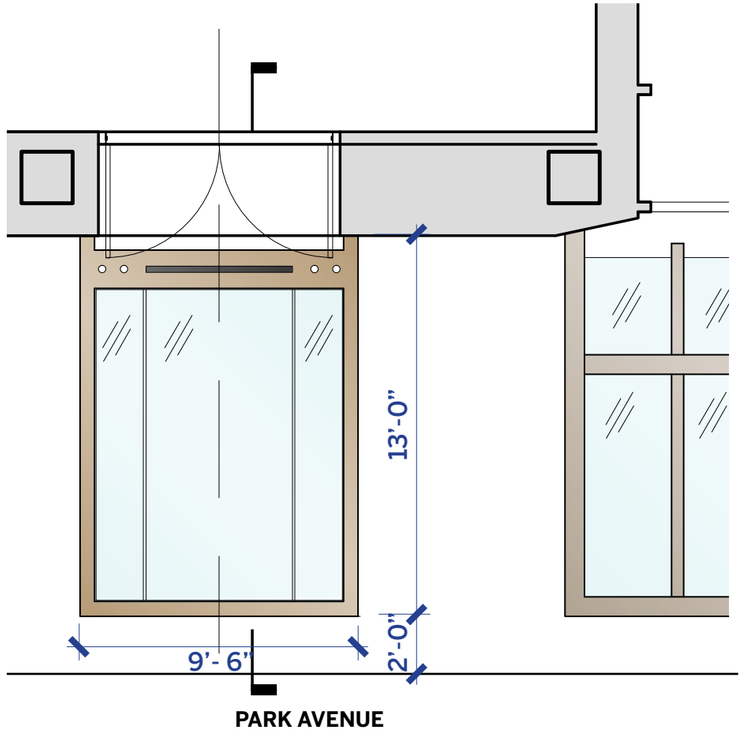
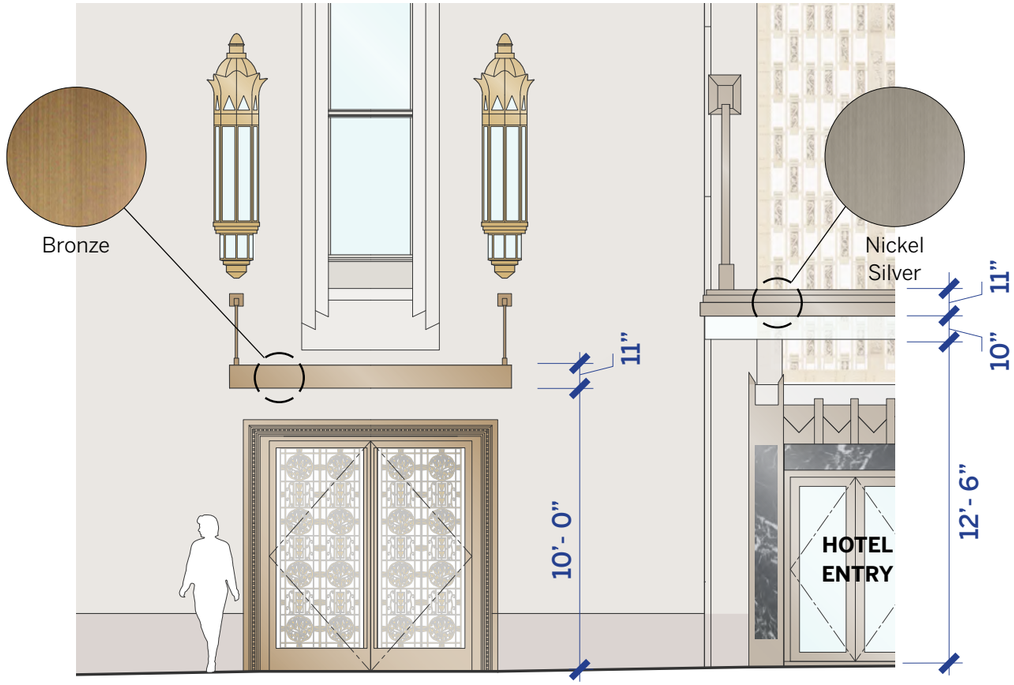
# 6. New Park Avenue Residential Entrance and Marquee - Proposed

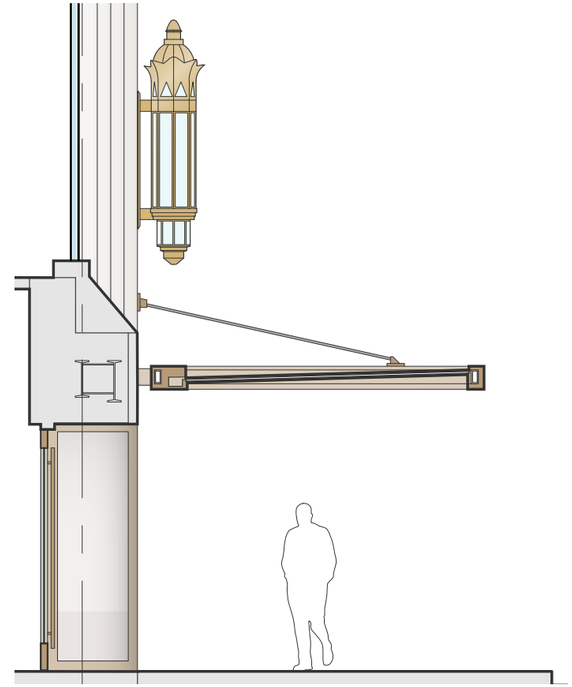



ENLARGED REFLECTED CEILING PLAN




ELEVATION

*DOOR GRILLE SOURCE: PEACOCK ALLEY*



SECTION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# 6. New Park Avenue Residential Entrance and Marquee - Existing

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# 6. New Park Avenue Residential Entrance and Marquee - Proposed

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# 6. New Park Avenue Residential Entrance and Marquee

EXISTING

PROPOSED


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ORIGINAL

EXISTING

PROPOSED

AB 安邦国际
Anbang International

SOM

# Appendix

## Exterior Restorations and Alterations - Tower


8. New Punched Windows ..... A2
9. New Rooftop Additions and Mechanical Bulkheads ..... A6

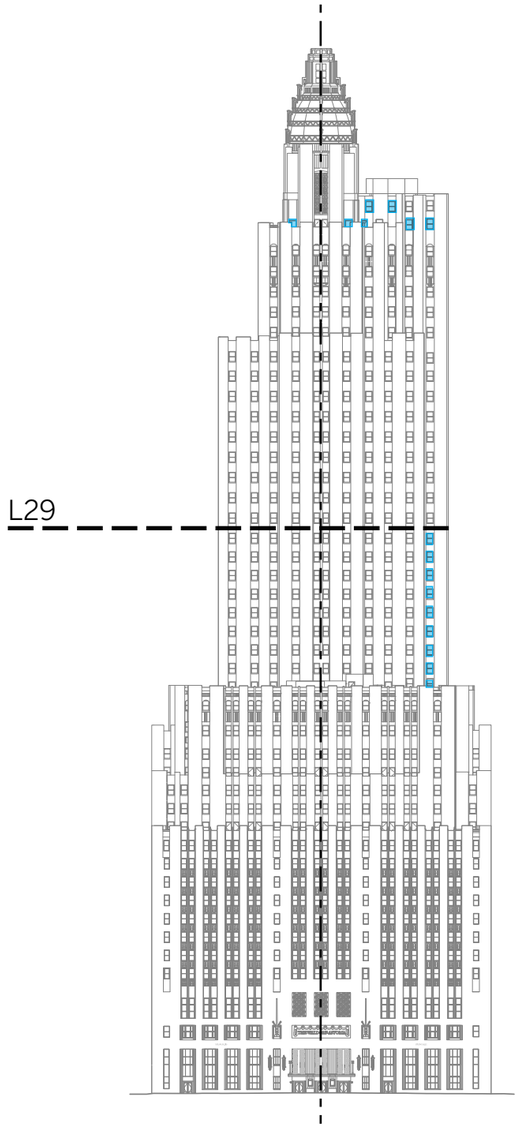
# 8. New Punched Windows

## 137 NEW PUNCHED WINDOWS




LEVEL 27 - EXISTING

Shaft to be Removed




PROPOSED EAST ELEVATION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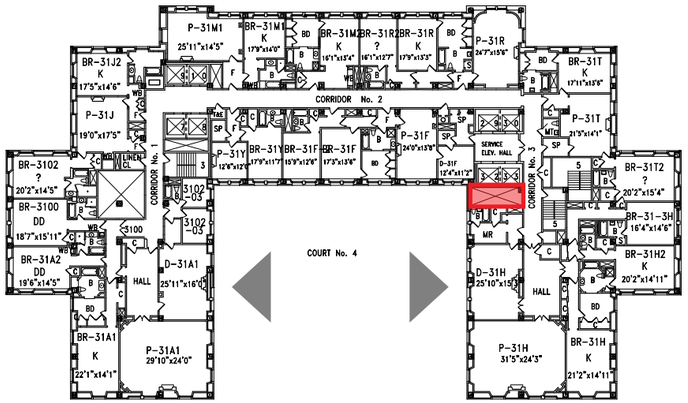
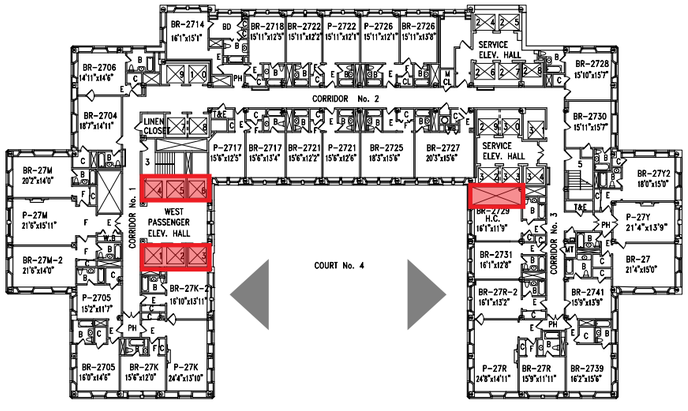
# 8. New Punched Windows

## 137 NEW PUNCHED WINDOWS

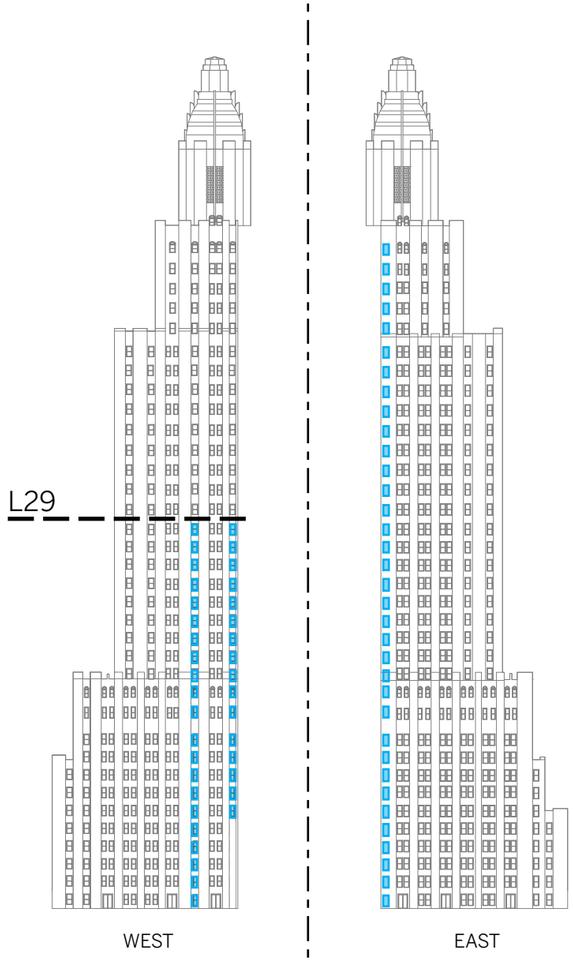



LEVEL 31 - EXISTING




LEVEL 27 - EXISTING

Shaft to be Removed




PROPOSED SOUTH COURTYARD ELEVATIONS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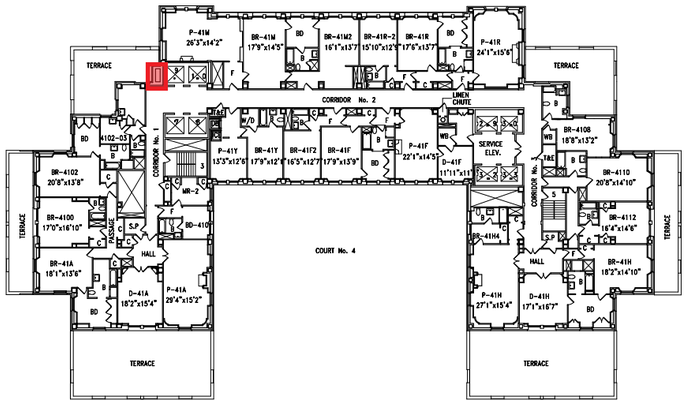
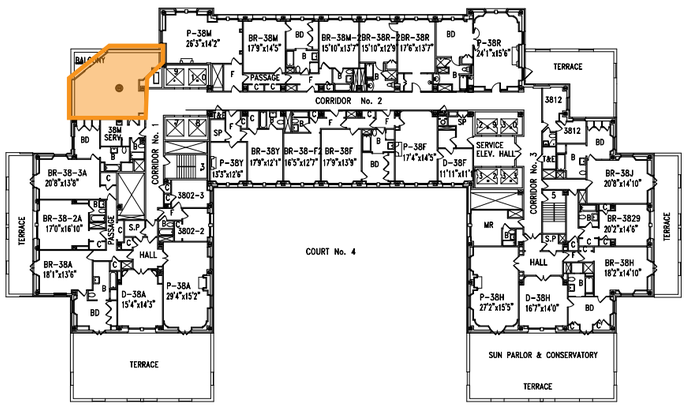
# 8. New Punched Windows

## 137 NEW PUNCHED WINDOWS



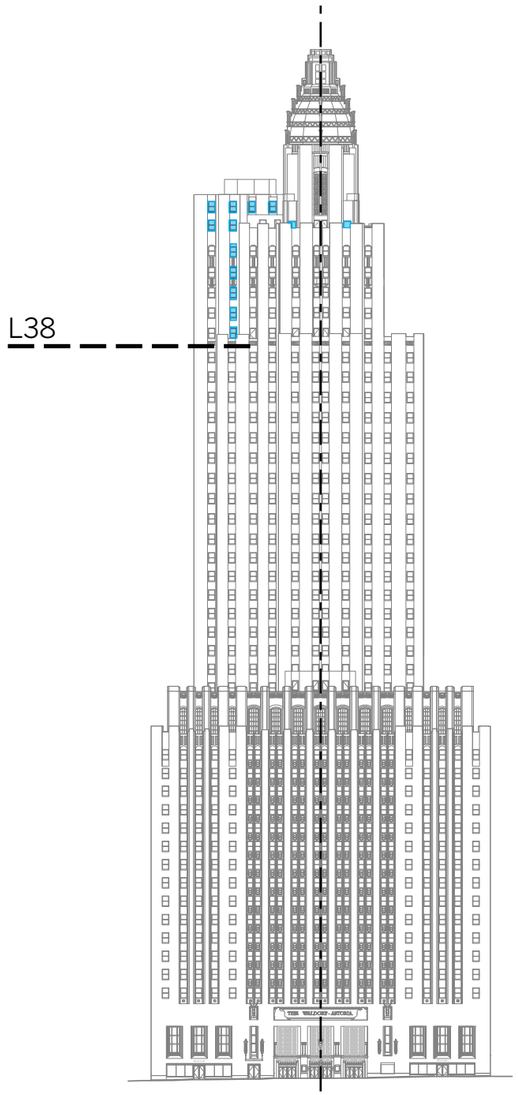

LEVEL 41 - EXISTING




LEVEL 38 - EXISTING

Shaft to be Removed

Shaft to be Removed




PROPOSED WEST ELEVATION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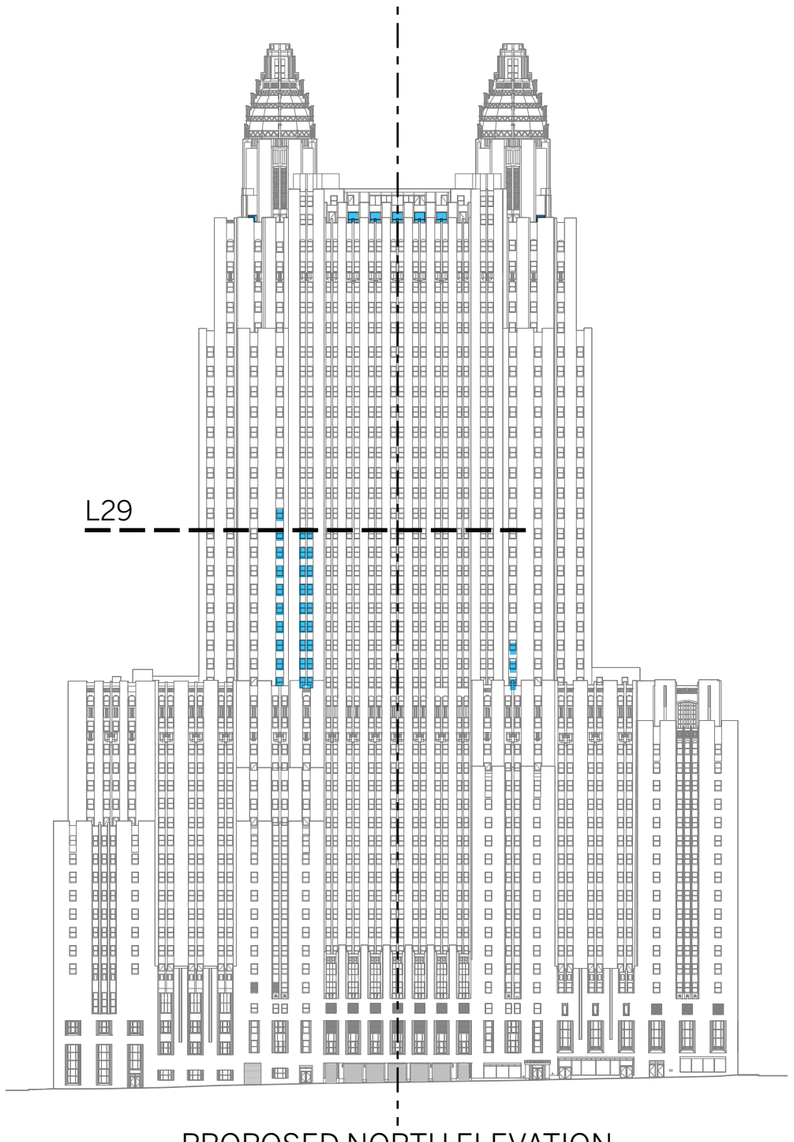
# 8. New Punched Windows

## 137 NEW PUNCHED WINDOWS

LEVEL 22 - EXISTING

Shaft to be Removed




PROPOSED NORTH ELEVATION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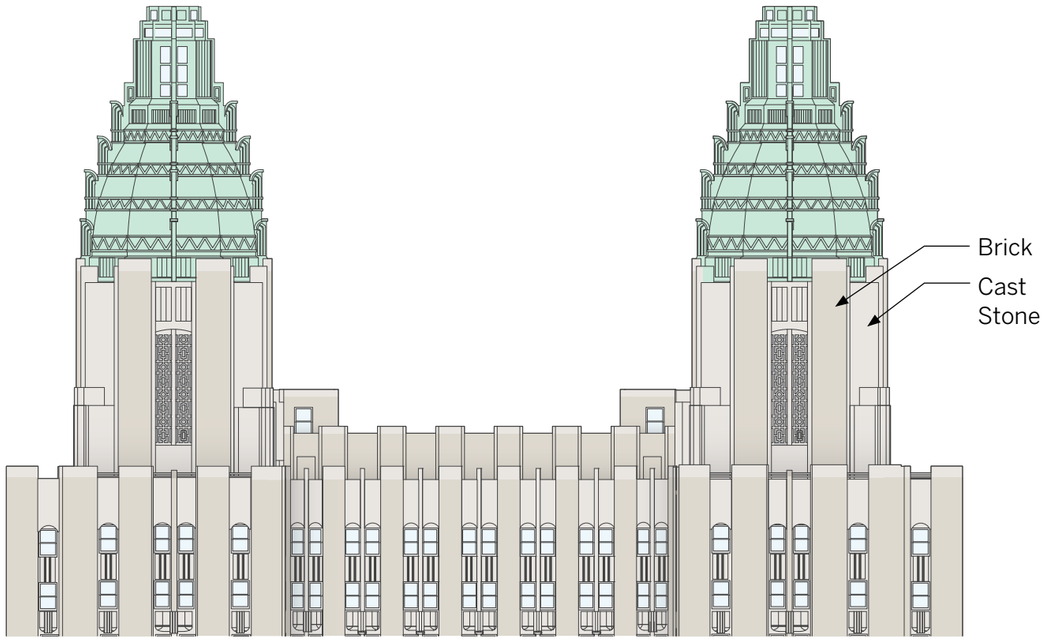
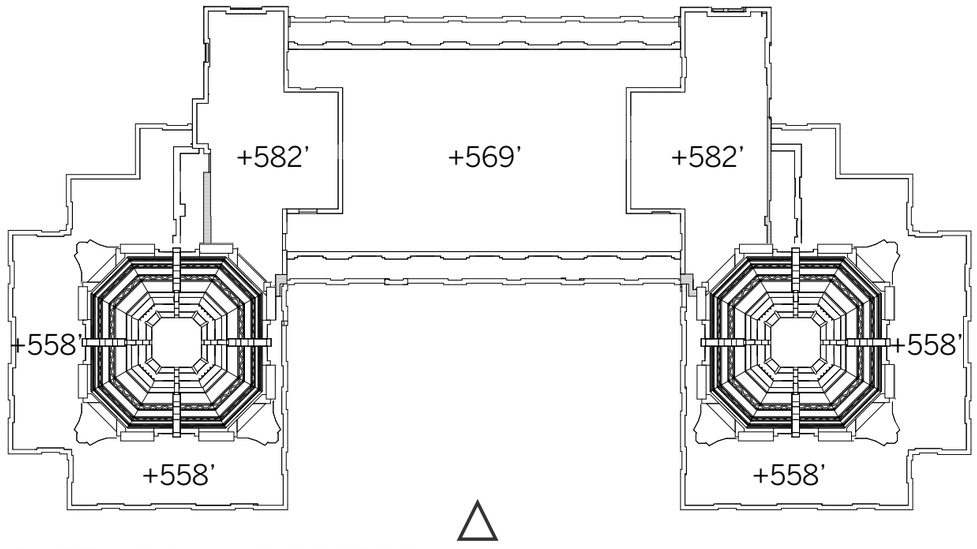
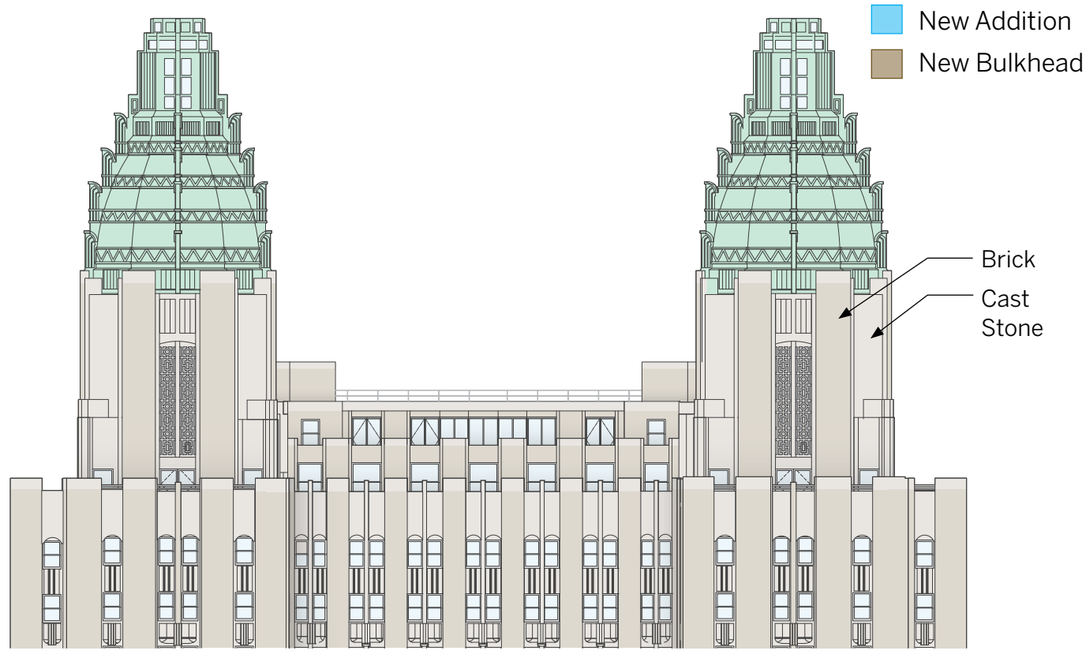


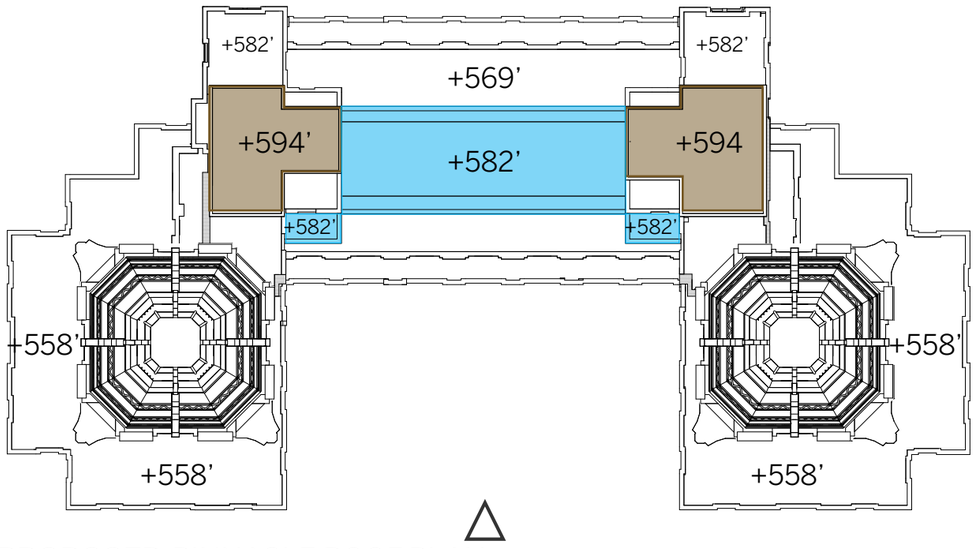

**EXISTING** SOUTH ELEVATION




**EXISTING** PINNACLE ROOF PLAN




**PROPOSED** SOUTH ELEVATION




**PROPOSED** PINNACLE ROOF PLAN

**Elevations reference National Geodetic Survey Vertical Datum of 1988*



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# WALDORF ASTORIA INTERIOR

Architects: Schultze & Weaver
Construction Completed: 1931
Exterior Landmark Designation: 1993
Interior Landmark Designation: 2017

April 25, 2017
Anbang Group
Skidmore, Owings & Merrill LLP
Docket # 19-09644

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Astor Gallery 200

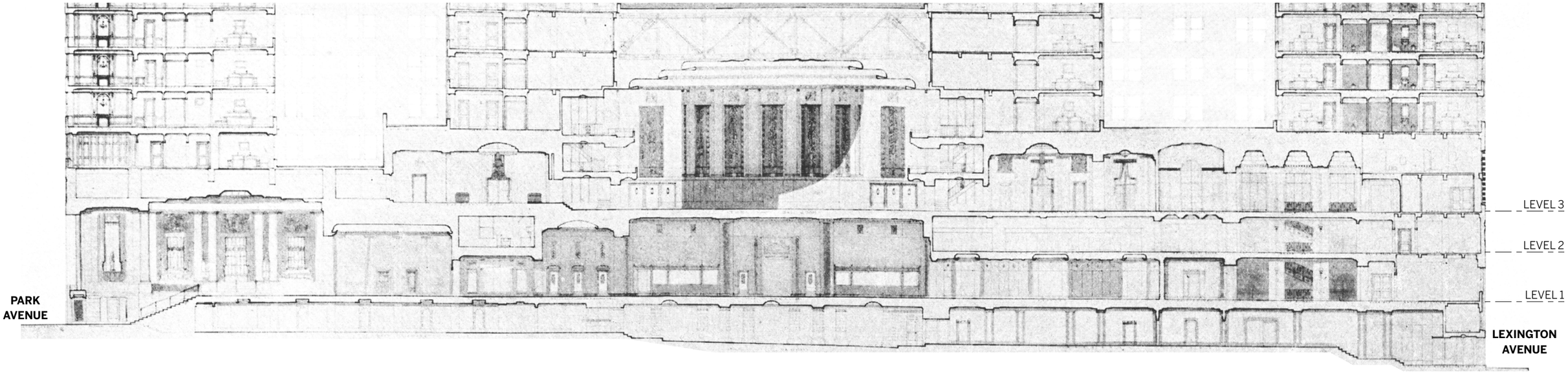
Basildon Room 202

Silver Corridor 206

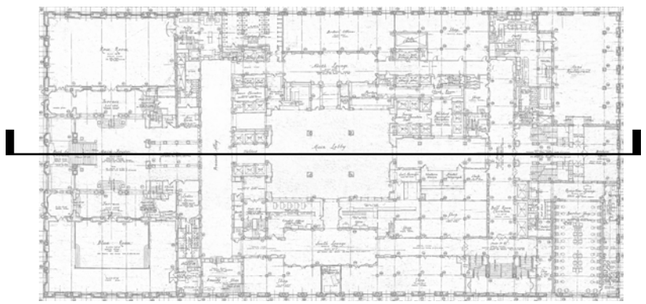
Ballroom Foyer 213

Grand Ballroom 218

# East/West Section - Original




KEY PLAN - Level 1



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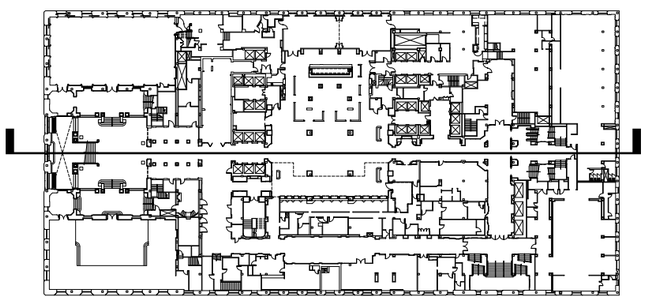
# East/West Section - Existing

KEY PLAN - Level 1

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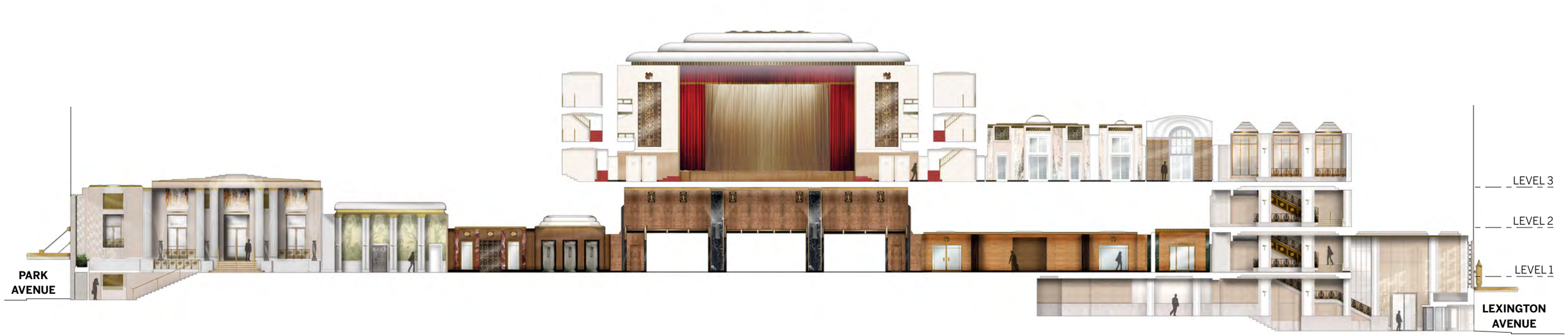
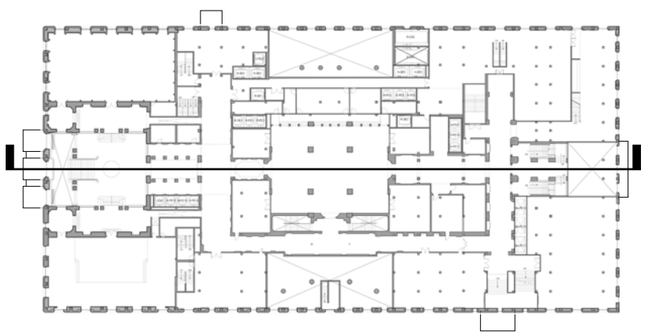
# East/West Section - Proposed




KEY PLAN - Level 1

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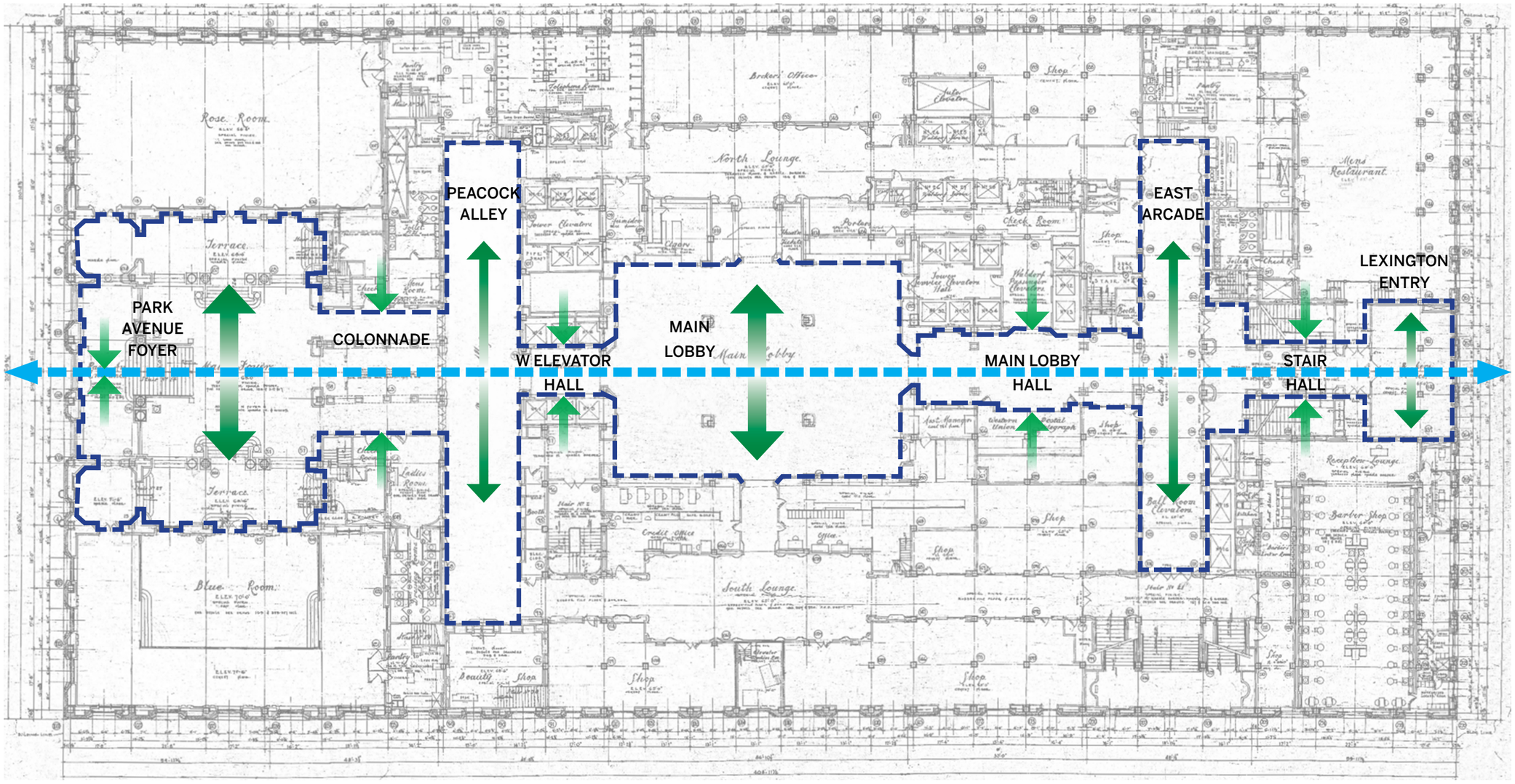
# Interior Restorations and Alterations - Level 1

# Level 1 - Original Condition

***"Entering from Park or Lexington Avenue, these spaces flow seamlessly without interruption, expanding and contracting..."***

*- Waldorf-Astoria Hotel Interiors Designation Report, LPC 2017*




Hotel Circulation

0 16' 32' 64'
Scale: 1/32" = 1'-0"

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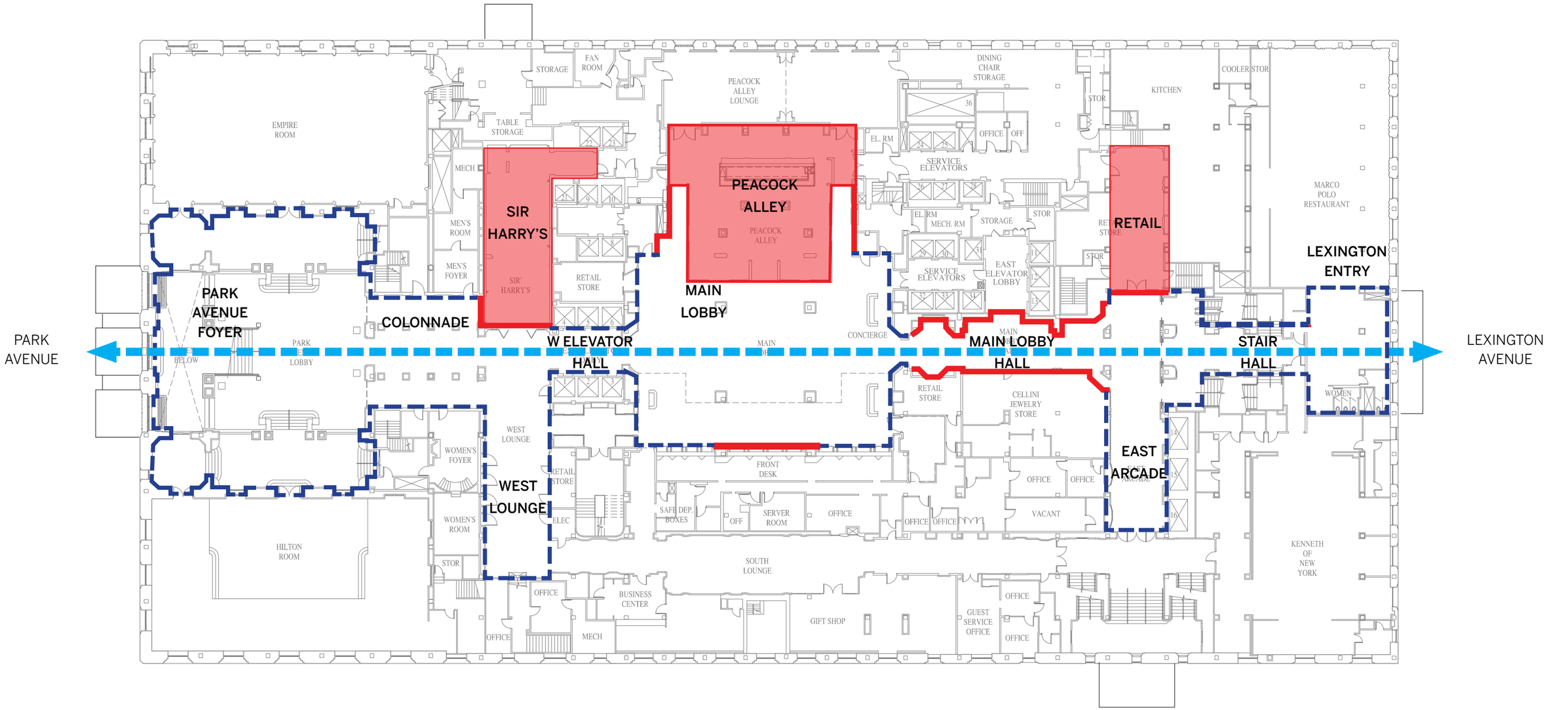
# Level 1 - Existing Condition






Non-original Configuration
Original Configuration
Hotel Circulation

0 16' 32' 64'
Scale: 1/32" = 1'-0"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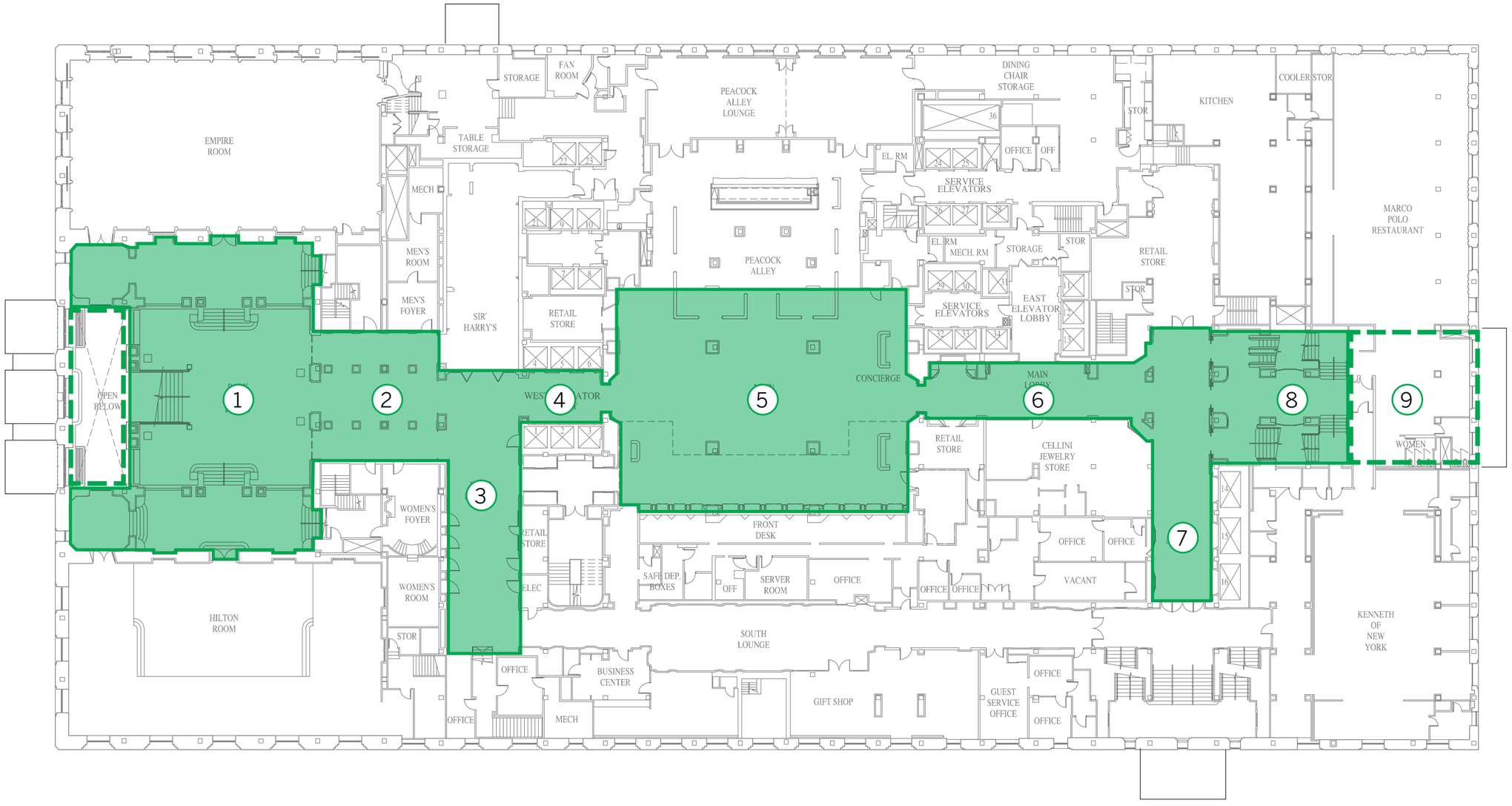
# Level 1 - Landmarked Spaces



1. Park Avenue Foyer
2. Colonnade
3. Peacock Alley/West Lounge
4. West Elevator Hall
5. Main Lobby
6. Main Lobby Hall
7. East Arcade
8. Ballroom Stair
9. Lexington Entry
10. Silver Corridor
11. Ballroom Foyer
12. Grand Ballroom
13. Basildon Room
14. Jade Room
15. Astor Room
16. Jade & Astor Foyer

PARK AVENUE




LEXINGTON AVENUE

Landmarked Spaces

0 16' 32' 64'

Scale: 1/32" = 1'-0"

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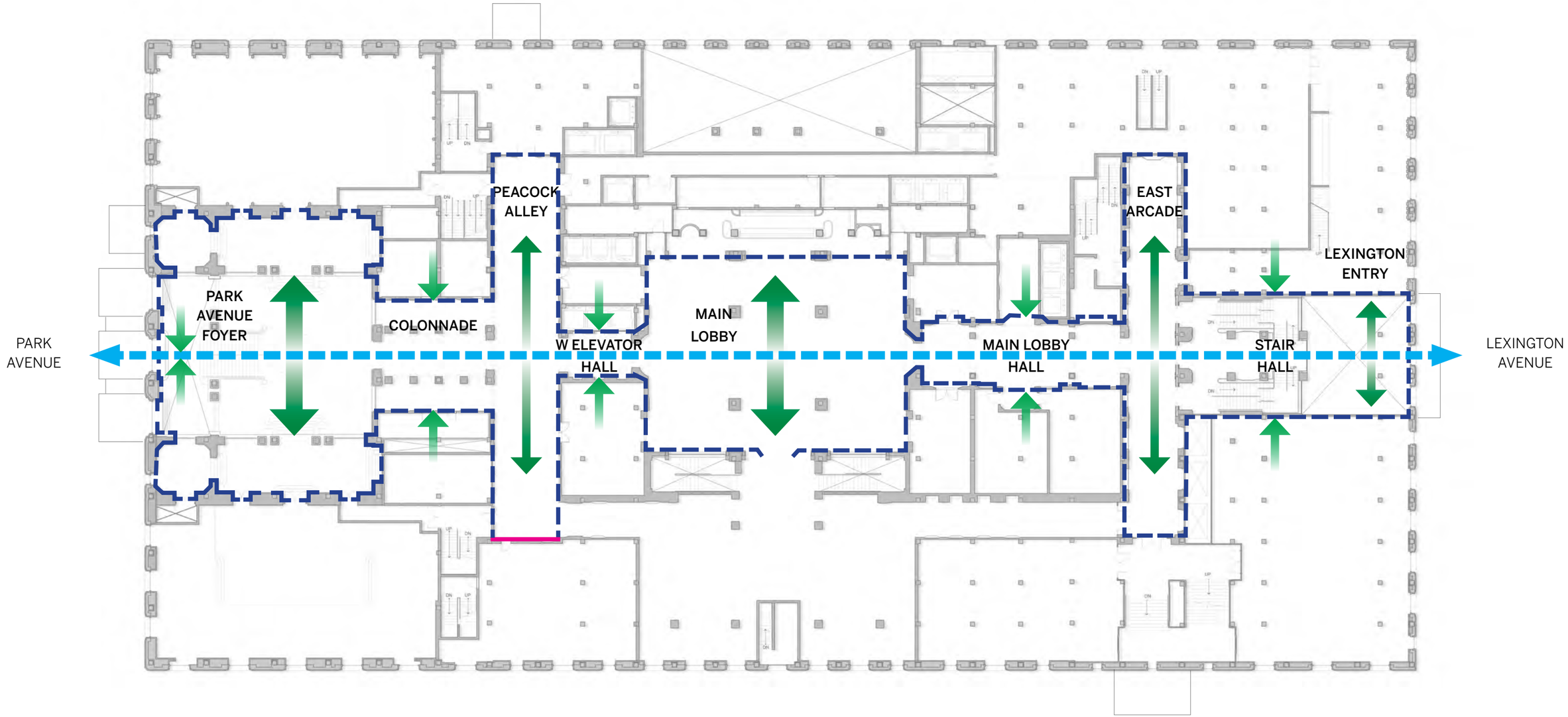
# Level 1 - Proposed






Relocated Material
Original Configuration
Hotel Circulation

0 16' 32' 64'
Scale: 1/32" = 1'-0"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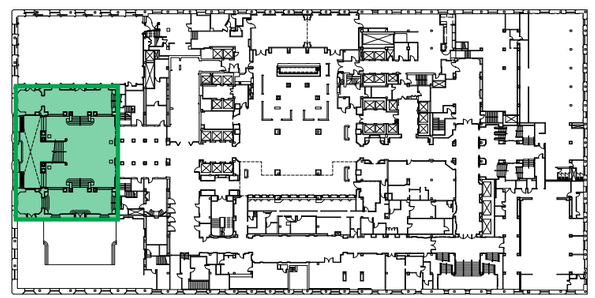
# Park Avenue Foyer - Original

# Park Avenue Foyer - Existing

KEY PLAN - Level 1

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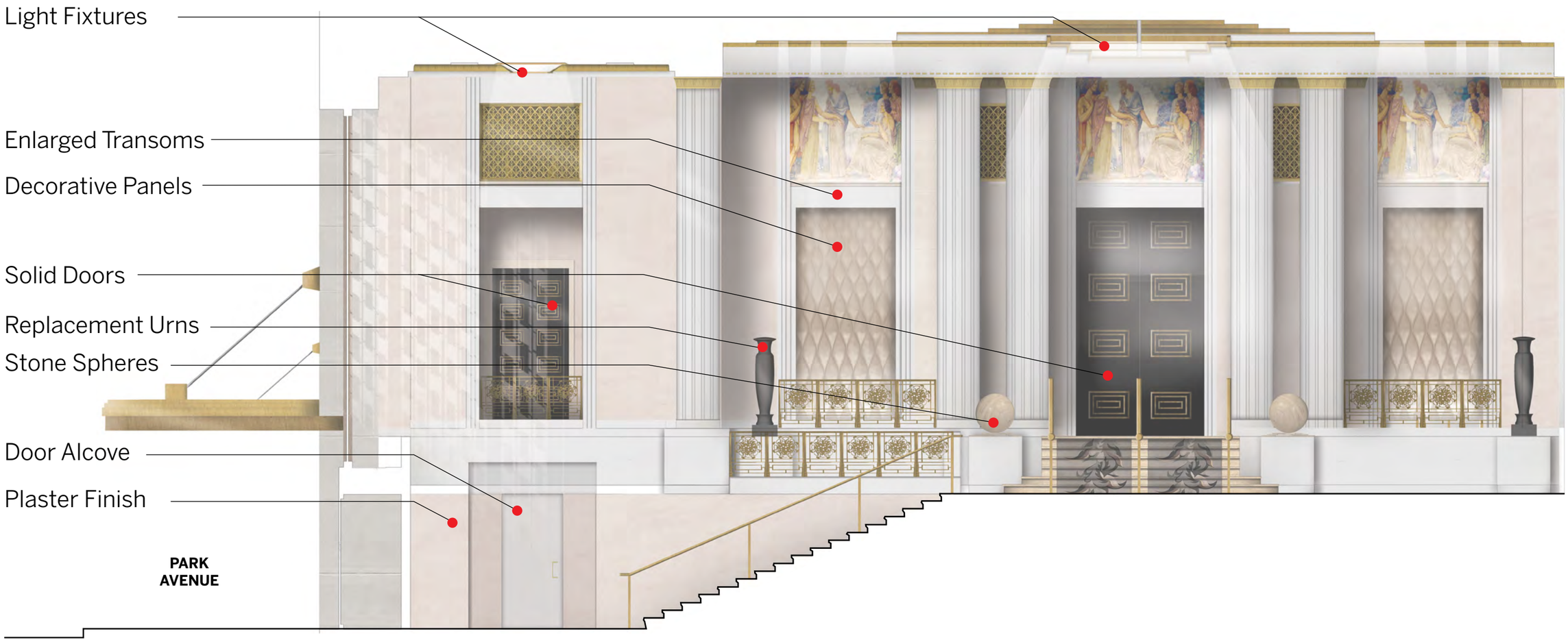
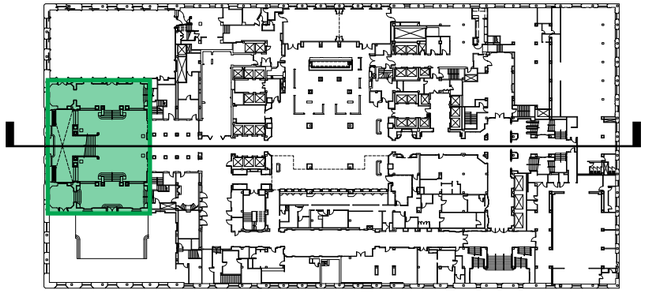
# Park Avenue Foyer - Existing




**EXISTING** EAST/WEST SECTION

KEY PLAN - Level 1



Non-original Material

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# Park Avenue Foyer - Proposed

Backlit Marble Panels
*Ceiling Light Fixture*

Picture Light

Signage

Glass & Nickel Bronze Doors

Urn Light Fixtures

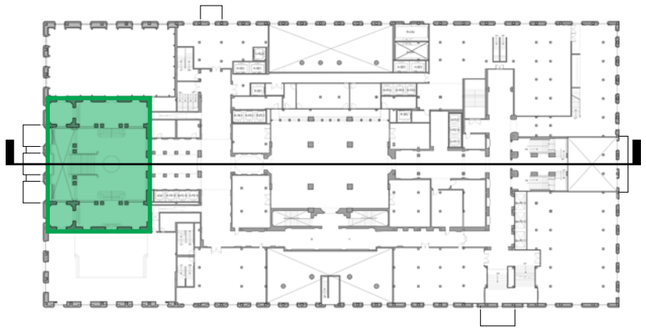
Raised Terrace

Plaster to Remain
*Wall Finish color to match original limestone color*

BENJAMIN MOORE HC-80

**PROPOSED** EAST/WEST SECTION

KEY PLAN - Level 1



Proposed Restoration

Proposed Alteration

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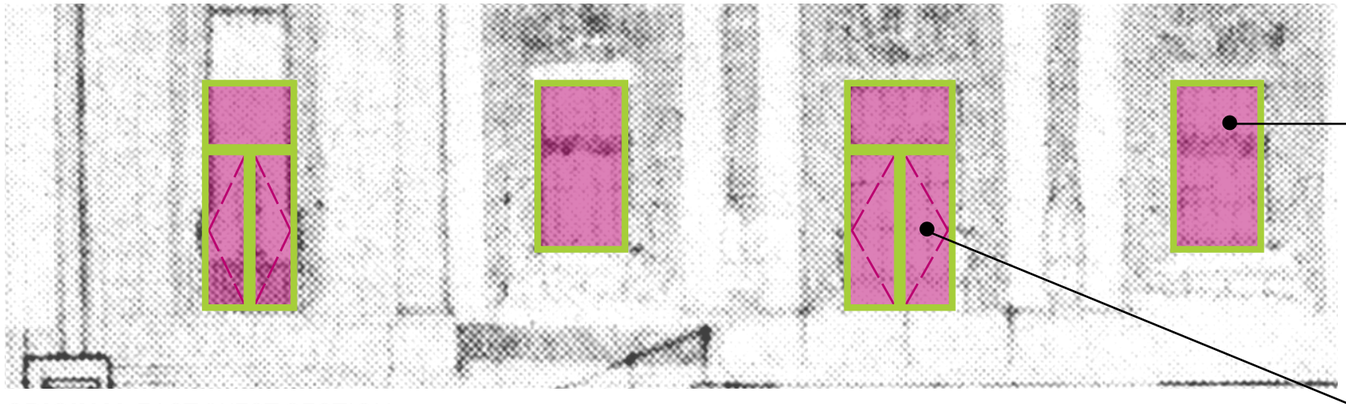
# Park Avenue Foyer - New and Restored Doors

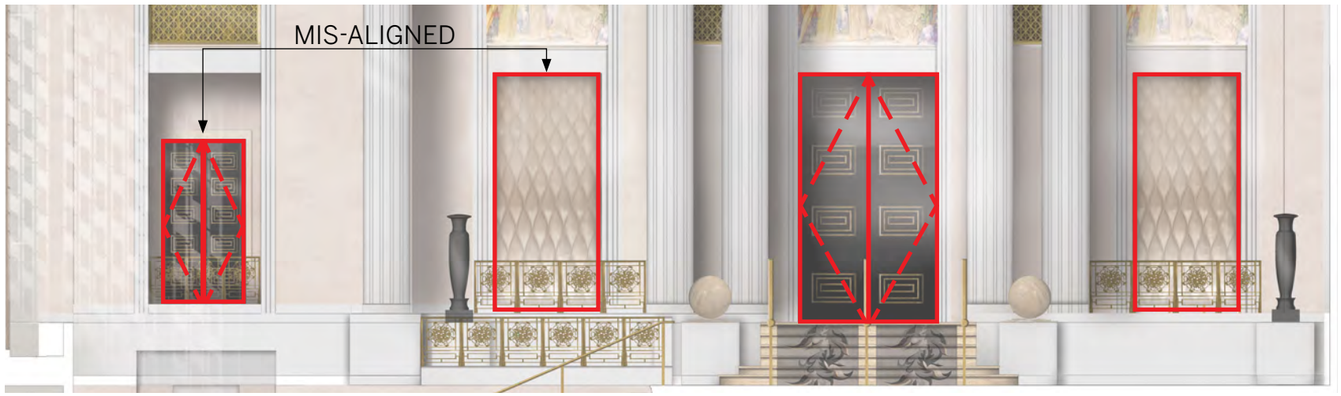


**ORIGINAL** EAST/WEST SECTION

Mirrored Panels

Nickel Bronze

**ORIGINAL** MIRRORED PANELS




**EXISTING** EAST/WEST SECTION

**ORIGINAL** MIRRORED DOORS

**PROPOSED** EAST/WEST SECTION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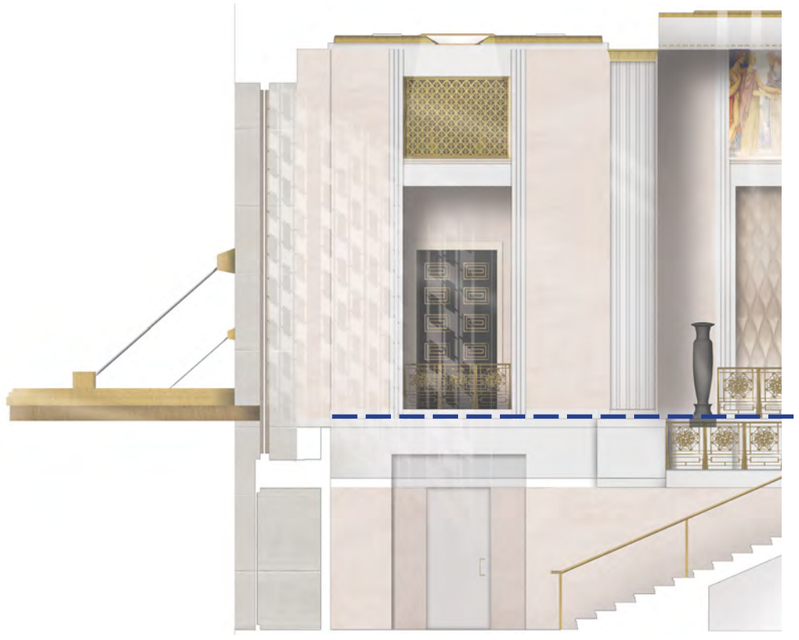
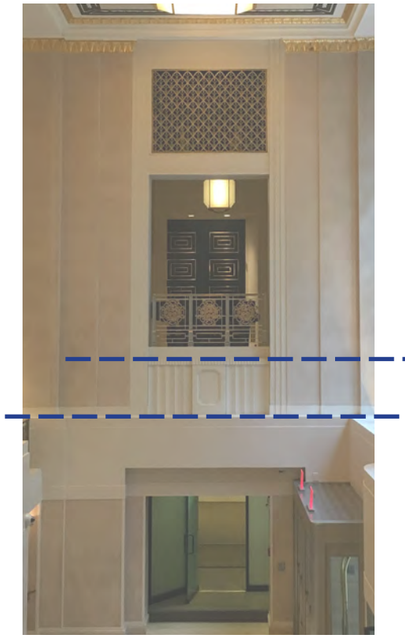
# Park Avenue Foyer - Raised Terrace





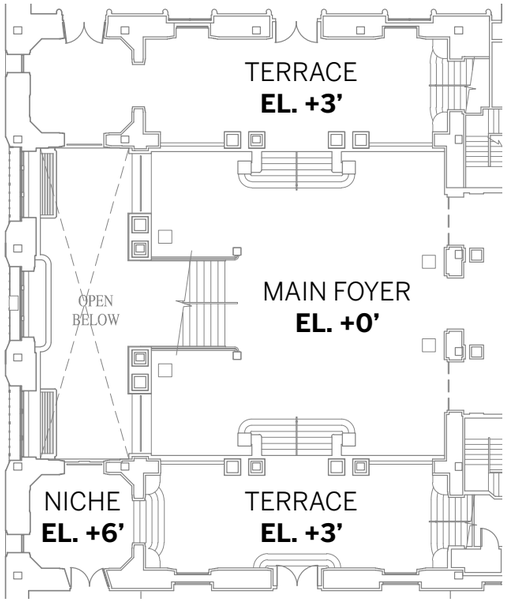
**EXISTING** NORTH ELEVATION



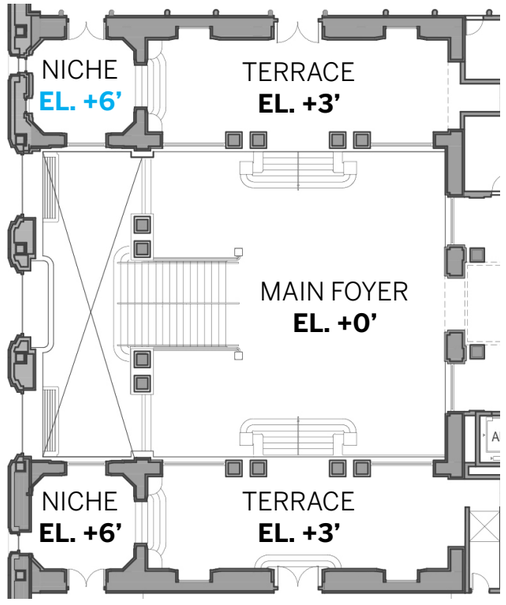
**EXISTING** SOUTH ELEVATION

**PROPOSED** NORTH ELEVATION

**PROPOSED** SOUTH ELEVATION




**EXISTING** PLAN




**PROPOSED** PLAN

SOM
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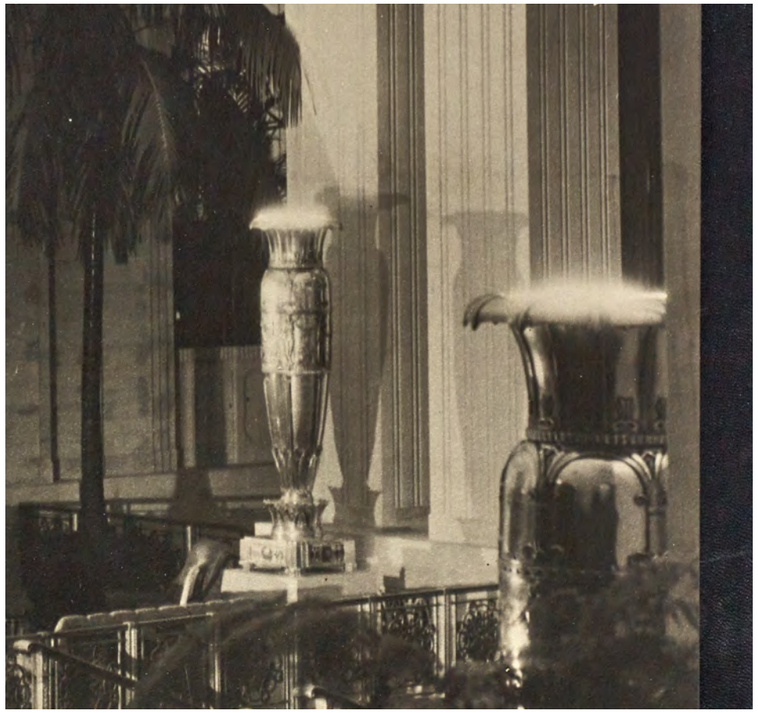
# Indirect Lighting



***"Lighting throughout the large public rooms is indirect and semi-direct."***

*- Facts About the Waldorf, 1938*

***"In general,  the interiors of the Waldorf were more dimly lit than we expect today..."***

*- Waldorf-Astoria Hotel Interiors Designation Report, LPC 2017*

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"**Semi-indirect** lighting is given from a large **St. Victor rose marble panel** in the center of the ceiling"

-Facts About the Waldorf, 1938

ORIGINAL

EXISTING


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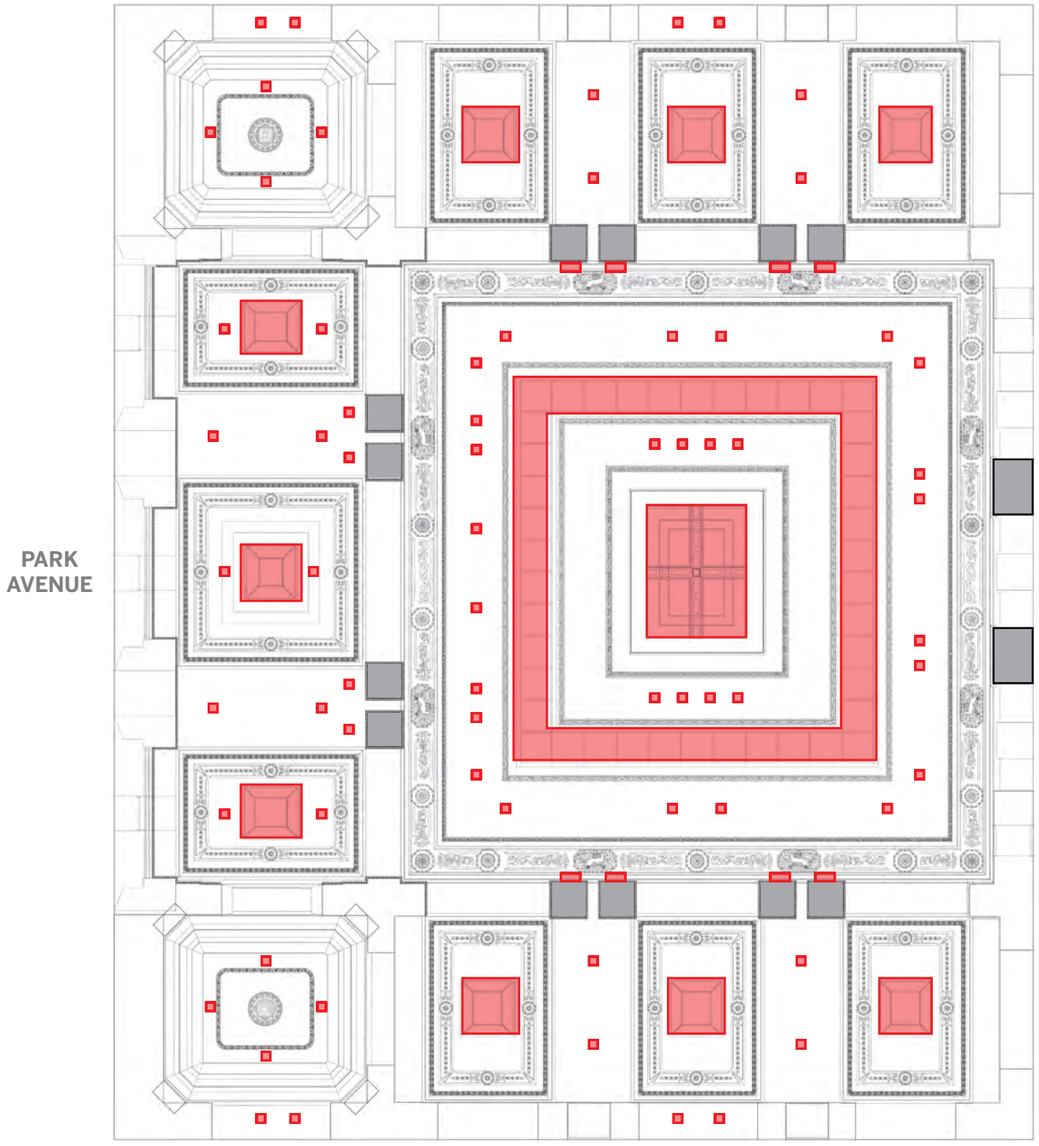
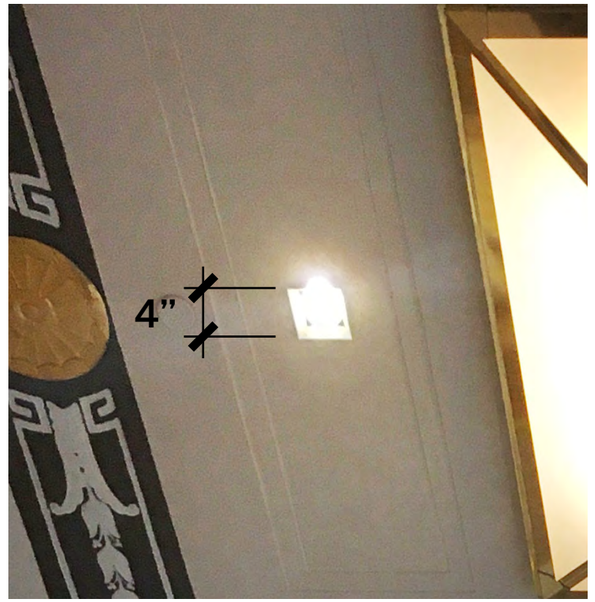
# Park Avenue Foyer - Existing




**EXISTING** REFLECTED CEILING PLAN

Non-original Material




## EXISTING FIXTURES

- 68 Downlights
- 8 Column Uplights (in floor)

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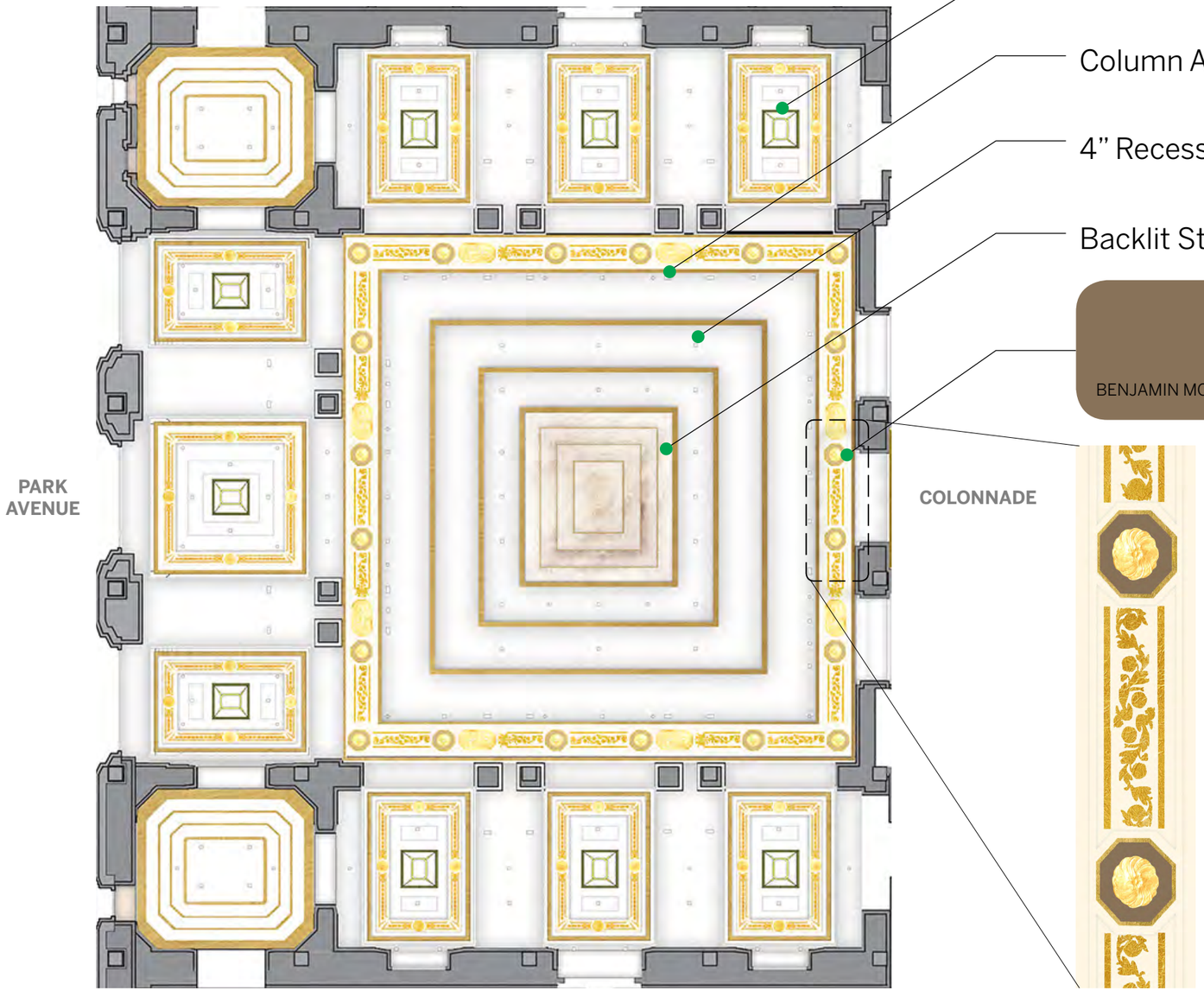
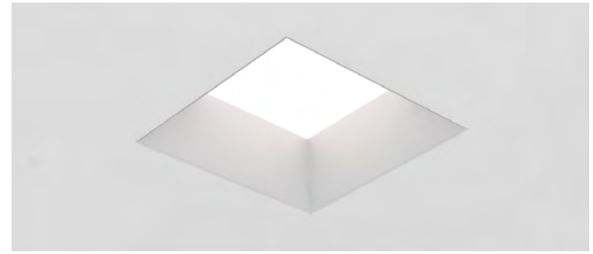
# Park Avenue Foyer - Proposed

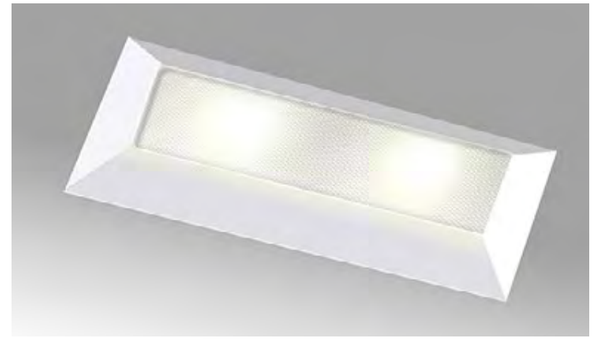



**PROPOSED** REFLECTED CEILING PLAN

Proposed Restoration



4" SQUARE TRIMLESS RECESSED DOWNLIGHT



COLUMN ACCENT LIGHT (4" X 8 3/4")

3-5/16" CONCEALED SPRINKLERHEAD

## PROPOSED FIXTURES

- **56 General Downlights**
- **26 Column Downlights**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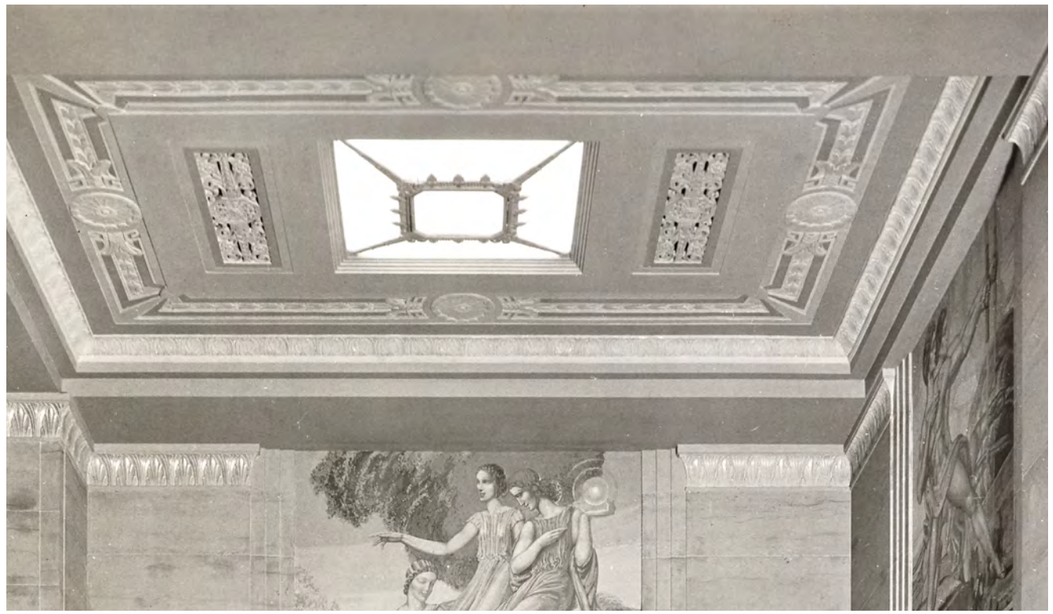
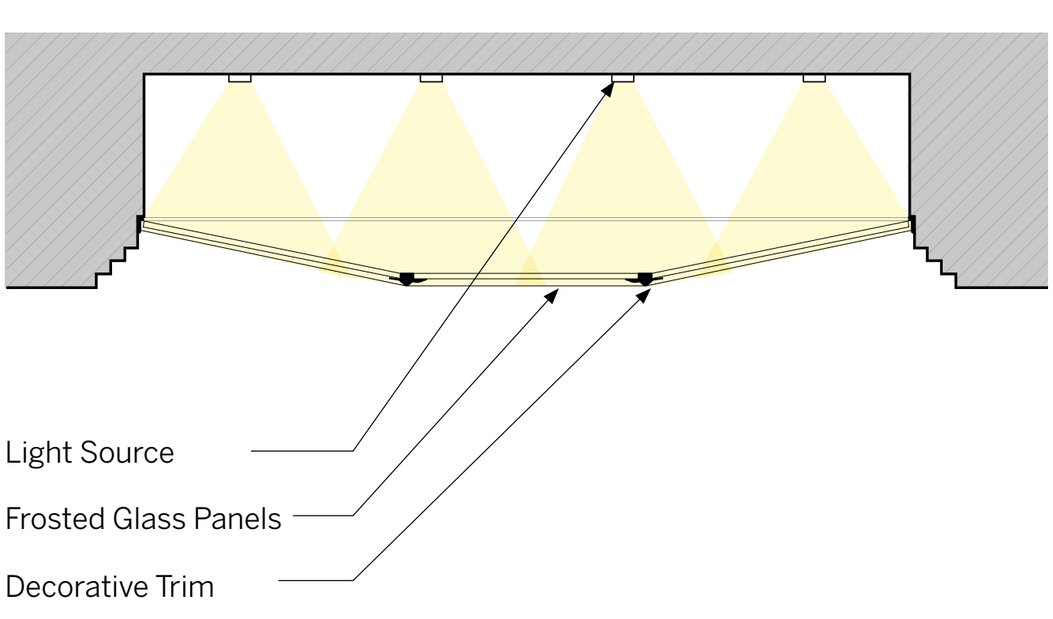
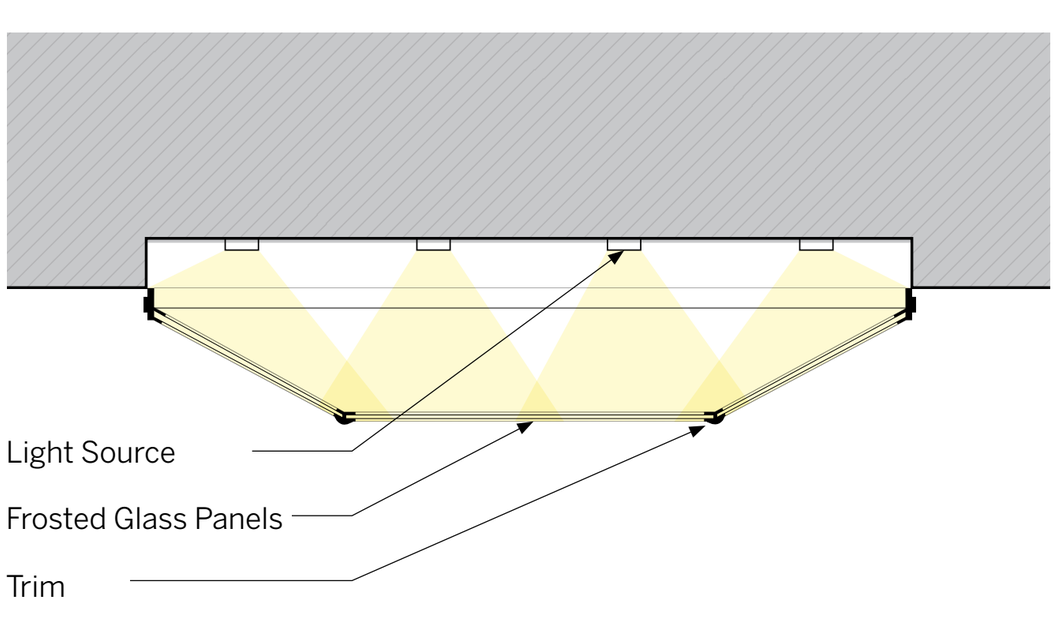
# Side Bay Lights








ORIGINAL/PROPOSED




EXISTING

SOM
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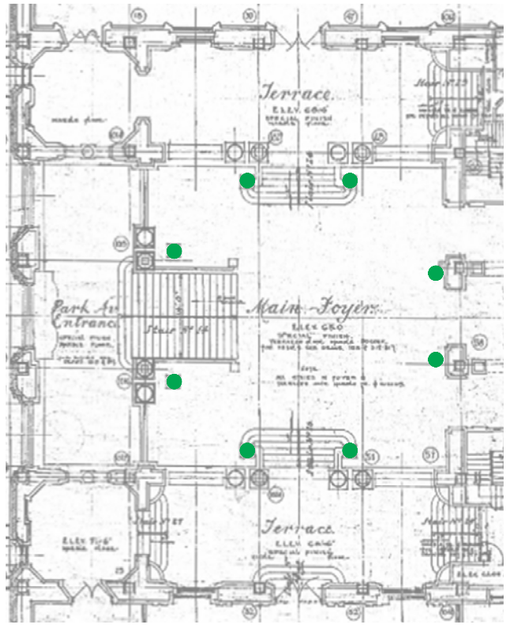
# Indirect Urn Lighting

"Light is diffused over the foyer...supplemented by **indirect lighting** from eight tall **Grecian silver vases** with gilt mounts"

-Facts About the Waldorf, 1938

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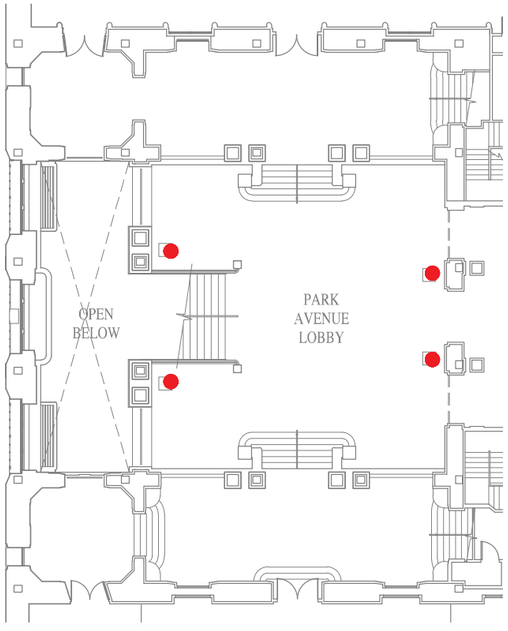
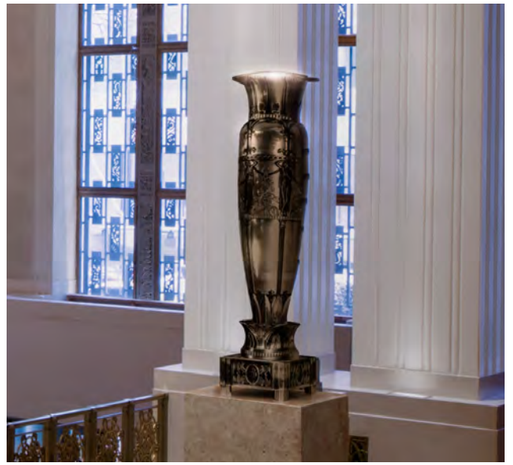
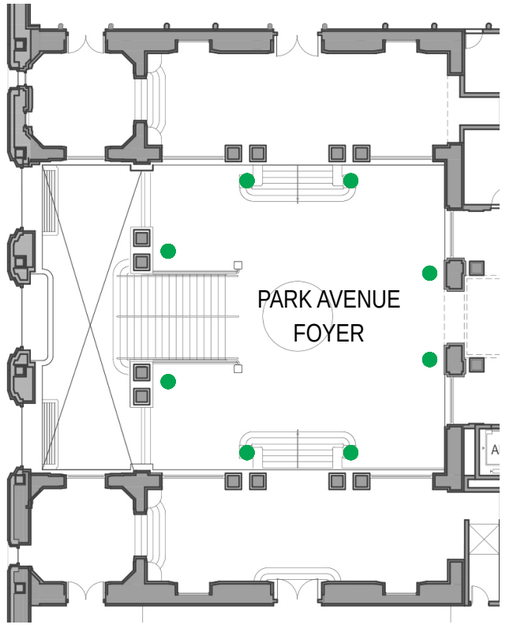



EXISTING



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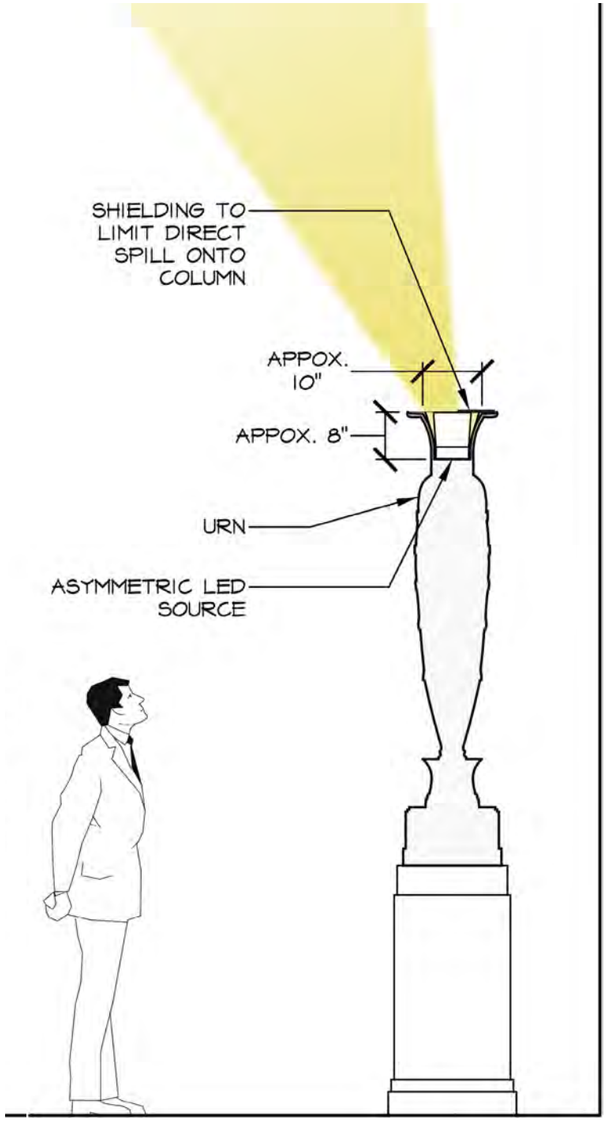


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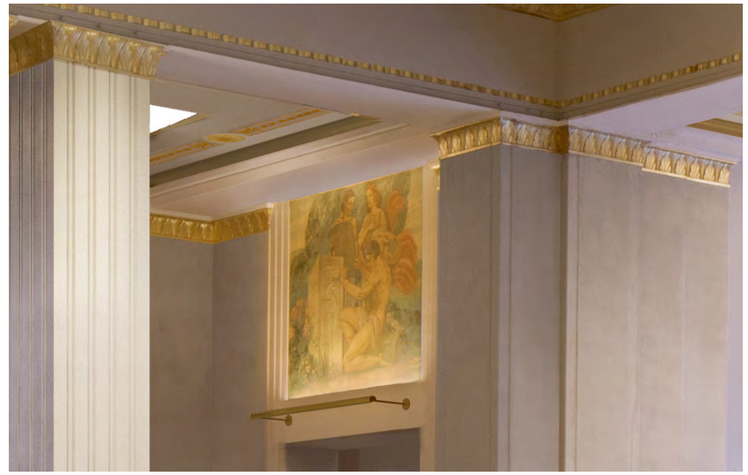
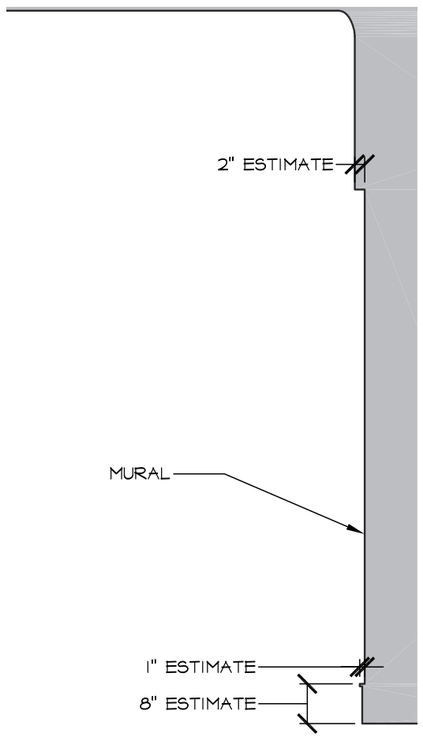
# Mural Uplights



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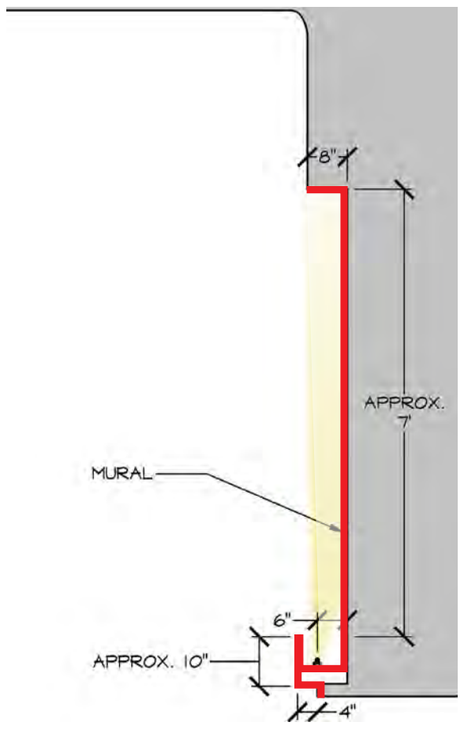
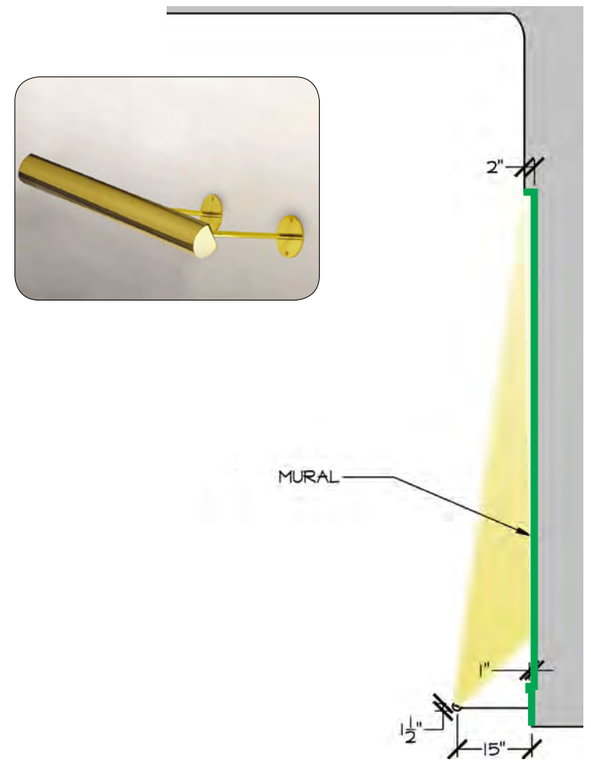



EXISTING




PROPOSED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# Park Avenue Foyer - Original

© 2017 SKIDMORE, OWINGS & MERRILL, LLP

# Park Avenue Foyer - Existing

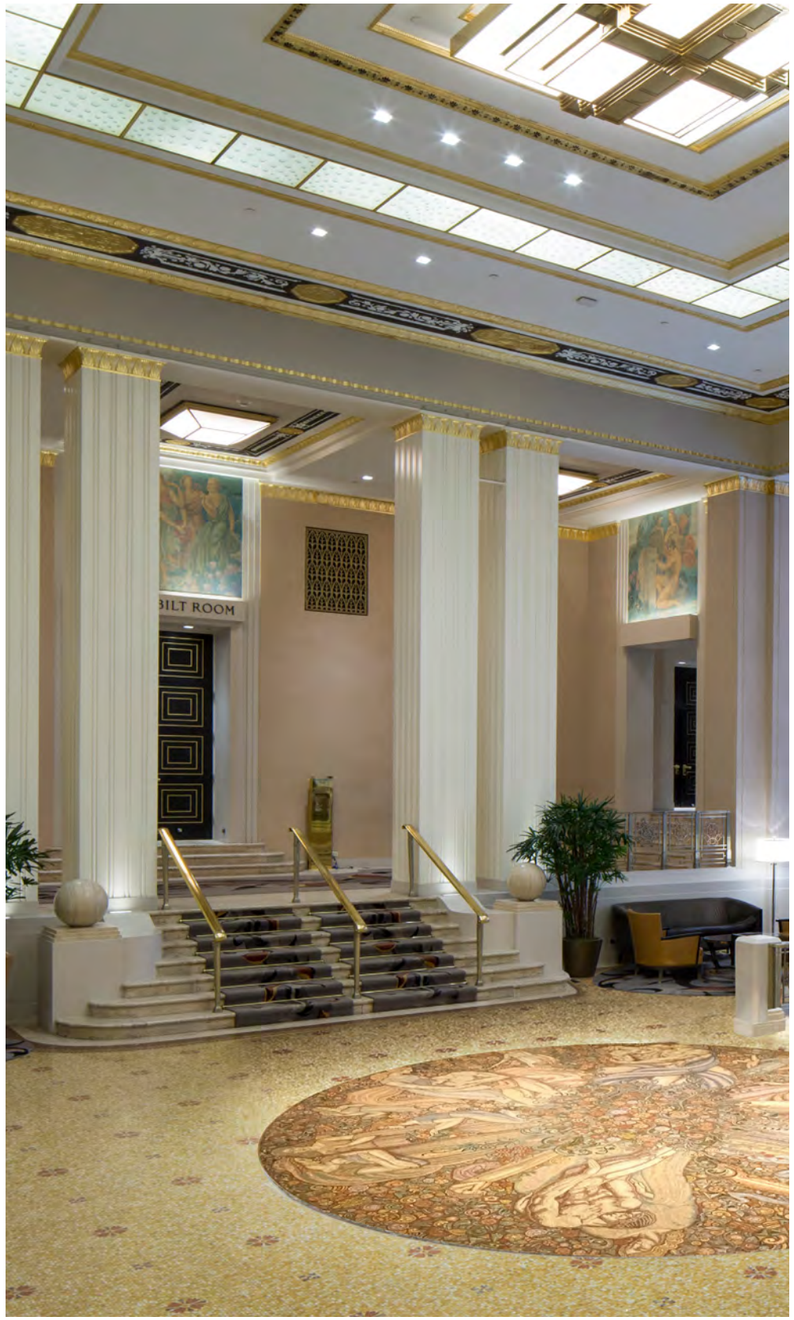
SOM
© 2017 SKIDMORE, OWINGS & MERRILL, LLP

# Park Avenue Foyer - Proposed

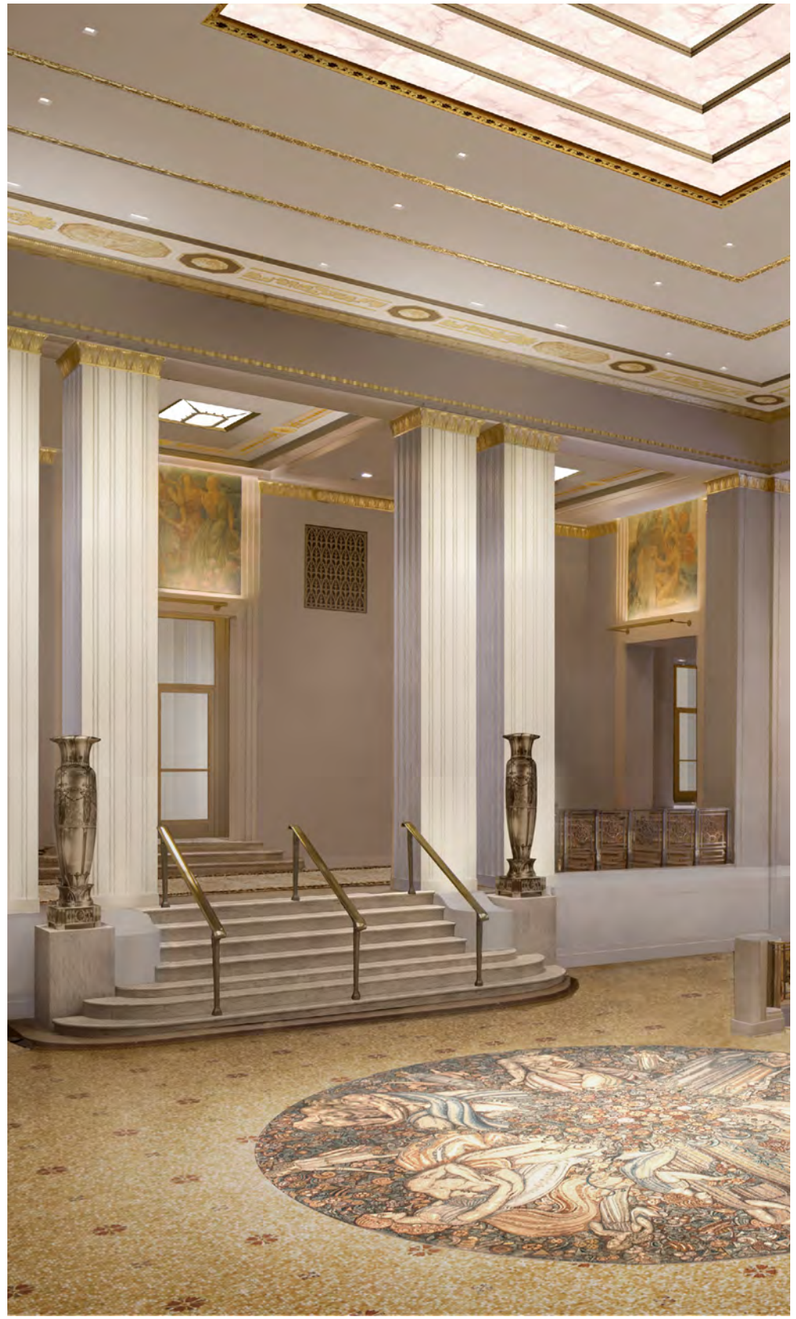
© 2017 SKIDMORE, OWINGS & MERRILL, LLP

# Park Avenue Foyer

ORIGINAL




EXISTING



PROPOSED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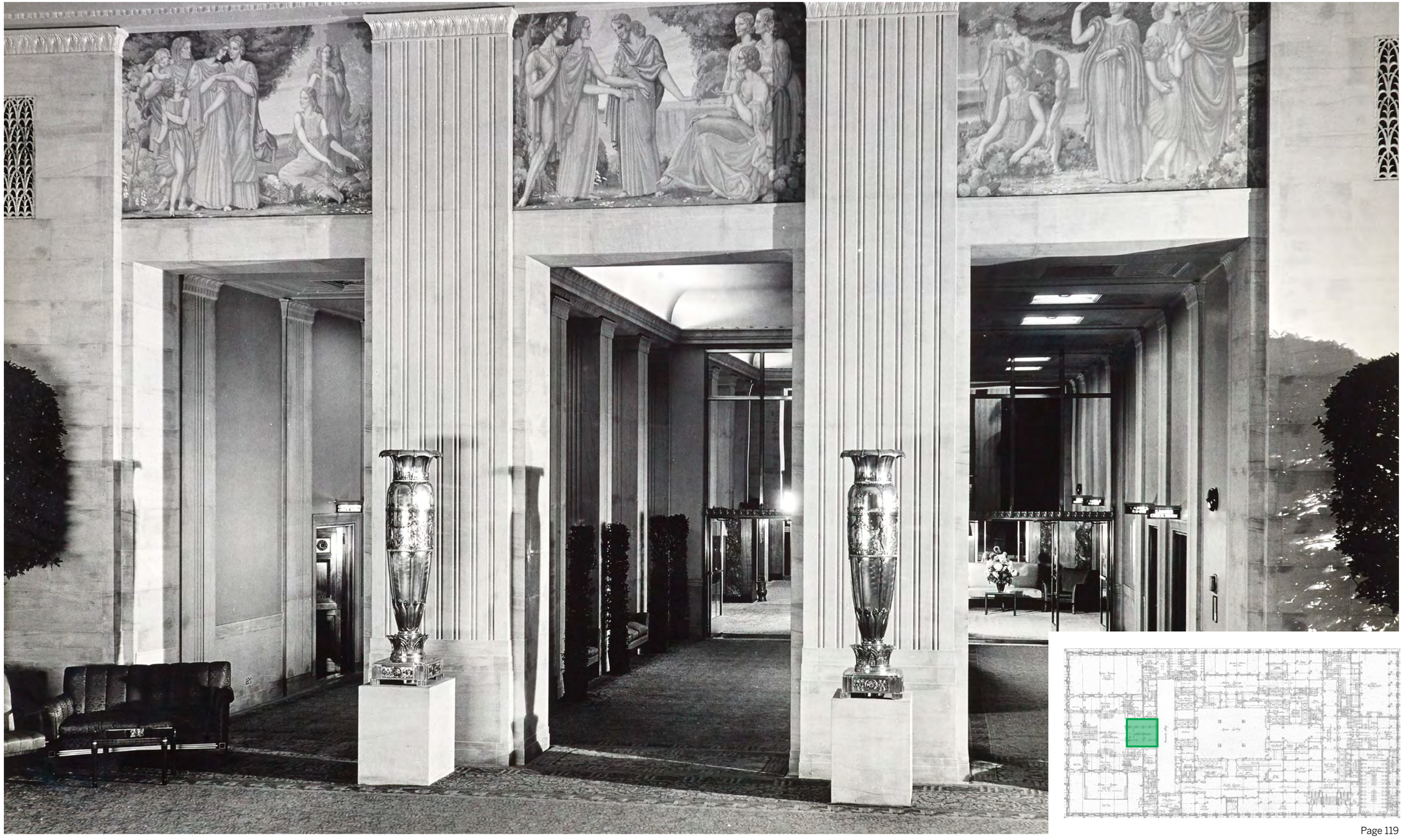
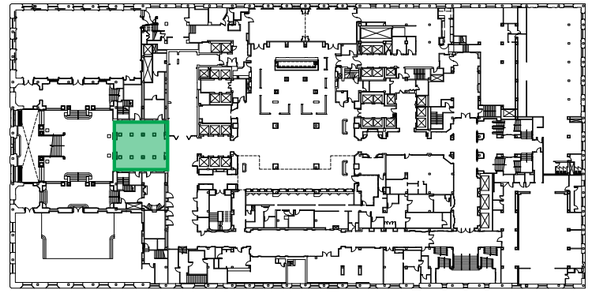
# Colonnade - Original



# Colonnade - Existing

KEY PLAN - Level 1



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# Colonnade - Existing

Light Fixtures
*Side bays*

Decorative Plaster
*Color and Pattern*

Painted Door Frames

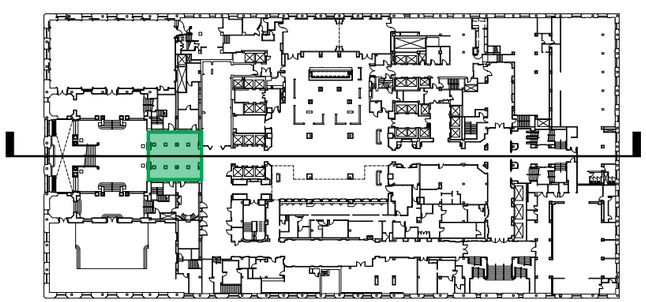
Sconces

Painted Columns
and Bases

Painted Wainscot

**EXISTING** EAST/WEST SECTION

KEY PLAN - Level 1



Non-original Material

SOM
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# Colonnade - Proposed

Side Bay Lighting

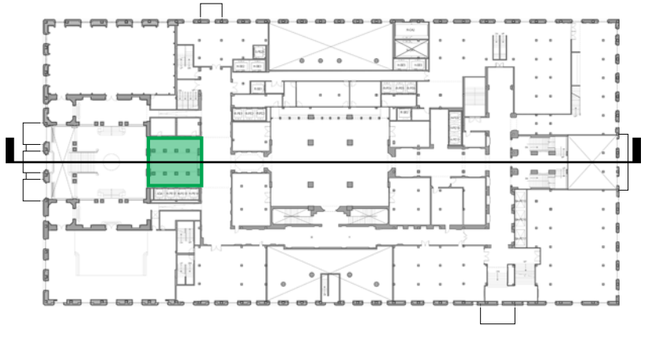
New Sconces
*In Existing Location*

Plaster
*Wall Finishes*
*Color to match original*
*Pattern to match existing*

BENJAMIN MOORE 440

**PROPOSED** EAST/WEST SECTION

KEY PLAN - Level 1



Proposed Restoration

Proposed Alteration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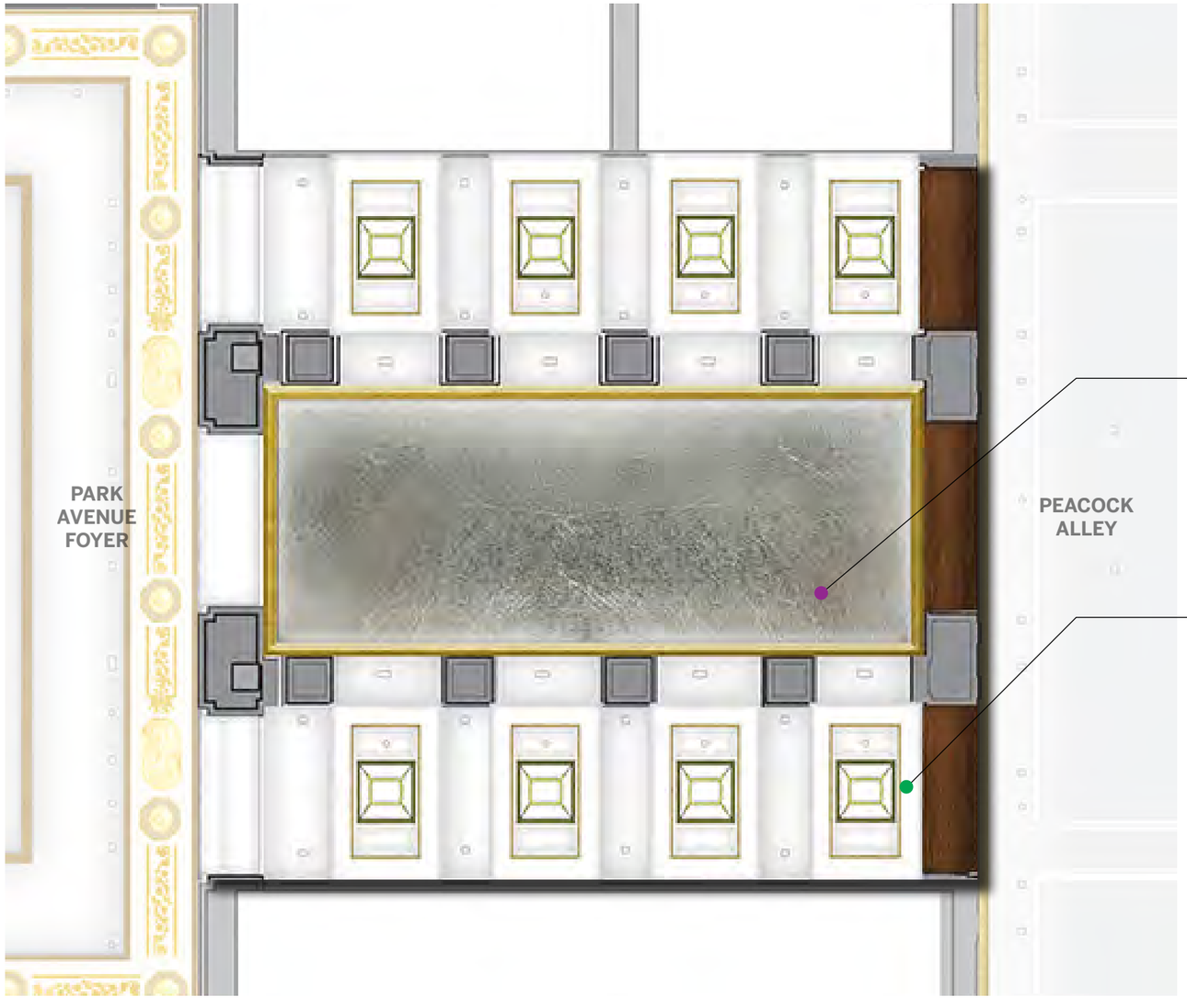
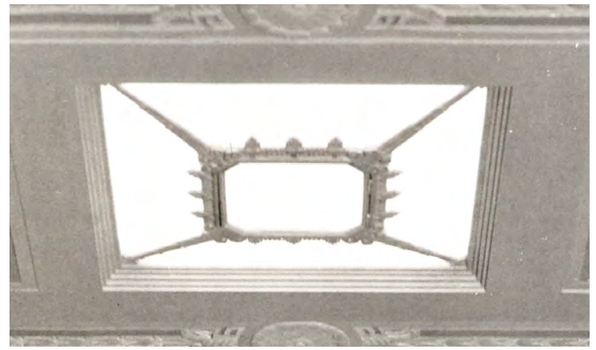
# Colonnade - Proposed Ceiling

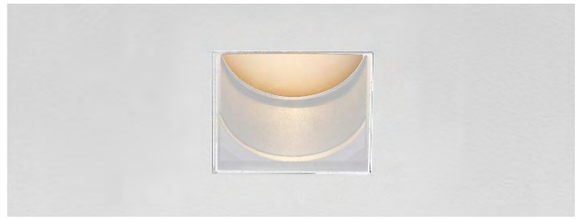



ENLARGED REFLECTED CEILING PLAN

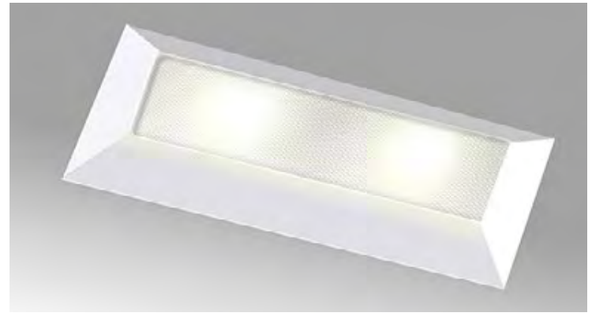
- Proposed Restoration
- Existing To Remain



ORIGINAL SIDE-BAY LAYLIGHT
*(TO MATCH PARK AVENUE FOYER)*



4” SQ. TRIMLESS RECESSED DOWNLIGHT



COLUMN ACCENT LIGHT (4” X 8 3/4”)

3-5/16” CONCEALED SPRINKLERHEAD

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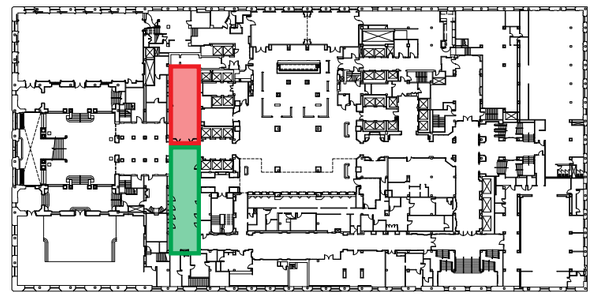
# Peacock Alley - Original

# Peacock Alley - Existing

KEY PLAN - Level 1

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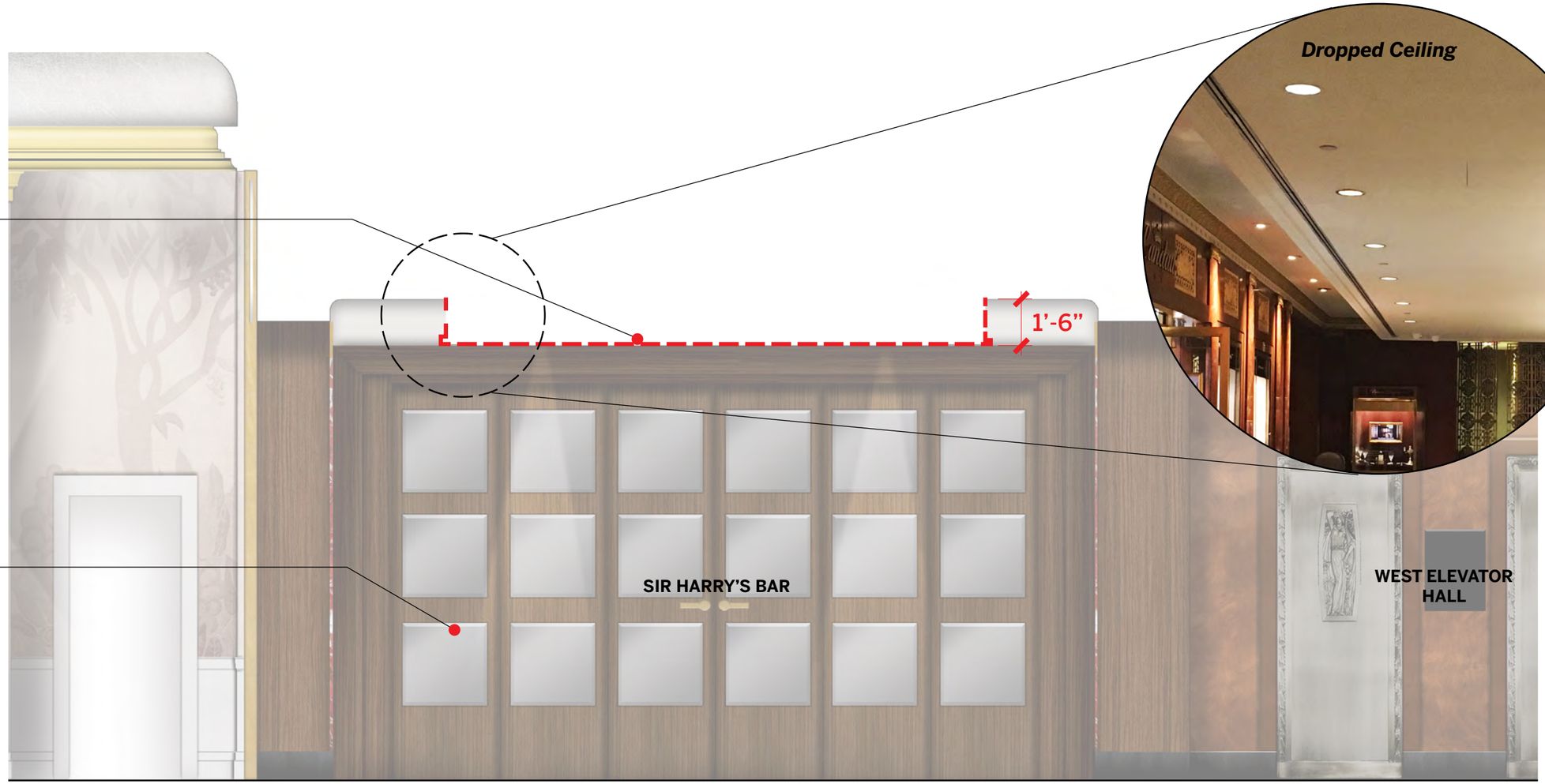
# Peacock Alley - Existing

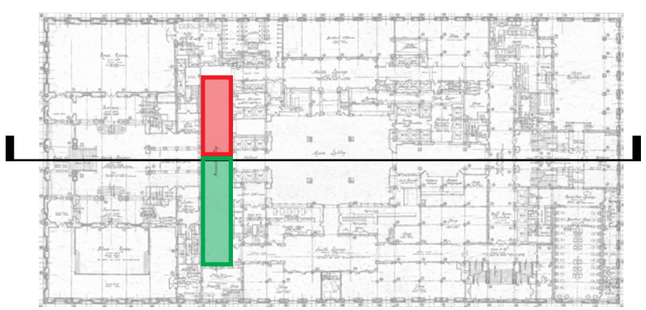
Dropped Ceiling

Retail Infill
*Alteration to Spatial Volume*




**EXISTING** EAST/WEST SECTION

KEY PLAN - Level 1



Non-original Material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# Peacock Alley - Proposed

Uniform Ceiling Height

Frieze Color Scheme

BENJAMIN MOORE 2111-20

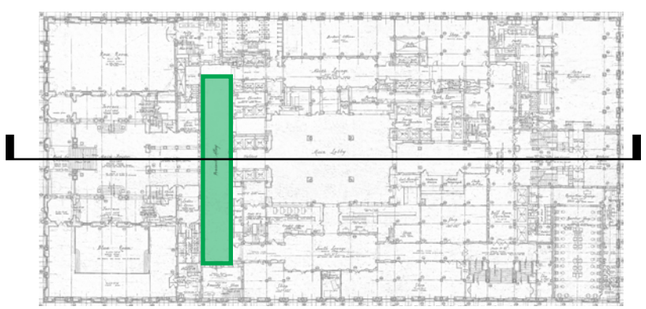
Relocated Bronze Doors

Straight Grain French Walnut Wood Veneer
*Wall Finishes*

Nickel Bronze Vitrines
*Retail Display*

**PROPOSED** EAST/WEST SECTION

KEY PLAN - Level 1



Proposed Restoration

Proposed Alteration

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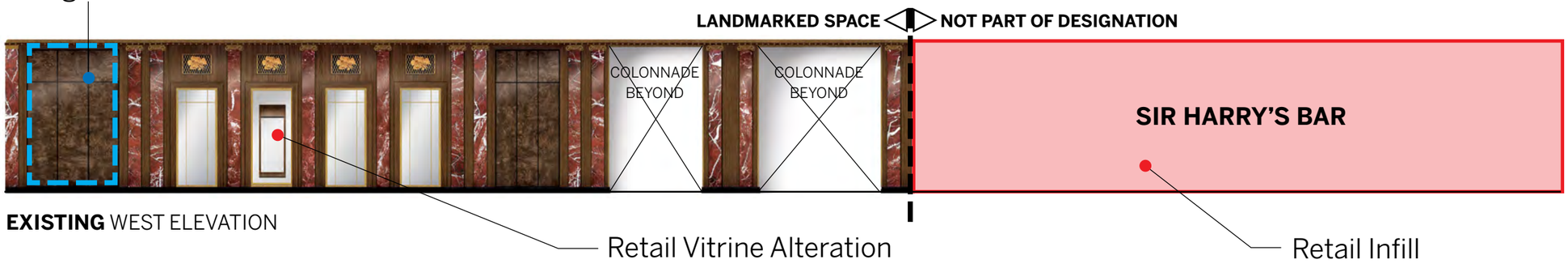
# Peacock Alley - West and North Elevations

**ORIGINAL** WEST ELEVATION

**ORIGINAL** NORTH ELEVATION

Salvaged Panel




**EXISTING** WEST ELEVATION

Retail Vitrine Alteration

Retail Infill

**EXISTING** NORTH ELEVATION

Relocated Grille

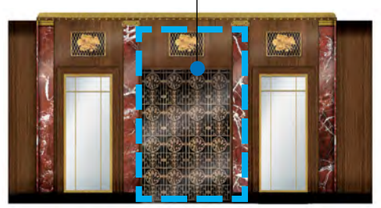
**PROPOSED** WEST ELEVATION

Nickel Bronze Vitrines
*Retail Display*

Walnut Burl Panels
*Wall Finishes*

Red Marble Pilasters

Opening to Colonnade



**PROPOSED** NORTH ELEVATION

- Egress Door
- Non-Original Material
- Proposed Restoration
- Proposed Alteration

Nickel Bronze Doors
*Required Egress*

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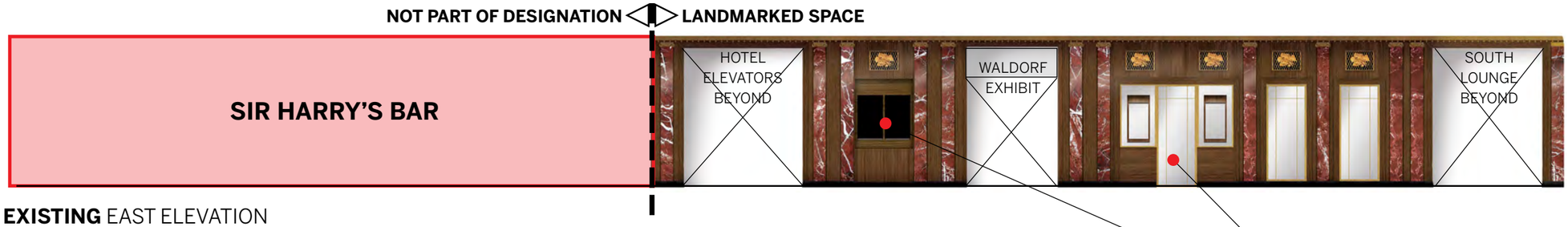
# Peacock Alley - East and South Elevations

**ORIGINAL** EAST ELEVATION

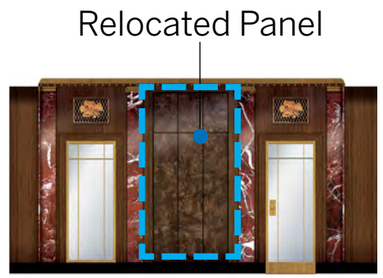
**ORIGINAL** SOUTH ELEVATION




**EXISTING** EAST ELEVATION

**EXISTING** SOUTH ELEVATION

**PROPOSED** EAST ELEVATION




**PROPOSED** SOUTH ELEVATION

- Egress Door
- Non-Original Material
- Proposed Restoration
- Proposed Alteration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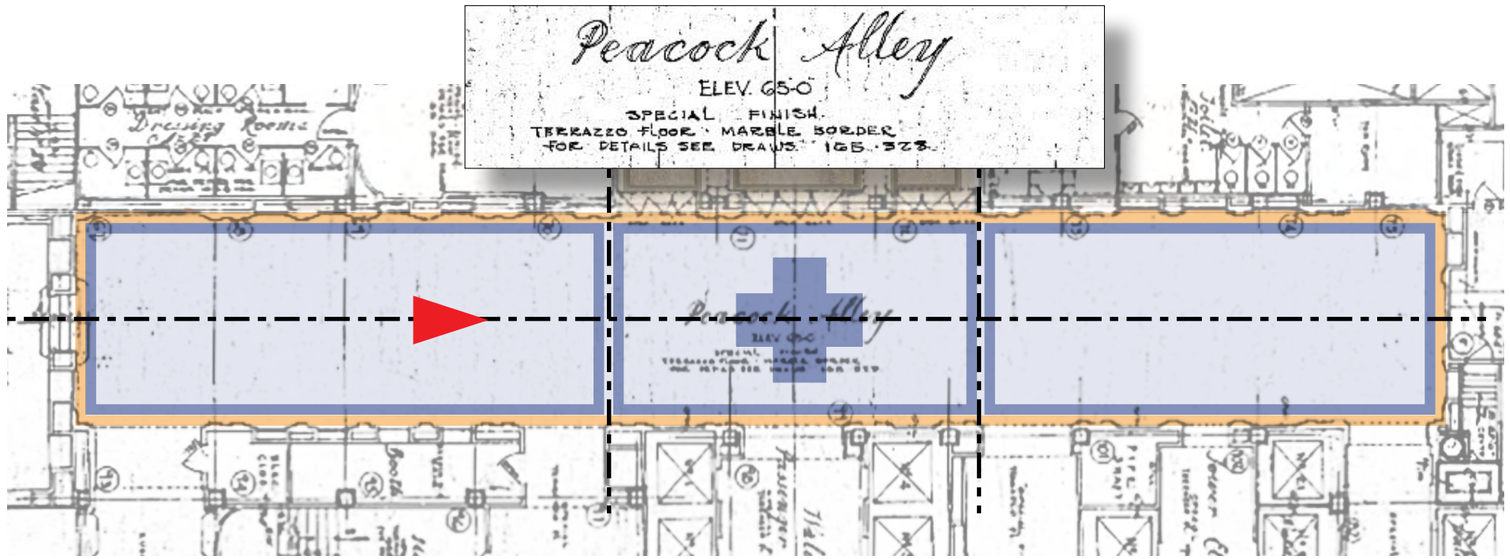
# Peacock Alley - Original Floor Finish

1931

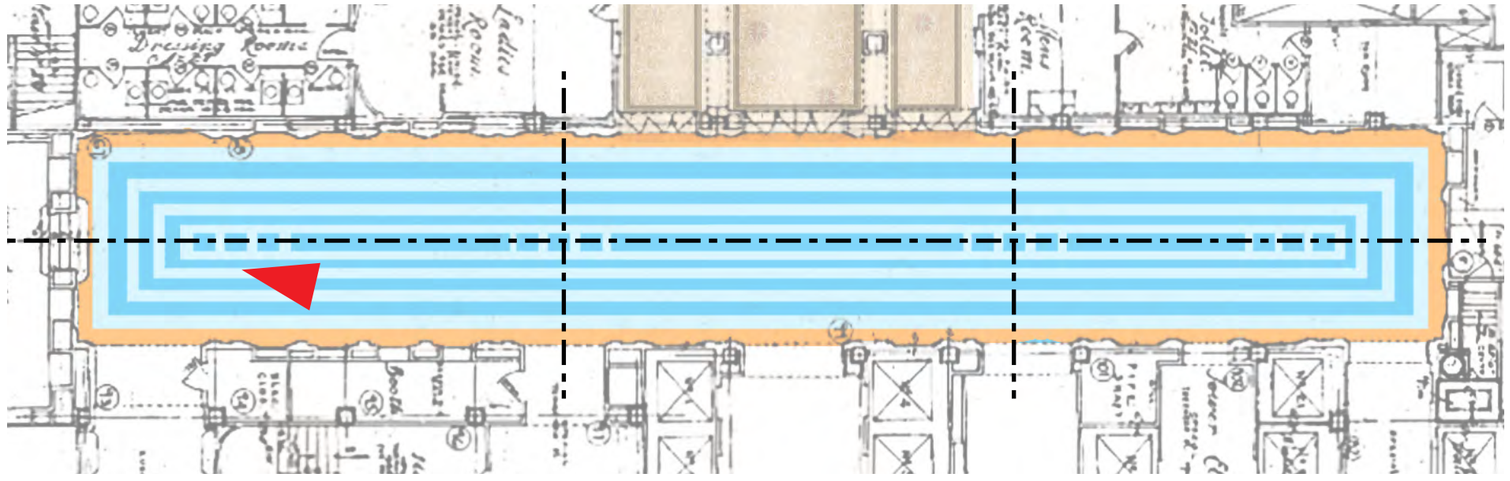



**ORIGINAL** PLAN

Carpet

Rubber Tile Border

1940




**ORIGINAL** PLAN

Rubber Tile

Rubber Tile Border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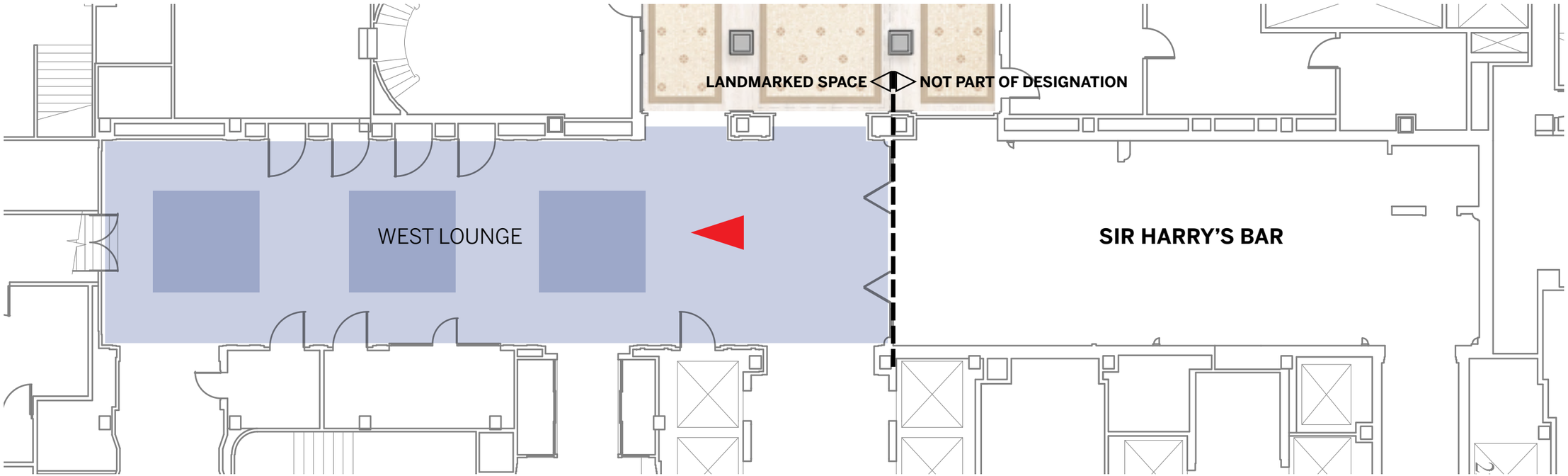
# Peacock Alley - Existing Floor Finish




**EXISTING** PLAN

Carpet

EXISTING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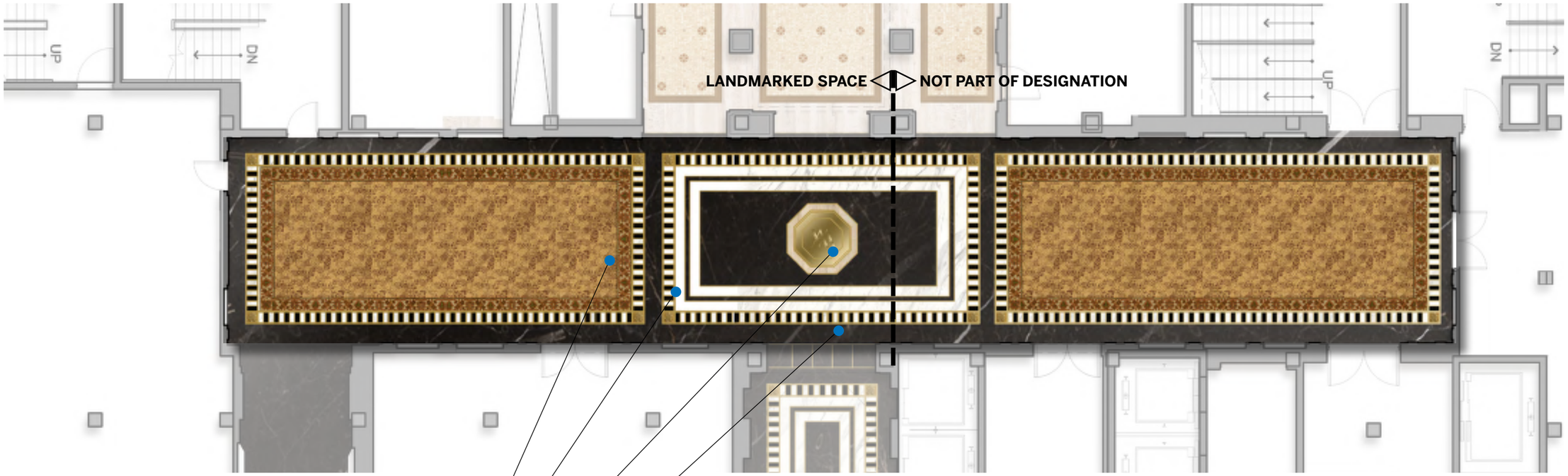
# Peacock Alley - Proposed Floor Finish




**PROPOSED** PLAN

Carpet Inlay

Black & White Marble Border

Bronze Inlay

Black Marble Border

Proposed Alteration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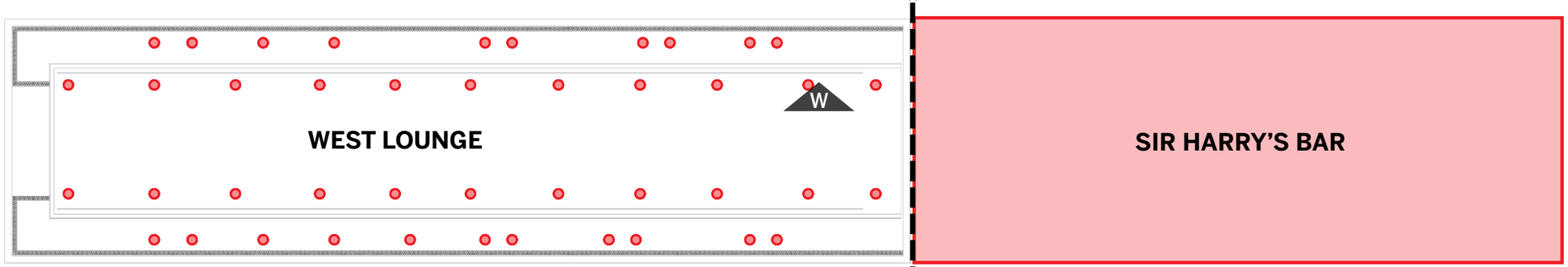
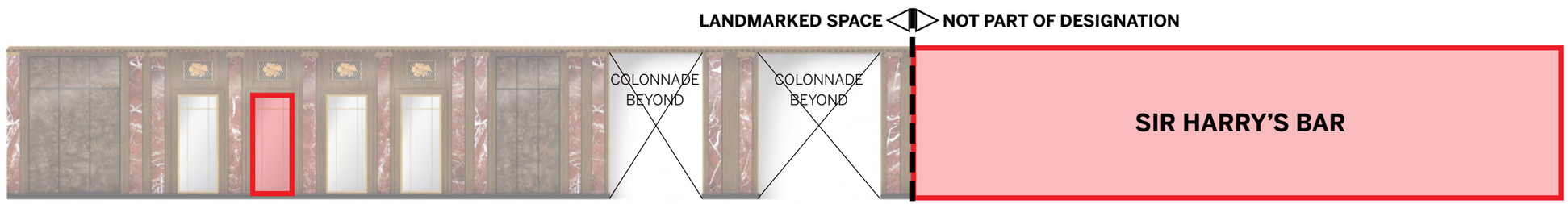
**EXISTING** DOWNLIGHTS

## EXISTING FIXTURES

- 22 x 8” Center Downlights
- 22 x 8” Side Downlights




**EXISTING** REFLECTED CEILING PLAN




**EXISTING** WEST ELEVATION

Non-original Material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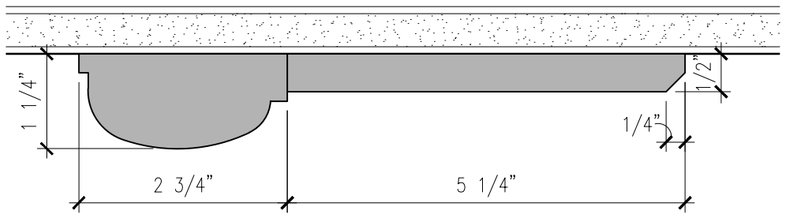
# Peacock Alley - Proposed Ceiling

4” SQ. TRIMLESS RECESSED DOWNLIGHT

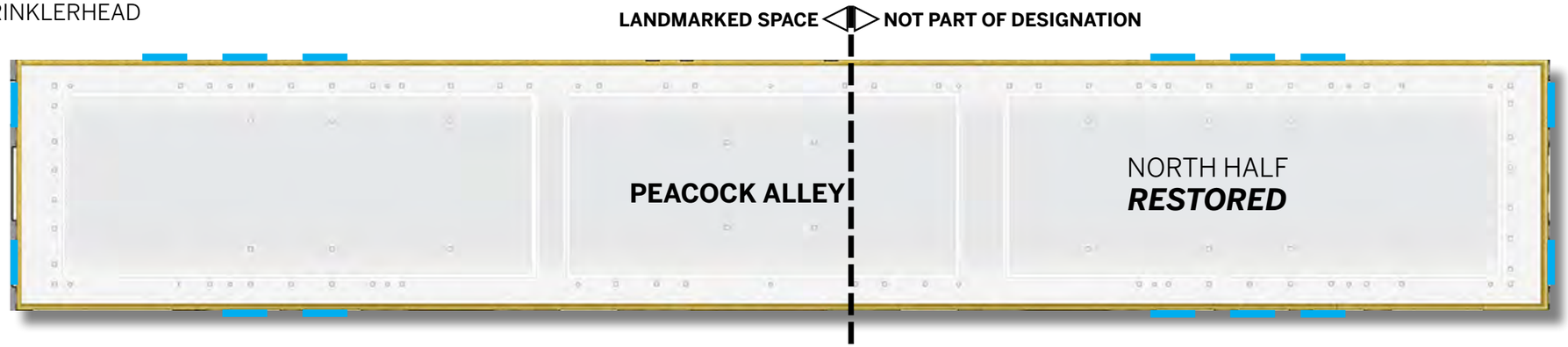
3-5/16” CONCEALED SPRINKLERHEAD



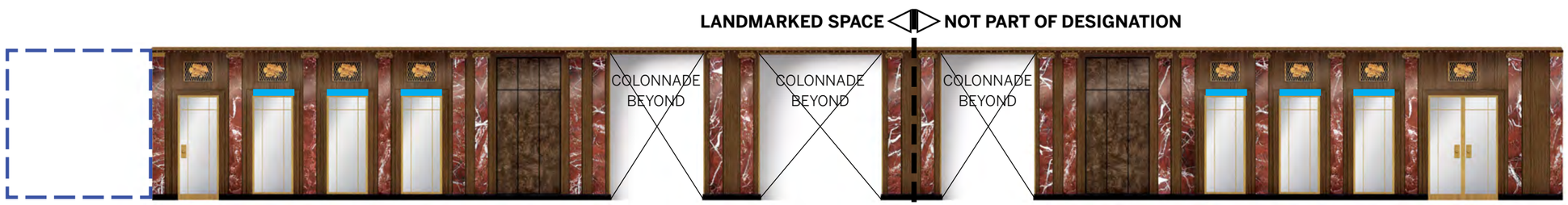

CUSTOM MOLDING SECTION DETAIL

## PROPOSED FIXTURES

- **16 Center Downlights**
- **Pilaster Accent Downlights**
- **Burl Panel Accent Downlights**
- **Grille Accent Downlights**
- **Retail Vitrine Linear Lights**




**PROPOSED** REFLECTED CEILING PLAN




**PROPOSED** WEST ELEVATION

Linear Lighting Integrated into Retail Vitrines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# Peacock Alley - Original

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# Peacock Alley - Existing

© 2017 SKIDMORE, OWINGS & MERRILL, LLP

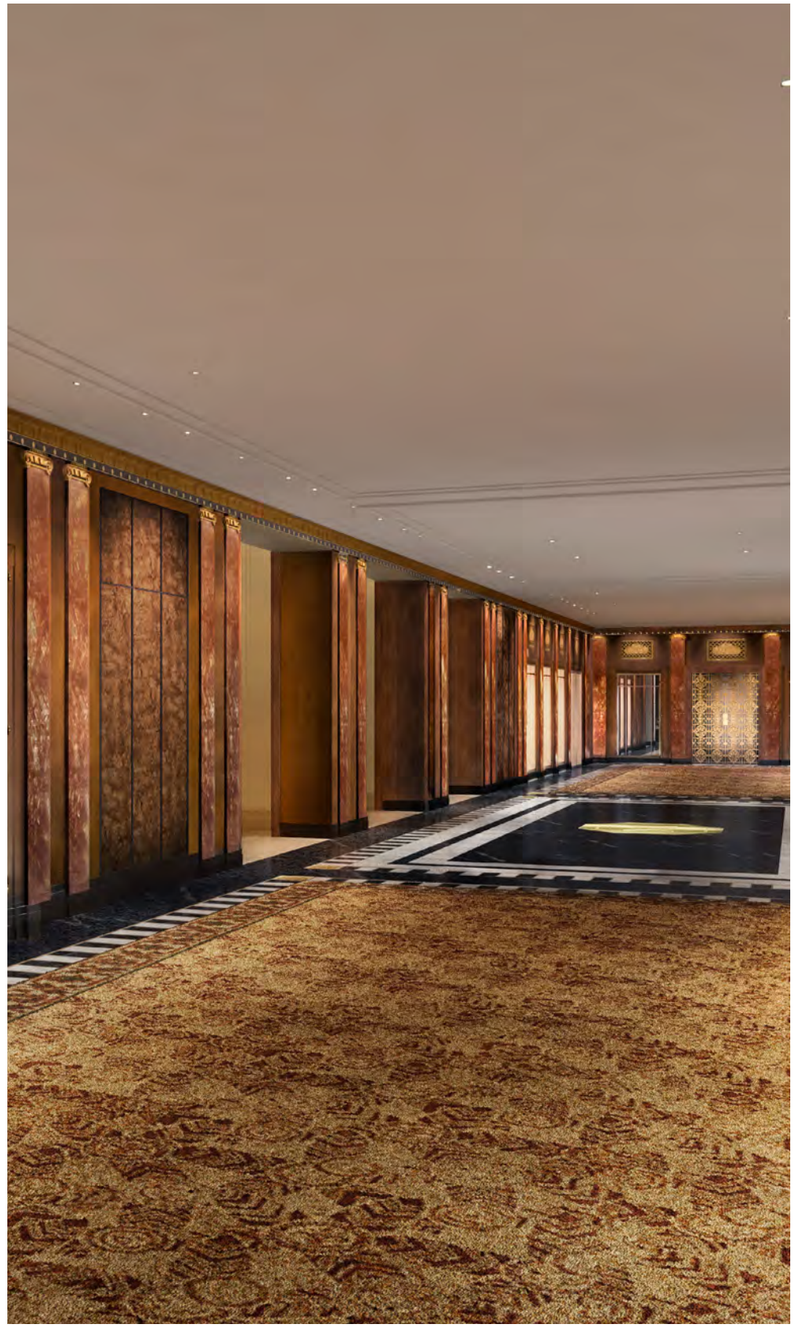
# Peacock Alley - Proposed

© 2017 SKIDMORE, OWINGS & MERRILL, LLP

# Peacock Alley

ORIGINAL

EXISTING



PROPOSED

SOM
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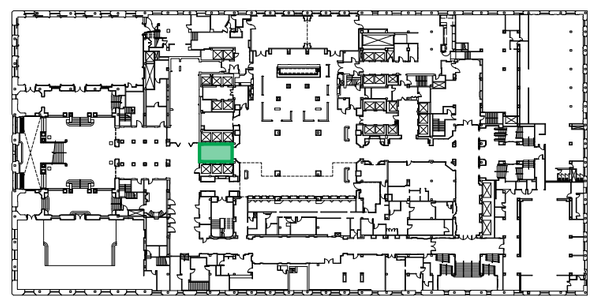
# West Elevator Hall - Original

# West Elevator Hall - Existing

KEY PLAN - Level 1

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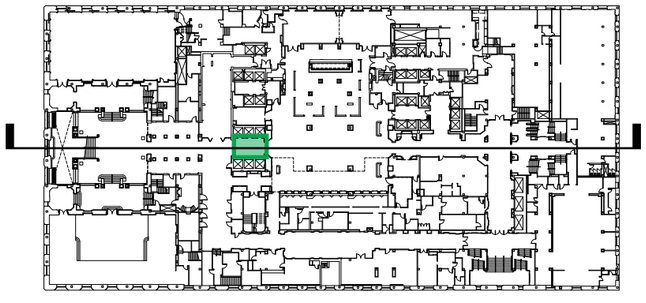
# West Elevator Hall - Existing

**EXISTING** EAST/WEST SECTION

KEY PLAN - Level 1



Non-original Material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# West Elevator Hall - Proposed

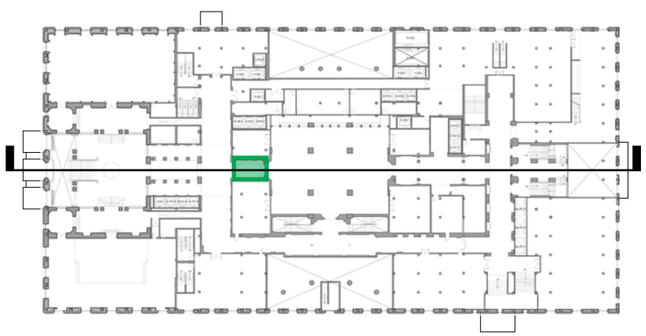
Concealed Cove Lighting

Straight Grain French Walnut
*Wall Finishes*

Ebony Wood
*Elevator Door Surrounds, Joints*

**PROPOSED** EAST/WEST SECTION

KEY PLAN - Level 1



"The walls of the elevator lobbies are of **French walnut** with ebony trim."
*-Facts About the Waldorf, 1938*

Proposed Restoration

Proposed Alteration

SOM
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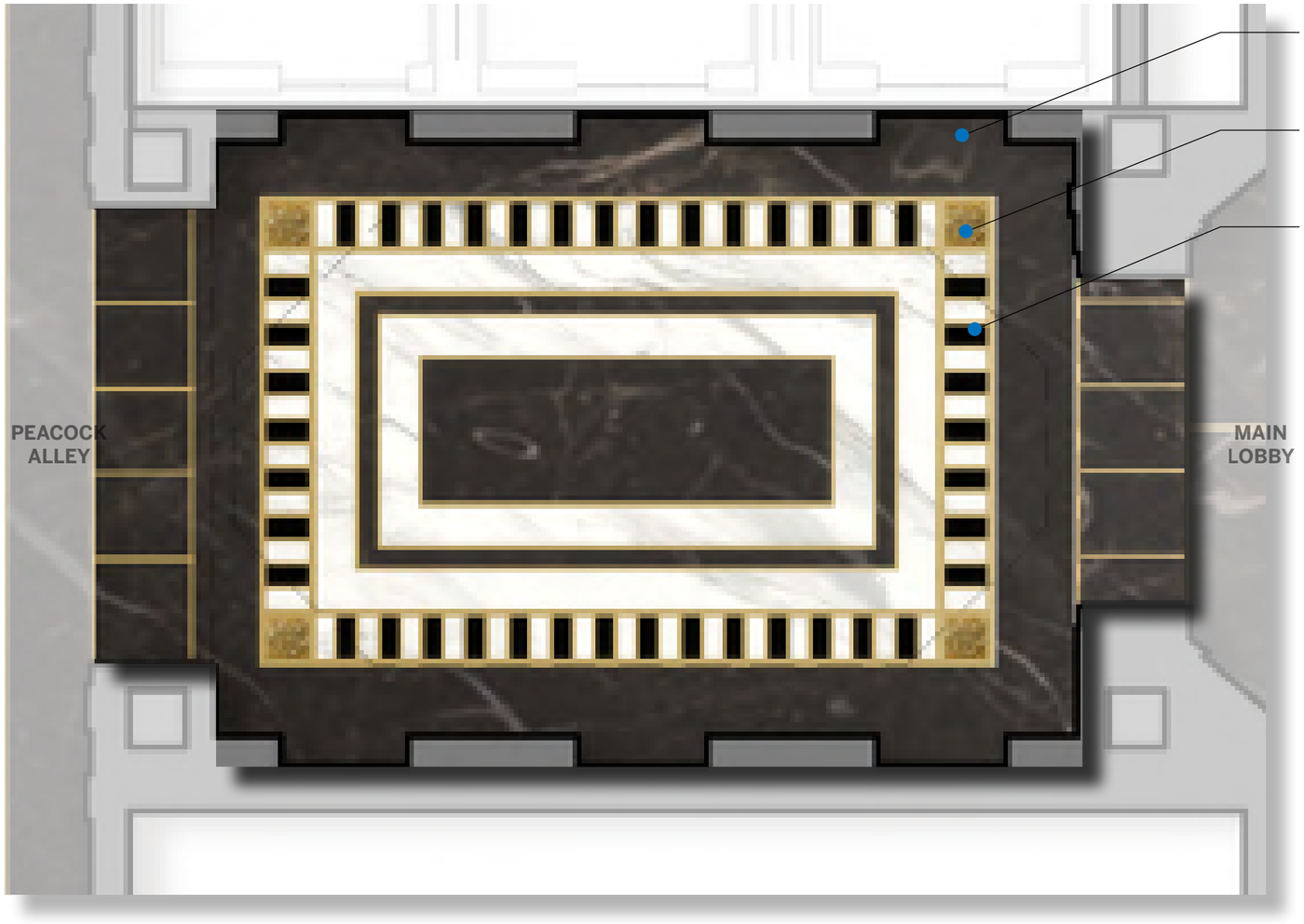
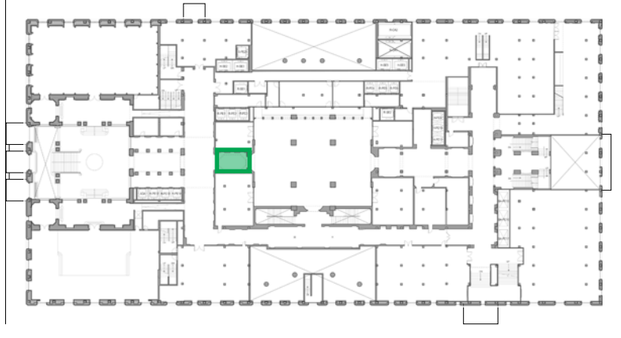
# West Elevator Hall - Proposed Floor Finish




**PROPOSED** PLAN

ORIGINAL FLOOR FINISH (UNCARPETED)

KEY PLAN - Level 1



Proposed Alteration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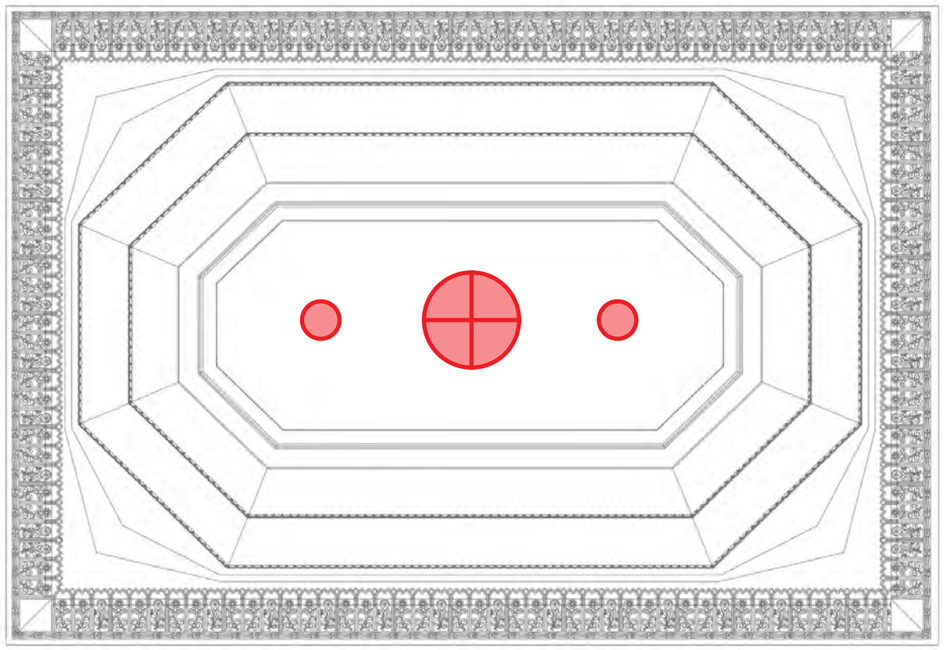
# West Elevator Hall - Existing Ceiling

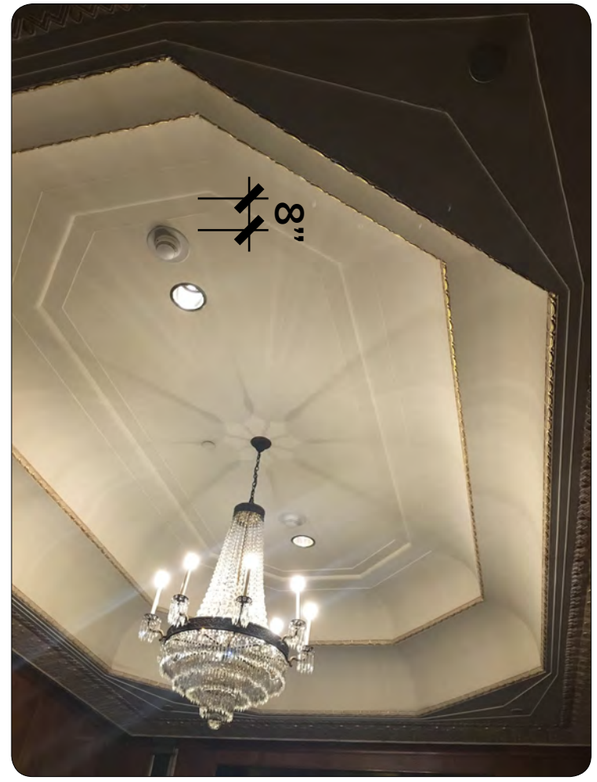
PEACOCK ALLEY



MAIN LOBBY

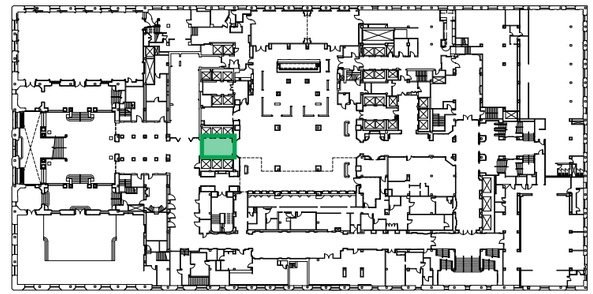
**EXISTING** REFLECTED CEILING PLAN

Non-original Material




EXISTING CEILING

KEY PLAN - Level 1



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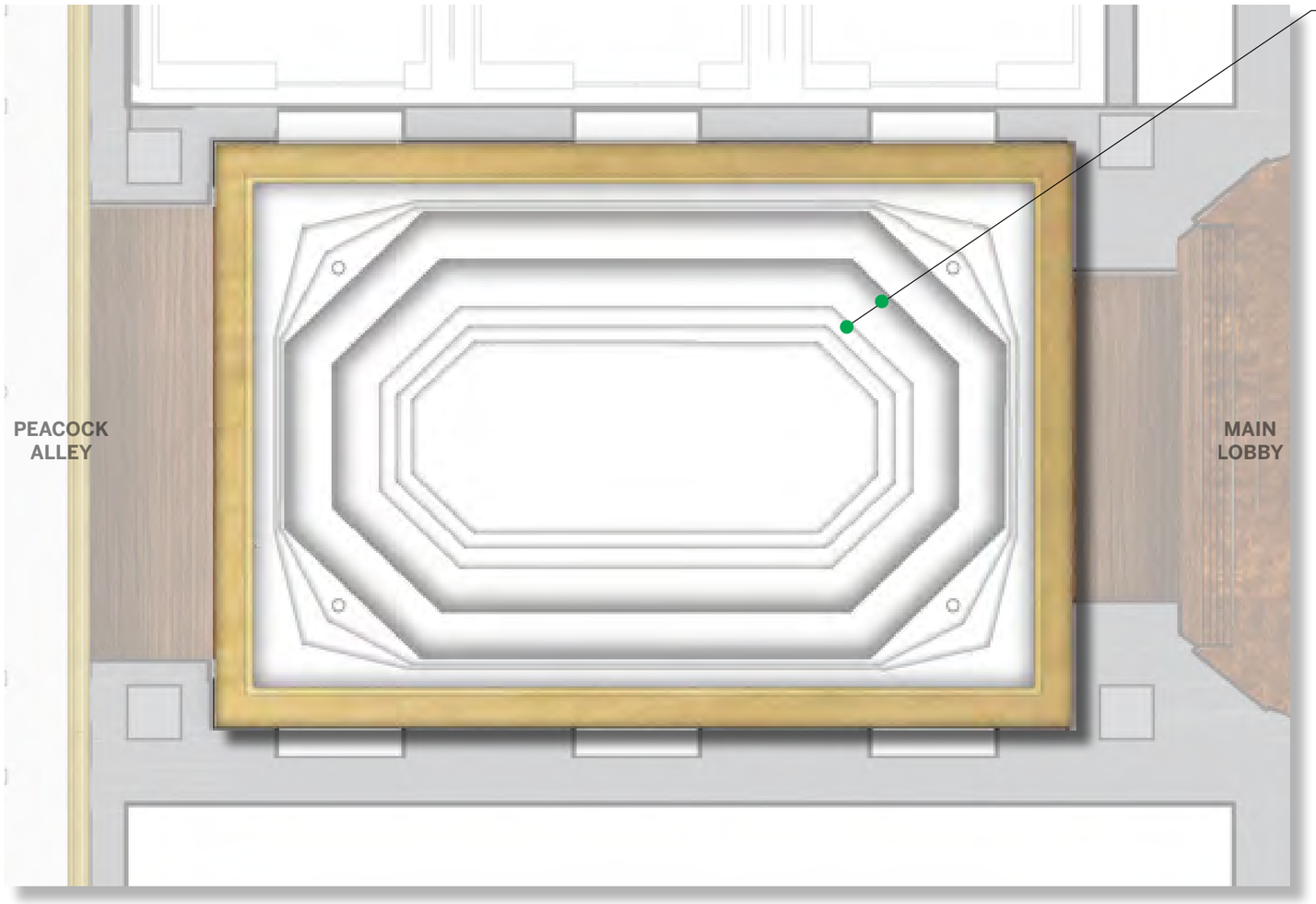
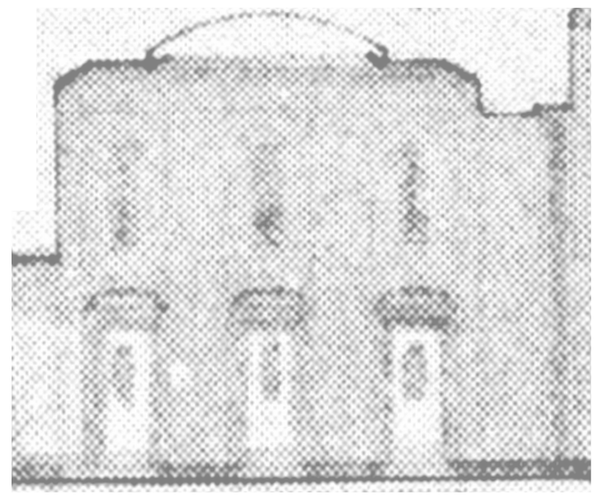
# West Elevator Hall - Proposed Ceiling




**PROPOSED** REFLECTED CEILING PLAN

3-5/16" CONCEALED SPRINKLERHEAD



ORIGINAL DESIGN SECTION

Proposed Restoration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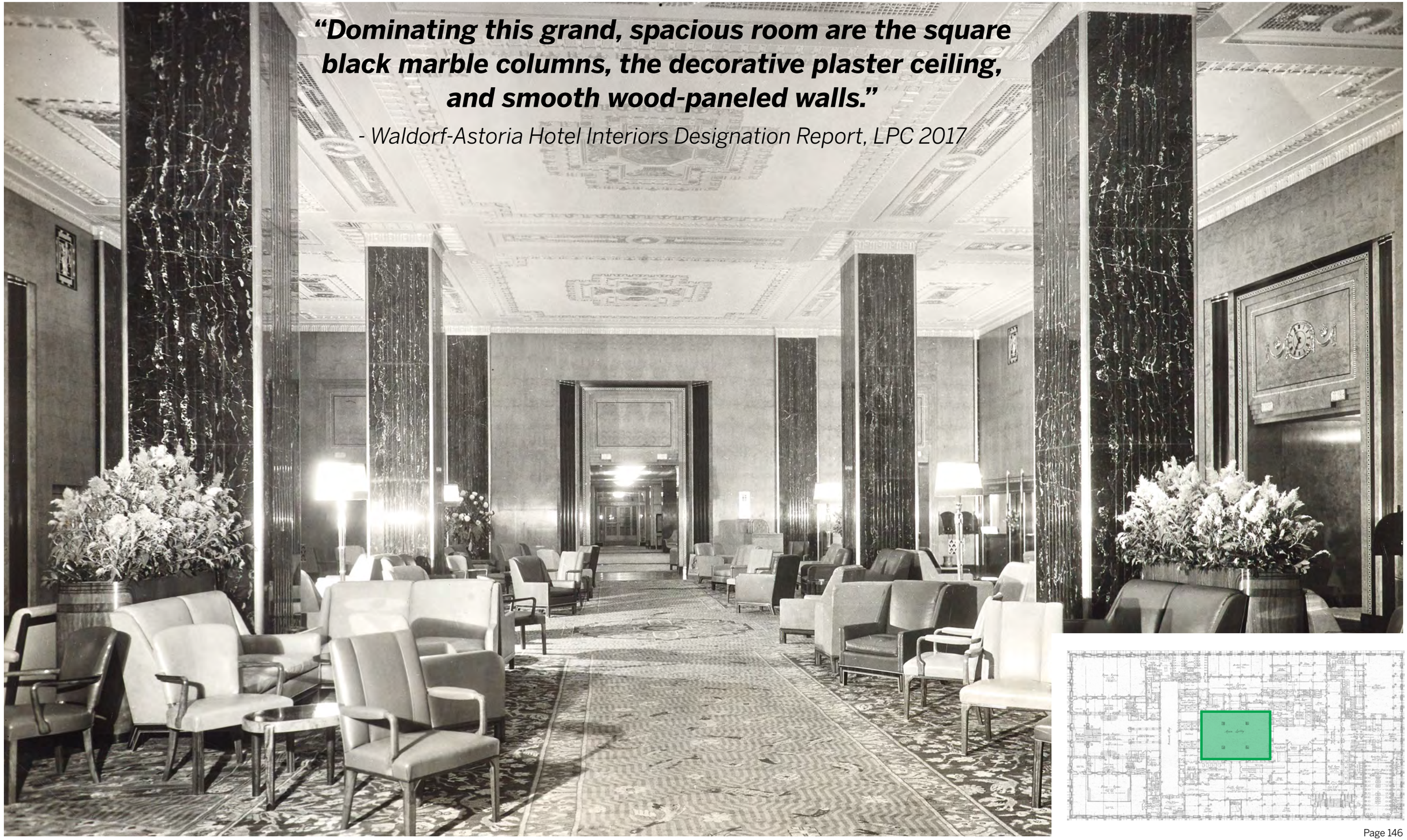
# Main Lobby - Original

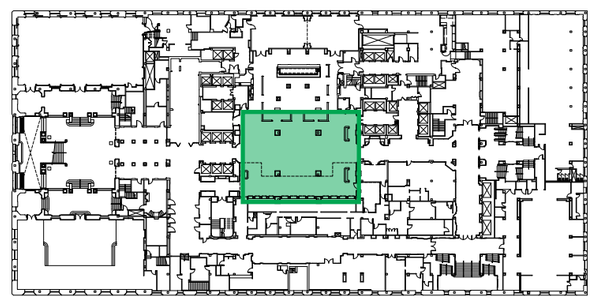


***"Dominating this grand, spacious room are the square black marble columns, the decorative plaster ceiling, and smooth wood-paneled walls."***

*- Waldorf-Astoria Hotel Interiors Designation Report, LPC 2017*

# Main Lobby - Existing

KEY PLAN - Level 1

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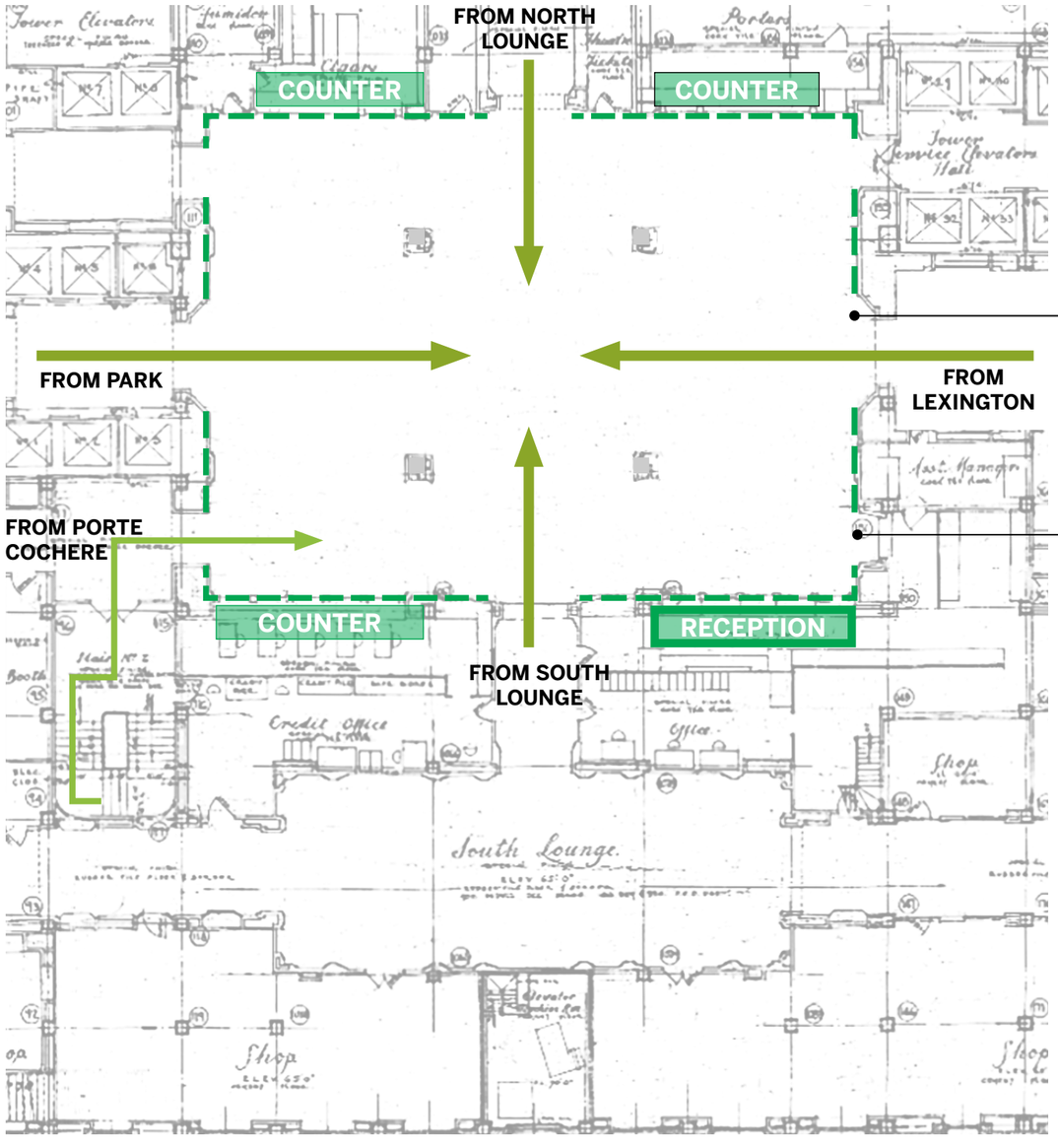
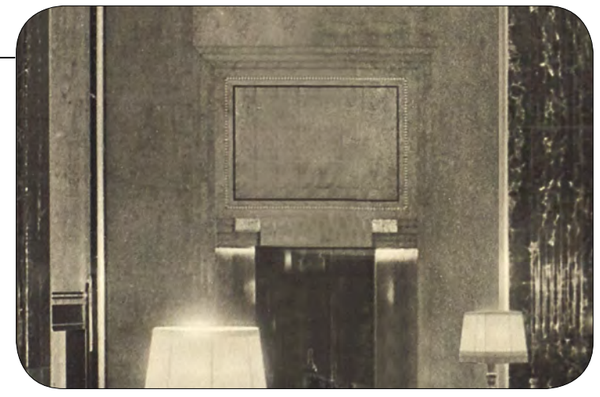
# Main Lobby - Original





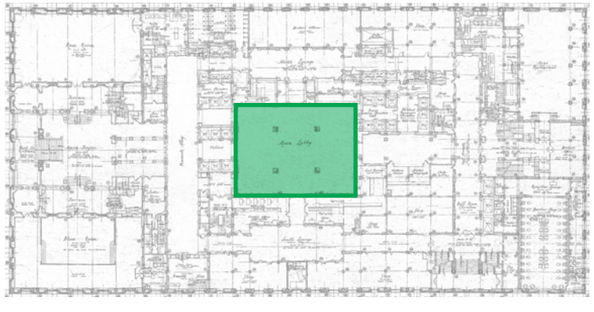

**ORIGINAL** PLAN

ORIGINAL PRIMARY PORTAL



ORIGINAL SECONDARY PORTAL

KEY PLAN - Level 1



Original Configuration

Hotel Circulation

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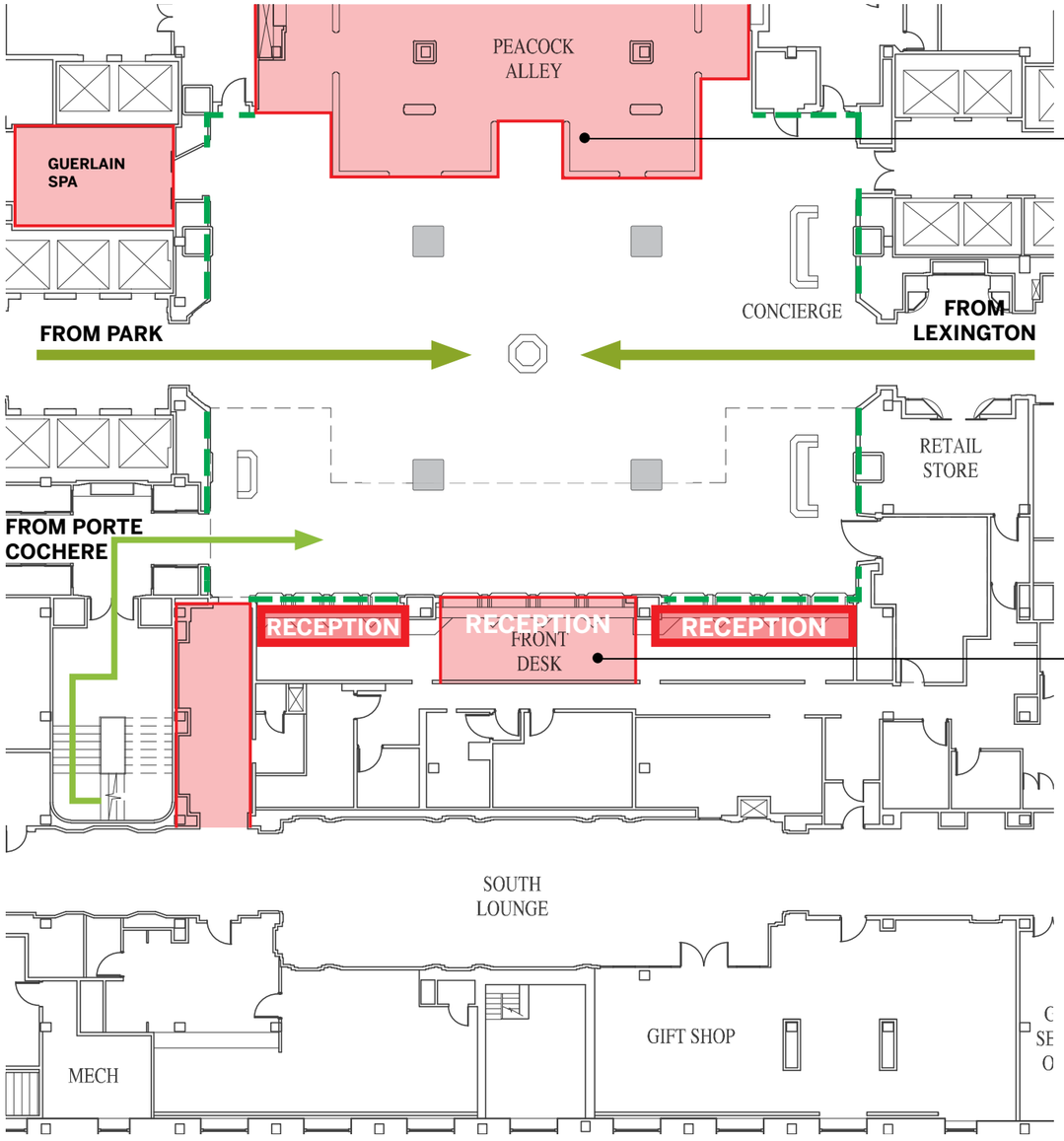
# Main Lobby - Existing



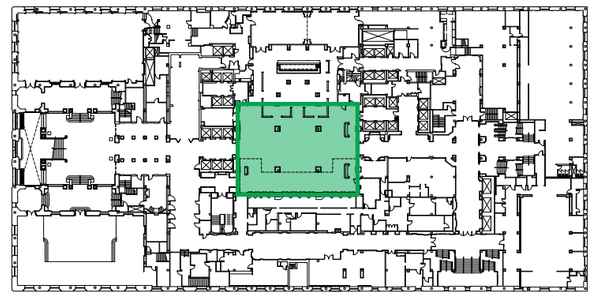

**EXISTING** PLAN

- Non-Original Configuration
- Original Configuration
- Hotel Circulation

PEACOCK ALLEY RESTAURANT

SOUTH RECEPTION COUNTER

KEY PLAN - Level 1

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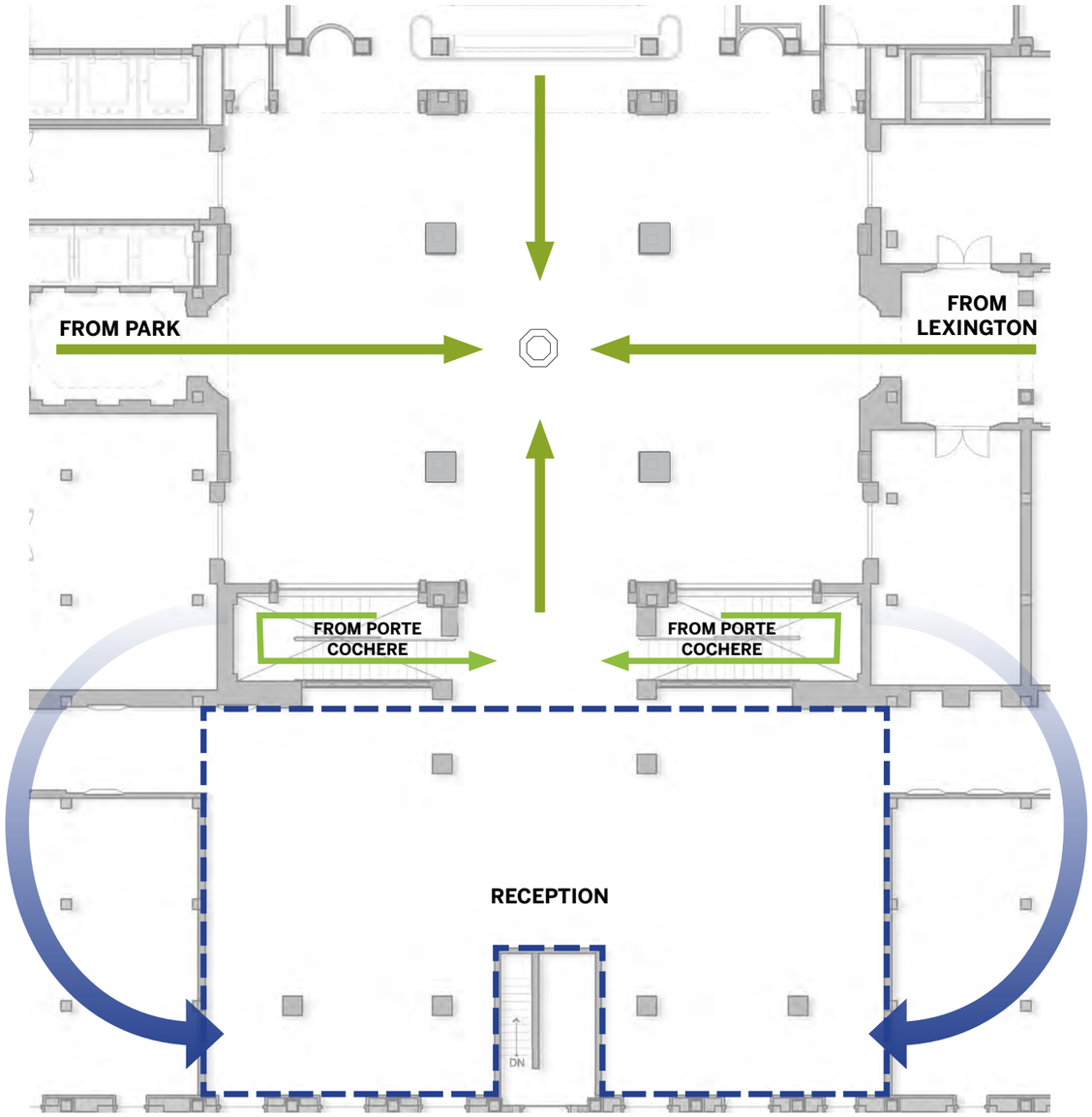
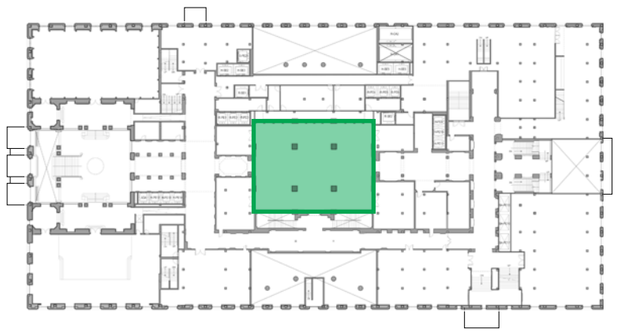
# Main Lobby - Proposed




**PROPOSED** PLAN

KEY PLAN - Level 1



Hotel Circulation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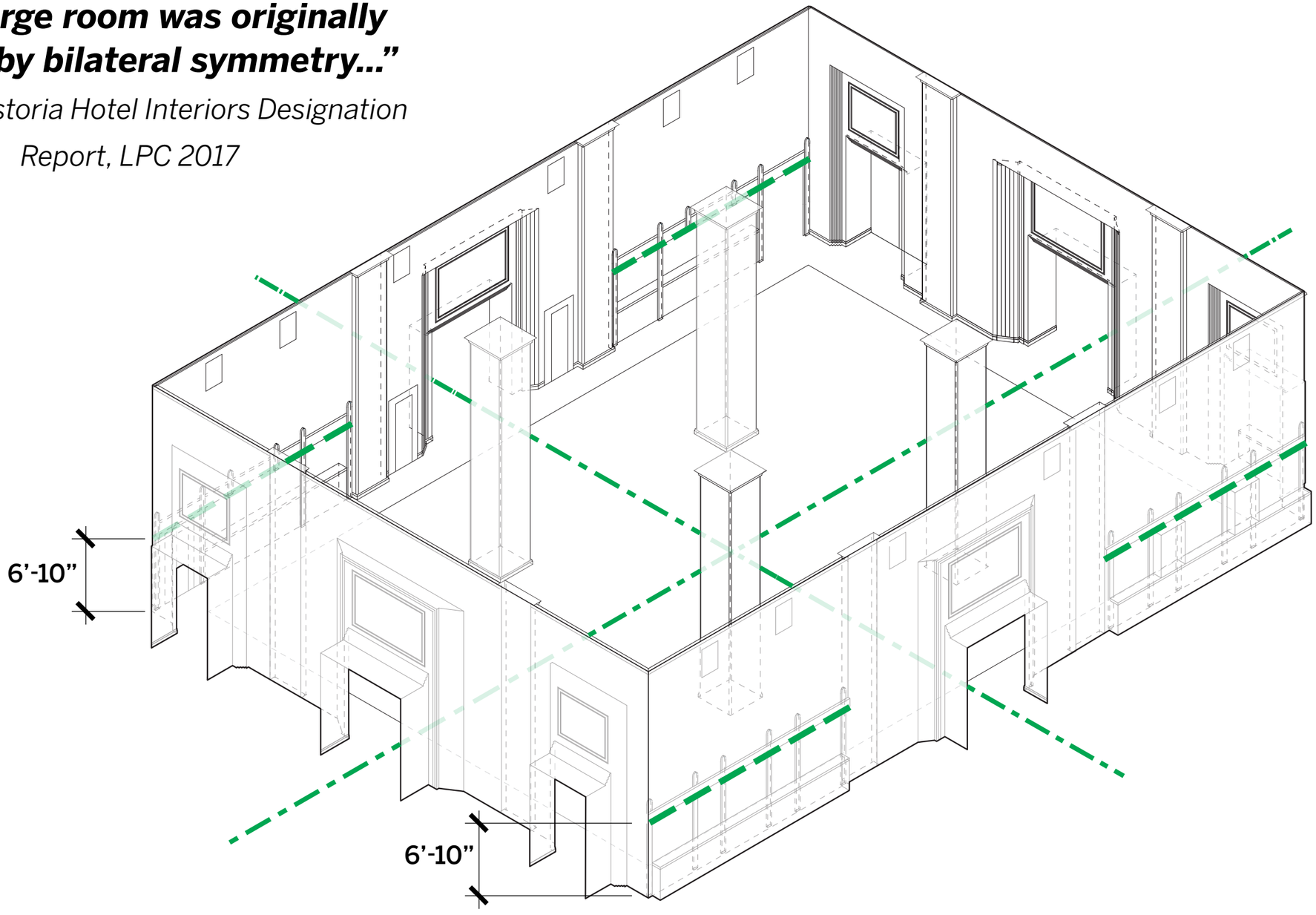
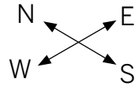
# Main Lobby - Original

***“This large room was originally defined by bilateral symmetry...”***

*- Waldorf-Astoria Hotel Interiors Designation Report, LPC 2017*





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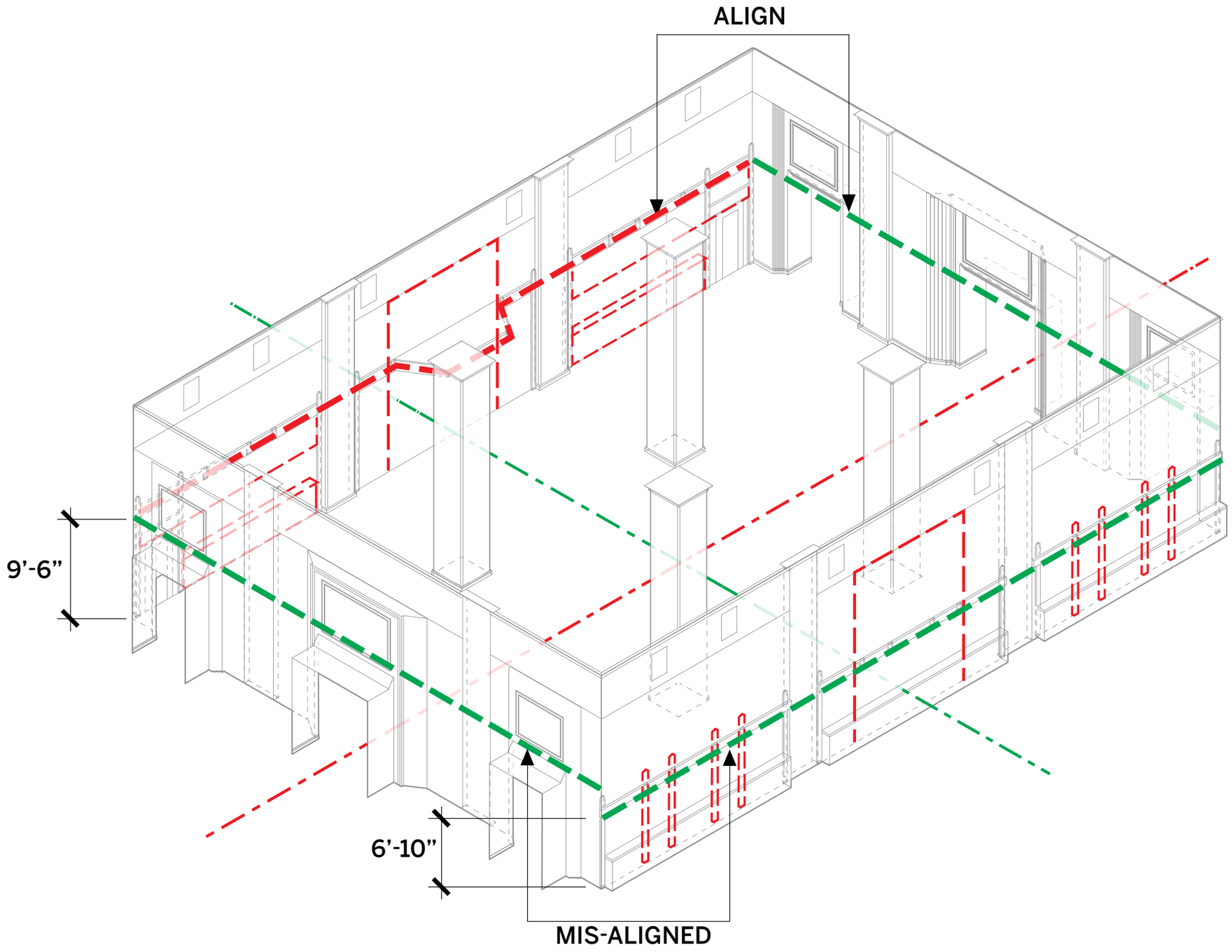
# Main Lobby - Existing

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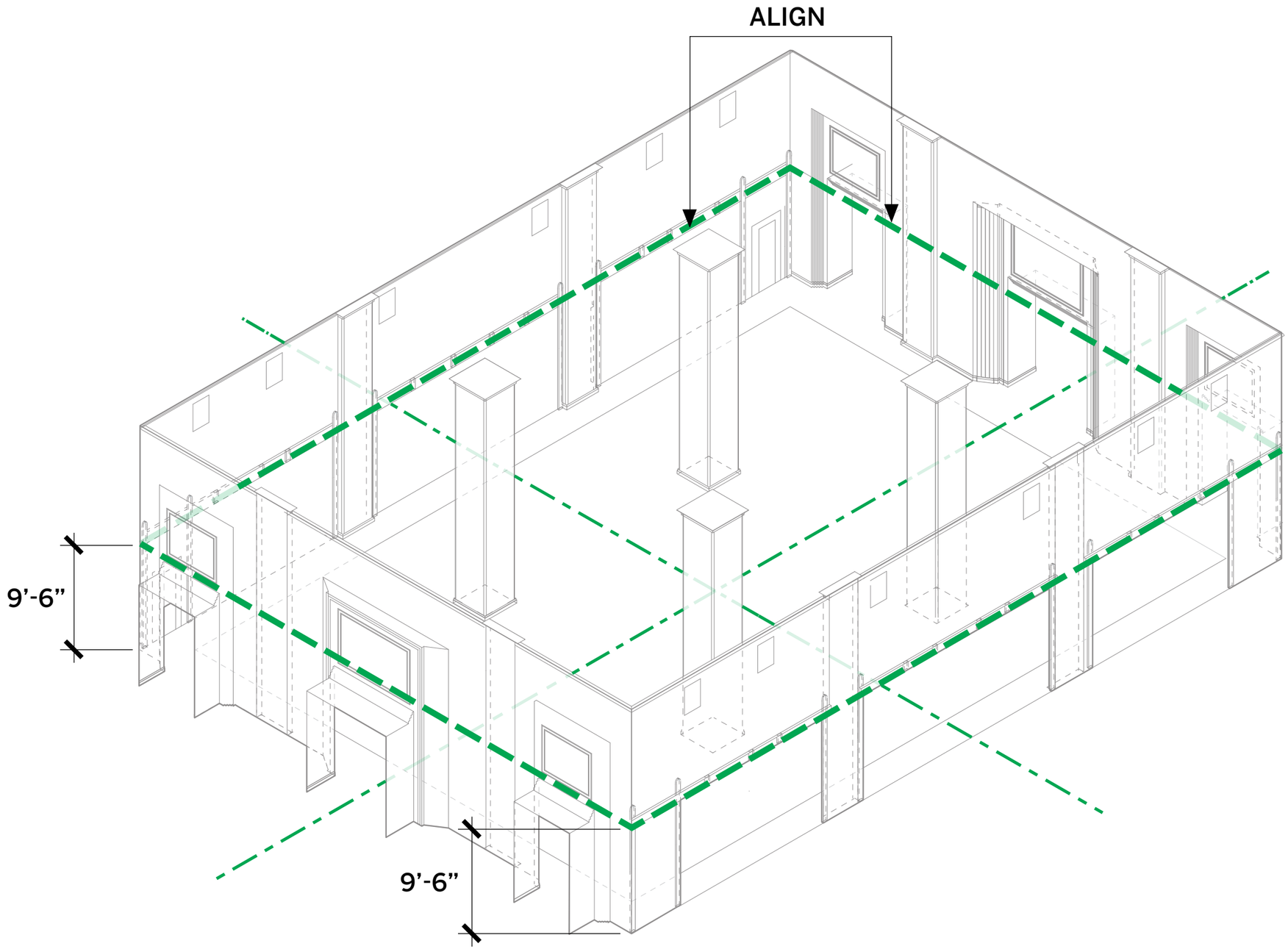
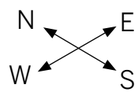
# Main Lobby - Proposed

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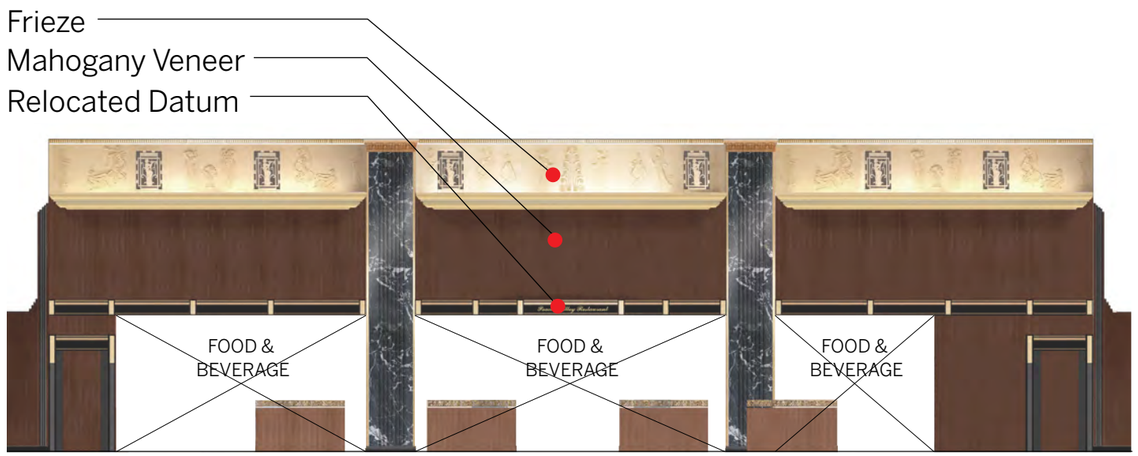
# Main Lobby - Summary

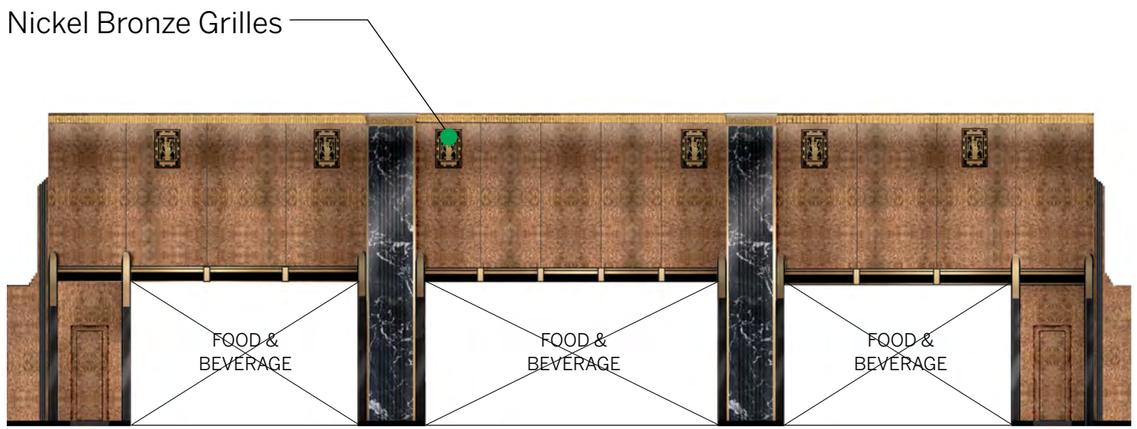
**ORIGINAL** NORTH ELEVATION

**ORIGINAL** SOUTH ELEVATION

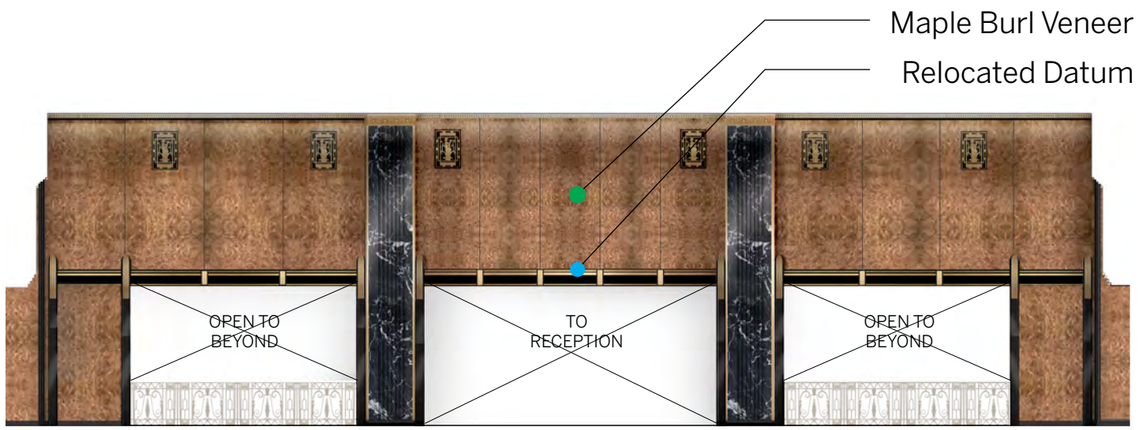



**EXISTING** NORTH ELEVATION

**EXISTING** SOUTH ELEVATION




**PROPOSED** NORTH ELEVATION




**PROPOSED** SOUTH ELEVATION

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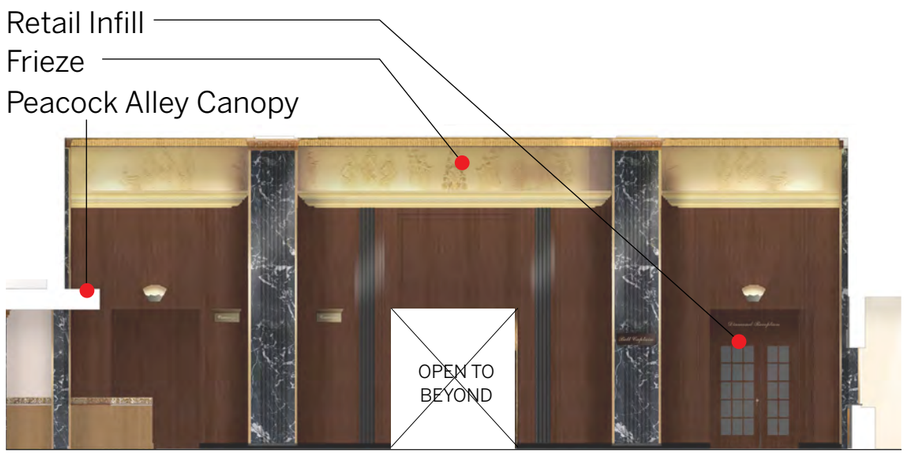
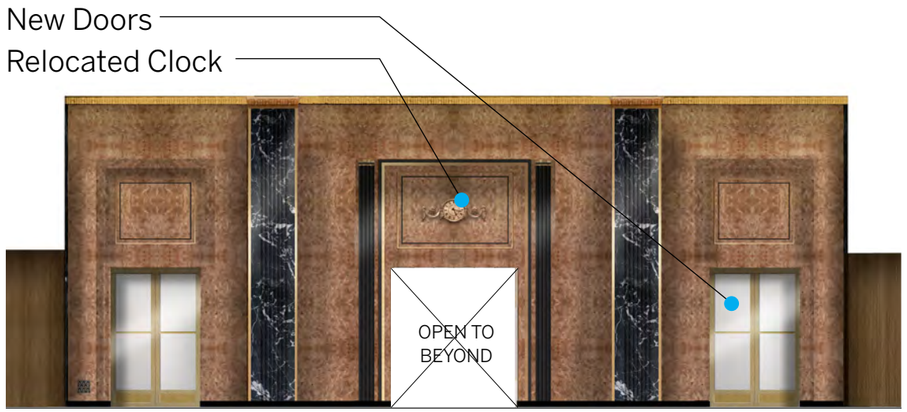
# Main Lobby - Summary

**ORIGINAL** EAST ELEVATION

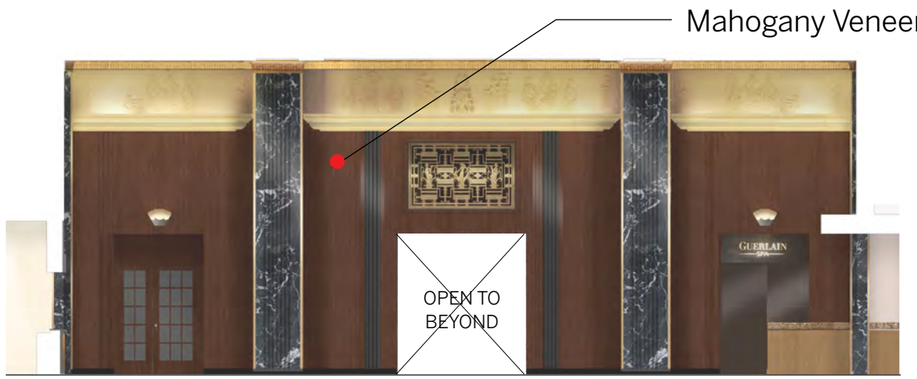



**EXISTING** EAST ELEVATION

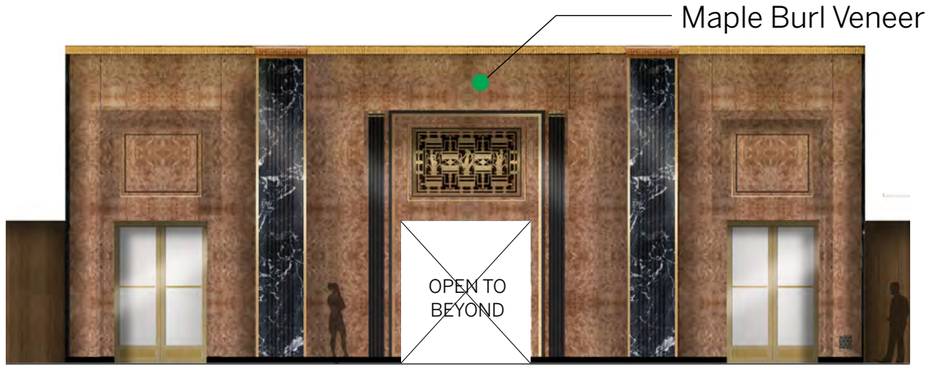



**PROPOSED** EAST ELEVATION

**ORIGINAL** WEST ELEVATION




**EXISTING** WEST ELEVATION




**PROPOSED** WEST ELEVATION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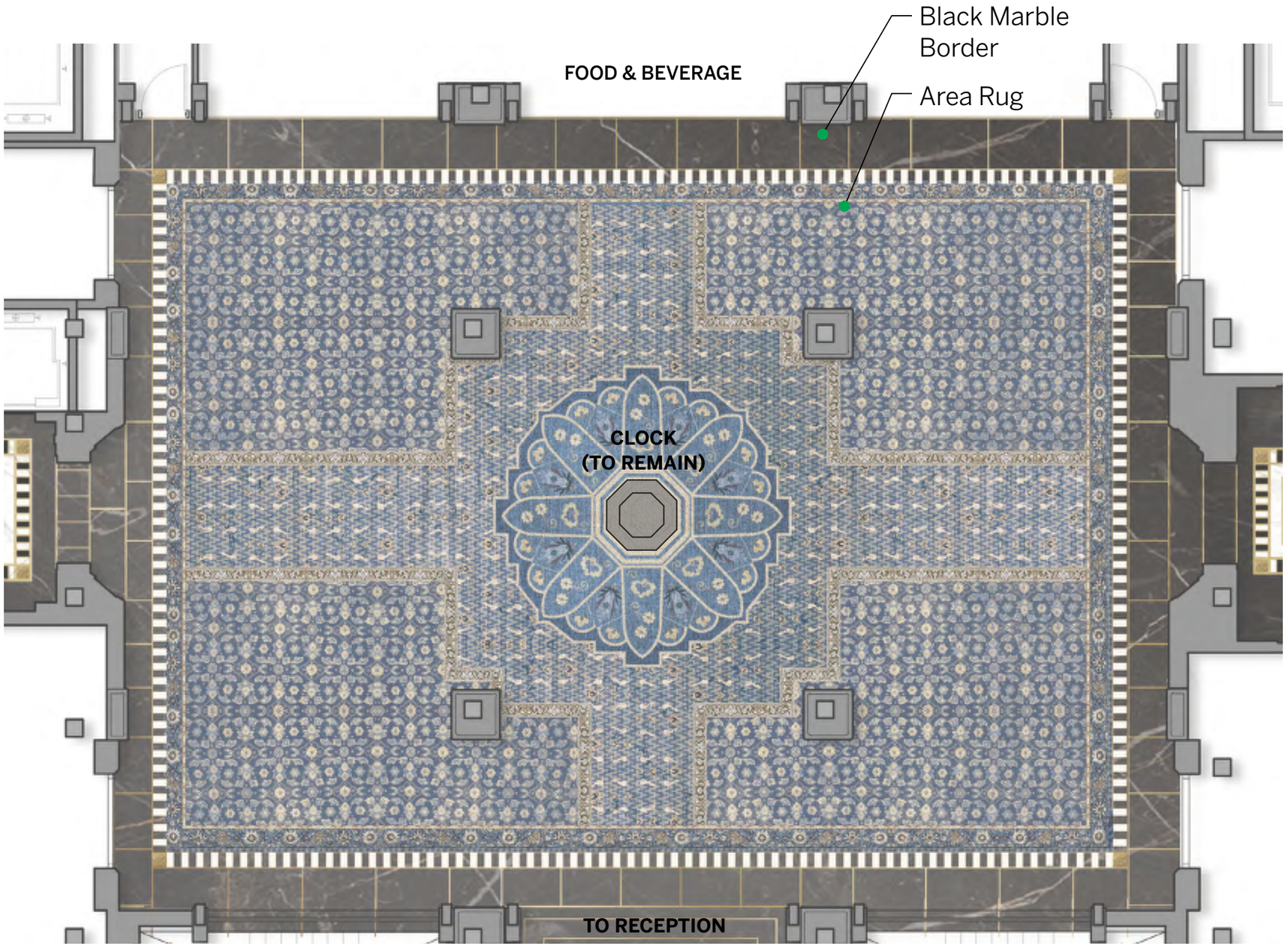
# Main Lobby - Proposed Floor Finish






**PROPOSED** PLAN

Proposed Restoration

ORIGINAL FLOORING - BLACK MARBLE BORDER

ORIGINAL FLOORING - GEOMETRIC CARPET

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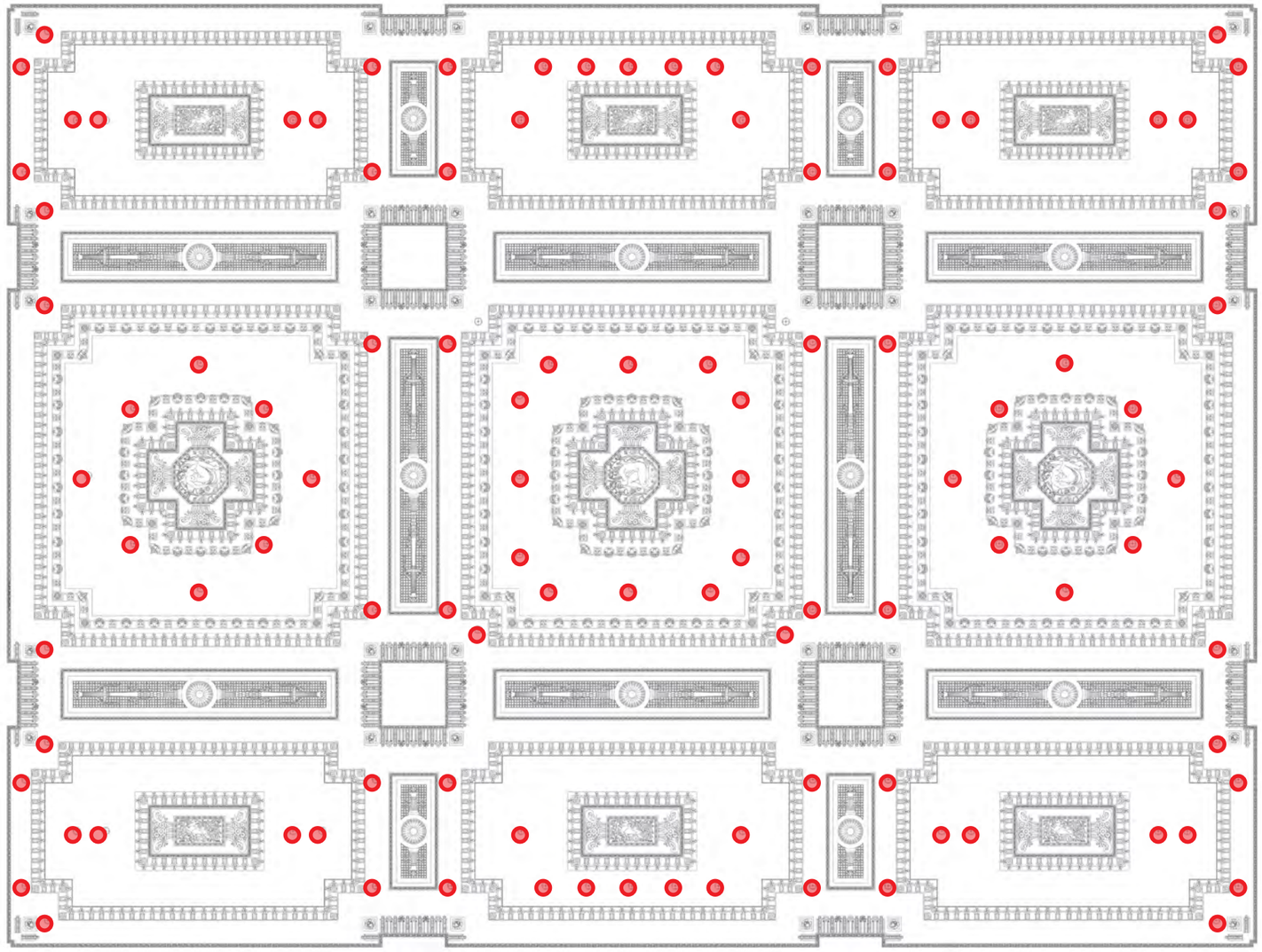
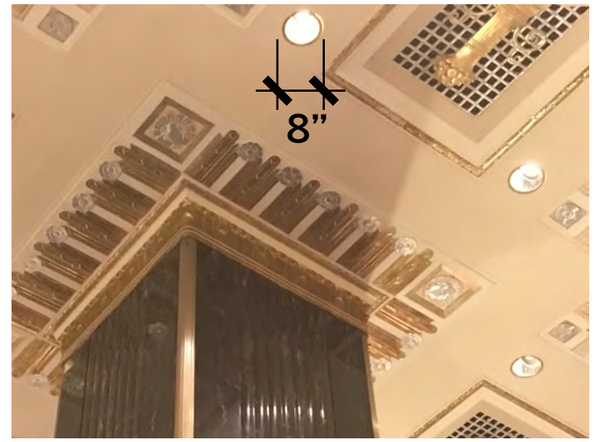
# Main Lobby - Existing Ceiling



**EXISTING** REFLECTED CEILING PLAN

Non-original Material




## EXISTING FIXTURES

- 102 x 8” Downlights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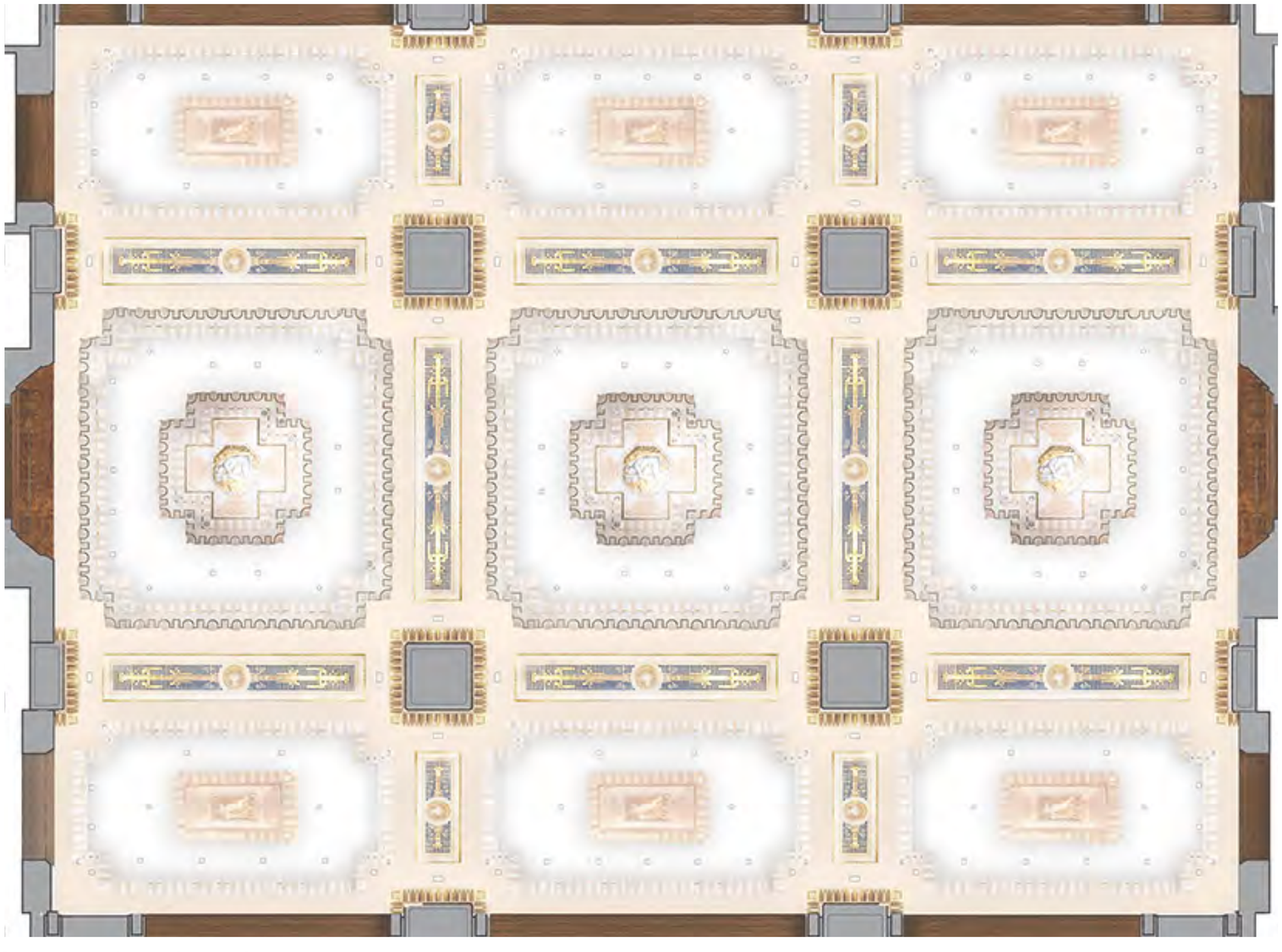
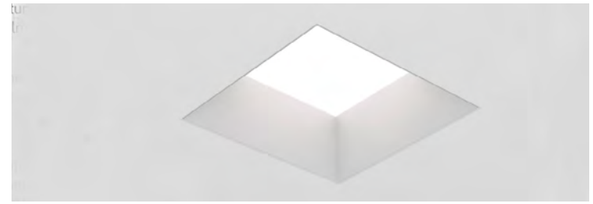
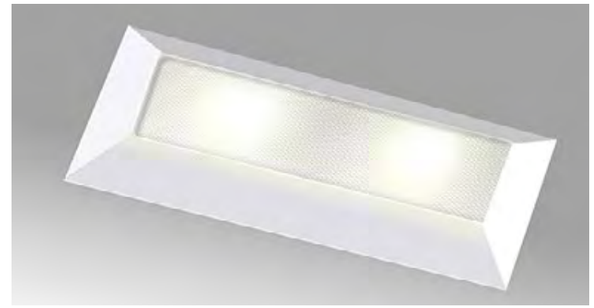
# Main Lobby - Proposed Ceiling



**PROPOSED** REFLECTED CEILING PLAN



4” SQUARE TRIMLESS RECESSED DOWNLIGHT



COLUMN ACCENT LIGHT (4” X 8 3/4”)

3-5/16” CONCEALED SPRINKLERHEAD

## PROPOSED FIXTURES

- **60 General Downlights**
- **24 Column Downlights**

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# Main Lobby - Original

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# Main Lobby - Existing

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# Main Lobby - Proposed

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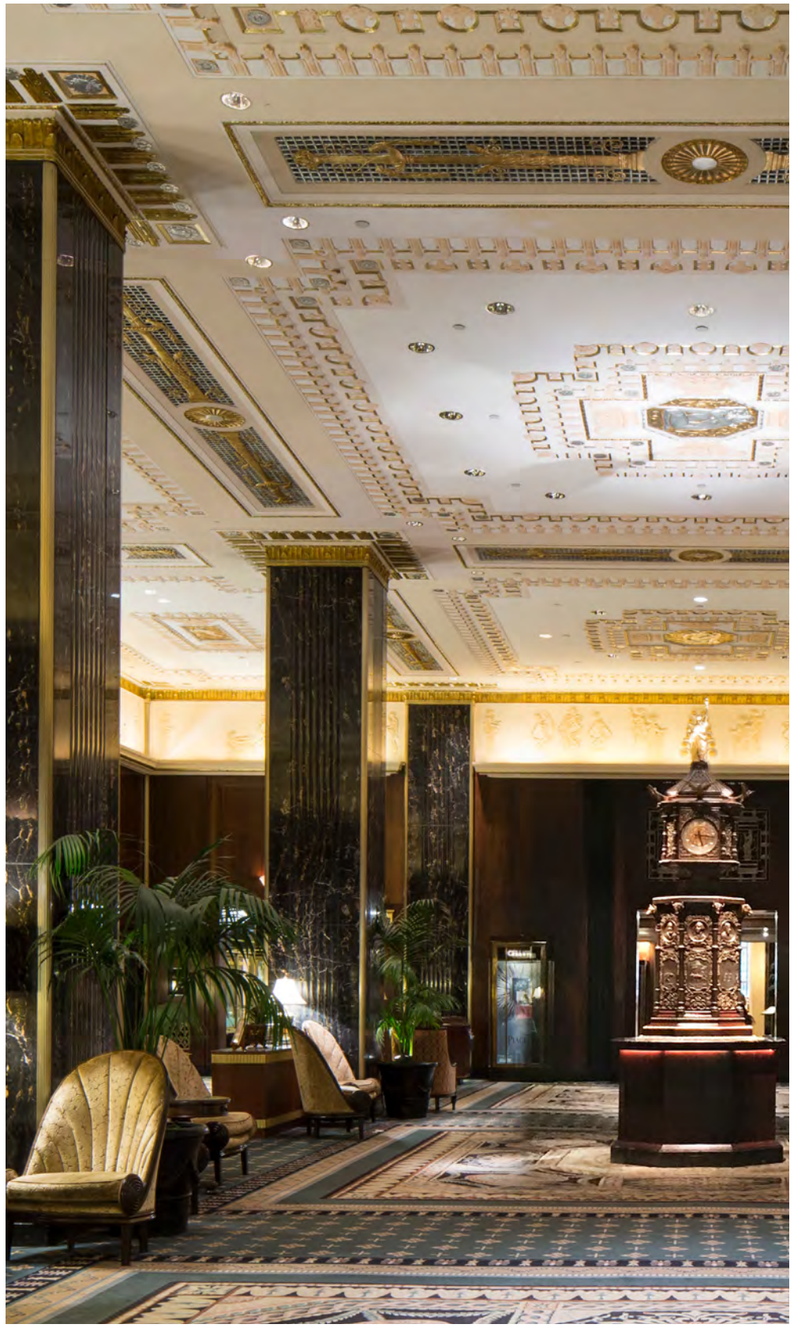
# Main Lobby

ORIGINAL



EXISTING

PROPOSED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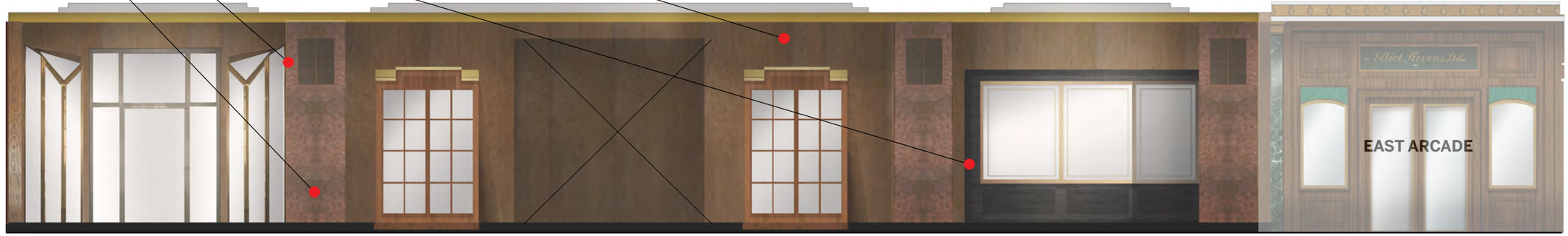
# Main Lobby Hall - Existing

# Main Lobby Hall - Existing

Mismatched Wood Veneer
*Wall Finishes*

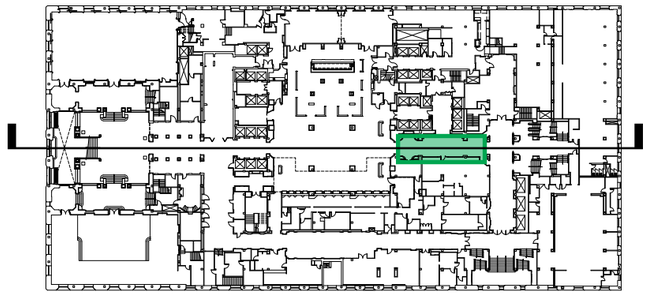
Vitrines

Wood Veneer
*Column Enclosures*




**EXISTING** EAST/WEST SECTION

KEY PLAN - Level 1



Non-original Material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# Main Lobby Hall - Proposed

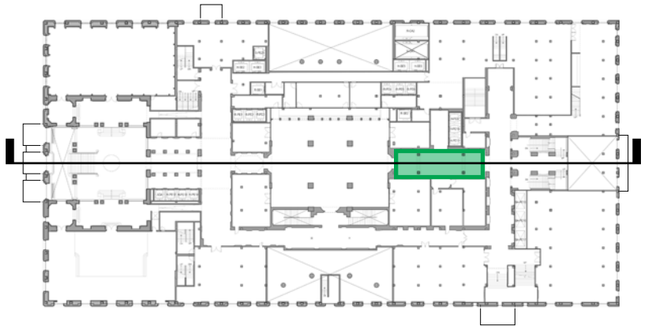
"Tamo" Japanese Ash
*Wall Finishes*

Ebony Wood
*Columns and bases*

Decorative Nickel Bronze
*Doors*

**PROPOSED** EAST/WEST SECTION

KEY PLAN - Level 1



Proposed Restoration

Proposed Alteration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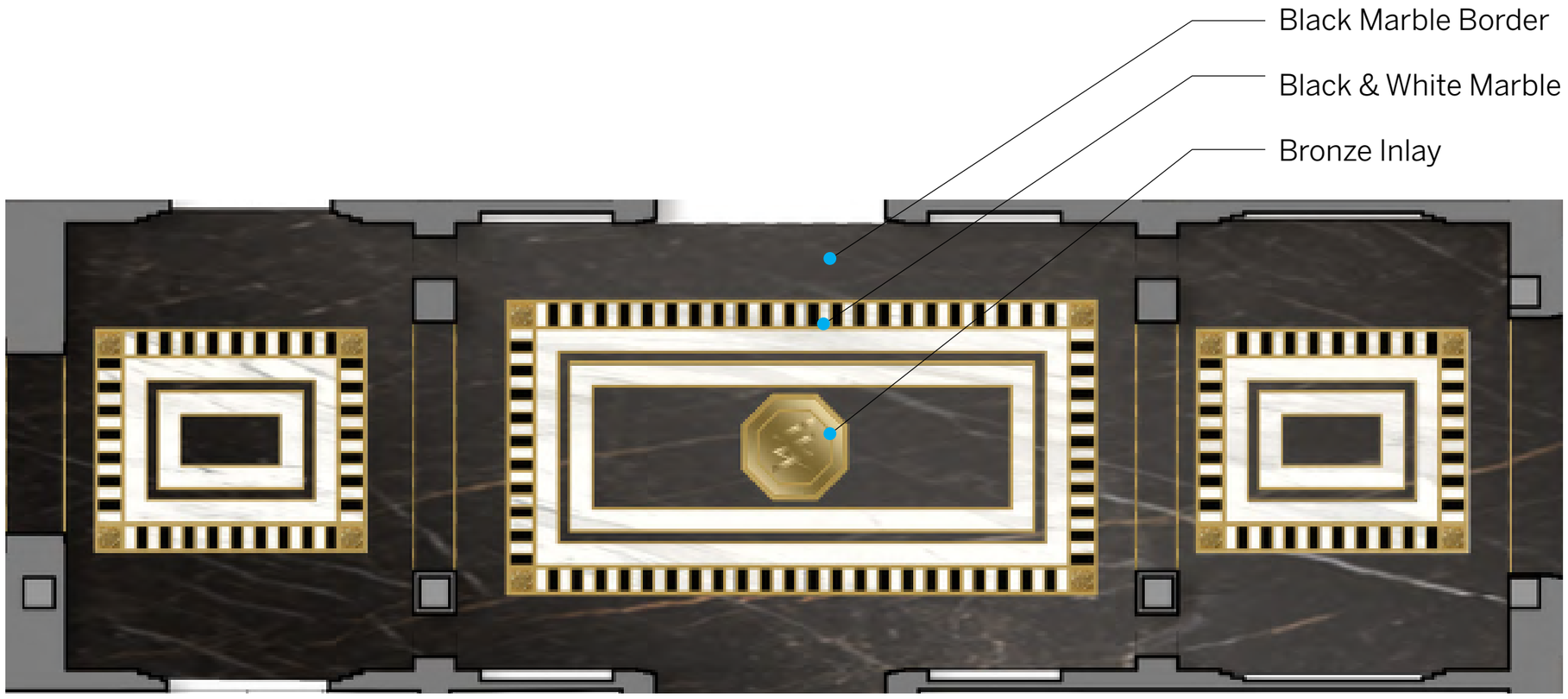
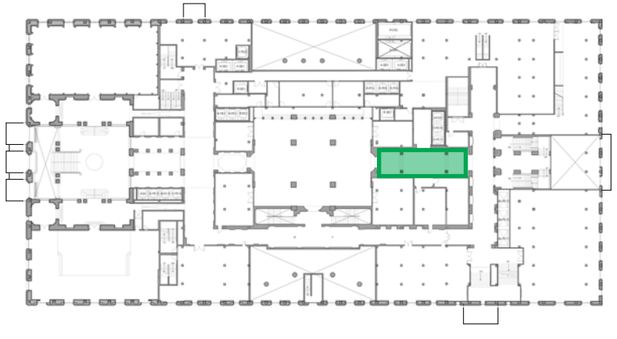
# Main Lobby Hall - Proposed




**PROPOSED** PLAN

KEY PLAN - Level 1



Proposed Alteration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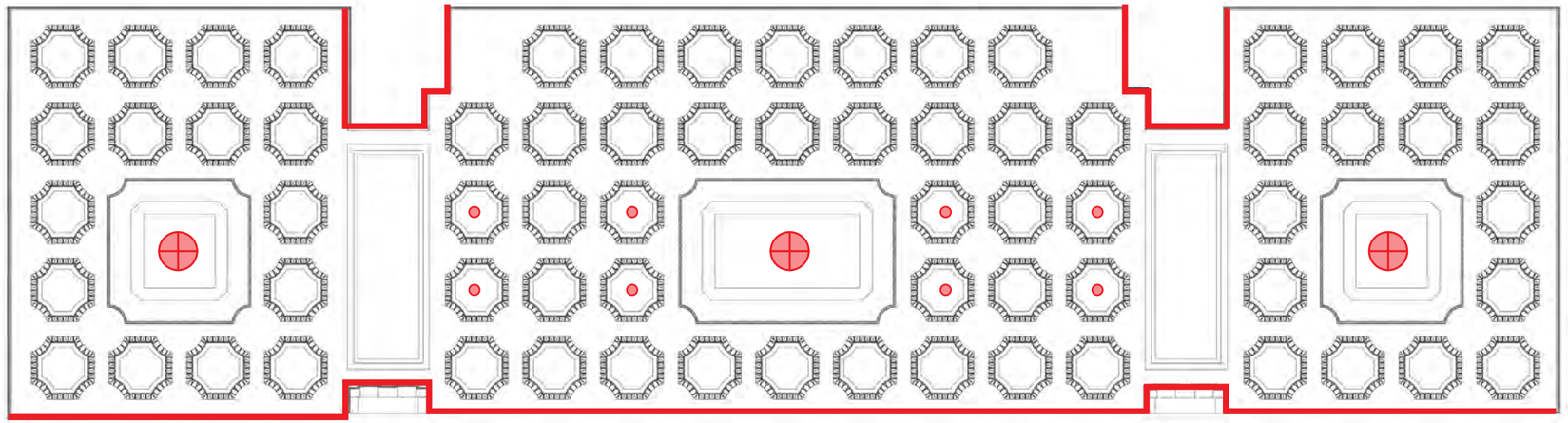
# Main Lobby Hall - Existing Ceiling



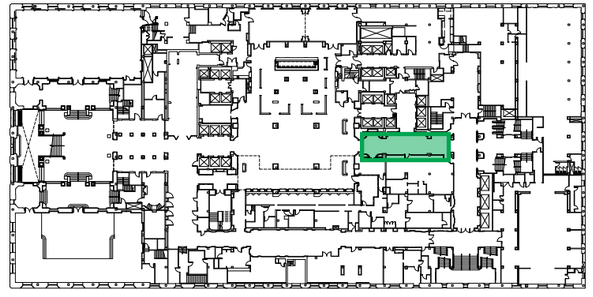
**EXISTING** REFLECTED CEILING PLAN

EXISTING CHANDELIER

## EXISTING FIXTURES

- **8 x 8” Downlights**
- **3 Non-original chandeliers**

KEY PLAN - Level 1



Non-original Material

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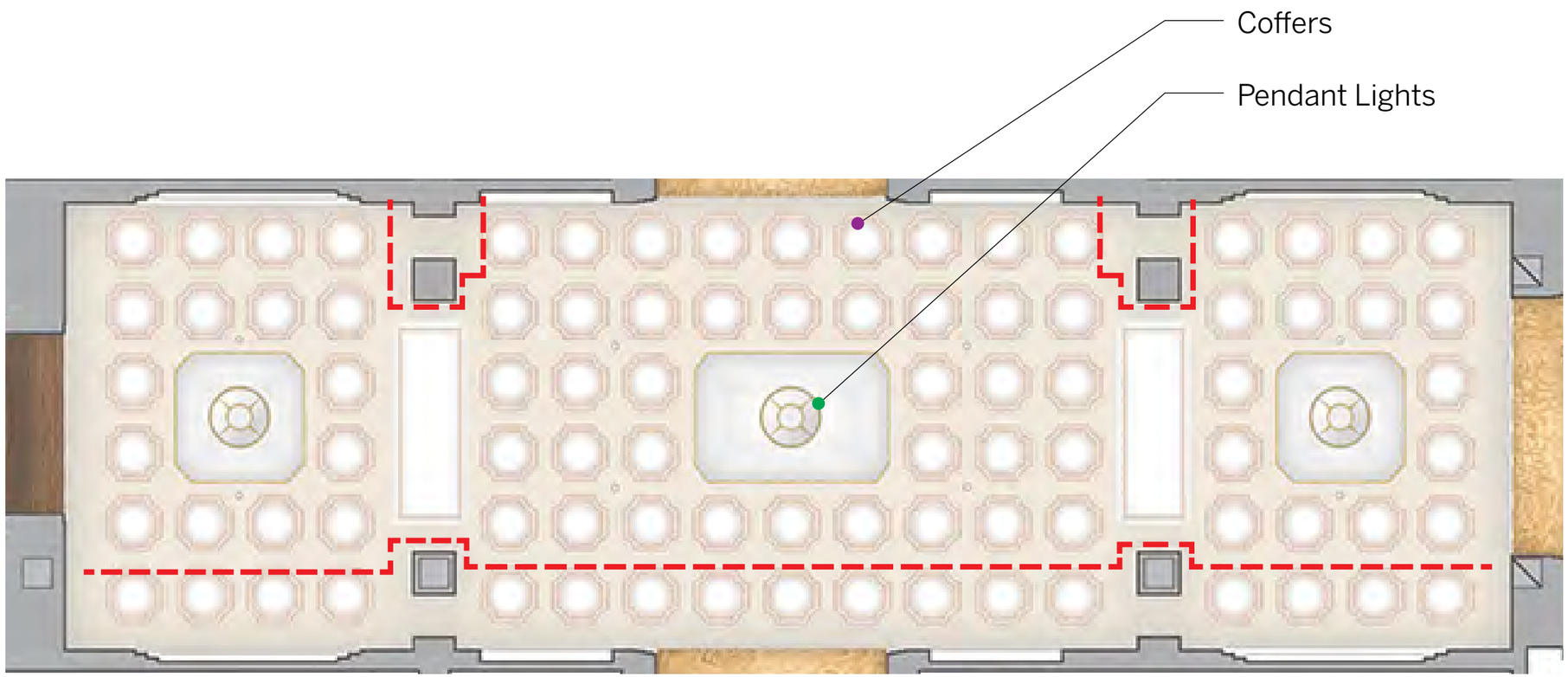
# Main Lobby Hall - Proposed Ceiling

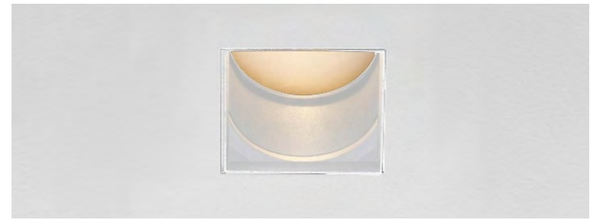



**PROPOSED** REFLECTED CEILING PLAN

Proposed Restoration

Existing To Remain

ORIGINAL PENDANT FIXTURE



4" SQ. TRIMLESS RECESSED DOWNLIGHT

3-5/16" CONCEALED SPRINKLERHEAD

## PROPOSED FIXTURES

- **32 x 4" Downlights**
- **3 Restored Pendants**

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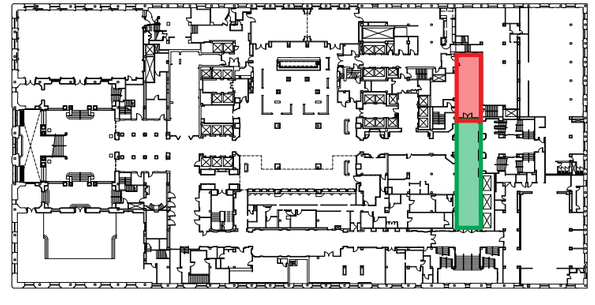
# East Arcade - Original

# East Arcade - Existing

KEY PLAN - Level 1

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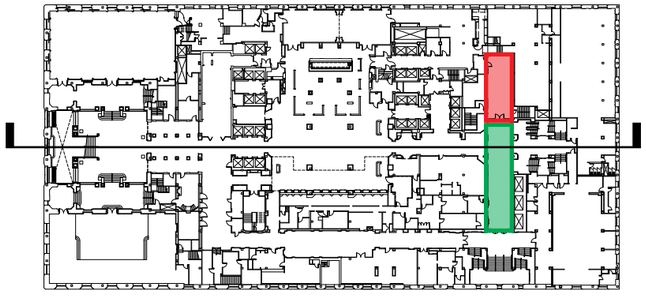
# East Arcade - Existing

Painted Cornice

Antique Shop Infill

**EXISTING** EAST/WEST SECTION

KEY PLAN - Level 1



Non-original Material

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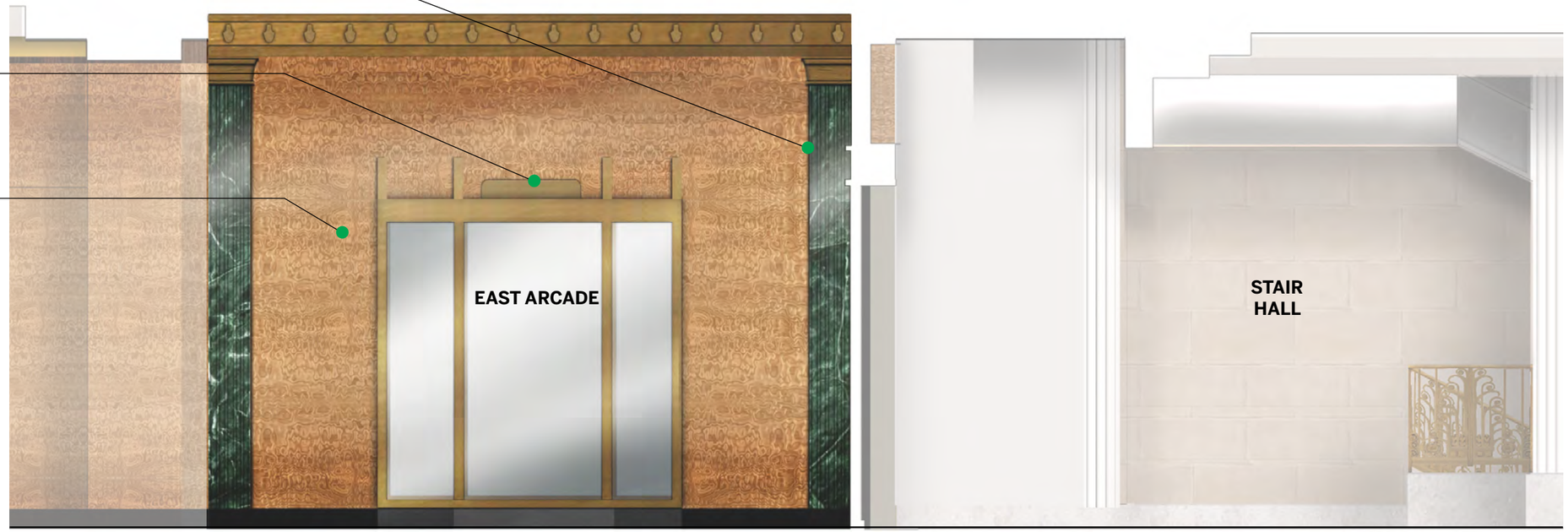
# East Arcade - Proposed



Serpentine Green Marble
*Pilasters*

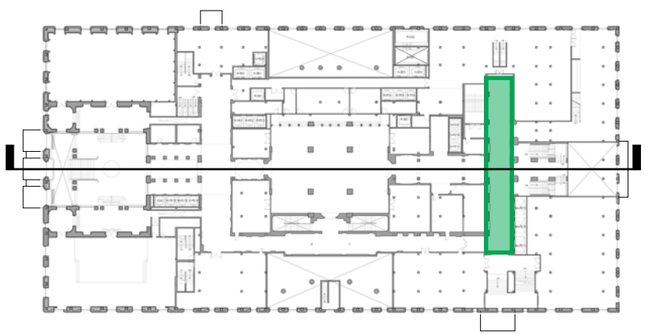
Nickel Bronze Vitrine
*Retail Display*

“Tamo” Japanese Ash
*Wall Finishes*




**PROPOSED** EAST/WEST SECTION

KEY PLAN - Level 1



Proposed Restoration

Proposed Alteration

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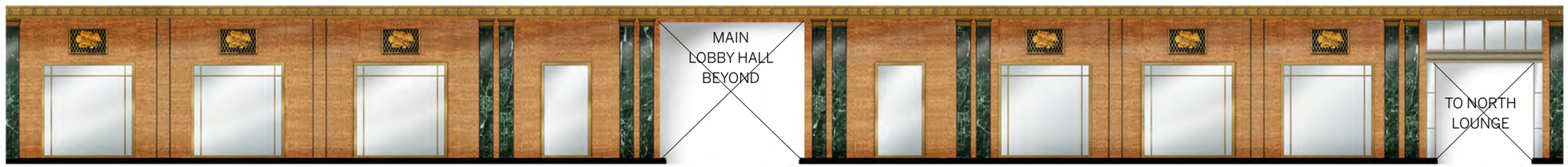
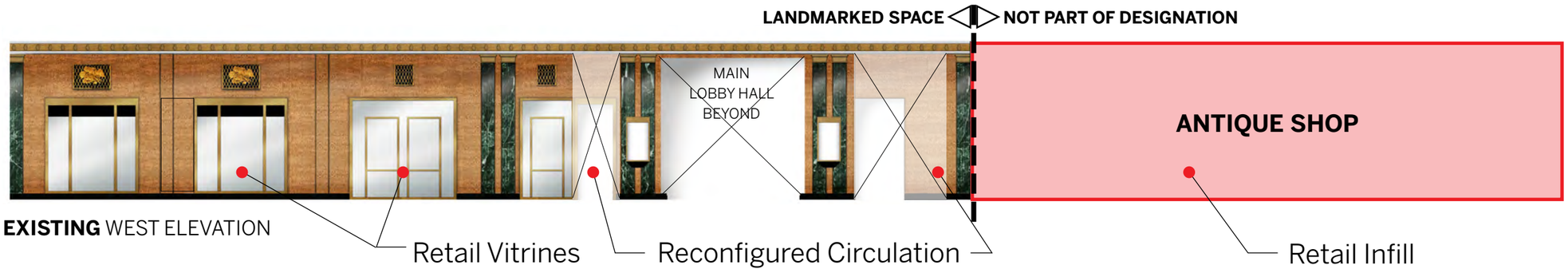
# East Arcade - West and North Elevations



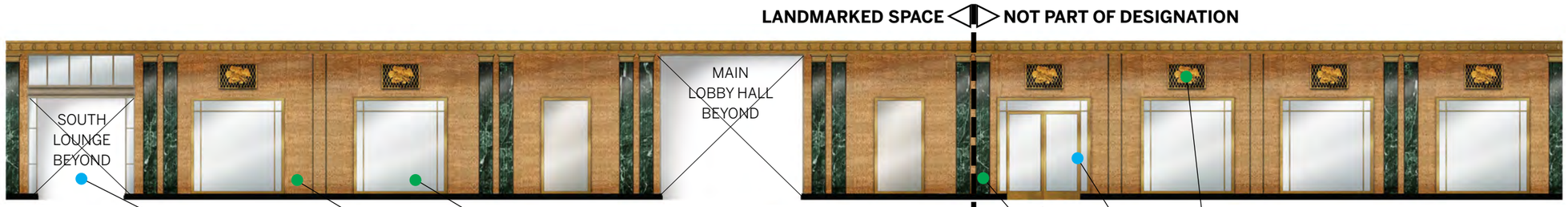

**ORIGINAL** WEST ELEVATION

**ORIGINAL** NORTH ELEVATION




**EXISTING** WEST ELEVATION

**EXISTING** NORTH ELEVATION




**PROPOSED** WEST ELEVATION

**PROPOSED** NORTHELEVATION

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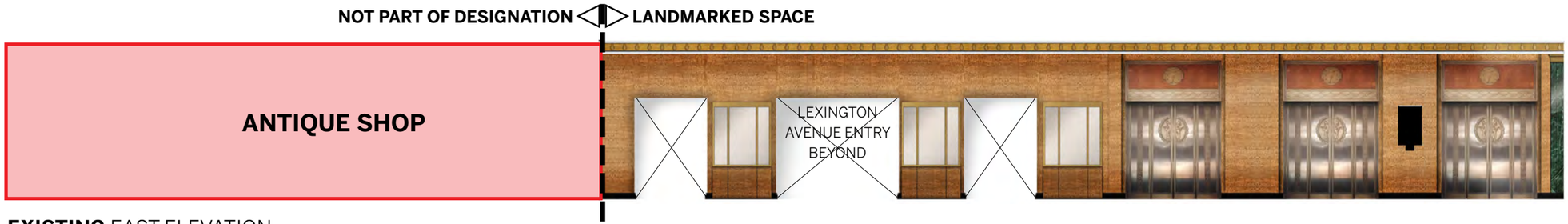
# East Arcade - East and South Elevations

**ORIGINAL** EAST ELEVATION

**ORIGINAL** SOUTH ELEVATION




**EXISTING** EAST ELEVATION

**EXISTING** SOUTH ELEVATION

**PROPOSED** EAST ELEVATION

**PROPOSED** SOUTH ELEVATION

Non-Original Material

Proposed Restoration

Proposed Alteration

Nickel Bronze Doors

Nickel Bronze Vitrines
*Retail Display*

Nickel Bronze Grilles
*MEP Distribution*

“Tamo” Japanese Ash
*Wall Finishes*

Nickel Bronze & Glass
*Door Transoms*

Green Marble Pilasters

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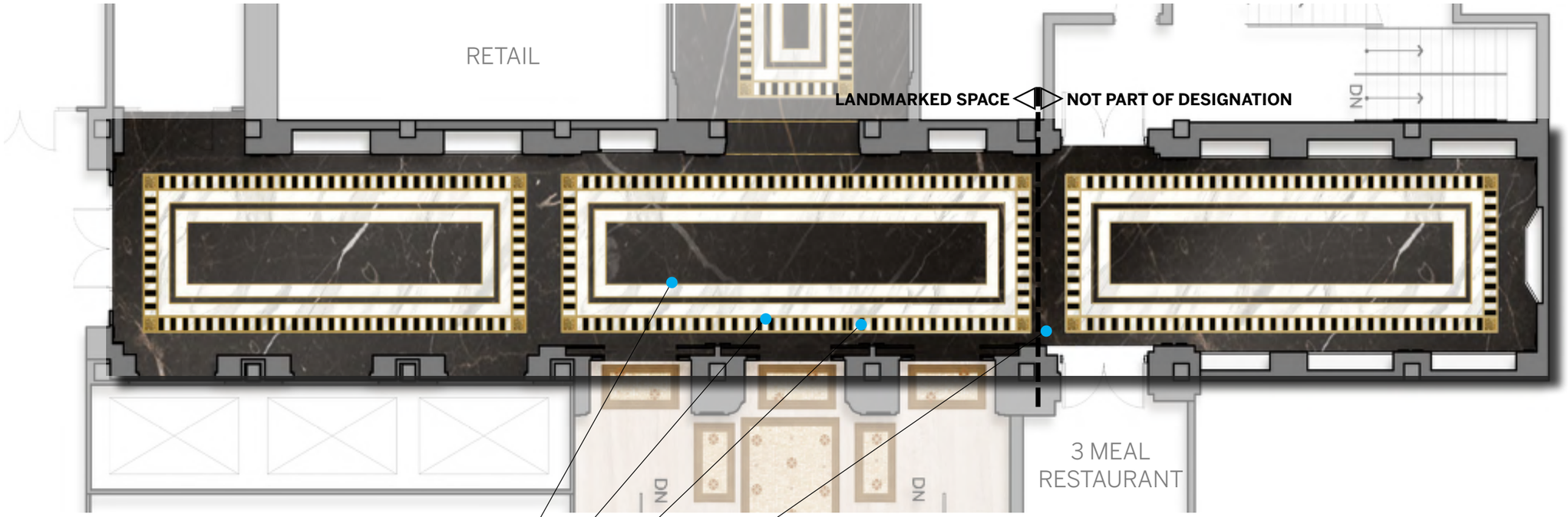
# East Arcade - Proposed Floor Finish




**PROPOSED** PLAN

Black & White Marble

Black & White Marble Border

Bronze Inlay

Black Marble Border

Proposed Alteration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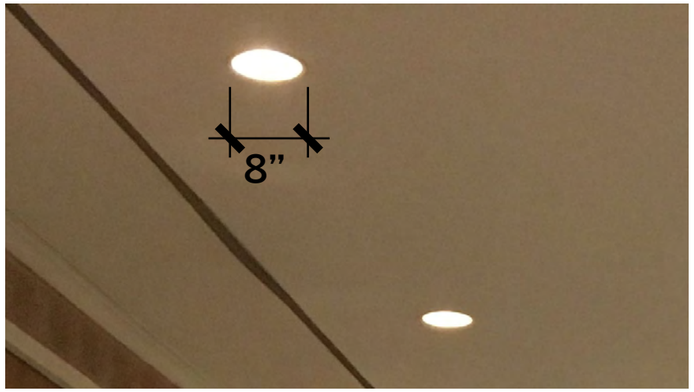
# East Arcade - Existing Ceiling

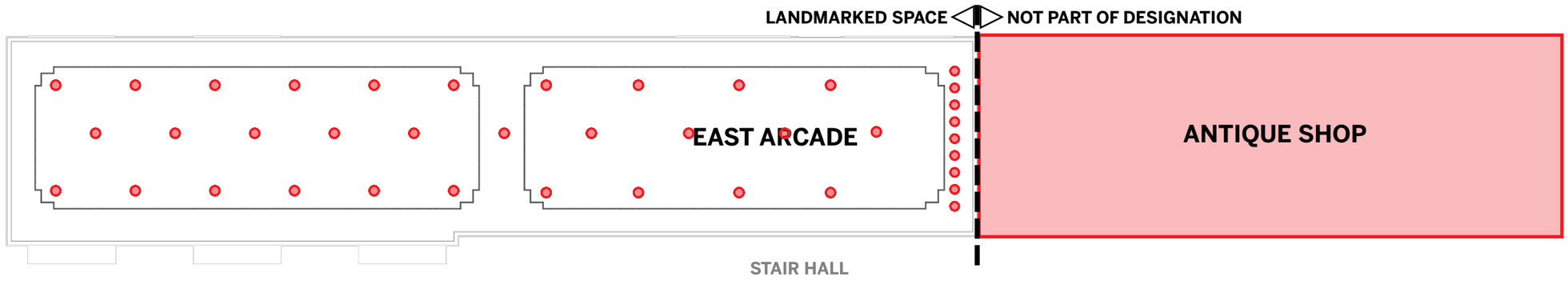



**EXISTING** DOWNLIGHTS

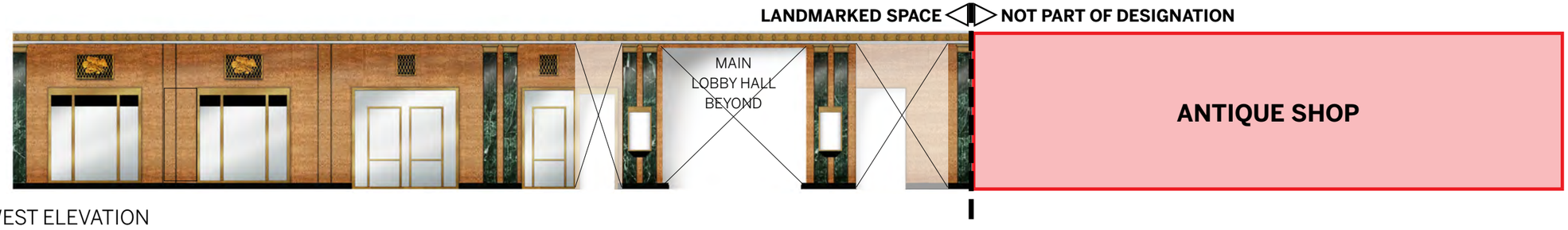
**EXISTING** RETAIL ACCENT LIGHTING

## EXISTING FIXTURES

- 39 x 8” Downlights




**EXISTING** REFLECTED CEILING PLAN PLAN




**EXISTING** WEST ELEVATION

Non-original Material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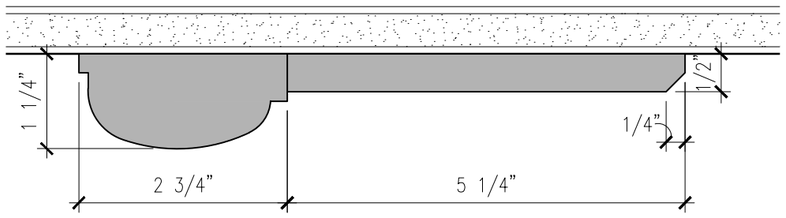
# East Arcade - Proposed Ceiling

4” SQ. TRIMLESS RECESSED DOWNLIGHT

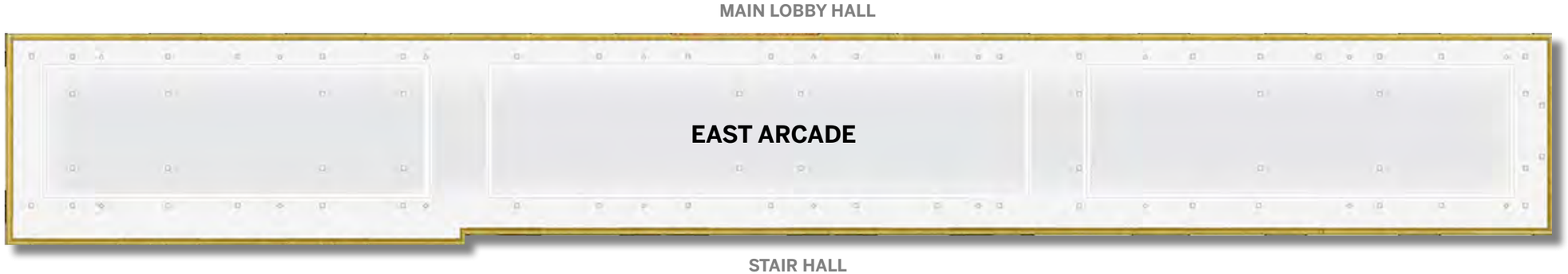
3-5/16” CONCEALED SPRINKLERHEAD



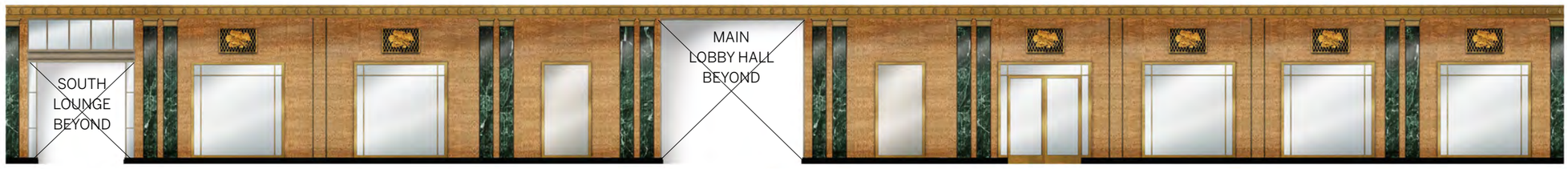

CUSTOM MOLDING SECTION DETAIL

## PROPOSED FIXTURES

- **16 Center Downlights**
- **Pilaster Accent Downlights**
- **Grille Accent Downlights**
- **Elevator Door Accent Downlights**




**PROPOSED** REFLECTED CEILING PLAN




**PROPOSED** WEST ELEVATION

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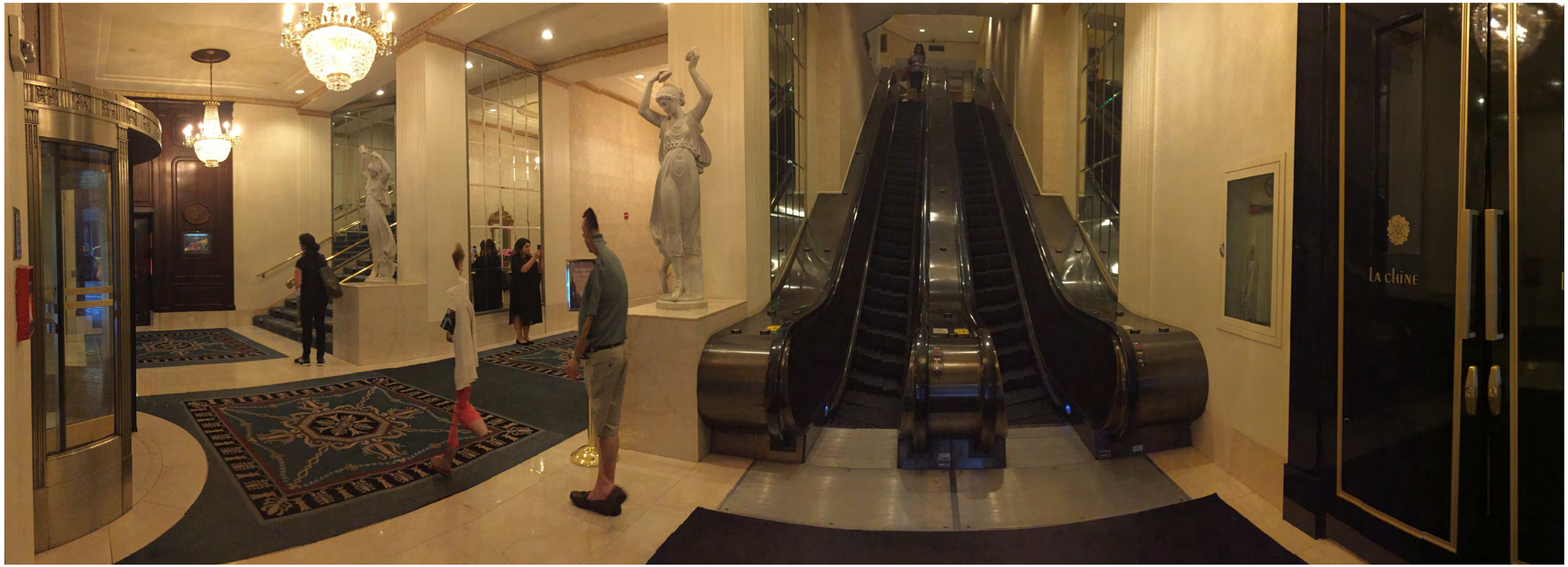
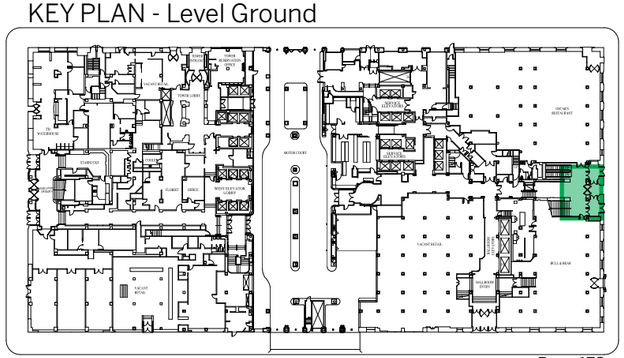
# Lexington Avenue Entry - Existing

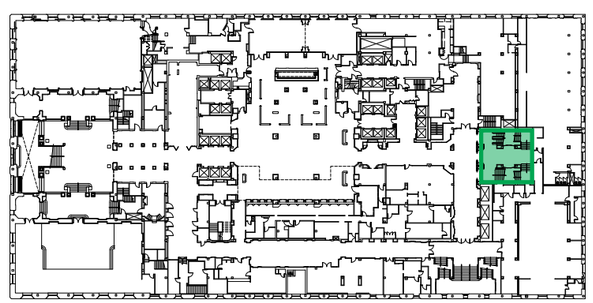



KEY PLAN - Level Ground

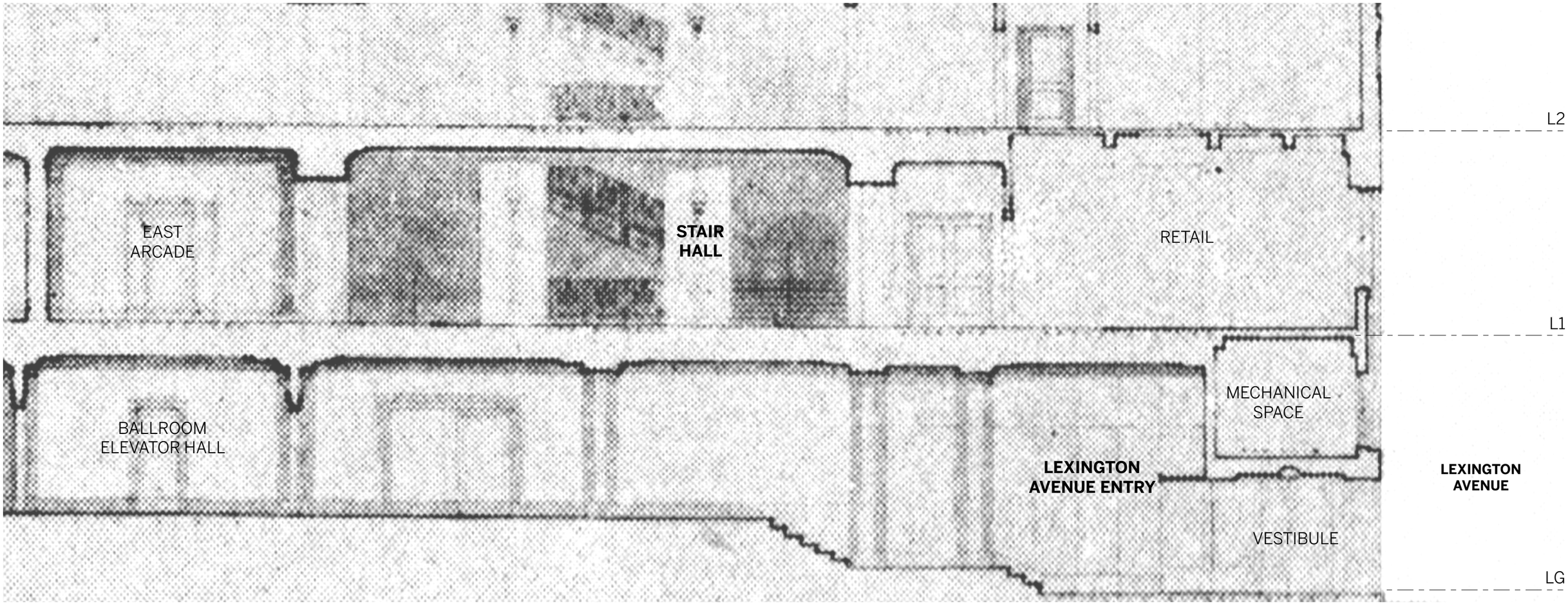


# Stair Hall - Existing

KEY PLAN - Level 1

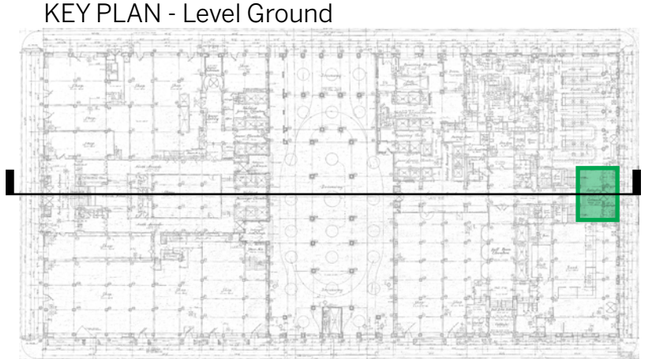


# Lexington Avenue Entry & Stair Hall - Original




**ORIGINAL** EAST/WEST SECTION

KEY PLAN - Level Ground

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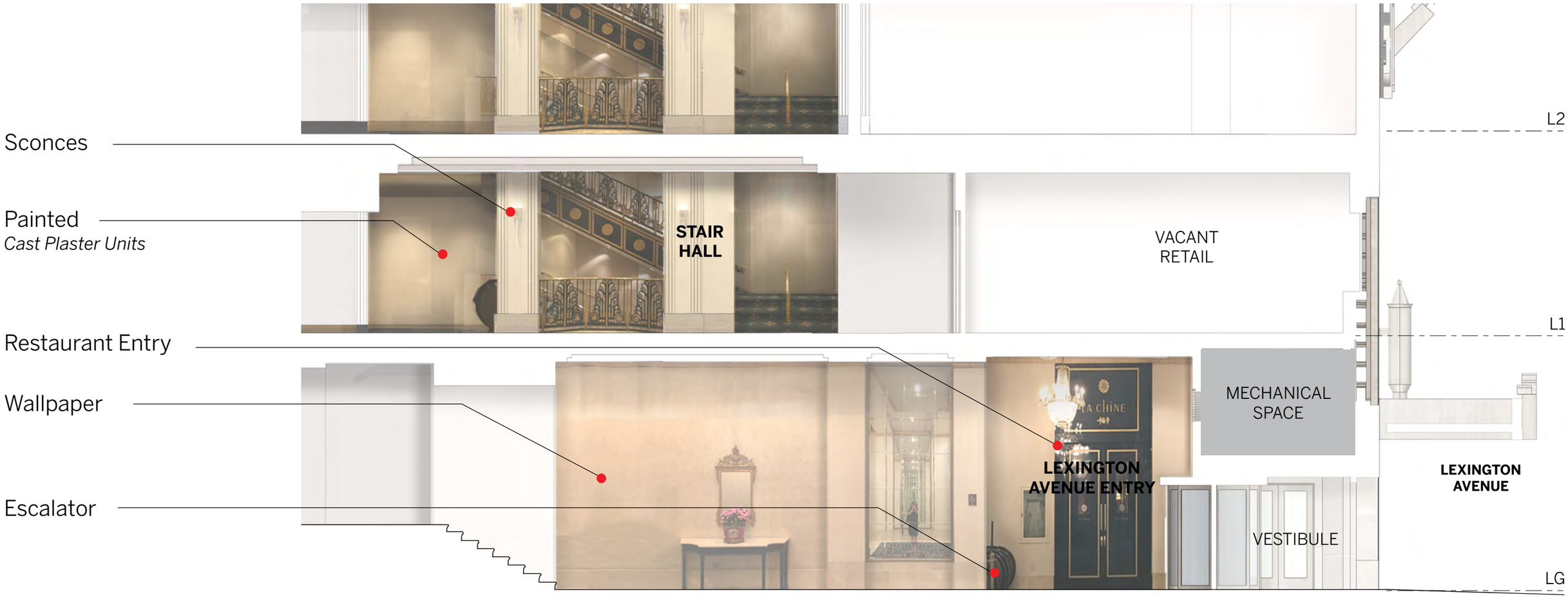
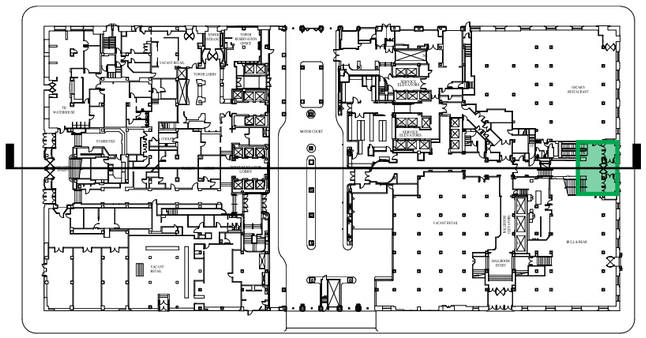
# Lexington Avenue Entry & Stair Hall - Existing






**EXISTING** EAST/WEST SECTION

KEY PLAN - Level Ground



Non-original Material

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# Lexington Avenue Entry & Stair Hall - Proposed



Recessed Lighting
*Ceiling Light Coves*

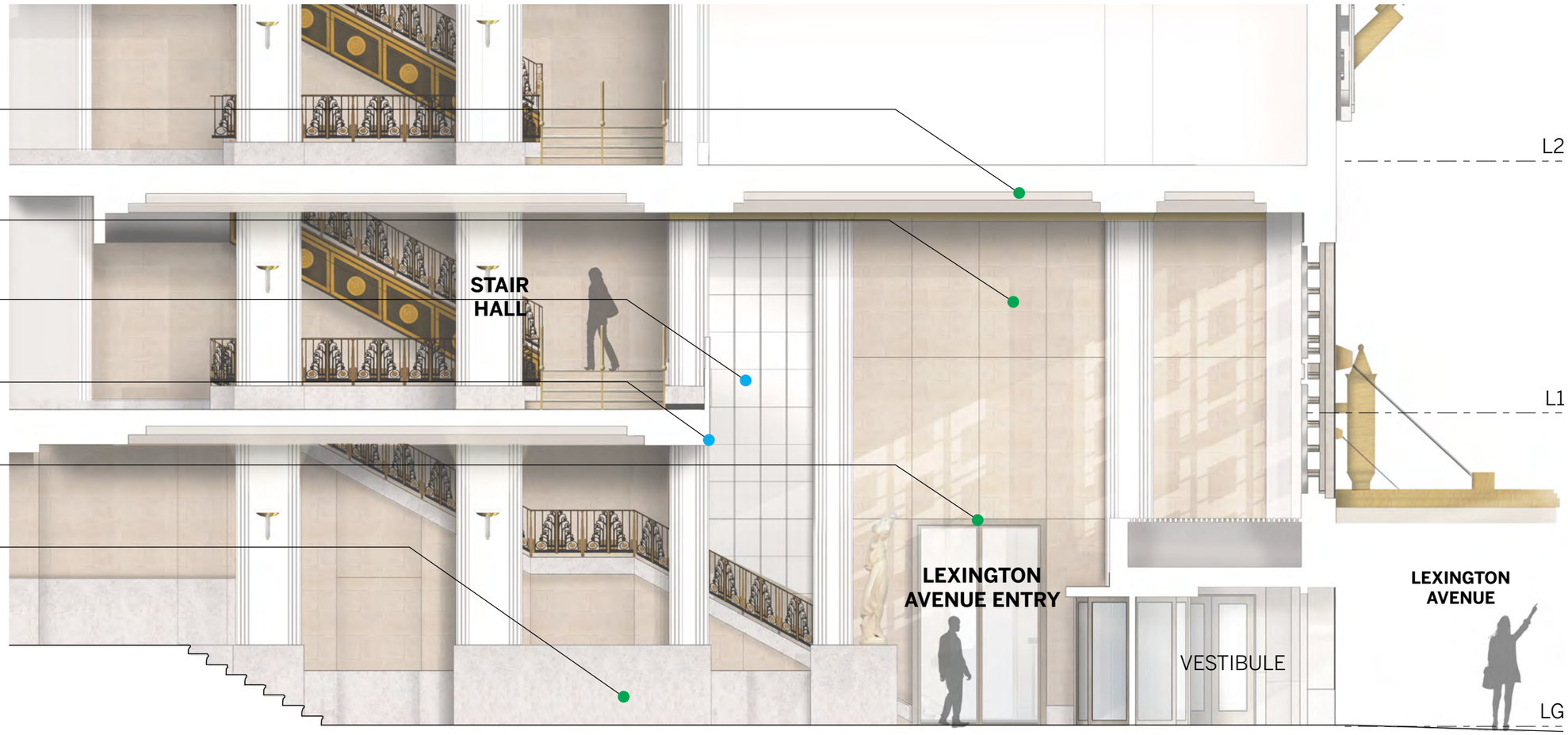
Limestone
*Wall Finishes*

Mirrors and Nickel Bronze
*Extended to Double Height Space*

Removed Floor Slab
*New Double Height Entry*

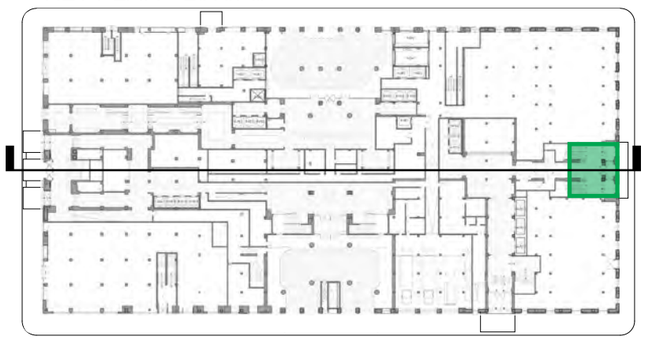
Nickel Bronze
*Doors*

Travertine
Floors, Bases, Stairs




**PROPOSED** EAST/WEST SECTION

KEY PLAN - Level G



Proposed Restoration

Proposed Alteration

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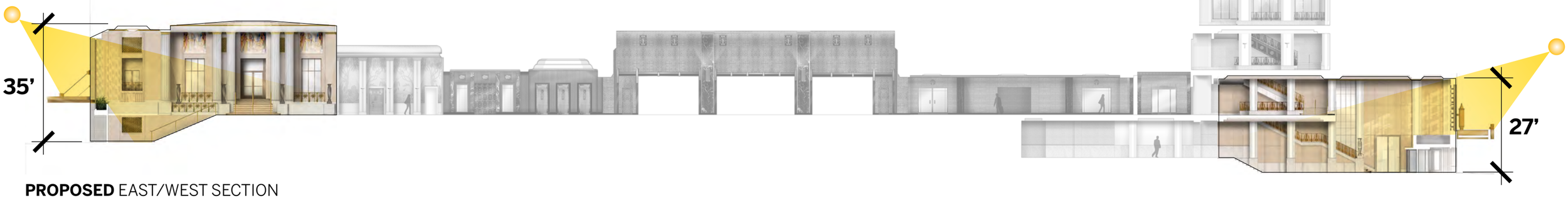
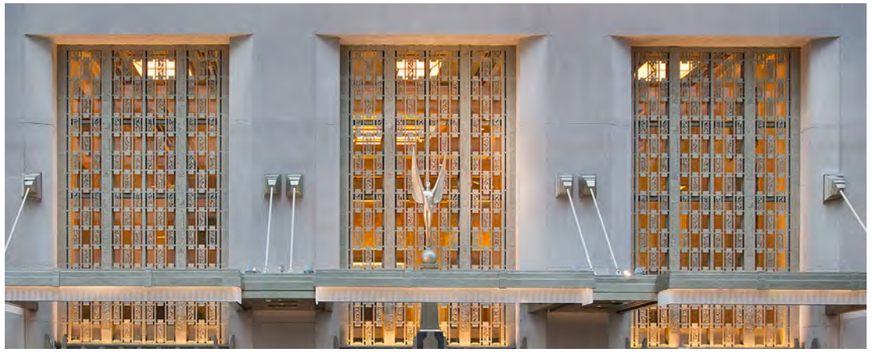
# Lexington Avenue Entry & Stair Hall

**EXISTING** EAST/WEST SECTION




**PROPOSED** EAST/WEST SECTION



**EXISTING** PARK AVENUE GRILLES

**EXISTING** LEXINGTON AVENUE ENTRY FACADE

**PROPOSED** LEXINGTON AVENUE ENTRY FACADE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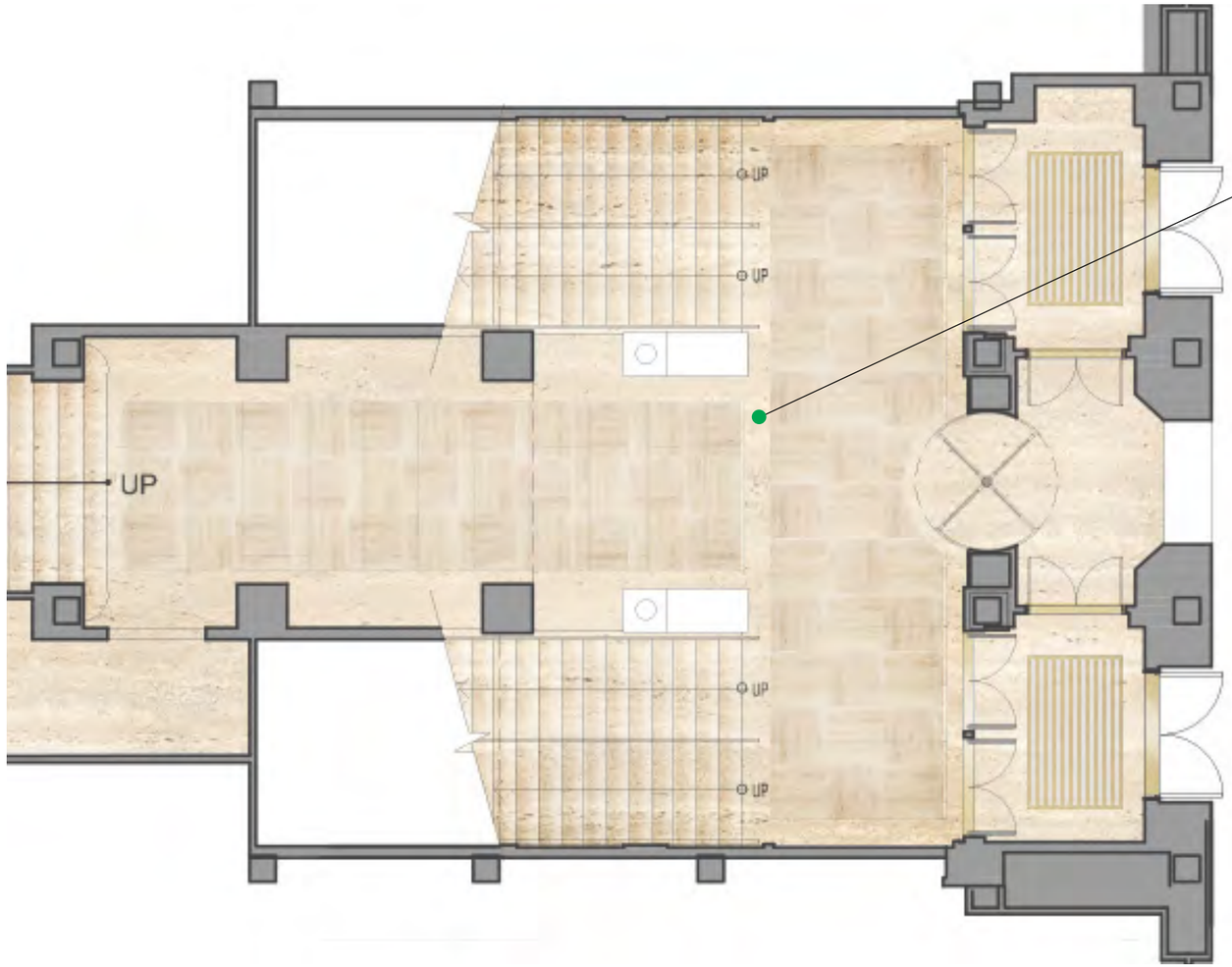
# Lexington Avenue Entry - Proposed Floor Finish



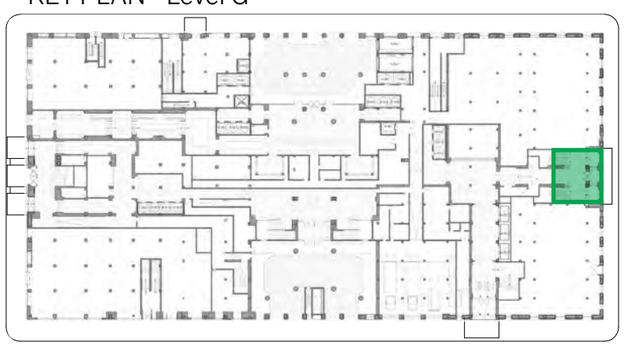

**PROPOSED** PLAN

- Proposed Restoration
- Existing To Remain

"Floors throughout these spaces...also the **borders** shall be of **Travertine stone**..."

-Specifications for the Waldorf-Astoria
July 1, 1930

KEY PLAN - Level G

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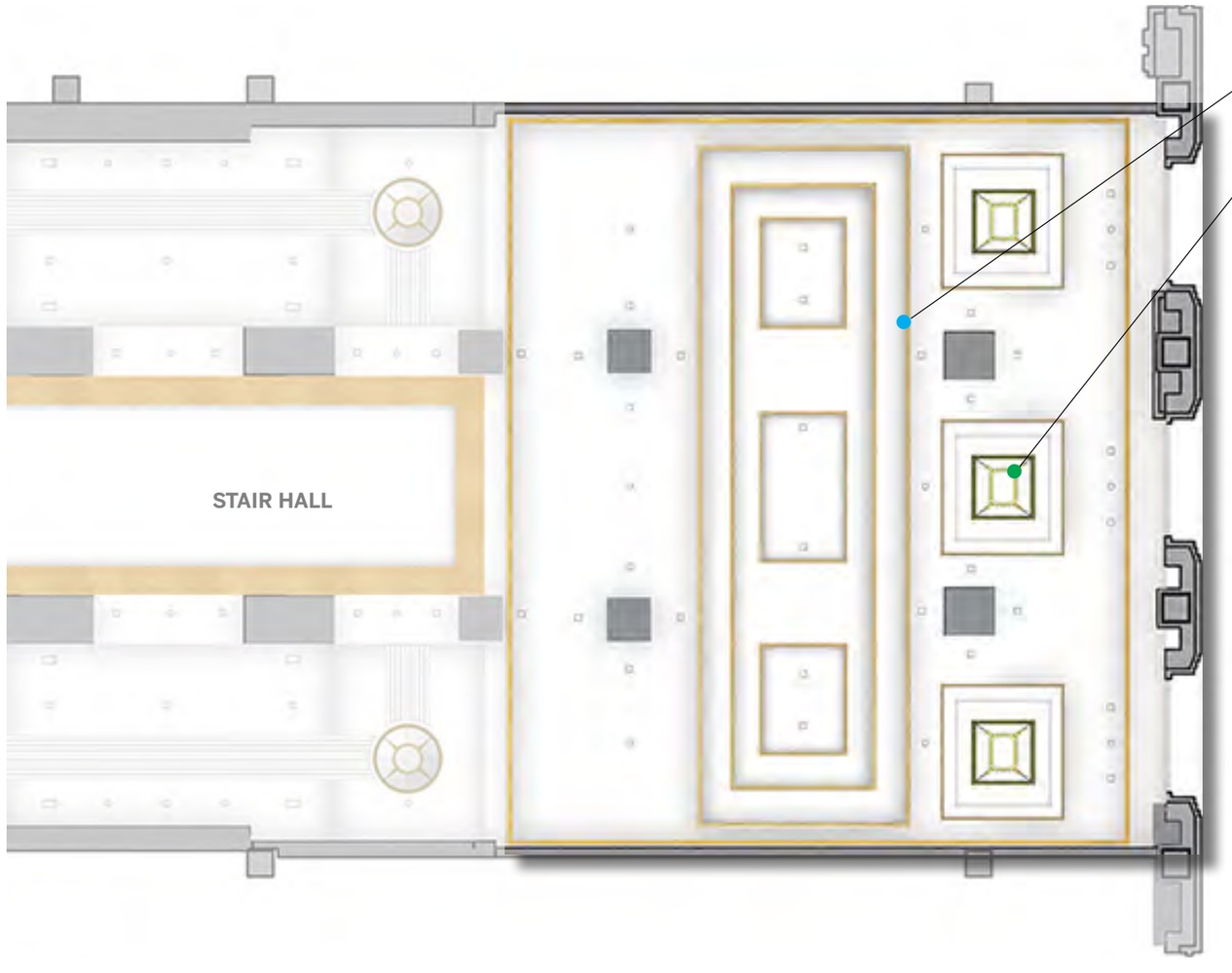
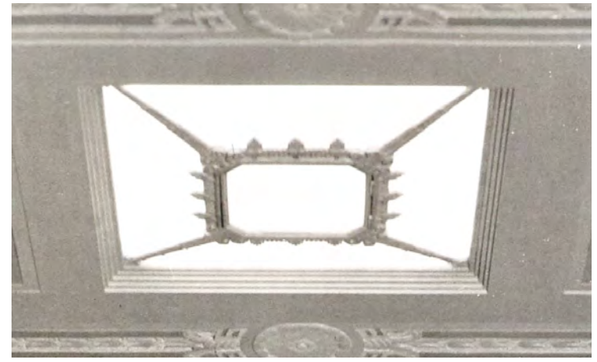
# Lexington Avenue Entry - Proposed Ceiling



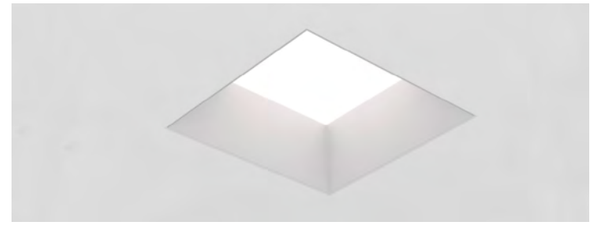



**PROPOSED** REFLECTED CEILING PLAN

- Proposed Restoration
- Proposed Alteration



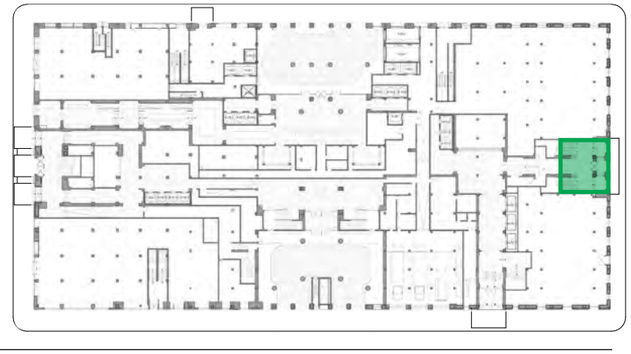
ORIGINAL SIDE-BAY LAYLIGHT
*(TO MATCH PARK AVENUE FOYER)*



4" SQUARE TRIMLESS RECESSED DOWNLIGHT

3-5/16" CONCEALED SPRINKLERHEAD

KEY PLAN - Level G



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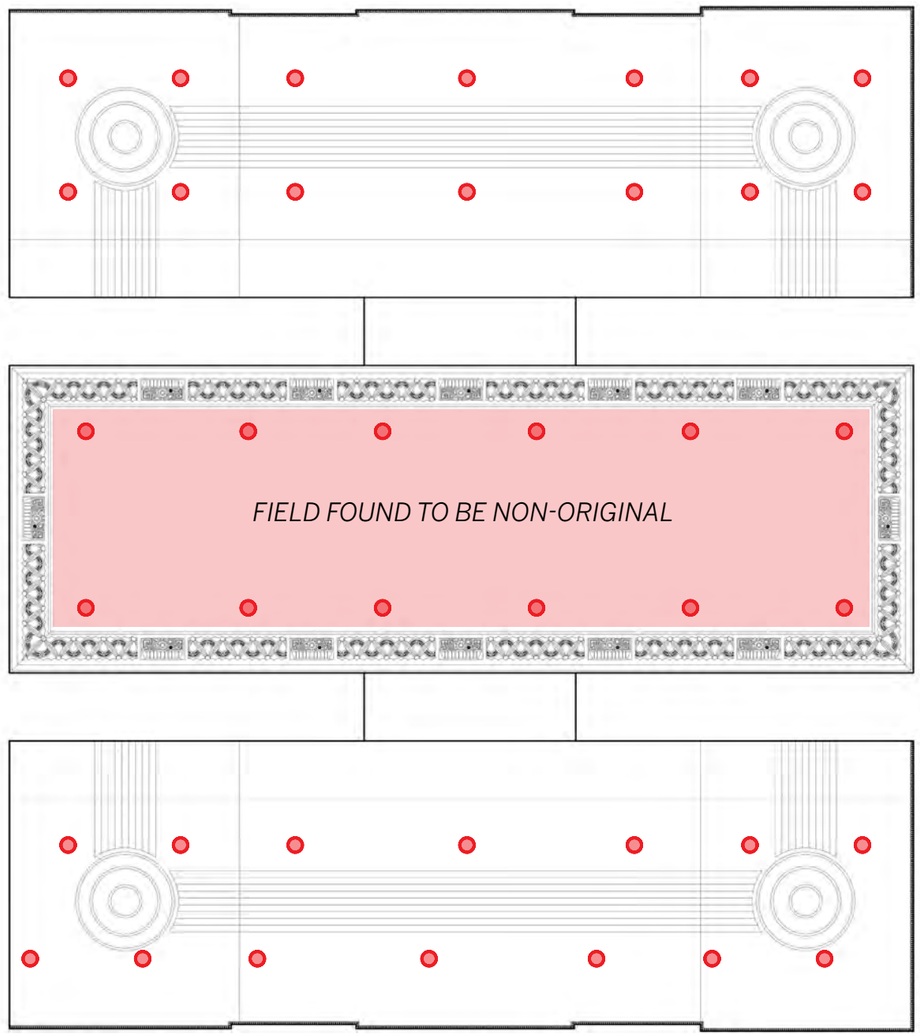
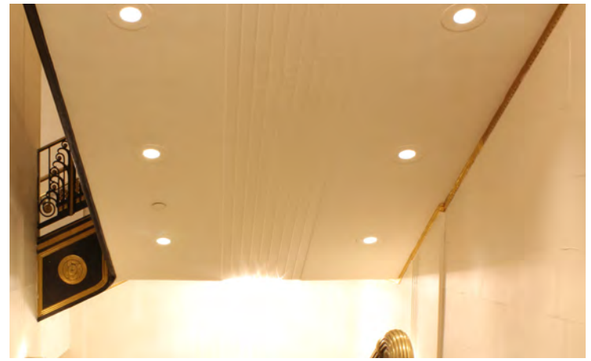
# Stair Hall - Existing Ceiling






**EXISTING** REFLECTED CEILING PLAN

Non-original Material

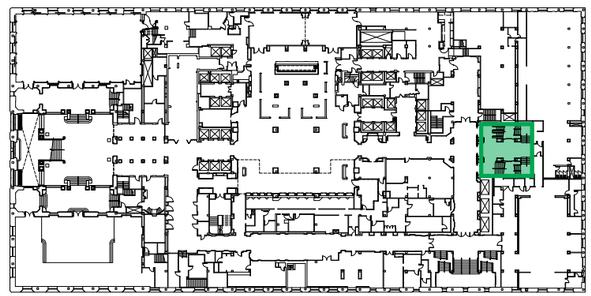


EXISTING STAIR LIGHTING

## EXISTING FIXTURES

- 32 x 8” downlights
- 6 Non-original sconces

KEY PLAN - Level 1



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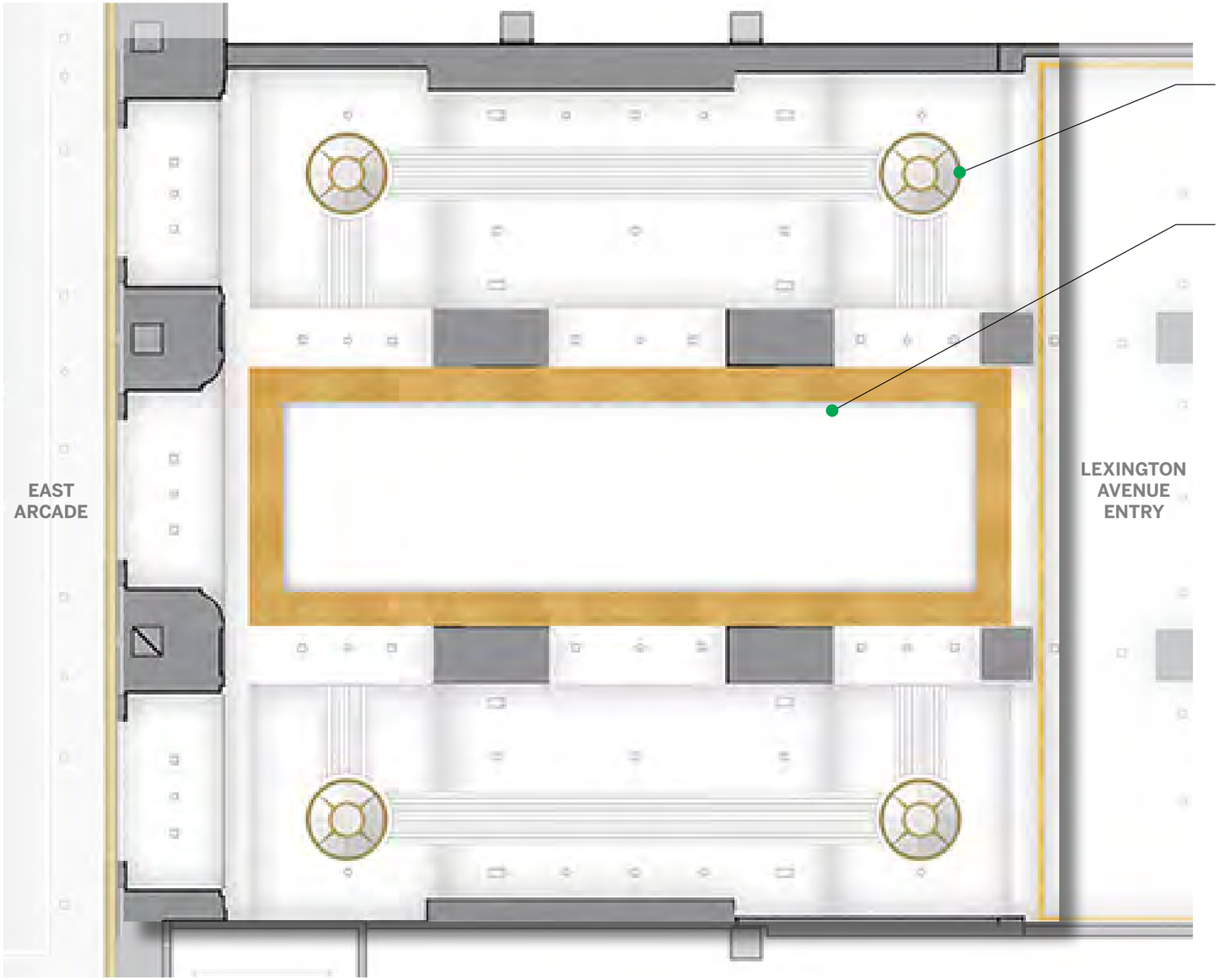
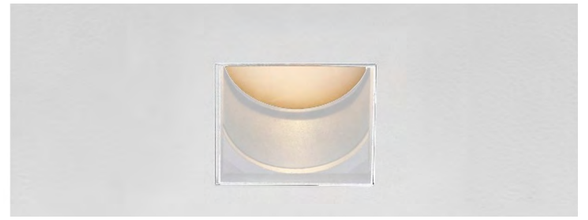
# Stair Hall - Proposed Ceiling



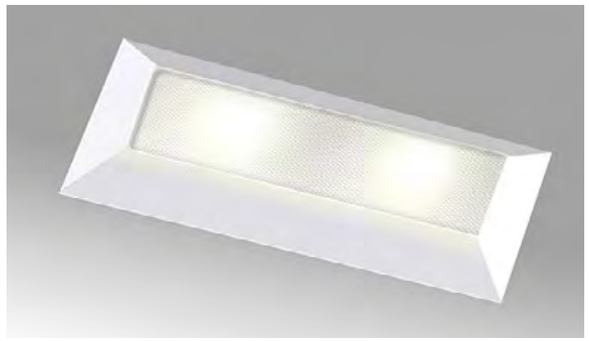

**PROPOSED** REFLECTED CEILING PLAN

Proposed Restoration



4" SQ. TRIMLESS RECESSED DOWNLIGHT

ORIGINAL PENDANT FIXTURE



COLUMN ACCENT LIGHT (4" X 8 3/4")

3-5/16" CONCEALED SPRINKLERHEAD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# Lexington Avenue Entry - Existing

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# Lexington Avenue Entry - Proposed

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# Lexington Avenue Entry

EXISTING

PROPOSED

SOM
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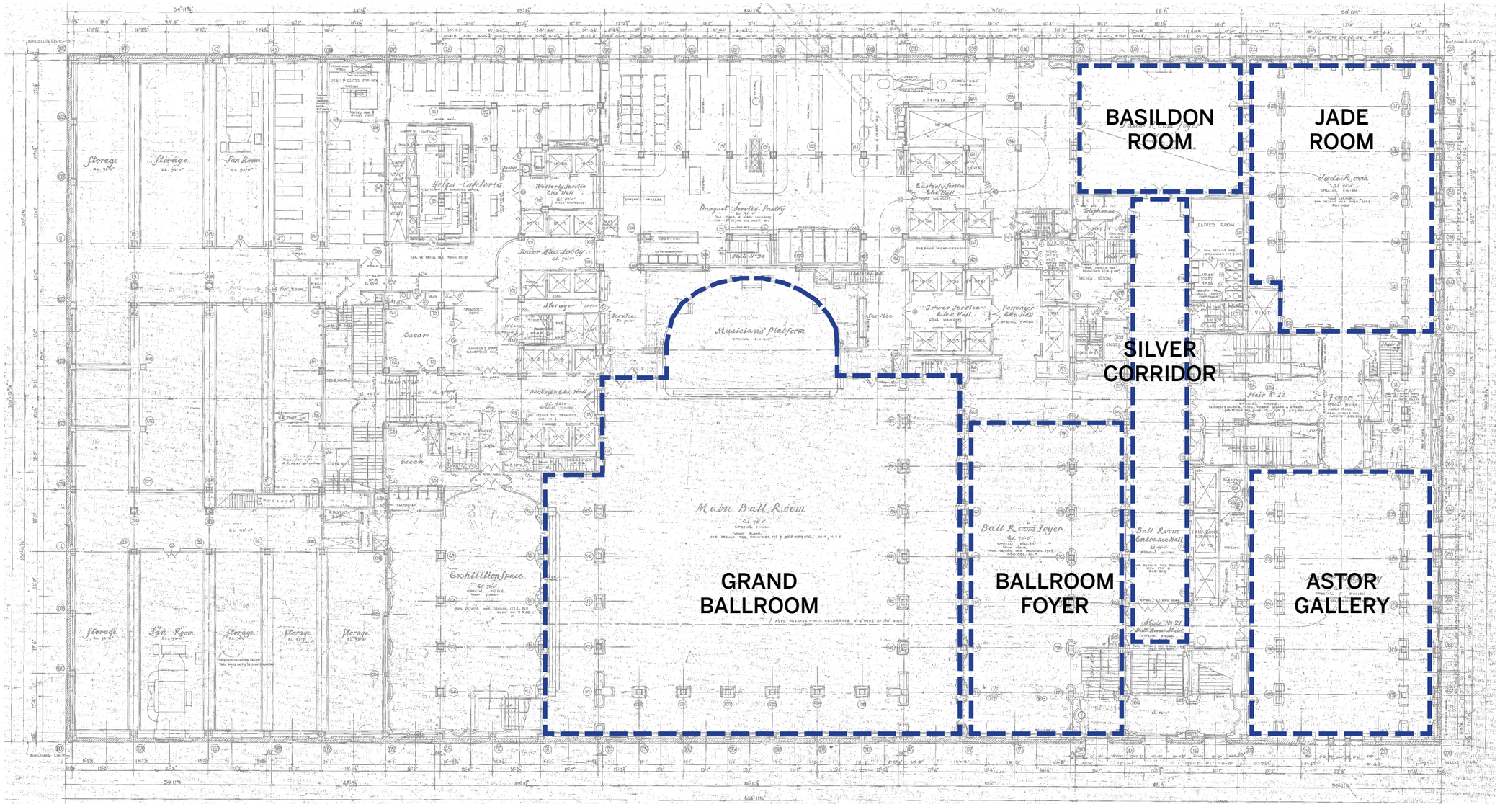
## Interior Restorations and Alterations - Level 3

# Level 3 - Original




Original Configuration

0 16' 32' 64'
Scale: 1/32" = 1'-0"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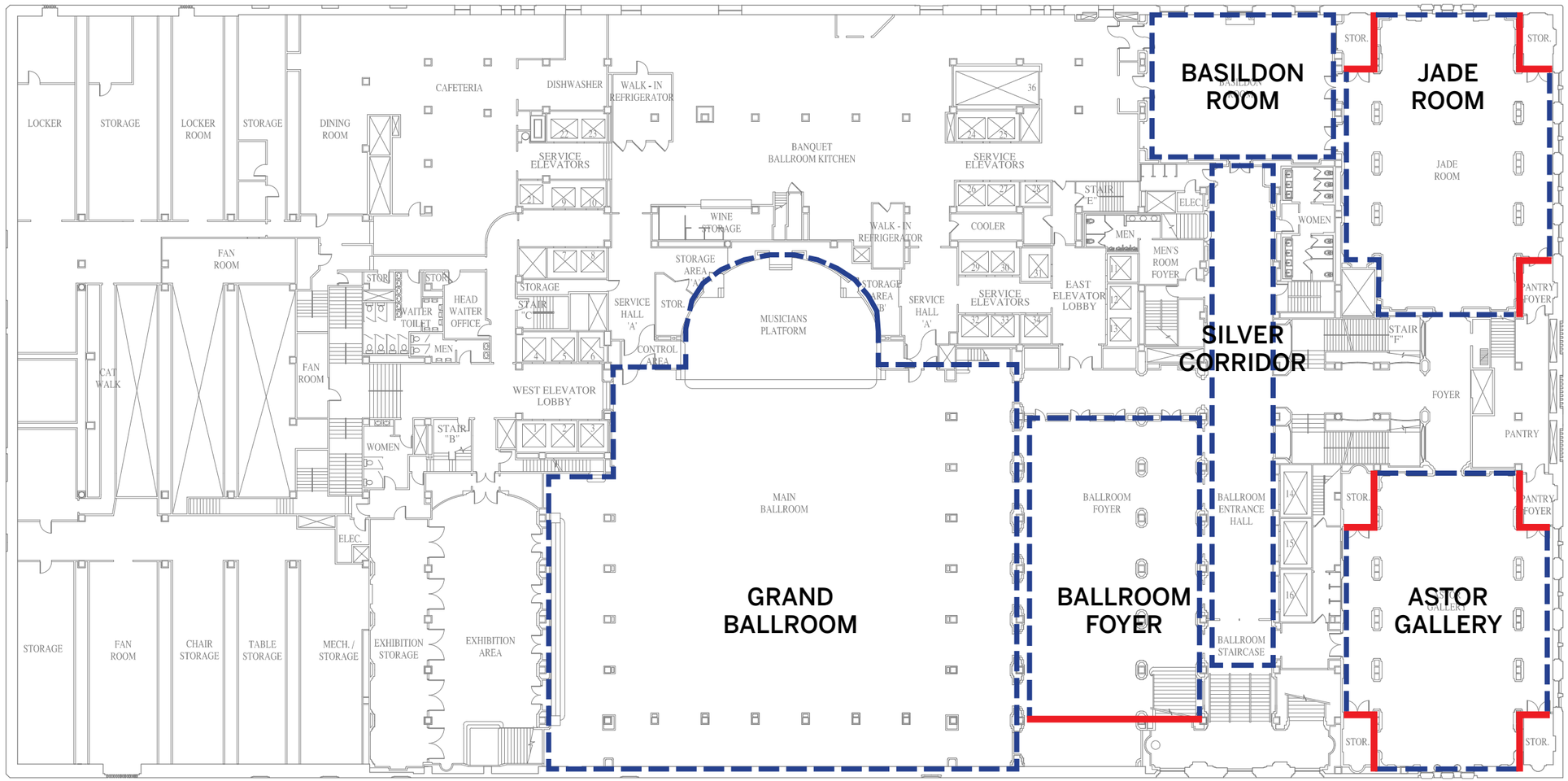
# Level 3 - Existing






Non-original Configuration

Original Configuration

0 16' 32' 64'

Scale: 1/32" = 1'-0"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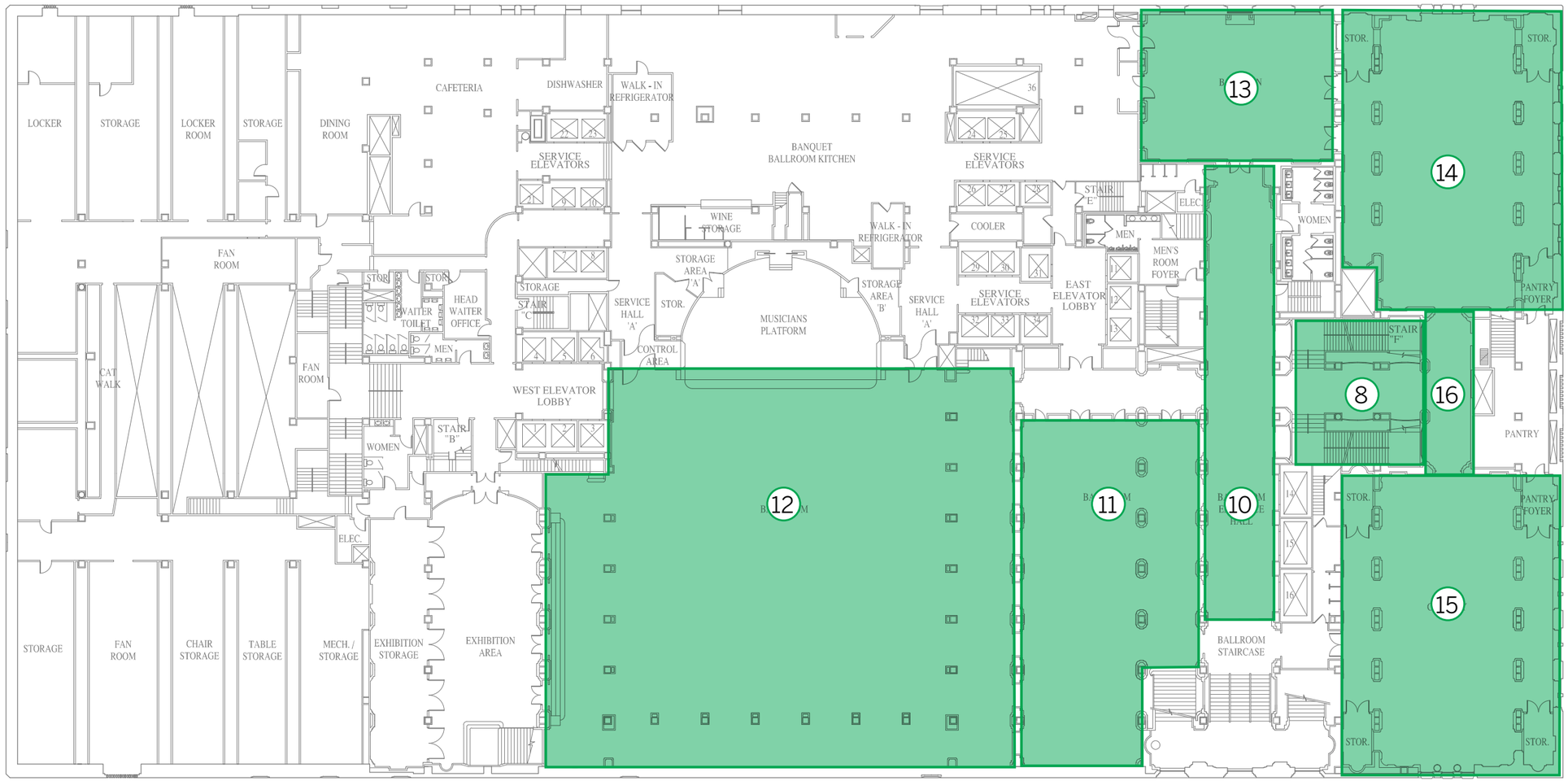
# Level 3 - Landmarked Spaces



1. Park Avenue Foyer
2. Colonnade
3. Peacock Alley/West Lounge
4. West Elevator Hall
5. Main Lobby
6. Main Lobby Hall
7. East Arcade
8. Stair Hall
9. Lexington Entry
10. Silver Corridor
11. Ballroom Foyer
12. Grand Ballroom
13. Basildon Room
14. Jade Room
15. Astor Room
16. Jade & Astor Foyer




Landmarked Spaces

0 16' 32' 64'
Scale: 1/32" = 1'-0"

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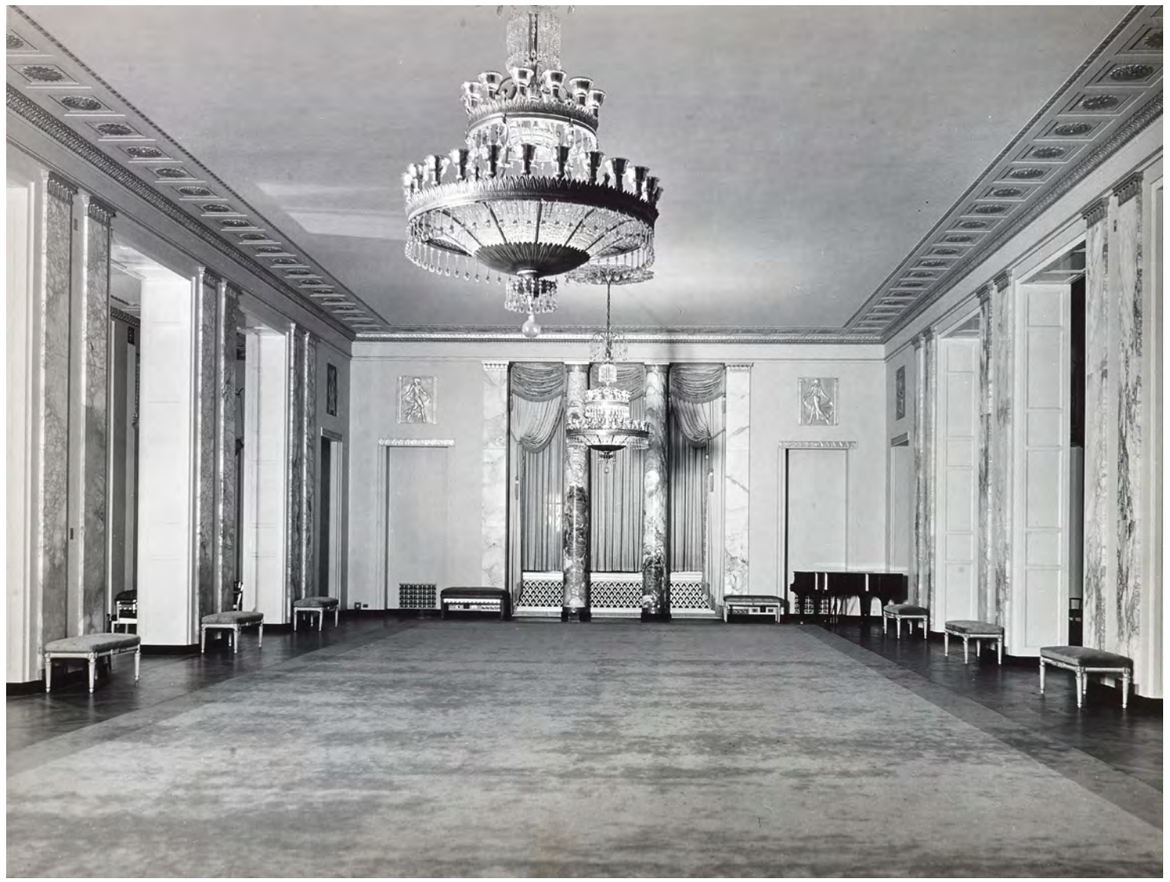
# Jade Room



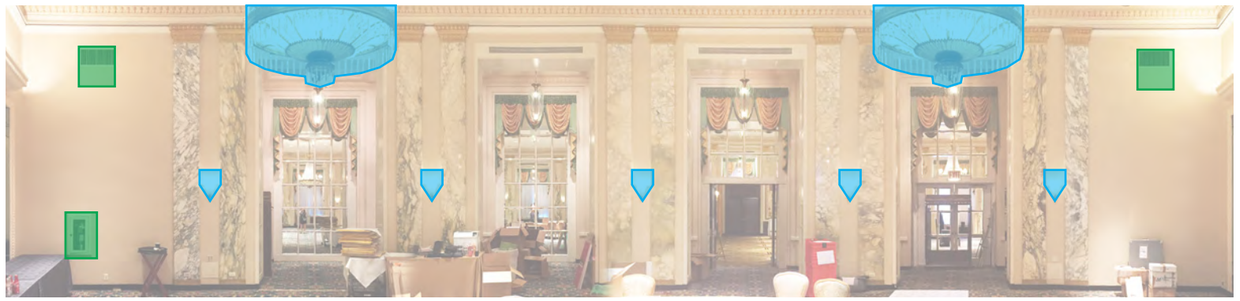
"The walls of the Jade room are ***painted jade green***. All ***carvings and ornaments are in gold***. Pilasters and columns of the large window are of Italian vert mentalto marble. Lighting is direct from crystal and gold chandeliers."

- Facts About the Waldorf Astoria



1931 1940 1950 1960 1970 1980 1990 2000 2010 2017

# Jade Room



EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

FLOOR

CEILING

LEGEND

- Restore to original material
- Restore to original color (paint)
- Preservative measures & repairs
- Update required (new material)

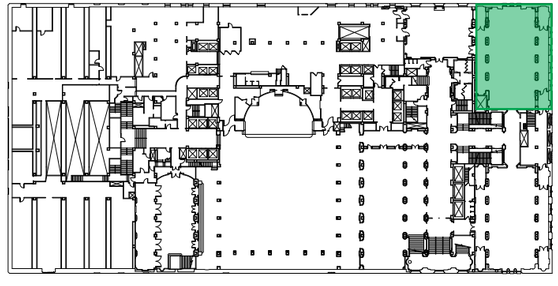
## EXISTING TO REMAIN

- Marble pilasters
- Decorative plasterwork (molding, chandelier rosettes, bas reliefs)
- Decorative metalwork (window grilles)

## RESTORATION SCOPE

- Replace and update **lighting**
- Restore **bas relief** material
- Restore damaged **plasterwork**
- Restore mechanical **grilles**
- **Painting** that respects the decorative intent, and is sympathetic to the ongoing conservation research
- **New carpet** that respects the decorative intent

KEY PLAN - LEVEL 3

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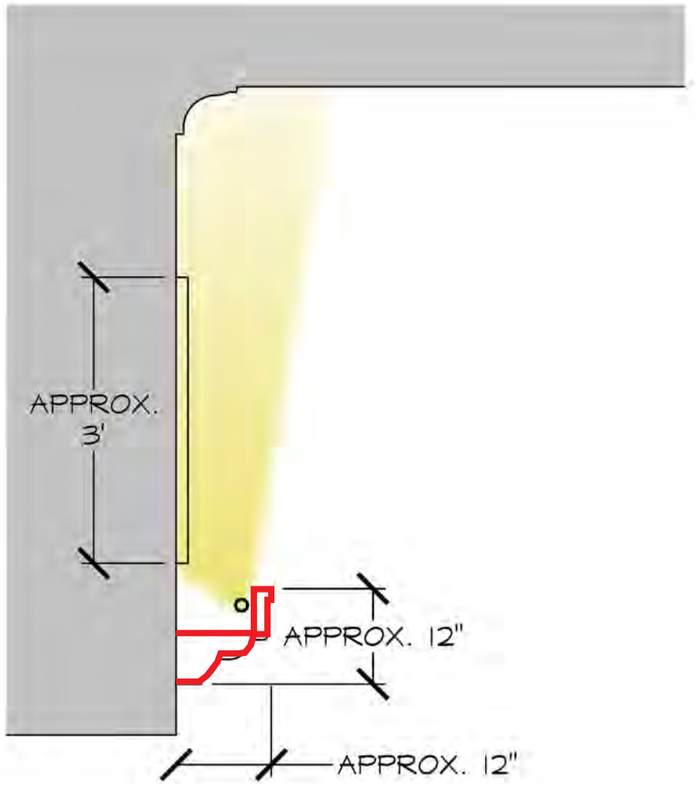
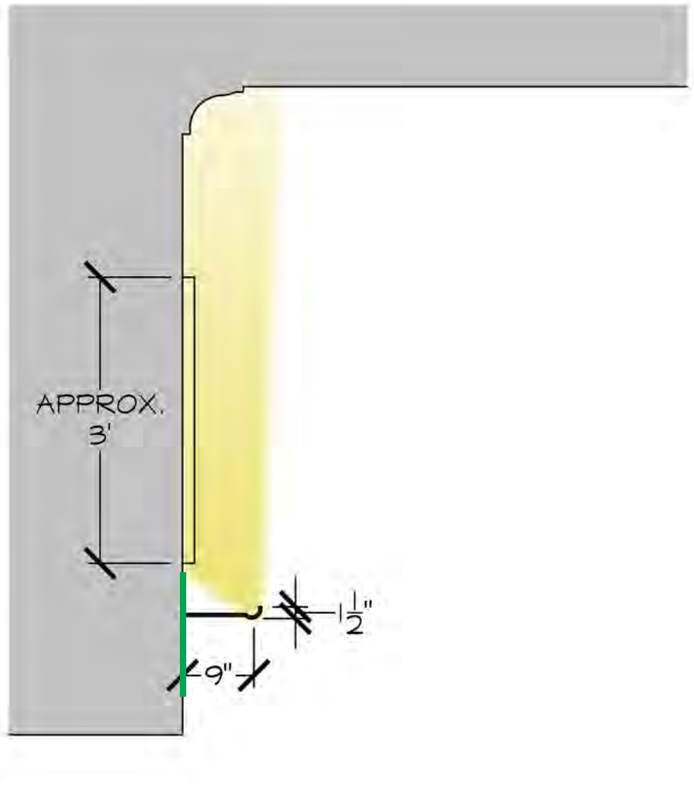



EXISTING




PROPOSED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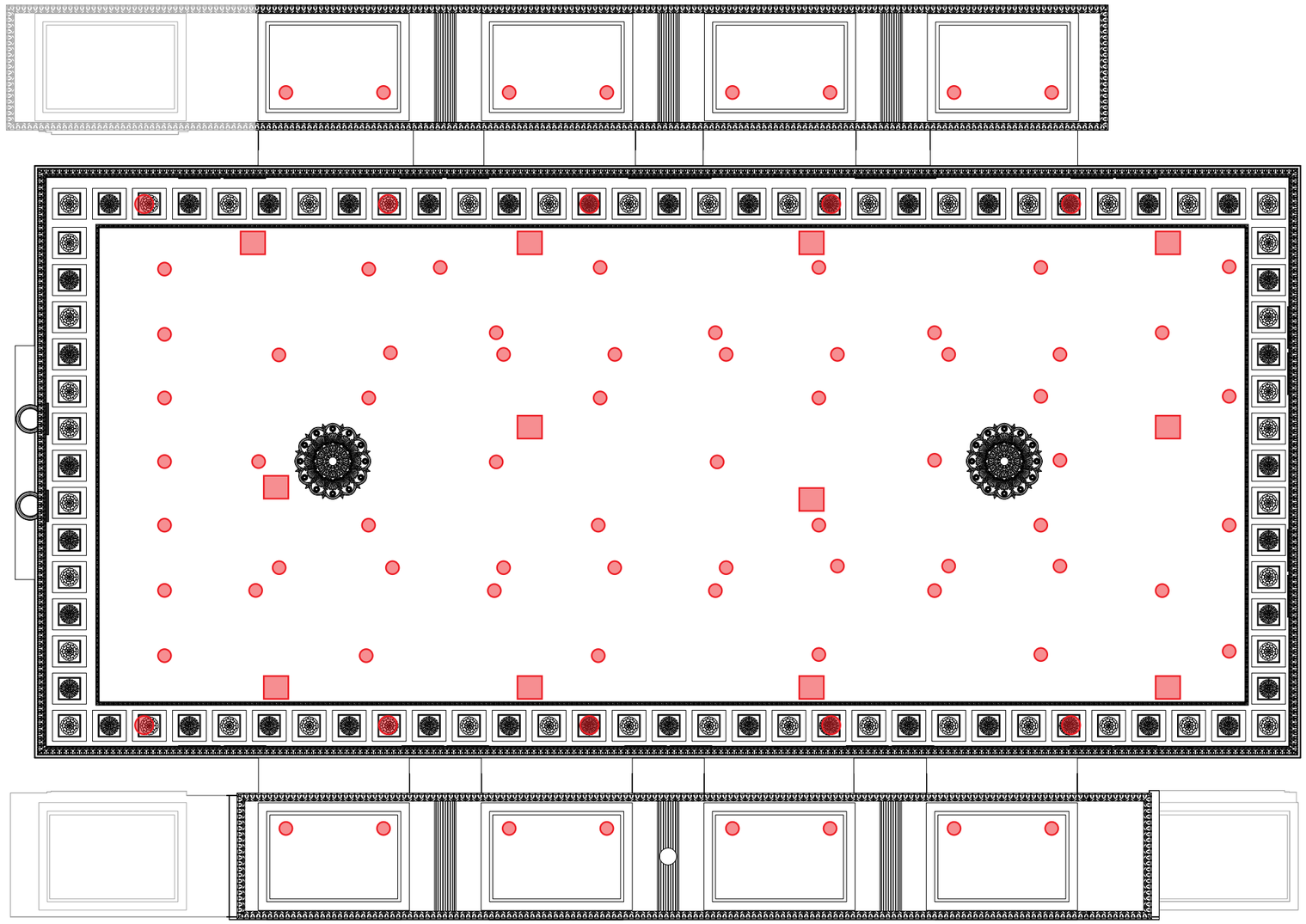
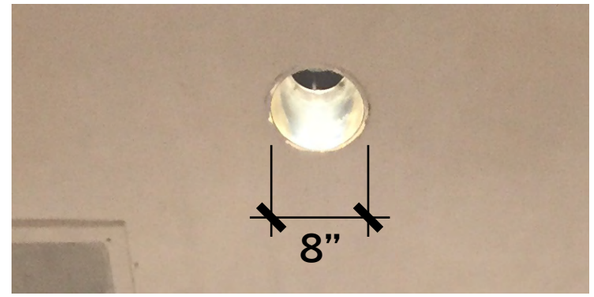
# Jade Room - Existing

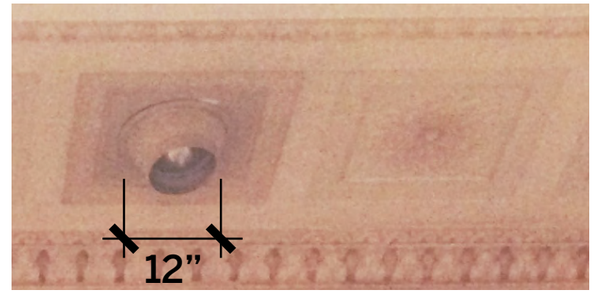


**EXISTING** REFLECTED CEILING PLAN

Non-original Material




EXISTING 8” RECESSED DOWNLIGHTS

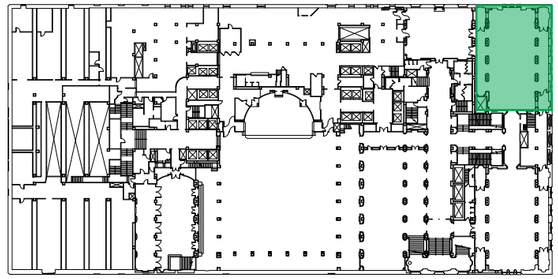



EXISTING 12” ADJUSTABLE ACCENT LIGHTING

## EXISTING FIXTURES

- 64 Downlights
- 10 Adjustable Accent Lights
- 2 (non-original) Chandeliers

KEY PLAN - LEVEL 3



SOM
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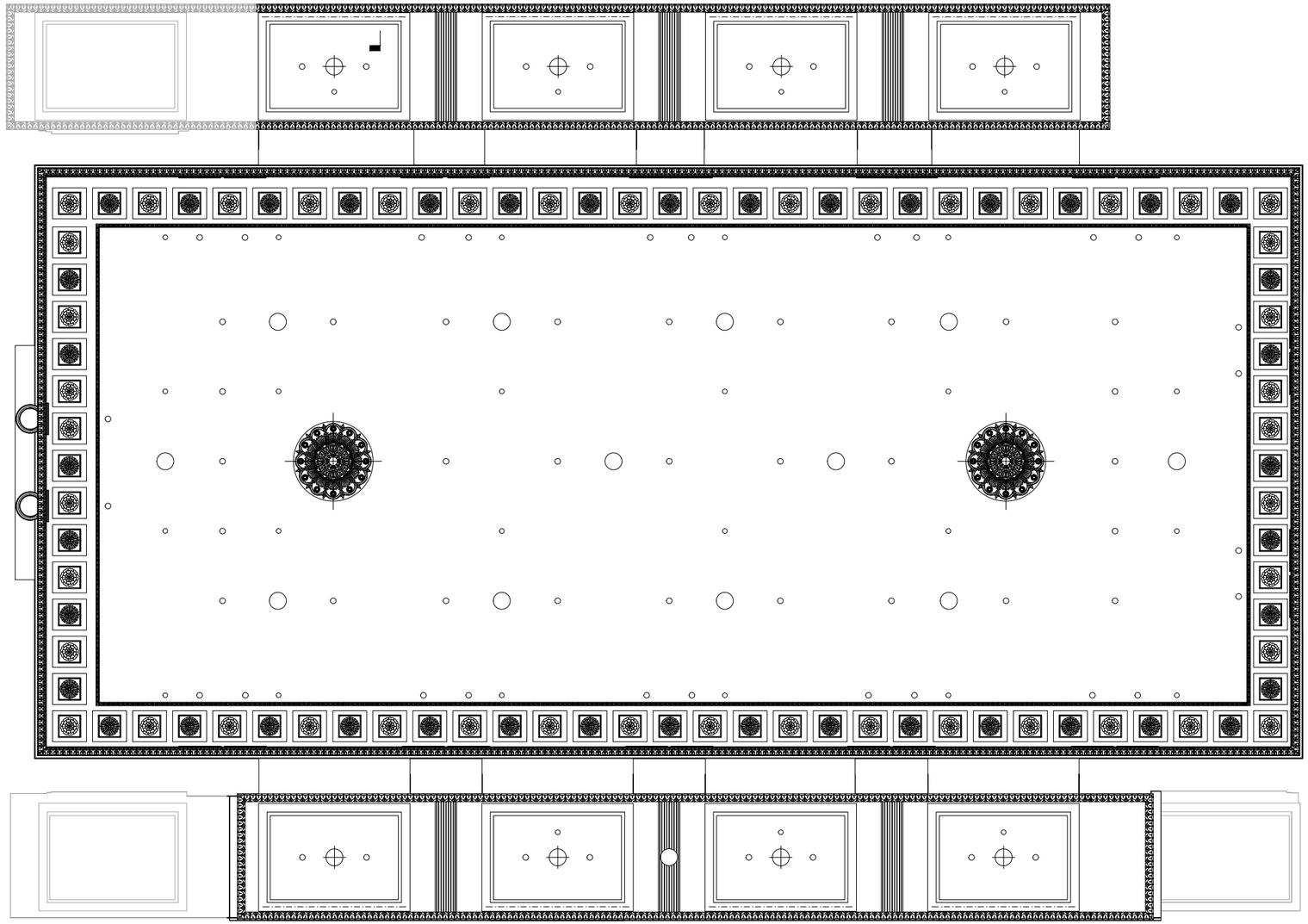


**PROPOSED** REFLECTED CEILING PLAN

4” ROUND TRIMLESS RECESSED DOWNLIGHT

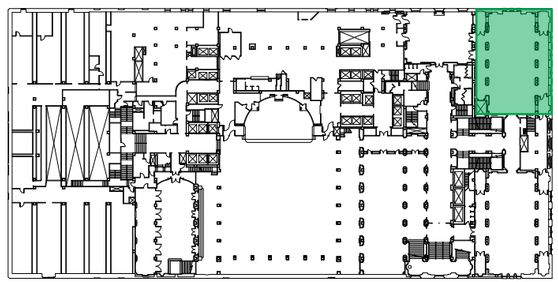
12.5” ROUND LOUDSPEAKER

3-5/16” CONCEALED SPRINKLERHEAD

## PROPOSED FIXTURES

- **45 Downlights**
- **26 Column Accents**
- **12 Speakers**

KEY PLAN - LEVEL 3



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# Astor Gallery

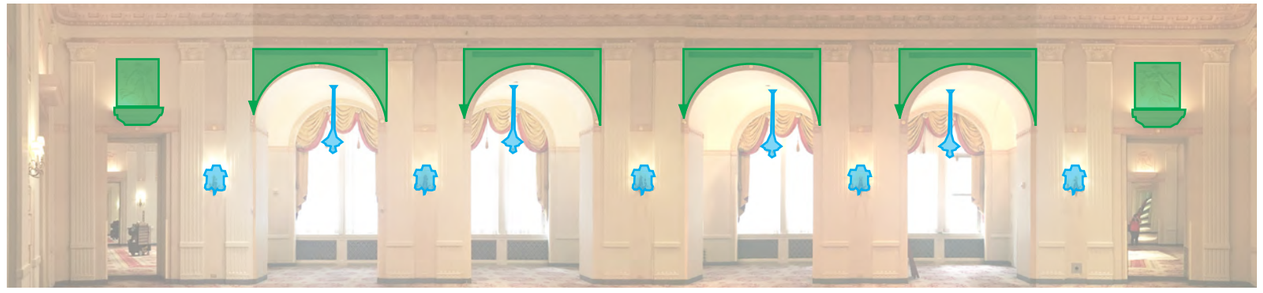


"Pilasters are finished in ivory, the room itself in ***tones of French greys.*** All ornaments and lighting fixtures are of gold. The ***hangings and rugs are blue-green.***"

- Facts About the Waldorf Astoria

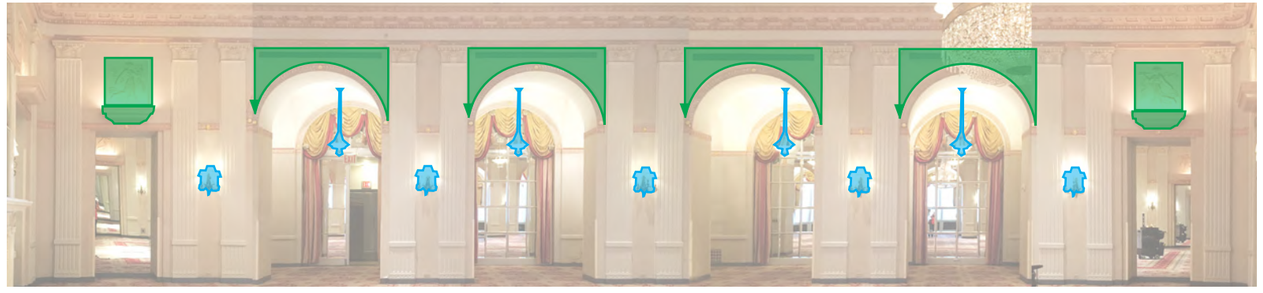
1931 1940 1950 1960 1970 1980 1990 2000 2010 2017

# Astor Gallery



EAST ELEVATION

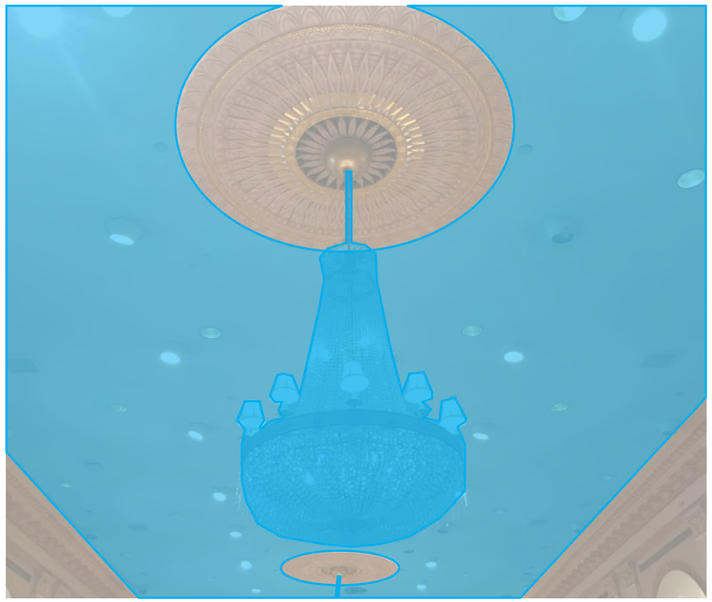
SOUTH ELEVATION



WEST ELEVATION

NORTH ELEVATION

FLOOR



CEILING

LEGEND

- Restore to original material
- Restore to original color (paint)
- Preservative measures & repairs
- Update required (new material)

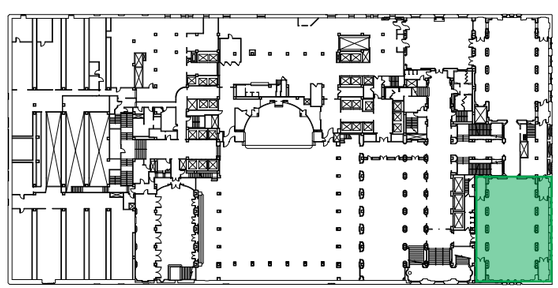
## EXISTING TO REMAIN

- Pilasters
- Decorative plasterwork (molding, chandelier rosettes, bas reliefs)
- Decorative metalwork (window grilles)

## RESTORATION SCOPE

- Replace and update **lighting**
- Restore **bas relief** material
- Restore damaged **plasterwork**
- Restore mechanical **grilles**
- Remove fireplace; **restore windows** (pending BCA findings)
- **Painting** that respects the decorative intent, and is sympathetic to the ongoing conservation research
- **New carpet** that respects the decorative intent

KEY PLAN - LEVEL 3

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# Basildon Room

Waldorf Astoria
April 25, 2017

"At regular intervals between the panels are ***large casement mirror doors*** reproduced to the original design. The ***general color scheme***...is carried out in ***greys, gold, light pink and maroon with touches of emerald green***."

- Facts About the Waldorf

1931 1940 1950 1960 1970 1980 1990 2000 2010 2017

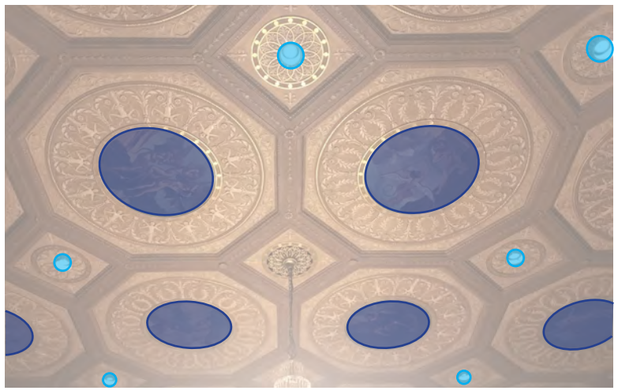
# Basildon Room

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION



CEILING

FLOOR

LEGEND

- Restore to original material
- Restore to original color (paint)
- Preservative measures & repairs
- Update required (new material)

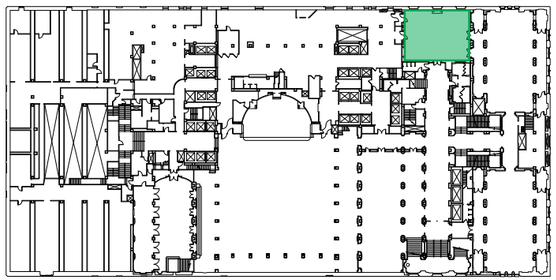
## EXISTING TO REMAIN

- Decorative plasterwork (walls, molding, ceiling, decorative mechanical grilles)
- Historic ceiling
- Historic fireplace

## RESTORATION SCOPE

- Replace and update **lighting**
- Restore damaged **plasterwork**
- Restore decorative mechanical **grilles**
- **Murals** will be conserved
- **Painting** that respects the decorative intent, and is sympathetic to the ongoing conservation research
- **New carpet** that respects the decorative intent

KEY PLAN - LEVEL 3

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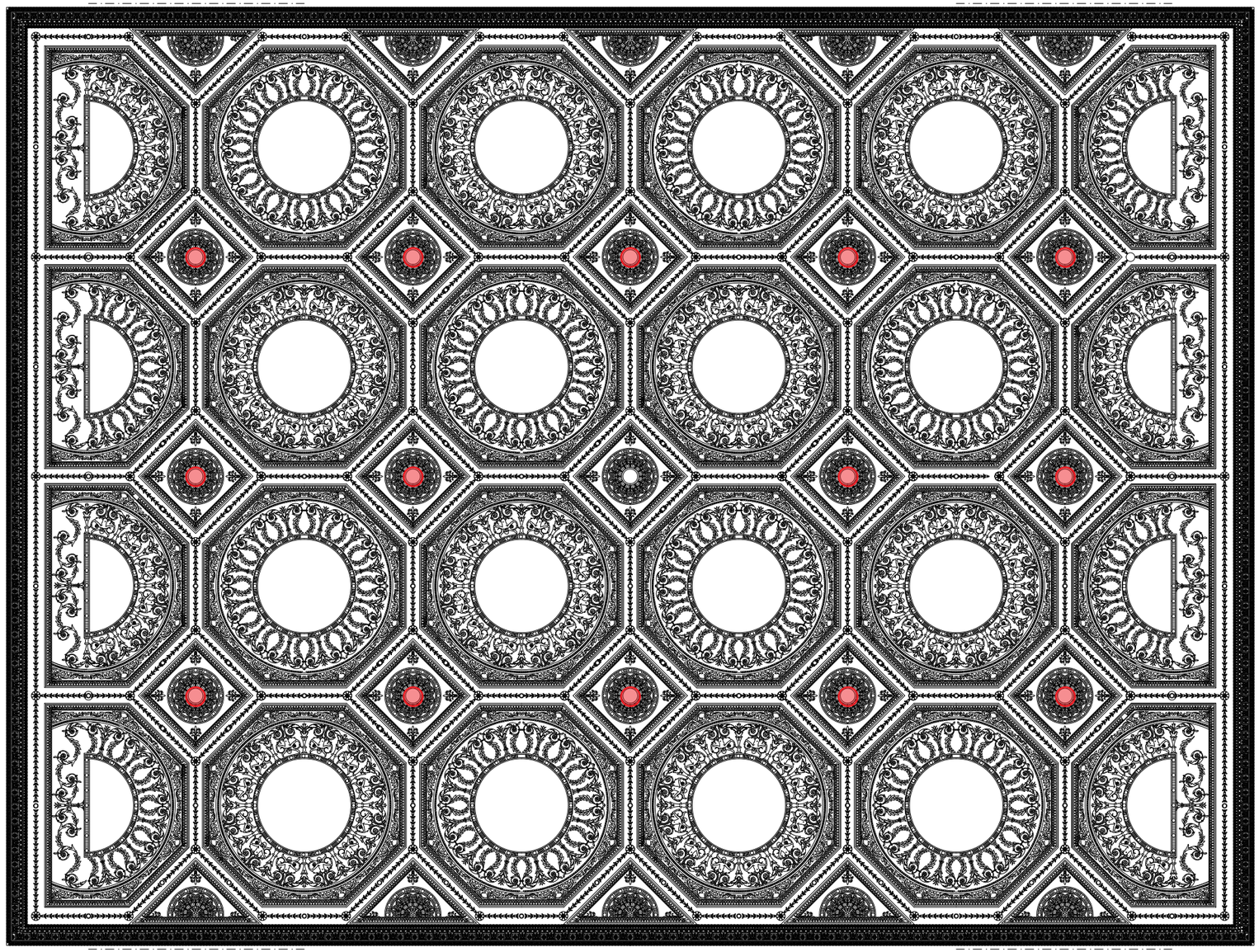
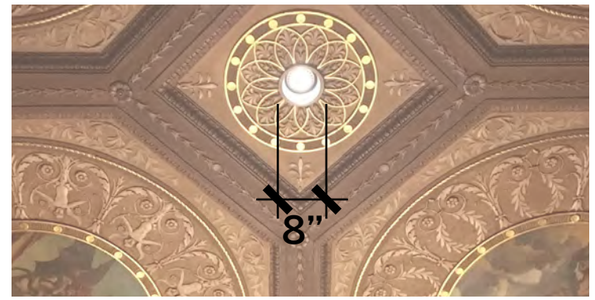
# Basildon Room - Existing

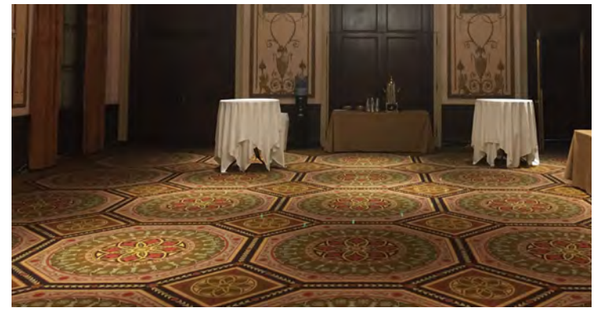


**EXISTING** REFLECTED CEILING PLAN

Non-original Material




EXISTING 8” RECESSED DOWNLIGHTS

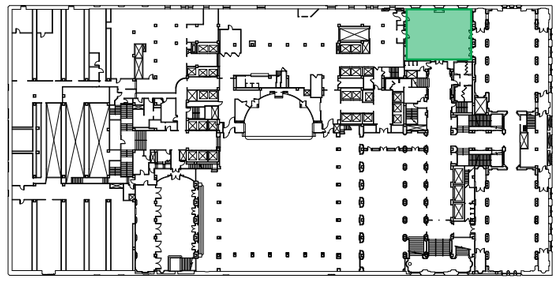


HOT SPOTS ON FLOOR

## EXISTING FIXTURES

- **14 Downlights**
- **1 (non-original) Chandelier**

KEY PLAN - LEVEL 3

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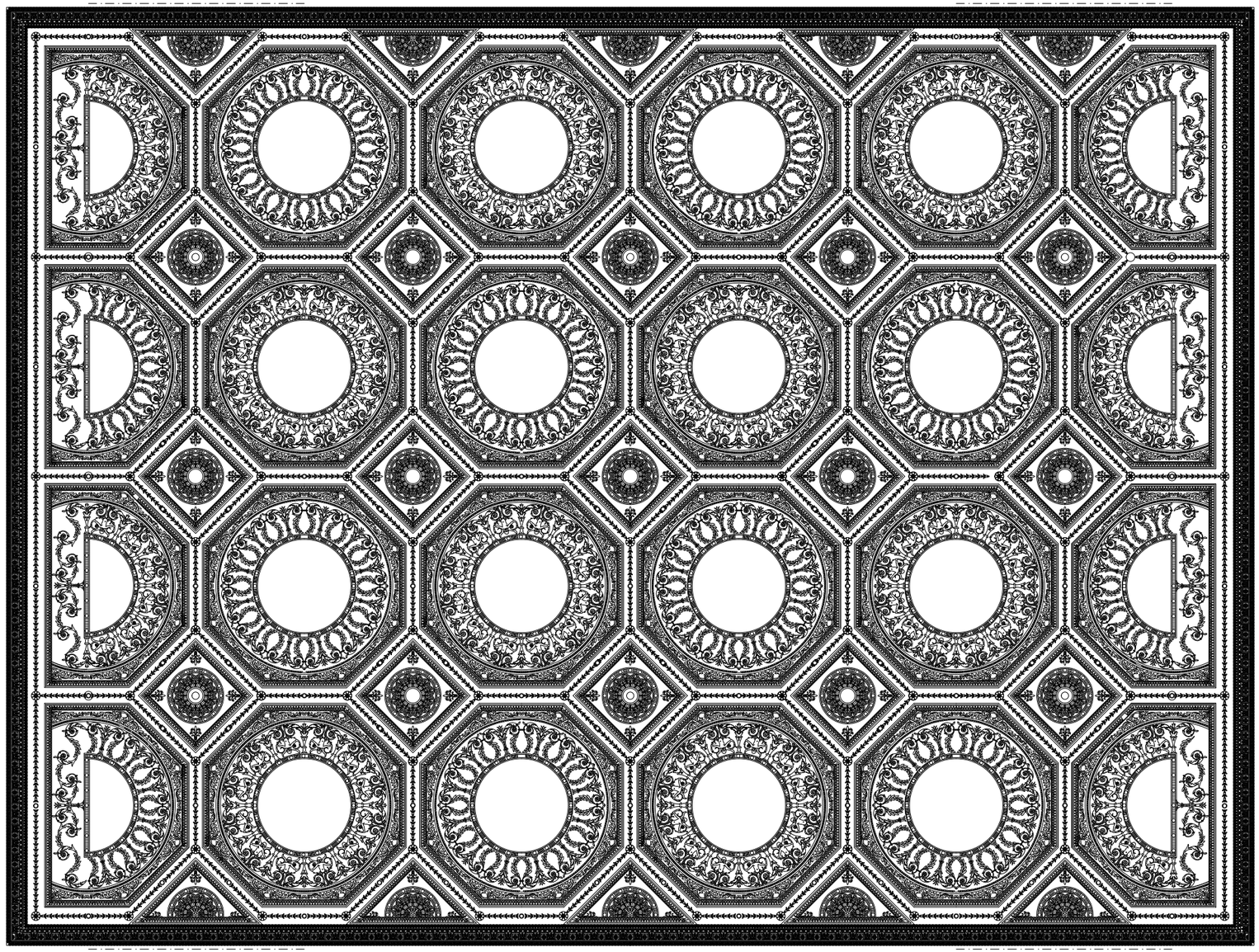
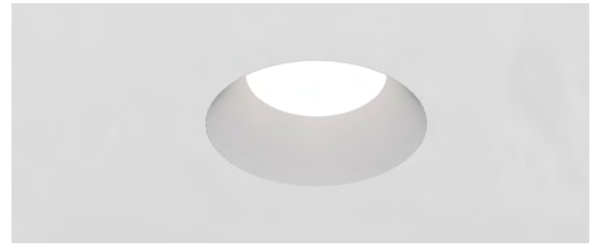
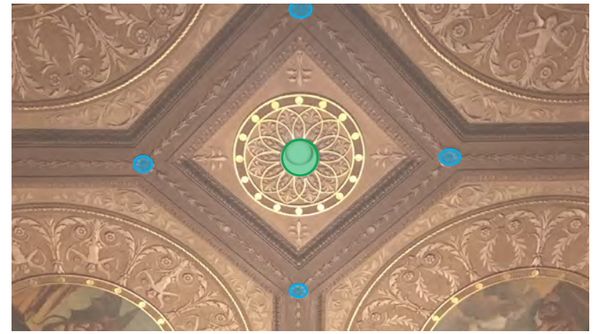
# Basildon Room - Proposed



**PROPOSED** REFLECTED CEILING PLAN



4" ROUND TRIMLESS RECESSED DOWNLIGHT

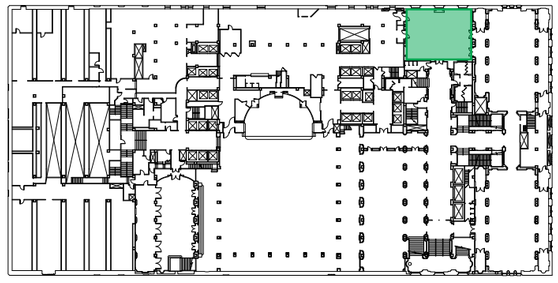


LOCATION OF NEW DOWNLIGHTS (IN PLASTER CASTS OF ORIGINAL BEAMS)

## PROPOSED FIXTURES

- **58 Downlights**
- **16 Wall Accents**

KEY PLAN - LEVEL 3



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# Silver Corridor

Waldorf Astoria
April 25, 2017

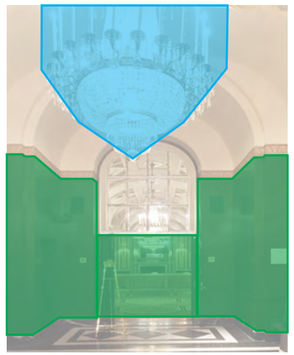
"The Silver Gallery is a gallery of mirrors. The piers are of ***matched harewood with soft grey satin finish***. All decorations and lighting fixtures are of silver and crystal."

- Facts About the Waldorf Astoria

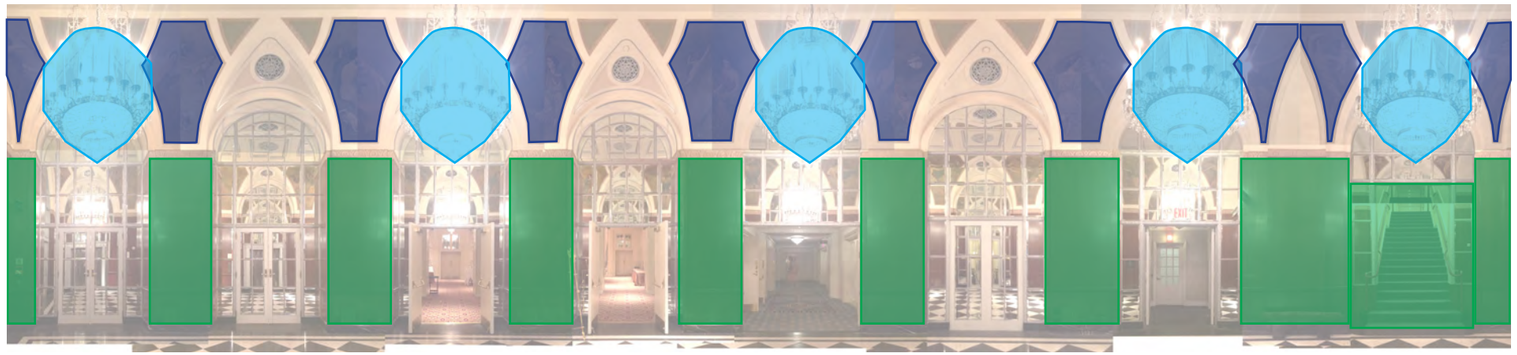
1931 1940 1950 1960 1970 1980 1990 2000 2010 2017

# Silver Corridor

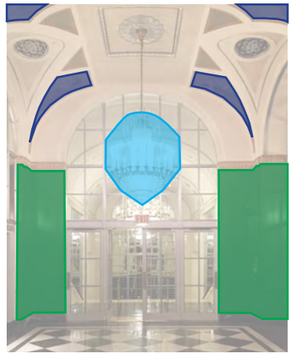
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

LEGEND

- Restore to original material
- Restore to original color (paint)
- Preservative measures & repairs
- Update required (new material)

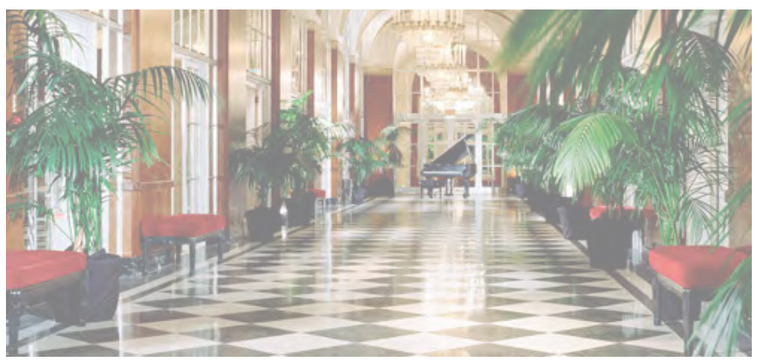
## EXISTING TO REMAIN

- Mosaic tile flooring
- Decorative plaster
- Murals (with restoration)
- Decorative grilles
- Mirrored panels
- Nickel bronze elevator doors

## RESTORATION SCOPE

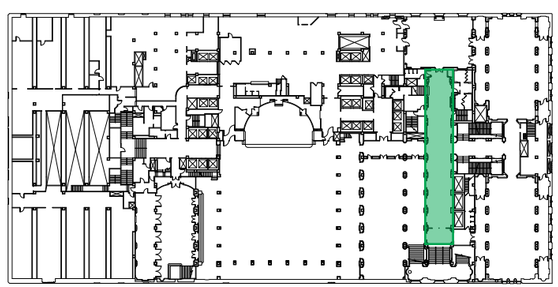
- Replace and update **lighting**
- Restore damaged **plasterwork**
- Restore **mirrored doors** (3 sets)
- **Murals** will be conserved
- Restore **“harewood” wall** paneling

CEILING



FLOOR

KEY PLAN - LEVEL 3

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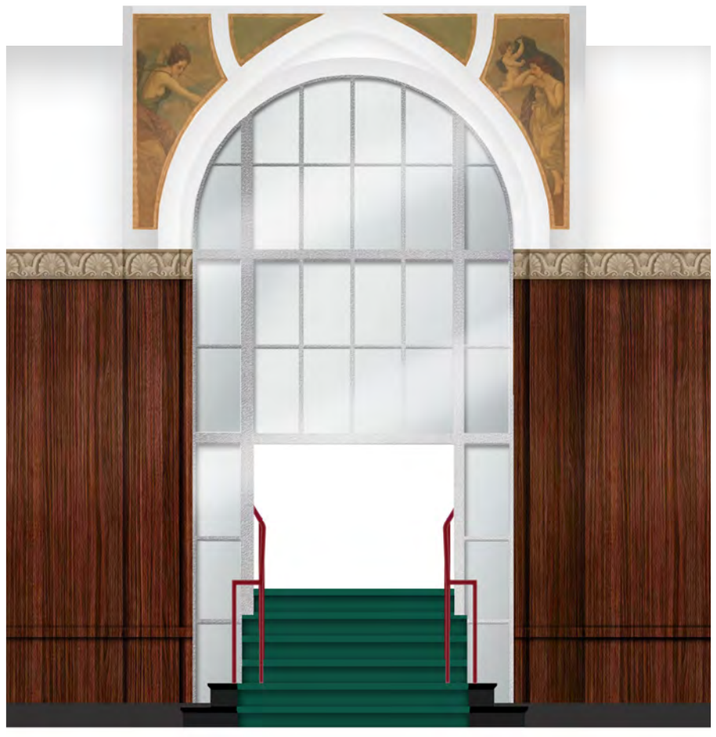
**EXISTING** WEST ELEVATION



**EXISTING** ENLARGED ELEVATION

**PROPOSED** ENLARGED ELEVATION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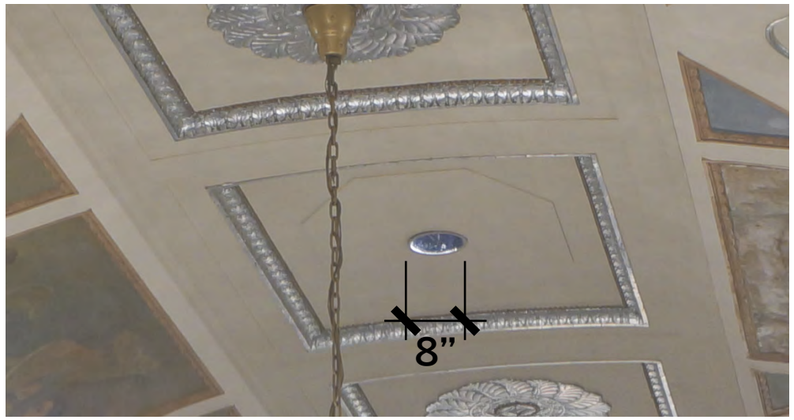
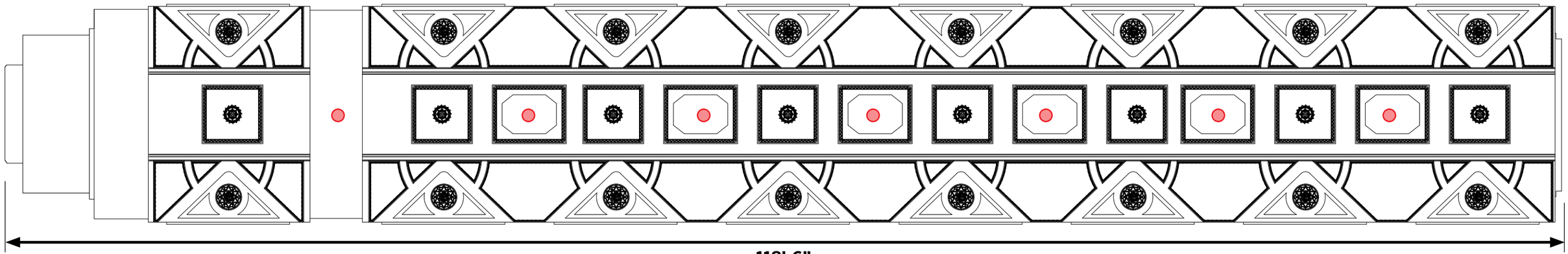
# Silver Corridor - Existing

## EXISTING FIXTURES

- **7 Downlights**
- **8 (non-original) Chandeliers**

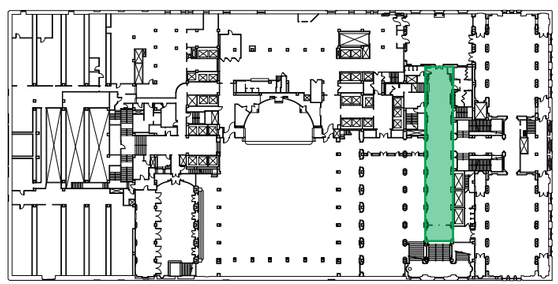



EXISTING CEILING




**EXISTING** REFLECTED CEILING PLAN

KEY PLAN - LEVEL 3



Non-original Material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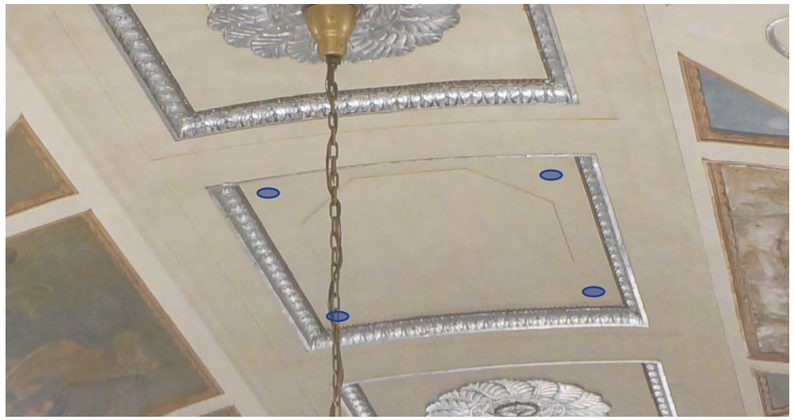
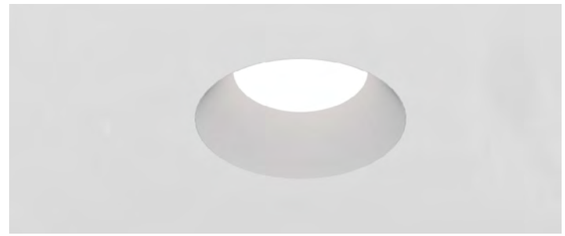
# Silver Corridor - Proposed

## PROPOSED FIXTURES

- **30 Downlights**
- **20 Mural Uplights**

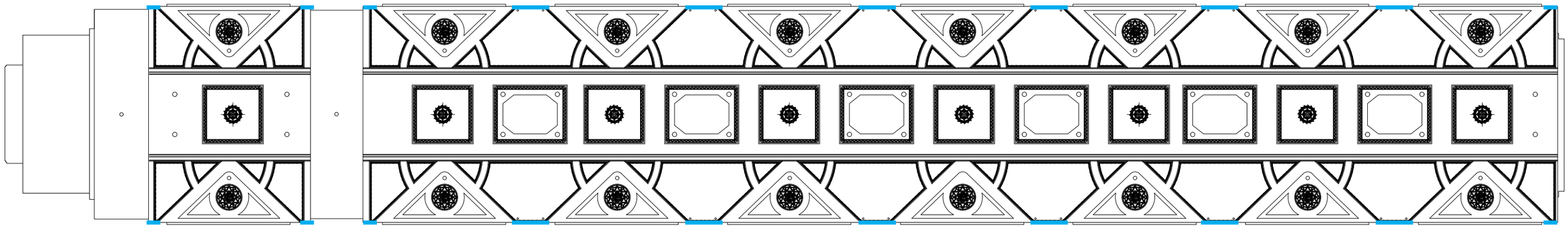


PROPOSED DOWNLIGHT LOCATIONS



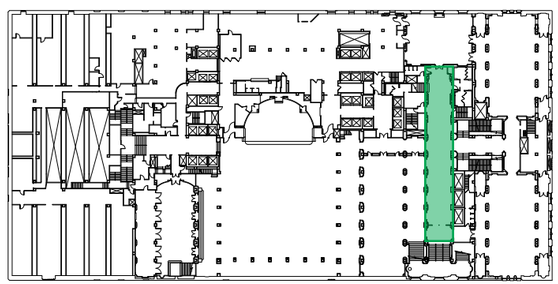
4” ROUND TRIMLESS RECESSED DOWNLIGHT

3-5/16” CONCEALED SPRINKLERHEAD



**PROPOSED** REFLECTED CEILING PLAN

KEY PLAN - LEVEL 3



Linear Light Fixture

SOM
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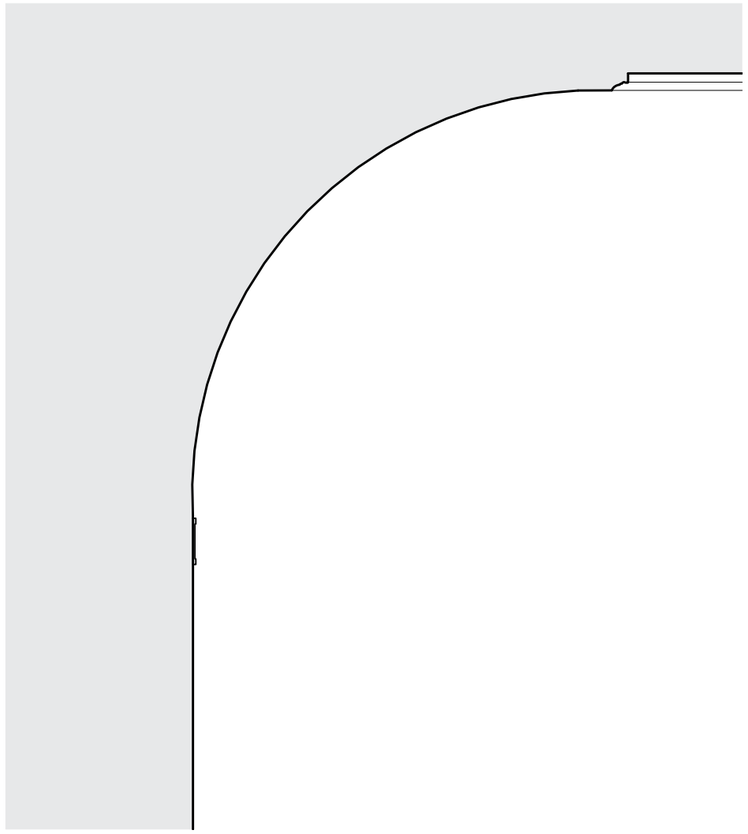
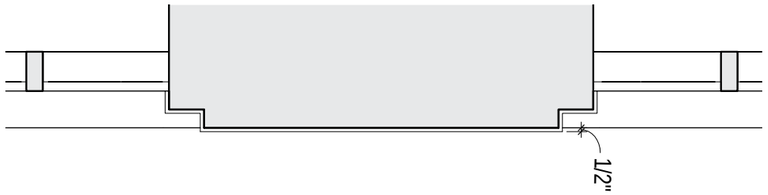
# Silver Corridor - Existing

ELEVATION



ENLARGED SECTION




ENLARGED PLAN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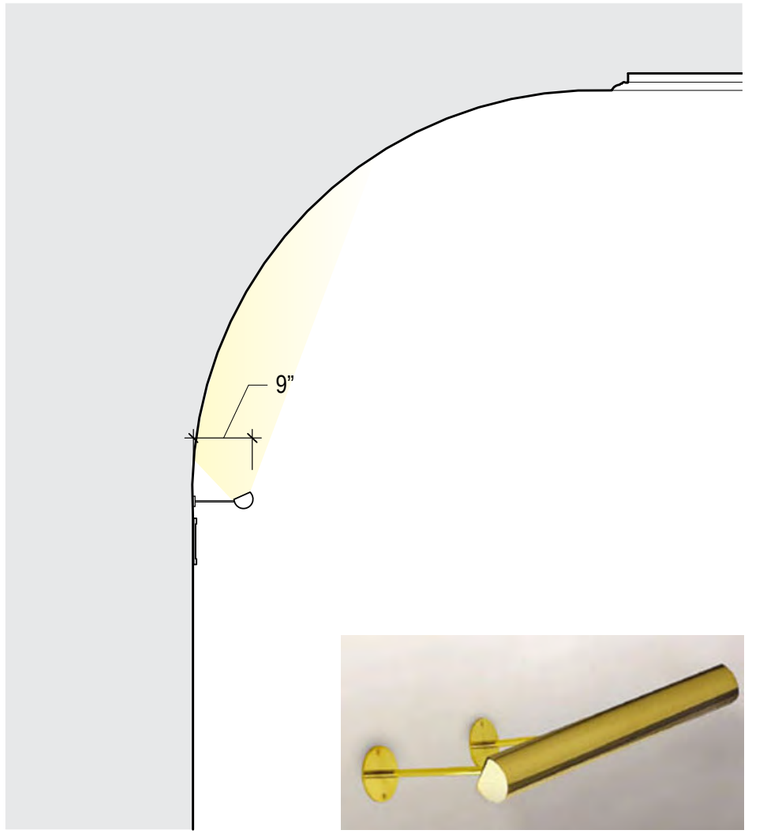
# Silver Corridor - Proposed

ELEVATION

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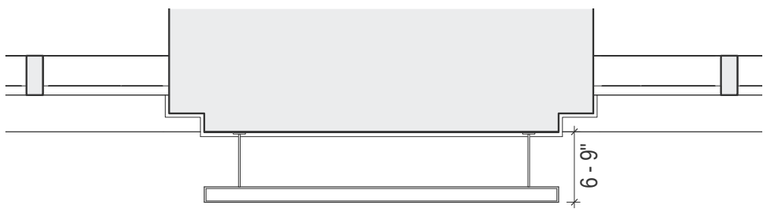


ENLARGED PLAN


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# Ballroom Foyer

Waldorf Astoria
April 25, 2017

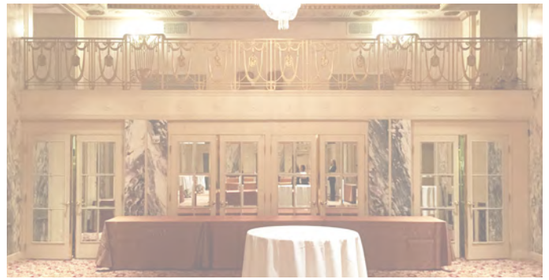
"The color scheme is carried out in ***different tones of ivory with floral patterns on the ceilings and walls***. ***Huge crystal chandeliers*** give direct and semi-direct lighting."

- Facts About the Waldorf Astoria

1931 1940 1950 1960 1970 1980 1990 2000 2010 2017

# Ballroom Foyer

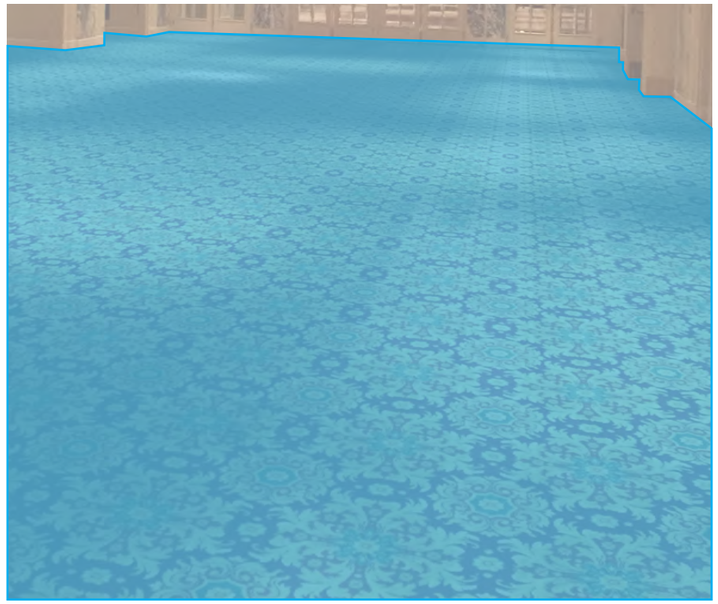
EAST ELEVATION



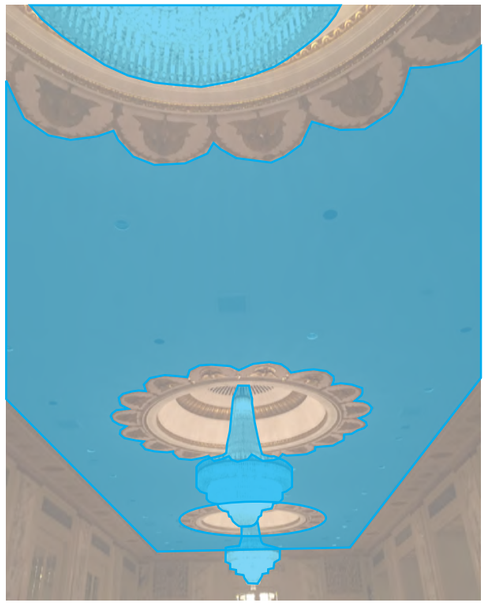
SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION



FLOOR



CEILING

LEGEND

- Restore to original material
- Restore to original color (paint)
- Preservative measures & repairs
- Update required (new material)

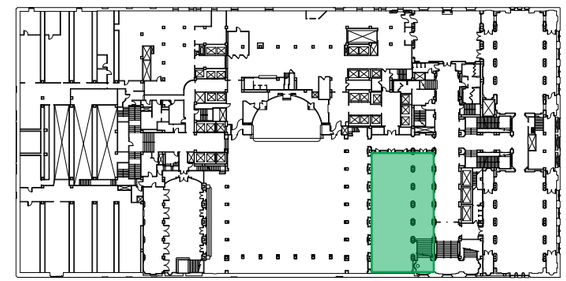
## EXISTING TO REMAIN

- Decorative plasterwork
- Marble pilasters
- Mirrored panels
- Decorative metalwork (railings, grilles)

## RESTORATION SCOPE

- Replace and update **lighting**
- Restore damaged **plasterwork**
- Restore **mirrored doors**
- **Painting** that respects the decorative intent, and is sympathetic to the ongoing conservation research
- **New carpet** that respects the decorative intent

KEY PLAN - LEVEL 3



SOM
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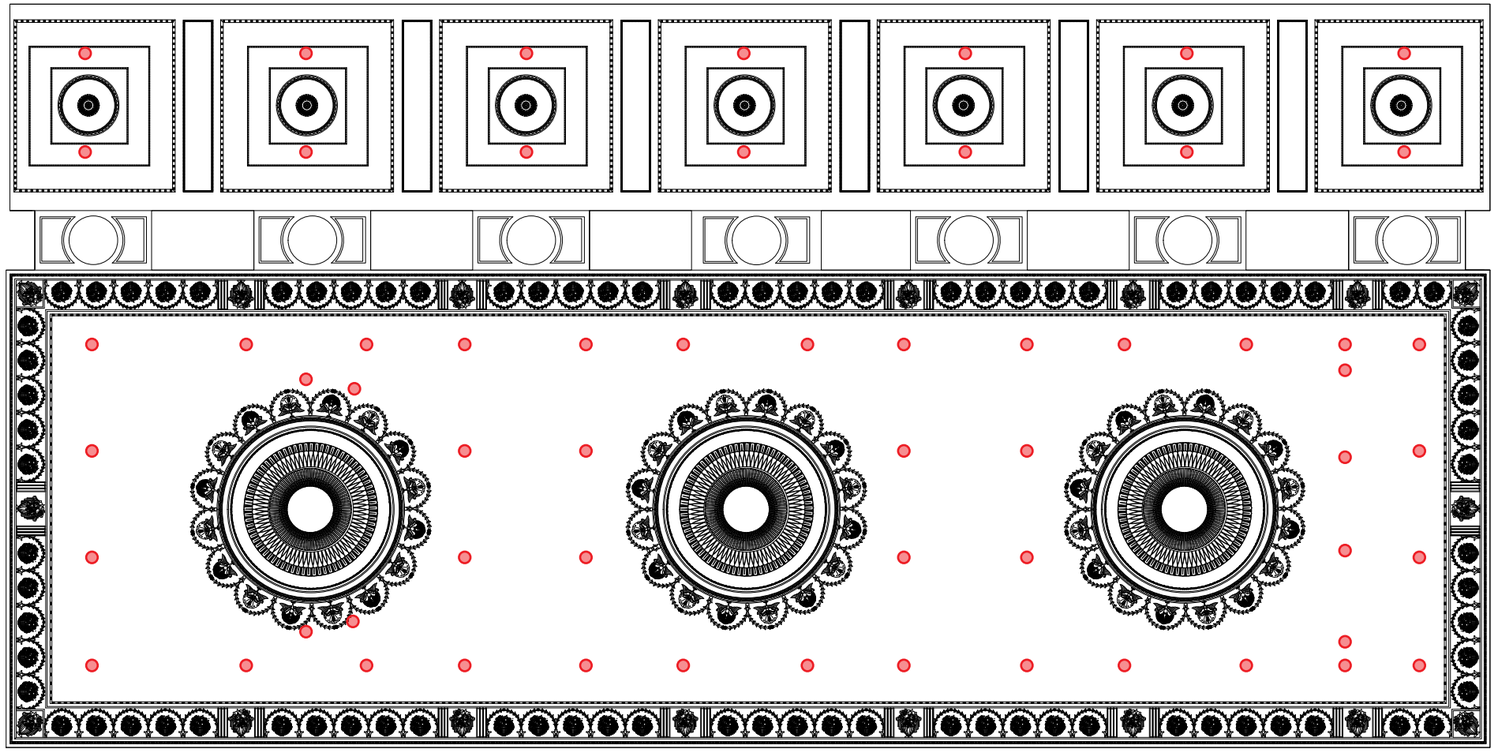
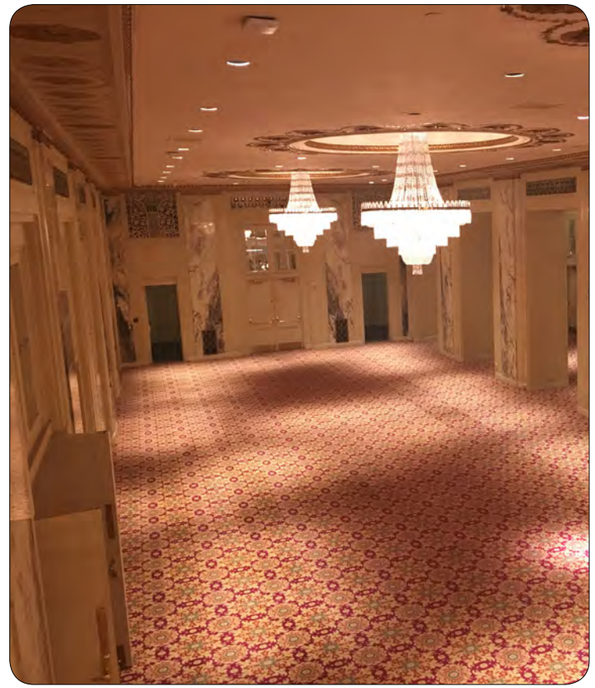
# Ballroom Foyer - Existing

## EXISTING FIXTURES

- **60 Downlights**
- **7 (non-original) Chandeliers**

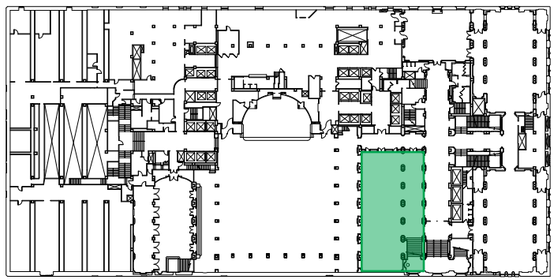


**EXISTING** REFLECTED CEILING PLAN



EXISTING VIEW FROM MEZZANINE

KEY PLAN - LEVEL 3



Non-original Material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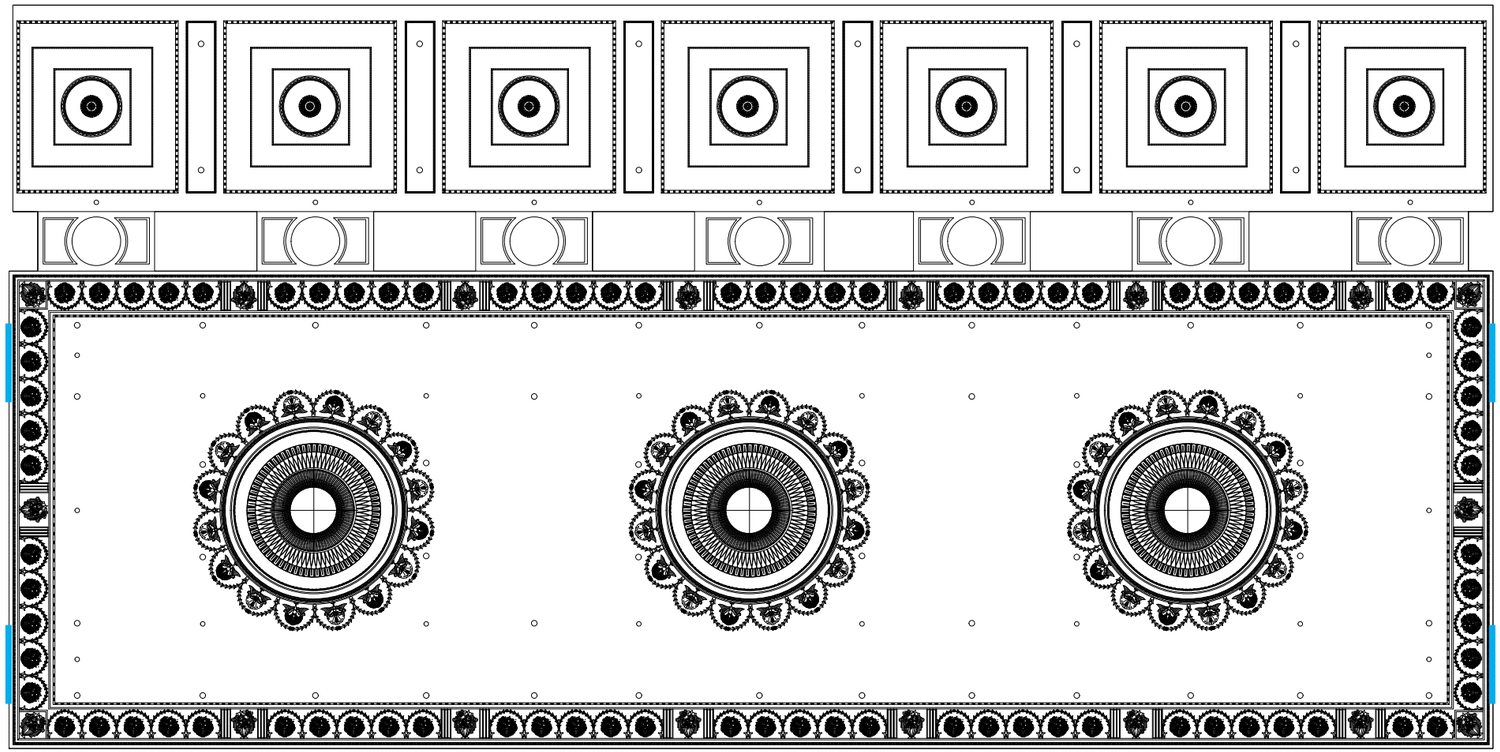
# Ballroom Foyer - Proposed

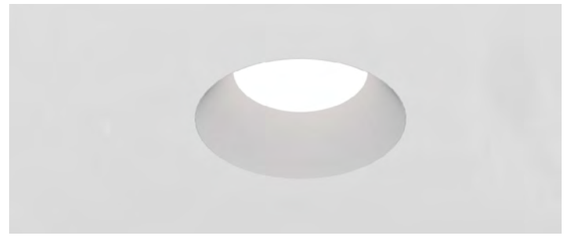
## PROPOSED FIXTURES

- **26 General Downlights**
- **20 Pilaster Accent Lights**
- **4 Linear Lights**



**PROPOSED** REFLECTED CEILING PLAN

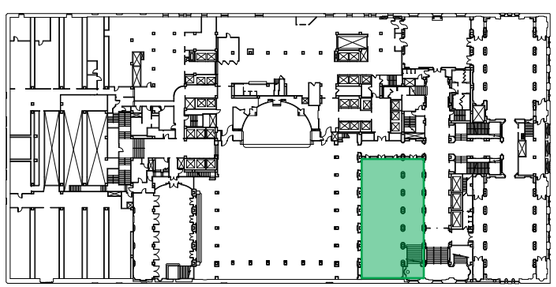
Linear Light Fixture



4" ROUND TRIMLESS RECESSED DOWNLIGHT

3-5/16" CONCEALED SPRINKLERHEAD

KEY PLAN - LEVEL 3



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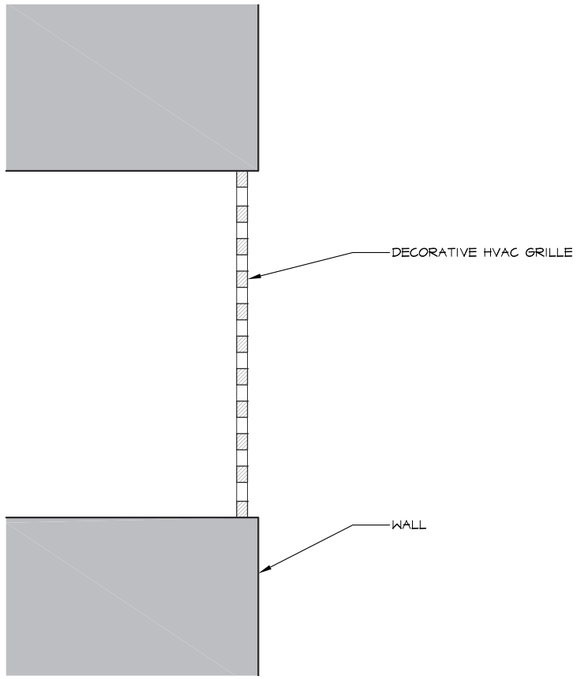
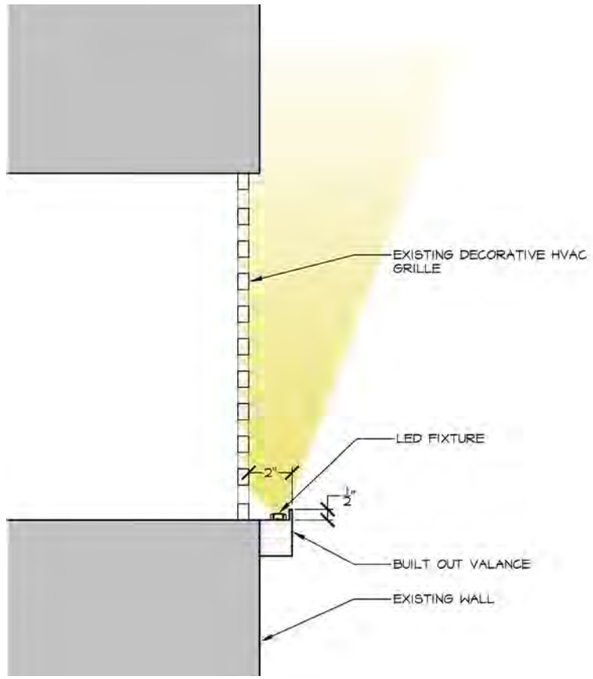
# Ballroom Foyer




EXISTING




PROPOSED

Linear Light Fixture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# Grand Ballroom

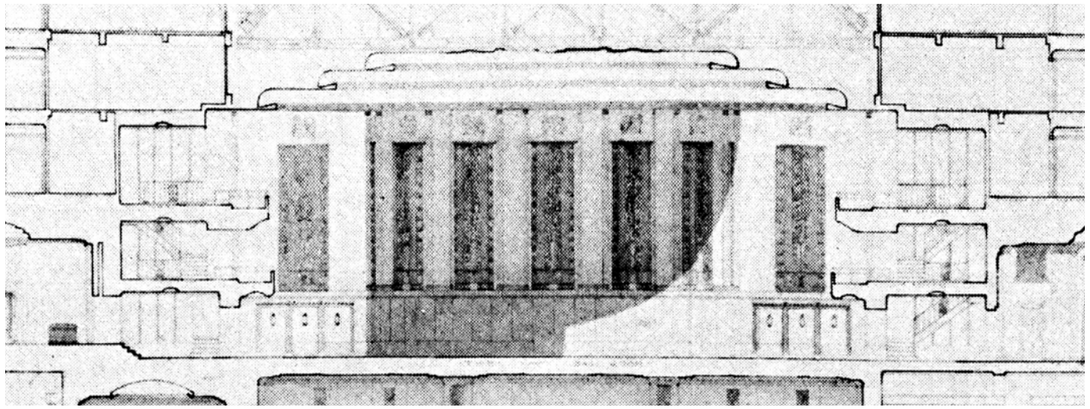
## ORIGINAL CONDITION

- "The general lighting scheme is indirect, from the ceiling"
  - Facts about the Waldorf

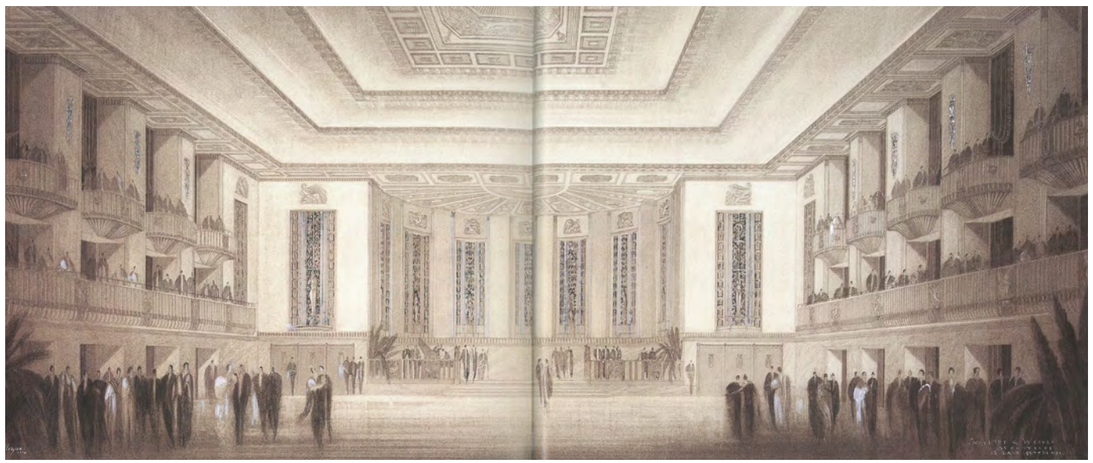
***"This chandelier-less scheme enhanced the room's exceptional height and breadth..."***

*- Waldorf-Astoria Hotel Interiors Designation Report, LPC 2017*

VIEW TOWARDS STAGE



EAST/WEST SECTION



ORIGINAL SCHULTZE & WEAVER RENDERING

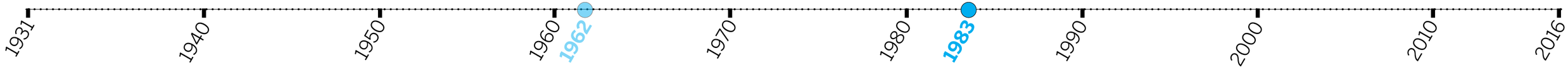
1931 1940 1950 1960 1970 1980 1990 2000 2010 2016

# Grand Ballroom



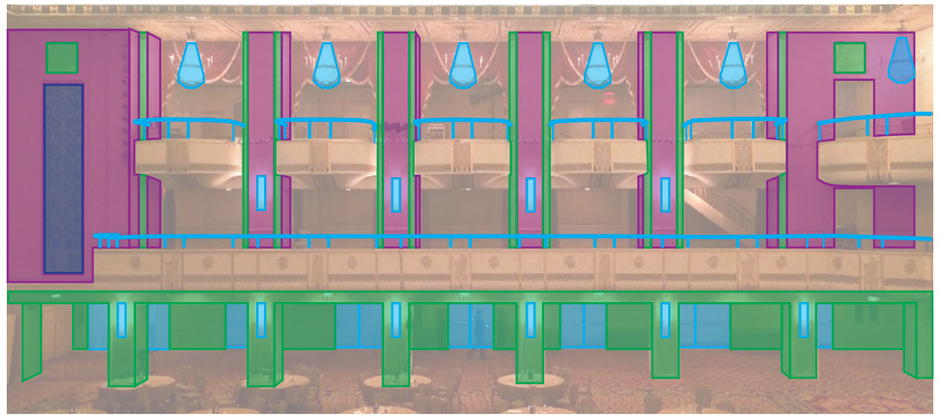
## MAJOR RENOVATION

- All finishes replaced
- Proscenium replaced



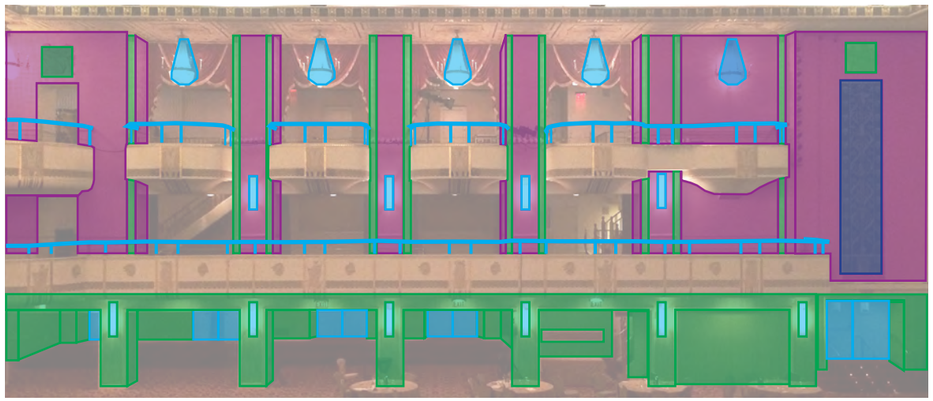
# Grand Ballroom



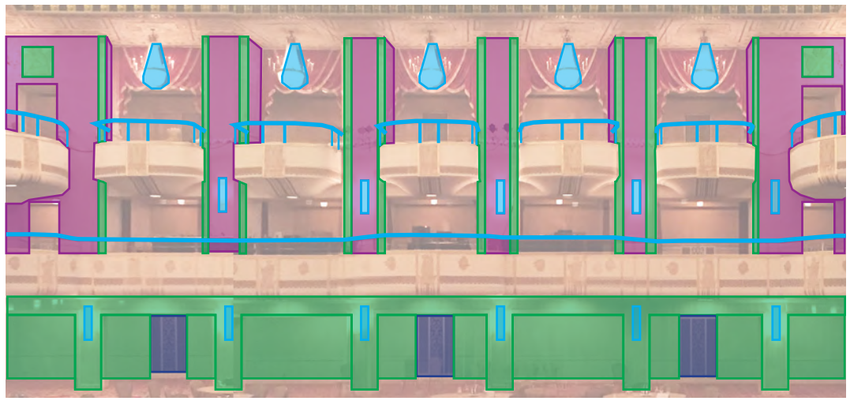


EAST ELEVATION

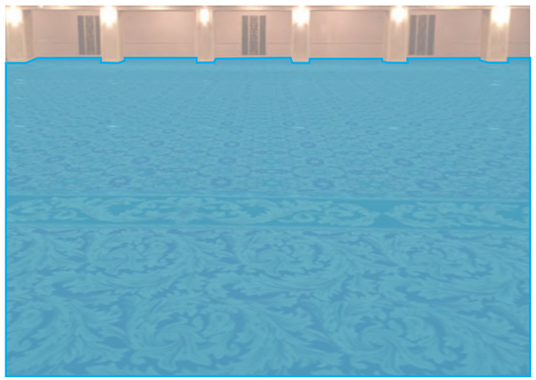
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



FLOOR

CEILING

LEGEND

- Restore to original material
- Restore to original color (paint)
- Preservative measures & repairs
- Update required (new material)

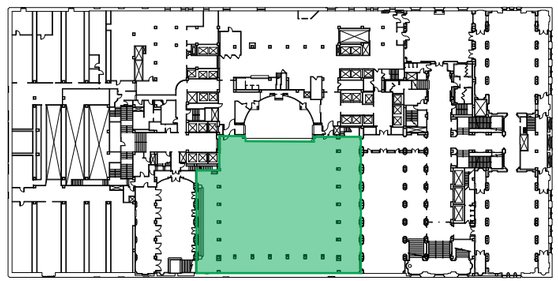
## EXISTING TO REMAIN

- Decorative plasterwork (at balconies)
- Decorative metalwork (stair railings, grilles)

## RESTORATION SCOPE

- Replace and update **lighting** (new ceiling)
- Restore **bas reliefs** and fluting material
- Code compliant **railings** at balconies
- Restore damaged **grilles, plasterwork**
- Replace **wallpaper** with plaster
- Restore **mirrored doors**
- **Painting** that respects the decorative intent, and is sympathetic to the ongoing conservation research
- **New carpet** that respects the decorative intent

KEY PLAN - LEVEL 3



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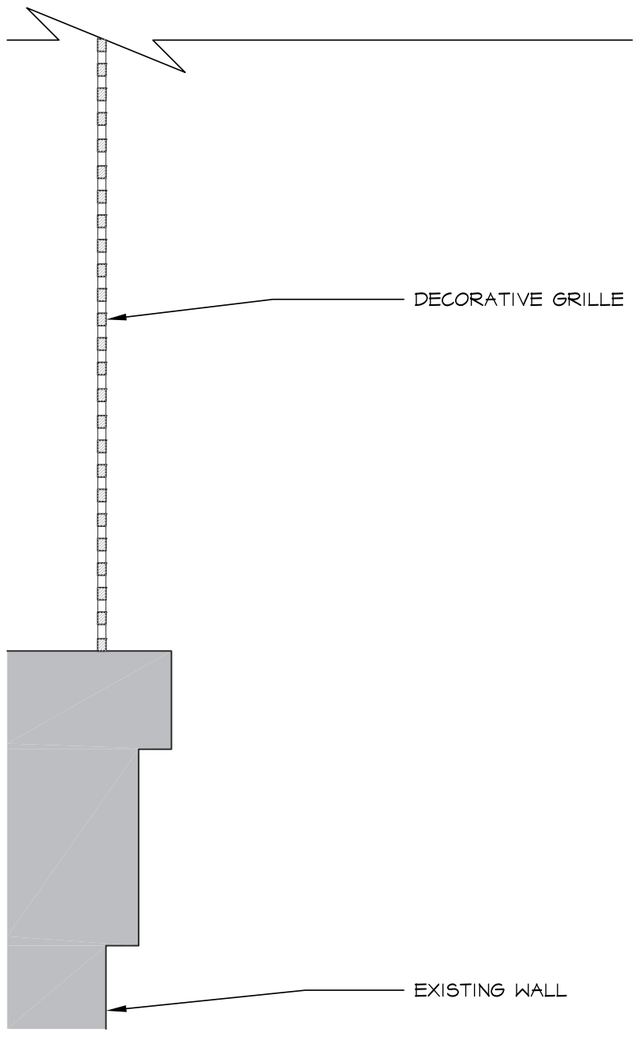
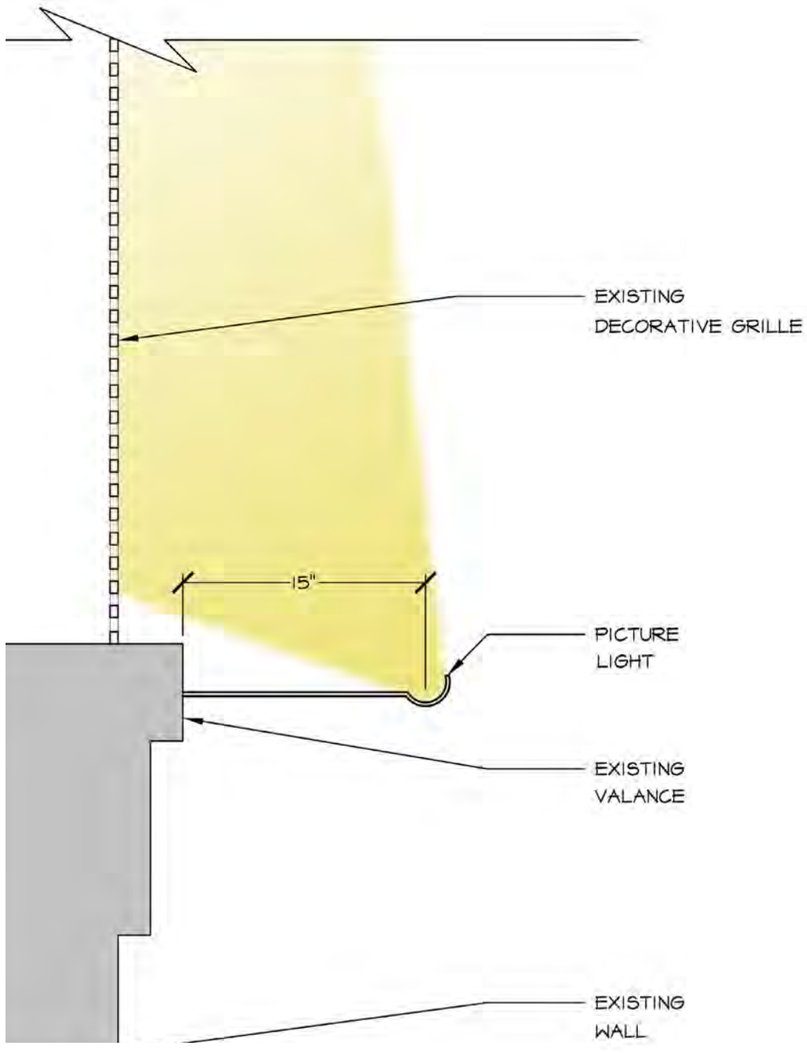
# Grand Ballroom




EXISTING




PROPOSED

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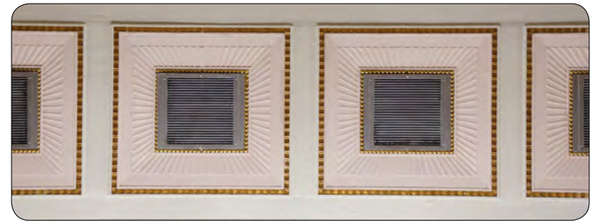
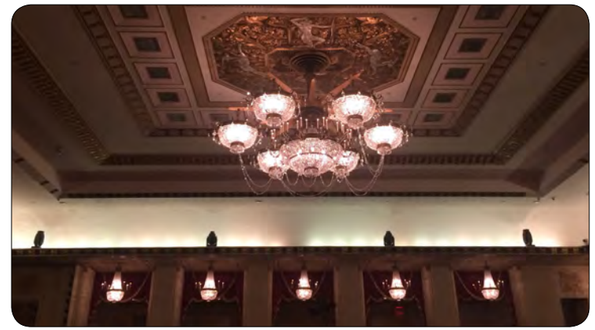
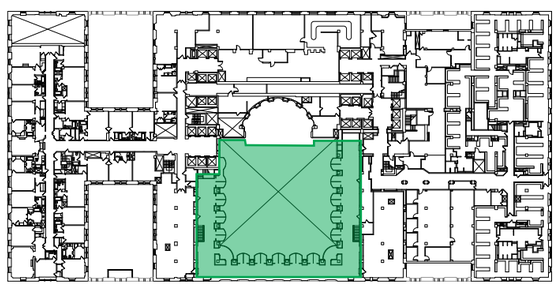
# Grand Ballroom - Existing Lighting





KEY PLAN - LEVEL 5

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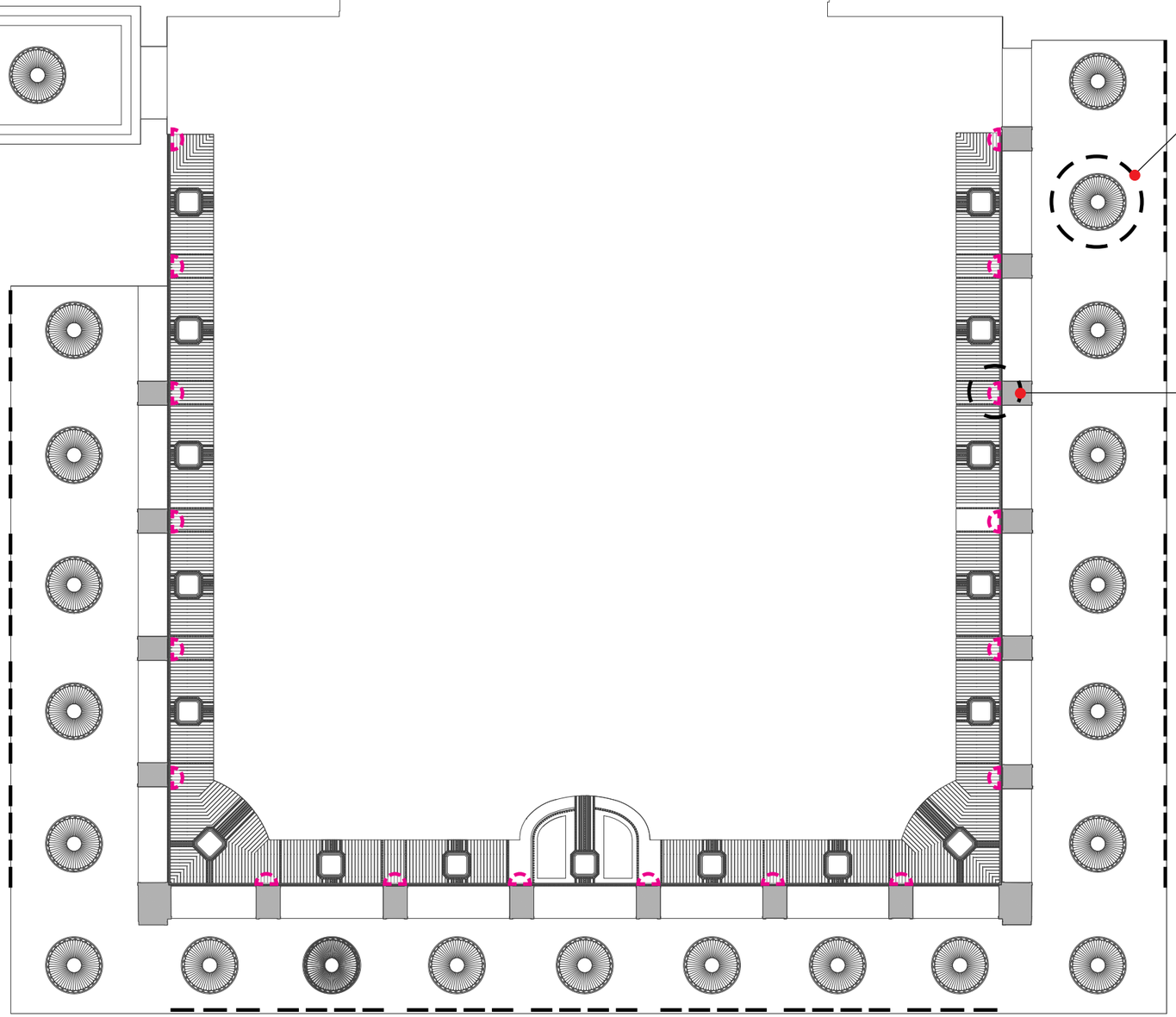
## LEVEL 3

Existing Wall Grazer

Existing Sconce

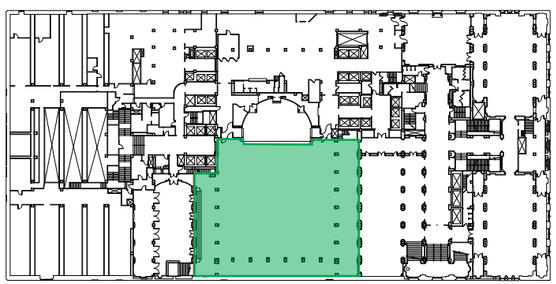


**EXISTING** REFLECTED CEILING PLAN

EXISTING PENDANT (NON-ORIGINAL)

EXISTING SCONCE (NON-ORIGINAL)

KEY PLAN - LEVEL 3



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# Grand Ballroom - Proposed

## LEVEL 3

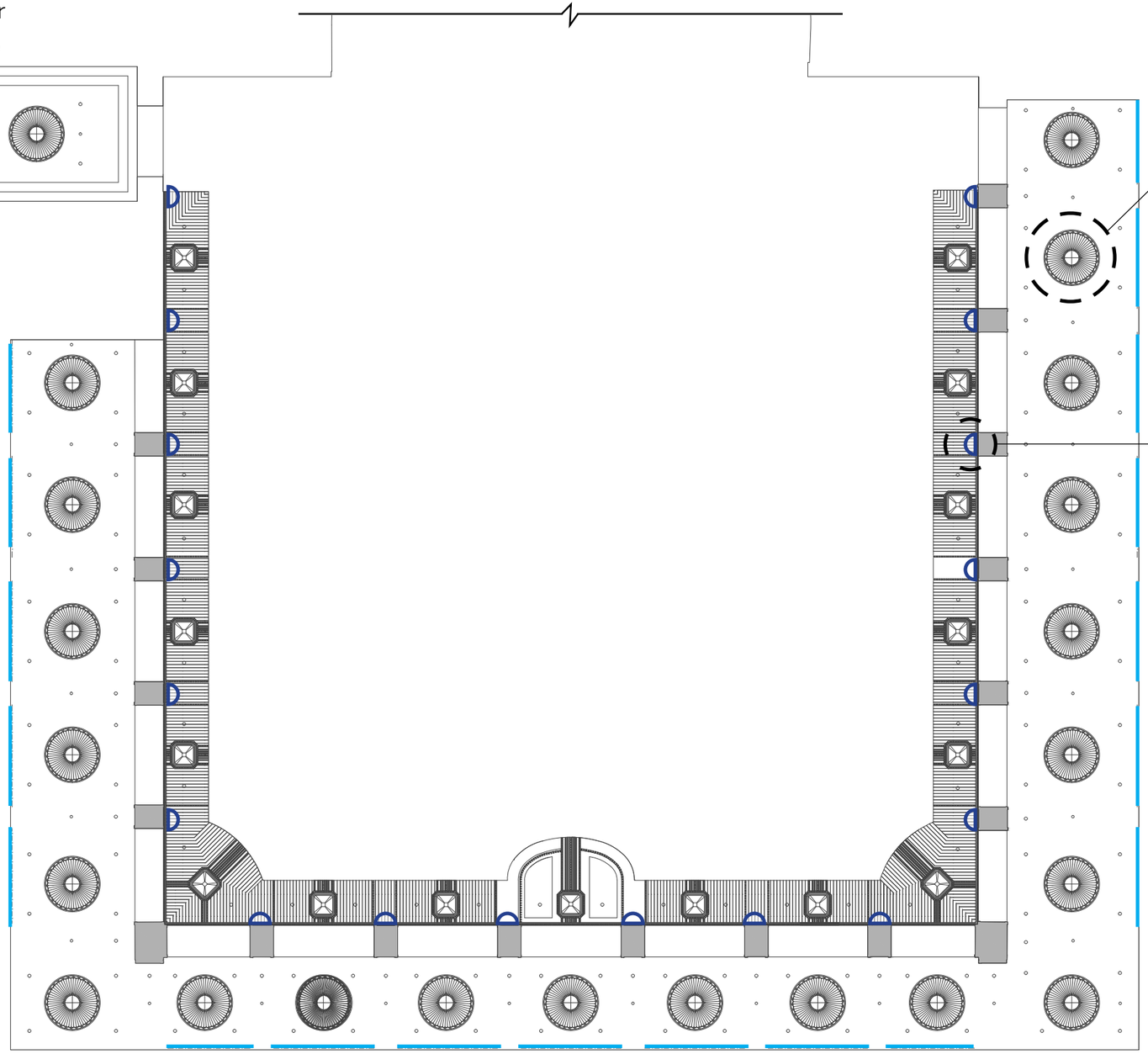
Linear Wall Grazer

Proposed Sconce

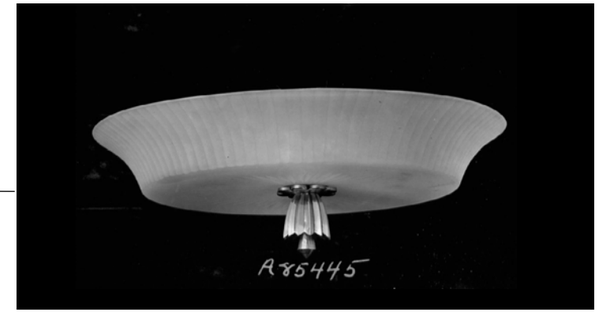
3-5/16”
SPRINKLERHEAD

4” ROUND
TRIMLESS RECESSED
DOWNLIGHT

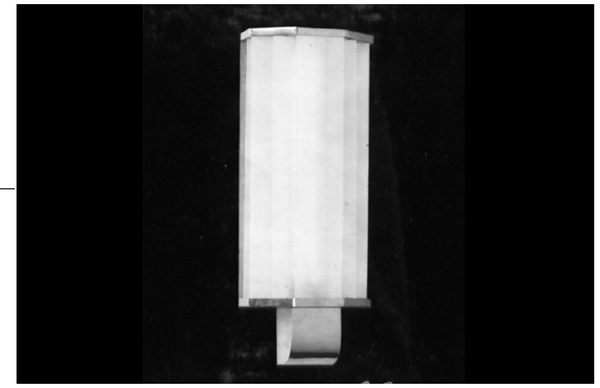
12.5” ROUND
LOUDSPEAKER



**PROPOSED** REFLECTED CEILING PLAN

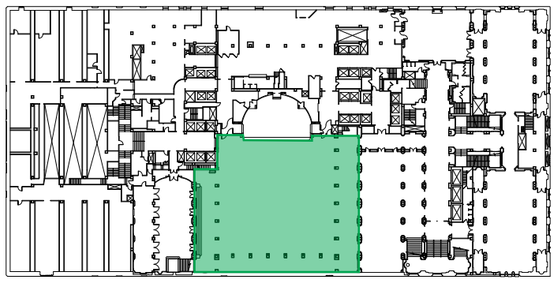



PROPOSED PENDANT
*FROM HISTORIC FIXTURE CATALOG*



PROPOSED SCONCE
*FROM HISTORIC FIXTURE CATALOG*

KEY PLAN - LEVEL 3

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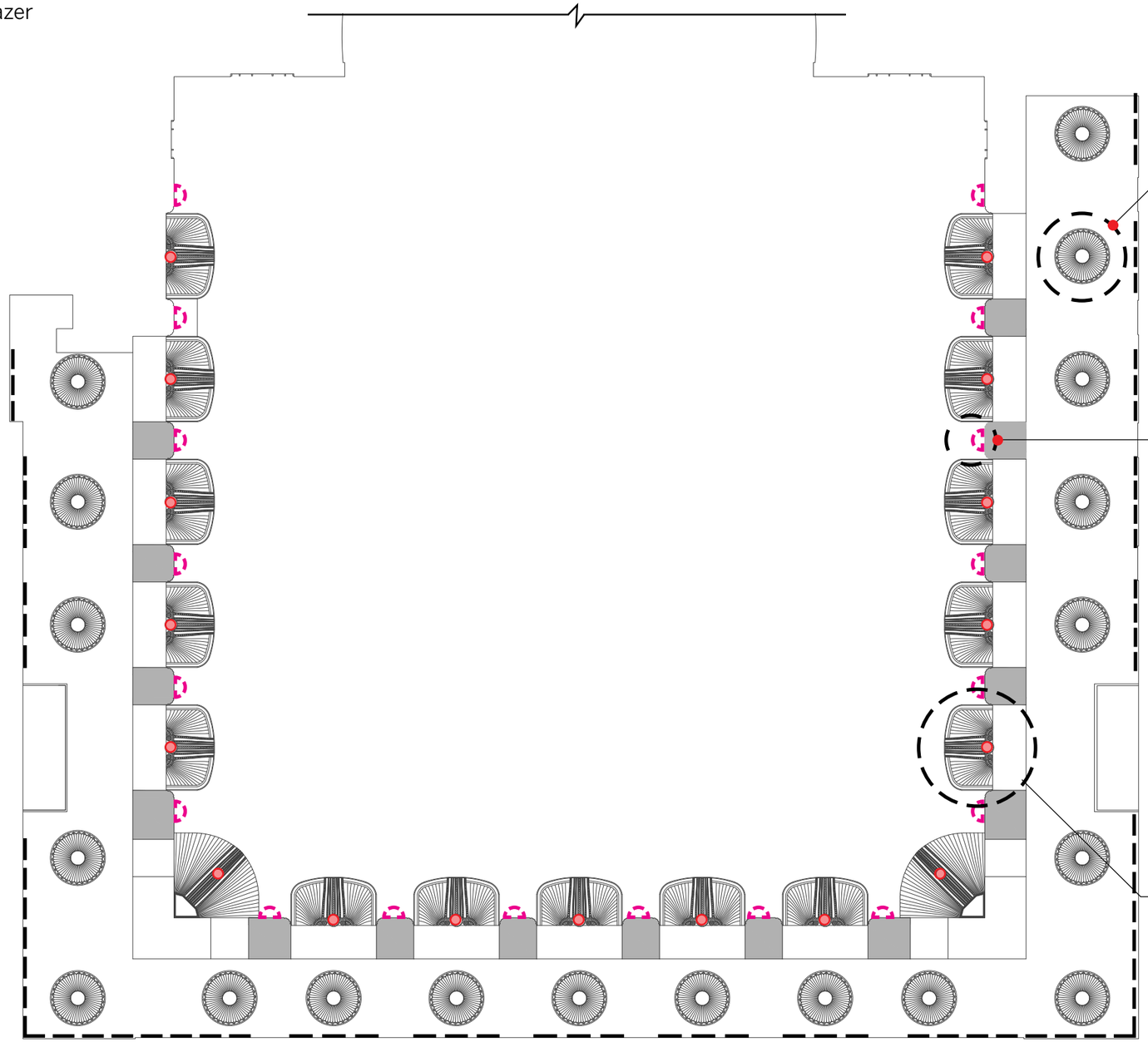
## LEVEL 4

Existing Wall Grazer

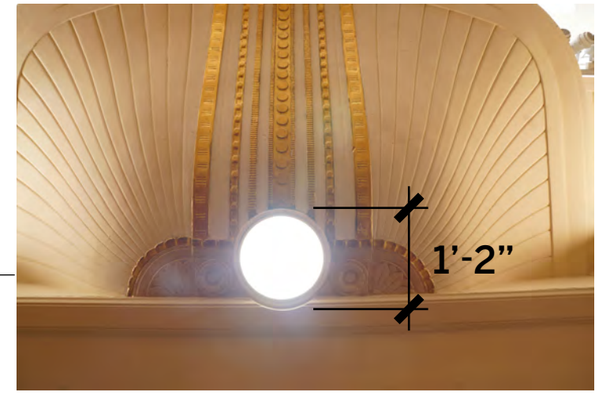
Existing Sconce



**EXISTING** REFLECTED CEILING PLAN

EXISTING PENDANT (NON-ORIGINAL)

EXISTING SCONCE (NON-ORIGINAL)




EXISTING UNDERSIDE OF BALCONY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## LEVEL 4

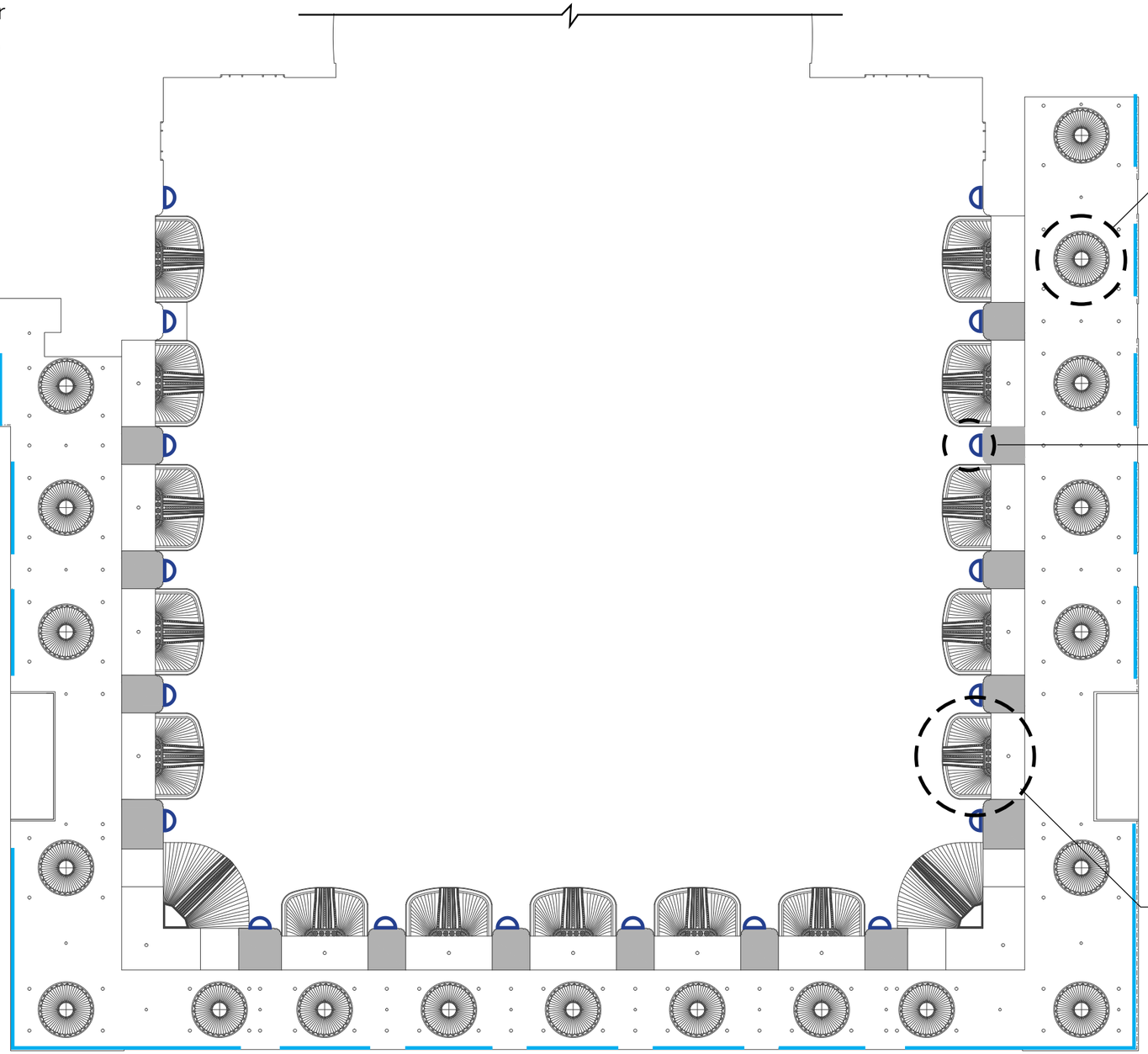
Linear Wall Grazer

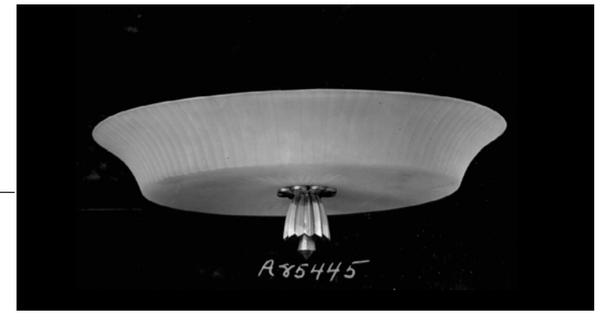
Proposed Sconce

3-5/16”
SPRINKLERHEAD

4” ROUND
TRIMLESS RECESSED
DOWNLIGHT

12.5” ROUND
LOUDSPEAKER






PROPOSED PENDANT
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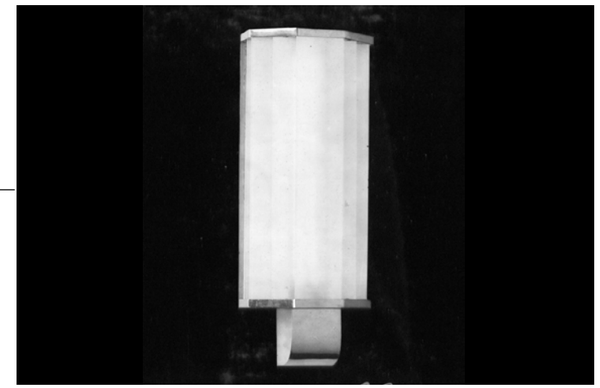
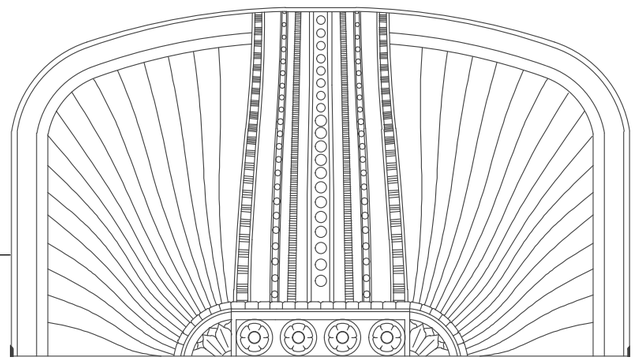


PROPOSED SCONCE
*FROM HISTORIC FIXTURE CATALOG*



RESTORED BALCONY

**PROPOSED** REFLECTED CEILING PLAN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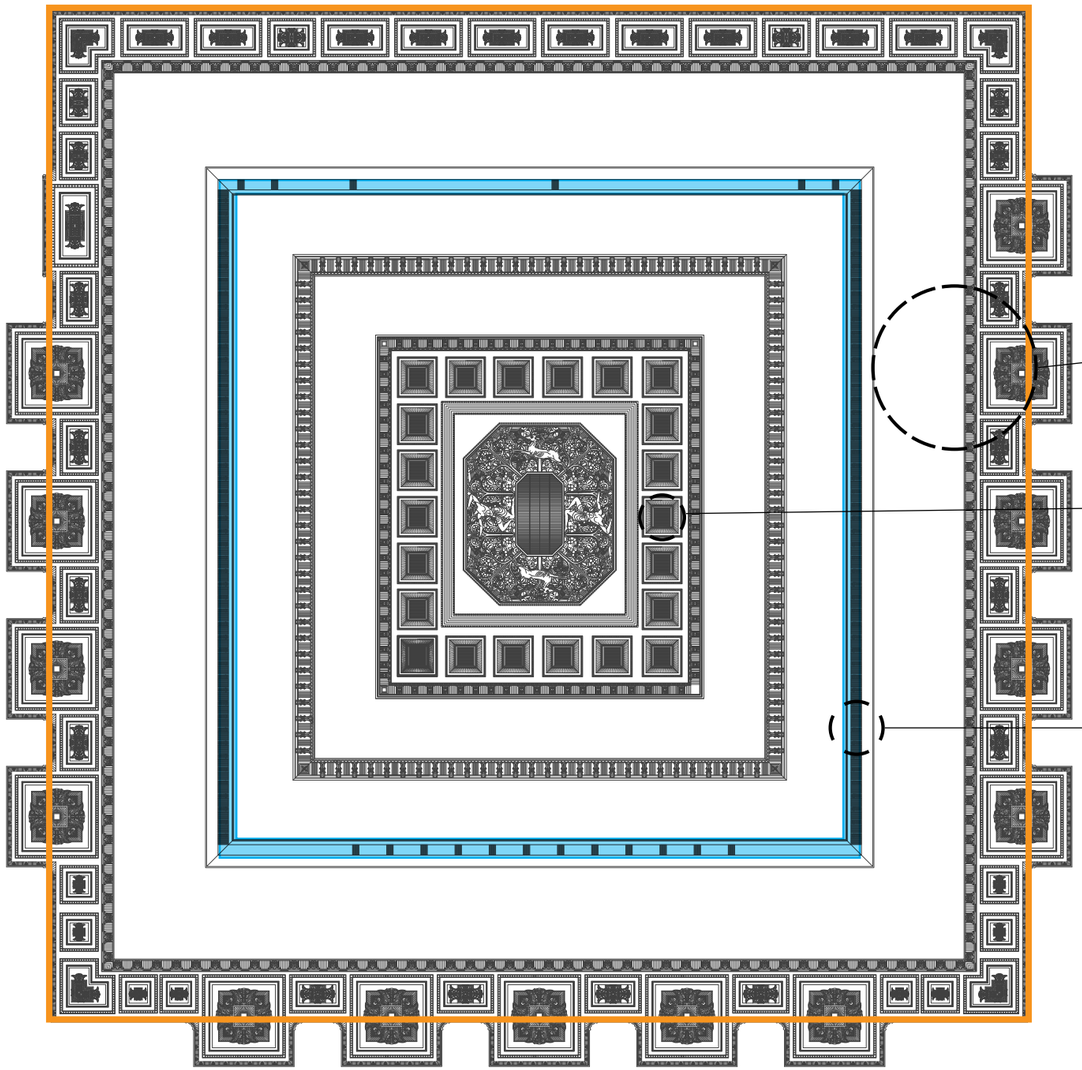
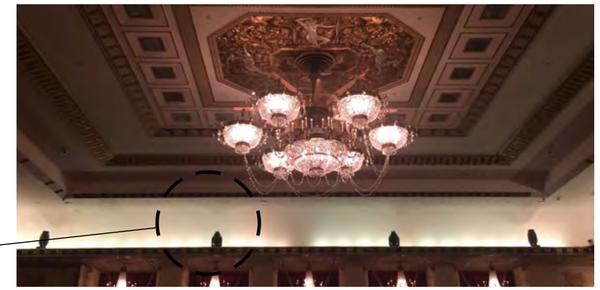
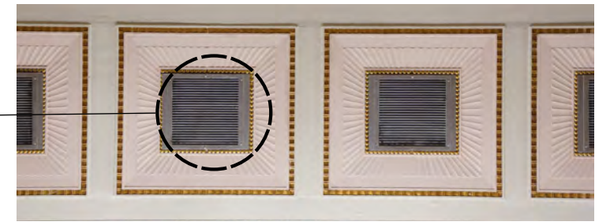
## LEVEL 5

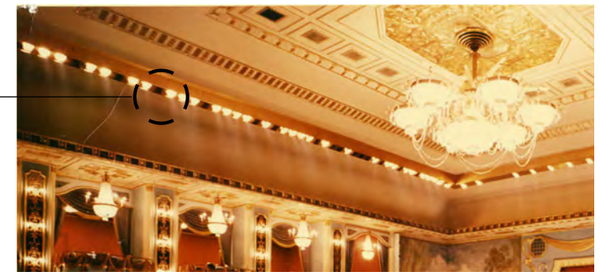


LEGEND

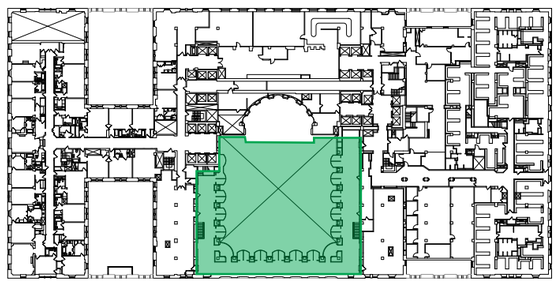
- Cove Light
- Downlight







KEY PLAN - LEVEL 5



**EXISTING** REFLECTED CEILING PLAN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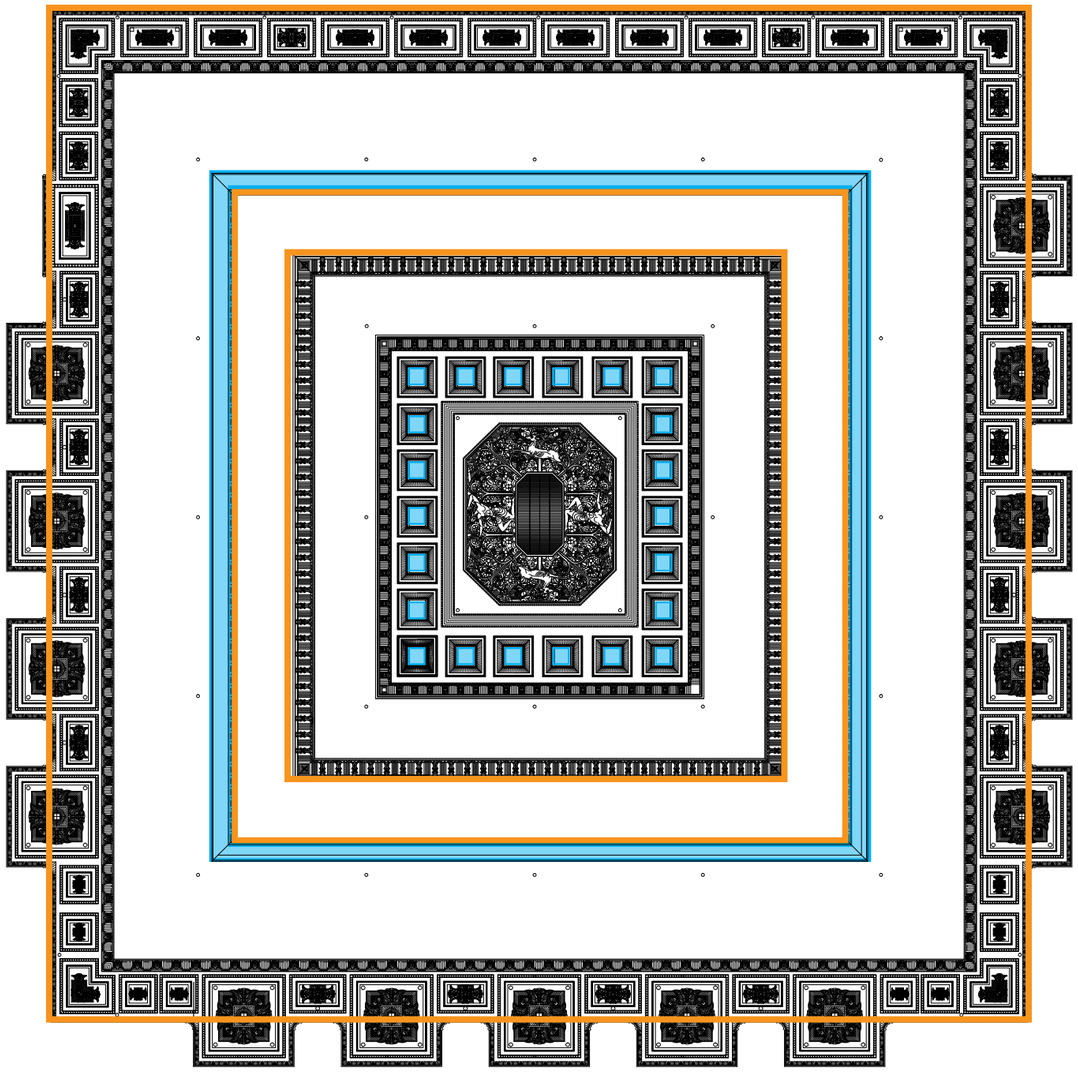
# Grand Ballroom - Proposed

## LEVEL 5



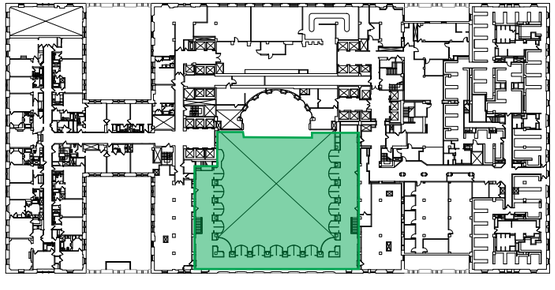
**PROPOSED** REFLECTED CEILING PLAN

LEGEND

- Cove Light
- Downlight

ORIGINAL BALLROOM CEILING

KEY PLAN - LEVEL 5



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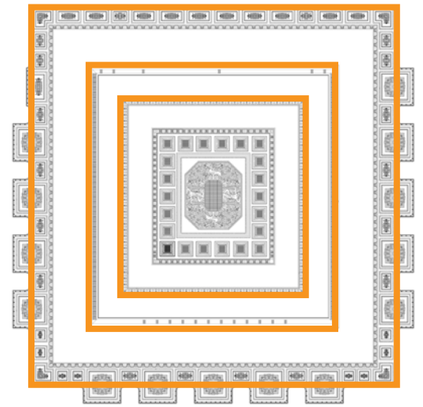
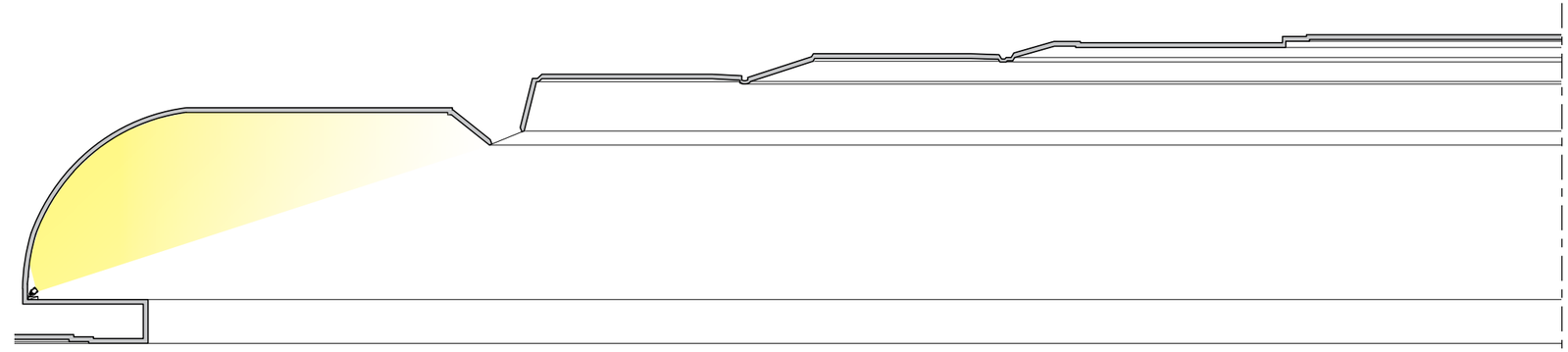
# Grand Ballroom - Ceiling

**ORIGINAL** SECTION





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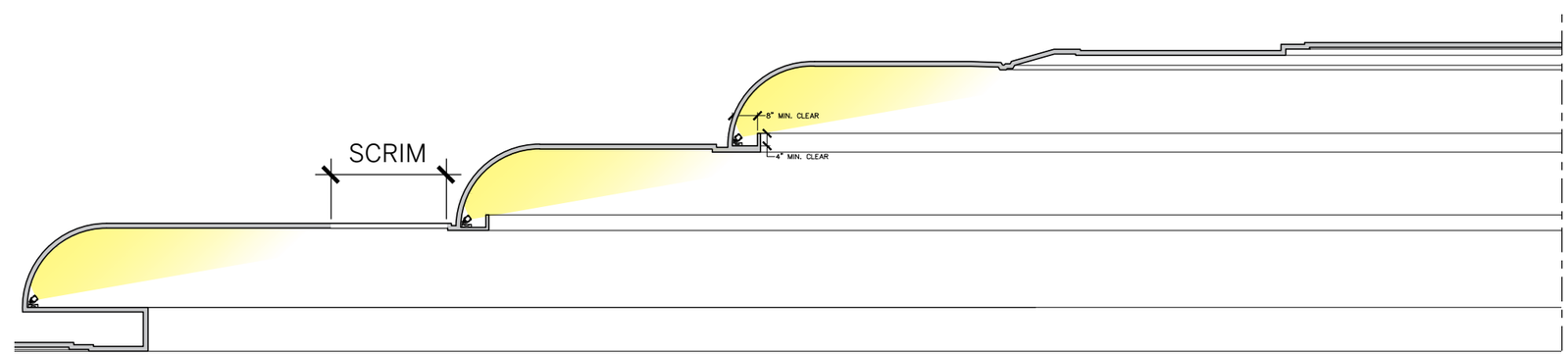
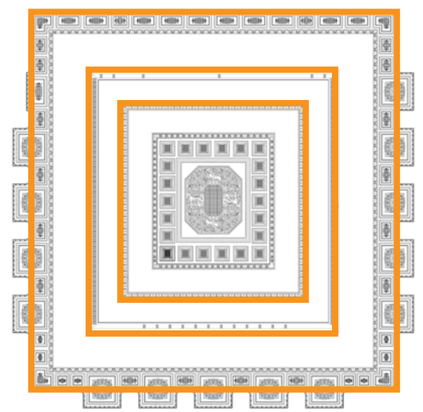



**PROPOSED** SECTION

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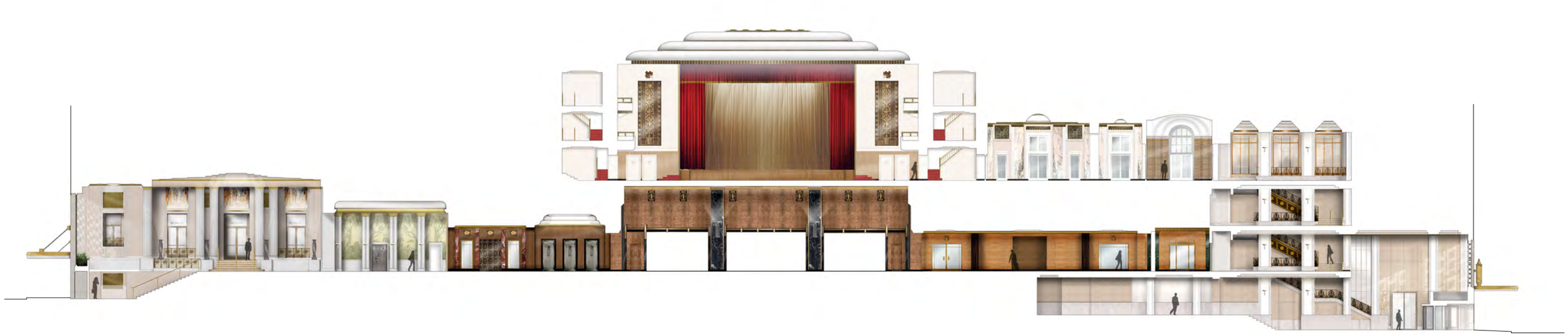

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