

The current proposal is:

Preservation Department – Item 8, LPC-23-03274

**768 Fifth Avenue – The Plaza Hotel – Individual and Interior
Landmark
Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 812 0315 3321

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The Plaza Hotel

768 Fifth Avenue

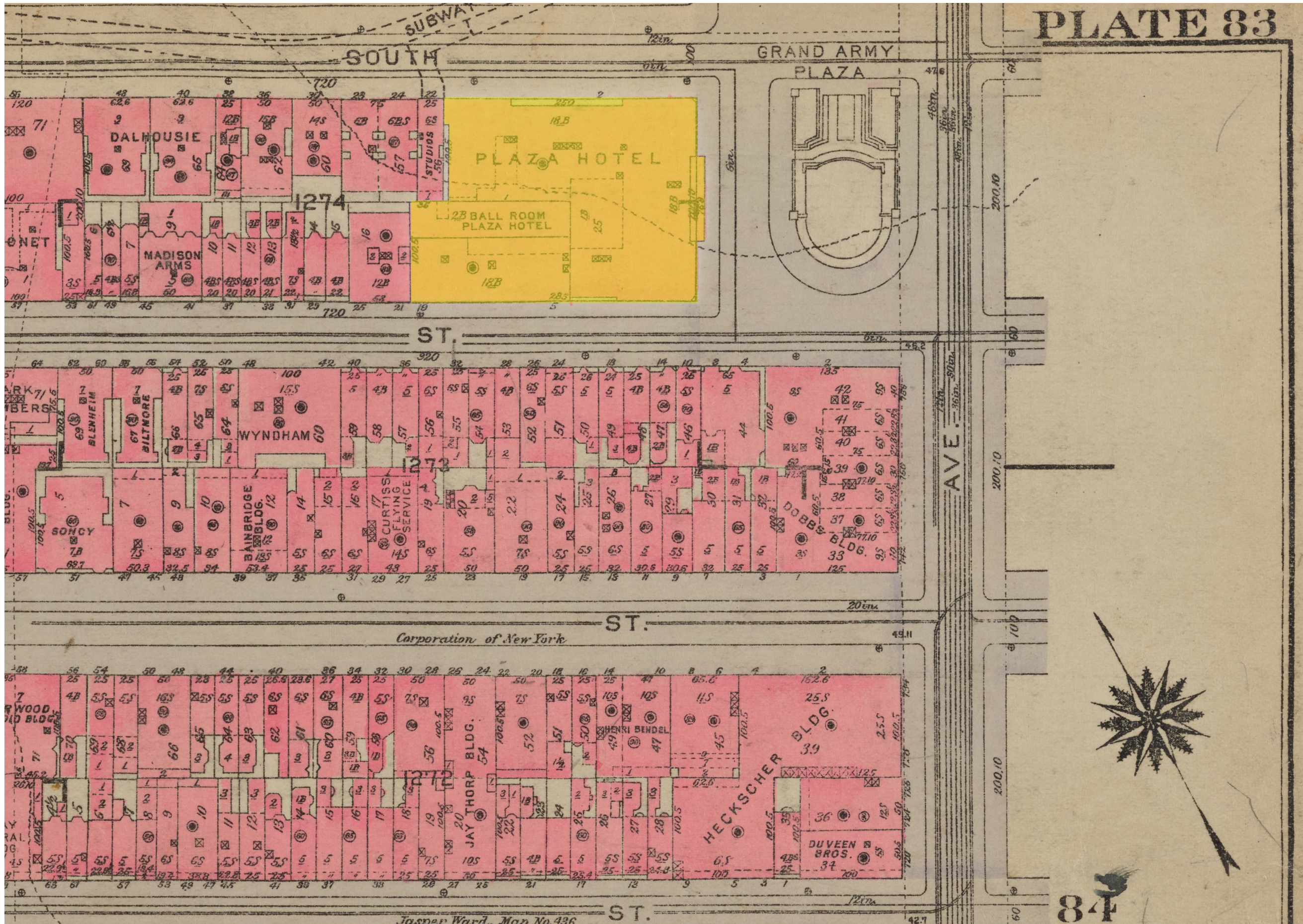
Howard L. Zimmerman Architects & Engineers - Architect and Engineer of Record
Acheson Doyle Partners Architects - Preservation Consultant

Landmarks Preservation Commission Public Hearing
November 01, 2022

- 1. History of the Site & Context of the Block**
- 2. Existing Building & Its Particular History**
- 3. Existing Building Conditions**
 - I. Central Park South and Grand Army Plaza Balcony Deterioration**
 - II. Existing Architectural Fiberglass**
- 4. Proposed Work**
 - I. Alternate Material Selection**
 - II. Alternate Material Application**

History of the Site & Context of the Block





Existing Building & Its Particular History

The Plaza Hotel & Residences



ca. 1907



ca. 1978



2021

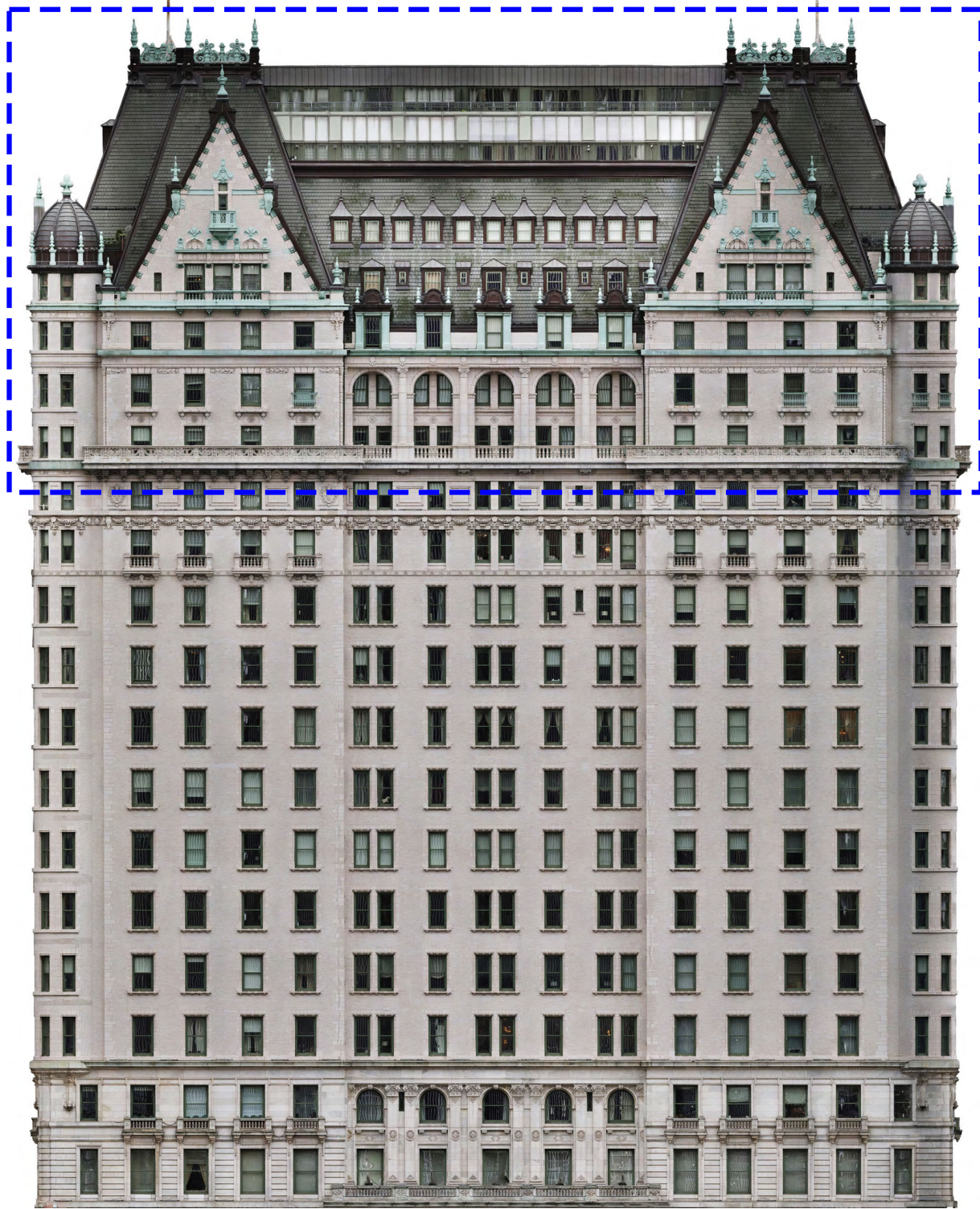
Building Info

- Address:** One Central Park South
New York, NY 10019
- Cross Streets:** Fifth Avenue & 59th Street (Central Park South & Grand Army Plaza)
- Built:** 1905 - 1907
- Architect:** Henry Janeway Hardenbergh
- Style:** French Renaissance Revival
- Facade Materials:** White Brick & Marble, White Granite, Terracotta, Black Wrought Iron
- Landmark Status:** Exterior & Interior Landmark



ca. 1912

**Existing Building Conditions:
Central Park South and Grand Army
Plaza Balcony Deterioration**



Grand Army Plaza Elevation - Area of Focus



Central Park South Elevation - Area of Focus

Areas of Focus



**Cross-Section View of
Balcony showing detached
metal tie rods and cracked
terracotta**



**Current Balcony Condition
at Grand Army Plaza-
Protective Netting Around
Deteriorated Terracotta**



Existing Balcony Structure: C-Channel and Outriggers



**Existing Balcony Structural
Deterioration:
Outrigger Completely Detached From
C-Channel**



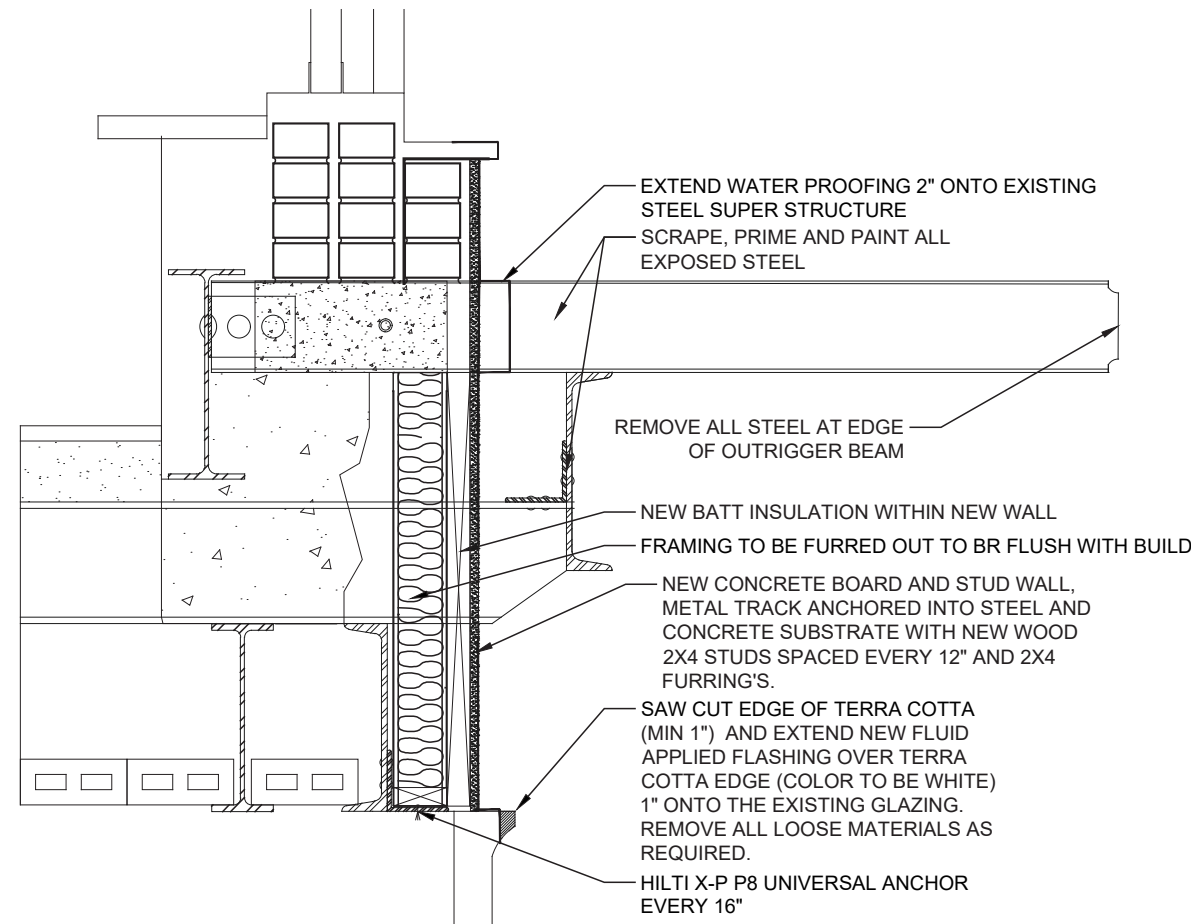
**Typical Condition of Outrigger Beam
Supporting the Balcony Deck and
Terracotta Super Structure.
Section was Formerly a W8" x3" Beam**



**Cross-Section View of
Balcony showing detached
metal tie rods and cracked
terracotta**

NOTES:

- 1) REMOVE ALL TERRA COTTA FROM THE BALCONY.
- 2) REMOVE ALL CONCRETE DECKING.
- 3) REMOVE ALL LOOSE AND DETERIORATED STEEL.
- 4) REMOVE ALL LOOSE MATERIALS AND CINDER FILL AS REQUIRED.
- 5) ALL EXPOSED METAL TO BE SCRAPE, PRIMED, AND PAINTED.
- 6) NOTIFY ARCHITECT OF ANY DETERIORATED STEEL OUT RIGGERS.
- 7) ALL EXISTING DRAINS, LEADERS, AND SCUPPERS TO BE REMOVED AND CAPPED WITHIN THE BUILDINGS FACADE.
- 8) ALL EXPOSED AND CHIPPED TERRA COTTA WITHIN THE WORK AREA TO BE COATED.



1 BALCONY - TEMPORARY REPAIR DETAIL
1" = 1'-0"

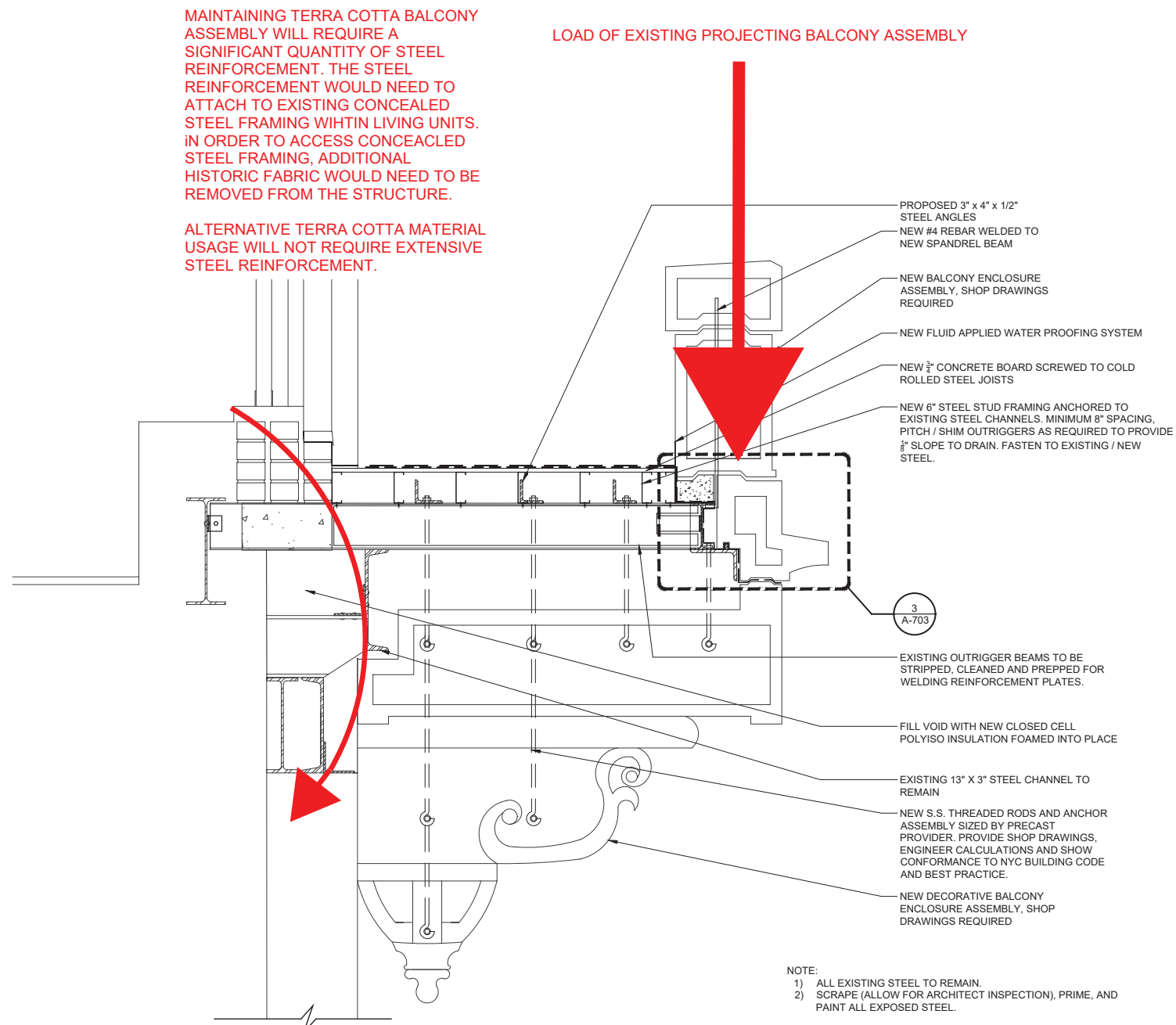
HOWARD L. ZIMMERMAN
ARCHITECTS & ENGINEERS PC
11 West 30th Street, New York, NY 10001
Phone: 212.564.9393

1 CENTRAL PARK SOUTH - FISP REPAIRS
OWNER INFORMATION:
THE PLAZA CONDOMINIUM
PROJECT ADDRESS:
1 CENTRAL PARK SOUTH
NEW YORK, NY 10019

DATE: NOVEMBER 2021
HLZA JOB NUMBER:
18-0880
DRAWN BY: AH CHECKED BY: AH
PAGE: 1 OF 1

SK-3

**Balcony
Stabilization Detail**

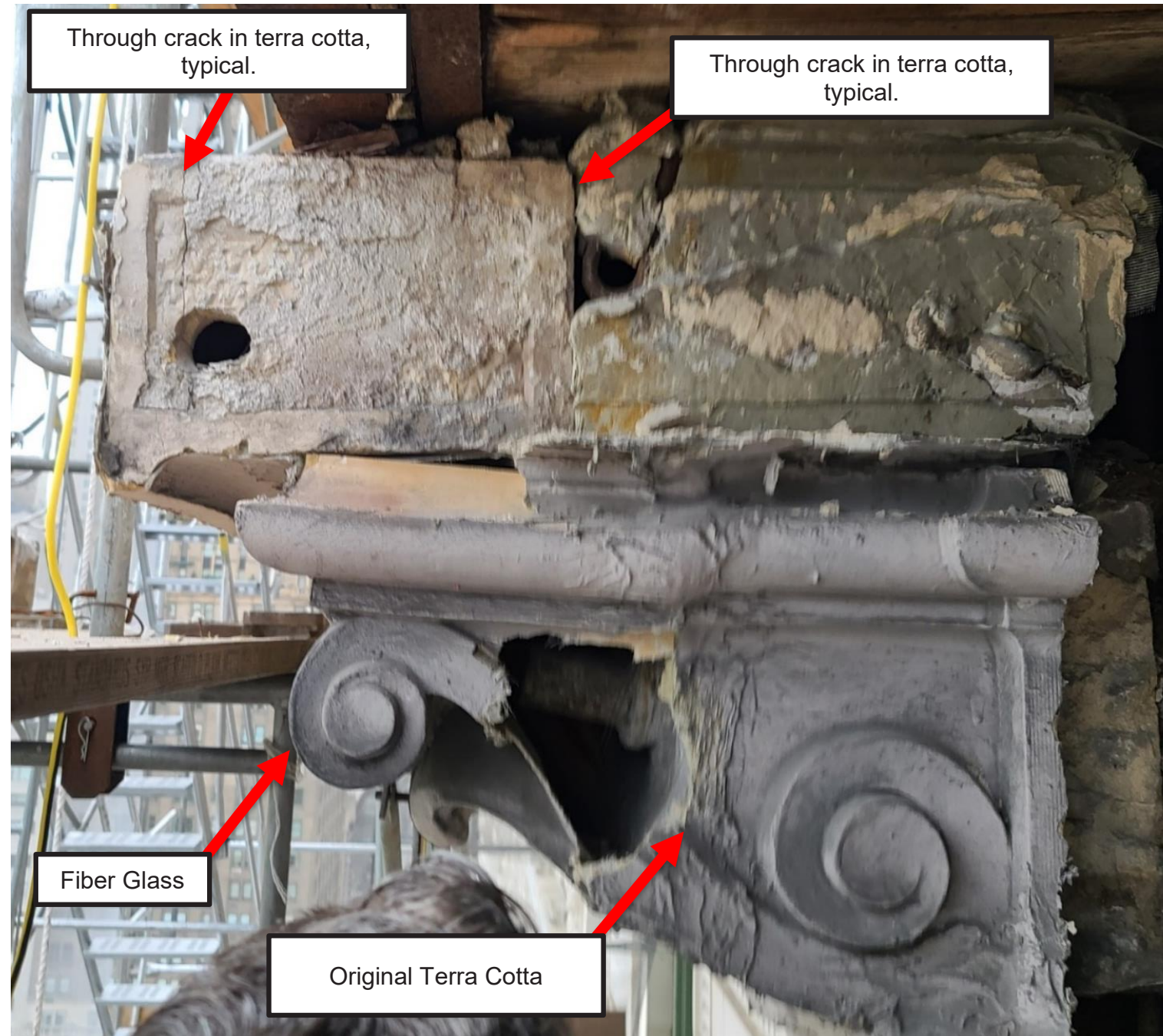


MAINTAINING TERRA COTTA BALCONY ASSEMBLY WILL REQUIRE A SIGNIFICANT QUANTITY OF STEEL REINFORCEMENT. THE STEEL REINFORCEMENT WOULD NEED TO ATTACH TO EXISTING CONCEALED STEEL FRAMING WITHIN LIVING UNITS. IN ORDER TO ACCESS CONCEALED STEEL FRAMING, ADDITIONAL HISTORIC FABRIC WOULD NEED TO BE REMOVED FROM THE STRUCTURE.

ALTERNATIVE TERRA COTTA MATERIAL USAGE WILL NOT REQUIRE EXTENSIVE STEEL REINFORCEMENT.

6 15TH FLOOR BALCONY REPAIR DETAIL
 1" = 1'-0"

Balcony Stabilization Diagram



Deteriorated Terracotta with Underlying Decorative Fiber Glass Scroll



**Cracked and Spalled
Terracotta:
Typical Condition
Across Balcony**



**Cracked and Spalled
Terracotta:
Typical Condition
Across Balcony**

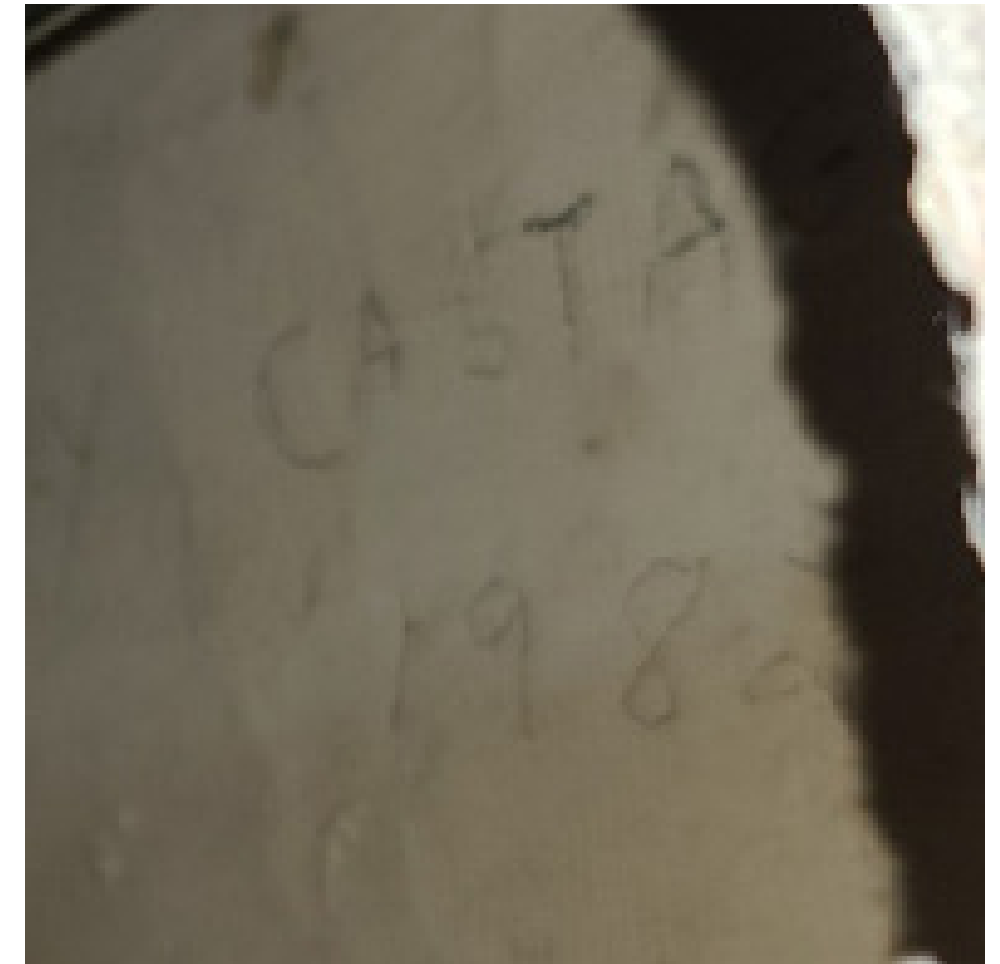


**Cracked and Spalled
Terracotta:
Typical Condition
Across Balcony**



**Cracked and Spalled
Terracotta:
Typical Condition
Across Balcony**

**Existing Building Conditions:
Existing Architectural Fiberglass**






**Existing Fiberglass Replacement
for Terracotta Piece Dated 1982**



Existing Fiberglass Bracket



-  Portion of Corbels Frequently Replaced by Fiberglass
-  Portion of Corbels Always Replaced by Fiberglass
-  Terracotta

Typical Fiberglass Corbel.
Many of the terracotta corbels have been replaced with fiberglass casts



Examples of Retained Original Terracotta Pieces for Casting



Areas of Existing Architectural Fiberglass

Areas of Existing Architectural Fiberglass - CPS Facade



Areas of Existing Architectural Fiberglass

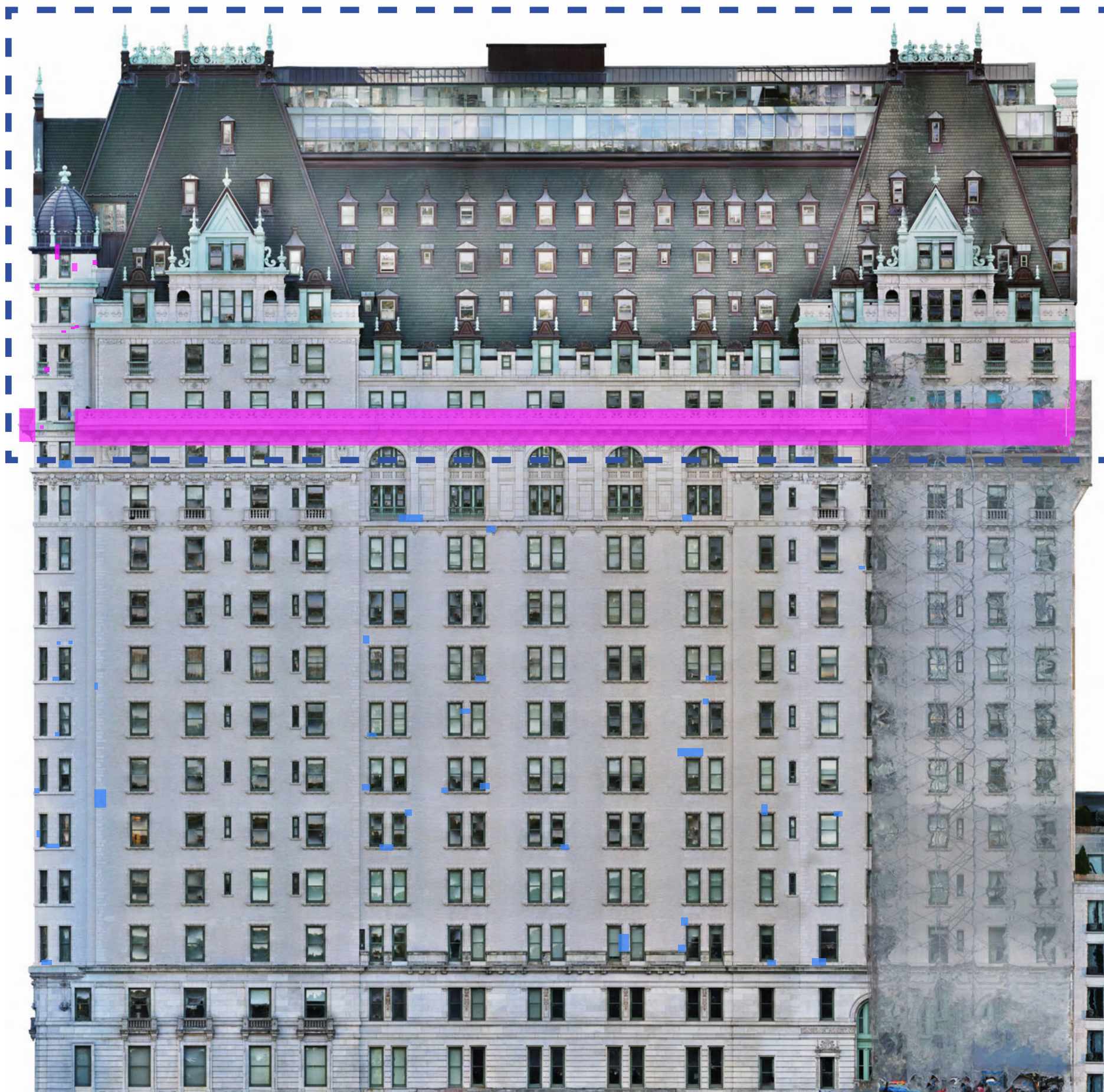
Areas of Existing Architectural Fiberglass - Grand Army Plaza Facade

**Proposed Work:
Alternate Material Selection**

	Terra Cotta	Precast Concrete	Microcotta	GFRC
Compressive Strength	6,000-8,000 PSI	3,000-7,000 PSI	Not-Rated	1,000-2,500 PSI
Unit Weight	85 Pounds per cubic foot	180 Pounds per cubic foot	40 Pounds per cubic foot	60 Pounds per cubic foot
Water Absorption %	7.50 %	4% - 8%	1%	5%
Typical Wall Thickness	1-1/4"	4"+ or solid casting	Solid casting	5/8"
Production Time	12-16 Weeks	3-4 Weeks	2 Weeks	3-4 Weeks
Workability	Should not be modified in field	Can be modified in field	Cannot be modified in field	Can be modified in field

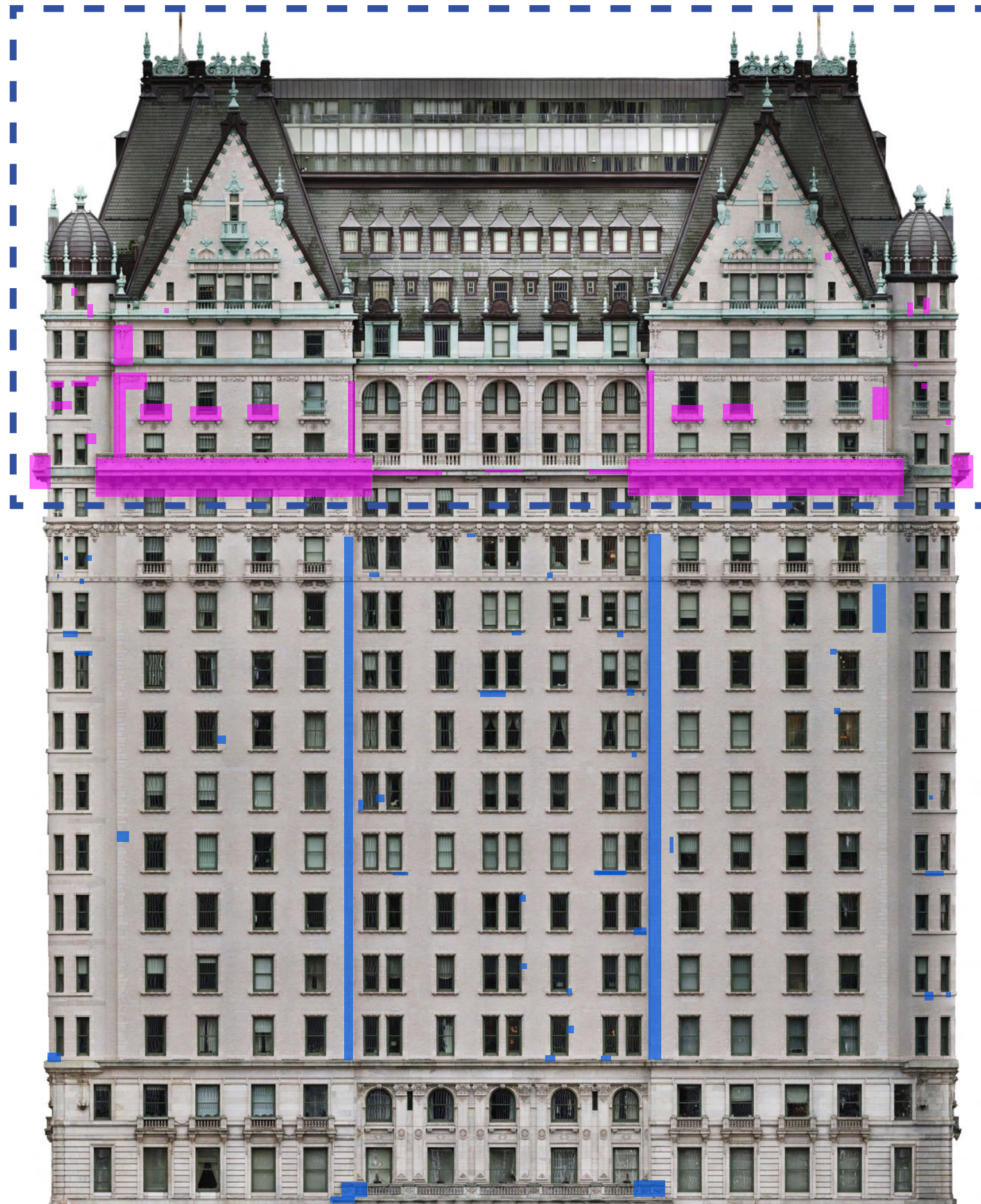
Alternate Material Comparison



**Proposed Work:
Alternate Material Application**



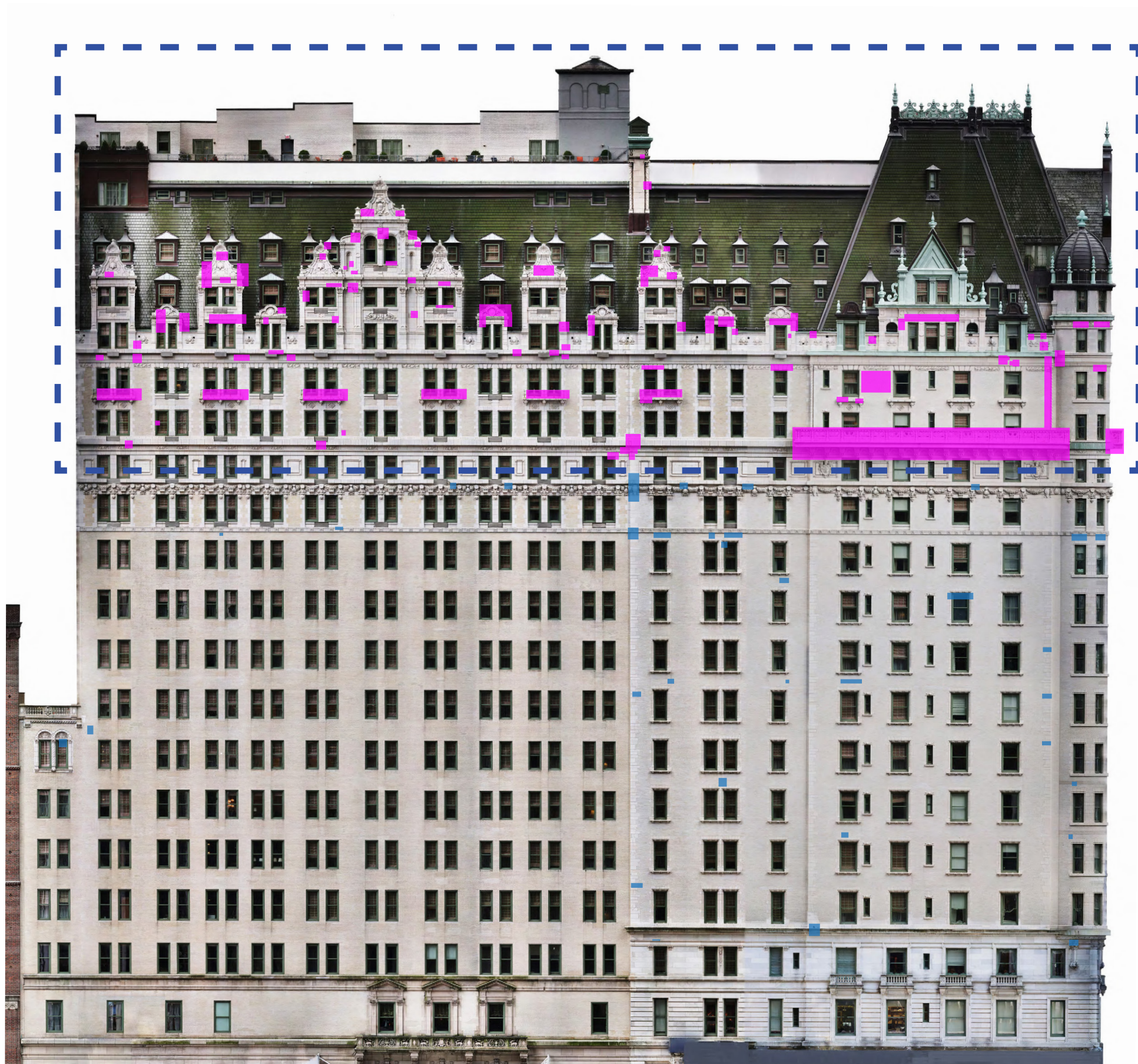
- GFRC Used For Replacement
- Terracotta Used For Replacement



Terracotta Replacement Type Delineation - North Facade



-  GFRG Used For Replacement
-  Terracotta Used For Replacement

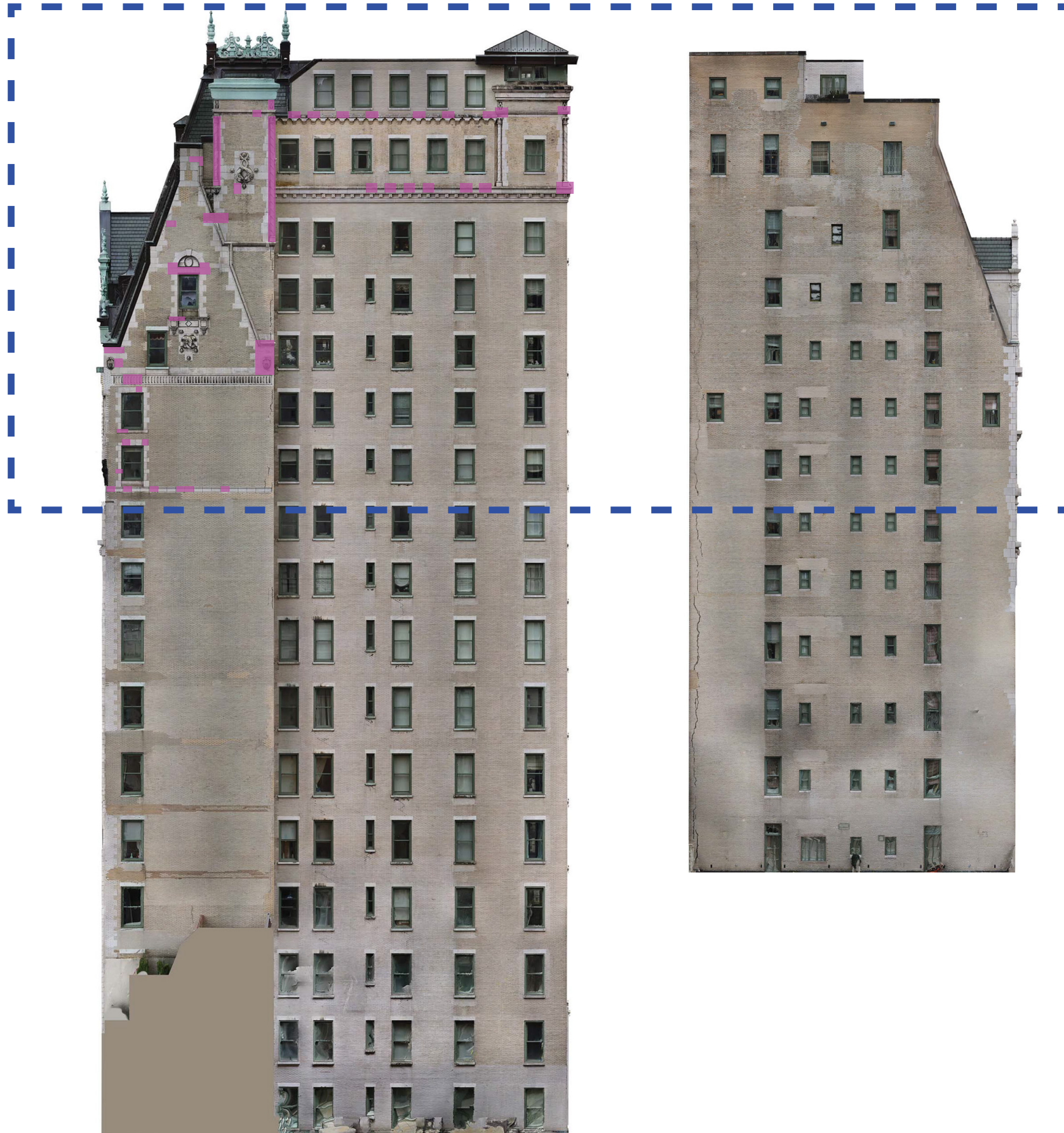
Terracotta Replacement Type Delineation - East Facade





-  GFRC Used For Replacement
-  Terracotta Used For Replacement

Terracotta Replacement Type Delineation - South Facade

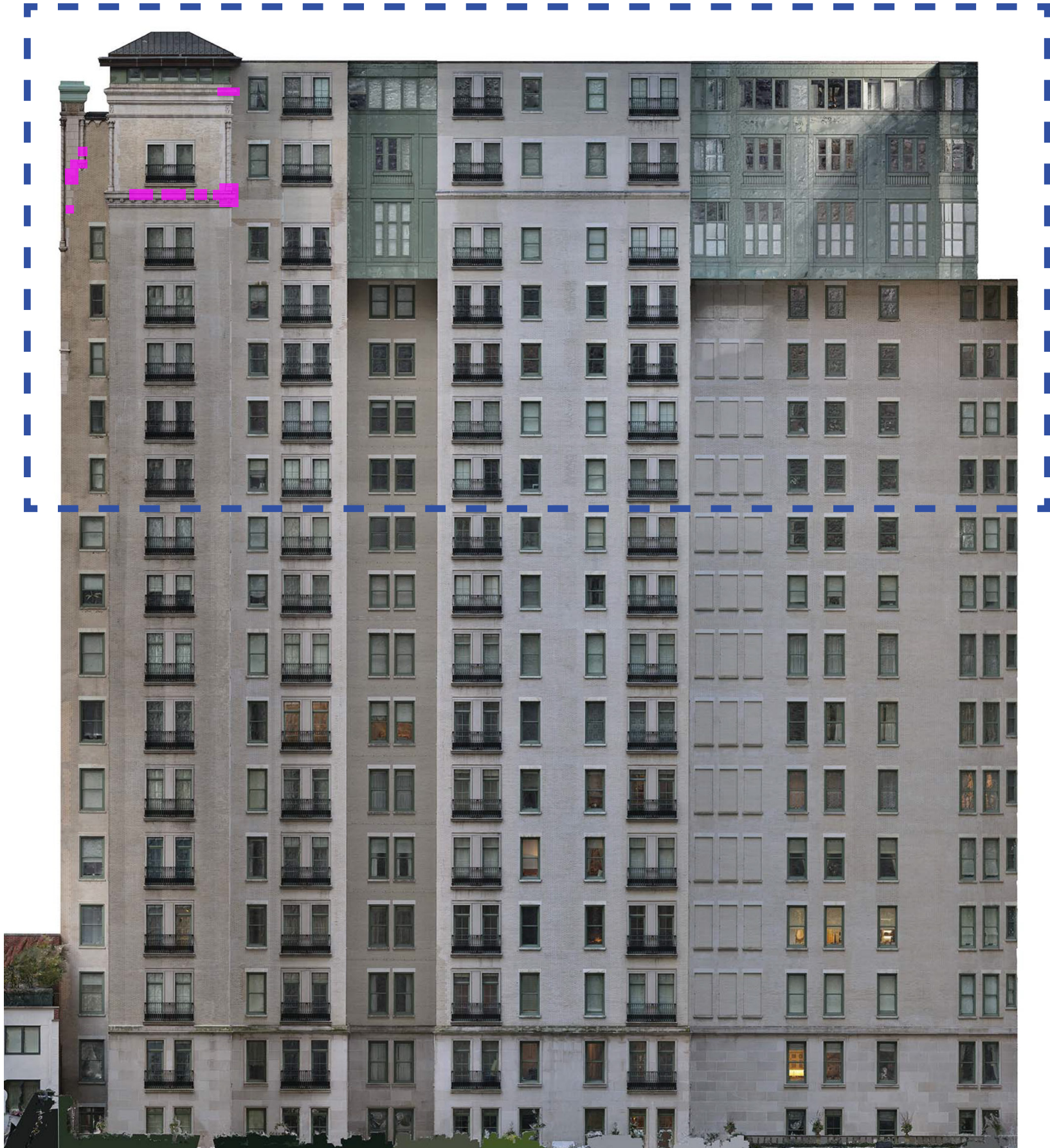
*No Proposed Terracotta Use on this facade





-  GFRC Used For Replacement
-  Terracotta Used For Replacement

Terracotta Replacement Type Delineation - West Facade

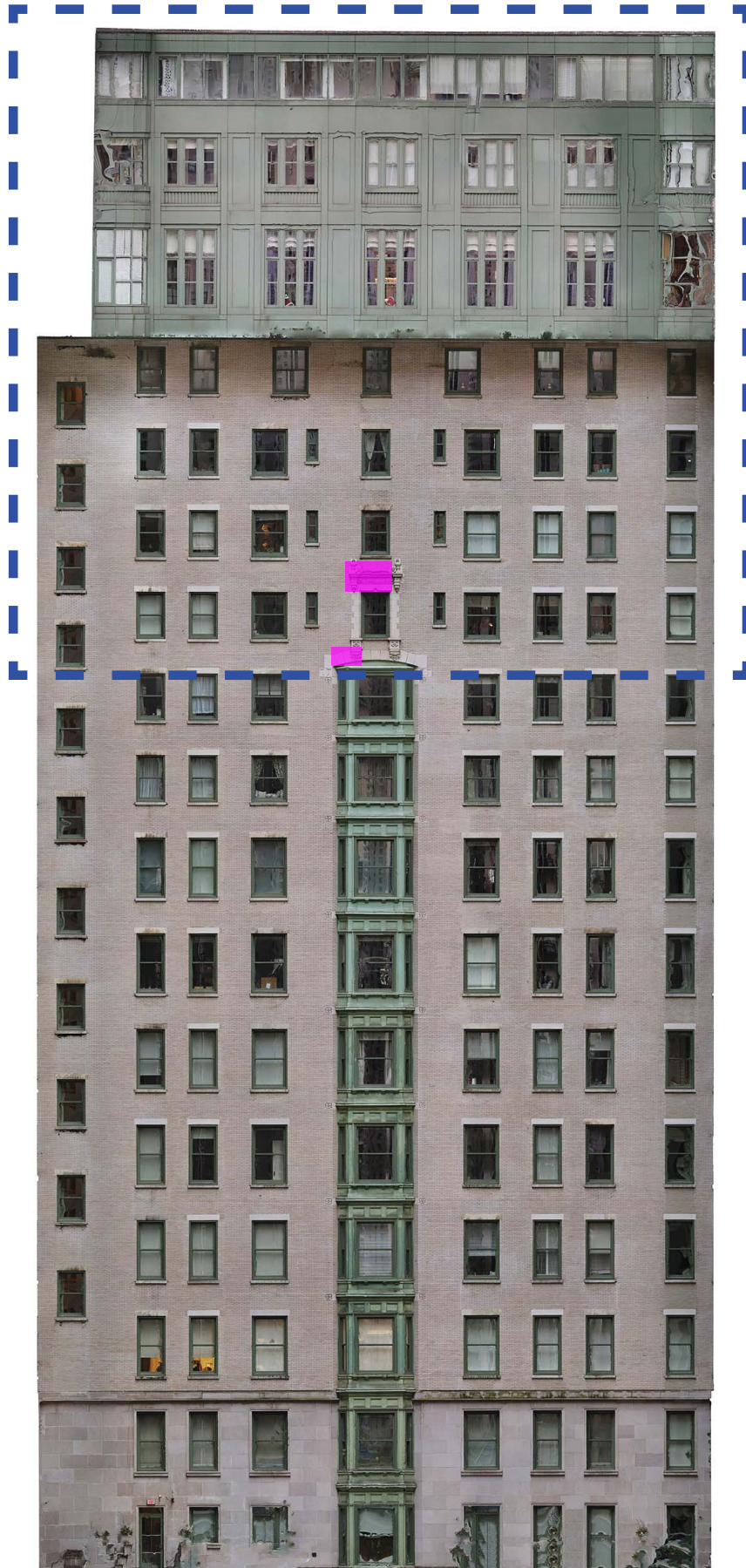
*No Proposed Terracotta Use on this facade





-  GFRC Used For Replacement
-  Terracotta Used For Replacement

Terracotta Replacement Type Delineation - Courtyard North Facade

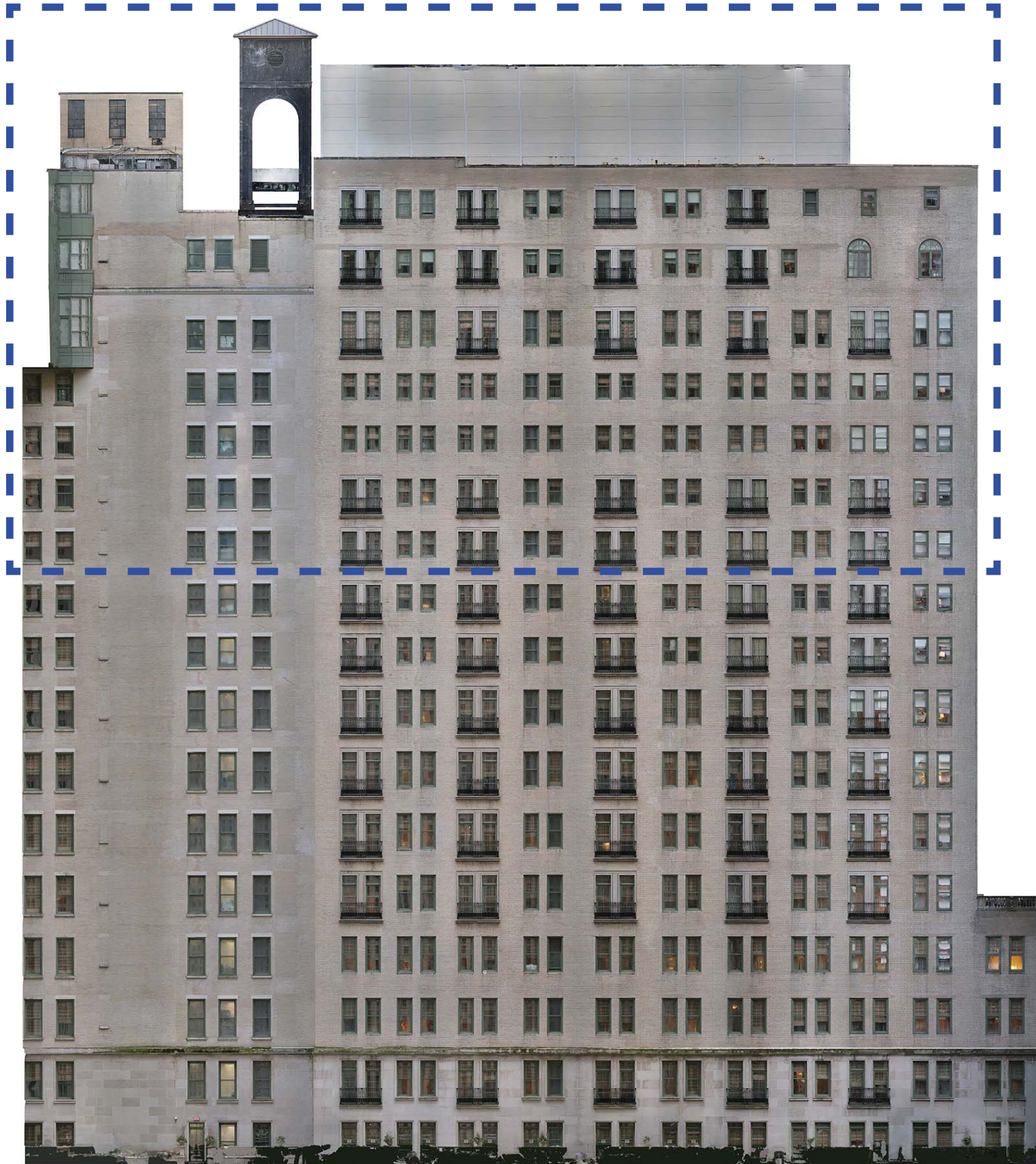
*No Proposed Terracotta Use on this facade



-  GFRC Used For Replacement
-  Terracotta Used For Replacement

Terracotta Replacement Type Delineation - Courtyard East Facade

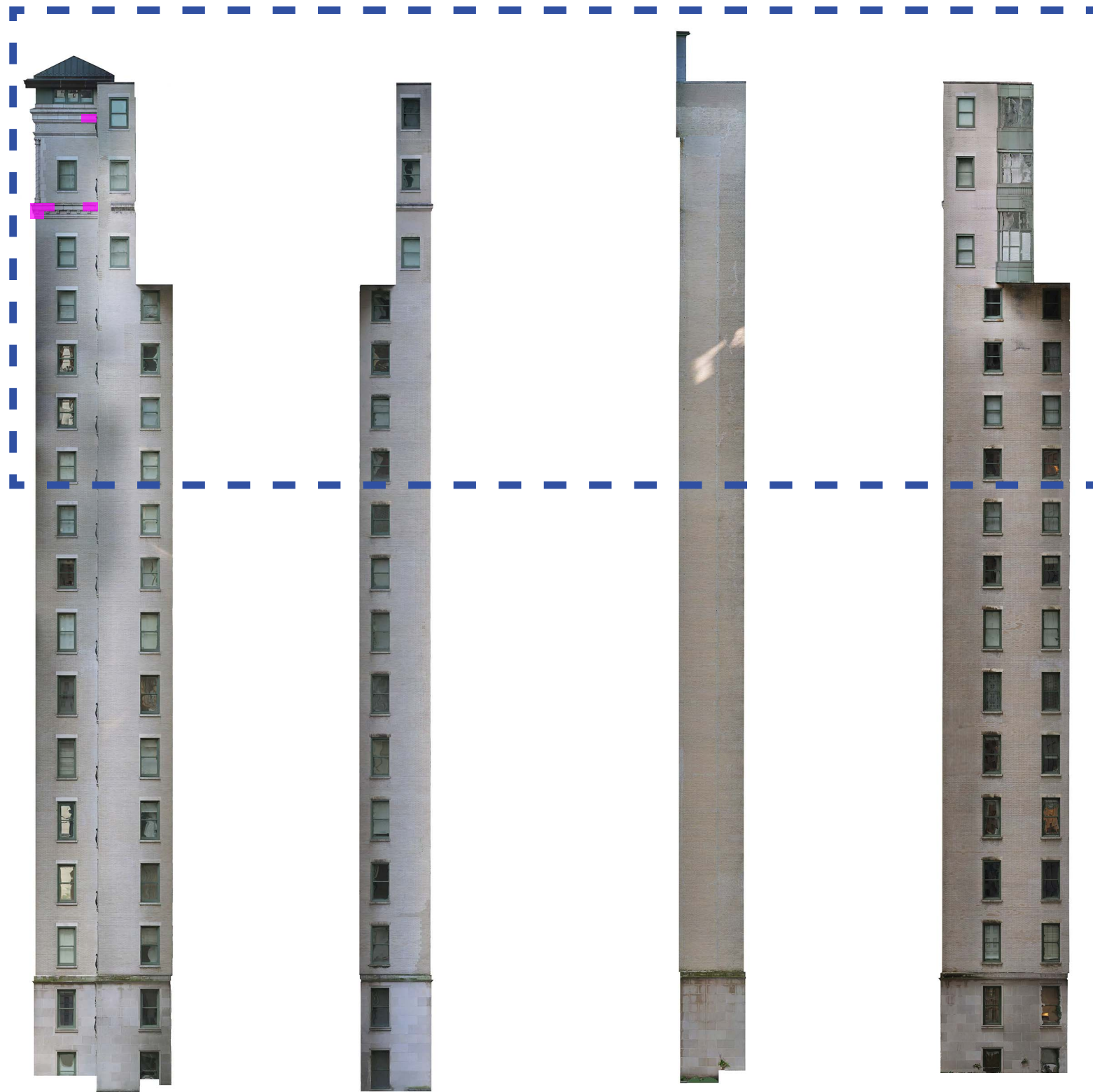
*No Proposed Terracotta Replacement on this facade



- GFRC Used For Replacement
- Terracotta Used For Replacement

Terracotta Replacement Type Delineation - Courtyard South Facade

*No Proposed Terracotta Use on this facade





North (A)

North (B)

West (A)

West (B)

-  GFRc Used For Replacement
-  Terracotta Used For Replacement

Terracotta Replacement Type Delineation - Courtyard Return Facades

THANK YOU!



ANY QUESTIONS?

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