

May 2, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-23-07180

1260 Broadway – Hotel Martinique – Individual Landmark Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 837 7340 3401

Passcode: 307406

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

HOTEL MARTINIQUE FACADE RENOVATION MASTER PLAN

FIRST & SECOND FLOOR STOREFRONTS, SIGNAGE & LIGHTING

Block 834, Lot 11
1260 Broadway
[aka 1260-1268 Broadway, 49-51 W 32 St, and
54-58 W 33rd St]

Architect: Henry J. Hardenbergh
Construction: 1897-98, 1901-1903, 1909-1911

Individual Landmark 292 LP-1983
Date of Designation: May 5, 1998



INTRODUCTION

THE HOTEL MARTINIQUE WAS DESIGNATED AS AN INDIVIDUAL LANDMARK, MAY 5TH 1998 AND IS A MAJOR WORK OF THE PROMINENT ARCHITECT HENRY J. HARDENBERGH.

THE BUILDING WAS CONSTRUCTED BY THE DEVELOPER WILLIAM R.H. MARTIN, WHO HAD INVESTED HEAVILY IN THE REAL ESTATE SURROUNDING GREELEY SQUARE AND BUILT AND EXPANDED THE HOTEL IN THREE PHASES IN RESPONSE TO THE GROWTH OF ENTERTAINMENT, PUBLISHING, JOURNALISM, SHOPPING AND TRANSPORTATION IN THIS MIDTOWN SECTION.

HENRY J HARDENBERGH HAD ACQUIRED A REPUTATION FOR LUXURY HOTEL DESIGNS, INCLUDING SUCH LEGENDARY PROPERTIES AS THE ORIGINAL WALDORF AND ASTORIA HOTELS, PLAZA HOTEL AND THE WILLARD HOTEL IN WASHINGTON DC.

HIS DESIGNS WERE NOTED FOR PICTURESQUE COMPOSITIONS BASED ON BEAUX-ARTS PRECEDENTS.

THE NINETEEN-STORY FRENCH-RENAISSANCE-INSPIRED HOTEL MARTINIQUE CAPITALIZED ON THE OPENNESS MADE POSSIBLE BY GREELEY SQUARE, AND WAS ABLE TO SHOW OFF THE BUILDING'S BOLD MANSARD ROOF WITH ITS TOWERS AND ORNATE DORMERS ALONG BROADWAY AND 32ND STREET. THE GLAZED BRICK, TERRACOTTA AND LIMESTONE CLAD STRUCTURE FEATURES RUSTICATED STONEWORK, BALCONIES, AND PROMINENT CARTOUCHES ON ITS (3) FACADES.

PHASE 1 WAS BUILT ON WEST 33RD STREET IN 1897-98, AND FEATURED A MARQUEE AND HOTEL ENTRANCE, WITH RUSTICATED LIMESTONE BASE AND THE GLAZED BRICK AND TERRACOTTA ORNAMENTAL FEATURES ABOVE.

PHASE 2 [1901-03] EXTENDED THE BUILDING IN AN L SHAPE CONFIGURATION AROUND TO BROADWAY, PROVIDING A RETAIL FRONTAGE ALONG BROADWAY DISTINGUISHED WITH TUSCAN ORDER COLUMNS, AND CONTINUING THE ORNAMENTATION AND ARCHITECTURE FROM 33RD STREET ABOVE WHILE INCREASING THE HOTEL CAPACITY UPSTAIRS. THE MAIN ENTRANCE REMAINED ON 33RD STREET.

PHASE 3 [1909-11] TRANSFORMED THE CORNER OF BROADWAY AND 32ND STREET EXTENDING THE UPPER LEVEL FACADES OF THE HOTEL AROUND THE CORNER AND DEVELOPING A PROMINENT MAIN ENTRANCE AND CORNER FAÇADE OF THE HOTEL. EXAMPLES OF THE HISTORIC MARQUEE AND MAIN ENTRANCE EXIST FROM ORIGINAL DRAWINGS, RETAIL CONTINUED ALONG BROADWAY AND THE MAIN ENTRANCE OF THE HOTEL MOVED TO 32ND STREET INVERTING THE INTERIOR AND LEAVING 33RD STREET AS BACK OF HOUSE.

PRIOR TO DESIGNATION, THE GROUND AND SECOND FLOORS WERE MODERNIZED AND RETAIN LITTLE OF THE HISTORIC DETAIL FROM THE HARDENBERGH DESIGN AND ORIGINAL PERIODS OF CONSTRUCTION. USES AND ENVIRONMENT OVER THE DECADES HAVE ALSO CHANGED AND FURTHER STRAYED FROM THE ELEGANCE OF THE ORIGINAL DESIGN.

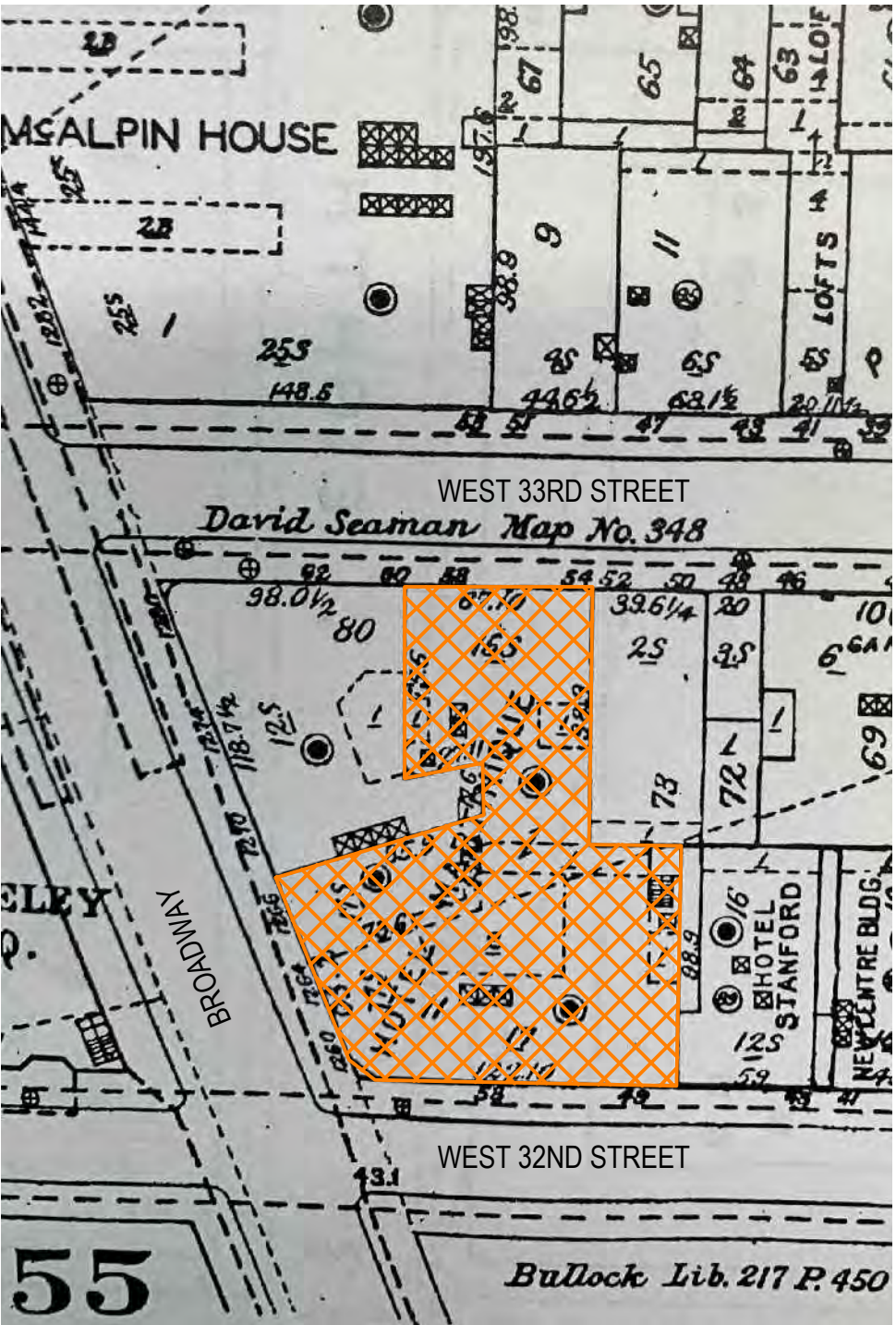
TO COMPLEMENT THE LANDMARKED EXTERIOR, SIGNIFICANT ELEMENTS ON THE INTERIOR STILL REMAIN UNDISTURBED FROM THE ORIGINAL DESIGN. TODAY THEY ARE CELEBRATED AS PART OF THE UNIQUE HOTEL. THESE ELEMENTS INCLUDE THE LOBBY'S MAGNIFICENT HAND-LAID MOSAIC FLOOR, INTRICATE DETAILING OF THE OPEN 18-STORY INTERIOR MARBLE STAIRCASE - REPORTEDLY THE TALLEST IN THE WORLD - AND ORIGINAL CEILINGS AT THE ELEVATOR BANK IN THE LOBBY.

NEW OWNERSHIP ACQUIRED THIS BUILDING AT THE END OF 2021 AND CELEBRATES OWNING THIS MARQUEE PROPERTY IN CONJUNCTION WITH REOPENING OF THE HOTEL UNDER CURIO COLLECTION BY HILTON

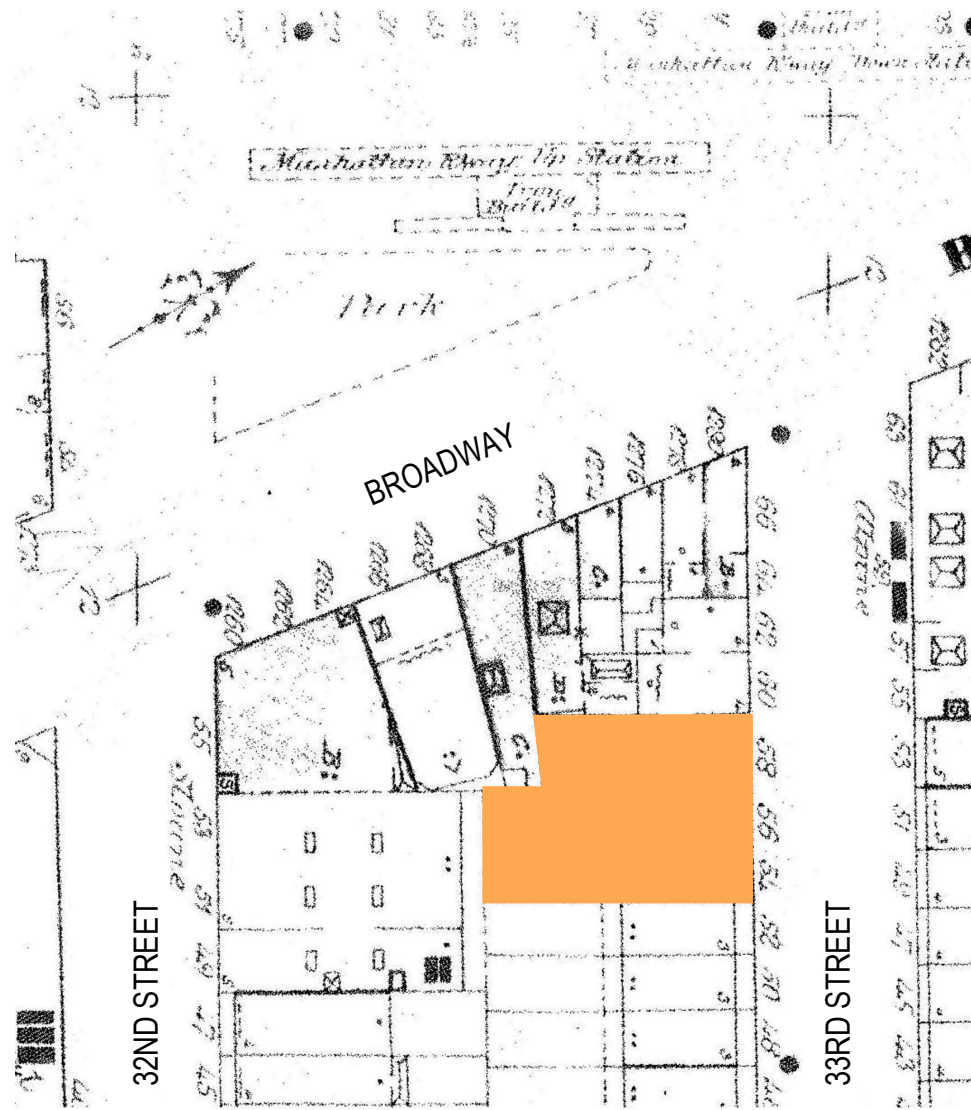
ALTHOUGH NEGLECTED FOR MANY YEARS, NEW OWNERSHIP HAS UNDERTAKEN A MAJOR MULTI-YEAR FAÇADE RESTORATION FROM THE SECOND FLOOR UP, INCLUDING WORK TO TERRACOTTA AND BRICK AS WELL AS EXTERIOR WATERPROOFING AND REPAIR.



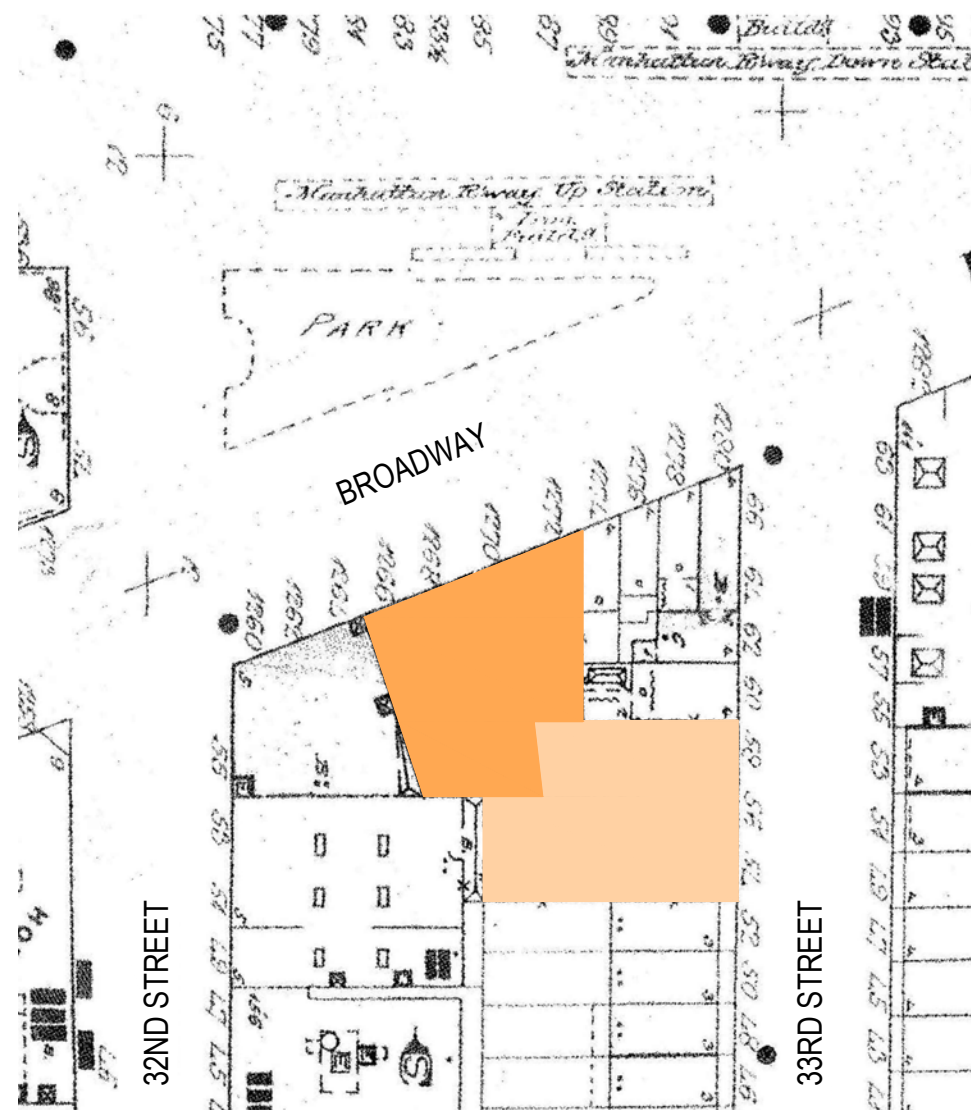
PROJECT INTRODUCTION



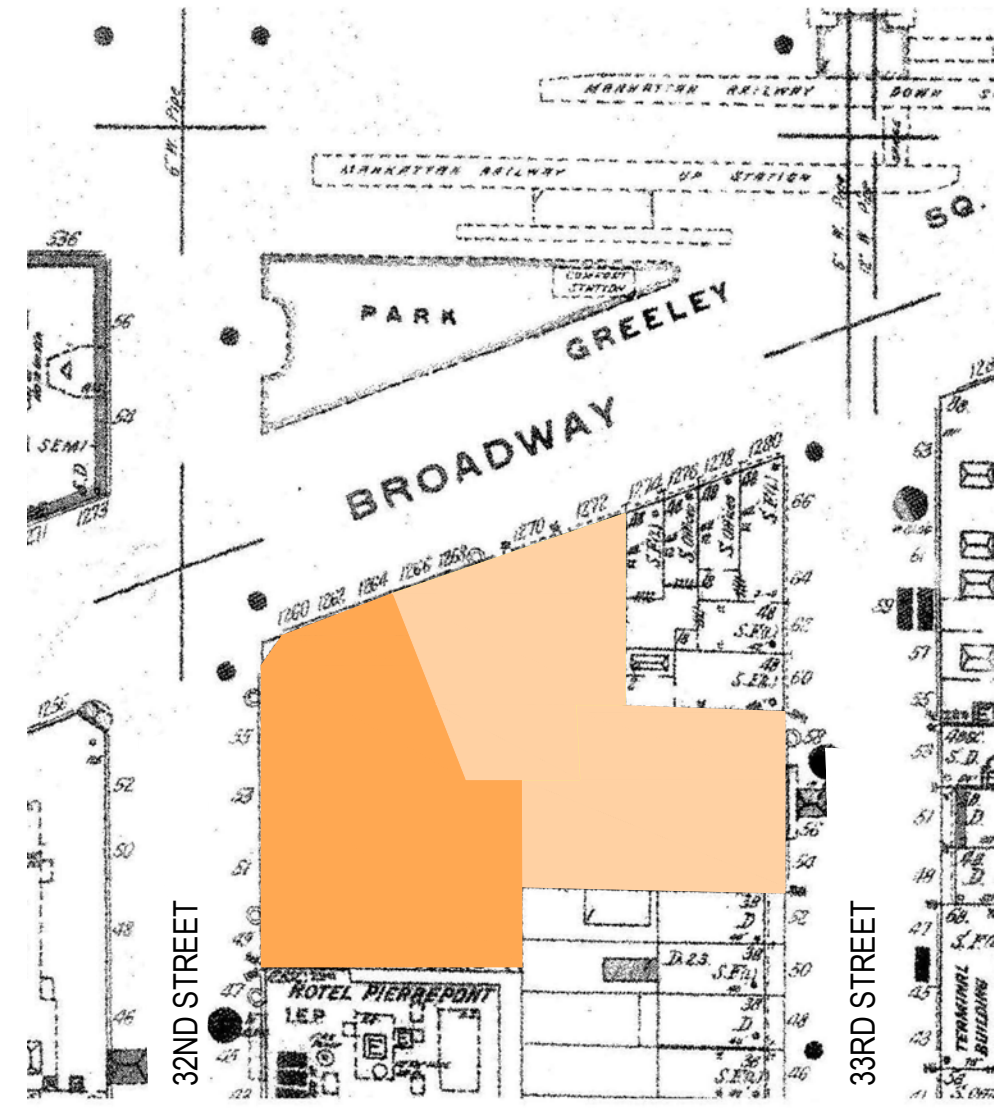
LOCATION PLAN AND 1940 TAX PHOTO



PHASE I (1890)

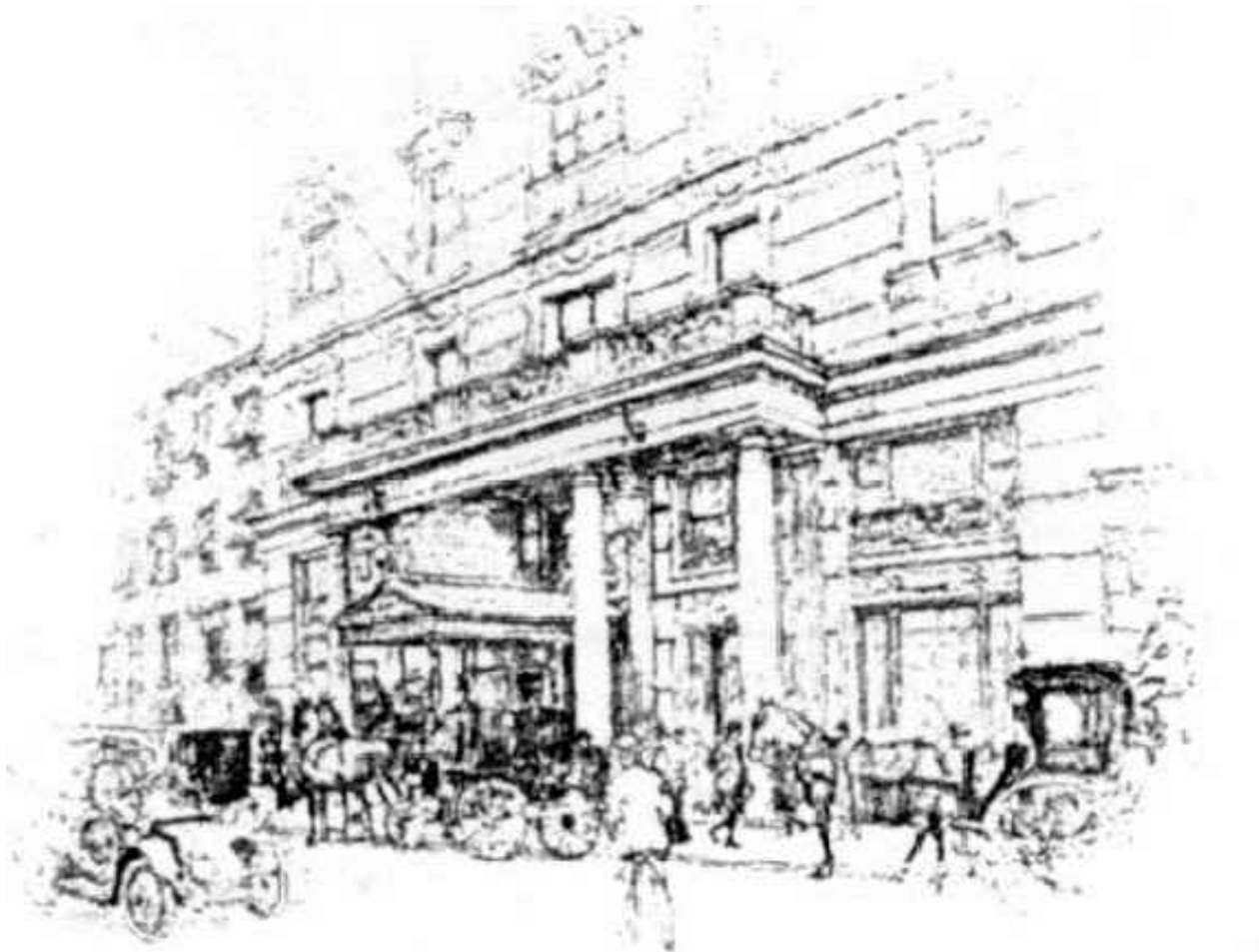


PHASE II (1900)



PHASE III (1910)

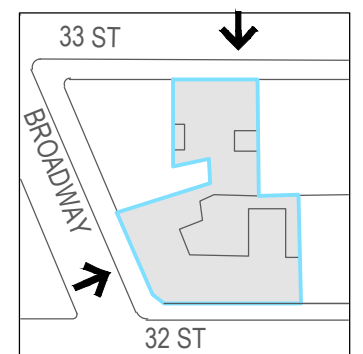
HISTORIC PHASING



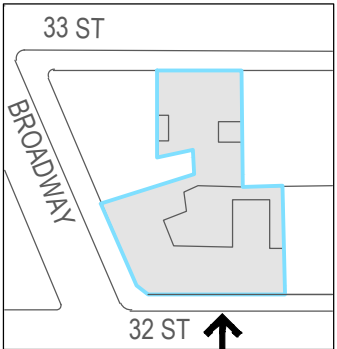
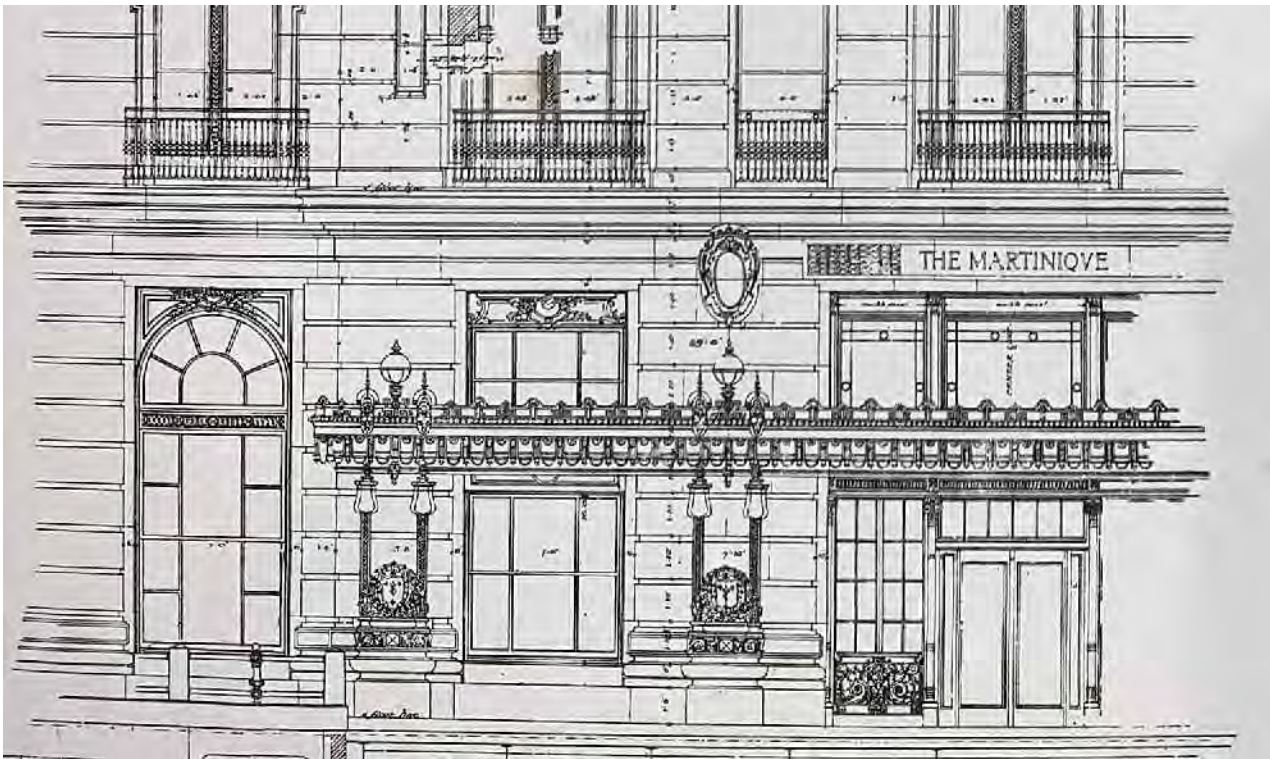
33RD STREET - PHASE I (1890)



BROADWAY - PHASE II (1900)



HISTORIC VIEWS - 33RD STREET & BROADWAY (PHASES I & II)



HISTORIC VIEWS - 32ND STREET (PHASE III)

PROJECT DESCRIPTION

THIS MASTERPLAN PROPOSAL ADDRESS PRIMARILY THE FIRST AND SECOND FLOOR STREET FACADES OF THE BUILDING, INCORPORATING EXISTING CONDITIONS AND TENANT REQUIREMENTS INTO A NEW FABRIC THAT RESTORES AND REIMAGINES HISTORIC DETAIL FROM THE HARDENBERGH DESIGN AND HIGHLIGHTS THE MAIN ENTRANCE AND FAÇADES OF THE BUILDING ON GREELEY SQUARE.

ALONG 32ND STREET, A NEW PROMINENT ENTRANCE MARQUEE IS DEVELOPED WITH GLASS AND ORNAMENTAL STAMPINGS IN THE SPIRIT OF THE ORIGINAL DESIGN.

THE POLISHED BLACK GRANITE IS TO BE REMOVED, AND THE STONE BEHIND RESTORED AND REPLACED TO MAINTAIN THE ORIGINAL, DEEPLY RUSTICATED PROFILES AT THE ENTRANCE.

FAN-ARCH FENESTRATION AND ORNAMENTAL DETAILING ARE ALSO DEVELOPED FOR THE EXISTING OPENINGS, TO ALLOW THE INCORPORATION VENTILATION SYSTEMS, IN THE SPIRIT OF THE ORIGINAL HARDENBERGH DESIGN.

THE BROADWAY FAÇADE CONTINUES THE NEW FAN ARCHED FENESTRATION AT THE RETAIL STOREFRONTS, BUT ALSO REINTRODUCES THE ORIGINAL GRAND TUSCAN COLUMNS TO FRAME ONE OF THE NEW TENANT ESTABLISHMENTS ALONG THE BROADWAY FAÇADE.

ON 33RD STREET WE PROPOSE MAINTAINING EXISTING OPENINGS AND SIMPLIFIED ORNAMENTATION AT THIS RETAIL AND SERVICE ENTRANCE. NEW DOORS, VENTILATION AND REPAIRED RUSTICATION ARE DEVELOPED TO PROVIDE CONSISTENCY AND ELEGANCE TO THIS SECONDARY FAÇADE.
TYING TOGETHER THE FACADES ABOVE THE LEVEL OF THE SECOND-FLOOR CORNICE IS A LIGHTING PACKAGE THAT CELEBRATES THE RESTORATION OF DRAMATIC ARCHITECTURAL ORNAMENTATION AND MANSARD ROOFING HIGHLY VISIBLE FROM GREELEY SQUARE.

THE EXISTING VERTICAL FAÇADE SIGNAGE ALONG GREELEY SQUARE IS PROPOSED FOR HISTORIC RESTORATION AS WELL, CELEBRATING THIS HOTEL'S LONG TIES TO VAUDEVILLE AND THE MARTINIQUE THEATRE. THE SIGNAGE REMAINS IN THE EXISTING LOCATION



PROJECT SCOPE



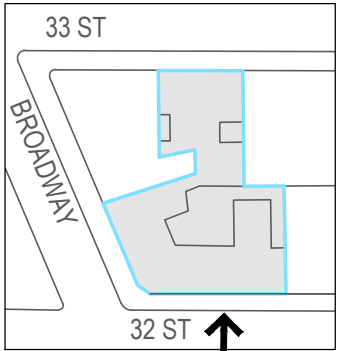
HISTORIC VIEW



EXISTING VIEW



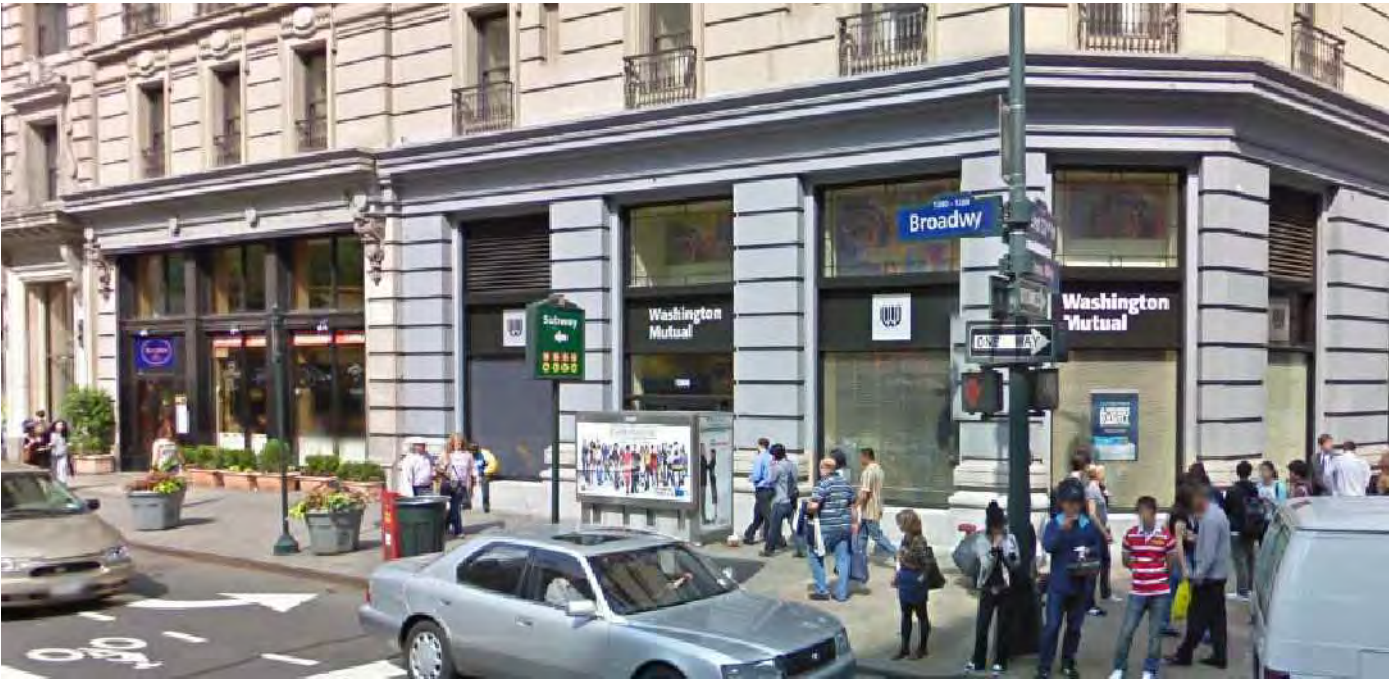
PROPOSED VIEW



32ND STREET PHOTOS



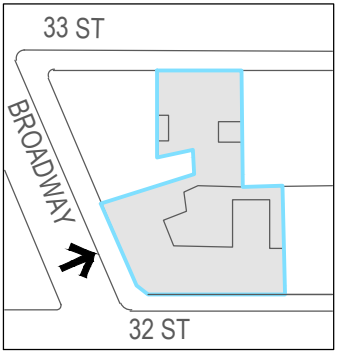
HISTORIC VIEW



EXISTING VIEW



PROPOSED VIEW



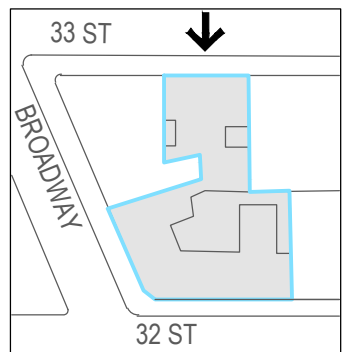
BROADWAY PHOTOS



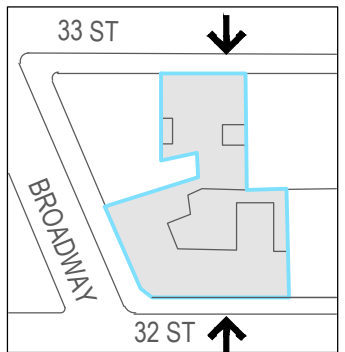
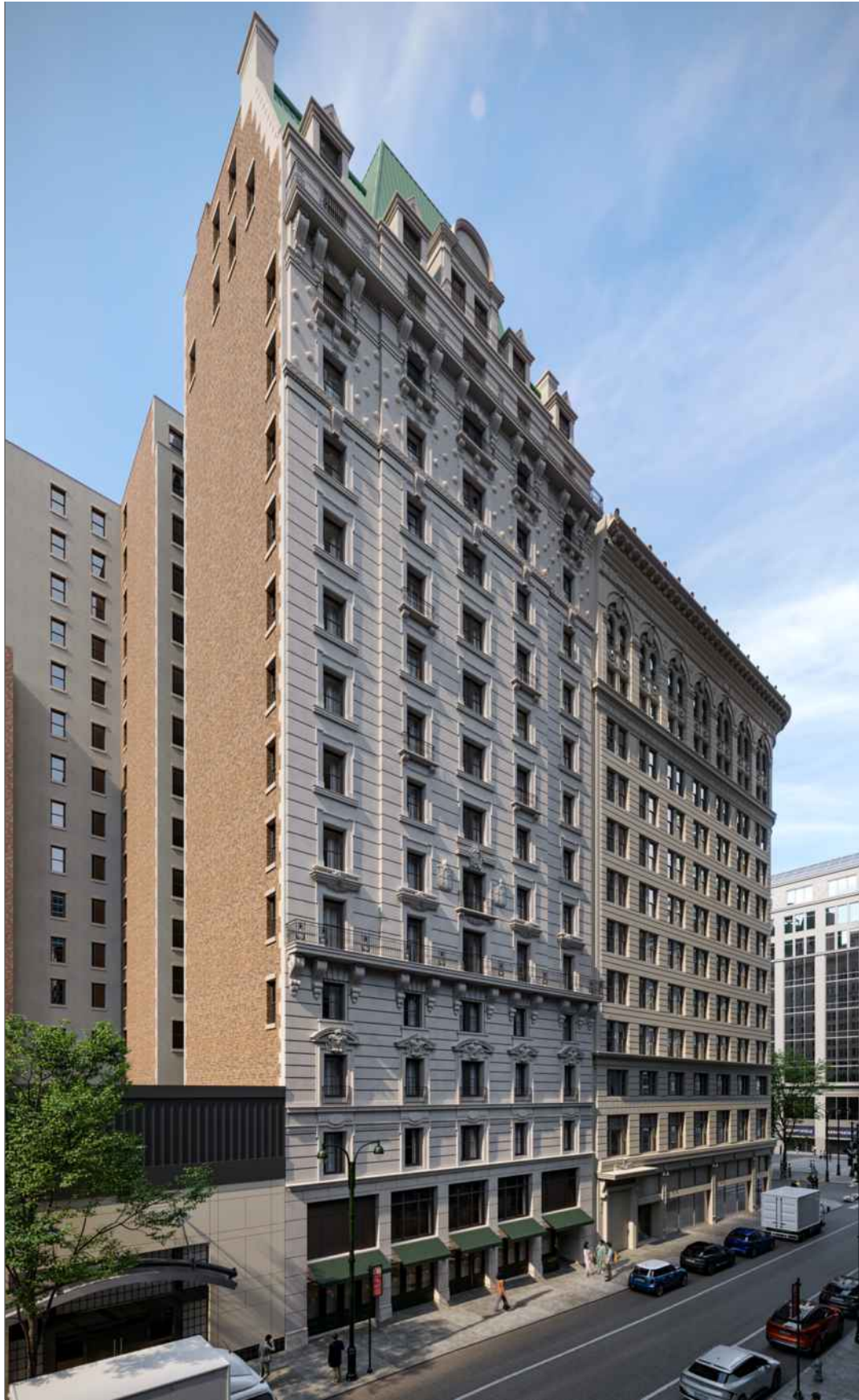
EXISTING VIEW



PROPOSED VIEW



33RD STREET PHOTOS



MASTER PLAN RENDERINGS



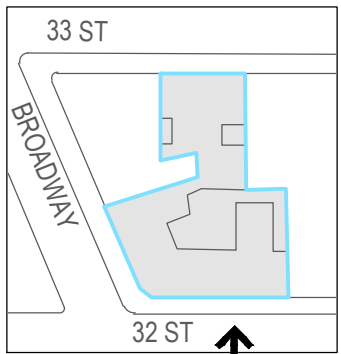
○ EVELYN HOTEL, EAST 27TH STREET



○ PLAZA HOTEL, 5TH AVENUE



○ RIQUOIS HOTEL, WEST 44TH STREET



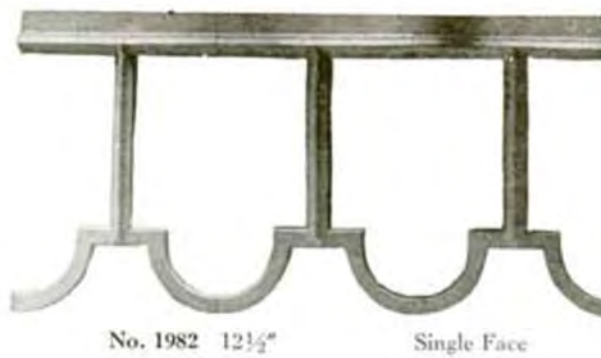
MARQUEE HISTORIC & EXISTING CONDITIONS WITH INSPIRATION



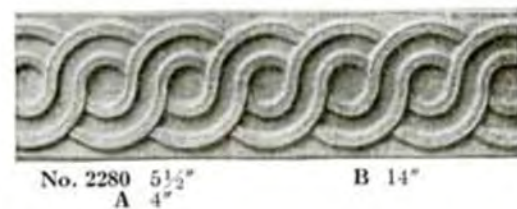
CRESTING - WF NORMAN #5078



OVOLO MOLDING - WF NORMAN #1414D



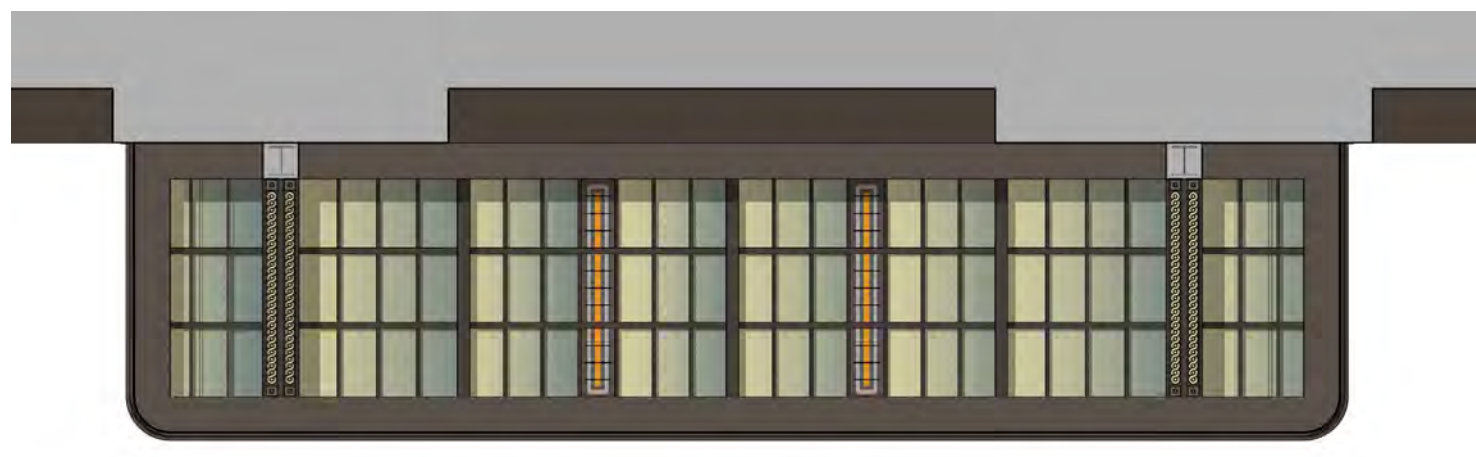
PENDANT GLASS FRAME - WF NORMAN #1982



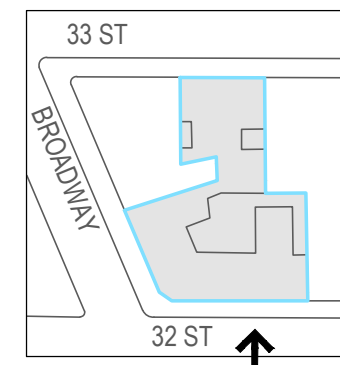
GUILLOCHE MOLDING - WF NORMAN # 2280A



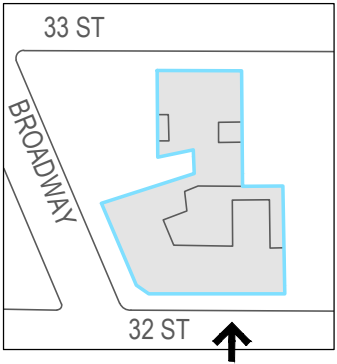
MARQUEE ELEVATION



MARQUEE REFLECTED CEILING PLAN



32ND STREET PROPOSED MARQUEE ELEVATION, REFLECTED CEILING PLAN & DETAILS



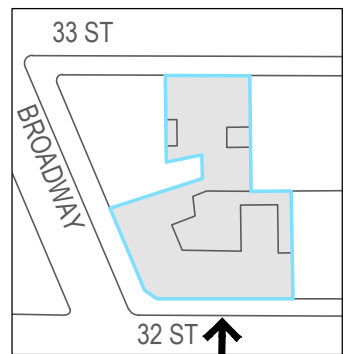
32ND STREET MARQUEE RENDERINGS



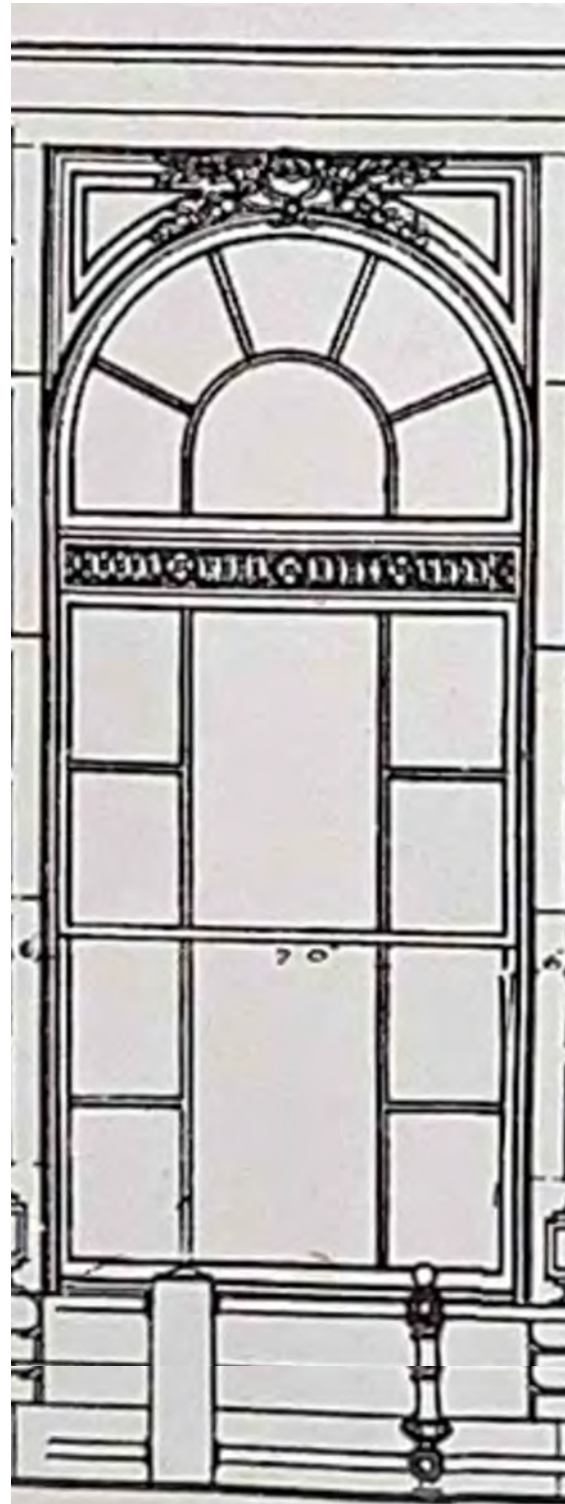
EXISTING STREETSCAPE COMPOSITE



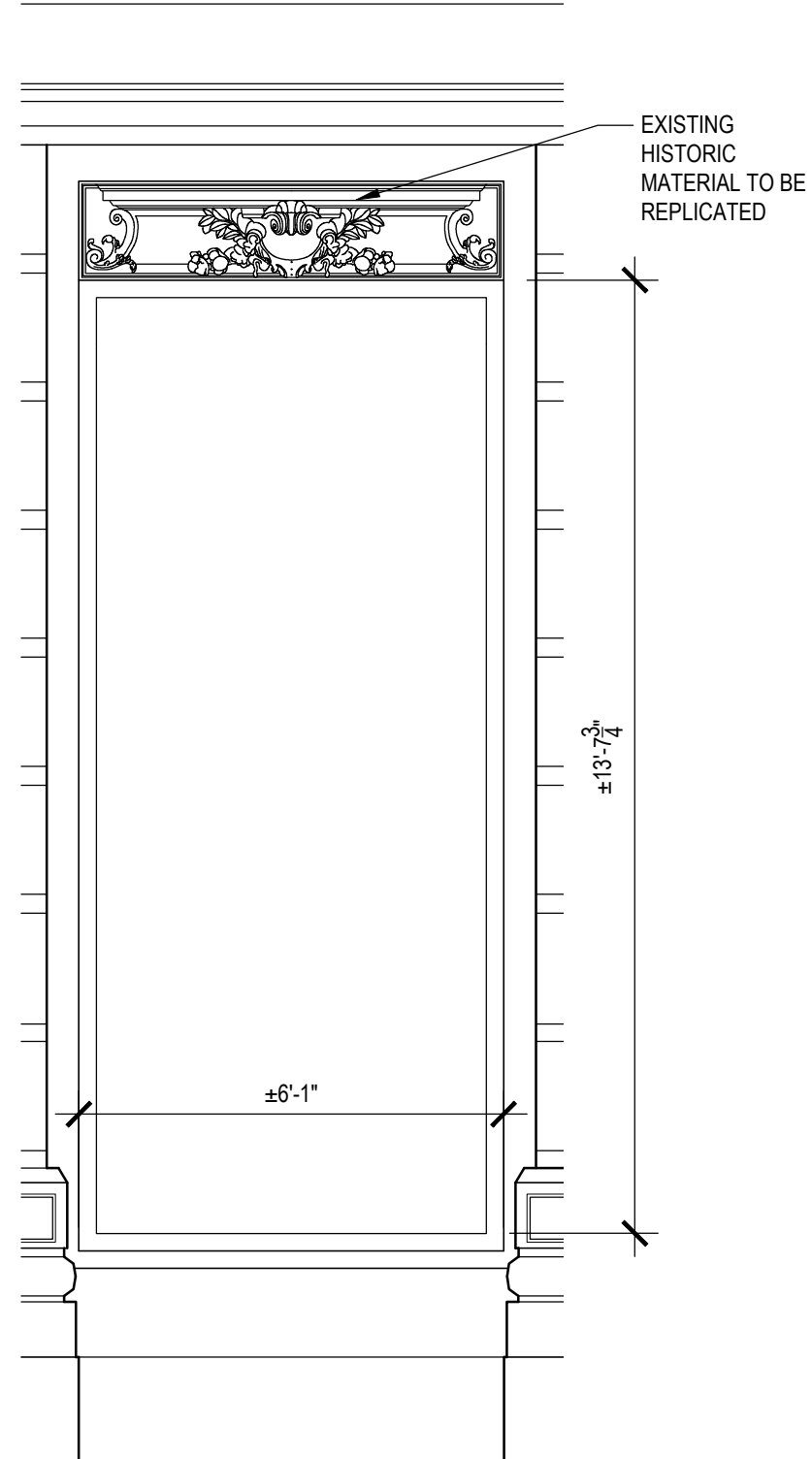
EXISTING STREETSCAPE COMPOSITE



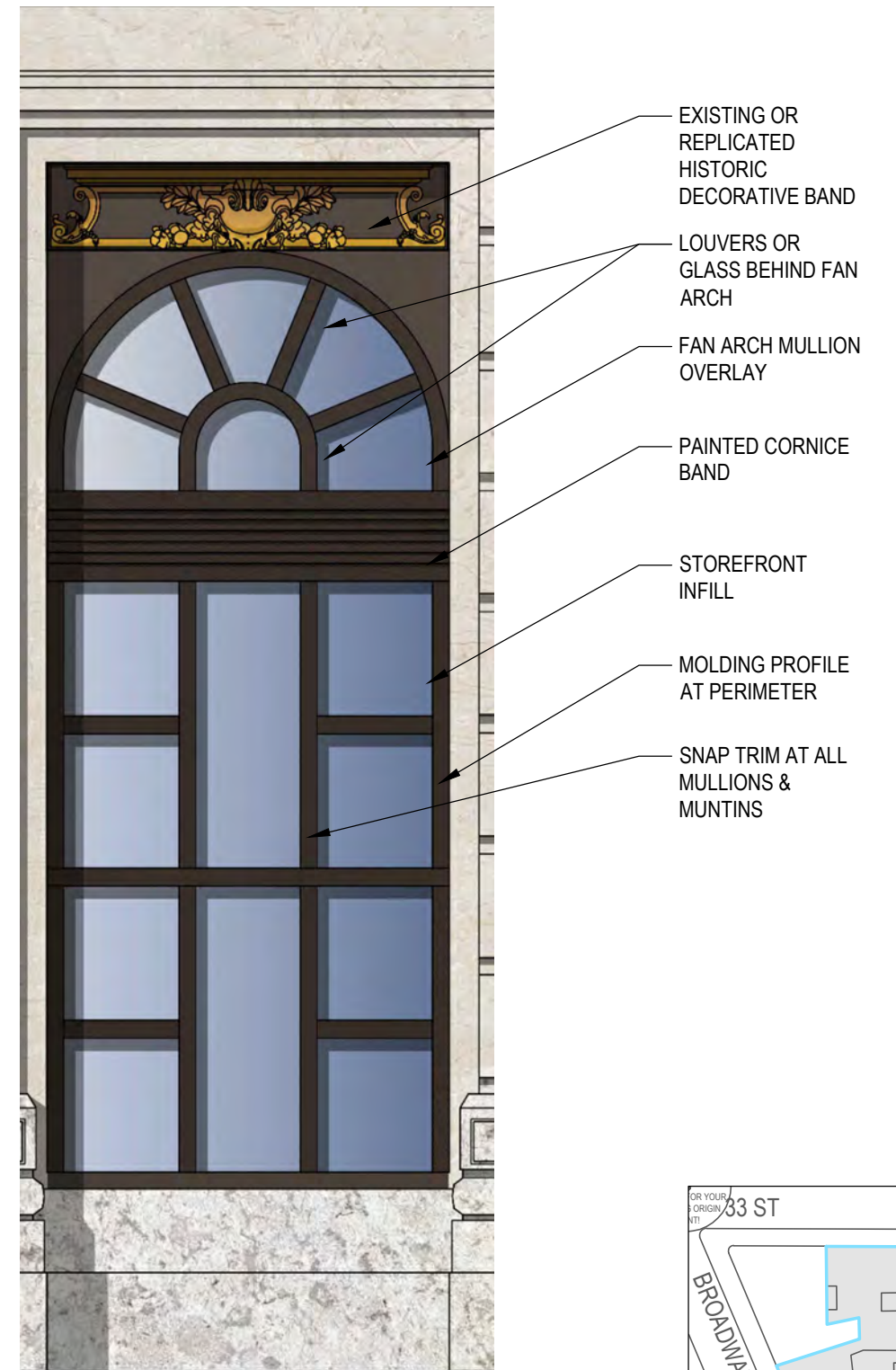
32ND STREET STOREFRONT, INFILL & STONE REPAIR



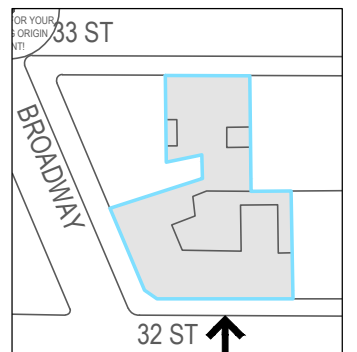
HISTORIC ELEVATION - HARDENBERGH



EXISTING ELEVATION



PROPOSED ELEVATION



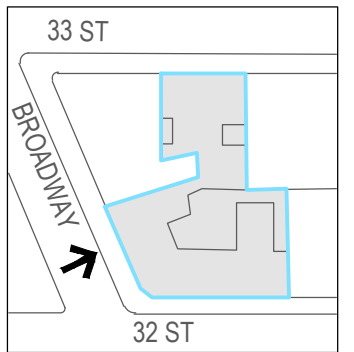
INFILL ELEVATION W/ HISTORIC CAST IRON CRESTING



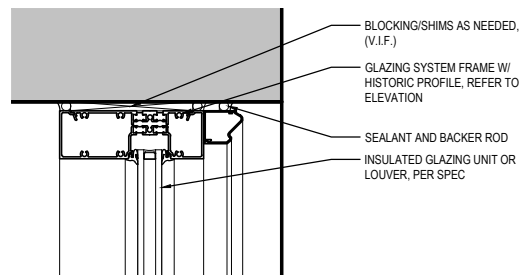
EXISTING STREETScape PHOTO



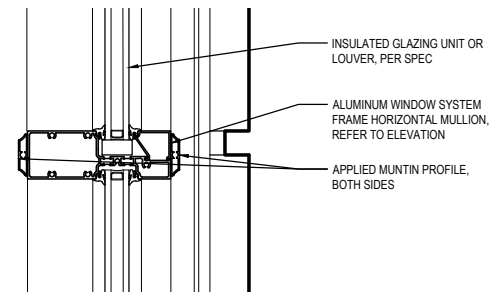
PROPOSED STONE REPAIR OVERVIEW



BROADWAY STOREFRONT, INFILL & STONE REPAIR



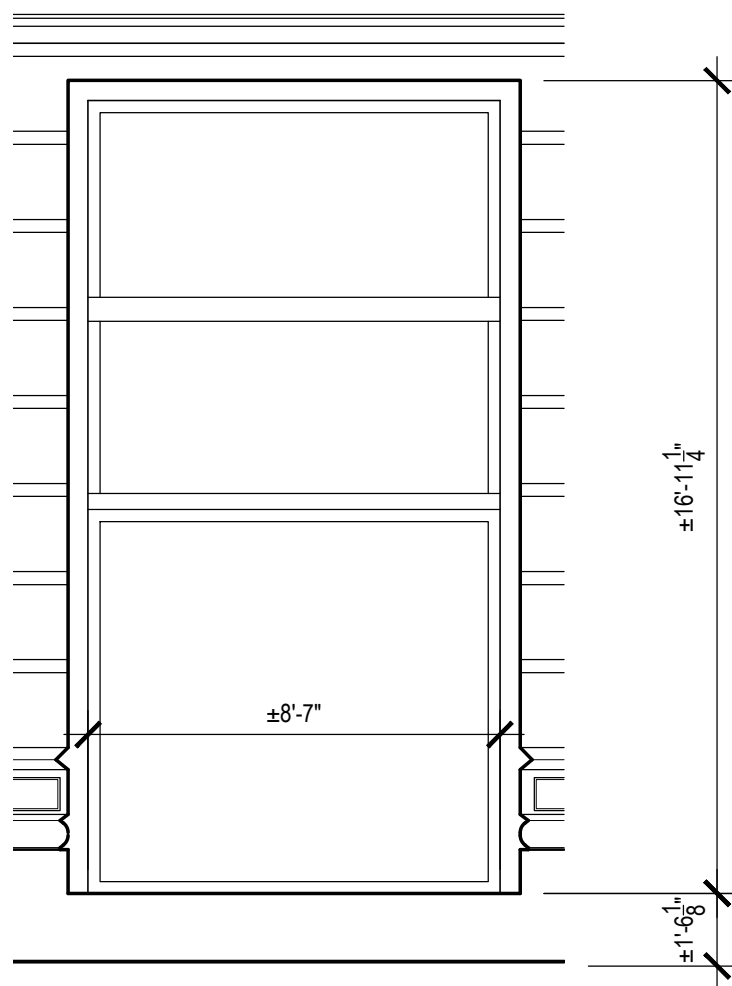
TYP. ENLARGED PERIMETER SNAP TRIM



ENLARGED APPLIED MUNTIN DETAIL



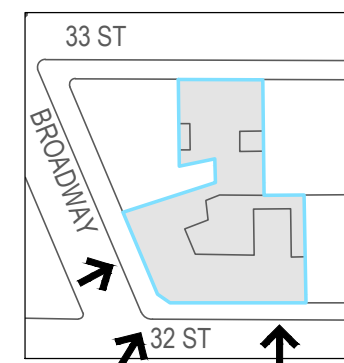
HISTORIC PHOTO



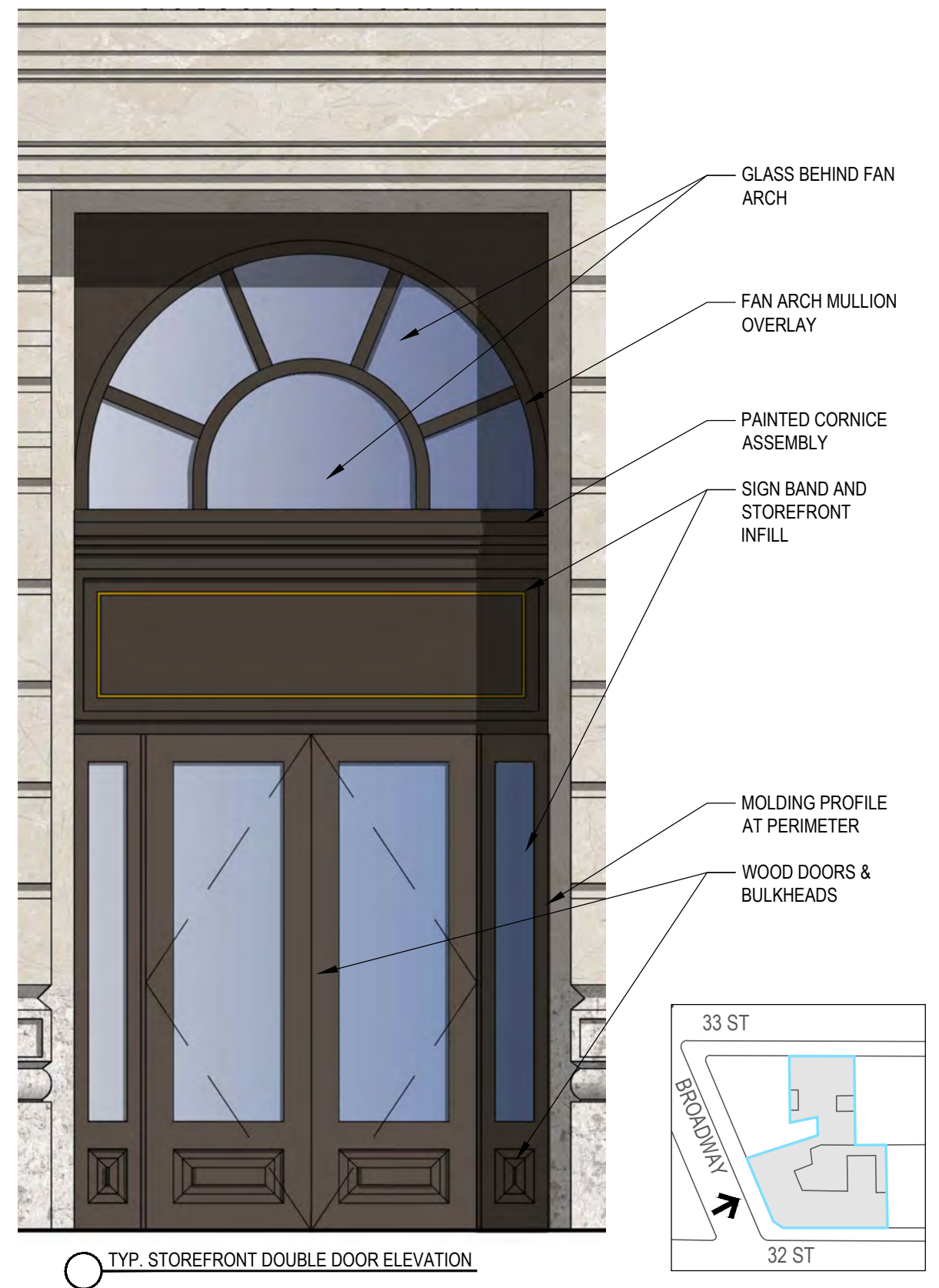
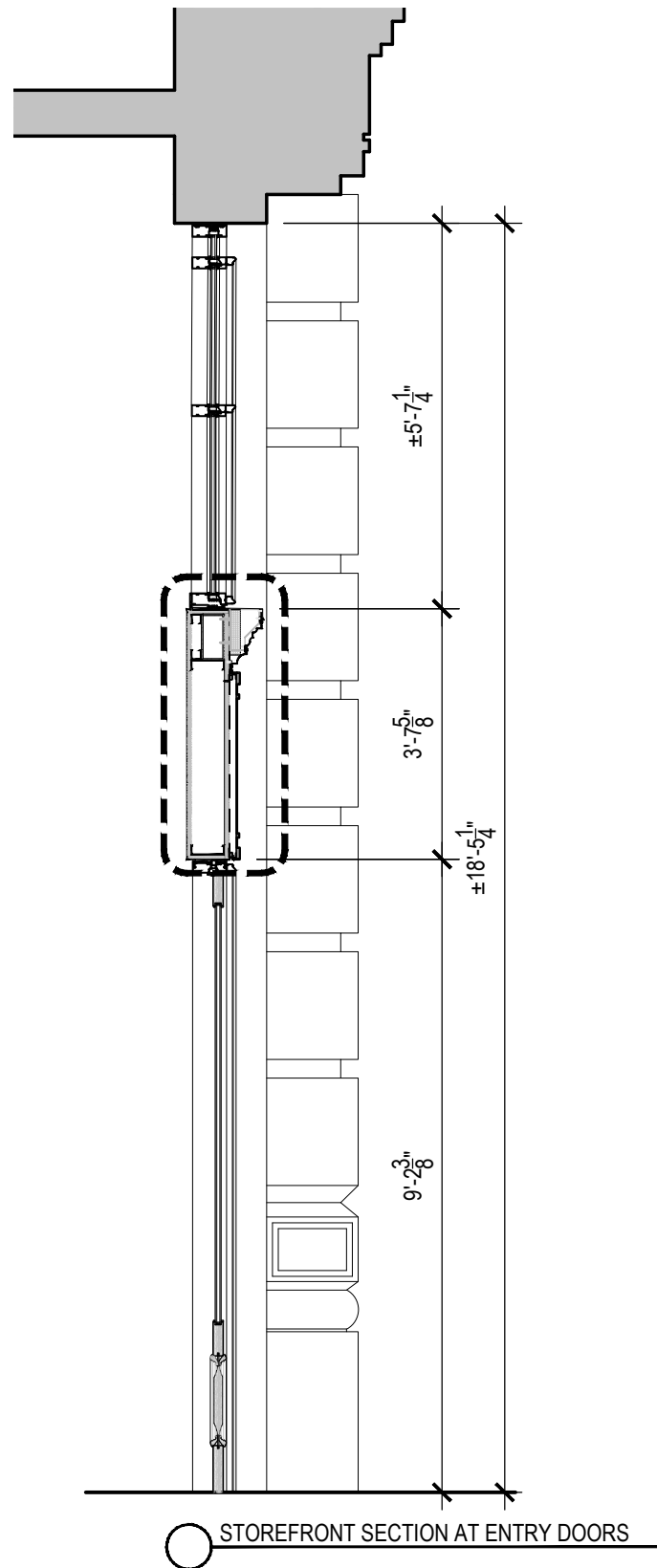
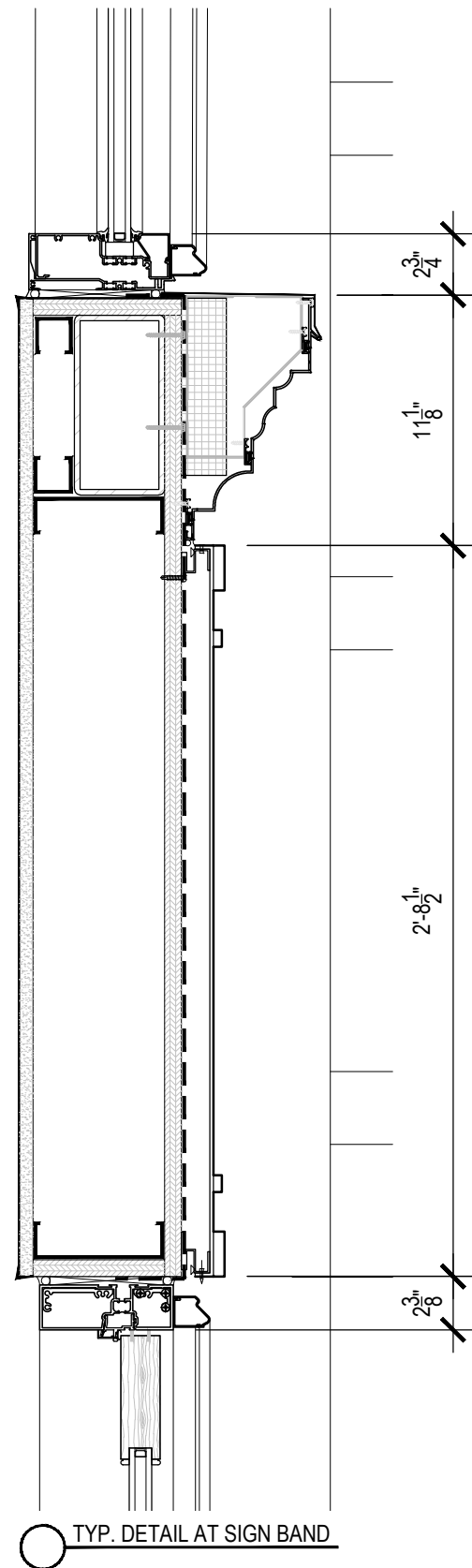
EXISTING WINDOW ELEVATION



PROPOSED WINDOW REPLACEMENT



STOREFRONT & LOUVER ELEVATIONS & SECTIONS - BROADWAY & 32ND STREET



STOREFRONT ENTRY ELEVATIONS & SECTIONS - BROADWAY & 32ND STREET



HISTORIC PHOTO (PRE-1909)



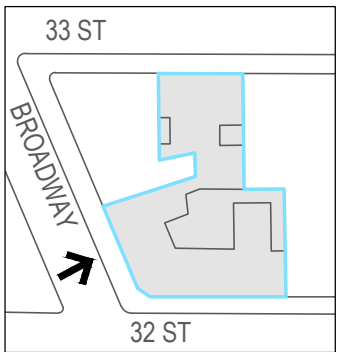
EXISTING PHOTO - 2010



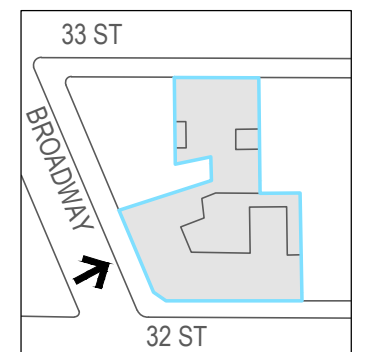
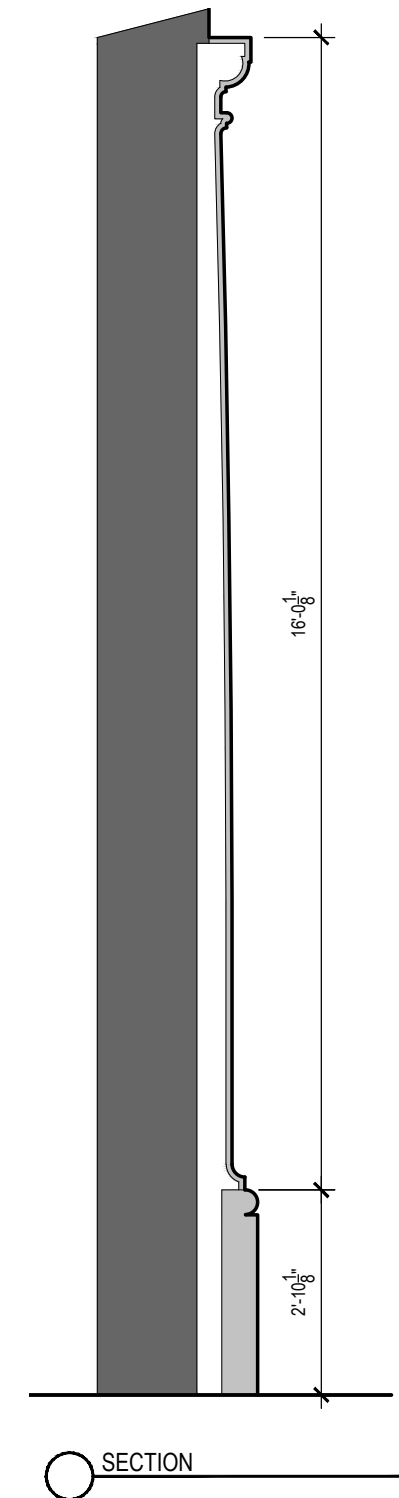
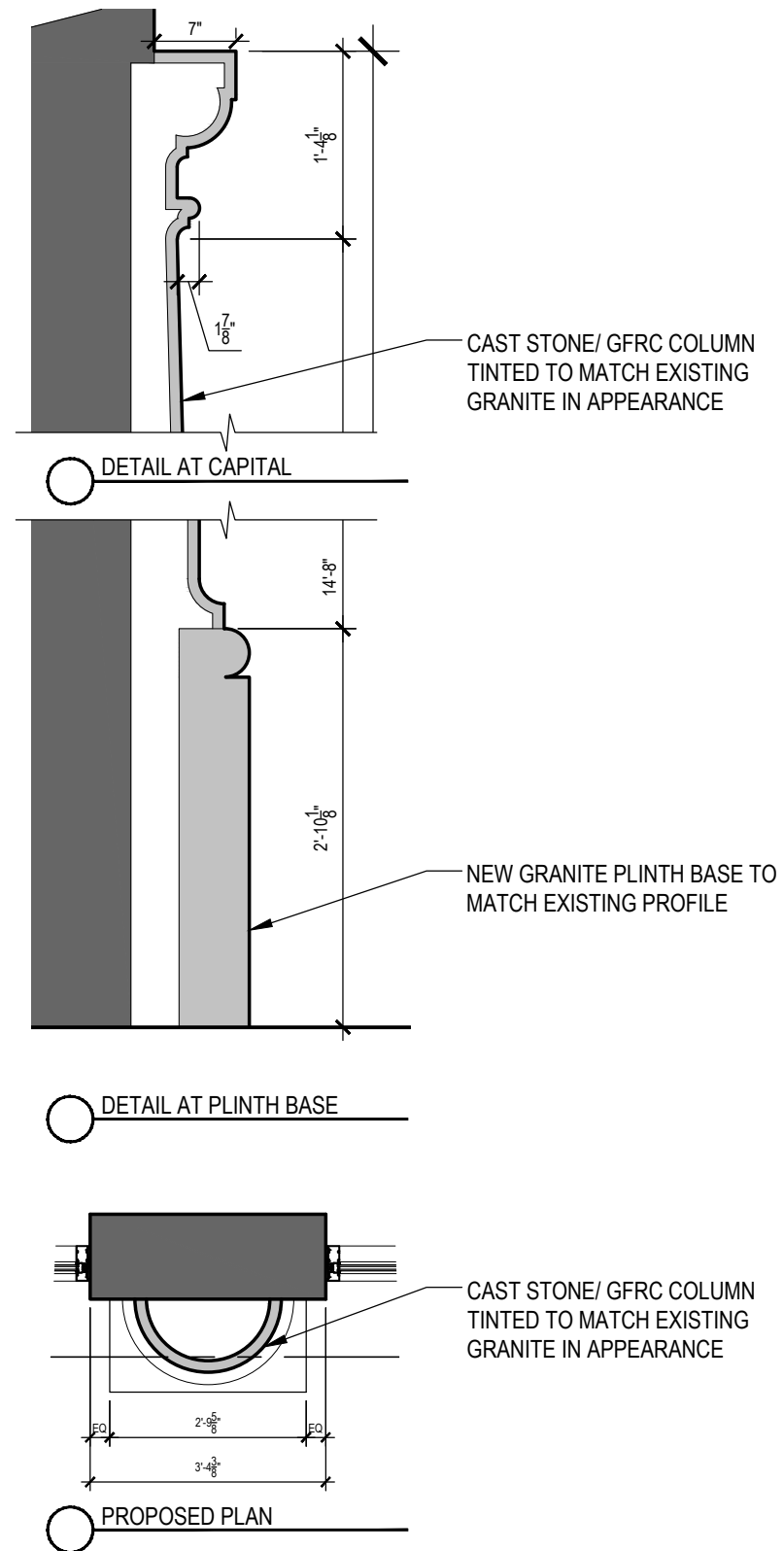
HISTORIC POSTCARD - 1951



PROPOSED RENDERING



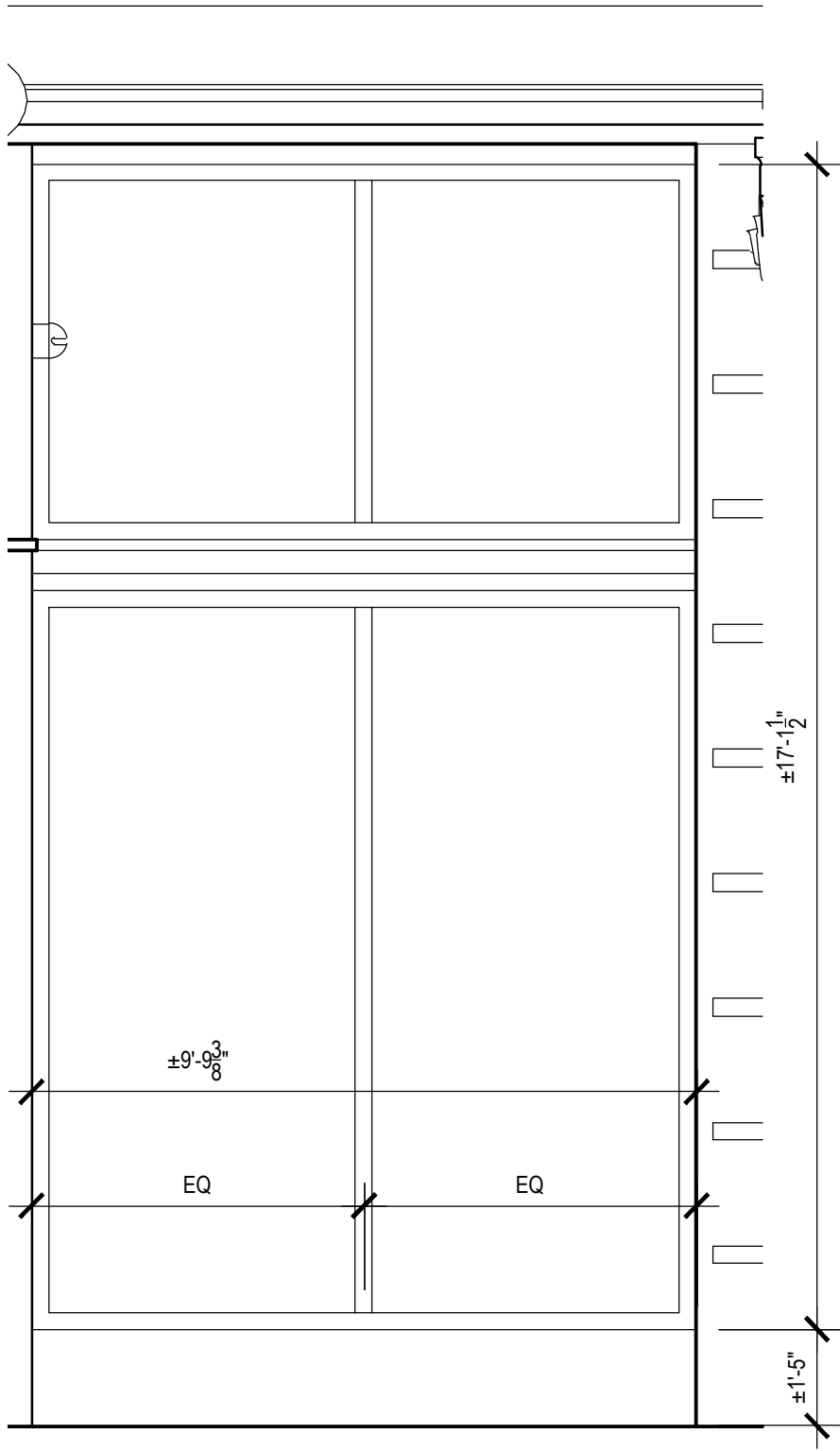
COLUMN RESTORATION



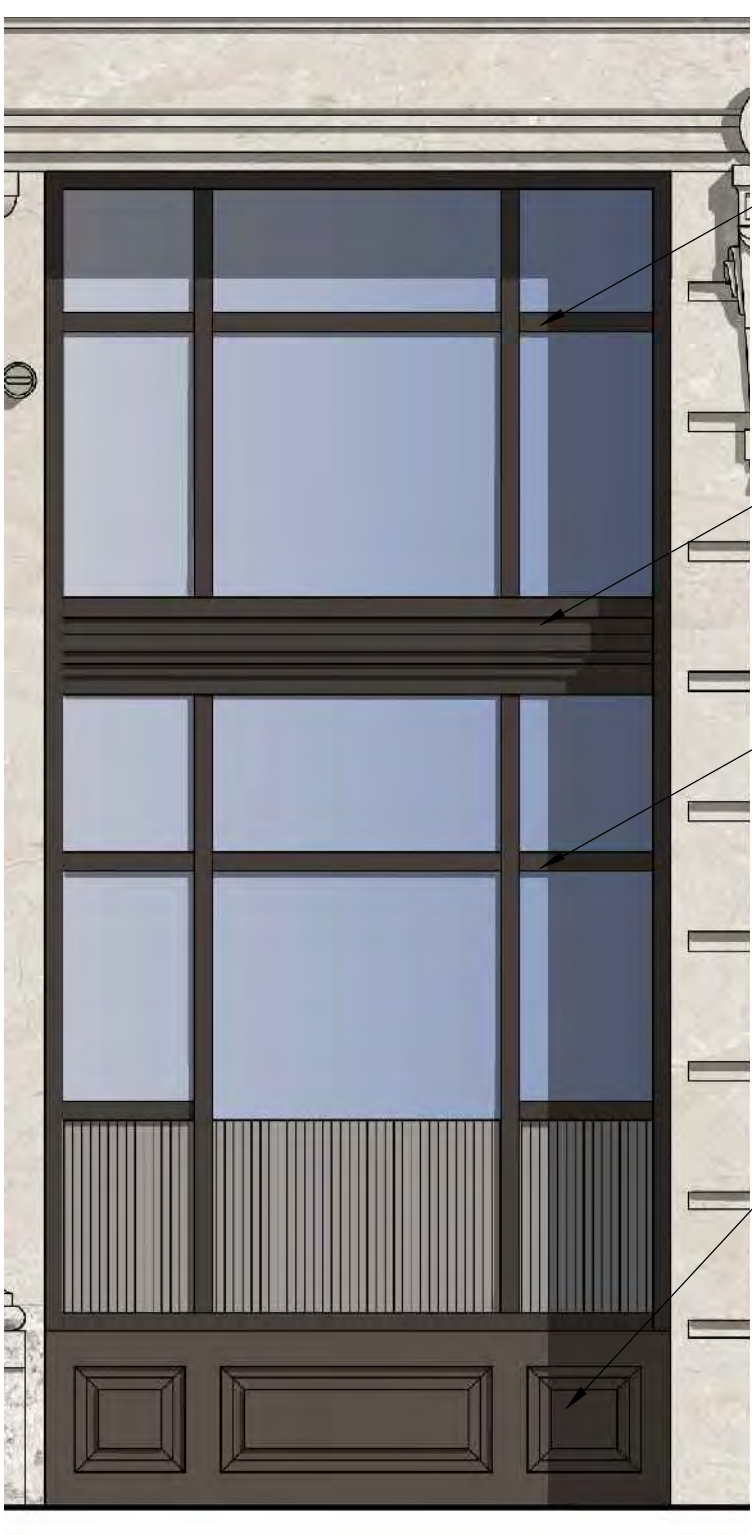
COLUMN RESTORATION



HISTORIC PHOTO



EXISTING WINDOW ELEVATION



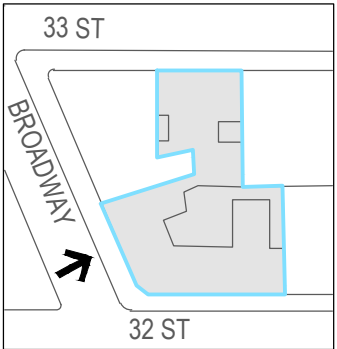
PROPOSED WINDOW REPLACEMENT

STOREFRONT
INFILL

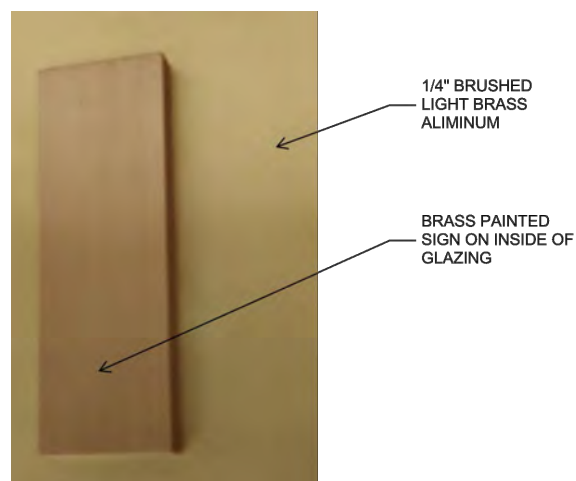
PAINTED CORNICE
PROFILE

STOREFRONT
INFILL

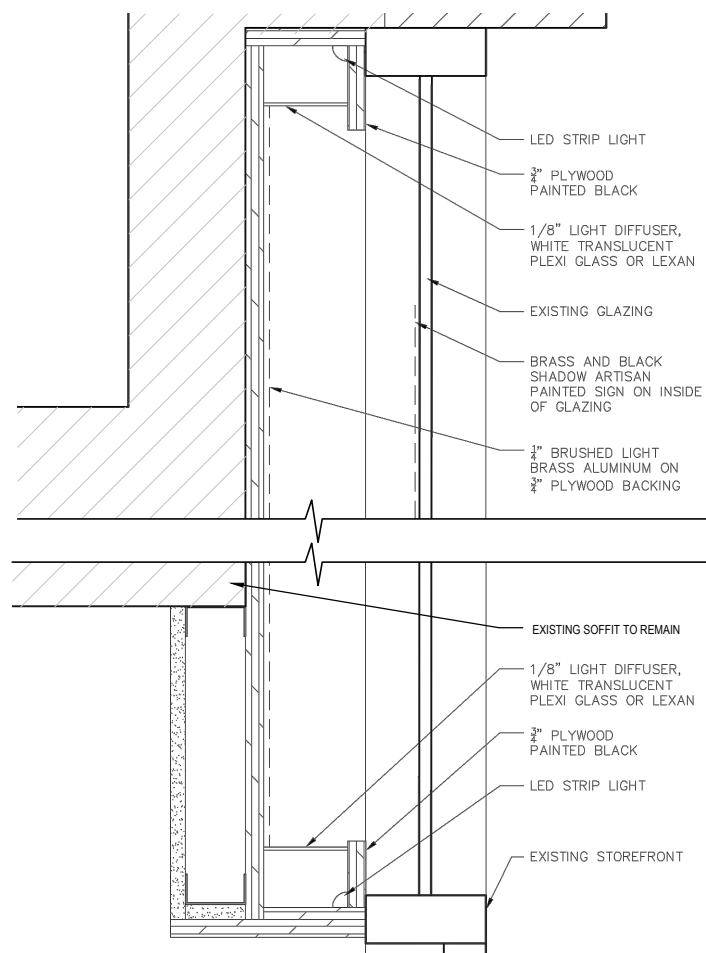
BULKHEAD TO
MATCH WOOD
DOORS



HISTORIC WINDOW REPLACEMENT - BROADWAY



MATERIALS MOCK-UP AT SIGN BOX



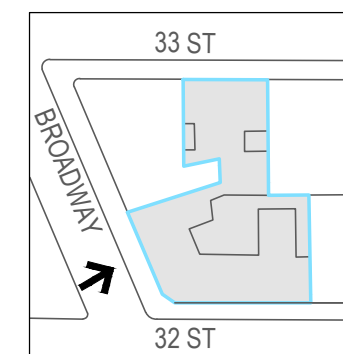
TENANT SIGN BOX



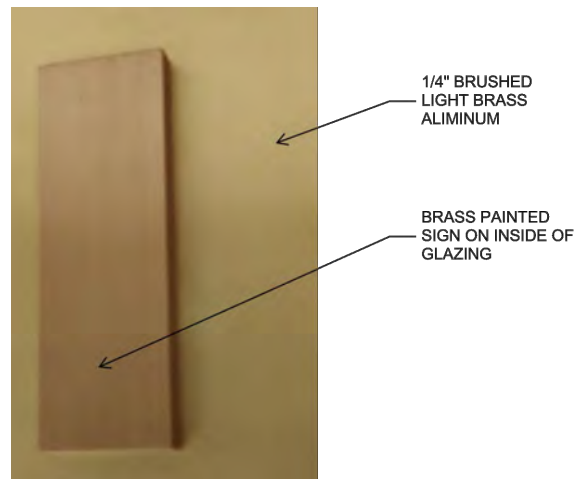
ENLARGED SIGN ELEVATION



BROADWAY ELEVATION - ENLARGED



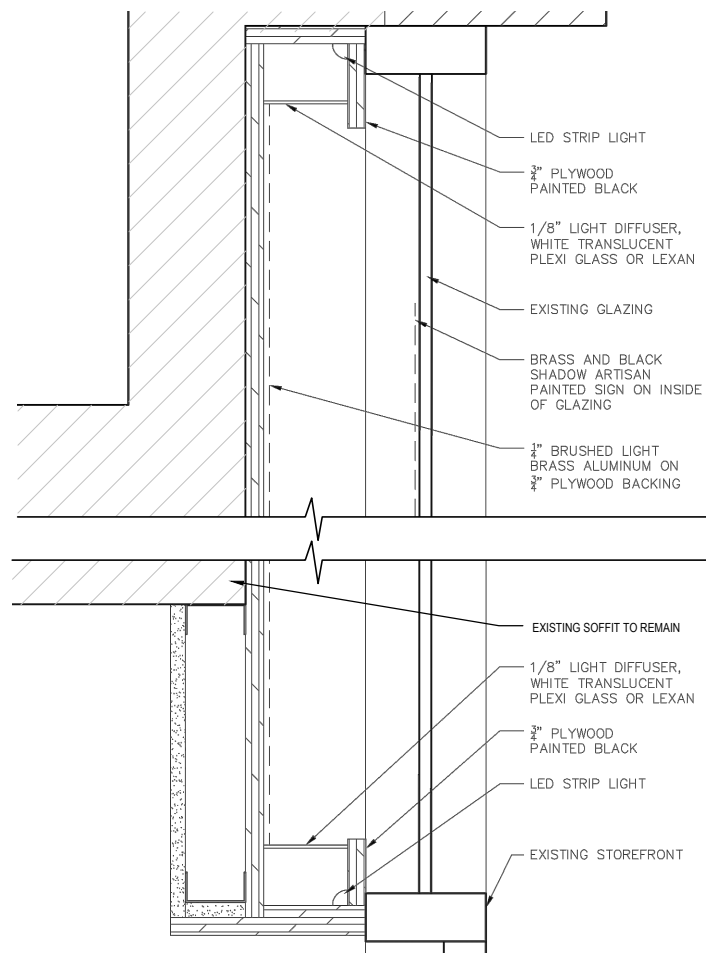
BROADWAY TENANT PAINTED SIGNAGE ON EXISTING STOREFRONT W/ SIGNBOX "A"



MATERIALS MOCK-UP AT SIGN BOX



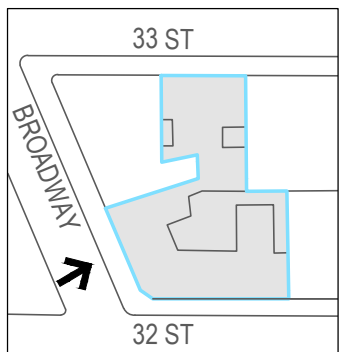
ENLARGED PAINTED SIGN ELEVATION



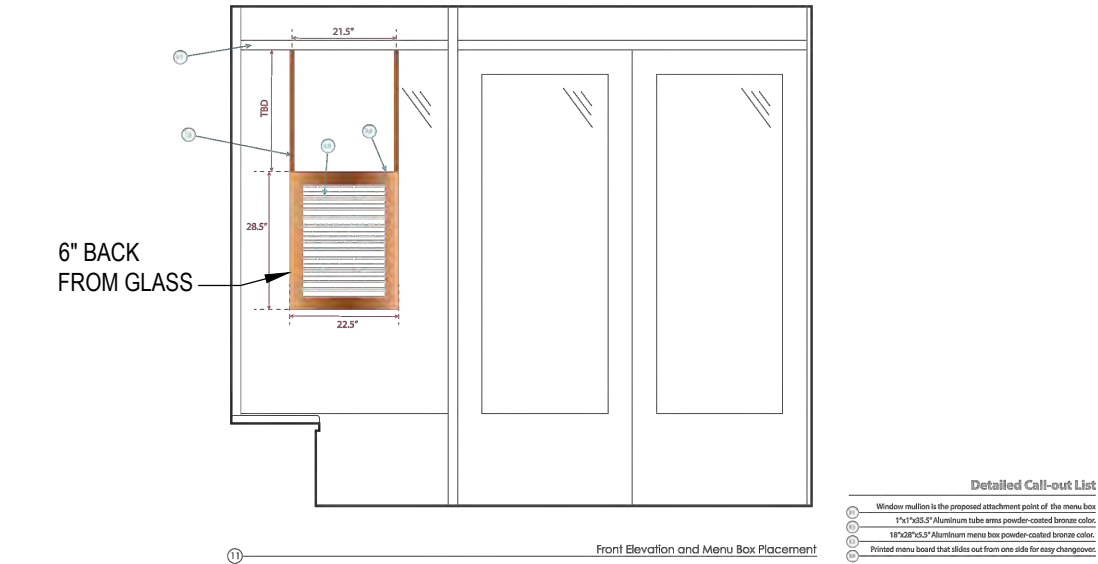
TENANT SIGN BOX



SIGNAGE ELEVATION



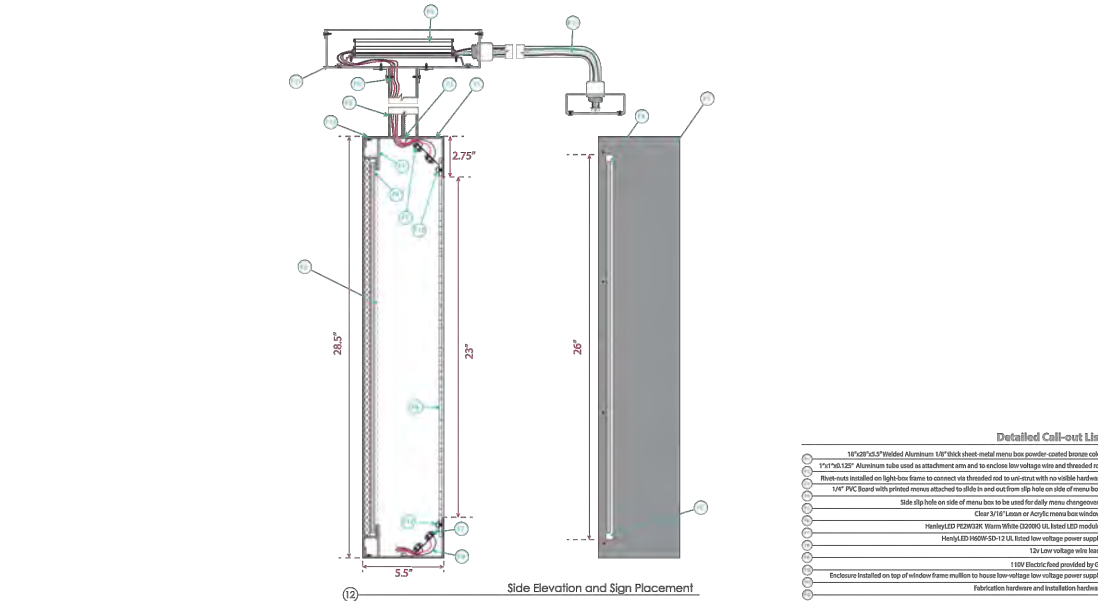
BROADWAY TENANT PAINTED SIGNAGE "B"



OUTER IMAGE	PROJECT MANAGER	SITE / PROJECT	DRAWING NAME	DESCRIPTION	COLORS	FINISH	MATERIAL	NOTES	SIGNATURE
	Neeke	1260 Broadway	3/8" Bronze Logo	"The Press Club" 18"x28"x-5.5" Welded Aluminum Menu Box powder-coated bronze color.	■ Bronze (Bk)	Semi Gloss	Powder coat paint on Aluminum		
226 42nd Street Brooklyn NY, 11232 Phone: 718.965.7446 www.outerimagenyc.com	CLIENT The Press Club	DRAWING BY Vahe	REVISIONS 2	DATE 01/12/23					

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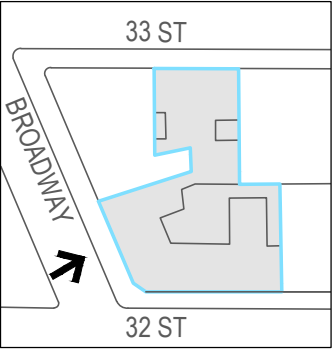
MENU BOARD ELEVATION



OUTER IMAGE	PROJECT MANAGER	SITE / PROJECT	DRAWING NAME	DESCRIPTION	COLORS	FINISH	MATERIAL	NOTES	SIGNATURE
	Neeke	1260 Broadway	3/8" Bronze Logo	"The Press Club" 18"x28"x-5.5" Welded Aluminum Menu Box powder-coated bronze color.	■ Bronze (Bk)	Semi Gloss	Powder coat paint on Aluminum		
226 42nd Street Brooklyn NY, 11232 Phone: 718.965.7446 www.outerimagenyc.com	CLIENT The Press Club	DRAWING BY Vahe	REVISIONS 2	DATE 01/12/23					

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MENU BOARD ELEVATION



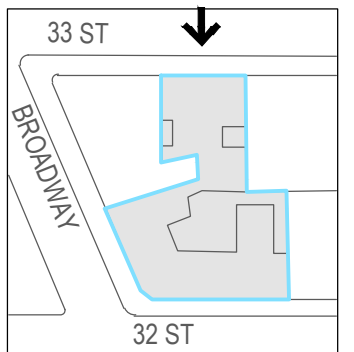
BROADWAY TENANT MENU BOARD



EXISTING STREETScape PHOTO



PROPOSED STONE REPAIR OVERVIEW



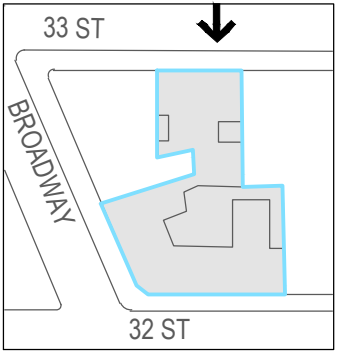
33RD STREET STOREFRONT, INFILL & STONE REPAIR



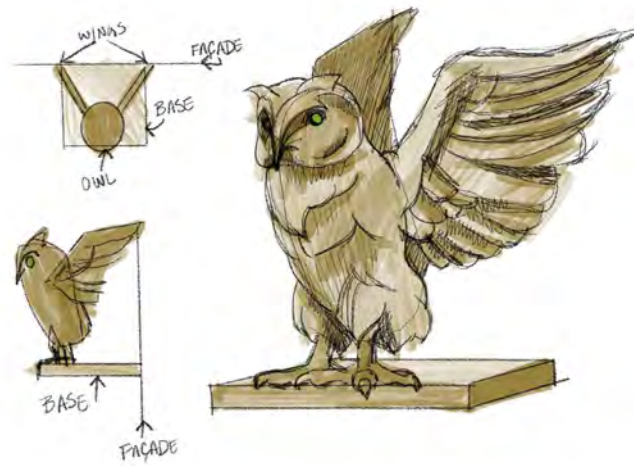
EXISTING PHOTO



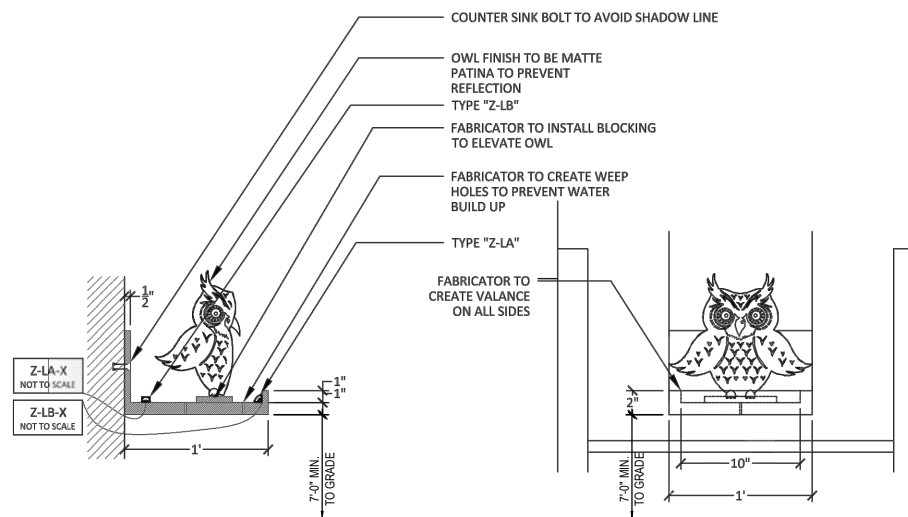
PROPOSED RENDERING



33RD STREET DOORS EXISTING & PROPOSED



BRONZE OWL SCULPTURE

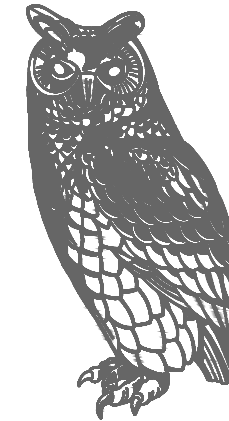


BRONZE OWL DETAILS

7'-0" MIN. ABOVE GRADE
PER ADA



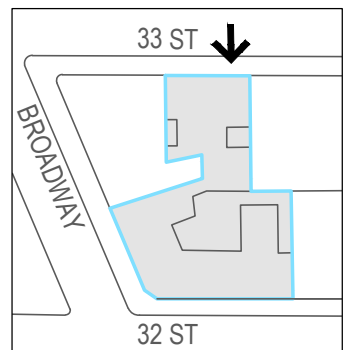
33RD STREET ELEVATION - ENLARGED



WINDOW LOGO DECALS



LOGO COLOR SAMPLE PMS 10403 C



33RD STREET TENANT SIGNAGE DETAILS



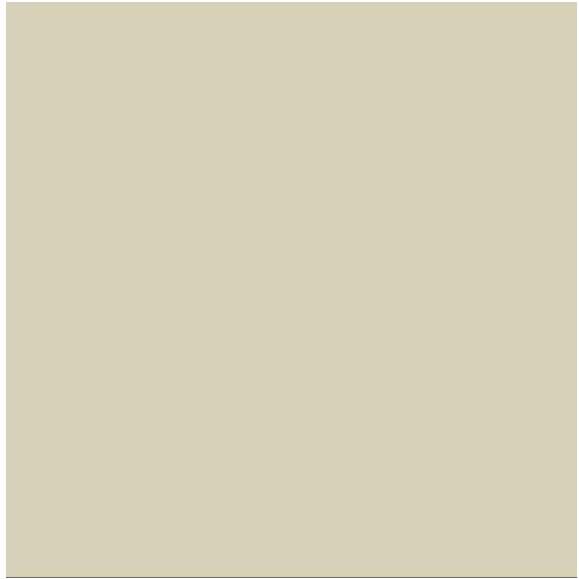
33 STREET AWNINGS:SUNBRELLA IVY COLOR FABRIC



DETAIL TRIM: CHAMPAGNE BRONZE METALLIC PAINT
ALKLYD RUST INHIBITING SEMIGLOSS 313142



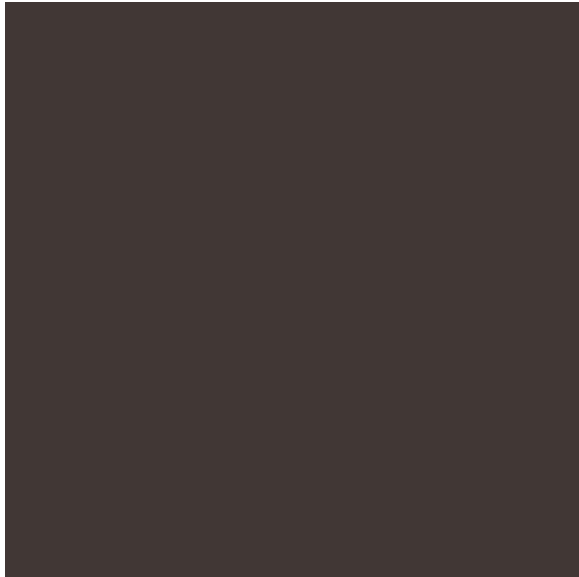
LOUVERS: LIGHT BRONZE ALUMINUM



LIMESTONE PAINT: BENJAMIN MOORE 513TO MATCH
EXISTING ELASTOMERIC LATEX OVER MASONRY SEALER



33 STREET DOOR PAINT: BENJAMIN MOORE HC-134
TARRYTOWN GREEN SEMIGLOSS



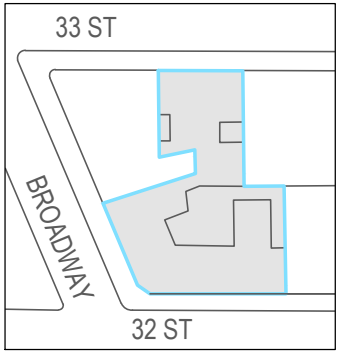
WOOD DOORS & TRIM PAINT: BENJAMIN MOORE HC 72
DARK BROWN BLACK



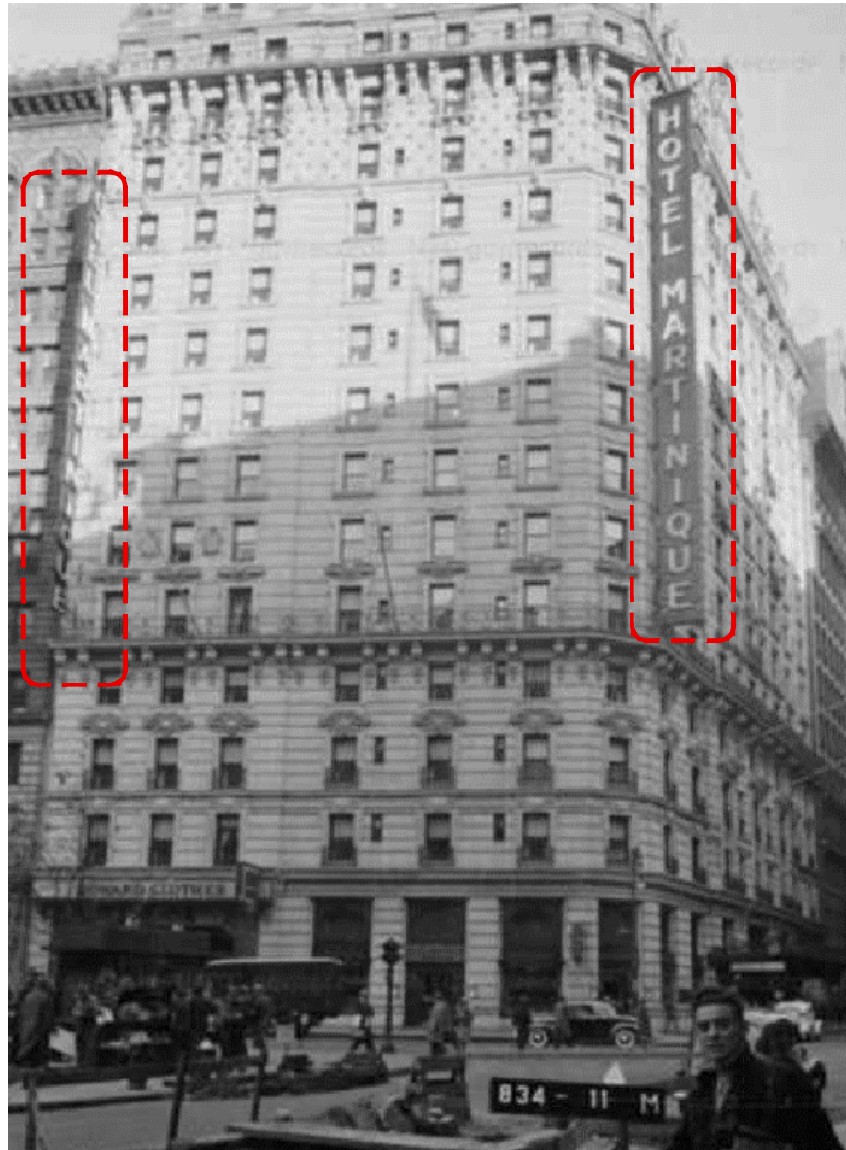
ALUMINUM FRAME WINDOWS AND DOORS: DARK
BRONZE PAINTED ALUMINUM TO MATCH WOOD
DOORS & TRIM



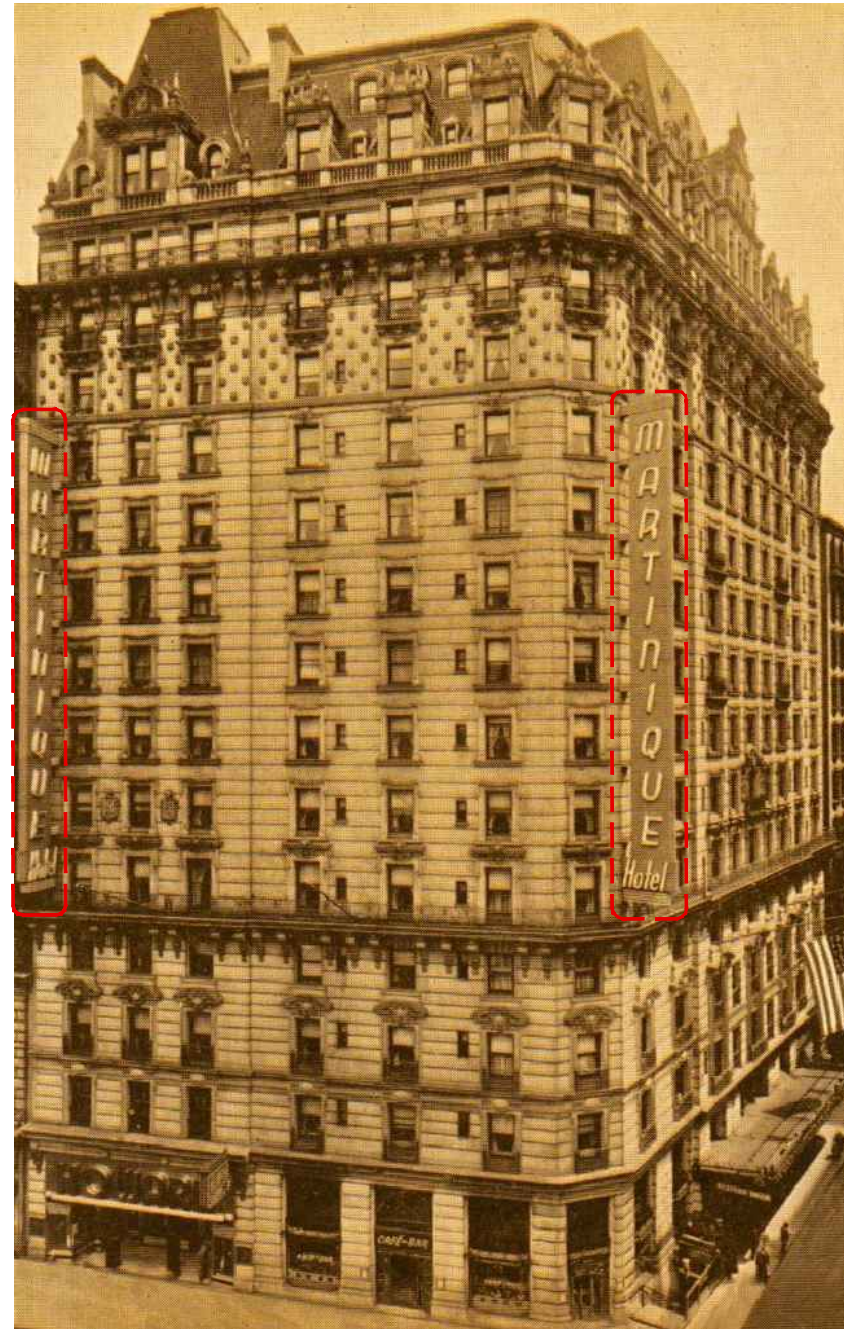
GRANITE PLINTH BASE: STONE SELECTED TO MATCH
EXISTING GRANITE



MASTER PLAN MATERIALS AND COLORS



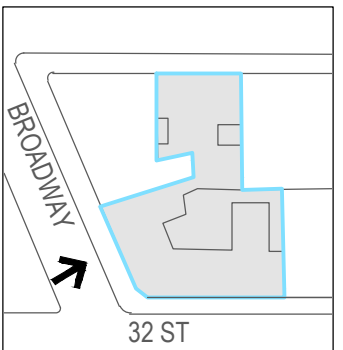
HISTORIC SIGNAGE - 1940 TAX PHOTO



HISTORIC SIGNAGE - 1950's POSTCARD



EXISTING SIGNAGE PHOTO - 2023



MONUMENT SIGNAGE PHOTOS



EXISTING SIGNAGE

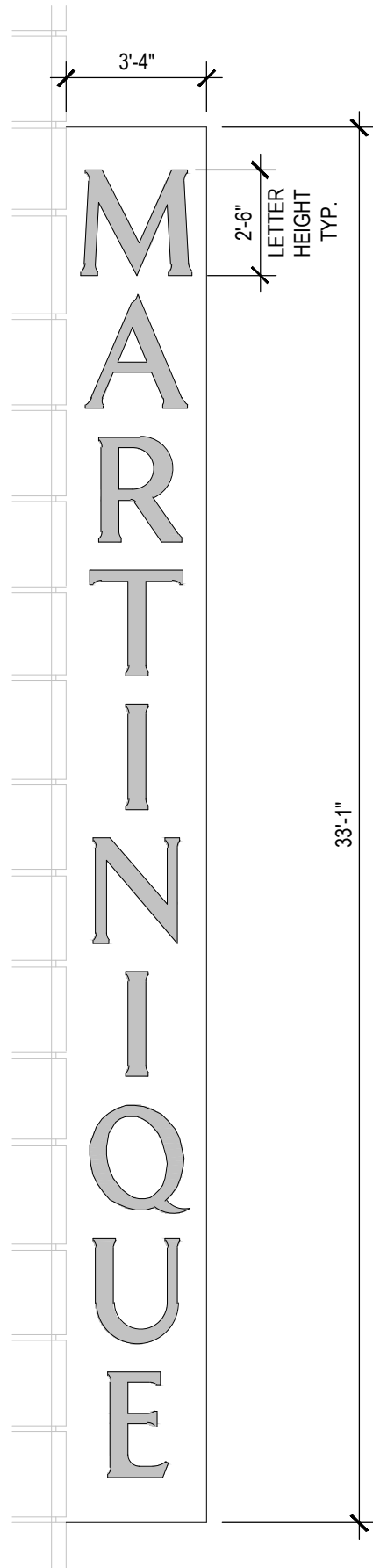


PROPOSED SIGNAGE RENDERING

SIGNAGE PHOTOS



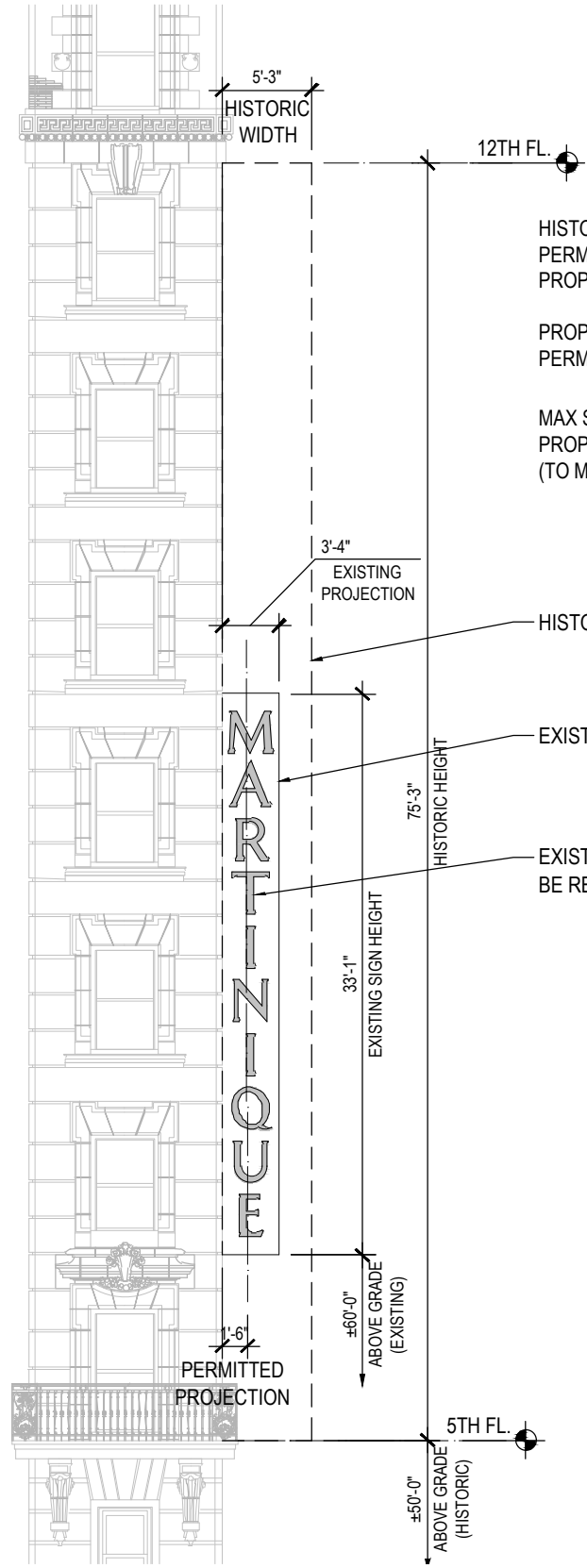
○ SAMPLE CHANNEL LETTER



○ ENLARGED SIGNAGE ELEVATION

- NOTES:
- CHANNEL LETTERS WITH EXPOSED FILAMENT LED LAMPS
 - NON-FLASHING SIGNAGE
 - DIMMABLE & UNIFORM WHITE

MONUMENT SIGNAGE PHOTOS



○ PROPOSED SIGNAGE

- HISTORIC SIGNAGE: 400 SF (EACH SIDE)
- PERMITTED SIGNAGE: 500 SF TOTAL
- PROPOSED SIGNAGE: 110 SF (TO MATCH EXISTING)
- PROPOSED PROJECTION: 3'-4" (EXISTING)
- PERMITTED PROJECTION: 1'-6"
- MAX SIGN HEIGHT: 40' ABOVE GRADE
- PROPOSED SIGN HEIGHT: $\pm 60'$ - 93' ABOVE GRADE (TO MATCH EXISTING)

HISTORIC SIGNAGE BOX

EXISTING SIGNAGE BOX

EXISTING SIGN LETTERS TO BE REPLACED



May 2, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-23-07180

1260 Broadway – Hotel Martinique – Individual Landmark Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 837 7340 3401

Passcode: 307406

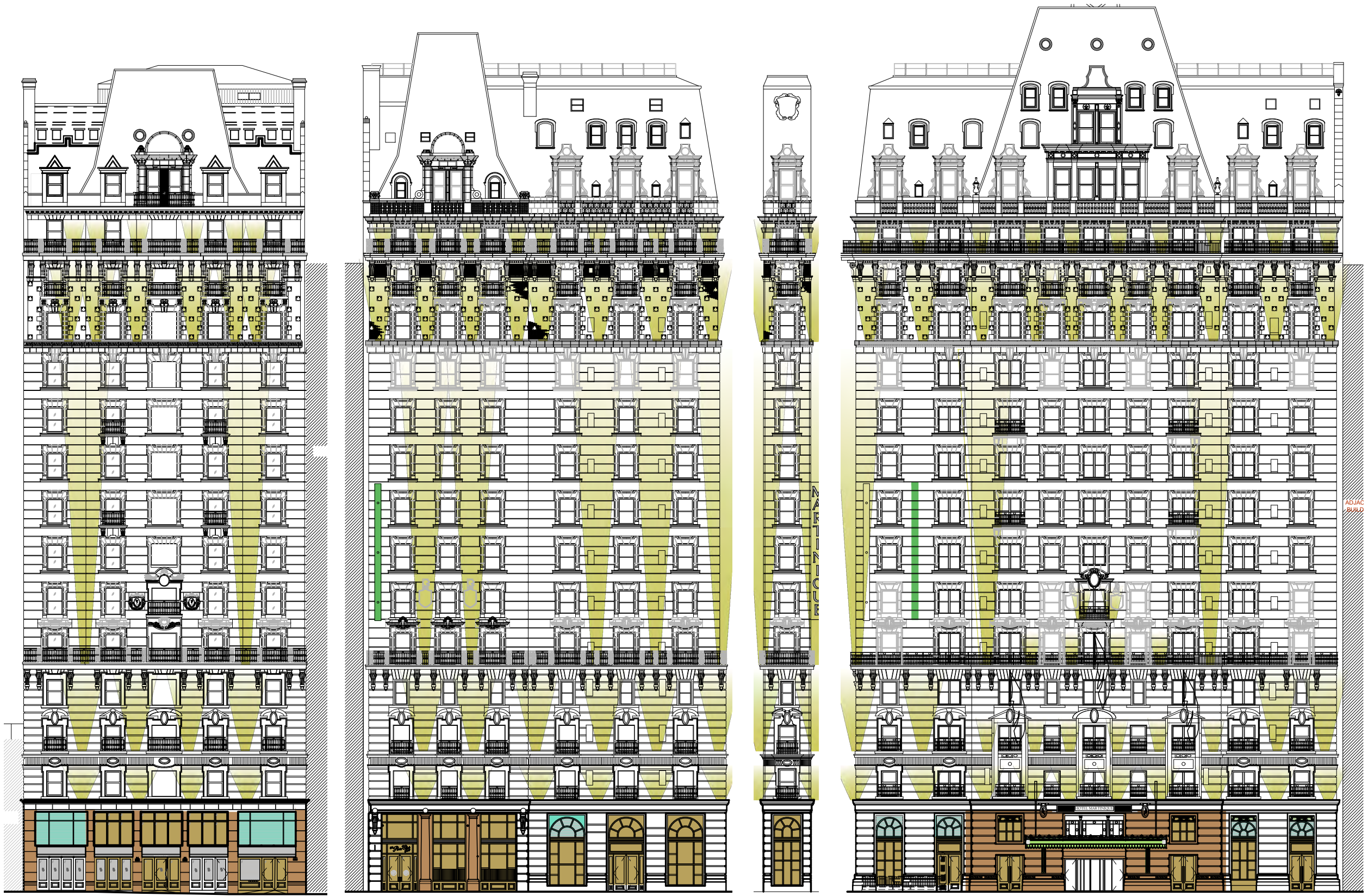
By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

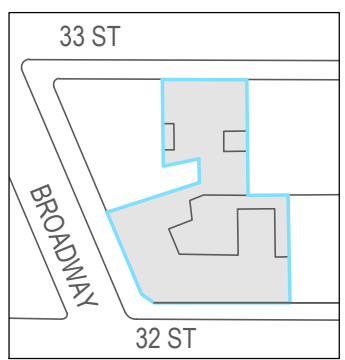
888 475 4499 (Toll free)

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APPENDIX



- LEGEND
- EXTERIOR ACCENT LIGHTING
 - STOREFRONT RESTORATION
 - STONE RESTORATION
 - NEW MARQUEE IN SPIRIT OF ORIGINAL DESIGN
 - SIGN REPLACEMENT
 - AWNING REPLACEMENT
 - HISTORIC MATERIAL
 - LOUVERS



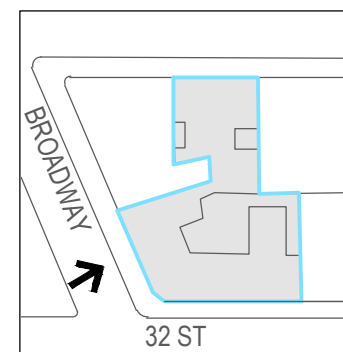
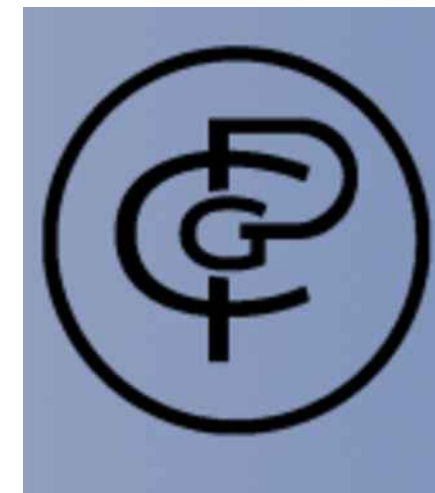
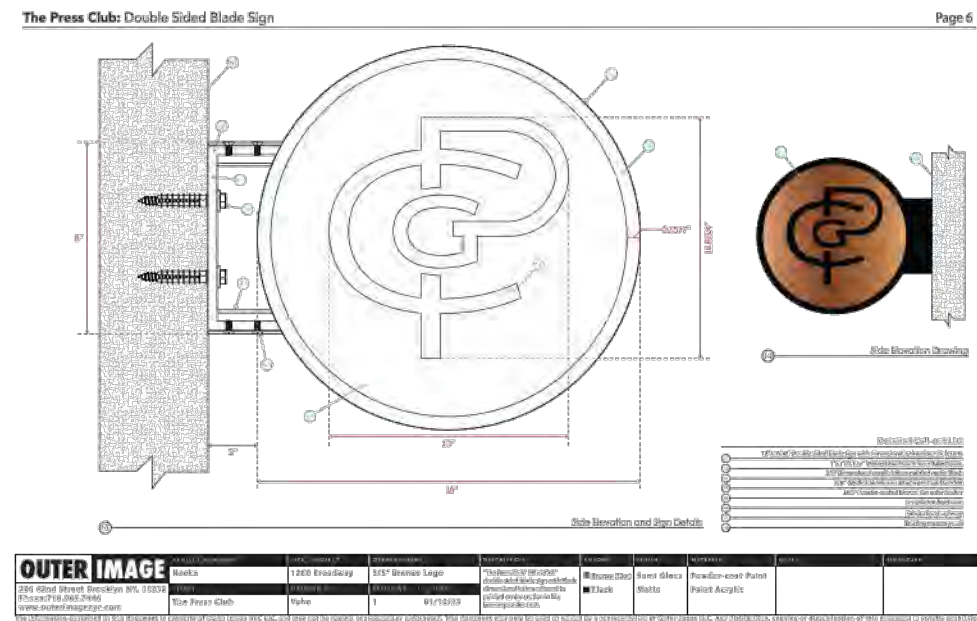
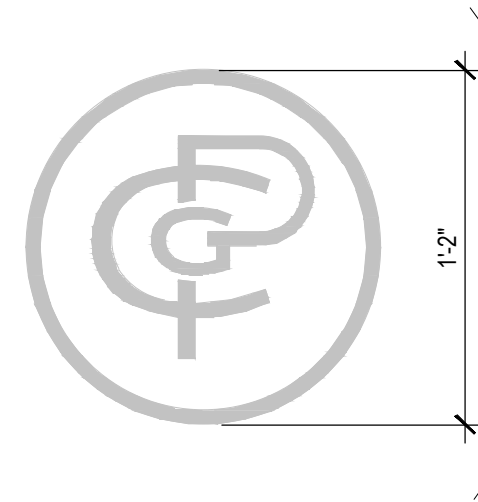
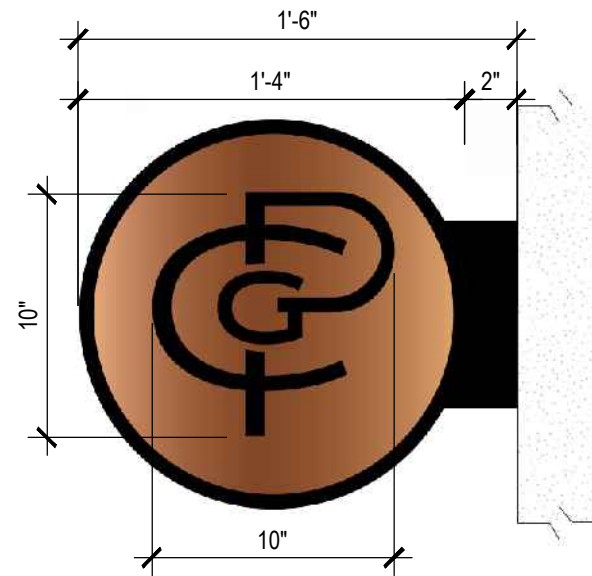
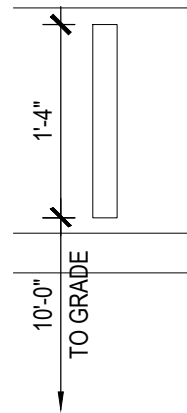
33RD STREET FACADE

BROADWAY FACADE

CORNER FACADE

32ND STREET FACADE

MASTER PLAN OVERVIEW: SCOPE OF WORK





EXISTING CONDITION EXTERIOR



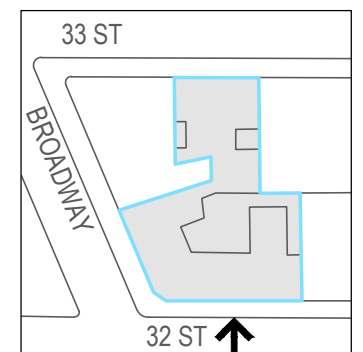
EXISTING CONDITION EXTERIOR



EXISTING CONDITION INTERIOR




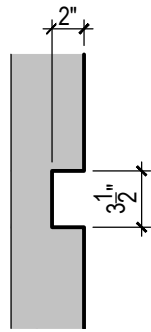
EXISTING CONDITION INTERIOR



HISTORIC WINDOW CRESTING PHOTOS




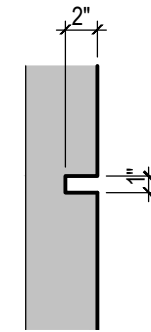
 LARGE RUSTICATION



 TYP. LARGE RUSTICATION



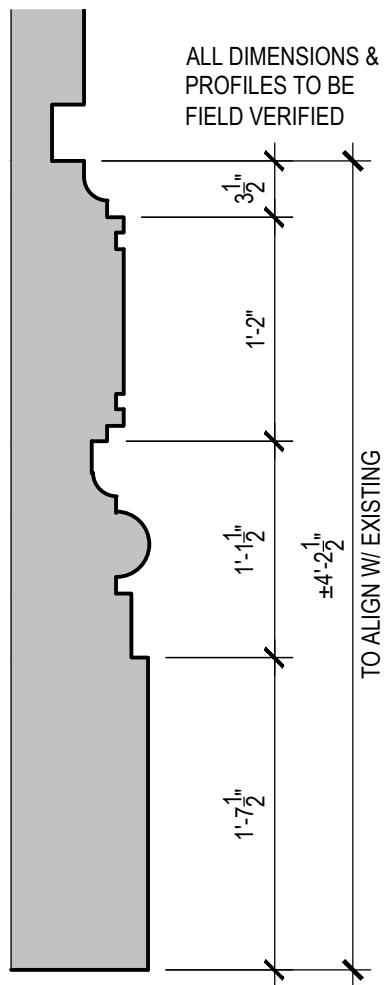
 SMALL RUSTICATION




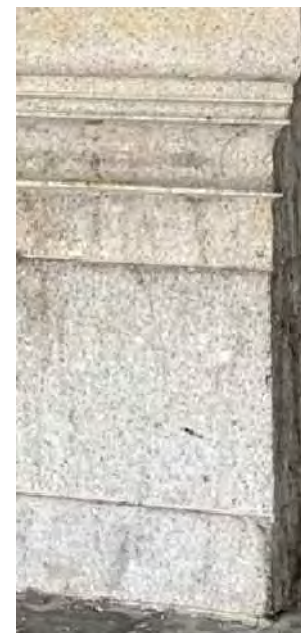
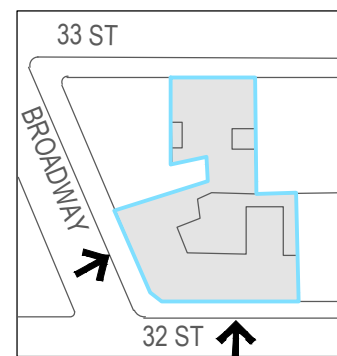
 TYP. SMALL RUSTICATION




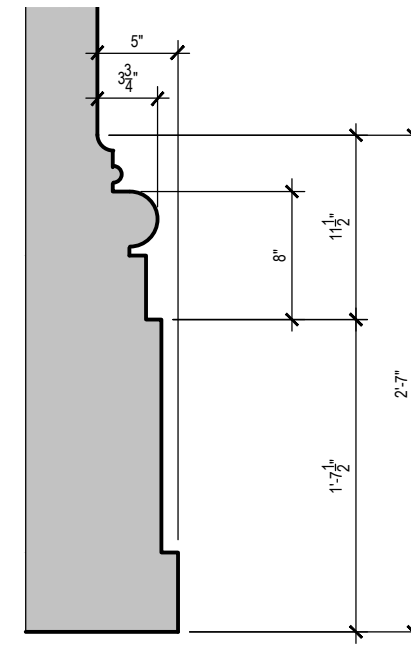
 EXIST. PLINTH BASE




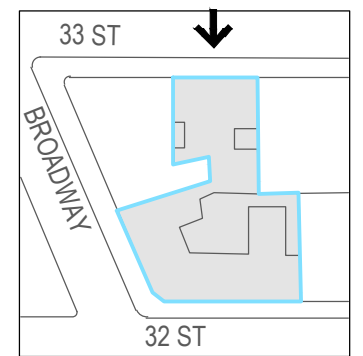
 PLINTH BASE AT 32ND STREET



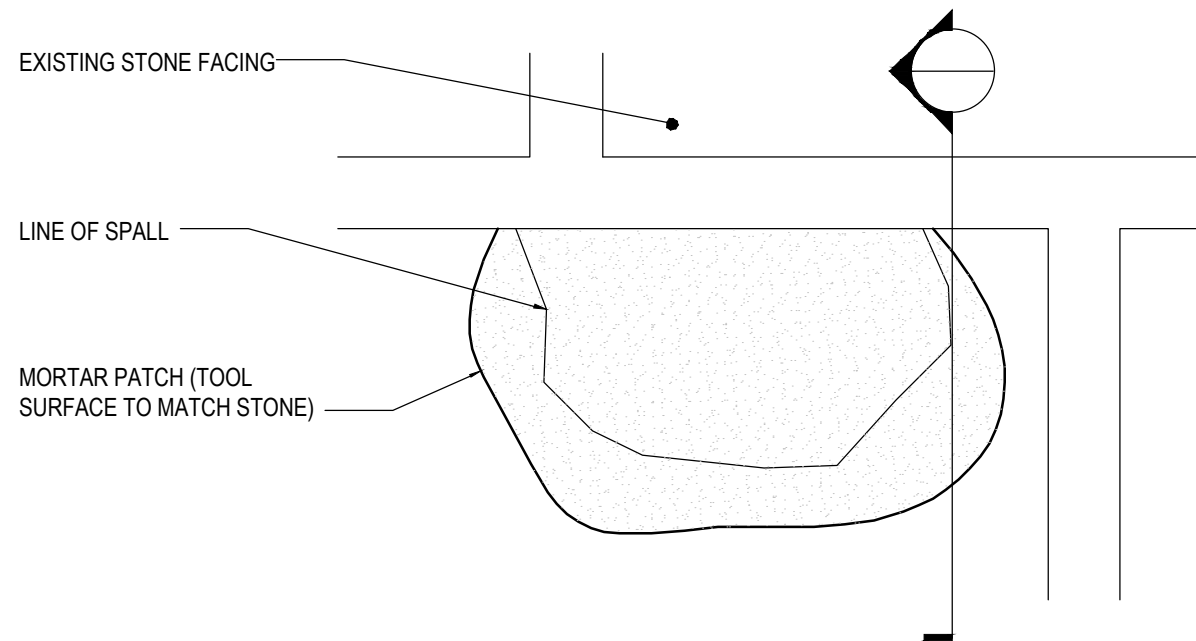
 EXIST. PLINTH BASE



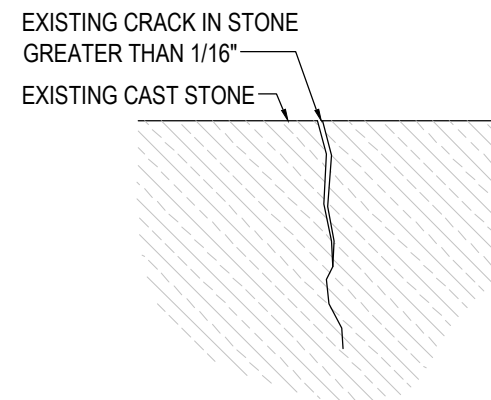
 TYP. PLINTH BASE



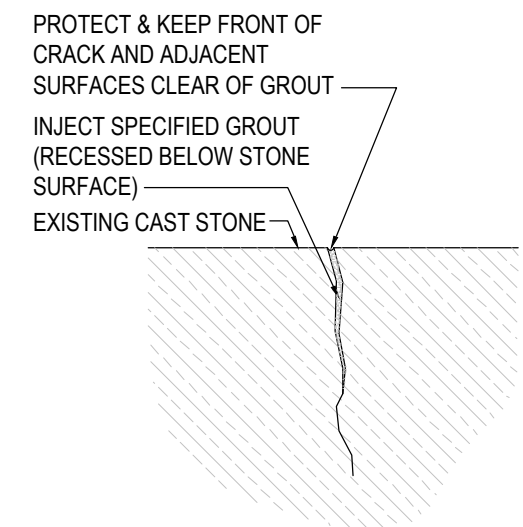
TYPICAL STONE PROFILE DETAILS



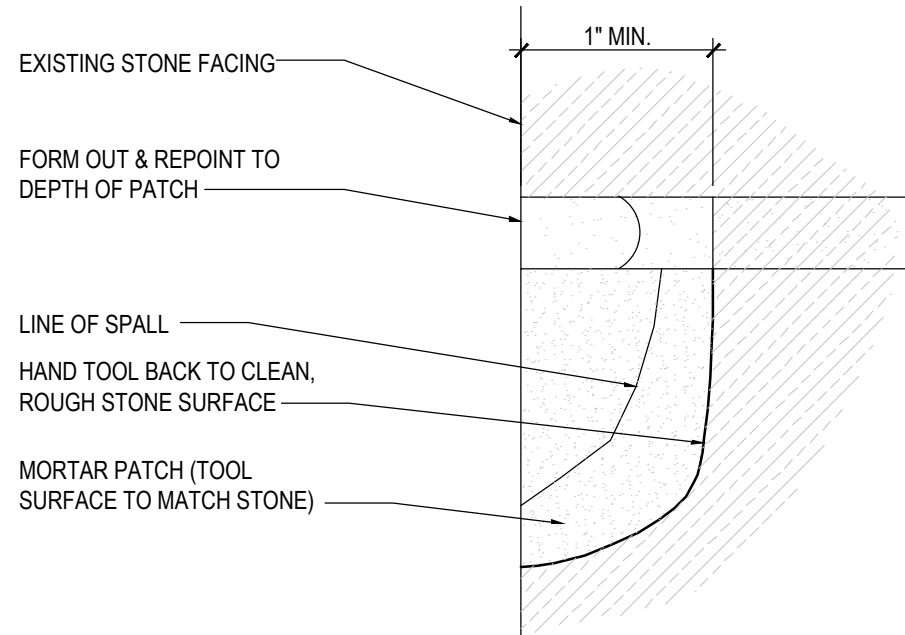
TYP. ELEVATION OF SPALL REPAIR



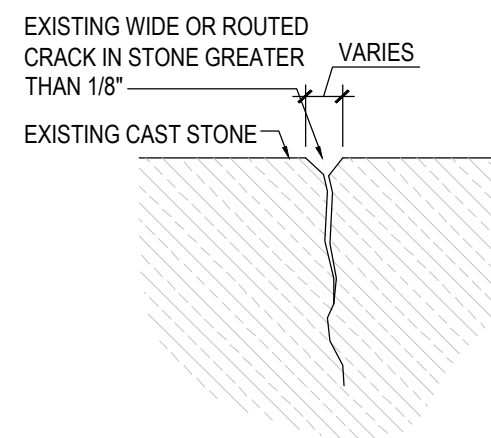
PLAN DETAIL THROUGH CRACK PRIOR TO REPAIR



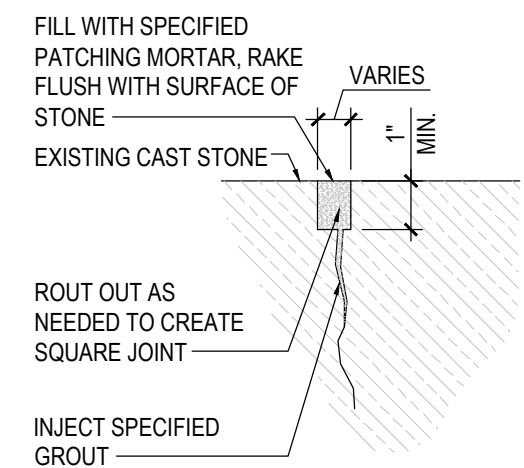
PLAN DETAIL THROUGH CRACK AFTER REPAIR



SECTION DETAIL AT SPALL REPAIR

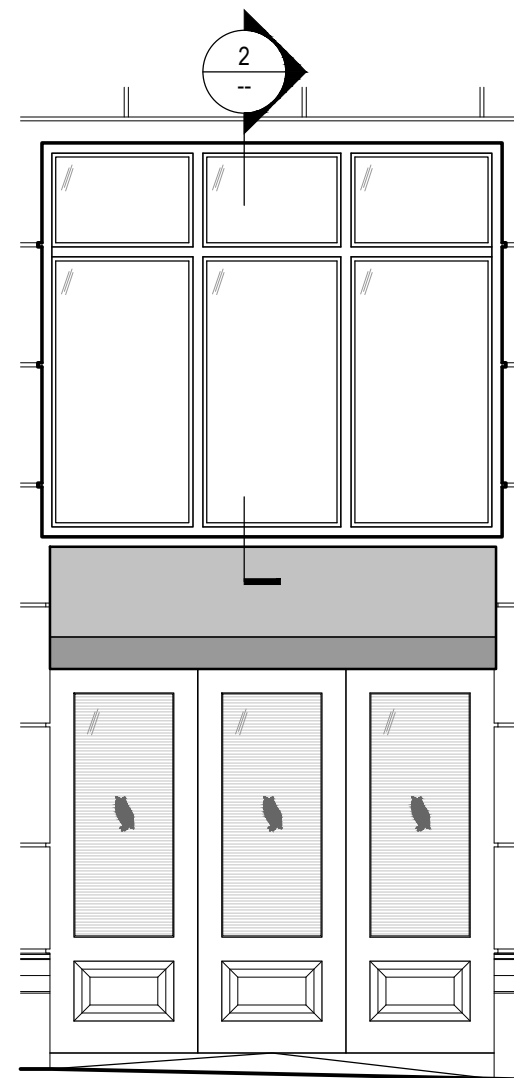


PLAN DETAIL THROUGH CRACK PRIOR TO REPAIR

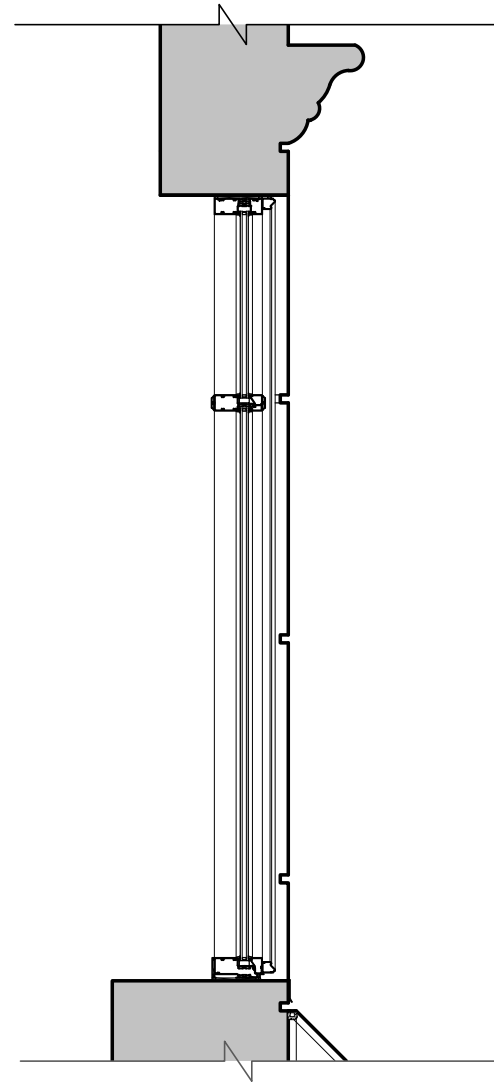


PLAN DETAIL THROUGH CRACK AFTER REPAIR

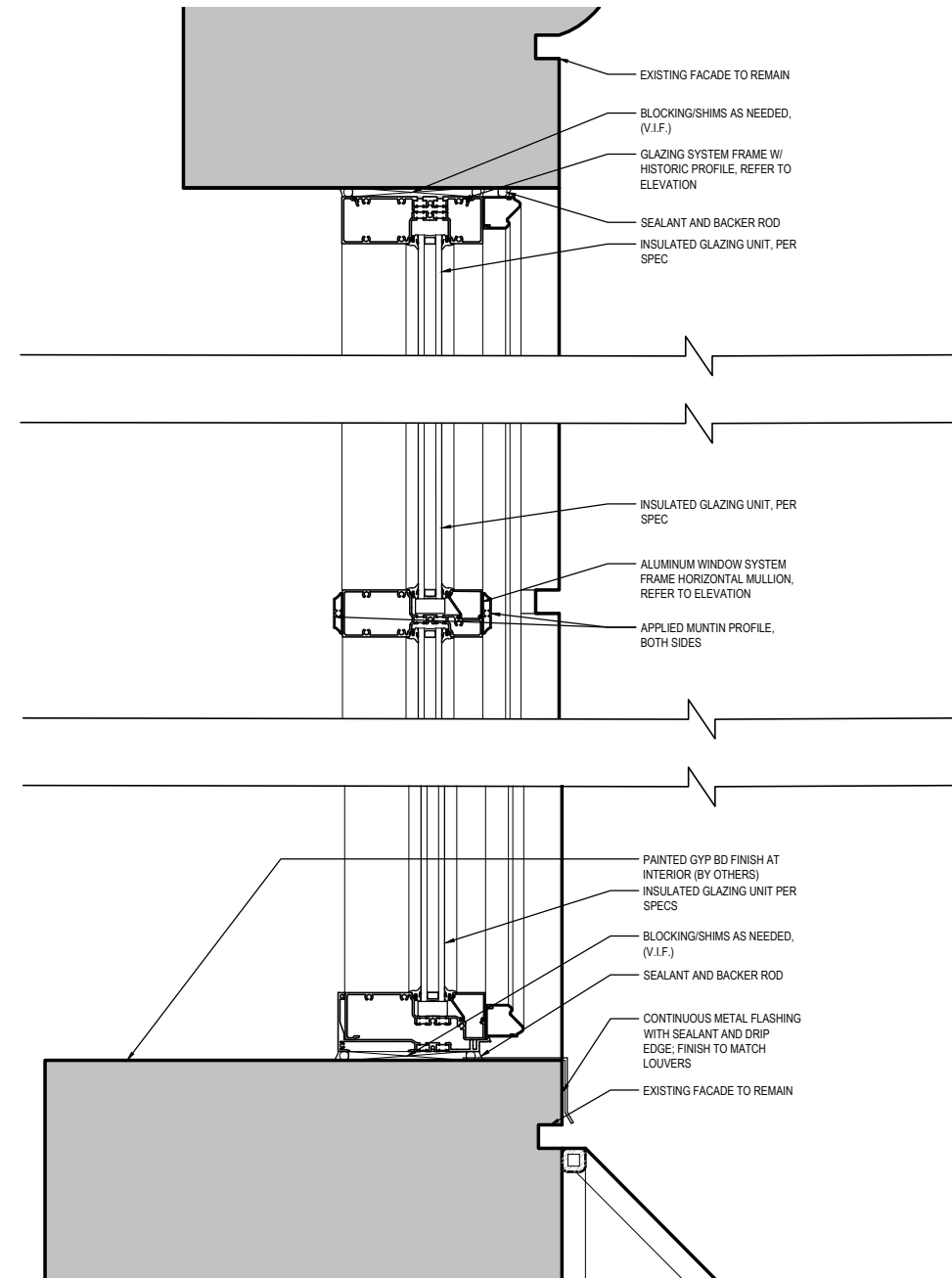
TYPICAL STONE REPAIR DETAILS



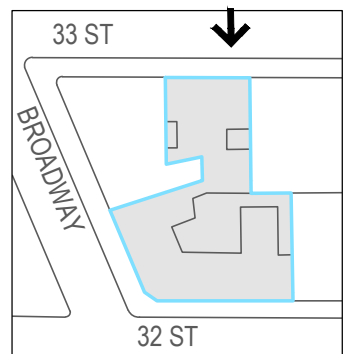
1 LOCATION OF WINDOW
1/4" = 1'-0"



2 WINDOW SECTION
1/2" = 1'-0"



LOUVER DETAIL
1/2" = 1'-0"



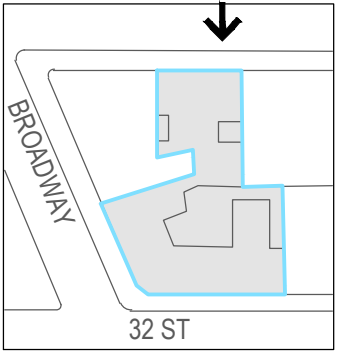
33RD STREET WINDOW SECTION & DETAILS



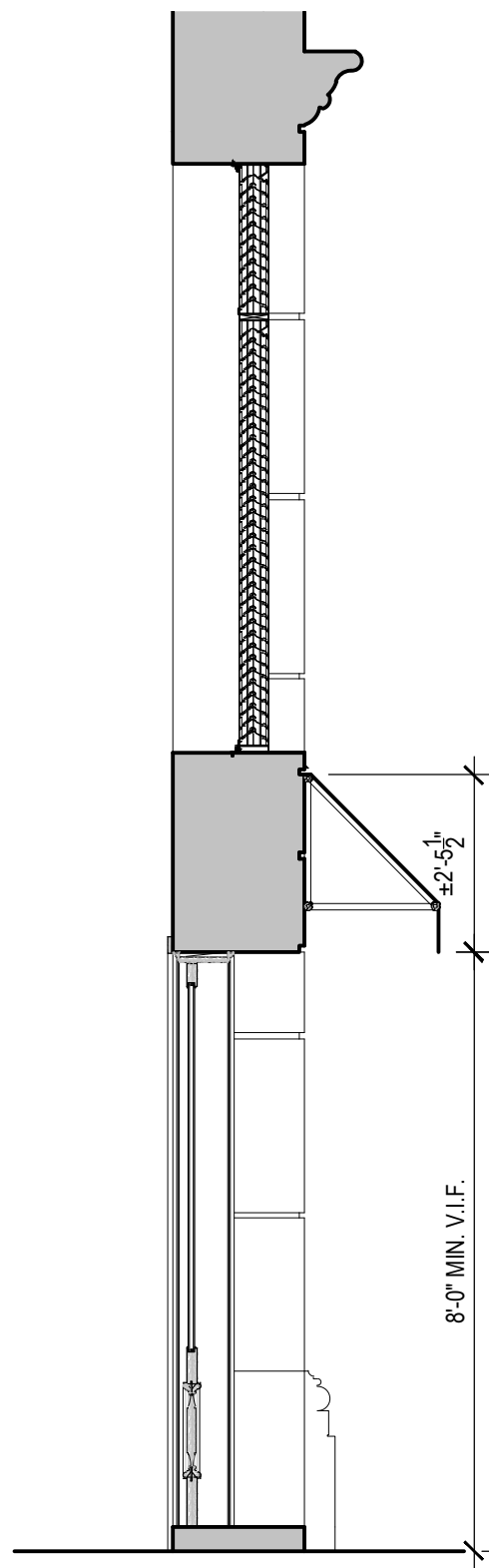
EXISTING PHOTO



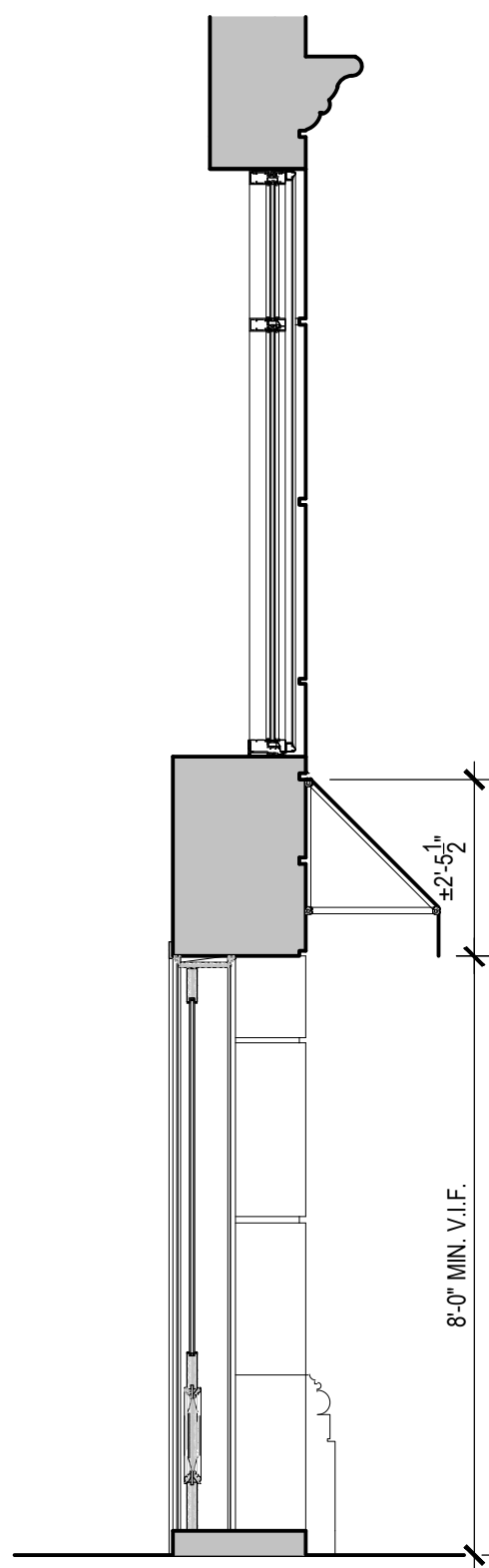
PROPOSED RENDERING



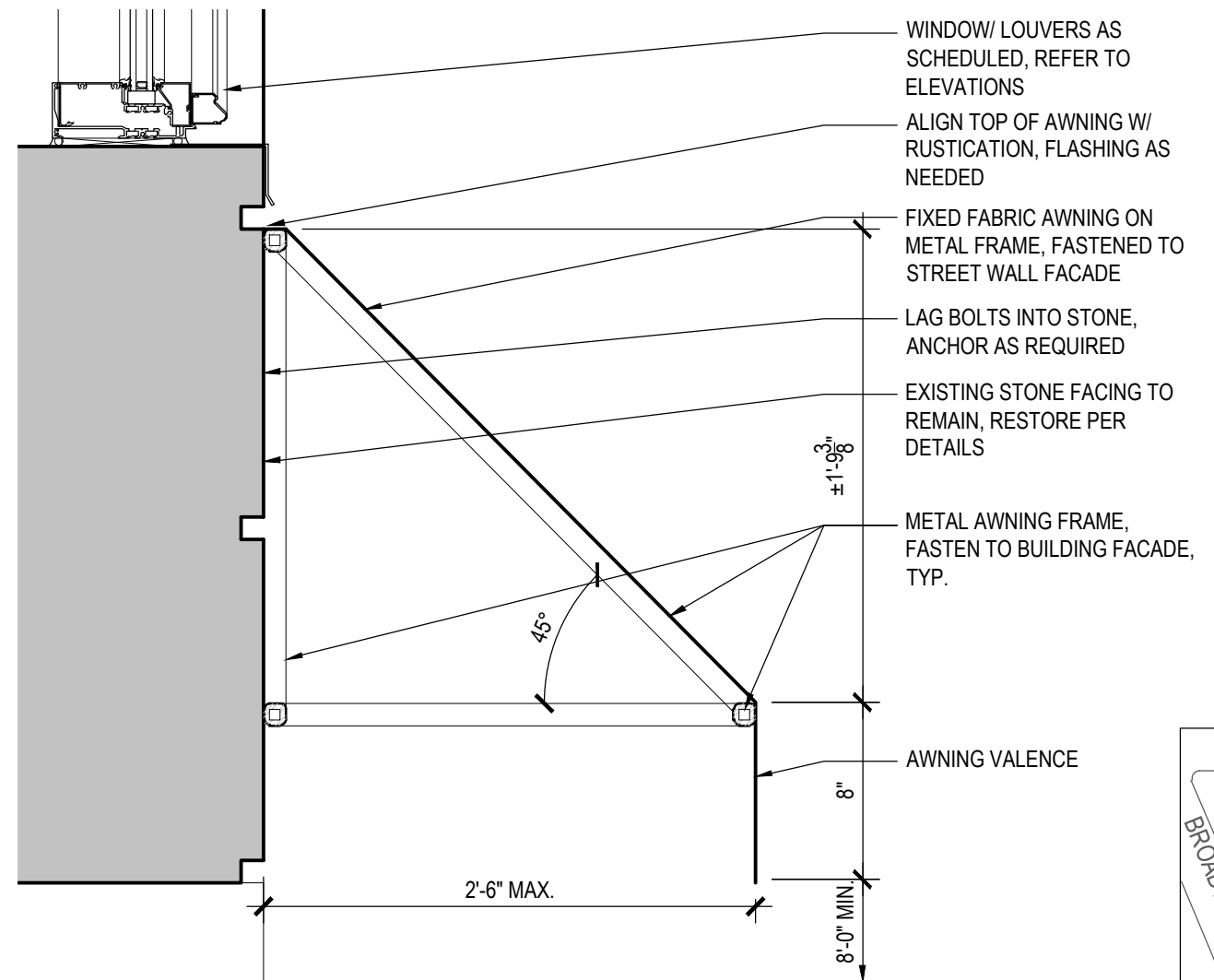
AWNING REPLACEMENT STREETScape



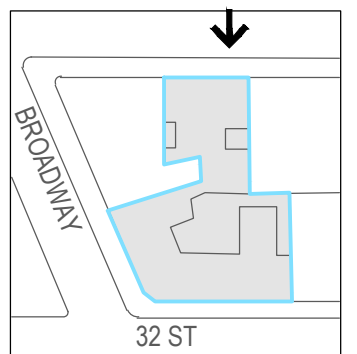
1 33RD STREET WALL SECTION - BAYS 1 & 5



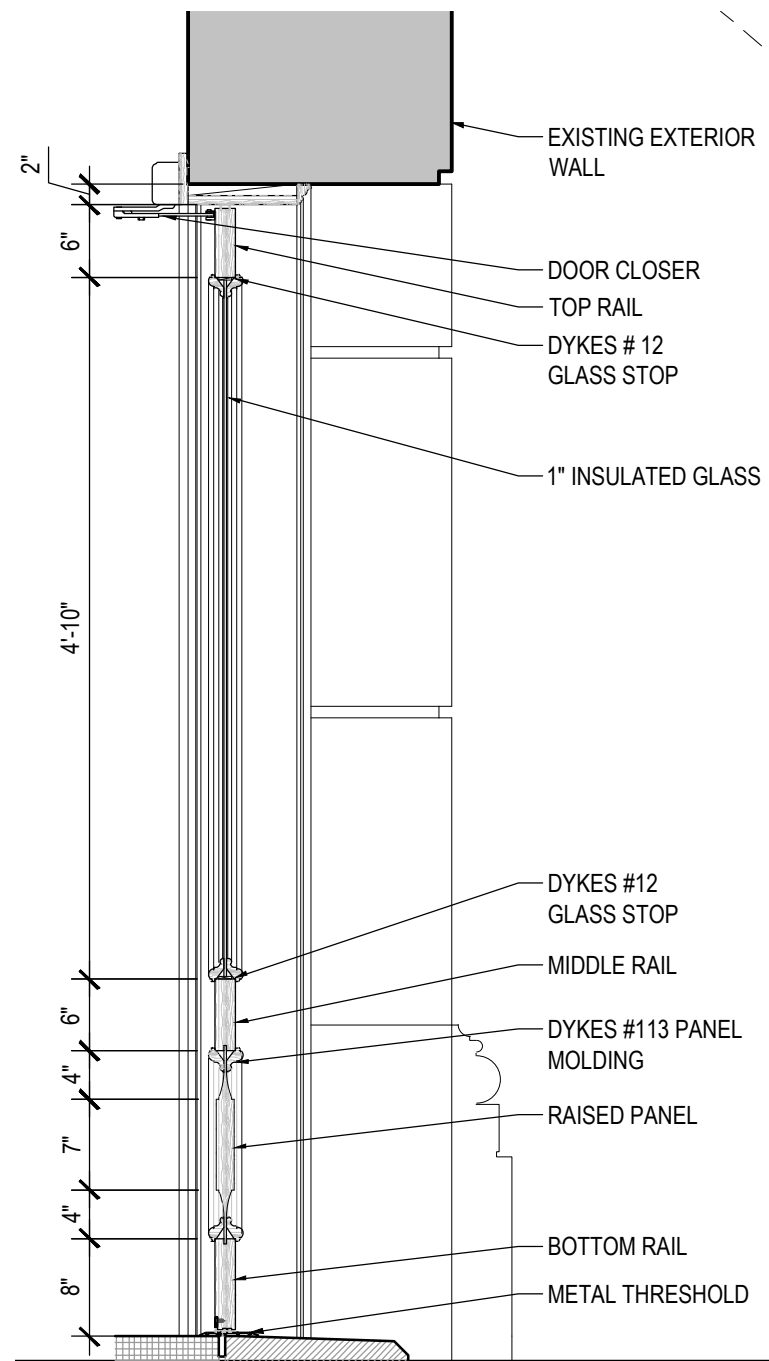
2 33RD STREET WALL SECTION - BAYS 2, 3, & 4



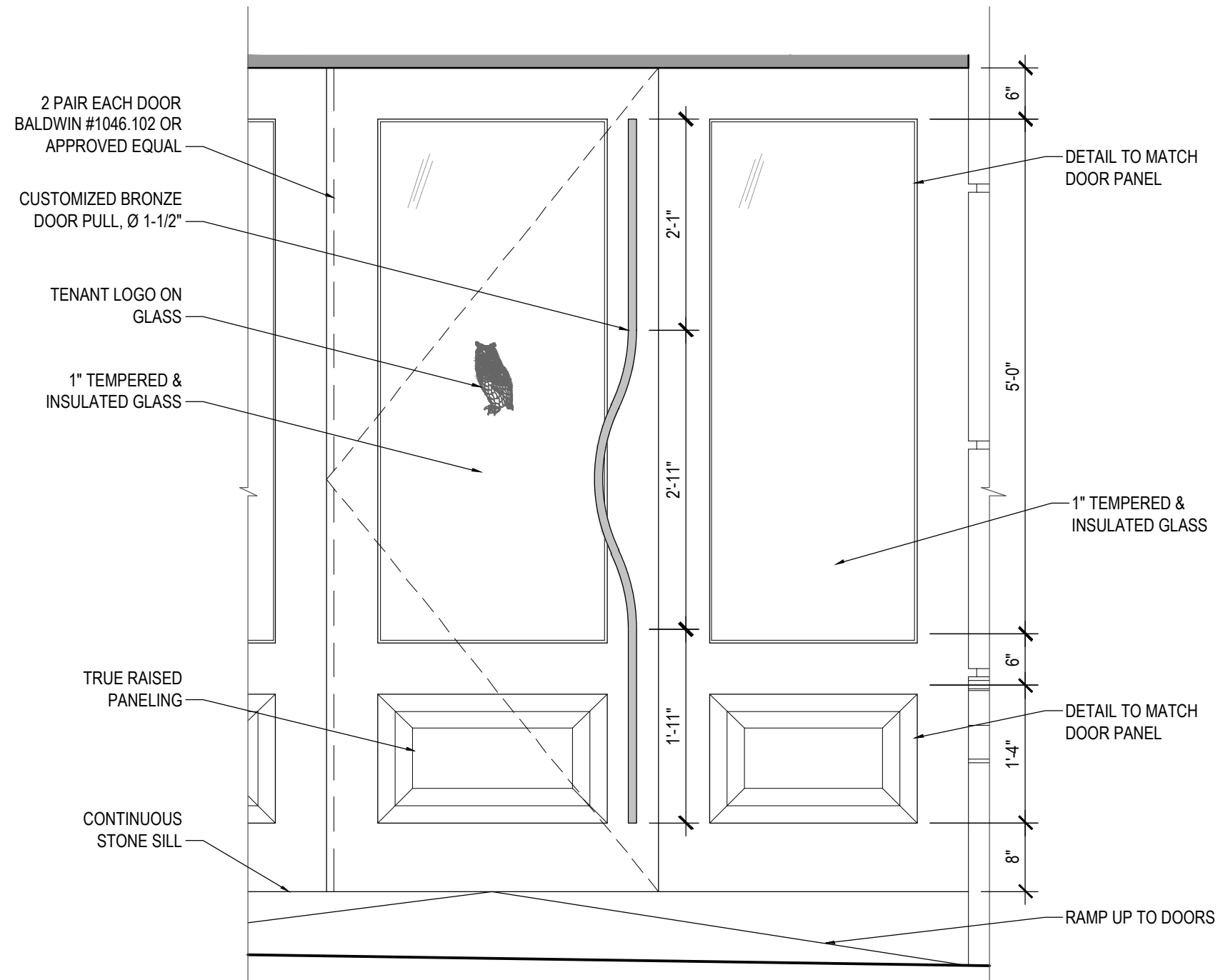
3 TYP. AWNING DETAIL



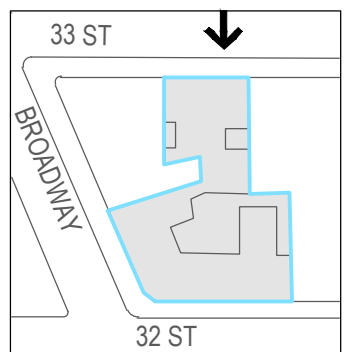
33RD STREET WALL SECTIONS & AWNING DETAILS



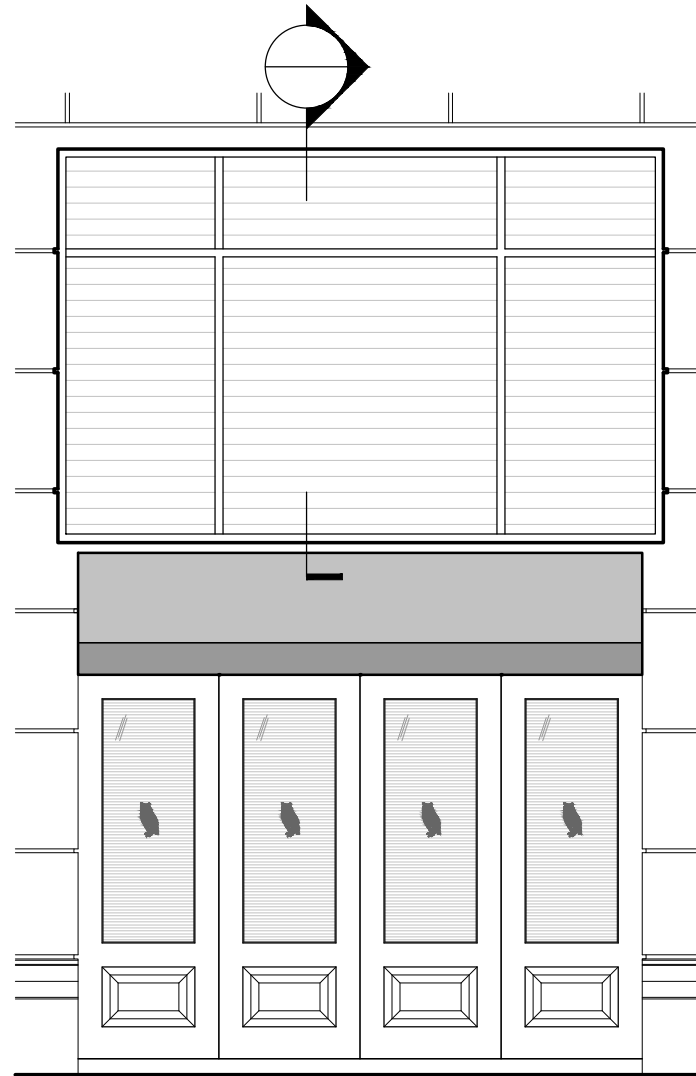
2 33RD STREET DOOR SECTION
3/4" = 1'-0"



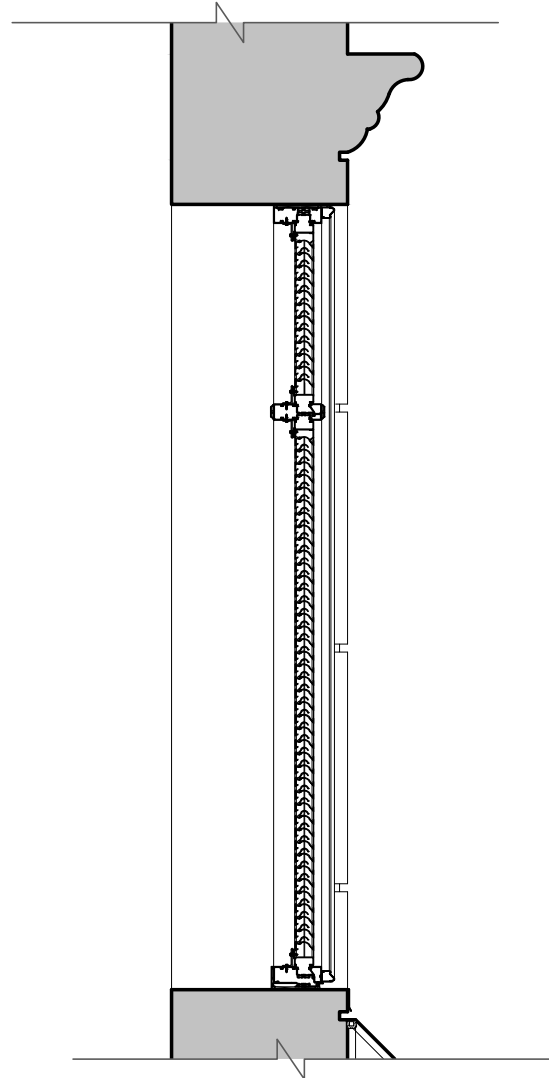
1 33RD STREET DOOR & FIXED PANEL ELEVATION
3/4" = 1'-0"



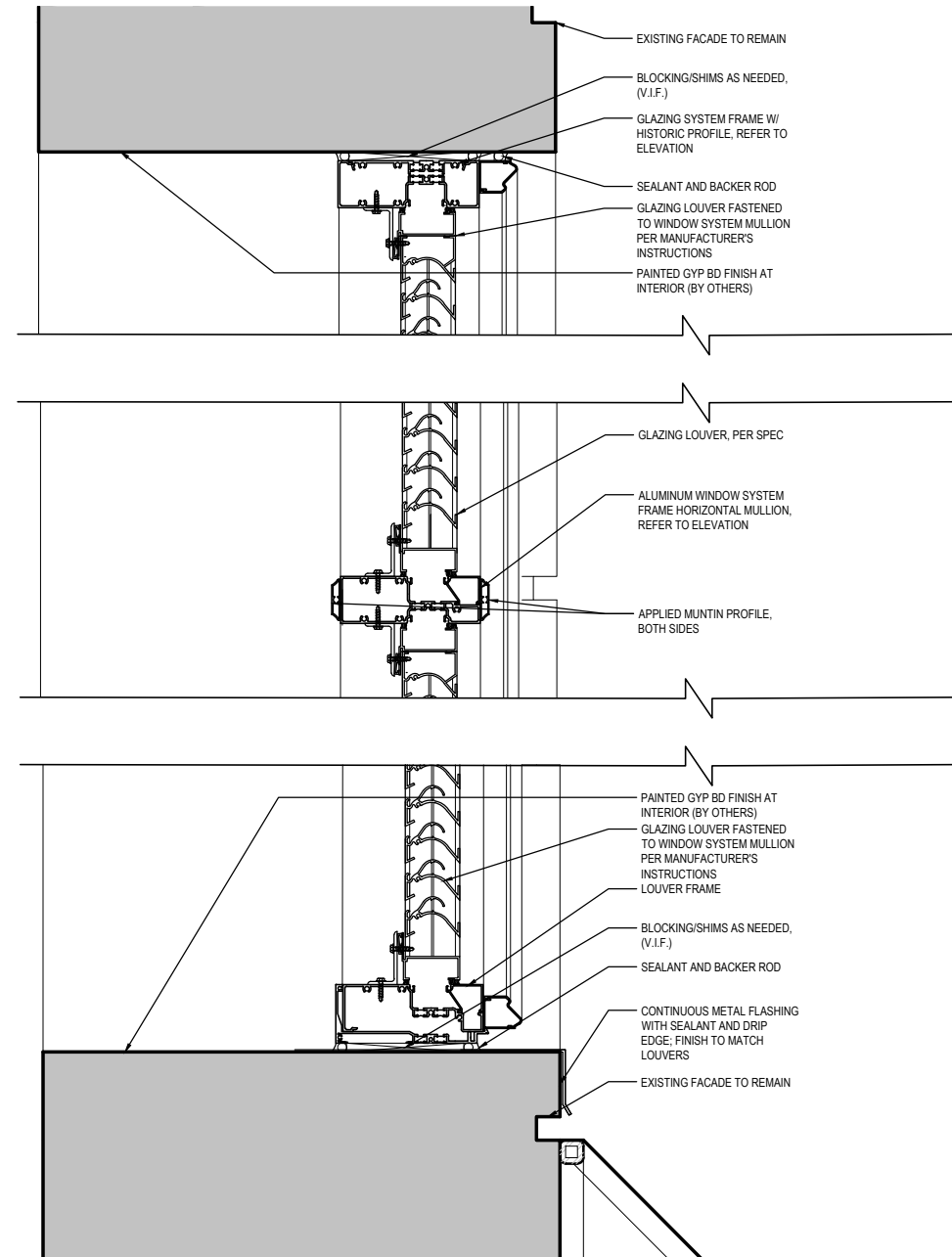
DOOR ELEVATION & SECTION



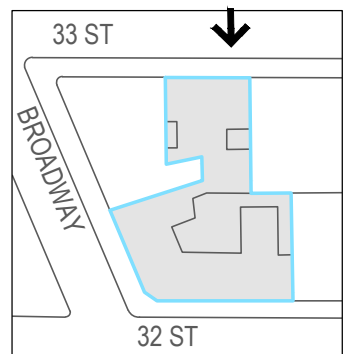
○ LOCATION OF LOUVER



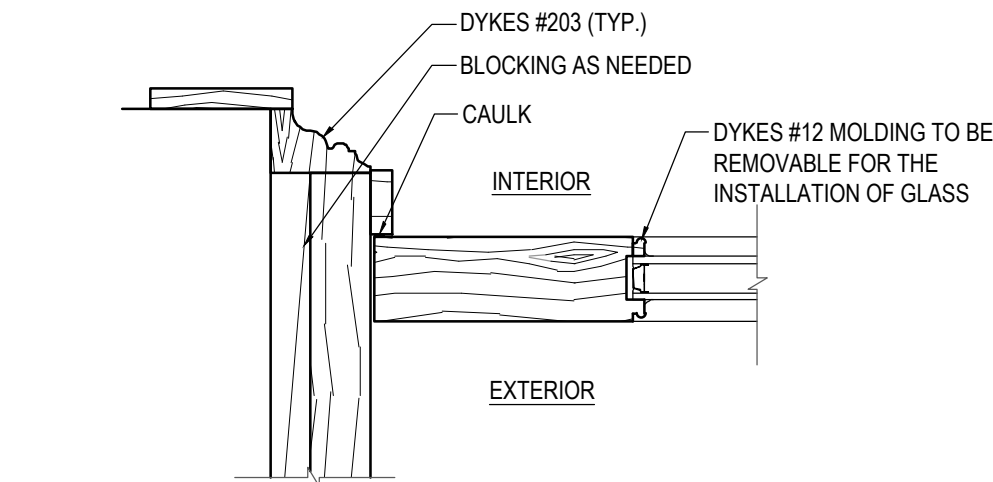
○ LOUVER SECTION



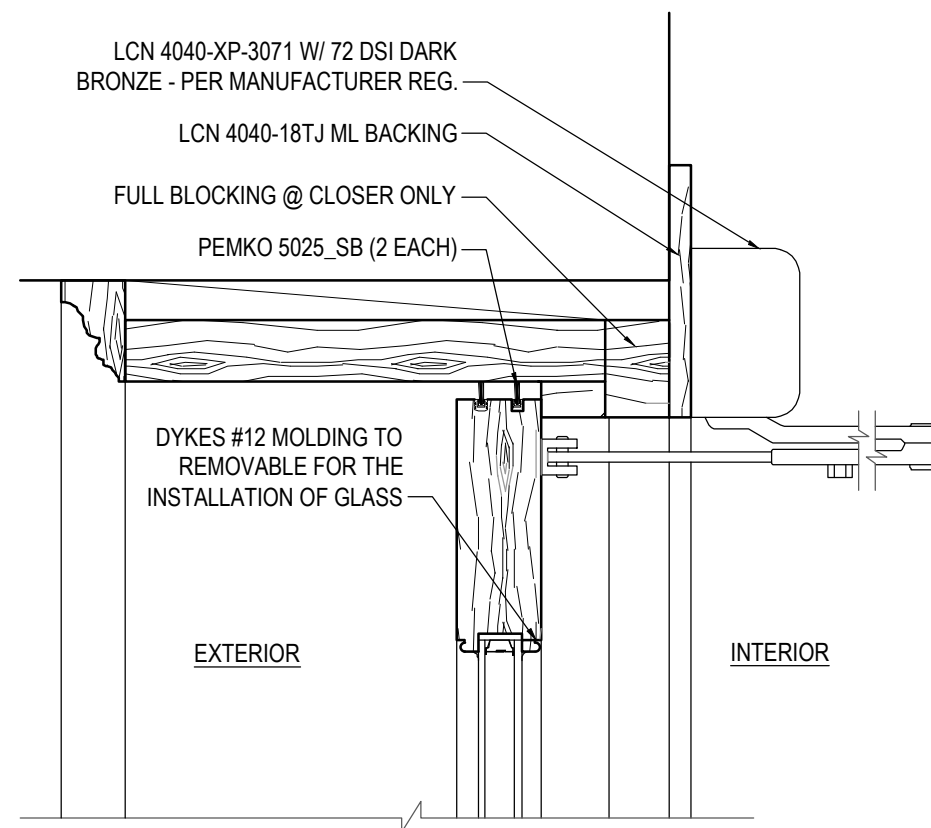
○ LOUVER DETAIL



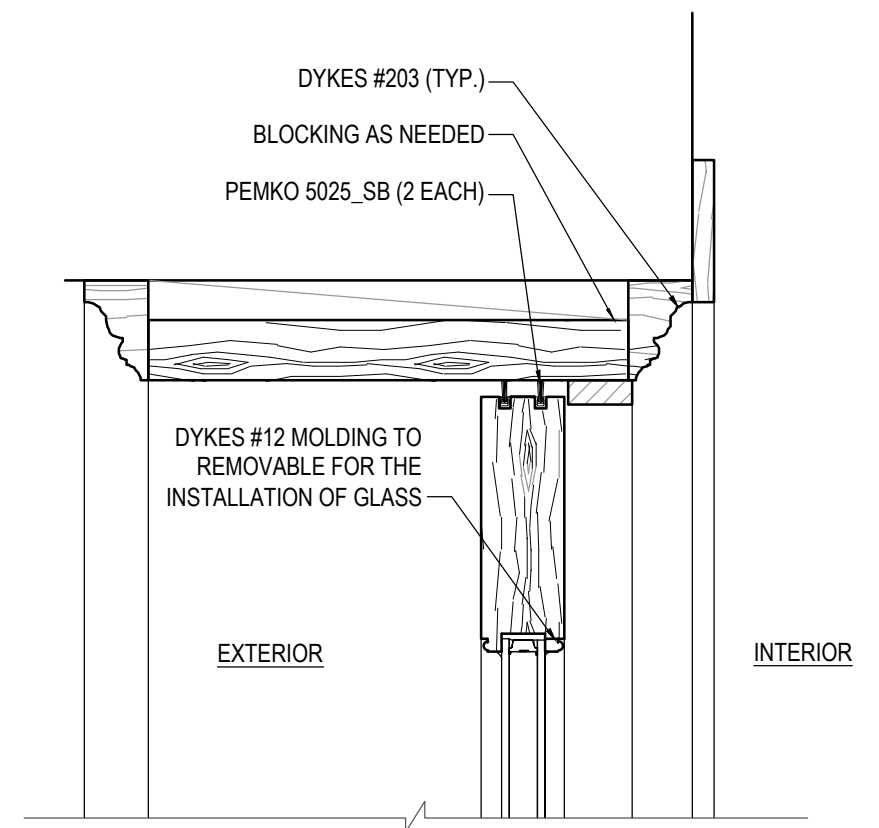
33RD STREET LOUVER SECTION & DETAILS



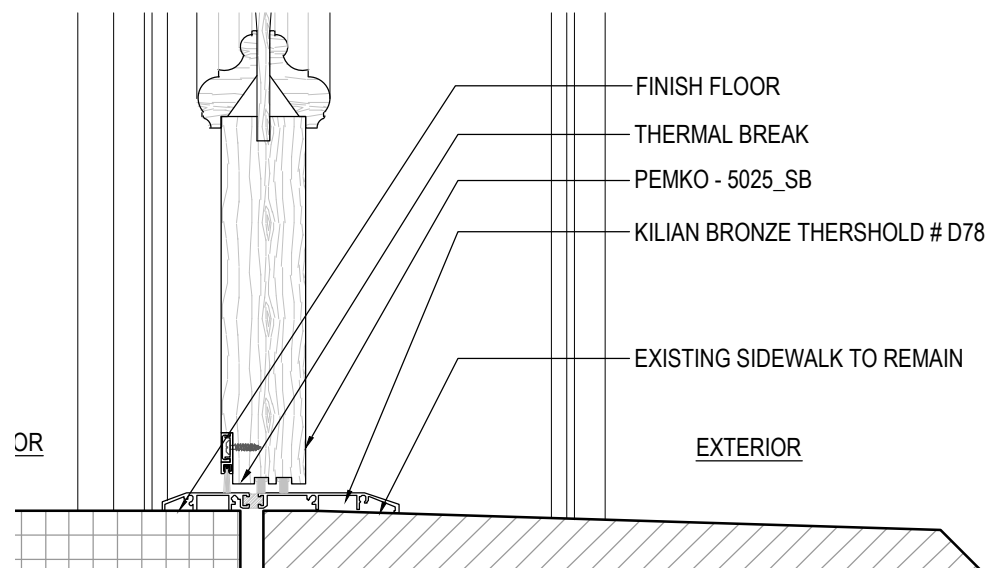
1 DOOR JAMB PLAN DETAIL
3" = 1'-0"



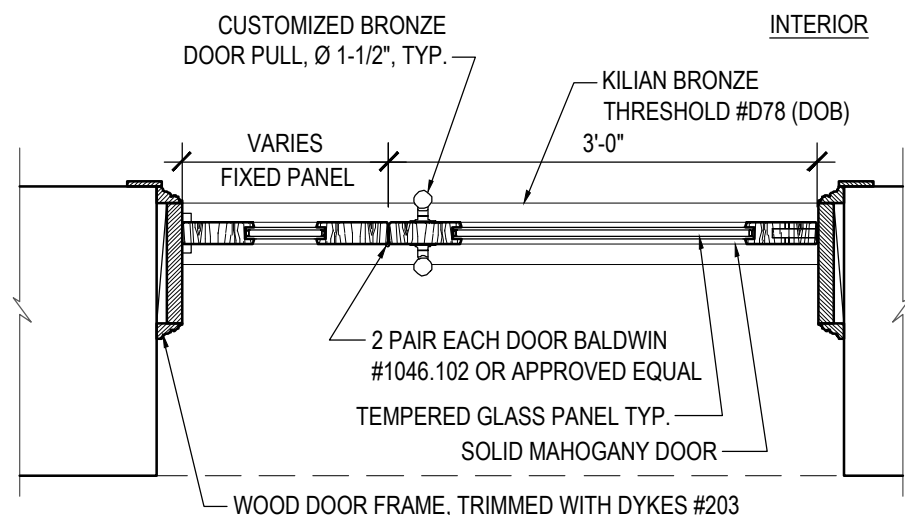
2 DOOR HEADER DETAIL W/ CLOSER
3" = 1'-0"



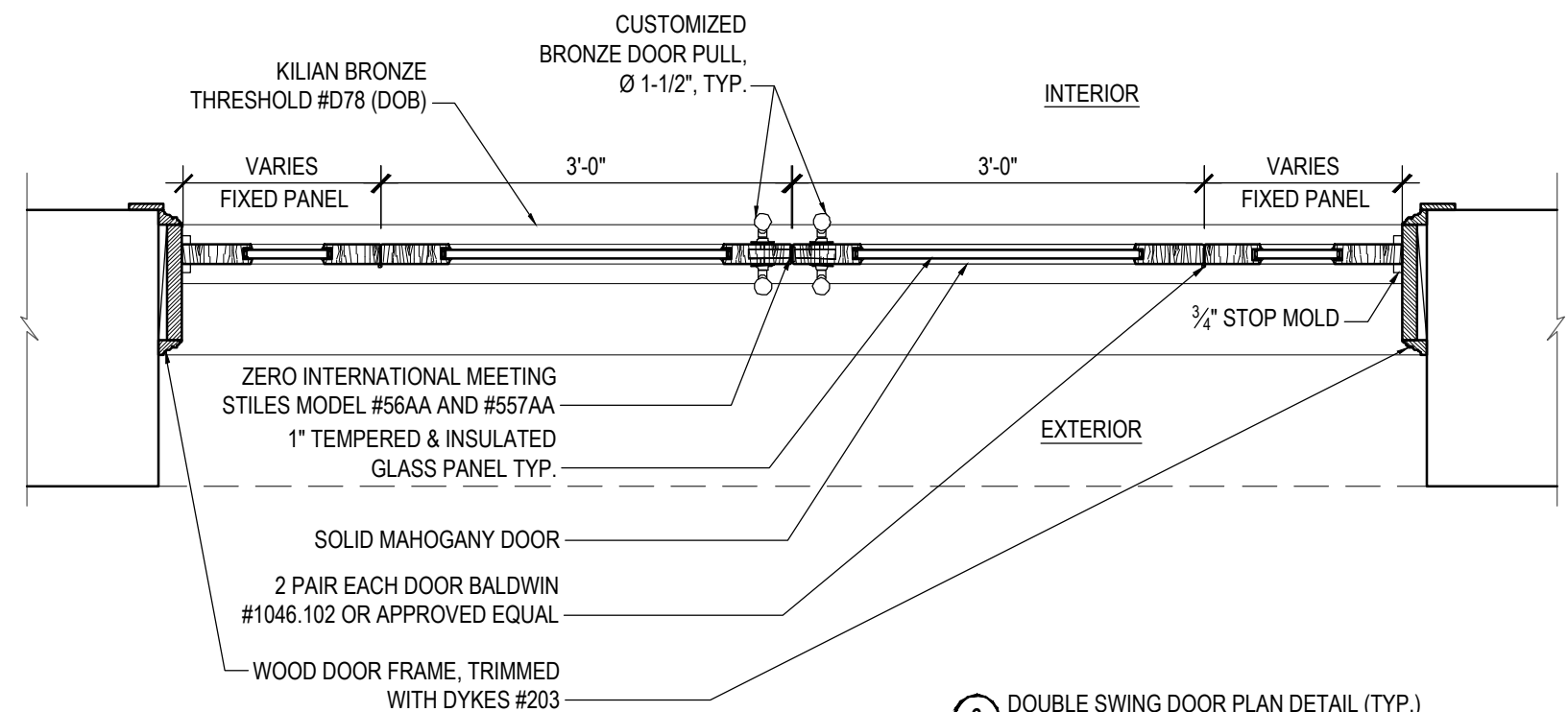
3 DOOR HEADER DETAIL W/O CLOSER
3" = 1'-0"



4 DOOR SILL DETAIL
3" = 1'-0"



5 SINGLE SWING DOOR PLAN DETAIL (TYP.)
3" = 1'-0"



6 DOUBLE SWING DOOR PLAN DETAIL (TYP.)
3" = 1'-0"

DOOR PLAN, ELEVATION & SECTION

May 2, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-23-07180

1260 Broadway – Hotel Martinique – Individual Landmark Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 837 7340 3401

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By Phone: 1 646-558-8656 US (New York)

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