

**August 8, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 8, LPC-23-07068**

**451-455 Madison Avenue – Henry Villard Houses – Individual  
Landmark  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 850 6179 8662

**Passcode:** 677239

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 virtually 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.

# LOTTE NEW YORK PALACE

455 MADISON AVENUE  
NEW YORK, NY

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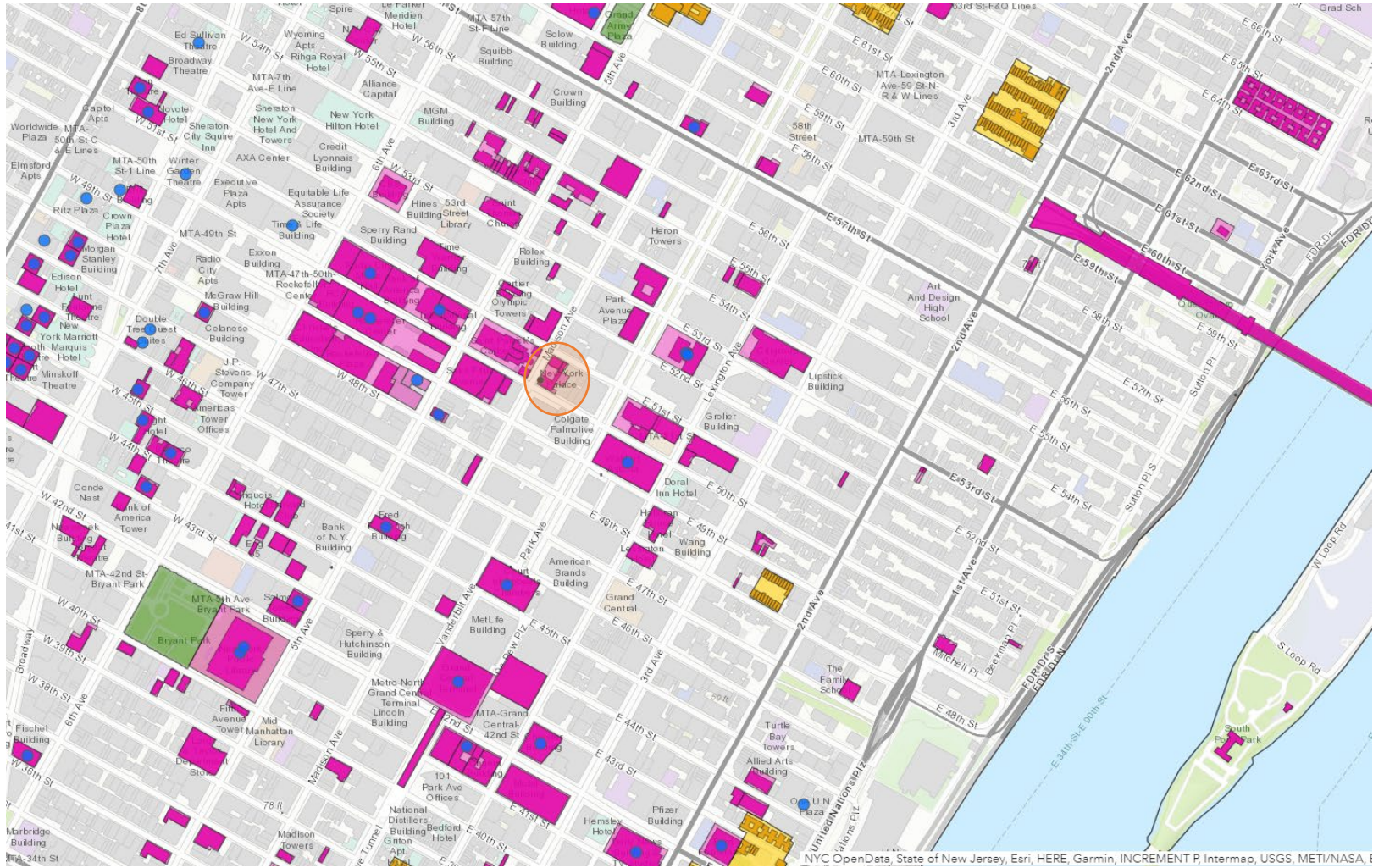
COURTYARD RESTORATION

LPC-23-07068

August 8, 2023







LOTTE NEW YORK PALACE:

MAP



1885

LOTTE NEW YORK PALACE:  
HISTORIC PHOTOS





LOTTE NEW YORK PALACE:  
HISTORIC PHOTOS- 1940's



1938



1938

LOTTE NEW YORK PALACE:  
HISTORIC PHOTOS





1938



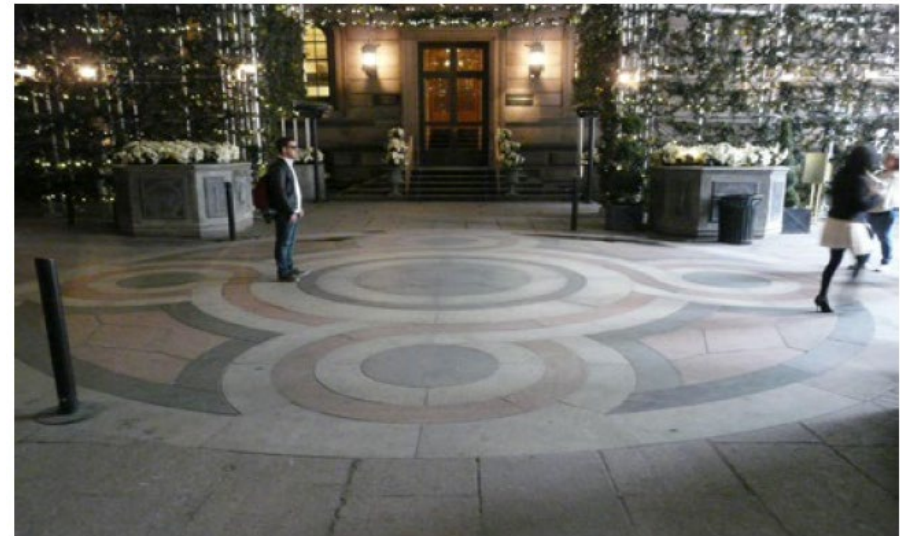
1885

LOTTE NEW YORK PALACE:  
HISTORIC PHOTOS



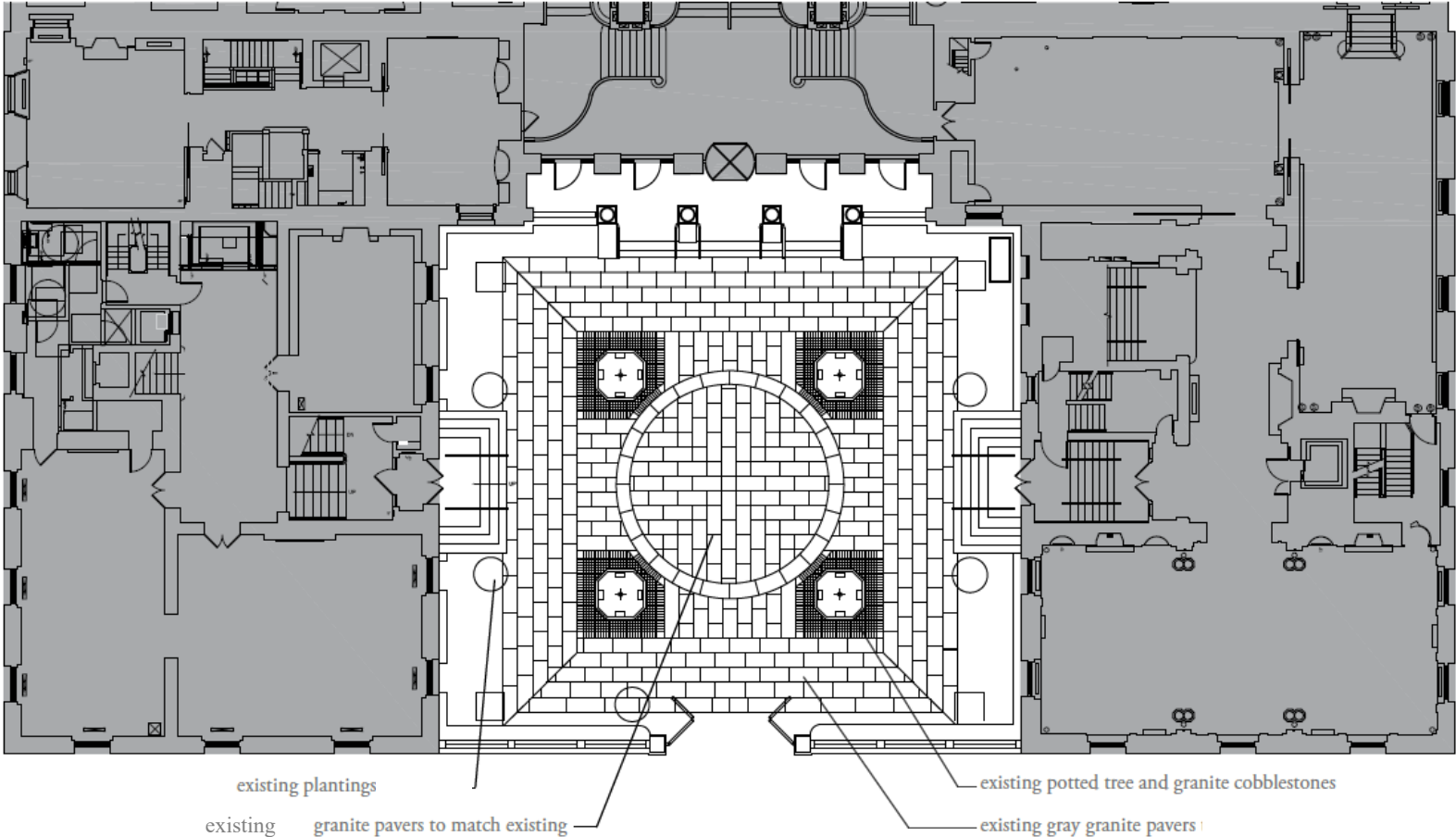
LOTTE NEW YORK PALACE:  
HISTORIC PHOTOS-1940's Tax Photos





LOTTE NEW YORK PALACE:  
HISTORIC PHOTOS- 1980's Approval

Current scheme under Certificate of Appropriateness 14-6667



LOTTE NEW YORK PALACE:  
EXISTING LAYOUT- 2013 Approval



# BACKGROUND

- Constructed in 1882.
- The building was originally designed by McKim Mead and White as a private residence
- In the 1970s, a tower was added to convert the building into a hotel. Tower was designed by Emery Roth & Sons. A portion of the building was demolished to accommodate the tower.
- There is a history of multiple renovations to the building's courtyard throughout its existence.
  - Original-Grass circle at the center of the courtyard
  - 1940's-Small pavers
  - 1970's- Celtic Knot Pattern
  - 2013-Current scheme under Certificate of Appropriateness 14-6667



OVERVIEW OF THE COURTYARD TODAY (AS VIEWED FROM THE NORTH SIDE)





POOLING WATER IN THE COURTYARD FOLLOWING A RAINSTORM





CRACKED GRANITE FLAG AT THE EXISTING COURTYARD





CRACKED GRANITE FLAG AT THE EXISTING COURTYARD

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LOTTE NEW YORK PALACE:  
EXISTING CONDITIONS



CRACKED FLAGS AT THE EXISTING COURTYARD

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LOTTE NEW YORK PALACE:  
EXISTING CONDITIONS





SPALLED BROWNSTONE AND FAILING PATCHES AT THE  
NORTH COURTYARD ENTRANCE



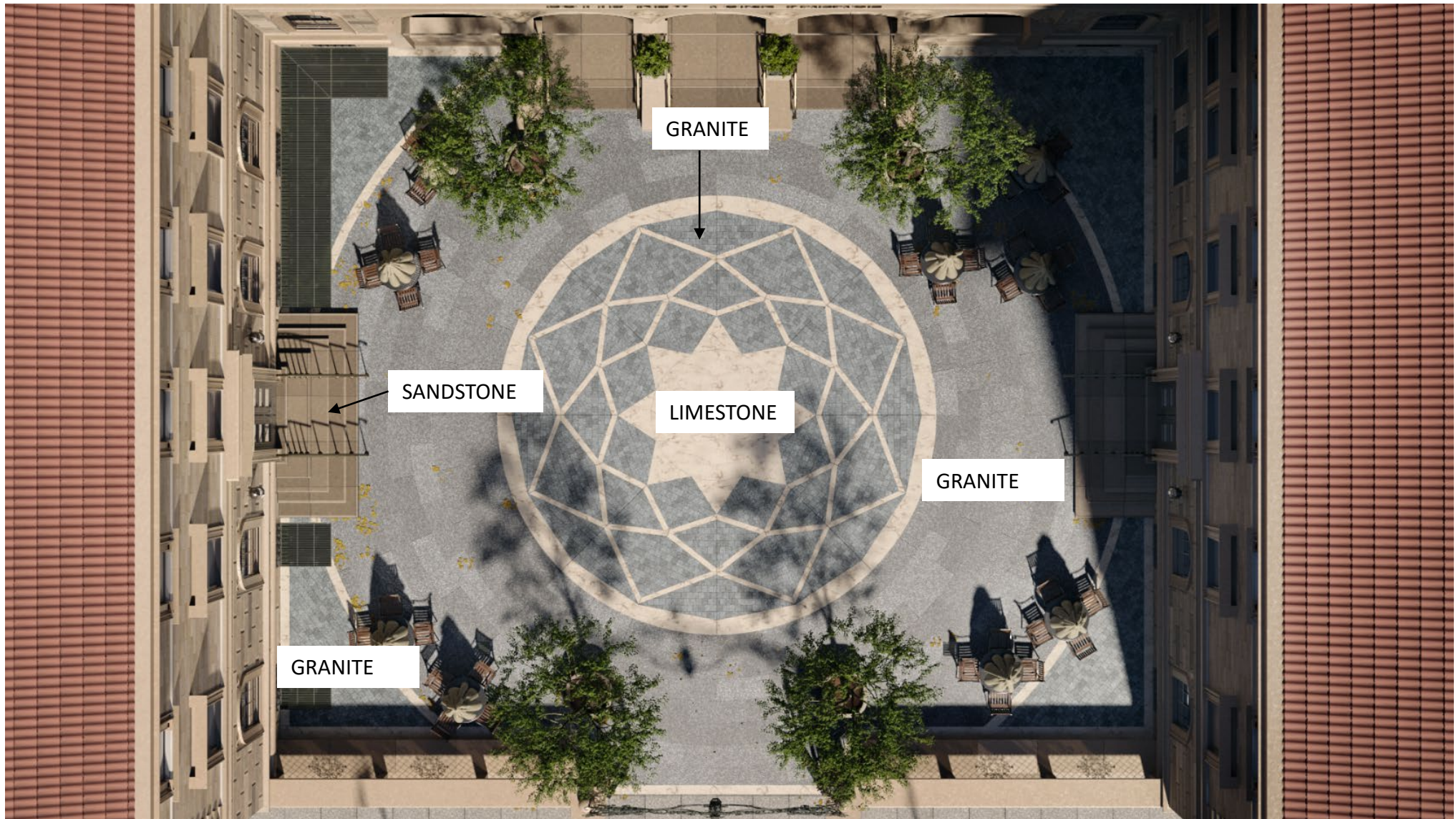
LOTTE NEW YORK PALACE:  
DESIGN INSPIRATION- PIAZZA DEL CAMPIDOGLIO





LOTTE NEW YORK PALACE:  
PROPOSED COURTYARD SCOPE





LOTTE NEW YORK PALACE:  
PROPOSED COURTYARD SCOPE





LOTTE NEW YORK PALACE:  
Natural Stone Samples





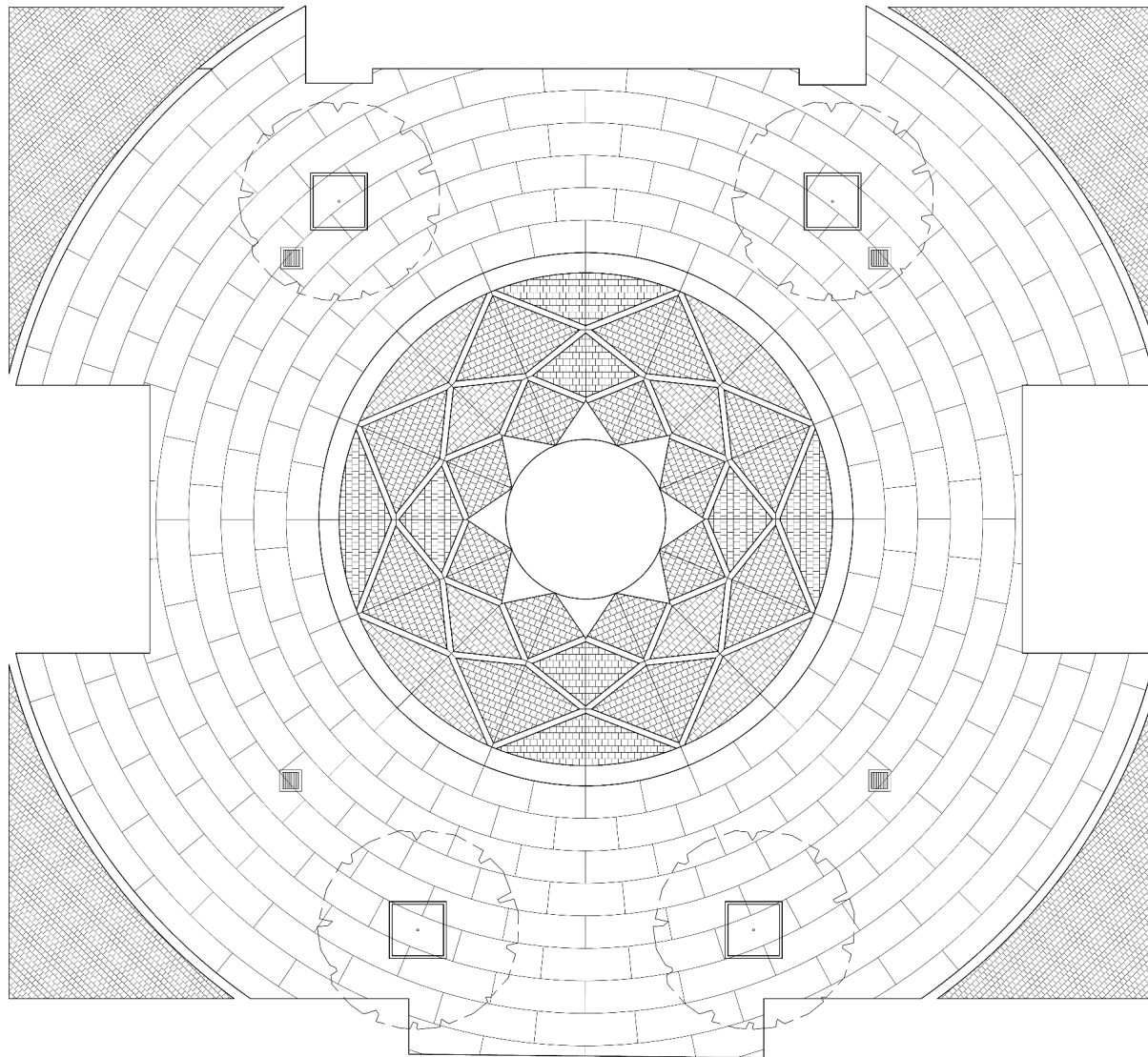
LOTTE NEW YORK PALACE:  
PROPOSED COURTYARD SCOPE





LOTTE NEW YORK PALACE:  
PROPOSED COURTYARD SCOPE





LOTTE NEW YORK PALACE:  
PROPOSED COURTYARD PLAN





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