

October 28, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-25-09313

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

To testify virtually, please join Zoom

Webinar ID: 160 820 8080

Passcode: 652292

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.

The Plaza Private Residences

Canopy & Lobby Renovations

October 28th, 2025

Acheson Doyle Partners Architects

Contents:

1. Building History & Context
2. Exterior
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4. Appendix

1. Building History & Context



1 CENTRAL PARK SOUTH
NEW YORK, NY 10019

Building Location and Context



Address: One Central Park South, New York, NY 10019
 BBL: Borough: Manhattan, Block 1274, Lot 25
 Cross Streets: Fifth Avenue and 59th Street (Central Park South and Grand Army Plaza)
 Built: 1905-1907
 Architect: Henry Janeway Hardenbergh
 Style: French Renaissance Revival
 Facade Materials: White Brick and Marble, White Granite, Terracotta, Black Wrought Iron, Bronze
 Landmark Status: Interior (2005) and Exterior (1969) Landmark

Historic Building Information

072139 HOTEL PLAZA, NEW YORK, N. Y.



Historic Central Park South Entry - C. 1911

ENTRY

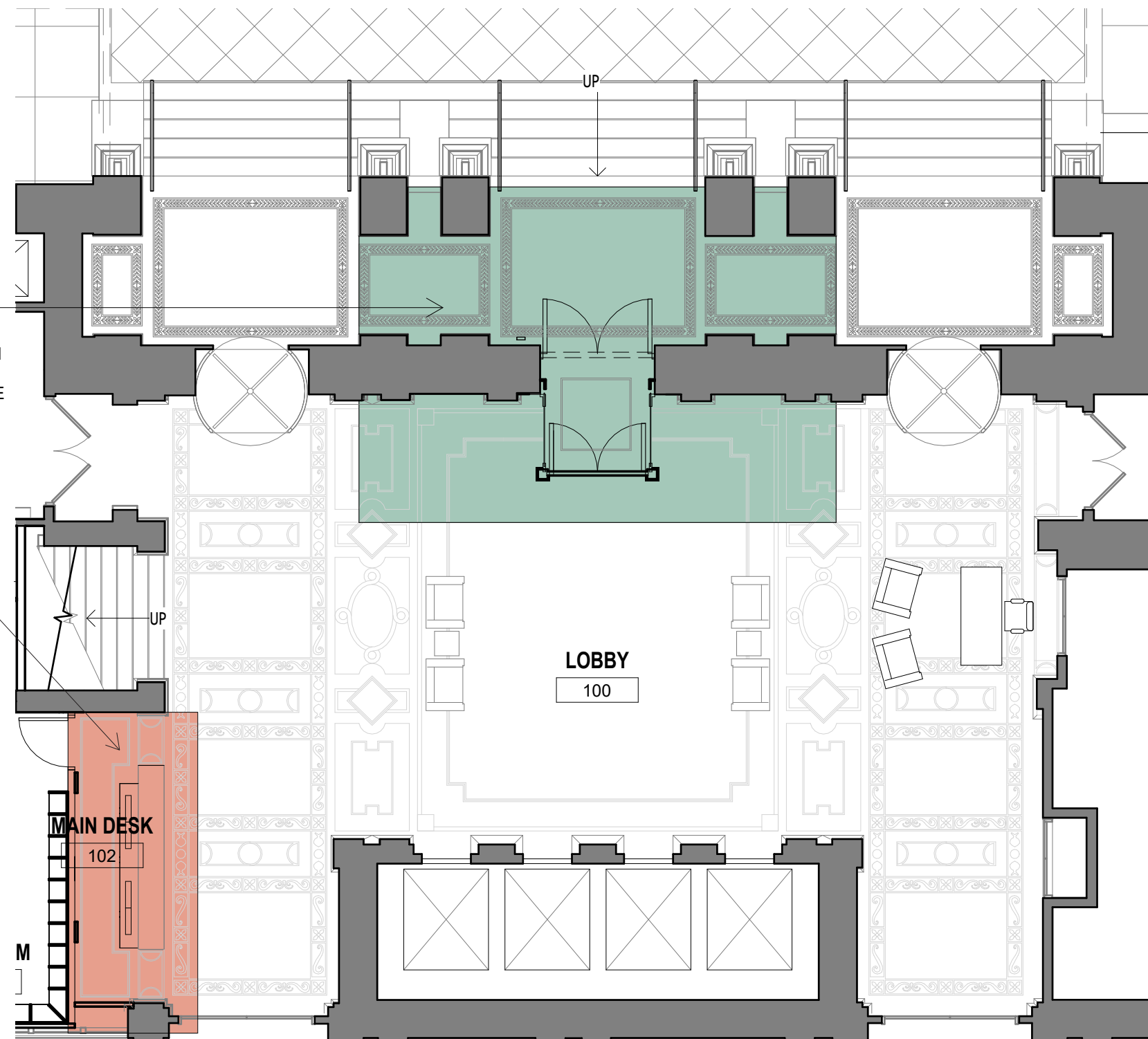
- REMOVE NON-HISTORIC MAIL ROOM AND LOBBY DESK
- NEW ENTRY DOORS AND VESTIBULE
- RESTORE STONE WALLS, FLOORS, AND CEILING

DESK

- MODIFY MARBLE DESK
- PROVIDE NEW STONE WALL PANELING
- PROVIDE NEW MOSAIC TILE FLOORING

KEY

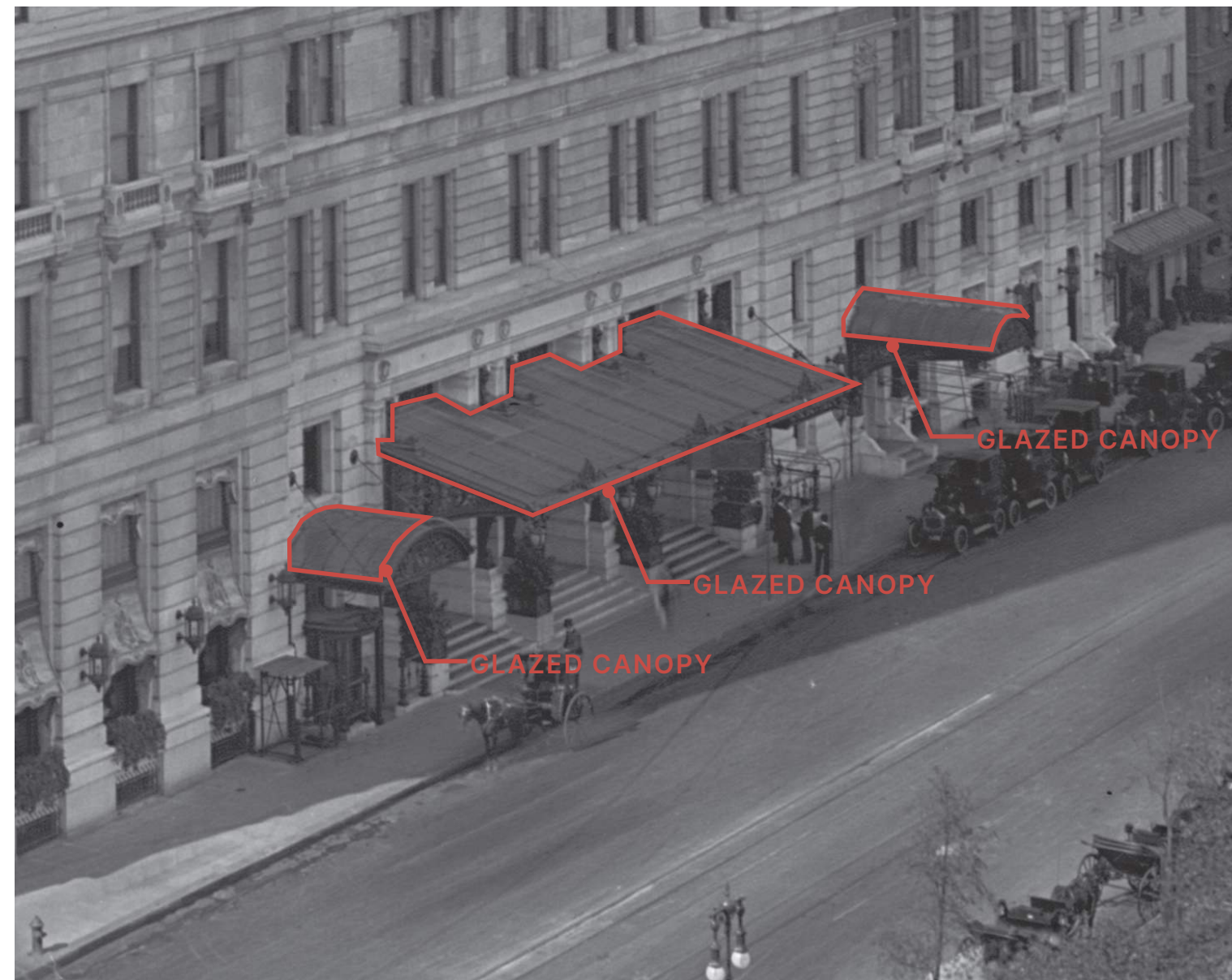
- DESK AREA
- ENTRY AREA



Project Phasing Plan

2. Building Exterior

A. Historic Conditions



Historic Central Park South Entry - C. 1911



Historic Central Park South Entry - C. 1911

B. Existing Conditions



Existing Conditions - Entry & Canopy (2025)



Mail Room Enclosure



Mail Room Enclosure



Stone Staining



Damaged Exterior Mosaic



Conduit



Bird Spikes

Existing Conditions - Building Exterior (2025)

C. Proposed Work



Current Central Park South Entry



Proposed Central Park South Entry

Existing and Proposed Central Park South Entry

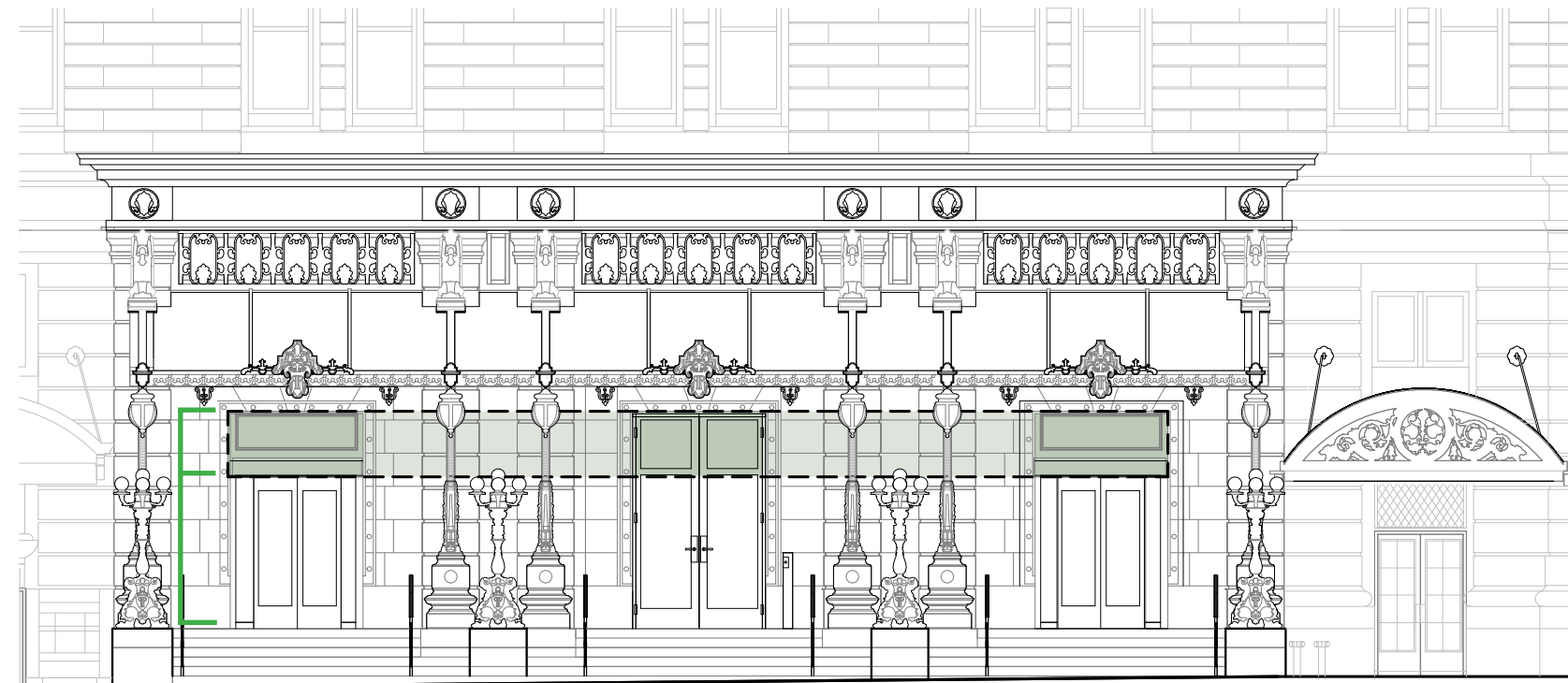


Proposed Central Park South Entry



Historic Entry (1905)

- Historic stone opening remains at 11' - 4"
- Door rail aligned with revolving door opening at approximately 8' - 0"



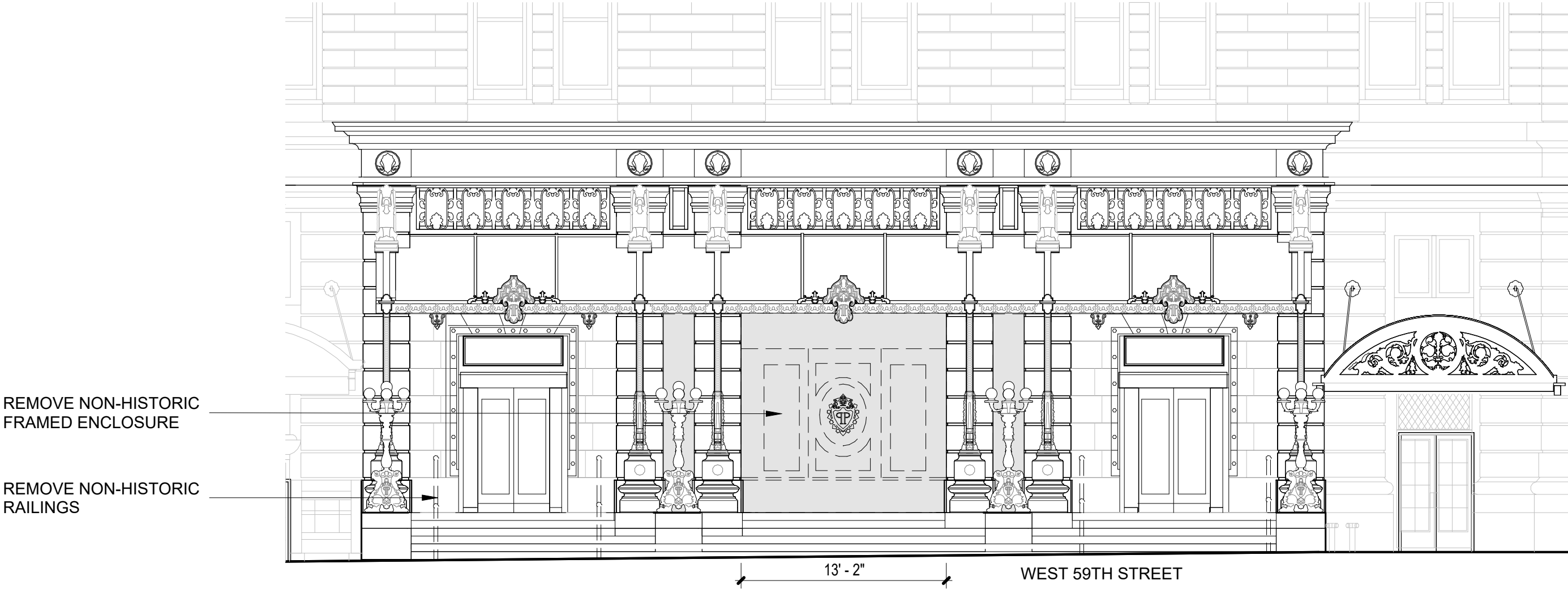
Proposed Entry

- Proposed door and rail match historic heights and align with revolving door proportions

Entry Proportion Study

Demolition Scope of Work

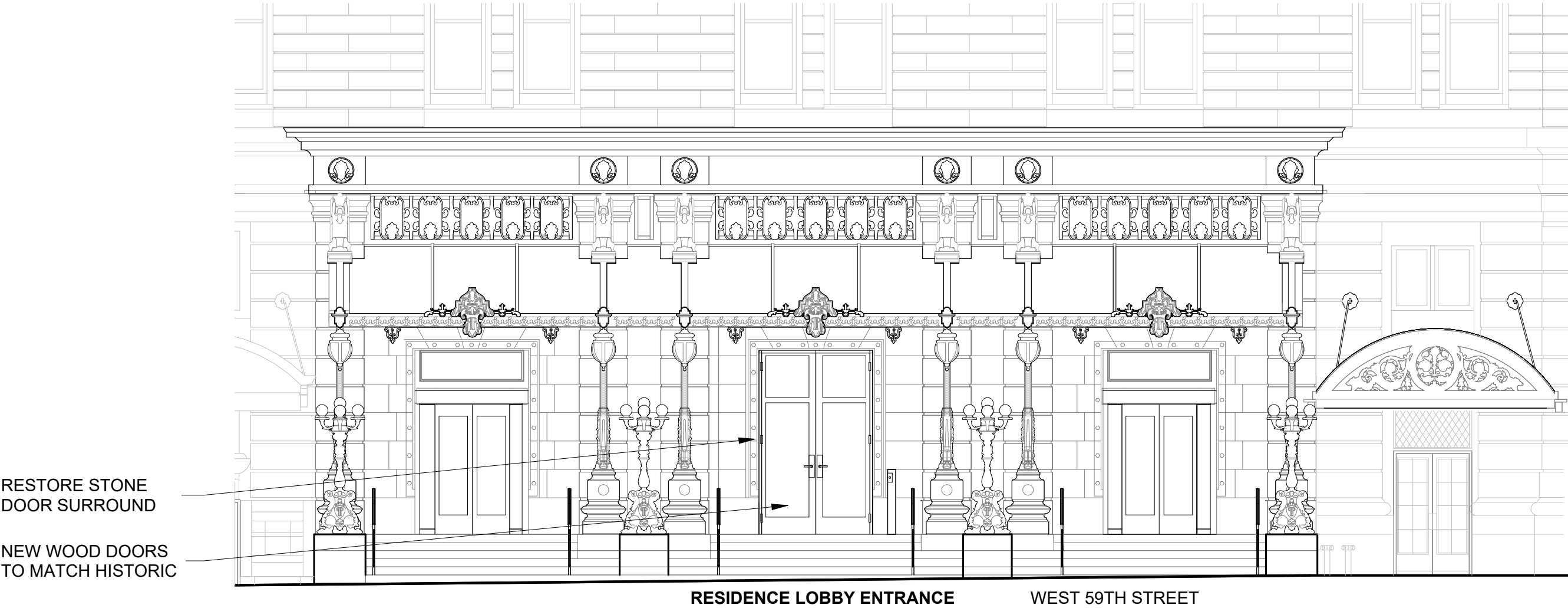
- Building Exterior
- Remove non-historic mailroom enclosure
 - Remove non-historic stair railings



Demolition Central Park South Entry

Proposed Scope of Work

- Building Exterior
- New wood entry door and vestibule
 - New bronze handrails
 - Restore stone door surround
 - Restore mosaic floor tile at entry

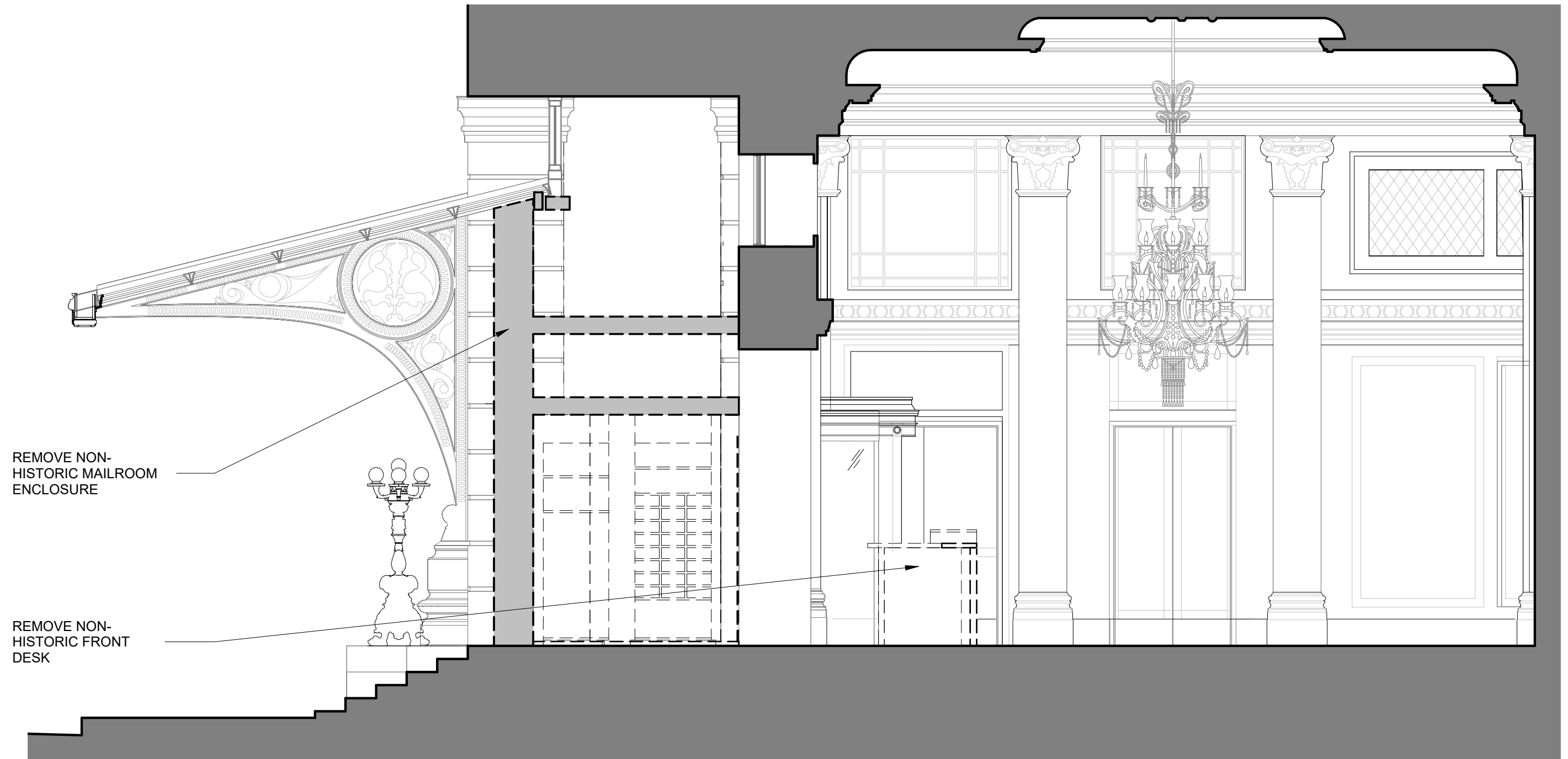


Proposed Central Park South Entry

Demolition Scope of Work

Building Entry

- Remove non-historic mailroom enclosure
- Remove non-historic stair railings
- Remove non-historic front desk

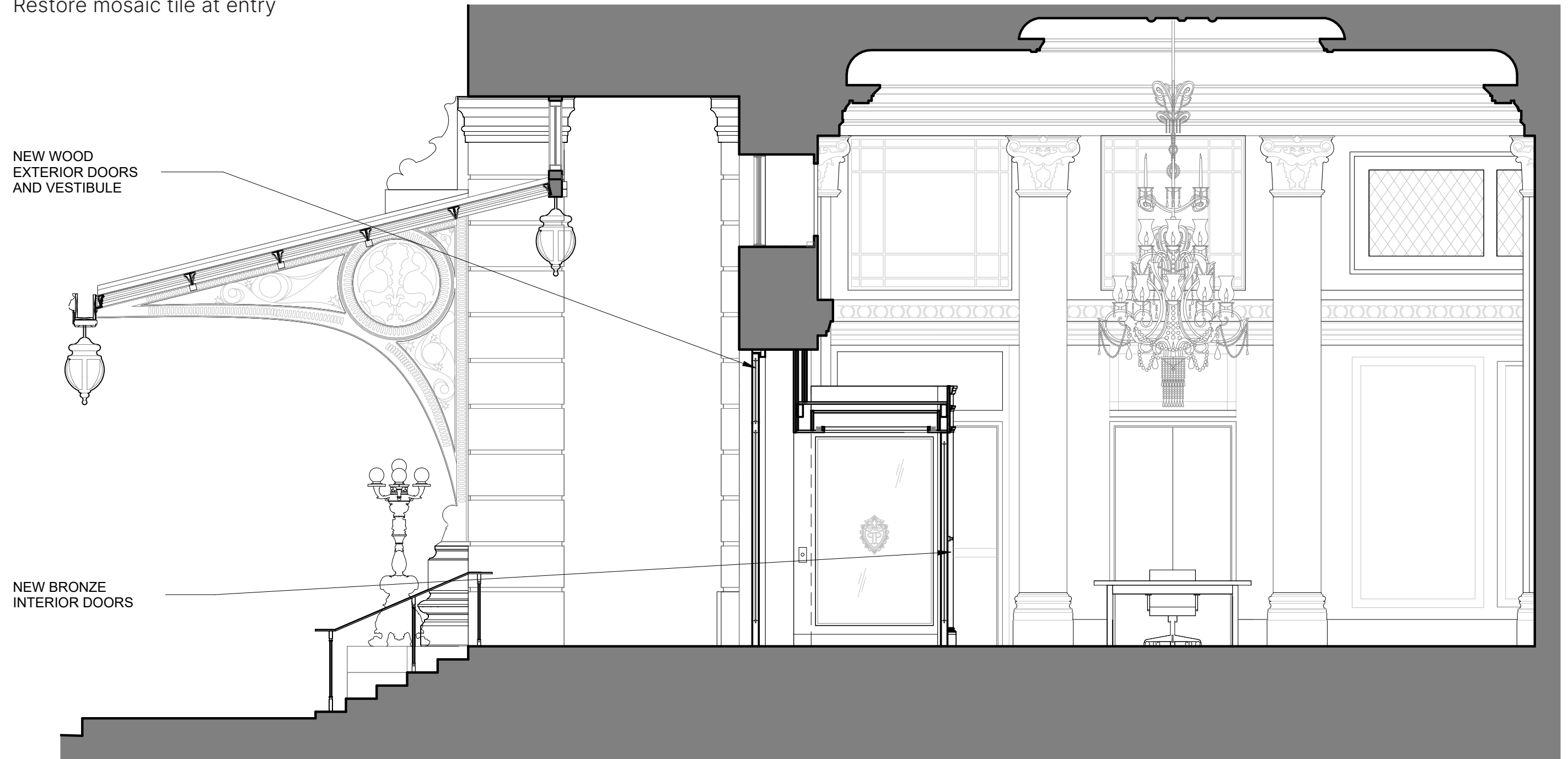


Demolition Cross Section

Proposed Scope of Work

Building Entry

- New wood entry door and vestibule
- New bronze handrails
- Restore stone door surround
- Restore mosaic tile at entry



Proposed Cross Section

3. Building Interior

A. Historic Conditions



Historic Interior Lobby (1907)



Historic Interior Lobby & Original Main Desk (1907)



Modified Front Entry (1946)



Wooden Doors (1907)



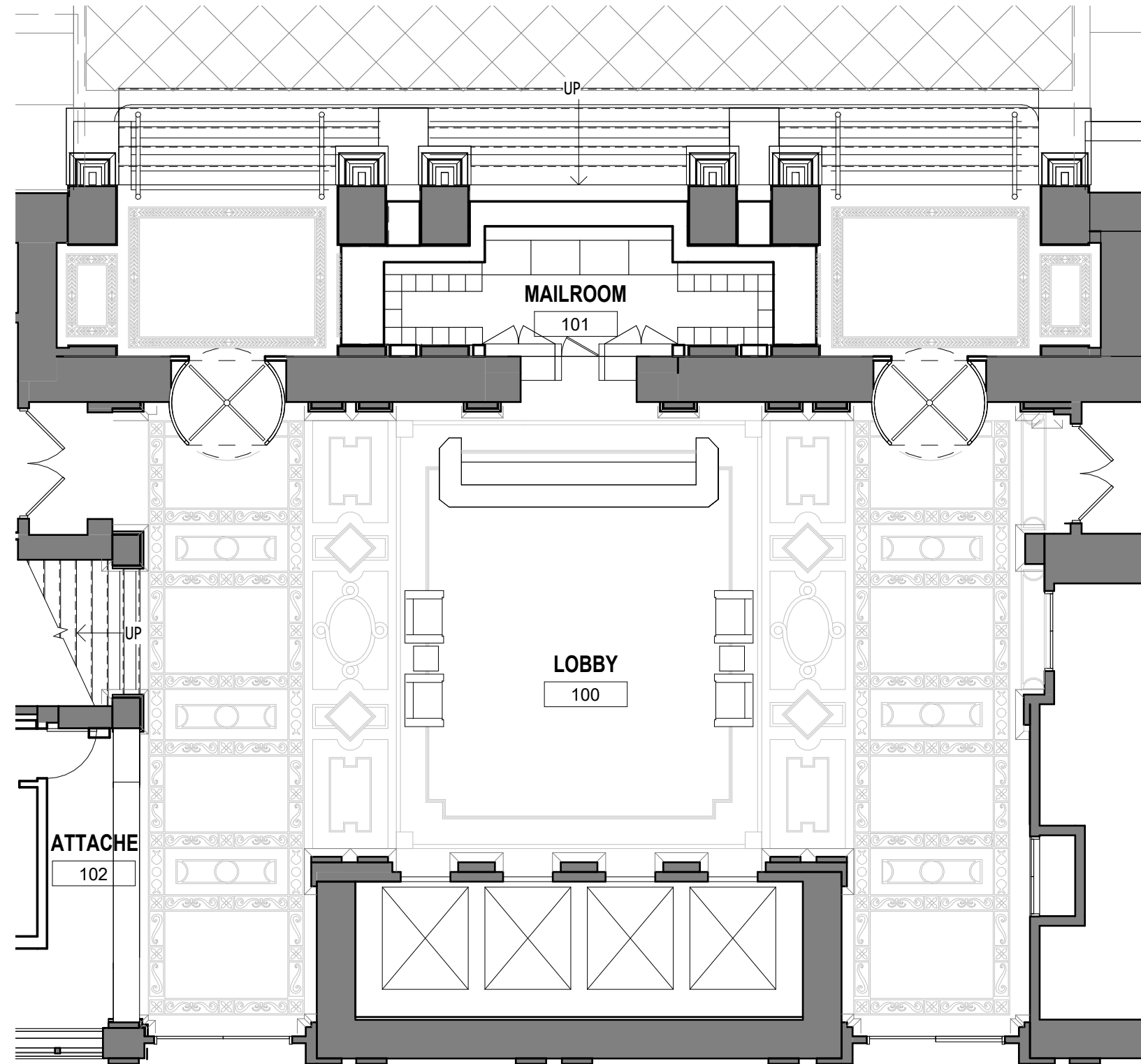
Bronze Levers and Escutcheon (1907)



Bronze Hinges (1907)

Lost Historic Details

B. Existing Conditions



Existing Floor Plan



Existing Conditions - Main Entry (2025)



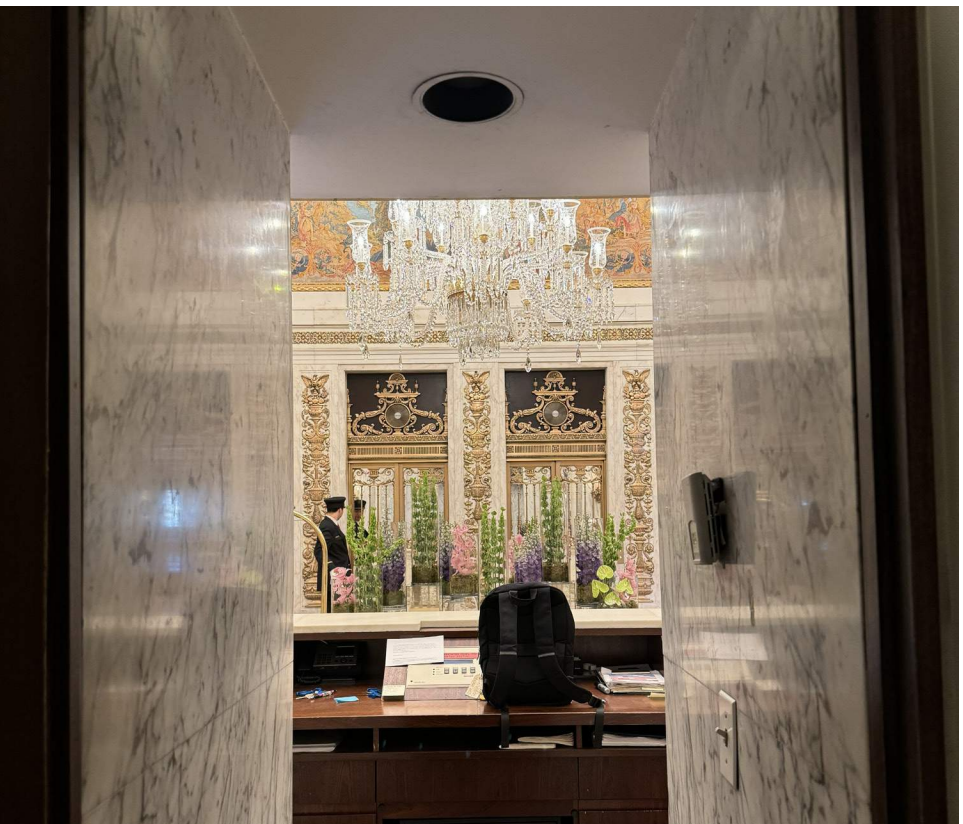
Existing Conditions - Main Desk (2025)



Revolving Doors



Non-Historic Package Room



Non-Historic Stone Threshold



Main Desk



Non-Historic Front Desk



Non-Historic Faux Painted Panels

Existing Conditions - Residential Lobby (2025)



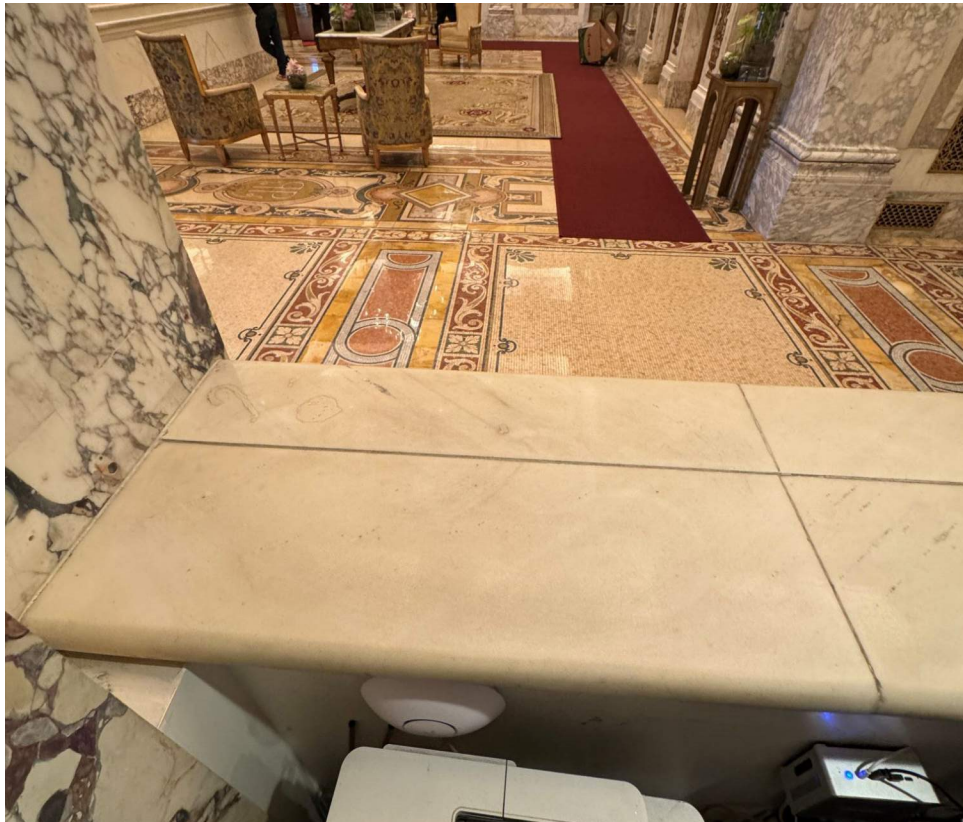
Mosaic Flooring (Under Front Desk)



Exterior Stone Door Surround (Behind Mail Room Enclosure)



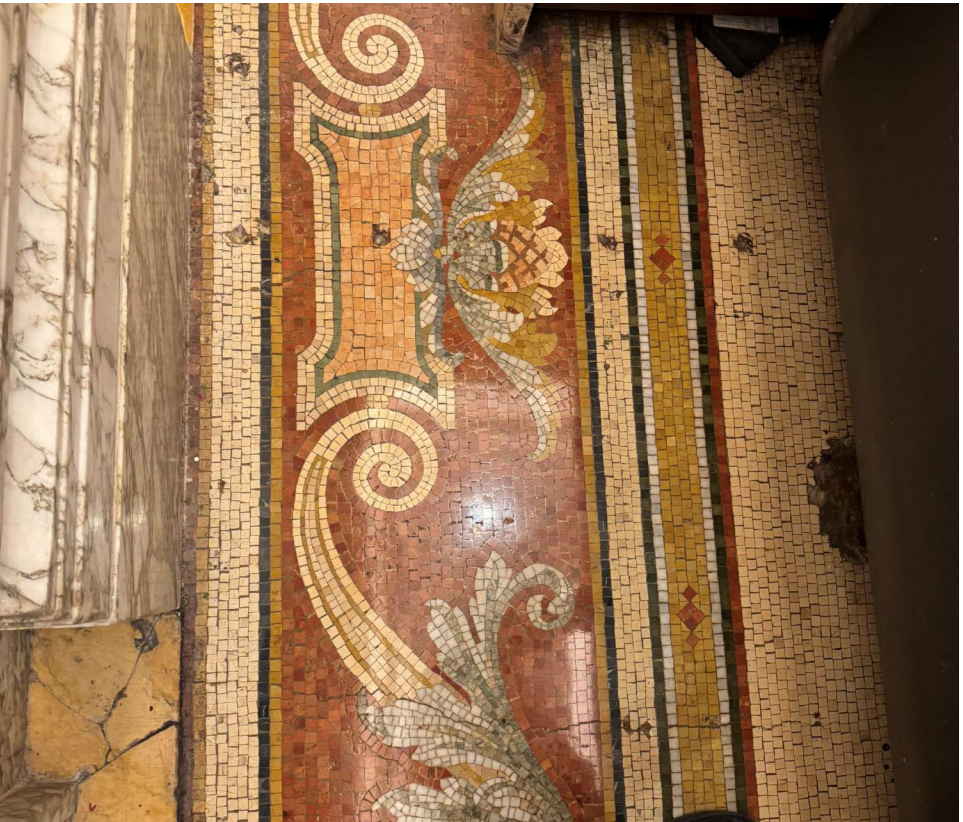
Exterior Stone Door Surround (Behind Mail Room Enclosure)



Main Desk Marble Top



Stone Door Surround (Interior)



Mosaic Flooring (Behind Desk)

Existing Conditions - Remaining Historic Elements (2025)

C. Proposed Work

Demolition Scope of Work

Main Entrance

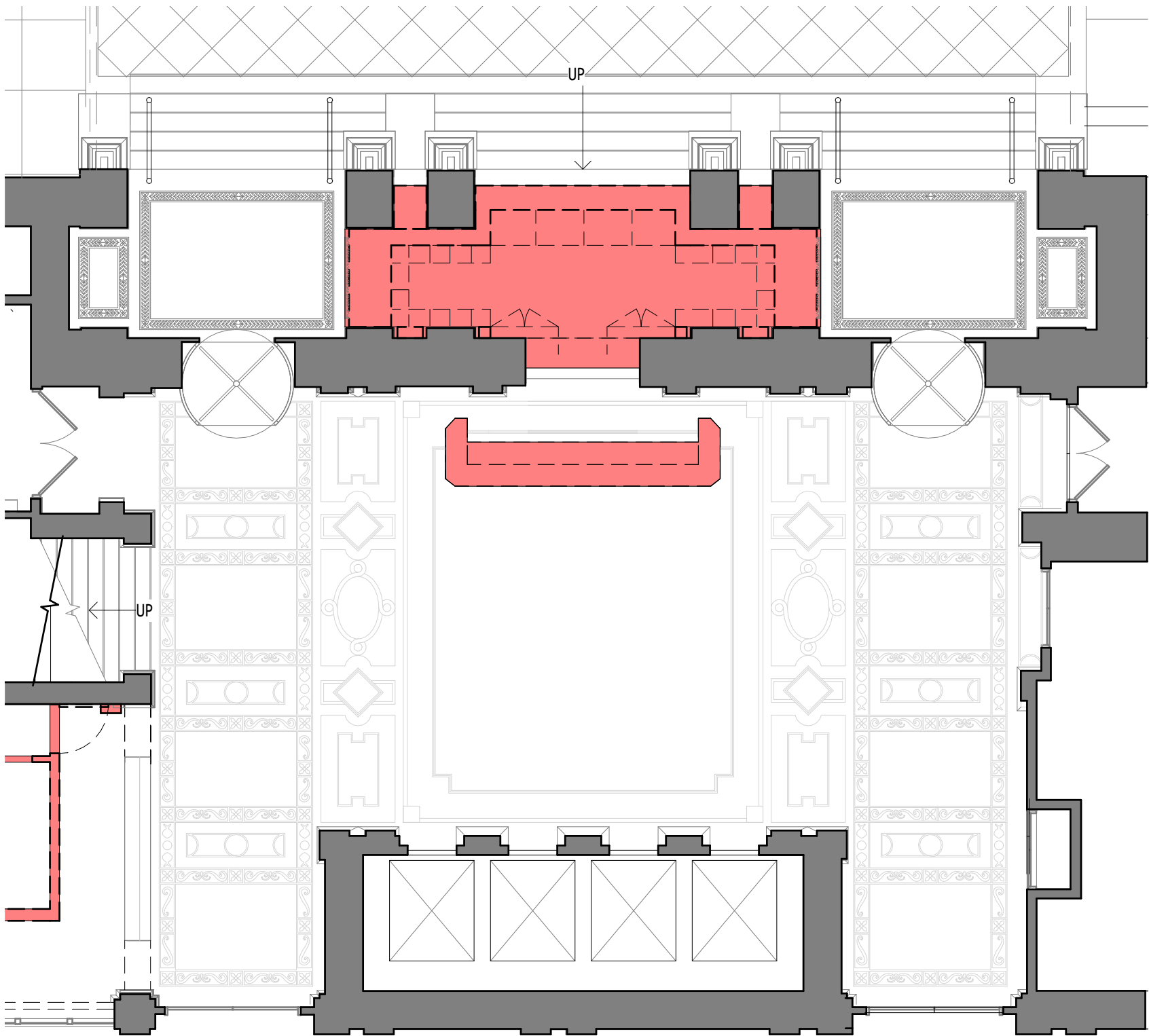
- Remove and dispose of non-historic mailroom enclosure
- Remove and dispose of non-historic front desk

Main Desk

- Selective removal and salvaging of stone desk paneling for modification and re-installation
- Removal of non-historic faux painted panel wall

KEY

NON-HISTORIC ELEMENTS TO BE REMOVED



Residential Lobby - Selective Demolition

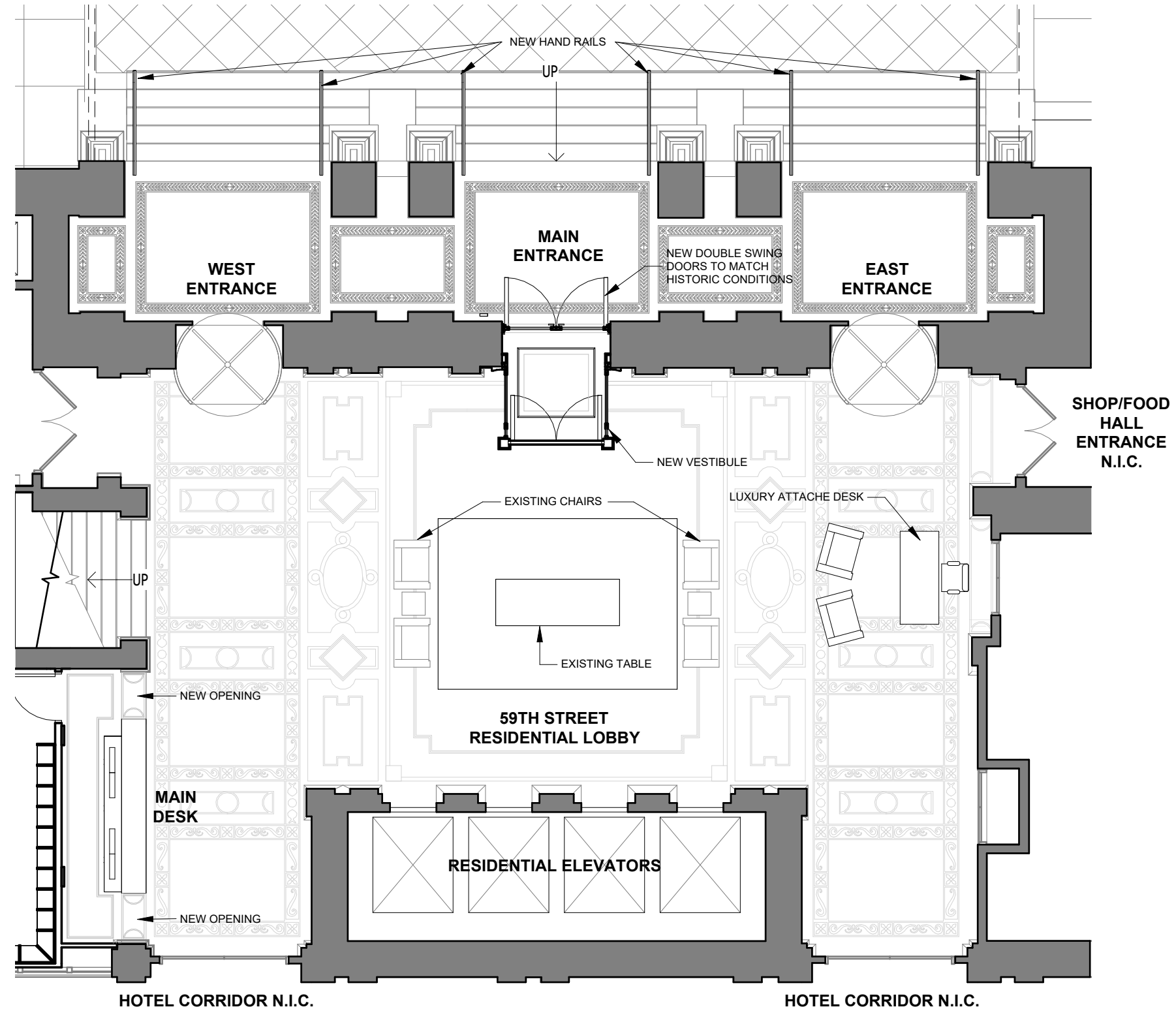
Proposed Scope of Work

Main Entrance

- New exterior wood and glass double doors (to match historic)
- New wood and glass vestibule with bronze clad interior doors
- Restore mosaic flooring at entry

Main Desk

- Modify desk using salvaged historic stone
- New stone wall paneling behind and above desk
- New mosaic flooring behind desk



Residential Lobby - Proposed Plan



Existing Lobby



Proposed Lobby

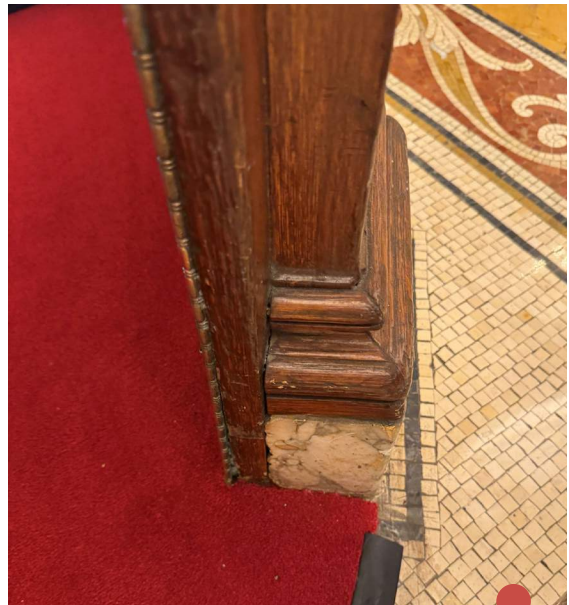
Main Entry



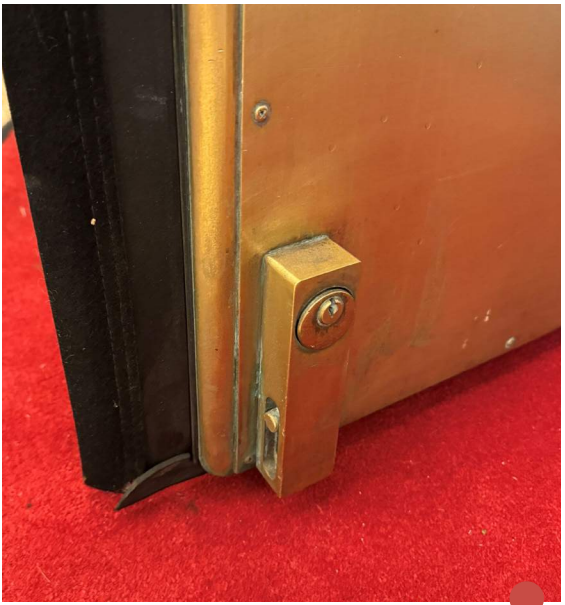
Bronze Ornamentation



Dark Wood Gloss Finish and Trim Detail



Stone Surround and Wood Trim



Interior Door Bronze Finish

Existing Revolving Door Details

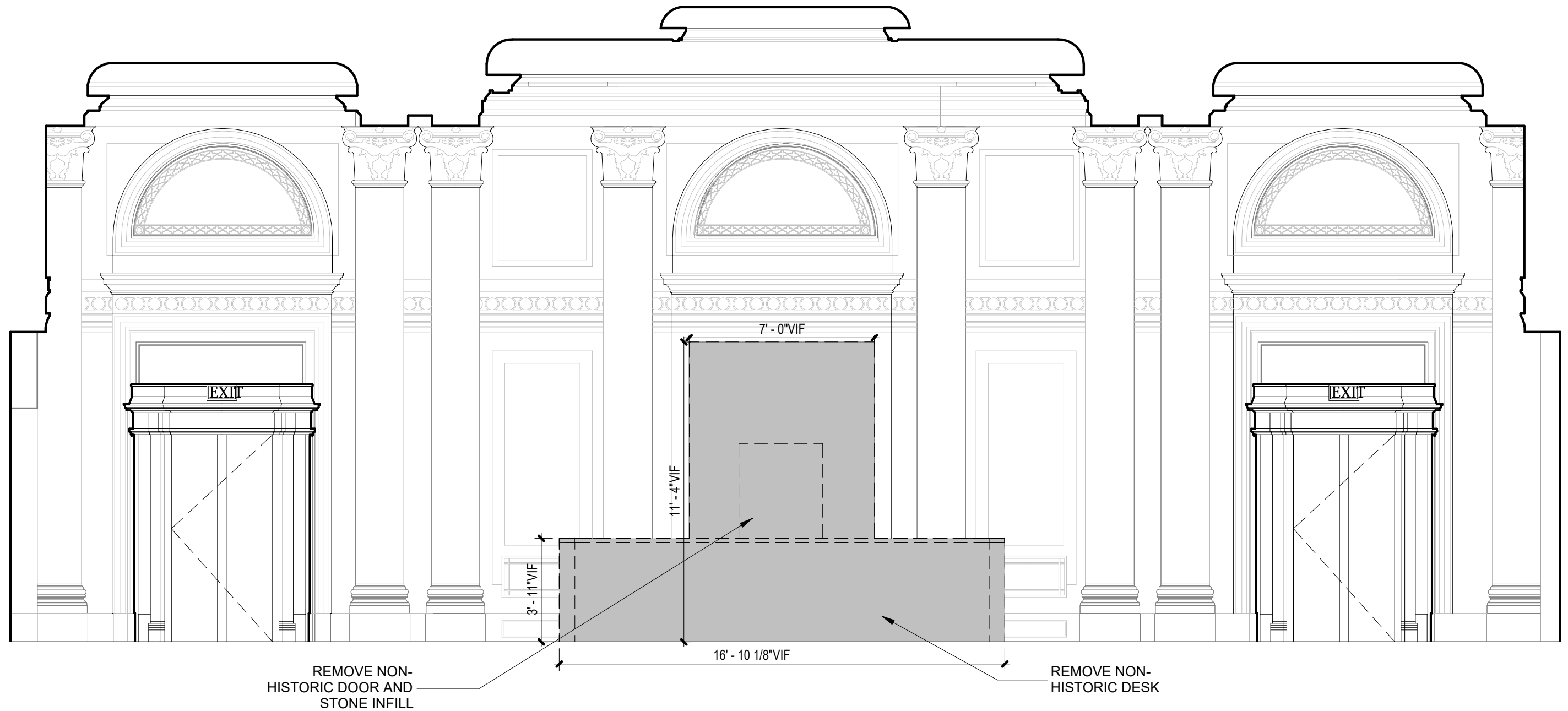


Proposed Vestibule Details

Main Entry: Historic Reference



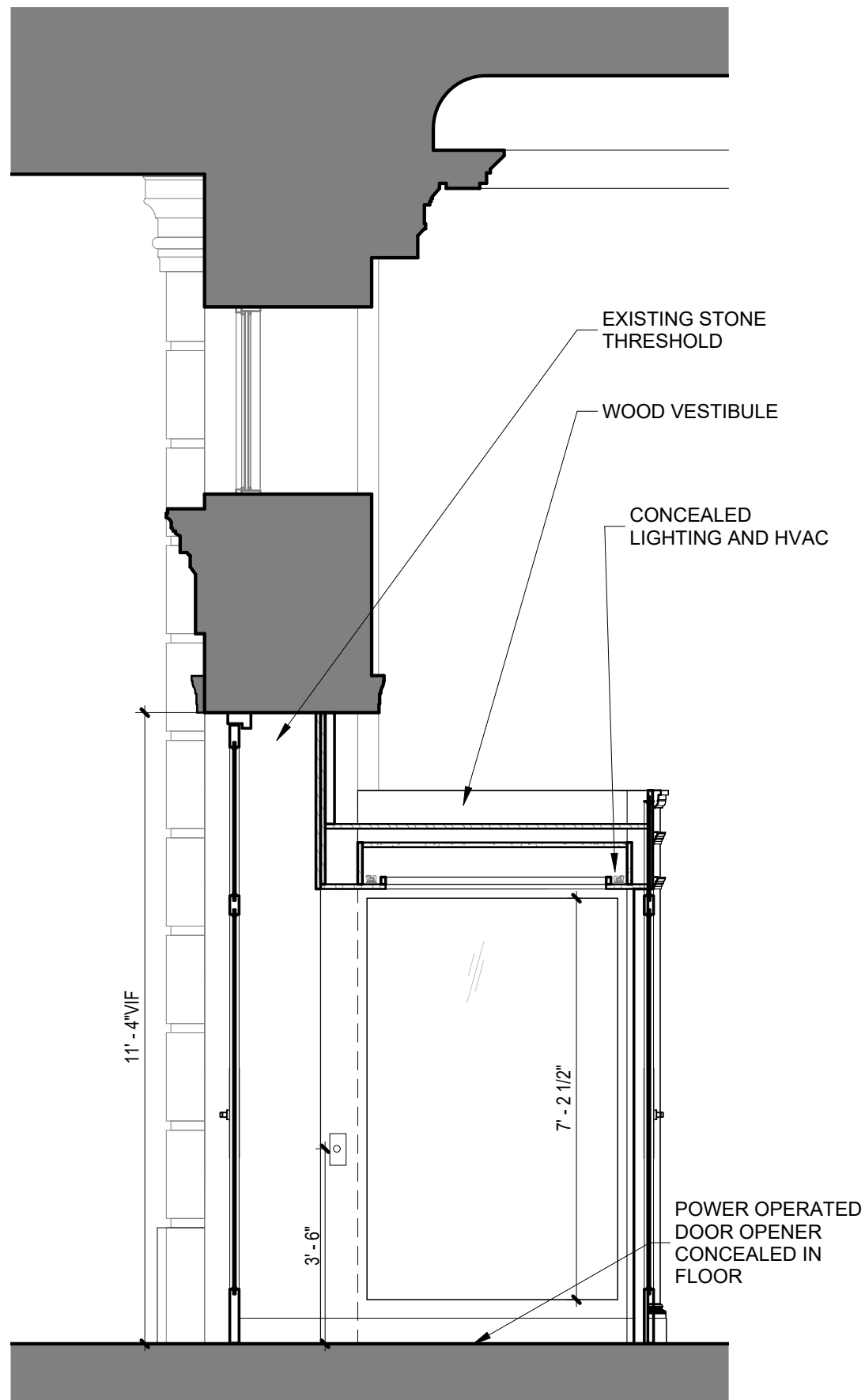
Proposed Main Entry



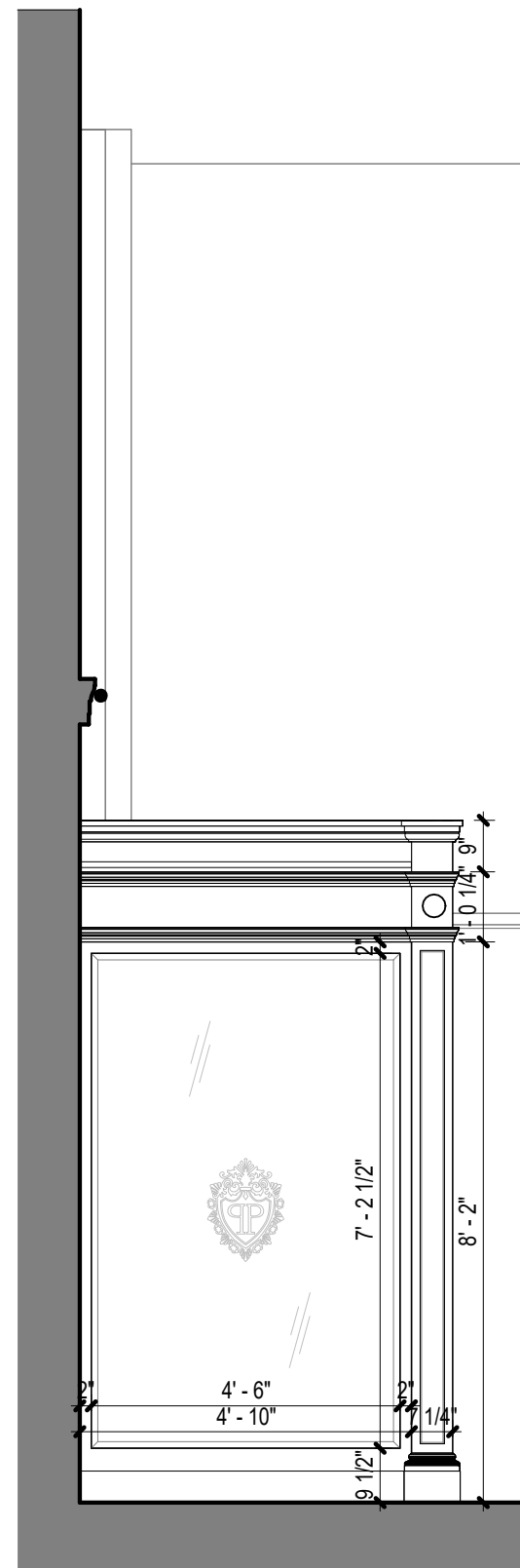
Demolition Entry Interior Elevation



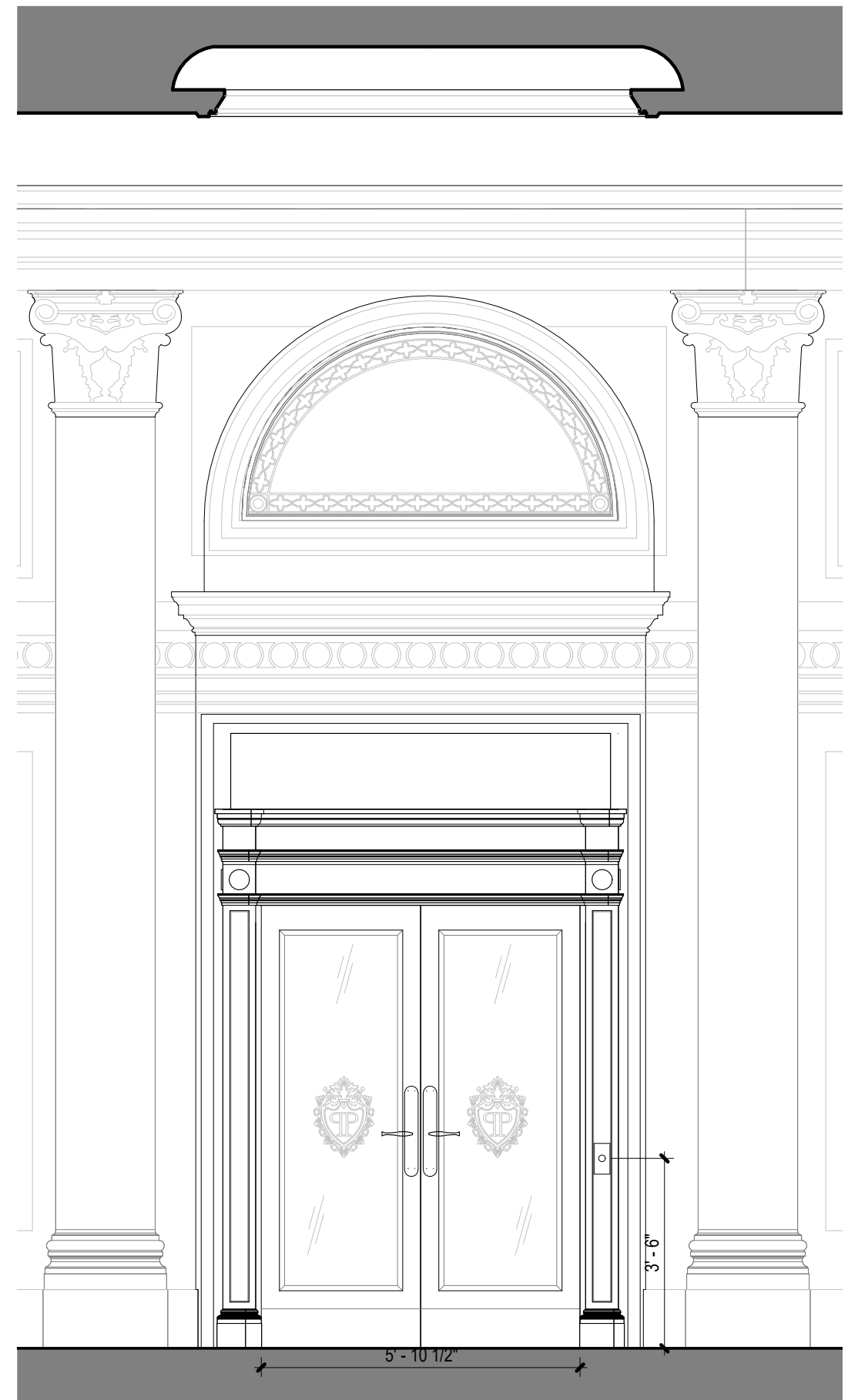
Proposed Entry Interior Elevation



Section

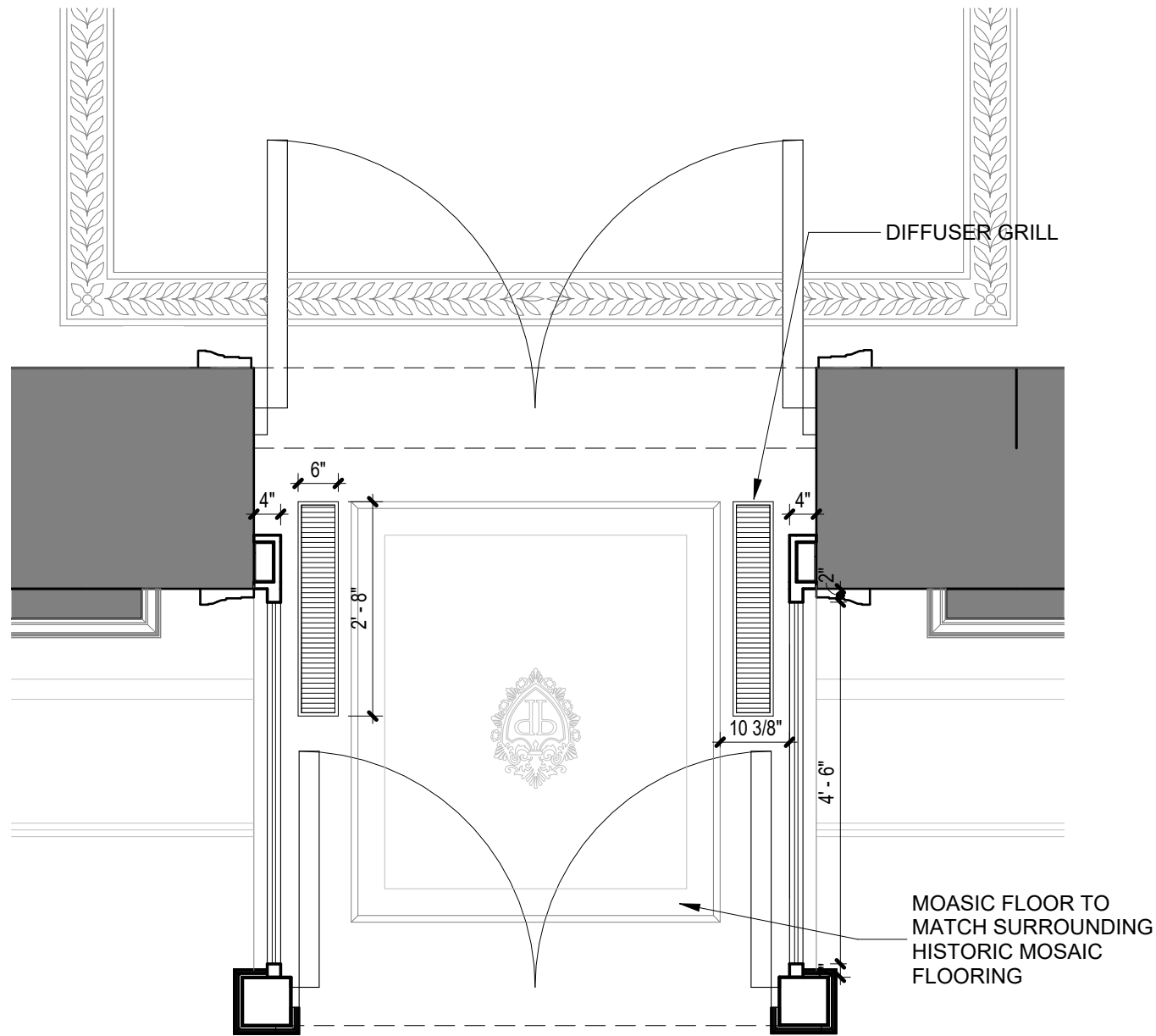


Elevation

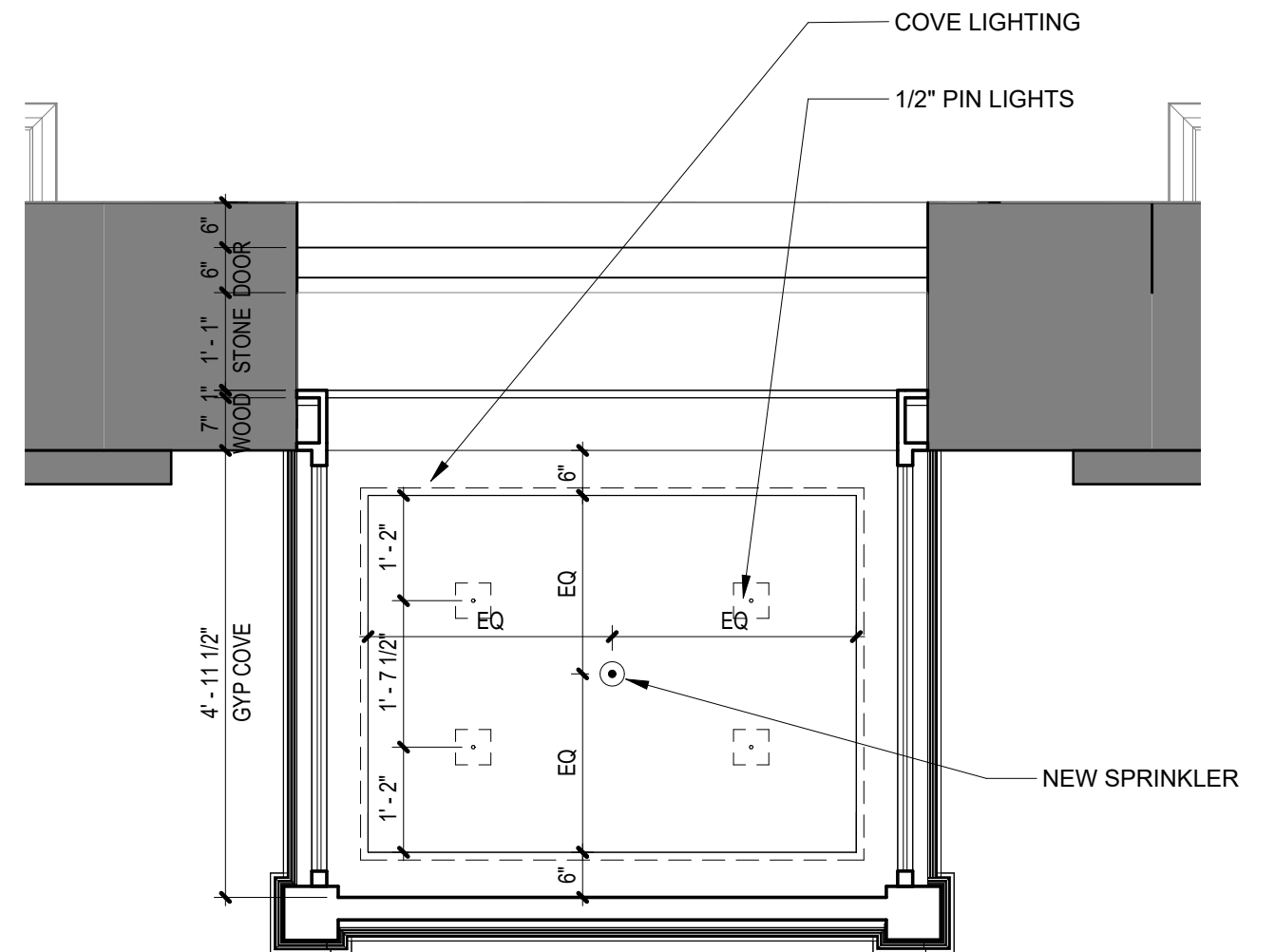


Elevation

Proposed Vestibule Elevations



Plan



Reflected Ceiling Plan

Proposed Vestibule Plan & RCP



Existing Desk

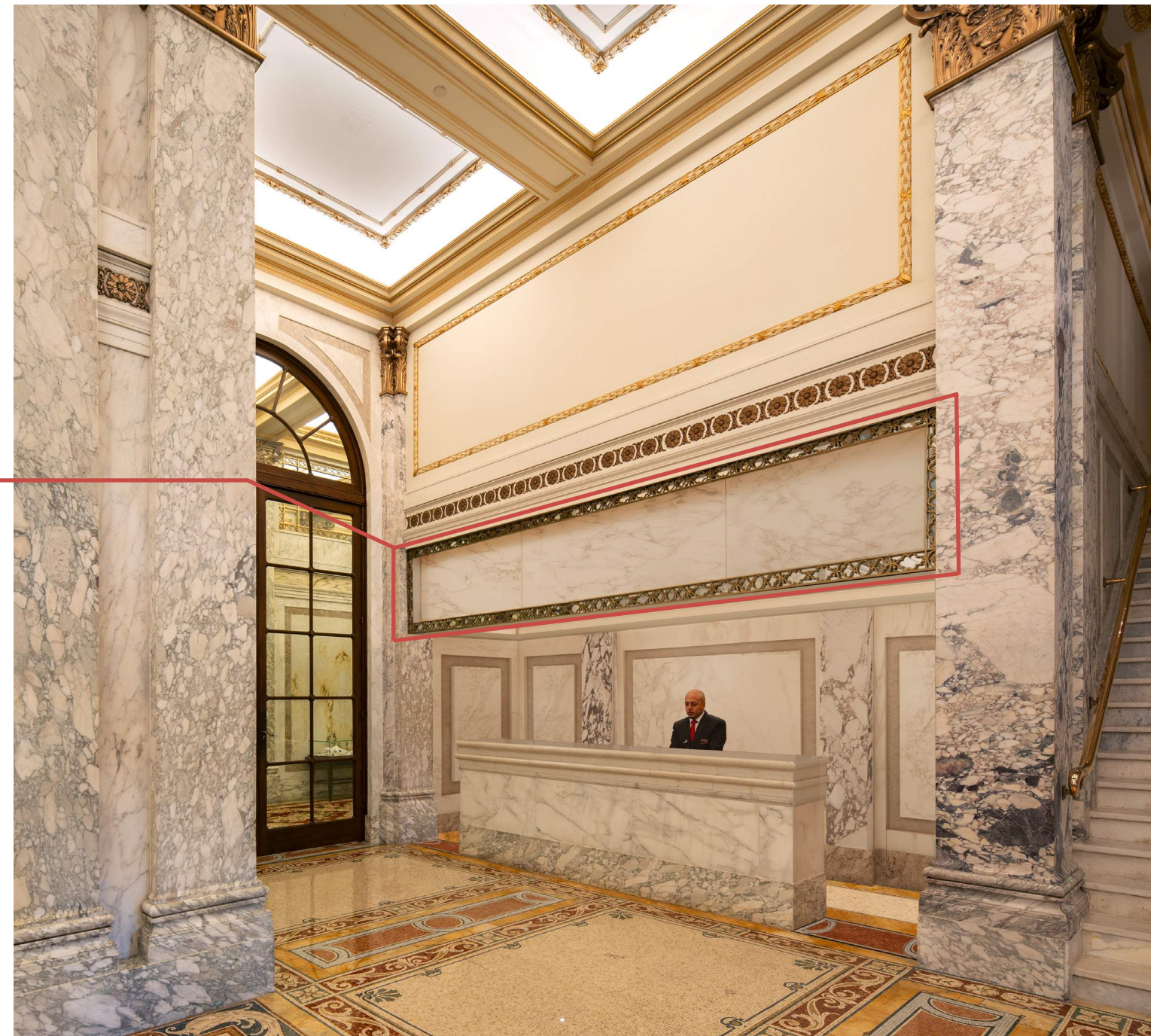


Proposed Desk

Main Desk



Historic Desk including Grill with Stone Panel



Proposed Desk with Existing Grill and New Stone Panel

Main Desk: Historic Reference



Proposed Main Desk

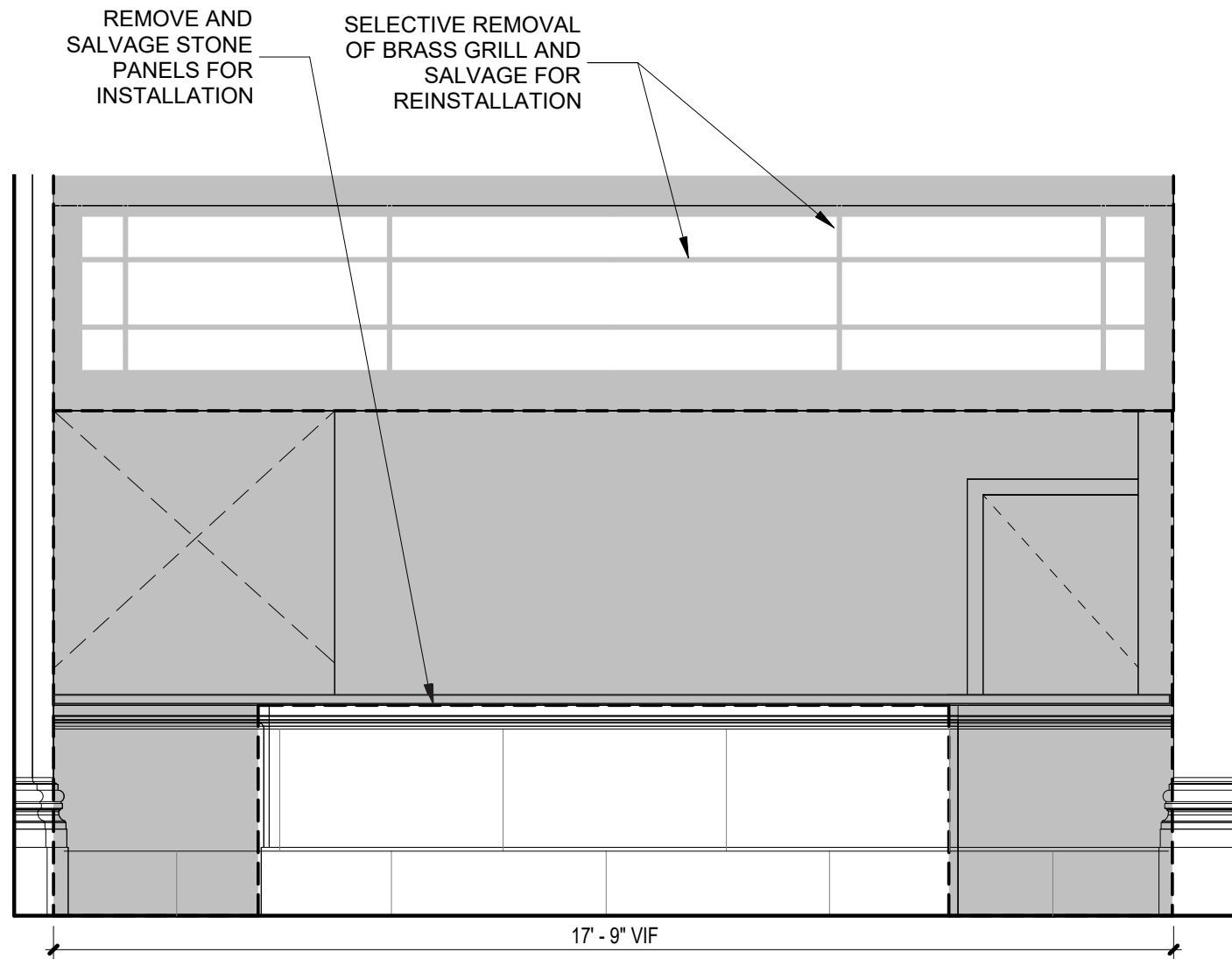


Existing Hall (One-way Mirror)

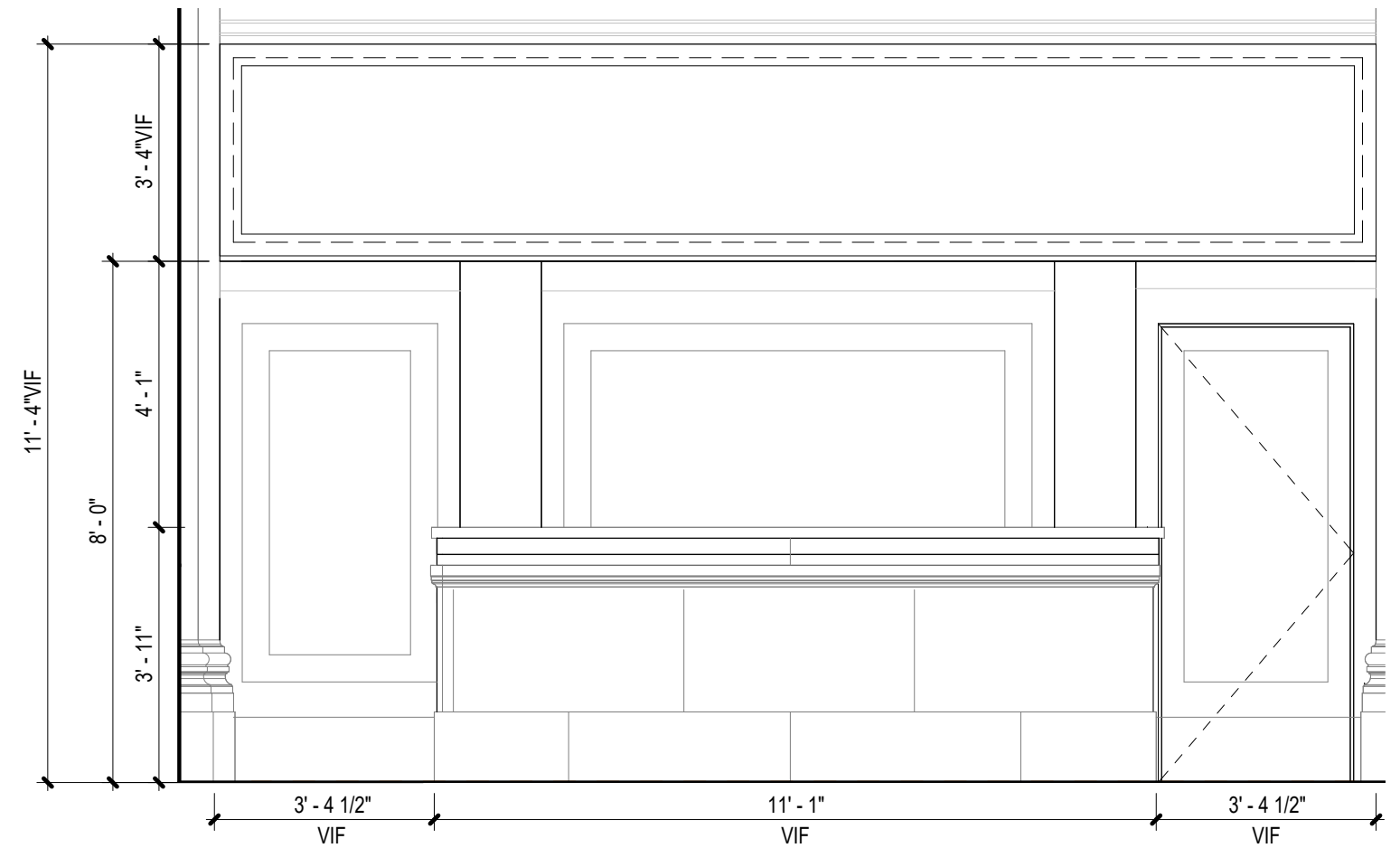


Proposed Hall (Standard Mirror)

Hall



DESK DEMOLITION

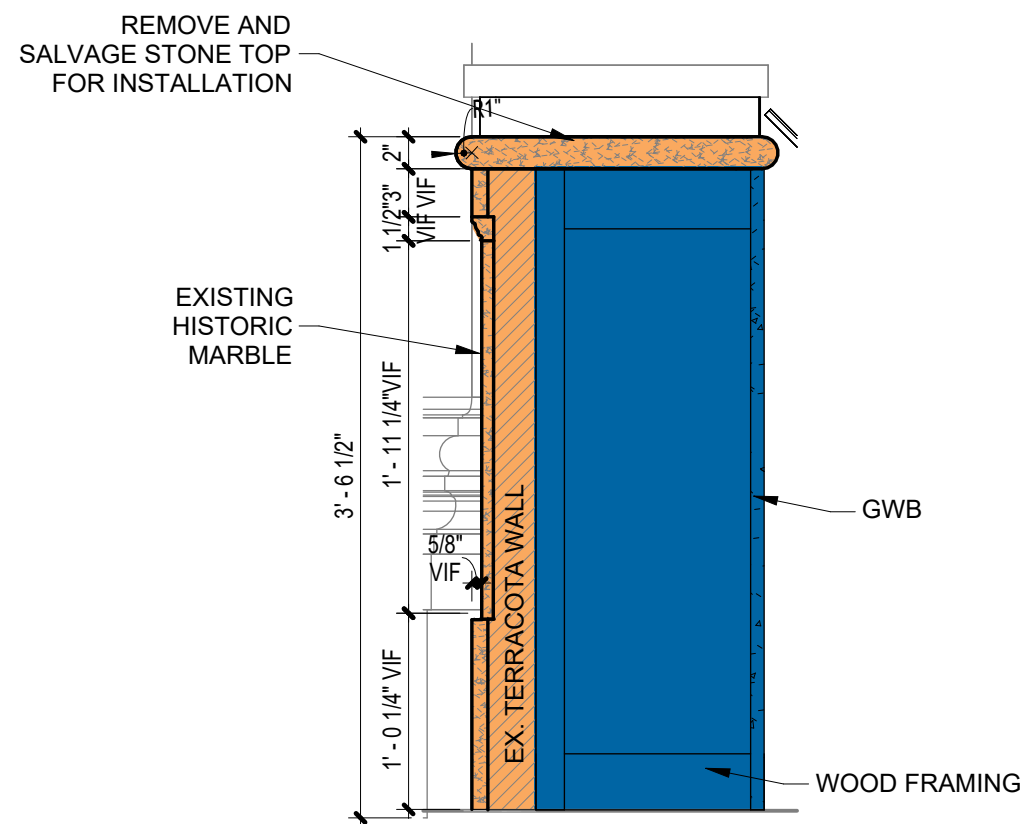


PROPOSED DESK

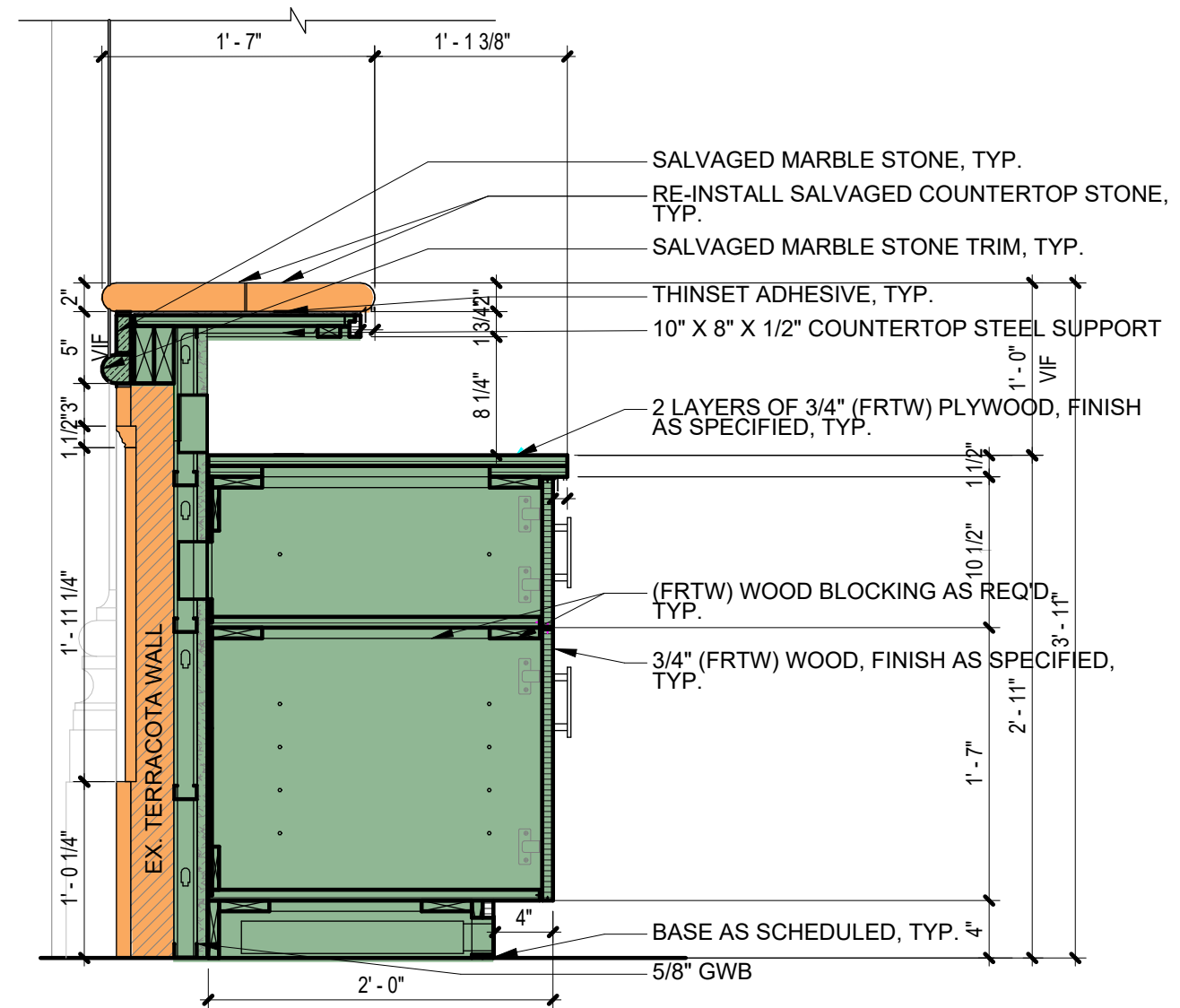
Desk Elevation Comparison

KEY

- HISTORIC ELEMENTS TO REMAIN
- NON-HISTORIC ELEMENTS TO BE REMOVED
- NEW

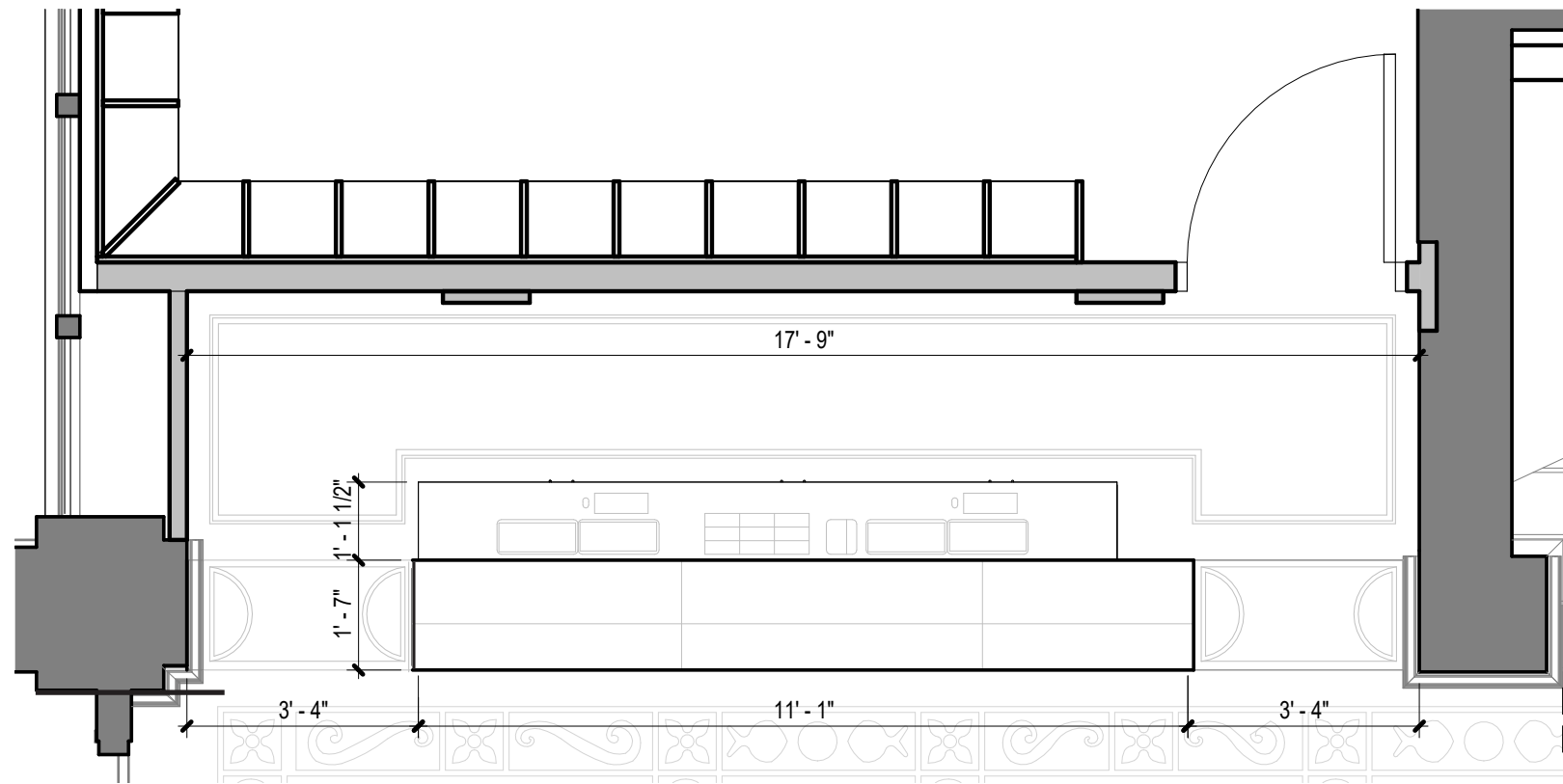


EXISTING DESK

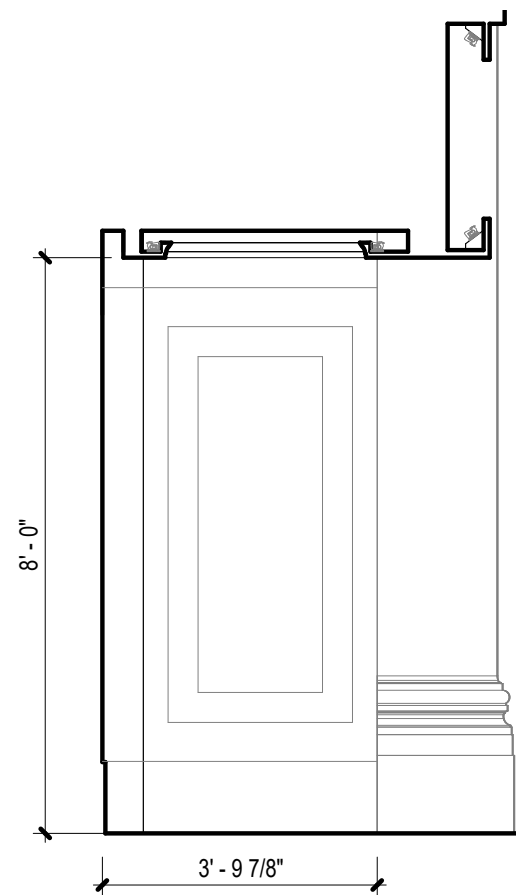


PROPOSED DESK

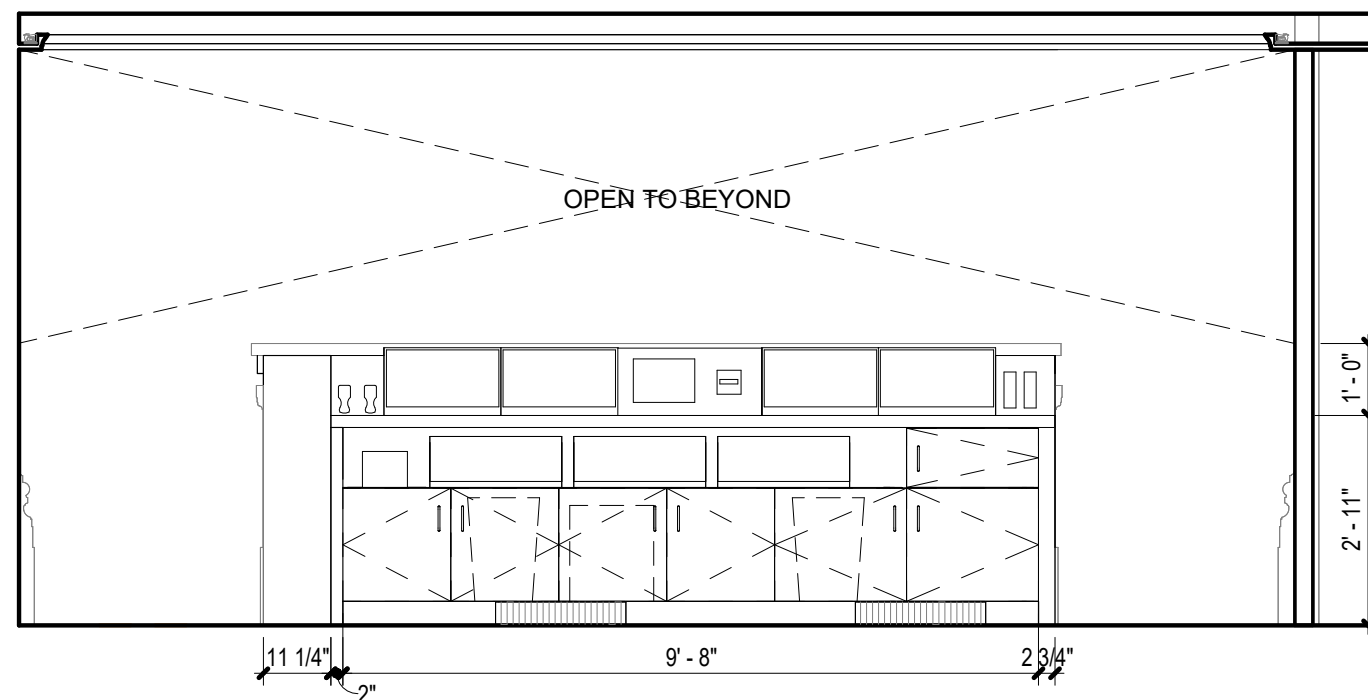
Existing & New Details Comparison



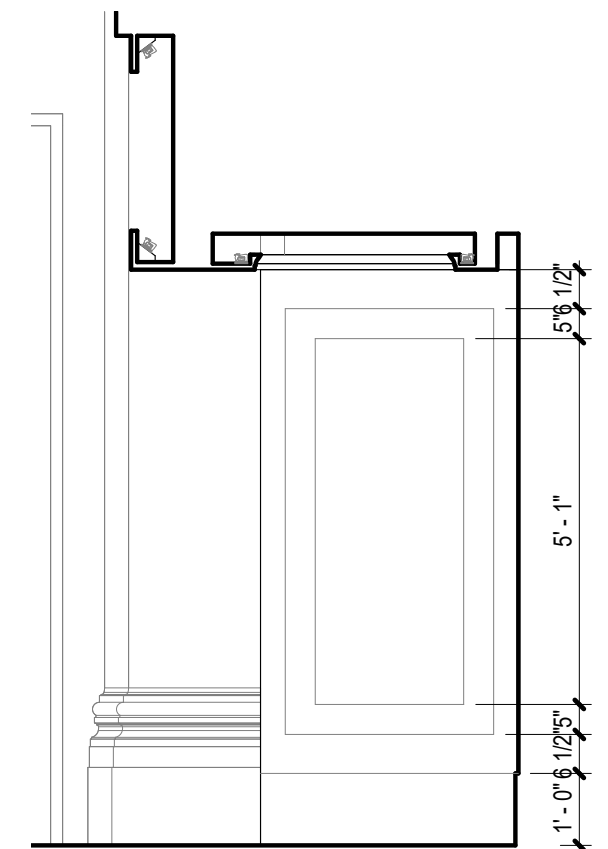
Plan



Side Elevation

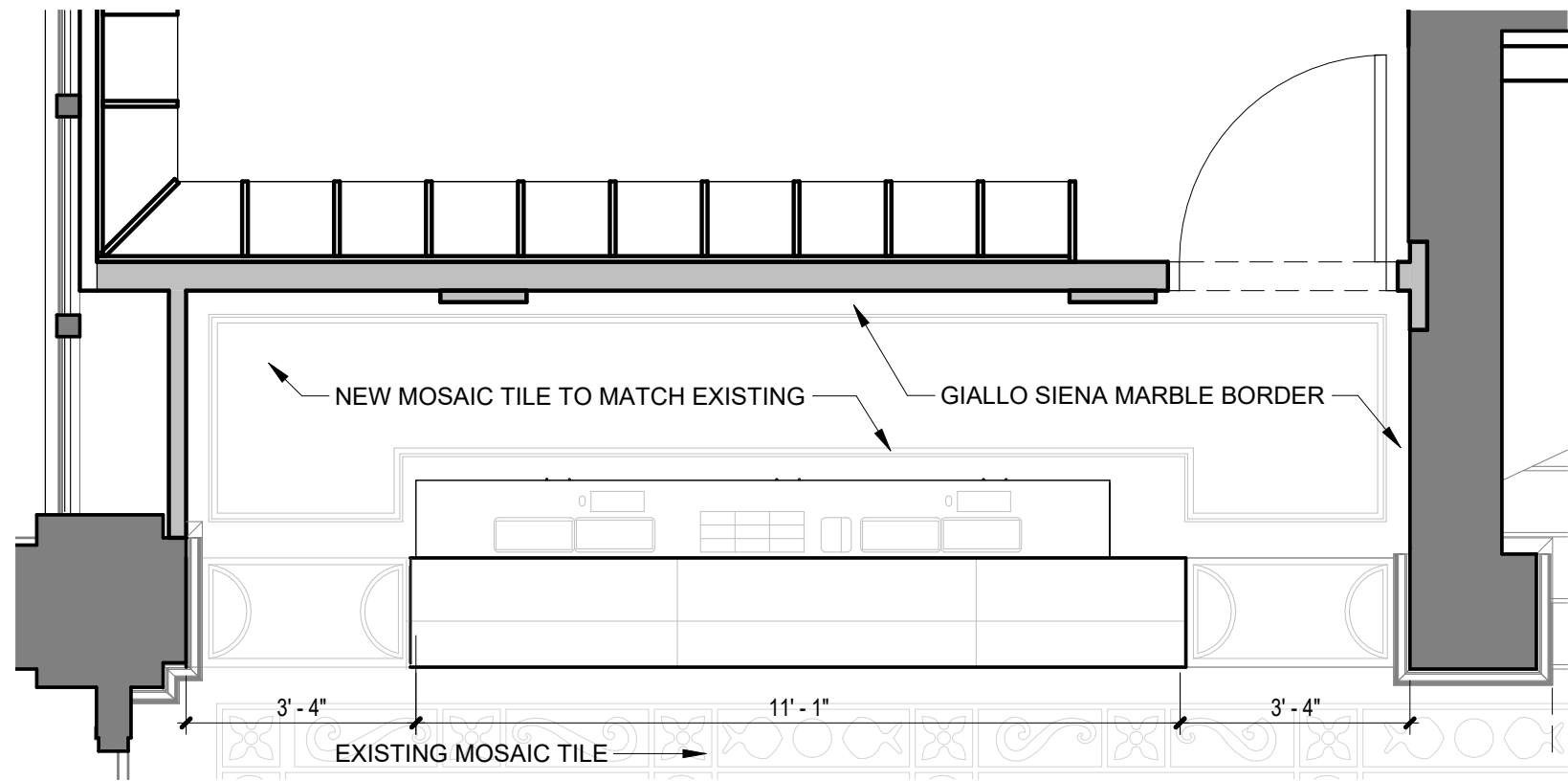


Desk Interior Elevation

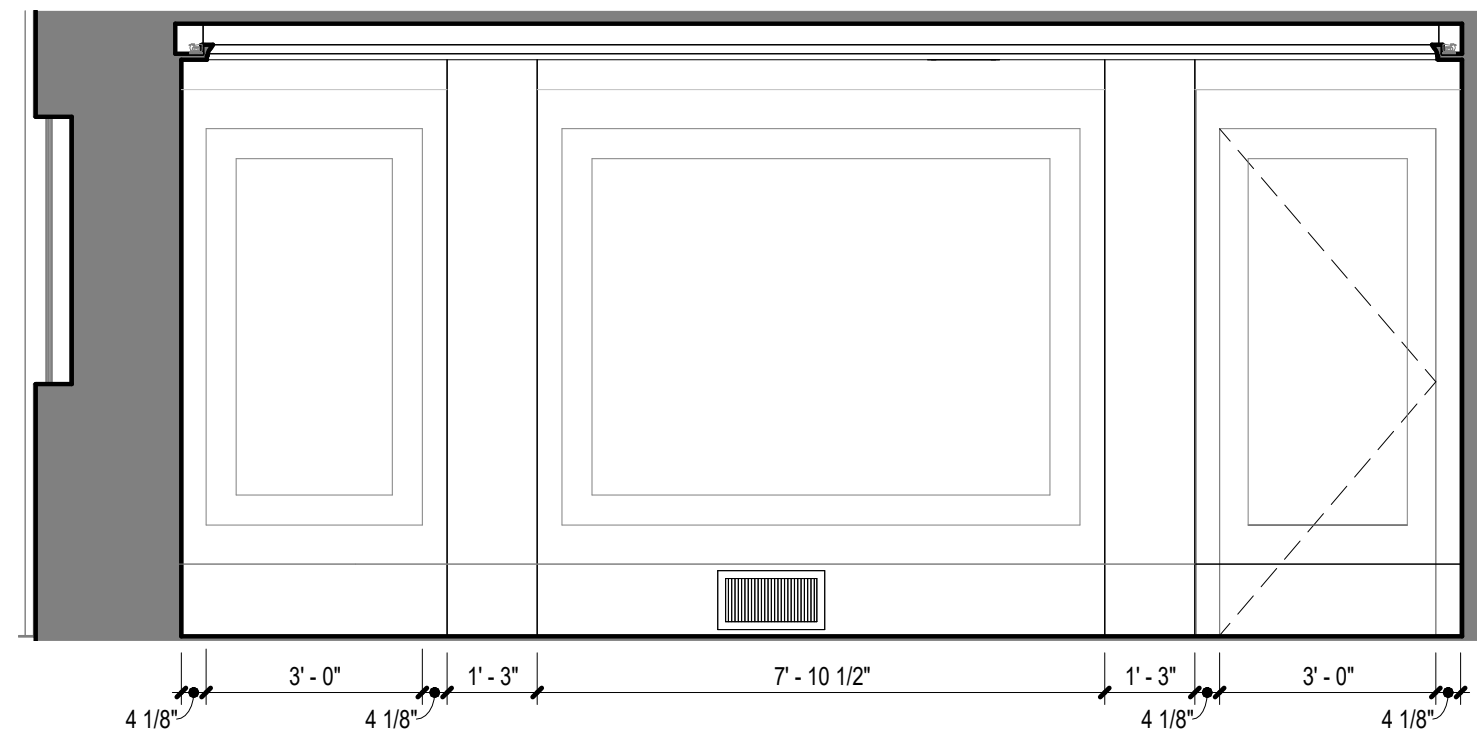


Side Elevation

Proposed Front Desk Area Plan & Elevations



Finish Plan



Back Wall Elevation

Proposed Front Desk Area Finish Plan & Elevations

Summary



Existing Desk



Proposed Desk

Proposed Main Desk



Existing Lobby



Proposed Lobby

Proposed Main Entry



Current Central Park South Entry



Proposed Central Park South Entry

Existing and Proposed Central Park South Entry



Historic Central Park South Entry



Proposed Central Park South Entry

Historic and Proposed Central Park South Entry



Proposed Central Park South Entry

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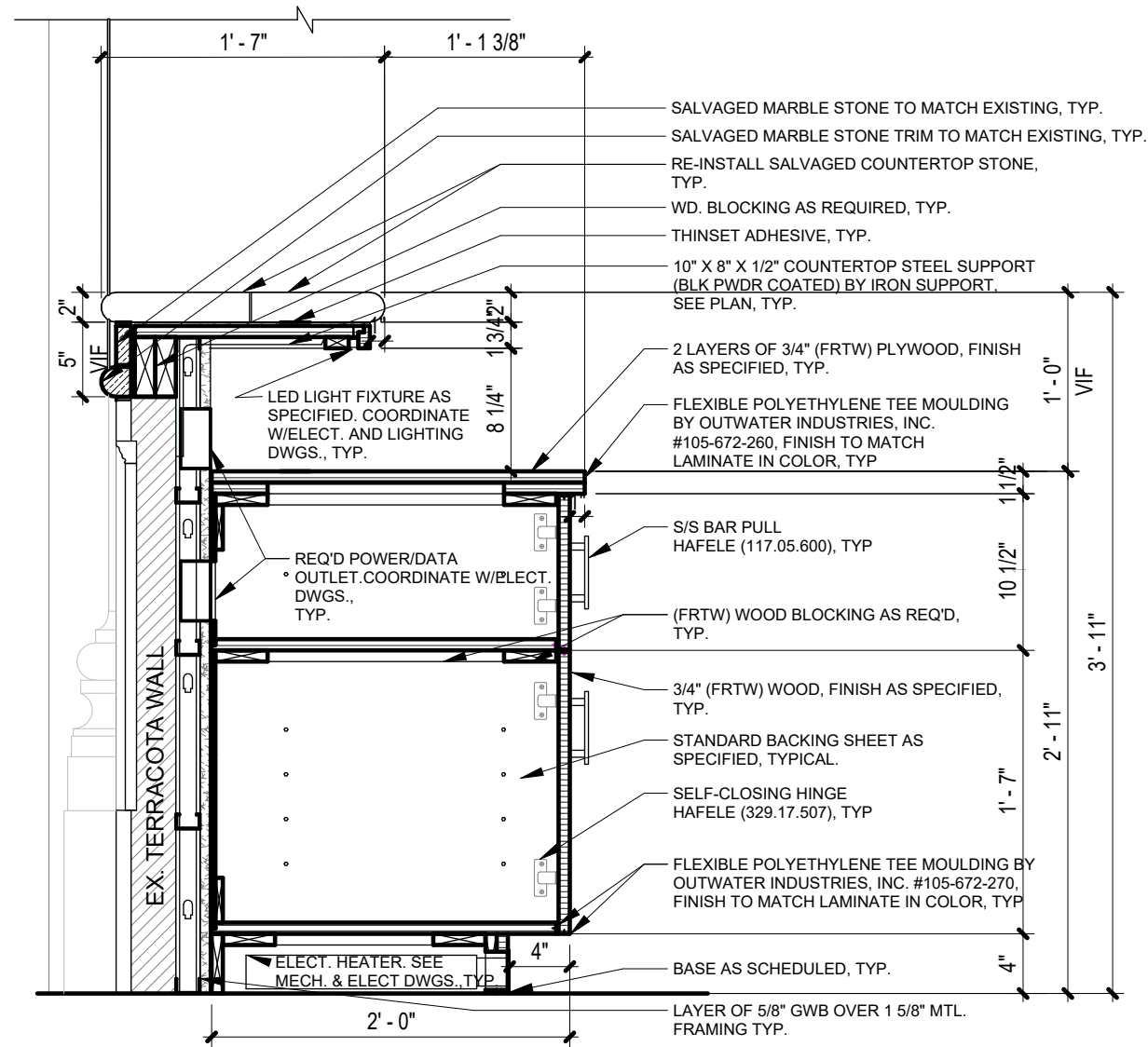
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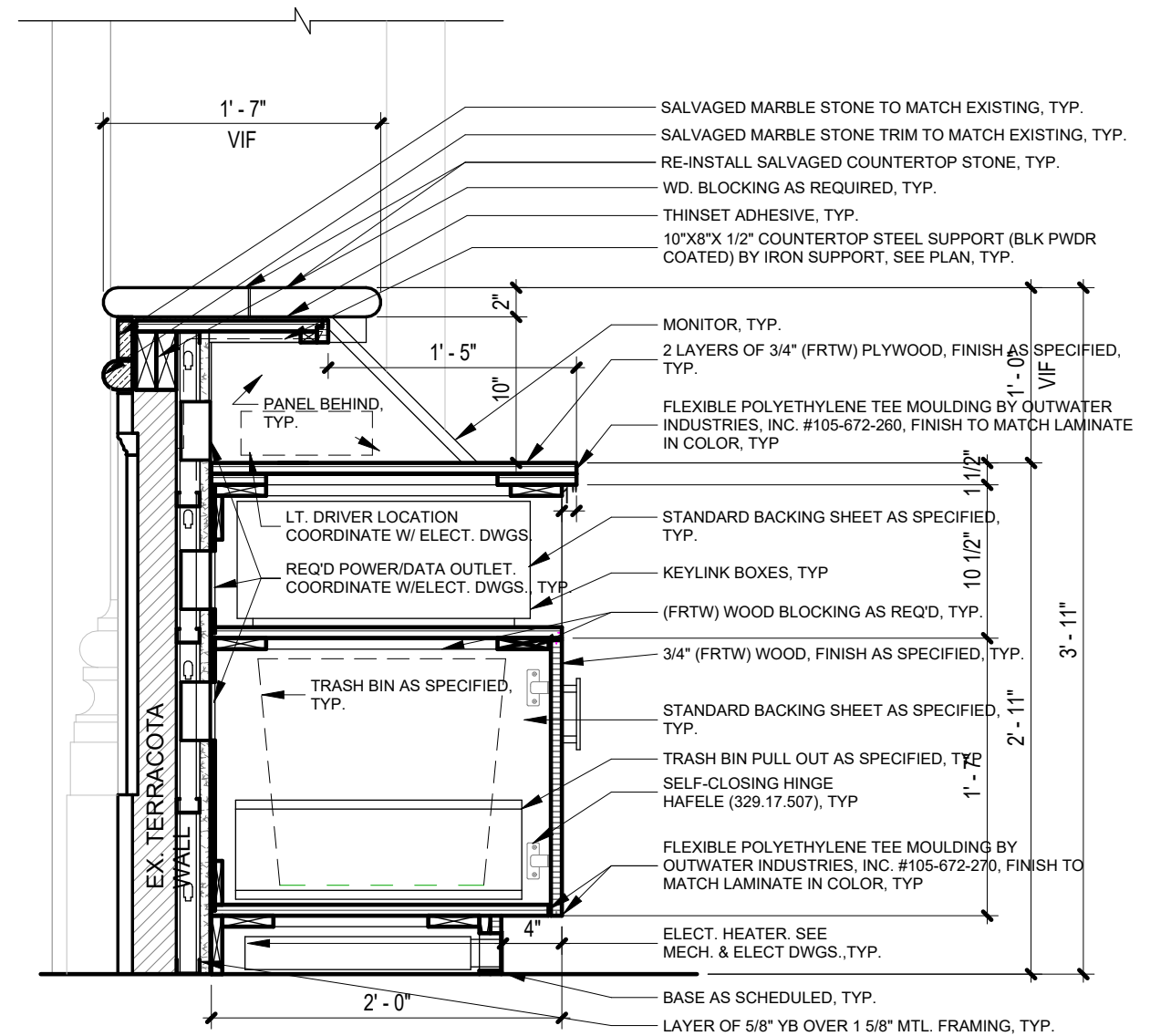
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4. Appendix

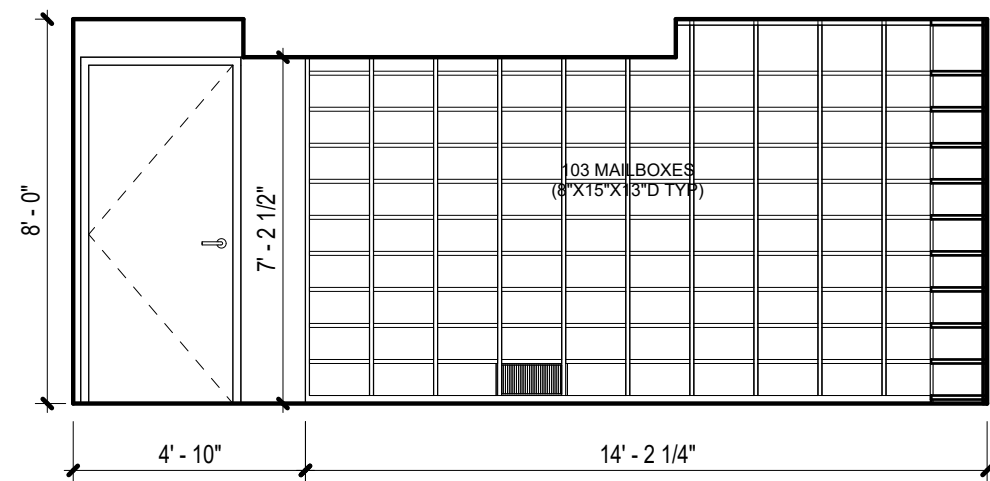


Main Desk

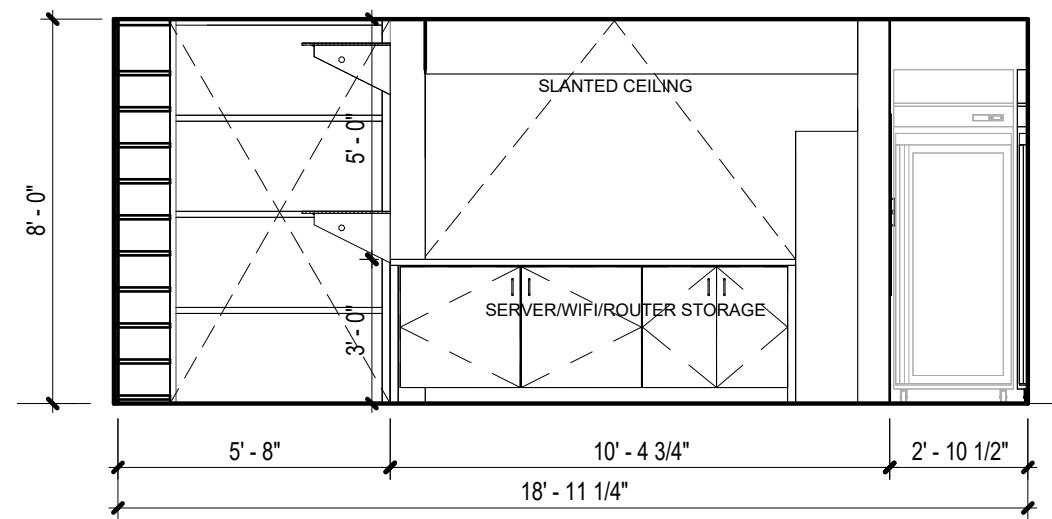


Main Desk at Monitors & Open Shelves

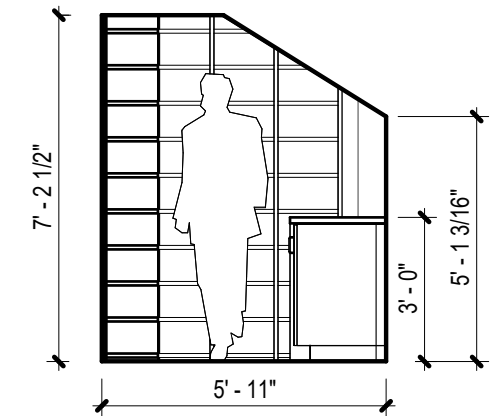
Proposed Desk Details



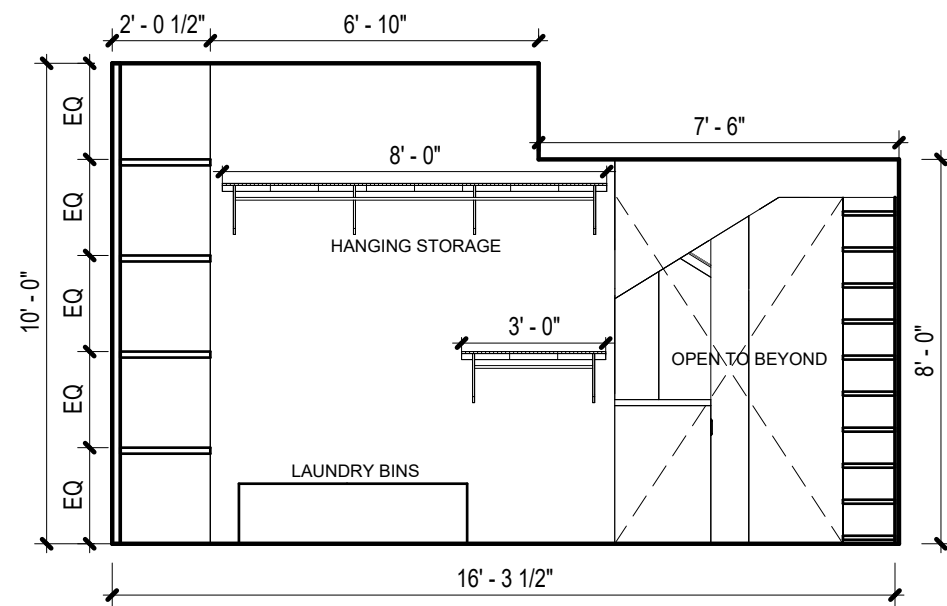
East Elevation



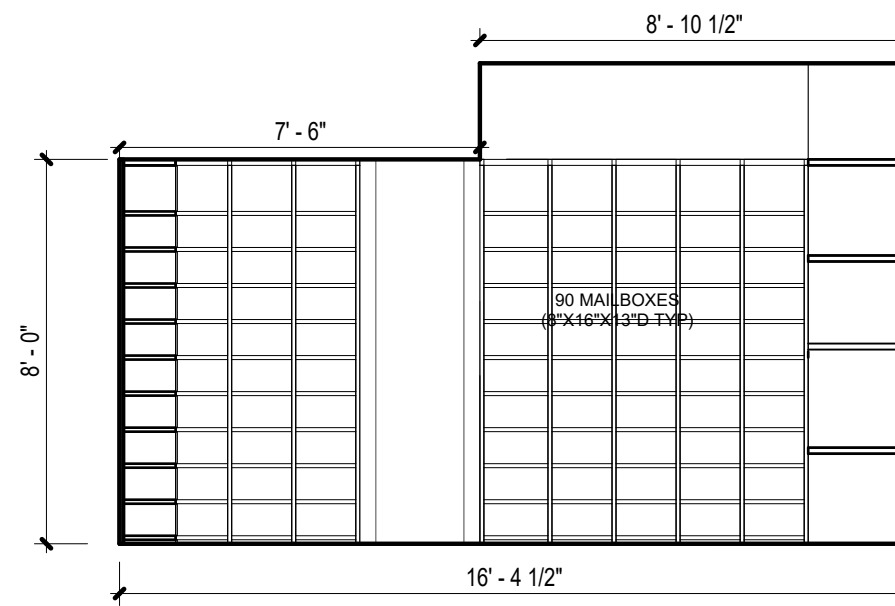
West Elevation



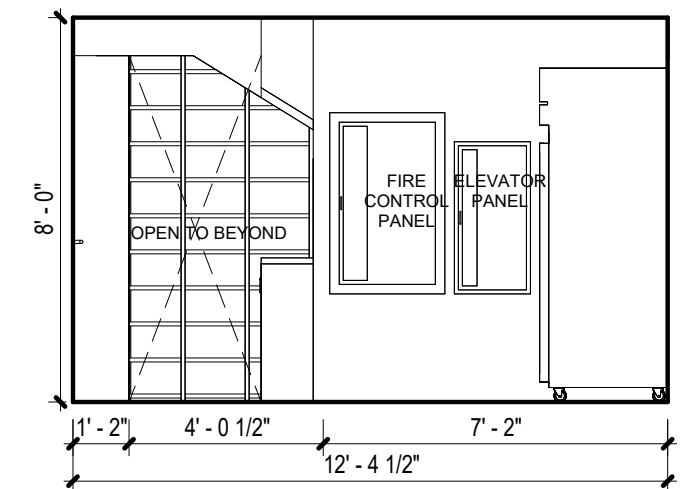
Section



North Elevation

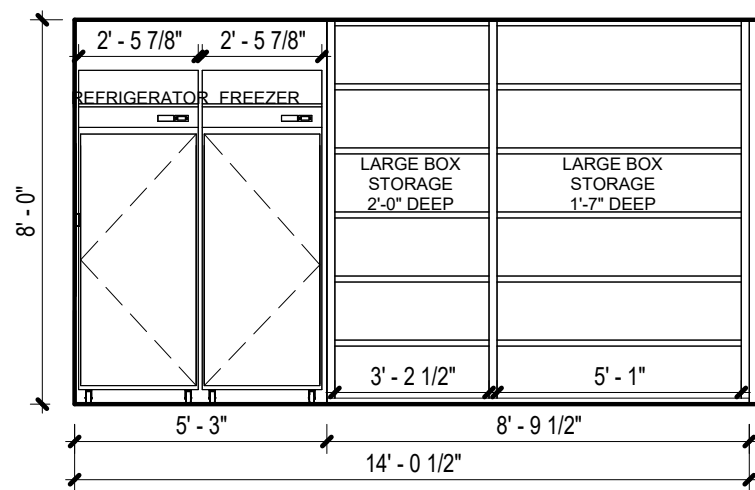


South Elevation

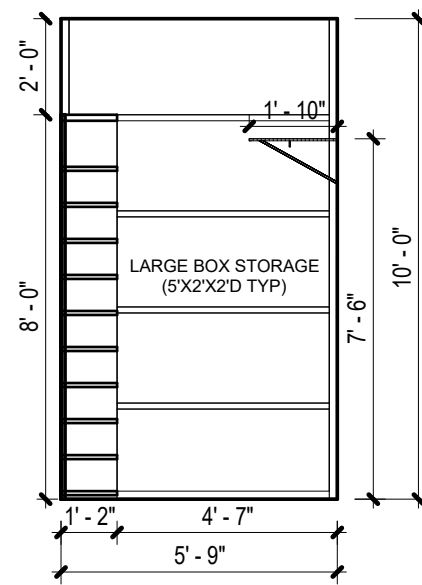


South Elevation

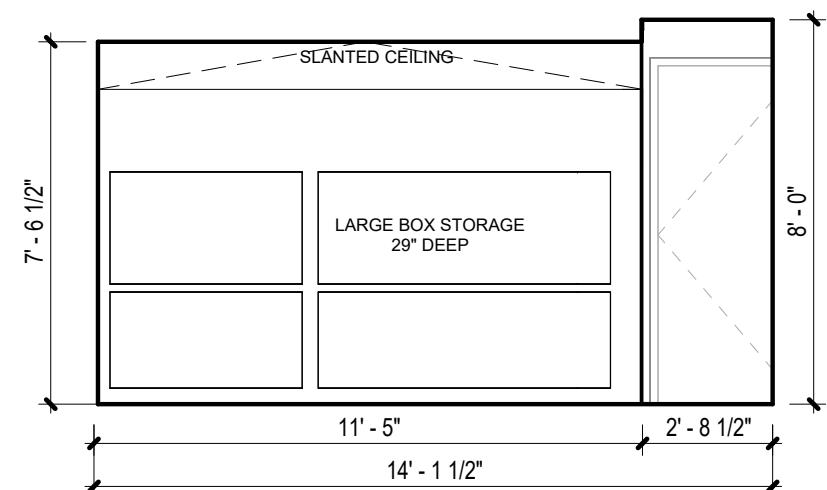
Proposed Mail Room



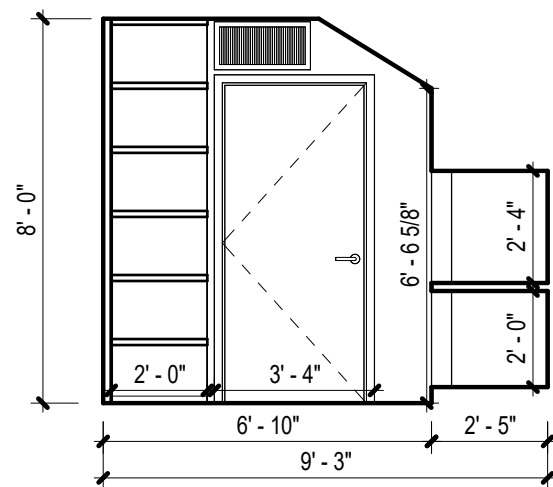
West Elevation



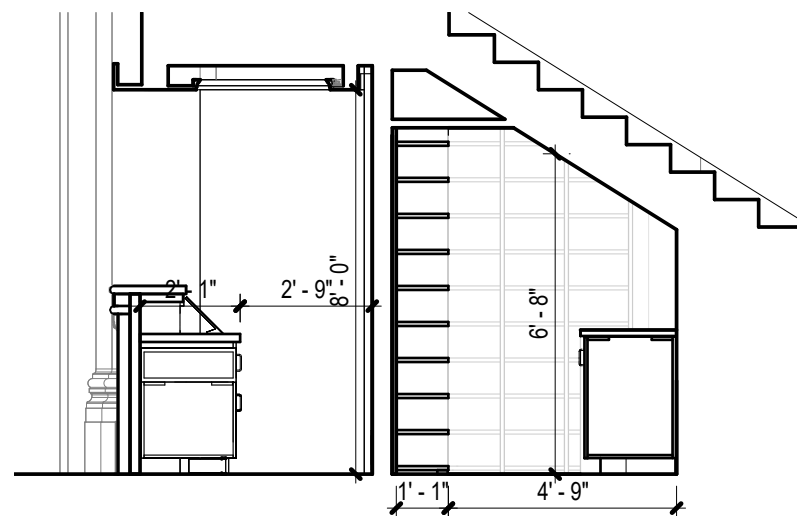
West Elevation



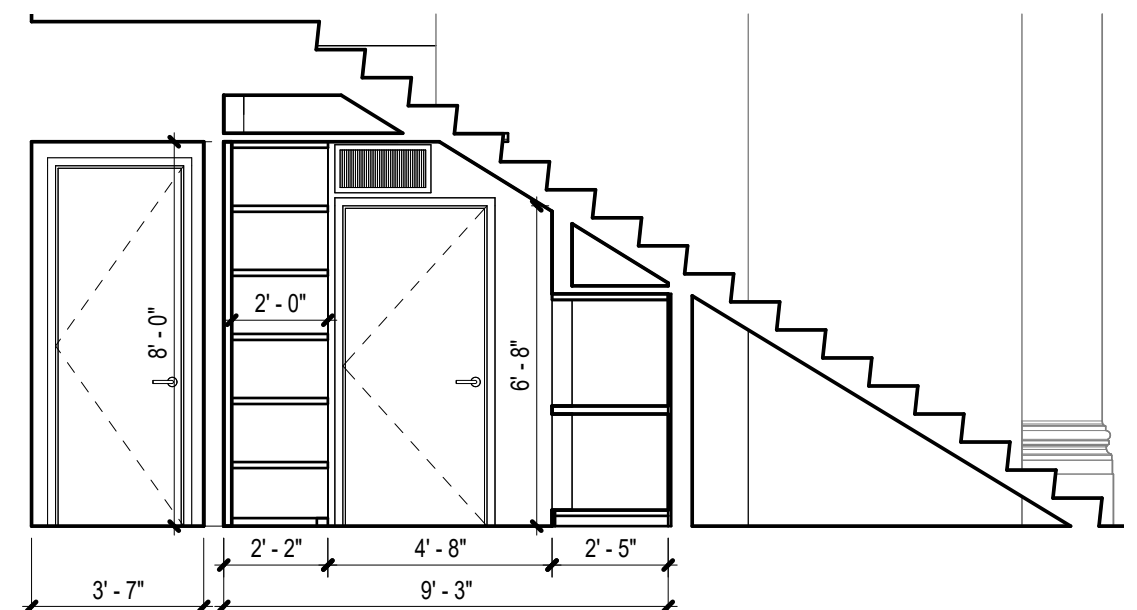
East Elevation



North Elevation

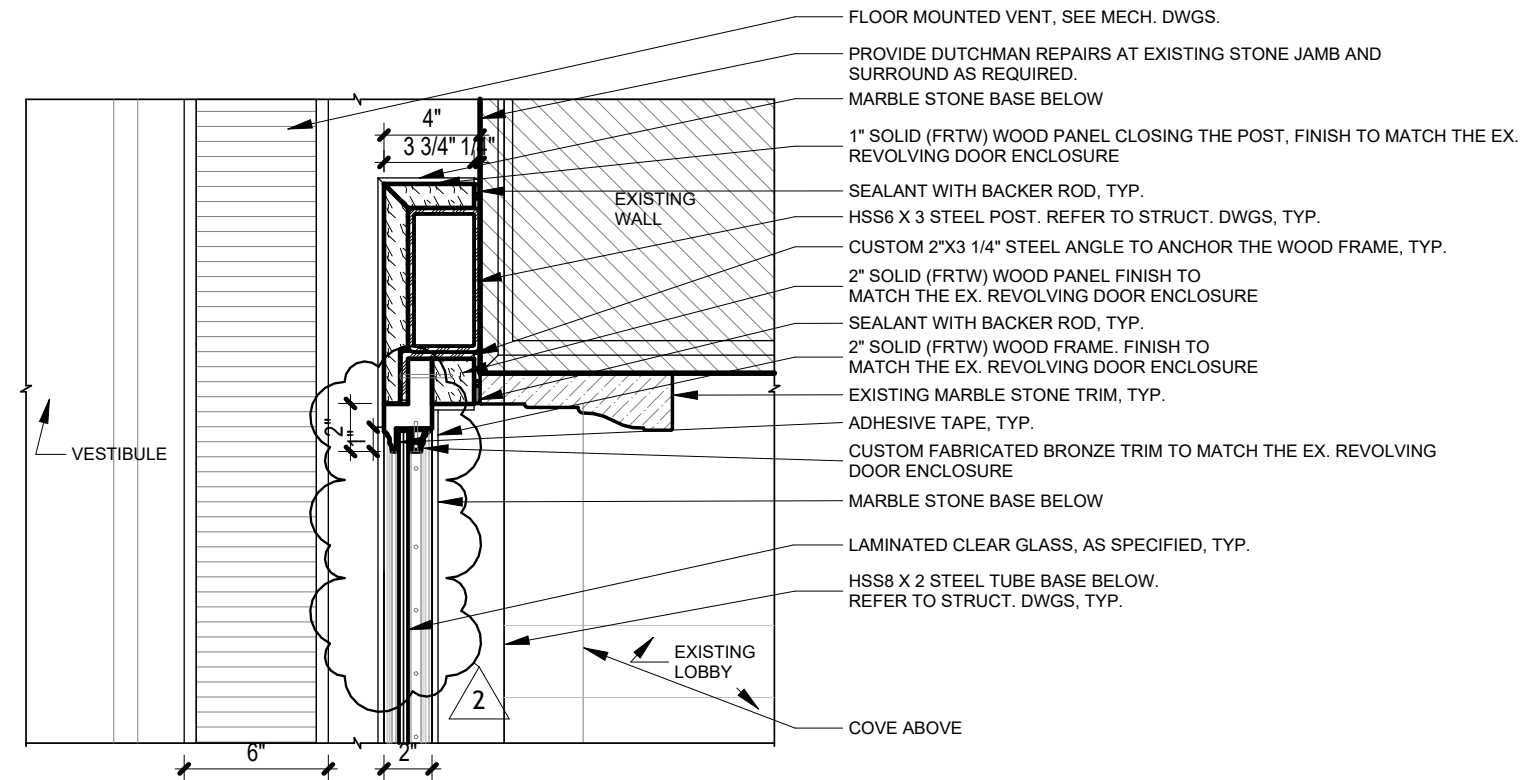


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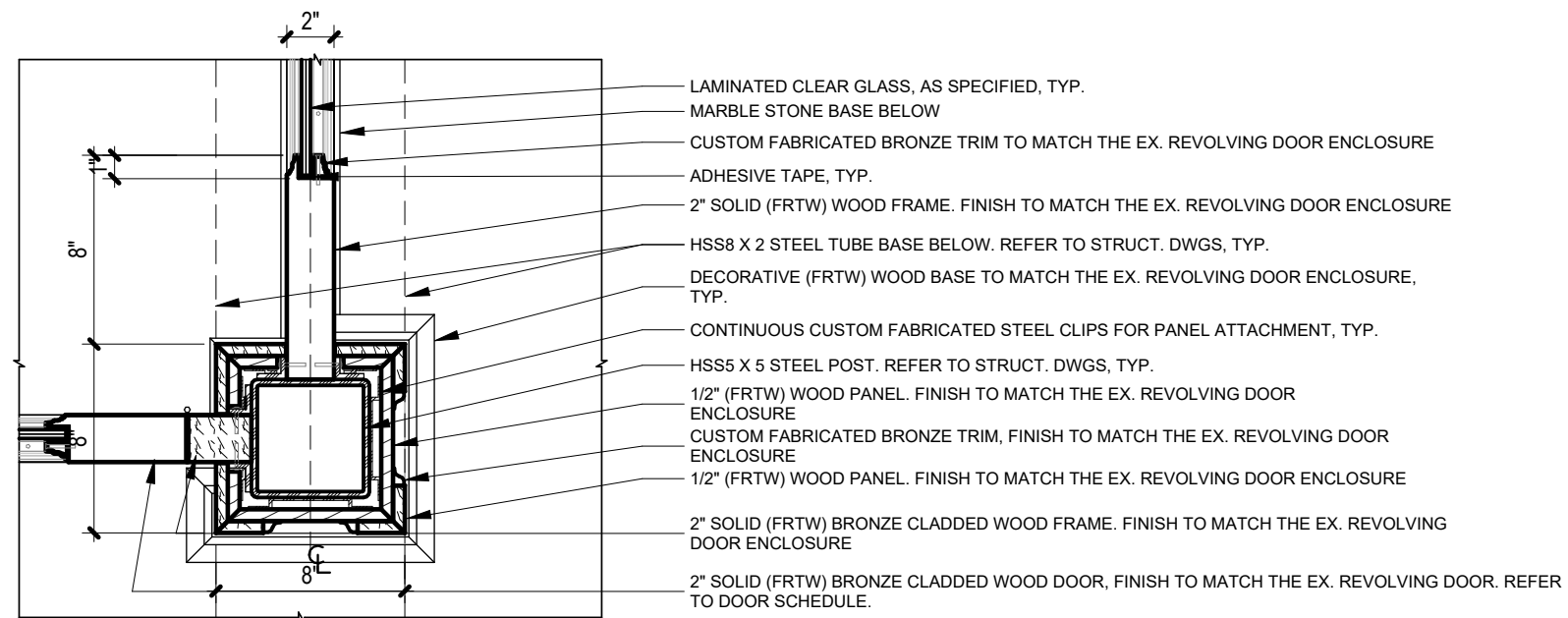


Section

Proposed Mail Room

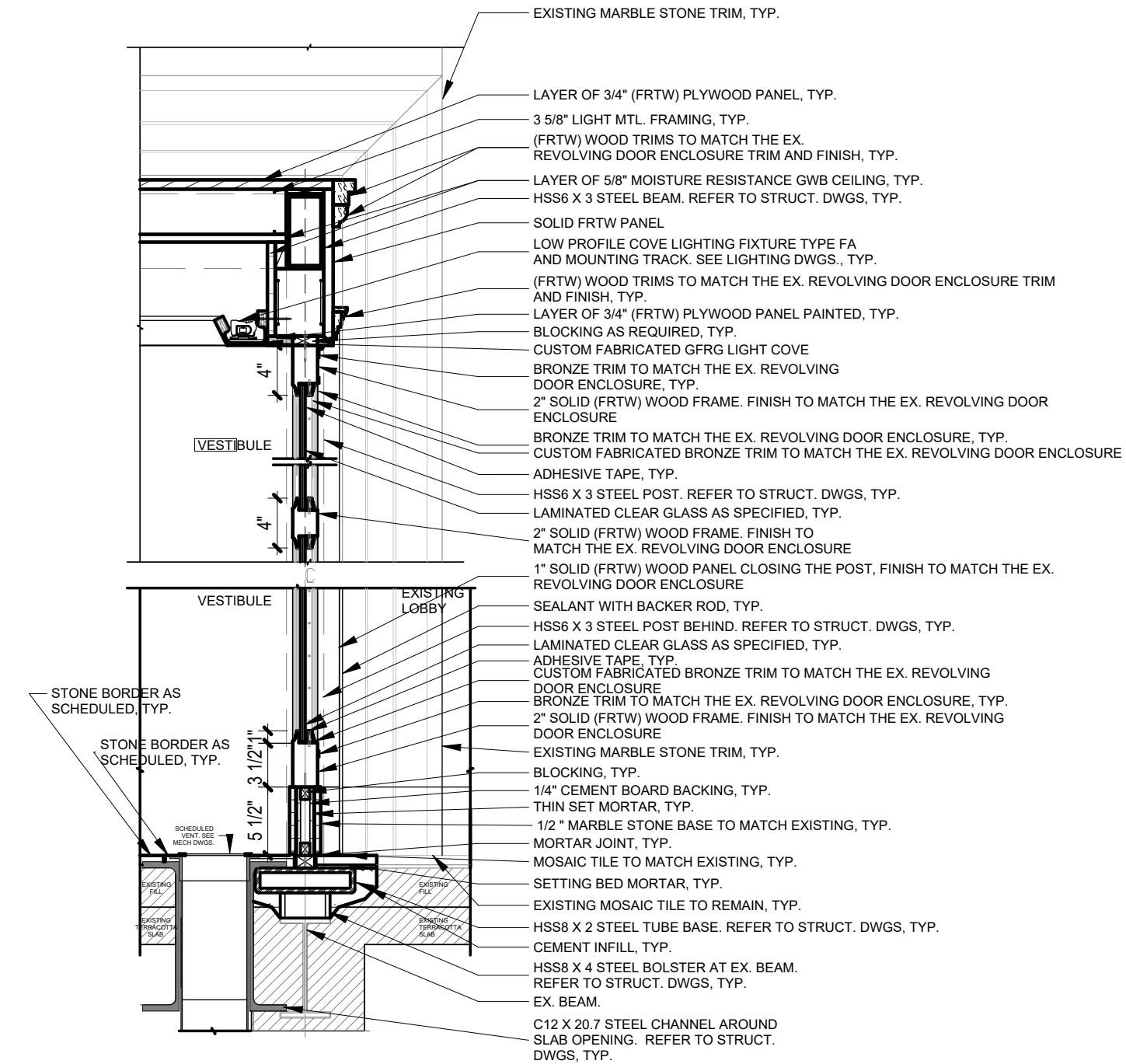


Vestibule Frame Jamb & Post

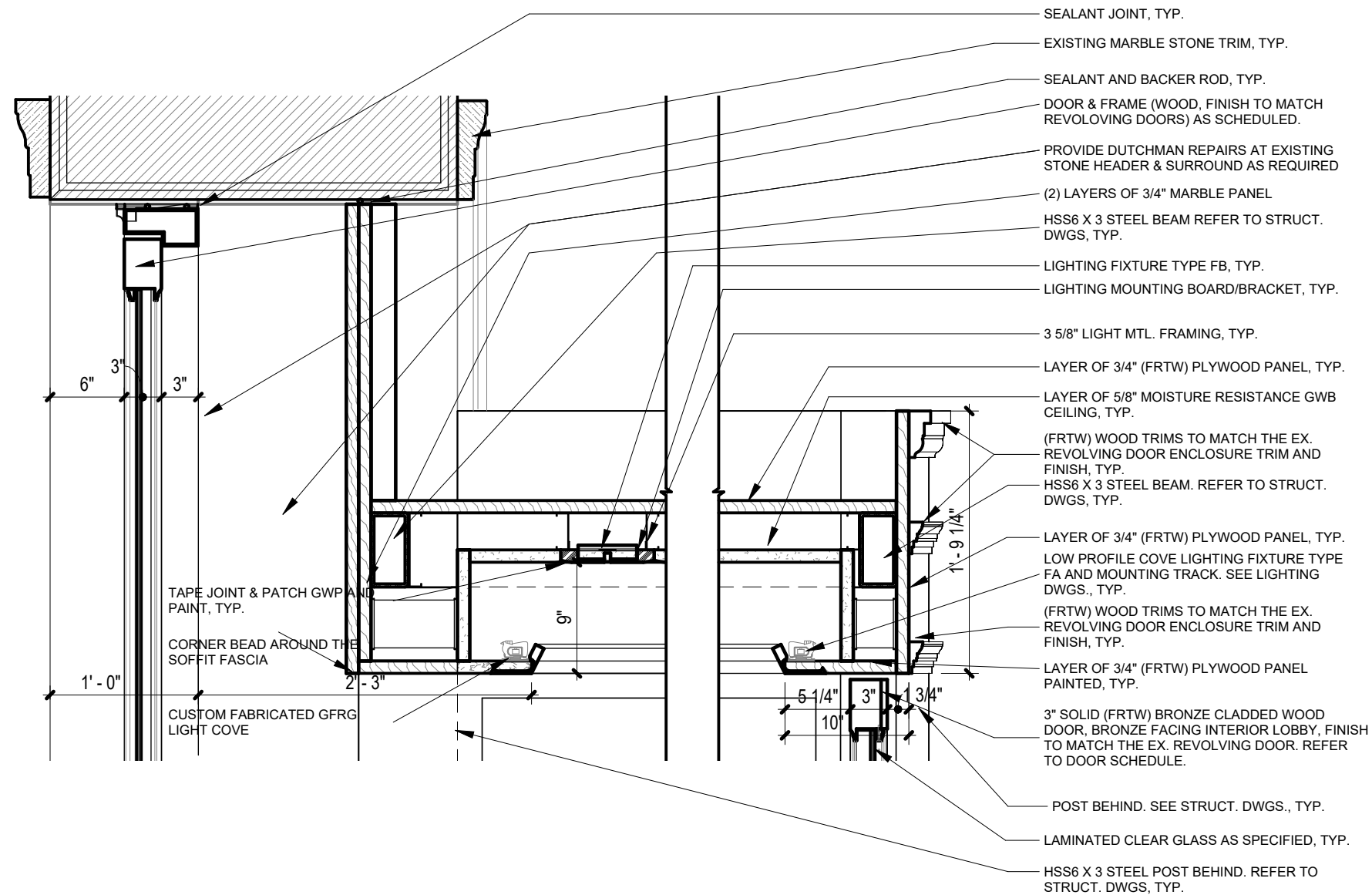


Vestibule Door Jamb & Post

Proposed Vestibule Details

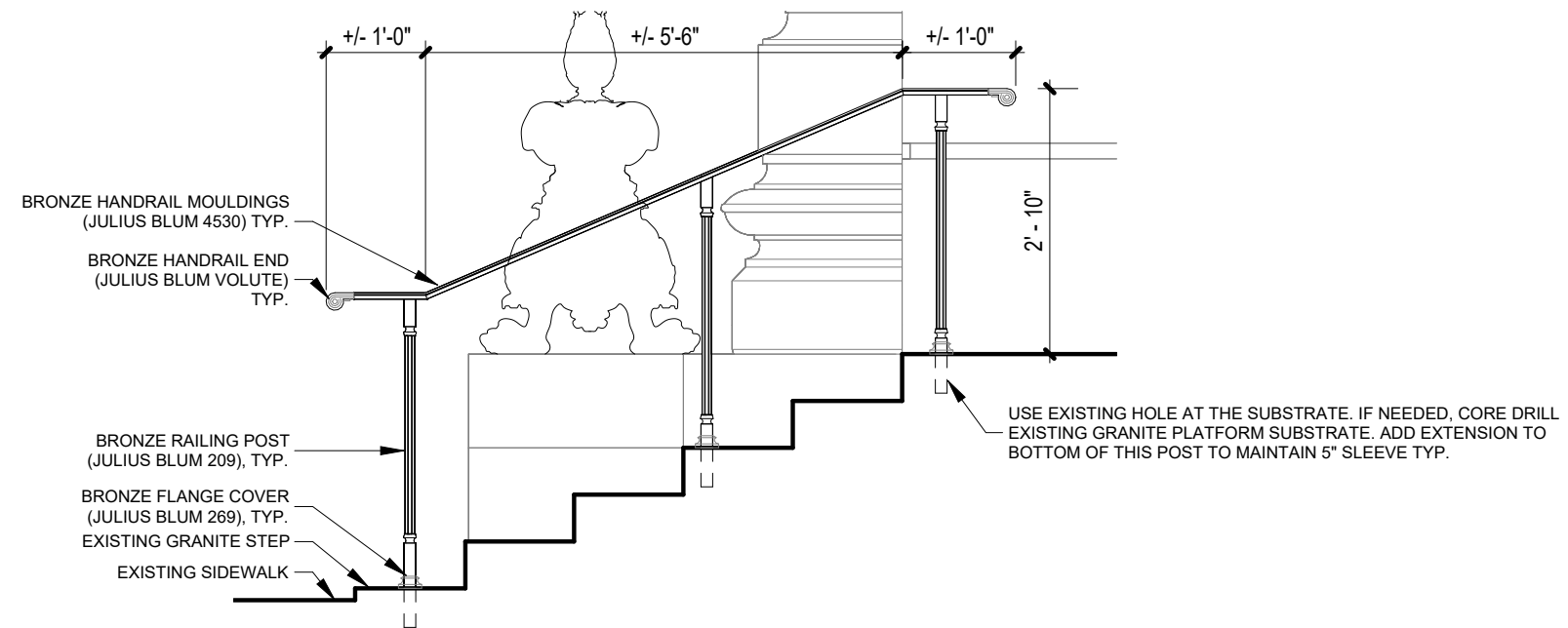


Vestibule Frame Base & Ceiling

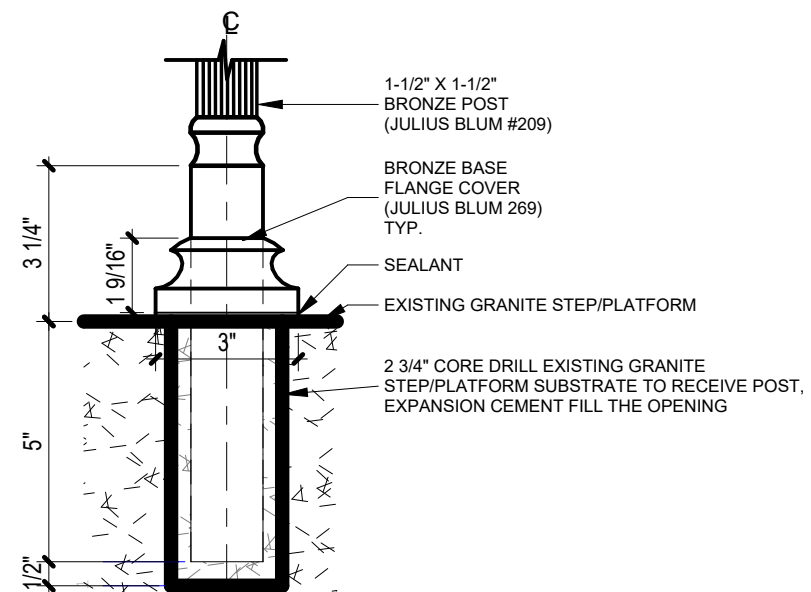


Vestibule Proposed Section Callout

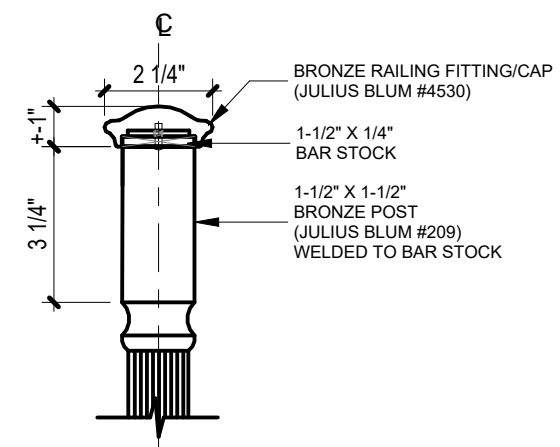
Proposed Vestibule Details



Enlarged Proposed Handrail

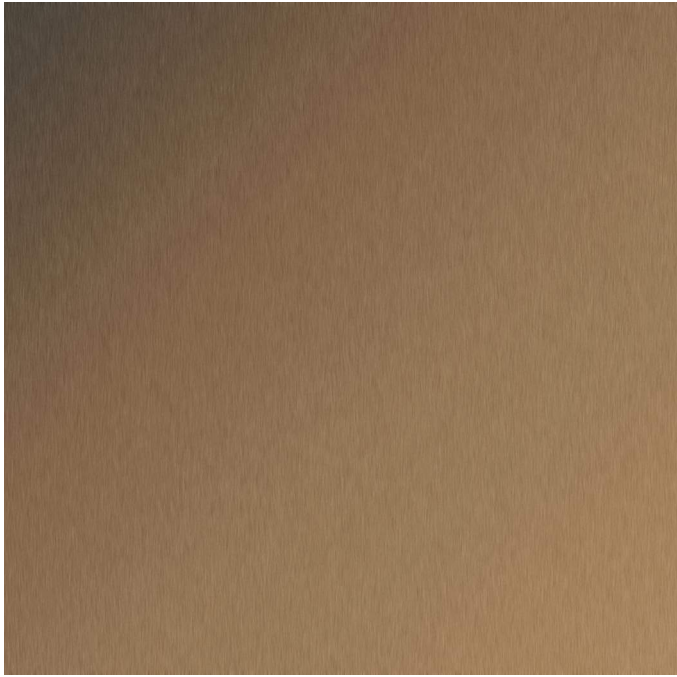


Handrail Base



Handrail Moulding

Proposed Handrail Details



Polished Bronze



Tuckahoe Marble



Mosaic Tile

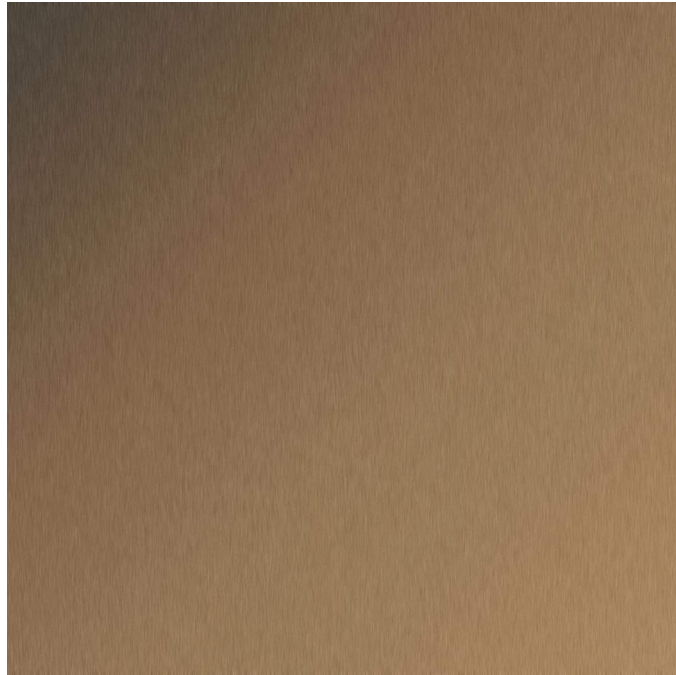


Granite



Cast Iron

Canopy/Entry Materials Palette



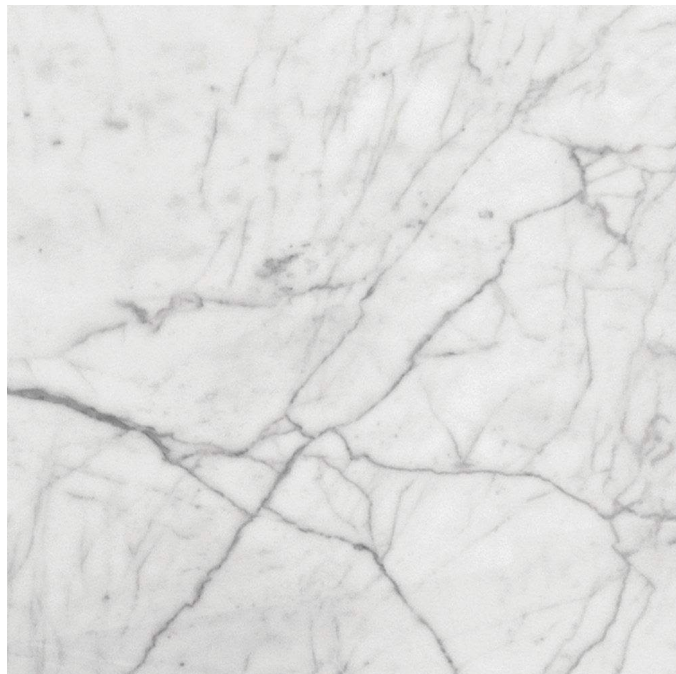
Polished Bronze



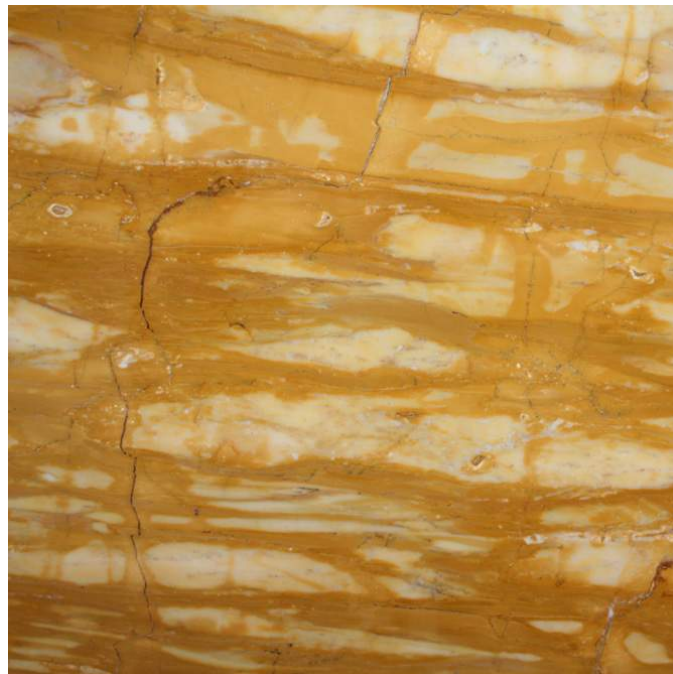
Breccia Marble



Mosaic Tile



White Marble

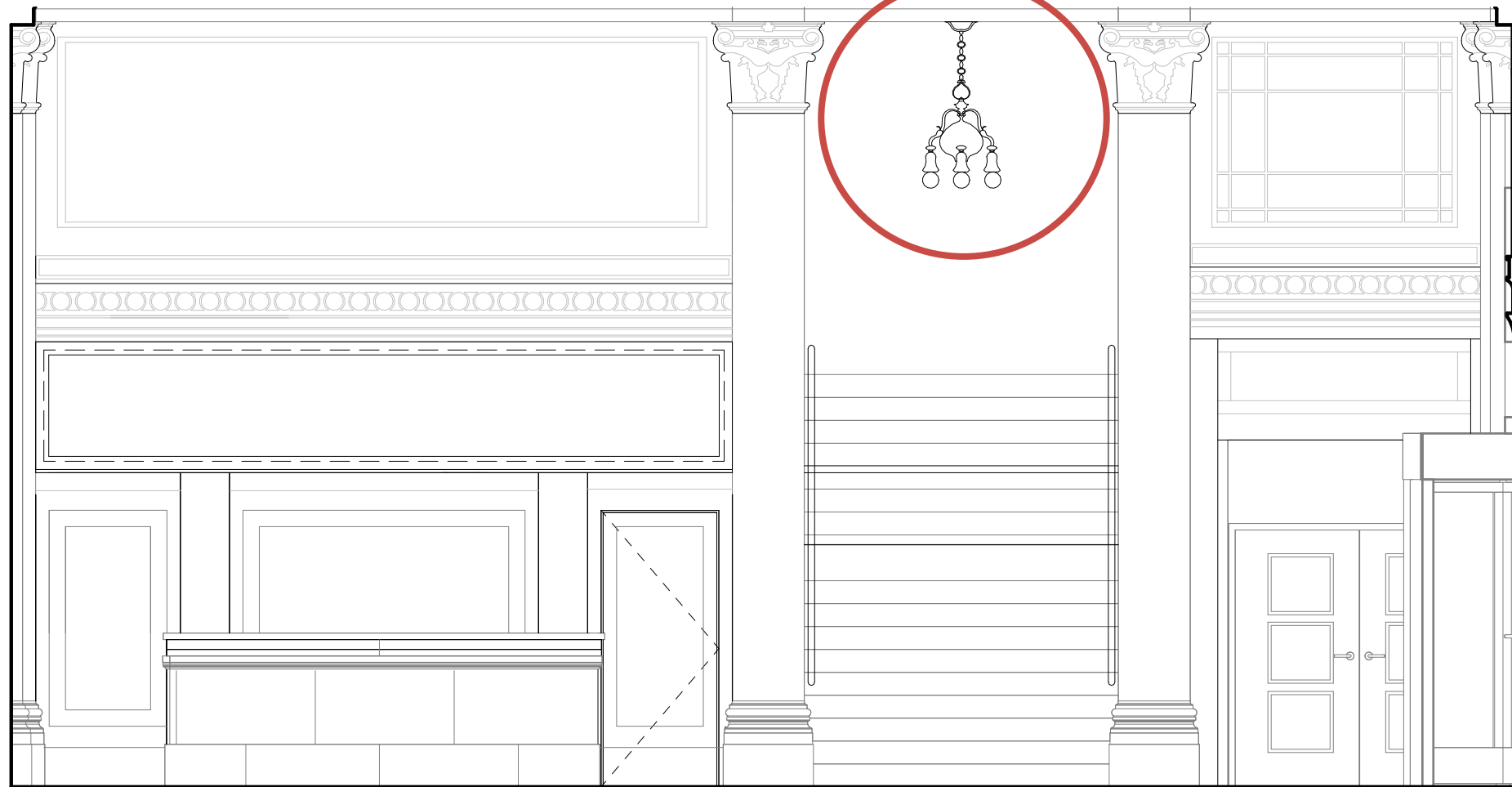


Giallo Siena Marble



Oak Wood with Gilt Bronze

Lobby Materials Palette



Custom Stair Pendant

Proposed Pendant: Historic Reference



Bronze revolving doors

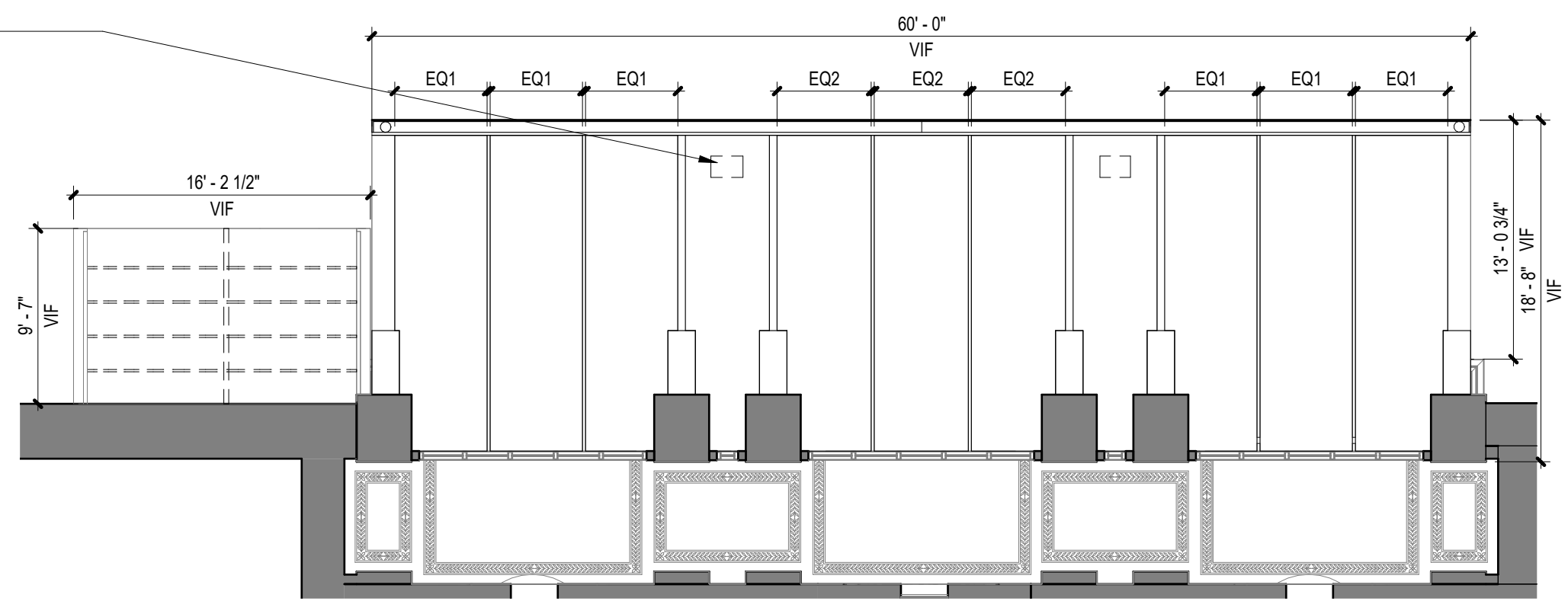
Bronze doors with wood frame

Wood frieze detail



Revolving Door Details

REMOVE NON-HISTORIC
SPOT LIGHTS

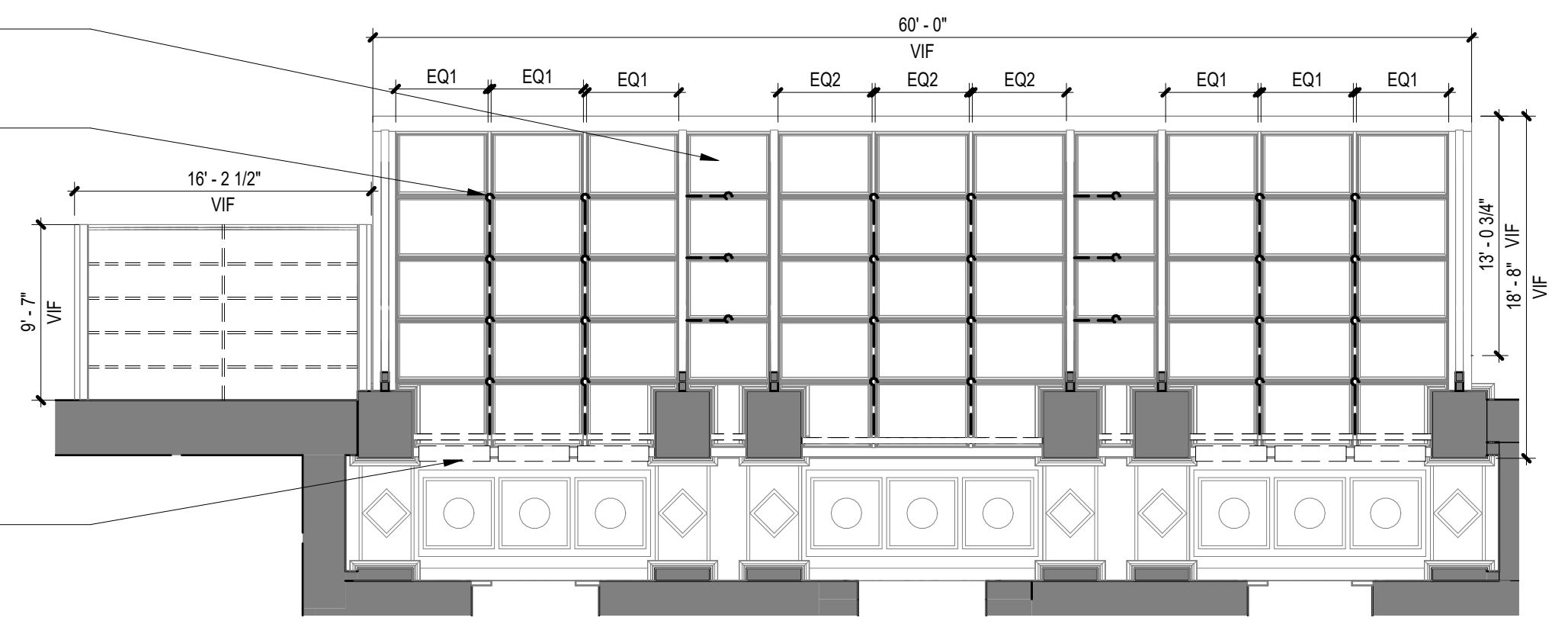


CANOPY DEMOLITION PLAN

REMOVE NON-HISTORIC
SHEET METAL

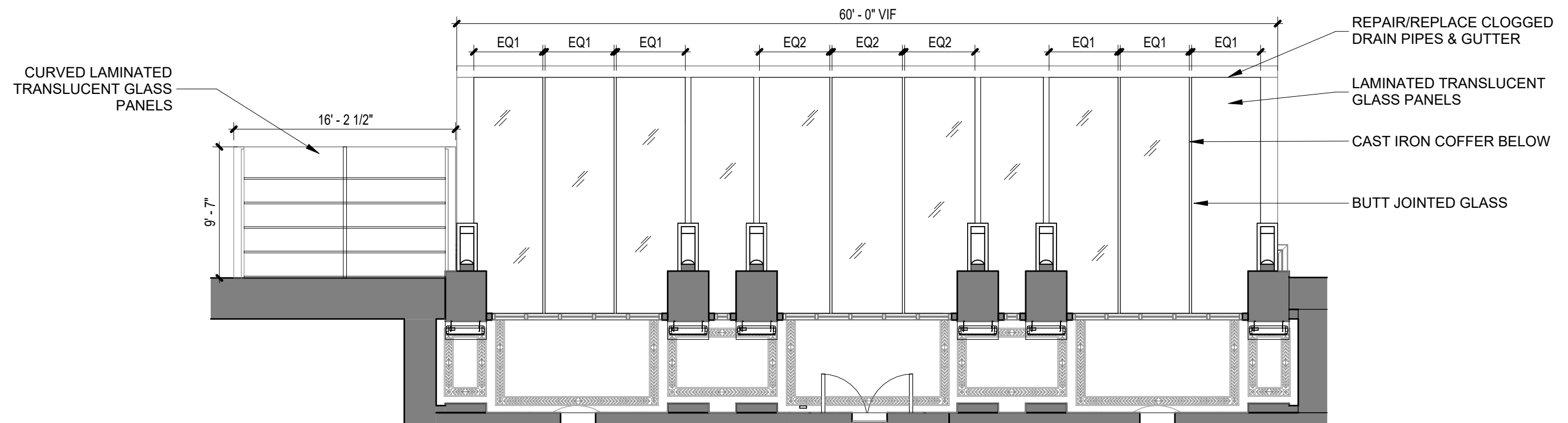
REMOVE NON-HISTORIC
LIGHTS AND CONDUIT

REMOVE NON-HISTORIC
SPOT HEATERS

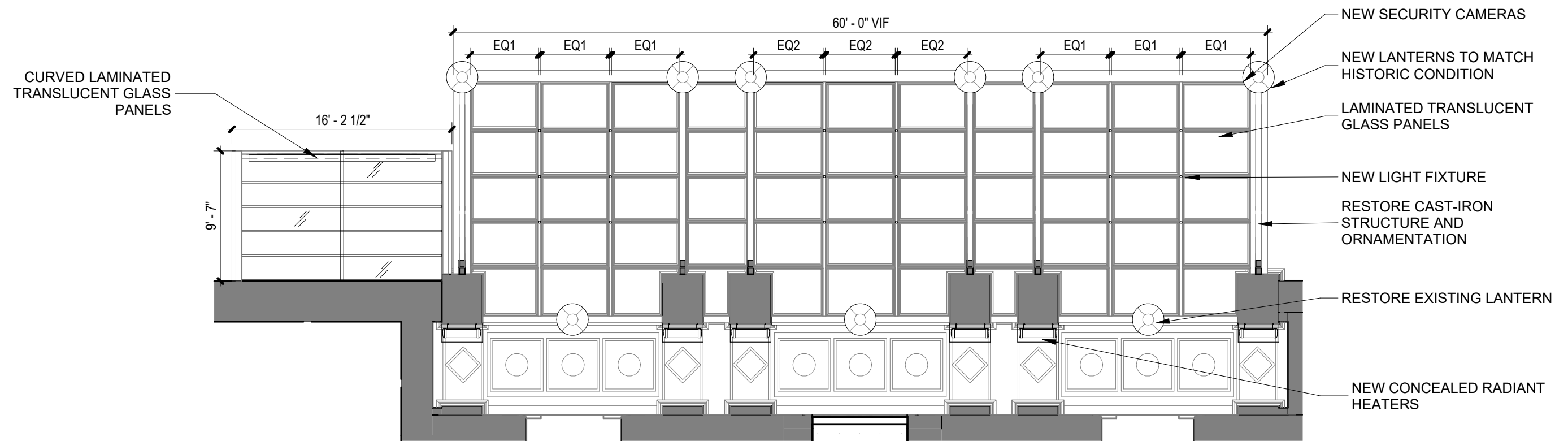


CANOPY DEMOLITION RCP

Demolition Canopy Design



CANOPY ROOF PLAN



CANOPY REFLECTED CEILING PLAN

Proposed Canopy Design



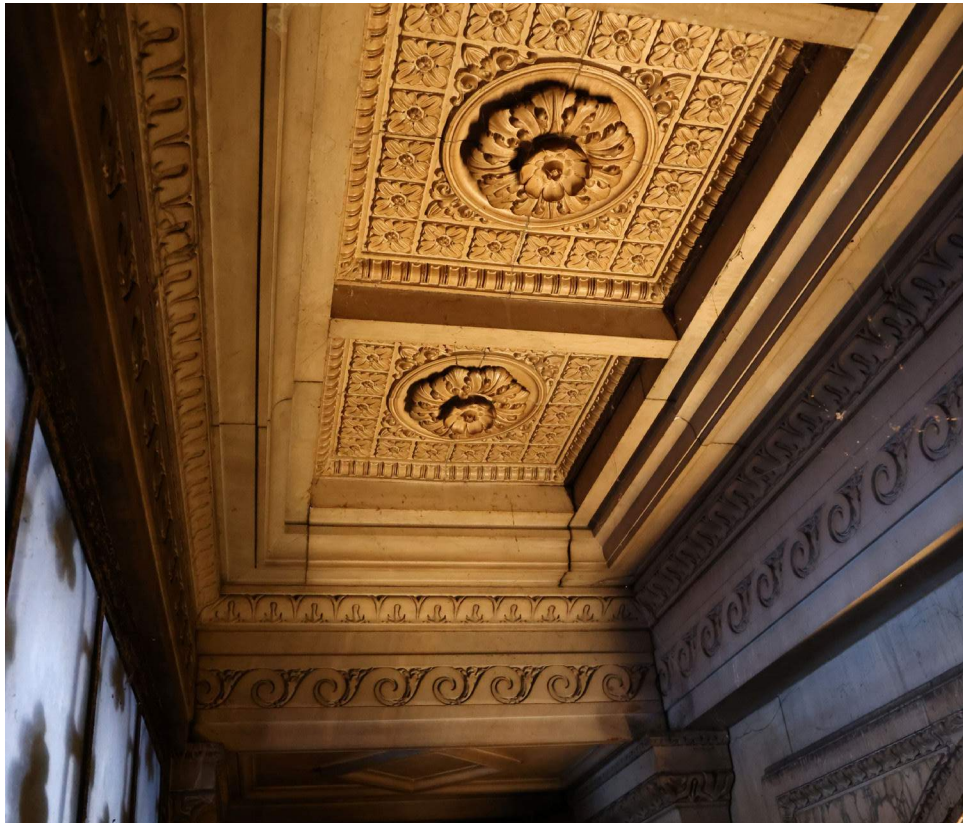
Canopy Molding (Above Mail Room Enclosure)



Stone Door Surround (Above Mail Room Enclosure)



Metal Ornamentation



Stone Soffit (Above Mail Room Enclosure)



Canopy Transom Window

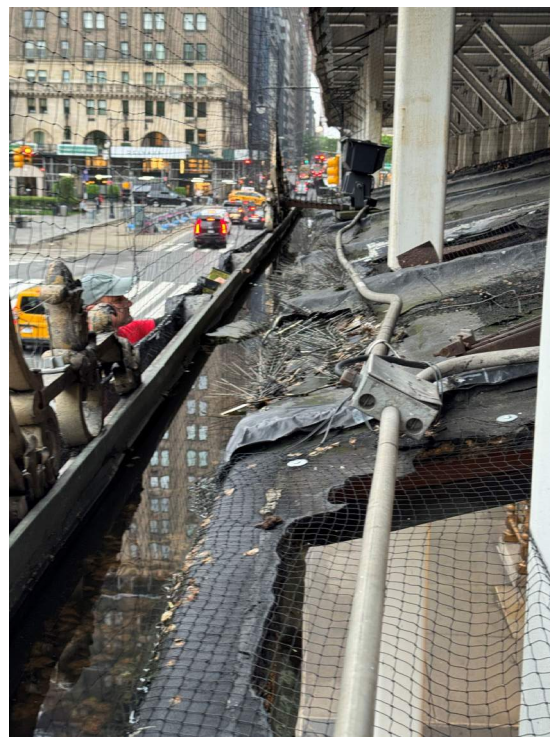
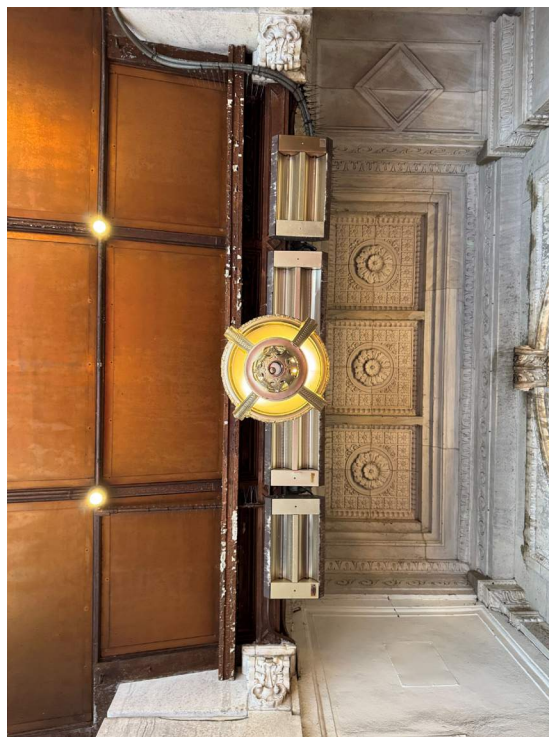
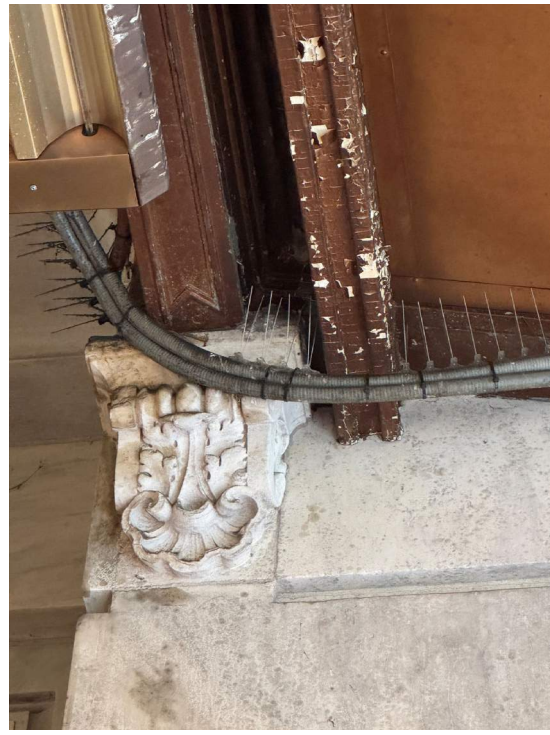


ADA Canopy

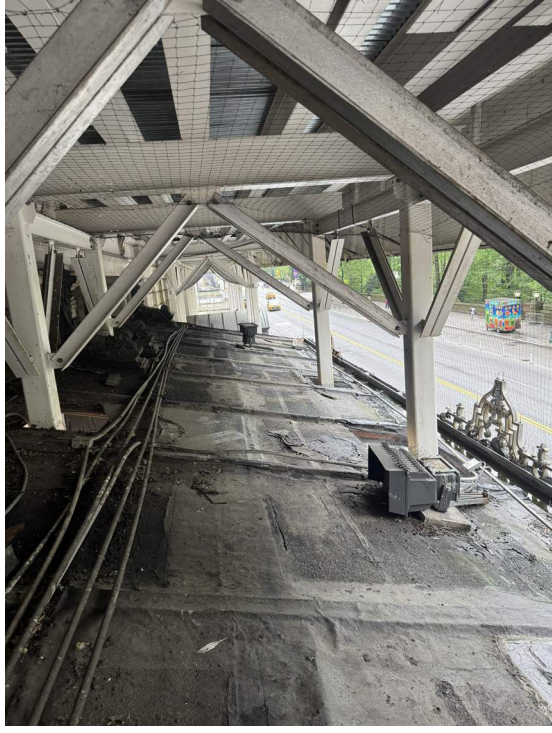
Existing Conditions - Remaining Historic Elements (2025)



Additional Existing Conditions: ADA Canopy



Additional Existing Conditions: Main Canopy



Additional Existing Conditions: Main Canopy

October 28, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-25-09313

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

To testify virtually, please join Zoom

Webinar ID: 160 820 8080

Passcode: 652292

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.