

March 24, 2026  
Public Meeting

The current proposal is:

Preservation Department – Item 6, LPC-26-07944

## **249 West 45th Street – Imperial Theater – Interior Landmark Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 754 2576

**Passcode:** 011326

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.



kgd

View of House Right - 1923-1930s

Imperial Theatre LPC Package  
249 W 45th St, New York, NY 10036  
03/12/26

Site Plan **01**

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Existing, Previously Approved (8/12/25), and New Proposed Orchestra Plans

Existing, Previously Approved (8/12/25), and New Proposed Intermediate Level Plans

Existing, Previously Approved (8/12/25), and New Proposed Balcony Plans

House Right Orchestra Stair Removal **02**  
Balcony House Right Emergency Exit

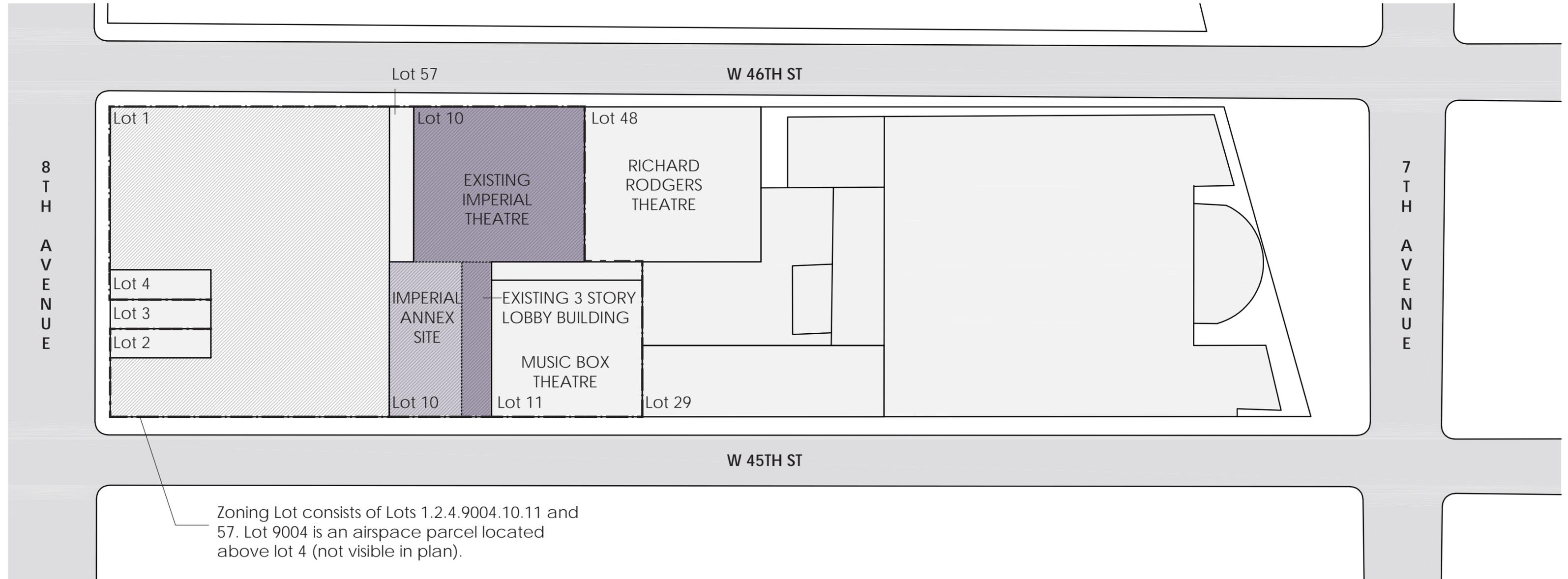
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Appendix **03**

# Table of Contents

# Site Plan

SITE PLAN |



Zoning Lot consists of Lots 1.2.4.9004.10.11 and 57. Lot 9004 is an airspace parcel located above lot 4 (not visible in plan).

\*Lot 3 is excluded from zoning lot

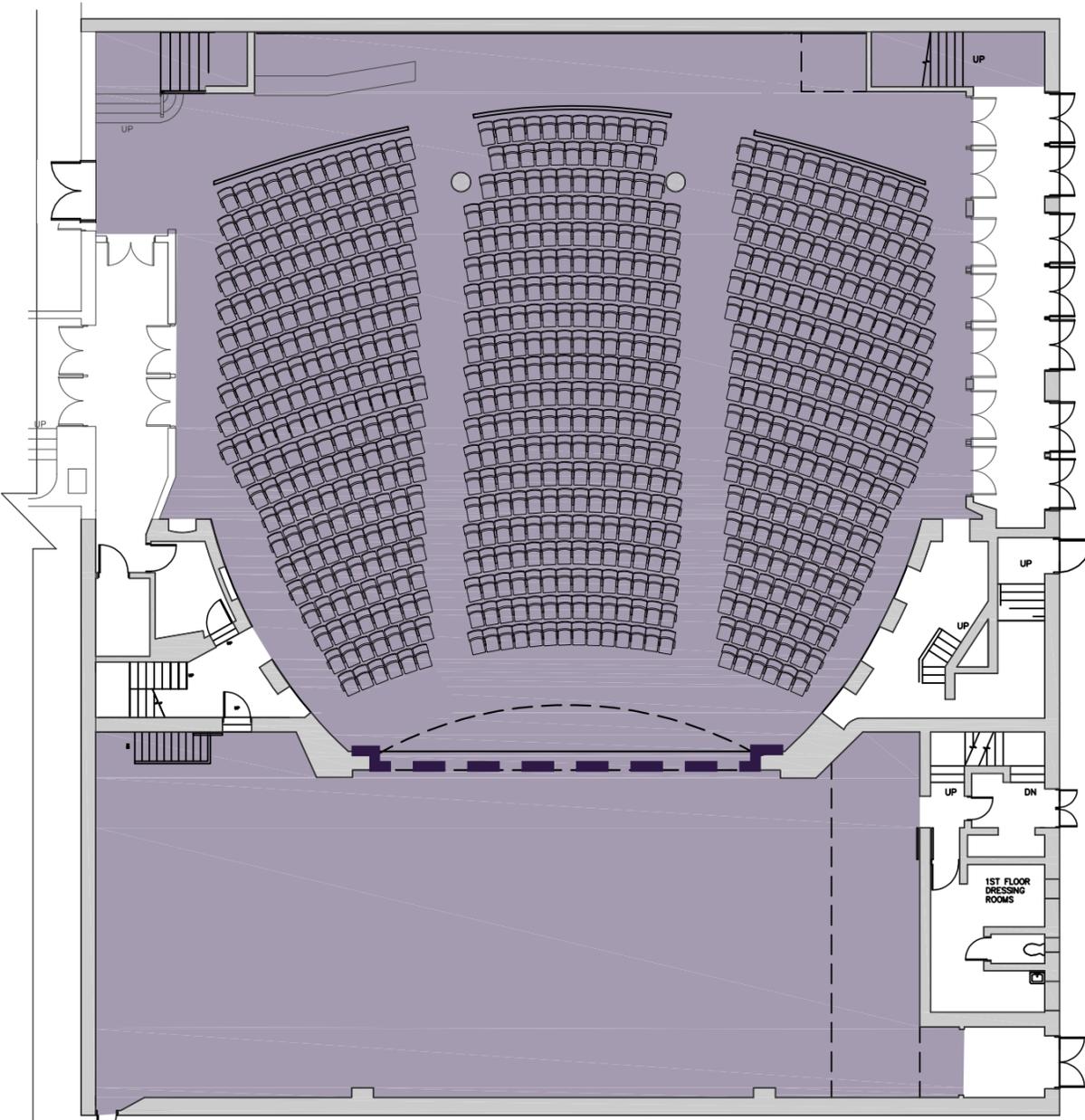

 ZONING LOT
  IMPERIAL ANNEX SITE
  EXISTING IMPERIAL THEATRE
  NEW DEVELOPMENT

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 249 West 45th Street  
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Designated Interior  
Existing Conditions,  
Previously Approved (8/12/25),  
and New Proposed Alterations

DESIGNATED INTERIOR | EXISTING ORCHESTRA PLAN



W 46TH ST

Existing Orchestra Plan  
1/16"=1'

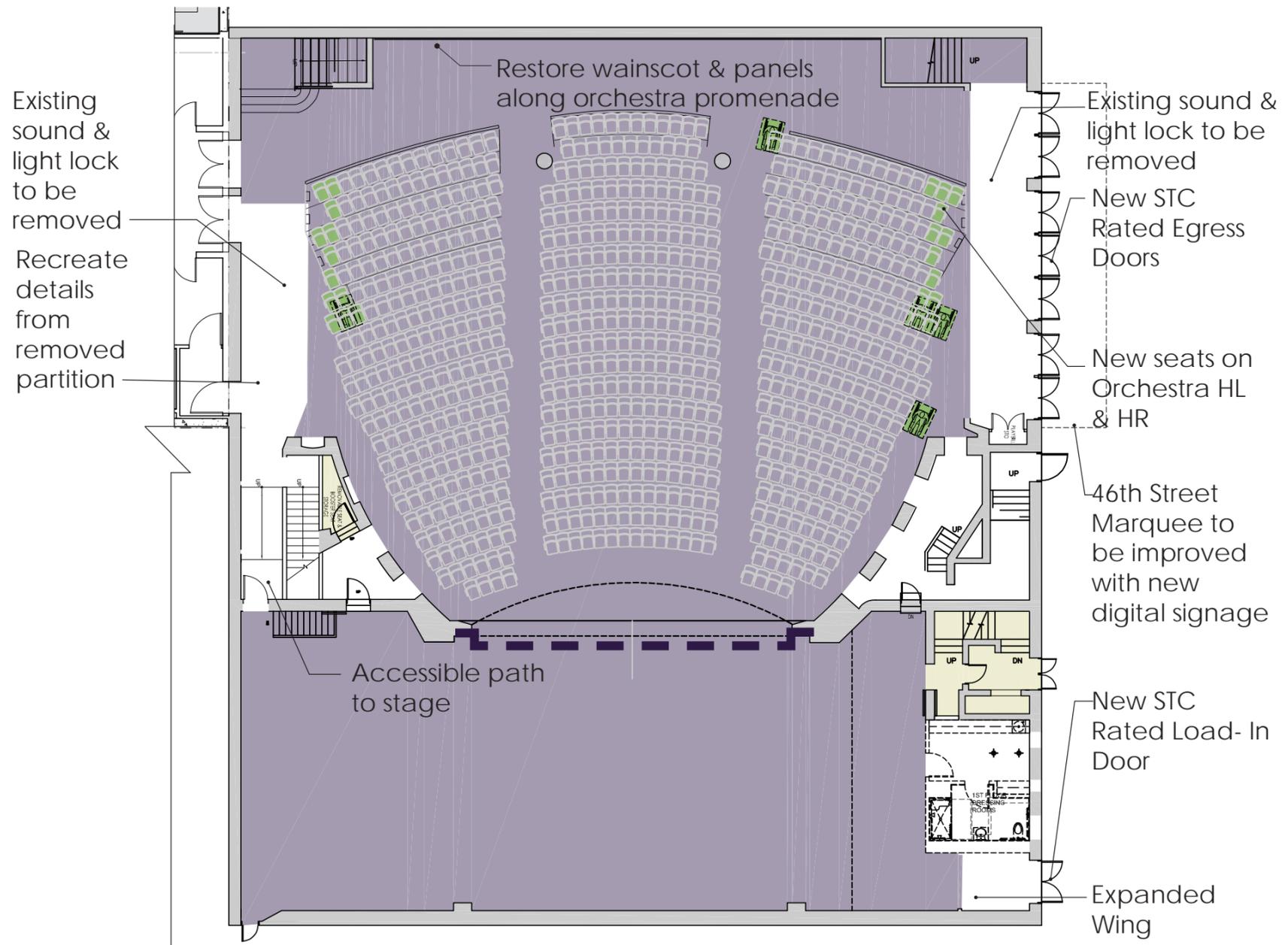


■ DESIGNATED INTERIOR      ■ LINE OF PROSCENIUM (DESIGNATED INTERIOR)

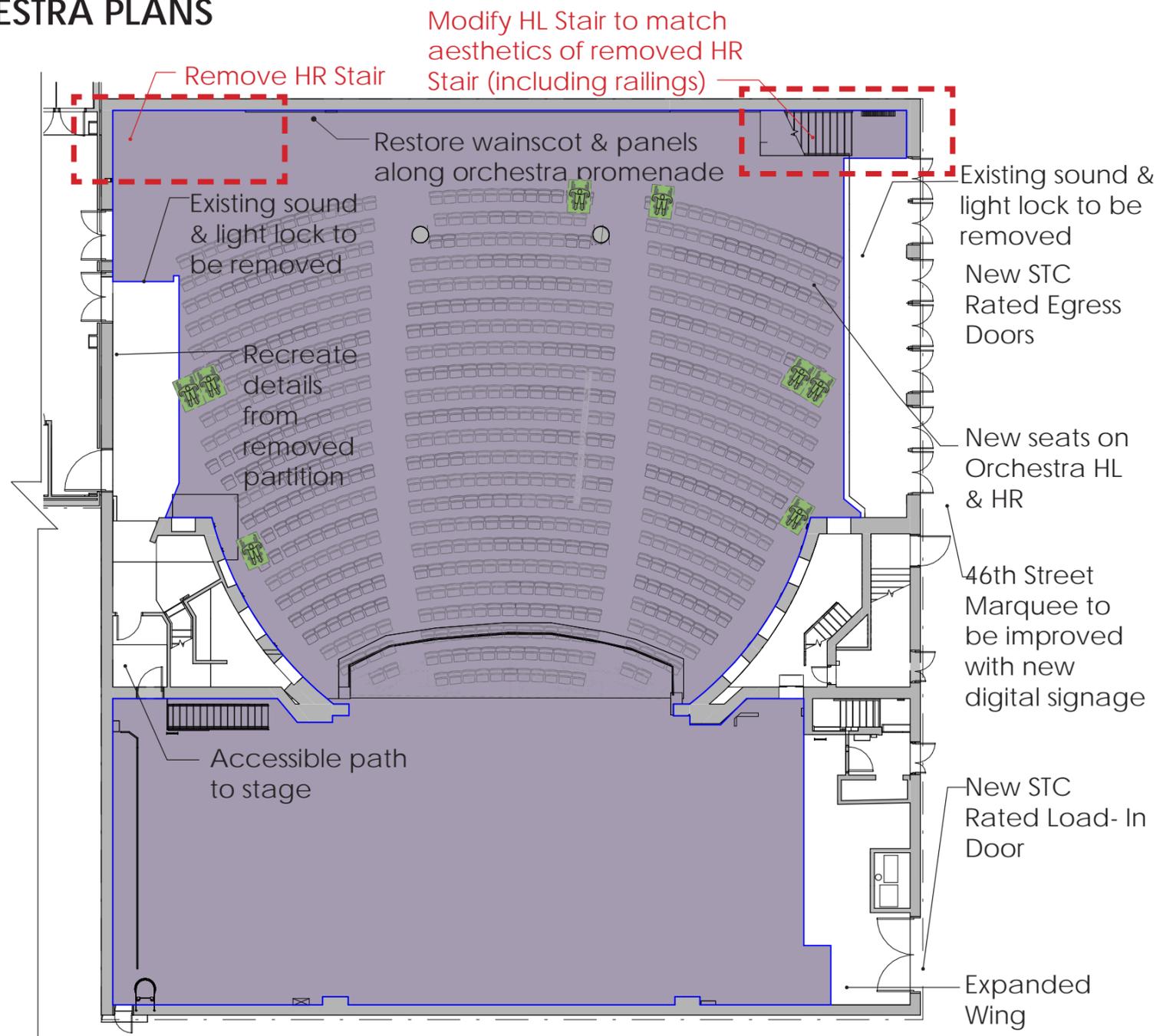
Imperial Theatre LPC Package  
249 West 45th Street  
03/12/26



# DESIGNATED INTERIOR | PREVIOUSLY APPROVED AND NEW PROPOSED ORCHESTRA PLANS



Previously Approved (8/12/25) Orchestra Plan  
1/16"=1'



New Proposed Orchestra Plan  
1/16"=1'

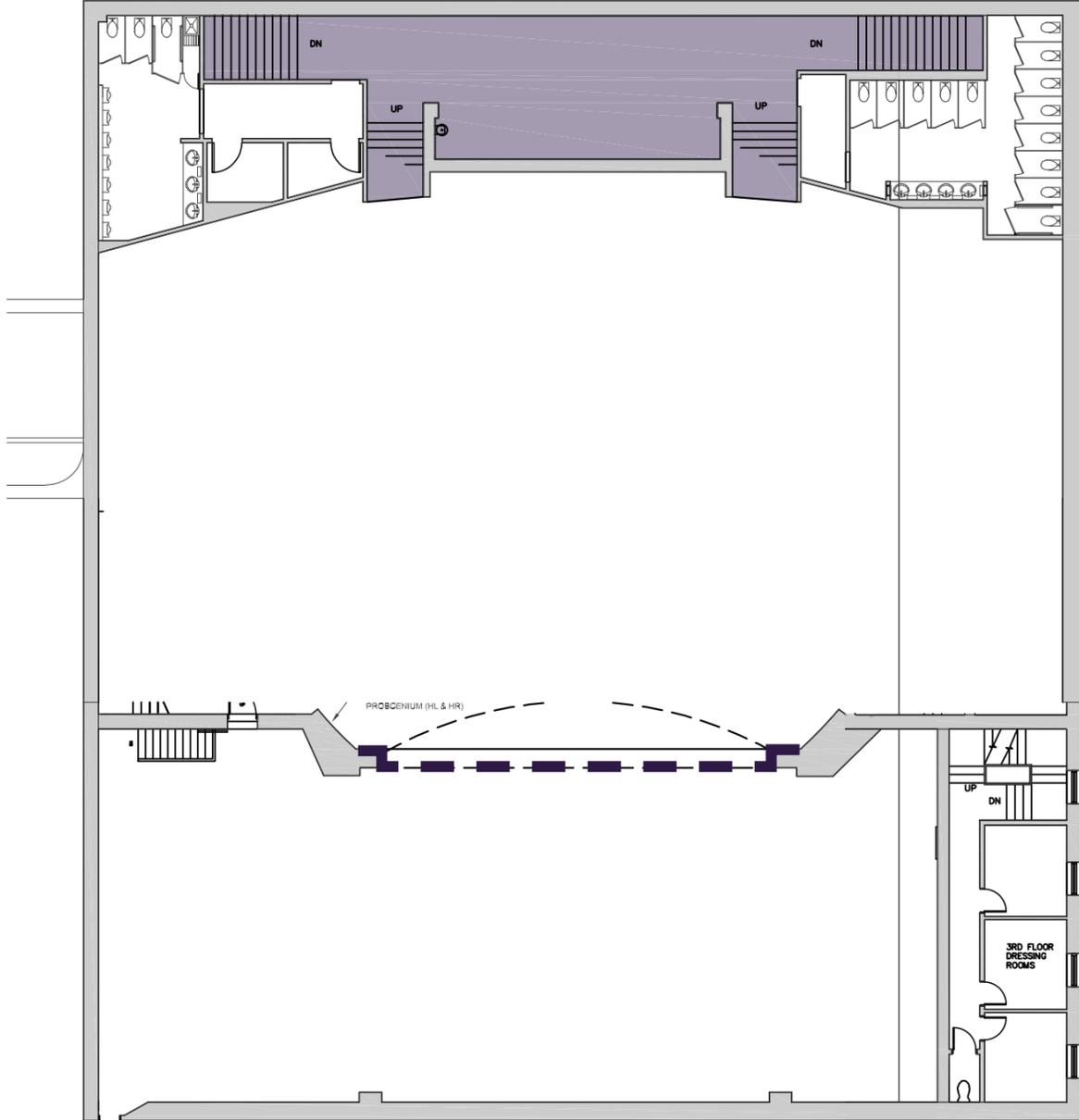


■ DESIGNATED INTERIOR      ■ LINE OF PROSCENIUM (DESIGNATED INTERIOR)

Imperial Theatre LPC Package  
249 West 45th Street  
03/12/26



# DESIGNATED INTERIOR | EXISTING INTERMEDIATE LEVEL PLAN



Existing Intermediate Level Plan  
1/16" = 1'

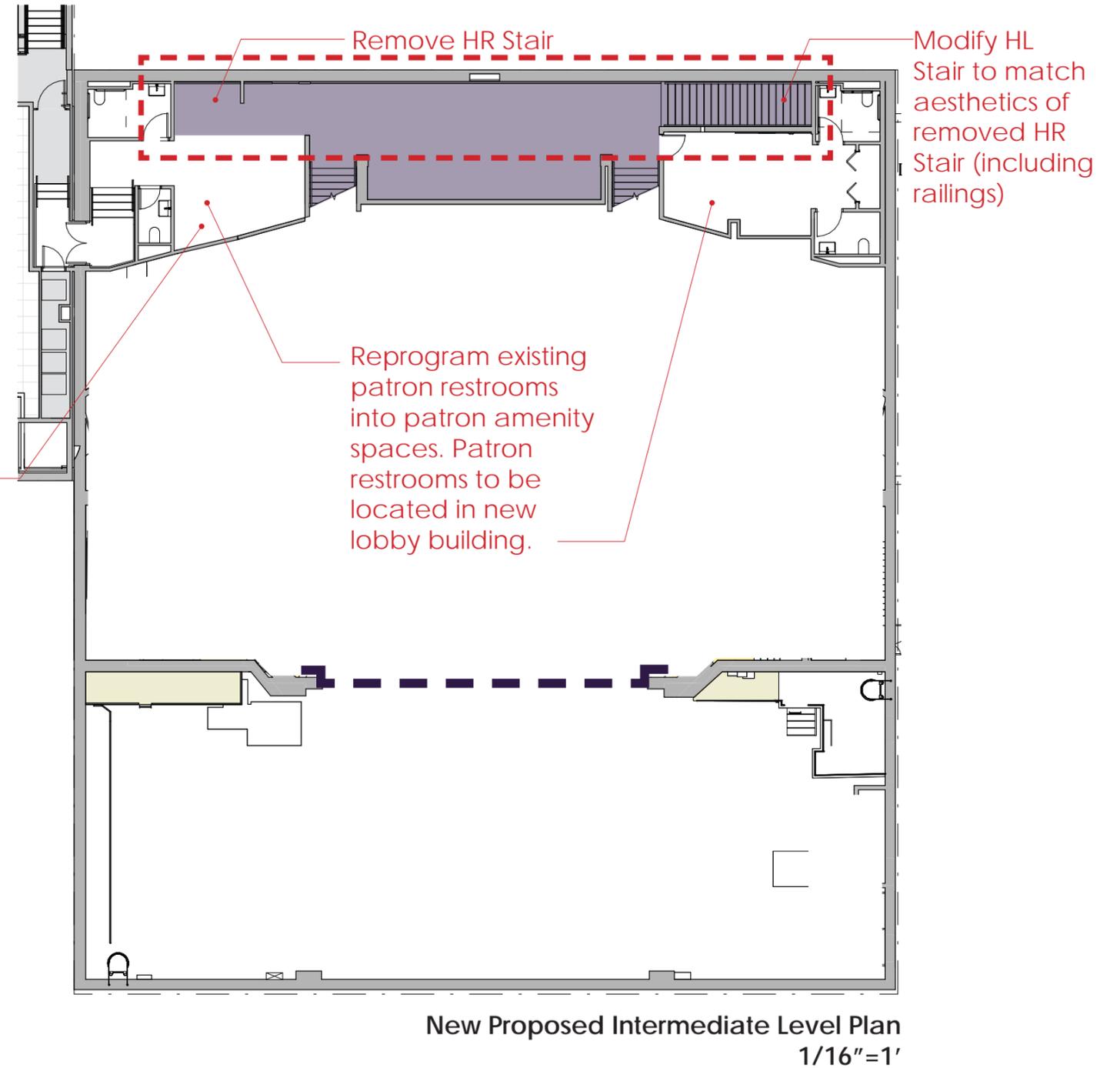
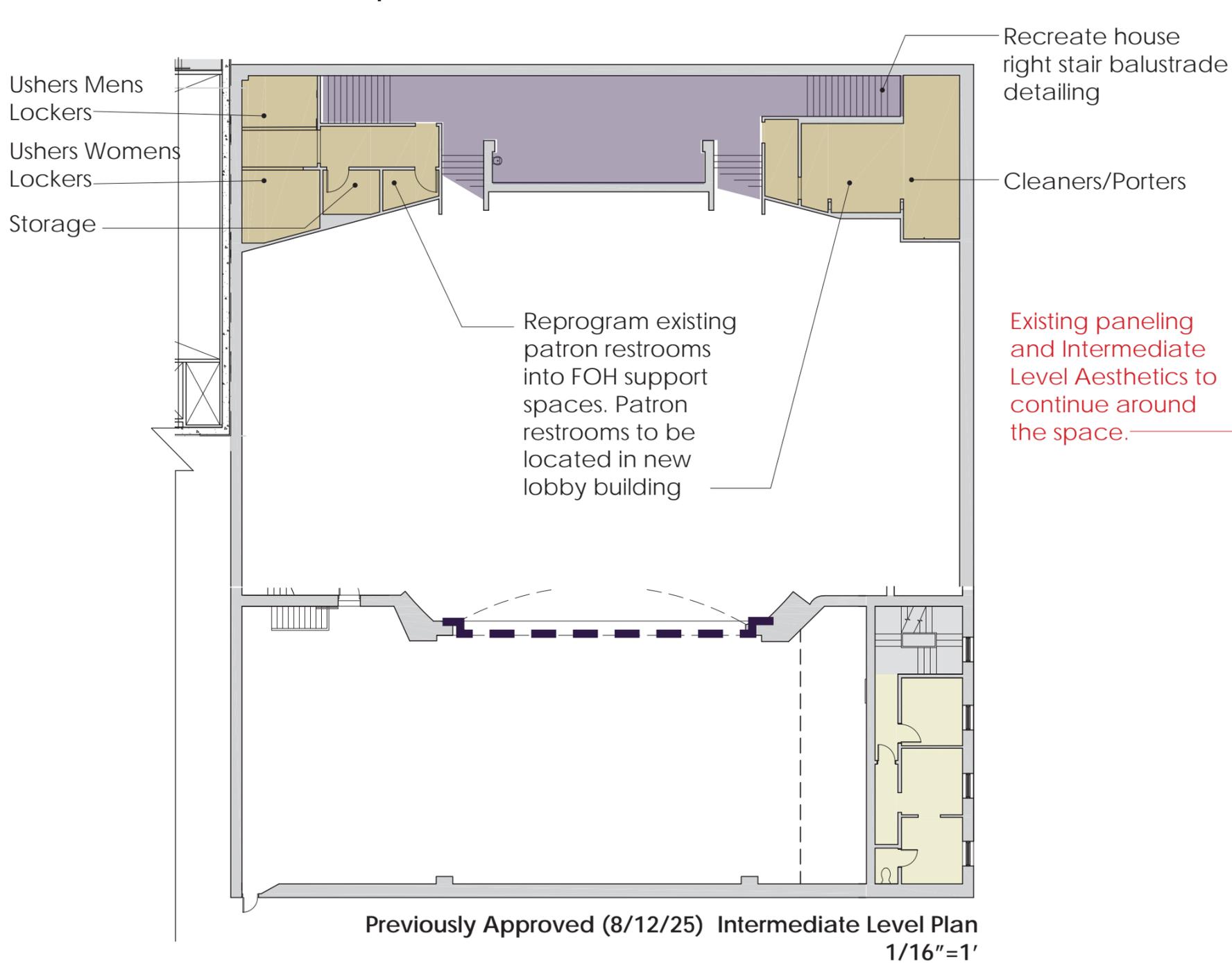


■ DESIGNATED INTERIOR      ■ LINE OF PROSCENIUM (DESIGNATED INTERIOR)

Imperial Theatre LPC Package  
249 West 45th Street  
03/12/26



# DESIGNATED INTERIOR | PREVIOUSLY APPROVED AND NEW PROPOSED INTERMEDIATE LEVEL PLANS



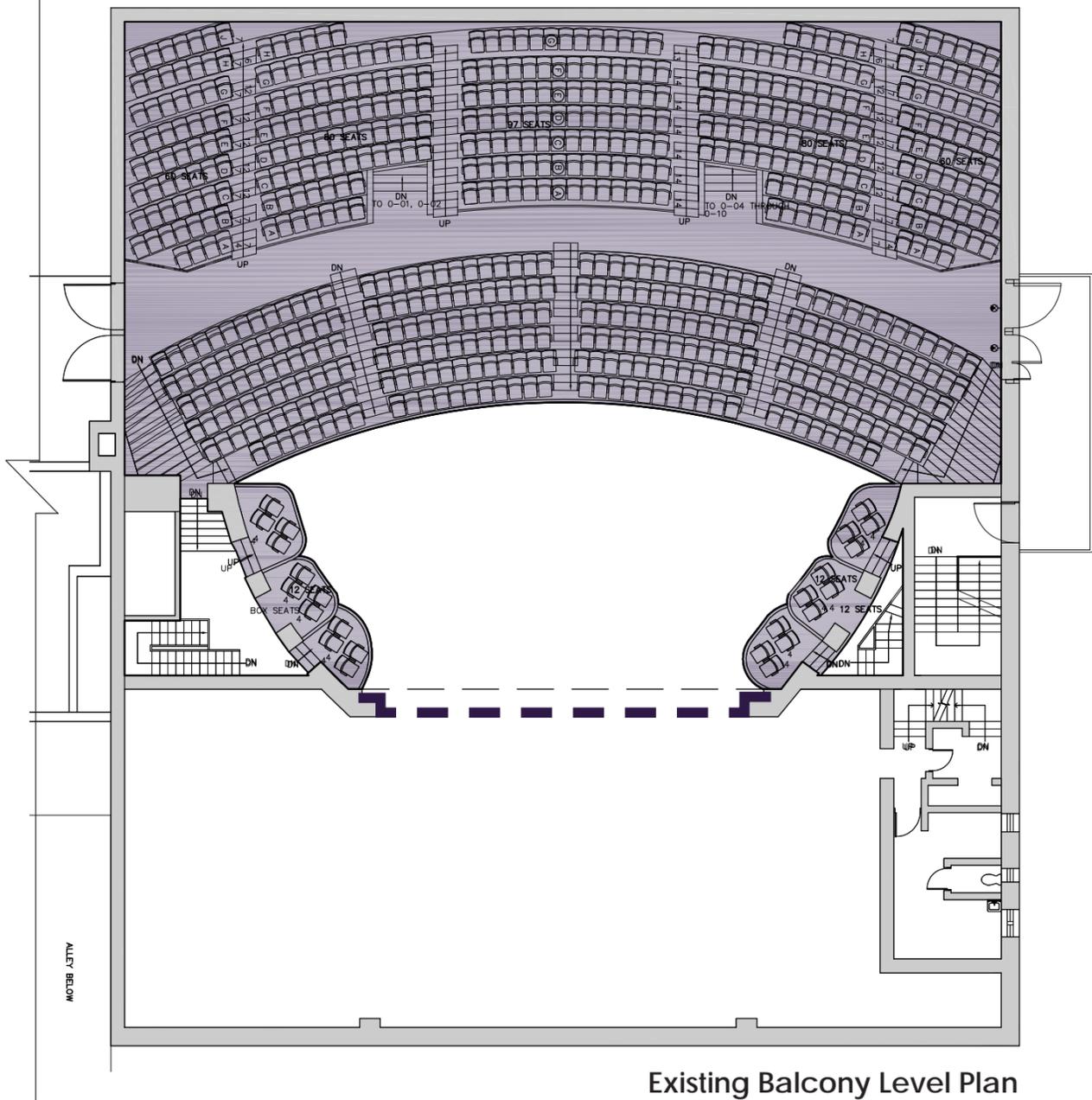
DESIGNATED INTERIOR

LINE OF PROSCENIUM (DESIGNATED INTERIOR)

Imperial Theatre LPC Package  
249 West 45th Street  
03/12/26



# DESIGNATED INTERIOR | EXISTING BALCONY PLANS



Existing Balcony Level Plan  
1/16"=1'

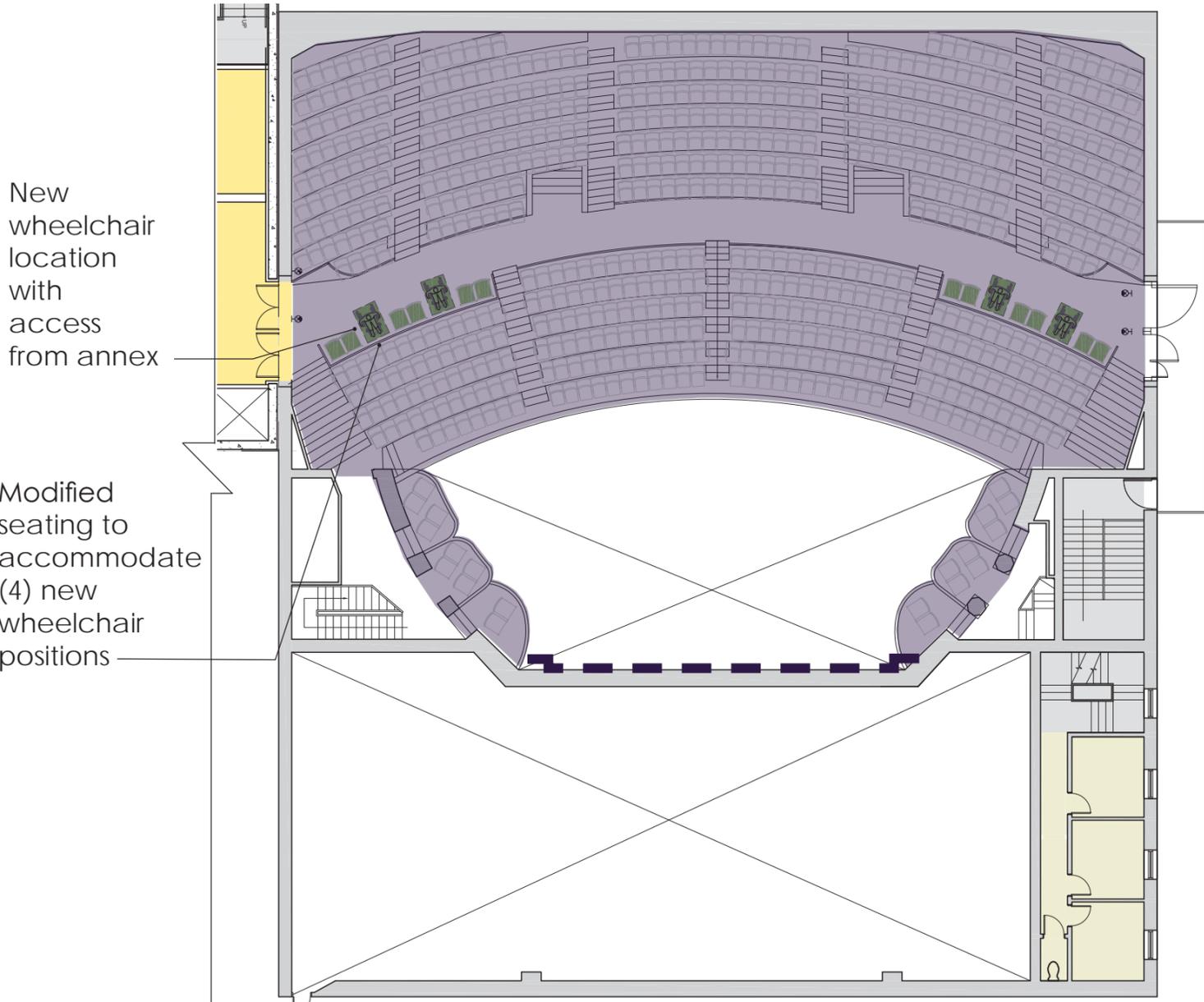


■ DESIGNATED INTERIOR      ■ LINE OF PROSCENIUM (DESIGNATED INTERIOR)

Imperial Theatre LPC Package  
249 West 45th Street  
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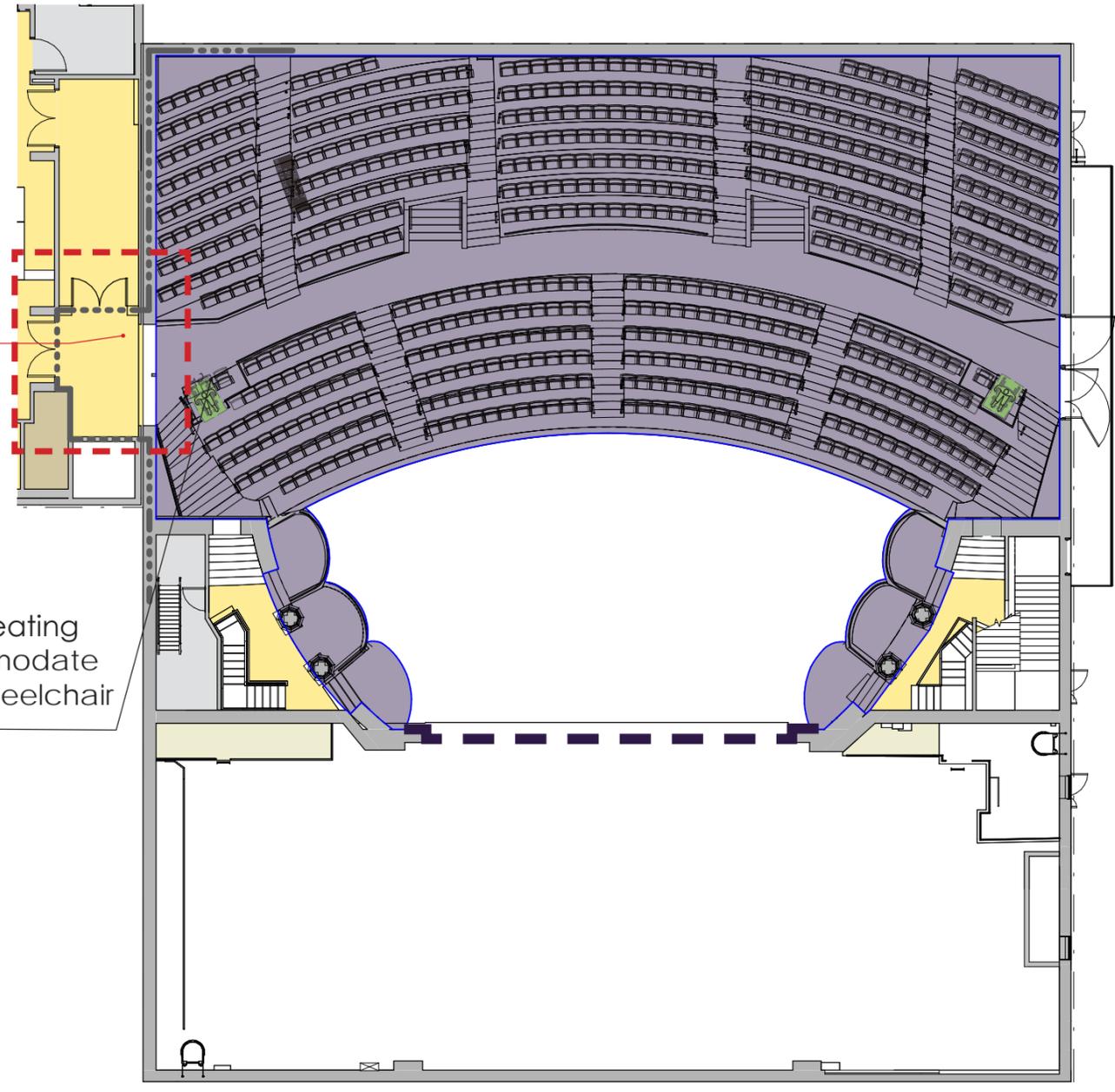
# DESIGNATED INTERIOR | PREVIOUSLY APPROVED AND NEW PROPOSED BALCONY PLANS



Previously Approved (8/12/25) Balcony Level Plan  
1/16"=1'

Remove existing HR doors to relieve circulation bottleneck

Modified seating to accommodate (2) new wheelchair positions



New Proposed Balcony Level Plan  
1/16"=1'

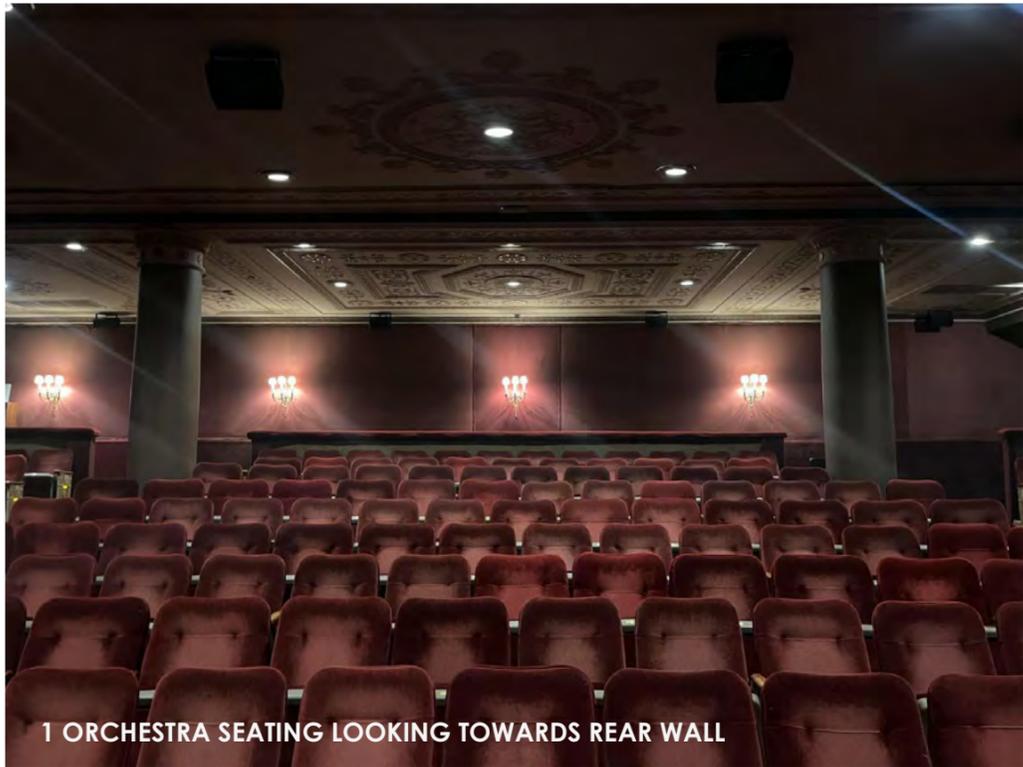


■ DESIGNATED INTERIOR      ■ LINE OF PROSCENIUM (DESIGNATED INTERIOR)

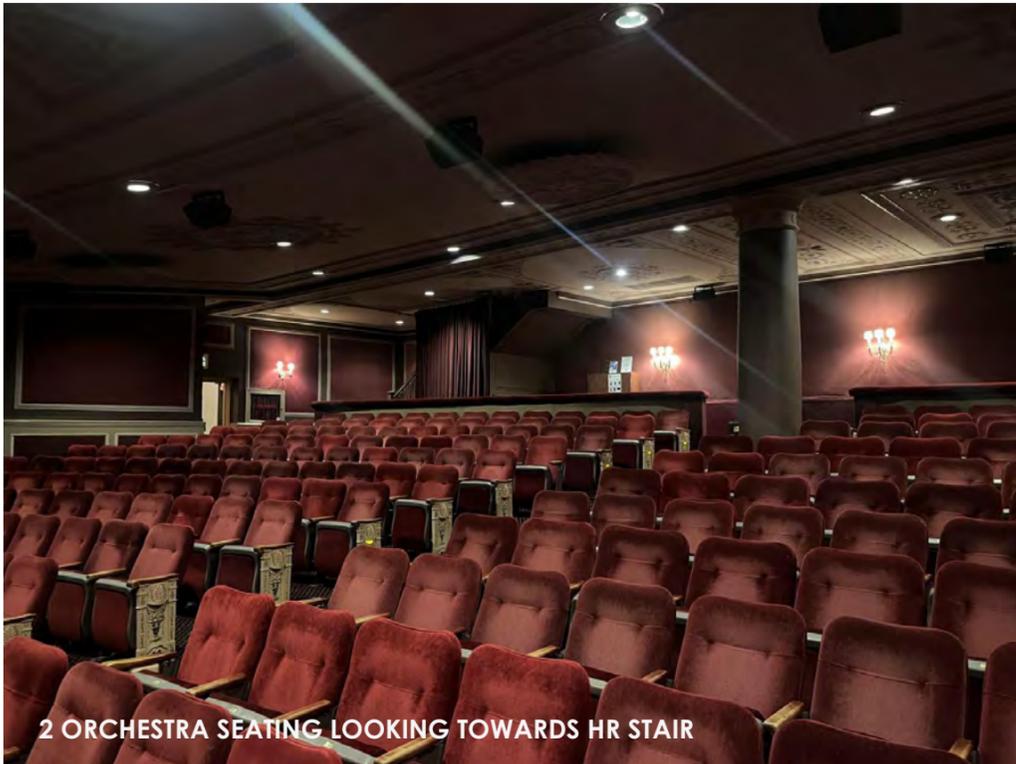
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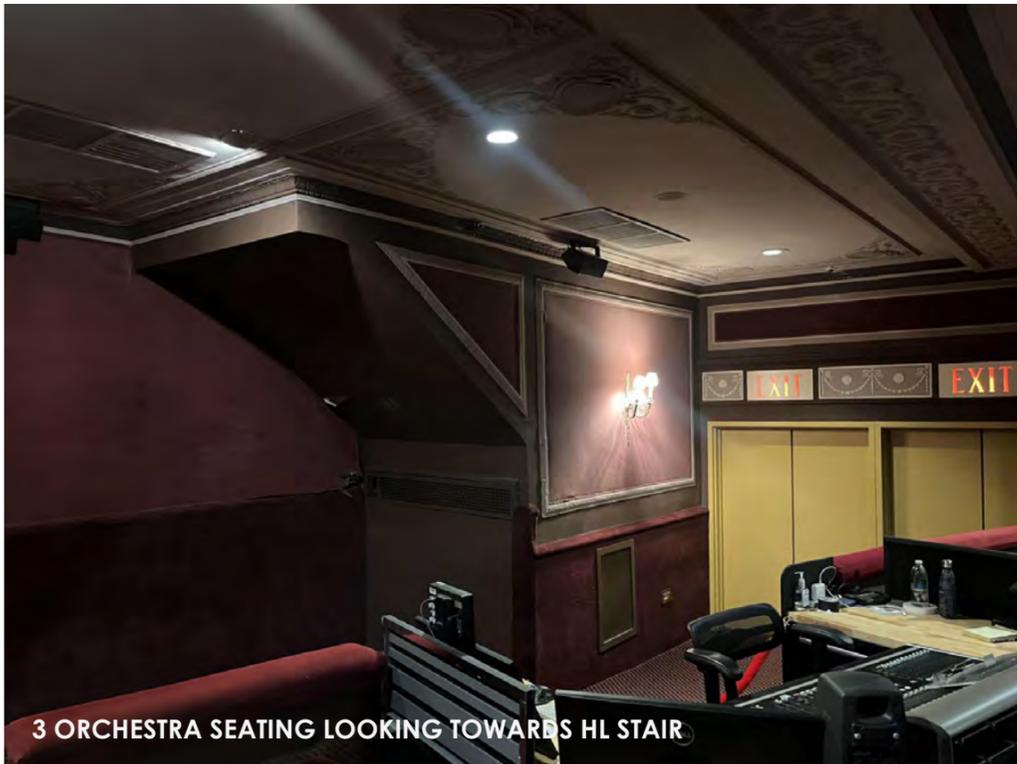
# EXISTING REAR ORCHESTRA PHOTOS



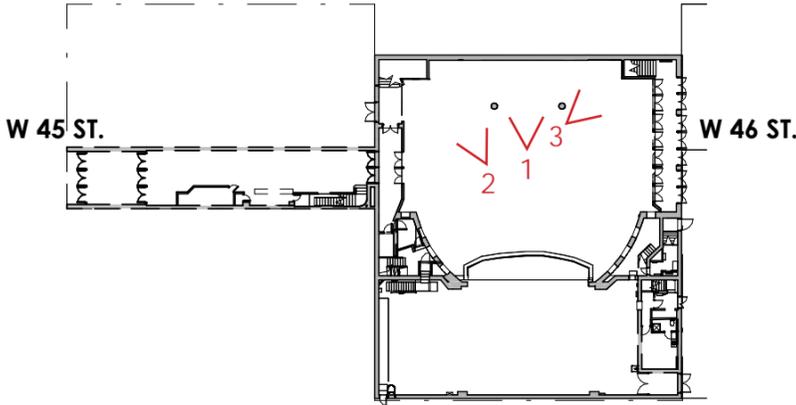
1 ORCHESTRA SEATING LOOKING TOWARDS REAR WALL



2 ORCHESTRA SEATING LOOKING TOWARDS HR STAIR



3 ORCHESTRA SEATING LOOKING TOWARDS HL STAIR

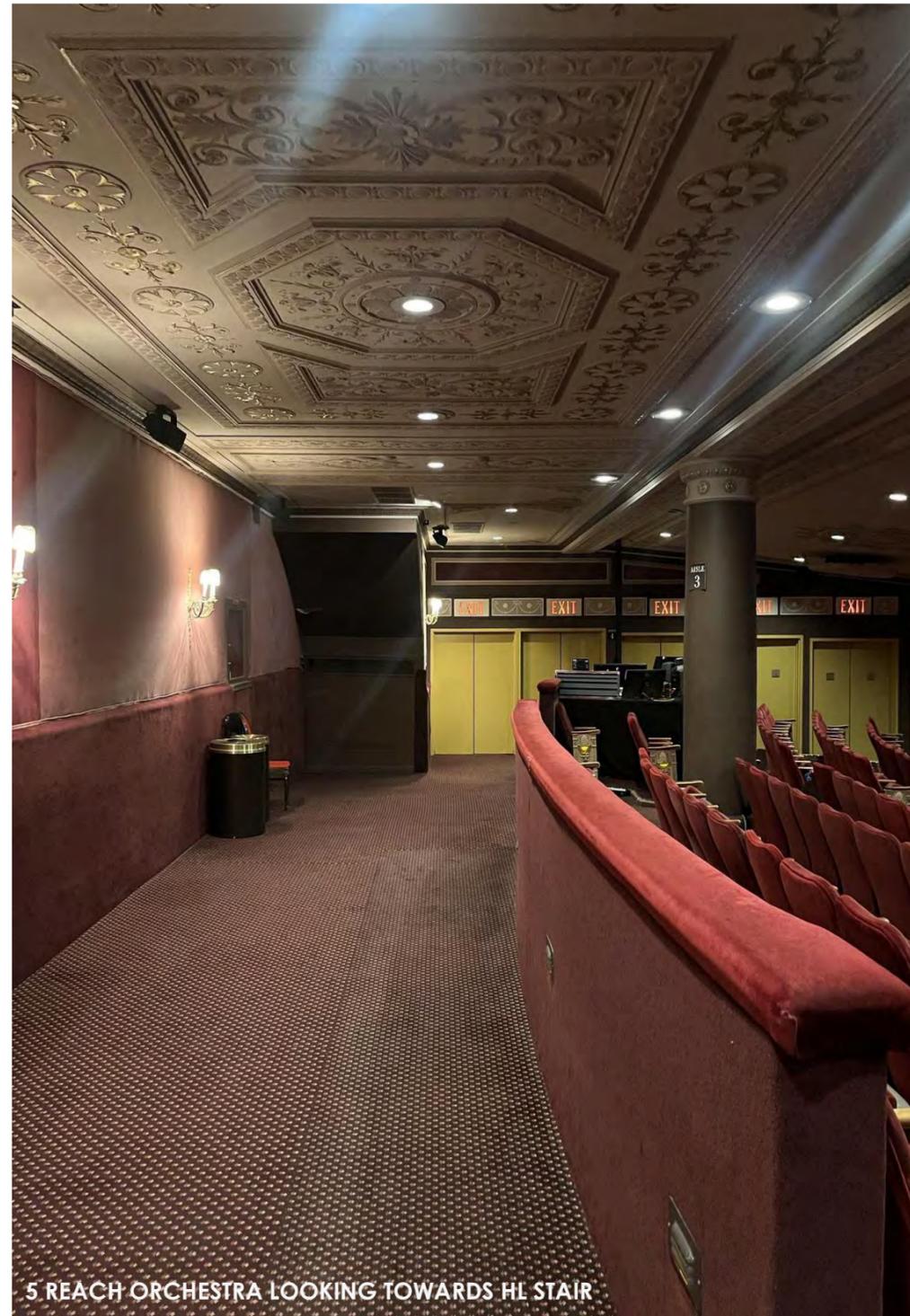


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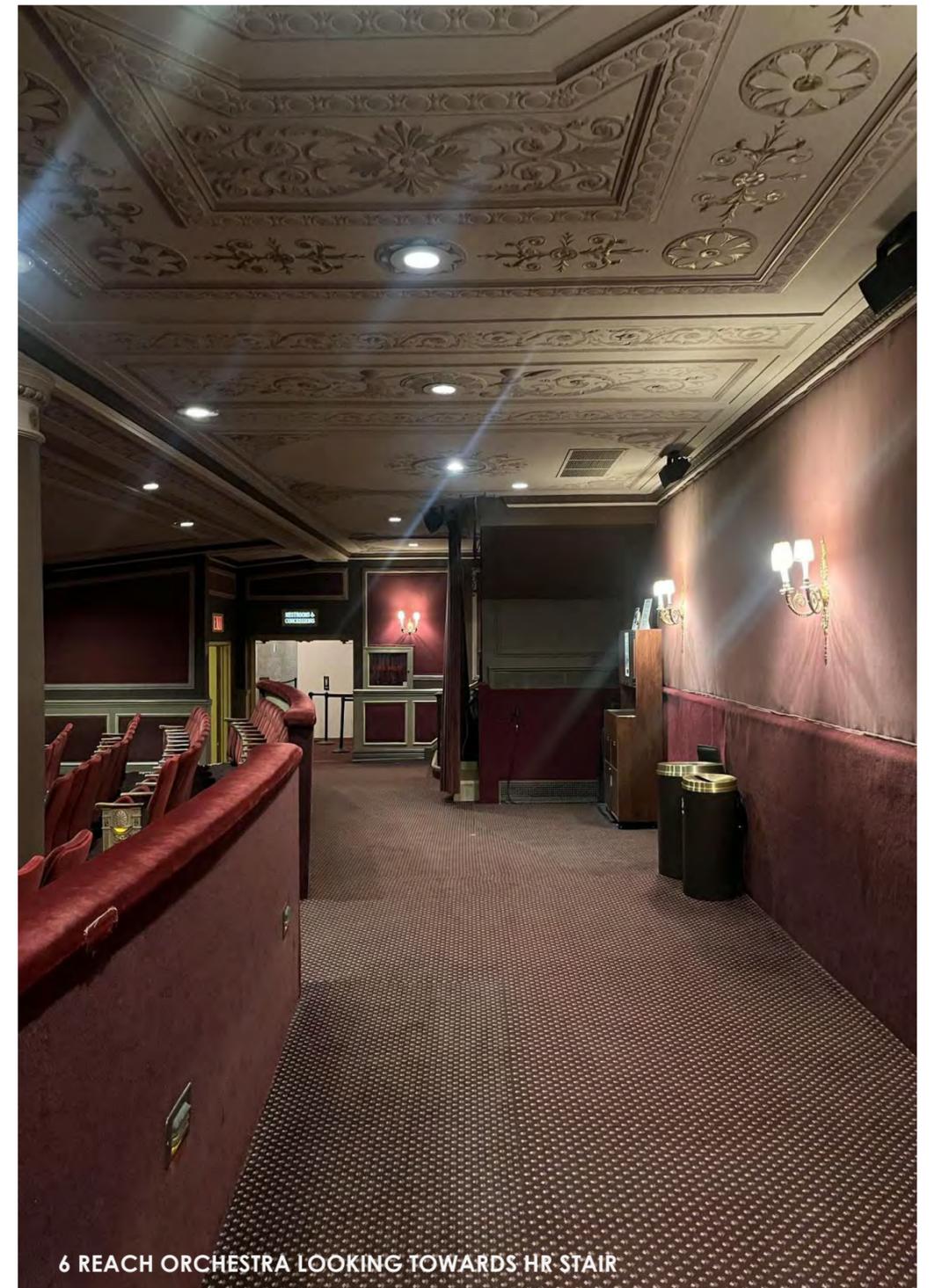
# EXISTING REAR ORCHESTRA PHOTOS



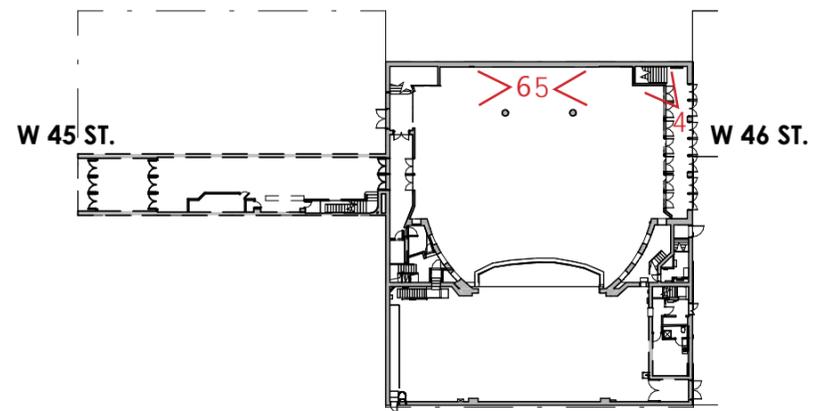
4 HL SOUND & LIGHT LOCK LOOKING TOWARDS HL STAIR



5 REACH ORCHESTRA LOOKING TOWARDS HL STAIR



6 REACH ORCHESTRA LOOKING TOWARDS HR STAIR



# EXISTING REAR ORCHESTRA PHOTOS



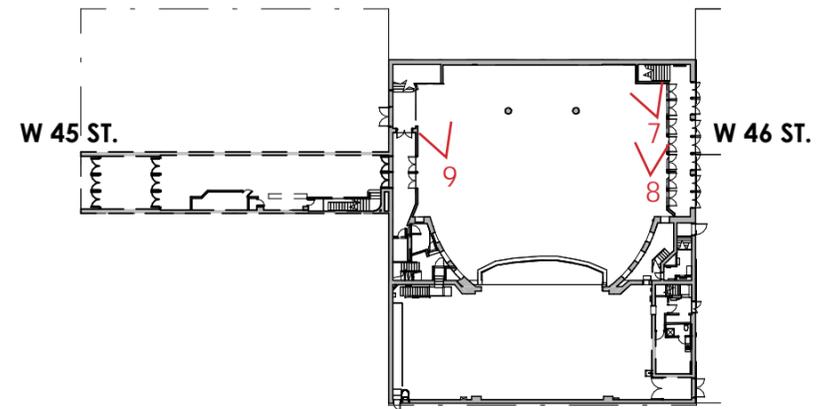
7 HL SOUND & LIGHT LOCK LOOKING TOWARDS REAR ORCHESTRA



8 HL SEATING LOOKING TOWARDS HL STAIR

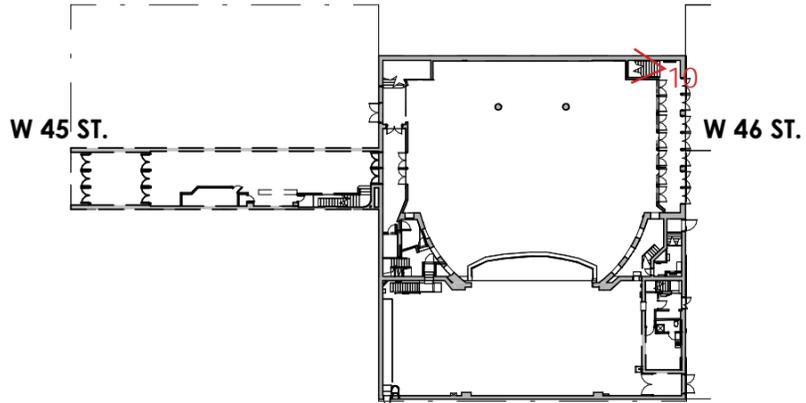
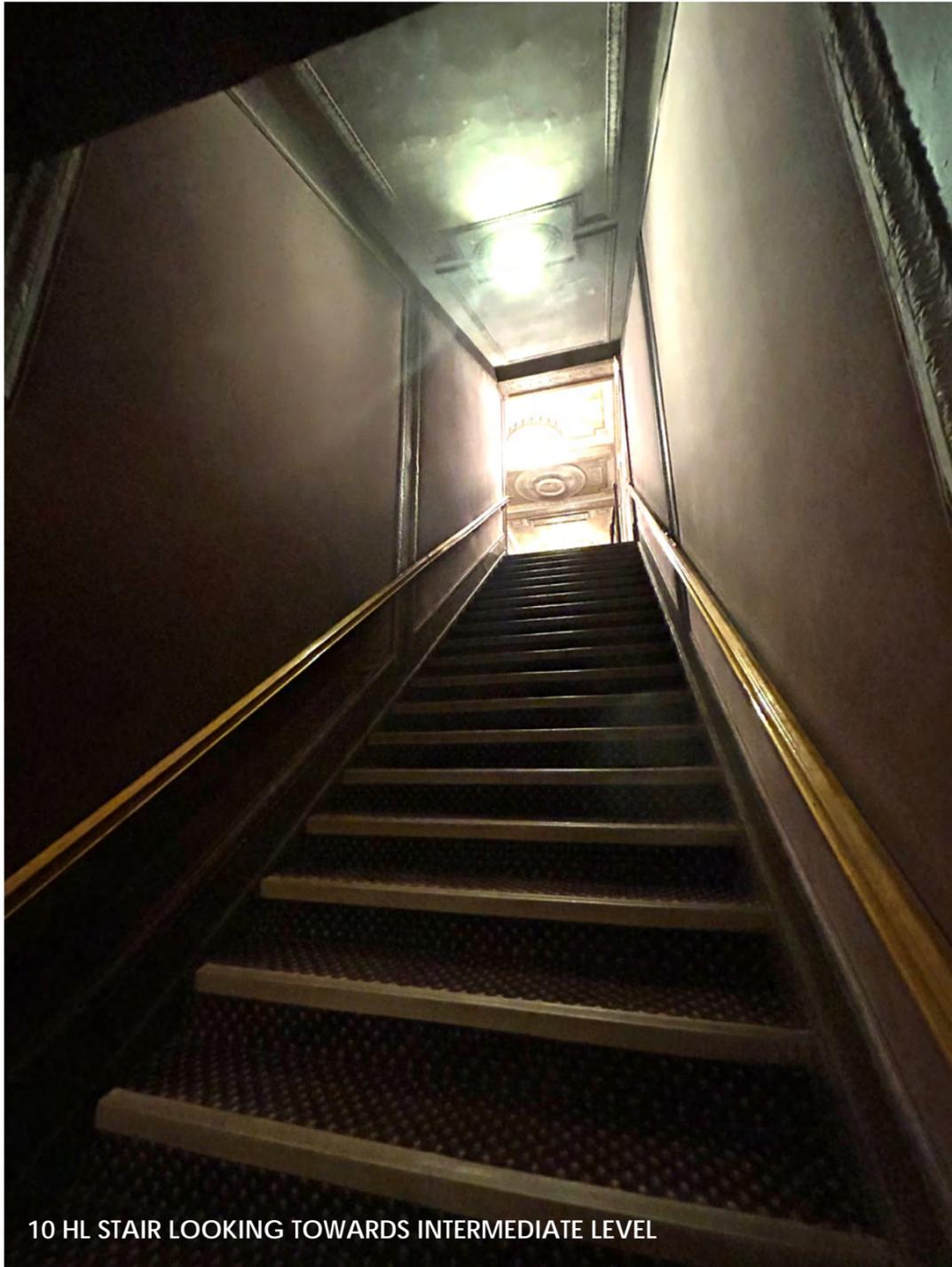


9 HR SEATING LOOKING TOWARDS HR STAIR



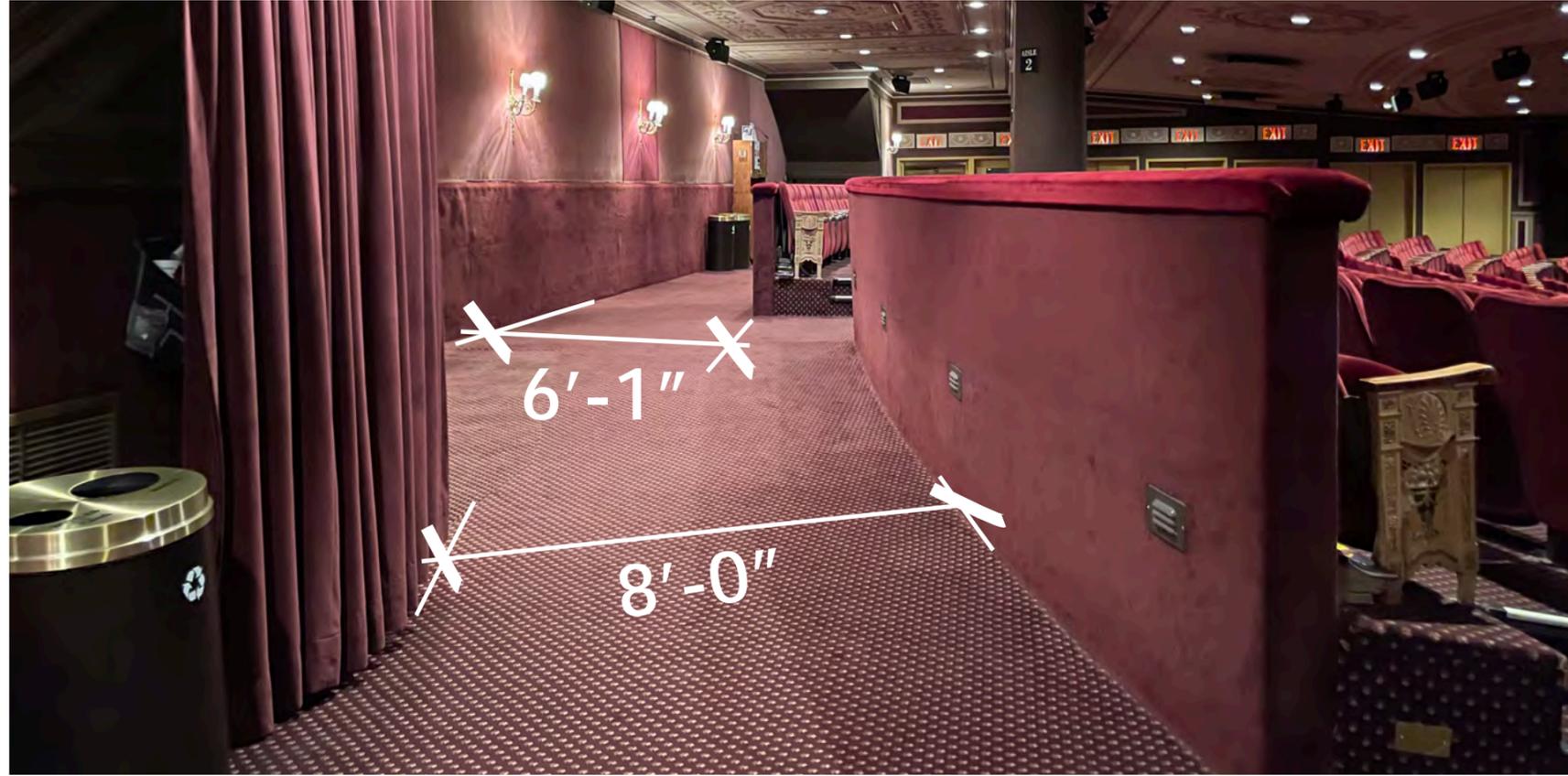
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EXISTING HOUSE LEFT STAIR PHOTO



Imperial Theatre LPC Package  
249 West 45th Street  
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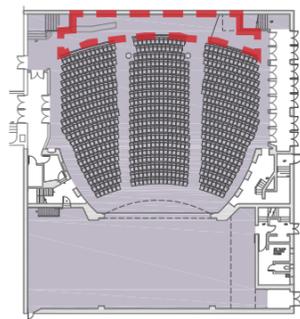
# REAR ORCHESTRA PROMENADE EXISTING PHOTOS



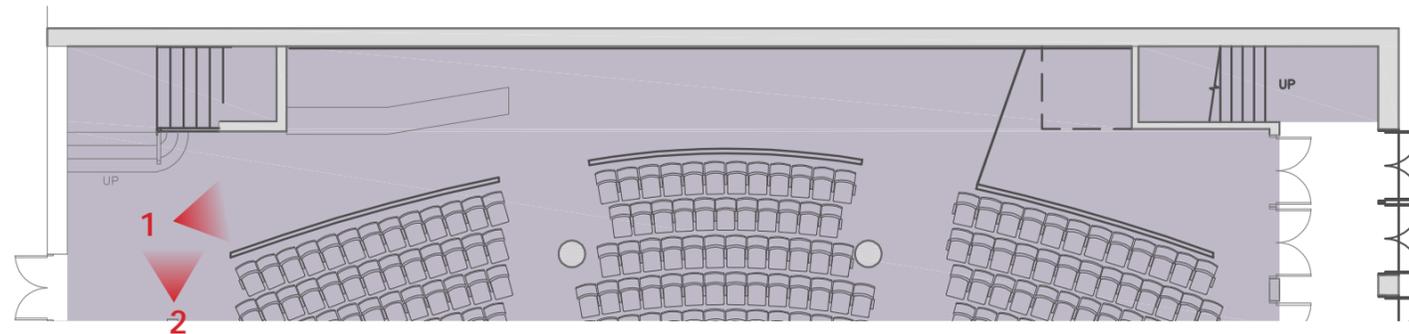
Rear Orchestra Promenade looking towards House Left Sound & Light Lock  
View 1



Rear Orchestra Promenade looking House Right  
View 2



Key Plan



EXISTING REAR ORCHESTRA PHOTOS



REAR ORCHESTRA PROMENADE | *Historic Photograph*

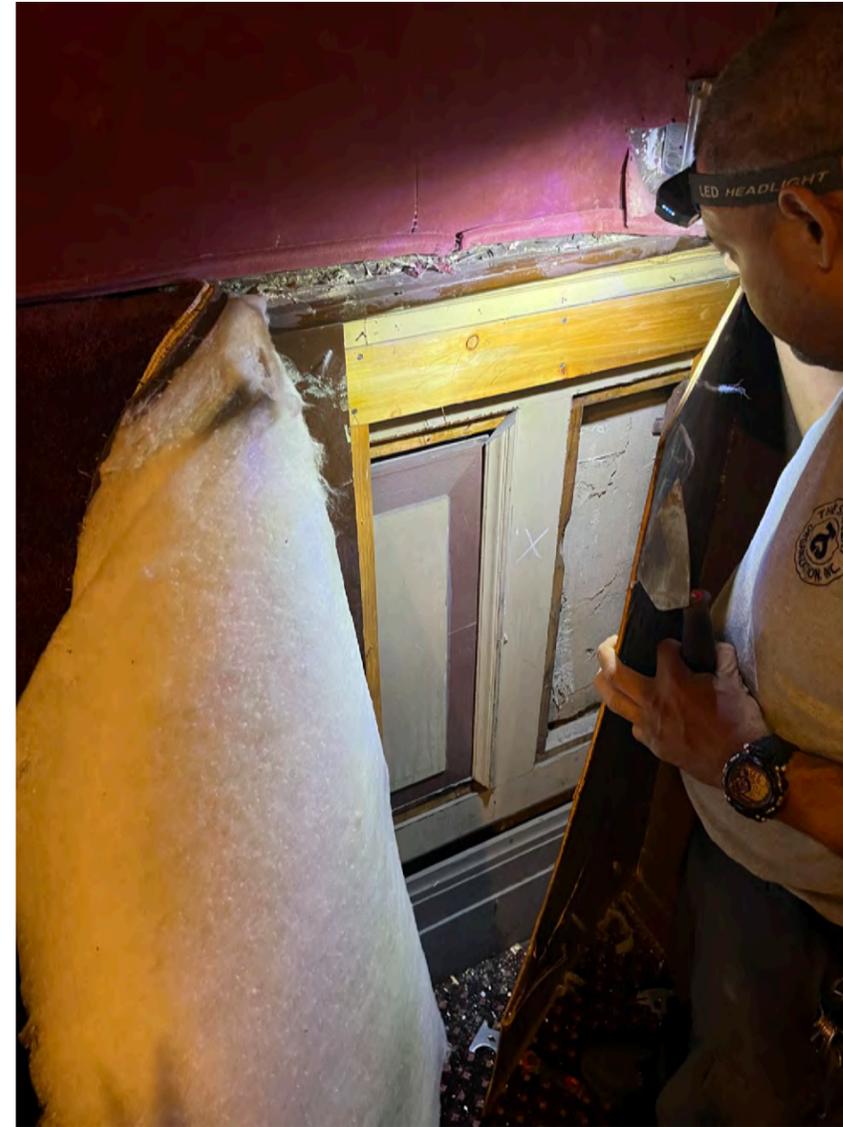


Historic photo of Rear Orchestra Promenade looking towards House Left Sound & Light Lock

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# REAR ORCHESTRA PROMENADE | *Probes and Strategy*

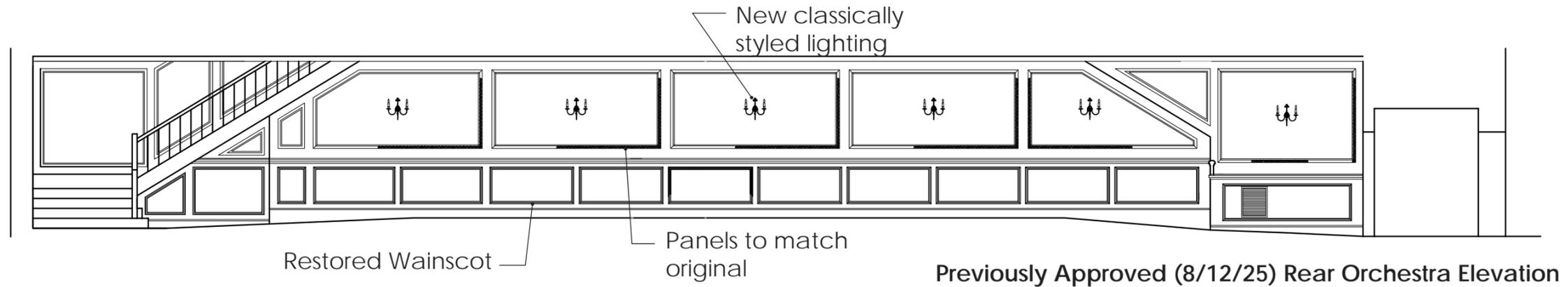
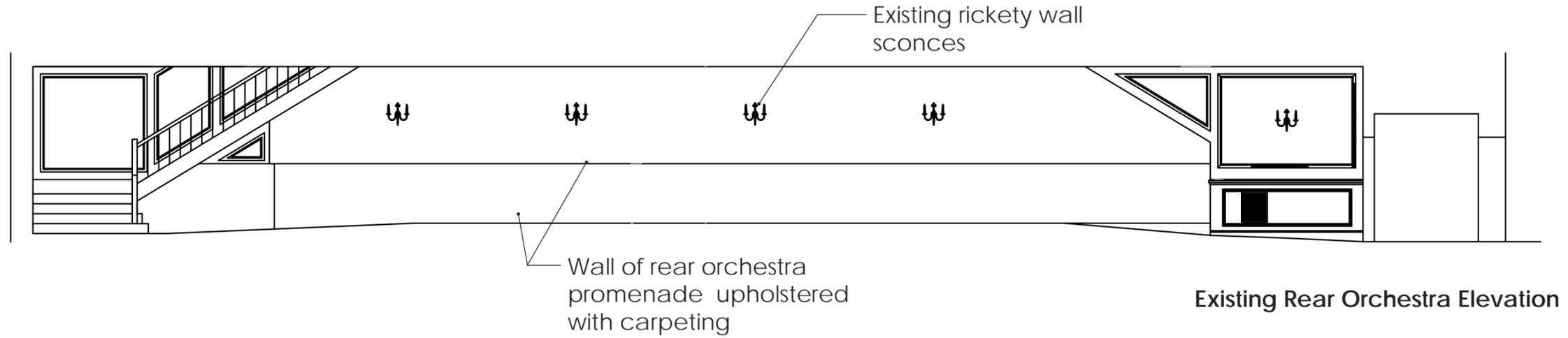
Previously submitted with Previously Approved (8/12/25) Documentation



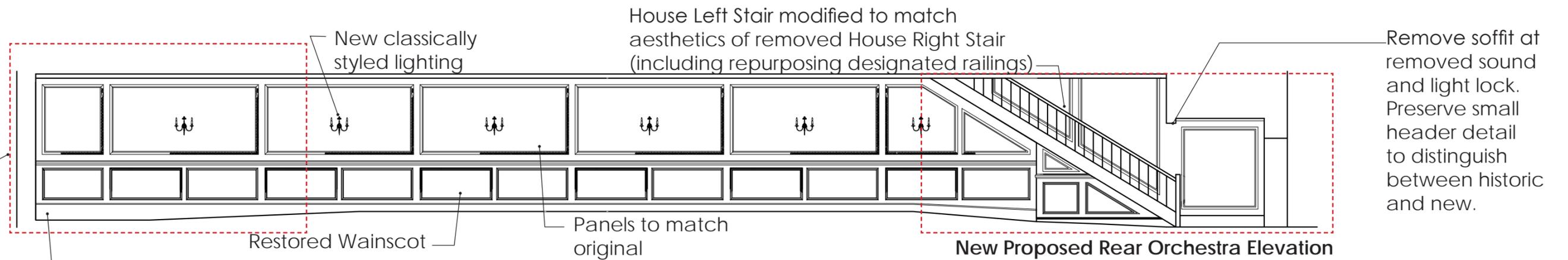
1. Probes were made in the Orchestra rear wall.
2. It revealed that the original framework of the paneling still exists underneath the current upholstered fabric.
3. Our strategy is that the entire wall will be uncovered during construction and the panel spacing and configuration will follow the same spacing as the existing framework.

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# REAR ORCHESTRA PROMENADE | Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions

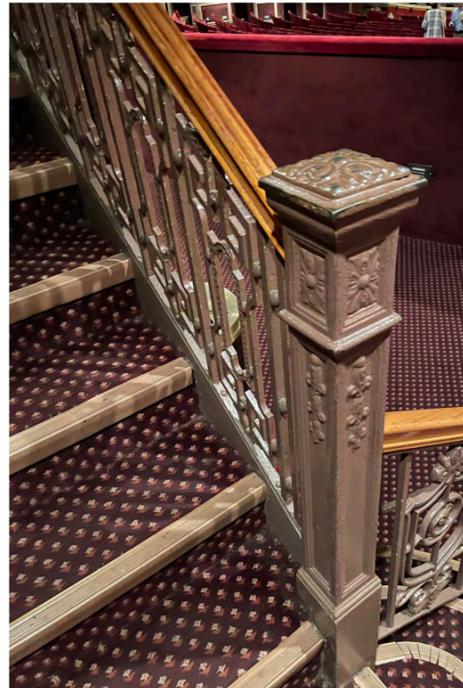


Design concept is to preserve a consistent panel width throughout and allow the end condition to make up for the difference in widths.



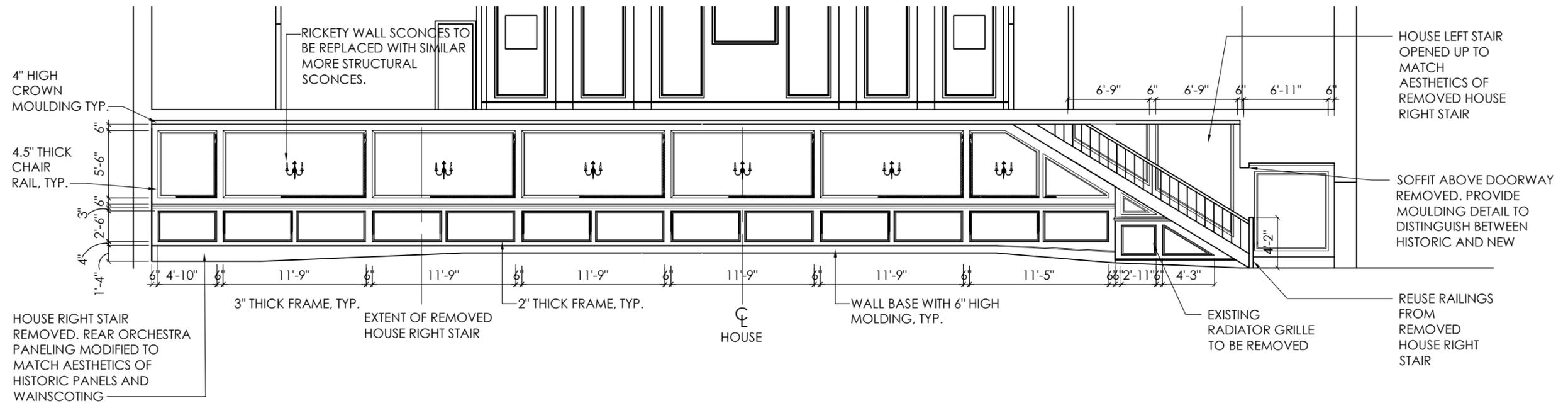
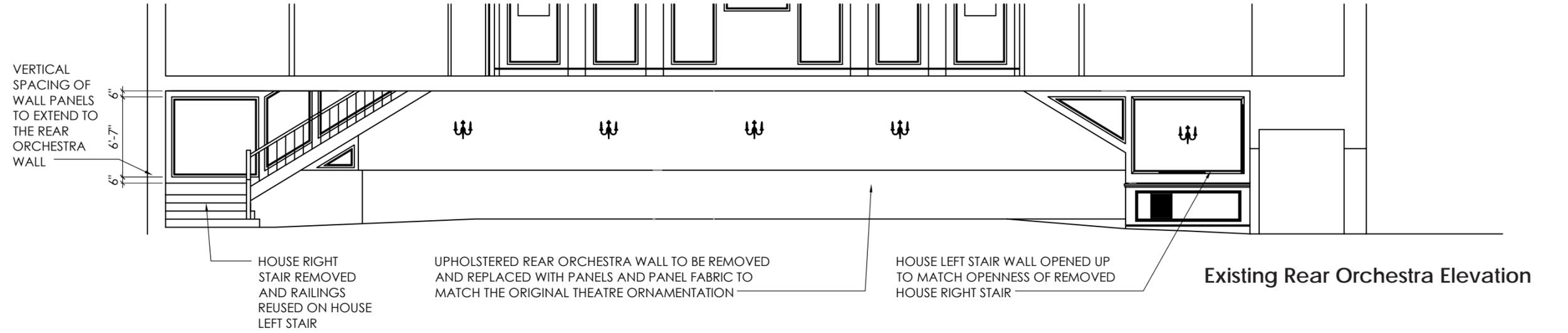
**NOTE: Exact panel spacing to be determined during construction when the upholstered wall can be removed in its entirety.**

# EXISTING VS. NEW PROPOSED REAR ORCHESTRA PROMENADE ELEVATION COMPARISON



Photos of House Right Stair Railings

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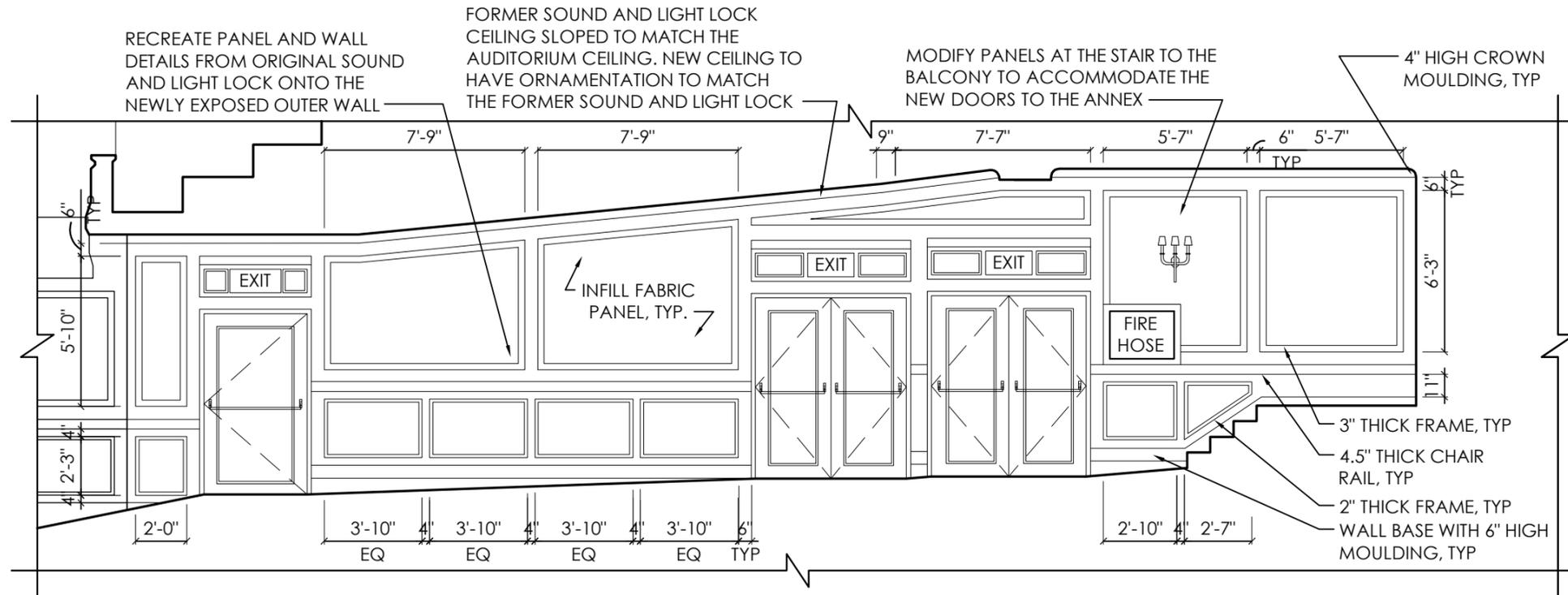


**NOTE: Exact panel spacing to be determined during construction when the upholstered wall can be removed in its entirety.**

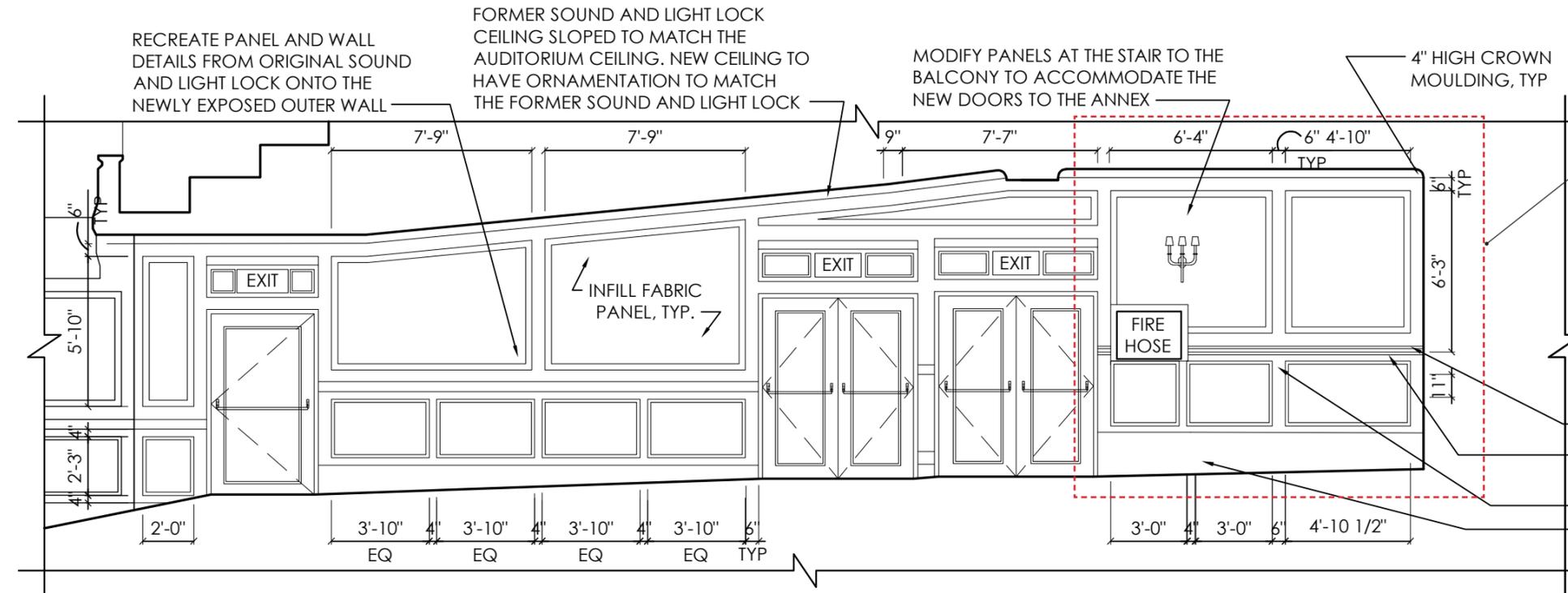
New Proposed Rear Orchestra Elevation



# HOUSE RIGHT ELEVATION | Comparison between Previously Approved and New Proposed Conditions



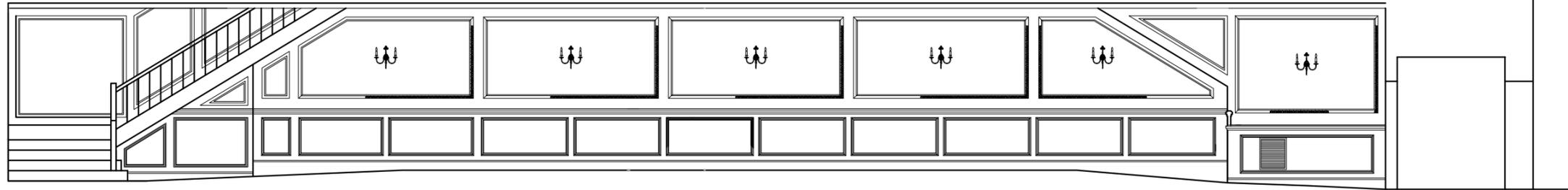
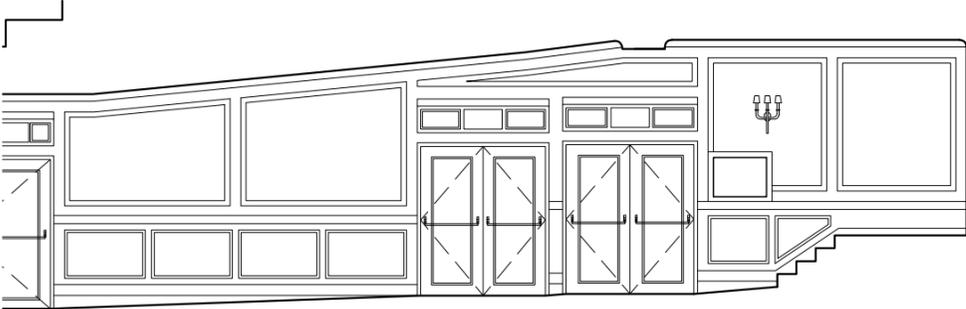
**Previously Approved (8/12/25)  
House Right Elevation**



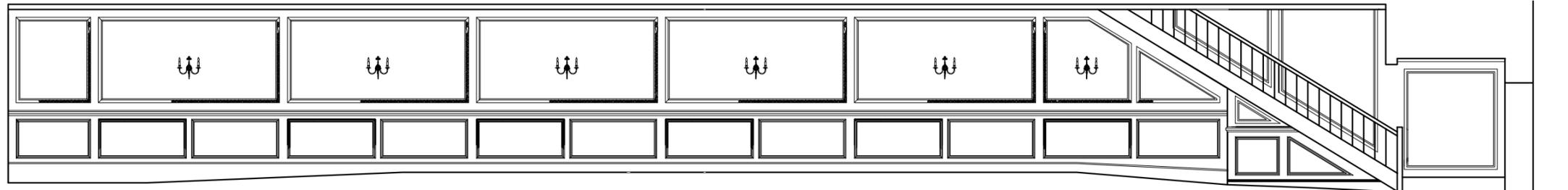
*Panel spacing modified to align with rear orchestra elevation, refer to following page*

**New Proposed  
House Right Elevation**

**HOUSE RIGHT AND REAR ORCHESTRA UNFOLDED ELEVATION** | *Comparison between Previously Approved and New Proposed Conditions*



Previously Approved (8/12/25)  
House Right Elevation



New Proposed  
House Right Elevation

EXISTING PHOTO OF WAINSCOTING STEPPING DOWN

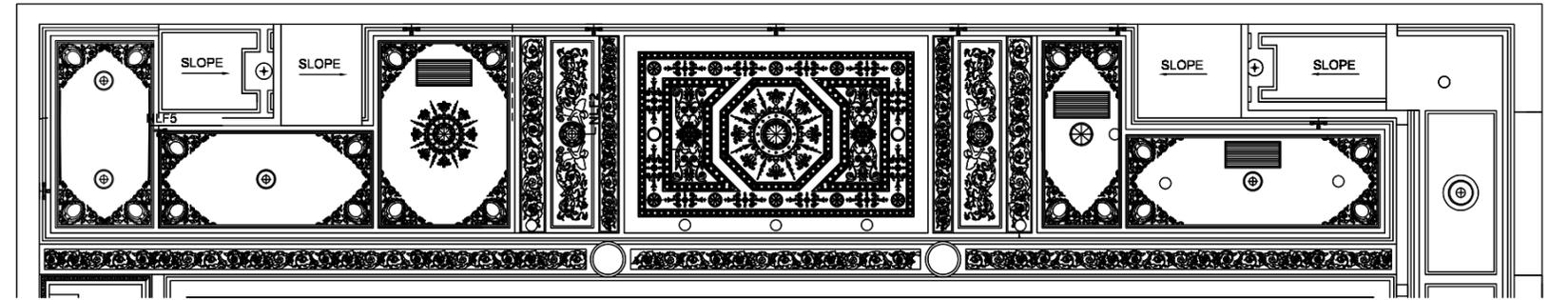


REAR ORCHESTRA REFLECTED CEILING PLAN | Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions

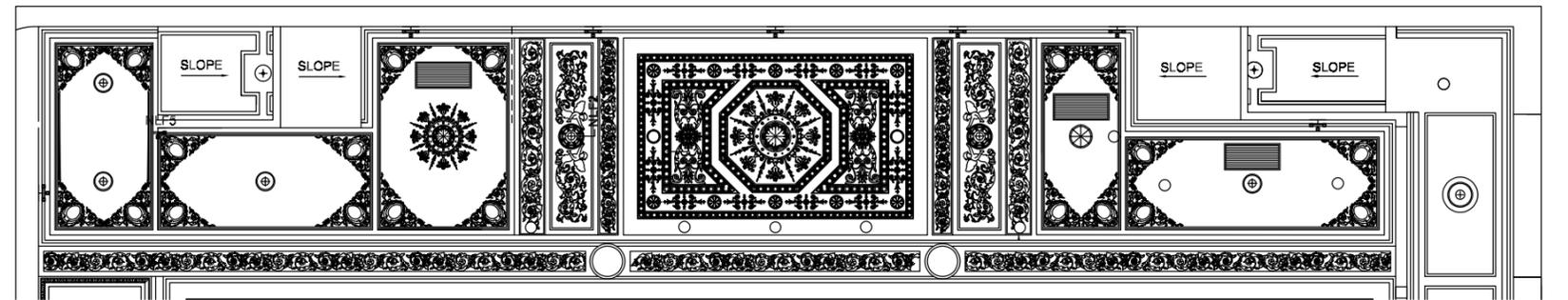


Sloped ceiling at stair to be projected vertically to form the new panels on the new ceiling in this area.

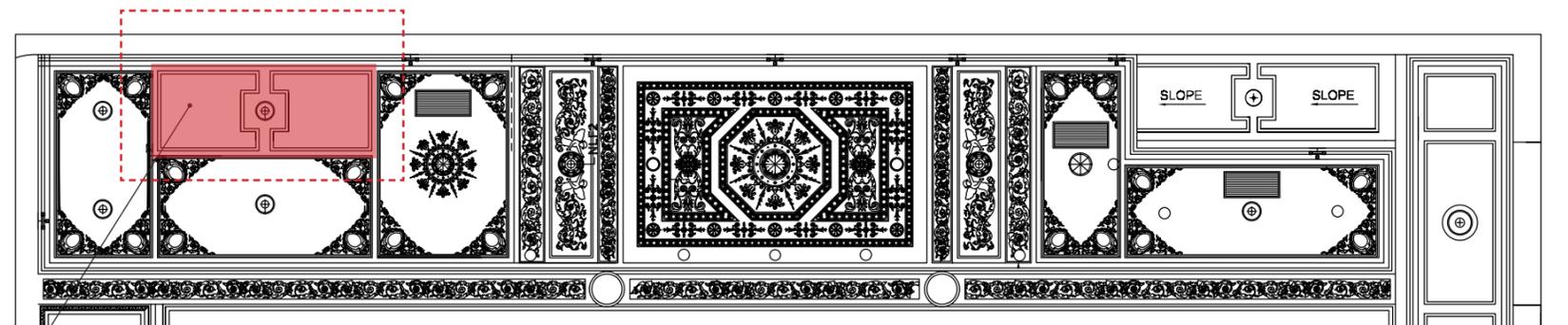
New plaster ceiling at the removed House Right Stair to match the surrounding ceiling panels. Panel spacing to match the vertical projection of the existing plasterwork on the sloped surface. Refer to above existing image.



Existing Rear Orchestra Elevation



Previously Approved (8/12/25) Rear Orchestra Elevation

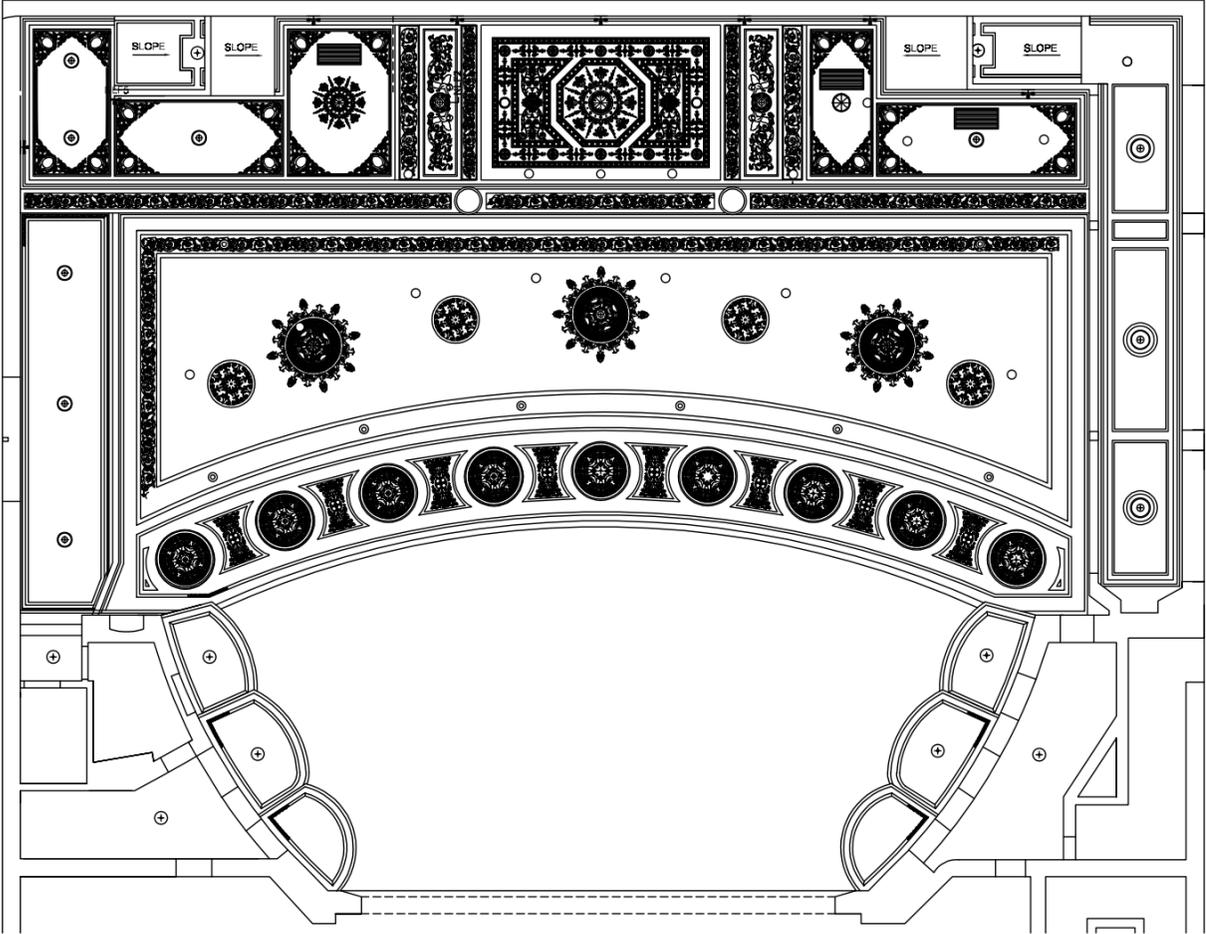


New Proposed Rear Orchestra Elevation

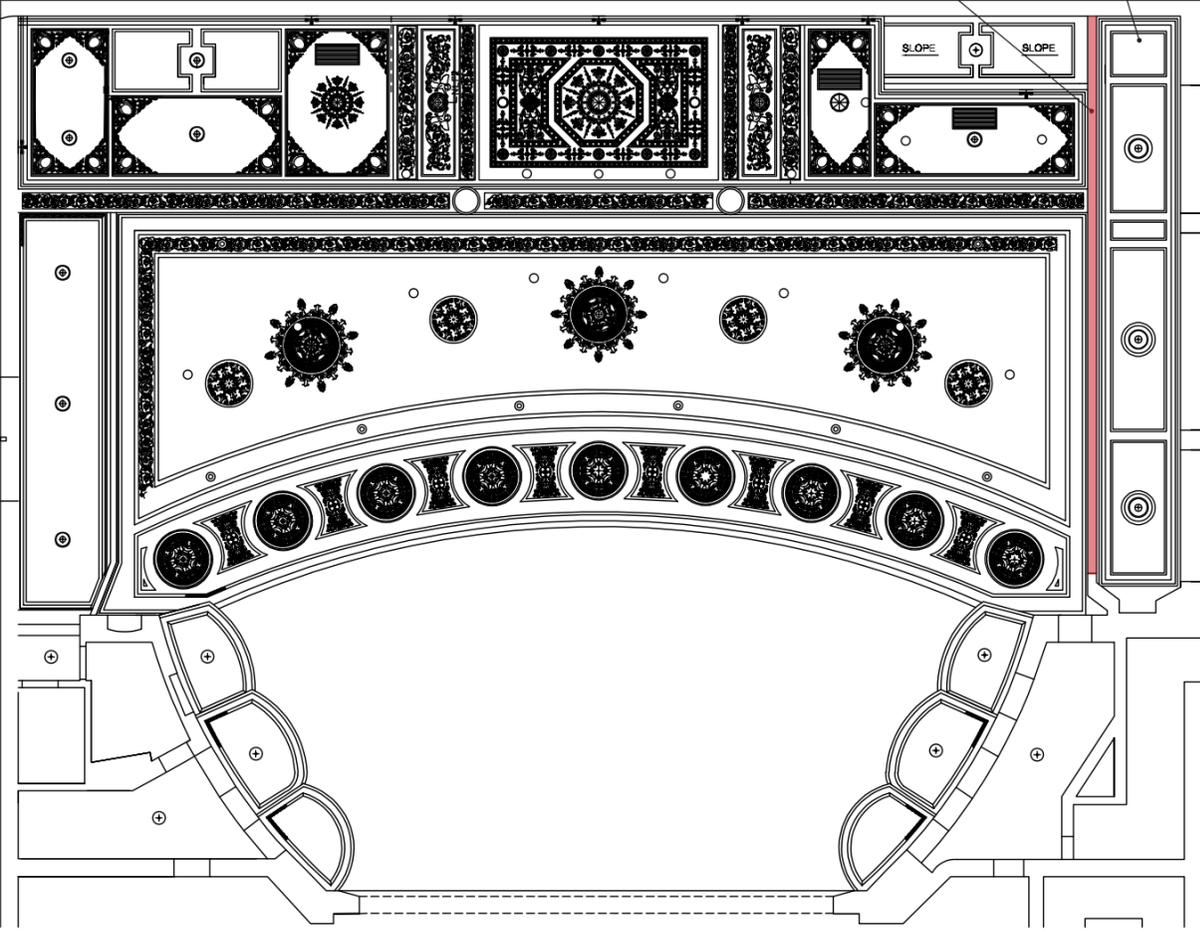
OVERALL REAR ORCHESTRA REFLECTED CEILING PLAN | Comparison between Previously Approved, and New Proposed Conditions

Extend ornamentation in the existing sound & light lock to the ceiling of the HL Stair Landing

Reduce headers above removed doors at HL Sound & Light lock. Refer to renderings for header treatment to distinguish the historic vs new conditions



Previously Approved (8/12/25) Rear Orchestra Elevation



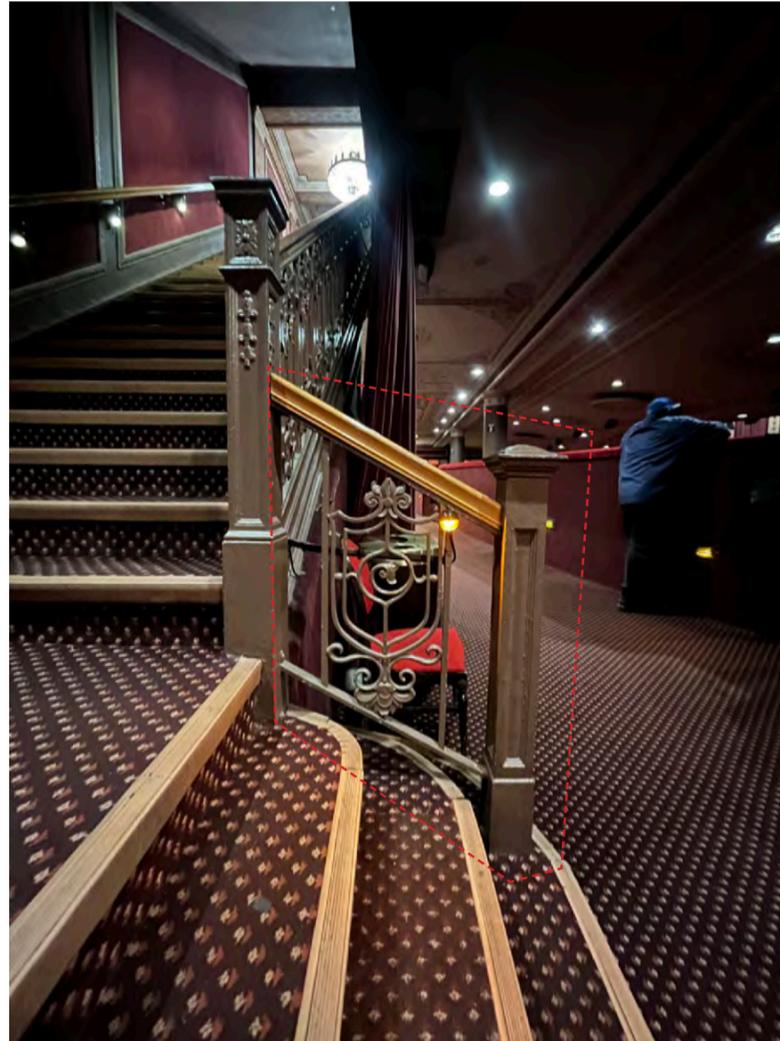
New Proposed Rear Orchestra Elevation

## EXISTING PHOTOS OF HOUSE RIGHT RAILING

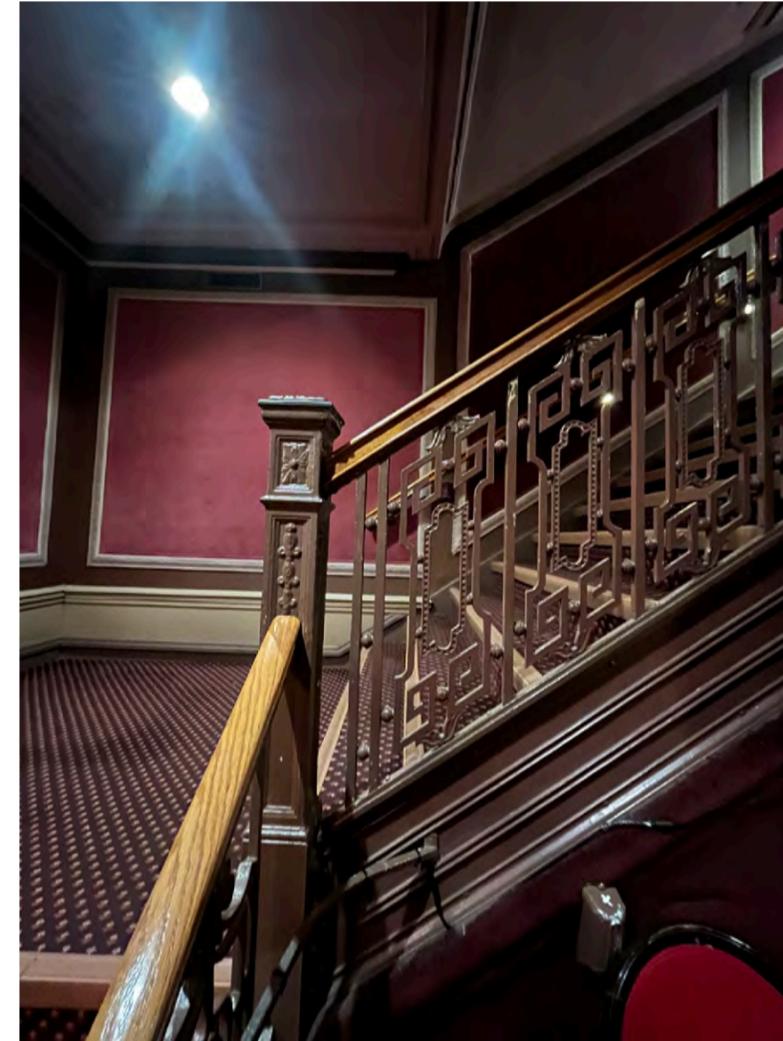
The lower railing and newel post have different aesthetics from the upper railing newel post and railings:

- Heights are not the same (3-4" difference).
- Wood Handrail material is not the same.
- Design motif is not the same.
- Steel is thinner than the other run of railings.
- Lower newel post lacks ornamentation.

As these are not historic railings, we will not reuse this lower section.



Lower Railing



Upper Railing

# EXISTING PHOTOS OF HOUSE RIGHT RAILING

Natural seam of the wood handrail occurs at this point (4 panels from the top). Selectively cut railing at this location.

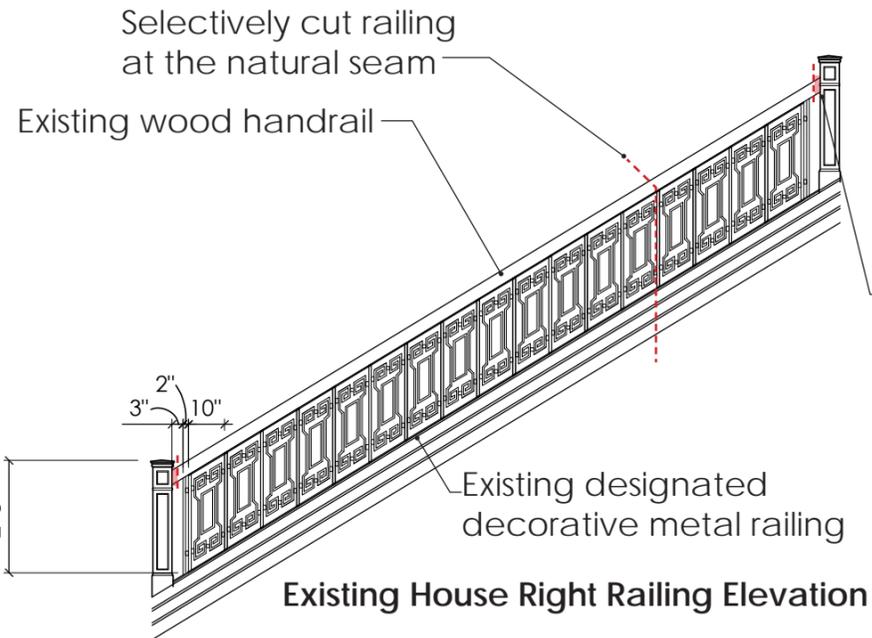


# STAIR DETAILS | Strategy of Reusing Existing House Right Railings on the House Left Stair

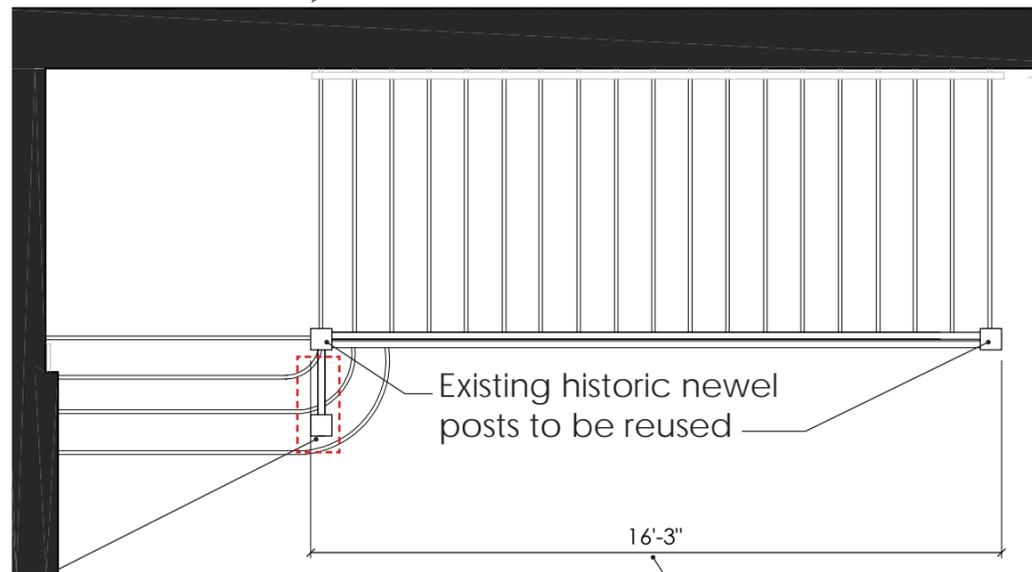


Lower portion of railing will not be reused

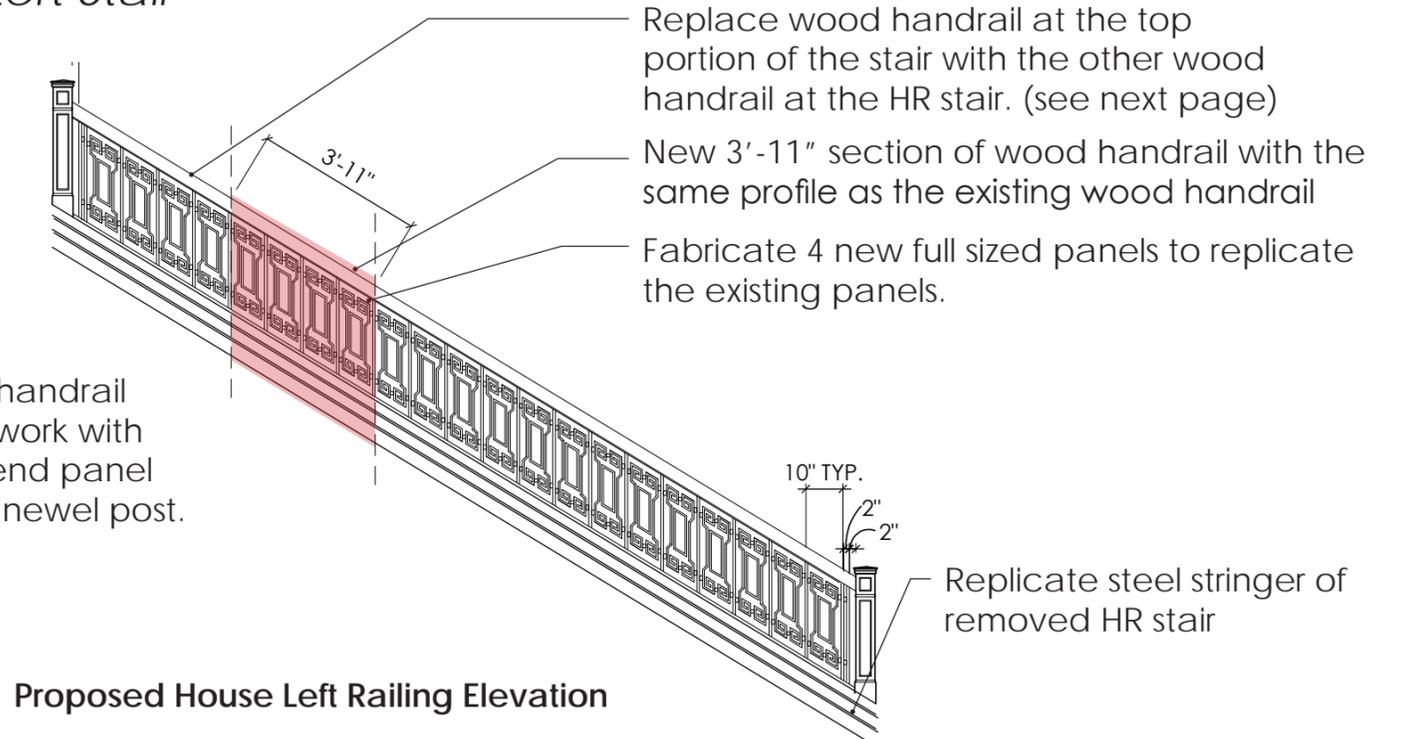
Existing railing height is code compliant



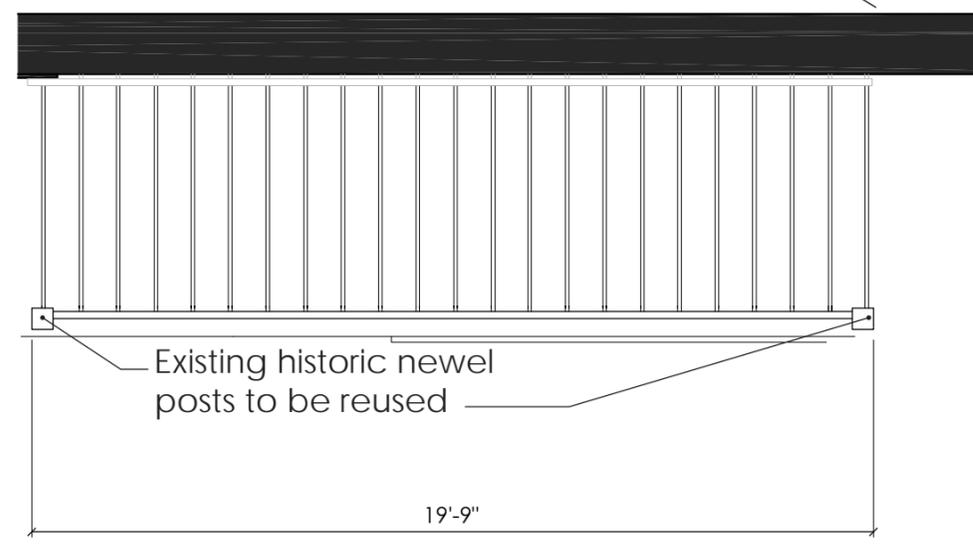
Existing House Right Railing Elevation



Existing House Right Stair Plan



Proposed House Left Railing Elevation



Proposed House Left Stair Plan

Replace wood handrail at the top portion of the stair with the other wood handrail at the HR stair. (see next page)  
 New 3'-11" section of wood handrail with the same profile as the existing wood handrail  
 Fabricate 4 new full sized panels to replicate the existing panels.

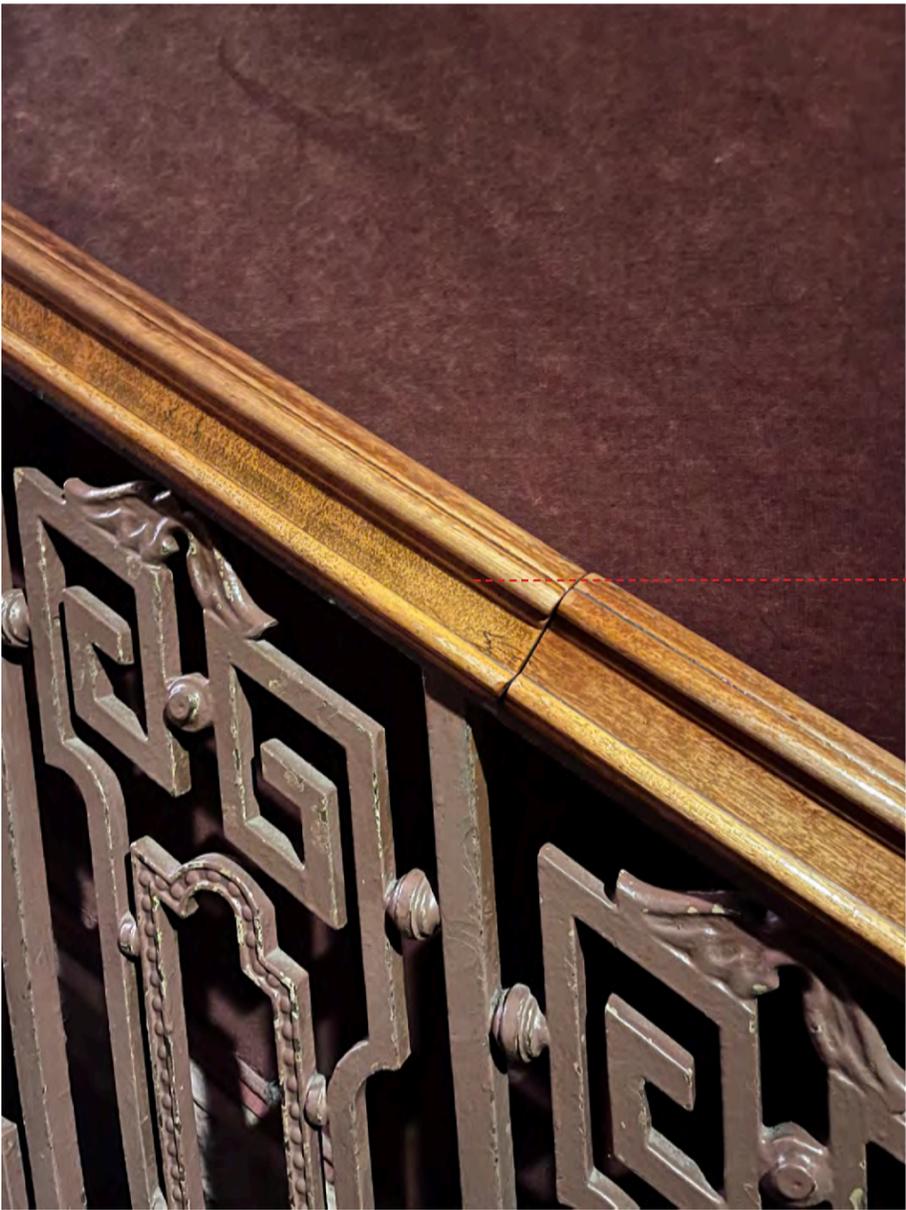
Trim wood handrail at ends to work with proposed end panel spacing at newel post.

Replicate steel stringer of removed HR stair

10" TYP.  
2"

19'-9"

House Left Railing length is slightly longer than the House Right Railing



Close-up of the House Right Wood Cap above the decorative metal railing

Wood cap at the top of the top portion of the HR stair has a different profile than the bottom portion of railing and is also different from the handrail on the other side of the stair.

The handrail on the other side of the HR stair has the same profile as the wood cap on top of the decorative metal railing. Use this portion of wood handrail in lieu of the wood cap at the top of the HR stair.

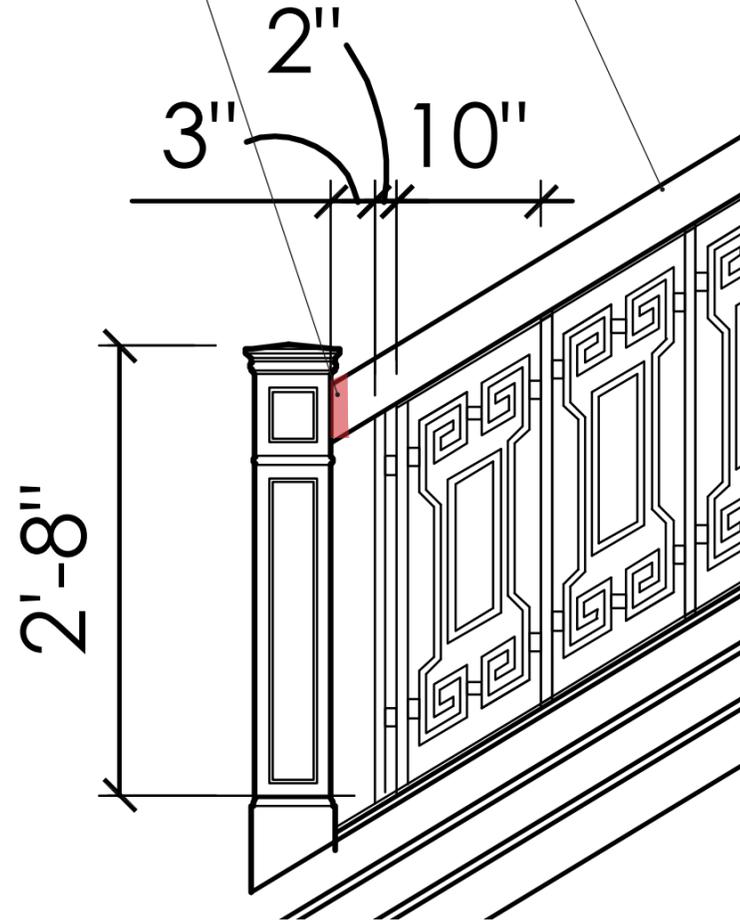


Photo looking up the House Right Stair

**STAIR DETAILS** | Strategy of Reusing Existing House Right Railings on the House Left Stair

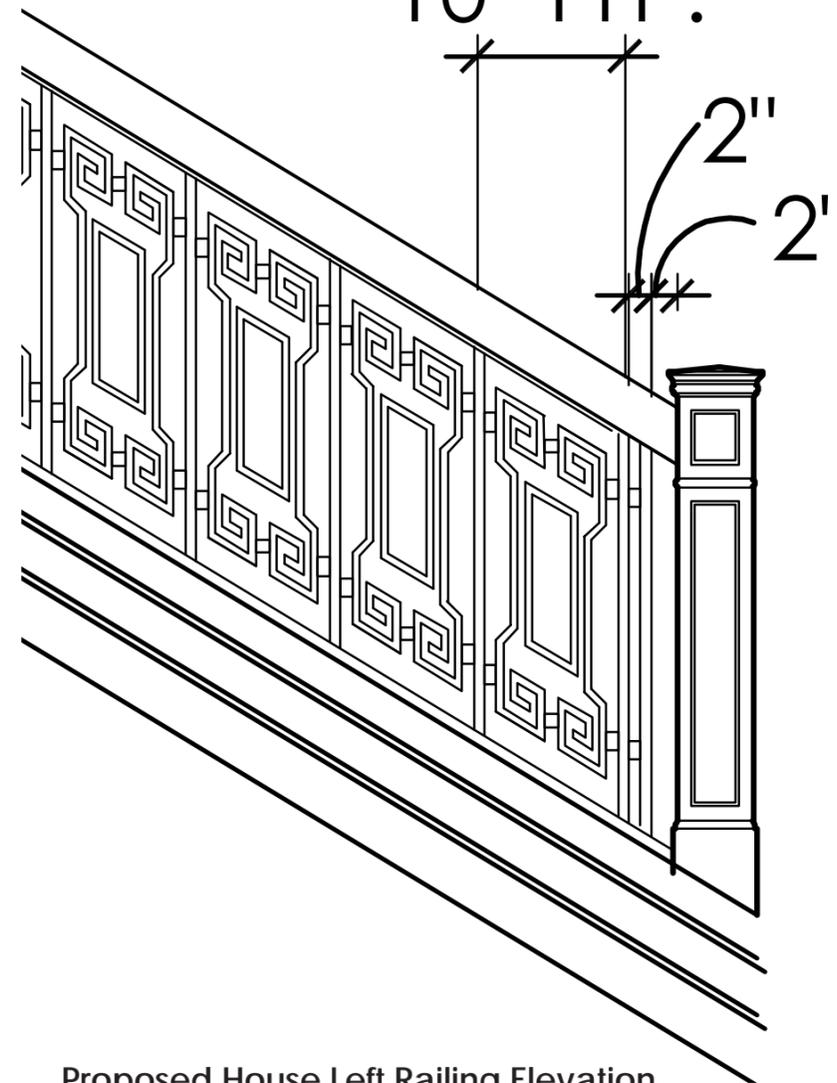
Trim wood handrail at ends to work with proposed end panel spacing at newel post.

Strip and refinish the existing wood handrail and decorative metal railing



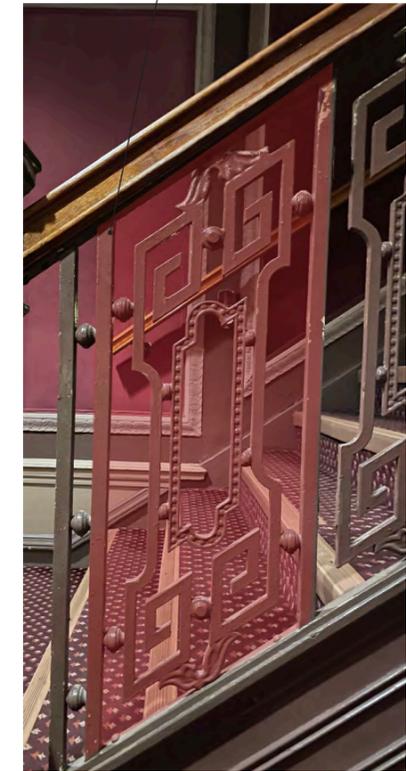
Existing House Right Railing Elevation

10" TYP.



Proposed House Left Railing Elevation

Existing panel to be replicated to make up the stair length differential.



HOUSE RIGHT STAIR RENDERINGS | Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions



Existing House Right Stair



Previously Approved (8/12/25) House Right Stair



New Proposed Removed House Right Stair

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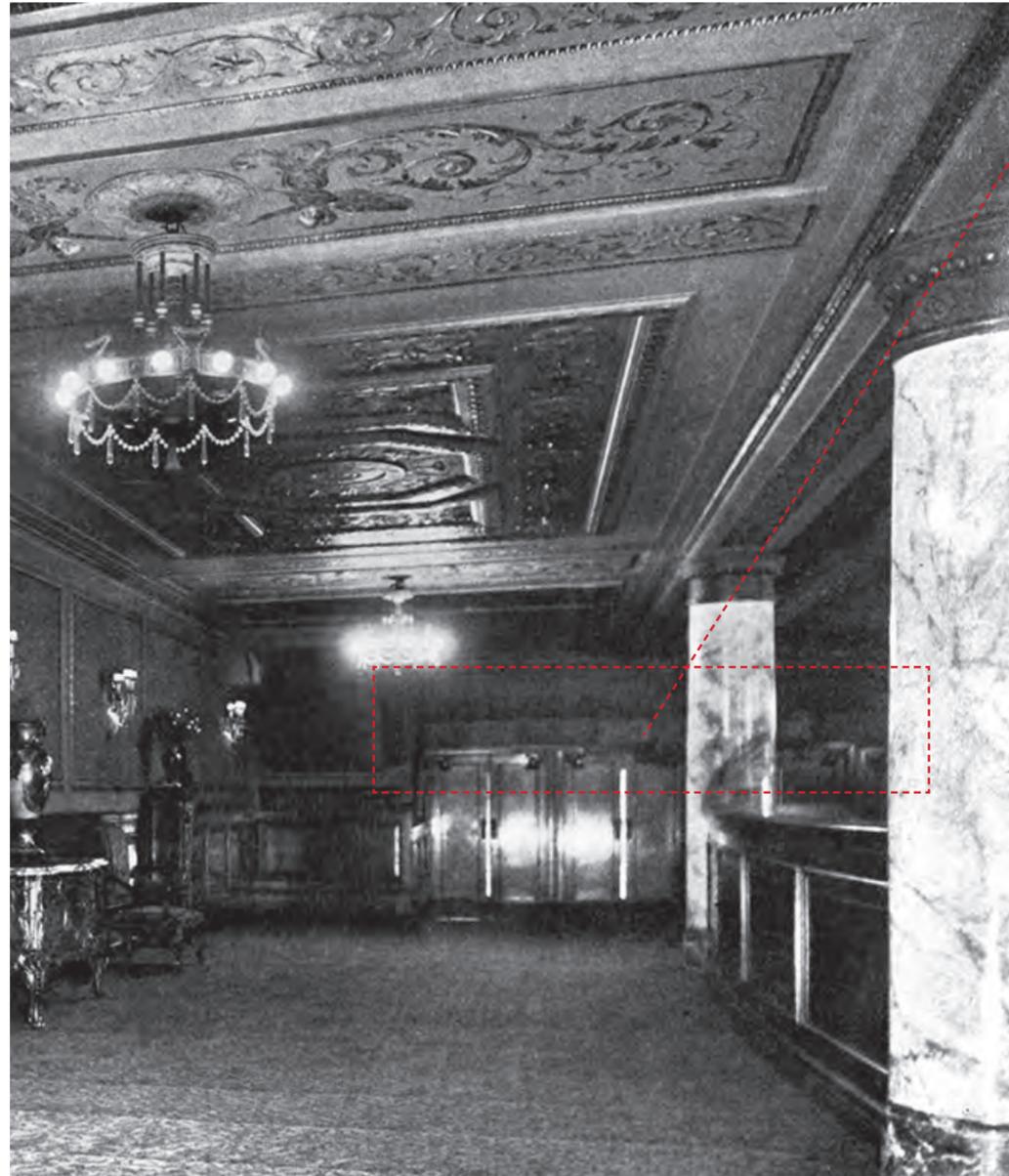


# HISTORIC PHOTOGRAPHS OF PLASTERWORK ABOVE DOORWAYS

The historic image of HR shows that the exit doors were numbered and integrated into the surrounding plasterwork

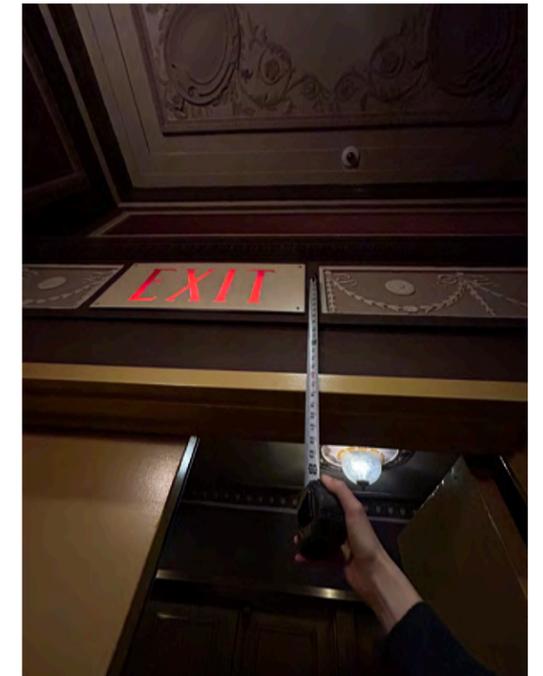


Historic Photo of House Right



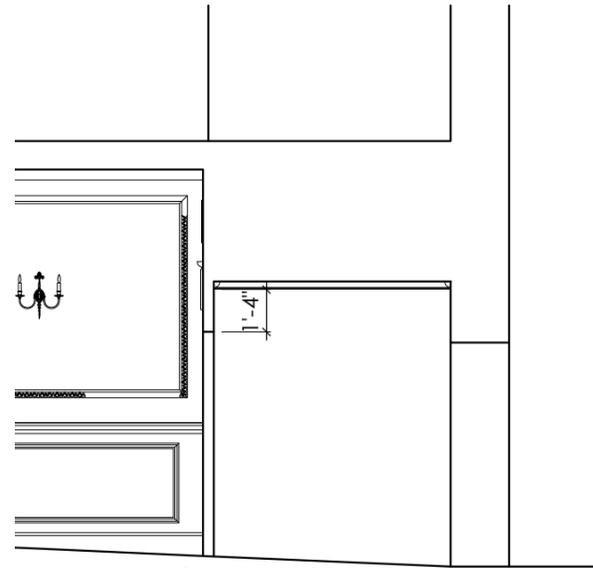
Historic Photo of Rear Orchestra looking towards House Right Doors

Historic Photo seems to hint that the exit signs above the HL sound & light lock doors were not original.

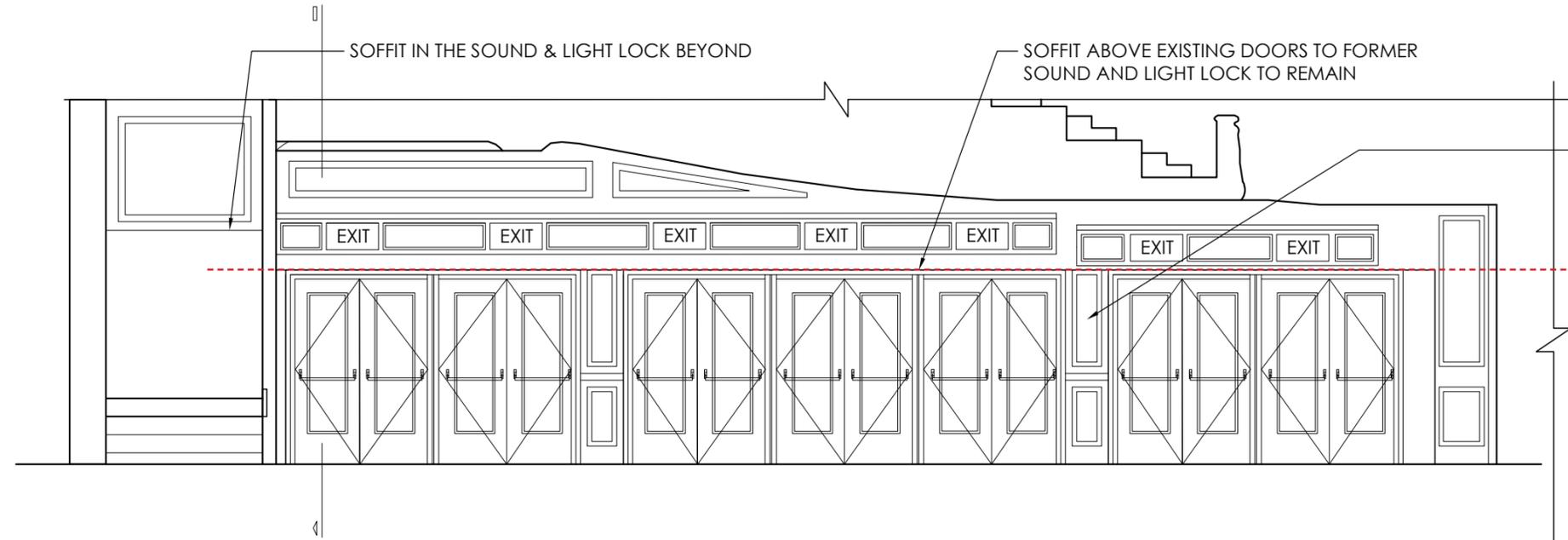


Current Photo of Header above House Right Doors

# HOUSE LEFT ELEVATION & SECTION | Comparison between Previously Approved and New Proposed Conditions

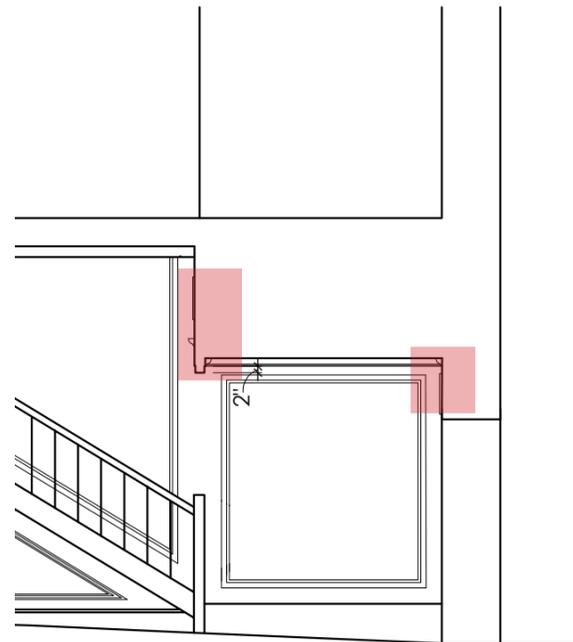


Previously Approved (8/12/25)  
Section through Sound & Light Lock



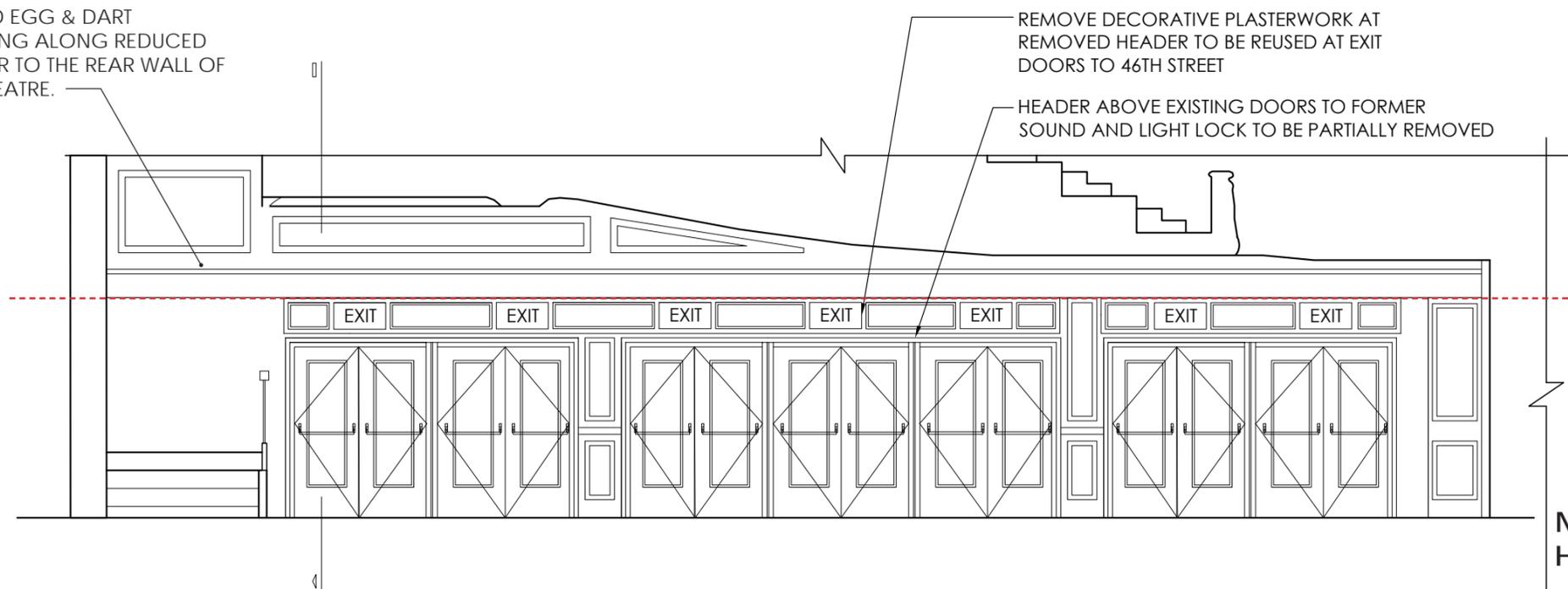
RECREATE HISTORIC ORNAMENTATION FROM REMOVED LOWER WALL OF DOORS TO OUTER WALL  
Extent of header

Previously Approved (8/12/25)  
House Left Elevation



New Proposed  
Section through Sound &  
Light Lock

EXTEND EGG & DART MOLDING ALONG REDUCED HEADER TO THE REAR WALL OF THE THEATRE.



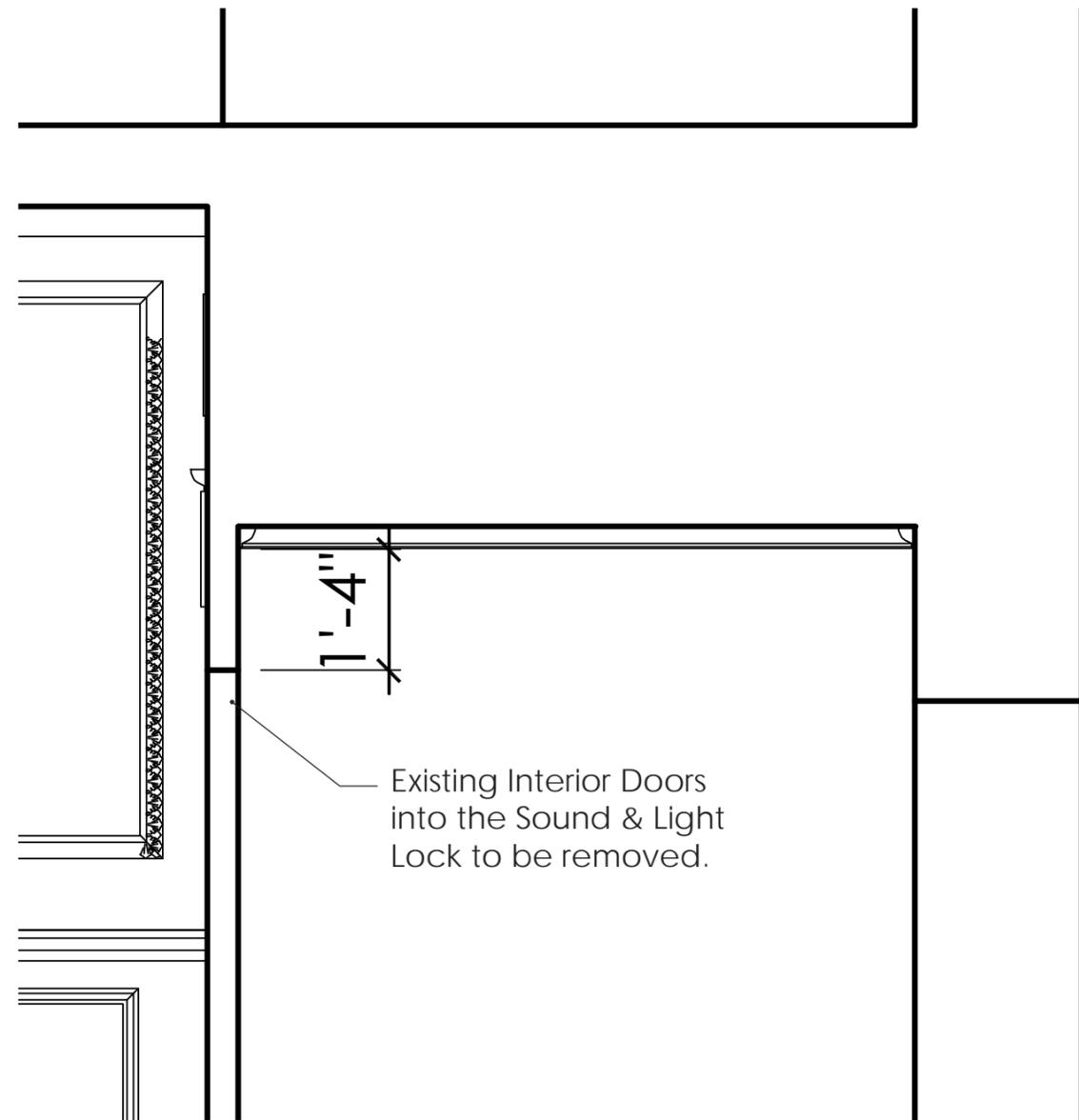
Extent of header

New Proposed  
House Left Elevation

Imperial Theatre LPC Package  
249 West 45th Street  
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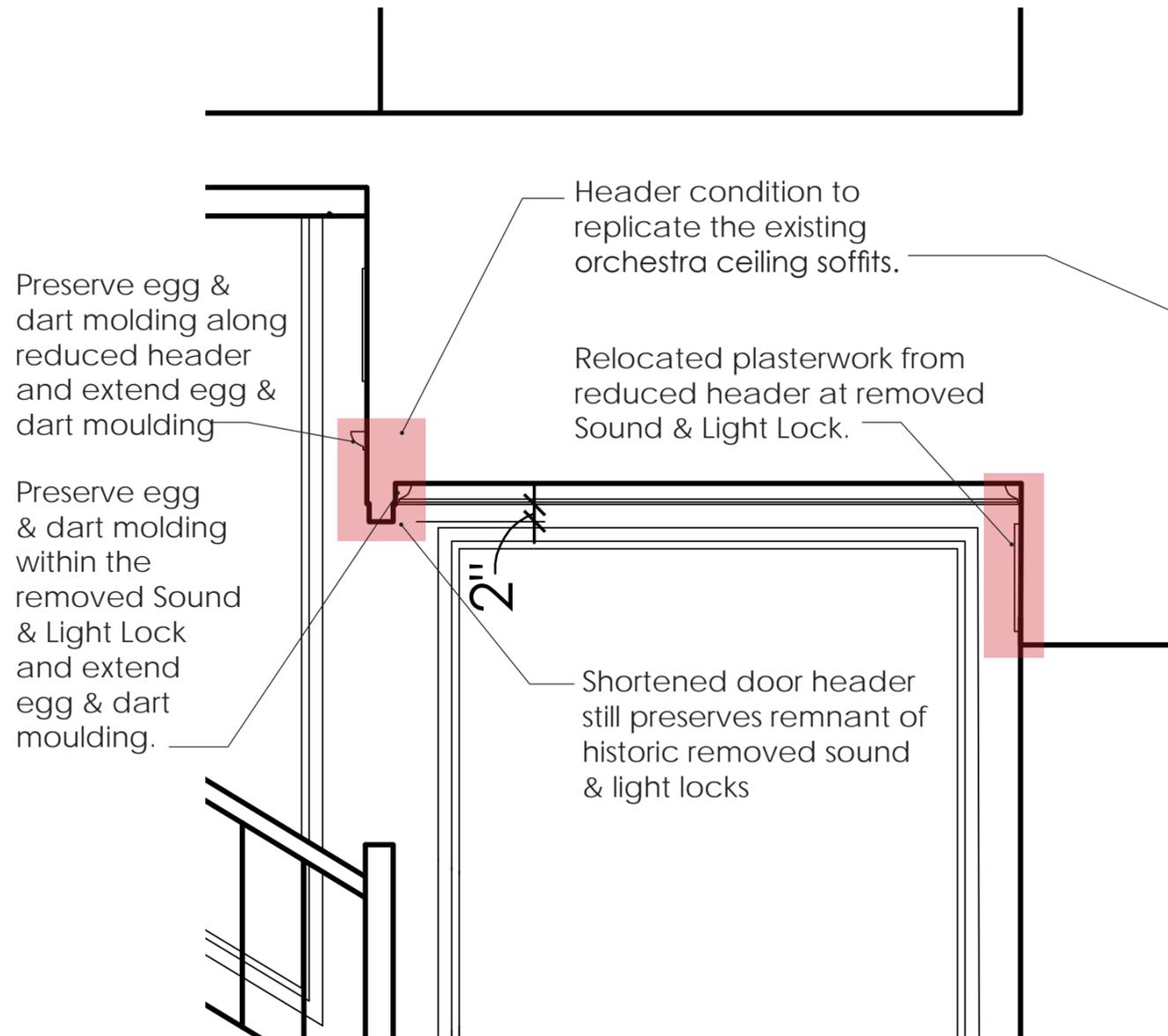
HOUSE LEFT SECTION THROUGH REMOVED SOUND & LIGHT LOCK | Comparison between Previously Approved and New Proposed Conditions



Existing Interior Doors into the Sound & Light Lock to be removed.

1'-4"

Previously Approved (8/12/25)  
Section through Sound & Light Lock



Preserve egg & dart molding along reduced header and extend egg & dart moulding

Preserve egg & dart molding within the removed Sound & Light Lock and extend egg & dart moulding.

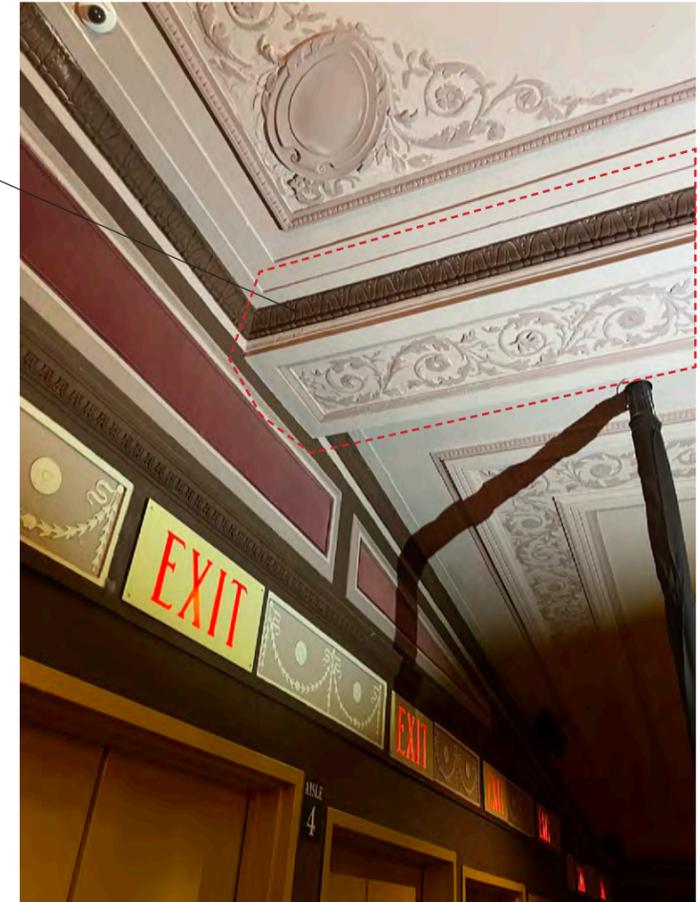
Header condition to replicate the existing orchestra ceiling soffits.

Relocated plasterwork from reduced header at removed Sound & Light Lock.

2"

Shortened door header still preserves remnant of historic removed sound & light locks

New Proposed  
Section through Sound & Light Lock



HOUSE LEFT STAIR RENDERINGS | Comparison between Existing Conditions and New Proposed Conditions



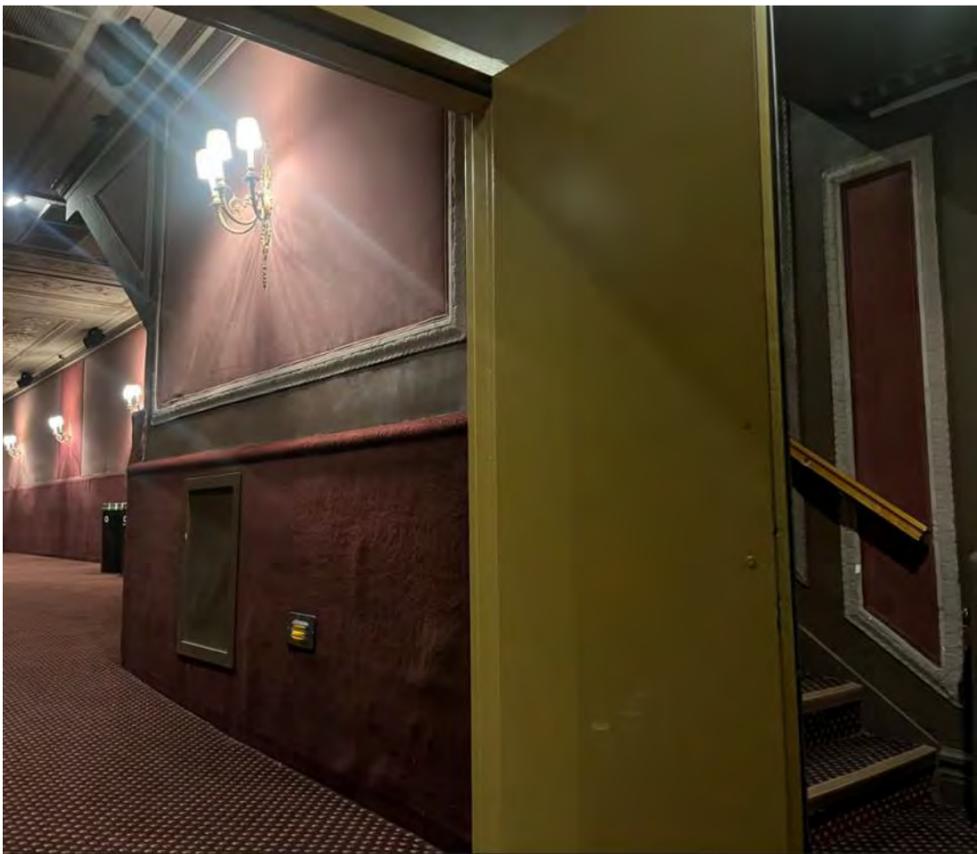
Existing House Left Stair

- Extended Egg & Dart Molding
- Extended Egg & Dart Molding
- Extended Door Header
- Reuse railings from removed House Right Stair



New Proposed House Left Stair

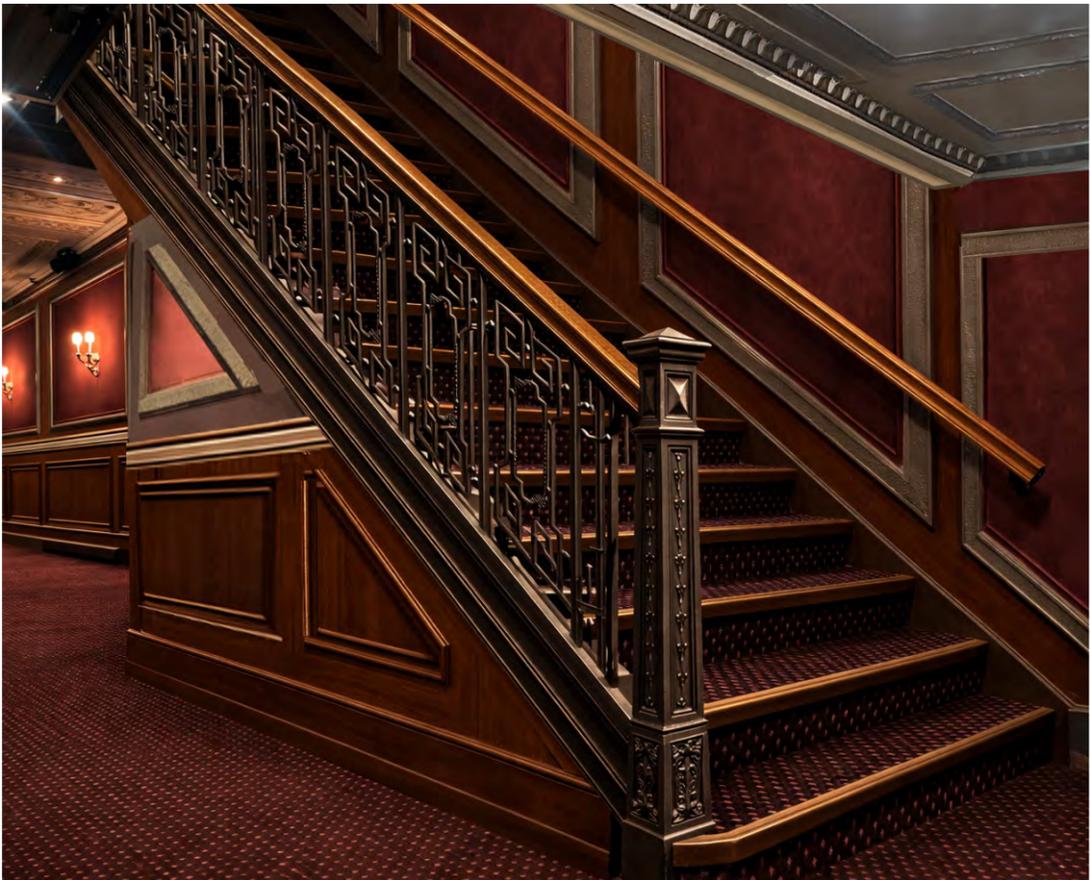
**HOUSE LEFT STAIR RENDERINGS** | Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions



Existing House Left Stair



Previously Approved (8/12/25) House Left Stair



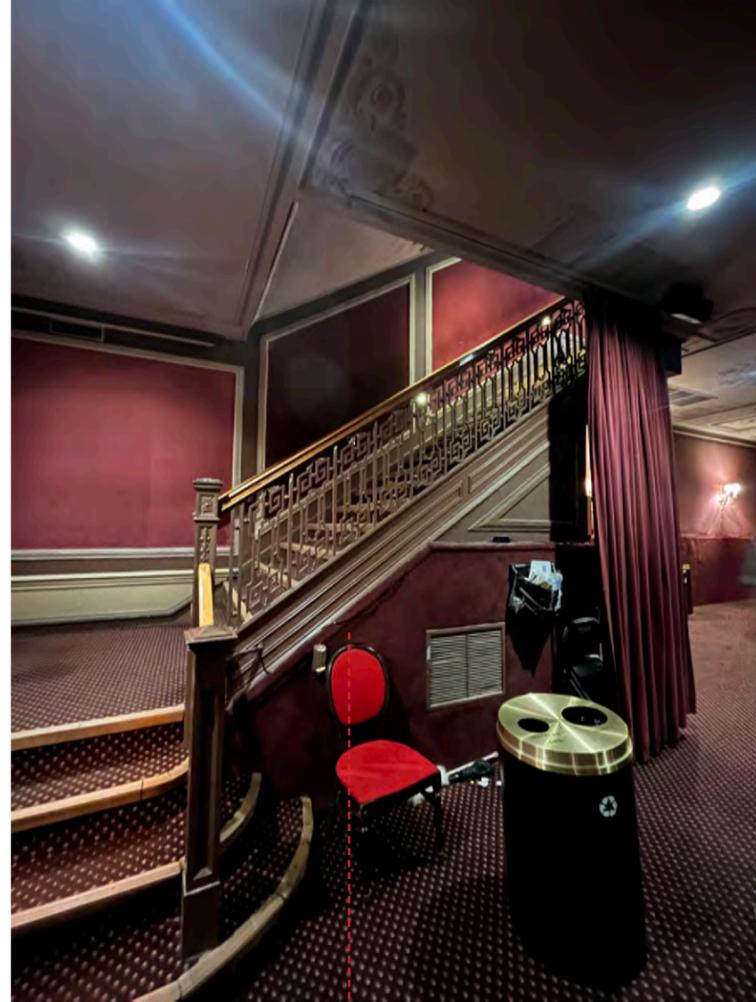
New Proposed House Left Stair

# HOUSE LEFT STAIR SUMMARY



Existing House Left Stair

Existing handrail matches the wood of the historic handrails throughout. Existing handrail to remain.



Existing House Right Stair

Modified HL Stair to match the aesthetics and openness of the HR removed Stair.



Continue ceiling molding panel at stair landing

New Proposed House Left Stair

HOUSE LEFT STAIR RENDERINGS | *New Proposed Conditions*



New Proposed Removed House Left Stair looking towards Rear Orchestra



New Proposed Removed House Left Stair looking towards 46th Street

HOUSE LEFT STAIR RENDERINGS | *New Proposed Conditions*



# House Right & Left Stage View Existing Conditions



Existing House Right  
Stage View

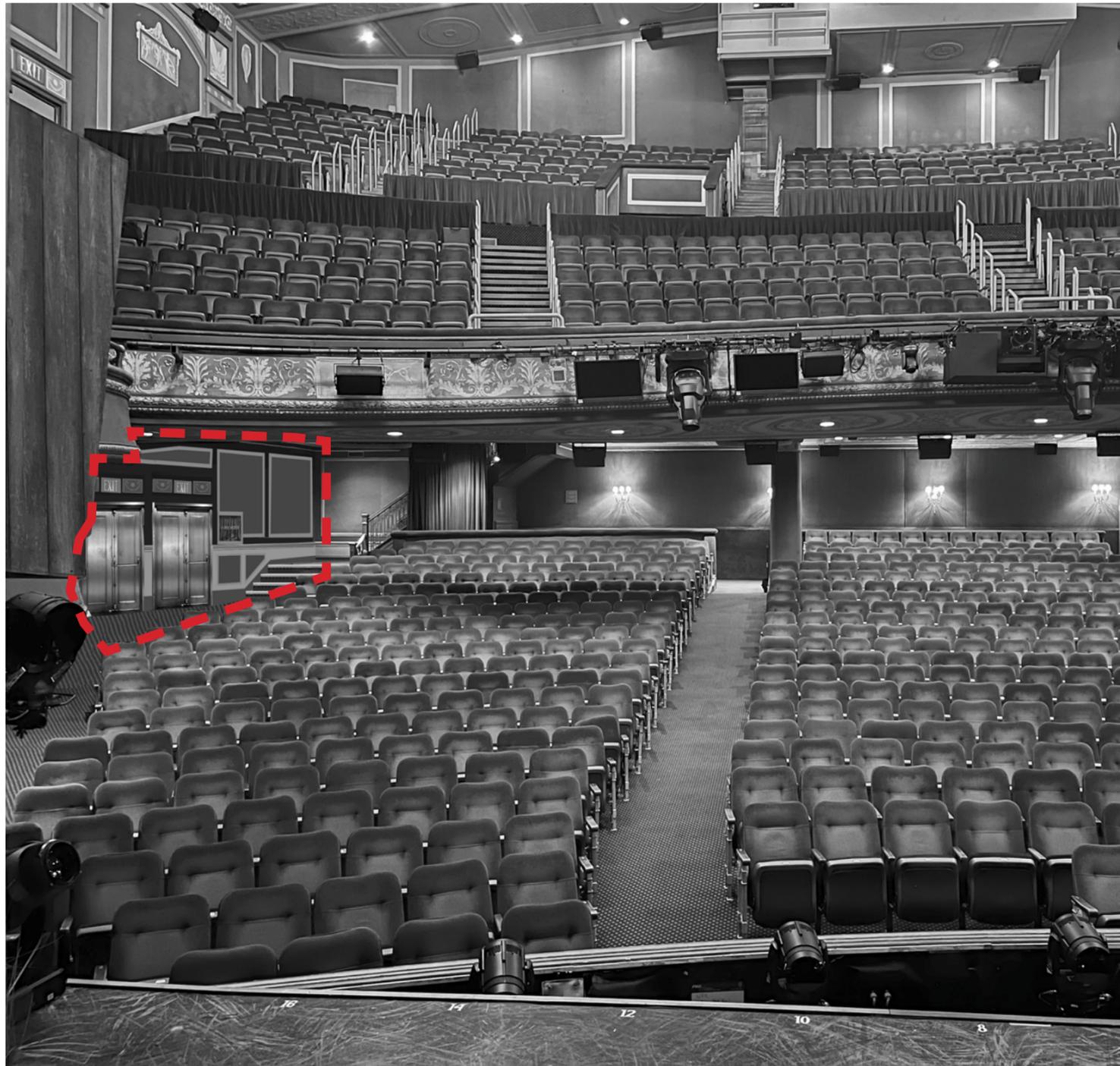


Existing House Left  
Stage View

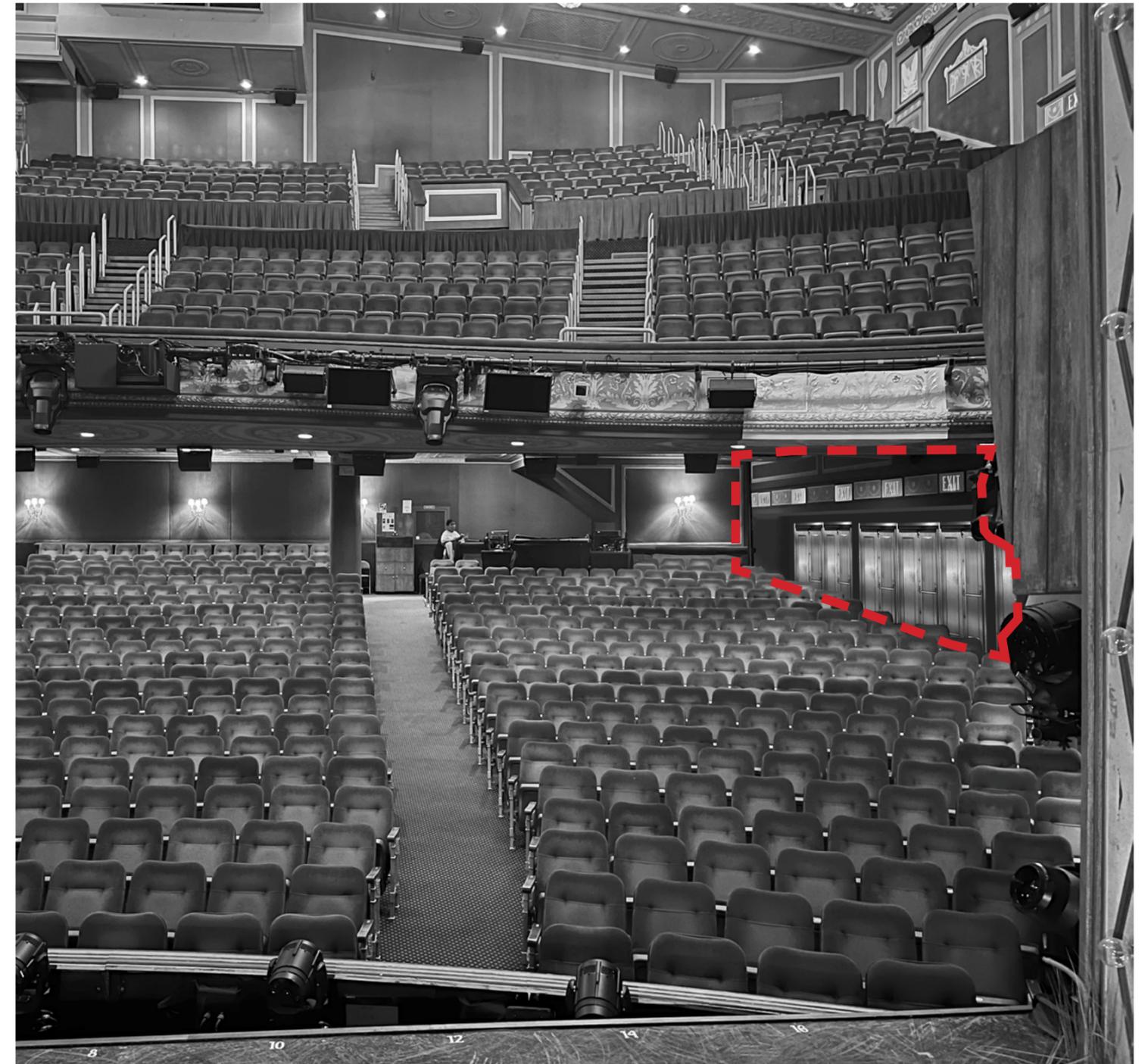
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# House Right & Left Stage View Previously Approved Renders



Previously Approved (8/12/25)  
House Right Stage View Render



Previously Approved (8/12/25)  
House Left Stage View Render

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# House Right & Left Stage View New Proposed Renders



New Proposed House  
Right Stage View Render



New Proposed House  
Left Stage View Render

Imperial Theatre LPC Package  
249 West 45th Street  
03/12/26

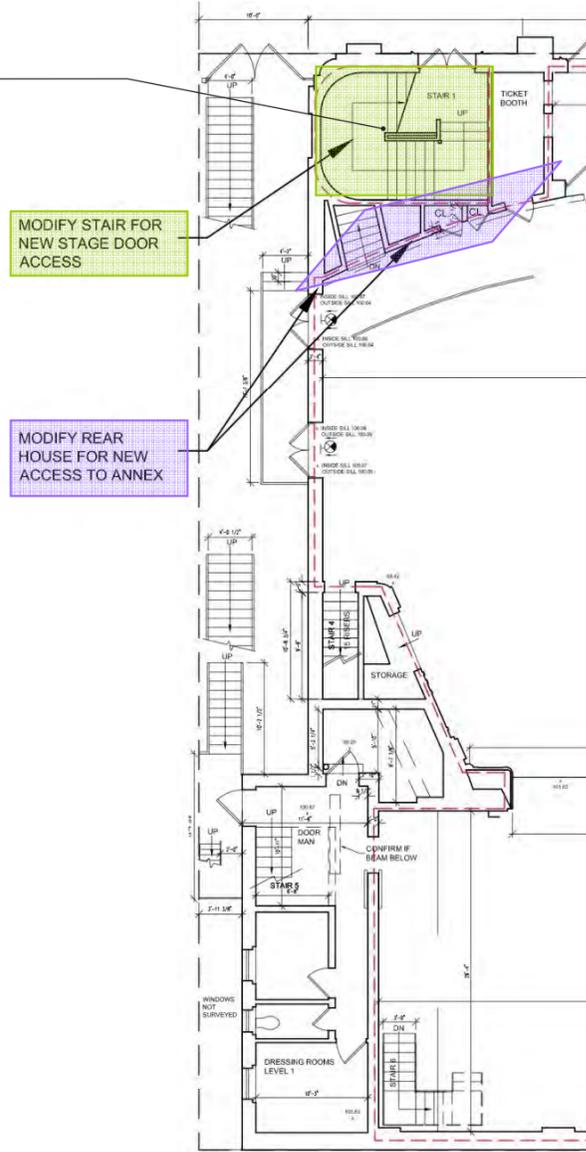


# CORT / JAMES EARL JONES THEATRE PRECEDENT |

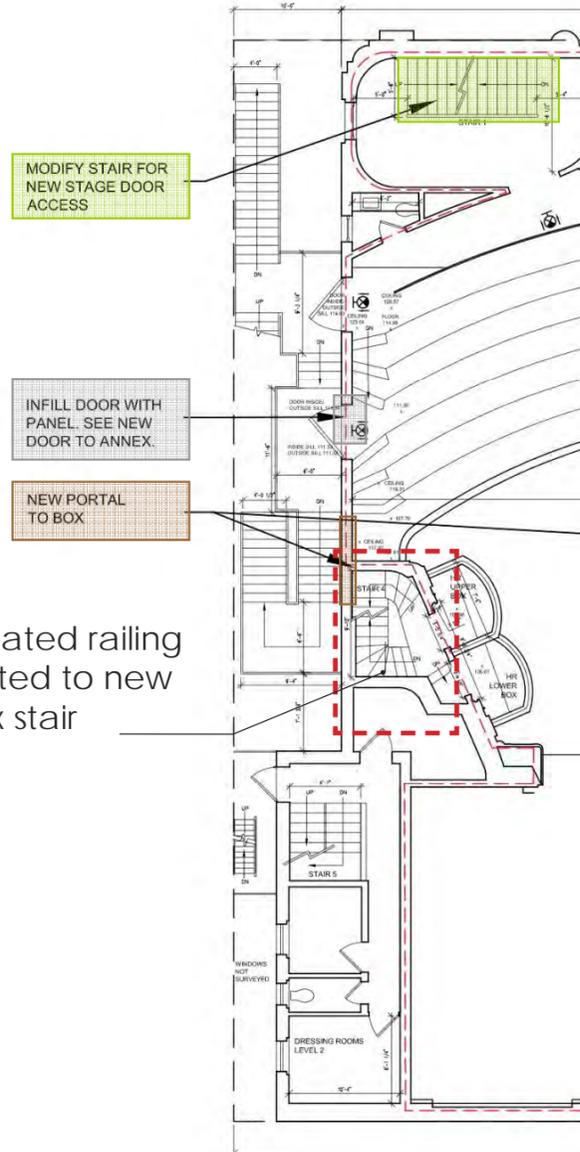
Designated railing originally located at HR normal exit stair

LPC Approval  
COFA-19-18335

“removing the house right staircase between the orchestra level and the mezzanine level, salvaging the decorative iron railings, newel posts, and historic light fixtures, and re-using them at a new staircase between the house right boxes and the new annex, and installing a new staircase from the orchestra level to the basement”

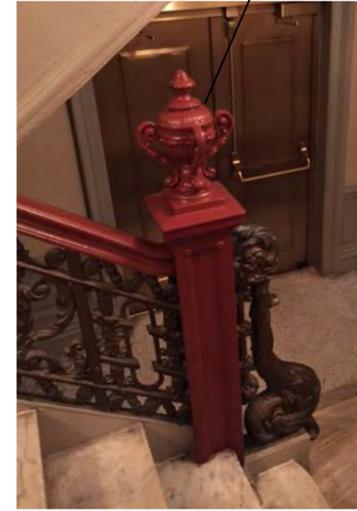


Pre-existing Designated Railing Location



Relocated Designated Railing Location

Designated railing relocated to new HR box stair



Pre-existing Designated Railing at HR Normal Exit Stair



Relocated Designated Railing at HR Box Stair

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HISTORIC PHOTO PHOTOS OF BALCONY HOUSE RIGHT EMERGENCY EXIT



Imperial Theatre LPC Package  
249 West 45th Street  
03/12/26

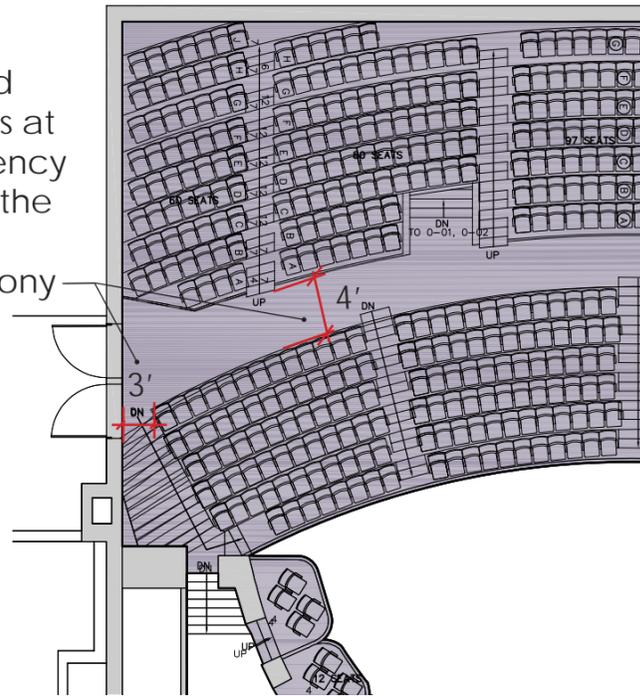
EXISTING CONDITIONS PHOTOS OF BALCONY HOUSE RIGHT EMERGENCY EXIT



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249 West 45th Street  
03/12/26

**BALCONY HOUSE RIGHT PLANS** | Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions

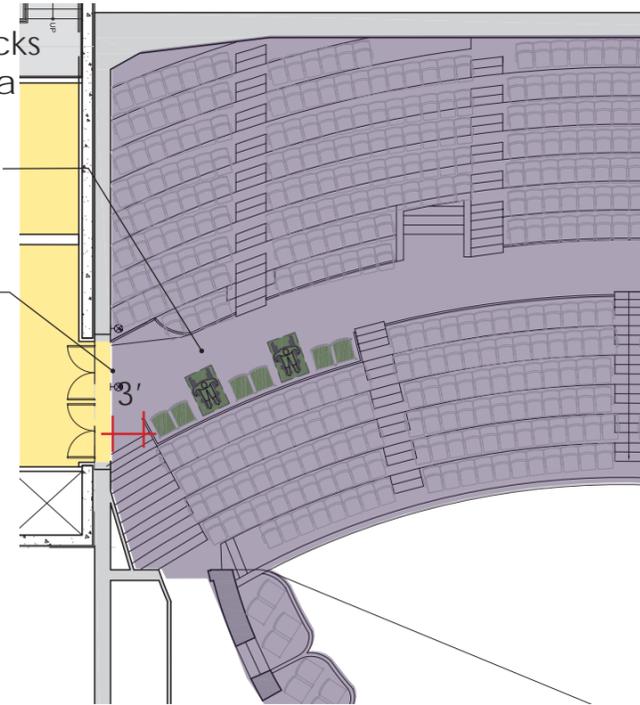
Constrained pinch points at the emergency exit and at the stairs to the upper balcony



Existing House Right Balcony

Previously proposed wheelchair positions blocks sightlines for a multitude of seats behind

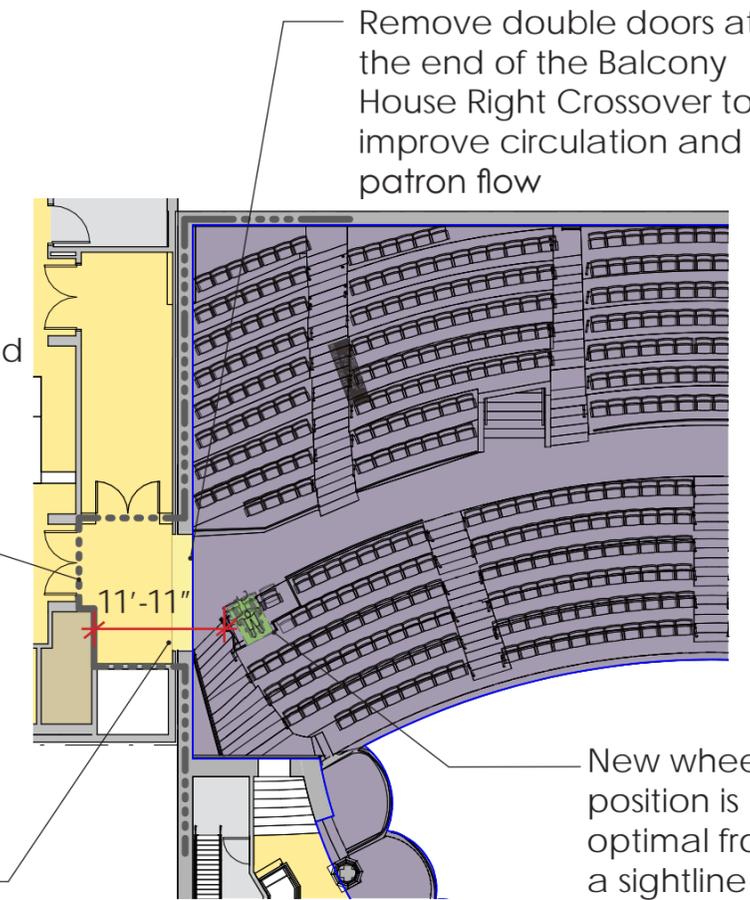
Pinch point remains



Previously Approved (8/12/25) House Right Balcony

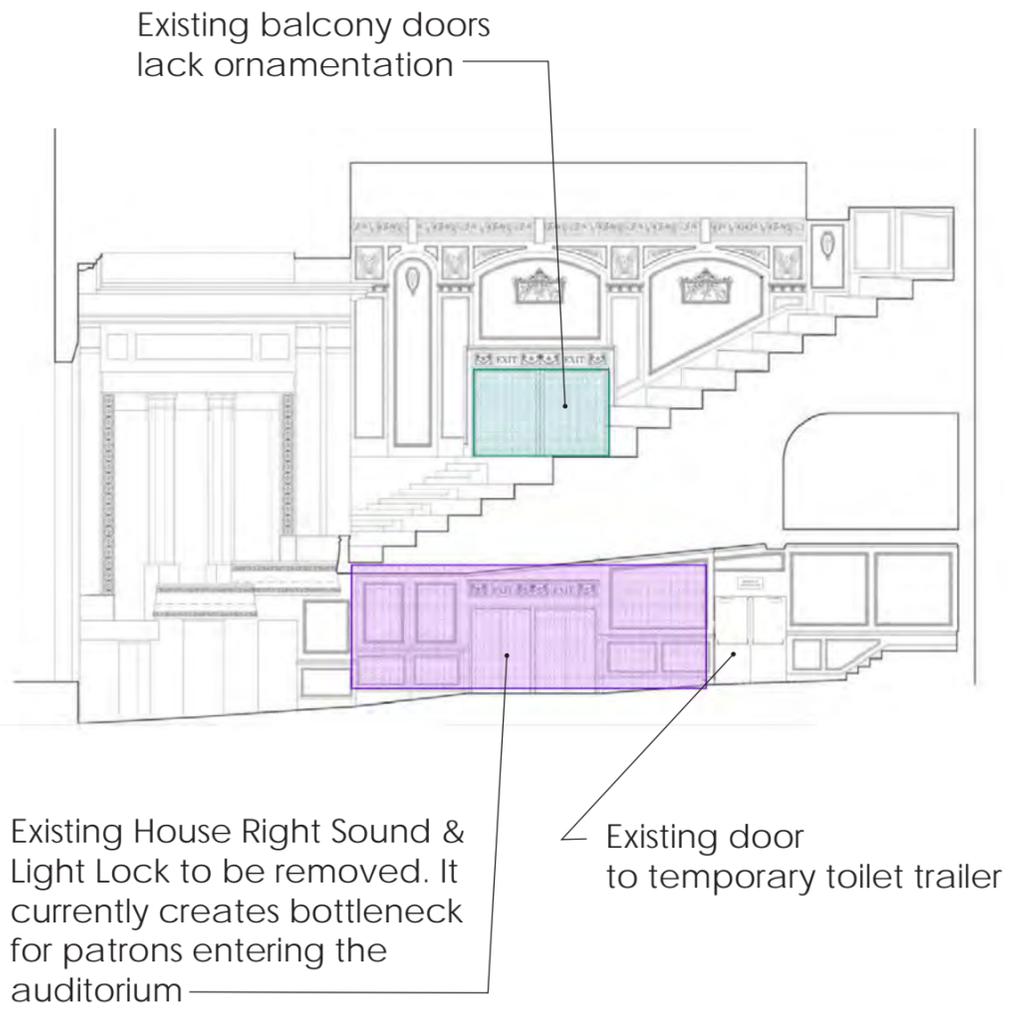
Details on removed doors recreated onto new doors leading into the Lobby and Sound & Light Lock

Pinch point is alleviated by relocating the exit doors

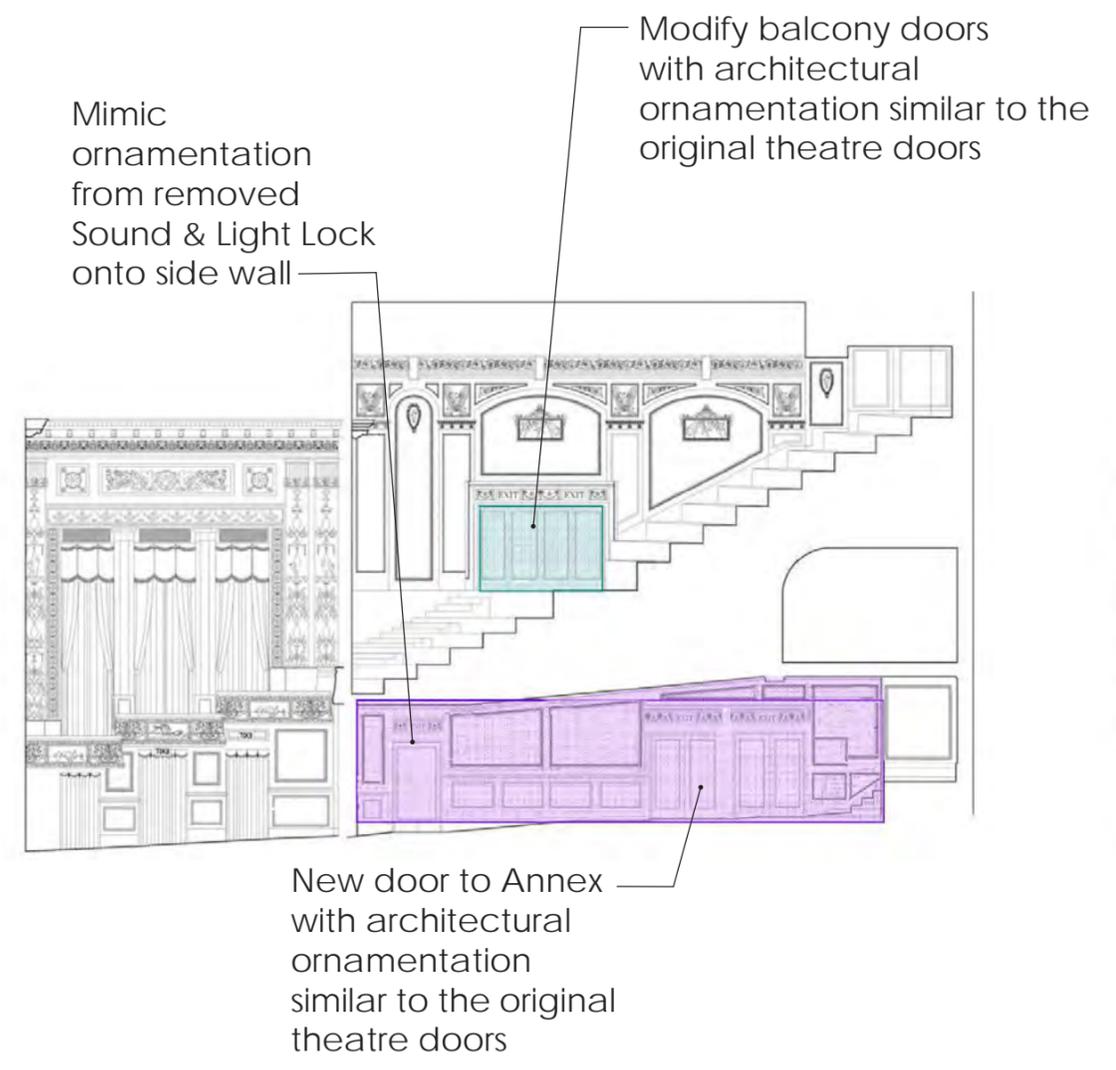


New Proposed House Right Balcony

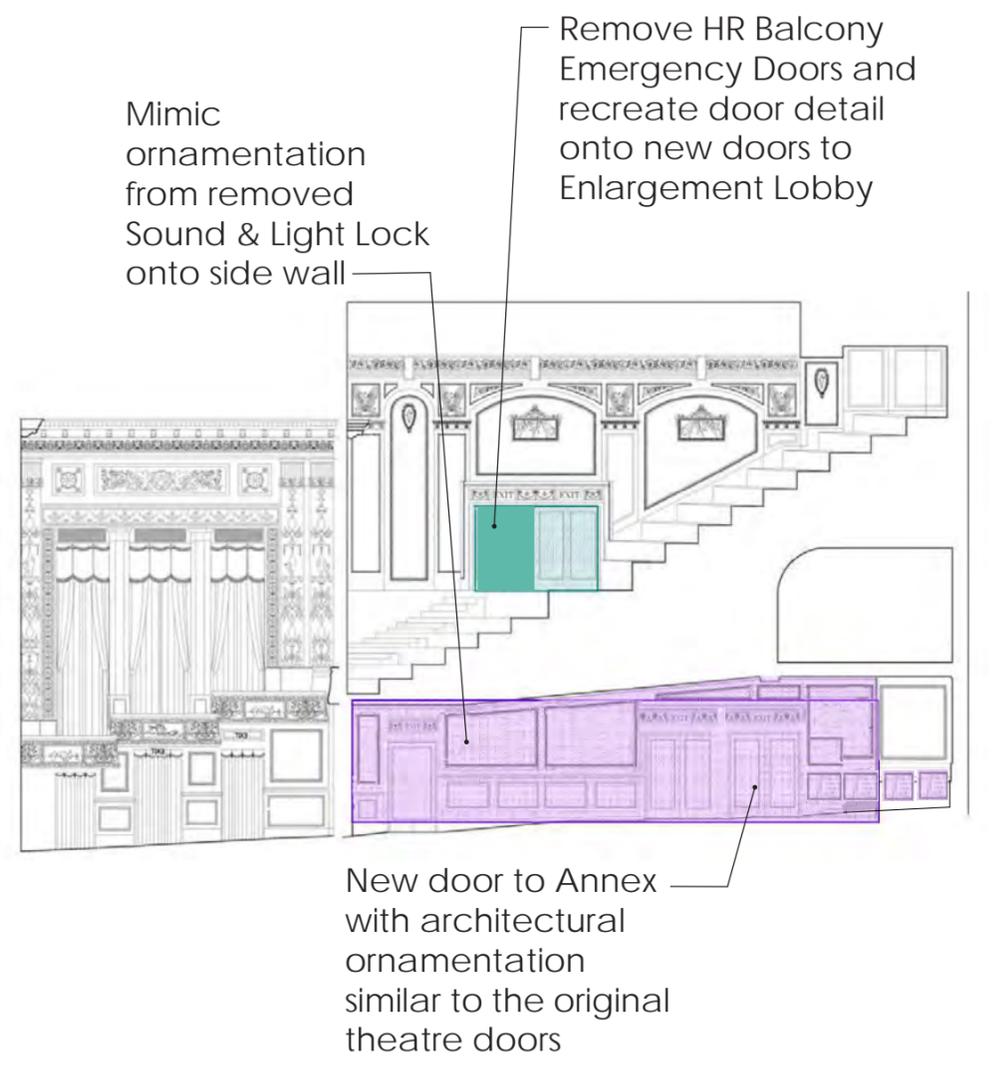
# HOUSE RIGHT BALCONY ELEVATIONS | Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions



Existing House Right Elevation



Previously Approved (8/12/25) House Right Elevation



New Proposed House Right Elevation

# HOUSE RIGHT BALCONY RENDERINGS | Comparison between Existing Conditions, Previously Approved, and New Proposed Conditions

Presrve and modify cased opening with similar finish as new exit doors. Center stile of cased opening to be removed.



Existing Balcony House Right Emergency Doors

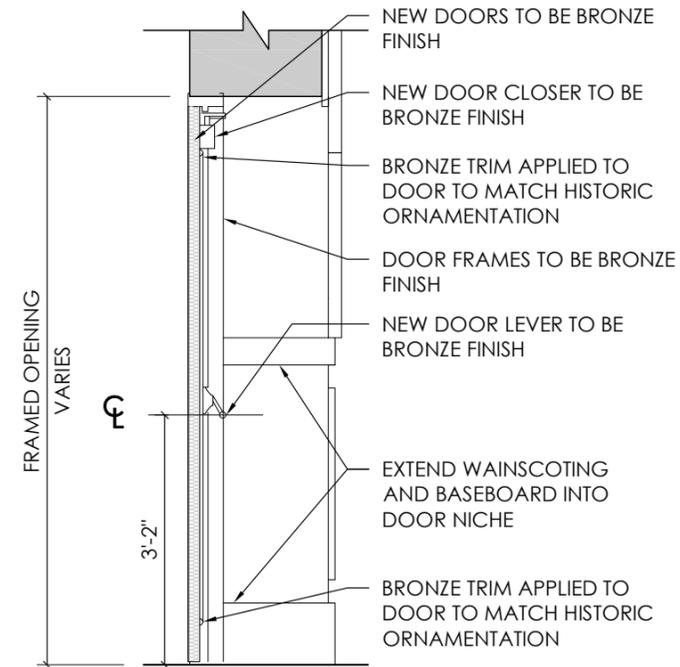


Previously Approved (8/12/25) Balcony House Right Emergency Doors

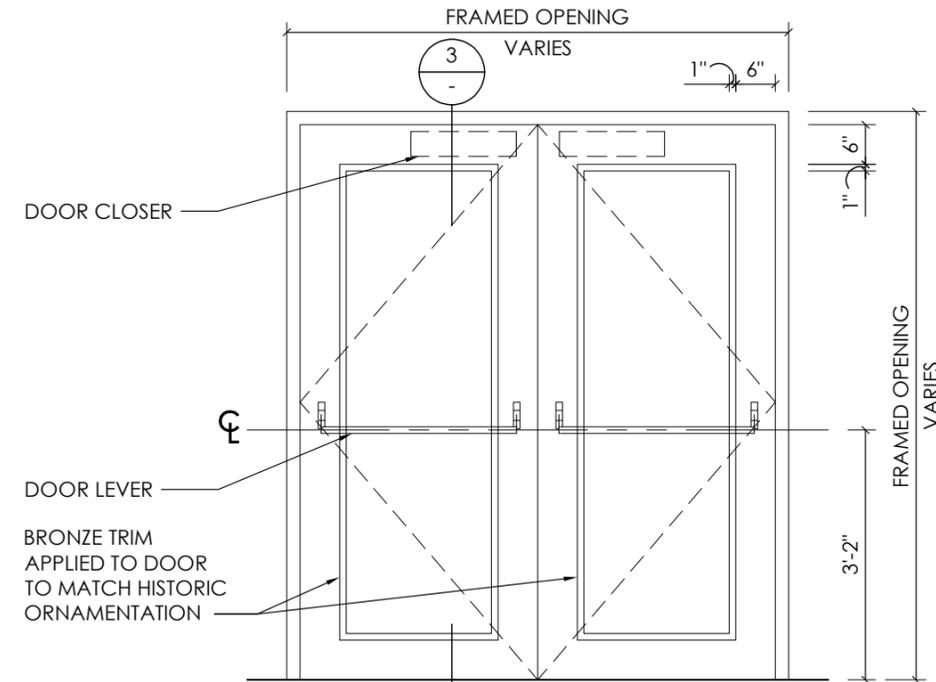


New Proposed Balcony House Right Emergency Doors

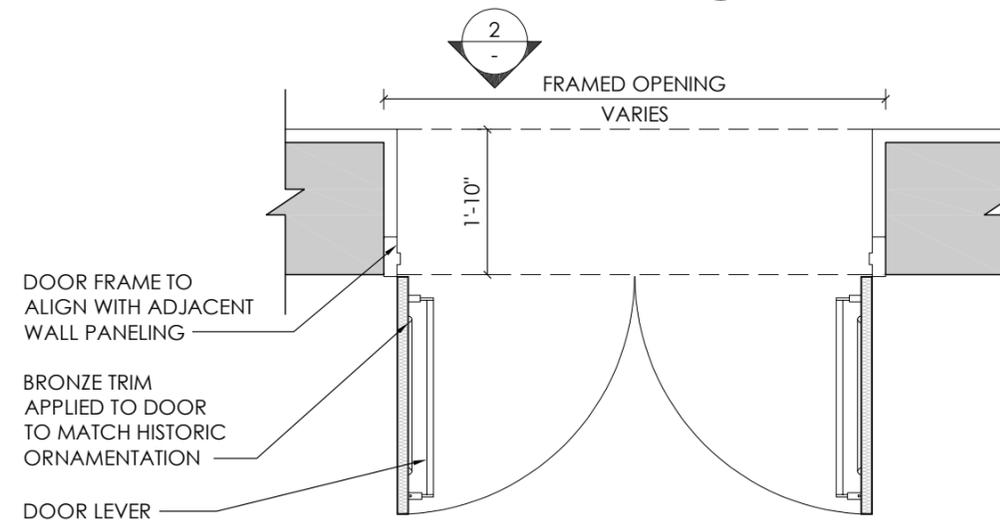
# New Door Openings into Annex



**3** THEATRE DOOR SECTION DETAIL  
scale: 1/2" = 1'-0"



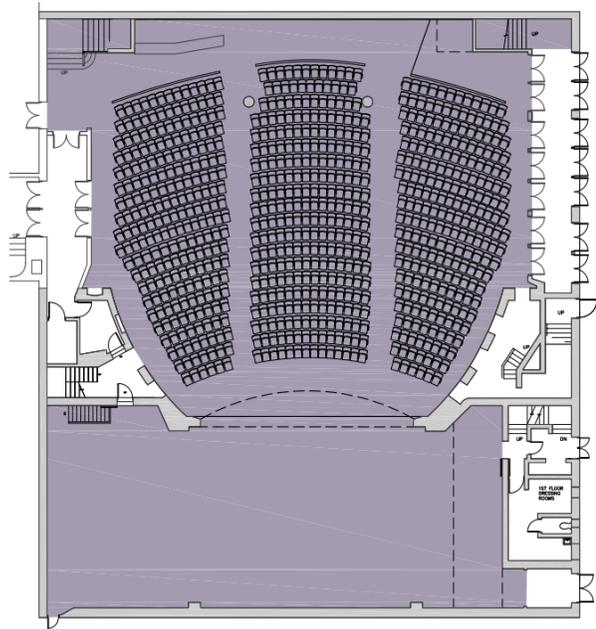
**2** THEATRE DOOR ELEVATION DETAIL  
scale: 1/2" = 1'-0"



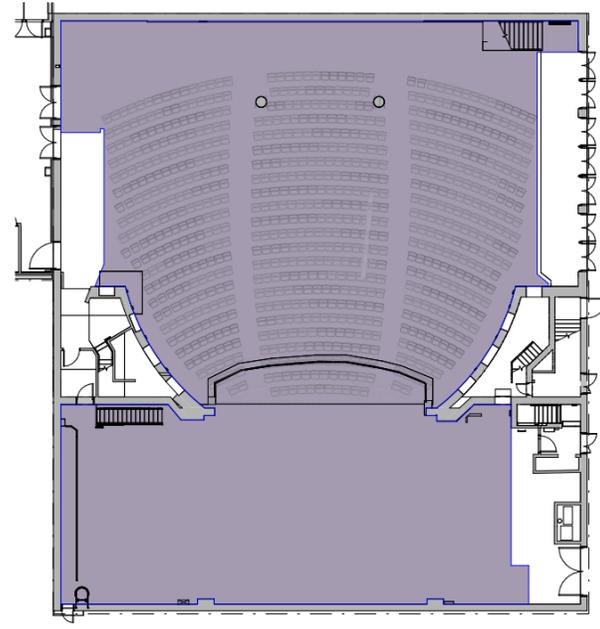
HOLLOW METAL FIRE DOOR PROPOSED TO PRESERVE FIRE RATING OF 4 HR RATED EXTERIOR WALL

**1** THEATRE DOOR PLAN DETAIL  
scale: 1/2" = 1'-0"

# SUMMARY



Existing Orchestra Plan

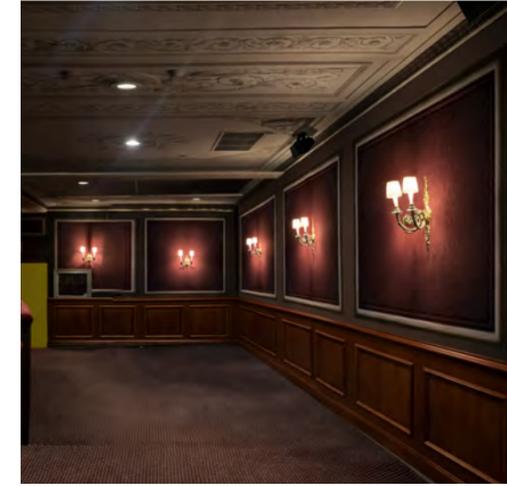


Proposed Orchestra Plan

Existing House Right Stair



New Proposed House Right Stair



Existing House Left Stair



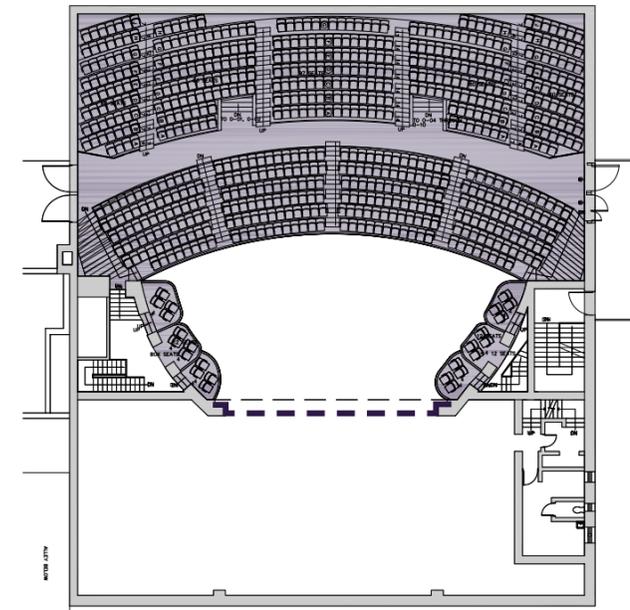
New Proposed House Left Stair



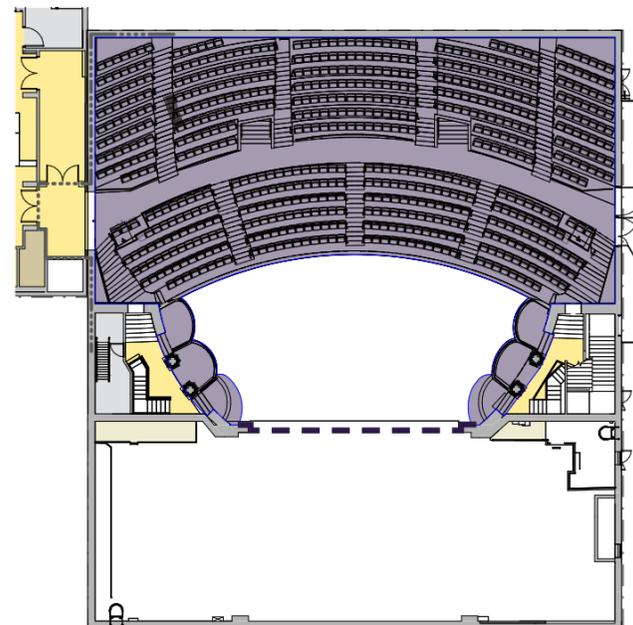
Existing House Right Emergency Doors



New Proposed Balcony House Right Emergency Doors



Existing Balcony Plan



Proposed Balcony Plan

March 24, 2026  
Public Meeting

The current proposal is:

Preservation Department – Item 6, LPC-26-07944

## **249 West 45th Street – Imperial Theater – Interior Landmark Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 754 2576

**Passcode:** 011326

By Phone: 646-828-7666 (NY)

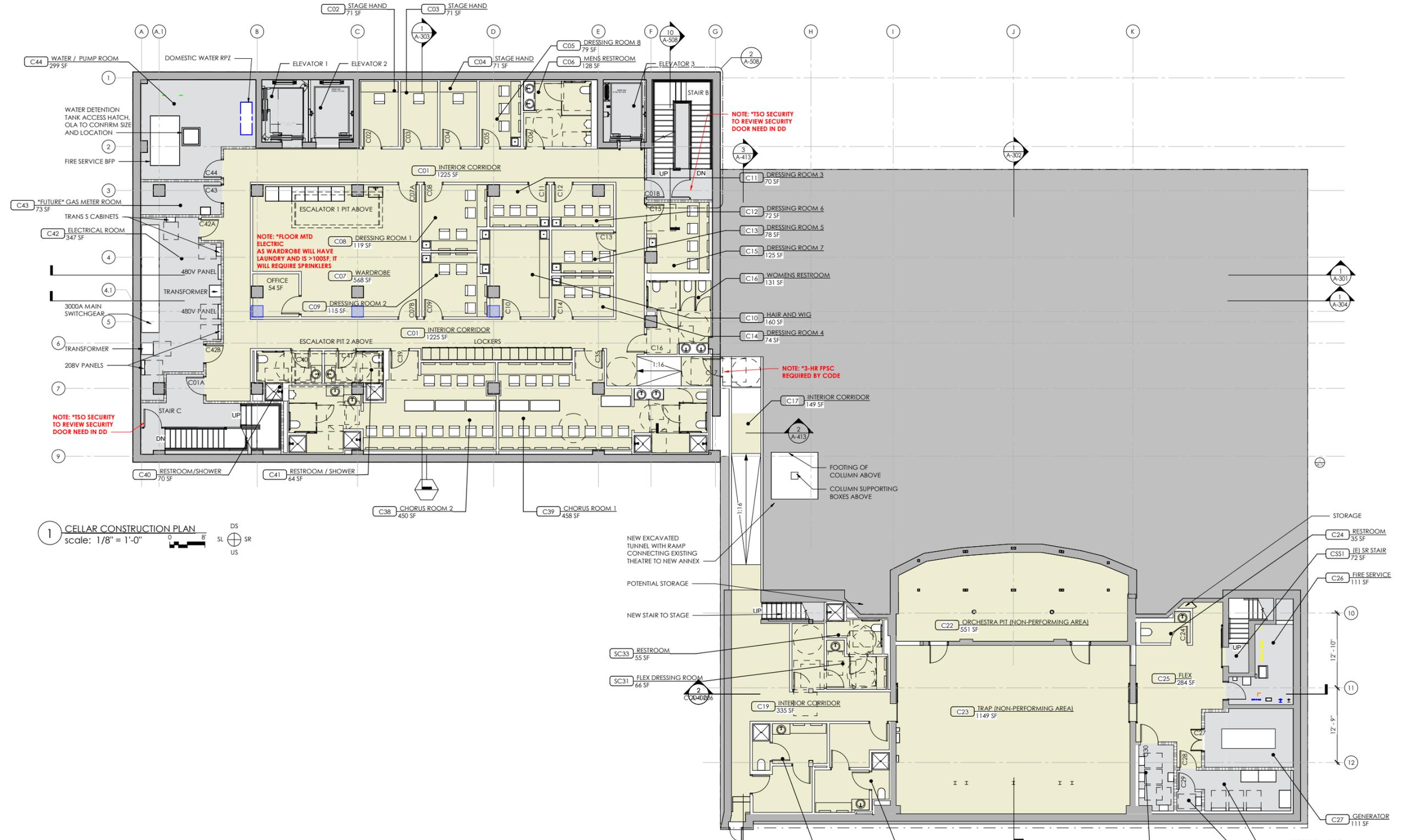
833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

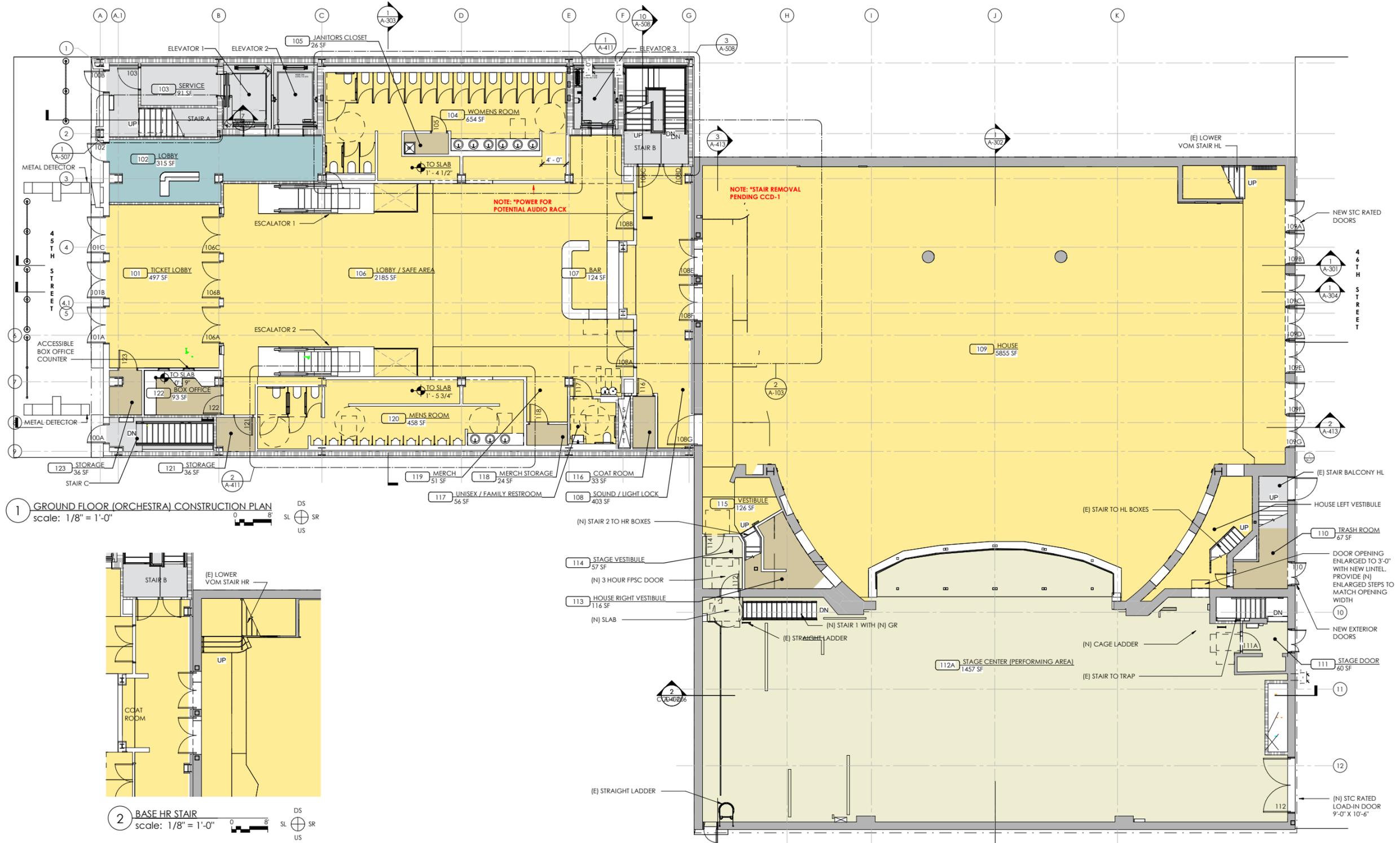
**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be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

# Appendix

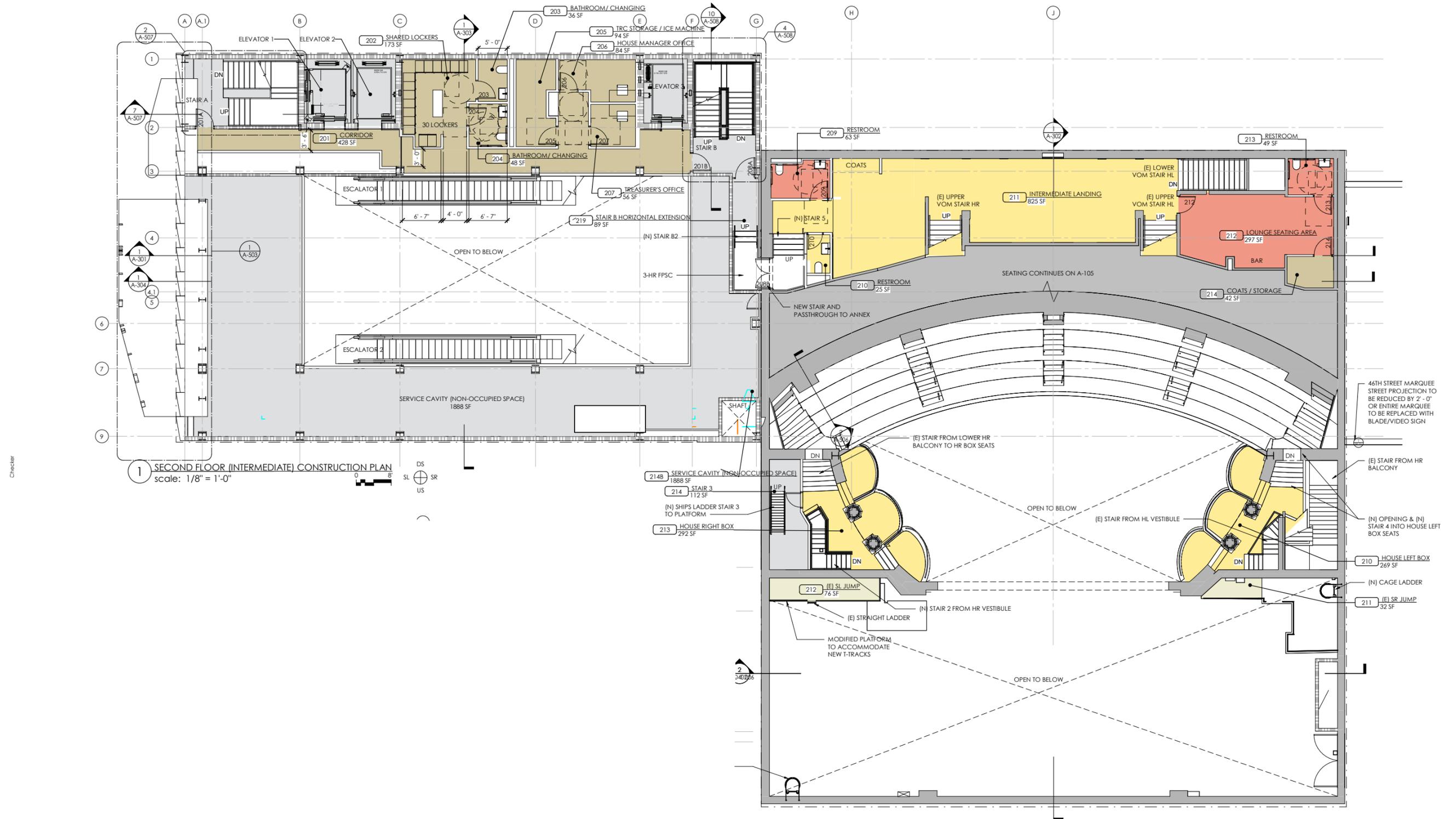
# CELLAR PLAN



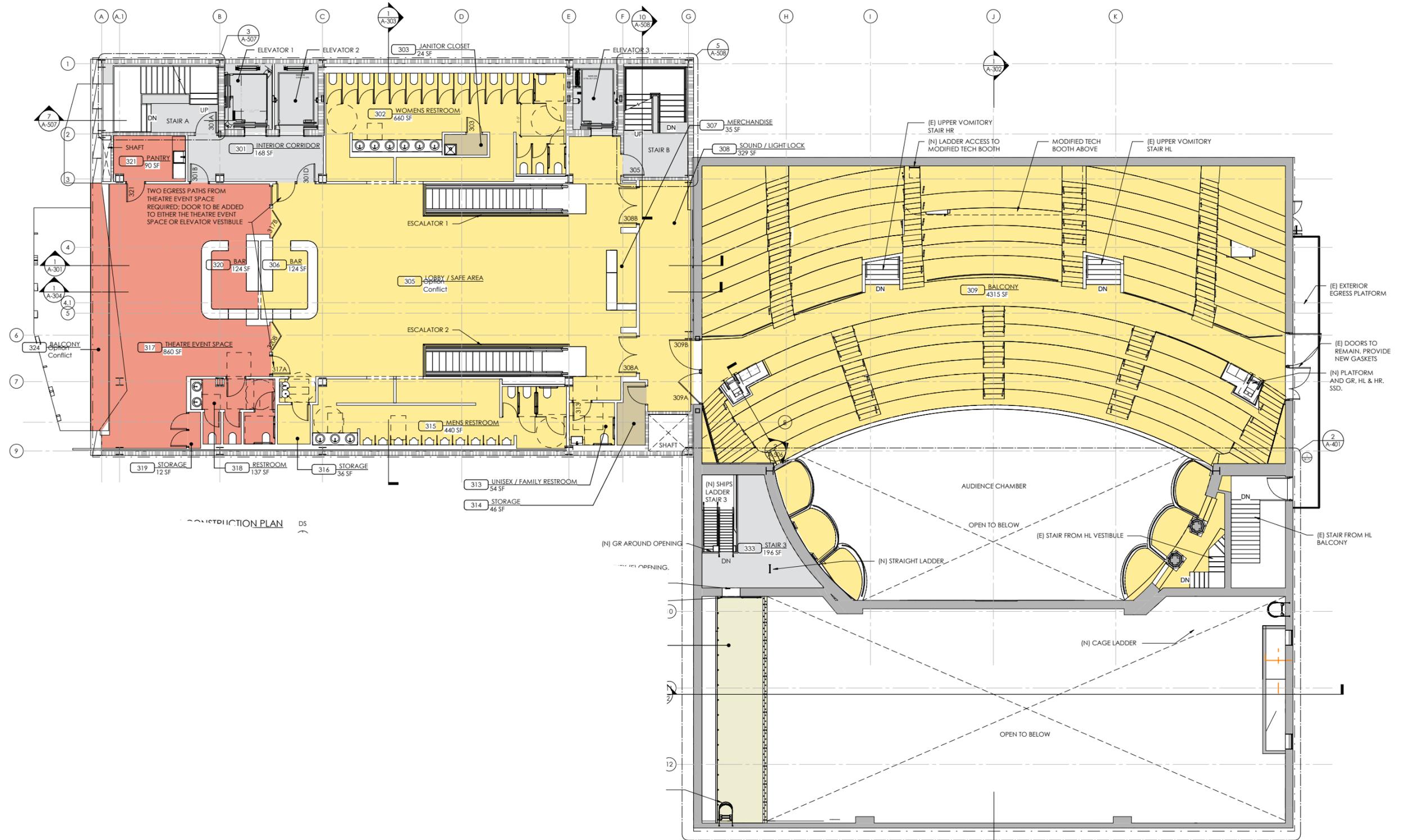
# ORCHESTRA PLAN



# INTERMEDIATE PLAN



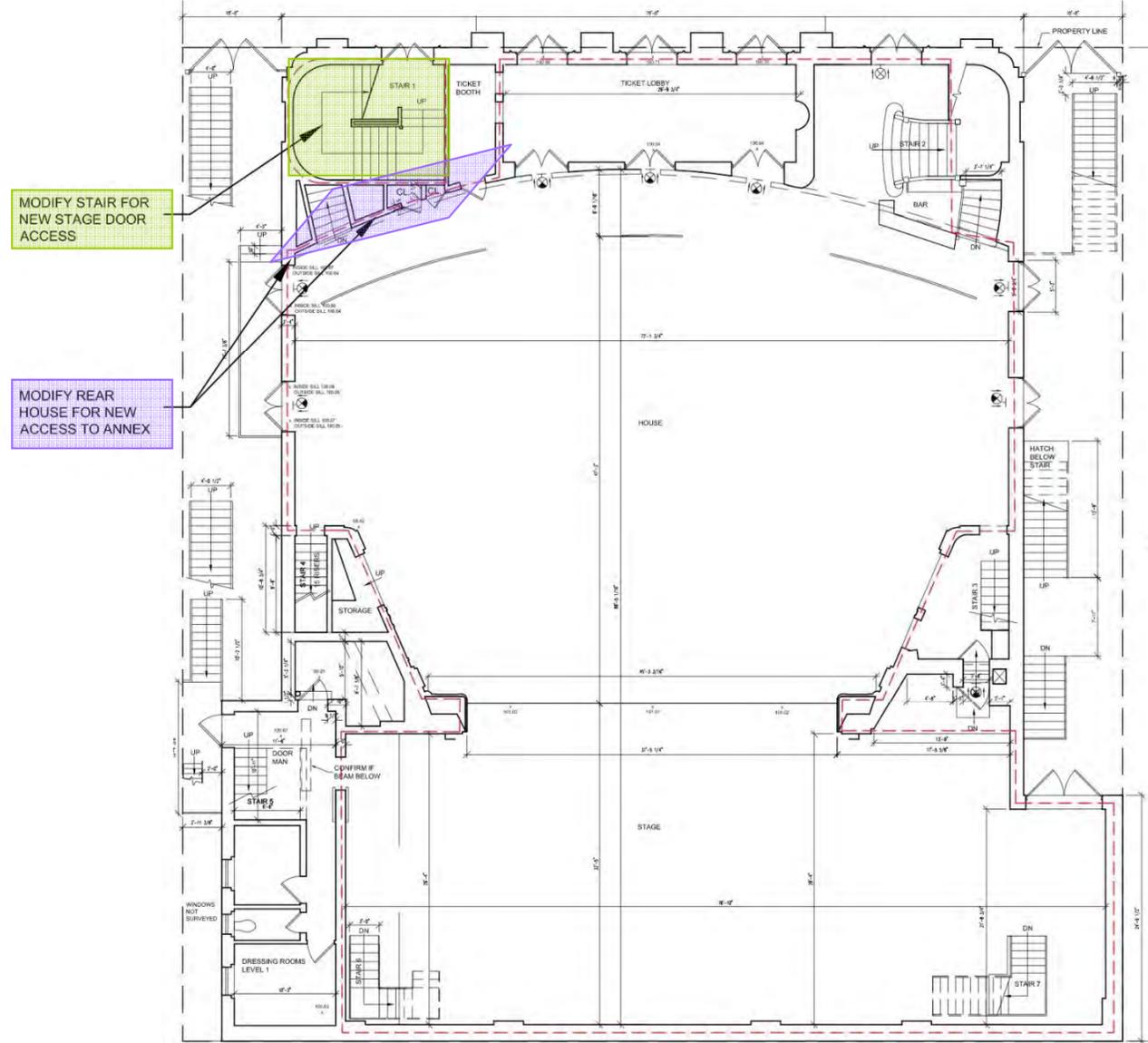
# BALCONY PLAN



# CORT / JAMES EARL JONES THEATRE PRECEDENT |

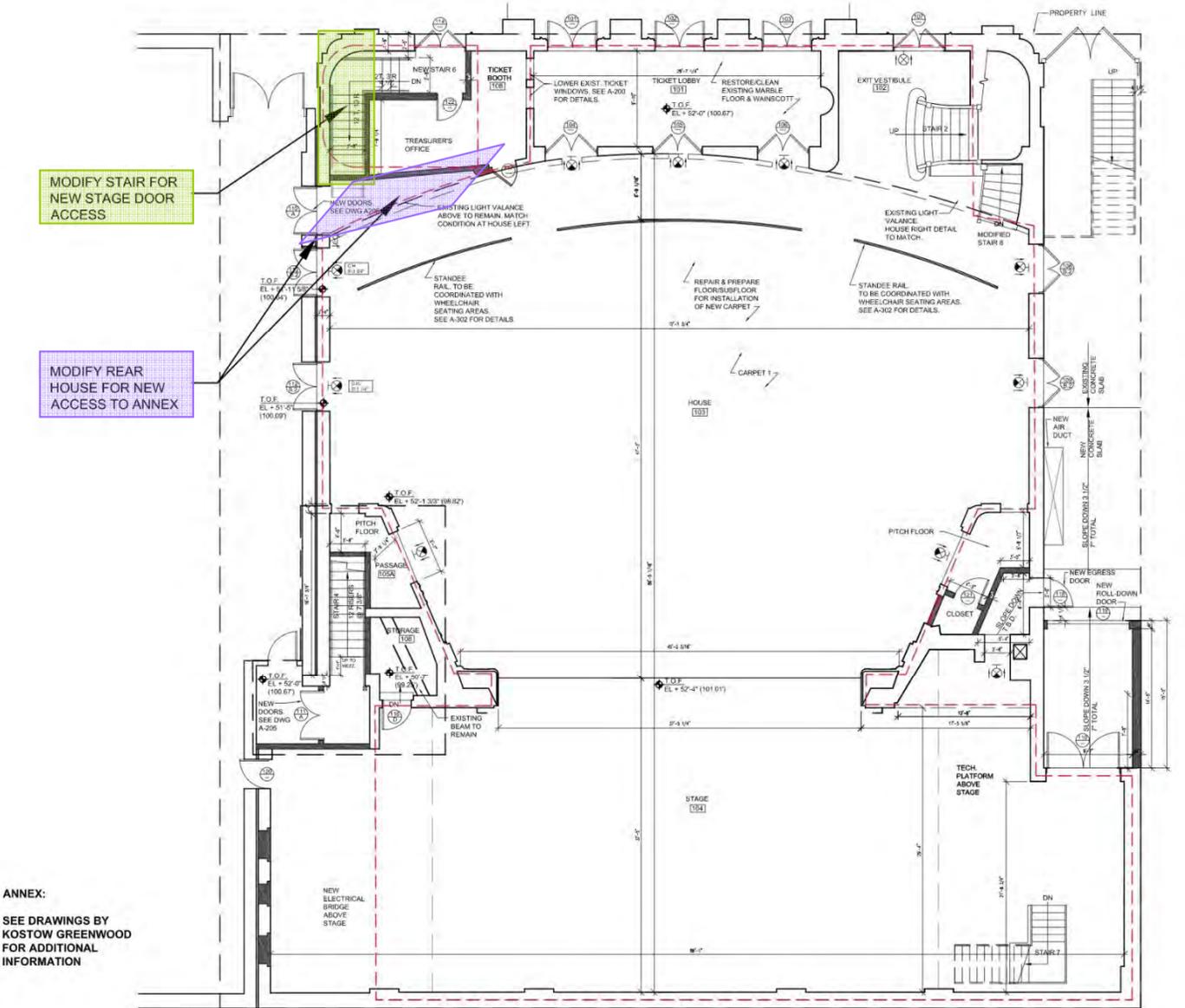
## LPC Approval COFA-19-18335

“removing the house right staircase between the orchestra level and the mezzanine level, salvaging the decorative iron railings, newel posts, and historic light fixtures, and re-using them at a new staircase between the house right boxes and the new annex, and installing a new staircase from the orchestra level to the basement”



EXISTING

LPC-33



PROPOSED

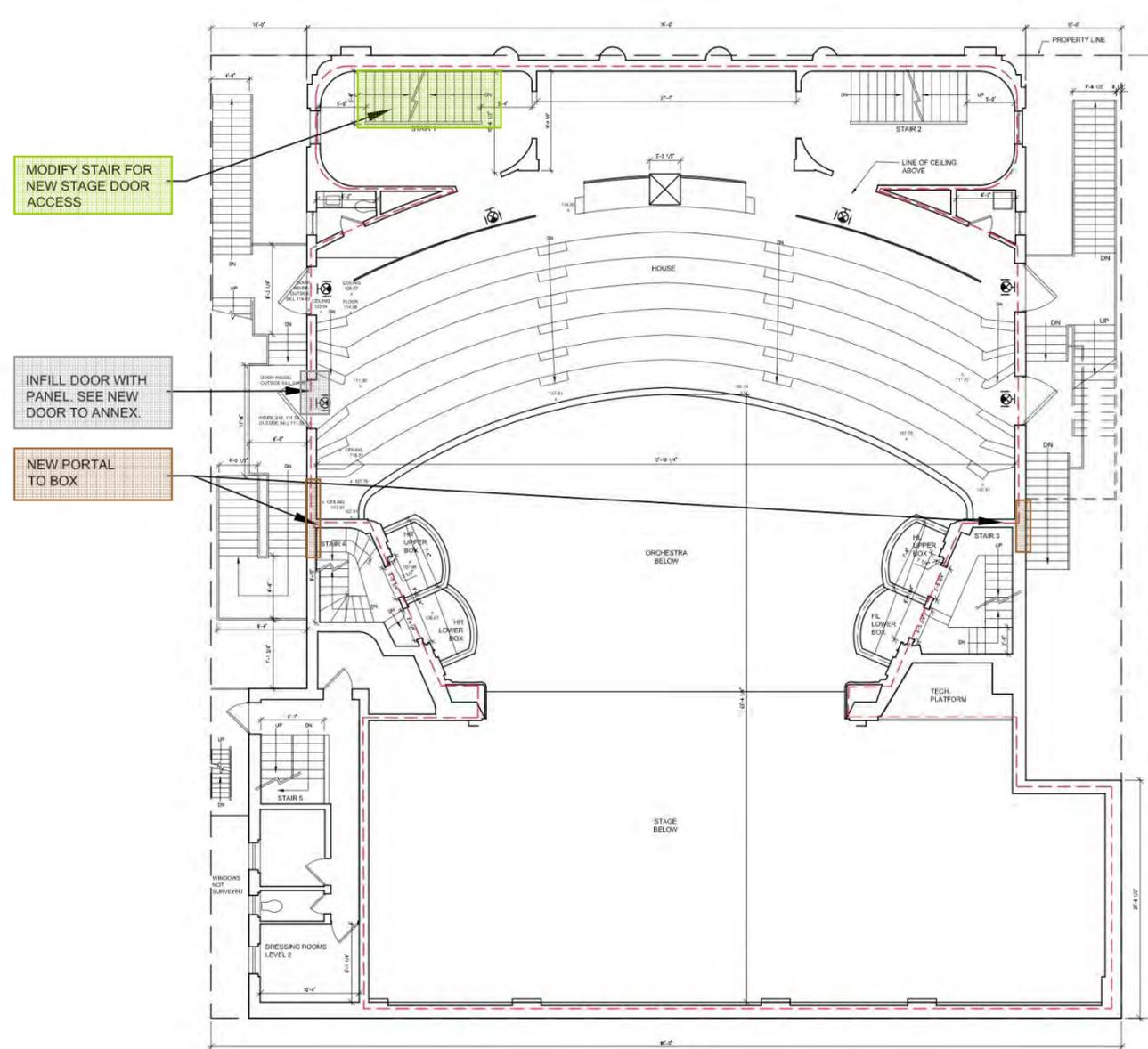
Imperial Theatre LPC Package  
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# CORT / JAMES EARL JONES THEATRE PRECEDENT |

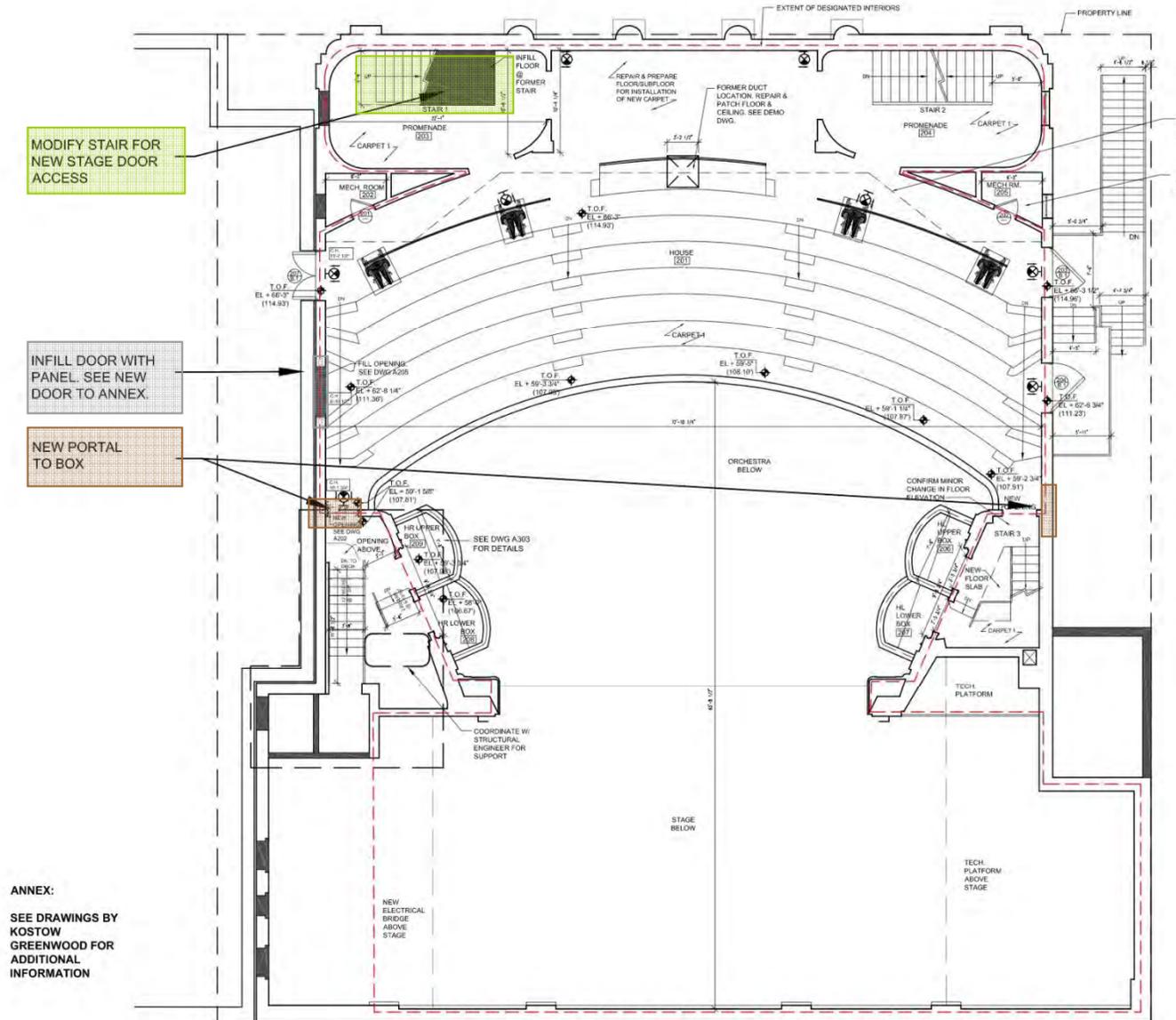
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LPC-34

EXISTING



ANNEX:  
SEE DRAWINGS BY  
KOSTOW  
GREENWOOD FOR  
ADDITIONAL  
INFORMATION

PROPOSED

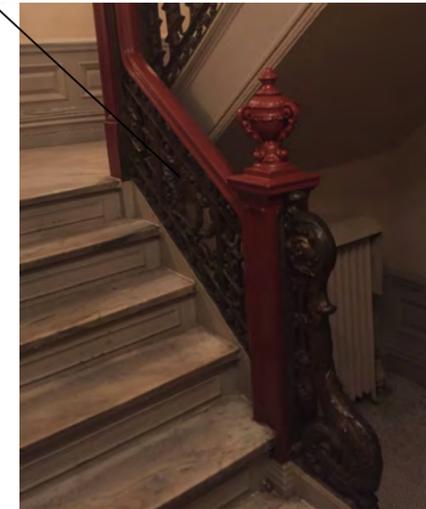
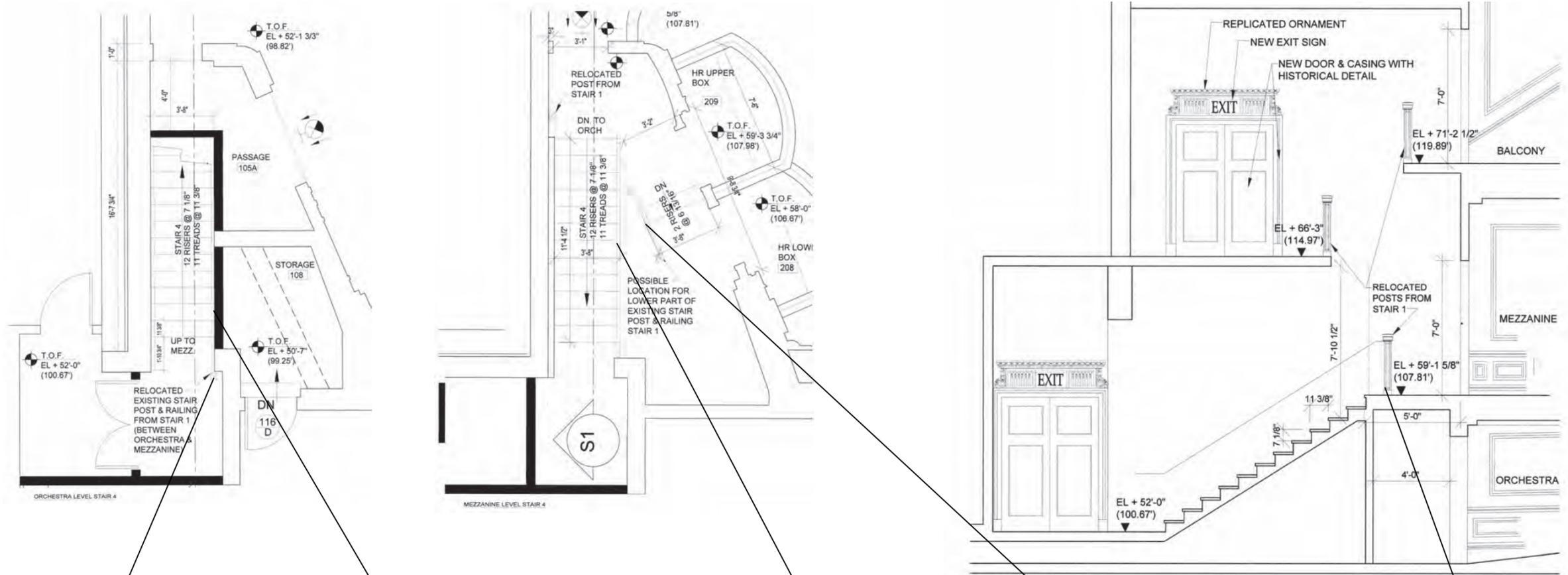
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03/12/26



# CORT / JAMES EARL JONES THEATRE PRECEDENT |

## LPC Approval COFA-19-18335

“removing the house right staircase between the orchestra level and the mezzanine level, salvaging the decorative iron railings, newel posts, and historic light fixtures, and re-using them at a new staircase between the house right boxes and the new annex, and installing a new staircase from the orchestra level to the basement”



LPC-43A

Imperial Theatre LPC Package  
249 West 45th Street  
03/12/26



March 24, 2026  
Public Meeting

The current proposal is:

Preservation Department – Item 6, LPC-26-07944

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