



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 10/26/2005	EXPIRATION DATE: 07/12/2011	DOCKET #: 06-2526	COFA #: COFA 06-2975
ADDRESS 768 FIFTH AVENUE <u>INDIVIDUAL LANDMARK</u> PLAZA HOTEL		BOROUGH: MANHATTAN	BLOCK/LOT: 1274/25

Display This Permit While Work Is In Progress

ISSUED TO:

Miki Naftali
Elad Properties
225 Fifth Avenue
Suite #501
New York, NY 10010

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 12, 2005, following the Public Hearing of June 28, 2005, and the Public Meeting of June 28, 2005, voted to approve in part and to deny in part certain work at the subject premises, as put forward in your application completed on May 14, 2005, and as you were notified in Status Update Letter 06-0216 issued on July 12, 2011.

The work approved consists of exterior alterations at the ground floor of the Fifth Avenue elevation, including removing a copper-clad window, lowering the sill, removing masonry steps, and installing a pair of bronze and glass doors with decorative bronze grille in the transom above, and associated free-standing, bronze touch-pad post in the areaway; exterior alterations at the ground floor of the 58th Street elevation, including replacing the removing the existing garage door, modifying the adjacent masonry pier, creating a new masonry opening, and installing two new paneled garage doors, finished to match the limestone; removing non-historic metal and glass storefront infill at the 1921 addition, and installing a new metal and glass storefront, featuring paneled bulkheads, metal and glass doors, transoms, and display windows, and integral pin-mounted signage at the signband; removing non-historic metal and glass doors and metal panels at the transoms, and installing new bronze and glass doors with decorative bronze grilles in the transoms, all beneath the marquee; removing the skylight above the Palm Court, HVAC equipment, ductwork, and other modern incursions located on the existing courtyard roof, and constructing an addition in the interior courtyard; protecting and preserving the projecting copper-clad bay that will be concealed by the construction of the addition in the courtyard; removing existing mechanical equipment at the roof and installing new mechanical equipment on steel dunnage, and an associated mechanical screen; modifying the chimney to accommodate new glazing, and reconfiguring the chimney cap; and performing related interior alterations that will not affect any portion of the Interior Landmark. The work was shown in mounted presentation drawings 1 through 12, and 14 through 31, dated June 28, 2005, drawings (unlabelled) dated June 14, 2005 and July 6, 2005, drawings 13 and 32, dated February 28, 2005, undated and unlabelled

sightline studies, and material samples, prepared by Costas Kondylis and Partners LLP, Drawings 1 through 18, dated July 12 through 15, 2005, prepared by Richard Ciccarelli, of Walter B. Melvin Architects LLC, and Drawings AR101 through AR106, dated May 13, 2005, and Drawings SK1, 3, 4, 7, dated June 28, 2005, prepared by David Abramson, all submitted as components of the application and presented at the Public Hearing and Public Meetings.

The work denied consists of enlarging the masonry opening accessing the balcony at the North Turret.

In reviewing this proposal, the Commission noted that the Plaza Hotel Individual Landmark designation report describes 768 Fifth Avenue as a French Renaissance style hotel designed by Henry J. Hardenberg and constructed in 1905-07, with an addition designed by Warren and Wetmore and constructed in 1921. The Commission further noted that Certificate of Appropriateness 92-0049 was issued on October 1, 1991, approving the construction of a rooftop addition and restorative facade work; that Certificate of No Effect 95-1927 was issued on May 18, 1995, approving the installation of a rooftop cooling tower; that Certificate of Appropriateness 98-3594 was issued on January 13, 1998, approving alterations at the 59th Street entry; that Certificate of Appropriateness 00-2076 was issued on September 28, 1999 approving modifying to the 58th Street marquee, installing new infill at 59th Street entry; and that Status Update Letter 06-0218 was issued on July 12, 2005, approving a request to issue a report to the City Planning Commission relating to a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. The Commission further notes that a Certificate of No Effect for exterior restorative work on the facades and roof, and interior restorative work within the Interior Landmark rooms, including the restoration of the interior laylight at the Palm Court, and a Certificate of No Effect for window modifications and replacement at the courtyard-facing elevations, are pending.

With regard to this proposal, the Commission found that the removal of the stone stair and sill at the existing copper-clad wood window on the Fifth Avenue facade to accommodate a new barrier free entrance will not adversely affect the design of ground floor; that the new barrier free entry on Fifth Avenue, featuring paired, multi-light metal and glass doors with a decorative bronze grille in the transom, is in keeping with the material and design of the other entrances to the building; that the small size, simple detailing, and bronze material of the free-standing touch-pad post in the areaway adjacent to the barrier-free doors, will be a discreet element at the building's base; that the proposed garage door at the western portion of the 1921 addition, which will match the height and dimensions of the existing, adjacent garage door, will not detract from the building and will be in keeping with the historic service function of this portion of the West 58th Street facade; that the paneled garage doors at the new and existing entries, which will be painted beige, will harmonize with the cladding and color of the adjacent rusticated limestone; that the removal of the existing modern storefront at the 1921 addition and the non-historic metal and glass doors on West 58th Street, will not eliminate any significant protected fabric from the building; that the proposed storefront, featuring paneled bulkheads, metal and glass doors, transoms, and display windows, will closely recall the configuration and appearance of the historic storefront as documented in original drawings; that the bronze material of the storefront framing will match the historic condition; that the signage, which will be located in the integral signband above the transoms will be well scaled to the facade, and will not call undue attention to itself; that the proposed multi-light metal and glass door, and decorative bronze grille at the transoms all located beneath the marquee will match the materials, configuration, and appearance of the historic condition and will help to unify the building's West 58th Street base; that the proposed addition within the interior courtyard will not be visible from any public thoroughfare; that the raising of the courtyard roof to accommodate additional rooms above the palm court will include the removal of existing HVAC equipment, ductwork, and other modern incursions that detract from the building; that the existing skylight was never a decorative feature seen within the interior courtyard, and it is in a deteriorated condition, therefore, removing this skylight will not eliminate a significant feature; that the one copper-clad projecting bay will be protected and preserved and enclosed by the proposed addition and therefore, will not preclude restoration of this feature; that the proposed rooftop mechanical screen will be viewed against the backdrop of a tall building beyond and therefore will not call undue attention to itself or detract from the significant features of the 59th Street facade; and that the introduction of windows within the chimney and the installation of clerestory windows within the open space between the masonry and the metal chimney hood above the chimney will not detract from this significant feature. Based on these findings, the Commission determined the work to be appropriate to the building and voted to approve it.

With regard to enlarging the opening behind the northeast turret, the Commission found that this work will be visible from the north, and will detract from the composition of the roofscape, and the solidity of the connection of the turret to the mansard roof. Based on this finding, the Commission determined this work to not be appropriate to the building and voted to deny it.

However, the Commission made its determination subject to the following stipulations: that a reduced set of the presentation materials, and two sets of signed and sealed Department of Buildings filing drawings, amended to show the above-mentioned change, be submitted to the staff of the Commission for review and approval.

Subsequently, on October 7, 2005, the staff of the Commission received a reduced set of the presentation materials, and Drawings T002, T003, Z001, Z002, A001, A002, A011, A012, A013, A021, A022, A200, A201, A202, A203, A204, A205, A206, A207, A208, A210, A211, A212, A213m, A214, A215, A216, A217, A218, A500, A501, A601, A602, A603, A612, dated received October 7, 2005, prepared by Leo Steven Hill, RA, of Costas Kondylis and Partners LLP Architects. Accordingly, the staff reviewed these materials and noted that the proposed enlargement of the opening behind the northeast turret had been eliminated from the proposal, and that otherwise, the design approved by the Commission has been maintained. Therefore, these drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal and 06-2975 Certificate of Appropriateness is being issued.

The issuance of this permit is contingent on the review and approval of two signed and sealed Department of Buildings filing drawings (mechanical, plumbing, and structural drawings), and a comprehensive restorative scope of work for the exterior and interior designated spaces of the building. Please submit these to the staff of the Commission when they are available.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Meisha Hunter.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jay Segal, Esq., Greenberg Traurig LLP**

cc: C. Kane Levy; M. Silberman, Esq.; J. Jameson, Elad; D. West, RA, Costas Kondylis