



April 25, 2017

**Testimony of Manhattan Borough President Gale A. Brewer and
New York State Senator Brad Hoylman
to the Landmarks Preservation Commission
Certificates of Appropriateness for Waldorf-Astoria Hotel and Hotel Interiors**

This testimony is offered on behalf of Manhattan Borough President Gale A. Brewer and New York State Senator Brad Hoylman in support of the two Certificates of Appropriateness – one for the hotel interiors (LPC-19-09644) and one for exterior work (LPC-19-09647) – being sought by the owner of the Waldorf-Astoria Hotel, an individual and interior landmark located in the Borough of Manhattan, Community Board 5.

It is not often that a developer actively seeks and supports the designation of a marquee property, especially one in Manhattan and especially with ideas for change to that structure on the immediate horizon. While the exterior of this Art Deco masterpiece has been protected under the Landmarks Law since 1993, the significance of the interiors were not. It was therefore with relief that these offices heard from the current owner on the profound respect held for the history, culture, and architectural merits the building edifice and interiors held in New York City and Manhattan history. We thank the LPC for designating these spaces in March of this year [2017].

The applications before the Landmarks Preservation Commission today continue to reflect that high level of respect and are thoughtful in the interventions proposed. The proposal of replacement in historic kind of 5,380 windows is a historic preservation feat in itself. The restorative work also includes a full façade cleaning and repair, the removal of non-historic additions that affected the original tower massing, restoration to the storefronts and marquees. The openings proposed to accommodate off-street loading needs are minimally invasive and will aid in the relief of congestion and pedestrian conflicts along the street.

For the interior, we would echo the support with conditions reflected by the Community Board 5 resolution dated April 14, 2017 and the remarks of the Landmarks Conservancy. The same restraint shown for the exterior in terms of changes and flourishes should be exhibited in the interior restorations. These spaces are grand – there is no need to “over-grand” all visible surfaces and we agree that especial attention should be paid to the lighting.

Thank you for your consideration of our concerns and those of the Community Board.