

December 17, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-04851

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

To testify virtually, please join Zoom

Webinar ID: 160 463 8881

Passcode: 345239

By Phone: 646-558-8656 (NY)

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.



kgd

View of House Right - 1923-1930s

Imperial Theatre LPC Package
249 W 45th St, New York, NY 10036
12/13/24

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02

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Existing and Proposed Lighting Conditions

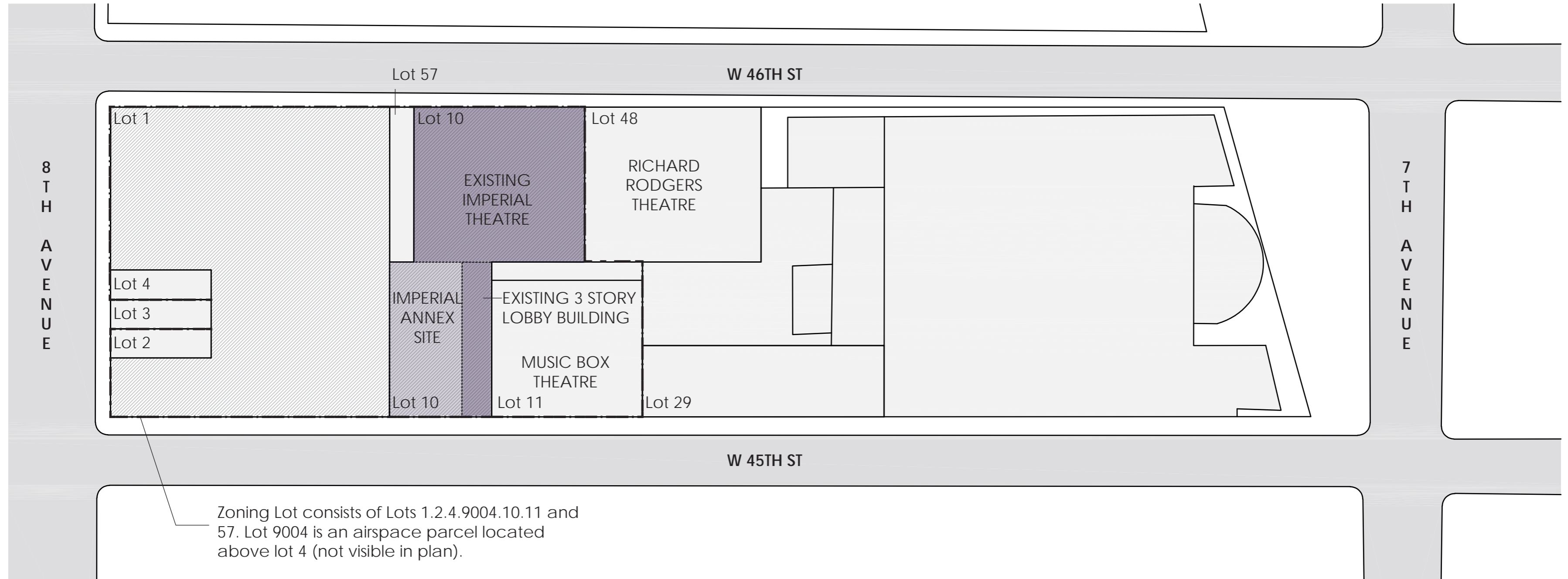
Proposed Conditions Summary

Appendix

03

Existing Conditions

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).

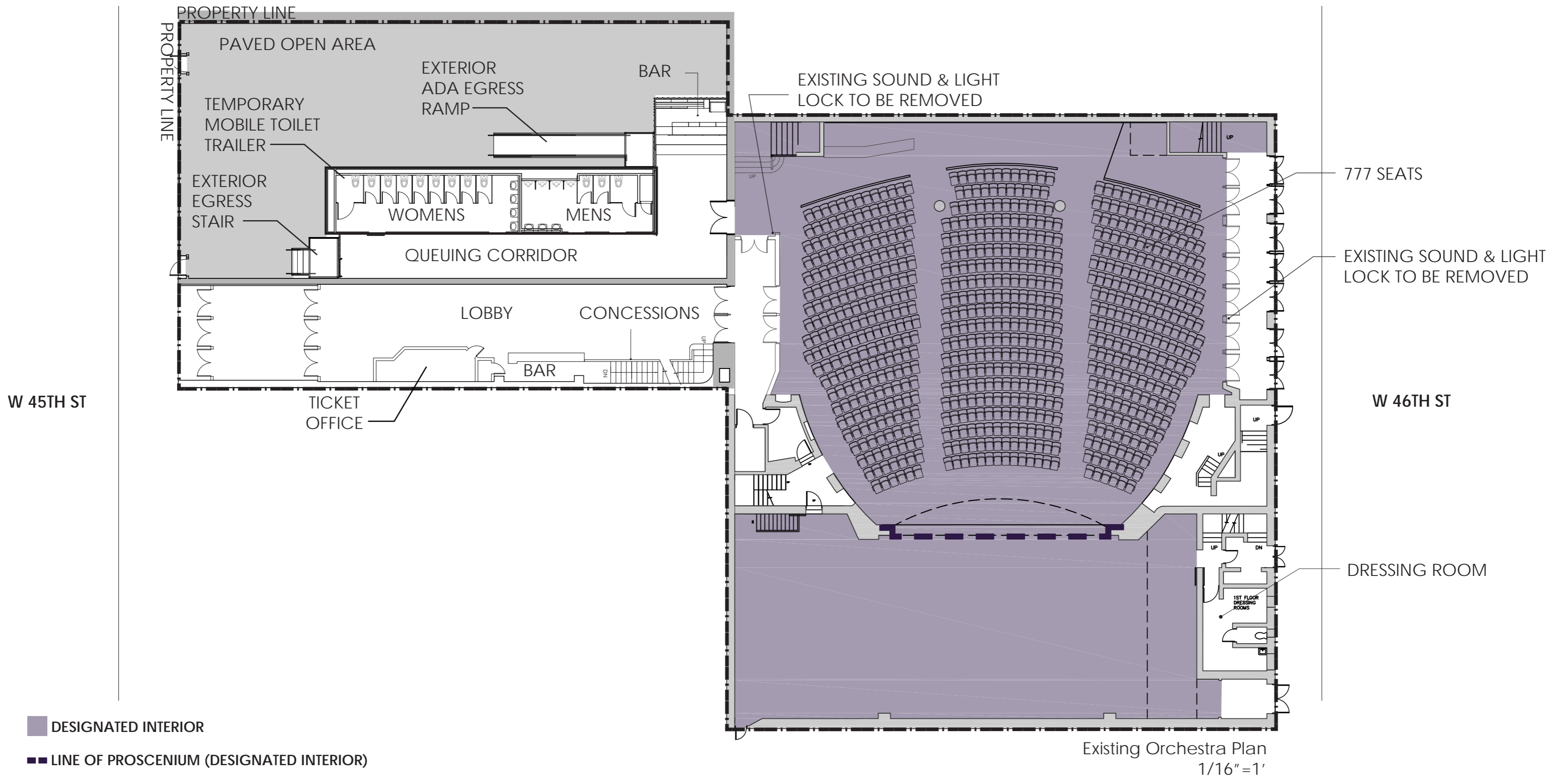
*Lot 3 is excluded from zoning lot



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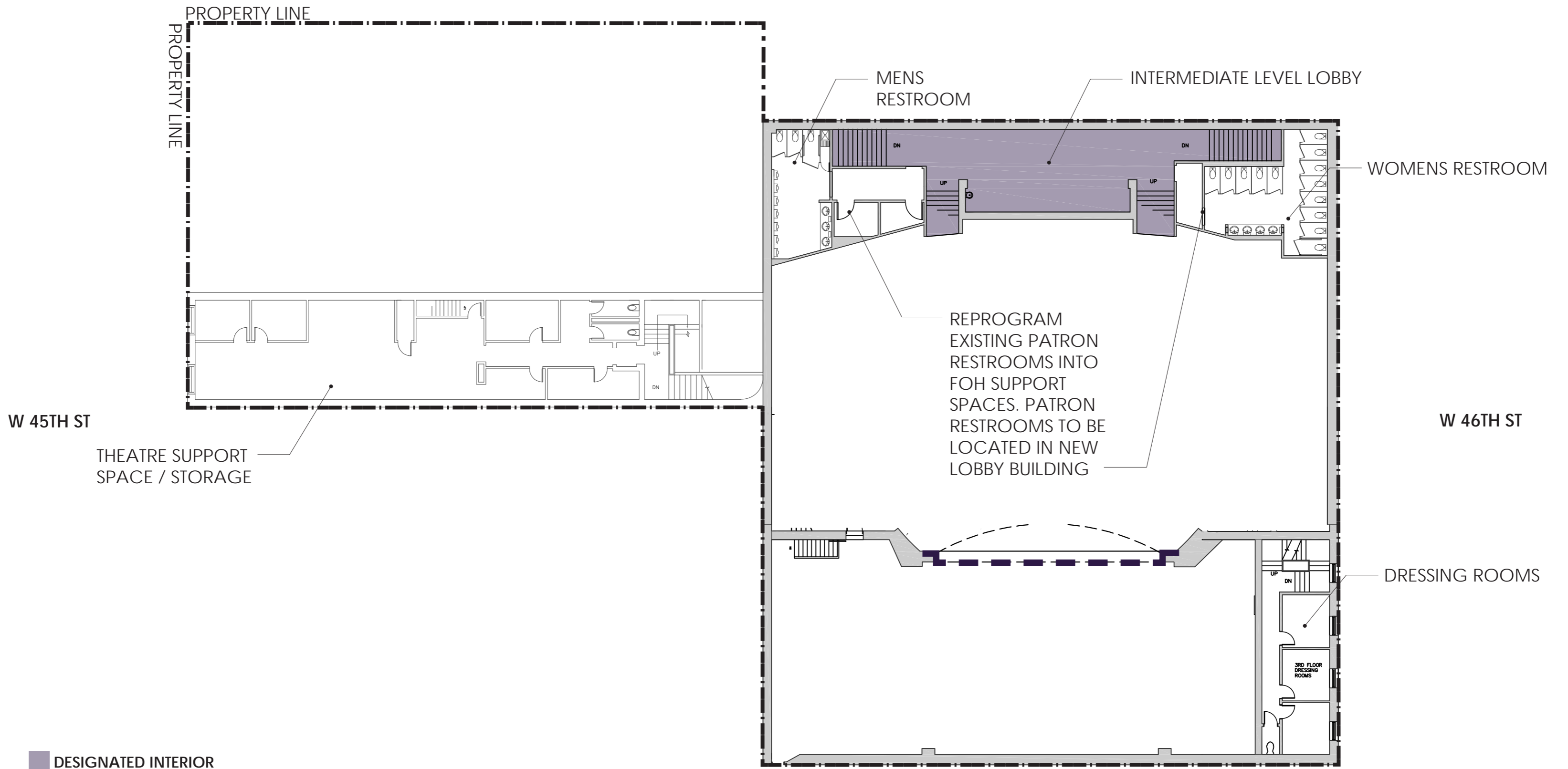
DESIGNATED INTERIOR | EXISTING ORCHESTRA PLAN



Imperial Theatre LPC Package
249 West 45th Street
12/13/24



DESIGNATED INTERIOR | EXISTING INTERMEDIATE LEVEL PLAN



- DESIGNATED INTERIOR
- LINE OF PROSCENIUM (DESIGNATED INTERIOR)

Existing Intermediate Level Plan
1/16" = 1'

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EXISTING CONDITIONS | 45TH STREET LOBBY BUILDING & TEMPORARY TOILET TRAILER



View of 45th Street Lobby Building & Temporary Toilet Trailer



View of 45th Street Lobby Building & Temporary Toilet Trailer

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EXISTING CONDITIONS | TEMPORARY TOILET TRAILER ADJACENT TO EXISTING 45TH STREET LOBBY



Exterior View of Temporary Mobile Toilet Trailer



Interior View of Temporary Mobile Toilet Trailer Queuing Corridor



Interior View of Temporary Mobile Toilet Trailer Queuing Corridor

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EXISTING CONDITIONS | 46TH STREET FACADE



View of 46th Street Facade

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249 West 45th Street
12/13/24

EXISTING CONDITIONS | 45th STREET LOBBY BUILDING INTERIOR



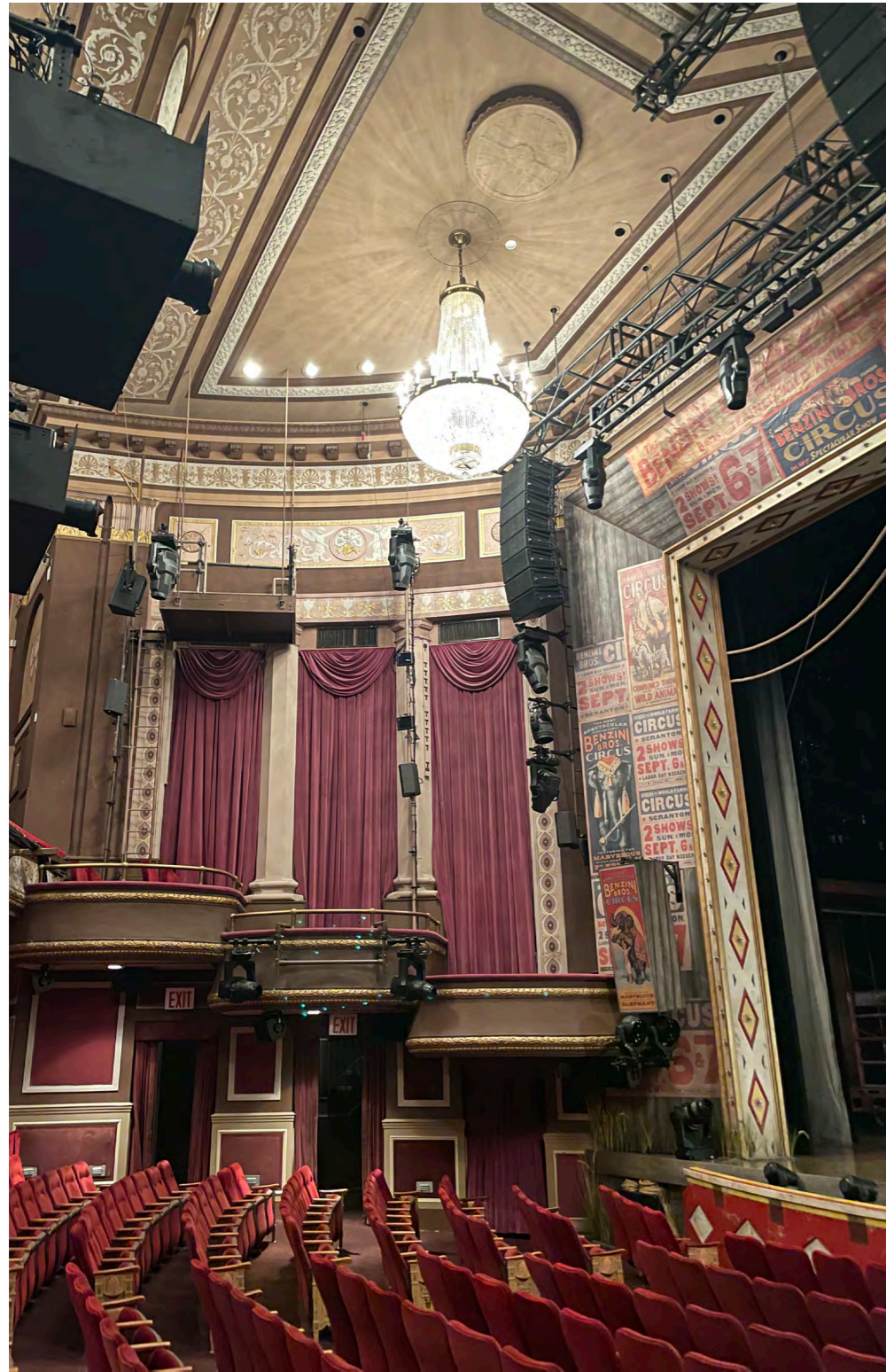
View of 45th Street Lobby Interior looking towards Auditorium



View of 45th Street Lobby Interior looking towards 45th Street

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249 West 45th Street
12/13/24

EXISTING CONDITIONS | AUDITORIUM



House Left Boxes



Orchestra House



Panel detail above house left boxes



Mechanical duct cover (non-original)

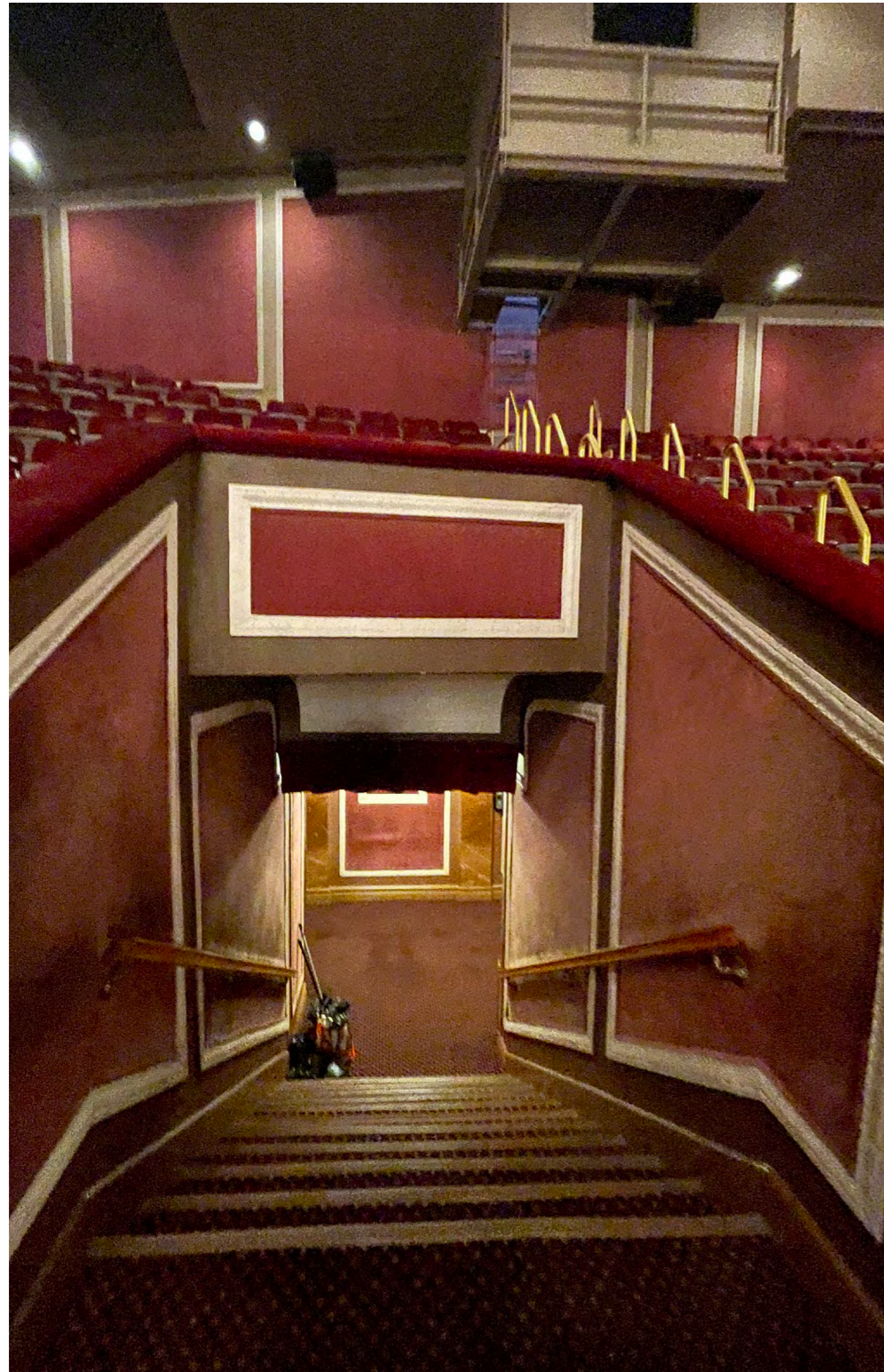


Balcony detail on ceiling rib



Balcony Wall Detail Above Plaster

EXISTING CONDITIONS | AUDITORIUM



Vomitory looking from Balcony into Mezzanine Lobby



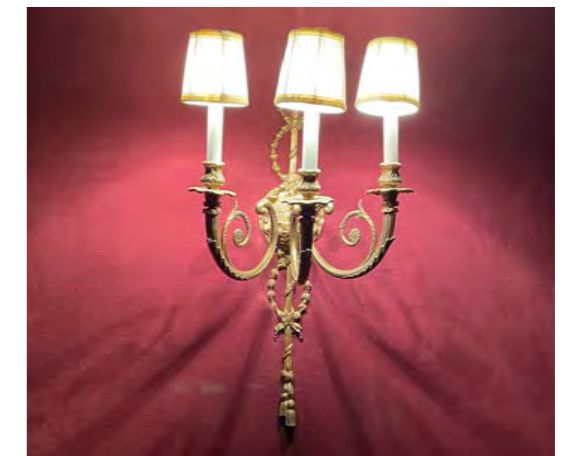
View of Stage From Balcony



Detail of Dancing figures in bas relief above exit doors



Intertwined foliation details of main ceiling panels and ribs



Non original Adamesque wall sconce

Designated
Interior Existing
Conditions
and Proposed
Alterations

RESTORATION AND REMEDIAL WORK SUMMARY

Decorative Bas-Relief Plaster Restoration

Decorative Painting

Restore Wainscot at the Rear Orchestra Promenade

Remove House Left & House Right Sound Light Locks

New Drapery, seating, carpet

Modified Lighting

Improved Circulation Bottlenecks

Alteration to Orchestra Seating for Net Gain

Wheelchair Access at Balcony

Tech Booth Modification

New STC Rated Exterior Doors

Stage Accessibility from Front of House Areas

Expanded Wing

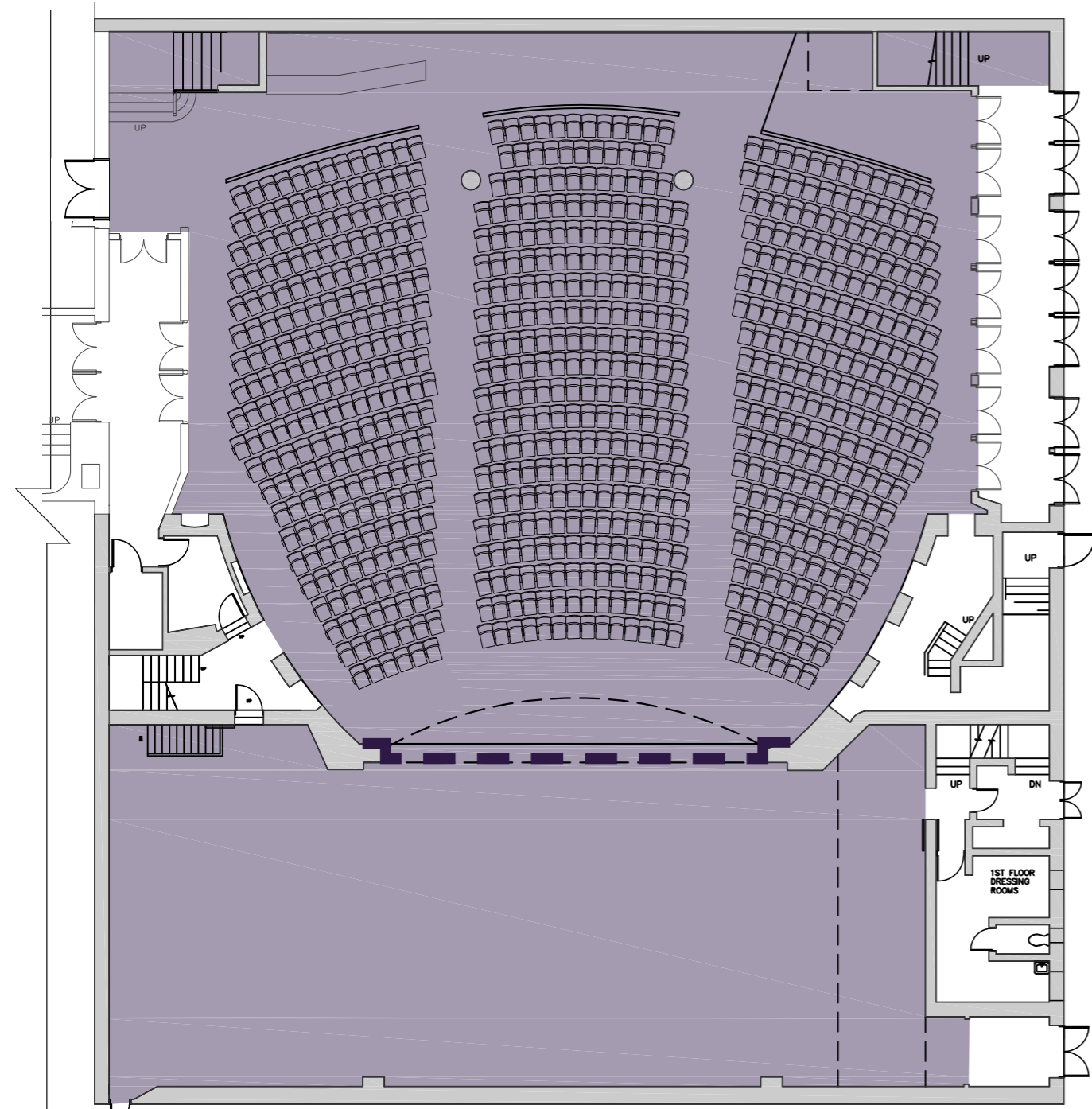
46th Street Marquee Improved with Digital Signage

Develop plan for monitoring cracks & vibrations at the theatre interior as part of Annex Construction

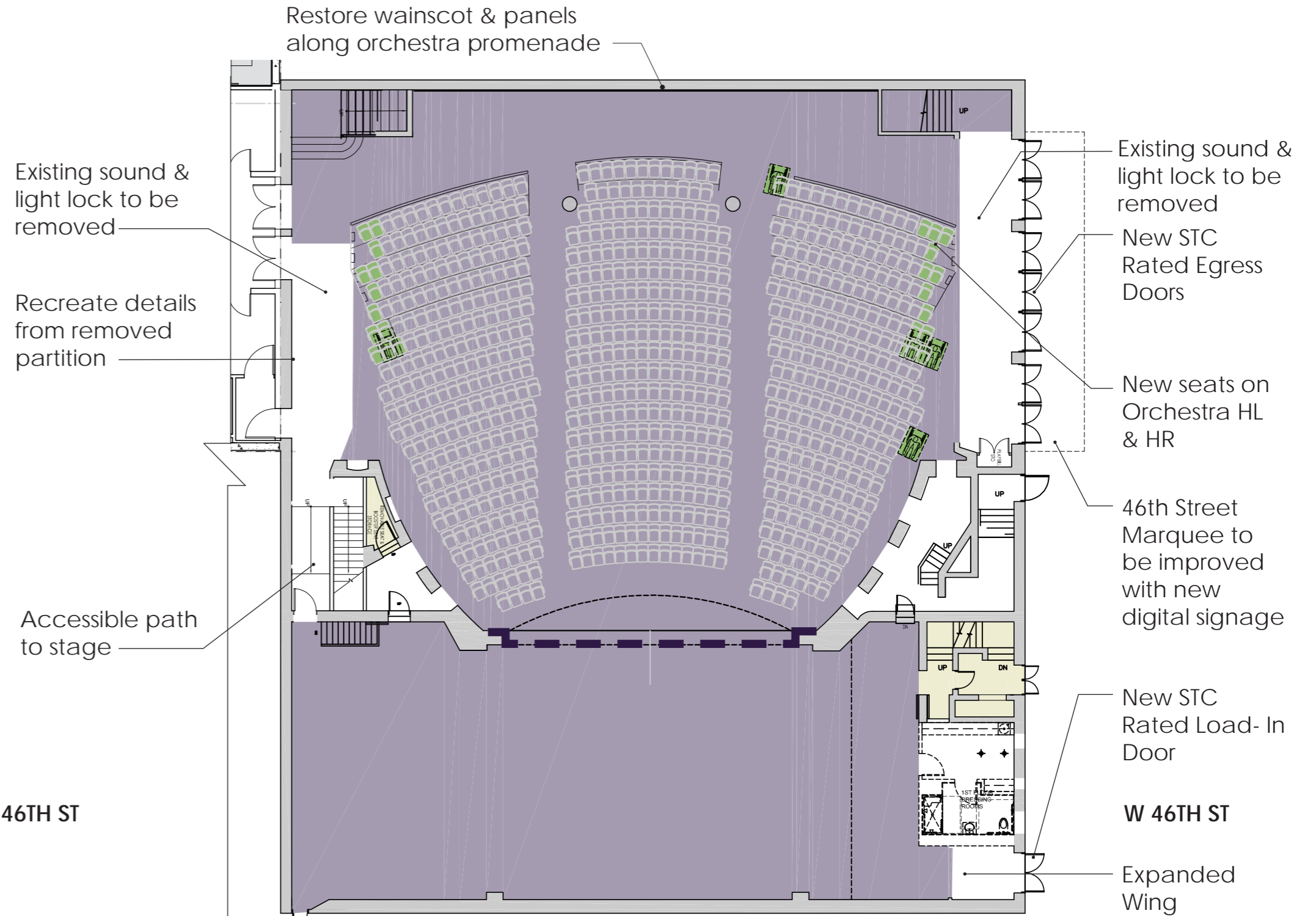
Survey of plaster to identify any loose connections prior to Annex Work

New roofing and roof repairs for waterproofing and watertightness

DESIGNATED INTERIOR | ORCHESTRA PLANS



Existing Orchestra Plan
1/16"=1'



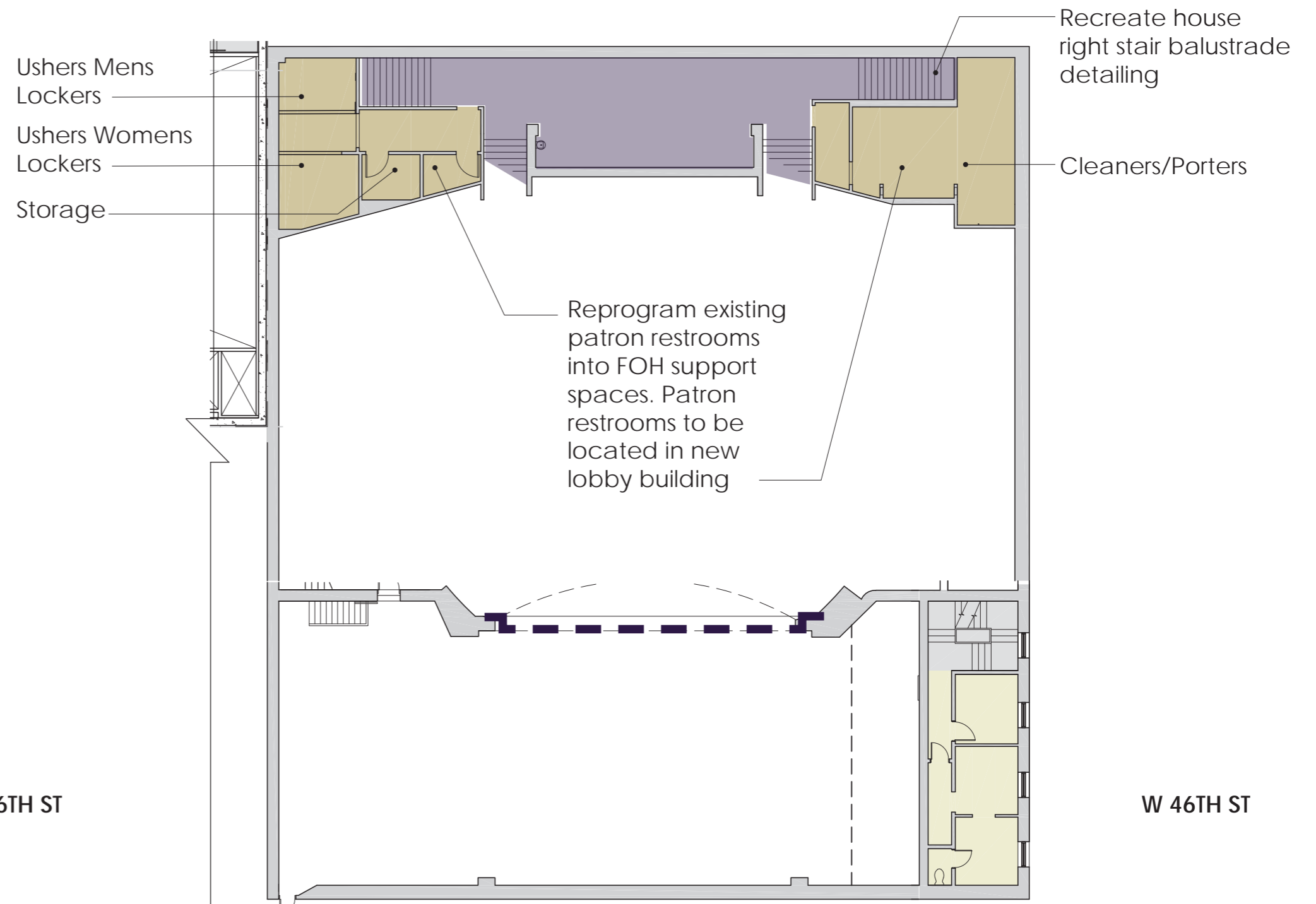
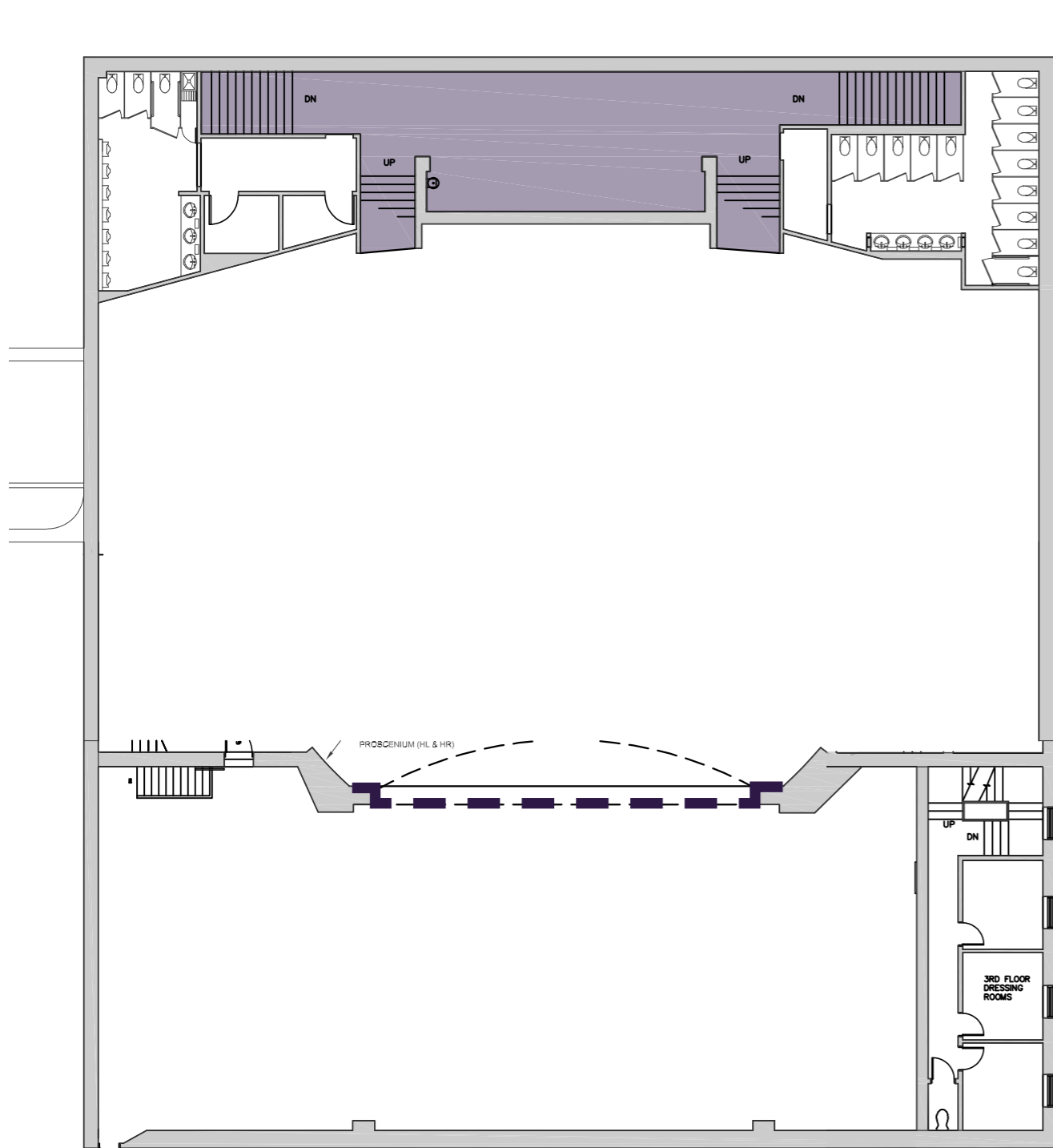
Proposed Orchestra Plan
1/16"=1'

BOH
FOH
PATRON AMENITY
NEW SEATS
DESIGNATED INTERIOR
THEATRE EVENT SPACE
MECHANICAL/CIRCULATION
LINE OF PROSCENIUM (DESIGNATED INTERIOR)

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DESIGNATED INTERIOR | INTERMEDIATE LEVEL PLANS



Ushers Mens
Lockers
Ushers Womens
Lockers
Storage

Recreate house
right stair balustrade
detailing
Cleaners/Porters

Reprogram existing
patron restrooms
into FOH support
spaces. Patron
restrooms to be
located in new
lobby building

W 46TH ST

W 46TH ST

Existing Intermediate Level Plan
1/16"=1'

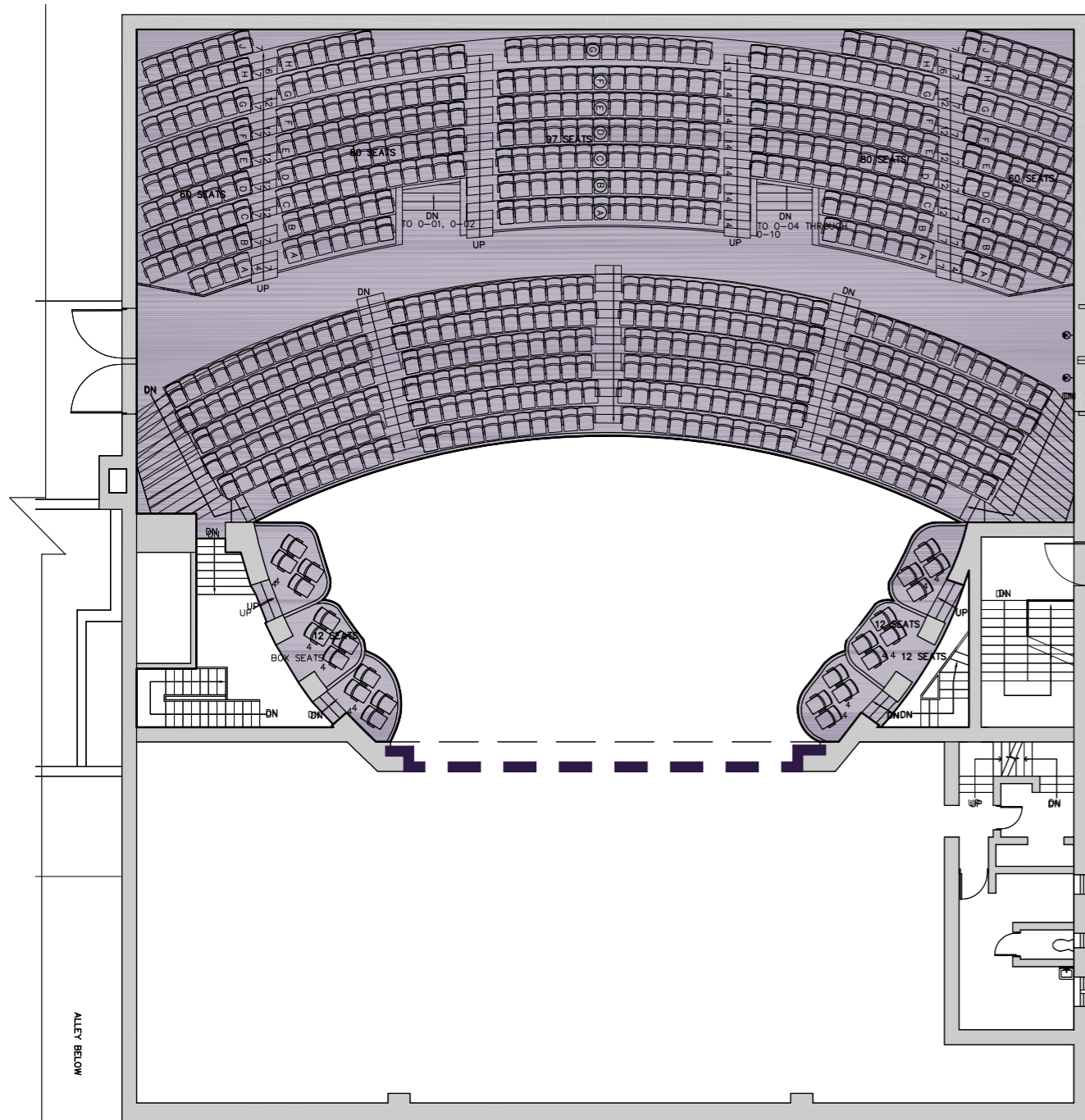
Proposed Intermediate Level Plan
1/16"=1'

BOH
FOH
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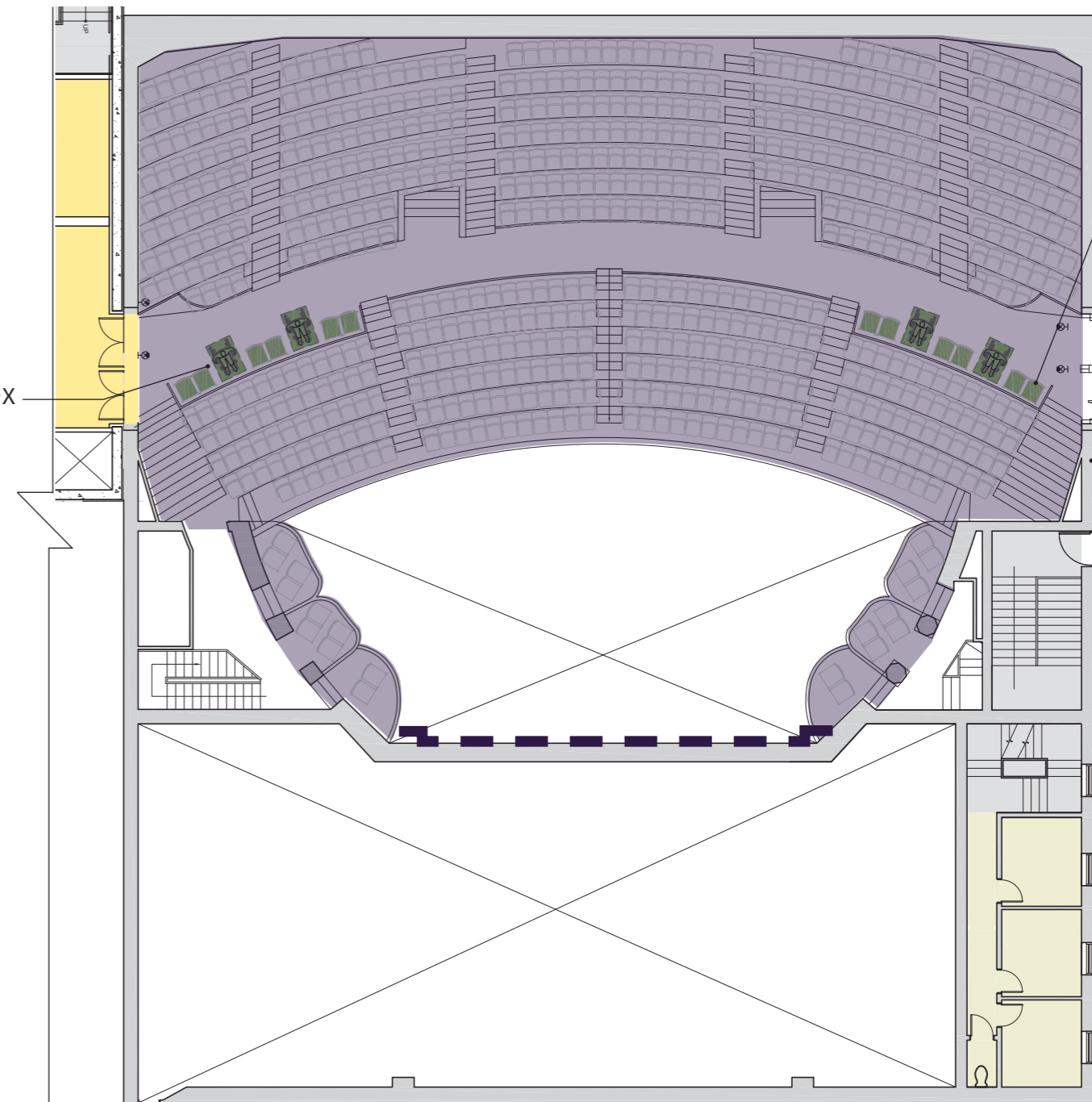
DESIGNATED INTERIOR | BALCONY PLANS



Existing Balcony Level Plan
1/16"=1'

New wheelchair location with access from annex

W 46TH ST



Proposed Balcony Level Plan
1/16"=1'

Modified seating to accommodate (4) new wheelchair positions
Audience Chamber

W 46TH ST

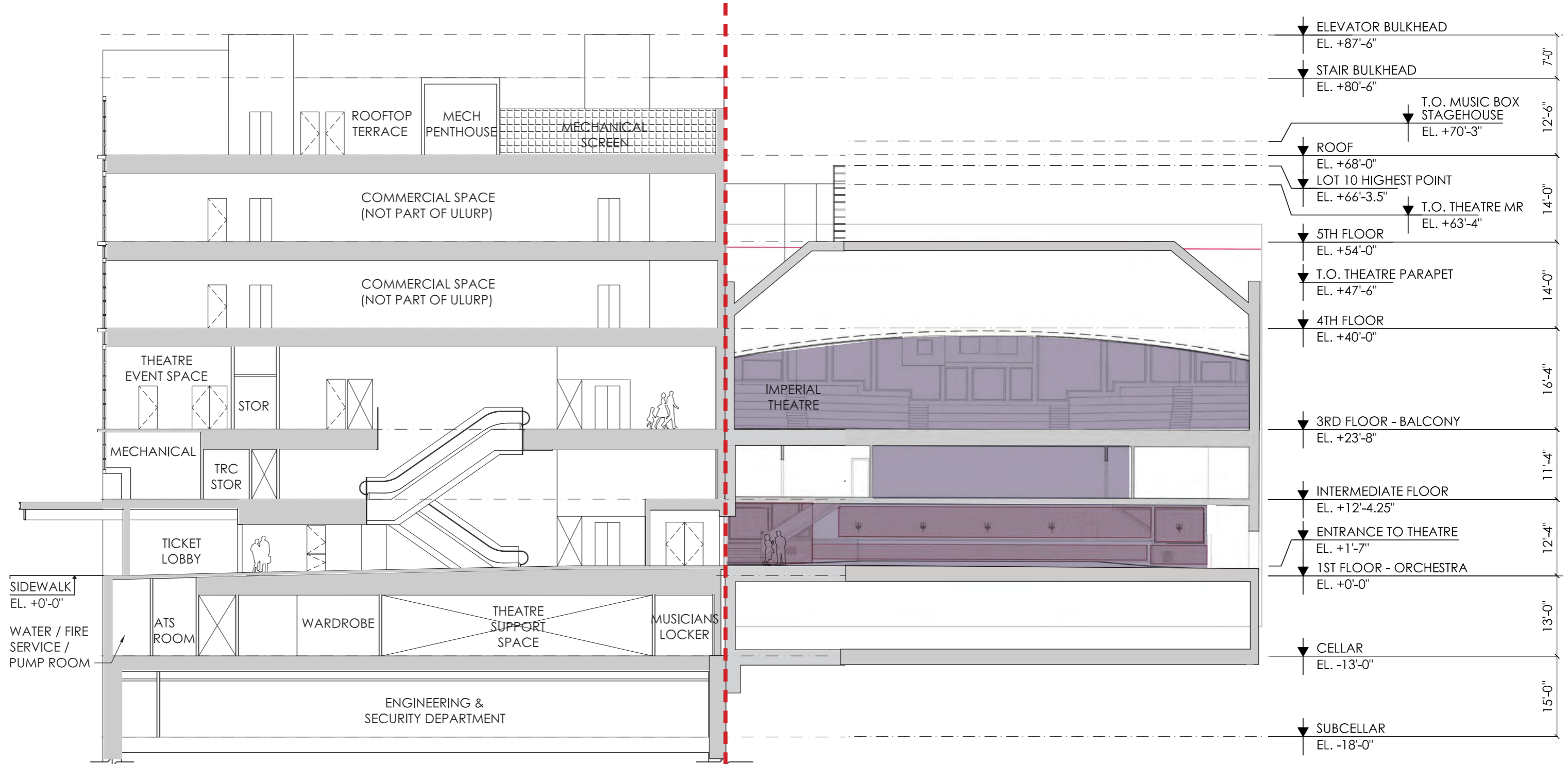
BOH
 FOH
 PATRON AMENITY
 NEW SEATS
 DESIGNATED INTERIOR

THEATRE EVENT SPACE
 MECHANICAL/CIRCULATION
 LINE OF PROSCENIUM (DESIGNATED INTERIOR)

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SECTION | SECTION THROUGH ANNEX AND THEATRE



DESIGNATED INTERIOR

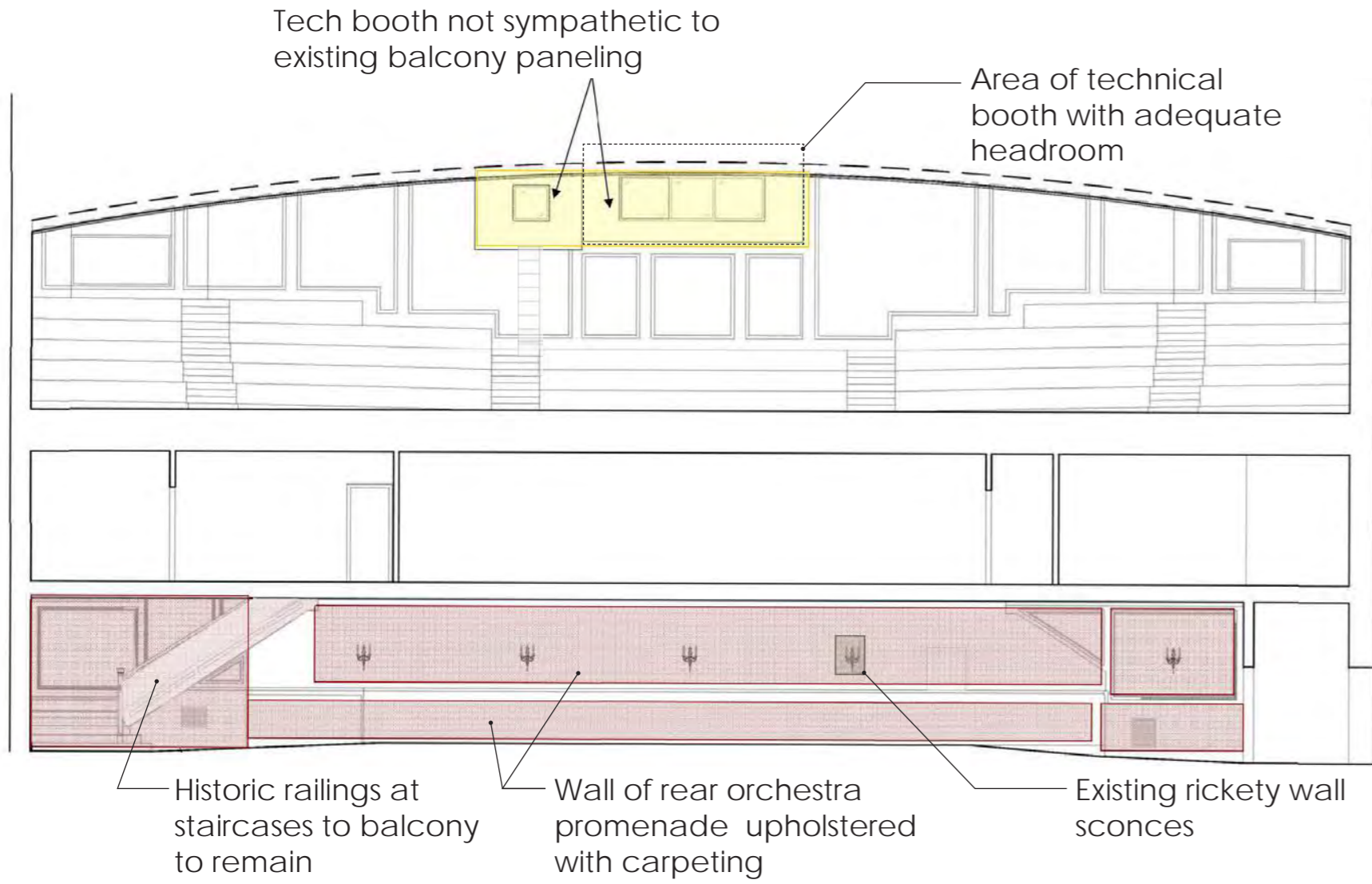
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IMPERIAL ANNEX IMPERIAL THEATRE

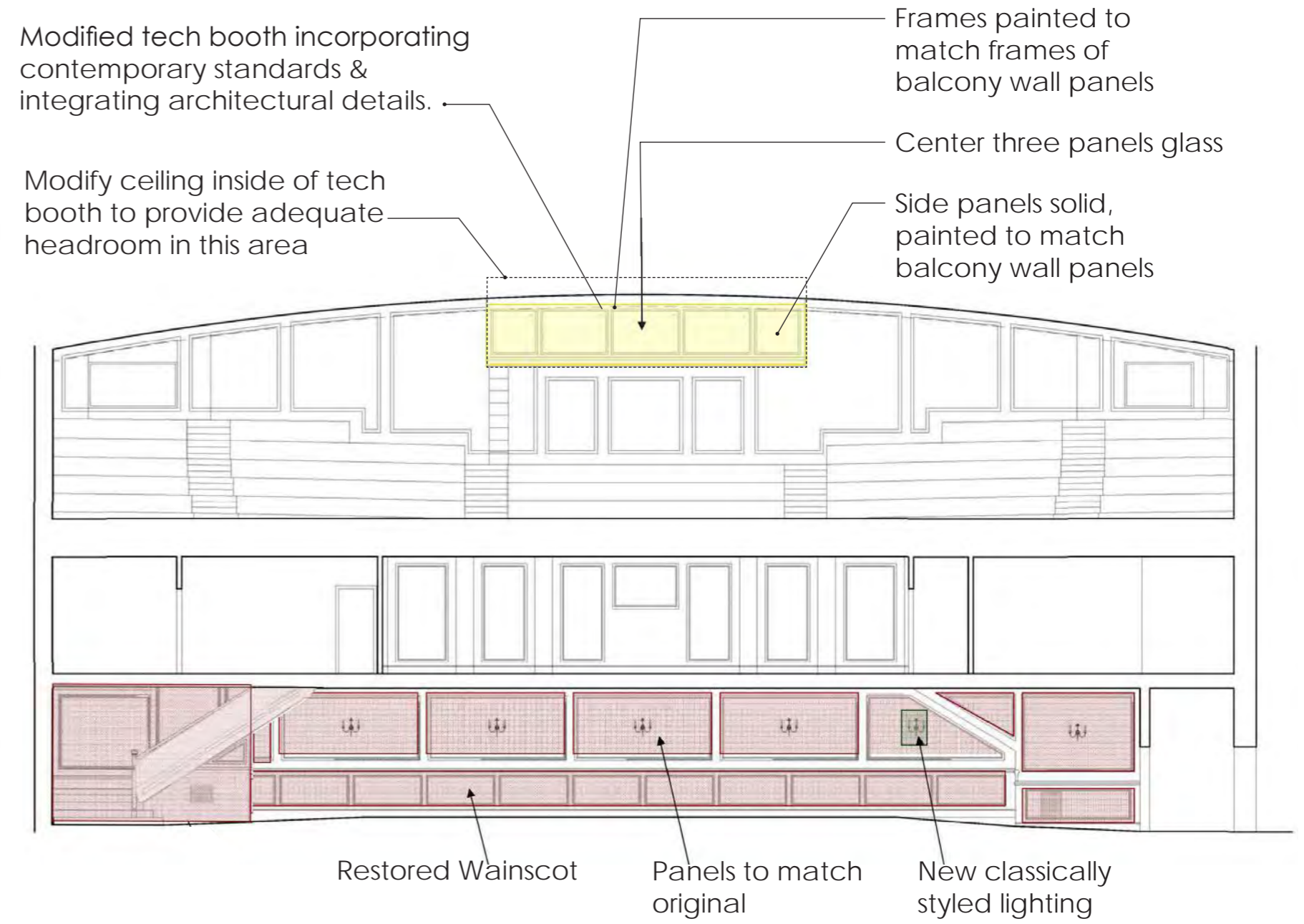
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ELEVATIONS | REAR HOUSE | *Rear Orchestra Promenade & Tech Booth*

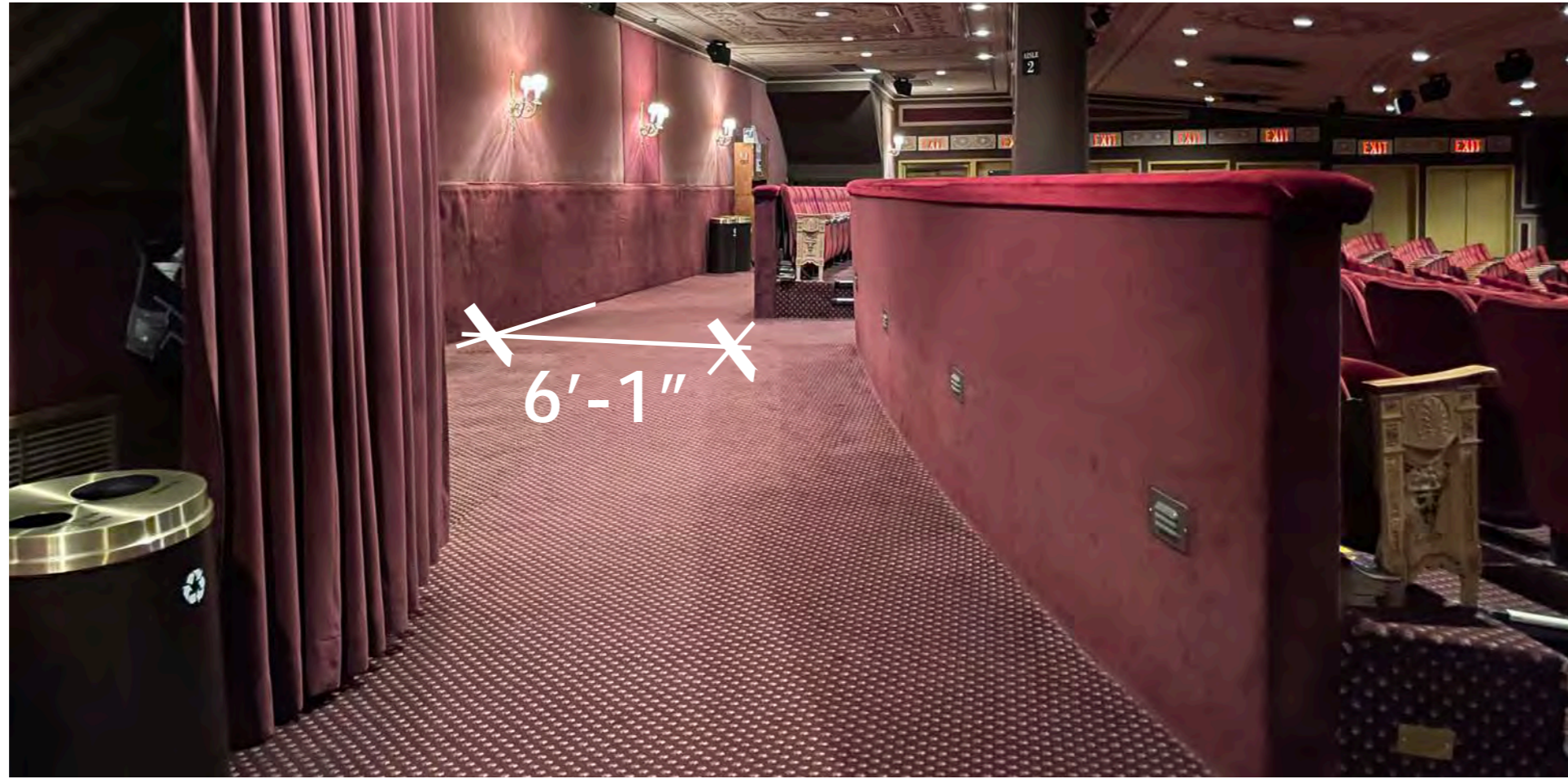


Existing Rear House Elevation

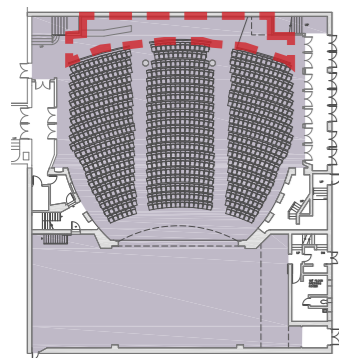


Proposed Rear House Elevation

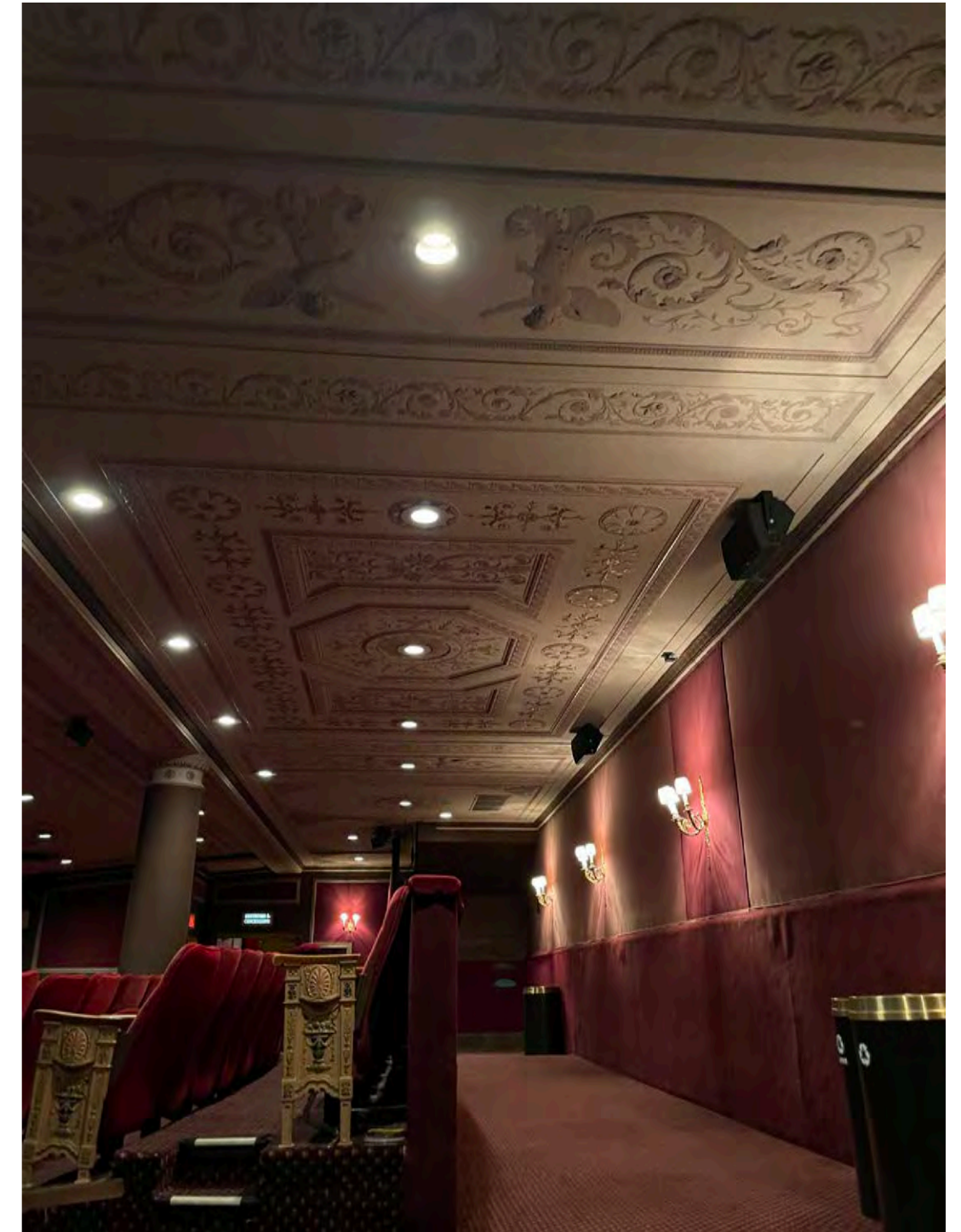
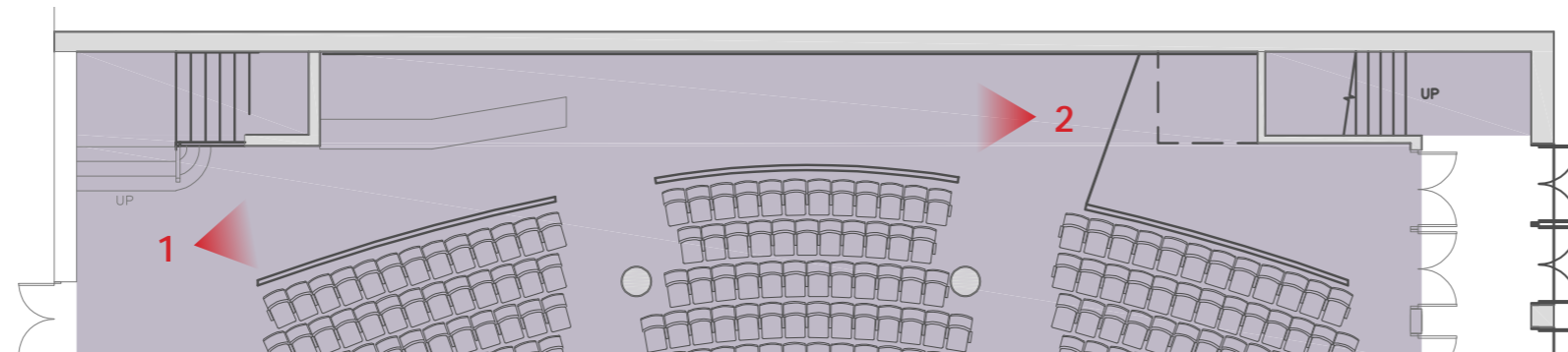
Rear Orchestra Promenade Existing Photos



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



Key Plan

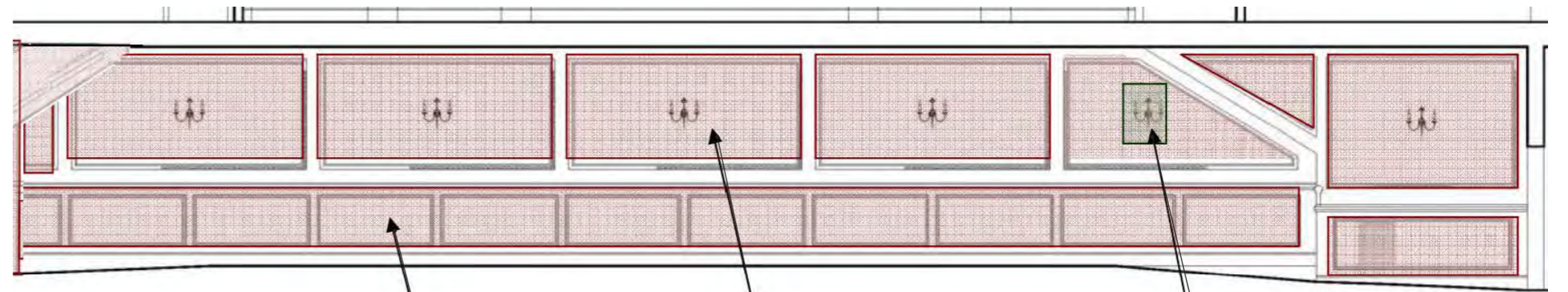


Rear Orchestra Promenade looking House Right
View 2

Rear Orchestra Promenade



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

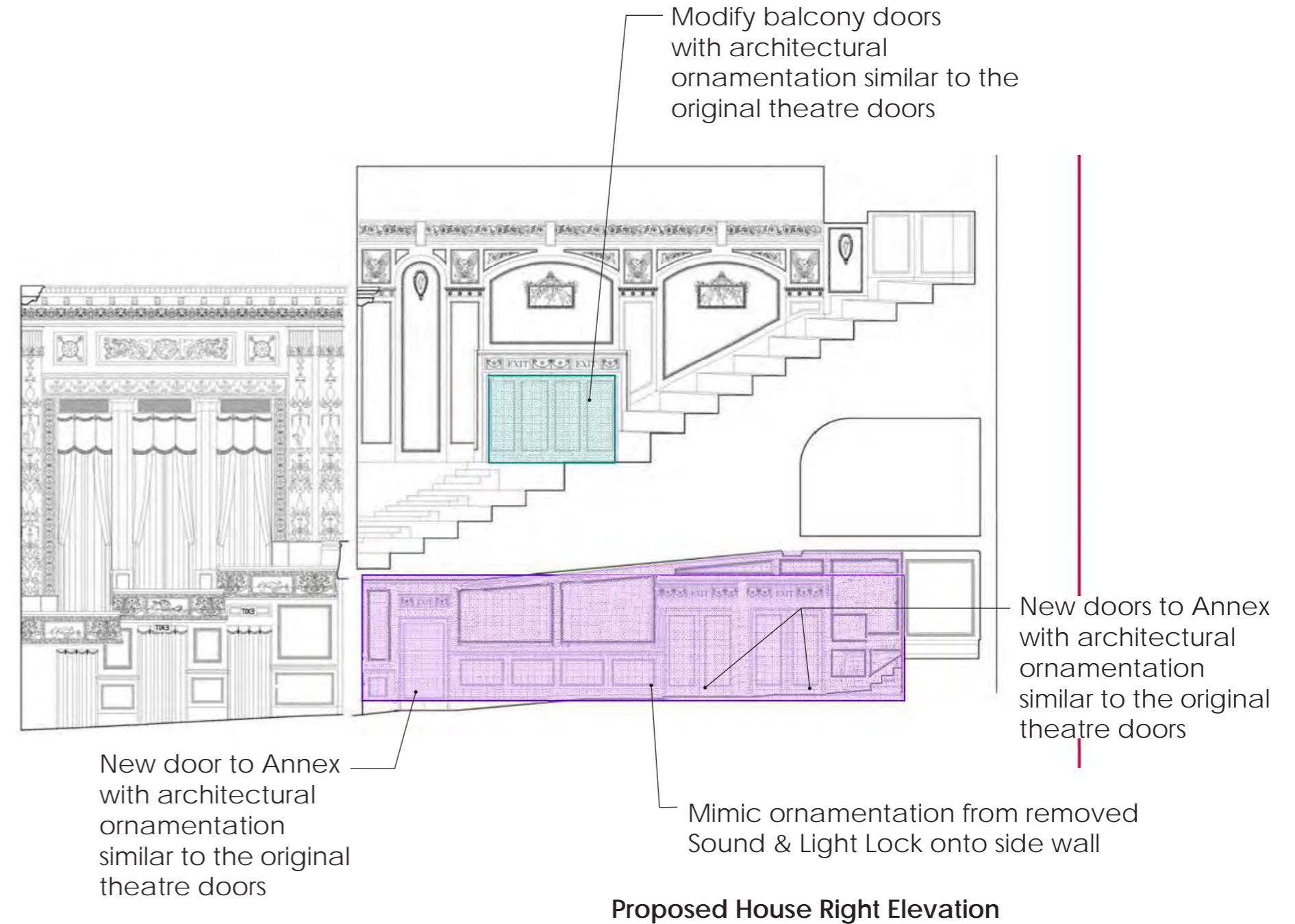
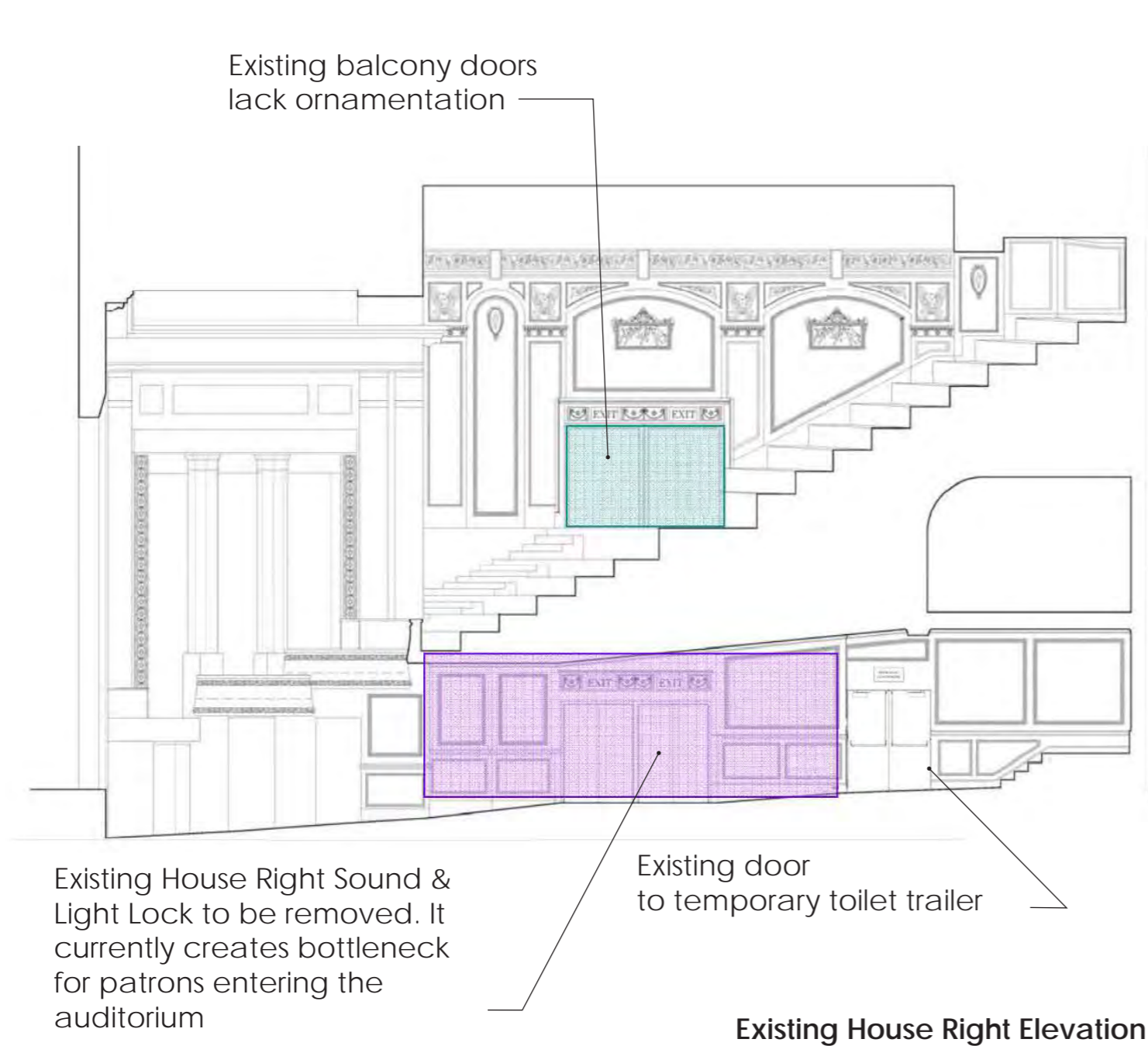


Remove existing upholstered rear orchestra wall and replace with chair rail, wainscoting, and wall base to match the original theatre ornamentation

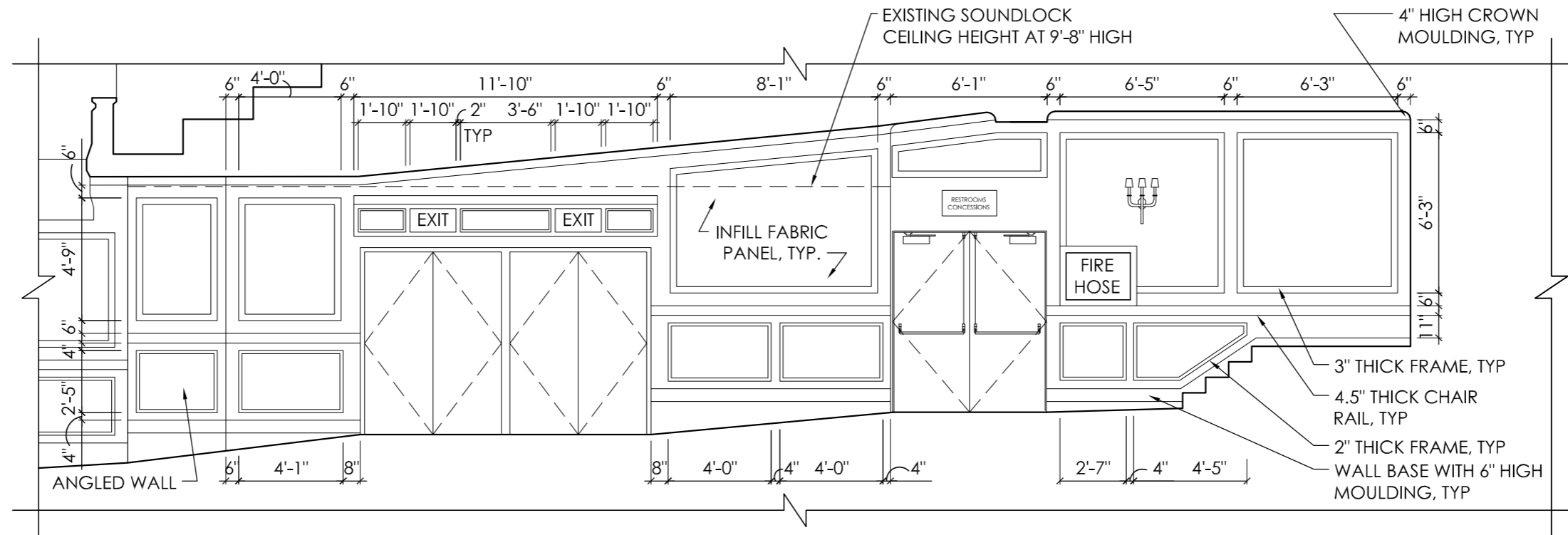
Remove existing upholstered rear orchestra wall and replace with panels and panel fabric to match the original theatre ornamentation

Rickety wall sconces to be replaced with similar more structural sconces, see proposed light fixtures

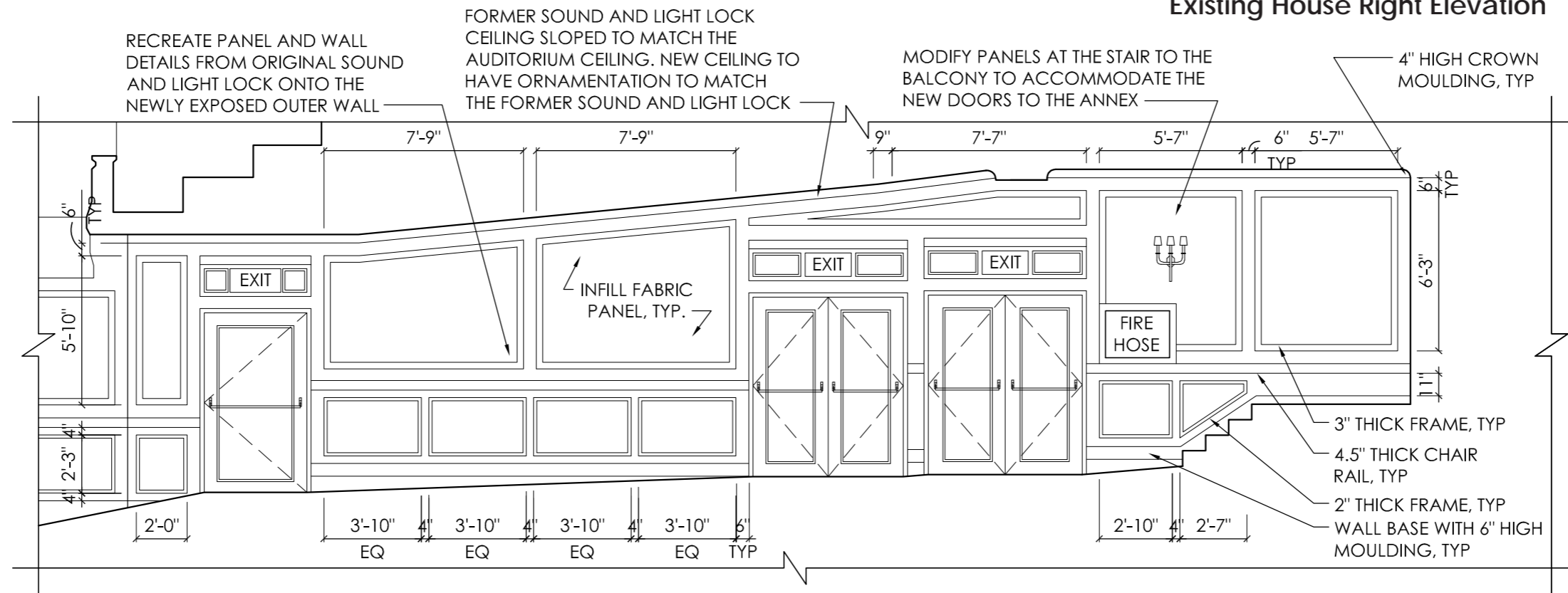
ELEVATIONS | HOUSE RIGHT | *Orchestra Sound & Light Lock / Balcony Exit Doors*



DETAIL ELEVATION | Existing & Proposed Orchestra House Right Elevation

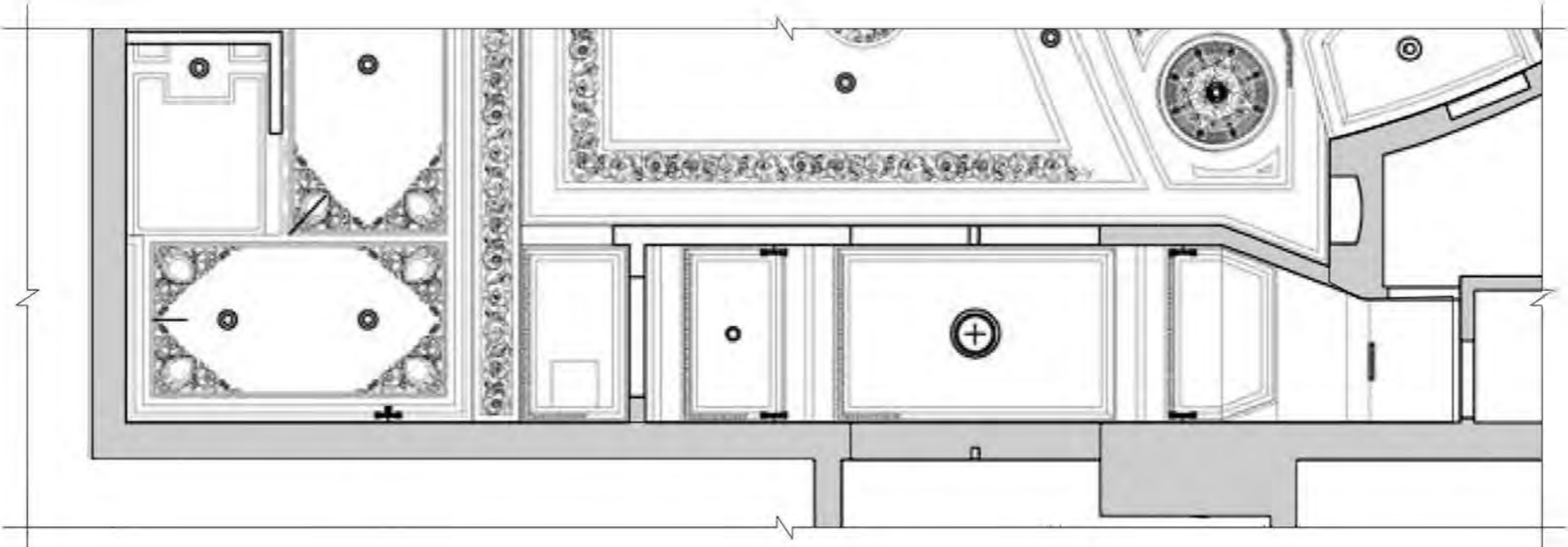


Existing House Right Elevation

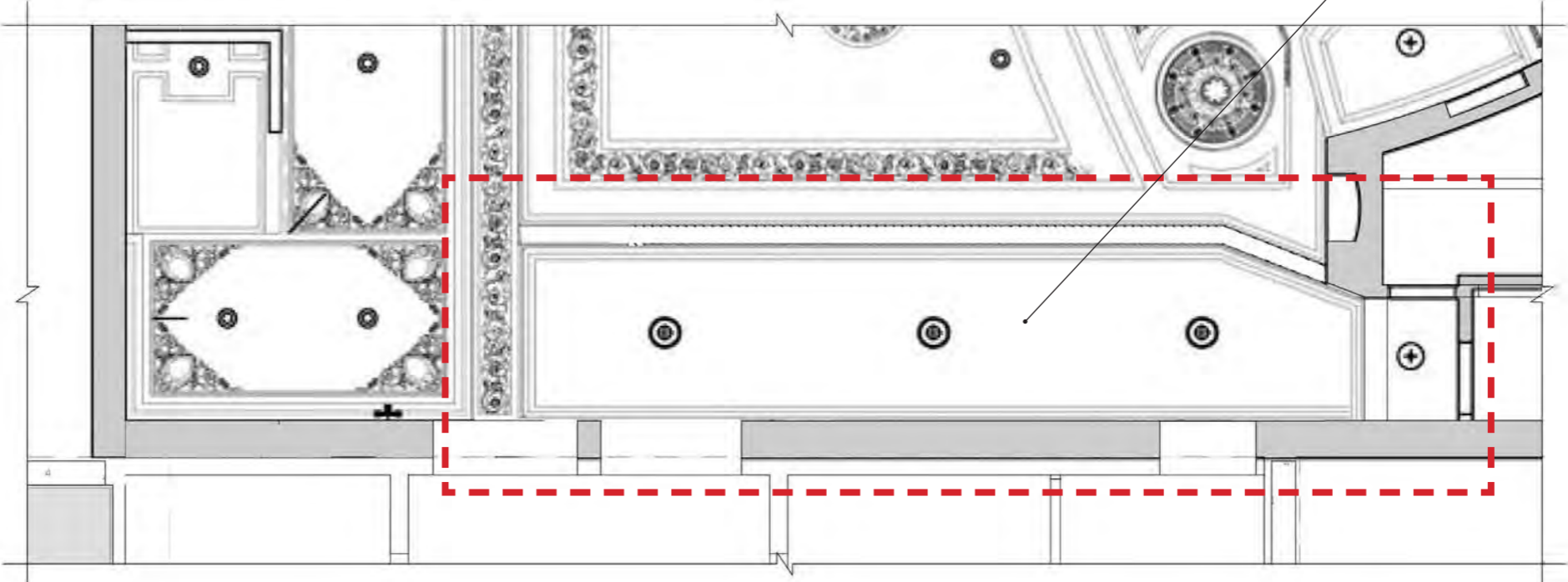


Proposed House Right Elevation

House Right Sound & Light Lock Proposed Reflected Ceiling Plan



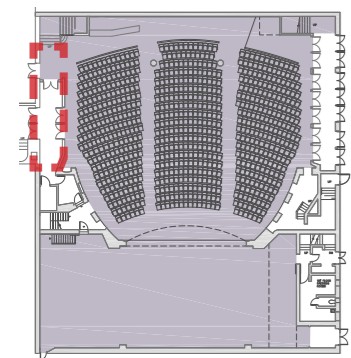
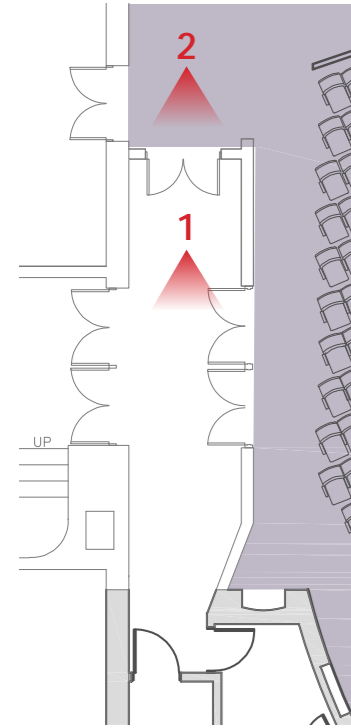
Existing House Right RCP



Former sound and light lock ceiling sloped to match the auditorium ceiling. New ceiling to have ornamentation to match the former sound & light lock

Proposed House Right RCP

House Right Sound & Light Lock Existing Photos



Key Plan



House Right Sound & Light Lock
View 1

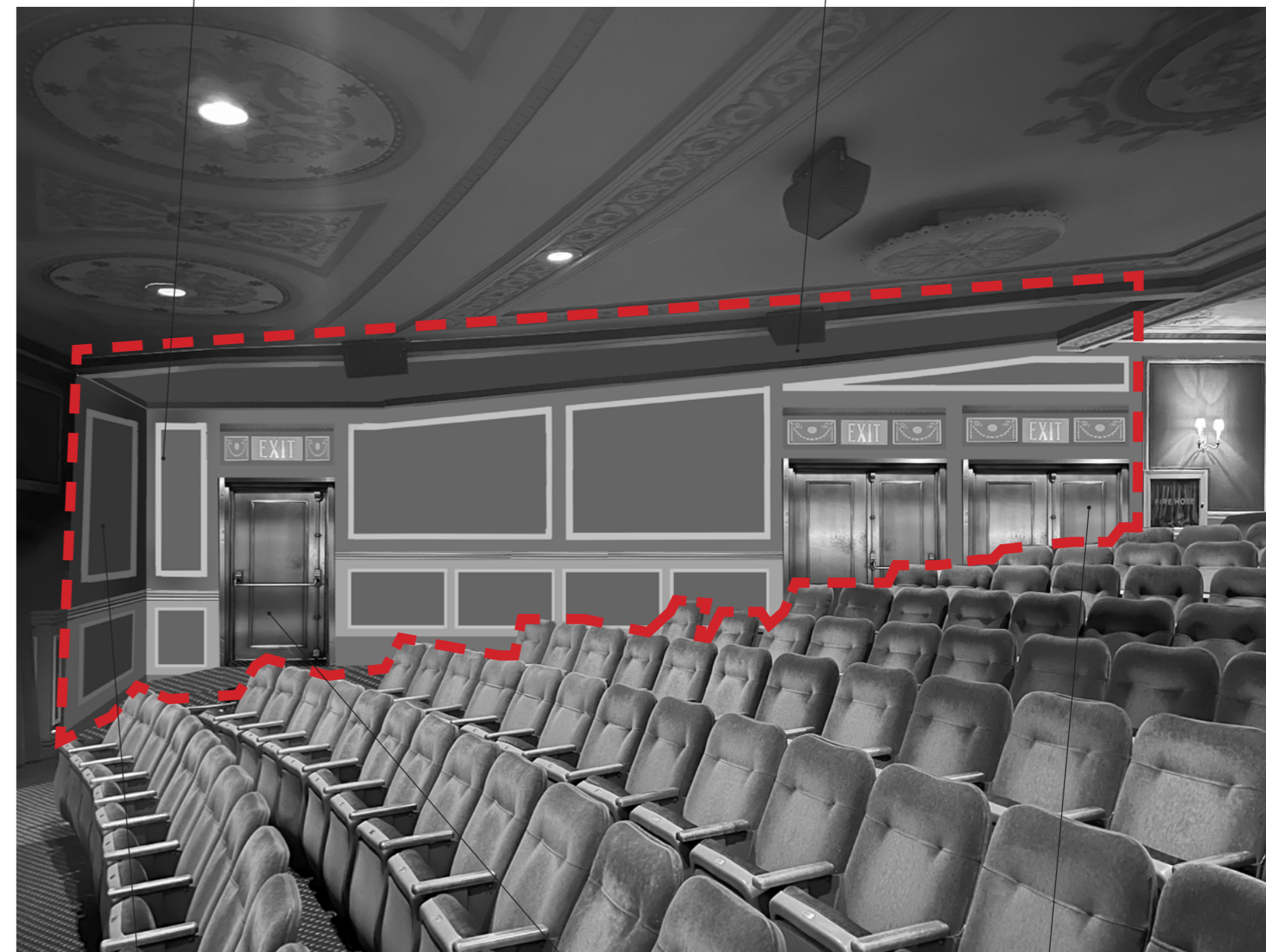


View from House Right looking into Sound & Light Lock
View 2

House Right Sound & Light Lock Existing Condition & Proposed Render



Existing House Right Elevation



Modify panels and exit sign locations. Panel proportions to match the proportions on the original sound & light lock

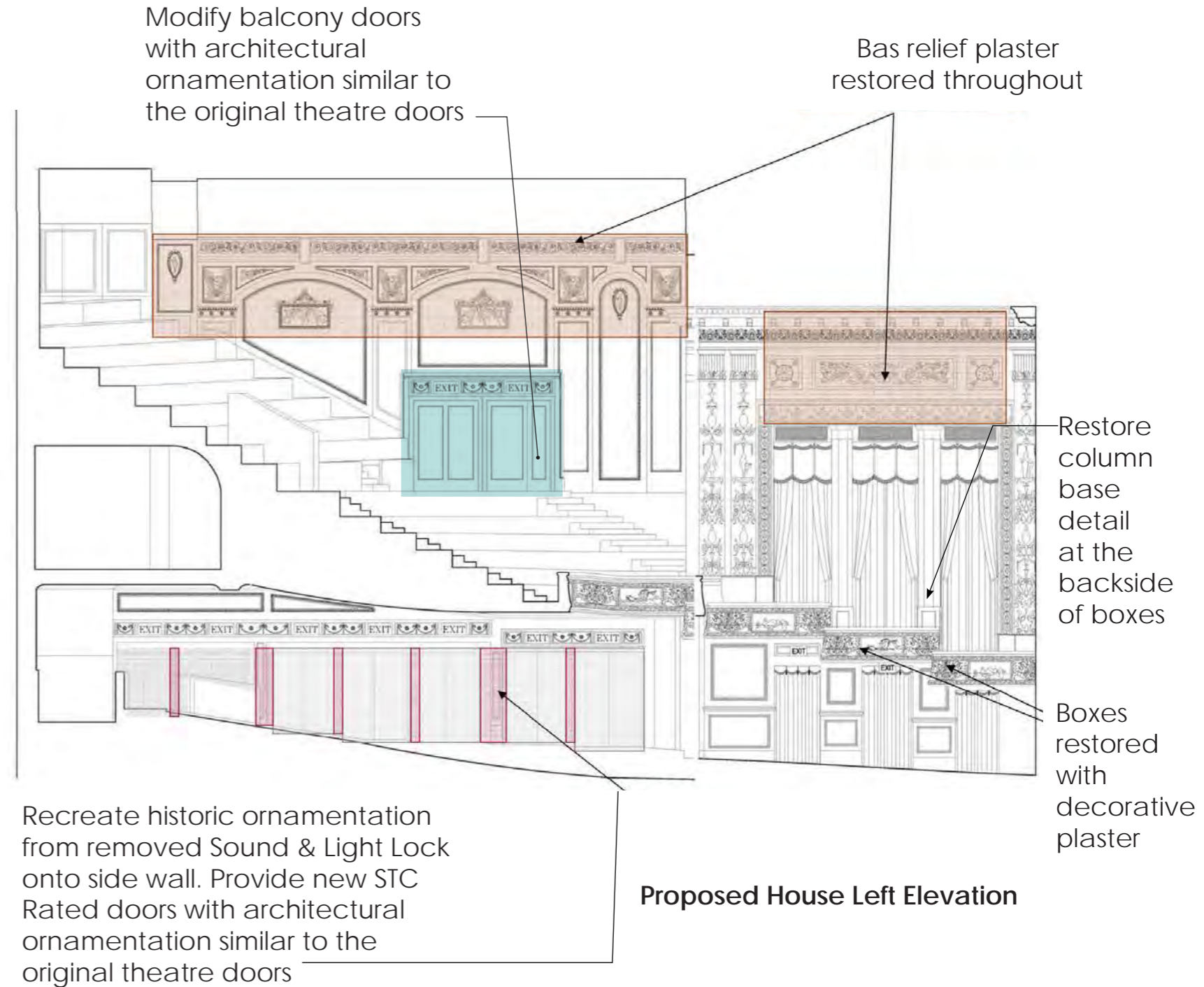
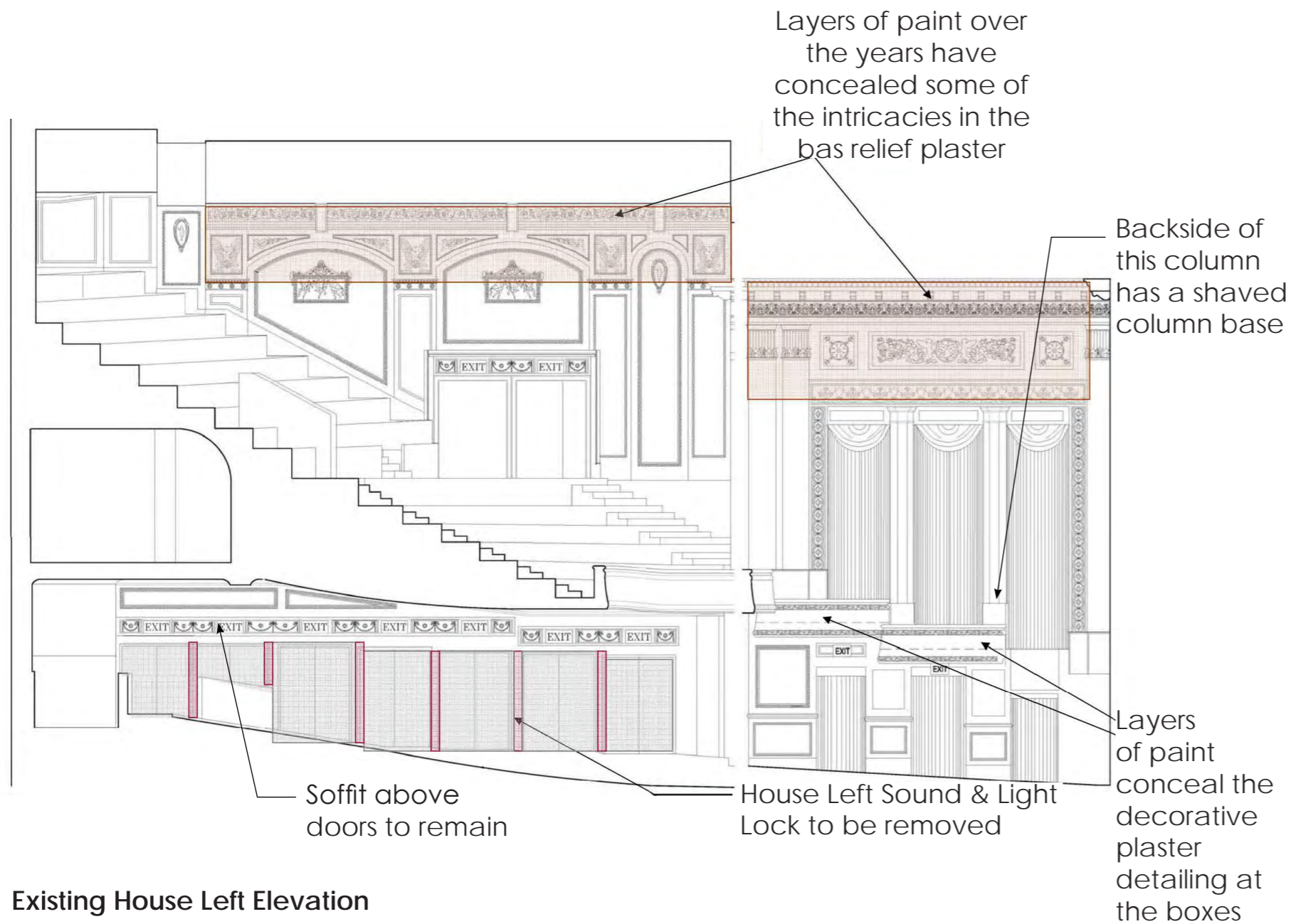
Remove sound & light lock

Panels to be upholstered to match the existing panels in the theatre. Walls, frames, and mouldings to be painted to match the others in the theatre.

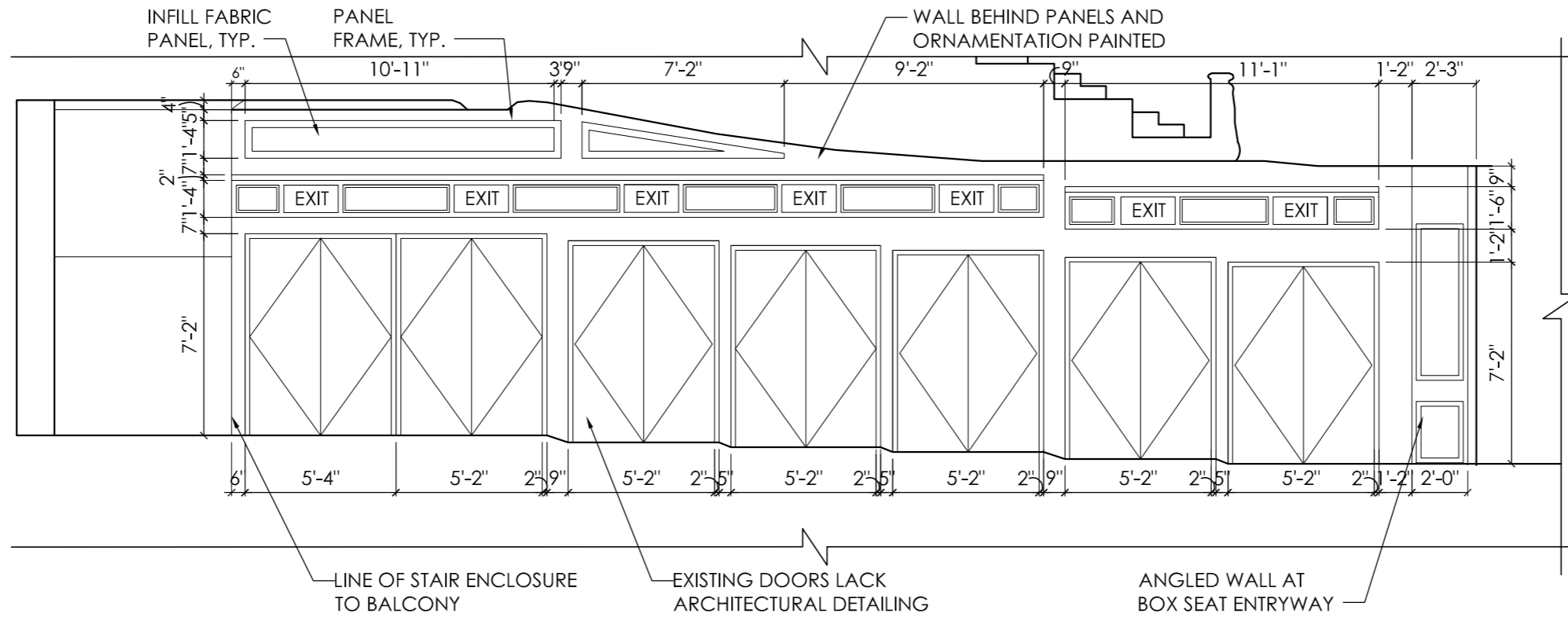
New doors into the annex with architectural detailing to match the theatre's original doors

Proposed House Right Elevation

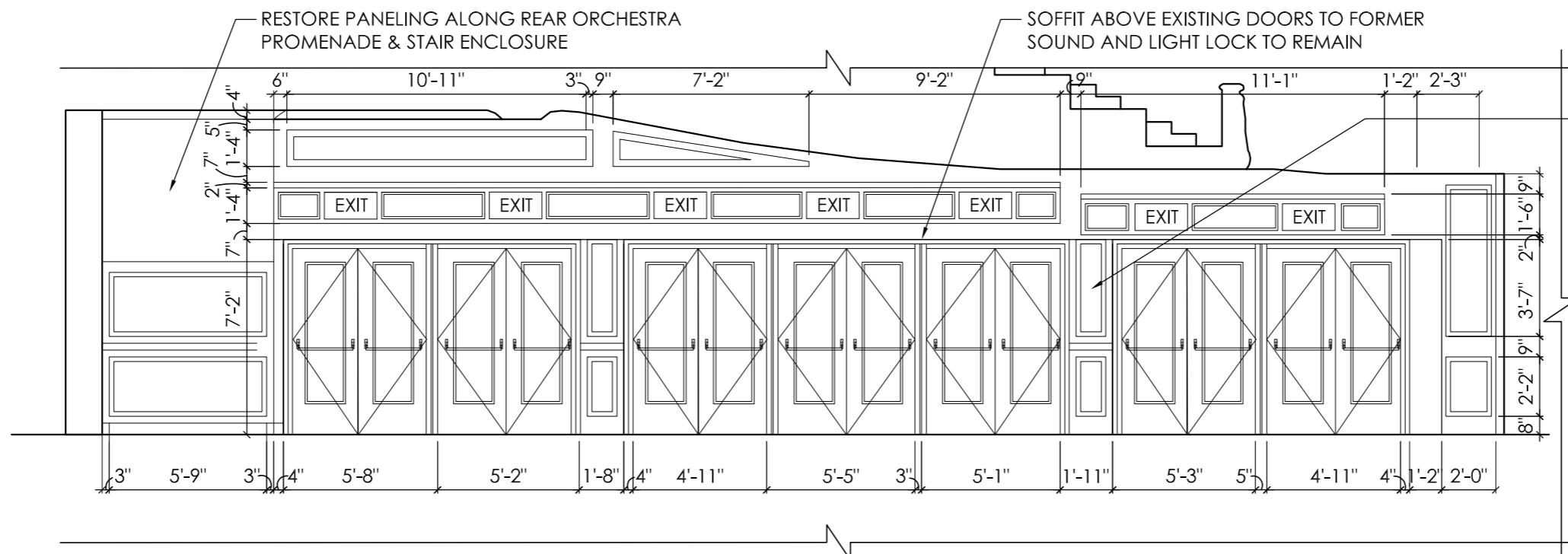
ELEVATIONS | HOUSE LEFT | *Bas-Relief Plaster & House Left Sound & Light Lock*



DETAIL ELEVATION | Existing & Proposed Orchestra House Left Elevation



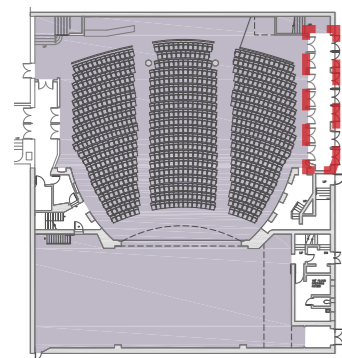
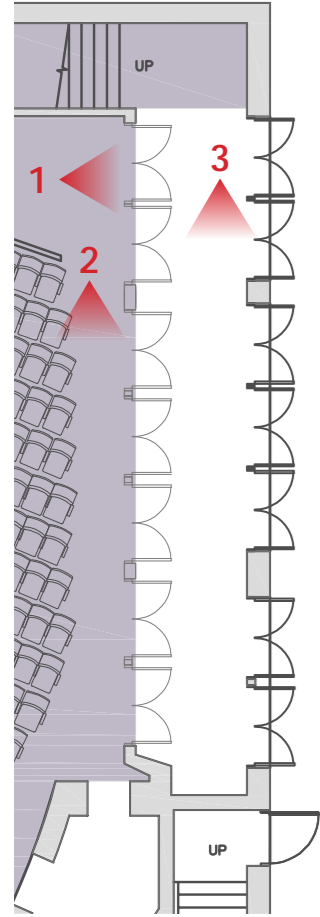
Existing House Left Elevation



Proposed House Left Elevation

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House Left Sound & Light Lock Existing Photos



Key Plan



House Left Sound & Light Lock
View 1



House Left Sound & Light Lock
View 2



House Left Sound & Light Lock
View 3

House Left Sound & Light Lock Existing Condition & Proposed Render

Add new panels between exit doors in the newly exposed doors to 46th street

Preserve existing soffit and restore original ornamentation



Existing House Left Elevation



New STC rated doors to 46th Street with architectural detailing to match the theatre's original doors

Proposed House Left Elevation

House Right & Left Stage View Existing Conditions



Existing House Right
Stage View

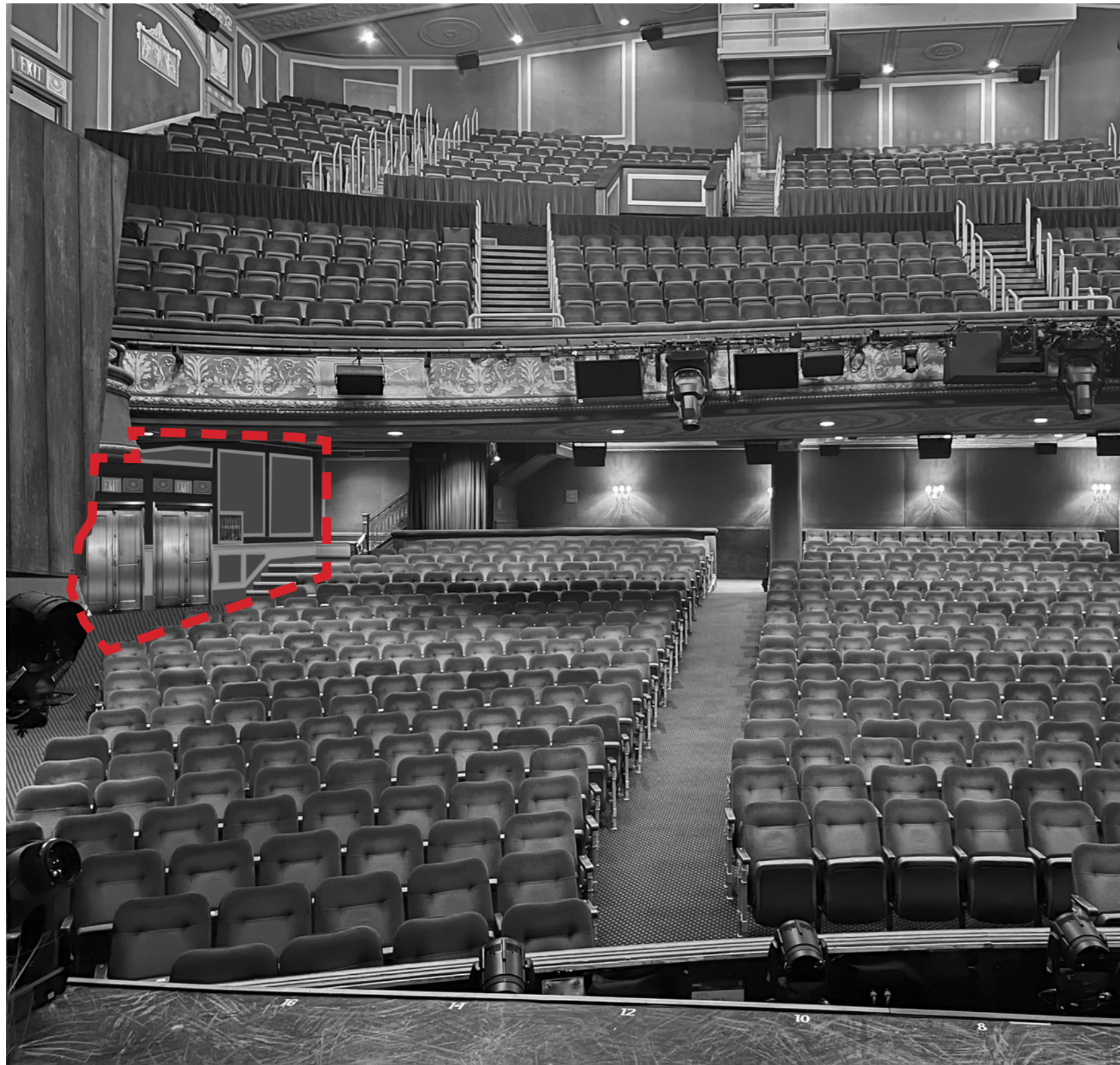


Existing House Left
Stage View

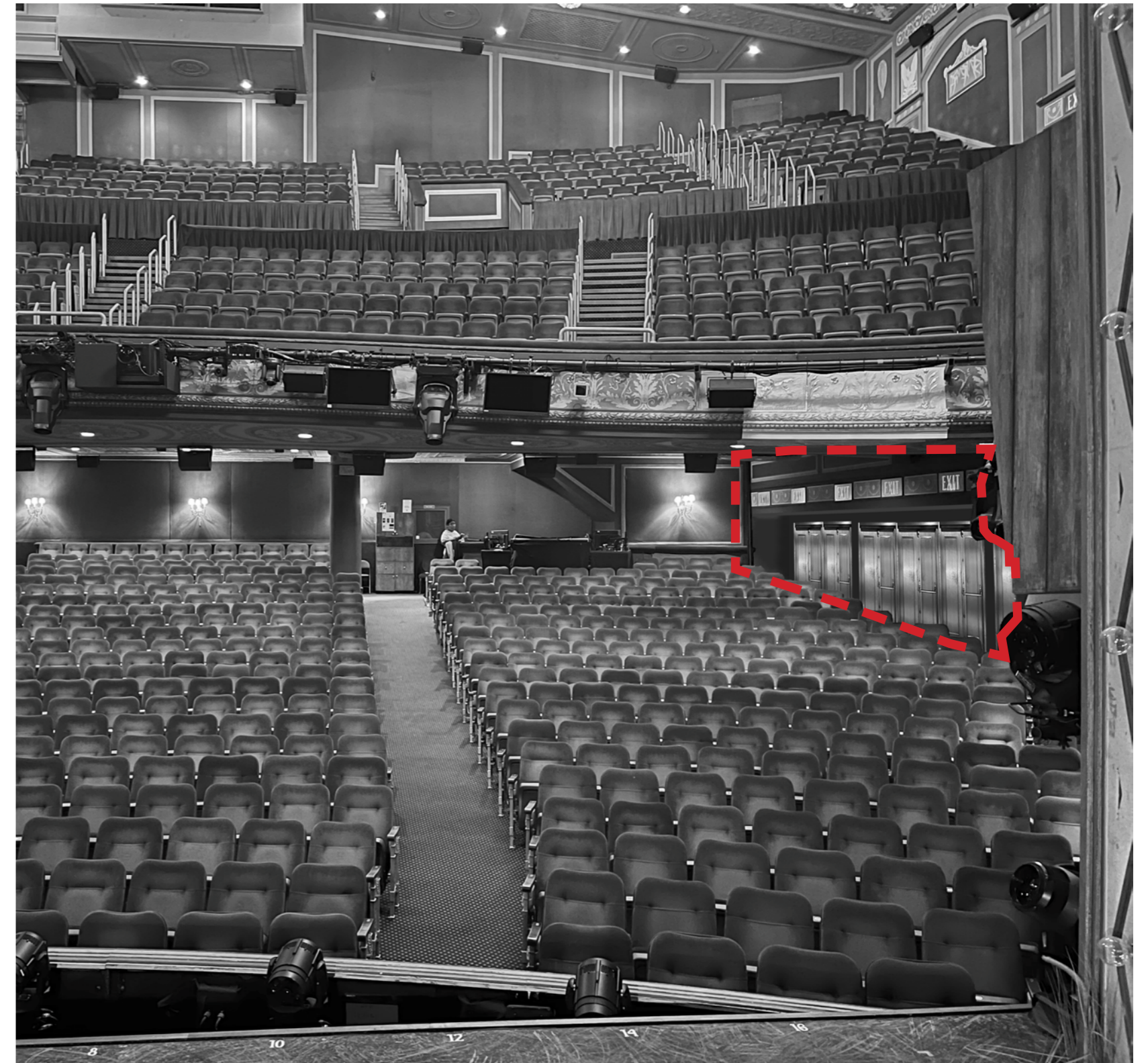
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House Right & Left Stage View Proposed Renders



Proposed House Right
Stage View Render

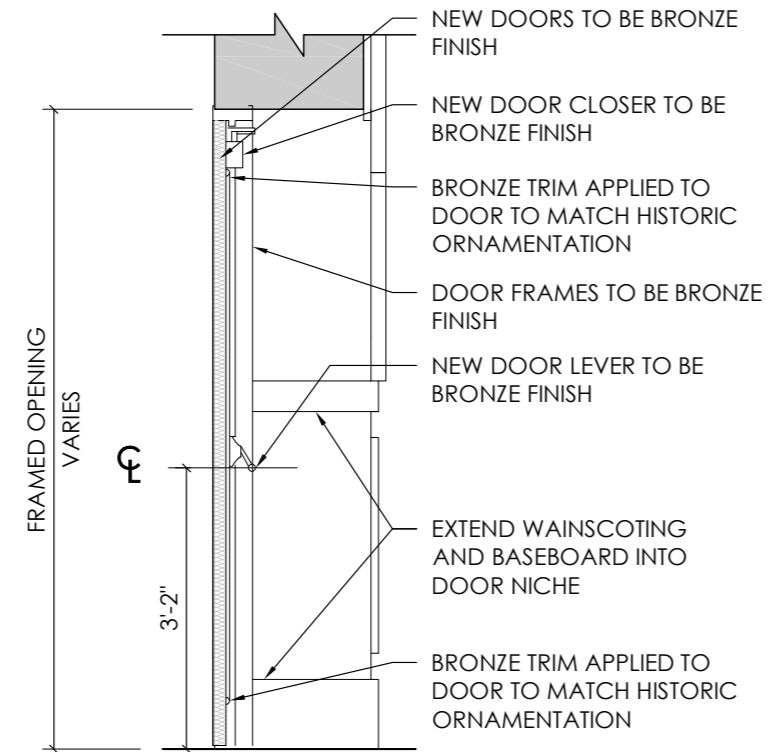


Proposed House Left
Stage View Render

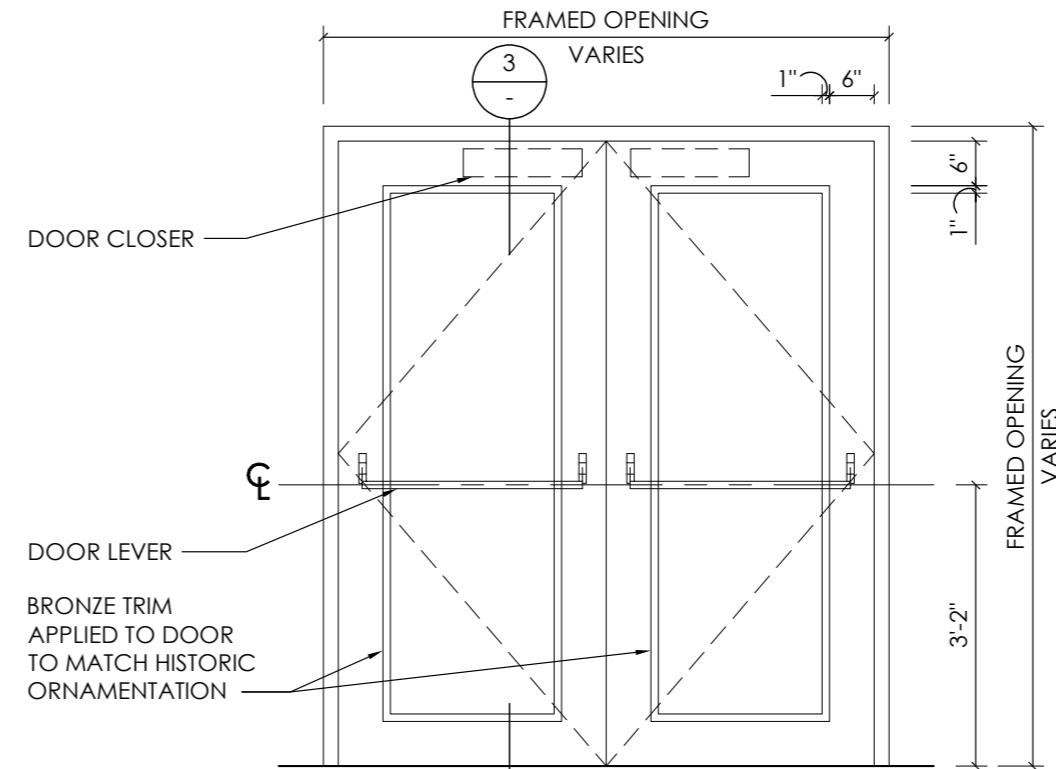
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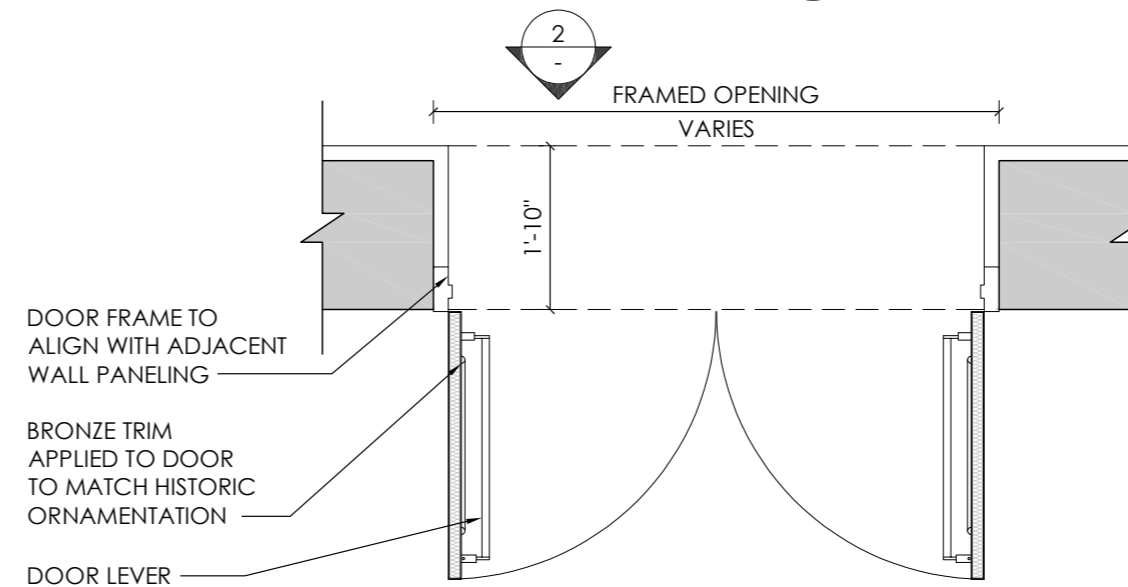
New Door Openings into Annex



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



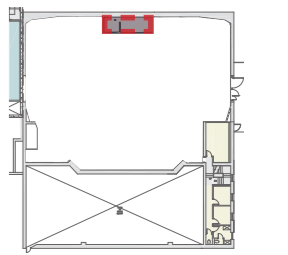
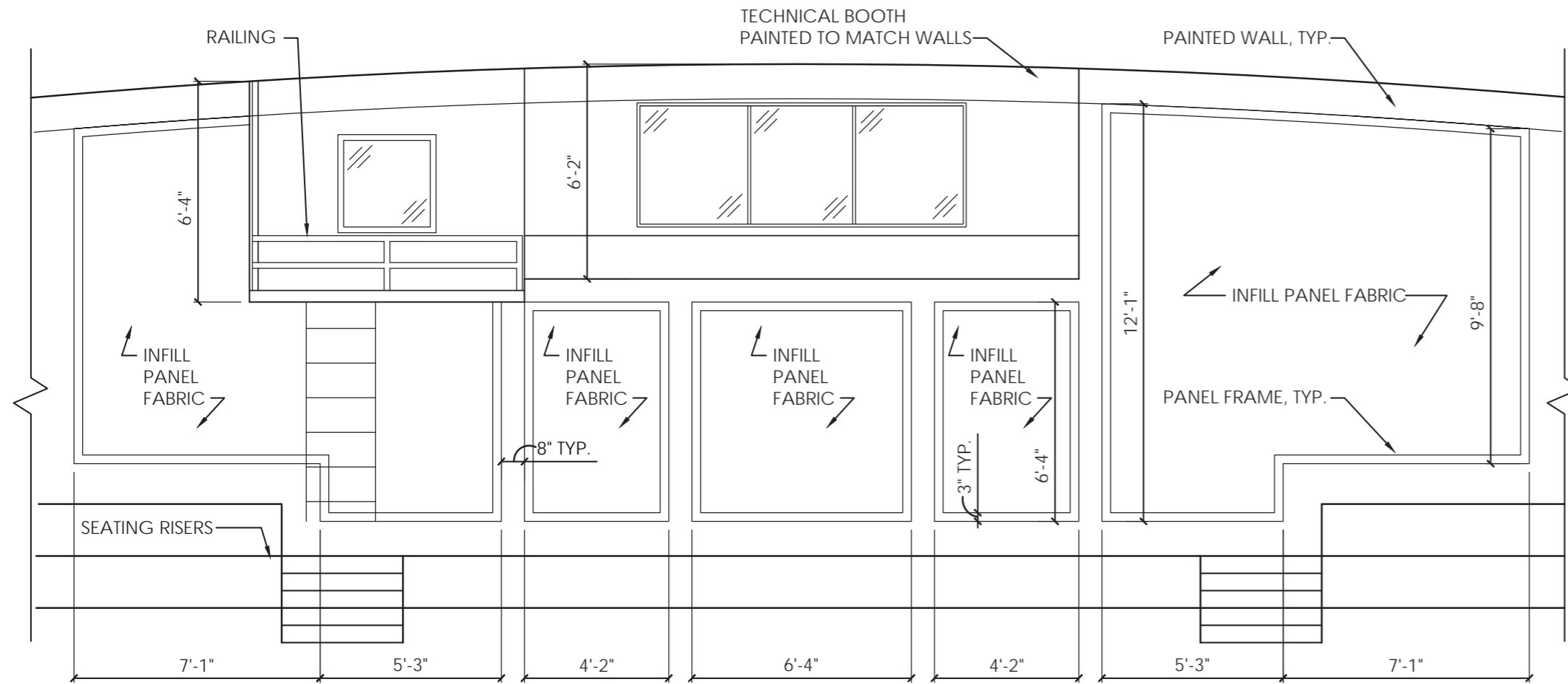
2 THEATRE DOOR ELEVATION DETAIL
scale: 1/2" = 1'-0"



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"

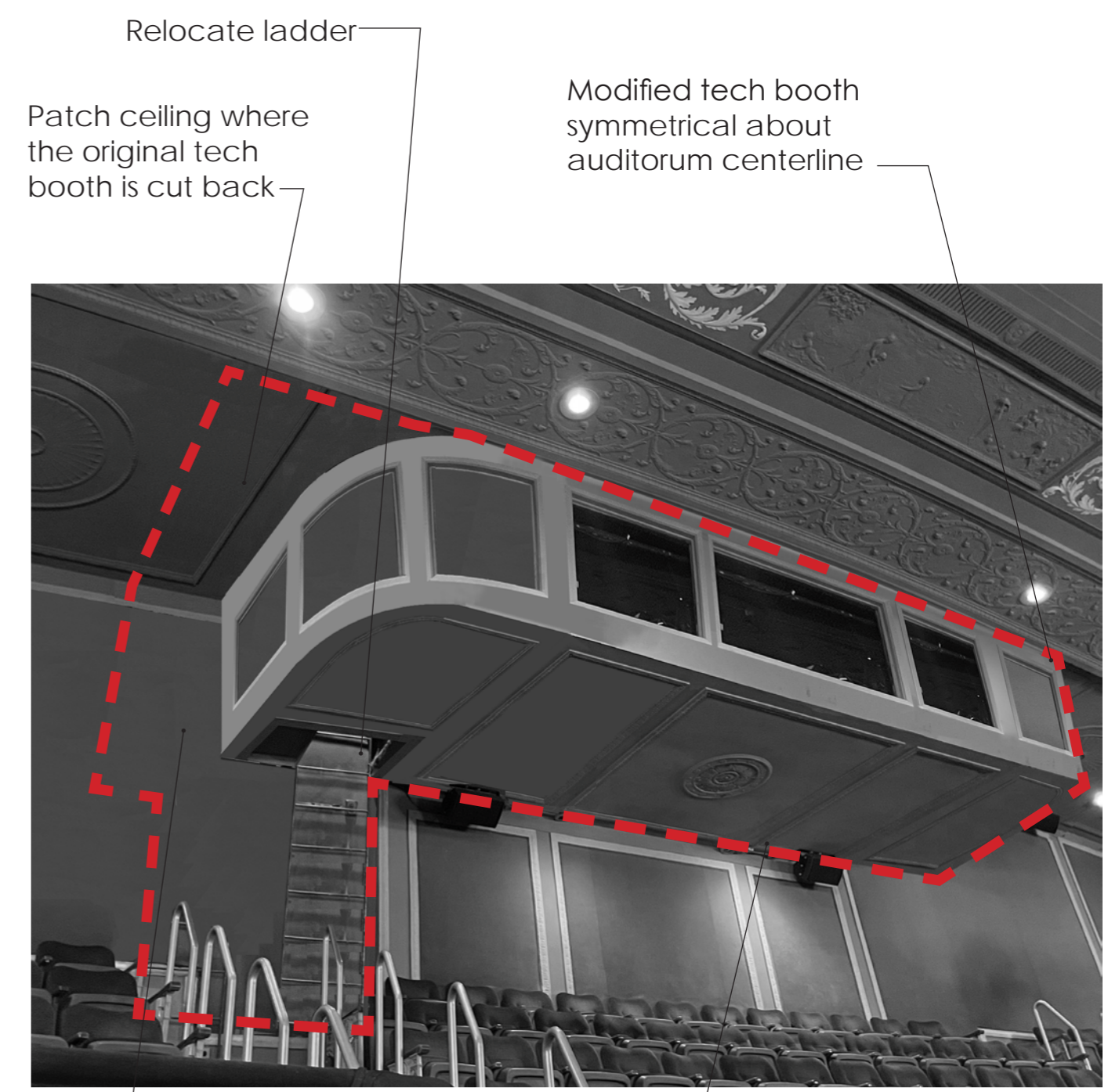
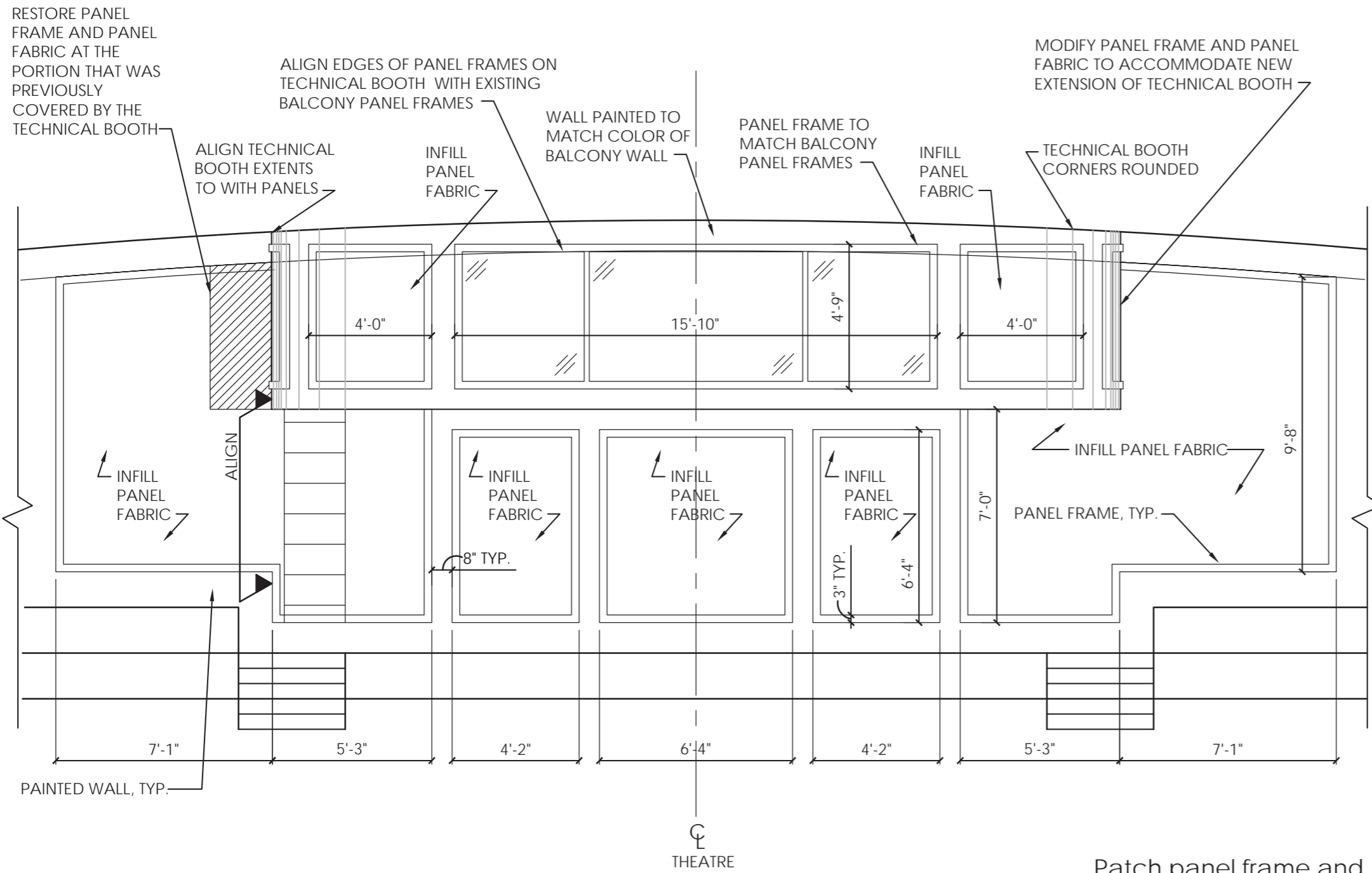
Tech Booth Existing Elevation & Photo



Key Plan

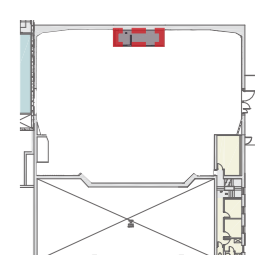
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Tech Booth Proposed Elevation & Rendering



Patch panel frame and upholstered fabric at the original technical booth location

Downlights not sympathetic with ceiling panels removed



Key Plan

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 249 West 45th Street
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DESIGNATED INTERIOR | ORCHESTRA REFLECTED CEILING PLAN

Move existing downlights at plaster locations to flat sections

Modify existing downlights to integrate better with ceiling ornamentation

Integrate ceiling of the removed sound & light lock with the orchestra level auditorium ceiling.

Chandelier

Chandelier

Downlights integrated to ceiling ornamentation

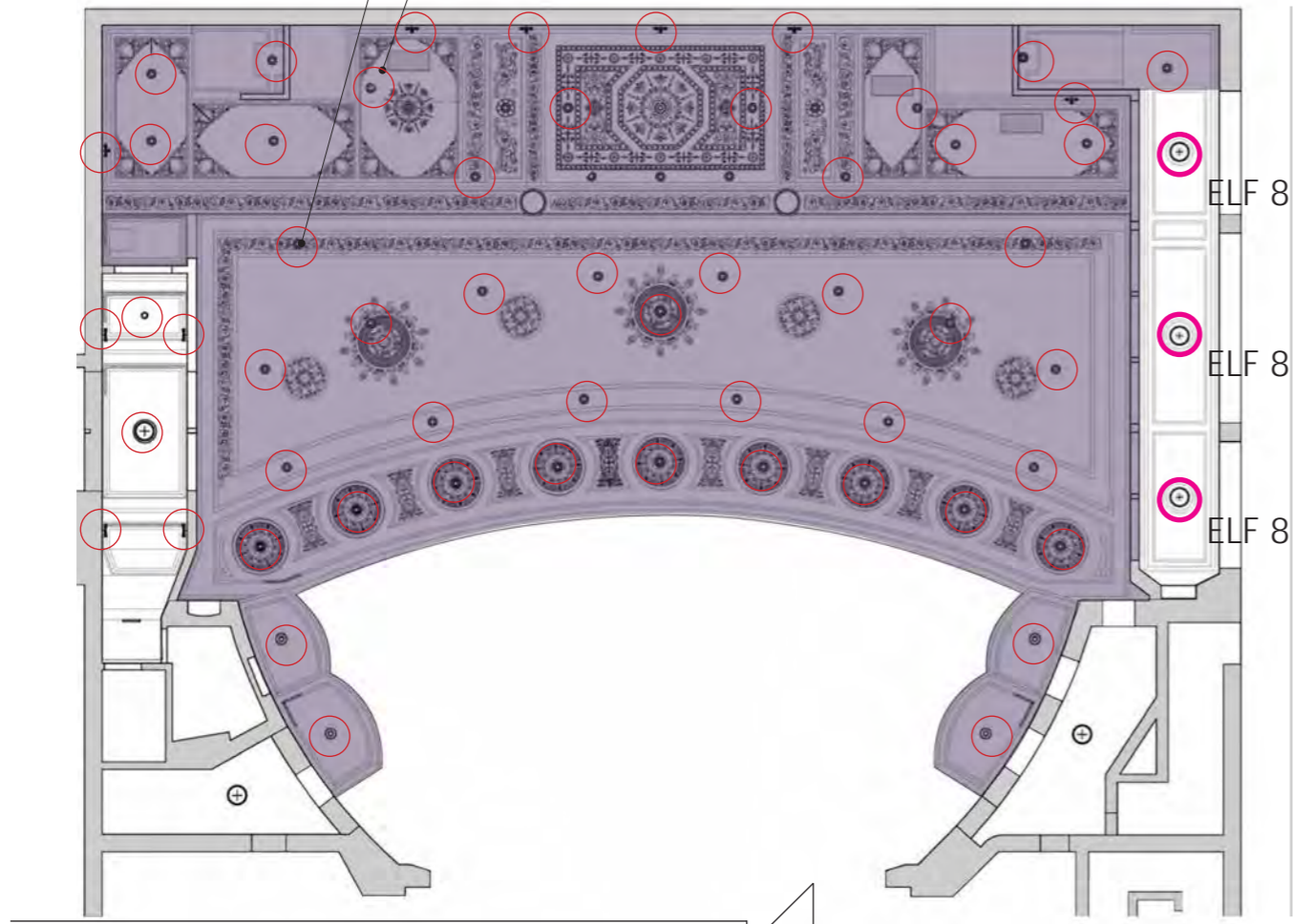
Keep existing plaster detailing in former sound and light lock area

Downlights modified

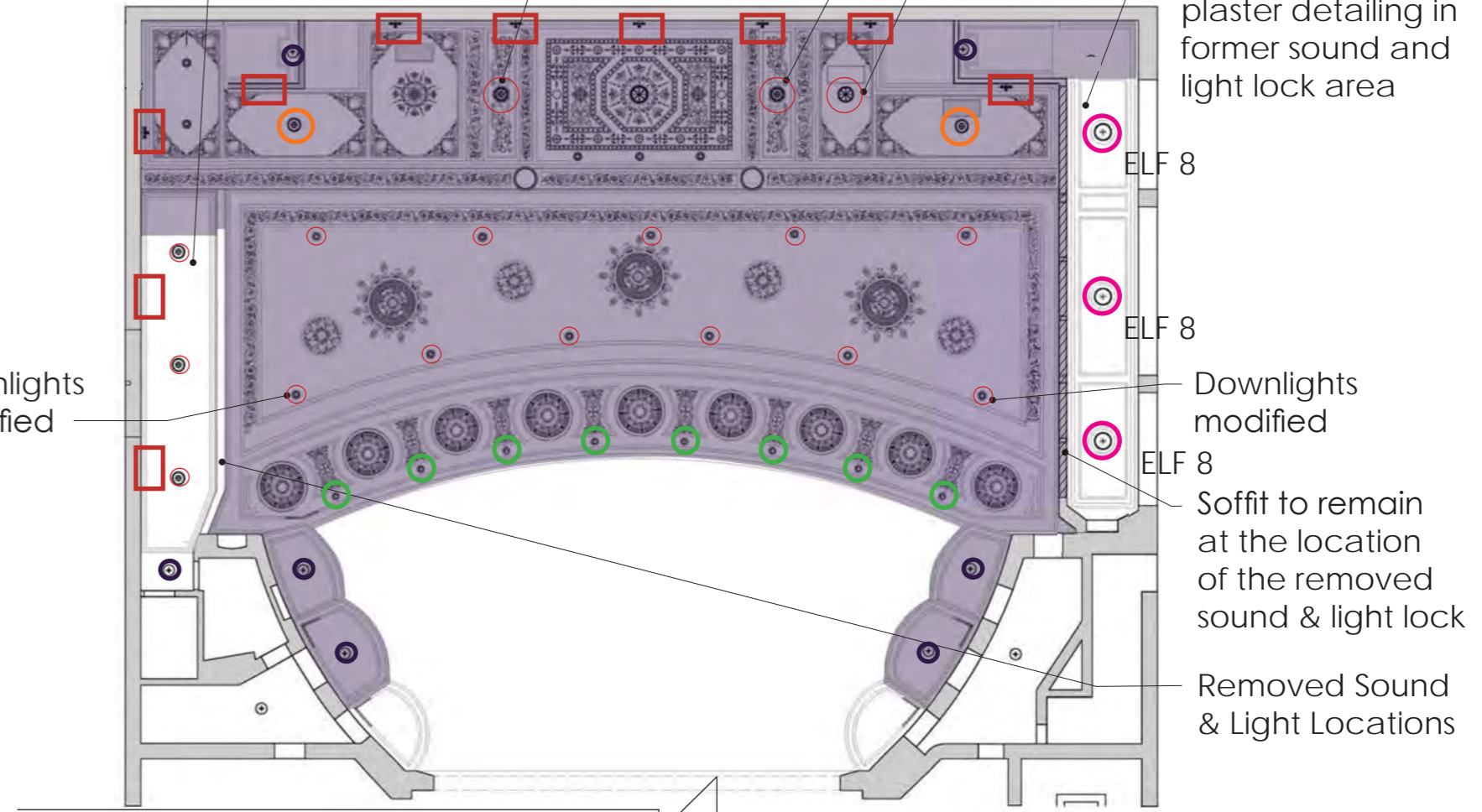
Downlights modified

Soffit to remain at the location of the removed sound & light lock

Removed Sound & Light Locations



Existing Orchestra Reflected Ceiling Plan
1/16"=1'



Proposed Orchestra Reflected Ceiling Plan
1/16"=1'

○ Light fixture to be removed ○ Light fixture to remain

○ NLF7 ○ NLF6 ○ Light fixture to remain
 □ NLF5 ○ NLF2 ○ NLF1



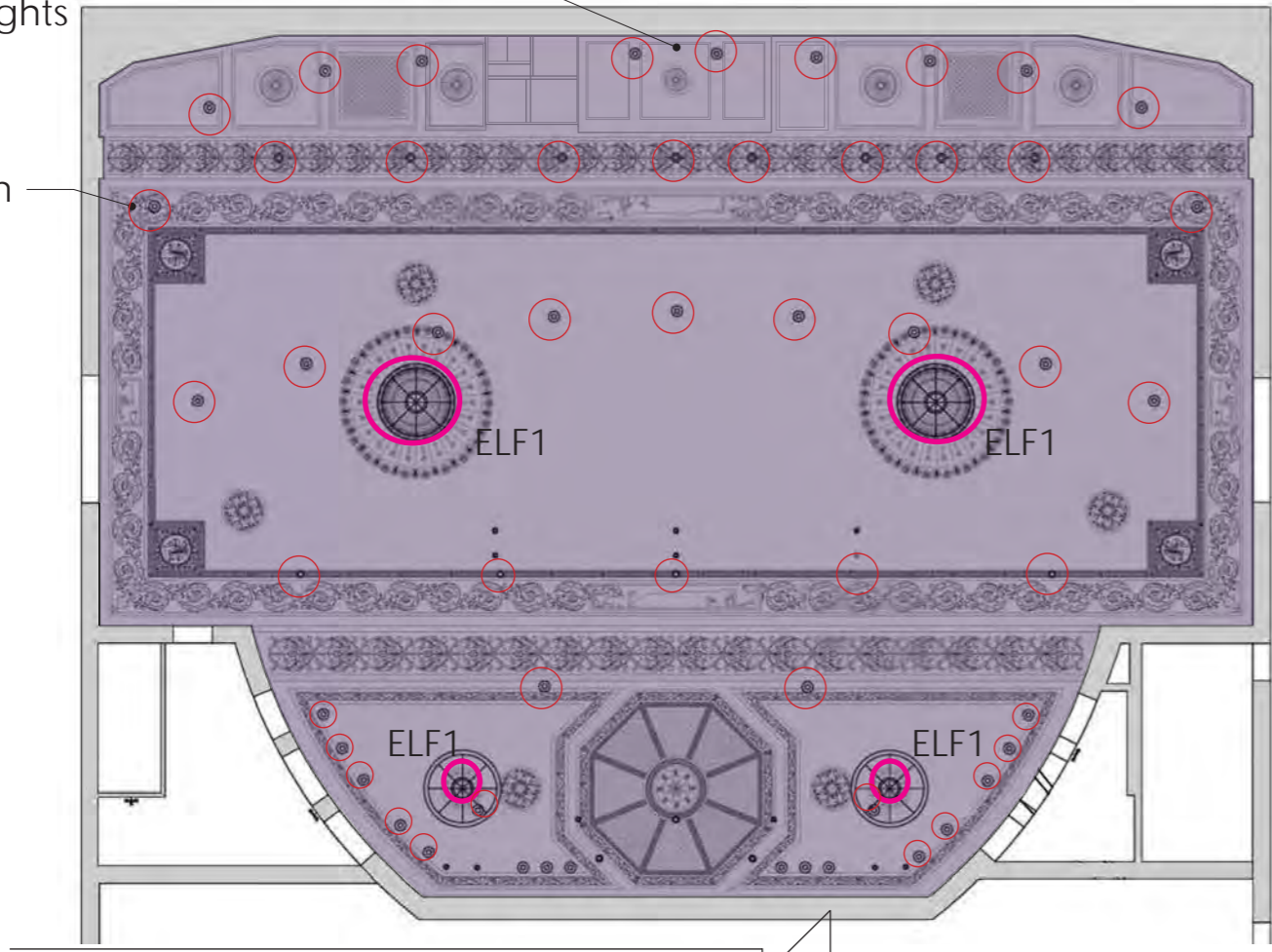
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DESIGNATED INTERIOR | UPPER BALCONY REFLECTED CEILING PLANS

Modify tech booth to better integrate into ceiling geometries and paneling

Modify downlights to better integrate with existing ceiling ornamentation



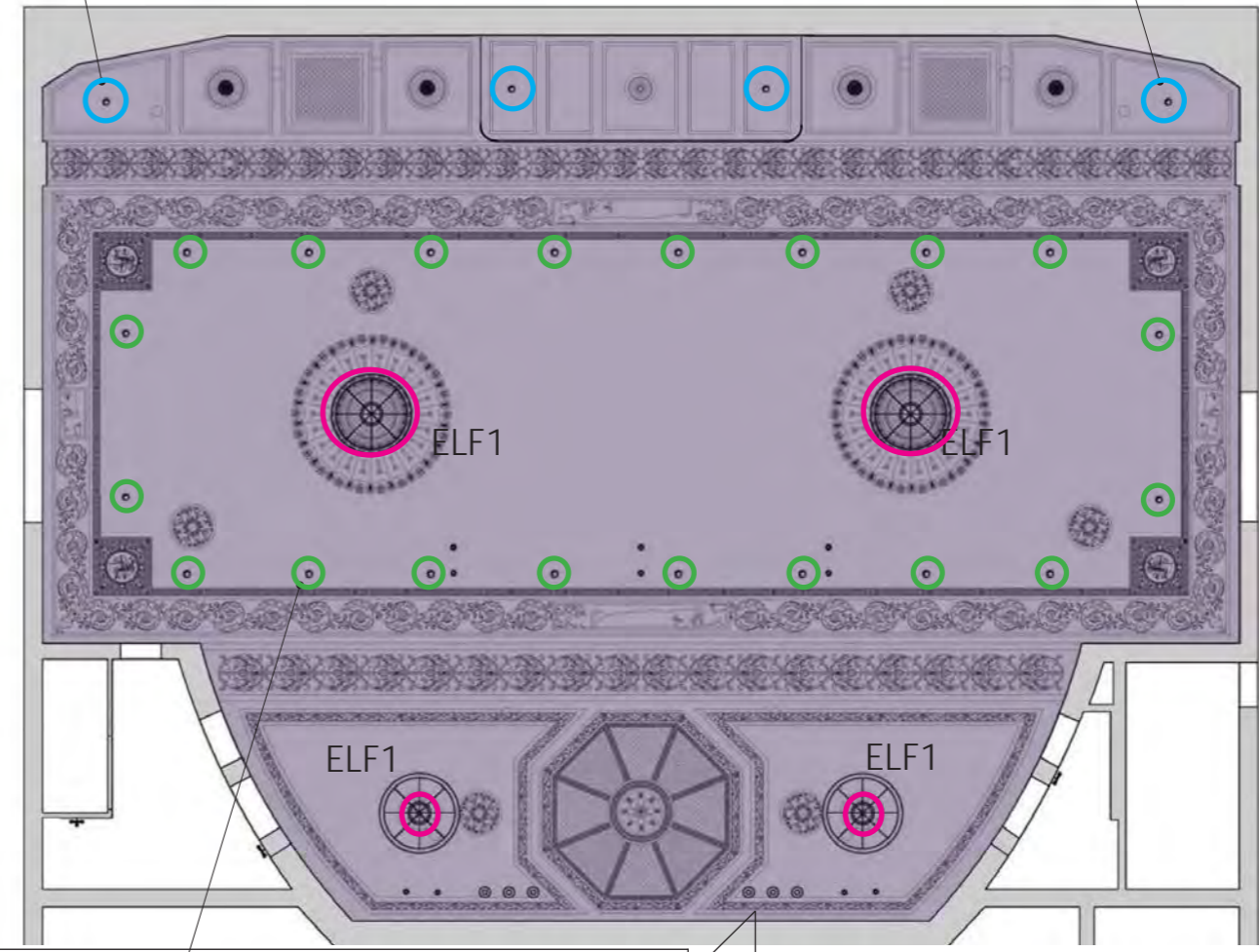
Existing Upper Balcony Reflected Ceiling Plan
1/16"=1'

○ Light fixture to be removed ○ Light fixture to remain



Downlights integrated to ceiling ornamentation

Downlights integrated to ceiling ornamentation



Downlights modified

Proposed Upper Balcony Reflected Ceiling Plan
1/16"=1'

○ NLF7 ○ NLF6 ○ Light fixture to remain

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EXISTING LIGHTING CONDITIONS



Main Chandelier

Light fixtures not sympathetic with theatre ornamentation



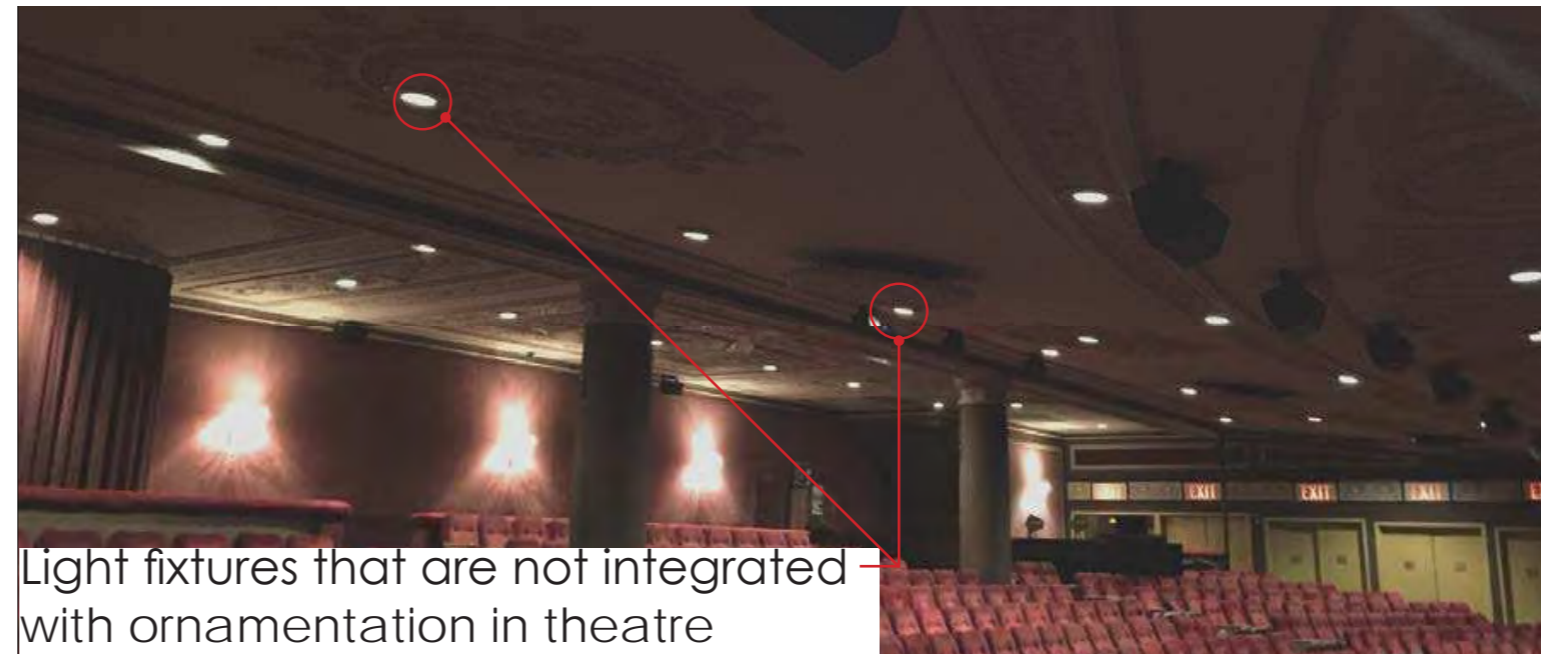
Main Ceiling



Mezzanine Lounge



Orchestra Exit Lobby







Light fixtures that are not integrated with ornamentation in theatre

Orchestra Ceiling



Orchestra Sconce

PROPOSED LIGHTING CONDITIONS

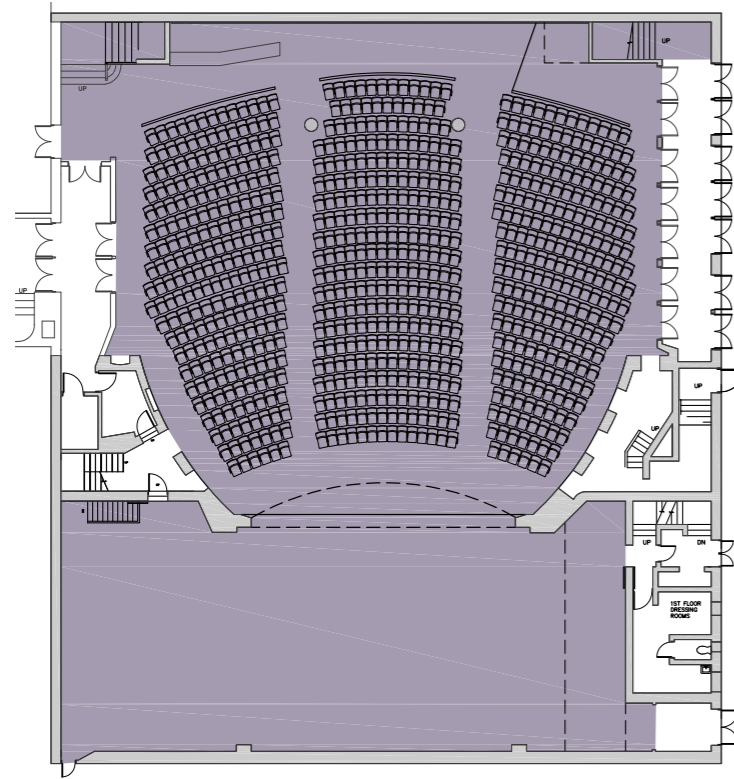
FIXTURES AND FINISHES - Product Specifications - PRELIMINARY							
SUBJECT: Lighting Schedule							
Option	Item	Manufacturer	Product Name / #	Product Finish	Dimensions	Cost/Quantity	Comments
ELF 1	 Main Chandelier ELF1	Existing Fixture			9'4"H 5'8"D Satco A3632 46- 40W Torpedo Clear 130V	4	To be restored
ELF 8	 Semi Flush Mount ELF8 Orchestra Exit Lobby	Existing Fixture			SpotLite 40W LED	3	Confirm wattage, dimensions
ELF 10	 Semi Flush Mount ELF 10 Mezzanine Lounge (3)	Existing Fixture			30"H 36"D 8-60W LED	3	
							
NLF 1	 Flush Mount NLF 1 Orchestra Boxes(4) Box Stairway (4) Stairs to Intermediate Level (2) Orchestra Front Ceiling (9)	Remains Lighting Contact: Leeann Latsch 646-723-2489	Emmett Flush Mount/HL1498	Finish: TBD Milk Glass	6"H 13"D 2-75W Med	920.50 x 19=\$17,489.50	Received Proposal

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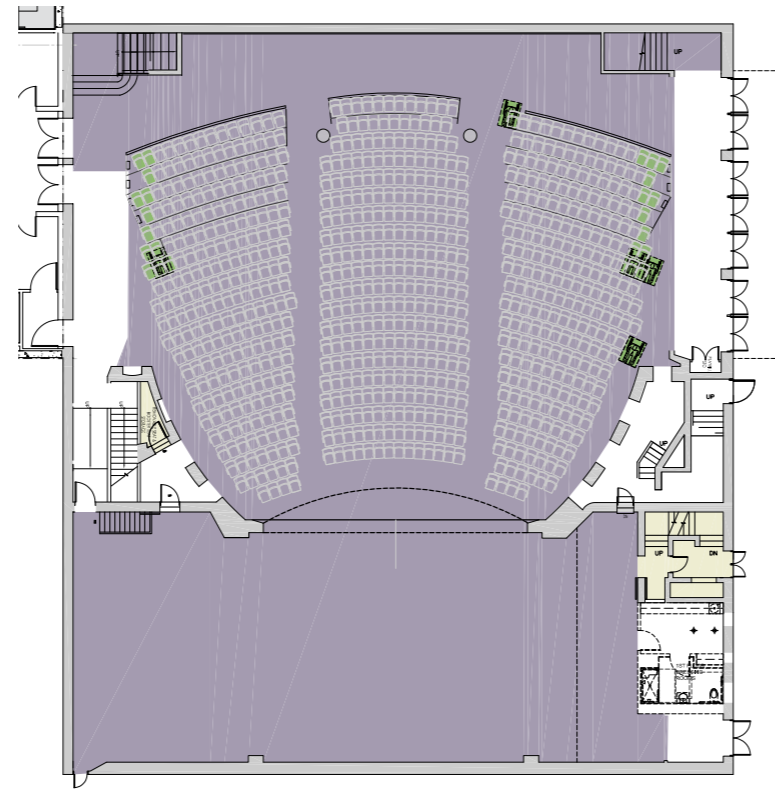
PROPOSED LIGHTING CONDITIONS

Option	Item	Manufacturer	Product Name / #	Product Finish	Dimensions	Cost/Quantity	Comments
NLF 2	 <p>Semi Flush Mount NLF2 Orchestra Crossover (3); Orchestra Center Ceiling (3)</p>	Grand Light Contact: Flo Stockman 800-922-1469x104	Alexandria 1	Finish: Victorian Bronze Glass: Alabaster	15" H 15" D 4-60W	531.14 x 9=\$4,780.26	Items have shipped.
NLF 5	 <p>Sconce NLF5 Orchestra Crossover (8) HL Boxes (1) HL Boxes (2)</p>	Lamps Plus Contact: Thomas Ditty 800-304-8120x1411	87356	Finish: Matte Brass	12.5"W 20"H 4"P 2-60W	405 x 11+\$4,455.00	Received Proposal
NLF 6	 <p>Recessed Trim NLF6 Main Ceiling (20)</p>	Visual Comfort	Entra CL 3" LED Downlight Model: ENCL3RFA- 930W-W	Finish: White / White	3" D	82.00 x 25 = \$2,050	
NLF 7	 <p>Flush Mount NLF7 Rear Mezzanine (4)</p>	Remains Lighting Contact: Leeann Latsch 646-723-2489	Cornelius Flush Mount / HL0745	Finish: TBD Clear Frosted Glass	6"H 11.75"D 2-60W Candelabra	1,687 x 4=\$6,748.00	Received Proposal

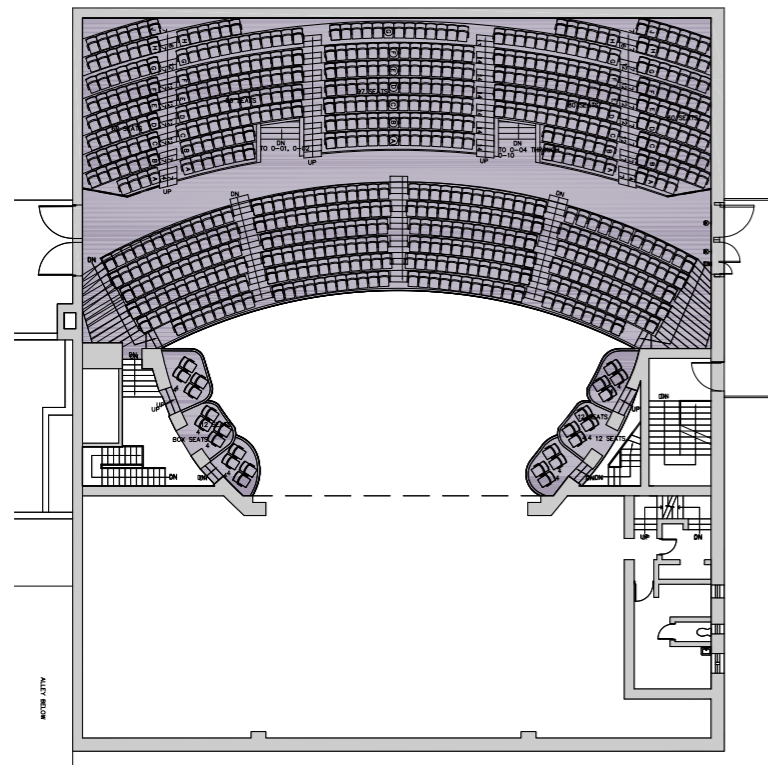
PROPOSED CONDITIONS SUMMARY



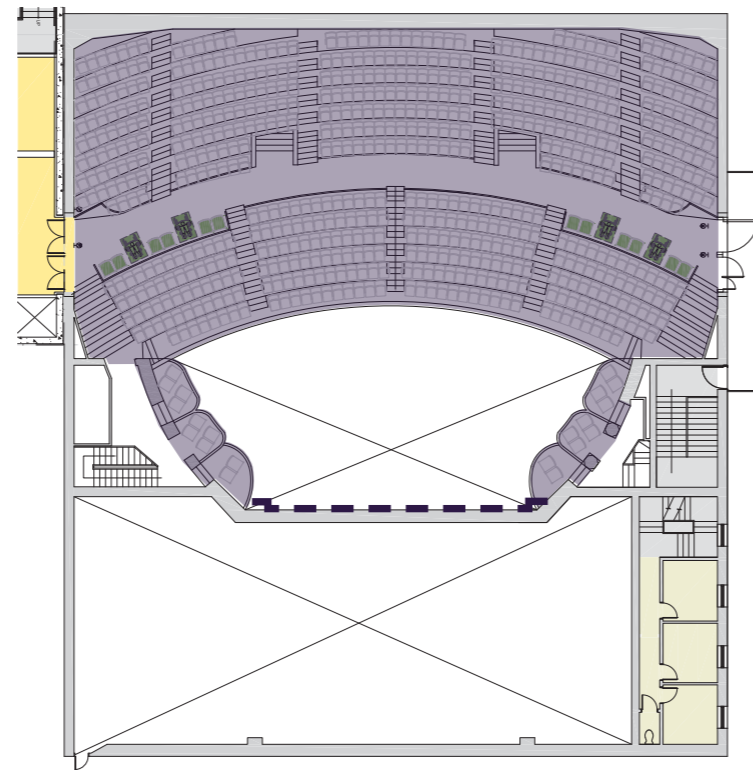
Existing Orchestra Plan



Proposed Orchestra Plan



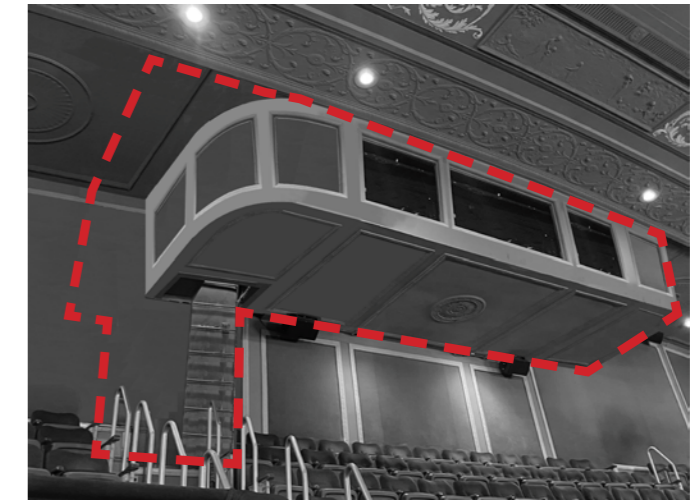
Existing Balcony Plan



Proposed Balcony Plan



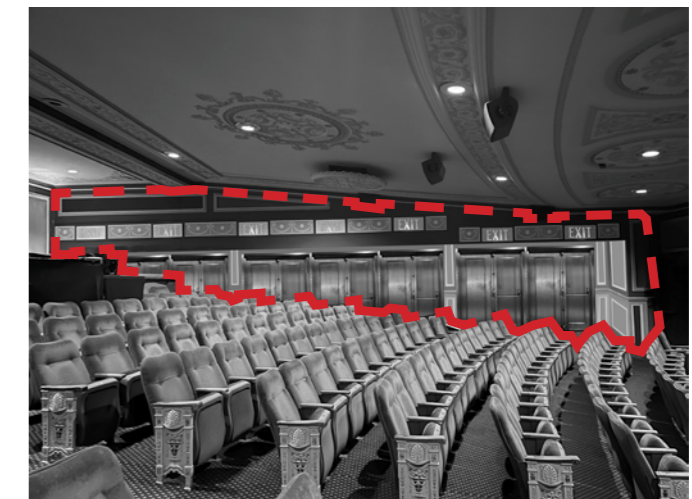
Existing Tech Booth



Proposed Tech Booth



Existing House Left



Proposed House Left



Existing House Right



Proposed House Right

Imperial Theatre LPC Package
 249 West 45th Street
 12/13/24

December 17, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-04851

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

To testify virtually, please join Zoom

Webinar ID: 160 463 8881

Passcode: 345239

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

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Appendix

APPENDIX | HISTORIC PHOTO & EXISTING CONDITIONS OF BOXES



Historical Photo 1923-1930s



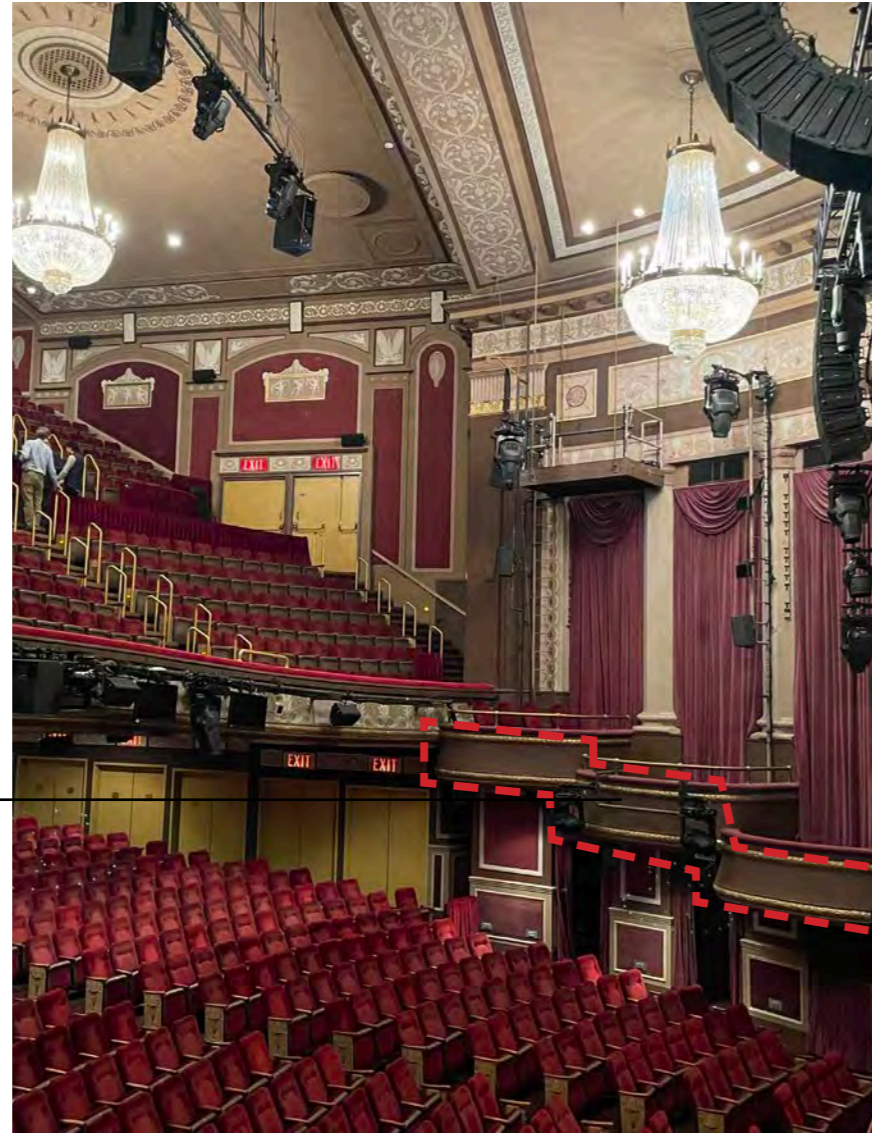
Existing Conditions

APPENDIX | PROPOSED DECORATIVE SCHEME OF BOXES

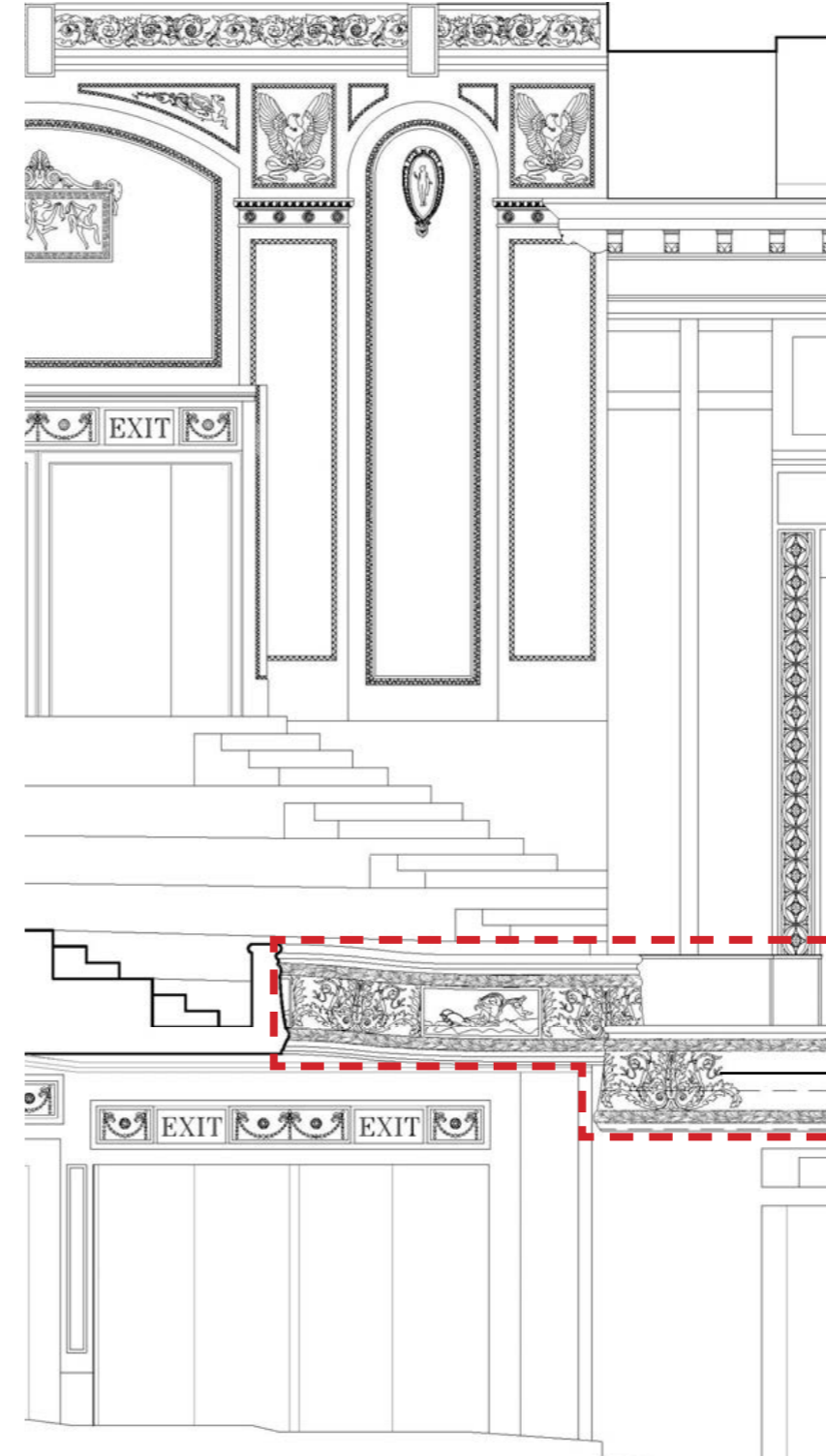


Proposed Decorative Scheme

Existing box fascia has been painted over many times, concealing the original bas-relief plasterwork



Existing Conditions



Restore original bas-relief plasterwork at boxes

Proposed Conditions



Historical Photo 1923 - 1930s

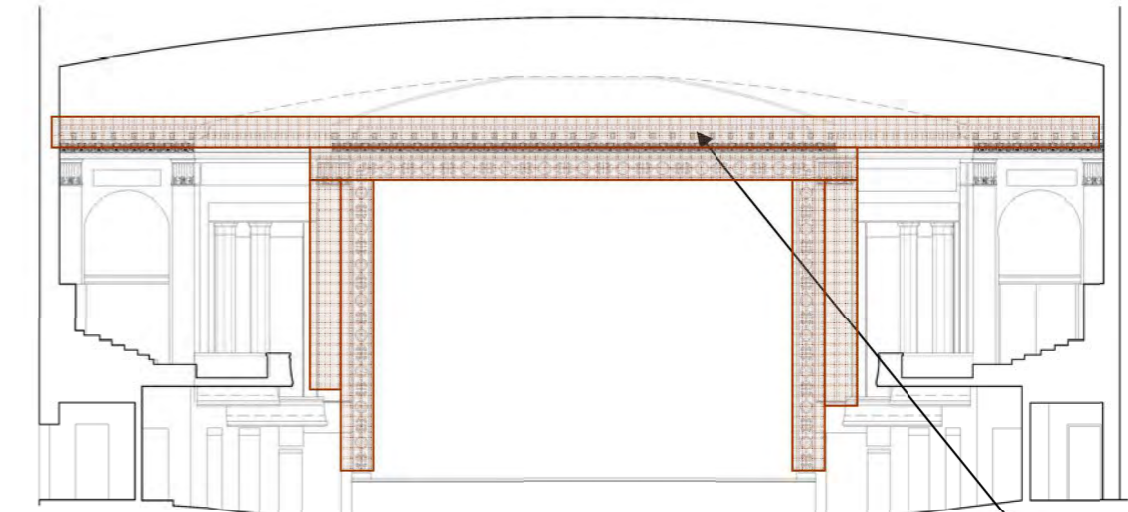


Existing Conditions

Imperial Theatre LPC Package
249 West 45th Street
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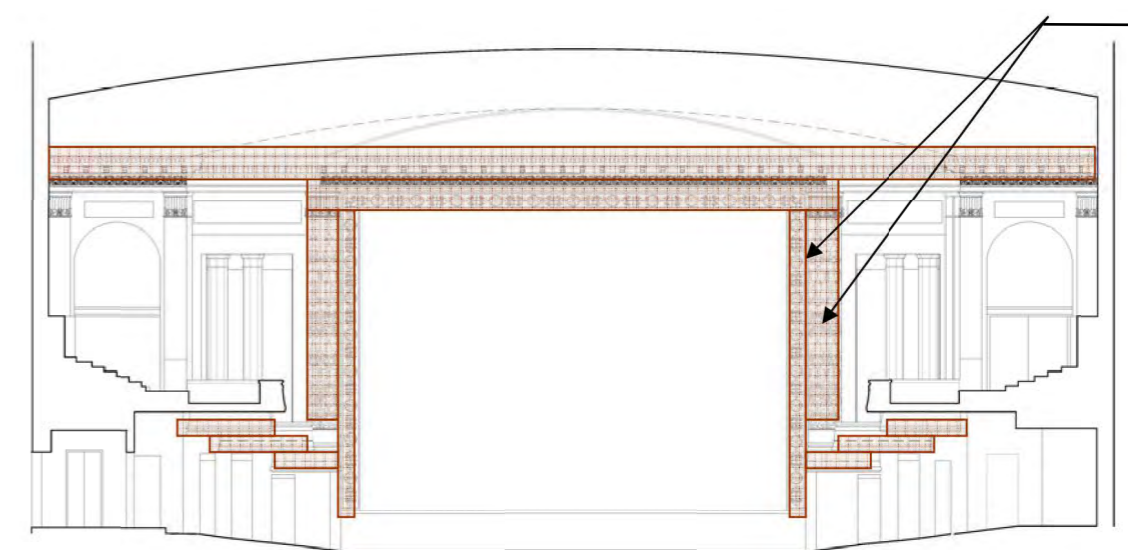


Historical Photo 1923 - 1930s



Existing Conditions

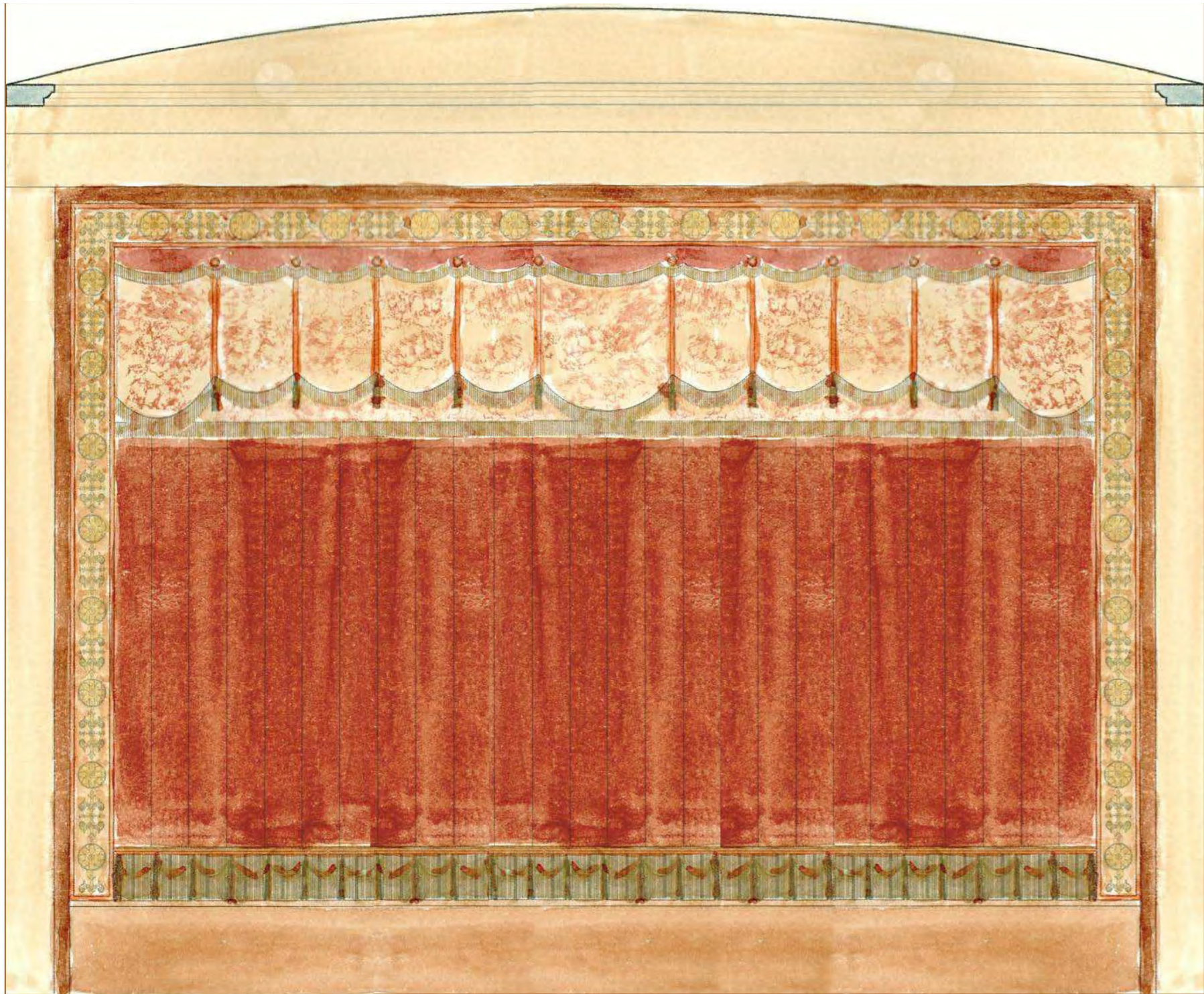
Layers of paint over the years have concealed the detailing of the bas-relief plaster



Proposed Conditions

Restored Bas Relief Plaster and Grotteschi stencils

APPENDIX | PROSCENIUM PROPOSED CONDITIONS



Color Palette



Drapery and Wallcovering

Imperial Theatre LPC Package
249 West 45th Street
12/13/24

APPENDIX | EXISTING CONDTIONS PAINT ANALYSIS

Sherman Art Conservation
 221 Sea Cliff Avenue
 Sea Cliff, New York 11579
 (516) 671-9435

Testing For the original colors and decorative scheme at the Imperial Theatre

The following report is based on testing at the Imperial Theatre June 17, July 1 and July 2. The original colors were determined both by removing overlaying layers with solvent and by mechanically removing overlaying layers and examination under 10x magnification

General Summery

My testing has shown the decorative scheme in the theatre to be basically 3 brown colors and gilding:

Benjamin Moore HC-76
 Benjamin Moore HC 68
 Benjamin Moore HC 44
 Silver colored leaf (probably Aluminum) covered by amber shellac and brown gazing

In general, the areas of plaster relief were all gilded with aluminum leaf and a coating of amber shellac. The background flat areas were glazed with a dark brown glaze (BM HC-68) which was slightly transparent to allow the leaf to shine through a bit. The raised portions of the relief received a very thin brown glaze which was slightly modeled to allow more leaf to come through on the highpoints. (a thin layer of glaze was probably applied then partially wiped off to create depth). This effect can be see in the historic photos

The Pilasters at the boxes were covered by paintings in the grotteschi style (Italian Renaissance interpretations of ancient Roman painting found in The Domus Aurea of Nero). I was unable to uncover these areas but I would guess that they were painted in brown paint over the aluminum leaf/shellac base. They may have been stenciled or painted freehand.

Below I describe each of the 14 areas tested which are keyed to the 14 areas on the photo at the end of the report. In many areas the precise area of the test was not the circled area on the photo but rather in a more accessible similar area of decoration in the theatre.

Area 1 Decorative panel and border flat area at top of wall
Decorative Panel - Aluminum leaf with amber shellac and with BM HC-68 glaze
Border flat area- BM HC-76

Area 2 Decorative panel and border flat area at edge of ceiling
Decorative Panel - Aluminum leaf with amber shellac and BM HC-68 glaze
Border flat area- BM HC-76

Area 3 Ceiling
 BM HC-44

Area 4 Decorative panel, side wall in Balcony
Decorative Panel - Aluminum leaf with BM HC-68 glaze
Border flat area- BM HC-76

Area 5 Flat area and molding on side wall, balcony
 BM HC-44

Area 6 Decorative molding, frames and flat bordering wall, and pilasters at boxes
Decorative Panel - Aluminum leaf with amber shellac and BM HC-68 glaze - This molding is the opposite of the decorative panels. Here, the raised patterns of the decorative molding are dark while the background flat has a very thin glaze to allow the leaf to dominate.
Flat wall and edge molding BM HC-44
Pilasters- Aluminum leaf with amber shellac with Grotteschi style figures in BM HC-68 applied freehand or through stencil.

Area 7 Columns in boxes
 Aluminum leaf with amber shellac. Possible thin glaze of BM HC-68

Area 8 Decorative panels on front of balcony
 Decorative Panel - Aluminum leaf with amber shellac and BM HC-68 glaze
 Border flat area- BM HC-76

Area 9 Capitol of Columns at boxes
 Aluminum leaf with amber shellac. Possible thin glaze of BM HC-68

Area 10 Flat area above capitols above boxes
 BM HC-68

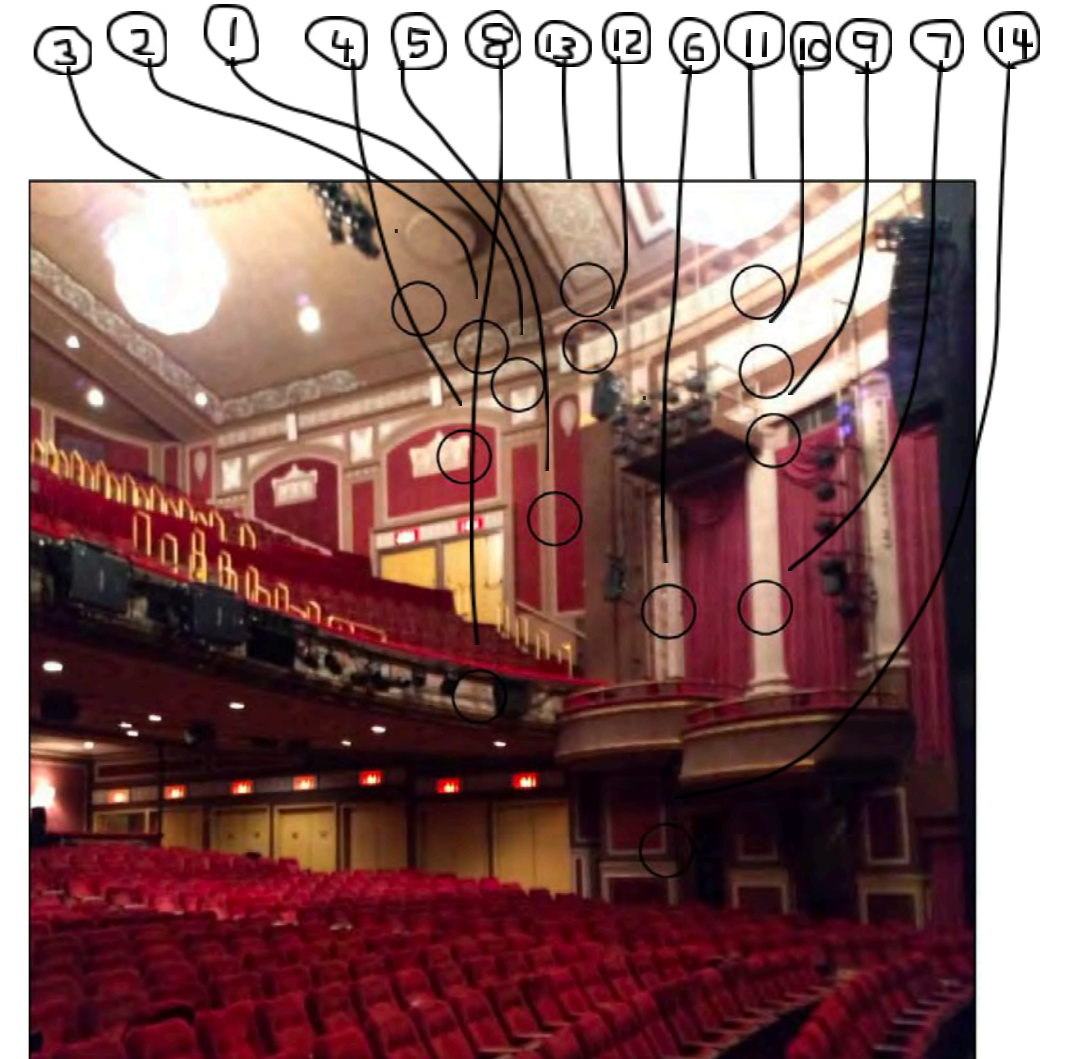
Area 11 Flat area between decorative panels, upper wall above boxes
 BM HC-68

Area 12 Decorative panel above boxes
 Aluminum leaf with amber shellac and BM HC-68 glaze

Area 13 Decorative panel and border flat area on ceiling
Decorative Panel - Aluminum leaf with amber shellac and BM HC-68 glaze
Border flat area- BM HC-76

Area 14 Orchestra Wall
Flat of Wall - BM HC-44
Moldings- BM HC-68

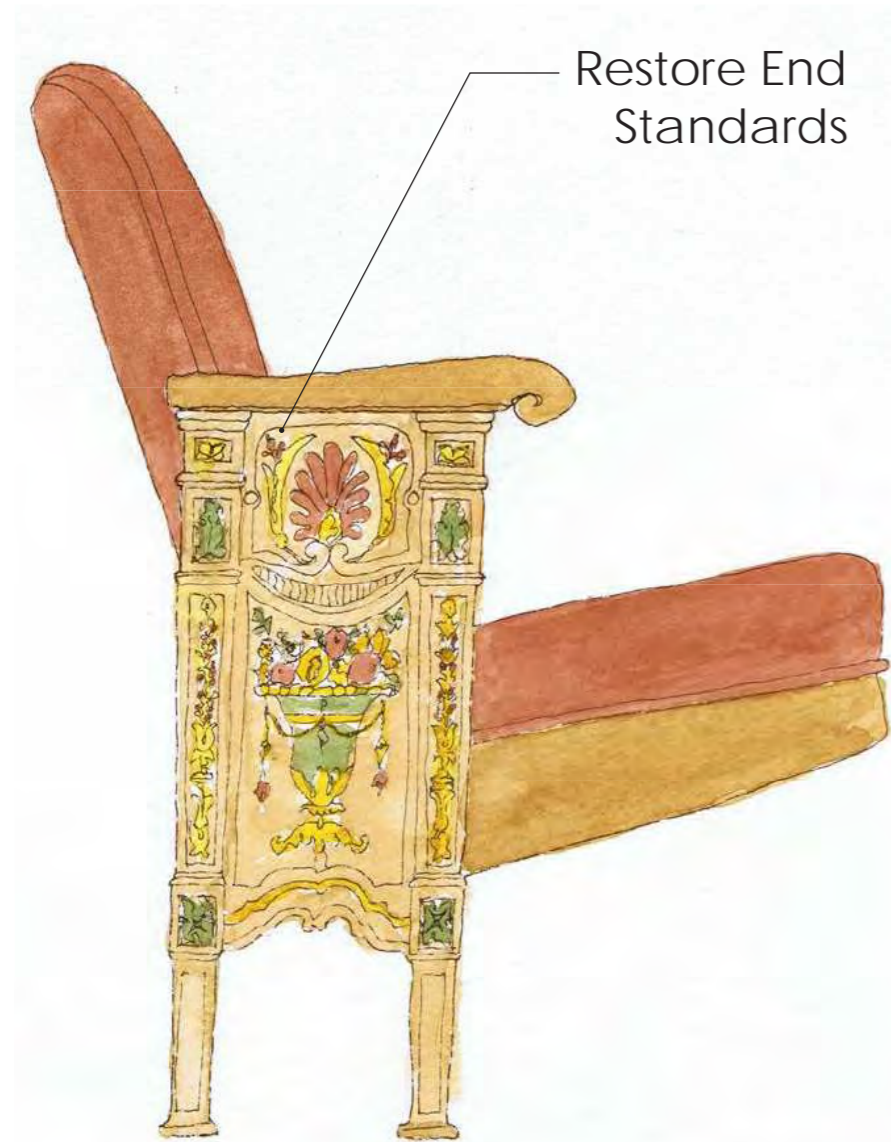
Locations of testing- These are the general locations and areas of the theatre which were tested, not necessarily the exact spots of the specific tests



Jonathan Sherman
 July 15, 2019

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APPENDIX | PROPOSED SEATING



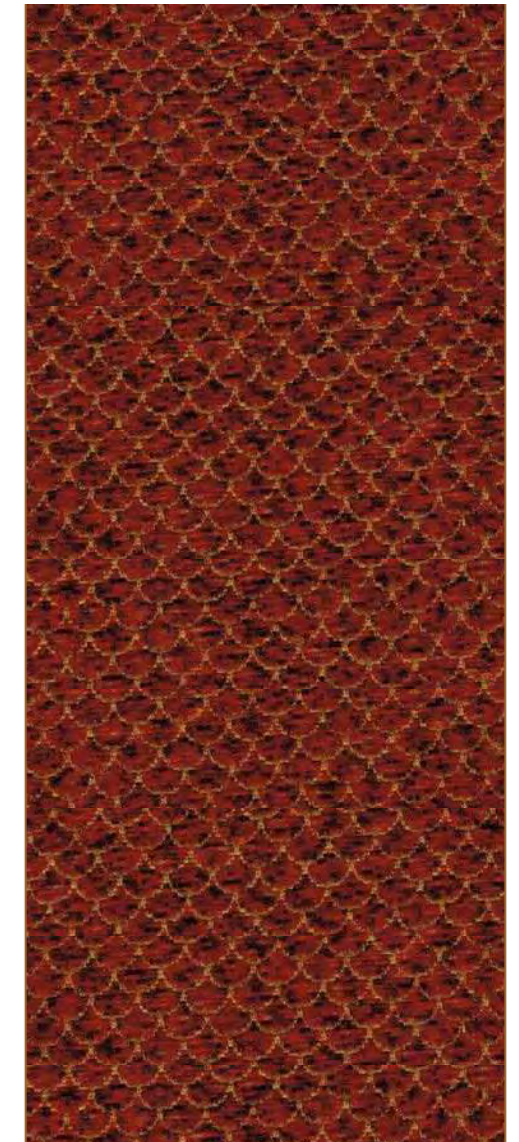
Fixed Seating



Box Seating

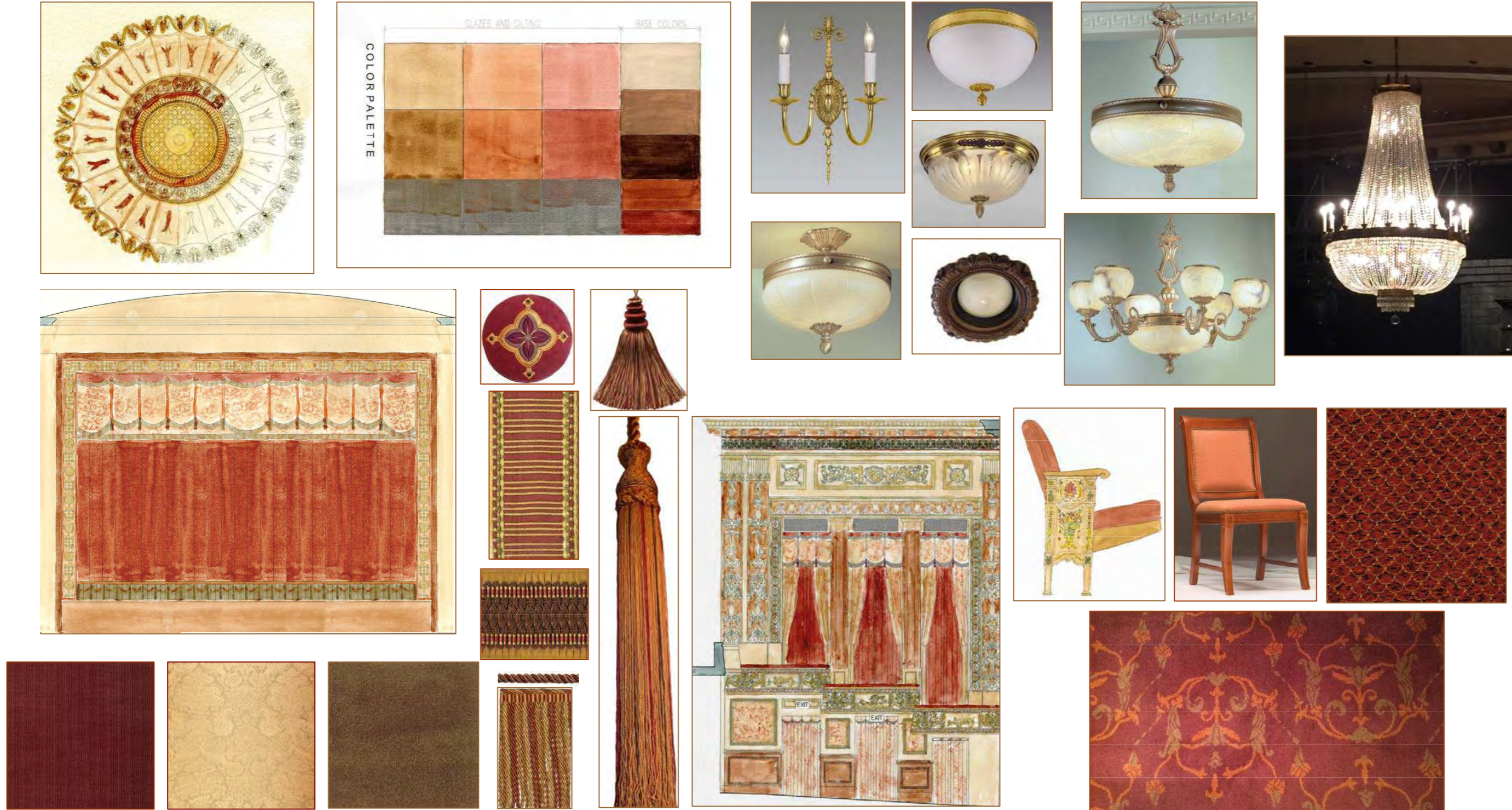


Existing Orchestra
Level Seat & End
Standard



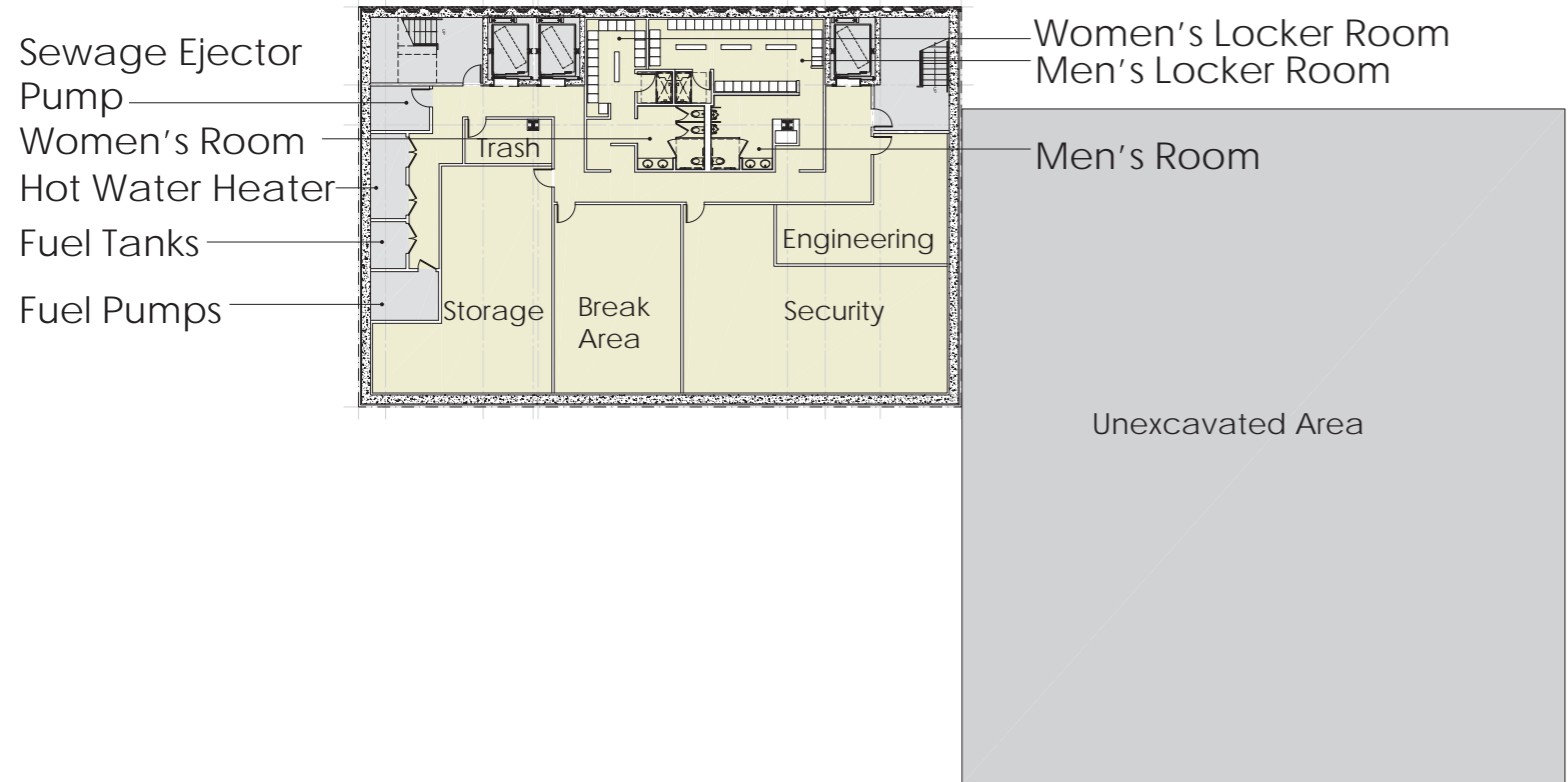
Seating Fabric

APPENDIX | PROPOSED CONDITIONS SUMMARY

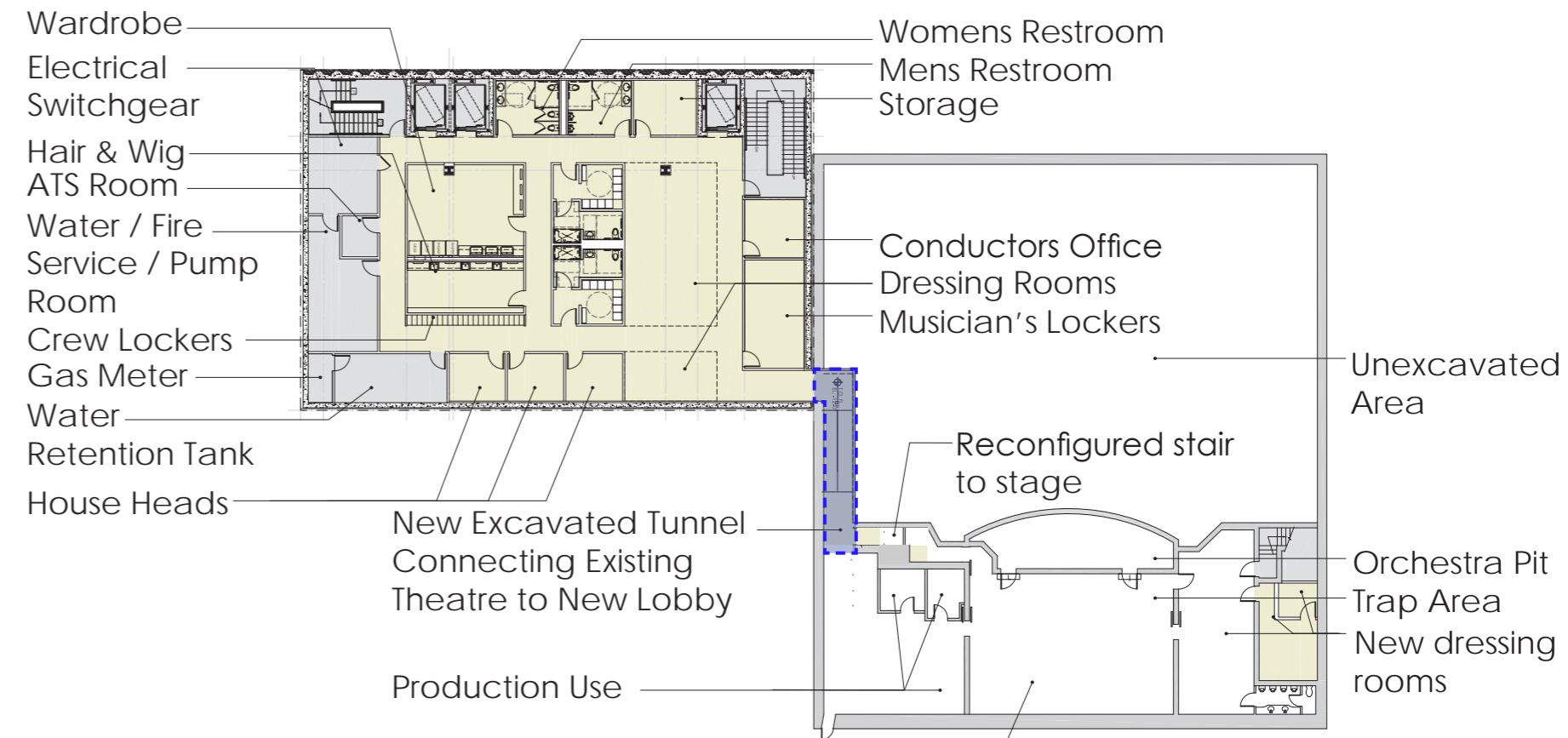


Imperial Theatre LPC Package
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APPENDIX | MASTERPLAN SUBCELLAR, CELLAR



Subcellar Plan
1/32" = 1'



Reprogrammed under stage areas for more equipment storage, restrooms, and crew showers/lockers

Cellar Plan
1/32" = 1'

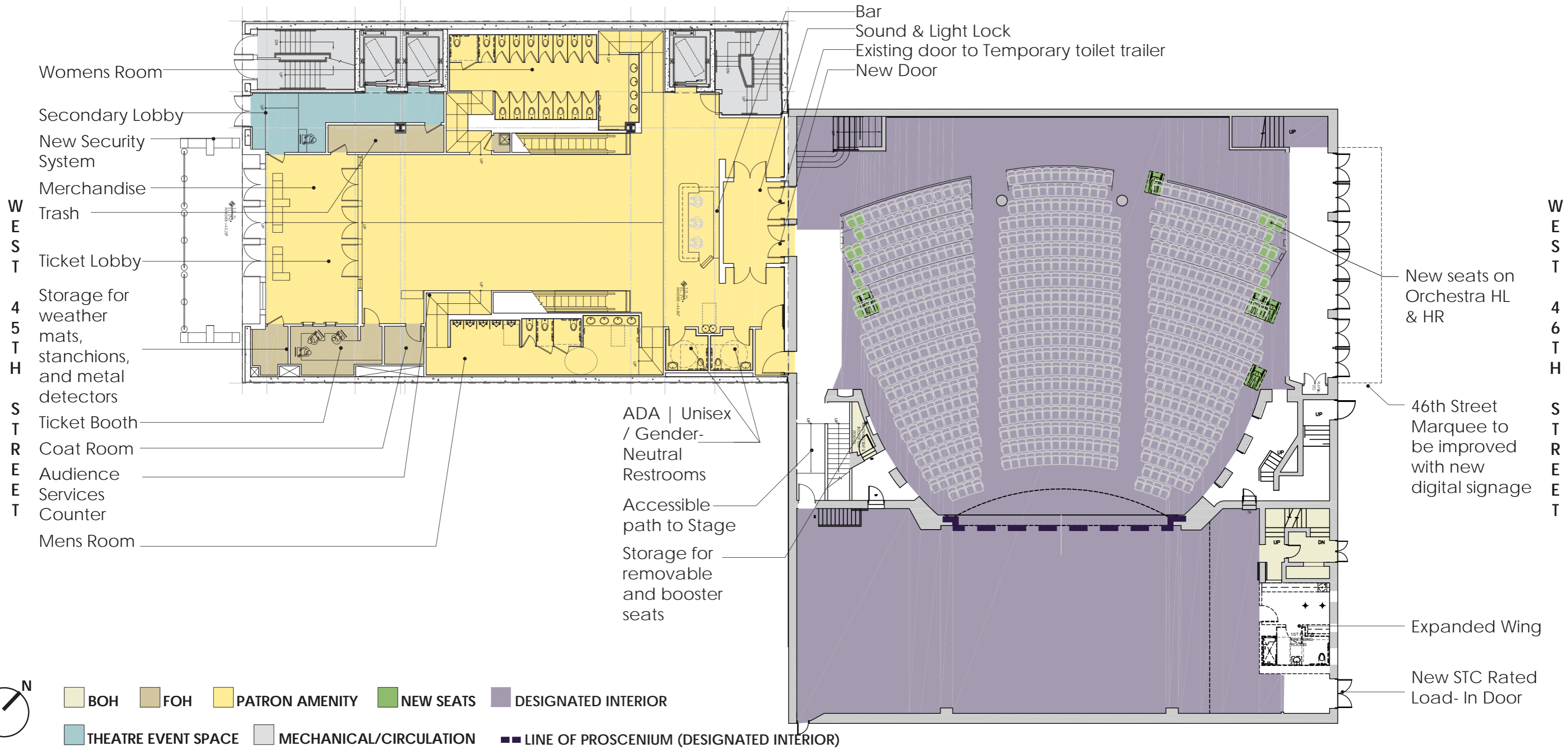
BOH
FOH
PATRON AMENITY
NEW SEATS
DESIGNATED INTERIOR

THEATRE EVENT SPACE
MECHANICAL/CIRCULATION
LINE OF PROSCENIUM (DESIGNATED INTERIOR)

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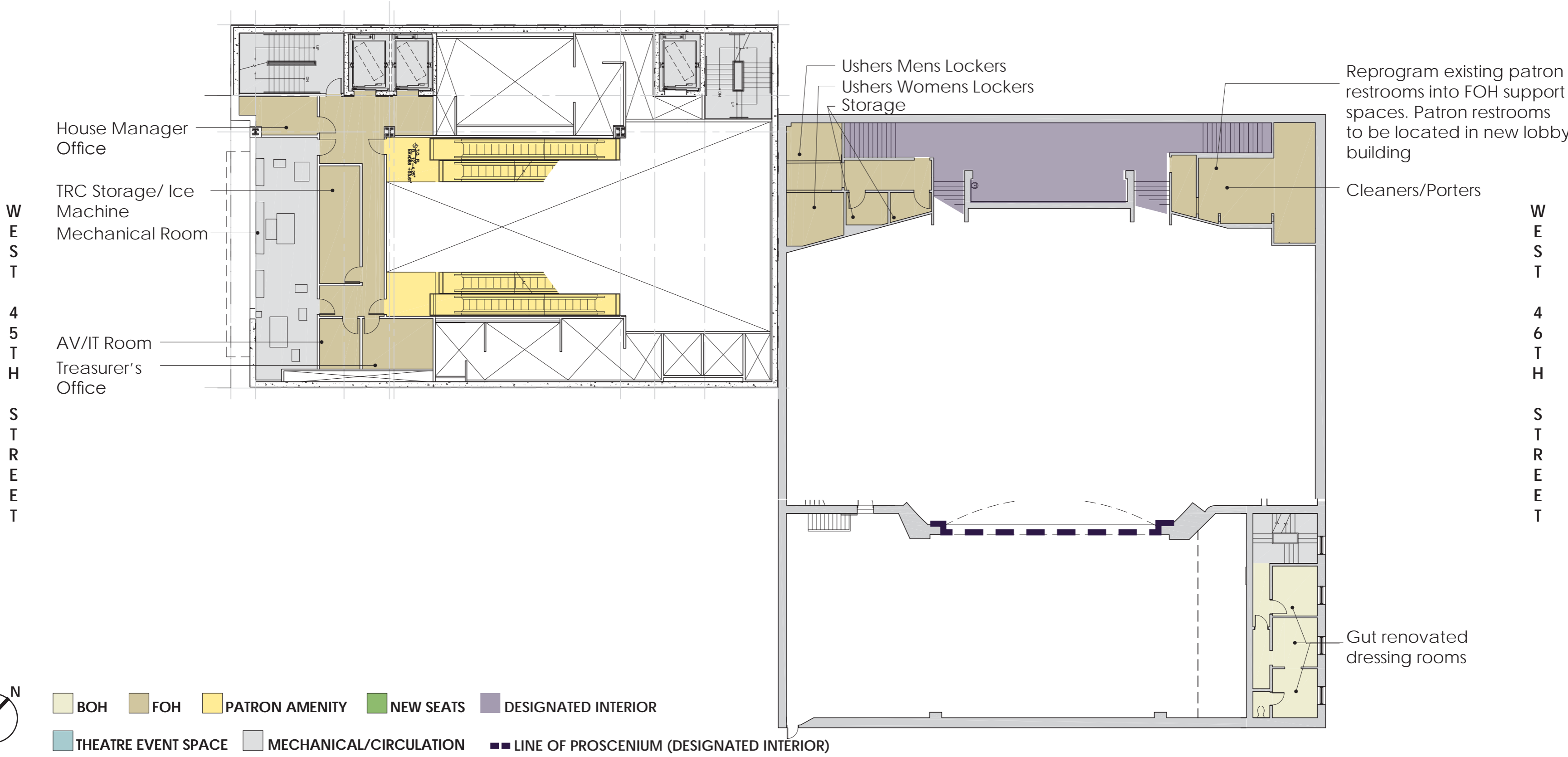
APPENDIX | MASTERPLAN ORCHESTRA



Imperial Theatre LPC Package
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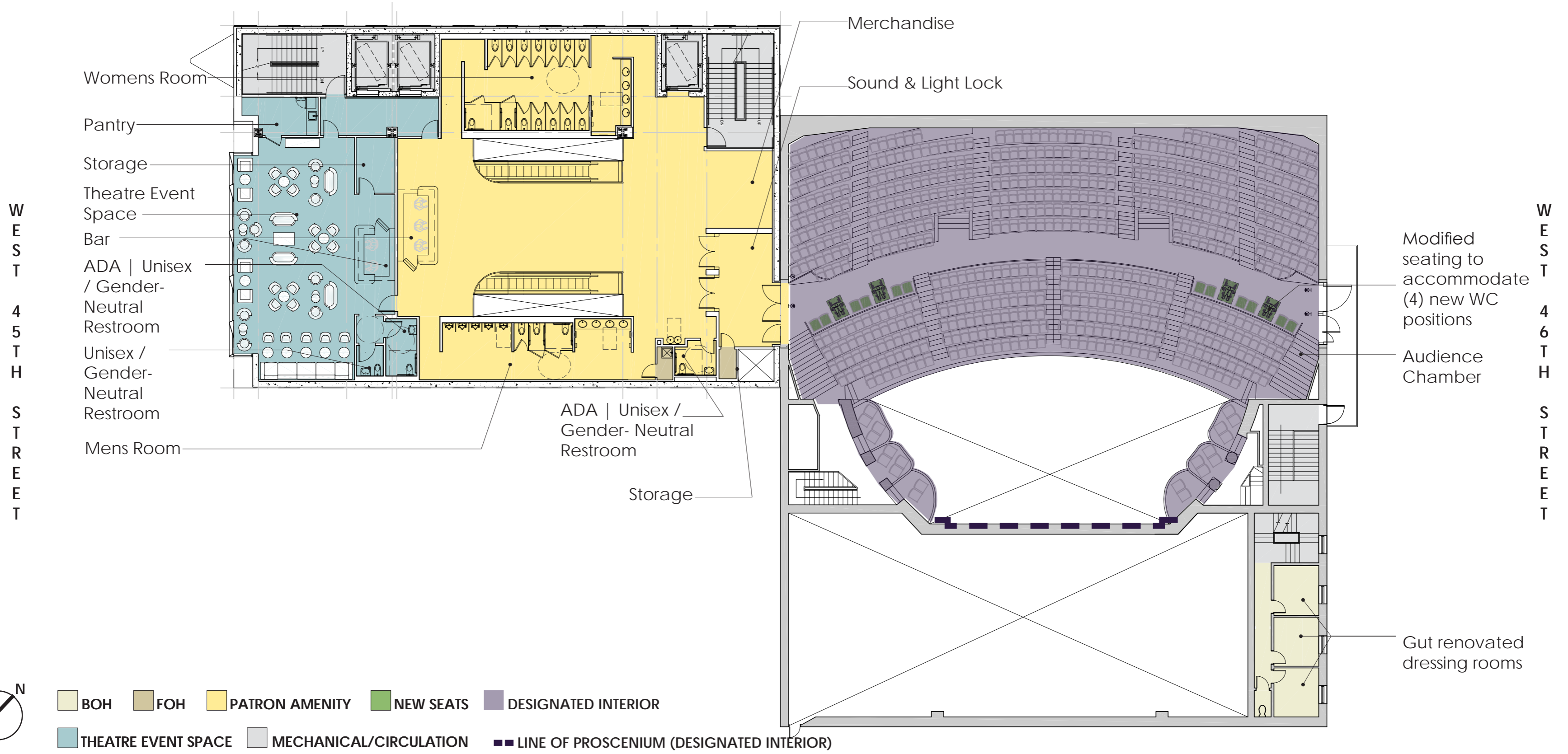
APPENDIX | MASTERPLAN INTERMEDIATE LEVEL



Imperial Theatre LPC Package
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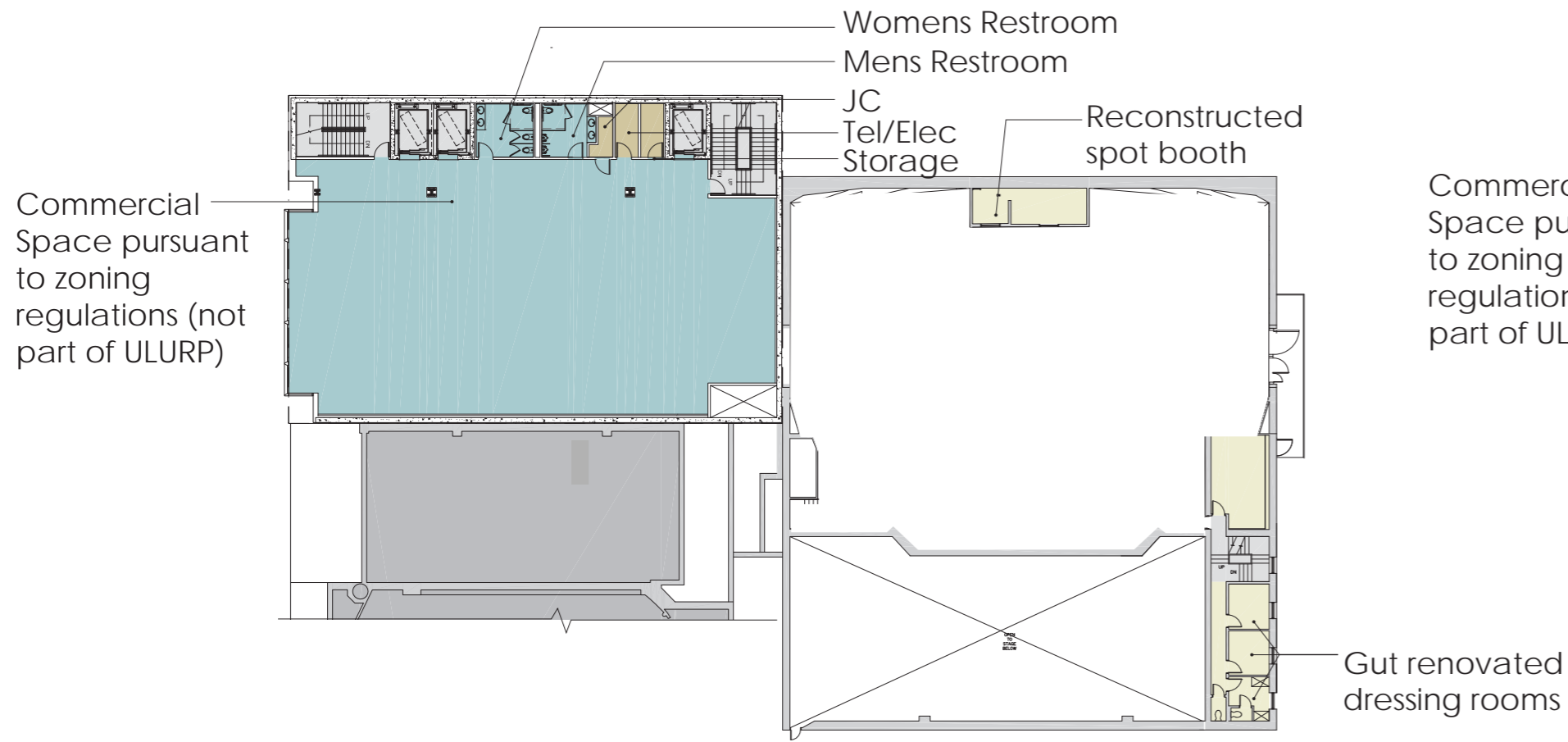
APPENDIX | MASTERPLAN BALCONY



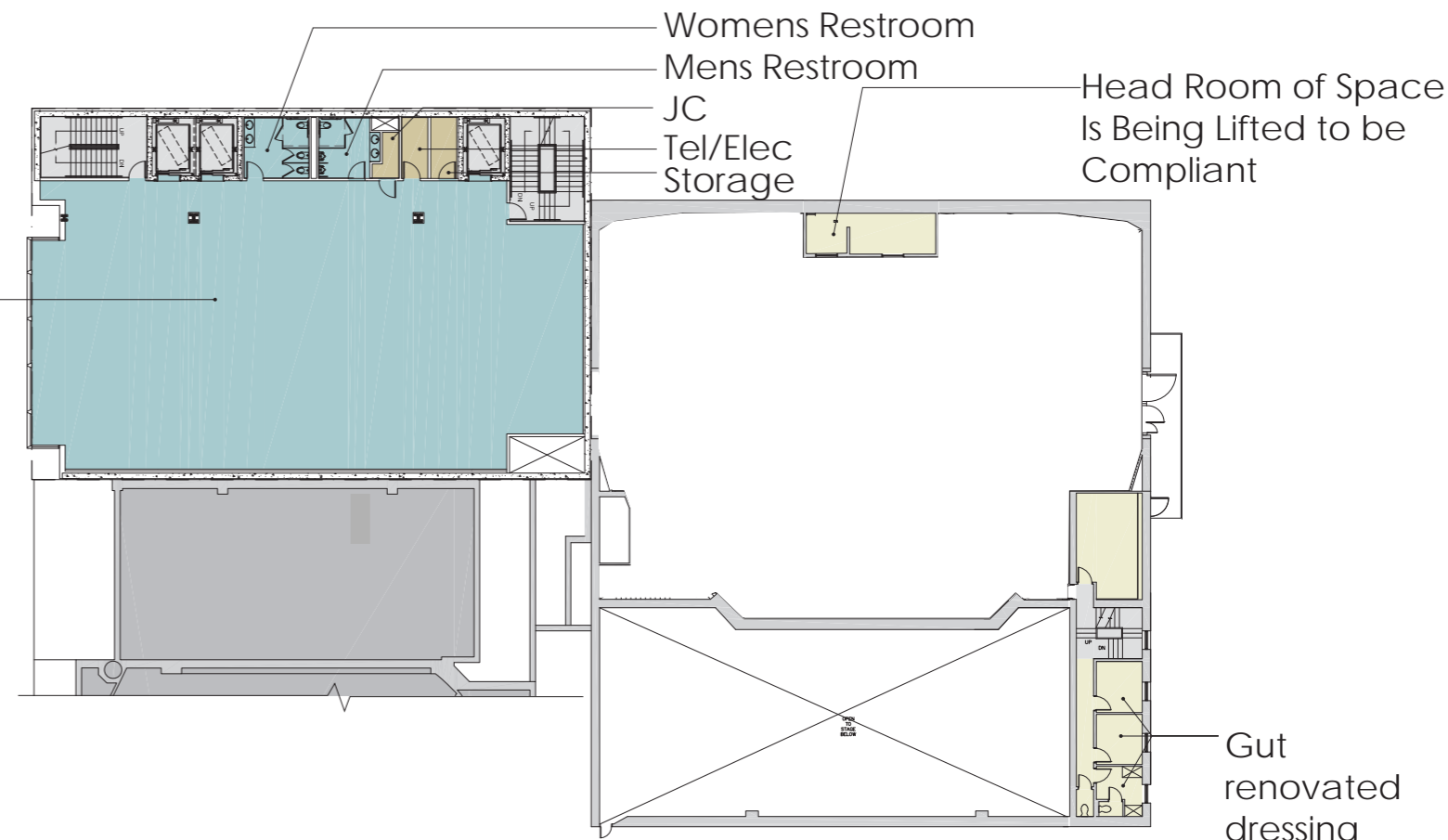
Imperial Theatre LPC Package
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APPENDIX | MASTERPLAN 4TH, 5TH FLOOR



4th Floor Plan
1/32" = 1'



5th Floor Plan
1/32" = 1'

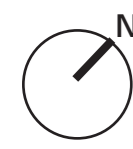
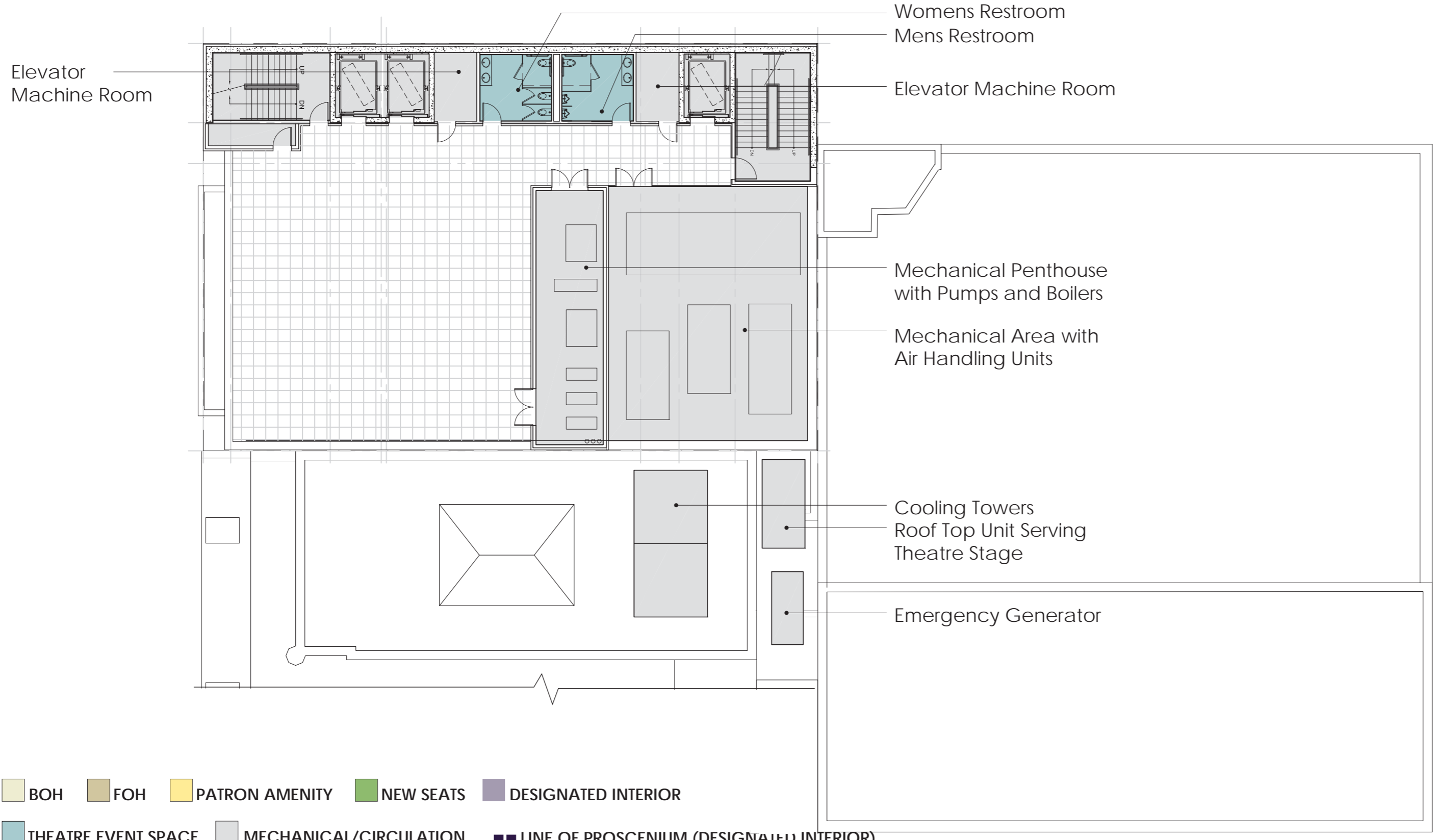
Legend:

- N
- BOH
- FOH
- PATRON AMENITY
- NEW SEATS
- DESIGNATED INTERIOR
- THEATRE EVENT SPACE
- MECHANICAL/CIRCULATION
- LINE OF PROSCENIUM (DESIGNATED INTERIOR)

Imperial Theatre LPC Package
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12/13/24



APPENDIX | MASTERPLAN ROOF

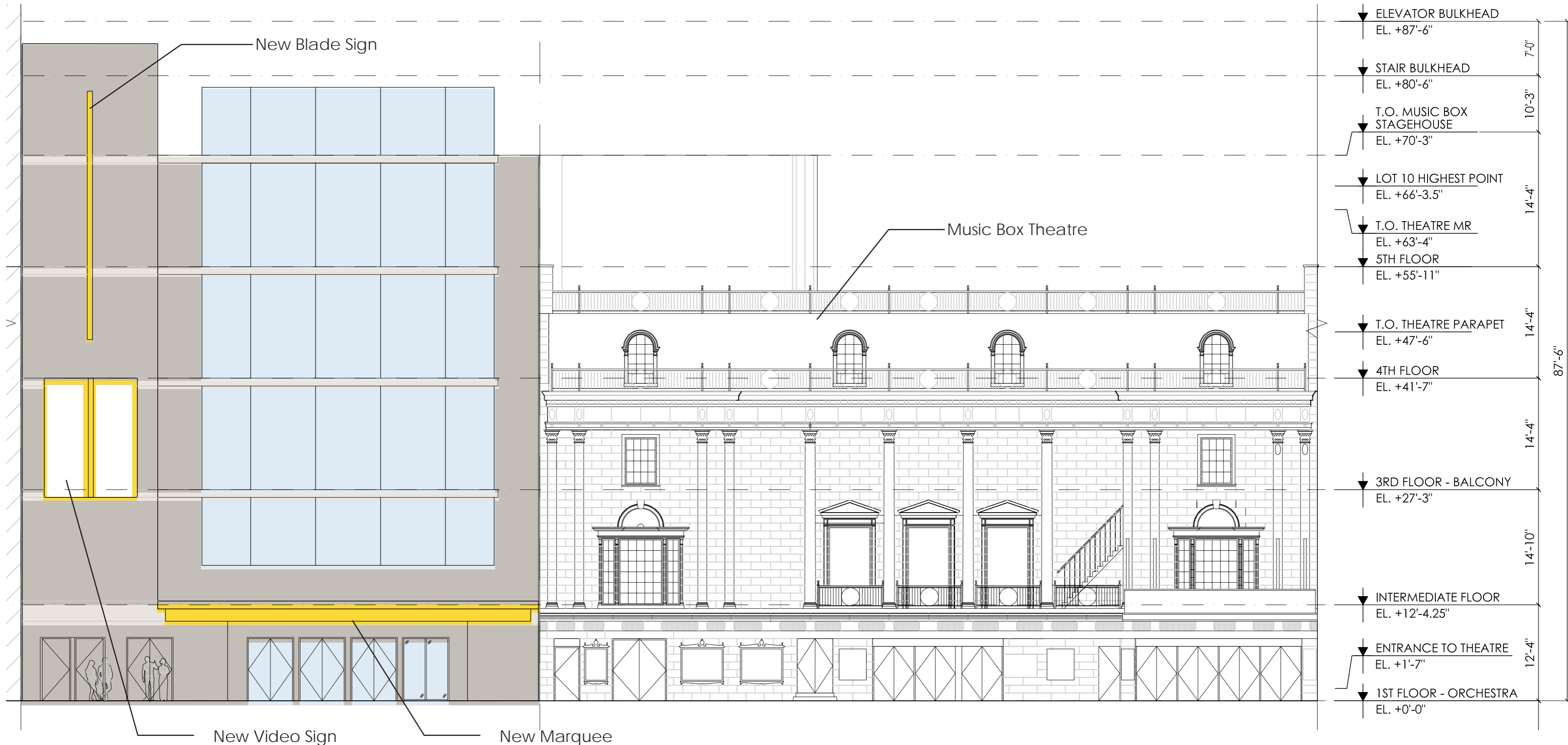


- BOH
- FOH
- PATRON AMENITY
- NEW SEATS
- DESIGNATED INTERIOR
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- LINE OF PROSCENIUM (DESIGNATED INTERIOR)

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EXTERIOR ELEVATION - SOUTH



Imperial Theatre LPC Package
 249 West 45th Street
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EXTERIOR MASSING



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