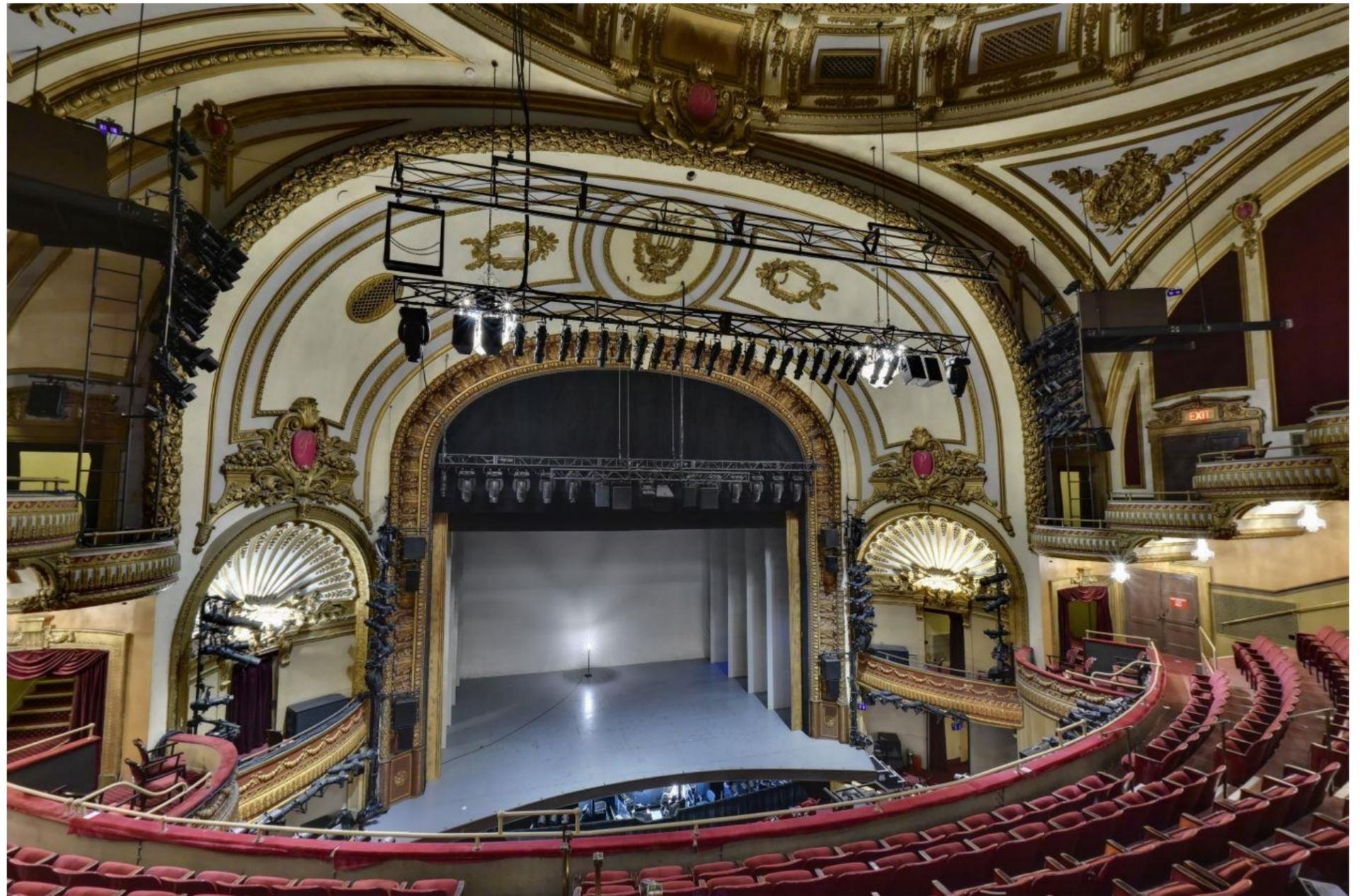
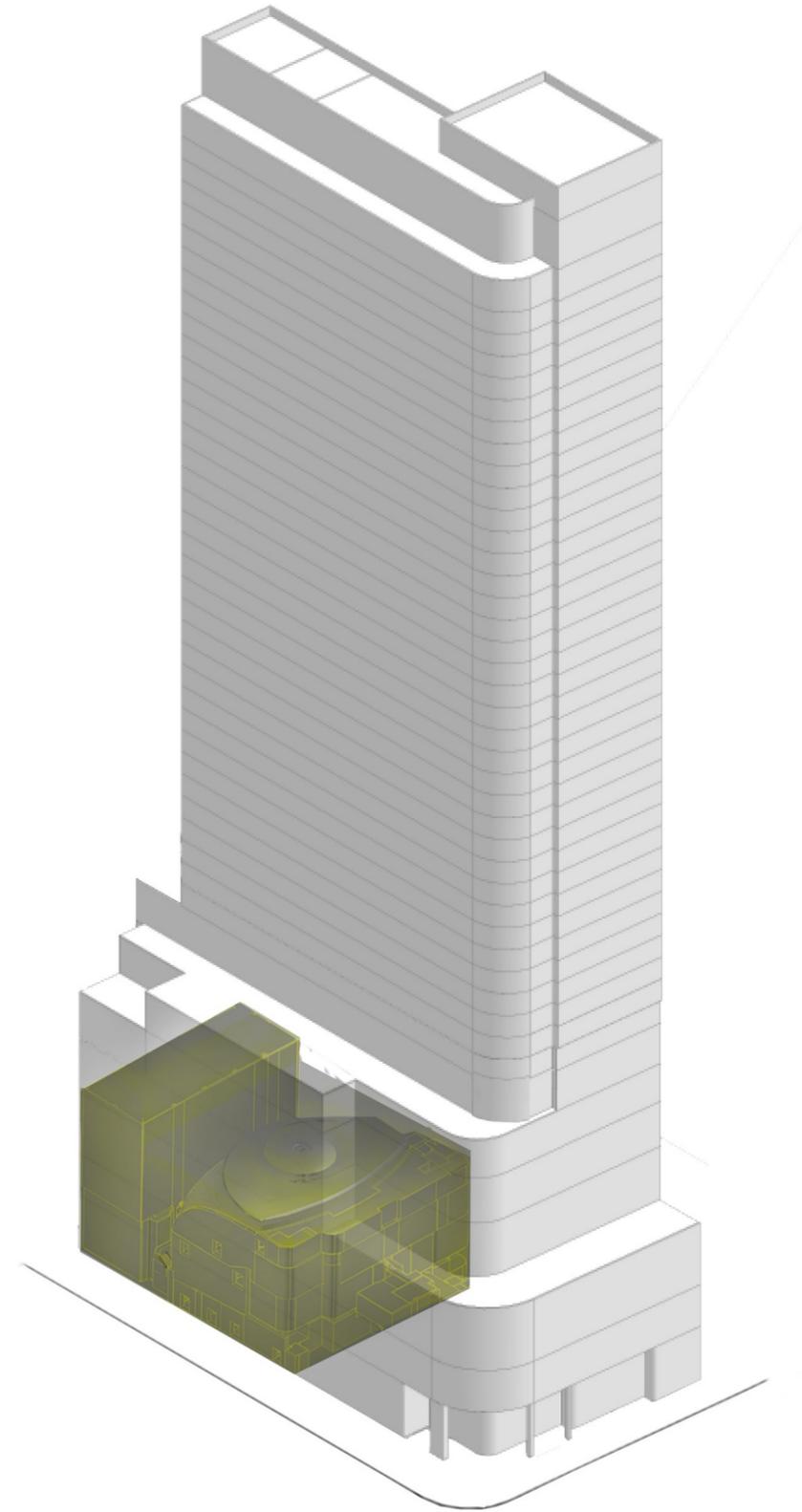


The Palace Theater
47th Street and 7th Avenue





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LPC-2



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EXISTING PROSCENIUM

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LPC-3





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EXISTING CEILING

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LPC-5



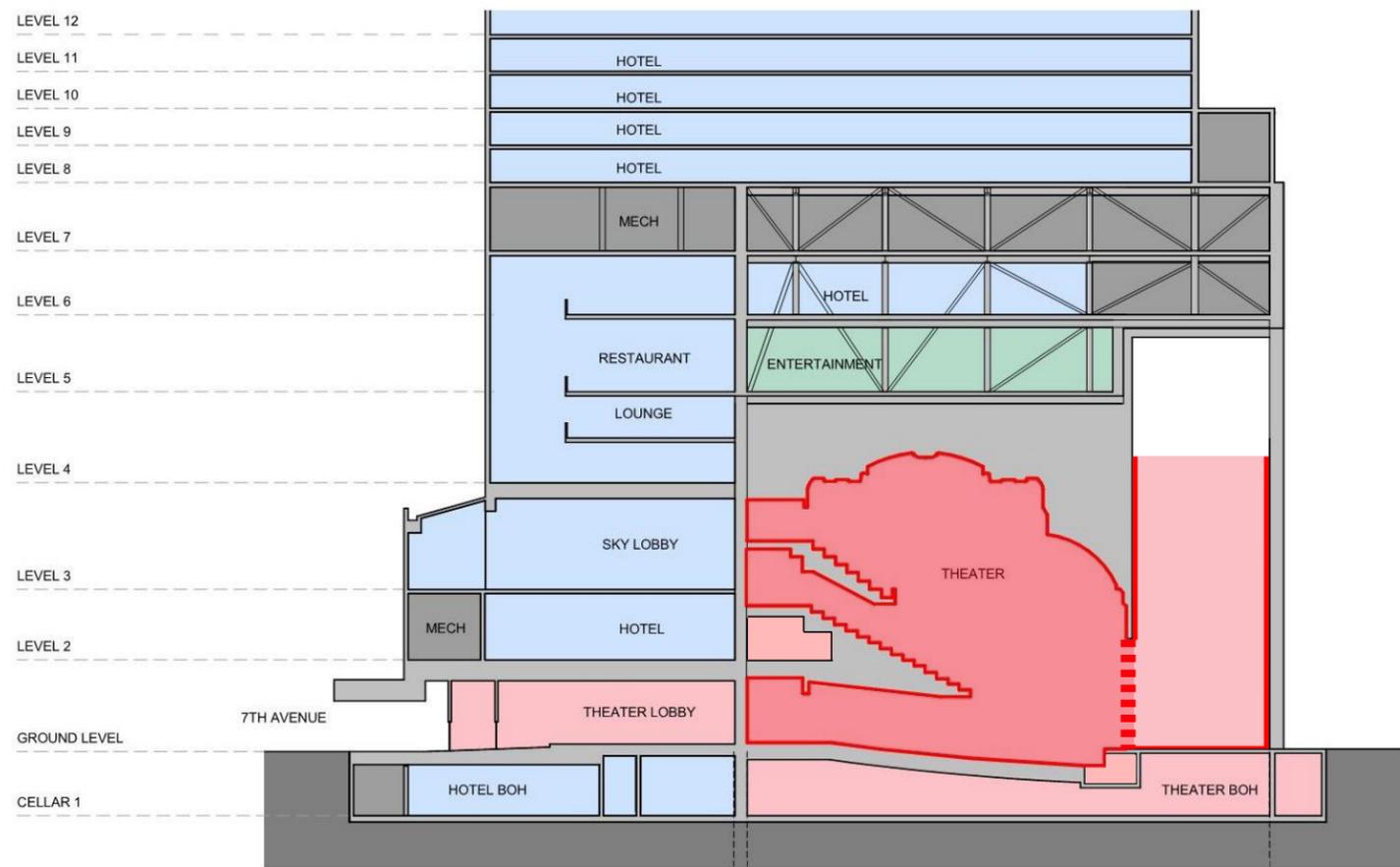
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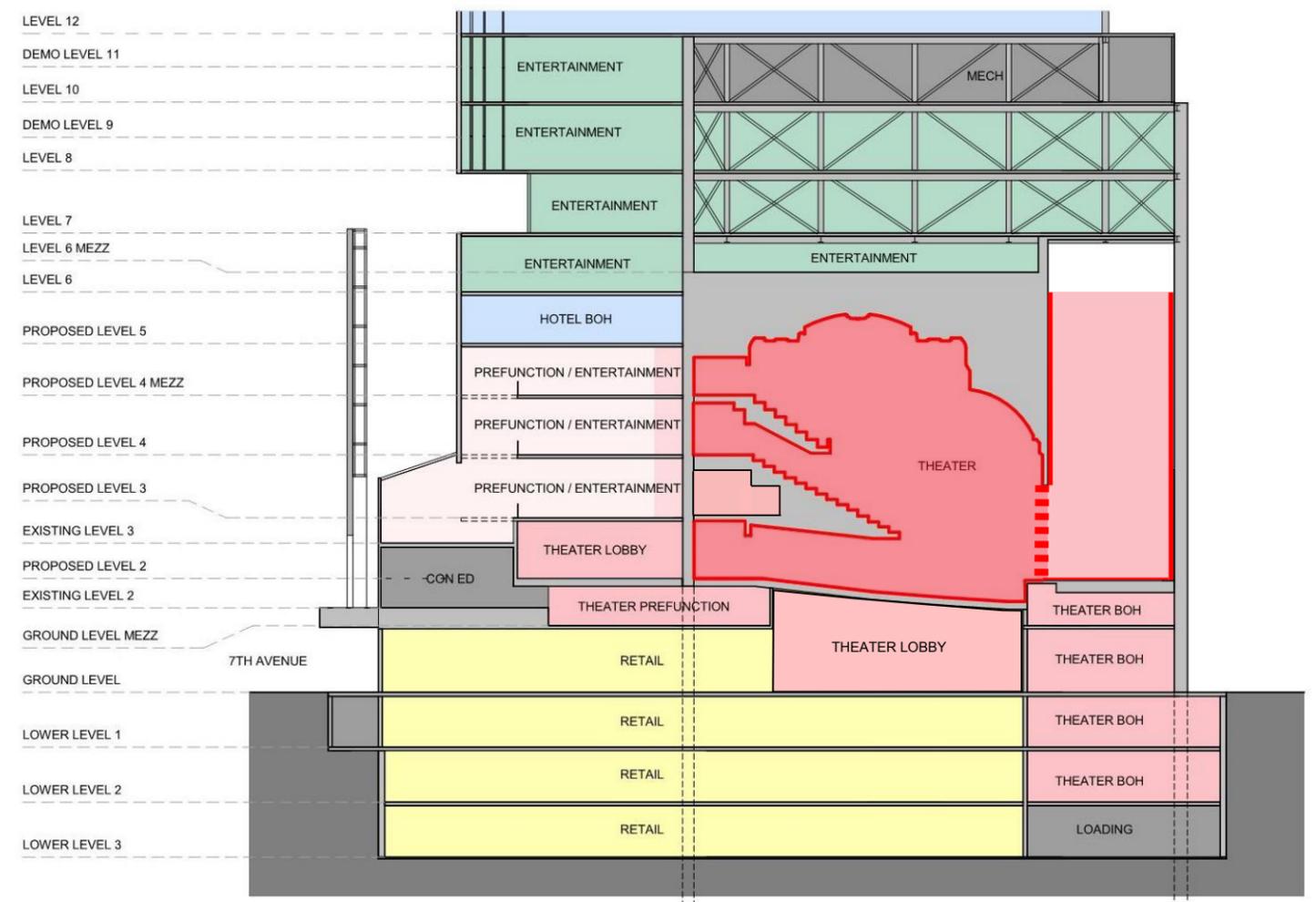
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NYC Landmarks Preservation Commission - 11.24.2015

LPC-6



EXISTING SECTION

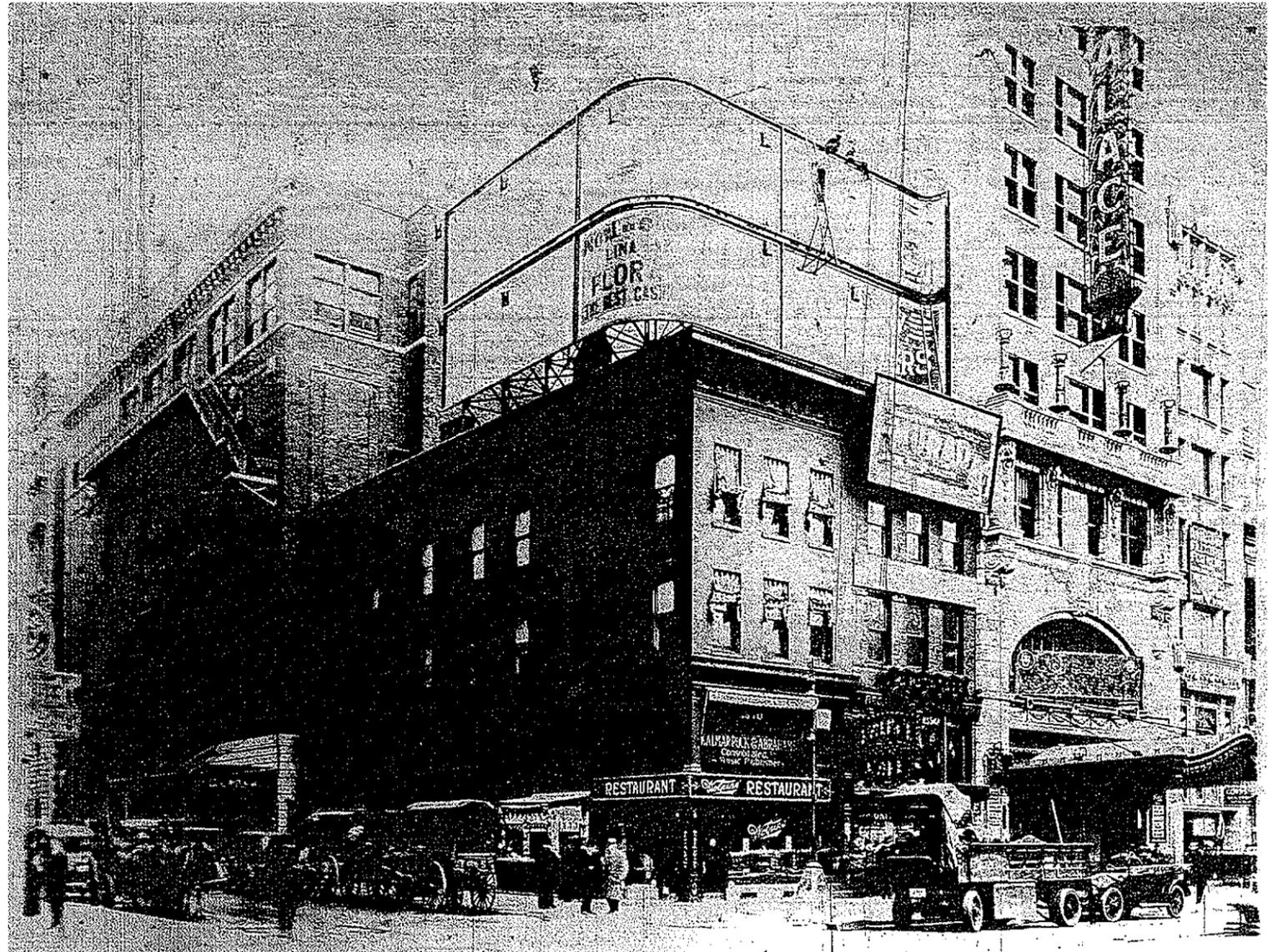


PROPOSED SECTION

— LANDMARK INTERIOR

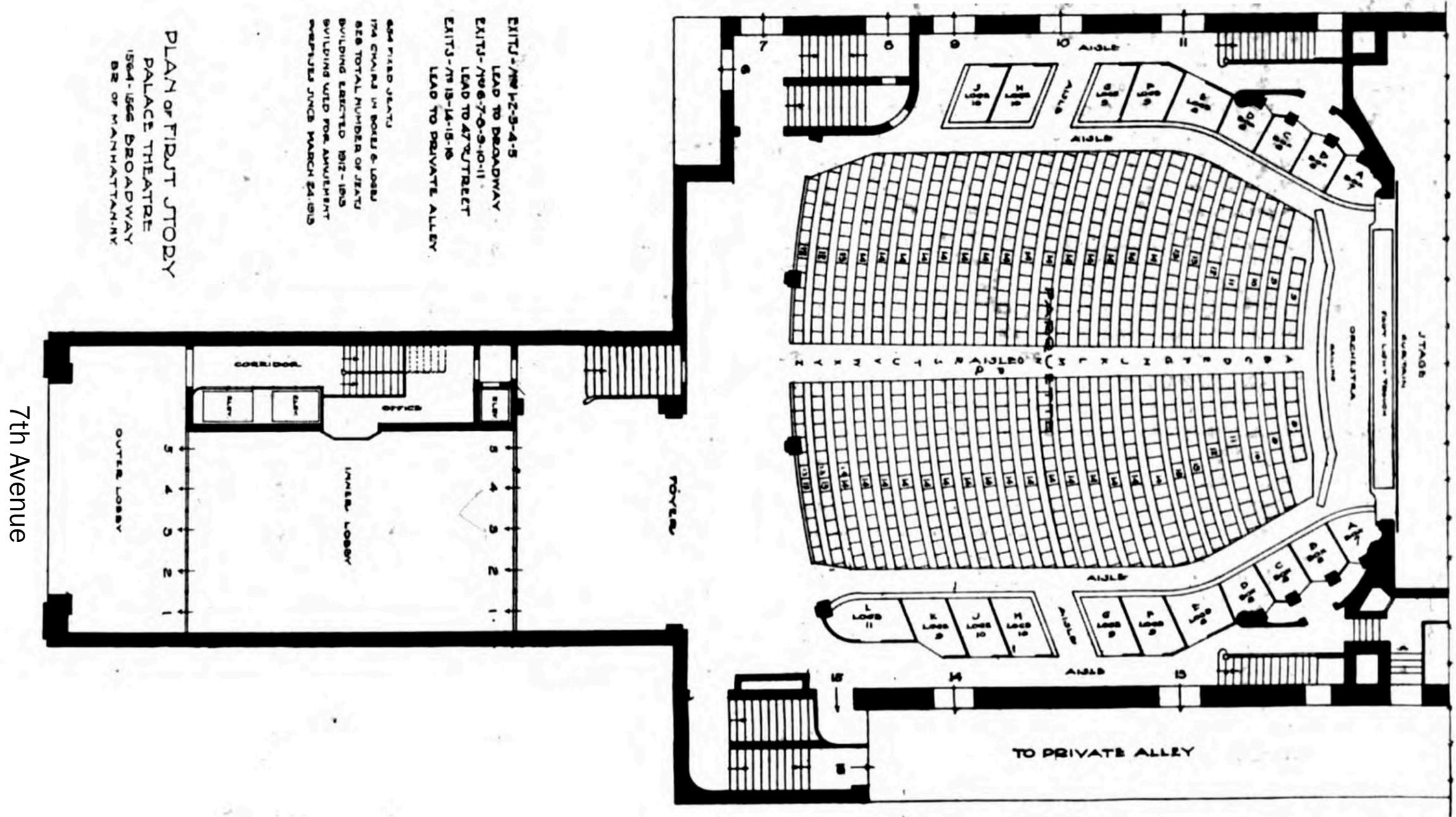


1915, Museum of the City of New York



1910's, New York Public Library

47th Street



1913, Architecture magazine



1988



1988

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LPC-10



1988

7TH AVENUE

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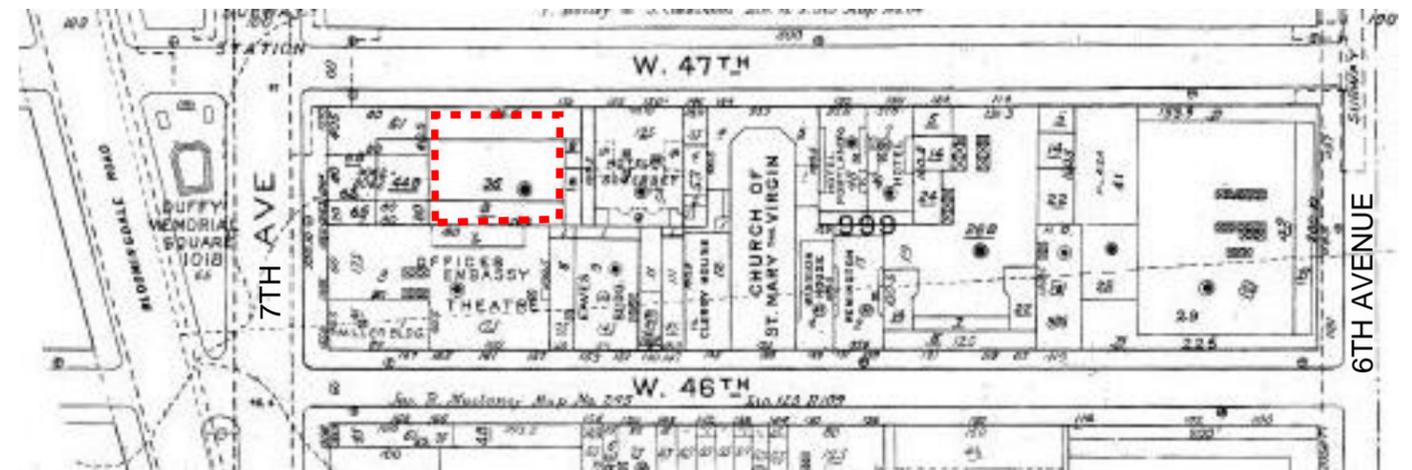
LPC-11



View facing east along 47th street



View of Theater Entrance on 7th avenue

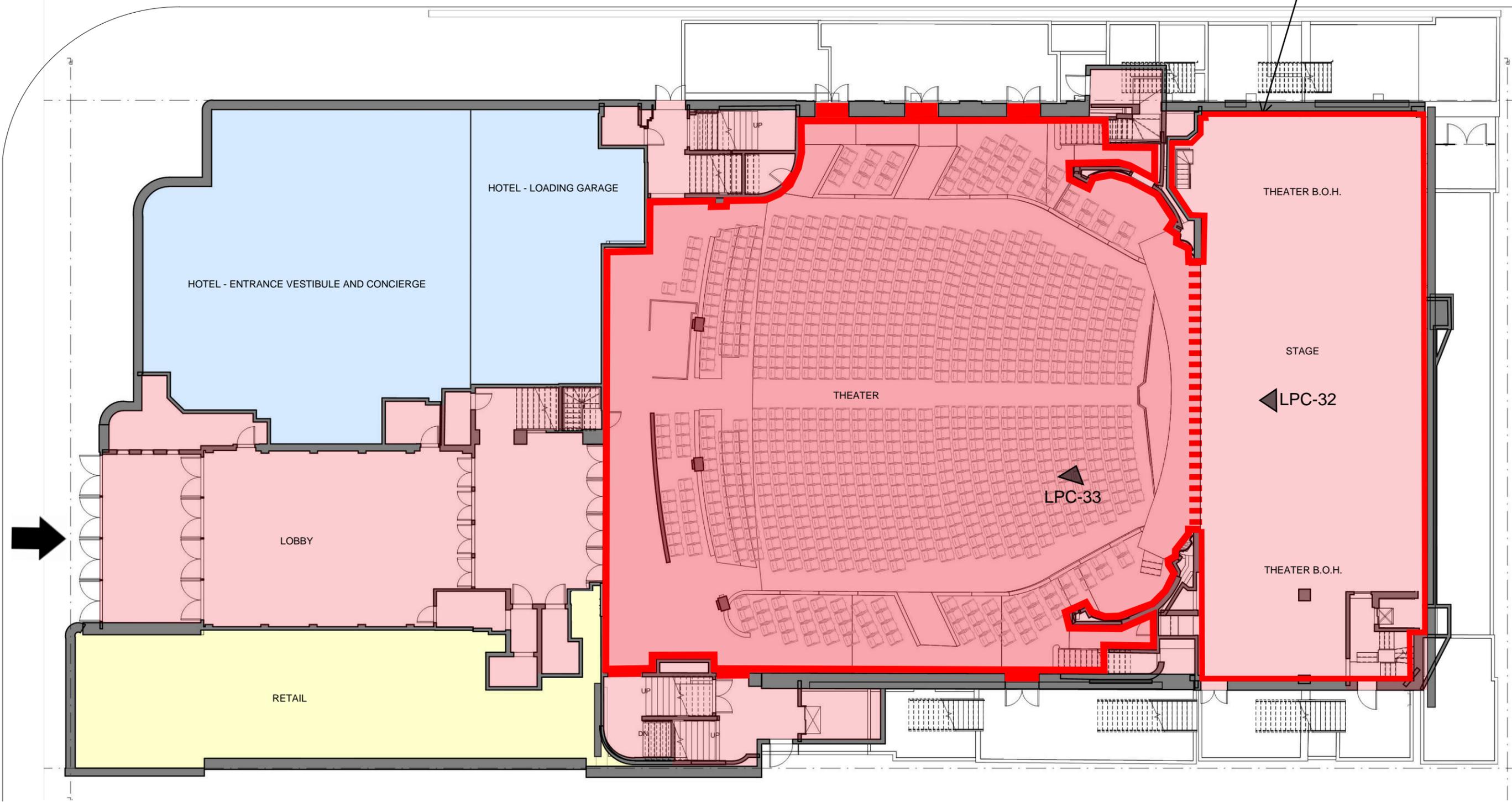


Site Plan

7TH AVENUE

WEST 47TH STREET

Note: While the area of the stage is included in the landmark, items and elements within the area are not.



EXISTING PLAN - ORCHESTRA

— LANDMARK INTERIOR

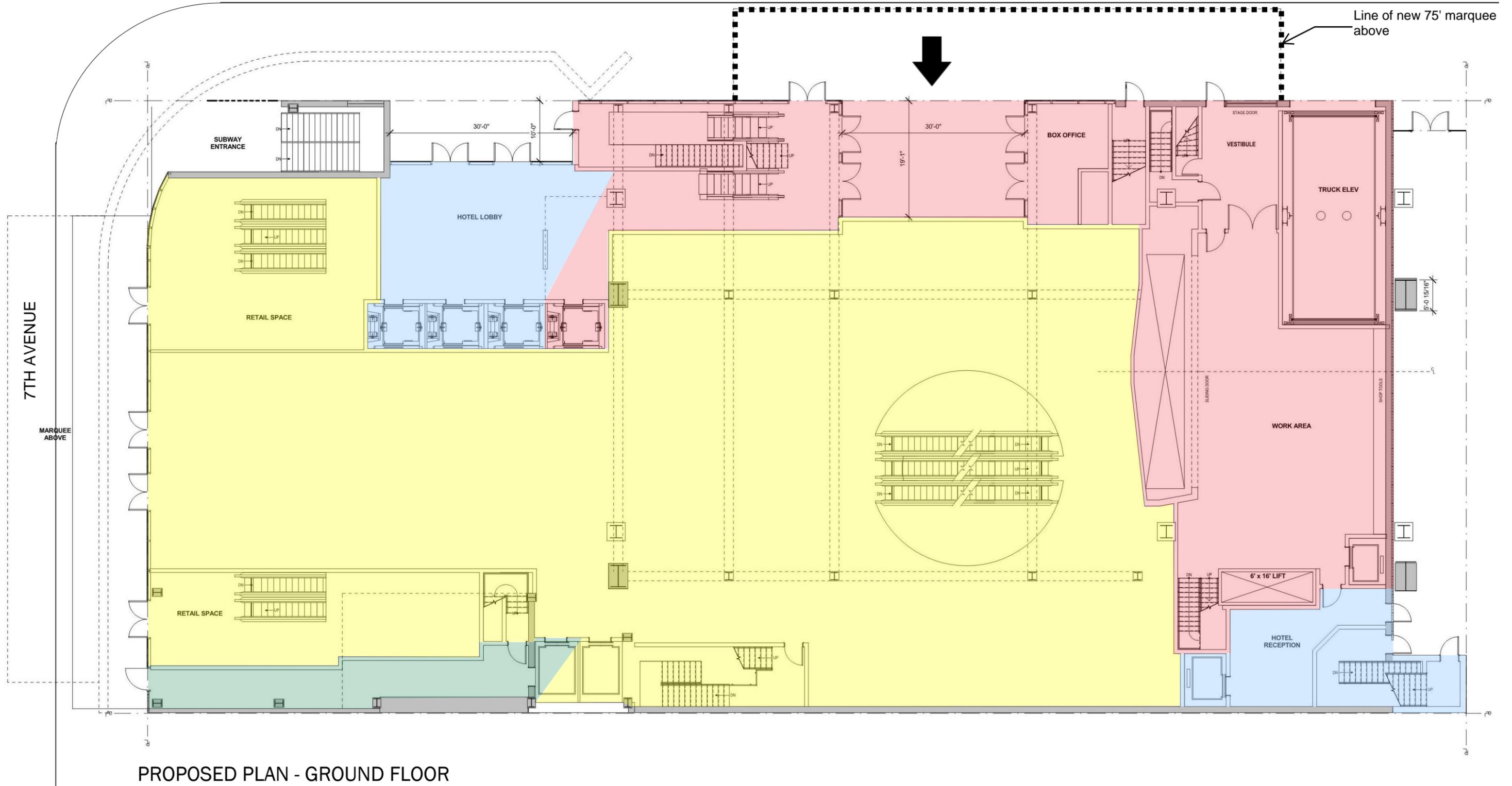


EXISTING LOBBY



EXISTING MAIN ENTRANCE DOORS

WEST 47TH STREET



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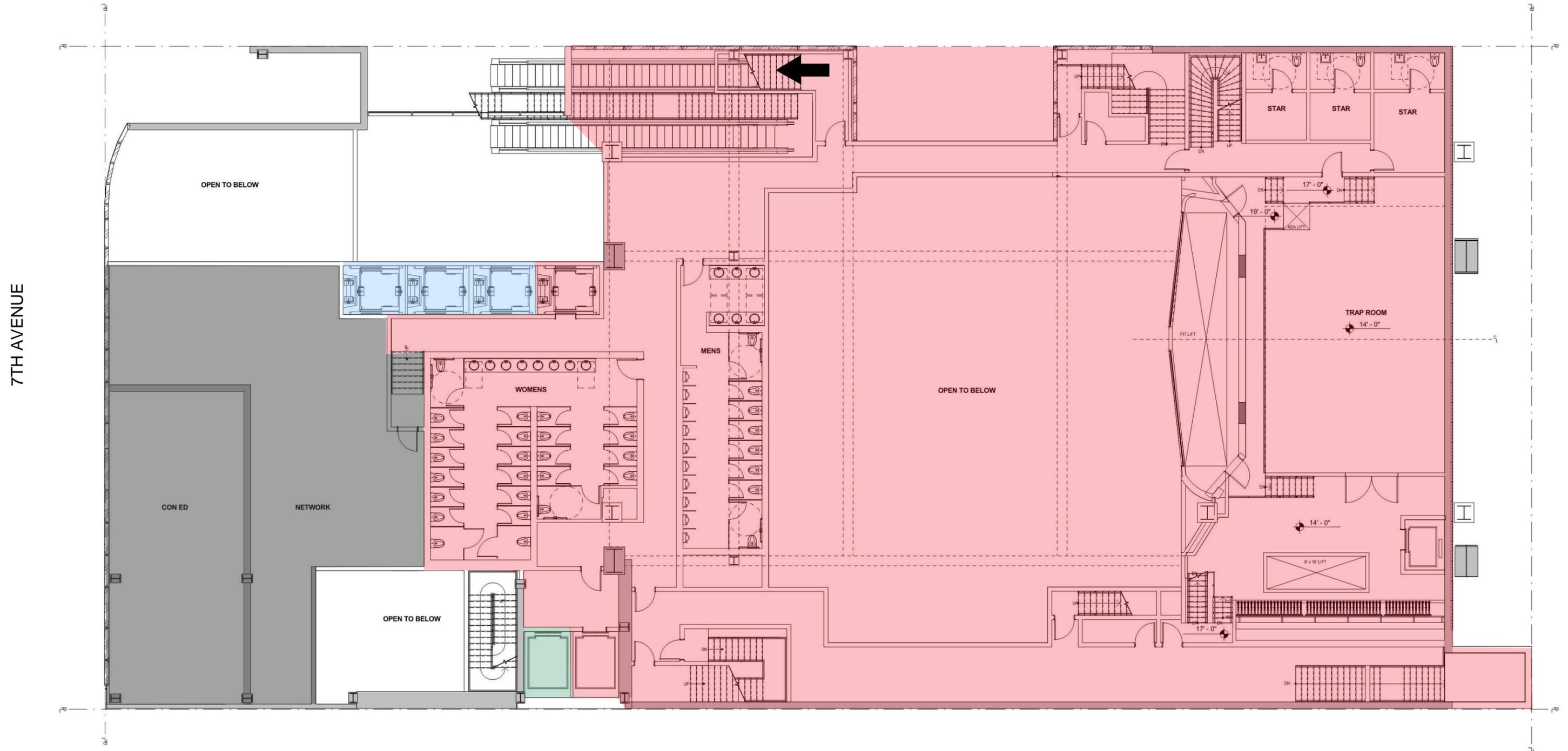
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PROPOSED

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LPC-15

WEST 47TH STREET

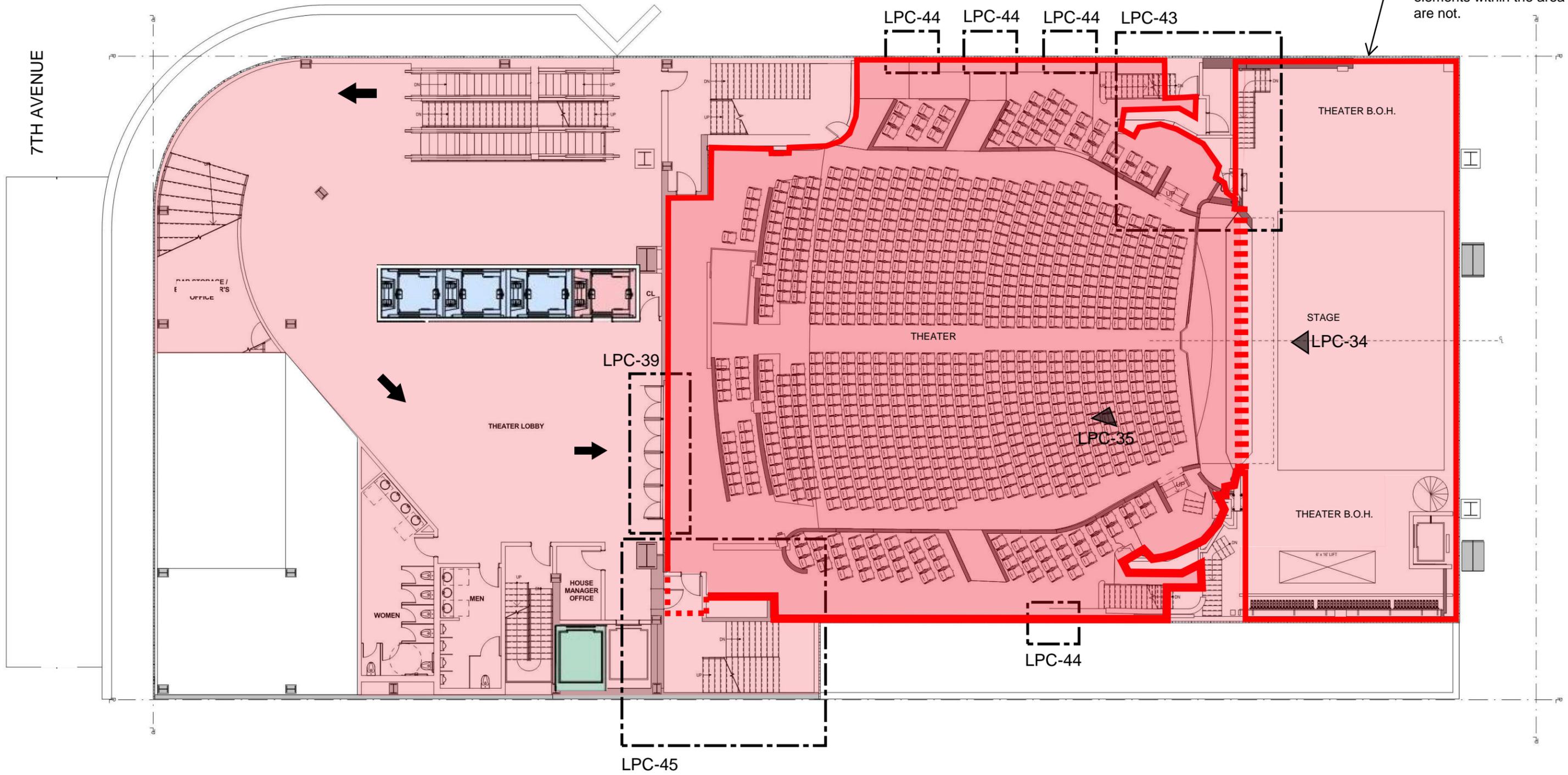


PROPOSED PLAN - GROUND FLOOR MEZZANINE

WEST 47TH STREET

7TH AVENUE

Note: While the area of the stage is included in the landmark, items and elements within the area are not.



PROPOSED PLAN - ORCHESTRA LEVEL

— LANDMARK INTERIOR

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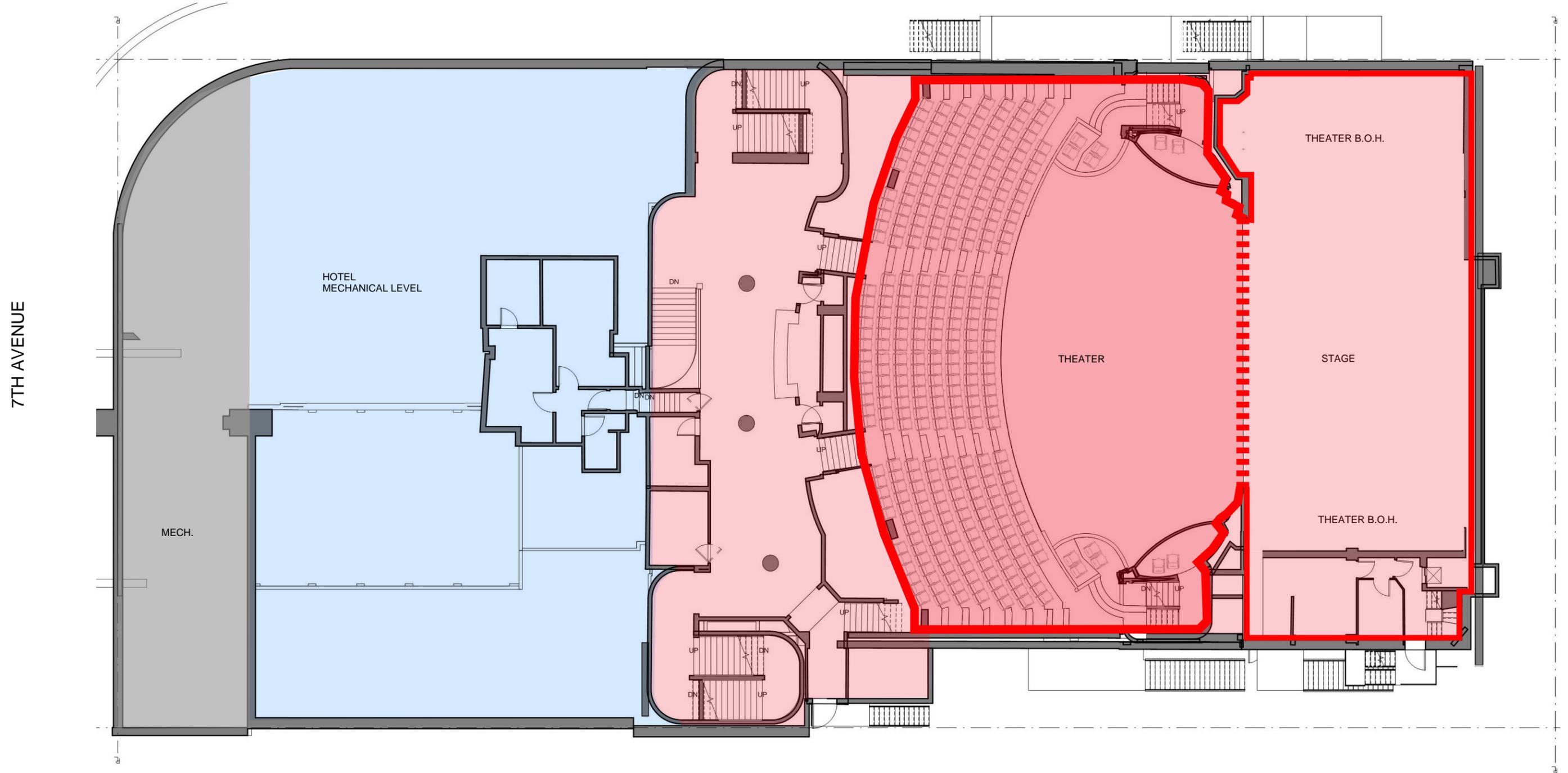
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PROPOSED

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NYC Landmarks Preservation Commission - 11.24.2015

LPC-17

WEST 47TH STREET



7TH AVENUE

HOTEL
MECHANICAL LEVEL

MECH.

DN

DN

UP

DN

DN

UP

THEATER

THEATER B.O.H.

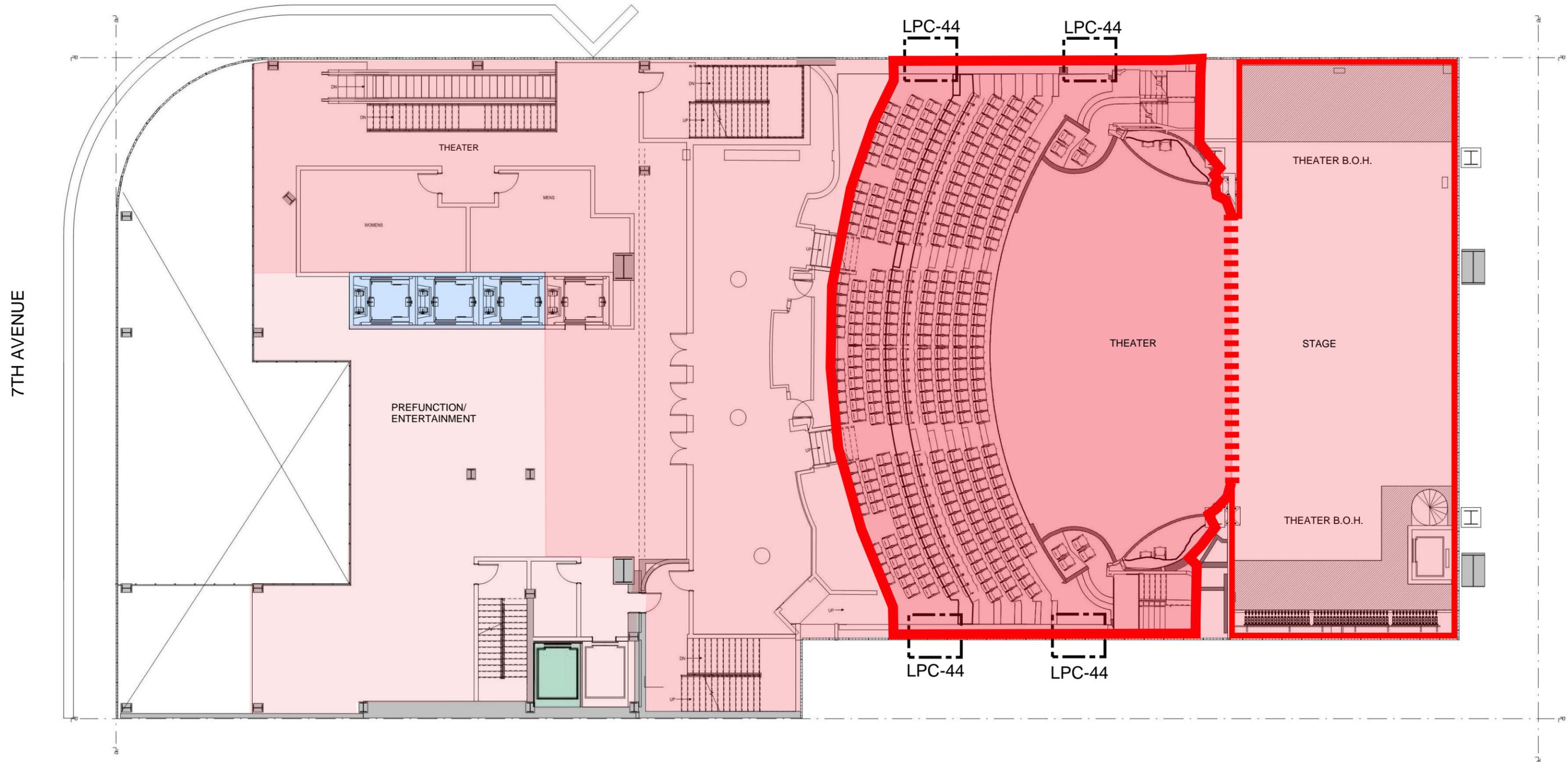
STAGE

THEATER B.O.H.

EXISTING PLAN - MEZZANINE

— LANDMARK INTERIOR

WEST 47TH STREET



7TH AVENUE

PROPOSED PLAN - MEZZANINE

— LANDMARK INTERIOR

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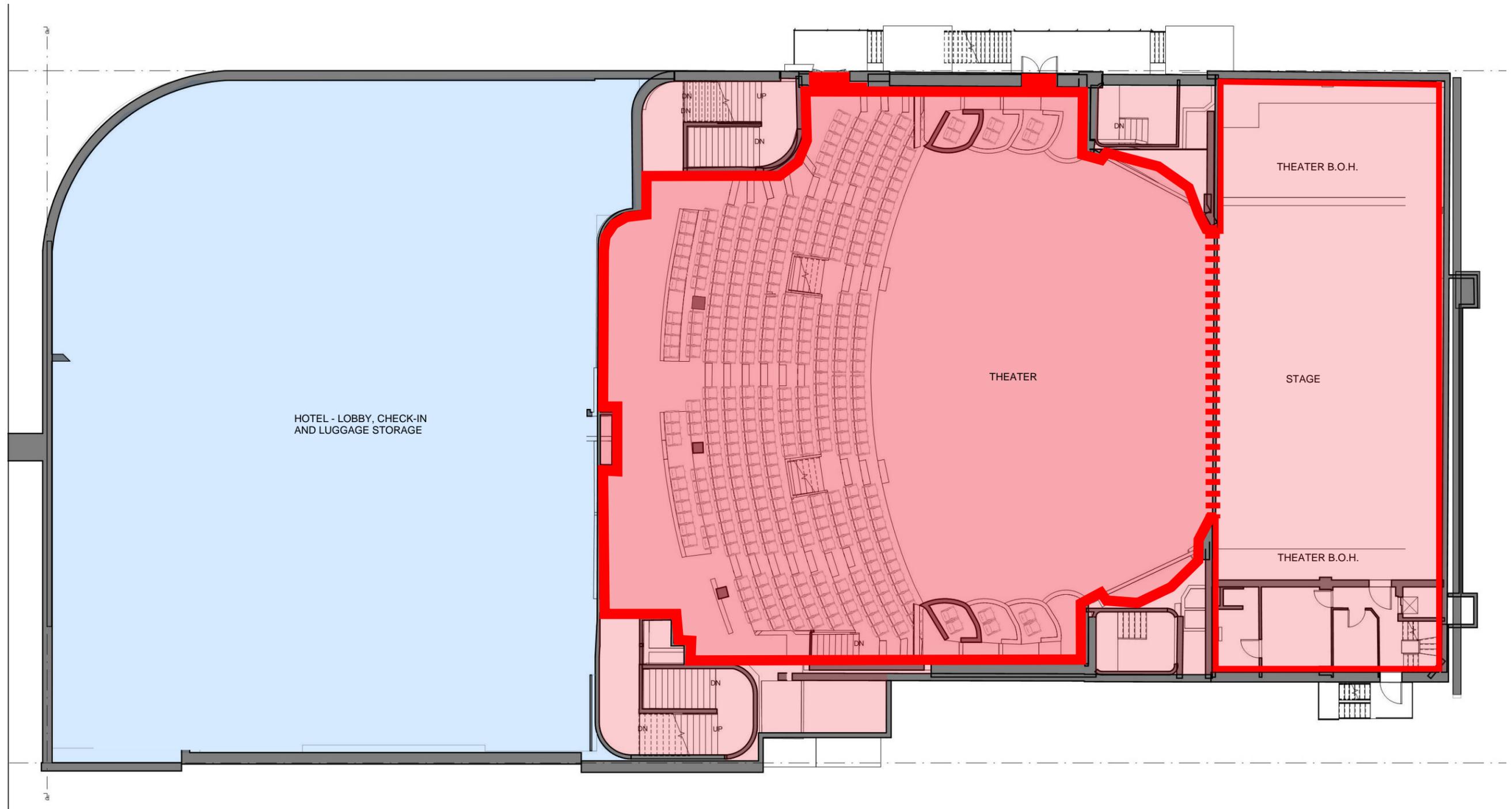
PROPOSED

Palace Theater - 47th Street and 7th Avenue
NYC Landmarks Preservation Commission - 11.24.2015

LPC-19

WEST 47TH STREET

7TH AVENUE



HOTEL - LOBBY, CHECK-IN
AND LUGGAGE STORAGE

THEATER

THEATER B.O.H.

STAGE

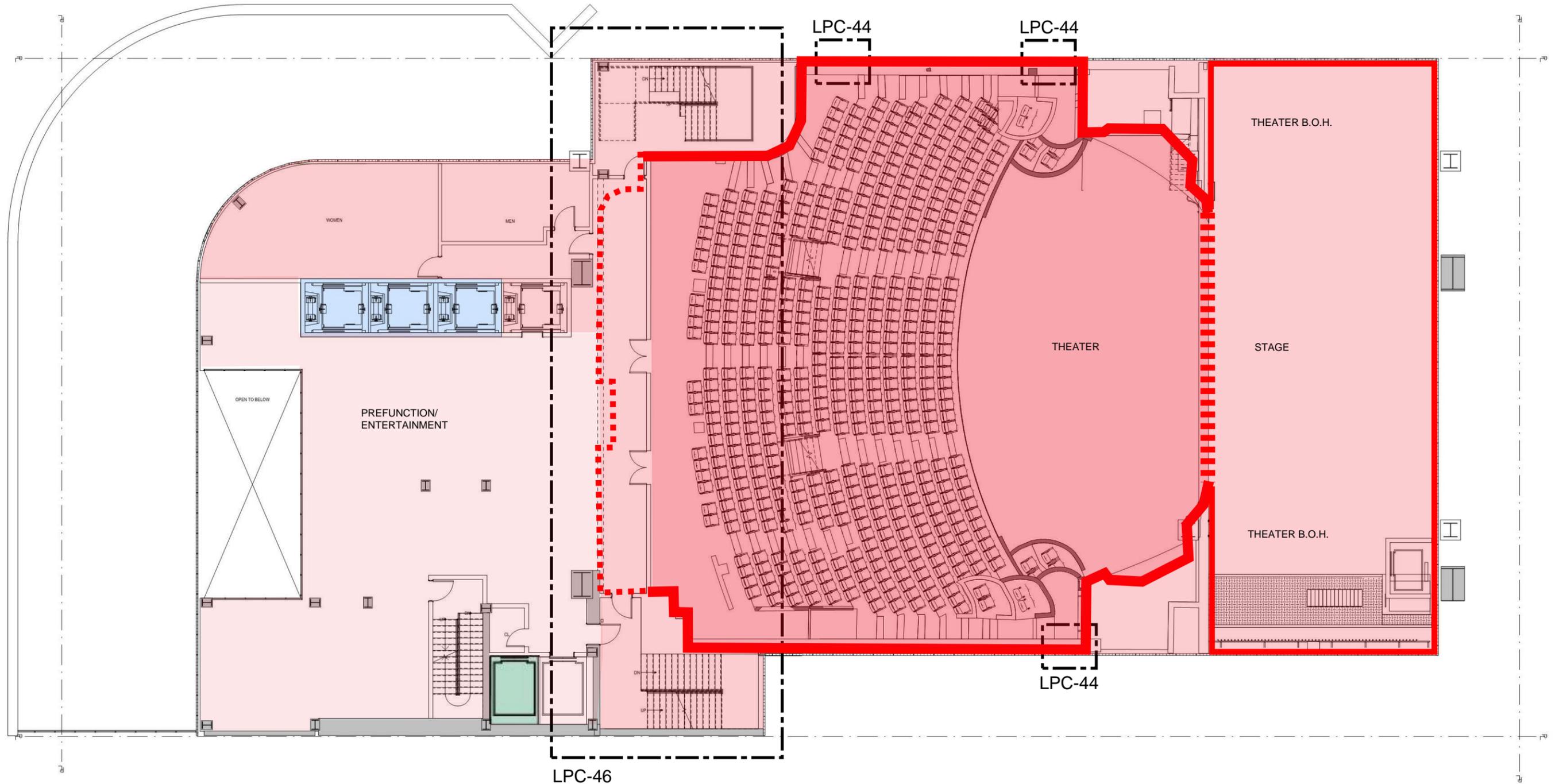
THEATER B.O.H.

EXISTING PLAN - FIRST BALCONY

— LANDMARK INTERIOR

WEST 47TH STREET

7TH AVENUE



PROPOSED PLAN - FIRST BALCONY

— LANDMARK INTERIOR

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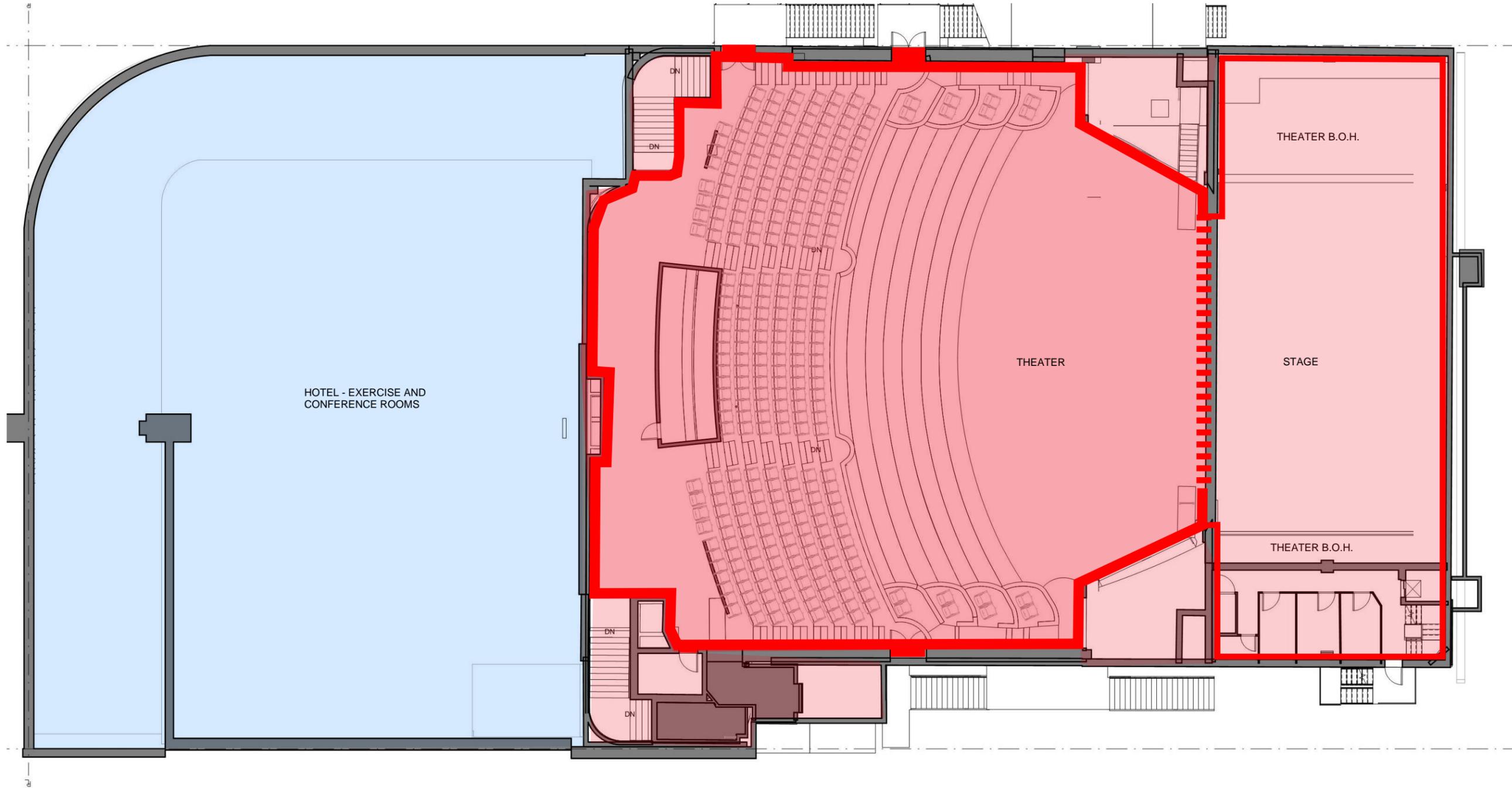
PROPOSED

Palace Theater - 47th Street and 7th Avenue
NYC Landmarks Preservation Commission - 11.24.2015

LPC-21

WEST 47TH STREET

7TH AVENUE



EXISTING PLAN - SECOND BALCONY

— LANDMARK INTERIOR

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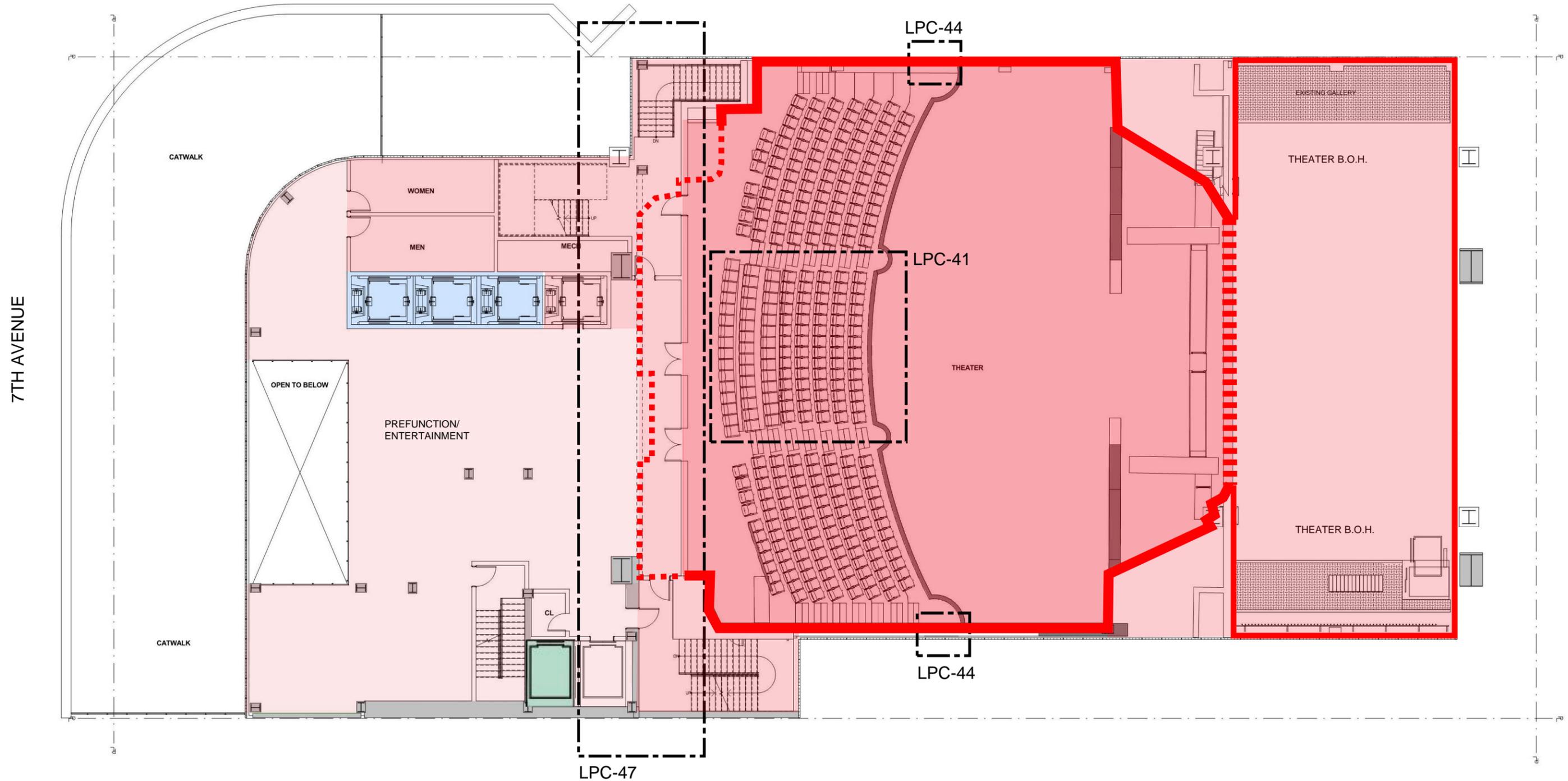
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EXISTING

Palace Theater - 47th Street and 7th Avenue
NYC Landmarks Preservation Commission - 11.24.2015

LPC-22

WEST 47TH STREET



PROPOSED PLAN - SECOND BALCONY

— LANDMARK INTERIOR

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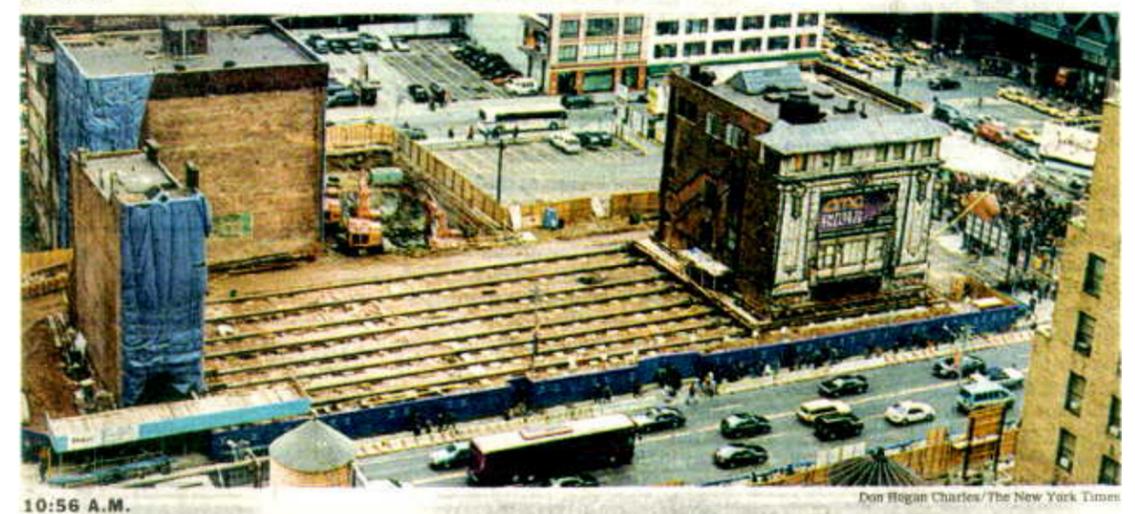
PROPOSED

Palace Theater - 47th Street and 7th Avenue
NYC Landmarks Preservation Commission - 11.24.2015

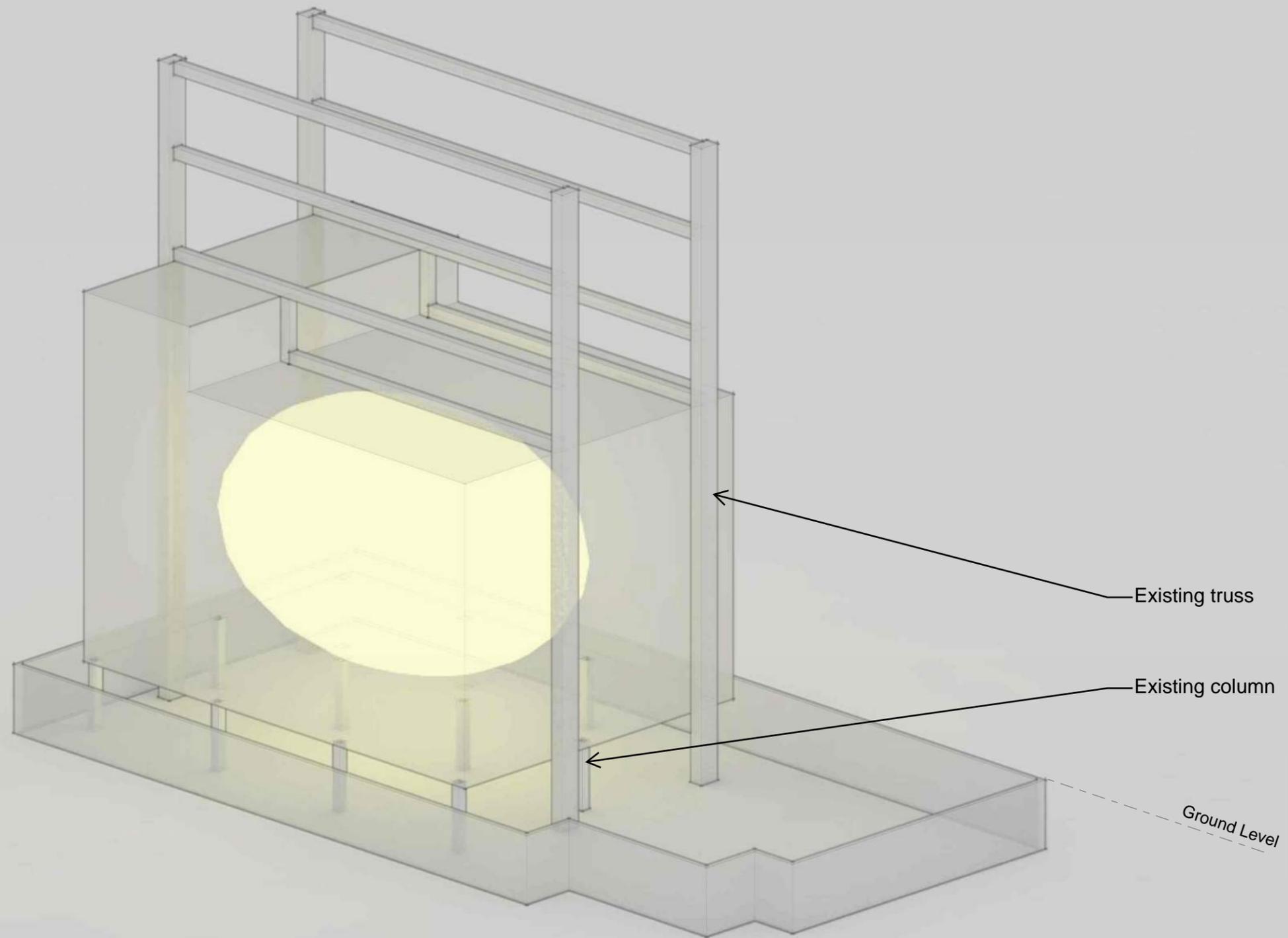
LPC-23

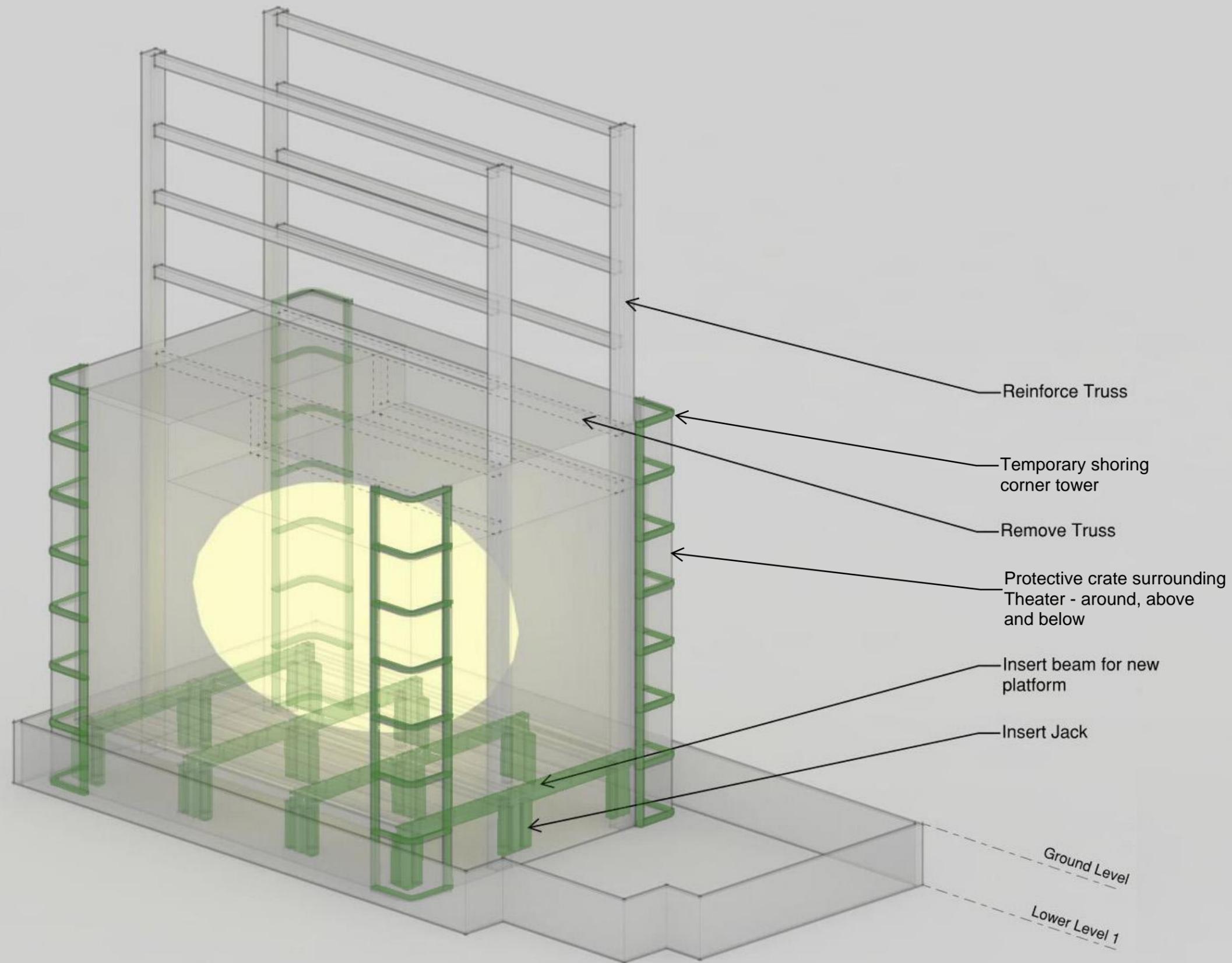


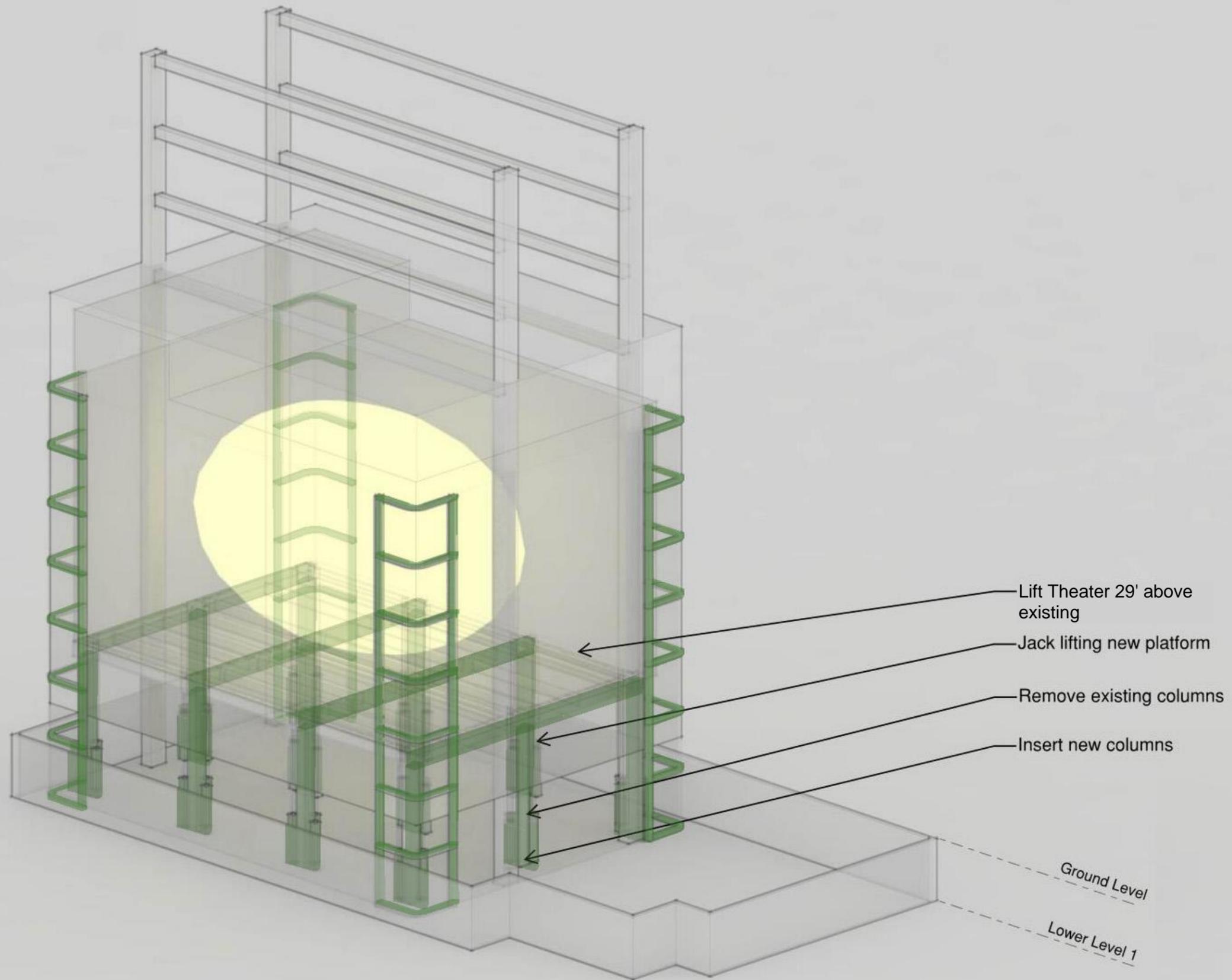
Hamilton Grange (1802), moved in 1899 to Convent Avenue, and again in 2008 to St. Nicholas Park

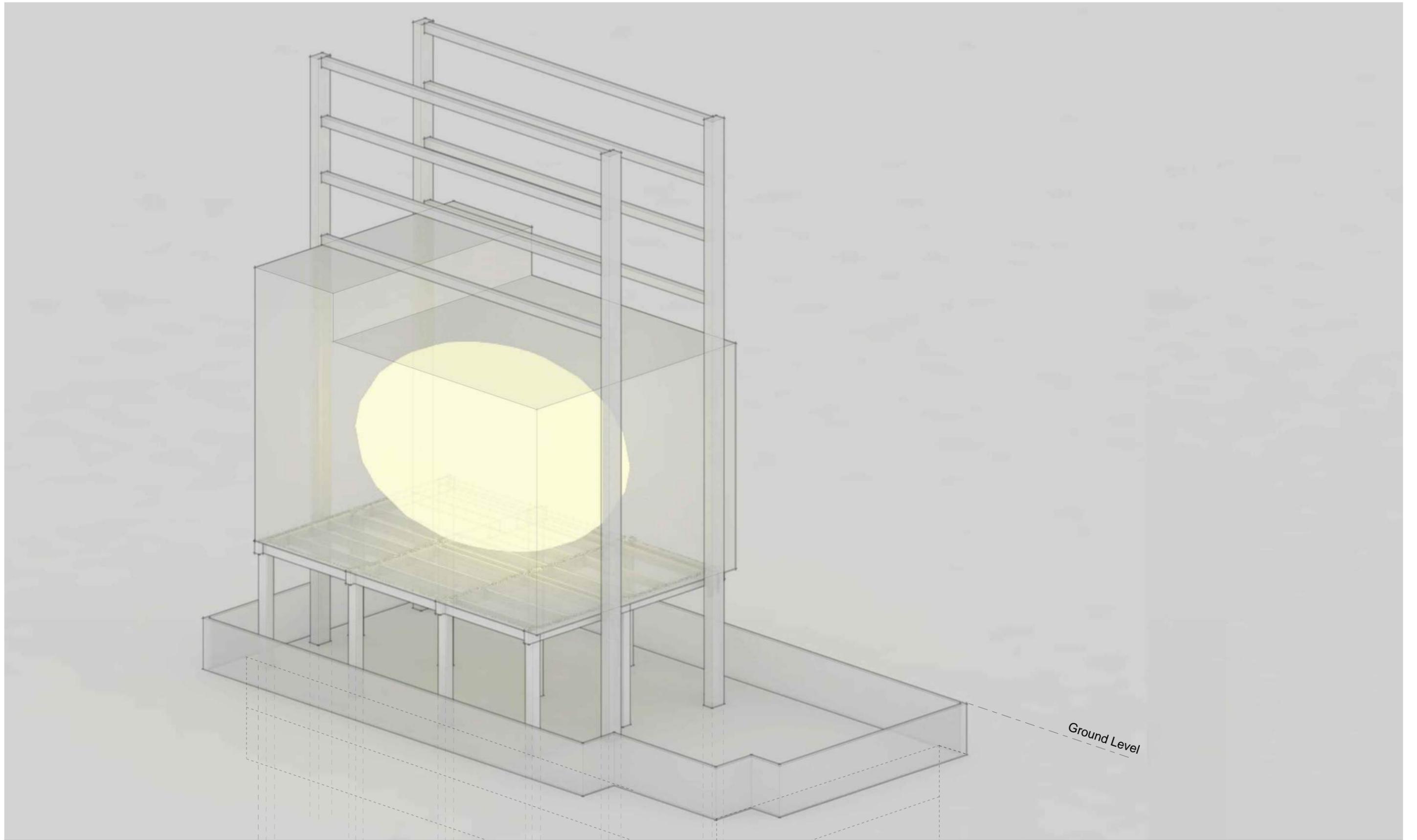


Empire Theater (1912), 42nd Street, 1998









PBDW ARCHITECTS

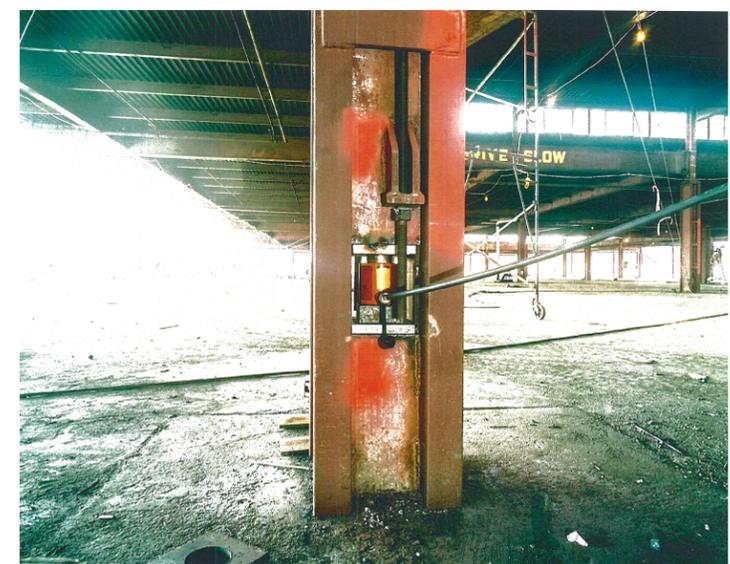
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HIGGINS QUASEBARTH & PARTNERS, LLC

PROPOSED CONDITION

Palace Theater - 47th Street and 7th Avenue
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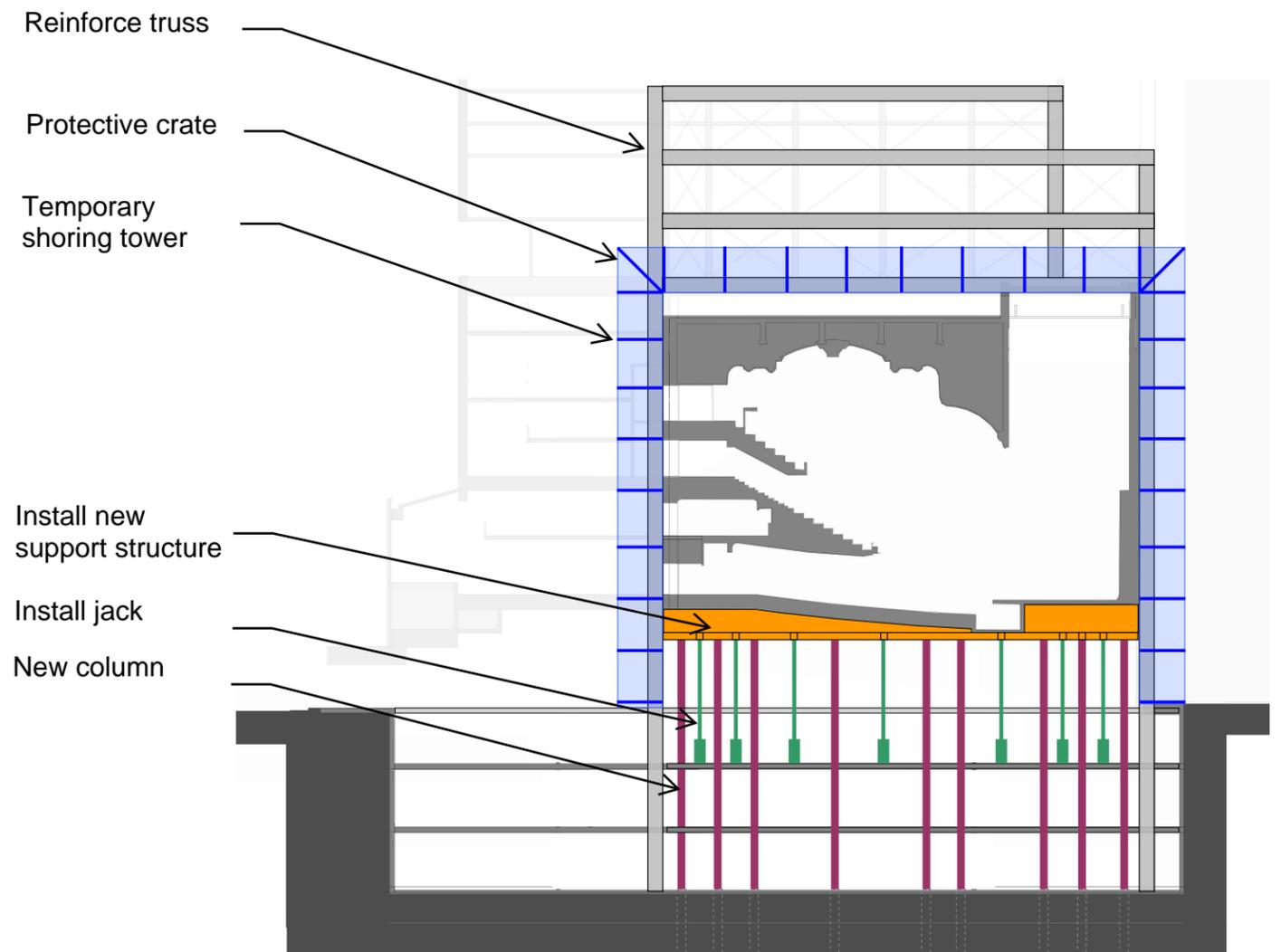
LPC-28



JACK INSTALLATION



EXISTING SECTION



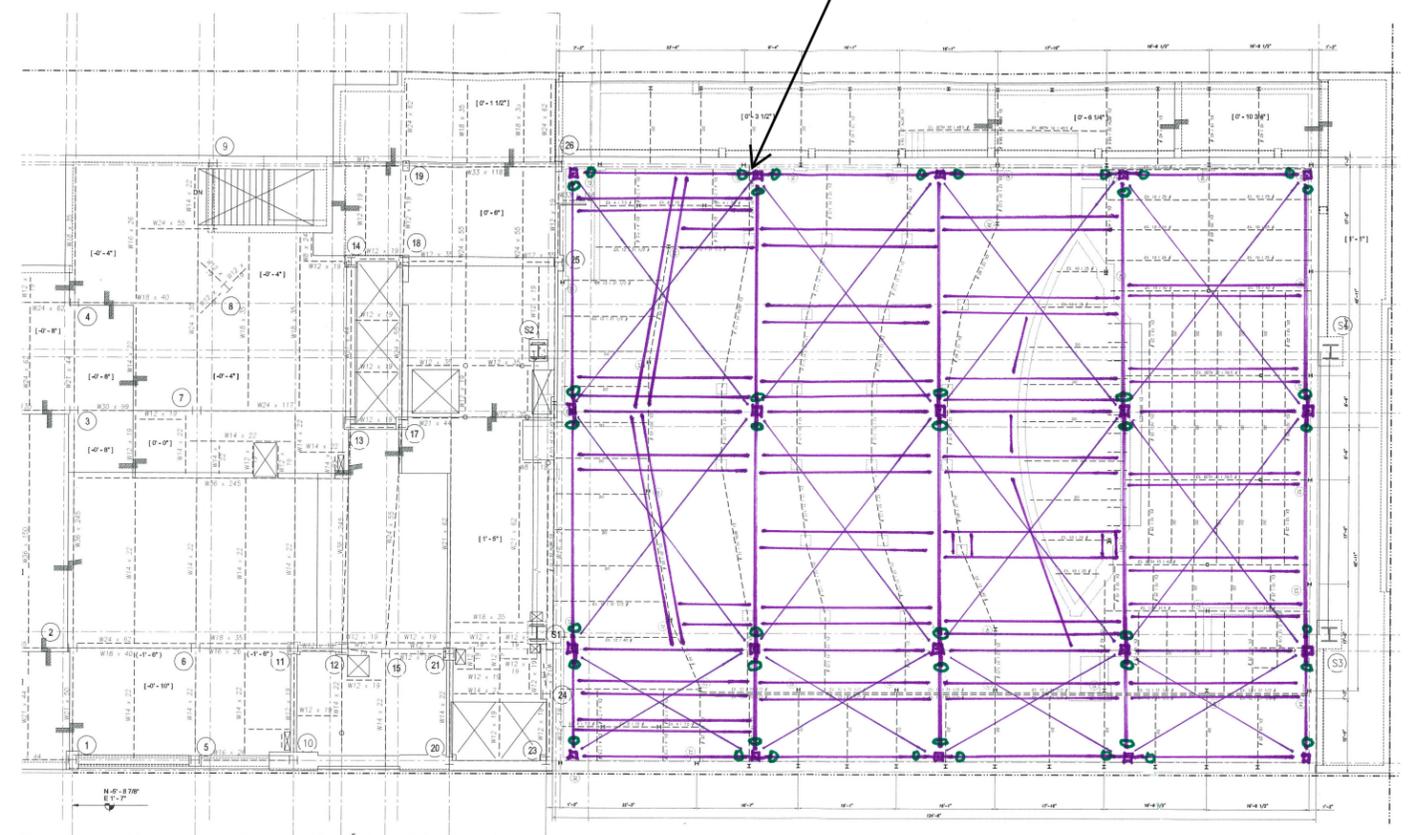
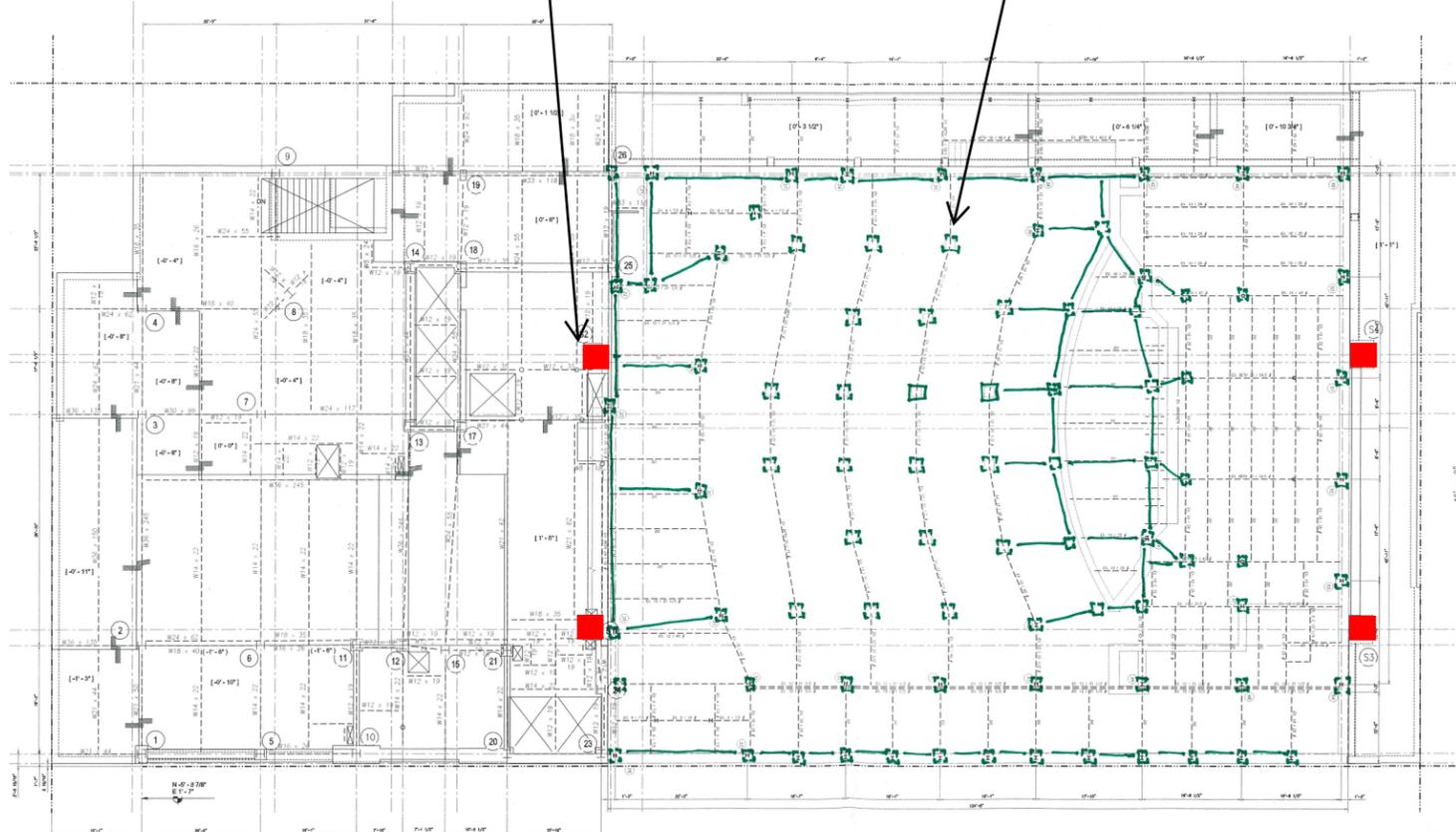
PROPOSED SECTION

THEATER RELOCATION

Existing super columns bearing on NYC Class 2-65 rock with a bearing capacity of 50 tons per sf.

Existing cast-in-place concrete piers supporting structural steel columns bear on NYC Class 2-65 rock with a bearing capacity of 40 tons per sf.

Install new beams beneath existing structure and jacks that move the theater to designated height

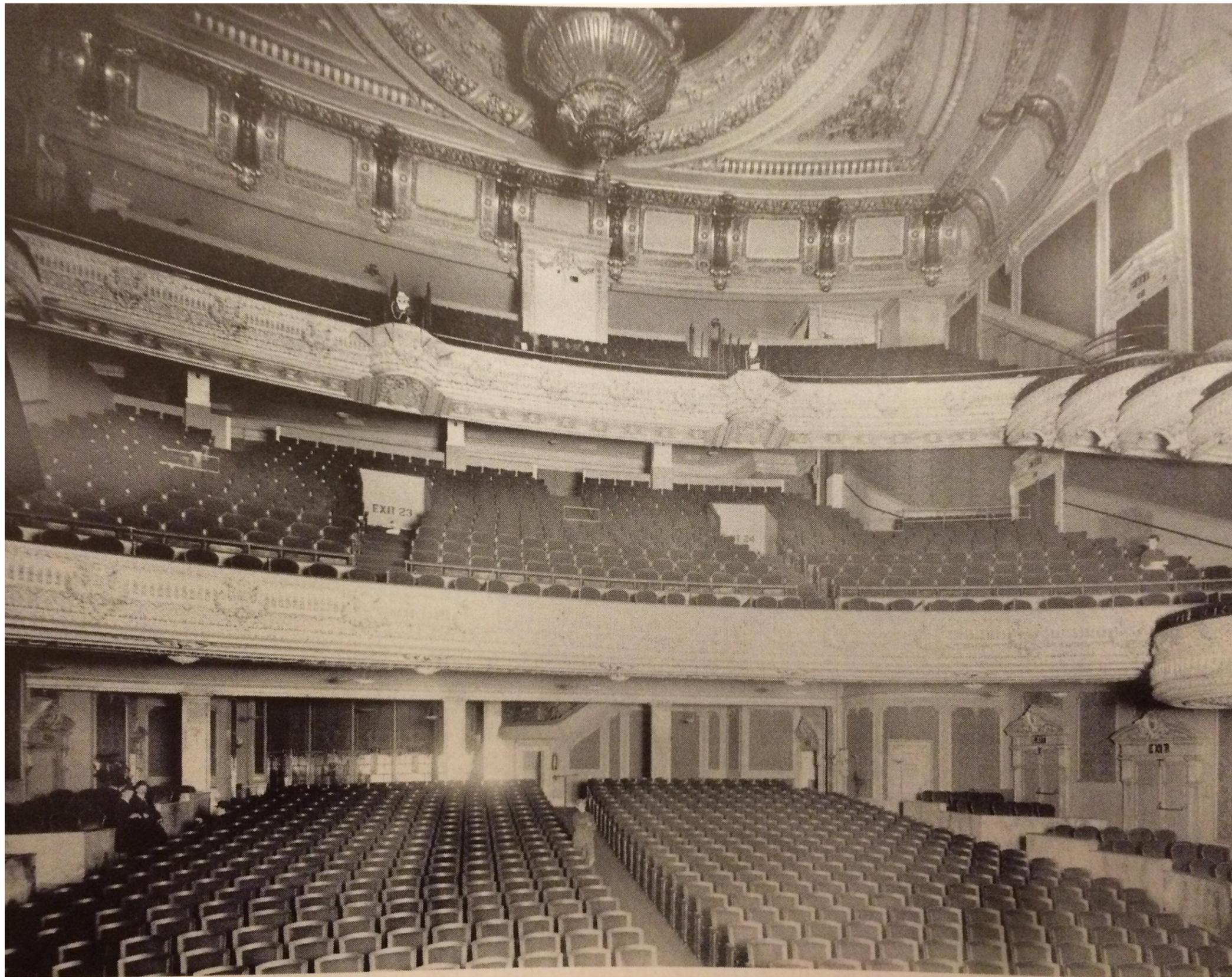


1. Separate steel beams from concrete walls
2. Jacket all existing columns
3. Raise entire system to target elevation

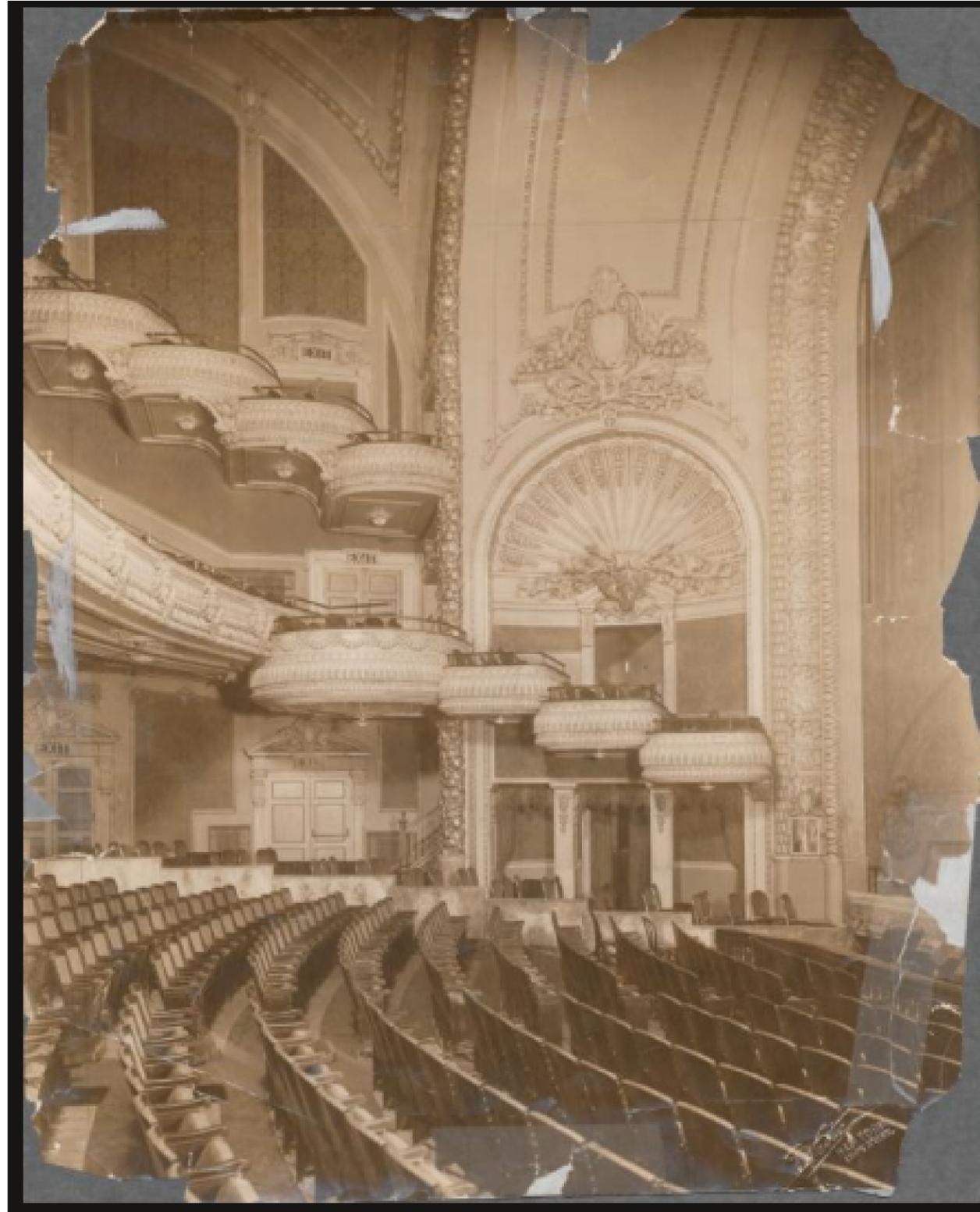
4. Drill and install new caissons, approximately 45 feet deep into existing rock. Caisson capacity is 300 tons. Install columns on top of caissons. Column size is approximately W14x176.



1913, Museum of the City of New York



1913, Harry Ransom Center



1913, New York Public Library

Original Kalamein door.

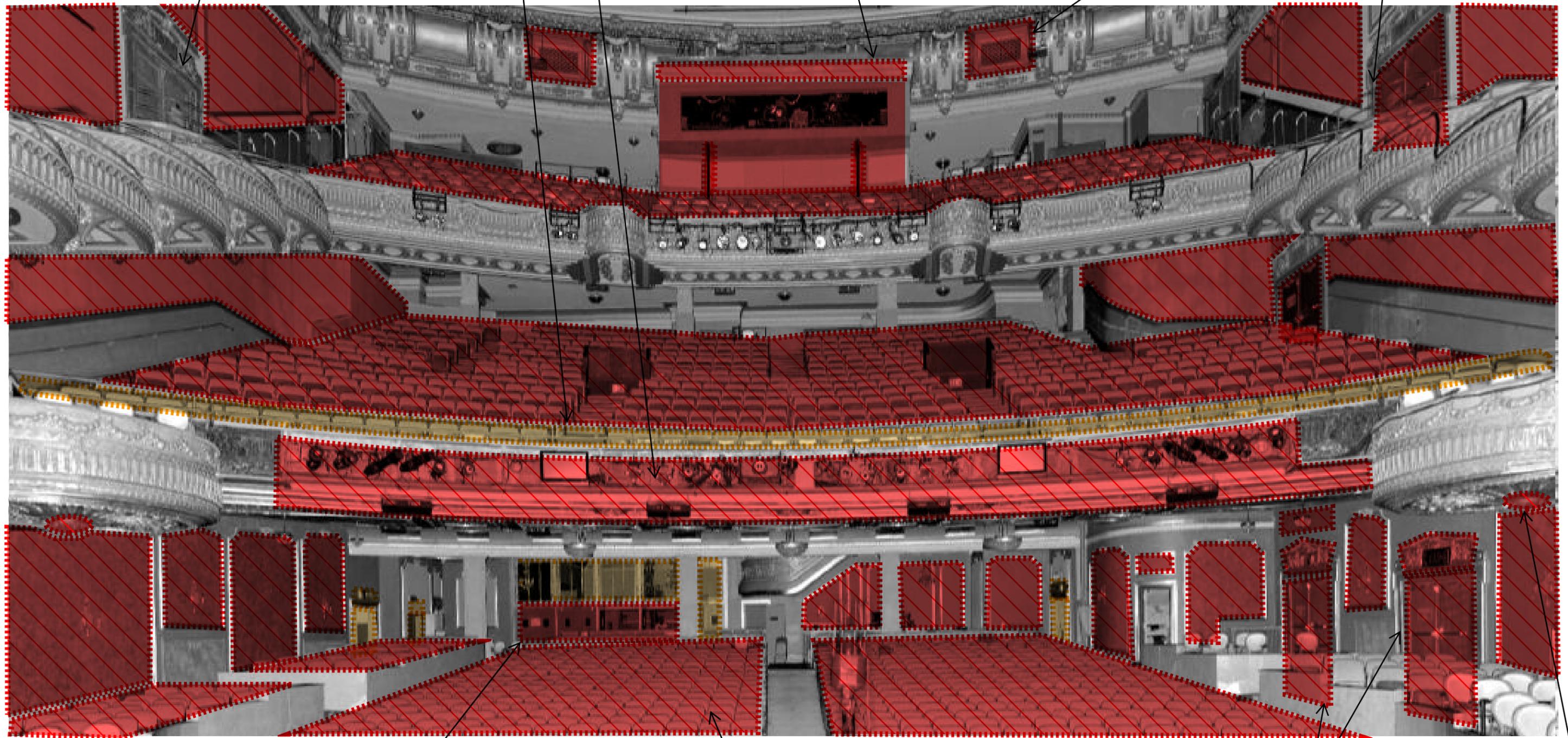
Aisle end rails not original, installed prior to 1951. All rails to be stripped of later finishes, typical.

First balcony fascia plaster removed prior to designation; Replacement is proposed. Refer to LPC-36.

Booth enlarged to current size (3X original size) prior to 1942; Removal of booth is proposed. Refer to LPC-41 and 42.

Vents added prior to 1942.

Exit doors replaced post-designation; New referential wood paneling proposed. Refer to LPC-44.



 ALTERATIONS TO REMAIN

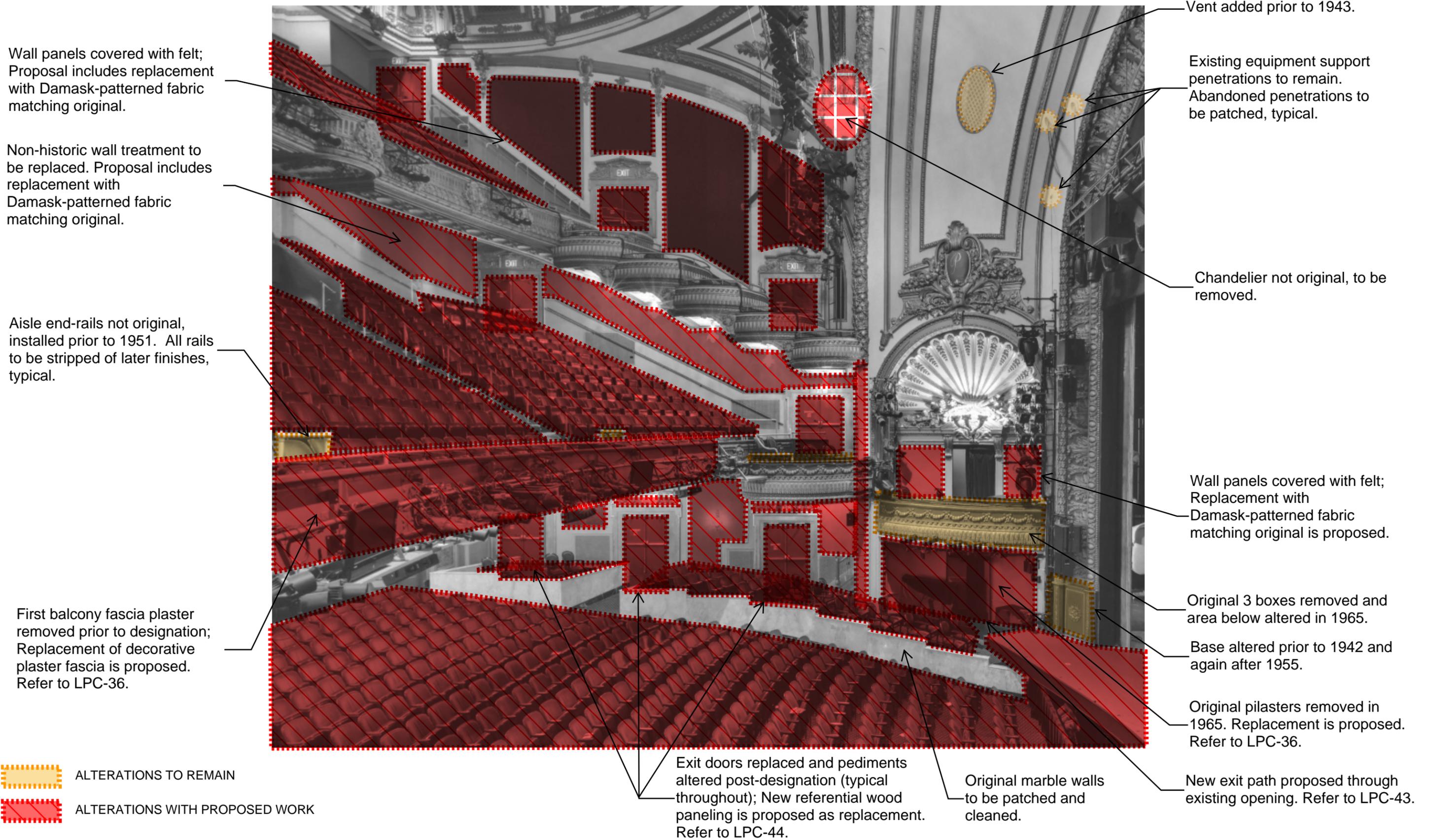
 ALTERATIONS WITH PROPOSED WORK

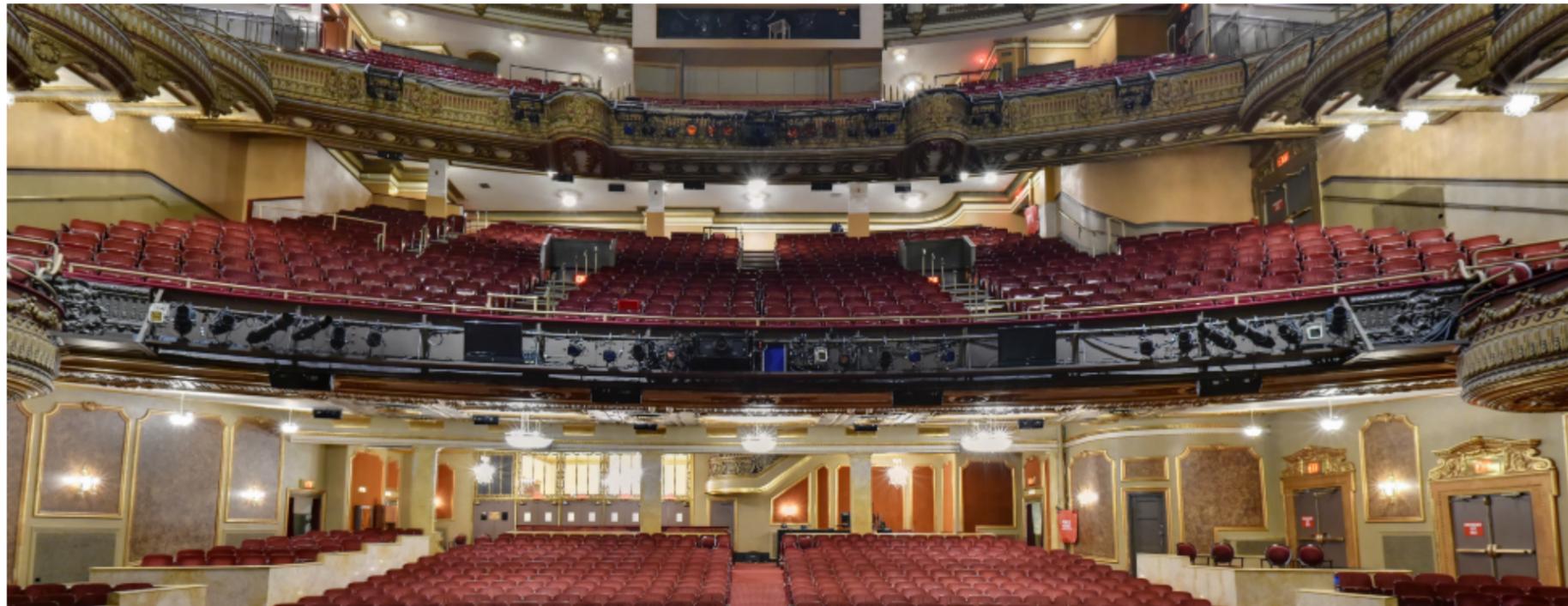
Doors replaced twice prior to 1955; Transoms appear by 1942 and are similar to original design. Refer to LPC-39.

Seat pedestals installed between 1942 and 1949. Seats are from the 1960's. Pedestals are to remain in place and seating replaced in kind.

Exit doors replaced and pediments altered post-designation (typical throughout); New referential wood paneling is proposed. Refer to LPC-44.

Light fixtures date to between 1942 and 1955. Installation of new light of referential design is proposed.

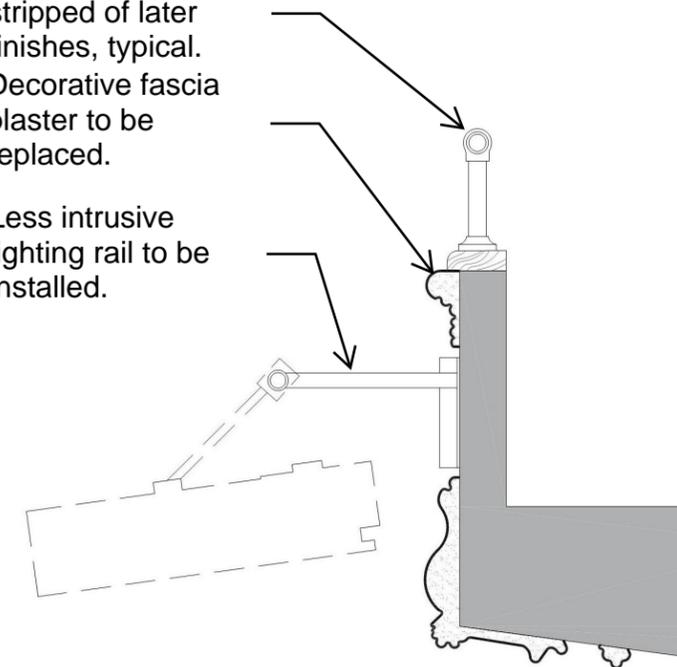




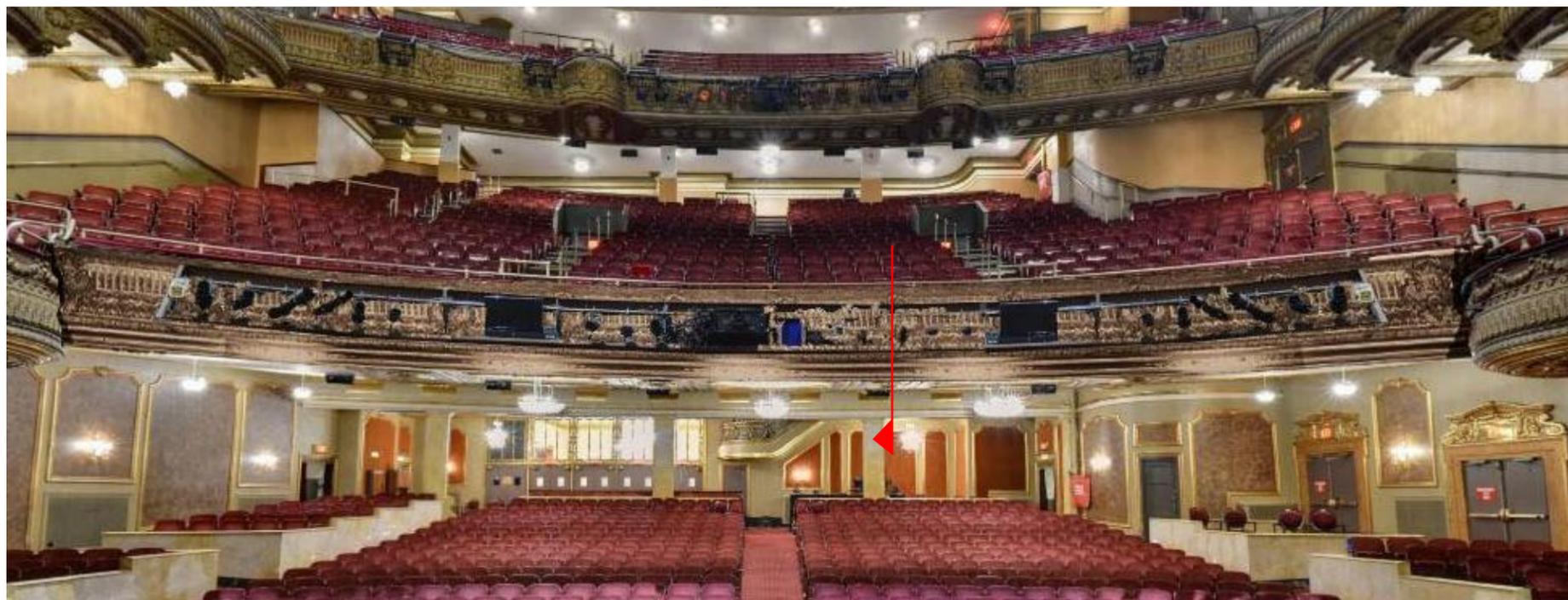
EXISTING

All rails to be stripped of later finishes, typical. Decorative fascia plaster to be replaced.

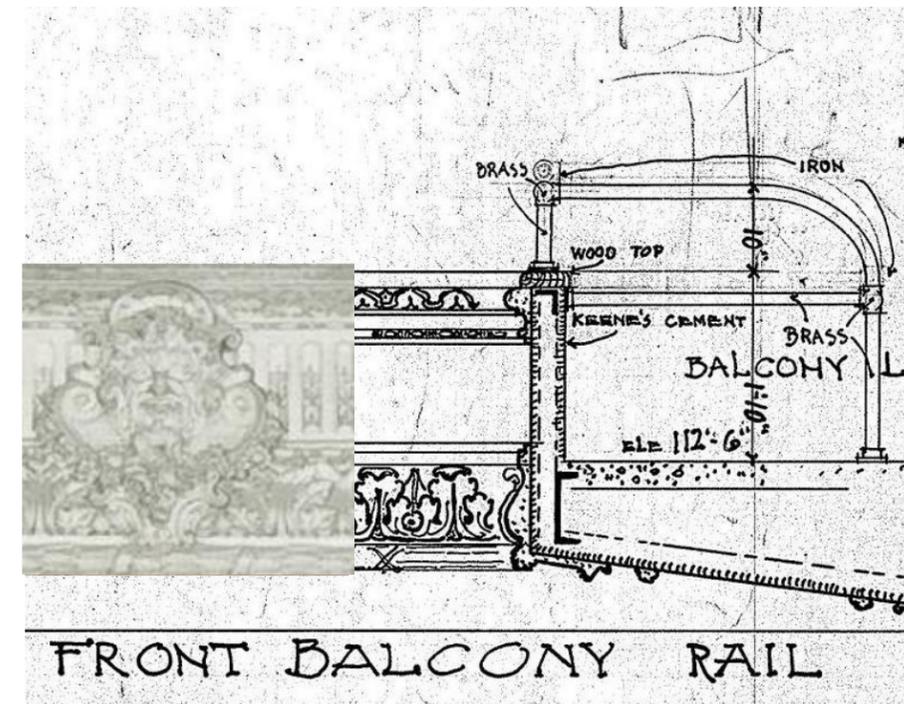
Less intrusive lighting rail to be installed.



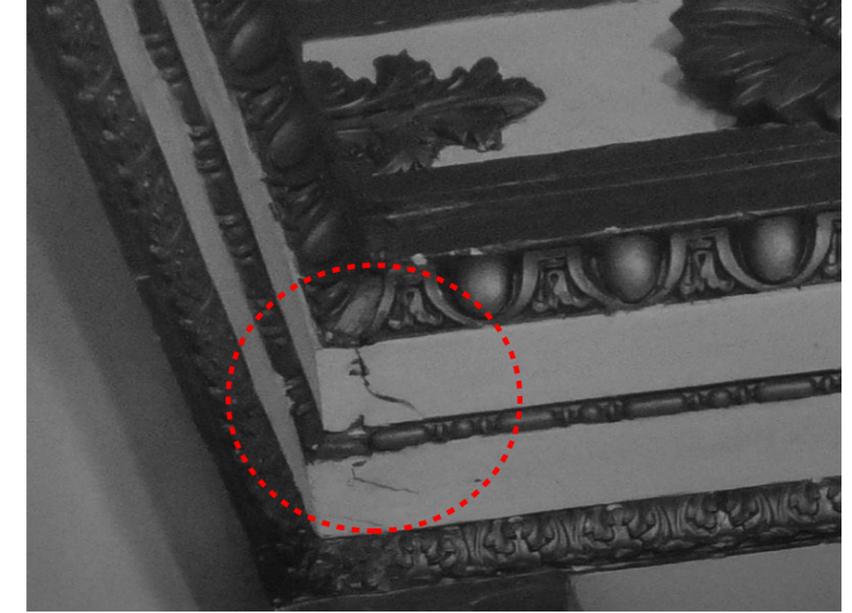
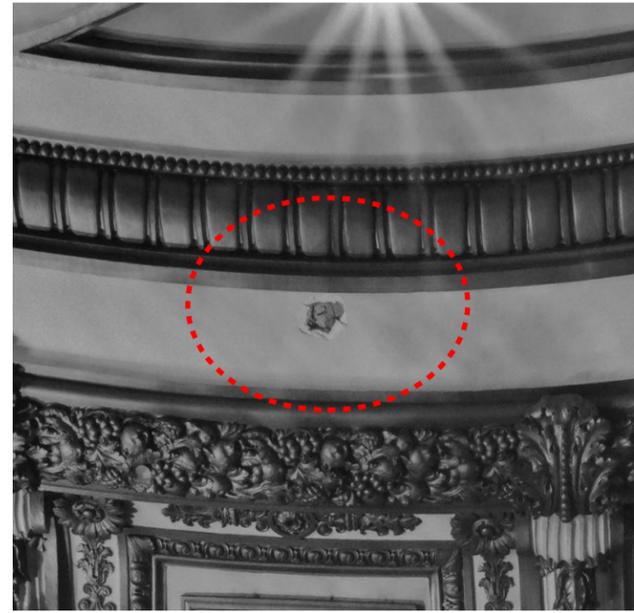
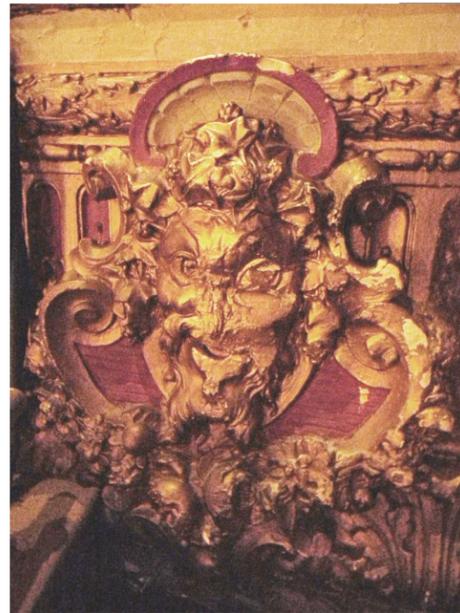
PROPOSED SECTION



PROPOSED



FRONT BALCONY RAIL





1915, Museum of the City of New York



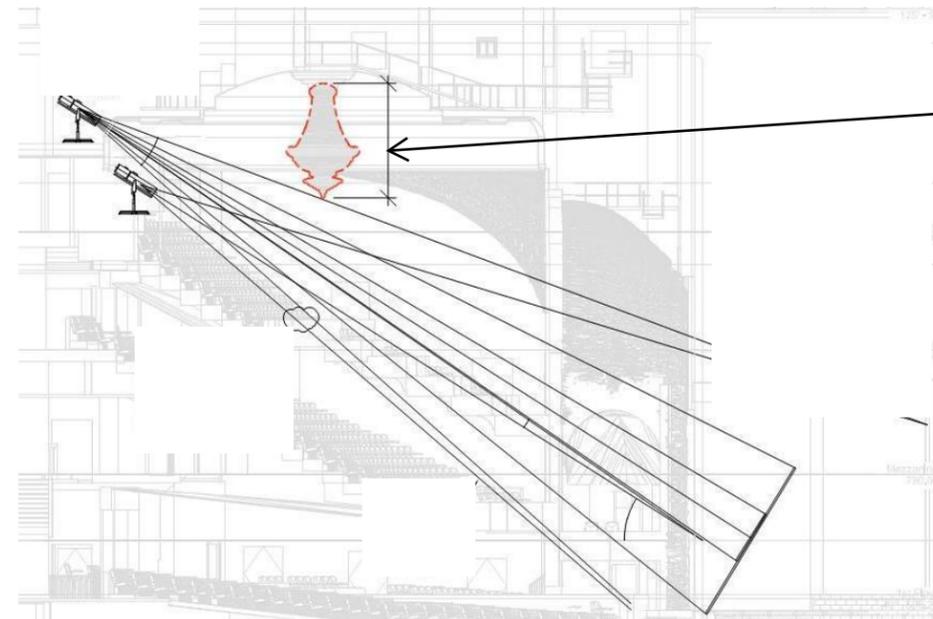
PROPOSED



1980's, Designation Photo

Recessed light fixtures dating to 1970's-1980's to be removed.

Deteriorated plaster to be patched and ceiling repainted.

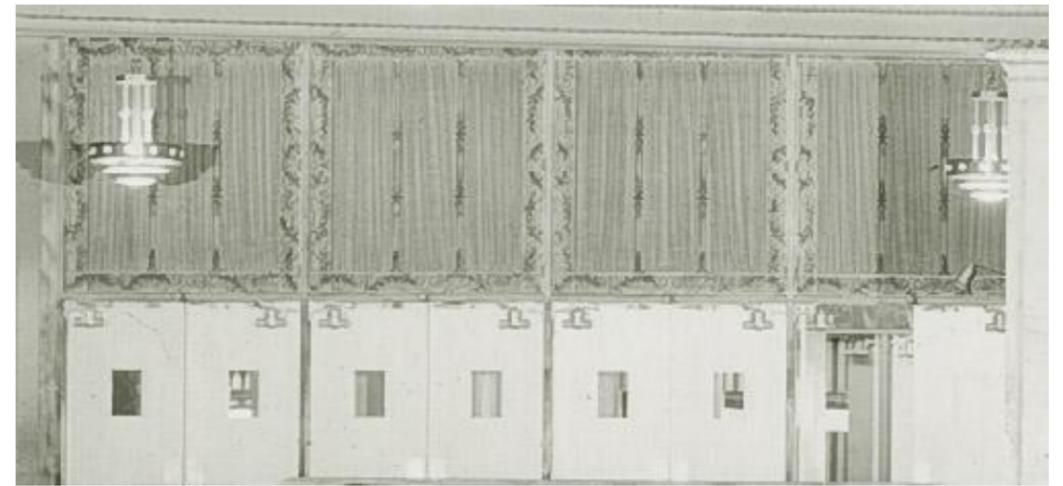


SPOT BEAM & SIGHT LINES

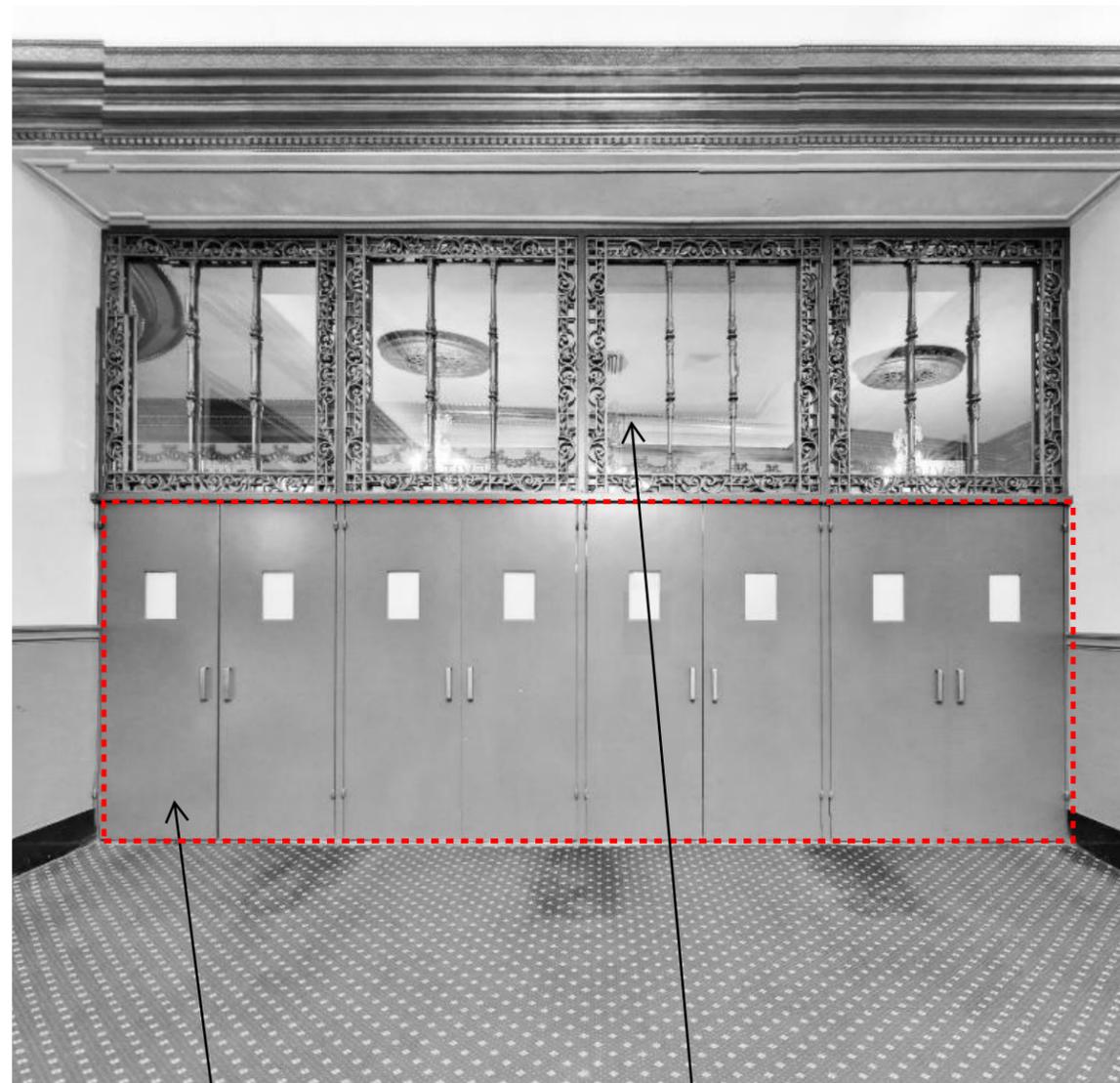
Height of new chandelier to be determined by sight lines and new follow spot beams



1913



1942, Museum of the City of New York



EXISTING

Existing non-historic hollow metal doors

Existing bronze transom with glass infill

Existing transom glass to be replaced with 2-HR rated assembly with mirrored face



PROPOSED

Doors to be replaced with fire-rated metal doors with paneling to match original design



1913



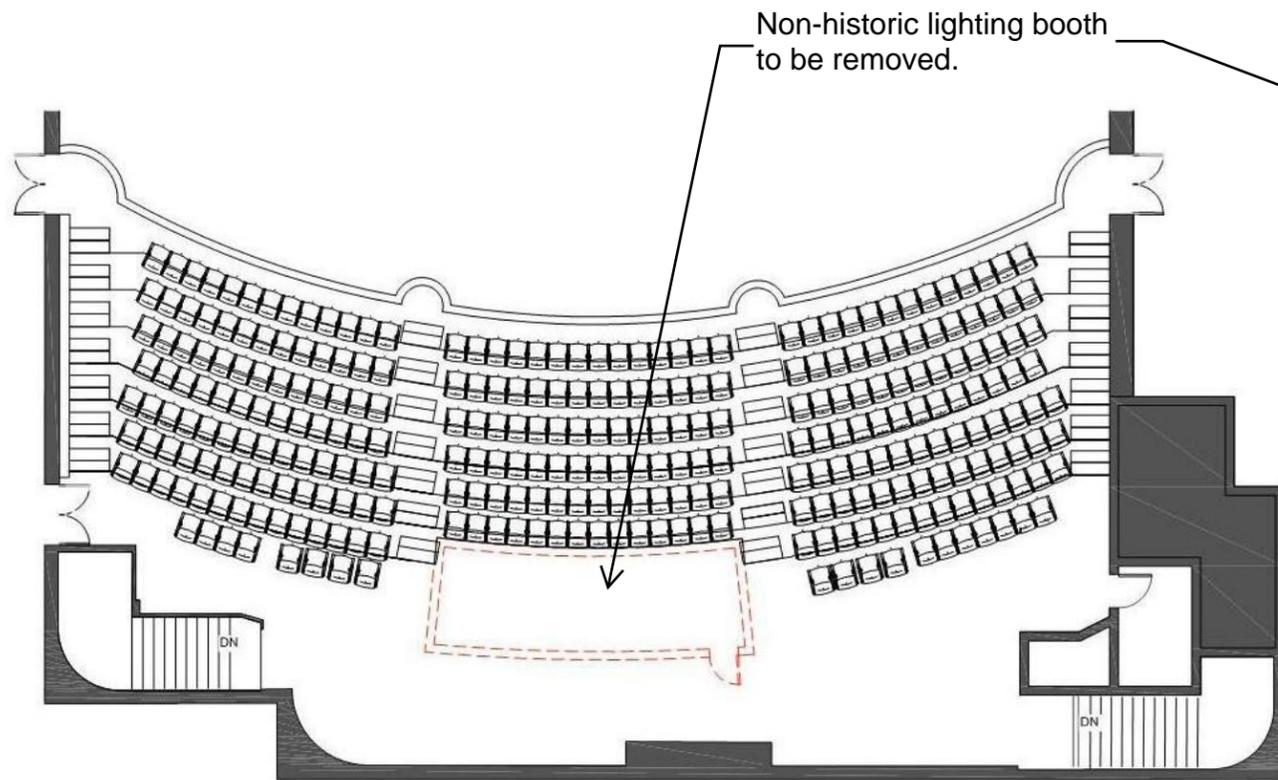
1955, Theater Historical Society of America



1980s, Designation Photo

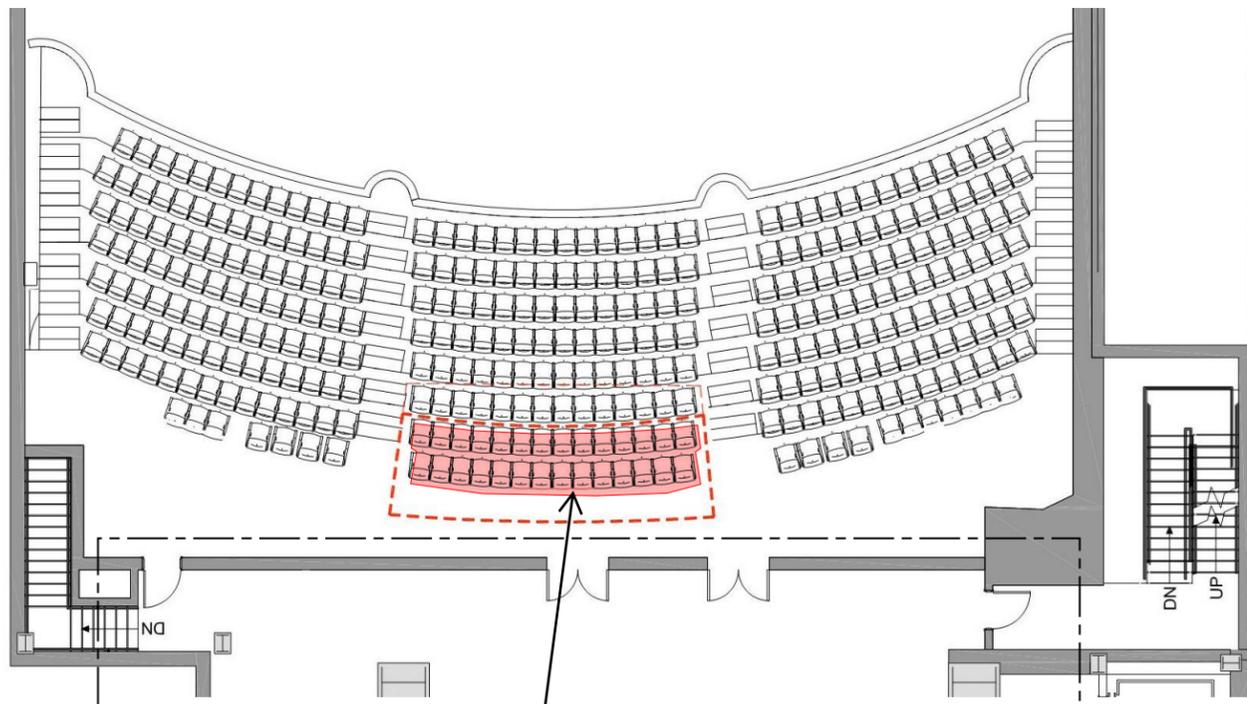


1991, Nederlander Archives



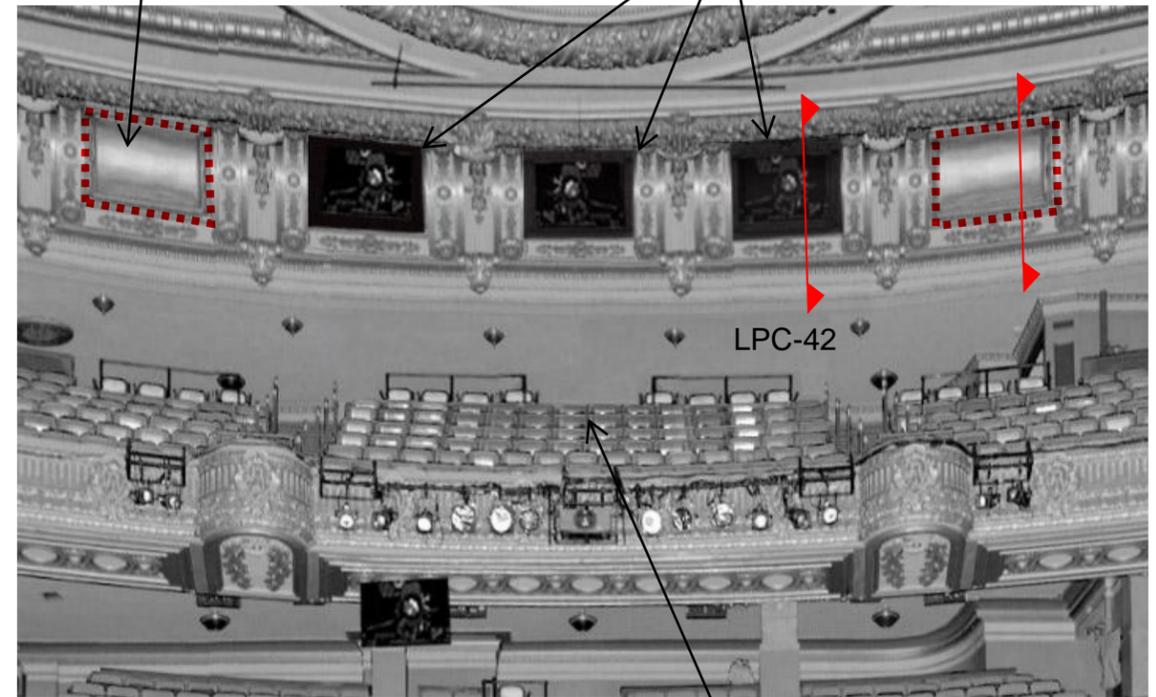
EXISTING

EXISTING



New supplementary follow spot behind removable panel. Refer to section on LPC-42.

New follow spots to be installed with removable panels.



LPC-47

PROPOSED

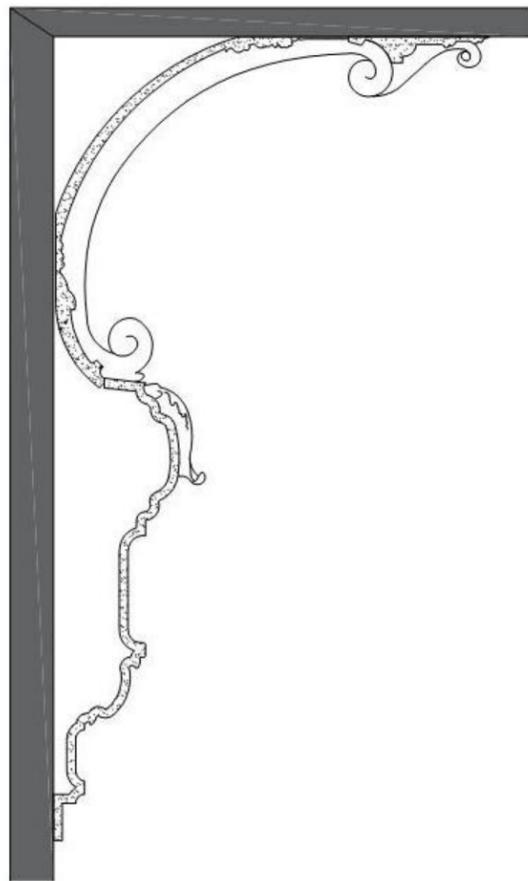
Two rows of new unobstructed seats to be added.

PROPOSED

New seats to be added.

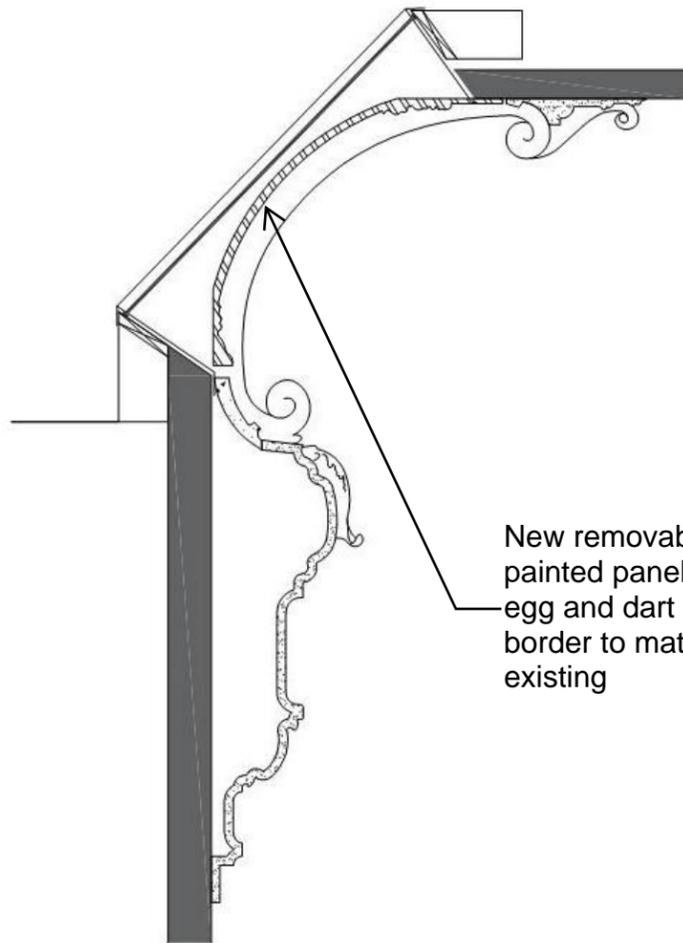


EXISTING CONDITION

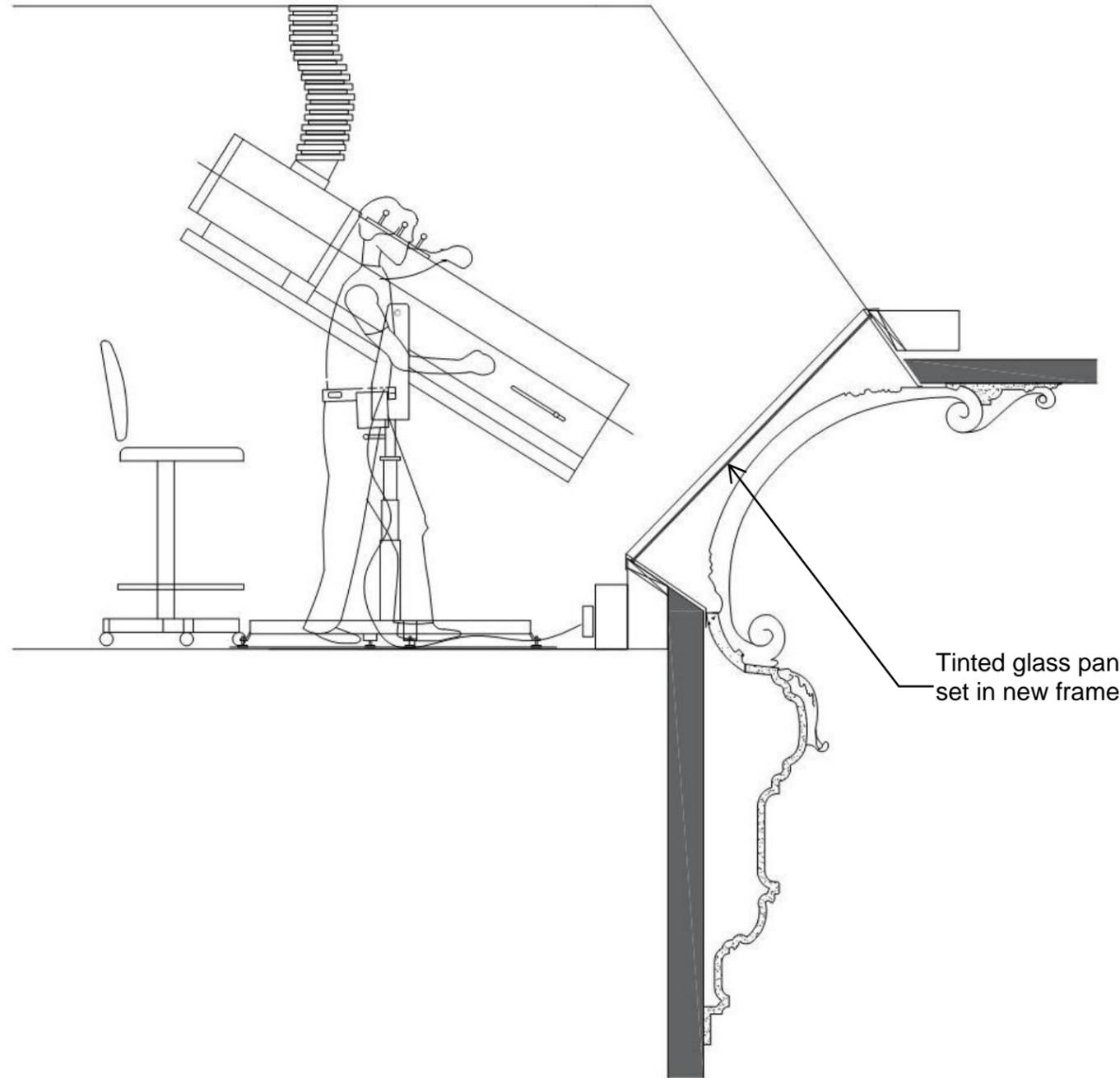


EXISTING CONDITION

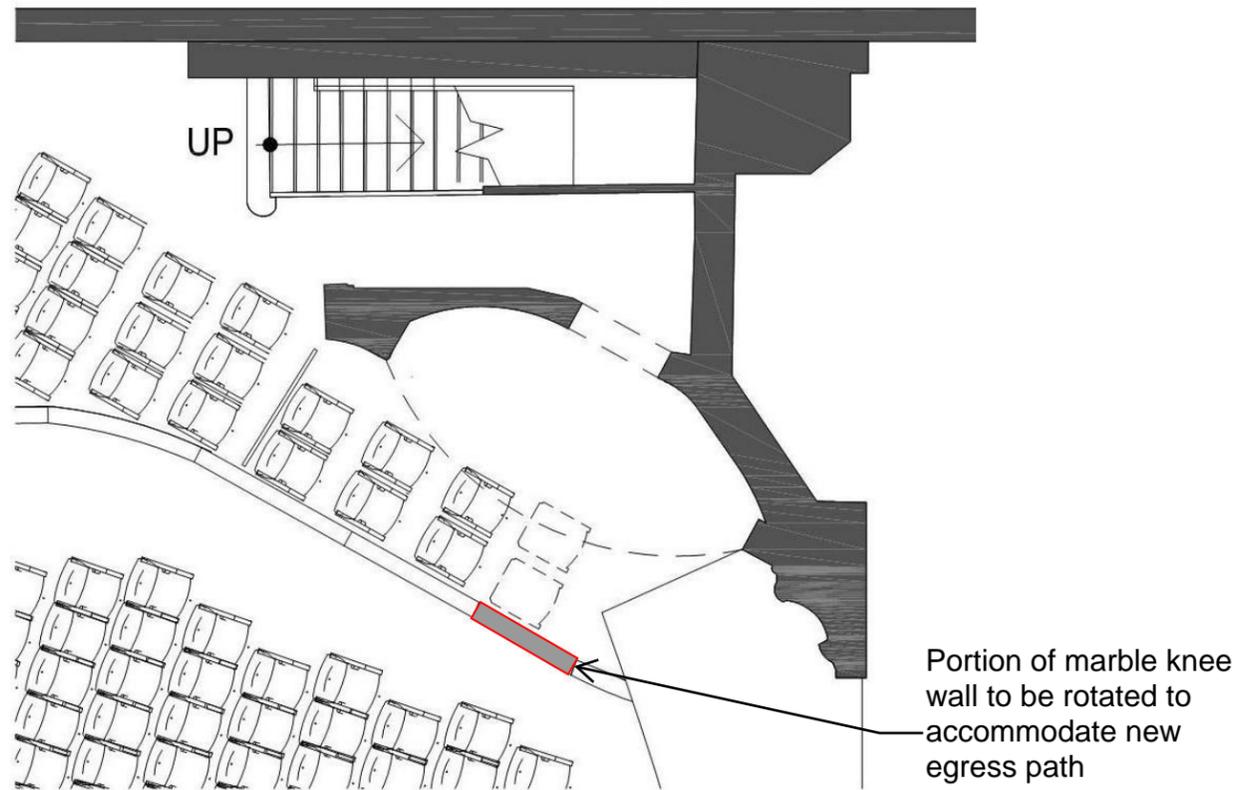
SECTION AT FOLLOW SPOT PANEL



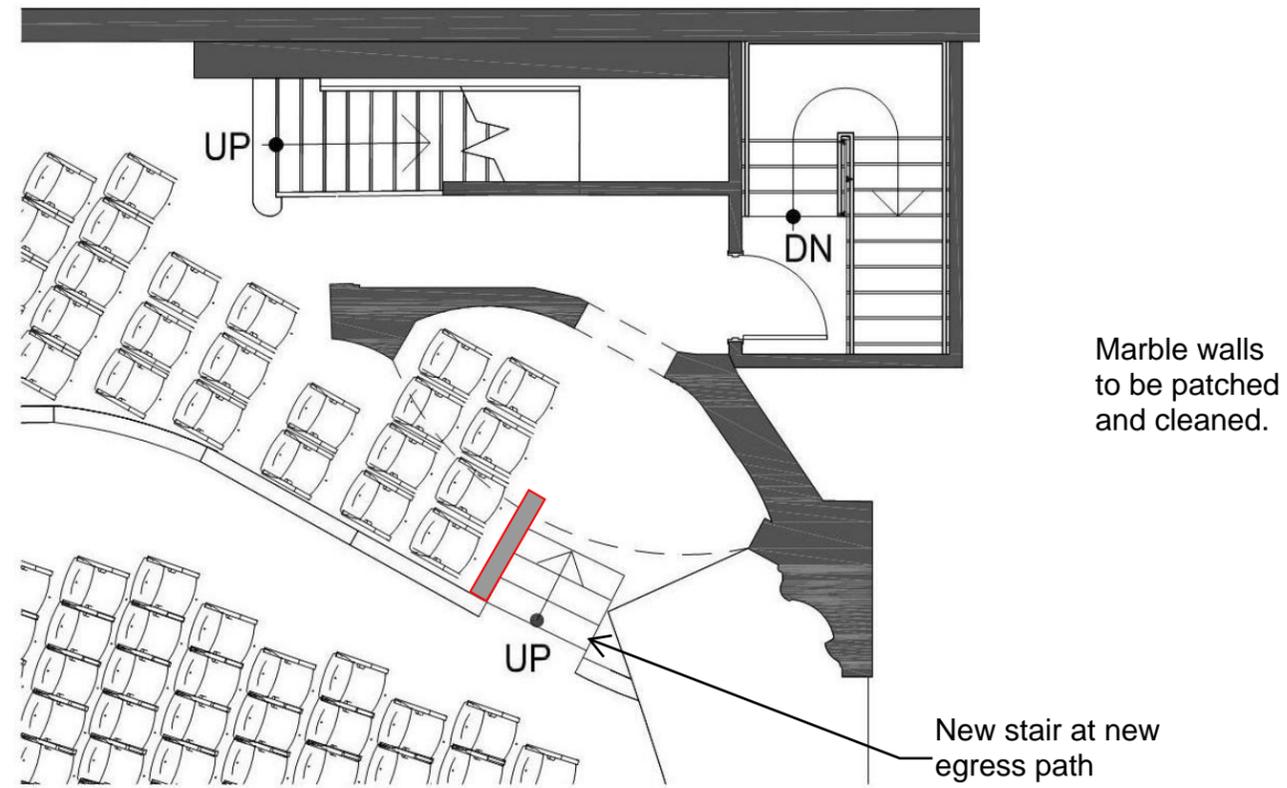
PROPOSED - FOLLOW SPOT NOT IN USE



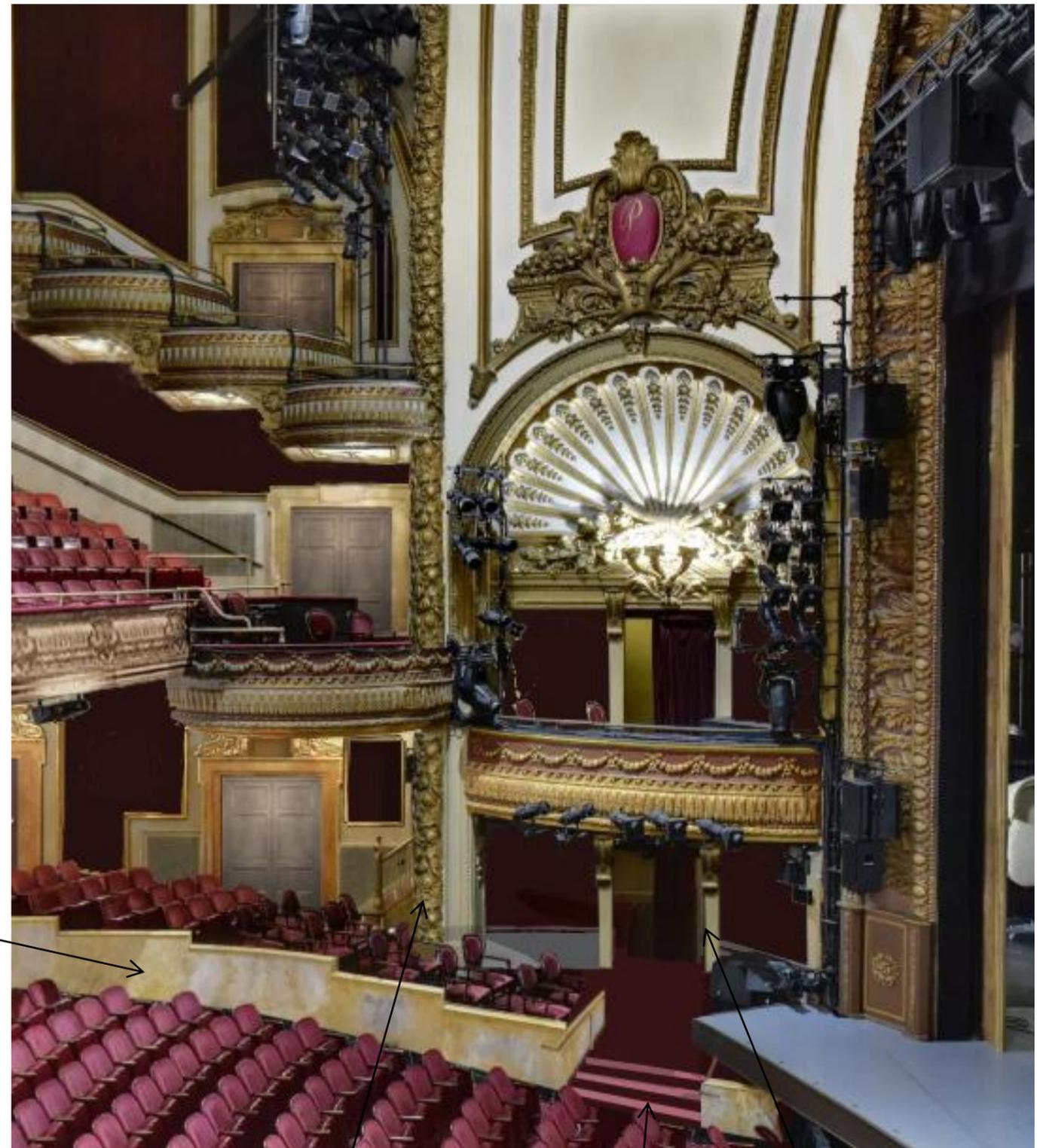
PROPOSED - FOLLOW SPOT IN USE



EXISTING PLAN



PROPOSED PLAN



PROPOSED

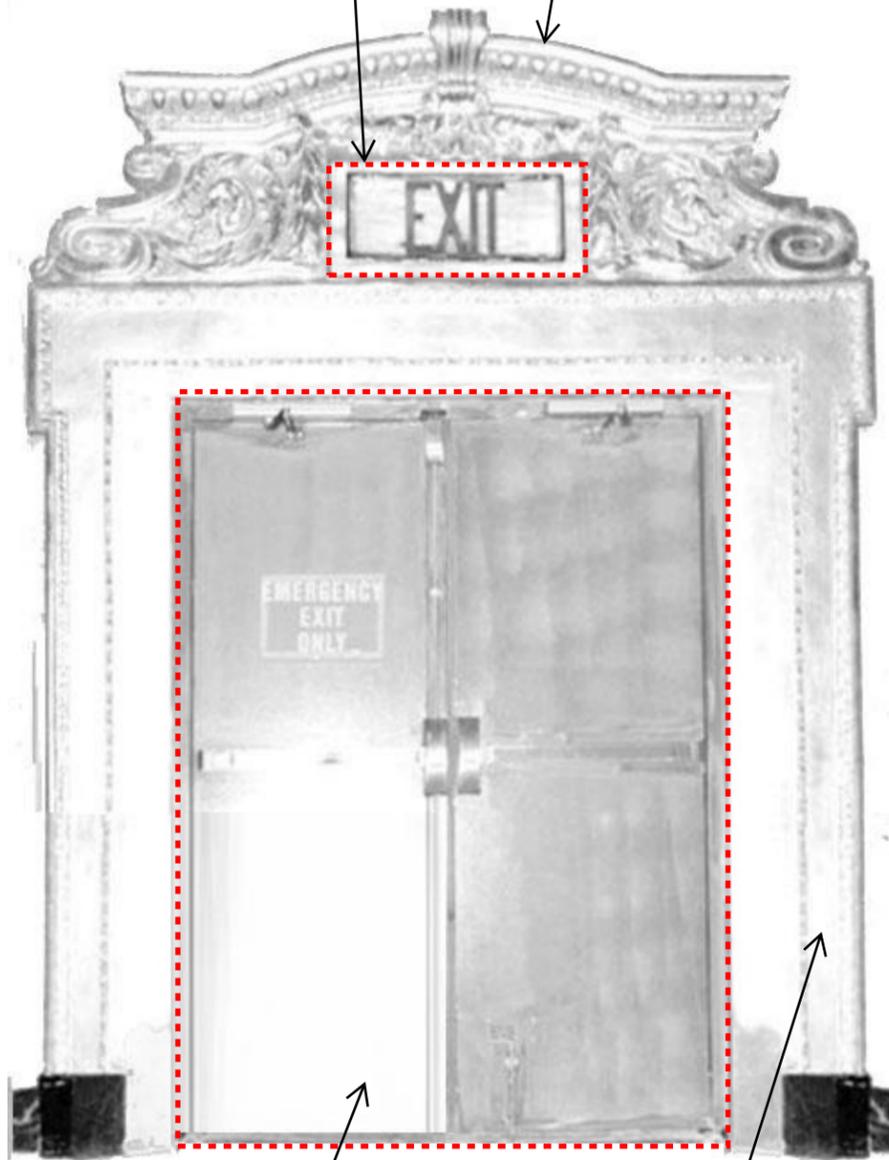
Missing garland to be replaced

New egress path to be created through existing opening.

Missing pilasters to be replaced.

EXISTING EXIT SIGN TO BE REMOVED PER CODE REQUIREMENT

EXISTING GOLD METALLIC-PAINTED ORNAMENTAL PLASTER PEDIMENT



TYPICAL EXISTING

EXISTING DOOR ASSEMBLY TO BE REMOVED

EXISTING PLASTER DOOR SURROUNDS TO REMAIN



EXISTING ORIGINAL DOOR TO BE USED AS REFERENCE

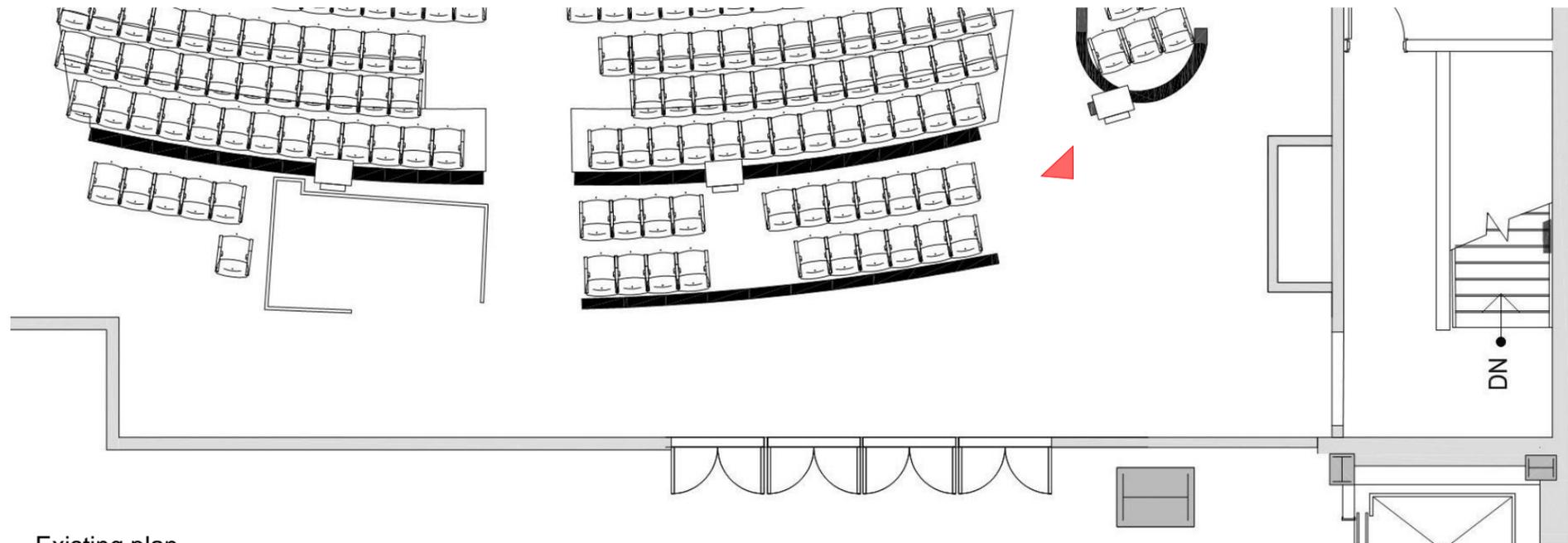
NEW PANEL TO REPLACE EXIT SIGN, PAINTED TO MATCH ADJACENT ORNAMENT



PROPOSED

NEW WOOD PANELS TO MATCH ORIGINAL DOORS

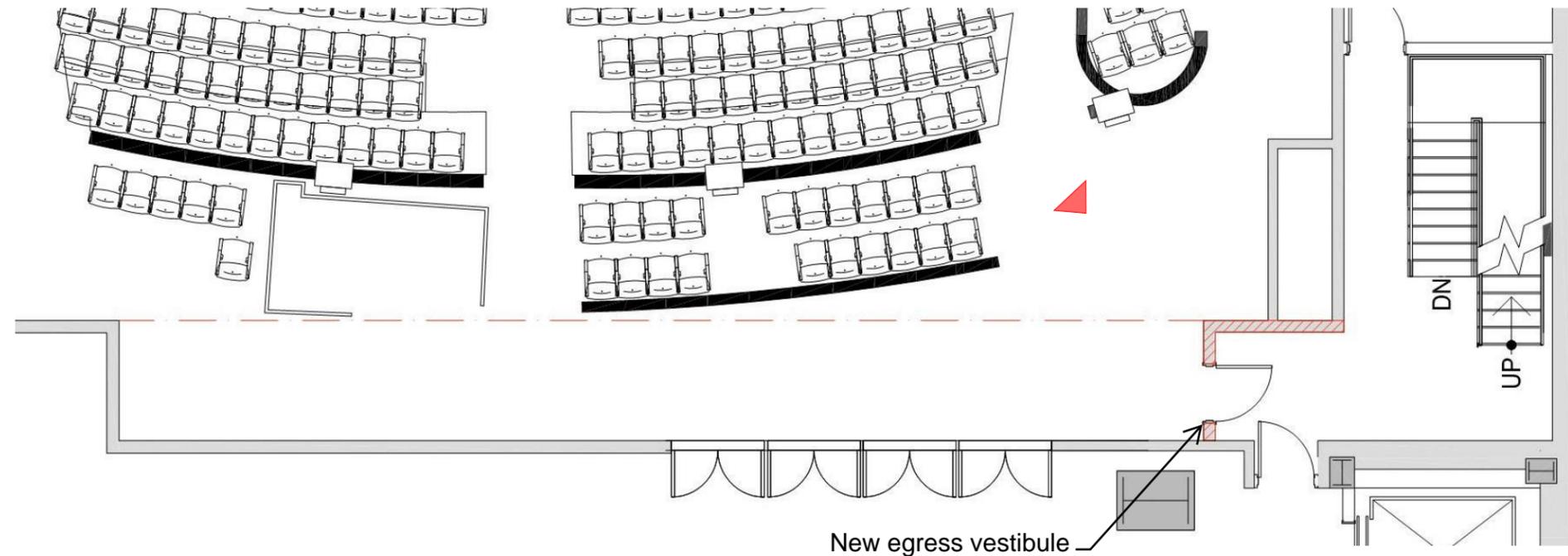
EXISTING PLASTER DOOR SURROUNDS



Existing plan



Existing stair entry



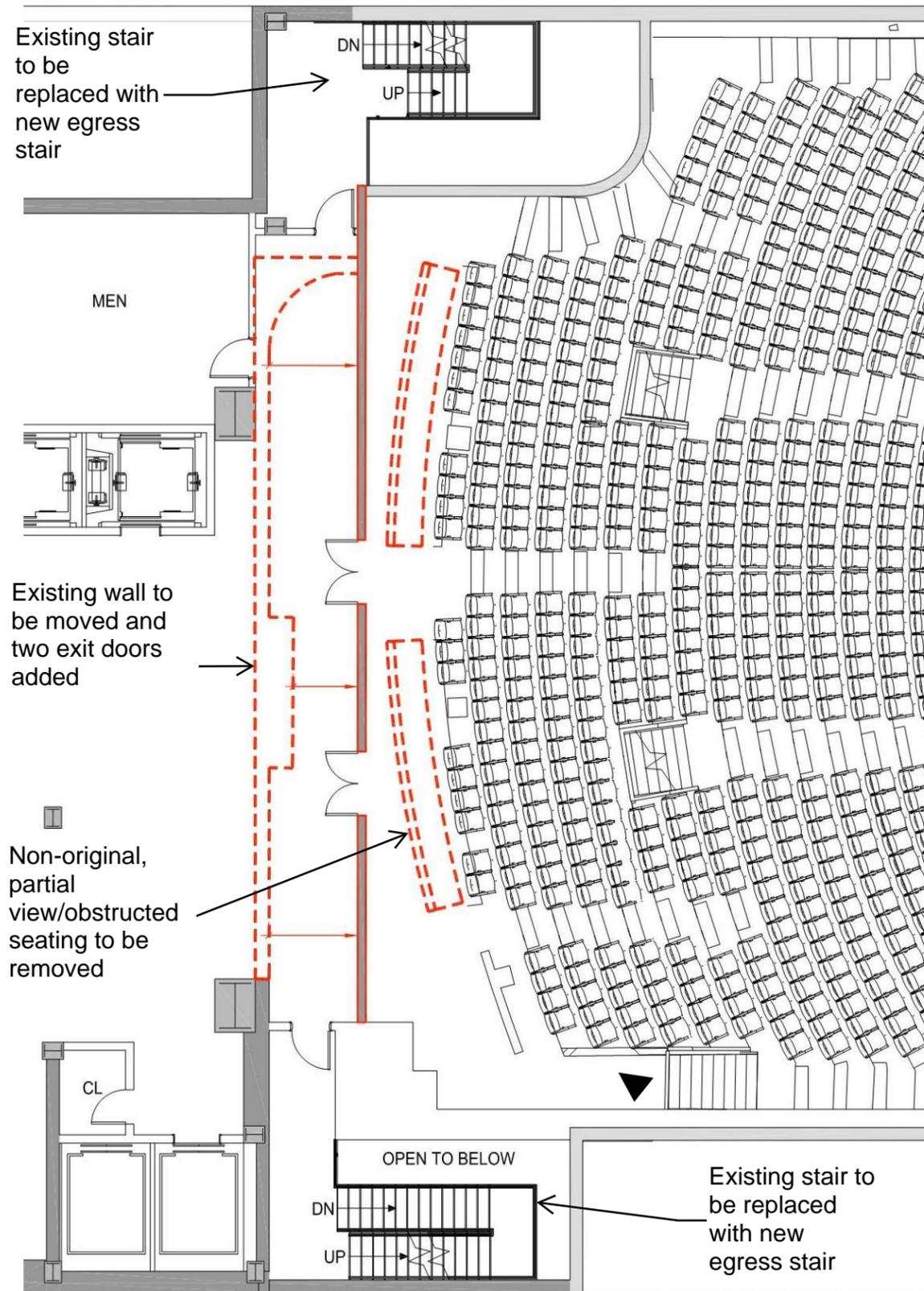
Proposed plan

New egress vestibule



Proposed vestibule

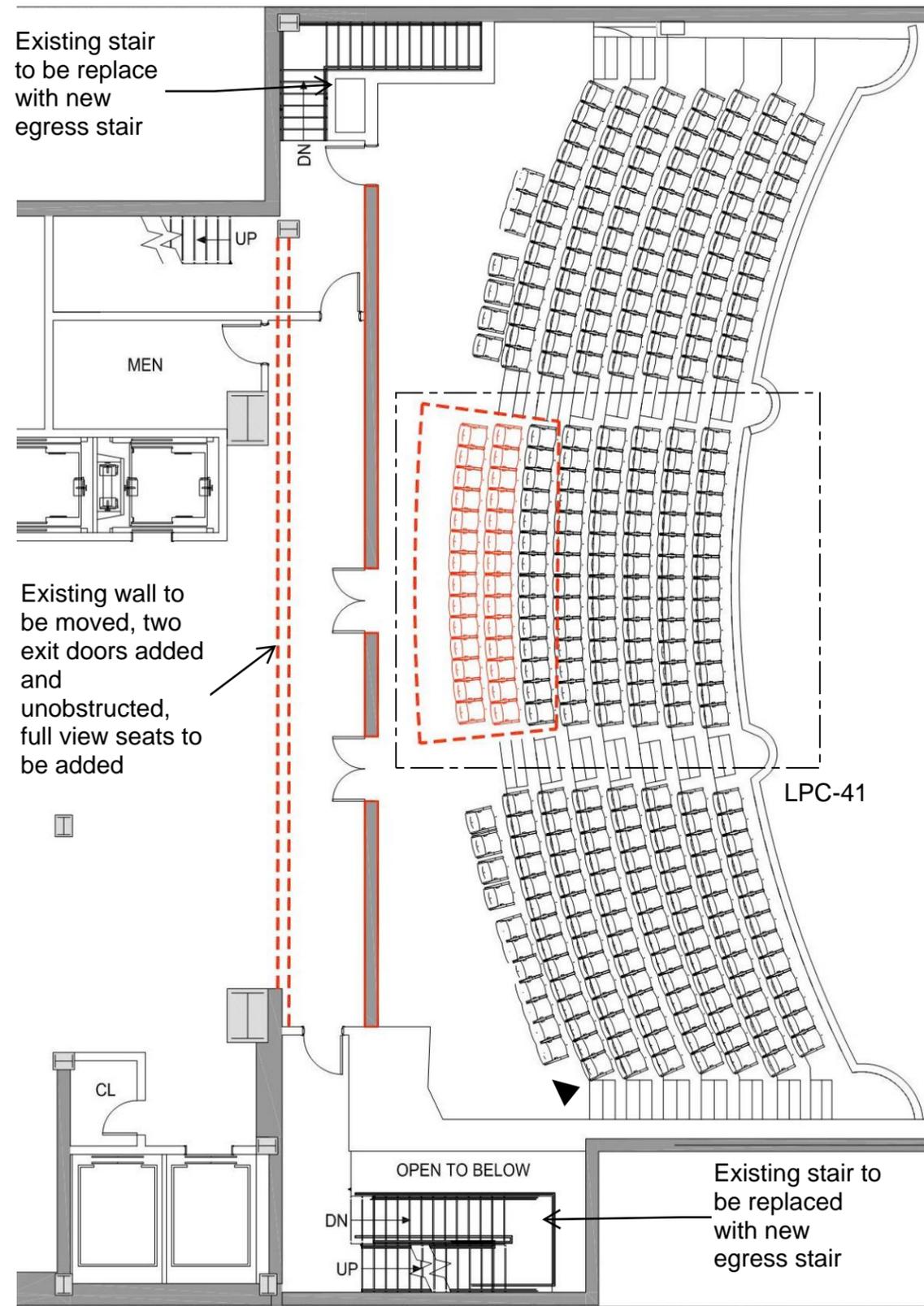
New 2hr fire rated exit doors and mirrored transom. Refer to LPC-39.



EXISTING



PROPOSED



EXISTING



PROPOSED



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LPC-48