

240 Central Park South - Overview

Completed in 1941, 240 Central Park South has been designated an individual New York City Landmark. Comprised of two separate towers, the larger of the two – a twenty-eight floor residential tower – is located at the southeastern part of Columbus Circle facing Central Park. The smaller, fifteen floor tower sits at the corner of Broadway and 58th Street. Connecting the two towers is a one story lobby and storefronts that run along Broadway.

A complete restoration project began in 2003. All areas of the building's exterior and interior were addressed, including the following:

- Façade Restoration (Masonry Replacement & Cleaning, Chimney Replacement)
- Roof, Terrace & Balcony Replacement
- Courtyard Restoration
- Storefront Replacement
- Electrical Upgrade and Hallway Renovation
- Lobby Restoration
- Elevator Modernization
- Roof Landscape Installation



240 Central Park South – Façade Restoration



BEFORE



AFTER

240 Central Park South – Façade Restoration



BEFORE



AFTER

240 Central Park South – Façade Restoration



BEFORE



AFTER

240 Central Park South – Façade Restoration



BEFORE



AFTER

240 Central Park South – Façade Restoration



BEFORE



AFTER

240 Central Park South – Façade Restoration



BEFORE



AFTER

240 Central Park South – Façade Restoration



BEFORE



AFTER

240 Central Park South – Façade Restoration

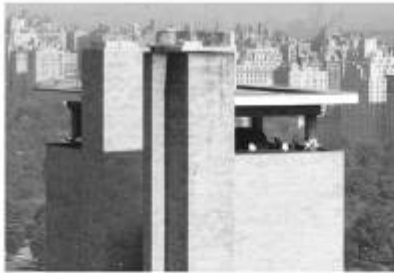


BEFORE



AFTER

240 Central Park South – Façade Detail



1941:
The tower was unenclosed and illuminated at night.



BEFORE:
The tower had been boarded up for years



AFTER:
Lighting was restored behind a new glass enclosure

240 Central Park South - Terrace Replacement



BEFORE



AFTER

240 Central Park South – Terrace Replacement



BEFORE



AFTER

240 Central Park South – Terrace Replacement



BEFORE



AFTER

240 Central Park South – Window Repairs



BEFORE



AFTER: All slate sills were replaced, lintels were replaced or repaired, windows were recaulked and painted.

240 Central Park South – Mosaic Restoration



BEFORE: "The Quiet City" by noted artist Amedee Ozenfant consists of two mosaic tile panels located beneath the windows of the third and fourth floors on the central plane of the north tower.



AFTER: Missing glass tiles were replaced with carefully selected matching tiles, cracks were sealed, and tiles were cleaned to correct discoloration caused by atmospheric pollutants, prolonged exposure to moisture, and natural weathering.

240 Central Park South – Terracotta Restoration

58th Street Entrance



BEFORE



AFTER

240 Central Park South – Terracotta Restoration

Central Park South Entrance



1941: Glazed grey terracotta tiles were used as a decorative element in the entrance courtyard at Central Park South.

240 Central Park South – Entry Courtyard



BEFORE



AFTER



240 Central Park South – Roof Detail



1941: Large planters on the roof over the Broadway stores provided greenery in the area between the two buildings.



BEFORE: The planters were removed, leaving a blank asphalt roof.



AFTER: A Green Roof is currently being planted on all lower roofs of the building.

240 Central Park South



BEFORE



AFTER: Obsolete ductwork and equipment were removed throughout the building.

240 Central Park South – Storefront Detail



1941: The storefronts along Broadway presented a clean, uniform design.



BEFORE: Original brick was replaced with non-matching brick and other materials and awnings were installed.



AFTER: New storefronts and signbands were installed to match the original design.

240 Central Park South – Storefront Restoration

BEFORE



AFTER



240 Central Park South – Lobby Detail



1941



AFTER: The original design for a back-lit, built-in, upholstered seating area with planters was restored in the main lobby's entrance area.

240 Central Park South – Lobby Detail



1941: The lobby elevator bank was clad in terracotta, which was subsequently damaged and covered up. Replicas of the original terracotta tiles were fabricated and installed.



BEFORE



AFTER

240 Central Park South – Lobby Detail



1941: The central lobby area was lined with planters that were built into the terrazzo floor.



BEFORE: The planted area was filled in with stone tiles and lined instead with potted plants.



AFTER: Planters made of fiberglass and wood were fabricated and installed over the stone tiles to match the exact shape of the original plantings.

240 Central Park South – Lobby Detail



BEFORE



AFTER

240 Central Park South – Hallway Renovation



BEFORE



AFTER

240 Central Park South – Electrical Upgrade and Hallway Renovation



BEFORE: Typical condition.



AFTER: New cables, electrical conduits and telephone lines were installed throughout the building and hidden behind newly installed soffits below hallway ceilings.
