

May 4, 2022
New York YIMBY



Waldorf Astoria Renovation And Partial Residential Conversion Progresses In Midtown East, Manhattan

By: Michael Young

Impressions: 749,800



The Waldorf Astoria. Photo by Michael Young

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Work continues to progress on the renovation and partial residential conversion of the [Waldorf Astoria](#) at 305 Park Avenue in [Midtown East](#). Developed by Andrew Miller of Dajia US, the project is dubbed “The Towers of the Waldorf Astoria” and will yield 375 residences designed by [Skidmore Owings & Merrill](#) and Jean-Louis Deniot that range from studios to sprawling penthouses, as well as an extensive amenity offering. [Douglas Elliman Development Marketing](#) is handling sales and marketing of the units, Suffolk Construction Corporation is the general contractor, Pierre-Yves Rochon is in charge of the revamped hotel interiors, and Simon de Pury is the residential art curator for the 625-foot-tall Art Deco landmark, which occupies a full city block bound by Park Avenue to the west, East 49th Street to the south, East 50th Street to the north, and Lexington Avenue to the east.

At the time of [our last update](#) in March 2020, the majority of the exterior was covered in scaffolding and construction netting. Much of this has since been removed, revealing the look of the restored façade on the northern elevation. Parts of the assembly remain, most notably over the two pinnacles and on the upper portion of the eastern face along Lexington Avenue.

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Sidewalk scaffolding still wraps around all four sides, and the construction elevators remain attached to the bottom half of the western façade and in the middle of the wider northern wall.

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The following close-up shot shows the details in a flagpole holder, which features an Art Deco eagle motif. Several of these gold-colored elements have been preserved and will soon be refurbished.

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It will be exciting to see how the two towers will look once the scaffolding gets disassembled.



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Windows and decorative spandrels are steadily being replaced and restored.



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The following images show the arched windows and setbacks facing Park Avenue, where the indoor swimming pool and outdoor terrace space will be located.

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The sunlight illuminates the ornate sculptural stone blocks and brick walls, and the gold leaf lettering of the Waldorf Astoria name.

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Homes at The Towers of the Waldorf Astoria come with Gaggenau appliances, heated master bathroom floors, custom cabinetry, rain showers, marble vanities, and Art Deco-inspired finishes throughout.

Amenities span over 50,000 square feet and include 24-hour doormen and lobby desk attendants at both the Park Avenue entry and the porte cochère at 50th Street, 24-hour valet service and private residential entry, on-site parking available for purchase, 24-hour concierge services in addition to dedicated on-site professionals, live-in resident manager and security, front-door package and service delivery via signature Concierge Closet, and secure off-street loading facilities for move-ins and deliveries.

Wellness and fitness amenities include a 25-meter indoor Starlight Pool on the 25th floor within a double-height space with a skylight, a fitness center with private training studios, men's and women's wellness lounges, each with a sauna, a steam room, treatment

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rooms, and changing rooms. The hotel's spa will also offer training, nutrition, and treatment programs for an additional fee.

Entertainment and leisure amenities include the Winter Garden lounge with bar, the Starlight Lounge with another private bar, the Starlight Terrace with two kitchens and multiple seating areas overlooking Park Avenue, and the Grand Salon, designed for private functions with high-arched ceilings and city skyline views. There will also be a residential library created in a partnership with The White House Historical Association; The Chrysler Room, a private dining room with adjacent demonstration kitchen and catering kitchen; The Cue Club, with two pool tables and one snooker table; the Monte Carlo Gaming Room and the Monaco Bar; the Night & Day Theater with stage and screen; a children's playroom; and a Wine Tasting Room with Gaggenau wine vaults for private wine storage available for purchase.

The business amenities are housed in The Empire Club and feature private offices available for reservation, a boardroom with full conference capabilities, and small conference rooms suitable for private meetings. There will also be a large co-working lounge, a service pantry available for catering and coffee service, a copier and wireless printing capabilities, and a reception desk available for host's staff to receive visitors.

A completion date of 2024 is posted on the construction board.

<https://newyorkyimby.com/2022/04/waldorf-astoria-renovation-and-partial-residential-conversion-progresses-in-midtown-east-manhattan.html>