Rockefeller Center Complex  
*Master Plan and Exterior Rehabilitations*  
New York, New York

Developed for the purpose of planning maintenance and capital improvement projects, Hoffmann Architects’ Exterior Rehabilitation Master Plan for Rockefeller Center encompassed the nineteen buildings of John D. Rockefeller Jr.’s 22-acre “city within a city.” The buildings are subject not only to New York City Department of Buildings regulations, including *New York City Local Law 10 of 1980 and Local Law 11 of 1998* (LL10/LL11), but also to Landmark Commission restrictions, making rehabilitation planning particularly challenging. Hoffmann Architects’ Master Plan addressed these considerations, while achieving even budgeting across the years. The award-winning rehabilitation program included facade and curtain wall restoration, roof replacements, waterproofing, and historic preservation for this National Historic Landmark and centerpiece of New York City.

In conjunction with the Master Plan, Hoffmann Architects developed specific rehabilitation solutions for the Center’s structures, including:

**GE Building (30 Rockefeller Plaza)**  
*Sculpture Restoration and Building Envelope Rehabilitation*

The showpiece of the Center, the GE Building (formerly the RCA building, also known as “30 Rock”) was designed by Raymond Hood and completed in 1933. For this 70 story, 2 million square foot (sf) flagship building, Hoffmann Architects provided design and construction administration services to rehabilitate the limestone and cast aluminum facade, replace several of the cascading roof areas, and reconstruct terraces and fenestration at the Rainbow Room. At the building entrance, Hoffmann Architects evaluated and designed restoration of the heroic-sized carved limestone panels, which feature deep-relief carvings by American sculptor Leo Friedlander.

**Radio City Music Hall**  
*Roof Replacement and Facade Restoration*

The world’s largest theater when it was completed in 1932, Radio City is a milestone of Art Deco design. Nearly converted into office space in the late 1970s, the theater was restored and reopened in the 1980s, when Hoffmann Architects designed replacement of the main roof and, later, the roof of the famous marquis. Our architects also oversaw stone repairs and repainting to restore building exterior.

**La Maison Francaise (610 Fifth Avenue)**  
**The British Empire Building (620 Fifth Avenue)**  
*Facade Evaluations and Cleaning*

Designed to represent Rockefeller’s interest in common purpose and peace, the smaller-scale British and French buildings guide visitors through the Channel Gardens and into the lower plaza and skating rink at the heart of the Center. Hoffmann Architects conducted in-depth facade condition evaluations for each of the buildings and implemented a program to safely and effectively clean the historic limestone facades.
Channel Gardens and Lower Plaza/Skating Rink
Survey and Rehabilitation Design

Just as the English Channel separates England from France, the Channel Gardens divide the British Empire Building from La Maison Francaise. The Gardens are a decorative promenade with fountains, pools, and raised planting beds. The lower plaza is home to the famous ice rink and to the sculpture of Prometheus, which has come to symbolize the Center. Because they are subjected to a high density of pedestrian traffic, the plaza areas are particularly prone to damage. Hoffmann Architects conducted condition assessments and designed the rehabilitation of the plaza and staircases.

International Building
Facade Restoration and Roof Replacement

Part of Rockefeller's internationalist theme established by La Maison Francaise and the British Empire Building, 630 Fifth Avenue became known as the International Building, with a projecting monumental entrance, the Palazzo d'Italia. Hoffmann Architects provided design and on-site project representation services for exterior restoration of the 41-story building, including extensive repointing and repair of the limestone facade, entrance canopy rehabilitation, and roof replacements.

Simon & Schuster Building (1230 Avenue of the Americas)
Canopy Renovation and Curtain Wall Rehabilitation

During Hoffmann Architects' investigation into the installation of new canopies here, severe corrosion was found on the steel frame and glass light curtain wall below the 2nd floor setback at the Simon & Schuster building. Further investigations and calculations showed that the steel frame was inadequate and could not withstand code-required wind loadings. The firm designed and directed the replacement of the steel frame, which was designed to fit within the shape of the existing bronze mullions, allowing their reuse.

1270 Avenue of the Americas (formerly RKO Building or AMAX Building)
Reroofing and Masonry Cleaning

When completed in 1932, 1270 Avenue of the Americas was the first view the public had of a finished Center building. Materials were of a quality virtually unheard of in the Depression, and the high unemployment rate made available the most skilled of journeymen for assembly. Hoffmann Architects evaluated the aging building and implemented a program for maintenance and restoration.

Ten Rockefeller Plaza (formerly Eastern Airlines Building)
Curtain Wall Rehabilitation and Roof Replacement

The 12th building completed in the Center complex, 10 Rockefeller Plaza shows subtle changes in design from the earlier buildings. Store fronts and glazing treatments are more contemporary in style, and spandrel panels are limestone instead of the cast aluminum that characterized other buildings in the Center. Hoffmann Architects provided design through construction administration to rehabilitate the curtain wall system, improve waterproofing, and replace roofs.

McGraw-Hill Building (1221 Avenue of the Americas)
Celanese Building (1211 Avenue of the Americas)

Exxon Building (1251 Avenue of the Americas)
Facade and Plaza Rehabilitation
Completed in 1971, the former Exxon headquarters was part of the later "XYZ" expansion to Rockefeller Center, so named for the relative heights of the new towers. At 54 stories (750 ft), the Exxon building is the tallest of the three. Hoffmann Architects provided design and construction administration services to rehabilitate the limestone and precast concrete panel facade and aluminum frame windows. We conducted roof and plaza investigations, and designed rehabilitation of the plaza, including the pool, fountain, and planters. Our architects also performed LL11 facade inspections.

Time & Life Building (1271 Avenue of the Americas)
Roof Replacement and Facade Inspections
The first building to expand Rockefeller Center out across Sixth Avenue, the Time & Life Building was opened in 1959. With elevations sheathed in limestone to complement existing Center complex, the 48-story building was designed in the International style by Harrison, Abramovitz, and Harris. Hoffmann Architects participated in design development and consultation for roof replacement at this New York City landmark, as well as conducted facade inspections pursuant to NYC LL10.

One Rockefeller Plaza
Reroofing and Facade Survey
The original Time & Life Building, before the company moved to 1271 Avenue of the Americas, One Rockefeller Plaza follows the original design concepts, materials, and methods common to the original Center buildings. Hoffmann Architects evaluated facade conditions and developed a phased repair program, as well as designed and oversaw replacement of upper roofs.

50 Rockefeller Plaza (formerly the Associated Press Building)
Roof Rehabilitation and Facade Cleaning
Home for many years to journalistic enterprises, 50 Rock emblemizes its history with Isamu Noguchi's massive stainless steel low-relief panel, "News," completed in 1940. Hoffmann Architects protected this and other facade elements with a cleaning program, and our technical professionals designed roofing solutions for main roofs, setbacks, and masonry parapets.

600 Fifth Avenue (formerly Manufacturer's Hanover Trust or Sinclair Oil)
Roof Replacement
The only building in the Center not constructed under Rockefeller management, 600 Fifth Avenue was completed in 1952 and acquired in 1963. Hoffmann Architects designed and consulted on multiple roof replacement and parapet repair projects at the 28 story limestone building.

Rockefeller Center Complex
Window Study and Consultation
Hoffmann Architects conducted an exhaustive evaluation of the over 40,000 windows in the Center for weathertightness, air infiltration, and thermal efficiency. We provided a cost-benefit analysis for window restoration and replacement at the 12 original buildings and advised Rockefeller Center management on rehabilitation planning.