



## Hoffmann Architects + Engineers' NY Stock Exchange project given Lucy G. Moses Preservation Award

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Before replacement.

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Manhattan, NY Hoffmann Architects + Engineers' historic door replacement and restoration at the New York Stock Exchange (NYSE) has been selected for the Lucy G. Moses Preservation Award, the New York Landmarks Conservancy's prize for extraordinary preservation projects.

The Moses Award represents the conservancy's highest honors for excellence in preservation. Named for Lucy Moses, a dedicated New Yorker whose philanthropy enriched the city for more than 50 years, the award recognizes efforts that preserve the city's architectural heritage. For the fourth year in a row, Hoffmann has been recognized with this honor; NYLC awarded Hoffmann the Moses Award in 2024 for Masonic Hall NYC, in 2023 for the 69th Regiment Armory, and in 2022 for One Wall St.

"The project's balance between old and new components embraces history and innovation," said lead designer Richard Off, AIA, senior architect with Hoffmann. "The door replacement and restoration not only pays homage to the building's original design, but also enhances longevity through high-performance repair and replacement materials and systems. This speaks of the very spirit of the Stock Exchange."

The Conservancy will present the Moses Awards at a gala event on April 22nd at 6:00 pm at the Edison Ballroom in Manhattan.

### Symbols of Access and Prosperity

While the exterior doors of the New York Stock Exchange represent but a fraction of the exterior, they play a crucial role in the visual fabric of the building, connecting the fabled heritage of the space with the possibilities of an evolving free-market economy. The function and symbolism of the facility loom large in popular culture, from the Occupy Wall St. movement to representations in film and media. As such, security, including high-performance fire and blast resistance, is paramount.

Previous modifications brought such safety concerns to the fore, but with little regard for the historic

character of the building or the experience of approaching and entering the storied interior. At the balcony, original French-style solid wood doors had been replaced with steel, the erstwhile large glass lights pared down to small openings.

While this modification provided peace of mind against potential terror attacks, it diminished natural light and architectural richness.

At the main entrance along Broad St., the original seven door openings were each subjected to alterations that resulted in no two appearing alike. From recessed doors with overhead rolling security gates to steel blast doors to disused openings blocked with infill, the facade had subsumed appearance to function. Yet, with time, even the functionality of these disjointed openings was compromised, as exposure led to corrosion, delamination, stone spalls, wood degradation, and other symptoms of distress.

### Sustainability Considerations

Alongside project objectives for aesthetic uniformity, historic accuracy, and the re-establishment of the Statuary Building entrance as the grand gateway to the Stock Exchange, the project team foregrounded considerations for ecological design. By restoring existing elements where appropriate and attending to the carbon footprint of new materials, the restoration aimed to balance approaches to achieve appearance and performance goals while minimizing environmental impact.

### Case-by-Case Detailing

At the balconies, archival photographs and surviving decorative elements in the surrounding facade informed design of new solid mahogany doors. Engineered to accommodate insulating glass, the doors improve energy efficiency, and brass hardware lends durability while providing rich historic texture.

Enhancements to building security and life safety systems provide the requisite protection without relying on architecturally incongruous steel doors.

Many of the 1920s wood doors at the ground floor were sufficiently sound to permit retention and restoration. An existing historically accurate metal-and-glass door was also restored. At infill areas where interior configurations did not permit refitting of doors, the project team restored bluestone and removed architecturally incongruous artifacts such as steel fences and grilles. New steps and pavers match the color, texture, and appearance of the originals while enhancing resilience at high-traffic entrances.

Existing steel balcony doors were utilitarian; replacement solid mahogany French doors restore light and character.

To complement an existing door further along the facade, the central entry door was replaced with a historically congruent metal-and-glass door matching the Beaux Arts-style of its companion.

Together, the pair of decorative doors, both recessed, counterbalance the simpler style of adjacent wood doors that are flush with the facade. As the primary entrance, the central door requires enhanced security, so existing blast-resistant steel doors remained but benefitted from aesthetic upgrades to hardware and finish.

The restoration's attentive detailing yielded a reinvigorated facade, the effects of which permeate the interior with renewed light, openness, and architectural continuity.

The project team considered each detail: ornamentation at replacement wood balcony doors, brass hardware on the primary entrance door and stone matching for surrounds, infill, finishes, and steps.

### Project Team

In addition to the New York Stock Exchange, Hoffmann wishes to recognize project team members Higgins Quasebarth & Partners (historic resources consultant), Benchmark Builders (general contractor), Nicholson & Galloway (masonry), PP&A Custom Work (wood doors), and Mistral Architectural Metal + Glass (metal doors).

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