

The current proposal is:

**Preservation Department – Item 2, LP-20-06856**

**107 South Street - South Street Seaport Historic District,  
Borough of Brooklyn**

**How to Testify Via Zoom:**

**<https://us02web.zoom.us/j/87105964474?pwd=OGlyTUI5bTg1Y01YeWJxOG1qMIFKdz09>**

**Webinar ID: 871 0596 4474**

**Password: 866444**

By Phone: 1 646-558-8656

US (New York) 877-853-5257 (Toll free)

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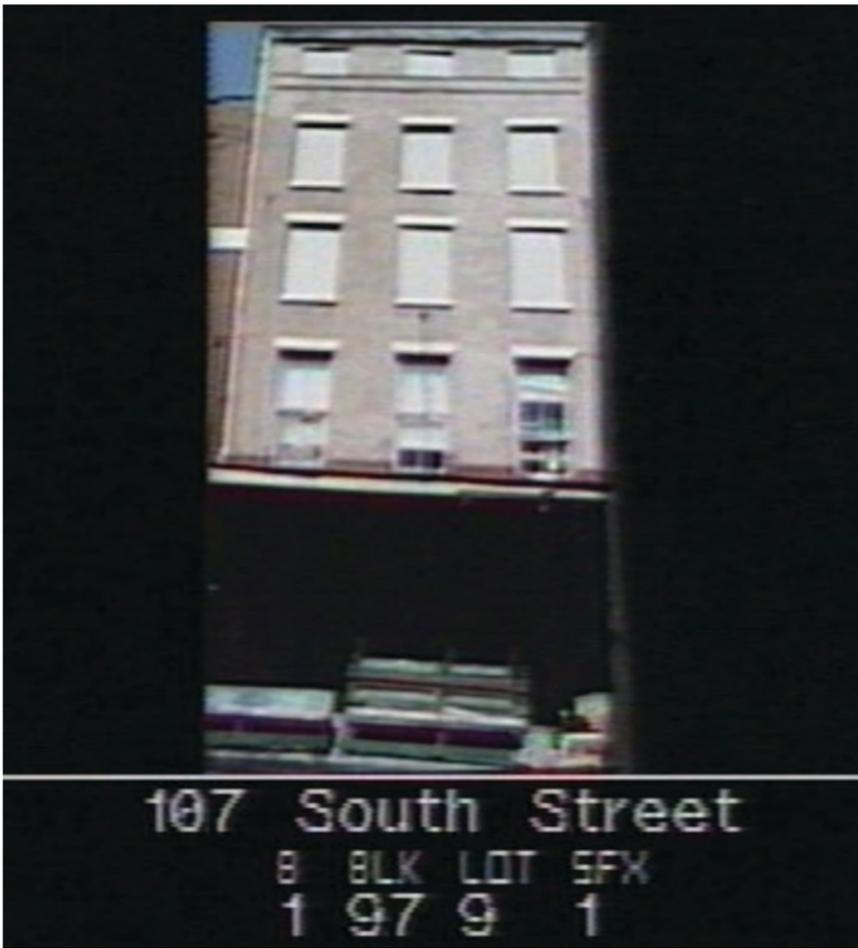
107 SOUTH STREET  
LANDMARKS PRESENTATION

# Part 1 - Context

From the South Street Seaport Historic District Designation Report:

No. 107.

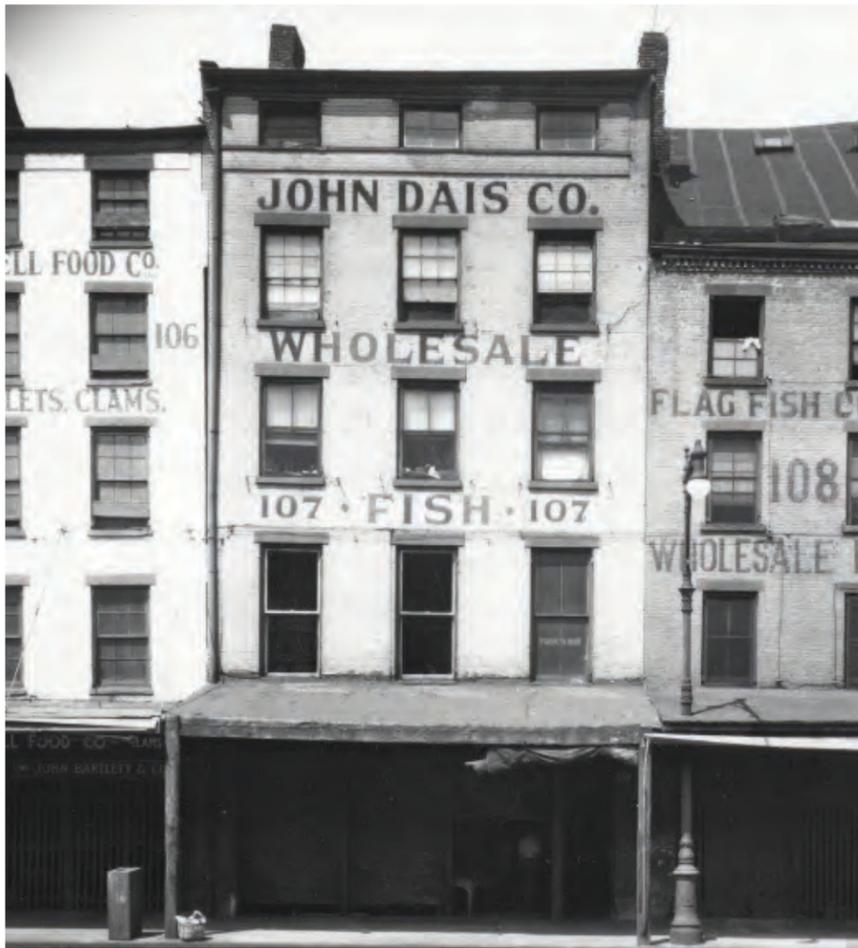
Built in 1818-9, this brick structure with Flemish bond front was first occupied by Robert T. Hicks, Jr., who ran a ship chandlery here. By 1855 the building had been raised to its present height of four stories with a low attic story. Later 19th-century additions include the metal canopy over the ground floor and the cast-iron storefront



Front facade  
Year taken: 1979



Front facade  
Year taken: 1940s - Tax Photo



Front facade  
Year taken: 1920s Walker Evans

HISTORIC PHOTO - FRONT FACADE



Block 97



CONTEXT: Key Map



Front facade  
Year taken: 1932 - NYPL DIGITAL  
COLLECTIONS



Front facade  
Year taken: 1935 - MUSEUM OF  
THE CITY OF NEW YORK ARCHIVE

*BRENNAN 4/21/35*



Front facade  
Year taken: 1932 - NYPL DIGITAL COLLECTIONS



Front facade  
Year taken: 1960 - GVSHP IMAGE ARCHIVE

# HISTORIC PHOTOS - OVERALL STREET



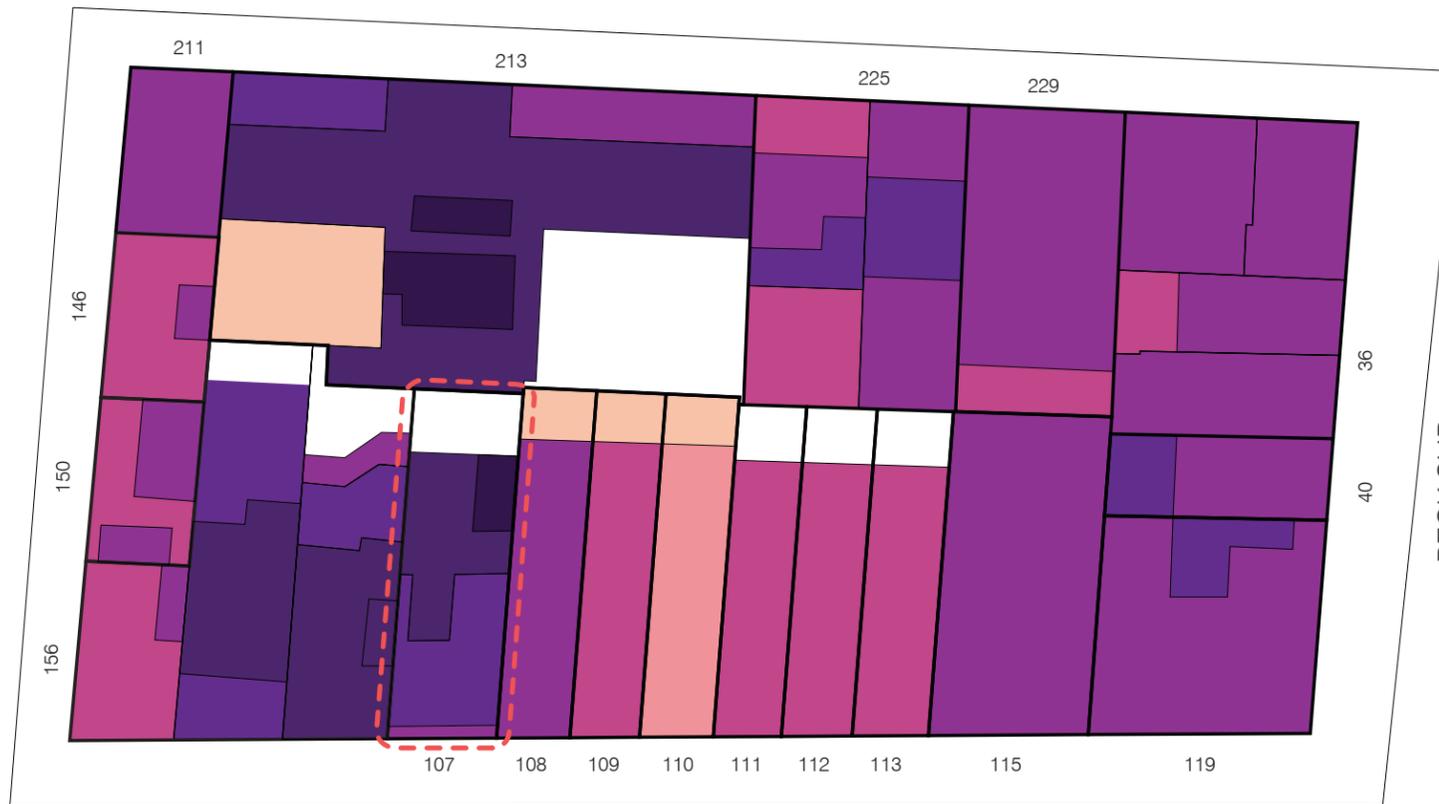
CURRENT PHOTOS - FRONT FACADE



FRONT STREET



BEEKMAN STREET



SOUTH STREET

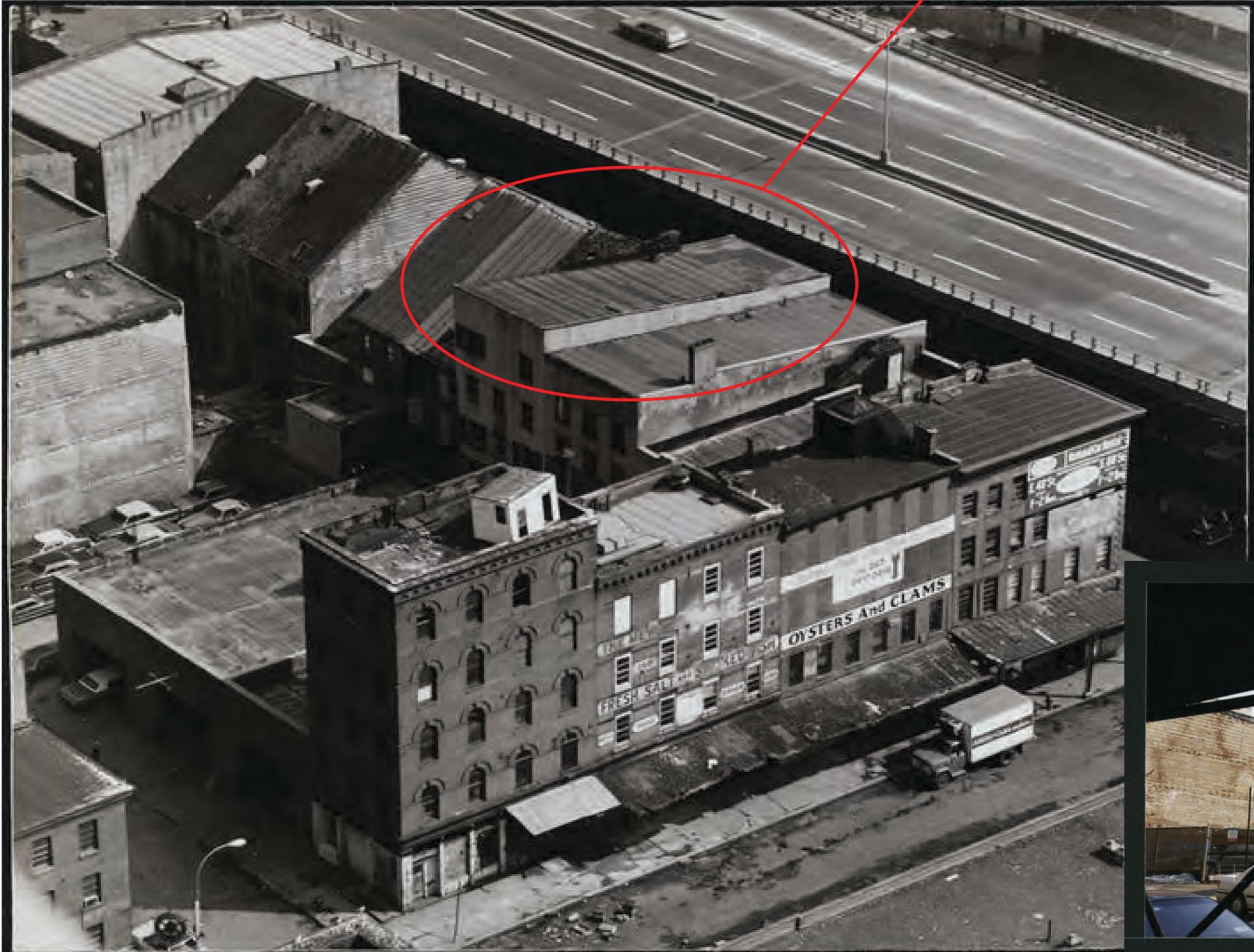


PECK SLIP



SITE LOCATION: Manhattan, Block 97

107 south street



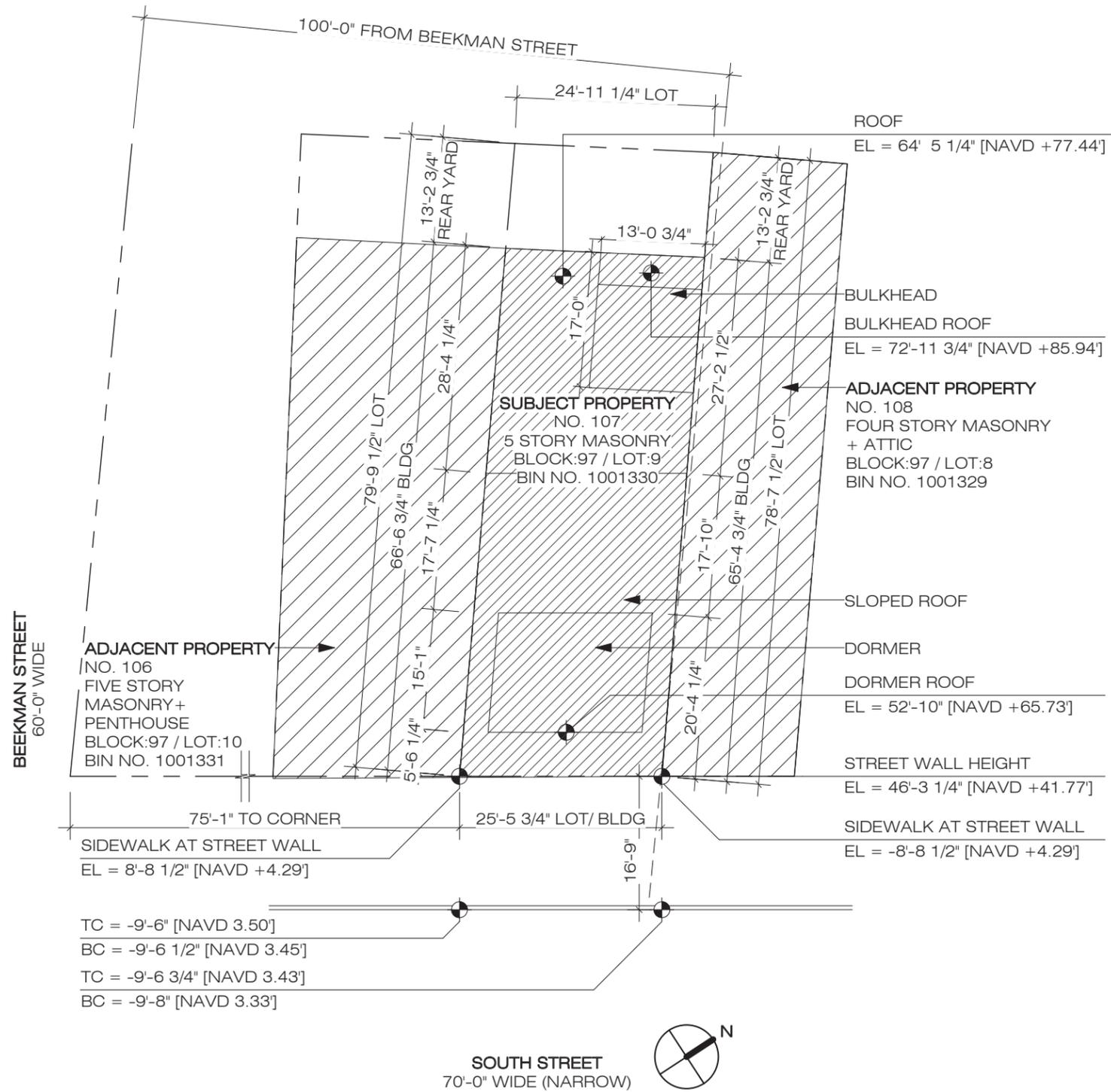
Rear facade  
Year taken: 1999 - NYPL DIGITAL



Rear facade  
Year taken: 1975 - MUSEUM OF THE CITY

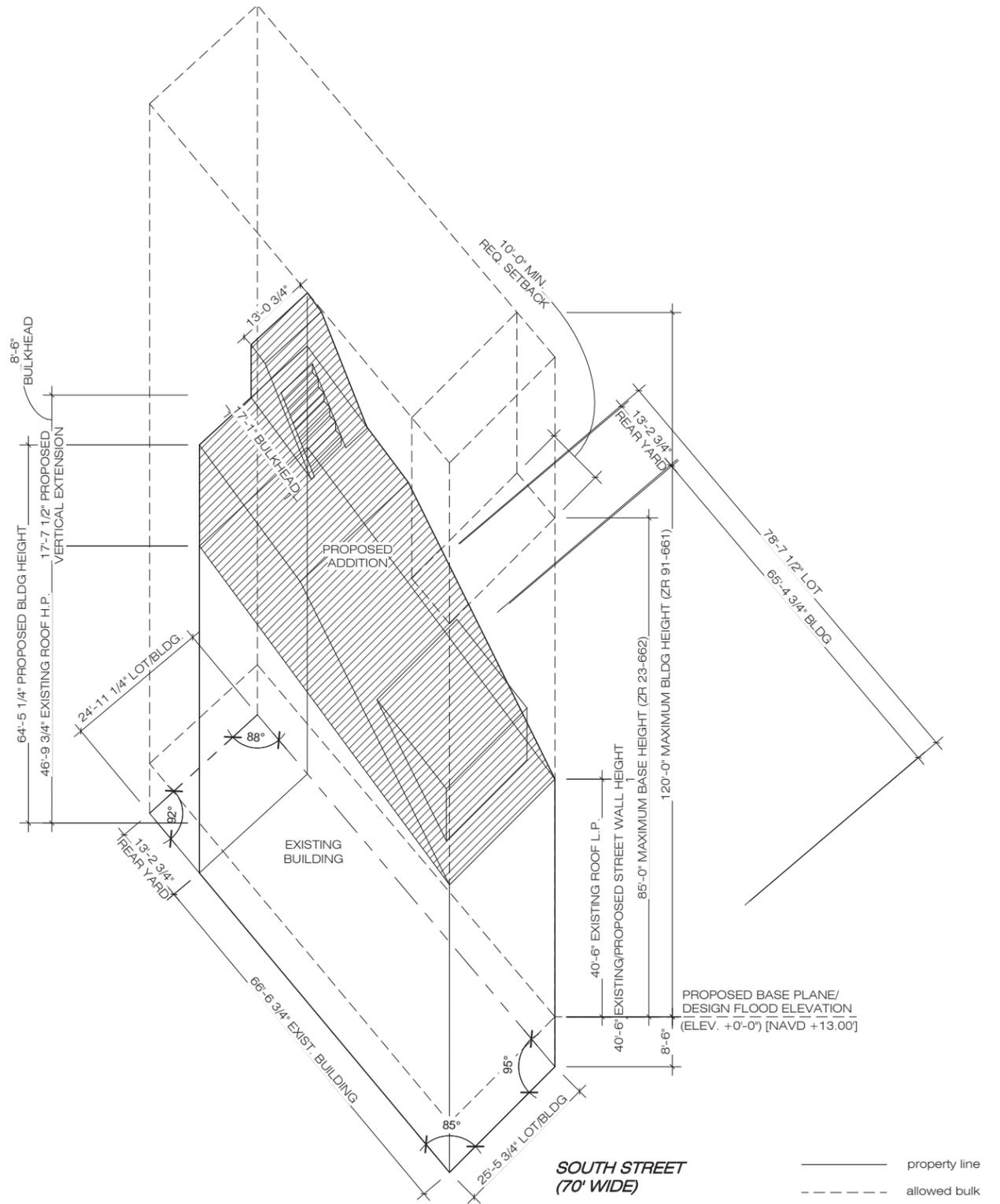
HISTORIC PHOTO - REAR FACADE / BLOCK CENTER

# Part 2 - Design Proposal

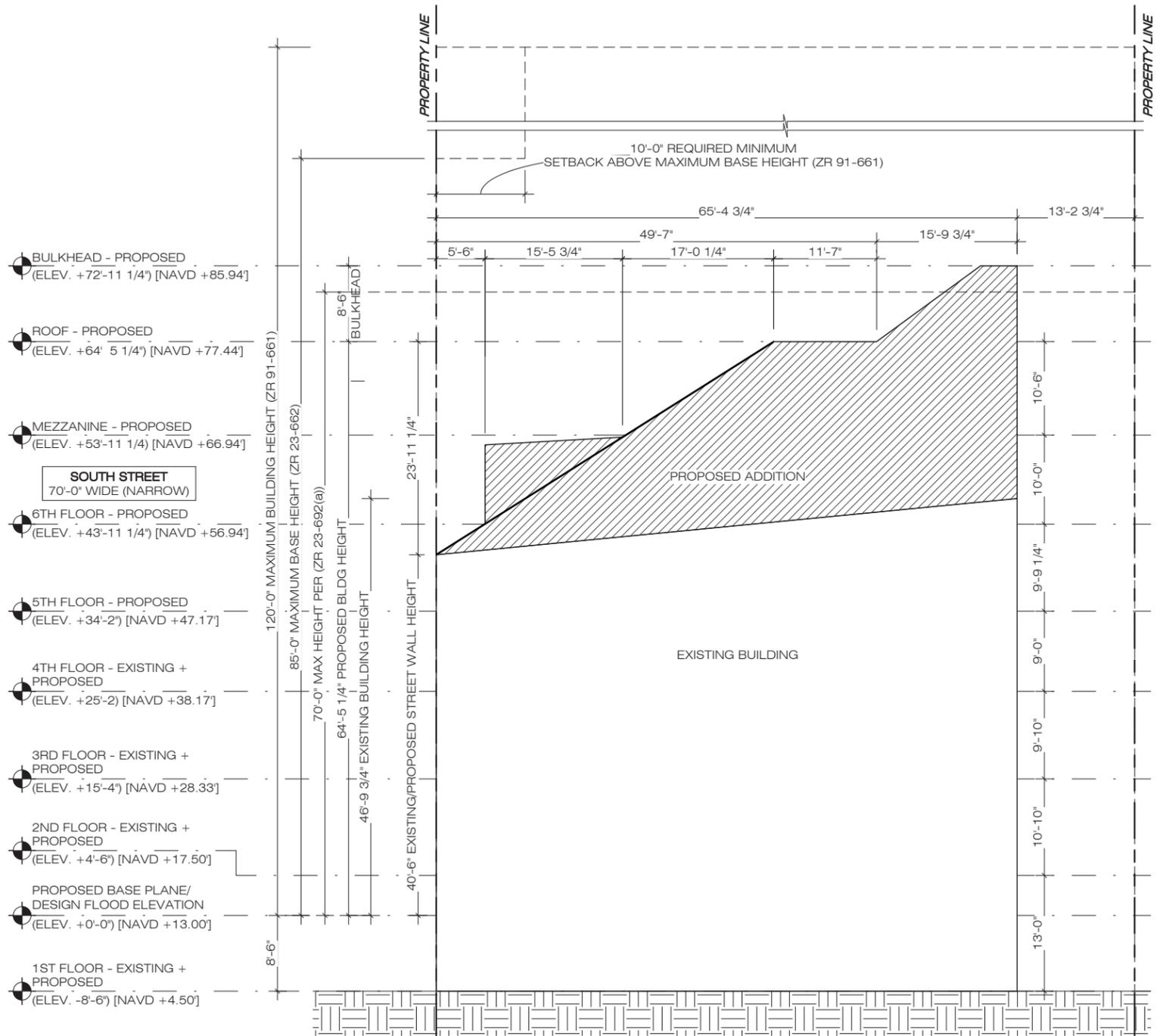


PROPOSED SITE PLAN  
SCALE : NTS.

PROPOSED ZONING SITE PLAN



ZONING AXON  
SCALE : NTS



ZONING SECTION  
SCALE : NTS

PROPOSED ZONING AXON AND SECTION

EXISTING ROOF  
TO REMAIN

ROOF H.P.  
58' - 0"

EXISTING BRACING  
TO BE REMOVED

ROOF L.P.  
51' - 4"

5TH FLOOR  
44' - 0"

EXISTING STAIRS  
TO BE REMOVED

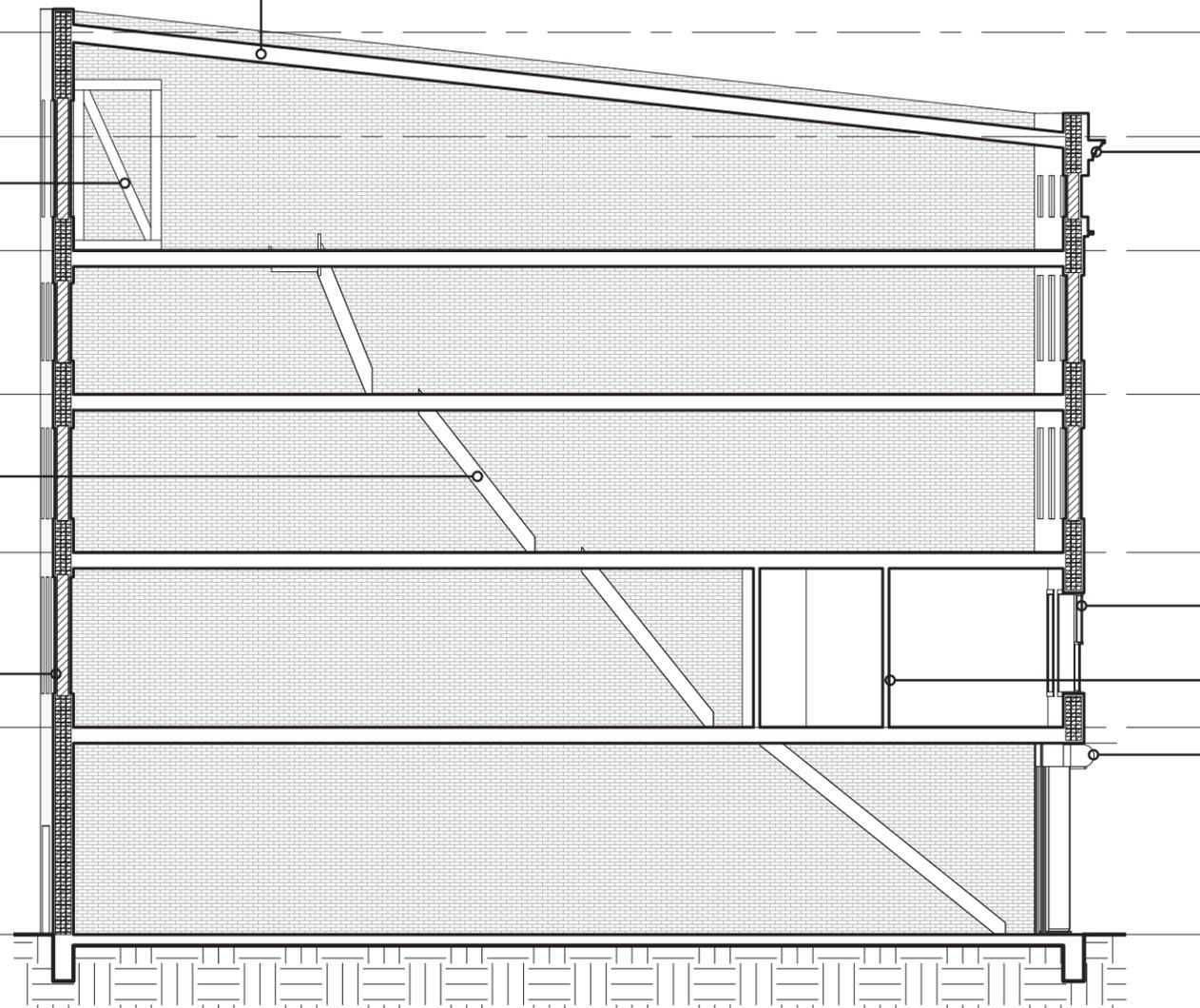
4TH FLOOR  
34' - 9"

3RD FLOOR  
24' - 7"

MASONRY WINDOW  
INFILL TO BE REMOVED

2ND FLOOR  
13' - 4"

1ST FLOOR  
0' - 0"

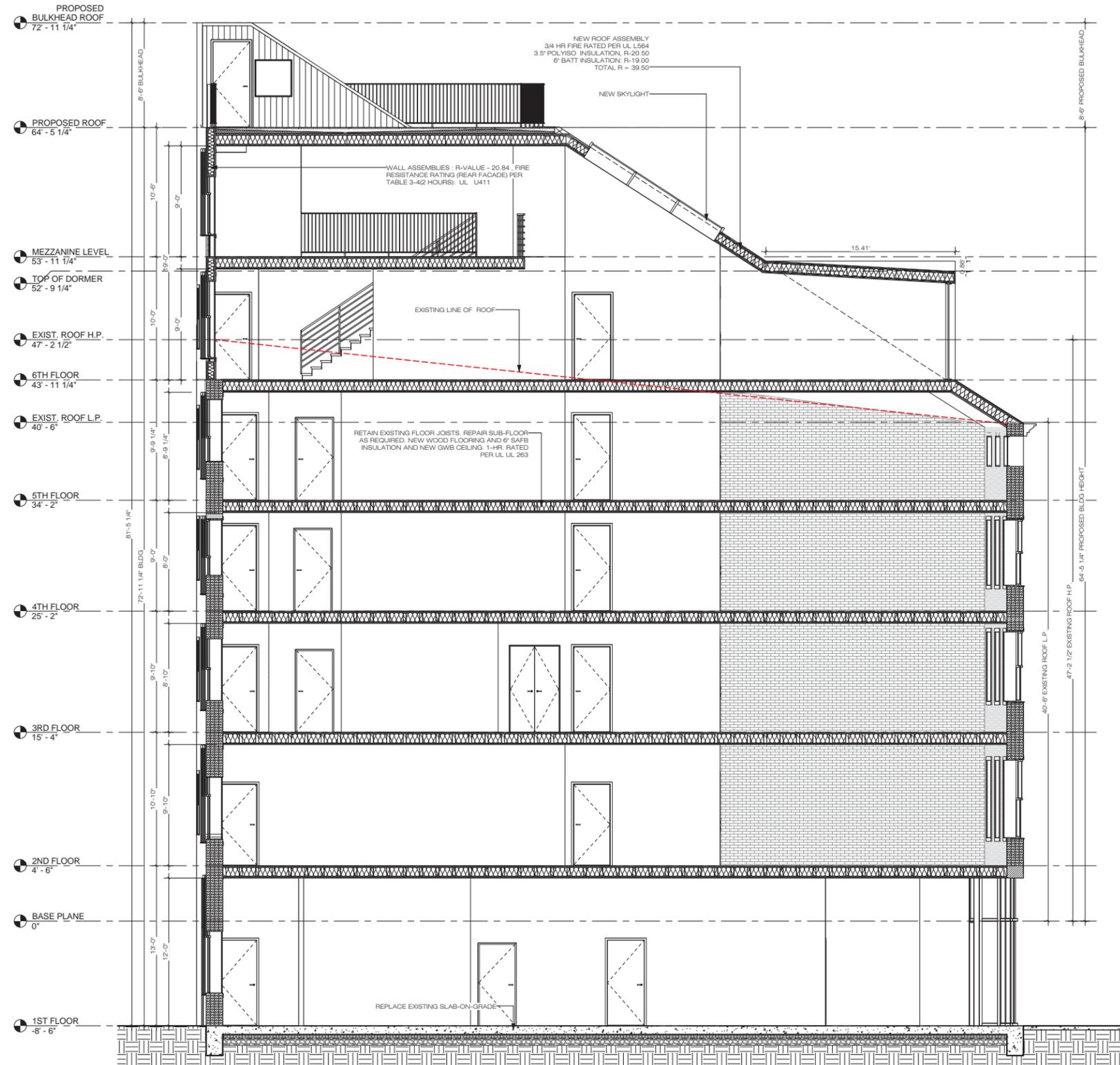


EXISTING CORNICE  
TO REMAIN

EXISTING WINDOWS TO  
BE REPLACED  
EXISTING PARTITIONS  
TO BE REMOVED  
EXISTING ENTRY ROLLER  
GATE TO BE REMOVED

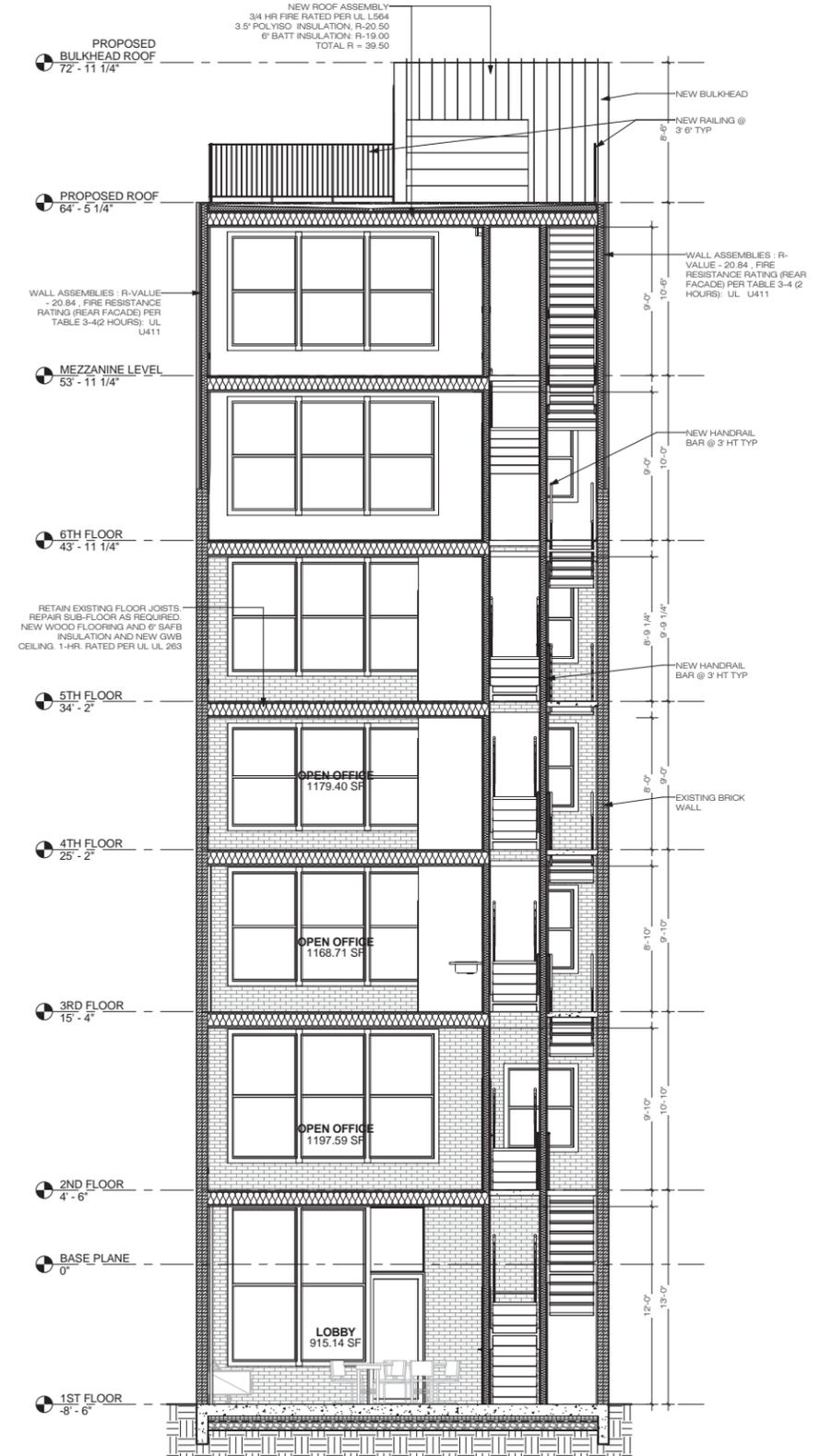
EXISTING BUILDING SECTION  
SCALE : NTS

# EXISTING BUILDING SECTION



LONGITUDINAL SECTION

SCALE : 3/32" = 1'-0"



CROSS SECTION

SCALE : 3/32" = 1'-0"

PROPOSED LONGITUDINAL SECTION & CROSS SECTION



EXISTING STEEL LINTEL, ROSETTES, AND CAST IRON COLUMN TO REMAIN AND BE REPAIRED AS REQD.

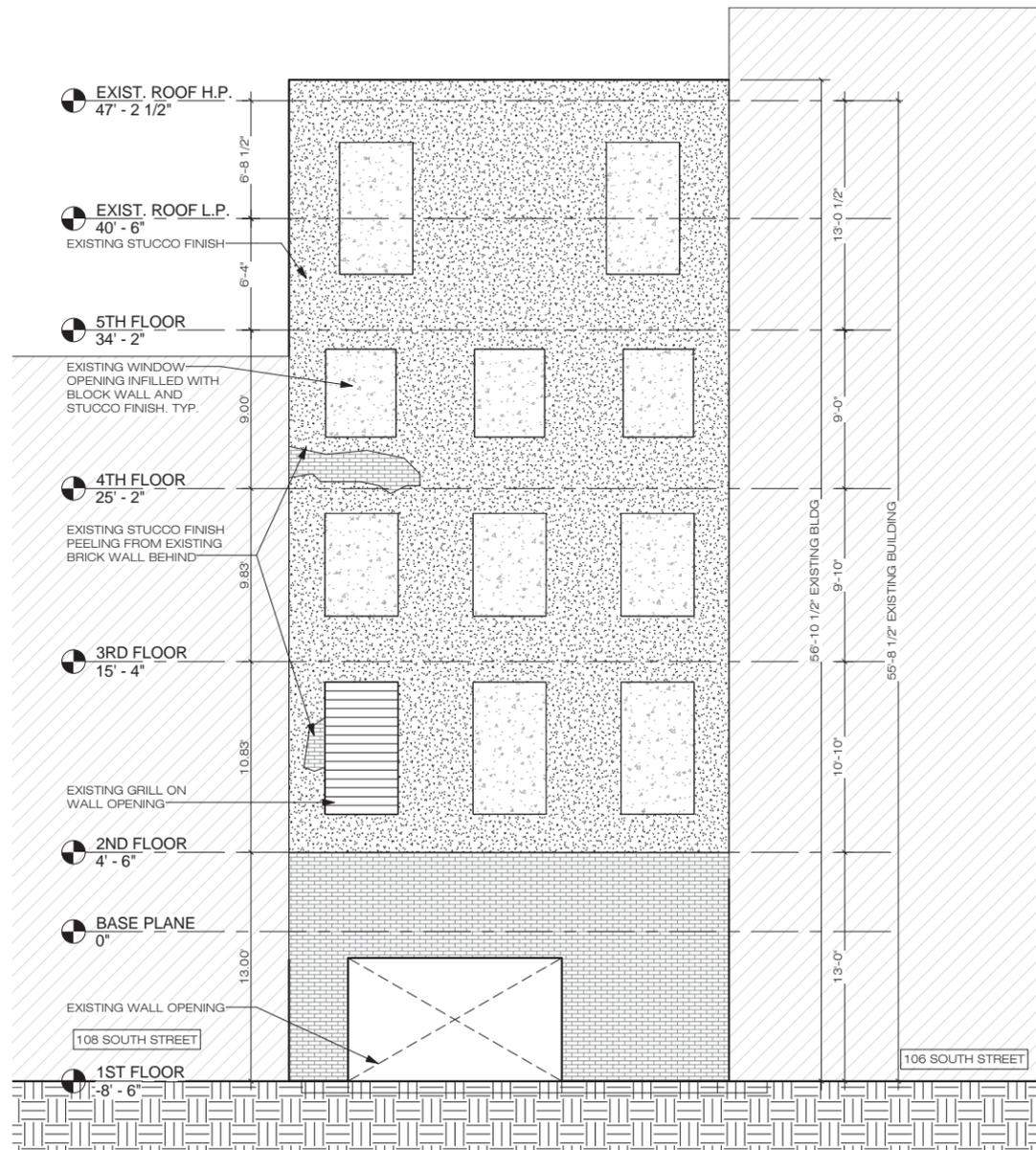


EXISTING FRONT ELEVATION  
SCALE : NTS

FRONT ELEVATION



PROPOSED FRONT ELEVATION  
SCALE : NTS



EXISTING REAR ELEVATION  
SCALE : 3/32" = 1'-0"

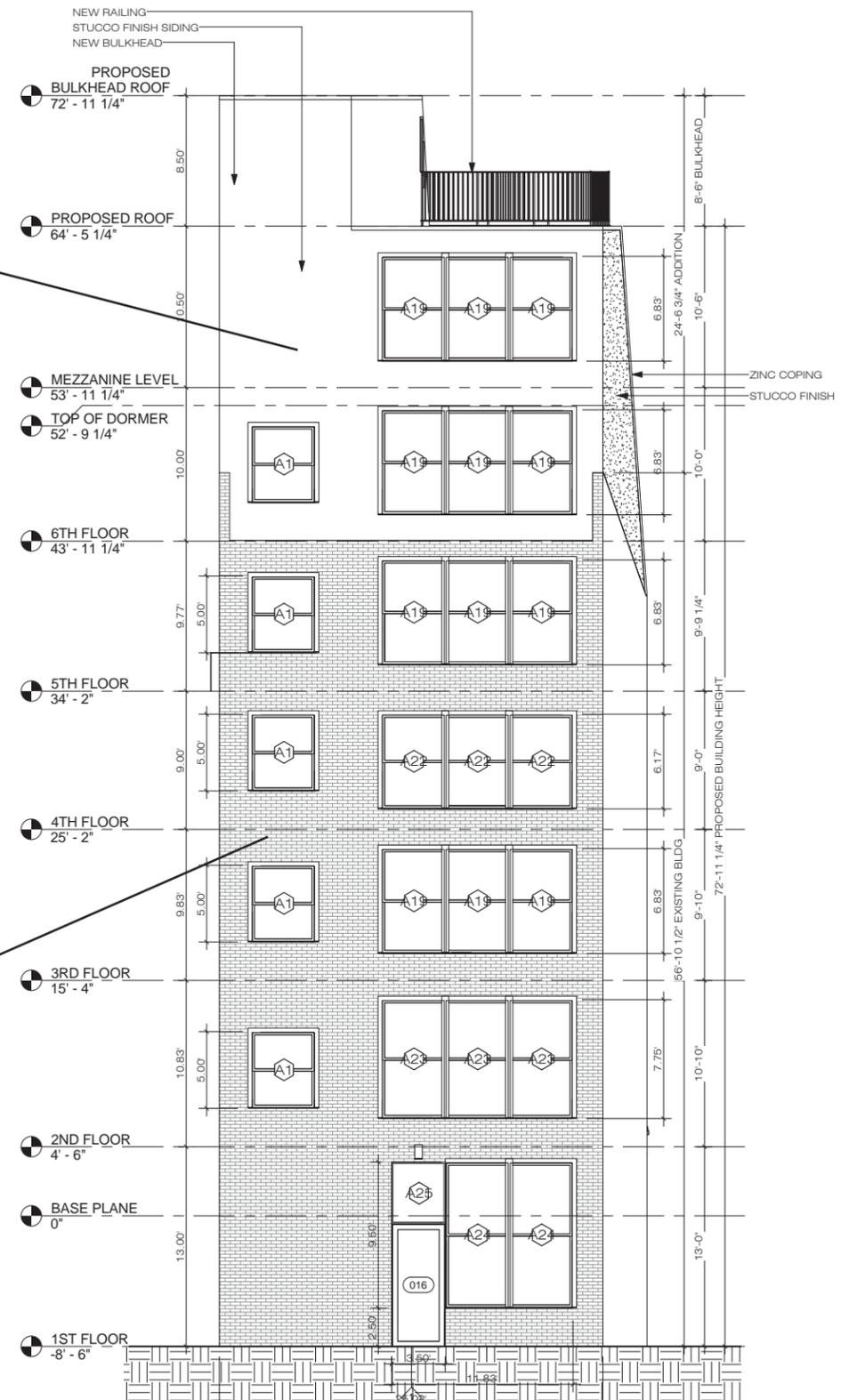


Stucco color to be Benjamin Moore Deep Space 2125-20



Existing brick to be exposed and repointed; color to match existing

PROPOSED FRONT AND REAR ELEVATION

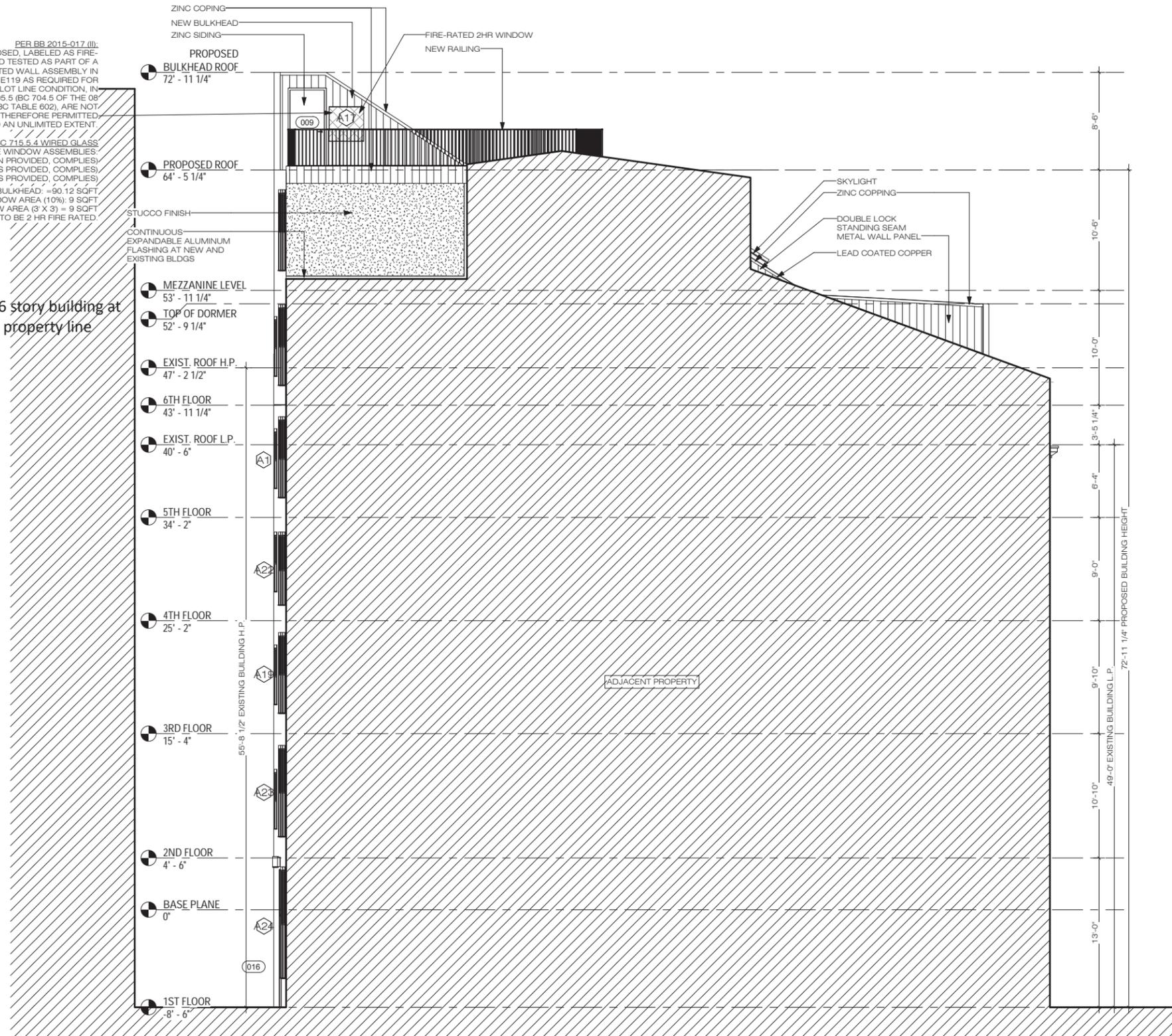


PROPOSED REAR ELEVATION  
SCALE : 3/32" = 1'-0"

PER BC 2015-017.0(II):  
GLAZED AREAS THAT ARE FIXED CLOSED, LABELED AS FIRE-RESISTANTERATED GLAZING AND TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E119 AS REQUIRED FOR EXTERIOR WALLS FOR A LOT LINE CONDITION, IN ACCORDANCE WITH SECTION BC 705.5 (BC 704.5 OF THE 08 CODE) (TYPICALLY ONE HOUR, PER BC TABLE 602), ARE NOT CONSIDERED "OPENINGS," AND ARE THEREFORE PERMITTED ASOF-RIGHT TO AN UNLIMITED EXTENT.

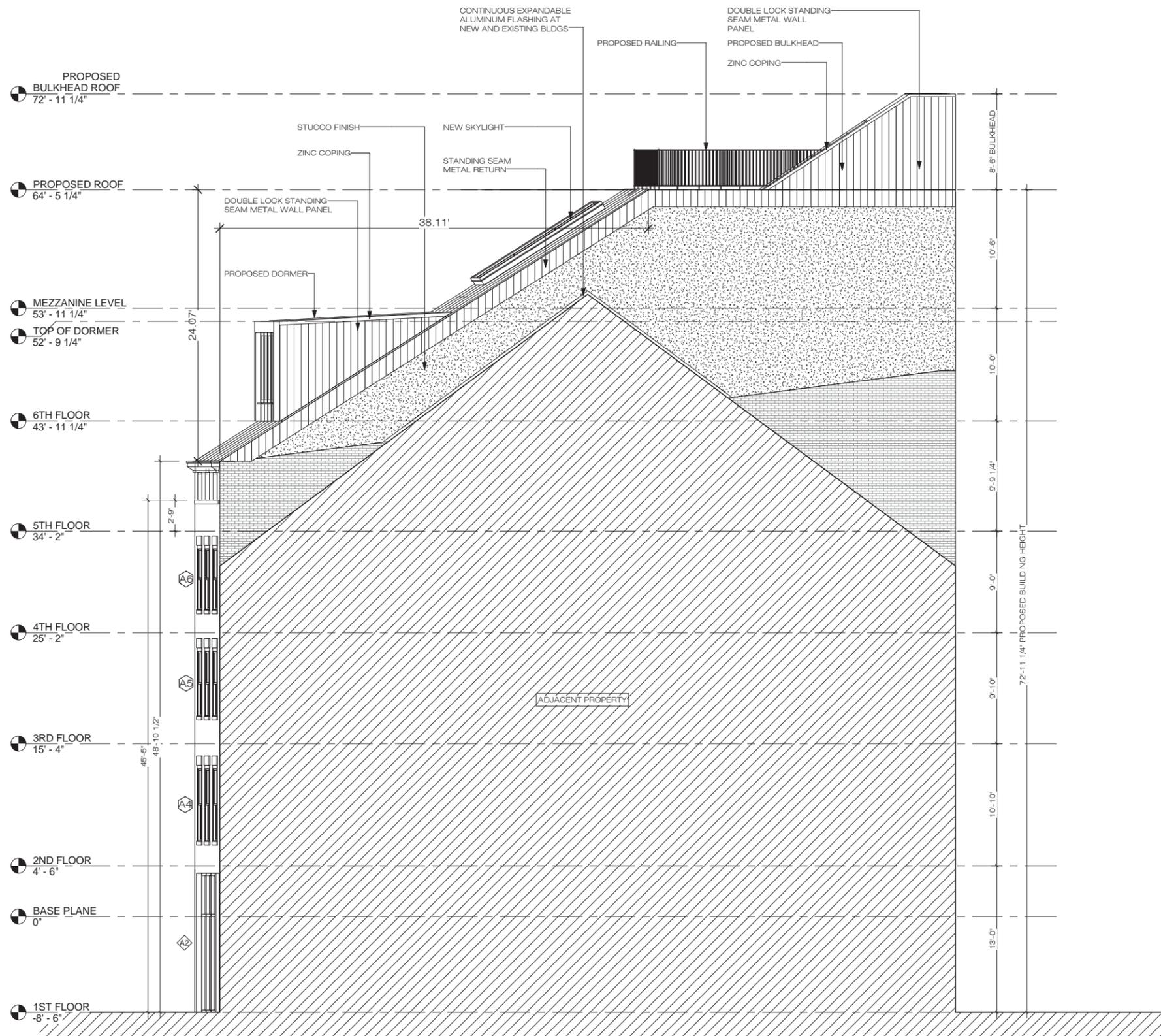
PER BC 715.5.4 WIRED GLASS  
FIRE WINDOW ASSEMBLIES:  
MAX AREA: 1,296 SQIN. (1296 SQIN PROVIDED, COMPLIES)  
MAX HEIGHT: 54 INCHES (36 INCHES PROVIDED, COMPLIES)  
MAX WIDTH: 54 INCHES (36 INCHES PROVIDED, COMPLIES)  
WALL AREA AT BULKHEAD = 90.12 SQFT  
ALLOWABLE LOT LINE WINDOW AREA (10%): 9 SQFT  
ACTUAL LOT LINE WINDOW AREA (3' X 3') = 9 SQFT  
LOT LINE WINDOWS TO BE 2 HR FIRE RATED.

Existing 6 story building at rear property line



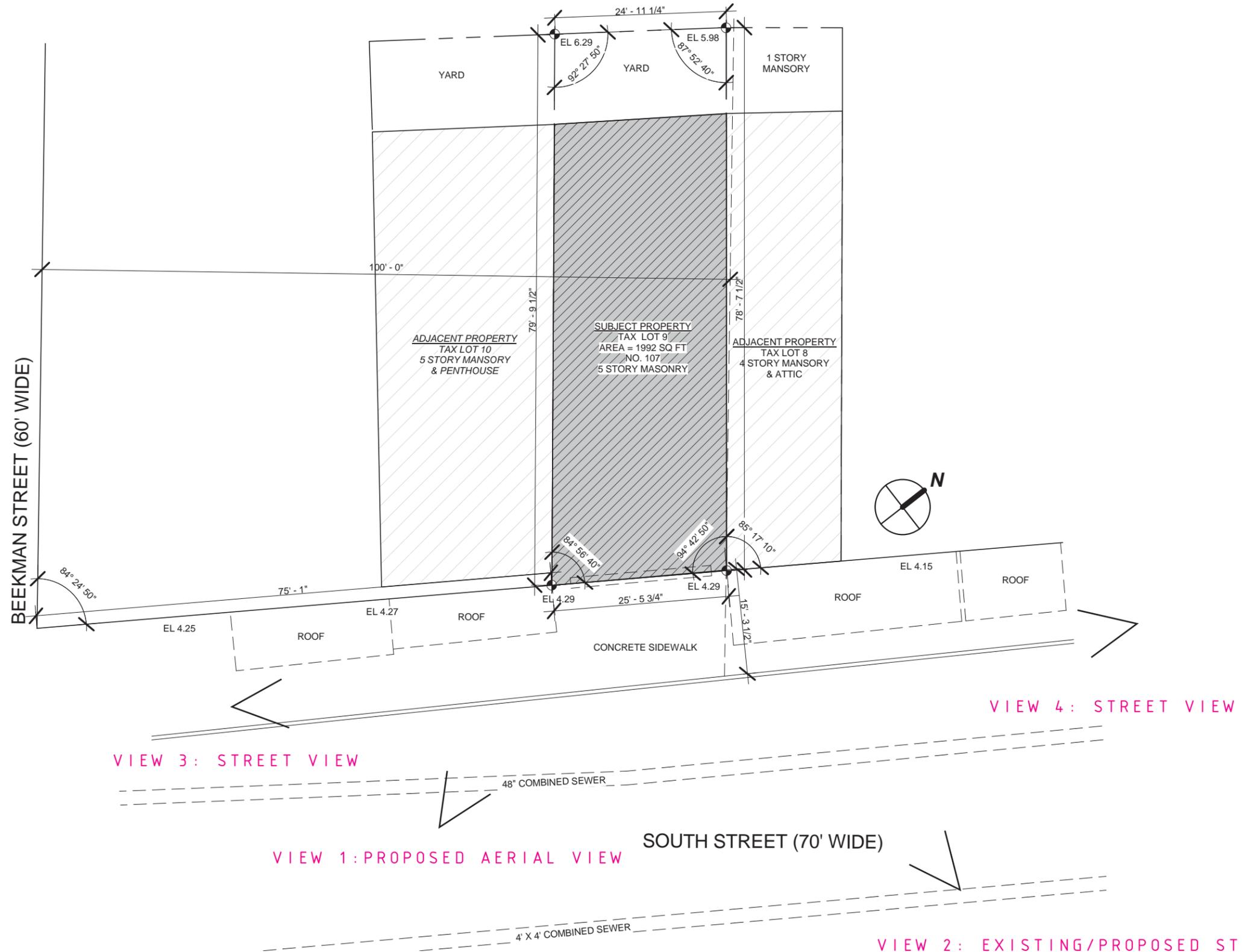
SOUTHWEST ELEVATION  
SCALE : 3/32" = 1'-0"

PROPOSED SOUTHWEST ELEVATION



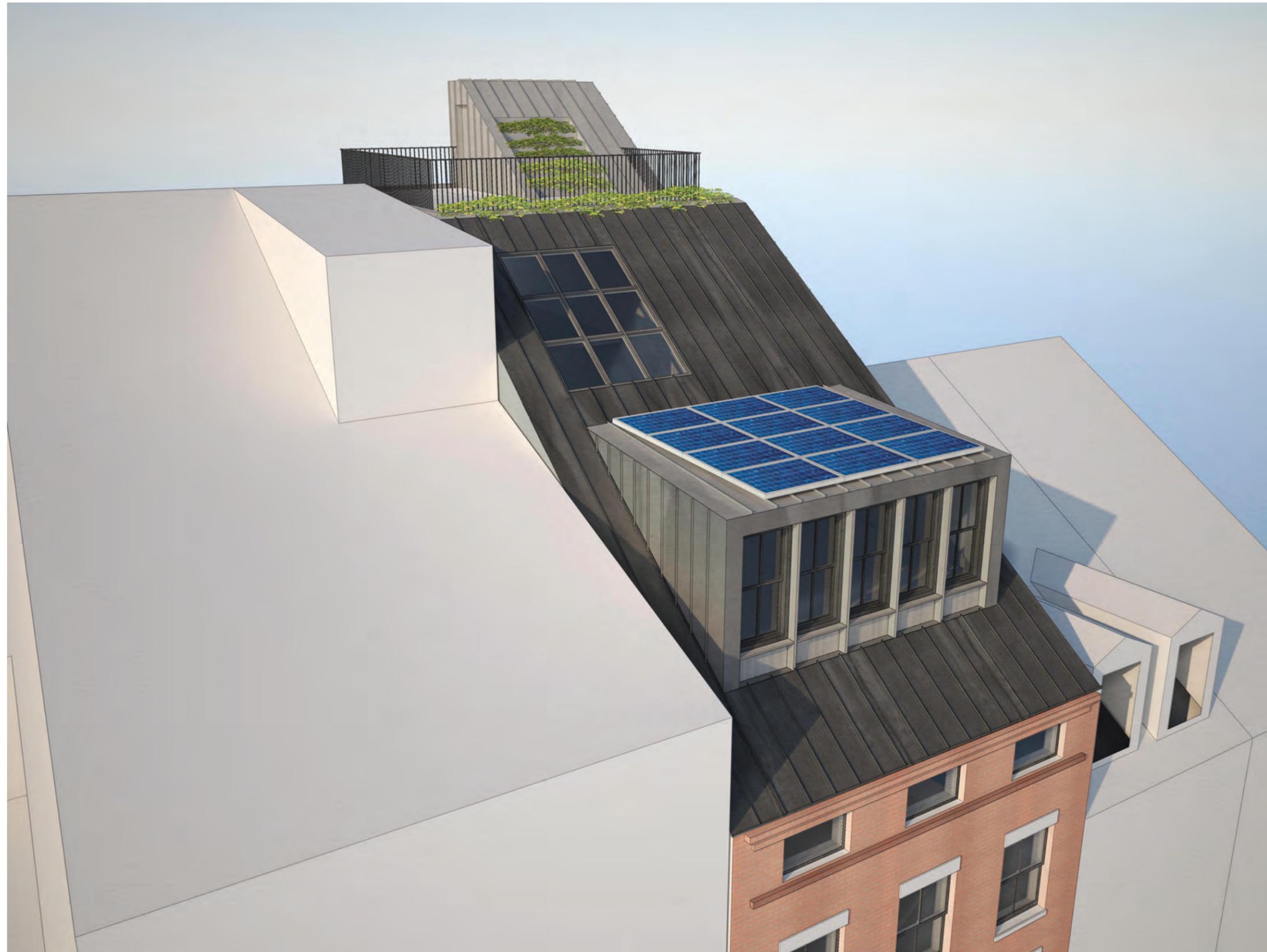
NORTHEAST ELEVATION  
 SCALE : 3/32" = 1'-0"

PROPOSED NORTHEAST ELEVATION



PROPOSED SITE PLAN  
SCALE : 3/32" = 1'-0"

# PROPOSED SITE PLAN



VIEW 1: RENDERED AERIAL VIEW



VIEW 2: EXISTING PHOTO STREET VIEW - Across the street



VIEW 2: PROPOSED RENDERED STREET VIEW - Across the street

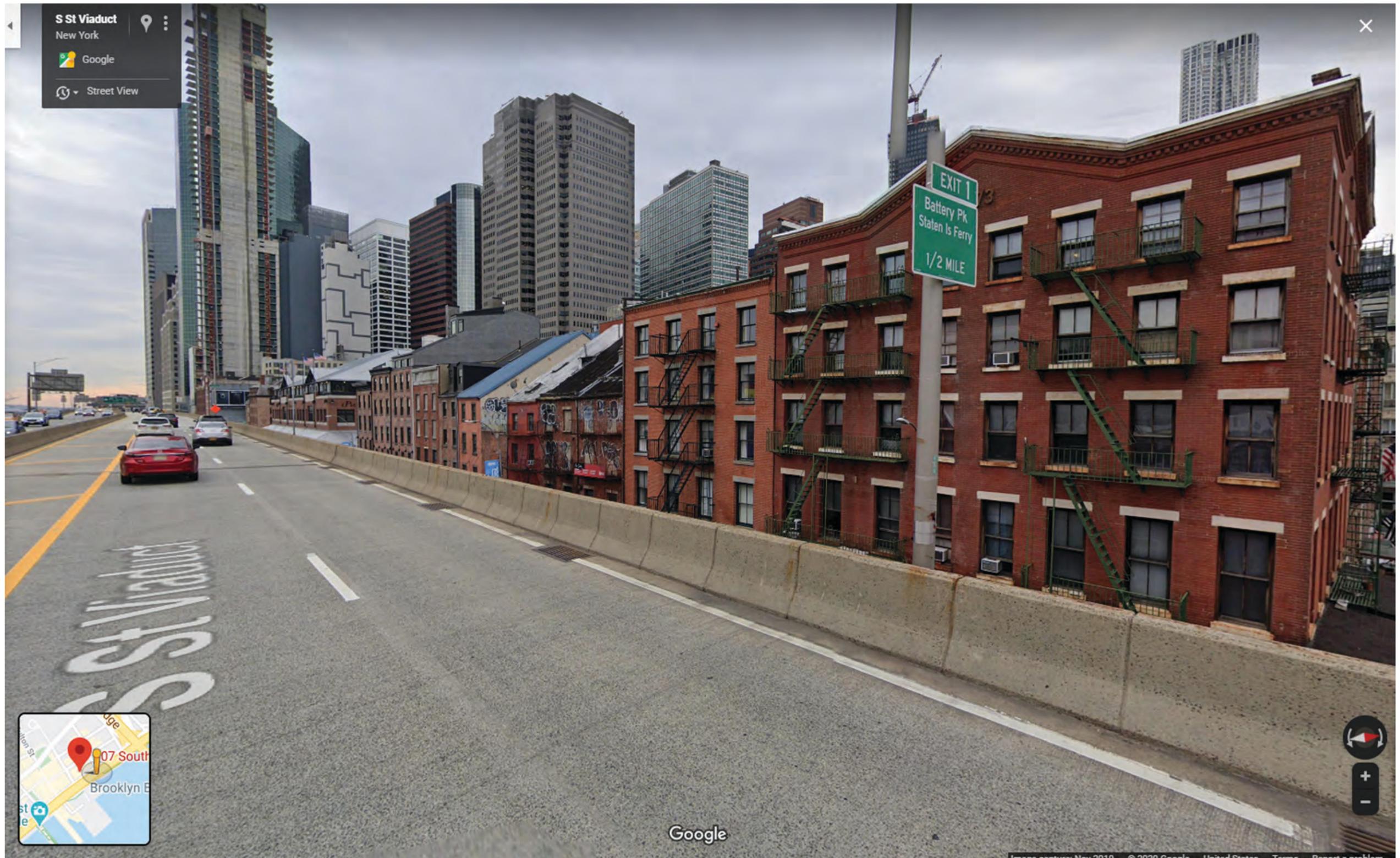




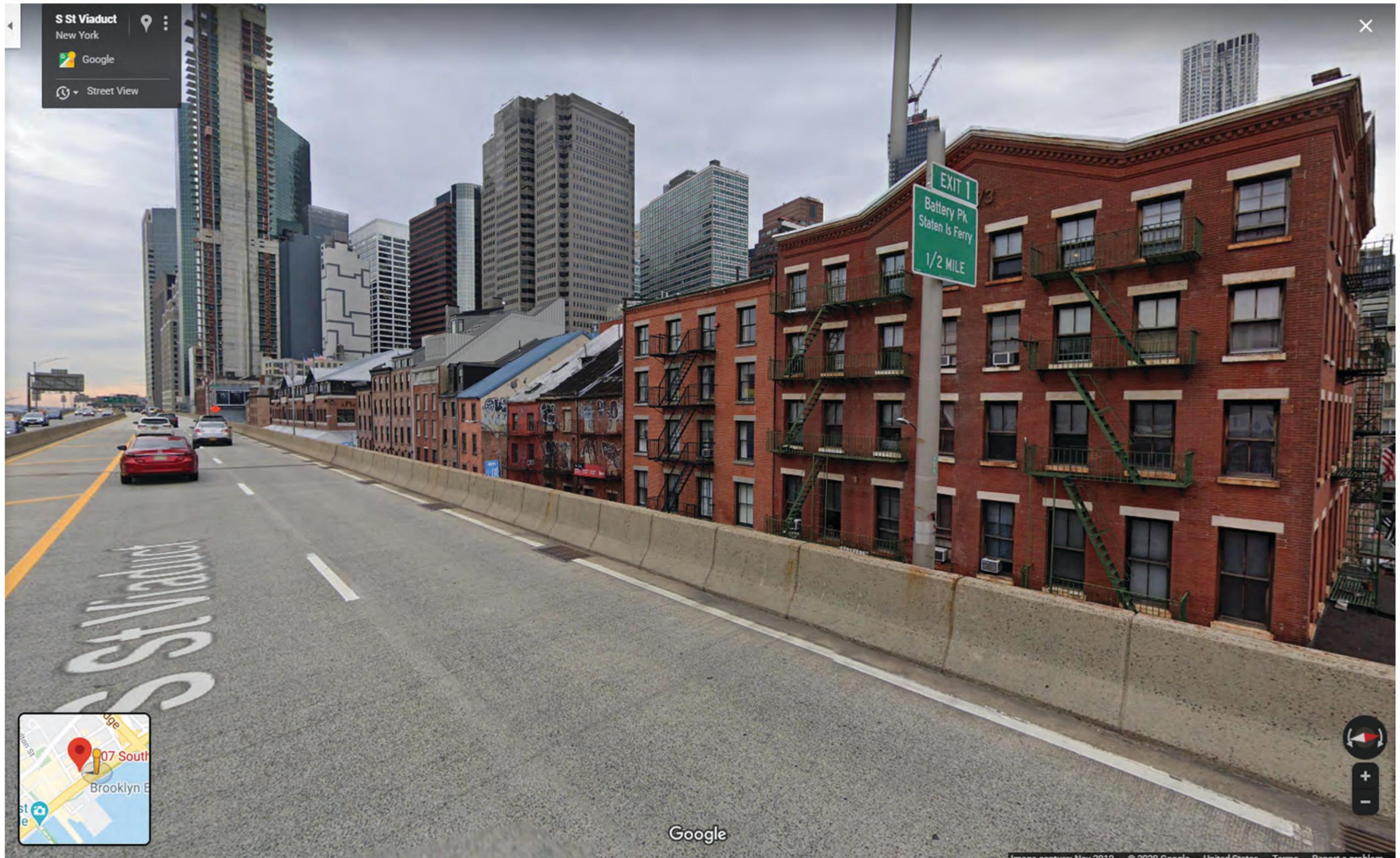
VIEW 3: RENDERED STREET VIEW - South Looking North



VIEW 4 : RENDERED STREET VIEW - North Looking South



VIEW 6: VIEW FROM FDR - EXISTING



VIEW 6: VIEW FROM FDR - PROPOSED ADDITION



VIEW 7: VIEW FROM BROOKLYN BRIDGE



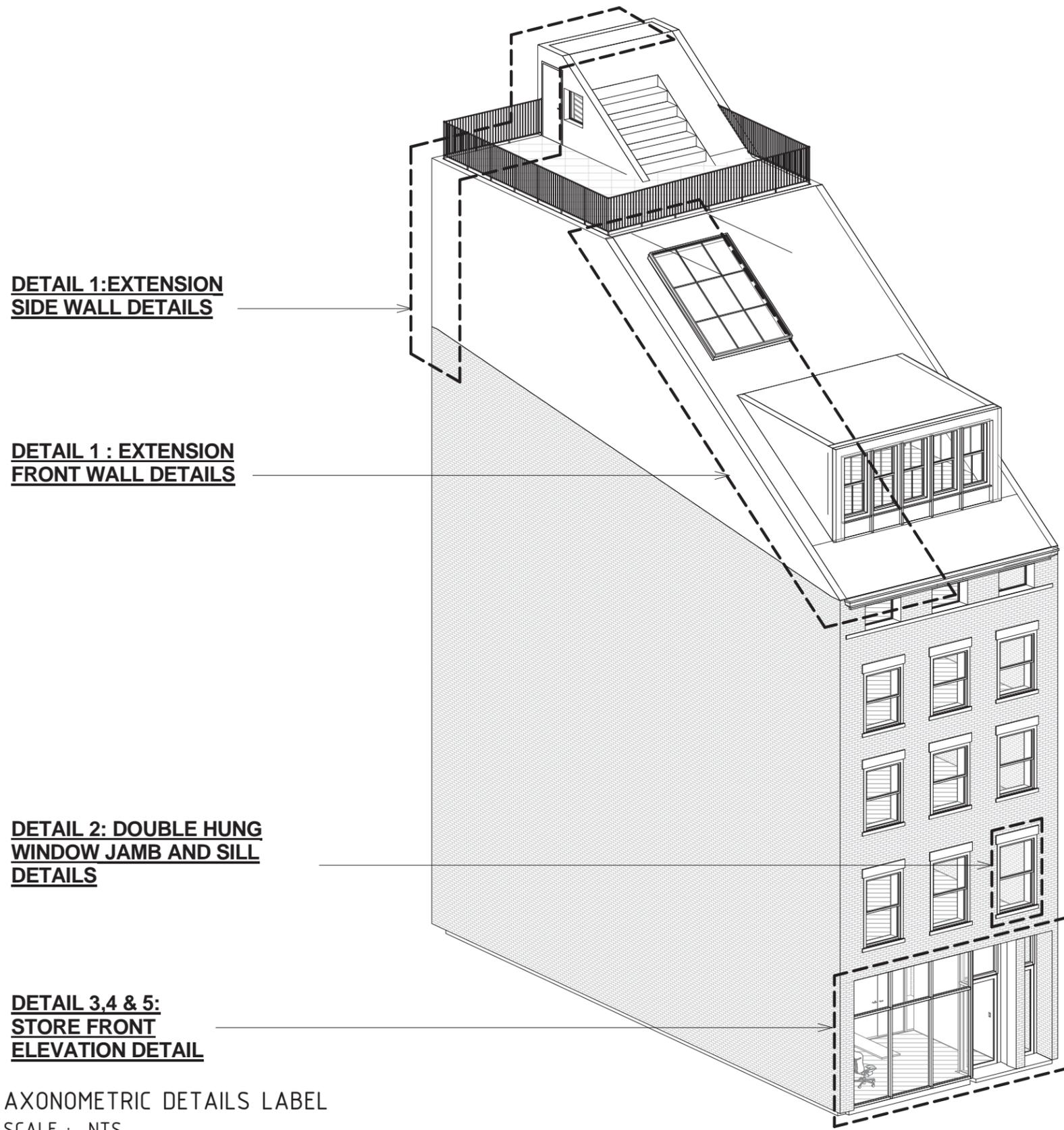
VIEW 7: VIEW FROM BROOKLYN BRIDGE





VIEW 5: STORE FRONT

Part 3 - Detailing &  
Materiality



**DETAIL 1: EXTENSION**  
**SIDE WALL DETAILS**

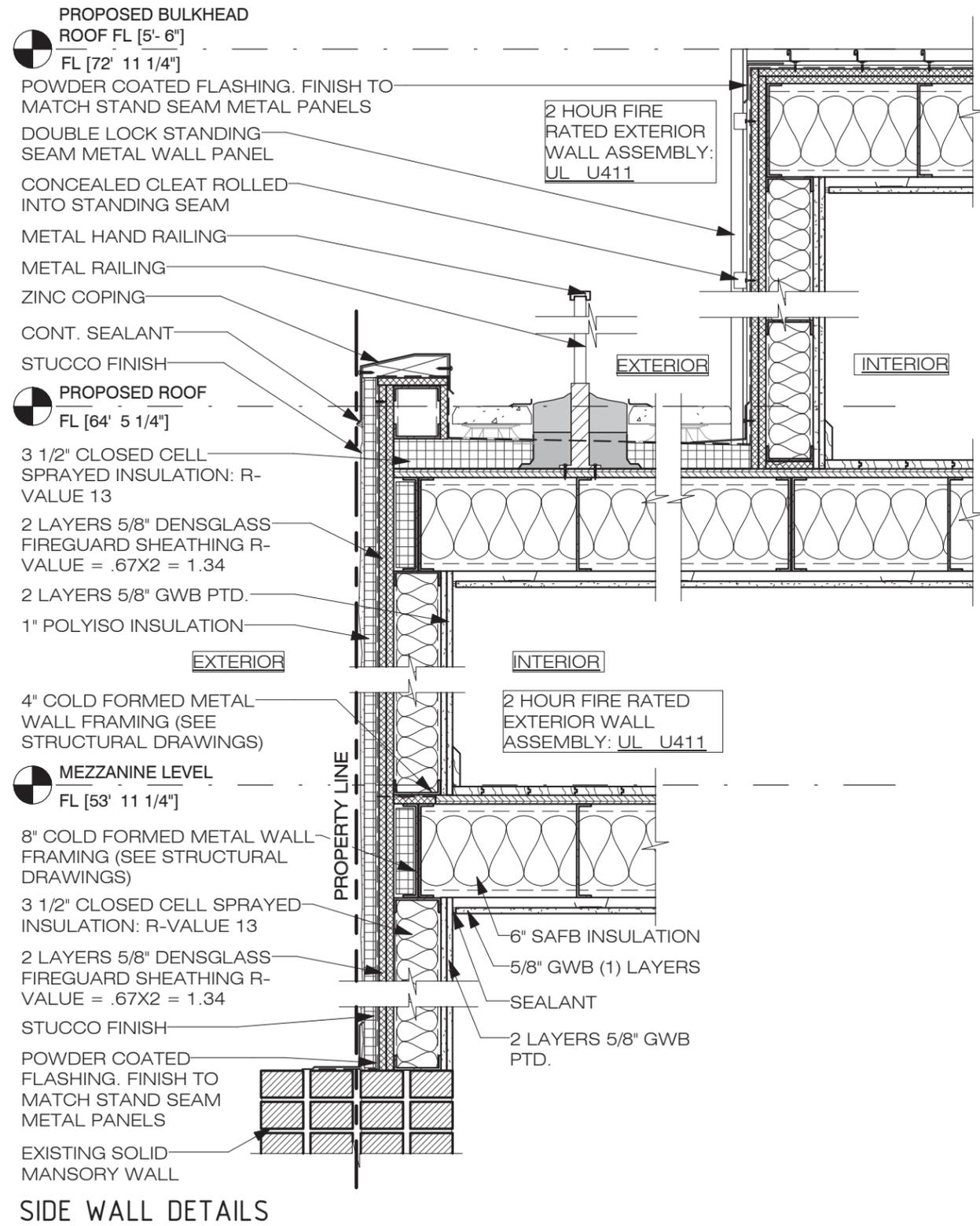
**DETAIL 1 : EXTENSION**  
**FRONT WALL DETAILS**

**DETAIL 2: DOUBLE HUNG**  
**WINDOW JAMB AND SILL**  
**DETAILS**

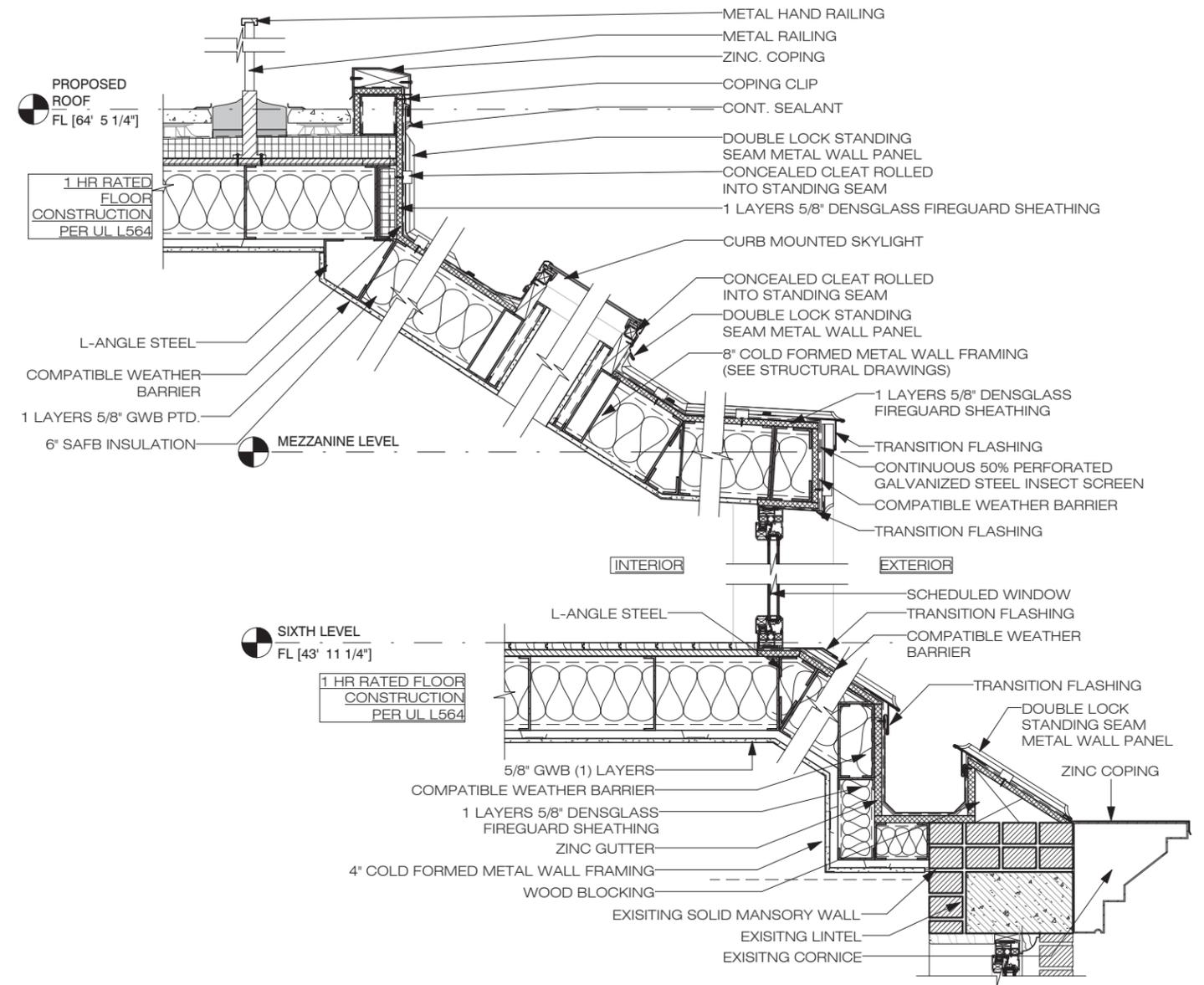
**DETAIL 3,4 & 5:**  
**STORE FRONT**  
**ELEVATION DETAIL**

AXONOMETRIC DETAILS LABEL  
SCALE : NTS

AXONOMETRIC DETAILS LABEL



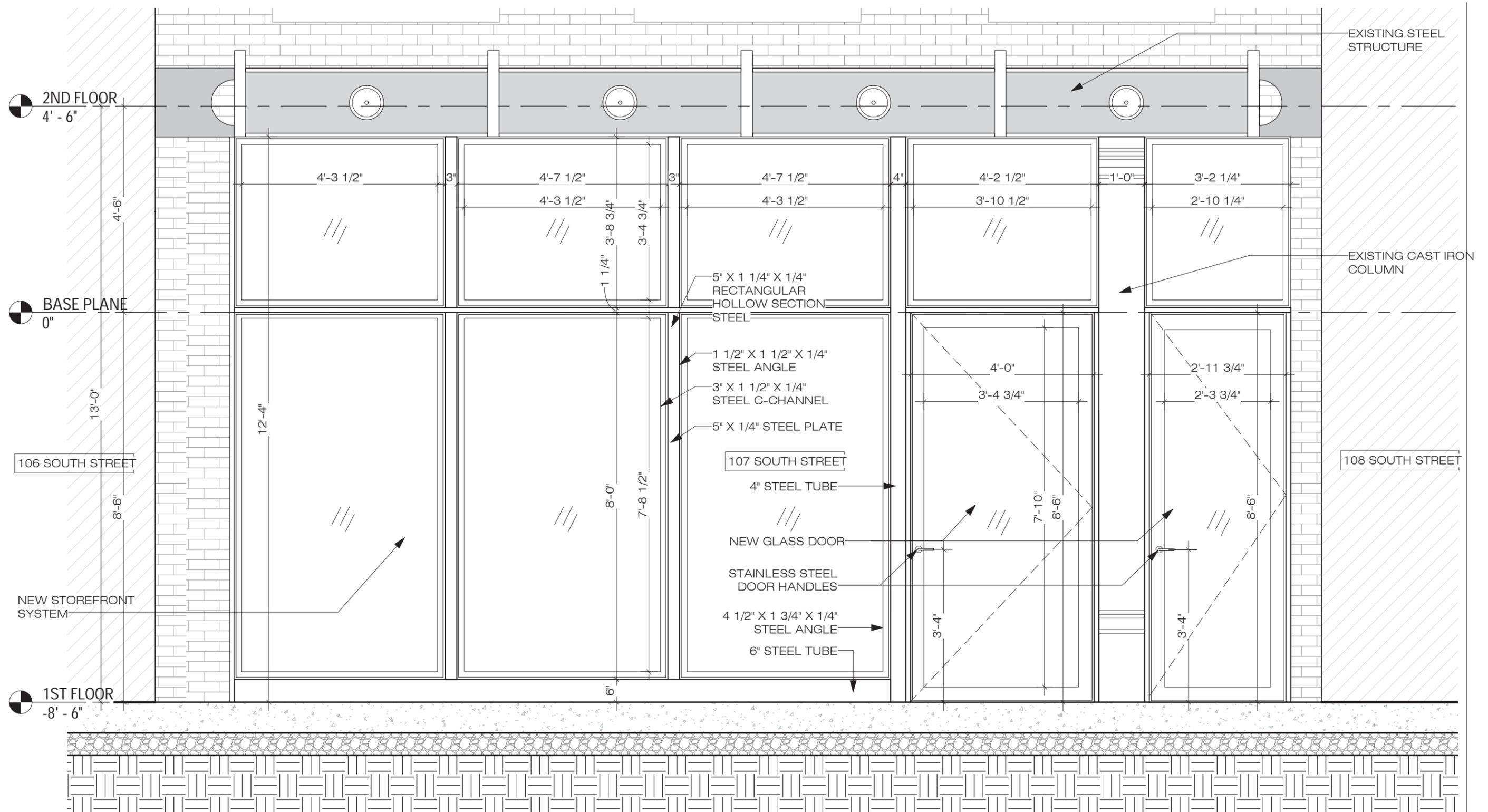
SIDE WALL DETAILS



FRONT WALL DETAILS

DETAIL 1: EXTENSION SIDE WALL DETAILS

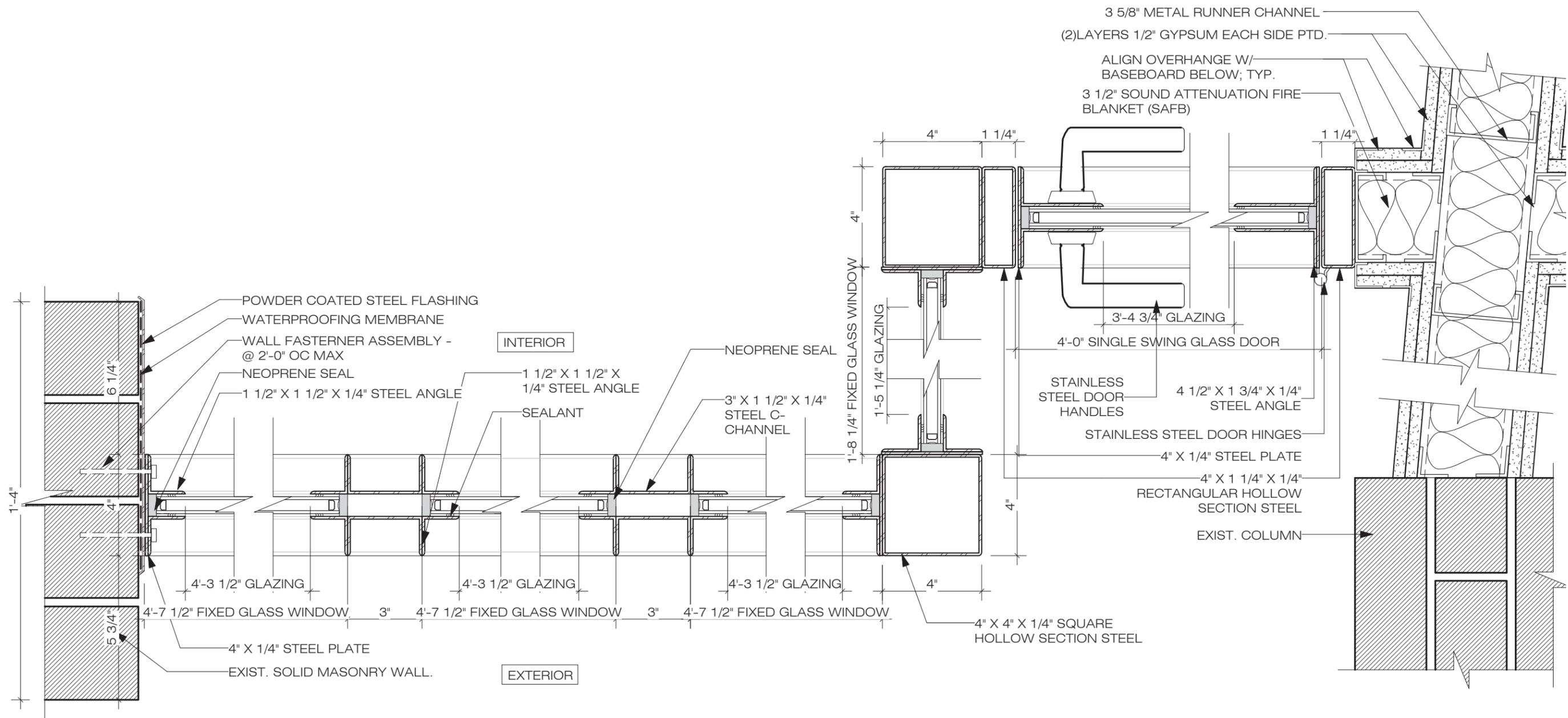




STORE FRONT ELEVATION DETAIL

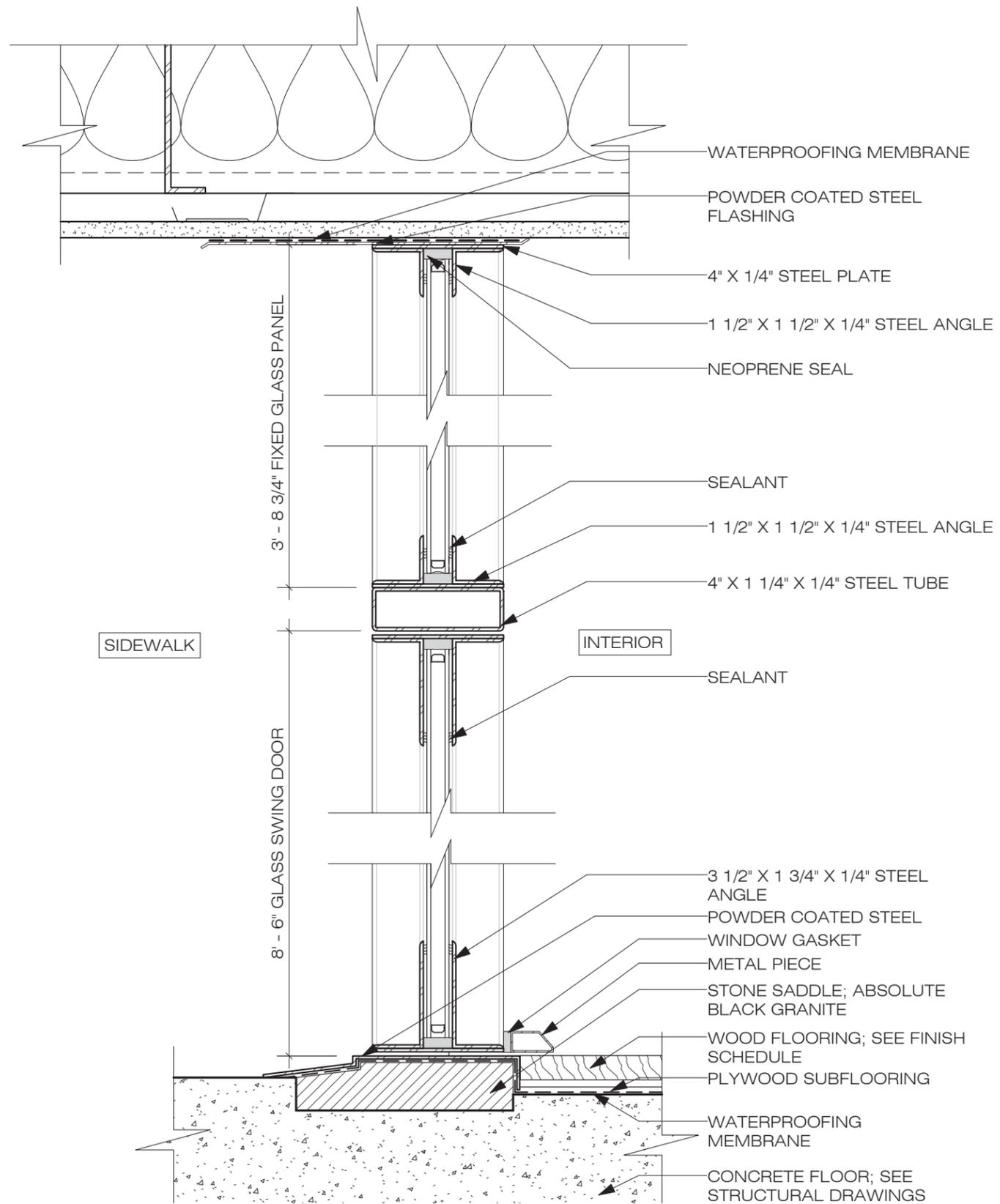
SCALE : 1/2" = 1'-0"

DETAIL 3: STORE FRONT ELEVATION DETAIL

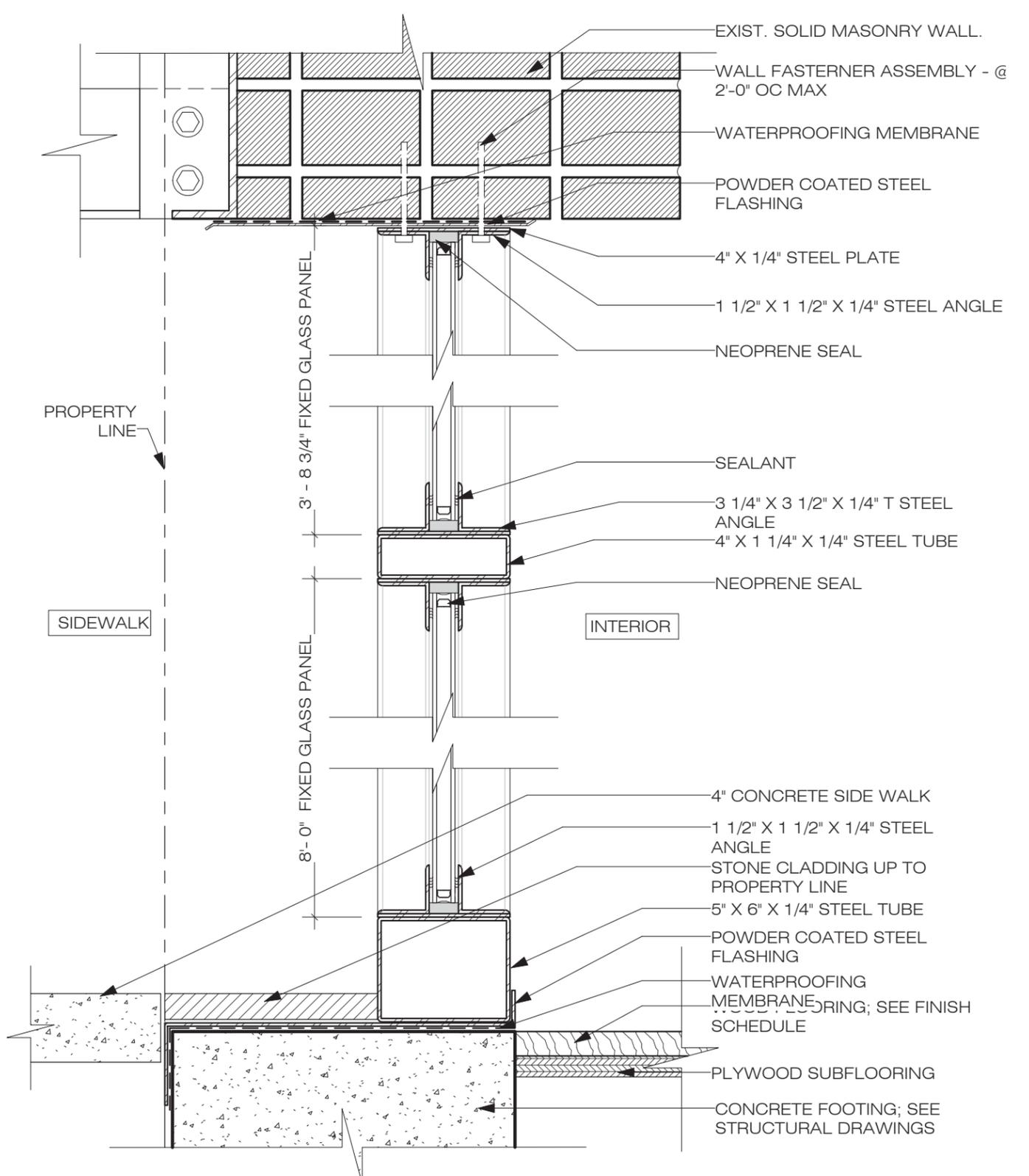


STORE FRONT JAMB DETAIL 1

SCALE : 3" = 1'-0"



STORE FRONT SILL DETAIL 1  
SCALE : 3" = 1'-0"



STORE FRONT SILL DETAIL 2  
SCALE : 3" = 1'-0"

DETAIL 5: STORE FRONT SILL DETAILS



BENJAMIN MOORE  
DEEP SPACE 2125-20  
(STUCCO)



VMZINC - DOUBLE STANDING  
BEAM - QUARTZ-ZINC



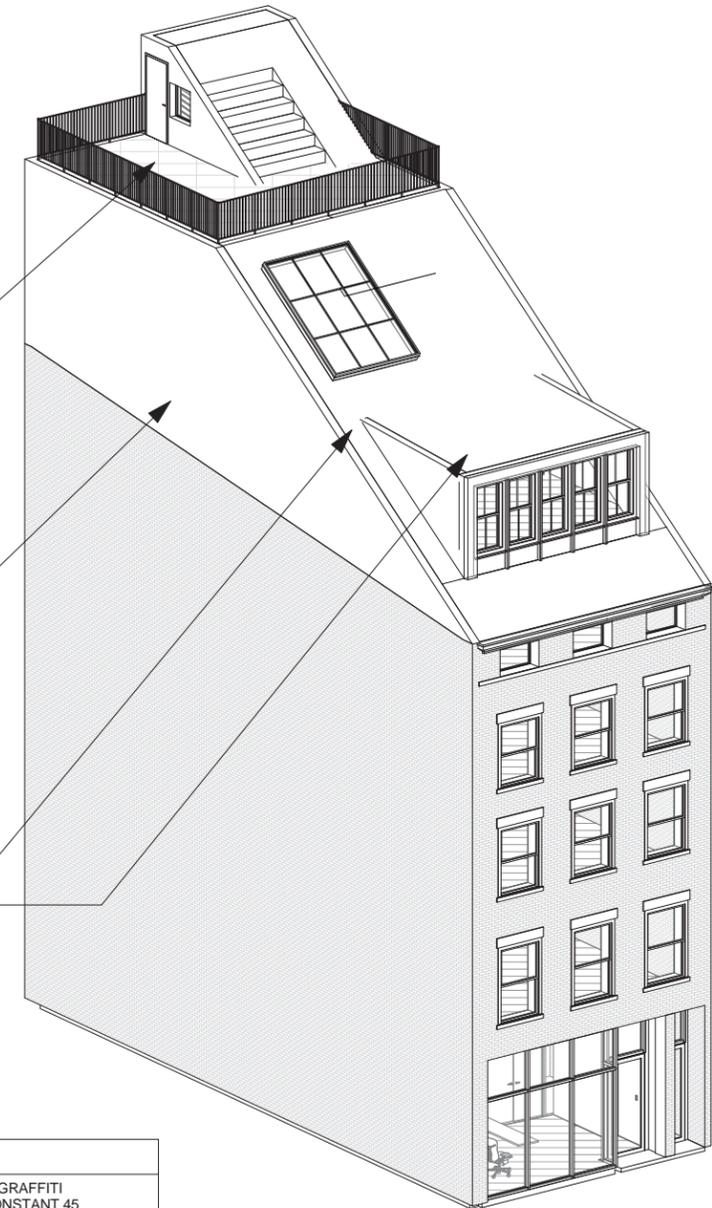
Pedestal Paver System



Stucco finish



Double lock standing  
seam



MATERIAL	RESTORATION NOTES ON SCOPE & PROCESS
FIRED CLAY AND CERAMIC UNIT MASONRY (BRICK)	<p>EXISTING PAINT TO BE REMOVED THROUGH PROCESS OF APPLYING "READY STRIP GRAFFITI REMOVER" TO FACADE. LETTING SIT FOR 30 TO 60 MINUTES, POWER WASHING WITH WATER AND NOT TO EXCEED 500 PSI TO REMOVE GRAFFITI REMOVER, RINSING WITH WATER. EXISTING PAINT NEED ONLY BE REMOVED TO DEGREE SUITABLE FOR APPLICATION OF NEW COAT OF PAINT. PAINT REMOVAL ONLY TO OCCUR WHEN EXTERIOR TEMPERATURE REMAINS AT A CONSTANT 45 DEGREES OR ABOVE FOR A PERIOD OF AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK.</p> <p>LIMITED BRICK REPOINTING: LOOSE MORTAR TO BE REMOVED BY HAND; NO MECHANICAL OR POWER TOOLS TO BE USED IN REMOVAL OF MORTAR. IF MORE THAN SPOT REPOINTING IS REQUIRED, CONTRACTOR TO NOTIFY ARCHITECT AND LANDMARKS PRESERVATION COMMISSION.</p> <p>SOFT MORTAR MIX RECIPE FOR PATCHING SHALL BE PER LPC ROWHOUSE MANUAL: 1 PART WHITE PORTLAND CEMENT, 2 1/2 PARTS LIME, 5-6 PARTS SAND</p> <p>PARTS ARE BY VOLUME. MIX DRY INGREDIENTS FIRST BEFORE ADDING POTABLE WATER.</p> <p>BRICK TO BE PAINTED: BEHR #S-H-160 SLY FOX FLAT. PAINTING ONLY TO OCCUR WHEN EXTERIOR TEMPERATURE REMAINS AT A CONSTANT 45 DEGREES OR ABOVE FOR A PERIOD OF AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK.</p>
CAST AND NATURAL STONE (ARCHITECTURAL FEATURES)	<p>LIMESTONE LINTELS, KEYSTONES AND SILLS TO HAVE EXISTING PAINT REMOVED THROUGH PROCESS OF APPLYING "READY STRIP GRAFFITI REMOVER" TO FACADE, LETTING SIT FOR 30 TO 60 MINUTES, POWER WASHING WITH WATER NOT TO EXCEED 500 PSI TO REMOVE GRAFFITI REMOVER, RINSING WITH WATER. DAMAGED ELEMENTS TO BE RESURFACED WHERE POSSIBLE BY CUTTING BACK SURFACE TO BE REPAIRED WITH TOOTHED CHISEL TO PROVIDE A ROUGH SURFACE AND MECHANICAL KEYING OF THE SURFACE. THE PREPARED SURFACE SHOULD BE WASHED FOLLOWED BY APPLICATION OF SLURRY COAT OF 1 PART WHITE PORTLAND CEMENT, 2 PARTS TYPE S LIME, SIX PARTS SAND, MIX WITH WATER; FOLLOWED BY SCRATCH COAT OF 1 PART WHITE PORTLAND CEMENT, 1 PART TYPE S LIME, SIX PARTS SAND, MIX WITH WATER; FOLLOWED BY FINISH COAT OF 1 PART WHITE PORTLAND CEMENT, 1 PART TYPE S LIME, 2-3 PARTS SAND, 3-4 PARTS CRUSHED STONE, MIX WITH WATER. LIMESTONE ELEMENTS BEYOND REPAIR TO BE REPLACED IN KIND.</p> <p>LINTELS, KEYSTONES AND SILLS TO BE PAINTED: BENJAMIN MOORE DEEP SPACE 2125-20. PAINTING ONLY TO OCCUR WHEN EXTERIOR TEMPERATURE REMAINS AT A CONSTANT 45 DEGREES OR ABOVE FOR A PERIOD OF AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK.</p>
WOOD (CORNICE)	<p>DAMAGED WOOD ELEMENTS TO BE CONSOLIDATED USING AN EPOXY WOOD CONSOLIDANT WHERE POSSIBLE. ELEMENTS WITH DAMAGE TOO EXTENSIVE FOR CONSOLIDATION TO BE REPLACED WITH NEW WOOD ELEMENTS TO MATCH EXISTING.</p> <p>WOOD ELEMENTS - NOT INCLUDING DOORS - TO BE PAINTED: BENJAMIN MOORE DEEP SPACE 2125-20</p>



WOOD DETAILING @ DORMER

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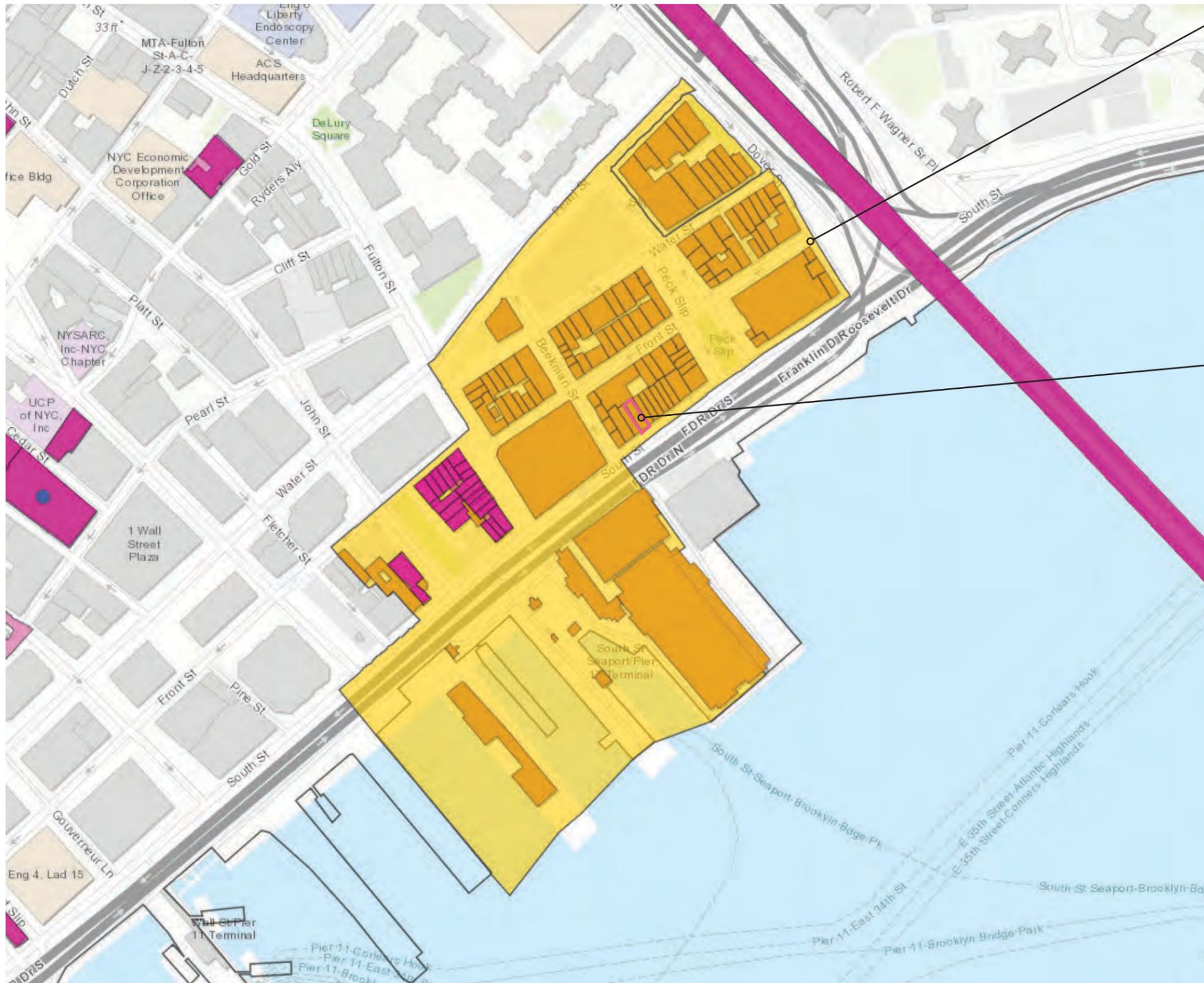
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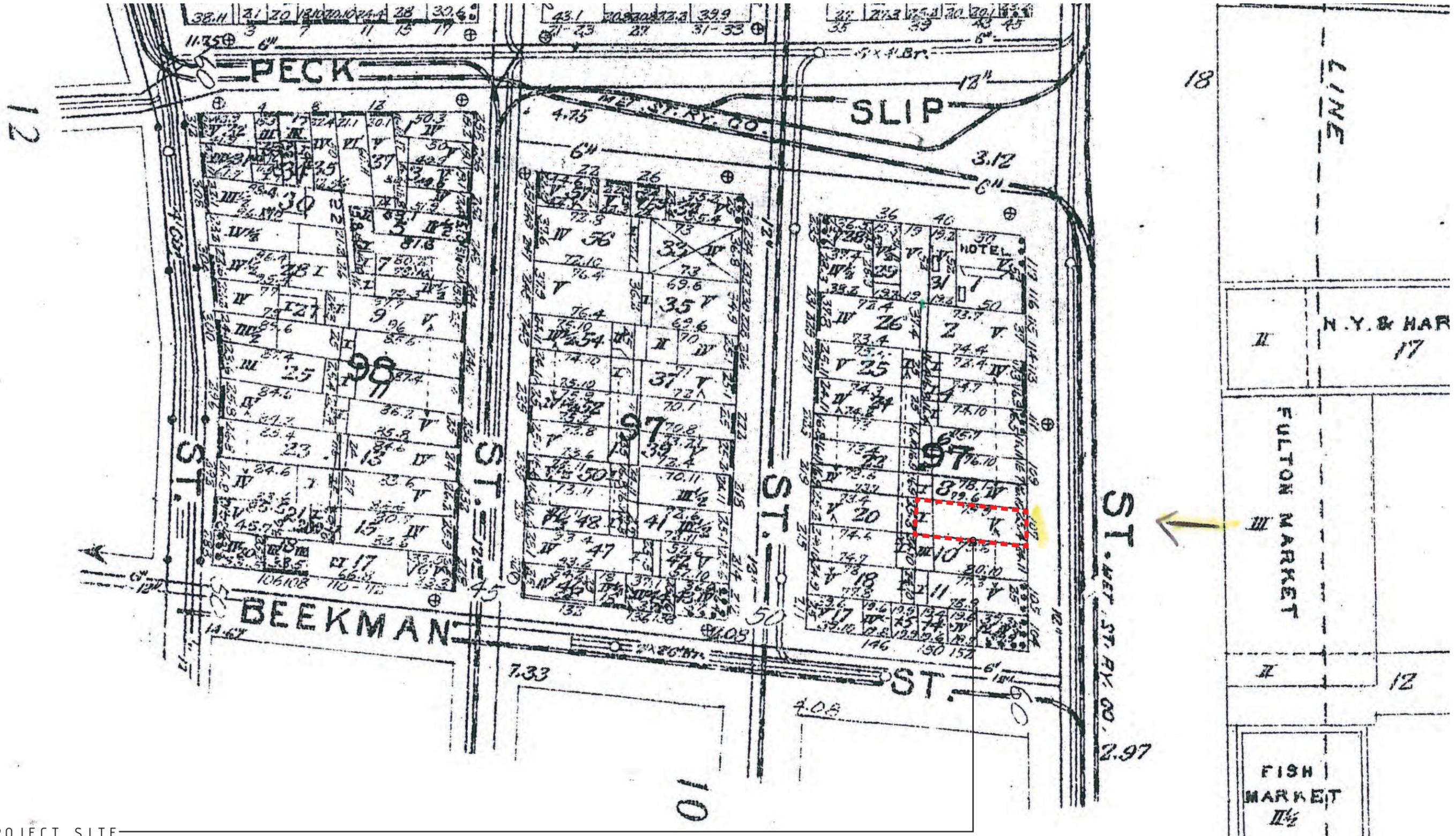
Part 4 - Appendix



South Street Seaport  
Historic District

Project Site

# South Street Seaport Historic District



PROJECT SITE

Sanborn Map



SITE LOCATION: Manhattan, Block 97



Front facade  
Year taken: 1975 - MUSEUM OF THE CITY OF NEW YORK



Front facade  
Year taken: 1999 - NYPL DIGITAL COLLECTIONS ARCHIVE



Rear facade  
Year taken: 2020

# CURRENT PHOTO OF PROJECT SITE









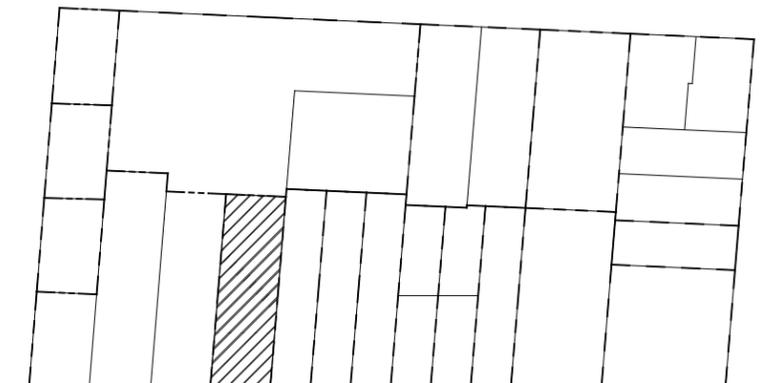




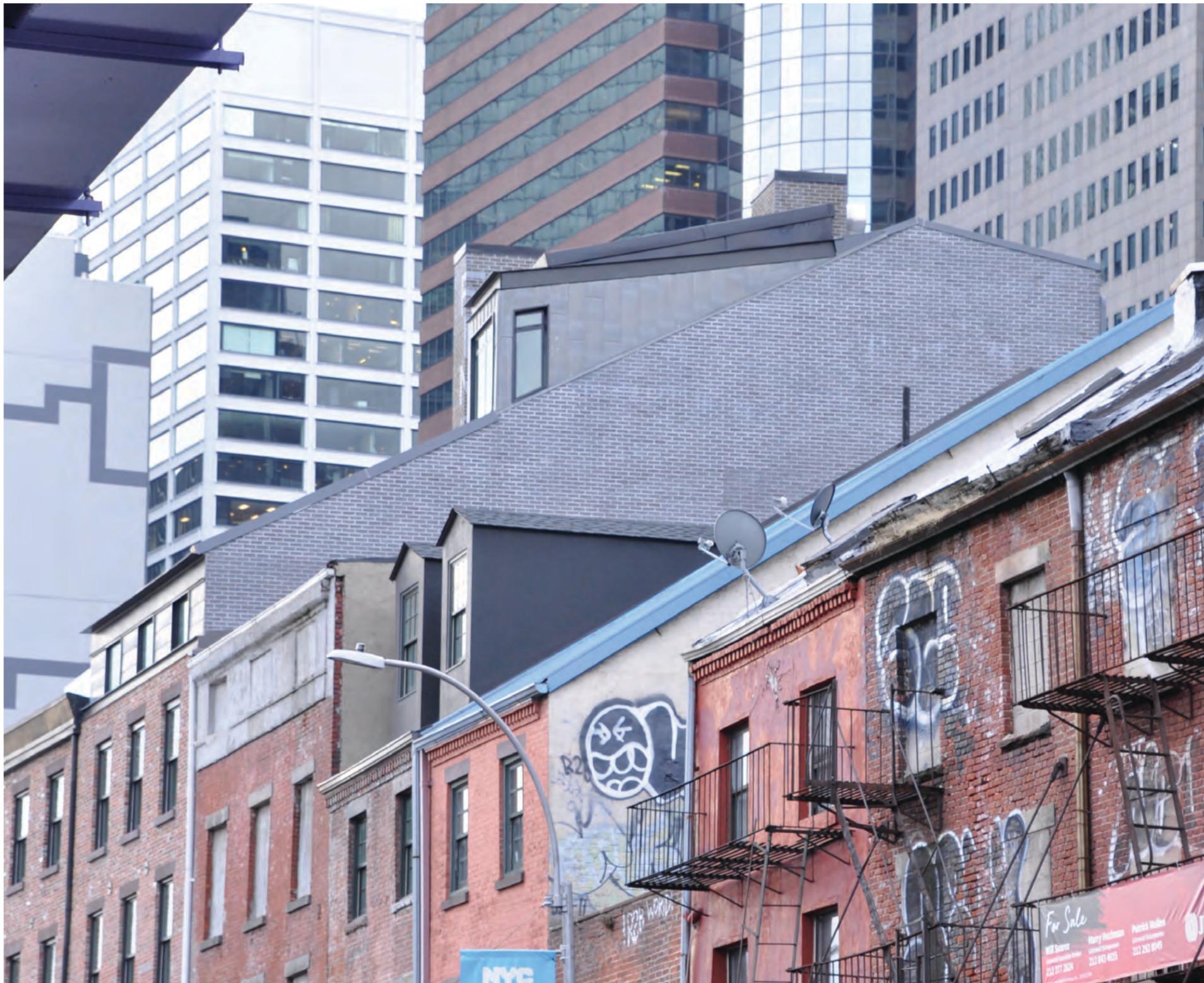
VIEW 2: Corner of Beekman St. and South St.



156 Beekman Street before vertical extensions.



South St

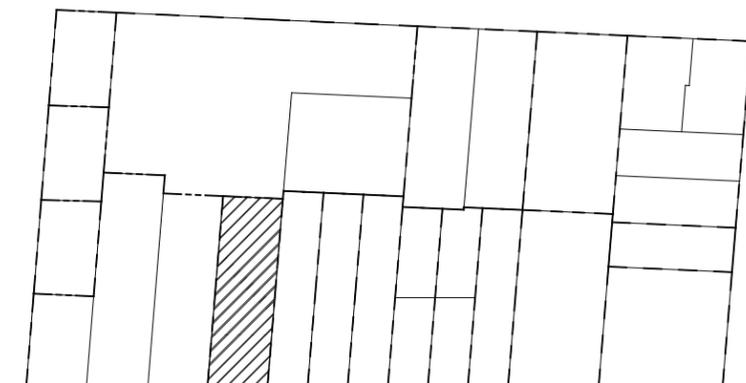


Contemporary expansions within the district, when prominently visible, tend to feature neutral tones, peaked roofs, and dormers.



South St

VERTICAL EXTENSION CONTEXT: 156 BEEKMAN STREET (2019)



South St

VERTICAL EXTENSION CONTEXT: 156 BEEKMAN STREET (2019)



Existing cast iron columns projects slightly beyond the facade of the building, allowing for recessed entry doors to be further expressed as an entry space.

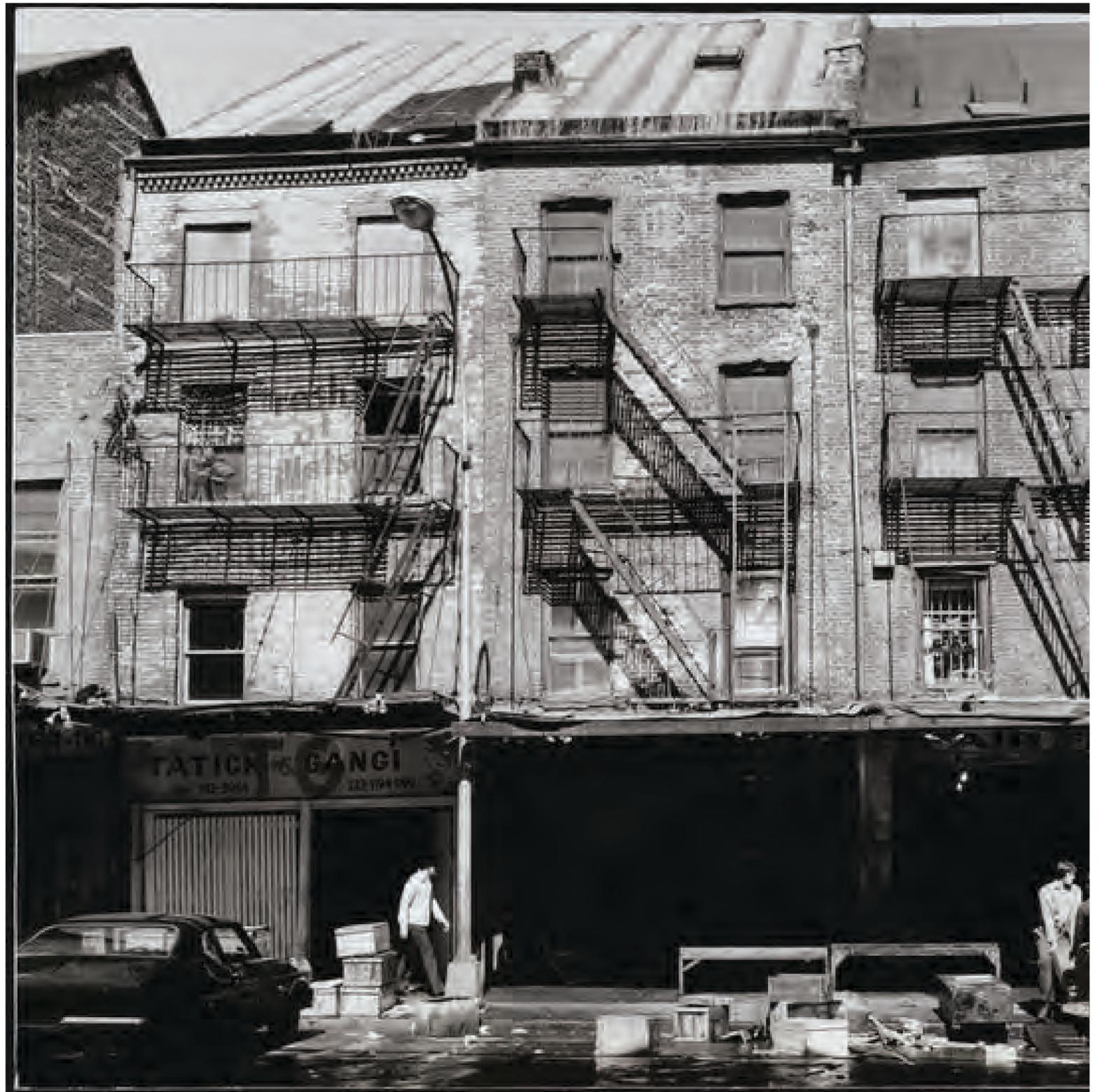


South St

STOREFRONTS AND AWNINGS CONTEXT: 156 BEEKMAN STREET



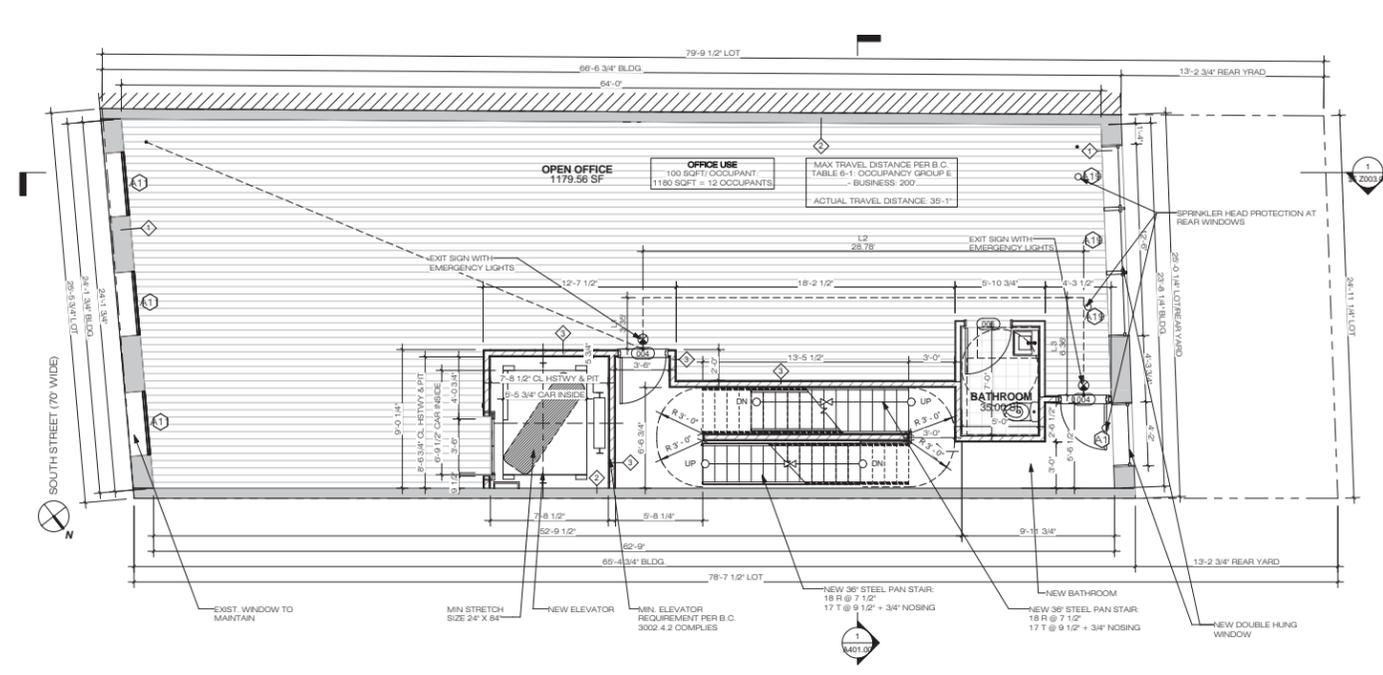
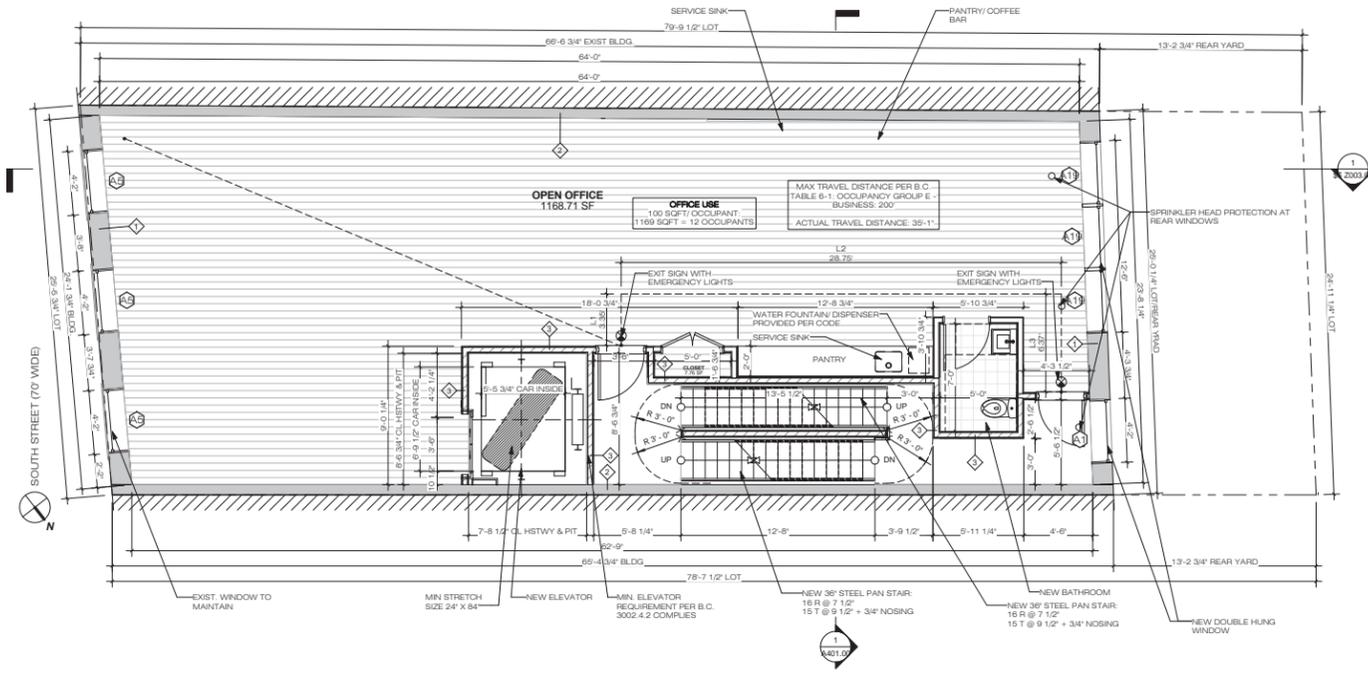
Year taken: 2020



Year taken: Year taken: 1975 - MUSEUM

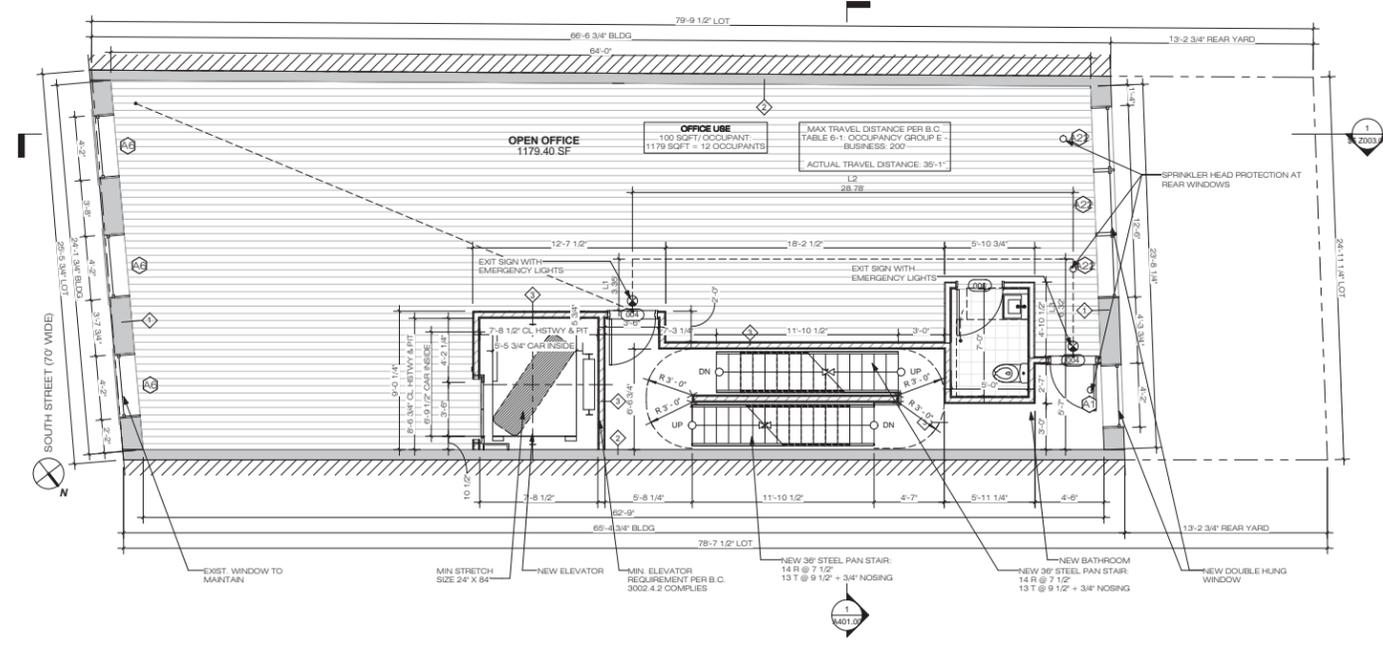
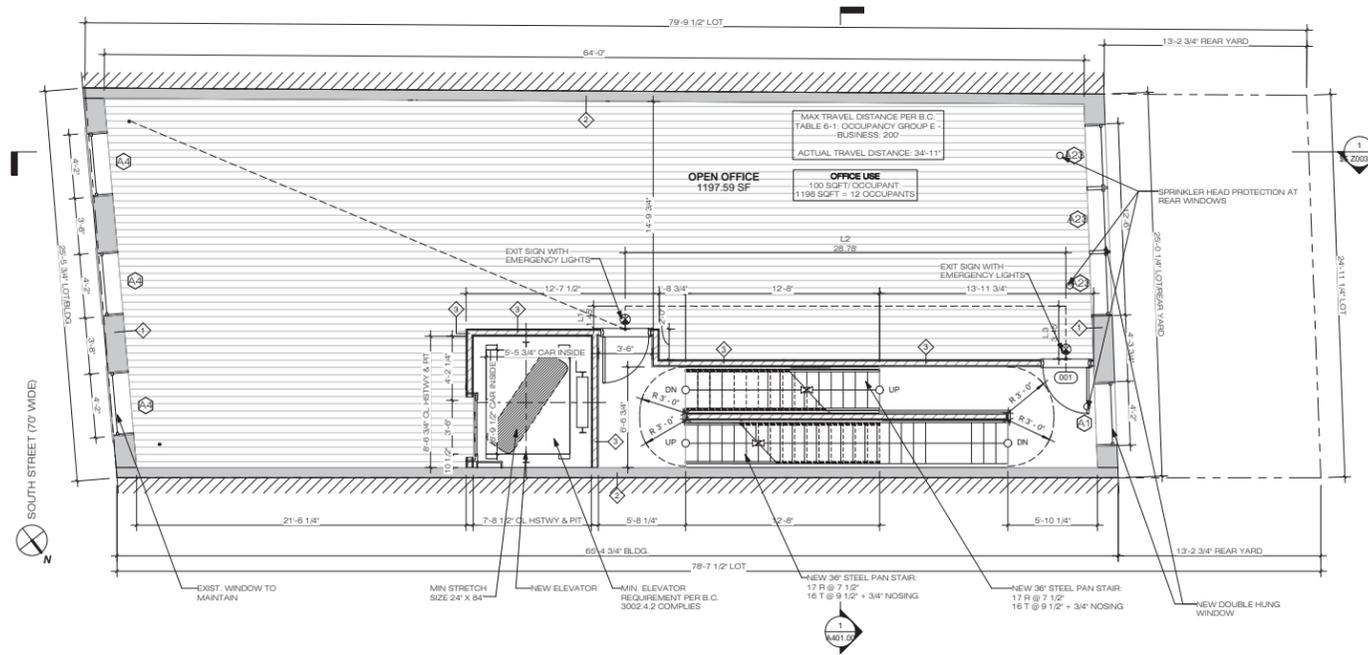
STOREFRONTS AND AWNINGS CONTEXT: 108 SOUTH STREET





THIRD FLOOR PLAN  
SCALE : NTS

FIFTH FLOOR PLAN  
SCALE : NTS.

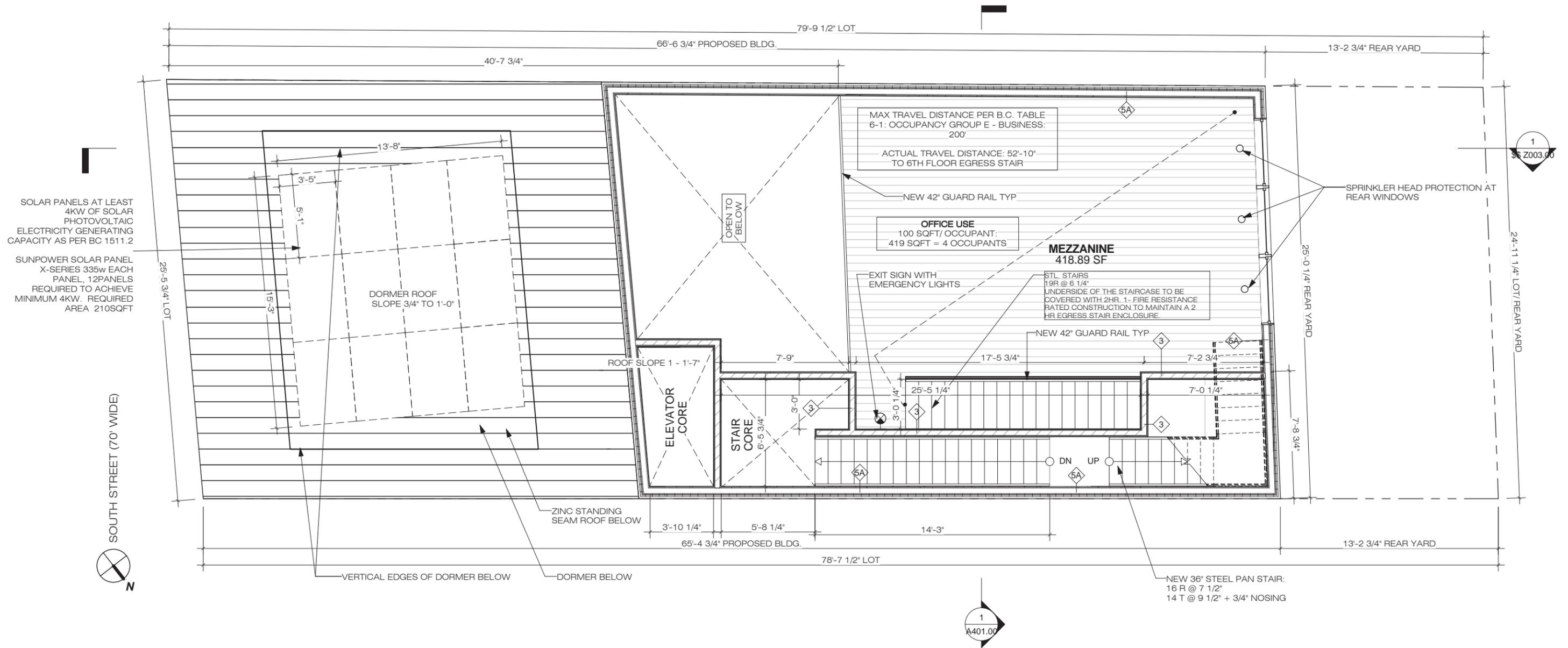


SECOND FLOOR PLAN  
SCALE : NTS

FOURTH FLOOR PLAN  
SCALE : NTS

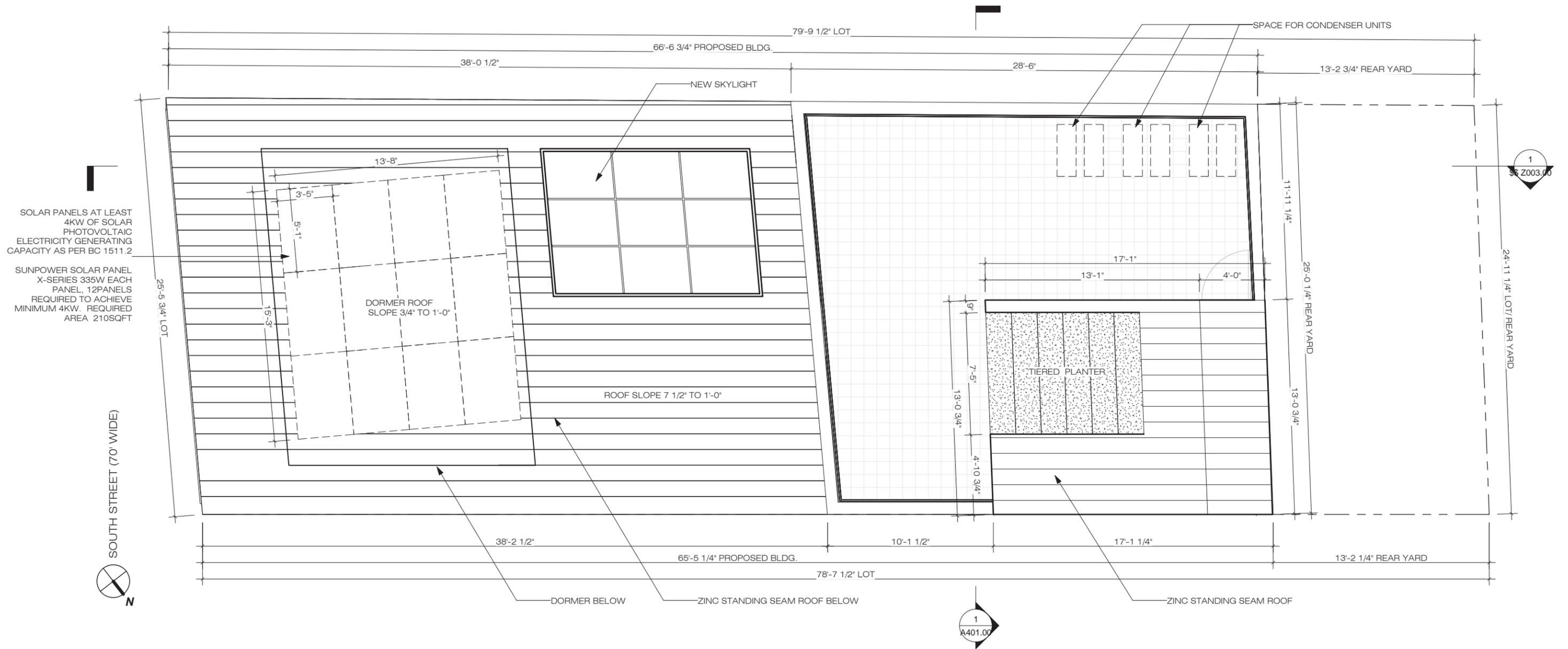
PROPOSED SECOND TO FIFTH FLOOR PLAN





MEZZANINE FLOOR PLAN  
SCALE : 1/6" = 1'-0"

PROPOSED MEZZANINE FLOOR PLAN



BULKHEAD ROOF PLAN  
SCALE : 1/6" = 1'-0"

PROPOSED BULKHEAD ROOF PLAN

In keeping with the character of the historic district, the existing brick will remain exposed, exterior cladding will consist of a grey, pre-weathered zinc. Existing windows, and existing window masonry opening infill, will be replaced with wood clad double hung windows.



VM Quartz-Zinc

## MATERIAL PALETTE

Marvin Ultimate Wood Clad Windows

OPerA  
Studio ARCHITECTURE

TRIBECA SEAPORT

07.08.2020

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