

The current proposal is: Preservation Department – Items 5 & 6, LPC-21-03235 & 21-04480 **250 Water Street and 89 South Street, Borough of Manhattan**

How to Testify Via Zoom:

https://us02web.zoom.us/j/82195980180?pwd=bjNzYnkzL1A4K1BIUG80eXEyK0YzQT09

Webinar ID: 821 9598 0180 **Passcode:** 484562 By Phone: 1 646-558-8656 US (New York) 877-853-5257 (Toll free) US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

SOUTH STREET SEAPORT MUSEUM 250 WATER STREET

LANDMARKS PRESERVATION COMMISSION PUBLIC HEARING APRIL 6, 2021

SEAPORT MUSEUM

Howard Hughes

SOM

JHPA

HIGGINS QUASEBARTH & PARTNERS, LLC



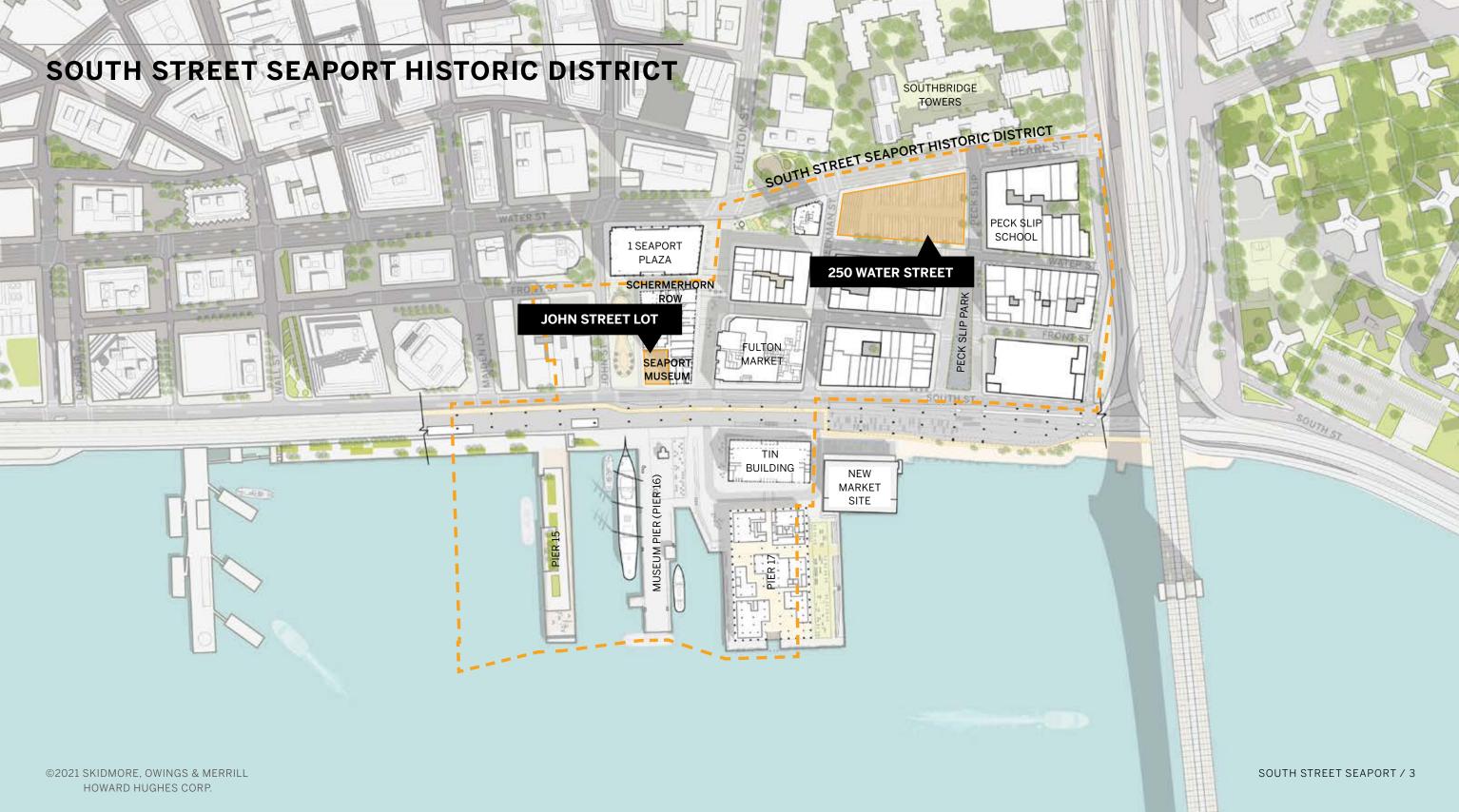
SOUTH STREET SEAPORT HISTORIC DISTRICT

Designated: 1977 Expanded: 1989

"... this development... from a small cluster of wharves in the 18th century to an important part of the leading port of the nation in the mid-19th century reflects the rise of New York City as an international center of commerce."



- LPC Historic District Designation Report, 1977



EXISTING SITE CONDITIONS



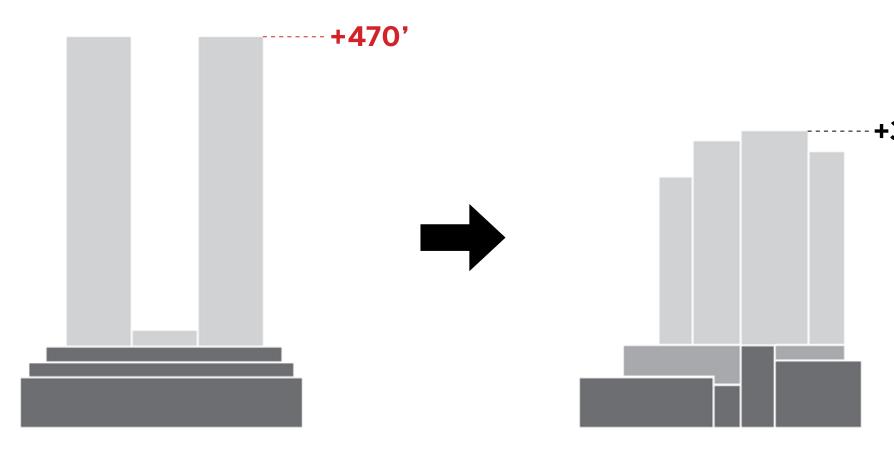
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250 Water Street

- Reduce height of building
- Reconsider two-tower typology
- Reconsider distribution of height within Historic District
- Reduce and simplify stepped terraces at corners
- Reduce height of base in relation to historic buildings
- Introduce variety into base facades and cornice heights
- Adjust storefront proportions
- Refine details and color
- New Museum Building
- Lower bulkhead
- Explore treatment of copper

NEW TYPOLOGY



550,000 ZSF Updated Proposal

757,000 ZSF January 5, 2021

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-+345'

BENEFITS



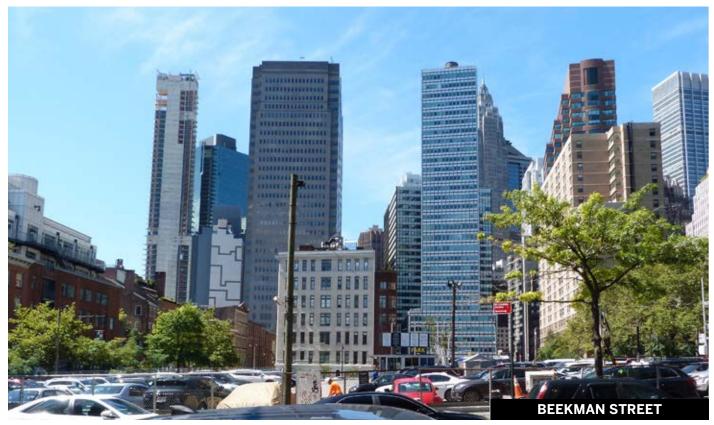


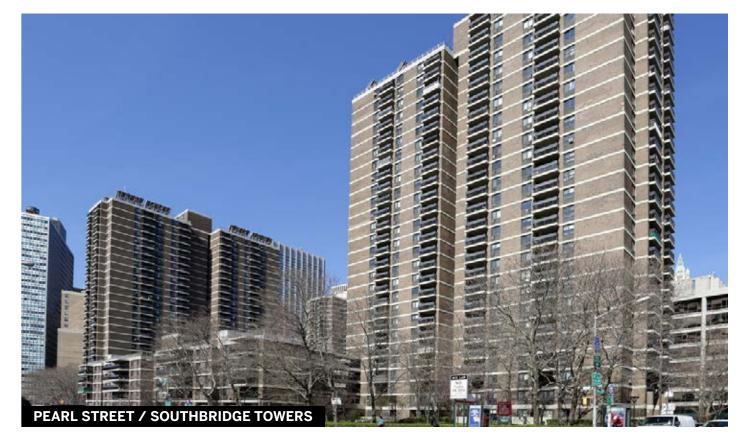


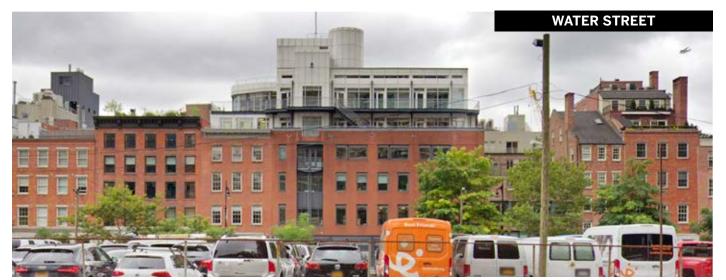


SOUTH STREET SEAPORT /

IMMEDIATE CONTEXT









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HISTORIC WATER STREET AND PEARL STREET



(Municipal Archives)

(Municipal Archives)



THE ELEVATED TRAIN ON PEARL STREET (1878-1950)



(NYPL)

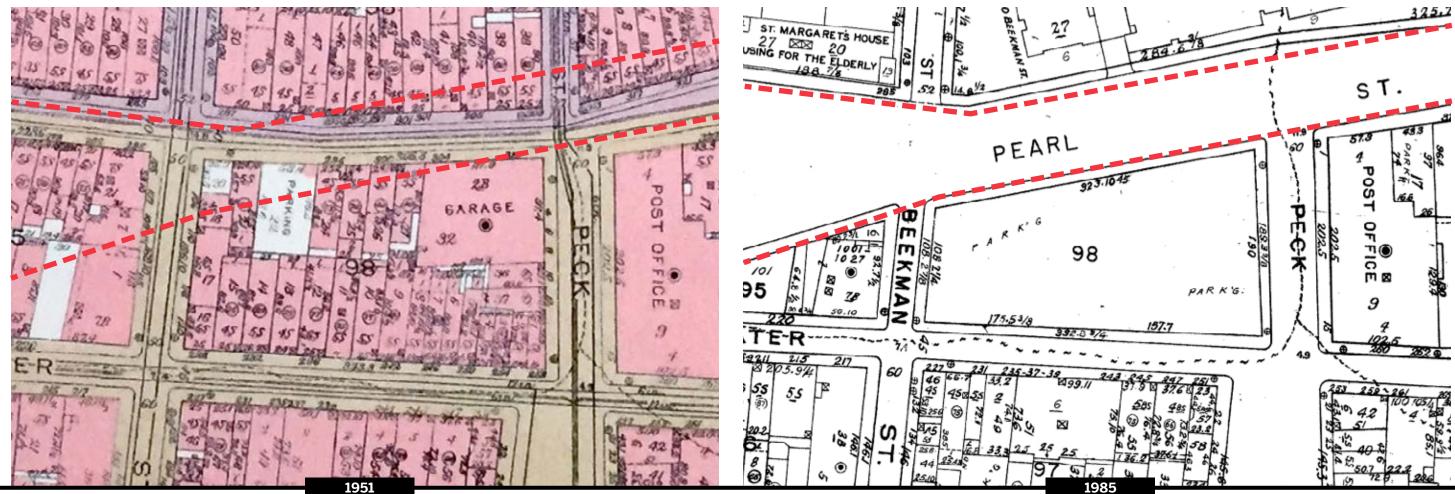
ABOVE & BELOW THE ELEVATED TRAIN



(MCNY)



20TH CENTURY URBAN FABRIC EROSION

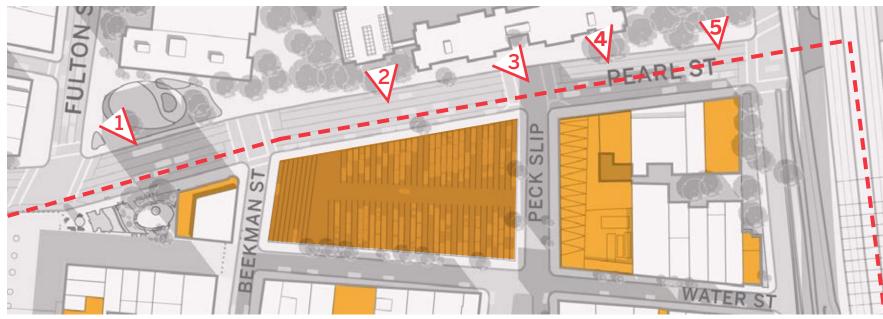


Bromley map (NYPL)

Sanborn map of Pearl Street widening

SOUTH STREET SEAPORT / 13

NORTHWEST BOUNDARY OF THE HISTORIC DISTRICT: NEW CONSTRUCTION AND A PARKING LOT





1. Seaport Park Condominiums 117 Beekman Street (Rafael Vinoly, 1982)



2. Parking Lot Last building demolished ca. 1992



3. PS 343 The Peck Slip School (Michael Graves, 2012)



4. 320 Pearl Street (Gene Kaufman, 2005)

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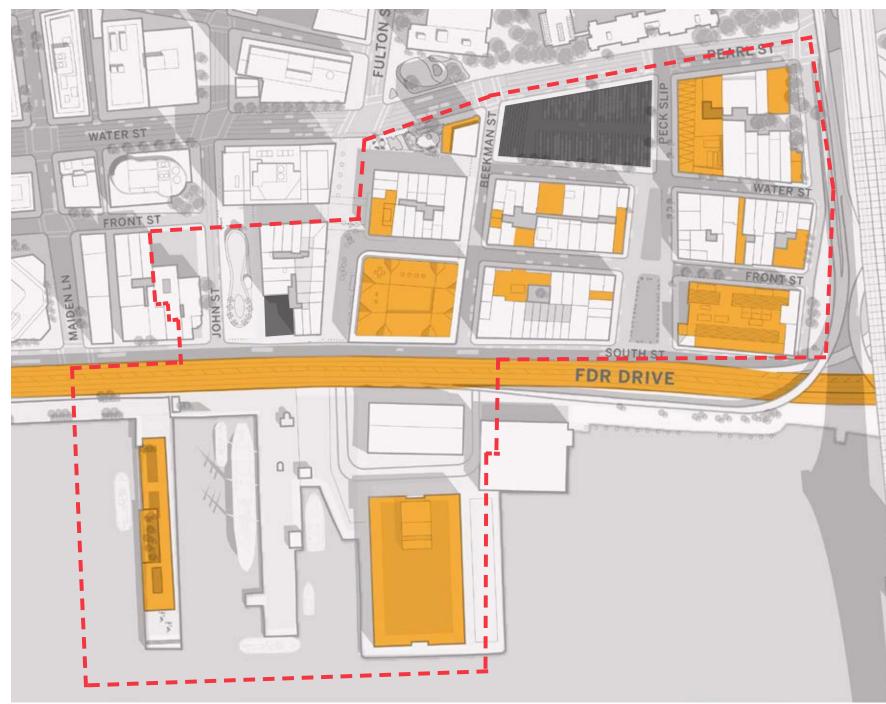






5. 336 Pearl Street (Ca. 1998)

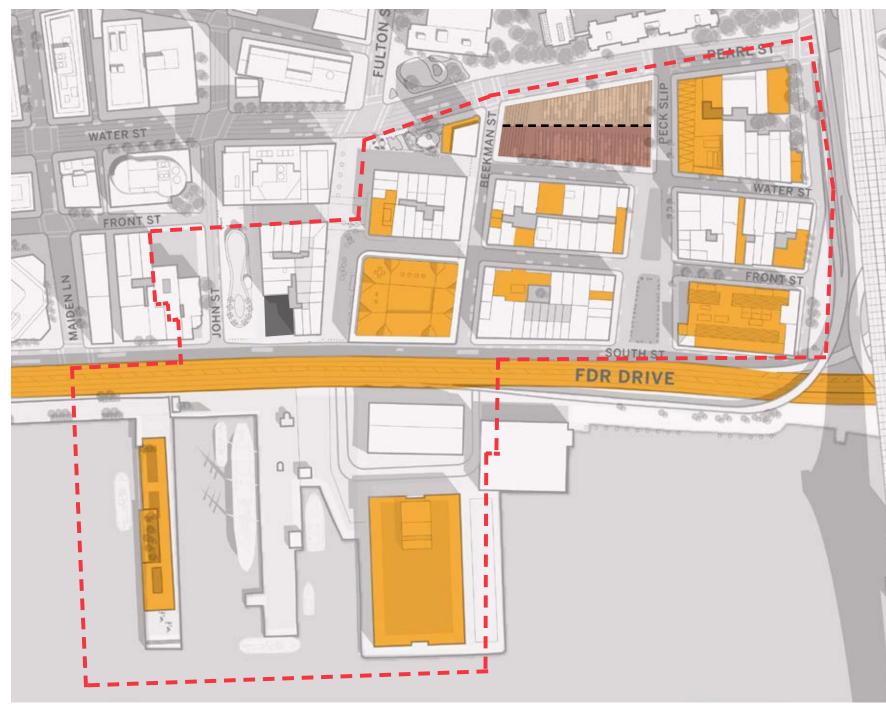
BUILDINGS CONSTRUCTED IN THE HISTORIC DISTRICT SINCE 1950



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BUILDINGS CONSTRUCTED IN THE HISTORIC DISTRICT SINCE 1950



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INSPIRATION FOR STREET WALL ON WATER STREET

(Source: NYPL)

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EXISTING ZONING ENVELOPE

+160'

WATERSTREET AS WIDE)

BEELAMAN STREET (45 MIDE)

+120'

-85'

PECK SLIP (TO MIDE)

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250 WATER ST. SITE EXISTING ZONING ENVELOPE

Maximum 312,370 SF ZFA Zoning District: C6-2A Utilizes bulk regulations of Quality Housing buildings (R8A equivalent) Revised 2003

ACKNOWLEDGE DISTINCT CHARACTERS OF WATER STREET AND PEARL STREET

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REDUCE STREET WALL HEIGHTS IN RELATION TO HISTORIC CONTEXT

+79'

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SHIFT MASSING TO EDGE OF HISTORIC DISTRICT ALONG PEARL STREET

+79'

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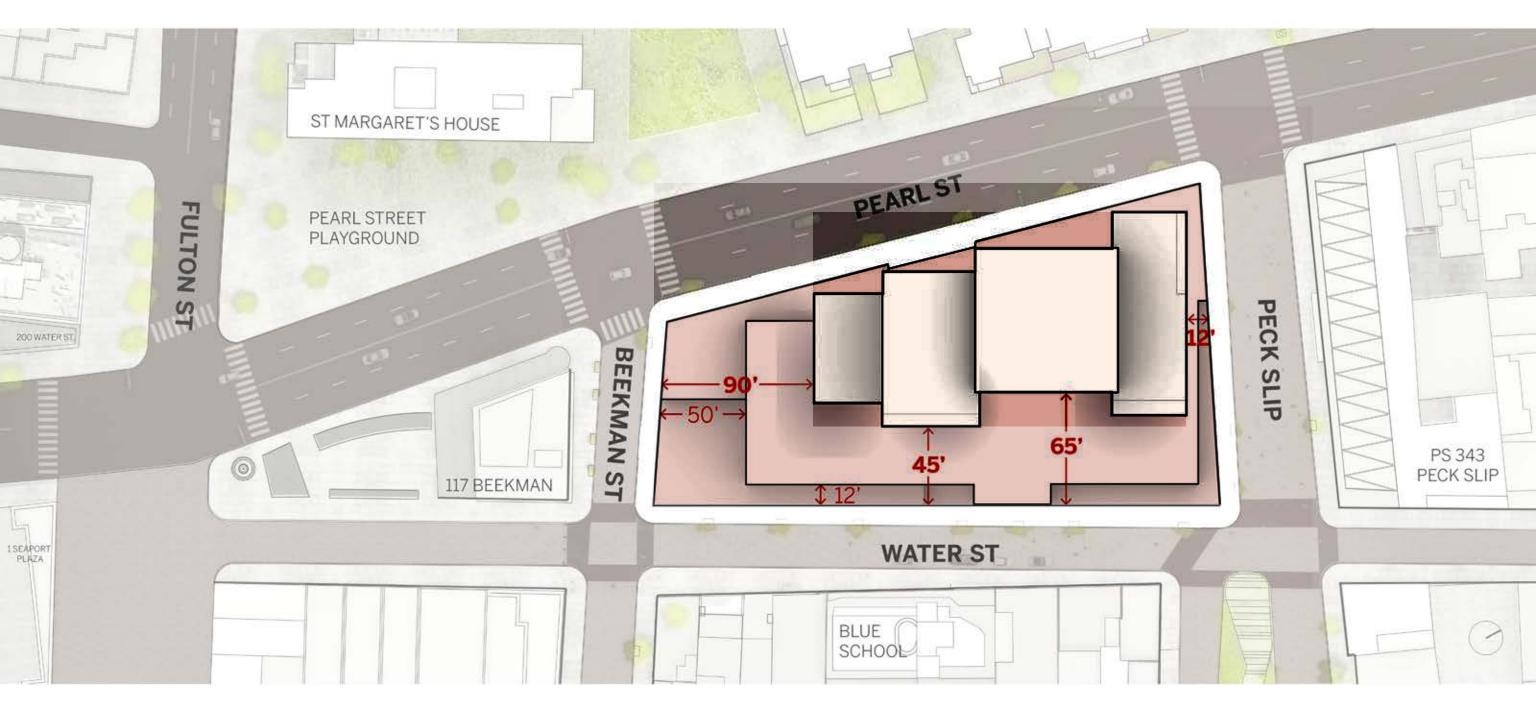
ESTABLISH MID-SCALE MASSING ON PEARL STREET

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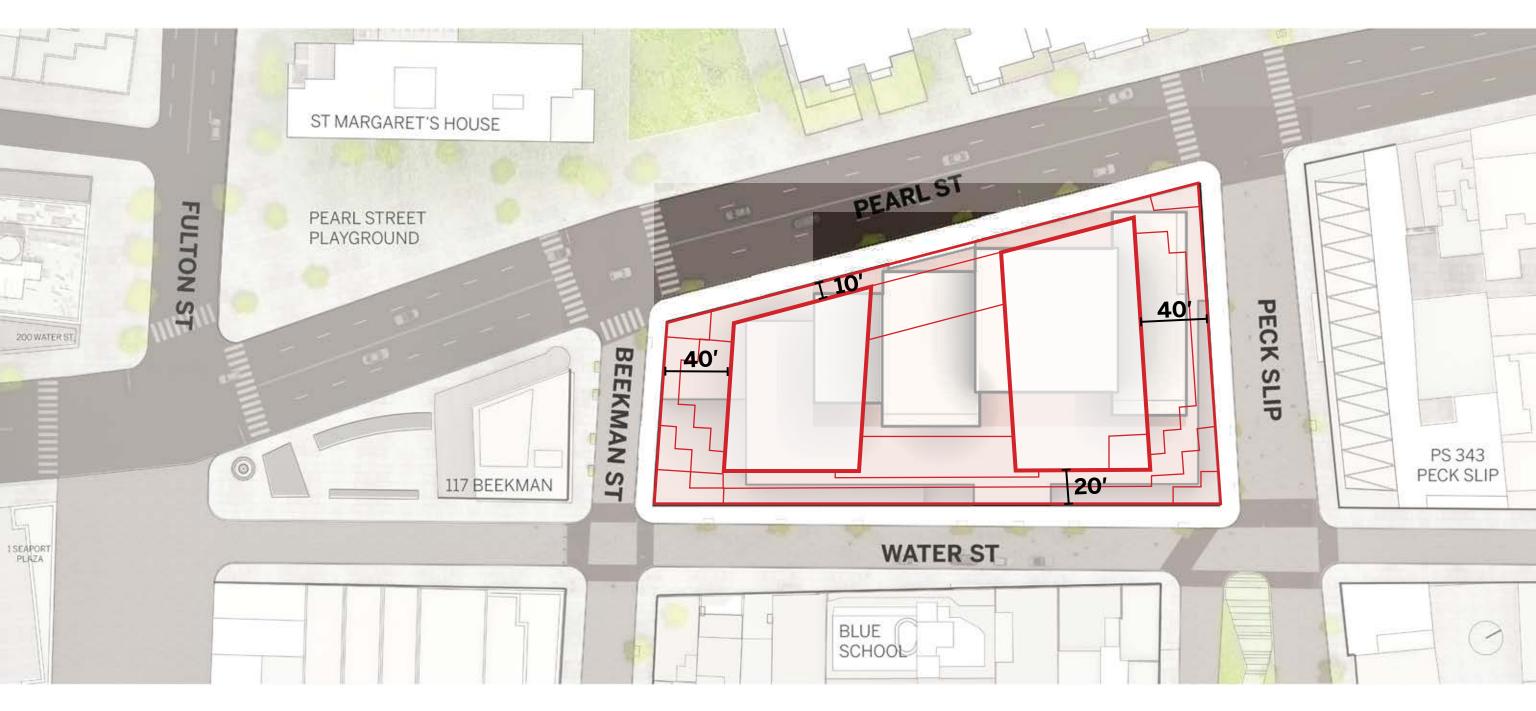




PROPOSED SITE PLAN

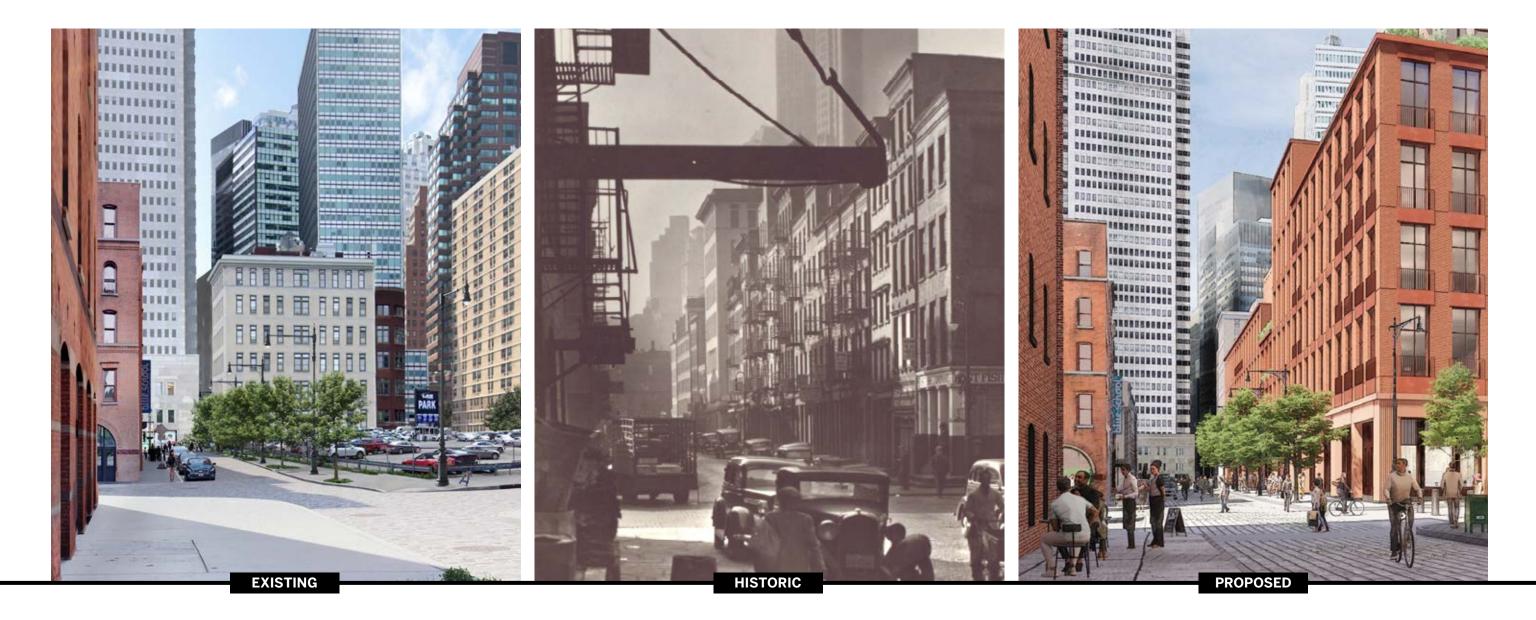


PROPOSED SITE PLAN COMPARED TO PREVIOUS SITE PLAN

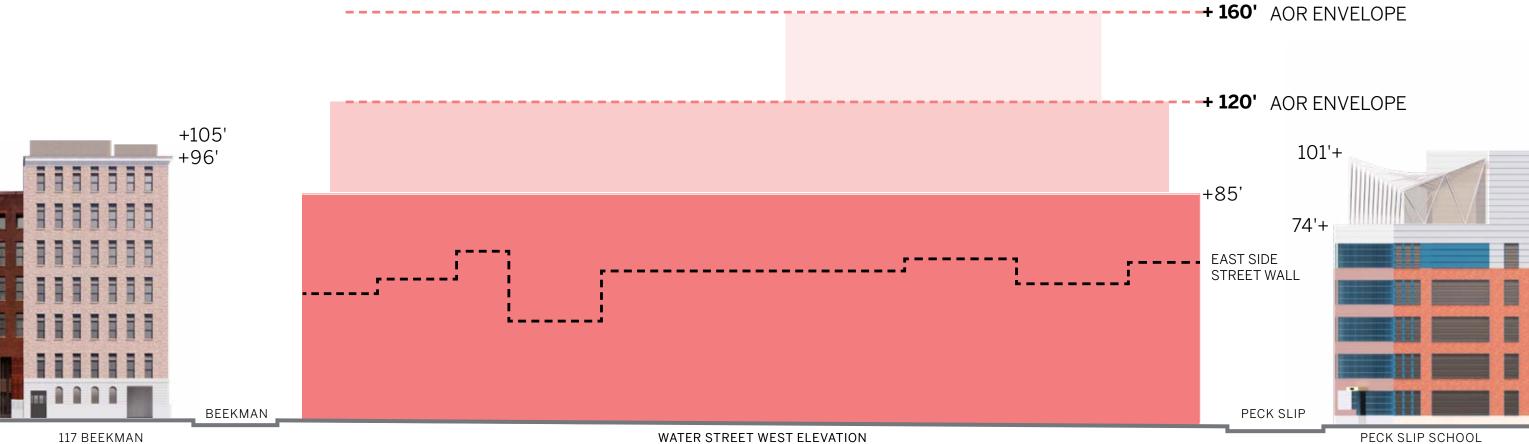


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COMPLETING THE STREETSCAPE



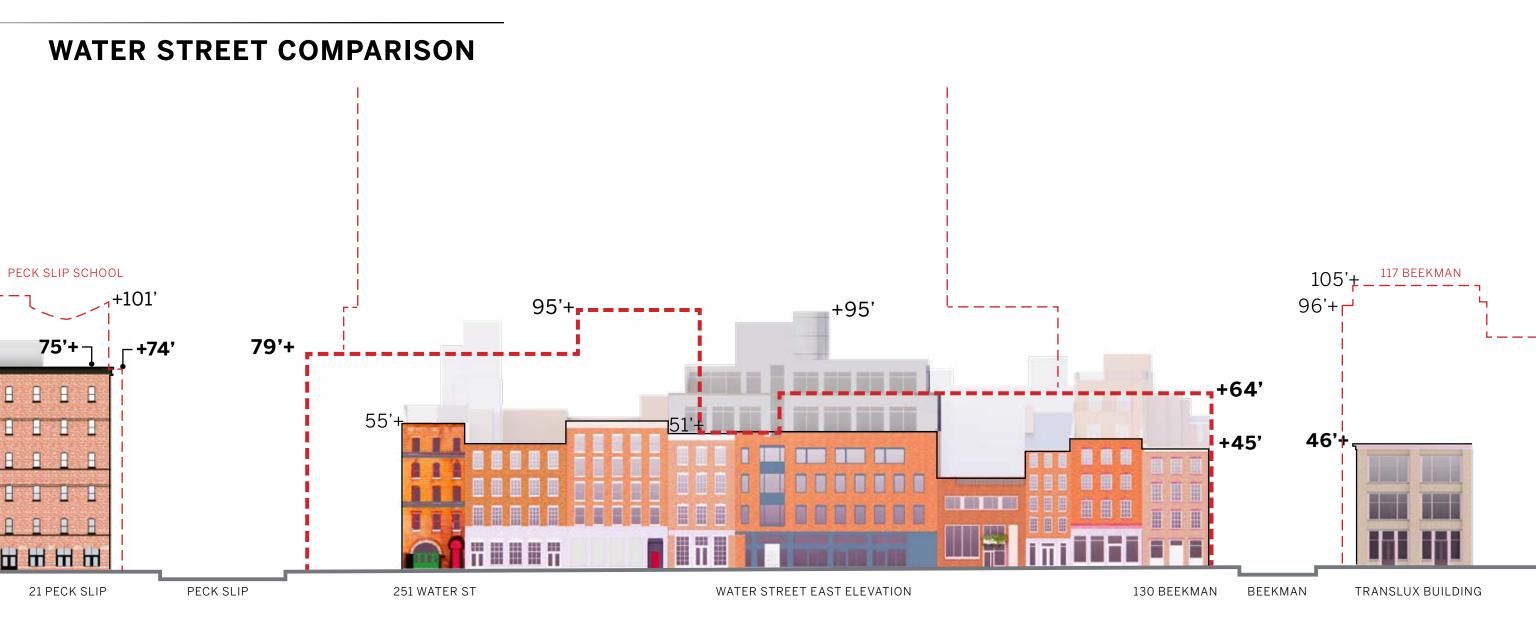
FULL-BLOCK BUILDING



01/05/2021 PROPOSAL: WATER STREET ELEVATION







TONE-ON-TONE MASONRY





POST AND LINTEL STOREFRONTS





MASONRY LINTELS





METALWORK



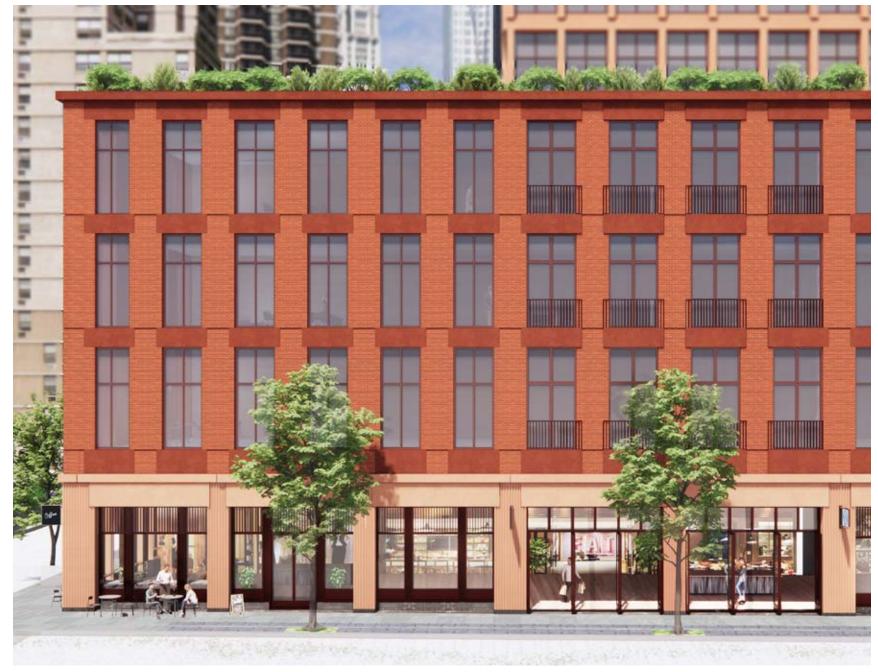


CORNICES



WATER STREET FACADE





WATER STREET FACADE DETAIL



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Pressed Brick With Light-Colored Mortar

- Painted Window Frame

Vision Glass

Metal Guardrail

Pigmented Cast Stone Lintel

SEAPORT STOREFRONTS





18 FULTON ST

142 BEEKMAN ST

TYPICAL STOREFRONT BAY



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Pressed Brick with Light-Colored Mortar

Crafted cast stone lintel

- Transom panel
- Vertically fluted artisanal cast stone posts
- Floodwater barrier insulated glazing
- Painted metal window trim

Dark granite base

WATER STREET LOOKING SOUTH

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HOWARD HUGHES CO

WATER STREET LOOKING NORTH

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HOWARD HUGHES CORP.



WATER STREET STREETWALL ELEVATION



BEEKMAN

PECK SLIP

PECK SLIP STREETWALL ELEVATION



WATER

HISTORIC DISTRICT BOUNDARY



BEEKMAN STREET STREETWALL ELEVATION



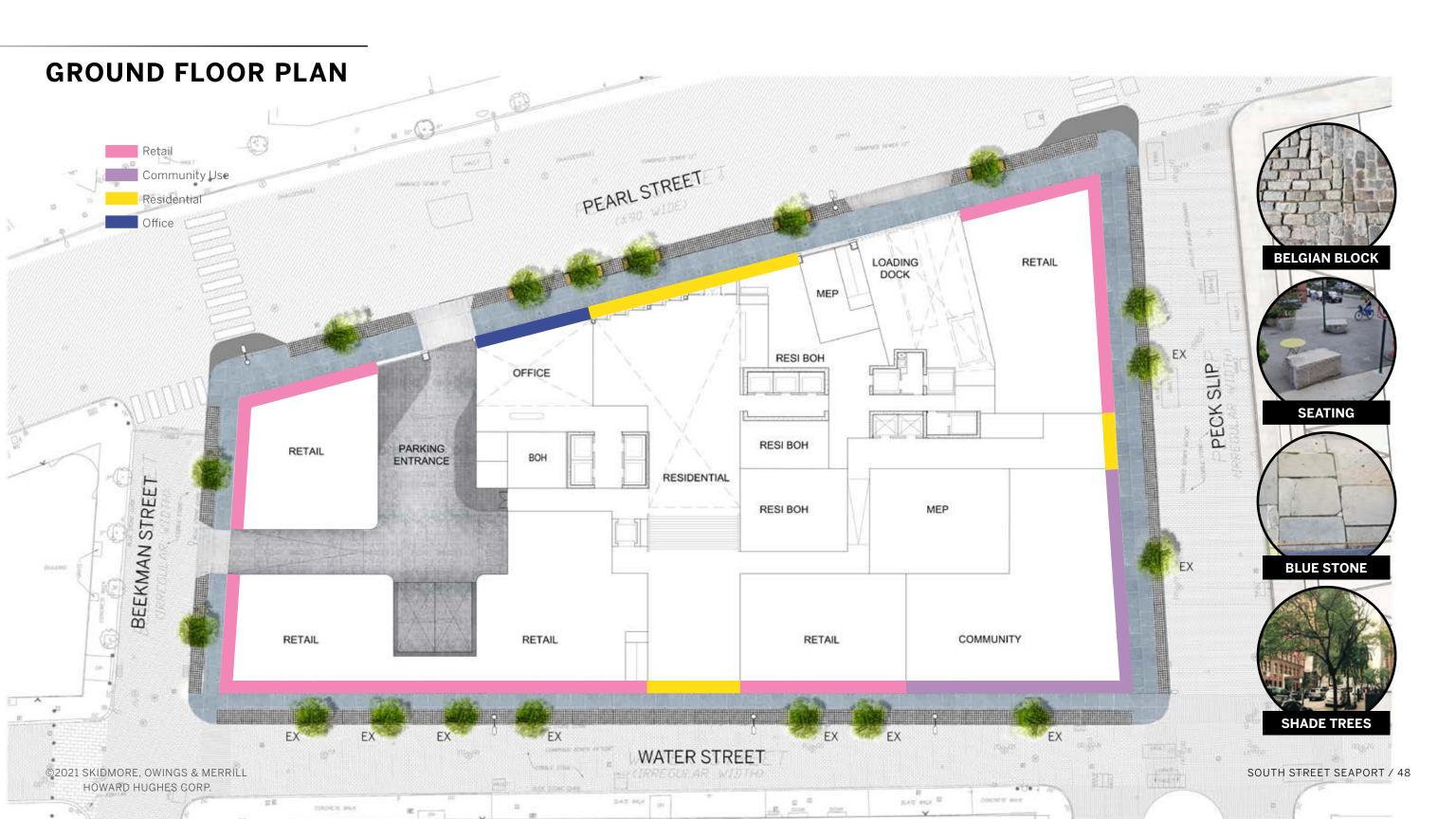
PEARL STREET STREETWALL ELEVATION



PECK SLIP

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BEEKMAN



EXISTING CONDITION: WATER STREET LOOKING NORTH

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AS OF RIGHT MASSING: WATER STREET LOOKING NORTH

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JANUARY 5, 2021 PROPOSAL: WATER STREET LOOKING NORTH

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UPDATED PROPOSAL: WATER STREET LOOKING NORTH

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UPDATED PROPOSAL: BEEKMAN STREET LOOKING WEST

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EXISTING CONDITION: BEEKMAN STREET LOOKING EAST





JANUARY 5, 2021 PROPOSAL BEEKMAN STREET LOOKING EAS

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UPDATED PROPOSAL: BEEKMAN STREET LOOKING EAST



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EXISTING CONDITION: PECK SLIP

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JANUARY 5, 2021 PROPOSAL: PECK SLIP

DO NOT

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EXISTING CONDITION: PEARL STREET & PECK SLIP

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SOUTH STREET SEAPORT / 65

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UPDATED PROPOSAL: PEARL STREET & PECK SLIP

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PEARL ST



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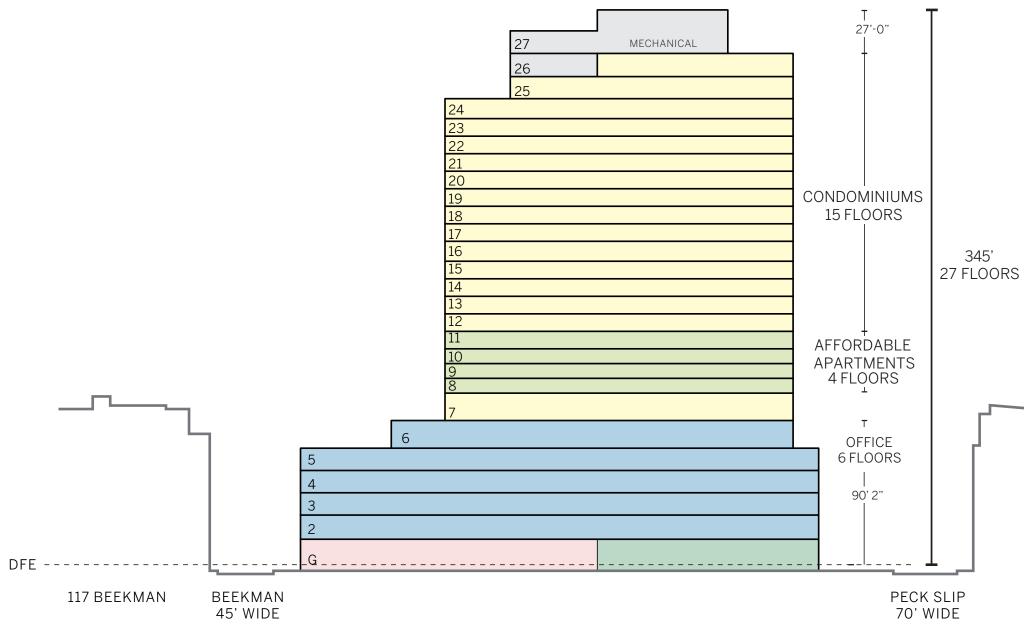


UPDATED PROPOSAL: PEARL STREET FACADE

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PROGRAM STACK

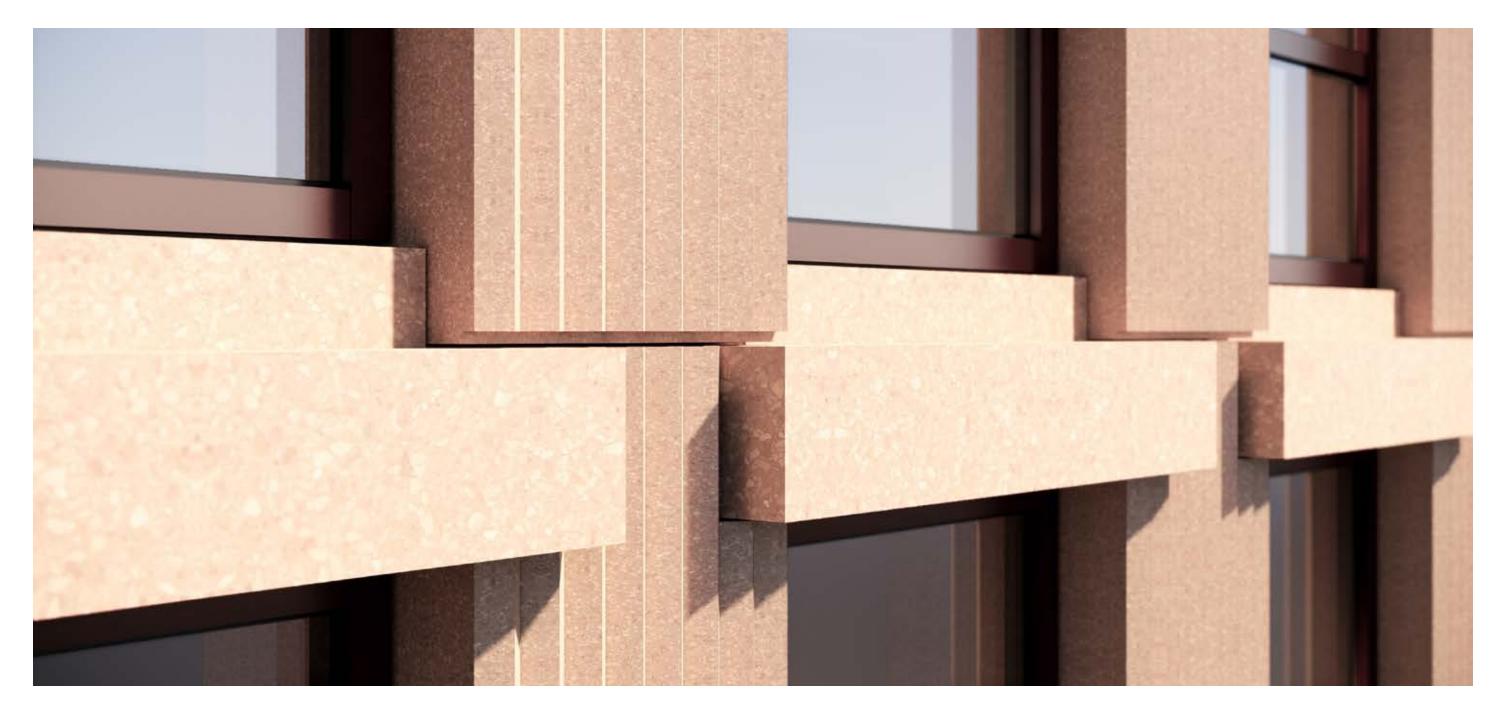








FACADE DETAIL



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RESIDENTIAL FACADE DETAILS



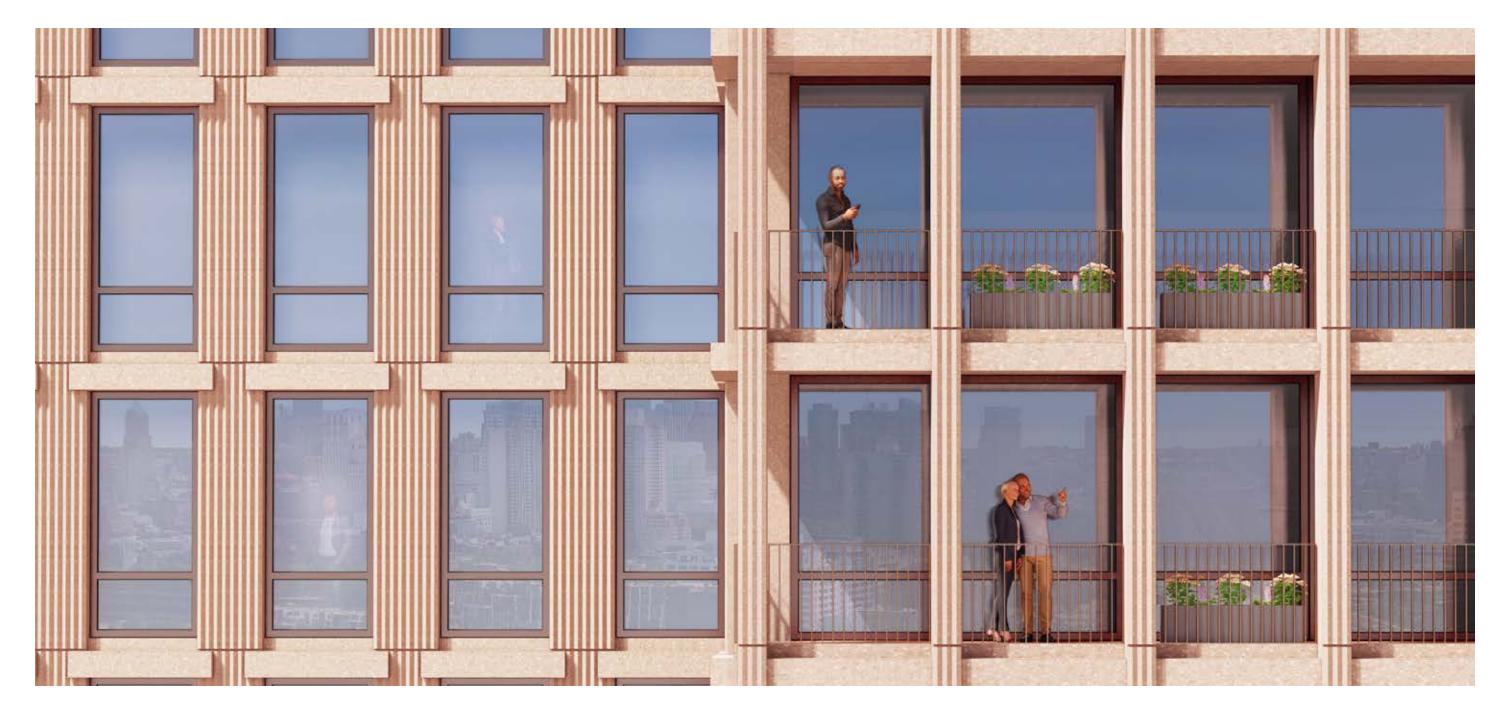
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Precast Concrete

Painted Aluminum Window Mullions

Vision Glass

RESIDENTIAL FACADE





PECK SLIP

SOUTH STREET SEAPORT / 75

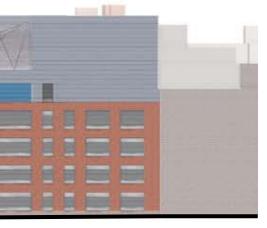
BEEKMAN





BEEKMAN

PECK SLIP



WATER STREET LOOKING UP

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SOUTH STREET SEAPO

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FROM WATER ST LOOKING SOUTH

EXISTING CONDITION: PEARL STREET PLAYGROUND



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JANUARY 5, 2021 PROPOSAL: PEARL STREET PLAYGROUND



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UPDATED PROPOSAL: PEARL STREET PLAYGROUND

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JANUARY 5, 2021 PROPOSAL: VIEW FROM BROOKLYN BRIDGE PROMENADE

GOGRU



UPDATED PROPOSAL: VIEW FROM BROOKLYN BRIDGE PROMENADE

GOGRU



SUMMARY



REDUCTION **IN BULK**

- 200,000 SF area reduction •
- 125' height reduction



NEW BUILDING TYPOLOGY

- Bar building
- Simplified distinction between base and mid-rise



SHIFT BULK NORTH WEST ALONG **PEARL STREET**

- Significantly increased • setbacks to mid-rise (45'-65' at Water Street & 90' at Beekman)
- Historic distinction between Water Street and Pearl Street
- Shift away from heart of historic district



CHANGE OF STREETWALL ARCHITECTURE

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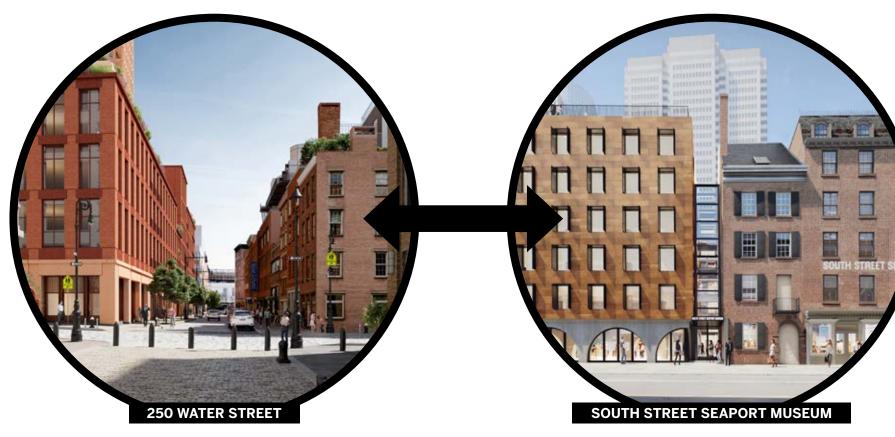
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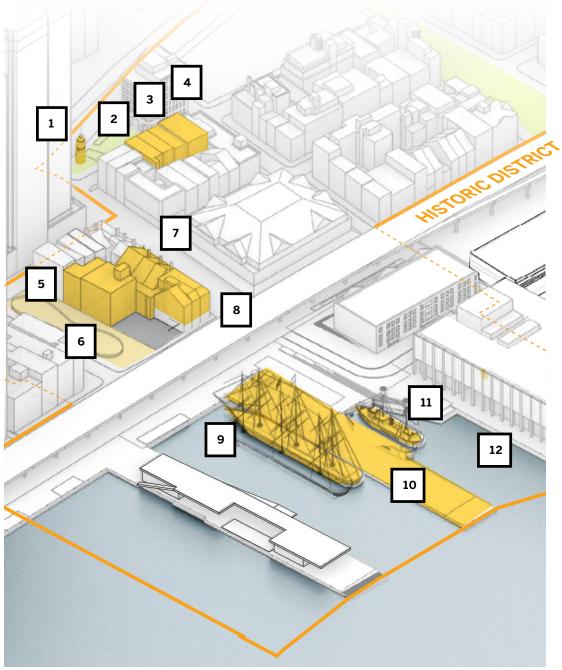
Varied streetwall height Cornices Reduced window dimensions (more opaque area) Divided lite operable windows **Distinct lintels** Metalwork at distinct windows Corner columns • Reduced Storefront heights Refined storefront materials

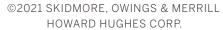
250 WATER STREET AND THE SOUTH STREET SEAPORT MUSEUM

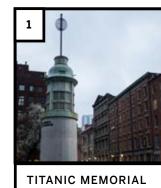




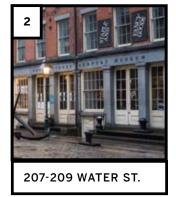
MUSEUM IS A TRUSTED STEWARD OF DISTRICT'S HISTORIC BUILDINGS AND RESOURCES



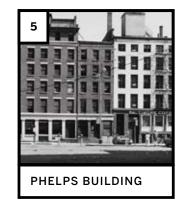


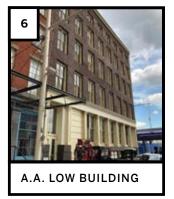








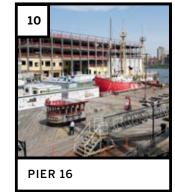


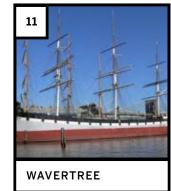




14-4 FULTON ST.

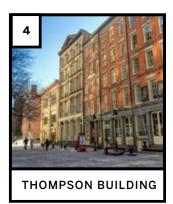


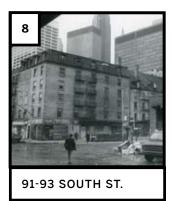














W.O. DECKER SOUTH STREET SEAPORT / 88

NEW MUSEUM PLANNING



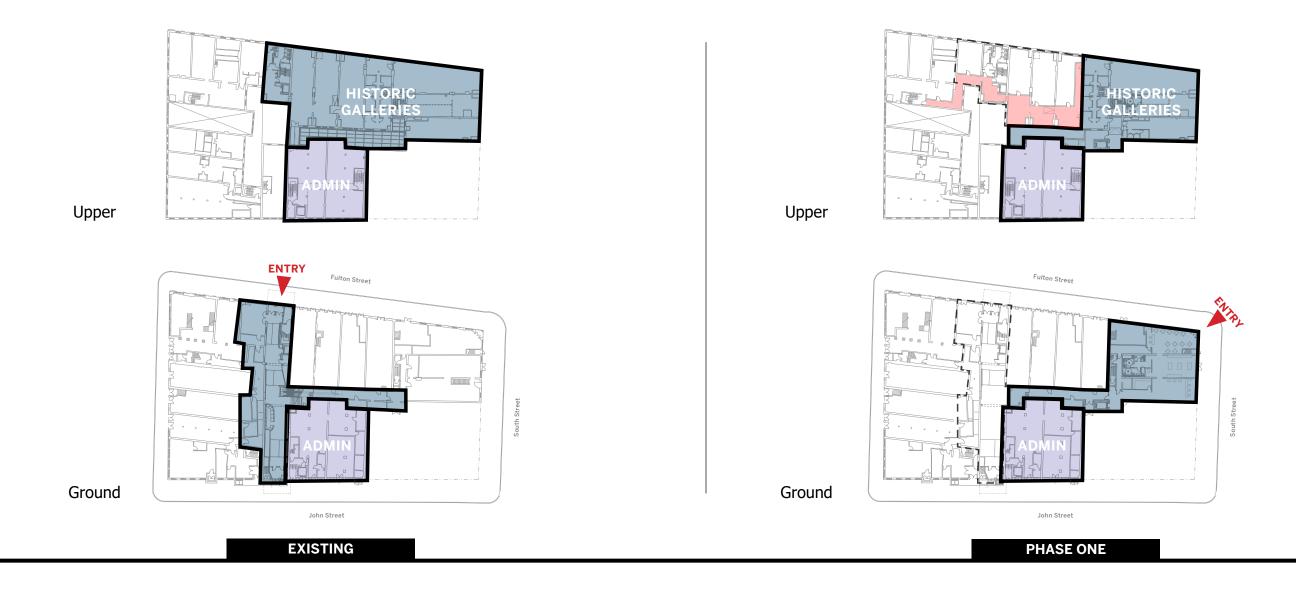
PHASE I

PHASE II

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PHASE I PLANS



- All galleries closed since Superstorm Sandy in 2012
- Galleries are entirely historic and small-scale (21)
- Mid-block entry poor visibility and identity

- Open galleries ASAP / fix mechanical systems
- Consolidate historic footprint
- Move entrance to corner of South and Fulton
- Restoration of 91, 92, 93 South Street and 2 Fulton Street

FULTON STREET AND SOUTH STREET

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Fulton St

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SOUTH STRE

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METAL ON THE WATERFRONT



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SOUTH STREET SEAPORT / 95

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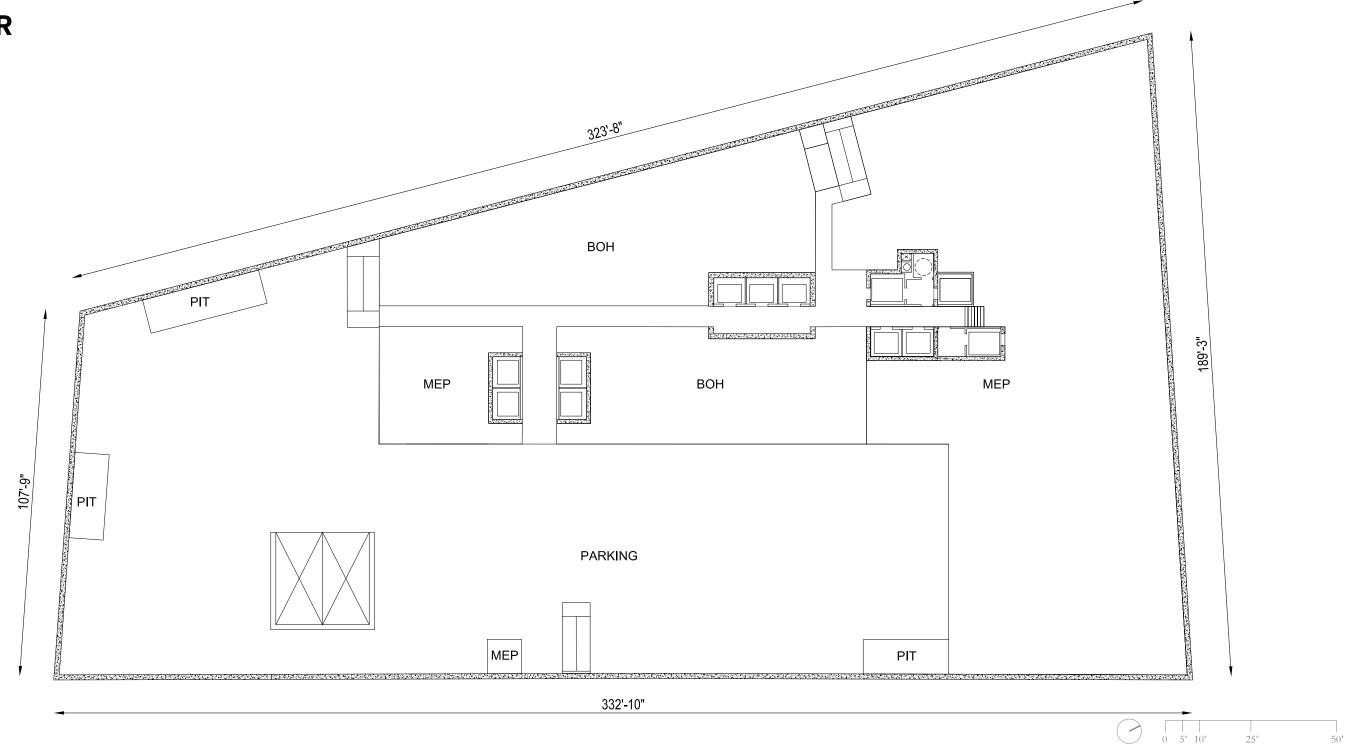
https://us02web.zoom.us/j/82195980180?pwd=bjNzYnkzL1A4K1BIUG80eXEyK0YzQT09

Webinar ID: 821 9598 0180 **Passcode:** 484562 By Phone: 1 646-558-8656 US (New York) 877-853-5257 (Toll free) US 888 475 4499 (Toll free)

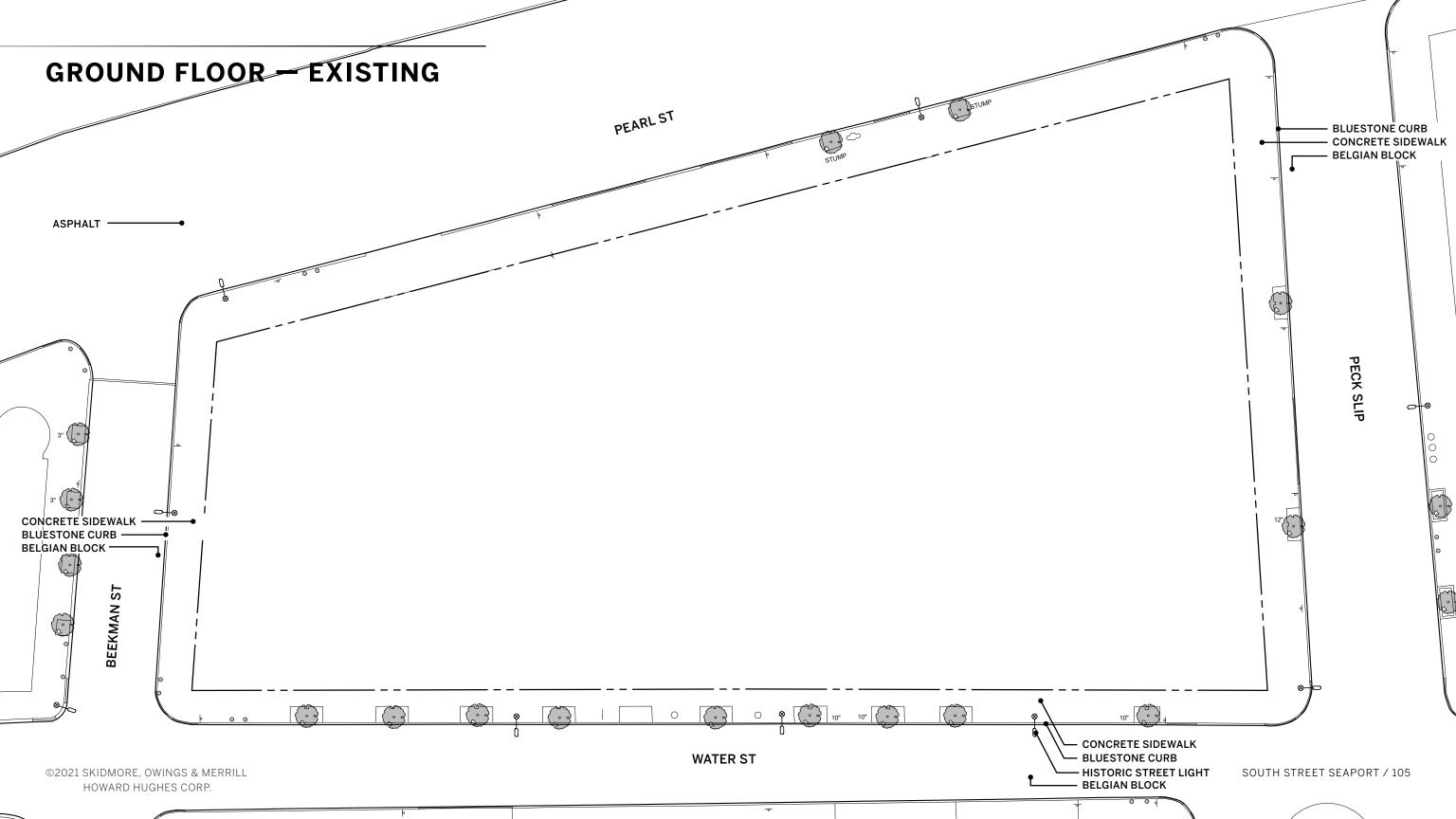
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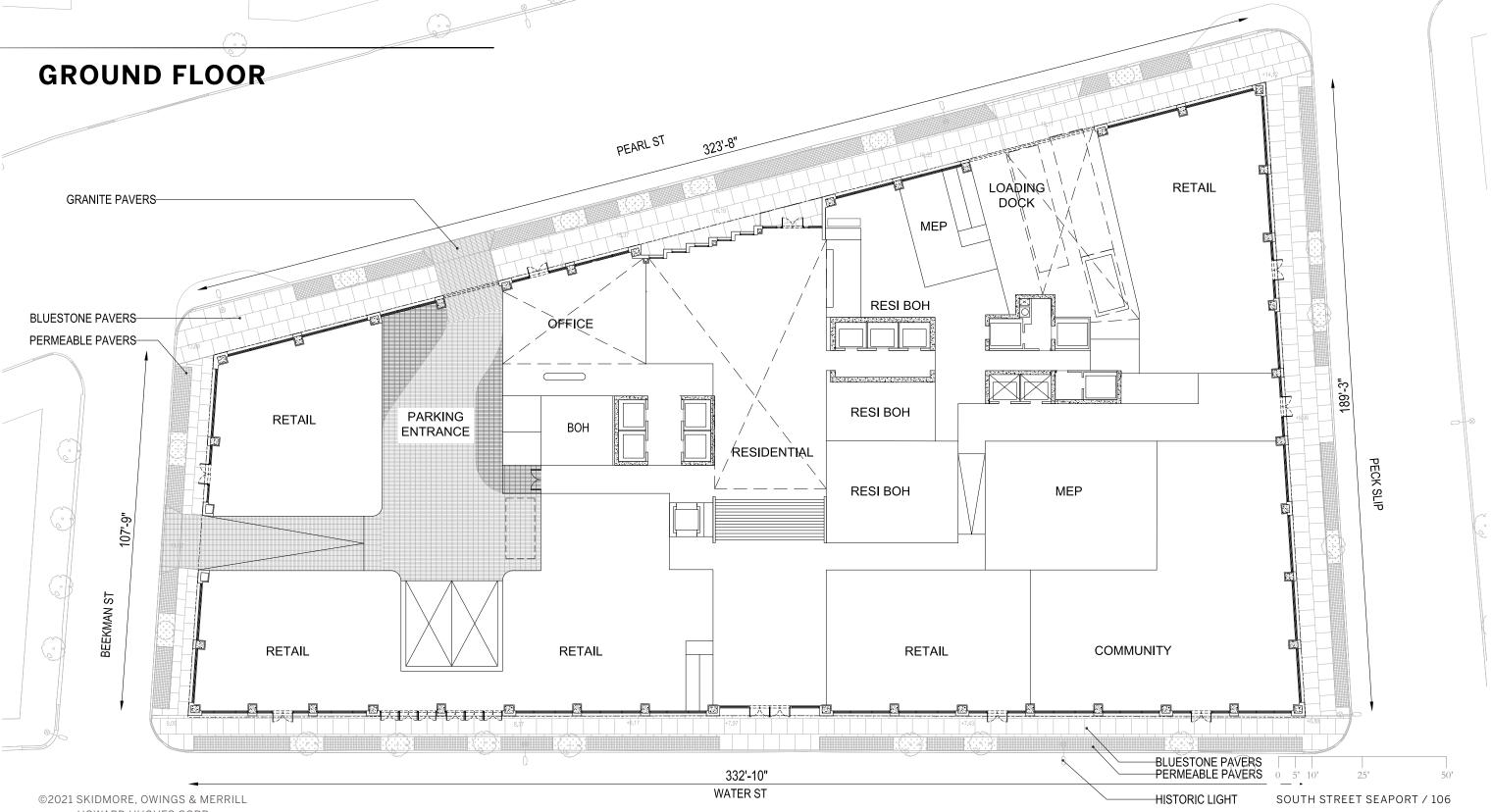
APPENDIX – 250 WATER STREET

CELLAR



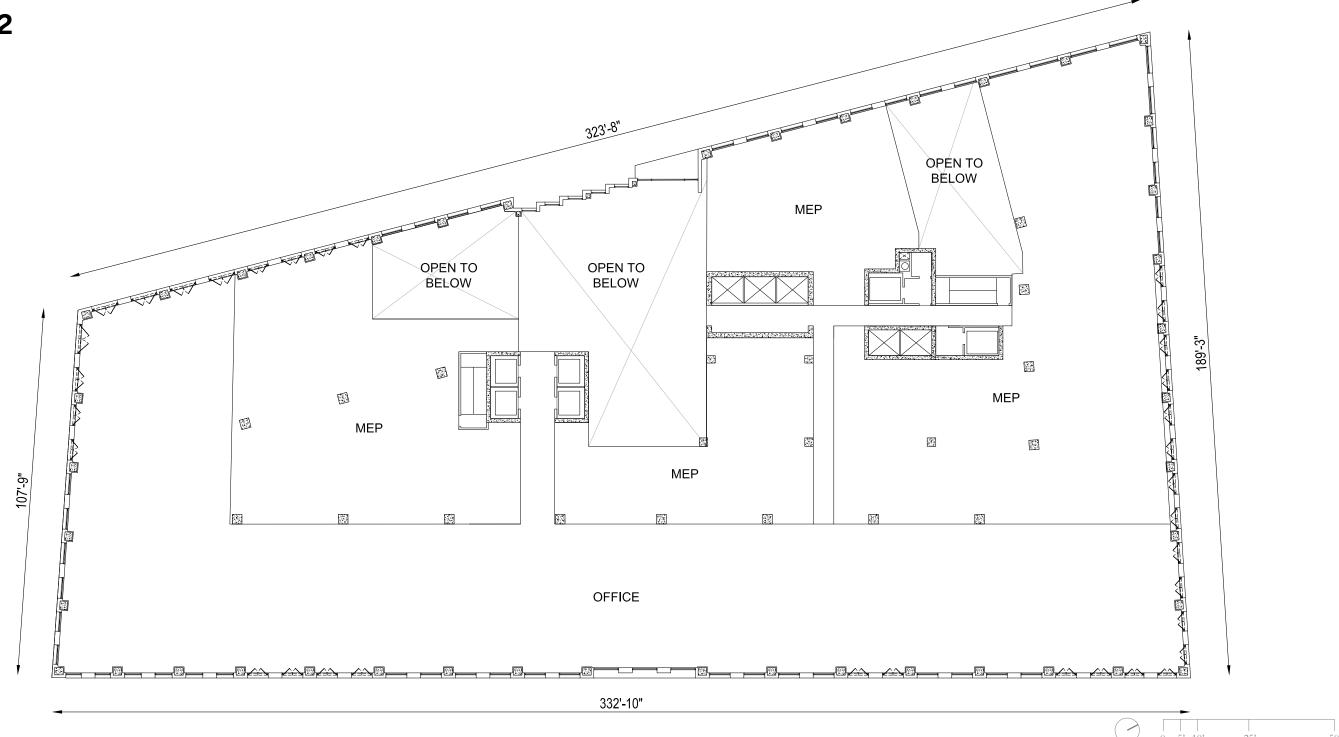






HOWARD HUGHES CORP.

LEVEL 2

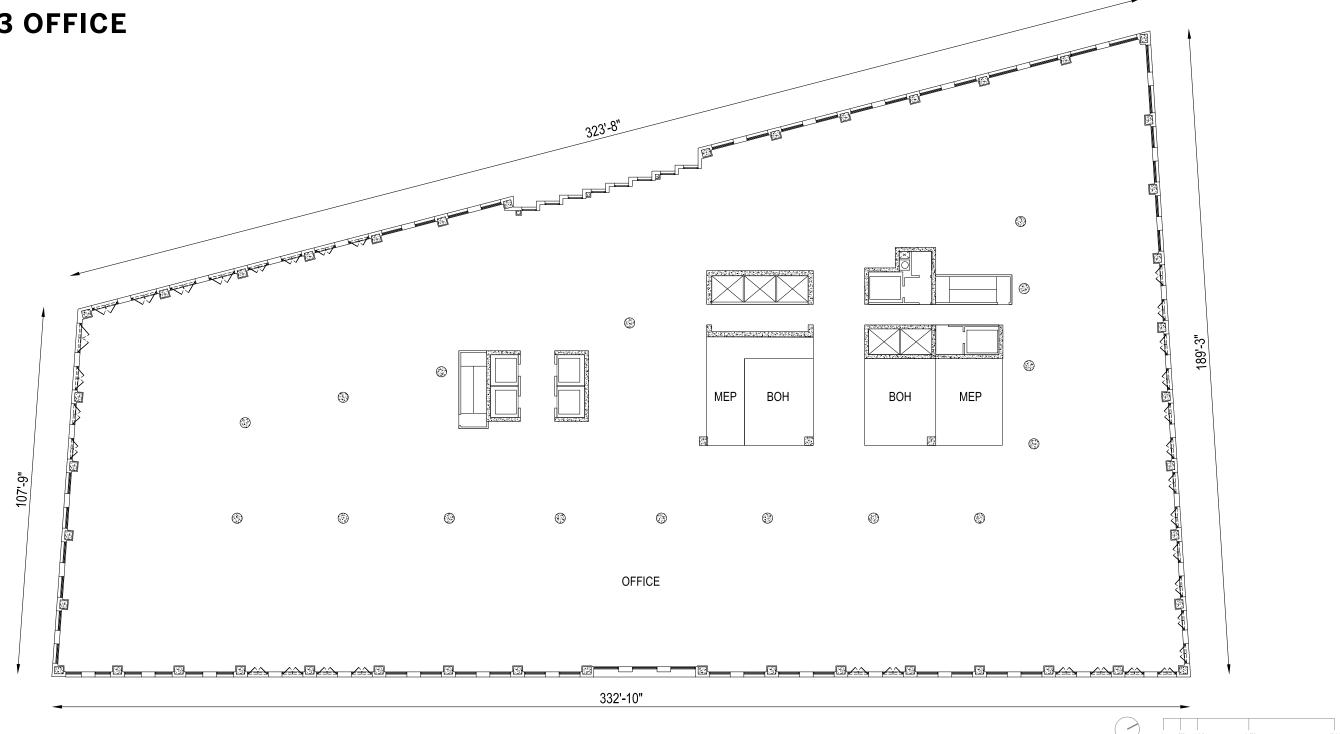


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50'

LEVEL 3 OFFICE

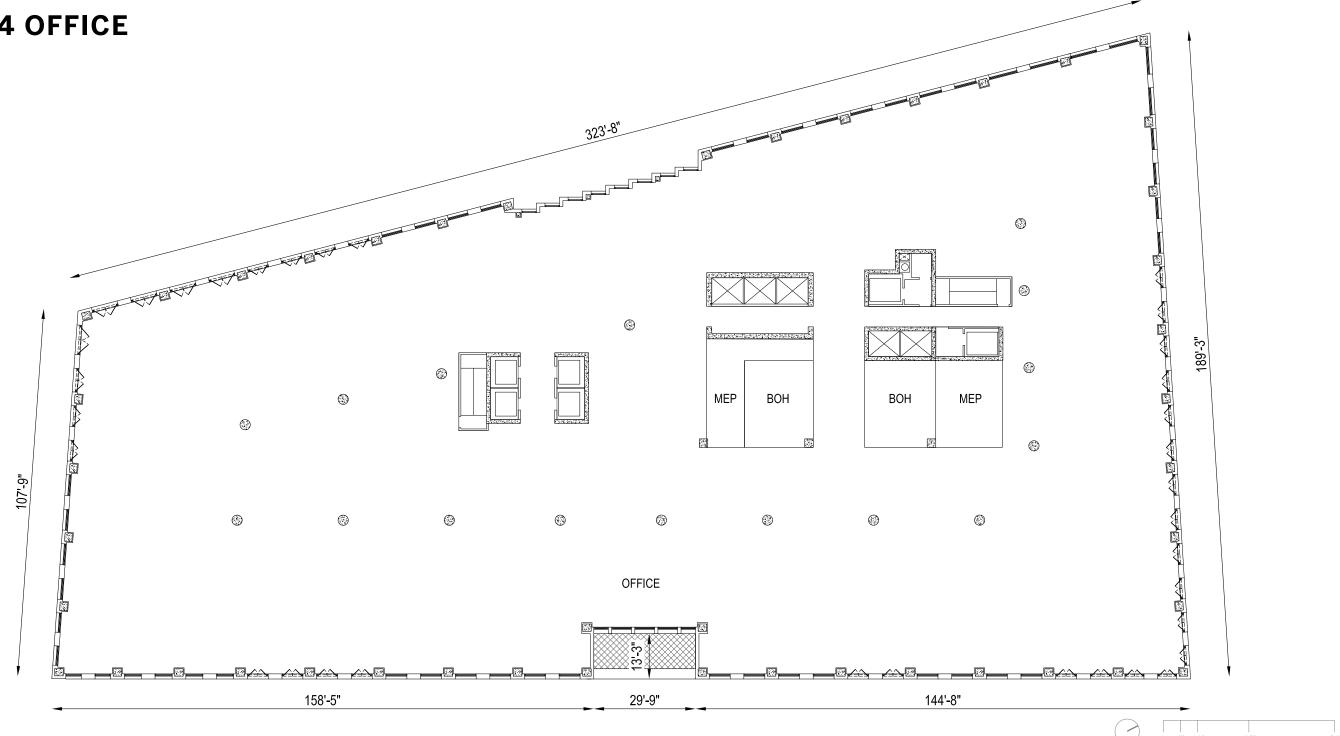


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50'

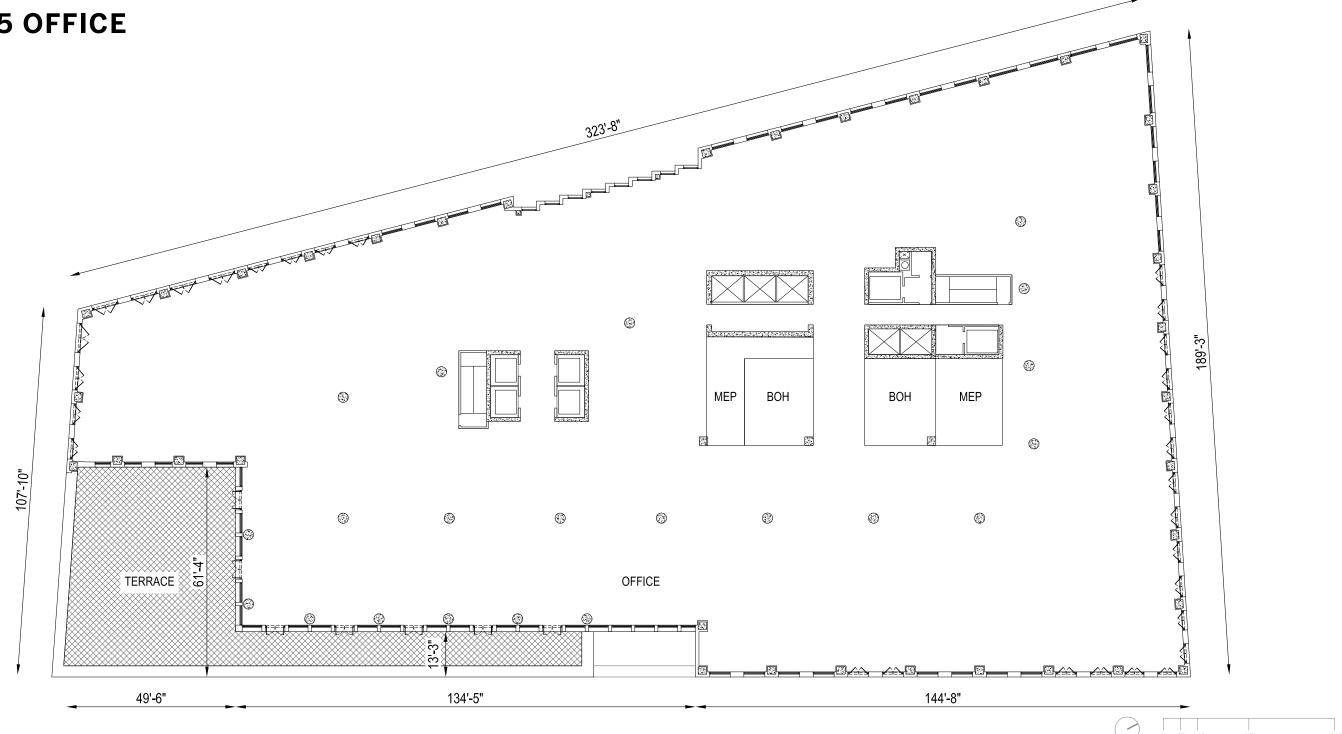
LEVEL 4 OFFICE





50'

LEVEL 5 OFFICE

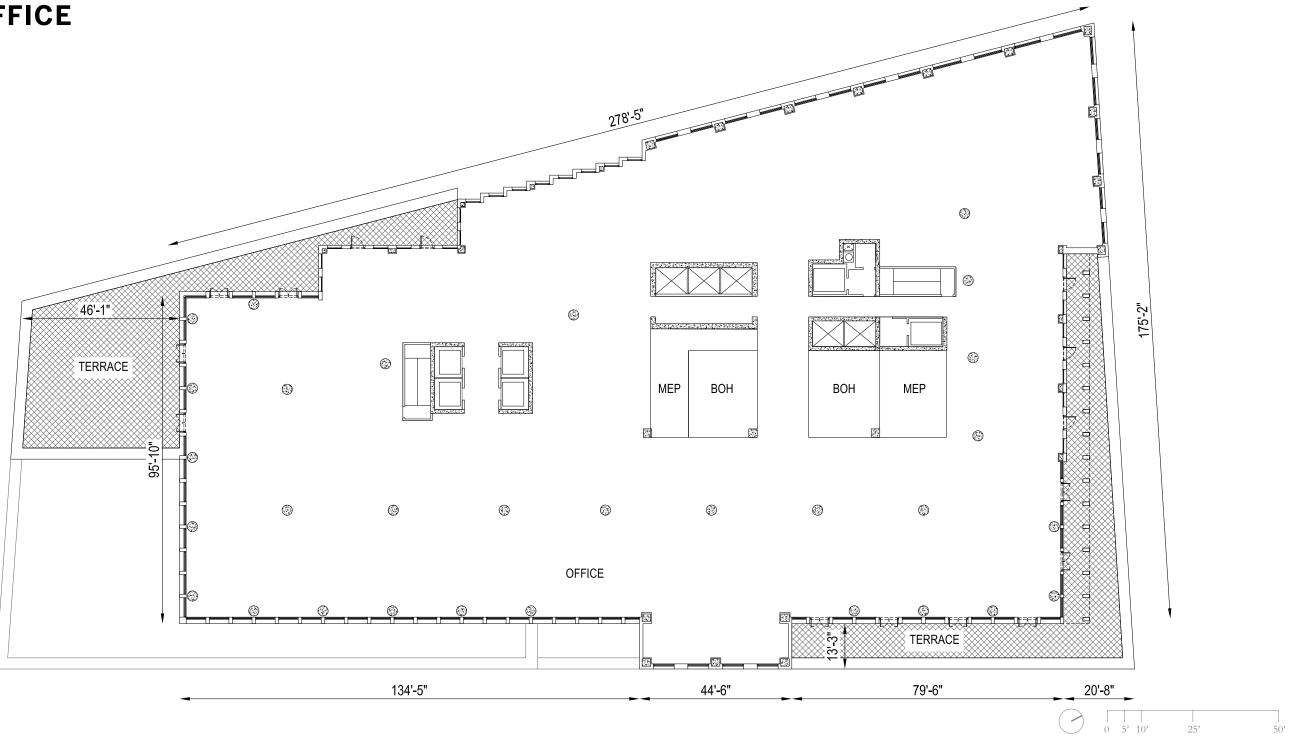


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50'

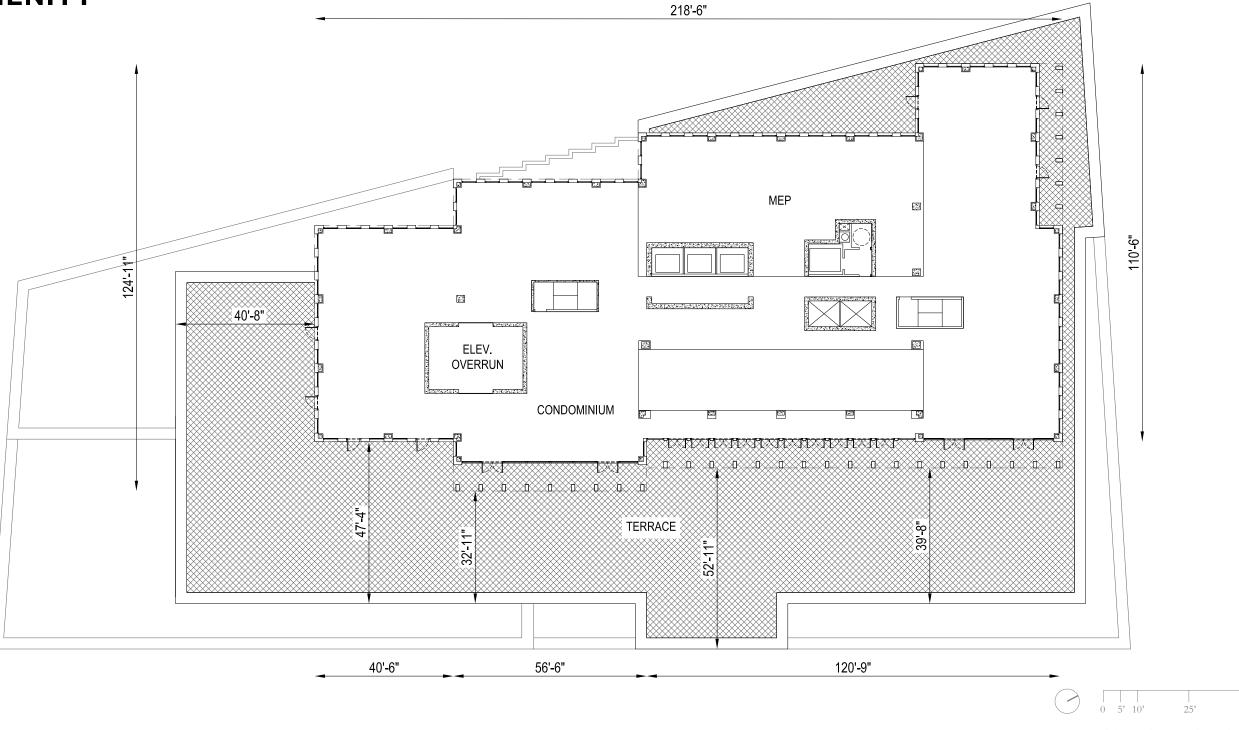
LEVEL 6 OFFICE



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LEVEL 7 AMENITY

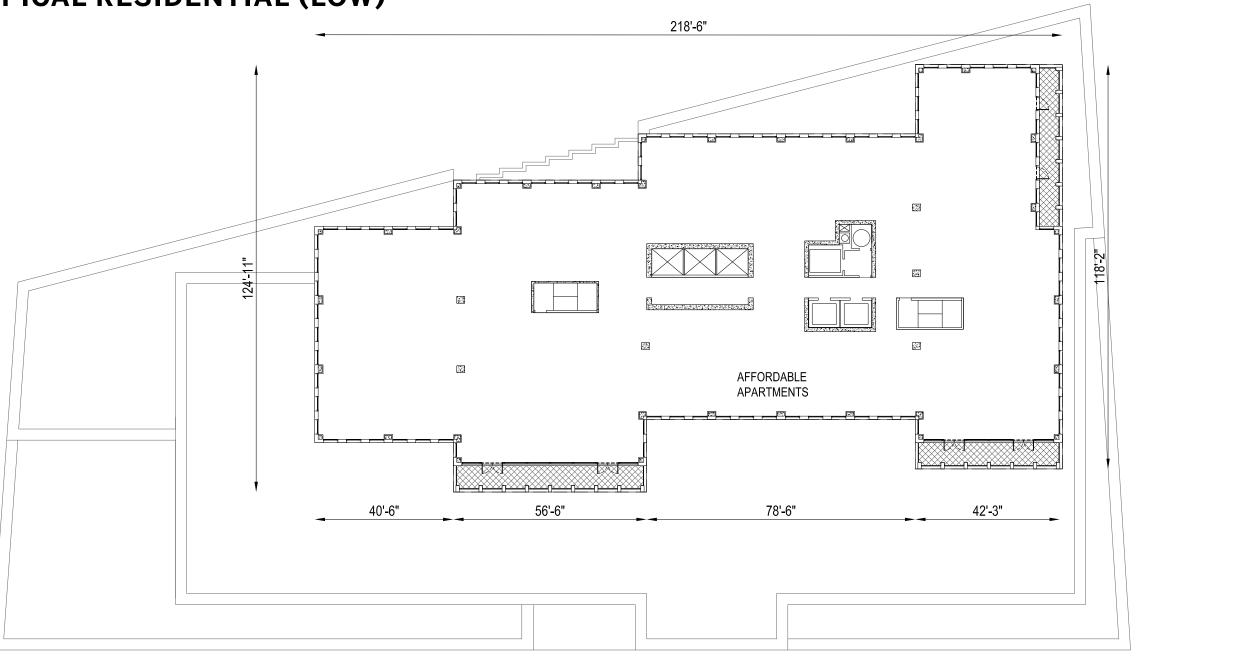


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SOUTH STREET SEAPORT / 112

50'

LEVEL 9 TYPICAL RESIDENTIAL (LOW)

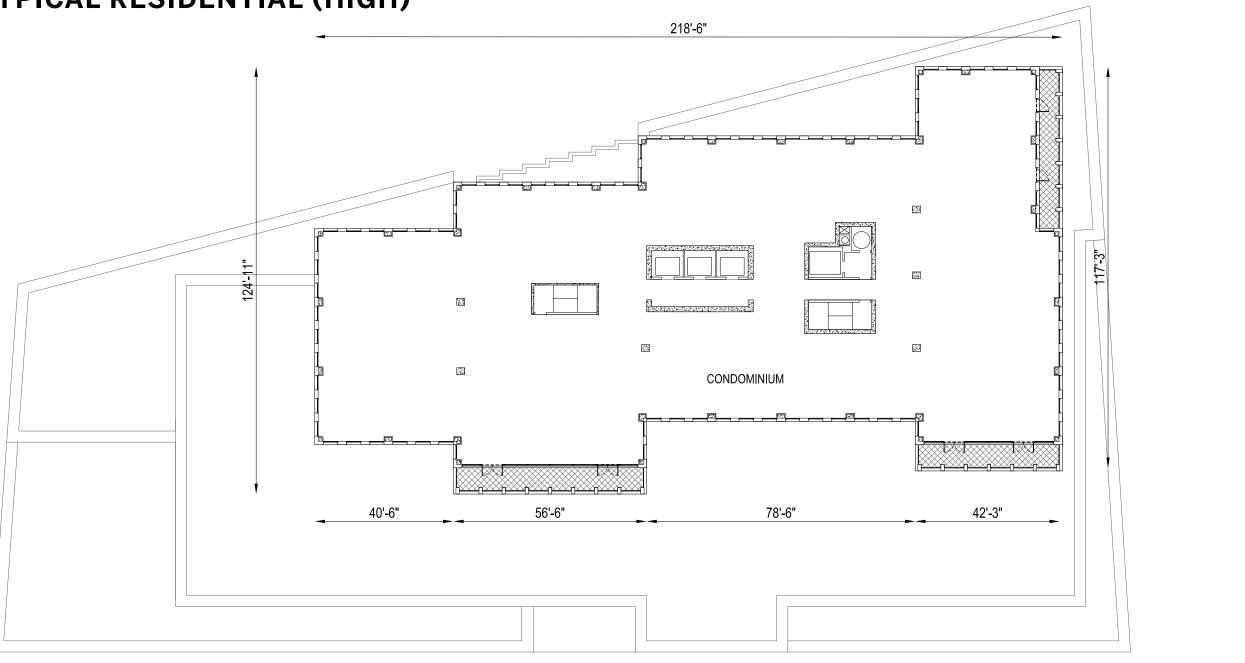




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LEVEL 14 TYPICAL RESIDENTIAL (HIGH)

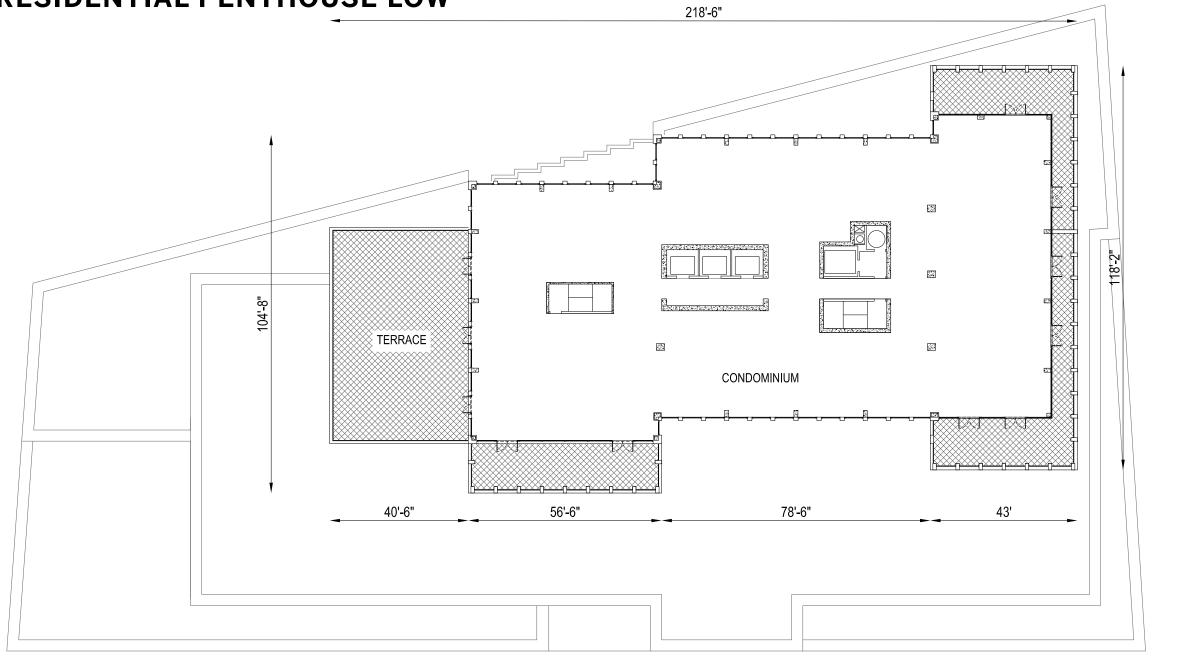




50'

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LEVEL 25 RESIDENTIAL PENTHOUSE LOW

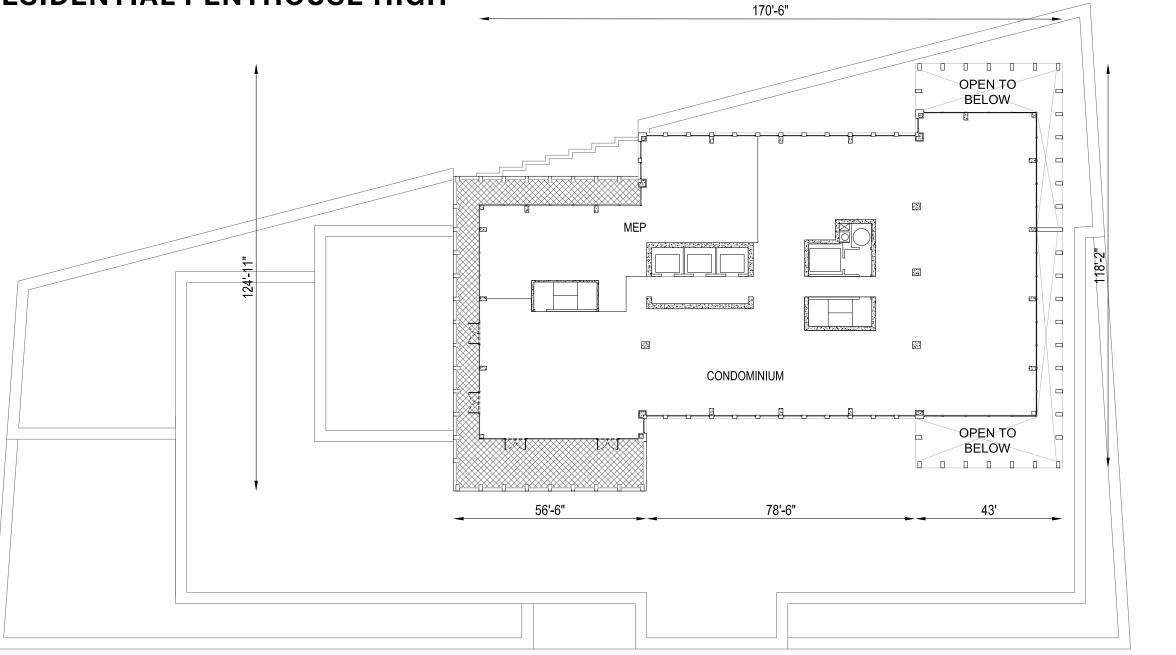




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LEVEL 26 RESIDENTIAL PENTHOUSE HIGH

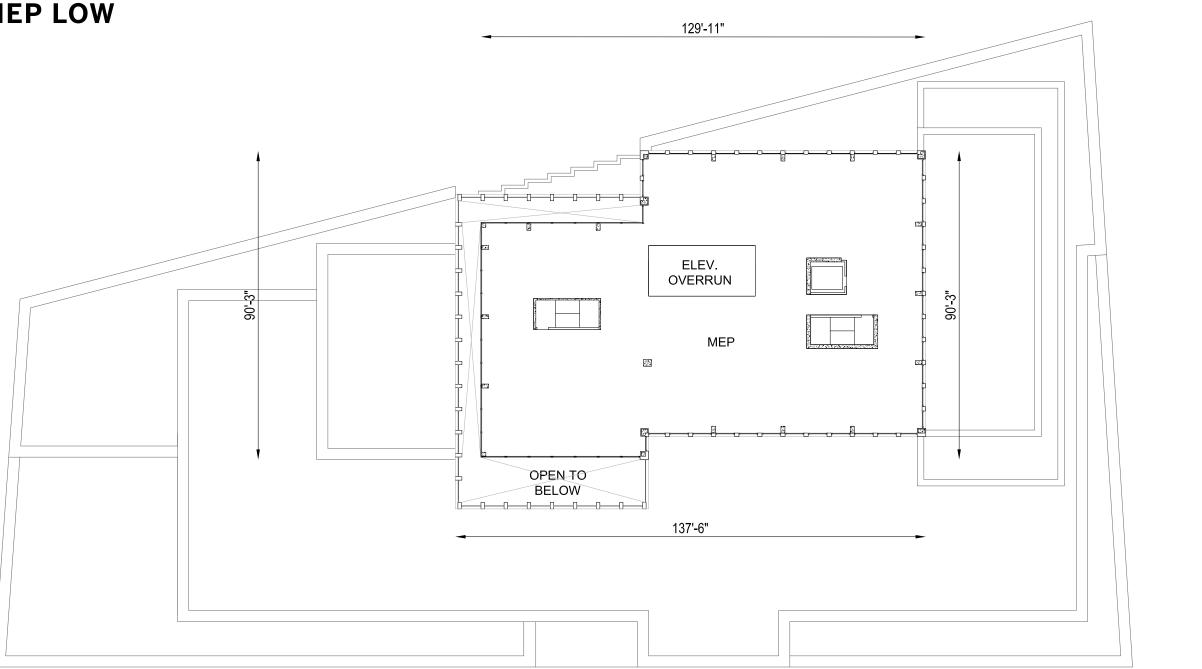




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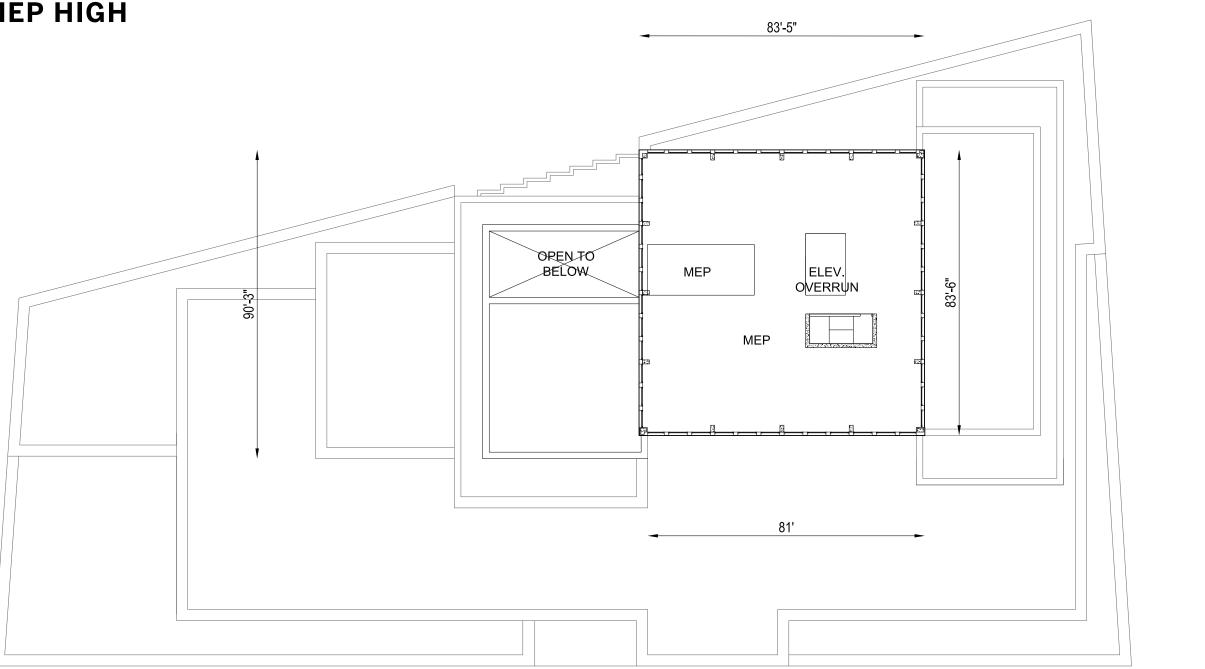
LEVEL 27 MEP LOW







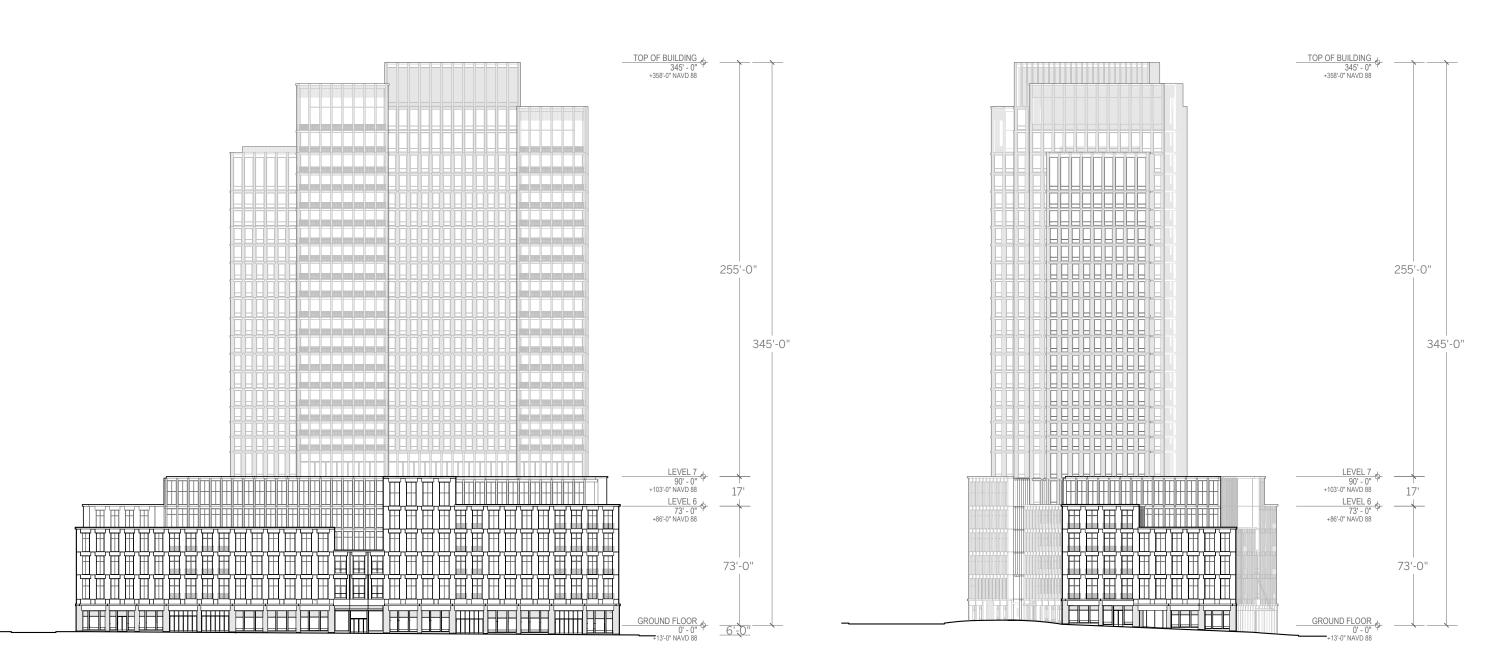
LEVEL 28 MEP HIGH





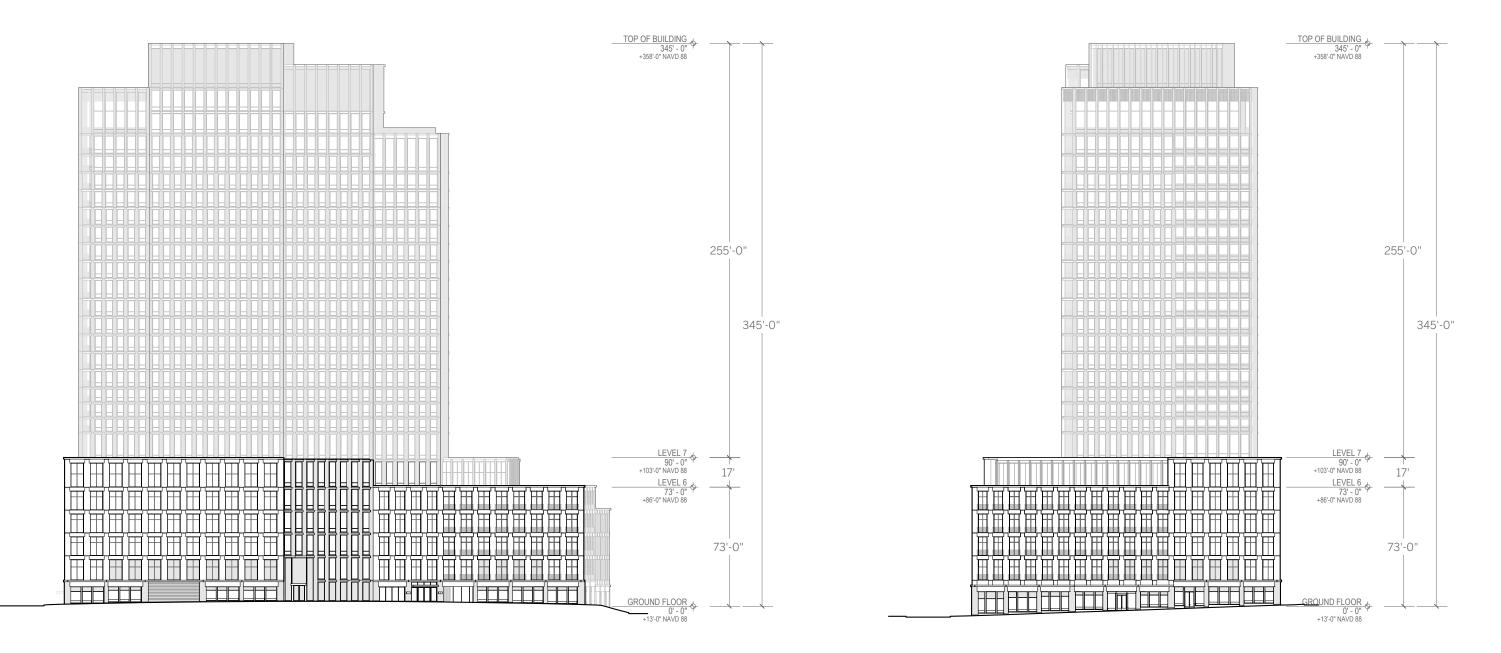


EAST AND SOUTH ELEVATIONS



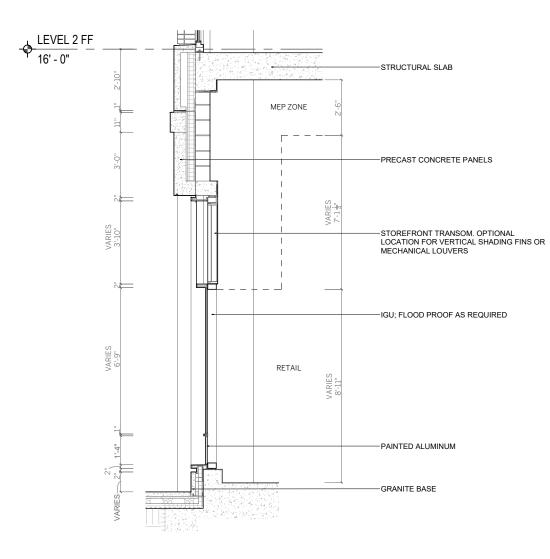
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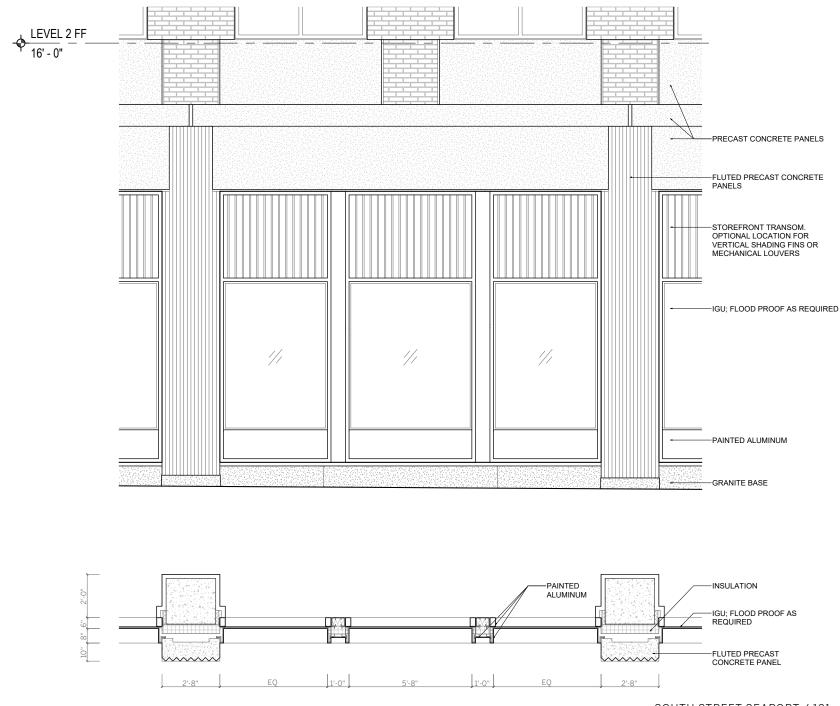
WEST AND NORTH ELEVATIONS

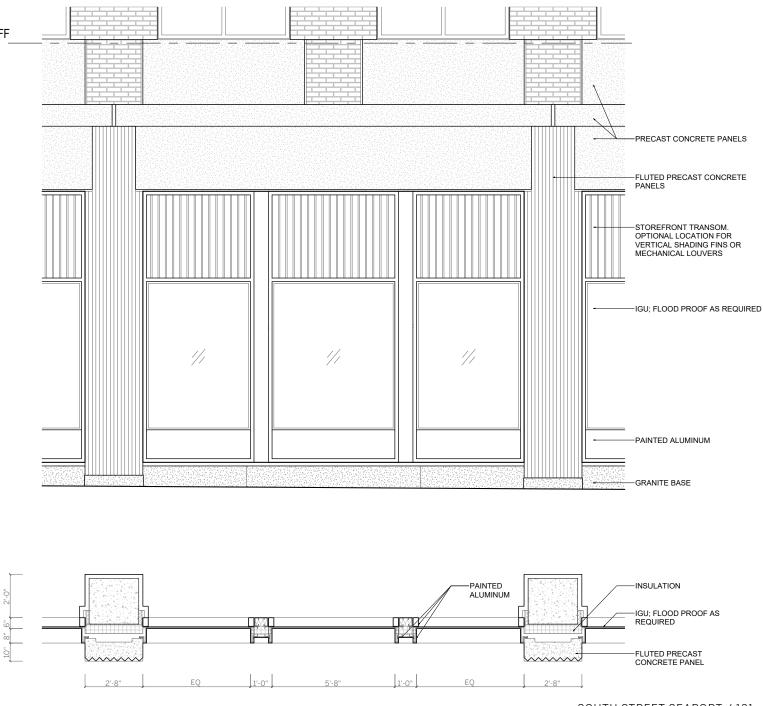


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TYPICAL STOREFRONT DETAILS

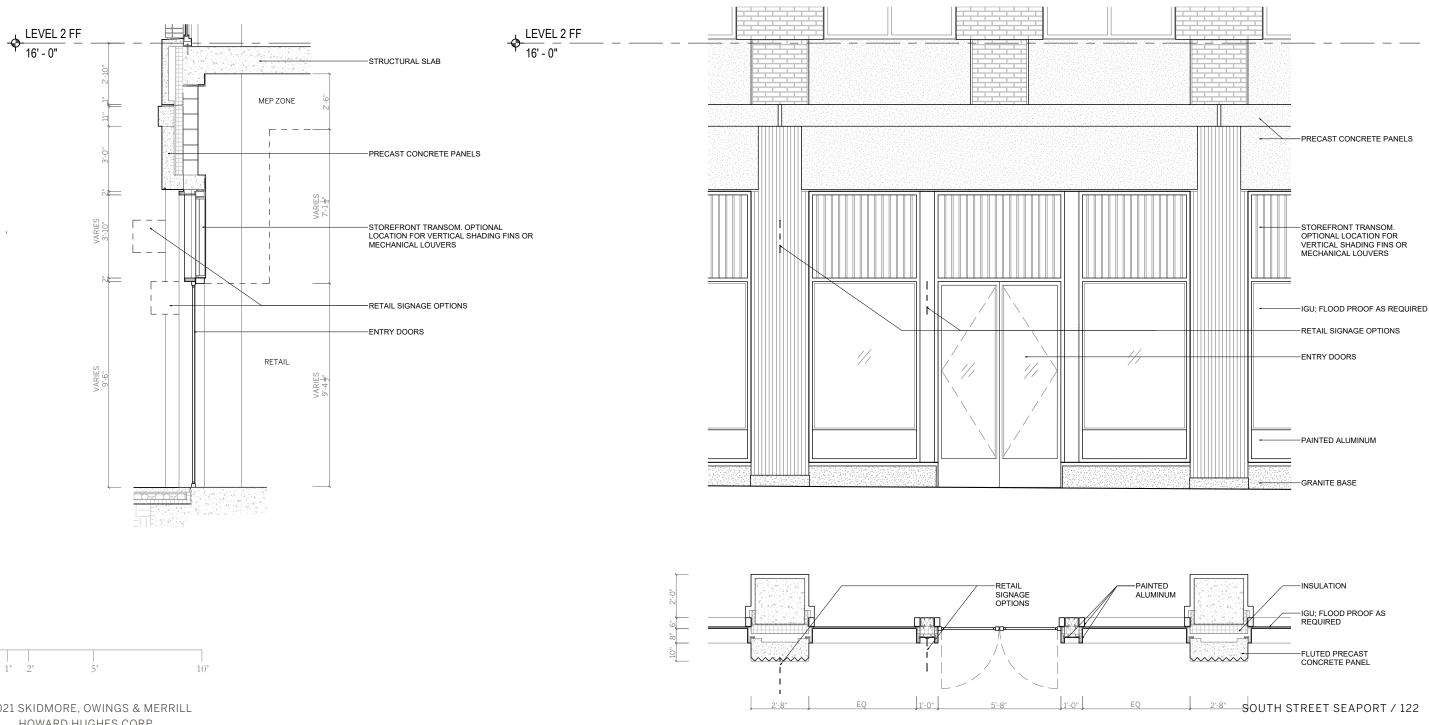


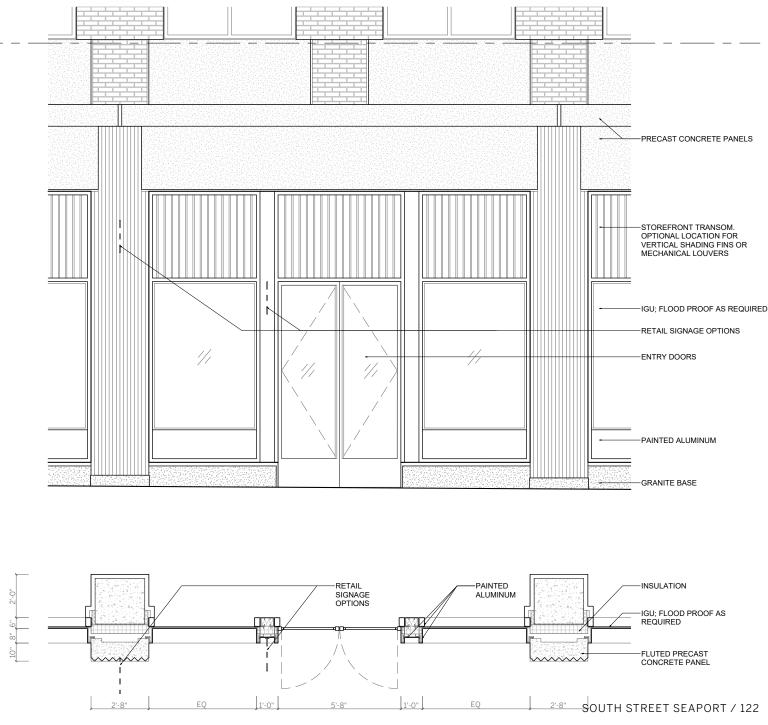






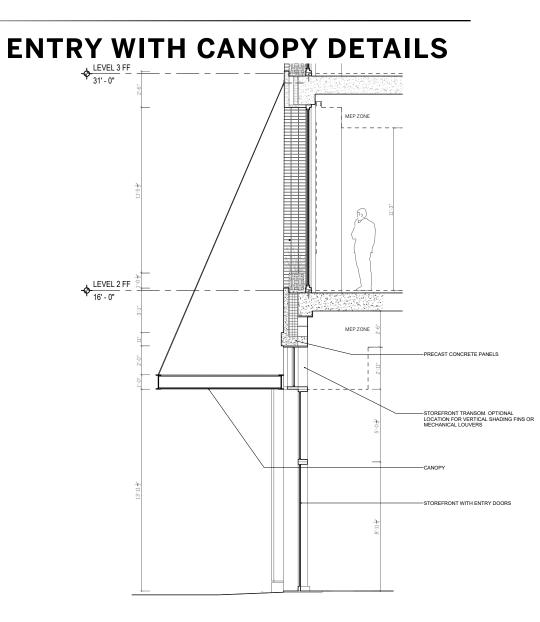
TYPICAL STOREFRONT ENTRY

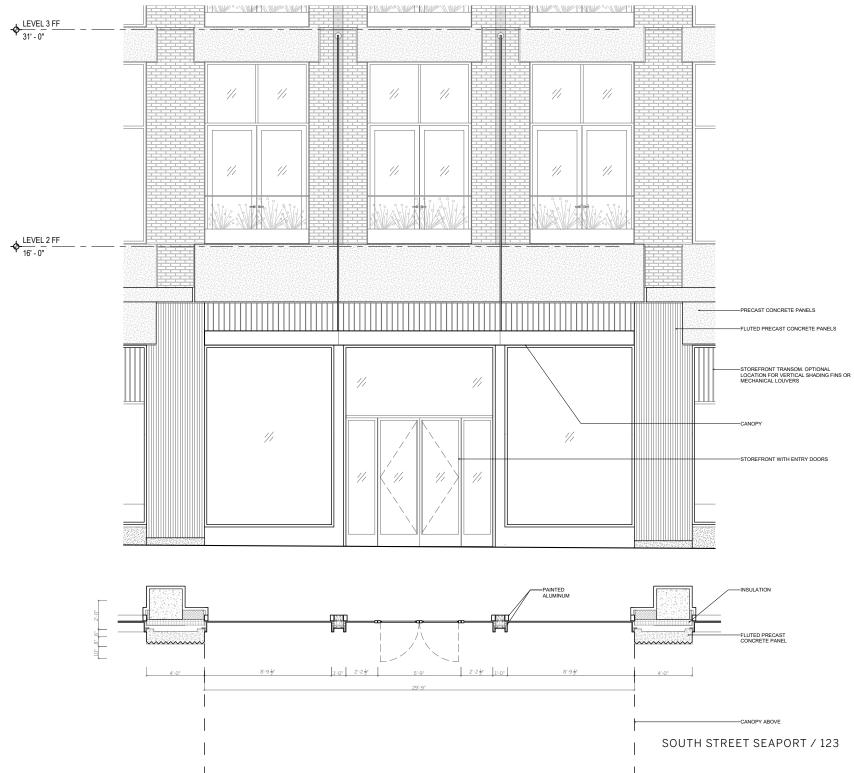


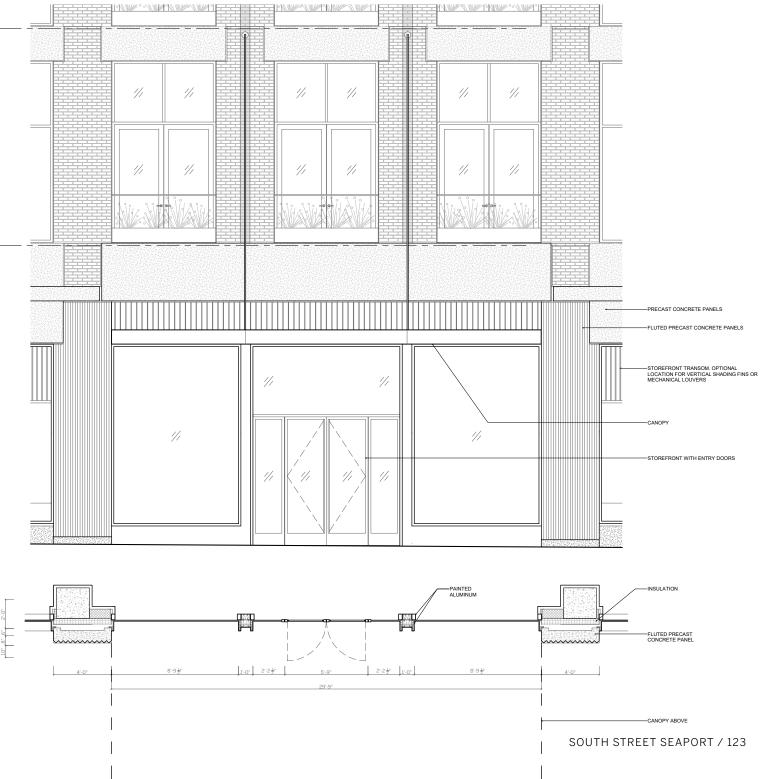


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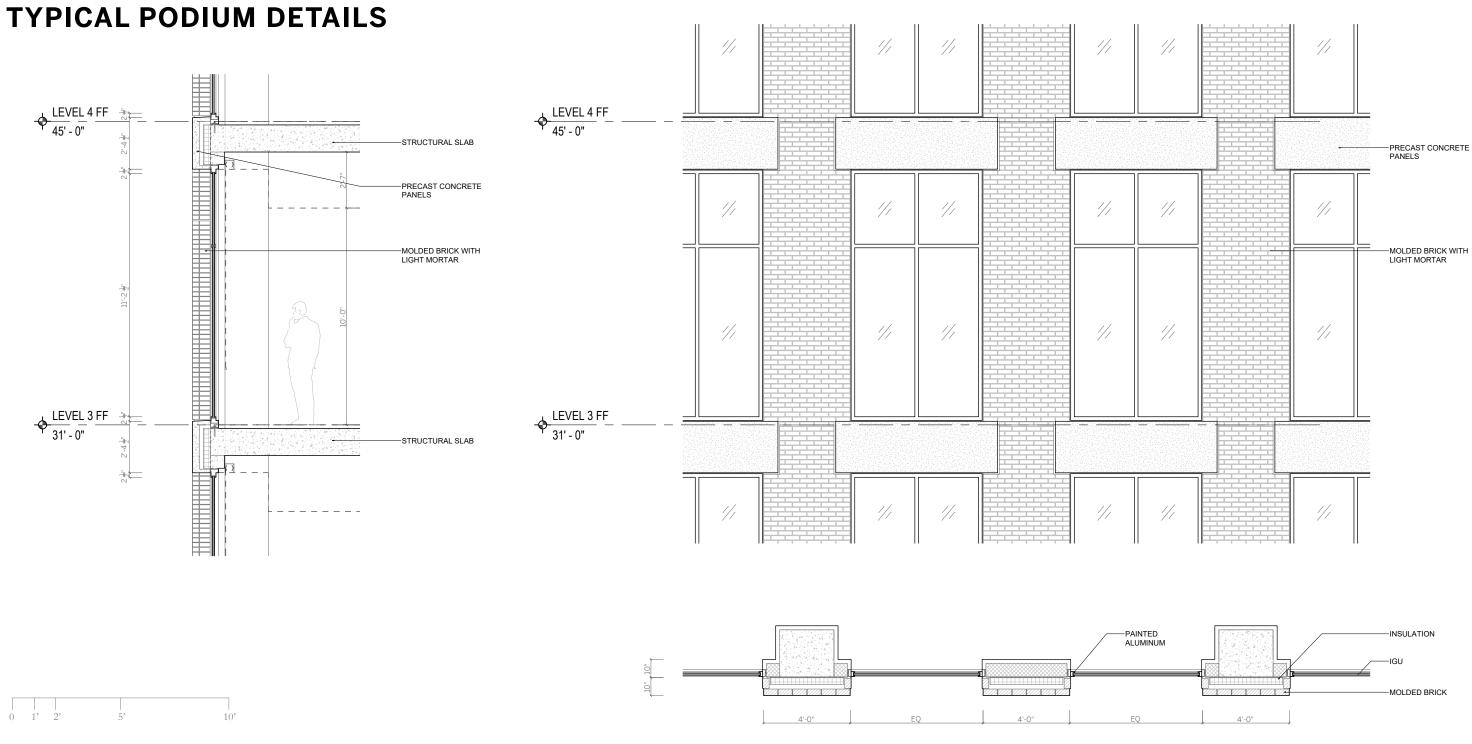
HOWARD HUGHES CORP.

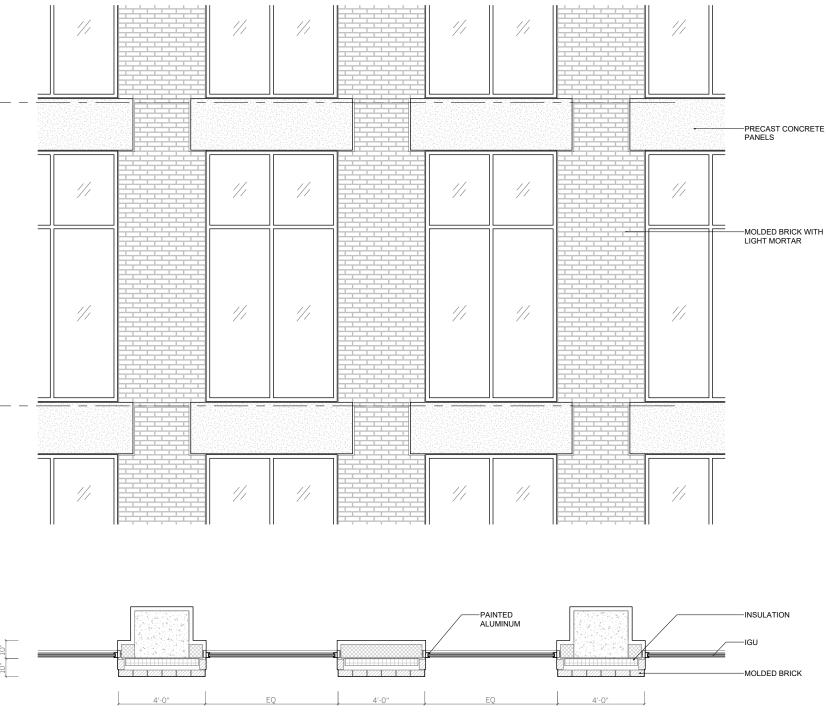




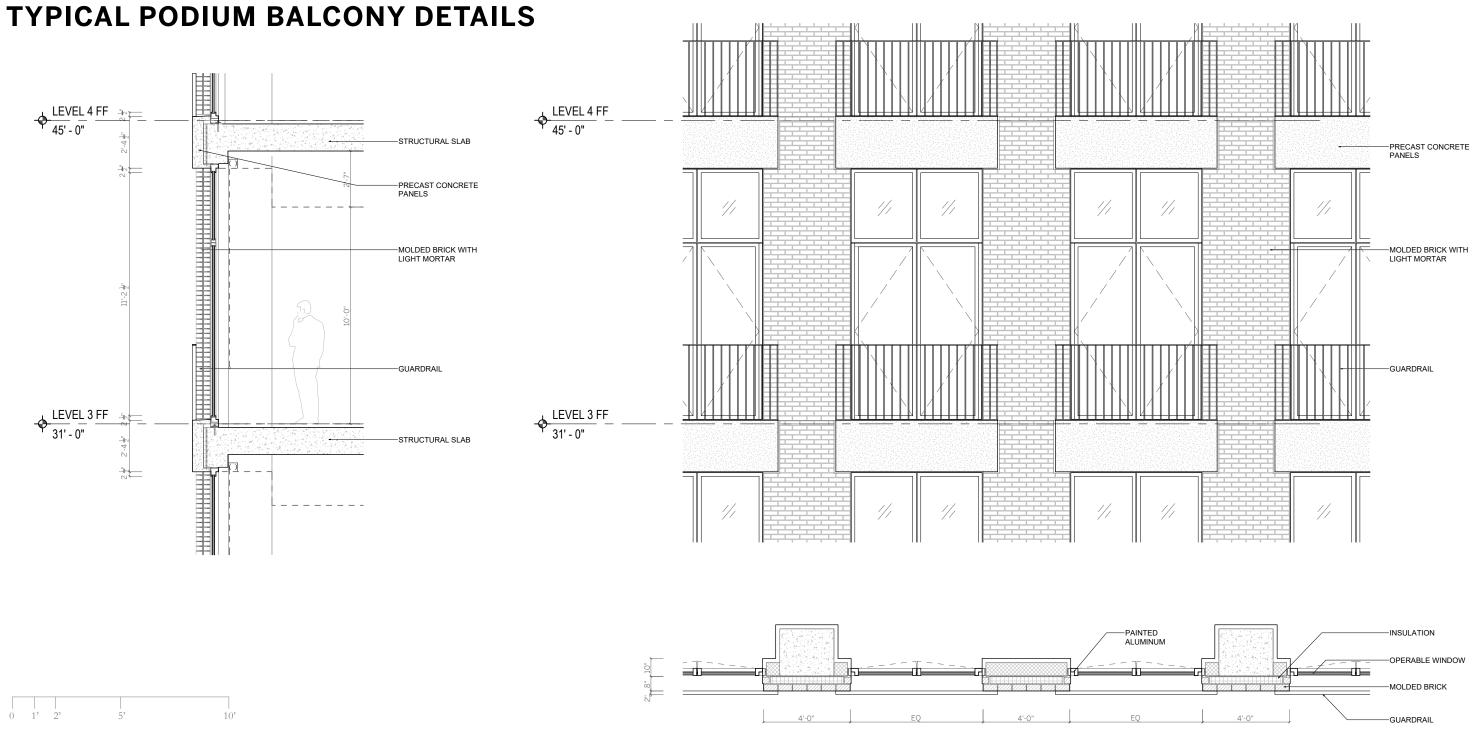




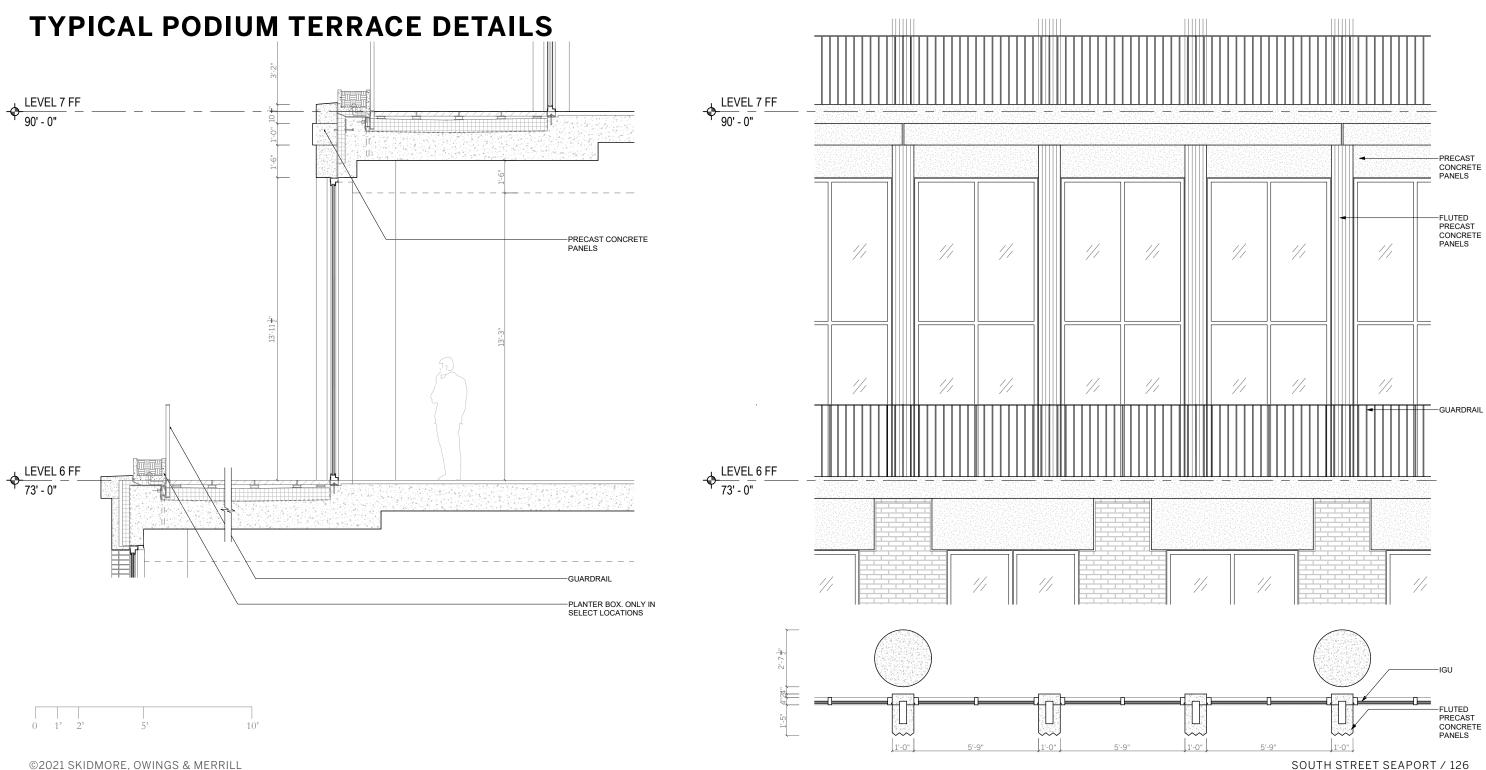


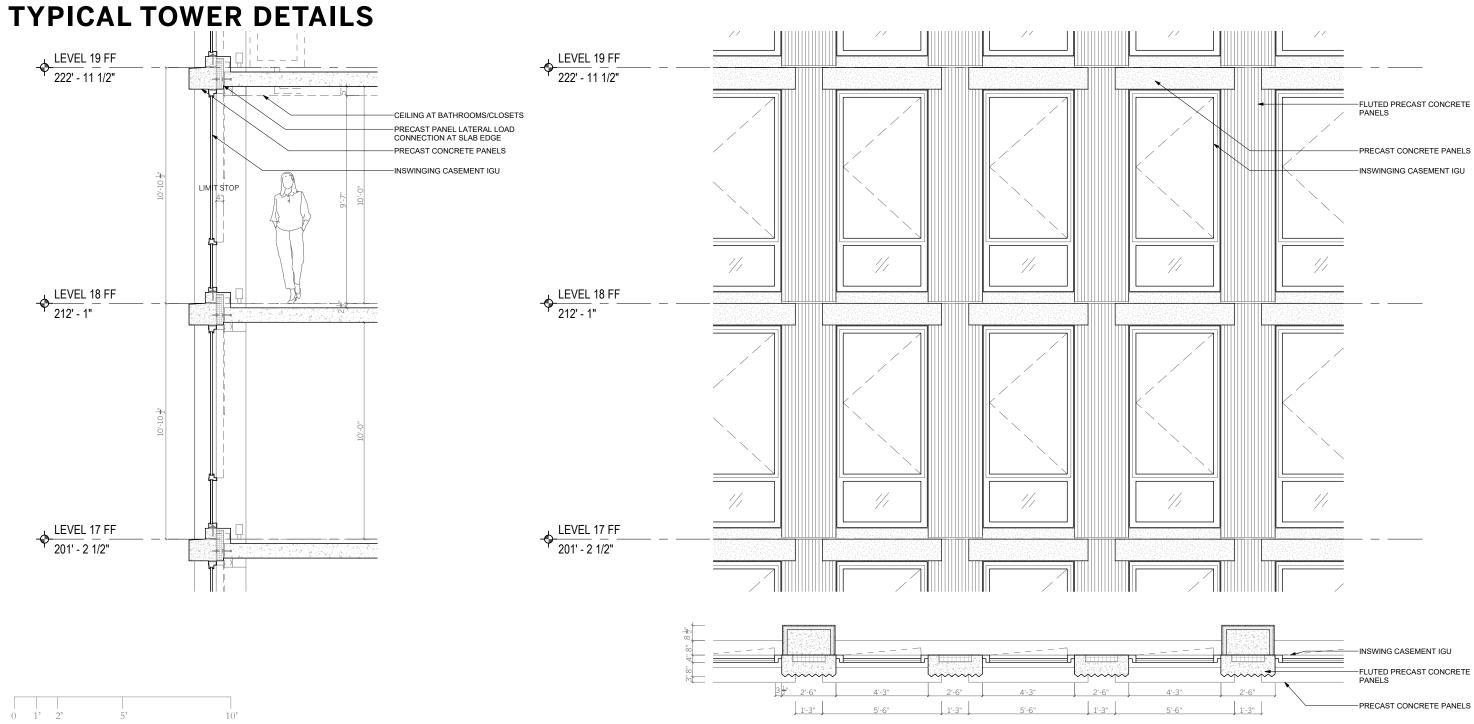


SOUTH STREET SEAPORT / 124

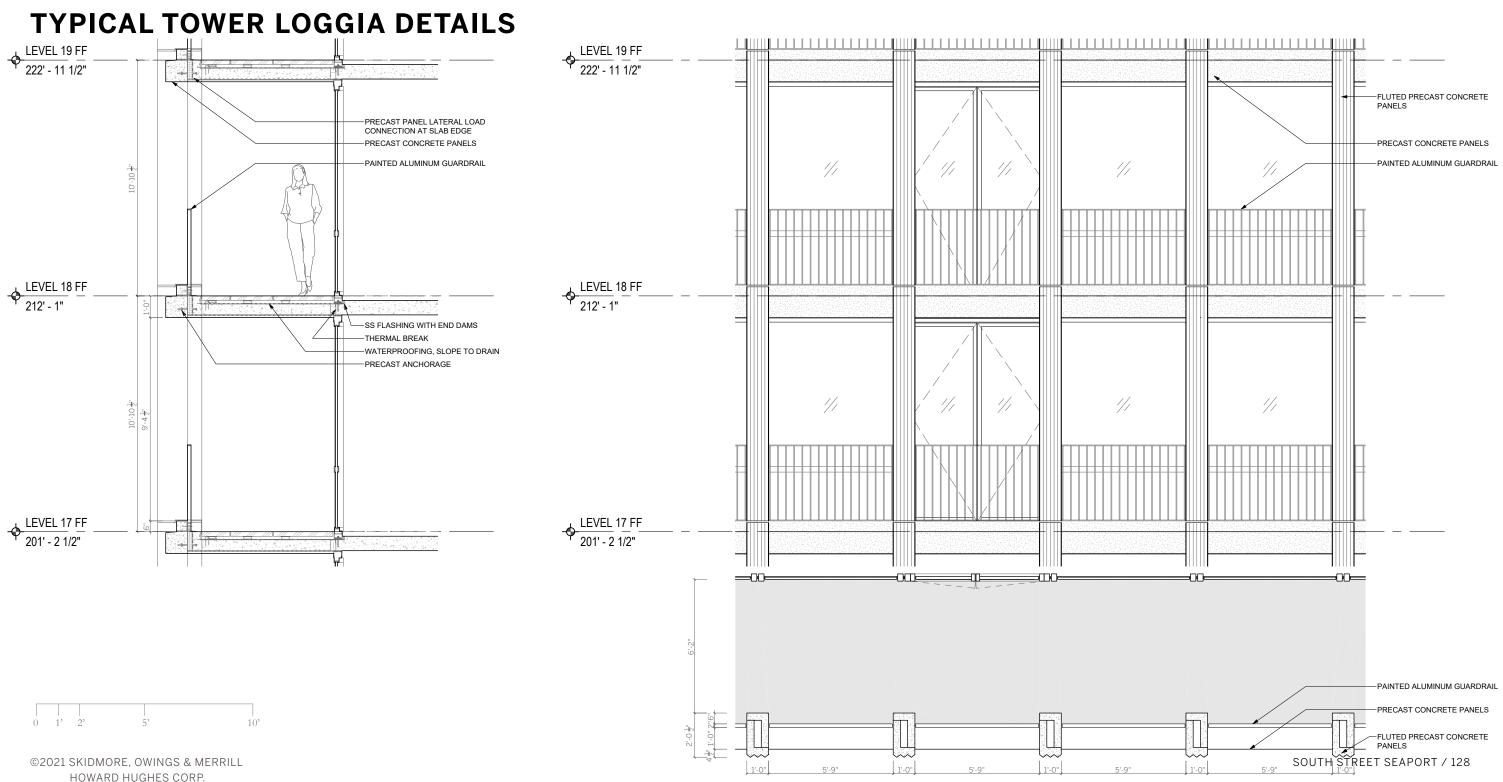




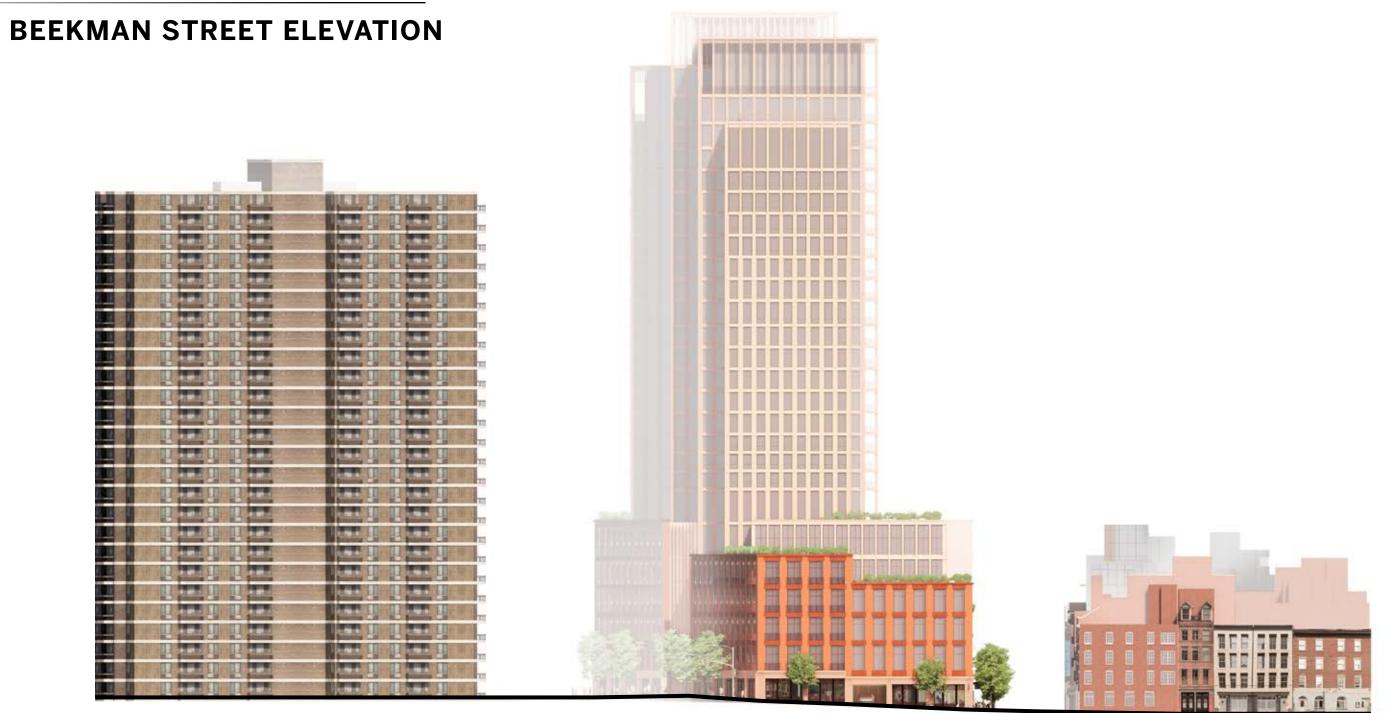




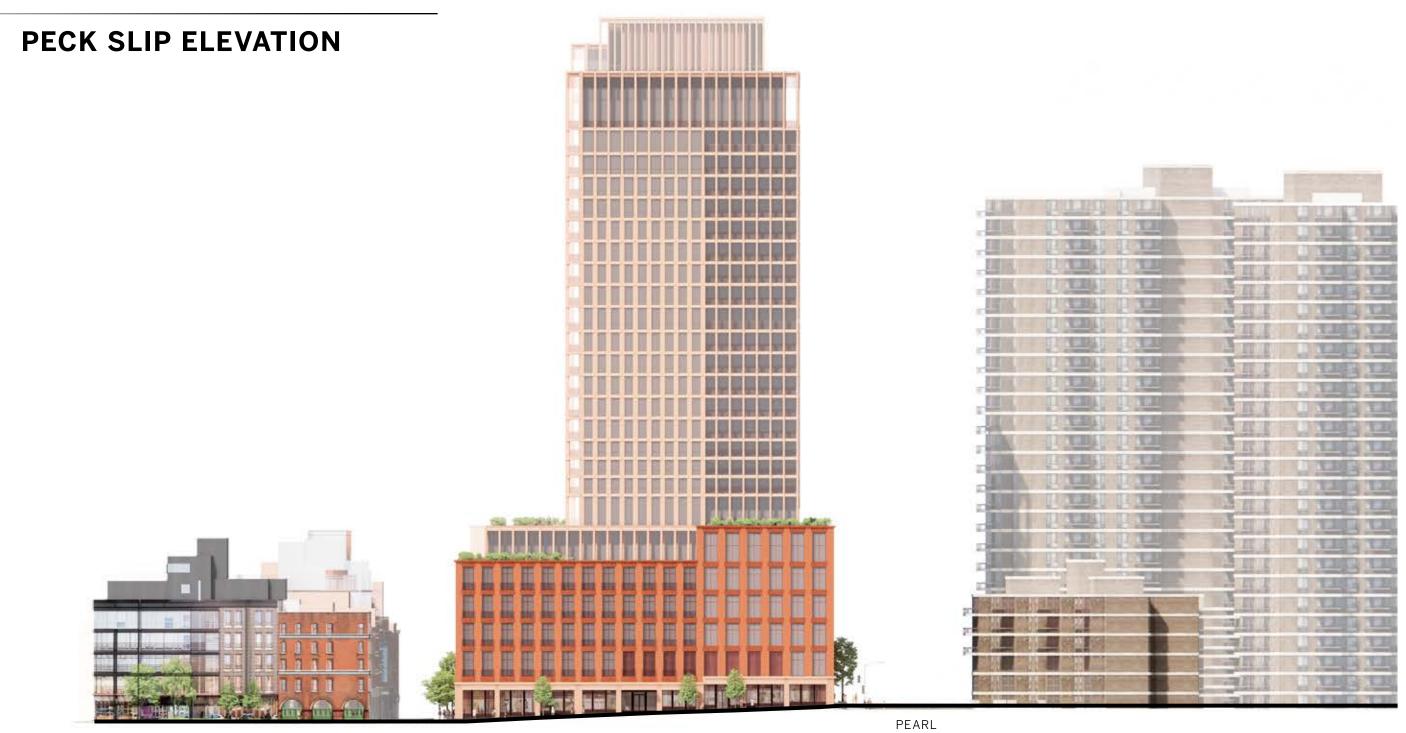




HOWARD HUGHES CORP.



PEARL



WATER

TALL AND LOW-RISE BUILDINGS JUXTAPOSED IN HISTORIC DISTRICTS



(NewYorkitecture)

(Google)

(NewYorkitecture)

(Google)



The current proposal is: Preservation Department – Items 5 & 6, LPC-21-03235 & 21-04480 **250 Water Street and 89 South Street, Borough of Manhattan**

How to Testify Via Zoom:

https://us02web.zoom.us/j/82195980180?pwd=bjNzYnkzL1A4K1BIUG80eXEyK0YzQT09

Webinar ID: 821 9598 0180 **Passcode:** 484562 By Phone: 1 646-558-8656 US (New York) 877-853-5257 (Toll free) US 888 475 4499 (Toll free)

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APPENDIX – MUSEUM



12 FULTON STREET - EXISTING ENTRANCE

12 FULTON STREET ENTRY DETAIL

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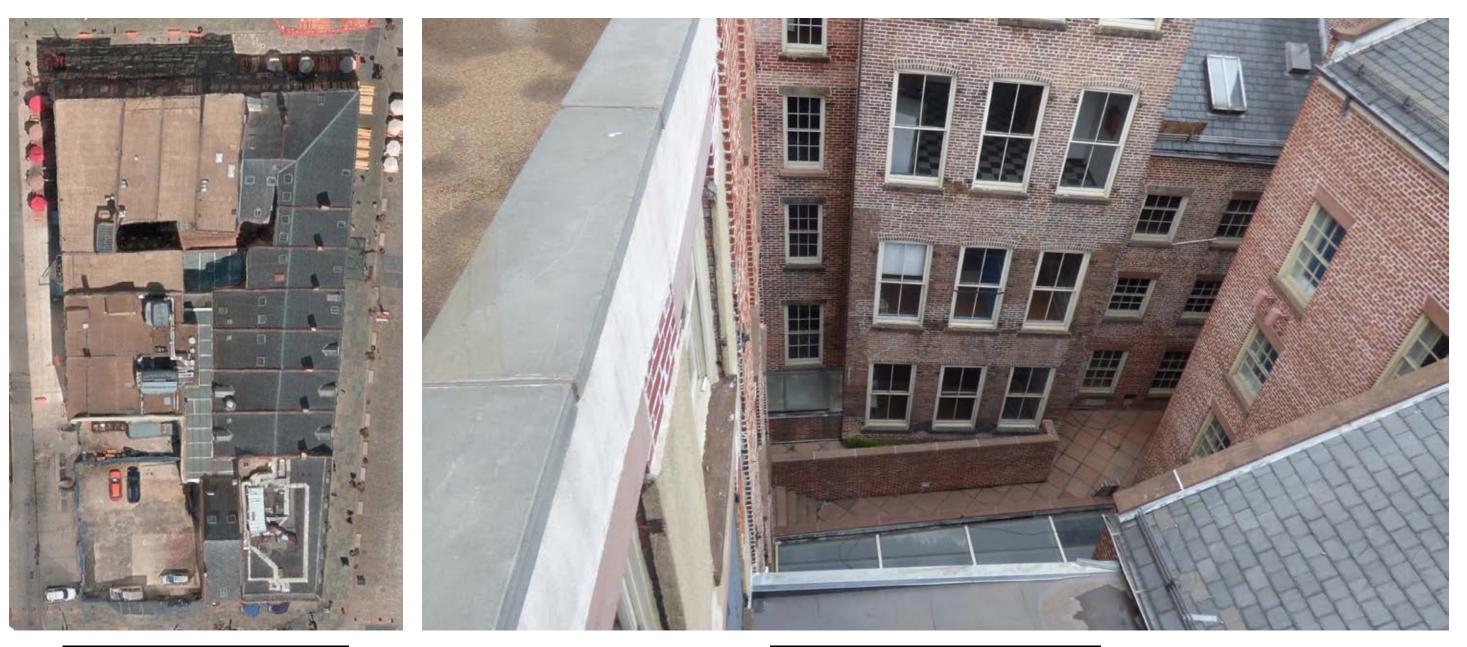


165 JOHN STREET - EXISTING ENTRANCE

165 JOHN STREET ENTRY DETAIL

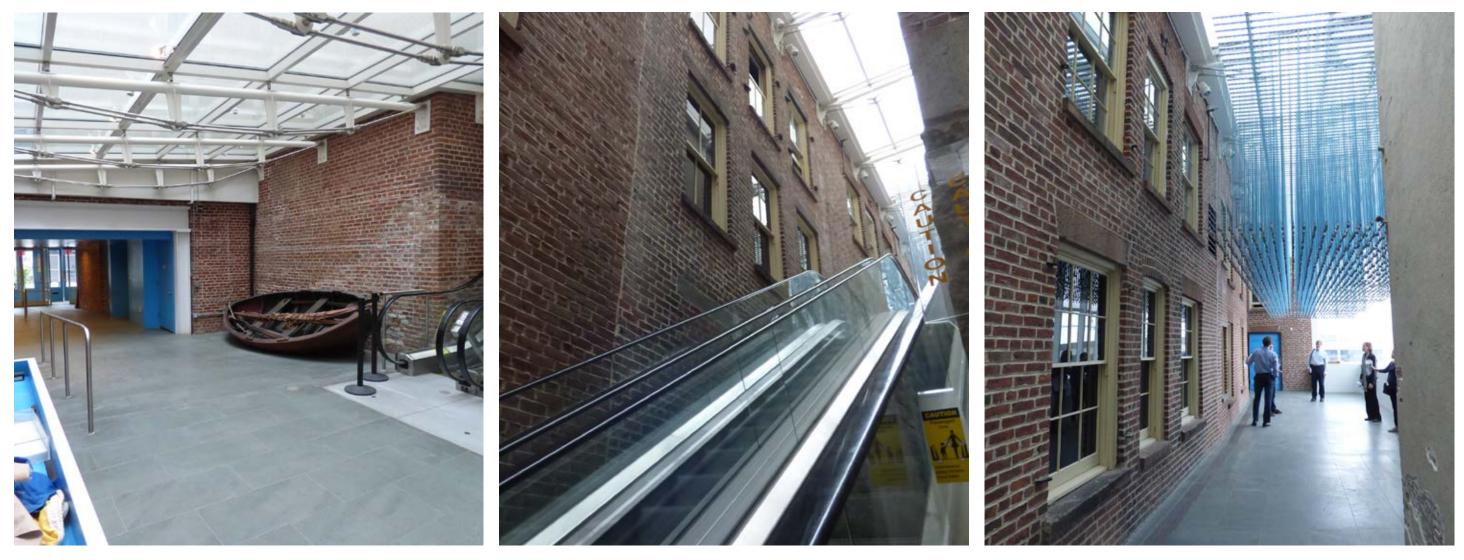
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SCHERMERHORN ROW AERIAL VIEW

INTERIOR COURTYARD LOOKING WEST



CIRCULATION ENCLOSURE TOWARD FULTON ST

CIRCULATION ENCLOSURE TOWARD SOUTH ST

SOUTH STREET SEAPORT / 136

CIRCULATION ENCLOSURE TOP LEVEL



CIRCULATION ENCLOSURE LOOKING NORTHWEST

CIRCULATION ENCLOSURE LOOKING NORTH

SOUTH STREET SEAPORT / 137

CIRCULATION ENCLOSURE LOOKING EAST





INTERIOR COURTYARD LOOKING NORTHWEST

INTERIOR COURTYARD LOOKING SOUTHWEST

INTERIOR COURTYARD LOOKING SOUTH



FULTON FERRY HOTEL

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SOUTH STREET SEAPORT / 139

FULTON FERRY HOTEL



HISTORIC PHOTOS



FULTON FERRY HOTEL, 1928

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SOUTH STREET SEAPORT / 140

FULTON FERRY HOTEL, 1985

HISTORIC SIGNAGE: 92-93 SOUTH STREET



92-93 SOUTH STREET, 1890

92-93 SOUTH STREET, 1900 (NEW SIGNAGE)



HISTORIC SIGNAGE: PAINTED



173 JOHN STREET, 1865

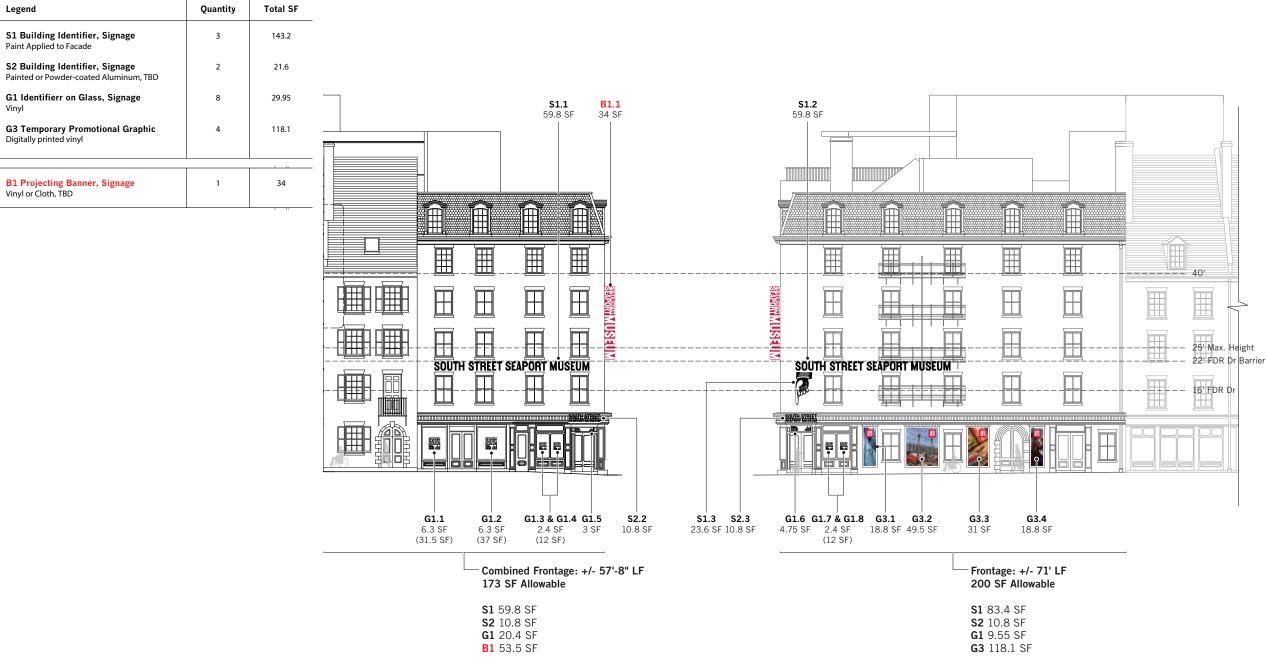
89-90 SOUTH STREET, 1900

250 WATER STREET, 1915



35 PECK SLIP, 1915

PROPOSED SIGNAGE SOUTH STREET

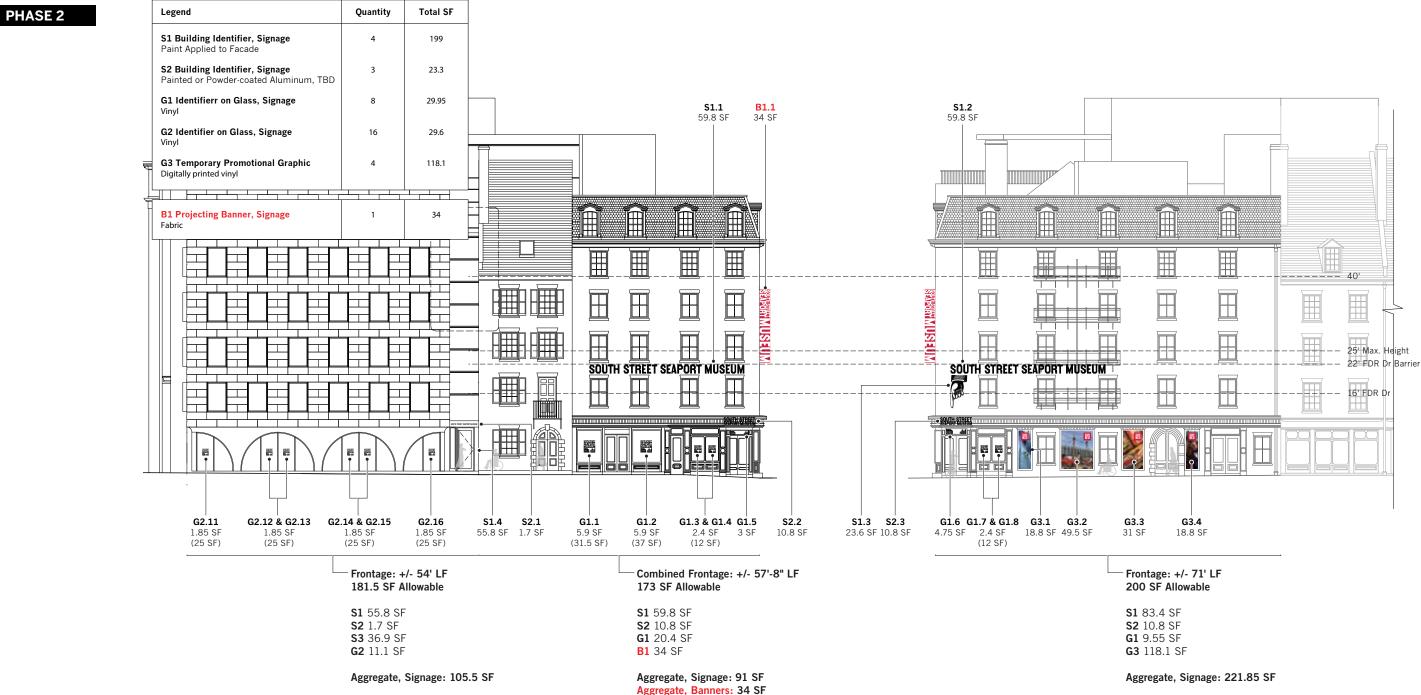


Aggregate, Signage: 91 SF Aggregate, Banners: 53.5 SF

PHASE 1

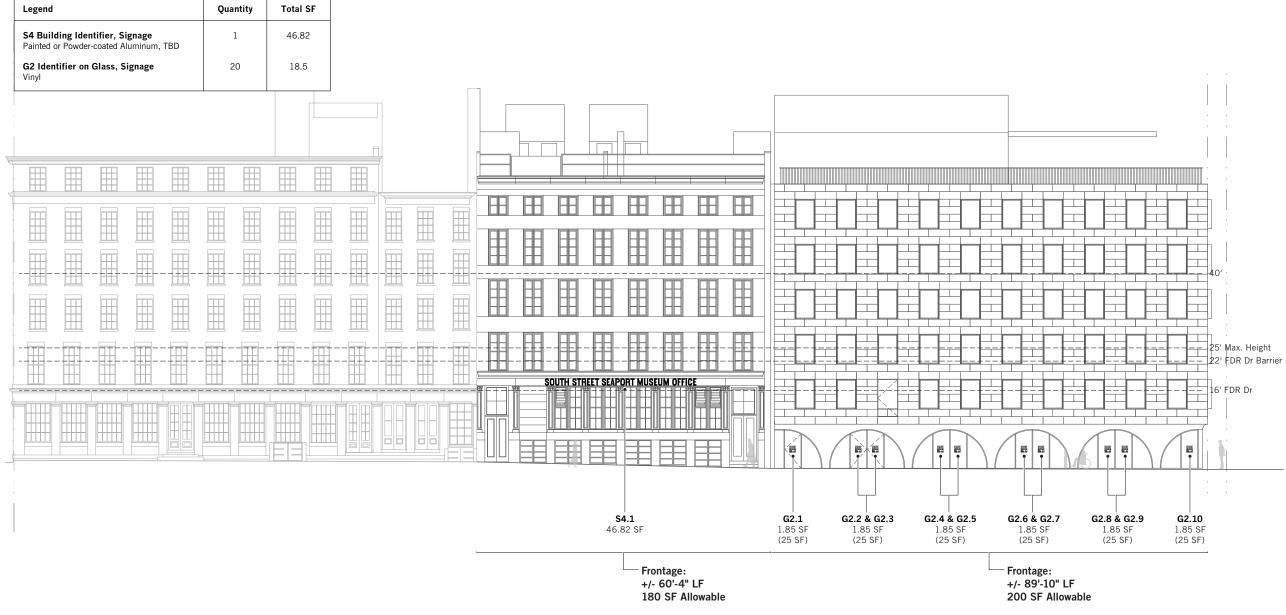
Aggregate, Signage: 221.85 SF

PROPOSED SIGNAGE SOUTH STREET



PROPOSED SIGNAGE JOHN STREET





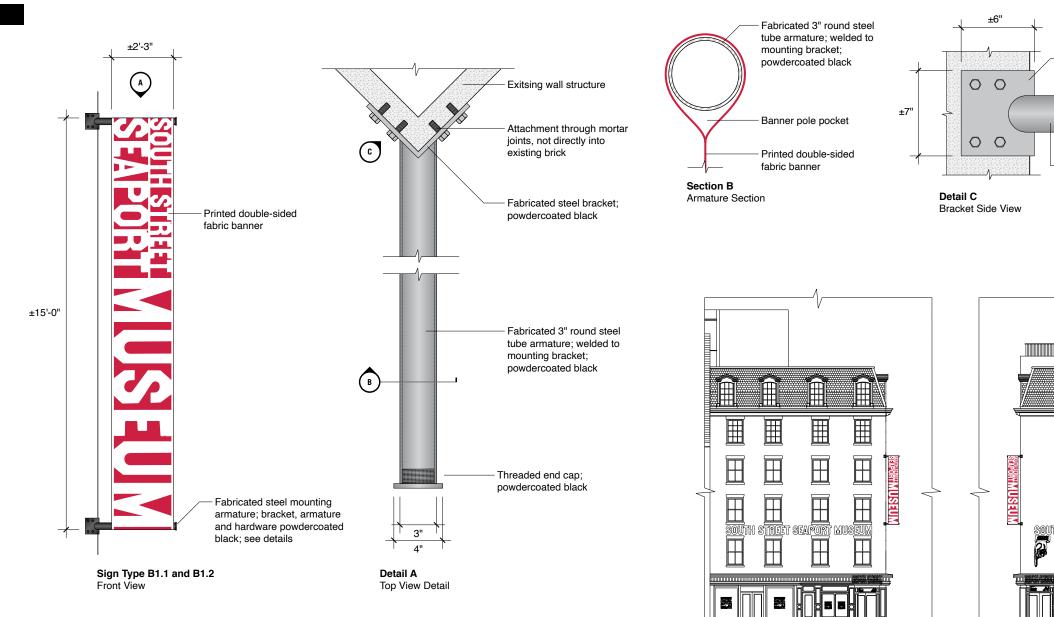
S4 46.82 SF

Aggregate, Signage: 46.82 SF

G1 18.5 SF

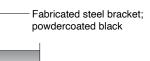
Aggregate, Signage: 18.5 SF

PHASE 1



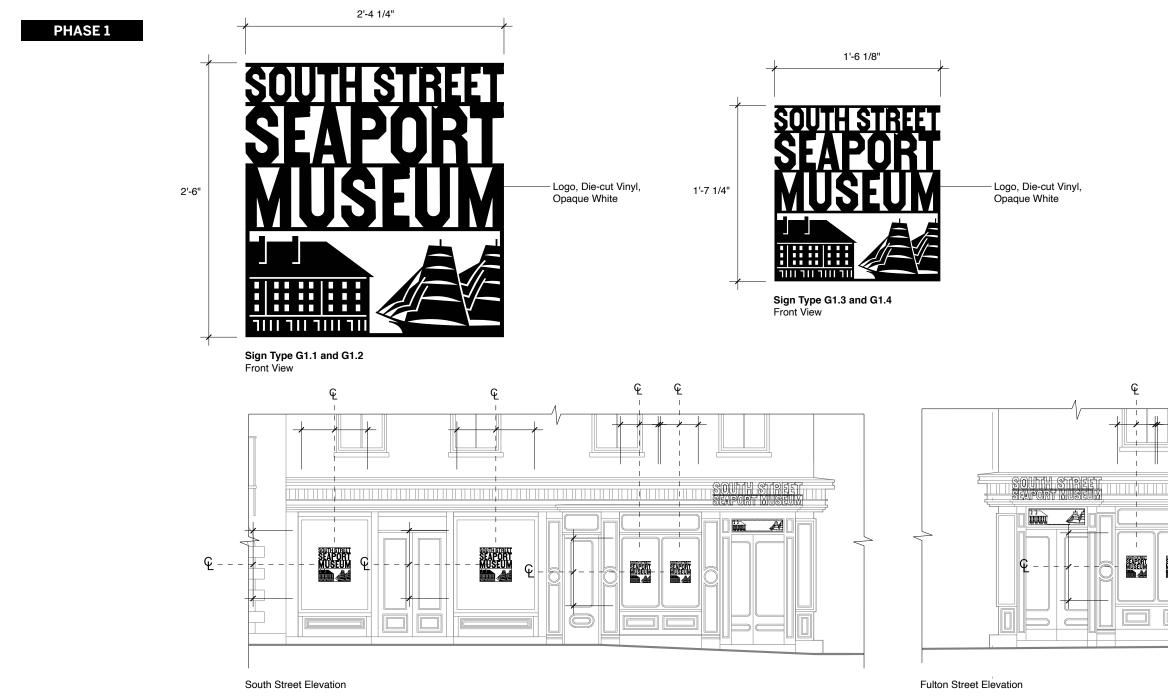
South Street Elevation

Fulton Street Elevation



Fabricated 3" round steel tube armature; welded to mounting bracket; powdercoated black



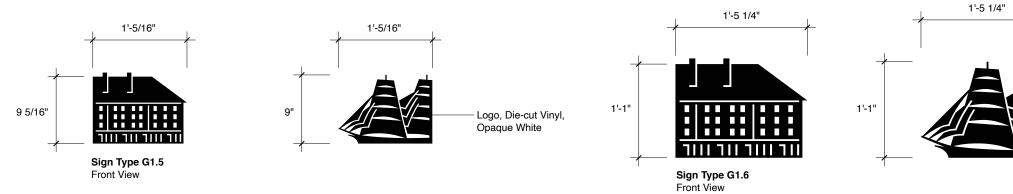


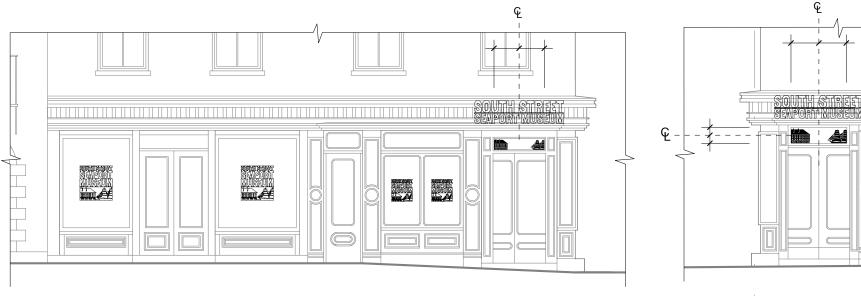
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PHASE 1





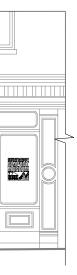
South Street Elevation

Fulton Street Elevation

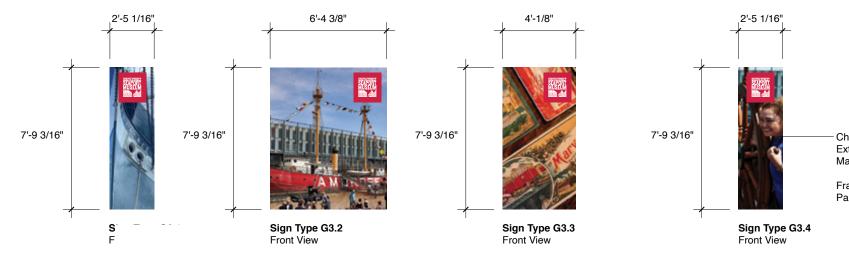
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Logo, Die-cut Vinyl, Opaque White



PHASE 1



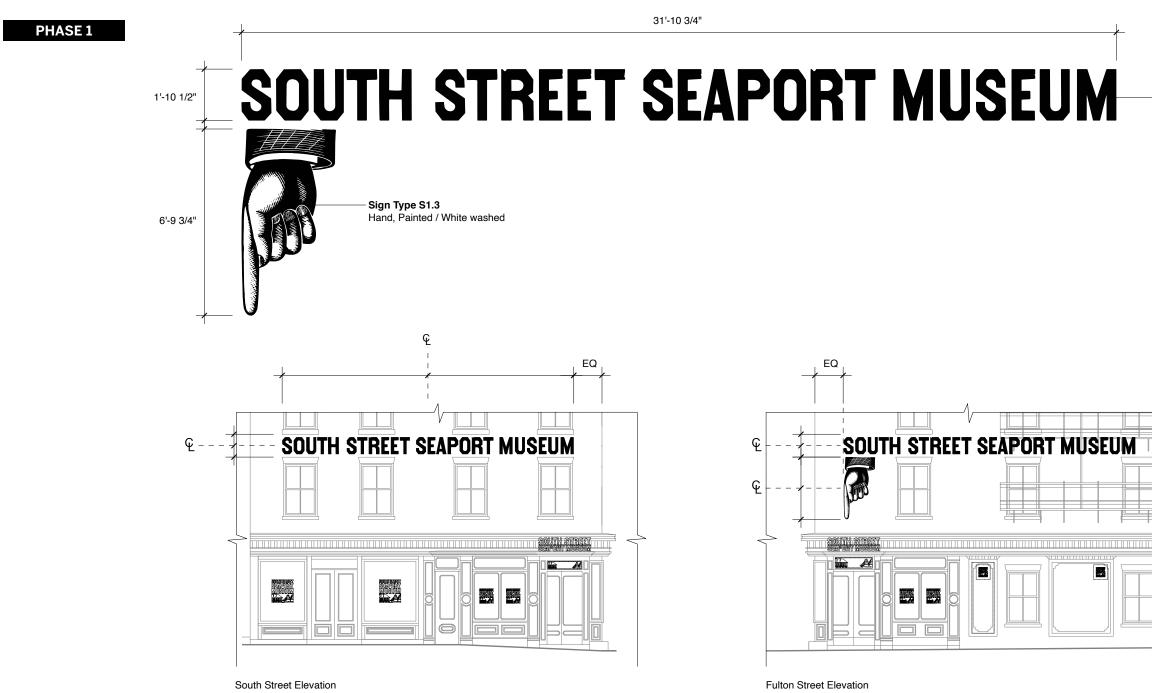


Fulton Street Elevation

- Changeable display panel, alucobond substrate, Exterior grade digitally printed vinyl applied, Matte overlam

Frame enclosure, as required, Painted or powder coated black





Sign Type S1.1 and S1.2 Logo, Painted / White washed



PHASE 1





Painted or Powder-coated Aluminum, Black.

> Sign Type S2.2 and S2.3 Section View

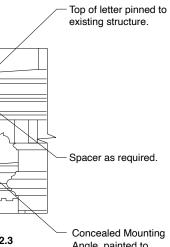
Face of letter aligned to outermost edge of cornice.



South Street Elevation

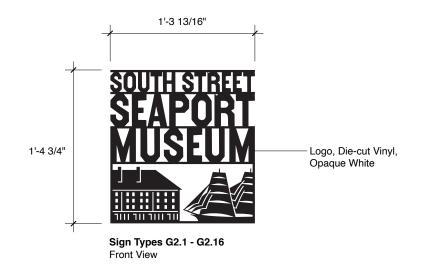


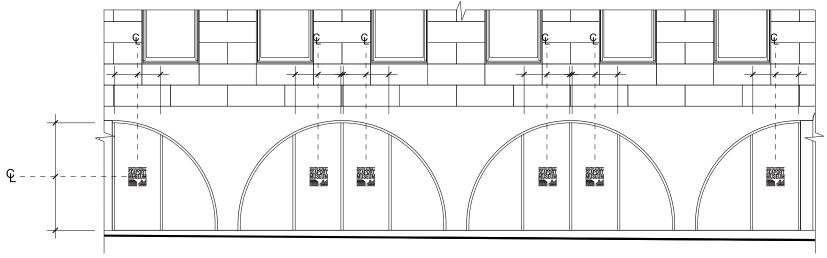
Fulton Street Elevation



Angle, painted to match letters, mounted behind letters. Attached directly to cornice with mechanical fastener, siliconed as necessary.

PHASE 2





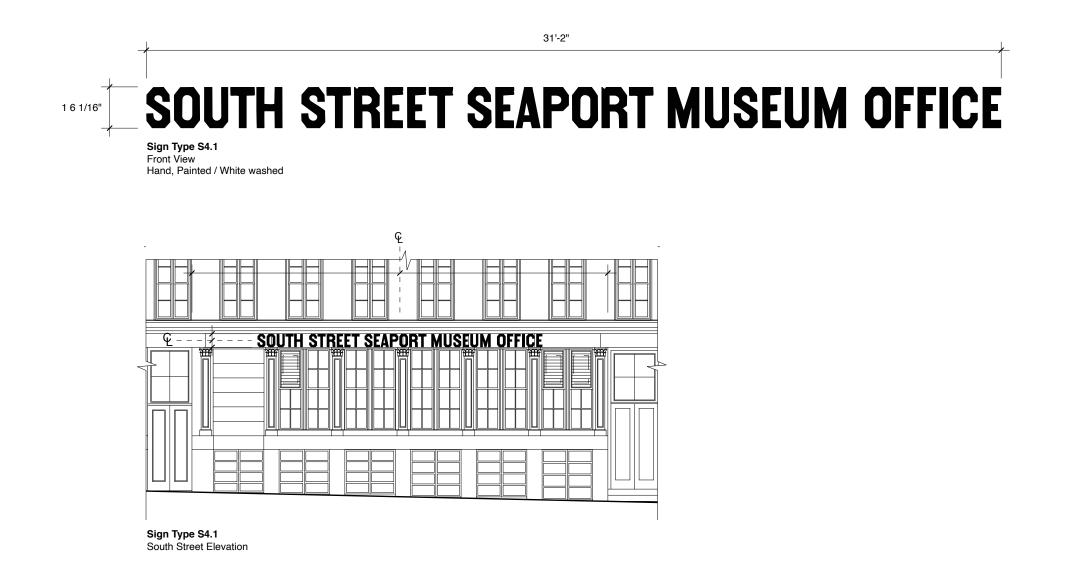
South Street Elevation





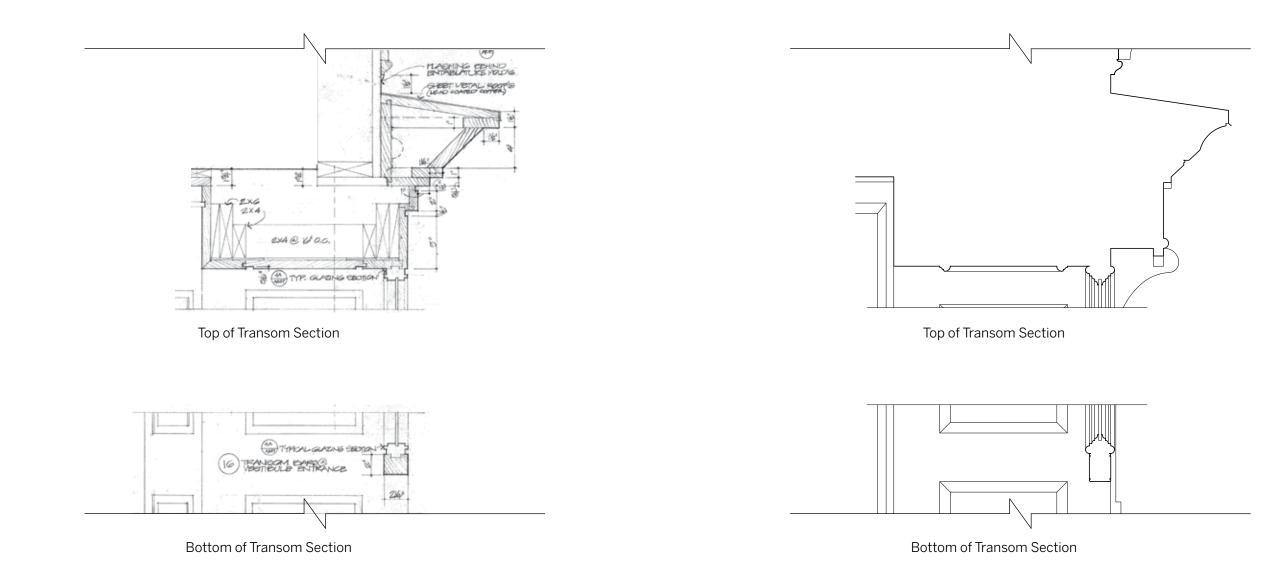
 Logo, 3/4" Deep, custom inset into canopy, Painted White

PHASE 2



STOREFRONT DETAILS

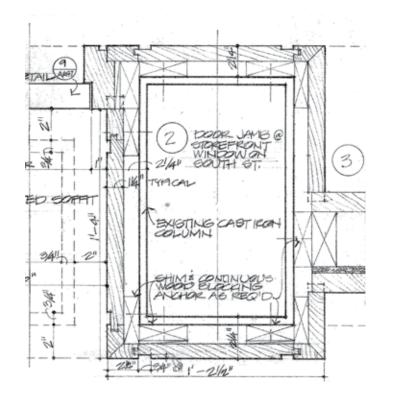
PHASE 1

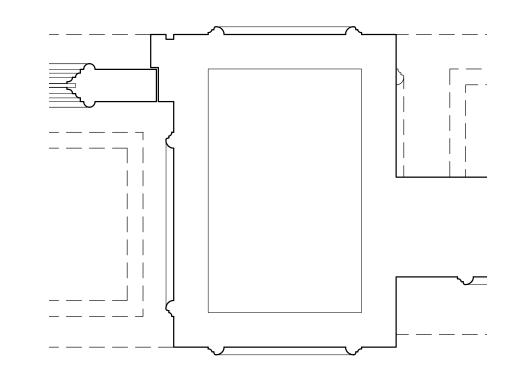


PROPOSED

STOREFRONT DETAILS

PHASE 1





EXISTING

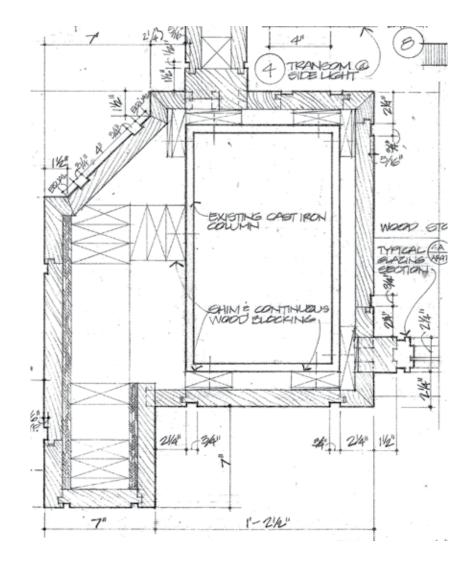
PROPOSED

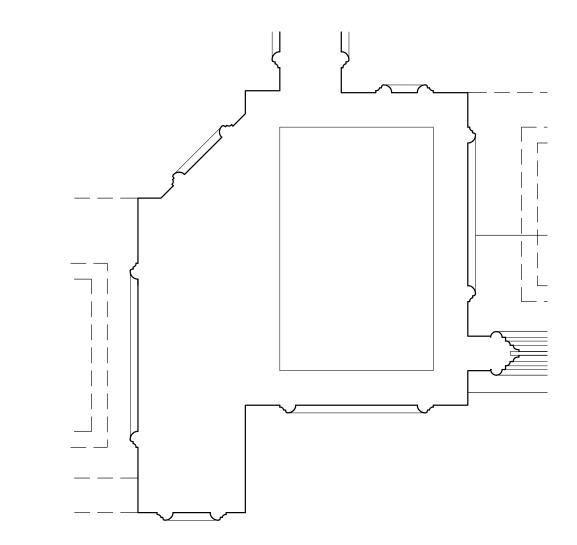
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STOREFRONT DETAILS

PHASE 1



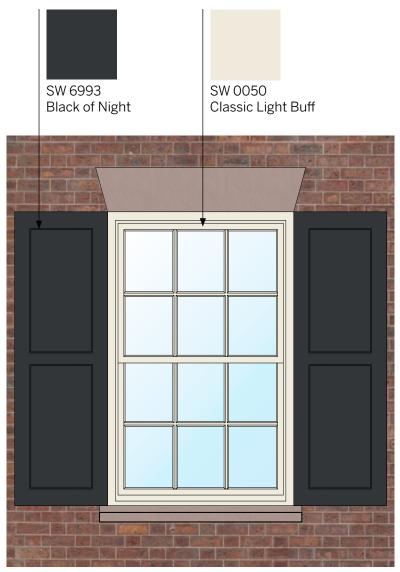


EXISTING

PROPOSED

WINDOWS AT 91 SOUTH STREET

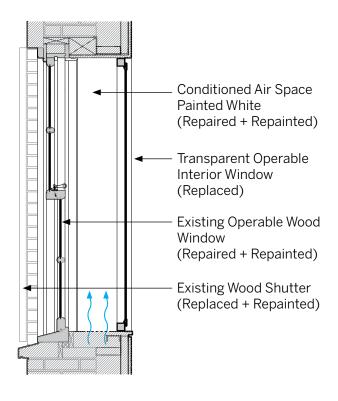






EXISTING

PROPOSED



SECTION

WINDOWS AT FULTON FERRY HOTEL BUILDING



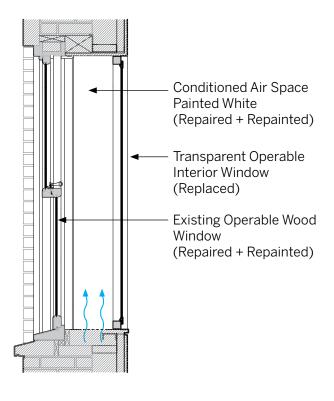




ELEVATION

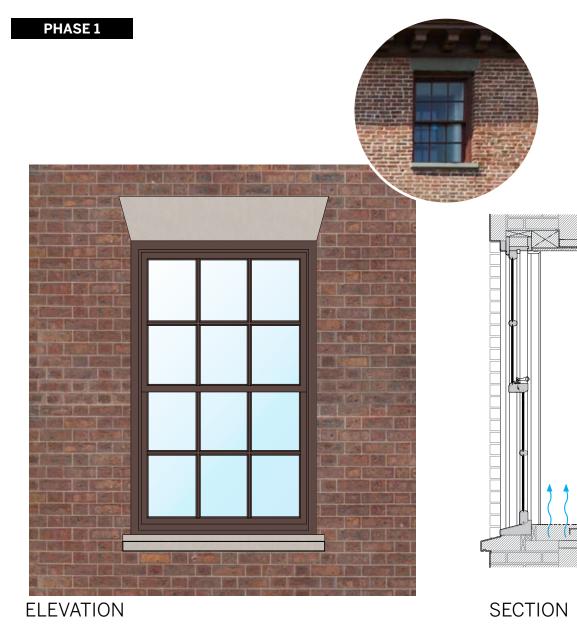
EXISTING

PROPOSED



SECTION

WINDOWS AT FULTON FERRY HOTEL BUILDING (LEVELS 5 & 6)



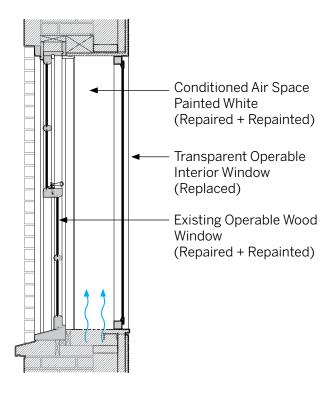




ELEVATION

EXISTING

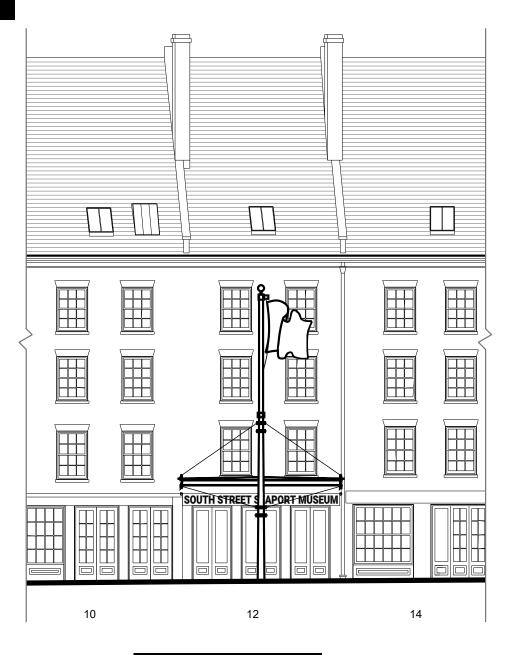
PROPOSED



SECTION

FULTON STREET ENTRANCE

PHASE 1





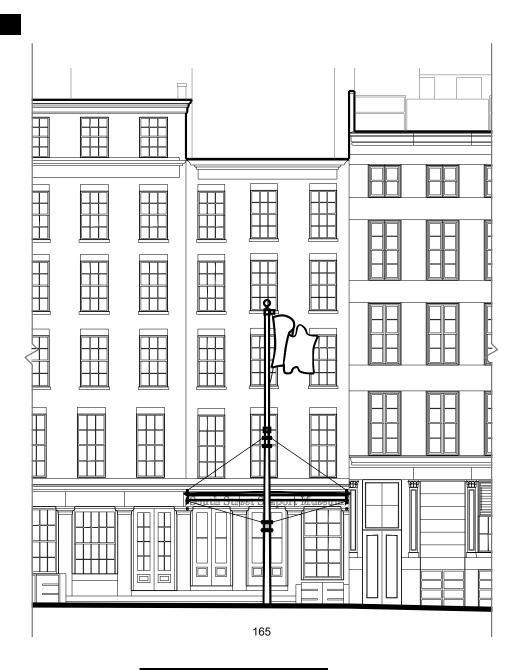
EXISTING

PROPOSED



JOHN STREET ENTRANCE

PHASE 1

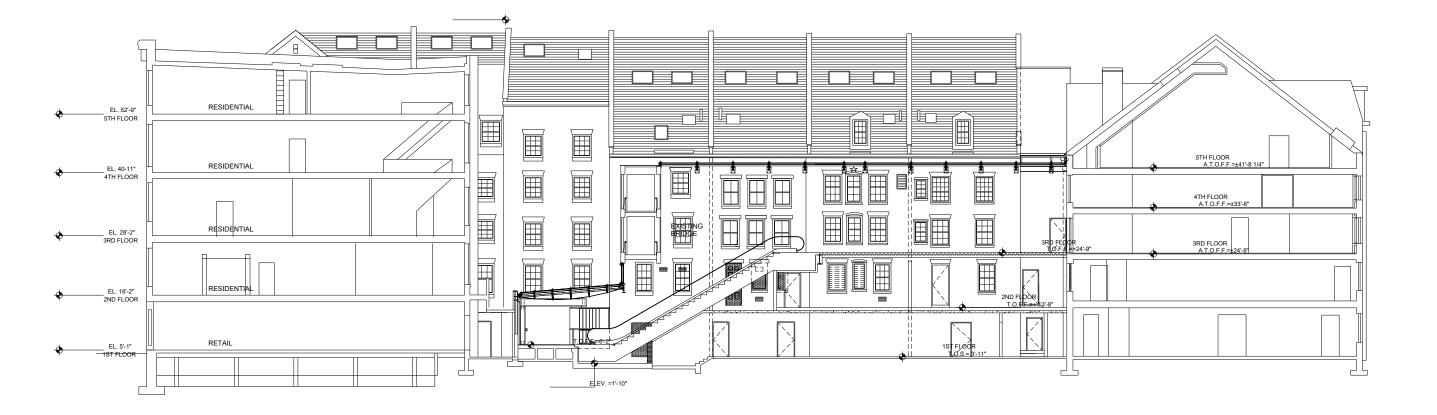




EXISTING

PROPOSED

INTERIOR COURTYARD NORTH



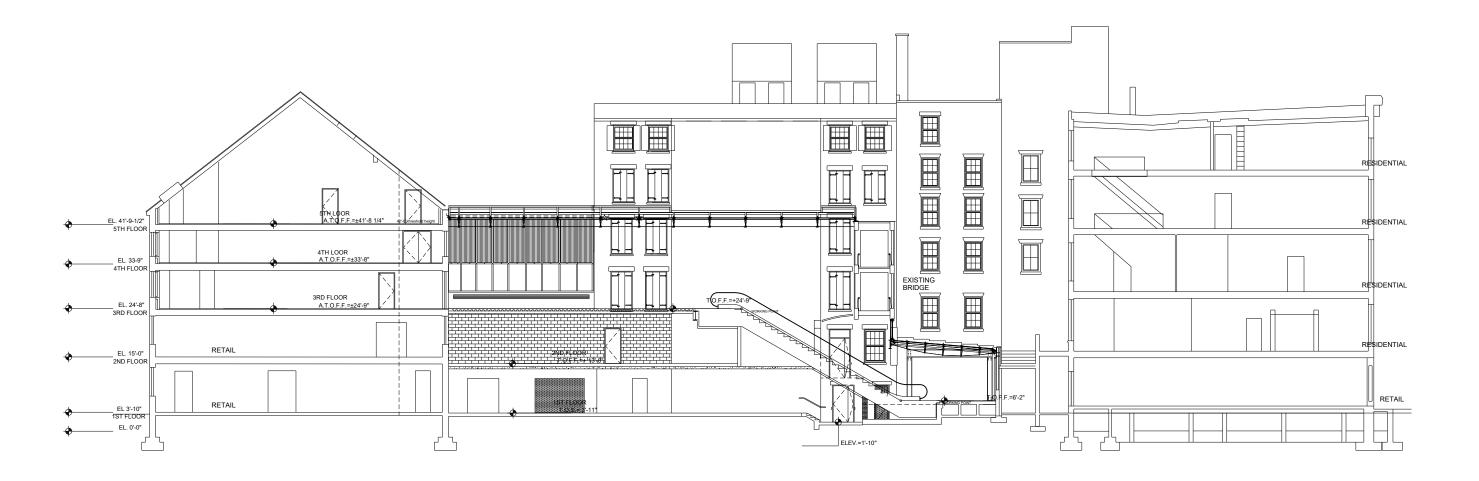
INTERIOR COURTYARD NORTH

PHASE 1



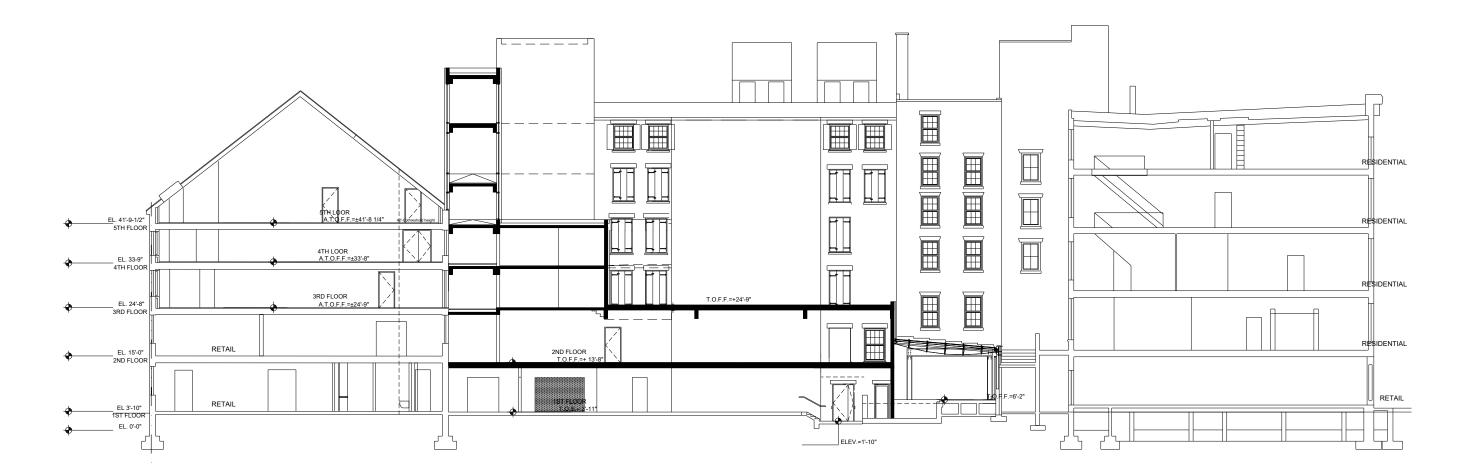
PROPOSED

INTERIOR COURTYARD SOUTH

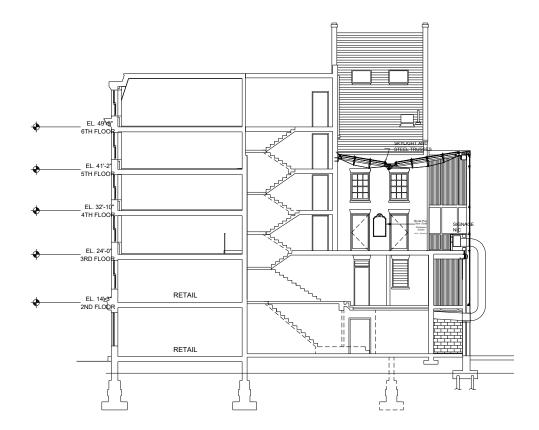


INTERIOR COURTYARD SOUTH

PHASE 1

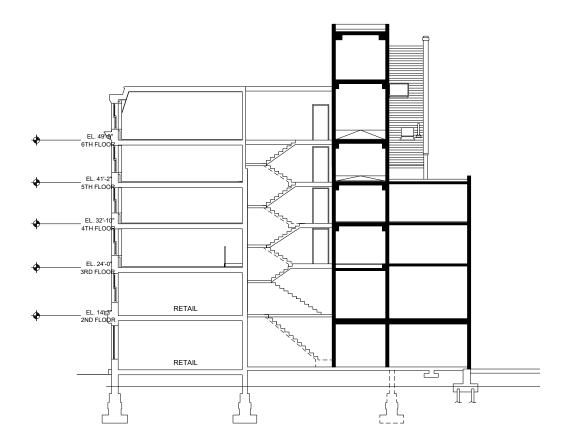


INTERIOR COURTYARD EAST

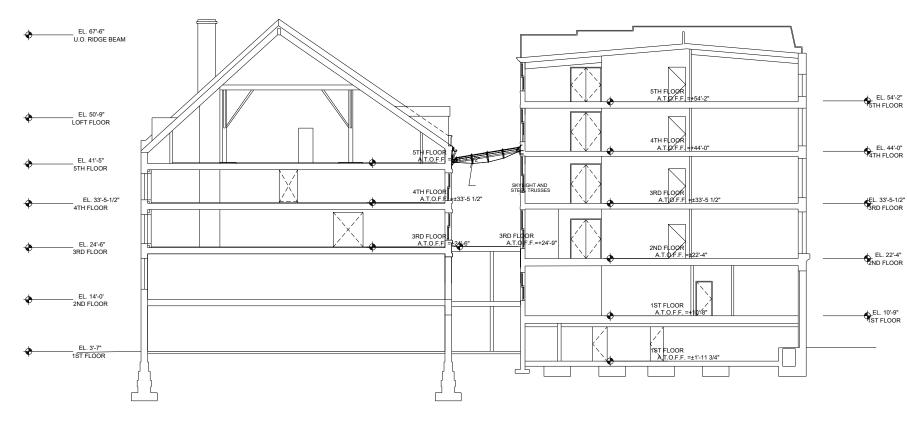


INTERIOR COURTYARD EAST

PHASE 1



INTERIOR COURTYARD WEST



EXISTING

SOUTH STREET SEAPORT / 169

EL. 44'-0"

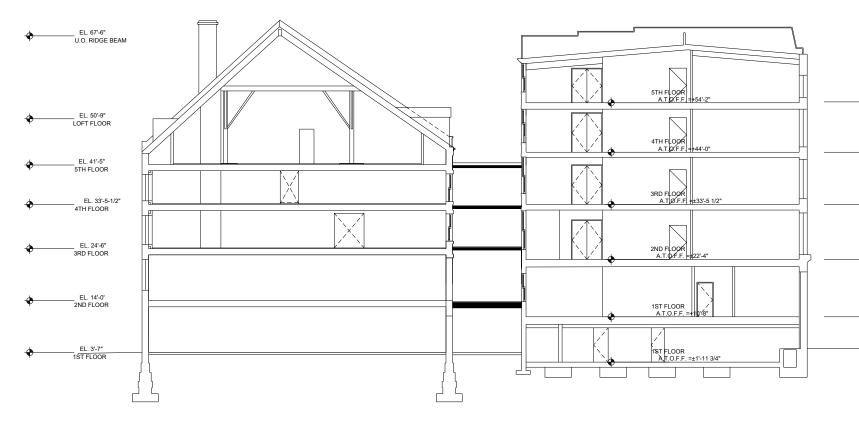
EL. 33'-5-1/2" 3RD FLOOR

EL. 22'-4"

EL. 10'-9" ST FLOOR

INTERIOR COURTYARD WEST

PHASE 1



PROPOSED

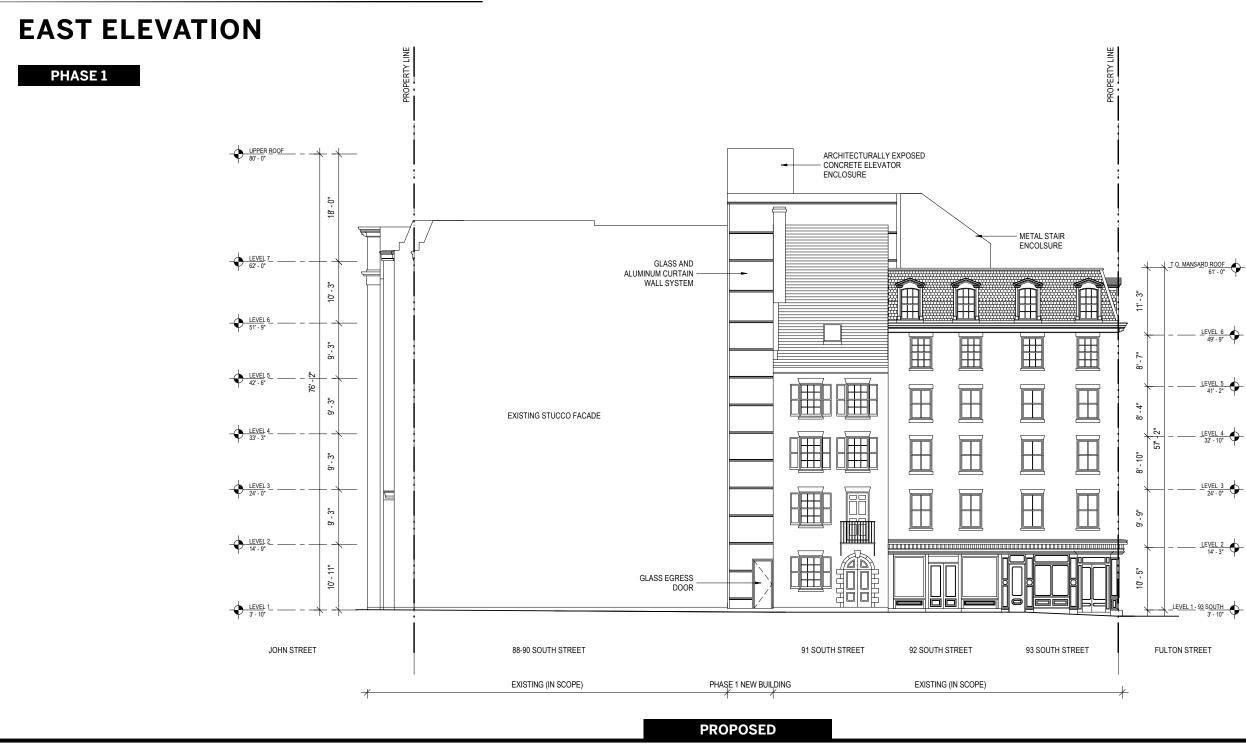
EL. 54'-2" 5TH FLOOR

EL. 44'-0" 4TH FLOOR

EL. 33'-5-1/2" 3RD FLOOR

EL. 22'-4"

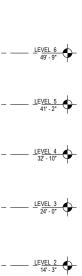
EL. 10'-9" ST FLOOR



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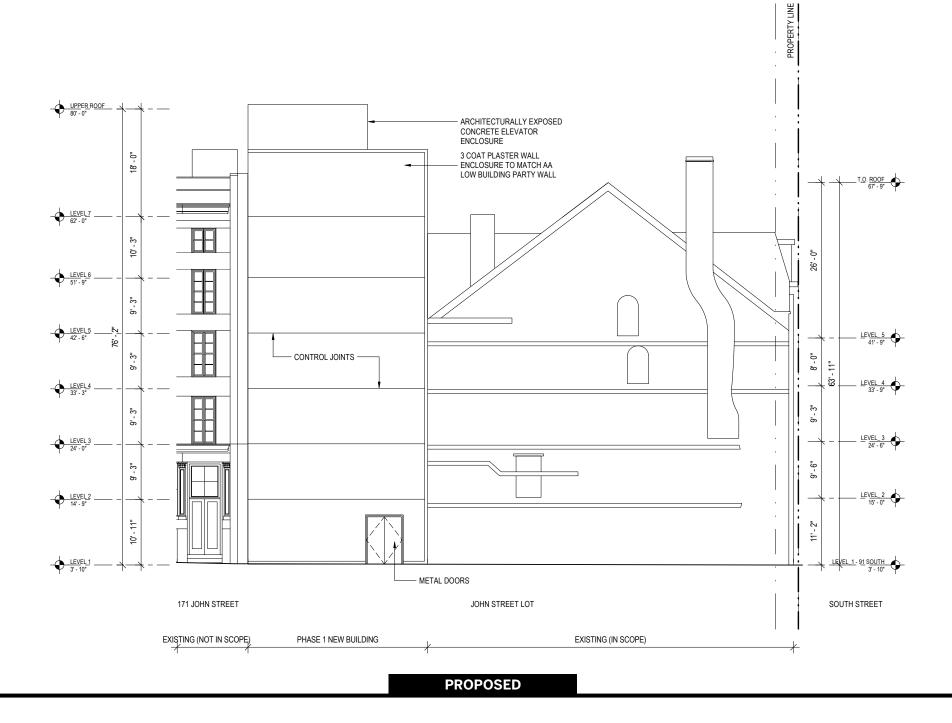


_LE<u>VEL 1 - 93 SOUTH</u> 3' - 10"

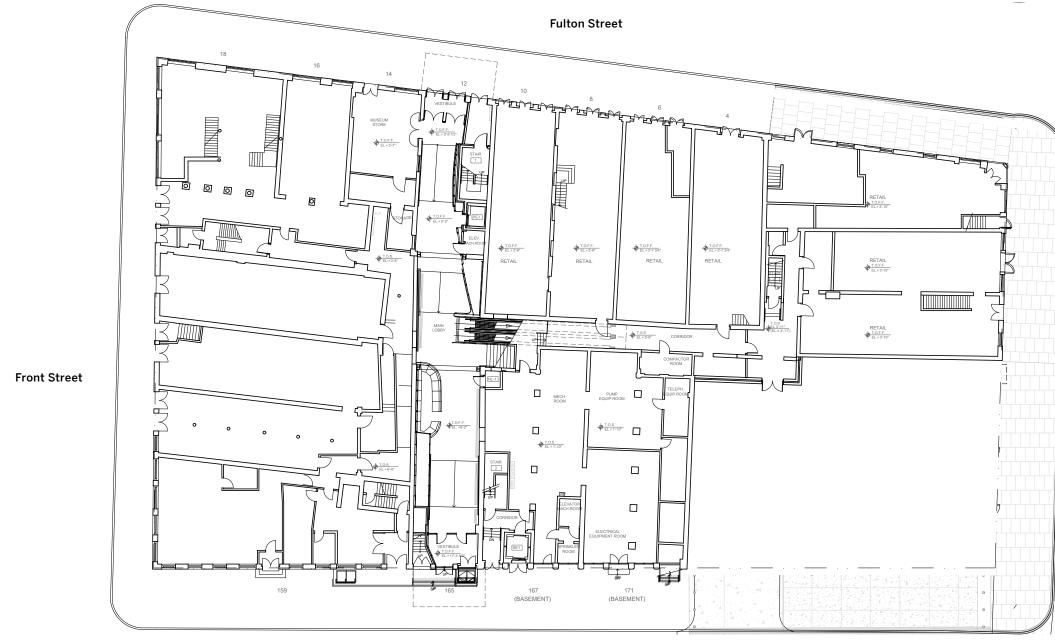


SOUTH ELEVATION

PHASE 1



EXISTING GROUND FLOOR PLAN



John Street







PROPOSED GROUND FLOOR PLAN



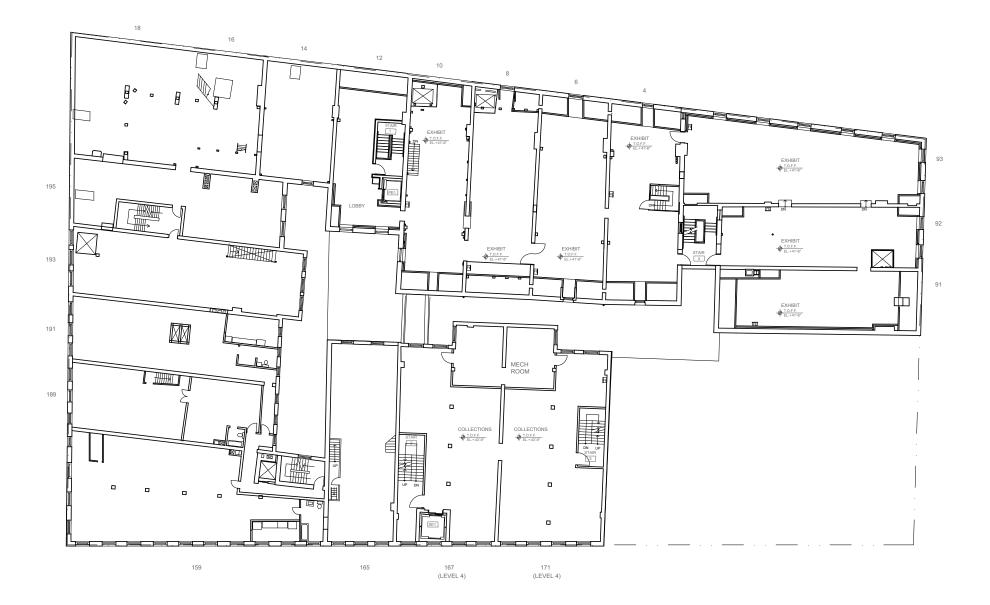


John Street



South Street

EXISTING TYPICAL PLAN

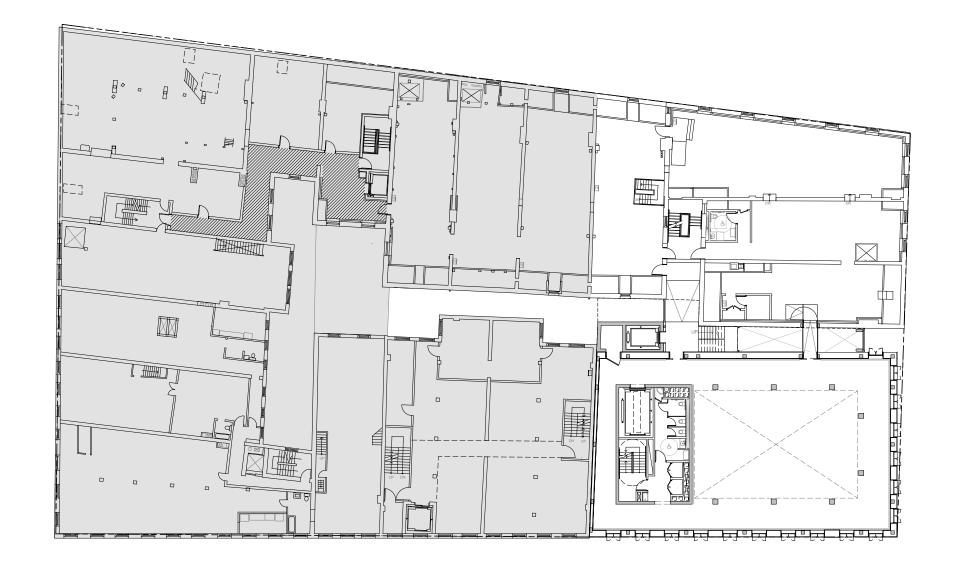


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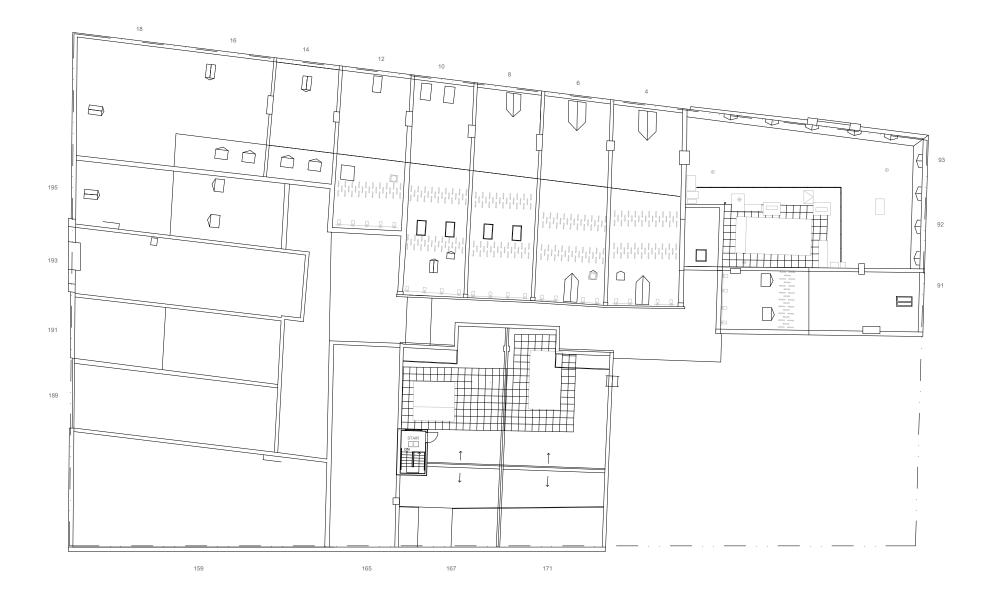


PROPOSED TYPICAL PLAN

PHASE 2



EXISTING LEVEL 7 PLAN

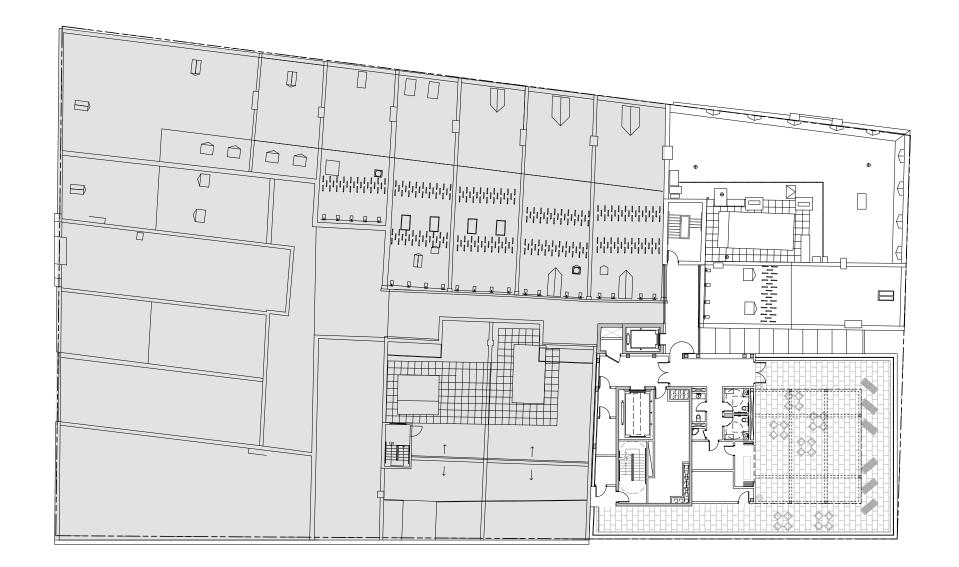


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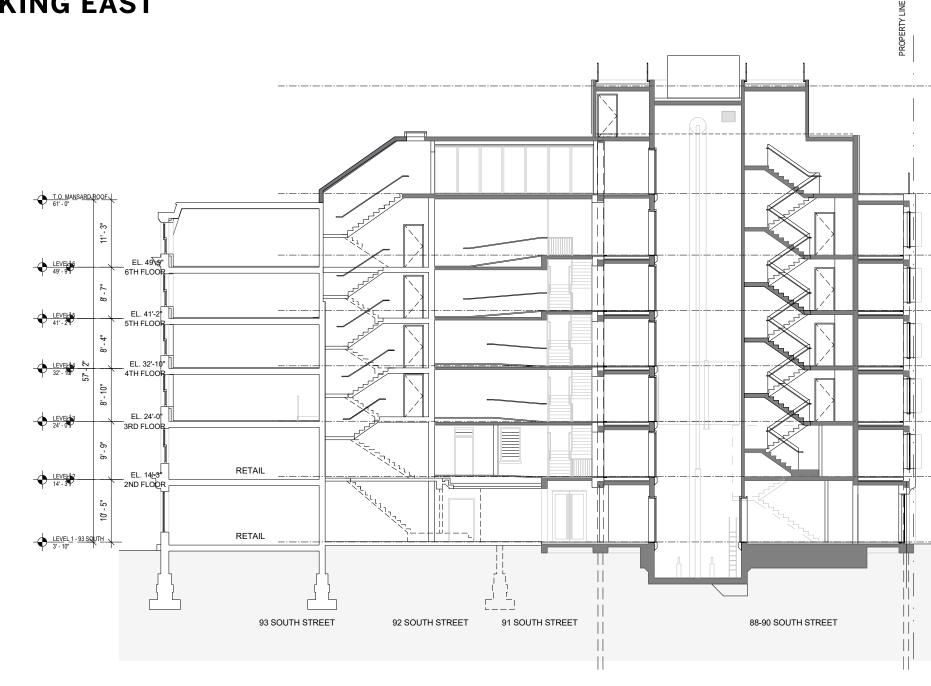
PROPOSED LEVEL 7 PLAN

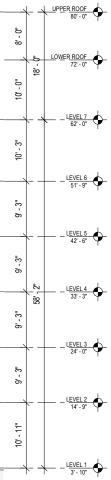
PHASE 2



SECTION - LOOKING EAST

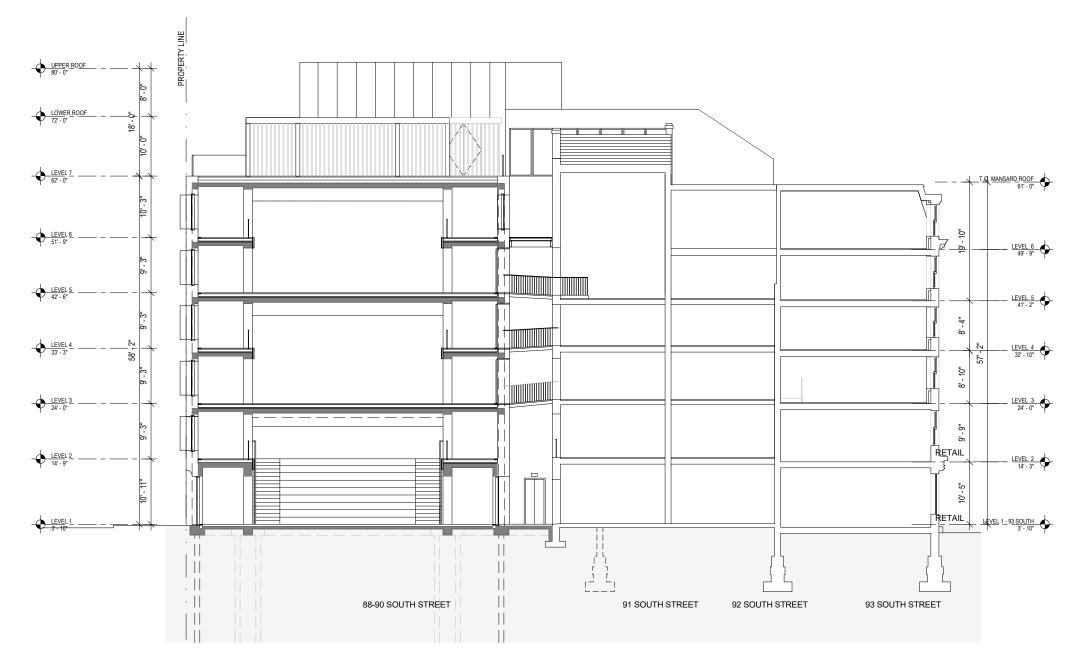
PHASE 2





SECTION - LOOKING WEST

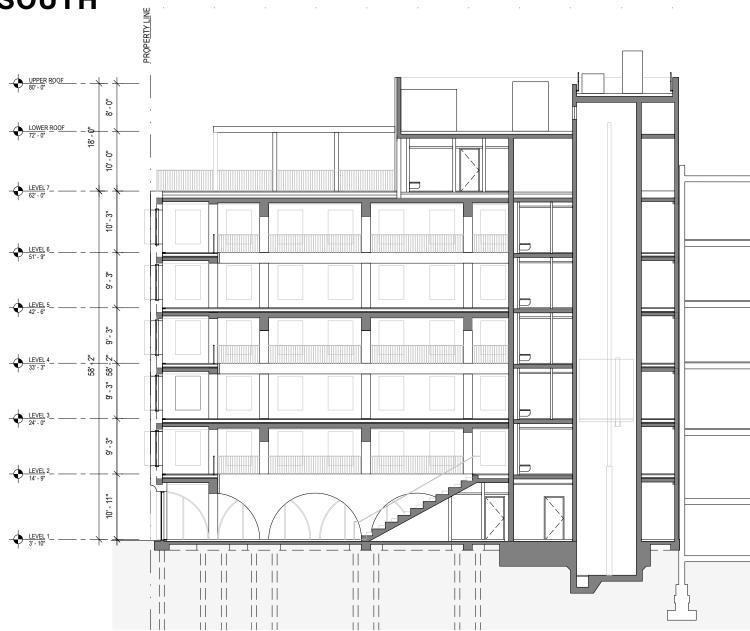
PHASE 2





SECTION - LOOKING SOUTH

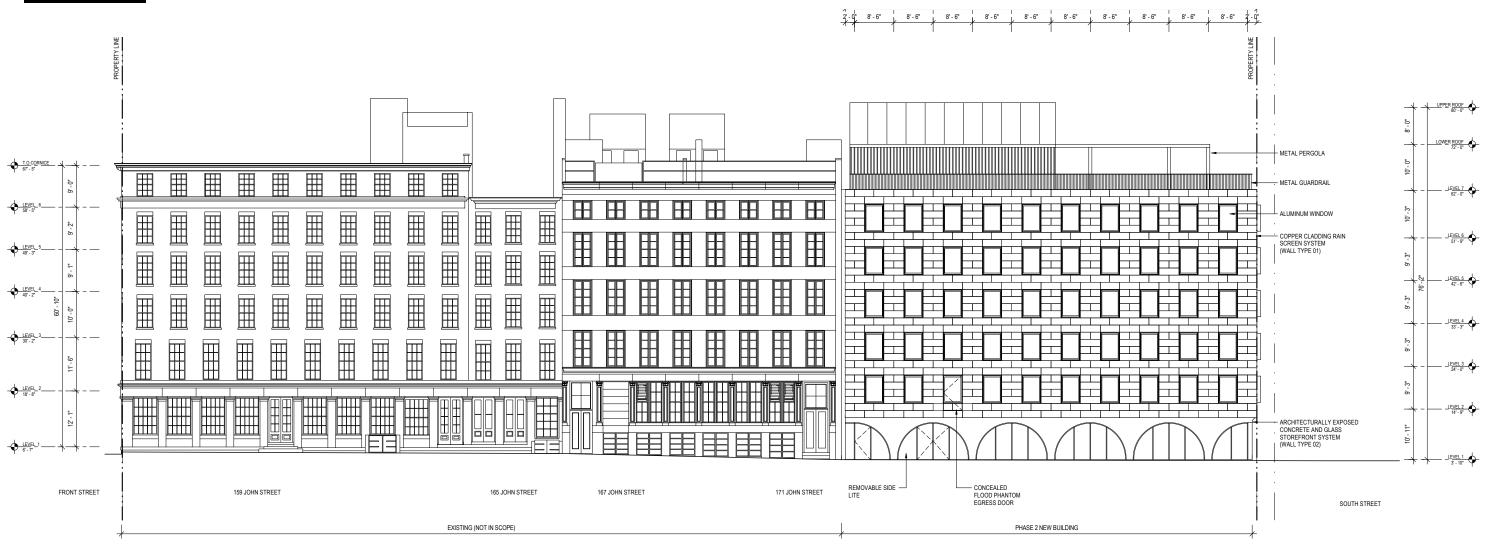
PHASE 2



PROPOSED

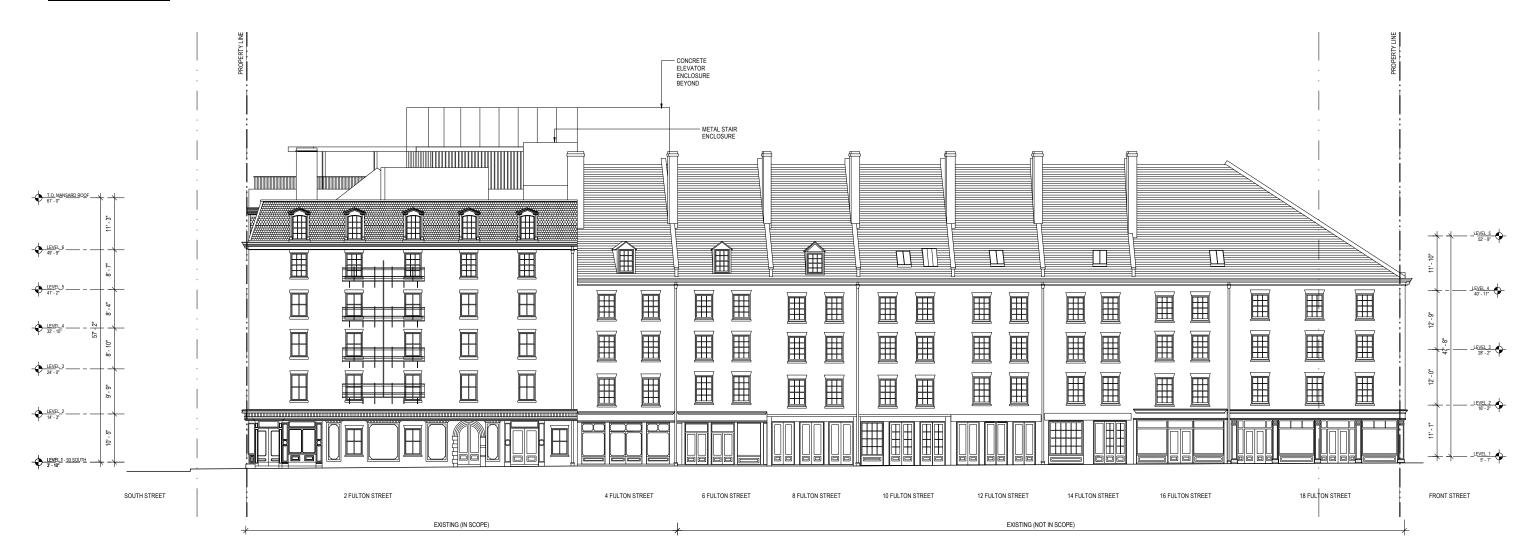
SOUTH ELEVATION

PHASE 2



NORTH ELEVATION

PHASE 2



EAST ELEVATION

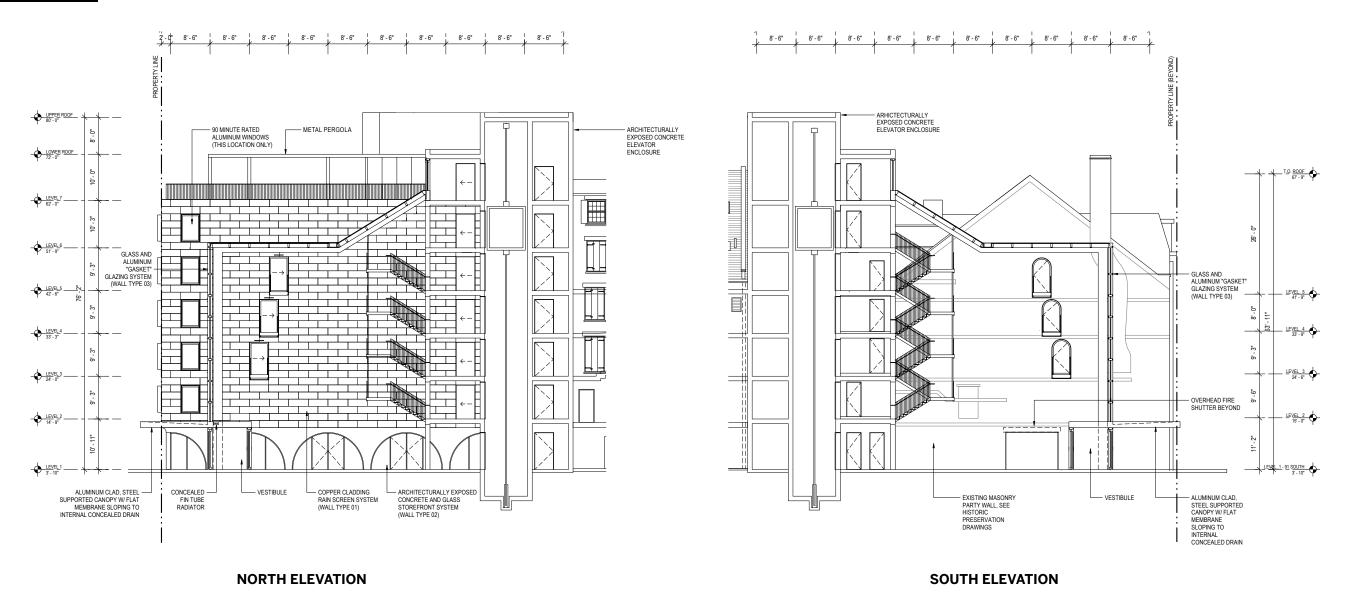
PHASE 2



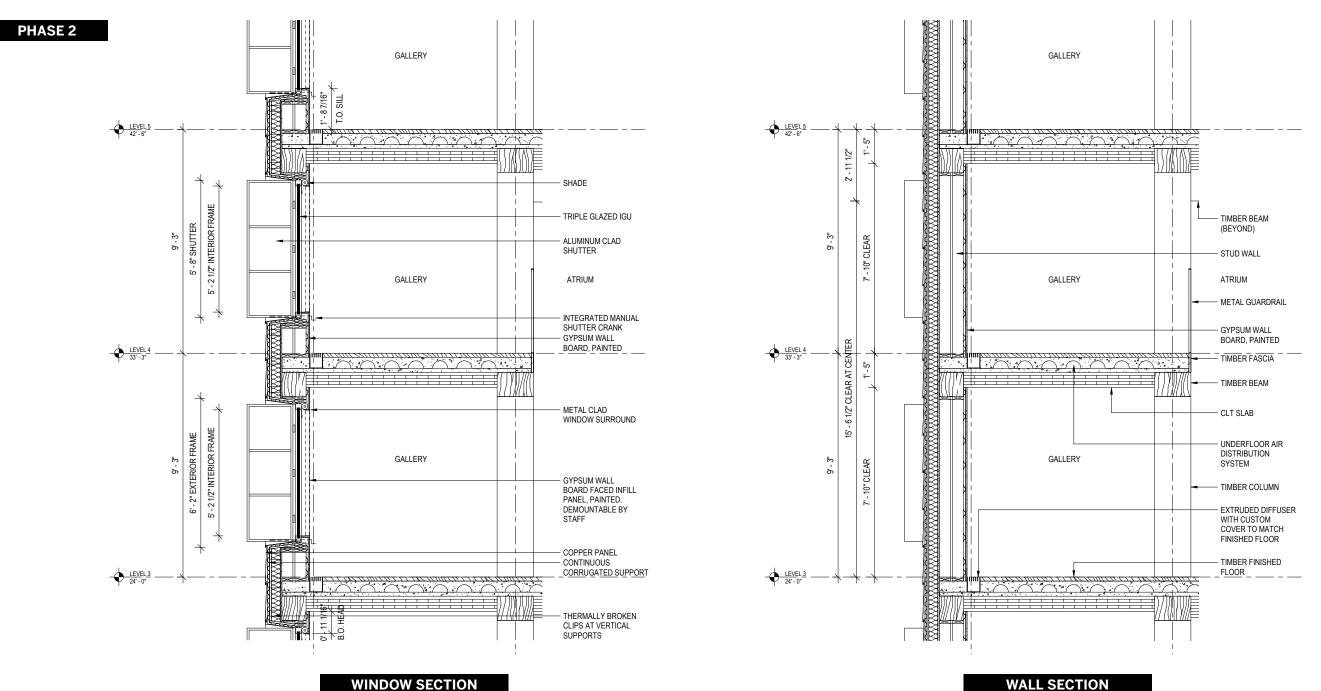
PROPOSED

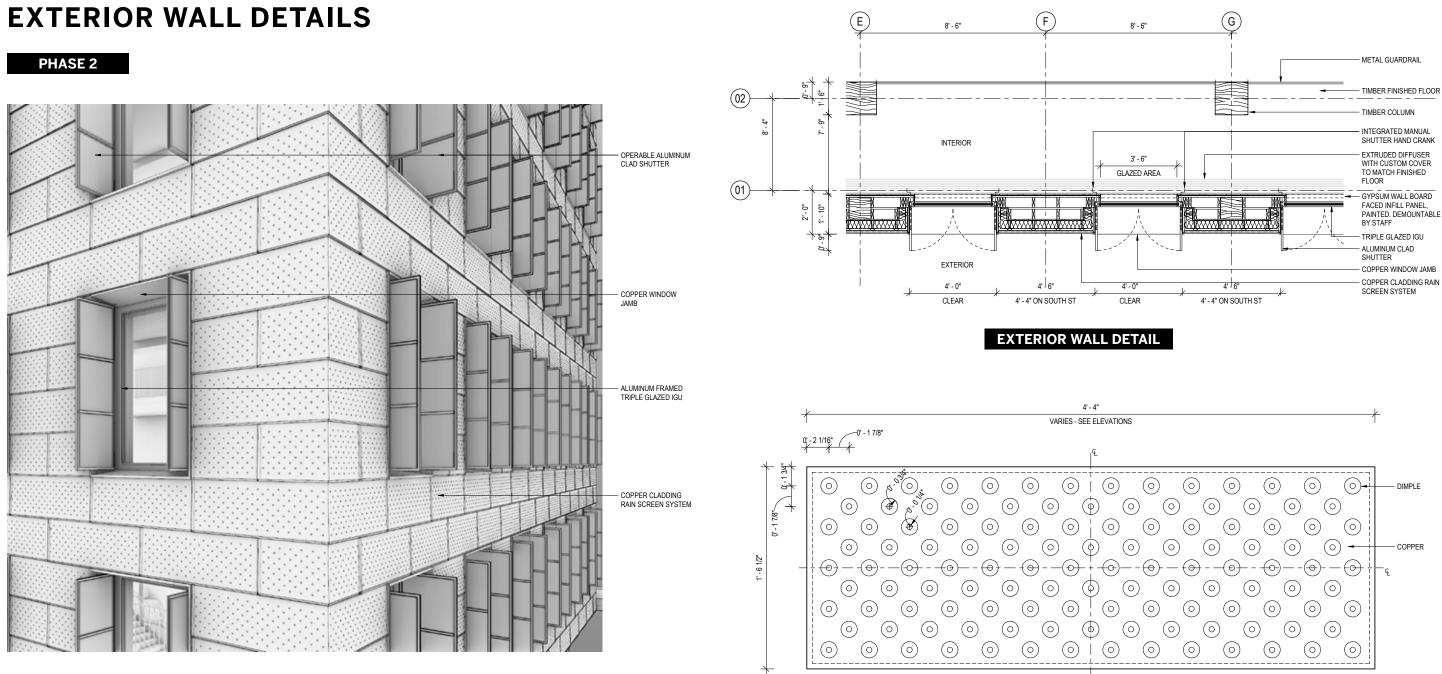
TRANSITION BETWEEN HISTORIC AND NEW

PHASE 2



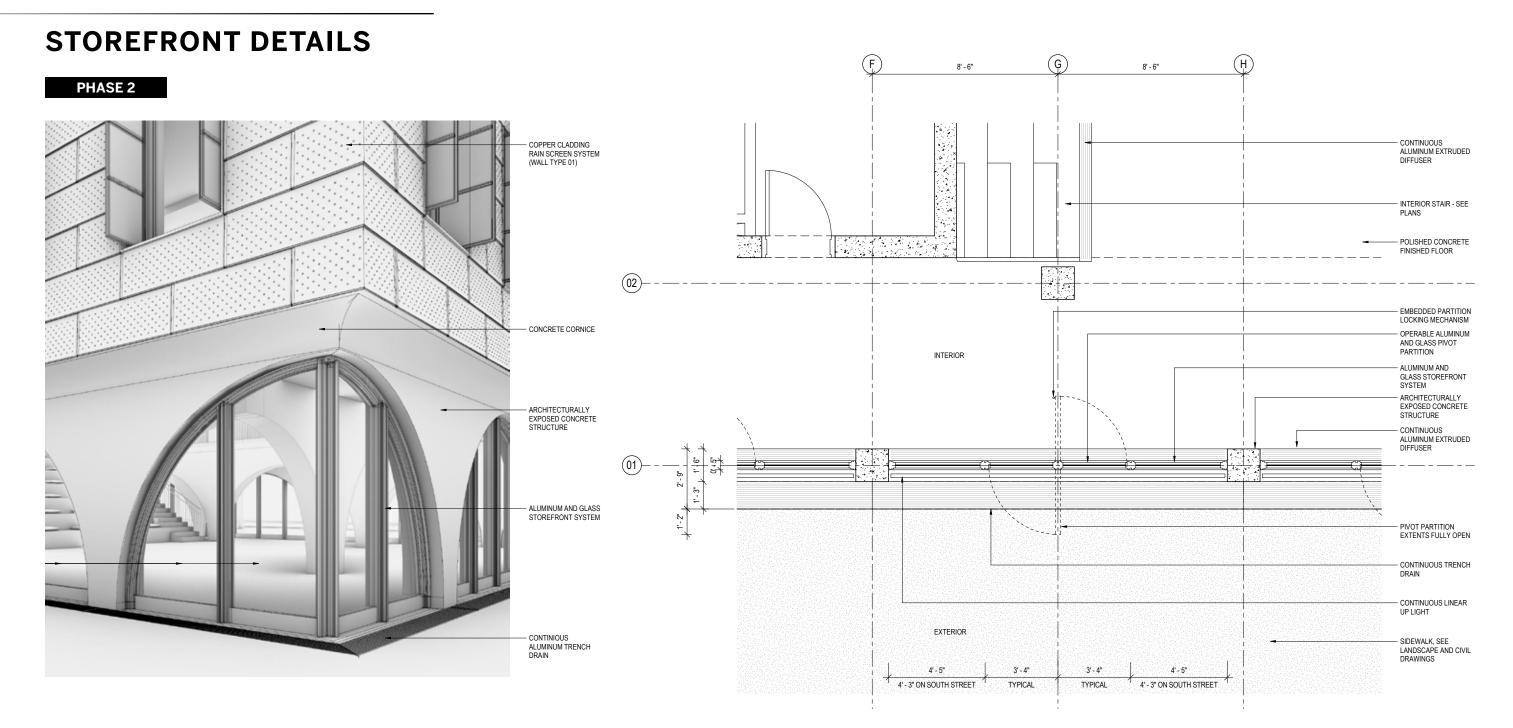
SECTION DETAILS





COPPER CLAD EXTERIOR WALL

COPPER PANEL PATTERN



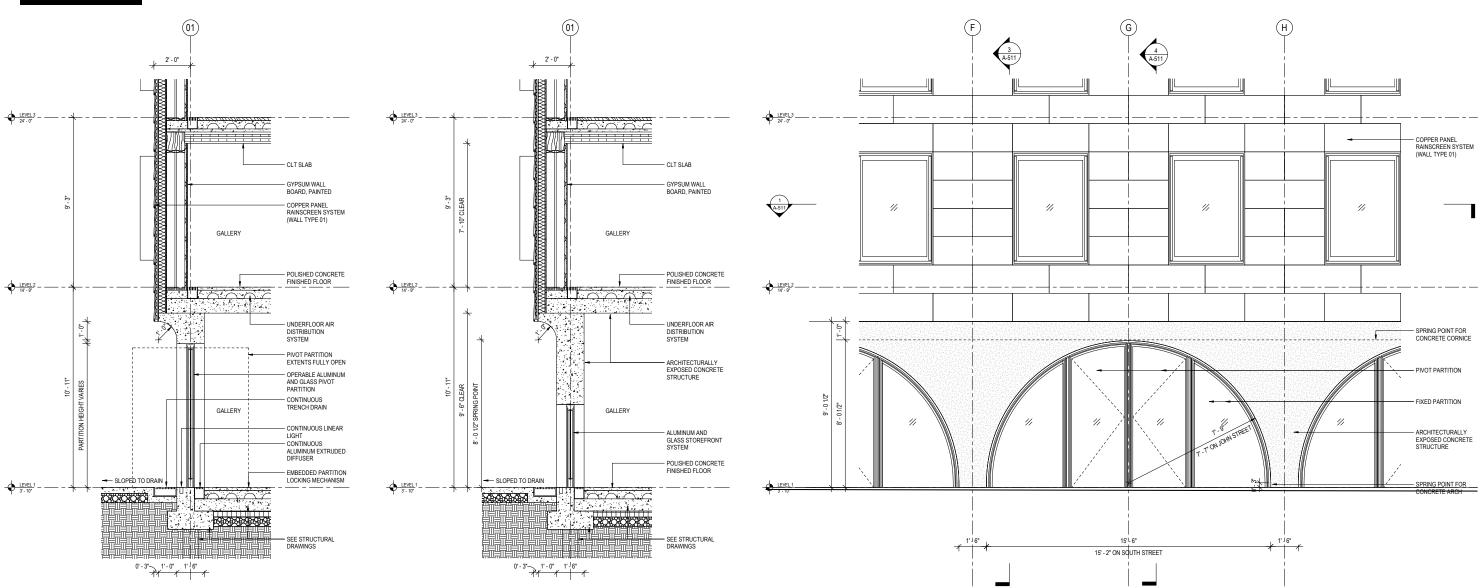
ENLARGED STOREFRONT PLAN

STOREFRONT

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STOREFRONT DETAILS

PHASE 2



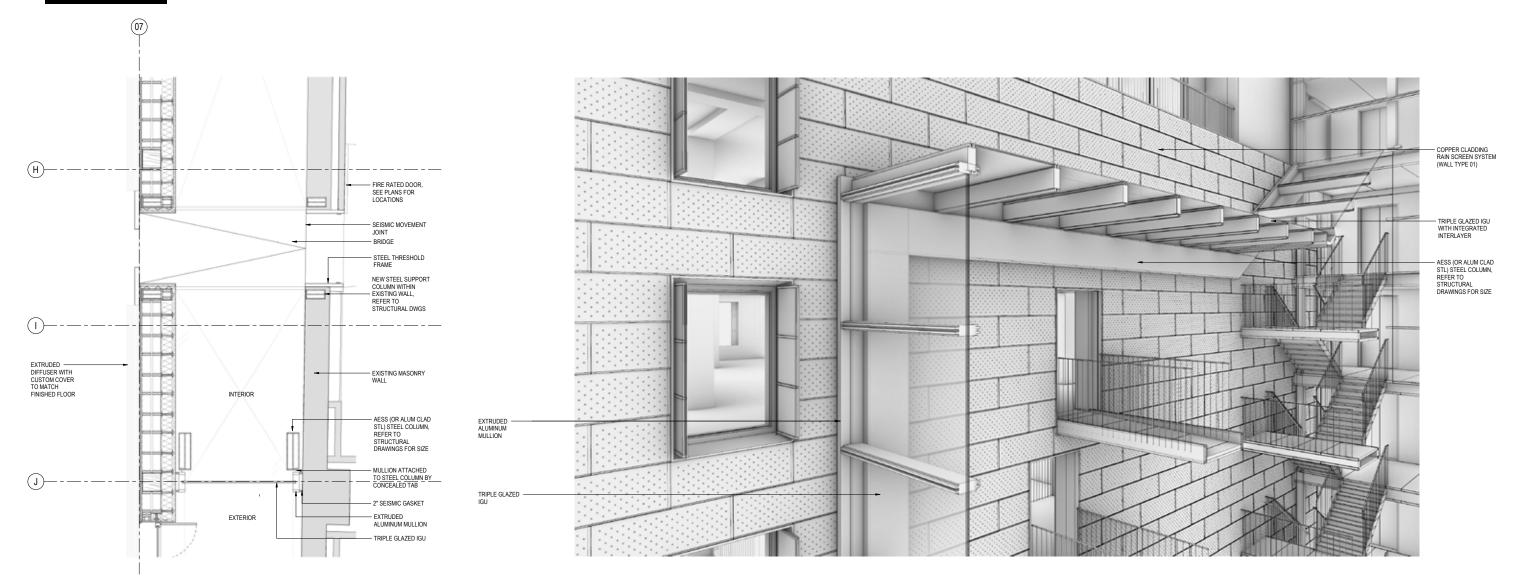
OPERABLE PANEL SECTION

FIXED PANEL SECTION

STOREFRONT ELEVATION

GASKET DETAILS

PHASE 2



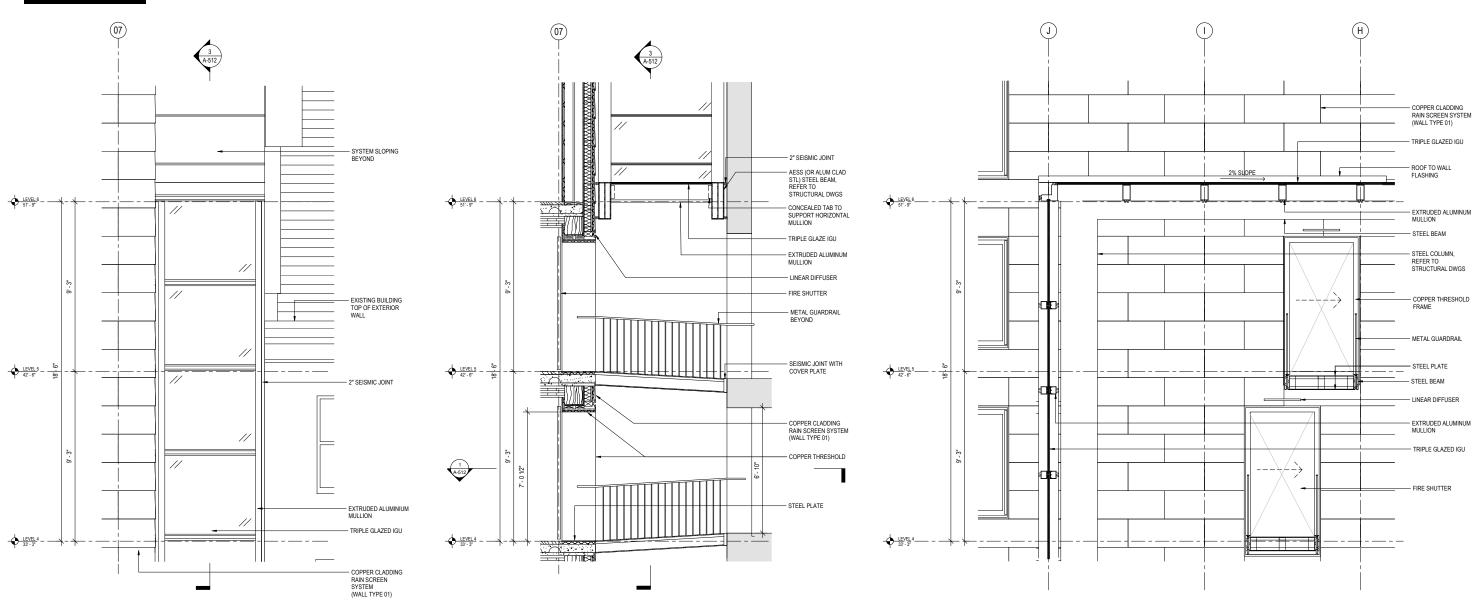
ENLARGED PLAN

3D VIEW GASKET

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GASKET DETAILS

PHASE 2



ENLARGED ELEVATION

SECTION THROUGH ROOF

ENLARGED SECTION





The current proposal is: Preservation Department – Items 5 & 6, LPC-21-03235 & 21-04480 **250 Water Street and 89 South Street, Borough of Manhattan**

How to Testify Via Zoom:

https://us02web.zoom.us/j/82195980180?pwd=bjNzYnkzL1A4K1BIUG80eXEyK0YzQT09

Webinar ID: 821 9598 0180 **Passcode:** 484562 By Phone: 1 646-558-8656 US (New York) 877-853-5257 (Toll free) US 888 475 4499 (Toll free)

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