

The current proposal is:

Preservation Department – Item 5, LPC-21-06709

**96 South Street,
Borough of Manhattan**

How to Testify Via Zoom:

<https://us02web.zoom.us/j/89120831417?pwd=UHozaitVdDZlbfILOU93UHk4WVRNdz09>

Webinar ID: 891 2083 1417

Passcode: 656342

By Phone:

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Howard Hughes Corporation—Pier 17

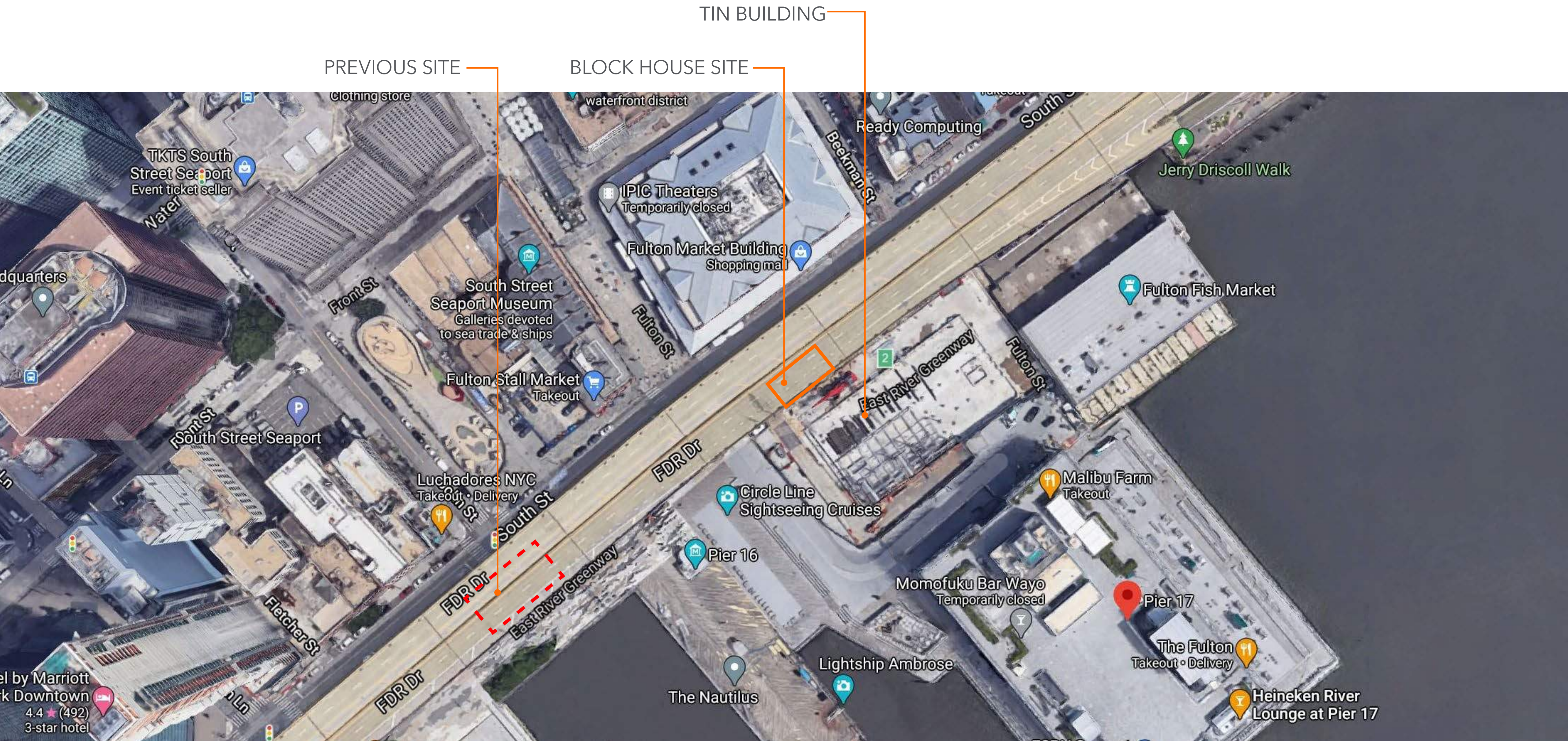
Blockhouse

04.13.2021

MANCINI:

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Site Context

TIN BUILDING



TIN BUILDING



VIEW OF SOUTH STREET SEAPORT & FDR ABOVE

Site Context

TIN BUILDING



VIEW OF SEAPORT



BLOCKHOUSE SITE



Concerns Raised by LPC 7/14/2020:

- Obstructs view of seaport & river
- Puts pedestrians in harmsway
- Height of ceiling obstructs view
- Ceiling area too large
- Wood decking is of the pier, not the street
- Size: 2,548 SF

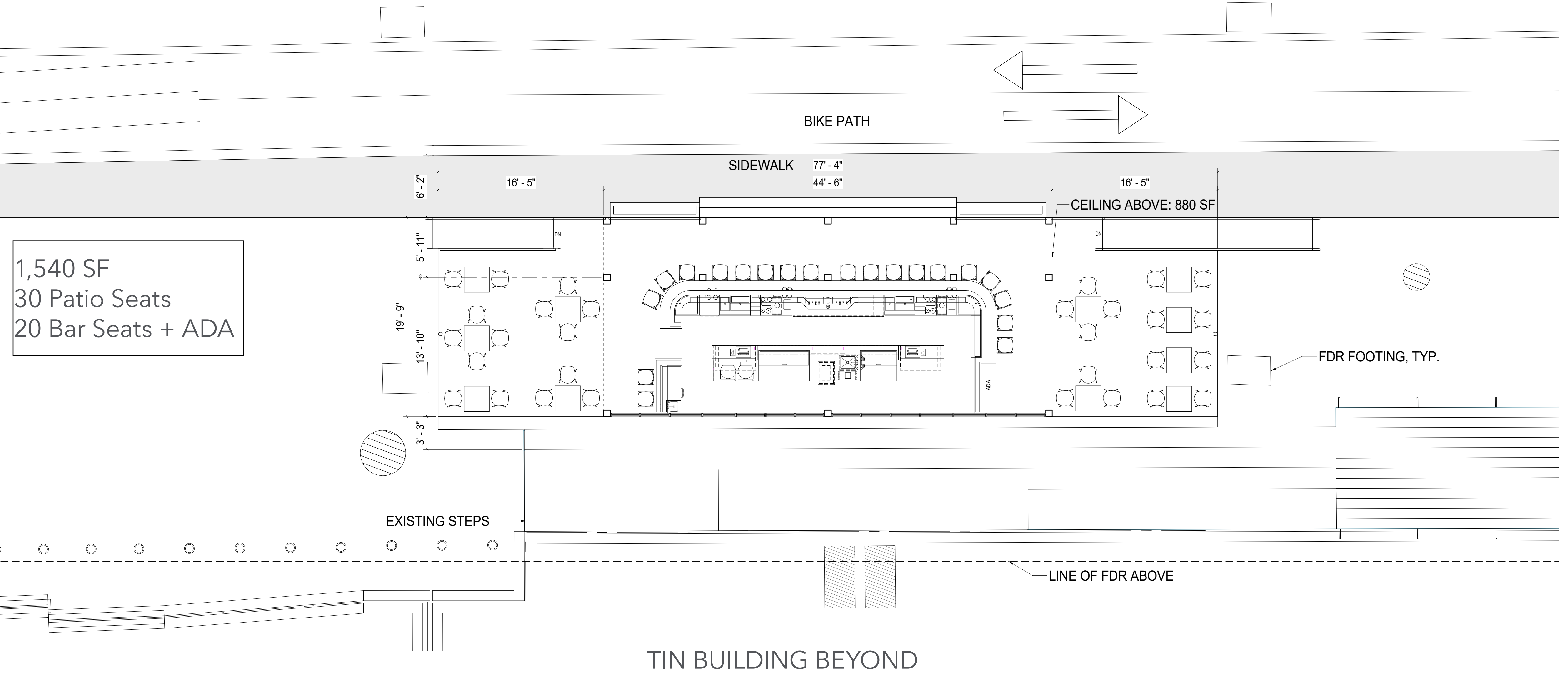


Proposed Blockhouse Solutions:

- Moved west of Tin Building
- Adjacent to Tin Building seating
- Views no longer obstructed
- Minimized ceiling to only cover bar & kitchen
- Wood decking relates to Tin Building seating
- Size: 1,540 SF

Community Board Concerns Raised:

- Minimize roof profile
- Raise roof as high as possible
- Maximize extent of glass facing the Tin Building
- Consider the transition between the Blockhouse & Tin Building seating

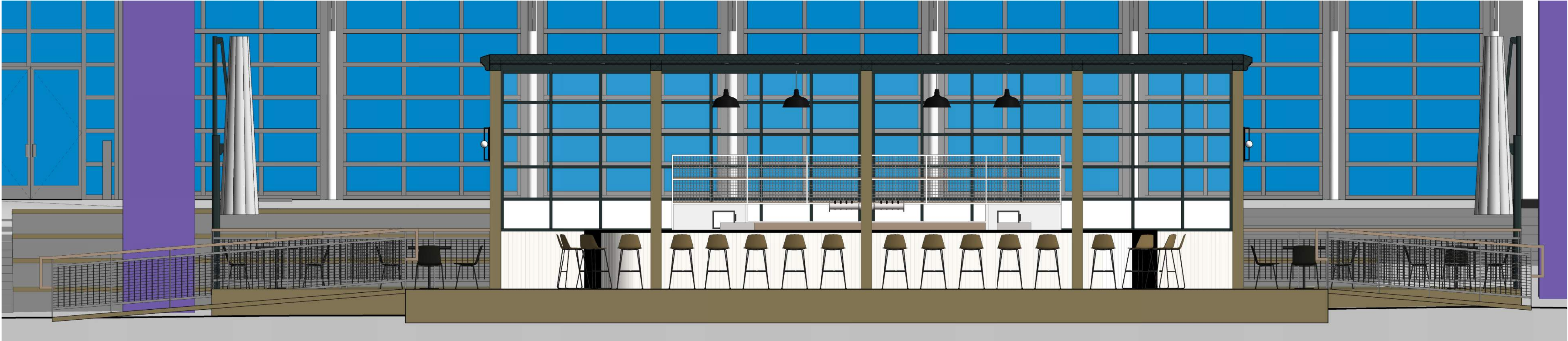


1,540 SF
30 Patio Seats
20 Bar Seats + ADA

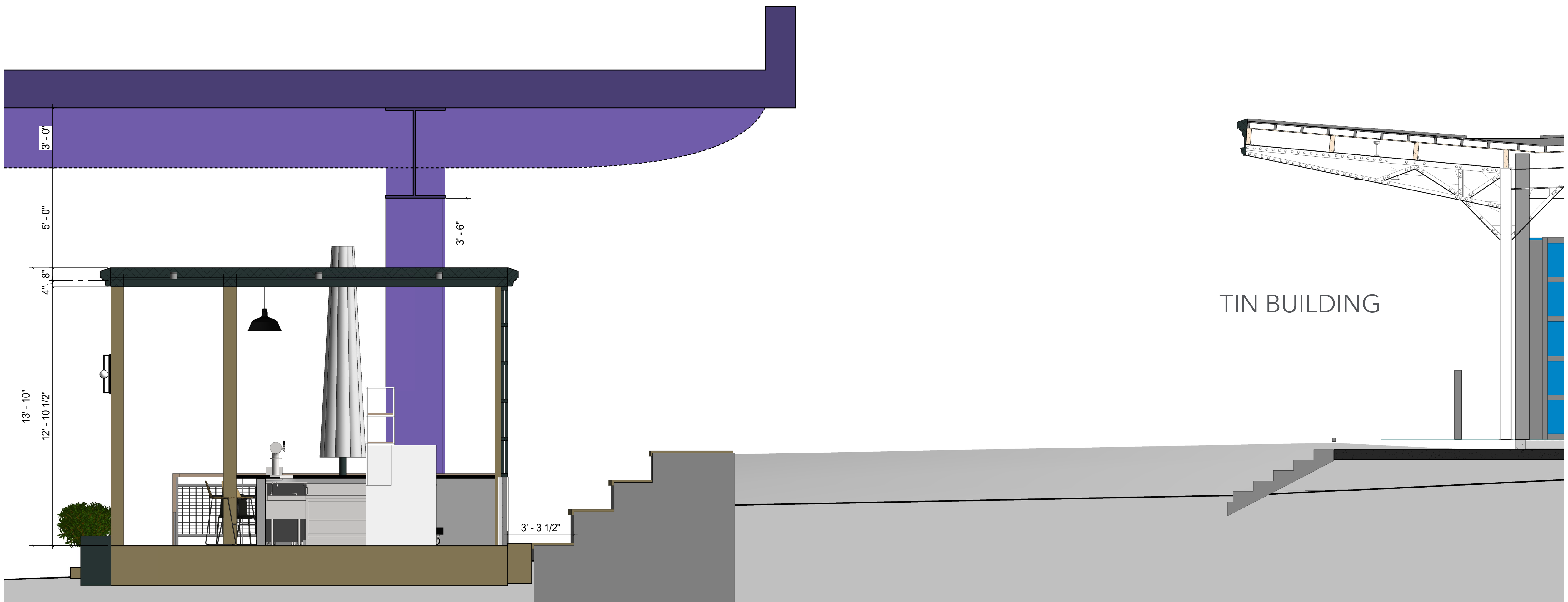
Elevation



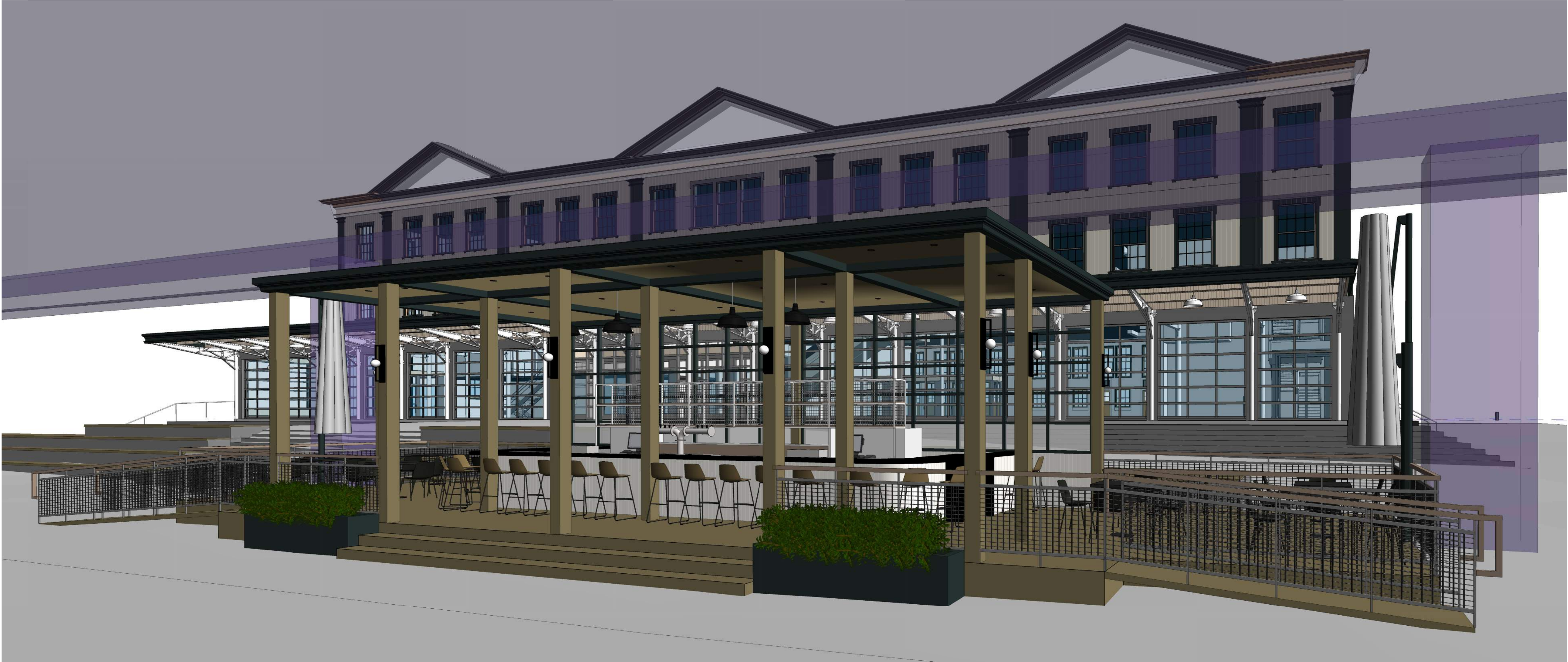
Longitudinal Section



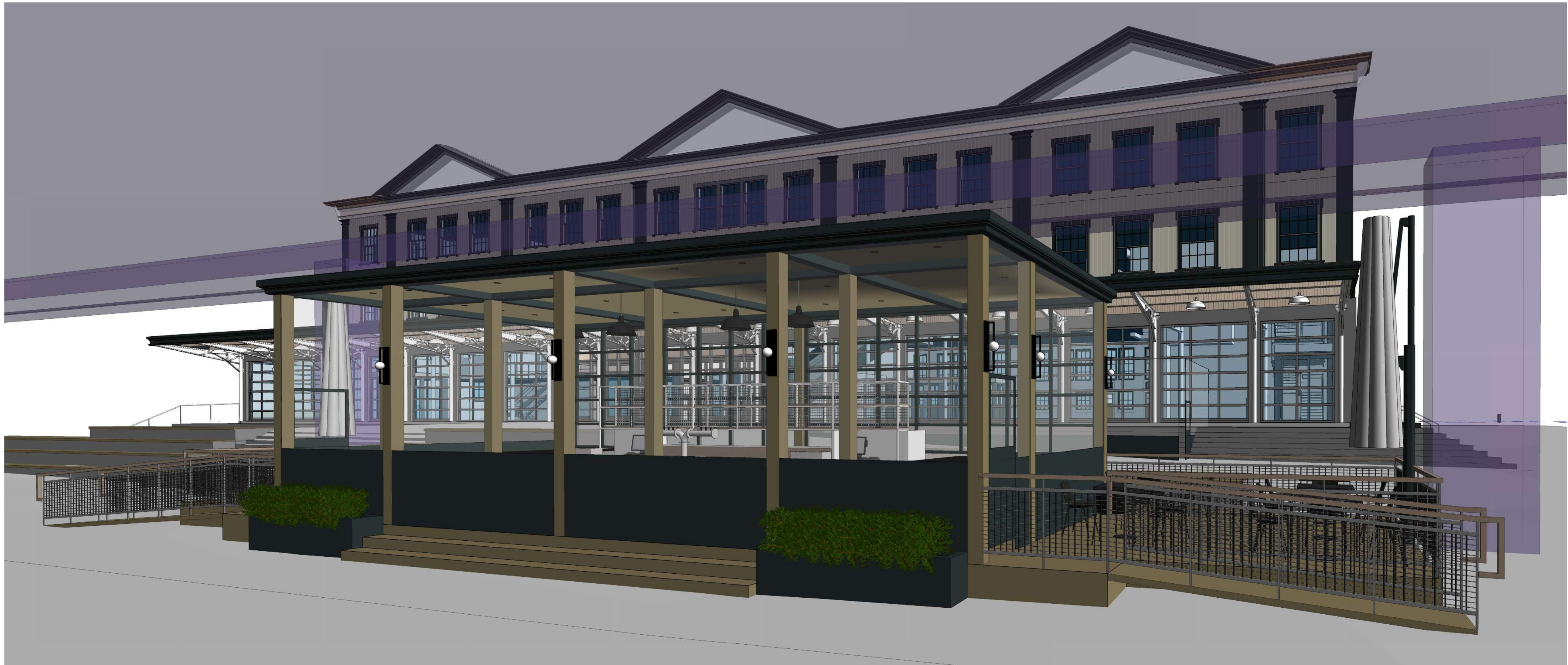
Transverse Section



Summer East View



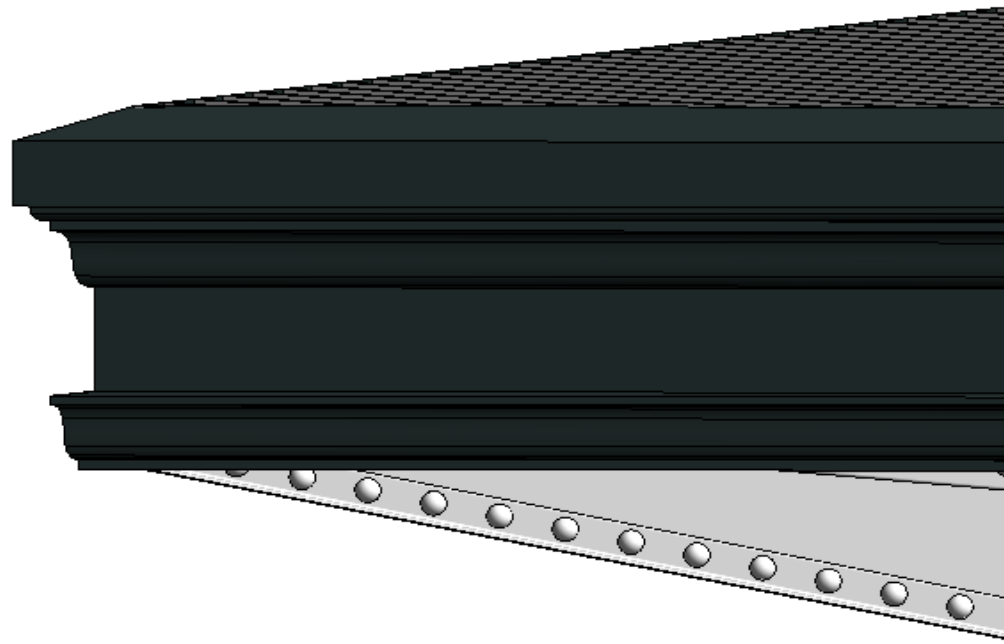
Winter East View



North West View



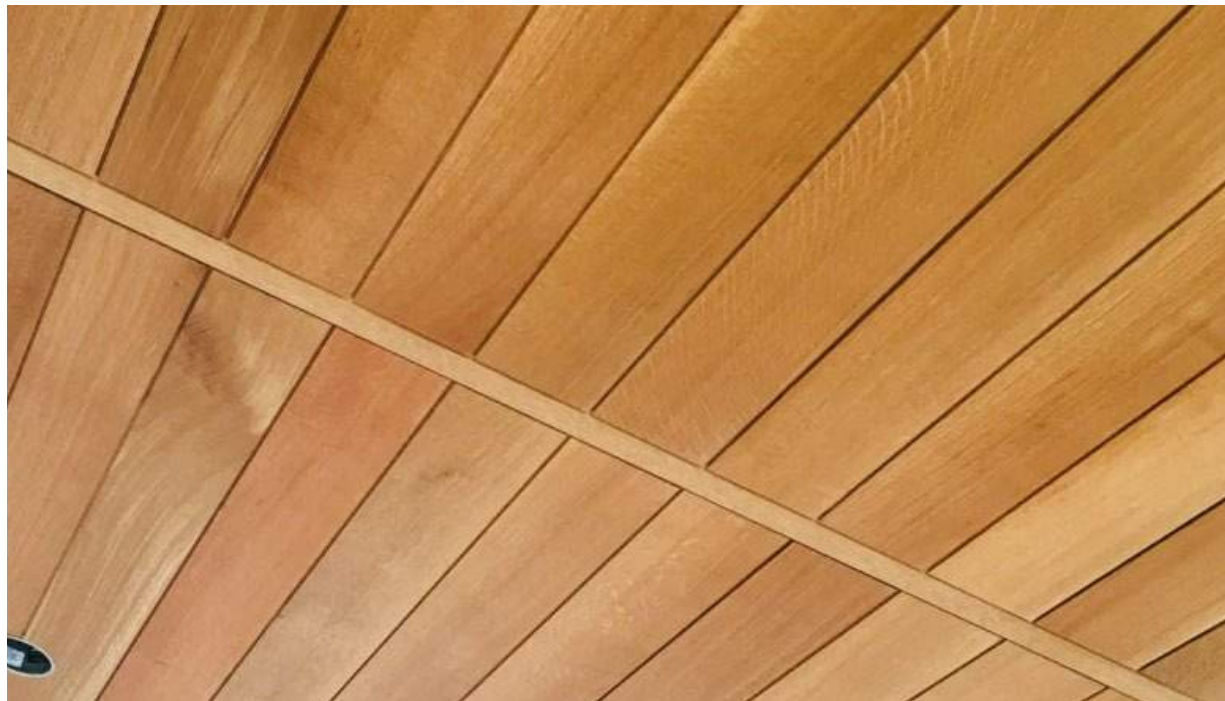
Finish Palette



Green Metal Roof Cornice



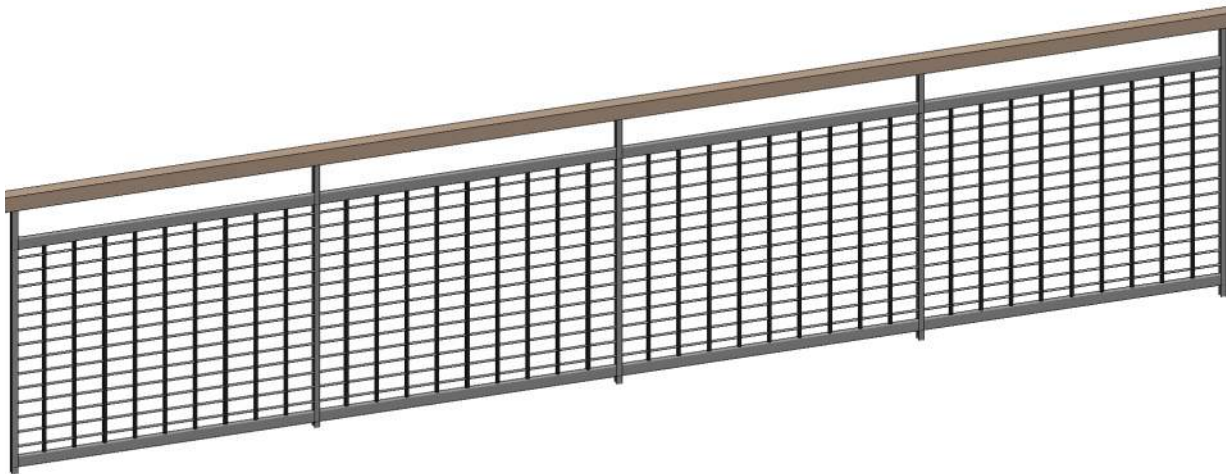
Oak Wood Framing Post



Oak Wood Ceiling, Flooring, & Planters



Dark Green Millwork Wall with Clear Glass Inserts



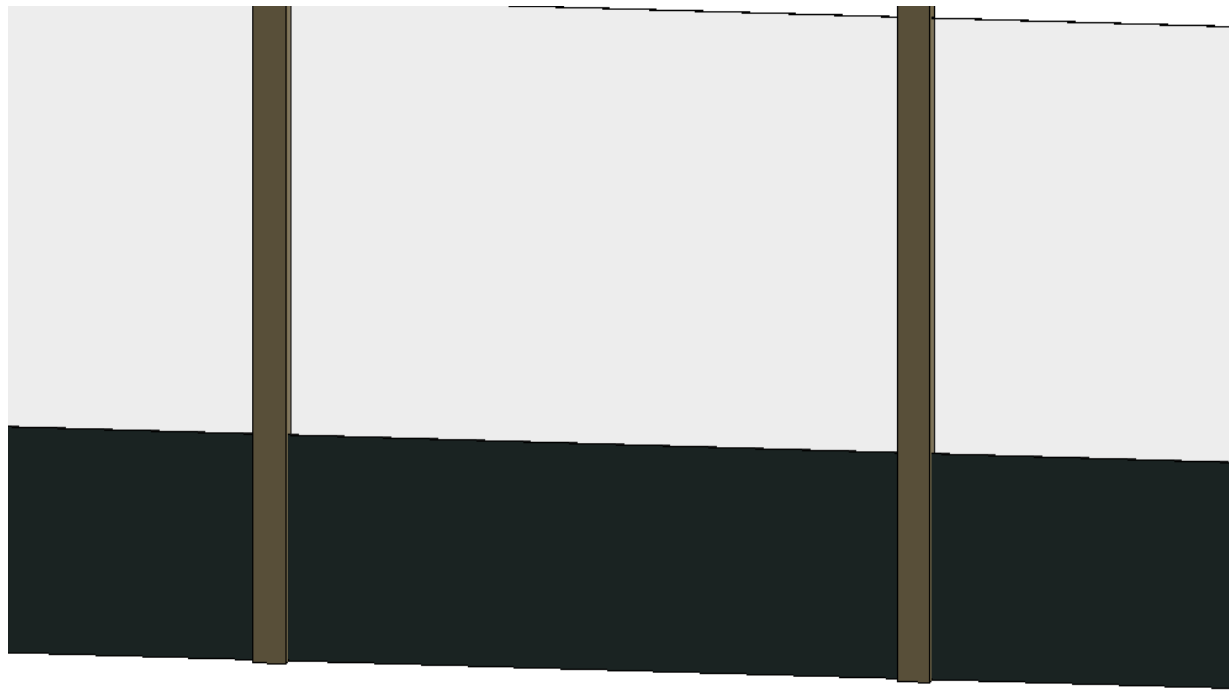
Metal Railing



Black Solid Surface Countertop



Metal Siding Bar Front & Wall



Winter Cover - Dark Green Wood Base with Plexi Glass

Furniture



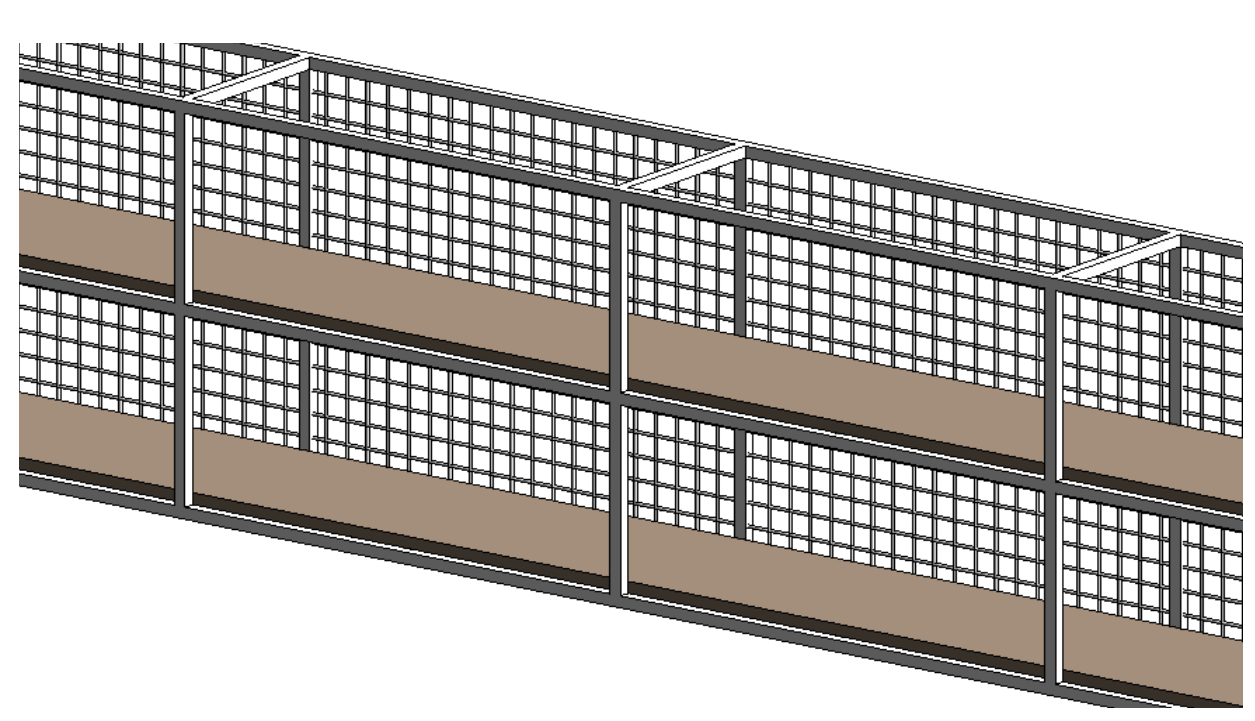
Metal Table



Chairs



Bar Stool



White Metal Bar Shelving



Exterior Sconces 13"X10"X29.5"



Interior Down Lights



Pendant Bar Light 20"



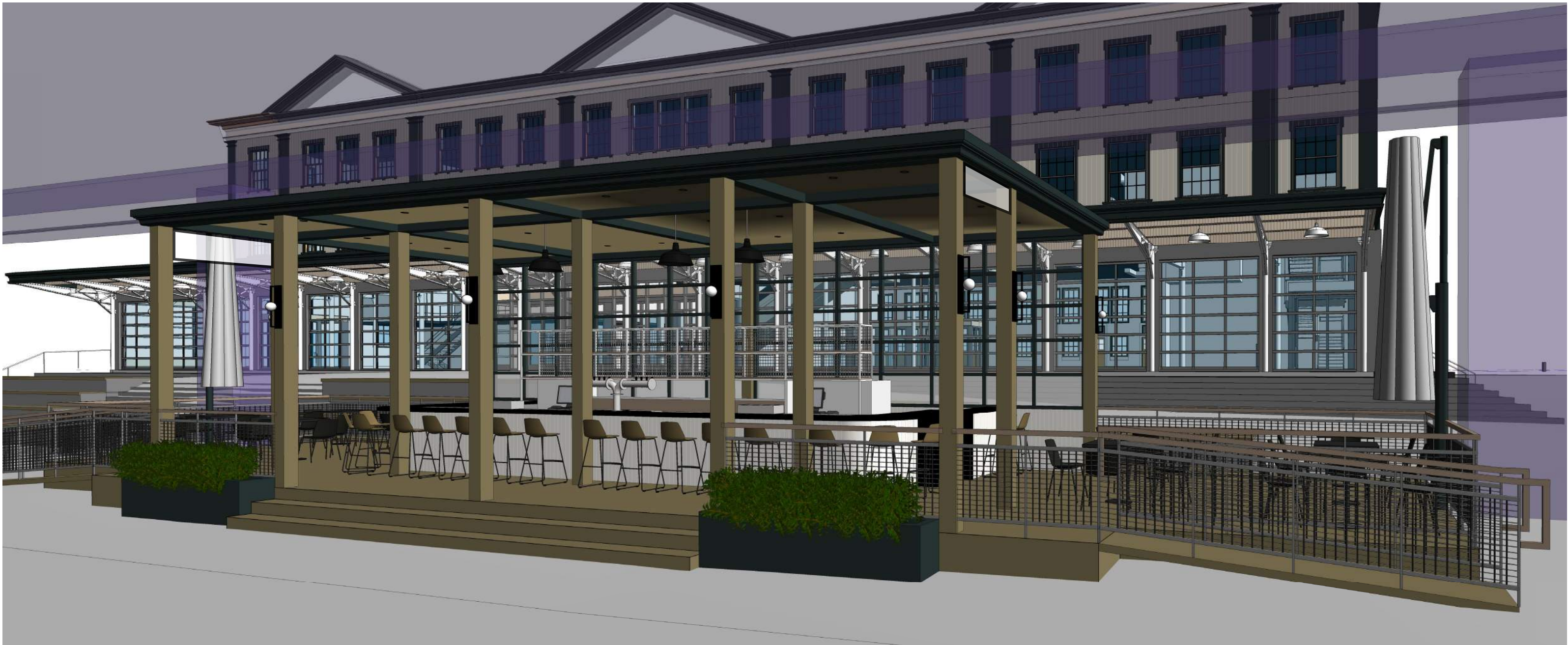
Mounted Umbrella 13'X16'



Metal Planters

Proposed Signage

IMAGE SHOWN FOR LOCATION ONLY. DESIGN TO BE DEVELOPED IN THE FUTURE.



SIGNAGE ELEVATION

4'-10"

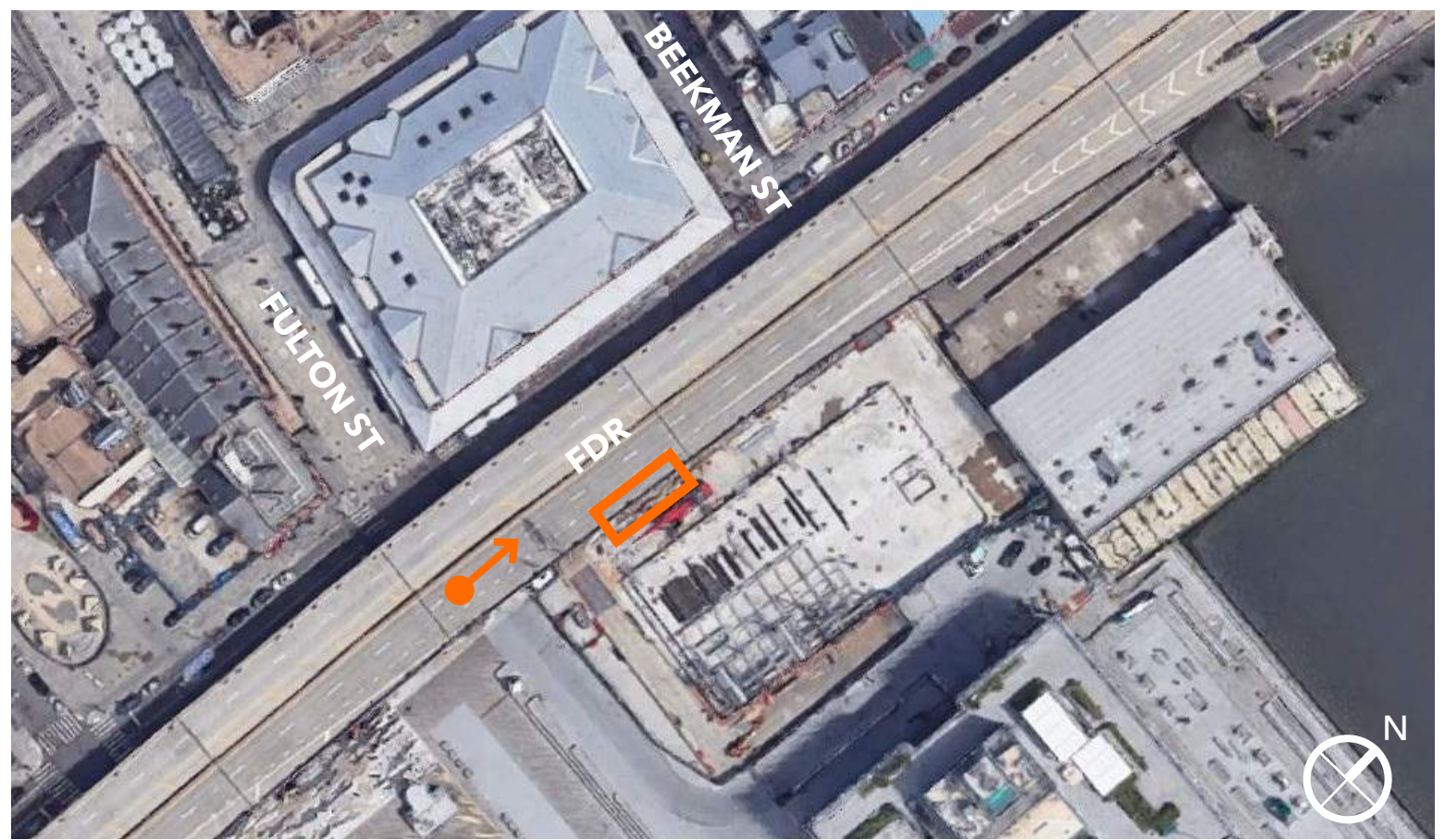
1'-0"



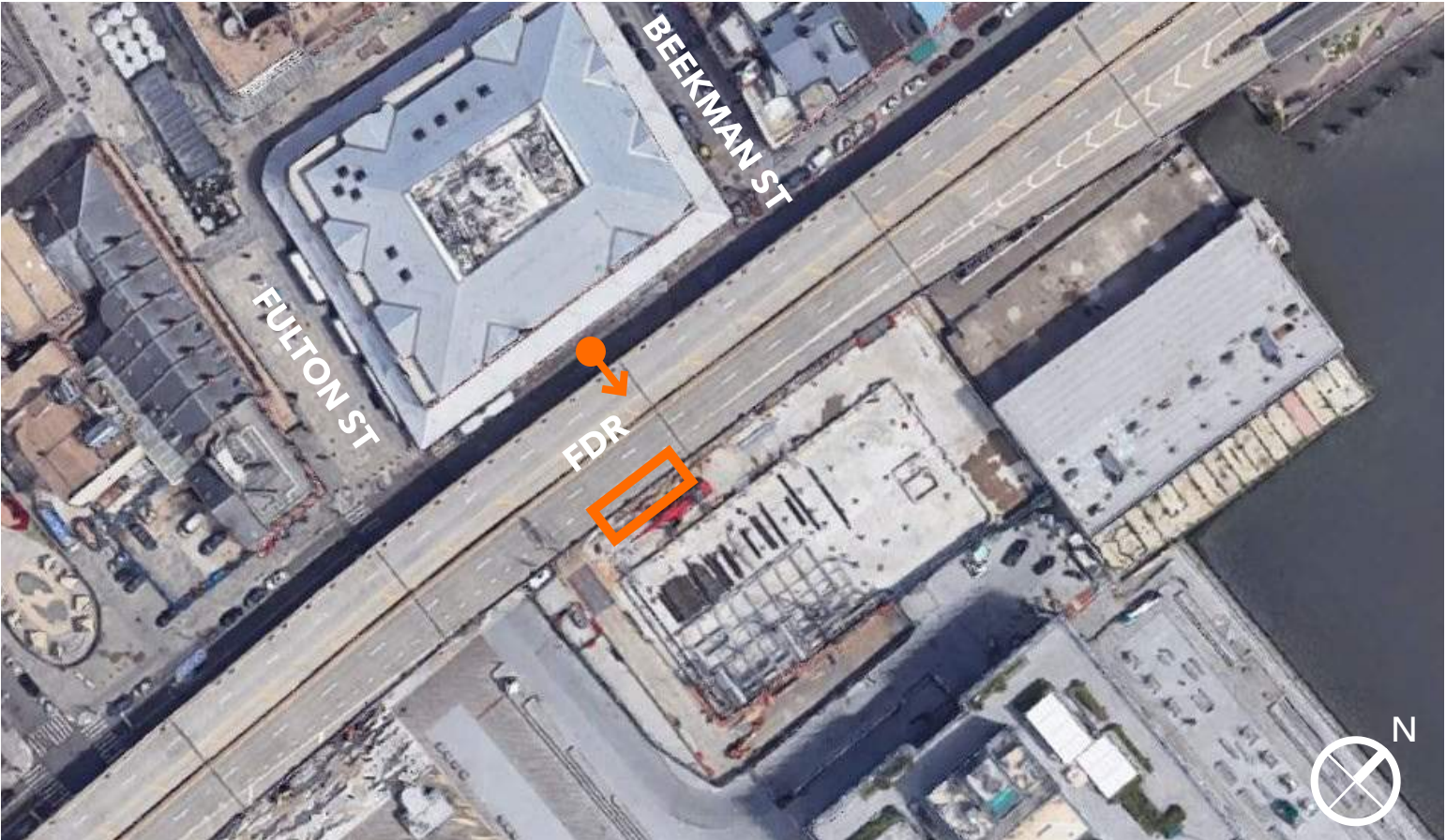
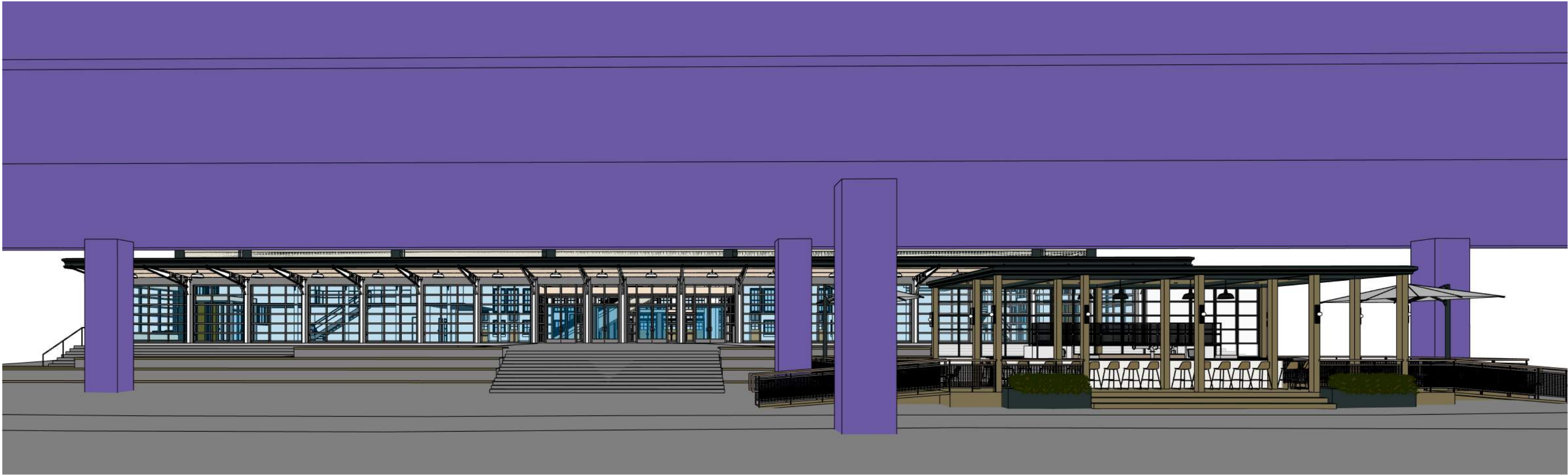
NORTH EAST VIEW



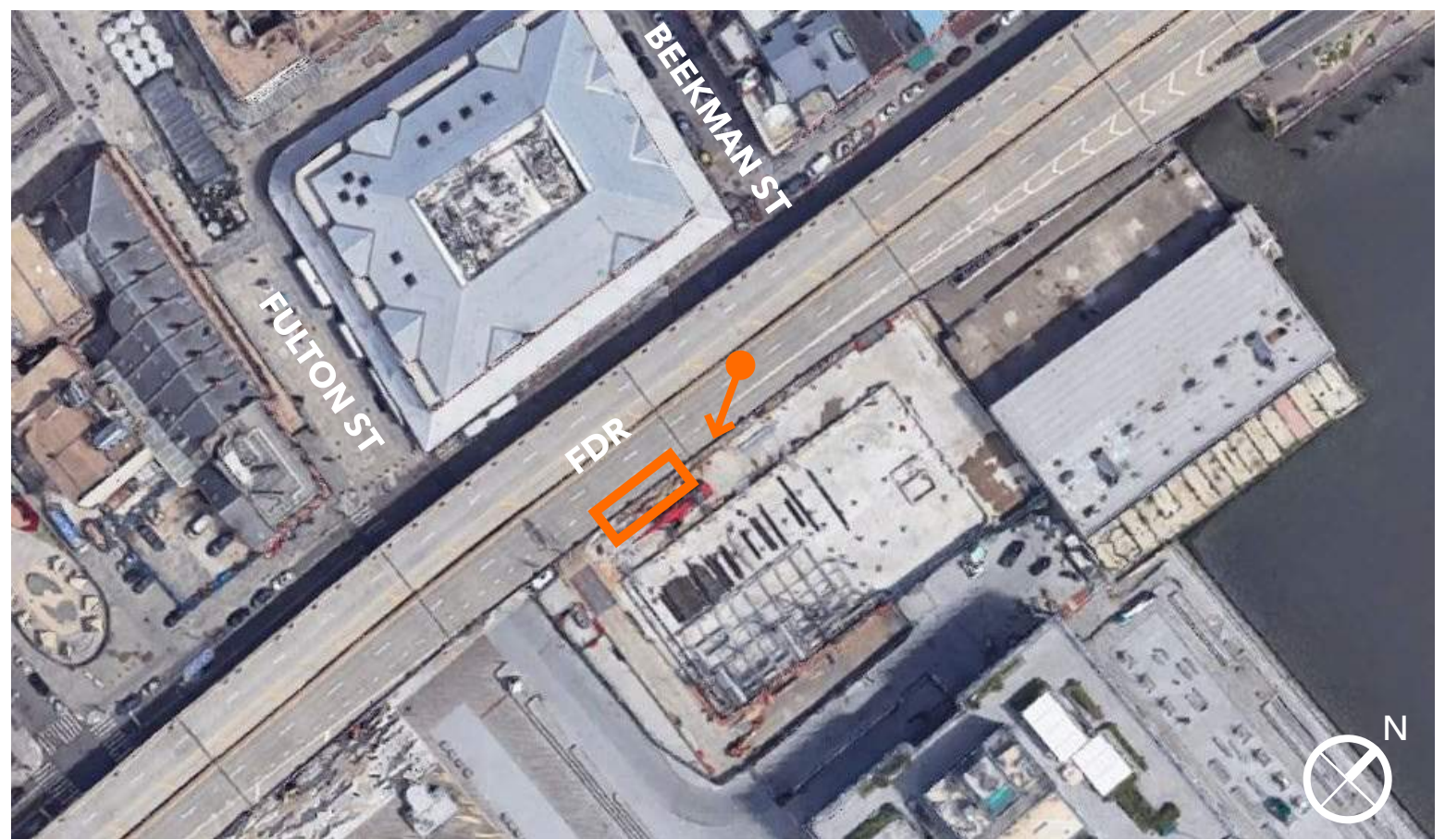
NORTH VIEW



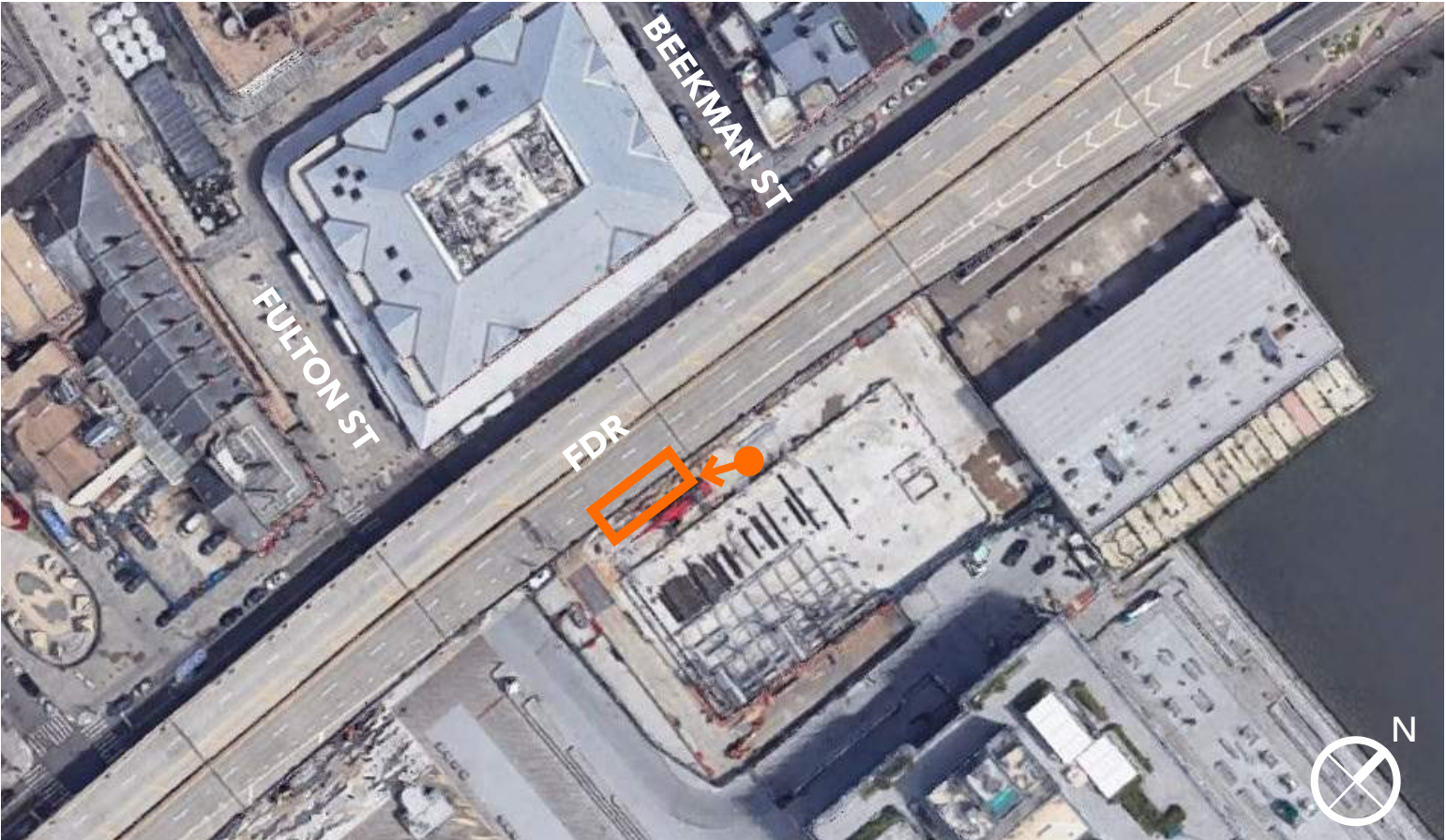
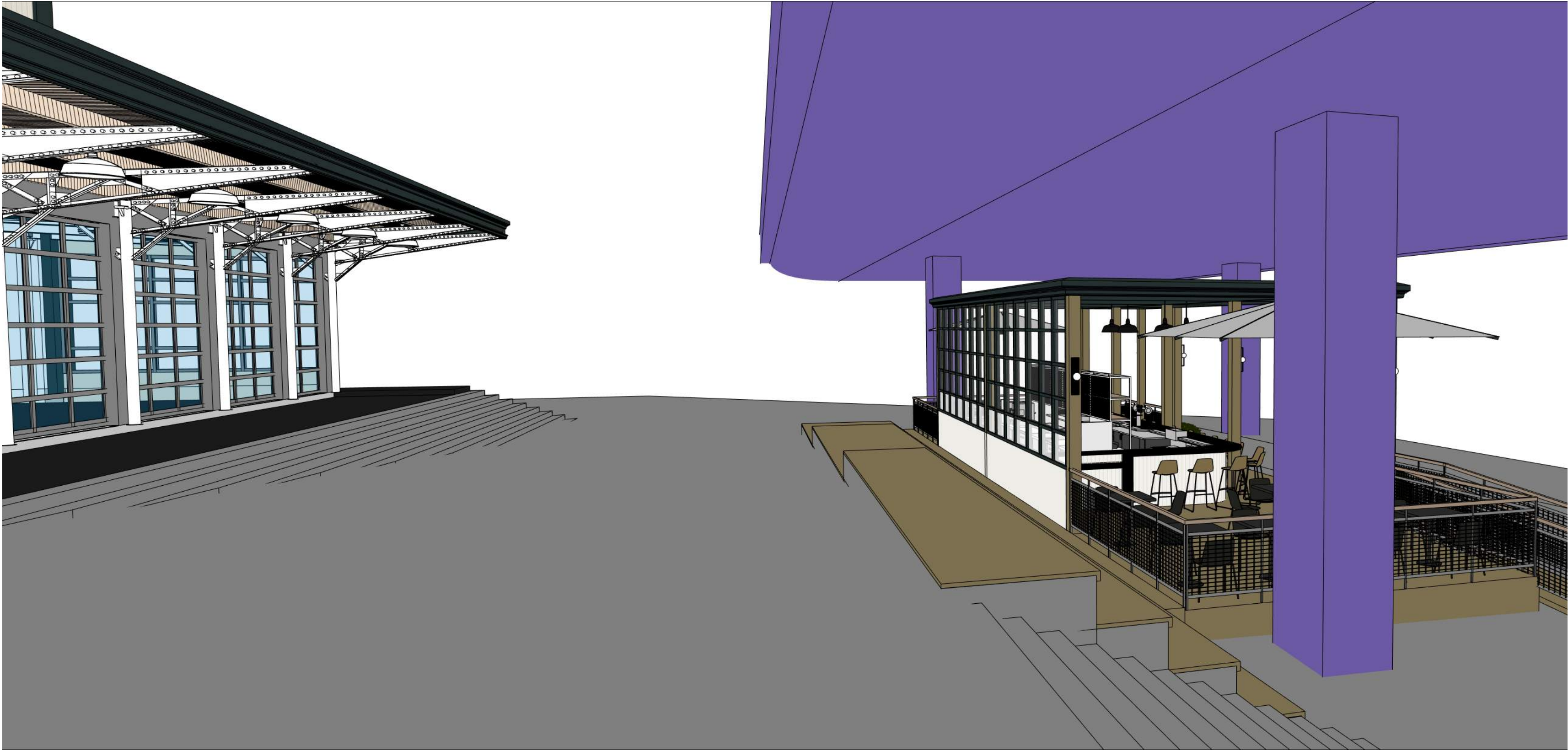
EAST VIEW



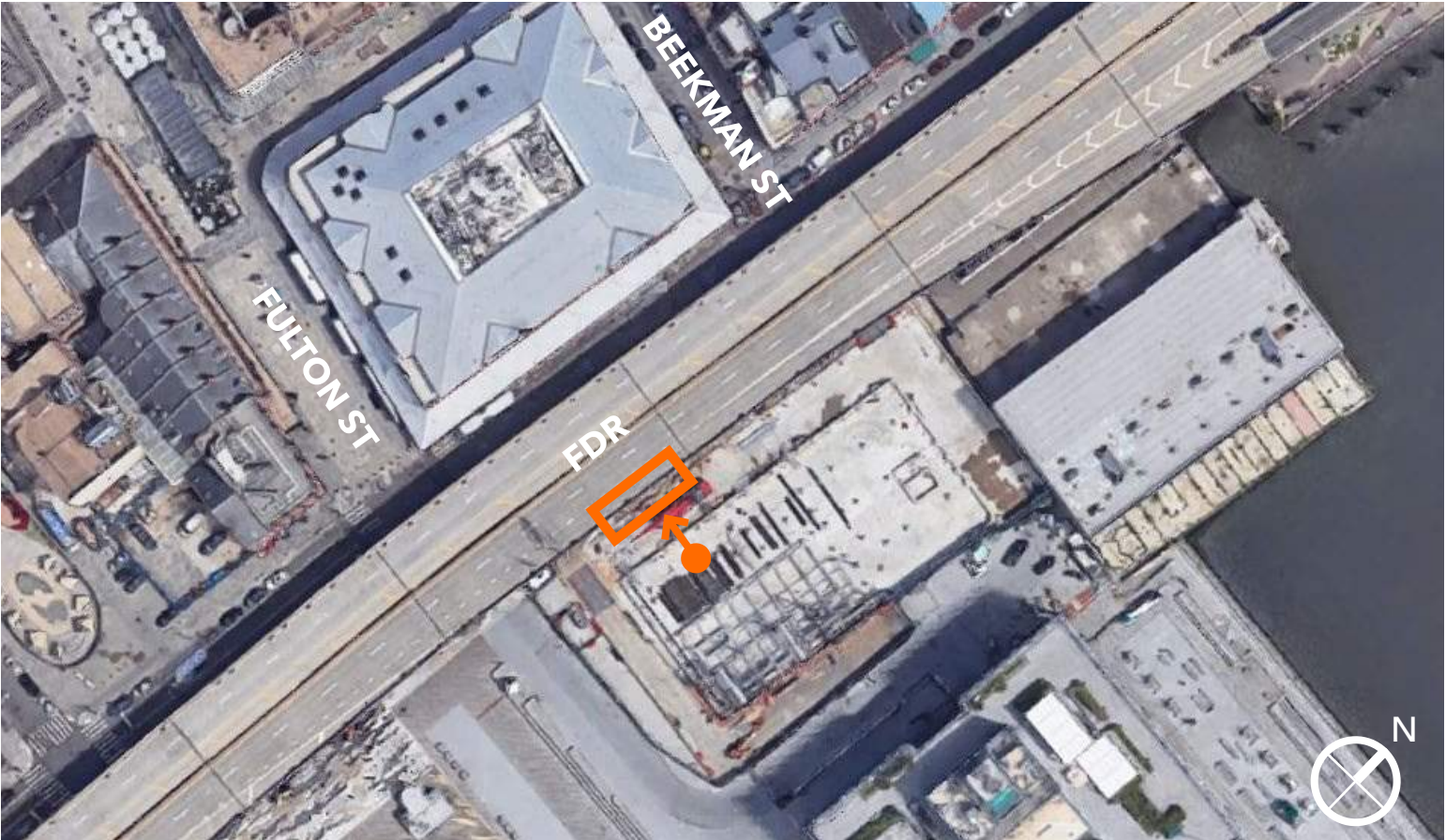
SOUTH EAST VIEW



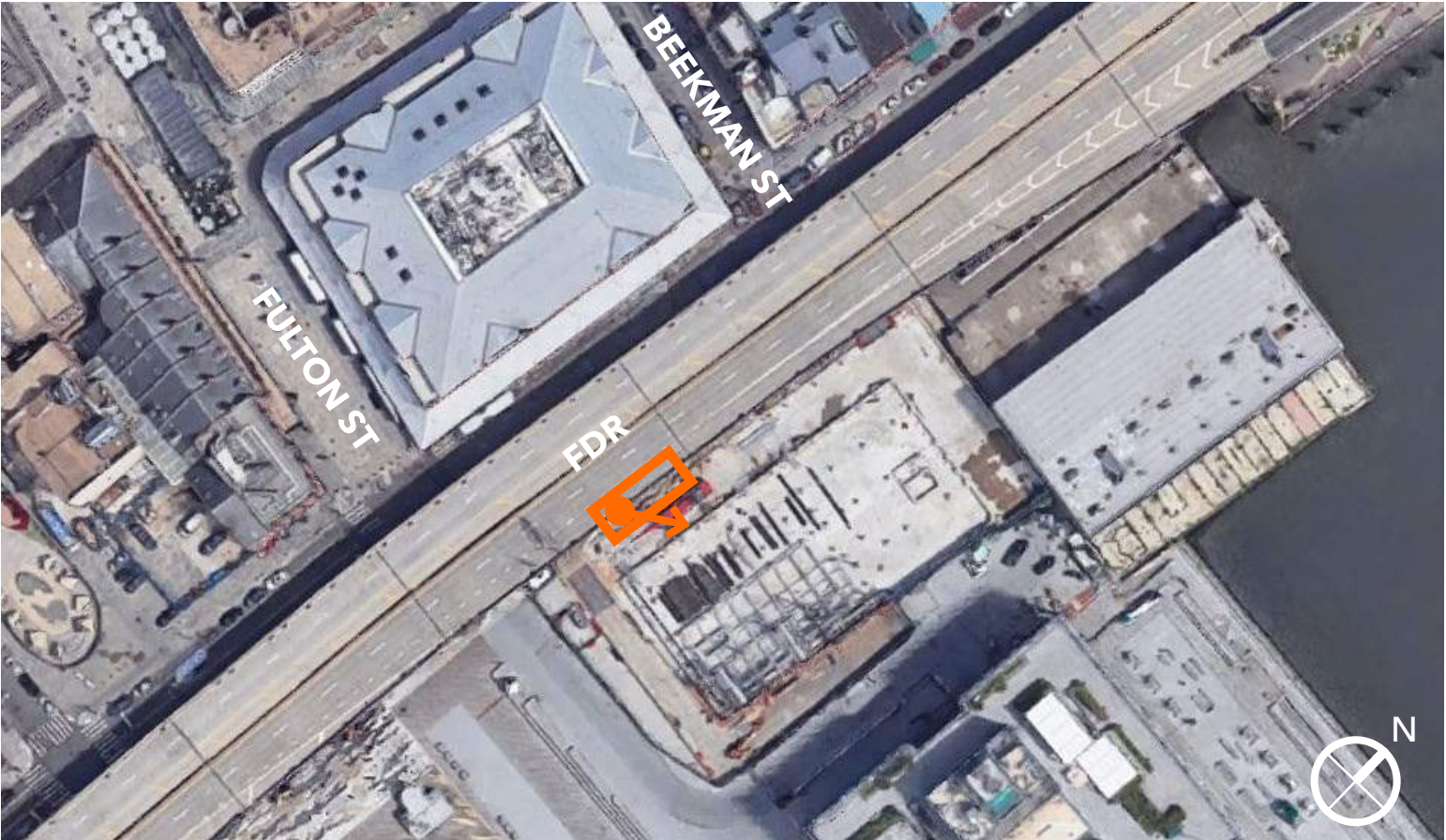
SOUTH VIEW



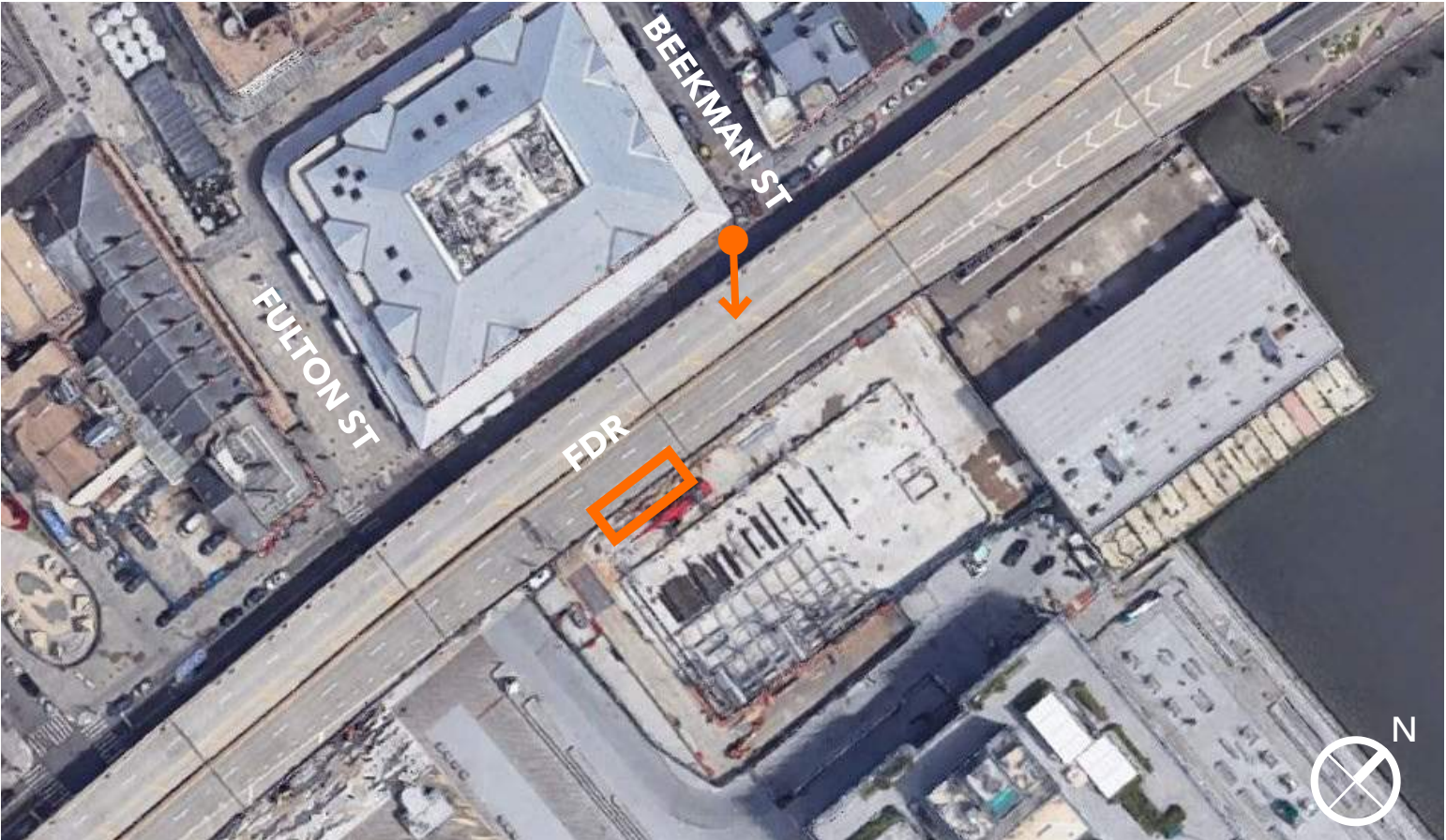
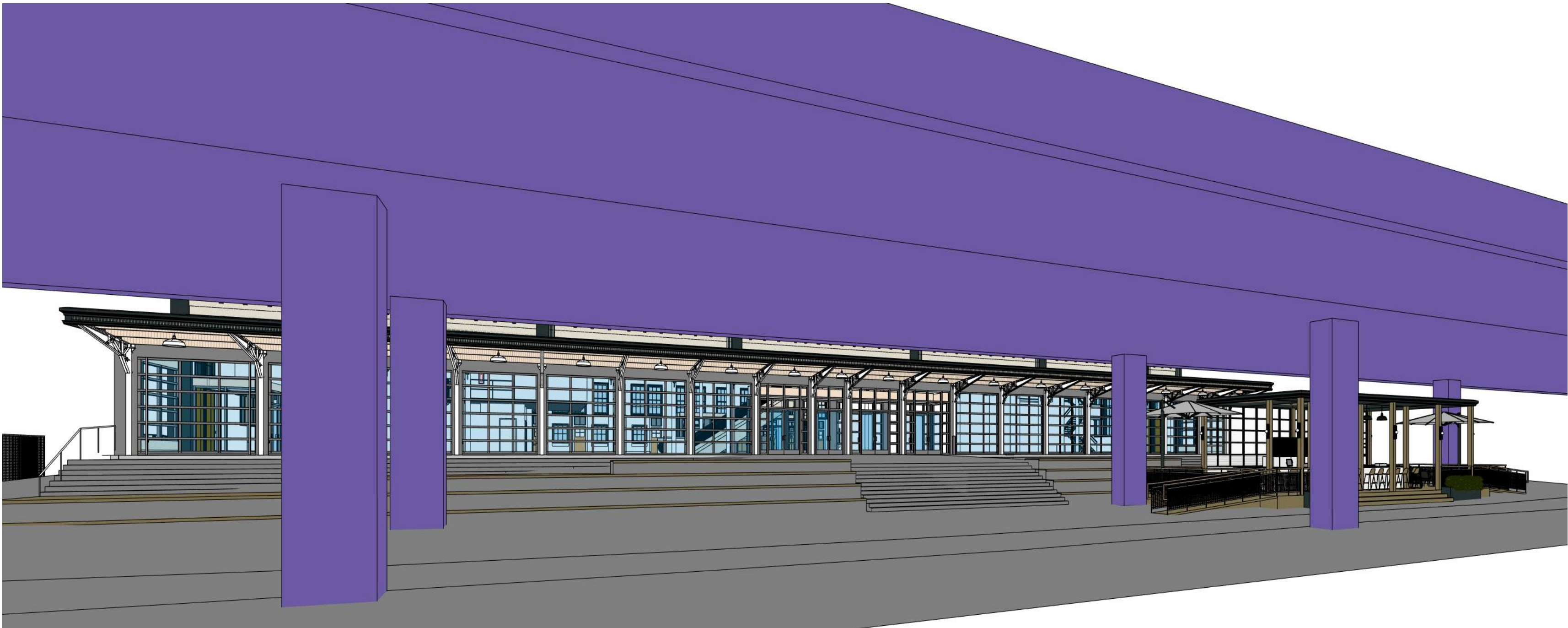
WEST VIEW



INTERIOR VIEW EAST



SOUTH EAST VIEW



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