The current proposal is:

Preservation Department – Items 3 & 4, LPC-21-03235, 21-04480

250 Water Street and 89 South Street,
Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed
SOUTH STREET SEAPORT MUSEUM
250 WATER STREET

LANDMARKS PRESERVATION COMMISSION
PUBLIC MEETING
MAY 4, 2021
CONTENTS

1. Design Modifications
   - Base & Comparative Views
   - Bar & Comparative Views

2. South Street Seaport Historic District
   - Essential Characteristics & Uniqueness

3. Design Strategy & Restoring the Streetscape
   - Views
1/5/21 PROPOSAL: COMMISSIONERS’ RECOMMENDATIONS

250 Water Street 1/5/21
- 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 and details
- Refine details and color

New Museum Building 1/5/21
- Lower bulkhead
- Explore treatment of copper
4/6/21 PROPOSAL: COMMISSIONERS’ RECOMMENDATIONS

250 Water Street 4/6/21

- Reduce streetwall height
- Reduce floor-to-floor height within base
- Reconsider window height within base
- Simplify the bar design
- Reduce overall height
REVISED PROPOSAL MODIFICATIONS FROM 04/06/21
(21ft overall height reduction)

BASE & STREET WALL

- Replace 1 Office Floor with 1 Lower Residential Floor
- Reduce Ground Floor Height by 1’
- Reduce Floor-to-Floor Height by 4” for Levels 3-5
- Change Window Proportion in the Base
- Adjust and Lower Cornice Detail

BAR

- Remove 1 Residential Floor
- Reduce 1 PH Residential Level Height by 2’
- Reduce Amenity Level Height
- Adjust Proportions of each Bar
- Simplify Bar Detailing
- Refine Bar Color
- Simplify Crown Detailing
BASE ELEVATION
CURRENT PROPOSAL

Top of Base: 79'
Top of Cornice: 61'
Top of Cornice: 76'
STREET WALL DESIGN
04/06/2021 PROPOSAL

13'-6"
Varies
STREET WALL DESIGN
CURRENT PROPOSAL

Lower cornice detail

Reduce floor to floor height by 4” from L3-L5

Reduce window size

Reduce ground floor by 1’

12’-6”
Varies
STREET WALL DESIGN
COMPARISON

04/06/2021 PROPOSAL

CURRENT PROPOSAL
OFFICE FLOOR TO FLOOR SECTION
COMPARISON

04/06/2021 PROPOSAL

CURRENT PROPOSAL
Preliminary Daylight autonomy analysis, needs to be verified in future stages of the project.

Daylit area percentage indicates area of floor plate that receives at least 300 LUX for at least 50% of operating hours each year.
TYPICAL STOREFRONT DESIGN

04/06/2021 PROPOSAL

CURRENT PROPOSAL
GROUND FLOOR SECTION AND TOPOGRAPHY CHANGE

Water Street Storefront

Peck Slip Topography Diagram

Pearl Street Storefront

MEP ZONE

VARIES

8'-10"

WATER ST
+7' NAVD

PEARL ST
+14' NAVD

10'-2"

6'-9"

RETAIL

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HOWARD HUGHES CORP.
BASE CORNICE DETAIL DESIGN
COMPARISON

04/06/2021 PROPOSAL

CURRENT PROPOSAL

PREVIOUS CORNICE HEIGHT

3'

1'
BASE SECTION
COMPARISON

04/06/2021 PROPOSAL

CURRENT PROPOSAL
*79' was presented to LPC as a vanity number, but should have been 80’
80' (Top of curb to top of cornice)
79' (Top of curb to top of F.F.)
74' (DFE to top of cornice)
73' (DFE to top of F.F.)
64' (Top of curb to top of cornice)
63' (Top of curb to top of F.F.)
60' (DFE to top of cornice)
59' (DFE to top of F.F.)
WATER STREET COMPARISON
RESIDENTIAL FACADE DETAILS
04/06/2021 PROPOSAL

- Precast Concrete
- Painted Aluminum Window Mullions
- Vision Glass
RESIDENTIAL FACADE DETAILS
CURRENT PROPOSAL

- Precast Concrete
- Painted Aluminum Window Mullions
- Vision Glass
BAR CROWN DESIGN
CURRENT PROPOSAL

- Remove one residential floor
- Balance bars to reduce shadows
- Simplify loggia expression
- Reduce depth of the loggias
- Unify crown expression

PARTIAL ELEVATION

PARTIAL PLAN

Top of Building: 324’

297’
CONSTRUCTION IN THE HISTORIC DISTRICT SINCE 1950
BEEKMAN STREET TODAY
WATER STREET TODAY
DISTRICT STREETSCAPE TODAY
(Front Street looking south)
EXISTING ZONING ENVELOPE
AS OF RIGHT MASSING: WATER STREET LOOKING NORTH
AS OF RIGHT MASSING:
BEEKMAN STREET LOOKING EAST
AS OF RIGHT:
BEEKMAN STREET LOOKING WEST
EXISTING ZONING ENVELOPE
REDUCE STREET WALL HEIGHTS IN RELATION TO HISTORIC CONTEXT
SHIFT MASSING TO EDGE OF HISTORIC DISTRICT ALONG PEARL STREET
ESTABLISH MID-SCALE MASSING ON PEARL STREET
ESTABLISH MID-SCALE MASSING ON PEARL STREET
RESTORING THE STREETSCAPE
CURRENT PROPOSAL:
WATER STREET LOOKING NORTH
CURRENT PROPOSAL:
WATER STREET LOOKING NORTH
CURRENT PROPOSAL: WATER STREET LOOKING SOUTH
CURRENT PROPOSAL:
WATER STREET & PECK SLIP
CURRENT PROPOSAL:
WATER STREET LOOKING SOUTH
CURRENT PROPOSAL:
PEARL STREET PLAYGROUND
CURRENT PROPOSAL:
BEEKMAN STREET LOOKING EAST
NEW PROPOSAL: BEEKMAN STREET LOOKING WEST
WIDE ANGLE CAMERA LENS
CURRENT PROPOSAL:
BEEKMAN STREET LOOKING WEST
CURRENT PROPOSAL:
BEEKMAN STREET LOOKING WEST
CURRENT PROPOSAL:
BEEKMAN AND SOUTH LOOKING WEST
CURRENT PROPOSAL:
PECK SLIP LOOKING WEST
WIDE ANGLE CAMERA LENS
CURRENT PROPOSAL:
PECK SLIP
WIDE ANGLE CAMERA LENS
CURRENT PROPOSAL:
PECK SLIP & PEARL STREET
WIDE ANGLE CAMERA LENS
CURRENT PROPOSAL:
PEARL STREET & PECK SLIP
Animation
PARKING LOT DETRACTS FROM DISTRICT STREETSCAPE

WATER AND DOVER STREET LOOKING SOUTH

WATER AND PECK SLIP LOOKING SOUTH
PARKING LOT DETRACTS FROM DISTRICT STREETSCAPE

WATER AND DOVER STREET LOOKING SOUTH

WATER AND PECK SLIP LOOKING SOUTH
Thank you
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Appendix
LEVEL 8
TYPICAL RESIDENTIAL (LOW)
LEVEL 13
TYPICAL RESIDENTIAL (HIGH)
LEVEL 23
RESIDENTIAL
LEVEL 25
RESIDENTIAL PENTHOUSE
EAST AND SOUTH ELEVATIONS
WEST AND NORTH ELEVATIONS
TYPICAL STOREFRONT DETAILS
TYPICAL STOREFRONT ENTRY DETAILS

LEVEL 2 FF
15'-0"

STRUCTURAL SLAB

PRECAST CONCRETE PANELS

STOREFRONT TRANSOM
OPTIONAL LOCATION FOR VERTICAL SANDING FAN OR MECHANICAL LOUVERS

RETAIL SIGNAGE OPTIONS

ENTRY DOORS

RETAIL

LEVEL 2 FF
15'-0"

PRECAST CONCRETE PANELS

FLUTED PRECAST CONCRETE PANELS

STOREFRONT TRANSOM:
OPTIONAL LOCATION FOR VERTICAL SANDING FAN OR MECHANICAL LOUVERS

ISI: FLOOD PROOF AS REQUIRED
RETAIL SIGNAGE OPTIONS
ENTRY DOORS
PAINTED ALUMINUM
CONCRETE BASE

RETAIL SIGNAGE OPTIONS
PAINTED ALUMINUM

ISI: FLOOD PROOF AS REQUIRED
FLUTED PRECAST CONCRETE PANEL

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HOWARD HUGHES CORP.

SOUTH STREET SEAPORT / 97
TYPICAL STOREFRONT WITH OPERABLES

LEVEL 2 FF
15'-0"

STRUCTURAL SLAB

PRECAST CONCRETE PANELS

MEP DOME

RETAIL

OPERABLE STOREFRONT DOORS

OPERABLE STOREFRONT DOORS

DOORS LOCATED IN FULLY OPEN POSITION

INSULATION

ISU: FLOOD PROOF AS REQUIRED

ISU: FLOOD PROOF AS REQUIRED

FLUTED PRECAST CONCRETE PANEL

PAINTED ALUMINUM

G R A N I T E  B A S E

ISU: FLOOD PROOF AS REQUIRED

OPERABLE STOREFRONT DOORS

STOREROOM TRANSOM

OPCIONAL LOCATION FOR VERTICAL SANDING FAN OR MECHANICAL LOUVRES

FLUTED PRECAST CONCRETE PANEL

STOREROOM TRANSOM

OPCIONAL LOCATION FOR VERTICAL SANDING FAN OR MECHANICAL LOUVRES
RESIDENTIAL ENTRY WITH CANOPY
TYPICAL OFFICE DETAILS AT BASE
TYPICAL OFFICE BALCONY DETAILS AT BASE

LEVEL 4 FF
43'-8"

LEVEL 3 FF
30'-0"

STRUCTURAL SLAB

PRECAST CONCRETE PANELS

MOLDED BRICK WITH LIGHT MORTAR

GUARDRAIL

LEVEL 4 FF
43'-8"

LEVEL 3 FF
30'-0"

PRECAST CONCRETE PANELS

GUARDRAIL

MOLDED BRICK WITH LIGHT MORTAR

GUARDRAIL

PAINTED ALUMINUM

INSULATION

OPERABLE WINDOW

MOLDED BRICK

GUARDRAIL
TYPICAL OFFICE TERRACE  DETAILS AT BASE
TYPICAL RESIDENTIAL DETAILS
TYPICAL RESIDENTIAL BALCONY DETAILS
BASE ELEVATION - BEEKMAN STREET
BASE ELEVATION - PEARL STREET
BASE ELEVATION - PECK SLIP
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