The current proposal is:

Preservation Department – Item 4, LPC-22-09533

60 Wall 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
September 13th, 2022
Landmarks Preservation Commission Hearing
1. View facing east from William Street.

2. View facing north from Hanover Street.
Harmonious Colonnades, Contextual Streetwall
1. View facing east from William Street.

Inviting POP Space/Lobby
2. View facing north from Hanover Street.
<table>
<thead>
<tr>
<th>Summary of Commissioners’ Comments</th>
<th>Design Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Strengthen and enhance proportions of colonnade</td>
<td>1. Colonnade</td>
</tr>
<tr>
<td>• Use depth and shadow to better harmonize with 55 Wall</td>
<td>- Equal Spacing</td>
</tr>
<tr>
<td>• Strengthen relationship between base and tower of 60 Wall</td>
<td>- Bookend</td>
</tr>
<tr>
<td></td>
<td>- Increase to 4’ x 5’ (+48% area)</td>
</tr>
<tr>
<td>2. Soffit and Cornices</td>
<td>- 8” Cornice Projections</td>
</tr>
<tr>
<td></td>
<td>- Stone Soffit Detailing</td>
</tr>
<tr>
<td></td>
<td>- Central notch to remain glass</td>
</tr>
<tr>
<td>3. Column Detail</td>
<td>- Setting Block, Fluting, and Reveal</td>
</tr>
</tbody>
</table>
Summary of Design Responses

- Increased column width & depth strengthens & enhances colonnade proportions
- Bookending double columns references top of tower and 55 Wall
- Soffit detail references 55 Wall
- Central notch to remain glass connecting tower to base
- Enhanced cornices increase depth and shadow and mimic existing cornice details above
- Column detailing adds depth and shadow and harmonizes with columns of 55 Wall
- Equal column spacing similar to 55 Wall
1. Colonnade
55 Wall Street

Bookended Paired Columns
1. Colonnade
Existing KRJDA Design
1. Colonnade

Original Proposal Presented 6/28/2022 At LPC Hearing
1. Colonnade
Updated Design
1. Colonnade

Column Width and Depth

Updated Design
(48% increase in area)

Existing

Original Proposal

55 Wall
1. Colonnade

3’ x 4’6” Columns Presented 6/28/2022 At LPC Hearing
1. Colonnade
5’ x 4’ Columns Updated Design
2. Soffit and Cornices
55 Wall St
2. Soffit and Cornices

Existing Profile

A

B

C

A

B

C

+8"
2. Soffit and Cornices

Proposed Profiles

Original Proposal

Updated Design
2. Soffit and Cornices
Original Proposal Presented 6/28/2022 At LPC Hearing
2. Soffit and Cornices
Updated Design
2. Soffit and Cornices

Details
2. Soffit and Cornices

Original Proposal Presented 6/28/2022 At LPC Hearing
2. Soffit and Cornices
Updated Design - Central Notch to Remain Glass
2. Soffit and Cornices
Updated Design
3. Column Details

Original Proposal Presented 6/28/2022 At LPC Hearing
3. Column Details
Updated Design - Setting Block, Fluting, and Reveal
3. Column Details

Updated Design - Setting Block, Fluting, and Reveal
A. Verde Laguna Granite Accent* ^

B. Mondariz Granite Spandrel^

C. Jura Limestone

D. Rendered Aluminum to match Jura

E. Giallo Ornamental Granite (Exterior Paving)

* No longer quarried
^ Existing
APPENDIX
<table>
<thead>
<tr>
<th>Design Updates</th>
<th>Wall St</th>
<th>Pine St</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Column Spacing</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td>2. Doubled End Columns</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>3. Column Width and Depth</td>
<td>✔️</td>
<td>✔️ ✔️</td>
</tr>
<tr>
<td>4. Cornice</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>5. Column Profile &amp; Details</td>
<td>✔️</td>
<td>✔️</td>
</tr>
</tbody>
</table>
1. “Colonnaded base conforms to the streetwall set up by buildings along the length of Wall Street, including [55 Wall]”
2. By “integrating” with the context of Wall Street also “achieved consistency with [55 Wall]”
3. “Height, rhythm, and massing of the...colonnade related to [55 Wall’s] scale”
4. Choice of stone for the facades “complimentary” to 55 Wall
5. “Tower portion of the building well integrated with the base through use of stepped setbacks”
6. No shadows cast on facades of 55 Wall
7. “Basic form of the colonnade...is not a duplicate of [55 Wall]” but “contemporary,” “sensitive response”
Mondariz Granite
(Existing)

Jura Limestone, Tooled
(Proposed)
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