

LANDMARKS PRESERVATION COMMISSION
115 SOUTH STREET
NEW YORK, NEW YORK, 10038

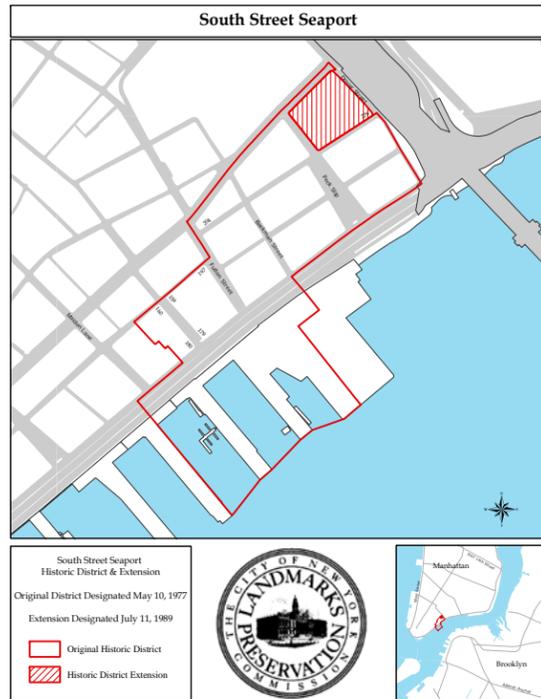


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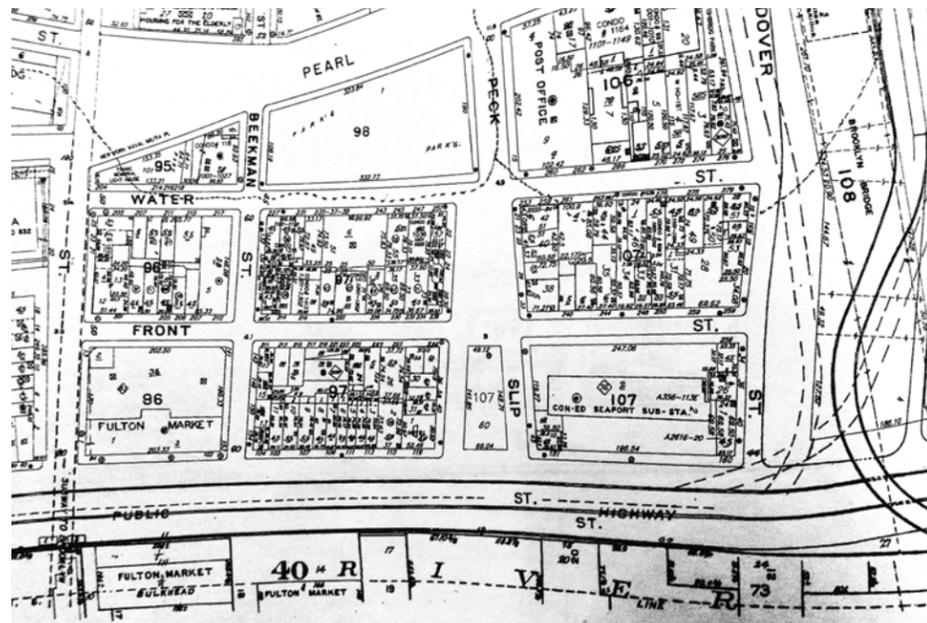
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1. SITE INFORMATION



SOUTH STREET SEAPORT HISTORIC DISTRICT MAP



SANBORN MAP - SECTION 1 - PLATE 4: BLOCK 97, LOT 2



EXISTING BUILDING

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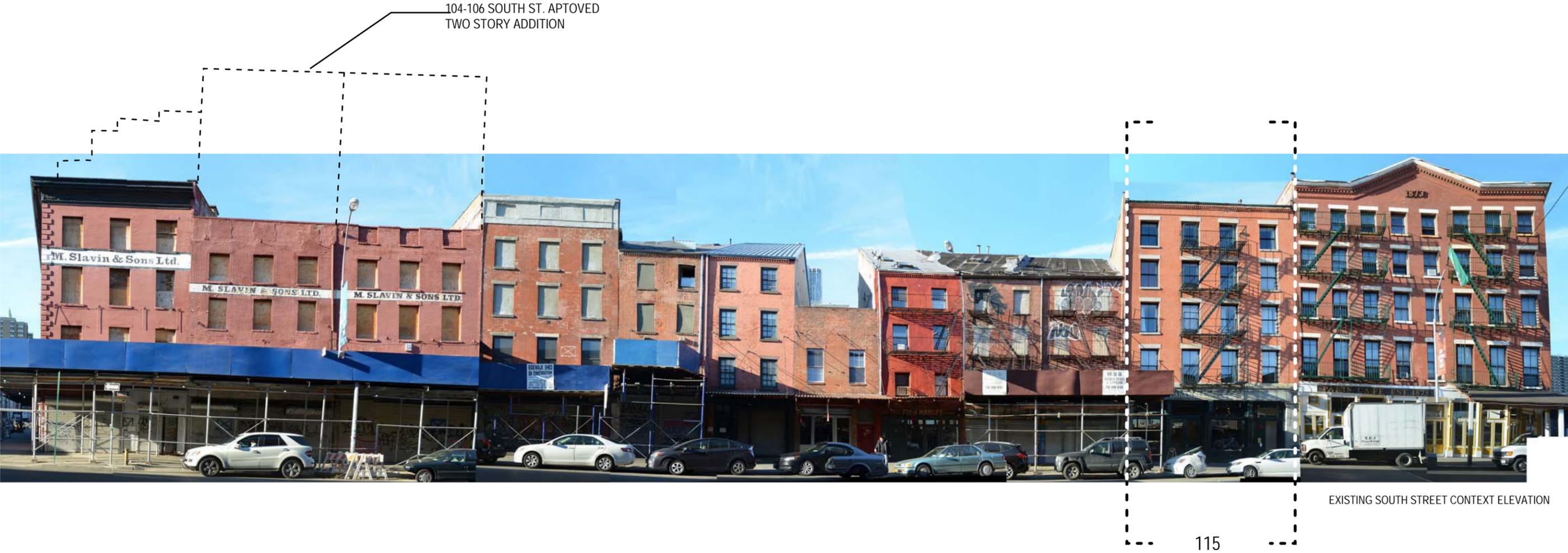
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2. SOUTH STREET SITE CONTEXT



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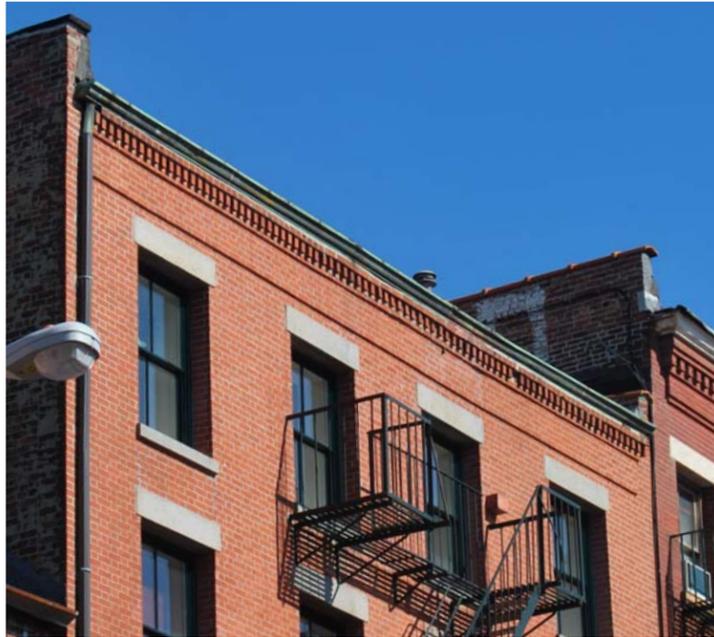
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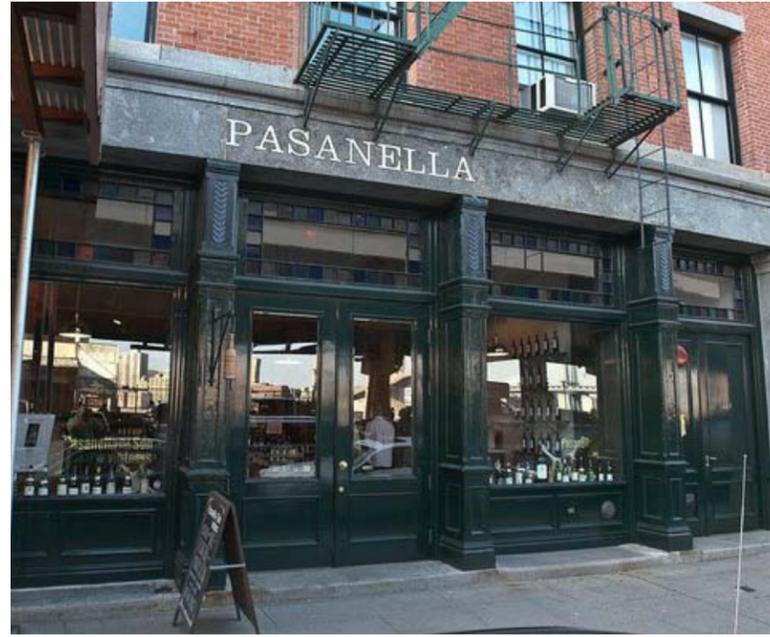
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3. 115 SOUTH STREET ARCHITECTURAL DETAILS



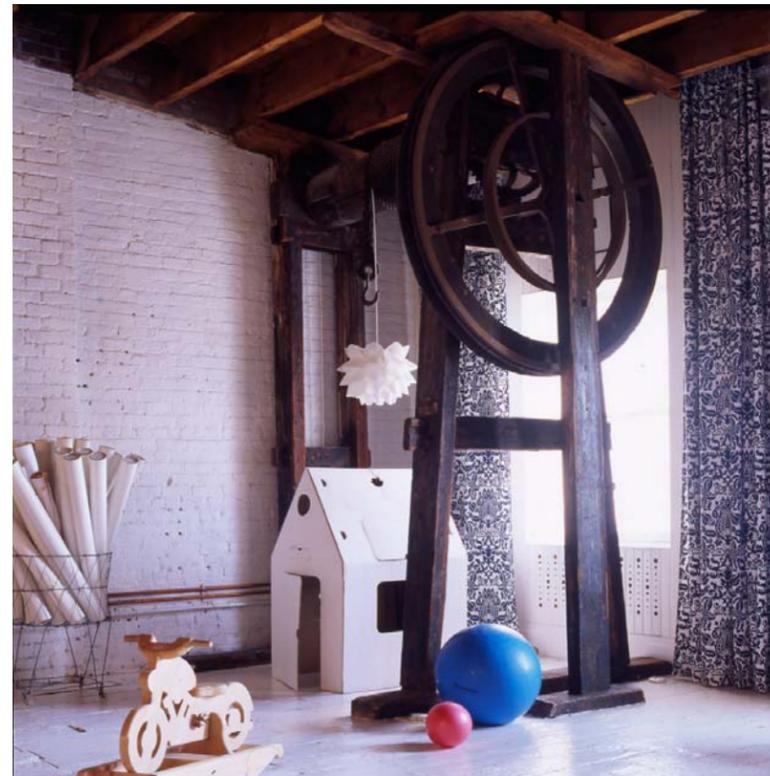
EXISTING PARAPET WALLS



FIRST FLOOR STOREFRONT



BRICK AND WINDOW DETAILS



INTERIOR FIFTH FLOOR APARTMENT - WINCH STRUCTURE



INTERIOR FIFTH FLOOR APARTMENT - WOOD STRUCTURE

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4A. SOUTH STREET SEAPORT HISTORIC DISTRICT CONTEXT



VIEW OF THE DISTRICT FROM THE BROOKLYN BRIDGE

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4B. ADDITIONS MAP

LEGEND

-  FIRST FLOOR ADDITION
-  SECOND FLOOR ADDITION
-  THIRD FLOOR ADDITION
-  ADDITIONS APPROVED OR UNDER CONSTRUCTION



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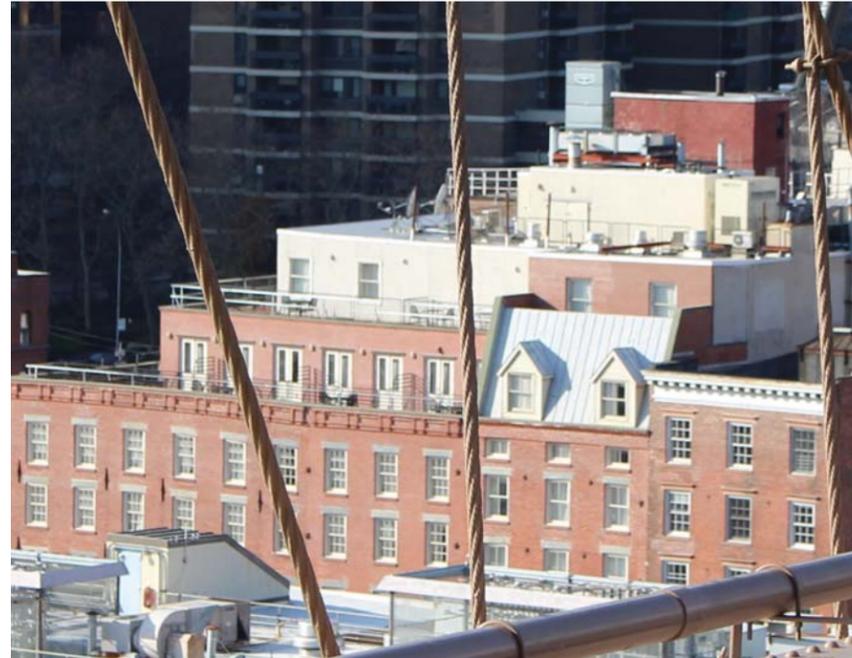
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4C. SOUTH STREET SEAPORT DISTRICT CONTEXT: ROOFTOP ADDITIONS



272 WATER STREET

33 PECK SLIP

130 BEEKMAN STREET

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4D. SOUTH STREET SEAPORT HISTORIC DISTRICT CONTEXT: OTHER ROOFTOP ADDITIONS



220 FRONT STREET



324 PEARL STREET



215-229 FRONT STREET



224 FRONT STREET



242 FRONT STREET

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4E. SOUTH STREET SEAPORT HISTORIC CONTEXT: MATERIAL PRECEDENT



BLUE SCHOOL - 241 WATER STREET



225 FRONT SLIP ROOFTOP ADDITION



27 PECK SLIP ROOFTOP STRUCTURE

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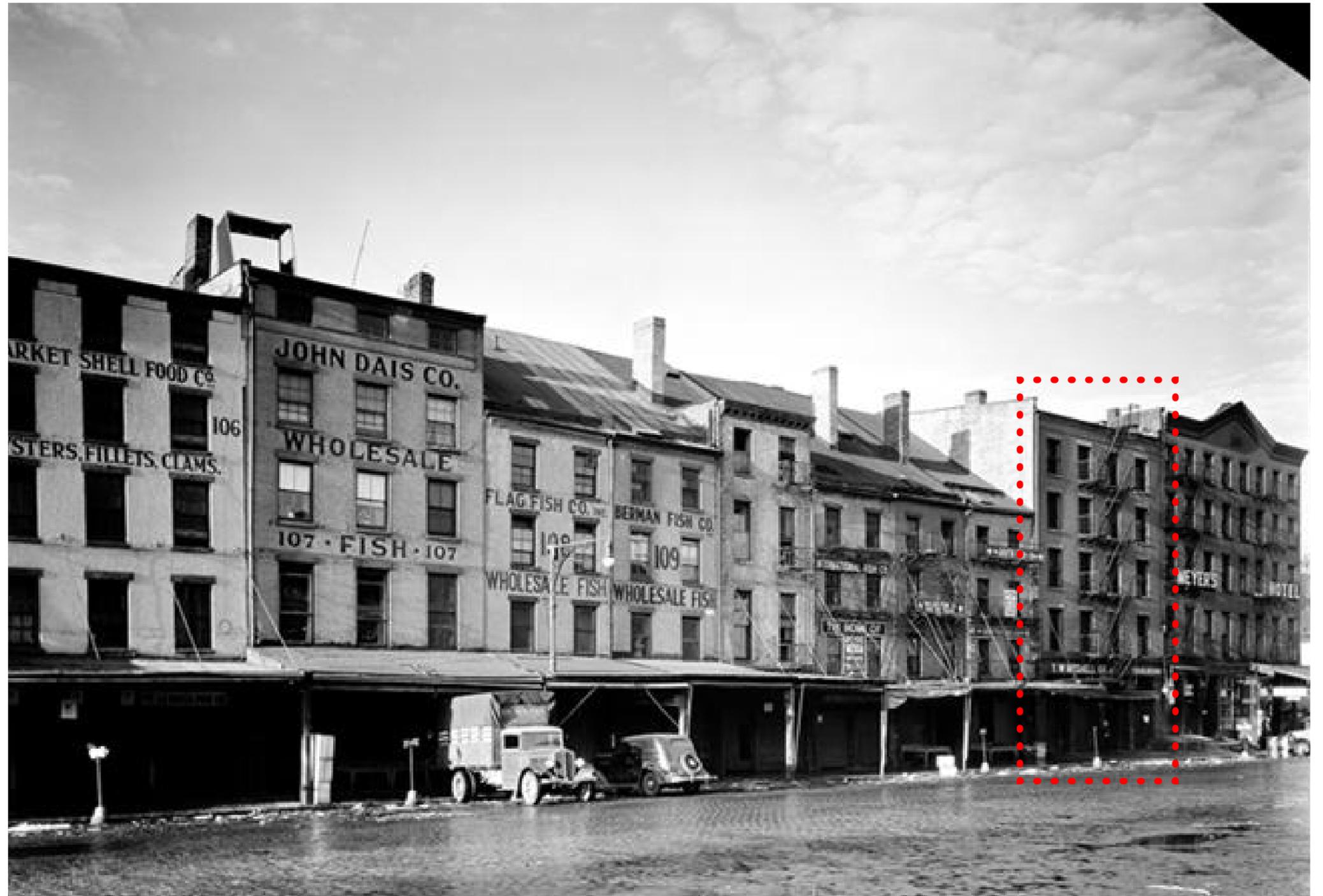
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5. HISTORICAL IMAGES



SOUTH STREET 1935: SOUTH STREET LOOKING NORTH TO PECK SLIP

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5A. HISTORICAL IMAGES



SOUTH STREET 1985: PECK SLIP LOOKING SOUTH ON SOUTH ST



SOUTH STREET 1985: AERIAL VIEW FROM BROOKLYN BRIDGE

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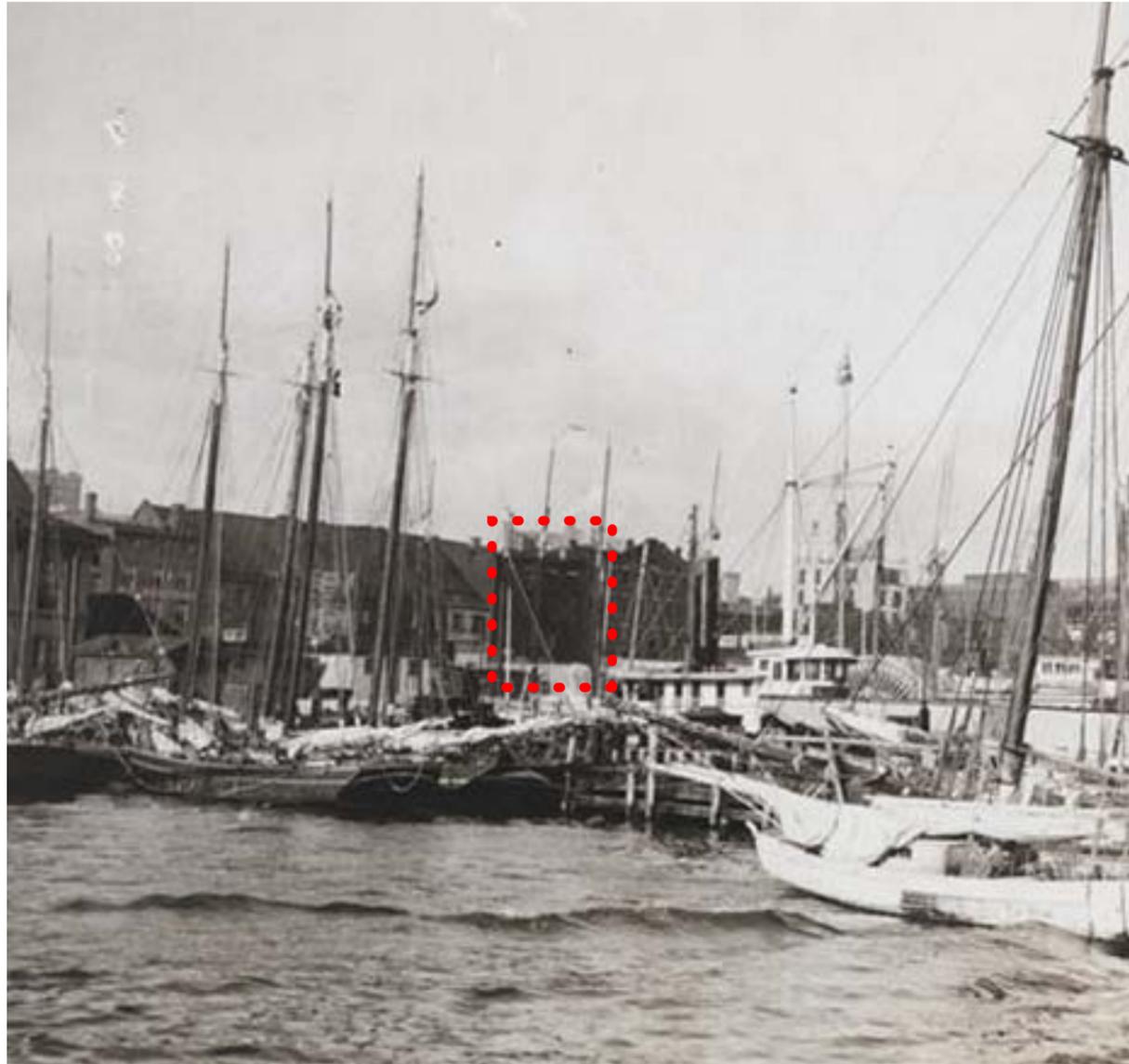
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5B. HISTORICAL IMAGES



SOUTH STREET 1898: FISHING SMACKS IN THE BACK OF FULTON MARKET



SOUTH STREET: DATE UNKNOWN

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6A. PROPOSED ADDITIONS: MASSING AND MATERIALS

CLERESTORY WINDOWS

STANDING SEAM ZINC PANELS



NEW PARAPET STARTING AT EXISTING ROOF LINE

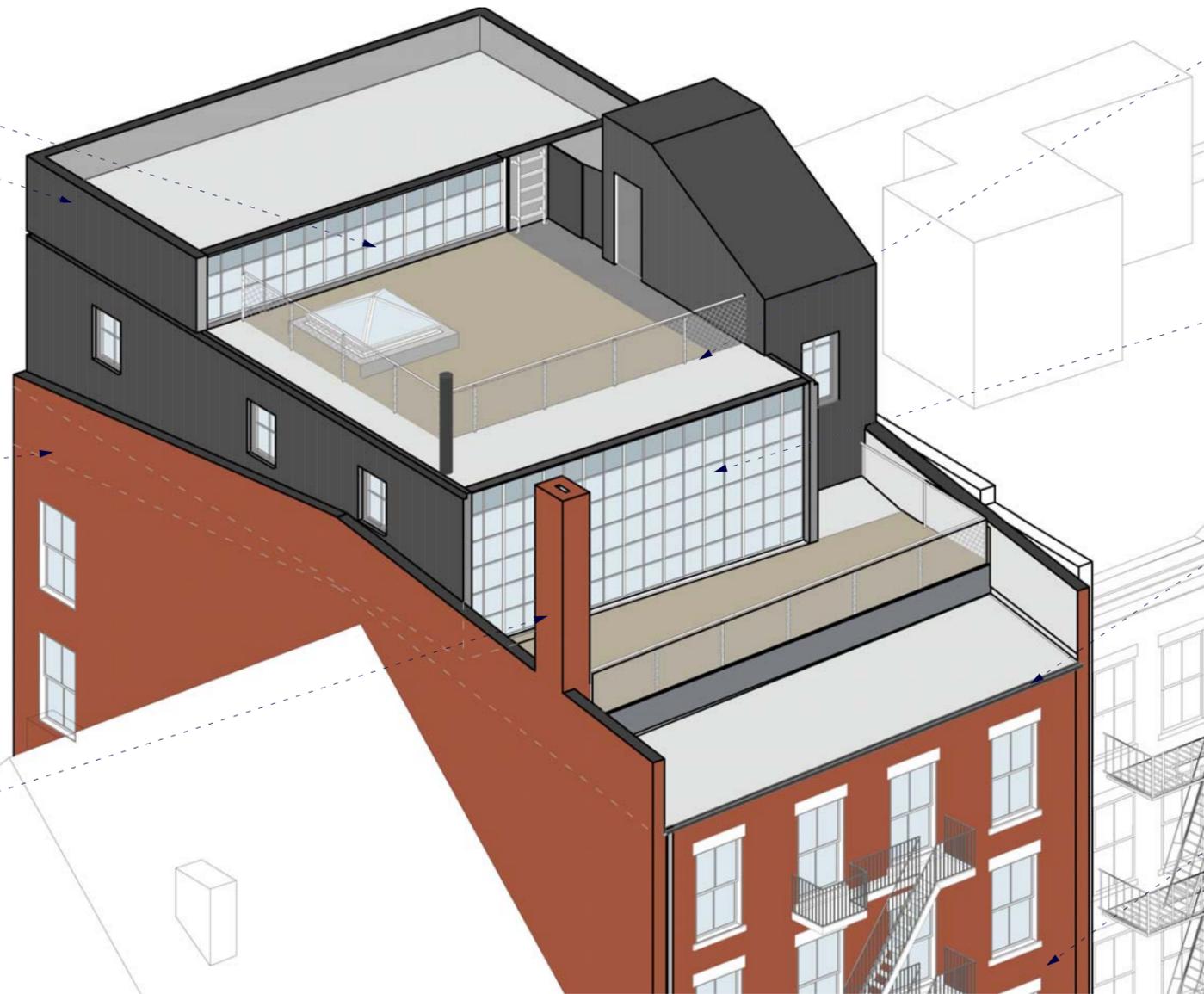


RUNNING BOND BRICKWORK TO BE CLEANED, REPOINTED AND REPAIRED AS NECESSARY. RECONSTRUCTED BRICK PARAPET WITH ORIGINAL BRICKS

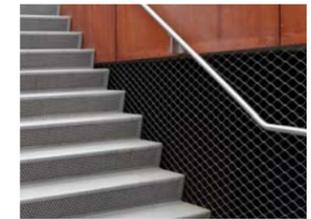
CHIMNEY - SCHERMERHORN ROW



HISTORICAL SCHERMERHORN ROW CHIMNEY EXAMPLE



CABLE NET RAILING



STEEL FRAME GLASS PANEL WINDOWS & DOORS



EXISTING CORNICE AND GUTTER TO REMAIN



EXISTING EAST FACADE



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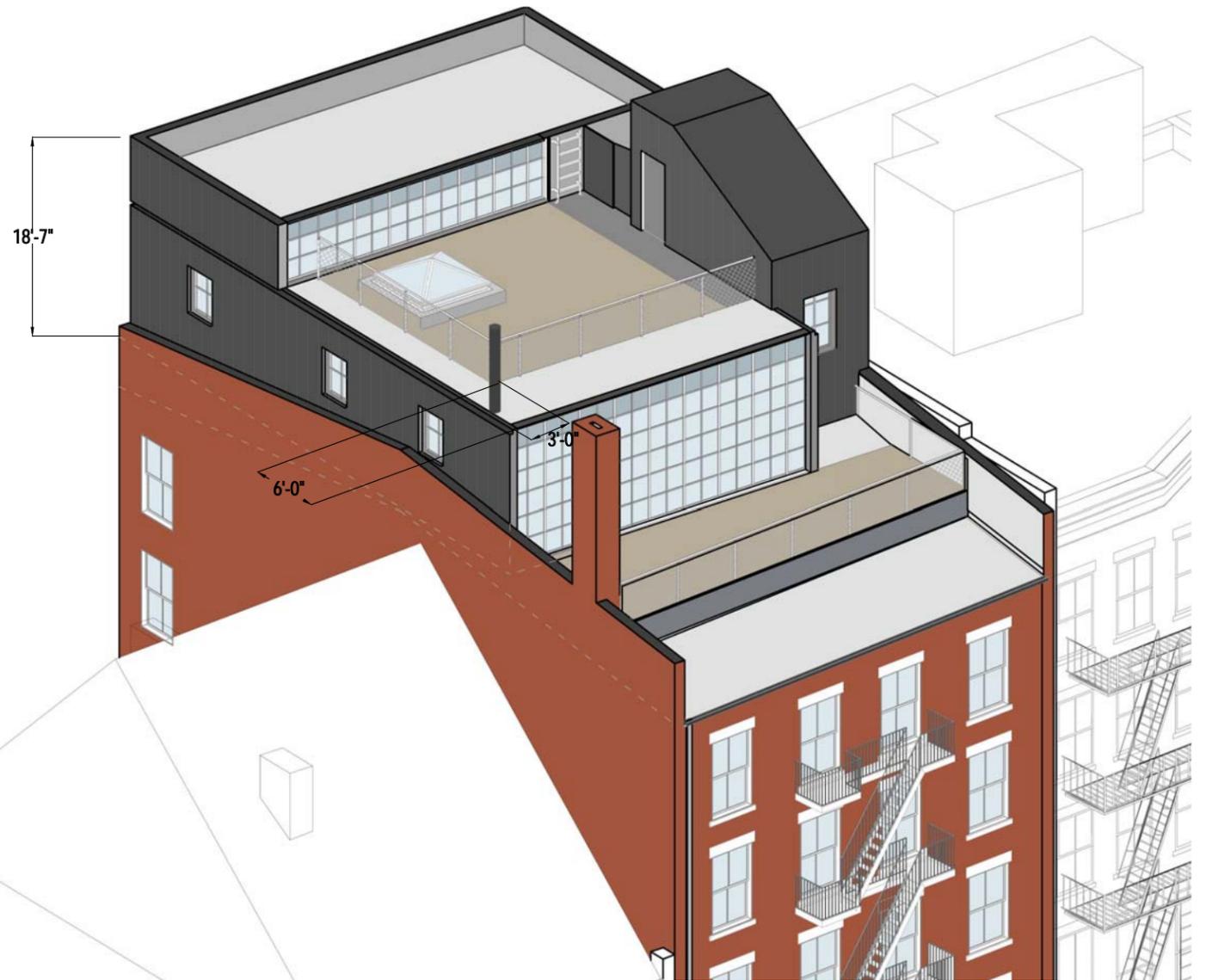


6A-1. PROPOSED ADDITIONS: MASSING AND MATERIALS

INITIAL DESIGN



PROPOSED DESIGN - REVISION



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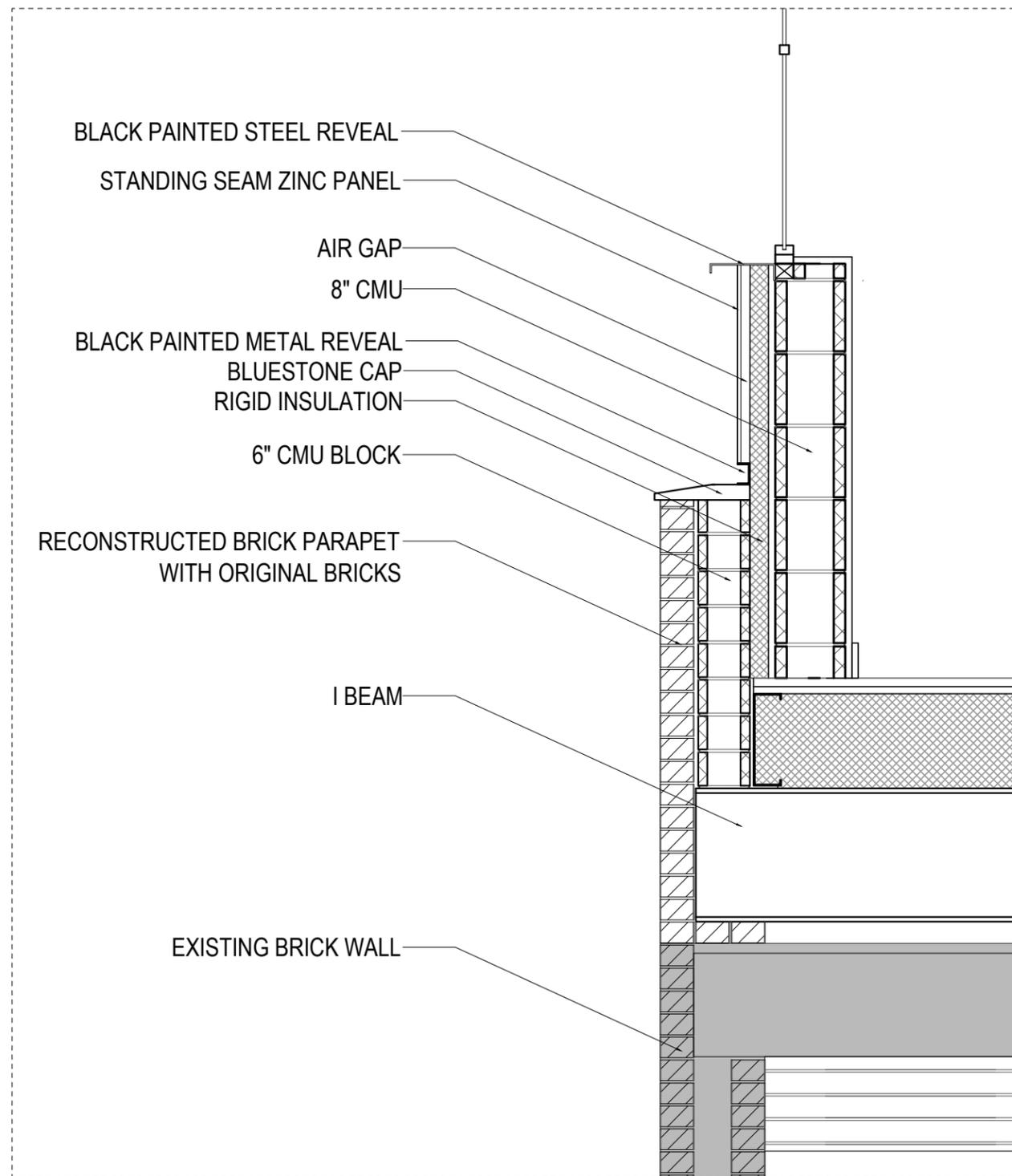
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6B. PROPOSED WALL DETAIL



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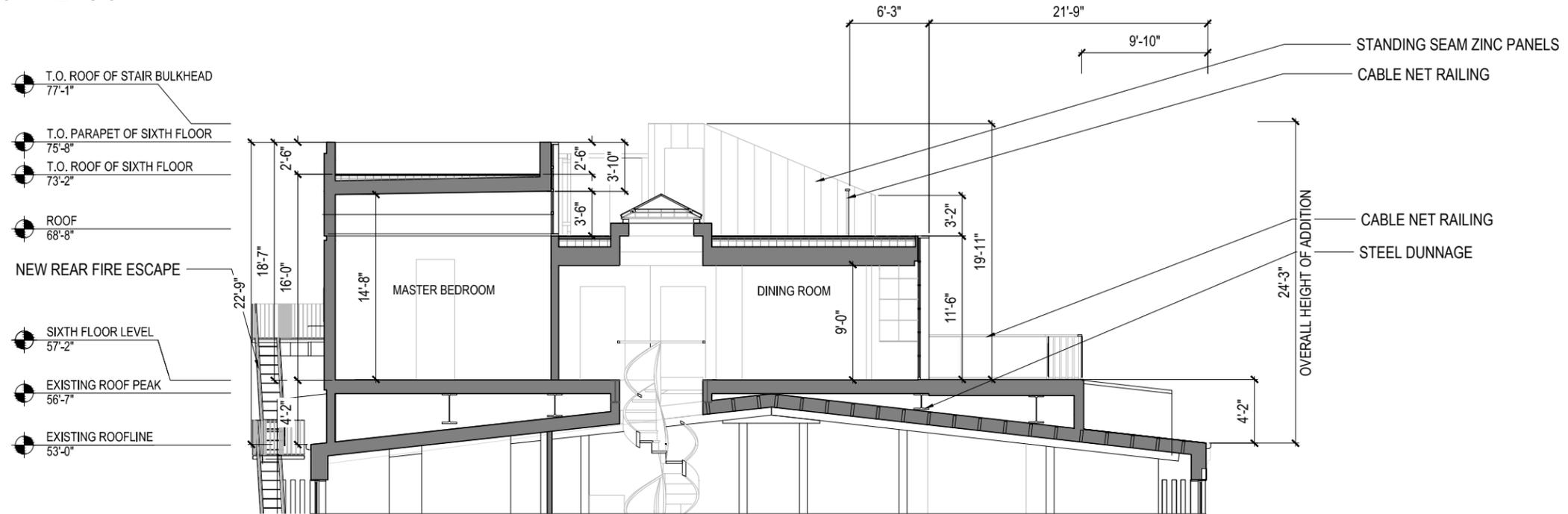
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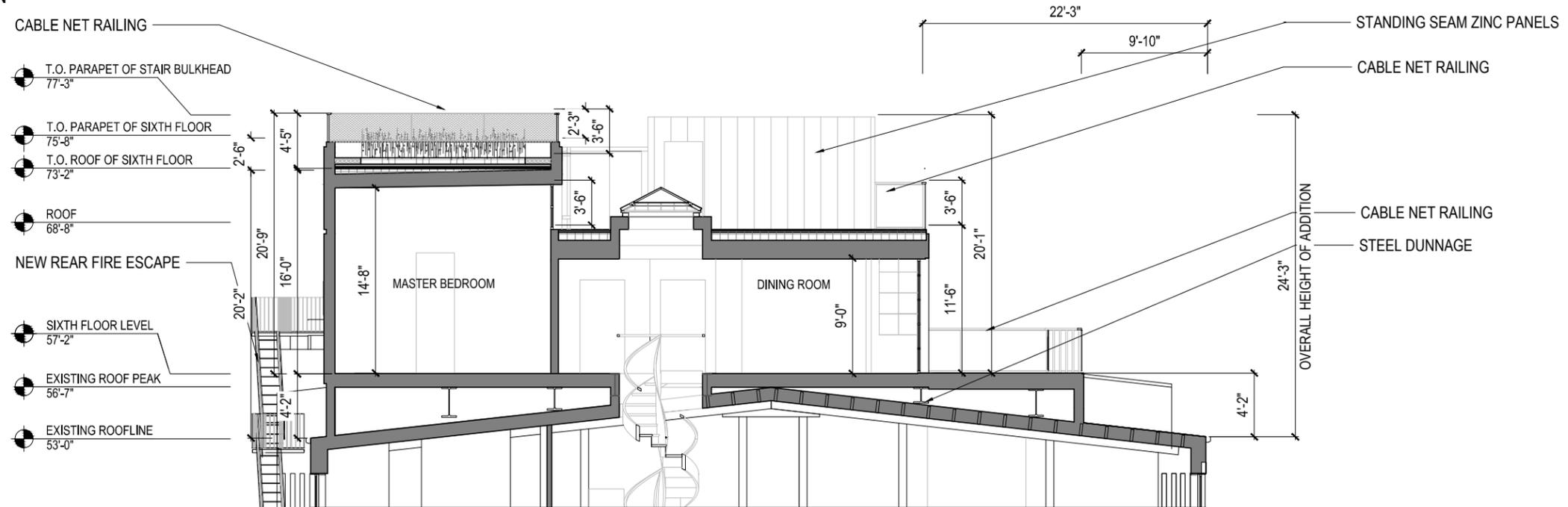


7A. PROPOSED SECTION

PROPOSED DESIGN - REVISION



INITIAL DESIGN



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

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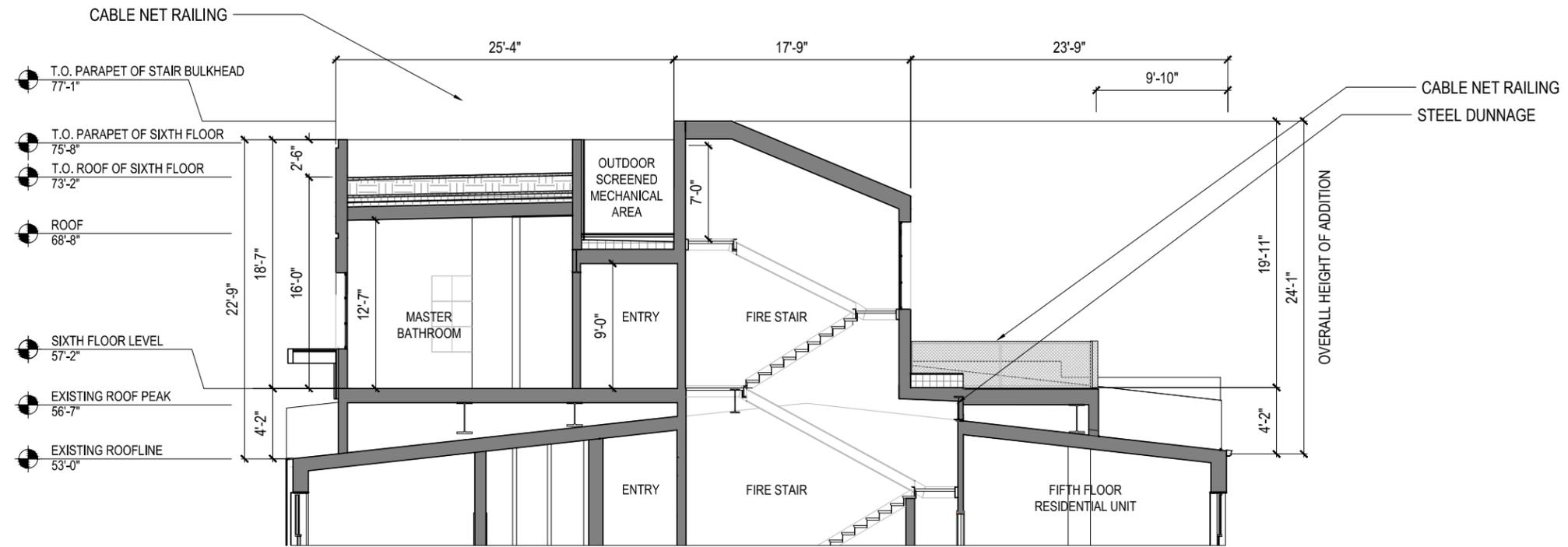
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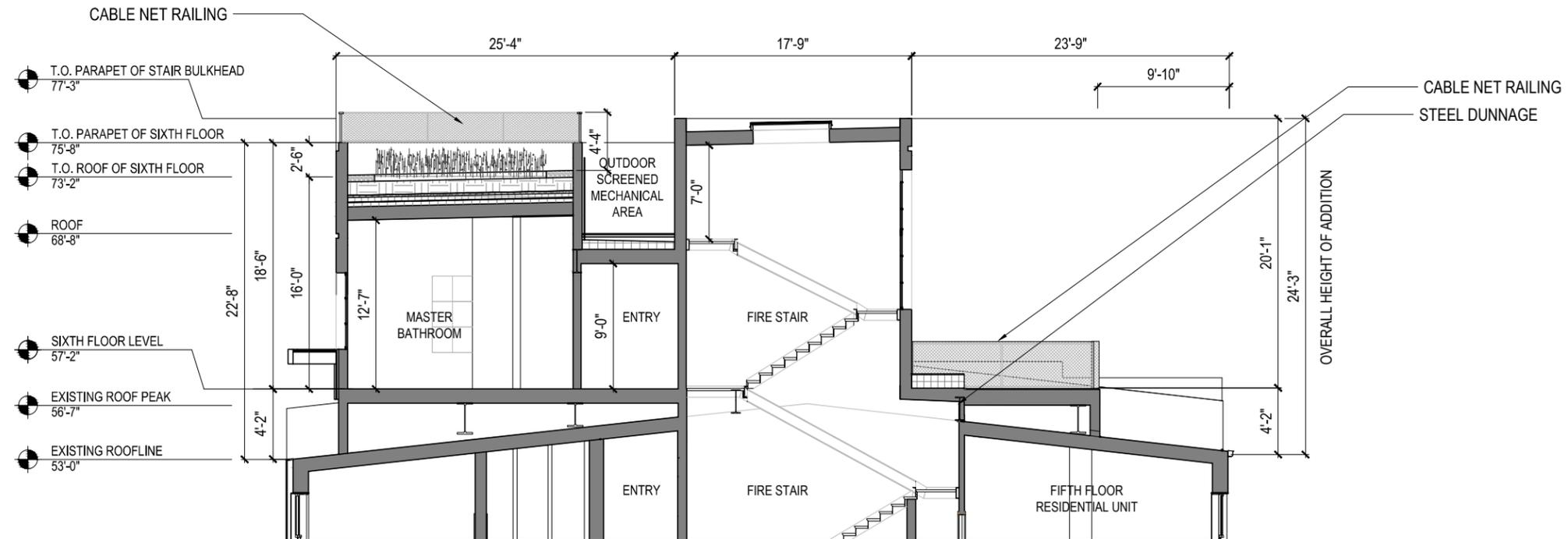


7B. PROPOSED SECTION

PROPOSED DESIGN - REVISION



INITIAL DESIGN.



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

115 SOUTH STREET

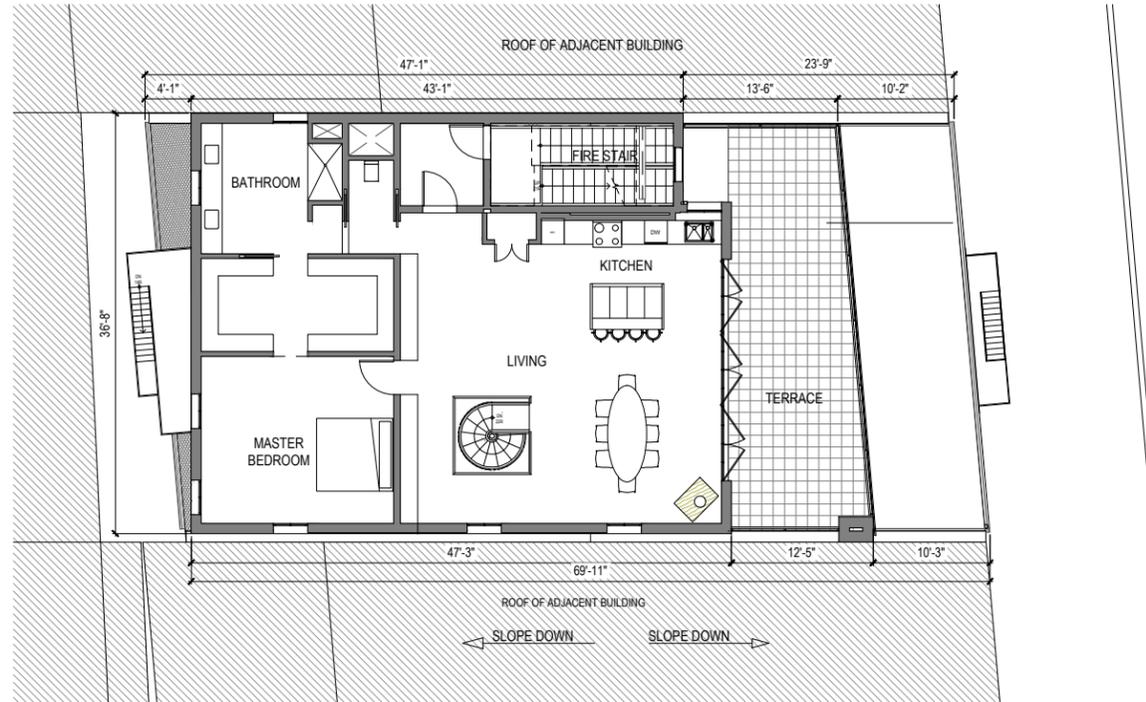
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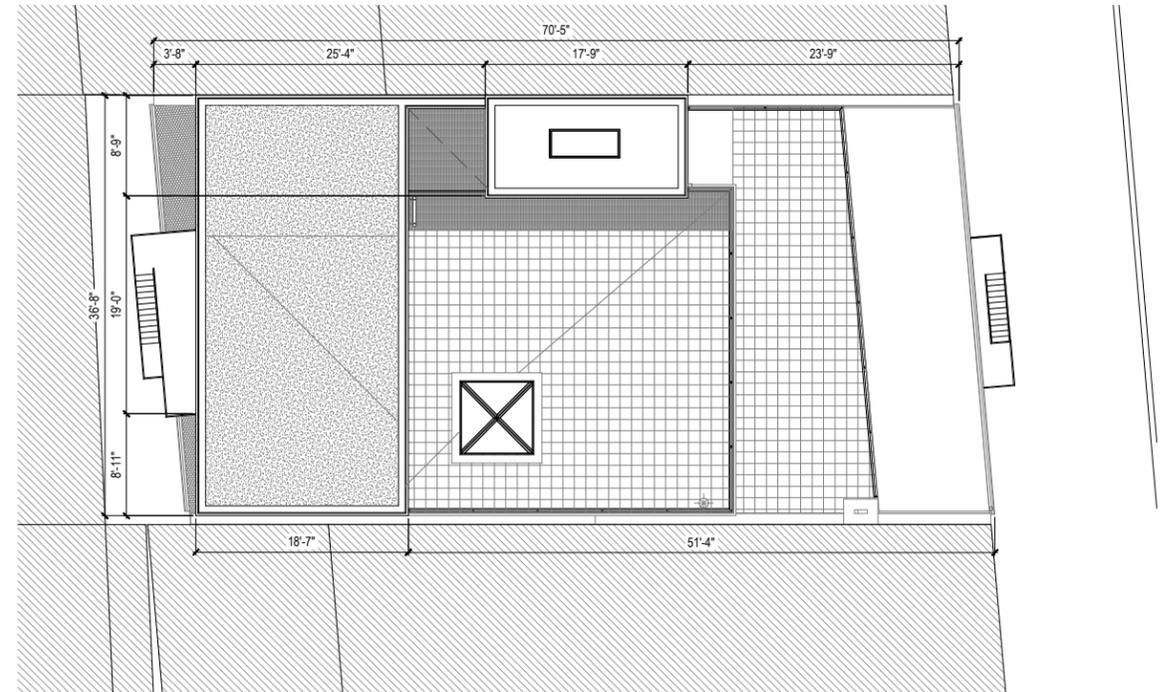
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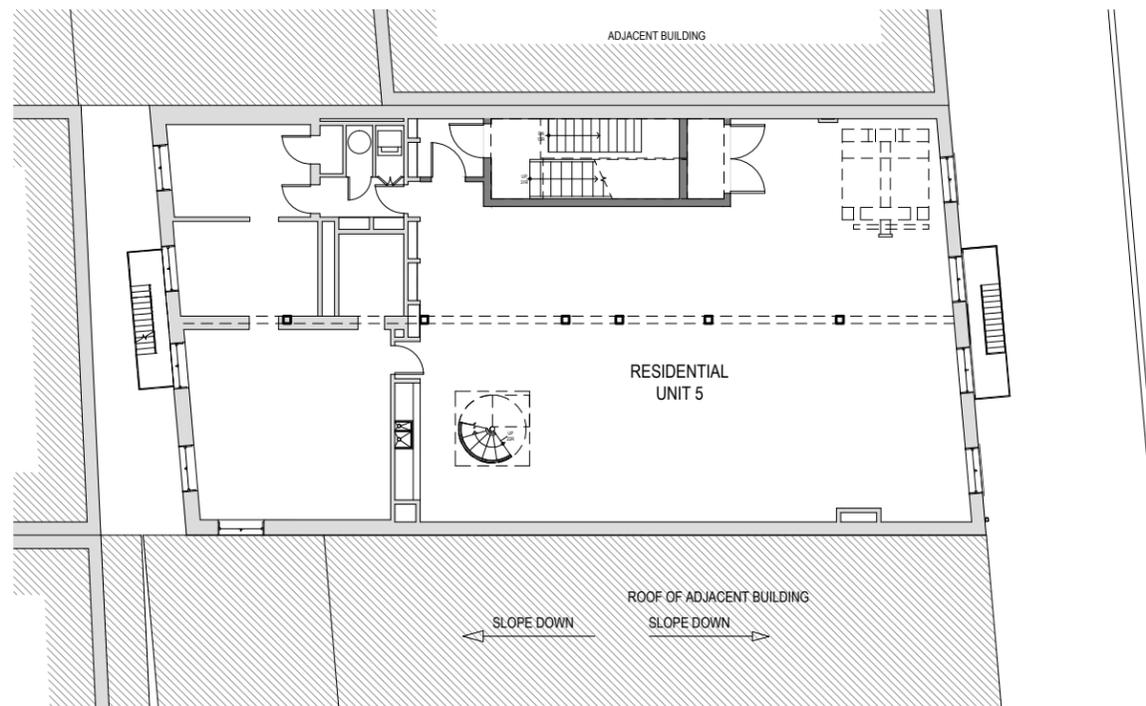
8. PROPOSED PLANS



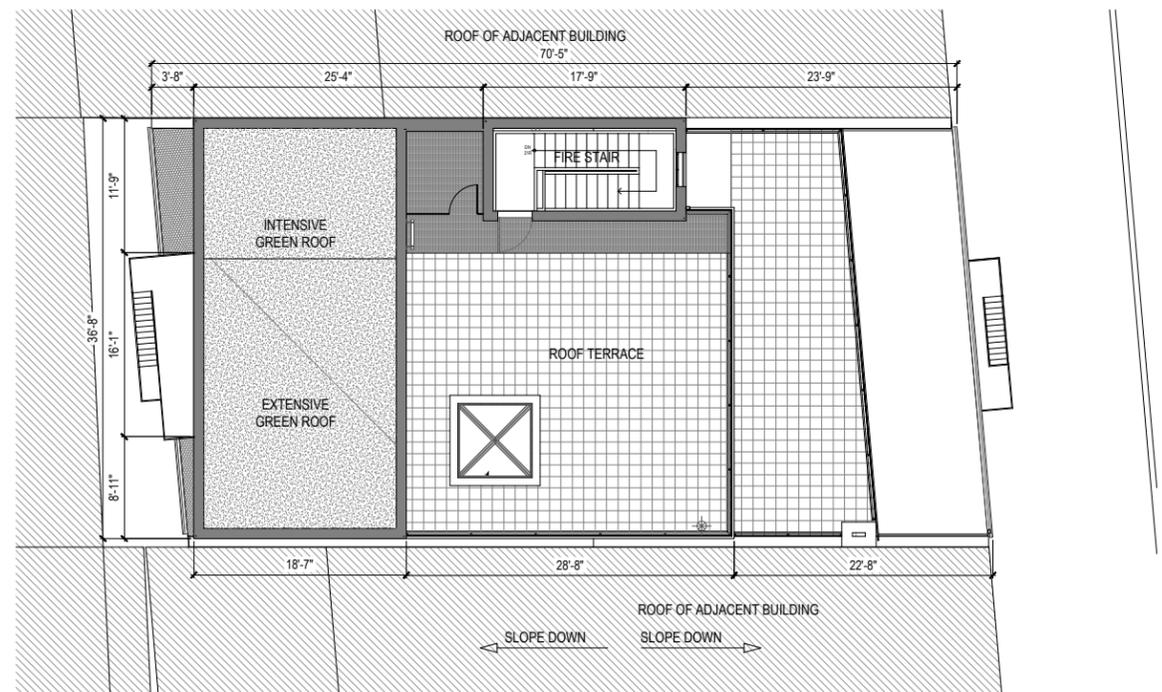
SIXTH FLOOR PLAN
SC: 1/16" = 1'-0"



ROOF PLAN
SC: 1/16" = 1'-0"



FIFTH FLOOR PLAN
SC: 1/16" = 1'-0"



PENTHOUSE FLOOR PLAN
SC: 1/16" = 1'-0"

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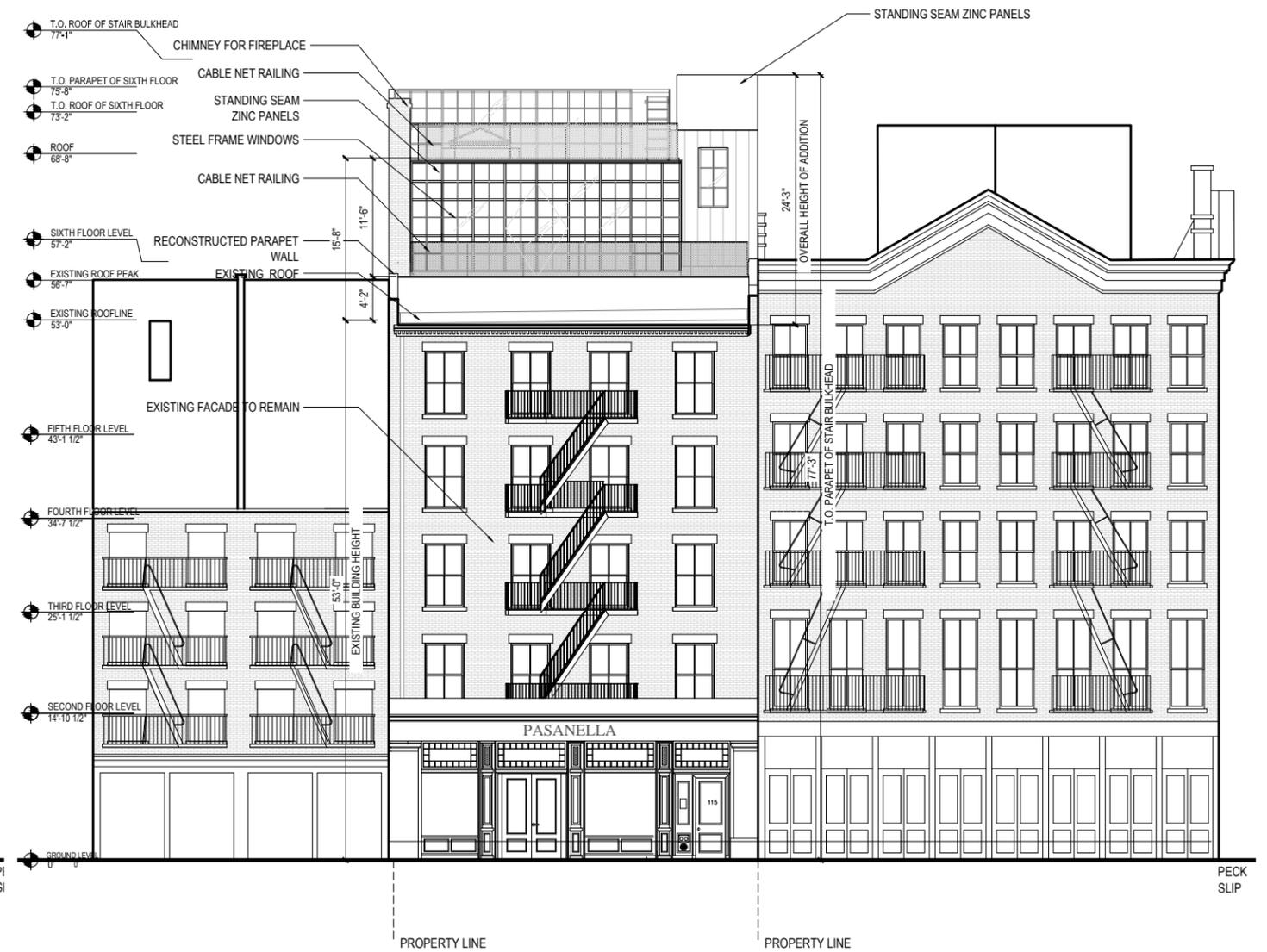
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9A. EXISTING vs PROPOSED SOUTH STREET ELEVATIONS



SOUTH STREET ELEVATION - INITIAL DESIGN
 SC: 1/16" = 1'-0"



PROPOSED SOUTH STREET ELEVATION - REVISION
 SC: 1/16" = 1'-0"

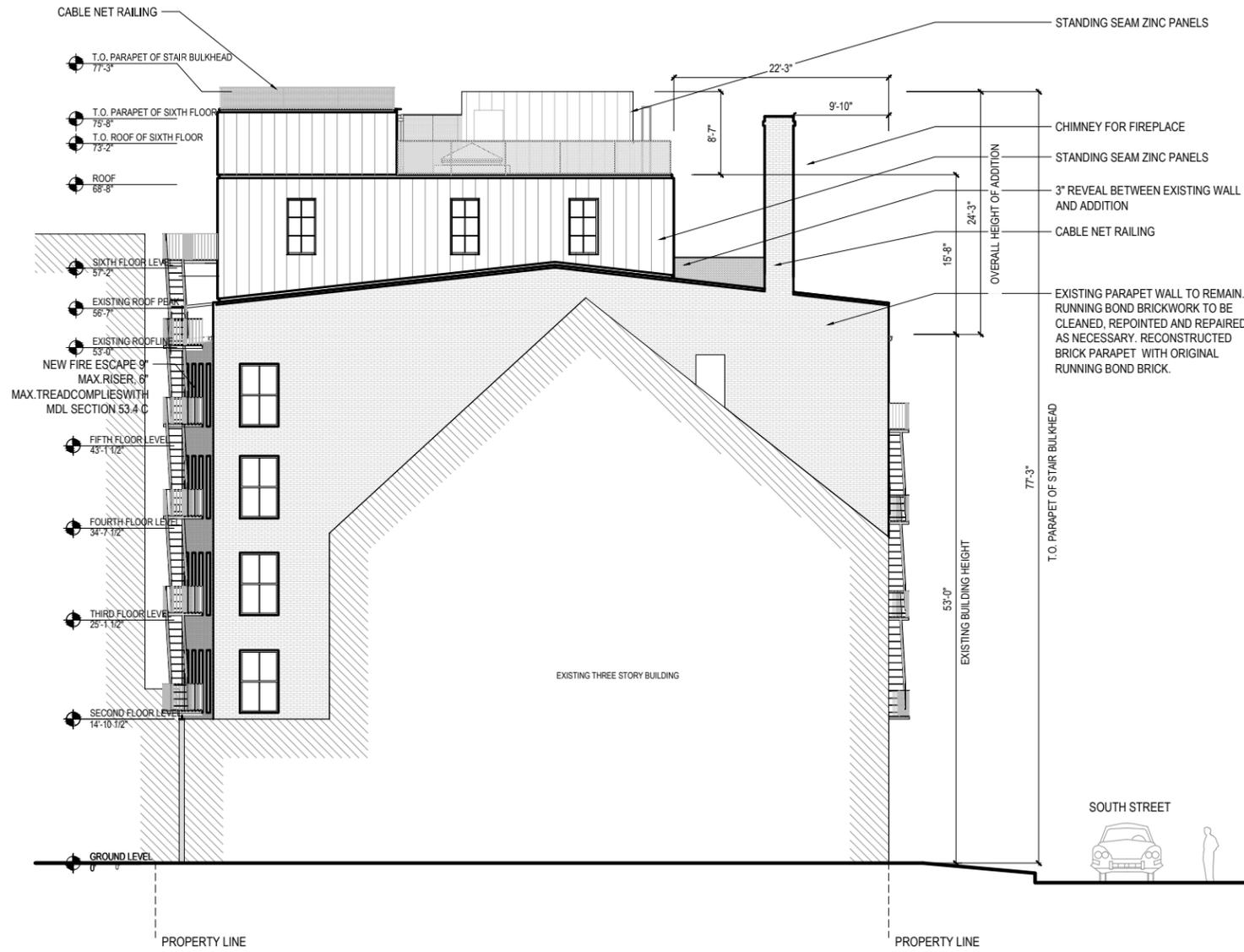
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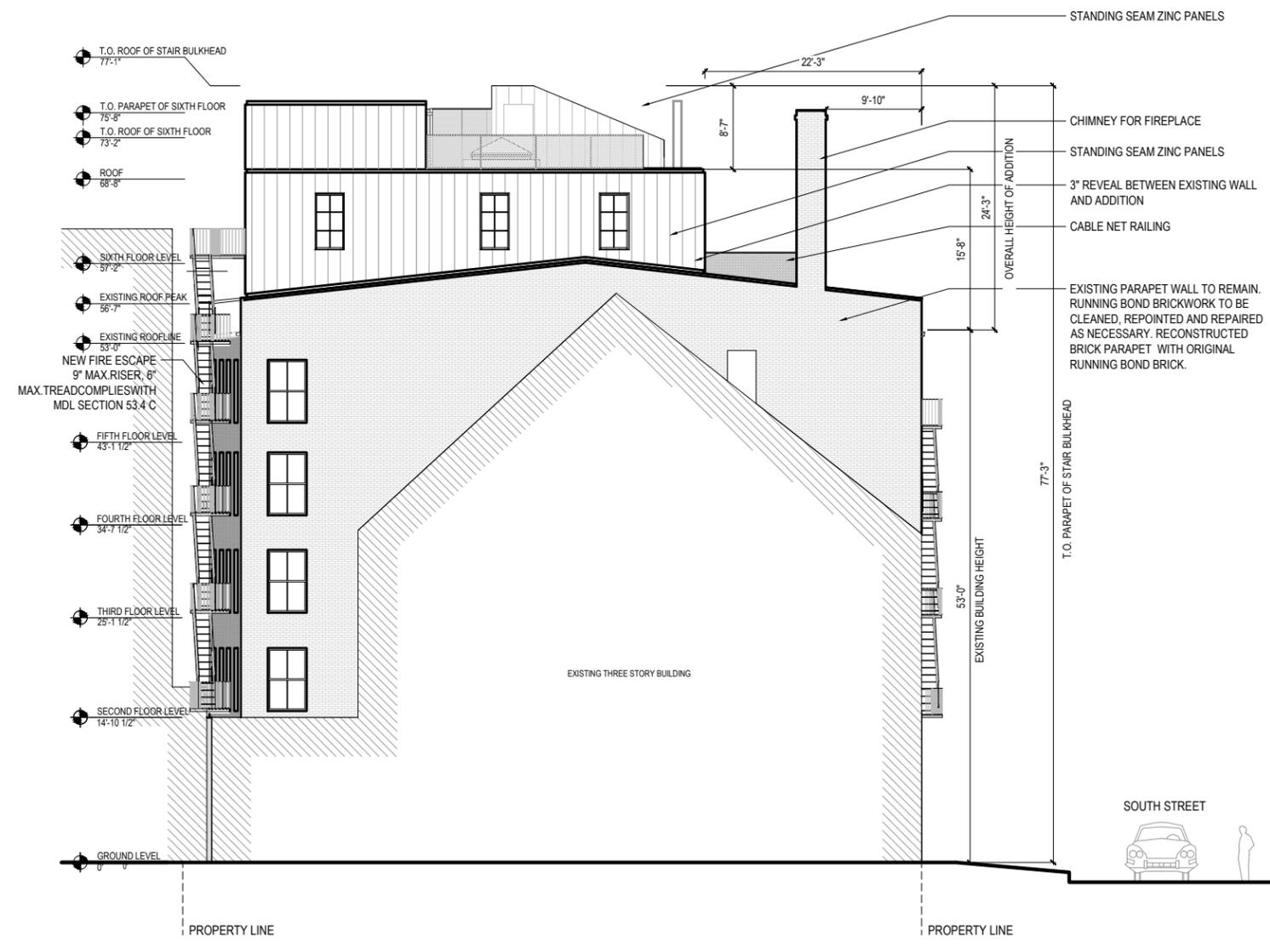
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9B. EXISTING vs PROPOSED SOUTH ELEVATIONS



SOUTH ELEVATION - INITIAL DESIGN
 SC: 1/16" = 1'-0"



PROPOSED SOUTH ELEVATION - REVISION
 SC: 1/16" = 1'-0"

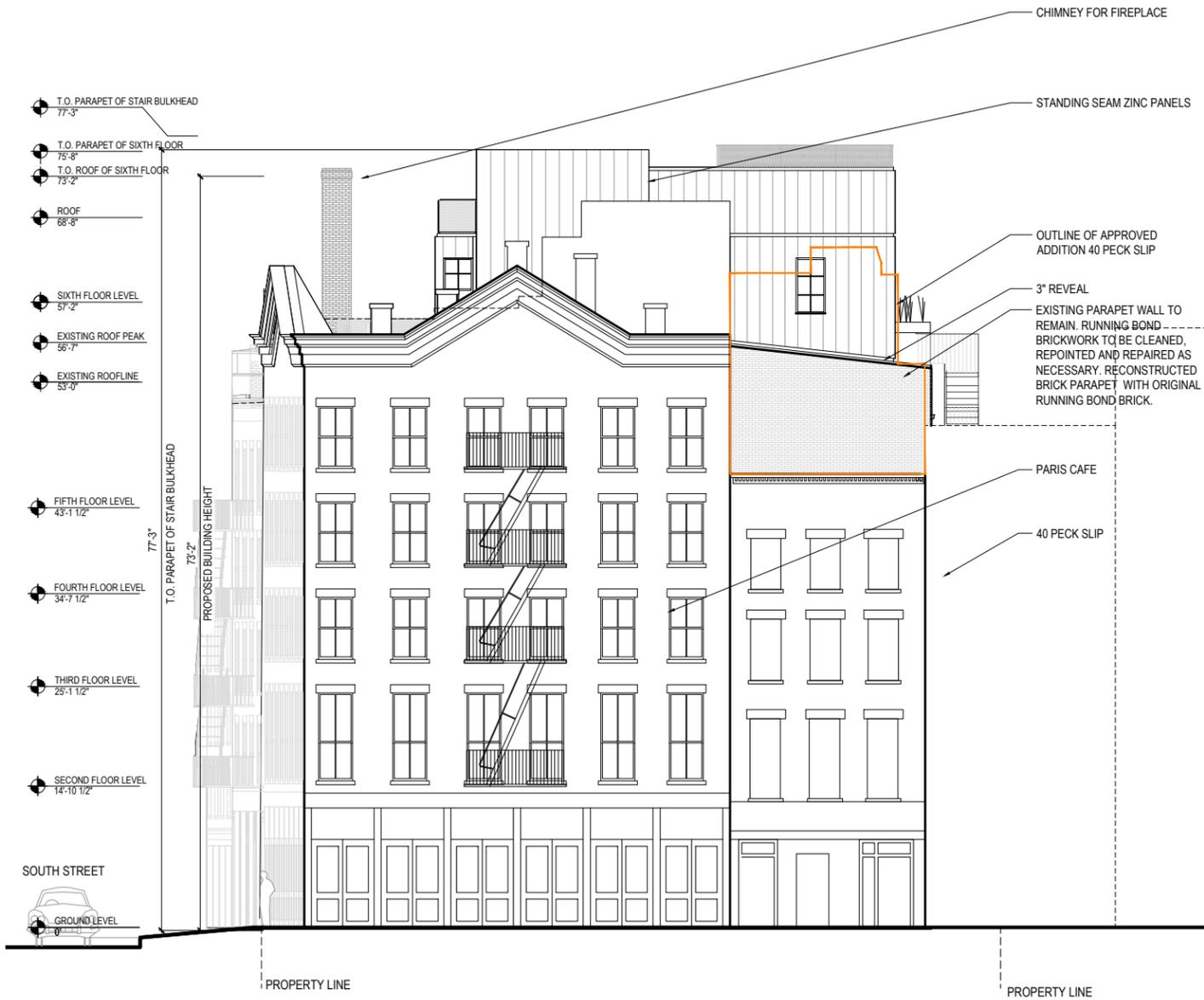
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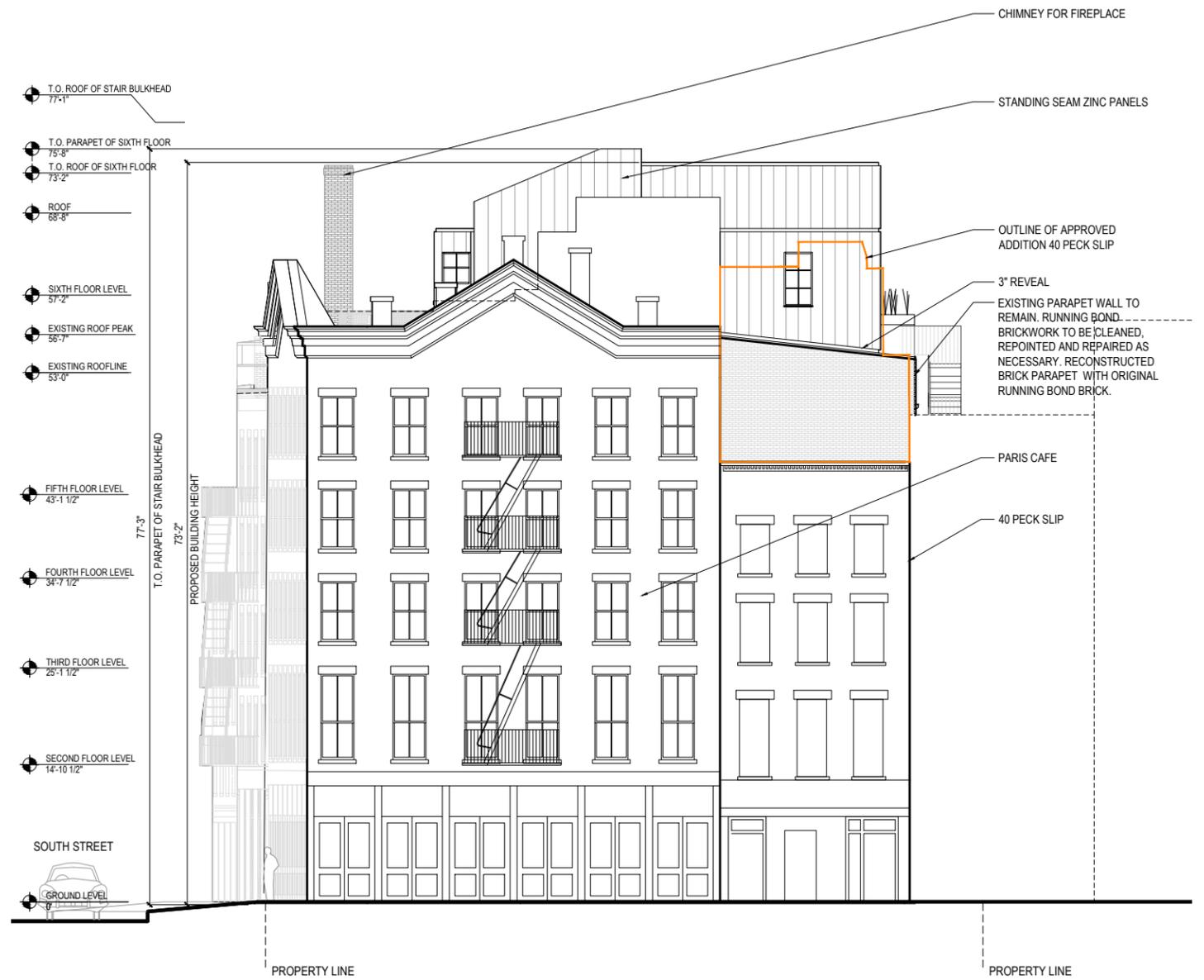


9C. EXISTING vs PROPOSED NORTH ELEVATIONS



NORTH ELEVATION - INITIAL DESIGN

SC: 1/16" = 1'-0"



PROPOSED NORTH ELEVATION - REVISION

SC: 1/16" = 1'-0"

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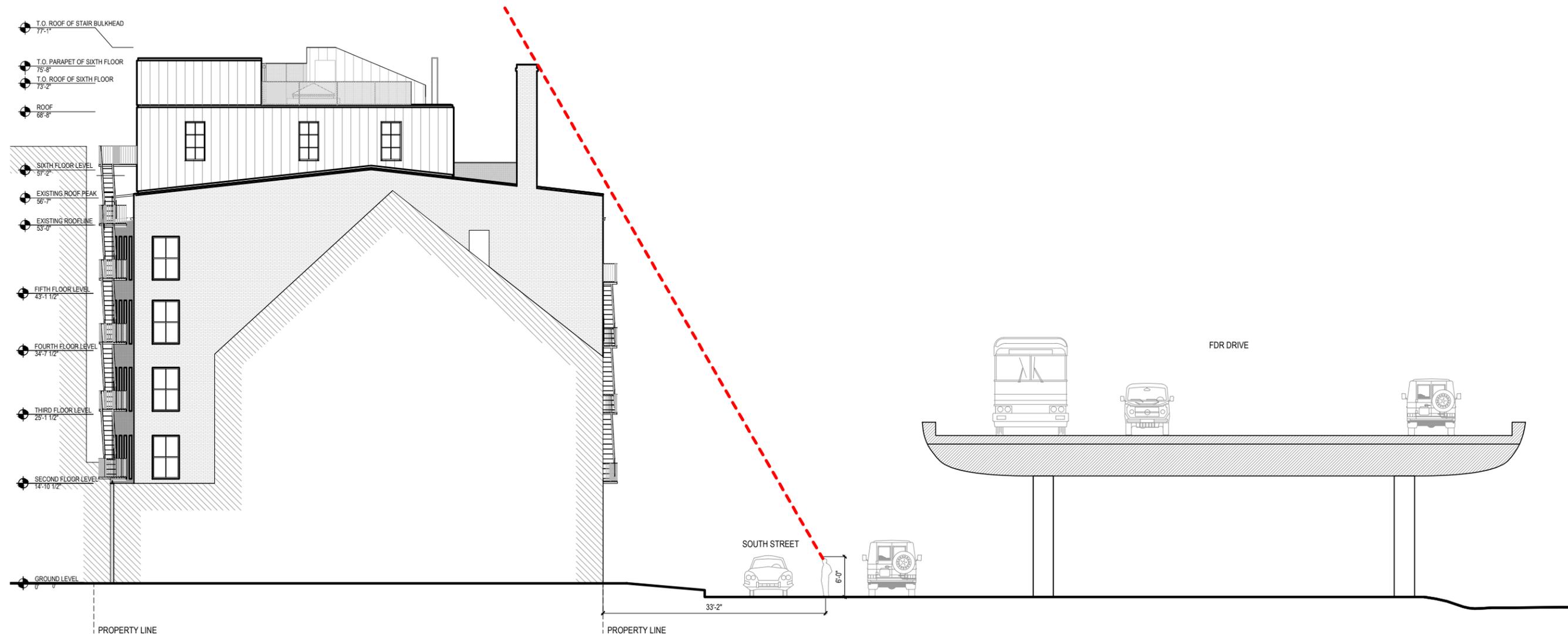
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9D. SIGHTLINE FROM SOUTH STREET

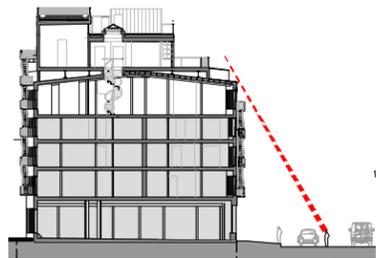


SIGHTLINE FROM SOUTH STREET
 SC: 1/16" = 1'-0"

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10A. EXISTING vs PROPOSED VIEW 1



VISIBILITY OF PROPOSED ADDITION FROM SOUTH STREET.



KEY MAP



EXISTING VIEW FROM SOUTH STREET



PROPOSED VIEW FROM SOUTH STREET



MOCK UP VIEW FROM SOUTH STREET. 09/15/2015

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10B-1. CONDITIONS UNDER FDR



EXISTING VIEW LOOKING NORTH ON SOUTH STREET FROM FDR



EXISTING VIEW LOOKING NORTH ON SOUTH STREET FROM FDR



VIEW FROM NORTH SIDEWALK TO ADDITION AND PARKING AREA UNDER FDR



VIEW FROM SIDEWALK AND BIKE LANE



SIDEWALK AND BIKE LANE



SIDEWALK AND BIKE LANE

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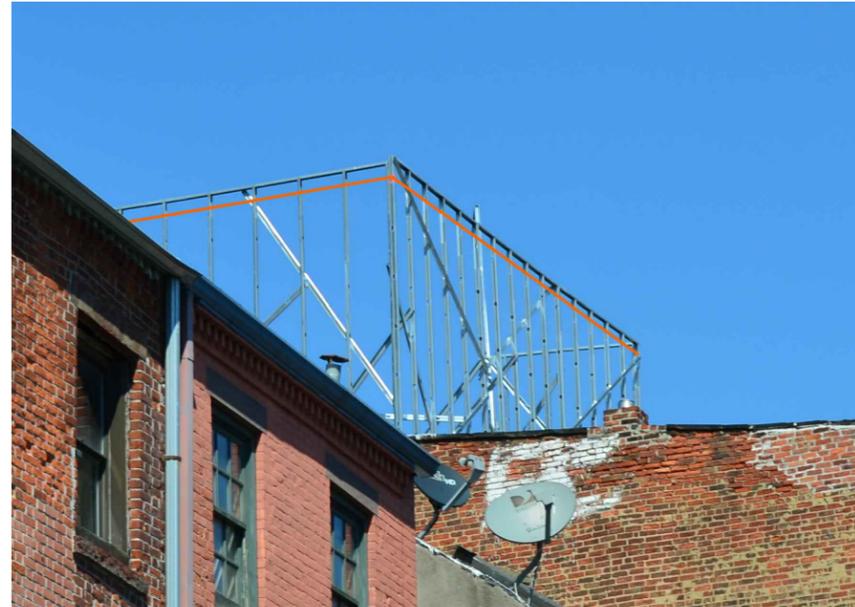
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10C. EXISTING vs PROPOSED VIEW 2



REVISION TO MOCK UP. VIEW LOOKING NORTH ON SOUTH STREET. 09/15/2015



ENLARGED VIEW TO MOCK UP. VIEW LOOKING NORTH ON SOUTH STREET. 09/15/2015



CLOSE UP ON MOCK UP. VIEW LOOKING NORTH ON SOUTH STREET. DESIGN REVISION



KEY MAP

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10D. EXISTING vs PROPOSED VIEW 3



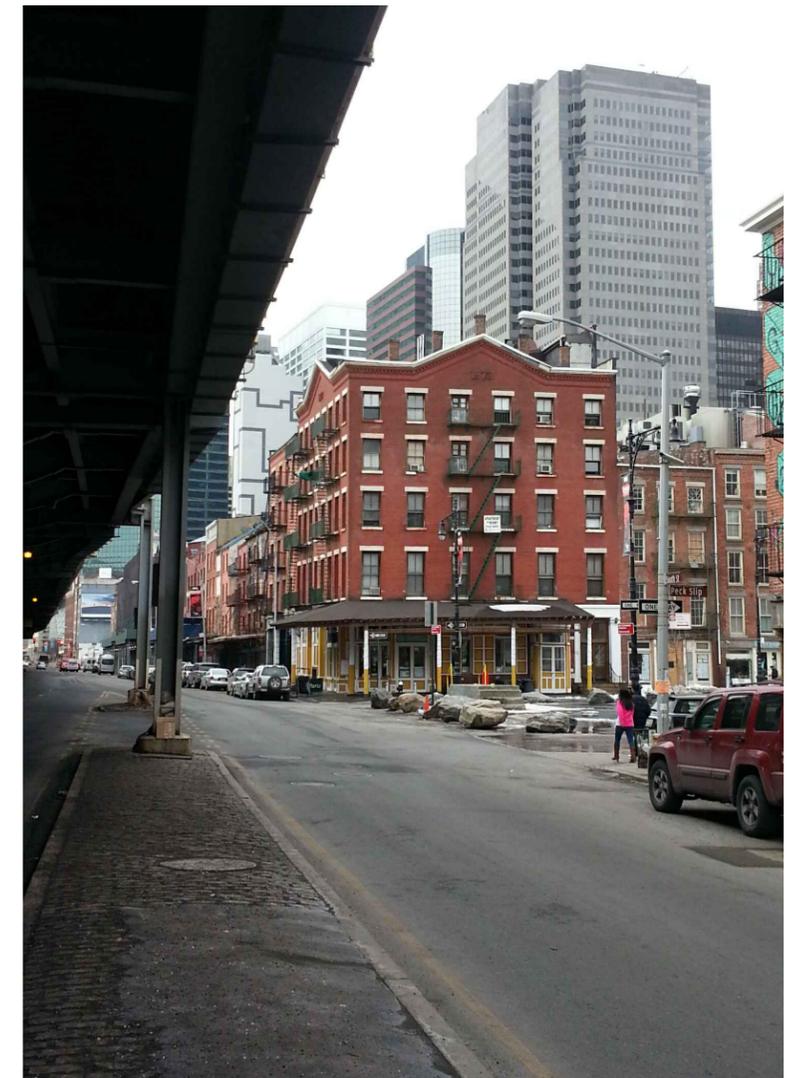
KEY MAP



EXISTING VIEW LOOKING NORTH TO SOUTH ON SOUTH STREET



PROPOSED VIEW LOOKING NORTH TO SOUTH ON SOUTH STREET. REVISED DESIGN AFTER 22/09/2015 PUBLIC HEARING



MOCK UP LOOKING NORTH TO SOUTH ON SOUTH STREET.

115 SOUTH STREET

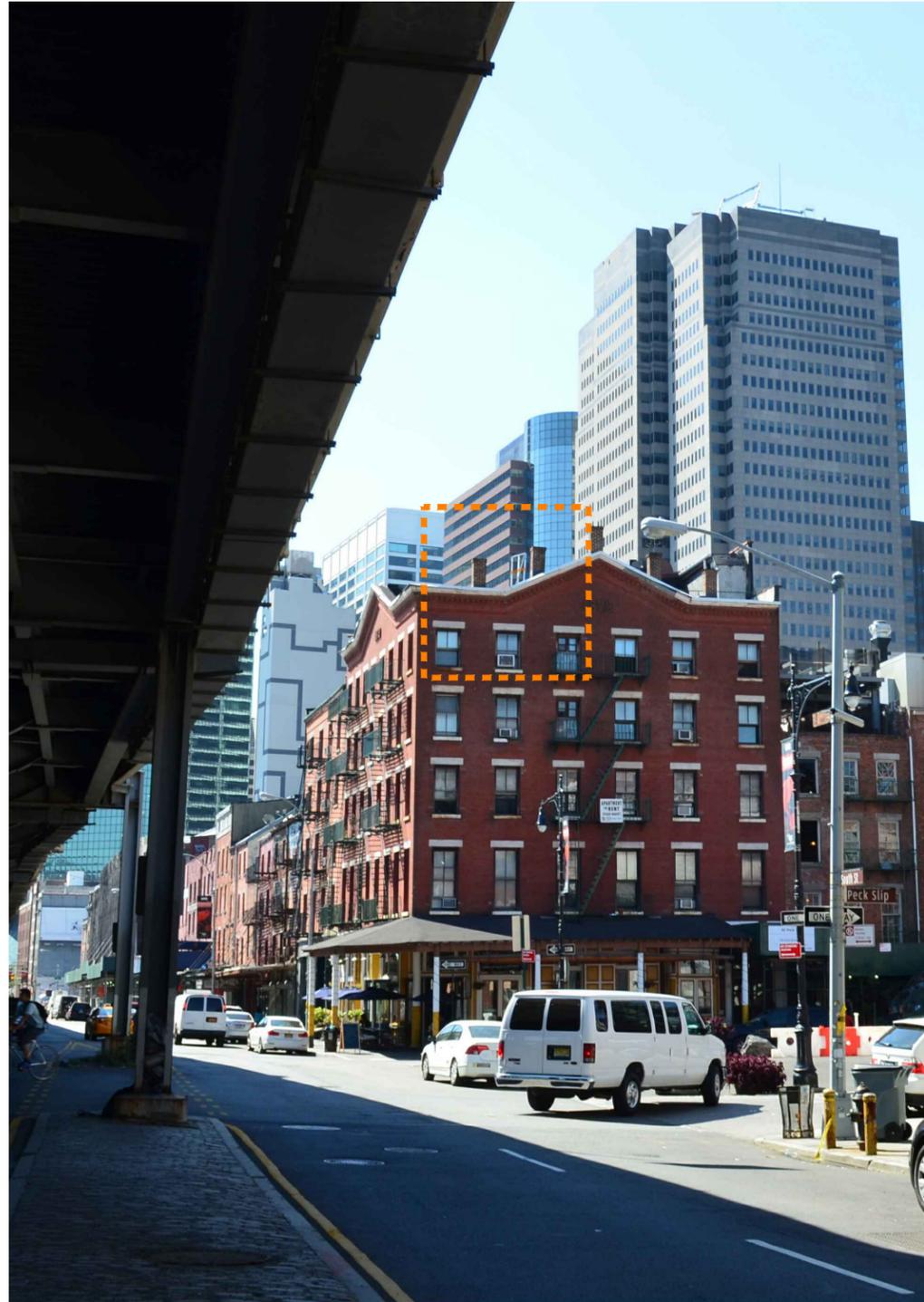
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10E. EXISTING vs PROPOSED VIEW 3



REVISION TO MOCK UP. VIEW LOOKING NORTH TO SOUTH ON SOUTH STREET. 09/15/2015



ENLARGED VIEW OF REVISION TO MOCK UP. VIEW LOOKING NORTH ON SOUTH STREET. 09/15/2015



CLOSE UP OF MOCK UP. VIEW LOOKING NORTH ON SOUTH STREET. REVISED DESIGN AFTER 22/9/2015 PUBLIC HEARING

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10F. EXISTING vs PROPOSED VIEW 4



KEY MAP



EXISTING VIEW FROM PECK SLIP



PROPOSED VIEW FROM PECK SLIP. REVISED DESIGN AFTER 22/9//2015 PUBLIC HEARING



MOCK UP VIEW FROM PECK SLIP. 09/15/2015

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10G. EXISTING vs PROPOSED VIEW 5



KEY MAP



EXISTING VIEW FROM BROOKLYN BRIDGE



PROPOSED VIEW FROM BROOKLYN BRIDGE. REVISED DESIGN AFTER 22/09/2015 PUBLIC HEARING



MOCK UP VIEW FROM BROOKLYN BRIDGE

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10H. EXISTING vs PROPOSED VIEW 5



KEY MAP



REVISION TO MOCK UP. VIEW FROM BROOKLYN BRIDGE. 09/15/2015



ENLARGED VIEW OF REVISION TO MOCK UP. VIEW FROM BROOKLYN BRIDGE. 09/15/2015



CLOSE UP VIEW ON REVISION MARKS OF MOCK UP. VIEW FROM BROOKLYN BRIDGE. 09/15/2015

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101. MOCK UP VIEWS



WEST VIEW OVER PRIMARY FACADE. 09/15/2015



SOUTH VIEW FROM SOUTH STREET. 09/15/2009



NORTH VIEW OVER 40 PECK SLIP. 09/15/2015



NORTH VIEW FROM PECK SLIP AND WATER STREET



NORTH VIEW FROM PECK SLIP AND NORTH STREET

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