

# LANDMARKS PRESERVATION COMMISSION

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

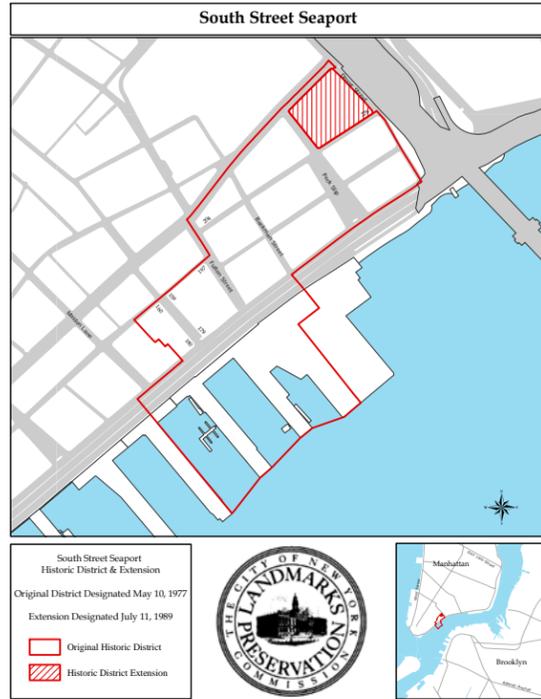


LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

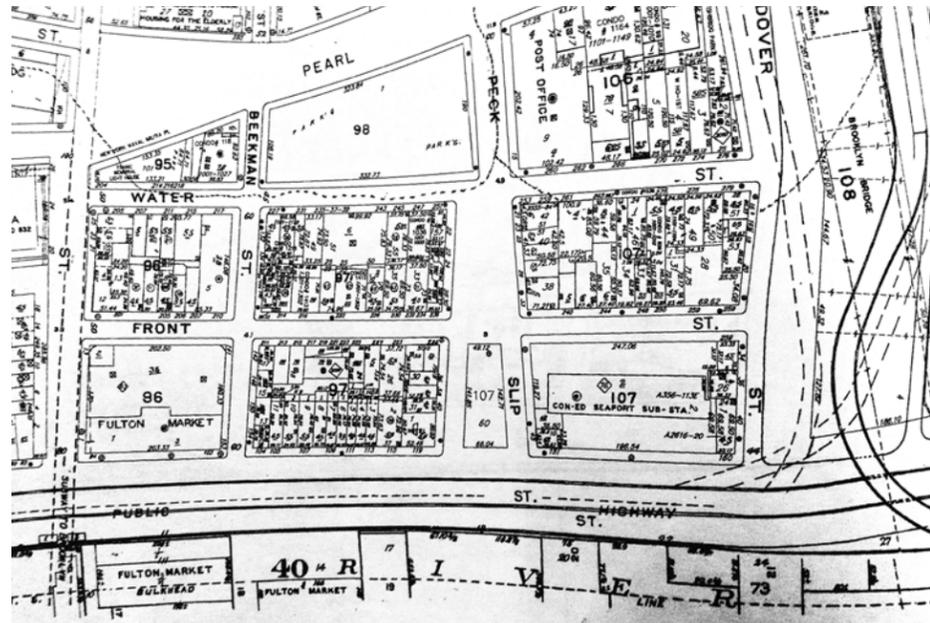
GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 1. SITE INFORMATION



SOUTH STREET SEAPORT HISTORIC DISTRICT MAP



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



EXISTING BUILDING

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 2. SOUTH STREET SITE CONTEXT



EXISTING SOUTH STREET CONTEXT ELEVATION

115

## 115 SOUTH STREET

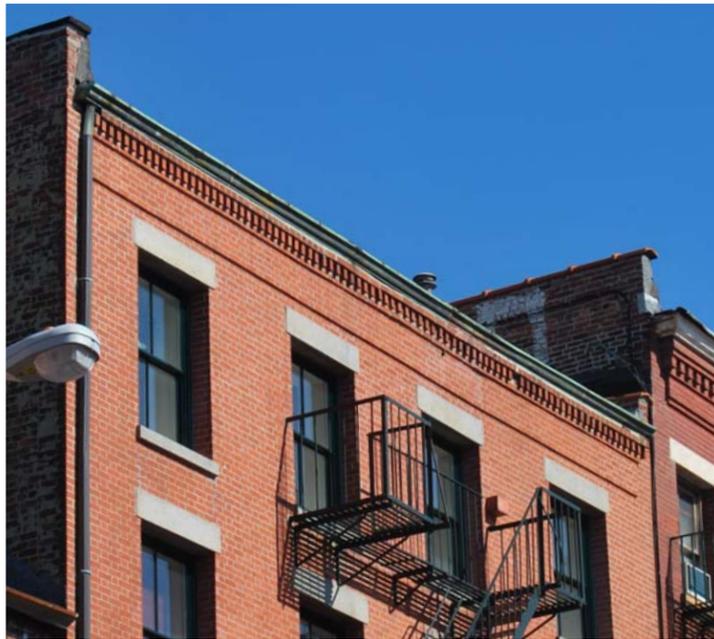
NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

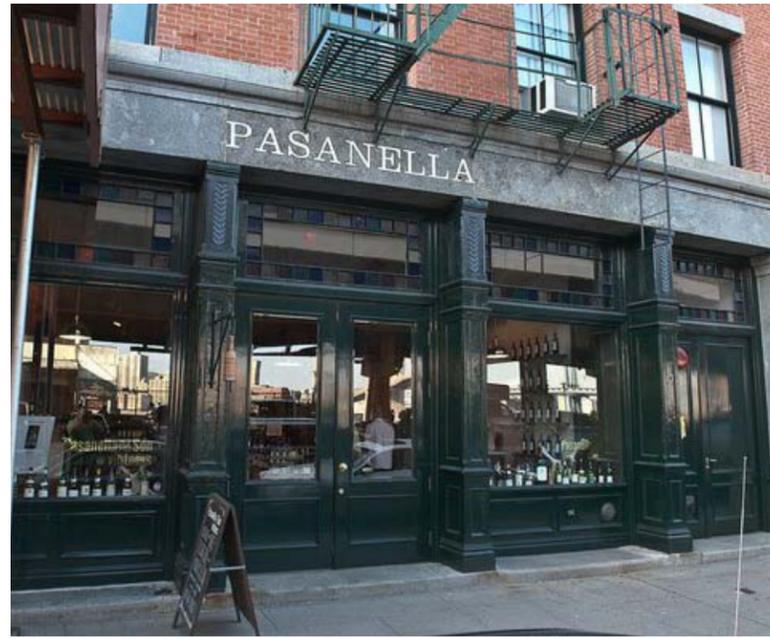
GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



### 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

**115 SOUTH STREET**  
NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



## 4A. SOUTH STREET SEAPORT HISTORIC DISTRICT CONTEXT



VIEW OF THE DISTRICT FROM THE BROOKLYN BRIDGE

### 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 4B. ADDITIONS MAP

## LEGEND

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



## 115 SOUTH STREET

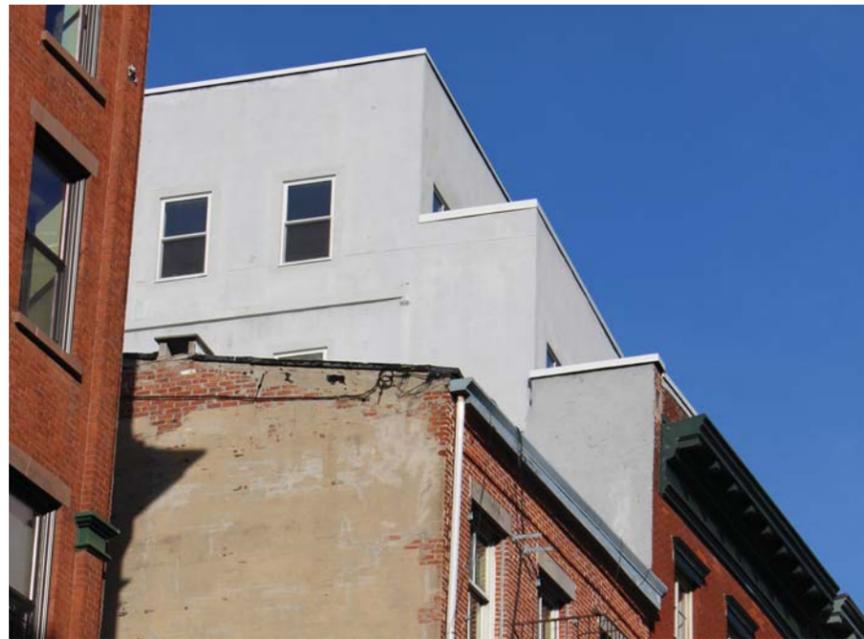
NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 4C. SOUTH STREET SEAPORT DISTRICT CONTEXT: ROOFTOP ADDITIONS



272 WATER STREET

33 PECK SLIP

130 BEEKMAN STREET

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



## 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

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



## 4E. SOUTH STREET SEAPORT HISTORIC CONTEXT: MATERIAL PRECEDENT



BLUE SCHOOL - 241 WATER STREET



225 FRONT SLIP ROOFTOP ADDITION



27 PECK SLIP ROOFTOP STRUCTURE

## 115 SOUTH STREET

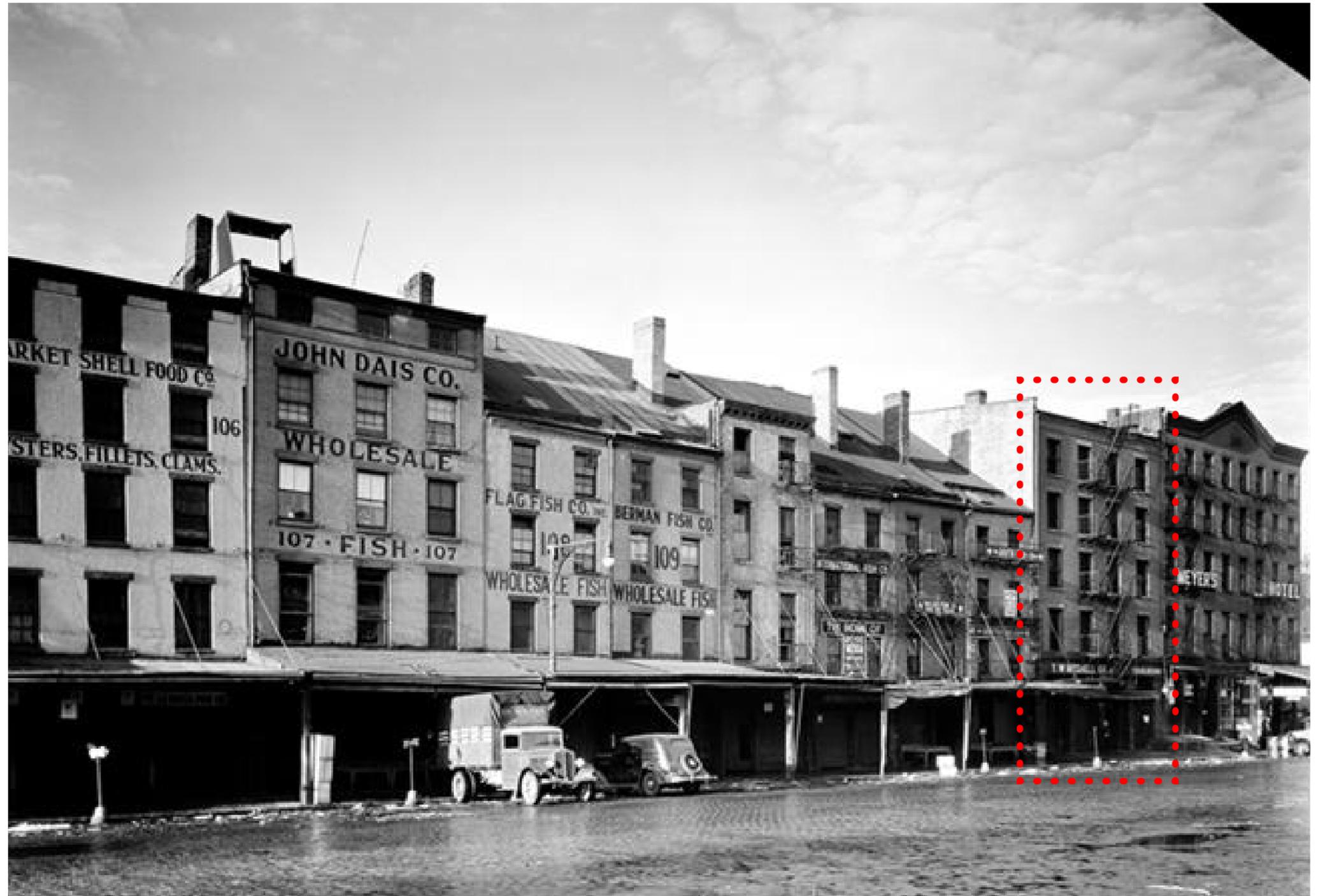
NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



## 5. HISTORICAL IMAGES



SOUTH STREET 1935: SOUTH STREET LOOKING NORTH TO PECK SLIP

### 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



## 5A. HISTORICAL IMAGES



SOUTH STREET 1985: PECK SLIP LOOKING SOUTH ON SOUTH ST



SOUTH STREET 1985: AERIAL VIEW FROM BROOKLYN BRIDGE

### 115 SOUTH STREET

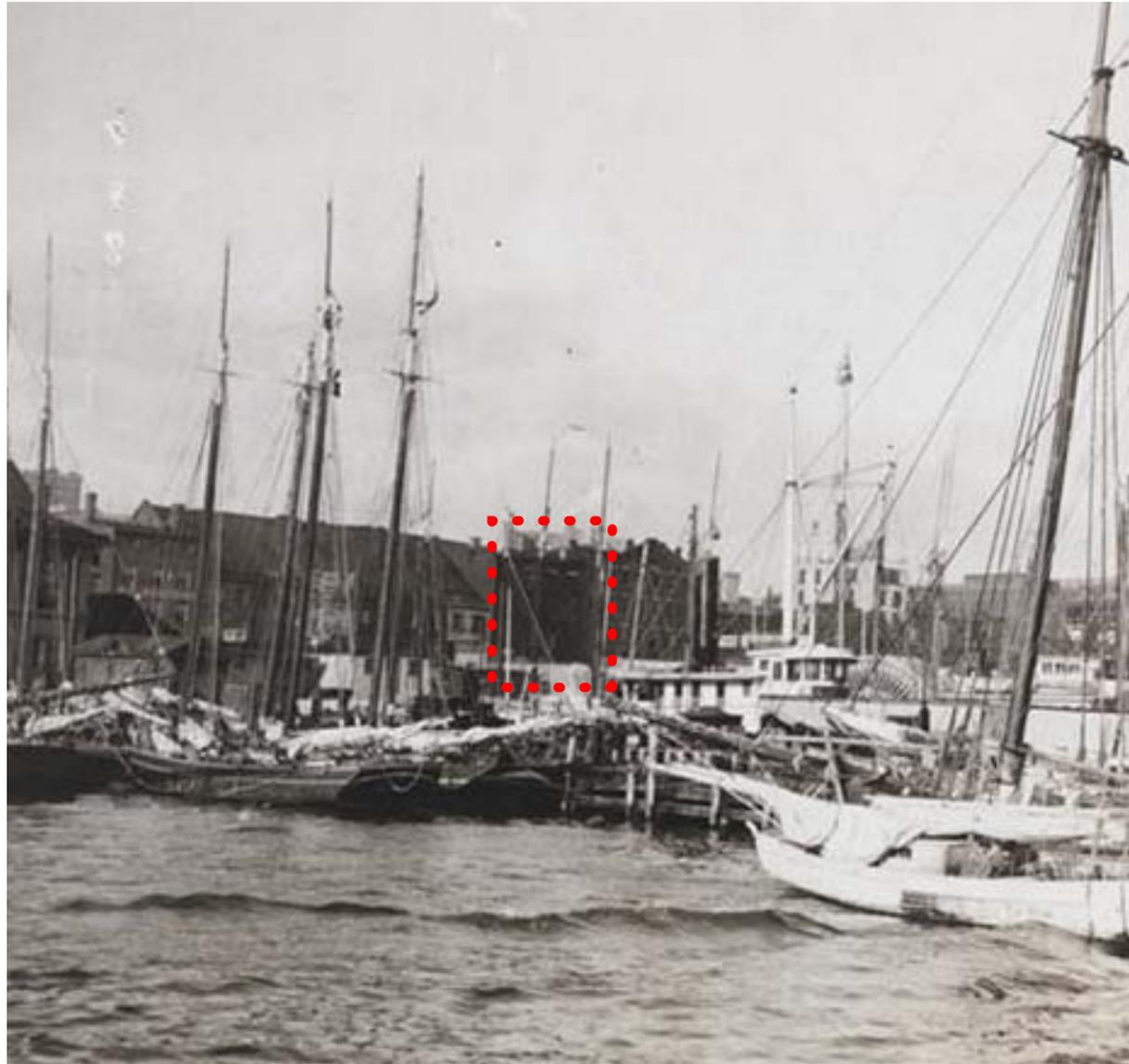
NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



## 5B. HISTORICAL IMAGES



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



SOUTH STREET: DATE UNKNOWN

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 6A. PROPOSED ADDITIONS: MASSING AND MATERIALS

GREEN ROOF

CLERESTORY WINDOWS

STANDING SEAM ZINC PANELS



NEW PARAPET STARTING AT EXISTING ROOF LINE

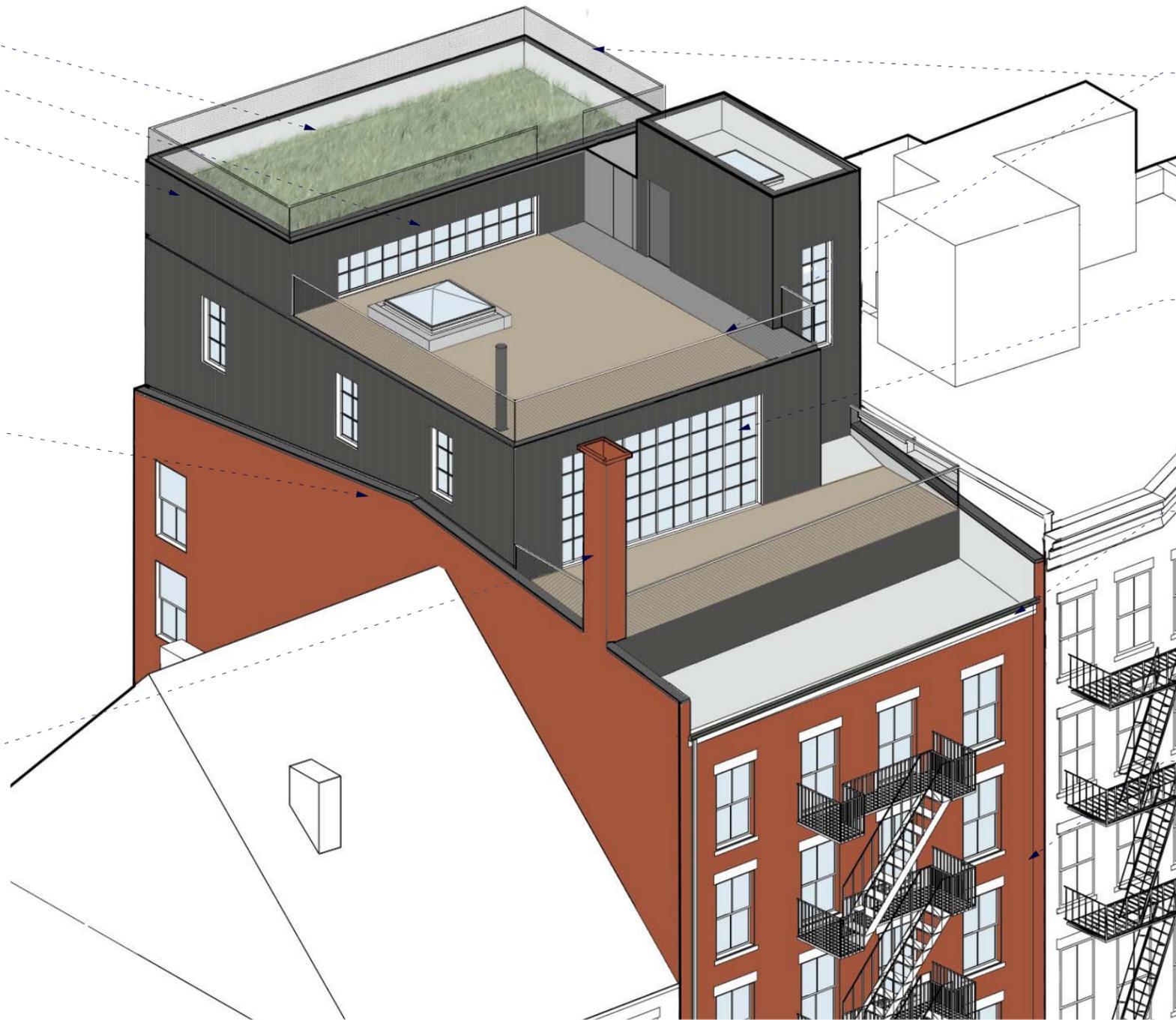


RUNNING BOND BRICKWORK TO BE CLEANED, REPOINTED AND REPAIRED AS NECESSARY. RECONSTRUCTED BRICK PARAPET WITH ORIGINAL BRICKS

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



## 115 SOUTH STREET

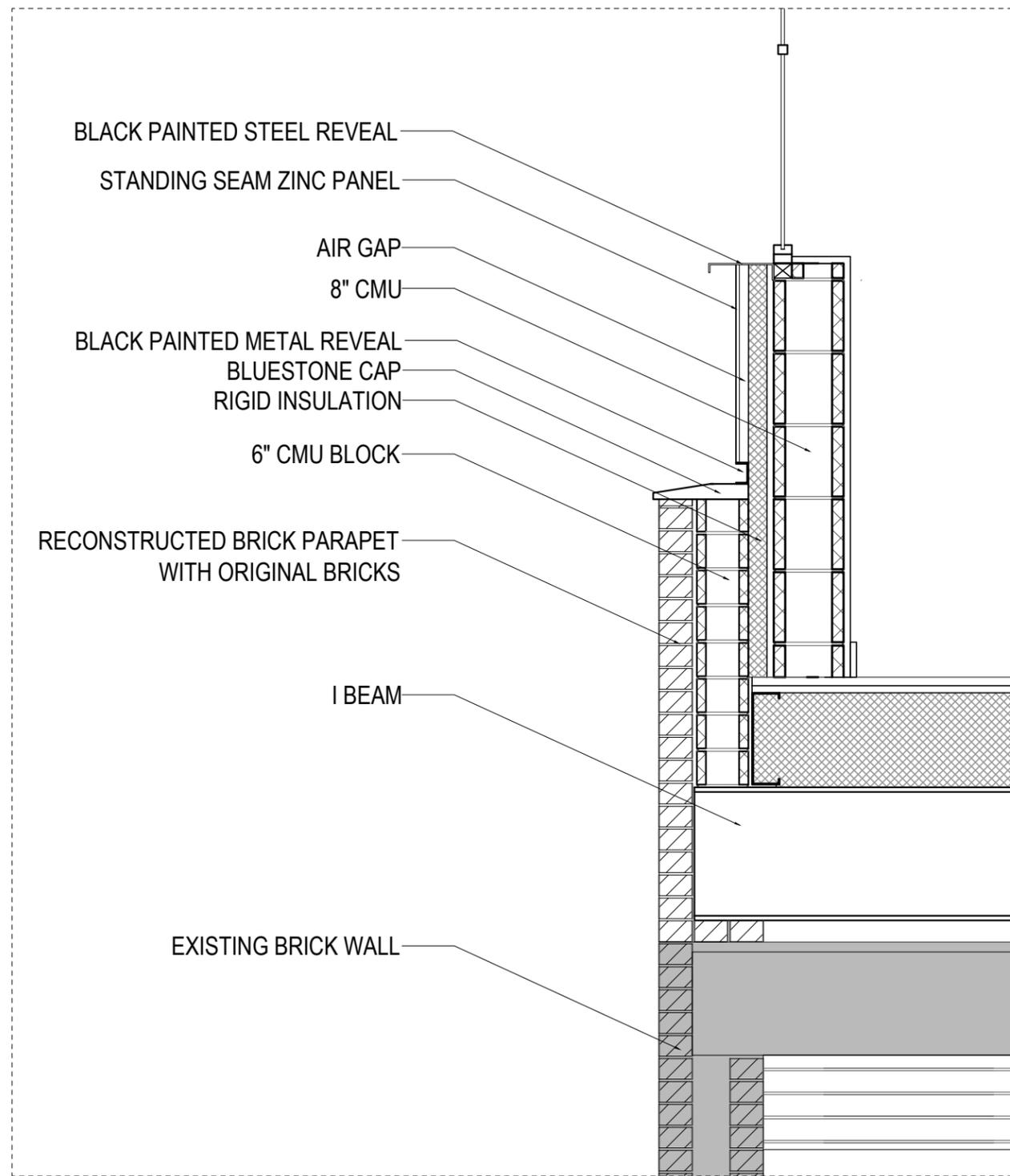
NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



## 6B. PROPOSED WALL DETAIL



115 SOUTH STREET

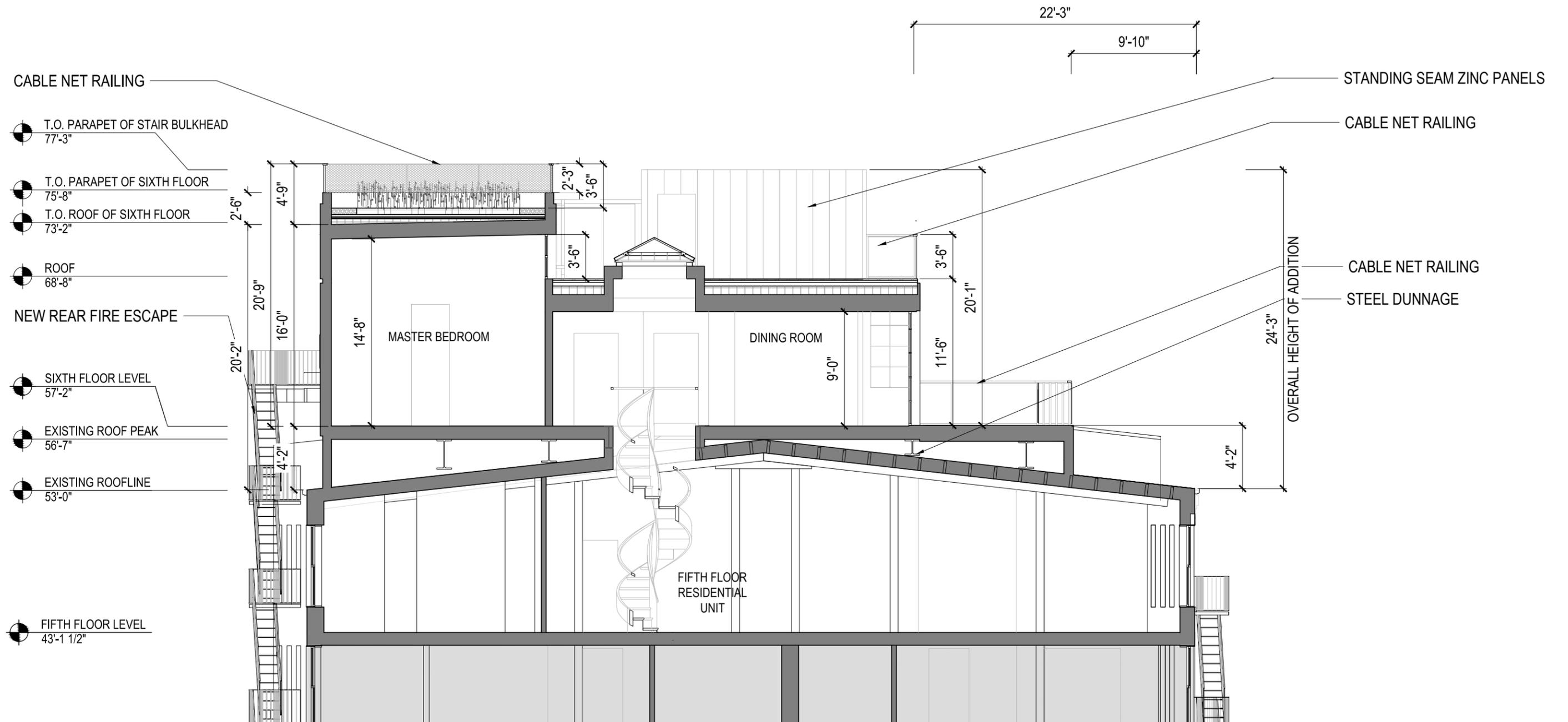
NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 7A. PROPOSED SECTION



PROPOSED SECTION  
 SC: 1/8" = 1'-0"

## 115 SOUTH STREET

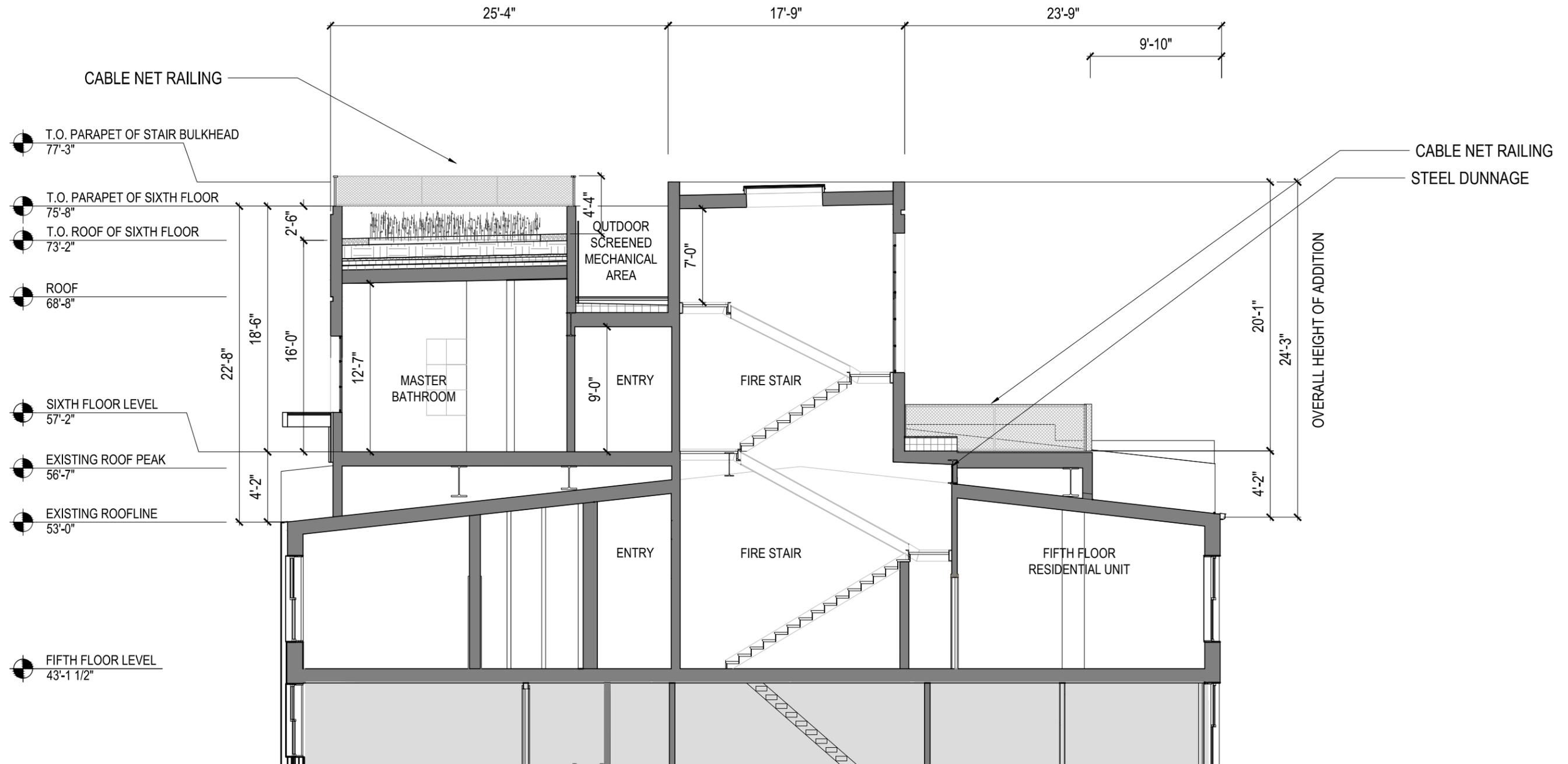
NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
 7 Dey Street, Suite 302  
 New York, New York 10007  
 t 212.346.0705



# 7B. PROPOSED SECTION



PROPOSED SECTION  
 SC: 1/8" = 1'-0"

## 115 SOUTH STREET

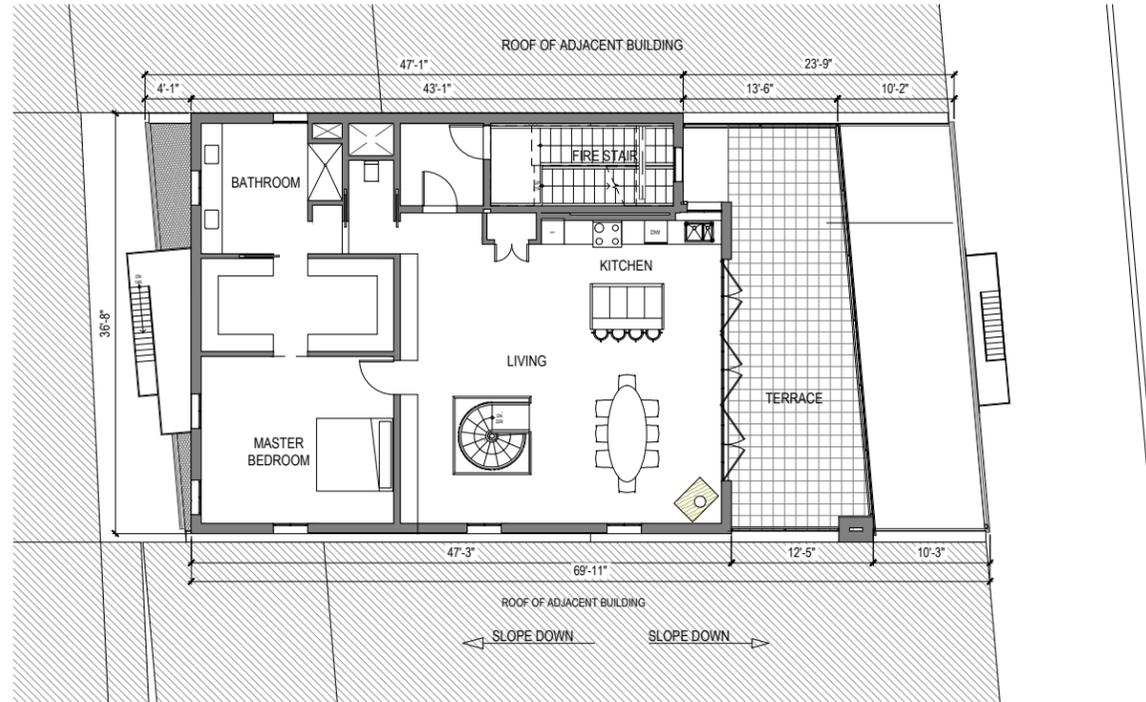
NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

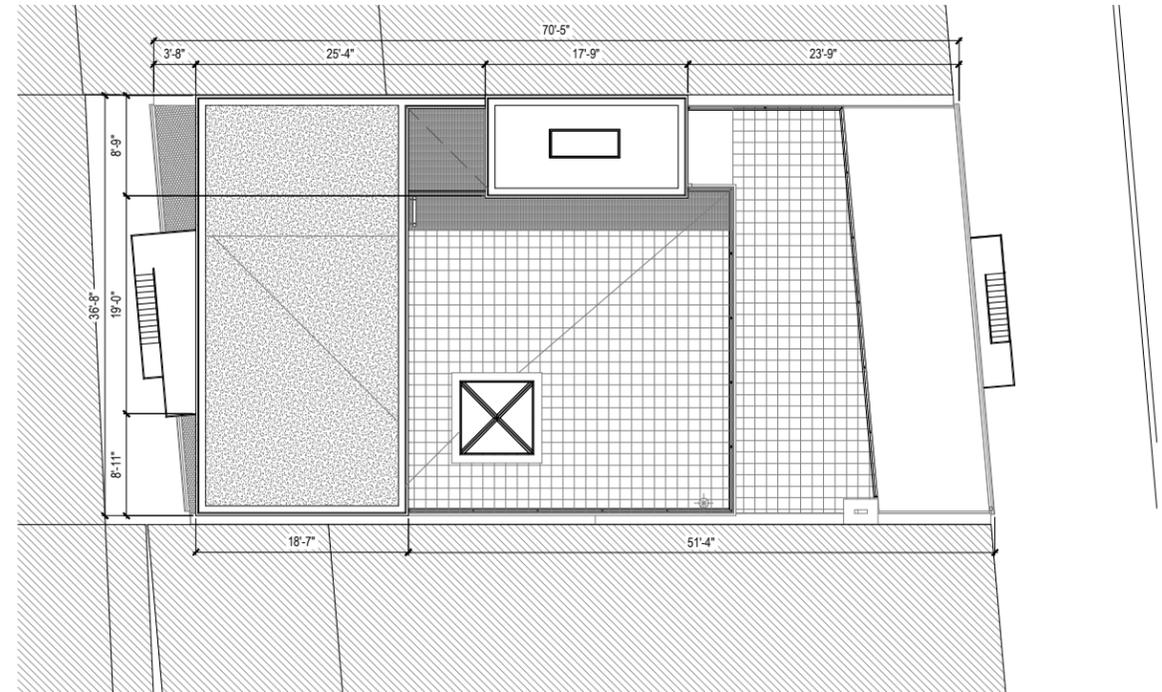
GRO Architects PLLC  
 7 Dey Street, Suite 302  
 New York, New York 10007  
 t 212.346.0705



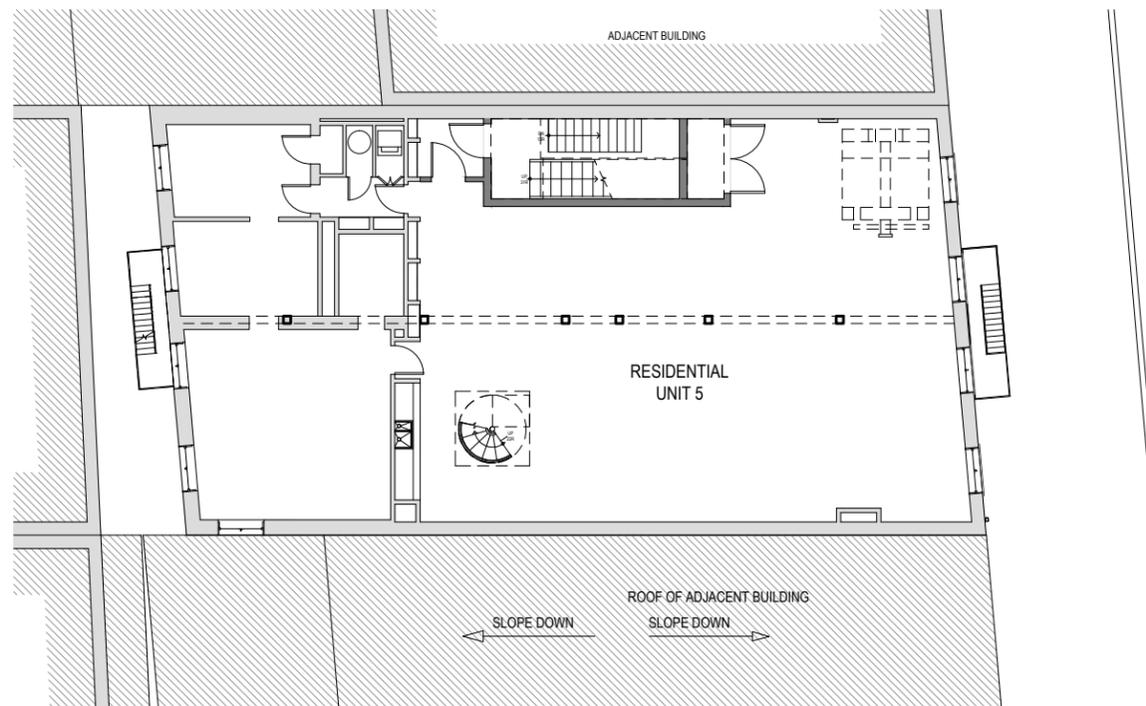
# 8. PROPOSED PLANS



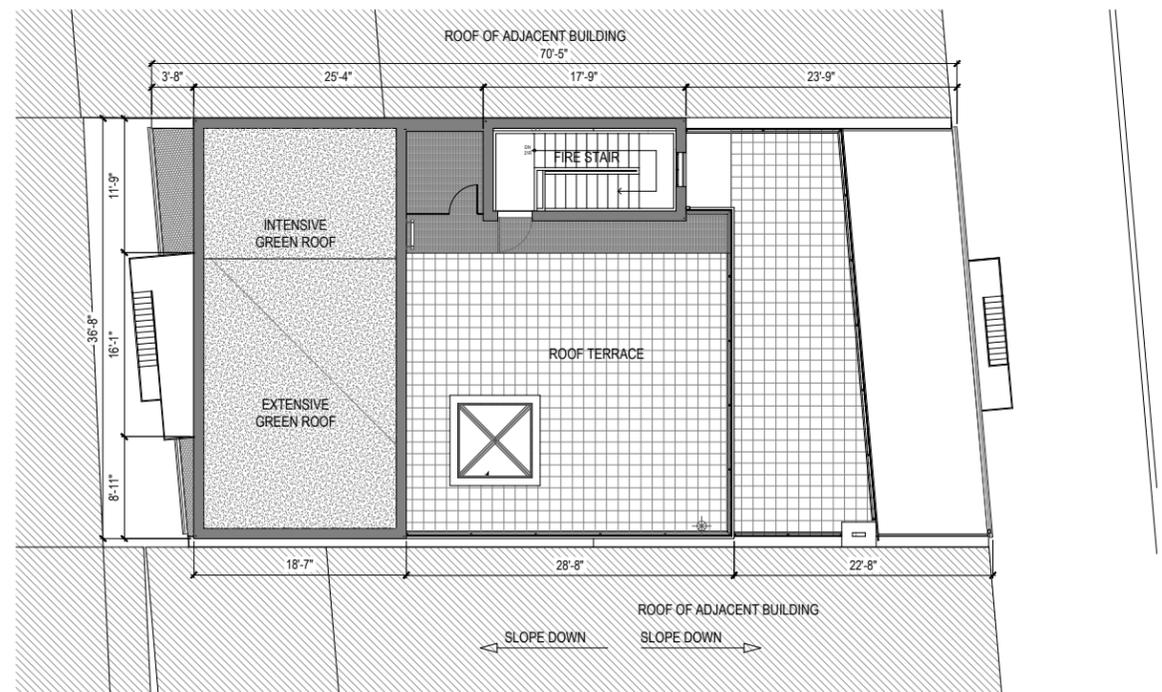
SIXTH FLOOR PLAN  
SC: 1/16" = 1'-0"



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



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



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

## 115 SOUTH STREET

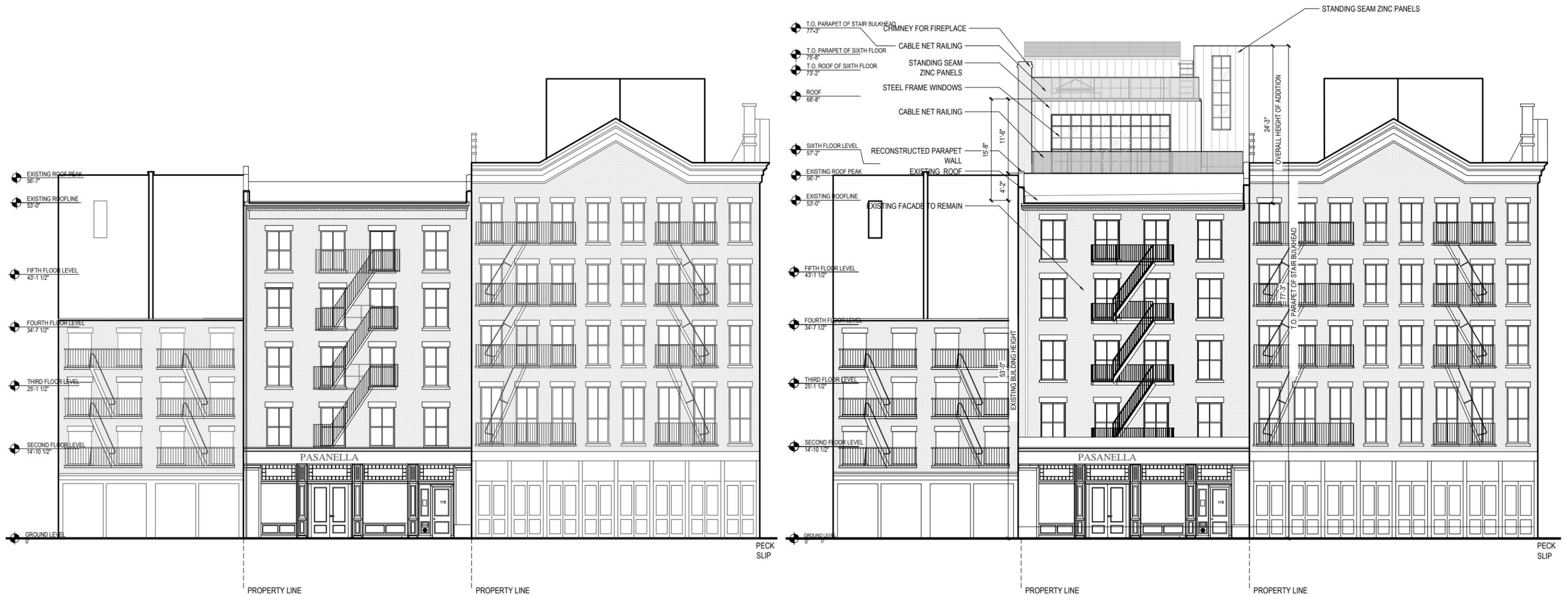
NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 9A. EXISTING vs PROPOSED SOUTH STREET ELEVATIONS



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

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

## 115 SOUTH STREET

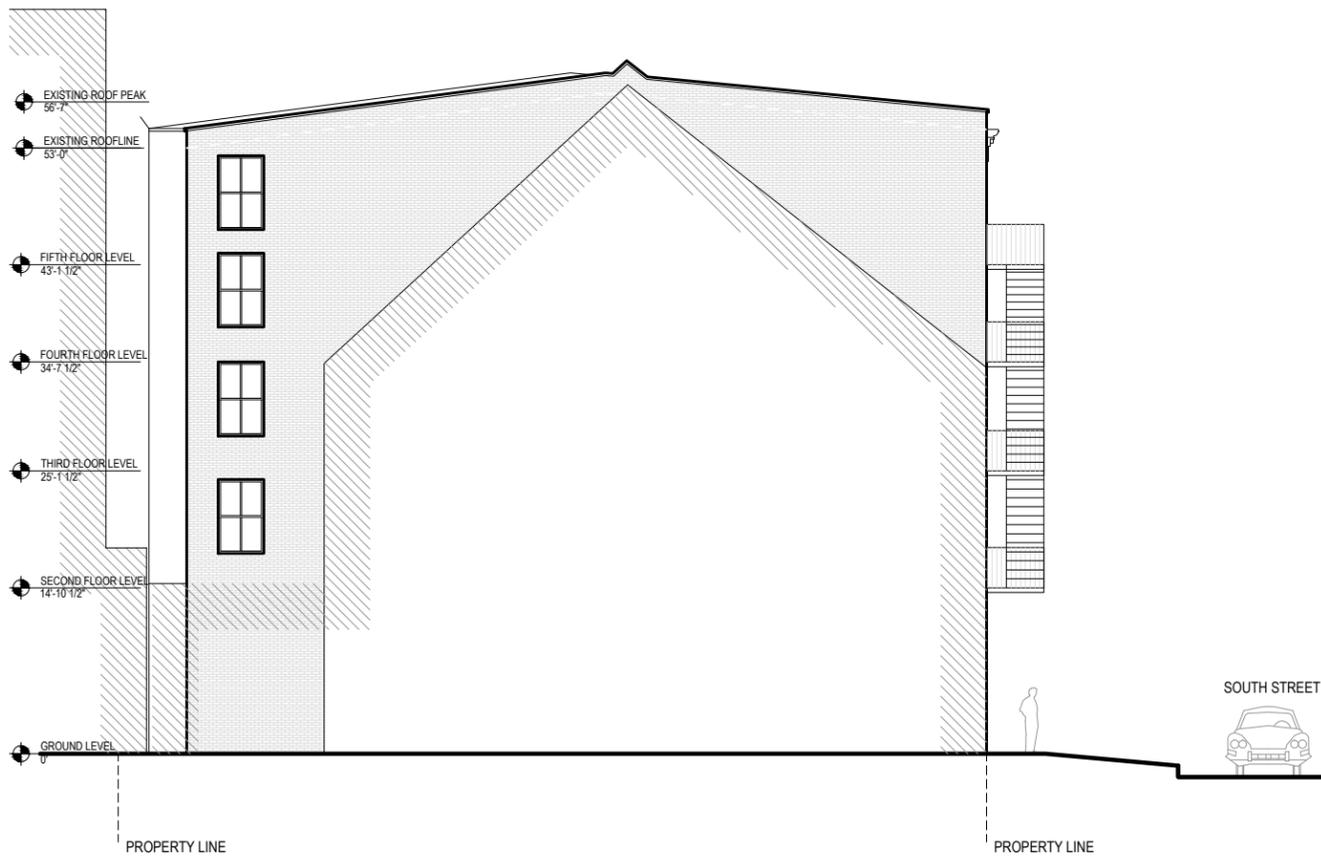
NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

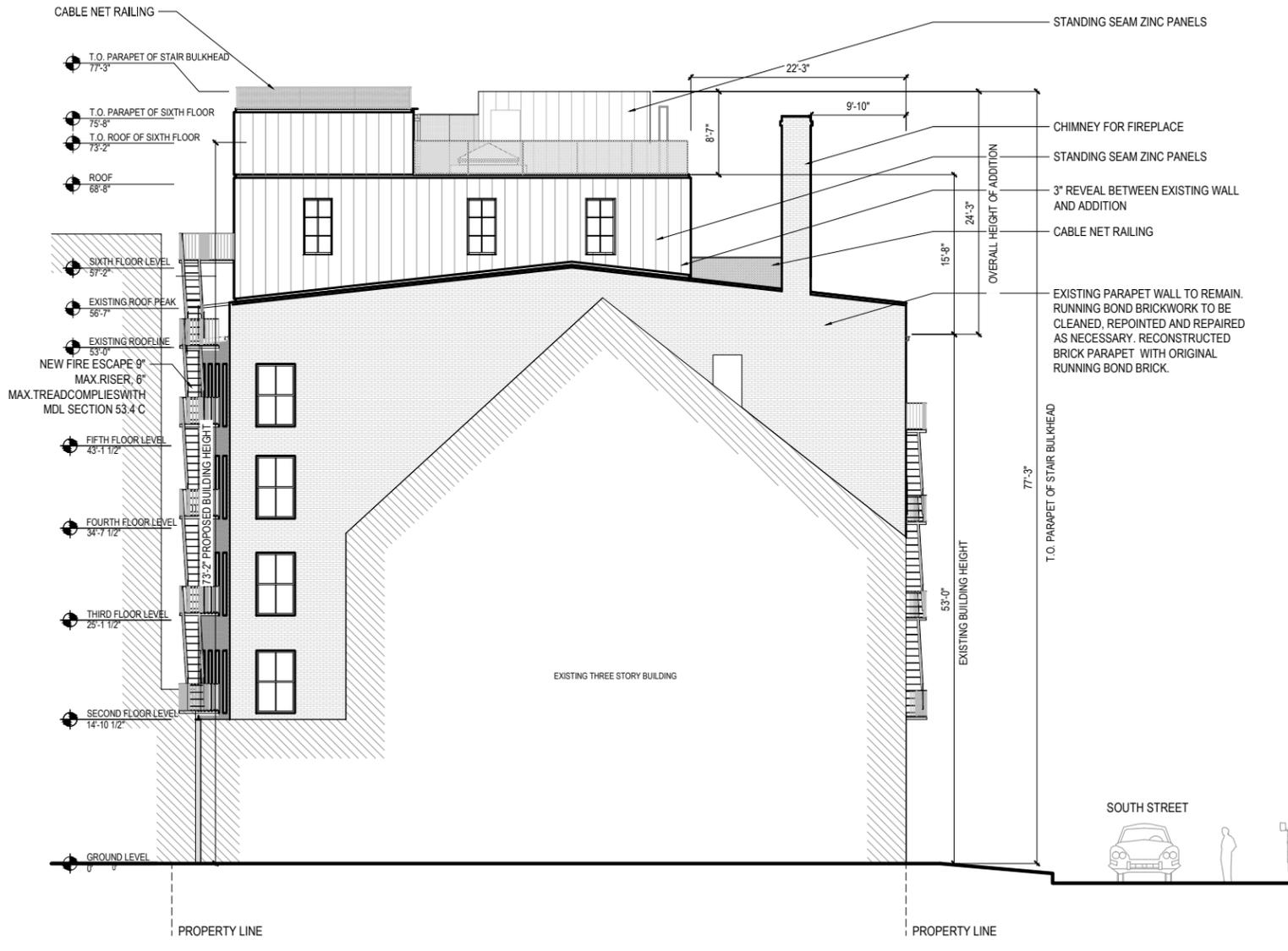
GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 9B. EXISTING vs PROPOSED SOUTH ELEVATIONS



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



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

**115 SOUTH STREET**  
 NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
 7 Dey Street, Suite 302  
 New York, New York 10007  
 t 212.346.0705



# 9C. EXISTING vs PROPOSED NORTH ELEVATIONS

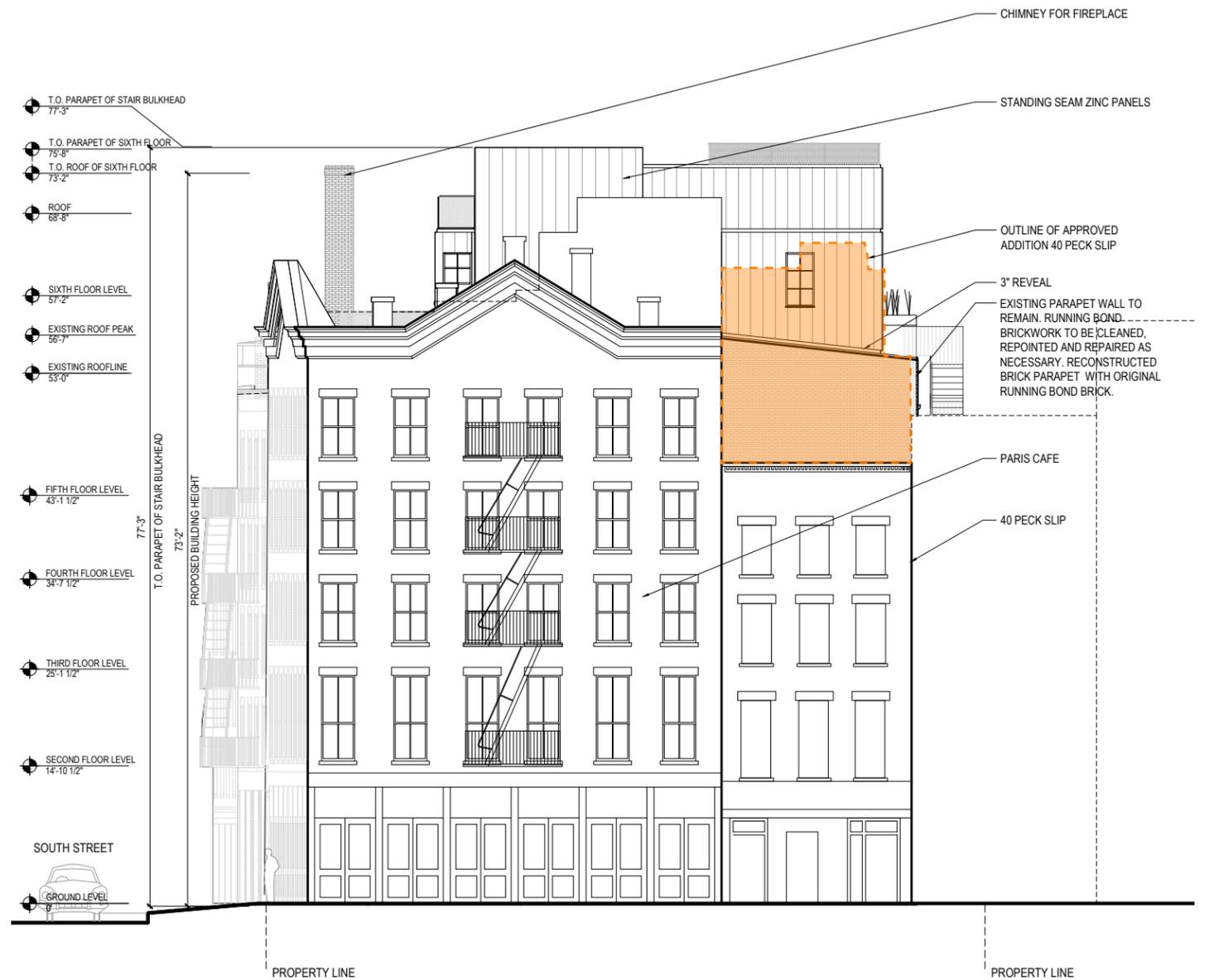


EXISTING NORTH ELEVATION

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

## 115 SOUTH STREET

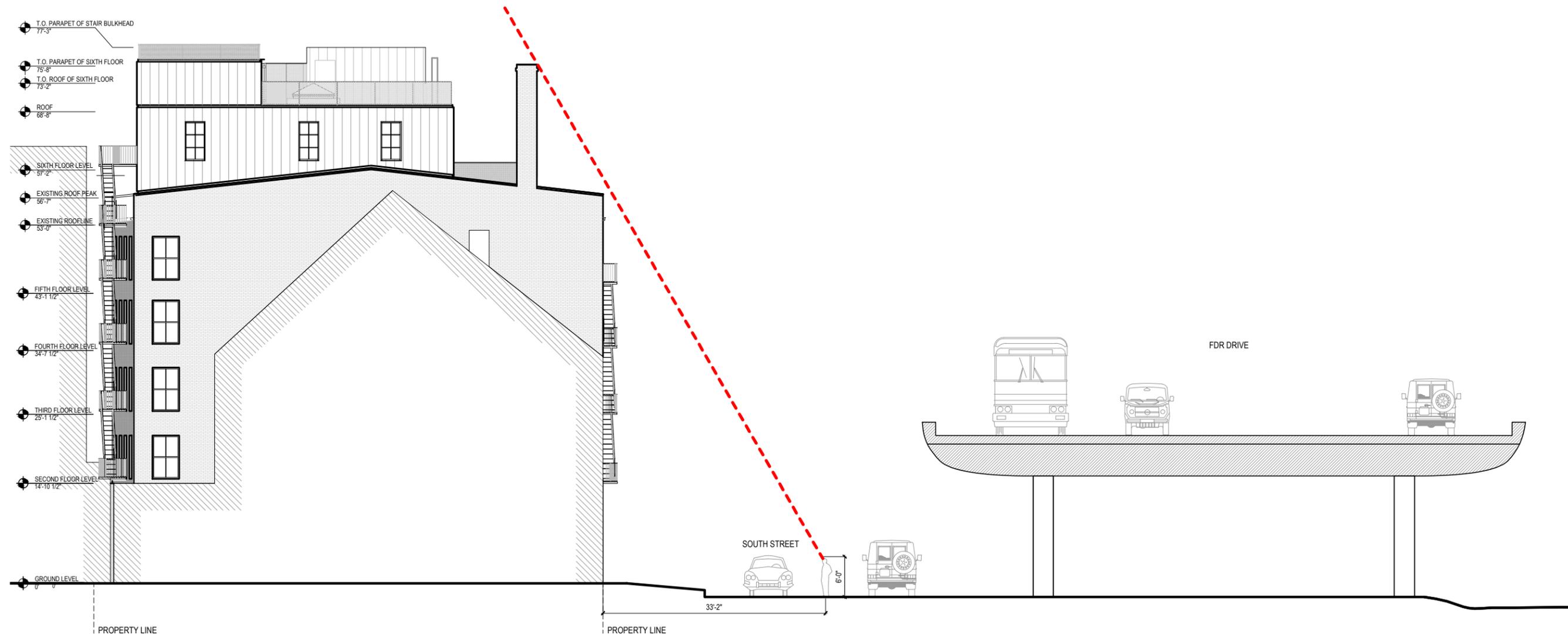
NEW YORK, NEW YORK, 10038



PROPOSED NORTH ELEVATION

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

# 9D. SIGHTLINE FROM SOUTH STREET

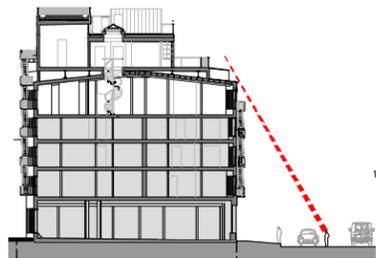


SIGHTLINE FROM SOUTH STREET  
 SC: 1/16" = 1'-0"

**115 SOUTH STREET**  
 NEW YORK, NEW YORK, 10038



# 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

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 10B. EXISTING vs PROPOSED VIEW 2



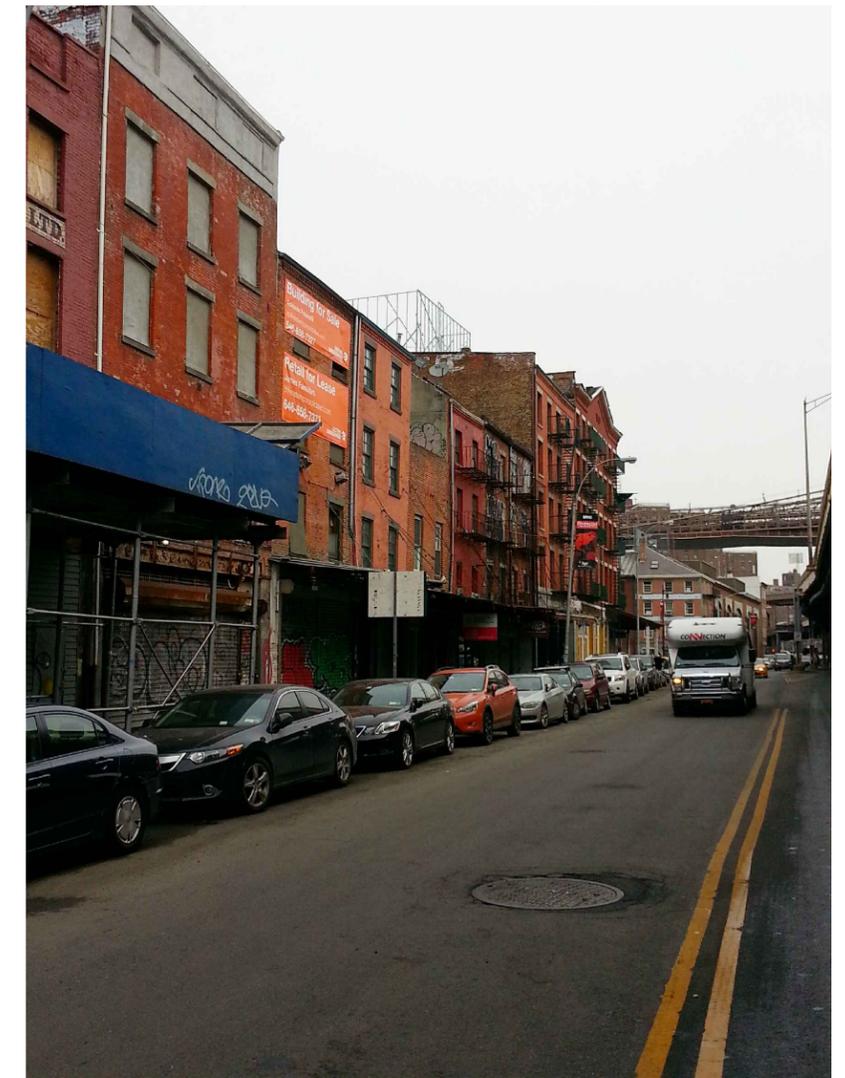
KEY MAP



EXISTING VIEW LOOKING NORTH ON SOUTH STREET



PROPOSED VIEW LOOKING NORTH ON SOUTH STREET



MOCK UP VIEW LOOKING NORTH ON SOUTH STREET

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 10C. EXISTING vs PROPOSED VIEW 2



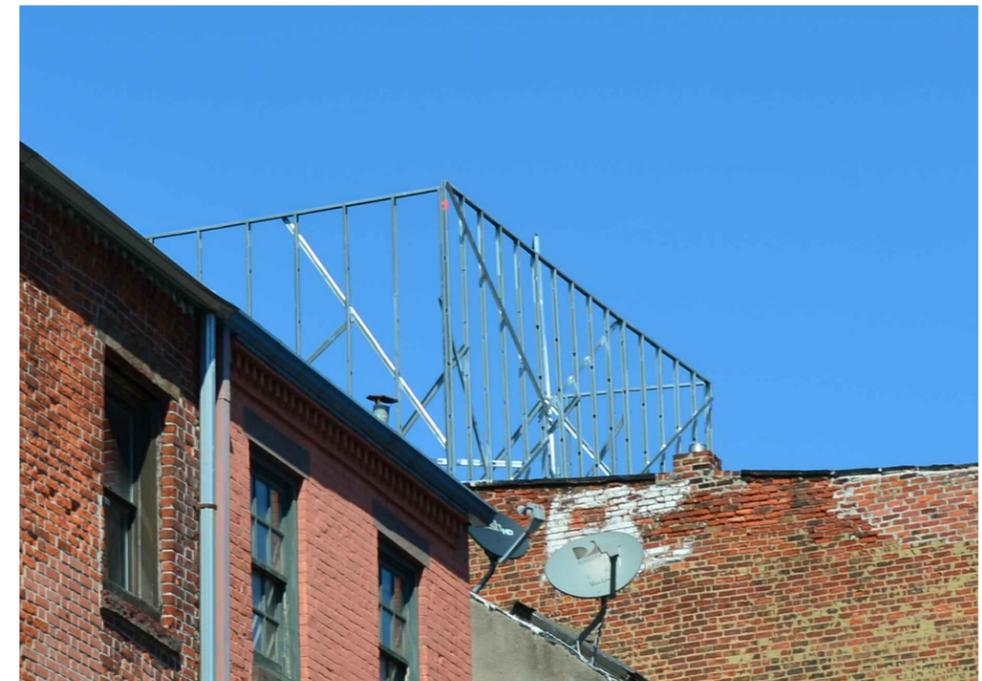
KEY MAP



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



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



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

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 10D. EXISTING vs PROPOSED VIEW 3



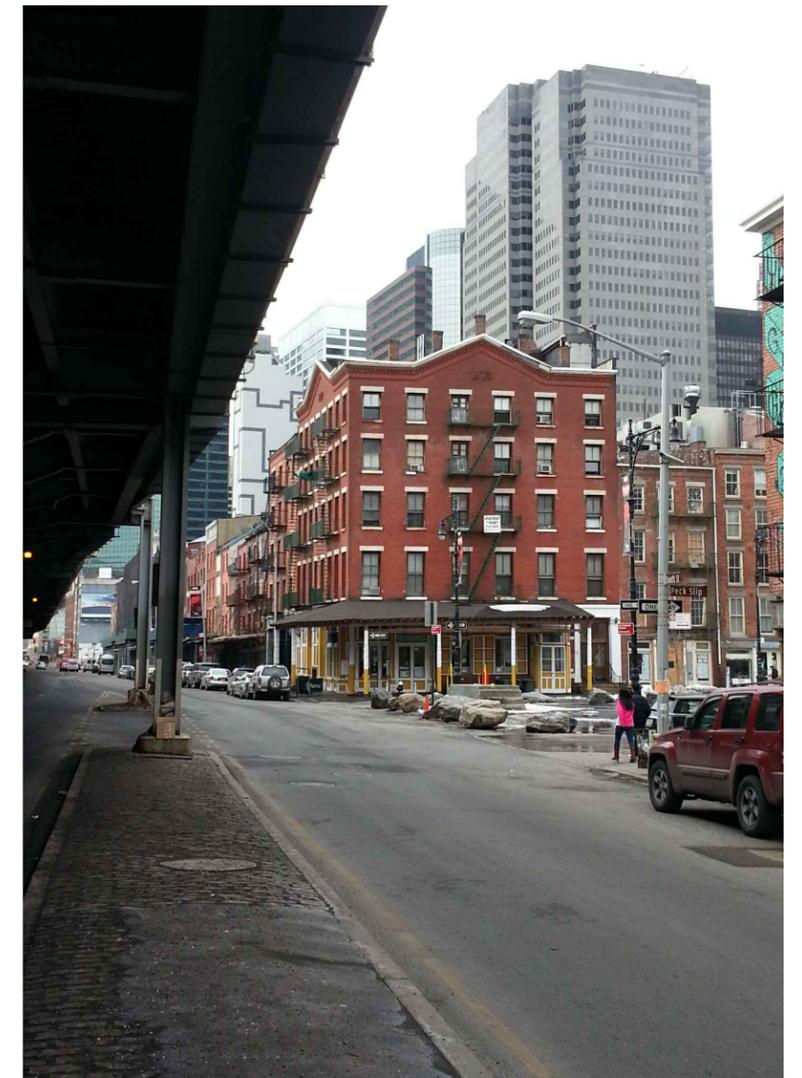
KEY MAP



EXISTING VIEW LOOKING NORTH TO SOUTH ON SOUTH STREET



PROPOSED VIEW LOOKING NORTH TO SOUTH ON SOUTH STREET



MOCK UP LOOKING NORTH TO SOUTH ON SOUTH STREET.

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

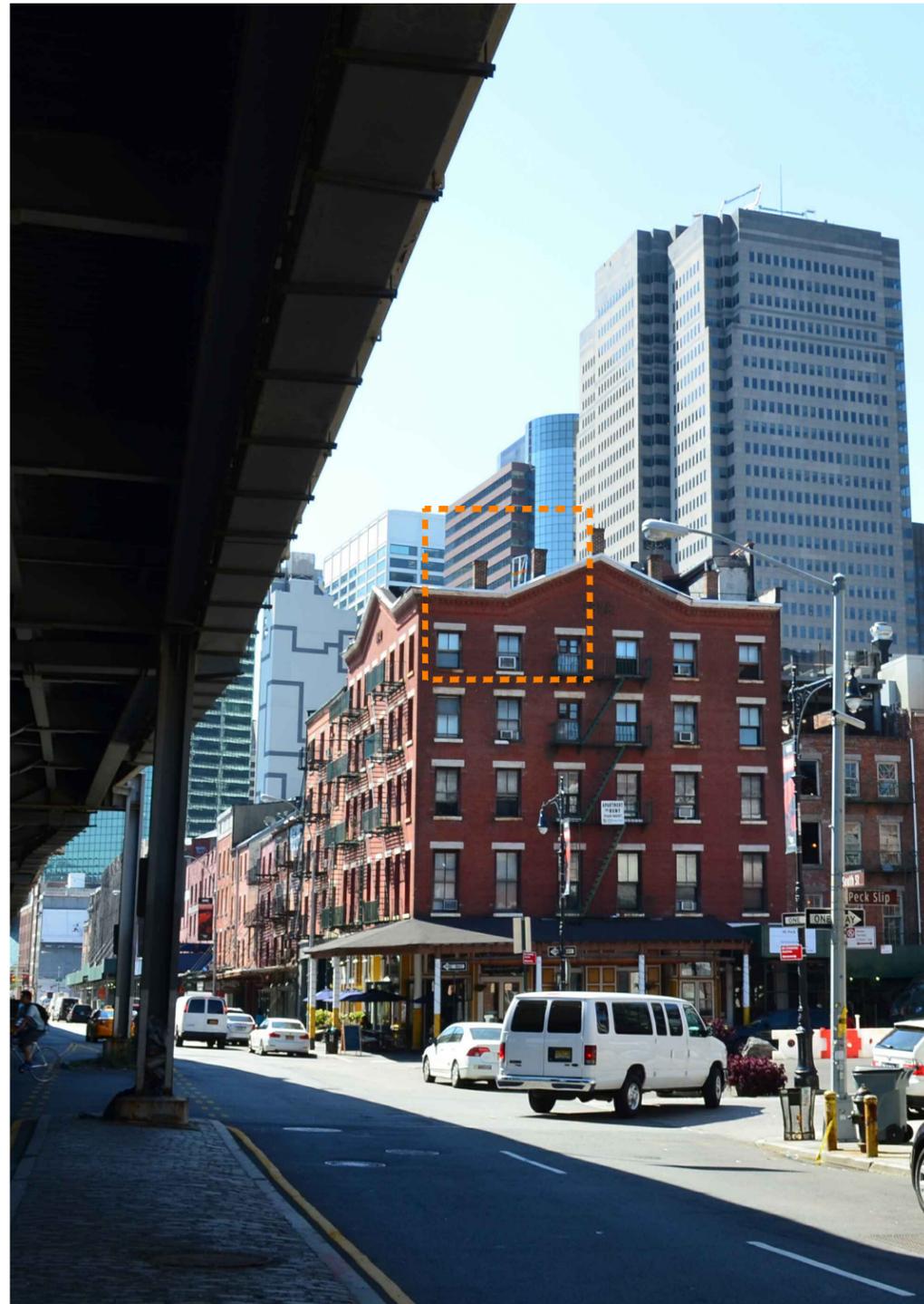
GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 10E. EXISTING vs PROPOSED VIEW 3



KEY MAP



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

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 10F. EXISTING vs PROPOSED VIEW 4



KEY MAP



EXISTING VIEW FROM PECK SLIP



PROPOSED VIEW FROM PECK SLIP



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

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



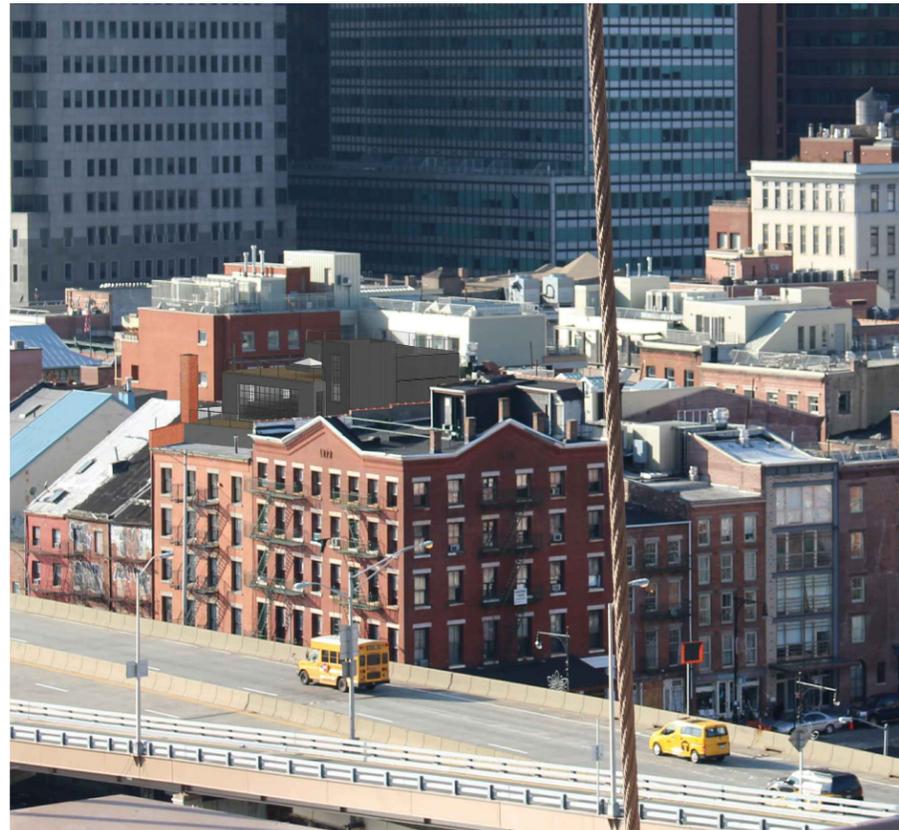
# 10G. EXISTING vs PROPOSED VIEW 5



KEY MAP



EXISTING VIEW FROM BROOKLYN BRIDGE



PROPOSED VIEW FROM BROOKLYN BRIDGE



MOCK UP VIEW FROM BROOKLYN BRIDGE

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 10H. EXISTING vs PROPOSED VIEW 5



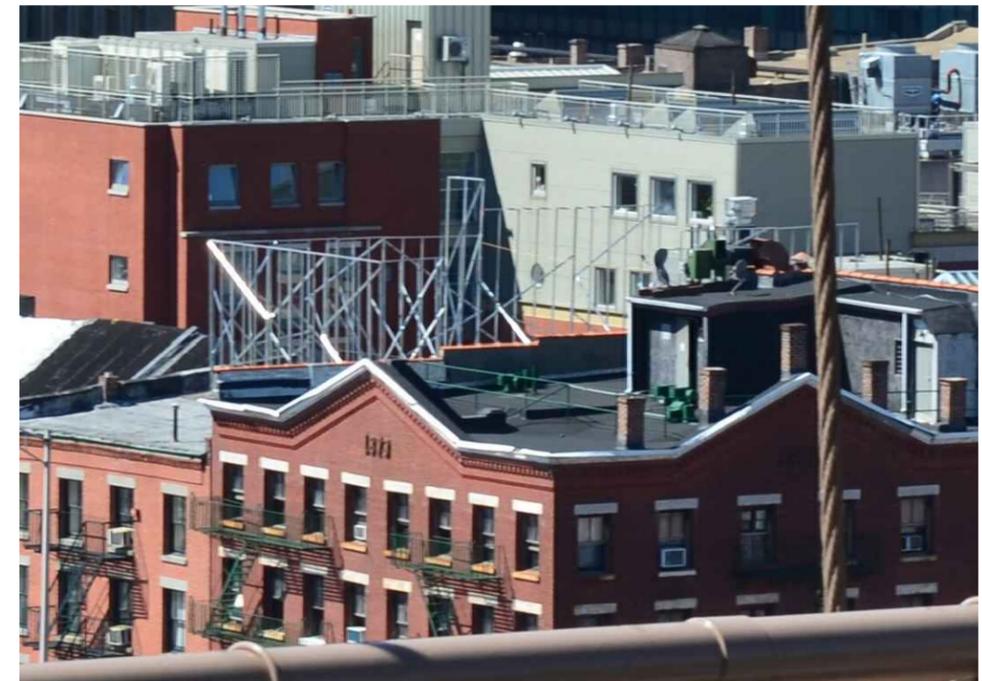
KEY MAP



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

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705



# 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

## 115 SOUTH STREET

NEW YORK, NEW YORK, 10038

LANDMARKS SUBMISSION: 17 SEPTEMBER 2015

GRO Architects PLLC  
7 Dey Street, Suite 302  
New York, New York 10007  
t 212.346.0705

