

# New York County Courthouse Building Envelope Integrity

60 Centre Street  
New York, NY 10007

Community Board 1  
Presentation

November 14, 2024

**Thornton  
Tomasetti**



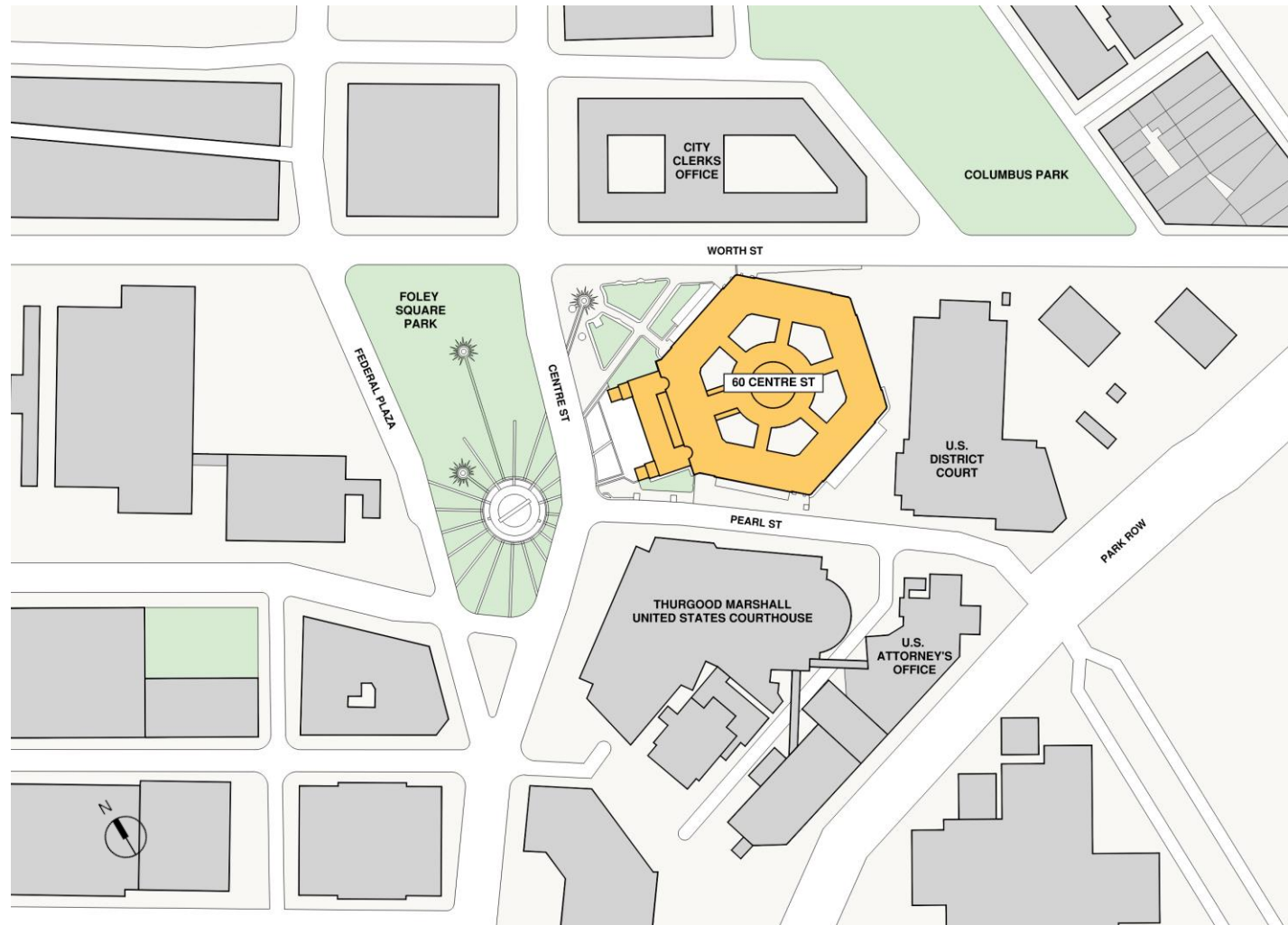
Department of  
Design and  
Construction

**Nancy Owens Studio**

LANDSCAPE ARCHITECTURE + URBAN DESIGN PLLC



# SITE PLAN





## HISTORICAL CONTEXT



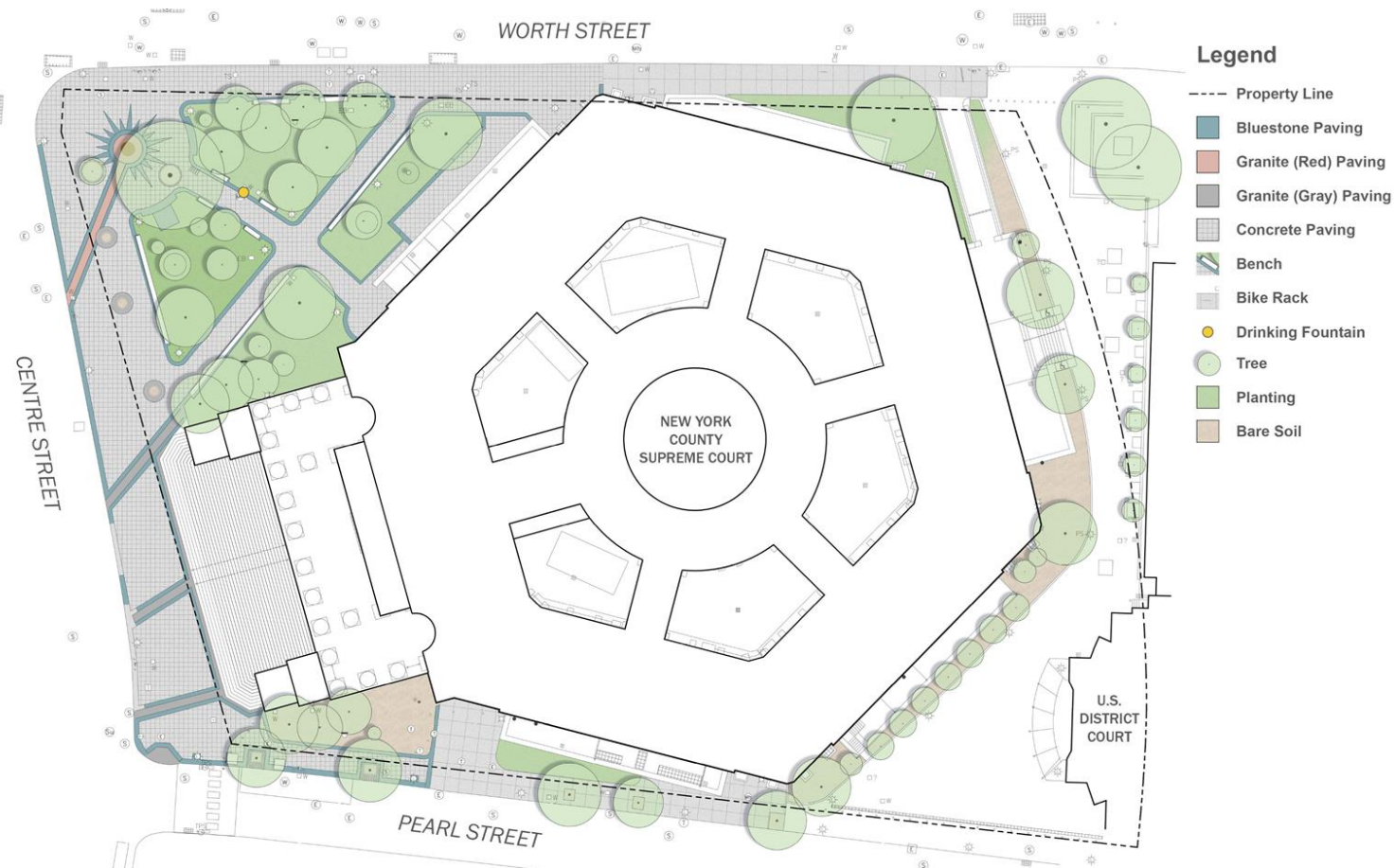
Photo by Irving Underhill, Museum of the City of New York, 1927



Photo of the Exterior Façade, Thornton Tomasetti 2020



# EXISTING SITE PLAN



## SUMMARY OF SCOPE OF WORK

### 1. Façade repairs at select locations – In Kind.

- Stone repointing, dutchman repairs, crack repairs.
- Terra cotta repairs in kind (repointing, unit replacement, patching to match existing)
- Brick repairs (repointing, brick replacement in kind, corner reconstruction, parapet reconstruction).
- Replacement of railings with OSHA/code compliant railings.
- Installation of fence at Worth Street

### 2. Main Steps Re-setting

- Replacement of waterproofing below main entrance monumental steps to address leaks below.
- Removal & salvage of granite steps, pavers at landing and reinstallation after waterproofing replacement; repair spalled stone with dutchmans.
- Install new ADA compliant bronze railing at monumental steps.
- Refurbishing and re-setting of historic railing at landing. Installation of new glass guardrail set back from façade.

### 1. Roofs

- Flat Roof replacement
- Copper roofs repairs
- Skylights replacement & repairs
- Copper batten roofs replacement
- Chiller Replacement

### 2. Sub-basement

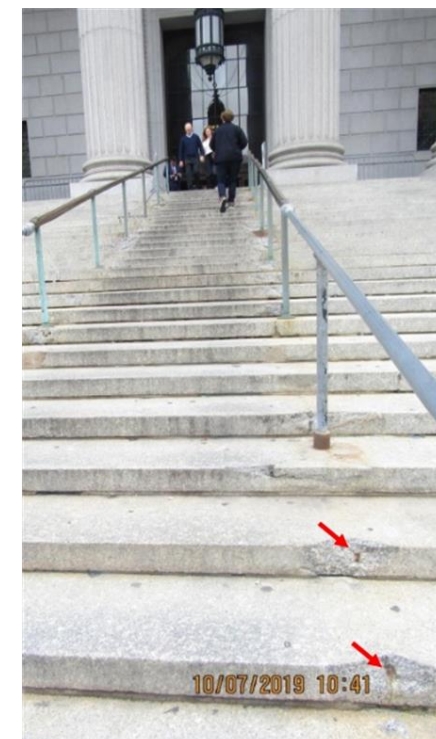
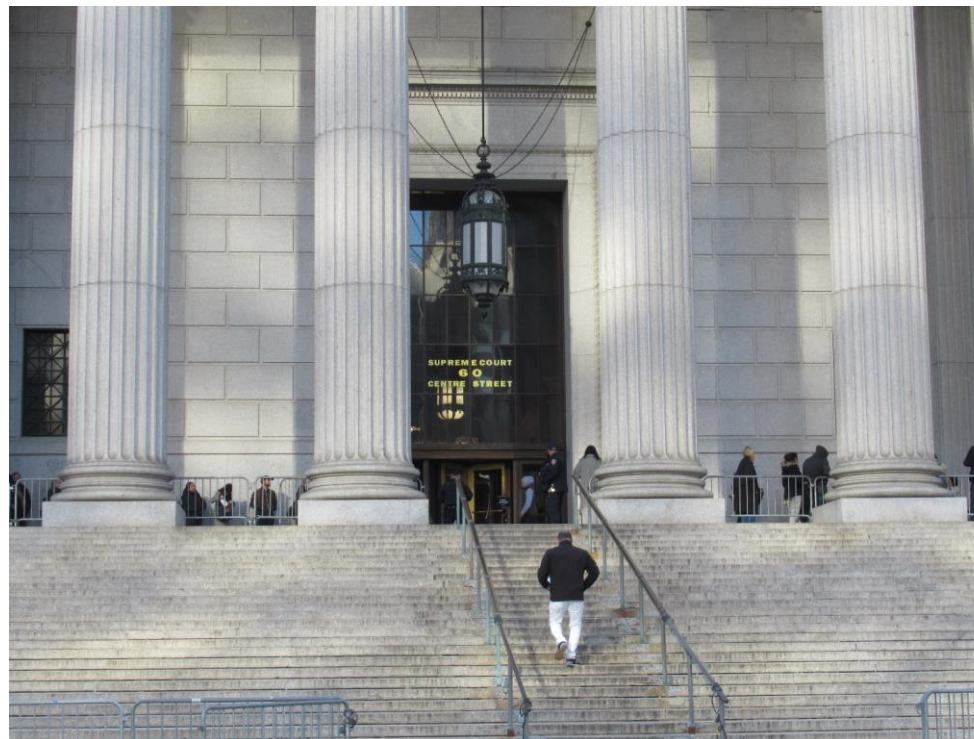
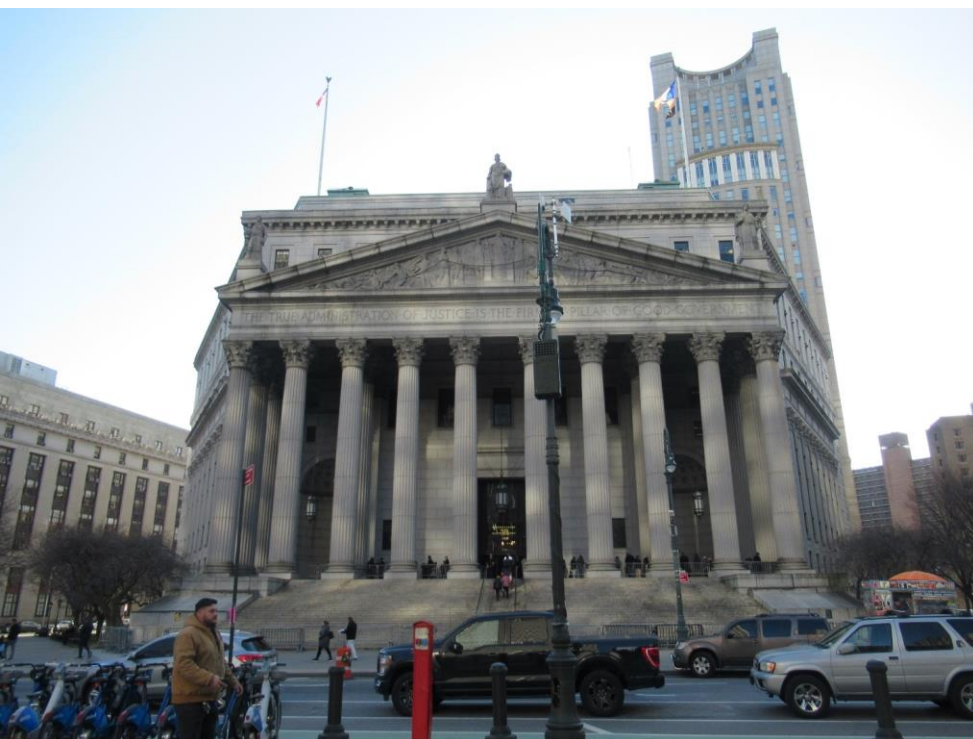
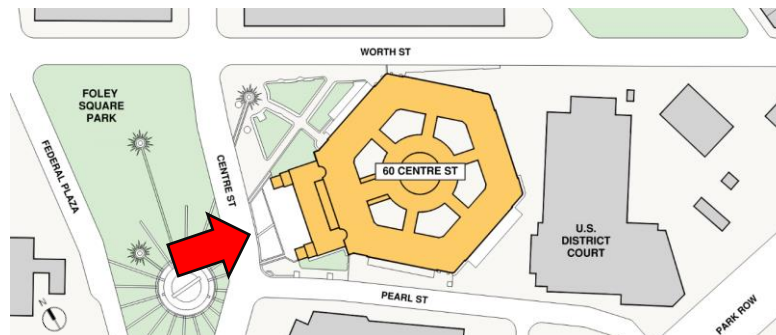
- Large window wells - waterproofing and drain replacement.
- Installation of negative side waterproofing at perimeter walls
- Small window wells waterproofing
- Structural repairs

### 3. Landscape

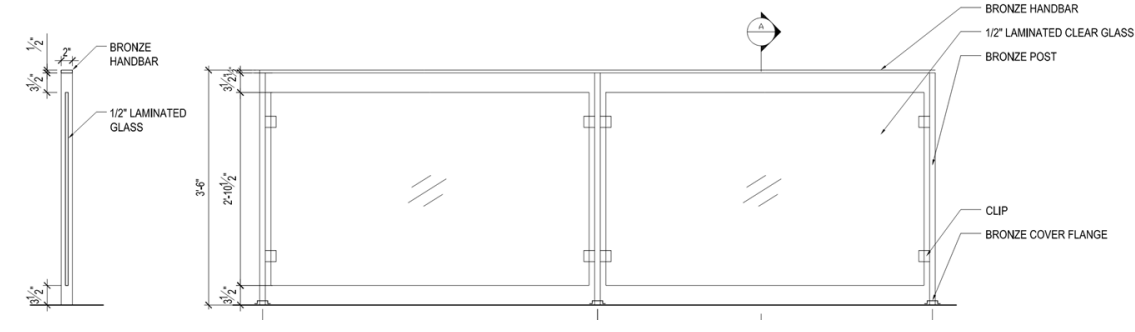
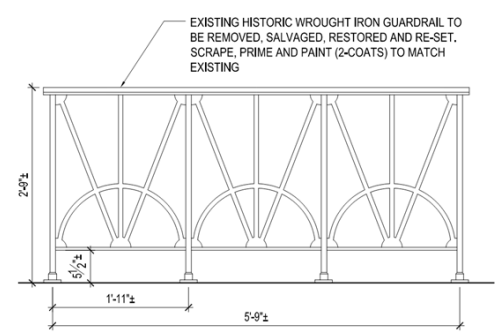
- Excavation at exterior perimeter to install waterproofing
- Replacement in kind of walkways and sidewalks.
- New landscape, including new plantings and new trees; refurbishing of site furnishing. Installation of new bike racks



## EXISTING CONDITIONS Centre Street Elevation

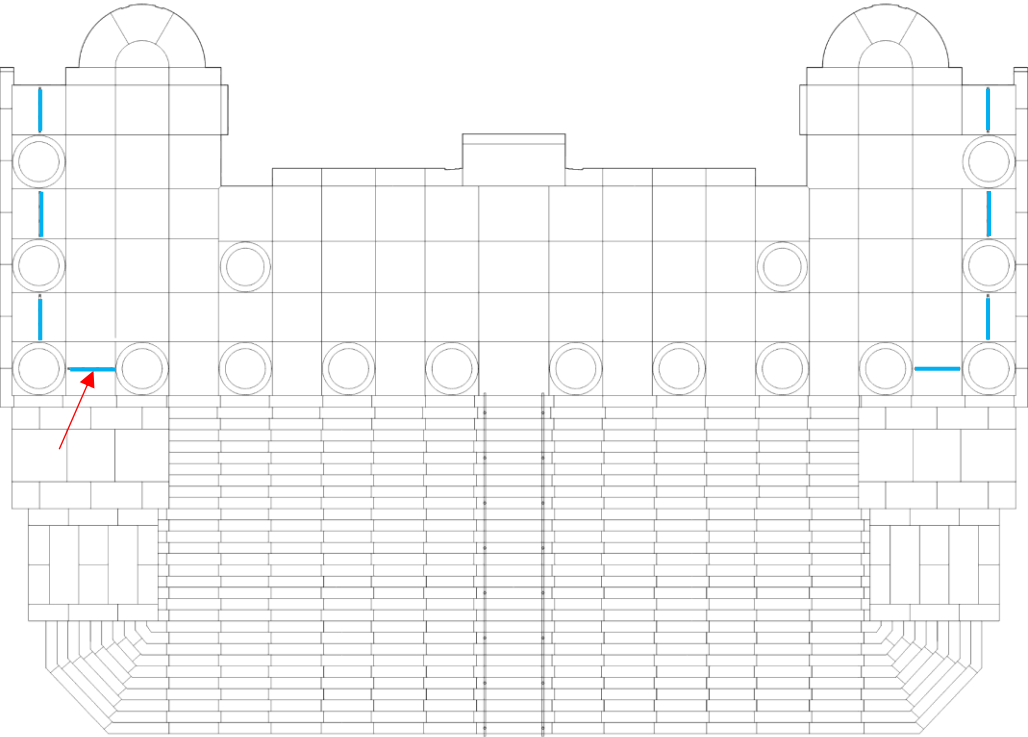


# PROPOSED GUARDRAIL MAIN ENTRANCE

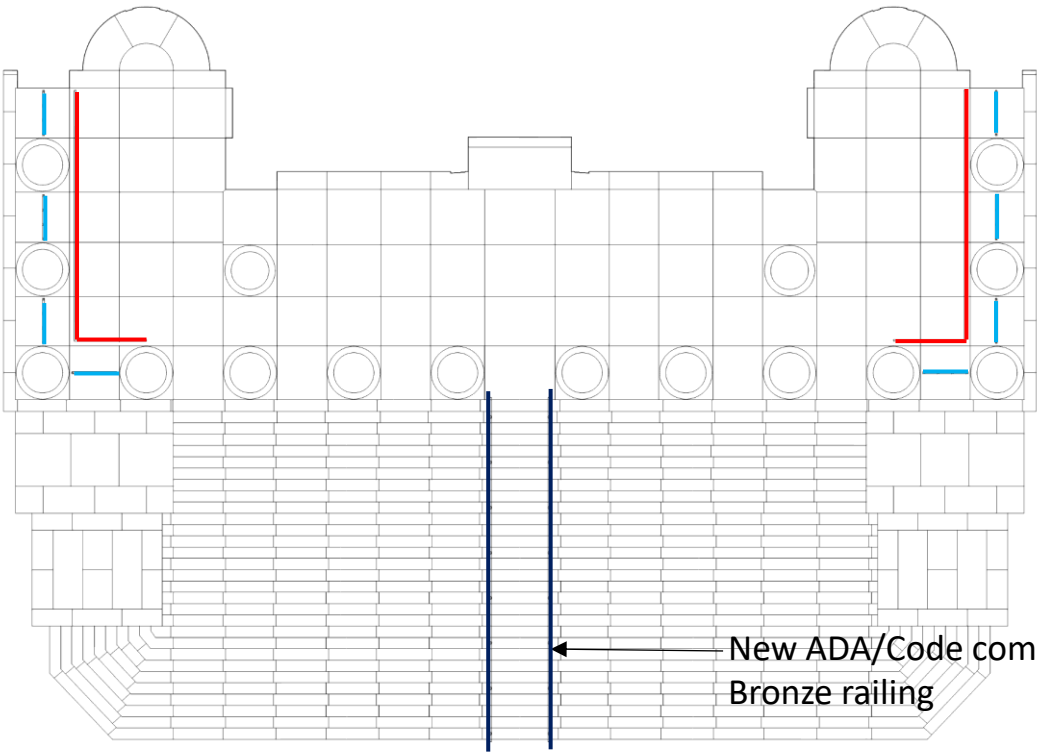


Existing Historic Railing to be re-set

Proposed code compliant guardrail



Main Entrance Plan With Existing Historic Railing

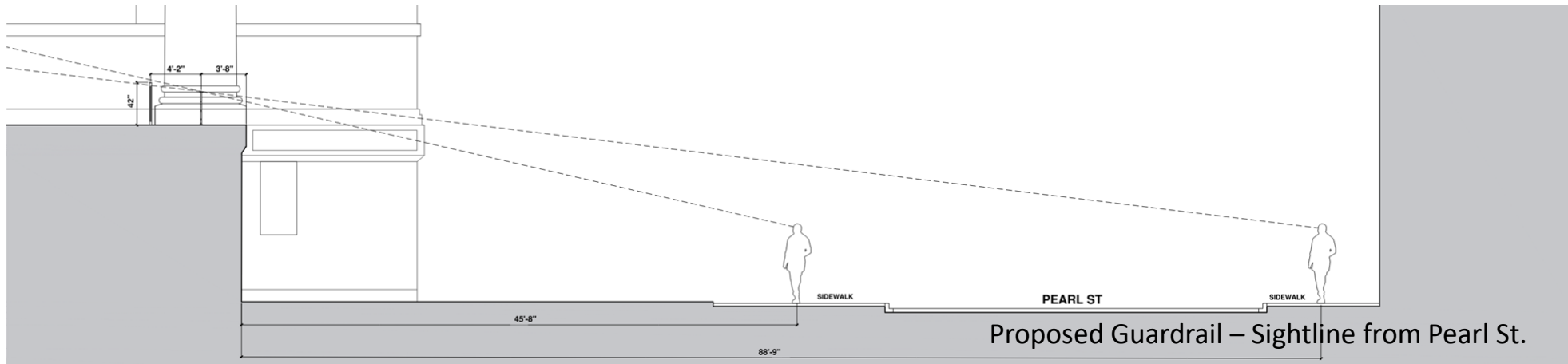


Main Entrance Plan With Proposed  
Guardrail behind Historic Railing



# PROPOSED GUARDRAIL – FIRST FLOOR MAIN ENTRANCE

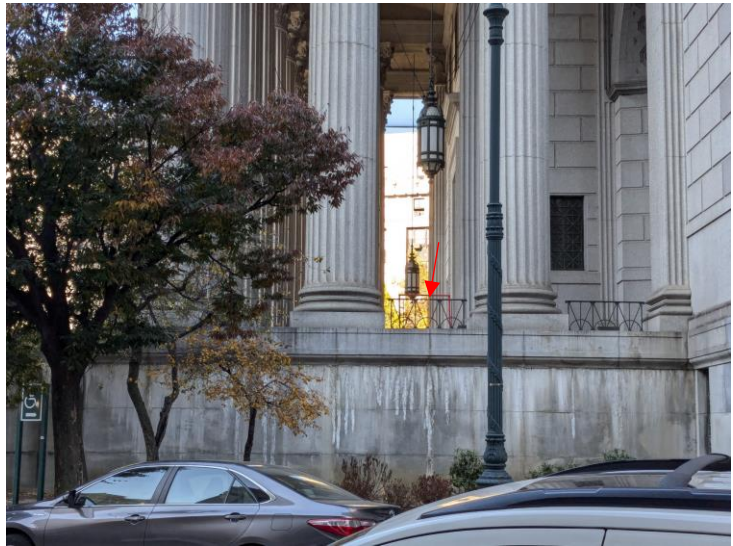
Proposed bronze code compliant guardrail will be **MINIMALLY VISIBLE** from the street. Guardrail proposed to be set back at 7'-10" and mounted to the floor.



Proposed Guardrail (Rendering)



Proposed Guardrail – Rendering – view from Pearl St.



Proposed Guardrail – Mock up – view from Pearl St.



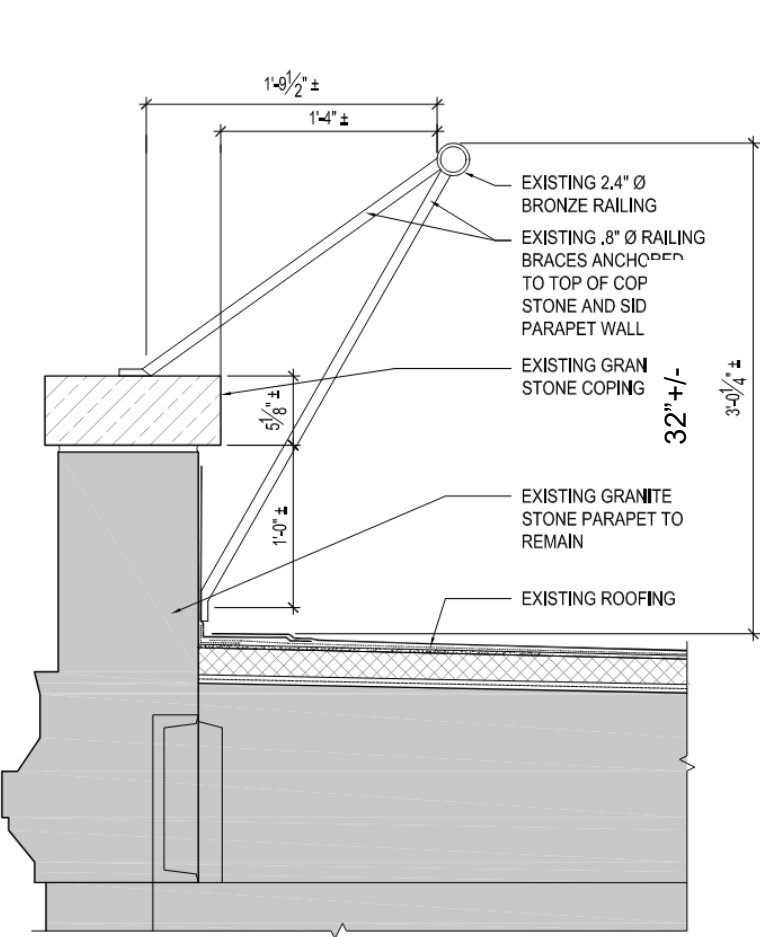
## EXISTING GUARDRAIL – WEST ELEVATION (CENTRE STREET)

Existing guardrail is not code-compliant. Proposed scope includes replacement with new OSHA compliant guardrail. New guardrail will be **MINIMALLY VISIBLE** from the street. Given the size of the building, detailing and material to match existing (bronze) the new guardrail will blend in with the roof surroundings and will be barely noticed.



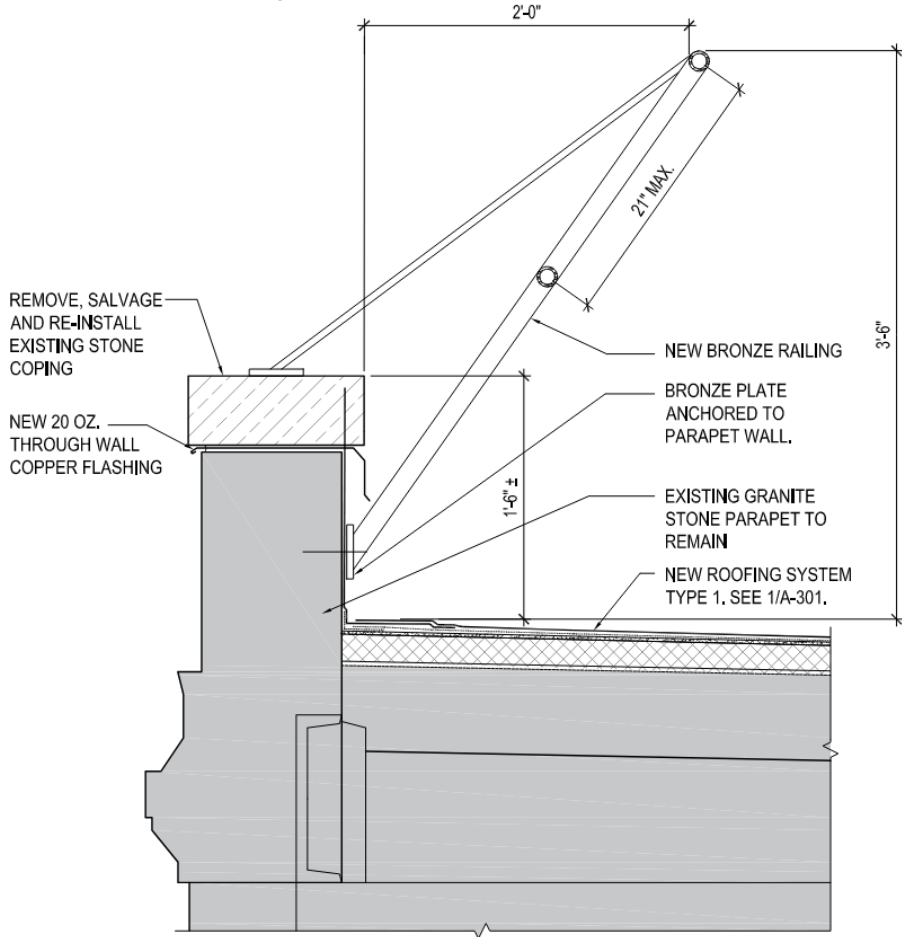
Photo of existing railing. Existing railing is minimally visible from Centre Street

EXISTING & PROPOSED GUARDRAIL – WEST ELEVATION (CENTRE STREET)



NOTES:  
1. EXISTING RAILING SHOWN AT ROOF HIGH POINT

1 GUARDRAIL DETAIL - EXISTING @ HIGH POINT  
NOT TO SCALE



NOTES:  
1. PROPOSED RAILING SHOWN AT ROOF HIGH POINT

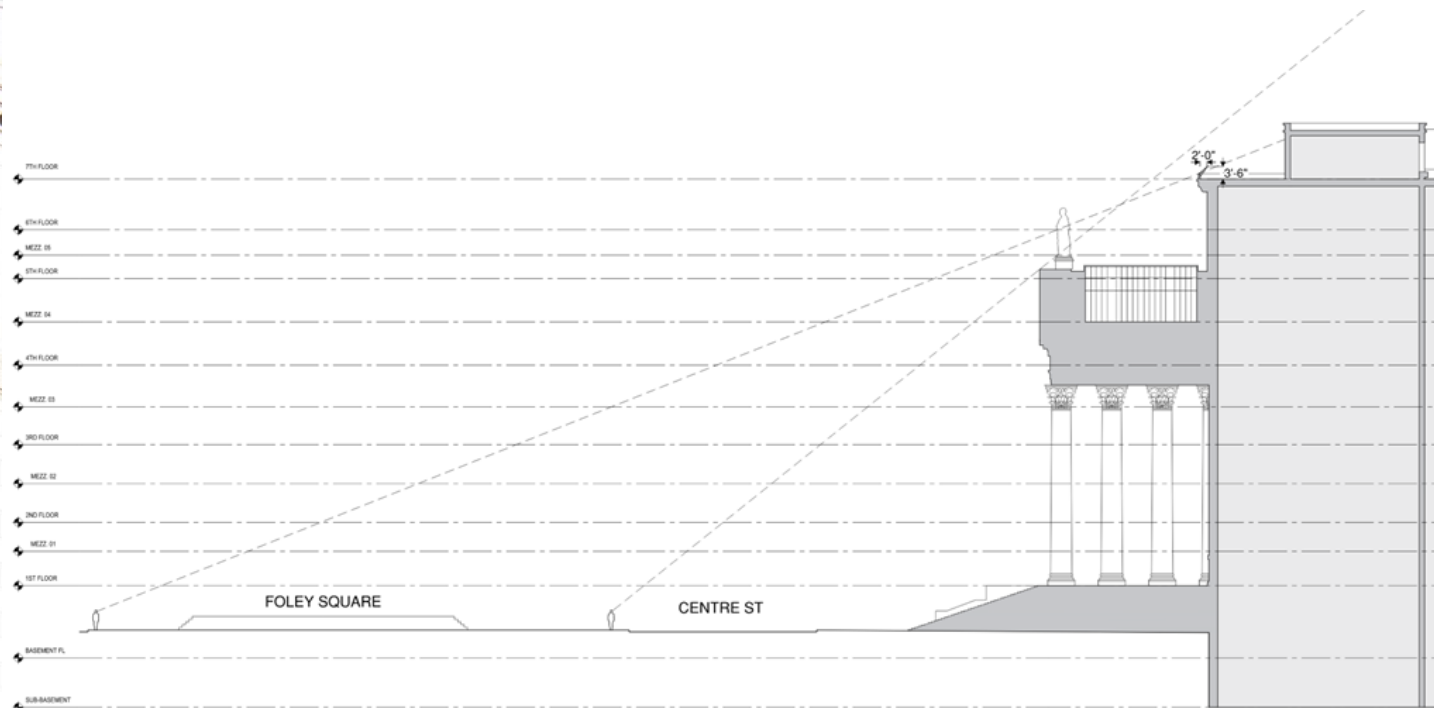
2 GUARDRAIL DETAIL - PROPOSED @ HIGH POINT  
NOT TO SCALE



# PROPOSED GUARDRAIL – WEST ELEVATION (CENTRE STREET) – MOCK UP



Existing guardrail is not code-compliant. Proposed scope includes replacement with new OSHA compliant guardrail. New guardrail will be **MINIMALLY VISIBLE** from the street. Given the size of the building, detailing and material to match existing (bronze) the new guardrail will blend in with the roof surroundings and will be barely noticed.



Guardrail Mock-Up— Located 2'-0" From Edge of Roof

Guardrail Mock-Up— Located 2'-0" From Edge of Roof

## PROPOSED GUARDRAIL – WEST ELEVATION (CENTRE STREET)



PROPOSED guardrail superimposed onto existing photo



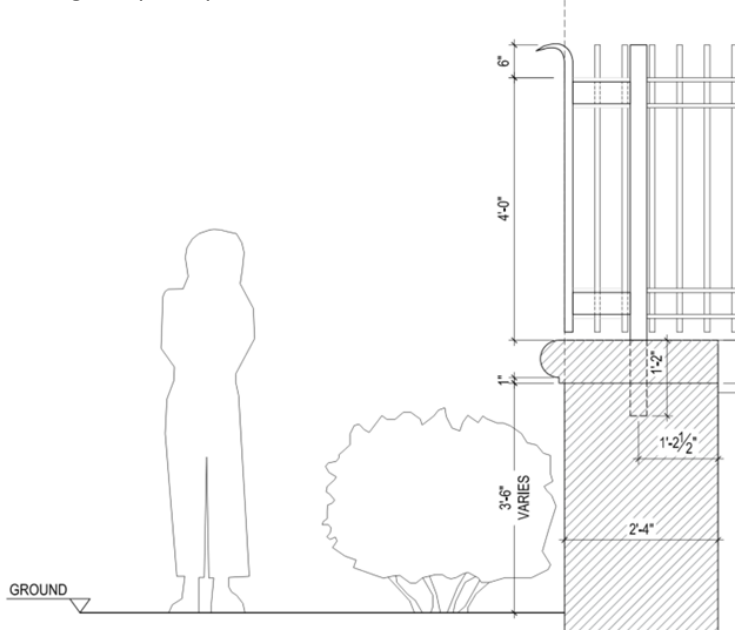
PROPOSED FENCE AT WINDOW WELL – WORTH STREET



Rendering of Proposed Fence at Worth Street Window Well



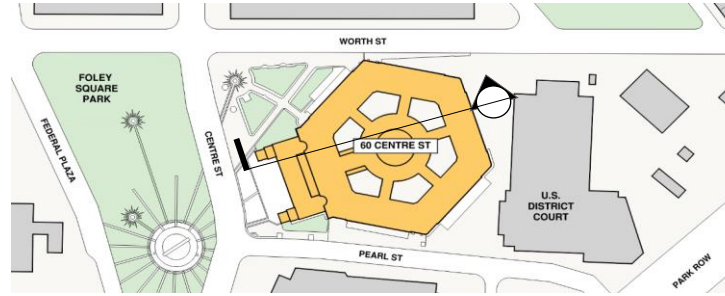
Existing temporary enclosure at Worth Street Window Well



Proposed Fence Section @ 4'-6" High – Worth Street



## COURTYARDS – MECHANICAL CHILLER & GUARDRAILS

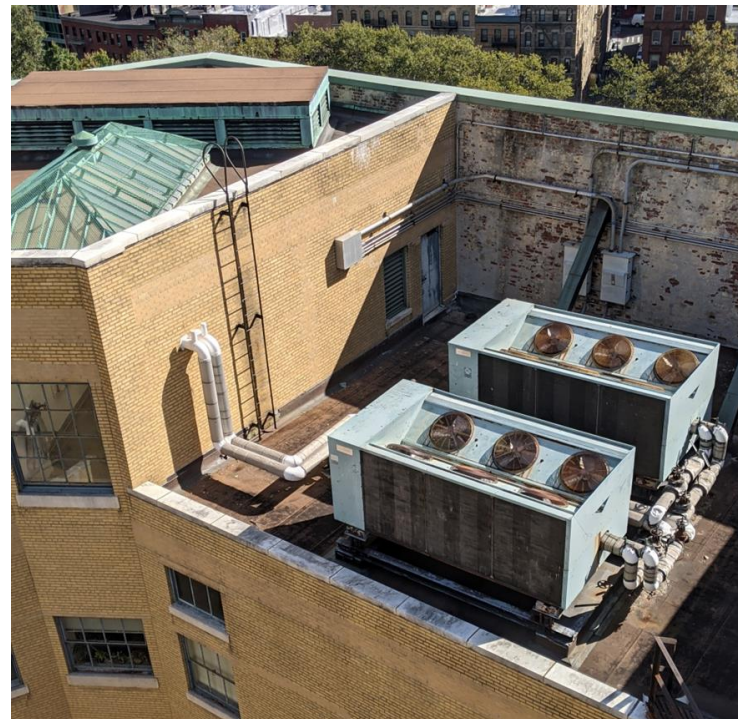


Existing mechanical chiller proposed to be replaced with a new chiller of a similar model on new steel dunnage. Proposed new chiller is located on the 7<sup>th</sup> floor roof and behind existing terra cotta screen wall. While it is higher than existing, it will be **NOT BE VISIBLE** from the street.

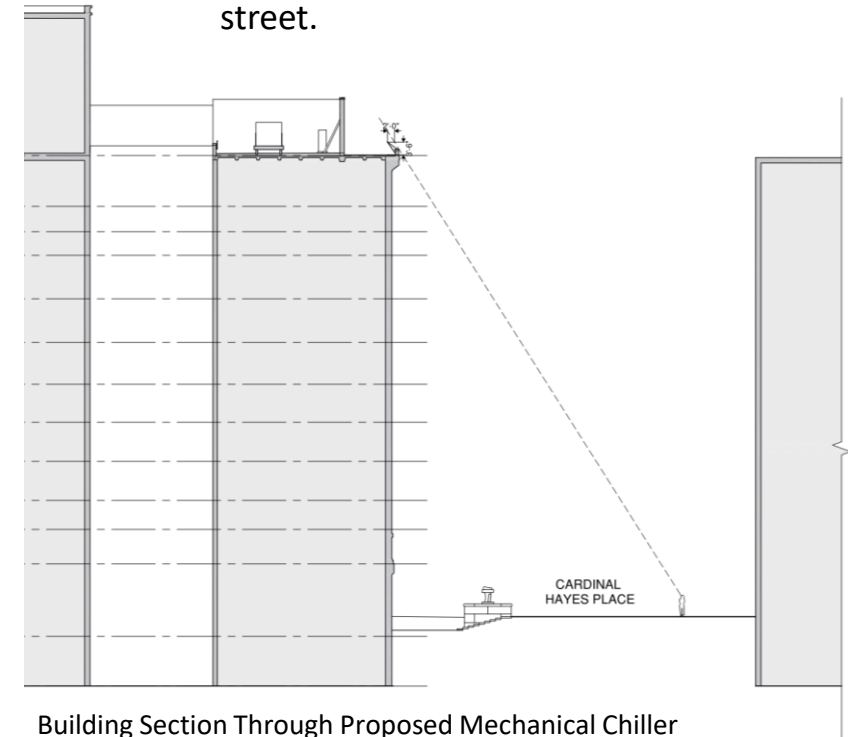
Guardrails will be code compliant, aluminum, dark bronze color and will **NOT BE VISIBLE** from the street.



Proposed railings at courtyard parapets (rendering).  
Not visible.



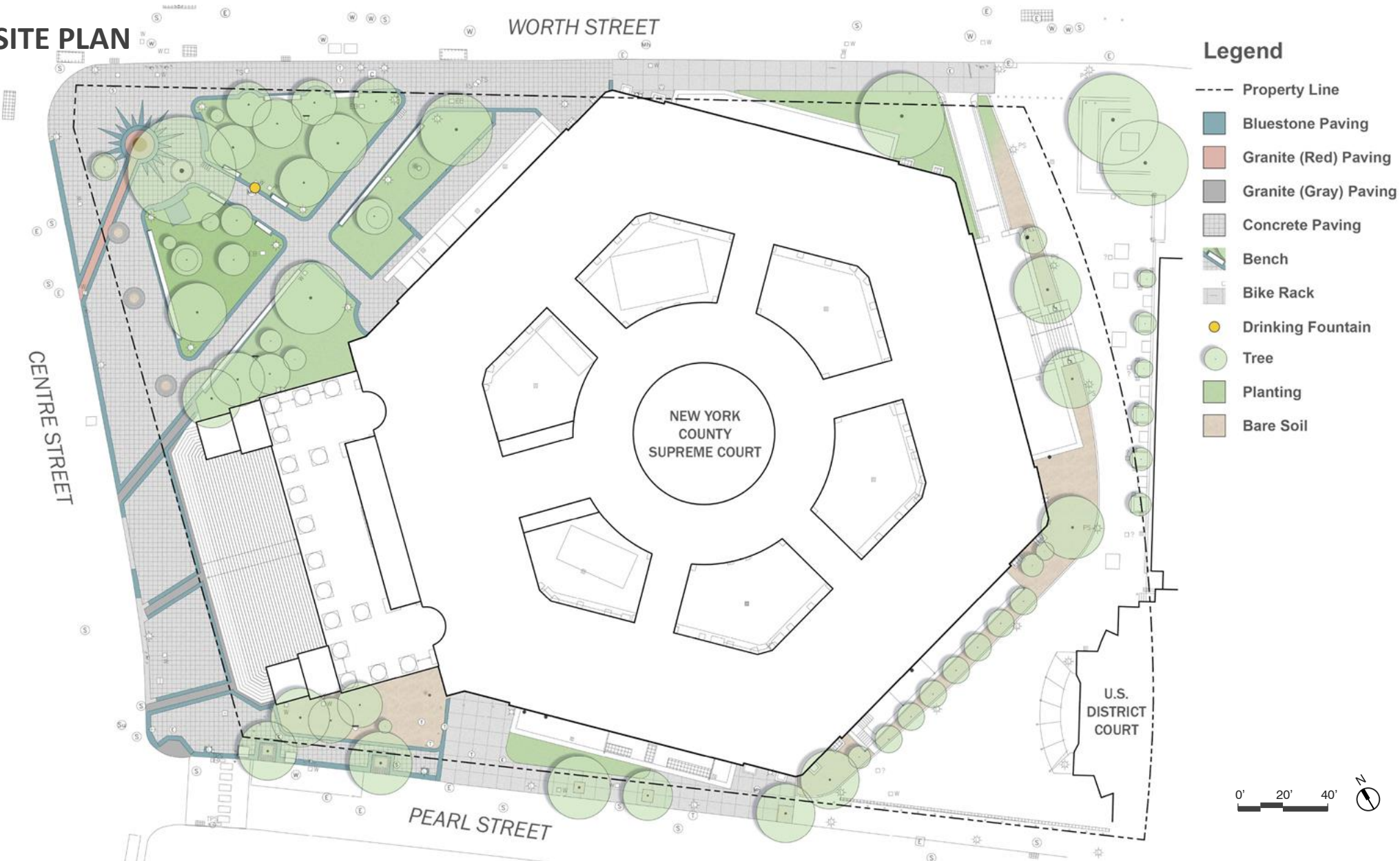
View of existing chiller.



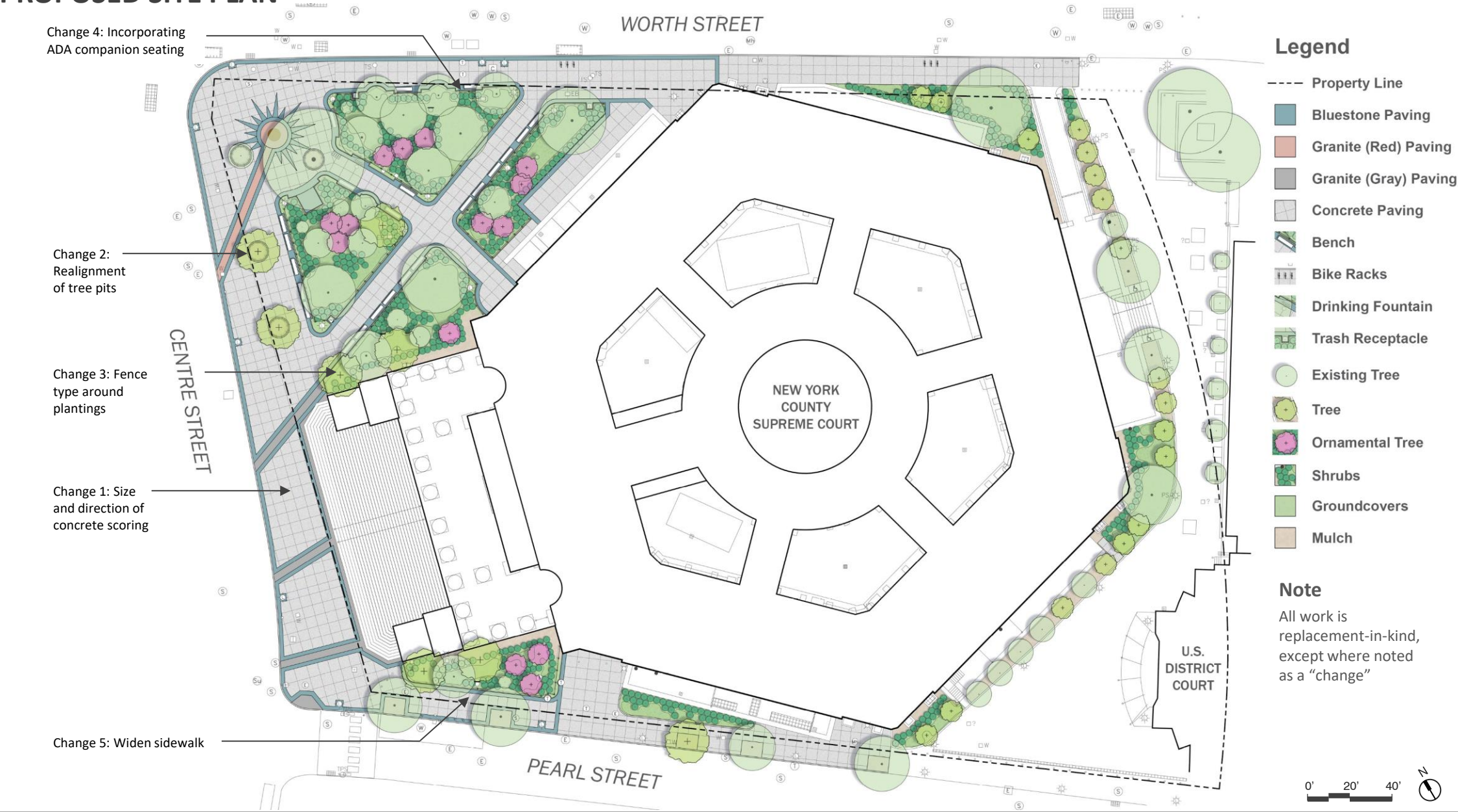
Building Section Through Proposed Mechanical Chiller  
on new steel dunnage – Cardinal Hayes Place



EXISTING SITE PLAN



# PROPOSED SITE PLAN





EXISTING & PROPOSED  
Change 1 – Size and Direction of Concrete Scoring



Existing – 2' x 2' Grid and Diagonal at Main Entrance Staircase



Proposed – 5' x 5' Grid and Parallel with Main Entrance Staircase



Existing 2' x 2' Grid at Centre and Worth Street



Existing 5' x 5' along Worth Street



EXISTING & PROPOSED  
Change 2 – Realignment of Tree Pits



Existing – Three Empty Tree Pits



Proposed – Removal of One Tree Pit and Realignment of Others



Existing Three Empty Tree Pits



Existing Tree Pit intersects solar ray



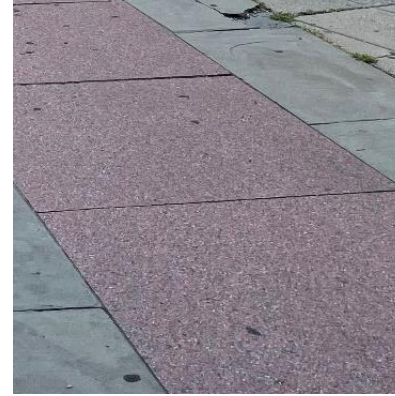
## EXTERIOR MATERIAL PALETTE



Bluestone Pavement  
*to match existing*



Granite Pavement  
*to match existing at solar ray*



Granite Pavement  
*to match existing at sunburst*



Concrete Pavement  
*Landmark Grey*



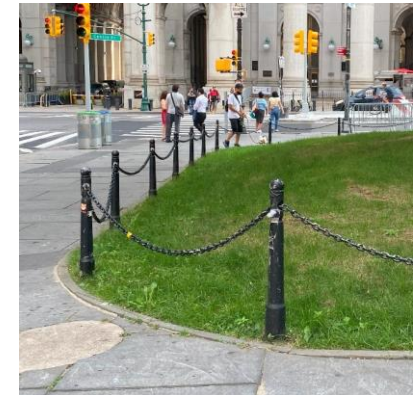
Bench  
*1939 World's Fair Bench with wood slats*



Bike Rack  
*CityRack*



Drinking Fountain  
*Hi-Lo Drinking Fountain with Bottle Filler*



Post and Chain Fence



## PROPOSED LANDSCAPE



Note: Pedestrian ramp not shown

**Thornton  
Tomasetti**

**NYC  
DDC** Department of  
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**NANCY OWENS  
STUDIO**

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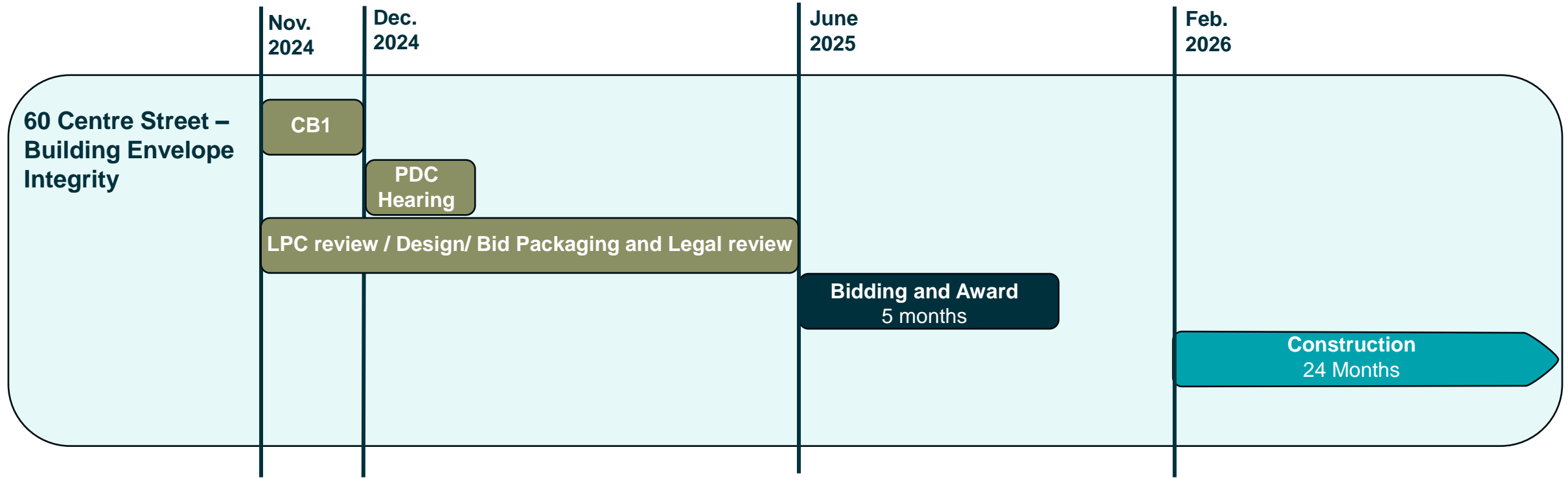


## PROPOSED LANDSCAPE





# NEXT STEPS



## Contact information:

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