



INDIA HOUSE

LANDMARKS PRESERVATION COMMISSION PUBLIC HEARING PRESENTATION

11.09.2021

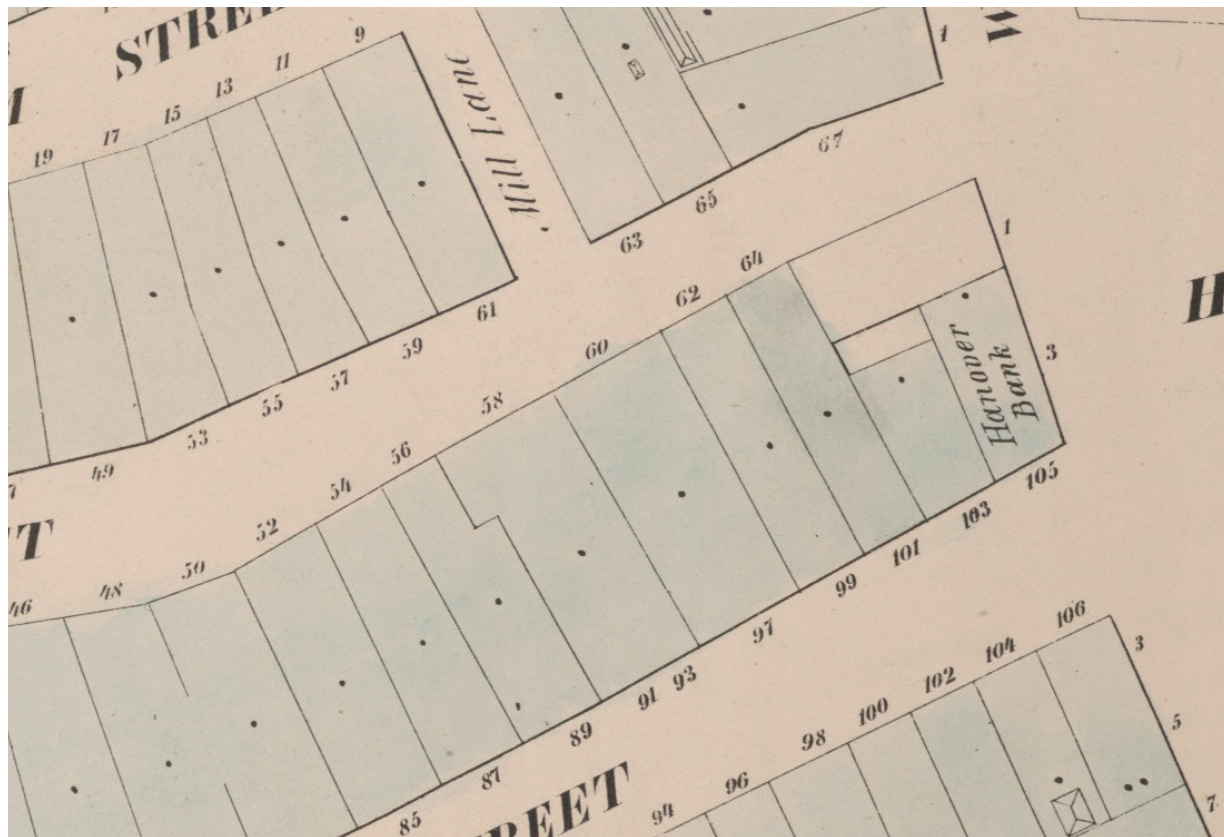
S9ARCHITECTURE



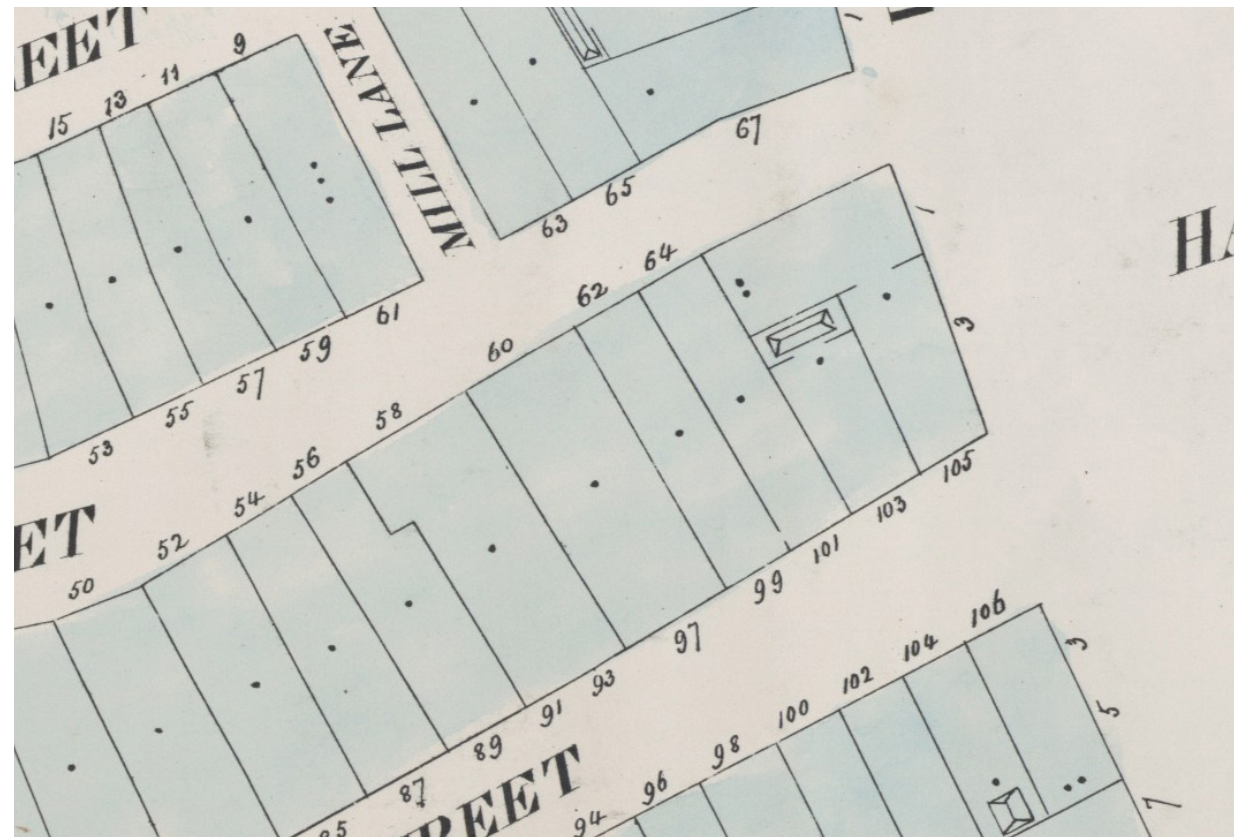
1 Hanover Square



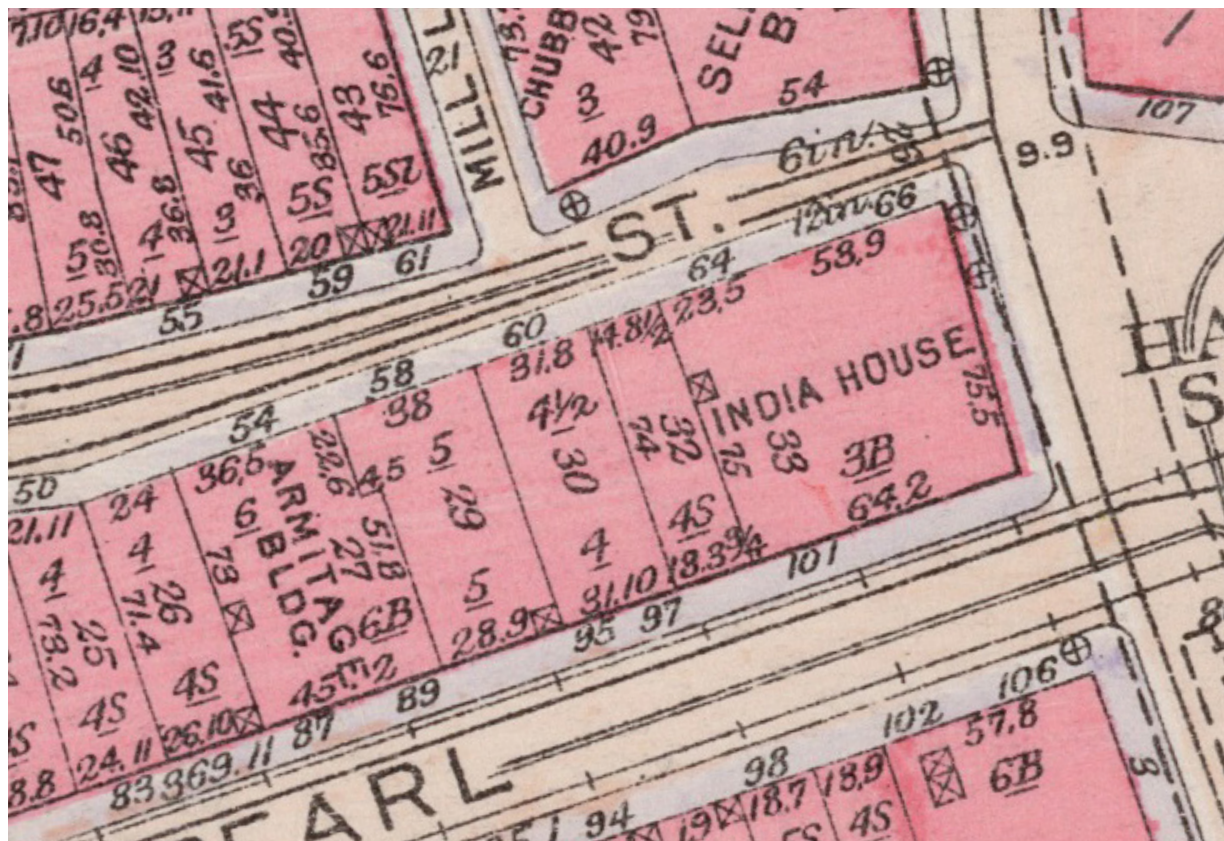
Site Location



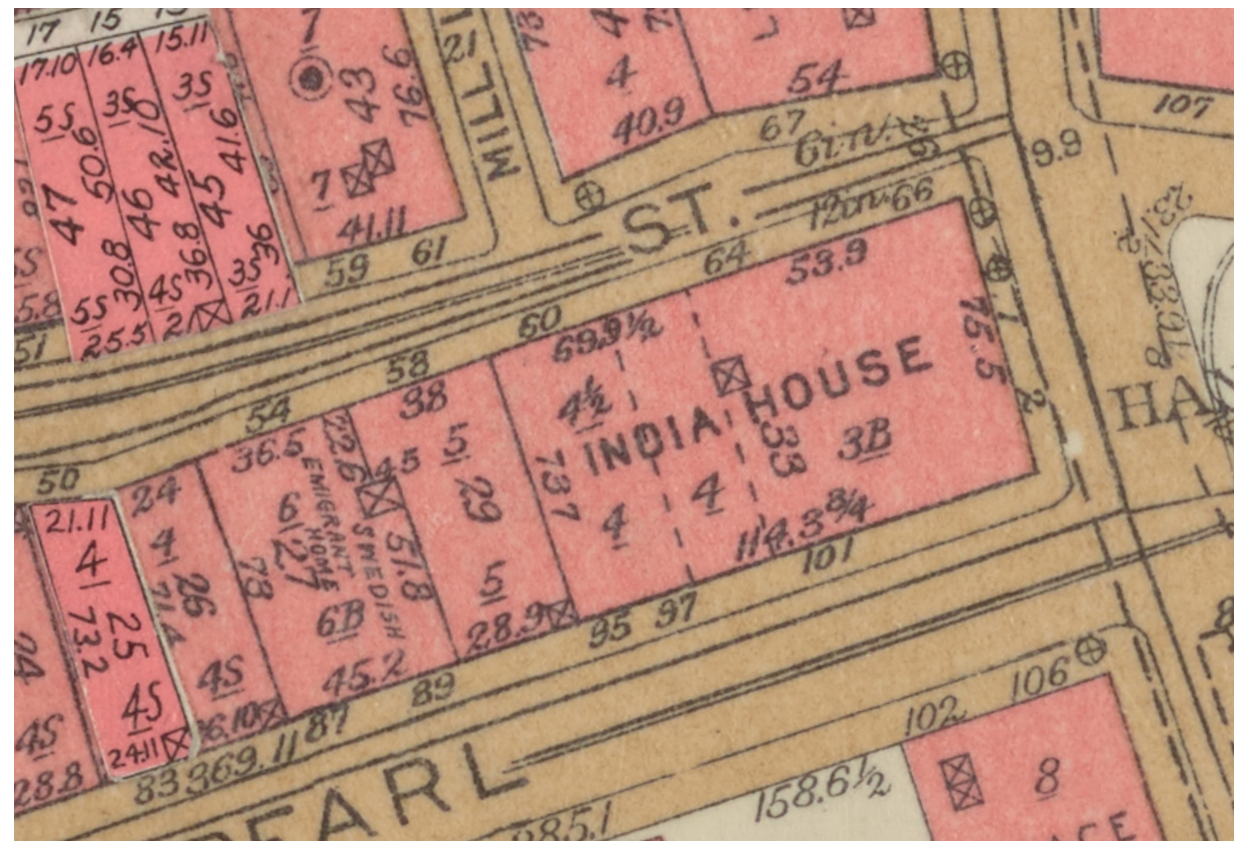
1852 Perris Map (NYPL)



1857 Perris Map (NYPL)



1916 Bromley Map (NYPL)



1955 Bromley Map (NYPL)



c.1871 (NYPL)



c.1914 (NYHS)



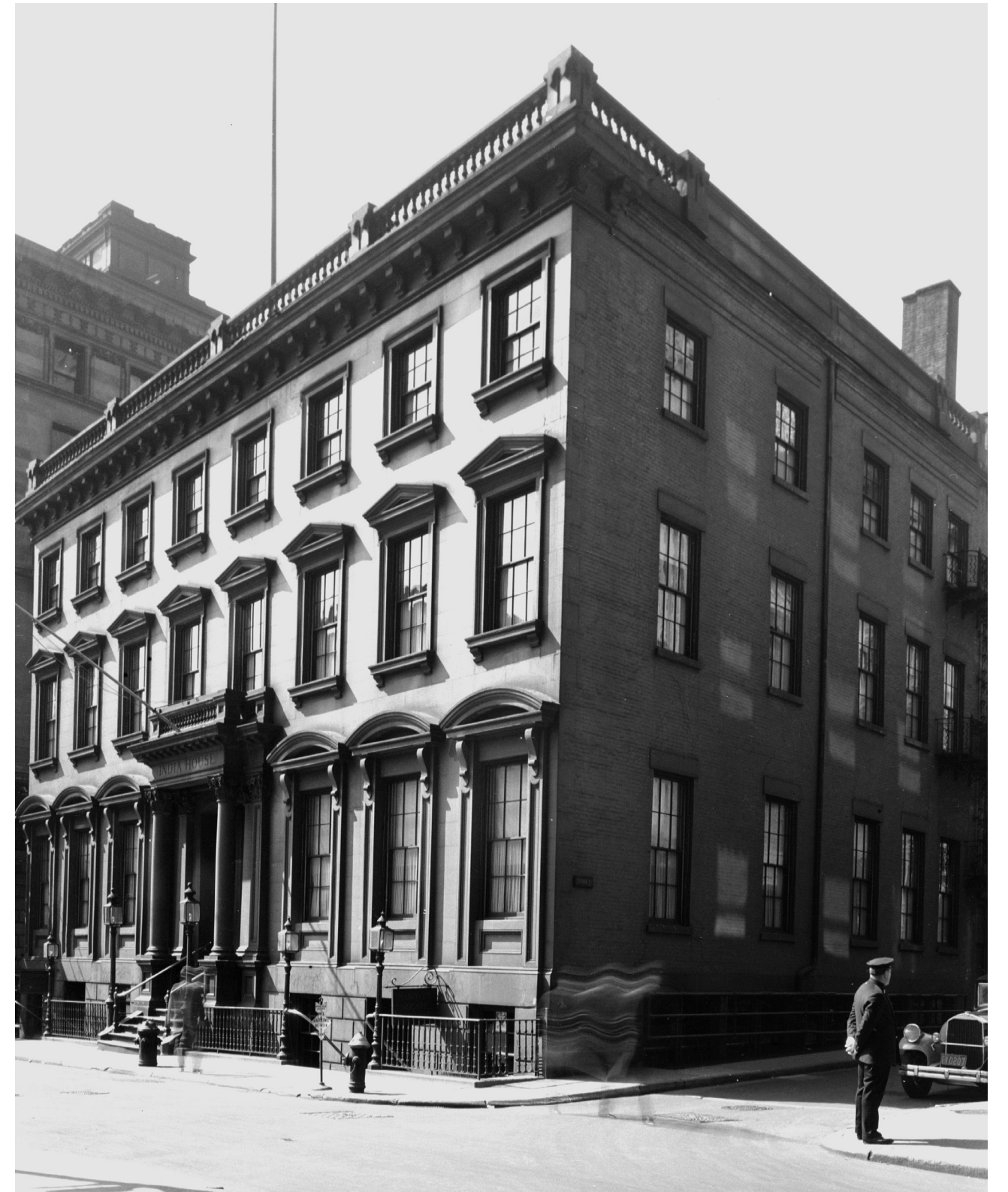
c.1907 (NYHS)



c.1914 (NYHS)

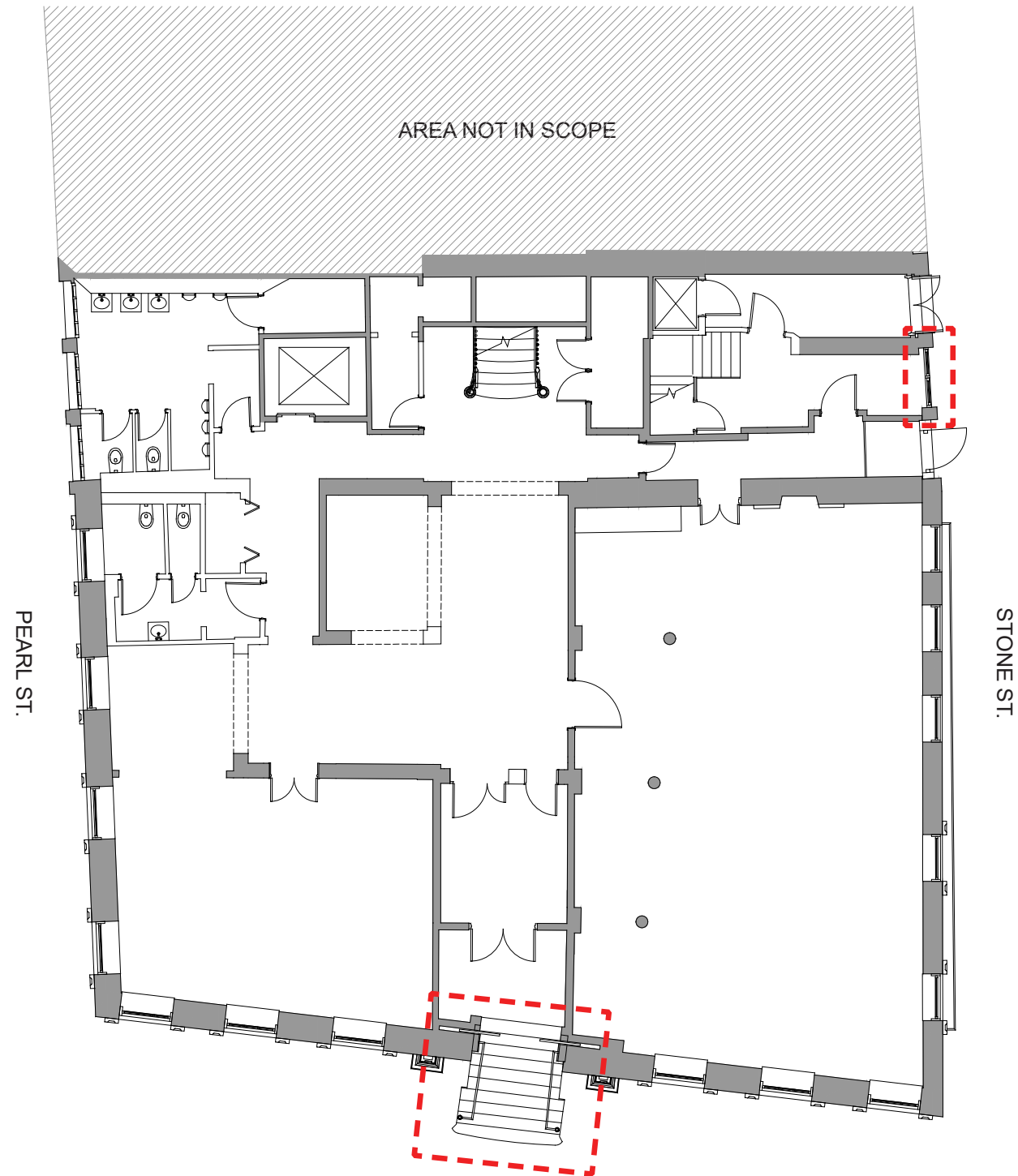


c. 1934, HABS Documentation (LOC)

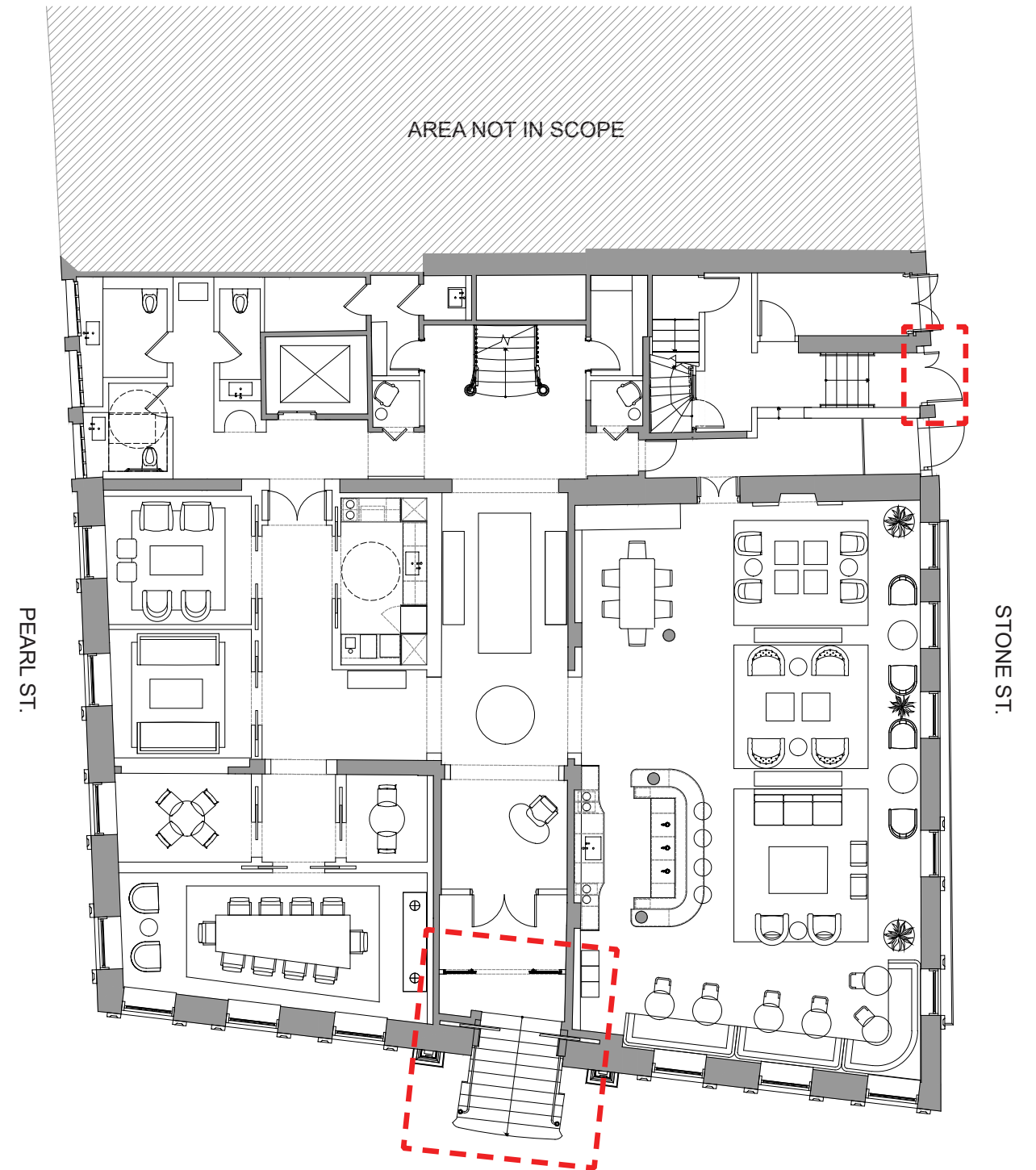


c. 1934, HABS Documentation (LOC)





1 EXISTING GROUND FLOOR PLAN



2 PROPOSED GROUND FLOOR PLAN



1 HANOVER SQUARE

1 EXISTING NORTH ELEVATION (HANOVER SQUARE)



1 HANOVER SQUARE

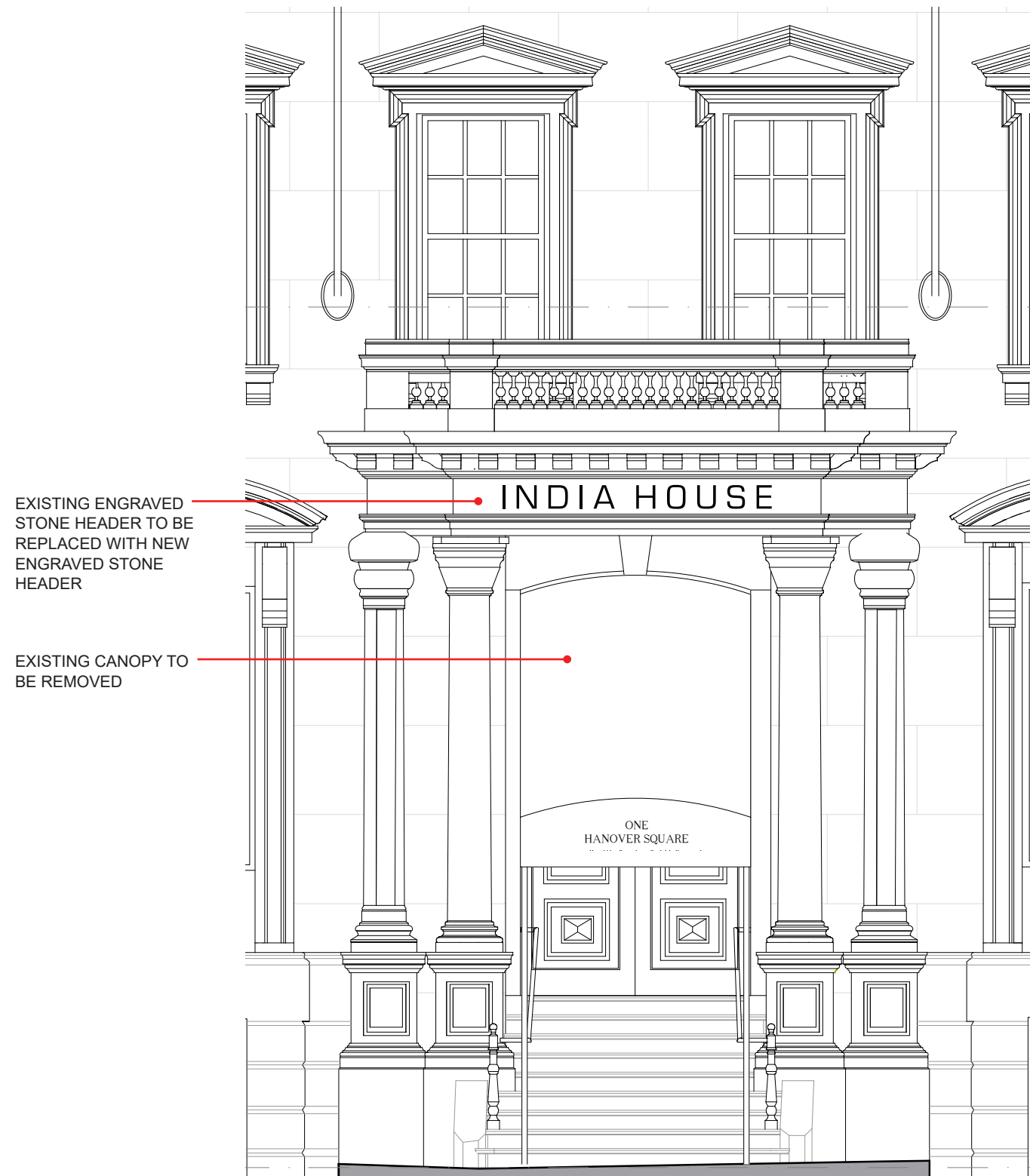
1 PROPOSED NORTH ELEVATION (HANOVER SQUARE)



INDIA HOUSE
S9ARCHITECTURE



EXISTING PHOTOS
11.09.2021 | P. 10

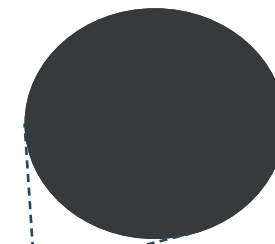


EXISTING ENTRANCE ON HANOVER SQUARE

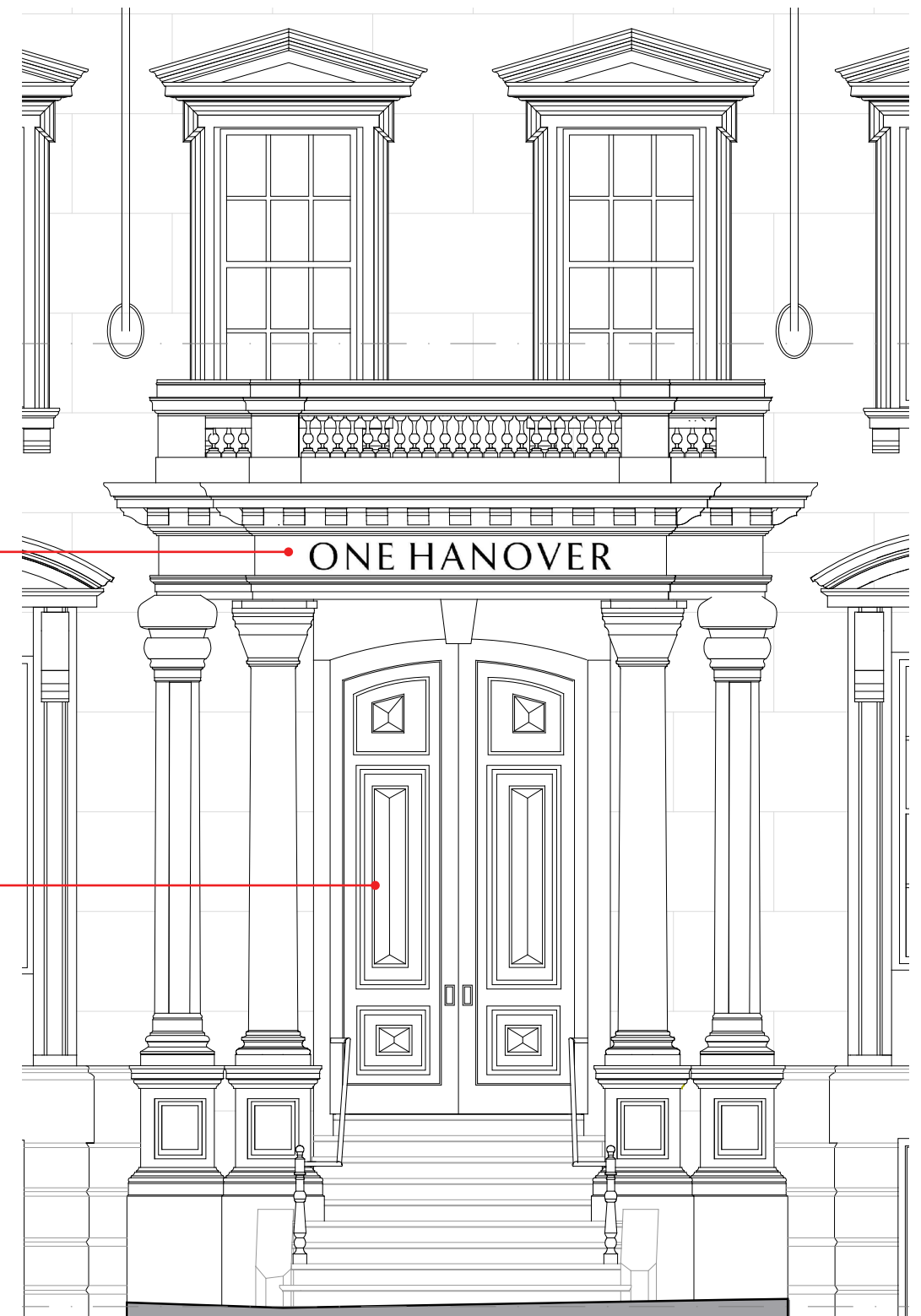
1/4" = 1'-0"



NEW CAST STONE HEADER TO MATCH EXISTING WITH NEW ENGRAVED GOLD LETTERING

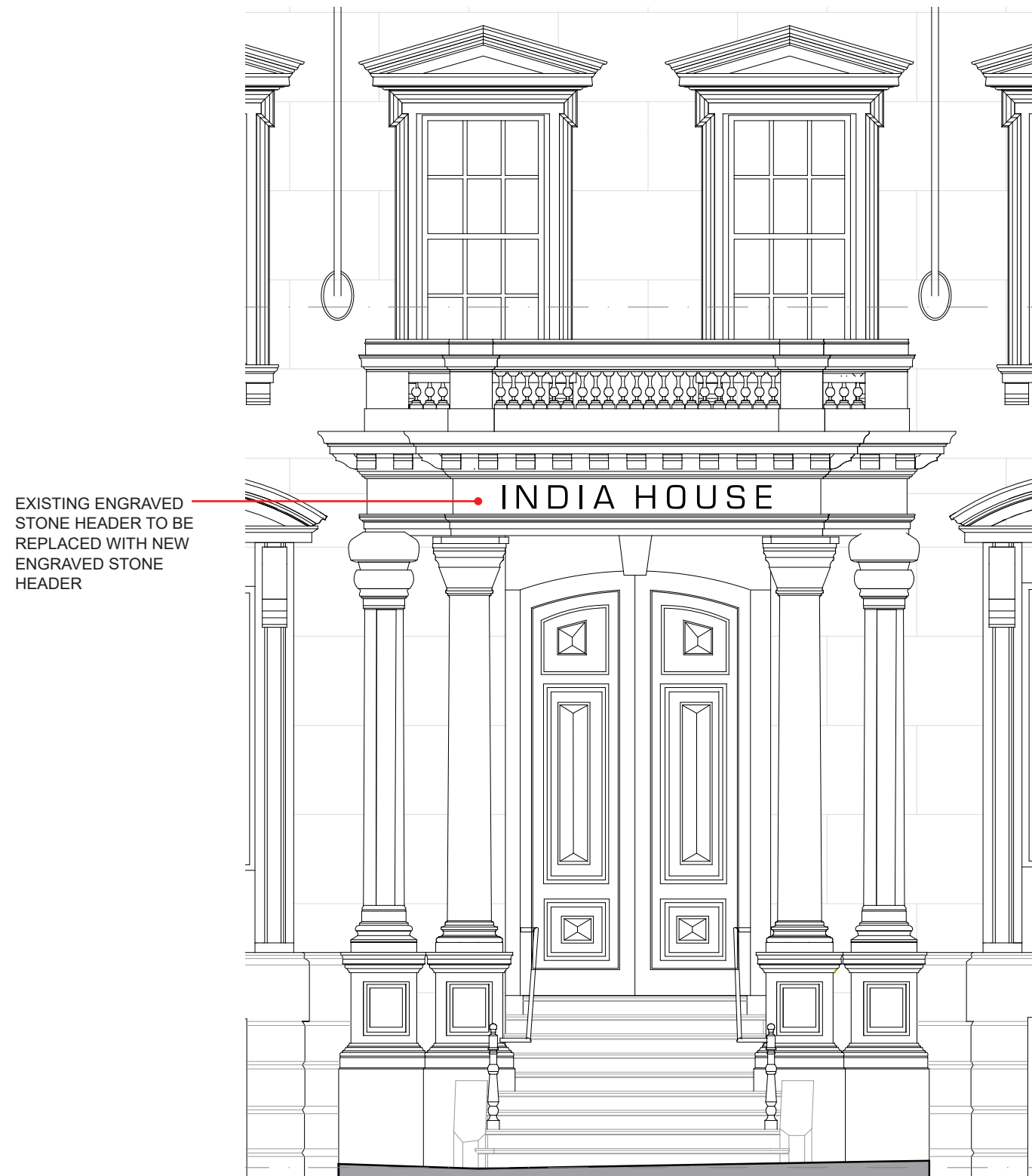


EXISTING SLIDING POCKET DOORS TO REMAIN IN THE OPEN POSITION WHILE BUILDING IS OCCUPIED. THESE DOORS ARE TO BE REFURBISHED: SCRAPED, PRIMED, AND PAINTED TO MATCH EXISTING COLOR. PAINT TO MATCH EXISTING, BENJAMIN MOORE, MOPBOARD BLACK, CW-680, SEMI-GLOSS FINISH



PROPOSED ENTRANCE ON HANOVER SQUARE

1/4" = 1'-0"



EXISTING ENGRAVED
STONE HEADER TO BE
REPLACED WITH NEW
ENGRAVED STONE
HEADER

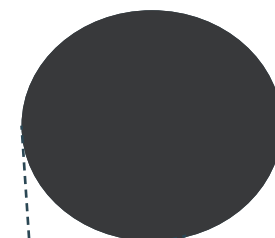
INDIA HOUSE

EXISTING ENTRANCE ON HANOVER SQUARE

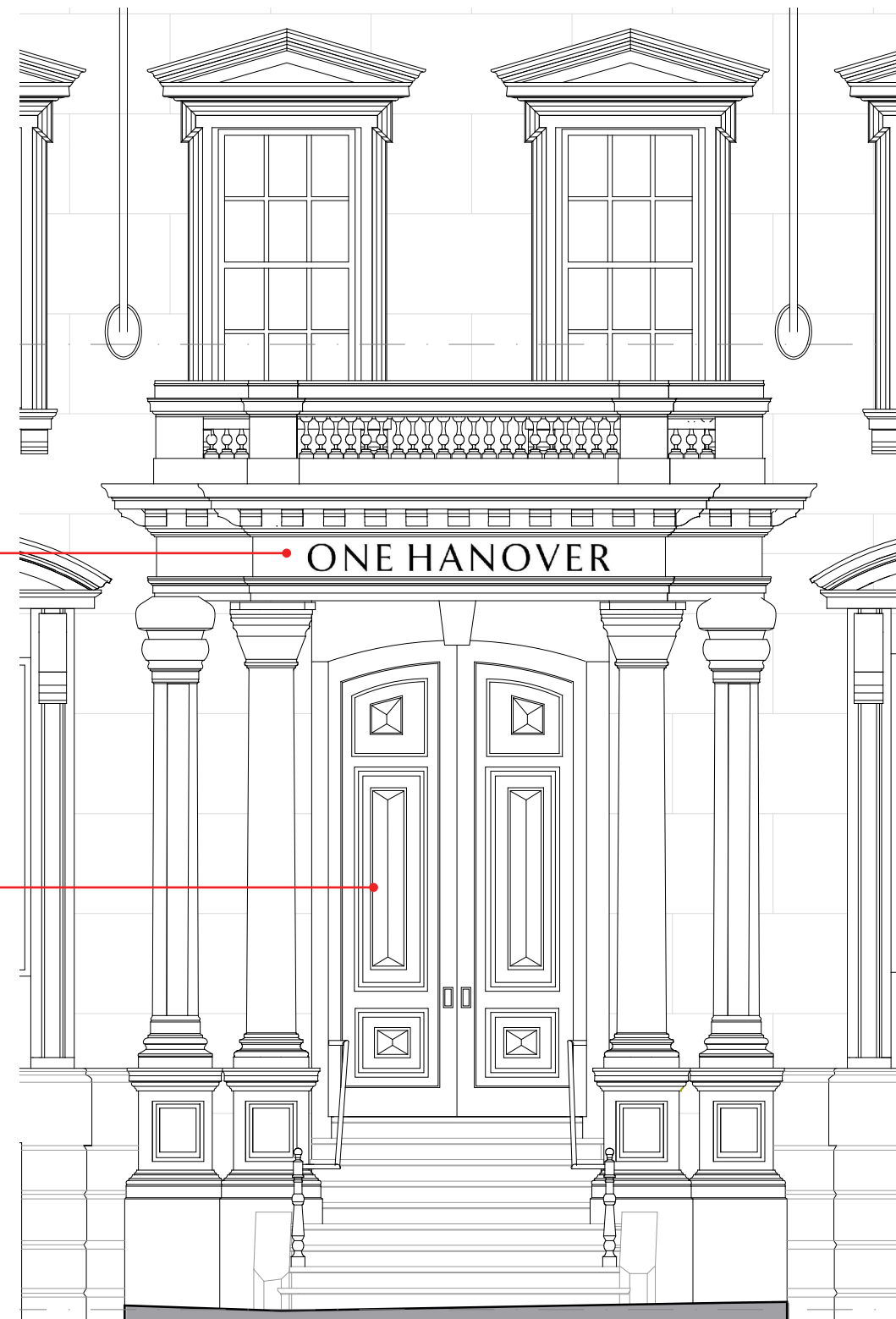
1/4" = 1'-0"



NEW CAST STONE HEADER TO
MATCH EXISTING WITH NEW
ENGRAVED GOLD LETTERING



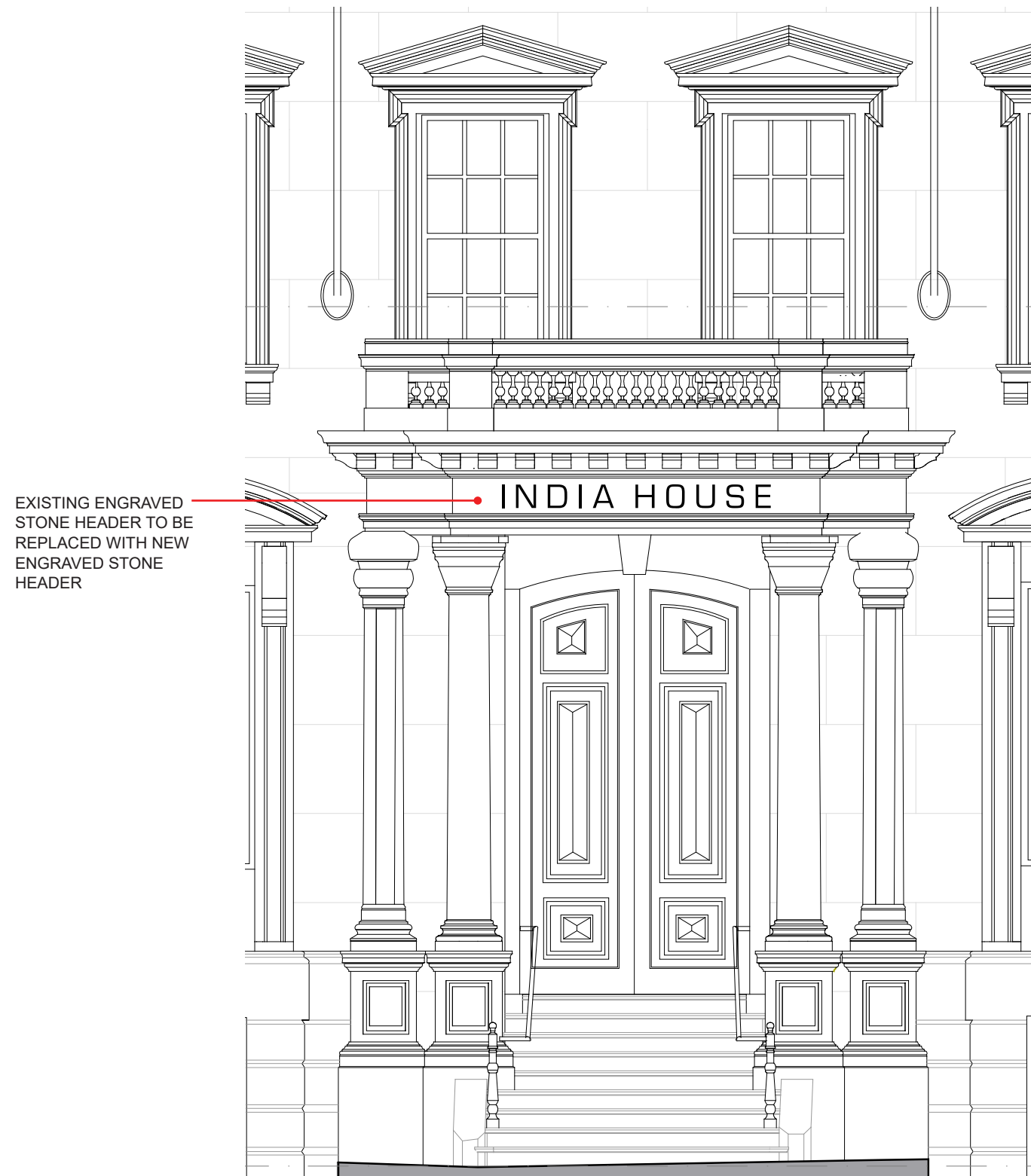
EXISTING SLIDING POCKET
DOORS TO REMAIN IN THE
OPEN POSITION WHILE
BUILDING IS OCCUPIED.
THESE DOORS ARE TO BE
REFURBISHED: SCRAPED,
PRIMED, AND PAINTED TO
MATCH EXISTING COLOR.
PAINT TO MATCH EXISTING,
BENJAMIN MOORE,
MOPBOARD BLACK, CW-680,
SEMI-GLOSS FINISH



ONE HANOVER

PROPOSED ENTRANCE ON HANOVER SQUARE

1/4" = 1'-0"



EXISTING ENGRAVED
STONE HEADER TO BE
REPLACED WITH NEW
ENGRAVED STONE
HEADER

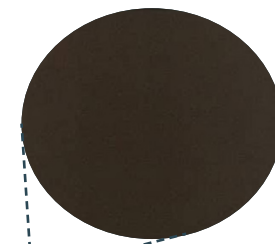
INDIA HOUSE

EXISTING ENTRANCE ON HANOVER SQUARE

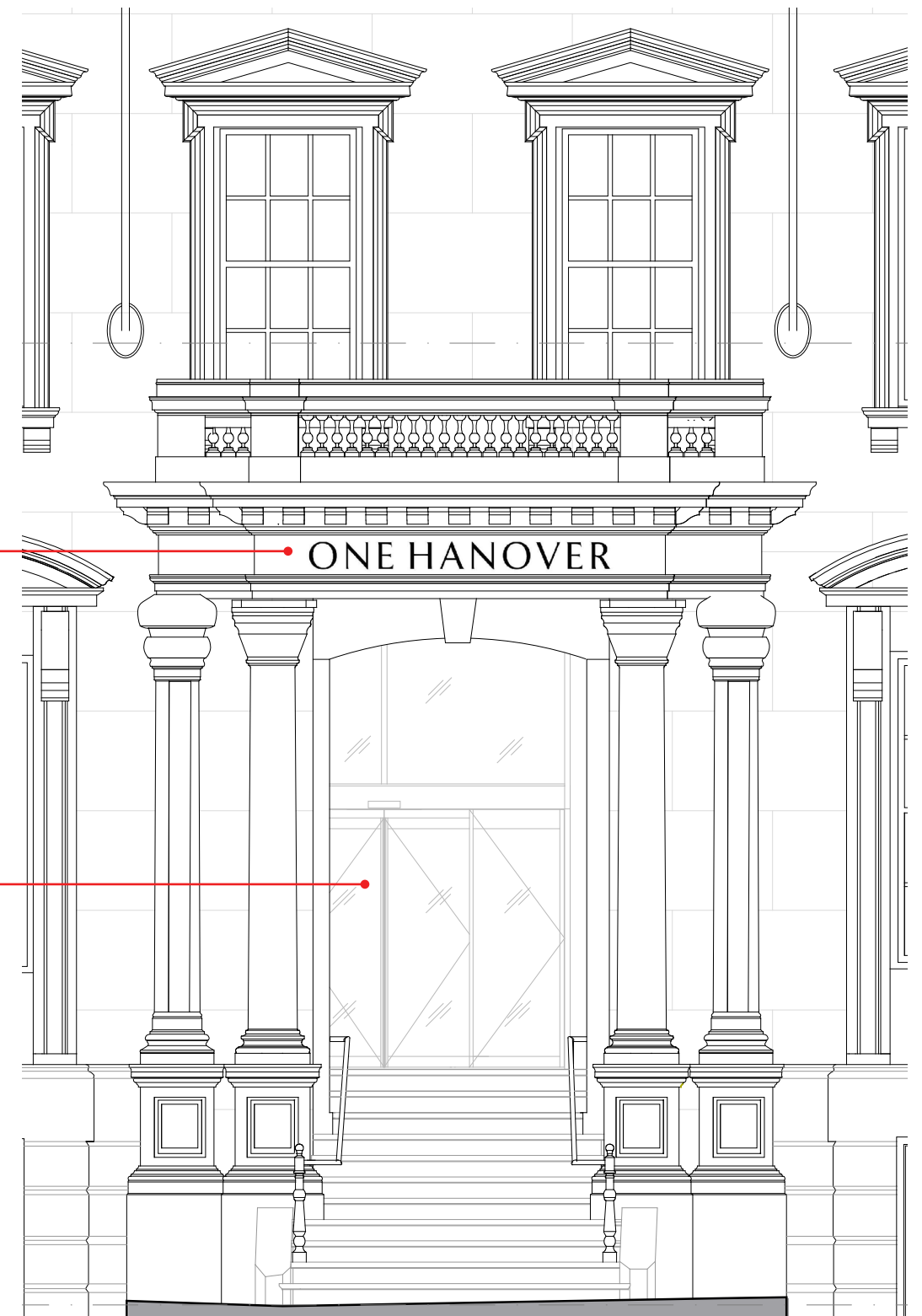
1/4" = 1'-0"



NEW CAST STONE HEADER TO
MATCH EXISTING WITH NEW
ENGRAVED GOLD LETTERING



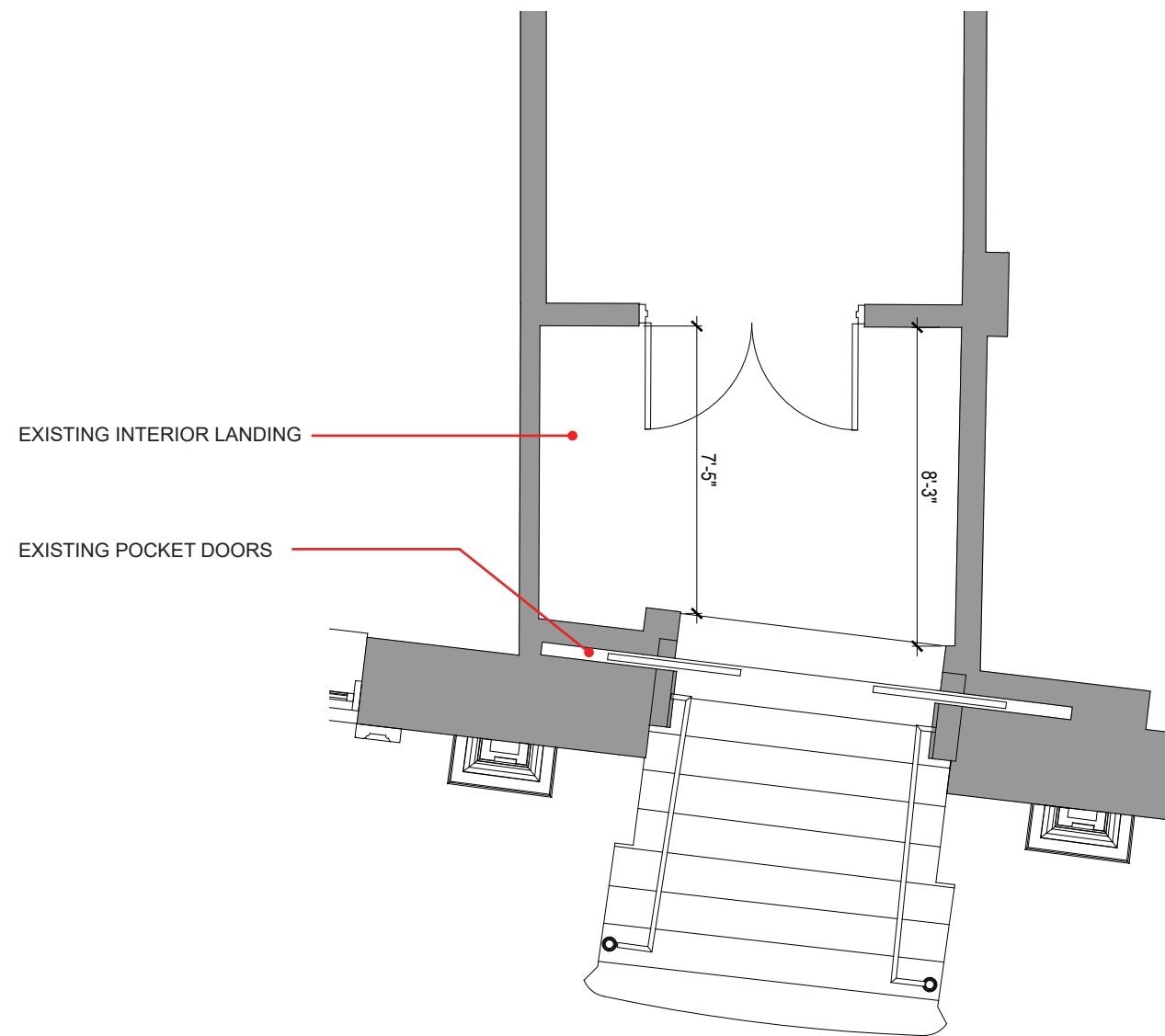
NEW SLIDING GLASS DOORS
BEYOND, FRAME COLOR
TO BE ANODIZED BRONZE
FINISH



ONE HANOVER

PROPOSED ENTRANCE ON HANOVER SQUARE

1/4" = 1'-0"



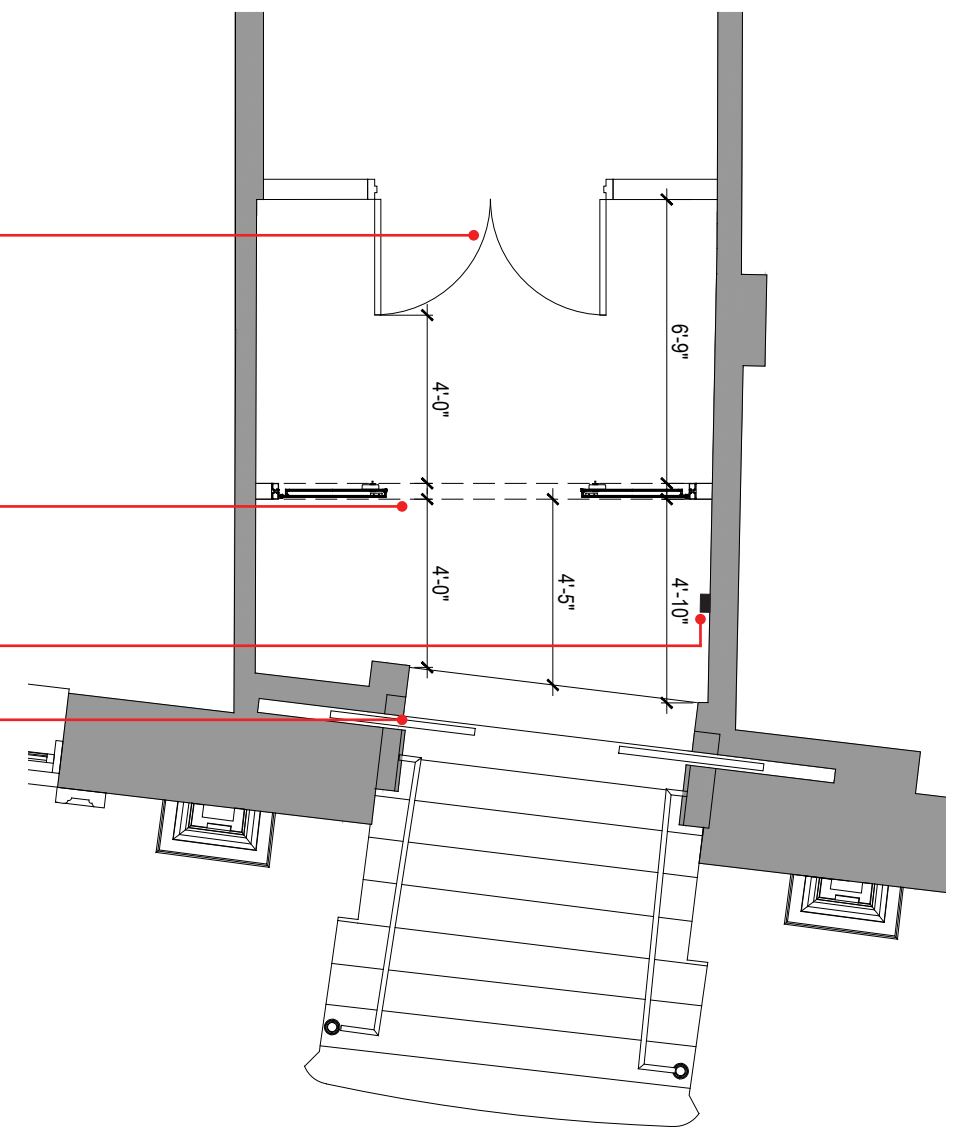
EXISTING ENTRANCE PLAN ON HANOVER SQUARE

EXISTING VESTIBUE DOORS AND WALL MOVED
BACK 2.5' TO BE CODE COMPLIANT

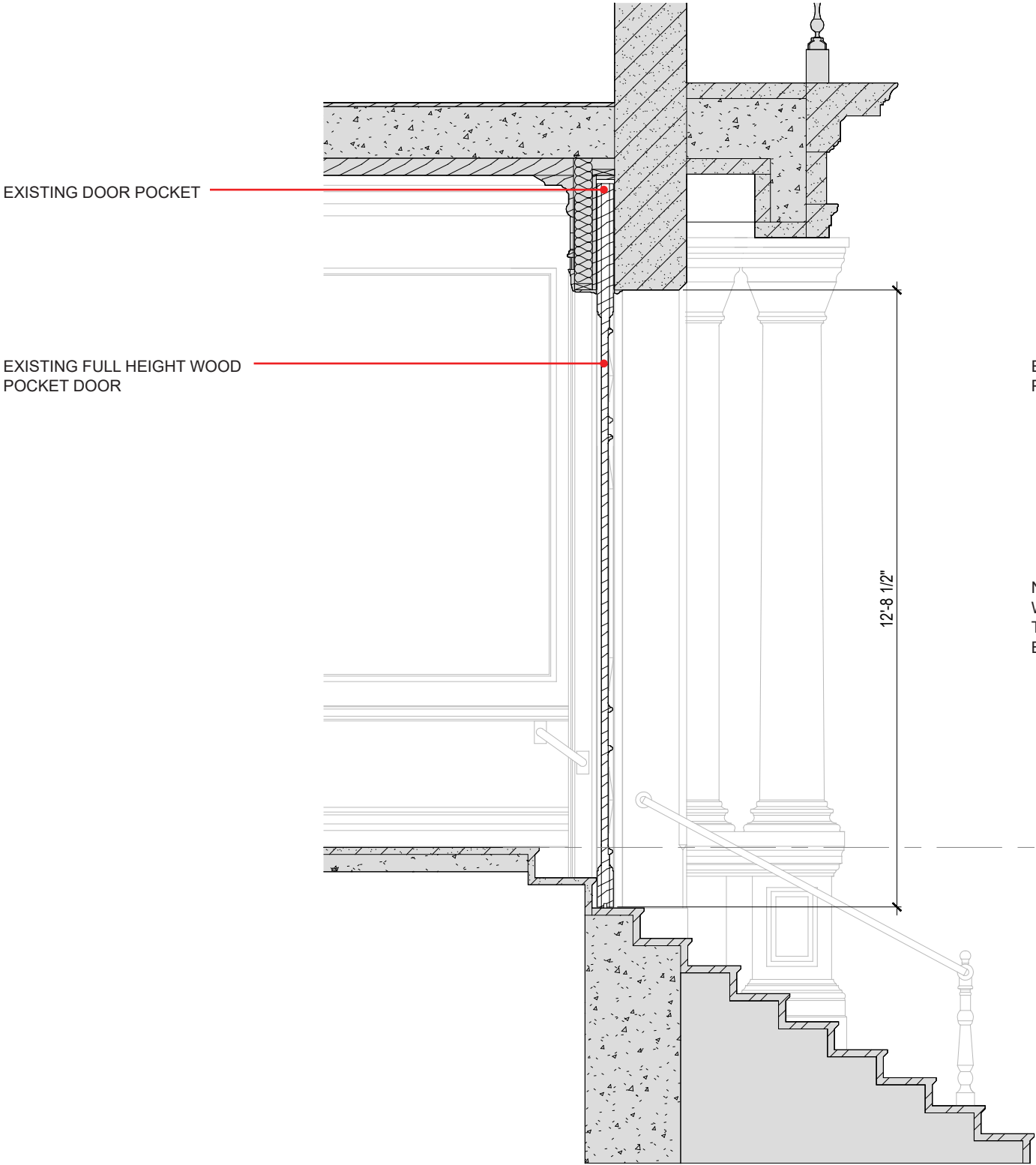
NEW SLIDING GLASS DOOR, AUTOMATICALLY OPENS
DURING THE DAY AND OPENS WITH KEY FOB AT
NIGHT

KEY FOB

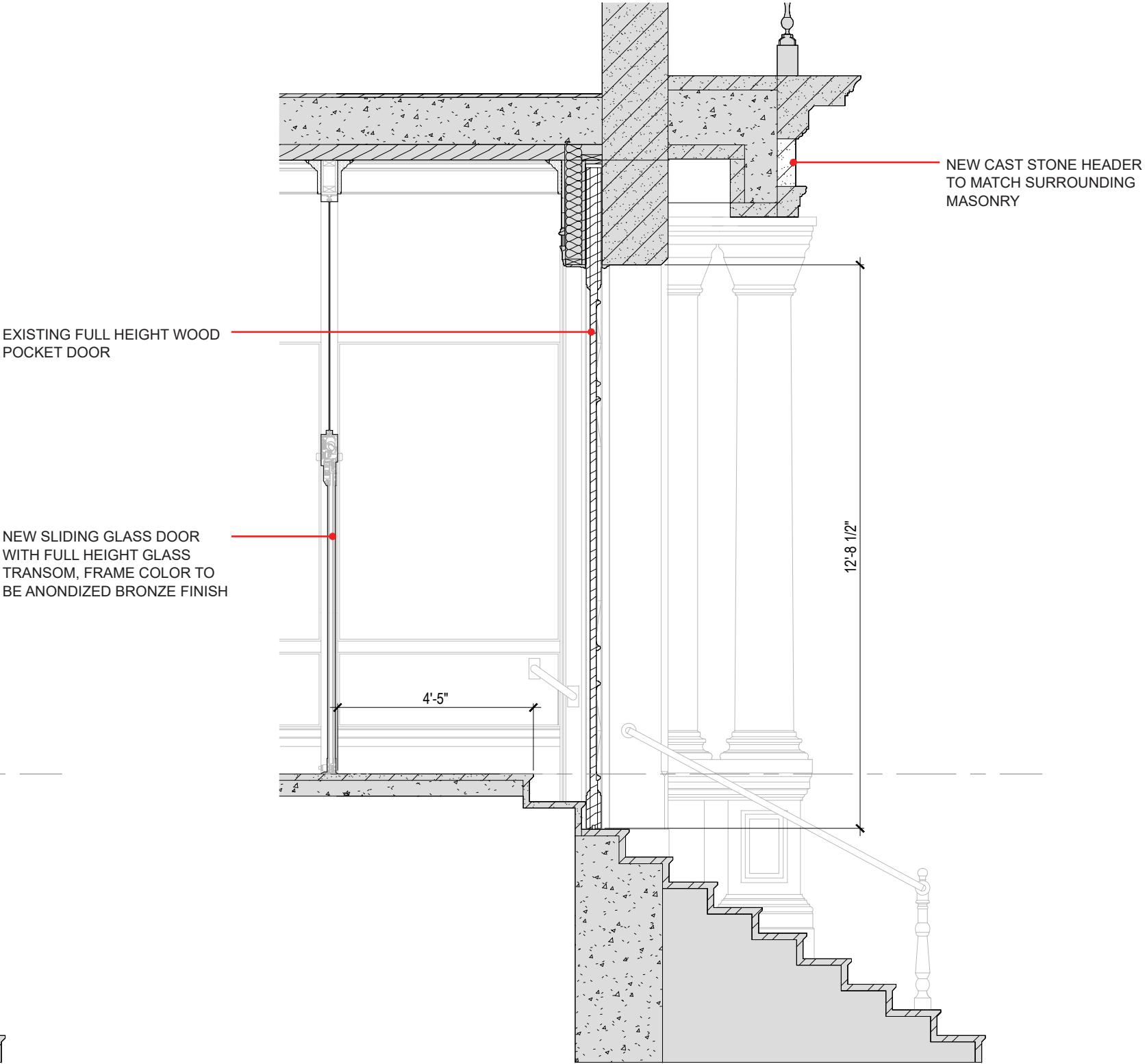
EXISTING SLIDING POCKET DOORS TO REMAIN IN
THE OPEN POSITION WHILE BUILDING IS OCCUPIED.
THESE DOORS ARE TO BE REFURBISHED: SCRAPED,
PRIMED, AND PAINTED TO MATCH EXISTING COLOR.
POCKET DOOR HARDWARE TO BE REPLACED TO
ALLOW DOORS TO FUNCTION PROPERLY AND NEW
RECESSED DOOR PULLS ADDED TO THE EXTERIOR



PROPOSED ENTRANCE PLAN ON HANOVER SQUARE



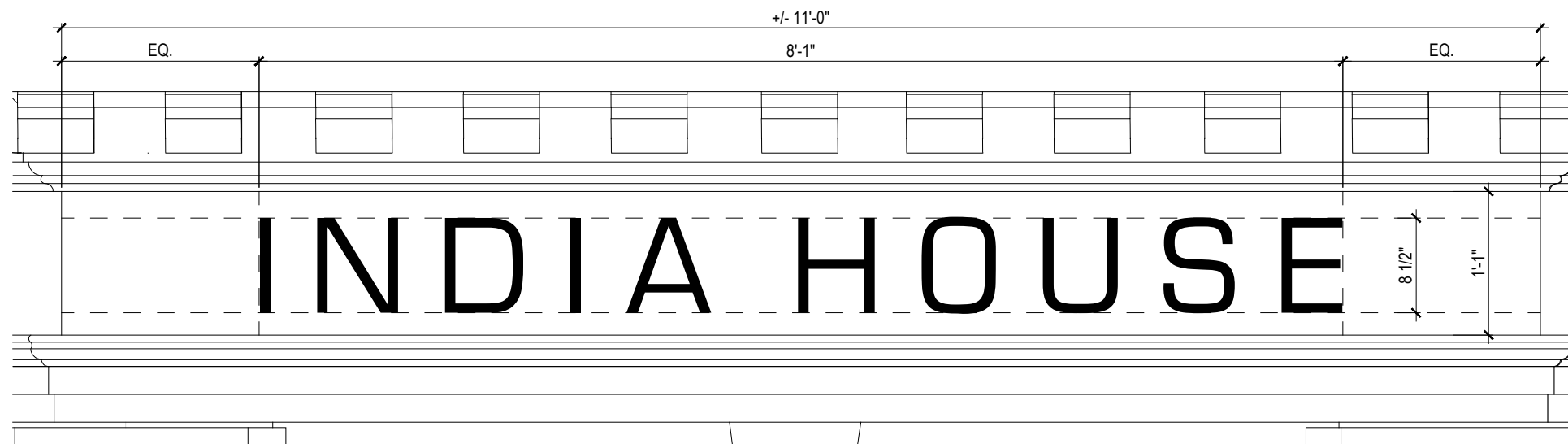
EXISTING ENTRANCE SECTION ON HANOVER SQUARE
3/8" = 1'-0"



PROPOSED ENTRANCE SECTION ON HANOVER SQUARE
3/8" = 1'-0"

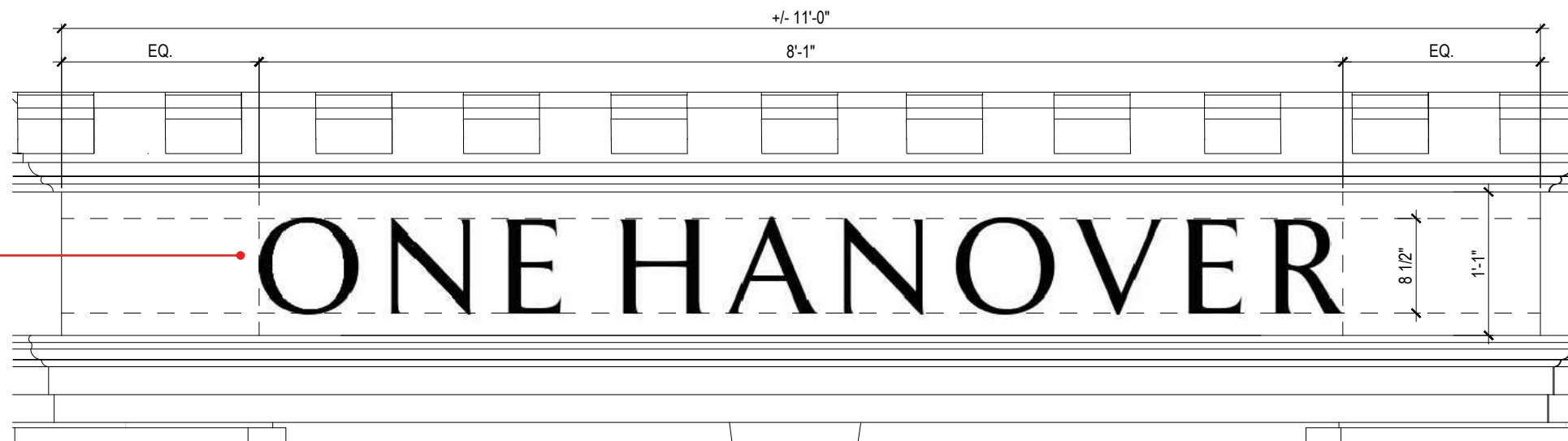
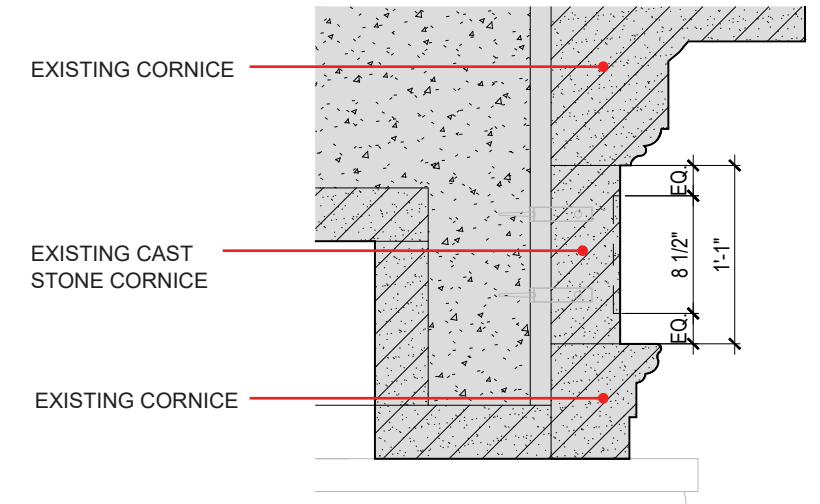


DORMAKABA - ESA400 FINE FRAME - 1 MADISON AVE. NEW YORK, NY



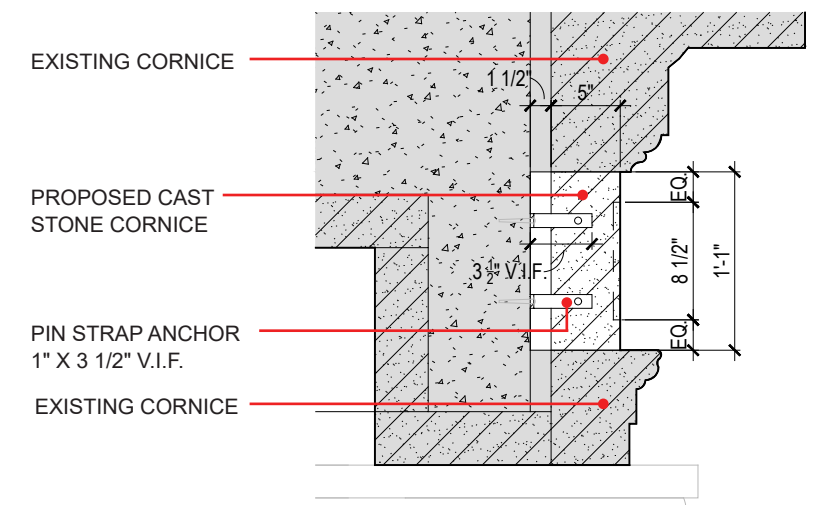
EXISTING SIGNAGE SECTION DETAIL AT HANOVER SQUARE ENTRANCE - EUROSTYLE FONT

1 1/2" = 1'-0"



PROPOSED ENLARGED SIGNAGE ELEVATION AT HANOVER SQUARE ENTRANCE - EXEMPLAR PRO FONT

1 1/2" = 1'-0"

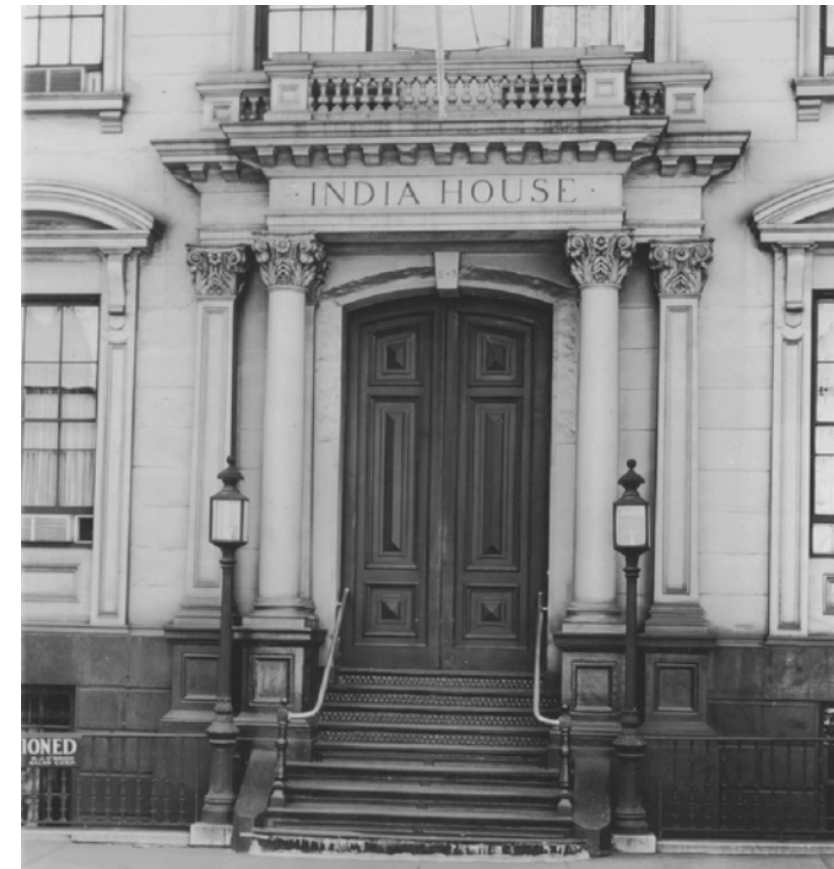




c. 1871 (NYPL)



c. 1907 (NYHS)



c. 1939 (NYPL)



c. 1965 (LPC)



c. 1977 (MCNY)



EXISTING CONDITION



1 EXISTING WEST ELEVATION (STONE STREET)



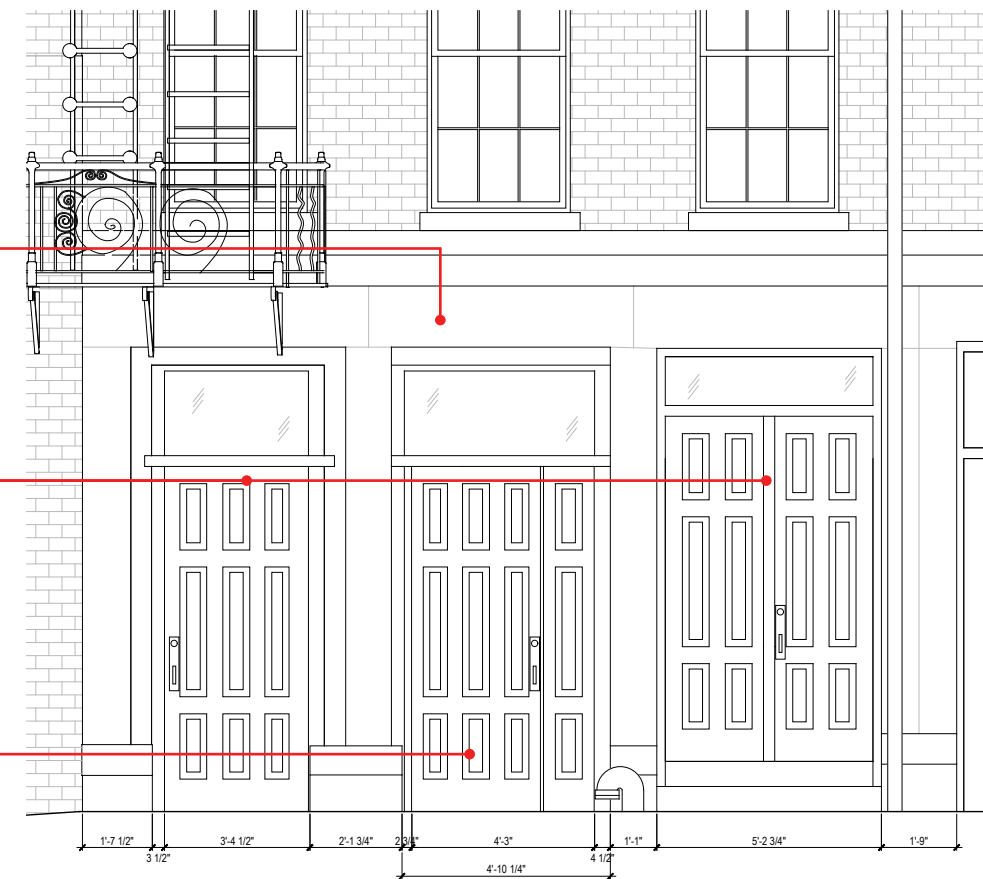
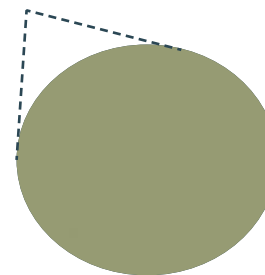
1 PROPOSED WEST ELEVATION (STONE STREET)



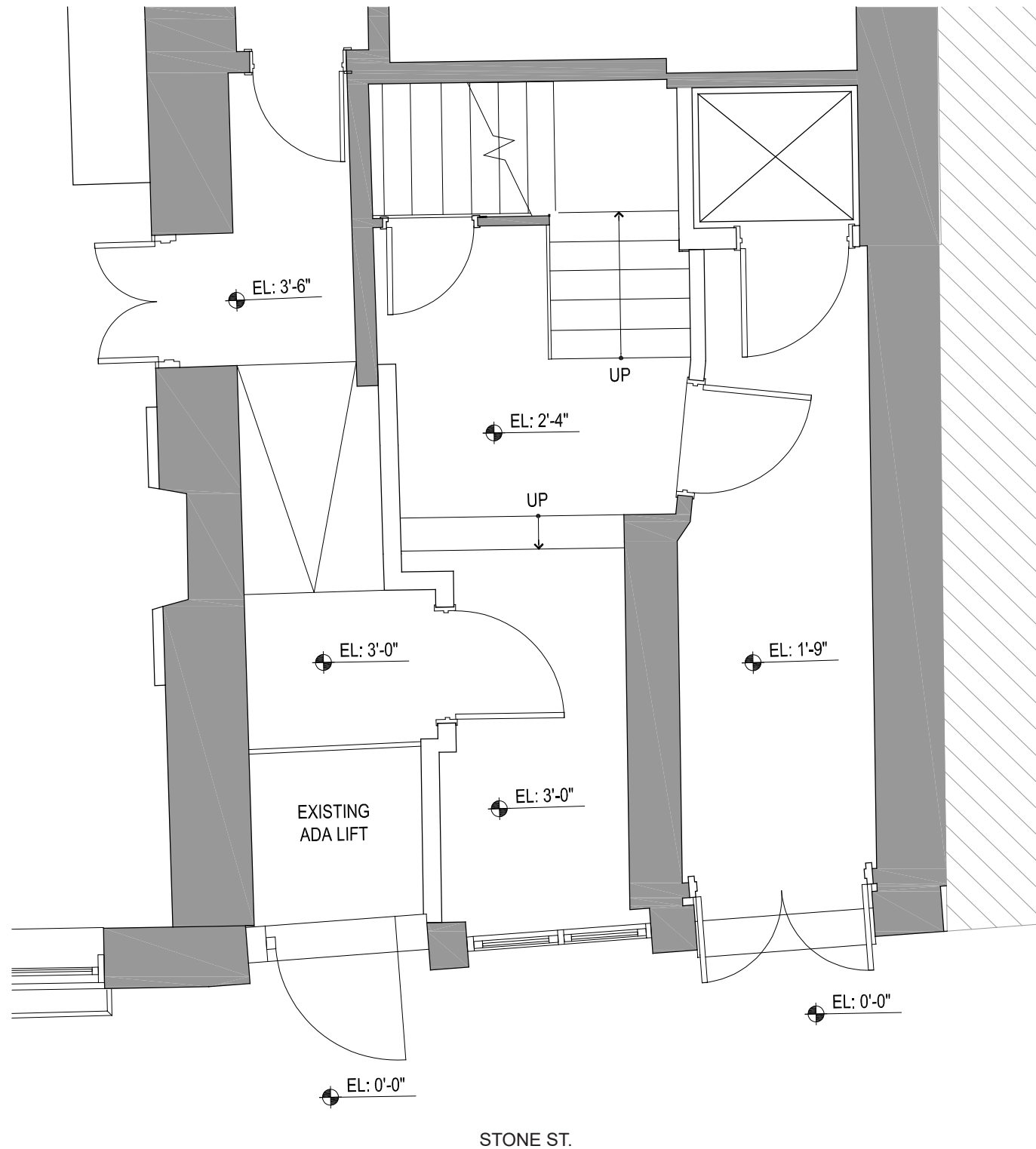


EXISTING ENTRANCE ON STONE STREET

- ANY MISSING OR DAMAGED GRANITE TO BE REPLACED IN KIND
- EXISTING ROLL-DOWN GATE HOUSING TO BE REMOVED TO REVEAL TRANSOM BEHIND
- EXISTING DOORS TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING NON-HISTORIC GRANITE SILL AND NON-HISTORIC BRICK INFILL BELOW WINDOW TO BE REMOVED
- NEW WOOD DOOR TO MATCH SURROUNDING WOOD SERVICE DOORS, COLOR TO MATCH SURROUNDING DOOR COLOR, BENJAMIN MOORE, MISTED FERN - 482

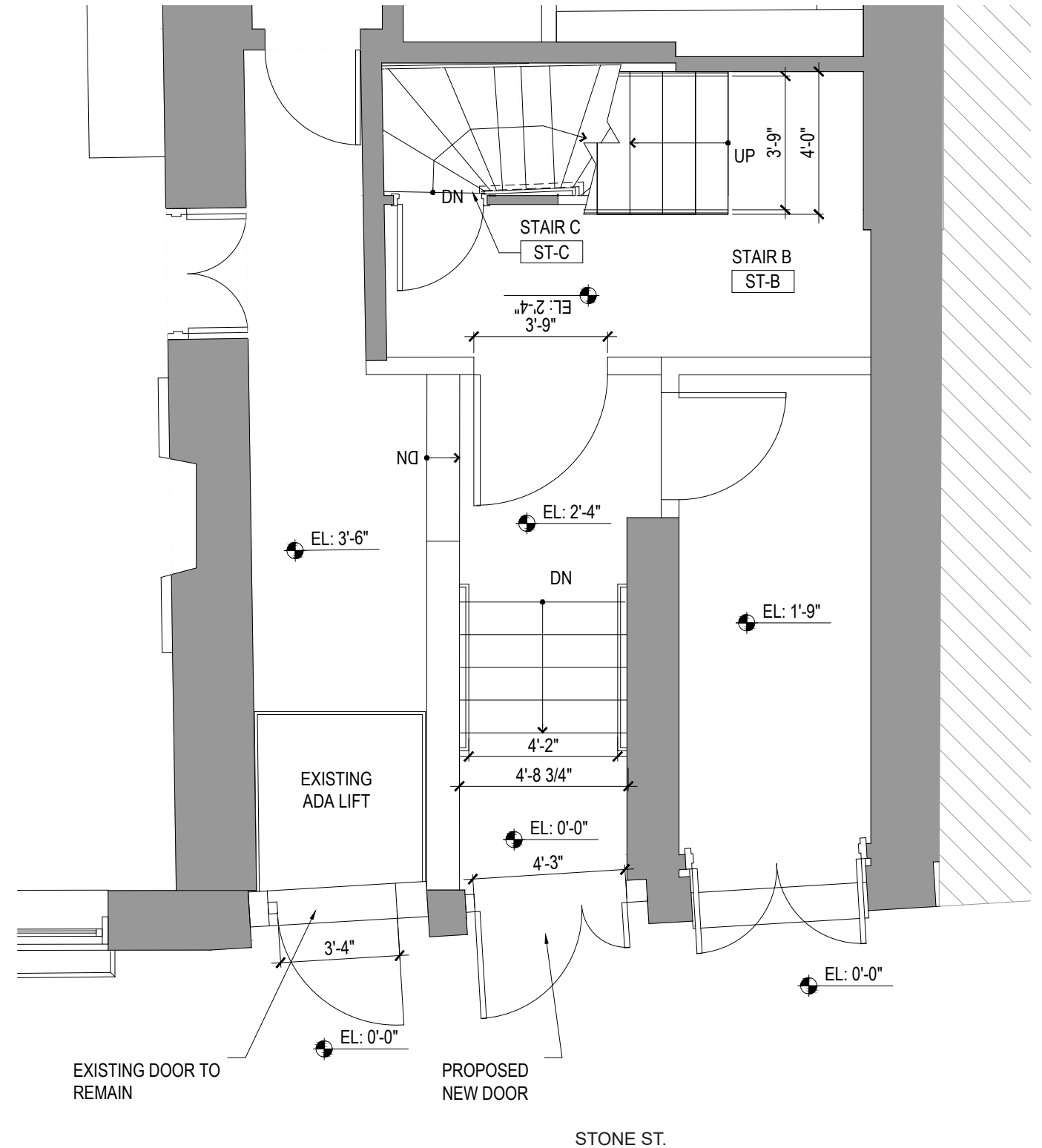


PROPOSED ENTRANCE ON STONE STREET



EXISTING ENTRANCE PLAN ON STONE STREET

1/4" = 1'-0"



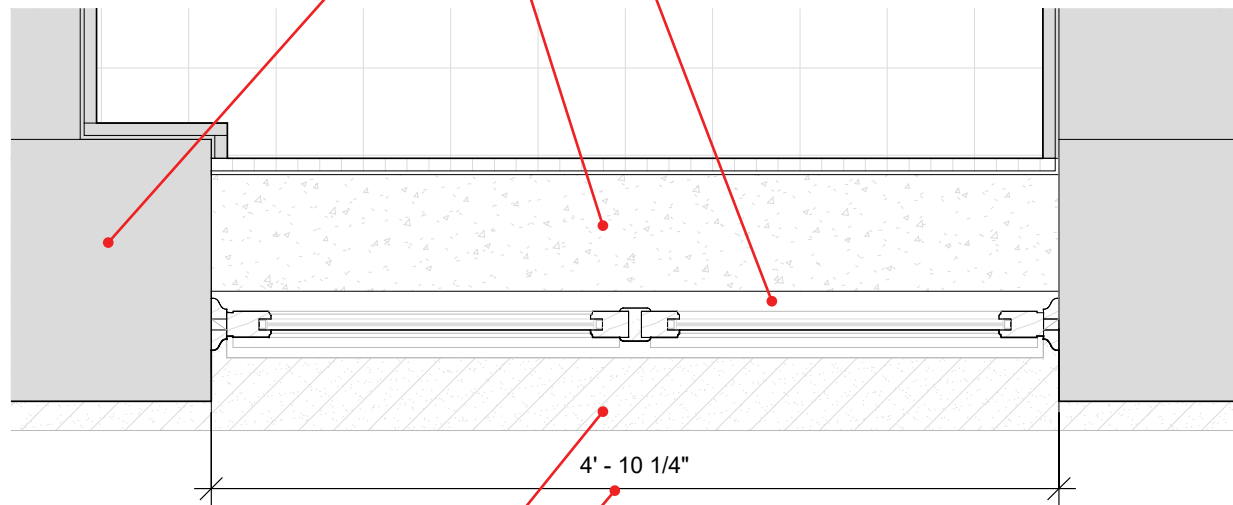
PROPOSED ENTRANCE PLAN ON STONE STREET

1/4" = 1'-0"

EXISTING WINDOWS TO BE
REMOVED

EXISTING CONCRETE BACKUP
WALL TO BE REMOVED

EXISTING STONE PIERS TO
REMAIN



EXISTING STONE SILL TO BE
REMOVED

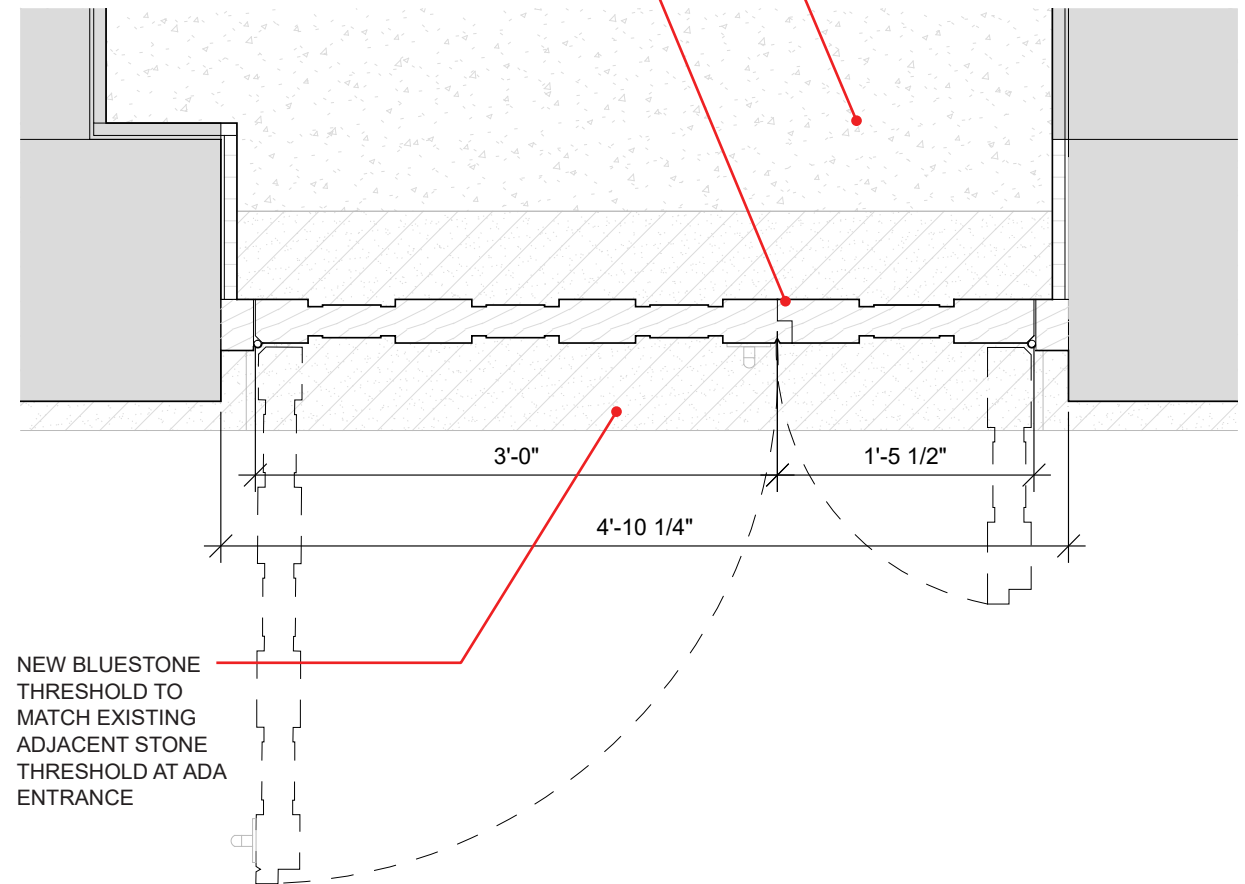
EXISTING STONE ROUGH
OPENING TO BE MAINTAINED

PLAN DETAILS AT EXISTING ENTRANCE ON STONE STREET

1" = 1'-0"

NEW CONCRETE SLAB AT GRADE

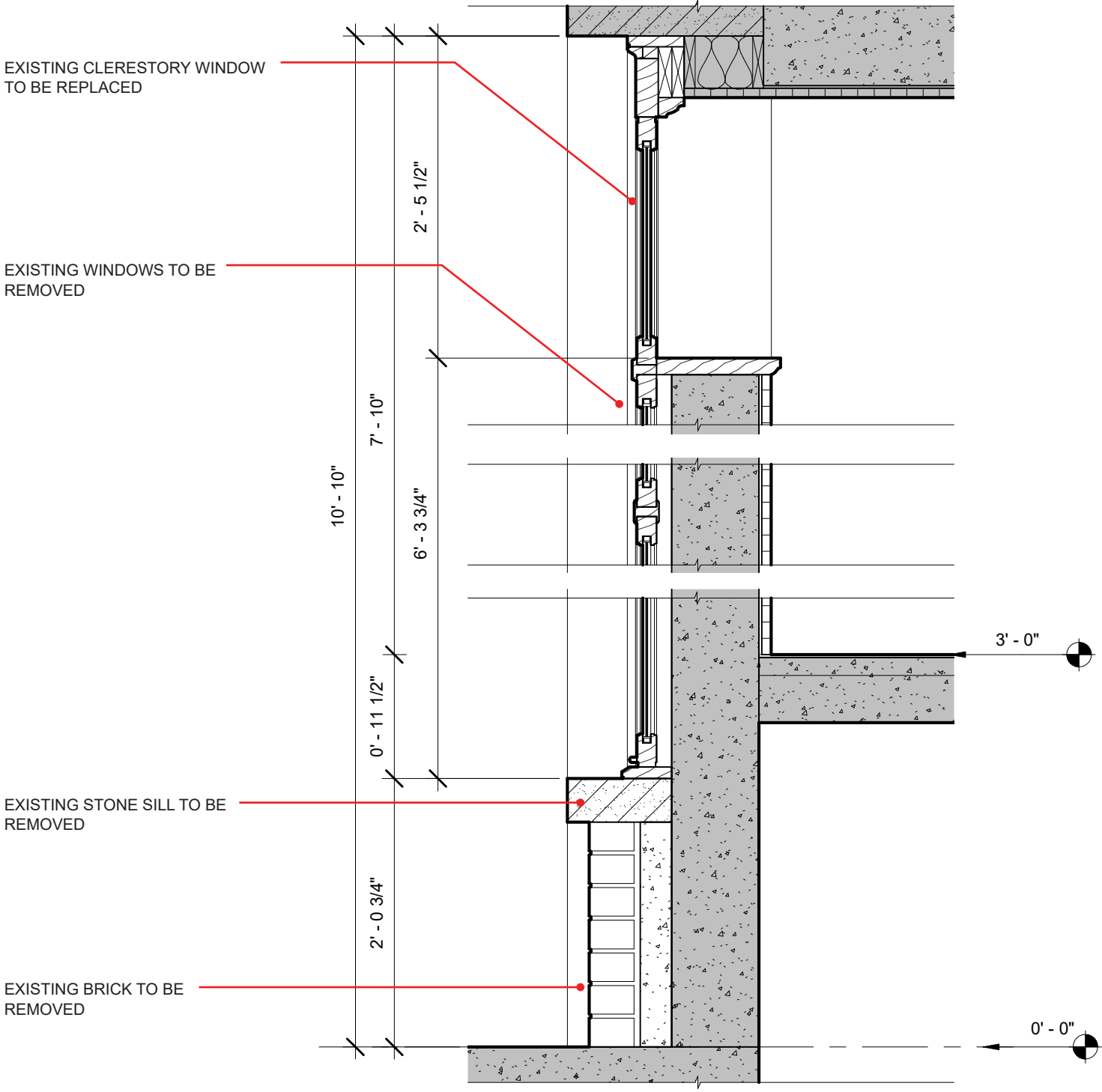
NEW ASYMMETRICAL SWING
DOORS TO REPLACE WINDOWS.
NEW WOOD DOORS TO MATCH
SURROUNDING WOOD SERVICE
DOORS, COLOR TO MATCH
EXISTING DOOR / TRIM COLOR



NEW BLUESTONE
THRESHOLD TO
MATCH EXISTING
ADJACENT STONE
THRESHOLD AT ADA
ENTRANCE

PLAN DETAILS AT PROPOSED ENTRANCE ON STONE STREET

1" = 1'-0"

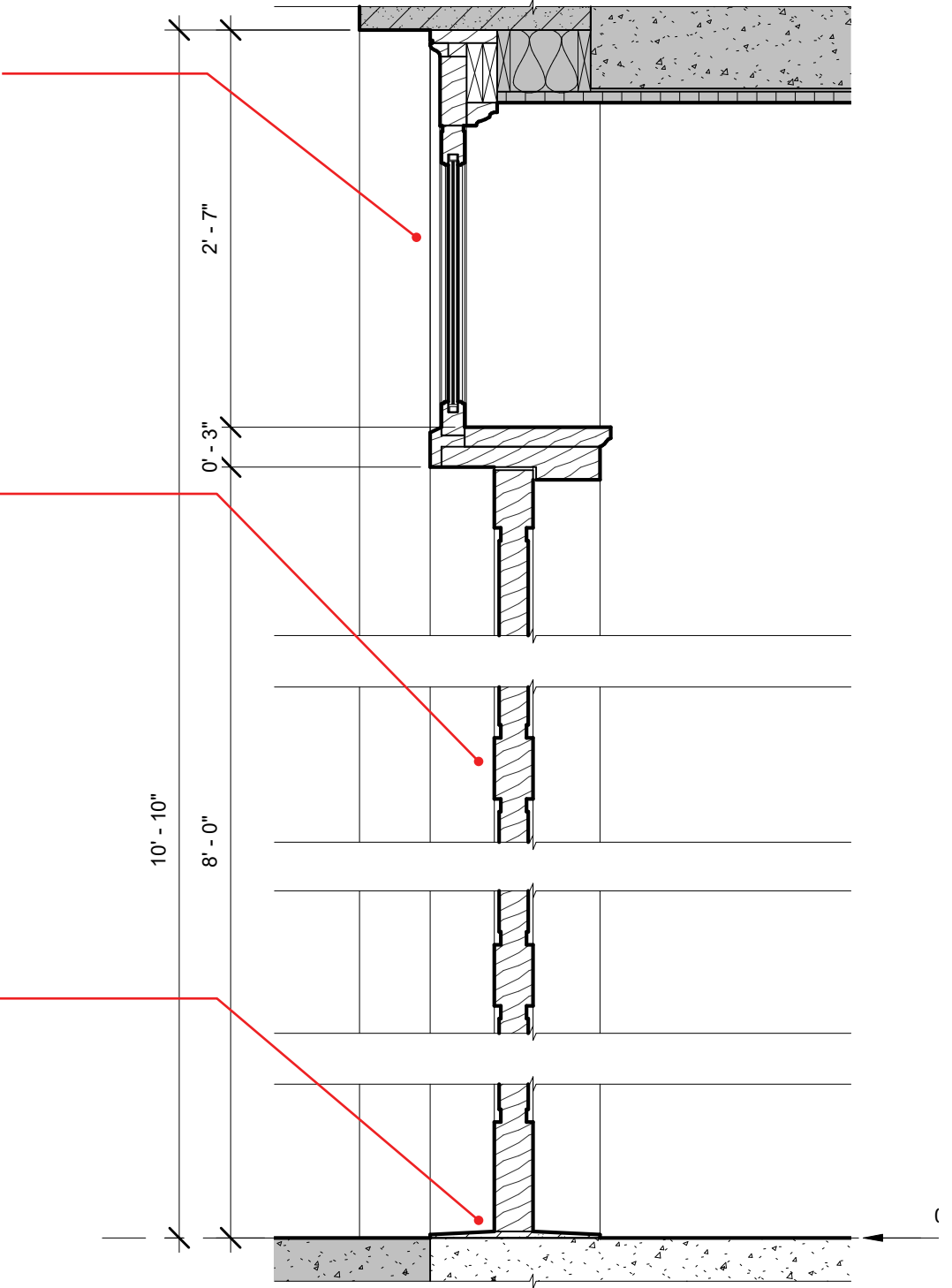


SECTION DETAILS AT EXISTING ENTRANCE ON STONE STREET
1" = 1'-0"

NEW CLERESTORY WINDOW
TO MATCH PROPORTIONS OF
ADJACENT CLERESTORY OVER
ADA ENTRANCE

NEW ASYMMETRICAL SWING
DOORS TO REPLACE WINDOWS.
NEW WOOD DOORS TO MATCH
SURROUNDING WOOD SERVICE
DOORS, COLOR TO MATCH
EXISTING DOOR / TRIM COLOR

NEW BLUESTONE THRESHOLD
TO MATCH EXISTING ADJACENT
STONE THRESHOLD AT ADA
ENTRANCE



SECTION DETAILS AT PROPOSED ENTRANCE ON STONE STREET
1" = 1'-0"

APPENDIX



c. 1939 (NYPL)



c. 1965, LPC Designation Photo (LPC)



c. 1996, LPC Designation Photo (LPC)



South side of Pearl Street, looking east toward Hanover Square, c. 1850.



107 Pearl Street (demolished), c.1876 (MCNY)



58 Pearl Street (built 1831), c. 1900 (NYPL)



Left to right: 66, 64, 62, 60 Stone Street
c. 1996, LPC Designation Photos (LPC)



66 Stone Street



64 Stone Street



62 Stone Street



60 Stone Street



95-101 Pearl Street
1940s Tax Photo (Municipal Archives)



95-101 Pearl Street
c. 1996, LPC Designation Photo (LPC)



95-97 Pearl Street



99 Pearl Street



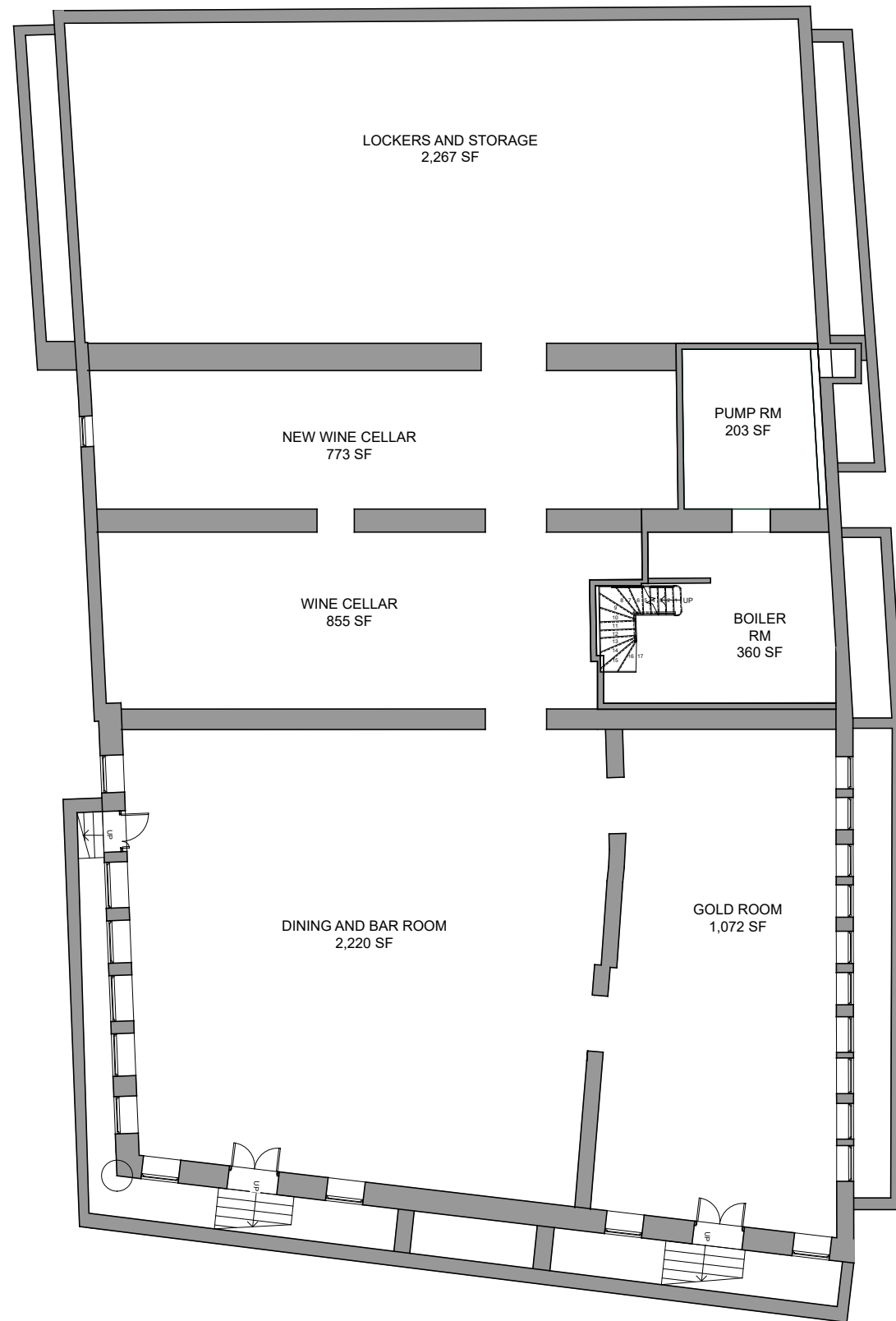
101 Pearl Street



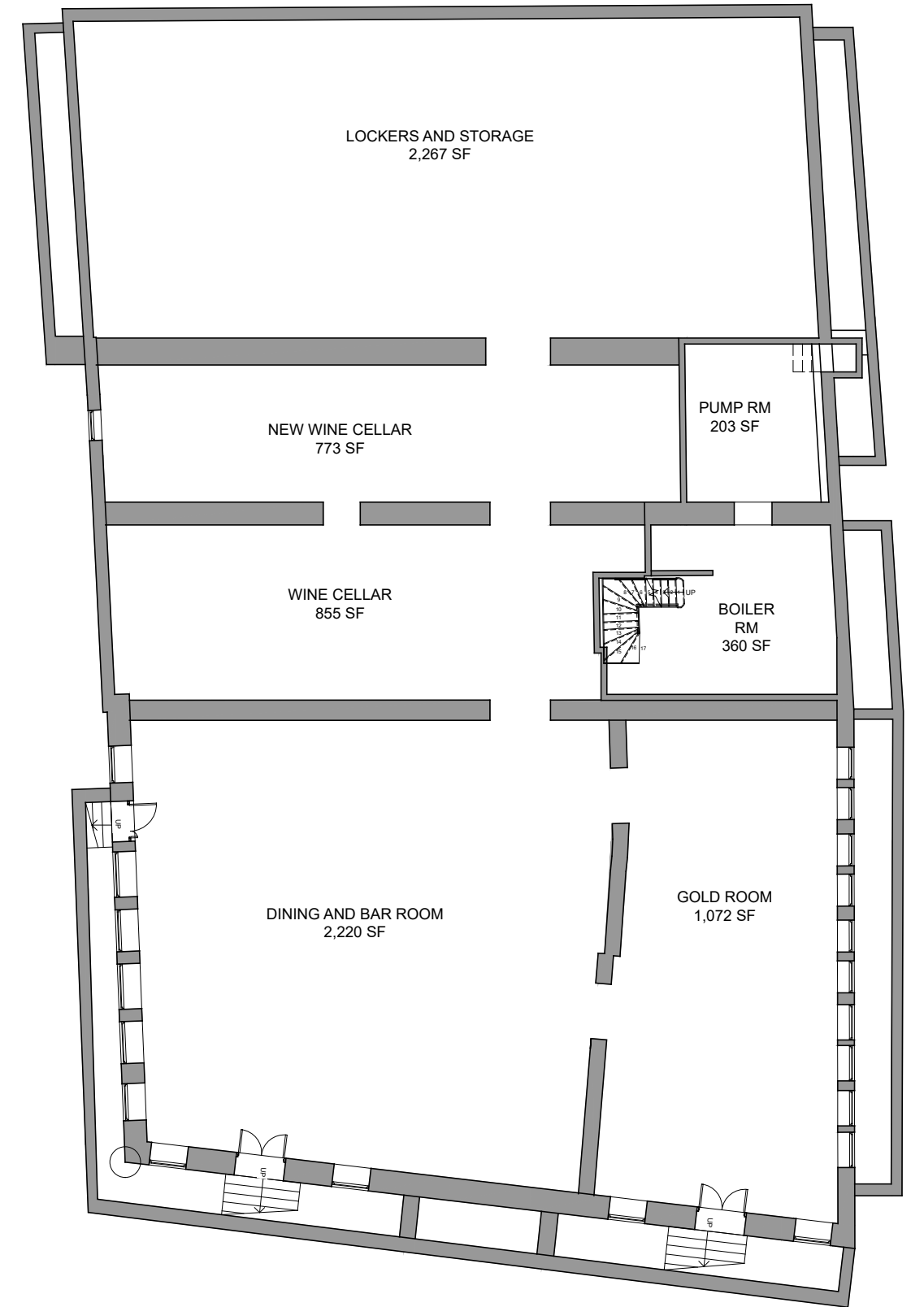
1 EXISTING EAST ELEVATION (PEARL STREET)



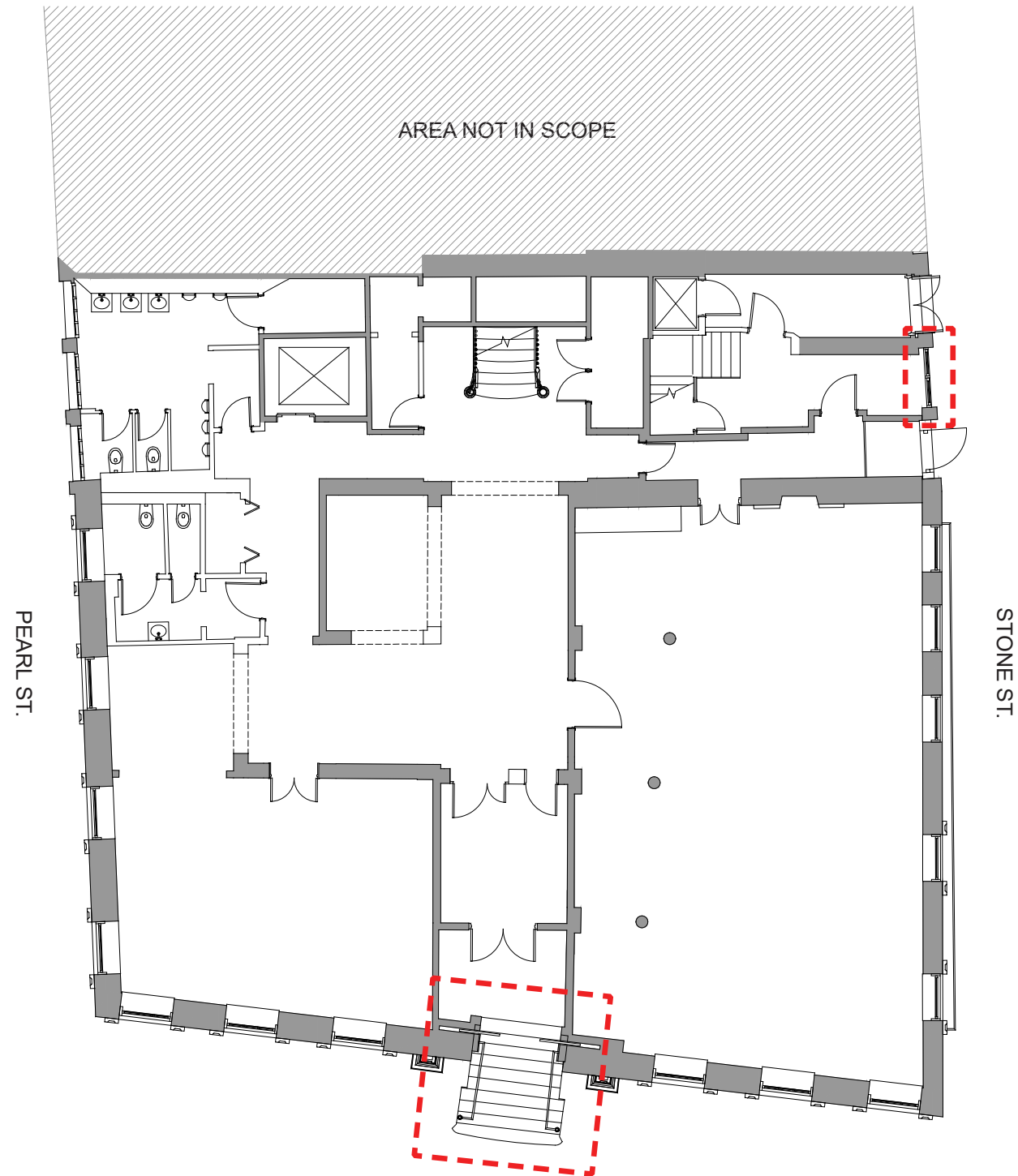
1 PROPOSED EAST ELEVATION (PEARL STREET)



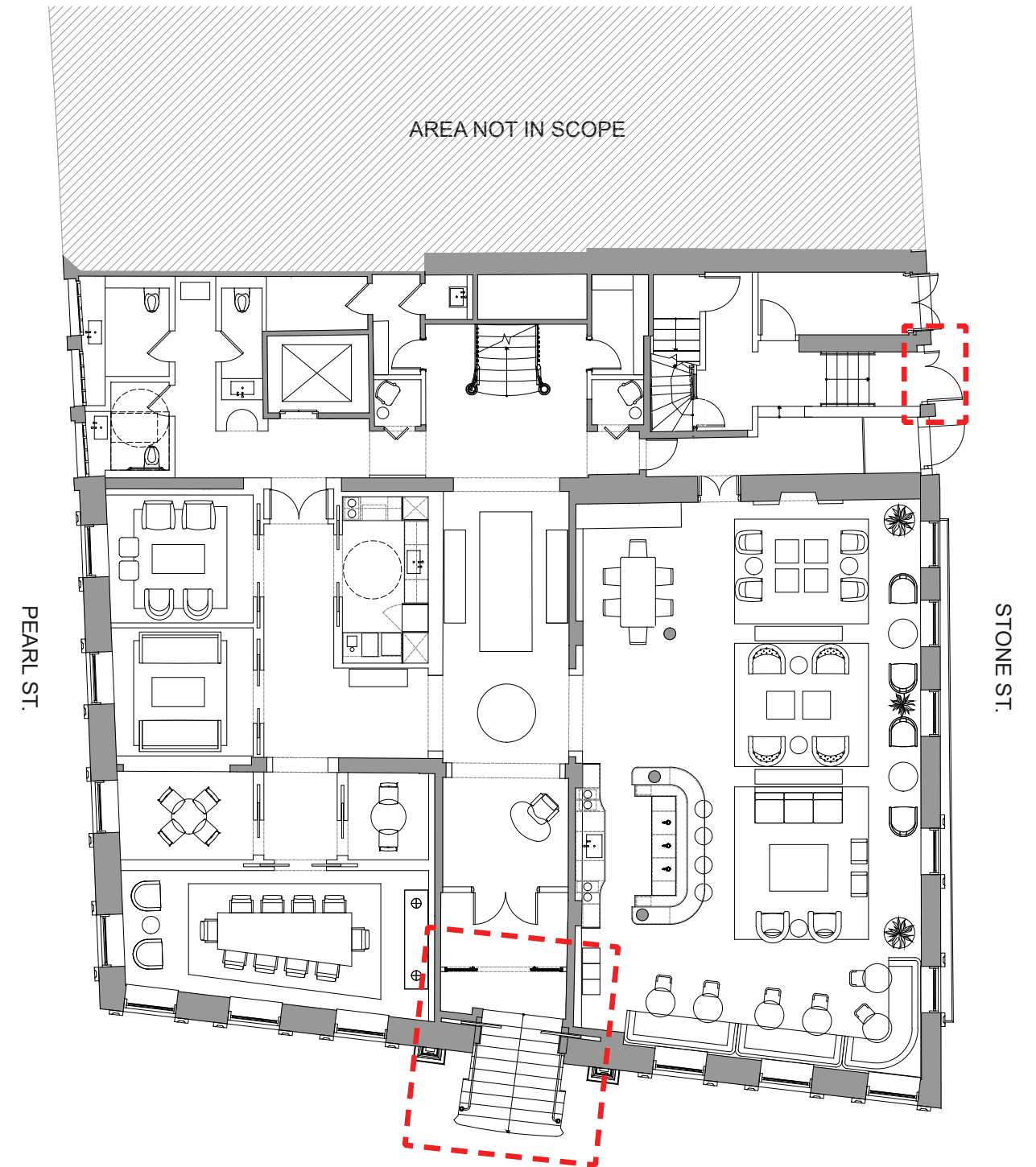
1 BASEMENT GROUND FLOOR PLAN



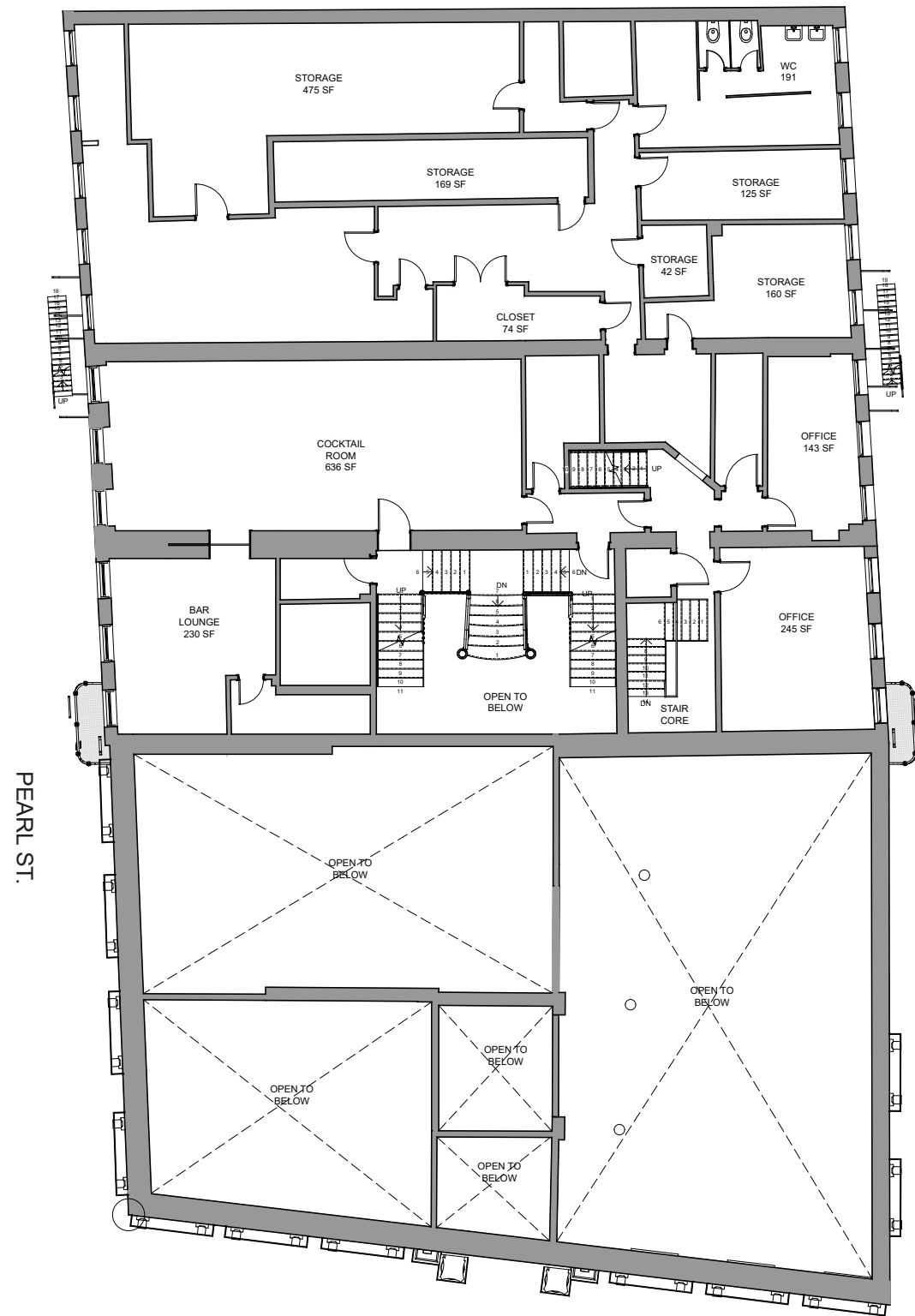
2 PROPOSED BASEMENT FLOOR PLAN



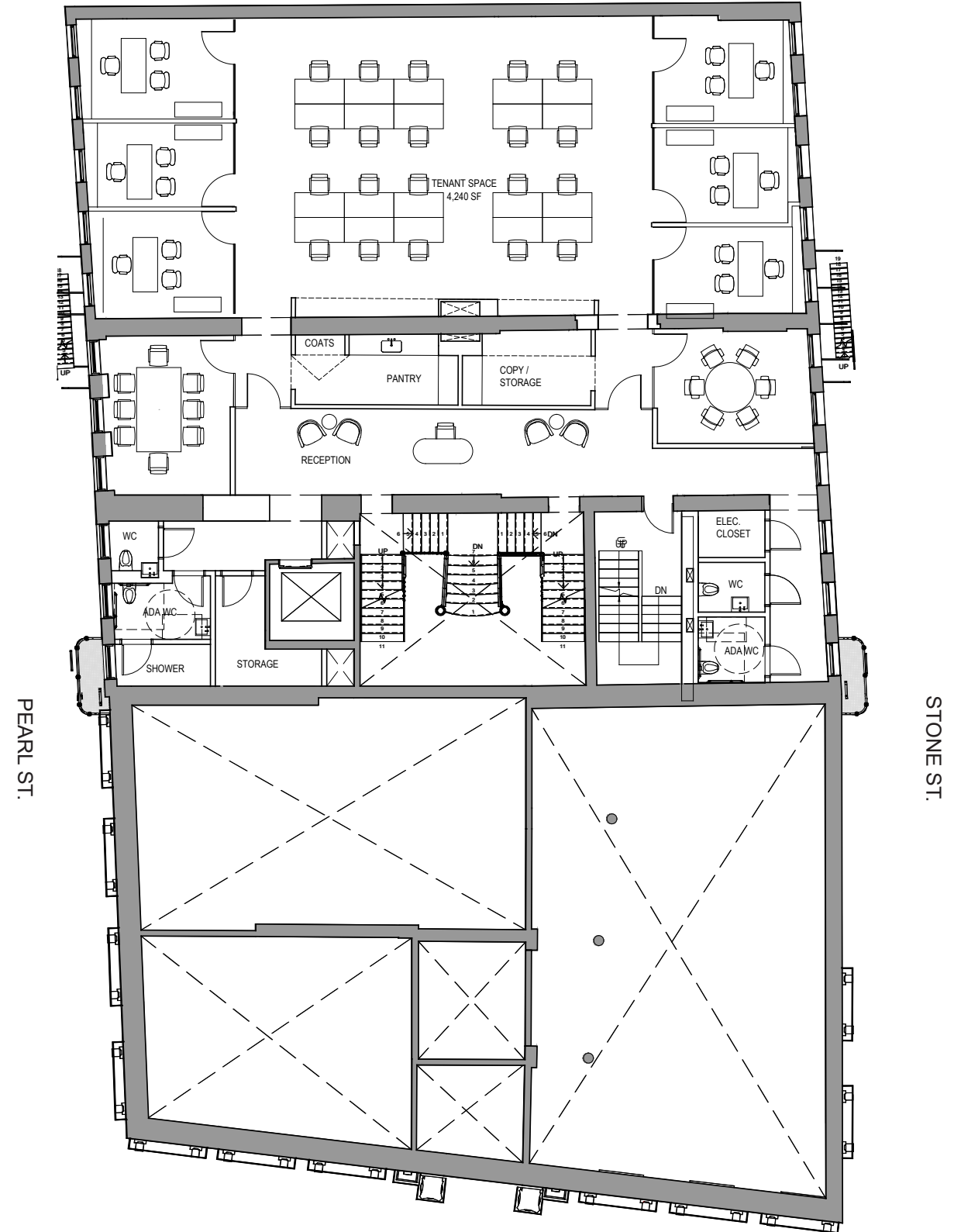
1 EXISTING GROUND FLOOR PLAN



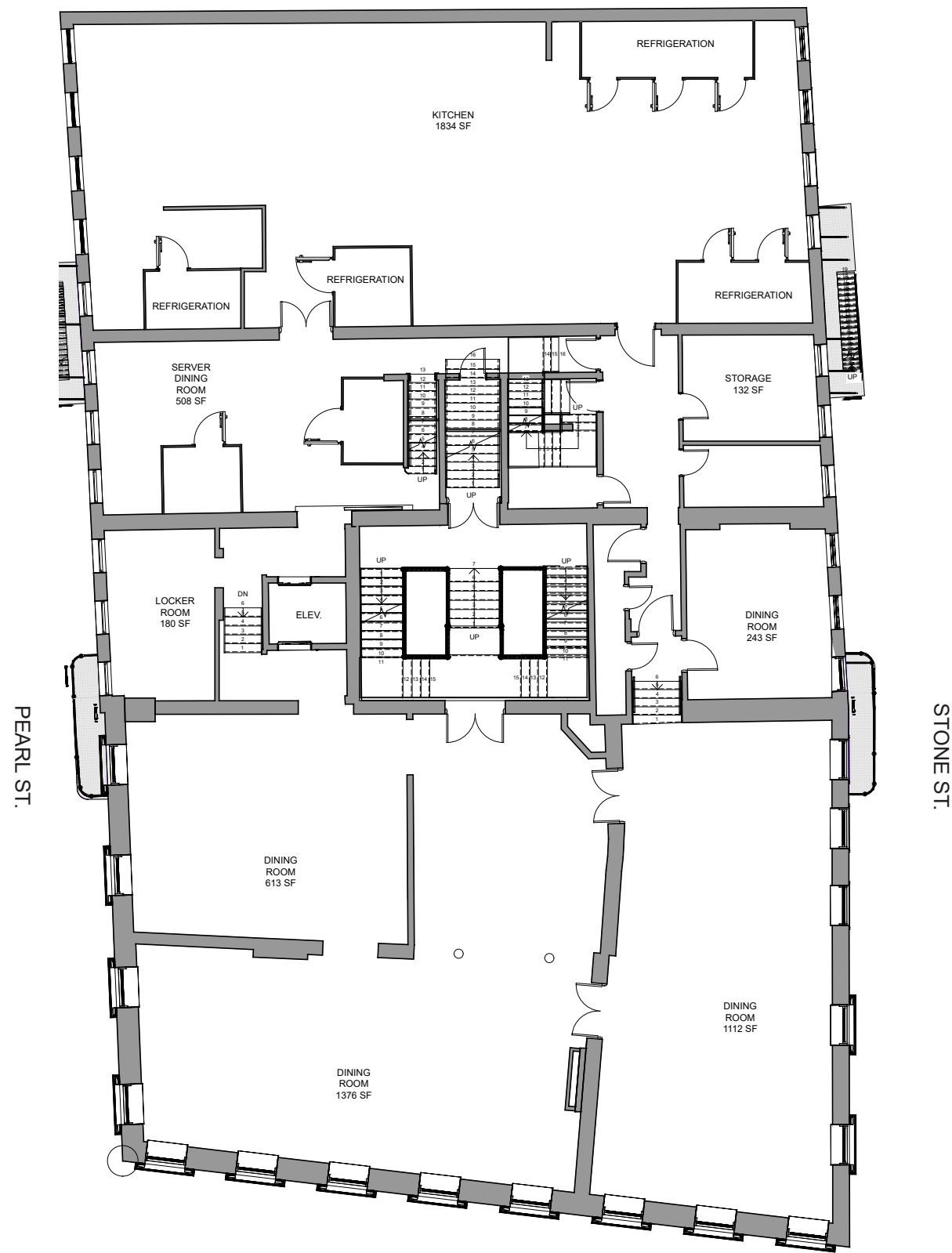
2 PROPOSED GROUND FLOOR PLAN



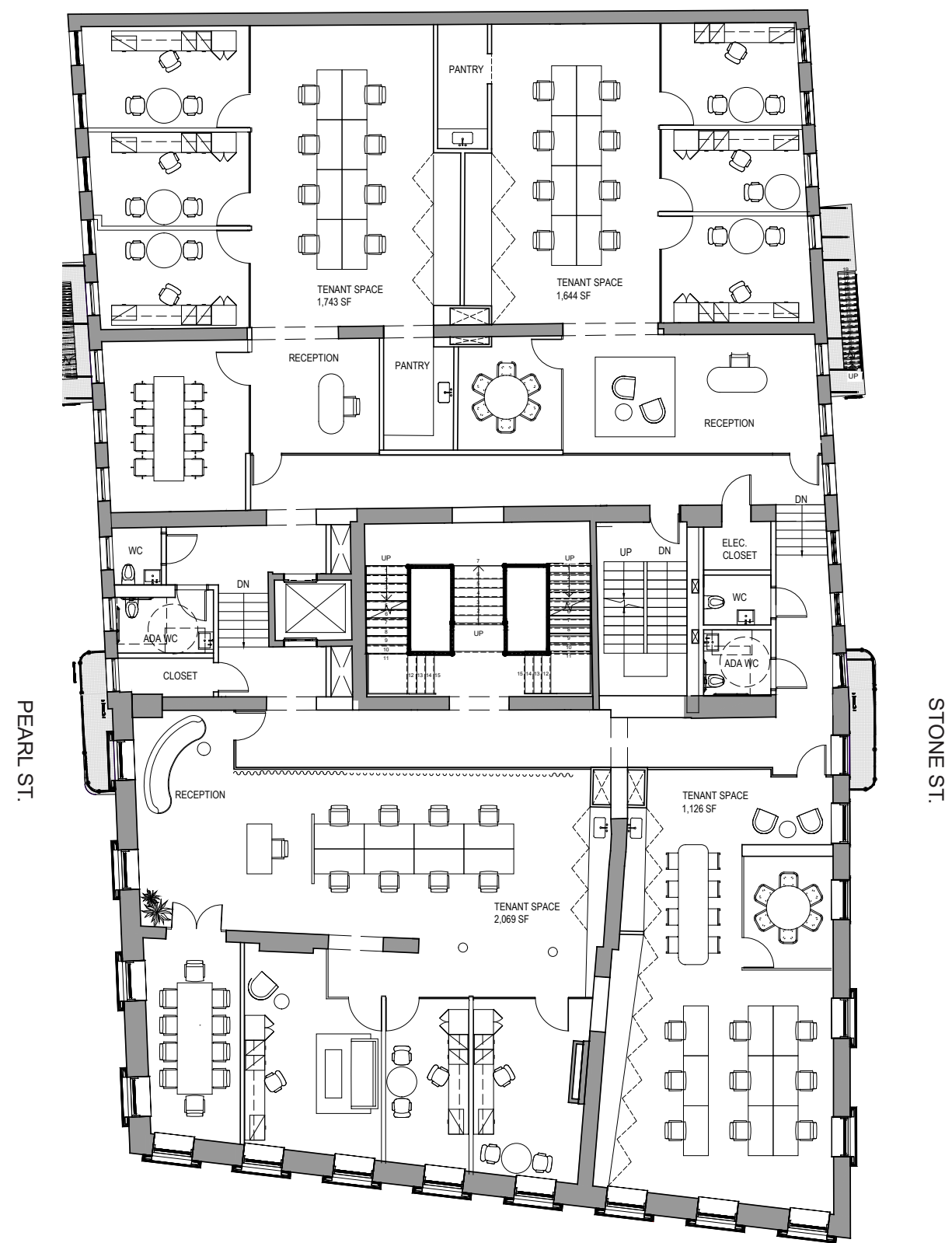
1 EXISTING MEZZANINE FLOOR PLAN



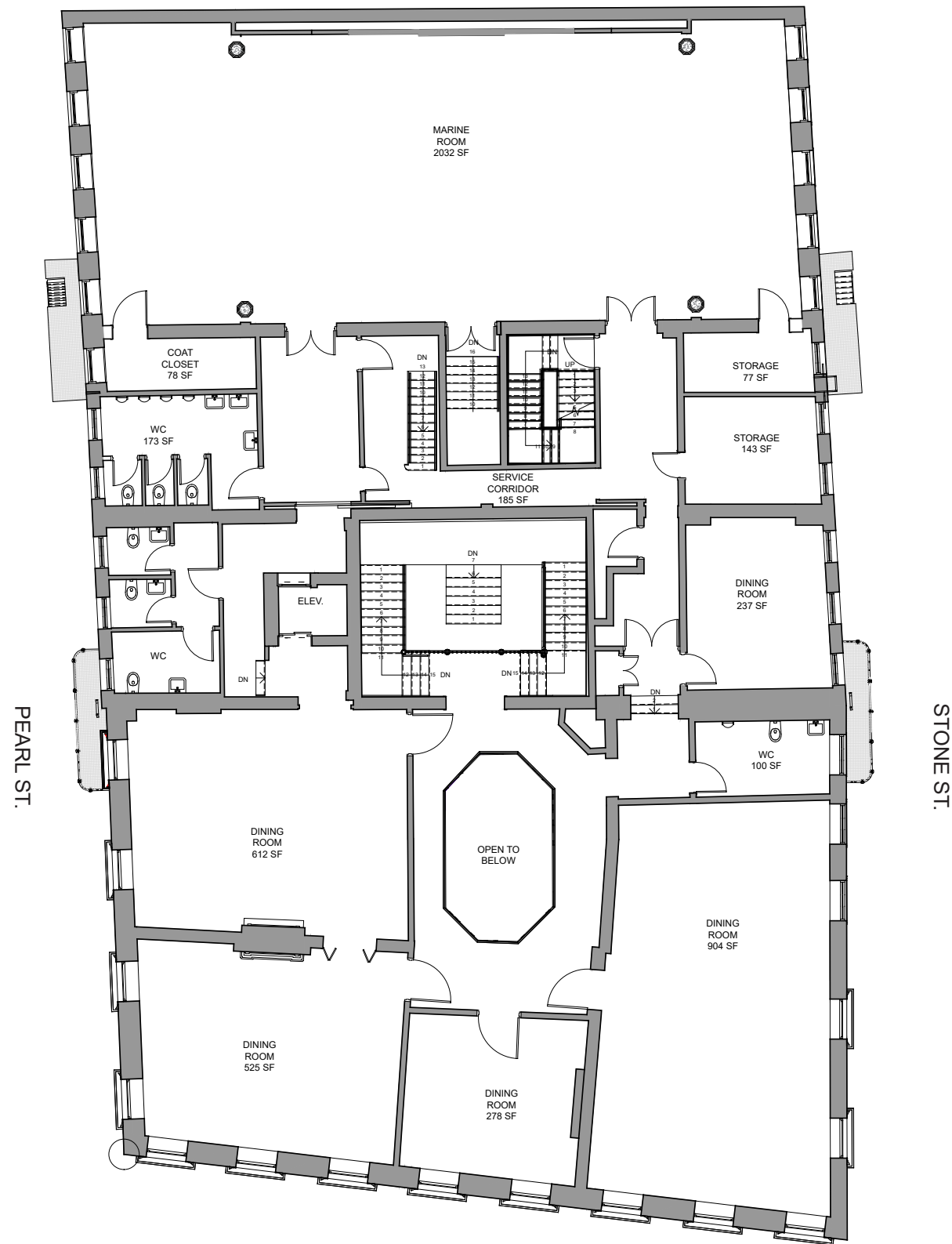
2 PROPOSED MEZZANINE FLOOR PLAN



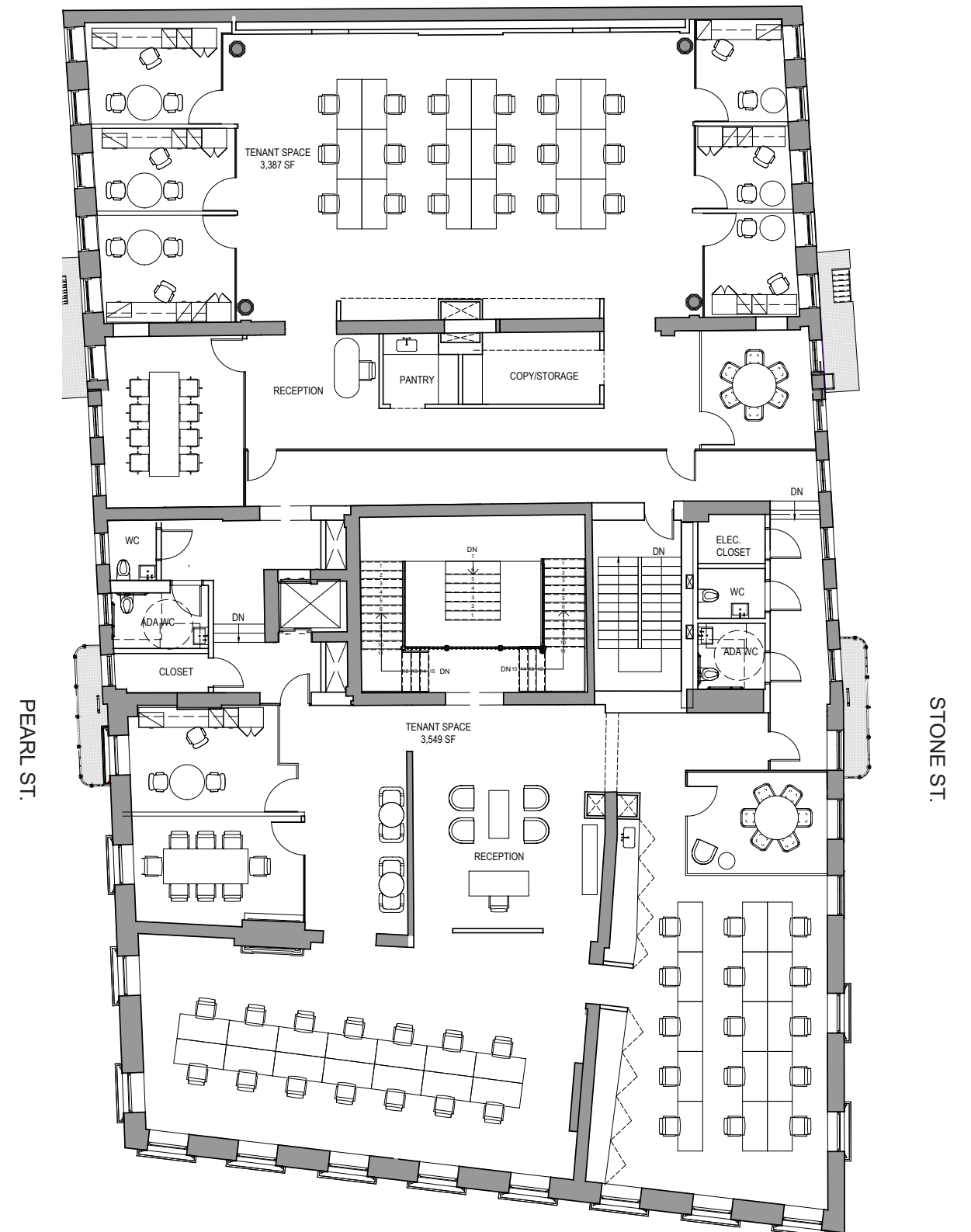
1 EXISTING SECOND FLOOR PLAN



2 PROPOSED SECOND FLOOR PLAN



1 EXISTING THIRD FLOOR PLAN



2 PROPOSED THIRD FLOOR PLAN

© 2021 All Rights Reserved. S9 Architecture and Engineering, DPC. This document and the ideas incorporated herein, as an instrument of professional service, is the property of S9 and is not be used, reproduced or transmitted, in whole or in part, in any form or by any means without the prior written authorization of S9.

S9ARCHITECTURE