

The current proposal is:

**Preservation Department – Item 1, LPC-22-09533**

**60 Wall Street**

**Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 899 3979 7605

**Passcode:** 819748

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# 60 WALL STREET

Draft Presentation  
for June 28, 2022 Landmarks Preservation Commission Hearing





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”



# Context



60 Wall Street

55 Wall Street

East River

# Photos of 60 Wall Street Present Day



1. View facing east  
from William Street.



2. View facing north  
from Hanover Street.



3. View facing west  
from Pearl Street.



# 55 Wall St

1970s

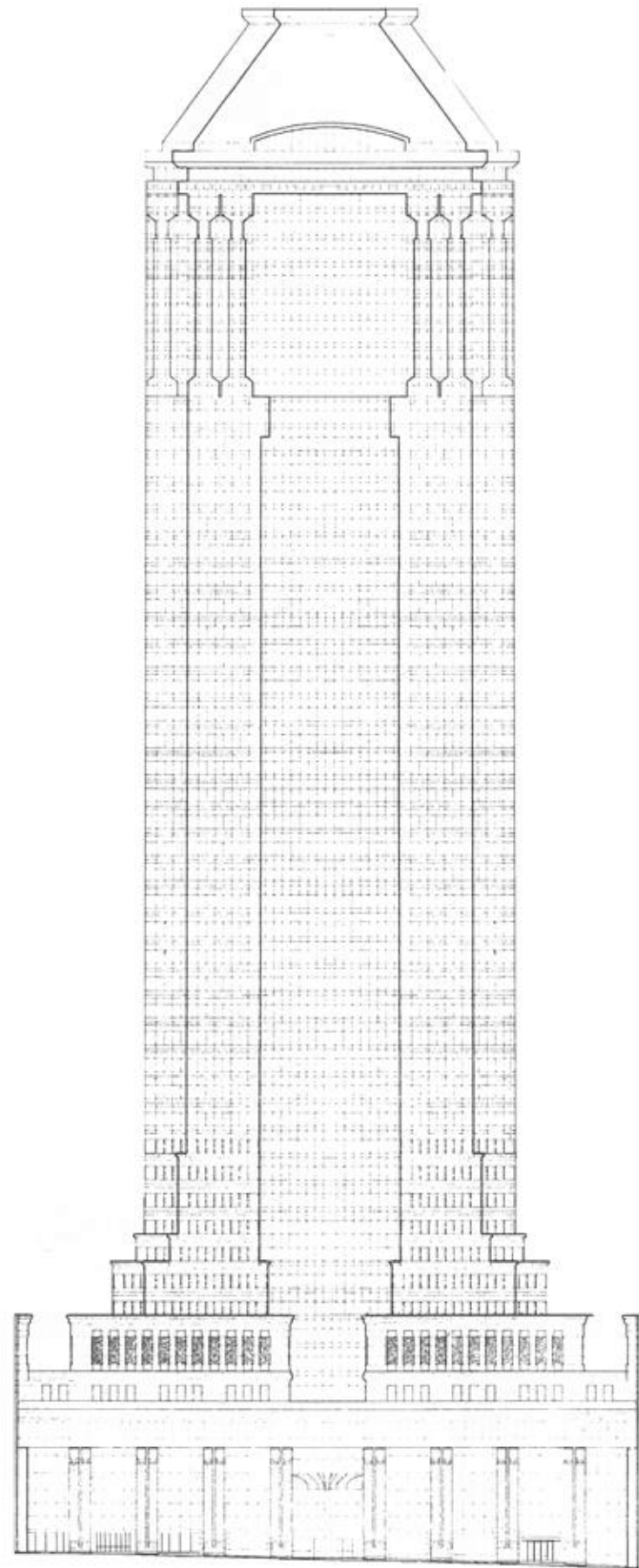
1830s:  
Merchants Exchange  
(Isaiah Rogers)

1862  
Customs House

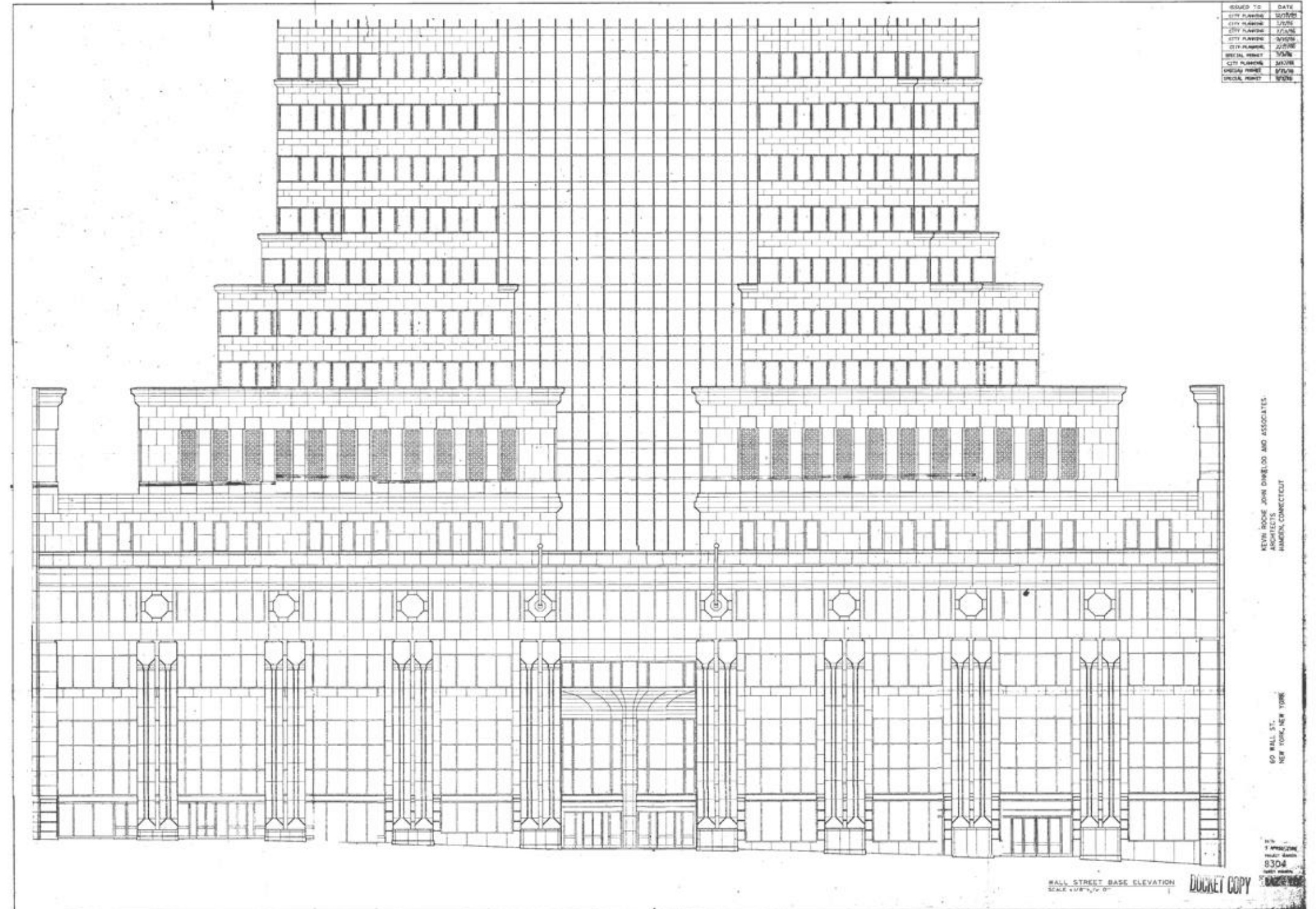
1907  
National City Bank  
(McKim Mead & White)



# Approved Drawing Wall Street Elevation

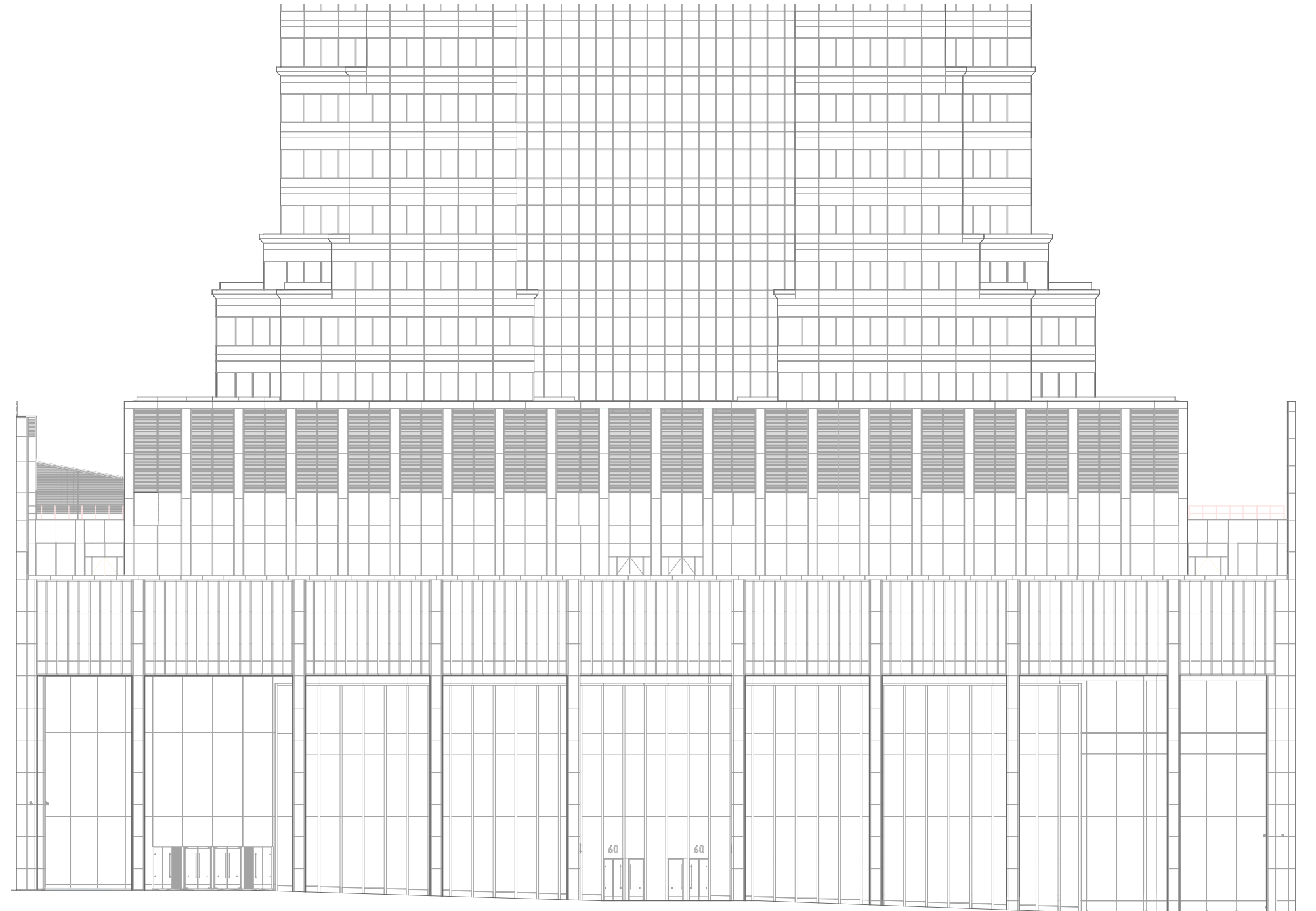
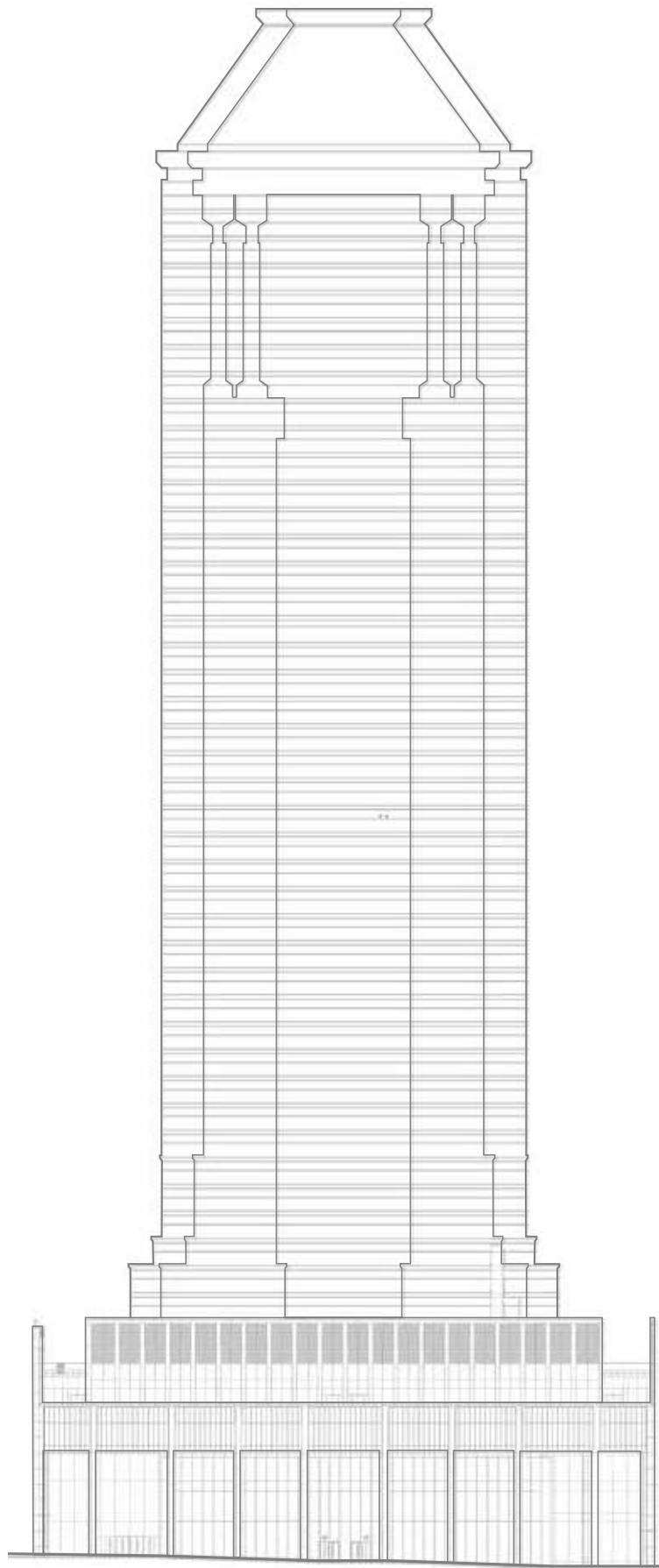


WALL STREET ELEVATION



# Proposed Design

## Wall Street Elevation



# Previous Condition

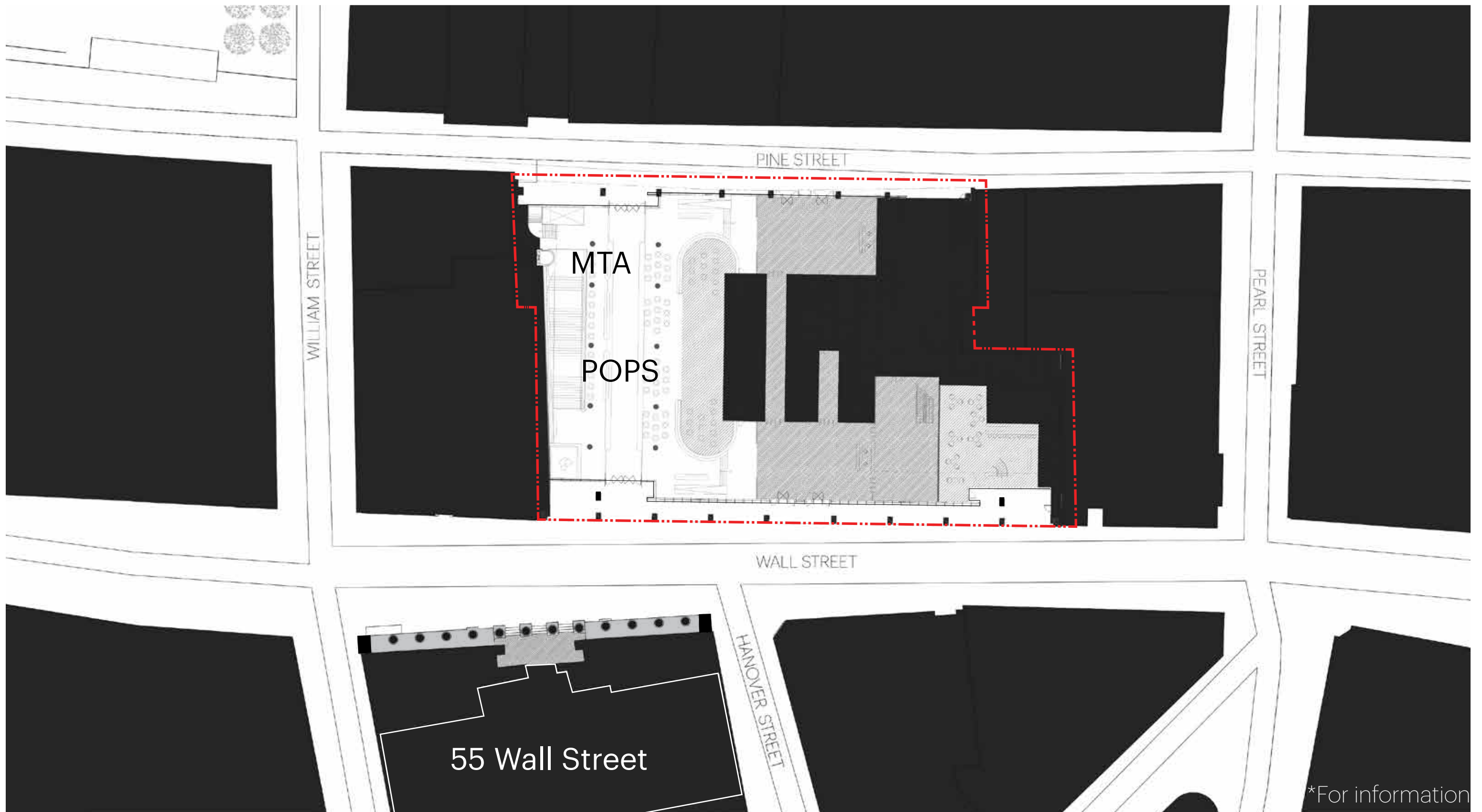
Site Photo (1989)



# Proposed Design



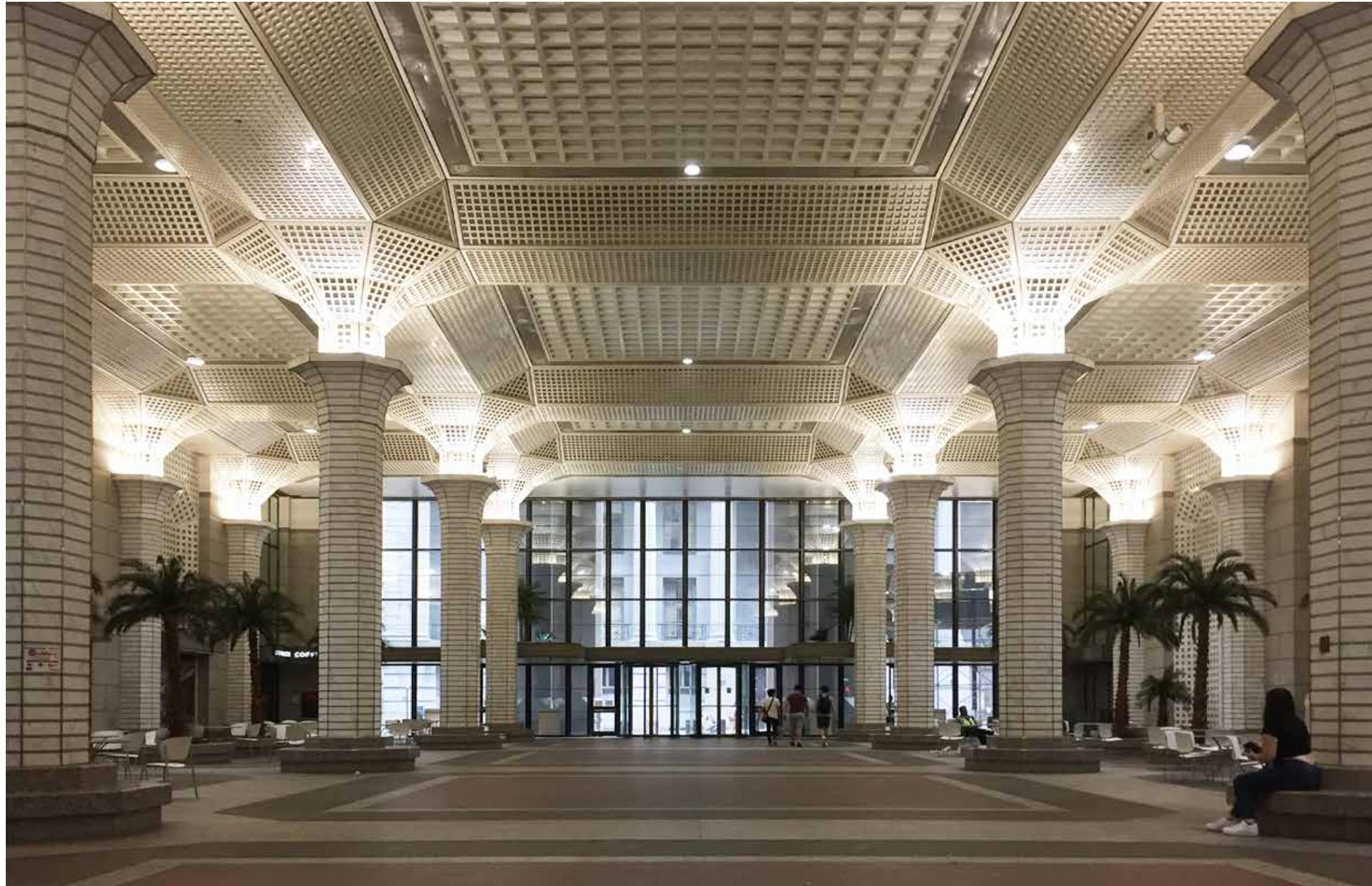
# Proposed Ground Plan\*



\*For information

# Existing POPS\*

## Covered Pedestrian Space



\*For information

# Proposed Covered Pedestrian Space\*



\*For information

# Relationship to 55 Wall from Interior



Columns obscure the relationship from interior to 55 Wall

Existing Condition



Columns open up views to 55 Wall from the POPS, celebrating and reinforcing relationship between 55 & 60 Wall

Proposed Design

# View Comparison: Wall Street



1. View facing east from William Street.



Existing

Proposed

2. View facing west from Pearl Street.



# View Comparison: Hanover Street



Existing



Proposed

View facing north from Hanover Street.



# Harmonious Relationship

## Contemporary Design, Celebrating City Amenity



Harmonious Colonnades



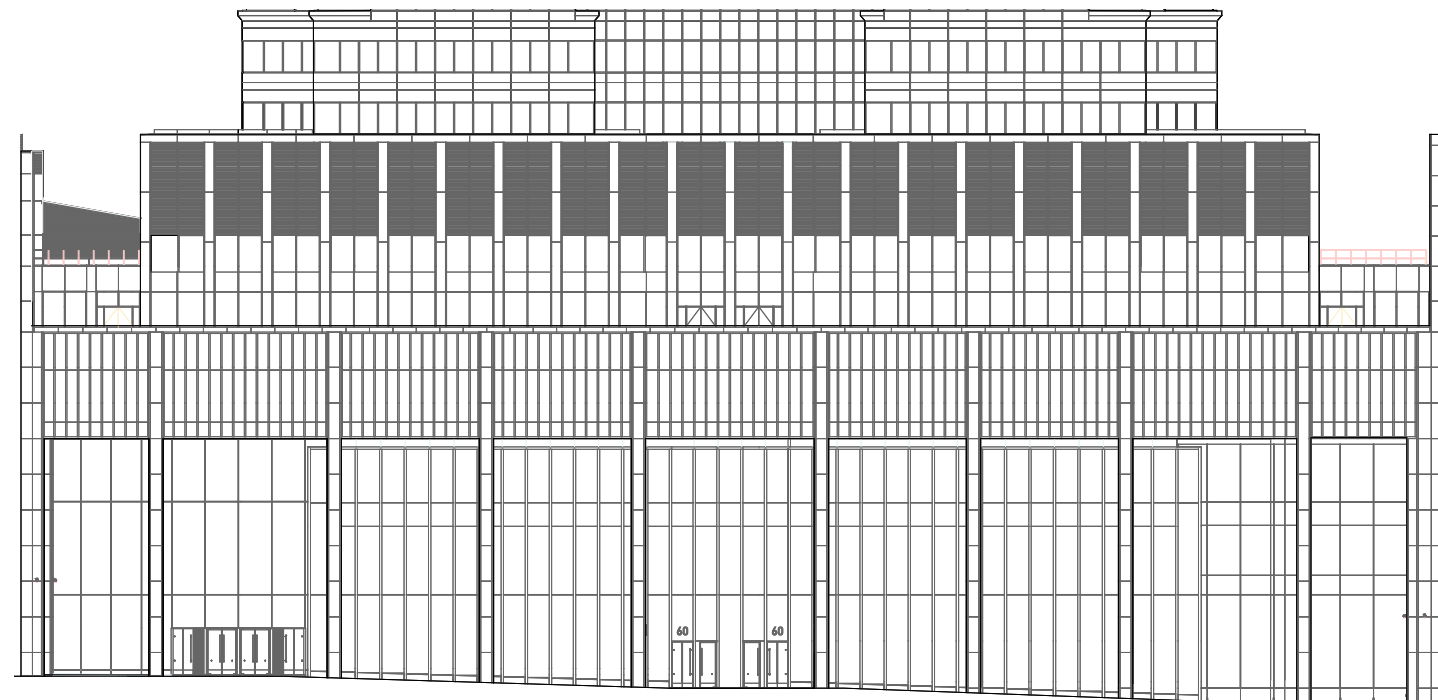
Inviting POP Space/Lobby



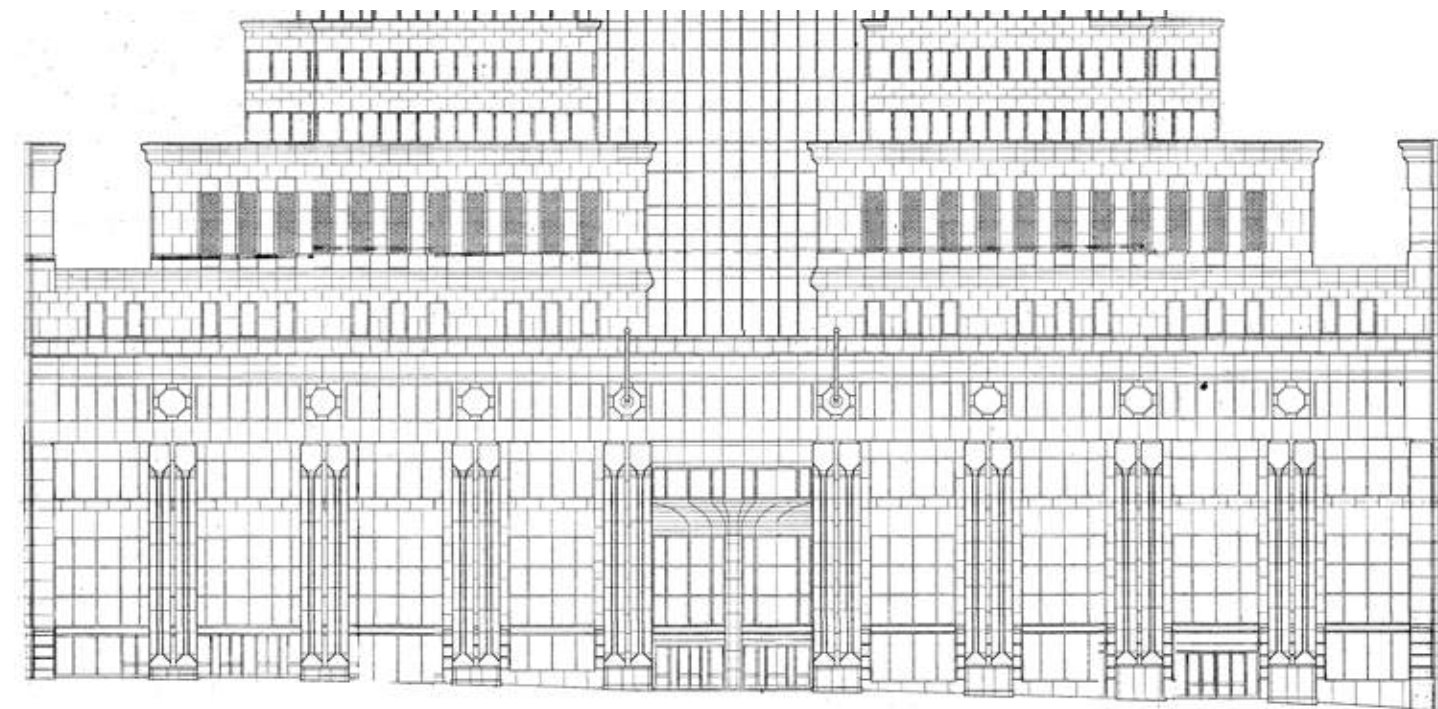
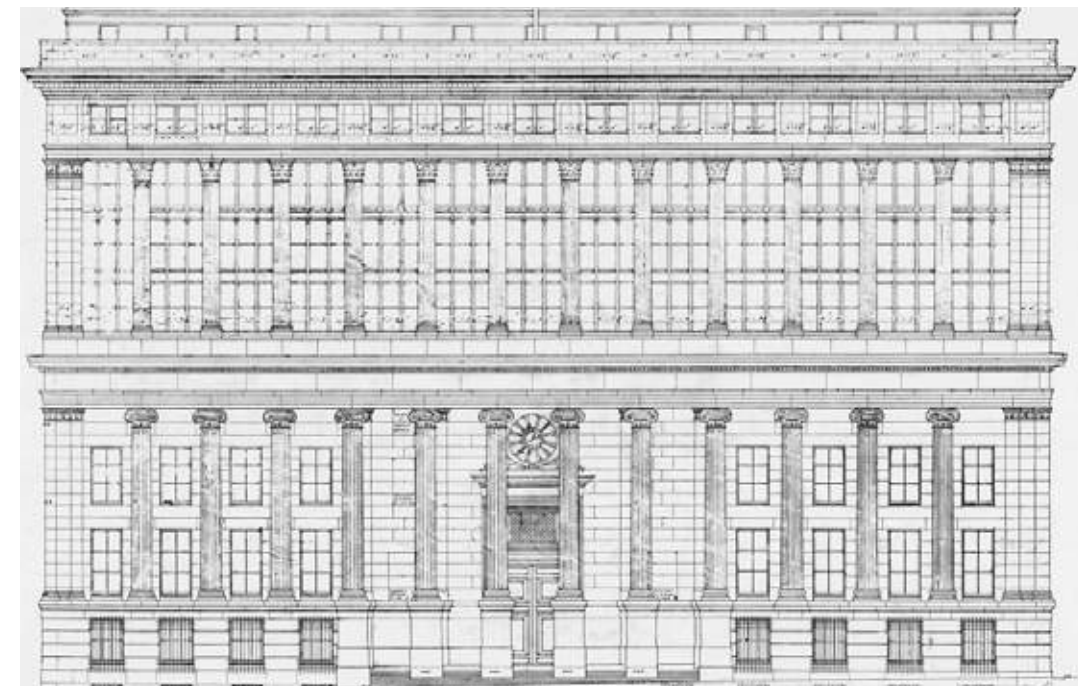
Contextual Streetwall



# Facade Comparison



60 Wall St. (Proposed)

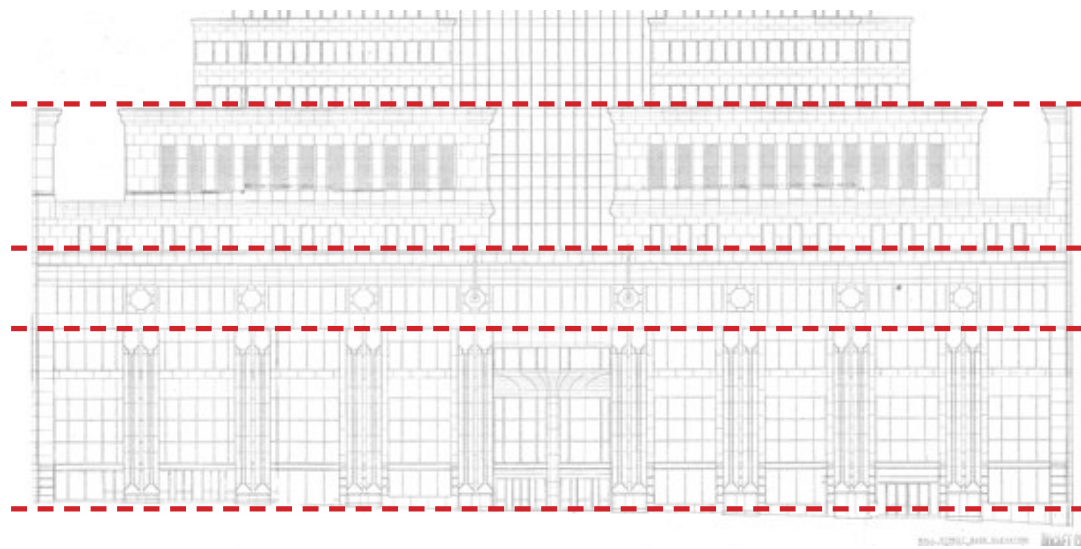


60 Wall St. (Existing)



55 Wall St.

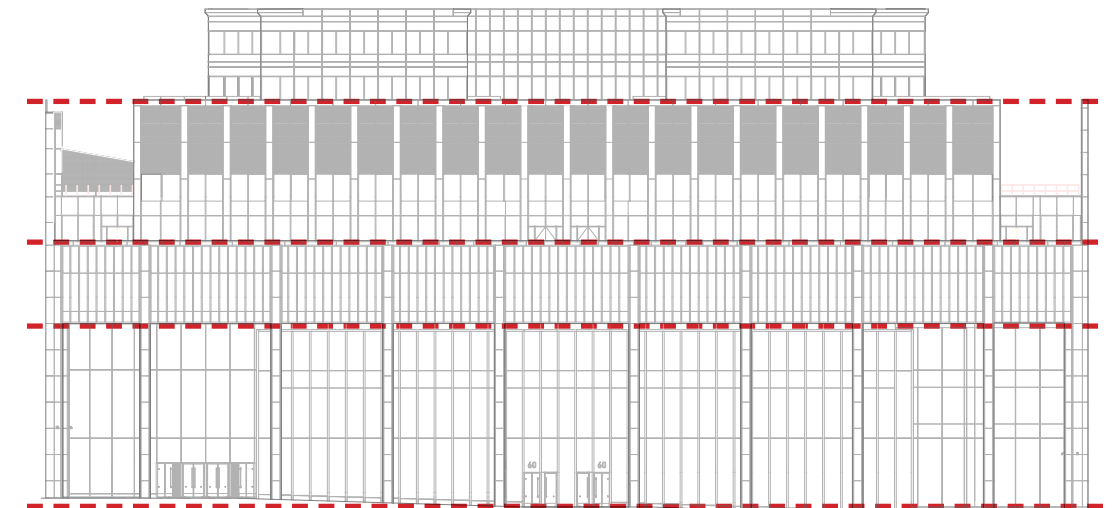
# Facade Comparison



Existing



55 Wall St.



Proposed

# Facade Comparison



Existing



55 Wall St.



Proposed

# Multiscalar, Superimposed Facades



55 Wall St.



Proposed

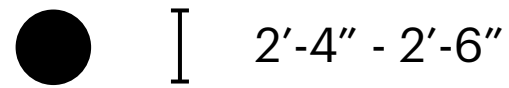




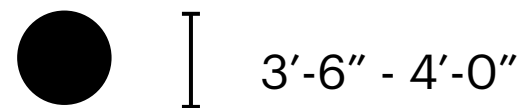


# Column Massing Comparison

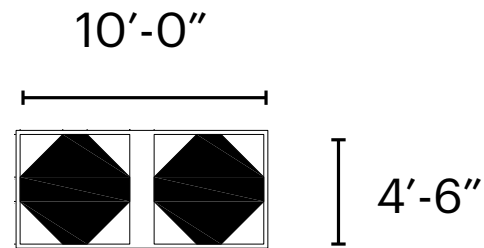
55 Wall St.  
Upper



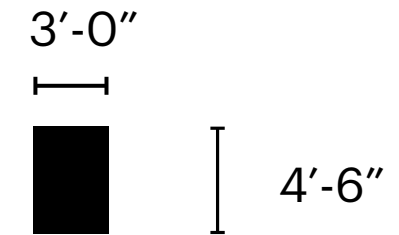
Lower



60 Wall St.  
Existing



60 Wall St.  
Proposed



**Style**

Classical

Post Modern Egyptoid

Modern

**Number**

Single Column

Double Column

Single Column

**Dimensions**

Tapered Diameters vary

Depth > 55 Wall

Maintains Depth of Existing

Width of double column  
expression is > 2x width of 55 Wall

Width of superimposed columns  
mediates diameters of 55 Wall

**Harmonious despite differences**

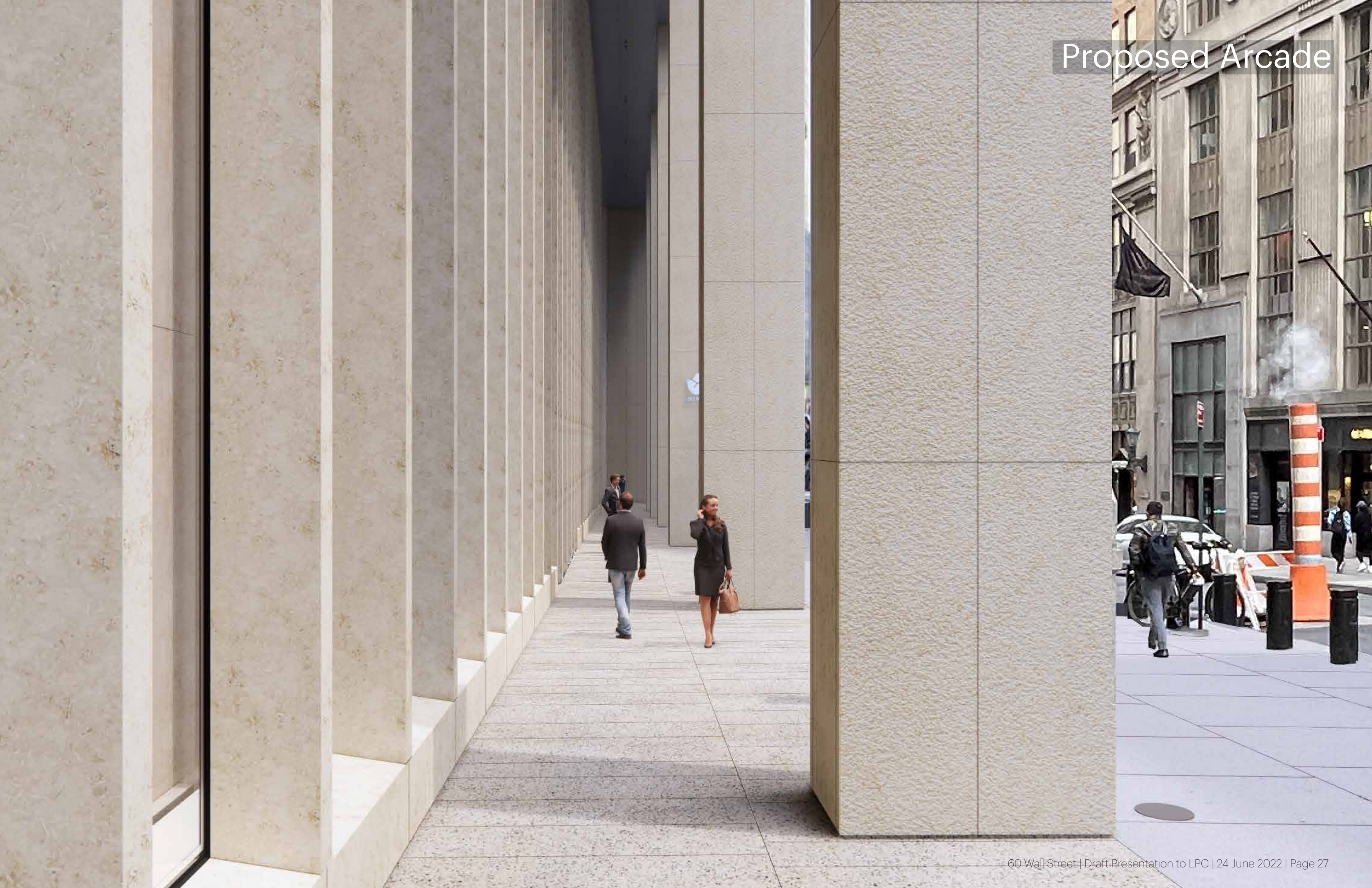
**Mediates dimensions of 55 Wall  
and existing 60 Wall while allowing  
for solid/transparent readings**

# Exclusionary Space

## Existing 60 Wall



Proposed Arcade

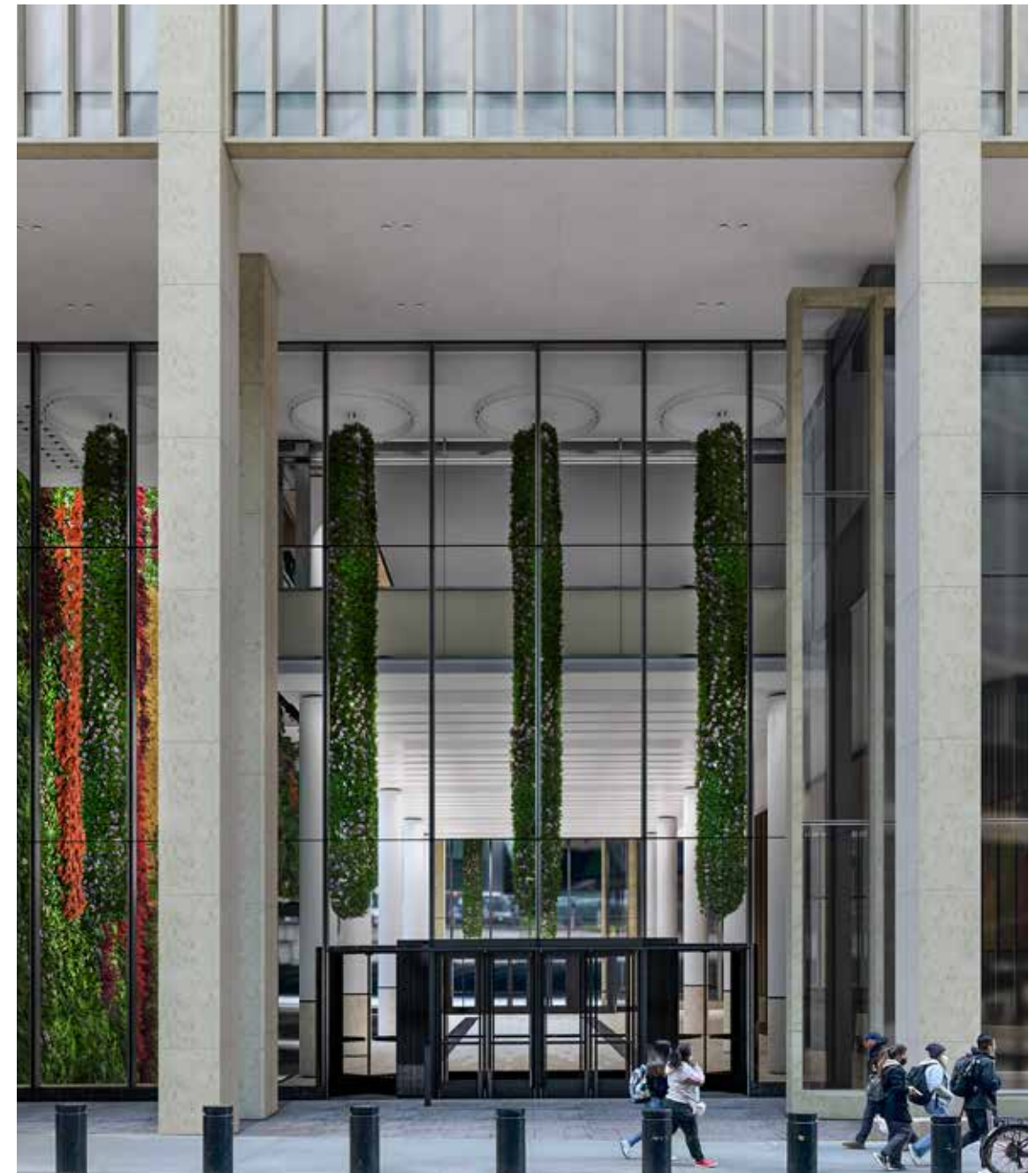


# Column Massing

## A More Inviting POPS



Existing



Proposed

# Materials

## Limestone



## Ashlar



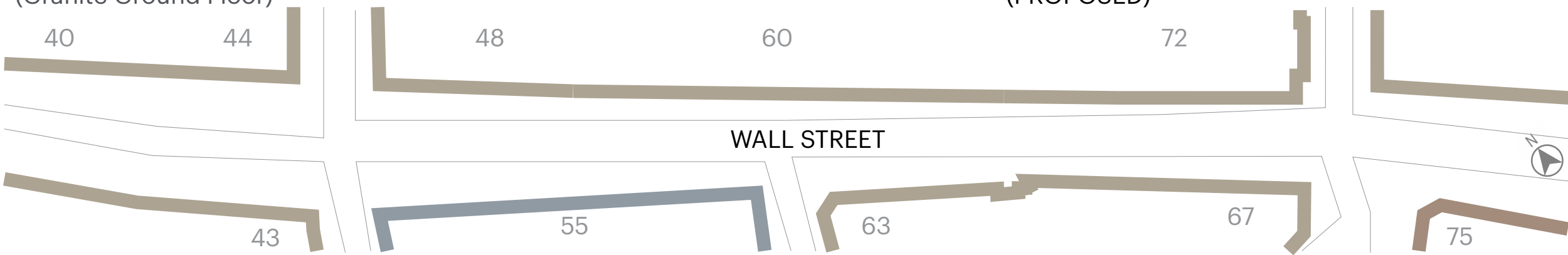
40  
(Granite Ground Floor)

44

48

60  
(PROPOSED)

72



## Limestone



43

## Gray Granite



55

## Limestone

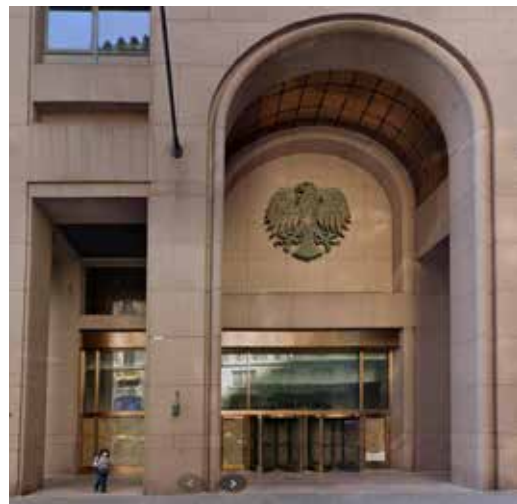


63  
(Granite Ground Floor)



67

## Pink Granite



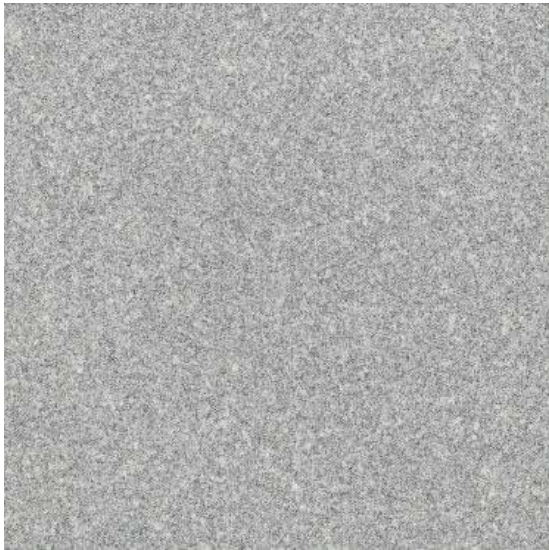
75

# Proposed Contextual Material Palette

## Limestone & Granite



Limestone - Wall St.



Gray Granite - 55 Wall

- G. Giallo Ornamental/Bush-Hammered
- B. Basalt Black/Polished
- J. Jura Limestone Beige
  - J1. Honed, J2. Hand-Tooled, J3. Bush-Hammered + Brushed
- S. Stainless Steel, Natural Finish

# Proposed Column Materiality

Jura Limestone

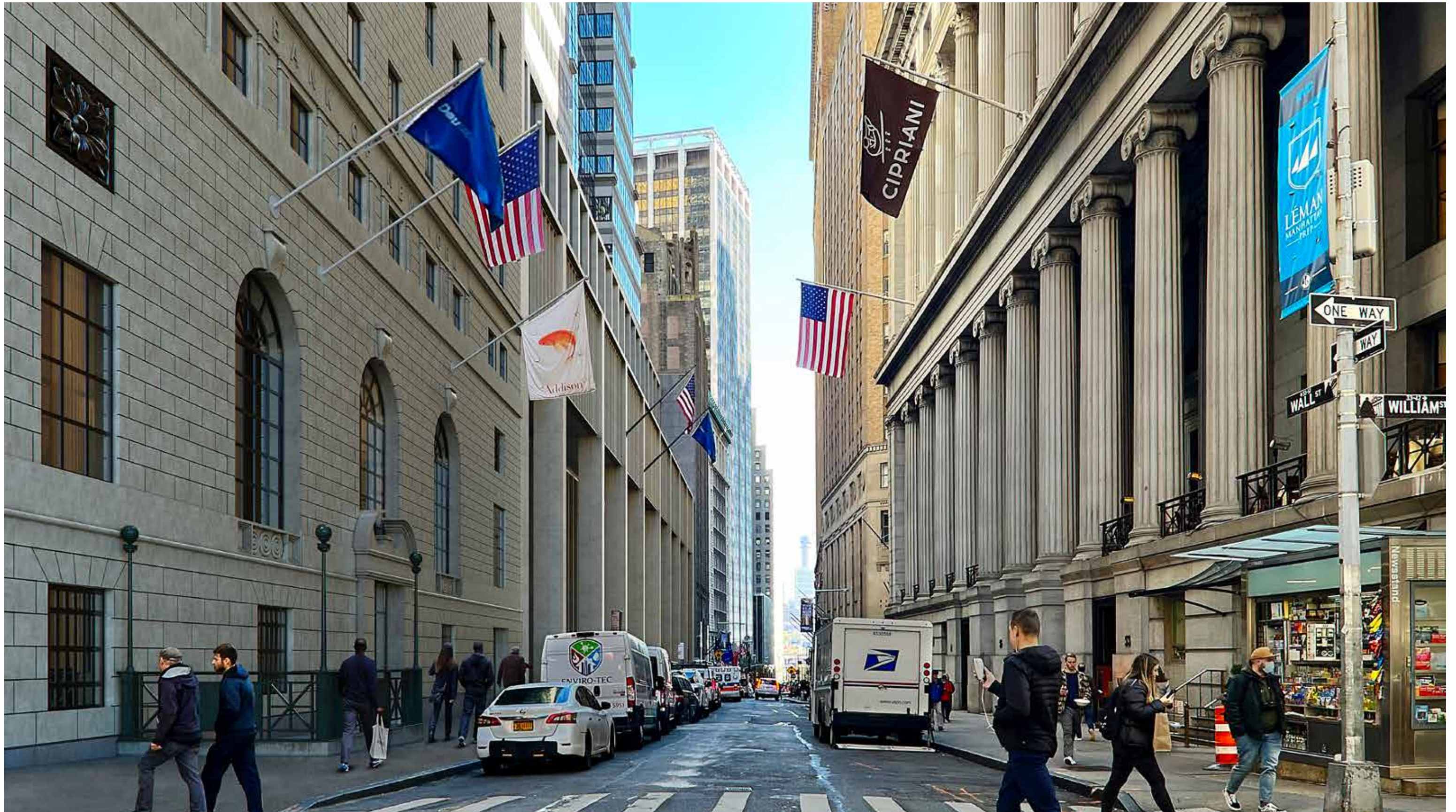


Bush-Hammered + Brushed



Hand-Tooled

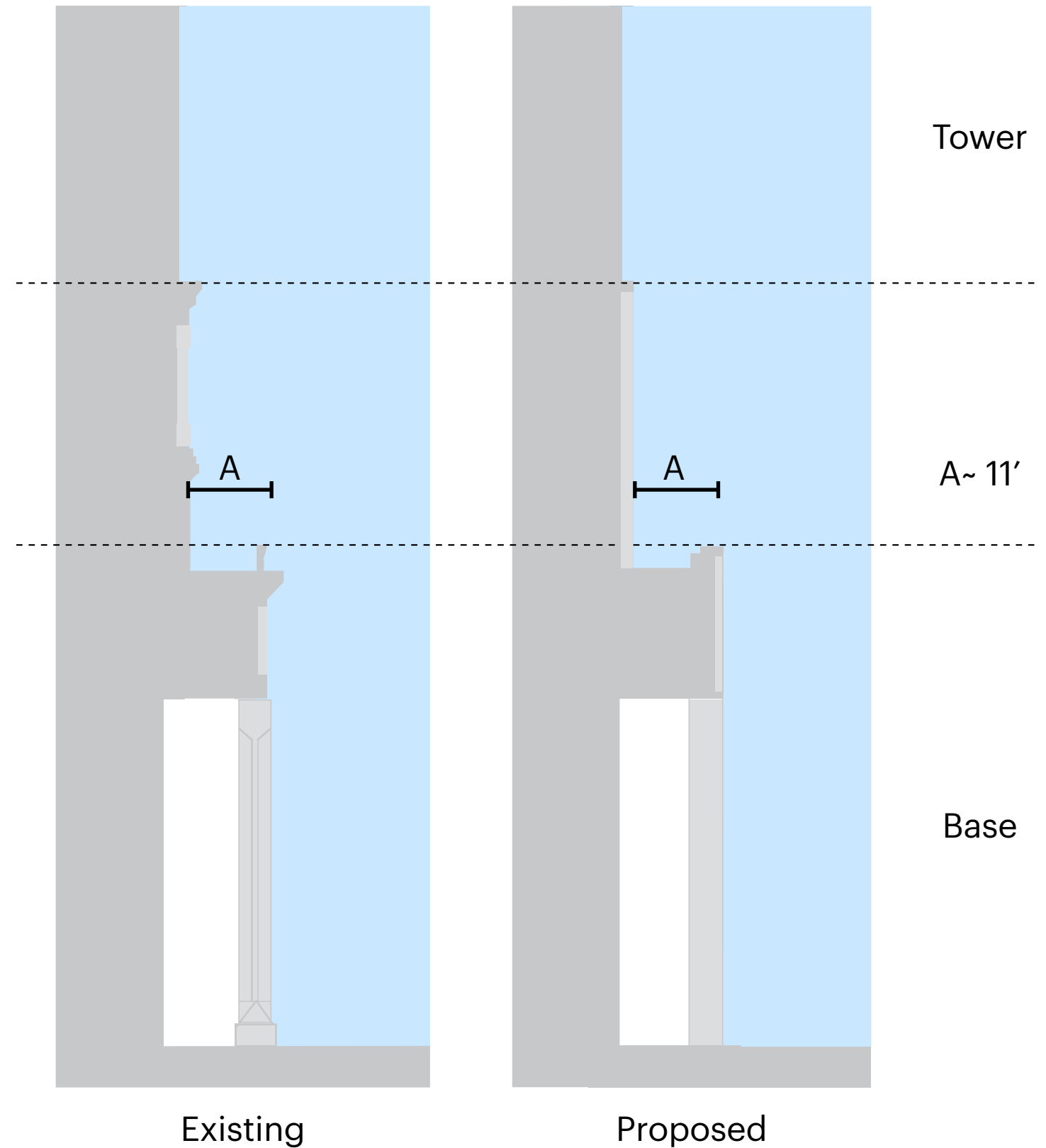
# Contextual Materials





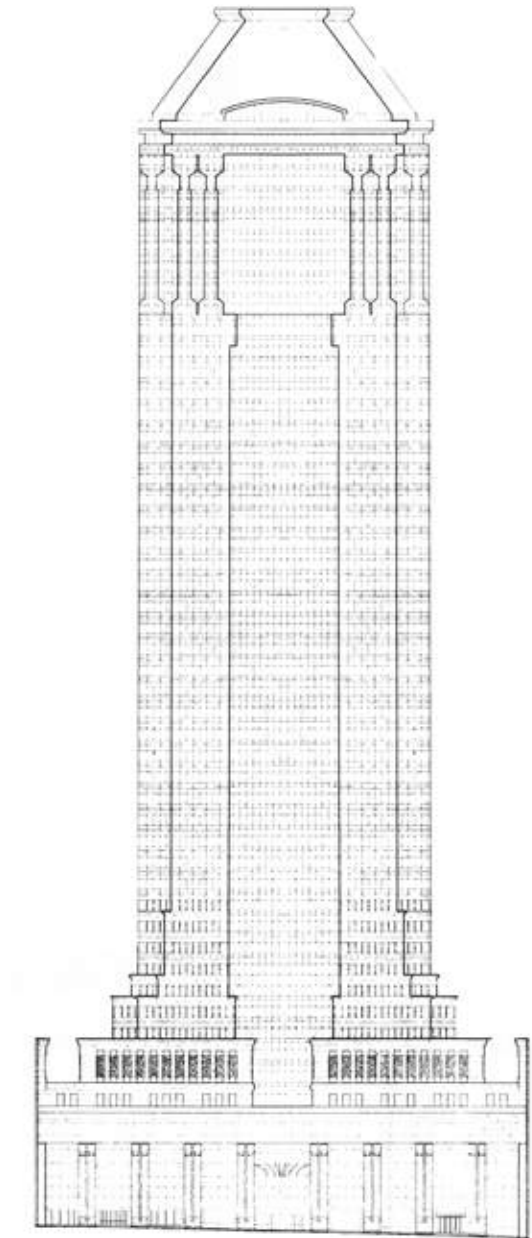
# Base & Tower Relationship

Setbacks Maintained



# Existing Base & Tower Relationship

## Incongruous Relationship

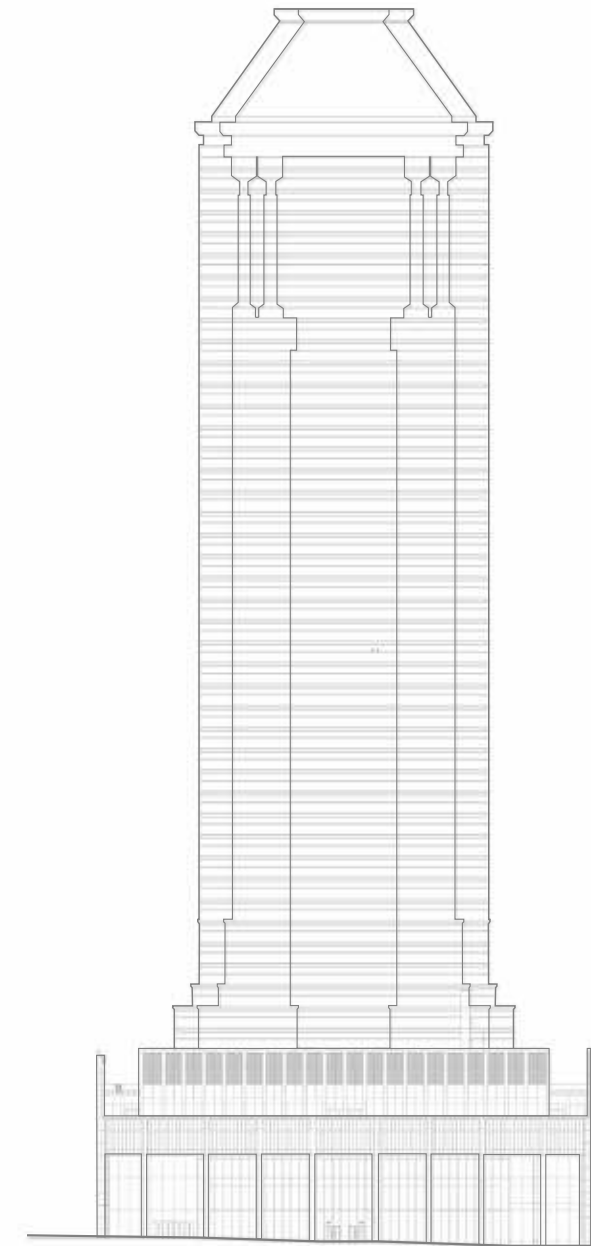


-Tightness of neighborhood streets limits views of the building's top and minimizes visual relationship between the building base and the postmodern top

-Postmodern base and top do not relate to modernist middle tower form

# Proposed Base & Tower Relationship

## Improved Transition to Modernist Middle



-Contemporary base better relates to modernist middle tower form

# Harmonious Relationship

## Contemporary Design, Celebrating City Amenity



Harmonious Colonnades



Inviting POP Space/Lobby



Contextual Streetwall





ONE WAY

WAY

WALL ST

WILLIAM ST



**THANK YOU**

# Appendix

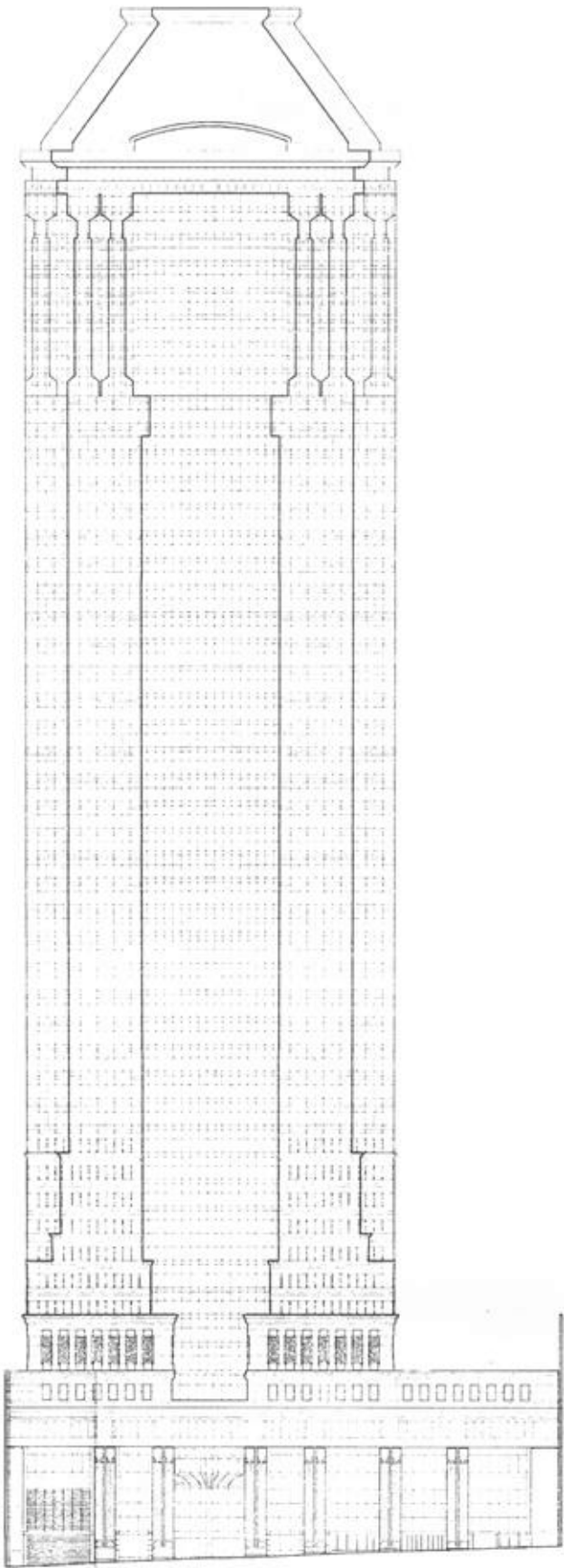
# Pine Street Facade\*



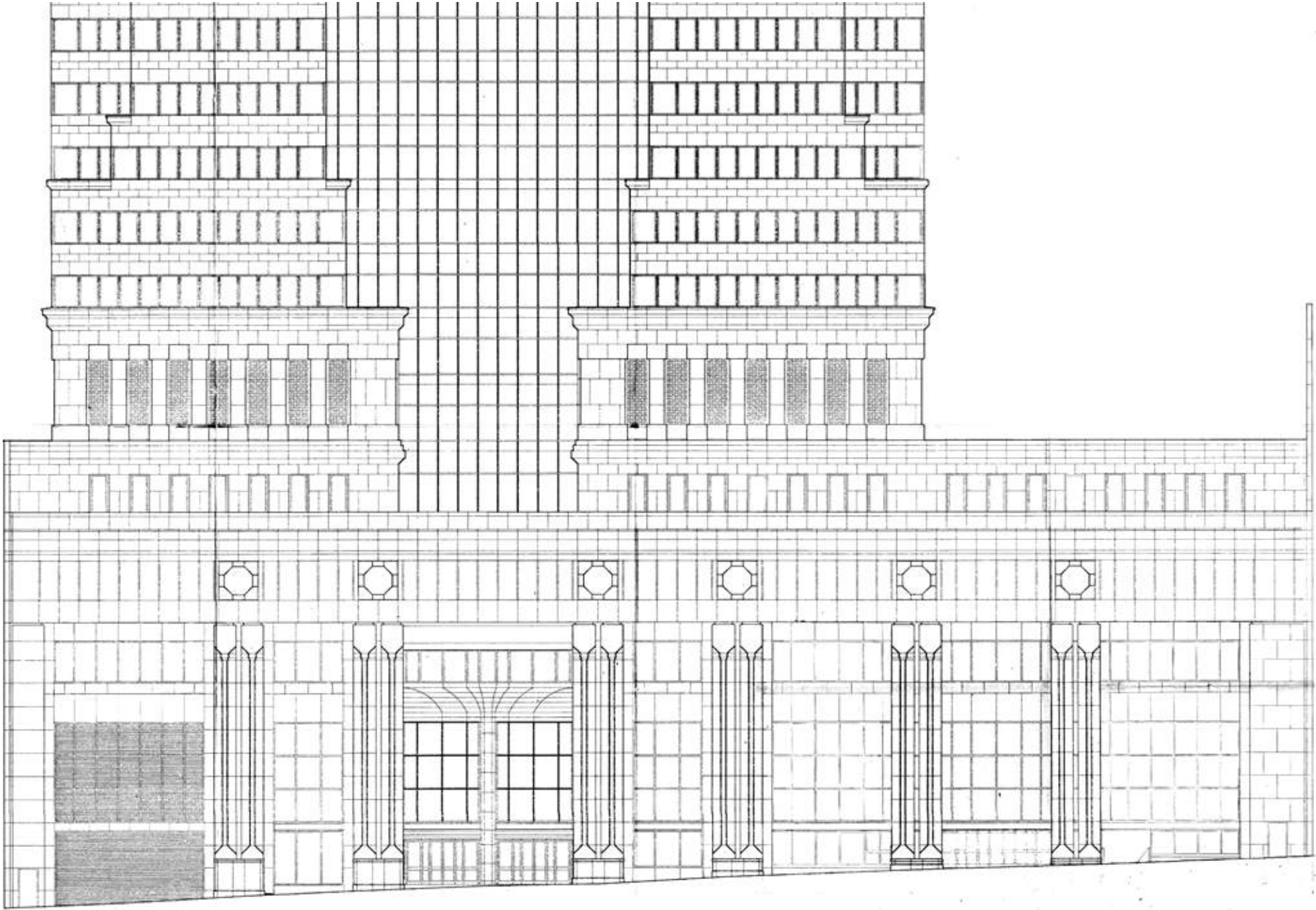
\*For information

# Pine Street Elevation\*

Existing



PINE STREET ELEVATION

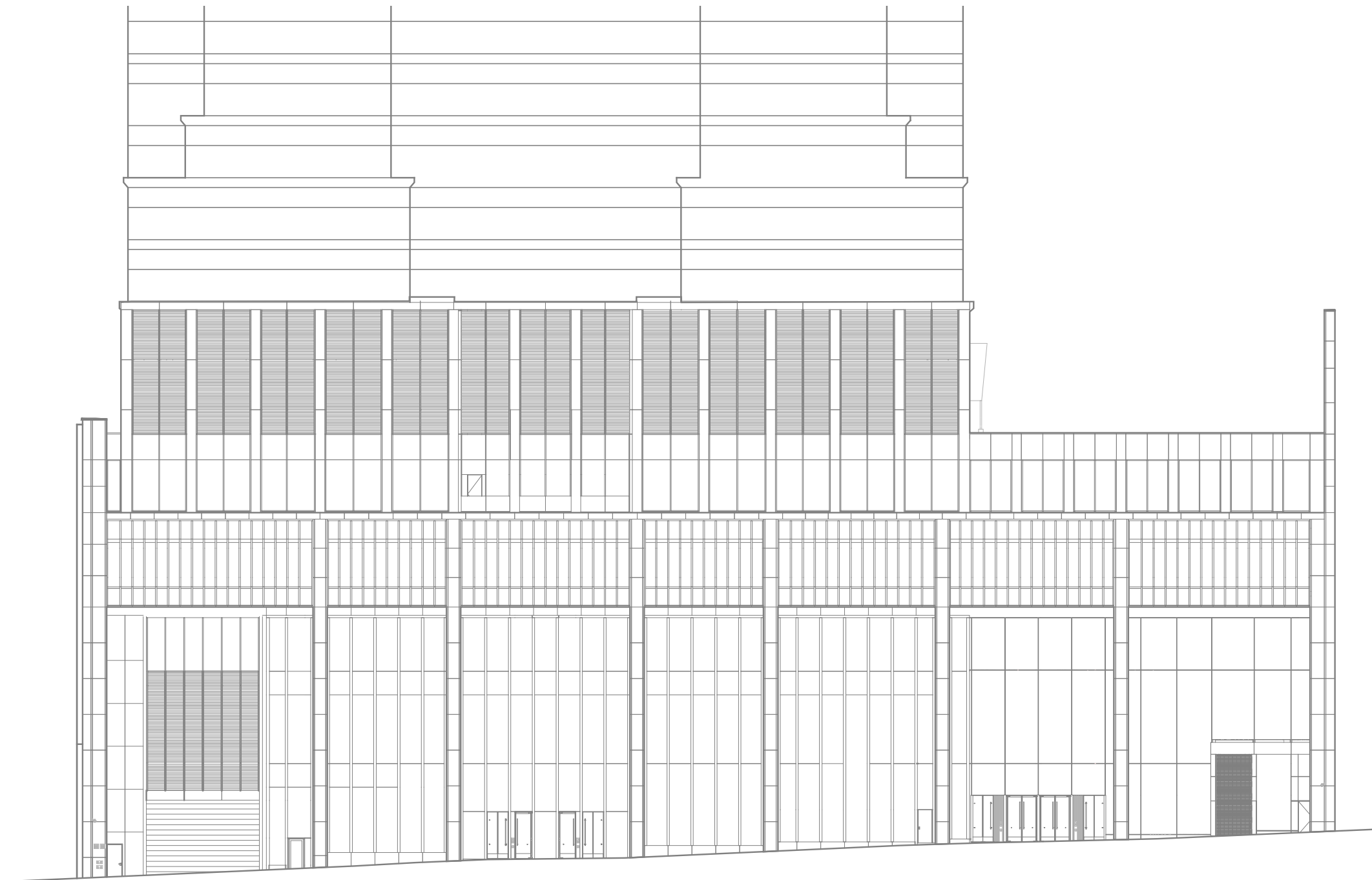


PINE STREET BASE ELEVATION  
SCALE 1/8" = 1'-0"

\*For information

# Pine Street Elevation\*

Proposed



\*For information

# Comparison



Existing



Proposed

# Comparison



Existing



Proposed

# Comparison



Existing



Proposed

# Comparison



Existing



Proposed

# Harmonious Relationship Findings Concept

## 1984/1986 Findings

1. “Basic form of the colonnade...is not a duplicate of [55 Wall]” but “contemporary,” “sensitive response”
2. “Colonnaded base conforms to the streetwall set up by buildings along the length of Wall Street, including [55 Wall]”
3. By “integrating” with the context of Wall Street also “achieved consistency with [55 Wall]”
4. “Height, rhythm, and massing of the...colonnade related to [55 Wall’s] scale”
5. Choice of stone for the facades “complimentary” to 55 Wall
6. “Tower portion of the building well integrated with the base through use of stepped setbacks”
7. No shadows cast on facades of 55 Wall

1. Change “enhances and reinforces the harmonious architectural relationship with [55 Wall]”
2. “Regularization of...column spacing”
3. “Introduction of more masonry to the base of the building’s facade”

## 2022 Goals

1. Contextual, contemporary colonnade complements but does not duplicate 55 Wall St
2. Contemporary need for a more inviting POPS while screen and column depth maximizes colonnade’s presence
3. Screen and columns maintain uniform street wall in expression and massing.
4. Relate height, rhythm, and massing of tiered/superimposed colonnade composition
5. Materials more in keeping with context
6. Maintain setback transition from base to tower and establishing relationship with modernist middle tower form

# 60 Wall Street - Special Permits

Approved May 13, 1985 C850321ZSM

In 1985 the City Planning Commission approved a new, 1,328,944 square foot, 48-story, office tower at 60 Wall Street, including:

- a) 363,010 square feet of floor area transferred from the landmarked 55 Wall Street under Zoning Resolution Section 74-79; and
- b) 149,500 square feet of floor area generated by a 16,600 square foot covered pedestrian space under Zoning Resolution Section 74-87.

In connection with the Section 74-79 special permit, LPC issued a report commenting on the harmonious relationship between the proposed new building and 55 Wall Street.

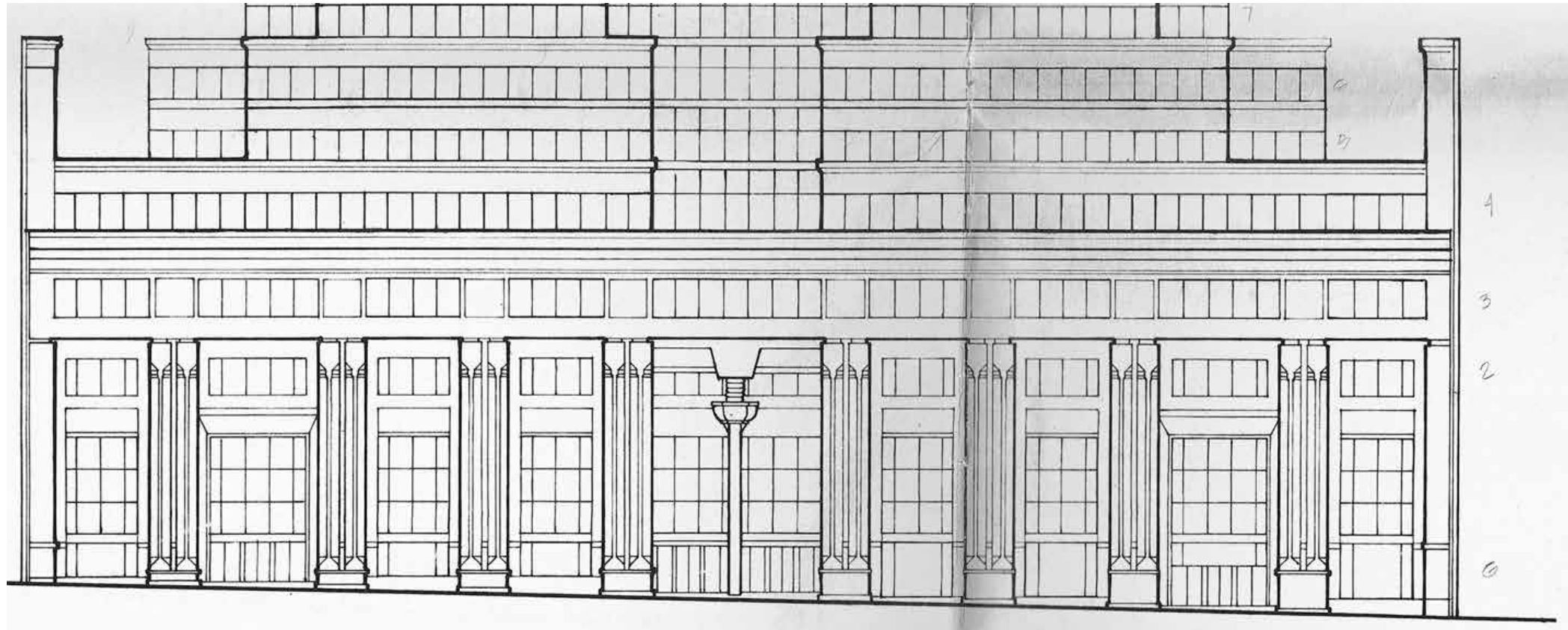
**Seeking a new report from LPC on the harmonious relationship between 55 Wall Street and proposed changes to the exterior of 60 Wall Street as part of a minor modification of special permit C850321 ZSM**

- Original Harmonious Relationship finding focused on the building base and the setbacks and transition of the base to the tower above
- Original building design included a postmodern base and postmodern tower top element separated by a modernist tower

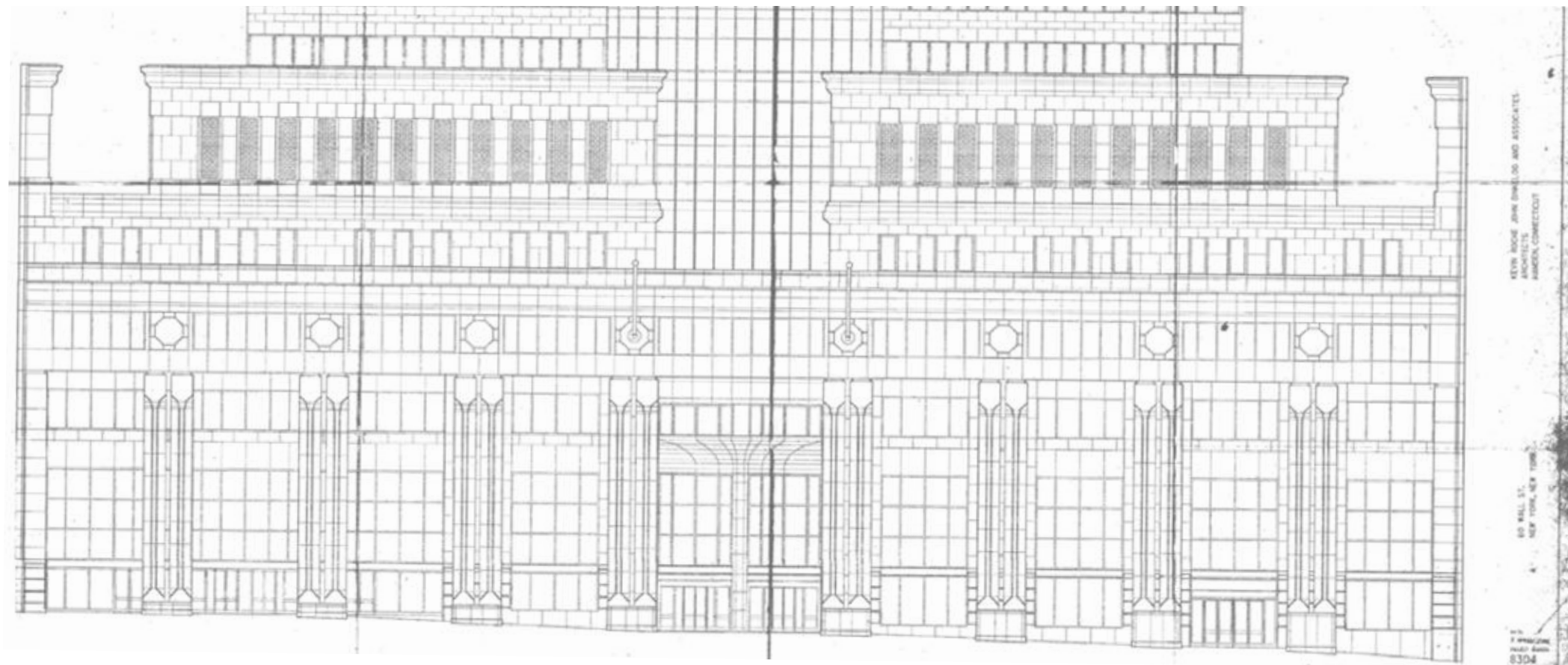
New design in keeping with the modern fabric of the ribbon windows and materials of the lower and middle tower

- Tightness of area streets limits views of the building top, and where visible rarely has a visual or architectural connection to the base

# Approved Schemes



1984



1986

# Existing Condition Issues

Outdated postmodern design  
no longer “contemporary response”

Postmodern base at odds with  
modernist middle tower form

Strip windows erode  
solidity of “entablature”

Pink granite does not relate  
in tone to 55 Wall/overall  
Wall Street context

Mixture of styles in upper  
levels do not have a coherent  
identity or reference 55 Wall

Dark glass limits visibility  
into POP space

Disjointed design of arcade’s rear  
wall competes with colonnade  
and forms an incoherent  
backdrop to the colonnade

Double columns not reflective of 55  
Wall or Wall Street context. Fortress-like  
presence at odds with POP space

# Proposed Design Improvements

“Contemporary,” “sensitive” design while remaining “harmonious” to context

Celebrate public nature of POP space and facilitate way-finding to MTA and through block connection with clearer glass

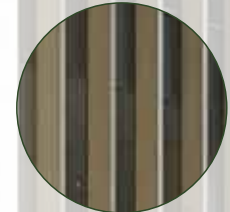


Maintain but modernize the monumental colonnade through use of single monolithic piers, opening views into POP space/lobby and creating a more inviting presence

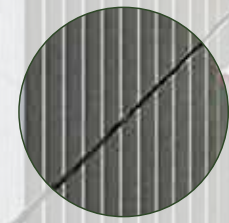
Warmer limestone is more in keeping with Wall Street context



Uniform screens reinforce the colonnade while maintaining a more solid reading from dominant oblique views



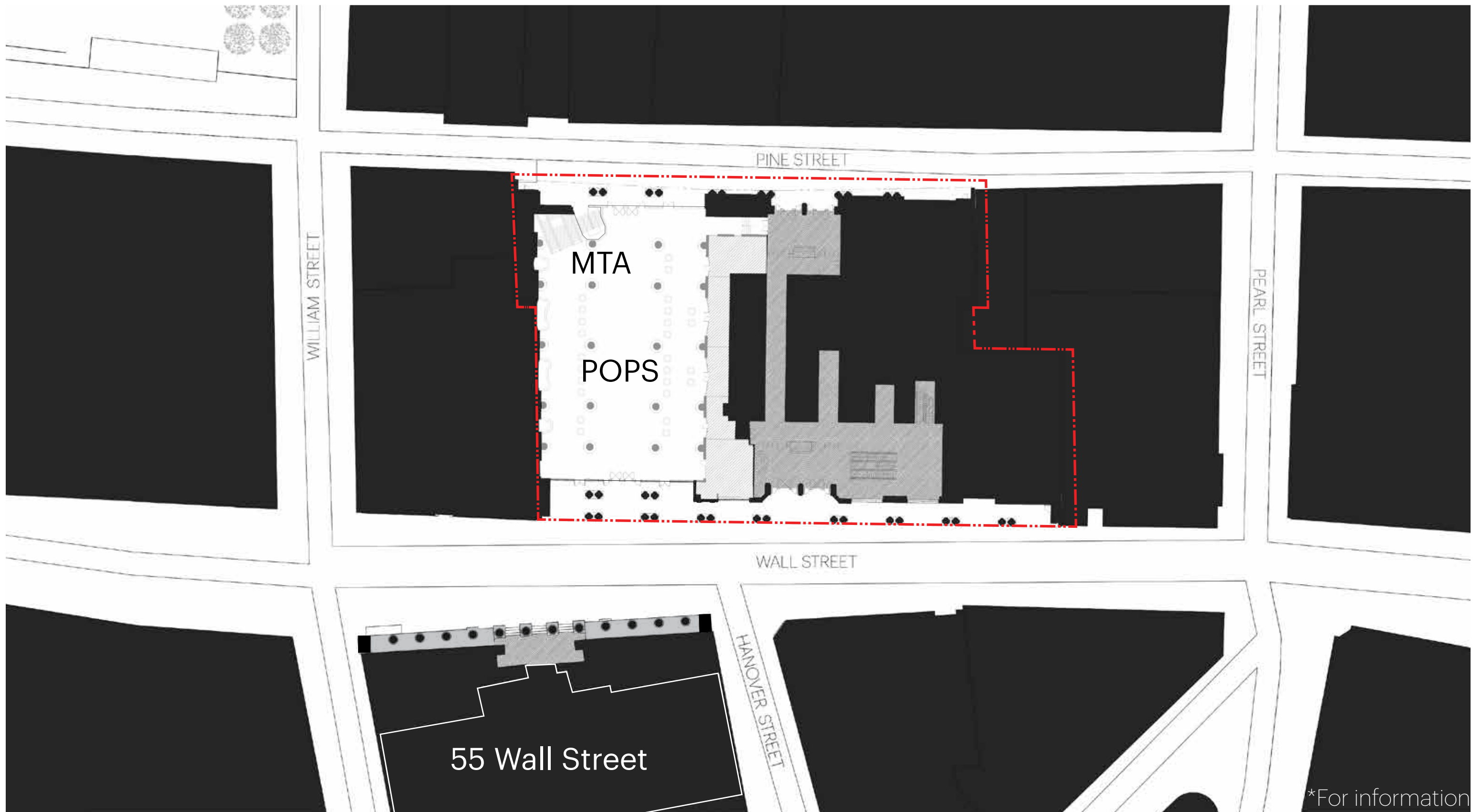
Looking down Wall Street, depth of vertical fins resonate with the solidity of 55 Wall’s entablature while allowing more light into habitable floors



Proposed series of screens create a more coherent identity and reference 55 Wall with superimposed, multiscalar screens/columns



# Existing Ground Plan\*



\*For information

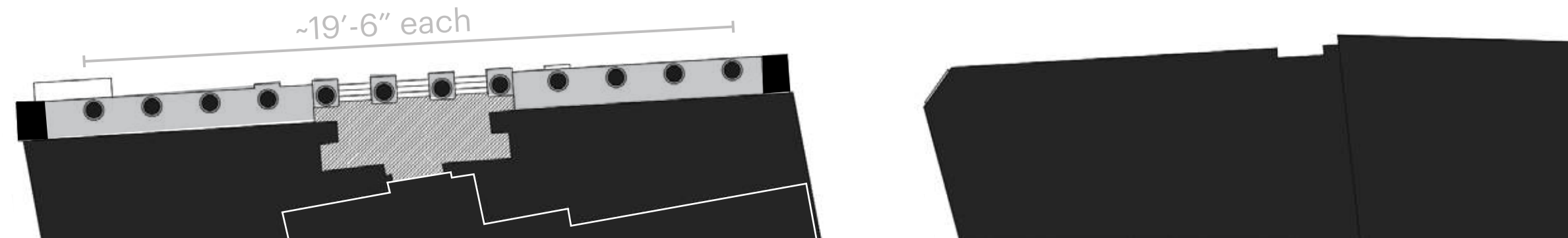
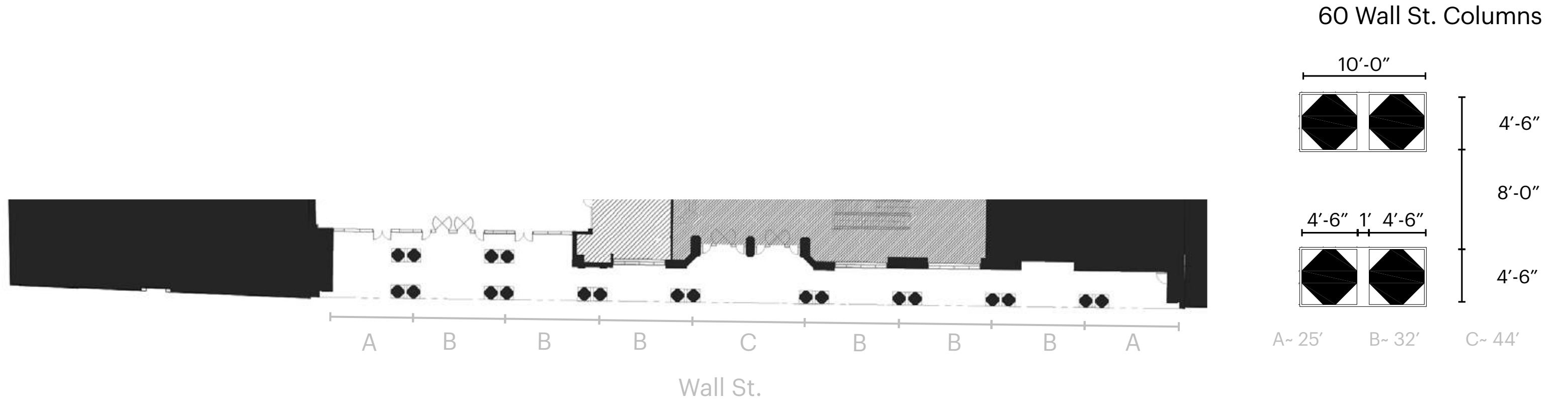
# Exclusionary Space

55 Wall

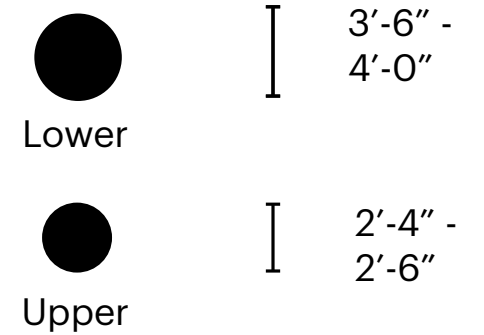


# Contextual, Contemporary Colonnade

## Existing Condition



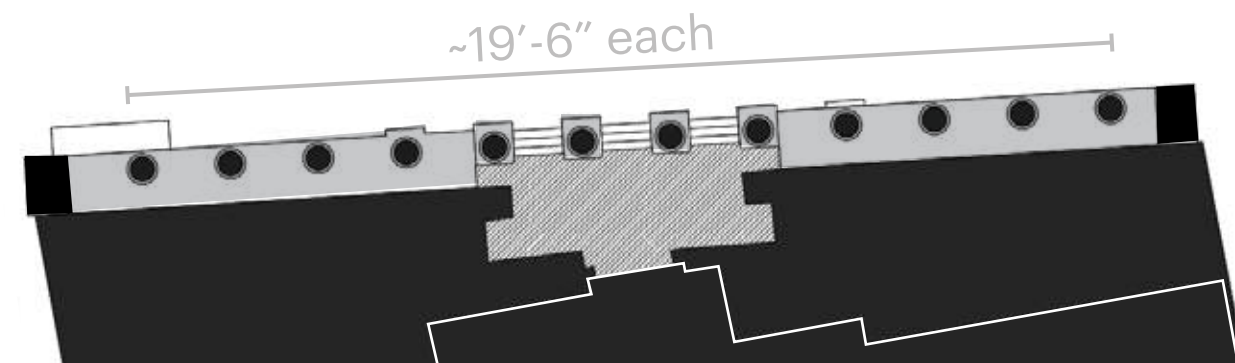
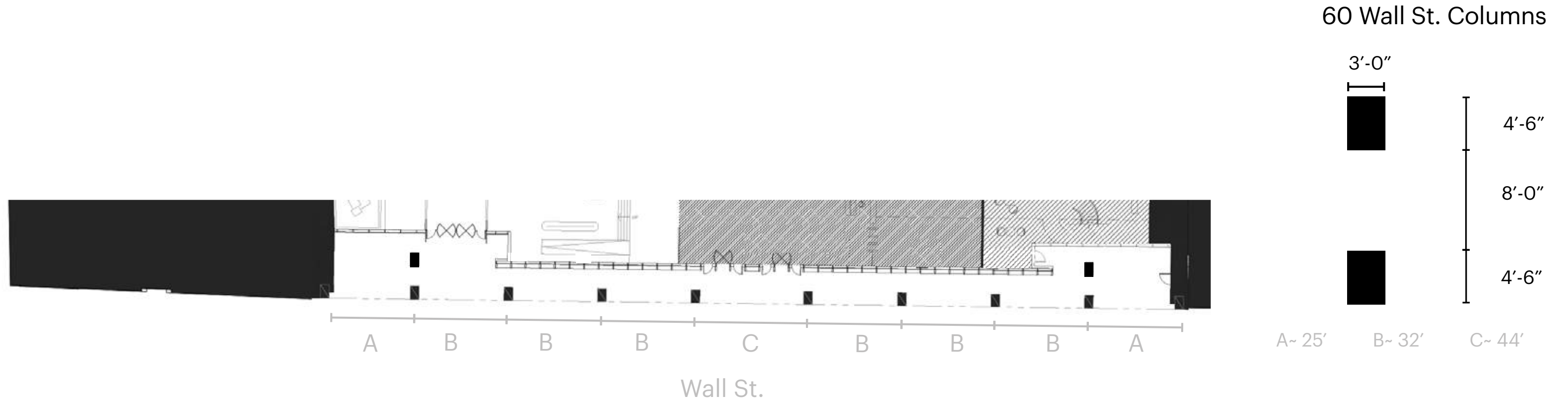
### 55 Wall St. Columns



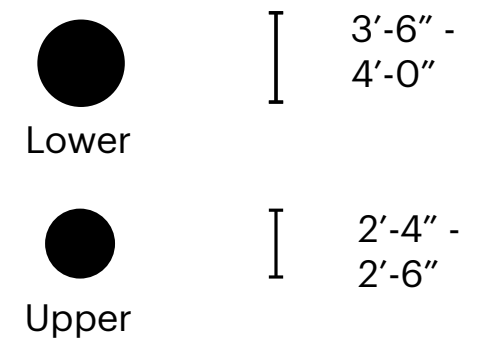
19.5' spacing for 55 Wall  
Varies between 25'-44' for 60 Wall

# Contextual, Contemporary Colonnade

Proposed Design Maintains Rhythm



## 55 Wall St. Columns



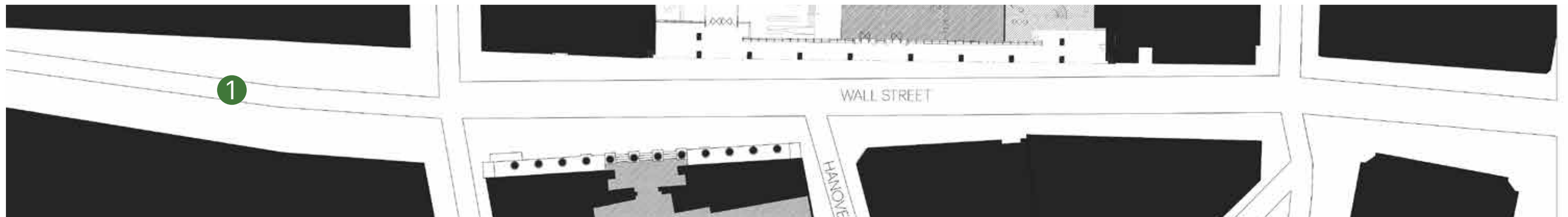
19.5' spacing for 55 Wall  
Varies between 25'-44' for 60 Wall

No Change



# Wall Street Pedestrian Experience

## Heading East



# Wall Street Pedestrian Experience

Easy to see both facades  
(Looking East)



1

Simultaneous View  
(Looking West, near Hanover)

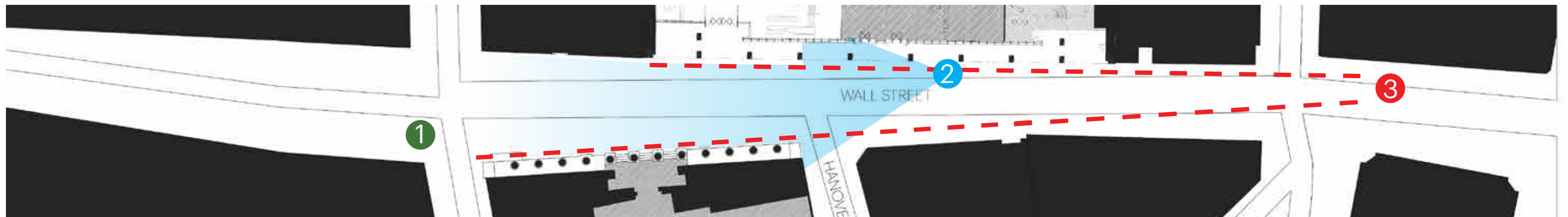


2

Difficult to see both facades  
(Looking West)



3



# Wall Street Pedestrian Experience

Simultaneous View  
(Looking West, near Hanover)

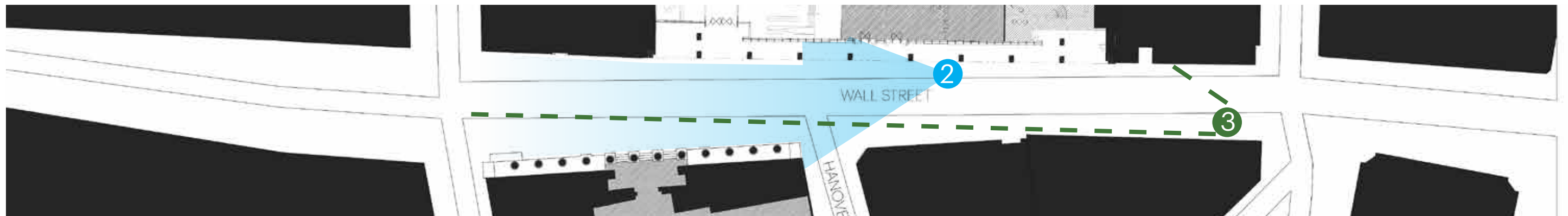


2

Both facades not Visible  
(Looking West)



3



# Wall Street Pedestrian Experience

## Heading East



1



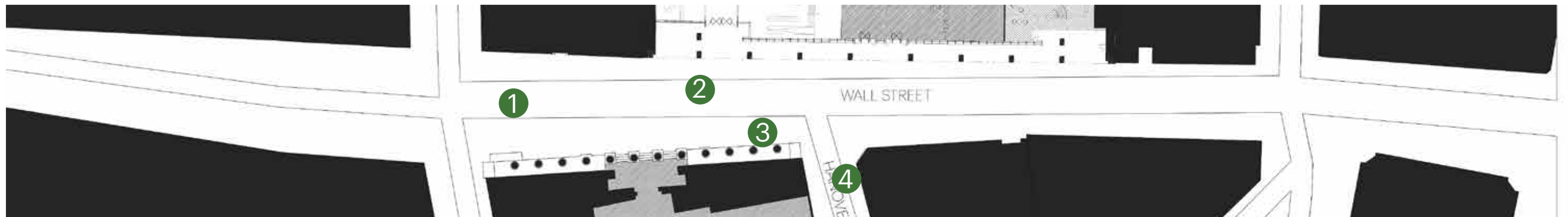
2



3



4



# 55 Wall St

## 19th Century

1830s:  
Merchants Exchange  
(Isaiah Rogers)

1862  
Customs House



# Site Photos

1900s



1. View NW. 1900s



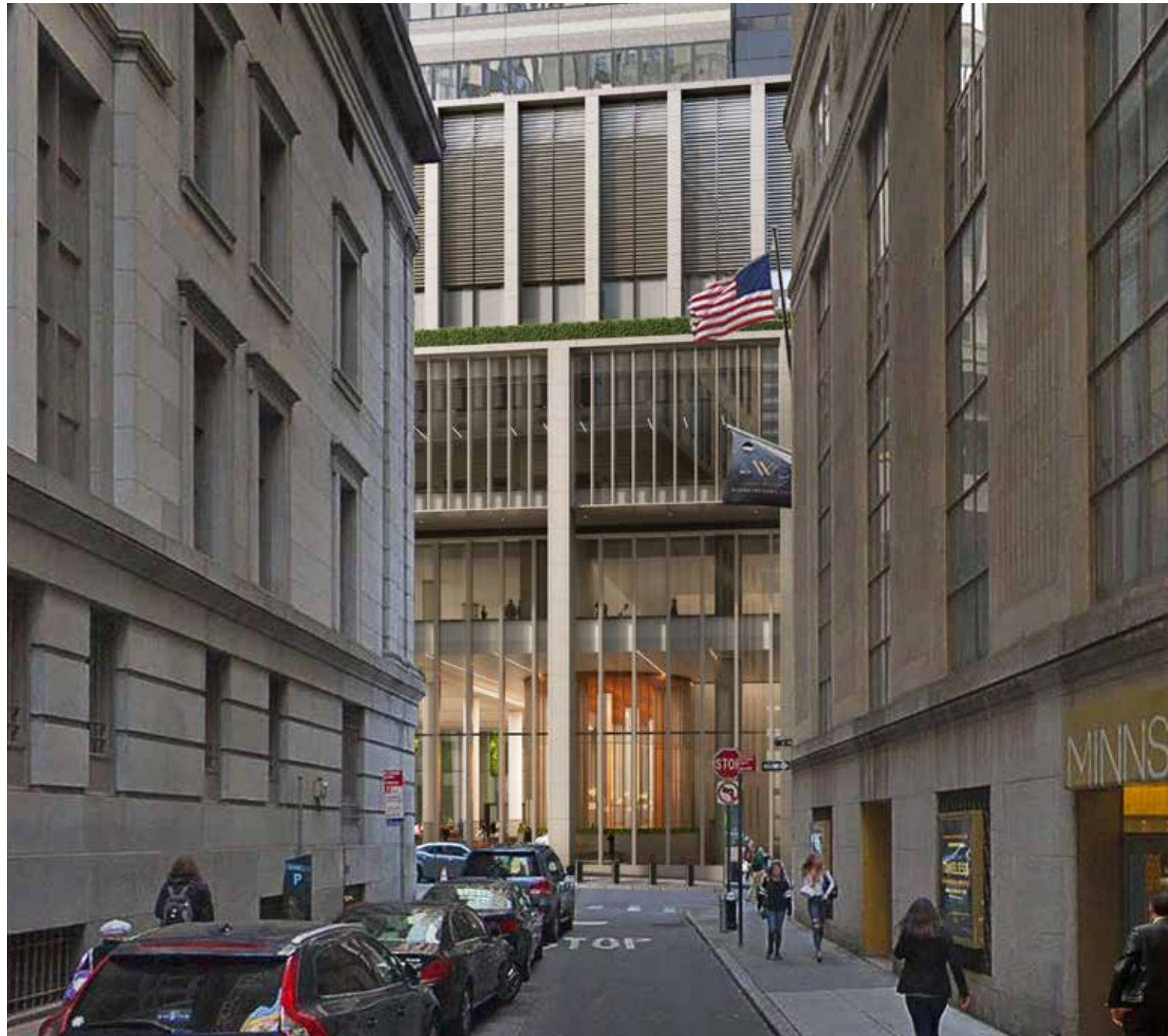
2. View N. 1900s



2. View W down Wall St. 1952



# Contemporary Need for a More Inviting POPS While Maximizing Colonnade's Presence



Transparency into POPS and Lobby



Solidity of Colonnade



The current proposal is:

**Preservation Department – Item 1, LPC-22-09533**

**60 Wall Street**

**Borough of Manhattan**

**To Testify Please Join Zoom**

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**Passcode:** 819748

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