

April 8, 2025  
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-25-05007

## **20 Exchange Place – City Bank-Farmers Trust Company Building – Individual Landmark Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 160 352 2973

**Passcode:** 266570

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

APRIL 8, 2025

20 EXCHANGE PLACE

LANDMARKS PRESERVATION COMMISSION  
PRESENTATION

JGNeukomm  
Architecture

# CONTENTS

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**INTRODUCTION**

- HISTORY AND NARRATIVE, HISTORICAL RESEARCH
- CONTEXT: SITE & NEIGHBOURHOOD
- DESIGN INTENT

**SCOPE A: EXCHANGE PLACE ENTRANCE AND PLANTERS**

- HISTORICAL EVOLUTION
- MATERIALS AND FINISHES
- PROPOSED DESIGN OVERVIEW
- CURRENT LAYOUT
- PROPOSED LAYOUT
- DETAILS: STOREFRONT, SIGNAGE AND PLANTERS

see appendix for staff level scope



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## 20 EXCHANGE PLACE

City Bank-Farmers Trust Company Building (LP-1941)  
(aka 14-28 Exchange Place, 61-75 Beaver St, 6 Hanover St, 16-26 William St)

Borough of Manhattan

Tax Map Block 27, Lot 7502

(Special Lower Manhattan District - Historic Commercial Core)

Date Built:	1930-1931
Architect/Builder:	Cross and Cross
Owner/Developer:	City Bank-Farmers Trust Company
Building Type:	Office Building
Original Use:	Commercial, office
Style:	Modern Classical
Stories:	57 (excl. basement + 4 cellar levels + roof)
Materials:	Granite, Limestone, Steel Frame, Aluminum
Landmark Type:	Individual Landmark
Designation Date:	6/25/1996

### Historic Significance and Notable Characteristics

- One of the oldest and renowned bank in 1929
- 57-story at 685 feet
- Art Deco ornamentation and Gothic-style arched windows and crown openings.
- Steel-framed structure
- Mohegan Granite and Alabama Limestone facades
- Nickel silver decorative ironwork
- 45 varieties of imported marble for interior finishes.

Source: Landmarks Preservation Commission, 1996.





DOWN EXCHANGE PLACE



EXCHANGE PLACE ENTRANCE



DOWN EXCHANGE PLACE AT DUSK

## 20 EXCHANGE PLACE

A Residential Tower

Date Built: 1930-1931  
 Landmark Type: Individual Landmark  
 Designation Date: 6/25/1996  
 Condominium  
 Conversion: 2008

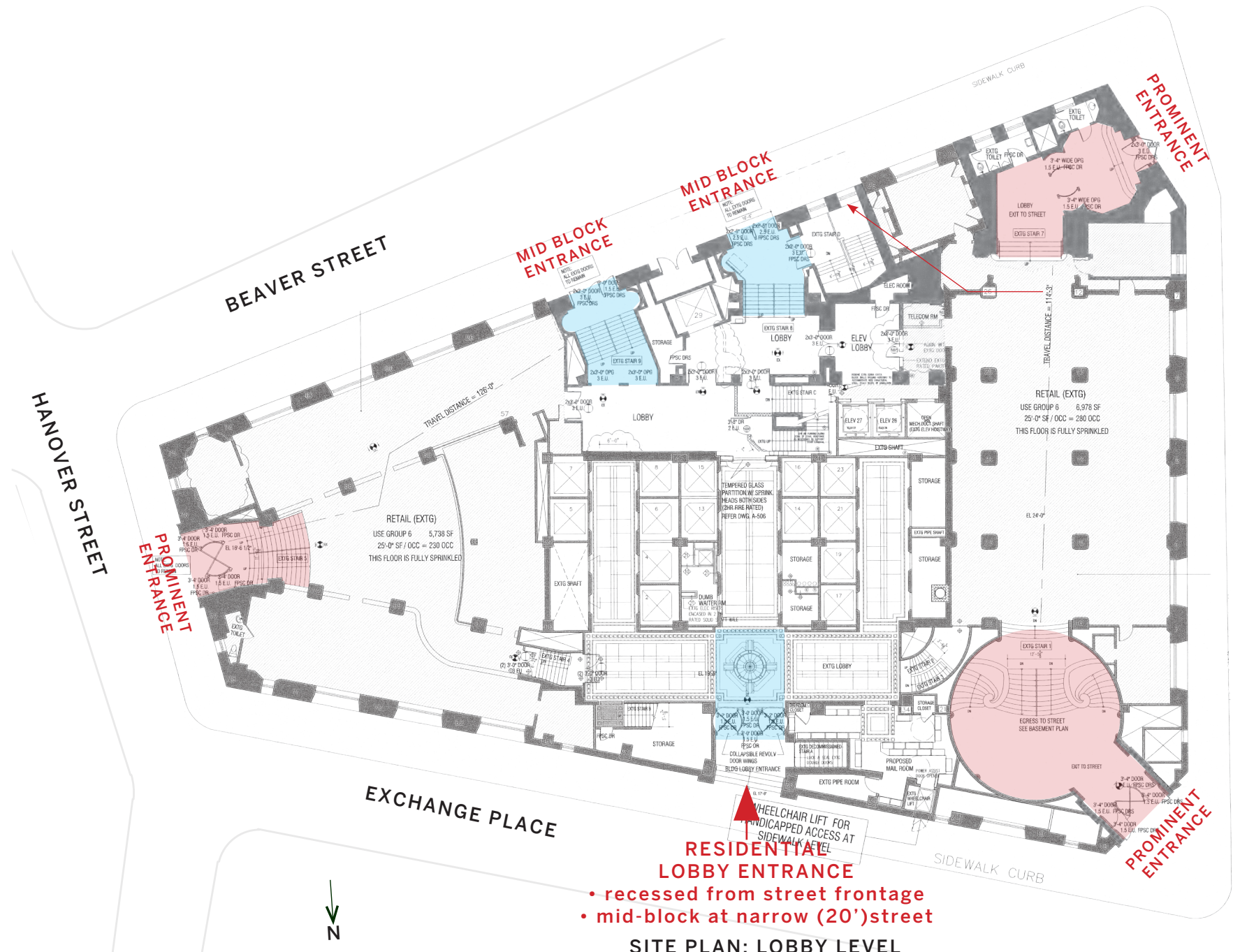
### Current Streetscape and Building Frontage:

1. The residential tower entrance is on Exchange Place.
2. Exchange Place is a narrow street.
3. The entrance is north facing (shadow during the day) and it is at mid-block (limited visibility and presence)
4. There is low illumination at night along the entire street frontage of 20 Exchange Place.

### Design Goals for Exchange Place Facade:

1. Provide exterior illumination at building frontage for night visibility and sense of safety
2. Re-introduce banner flag signage at existing flag poles for presence and visibility
3. Re-introduce sidewalk planters at building entrance to enhance streetscape
4. Replace entrance doors (not original to the building)

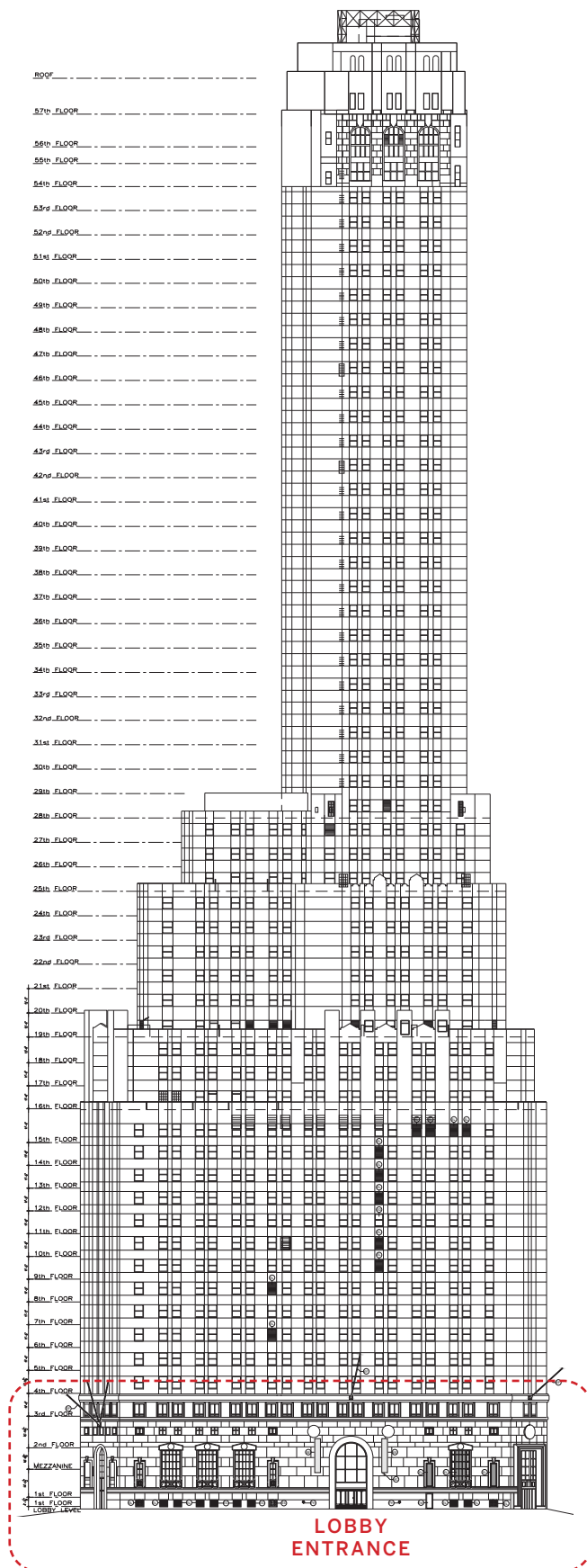




**SITE PLAN: LOBBY LEVEL**



**PHOTO REFERENCE: EXCHANGE PLACE**



**ELEVATION: EXCHANGE PLACE**



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20 EXCHANGE PLACE

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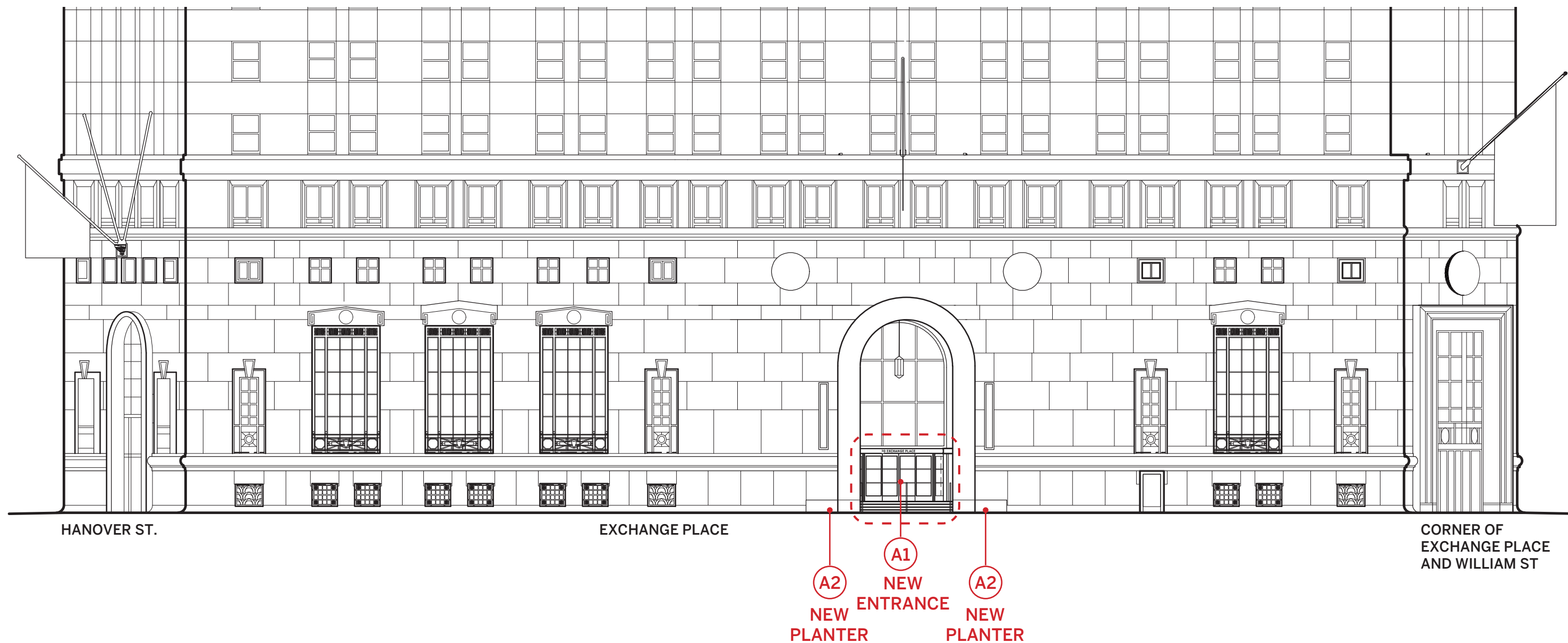
- HISTORY AND NARRATIVE, HISTORICAL RESEARCH
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see appendix for staff level scope









ENTRANCE PORTAL/NICHE WITH WALL SCONCE  
(EXISTING)



INTERIOR WALLS OF REVOLVING DOOR



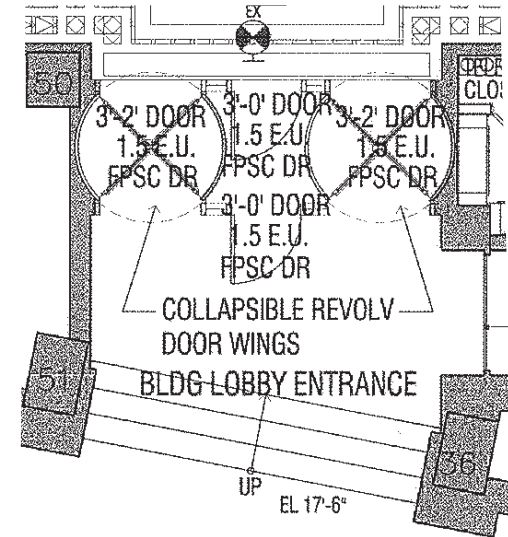
ENTRANCE, DOORS AND WINDOWS ARE NOT ORIGINAL



HISTORIC DOORS

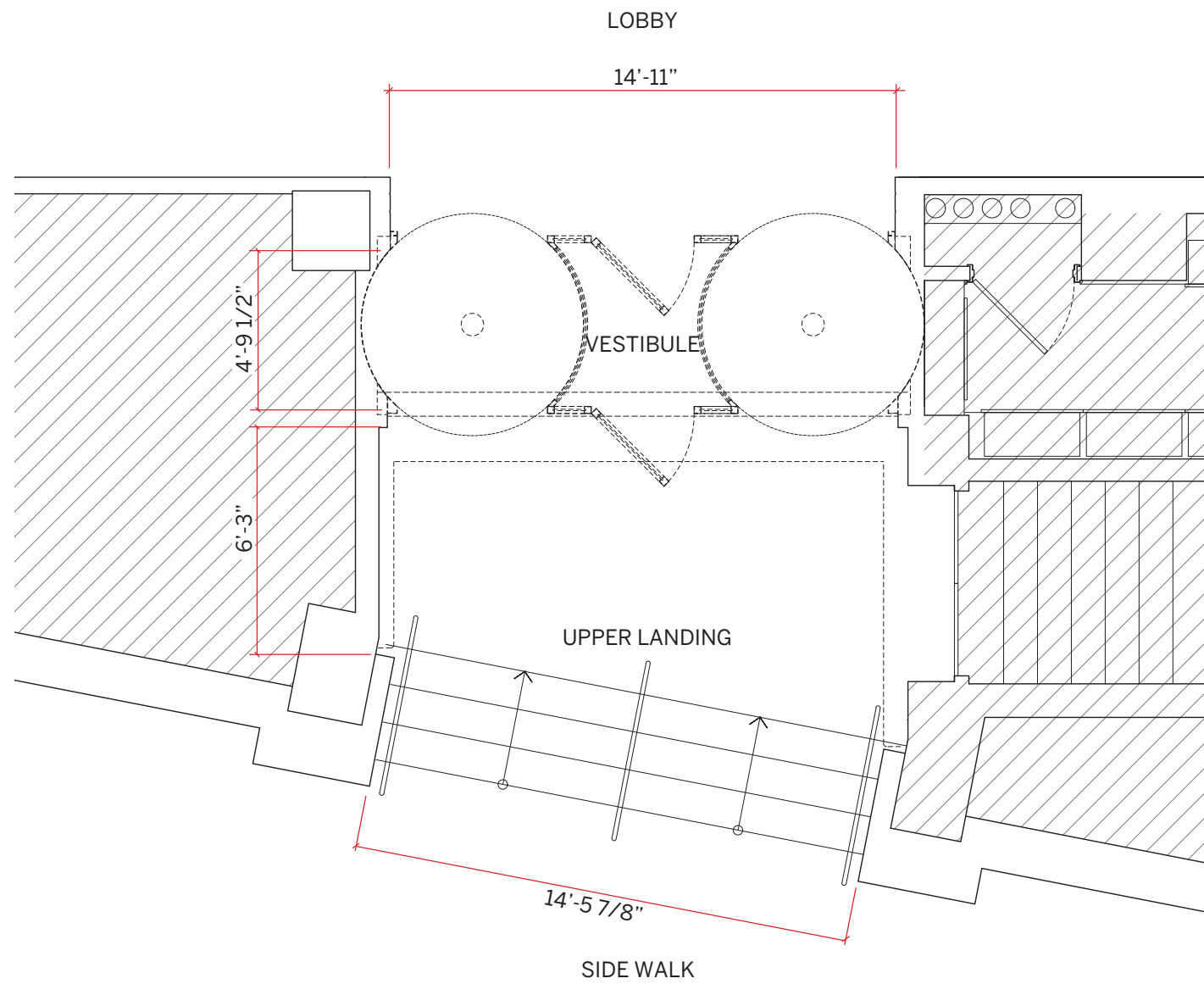


ORIGINAL VESTIBULE AND REVOLVING  
DOOR CONFIGURATION  
(CIRCA 1930s)

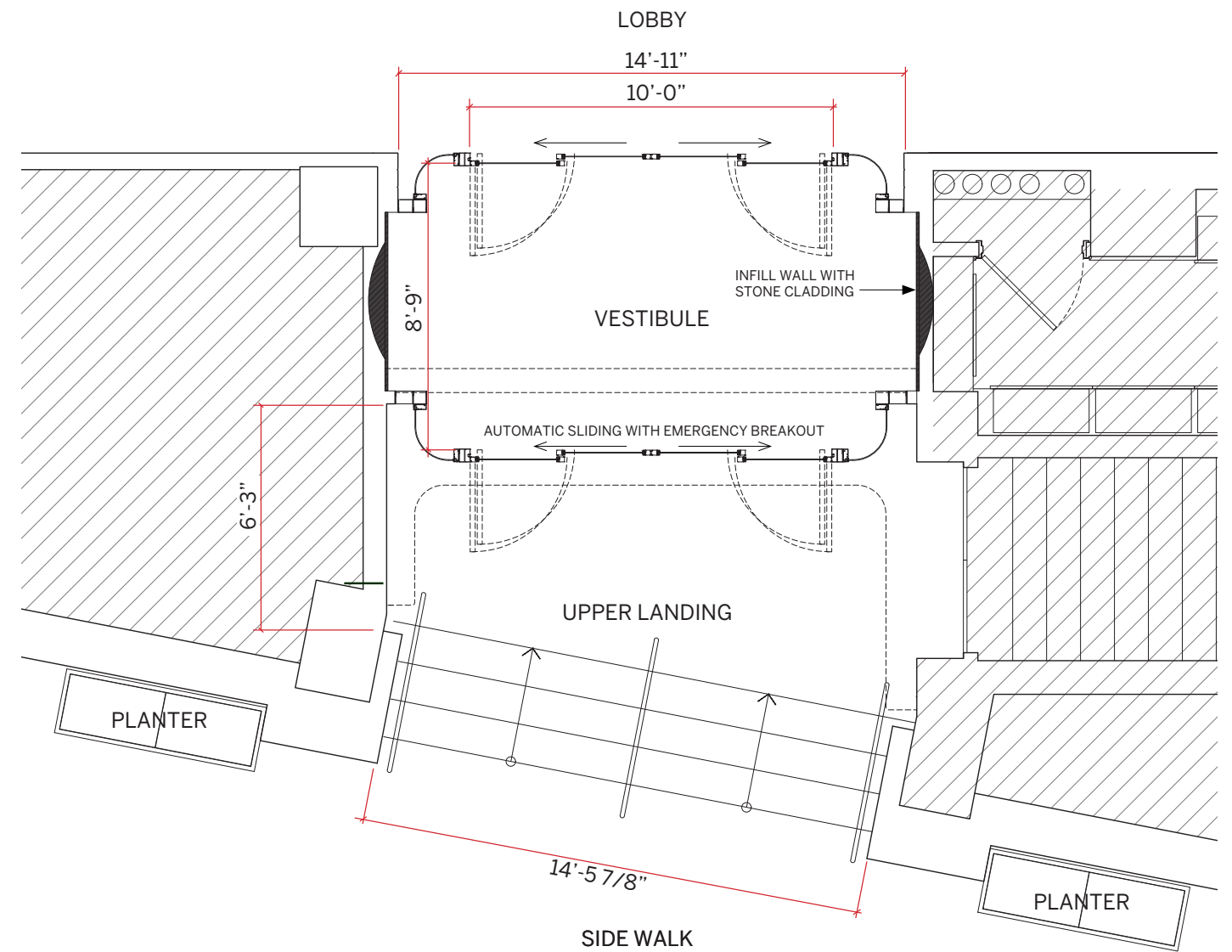


VESTIBULE AND REVOLVING DOOR  
CONFIGURATION  
(CURRENT)

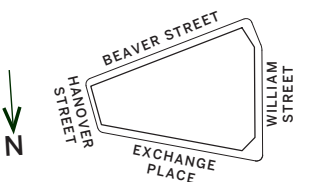




EXG ENTRANCE PLAN



PROPOSED ENTRANCE PLAN





EXISTING (PHOTOGRAPH)



PROPOSED (3D RENDERING)

EXG DECORATIVE PENDANT TO  
REMAIN (RE-LAMP ONLY)

EXG ARCH WINDOW  
REFINISH TO MATCH HISTORIC  
METALWORK

NEW METAL SIGNAGE  
FINISH TO MATCH HISTORIC  
METALWORK\*

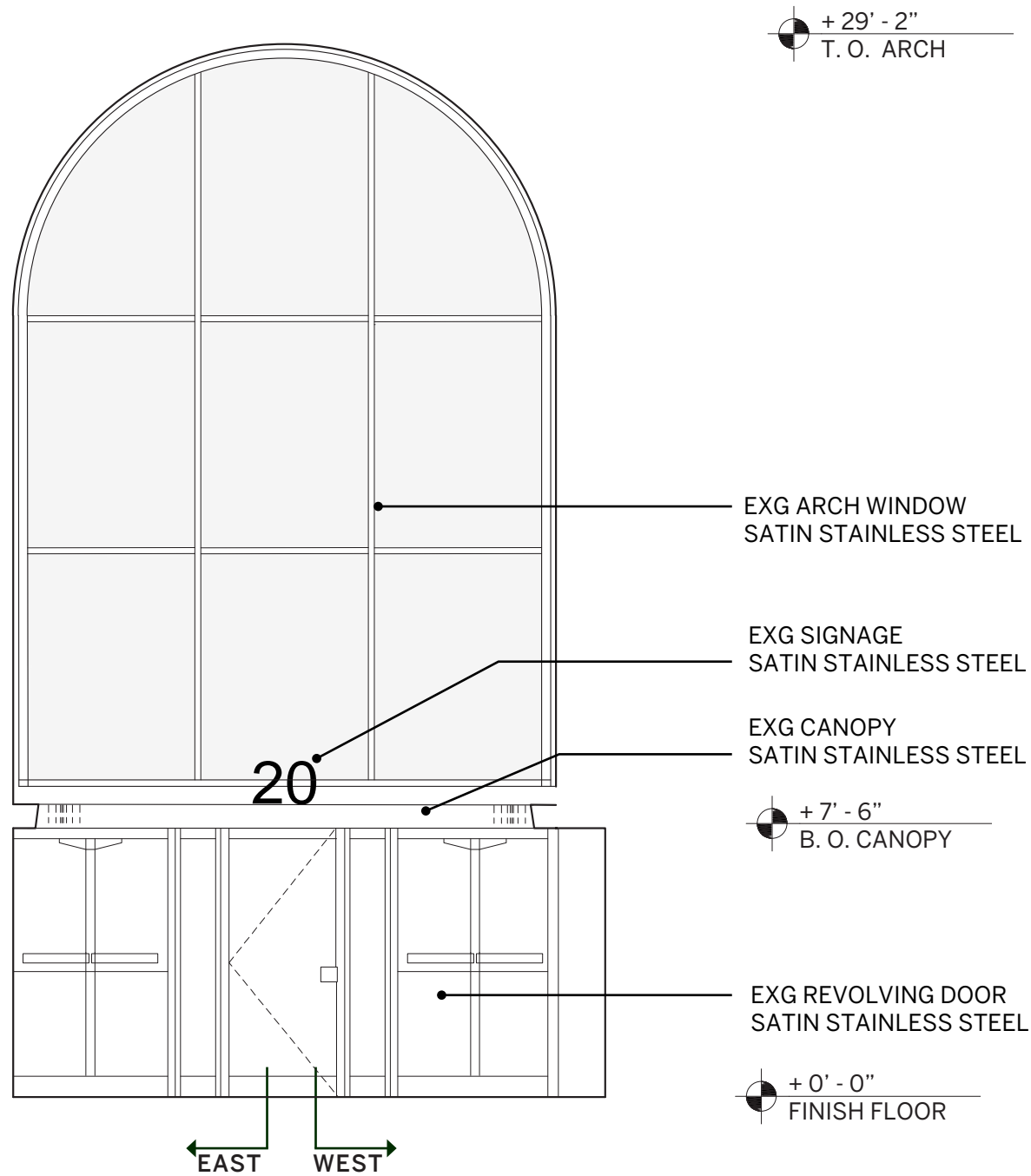
\* SIGNAGE = 1.7 SF  
PER ZONING RESOLUTION  
32-642 NON-ILLUMINATED SIGNS  
91-112 BANNER REGULATIONS;  
SIGNAGE IS COMPLIANT

NEW CANOPY  
FINISH TO MATCH HISTORIC  
METALWORK

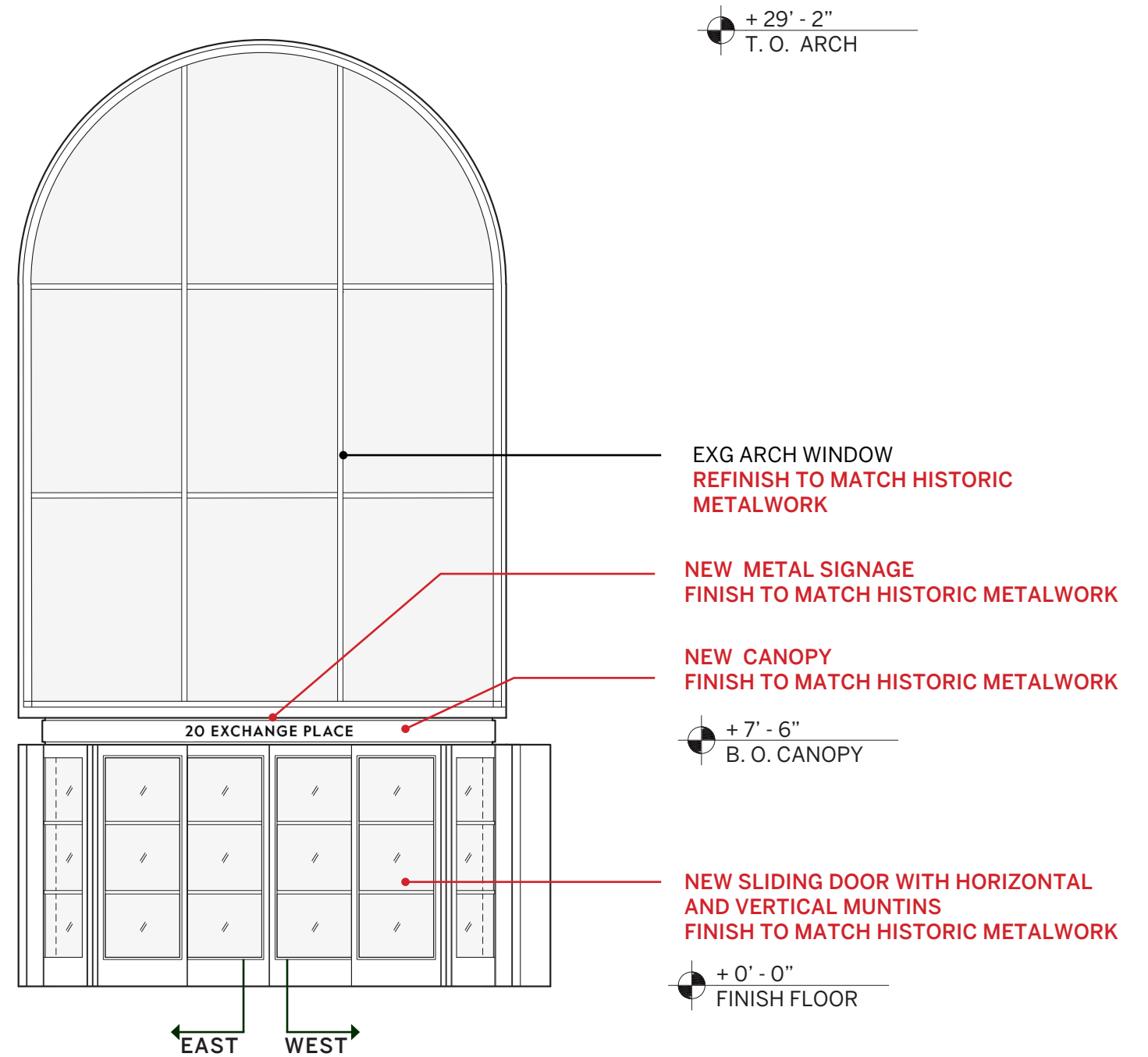
NEW SLIDING DOOR WITH  
HORIZONTAL AND VERTICAL  
MUNTINS; FINISH TO MATCH  
HISTORIC METALWORK

ORIGINAL DOORS

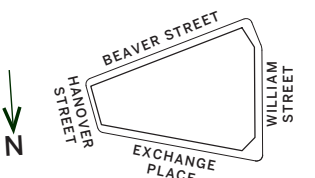




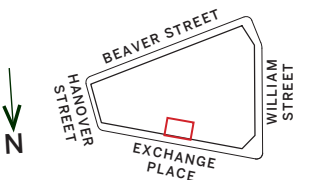
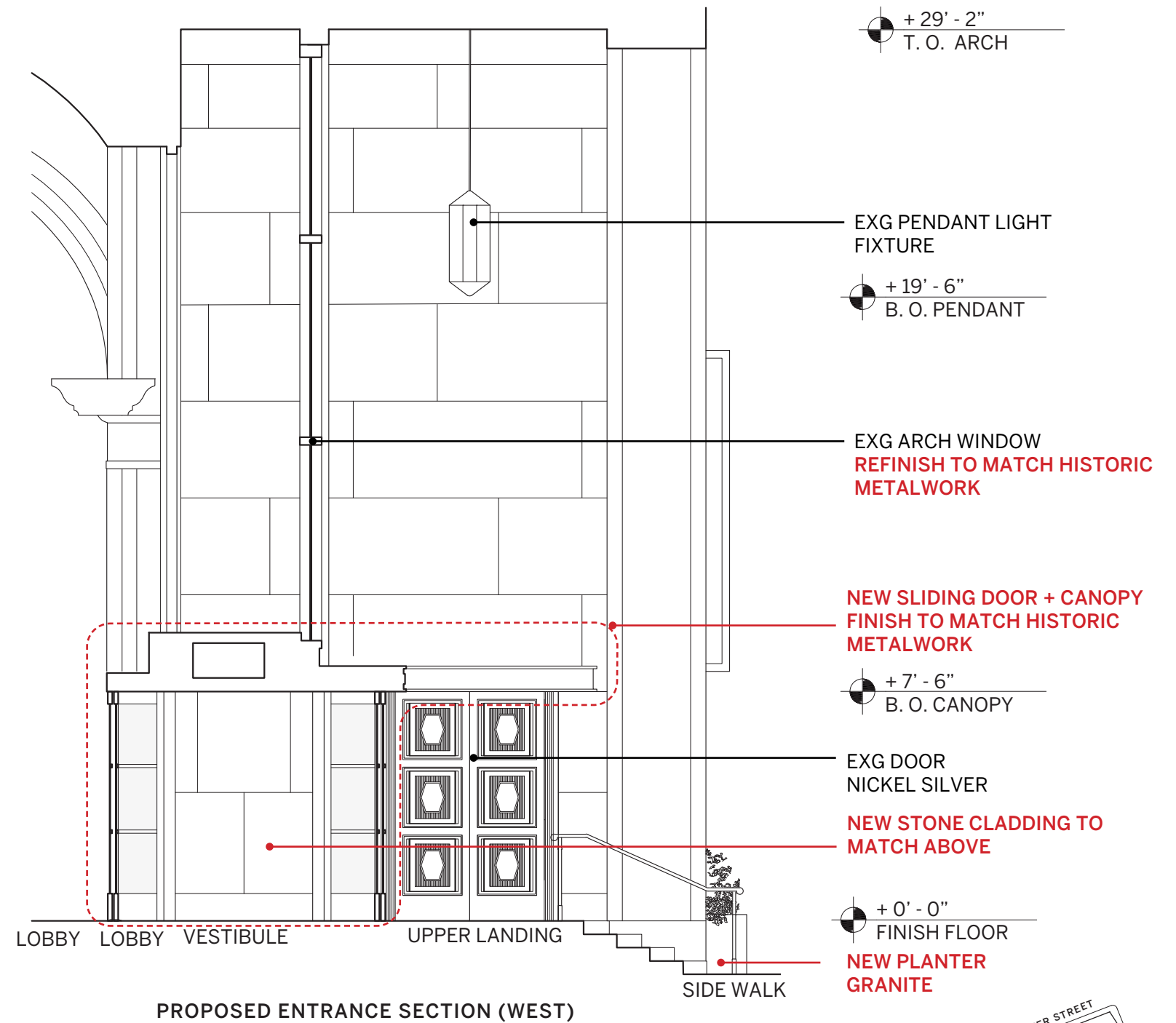
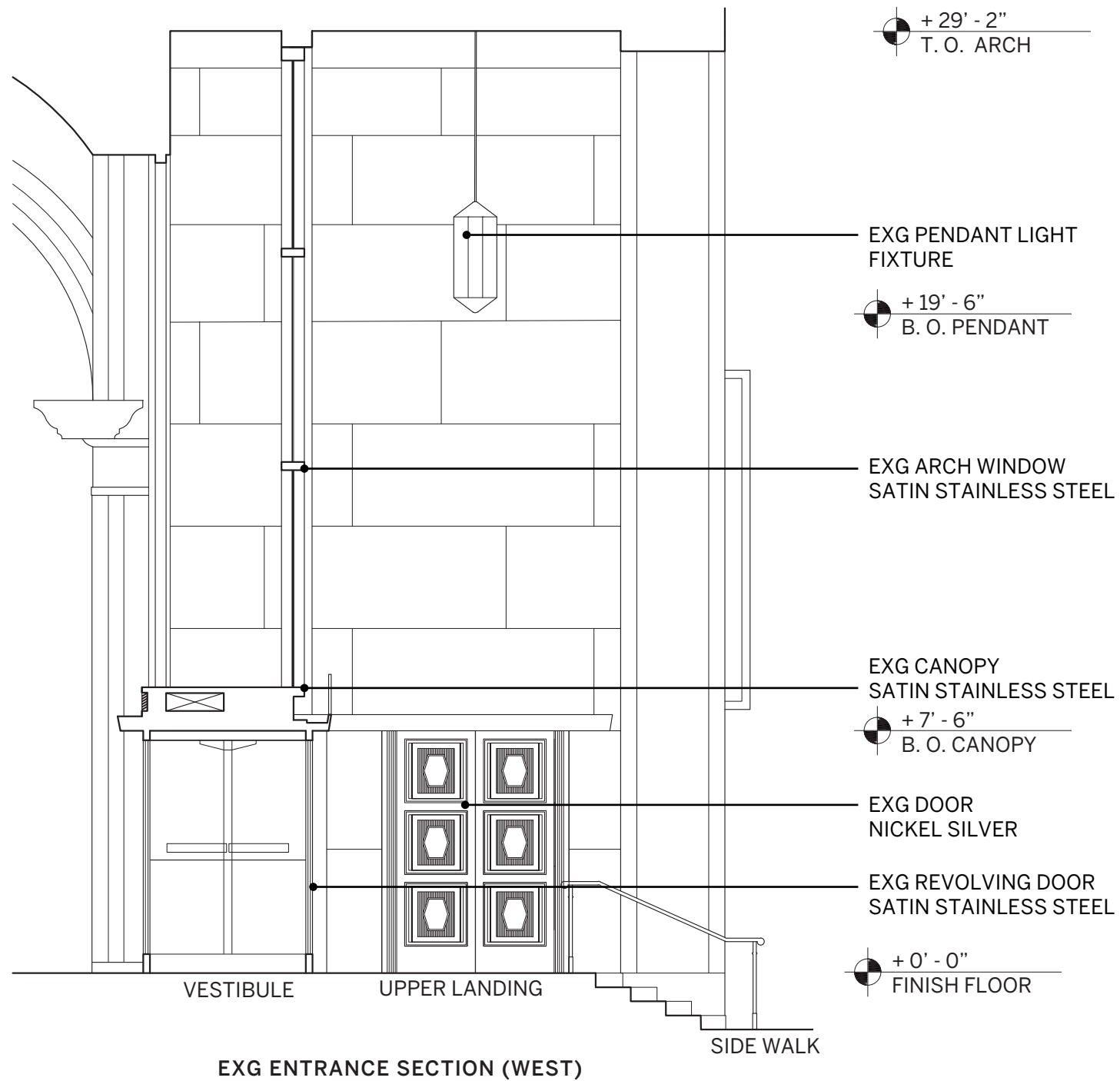
EXG ENTRANCE ELEVATION

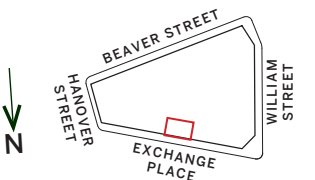
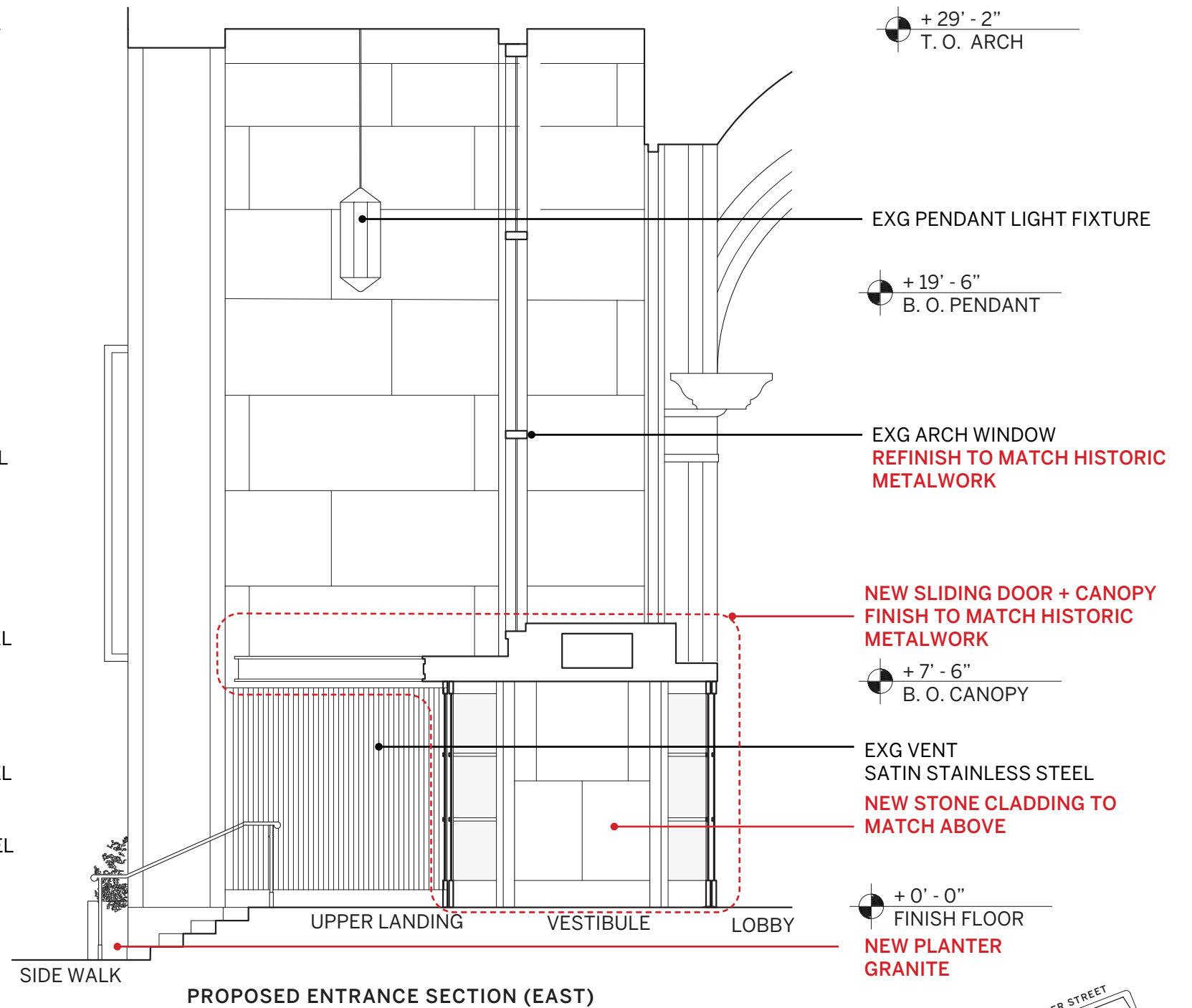
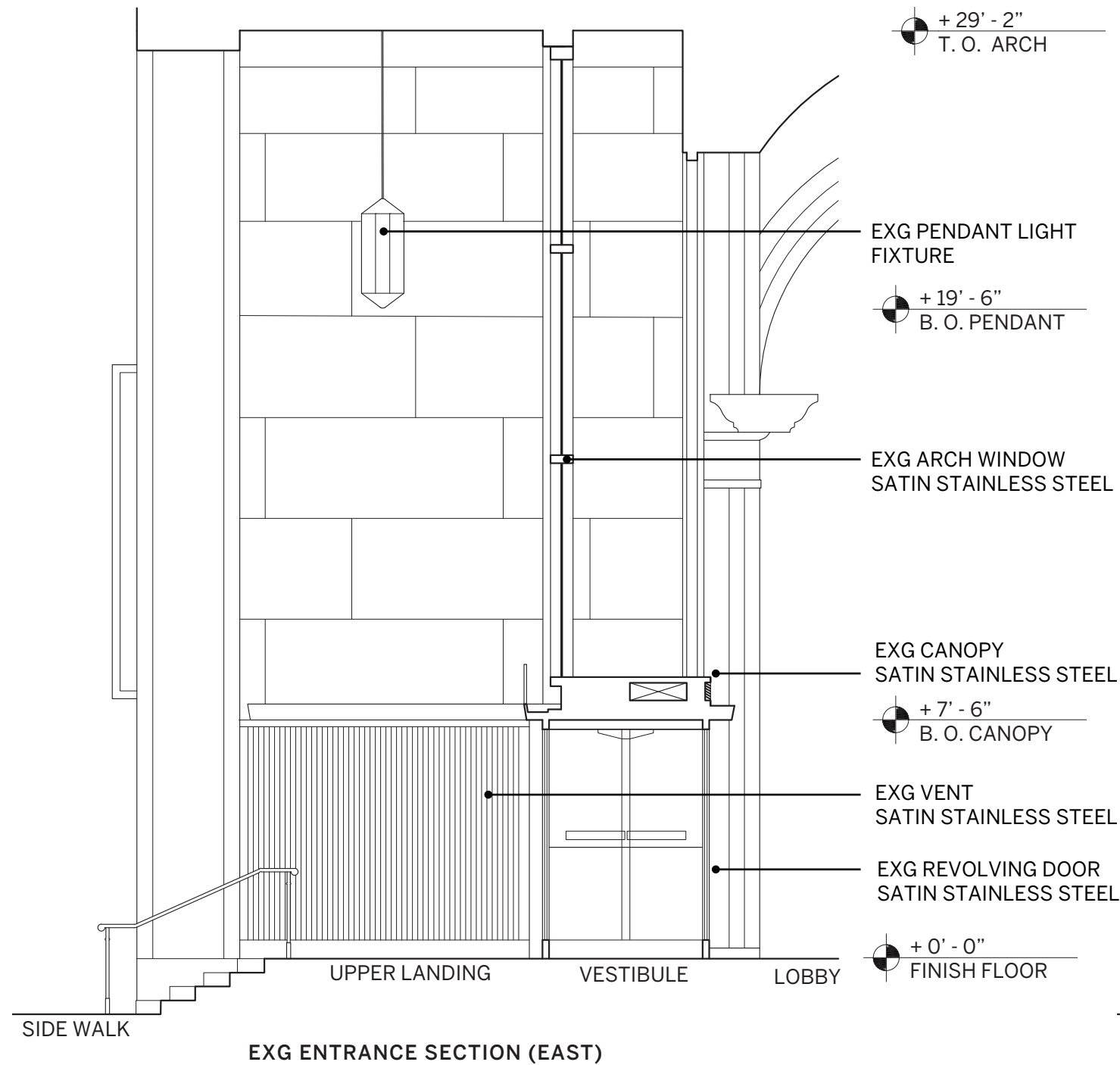


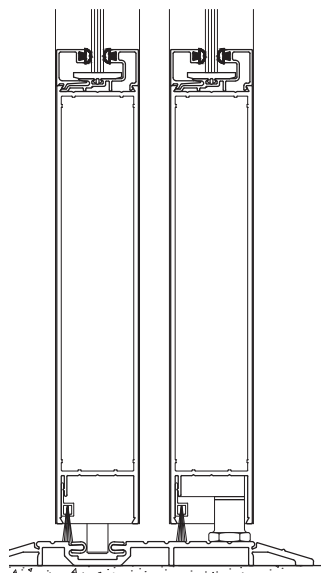
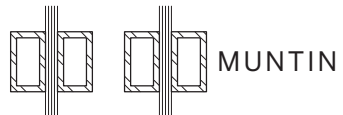
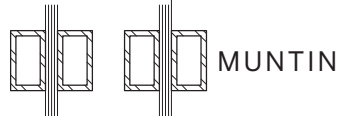
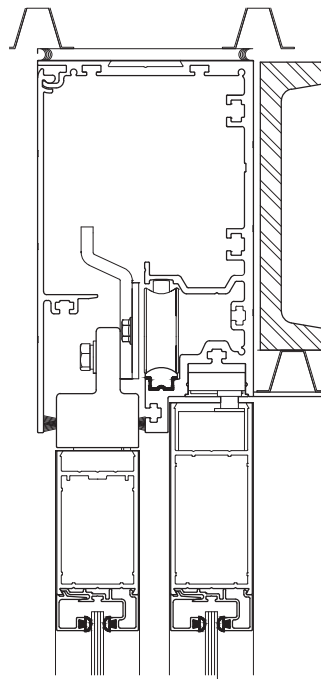
PROPOSED ENTRANCE ELEVATION











ENTRANCE DOOR SECTION



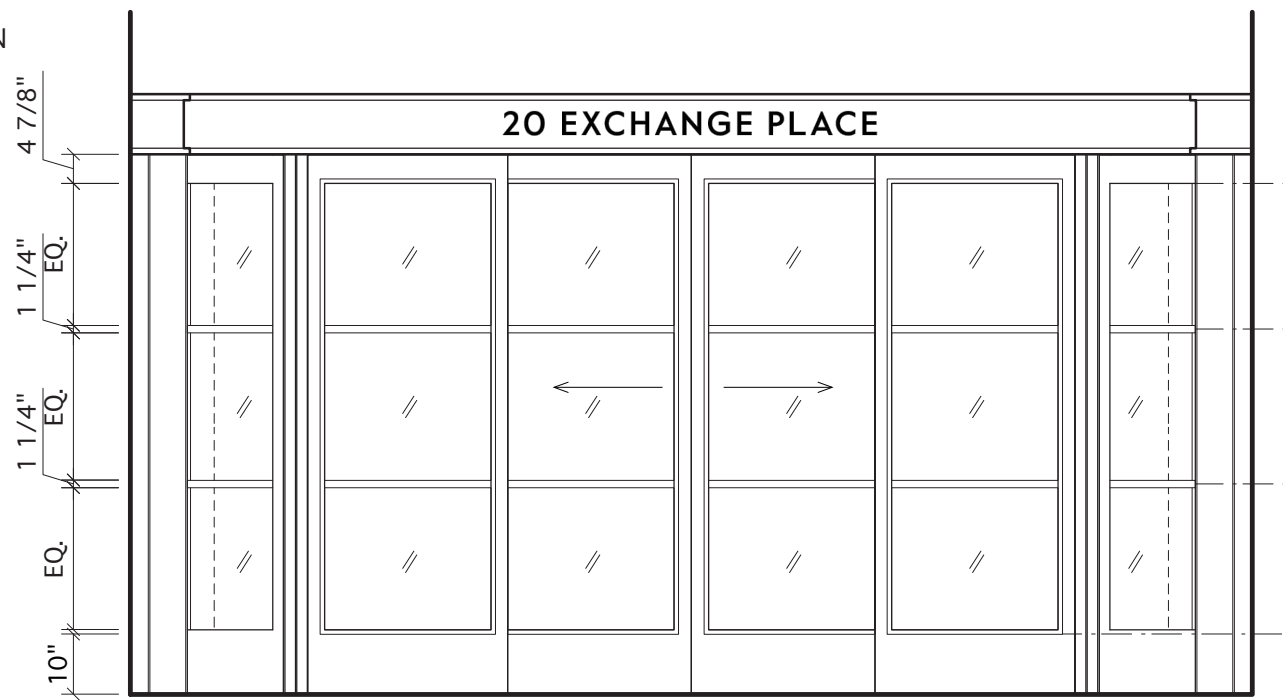
ENTRANCE DOOR FINISH TO MATCH HISTORIC DOORS FINISH



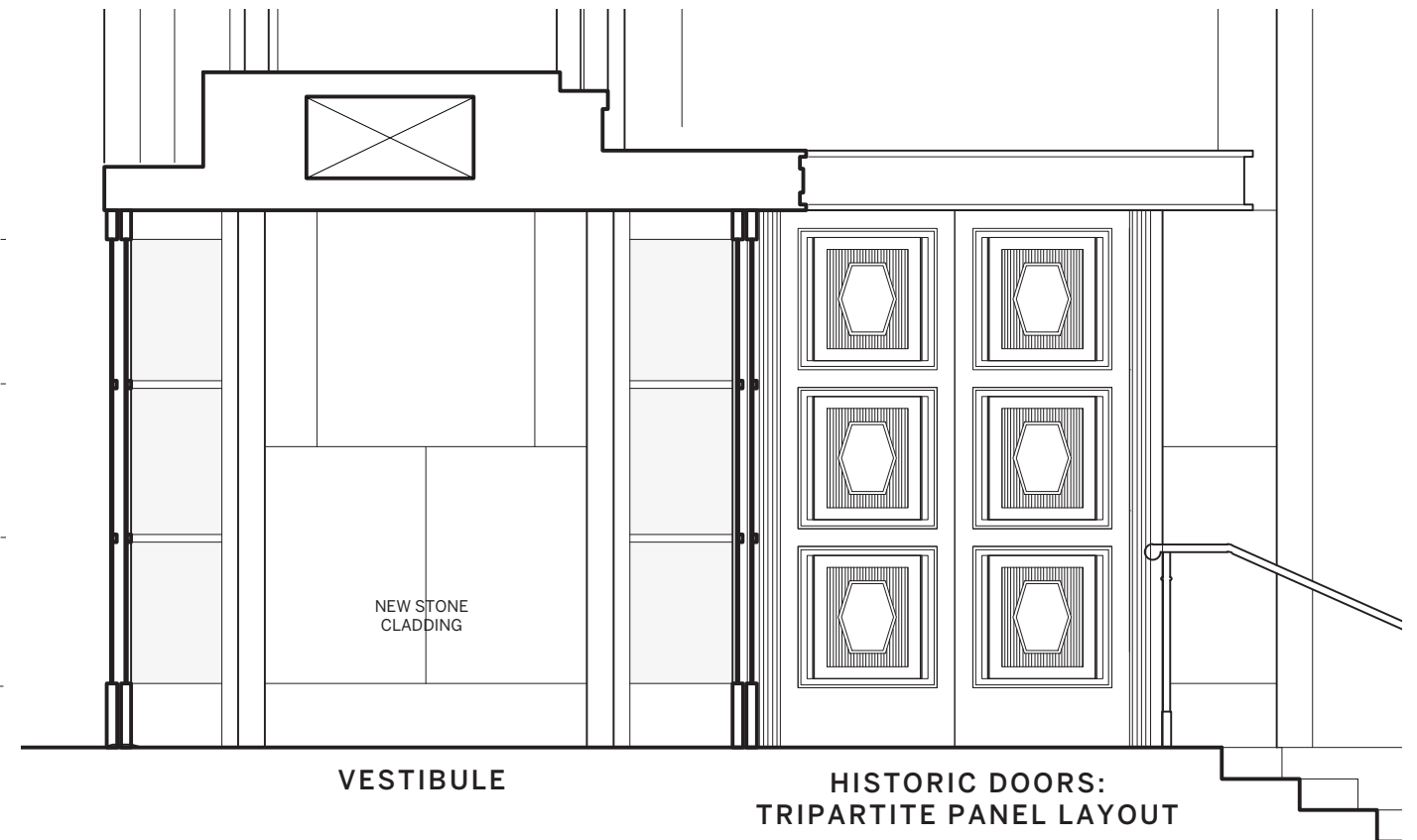
COLOR MATCHING EXERCISE



HISTORIC DOORS: PATINA FINISH



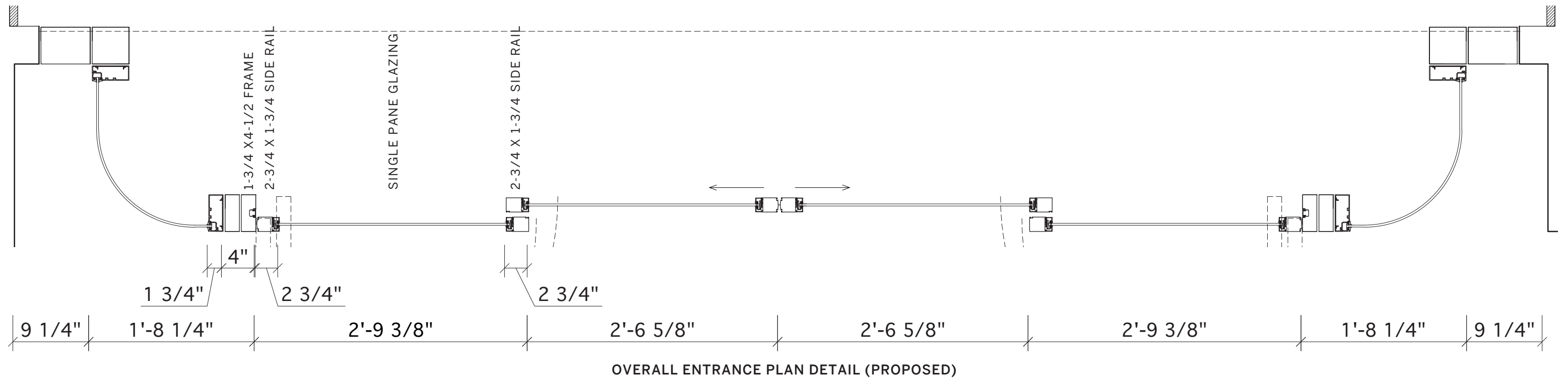
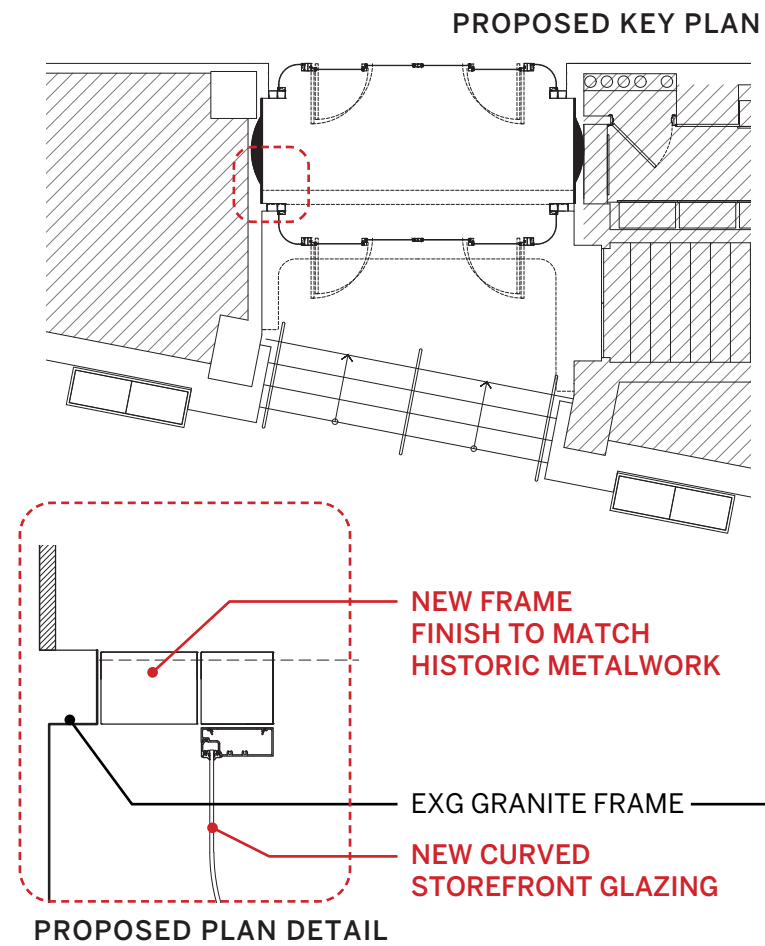
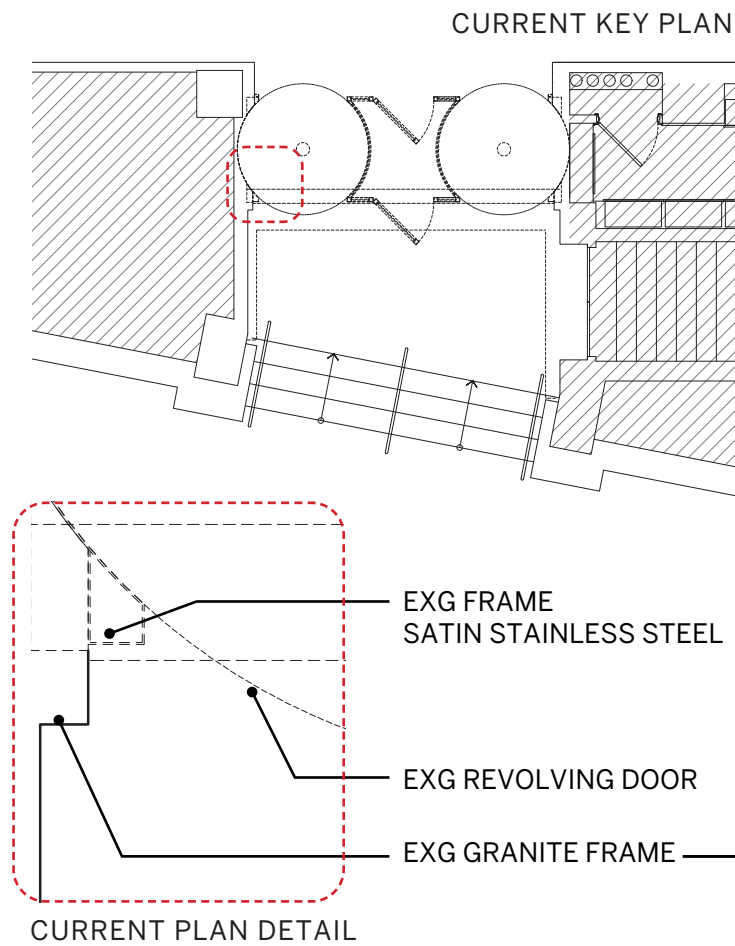
ENTRANCE DOOR MUNTIN DIVISION  
ALIGNs WITH HISTORIC DOORS PANEL LAYOUT



VESTIBULE

HISTORIC DOORS:  
TRIPARTITE PANEL LAYOUT





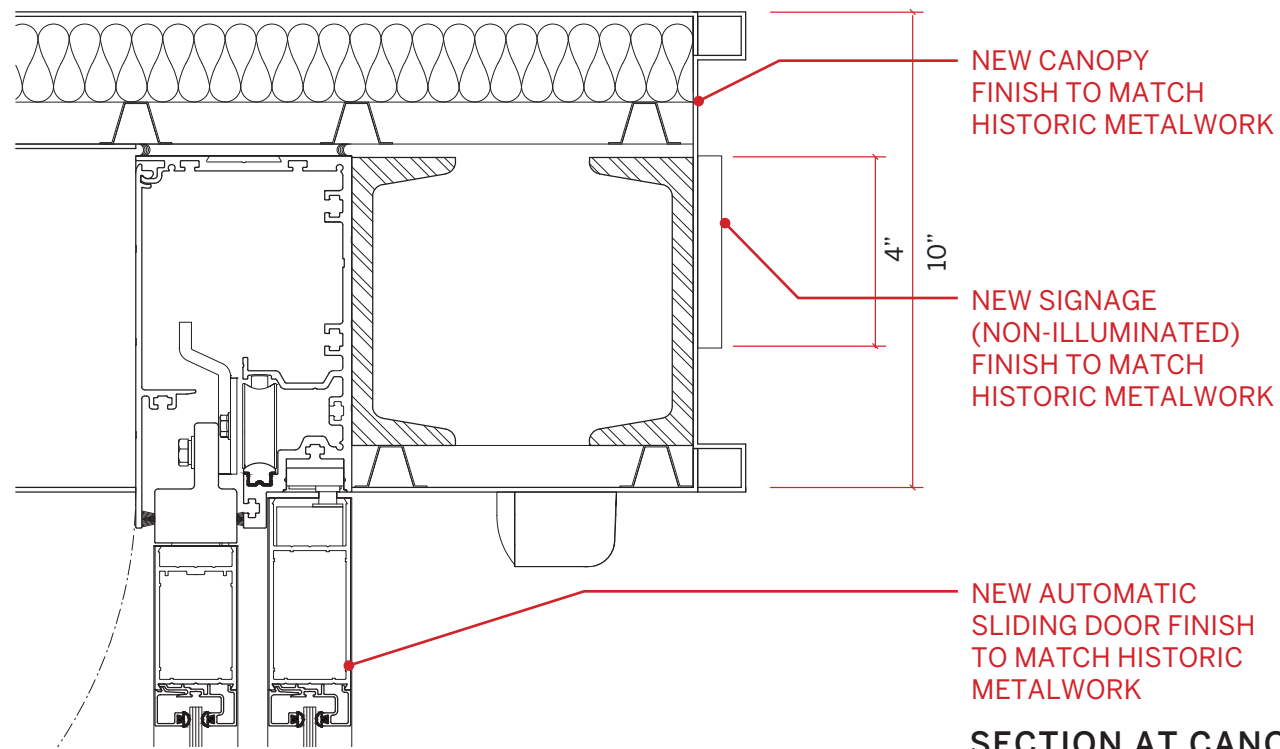




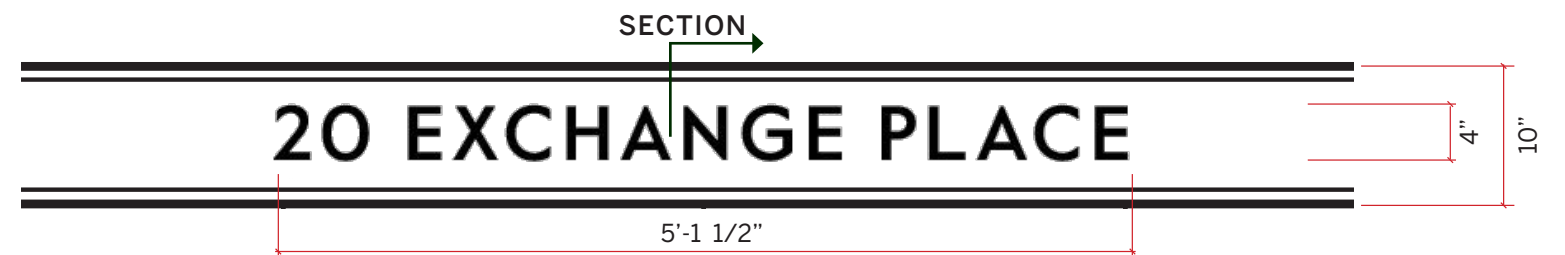
CURRENT SIGNAGE



PROPOSED SIGNAGE



SECTION AT CANOPY

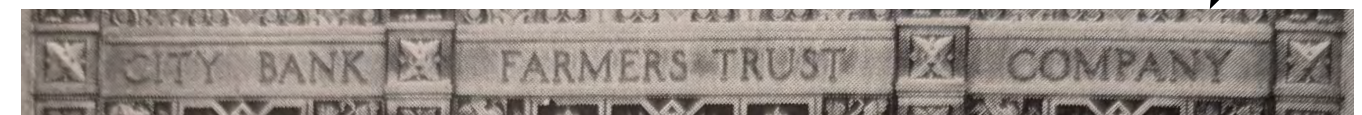


SIGNAGE AT CANOPY

4" X 5'-1 1/2" = 1.7 SF\*

\*PER ZONING RESOLUTION  
32-642 NON-ILLUMINATED SIGNS  
91-112 BANNER REGULATIONS  
SIGNAGE IS COMPLIANT

WILLIAM STREET  
ENTRANCE NICHE

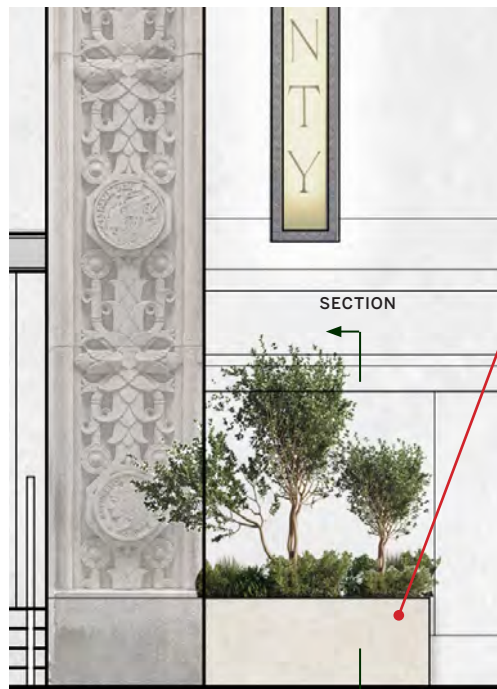


HISTORICAL REFERENCE (HORIZONTAL TEXT ABOVE DOORS)





EXISTING EXCHANGE PLACE FACADE



PROPOSED PLANTER



MOHEGAN  
GRANITE BASE

MITER CORNER

1/8" THK STEEL  
PLANTER BOX WITH  
BOTTIM  
PERFORATION FOR  
DRAINAGE

PLANTER SURROUND  
ON Z-CLIP

2CM BETHEL  
WHITE GRANITE  
SURROUND

(SCOPE A2)  
FREE STANDING  
PLANTER\*  
WITH BETHEL  
WHITE GRANITE  
SURROUND

\*PER NYC DOB CODE  
3202.2.1.2 EXCEPTION  
NO. 2, PLANTER IS  
COMPLIANT

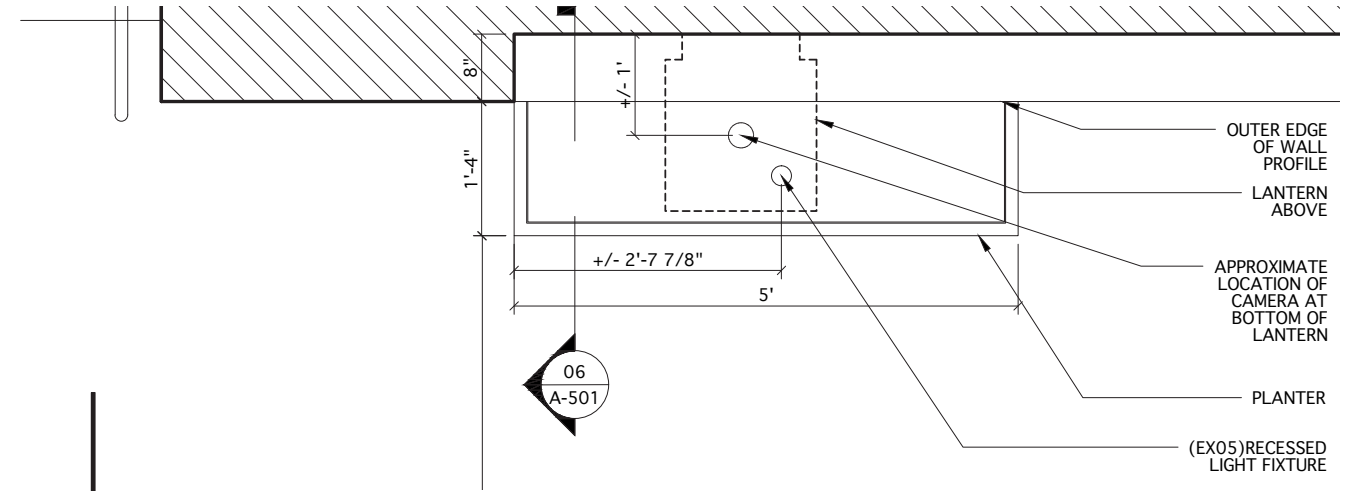
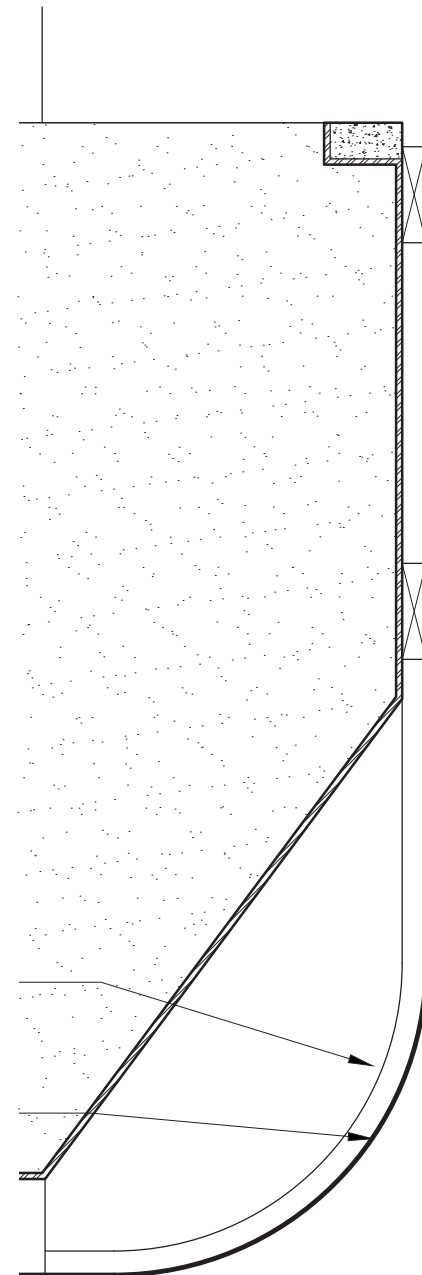
SIDE PANEL OF  
GRANITE SURROUND TO  
FOLLOW CURVATURE

EXISTING STONE WALL  
WITH CONCAVE CURB  
BASE

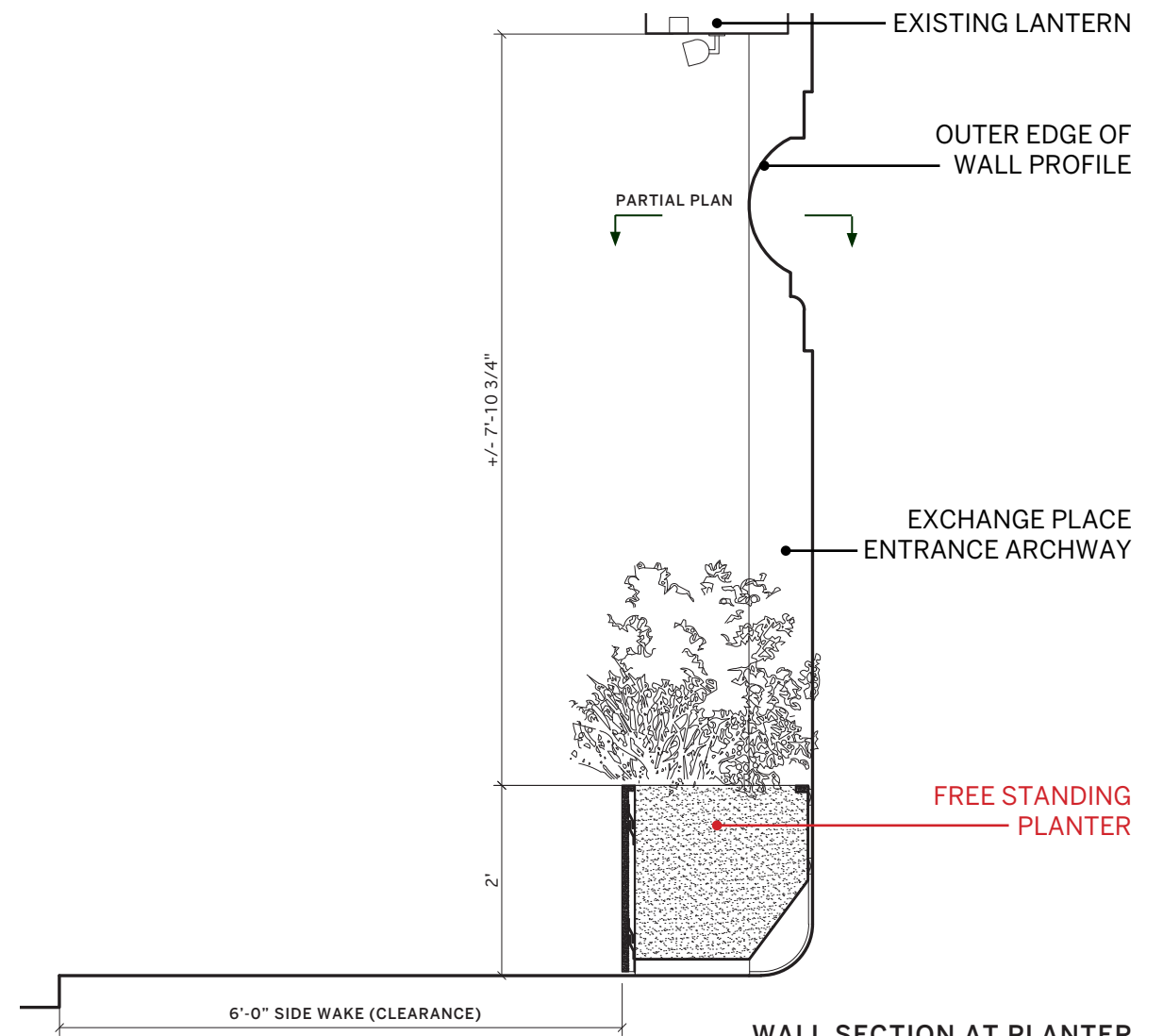
+/- 2' (MATCH HEIGHT OF ENTRANCE BASE)

1/2"

DETAIL AT PLANTER



PARTIAL PLAN AT PLANTER



WALL SECTION AT PLANTER



APRIL 8, 2025

20 EXCHANGE PLACE

THANK YOU

JGNeukomm  
Architecture



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# APPENDIX

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## OVERVIEW

### SCOPE B: EXTERIOR ILLUMINATION (STAFF LEVEL)

- FIXTURES AND DETAILS

### SCOPE C: NEW FLAGS ON EXISTING FLAGPOLES (STAFF LEVEL)

- CONTEXT AND DESIGN

### SCOPE D: FACADE CLEANUP (STAFF LEVEL)

- GRANITE FACADE CLEANING
- DECORATIVE METALWORK CLEANING





APRIL 8, 2025

20 EXCHANGE PLACE

LANDMARKS PRESERVATION COMMISSION  
APPENDIX: STAFF LEVEL REVIEW

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Architecture

# APPENDIX

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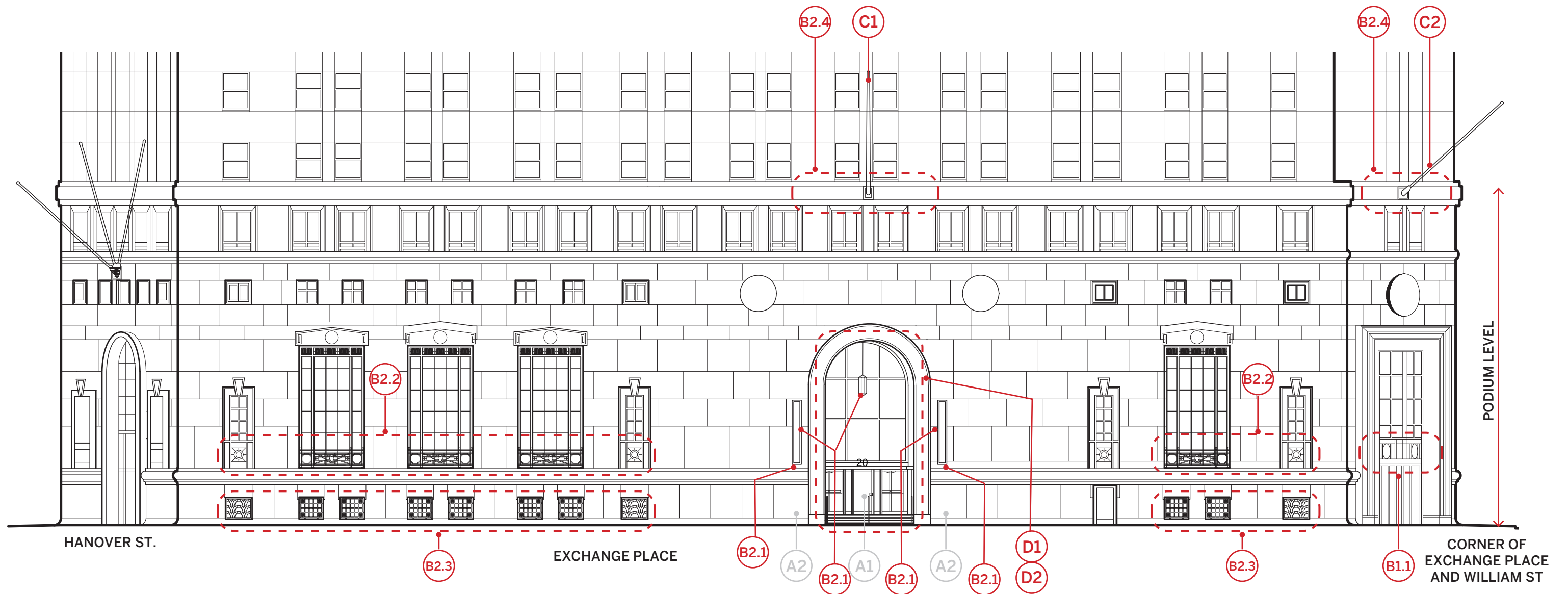
## OVERVIEW

SCOPE B: EXTERIOR ILLUMINATION (STAFF LEVEL)  
• FIXTURES AND DETAILS

SCOPE C: NEW FLAGS ON EXISTING FLAGPOLES (STAFF LEVEL)  
• CONTEXT AND DESIGN

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• GRANITE FACADE CLEANING  
• DECORATIVE METALWORK CLEANING





### SCOPE A: EXCHANGE PLACE ENTRANCE AND PLANTERS

- A1 NEW ENTRANCE DOORS
- A2 NEW PLANTERS AT ENTRANCE

### SCOPE B: EXTERIOR ILLUMINATION

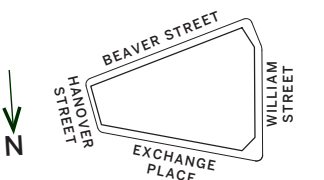
- B1.1 NEW CORNER ENTRANCE PORTAL ILLUMINATION
- B2.1 EXCHANGE PLACE PORTAL ILLUMINATION: RETROFIT (LPC STAFF LEVEL REVIEW)
- B2.2 NEW EXCHANGE PLACE WINDOWS ILLUMINATION (LPC STAFF LEVEL REVIEW)
- B2.3 NEW BASEMENT APERTURE ILLUMINATION (LPC STAFF LEVEL REVIEW)
- B2.4 NEW FLAG ILLUMINATION (LPC STAFF LEVEL REVIEW)

### SCOPE C: NEW FLAGS ON EXISTING FLAGPOLES

- C1 NEW FLAG AT EXCHANGE PLACE (LPC STAFF LEVEL REVIEW)
- C2 NEW FLAG AT WILLIAM STREET (LPC STAFF LEVEL REVIEW)

### SCOPE D: FACADE CLEANUP

- D1 GRANITE FACADE - CLEANING (LPC STAFF LEVEL REVIEW)
- D2 DECORATIVE METALWORK - CLEANING (LPC STAFF LEVEL REVIEW)



# APPENDIX

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## OVERVIEW

**SCOPE B: EXTERIOR ILLUMINATION (STAFF LEVEL)**  
FIXTURES AND DETAILS

**SCOPE C: NEW FLAGS ON EXISTING FLAGPOLES (STAFF LEVEL)**  
• CONTEXT AND DESIGN

**SCOPE D: FACADE CLEANUP (STAFF LEVEL)**  
• GRANITE FACADE CLEANING  
• DECORATIVE METALWORK CLEANING

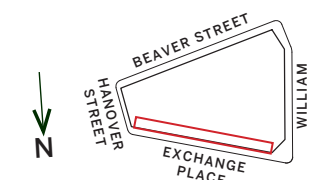




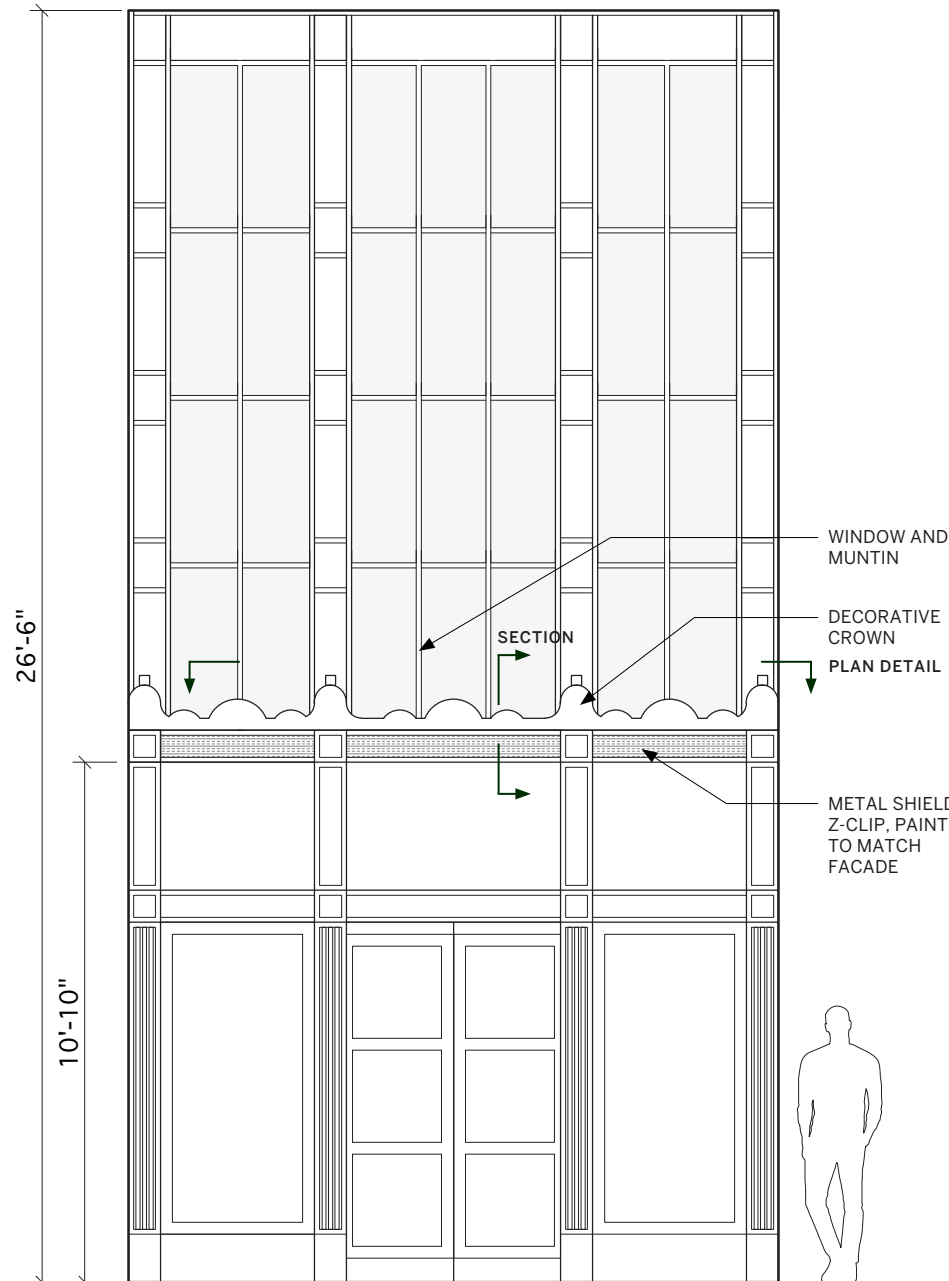


### SCOPE B: EXTERIOR ILLUMINATION

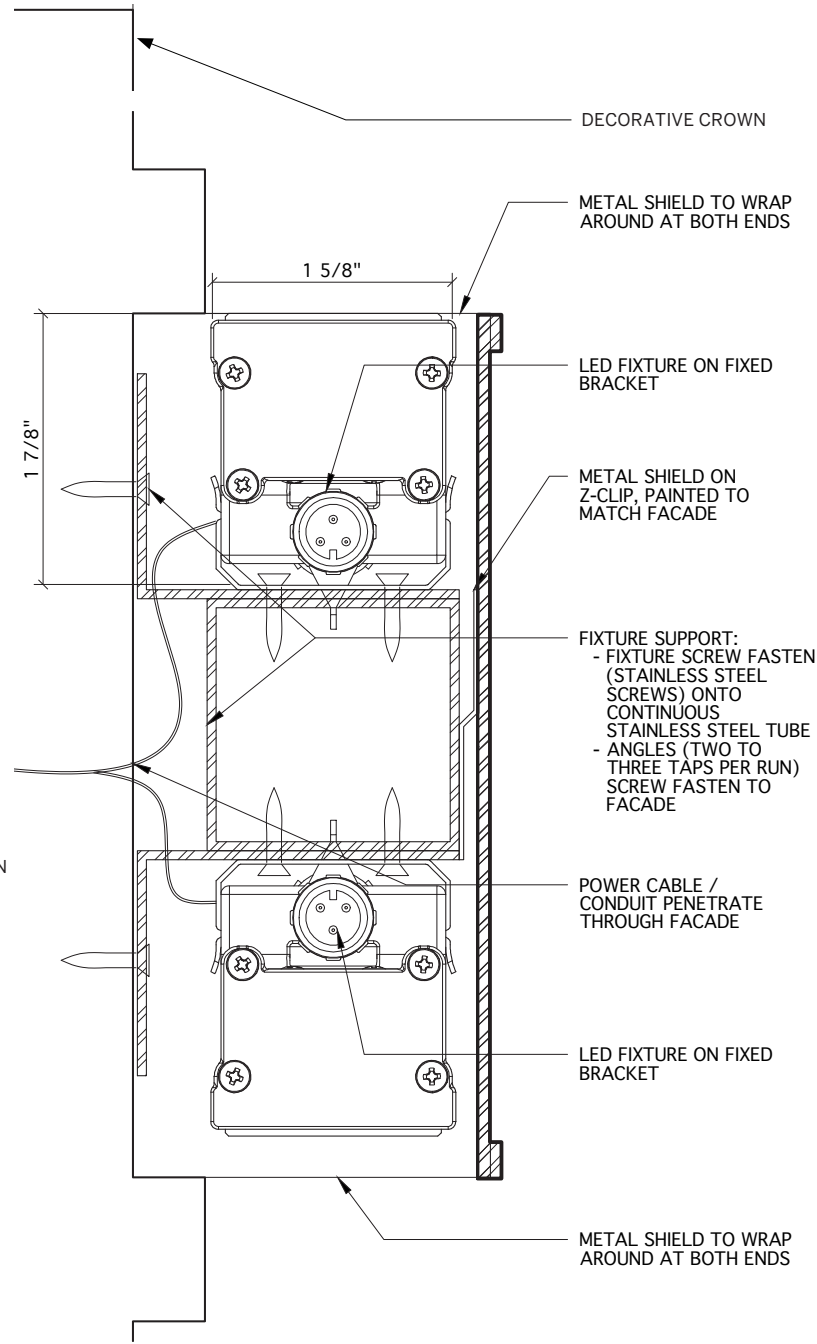
- B1.1 NEW CORNER ENTRANCE PORTAL ILLUMINATION
- B2.1 EXCHANGE PLACE PORTAL ILLUMINATION: RETROFIT
- B2.2 NEW EXCHANGEPLACE WINDOWS ILLUMINATION
- B2.3 NEW BASEMENT APERTURE ILLUMINATION
- B2.4 NEW FLAG ILLUMINATION







WILLIAM STREET ENTRANCE ELEVATION



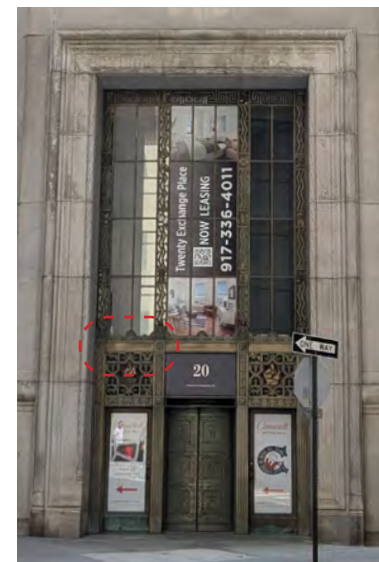
SECTION: LIGHTING FIXTURE DETAIL - EX02



TYPE EX02



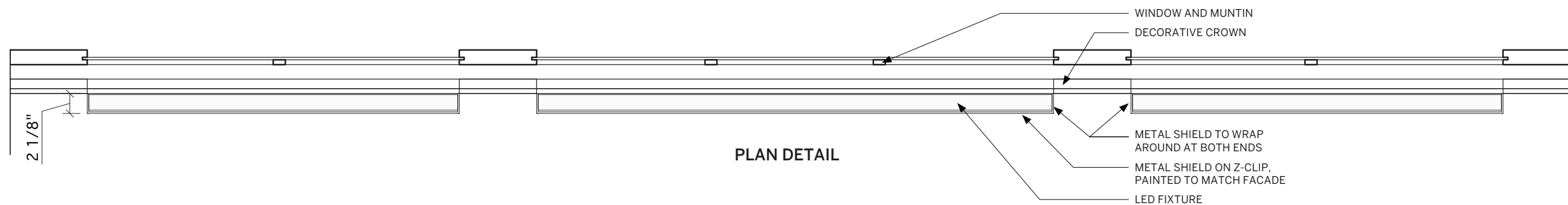
METAL SHIELD TO BE PAINTED TO MATCH EXISTING METAL FACADE



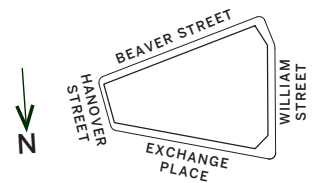
CURRENT CONDITION



PRELIMINARY MOCKUP



PLAN DETAIL

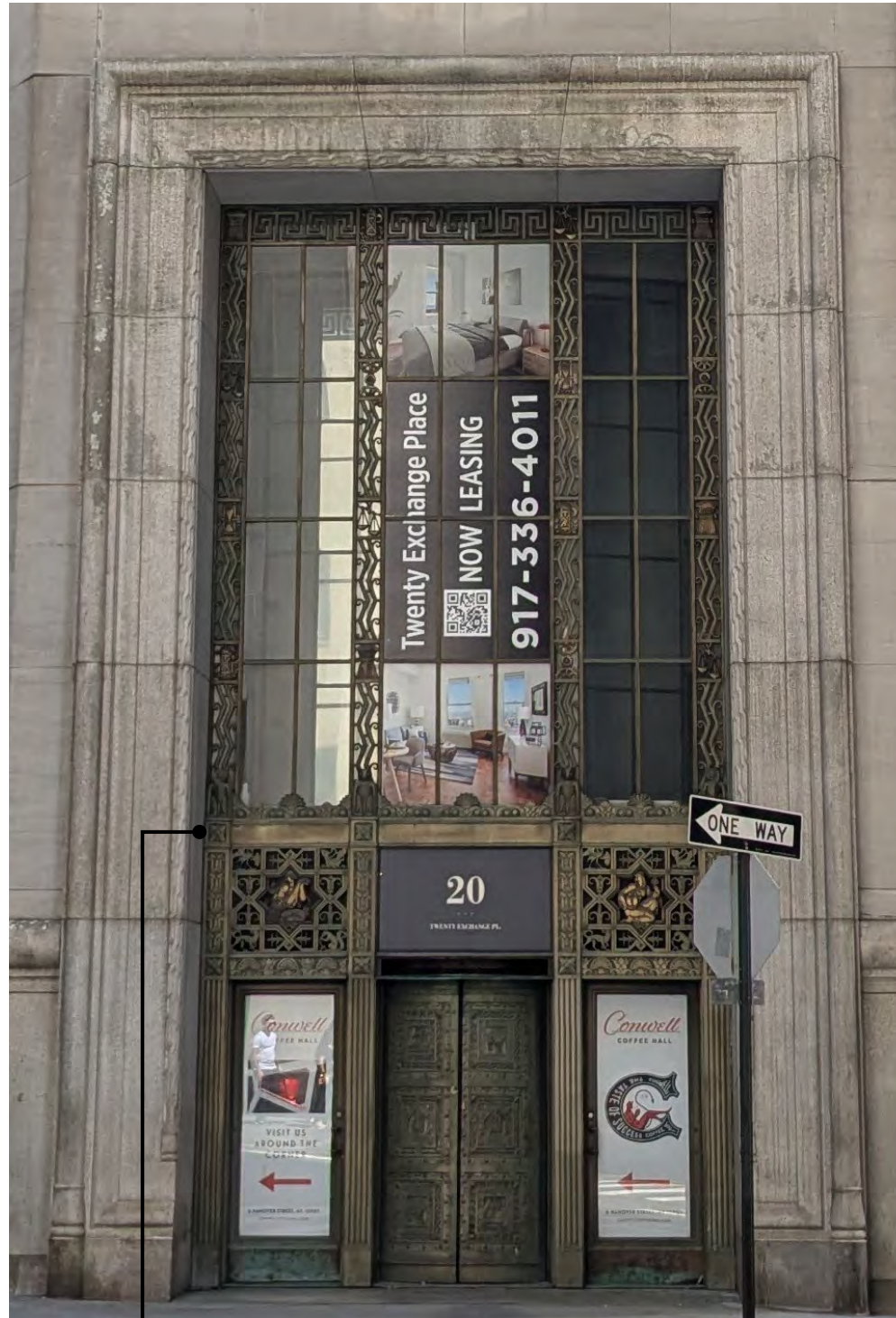






ORIGINAL  
SIGN BAND

ORIGINAL ENTRANCE ELEVATION  
(CIRCA 1930s)



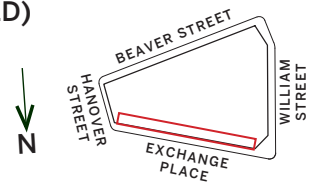
CURRENT  
CONDITION

CURRENT ENTRANCE ELEVATION

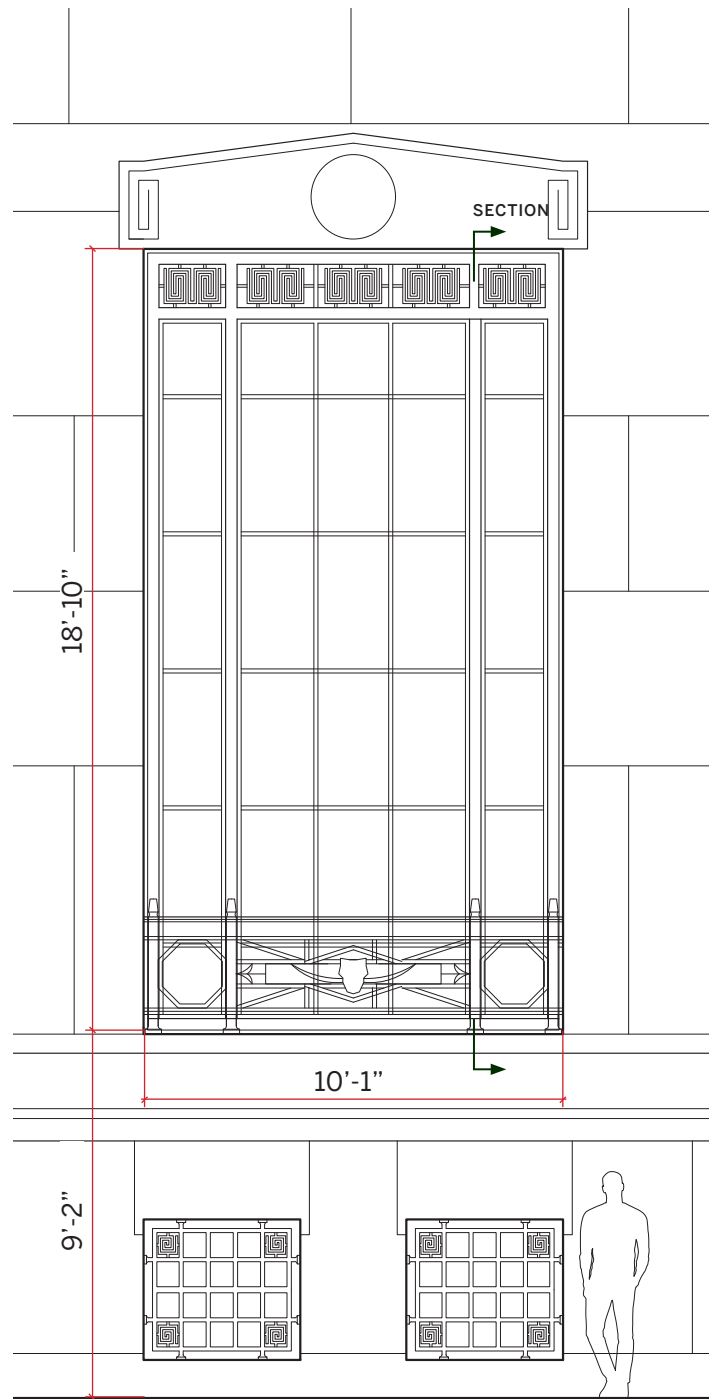


PROPOSED

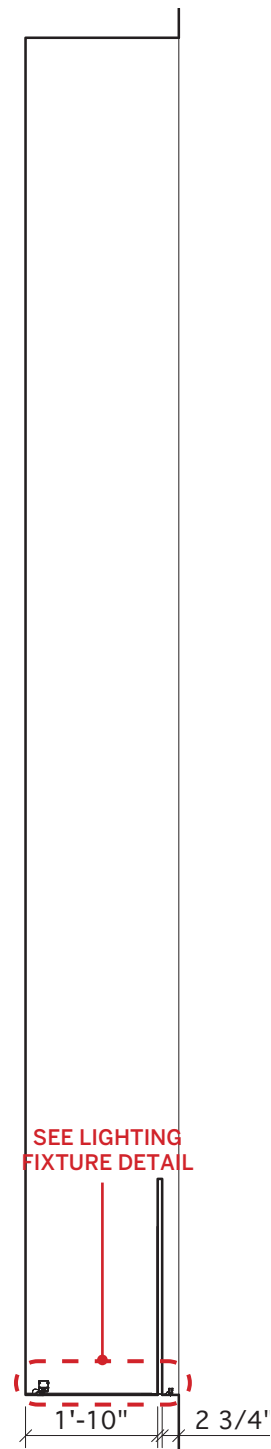
ENTRANCE ELEVATION  
MOCKUP METAL SHIELD  
(METAL SHIELD TO BE PAINTED)



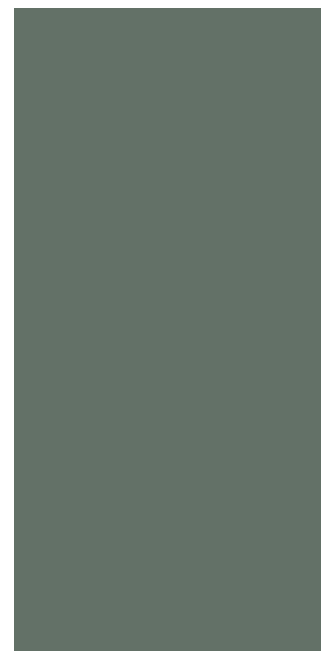




WINDOW ELEVATION



WINDOW SECTION



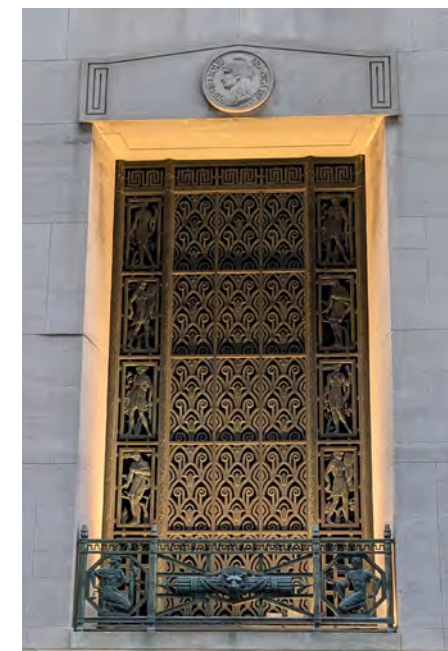
PAINTED METAL  
SHIELD TO MATCH  
EXISTING METAL  
GRILLE



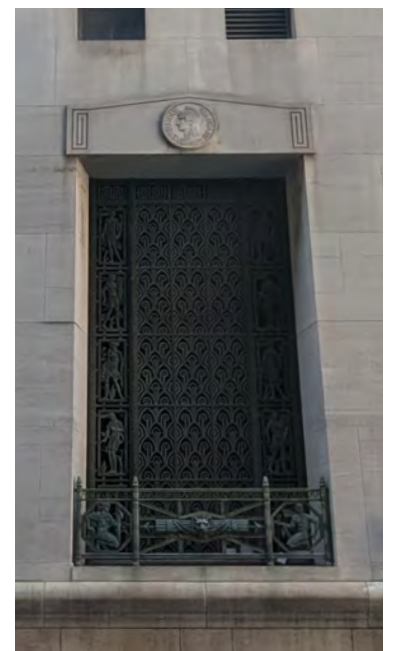
TYPE EX02



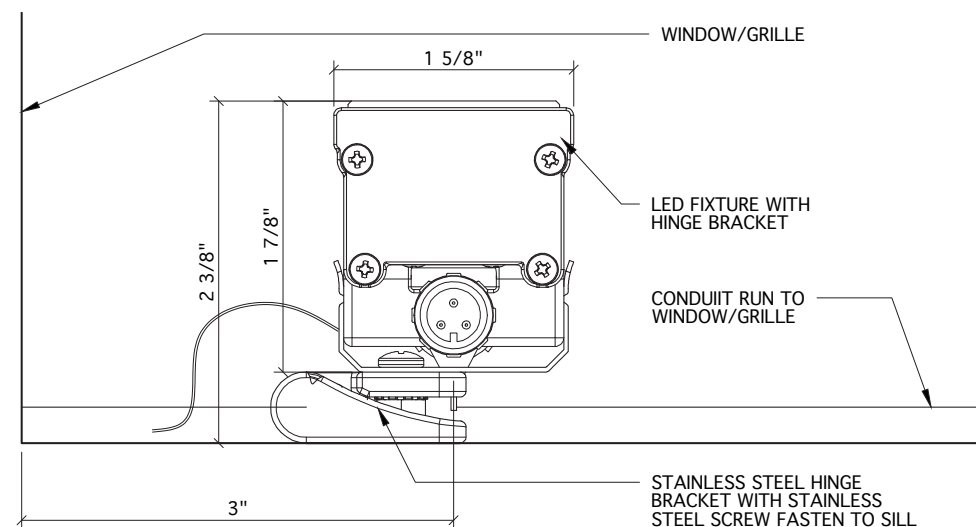
TYPE EX03



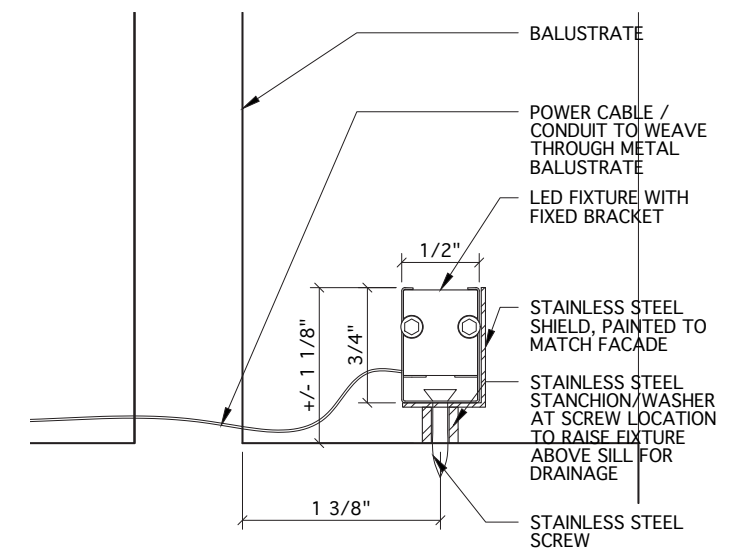
PRELIMINARY MOCKUP



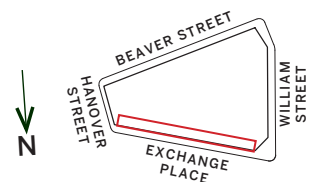
CURRENT CONDITION



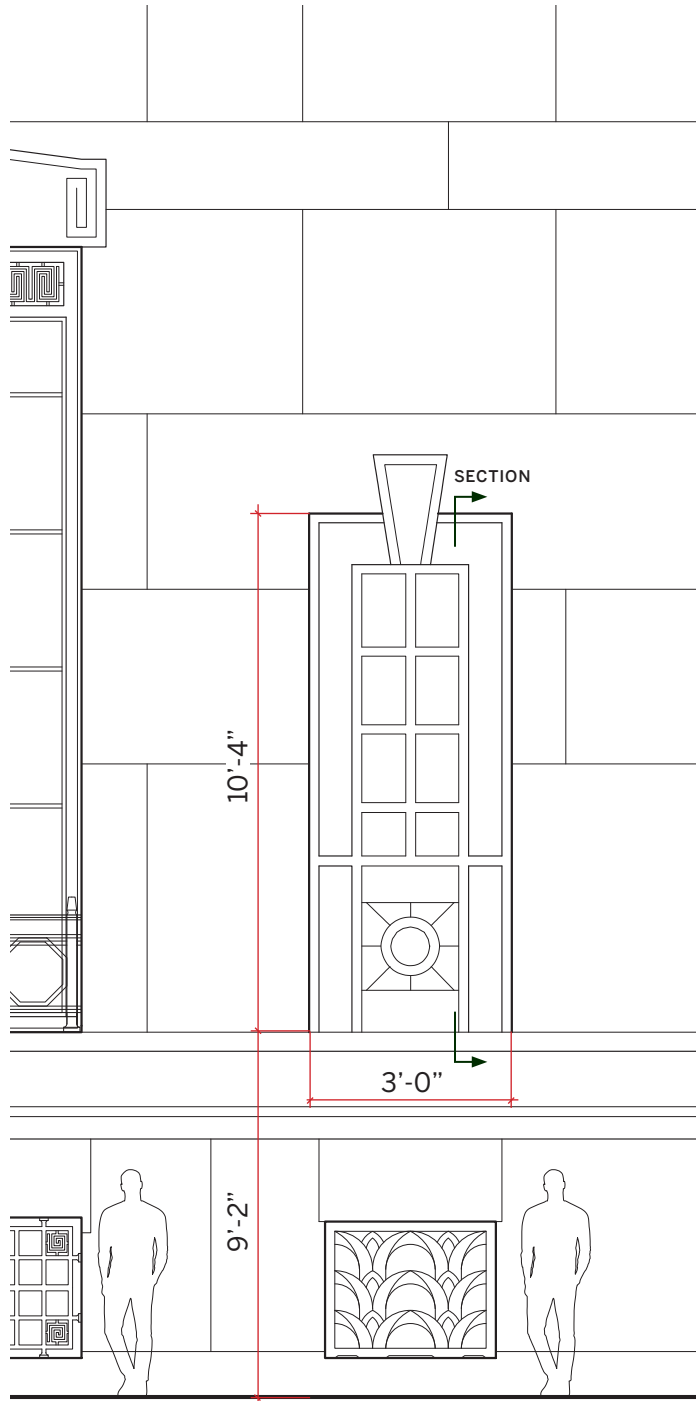
LIGHTING FIXTURE DETAIL - EX02



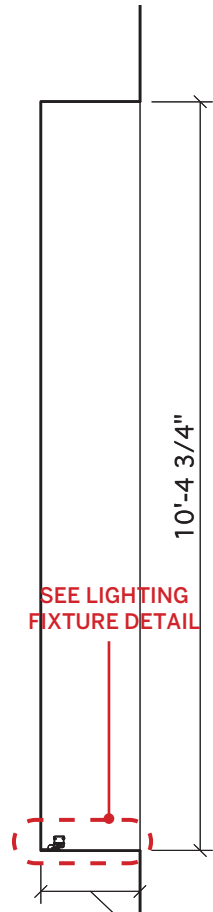
LIGHTING FIXTURE DETAIL - EX03







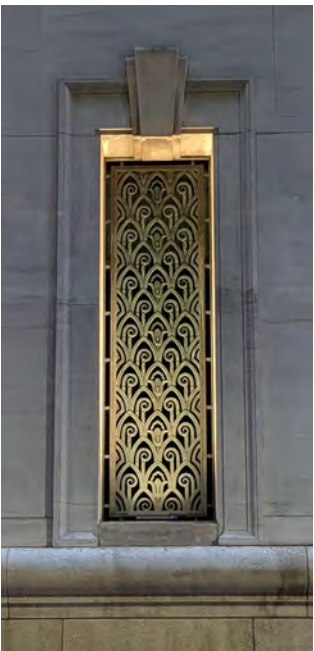
WINDOW ELEVATION



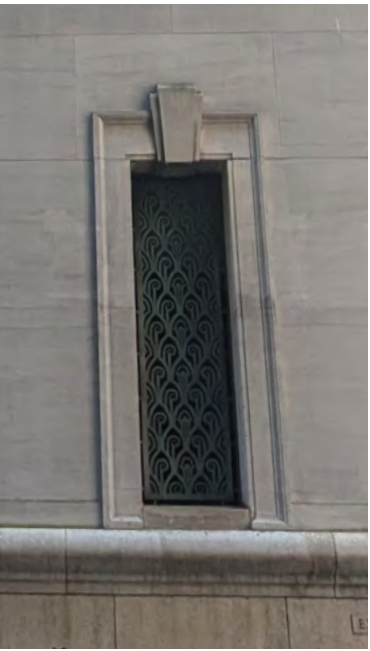
WINDOW SECTION



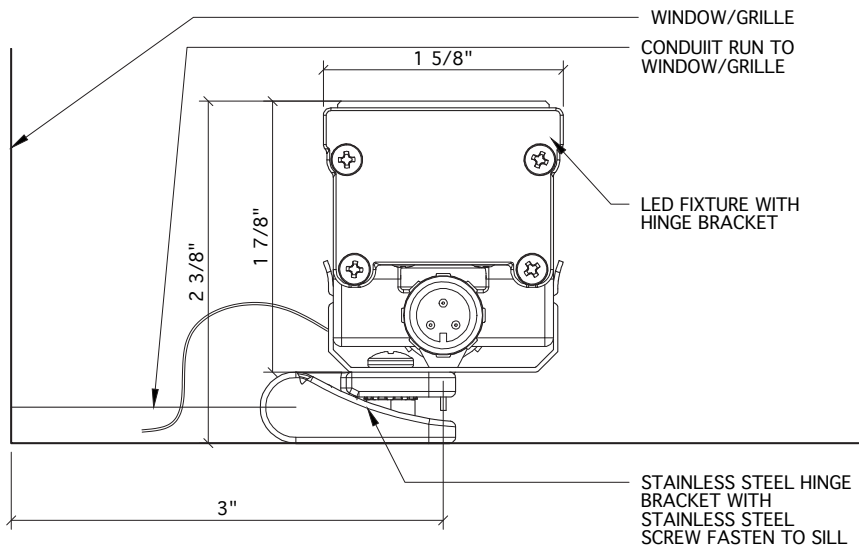
TYPE EX02



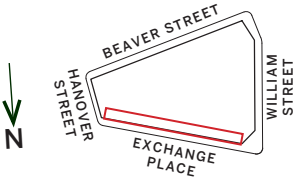
PRELIMINARY MOCKUP

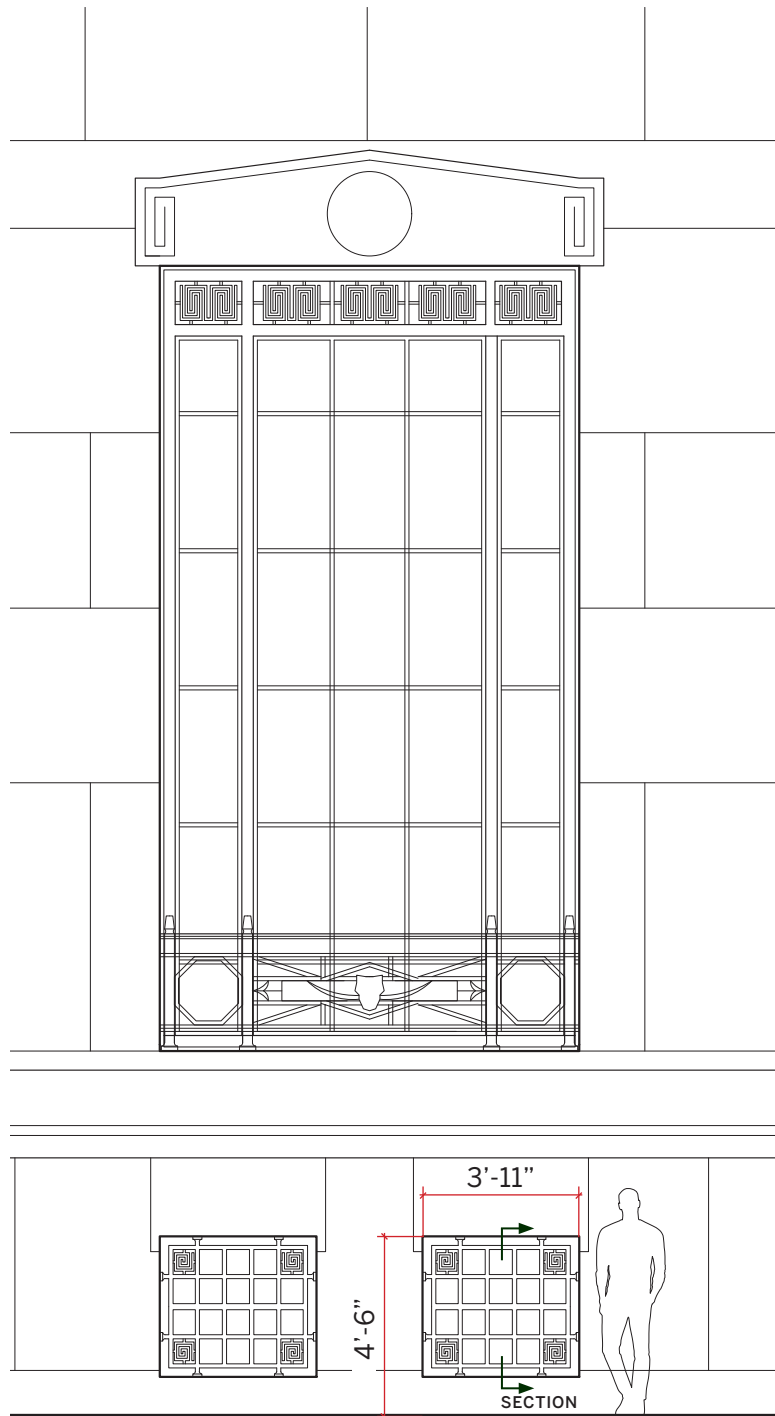


CURRENT CONDITION

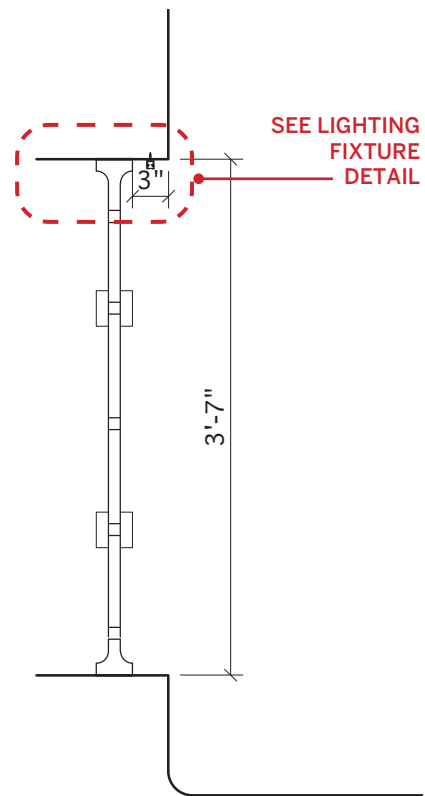


LIGHTING FIXTURE DETAIL - EX02





GRILLE ELEVATION



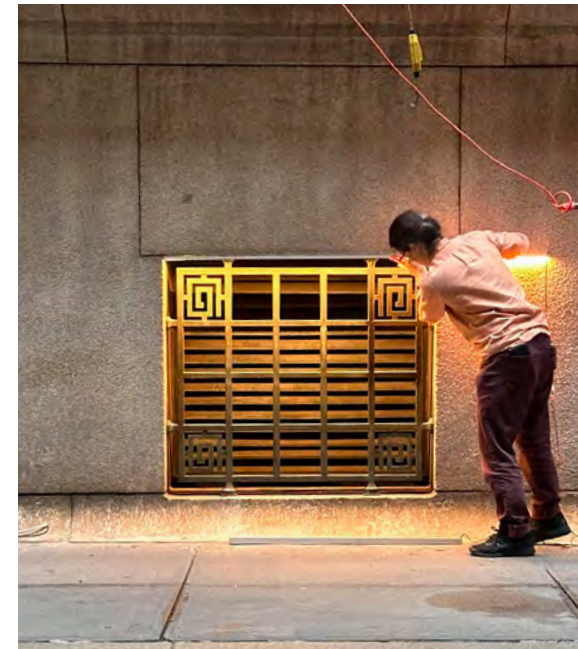
GRILLE SECTION



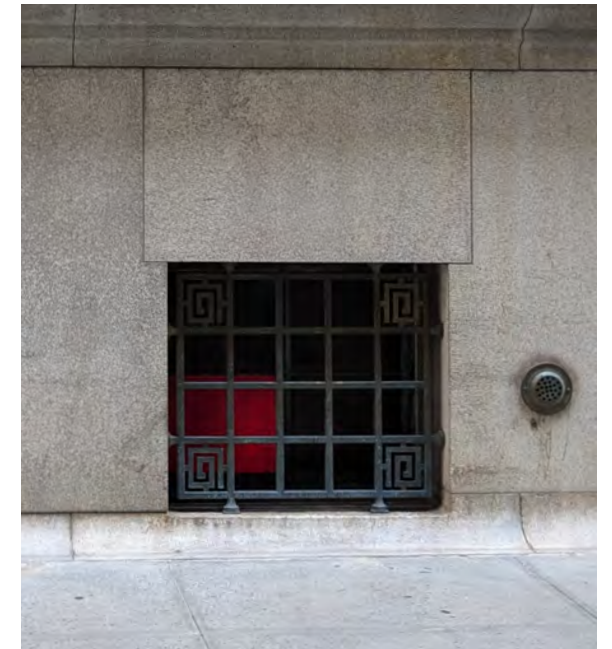
PAINTED METAL SHIELD TO MATCH EXISTING METAL GRILLE



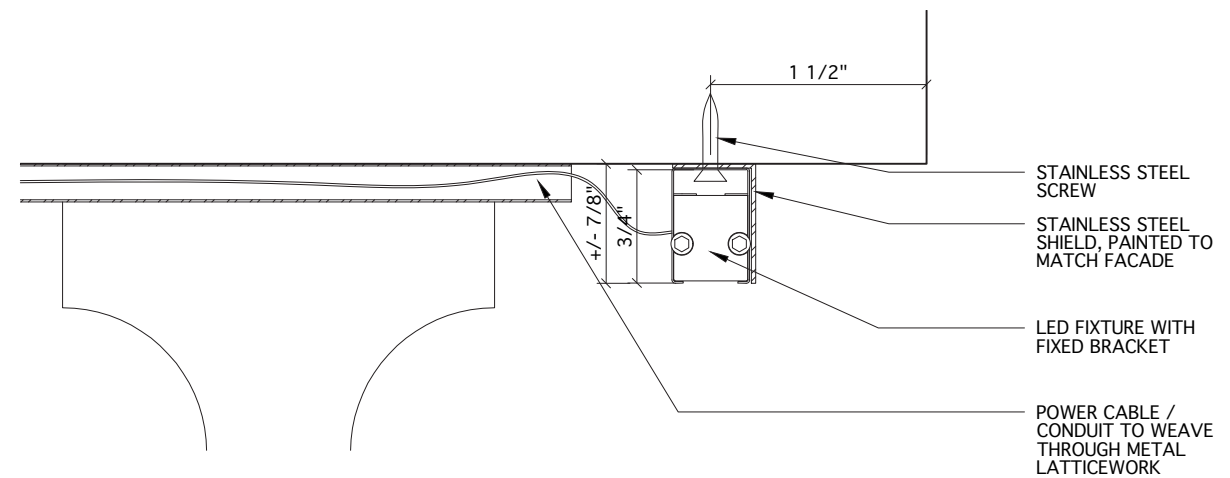
TYPE EX03



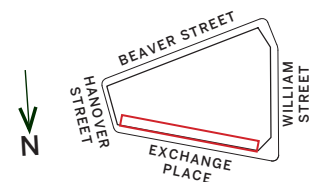
PRELIMINARY MOCKUP



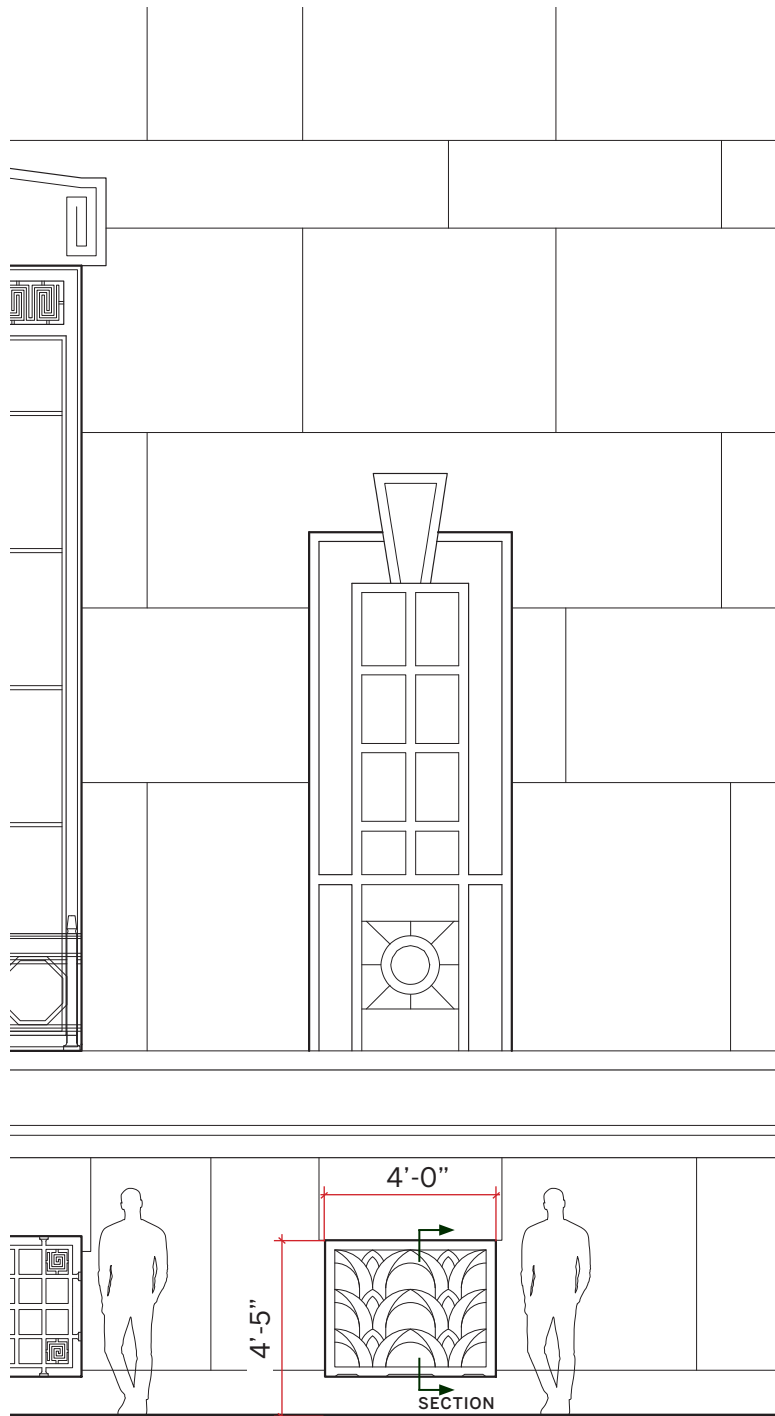
CURRENT CONDITION



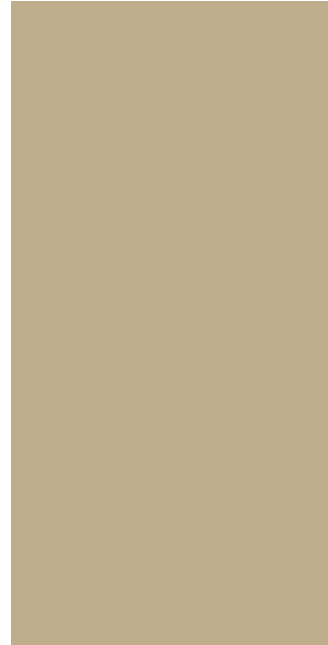
LIGHTING FIXTURE DETAIL - EX03







GRILLE ELEVATION



PAINTED METAL  
SHIELD TO MATCH  
EXISTING GRANITE  
GRILLE



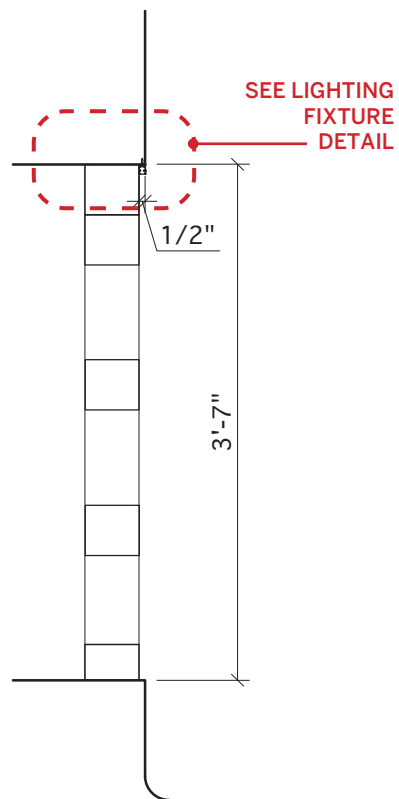
TYPE EX03



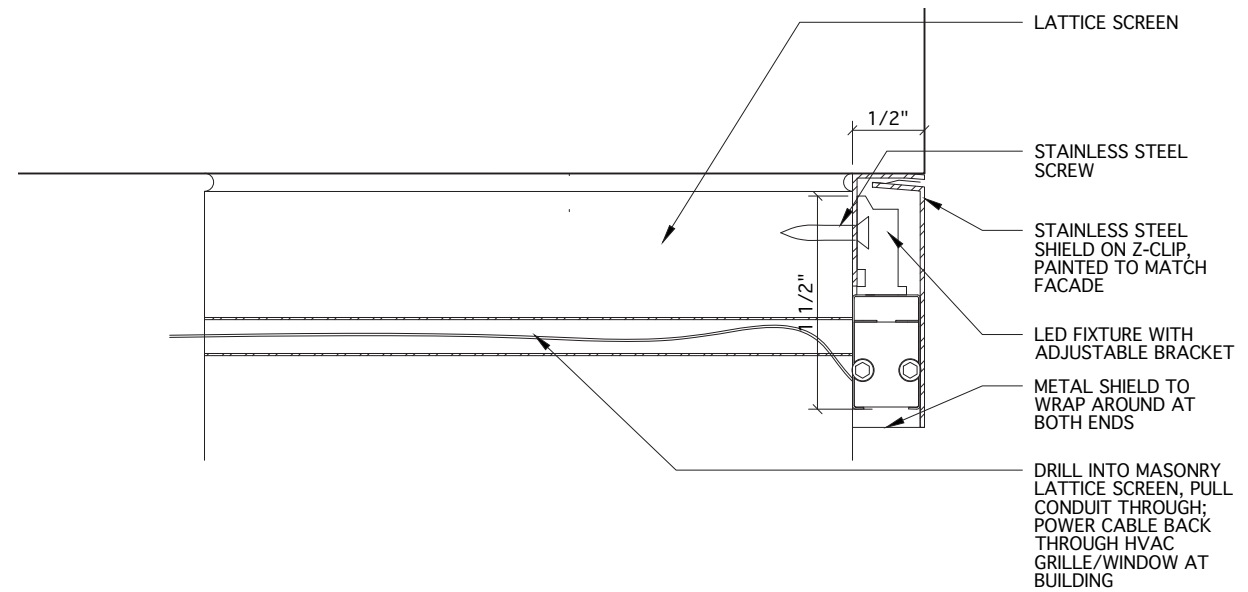
PRELIMINARY MOCKUP



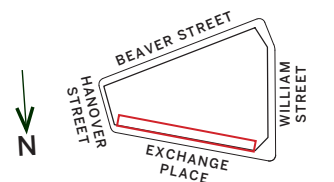
CURRENT CONDITION



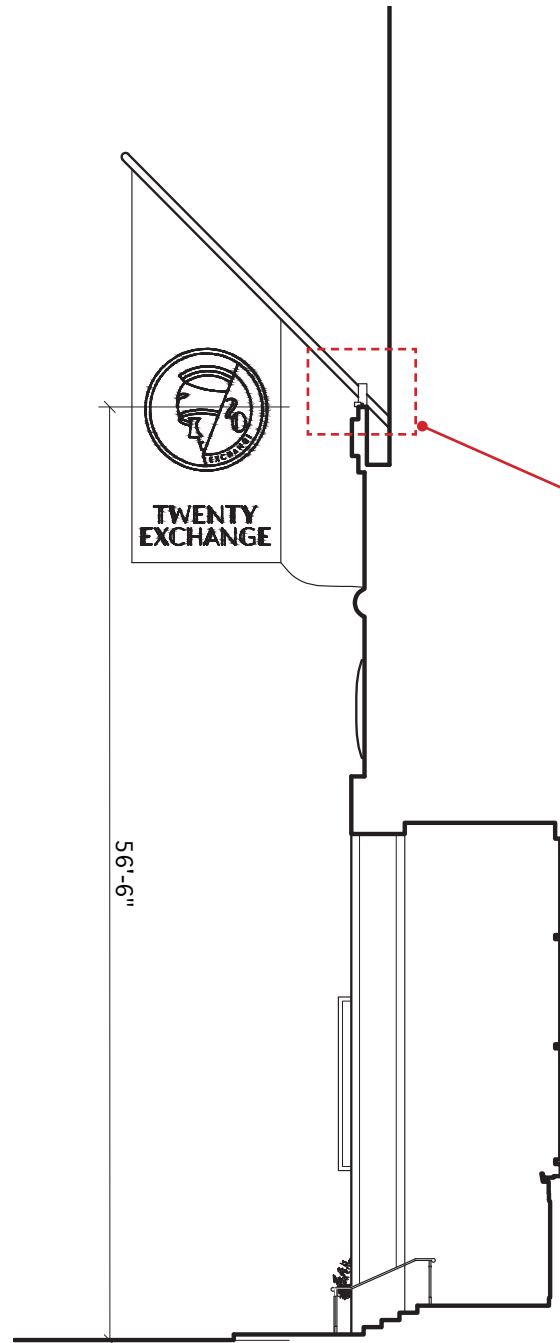
GRILLE SECTION



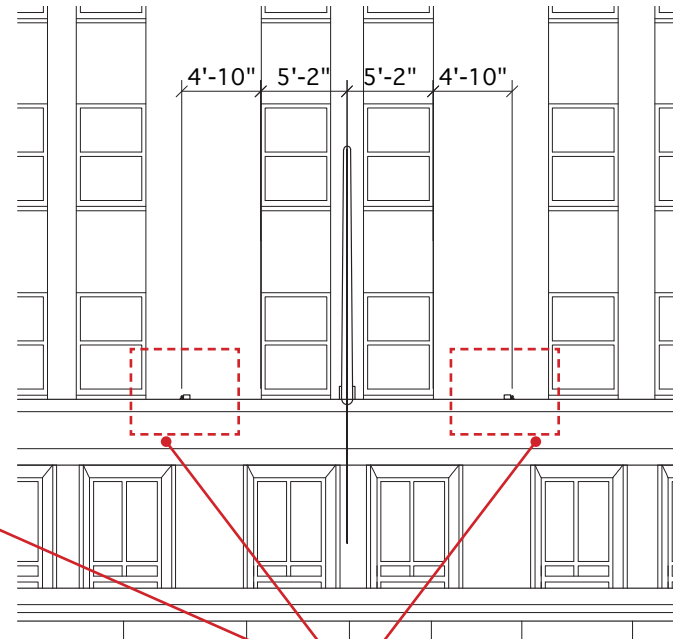
LIGHTING FIXTURE DETAIL - EX03



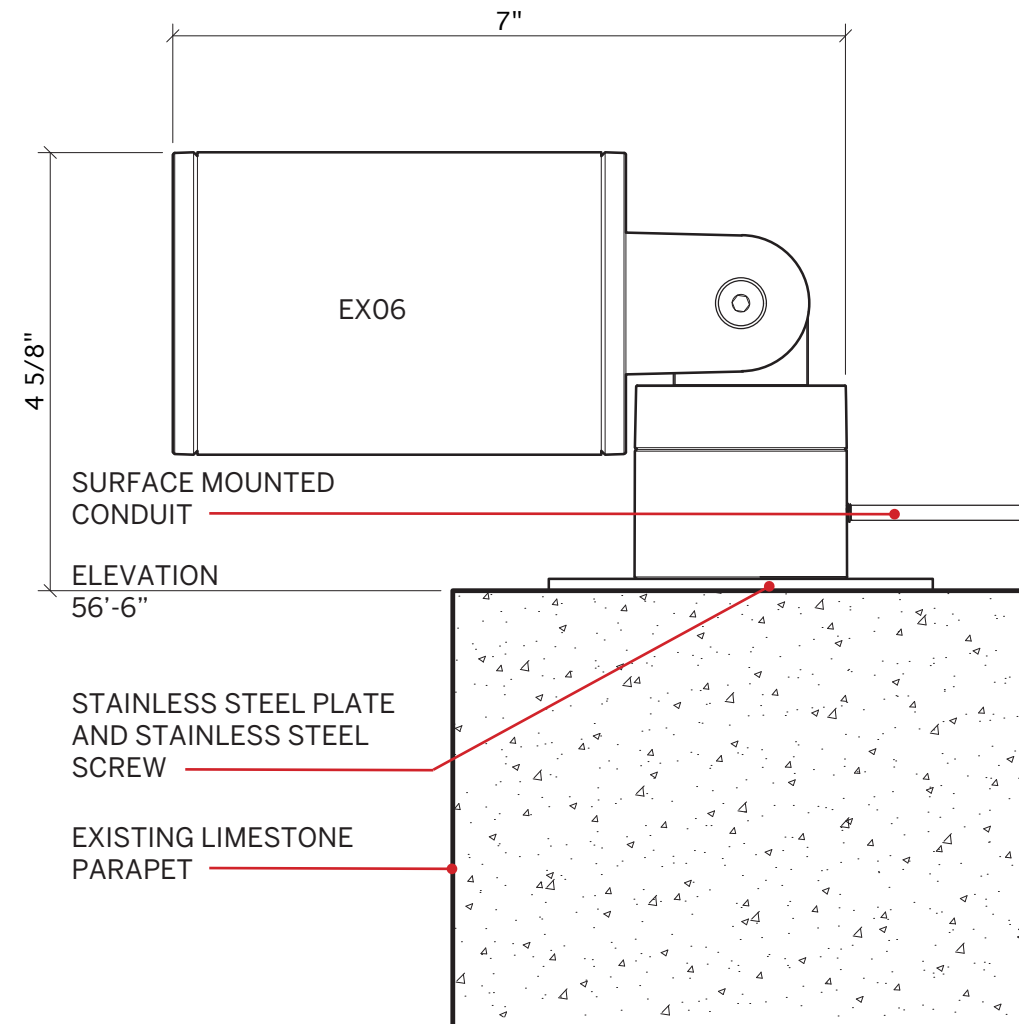




EXCHANGE PLACE SECTION



LIGHTING FIXTURE - EX06  
EXCHANGE PLACE ELEVATION



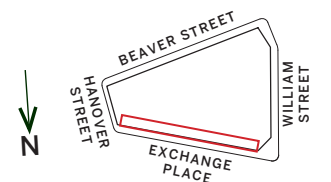
EX06 LIGHT FIXTURE DETAIL

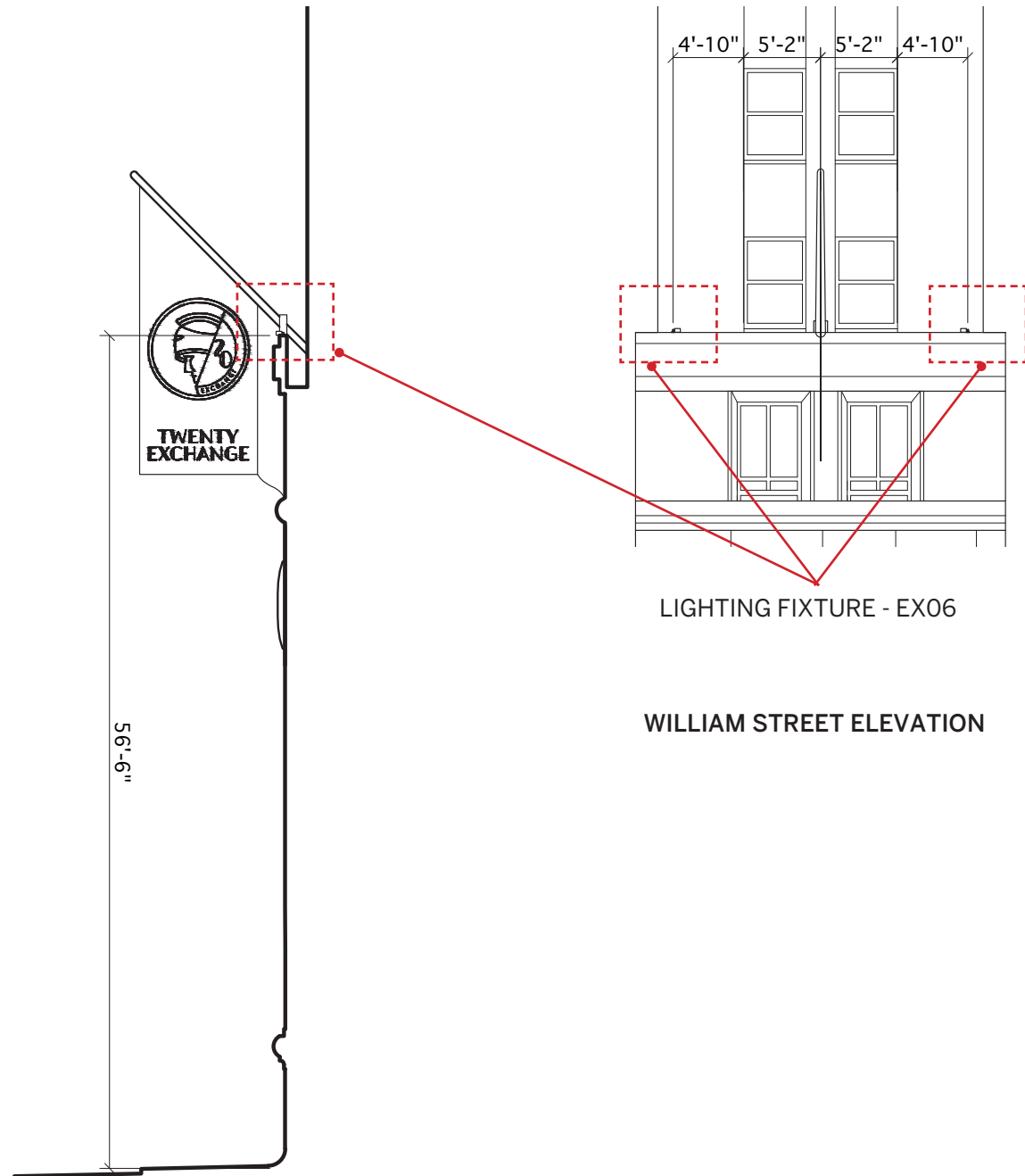


PHOTO REFERENCE

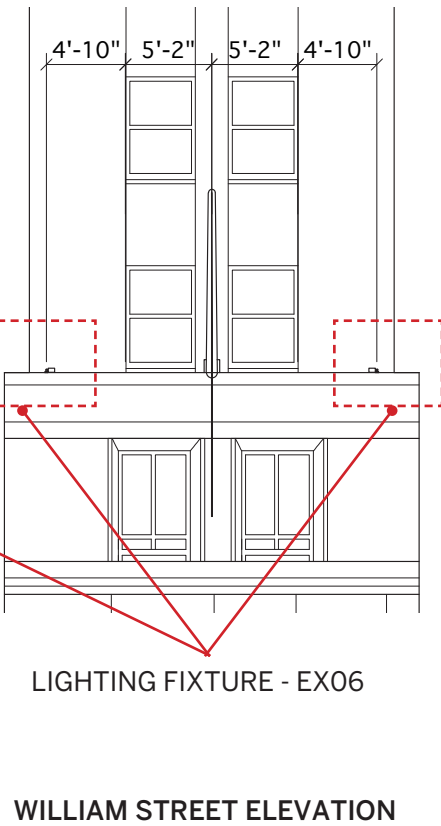


TYPE EX06  
SILVER FINISH



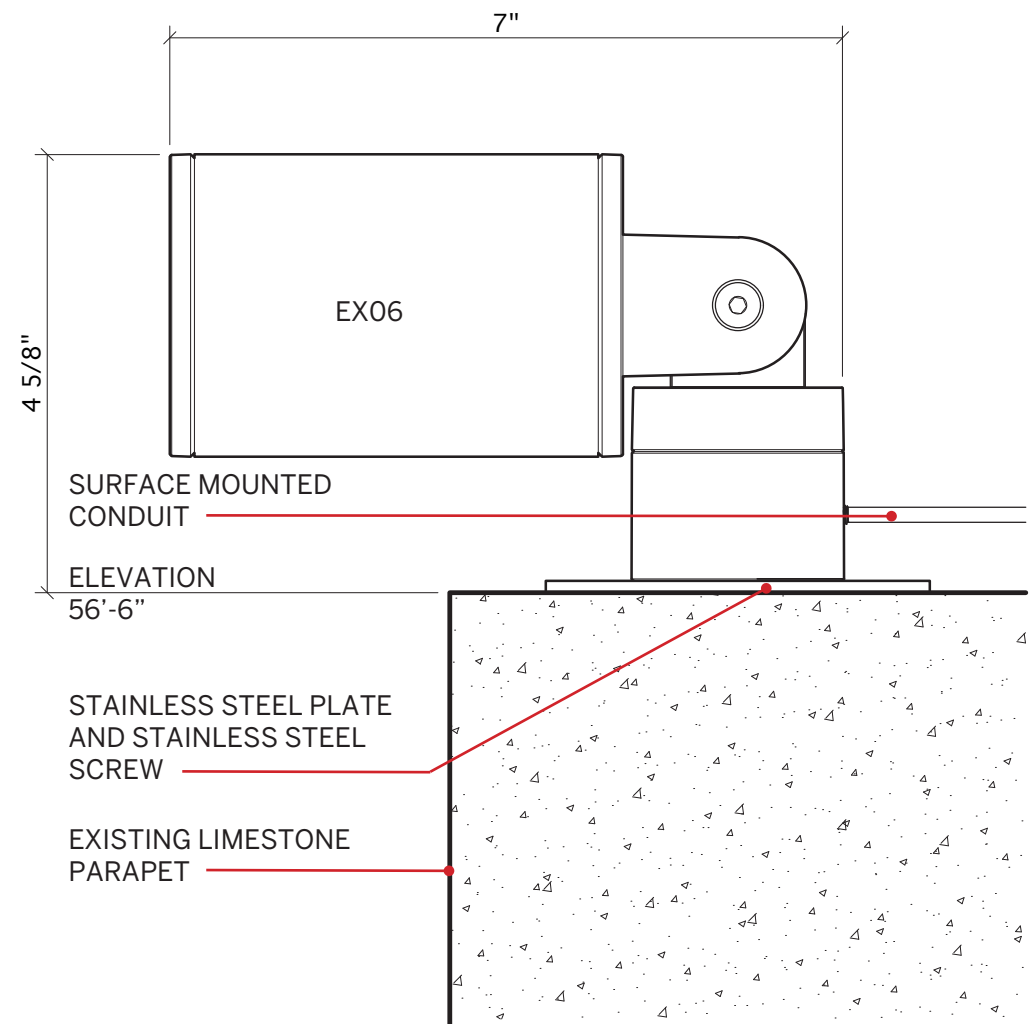


WILLIAM STREET SECTION



LIGHTING FIXTURE - EX06

WILLIAM STREET ELEVATION



EX06 LIGHT FIXTURE DETAIL

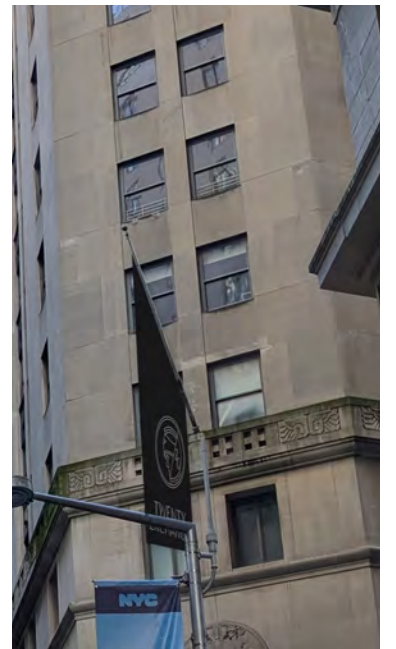
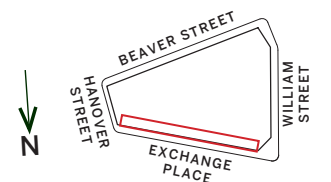


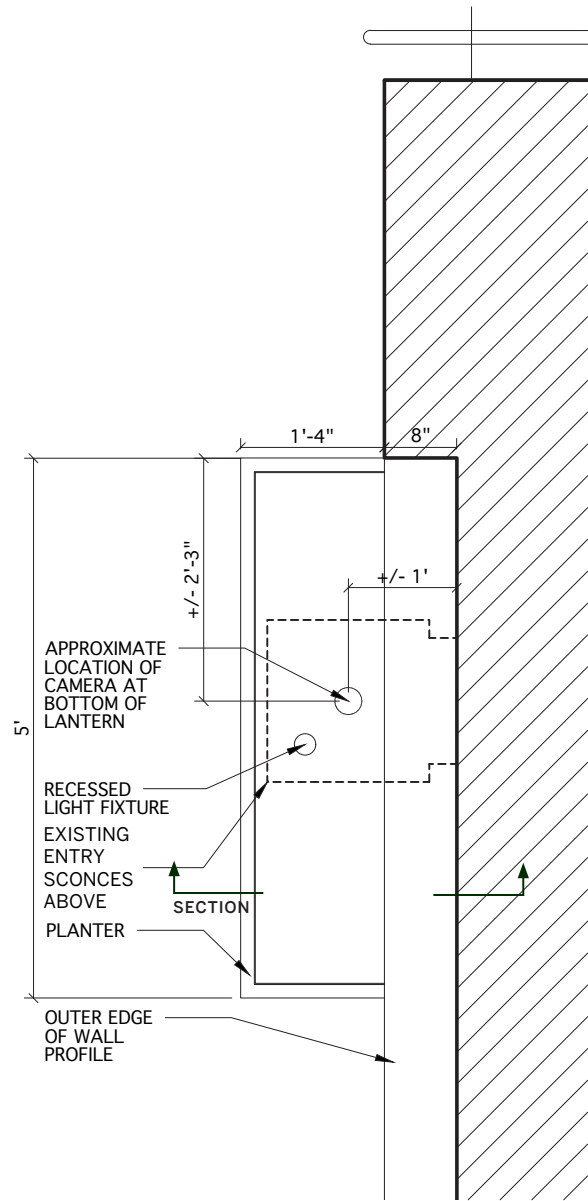
PHOTO REFERENCE



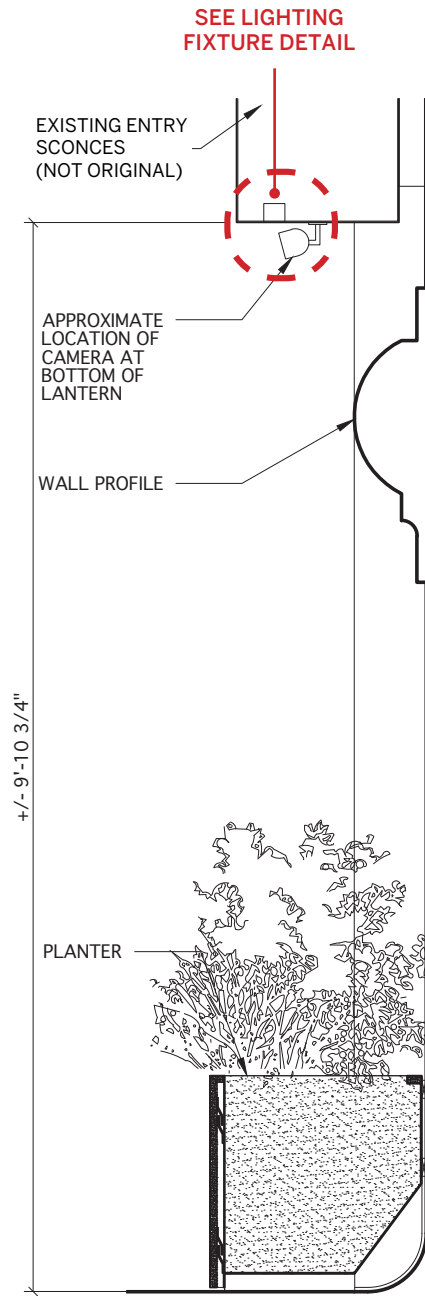
TYPE EX06  
SILVER FINISH



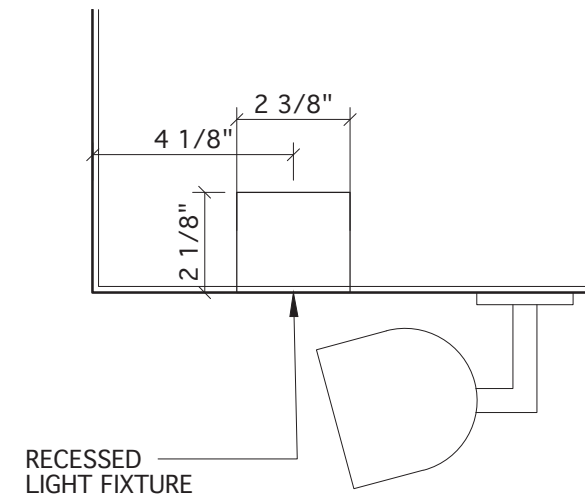




PLANTER PLAN



PLANTER SECTION



LIGHTING FIXTURE DETAIL - EX05



TYPE EX05

EXISTING ENTRY SCONCES (NOT ORIGINAL)

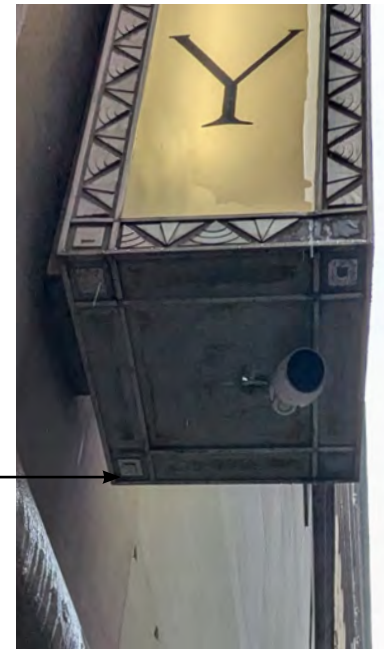
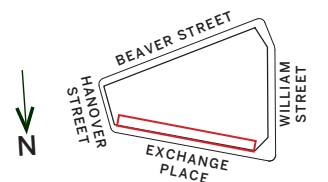


PHOTO REFERENCE



# APPENDIX

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OVERVIEW

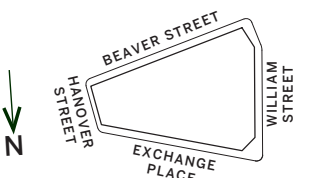
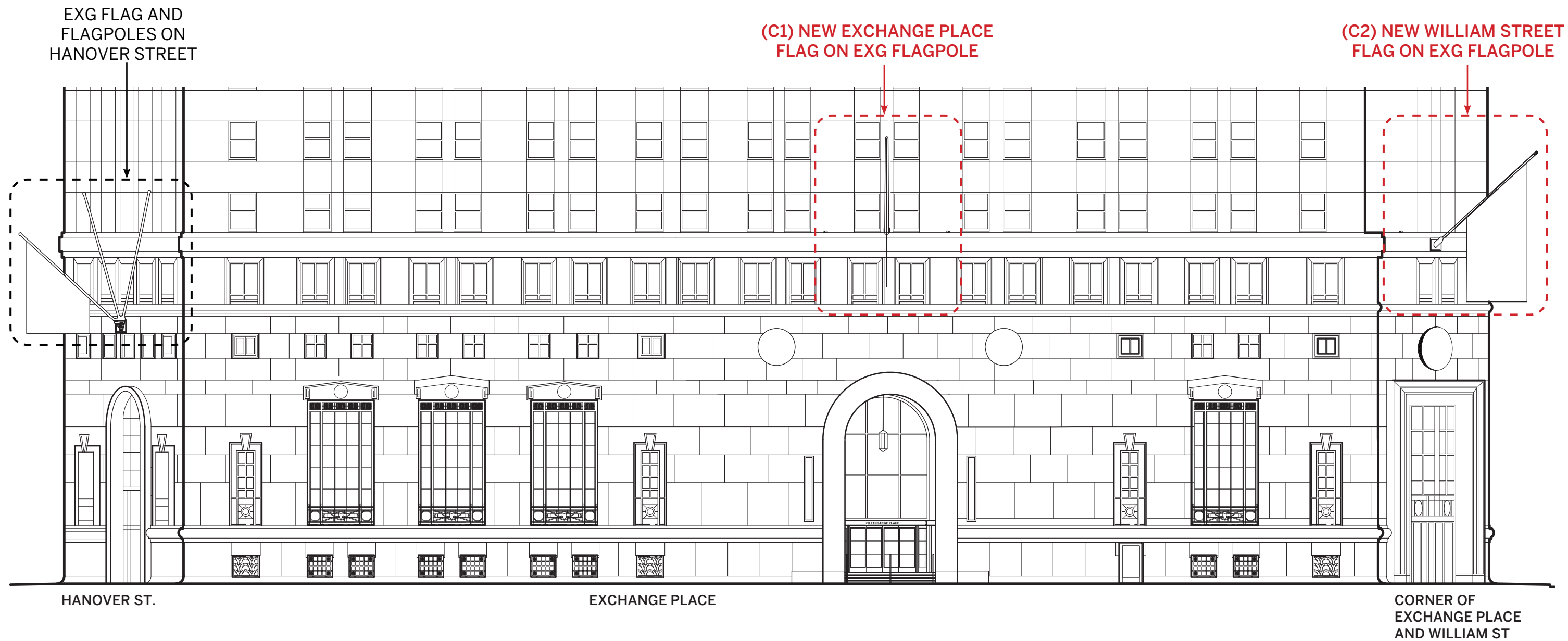
SCOPE B2: EXTERIOR ILLUMINATION (STAFF LEVEL)  
• FIXTURES AND DETAILS

SCOPE C: NEW FLAGS ON EXISTING FLAGPOLES (STAFF LEVEL)  
• CONTEXT AND DESIGN

SCOPE D: FACADE CLEANUP (STAFF LEVEL)  
• GRANITE FACADE CLEANING  
• DECORATIVE METALWORK CLEANING







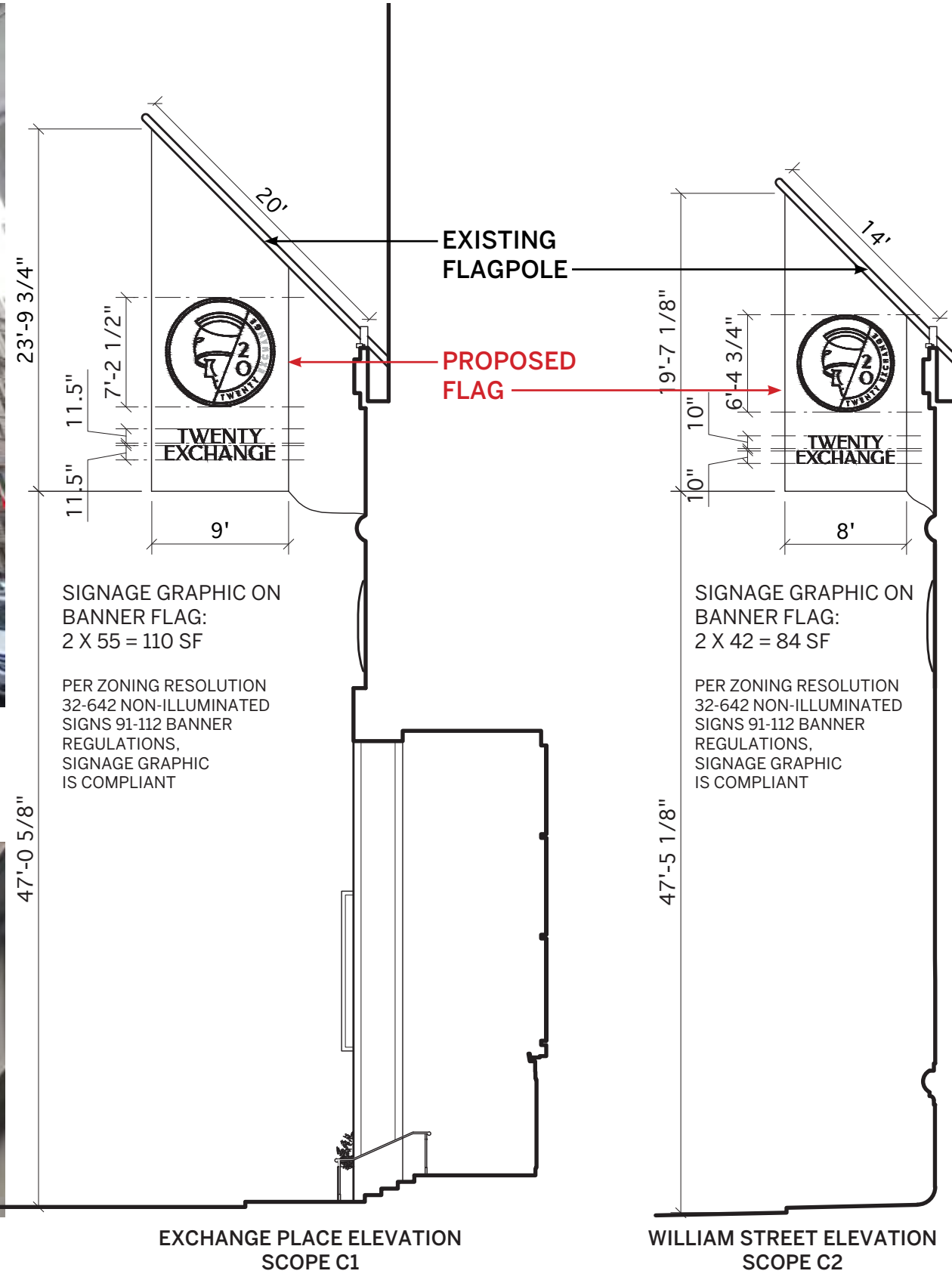


EXCHANGE  
PLACE  
FLAG

WILLIAM  
STREET  
FLAG



PREVIOUS EXISTING FLAG AT EXCHANGE PLACE ENTRANCE



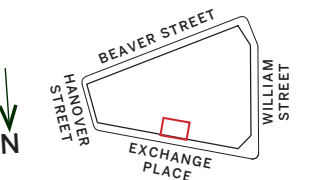
FLAG FABRIC: SUNBRELLA  
WATERPROOF NAVY



FLAG DESIGN



PHOTOMONTAGE WITH PROPOSED FLAG DESIGN





# APPENDIX

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## OVERVIEW

**SCOPE B2: EXTERIOR ILLUMINATION (STAFF LEVEL)**  
• FIXTURES AND DETAILS

**SCOPE C: NEW FLAGS ON EXISTING FLAGPOLES (STAFF LEVEL)**  
• CONTEXT AND DESIGN

**SCOPE D: FACADE CLEANUP (STAFF LEVEL)**  
• GRANITE FACADE CLEANING  
• DECORATIVE METALWORK CLEANING



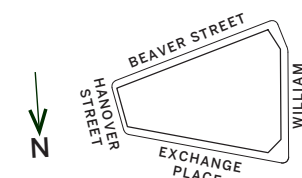


## D1 GRANITE FACADE CLEANING / RESTORATION

The granite will be gently cleaned with products appropriate for the historic granite conditions. The scope of work will begin with a series of cleaning mock-ups demonstrating product efficacy and technique. After evaluation and review, the selected cleaning product and technique will be fully executed at the decorative carved arch surround, entry niche walls and entry steps, portal and interior facade.

## D2 DECORATIVE METALWORK CLEANING / RESTORATION

The original, historic metalwork doors on the right side of the niche will be carefully refinished with a clear lacquer to restore their original appearance. The later stainless steel vent on the left side of the niche will be gently cleaned and polished. The scope of work for both the doors and vent will begin with treatment mock-ups prior to full execution.







### D1 GRANITE FACADE CLEANING / RESTORATION

The granite will be gently cleaned with products appropriate for the historic granite conditions. The scope of work will begin with a series of cleaning mock-ups demonstrating product efficacy and technique. After evaluation and review, the selected cleaning product and technique will be fully executed at the decorative carved arch surround, entry niche walls and entry steps.

The type of chemical, cleaning and/or paint removal technique and amount of water pressure to be used will be submitted to LPC for review and approval prior to proceeding with restoration. Restoration work will adhere to the 500 psi water pressure limit, and prior to commencement of work, working conditions to have a 72 hr constant exterior temperature of 45 deg F or above.

### D2 DECORATIVE METALWORK CLEANING / RESTORATION

The original, historic metalwork doors on the right side of the niche will be carefully refinished with a clear lacquer to restore their original appearance. The later stainless steel vent on the left side of the niche will be gently cleaned and polished. The scope of work for both the doors and vent will begin with treatment mock-ups prior to full execution.

The door refinishing and vent cleaning and polishing specifications at the main entrance will be submitted to LPC for review and approval prior to proceeding with work. Restoration work will adhere to all LPC guidelines.



EXISTING EXCHANGE PLACE ENTRANCE (PHOTOGRAPH)



APRIL 8, 2025

20 EXCHANGE PLACE

THANK YOU

JGNeukomm  
Architecture





**April 8, 2025**  
Public Hearing

The current proposal is:

**Preservation Department – Item 4, LPC-25-05007**

**20 Exchange Place – City Bank-Farmers Trust Company Building –  
Individual Landmark  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 352 2973

**Passcode:** 266570

**By Phone:** 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.