

May 6, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-07909

**11 Bond Street – NoHo Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 059 3679

Passcode: 131371

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.

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11 BOND STREET
NEW YORK, NY, 10005

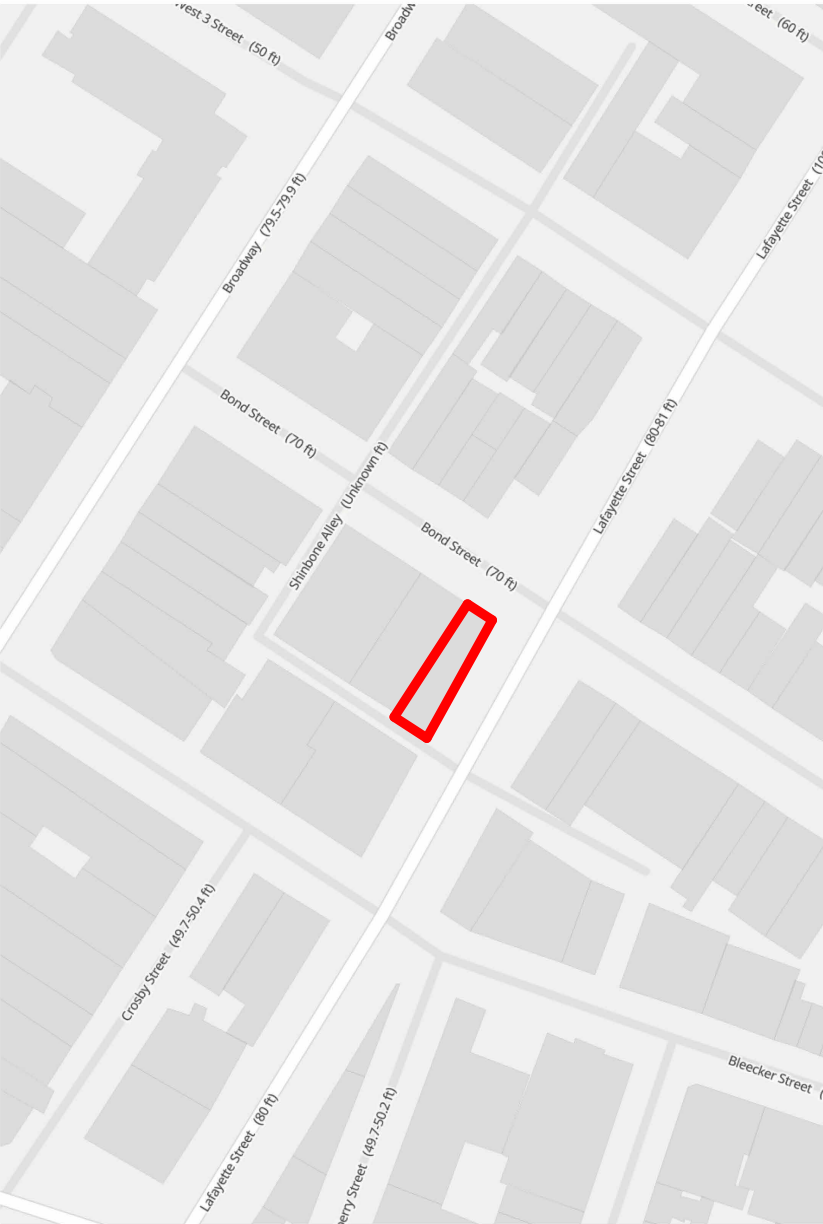
LANDMARKS PRESERVATION COMMISSION

SSUPERETTE

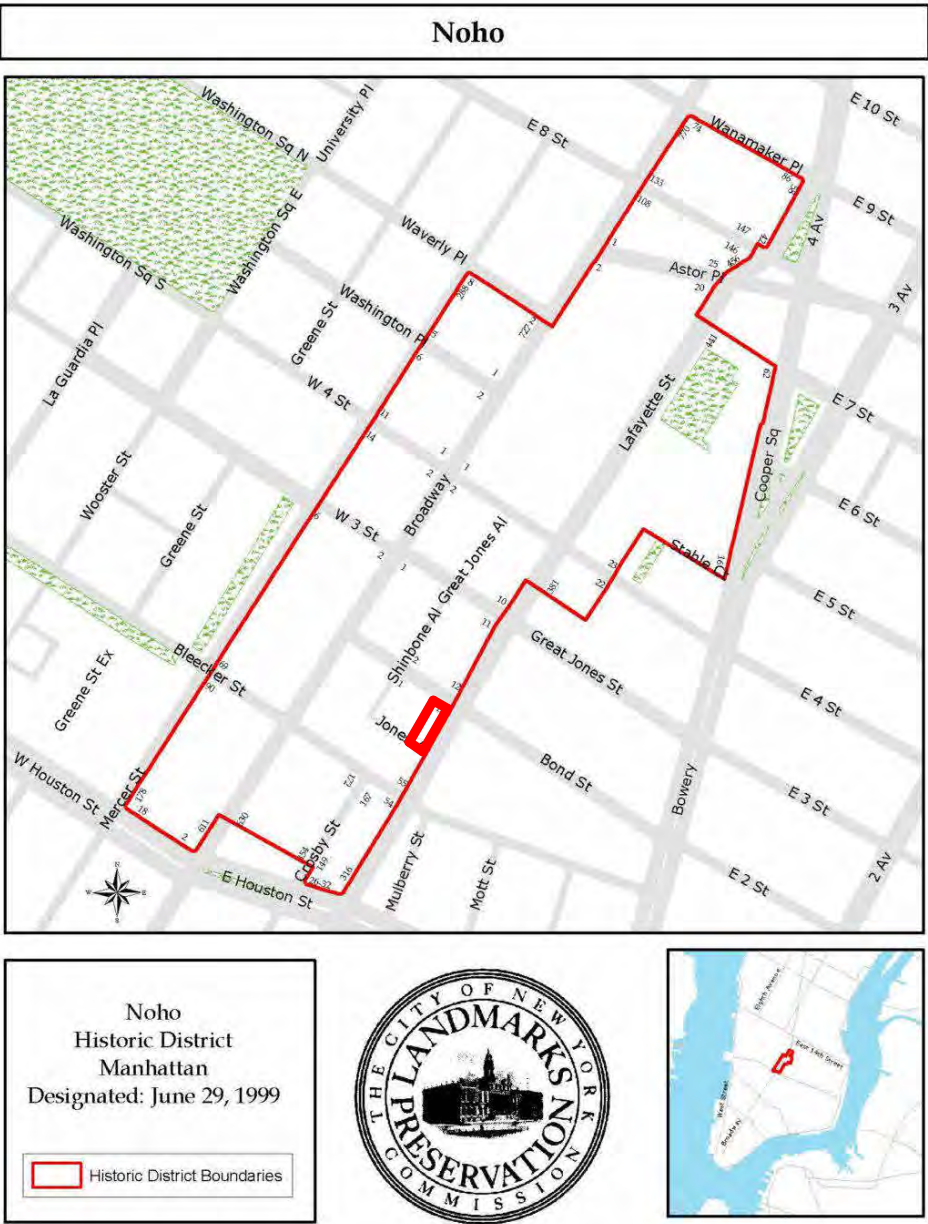
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NEW YORK, NY, 10005

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PLAN VIEW



NOHO HISTORIC DISTRICT MAP N.T.S.



EXTERIOR VIEW

11 BOND ST AKA
348 LAFAYETTE ST
10012 NYC

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LM - 01

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CONTEXT



11 BOND ST - PREVIOUS BUILDING - 1909 ca.
(South Street Seaport Museum)



11 BOND ST - 1914 ca.

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HISTORIC PHOTOS

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11 BOND ST - 1940 ca.
(Tax Photo)



11 BOND ST - 1940 ca.
(Tax Photo)

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HISTORIC PHOTOS



11 BOND ST - 1999
(Landmarks Preservation Commission Designation Photo Collection)



11 BOND ST - 2015, PRIOR TO RENOVATION
(Google Street View)

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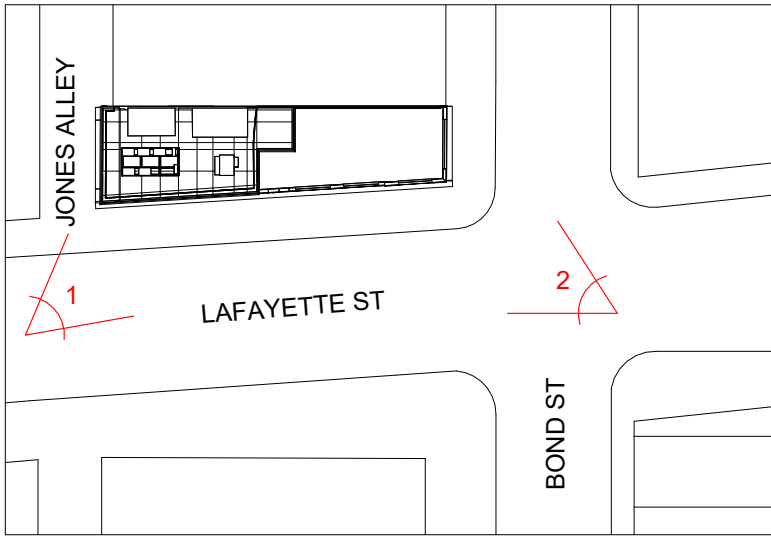
HISTORIC PHOTOS



1. 11 BOND ST - EXISTING CONDITION



2. 11 BOND ST - EXISTING CONDITION



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EXISTING CONDITION



1. SOUTH ENTRANCE ON LAFAYETTE ST.



2. MAIN ENTRANCE ON LAFAYETTE ST.



3. EXISTING METAL INLAY AT PORTAL - ORIGINAL



4. EXISTING METAL INLAY AT THRESHOLD - PREVIOUS TENNANT

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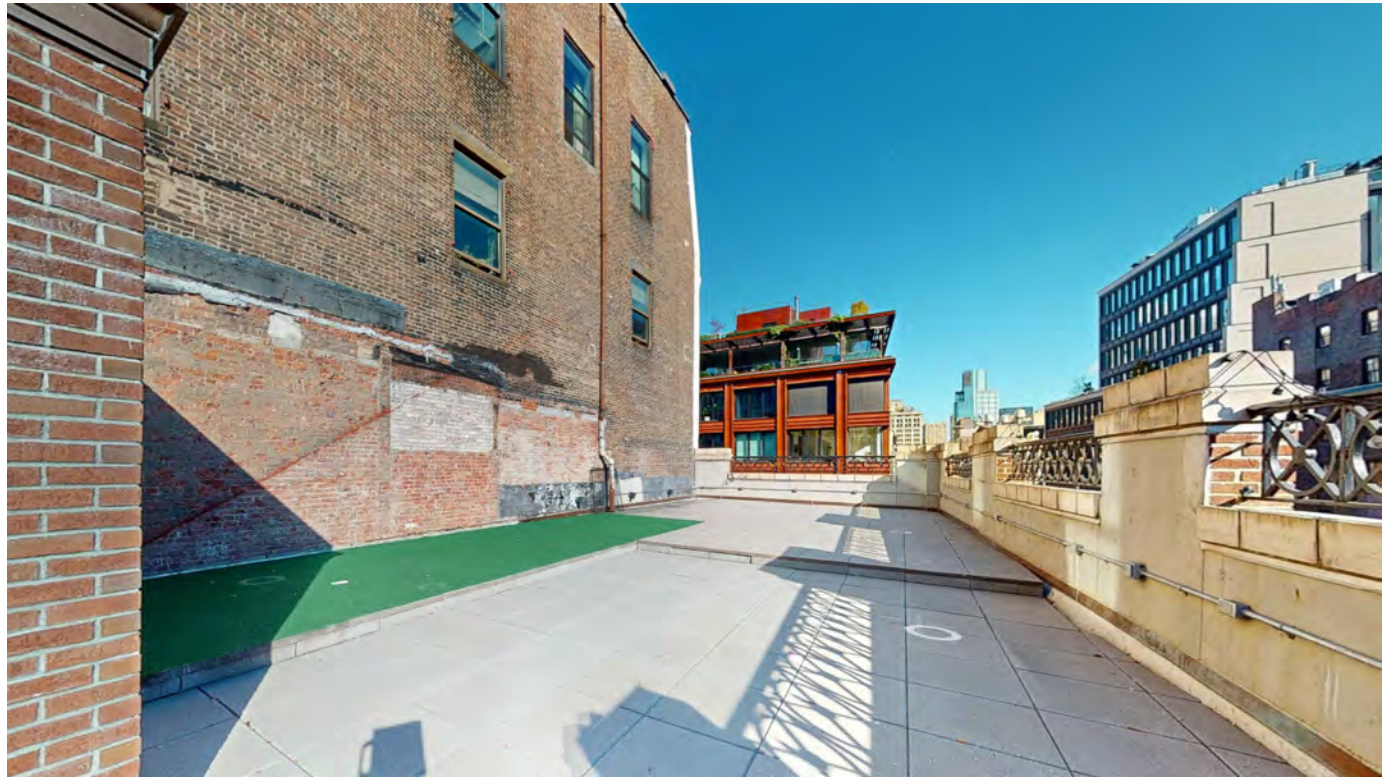
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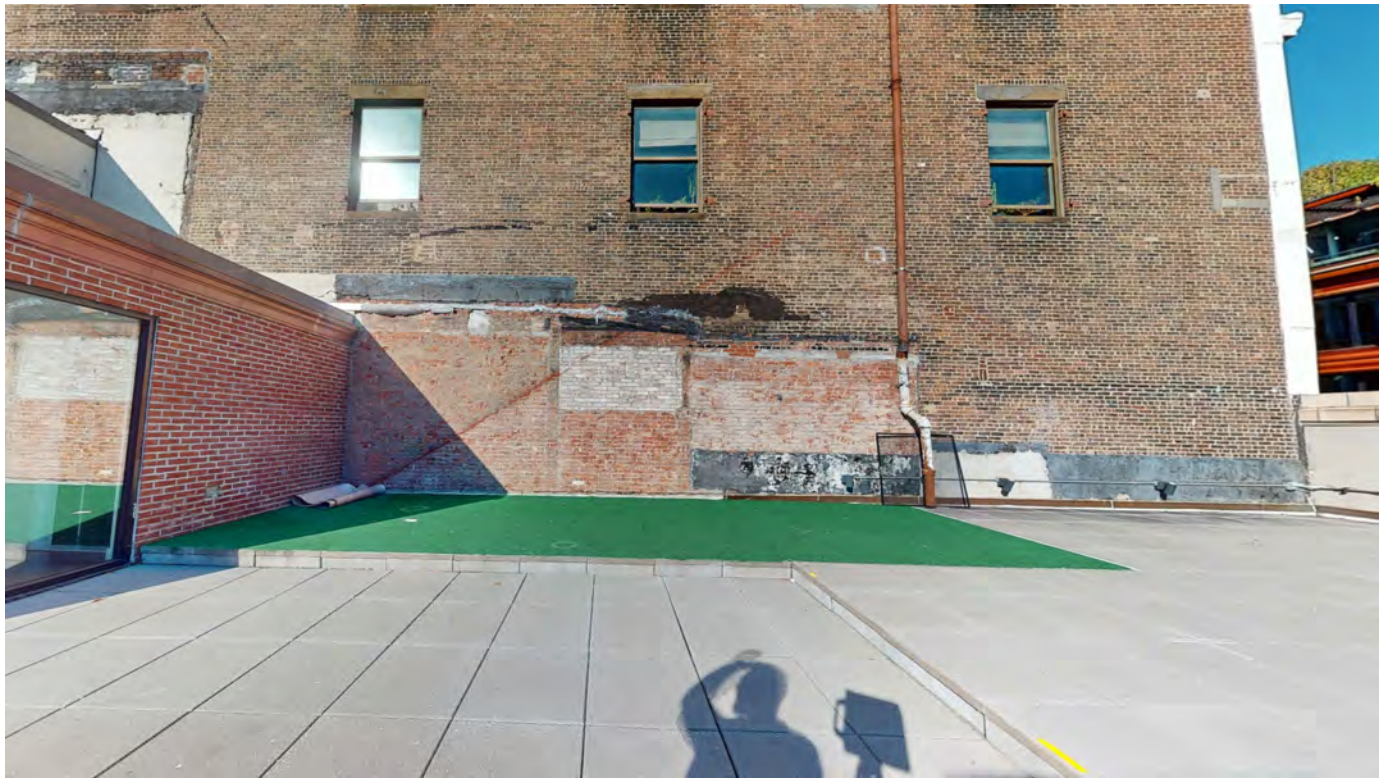
LM - 06

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EXISTING CONDITION - EXTERIOR DETAILS



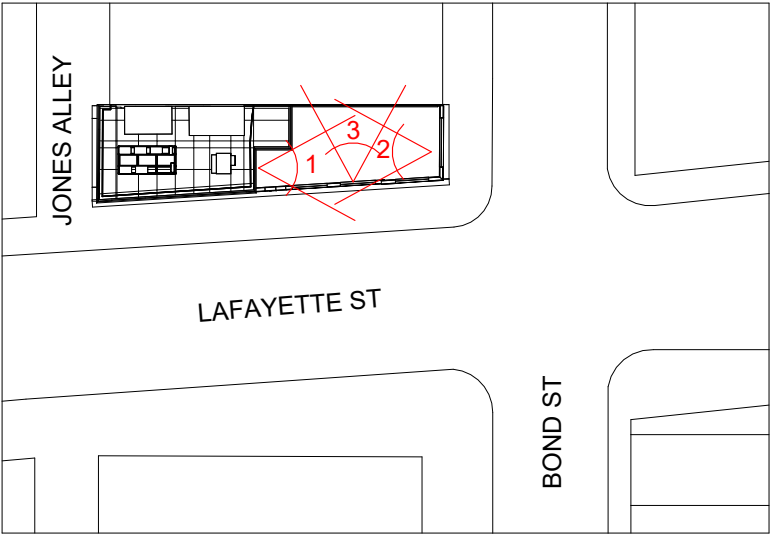
1.



3.



2.



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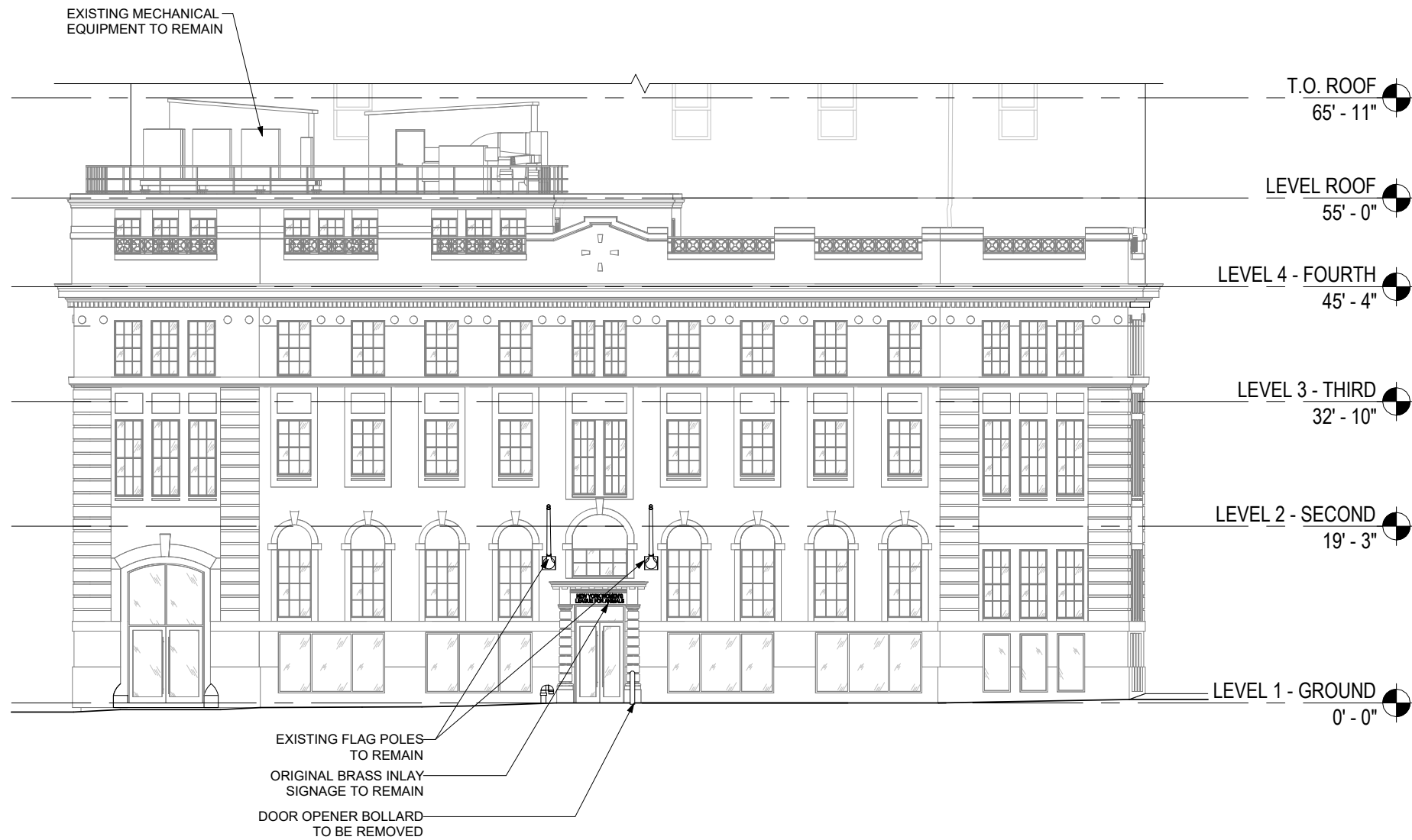
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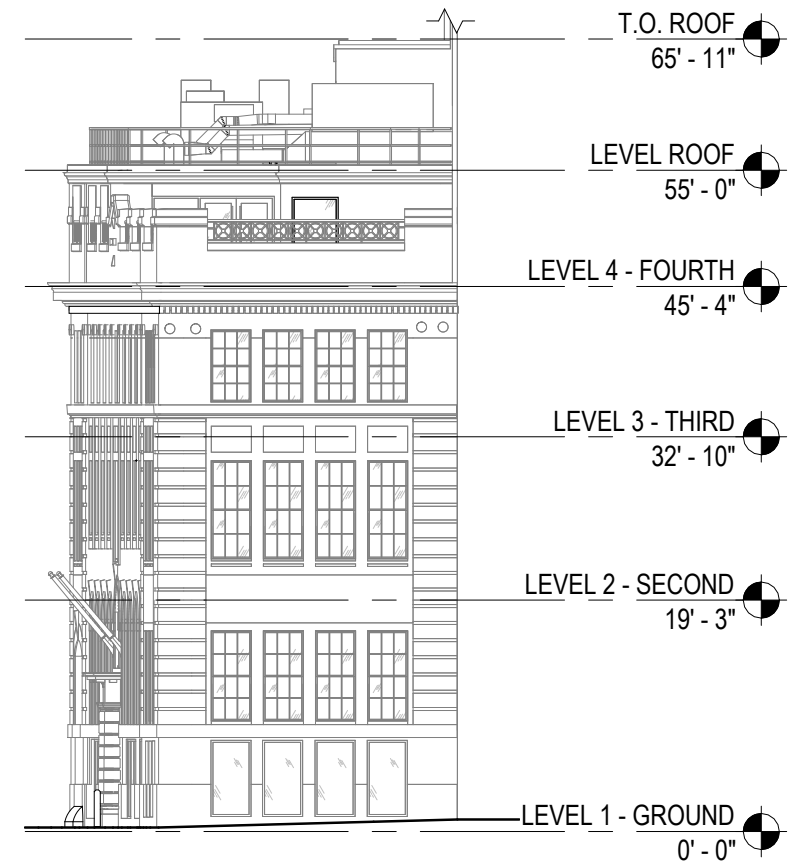
LM - 07

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EXISTING CONDITION - ROOFTOP TERRACE



① Existing Elevation - Lafayette St
1/16" = 1'-0"



② Existing Elevation - Bond St
1/16" = 1'-0"

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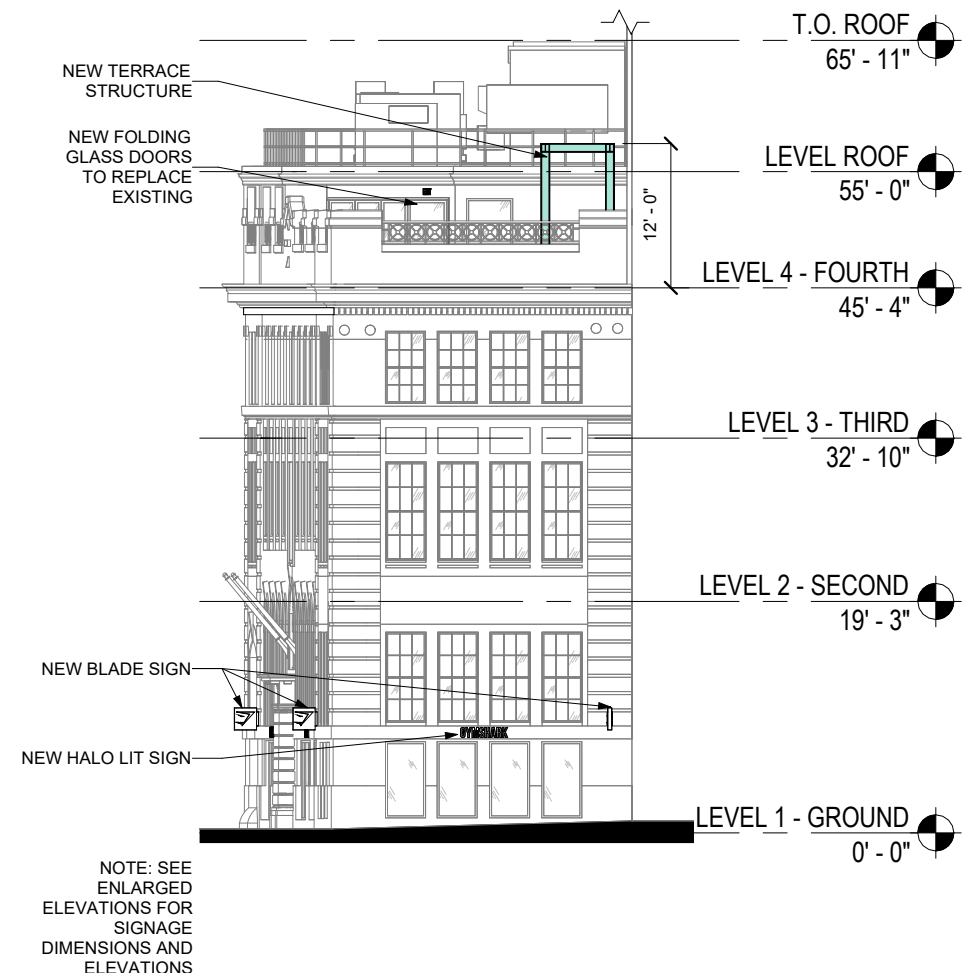
LM - 08

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EXISTING ELEVATIONS



1 Proposed Elevation - Lafayette St
1/16" = 1'-0"



2 Proposed Elevation - Bond St
1/16" = 1'-0"

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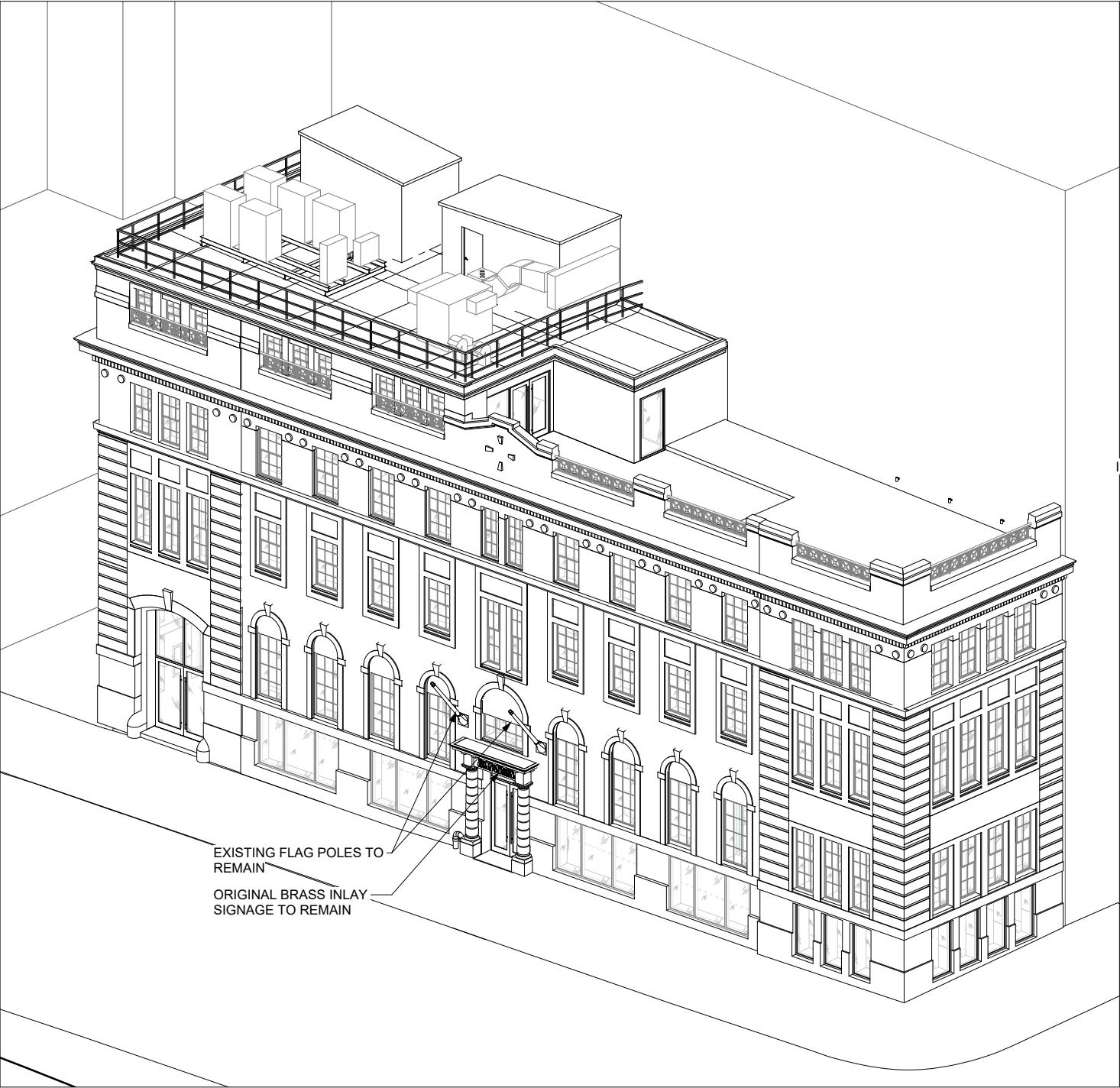
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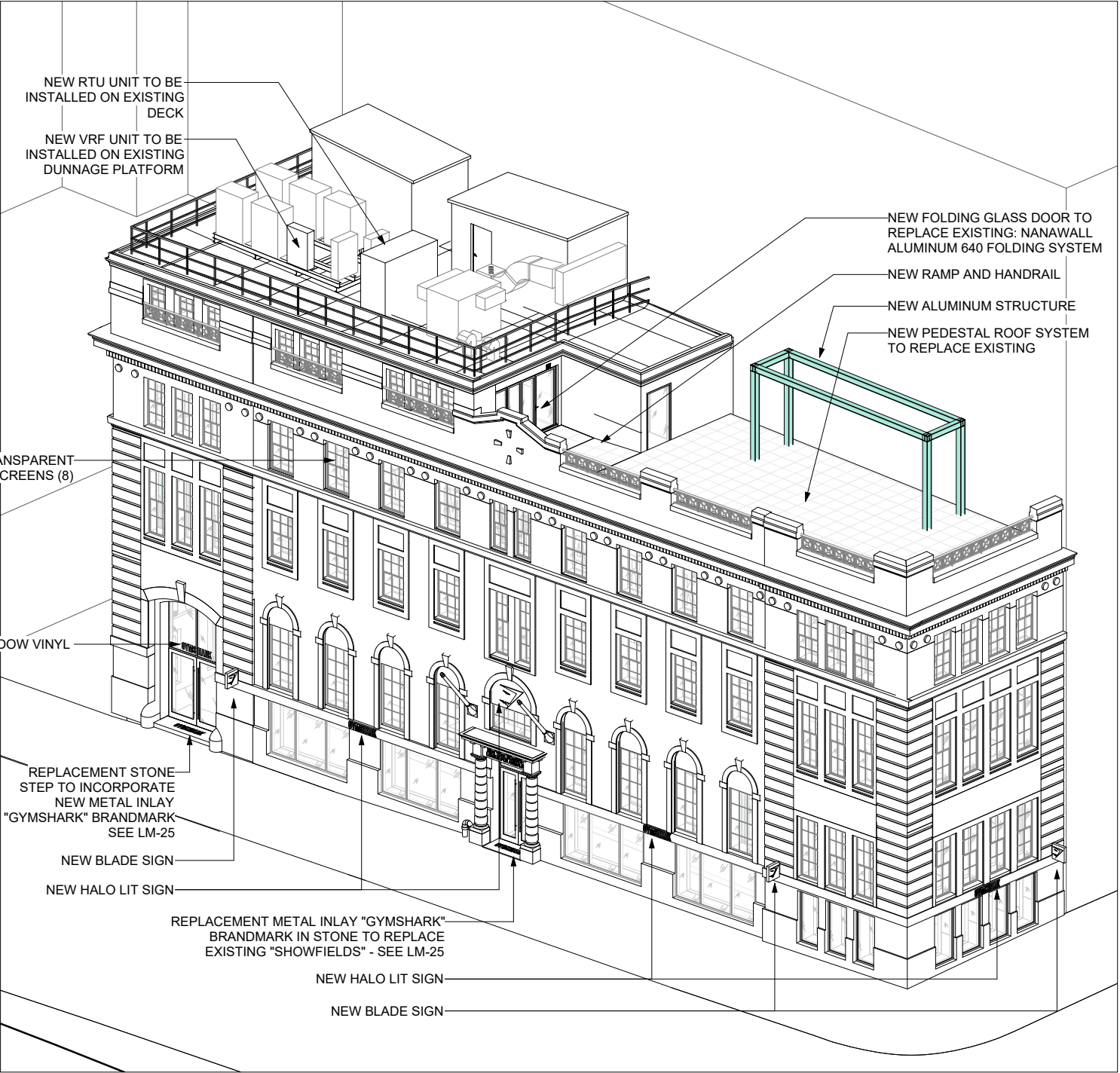
LM - 09

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PROPOSED ELEVATIONS



1 Axonometric view - EXISTING



2 Axonometric view - PROPOSED

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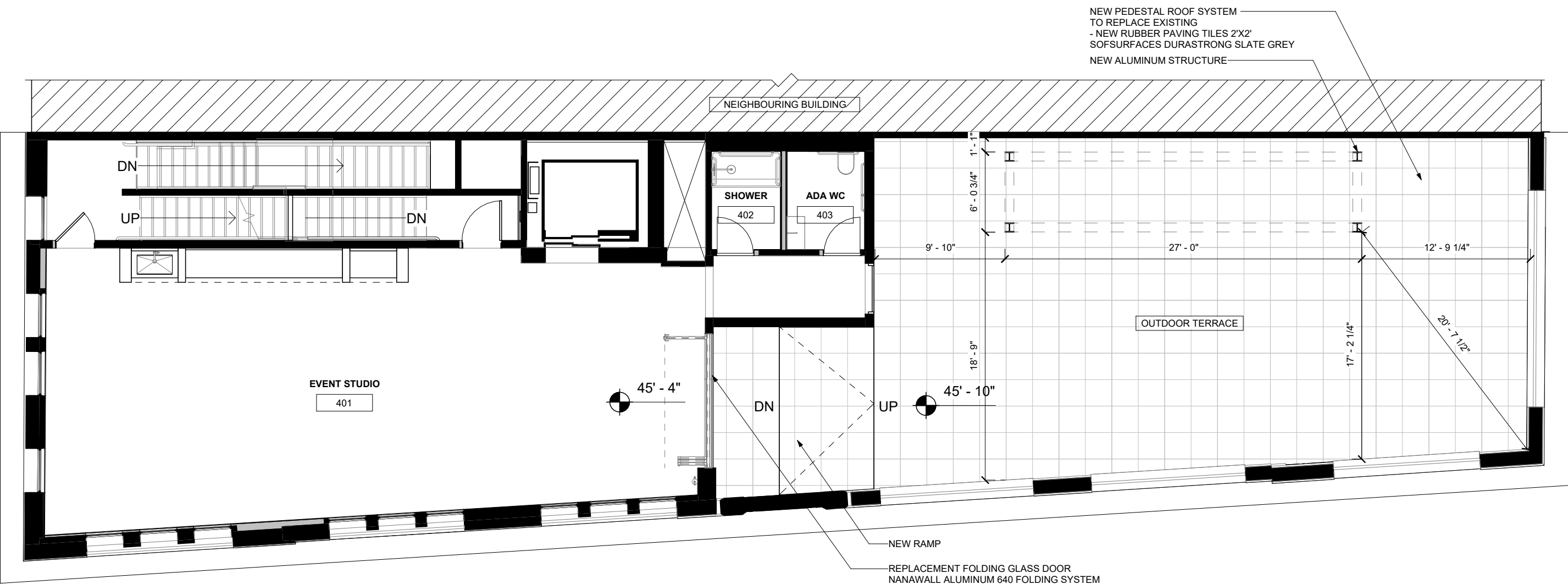
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AXONOMETRIC VIEWS



① LEVEL 4 - FOURTH FLOOR
1/8" = 1'-0"

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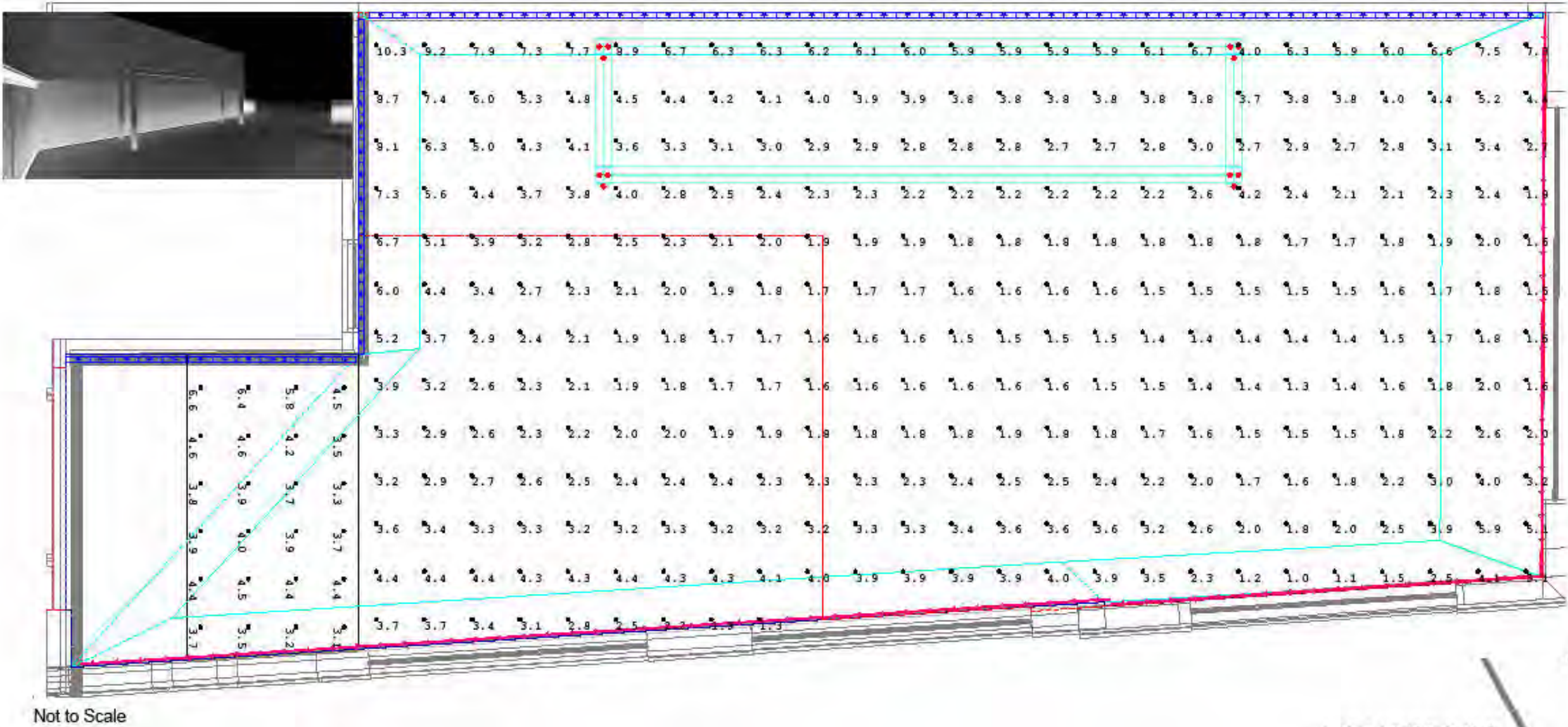
LEVEL 4 - PROPOSED PLAN

Title: 11 Bond L4 Terrace Calc
Filename: 2025-04-23 LV4 Terrace Lighting.AGI
Date:4/24/2025
Created by: JY

Ceiling height: N/A
Fixture height: X1/X2-0'AFF, X3-3'AFF
Calc points @ 0'-0" AFF
Reflectance values: N/A

Luminaire Schedule							
Symbol	Tag	Qty	Lum. Watts	Lum. Lumens	Label	LLF	Description
	X2	12	2.56768	172	IG2-930-RD-SQ-36D	0.800	20240104
	X3	84	10	287	VENUS_TV_RGB_HD10_RGB_IP67_10	0.800	
	X1	75	8.9	369	CLZWET-1-UNV-RGBW-05L-1030-DM	0.800	CLZWET

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
A-FLOR- LEV_1_ Surface_1	Fc	4.23	6.6	3.1	1.36	2.13
A-FLOR_1_ Surface_2	Fc	3.09	10.3	1.0	3.09	10.30



VENTRESCA
LIGHTING DESIGNERS

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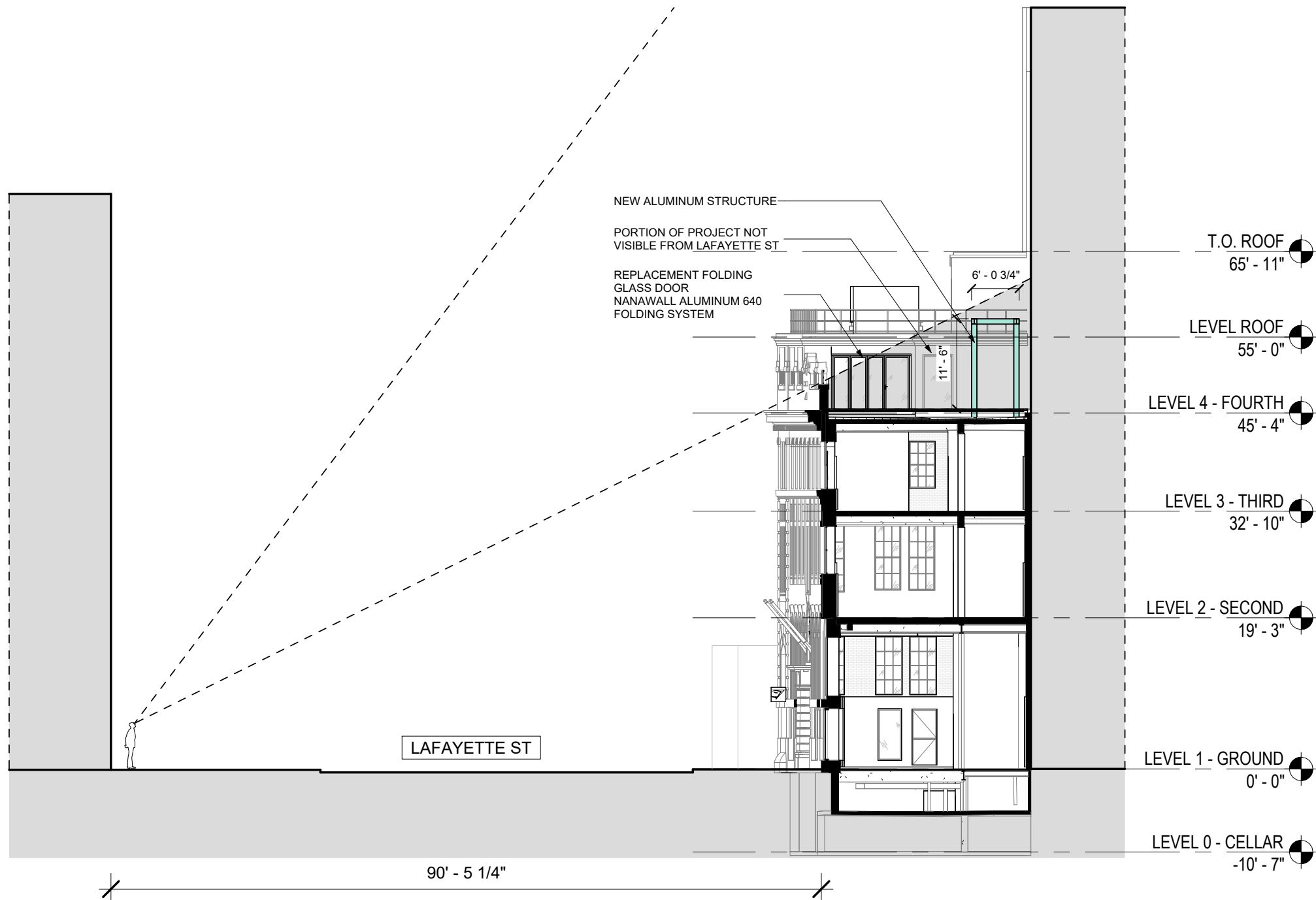
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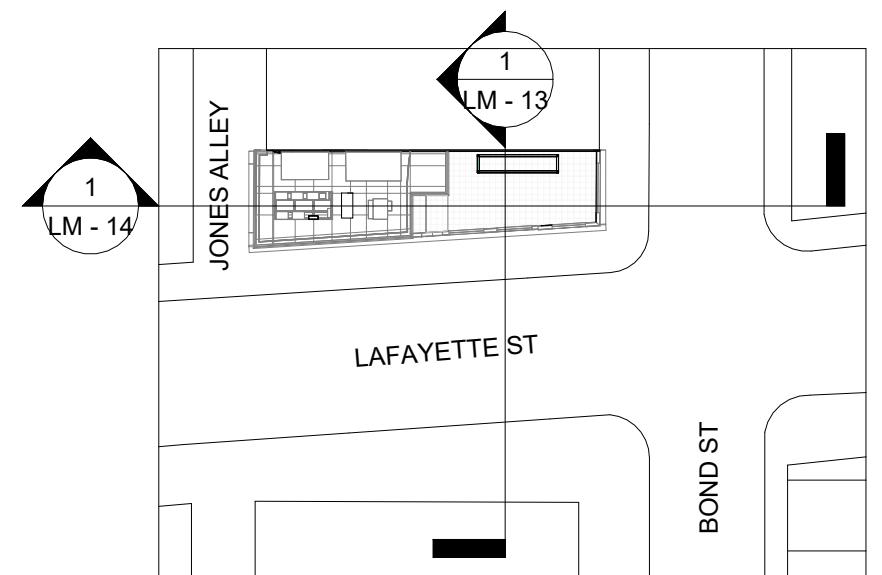
LM - 12

LEVEL 4 - TERRACE LIGHTING

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① Section - Visibility from Lafayette St
1/16" = 1'-0"



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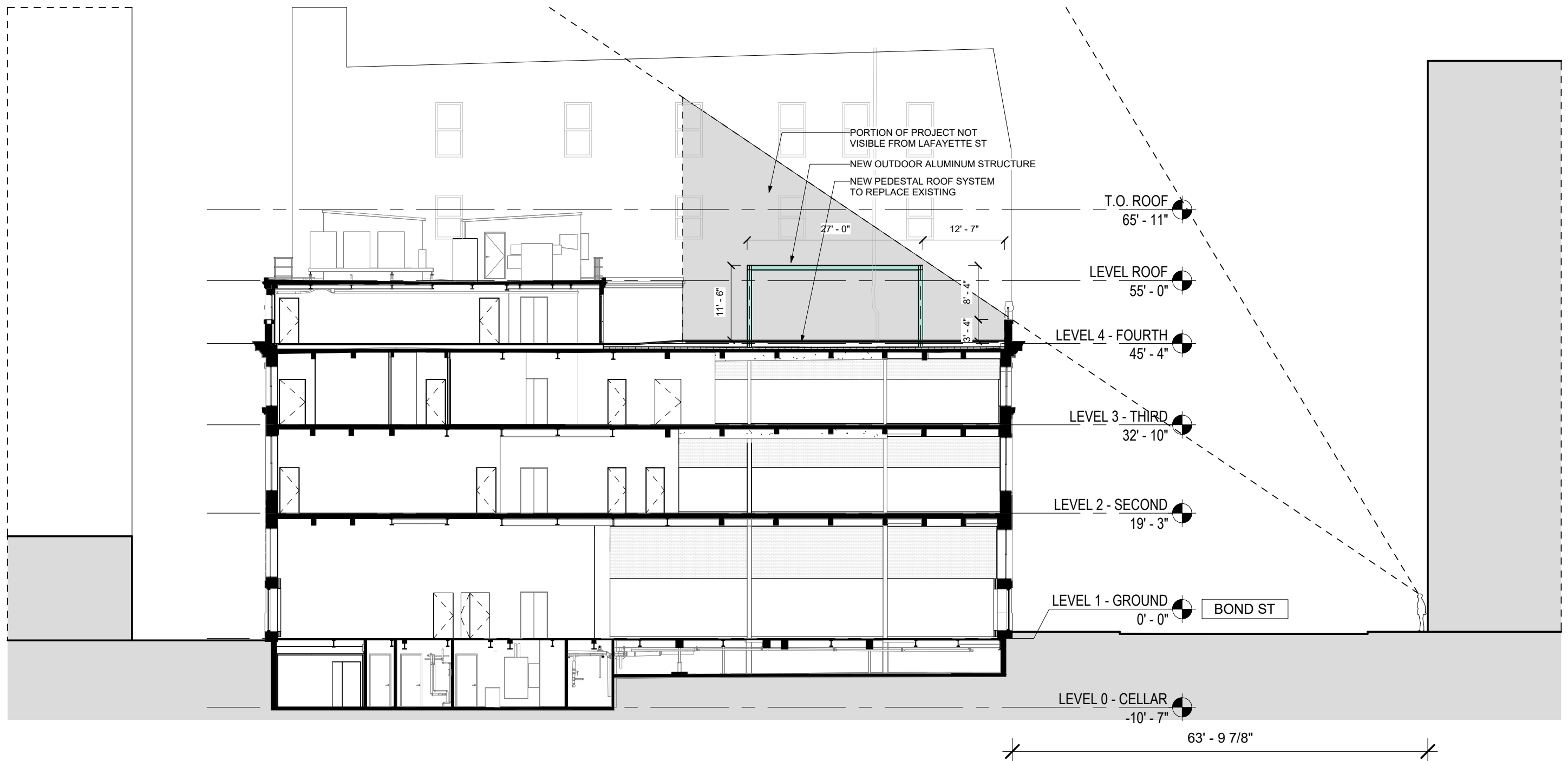
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SECTION - LAFAYETE ST



① Section - Visibility from Bond St
1/16" = 1'-0"

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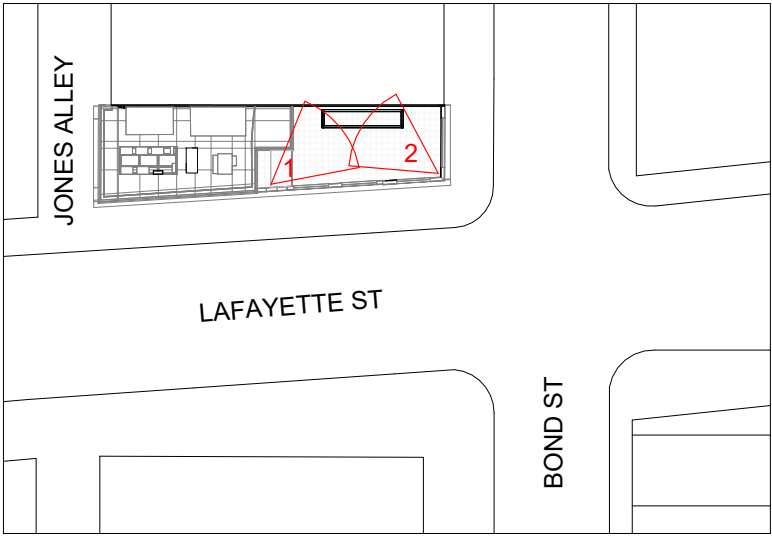
SECTION - BOND ST



1. New terrace structure - Mockup structure seen from the terrace



2. New terrace structure - Mockup structure seen from the terrace

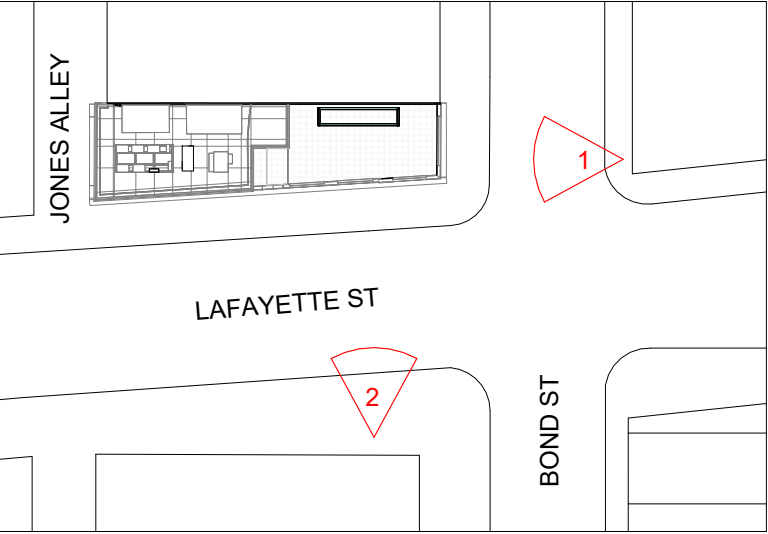




1. View from Bond St.



2. View from Lafayette St.



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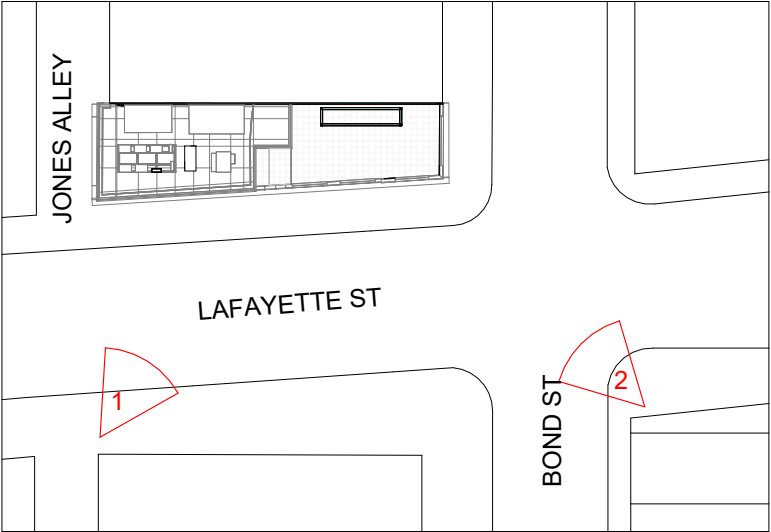
TERRACE STRUCTURE MOCKUP



1. View from Lafayette St.



2. View from Lafayette St. with Bond St.



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TERRACE STRUCTURE MOCKUP

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VISIBILITY FROM LAFAYETTE ST



1.



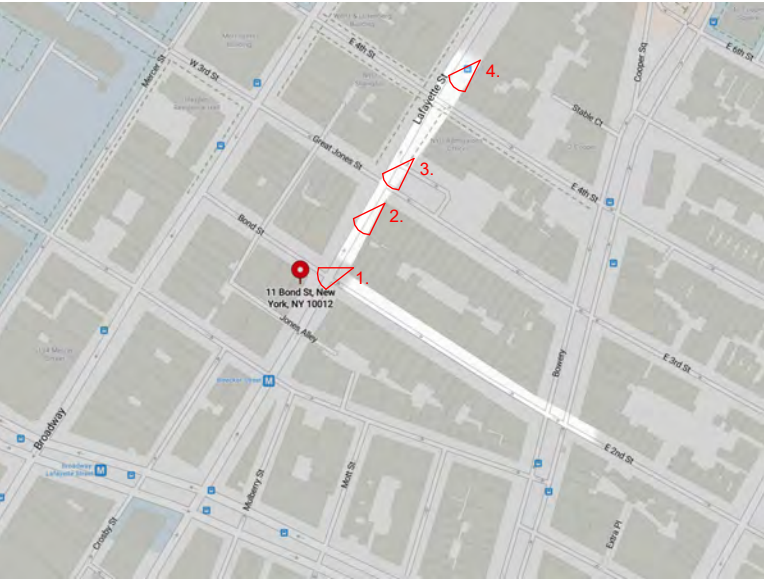
2.



3.



4.



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TERRACE STRUCTURE MOCKUP

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VISIBILITY FROM BOND ST



1.



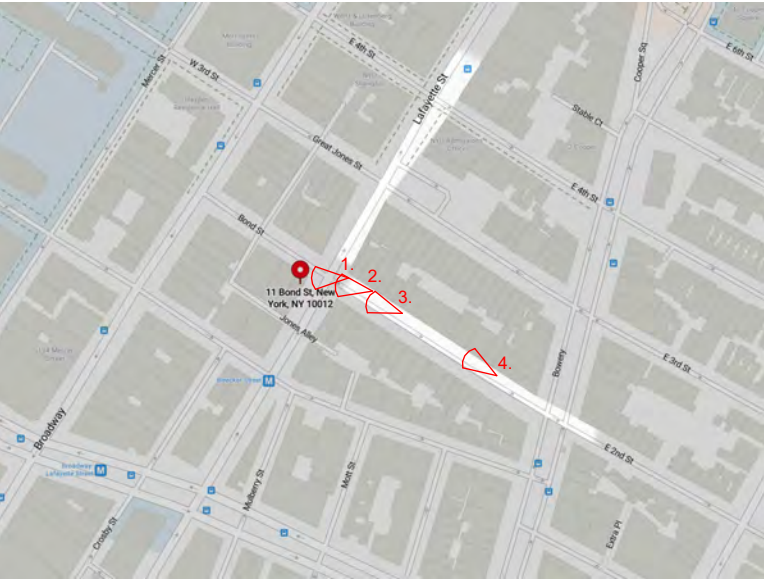
2.



3.



4.



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TERRACE STRUCTURE MOCKUP

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TERRACE STRUCTURE NOT VISIBLE



1.



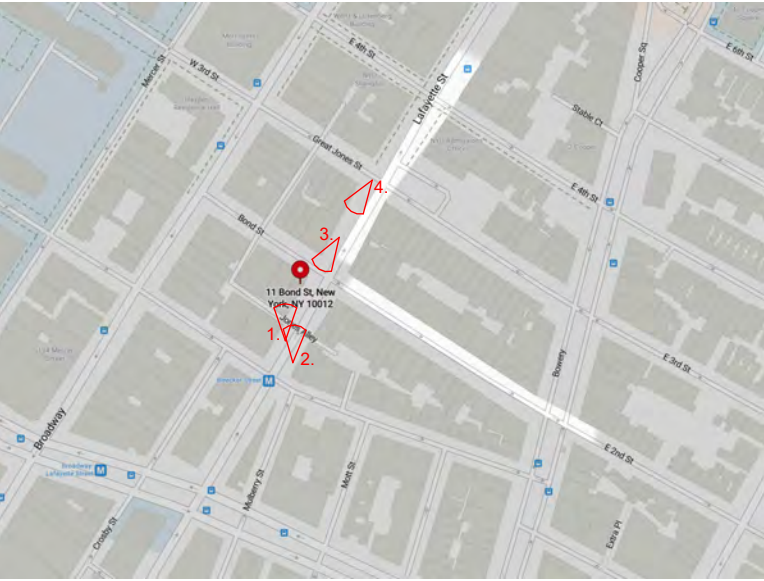
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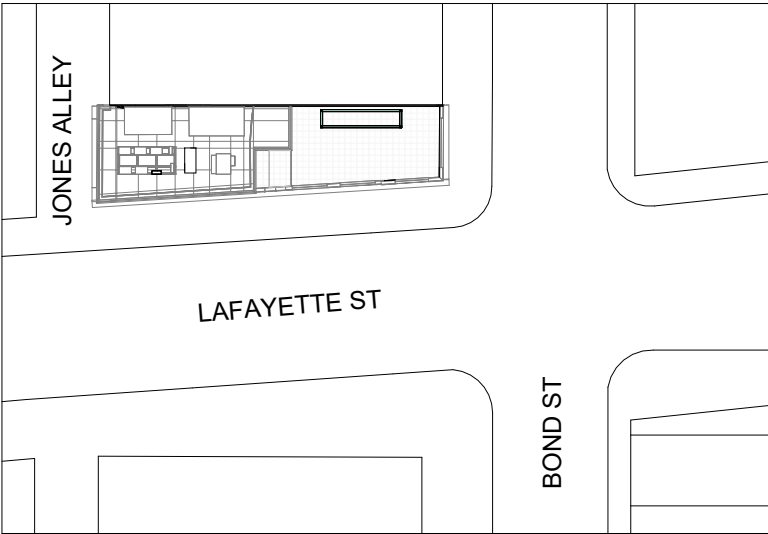
TERRACE STRUCTURE MOCKUP



1. New terrace structure mockup seen from Lafayette St.



2. Photo Collage - New terrace structure seen from Lafayette St.



1

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TERRACE STRUCTURE MOCKUP

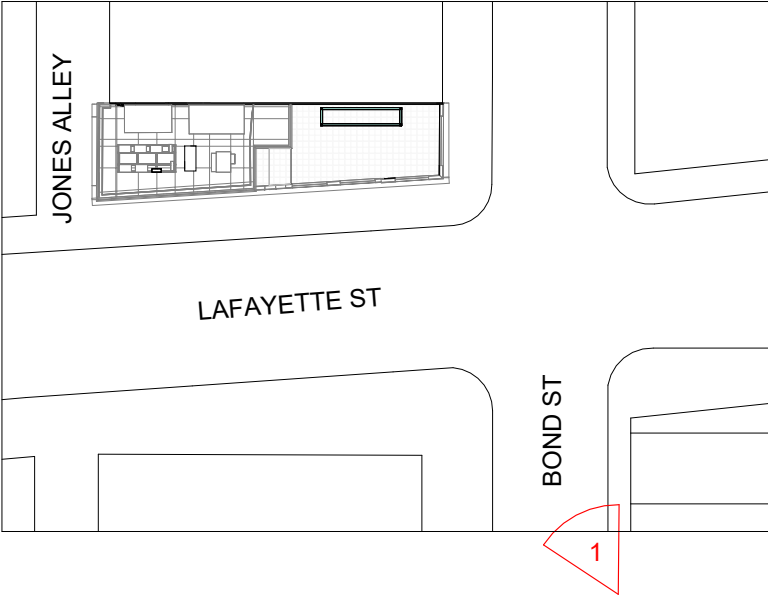
05/05/2025



1. New terrace structure mockup seen from Bond St.



2. Photo Collage - New terrace structure seen from Bond St.



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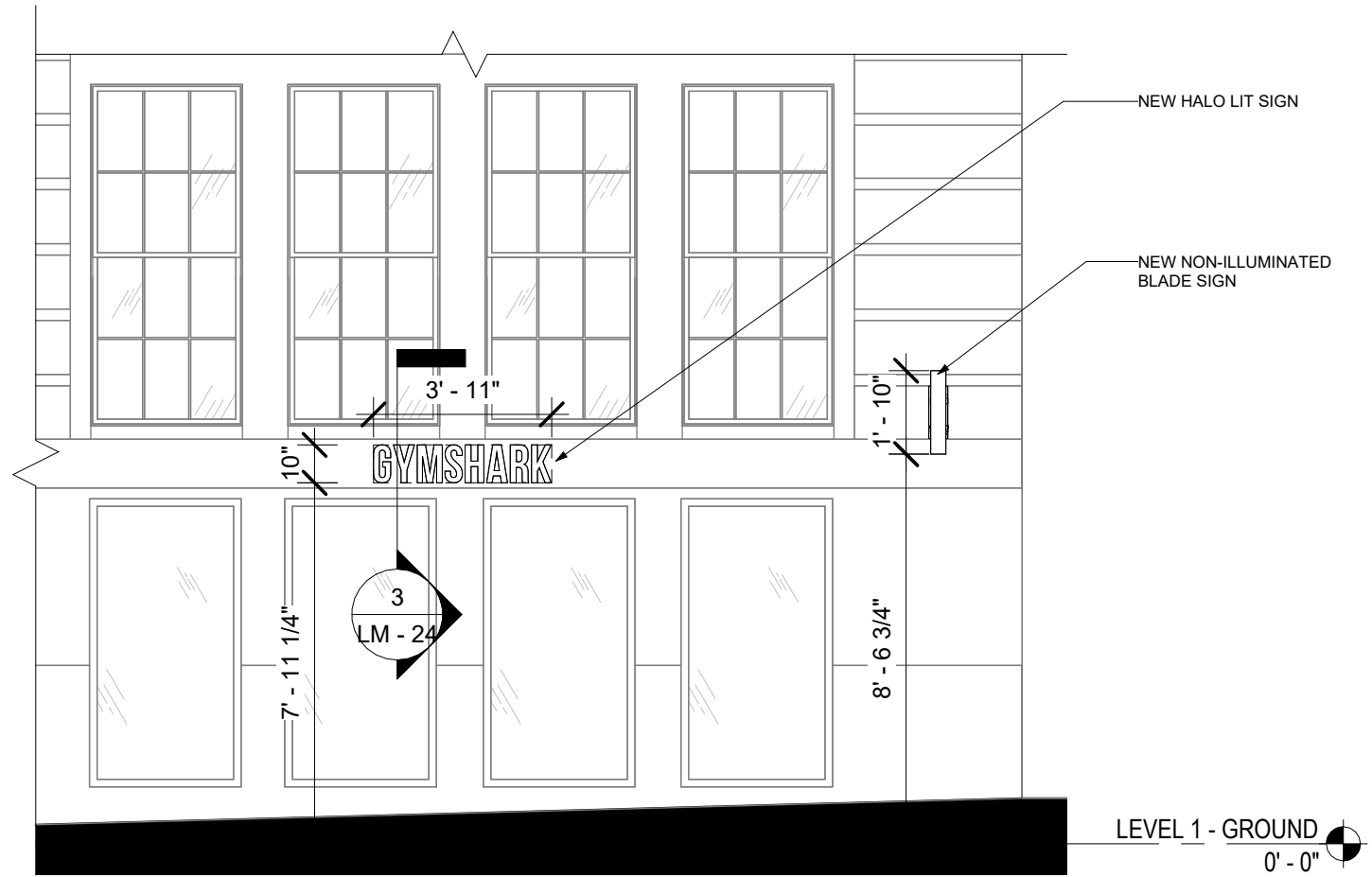
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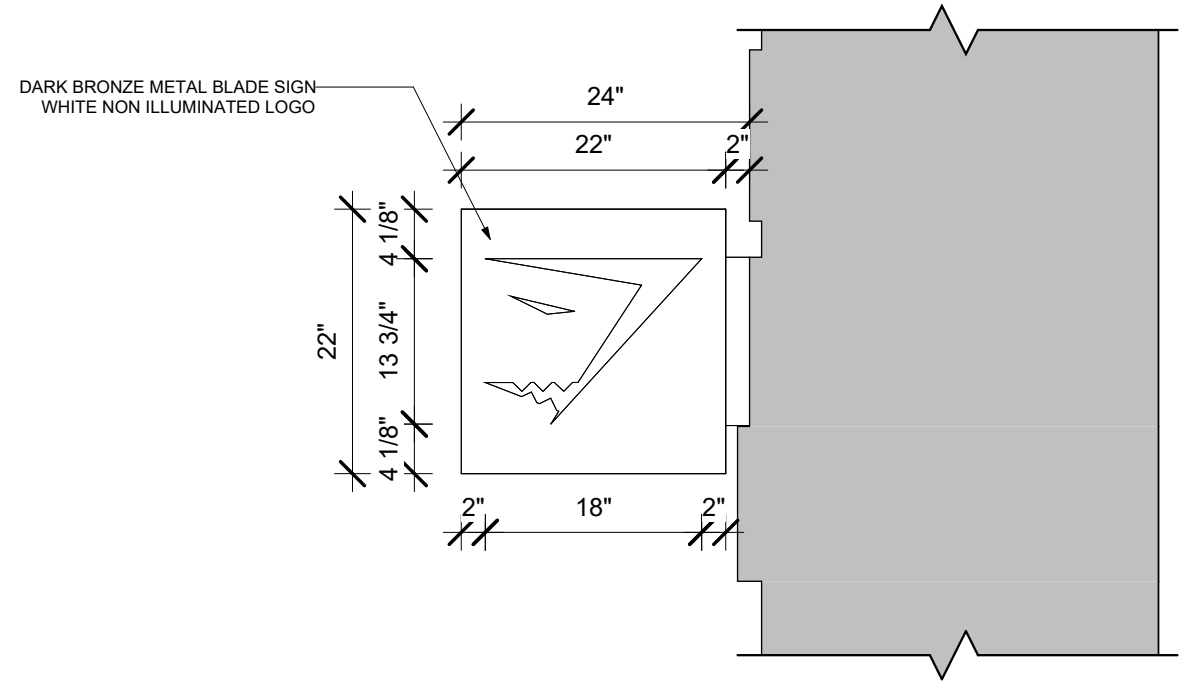
LM - 22

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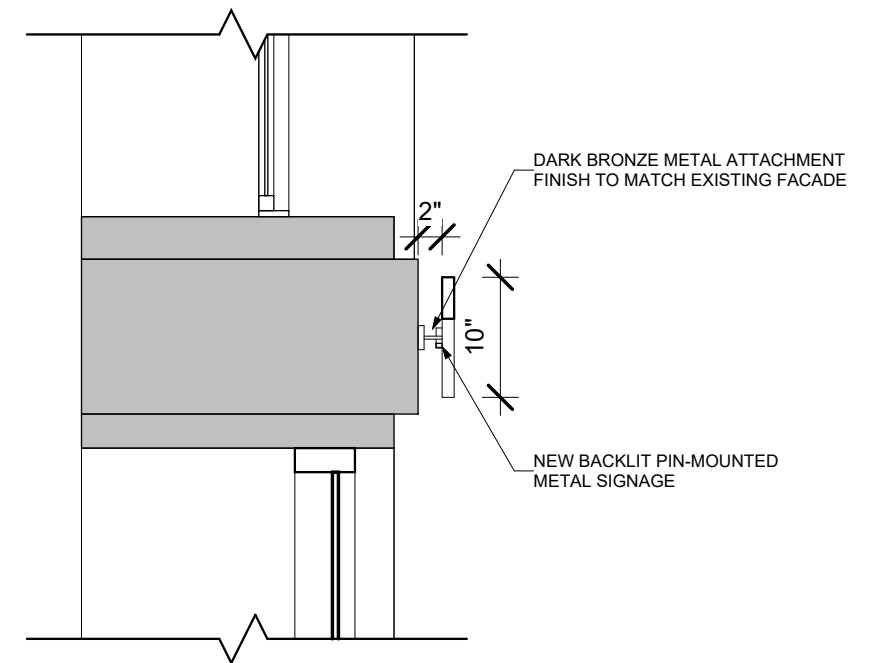
TERRACE STRUCTURE MOCKUP



① Detail Elevation - Signange Bond St
1/4" = 1'-0"



② Detail Elevation - Blade Sign
3/4" = 1'-0"



③ Detail Section - Halo Sign
3/4" = 1'-0"

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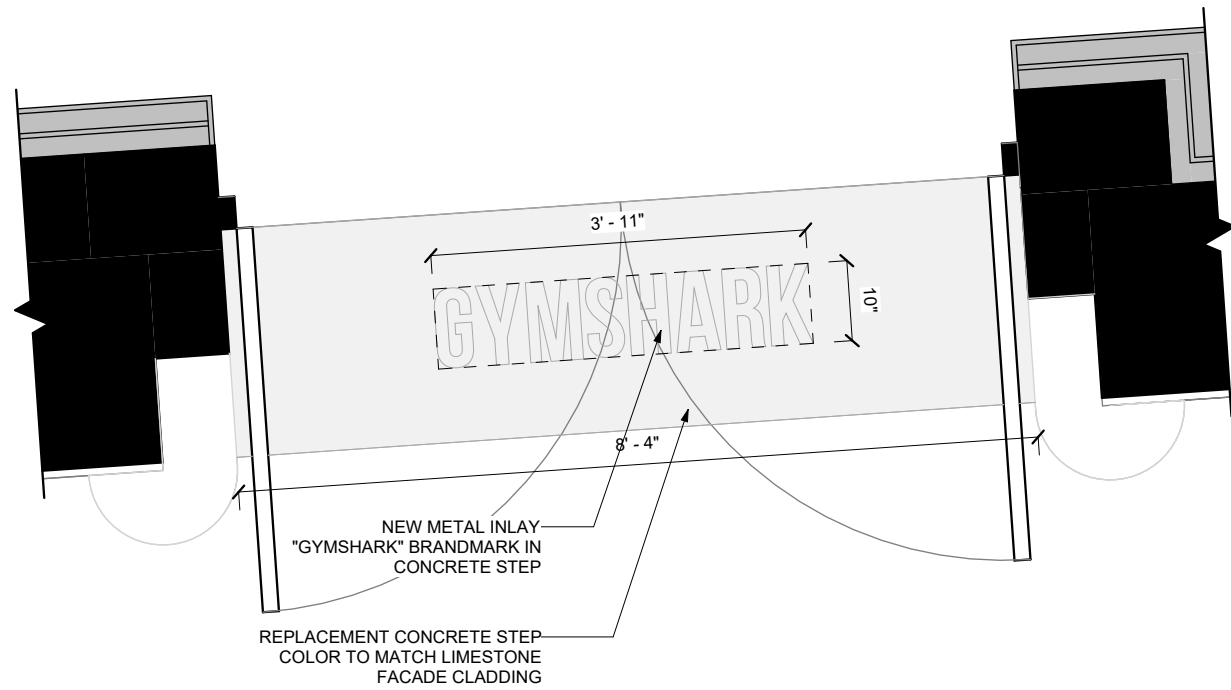
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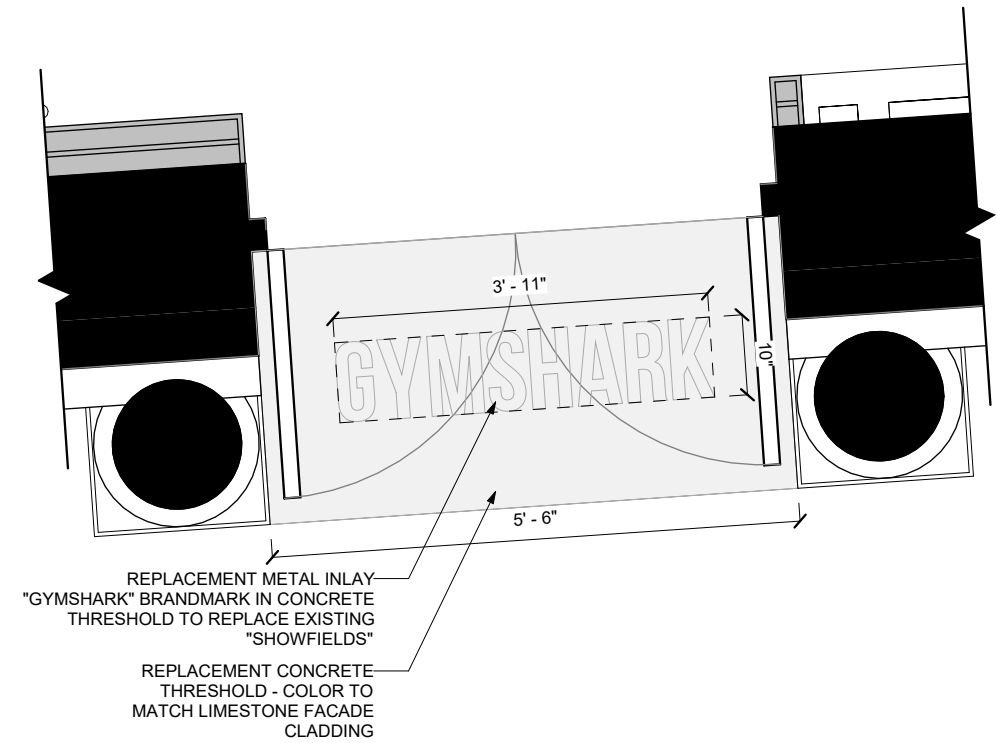
LM - 24

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SIGNAGE DETAILS - BOND ST



① DETAIL 1 - NEW METAL INSERT
1/2" = 1'-0"



② DETAIL 2 - REPLACEMENT METAL INSERT
1/2" = 1'-0"

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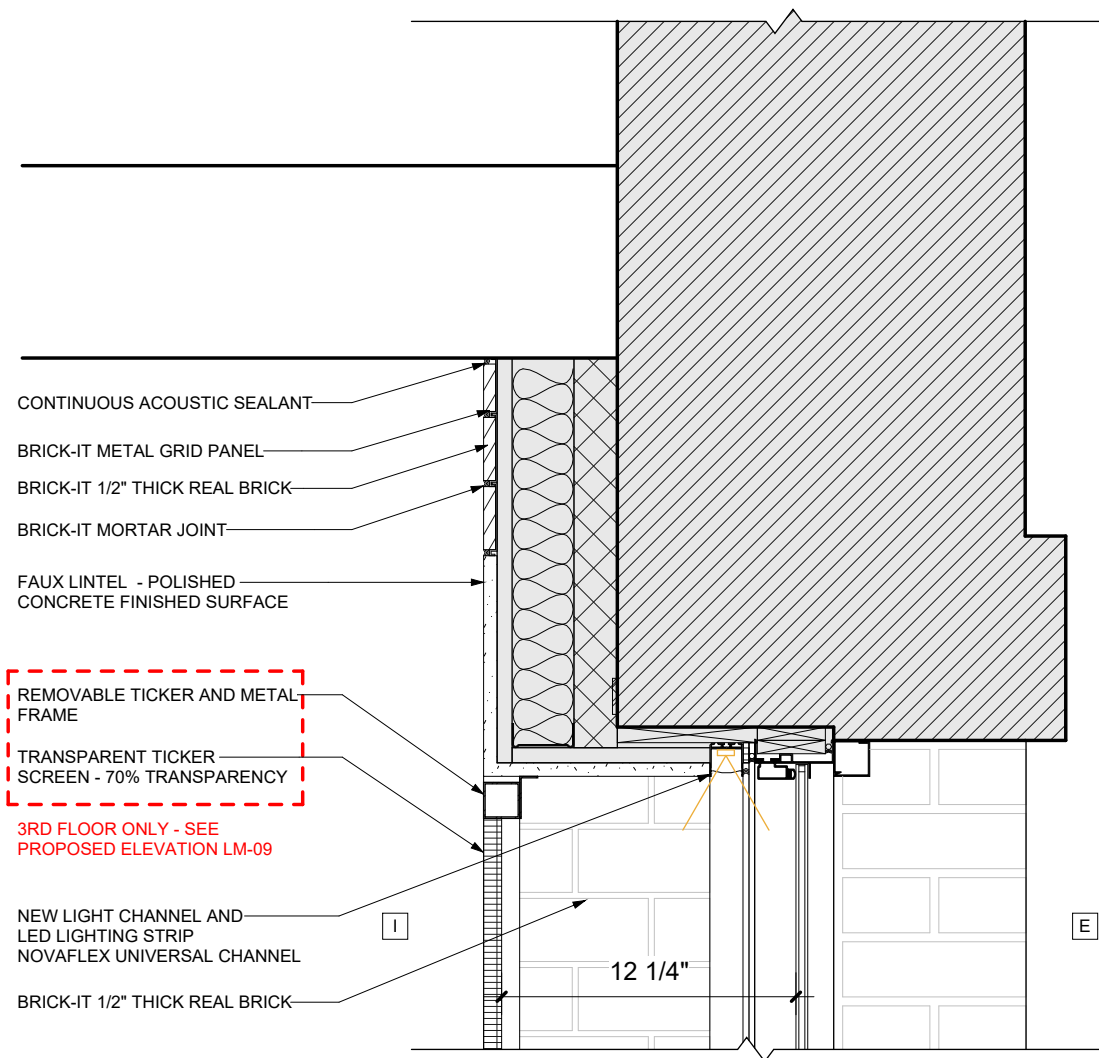
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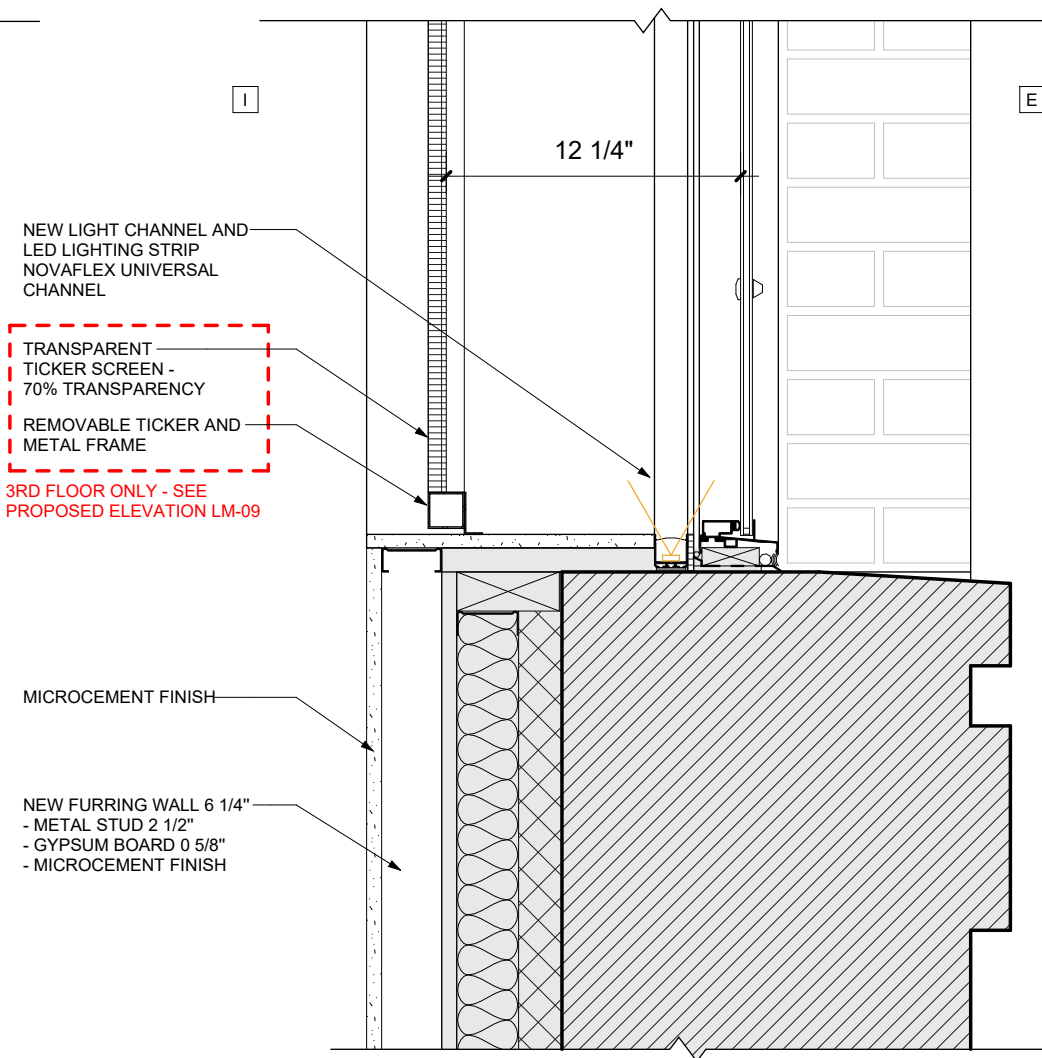
LM - 25

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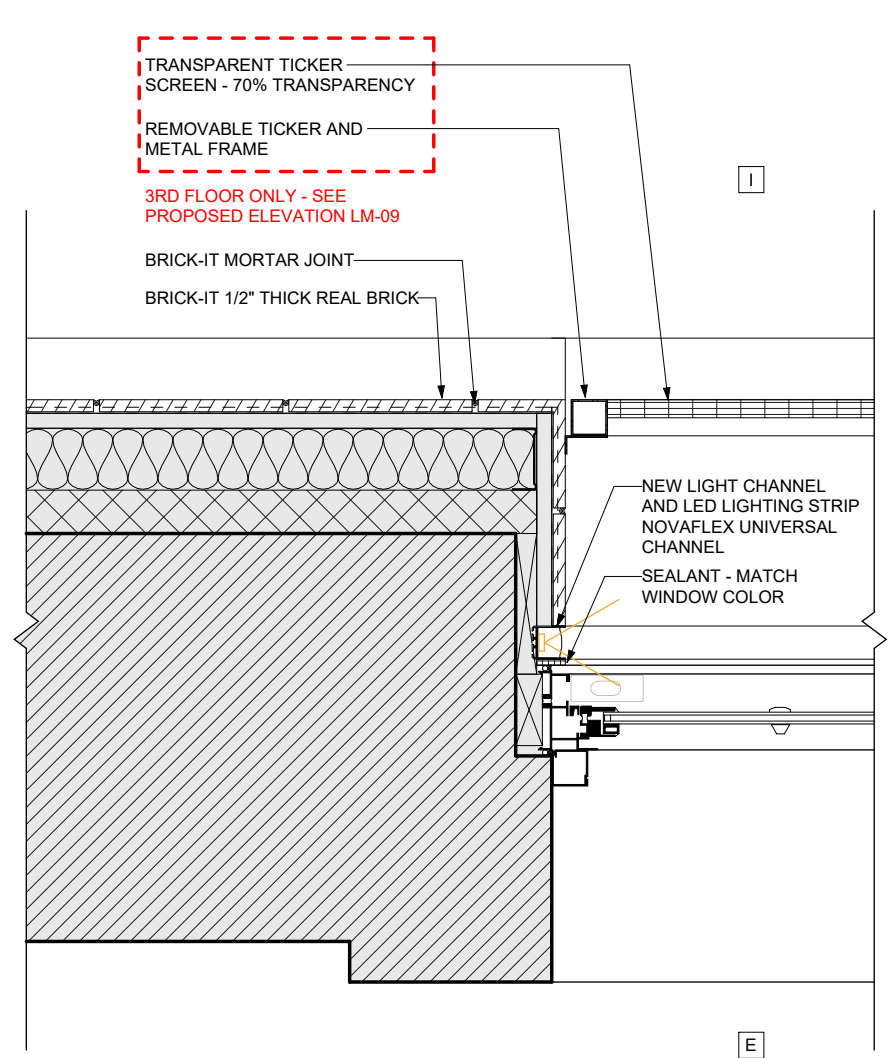
METAL INSERTS - LAFAYETE ST



1 WINDOW DETAIL - HEAD
1 1/2" = 1'-0"



2 WINDOW DETAIL - SILL
1 1/2" = 1'-0"



3 WINDOW DETAIL - JAMB
1 1/2" = 1'-0"

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WINDOW LIGHTING DETAILS



PROJECT RENDERING
ELEVATION ON LAFAYETTE ST

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PROJECT RENDERINGS

05/05/2025



PROJECT RENDERING
BUILDING SEEN FROM LAFAYETTE ST WITH BOND ST

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PROJECT RENDERINGS

05/05/2025



PROJECT RENDERING
CLOSE-UP VIEW - WINDOWS WITH HALO LIGHT



REFERENCE RENDERING
CLOSE-UP VIEW - WINDOWS WITHOUT HALO LIGHT
(FOR REFERENCE PURPOSE)

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05/05/2025

WINDOWS CLOSEUP VIEW

OPTION A
MUXWAVE SERIES M HOLOGRAPHIC SCREEN

85% TRANSPARENCY



Home - Fixed Installation Display - Series M

Series M

Key Parameter

Pixel pitch (mm)	P2.5/P3.9/P6.25/P10
Module dimensions (mm)	125×1000/250×1000/250×1175/250×1000
Transparency Rate	70%~90%
Brightness(cd/m²)	2000 ~ 5000



The display module is transparent and invisible, without any obstruction to sight and lighting!

85~95% Visual permeability 85~95%

160,000 pixels per square meter, TV-quality invisible screen

TV-quality invisible screen, Near visual range transparent invisible display



OPTION B
LG LTAK140-GW TRANSPARENT LED FILM

53% TRANSPARENCY



Transparent LED Film LTAK140-GW

Your Imaginative Space Discovered by Transparent Displays

- 

Splendid Atmosphere
- 

Superb Transparency
- 

Self Adhesive
- 

Easy Expandability
- 

Enhanced Brightness
- 

Product Reliability

LTAK140-GW	
Pixel Pitch	13.7 ± 0.2 mm (14)
LED Type	R, G, B 3 in 1 Color Package (SMD2020)
Brightness	4,000 nit (Typ.)
Transmittance	53% (Typ.)
Curvature (Convex and Concave)	2,000 R

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3RD FLOOR WINDOW SCREENS - PRODUCT SPECIFICATIONS

OPTION A
MUXWAVE SERIES M HOLOGRAPHIC SCREEN

85% TRANSPARENCY



INTERIOR VIEW OF THE MOCKUP SCREEN



CLOSE-UP VIEW OF THE MOCKUP SCREEN

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3RD FLOOR WINDOW SCREENS - MOCKUP

OPTION B
MULTI-COLOR TRANSPARENT SCREEN
65% TRANSPARENCY



EXTERIOR VIEW OF THE MOCKUP SCREEN -
LAFAYETTE ST ELEVATION



EXTERIOR CLOSE-UP VIEW OF THE MOCKUP
SCREEN

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3RD FLOOR WINDOW SCREENS - MOCKUP

OPTION B
LG LTAK140-GW TRANSPARENT LED FILM
53% TRANSPARENCY



INTERIOR VIEW OF THE WINDOW
(NO MOCKUP SCREEN)



INTERIOR VIEW OF THE MOCKUP SCREEN



CLOSE-UP VIEW OF THE MOCKUP SCREEN

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3RD FLOOR WINDOW SCREENS - MOCKUP

OPTION B
LG LTAK140-GW TRANSPARENT LED FILM

53% TRANSPARENCY



EXTERIOR VIEW OF THE MOCKUP SCREEN -
LAFAYETTE ST ELEVATION



EXTERIOR VIEW OF THE MOCKUP SCREEN -
LAFAYETTE ST ELEVATION

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3RD FLOOR WINDOW SCREENS - MOCKUP



EXTERIOR VIEWS OF THE MOCKUP SCREENS
ON LAFAYETTE ST.

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3RD FLOOR WINDOW SCREENS - MOCKUP



EXTERIOR VIEW OF THE MOCKUP SCREENS -
LAFAYETTE ST ELEVATION - 9 PM



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EXTERIOR VIEW OF THE MOCKUP SCREENS -
LAFAYETTE ST ELEVATION - 9 PM



CLOSE-UP IMAGE - SCREEN A - 9 PM



CLOSE-UP IMAGE - SCREEN B - 9 PM

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05/05/2025

3RD FLOOR WINDOW SCREENS - MOCKUP

May 6, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-07909

**11 Bond Street – NoHo Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 059 3679

Passcode: 131371

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.

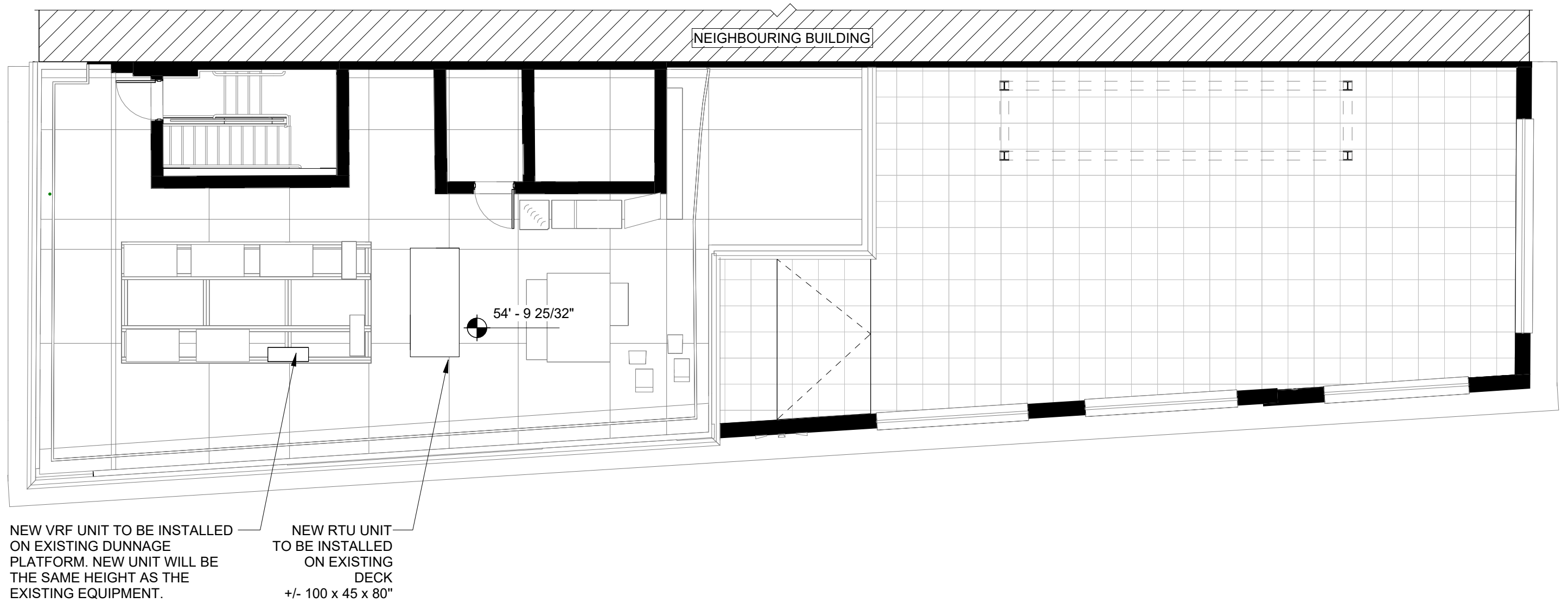
APPENDIX

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① LPC - LEVEL ROOF - PLAN
1/8" = 1'-0"

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05/05/2025

LEVEL ROOF - PROPOSED PLAN



1.

NEW VRF UNIT TO BE INSTALLED ON EXISTING DUNNAGE PLATFORM. NEW UNIT WILL BE THE SAME HEIGHT AS THE EXISTING EQUIPMENT

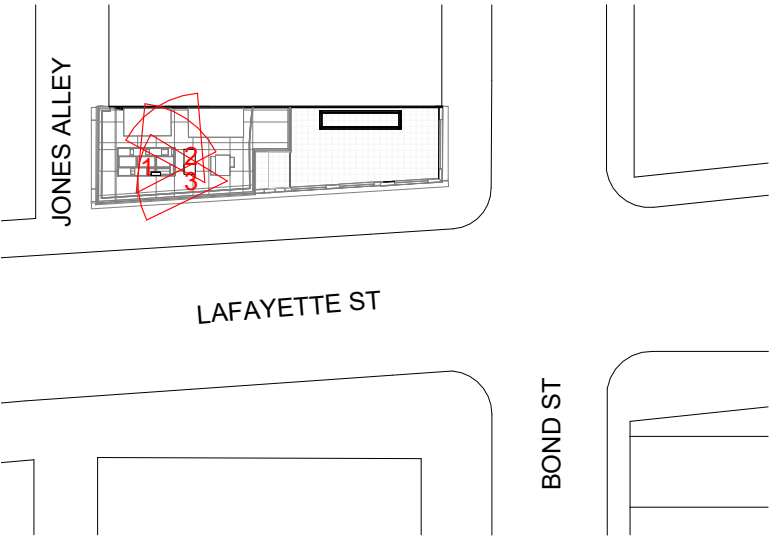


2.

NEW RTU UNIT TO BE INSTALLED ON EXISTING DECK +/- 100 x 45 x 80"



3.



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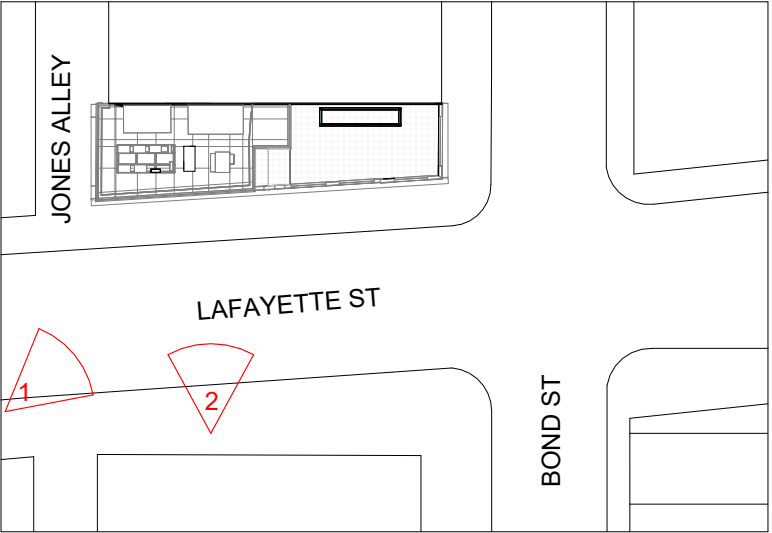
NEW MEP UNITS MOCKUP



1. New VRF and RTU units mockup seen from Lafayette St.



2. New VRF and RTU units mockup seen from Lafayette St.



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NEW MEP UNITS MOCKUP

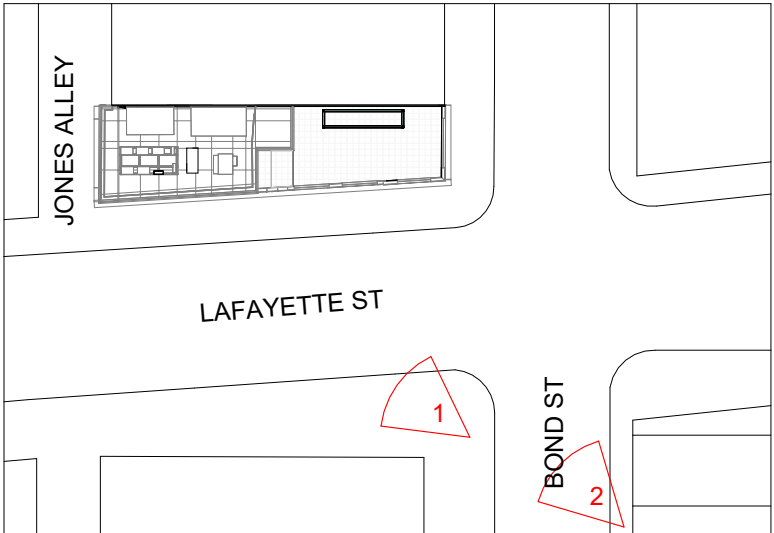
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1. New VRF unit mockup seen from Lafayette St. with Bond St.



2. New VRF unit mockup seen from Bond St.



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NEW MEP UNITS MOCKUP

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