Landmarks Preservation Commission

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-27-02094

23 Wall Street – J.P. Morgan & Co. Building

Individual Landmark – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 524 7850
Passcode: 283119
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.

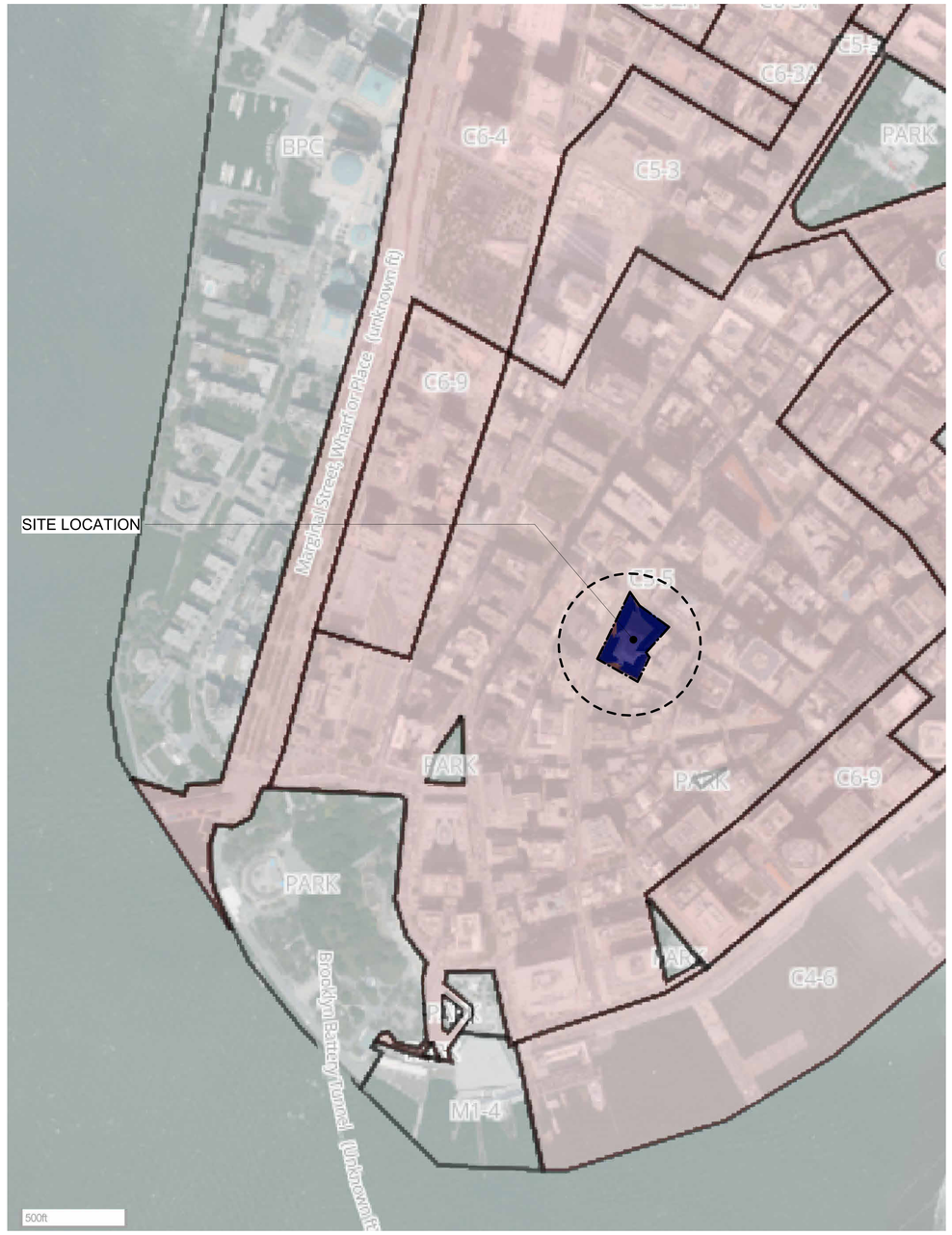


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23 WALL STREET

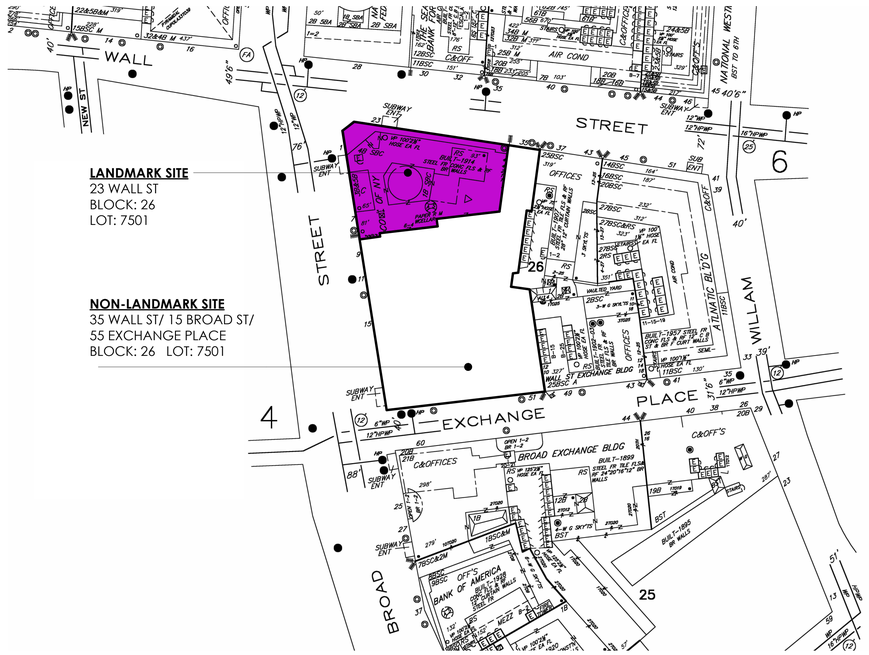
THE CORNER AT WALL ST.
23 WALL STREET, NEW YORK, NY 10005

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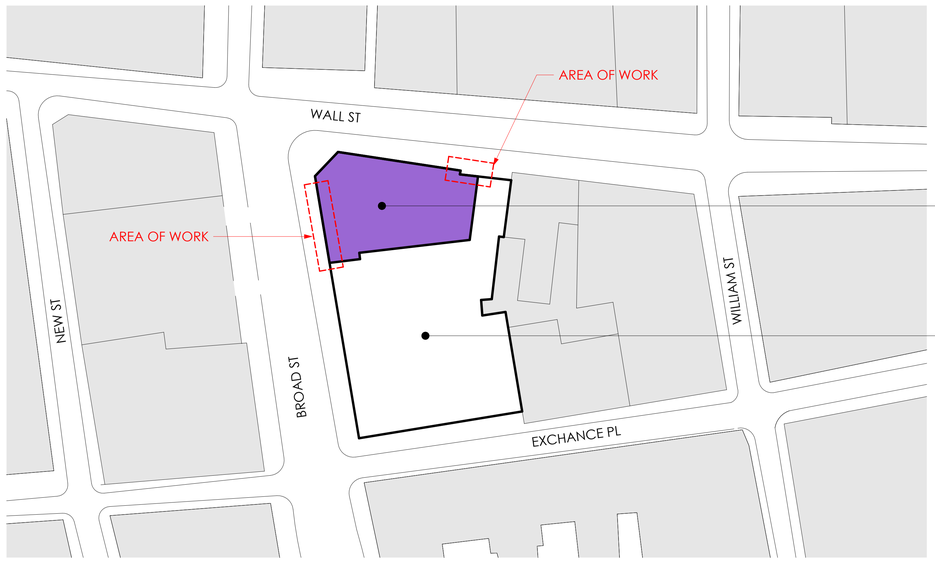
VICINITY MAP

1" = 200'-0"



1 SANBORN MAP

12" = 1'-0"



2 PLOT PLAN

3/8" = 1'-0"

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SCOPE OF WORK & LOCATION MAP

THE CORNER AT WALL ST.
23 WALL STREET, NEW YORK, NY 10005

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23 WALL STREET - EXISTING CORNER OF BROAD AND WALL ST



23 WALL STREET - EXISTING CORNER OF BROAD AND WALL ST LOOKING DOWN BROAD ST

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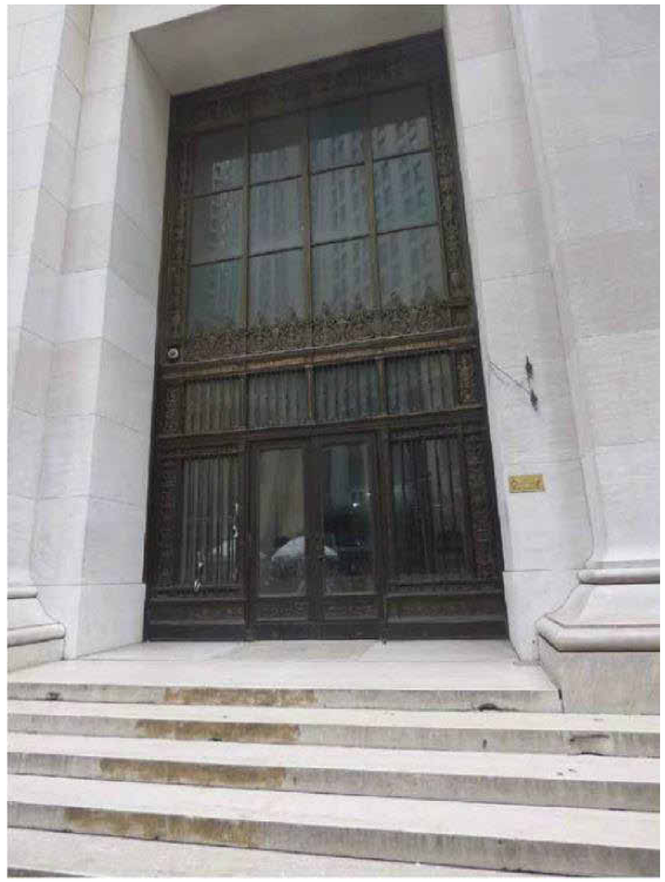
SITE IMAGES - EXISTING

THE CORNER AT WALL ST.
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CORNER OF WALL STREET & BROAD STREET



23 WALL STREET CORNER ENTRANCE

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SITE IMAGES - EXISTING CONDITIONS - MAIN ENTRY

THE CORNER AT WALL ST.
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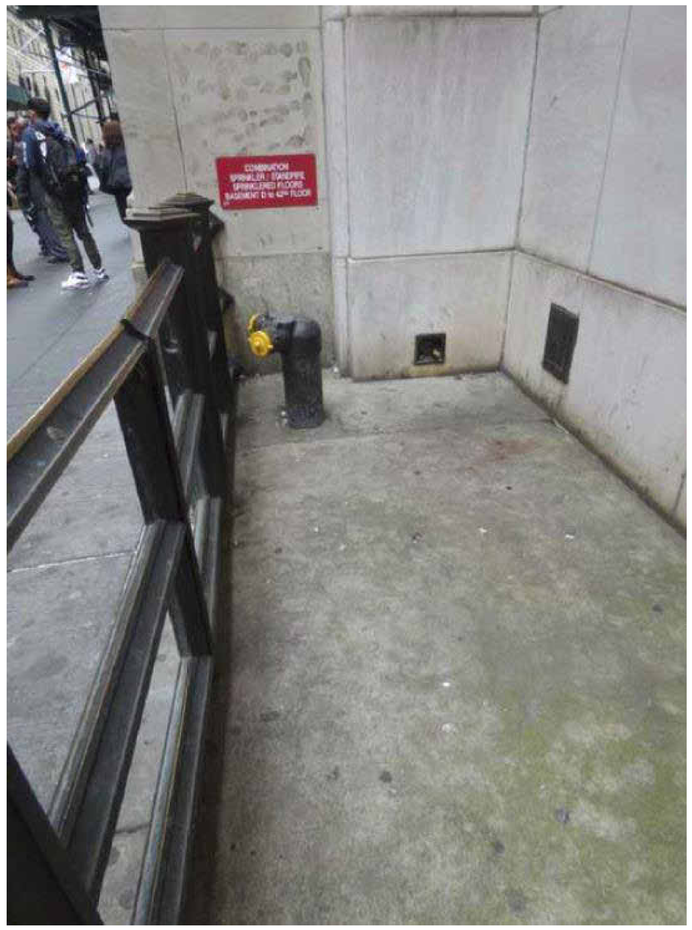
WALL STREET FACADE

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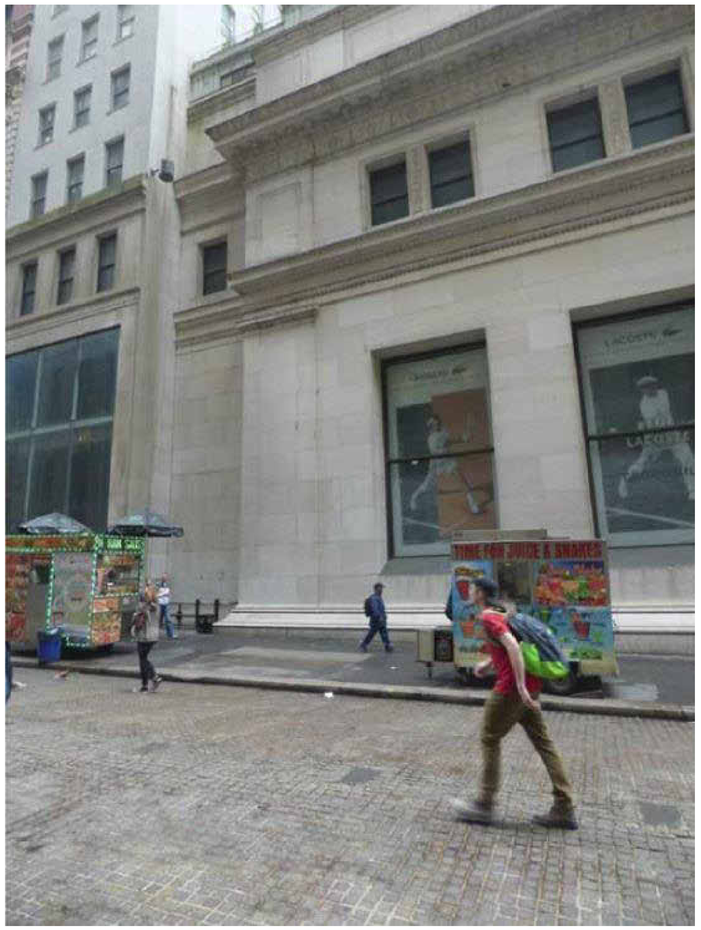
SITE IMAGES - EXISTING CONDITIONS - WALL STREET

THE CORNER AT WALL ST.
23 WALL STREET, NEW YORK, NY 10005

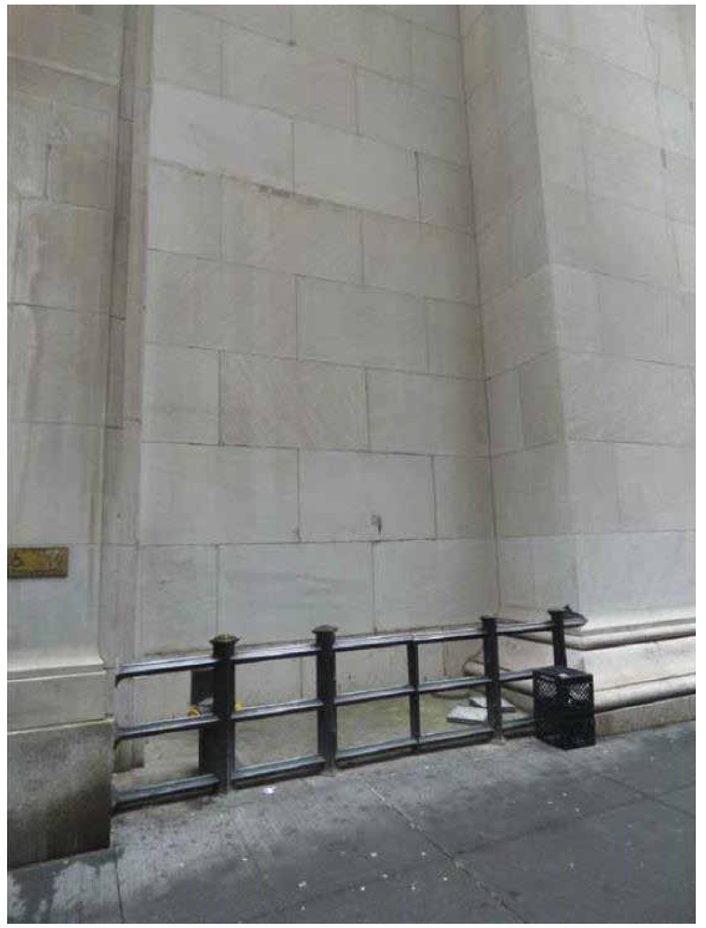
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RECESSED AREA AT EAST END OF WALL STREET FACADE



EASTERN END OF WALL STREET FACADE



PROPOSED DOOR LOCATION

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SITE IMAGES - EXISTING CONDITIONS - WALL STREET

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BROAD STREET FACADE



BROAD STREET ENTRANCE



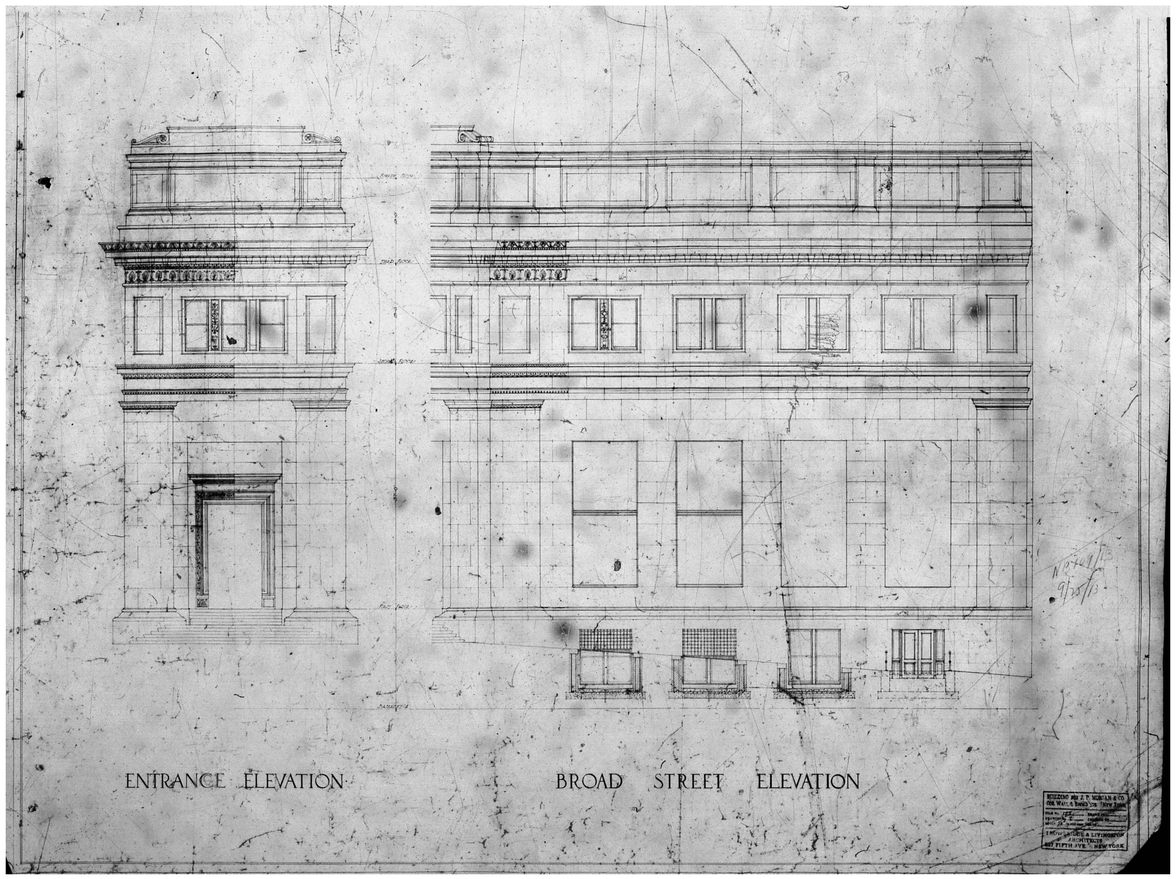
BROAD STREET INFILLED WINDOWS

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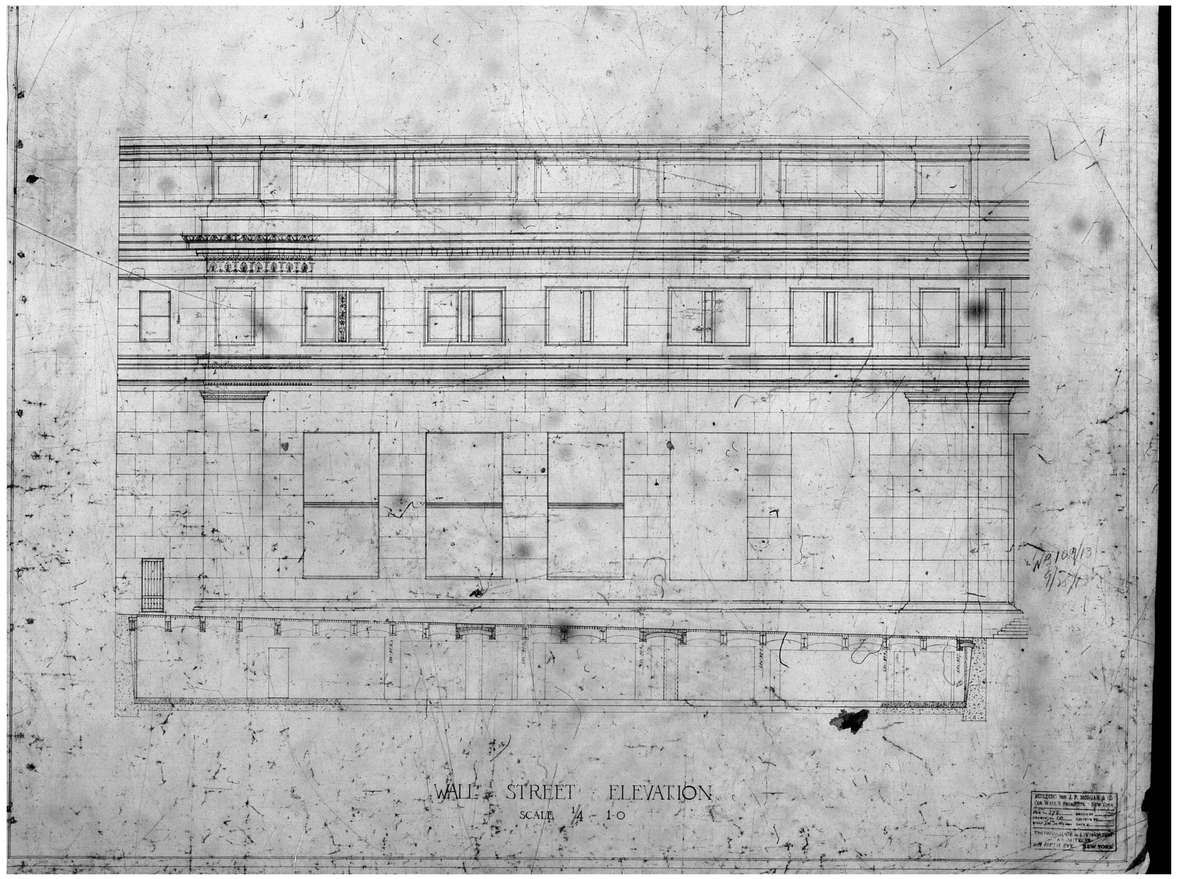
SITE IMAGES - EXISTING CONDITIONS - BROAD STREET

THE CORNER AT WALL ST.
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1913, DEPARTMENT OF BUILDINGS
BROAD STREET ELEVATION



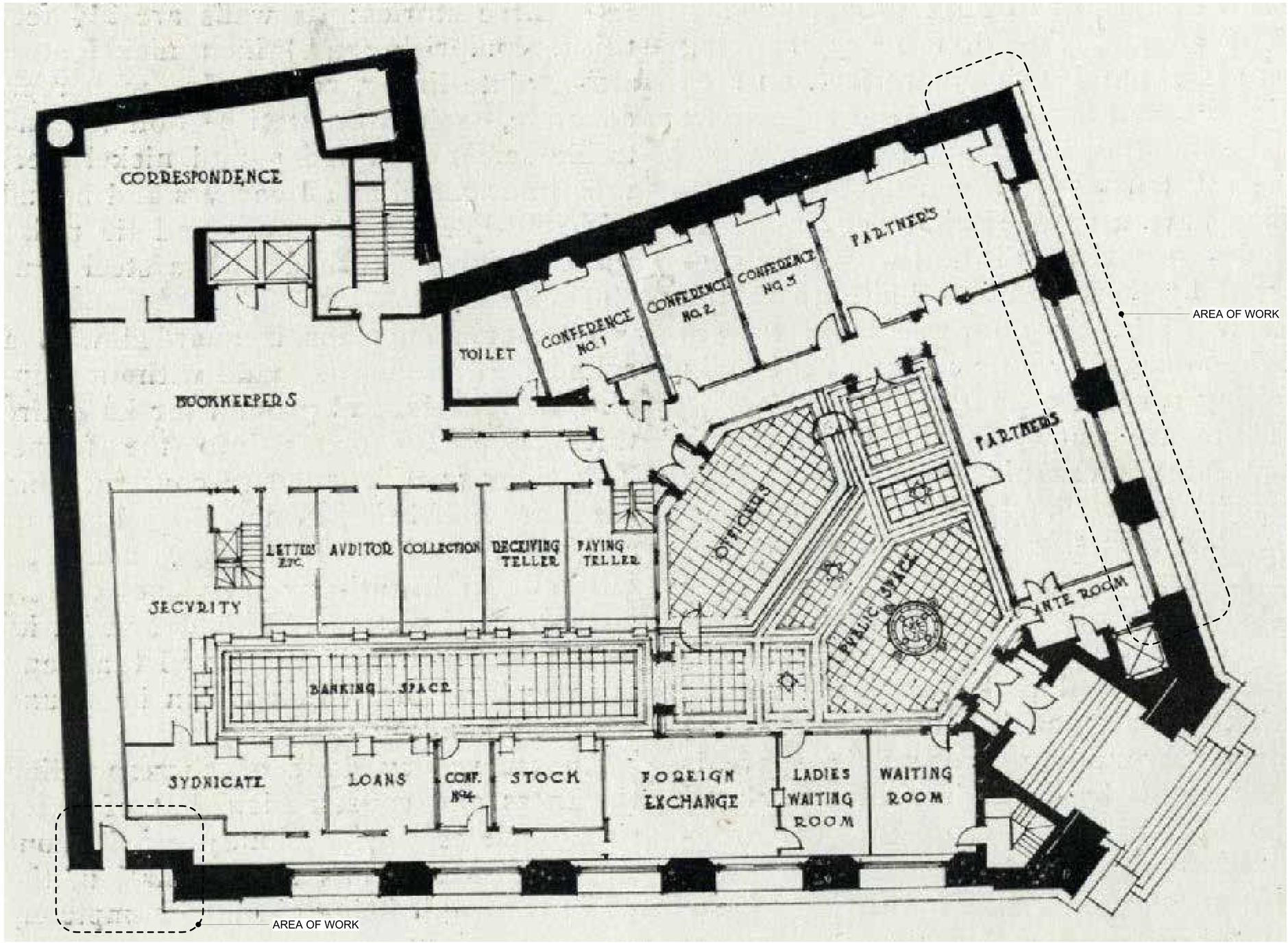
1913, DEPARTMENT OF BUILDINGS
WALL STREET ELEVATION

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SITE IMAGES - HISTORIC

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1914, *ARCHITECTURE*

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SITE IMAGES - HISTORIC

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1915, LIBRARY OF CONGRESS



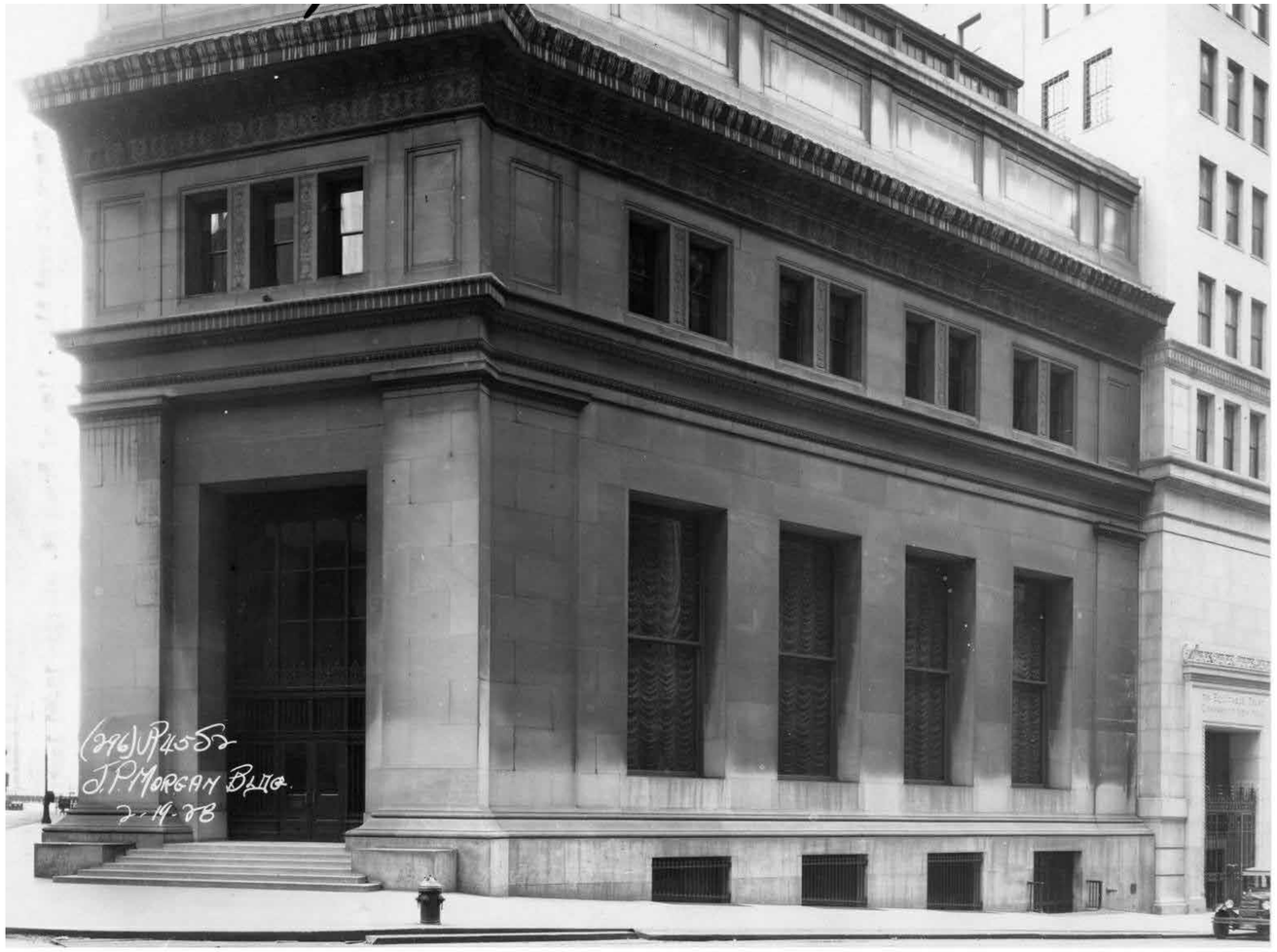
1927, GETTY

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SITE IMAGES - HISTORIC

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1928, NEW YORK HISTORICAL SOCIETY



1965, LANDMARKS PRESERVATION COMMISSION

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SITE IMAGES - HISTORIC

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23 WALL STREET - WALL STREET - EXISTING



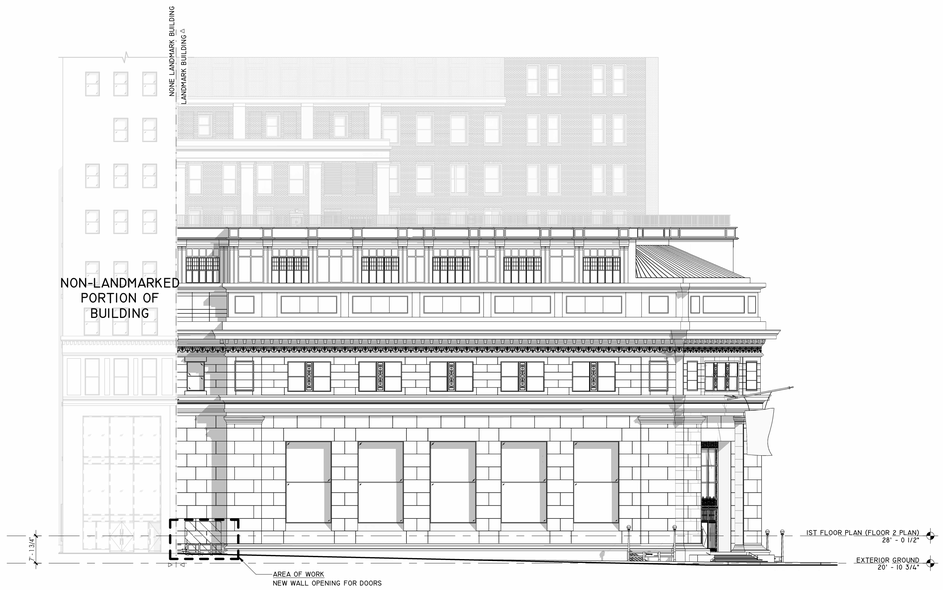
23 WALL STREET - WALL STREET - PROPOSED

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RENDERINGS

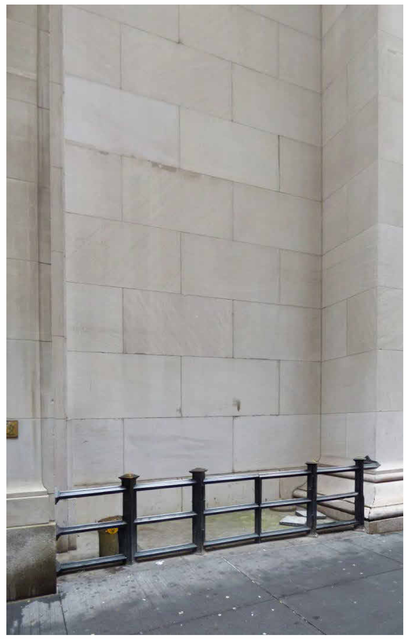
THE CORNER AT WALL ST.
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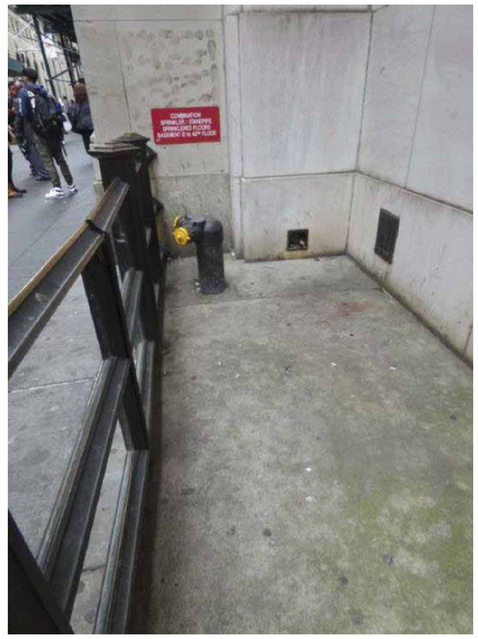


1 NORTH ELEVATION - DEMOLITION

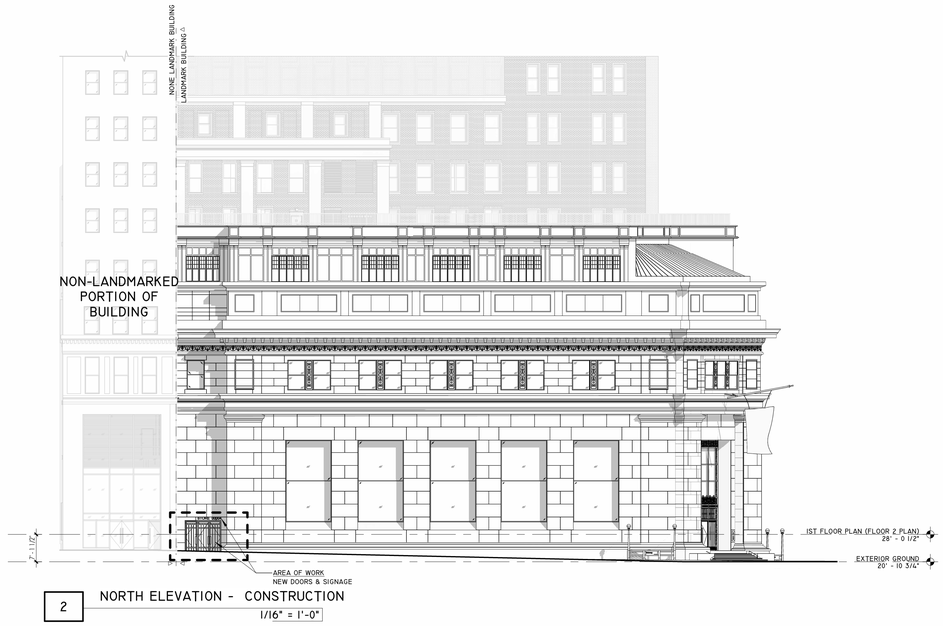
1/16" = 1'-0"



EXISTING WALL STREET



EXISTING WALL STREET

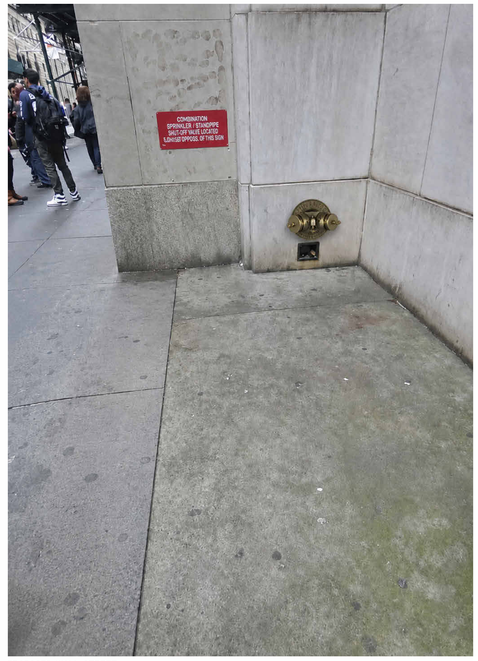


2 NORTH ELEVATION - CONSTRUCTION

1/16" = 1'-0"



PROPOSED WALL STREET



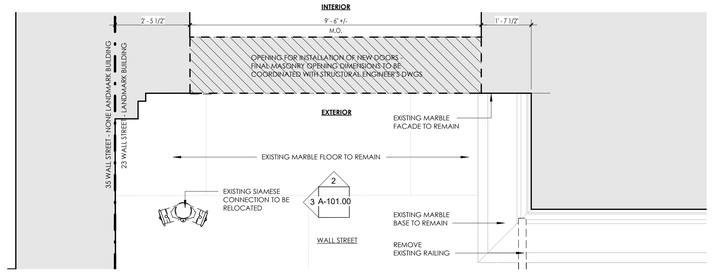
PROPOSED WALL STREET

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BUILDING ELEVATIONS - WALL STREET

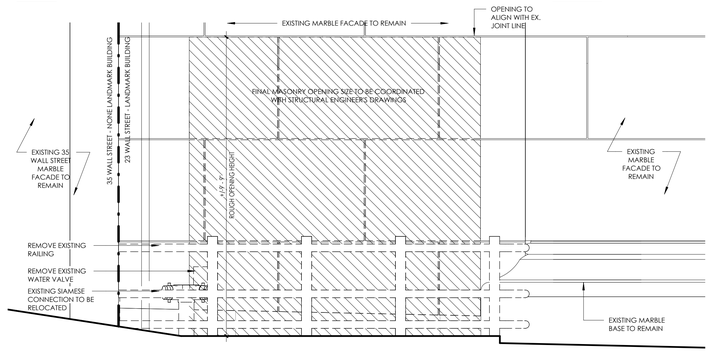
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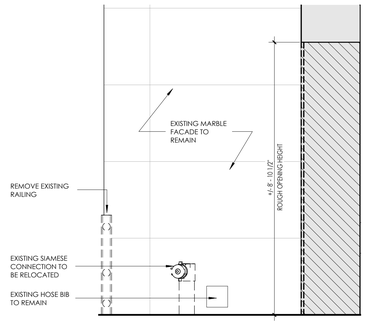
1 WALL STREET - EXTERIOR DEMOLITION PLAN

1/2" = 1'-0"



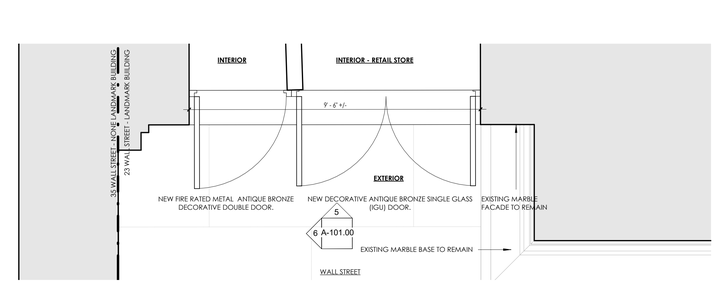
2 WALL STREET - EXTERIOR DEMOLITION ELEVATION

1/2" = 1'-0"



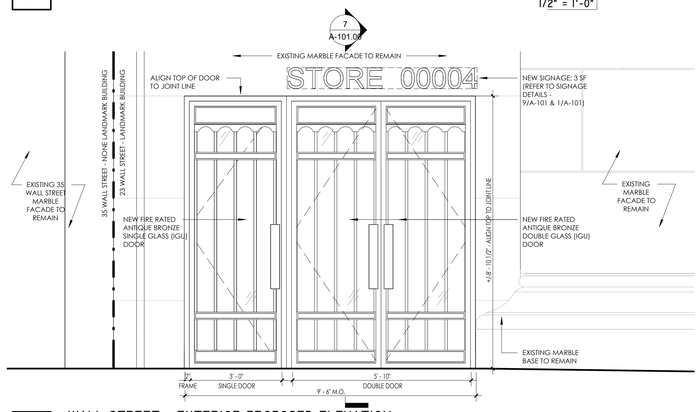
3 WALL STREET - DEMOLITION ELEVATION

1/2" = 1'-0"



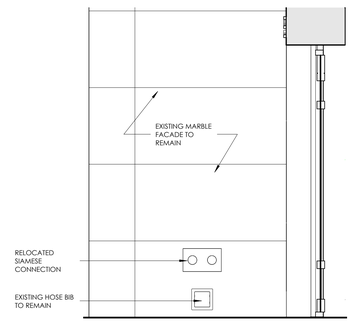
4 WALL STREET - EXTERIOR PROPOSED PLAN

1/2" = 1'-0"



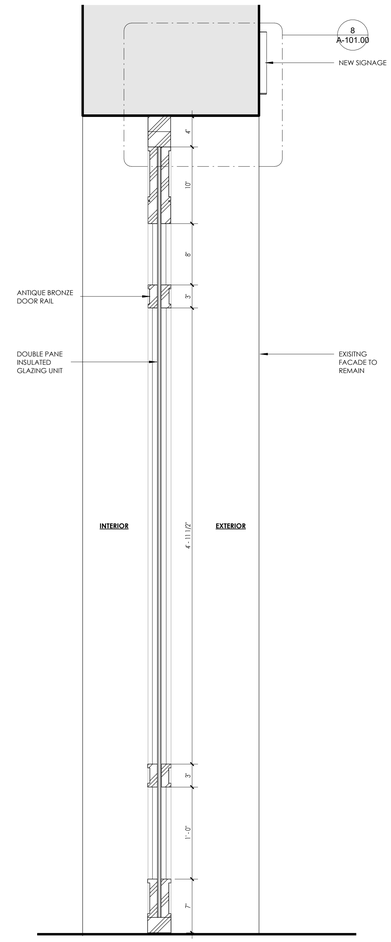
5 WALL STREET - EXTERIOR PROPOSED ELEVATION

1/2" = 1'-0"



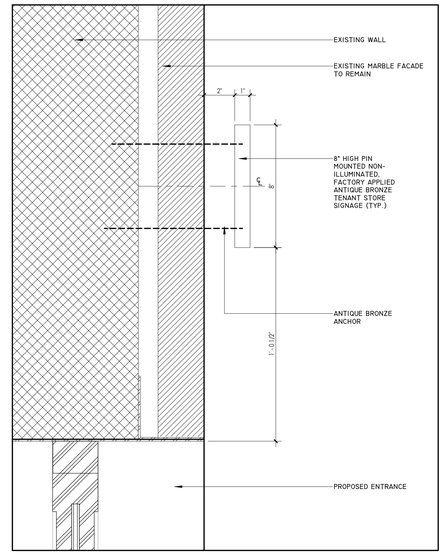
6 WALL STREET - PROPOSED ELEVATION

1/2" = 1'-0"



7 DOOR PROFILE DETAIL - WALL STREET

1 1/2" = 1'-0"



8 WALL ST SIGNAGE SECTION DETAIL

3" = 1'-0"



9 WALL STREET & BROAD STREET SIGNAGE - TYP. ELEVATION

3" = 1'-0"

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BUILDING DETAILS - WALL STREET

THE CORNER AT WALL ST.
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EXISTING BROAD STREET



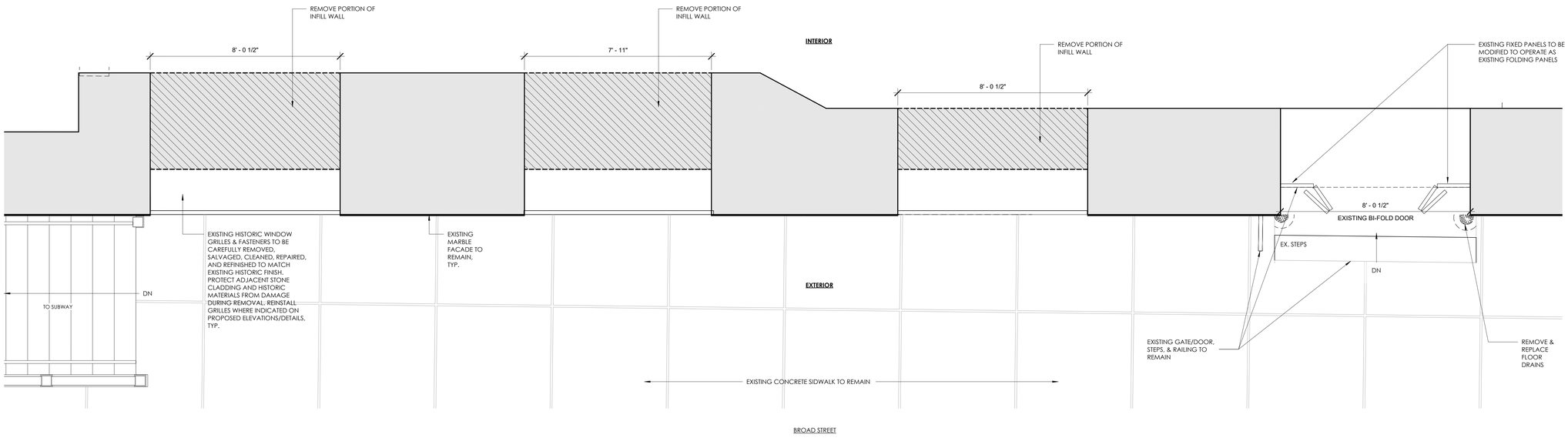
PROPOSED BROAD STREET

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BUILDING ELEVATIONS - BROAD STREET

THE CORNER AT WALL ST.
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1 BROAD STREET - EXTERIOR DEMOLITION PLAN

1/2" = 1'-0"

CURRENT EXISTING DOOR HINGE



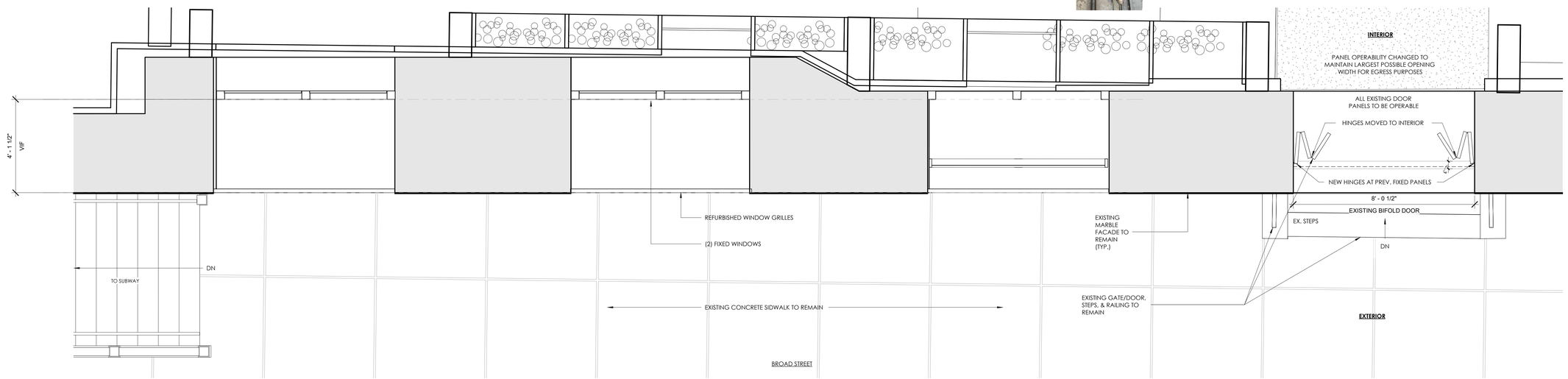
TO MAKE THE FIXED PANELS OPERABLE:

REMOVE EXISTING CAULK LOCATED ABOVE AND BELOW THE FIXED PANELS IN ITS ENTIRETY.

REBUILD EXTERIOR SLAB AT 1/2" BELOW EXISTING ELEVATION TO PROVIDE REQUIRED CLEARENCE FOR OPERATION OF THE FOLDING PANELS.

RETROFIT EXISTING FIXED PANELS WITH NEW HINGES TO MATCH (ONLY VISIBLE FROM THE INTERIOR). CENTER MOST PANELS WILL MOVE THE HINGES TO THE INTERIOR SIDE TO REVERSE EXISTING SWING AND ALLOW FULL OPERABILITY.

INSTALL NEW BRONZE SADDLE FLUSH WITH EXTERIOR SLAB ALONG THE ENTIRE OPENING CENTERED ON THE DOOR, 4" IN WIDTH (ONLY 1" OF THE SADDLE WILL BE VISBLE FROM THE EXTERIOR IN CLOSED DOOR POSITION).



2 BROAD STREET - EXTERIOR PROPOSED PLAN

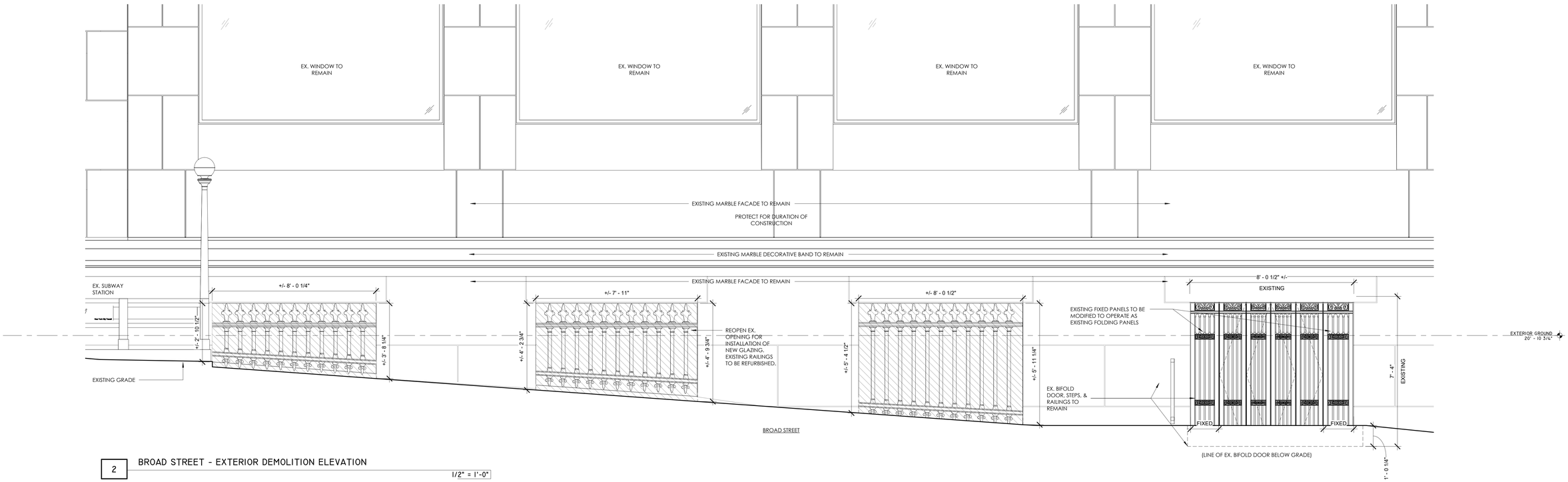
1/2" = 1'-0"

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BUILDING PLANS - BROAD STREET

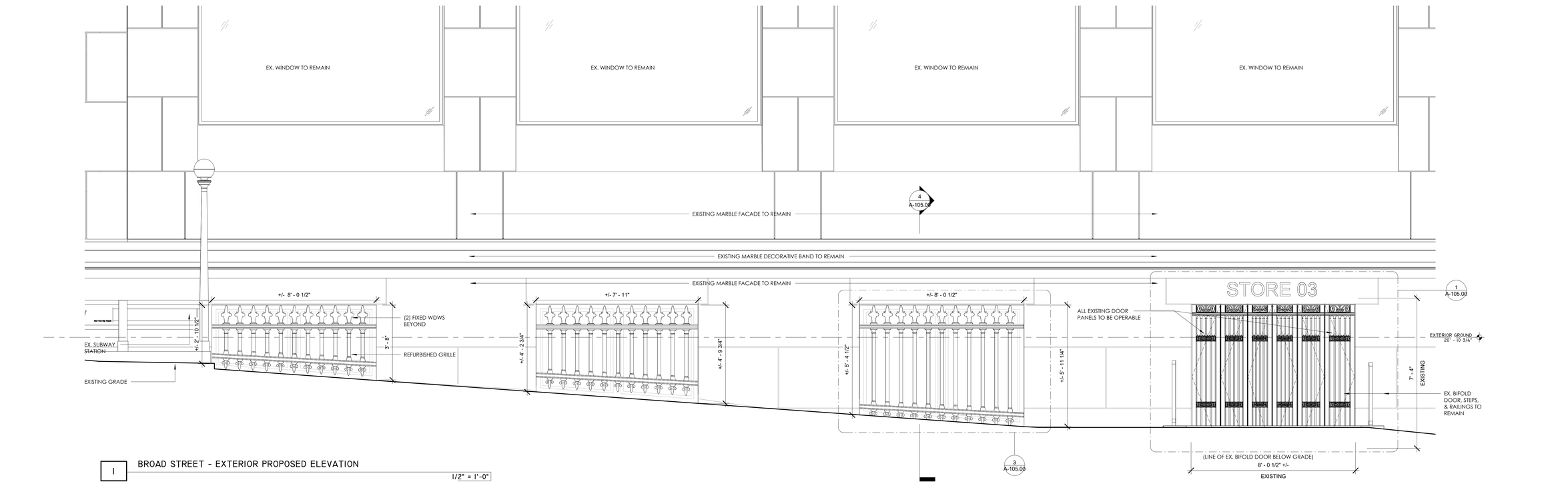
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2 BROAD STREET - EXTERIOR DEMOLITION ELEVATION

1/2" = 1'-0"



1 BROAD STREET - EXTERIOR PROPOSED ELEVATION

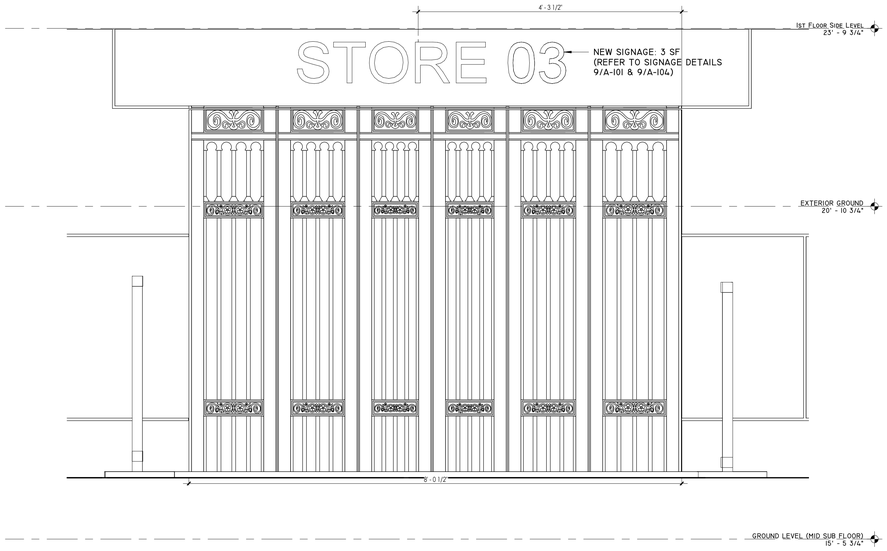
1/2" = 1'-0"

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BUILDING ELEVATIONS - BROAD STREET

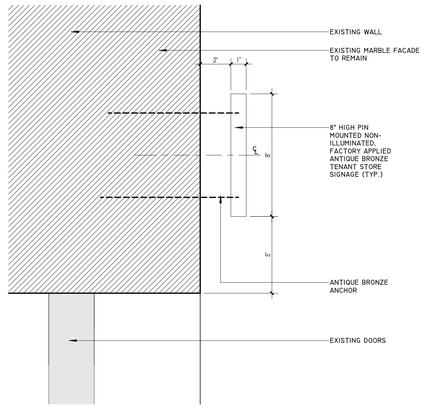
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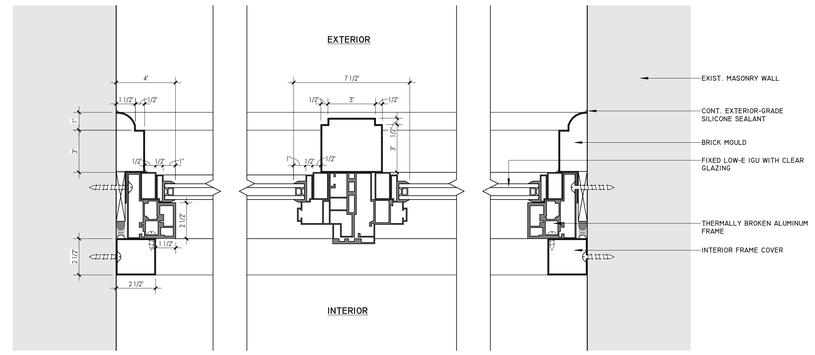
1 BROAD STREET - HISTORIC DOOR ELEVATION

1" = 1'-0"



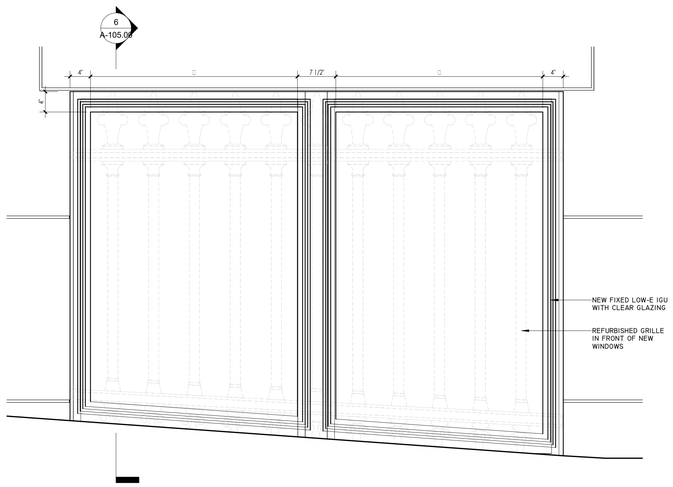
2 BROAD STREET SIGNAGE SECTION DETAIL

3" = 1'-0"



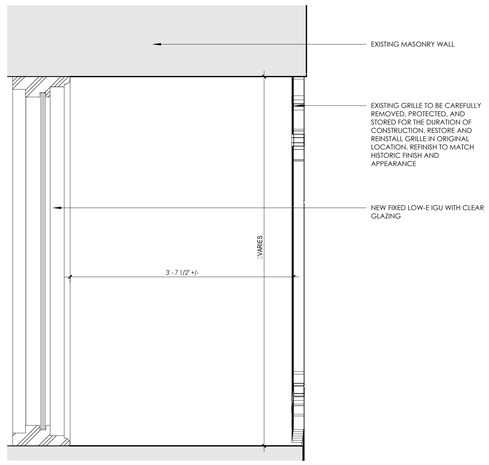
5 NEW WINDOW JAMBS & MULLION PROILE

3" = 1'-0"



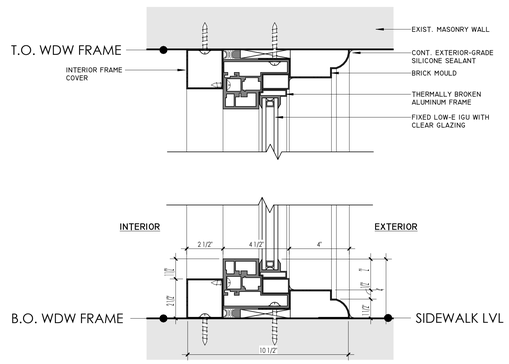
3 BROAD STREET - EXTERIOR PROPOSED WINDOW ELEVATION

1" = 1'-0"



4 SECTION @ NEW WINDOW

1" = 1'-0"



6 NEW WINDOW PROFILE @ JAMBS

3" = 1'-0"

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BUILDING DETAILS - BROAD STREET

THE CORNER AT WALL ST.
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RENDERING - PERSPECTIVE - CORNER OF BROAD ST & WALL ST



RENDERING - ELEVATION - BROAD STREET

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SITE IMAGES

THE CORNER AT WALL ST.
23 WALL STREET, NEW YORK, NY 10005

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Landmarks Preservation Commission

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-27-02094

23 Wall Street – J.P. Morgan & Co. Building

Individual Landmark – Borough of Manhattan

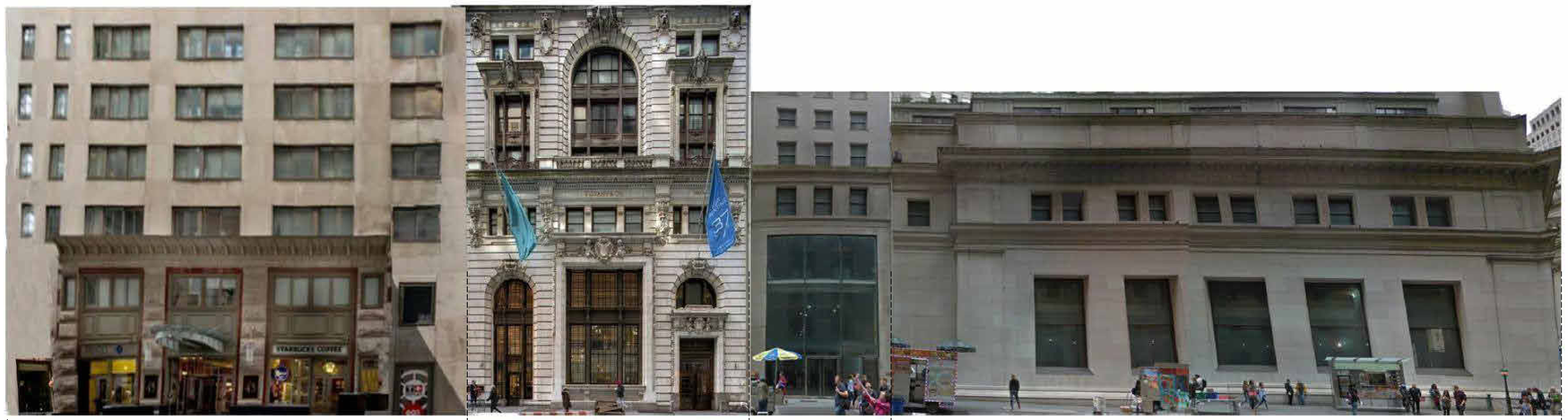
To testify virtually, please join Zoom

Webinar ID: 165 524 7850
Passcode: 283119
By Phone: 646-828-7666 US (New York)
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833 568 8864 US 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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2 EXISTING STREETSCAPE - WALL ST

1/8" = 1'-0"



1 EXISTING STREETSCAPE - BROAD ST

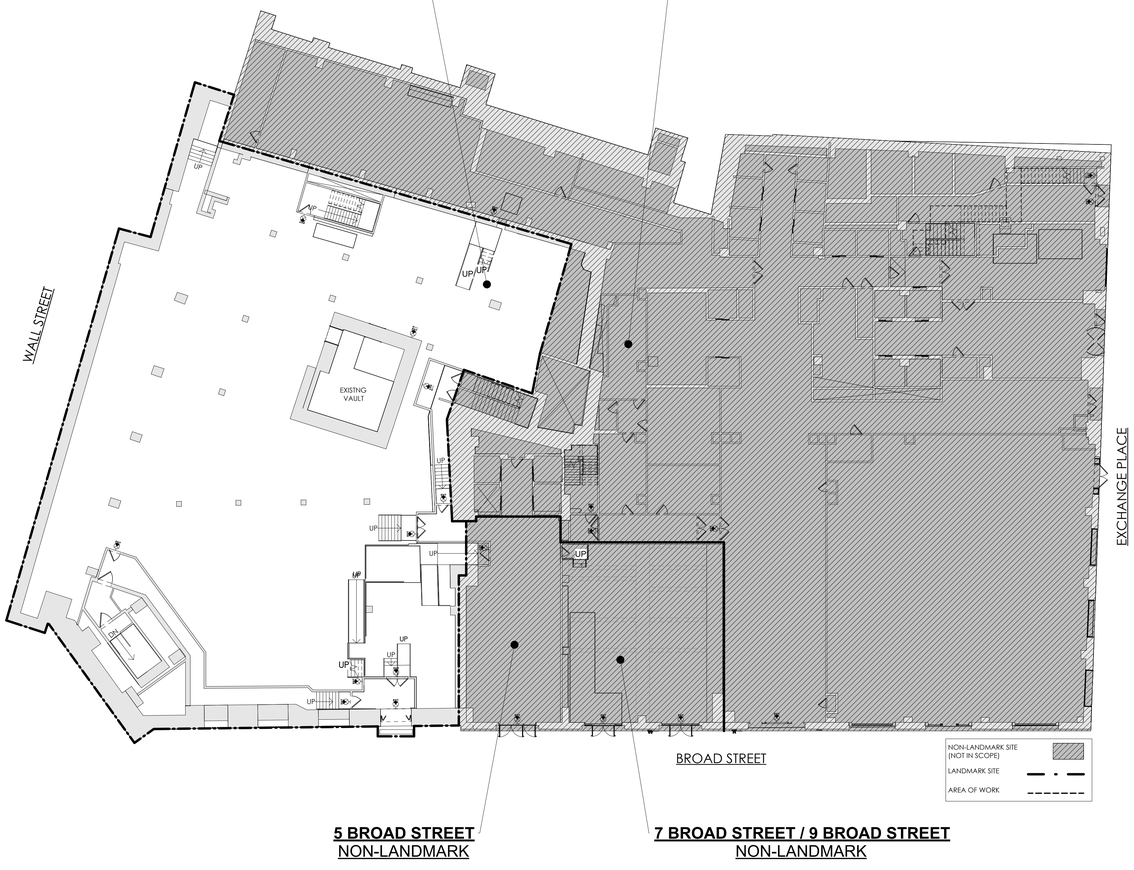
1/8" = 1'-0"

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SITE IMAGES - STREETSCAPE ELEVATIONS

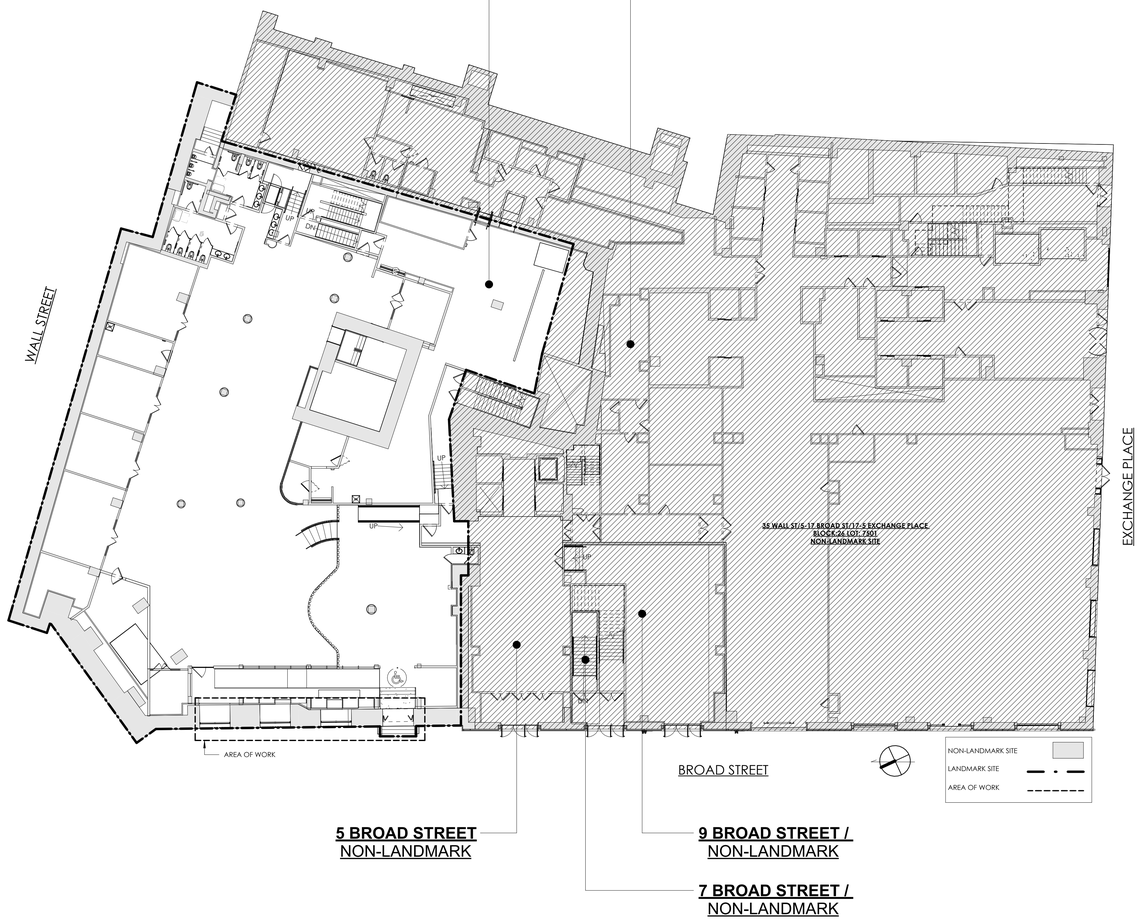
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1 BUILDING PLAN - GROUND FLOOR - EXISTING

1/16" = 1'-0"



2 BUILDING PLAN - GROUND FLOOR - PROPOSED

1/16" = 1'-0"

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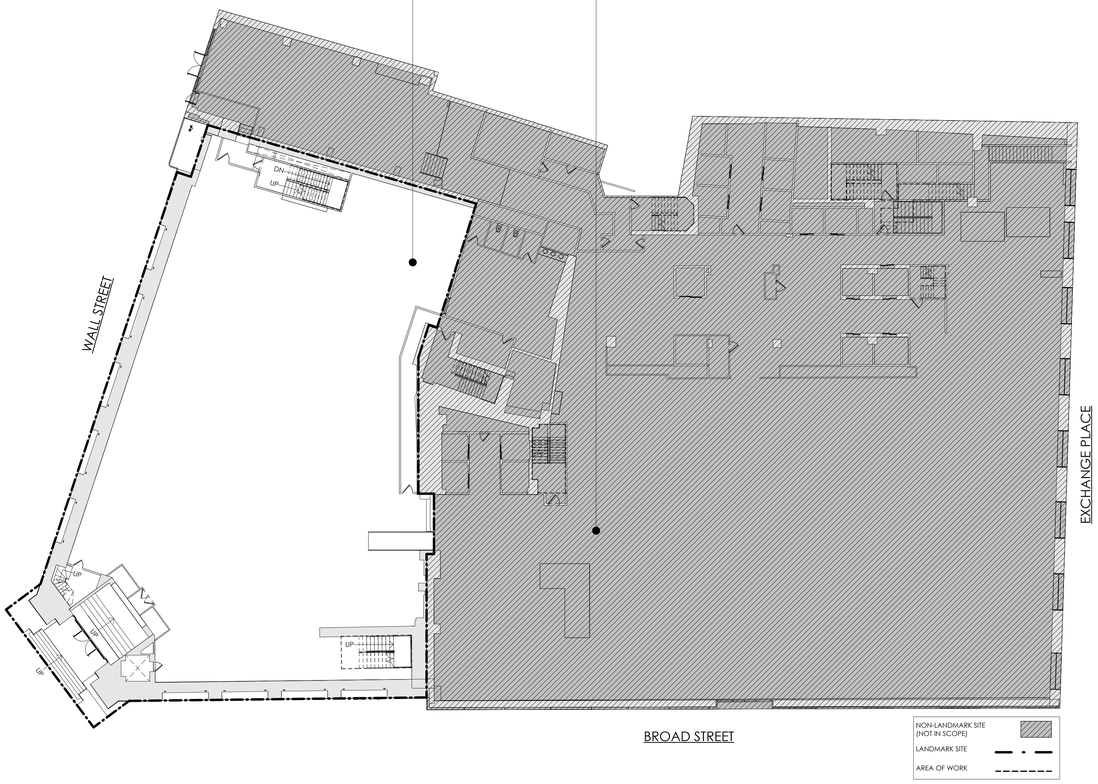
APPENDIX - BUILDING PLANS - GROUND FLOOR

THE CORNER AT WALL ST.
23 WALL STREET, NEW YORK, NY 10005

A-202.00

23 WALL STREET/3 BROAD STREET
BLOCK: 26 LOT: 7501
LANDMARK SITE

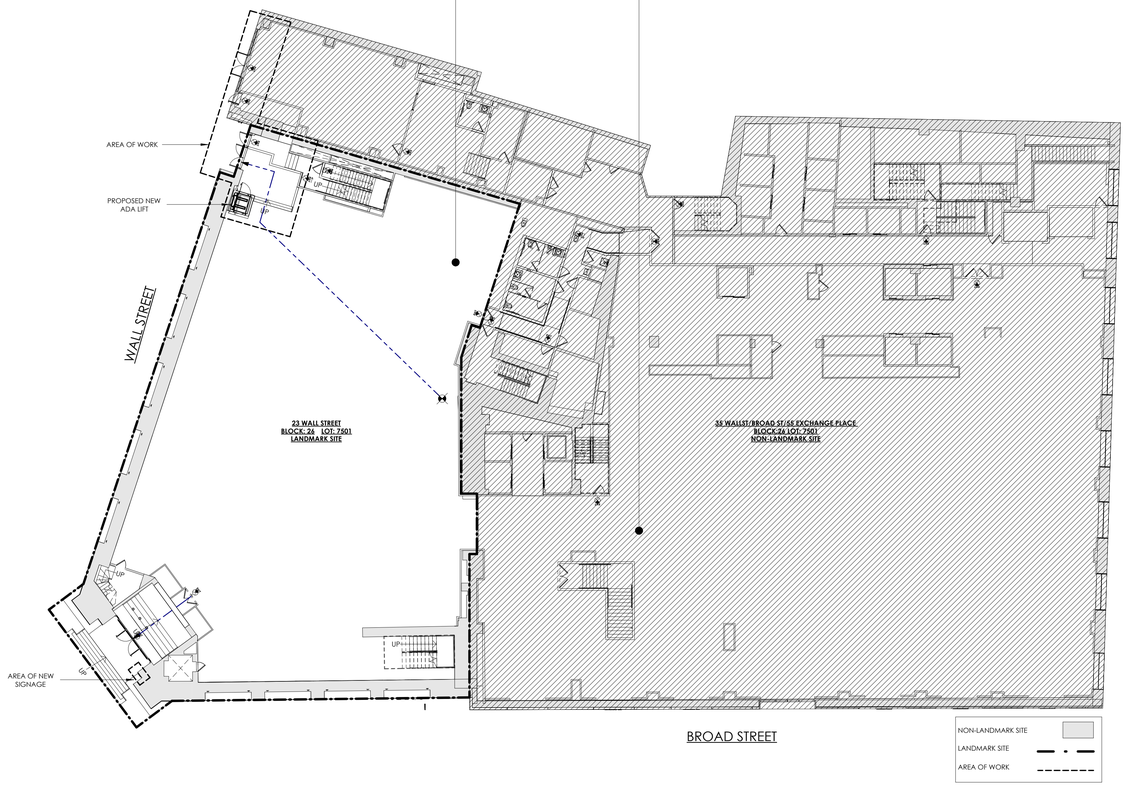
35 WALL ST/5-17 BROAD ST/17-5 EXCHANGE PLACE
BLOCK:26 LOT: 7501
NON-LANDMARK SITE



1 BUILDING PLAN - FLOOR 1 - EXISTING
1/16" = 1'-0"

23 WALL STREET/3 BROAD STREET
BLOCK: 26 LOT: 7501
LANDMARK SITE

35 WALL ST/5-17 BROAD ST/17-5 EXCHANGE PLACE
BLOCK:26 LOT: 7501
NON-LANDMARK SITE

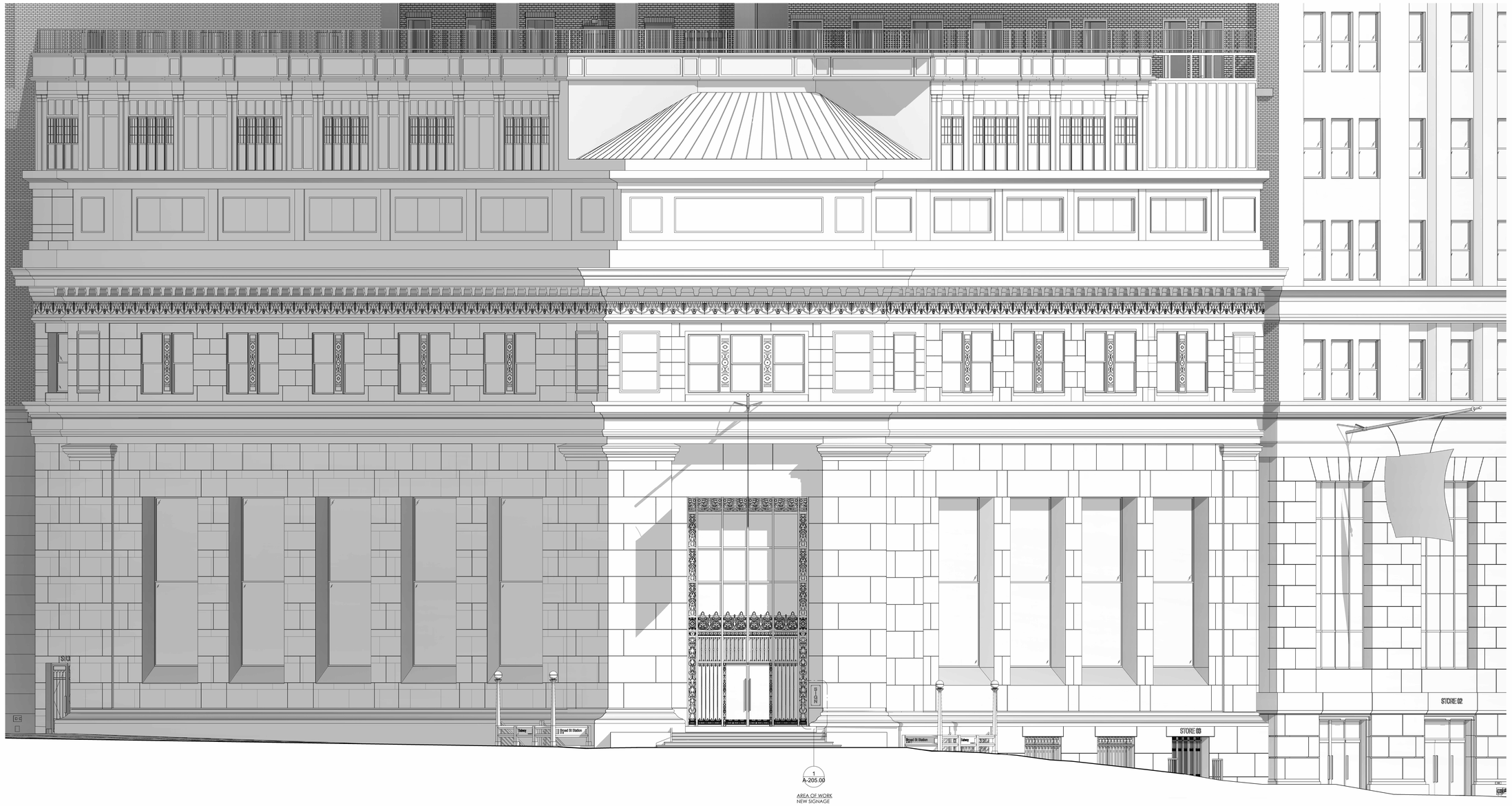


2 BUILDING PLAN - FLOOR 1 - PROPOSED
1/16" = 1'-0"

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APPENDIX - BUILDING PLANS - FLOOR 1

THE CORNER AT WALL ST.
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1 NORTH WEST ELEVATION - PROPOSED SIGNAGE

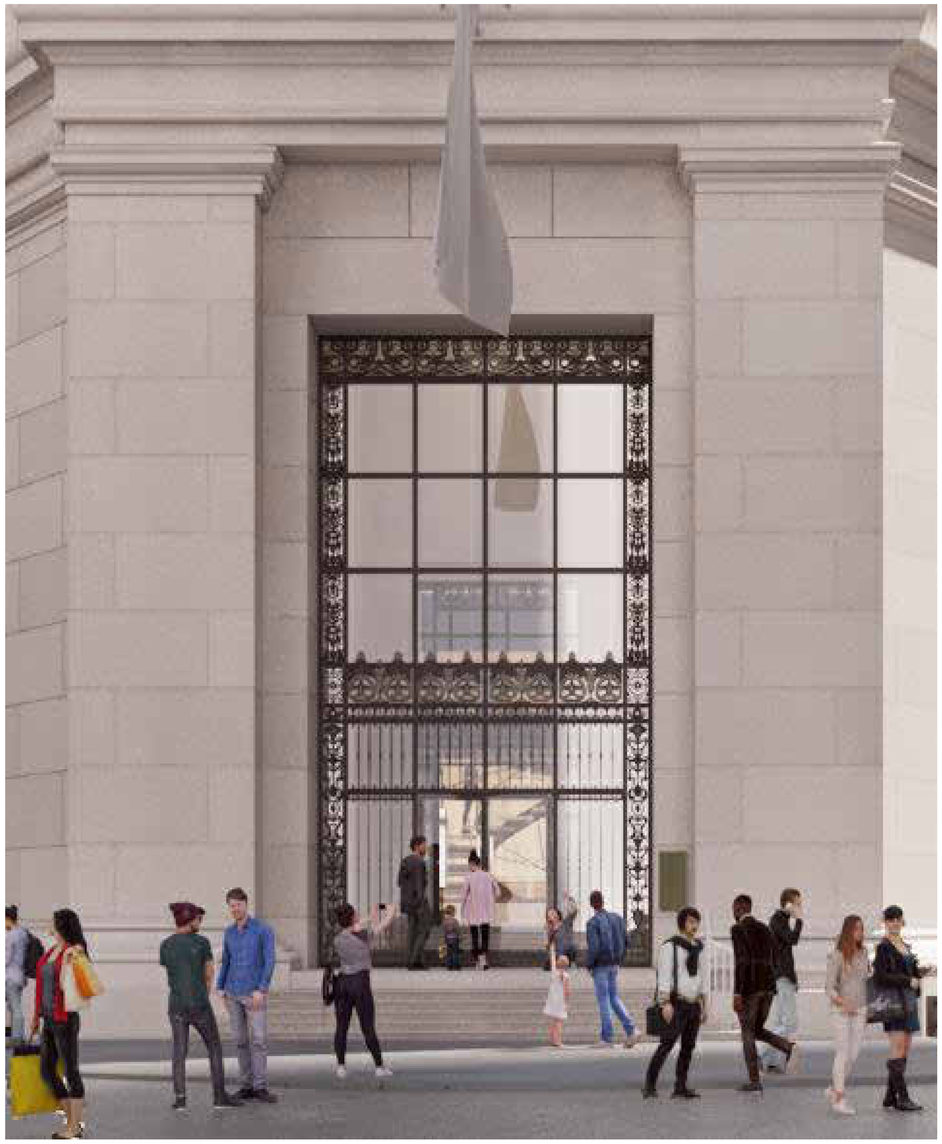
3/16" = 1'-0"

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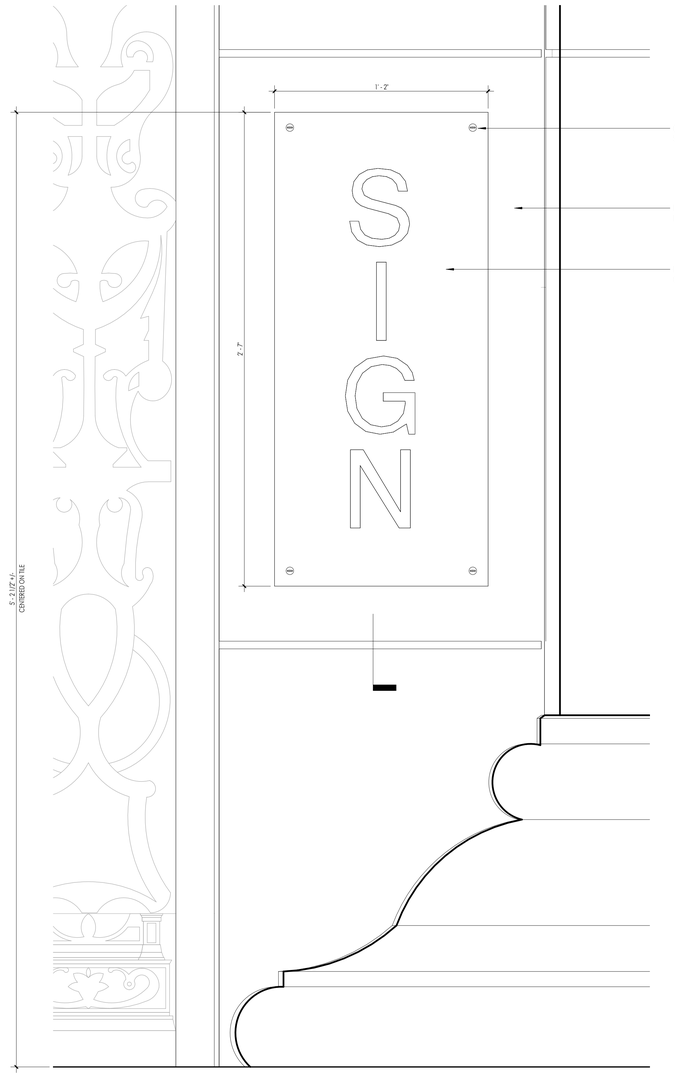
APPENDIX - BUILDING ELEVATIONS - WALL STREET & BROAD STREET CORNER

THE CORNER AT WALL ST.
23 WALL STREET, NEW YORK, NY 10005

A-204.00

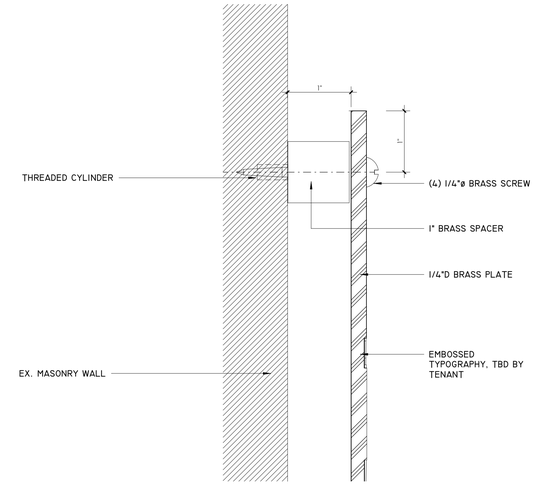


PROPOSED WALL STREET & BROAD STREET CORNER



1 PROPOSED WALL STREET & BROAD STREET CORNER SIGNAGE ELEVATION

3" = 1'-0"



2 PROPOSED WALL STREET & BROAD STREET SIGNAGE DETAIL

12" = 1'-0"

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BUILDING ELEVATIONS - WALL STREET & BROAD STREET CORNER

THE CORNER AT WALL ST.
23 WALL STREET, NEW YORK, NY 10005

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CORNER/BROAD ST - EXISTING



CORNER/BROAD ST - PROPOSED

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SITE IMAGES - EXISTING & PROPOSED

THE CORNER AT WALL ST.
23 WALL STREET, NEW YORK, NY 10005

A-206.00



BROAD STREET WINDOW GRILLE

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Landmarks Preservation Commission

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-27-02094

23 Wall Street – J.P. Morgan & Co. Building

Individual Landmark – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 524 7850
Passcode: 283119
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.