

STONE STREET HISTORIC DISTRICT STOREFRONT MASTER PLAN

1. Introduction
2. Definitions
3. Storefront Alterations and Replacement
 - (a) Retention of Original and/or Historic Storefronts, Features and Fabric
 - (b) Storefront Openings
 - (1) Size and Placement
 - (2) Separation between Storefronts and Upper Floors
 - (c) Storefront Infill – Evidence of the Design of the Original and/or Historic Storefront
 - (d) New Storefront Criteria
 - (1) Configuration
 - (2) Building Streetwall
 - (3) Entranceways
 - (4) Display Windows
 - (5) Transoms
 - (6) Bulkheads
 - (7) Awnings
 - (8) Vents and Louvers
 - (9) Security Grilles
 - (10) Finish
 - (11) Lighting
 - (e) Signage
 - (1) General Criteria
 - (2) Types of Signs Permitted at Ground Story
 - (3) Types of Signs Permitted at Second Story
 - (4) Types of Signs Not permitted
 - (5) General Criteria so. Sign Installation
 - (6) Criteria for Sign Installation at Ground Story
 - (7) Criteria for Sign Installation at Second Story
 - (f) Cellar Entrances
 - (g) Barrier Free Access
4. New Fenestration For 21-23 South William Street, aka 45-47 Stone Street, Coenties Alley.
5. New Canopies or Awnings for 1 Hanover Square/68 Stone Street/101 Pearl Street (India House).

1. Introduction.

Laid out on the Dutch Colonists' narrow winding streets, the Stone Street Historic District consists of fifteen Commercial buildings, the majority of which are Greek Revival in style and dating from the 1830's. (A map and historic photographs of the historic district are attached as Appendix A.) The Greek Revival buildings are characterized by austere trabeated storefronts of granite piers supporting continuous granite lintels, simple upper facades of red brick crowned by restrained cornices and rectilinear openings with stone lintels and sills. In addition, the district contains picturesque early twentieth century buildings designed by prominent architects. These buildings have unique details and varied storefront designs. The area was re-built during the 1830's after the Great Fire of 1835 destroyed the existing structures. The new stone and brick buildings were typically occupied by drygoods merchants, publishers, and importers for use as offices and warehousing, with storefronts at the ground floor. Most of the buildings are through-the-block structures, with frontages on two streets. Some of the 1830's structures have altered facades, resulting in certain buildings having one Greek Revival style facade and one early twentieth century facade.

The Stone Street Master Plan (hereafter "Master Plan") sets forth certain work found to be appropriate by the Landmarks Preservation Commission ("Commission") relating to the restoration, rehabilitation, alteration, or replacement of storefronts, and associated fixtures, and cellar access in existing buildings within the Stone Street Historic District. Certain work to make the buildings handicap accessible and new fenestration for the Coenties Alley facade of 21-23 South William Street (aka 45-47 Stone Street) is also included. The Master Plan will ensure that new storefronts and new storefront components, such as signs, awnings and security gates, will be consistent with the architectural features that establish and sustain the aesthetic, historical, and architectural value and significance of the Stone Street Historic District. Because work that meets the requirements of the Master plan will be eligible to receive staff permits, the Master plan will encourage such appropriate work.

2. Definitions.

As used in the Stone Street Historic District Master Plan and in the Implementation Rules, the following terms shall have the following meanings:

"Awning" shall mean a metal frame clad with fabric attached over a storefront, door or window, to provide protection from the sun or rain.

"Bulkhead" shall mean the opaque part of a storefront that forms a base for one or more display windows.

"Building Streetwall" shall mean the predominant plane of the building facade at the level of the storefront.

“Category I Facades” shall mean those building facades within the Stone Street Historic District that are Greek Revival in style or contain elements of their original Greek Revival character. They are (identified by street address number): South William Street number 19; Stone Street (west side) numbers 51, 53, 55, 59; Stone Street (east side) numbers 46-52, 58, and 60-64; and Pearl Street numbers 79-85, 89, 93 and 95-99.

“Category II Facades” shall mean those building facades within the Stone Street Historic District that are not of the Greek Revival style or period. These facades are (identified by street address number): Mill Lane number 1; South William Street numbers 9-11, 13-17, and 21-23; Stone Street (west side) numbers 45, 57 and 61; Stone Street (east side) numbers 44 and 54; and Pearl Street (aka Coenties Alley) number 77.

"The Commission" shall mean the Commissioners of the Landmarks Preservation Commission, including the Chairman, as established by Section 3020 of the New York City Charter.

"Cornice" shall mean a horizontal molded projection that completes the top of a wall, facade, building or storefront.

"Display window" shall mean the large glazed portion of a storefront, and the associated framing, above the bulkhead and below the transom, extending from pier to pier. The display window is typically used for the display of goods and to provide daylight and visibility into the commercial space.

"Entranceway" shall mean the opening in the facade leading up to the doorway of a storefront or building entrance, including the door.

"Facade" shall mean an entire exterior face of a building.

"Fixture" shall mean an appliance or device attached to the facade (e.g., awning, sign, lighting fixture, conduit, or security gate).

"Historic fabric" shall mean a building's original or significant historic facade construction material or ornament, or fragments thereof.

"Landmarks Law" shall refer to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York.

"Lighting" shall mean the method or equipment for providing artificial illumination.

"Lintel" shall mean the horizontal member or element above a door or window opening.

"LPC staff" or “staff” shall mean the staff of the Landmarks Preservation Commission acting in the Commission's agency capacity.

"Permit" shall mean any permit other than a Notice to Proceed, issued by the Landmarks Preservation Commission, in accordance with the provisions of the Landmarks Law:

(a) "PMW" shall mean a Permit for Minor Work as defined by Section 25-310 of the Landmarks Law.

(b) "CNE" shall mean a Certificate of No Effect as defined by Section 25-306 of the Landmarks Law.

(c) "CofA" shall mean a Certificate of Appropriateness as defined by Section 25-307 of the Landmarks Law and shall not refer to a Certificate of Appropriateness as defined by Section 25-309.

(d) "ATP" shall mean an Authorization to Proceed as defined by Section 12-01(f) of Title 63 of the Rules of the City of New York.

"Pier" shall mean a vertical supporting member or element (usually of stone, brick or metal) which frames a storefront opening or separates storefront openings within a single building.

"Roll-down gate" shall mean a security gate with a retracting mechanism that allows it to roll up and down.

"Rules" shall mean the rules governing the practice and procedure of the Commission as promulgated in Title 63 of the Rules of the City of New York.

"Scissor gate" shall mean a security gate with a sideways retracting mechanism.

"Security gate" shall mean a movable metal fixture installed in front of a storefront opening or bay or inside the display window or door to protect the store from theft or vandalism when the store is closed. A security gate can be either the roll-down or scissor variety.

"Security gate housing" or "housing," shall mean the container that houses the rolling mechanism of a roll-down security gate.

"Security gate tracks" shall mean the interior or exterior tracks along the sides of the storefront opening or bay (for roll-down gates) or along the top and bottom of the storefront opening or bay (for scissor gates) that hold the edges of the gates.

"Sign" shall mean a fixture or area containing lettering or graphics used to advertise a store, goods, or services.

"Signage" shall mean any lettering or graphics, used to advertise a store, goods, or services.

"Sign band" shall mean the flat, horizontal area on the facade usually located in the spandrel area immediately above the storefront and below the second story window sill where signs were historically attached. A sign band may also occur within a decorative bandcourse above a storefront.

"Significant architectural feature" shall mean an exterior architectural component of a building that contributes to its special historic, cultural, and aesthetic character, or reinforces the special characteristics for which the Stone Street Historic District was designated.

"Sill" shall mean the bottom horizontal member or element of a window or door.

"Skirt" shall mean a bottom finishing piece that hangs from the lower edge of an awning.

"Soffit" shall mean the underside of a structural component such as a beam, arch, or recessed area.

"Spandrel area" shall mean the portion of the facade below the sill of an upper story window and above the lintel of the window or display window directly below it, or the area above the lintel of a window or display window and the building cornice or top of building.

"Storefront" shall mean the area of the ground floor consisting of all storefront openings, bays, entrance ways, and storefront infill associated with a single commercial occupant, and including, without limitation thereof, the piers, lintels, signband, signs, awnings, lighting and security gates.

"Storefront bay" shall mean the area of the storefront defined by and spanning two piers.

"Storefront infill" shall mean the framing, glazing, and cladding contained within a storefront opening in the facade, including without limitation thereof, display windows, bulkheads and entrance ways.

"Storefront opening" shall mean an area of the storefront framed by the piers and lintel, which contains storefront infill.

"Transom" shall mean a glazed area above a display window or door separated from the display window or door by a horizontal framing member (the "transom bar"). The glazing in the transom may be fixed or operable.

"Trabeated" shall mean storefronts constructed of granite posts and lintels, typical of the Greek Revival style buildings in the District.

3. Storefront Alterations and Replacement.

LPC staff shall issue an ATP for work to replace or alter storefronts if the proposed work meets all of the relevant criteria set forth below. Applicants may apply to alter or replace a single or

multiple storefront feature(s) or component(s), such as a sign, security gate, awning, lighting or door, or for a comprehensive storefront proposal that incorporates some or all of these components and other storefront infill. (An illustration of typical storefront components and features is attached as Appendix B.)

(a) Retention of Original and/or Historic Storefronts, Features and Fabric.

(1) Existing original or significant historic storefronts shall be retained or repaired if feasible or, if repair is not feasible, replaced in kind. If the storefront is not original or significant, it may be replaced or altered in accordance with the criteria set forth in sections (b) through (d) below.

(2) All alterations to storefront openings, storefront infill, and fixtures shall preserve significant original and historic architectural components of the existing storefront, including those presently concealed by non-original materials. Such components shall be retained or repaired where feasible and incorporated into the design of the new storefront.

(b) Storefront Openings.

(1) **Size and Placement.** Storefront infill shall fit within the openings established by the original building piers and lintels.

(2) **Separation Between Storefronts and Upper Floors.** A storefront shall be visually separated from the upper floors or the top of the building by a horizontal architectural component, such as a cornice, masonry lintel, or sign band.

(c) Storefront Infill -- Evidence of the Design of the Original Storefront. A new storefront design may be based on references to historic photographs or drawings, remnants of historic fabric, or other historic storefronts in the building or a similar type of building. All such evidence shall be submitted to the Commission with the application. Documentation of the original storefront design shall meet the requirements of section 2-17(c)(1) of Title 63 of the Rules of the City of New York.

(d) New Storefront Infill Criteria. If the new storefront design does not meet the requirements of section (c) above, it shall meet the criteria of this subsection (d).

(1) **Configuration.** A storefront's configuration refers to the relationship between, and general proportions of, various storefront infill components, such as display windows, doors and bulkheads.

(i) **Category I Facades.** Configuration shall match either the illustration of the building facade contained in Appendix C or the configuration shall be based on one door and one window type chosen from the list of illustrations in Appendix D. In either case, the proposed design must also meet the requirements

contained in subdivisions (2) through (11) below.

(ii) **Category II Facades.** Configuration shall match the storefront configuration as shown in the illustration of the building facade contained in Appendix C. Proposed designs shall conform to the general proportions and configurations identified in these drawings, as well as meet the requirements contained in subsections (2) through (11).

(2) **Building Streetwall.** New storefront infill may be recessed up to 4 inches from the building streetwall. New storefront infill that incorporates external roll-down gates, with a recessed housing, may be recessed up to 8 inches to accommodate the width of the gate tracks, but the depth of the recess shall be the minimum required to accommodate the roll-down gates.

(3) **Entrance ways.**

(i) **Recesses.** The entrance ways shall be aligned with the plane of the storefront. If the entranceway must be recessed for clearance of the doorswing, the entrance way shall not be recessed more than 36 inches from the building streetwall. (See Appendix E for an illustration of an entranceway.)

(ii) **Doors.** Doors shall be compatible with the storefront's style and material. All doors shall be paneled; no flat or unarticulated doors are permitted. All primary entrance doors shall be partially glazed. Service doors need not be glazed. Wood and metal doors shall be painted. Clear finished or anodized aluminum doors shall not be permitted.

(4) **Display Windows.** A storefront shall have one or more display windows. (See Appendix F for an illustration of a display window.) The proportions and configuration of the display windows and transoms within the same facade shall match. Display windows shall be framed with wood or metal and shall be glazed with clear glass. The transparency of the glass may be blocked, for example by back painting or opaque panels, provided that such blocking is reversible and is done from the interior of the storefront. Tinted or mirrored glass shall not be permitted.

(5) **Transoms.** The transom frame above the entrance doors and display windows shall match the material and finish of the storefront, and the transoms shall be of a consistent size and configuration. If no historic glazing exists, the transom shall be glazed with clear glass. The transparency of the transom glazing may be blocked by back-painted glass or a solid finished panel installed behind the glass where such blocking is necessary to conceal a dropped ceiling or mechanical equipment. Louvers for equipment venting may also be installed where necessary, if such installation meets the requirements of subsection (8) below.

(6) **Bulkheads.** The storefront bulkheads shall be of a consistent height and appearance. If a portion of the original bulkhead exists, the new portions of the bulkhead shall match or be compatible with the original material. Appropriate new materials, depending on the facade's style and materials palette, include painted paneled wood or metal, brownstone, gray granite, and brownstone stucco or cast stone. Wood or metal bulkheads shall be articulated with paneling or molding. The following materials shall not be permitted: corrugated aluminum, shingles, simulated brick, simulated stone patterns, and clear or anodized aluminum. (See Appendix F for an illustration of a bulkhead.)

(7) **Awnings.**

(i) An awning may be retractable or fixed. If fixed, the awning shall have a straight slope and be open at the sides. If retractable, the awning shall have a straight or curved slope and may or may not have side panels. Retractable awnings may follow the curved configuration of the window or door openings over which they are installed. If a display window or doorway opening has an arched or segmental head, the awning must be retractable if it is installed at the head of the window, but may be fixed if is installed at the rectilinear transom bar. Both retractable and fixed awnings may or may not have a skirt. Awning skirts must be unframed. The skirt height shall be proportional to the height and size of the awning.

(ii) The awning shall be attached in such a manner so as not to cause the loss of, damage to, or hide or obscure any significant feature.

(iii) The awning shall be installed at or directly below the lintel or transom bar, except that the awning may be attached up to eight inches above the lintel where:

(A) a roll-down security gate that either was present at the time of designation or was previously approved by the Commission makes it impossible to install the awning at the lintel or transom bar; or

(B) installing the awning at the lintel or transom bar will result in the lowest framed portion of the awning being less than eight feet above the sidewalk.

Where the awning is installed above the lintel, the awning encroachment above the lintel shall be the minimum required to accommodate the conditions described above in subparagraphs (i) and (ii) and in no instance shall exceed eight inches.

(iv) In cases where the storefront itself projects from the facade, the awning must be attached to the projecting storefront below the storefront cornice

or cap.

- (v) The length of the awning shall not exceed the length of the storefront opening or the associated window opening, and the edges of the awning shall be aligned as closely as possible with the inside face of the principal piers of the storefront, or the window opening.
- (vi) The underside of the awning shall be open.
- (vii) The lowest framed portion of the awning shall be at least 8 feet above the sidewalk. The lowest unframed portion shall be at least 7 feet above the sidewalk.
- (viii) The awning shall project at an angle and be of a length, size and slope which are proportional to the size and height of the window or door.
- (ix) The awning shall be clad only with water repellant canvas with a matte finish or other fabric of a similar appearance.
- (x) Signs, such as lettering or graphics, are permitted to be painted on the awning skirt only; no lettering or graphics shall be permitted on the sloped portion of the awning. The size of lettering shall be proportional to the height of the awning skirt.
- (xi) Awning fabric shall consist of a solid color or vertical stripes that harmonize with the historic color palette of the building.
- (xii) The following types of awnings are not permitted:
 - (A) Fixed box awnings.
 - (B) Fixed waterfall or curved awnings.
 - (C) Novelty awnings.
 - (D) Translucent or transparent awnings illuminated from within or beneath.
 - (E) Canopies.

(8) **Vents, Louvers and Seasonal Air-Conditioning.** Mechanical equipment shall be exhausted by means of ducts contained within the interior of the building and exiting at the roof. Where the applicant demonstrates that this is not feasible, vents, louvers and temporary seasonal air conditioning units may be placed on the street facade if their

installation and placement meets the following requirements:

- (i) All vents and louvers shall be installed flush within the frame of the storefront's transom or paneled bulkhead or within an existing window opening. If a projecting hood is required by the Building Code, the hood shall be made from metal and the projection shall be the minimum required by law, and such hood shall be installed so as not to cause damage to historic fabric.
- (ii) Louvers and vents shall be painted in the same or slightly darker color as the surrounding storefront or window frame.
- (iii) Temporary seasonal air conditioning units may be installed in transoms over doors provided that their installation would not cause damage to historic fabric.

(9) Security Gates.

- (i) General Requirements. A security gate shall not obscure or detract from the design and details of an existing storefront and shall be architecturally integrated with the design and construction of a new storefront.
- (ii) Security Gates for New Storefronts. If security gates are desired, the new storefront shall be constructed with an internally-housed or completely internal security gate system or scissor gates. Internally-housed roll-down gates may roll down in front of or behind the storefront infill. (Appendix G illustrates appropriate installation of a roll-down security gate housing.)
 - (A) Roll-down Gates. All roll-down security gates installed pursuant to these rules shall be composed entirely of open mesh, except the portion of the gate that covers the bulkhead may be a solid metal panel.
 - (B) Internal Gates. A roll-down security gate may be mounted on the interior of the storefront. An internally mounted gate is required if an externally mounted gate cannot be installed in compliance with the criteria for external gates set forth below in subsection (C).
 - (C) External Gates. A roll-down security gate may be mounted on the exterior of the storefront if it: does not affect, obscure, or damage historic fabric; the security gate housing is located on the interior of the storefront, or the outer face of the security gate housing is set so as not to protrude beyond the building streetwall; and the security gate tracks are recessed or set into reveals along the sides of the storefront piers and are incorporated as a component of the new storefront infill.

(D) Scissor Gates. Scissor gates are permitted and may be installed on the interior or exterior of the storefront if their installation does not obscure or damage any significant architectural feature, and the security gate tracks are recessed or set into reveals in the ground and storefront lintel.

(E) Fixed security grilles shall not be installed in front of windows and doors.

(10) **Finish.** Non-glazed portions of the storefront infill shall have a painted finish, in colors that are in keeping with the historic character of the building. Metallic paint and clear or anodized aluminum finishes shall not be permitted.

(11) **Lighting.**

(i) The installation of lighting conduits and fixtures shall not obscure or damage any significant architectural feature. (See Appendix H for an illustration of appropriate locations for the installation of lighting fixtures.)

(ii) Lighting conduits and wiring shall be internal or otherwise not visible from the exterior of the building.

(iii) External light fixtures shall illuminate only the storefront and/or ground story signs.

(iv) The number and size of light fixtures shall be modest and proportional with the scale of the storefront.

(v) The design and placement of light fixtures shall relate to the storefront and complement or not diminish the architectural style and detail of the building.

(vi) Fluorescent and high intensity light shall be permitted only if the source of light is concealed and shielded.

(vii) Recessed soffit light fixtures and decorative pendant fixtures shall be permitted within the soffits of recessed storefront entrance ways provided that the installation of such fixtures does not cause damage to historic stone or metal lintels.

(e) Signage.

(1) Types of Signs Permitted on the Ground Story.

- (i) **Painted Signs.** For Greek Revival storefronts, signs may be painted directly on the granite lintel or piers.
- (ii) **Surface Mounted Signs.** A surface mounted sign may be placed in the fascia of the storefront cornice, mounted flat within the sign band or spandrel and shall not exceed the width of the storefront. The sign shall consist of letters and/or graphics painted or pin-mounted on a wood, metal, or opaque glass panel that is fastened to the facade at the mortar joints and not into the brick or stone. If the sign is to be externally illuminated, hooded light fixtures shall be used. Such fixtures shall be placed above the sign and shall not exceed one fixture for every 3 linear feet of sign, or shall consist of one continuous fixture integrally mounted at the top of the sign frame.
- (iii) **Hanging Bracket Signs.** A projecting sign shall be constructed of a durable and opaque material such as wood or metal, and finished on both sides. Plastic signs are not permitted. Bracket mounts shall be fastened to the facade at the mortar joints and not into the brick or stone. The bracket shall be designed as an integral part of the sign. The sign shall be mounted to allow a minimum clearance of 10 feet from the bottom of the sign to the top of the sidewalk. Its projection over the sidewalk shall conform to the Building Code and Zoning Resolution but in no instance shall it project more than 3 feet from the building facade. If the sign is to be illuminated, it should be at a low to medium light level using a hooded incandescent or halogen fixture. External fluorescent fixtures shall not be permitted. Internally illuminated signs are not permitted.
- (iv) **Signs Painted on Glazing in Display Windows, Transoms or Doors.** Painted lettering or graphics shall be permitted on the interior surface of the glass. The maximum letter height shall not exceed 8 inches. The overall amount of such signage shall not significantly reduce the transparency of the glass on which it is applied.
- (v) **Internally Mounted Neon.** One neon sign per tenant may be installed in the display window behind the glass, provided: (A) the sign is hung from a skeletal frame and be set back from the display window; (B) the transparency of the display window is not significantly reduced by the presence of such sign, and (C) the size of the sign does not exceed 3 square feet. The perimeter of the display window shall not be outlined in neon or any other lighting type.
- (vi) **Restaurant Signs.** Restaurants may display a copy of their printed menu by mounting it in a small wood or metal frame covered with glass. A framed chalk board may also be used to display the menu and/or any special menu items. The frame or chalk board shall be attached to the facade at the mortar joints and

not into brick or stone, and shall not cause damage to or obscure significant historic fabric.

(vii) Signs may be painted on awnings as permitted under the awning rules, set forth above.

(viii) Small wood or metal plaques or hanging bracket signs identifying second story tenants are permitted near the entrance to the second story premises.

(2) Types of Signs Permitted on the Second Story.

(i) Back-painted signs on glass windows or transoms not exceeding 50% of the glazed area. No LPC permit is needed for this type of sign.

(ii) For Greek Revival facades, signs may be painted directly on the facade. Painted signs may be painted in the spandrel area located between horizontal rows of windows. Such signs may span the width of the facade. Painted signs may also be vertical in orientation and located on piers between windows, but such vertical signs may not exceed the height of the windows. Vertical and horizontal signs may not be combined and no more than two vertical or horizontal signs are permitted on a single facade.

(iii) Surface mounted signs are permitted on Greek Revival style commercial facades, provided that such sign consists of letters and/or graphics that are pin-mounted on a wood, metal or opaque glass panel that is attached to the facade at the mortar joints and not into brick or stone. The size and location of these types of signs are set forth in subsection (2)(ii) above, except that horizontal surface mounted signs may not extend past the outside edge of the window openings at either side of the facade.

(iv) Neon signs, installed in the second floor window behind the glass, provided that the transparency of the second floor window is not materially reduced, and the size of the sign does not exceed 18 inches by 18 inches per window. The perimeter of the window shall not be outlined by neon or any other lighting type.

(3) Types of Signs Not Permitted on the Ground or Upper Stories.

(i) Projecting flagpoles and banners.

(ii) Internally illuminated box signs with plastic or glass lenses.

(iii) Internally illuminated fabric signs or awnings.

- (iv) Flashing signs, moving signs, or strobe-lights.
- (v) Individual letters illuminated from behind.

(4) **Criteria for Sign Installation.**

- (i) Installation of the sign shall not damage or obscure significant architectural features of the building and/or the storefront.
- (ii) Ground story signs shall be installed or painted on the sign band, spandrel, display window, transom, or door.
- (iii) For ground story signs, the height of the sign shall be proportional to the height of the sign band, or, if there is no sign band, the spandrel area above the storefront.
- (iv) For ground story signs, the length of the sign shall not exceed the length of the frontage of the storefront.
- (v) A second story sign shall relate only to the commercial premises located at the second story.

(5) **Quantity of Signage.** The total number of signs, including but not limited to signs on awnings, in the sign band, painted on or located behind the glass, shall not overwhelm the facade.

(f) Cellar Entrances. Enclosed cellar entrances shall be enclosed by a pair of wood or metal doors. Roll down security gates shall not be permitted. Cellar entrances that are not enclosed shall be guarded by simple metal railings or railings based on historic designs.

(g) Barrier free accessibility. On Stone Street only, building entrances may be made handicap accessible by the removal of risers and the lowering of the doorway to grade.

4. New Fenestration For 21-23 South William Street, aka 45-47 Stone Street, Coenties Alley. The LPC Staff may issue an ATP for new fenestration on the Coenties Alley facade of 21-23 South William Street, aka 45-47 Stone Street, if the proposed fenestration matches the fenestration depicted in the illustration of the Coenties Alley facade contained in Appendix C, in terms of the size and placement of window openings, and the design of the sash. The illustration depicts the maximum number of window openings; a lesser number of openings and/or smaller openings may be proposed provided they follow the general horizontal and vertical pattern.

5. New Canopies for 1 Hanover Square/68 Stone Street/101 Pearl Street (India House). The LPC staff may issue an ATP for new canopies for the basement entrances on the Hanover Square Facade provided that the canopies are consistent with the general size and shape set forth

in the illustration of this facade in Appendix C, and further provided that the canopies project only to the areaway fence; that the design of the canopies is simple; that the canopies will be attached to the poles that exist at the areaway entrances in a manner that is reversible; that the canopies will be covered with a canvas fabric of a color that will be harmonious with the color of the masonry; and that the installation of the canopies will not obscure or cause the removal or destruction of significant architectural features.

APPENDICES

The following attachments are included in this section:

- A-1 Stone Street Historic District Key Map
NYC Landmarks Preservation Commission with
Beyer Blinder Belle LLP
- A-2 Historic Views
NYC Landmarks Preservation Commission with
Beyer Blinder Belle LLP
- B Typical Storefront Components & Features
Beyer Blinder Belle LLP
- C Blockfront Elevations
Beyer Blinder Belle LLP
- D Greek-Revival Window and Door Configurations
Beyer Blinder Belle LLP
- E Entranceways
Beyer Blinder Belle LLP
- F Display Windows and Bulkheads
Beyer Blinder Belle LLP
- G Security Gates
Beyer Blinder Belle LLP
- H Lighting
Beyer Blinder Belle LLP

STONE STREET MASTER PLAN



Stone Street Historic District Key Map

15

Building reference
number

45

Building street address
number

Boundaries of Stone
Street Historic District

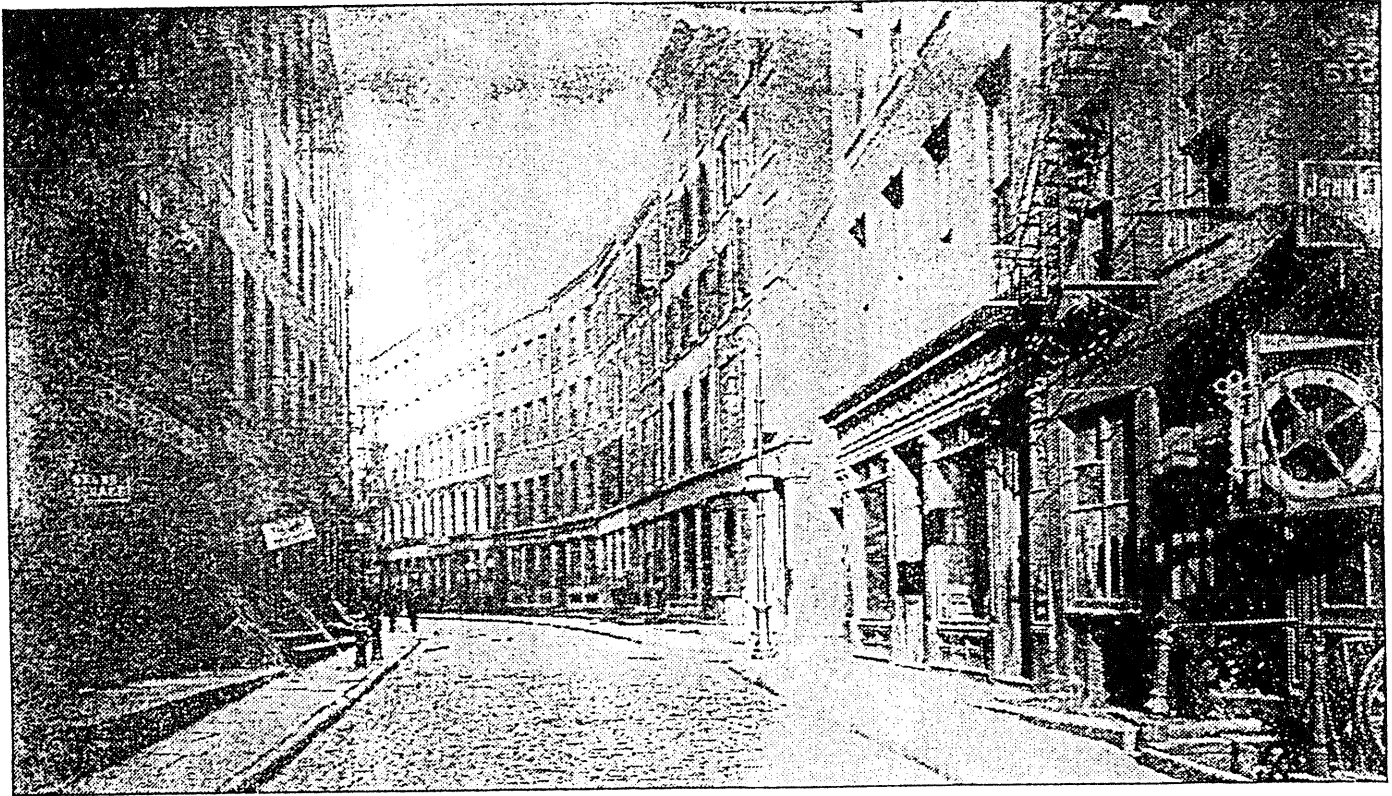
The above map assigns reference numbers to the buildings within the Stone Street Historic District and notes corresponding street address numbers. These building reference numbers are used in the following pages for clarity since most of the buildings have multiple street addresses.

STONE STREET MASTER PLAN

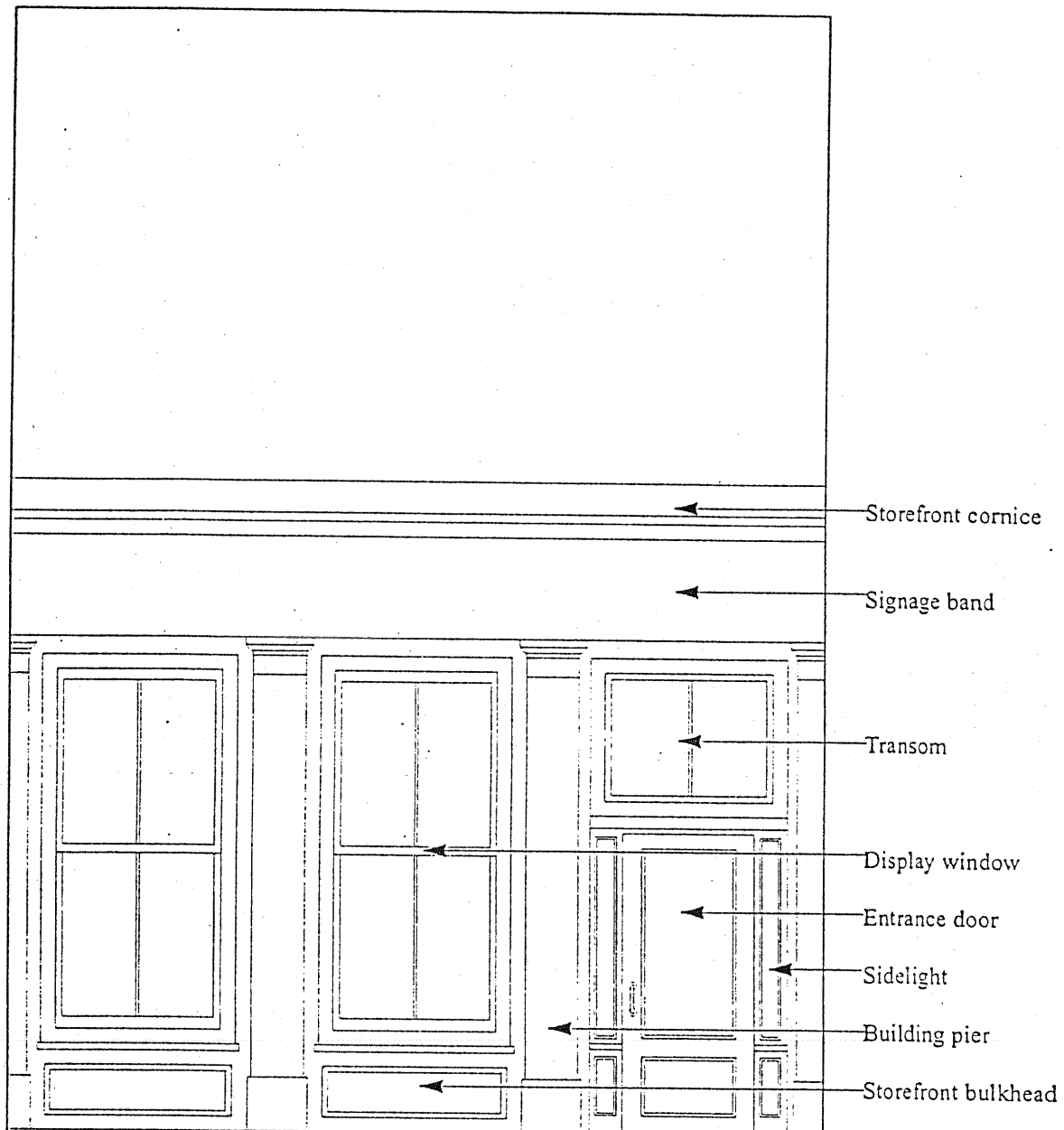
HISTORIC VIEWS

*Top: Stone Street looking east in 1912.
Courtesy of the Museum of the City of New
York.*

*Bottom: View of 63 Pearl Street in 1912-
14. Courtesy of the Museum of the City
of New York.*



STONE STREET MASTER PLAN



Beyer Blinder Belle LLP

Typical Storefront Components & Features

Preface to Appendix C

Appendix C consists of photographs and an associated architectural line drawing of each building within the Stone Street Historic District. The photographs and line drawings are intended to depict "before and after" conditions. The drawings are provided give owners an overall picture of how their buildings could look if architectural features were restored and/or repaired and if other appropriate work was conducted.

The architectural line drawings indicate (1) work that falls within the scope of this Master Plan, such as storefront, lighting and signage work, and (2) other suggested preservation work to restore the building to a more appropriate condition. Please Note: The only work covered by this Master Plan, and the only work for which an Authorization to Proceed will be issued, is the work specifically described in the text of the Master Plan.

Other restoration and preservation work identified in the line drawings, such as the restoration of upper story windows, repair of cornices and cleaning and repointing of building facades, is subject to existing Landmarks Preservation Commission rules. Other staff-level permits are available for this type of work. Those interested in pursuing some or all of the suggested, additional preservation and restoration work should speak with the staffperson assigned to his or her application.

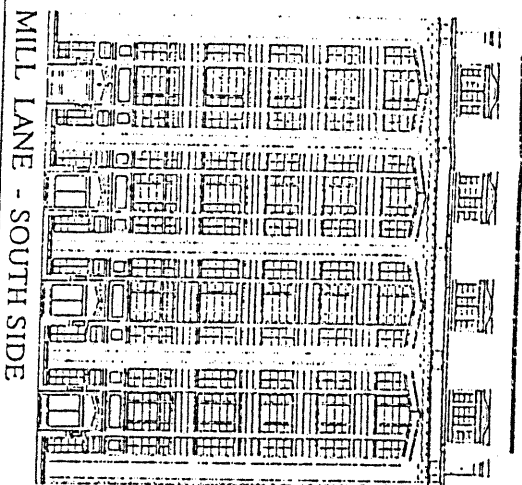
STONE STREET MASTER PLAN

BLOCKFRONT ELEVATIONS SHOWING BUILDINGS WITH NEW STOREFRONTS AND OTHER APPROPRIATE ALTERATIONS

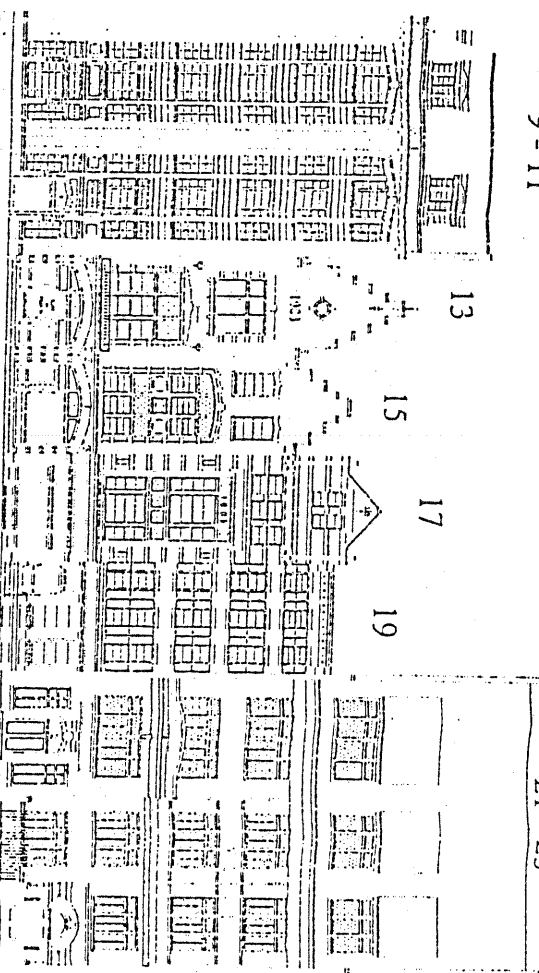
1

9-11

21-23

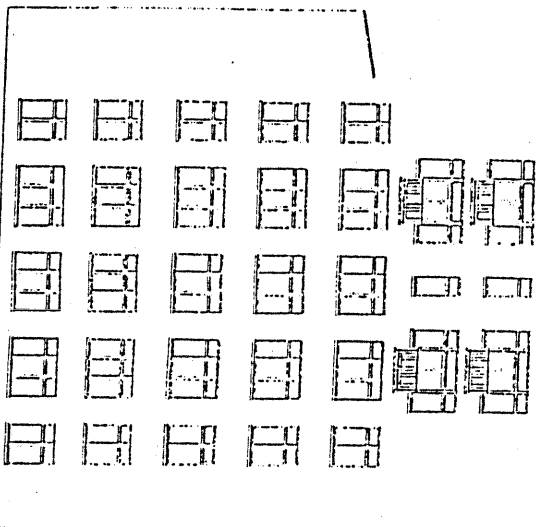


MILL LANE - NORTH SIDE

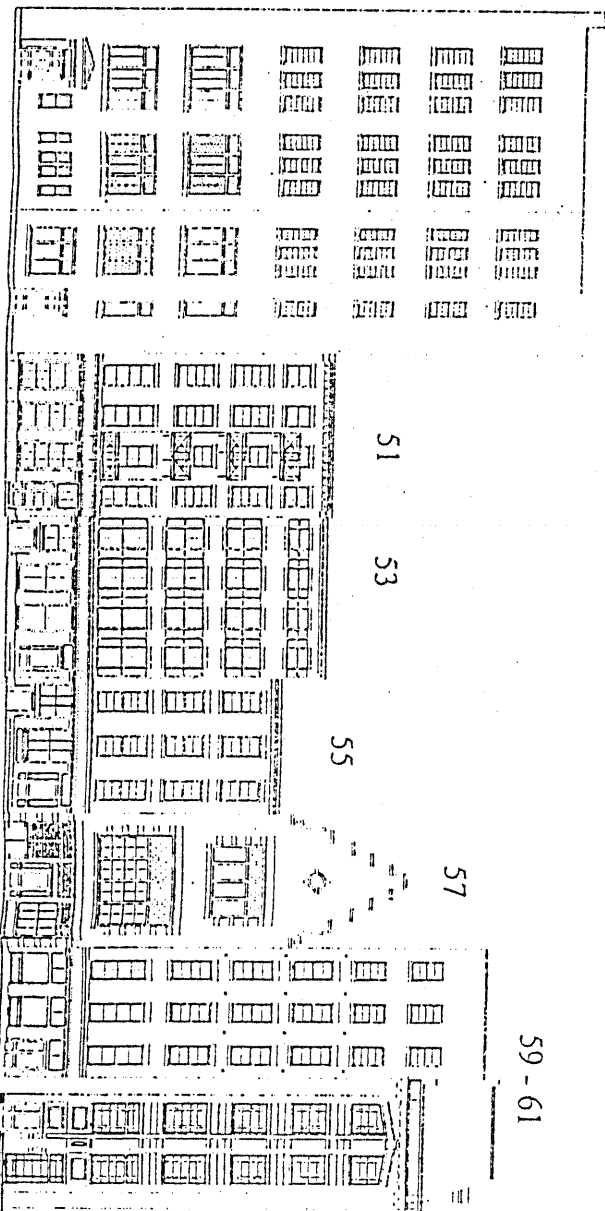


SOUTH WILLIAM STREET - EAST SIDE

45



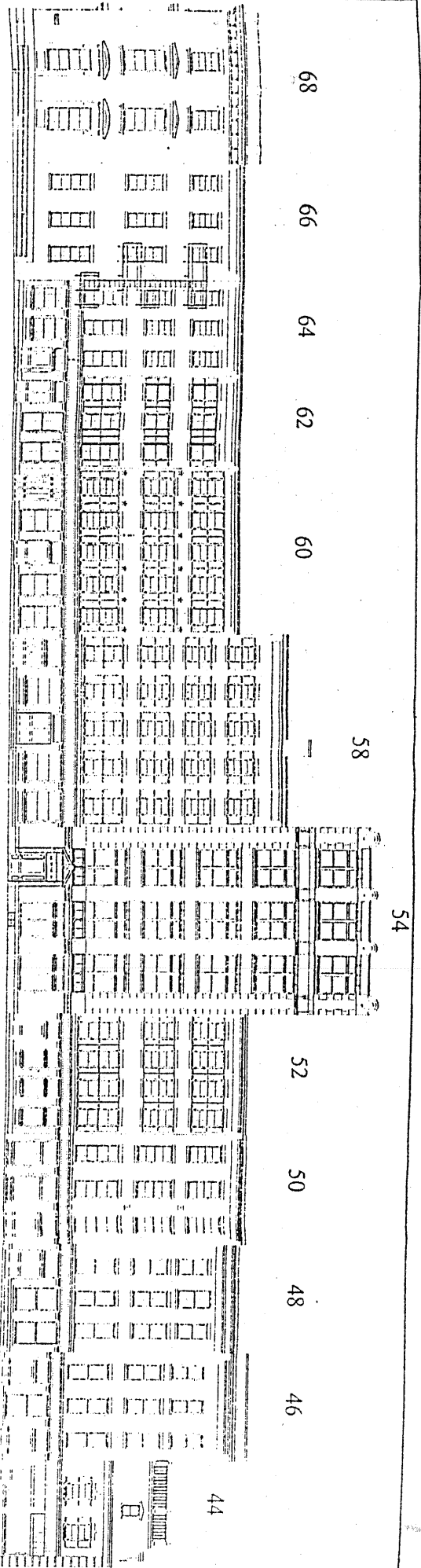
COENTIES ALLEY - NORTH SIDE



STONE STREET - WEST SIDE

STONE STREET MASTER PLAN

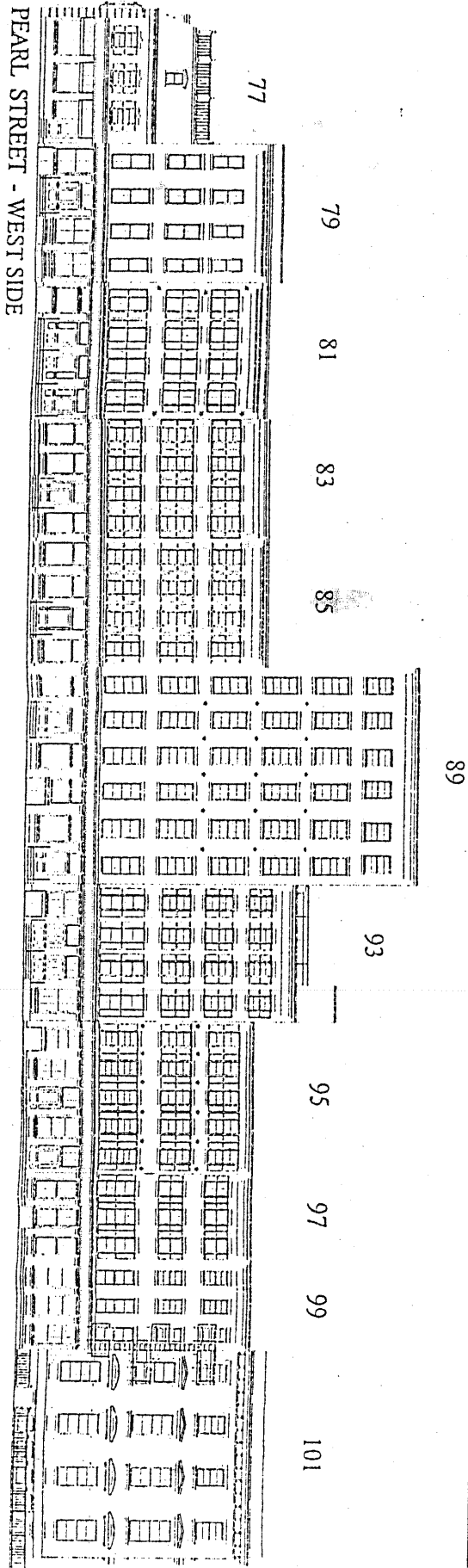
STONE STREET - EAST SIDE



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PEARL STREET - WEST SIDE



STONE STREET MASTER PLAN



Hanover Square Street Elevation



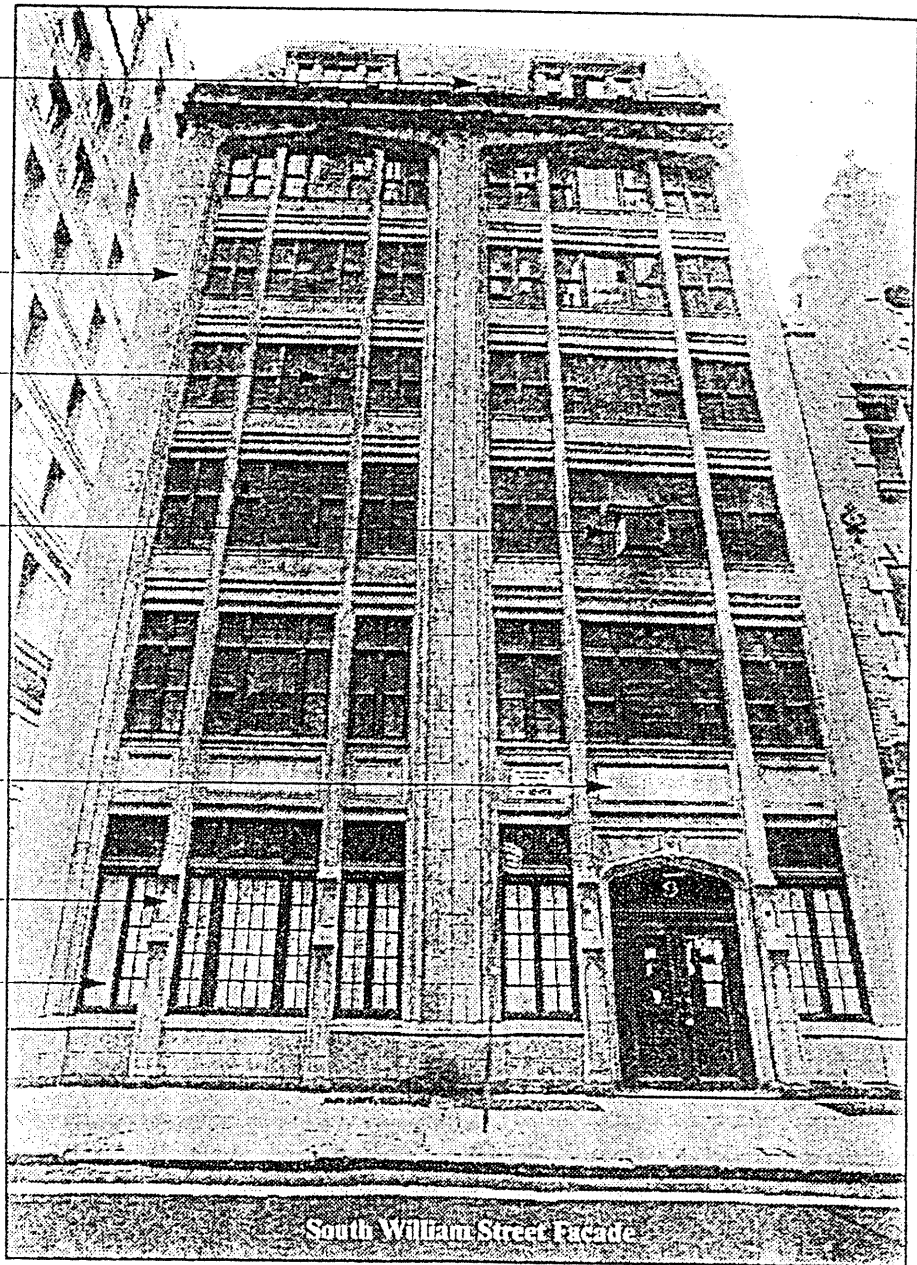
Stone Street

Coenties Alley Elevation

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Slate mansard roof
- Limestone veneer
- Wood framed, leaded-glass windows (typical)
- Window-mounted air-conditioning units
- Carved marble panel: "Lehman Brothers"
- Missing light fixture in recessed niche (typical)
- Missing window panes



South William Street Facade

①

9-11 South William Street/59-61 Stone Street/ 1 Mill Lane; Lehman Brothers Building

Tax Block: 29

Tax Lot: 43

Date Built: 1836; Alt. 1924-1929

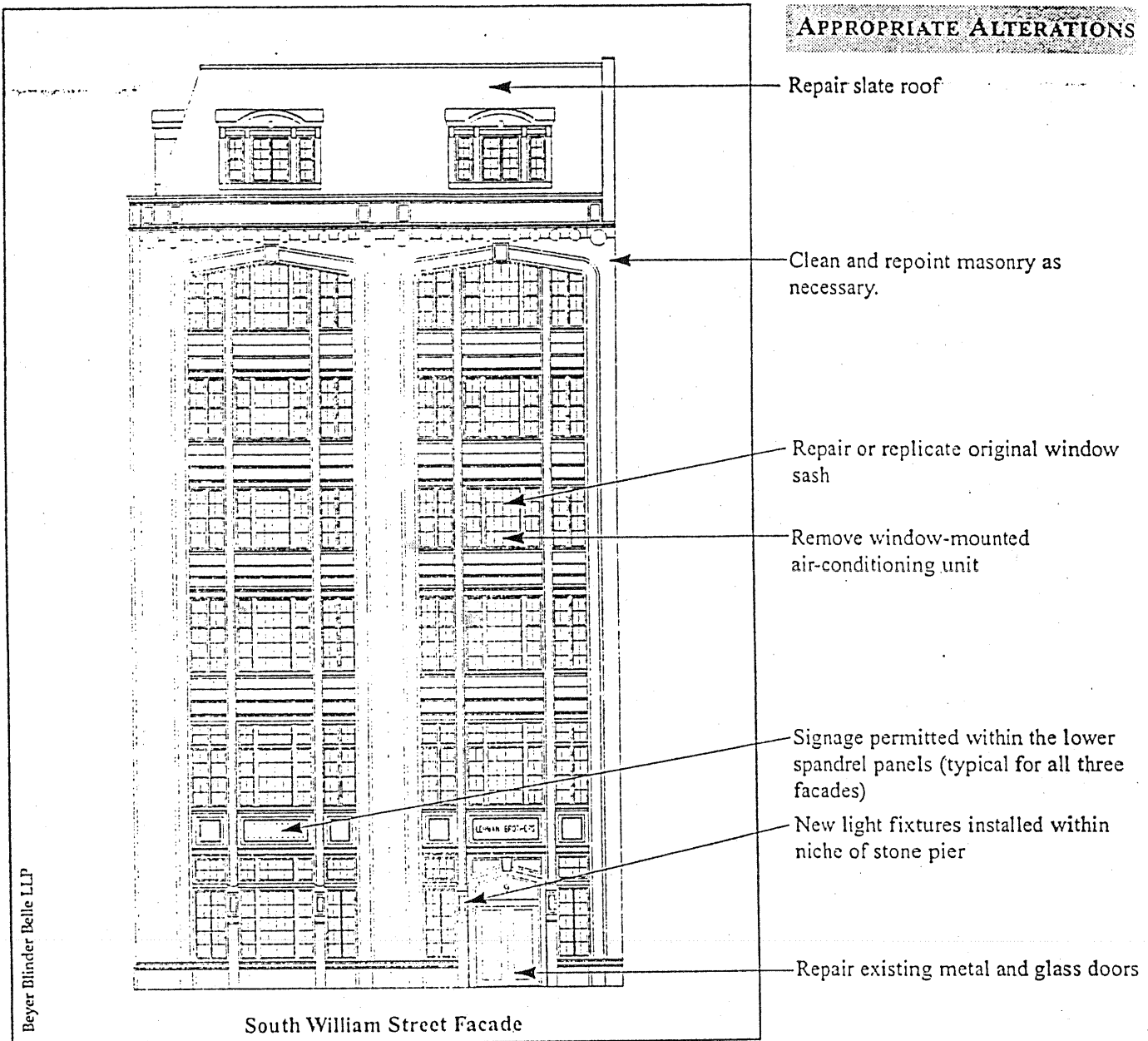
Architect: Wm. Neil Smith
(1920's alterations)

Original Use: Store and Loft

Present Use: Vacant

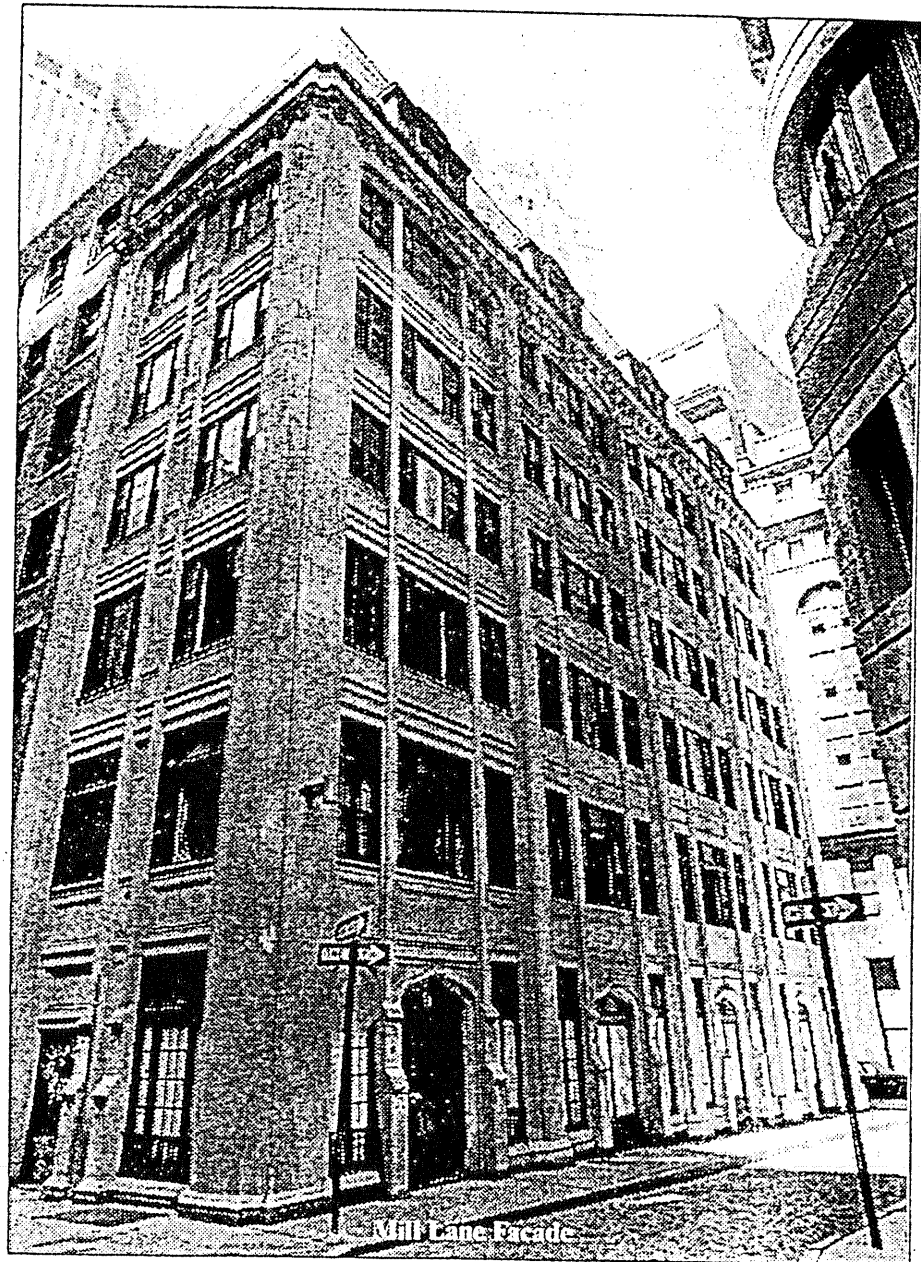
In 1836, two brick store and loft structures were built on this site and occupied by various importers and merchants. They still exist under the current facades. The southern portion of the Stone Street facade still retains the Greek Revival character of the original building. The neo-Gothic limestone facades on South William Street, Mill Lane, and part of Stone Street date from the extensive 1920's alterations done by William H. McGee to create offices for his marine insurance firm. In 1961, Lehman Brothers expanded from 1 William Street into this building. The firm vacated the building in the 1980's. Remaining over the South William Street entrance is a marble plaque that reads "Lehman Brothers". The existing condition of this facade is very good and most of the original 1920's features remain.

STONE STREET MASTER PLAN



9-11 South William Street/59-61 Stone Street/
1 Mill Lane; Lehman Brothers Building

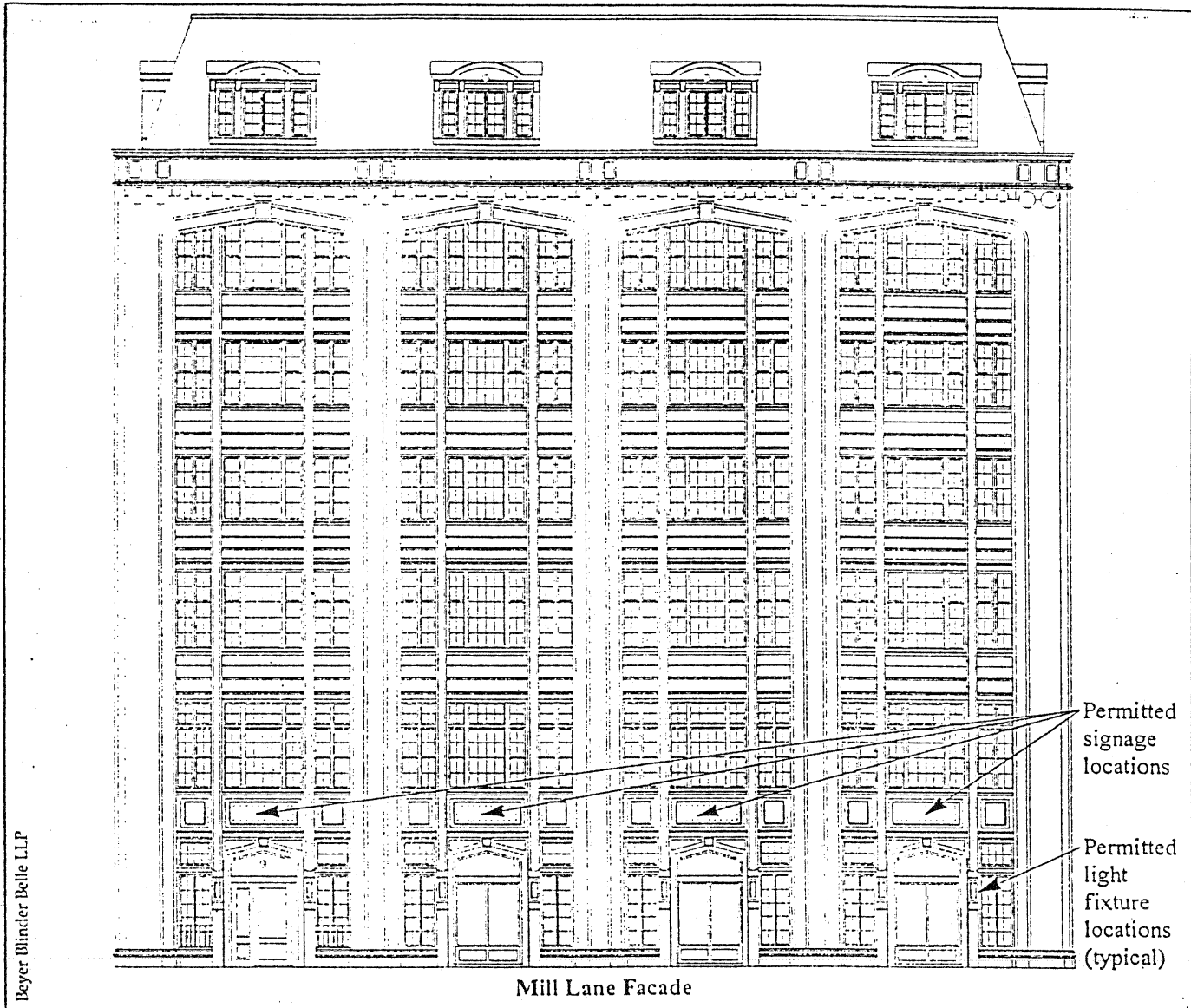
EXISTING CONDITIONS



① 9-11 South William Street/59-61 Stone Street/
1 Mill Lane; Lehman Brothers Building

The existing condition of this facade is very good and most of the original 1920's features remain. The stone piers along street level appear to have accommodated light fixtures, which have since been removed. The painted wood storefront bulkheads beneath the ground floor windows have deteriorated and should be repaired or replicated. There are two vault panels with glass lenses in the sidewalk centered on the building. They are in good condition and should be retained.

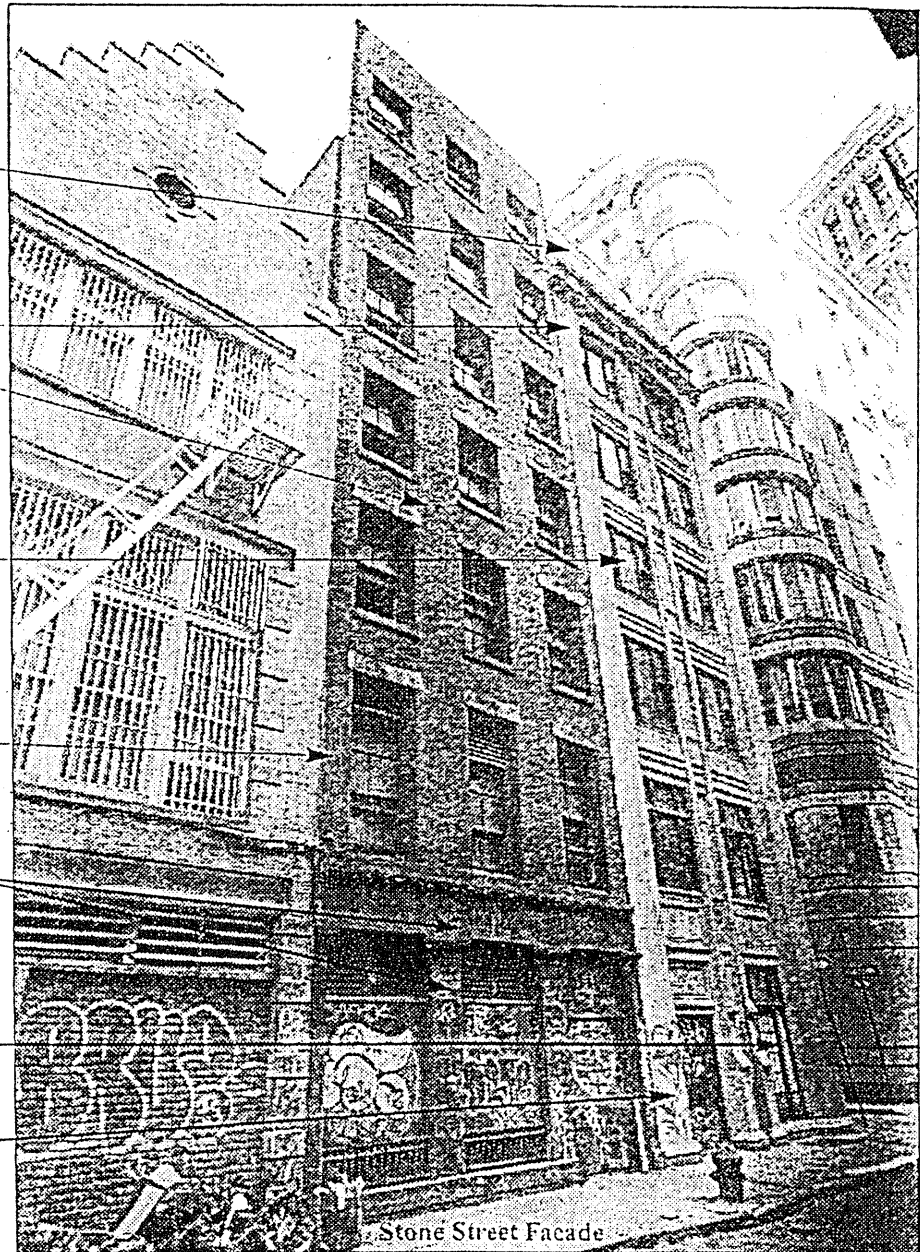
APPROPRIATE ALTERATIONS



9-11 South William Street/59-61 Stone Street/
1 Mill Lane; Lehman Brothers Building

EXISTING CONDITIONS

- Slate mansard roof
- Limestone veneer
- Missing decorative tie-rod plates
- Painted wood window frames and sash with multi-paned leaded clear glass
- Painted brick and stone facade
- Original granite piers and lintel
- Missing window sash
- Graffiti stained stone



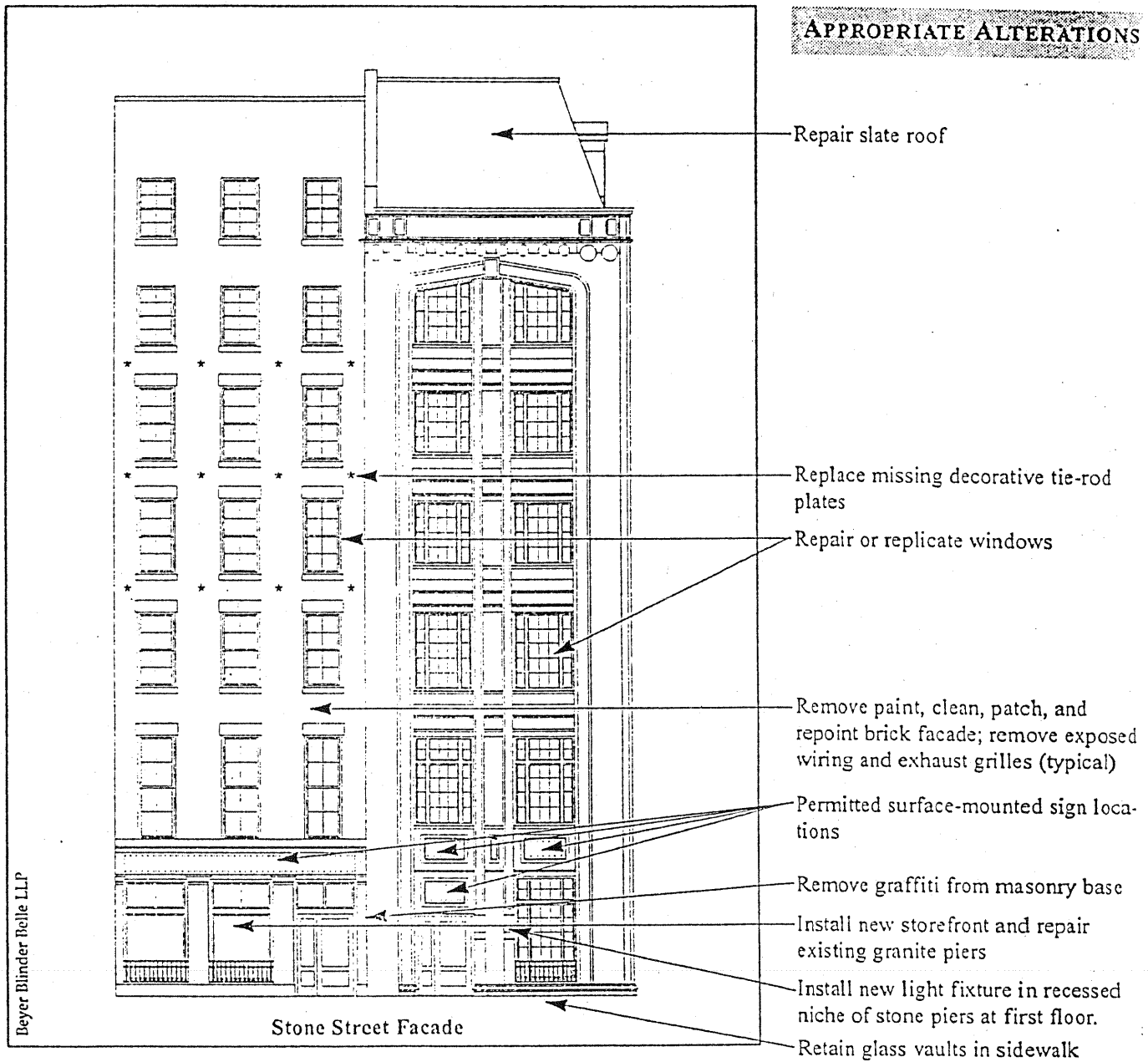
①

9-11 South William Street/59-61 Stone Street/ 1 Mill Lane; Lehman Brothers Building

The Stone Street facade reveals the original Greek Revival structure on the southern portion, and the 1920's Gothic Revival facade alteration on the northern portion. In 1924, two upper floors were added to the southern building; these newer floors lack stone window lintels.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS

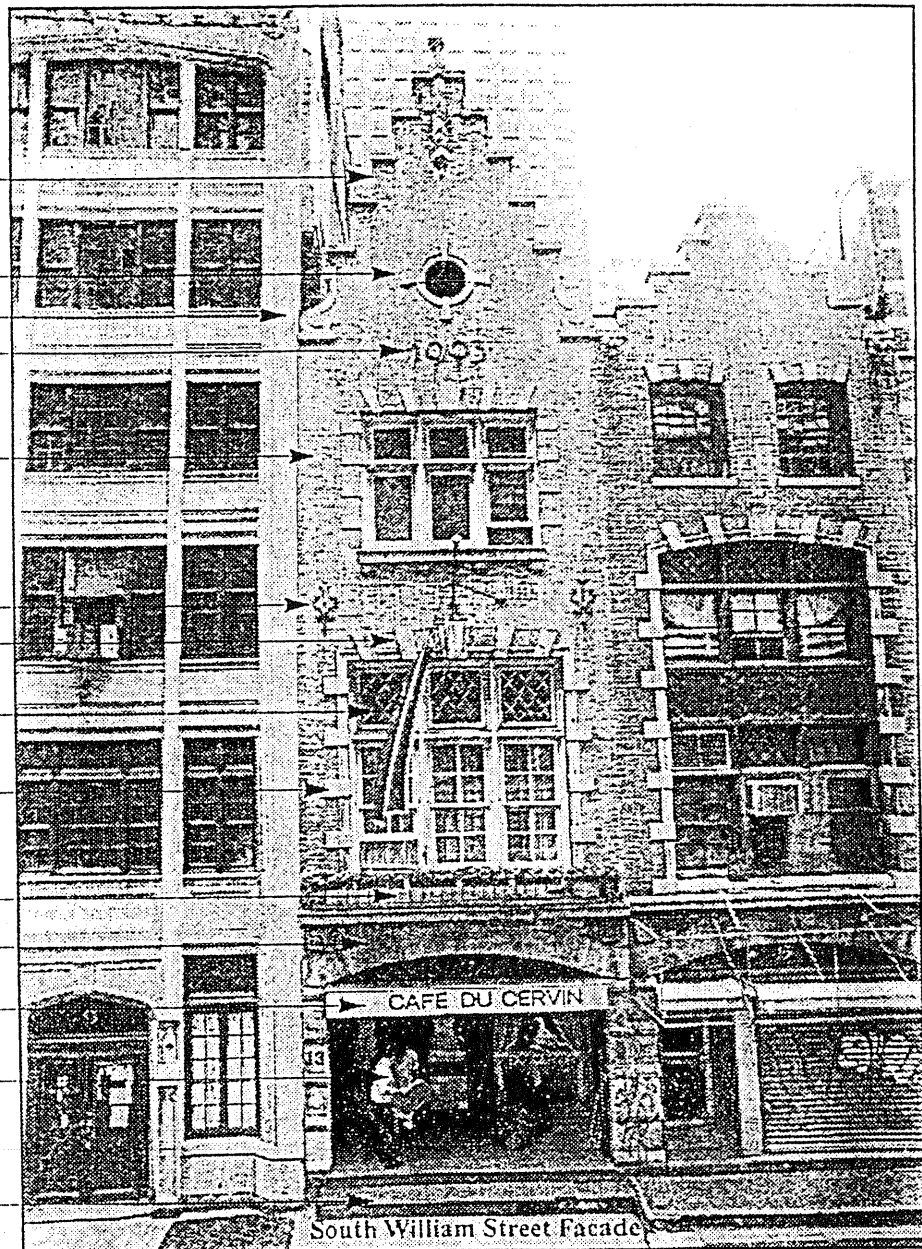


9-11 South William Street/59-61 Stone Street/
1 Mill Lane; Lehman Brothers Building

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Stepped gable with stone finial
- Keyed bulls-eye window
- Limestone console
- Raised copper date numerals "1903"
- Roman brick, 1/3 running bond
- Fleur-de-lis tie-rod plates
- Limestone voussoirs and trim
- Painted wood double-hung windows with diamond pattern transoms
- Limestone gibbs window surround
- Painted iron railing
- Limestone entrance arch
- Modern backlit signbox
- Modern storefront infill
- Tiled steps



South William Street Facade

2

13 South William Street/57 Stone Street

Tax Block: 29

Tax Lot: 45

Date Built: 1837-39,
remodeled 1903

Architect: C. P. H. Gilbert for
1903 alteration

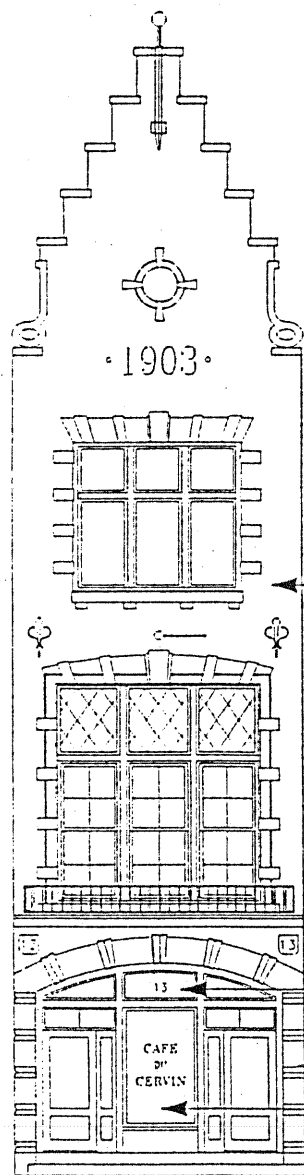
Original Use: Store and loft,
converted to offices

Present Use: Restaurant and
residential

Between 1837-1839, a five-story Greek Revival style store and loft building was erected on the site and was occupied by various merchants and importers. In 1903, extensive alterations to the building included removal of two floors, raising of the third floor, and creation of two new facades in the neo-Dutch Renaissance style. There is a significant stylistic relationship to the adjacent building, 15 South William Street, also designed by Gilbert. The owner at time of alteration, Amos F. Eno, was brother of William P. Eno, recognized for achievement in development of modern traffic control systems. Both maintained offices here after 1903. The existing condition of this facade is very good and most of the original 1903 facade elements remain. The existing stained wood storefront is a recent alteration and could be made more sympathetic to the building design and materials.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS



South William Street Facade

Clean, repair, and repoint brick and stone facade

Remove illuminated sign-box. Install bracket sign

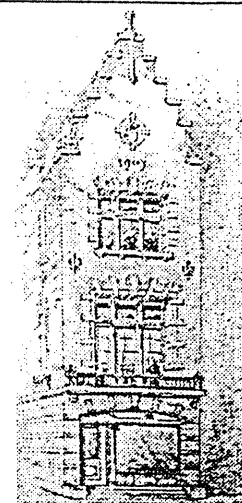
Clean and repair stone base

Install new storefront closer to plane of street wall

Remove tile on the steps and repair original steps, or re-clad

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13 South William Street/57 Stone Street

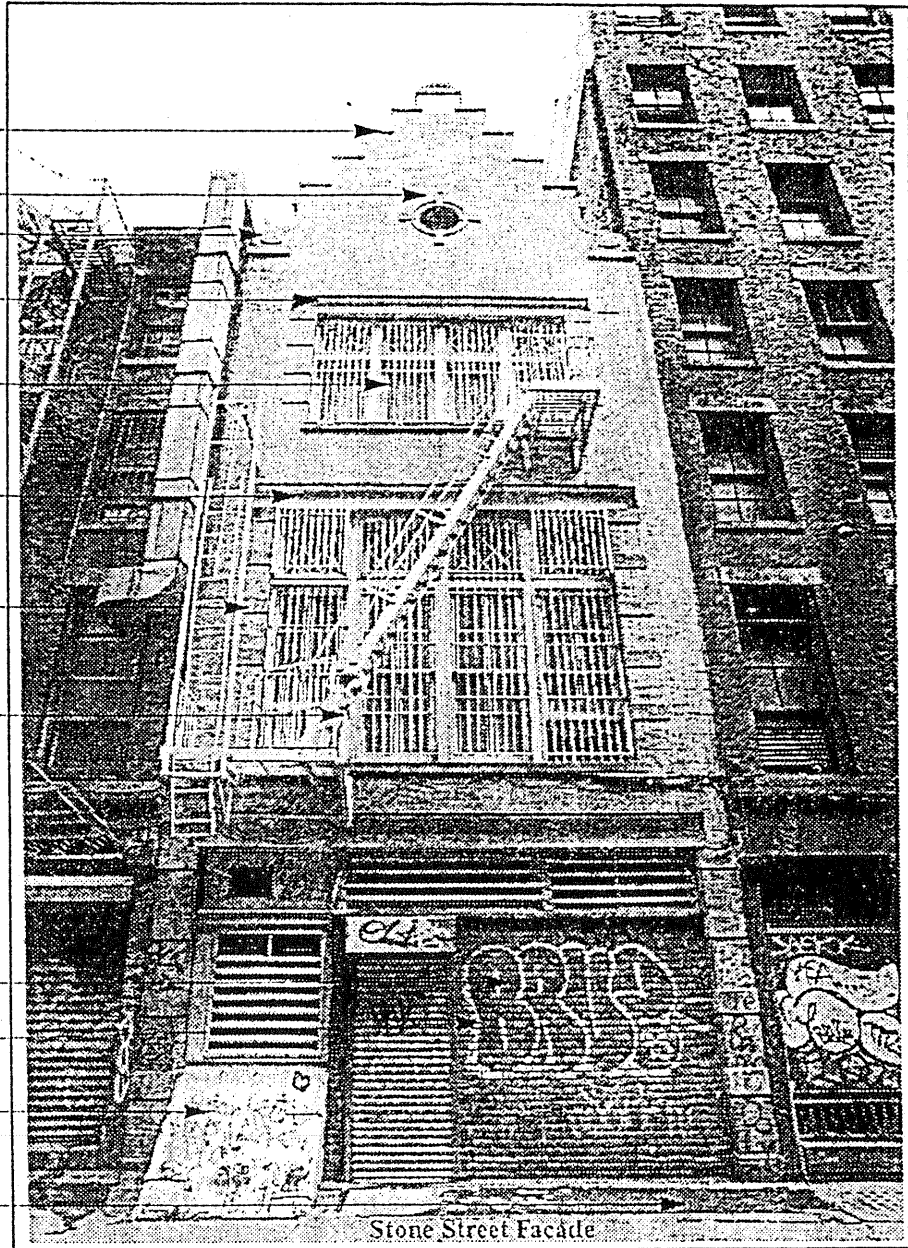


Historic Sketch

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Stepped gable
- Keyed bulls-eye window
- Limestone console
- Cracks indicating structural movement at lintel
- Painted wood windows with diamond pattern transoms
- Painted steel lintels
- Limestone gibbs window surround
- Modern (1964) retrofit fire escape and window security grilles
- Modern infill brick, security grilles, and vents
- First floor marred by graffiti
- Sloped cellar hatch
- Metal covered sidewalk vault



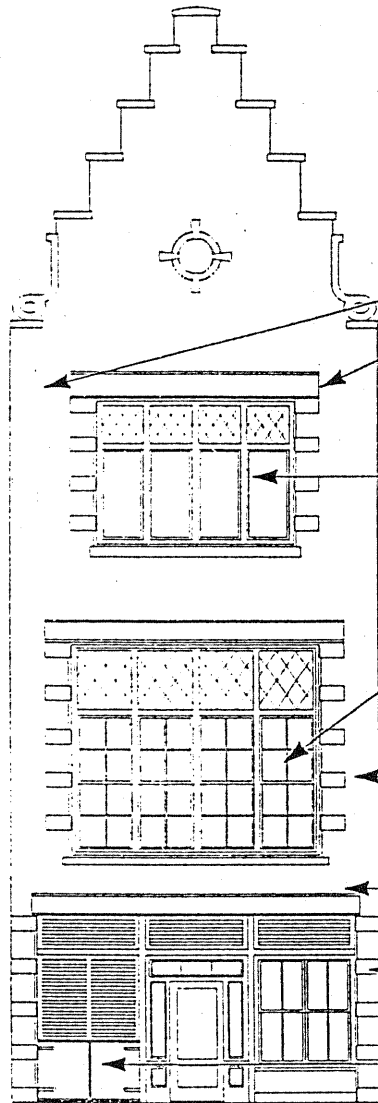
2

13 South William Street/57 Stone Street

The existing condition of this facade is poor at the ground floor and good on the upper floors, where most of the 1906 features remain. Recent alterations such as the addition of a fire escape and security grilles, as well as brick infill at the storefront, obscure the facade.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS



Investigate structure and repair brick

Remove security grilles and fire escape

Clean and repair brick and stone facade

Remove exposed wiring

Remove graffiti

Install new storefront and repair painted metal cellar hatch

Stone Street Facade

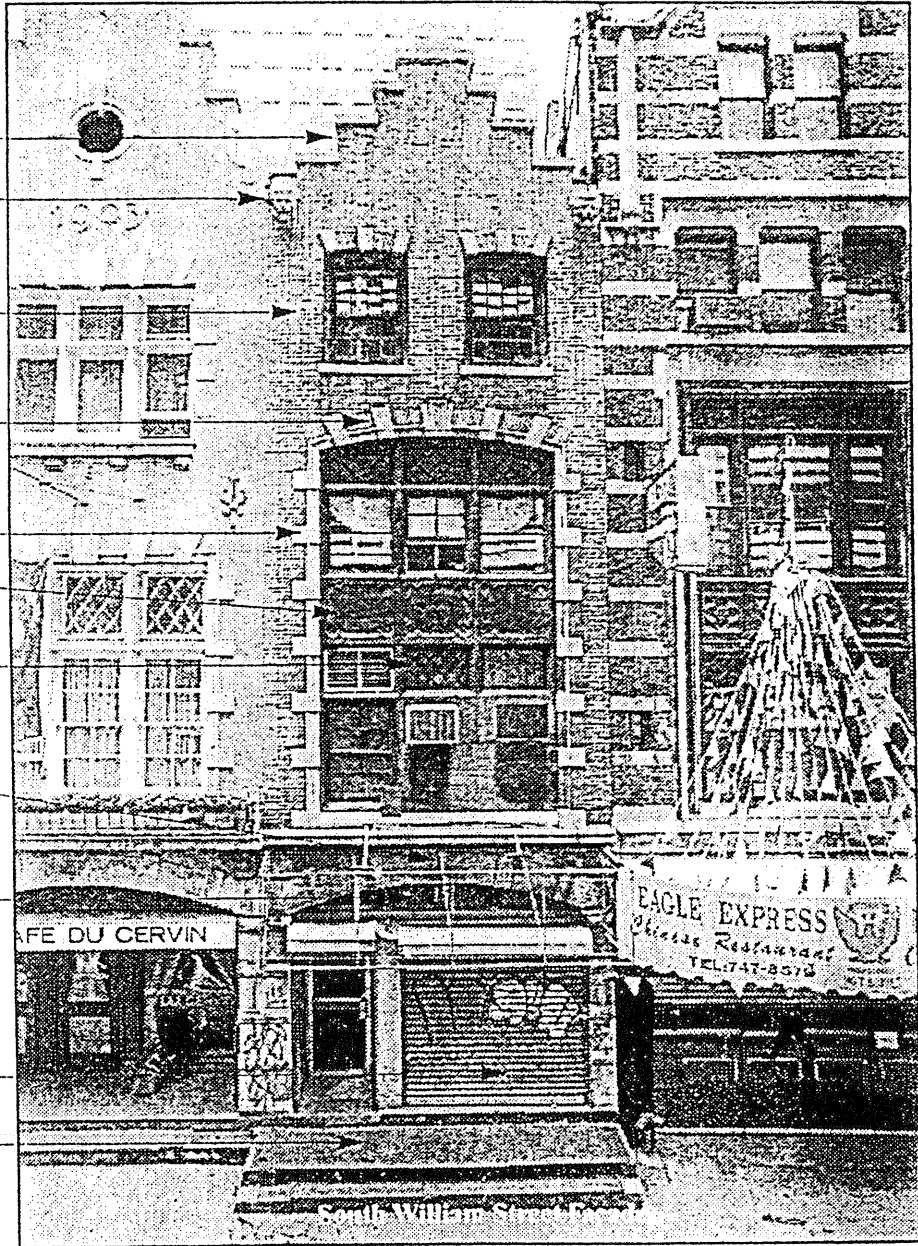
Beyer Blinder Belle LLP

13 South William Street/57 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Stepped gable
- Lion's-head stone corbels
- Roman brick, 1/3 running bond
- Stone voussoirs and trim
- Limestone gibbs window surround
- Carved wood spandrel
- Wood sash with diamond pattern transoms
- Limestone entrance arch
- Original leaded glass transom with numeral '15' inset
- Modern security grille and entrance
- Metal covered steps and vault



3

15 South William Street/55 Stone Street

Tax Block: 29

Tax Lot: 46

Date Built: 1836-1839,
Altered 1908-1909

Architect: 1908 alteration by
C.P.H. Gilbert

Original Use: Store and loft

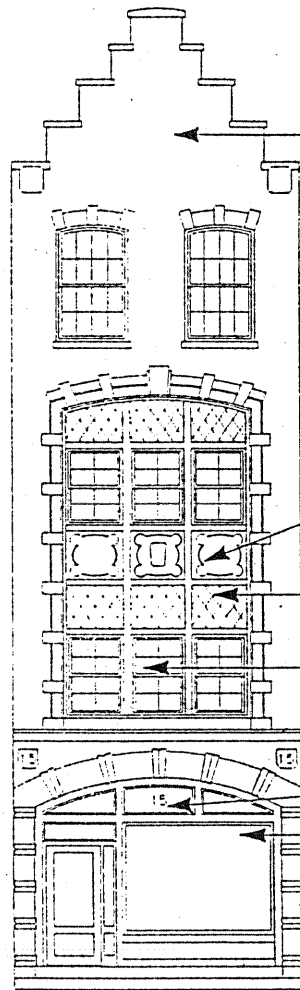
Present Use: Vacant

Between 1836 and 1839, James Bryar built this four-story store and loft structure in the Greek Revival style. In 1908, owner Amos F. Eno had the South William Street facade redesigned in the neo-Dutch Renaissance style and converted the building to office use. There is a significant stylistic relationship to the adjacent building, 13 South William Street, which was also designed by the architect C.P.H. Gilbert.

The existing condition of this facade is good and the original 1908 facade elements remain. The existing storefront is a modern alteration, but the historic leaded glass storefront transom remains.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS



Clean and repair brick and stone facade

Repair carved wood spandrel panels

Replace missing diamond paned windows

Restore window openings and install new windows

Repair historic glass transoms

Remove awning frame and security grille housing; install new storefront

Patch stone base

Repair metal steps

South William Street Facade

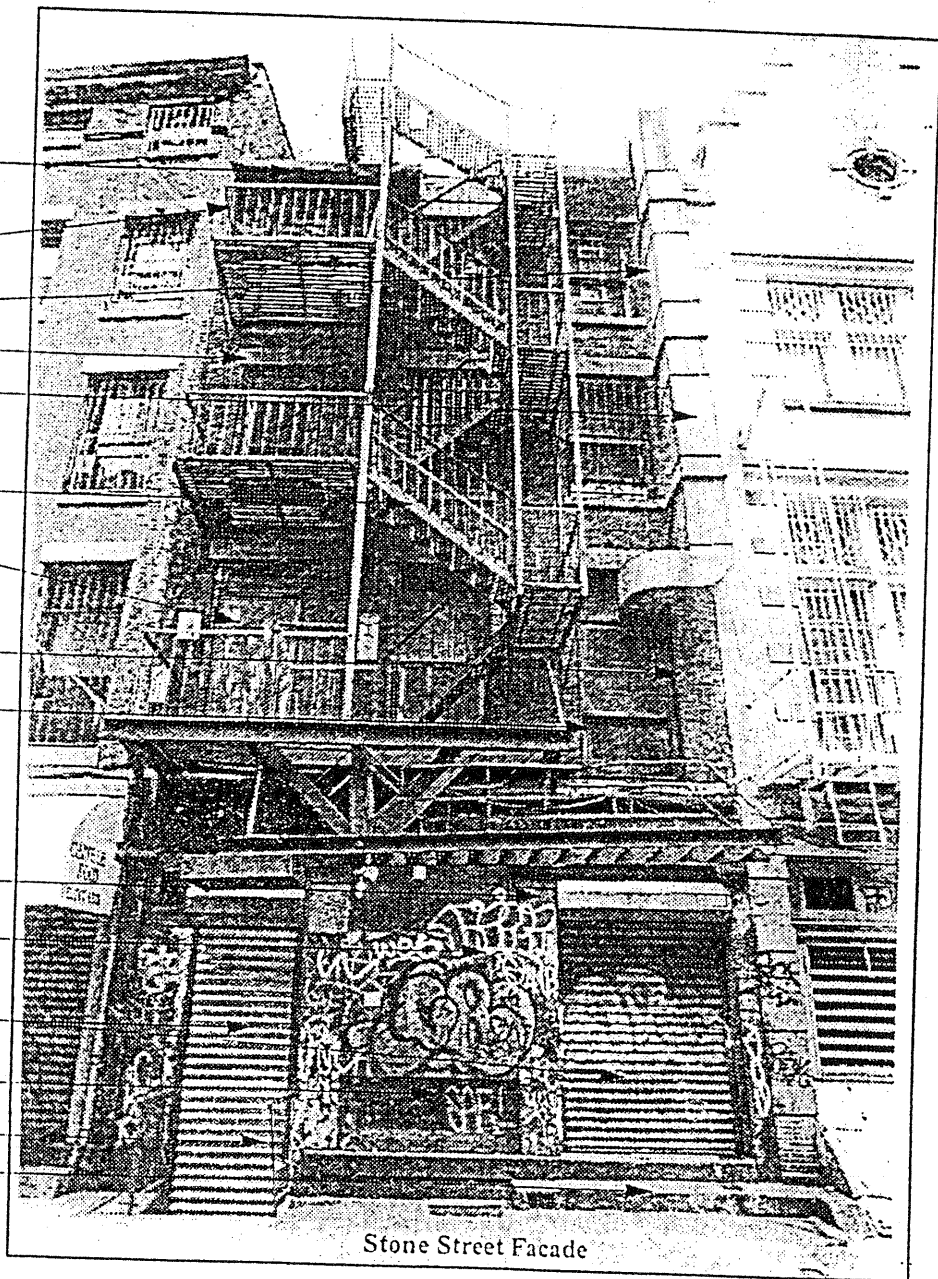
Beyer Blinder Belle LLP

15 South William Street/55 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Sheet metal covered cornice
- Brick buckling
- Double-hung six-over-six windows
- Limestone lintels and sills
- Sheet metal mechanical exhaust
- Painted metal fire escape and window grilles
- Doors
- Flemish bond brick
- Double-hung painted wood sash
- Painted granite piers, graffiti-marred
- Painted panel infill
- Modern roll-down security gates and housing
- Painted brownstone bulkhead, eroding
- Metal railing at stairs down to cellar
- Stone steps



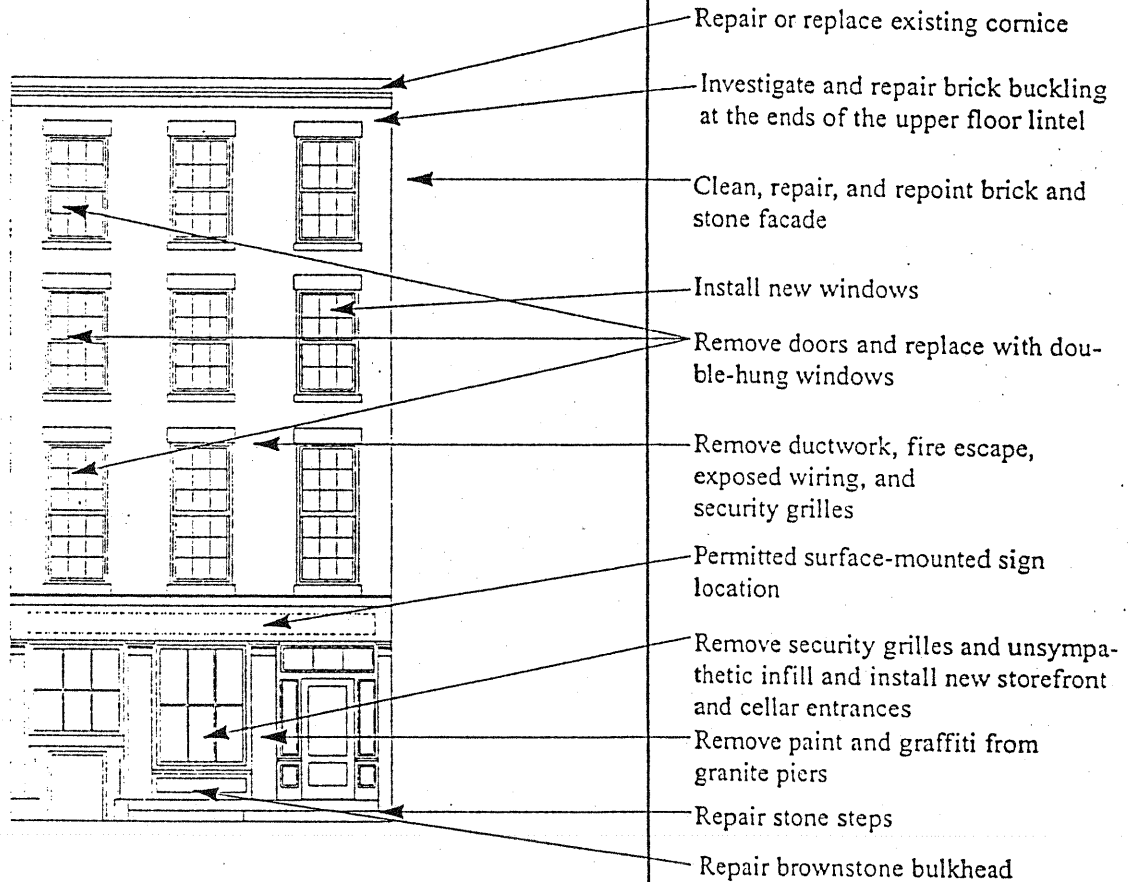
15 South William Street/55 Stone Street

This 1836 Greek Revival facade is barely discernible behind large fire escapes and external air ducts. The original storefront and cellar entrance have been altered although the original Greek Revival granite piers survive. The installation of the fire escape resulted in damage to the cornice and removal of window sash.

3

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS



Stone Street Facade

15 South William Street/55 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Iron ornament at gable
- Flemish bond brick and limestone banding
- Window-mounted air conditioning unit
- Modern projecting illuminated signbox
- Carved wood spandrels with date '1905' in center panel
- Molded stone window surround
- Modern storefront and awning



4

17 South William Street/53 Stone Street

Tax Block: 29

Tax Lot: 47

Date Built: 1837-1838

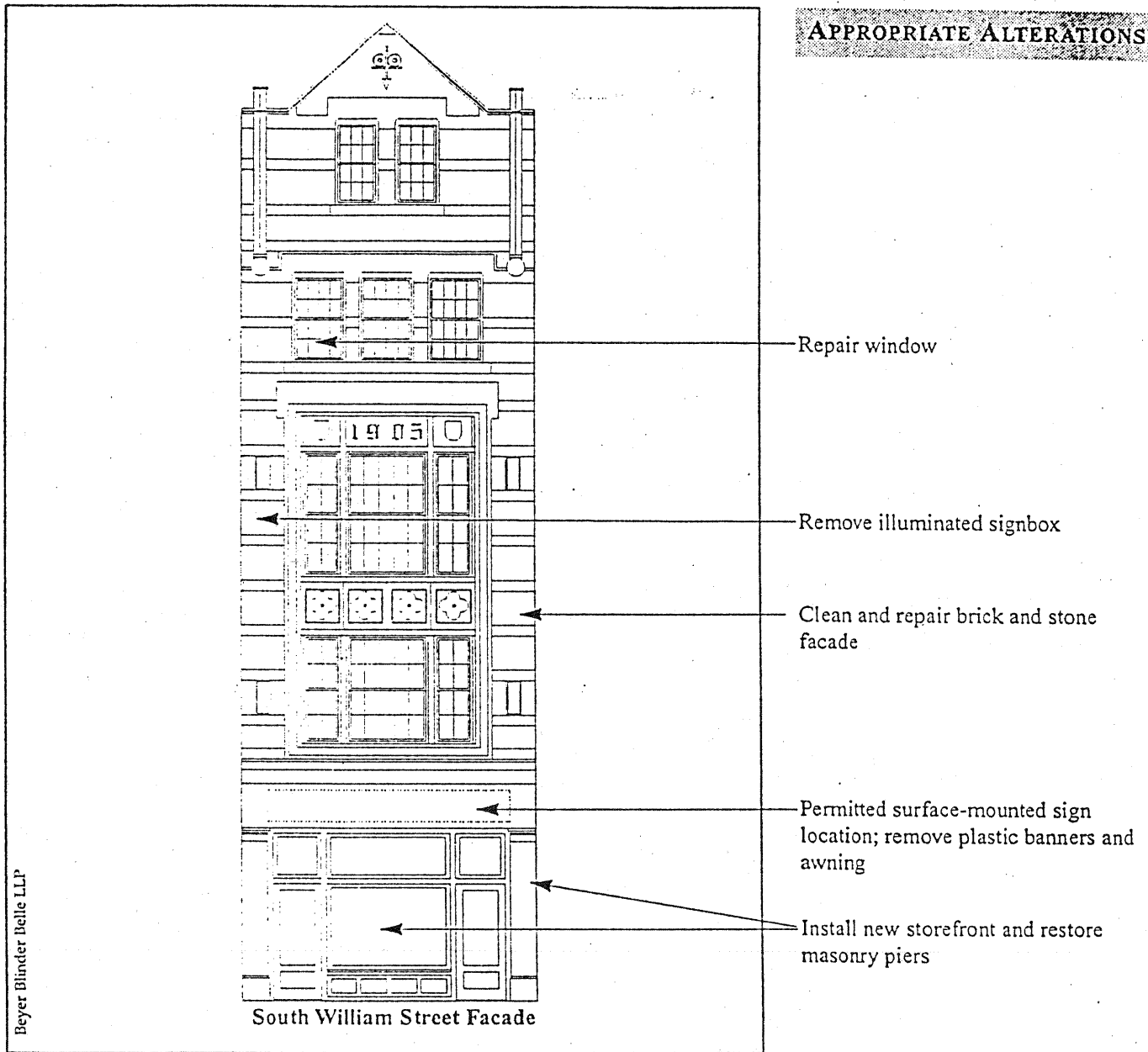
Architect: 1905 alteration by
Edward L. Tilton

Original Use: Store and loft

Present Use: Vacant

By 1839, this Greek Revival store and loft building was erected and occupied by importing firms. In 1905 the site was acquired by Henry Schaefer, who commissioned architect Edward L. Tilton to remodel the building. The 1839 South William Street facade was replaced with a neo-Renaissance style facade, which remains today on the upper floors. The modern storefront is a recent modification to the facade. The general condition of the facade is good.

STONE STREET MASTER PLAN



17 South William Street/53 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Limestone lintels and sills
- Painted brick facade
- Metal exhaust ductwork
- Original window shutter pintles (hinges)
- Exposed electrical wiring
- Modern plastic banners and awning
- Modern security grilles and exposed housing
- Modern metal railing at stairs to cellar
- Painted granite piers



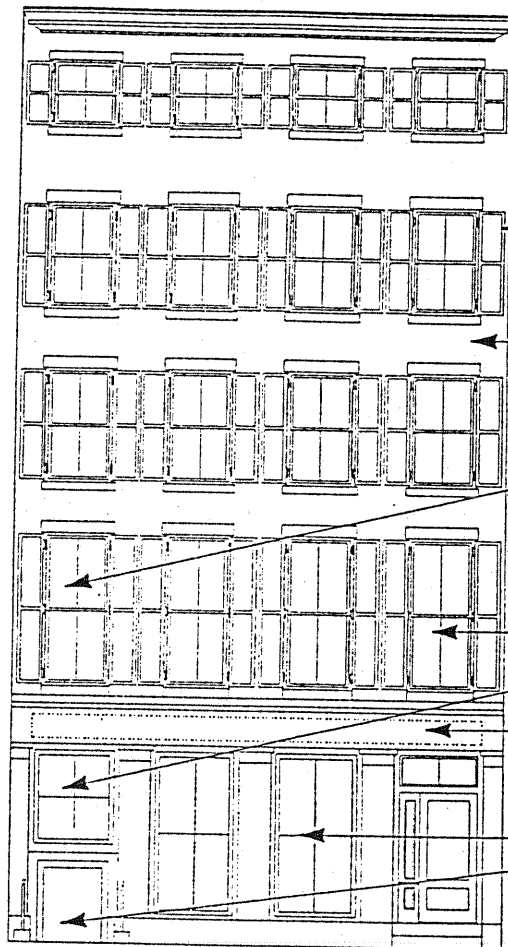
4

17 South William Street/53 Stone Street

The existing condition of this 1836 Greek Revival facade is fair and a general rehabilitation of the entire facade is needed.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS



Install metal window shutters

Remove paint, clean, repair, and repoint masonry

Remove exposed metal ductwork and repair window

Remove security grilles from windows and storefront (typical)

Permitted surface-mounted sign location; remove plastic banners and awning

Install new storefront and cellar entrance; restore granite piers

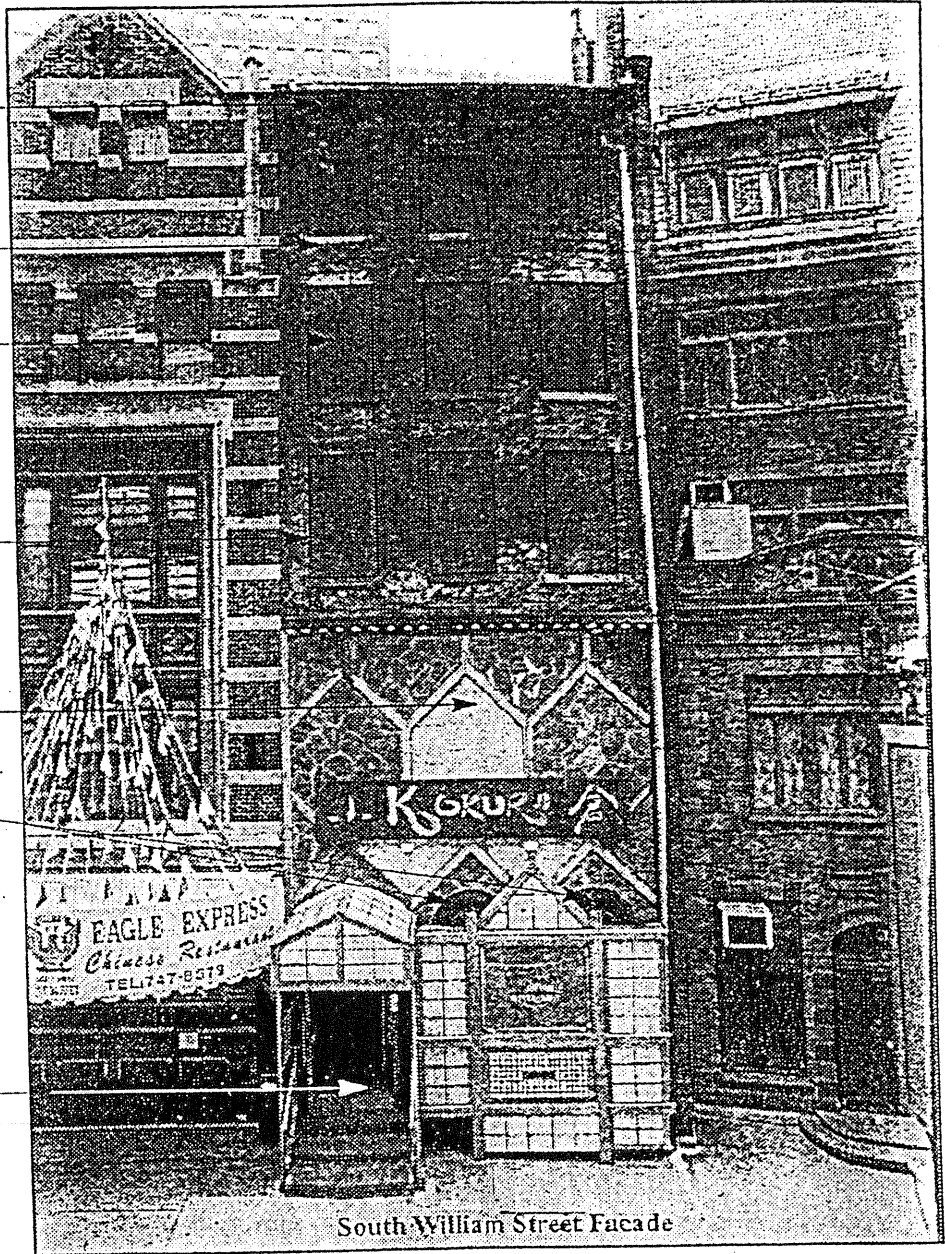
Stone Street Facade

17 South William Street/53 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Pressed metal cornice
- Stone lintels and sills
- Blocked window openings
- Painted brick facade
- Modern two-story storefront
- Two arched window openings behind storefront
- Brick entrance stair



South William Street Facade

5

19 South William Street/51 Stone Street

Tax Block: 29

Tax Lot: 48

Date Built: 1836-1839

Architect: Unknown

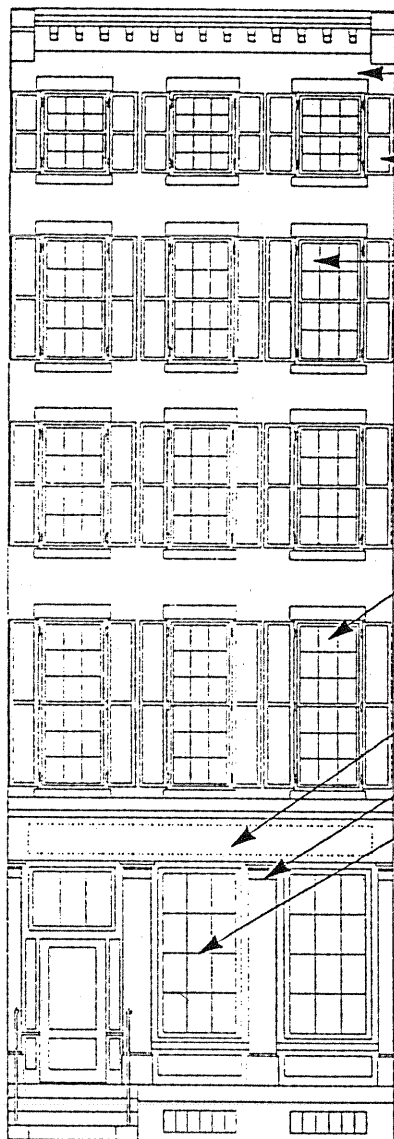
Original Use: Store and loft

Present Use: Restaurant

By 1839, this Greek Revival store and loft building was erected and occupied by importing and publishing firms. In 1905, the building was owned by Amos F. Eno and contained a wholesale wine store and offices above. Restaurants have occupied the site for many years. Both the South William Street and the Stone Street facades retain their original Greek Revival character at the upper stories. The existing condition of the facade is poor due to extensive alterations made to the lower floors.

STONE STREET MASTER PLAN

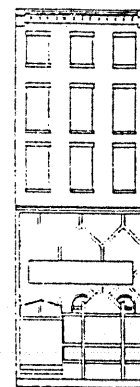
Beyer Blinder Belle LLP



South William Street Facade

APPROPRIATE ALTERATIONS

- Remove paint, clean, and repair brick and stone facade
- Install new metal fire shutters at windows (typical)
- Install new double-hung windows (typical)
- Remove existing two-story storefront and signage; restore original second floor window openings
- Permitted surface-mounted sign location
- Install new granite piers and lintel
- Install new storefront and entrance steps



Existing Facade

19 South William Street/51 Stone Street

EXISTING CONDITIONS

- Pressed metal cornice
- Exposed and broken metal leader
- Original window shutter pintles (hinges)
- Stone lintels and sills
- Historic metal fire escape
- Original window openings blocked with concrete block and metal louvers
- Original storefront blocked with masonry; original granite piers and lintel remain



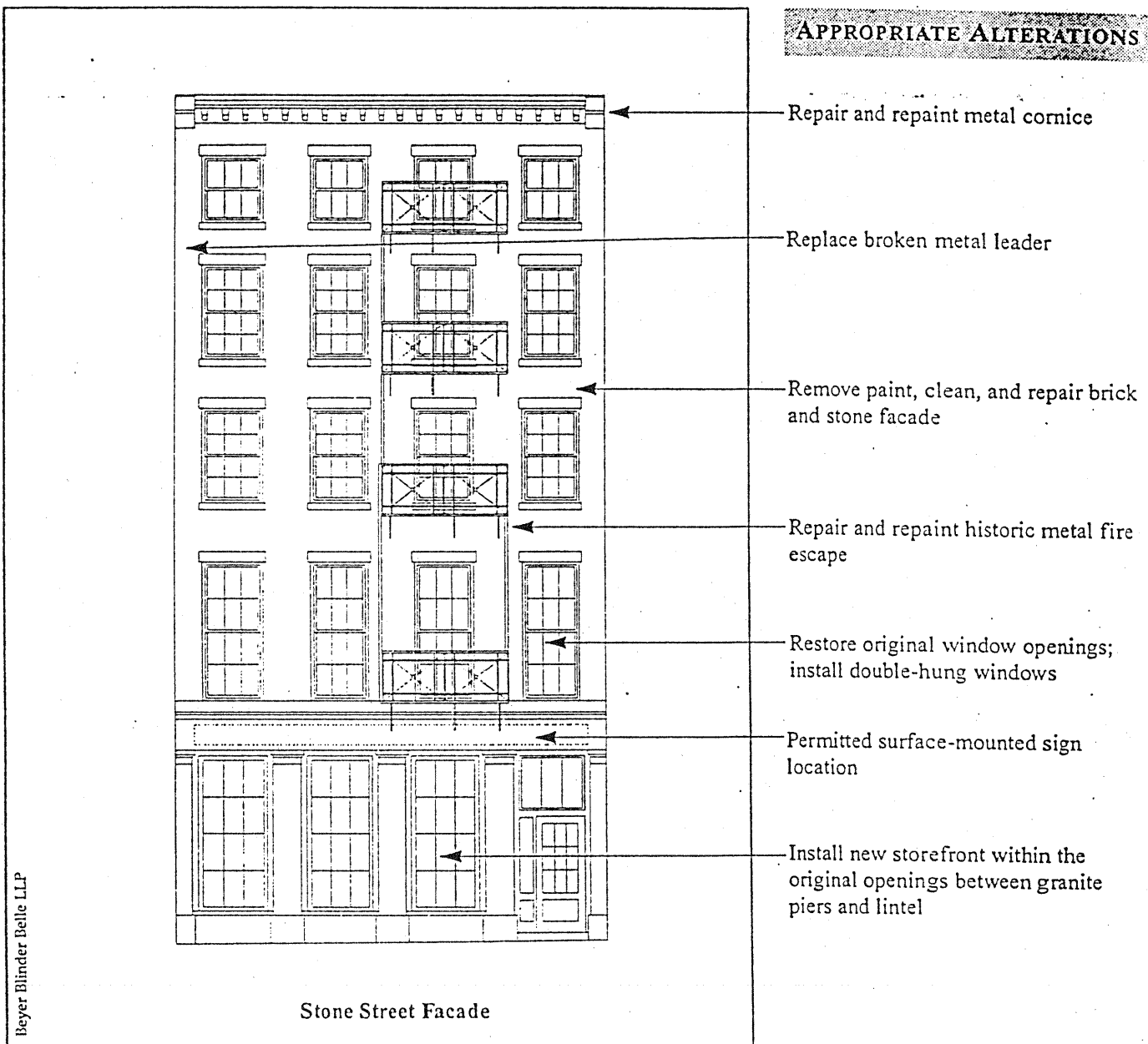
Stone Street Facade

5

19 South William Street/51 Stone Street

The existing condition of the Stone Street facade is poor due to extensive alterations, including the removal of all windows and the storefront. The original granite lintel and piers, although marred by paint and graffiti, still remain.

STONE STREET MASTER PLAN



19 South William Street/51 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

Steeply pitched slate roof with dormers

Diamond patterned wood casement windows with transoms (typical)

Modern signage on stone-coped brick party wall

Air-conditioning units in window openings (typical)

Mechanical equipment on roof

Modern flagpoles

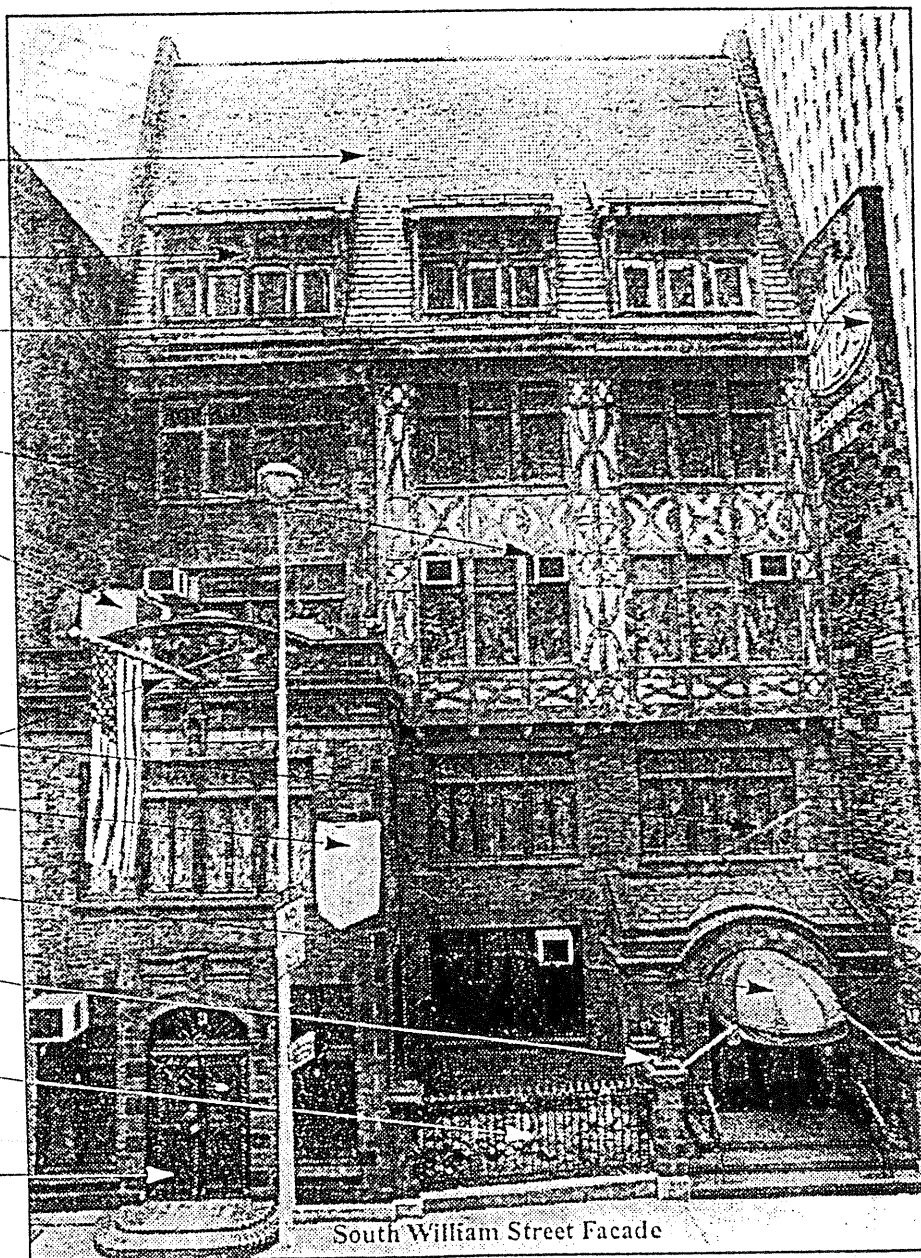
Modern projecting sign

Vinyl canopy and decorative ironwork at entranceway

Stone piers with lanterns at entrance

Iron fence with landscaped area

Non-historic aluminum door



6

21-23 South William Street/45-47 Stone Street Block Hall

Tax Block: 29

Tax Lot: 49

Date Built: 1927-1928

Architect: William Neil Smith

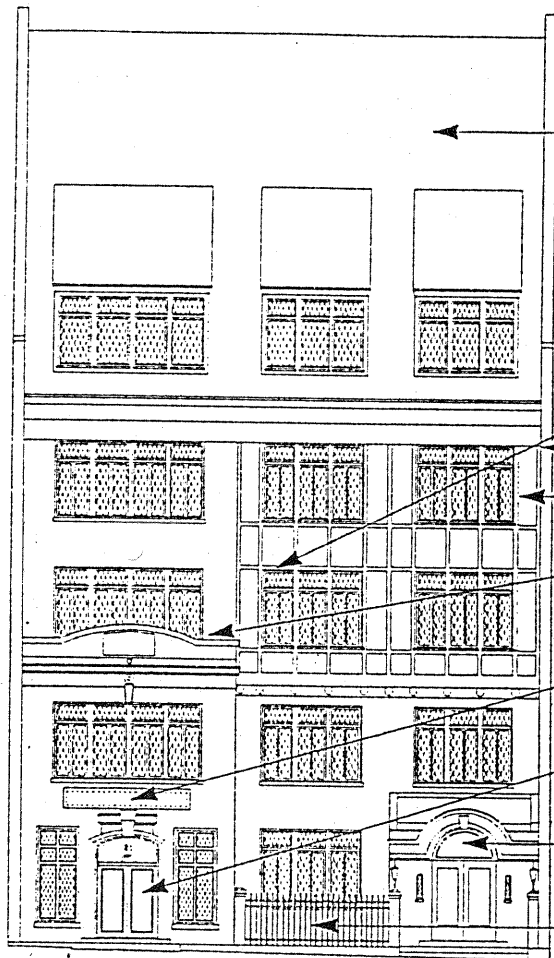
Original Use: Private Club

Present Use: Vacant

In the late 1920's, architect William Neil Smith was commissioned to design this Tudor Revival building, which replaced two five-story store and loft buildings on the site. The building was planned as a private clubhouse containing lounges, dining rooms, and athletic facilities. The club was named after Adriaen Block, the Dutch mariner who explored the Hudson River north to Albany and the North Atlantic Coast. During the 1940's it was leased to the Midday Club and in the late 1960's it contained a restaurant and offices.

The existing condition of the facade is good, with almost all of the original facade elements still remaining.

APPROPRIATE ALTERATIONS



Repair slate roof

Repair windows (typical)

Remove signage on party wall

Clean and repair facade

Remove mechanical equipment on roof; repair roof as needed

Permitted surface-mounted sign location

Remove existing aluminum doors and replace with compatible painted wood or metal doors

Remove vinyl canopy or reframe to eliminate supports on stone piers

Improve landscaping

South William Street Facade

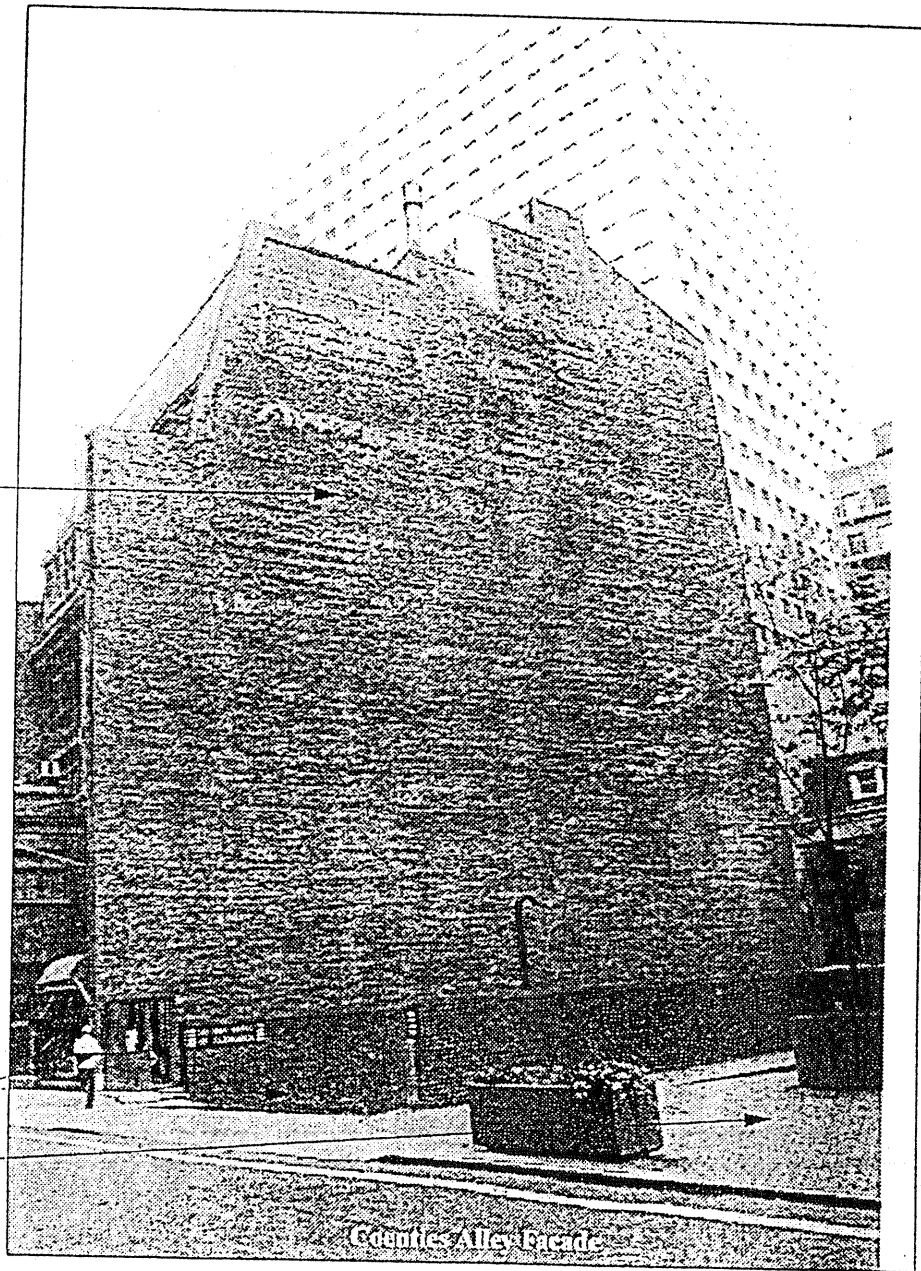
21-23 South William Street/45-47 Stone Street
Block Hall

EXISTING CONDITIONS

Exposed brick party wall with cracking and open joints

Adjoining Goldman Sachs garage entrance and security booth

Goldman Sachs plaza



21-23 South William Street/45-47 Stone Street Block Hall

This facade, once a party wall, was exposed during the demolition of the adjoining building and construction of the Goldman Sachs development. The blank brick wall is a dominant presence on the plaza, and detracts from the overall quality of the plaza and streetscape. The existing condition of the wall is fair.

STONE STREET MASTER PLAN

Beyer Blinder Belle LLP

APPROPRIATE ALTERATIONS

Clean and repoint brick

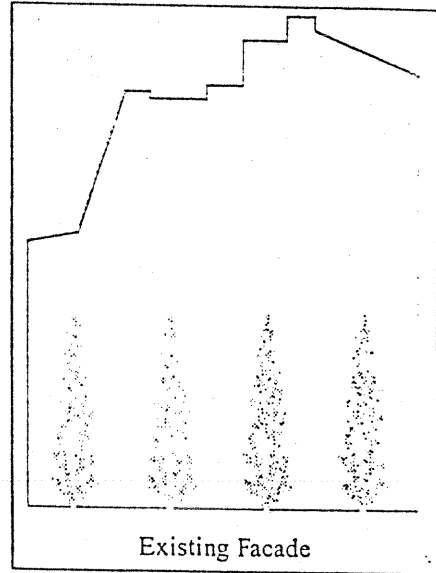
Possible configuration for new window openings, including french balconies at the upper floors

Alternative improvement:

1. English columnar oak trees and ivy planted along base of the party wall, as shown below (easement needed);



Coenties Alley Facade



Existing Facade

21-23 South William Street/45-47 Stone Street Block Hall

Recommended Alterations

The size and layout of this building lends itself to reuse as a residential building, which may require the installation of additional windows. An approved fenestration pattern is shown above. This illustration depicts the maximum number of windows permitted. The actual placement of the windows will depend on the design of the interior spaces. The window configuration should resemble the grouping of casements with transoms as seen on the South William and Stone Street facades.

It should be noted that since these are lot-line windows, a NYC Building Department variance is required and/or an easement must be procured from the owner of the adjoining property, Goldman Sachs, before these windows can be installed.

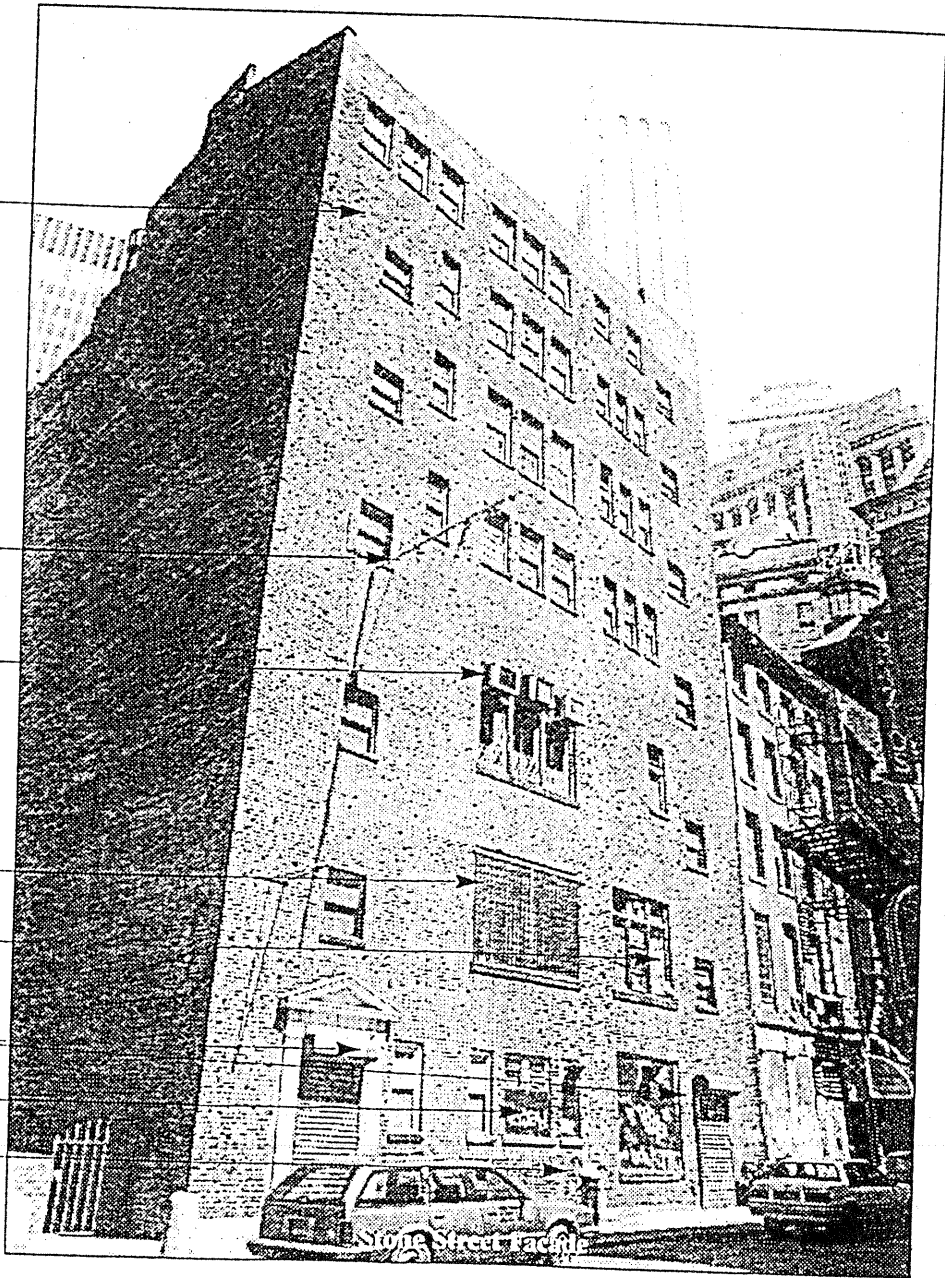
Recommended Alterations, continued

If the building improvements do not require additional windows, the facade should be improved by landscaping the area between the party wall and the Goldman Sachs garage wall with English columnar oak trees and ivy.

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Brick facade with both painted wood and leaded windows
- Modern flagpole
- Air-conditioning units in window openings
- Security grilles over windows at the second floor level
- Missing window sash
- Security grilles and exposed housing at entrance doors
- Blocked window openings
- Graffiti-marred facade



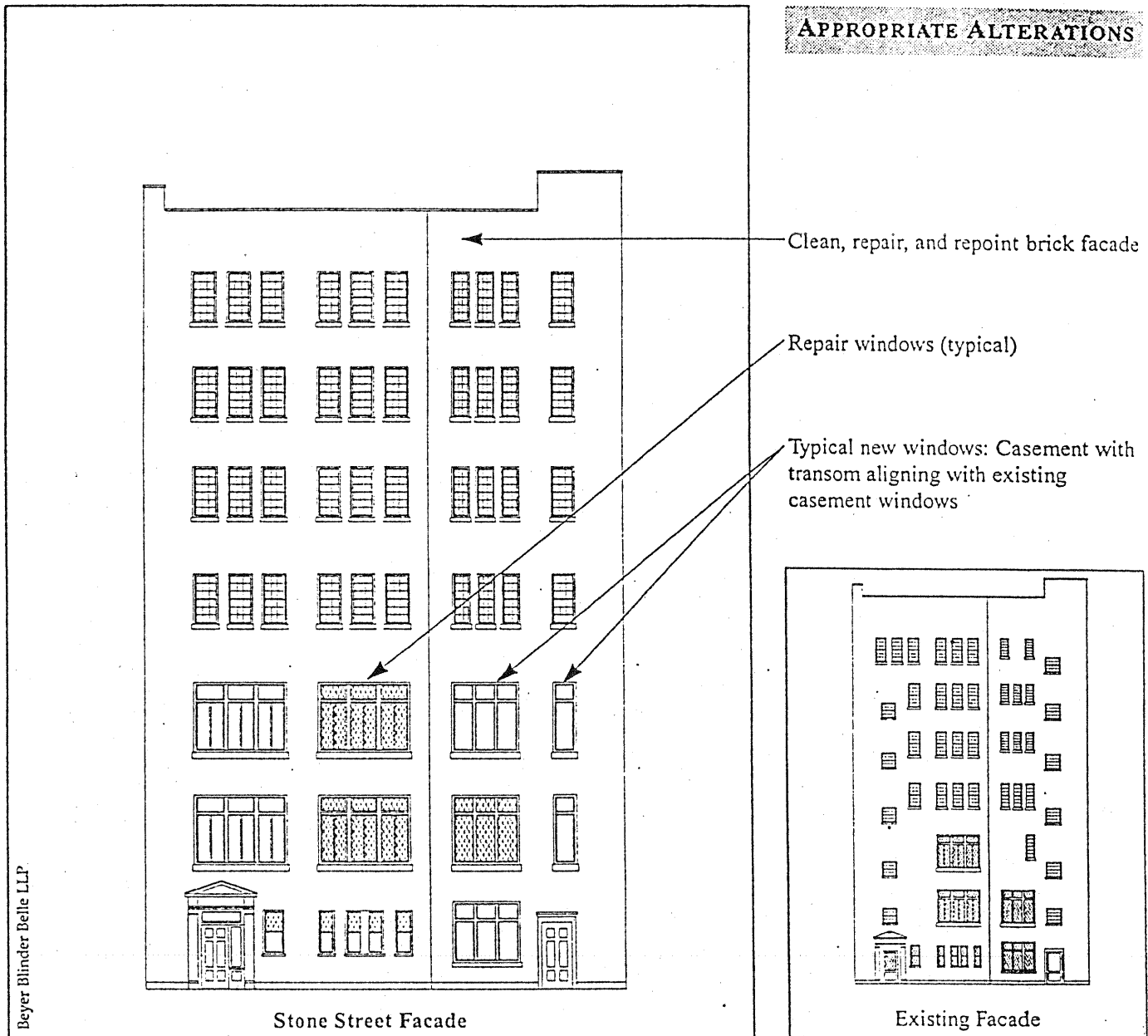
21-23 South William Street/45-47 Stone Street Block Hall

The Stone Street facade was designed as a rear or secondary facade, with a random arrangement of windows and a variety of window types based on the interior uses. The existing condition of this facade is good.

6

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS



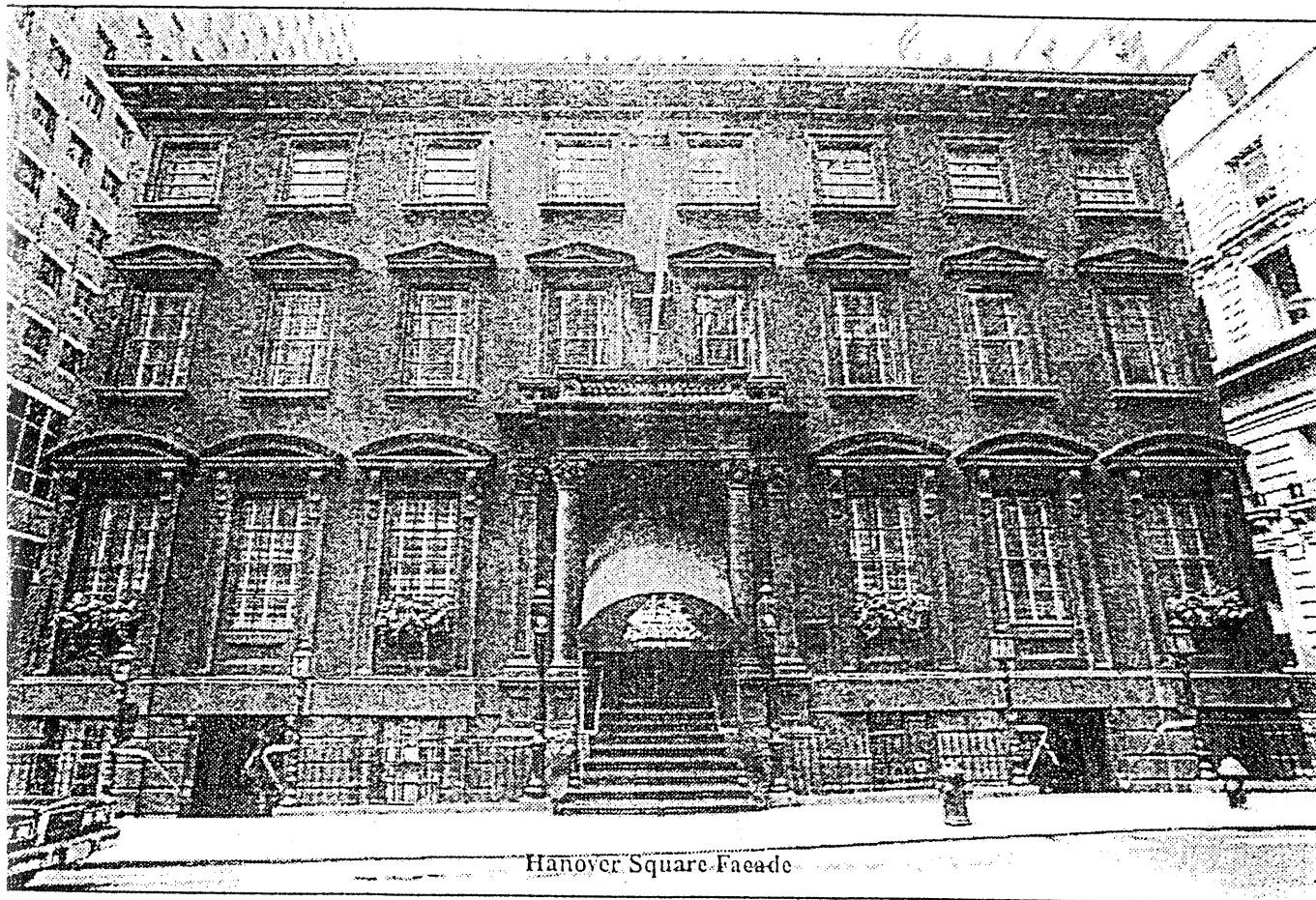
21-23 South William Street/45-47 Stone Street Block Hall

Recommended Alterations

This building's size and layout make it suitable for reuse as a residential building, which may require the installation of additional windows. An approved fenestration pattern is shown above. This illustration depicts the maximum number of new windows permitted. The actual number or placement of windows will depend on the design of the interior spaces. The new windows should be compatible in size, style, and arrangement with the existing windows.

STONE STREET MASTER PLAN

EXISTING CONDITIONS



Hanover Square Facade

7 1 Hanover Square/66 Stone Street/101 Pearl Street India House

Tax Block: 29

Tax Lot: 33

Date Built: 1851-1854

Architect: Unknown

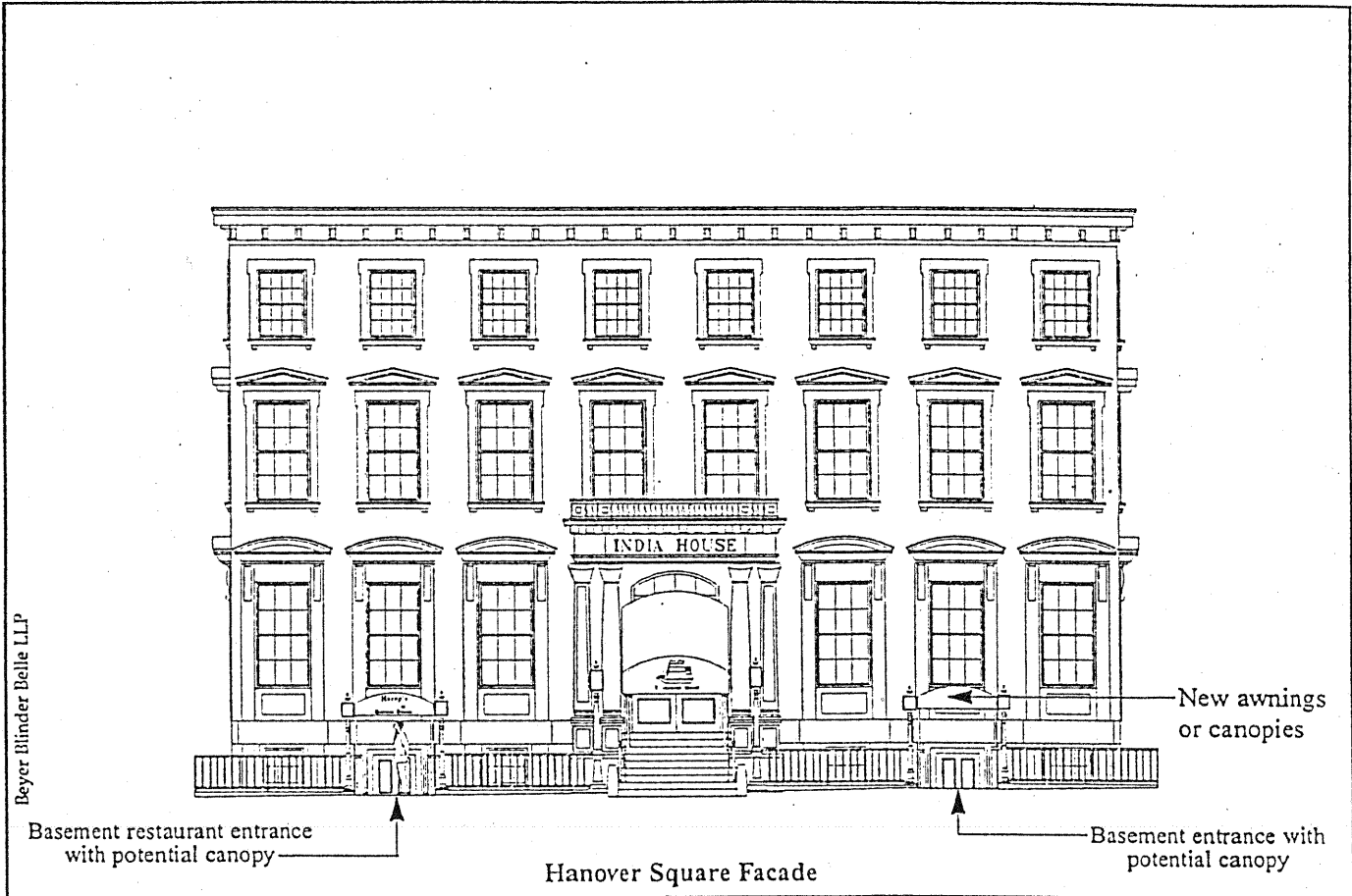
Original Use: Bank building

Present Use: Restaurant and
private club

Designated as an individual New York City Landmark in 1965, India House was built between 1851 and 1854 in a Renaissance Italian palazzo style for the Hanover Bank. Following the bank's occupancy, the building served as the home of the New York Cotton Exchange from 1872 to 1885. The building was renovated in 1914 for the India House club. Over the years the adjacent properties south of the building have been joined internally to accommodate expanded facilities. Historic photographs show that the building originally had a balustrade and a clock at the roof.

The New York Landmarks Conservancy holds a preservation easement on the India House facade; the easement was granted in 1981 as part of the transfer of the building's development rights to a nearby site. The easement enables the Conservancy to monitor the exterior building conditions and provide technical assistance and recommendations.

APPROPRIATE ALTERATIONS



1 Hanover Square/66 Stone Street/101 Pearl Street
India House

STONE STREET MASTER PLAN

EXISTING CONDITIONS

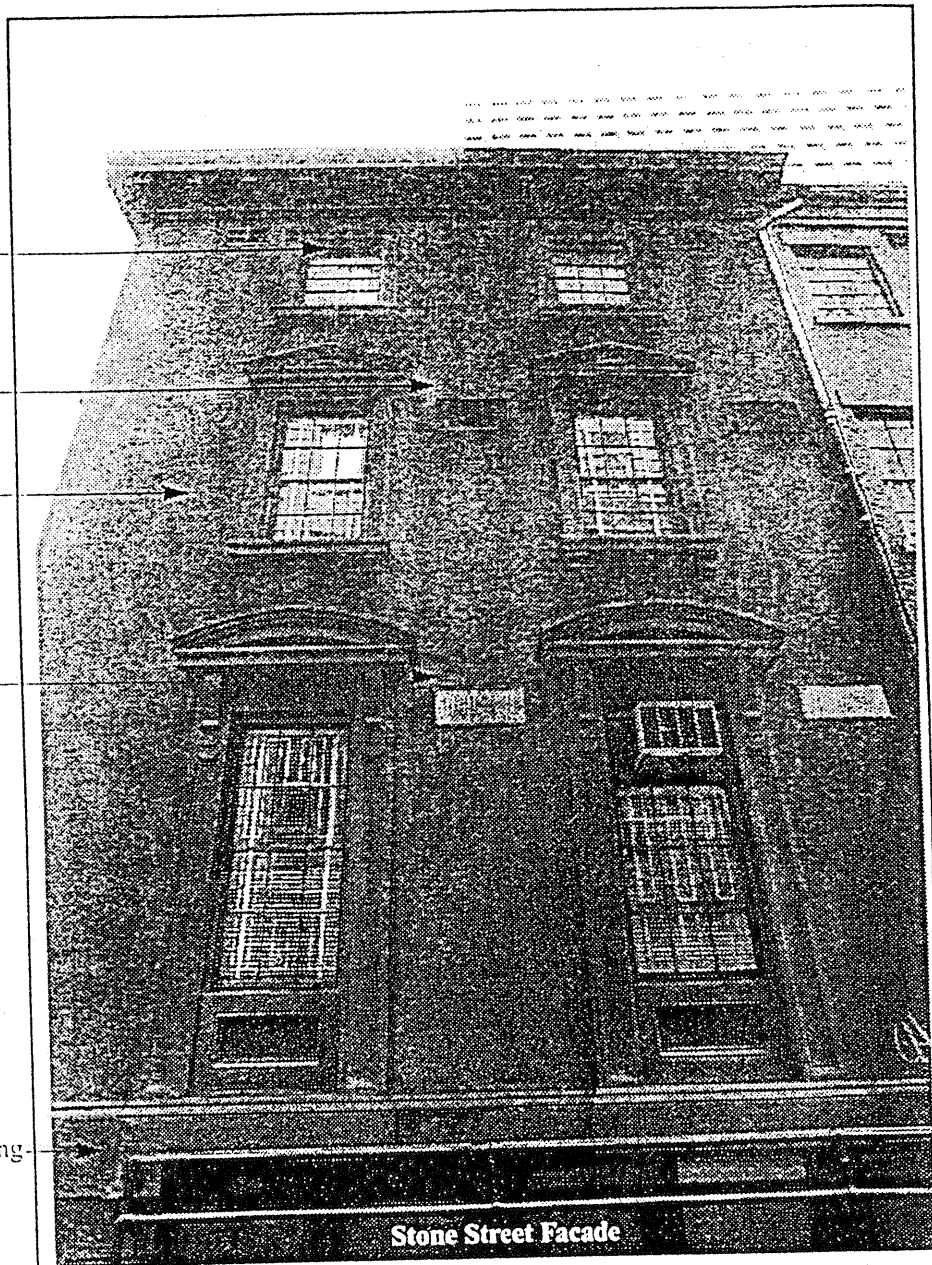
Modern fixed aluminum windows

Through-the-wall
air-conditioning units (typical)

Dark brown elastomeric wall
coating over brownstone facade

Patching at location of
removed through-the-wall
air conditioning units (typical)

Painted metal railing

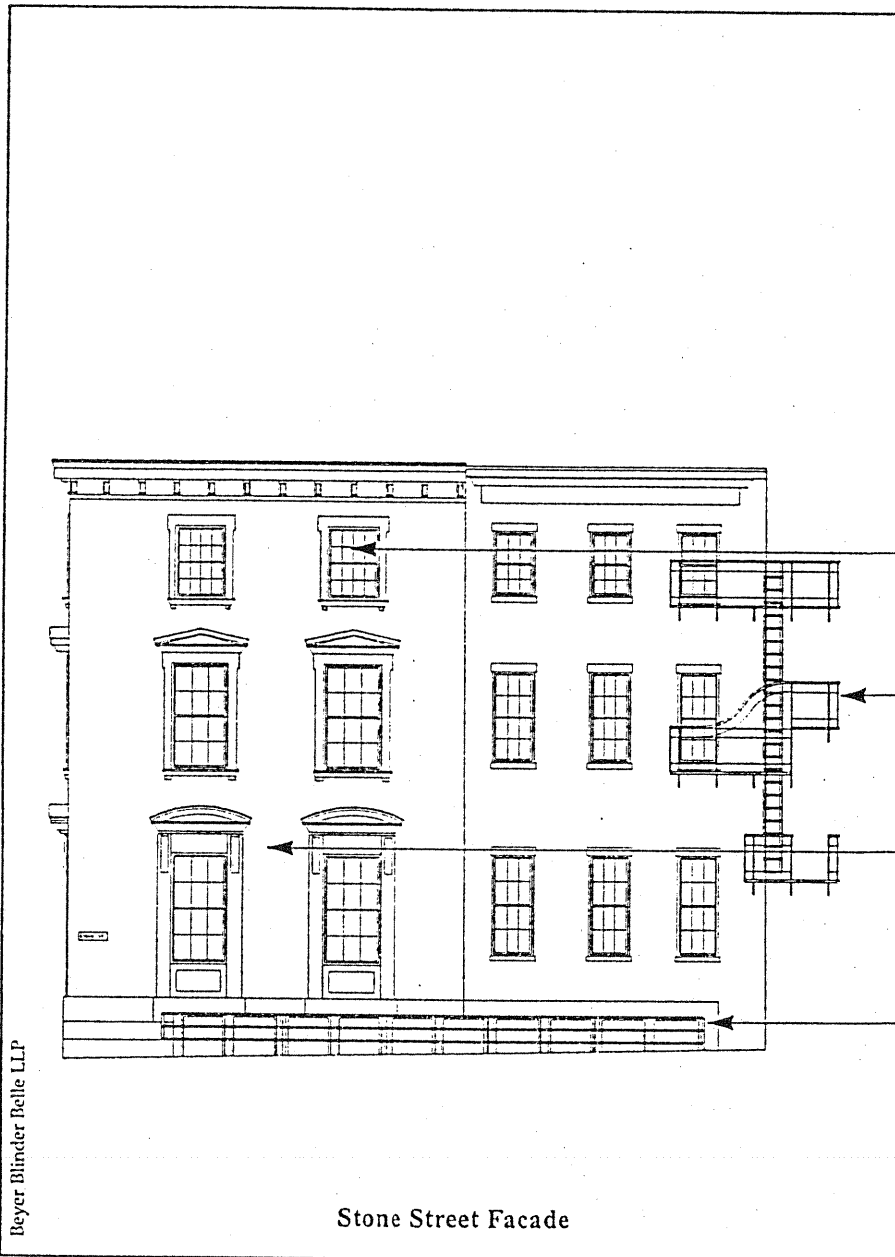


1 Hanover Square/66 Stone Street/101 Pearl Street India House

Alterations to the original facade include: applied dark brown elastomeric wall coating, removal of original parapet, installation of through-the-wall air-conditioning units, and replacement of the original double-hung wood windows. The existing condition of the exterior wall surface is poor.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS



Install new wood double-hung windows at third story

Repair and repaint historic fire escape

Remove through-the-wall air-conditioning units and patch facade (typical)

Scrape and repaint ironwork black

Stone Street Facade

1 Hanover Square/66 Stone Street/101 Pearl Street
India House

STONE STREET MASTER PLAN

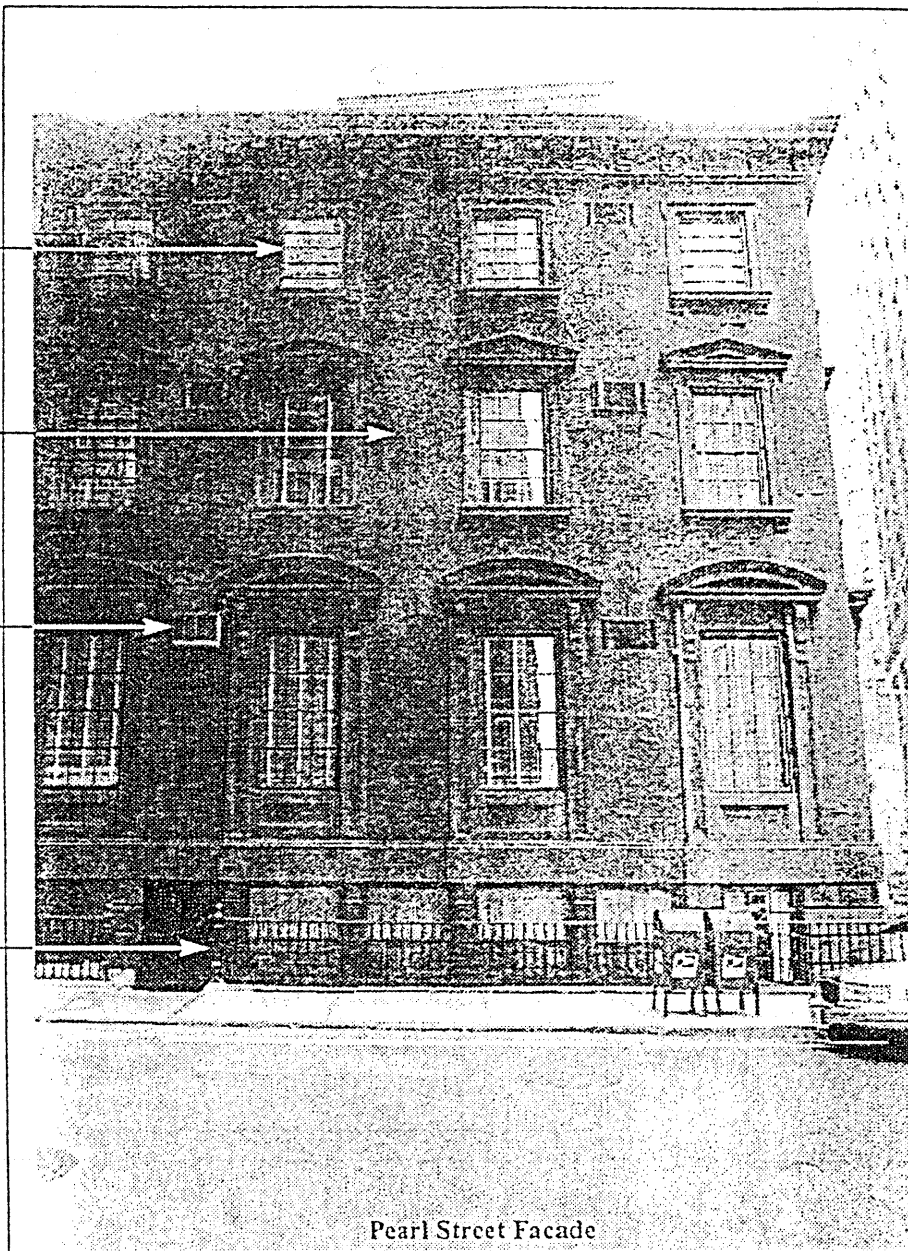
EXISTING CONDITIONS

Upper floor windows replaced
with fixed aluminum windows

Dark brown elastomeric wall coating
over original brownstone

Through-the-wall
air-conditioning units (typical)

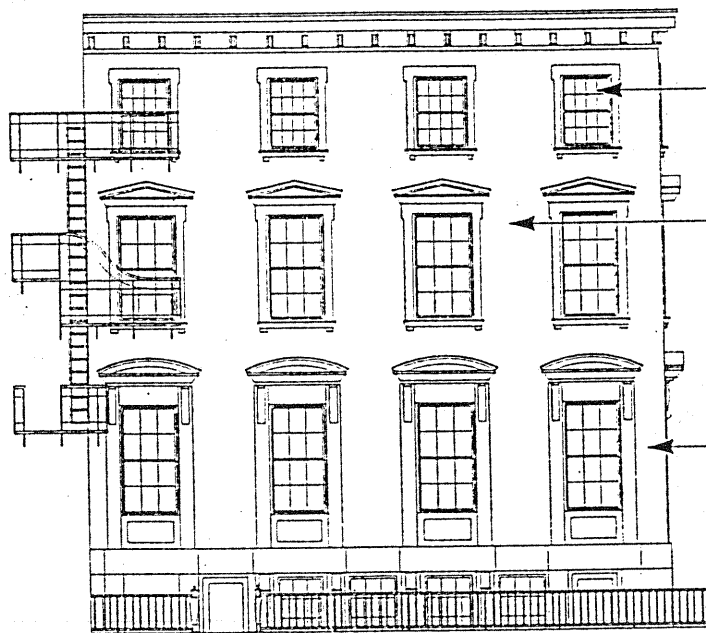
Ornamental painted metal railing with
finial posts at basement entrance



1 Hanover Square/66 Stone Street/101 Pearl Street India House

Alterations to the original facade include: applied dark brown elastomeric wall coating, removal of original parapet, installation of through-the-wall air-conditioning units, and replacement of original double-hung wood windows.

APPROPRIATE ALTERATIONS



Replace upper floor fixed windows with double-hung windows

Remove through-the-wall air-conditioning units and repair wall surface to match existing finish and color

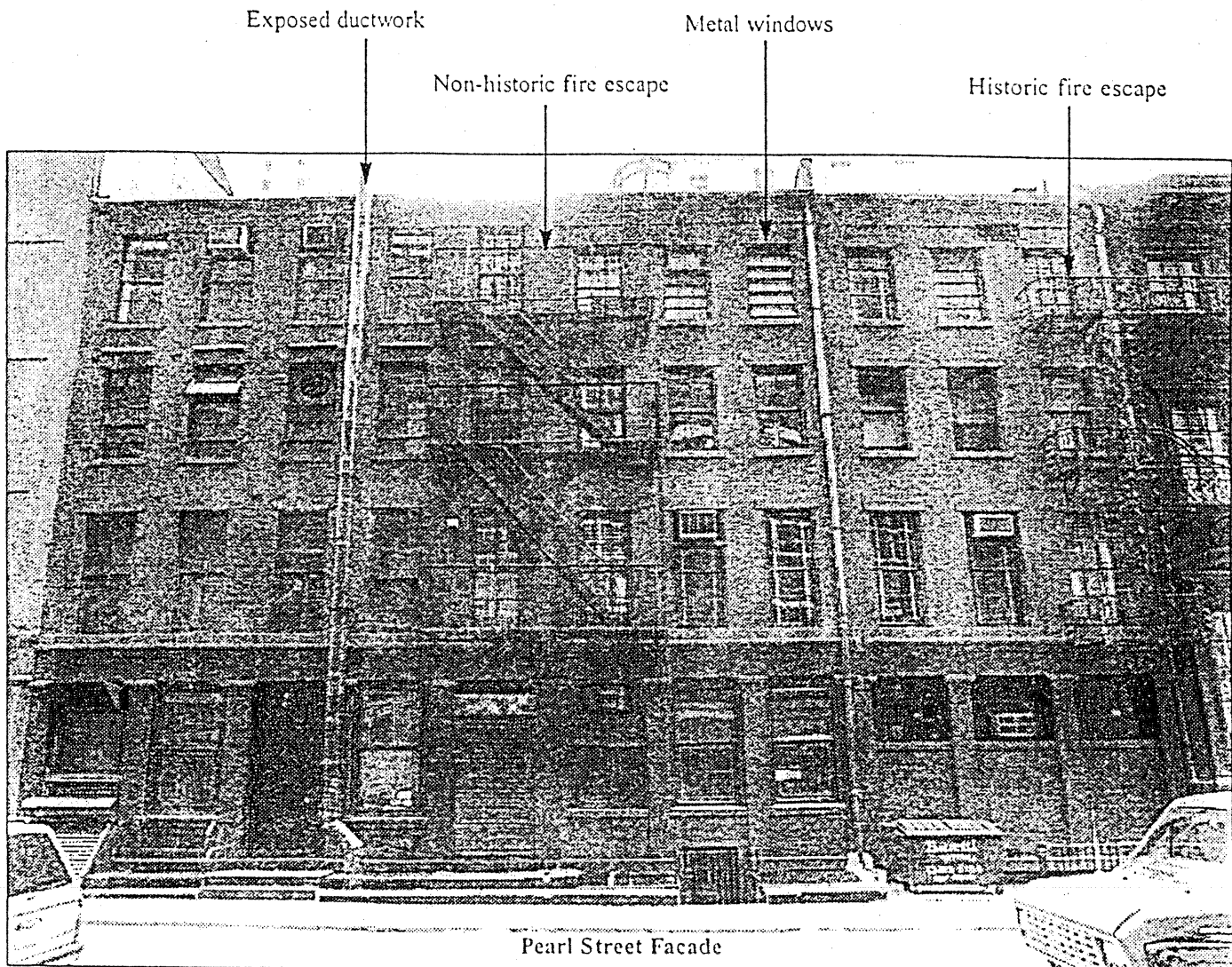
Repair exterior wall surface

Beyer Blinder Belle LLP

Pearl Street Facade

1 Hanover Square/66 Stone Street/101 Pearl Street
India House

EXISTING CONDITIONS



8

95-99 Pearl Street/60-64 Stone Street

Tax Block: 29

Tax Lot: 33

Date Built: 1836

Architect: Unknown

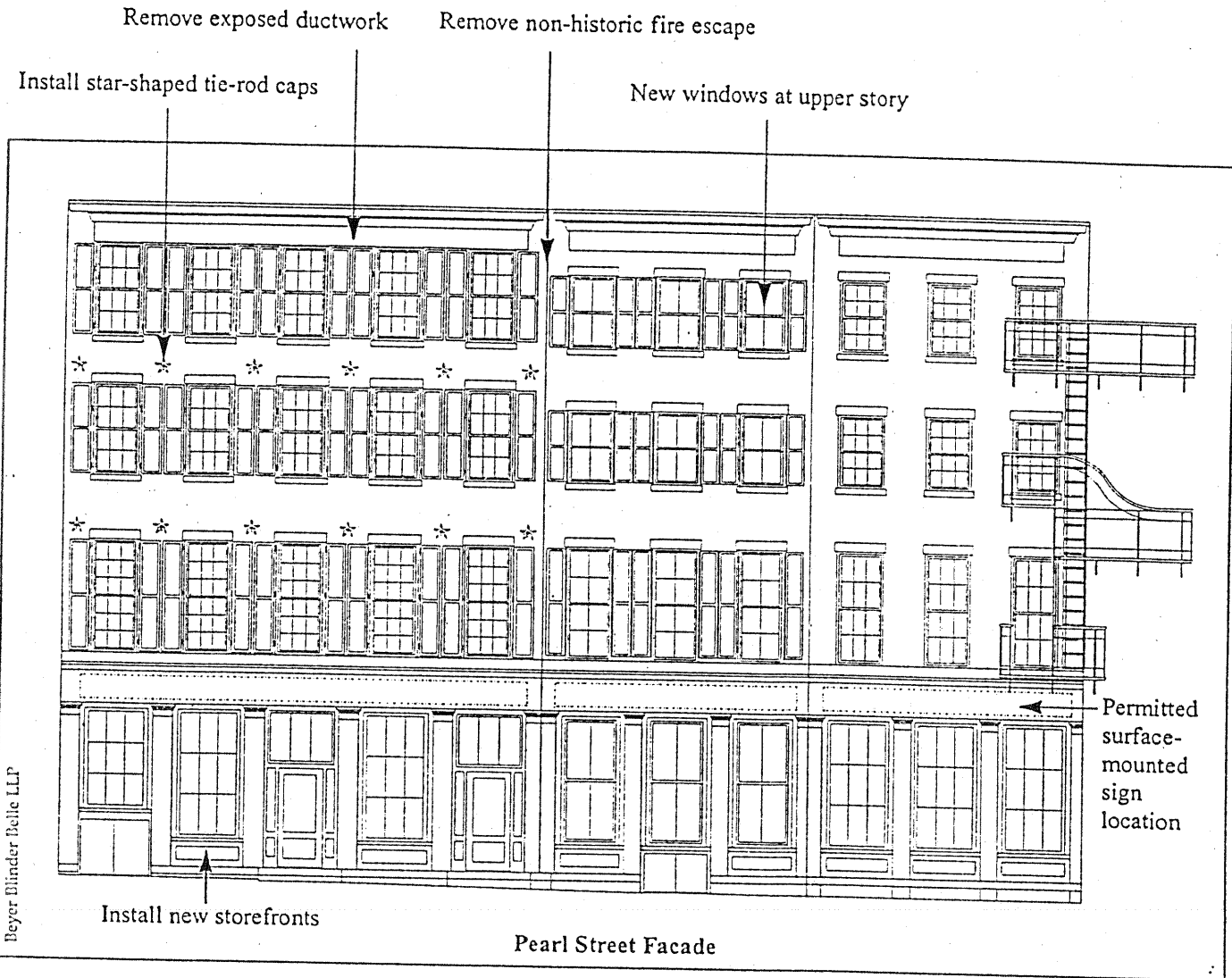
Original Use: Bank building

Present Use: Restaurant and private club

Once three separate structures, these buildings were joined together to accommodate the India House's tenant expansions. The buildings still retain their Greek Revival character with brick facades and cornices, stone sills, lintels and piers, and regular window openings.

The facades have been altered at the storefront level with the elimination of entranceways and the blocking of storefront windows. The wall surface has been painted a dark brown to match the India House, obscuring the original colors and materials of these buildings.

APPROPRIATE ALTERATIONS

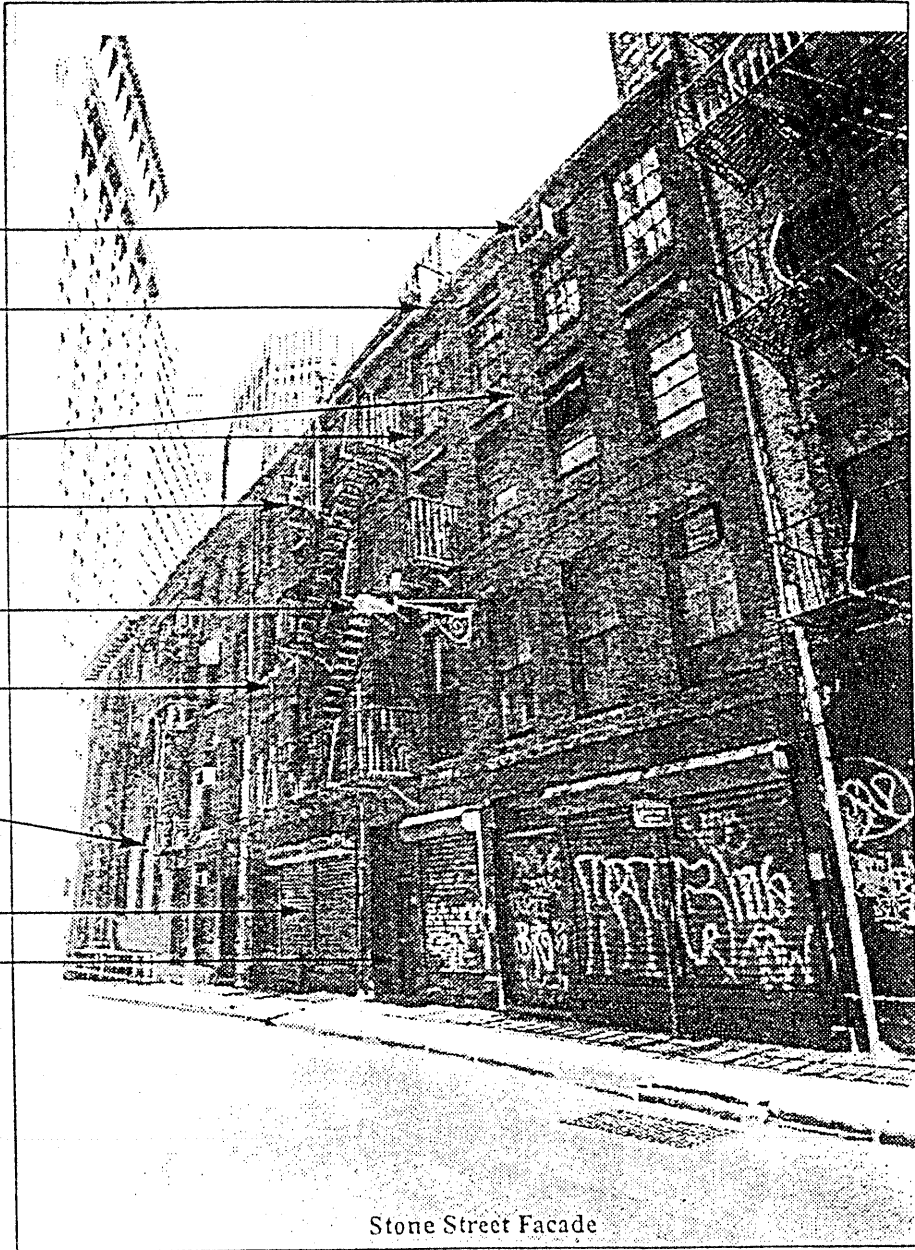


95-99 Pearl Street/60-64 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Window-mounted air-conditioning units
- Corbeled brick cornice
- Original window shutter pintles (hinges) and star-shaped tie-rods
- Painted metal fire escape
- Historic black painted metal 'Westchester bracket' streetlight (altered)
- Painted brick facade
- Historic metal sign bracket
- Security grilles and housing
- Altered original wood paneled doors



Stone Street Facade

8

95-99 Pearl Street/60-64 Stone Street

Once four separate structures, these buildings were joined together to accommodate the India House's tenant expansions. The facade has been painted a dark brown to match the India House, obscuring the original masonry colors. Similar to the Pearl Street side, the facades have been altered at the storefront level: the entranceways have been eliminated and the storefront windows have been blocked.

A historic and very rare "Westchester bracket" street light is mounted on this facade of the building.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS

Repair existing historic
fire escape

Repair existing historic
Westchester light bracket



5-99 Pearl Street/60-64 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

Brick chimney visible from the street

Painted metal fire escape

Original window shutter
pintles (hinges)

Altered windows at fire
escape landings

Painted brick facade

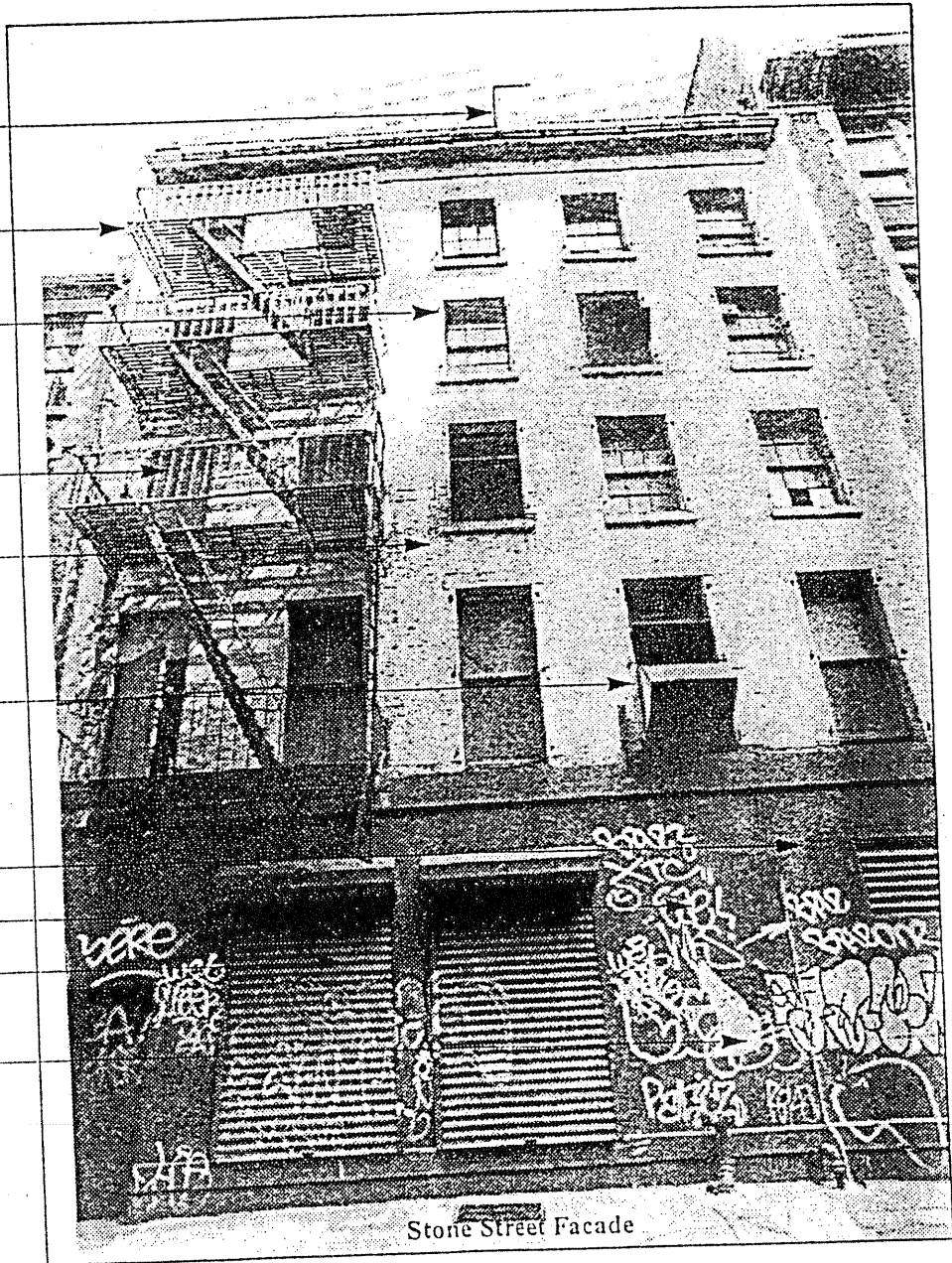
Exposed venting in
window openings (typical)

Remnants of original granite piers

Modern masonry infill

Security grilles and exposed housing

Graffiti



Stone Street Facade

9

91-93 Pearl Street/58 Stone Street

Tax Block: 29

Tax Lot: 29

Date Built: 1836-1837

Architect: Unknown

Original Use: Store and loft building

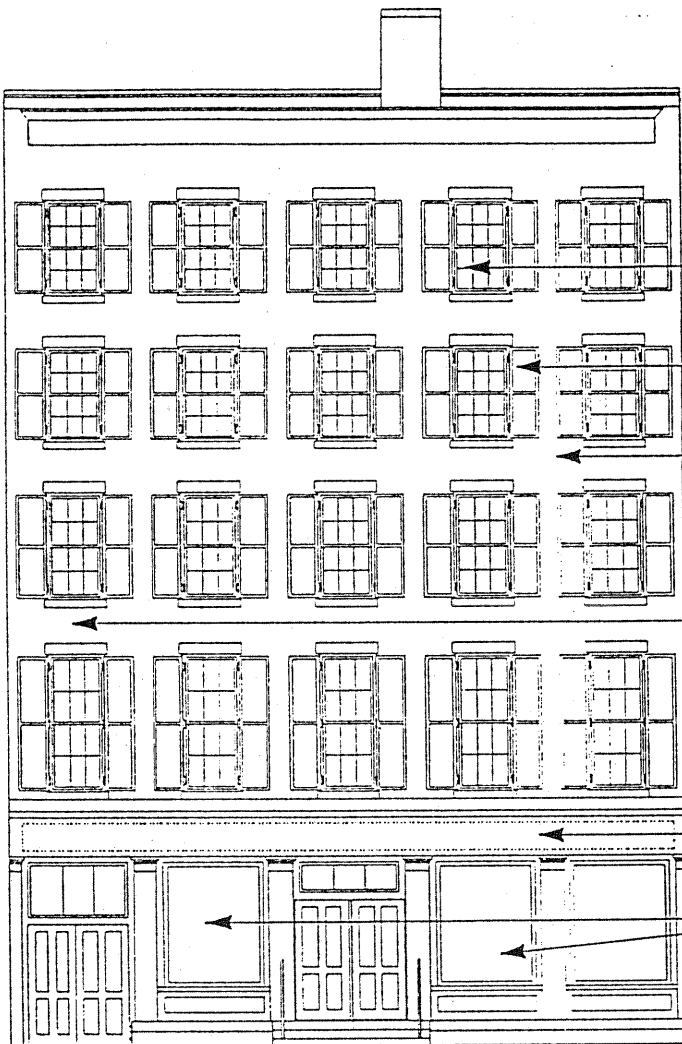
Present Use: Restaurant

The building has retained its Greek Revival character on the upper stories but the storefront level has been extensively altered. The building has five window bays on the Stone Street facade and four on the Pearl Street facade. A fire escape, exposed security grille housing, and vents detract from the building's appearance.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS

Beyer Blinder Belle LLP



Stone Street Facade

Repair and replace double-hung windows as necessary

Install new painted metal shutters

Remove paint and repair brick and stone facade

Remove fire escape and repair wall

Permitted surface-mounted sign location

Remove security grilles, restore granite piers, and install new storefront

91-93 Pearl Street/58 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

addition and modern metal lining visible from street level

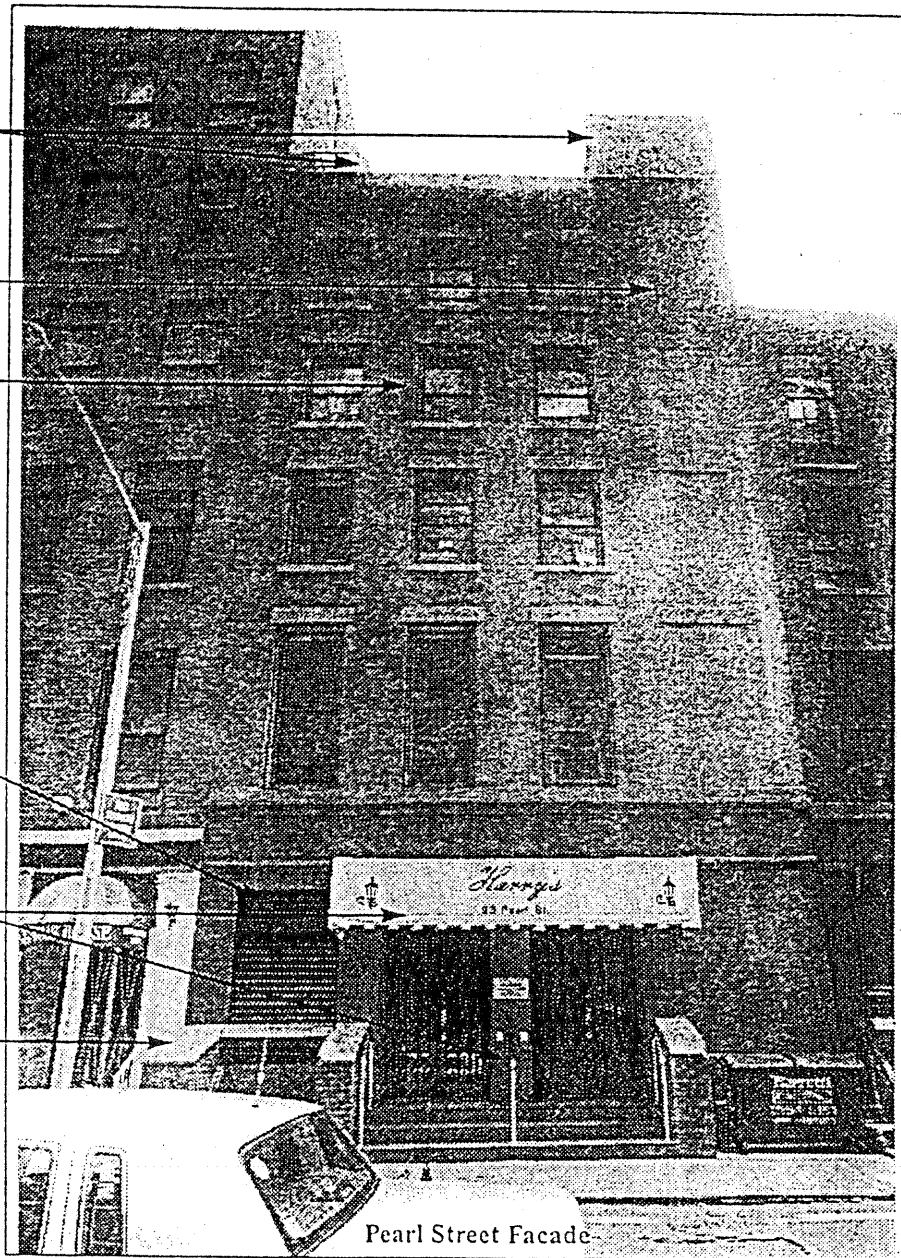
blocked window openings along entire end bay

Stuccoed facade

Louvered window opening

Modern tiled entrance stairs; metal railings and awning

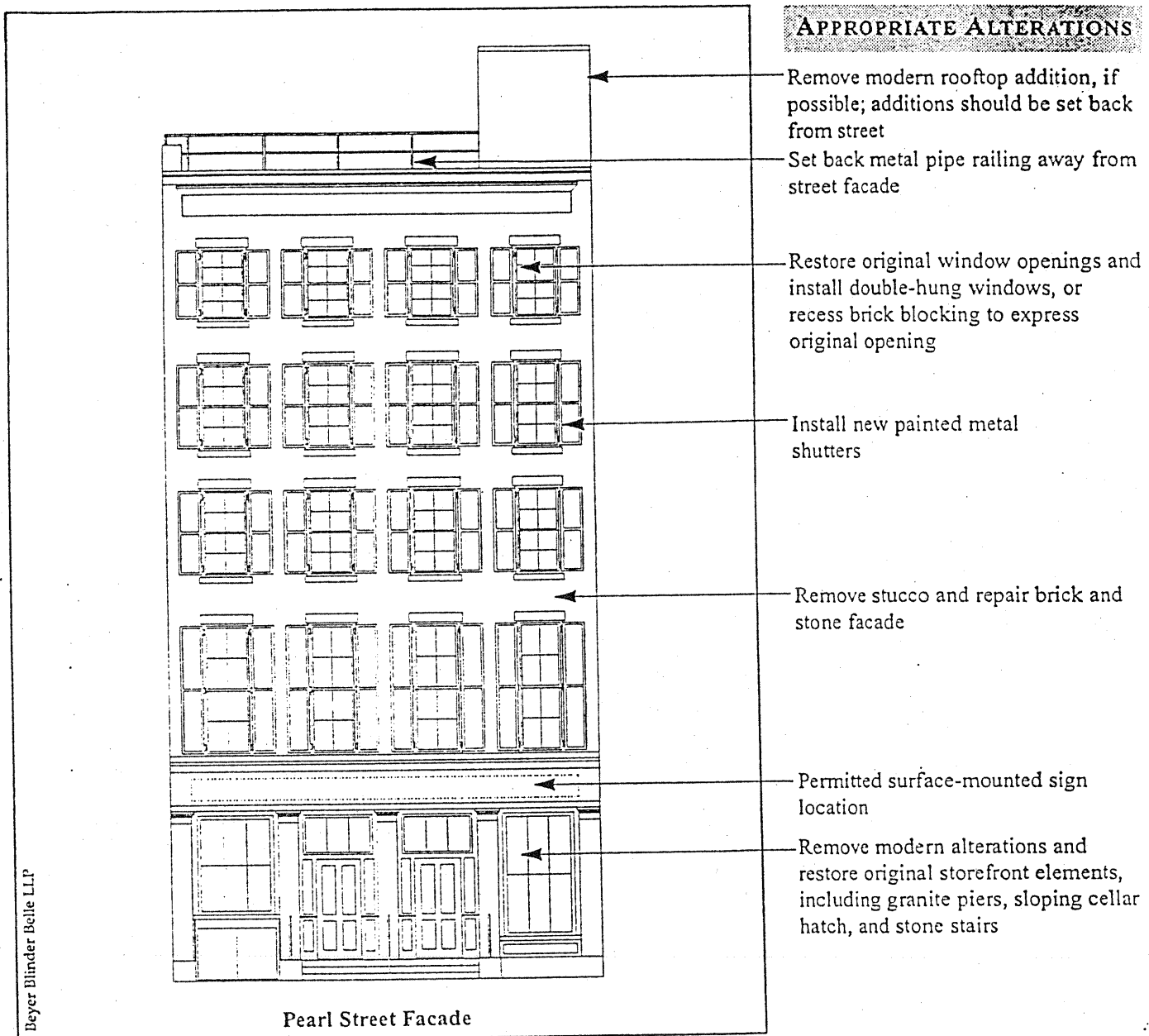
Modern brick wing walls at cellar and entrance stairs



91-93 Pearl Street/58 Stone Street

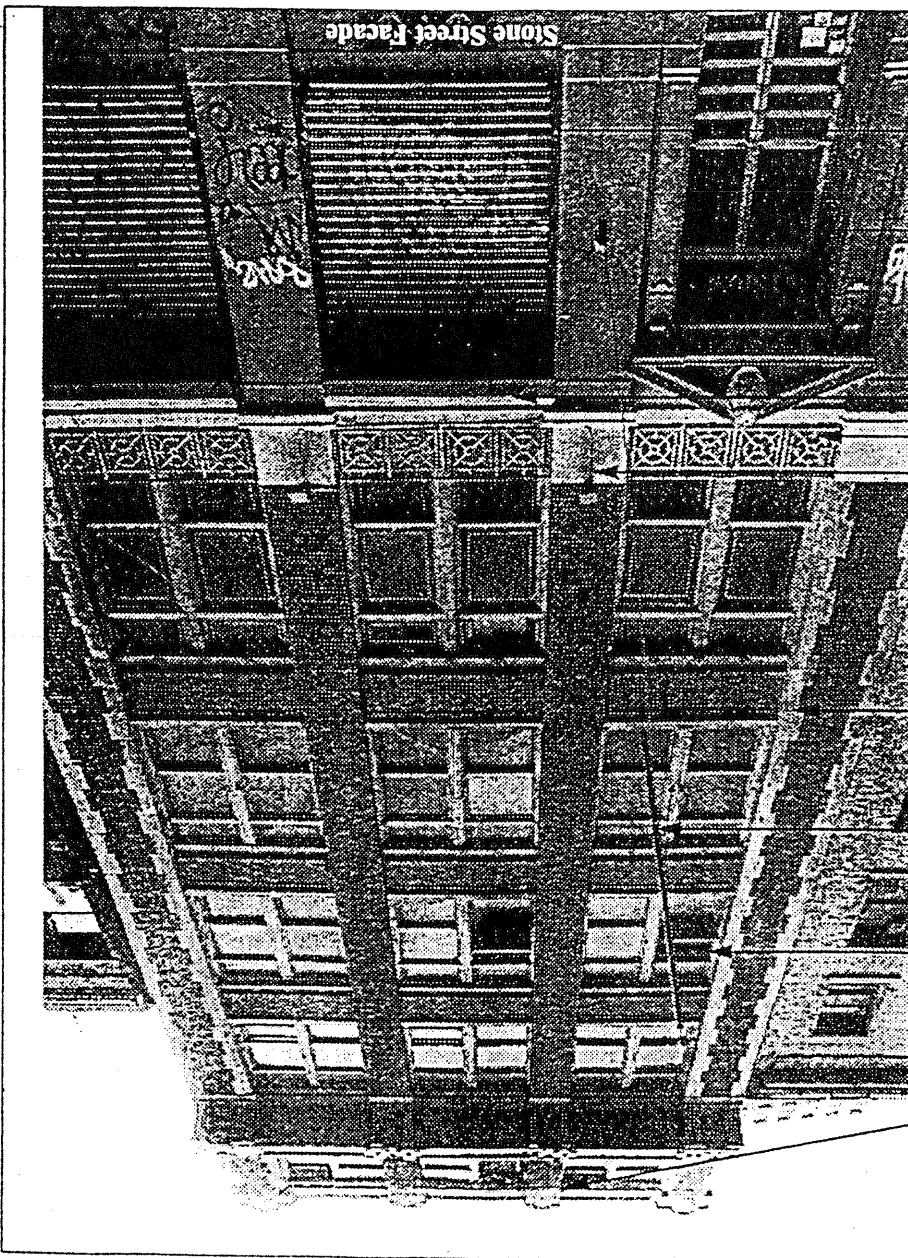
Modifications to this facade over the years include new brick wing walls at the secondary entrance to the ground floor commercial space. The northern end bay of windows has been blocked and a new roof bulkhead is visible from the street level. The original brick facade has been stuccoed over.

STONE STREET MASTER PLAN



10

87-89 Pearl Street/54 Stone Street



- Cracks indicating structural movement of parapet
- Altered original windows
- Modern metal flagpole
- 1919 brick and limestone facade
- Flood lights and exposed conduit
- Historic ironwork
- Exposed security grille housing
- Modern entrance doors
- Paint and graffiti-marred stone piers

EXISTING CONDITIONS

Tax Block: 29 Tax Lot: 27

Date Built: 1836; 1893 Alt.; 1919 Alt.

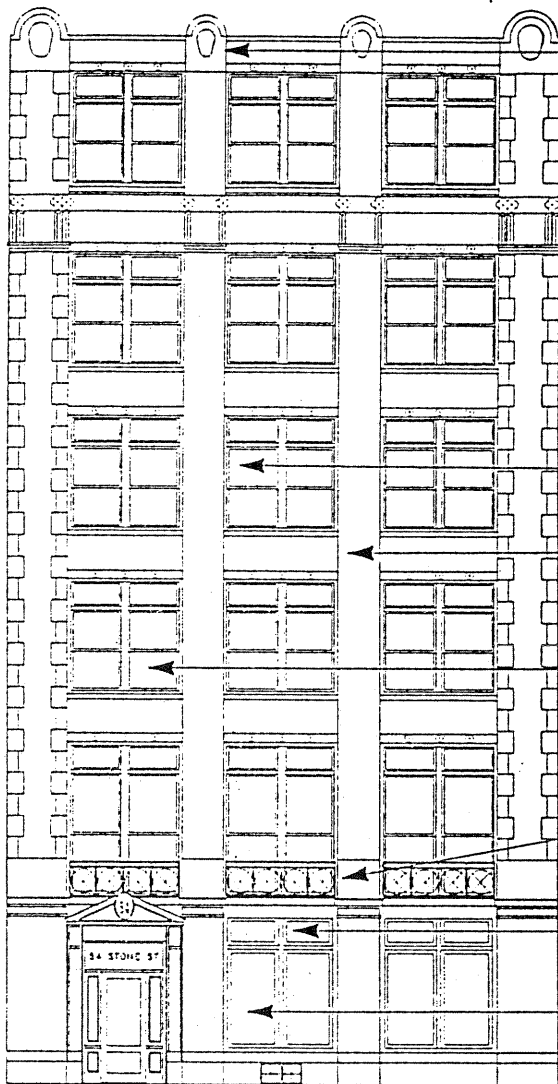
Architect: Jordan & Giller, 1893 Alt.; A.C. Jackson, 1919 Alt.

Original Use: Store and loft building

Present Use: Restaurant

Following the fire of 1835, John Steward, Jr., a merchant, erected two four and one-half story buildings which he later converted, in 1871, for office use. In 1893, Mary E. Armitage united the two buildings and added floors to make a six-story building.

In 1919, Percy Chubb bought and altered the property to accommodate his marine underwriters firm. The Stone Street facade was rebuilt in the neo-Renaissance style while the Pearl Street facade was not renovated as extensively. These alterations by architect A.C. Jackson still remain today. More modern alterations have since occurred at the storefront level on both street facades.



Stone Street Facade

APPROPRIATE ALTERATIONS

Investigate structural movement of parapet; repair as necessary

Restore windows

Remove paint at lower floors and clean entire brick and limestone facade

Remove modern metal flagpole

Remove flood lights and exposed conduit

Remove exposed security grille housing

Install new compatible entrance doors and storefront windows

87-89 Pearl Street/54 Stone Street

ONE STREET MASTER PLAN

EXISTING CONDITIONS

cornice removed with addi-
non-matching brick parapet

Window-mounted
air-conditioning units

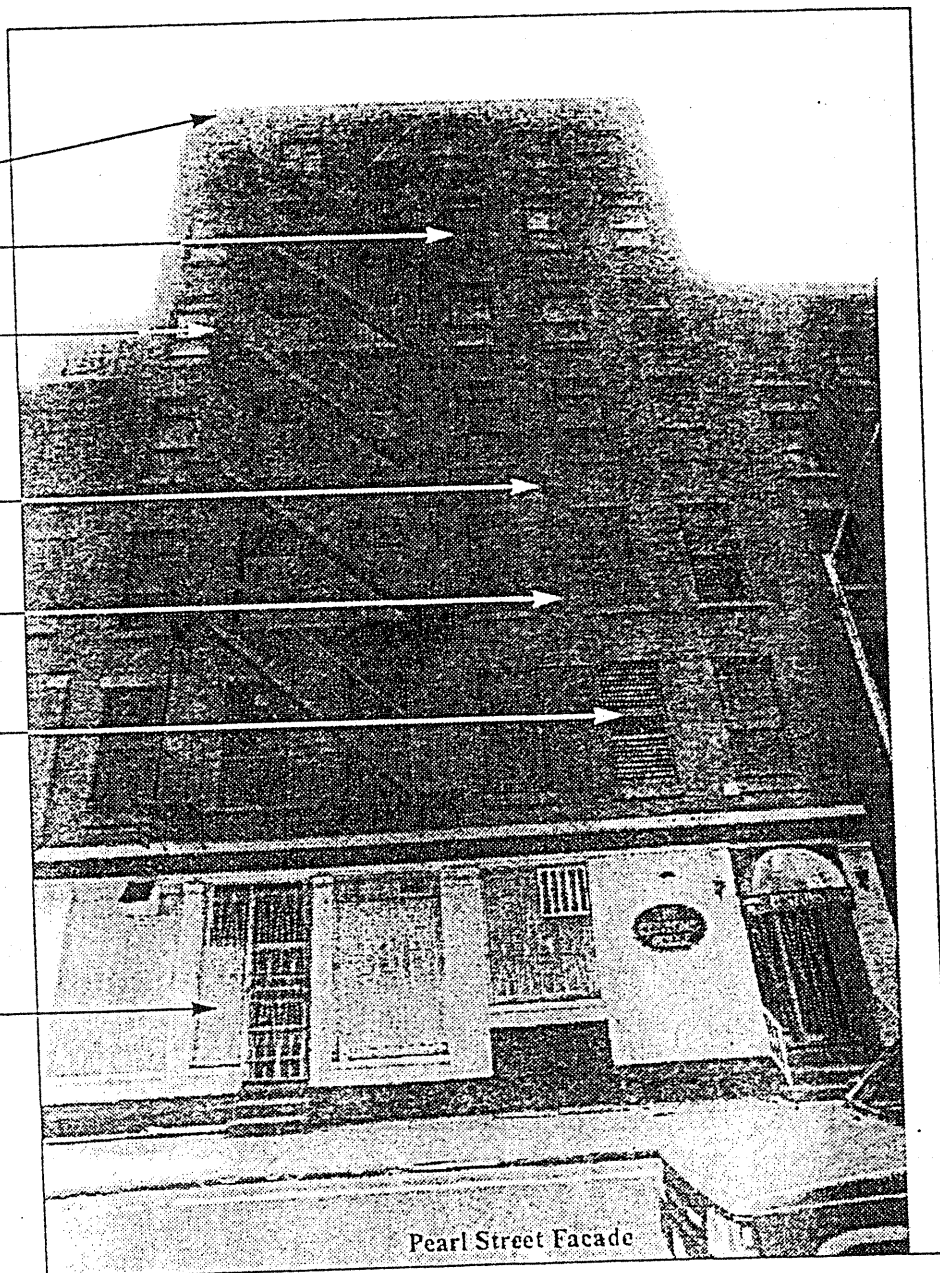
Painted metal fire escape

Existing tie-rods without
star-shaped plates

Painted brick facade

Louvered window opening

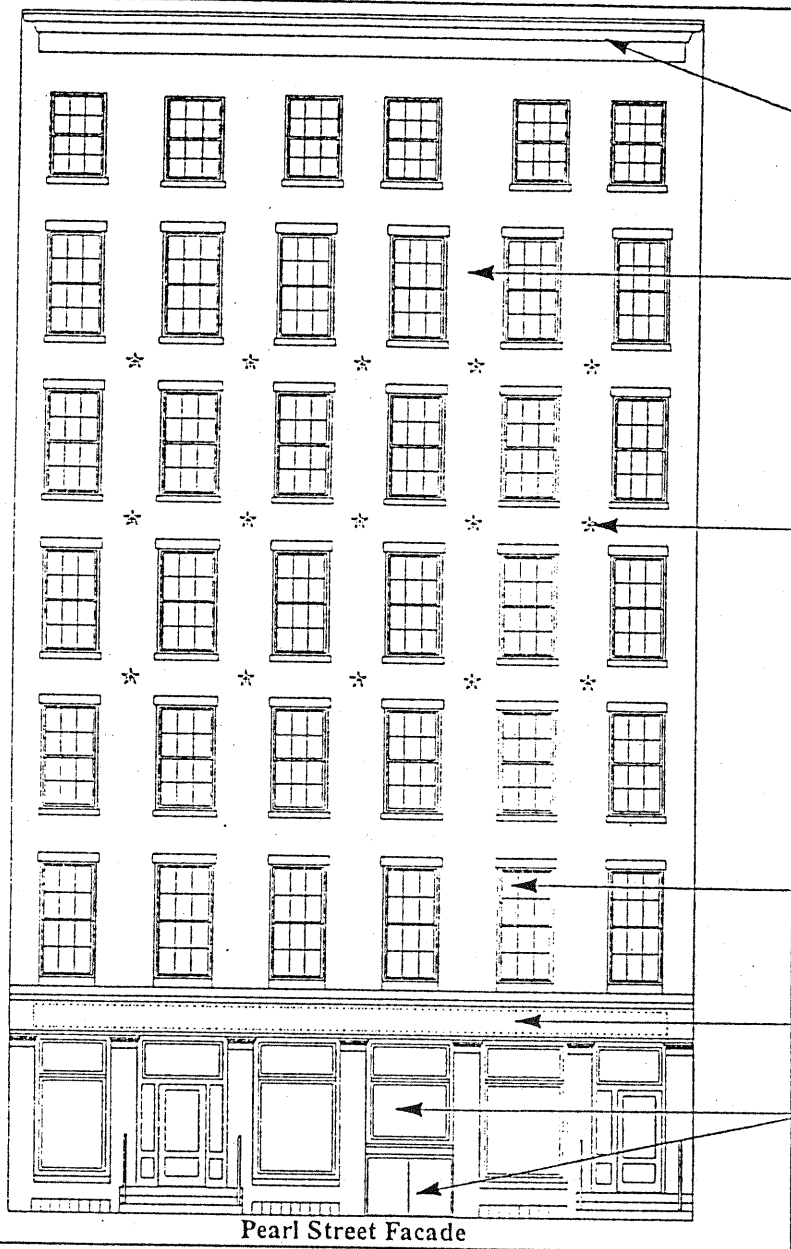
Extensive storefront alterations



89 Pearl Street/54 Stone Street

This facade retains some of its original facade elements but extensive alterations at the storefront level have eliminated much of its original Greek Revival character. The 1919 alteration included adding a seventh floor with window openings not aligned with the lower floor windows. The existing condition of the facade is good.

STONE STREET MASTER PLAN



APPROPRIATE ALTERATIONS

Replace missing cornice

Remove paint and clean and repair entire facade

Install star-shaped tie-rod plates

Remove louvers and vents; double-hung windows in accordance with Window Guidelines

Permitted surface-mounted sign location

Install new storefront and cellar access

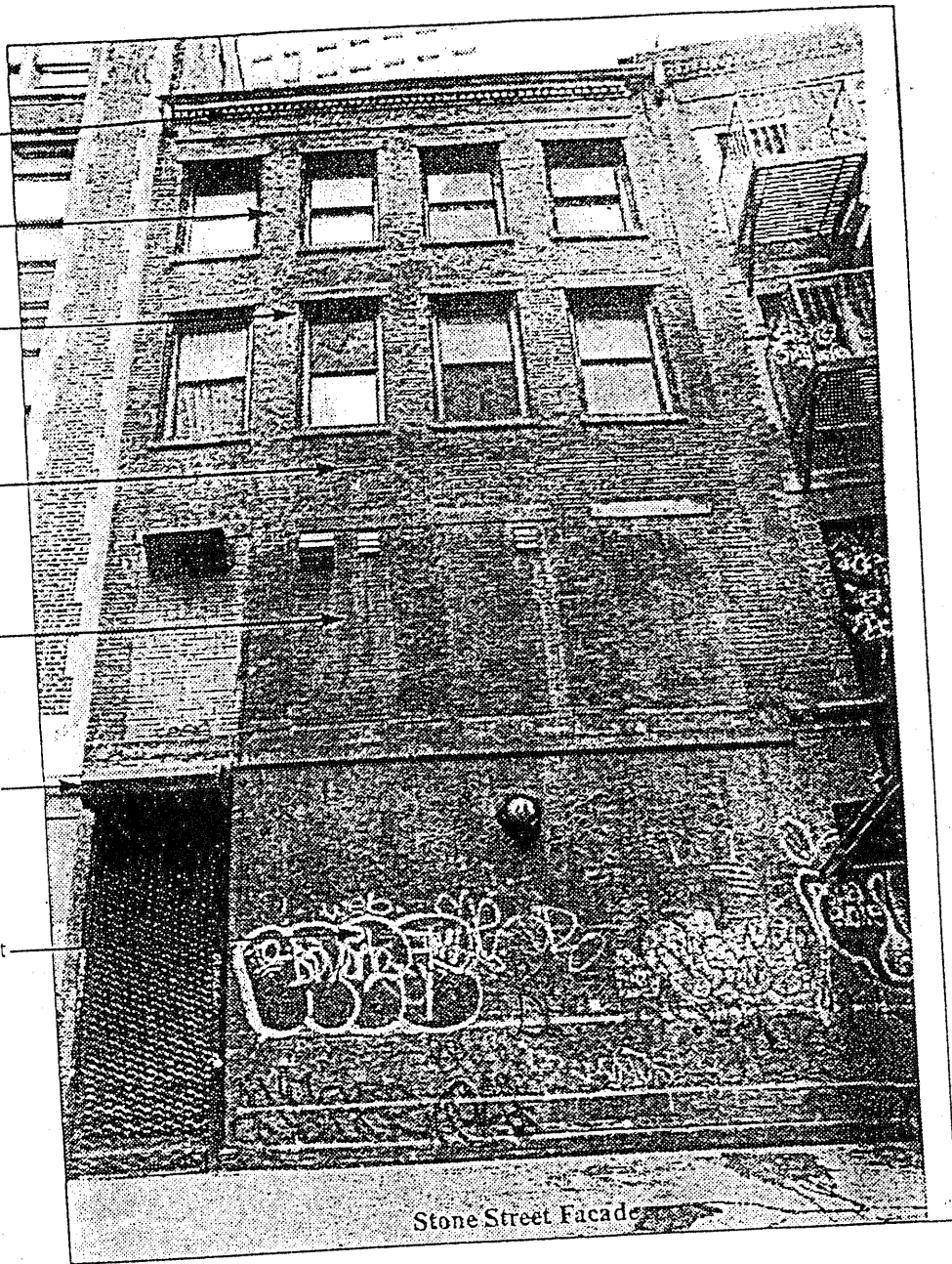
Pearl Street Facade

9 Pearl Street/54 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Denticulated brick cornice
- Damaged brick (typical)
- Original window shutter pintles (hinges)
- Painted and soiled facade
- Blocked window openings with vents
- Exposed security grille and housing
- Blocked and stuccoed storefront



11

85 Pearl Street/52 Stone Street

Tax Block: 29

Tax Lot: 25

Date Built: 1836

Architect: Unknown

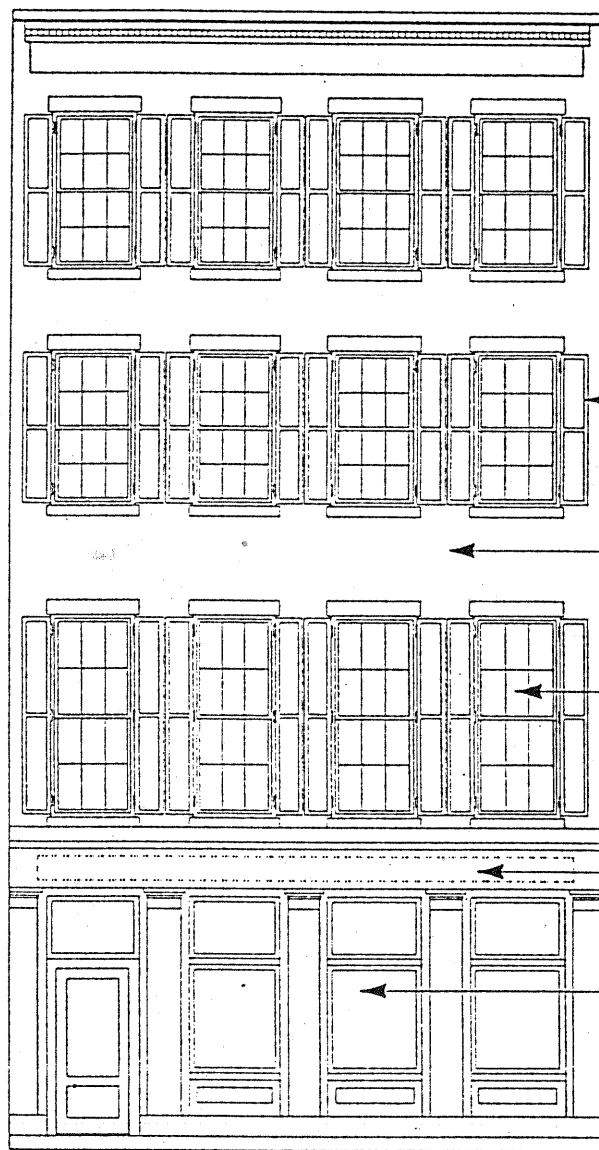
Original Use: Store and loft building

Present Use: Vacant

In 1836, George Suckley and attorney Rutzen Suckley built this structure as a store and loft building. A drygoods firm and a hardware firm have occupied the building. The Suckley family retained ownership of the lot well into the twentieth century. In 1969, this building and the adjacent building, 83 Pearl Street, were joined from the interior. The original Greek Revival character remains on the upper floors, but the storefront has been extensively altered.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS



Install new painted metal shutters

Clean and repair damaged brick facade

Restore original window openings and install double-hung windows

Permitted surface-mounted sign location

Install new storefront; probe for original materials beneath existing stucco

Stone Street Facade

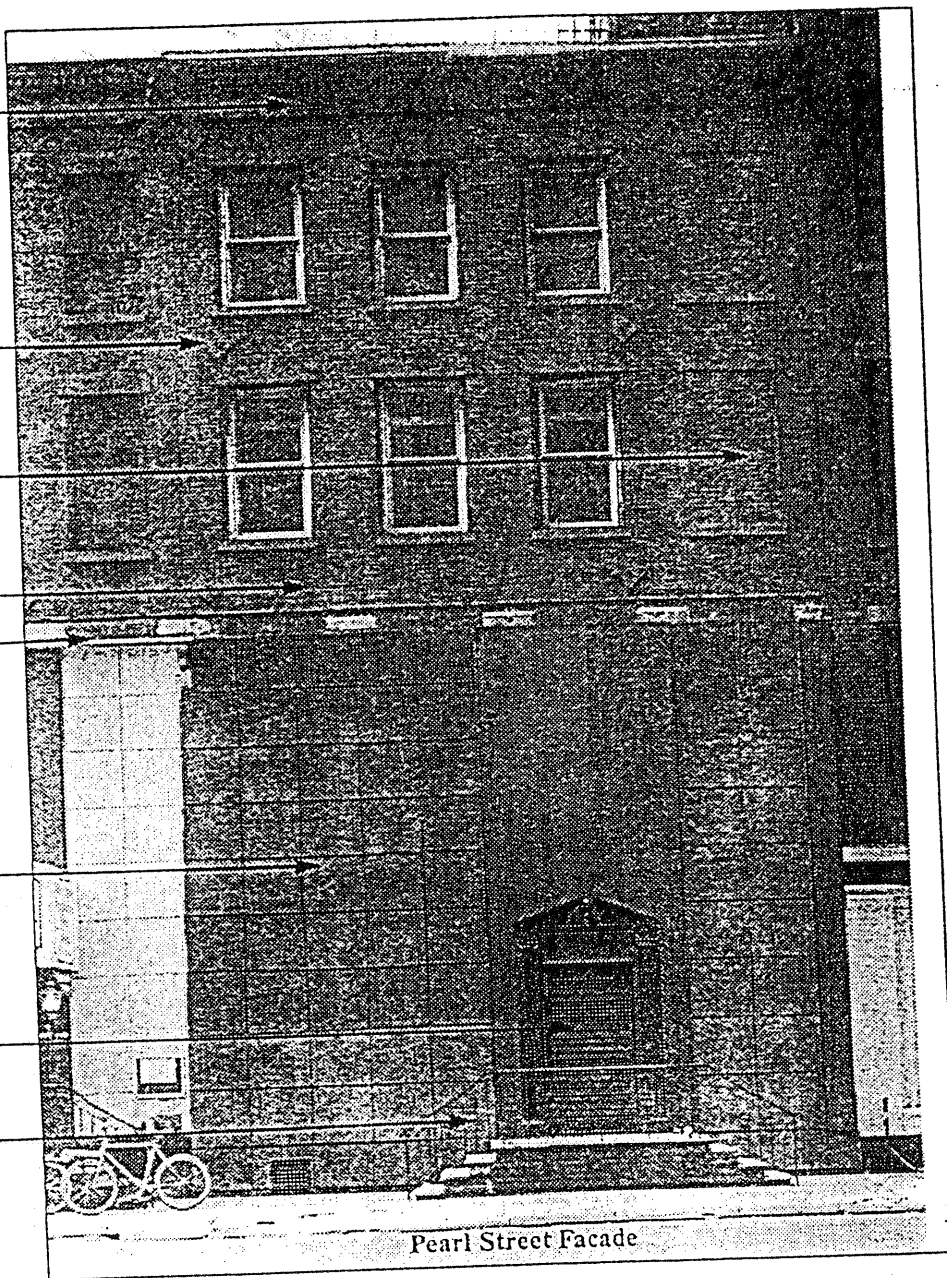
Beyer Blinder Belle LLP

85 Pearl Street/52 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Brick cornice
- Diamond-shaped tie-rod plates
- Blocked window openings
- Flemish-bond brick facade
- Original stone window lintels
- Modern scored stucco and metal facade with original window openings blocked
- Modern colonial style entranceway with security shutter at door
- Modern brick stairs with railing



85 Pearl Street/52 Stone Street

The original Greek Revival character remains only on the upper two floors. The lower two floors and storefront entrance have been extensively altered.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS

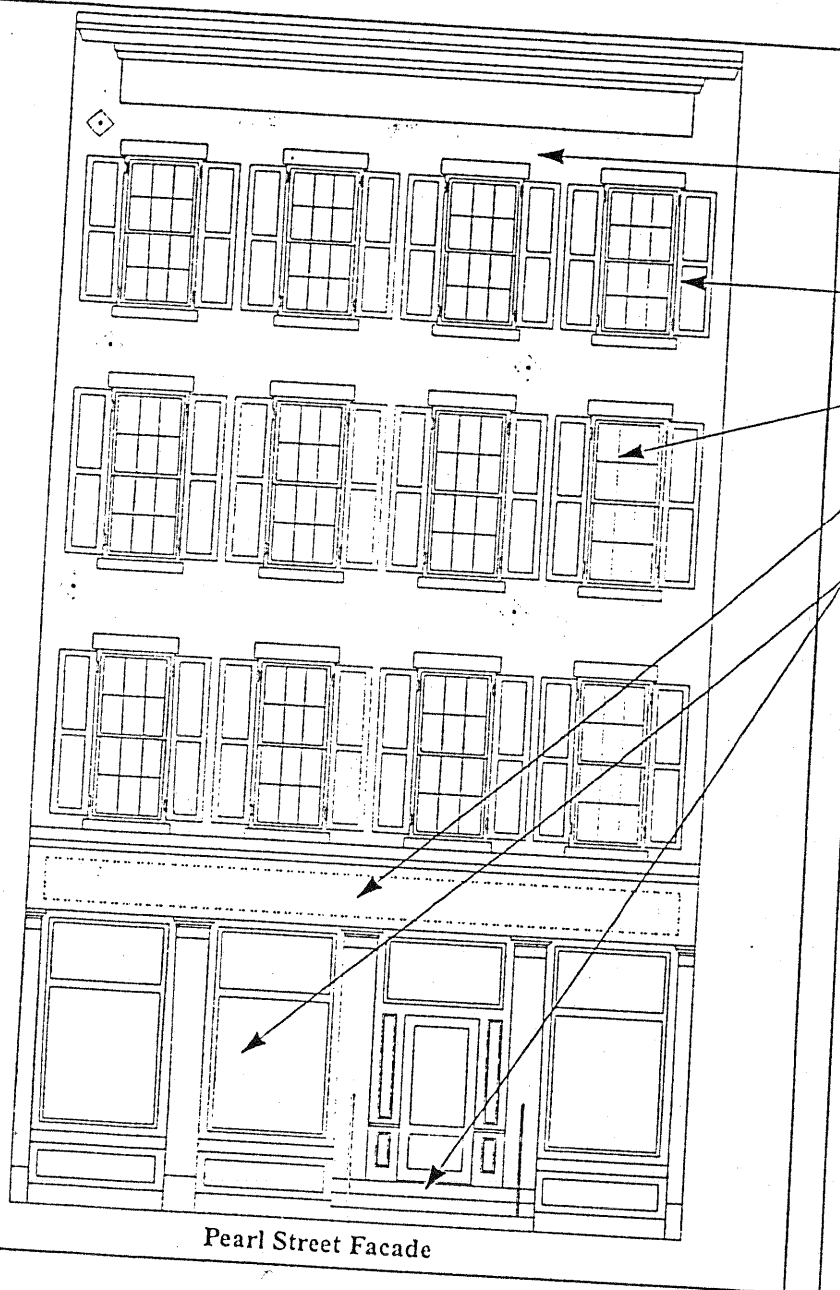
Clean and repair brick facade

Replicate missing metal window shutters

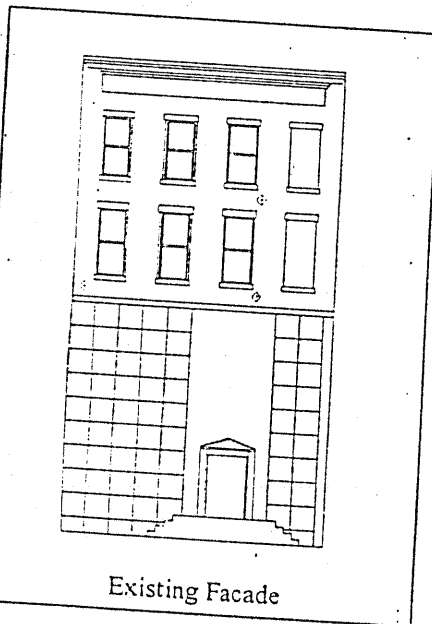
Restore original window openings and install double-hung windows

Permitted surface-mounted sign location

Install new storefront; remove existing stairs and replace with stone/metal stairs parallel with street and building facade



Pearl Street Facade



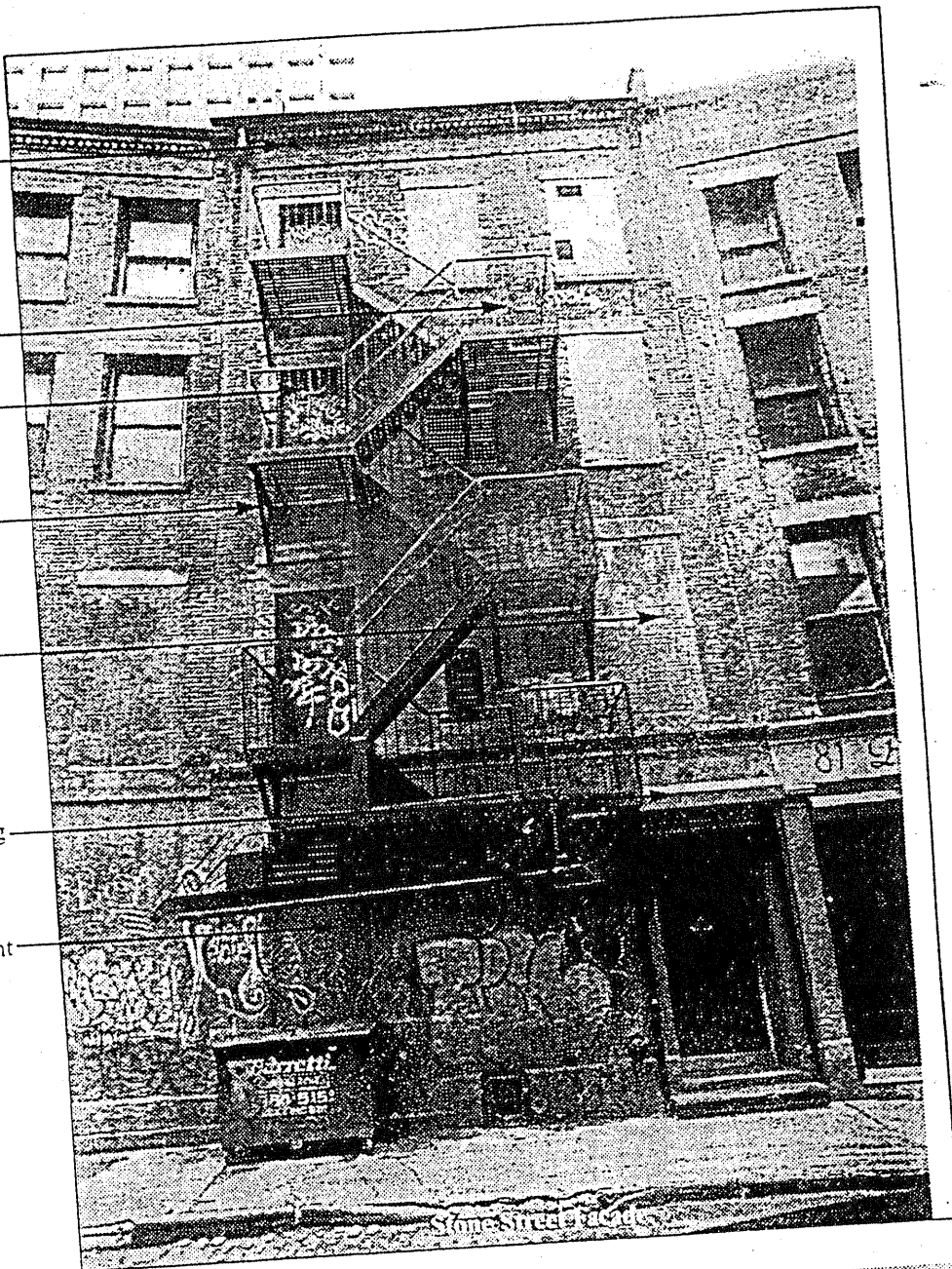
Existing Facade

Pearl Street/52 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Denticulated brick cornice
- Square-shaped tie-rod plates
- Altered window openings
- Metal fire escape
- Blocked window openings with vents (typical)
- Security grille and exposed housing
- Modern stuccoed storefront



83 Pearl Street/50 Stone Street

12

Tax Block: 29

Tax Lot: 25

Date Built: 1836

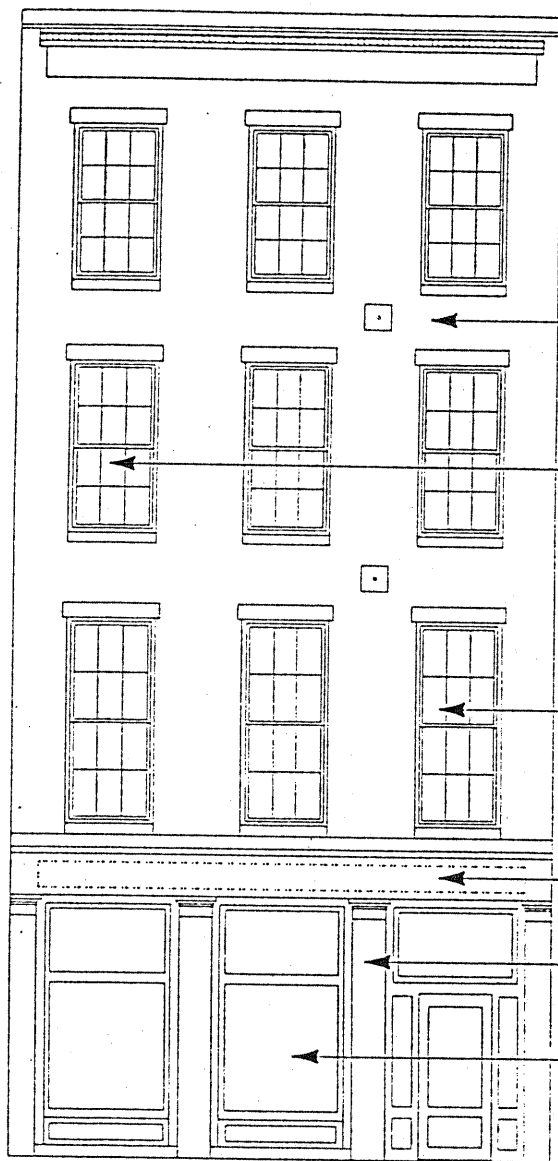
Architect: Unknown

Original Use: Store and loft building

Present Use: Restaurant

The Stone Street facade still retains its original Greek Revival elements on the upper stories. The storefront has been extensively altered, with the windows blocked and the surfaces covered in stucco. A modern metal fire escape further detracts from the facade. Probes should be made to verify if any of the original storefront elements remain.

STONE STREET MASTER PLAN



APPROPRIATE ALTERATIONS

Clean and repair brick facade

Remove fire escape

Remove blocking; Restore original window openings and install double-hung windows (typical)

Permitted surface-mounted sign location

Restore granite piers and lintels

Install new storefront

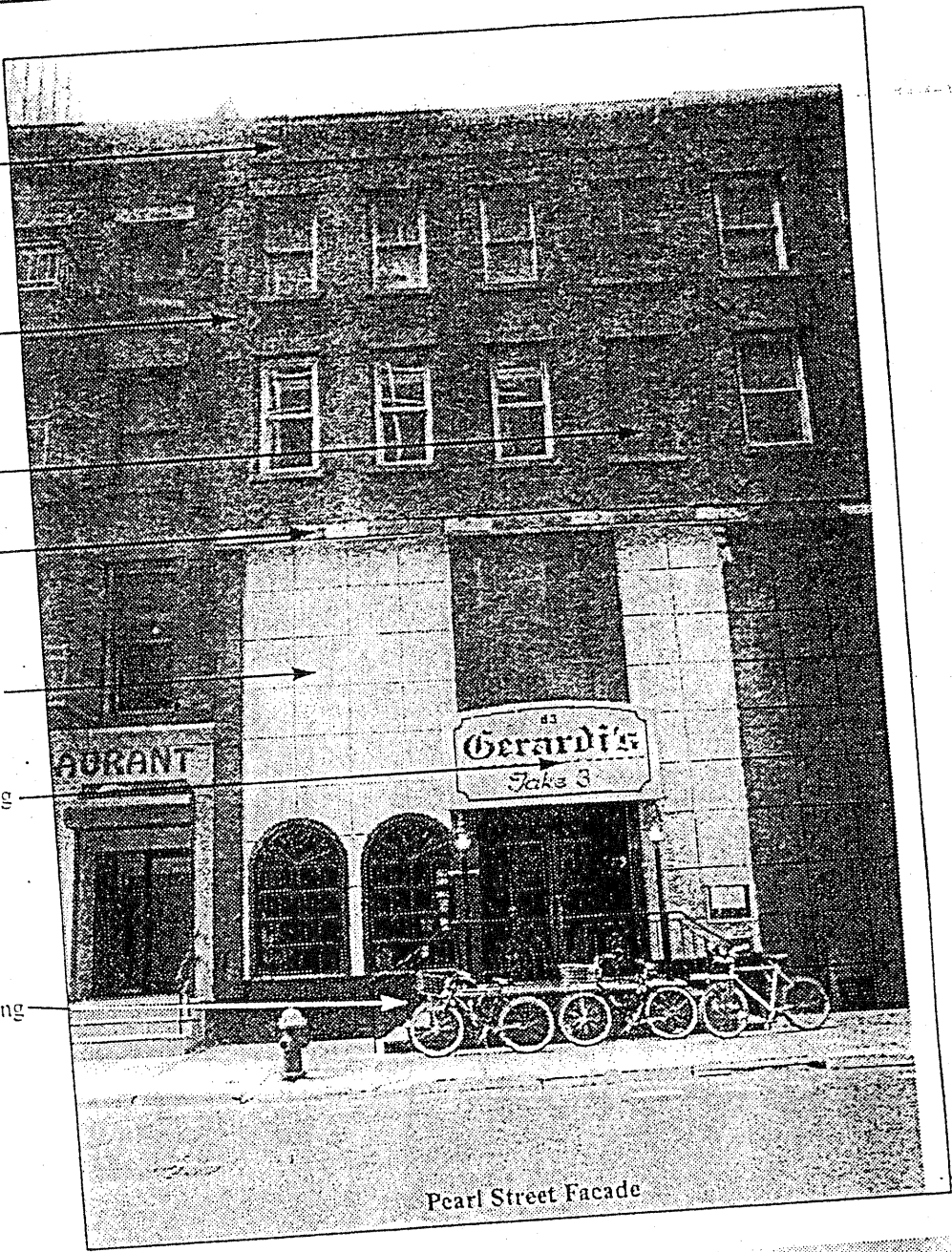
Stone Street Facade

83 Pearl Street/50 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

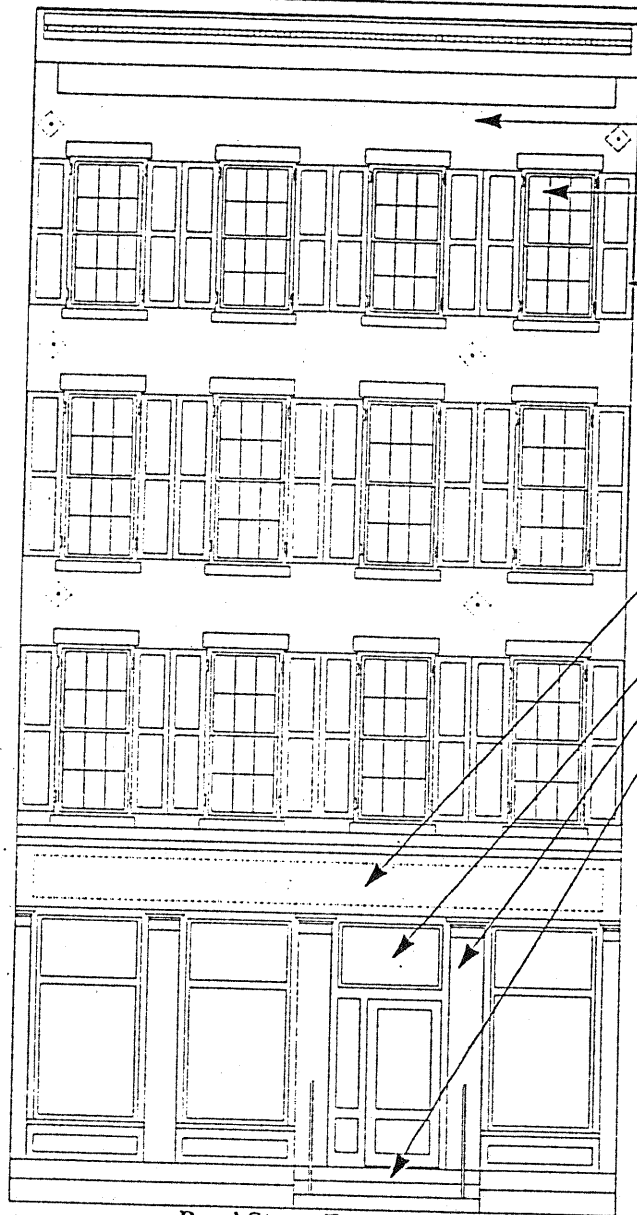
- Denticulated brick cornice
- Square-shaped tie-rod plates
- Blocked window openings with vents (typical)
- Original stone window lintels
- Modern scored stucco and metal facade
- Modern entranceway with awning
- Modern brick stairs with railing



Pearl Street Facade

83 Pearl Street/50 Stone Street

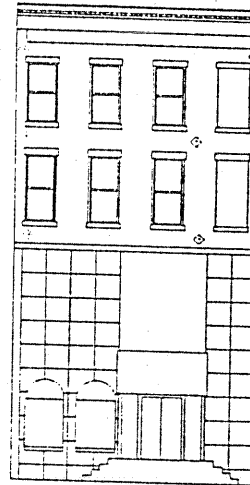
The original Greek Revival character remains only on the upper two floors. The lower two floors, including the storefront entrance, have been extensively altered. Probes should be made to verify if any of the original facade and storefront elements remain.



Pearl Street Facade

APPROPRIATE ALTERATIONS

- Clean and repair brick and stone facade
- Restore original window openings and install double-hung windows (typical)
- Install new metal window shutters
- Permitted surface-mounted sign location
- Install new storefront; Remove existing stairs and replace with stone/metal stairs parallel with street and building facade; Restore granite lintel and piers.



Existing Facade

3 Pearl Street/50 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

Original brick cornice removed from facade

Larger window without lintel indicates possible location of original hoist

Wood double-hung windows

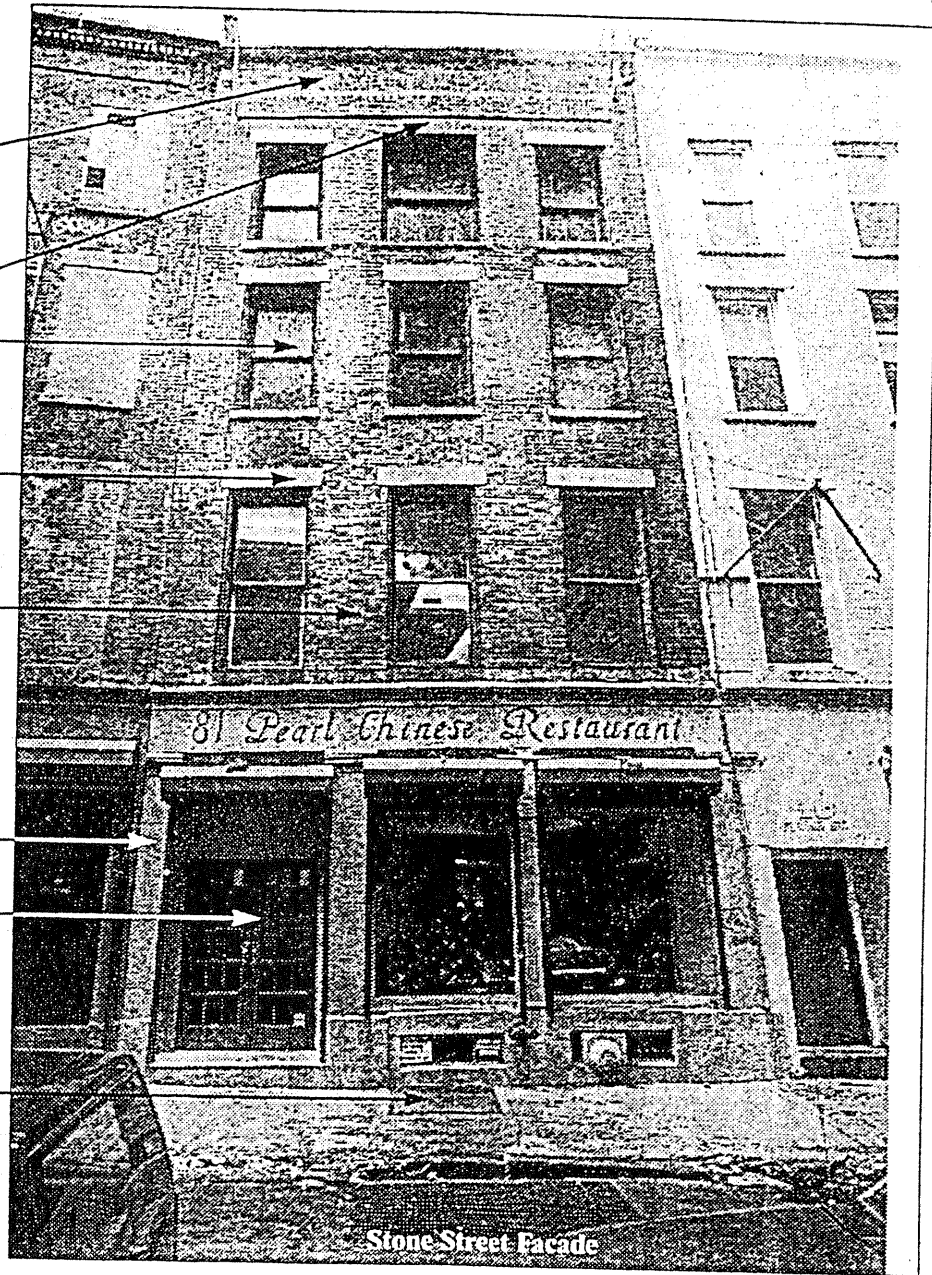
Limestone lintels and sills

Running bond brick

Original granite piers - painted and altered

Modern storefront and entrance

Metal access door in sidewalk



Stone Street Facade

13

81 Pearl Street/48 Stone Street

Tax Block: 29

Tax Lot: 24

Date Built: 1836, altered 1920

Architect: Unknown

Original Use: Store, factory

Present Use: Restaurant

This building retains its essential Greek Revival character. It has three window bays on the Stone Street facade and four bays on the Pearl Street facade. The building was once used as a factory for cigarette manufacturing. A New York Historical Society plaque, installed on the Pearl Street storefront, commemorates this site as the 17th century location of William Bradford's printing press, the first established in the colonies.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS

- Replace missing brick and stone cornice with one similar to existing cornice on Pearl Street facade
- Restore missing wood or metal hoist

- Remove paint; repoint and repair brick and stone facade.

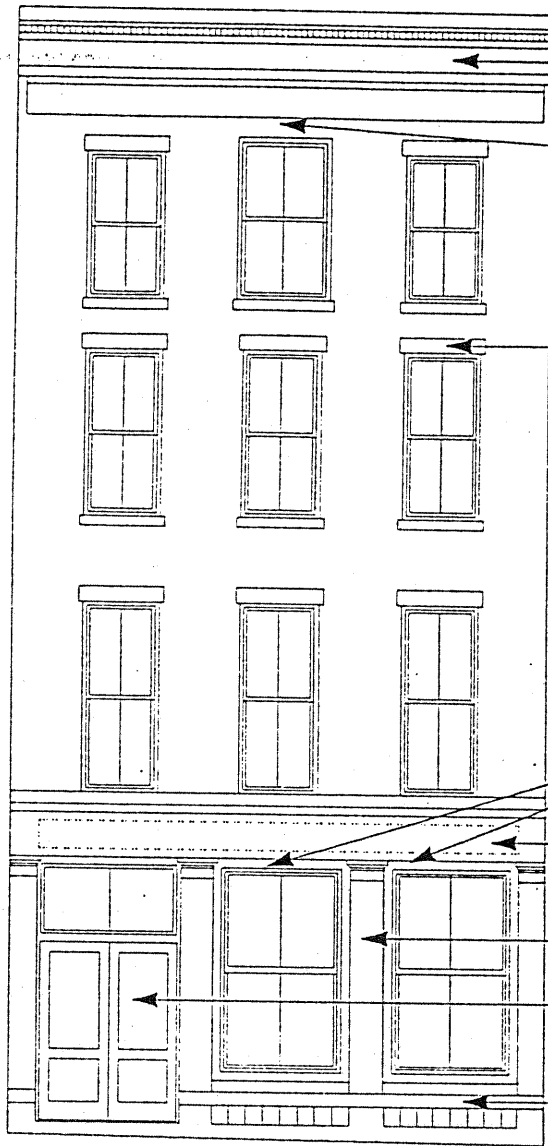
- Remove security grilles and exposed housing

- Permitted surface-mounted sign location

- Remove paint and repair granite piers

- Install new doors and transom; remove tile floor at entranceway and repair or replace with stone

- Remove exposed equipment and restore base



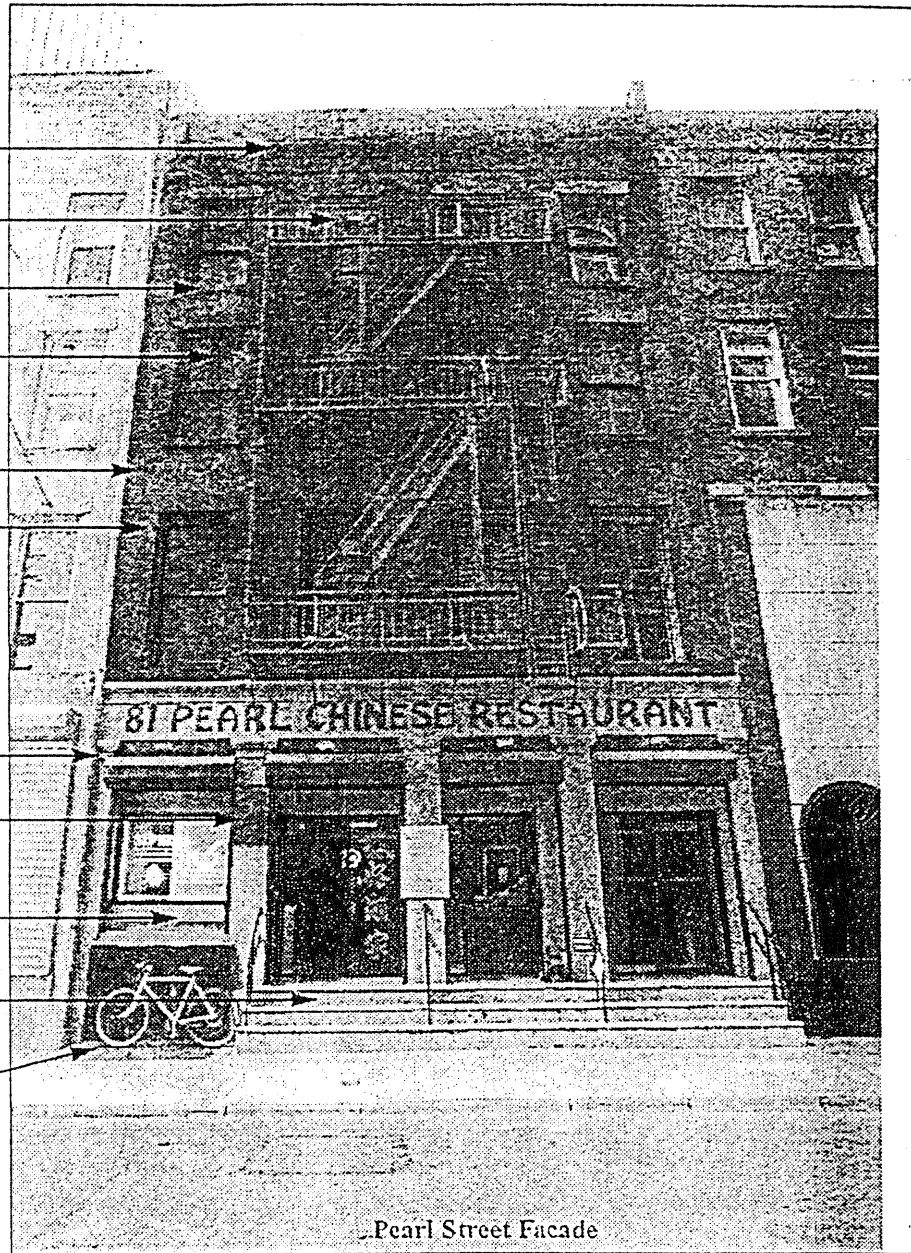
Stone Street Facade

Beyer Blinder Belle LLP

81 Pearl Street/48 Stone Street

EXISTING CONDITIONS

- Denticulated brick cornice
- Metal fire escape
- Limestone lintels and sills
- Double-hung wood sash
- Star-shaped tie-rod plates
- Original metal pintles (hinges)
- Original granite lintel piers
- Historical plaque
- Modern entrance infill
- Stone veneer steps
- Cellar access modified with metal cover at sidewalk



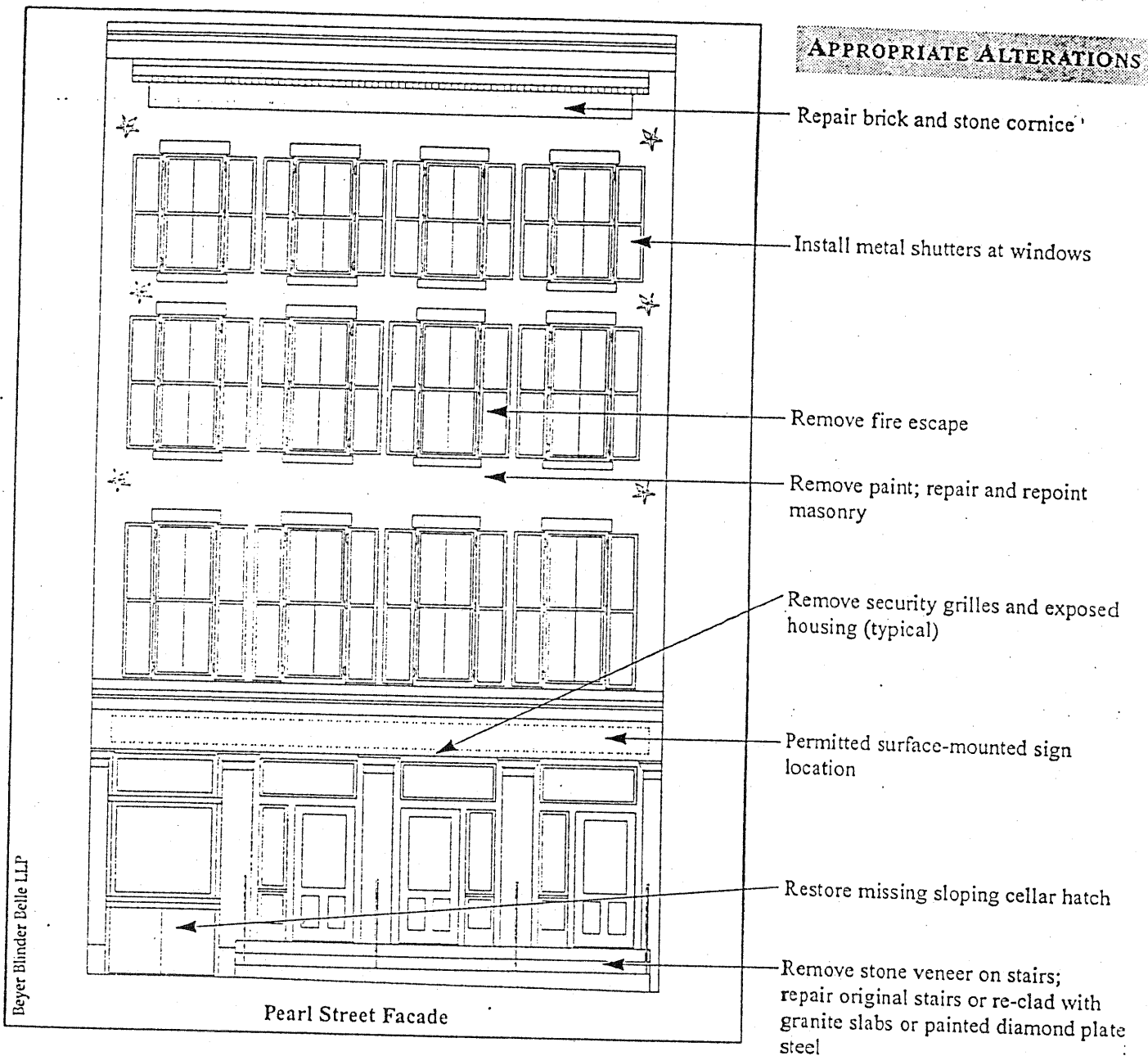
Pearl Street Facade

13

81 Pearl Street/48 Stone Street

The Pearl Street facade retains most of the original Greek Revival elements. The storefront has been altered but the original granite piers and lintel remain. The modern metal fire escape detracts from the facade.

STONE STREET MASTER PLAN

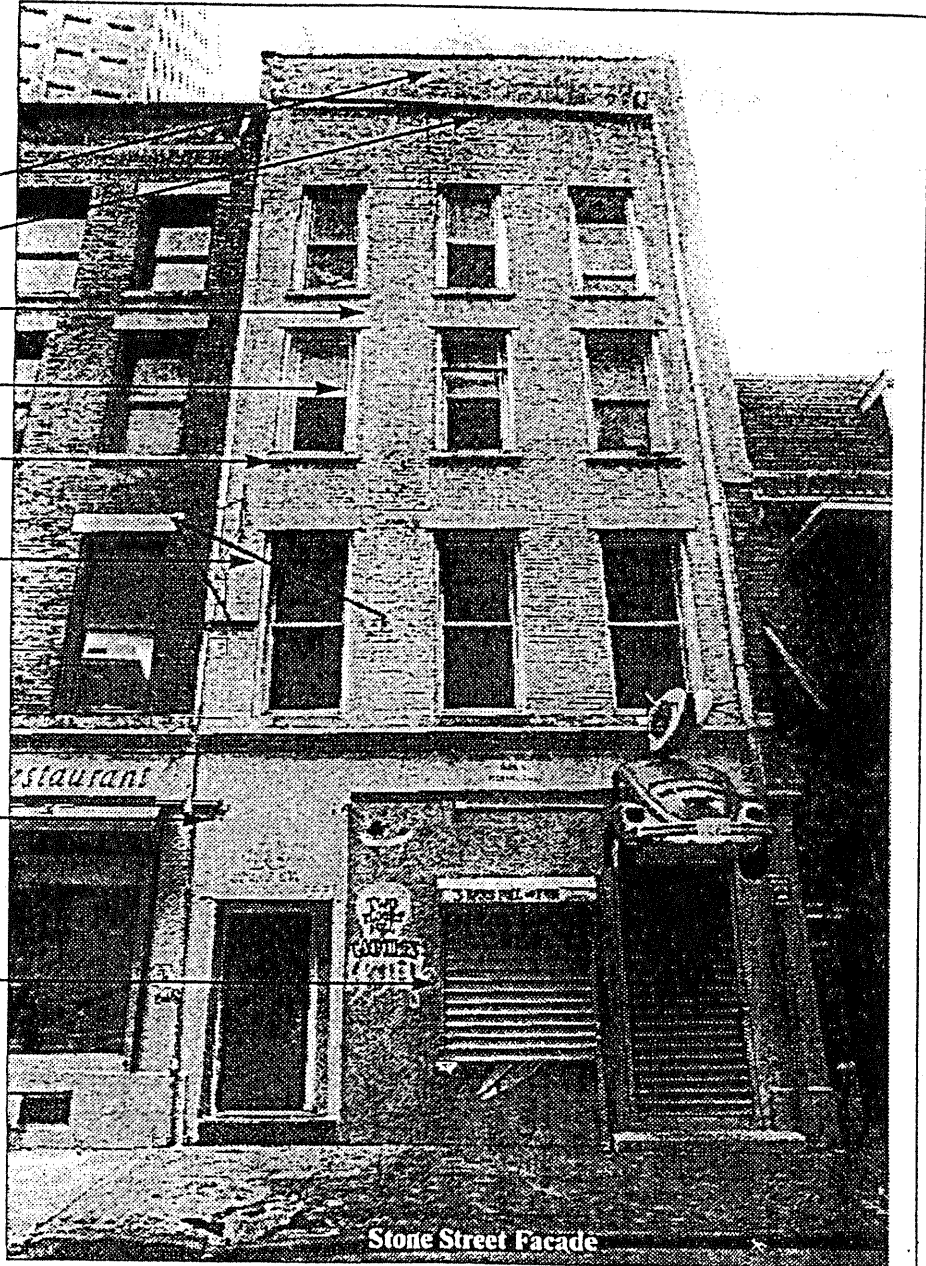


81 Pearl Street/48 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Original brick cornice removed from facade;
Extended brick parapet above
- Exposed roof drainage pipes
- Painted brick
- Wood double-hung windows
- Limestone lintels and sills
- Metal bracket and exposed wiring
- Remains of original granite piers
at end bays (painted and altered)
- Modern painted brick storefront
infill and security grille
with exposed housing



14

79 Pearl Street/46 Stone Street

Tax Block: 29

Tax Lot: 23

Date Built: 1836

Architect: Unknown

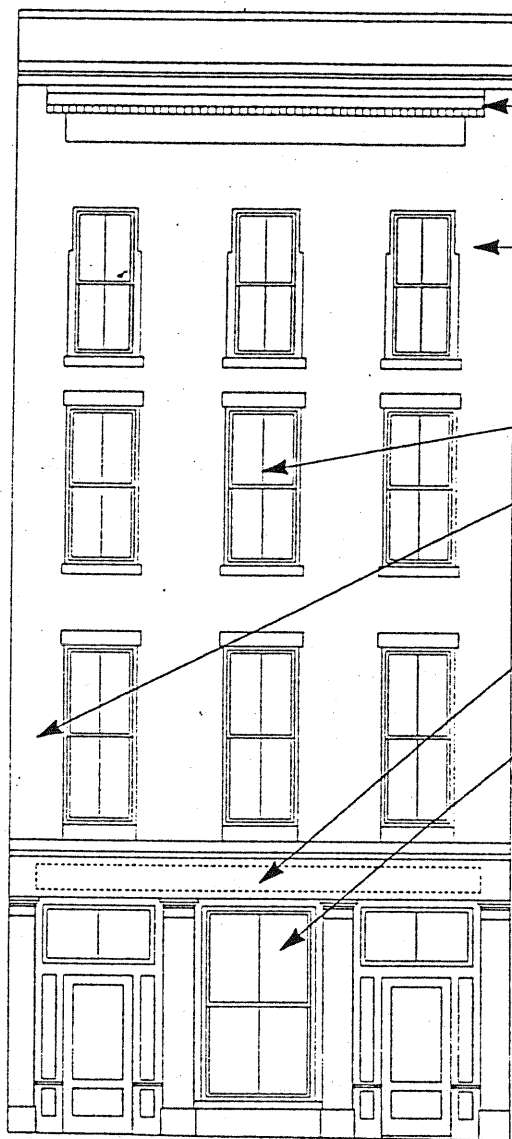
Original Use: Store and loft building

Present Use: Restaurant

This Stone Street facade still retains its original Greek Revival elements on the upper stories. In 1986, the top story, which had been partially removed prior to 1981, was rebuilt. Evidence of this alteration can be seen at the fourth floor windows, where the openings vary in width. The storefront has been extensively altered, with the windows blocked and the surfaces painted. Probes should be made to identify any remaining historic fabric at the first floor.

STONE STREET MASTER PLAN

Beyer Blinder Belle LLP



Stone Street Facade

APPROPRIATE ALTERATIONS

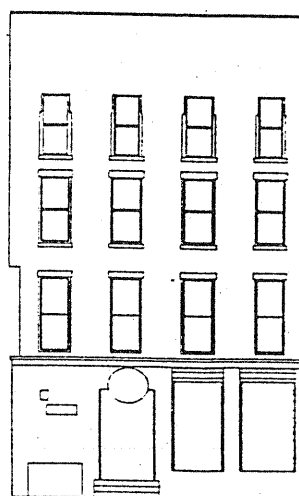
Install new cornice. Integrate drainage pipe with new cornice.

Remove paint; repoint and repair brick and stone facade

Remove miscellaneous metals and exposed wiring from facade

Permitted surface-mounted sign location

Install new storefront; Restore granite lintel and piers.



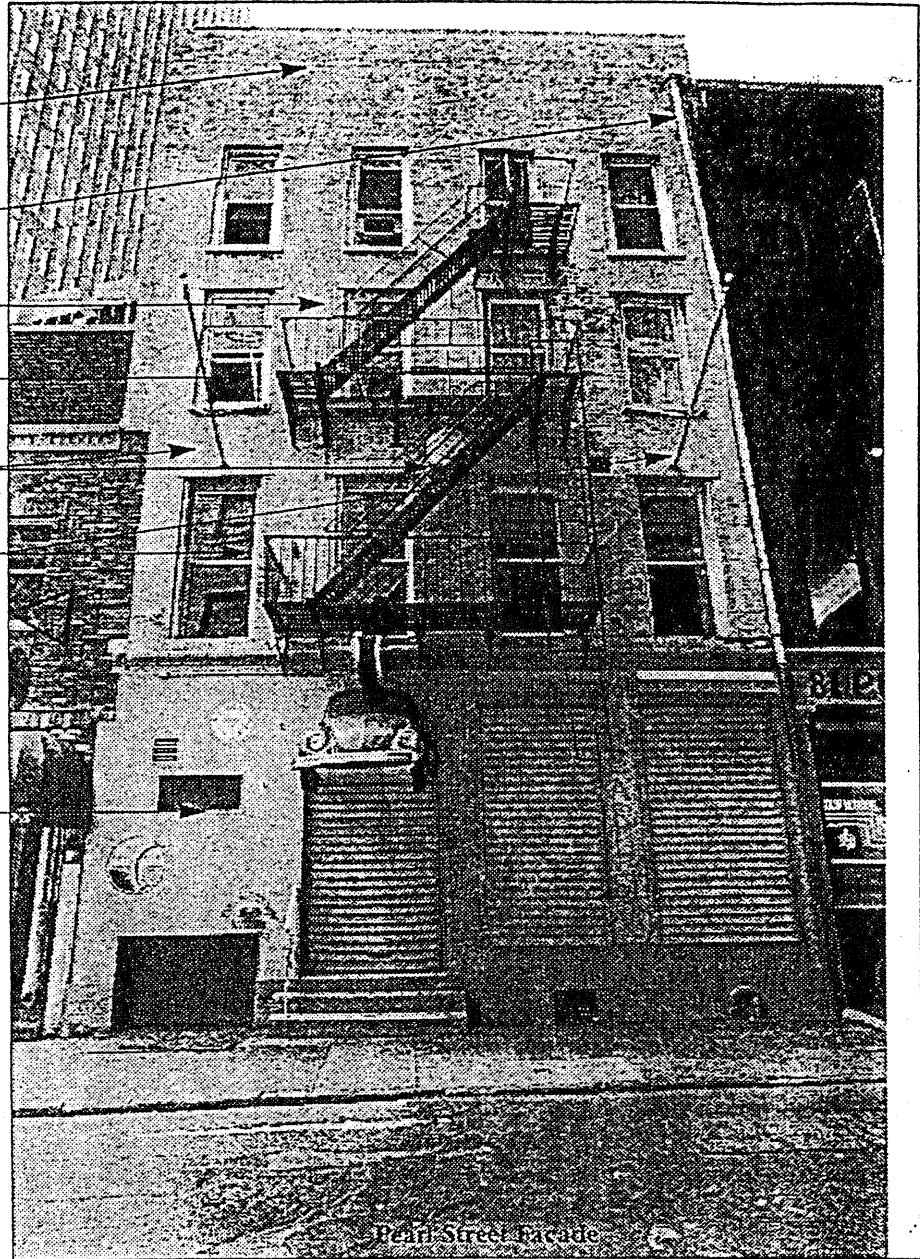
Existing Facade

79 Pearl Street/46 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Original brick cornice removed
- Exposed roof drainage pipes
- Painted running bond brick
- Wood double-hung windows with limestone lintels and sills
- Modern flagpoles and fire escape
- Metal bracket and exposed wiring
- Modern painted stucco storefront infill and security grilles with exposed housing



Pearl Street Facade

14

79 Pearl Street/46 Stone Street

This Pearl Street facade still retains its original Greek Revival elements on the upper stories. In 1986, the top story, which had been partially removed prior to 1981, was re-built. Evidence of this alteration can be seen at the fourth floor windows, where the openings vary in width. The storefront has been extensively altered, with the windows blocked and the surfaces painted. Probes should be made to verify if any of the original storefront elements remain.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS

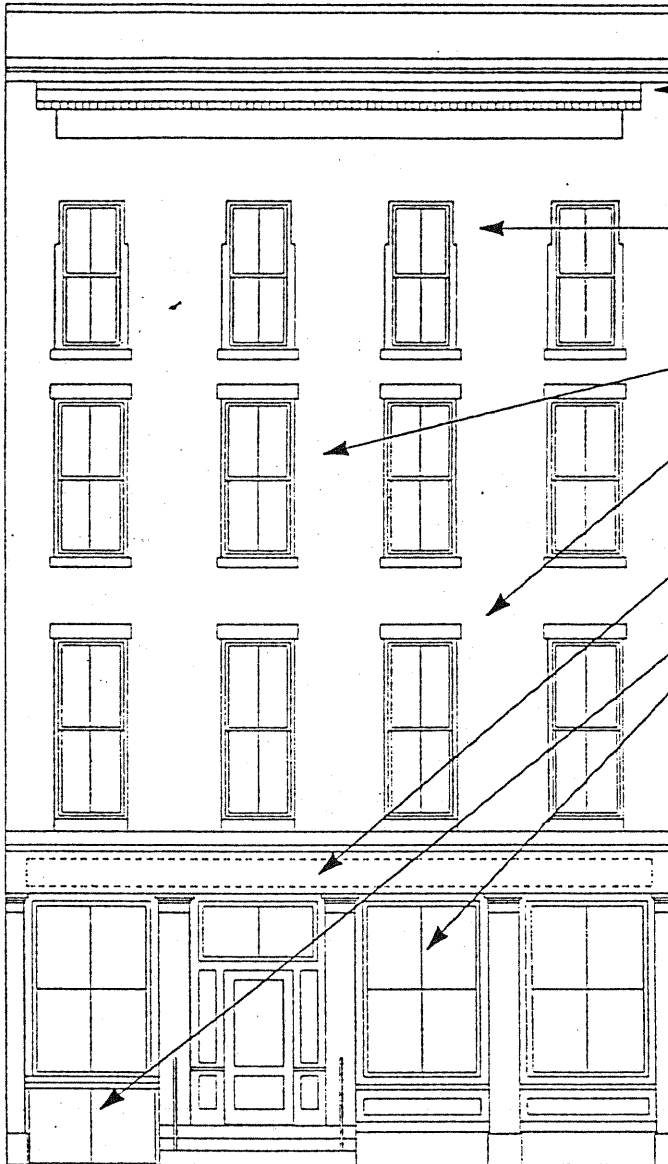
Install new cornice

Remove paint; repoint and repair brick and stone facade

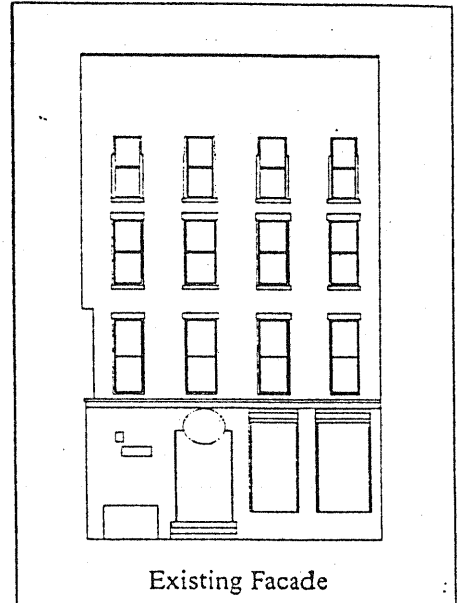
Remove flagpoles, fire escape, through-the-wall vents, and exposed wiring

Permitted surface-mounted sign location

Install new storefront; replace missing sloping cellar hatch



Pearl Street Facade



Existing Facade

Beyer Blinder Belle LLP

79 Pearl Street/46 Stone Street

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Modern painted metal railing
- Modern asphalt roofing shingles and aluminum-clad dormers
- Fixed awning
- Brick veneer
- Non-historic metal fire escape
- Unsheathed metal awning frame
- Security grille and exposed housing



Stone Street facade

15

77 Pearl Street/44 Stone Street/Coenties Alley

Tax Block: 29

Tax Lot: 22

Date Built: 1837; Altered 1982-83

Architect: 1982 Alt. Frank Farinella

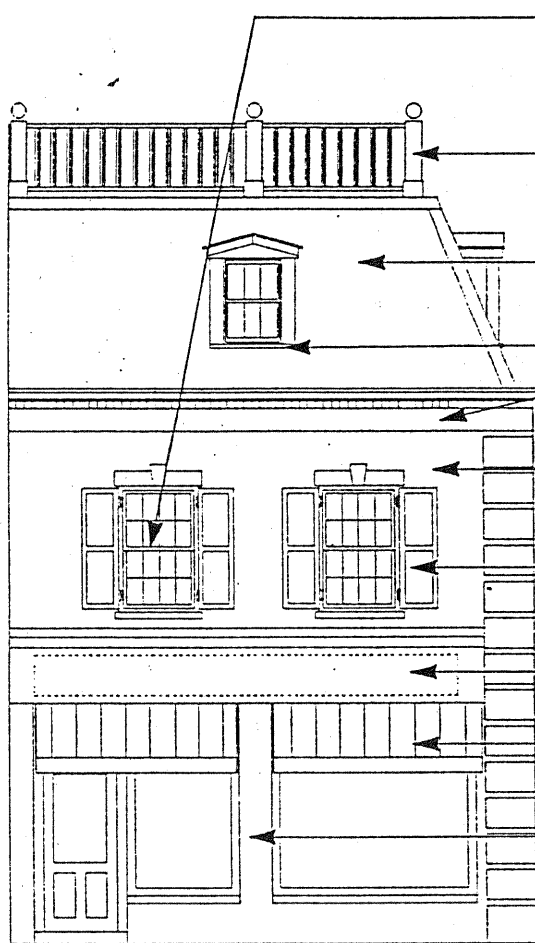
Original Use: Store and loft building

Present Use: Restaurant and Retail

This building was built in 1836, as were 79 and 81 Pearl Street. In 1982, in response to an Unsafe Building Notice issued by the Buildings Department, the upper floors were removed, making the former five-story building a two and one-half story building. During this alteration, the three facades were extensively remodeled. This work included installation of new brick veneer, new window openings, and new mansard roof. The condition of the facade is good, but the materials and detailing do not relate to the building's original Greek Revival design, nor are they compatible with the surrounding historic buildings.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS



- Remove fire escape, second floor door, and awning; install double-hung window
- Replace existing metal bar railing with a white-painted milled wood balustrade with finial posts
- Replace asphalt roofing shingles with slate or quality simulated slate shingle
- Replace aluminum trim with painted wood trim; remove awning; add wider architrave under dentil course
- Paint the brick veneer to reduce the wide color range present
- Install new wood or metal shutters at second floor window openings
- Install new storefront cornice and signage band; remove existing signage
- Install new awnings between building piers
- Install new piers centered on second floor window openings

Stone Street Facade

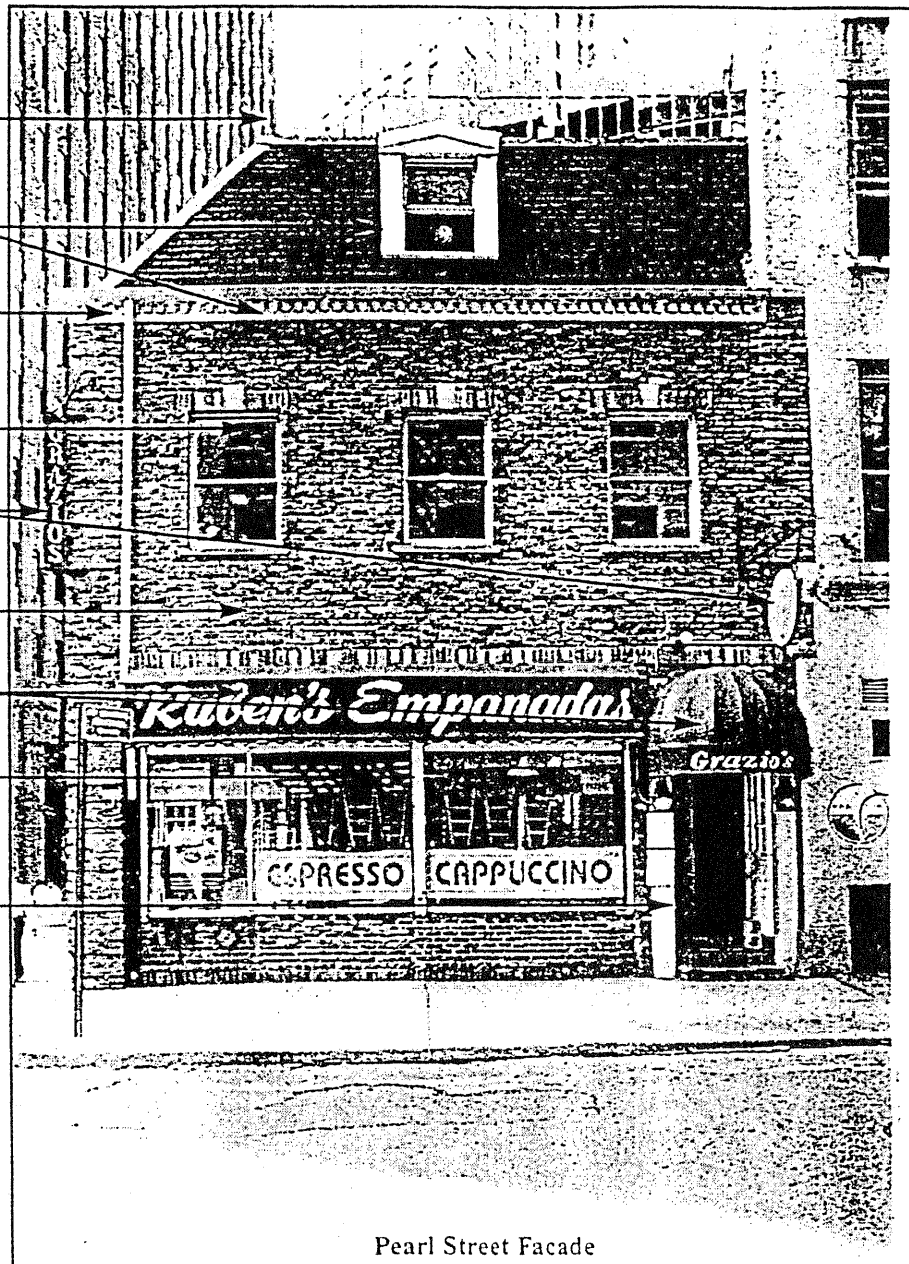
Beyer Blinder Belle LLP

77 Pearl Street/44 Stone Street/Coenties Alley

STONE STREET MASTER PLAN

EXISTING CONDITIONS

- Modern painted metal bar railing
- Modern asphalt roofing shingles and aluminum-clad dormers
- Aluminum trim
- Metal double-hung windows
- Bracket signs
- Brick veneer
- Awnings
- Metal storefront frame
- Colonial Revival entranceway to second floor restaurant



Pearl Street Facade

15

77 Pearl Street/44 Stone Street/Coenties Alley

This Pearl Street facade, like the other street facades, dates to 1982. The condition of the facade is good, but the materials and detailing do not relate to the building's original Greek Revival design, nor are they compatible with the surrounding historic buildings.

STONE STREET MASTER PLAN

APPROPRIATE ALTERATIONS



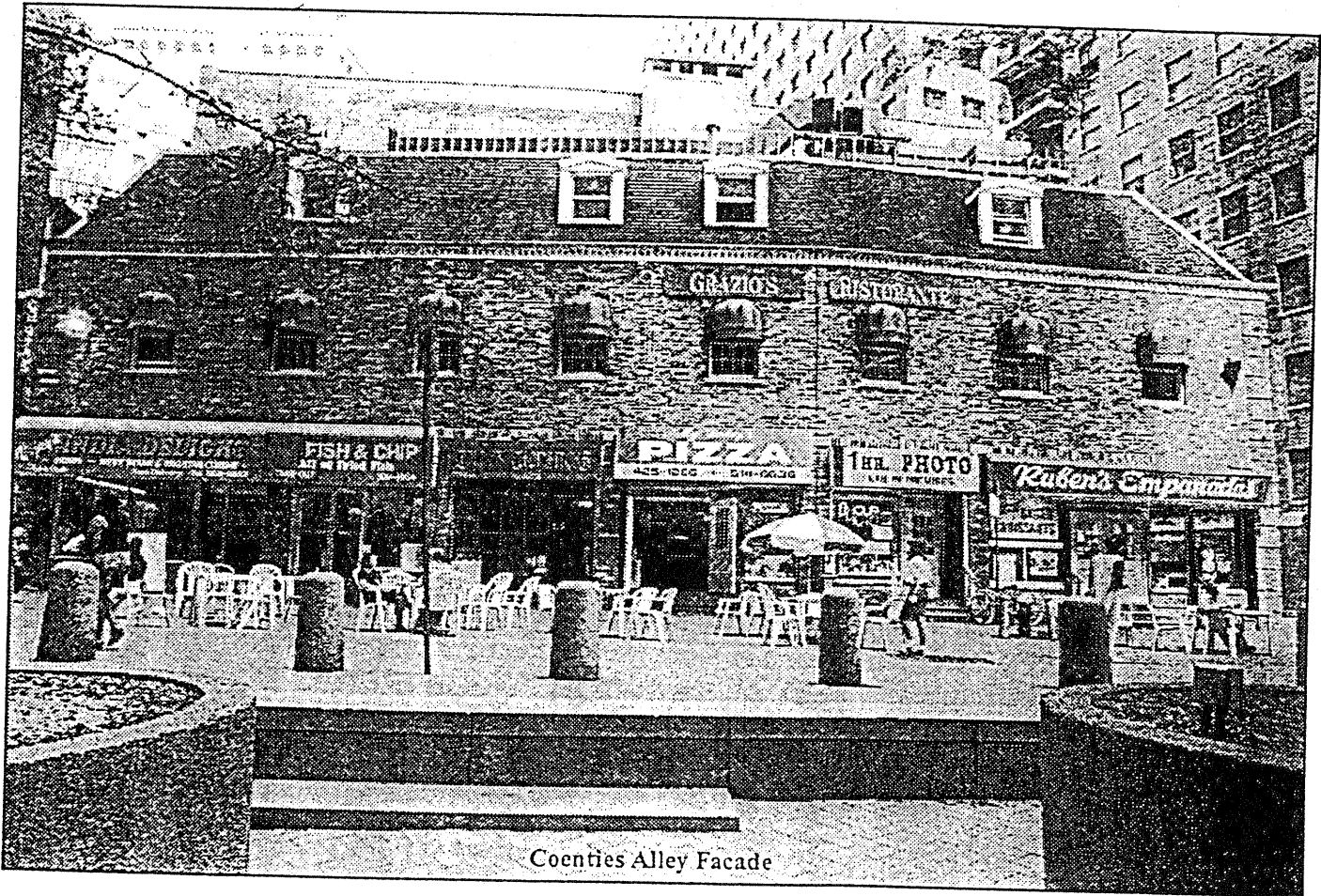
- Replace existing metal bar railing with a white-painted milled wood balustrade with finial posts
- Replace asphalt roofing shingles with slate or quality simulated slate shingle
- Replace aluminum trim with painted wood trim; add wider architrave under dentil course
- Paint the brick veneer to reduce the wide color range present
- Install new wood or metal shutters at second floor window openings
- Install new storefront cornice and signage band; remove existing signage
- Install new awnings between building piers
- Install new piers centered on second floor window openings

Beyer Blinder Belle LLP

Pearl Street Facade

77 Pearl Street/44 Stone Street/Coenties Alley

EXISTING CONDITIONS



Coenties Alley Facade

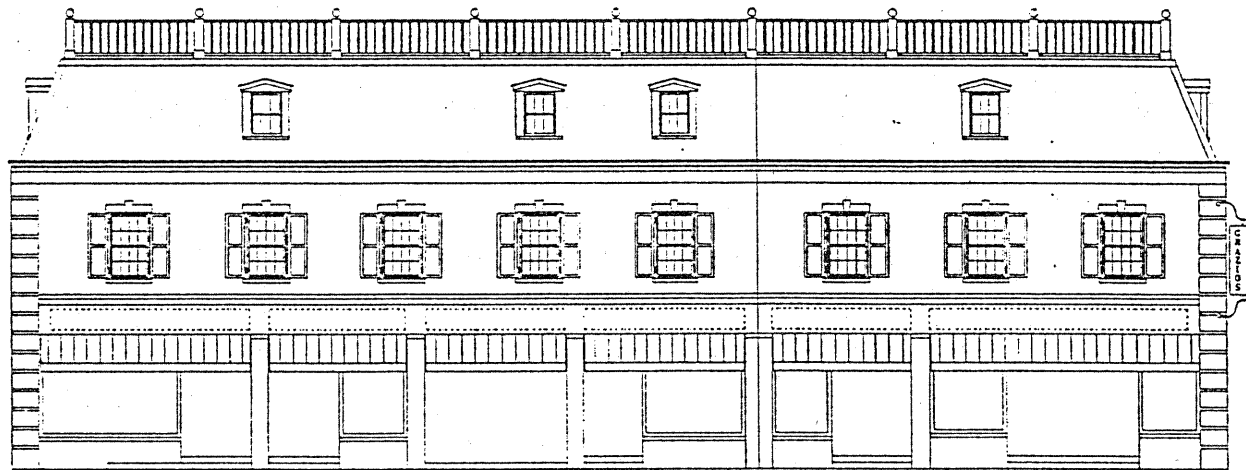
15

77 Pearl Street/44 Stone Street/Coenties Alley

This Coenties Alley facade, like the other street facades, dates to 1982. This facade originally was a party wall and would not have had any window fenestration. The adjoining buildings were demolished in the 1980's for the Goldman Sachs development. A dining plaza is situated directly in front of the 77 Pearl Street building on the former site of another five-story Greek Revival building.

The condition of the existing facade is good, but the materials and detailing do not relate to the building's original Greek Revival design, nor are they compatible with the surrounding historic buildings.

APPROPRIATE ALTERATIONS



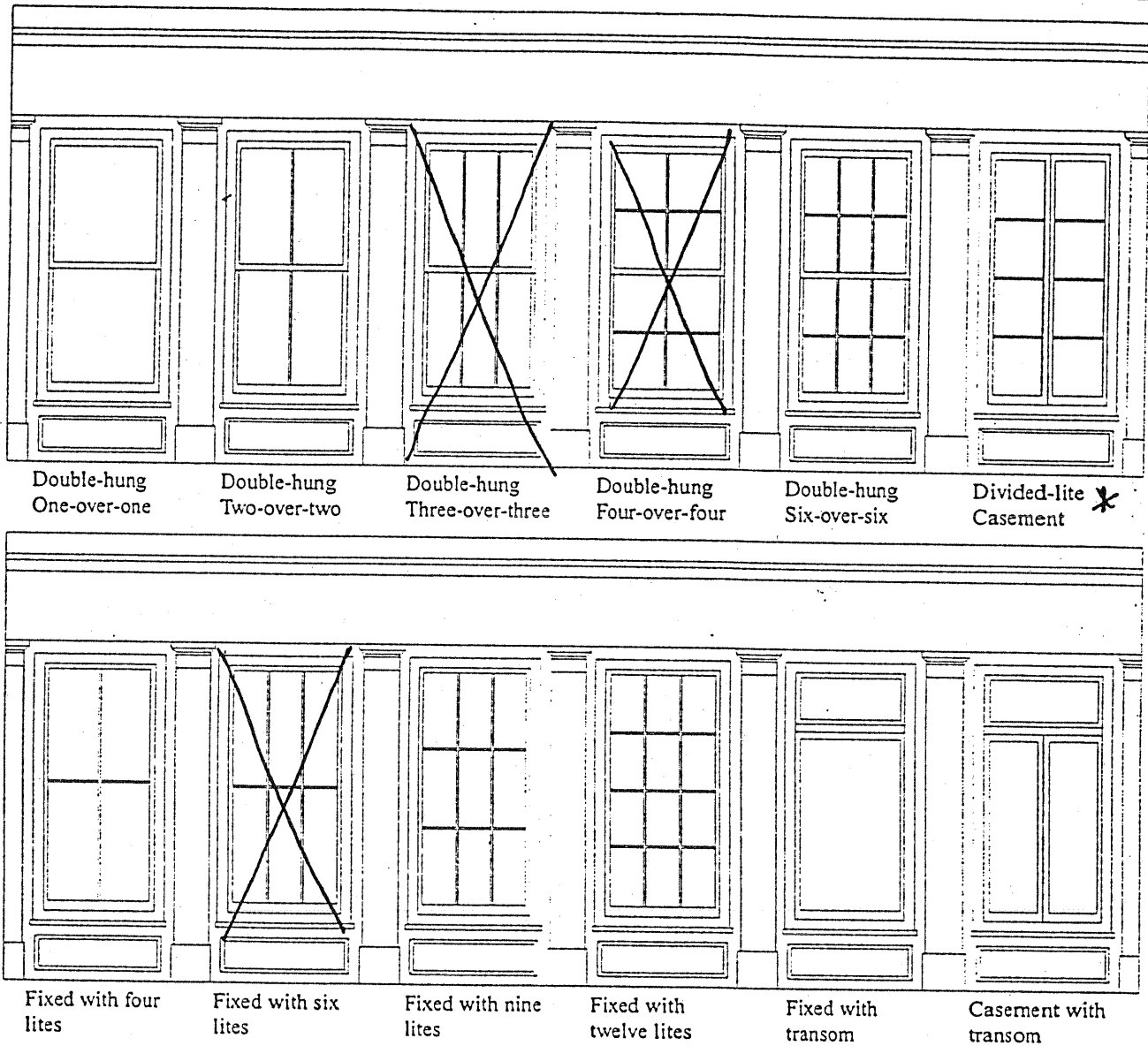
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Coenties Alley Facade

77 Pearl Street/44 Stone Street/Coenties Alley

STONE STREET MASTER PLAN

APPROVED WINDOW AND DOOR CONFIGURATIONS FOR USE IN CATEGORY I FACADES



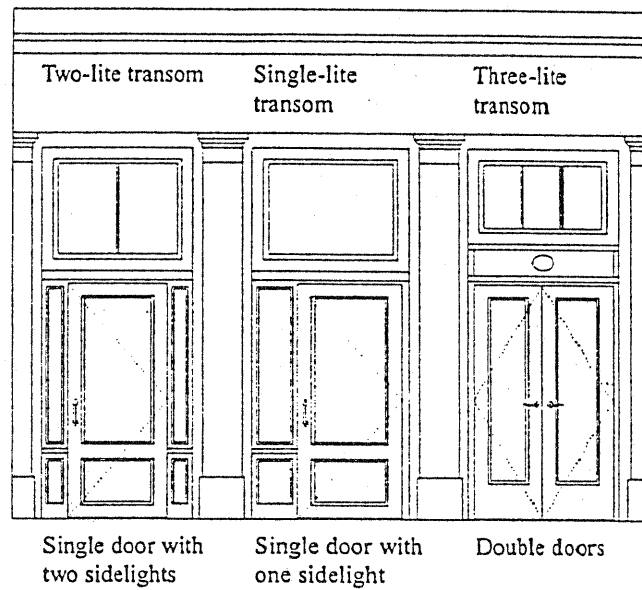
Window Configurations

In the Stone Street Historic District, there are numerous Greek Revival style facades which have accommodated over the years a variety of window and door types. Specifically, these Greek Revival facades are (noted by street address number): on South William Street, 19; on the west side of Stone Street, numbers: 51, 53, 55, 59; on the east side of Stone Street, numbers: 68, 60-64, 58, 52, 50, 48, and 46; and on Pearl Street, numbers: 79, 81, 83, 85, 89, 93, and 95-99.

The above drawing illustrates window configurations for the Greek Revival facades located within the Stone Street Historic District. The following page illustrates the door configurations.

* NOTE: CAN ALSO BE 3/3 AND 5/5 DIVIDED LIGHT CASEMENT
(ALL PANEES OF EQUAL SIZE)

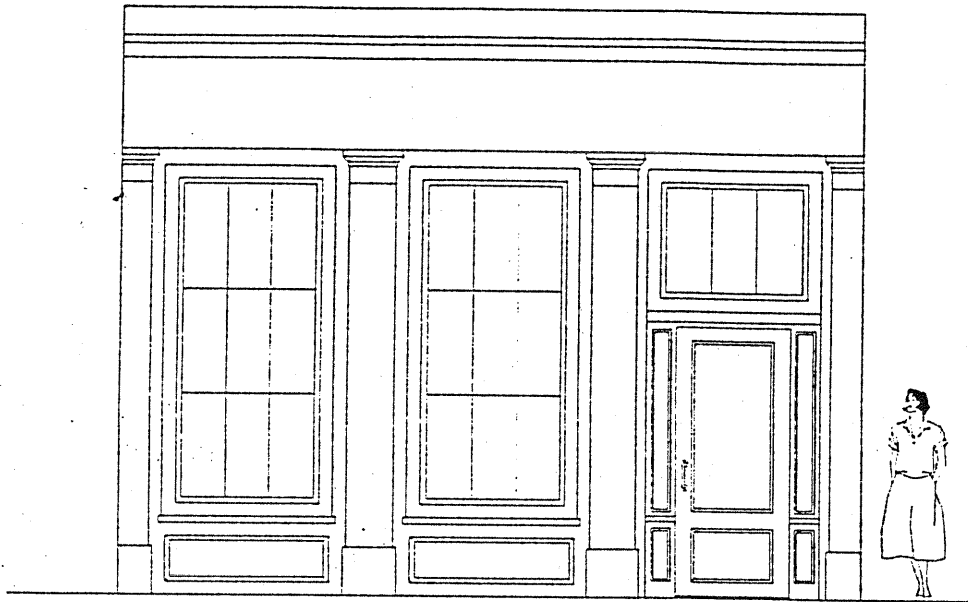
GREEK-REVIVAL WINDOW AND DOOR CONFIGURATIONS FOR USE IN CATEGORY I FACADES



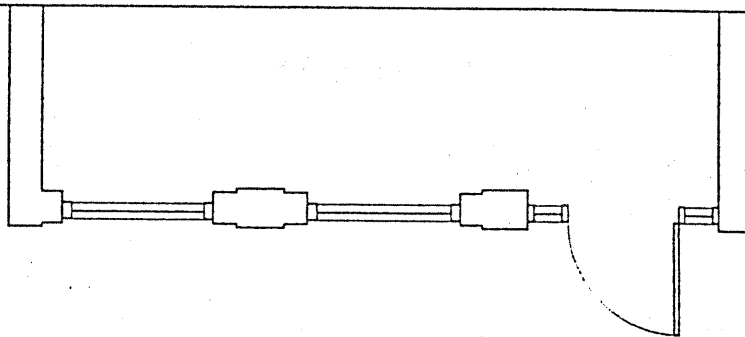
Door Configurations

The above drawing illustrates door and transom configurations for the Greek Revival facades located within the Stone Street Historic District.

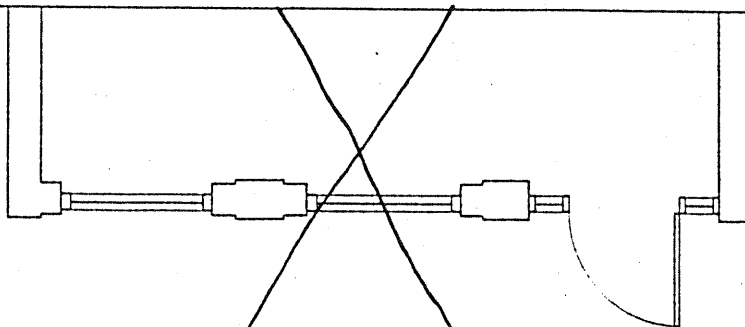
ENTRANCEWAYS



Elevation

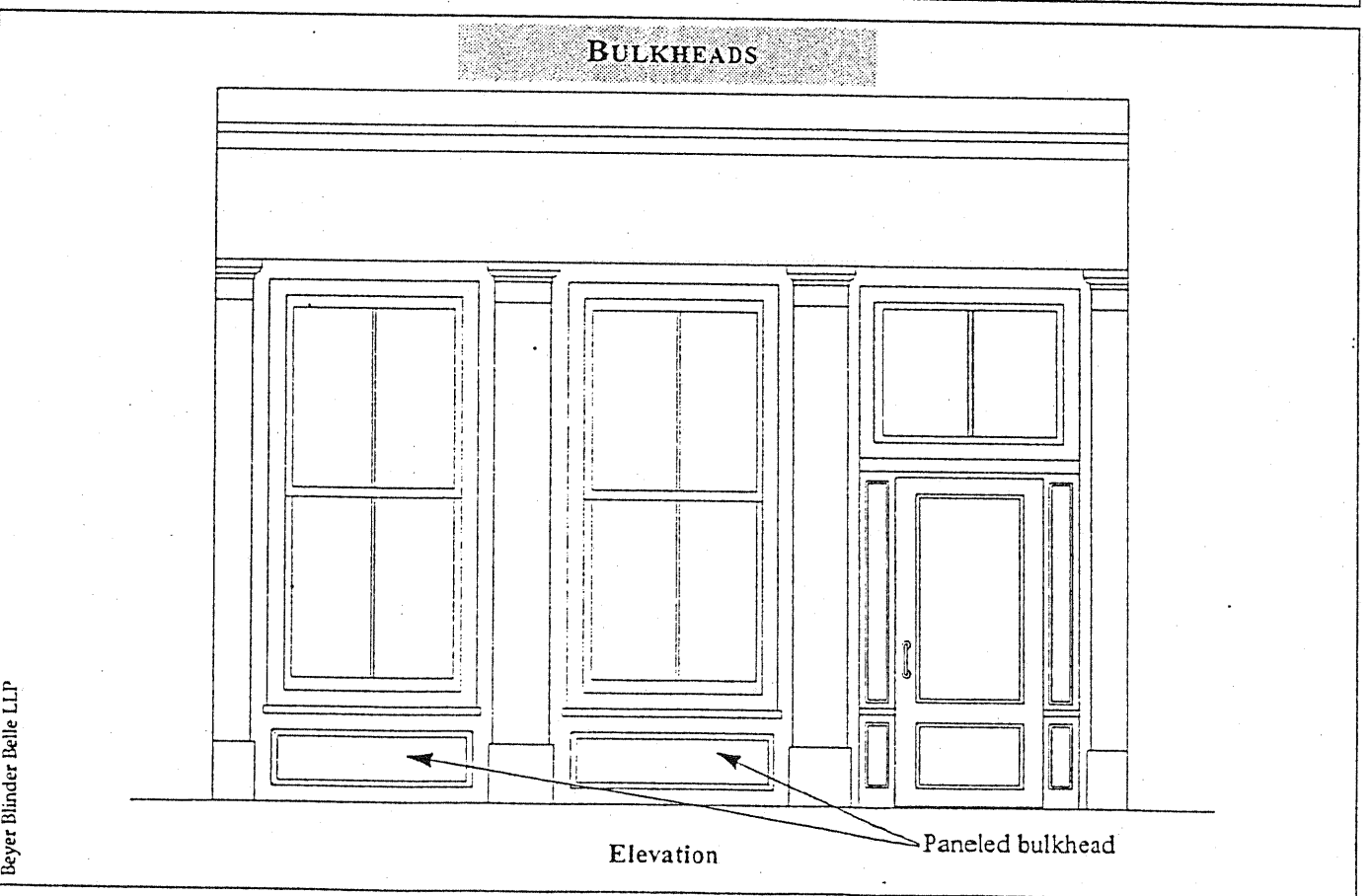
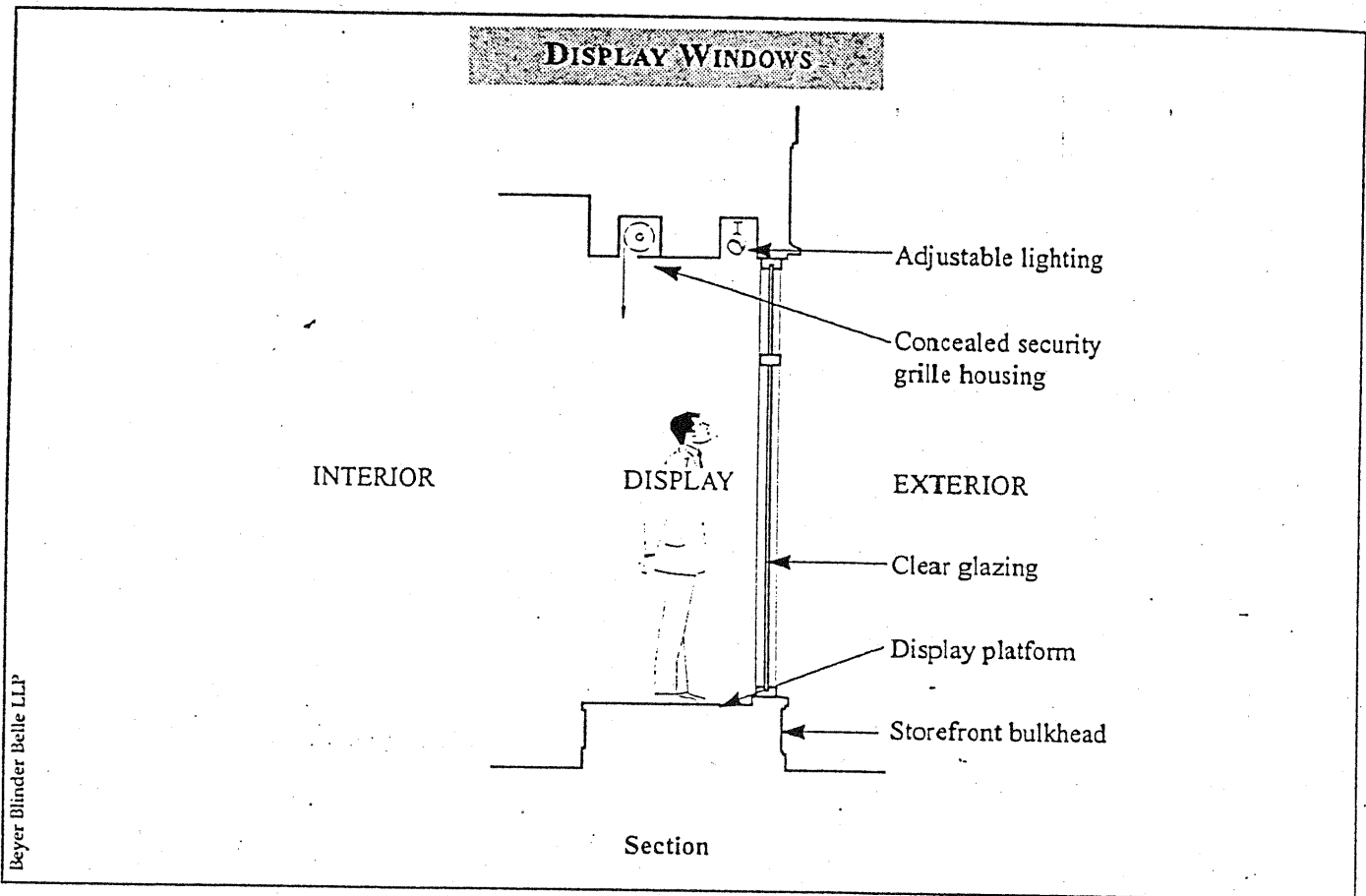


Plan
Flush Entranceway

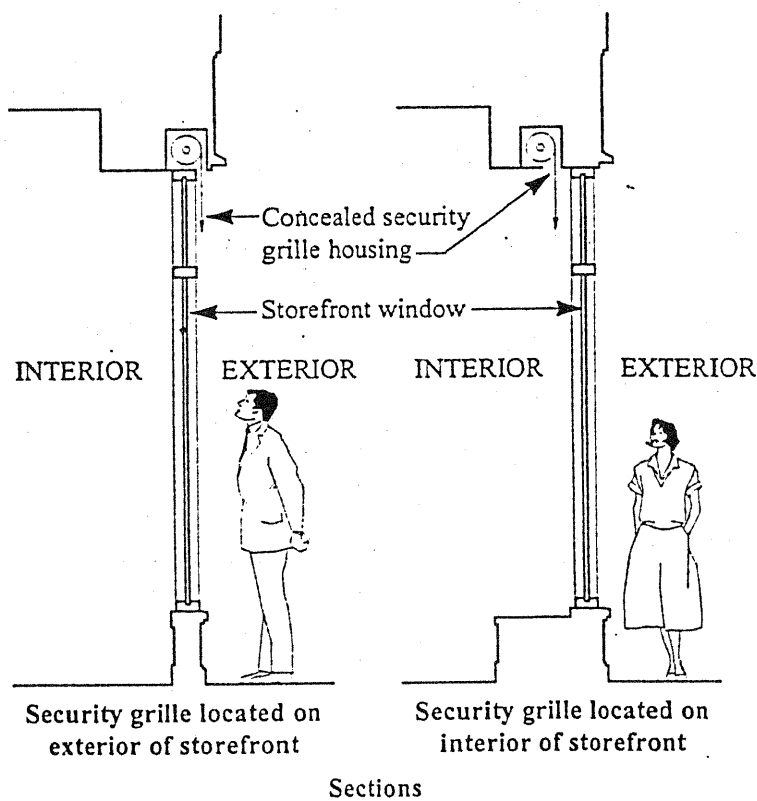


Alternate Plan
Recessed Entranceway

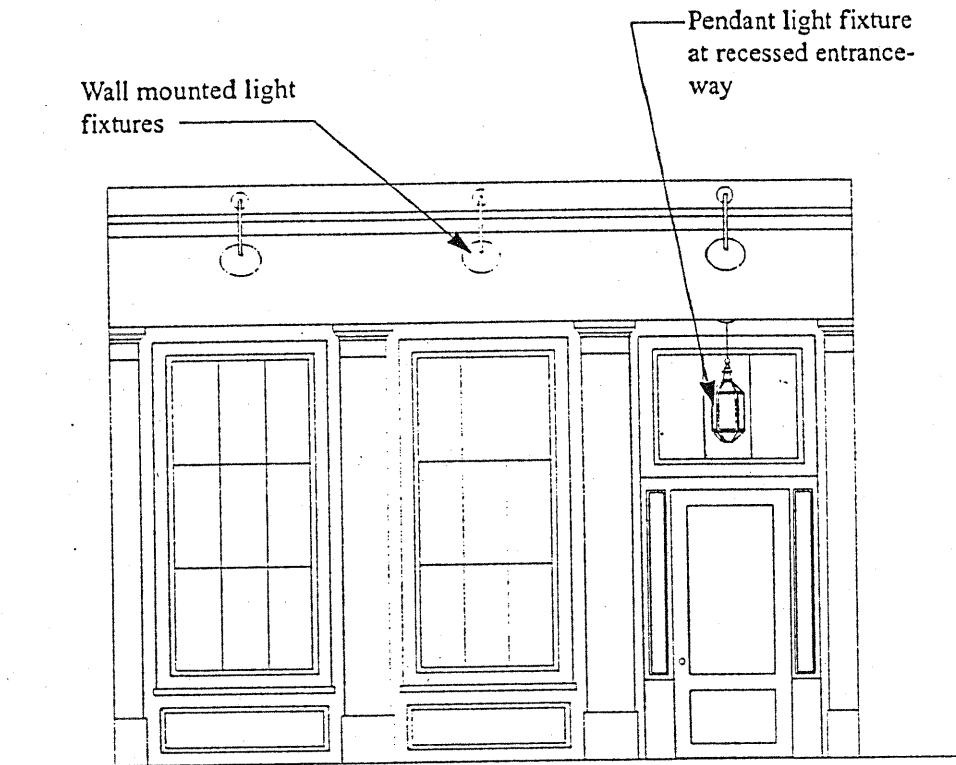
STONE STREET MASTER PLAN



SECURITY GATES



LIGHTING



Elevation