

The current proposal is:

**Preservation Department – Items 3 & 4, LPC-21-03235, 21-04480**

**250 Water Street and 89 South Street,**

**Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**

# SOUTH STREET SEAPORT MUSEUM

## 250 WATER STREET

LANDMARKS PRESERVATION COMMISSION

PUBLIC MEETING

MAY 4, 2021



*Howard Hughes*

SOM

JHPA

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**HIGGINS QUASEBARTH & PARTNERS, LLC**  
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC STRUCTURES



## **CONTENTS**

### **1. Design Modifications**

- Base & Comparative Views
- Bar & Comparative Views

### **2. South Street Seaport Historic District**

- Essential Characteristics & Uniqueness

### **3. Design Strategy & Restoring the Streetscape**

- Views

**1/5/21 PROPOSAL:  
COMMISSIONERS'  
RECOMMENDATIONS**



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**250 Water Street 1/5/21**

- Reduce height of building
- Reconsider two-tower typology
- Reconsider distribution of height within Historic District
- Reduce and simplify stepped terraces at corners
- Reduce height of base in relation to historic buildings
- Introduce variety into base facades and cornice heights
- Adjust storefront proportions and details
- Refine details and color

**New Museum Building 1/5/21**

- Lower bulkhead
- Explore treatment of copper

**4/6/21 PROPOSAL:  
COMMISSIONERS'  
RECOMMENDATIONS**



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**250 Water Street 4/6/21**

- Reduce streetwall height
- Reduce floor-to-floor height within base
- Reconsider window height within base
- Simplify the bar design
- Reduce overall height

## **REVISED PROPOSAL MODIFICATIONS FROM 04/06/21**

(21ft overall height reduction)

### **BASE & STREET WALL**

- **Replace 1 Office Floor with 1 Lower Residential Floor**
- **Reduce Ground Floor Height by 1'**
- **Reduce Floor-to-Floor Height by 4" for Levels 3-5**
- **Change Window Proportion in the Base**
- **Adjust and Lower Cornice Detail**

### **BAR**

- **Remove 1 Residential Floor**
- **Reduce 1 PH Residential Level Height by 2'**
- **Reduce Amenity Level Height**
- **Adjust Proportions of each Bar**
- **Simplify Bar Detailing**
- **Refine Bar Color**
- **Simplify Crown Detailing**

**BASE ELEVATION**  
04/06/2021 PROPOSAL



**BASE ELEVATION**  
**CURRENT PROPOSAL**



**STREET WALL DESIGN**  
04/06/2021 PROPOSAL

13'-6" ---  
Varies



**STREET WALL DESIGN**  
**CURRENT PROPOSAL**

Lower cornice detail

Reduce floor to floor height  
by 4" from L3-L5

Reduce window size

Reduce ground floor by 1'

12'-6" ---  
Varies



## STREET WALL DESIGN COMPARISON

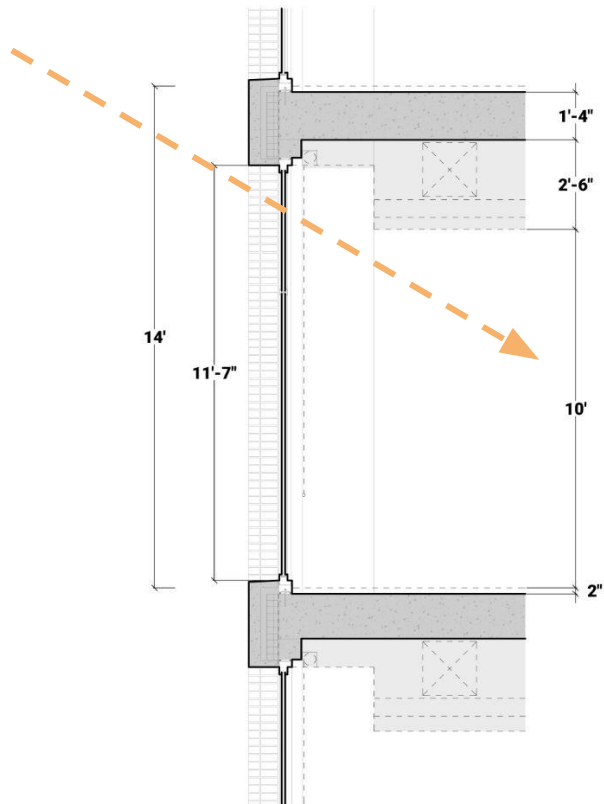


04/06/2021 PROPOSAL

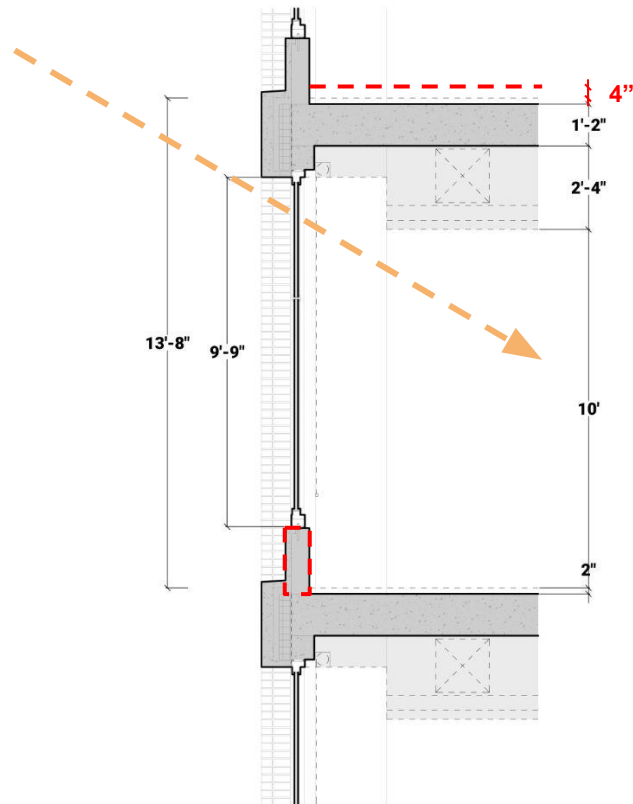


CURRENT PROPOSAL

# OFFICE FLOOR TO FLOOR SECTION COMPARISON



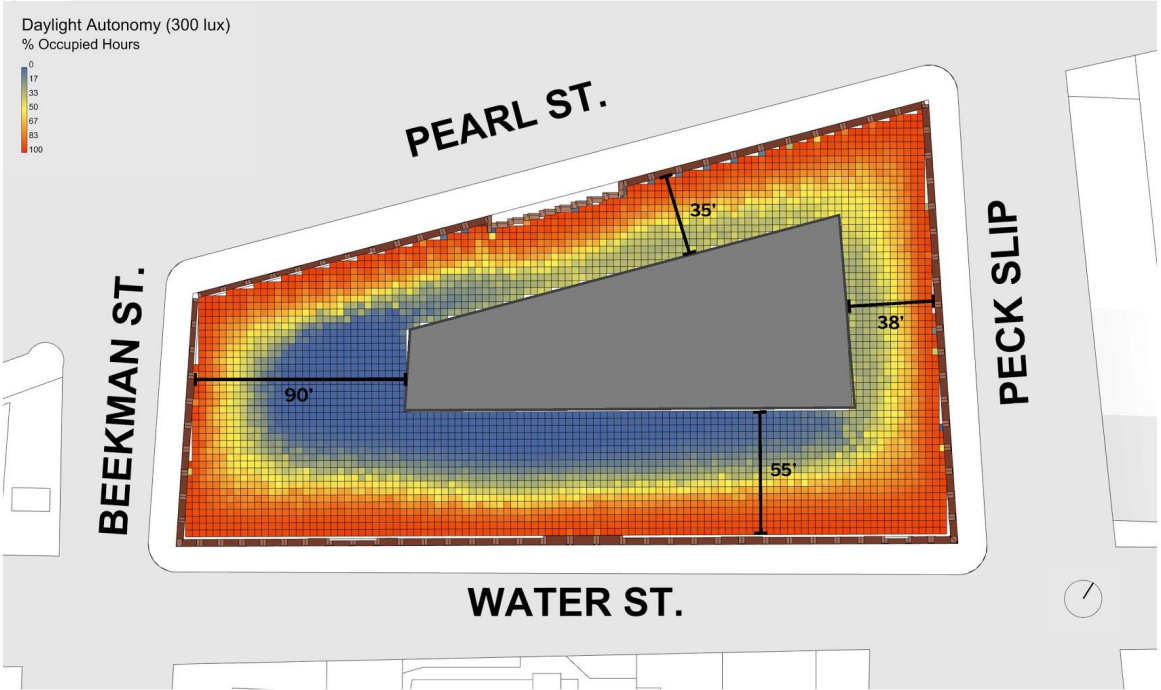
04/06/2021 PROPOSAL



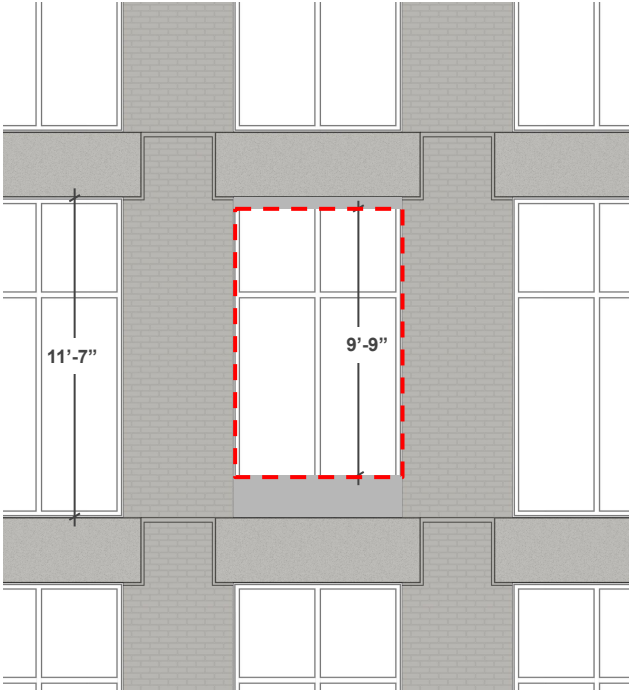
CURRENT PROPOSAL

# TYPICAL OFFICE DAYLIGHT ANALYSIS

DAYLIT AREA: 52% FLOOR AREA (WELL recommends 55%)



\*Daylit area percentage indicates area of floor plate that receives at least 300 LUX for at least 50% of operating hours each year.



Preliminary Daylight autonomy analysis, needs to be verified in future stages of the project.

## WATER STREET BASE FACADE DETAIL



04/06/2021 PROPOSAL



CURRENT PROPOSAL

## TYPICAL STOREFRONT DESIGN

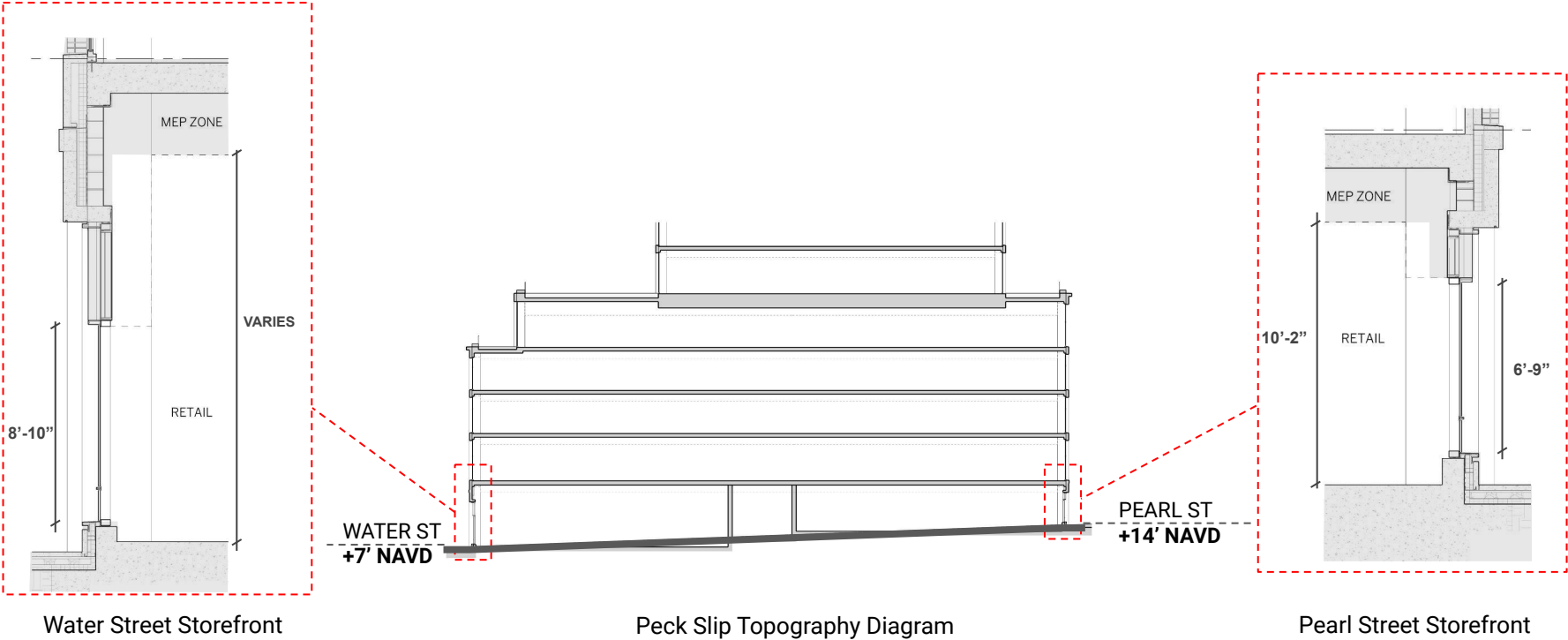


04/06/2021 PROPOSAL

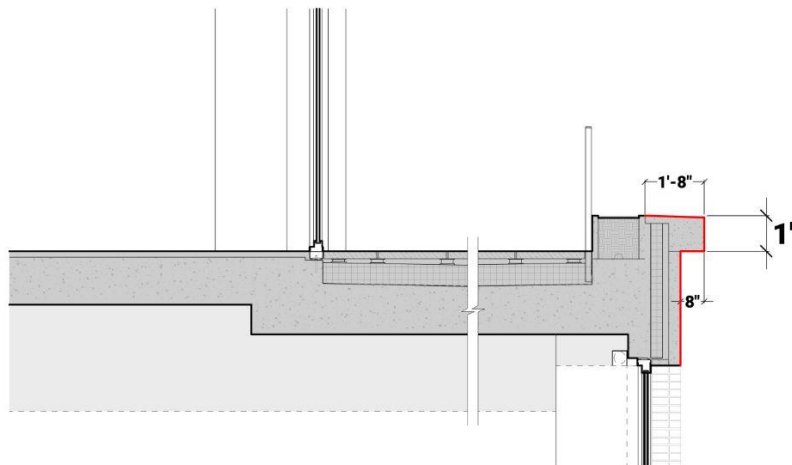


CURRENT PROPOSAL

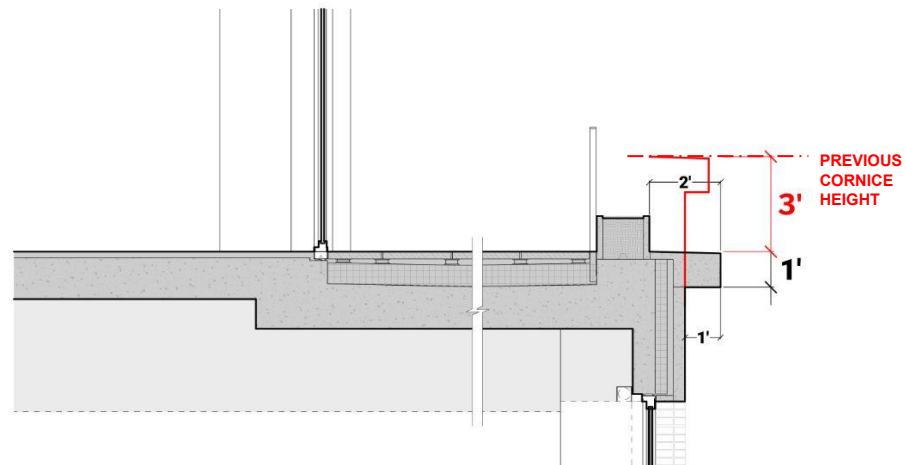
GROUND FLOOR SECTION AND TOPOGRAPHY CHANGE



## BASE CORNICE DETAIL DESIGN COMPARISON

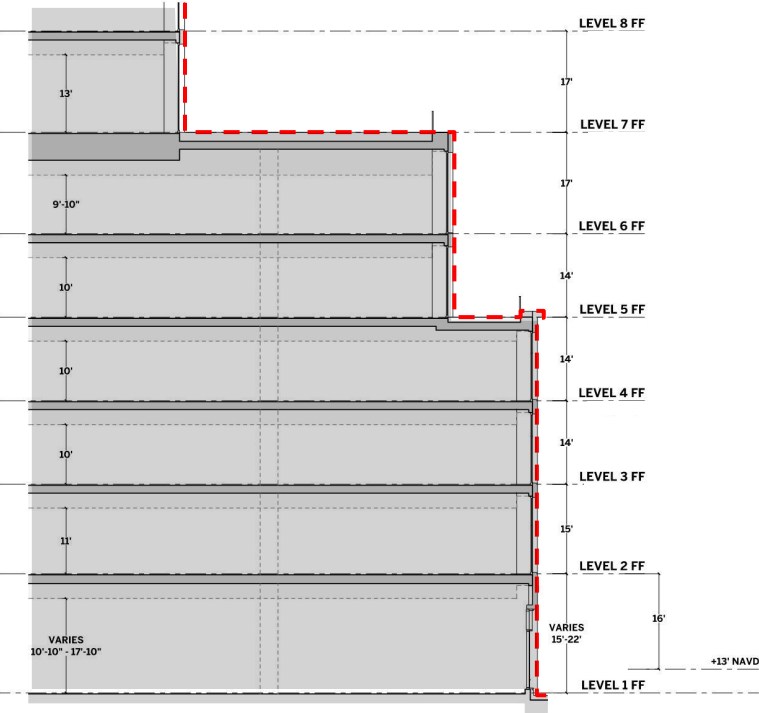


04/06/2021 PROPOSAL

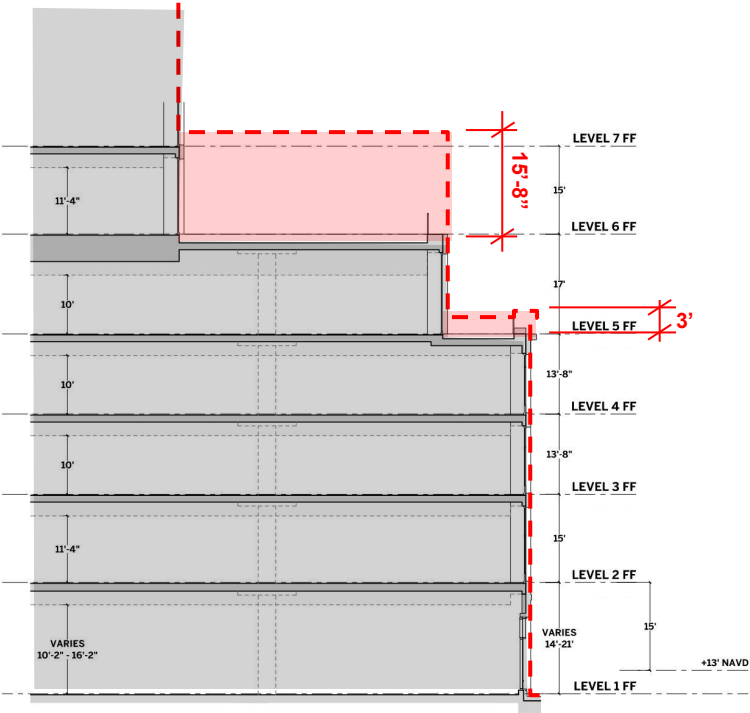


CURRENT PROPOSAL

BASE SECTION  
COMPARISON



04/06/2021 PROPOSAL



CURRENT PROPOSAL

**WATER ST. STREET WALL ELEVATION**  
04/06/2021 PROPOSAL



**WATER ST. STREET WALL ELEVATION**  
**CURRENT PROPOSAL**



# WATER STREET COMPARISON



**WATER STREET  
LOOKING NORTH**  
04/06/21 PROPOSAL



**WATER STREET  
LOOKING NORTH  
CURRENT PROPOSAL**



**PECK SLIP LOOKING WEST**  
**04/06/21 PROPOSAL**

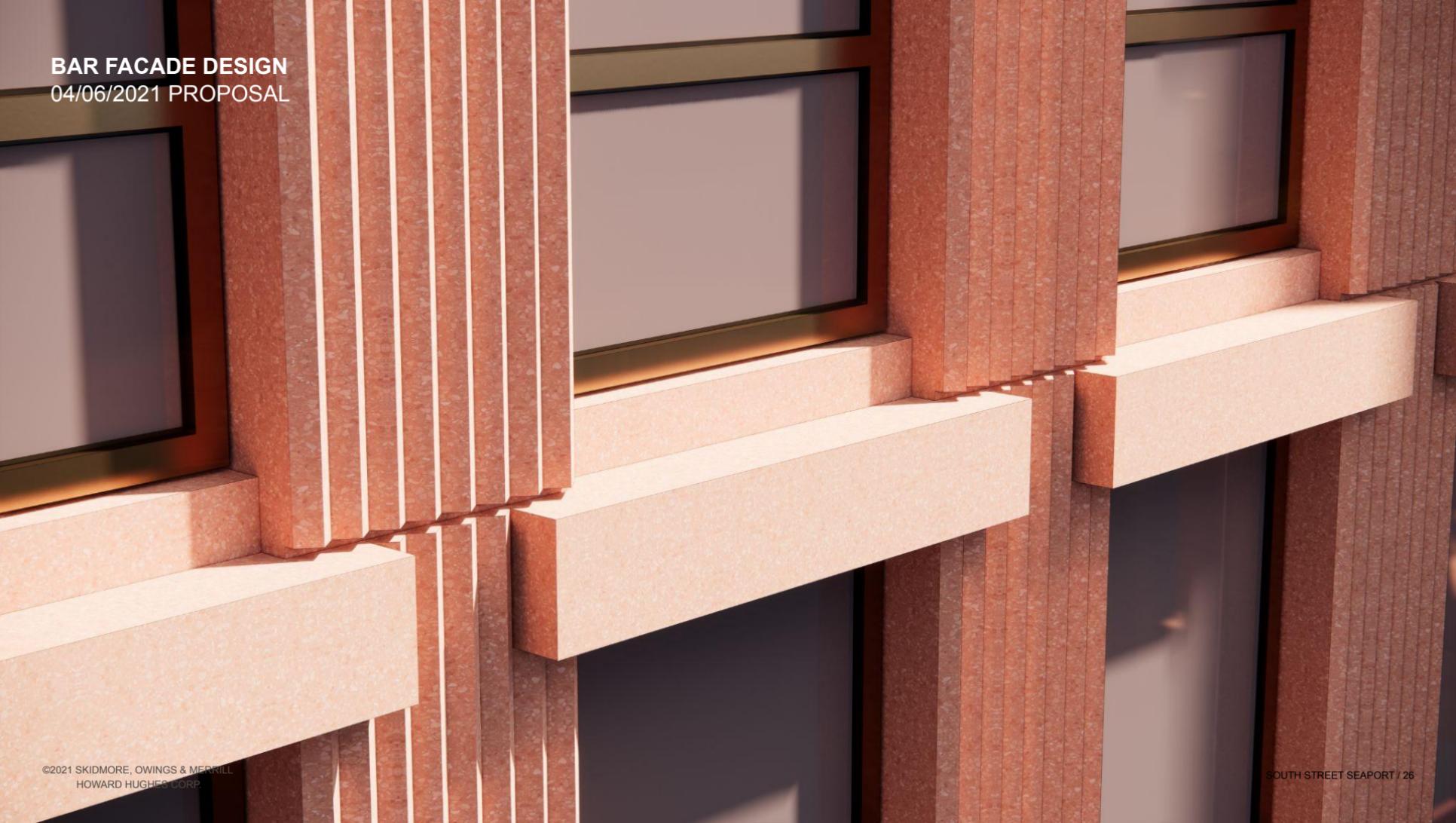


PECK SLIP LOOKING WEST  
CURRENT PROPOSAL



**LOOKING UP ON WATER ST**  
**CURRENT PROPOSAL**





**BAR FACADE DESIGN**  
04/06/2021 PROPOSAL



**BAR FACADE DESIGN**  
CURRENT PROPOSAL

**RESIDENTIAL FACADE DETAILS**  
04/06/2021 PROPOSAL



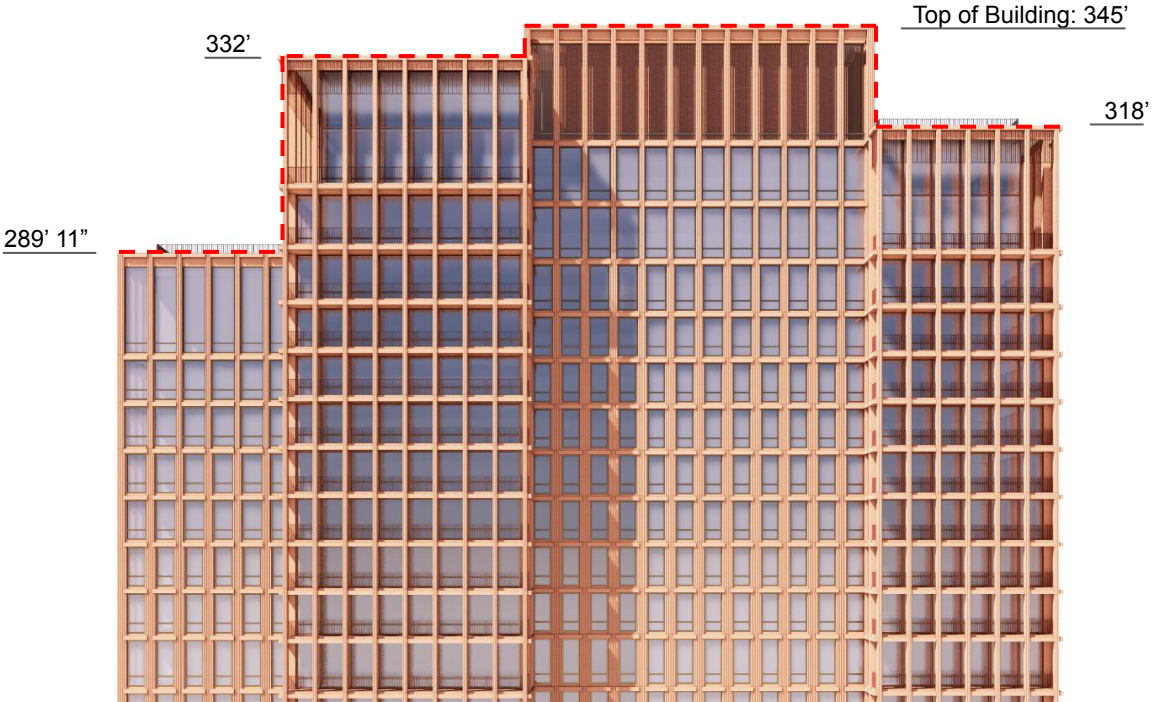
**RESIDENTIAL FACADE DETAILS**  
**CURRENT PROPOSAL**



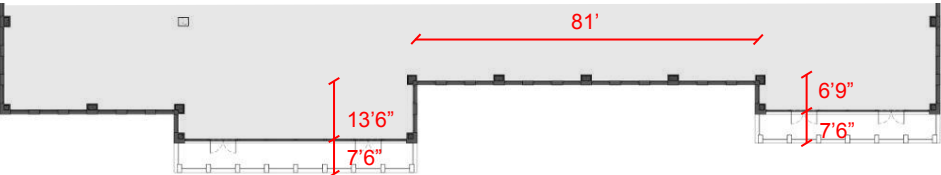
**RESIDENTIAL FACADE**  
**CURRENT PROPOSAL**



**BAR CROWN DESIGN**  
04/06/2021 PROPOSAL



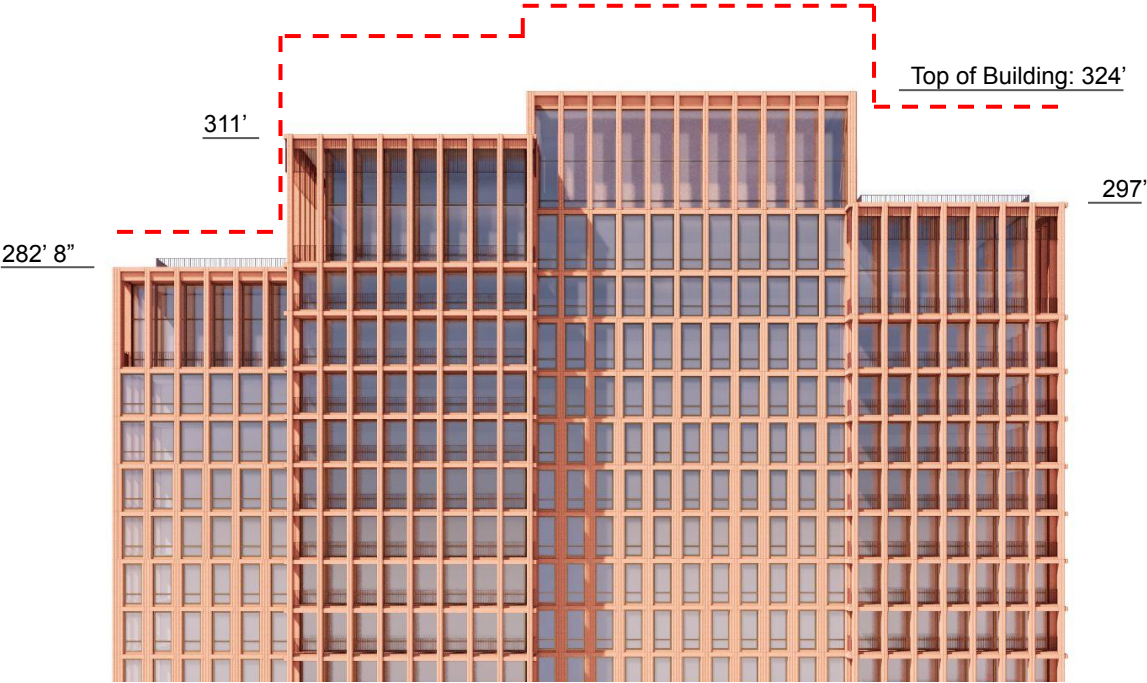
PARTIAL ELEVATION



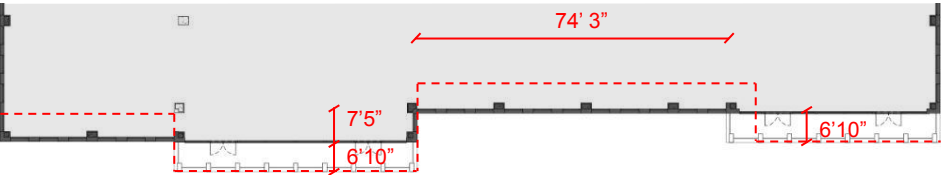
PARTIAL PLAN

**BAR CROWN DESIGN**  
**CURRENT PROPOSAL**

- Remove one residential floor
- Balance bars to reduce shadows
- Simplify loggia expression
- Reduce depth of the loggias
- Unify crown expression



PARTIAL ELEVATION



PARTIAL PLAN

**BROOKLYN BRIDGE VIEW**  
04/06/2021 PROPOSAL



**BROOKLYN BRIDGE VIEW**  
**CURRENT PROPOSAL**



SOUTH STREET SEAPORT HISTORIC DISTRICT  
FULTON STREET



CONSTRUCTION IN THE HISTORIC DISTRICT SINCE 1950



# CURRENT CONDITION



HISTORIC DISTRICT

BEEKMAN ST

PEARL ST

PECK SLIP

WATER ST

PEARL STREET TODAY



## BEEKMAN STREET TODAY



## WATER STREET TODAY



PECK SLIP TODAY



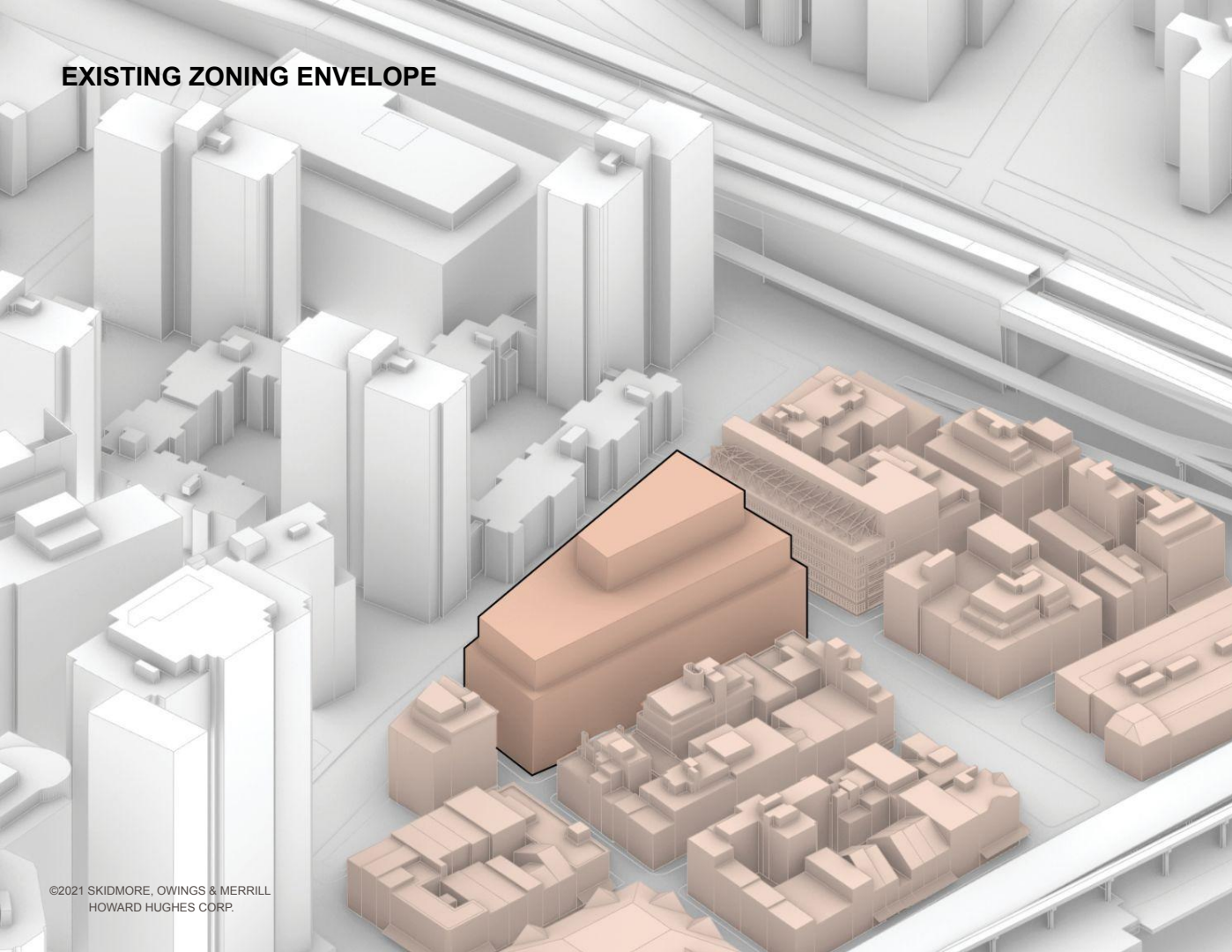
**DISTRICT STREETSCAPE TODAY**  
(Water Street looking south)



DISTRICT STREETSCAPE TODAY  
(Front Street looking south)



## EXISTING ZONING ENVELOPE



**AS OF RIGHT MASSING:  
WATER STREET LOOKING NORTH**



AS OF RIGHT MASSING:  
PECK SLIP LOOKING WEST



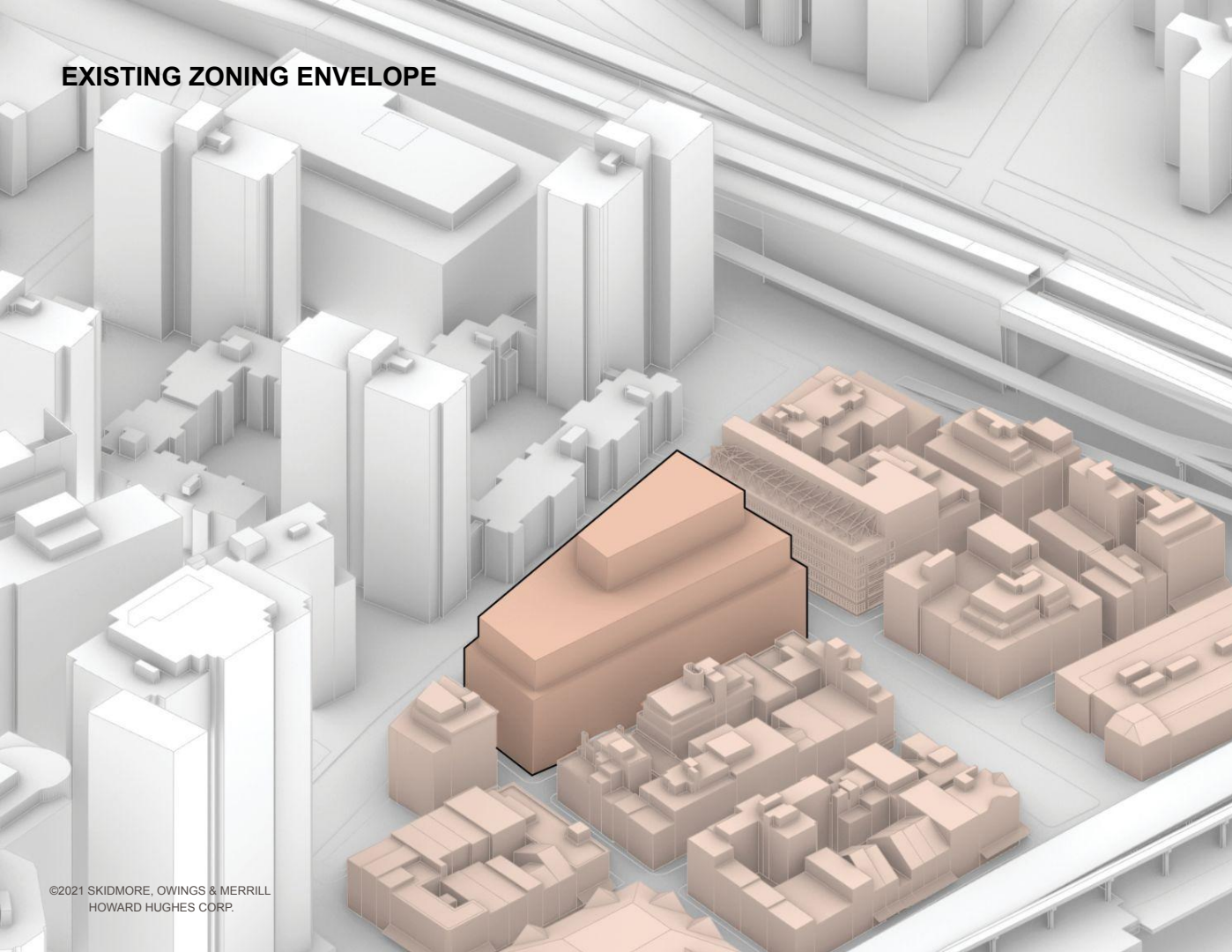
AS OF RIGHT MASSING:  
BEEKMAN STREET LOOKING EAST



AS OF RIGHT:  
BEEKMAN STREET LOOKING WEST



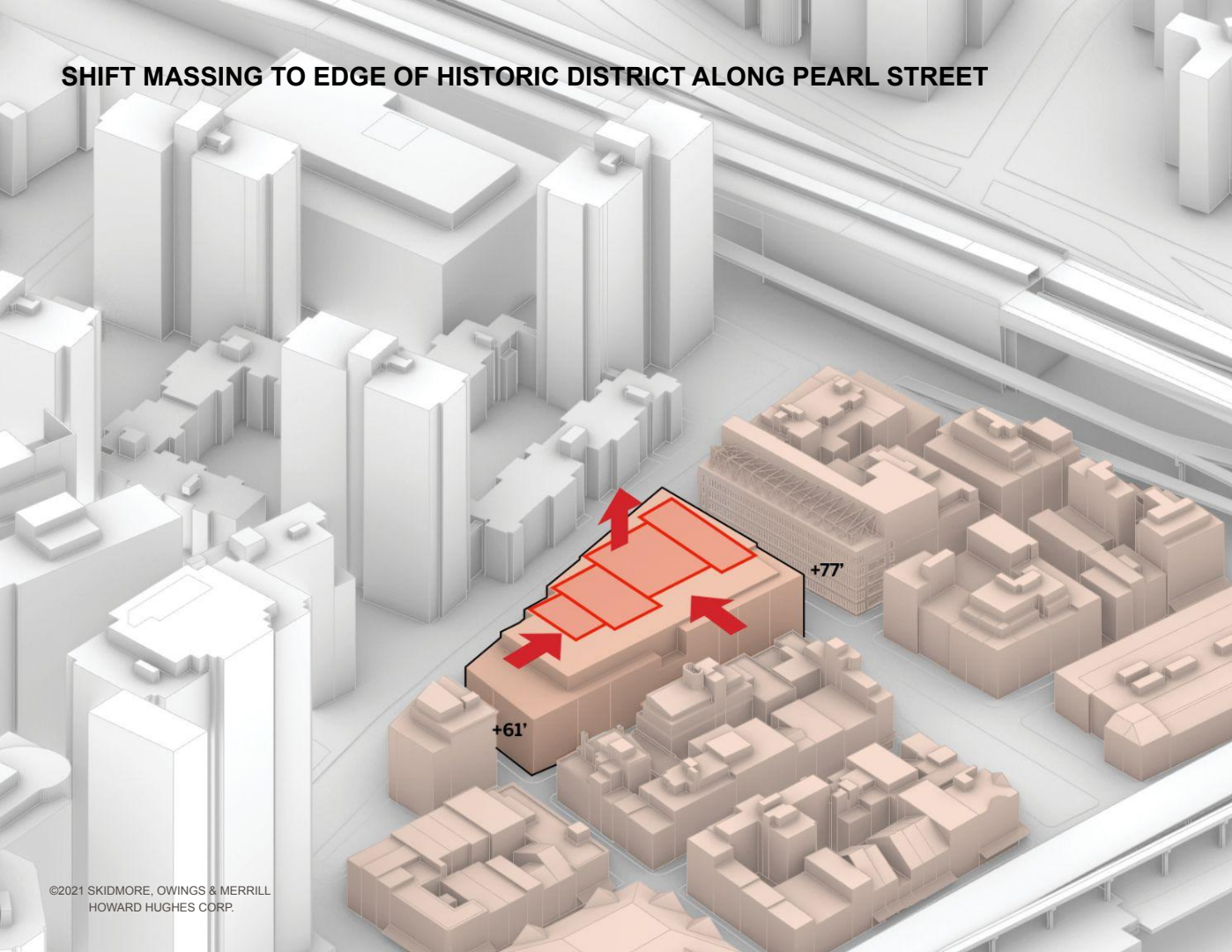
## EXISTING ZONING ENVELOPE



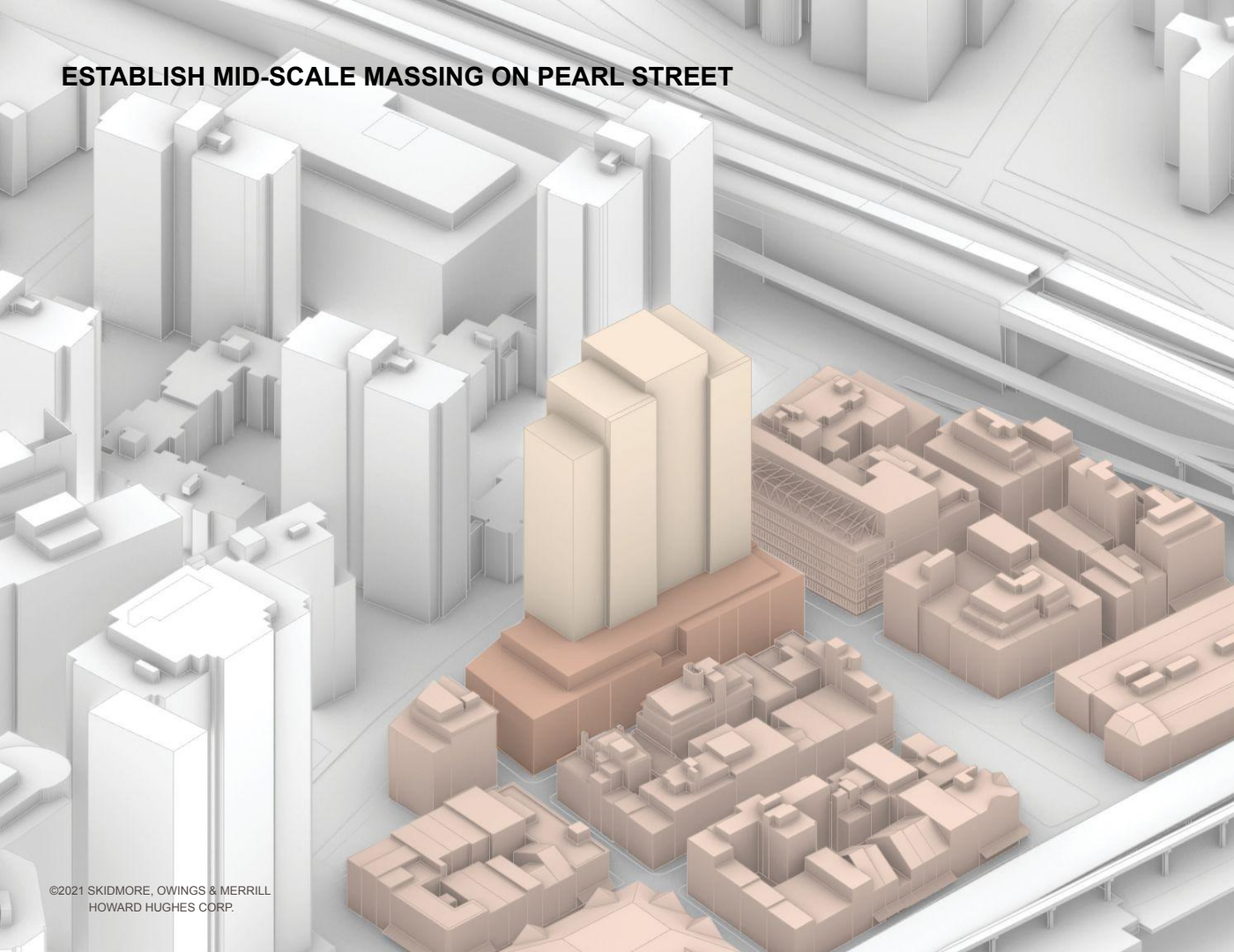
## REDUCE STREET WALL HEIGHTS IN RELATION TO HISTORIC CONTEXT



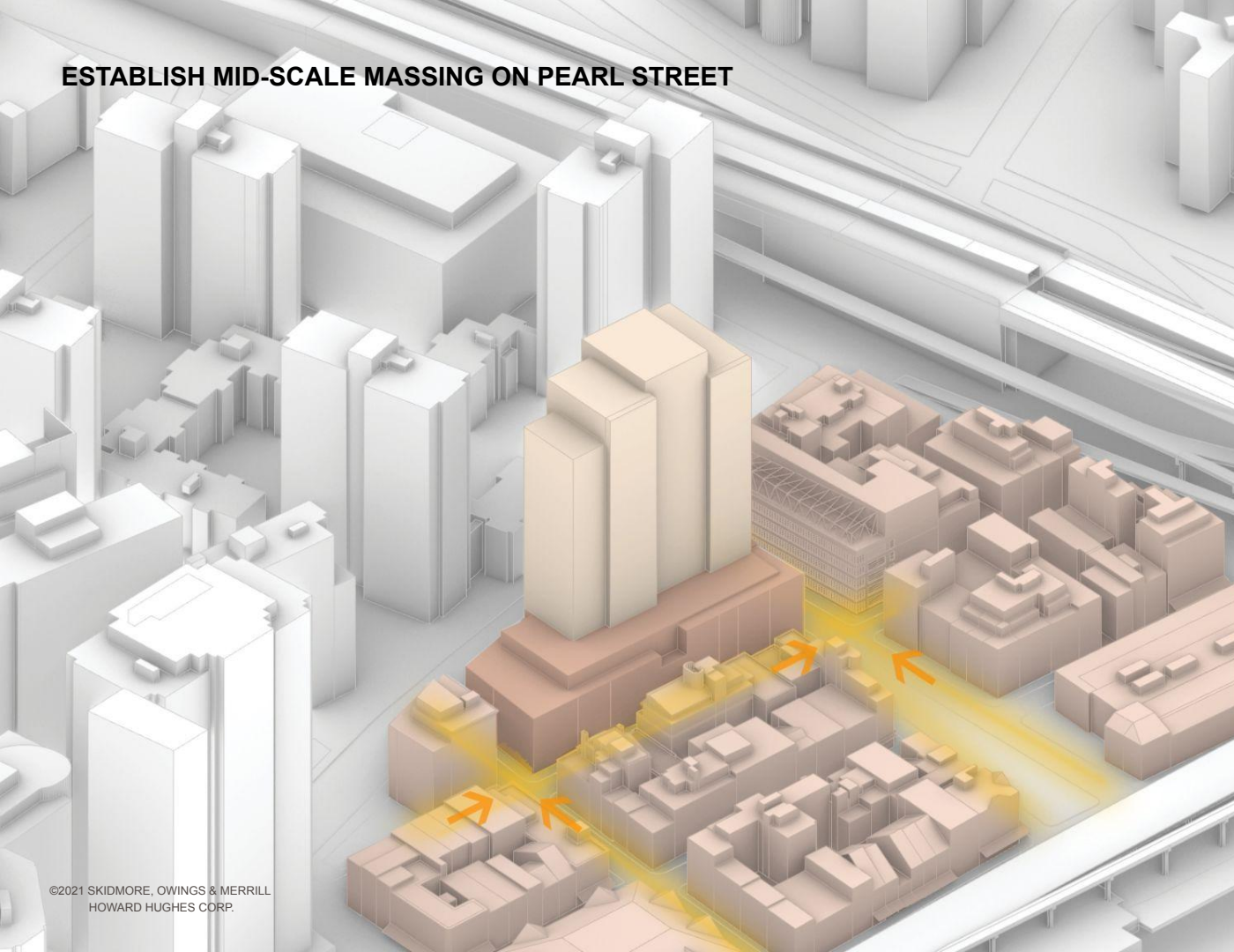
## SHIFT MASSING TO EDGE OF HISTORIC DISTRICT ALONG PEARL STREET



## ESTABLISH MID-SCALE MASSING ON PEARL STREET



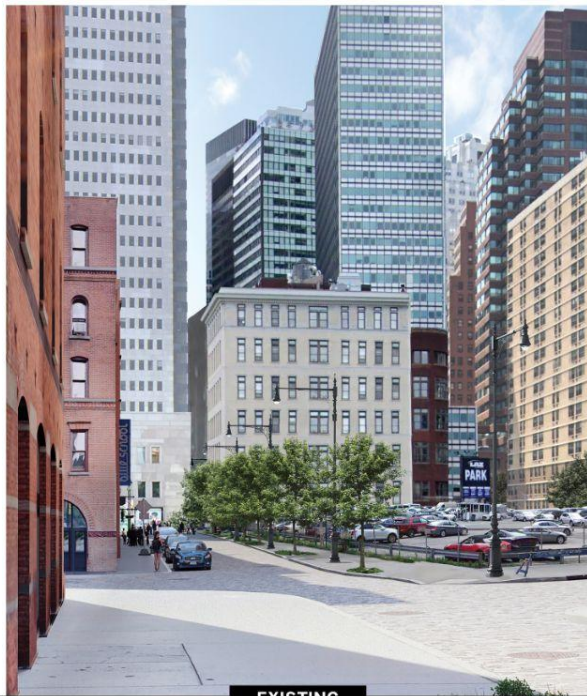
## ESTABLISH MID-SCALE MASSING ON PEARL STREET



## RESTORING THE STREETScape



HISTORIC



EXISTING



PROPOSED

**CURRENT PROPOSAL:  
FULTON & WATER STREET**



CURRENT PROPOSAL:  
WATER STREET LOOKING NORTH



CURRENT PROPOSAL:  
WATER STREET LOOKING NORTH



CURRENT PROPOSAL:  
WATER STREET LOOKING SOUTH



**CURRENT PROPOSAL:  
WATER STREET & PECK SLIP**



**CURRENT PROPOSAL:  
WATER STREET LOOKING SOUTH**



CURRENT PROPOSAL:  
PEARL STREET PLAYGROUND



**CURRENT PROPOSAL:  
BEEKMAN STREET LOOKING EAST**



CURRENT PROPOSAL:  
BEEKMAN STREET LOOKING EAST



NEW PROPOSAL:  
BEEKMAN STREET LOOKING WEST  
WIDE ANGLE CAMERA LENS



**CURRENT PROPOSAL:  
BEEKMAN STREET LOOKING WEST**



**CURRENT PROPOSAL:  
BEEKMAN STREET LOOKING WEST**



CURRENT PROPOSAL:  
BEEKMAN AND SOUTH LOOKING WEST



CURRENT PROPOSAL:  
PECK SLIP LOOKING WEST  
WIDE ANGLE CAMERA LENS



CURRENT PROPOSAL:  
PECK SLIP  
WIDE ANGLE CAMERA LENS



**CURRENT PROPOSAL:  
PECK SLIP & PEARL STREET  
WIDE ANGLE CAMERA LENS**



**CURRENT PROPOSAL:  
PEARL STREET & PECK SLIP**



CURRENT PROPOSAL  
PEARL STREET

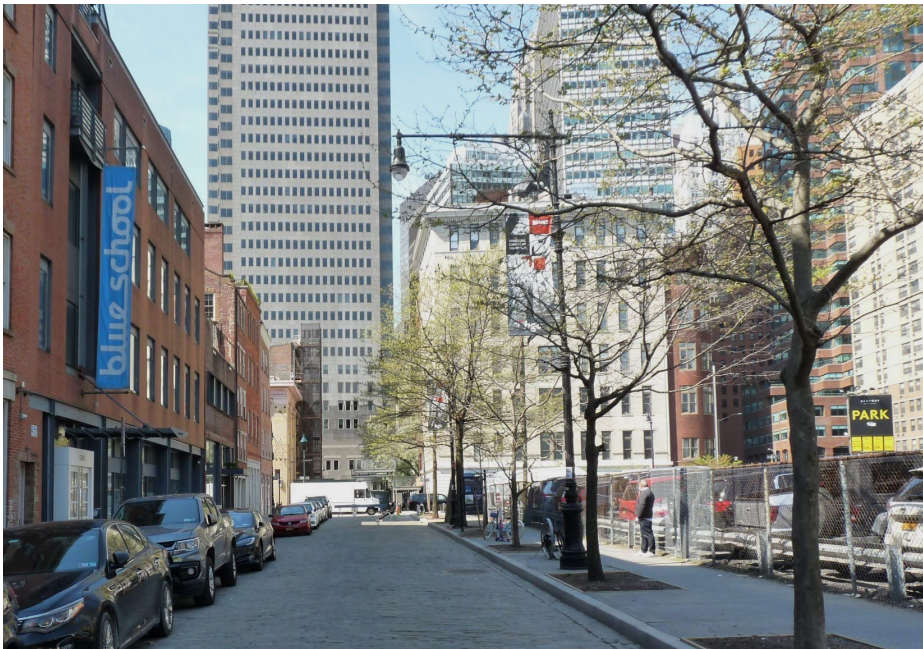


Animation

PARKING LOT DETRACTS FROM DISTRICT STREETSCAPE



WATER AND DOVER STREET LOOKING SOUTH



WATER AND PECK SLIP LOOKING SOUTH

**PARKING LOT DETRACTS FROM DISTRICT STREETSCAPE**



**WATER AND DOVER STREET LOOKING SOUTH**



**WATER AND PECK SLIP LOOKING SOUTH**



Thank you

The current proposal is:

**Preservation Department – Items 3 & 4, LPC-21-03235, 21-04480**

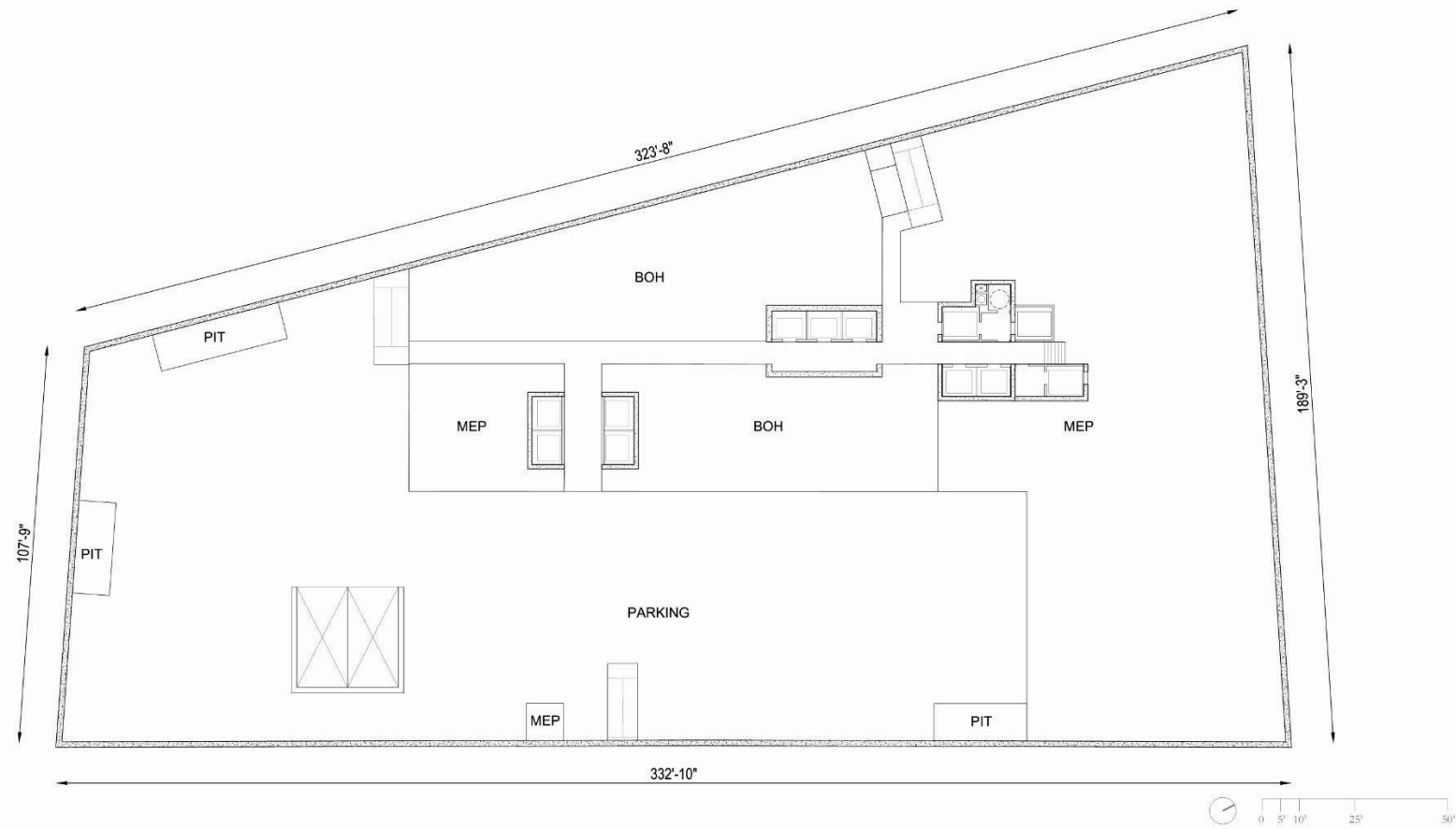
**250 Water Street and 89 South Street,**

**Borough of Manhattan**

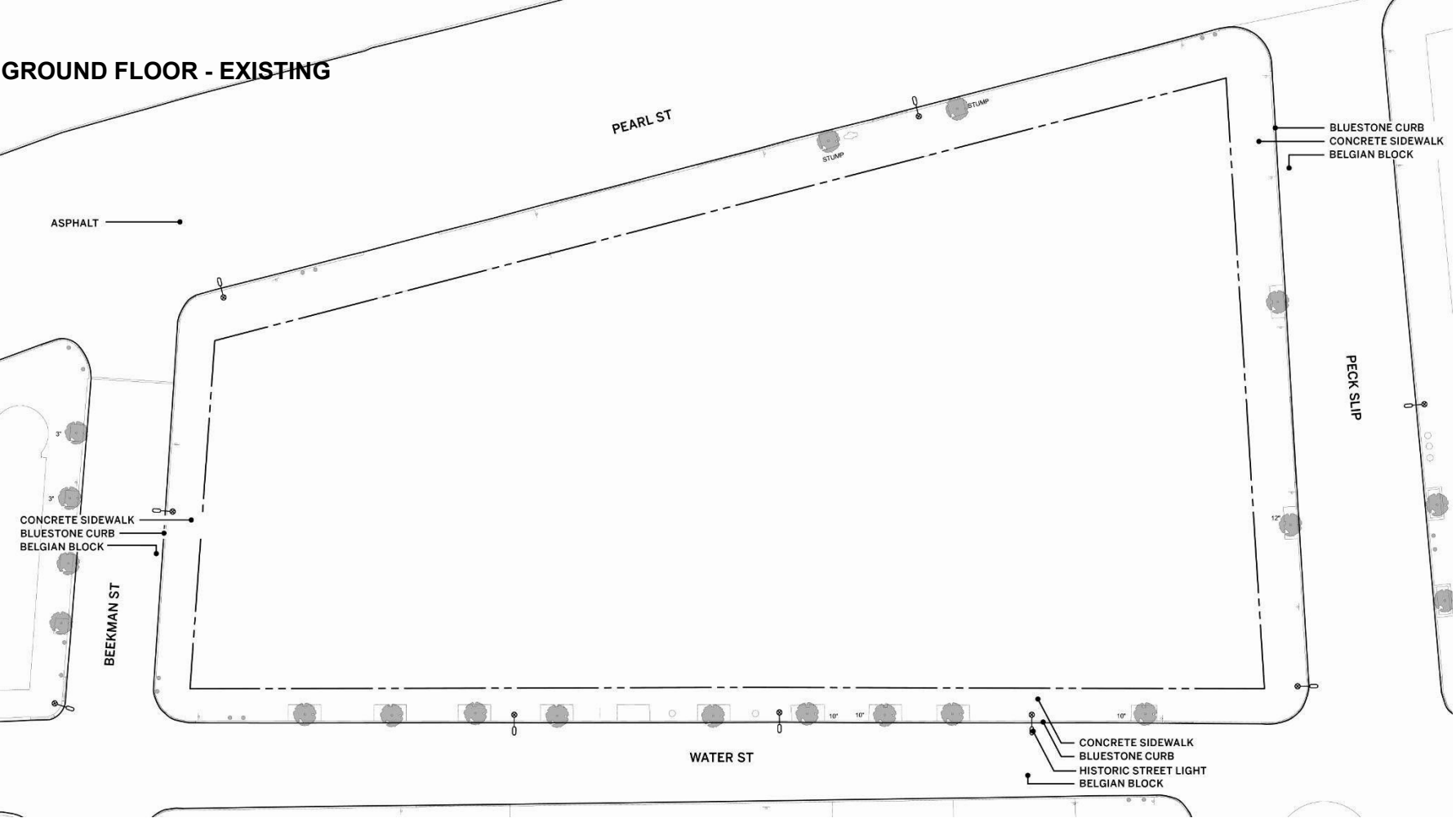
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# Appendix

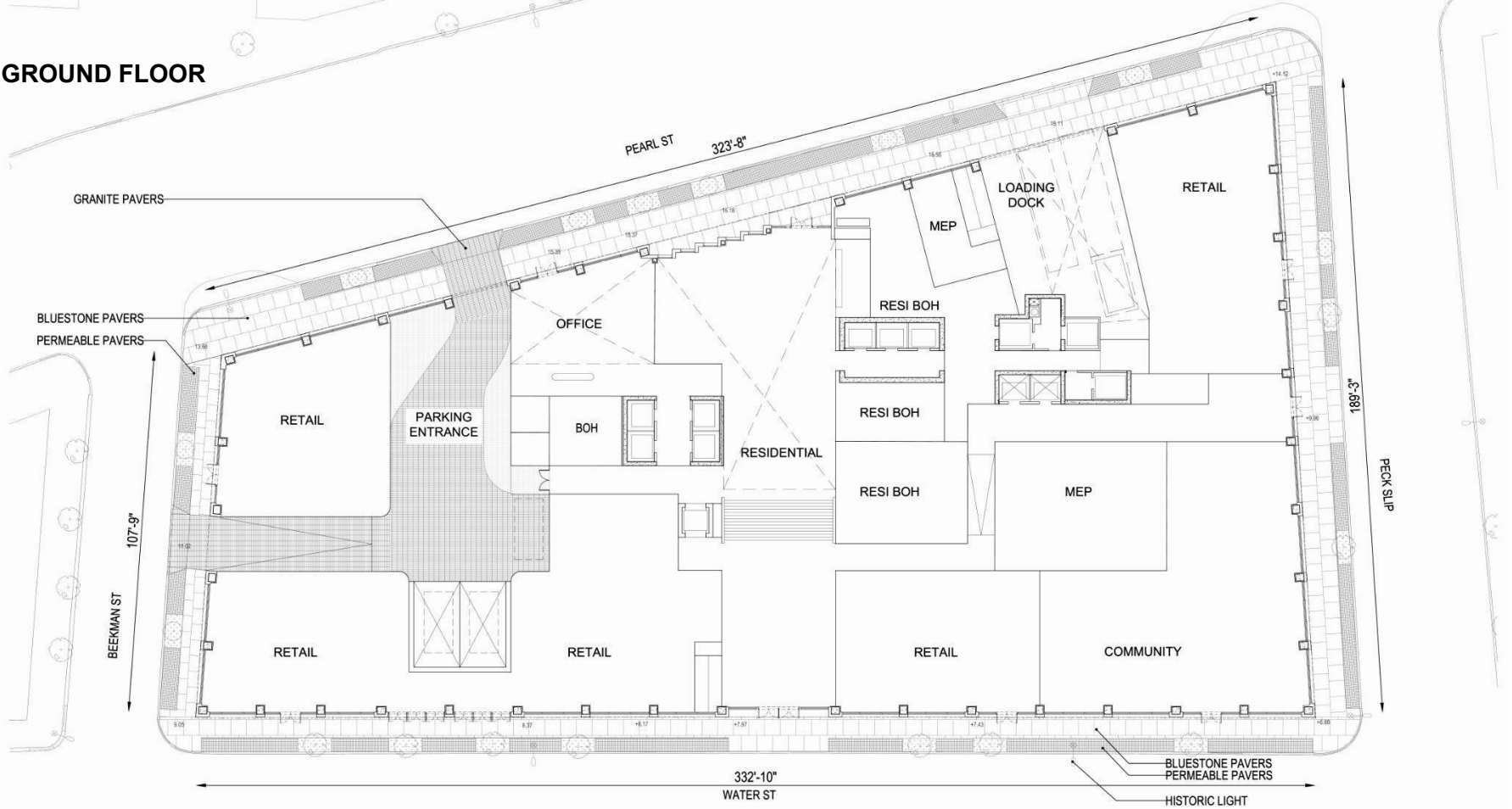
CELLAR



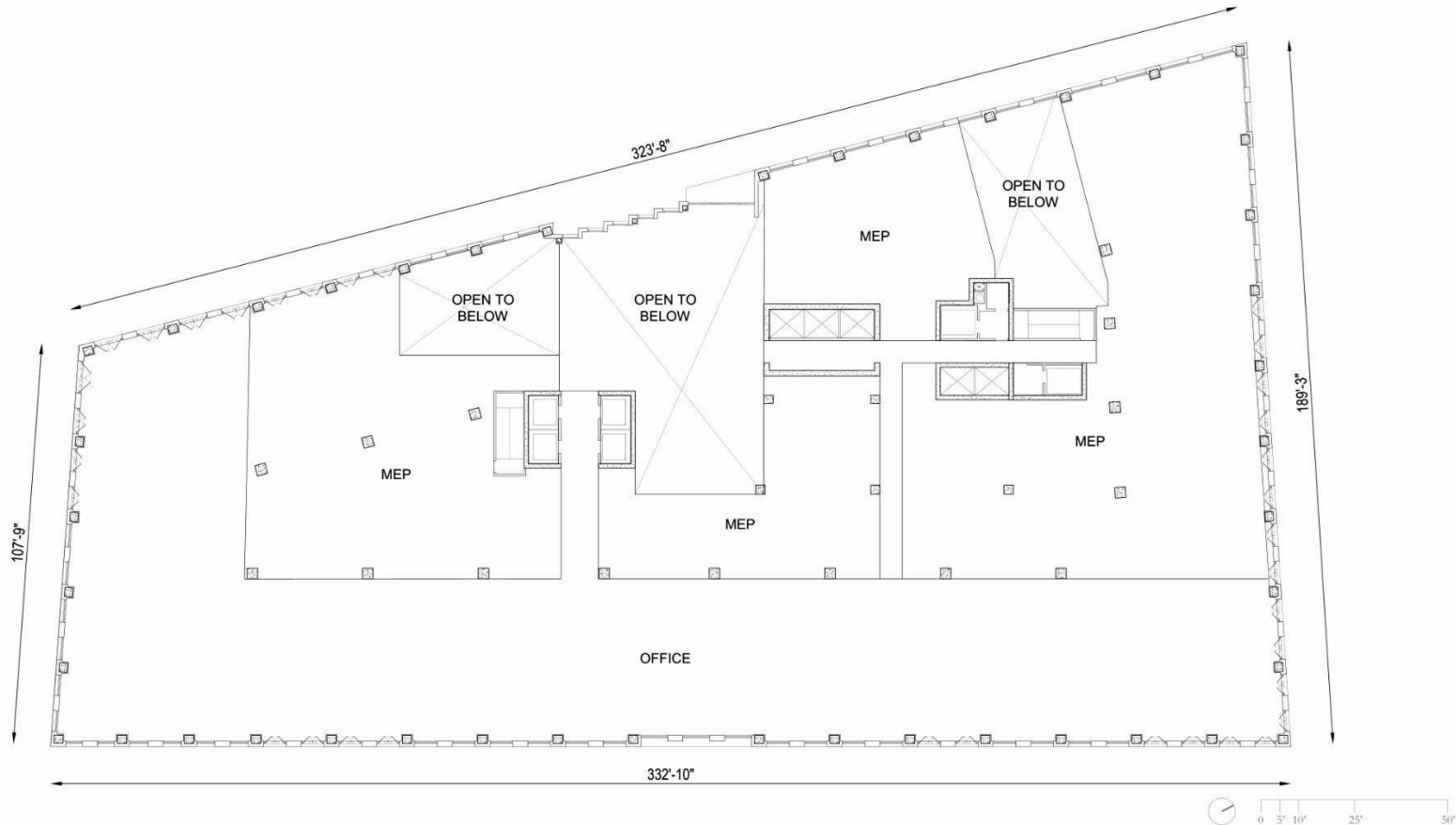
GROUND FLOOR - EXISTING



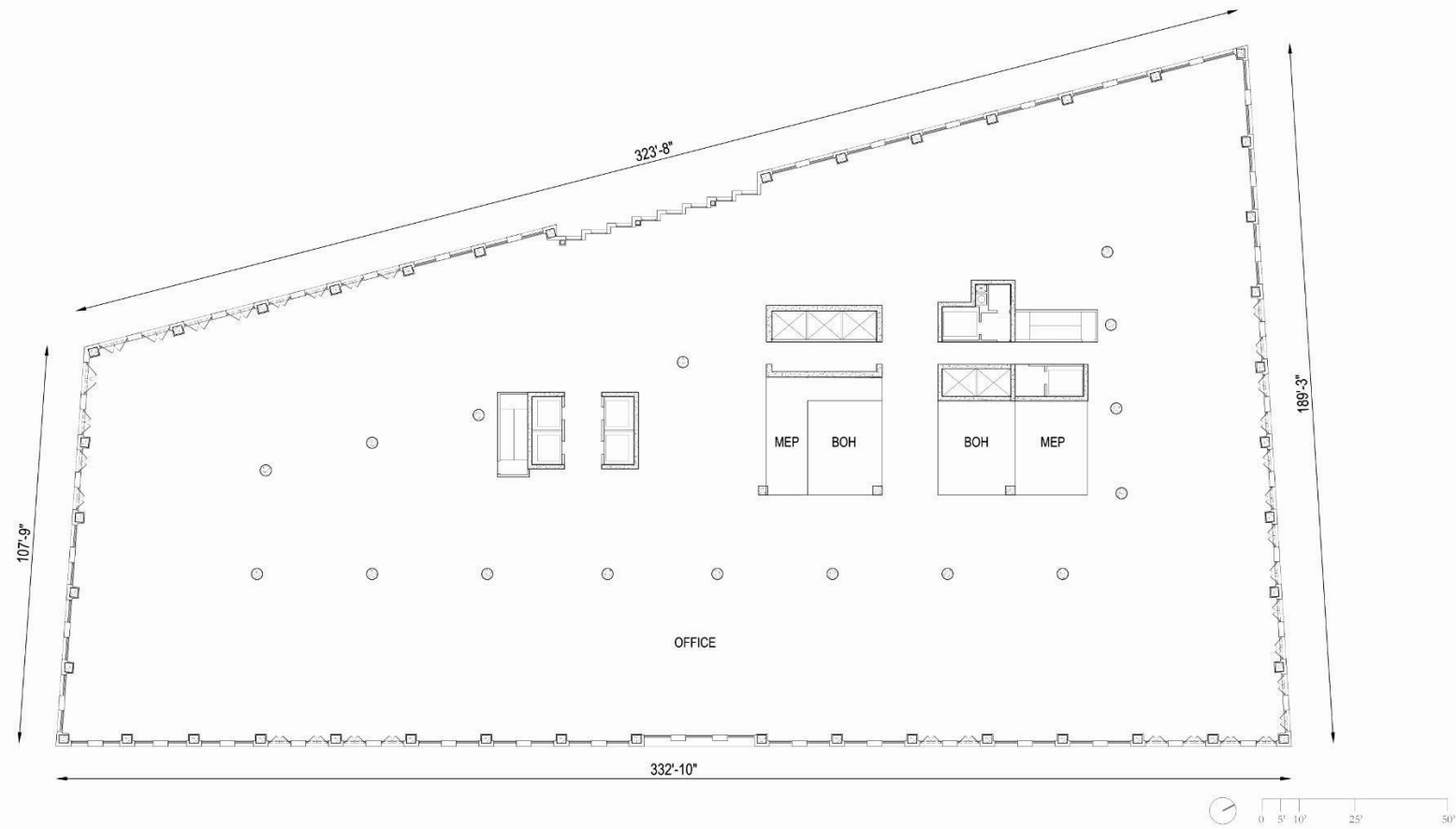
GROUND FLOOR



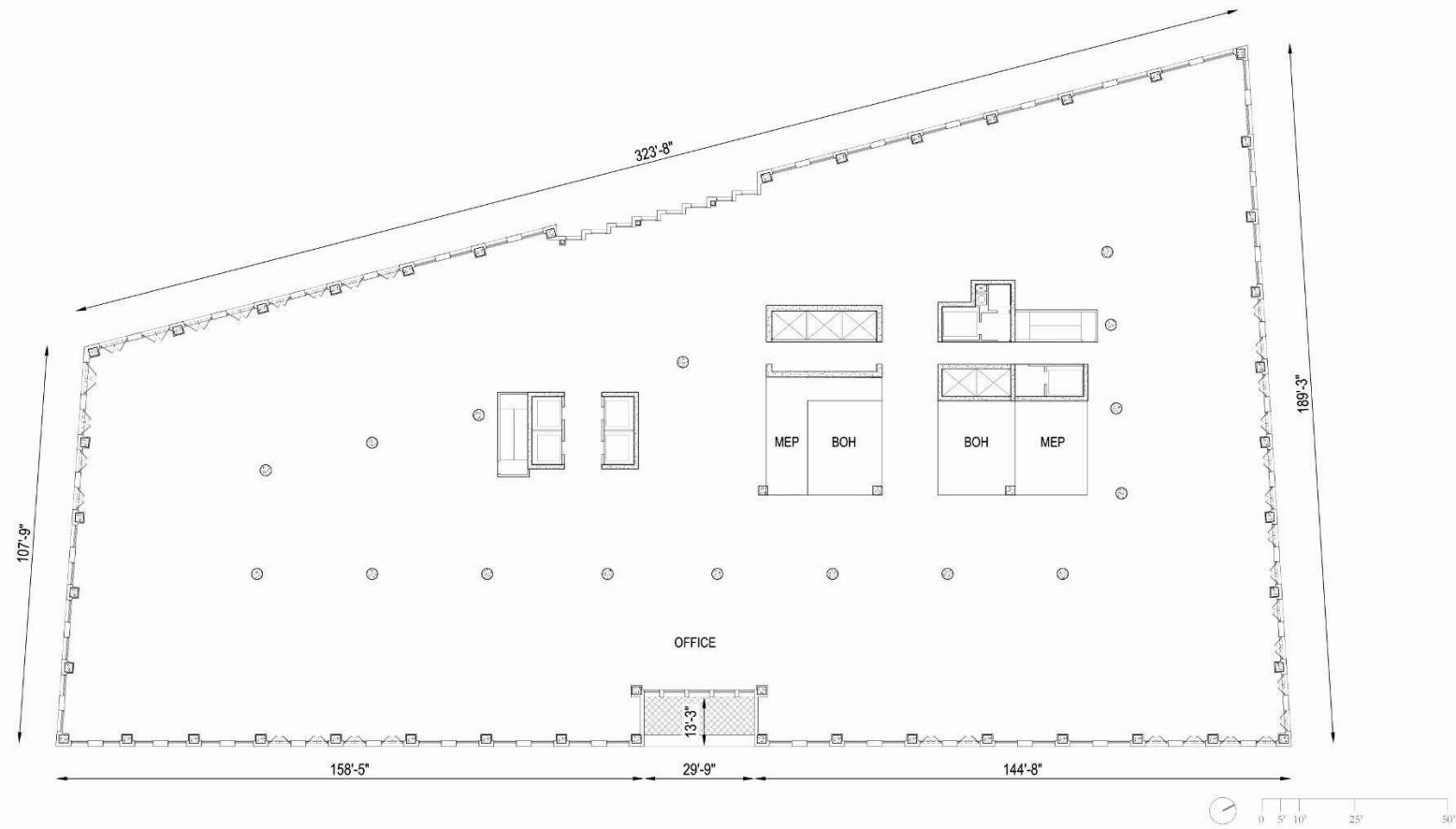
LEVEL 2



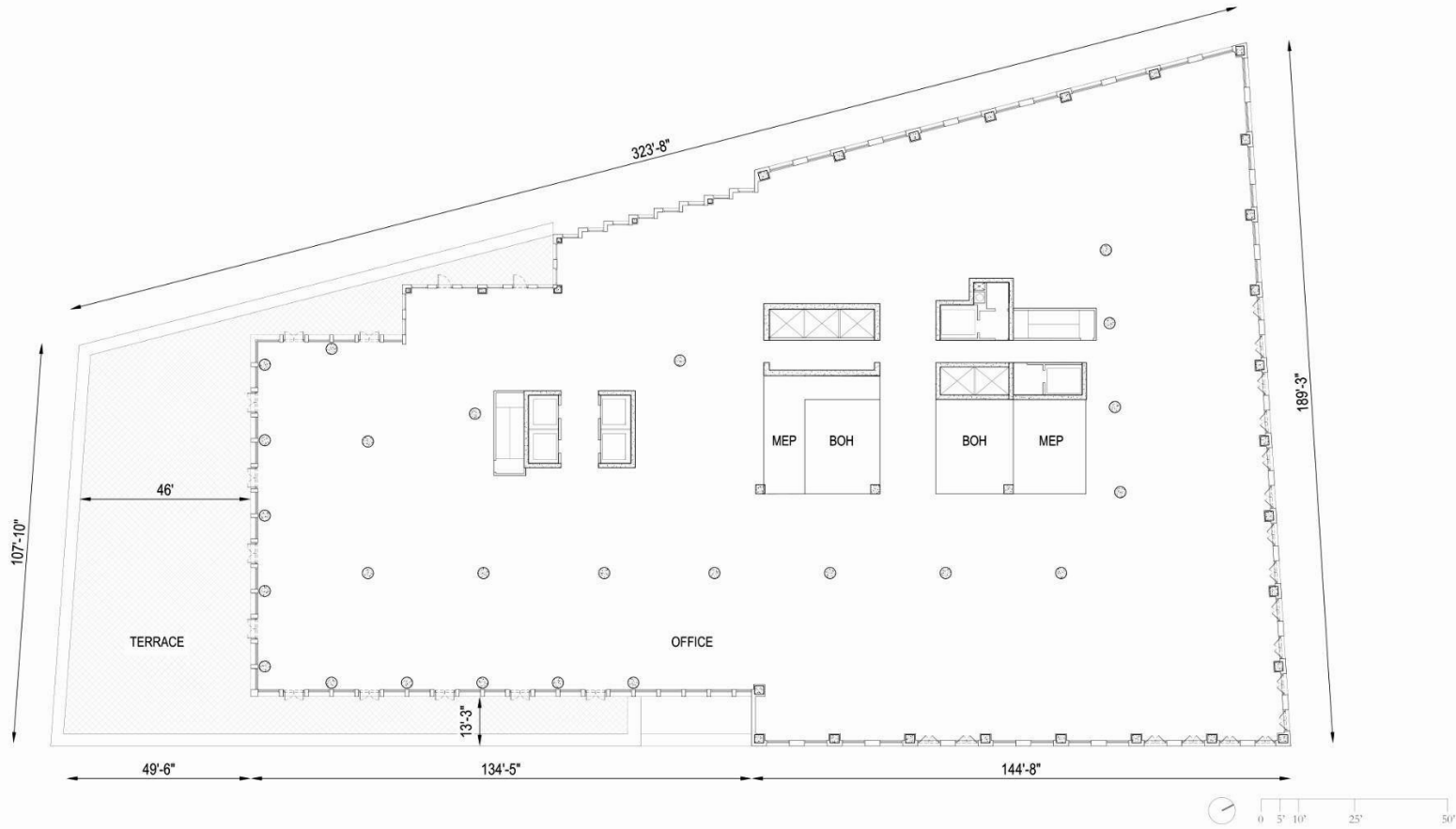
LEVEL 3  
OFFICE



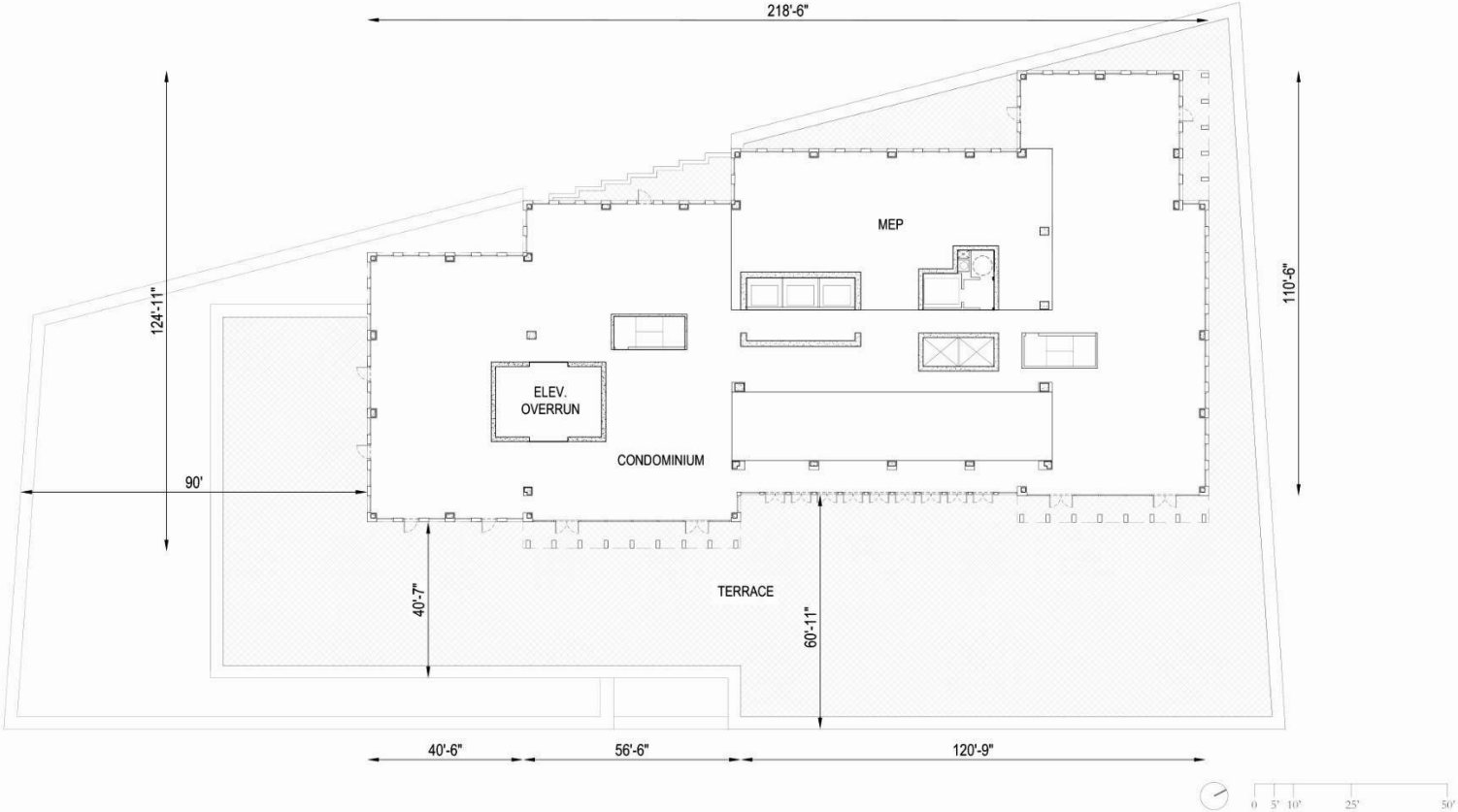
LEVEL 4  
OFFICE



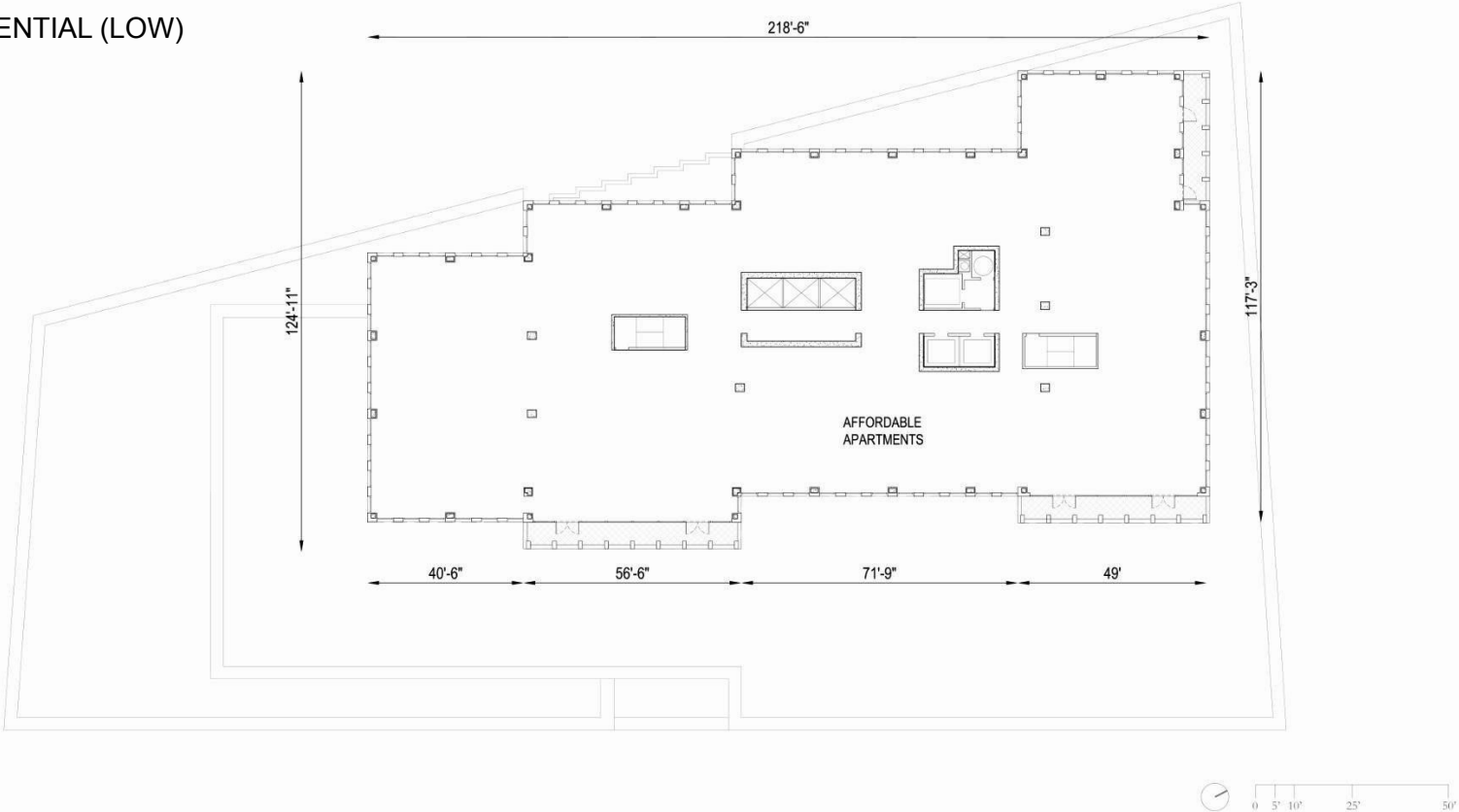
LEVEL 5  
OFFICE



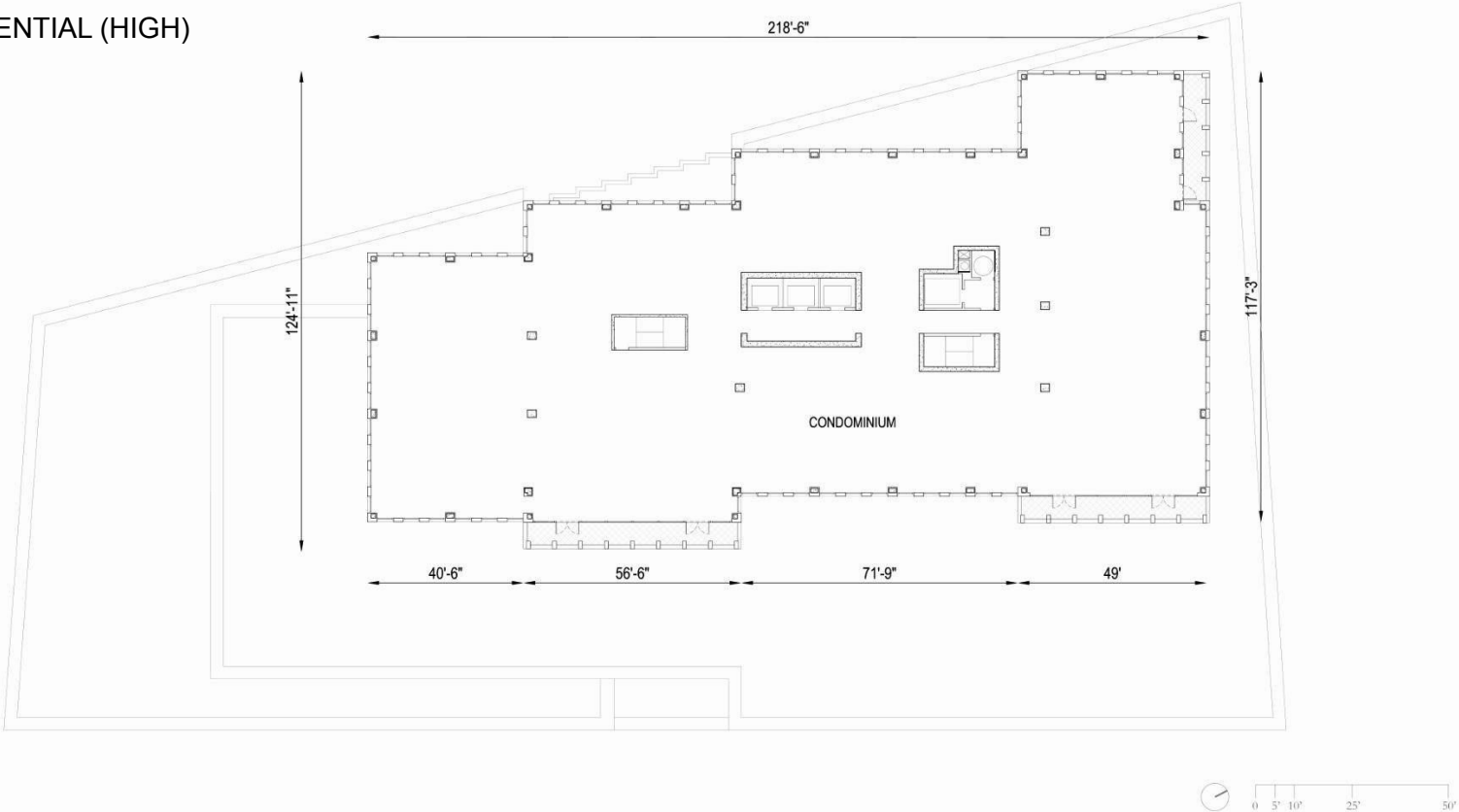
LEVEL 6  
AMENITY



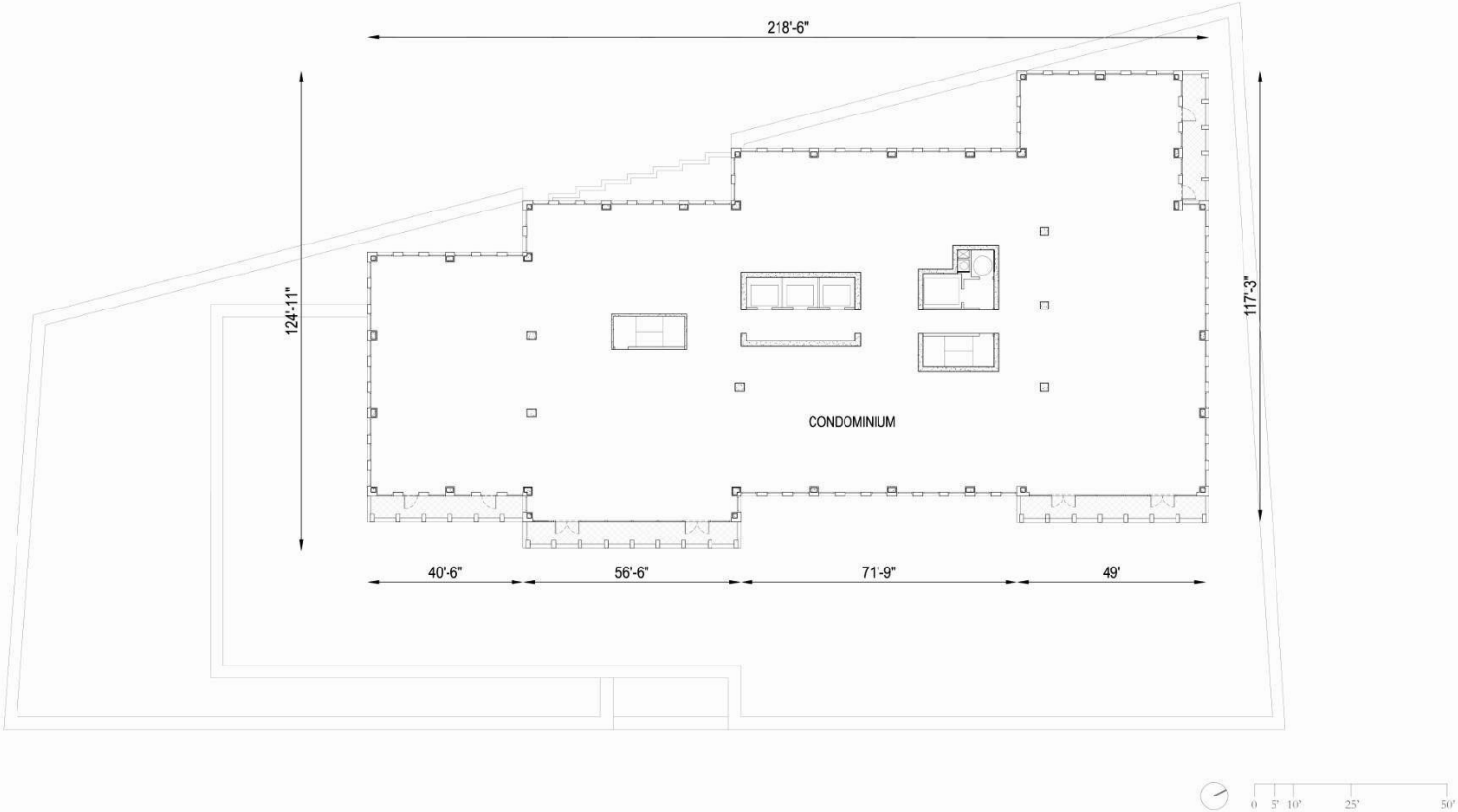
**LEVEL 8**  
**TYPICAL RESIDENTIAL (LOW)**



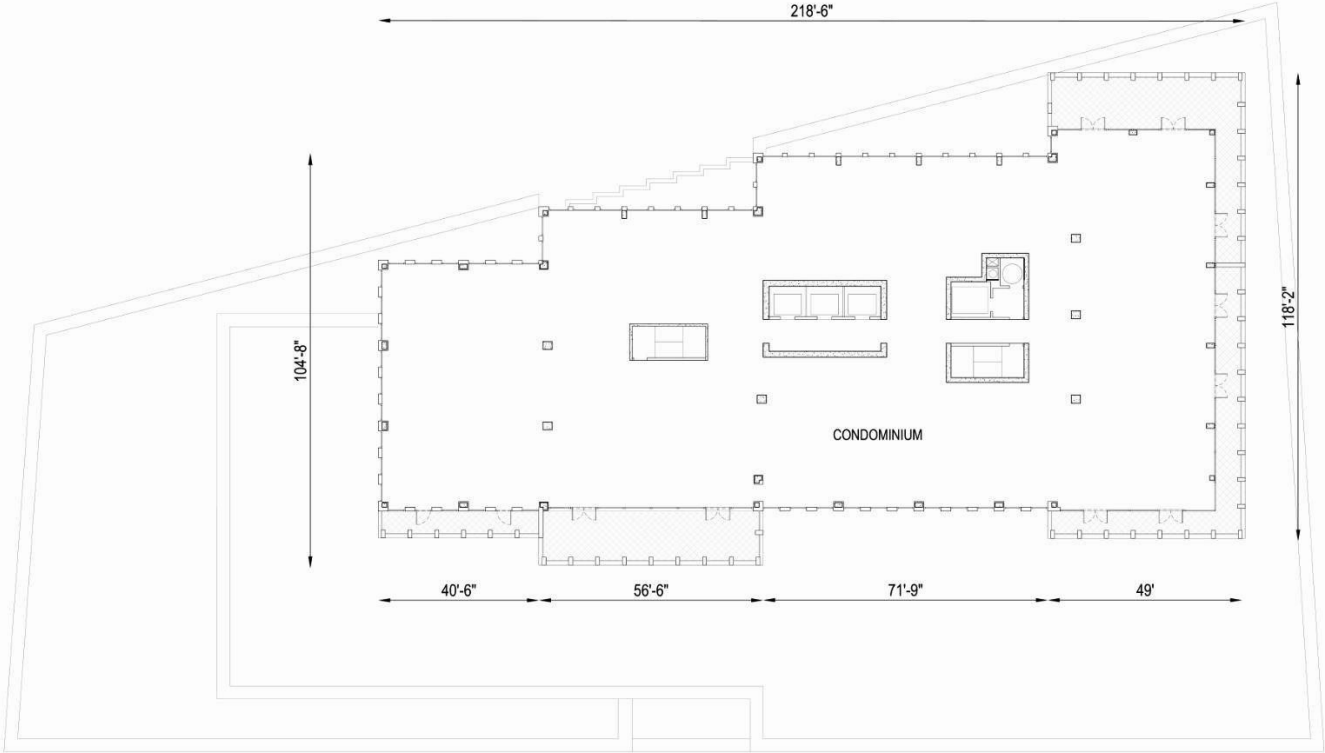
**LEVEL 13**  
**TYPICAL RESIDENTIAL (HIGH)**



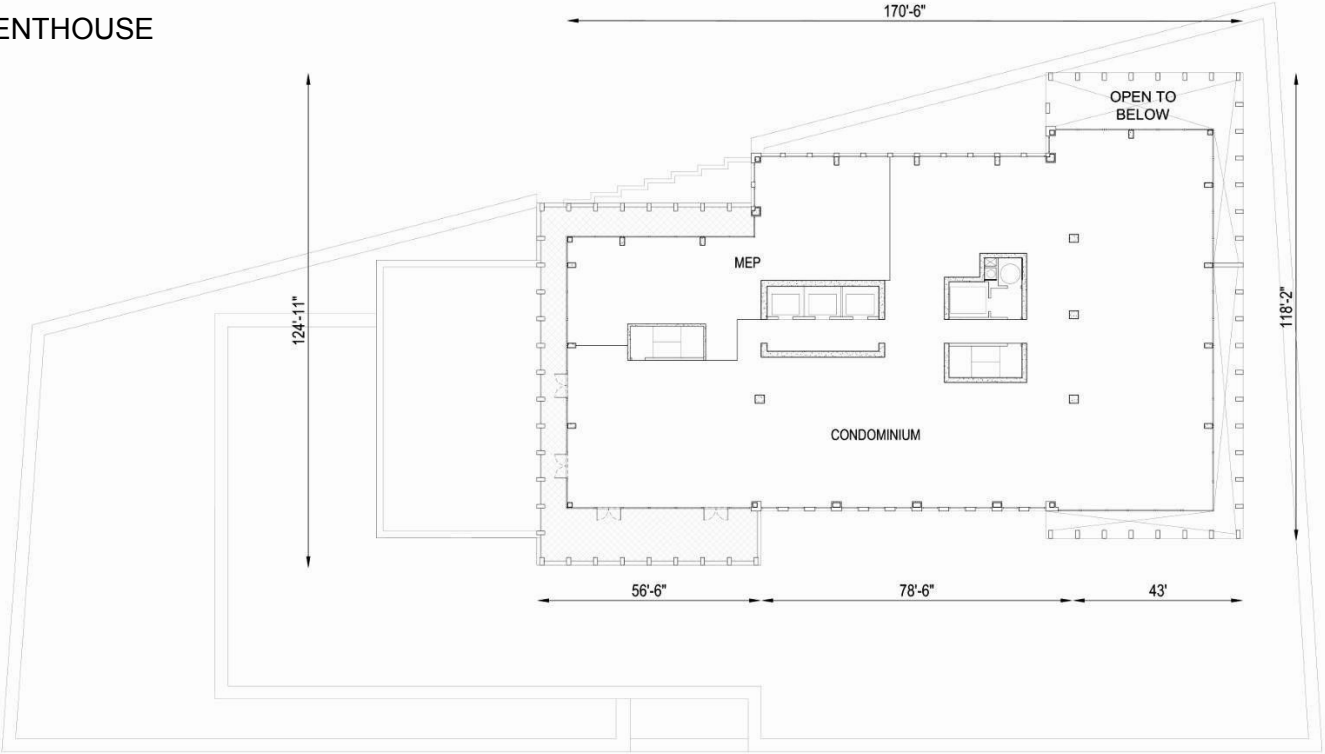
**LEVEL 23**  
**RESIDENTIAL**



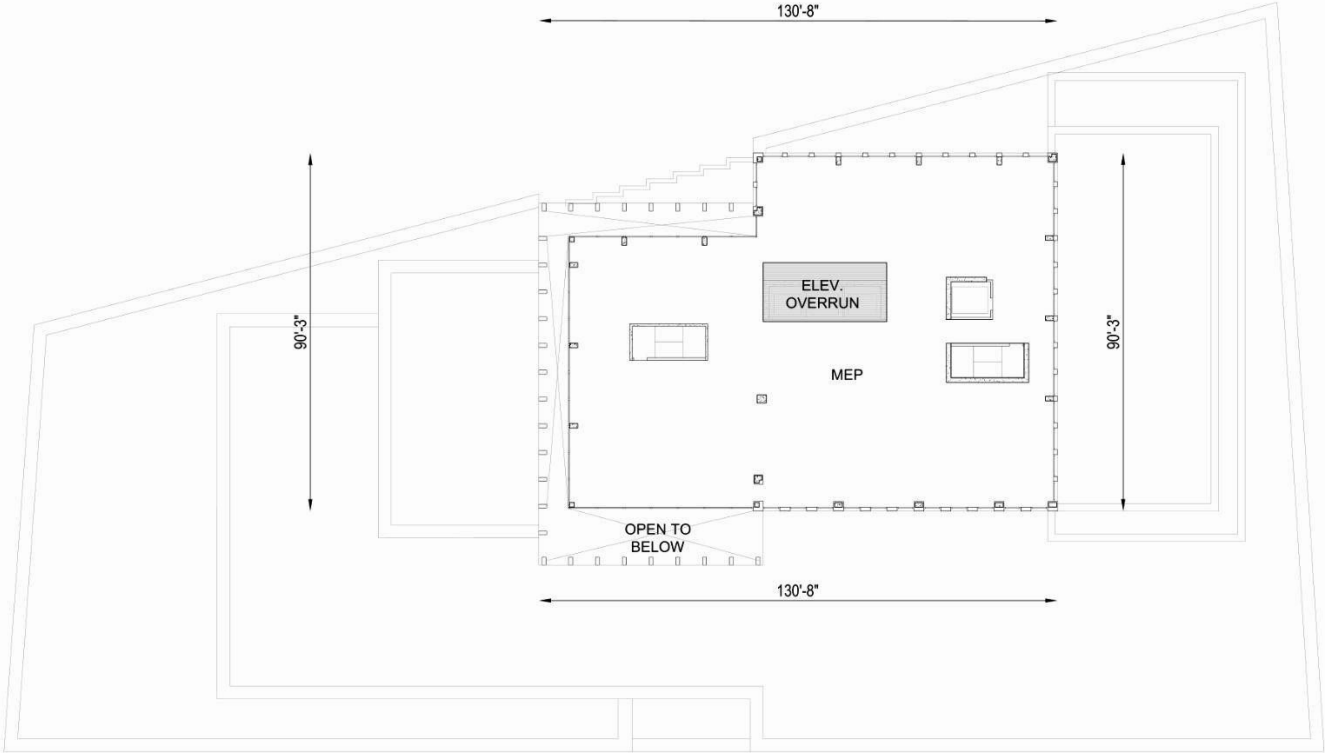
**LEVEL 24**  
**RESIDENTIAL**



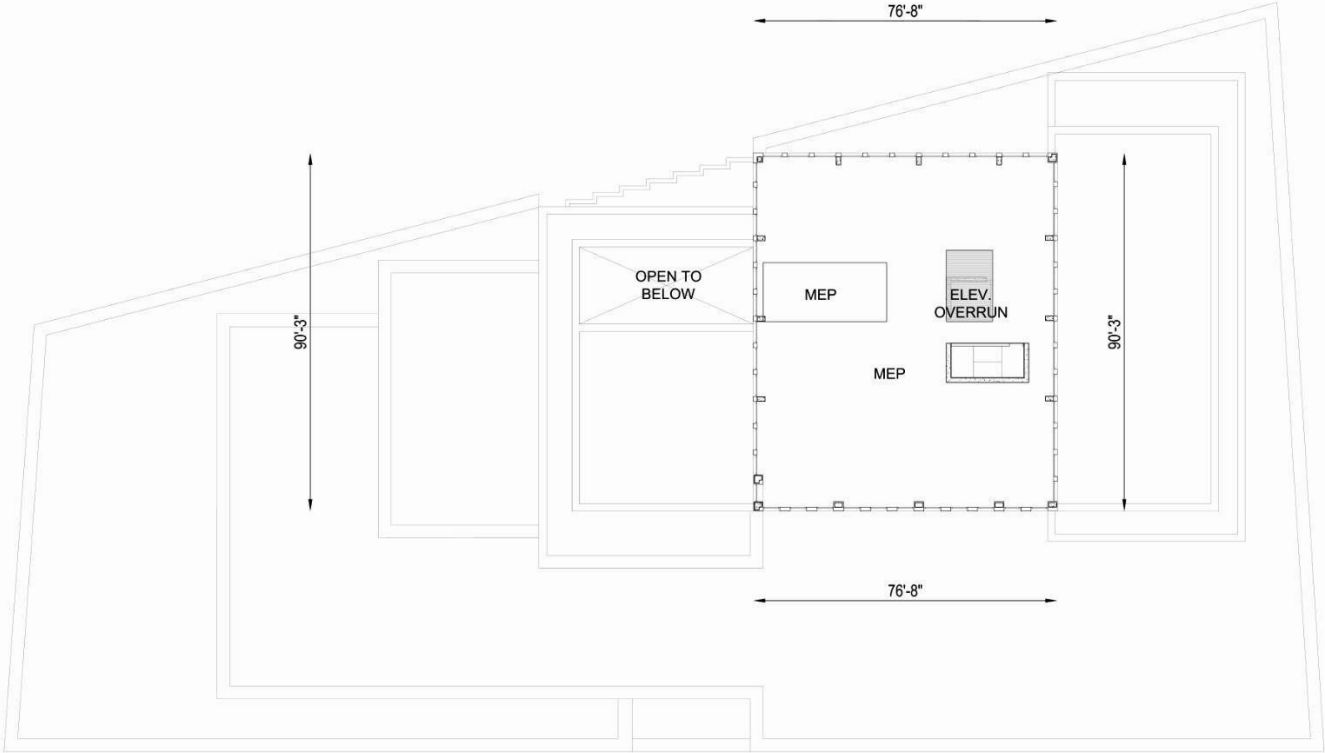
**LEVEL 25**  
**RESIDENTIAL PENTHOUSE**



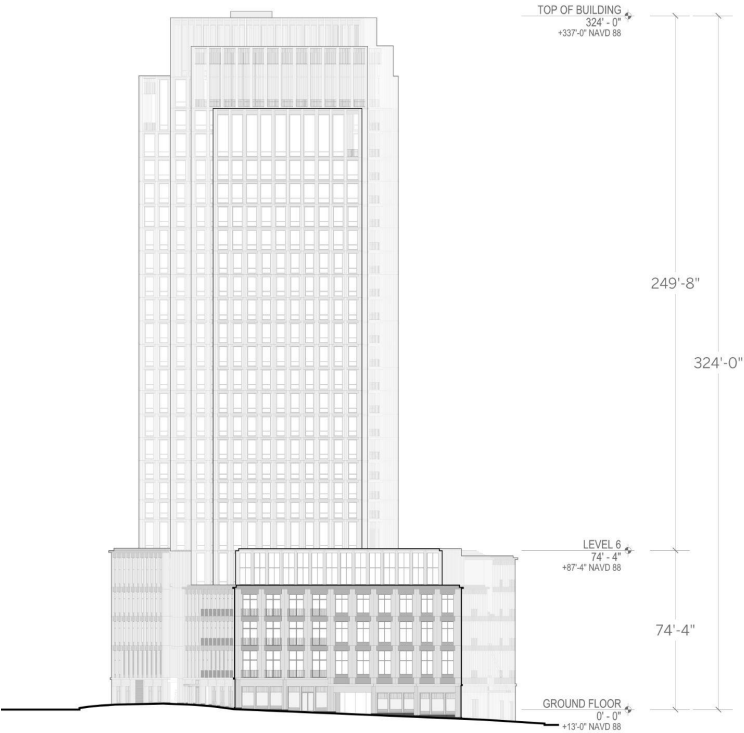
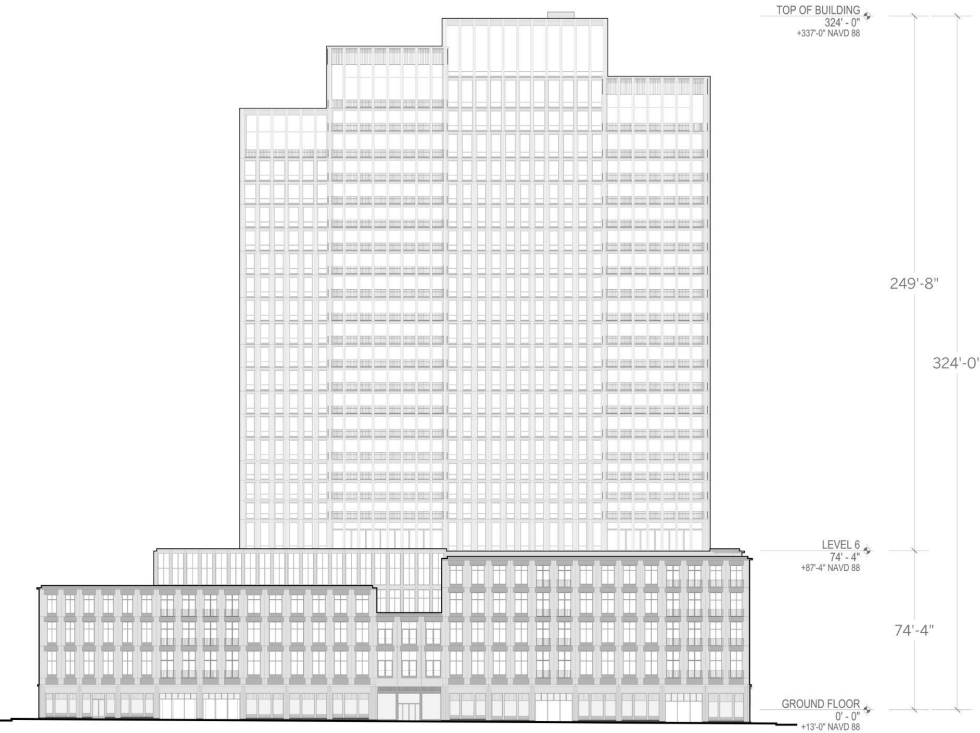
**LEVEL 26**  
**LOWER MEP**



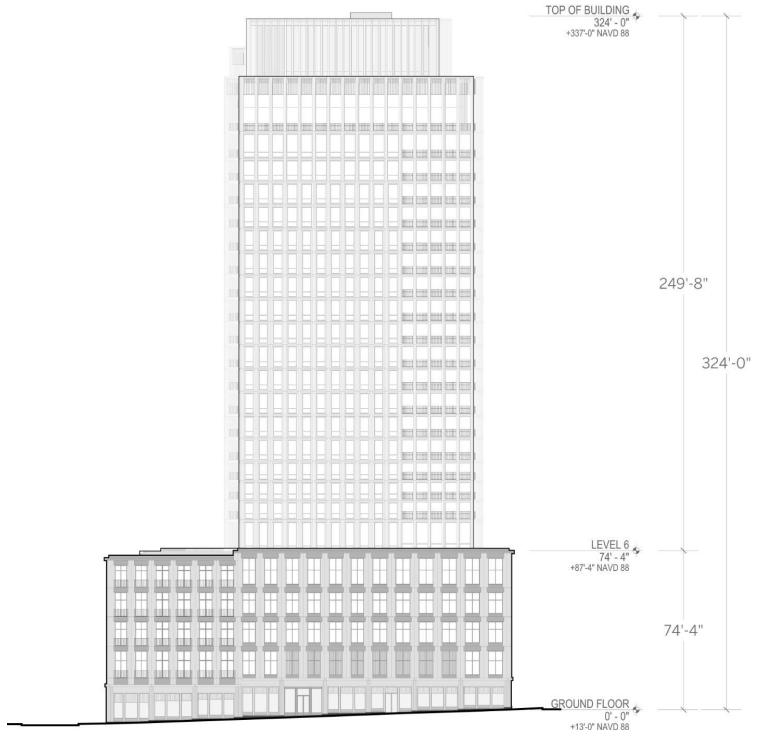
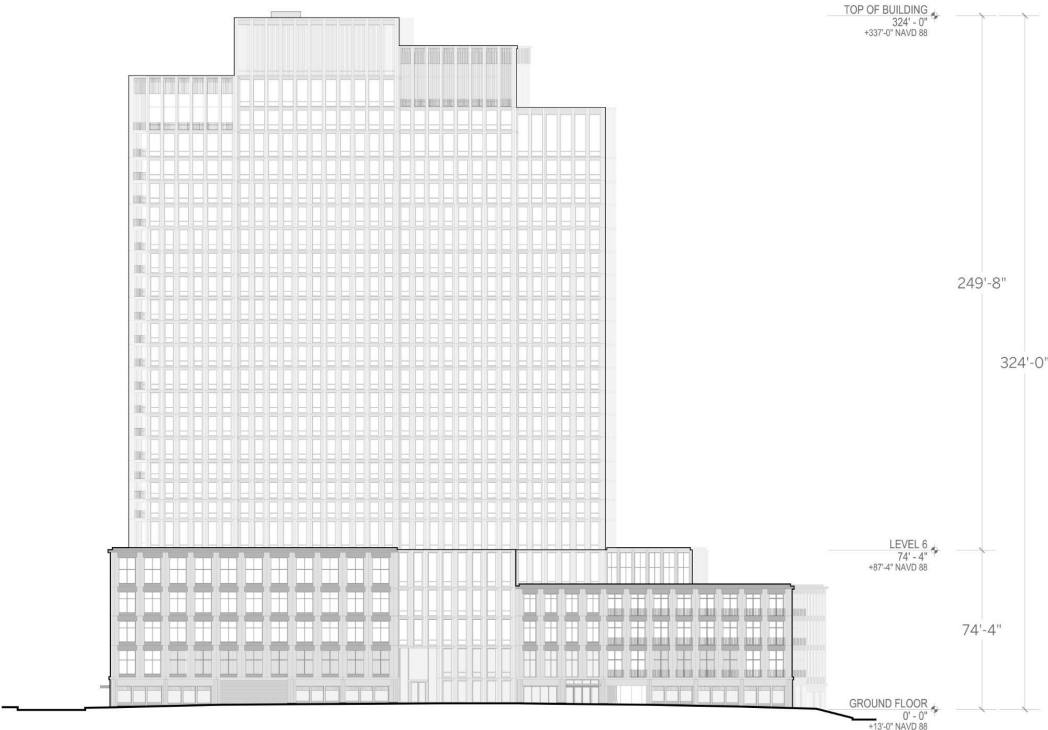
**LEVEL 27**  
**UPPER MEP**



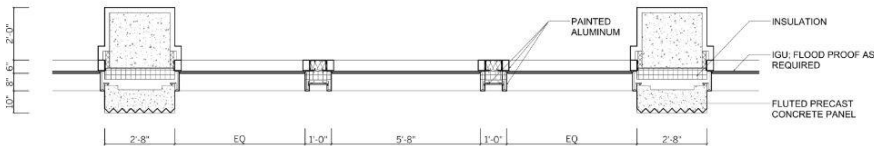
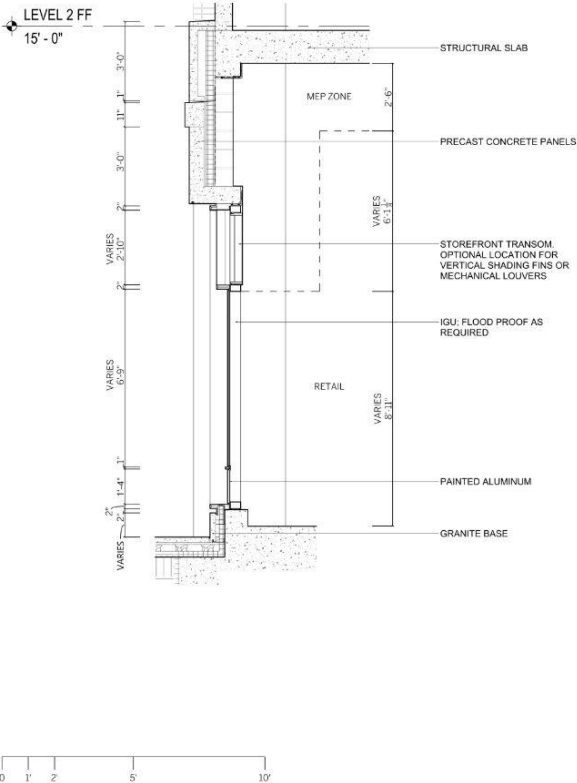
EAST AND SOUTH ELEVATIONS



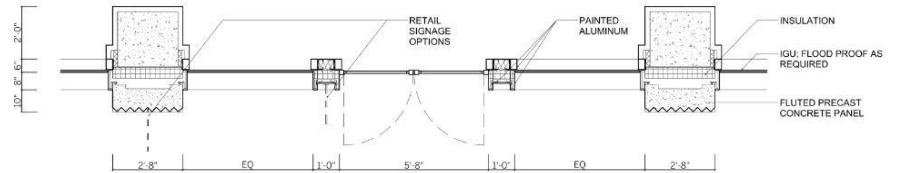
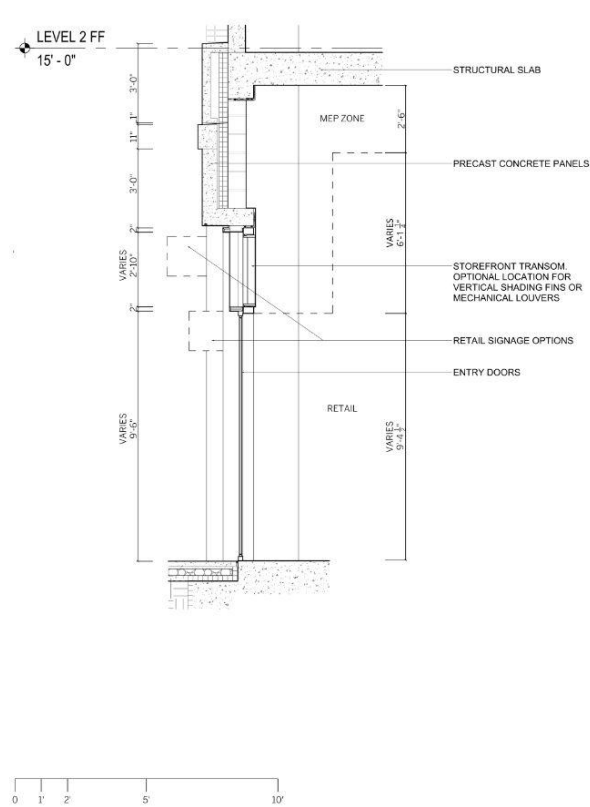
WEST AND NORTH ELEVATIONS



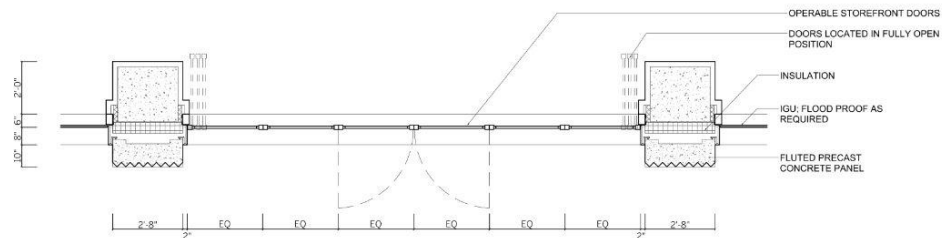
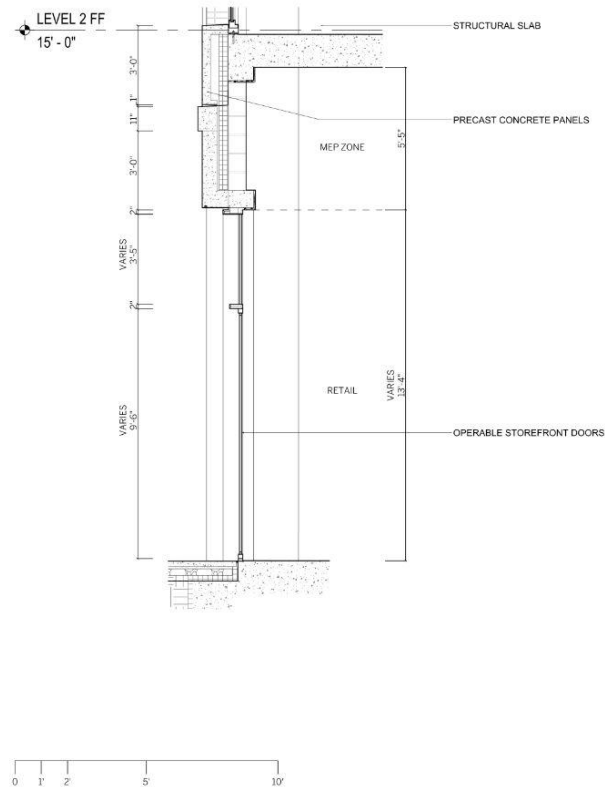
# TYPICAL STOREFRONT DETAILS



# TYPICAL STOREFRONT ENTRY DETAILS



# TYPICAL STOREFRONT WITH OPERABLES



LEVEL 3 FF  
30' - 0"

LEVEL 2 FF  
15' - 0"

MEP ZONE

MEP ZONE

PRECAST CONCRETE PANELS

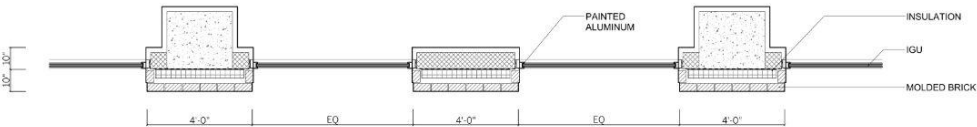
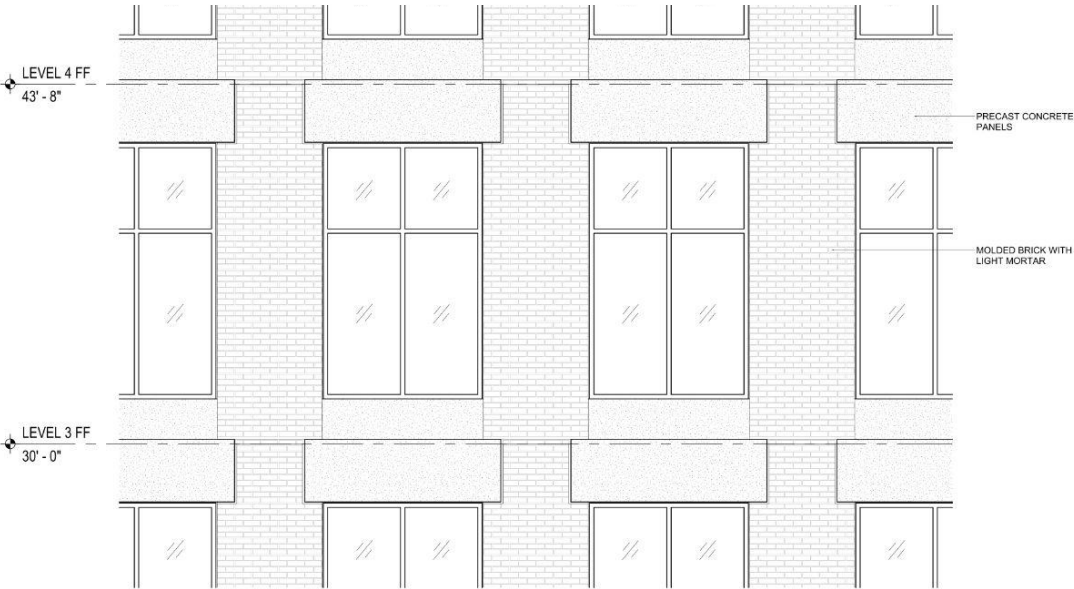
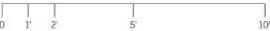
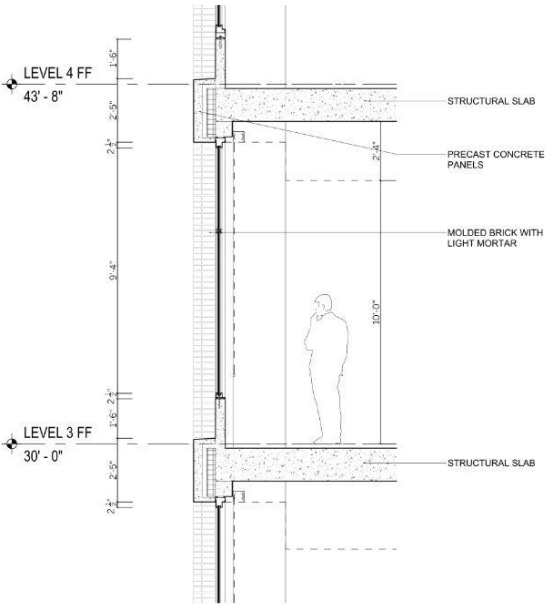
STOREFRONT TRANSOM.  
OPTIONAL LOCATION FOR  
VERTICAL SHADING FINS OR  
MECHANICAL LOUVERS

CANOPY

STOREFRONT WITH  
ENTRY DOORS



TYPICAL OFFICE DETAILS AT BASE



LEVEL 4 FF  
43'-8"

2'-5"

2'-5"

STRUCTURAL SLAB

2'-5"

PRECAST CONCRETE PANELS

11'-3"

MOLDED BRICK WITH LIGHT MORTAR

10'-0"

GUARDRAIL

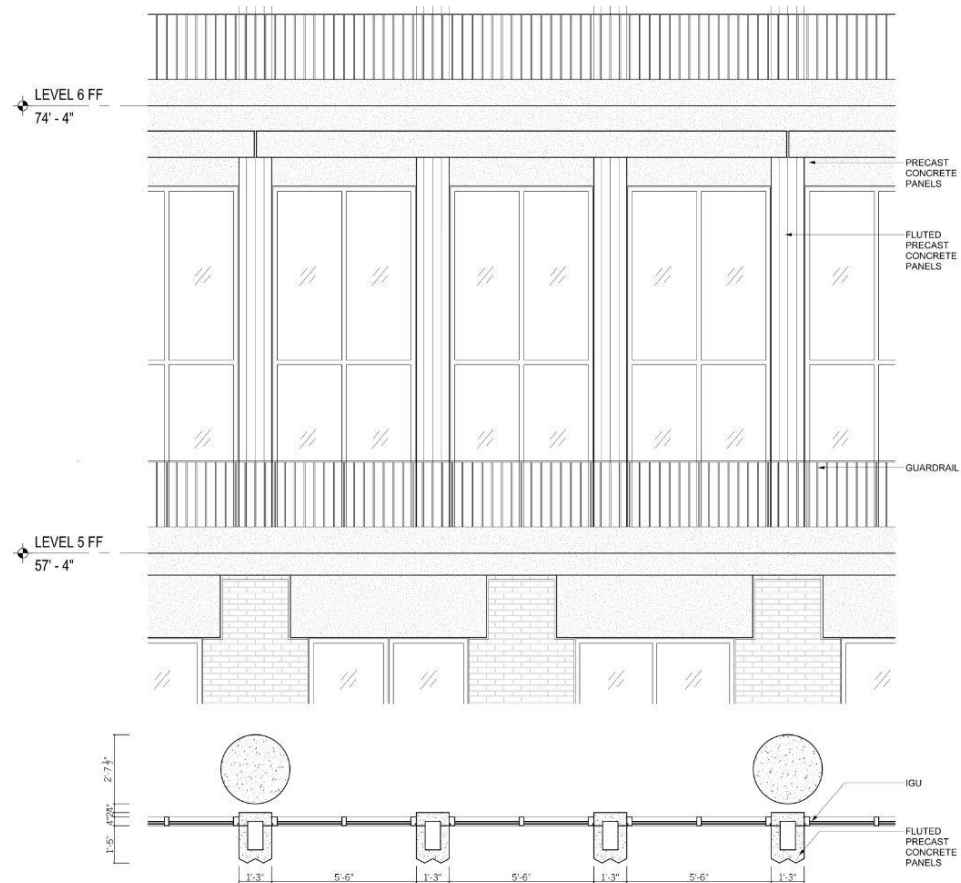
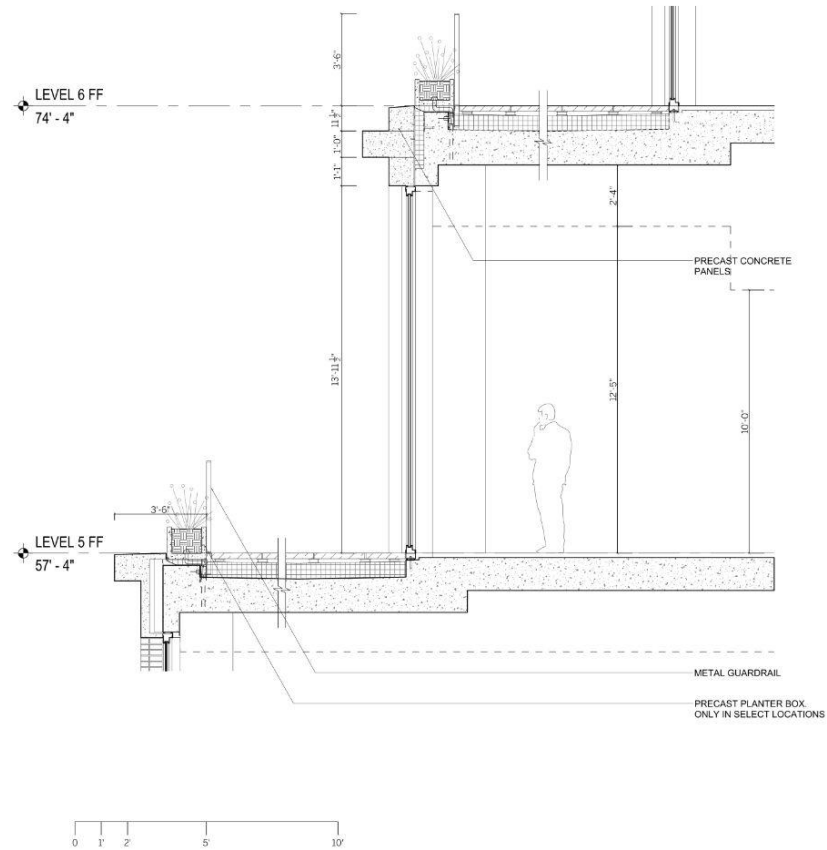
LEVEL 3 FF  
30'-0"

2'-5"

STRUCTURAL SLAB



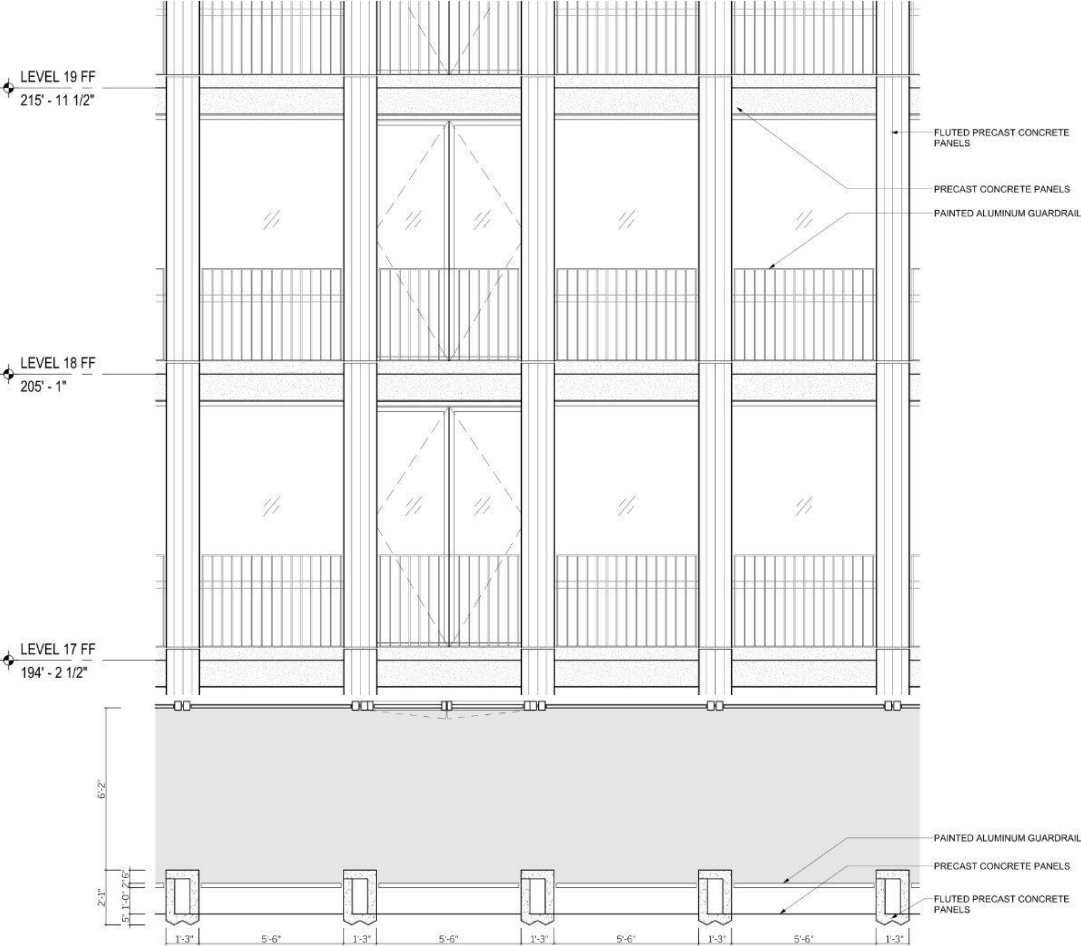
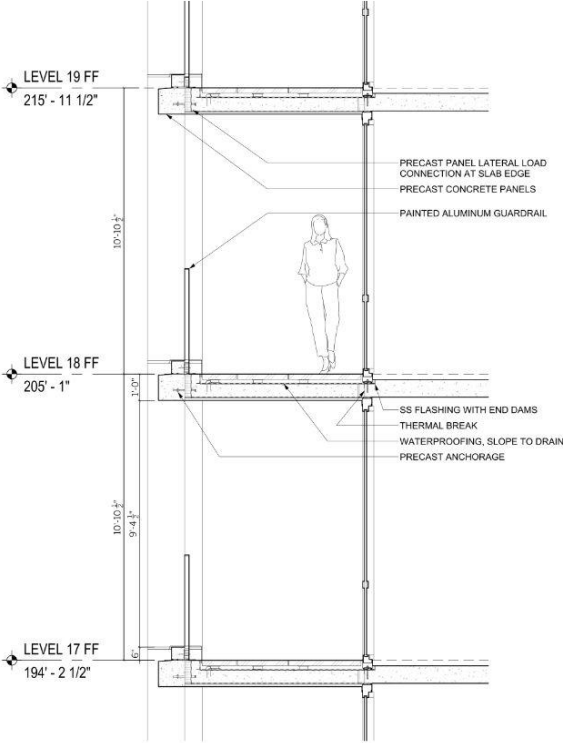
TYPICAL OFFICE TERRACE DETAILS AT BASE



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HOWARD HUGHES CORP.



# TYPICAL RESIDENTIAL BALCONY DETAILS



## BASE ELEVATION - BEEKMAN STREET



BASE ELEVATION - PEARL STREET



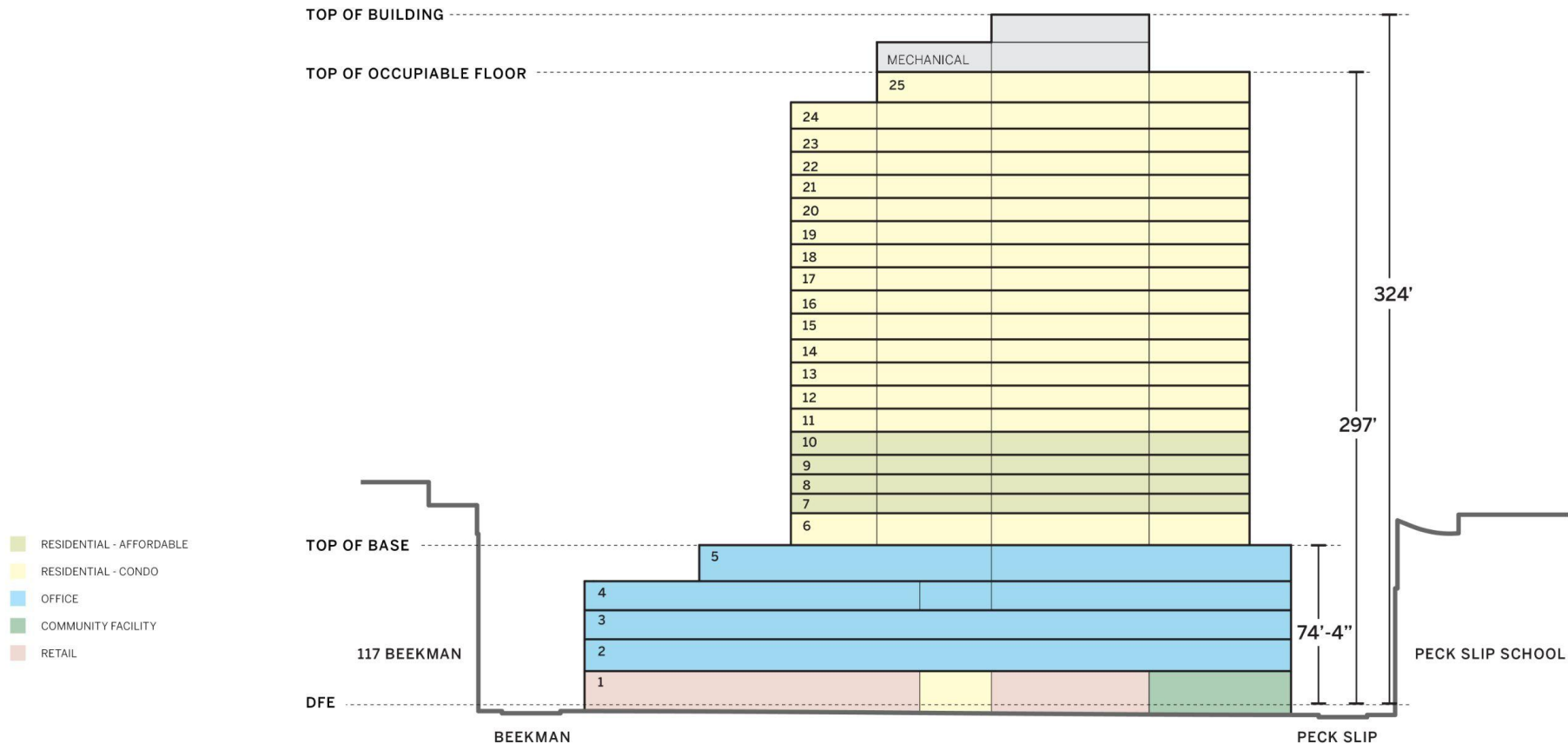
PECK SLIP

BEEKMAN

BASE ELEVATION - PECK SLIP



## PROGRAM SECTION



The current proposal is:

**Preservation Department – Items 3 & 4, LPC-21-03235, 21-04480**

**250 Water Street and 89 South Street,**

**Borough of Manhattan**

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