



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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BINDING REPORT

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| ISSUE DATE: 08/22/2012 | DOCKET #: 129003 | CRB #: CRB 13-5388 |
| ADDRESS: 89 SOUTH STREET <u>HISTORIC DISTRICT</u> SOUTH STREET SEAPORT | BOROUGH: MANHATTAN | BLOCK/LOT: 73 / 10 |

To the Mayor, the Council, and the Executive Vice President, NYC SBS

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

At the Public Meeting of May 15, 2012, following the Public Meeting and Public Hearing of April 17, 2012, the Landmarks Preservation Commission reviewed a proposal to demolish the structure on the pier and to construct a new building.

The proposal, as approved, consists of the demolition of the existing Pier 17 structure and the construction of a steel and glass structure featuring two-story stacked retail spaces at the base with passageways which allow for views through the structure, an operable bi-folding steel window wall system, and an incised notch at the end of the structure facing the river. The proposal also calls for modifying the deck of the surrounding pier structure to include fencing and furnishings, repaving the access road to the north of the "Tin Building", removal of a portion of the "Link Building" adjacent to the promenade and reclading the rest of the structure. The proposal also establishes a masterplan regarding storefronts and signage at the base of the new building. The proposal, as initially presented, did not include removal of a portion of the Link Building, the storefront and signage masterplan or repaving the access road to the north of the "Tin Building".

In reviewing this proposal, the Commission noted that Certificate of Appropriateness 82-0142, was issued October 14, 1982, "for the construction of a glass, steel and metal-paneled three-story Pier Pavilion to be constructed on the new Pier 17".

With regard to the application, the Commission found that the demolition of the Pier 17 structure, which

was constructed in the 1980's, will not cause the removal of historic fabric from the South Street Seaport Historic District; that the proposed structure will utilize the steel structure of the existing building and will be comparable to the existing building in terms of footprint and height; that the open nature of the base of the new building will begin to restore connections between the district and the waterfront that were lost with the construction of the FDR and the existing building; that historically, pier buildings have been horizontal in form and have had a perpendicular siting with relation to the river and the shoreline and this relationship is expressed in the siting of the new building; that the bi-fold steel window wall system creates a kinetic texture typical of the waterfront which was historically full of activity; that the stacked massing of the base of the building with passageways in between recalls the historic use of pier structures for the storage and transportation of goods; that the use of contemporary cladding materials references the use of contemporary materials traditionally found on the waterfront; that the use of glass will create transparency that will open up views and further reinforce the connection between the district and the waterfront; that the use of corrugated metal cladding and screen at the Link Building and the mechanical building behind the new building will create a visual link with the Tin Building in terms of materiality; that the variety of materials for the storefront cladding will relate harmoniously with the design and materials of the building; that the proposed master plan for the storefront openings and signage will allow for variety while ensuring that these features are consistent with the overall design intent of the building; that the types and amount of signage will not overwhelm or detract from the building; that the incised notch at the end of the pier is a reference to the presence of the two piers historically found at the site and helps to break down the scale of the building; that removal of a portion of the Link Building and the paved access on the north side of the Tin Building will open up views of the Tin Building and better integrate the project into the waterfront esplanade plan; that the fencing at the waterline and outdoor furnishings are of the same design as those found outside this scope of work on the waterfront, serving to visually link the area; that the proposed landscape plan is designed to maintain a level of activity on the pier; and that the perimeter of the pierscape does not impede views of the water and allows pedestrian close access to the water.. Based on these findings, the proposed work was determined to be appropriate to the building and the South Street Seaport Historic District, and the Commission voted to issue a favorable report.

However, in voting to approve the work the Commission stipulated that the applicant would work with the Commission staff to draft language concerning preservation of the proposed view corridors, storefront façade materials and storefront signage. Subsequently, the Commission staff received proposed language, with accompanying exhibits, which the staff has reviewed and approved as consistent with the representations made at the public hearing, and is incorporated into this approval as follows:

View corridors within the Pier 17 building are shown on Exhibit A as provided by the applicant. The areas within the view corridors shall remain unobstructed by any permanent structure except for building columns, and no movable structure over 10 feet high, including but not limited to kiosks and carts, shall be located within these areas. Any alteration to a permanent structure or the location of a movable structure that exceeds 10 feet in height, that will result in an encroachment into a view corridor shall not be permitted without the prior approval of the LPC.

The facades of the pavilions within the Pier 17 building that are highlighted on Exhibit B (each, a "Planned Façade") shall be deemed to be exterior facades of the building and shall be so regulated for the purposes of (and only for the purposes of) establishing and administering the Façade Guidelines and the Lower Story Signage Guidelines. All other pavilion facades shall be treated as being inside the building and regulated accordingly.

-Façade Guidelines. The permitted materials and openings for the Planned Facades are shown on Exhibit C.

-Lower Story Signage Guidelines. The Lower Story Signage Guidelines are shown on Exhibit D.

Any use of materials on a Planned Façade that is not authorized by the Façade Guidelines and any signage on a Planned Façade that does not conform to the Lower Story Signage Guidelines shall not be permitted without the prior approval of the LPC.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Jared Knowles.

Chair

cc: Sarah Carroll, Director of Preservation/LPC