

May 14, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-06263

## **110 South Street – South Street Seaport Historic District Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 825 9802 2468

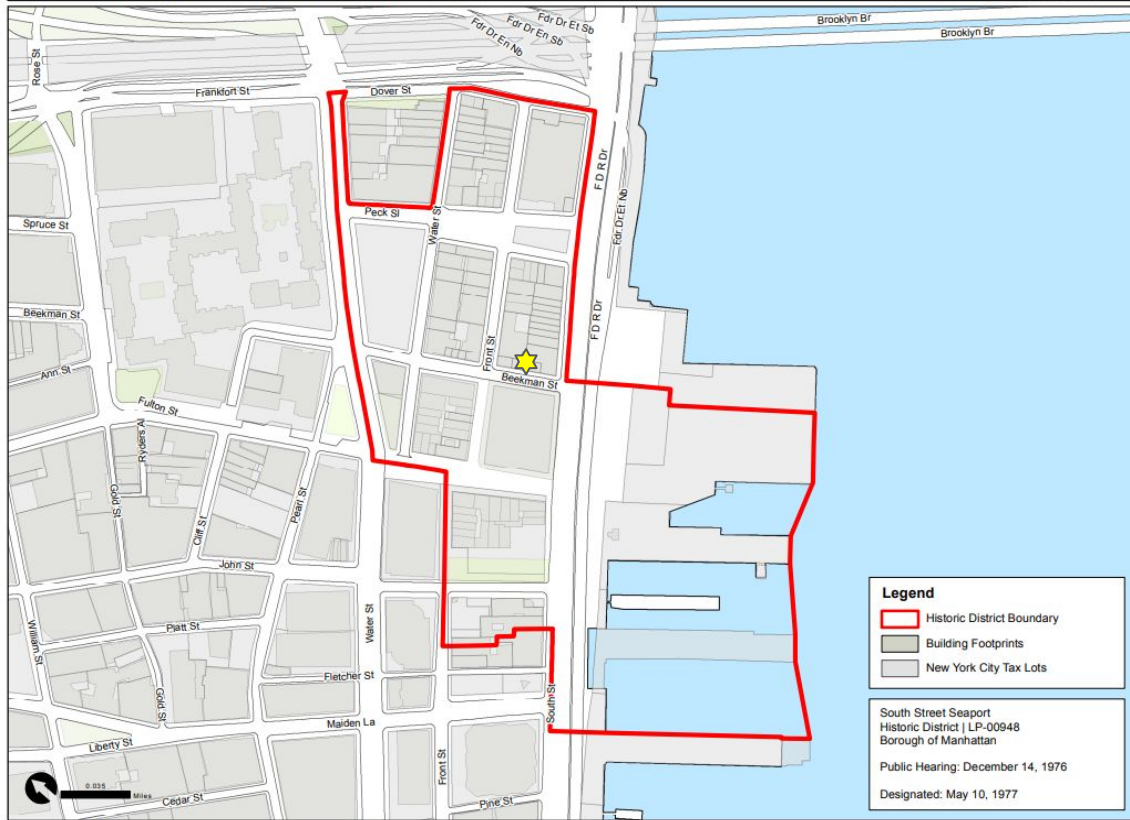
**Passcode:** 721460

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

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# Proposed Reconstruction at 110 South Street, NYC

05/14/2024 – Public Hearing Presentation



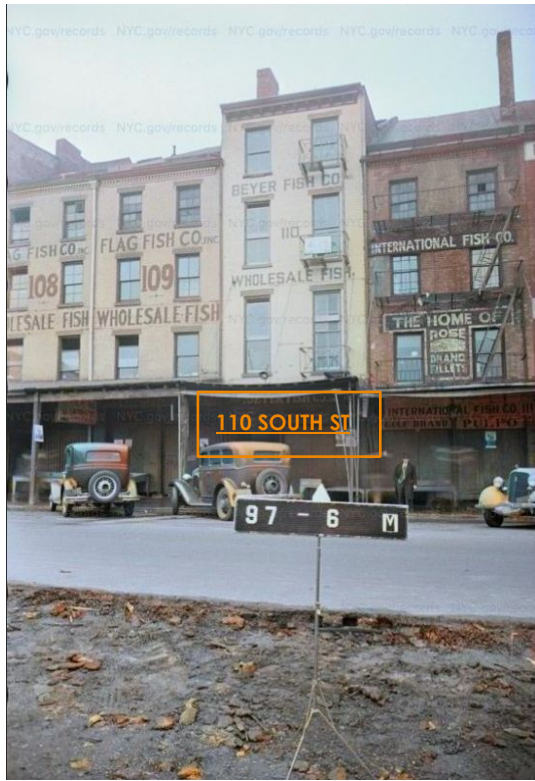
**THE PROPERTY IS LOCATED ON SOUTH STREET MID- BLOCK BETWEEN BEEKMAN STREET AND PECK SLIP**

110 SOUTH STREET, NEW YORK CITY  
SOUTH STREET SEAPORT HISTORIC DISTRICT

**LOCATION**



## HISTORIC STREET VIEW



TAX PHOTOS (1940S)



EXISTING CONDITIONS SHOWING SUBSTANTIAL REMOVAL/  
LOSS OF HISTORIC BUILDING AREA AND NON-HISTORIC  
ALTERATIONS TO REMAINING PORTION OF THE BUILDING



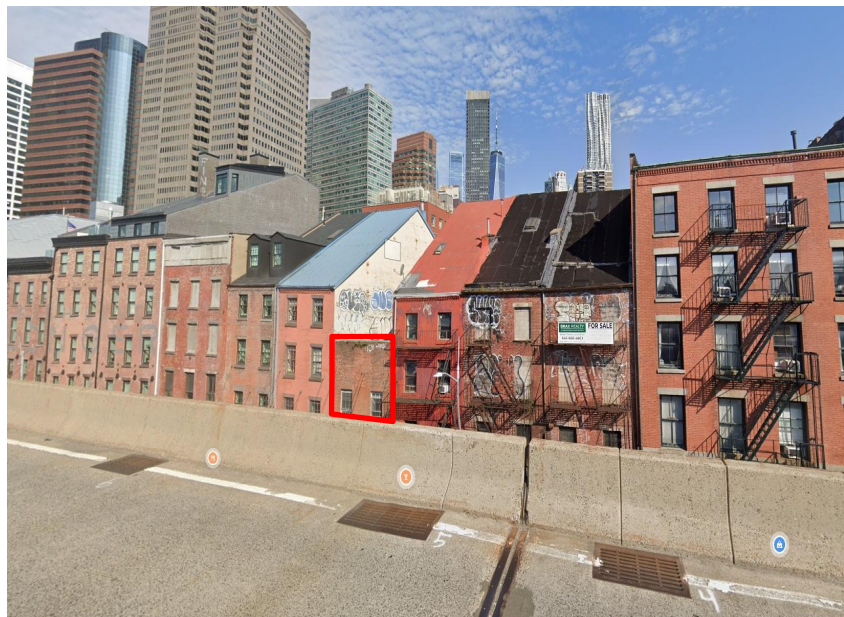
THE PROPOSED RECONSTRUCTION IS FACING SOUTH STREET AND IS VISIBLE FROM NEAR INTERSECTIONS WITH BEEKMAN STREET, PACK SLIP AS WELL AS FROM FDR & BROOKLYN BRIDGE



BEECKMAN STREET INTERSECTION



PACK SLIP INTERSECTION



FDR VIEW



BROOKLYN BRIDGE VIEW

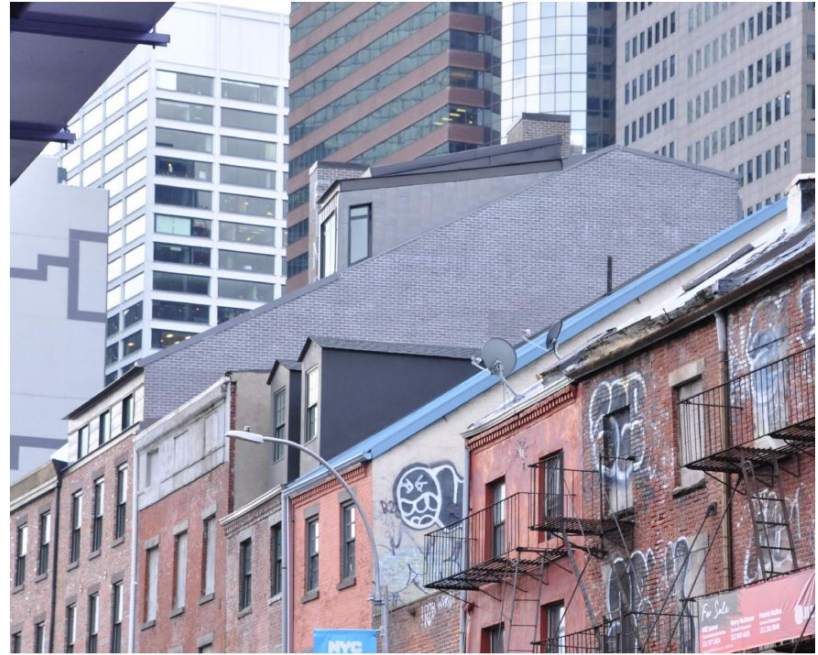
110 SOUTH STREET, NEW YORK CITY  
SOUTH STREET SEAPORT HISTORIC DISTRICT

IEWS FROM PUBLIC THOROUGHFARE





EXISTING VERTICAL ENLARGEMENTS AND ROOF DECKS AT 156 BEECKMAN STREET (added around 2017) ON THE SAME BLOCK



EXISTING VERTICAL EXTENSIONS AT 156 BECKMAN CLOSE UP - BRICK FAÇADE AND METAL ROOF



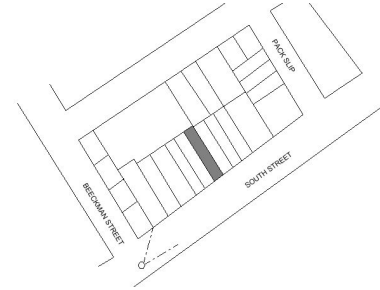
RECENTLY APPROVED ENLARGEMENT AT 107 SOUTH STREET (COURTESY OF LPC STAFF)



PROPOSED RENDERED STREET VIEW

110 SOUTH STREET, NEW YORK CITY  
SOUTH STREET SEAPORT HISTORIC DISTRICT

CONTEXT RENDERING/PRECEDENTS



**BEECKMAN STREET INTERSECTION VIEW**



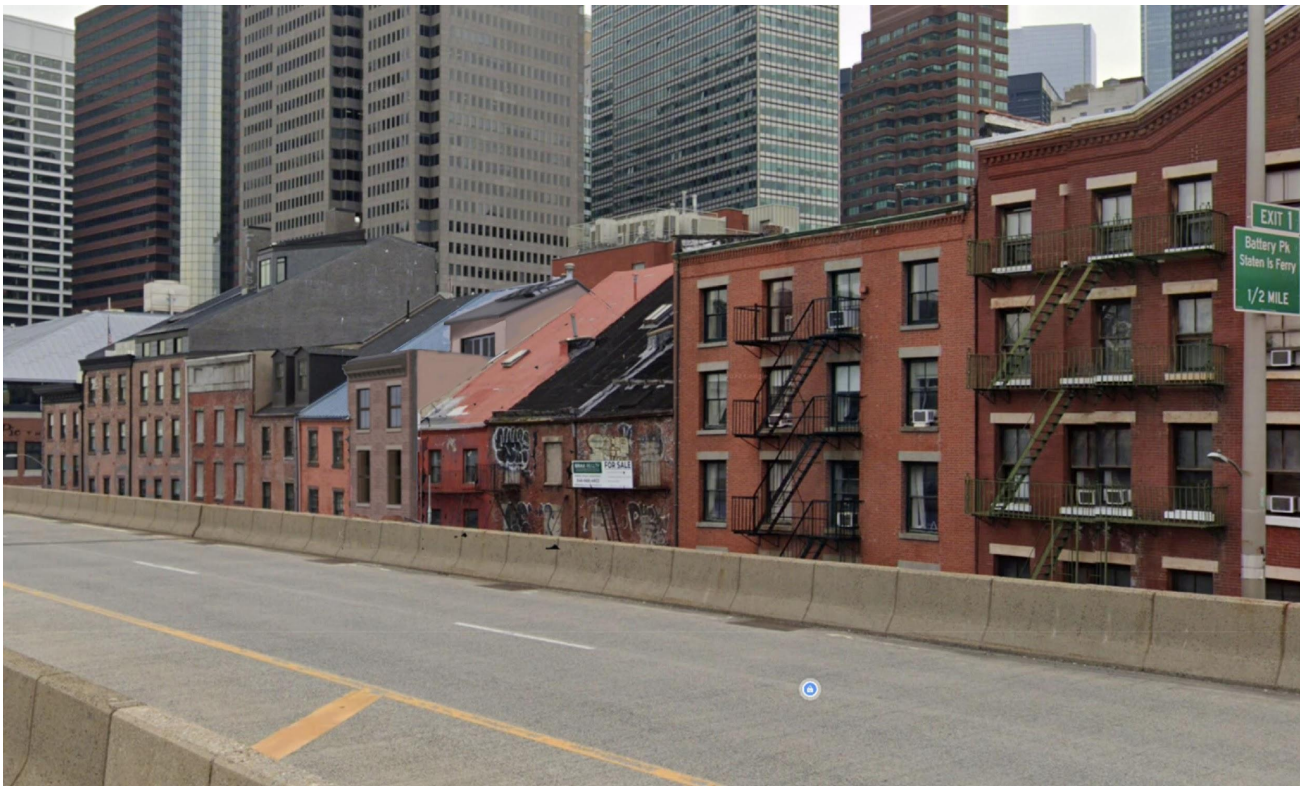
PACK SLIP INTERSECTION VIEW

110 SOUTH STREET, NEW YORK CITY  
SOUTH STREET SEAPORT HISTORIC DISTRICT

CONTEXT RENDERING/PRECEDENTS

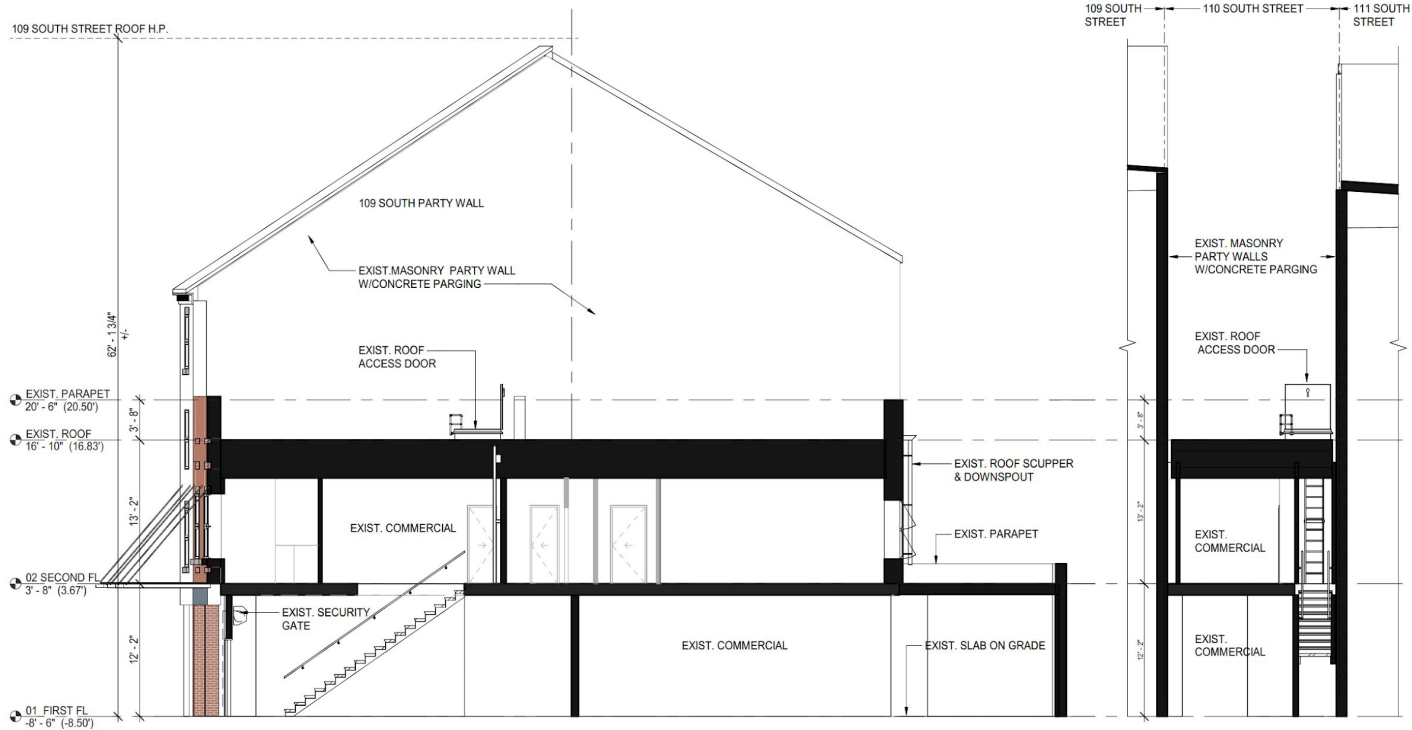


VIEW FROM BROOKLYN BRIDGE (INCLUDING RECENTLY APPROVED EXTENTION AT 107 SOUTH STREET)



VIEW FROM FDR (INCLUDING RECENTLY APPROVED EXTENTION AT 107)





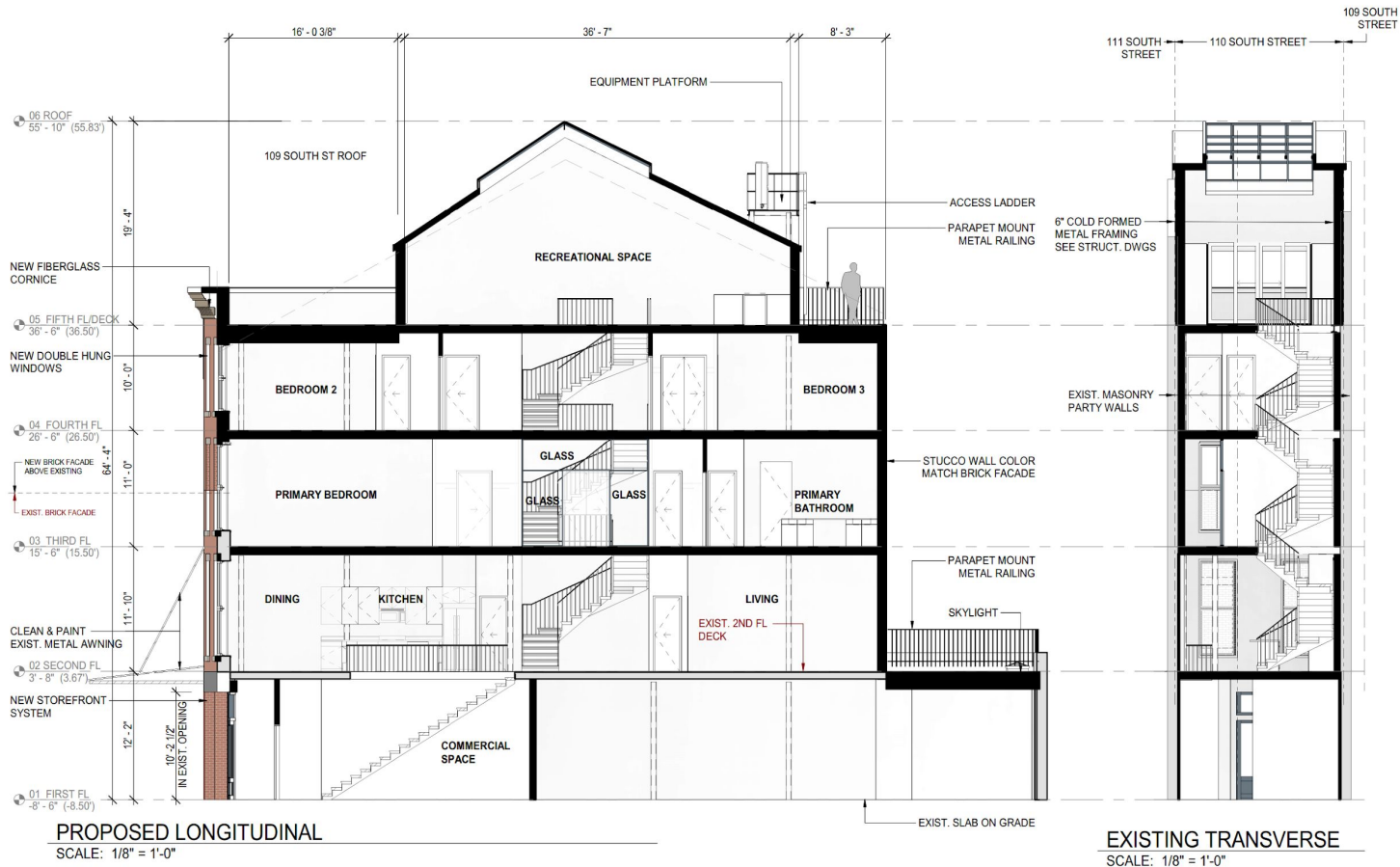
**EXISTING LONGITUDINAL**

SCALE: 1/8" = 1'-0"

EXISTING BLDG SECTIONS  
01/04/24

**EXISTING TRANSVERSE**

SCALE: 1/8" = 1'-0"





**EXISTING SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

EXISTING & PROPOSED ELEVATIONS  
01/04/24



**PROPOSED SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

EXISTING & PROPOSED ELEVATIONS  
01/04/24



**EXISTING NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

EXISTING & PROPOSED ELEVATIONS  
01/04/24



**PROPOSED NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

EXISTING & PROPOSED ELEVATIONS  
01/04/24



FRONT ST



PECK SLIP

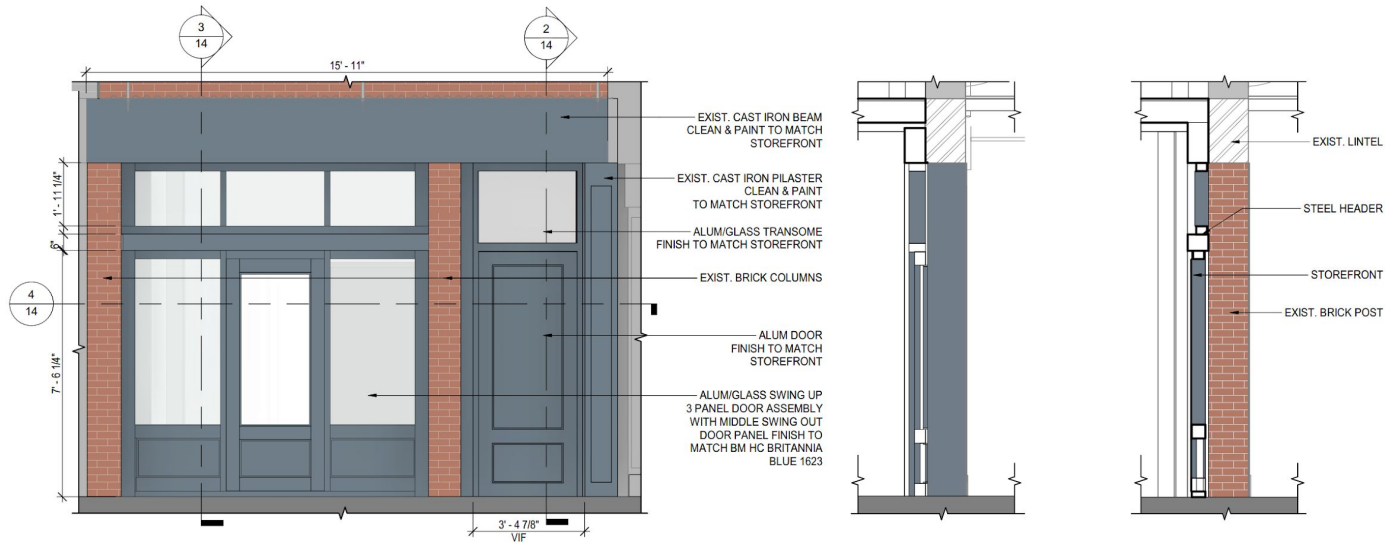


FRONT ST



PECK SLIP

THE AREA AROUND THE BLOCK FEATURES A VARIETY OF CENTERED ENTRANCE STOREFRONTS TUCKED IN BETWEEN ORIGINAL BRICK COLUMNS



**ENLARGED STOREFRONT ELEVATION**

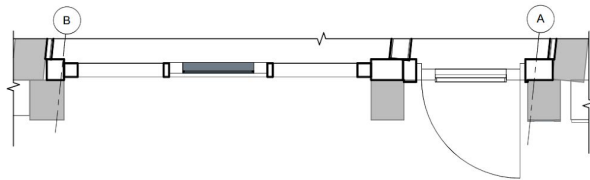
SCALE: 3/8" = 1'-0"

**SECTION AT RES ENTRY**

SCALE: 3/8" = 1'-0"

**SECTION AT STOREFRONT**

SCALE: 3/8" = 1'-0"

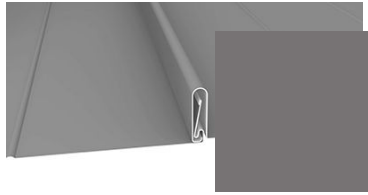


**PLAN SECTION**

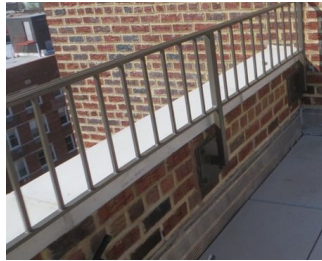
SCALE: 3/8" = 1'-0"

ENLARGED STOREFRONT MATERIALS  
01/04/24





STANDING SEAM METAL ROOF  
IN SLATE GREY



PARAPET MOUNTED  
VERTICAL RAILINGS



RAILINGS  
BENJAMIN MOORE  
UNIVERSAL BLACK  
2118-10



MODULAR BELCREST 530

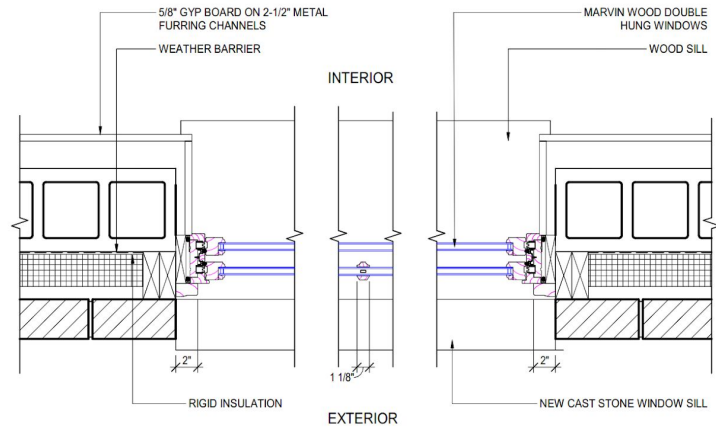
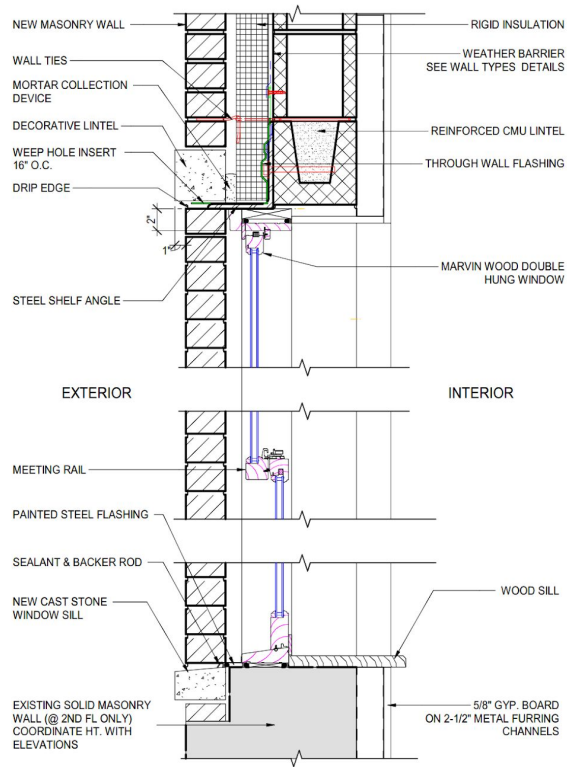
BLUFFSTONE  
PRECAST  
CONCRETE LINTELS  
AND SILLS



TWO OVER TWO  
DOUBLE HUNG  
WINDOWS IN A PUTTY  
COLOR

CORNICE COLOR  
CROMWELL GRAY HC-103

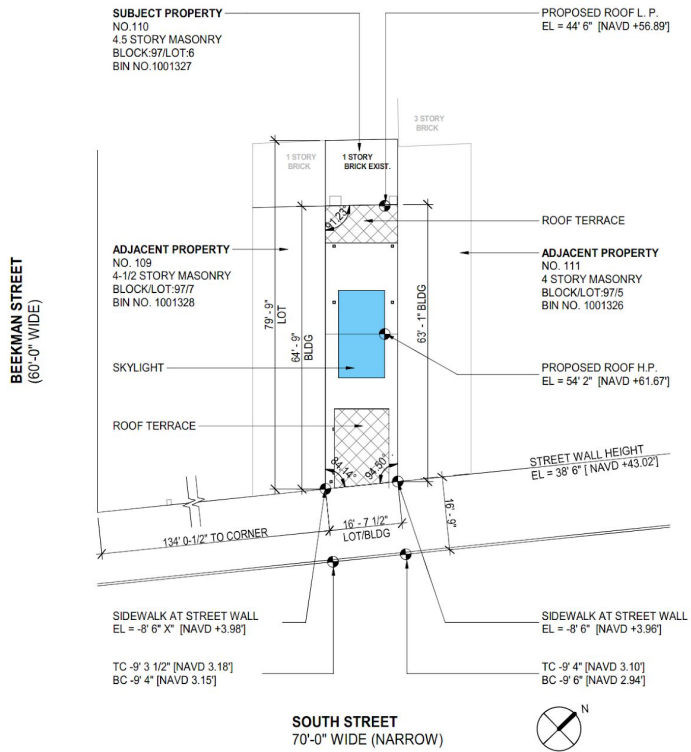
ALUMINUM STOREFRONT &  
RESIDENTIAL ENTRY DOOR  
COLOR  
BRITANNIA BLUE 1623



## WINDOW SECTION DETAILS

SCALE: 1 1/2" = 1'-0"

WINDOWS  
01/04/24

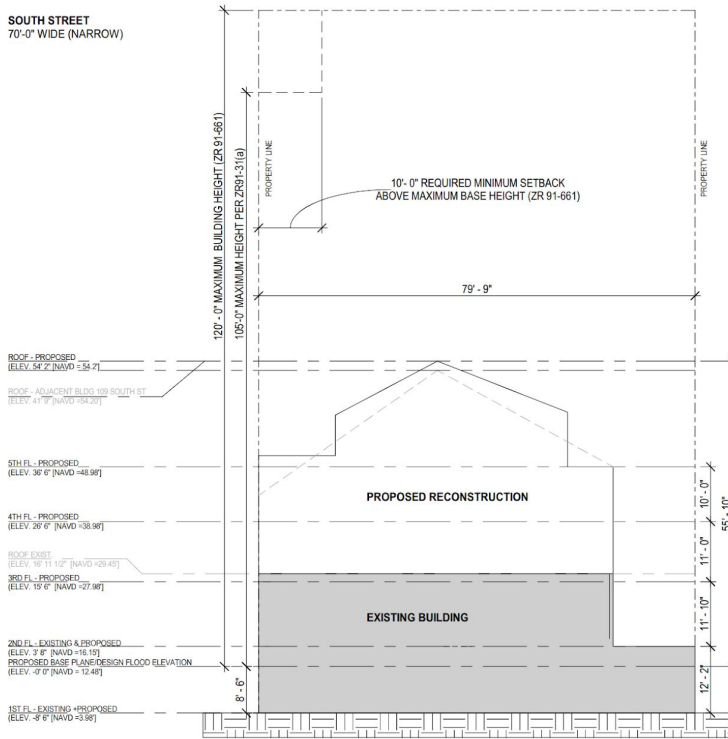


**PROPOSED ZONING SITE PLAN**

SCALE: 1" = 20'-0"

ZONING INFO  
02/08/24

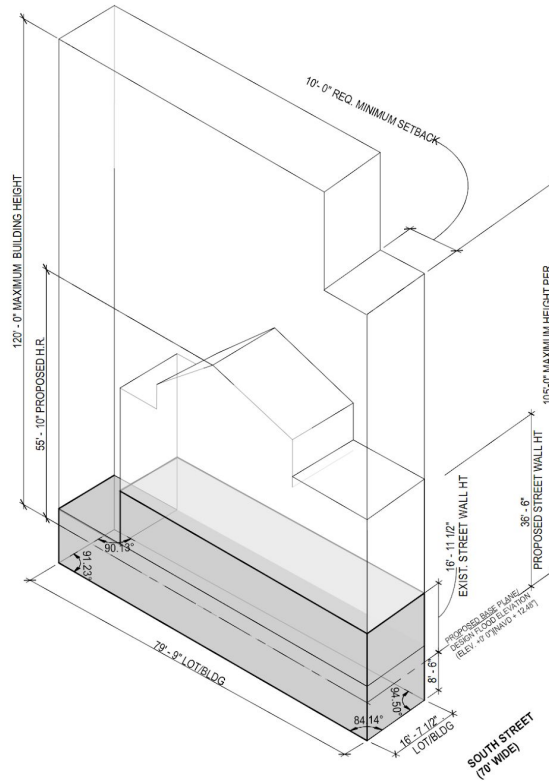
**SOUTH STREET**  
70'-0" WIDE (NARROW)



**ZONING BUILDING SECTION**

SCALE: 1/16" = 1'-0"

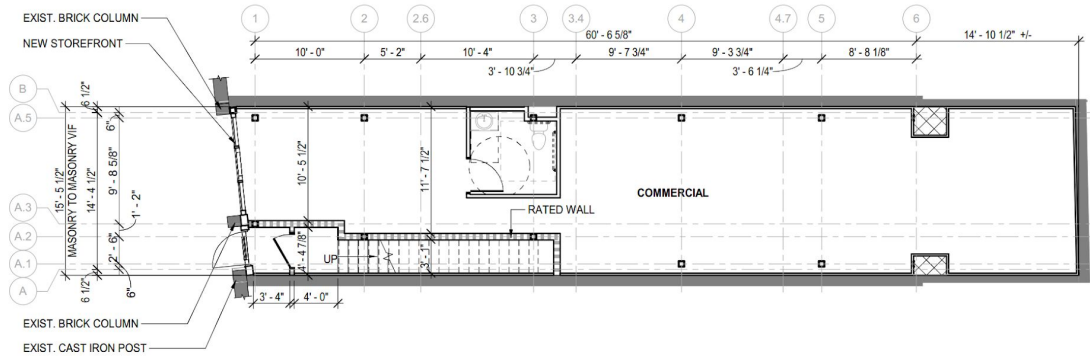
ZONING INFO  
02/08/24



**ZONING AXON**

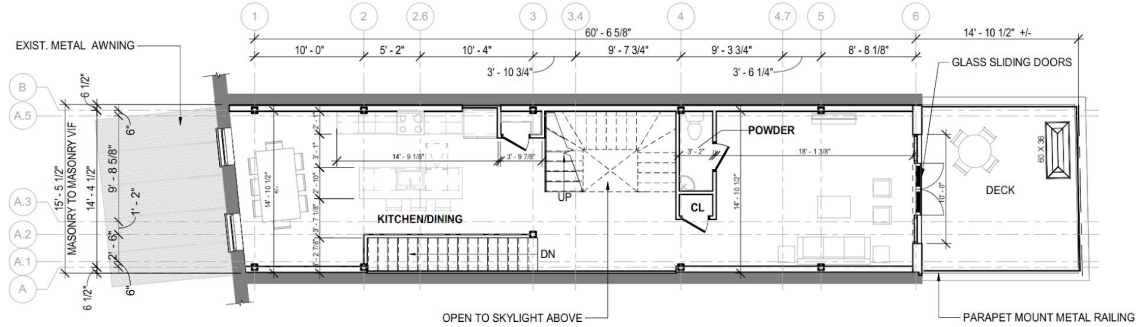
SCALE:

LEGEND		
ALLOWED BULK	-----	EXISTING BULK
PROPERTY LINE	-----	PROPOSED BULK



**FIRST FLOOR**

SCALE: 1/8" = 1'-0"

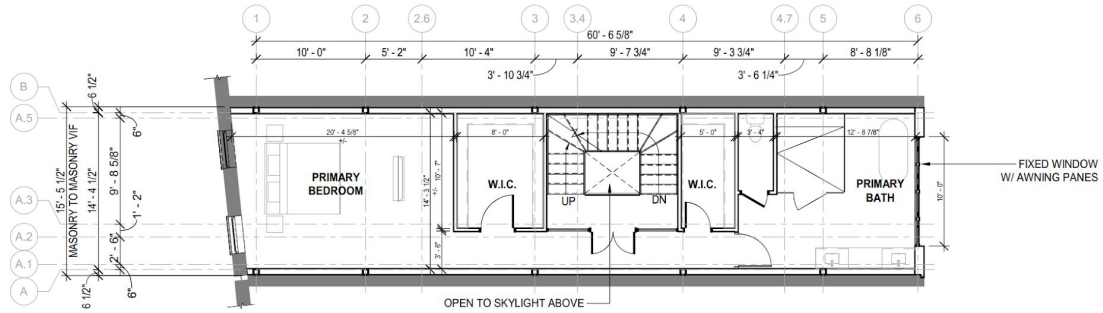


**SECOND FLOOR**

SCALE: 1/8" = 1'-0"

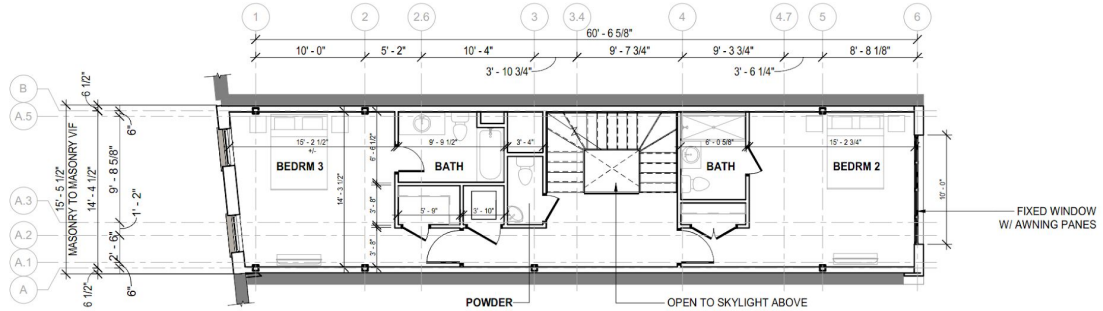
PROPOSED PLANS FIRST & SECOND FLRS  
05/14/24

CONSTRUCTION LEGEND	
EXISTING COMMERCIAL TO REMAIN	
CONVERTED & ADDED RESIDENTIAL	
EXISTING PARTY WALL	
NEW WALL	



### THIRD FLOOR

SCALE: 1/8" = 1'-0"

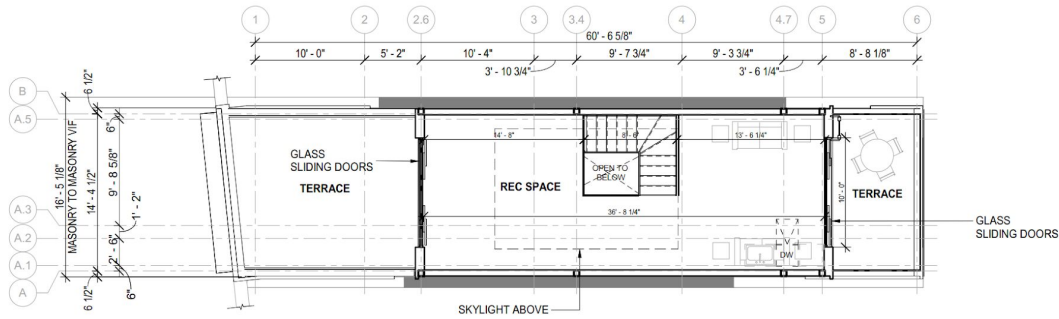


### FOURTH FLOOR

SCALE: 1/8" = 1'-0"

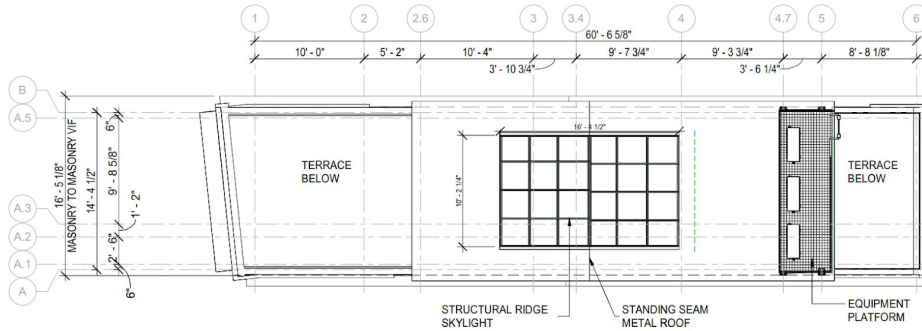
PROPOSED PLANS THIRD & FOURTH FLRS  
01/04/24

CONSTRUCTION LEGEND	
EXISTING COMMERCIAL TO REMAIN	
CONVERTED & ADDED RESIDENTIAL	
EXISTING PARTY WALL	
NEW WALL	



### FIFTH FLOOR/DECK

SCALE: 1/8" = 1'-0"



### ROOF

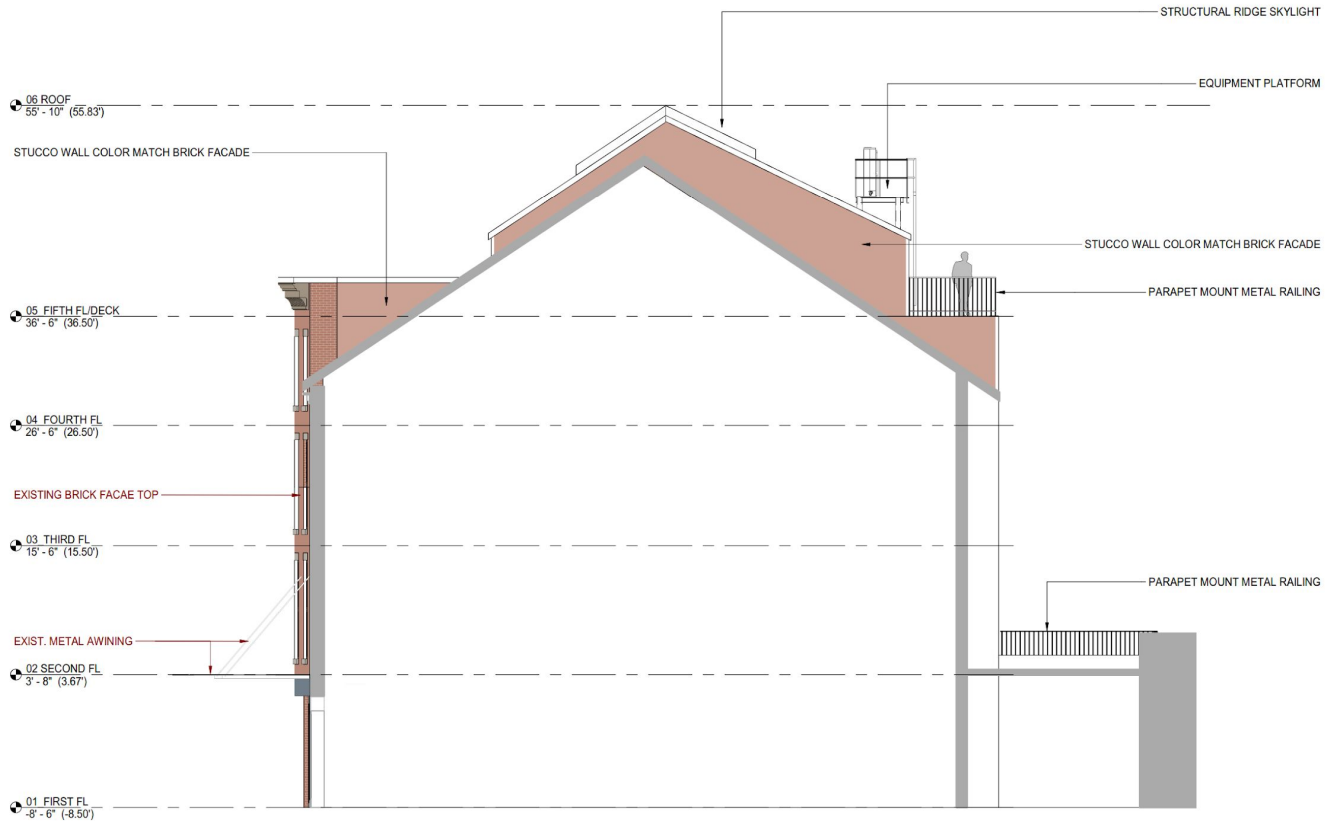
SCALE: 1/8" = 1'-0"

PROPOSED PLANS FIFTH FL AND ROOF  
01/04/24

CONSTRUCTION LEGEND	
EXISTING COMMERCIAL TO REMAIN	
CONVERTED & ADDED RESIDENTIAL	
EXISTING PARTY WALL	
NEW WALL	



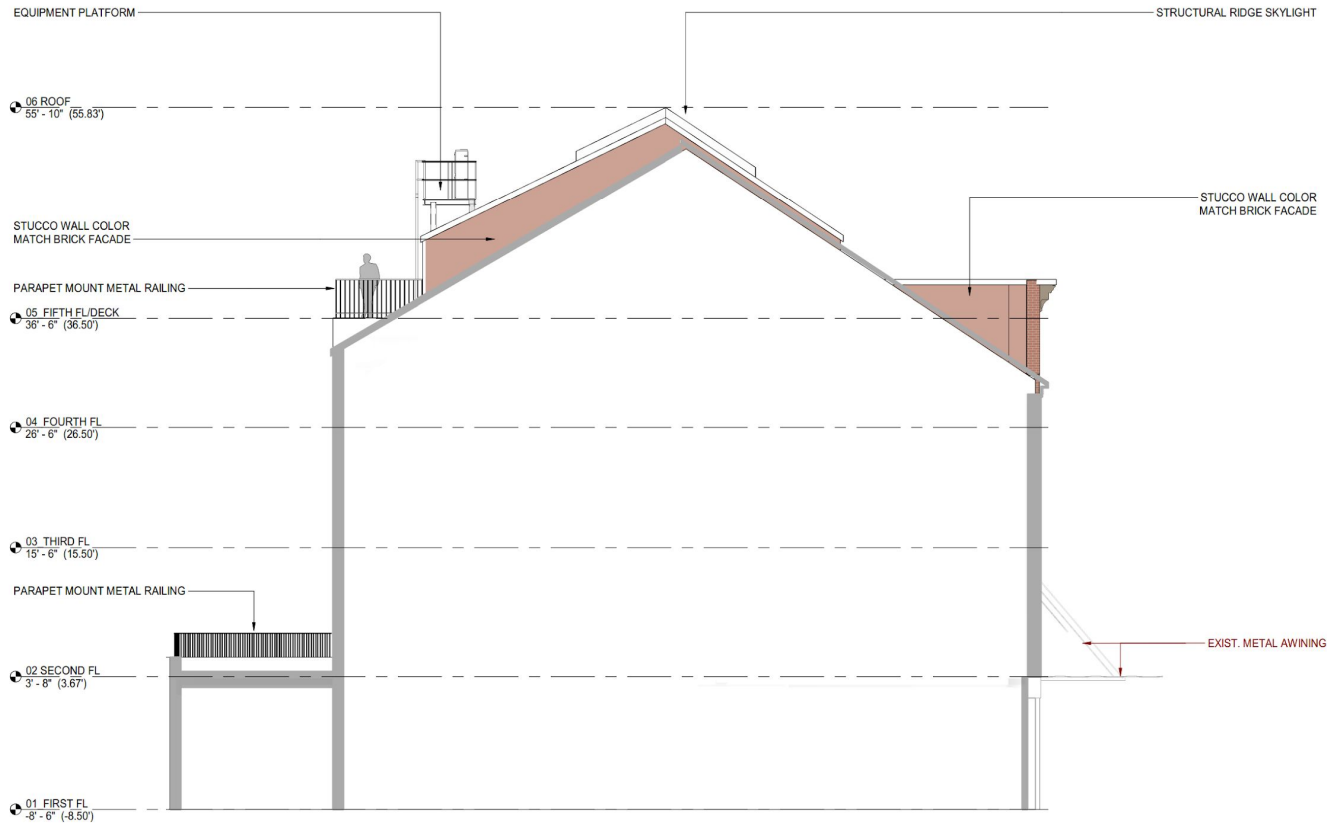




**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

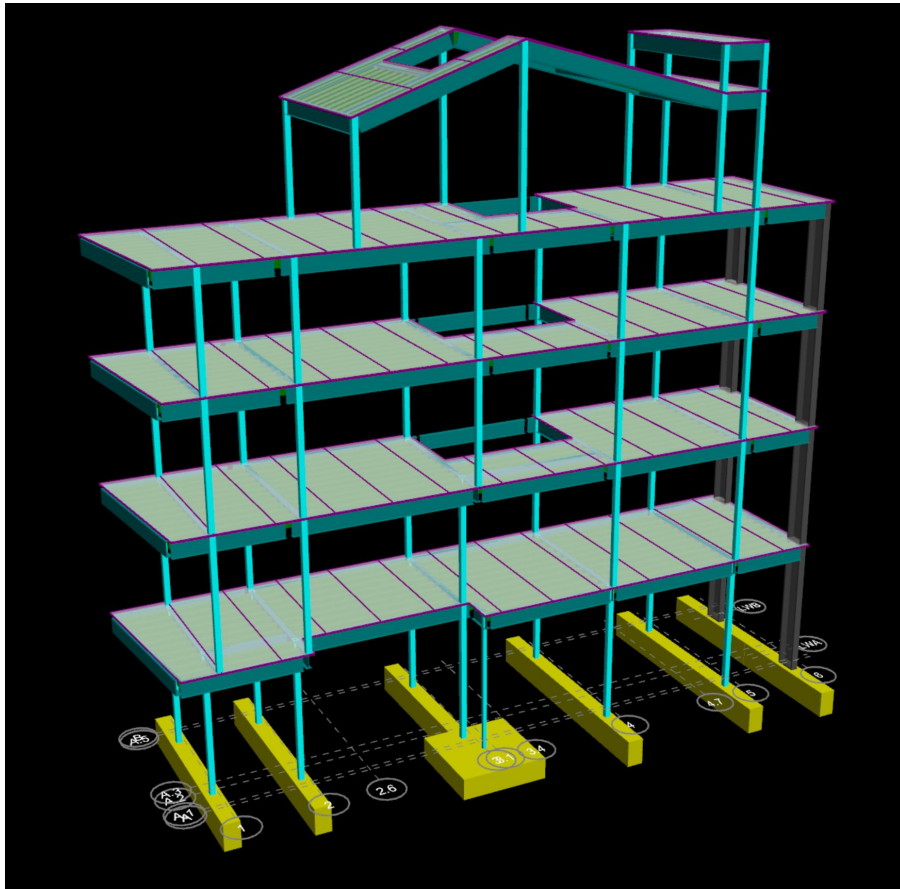
PROPOSED EAST ELEVATION  
01/04/24



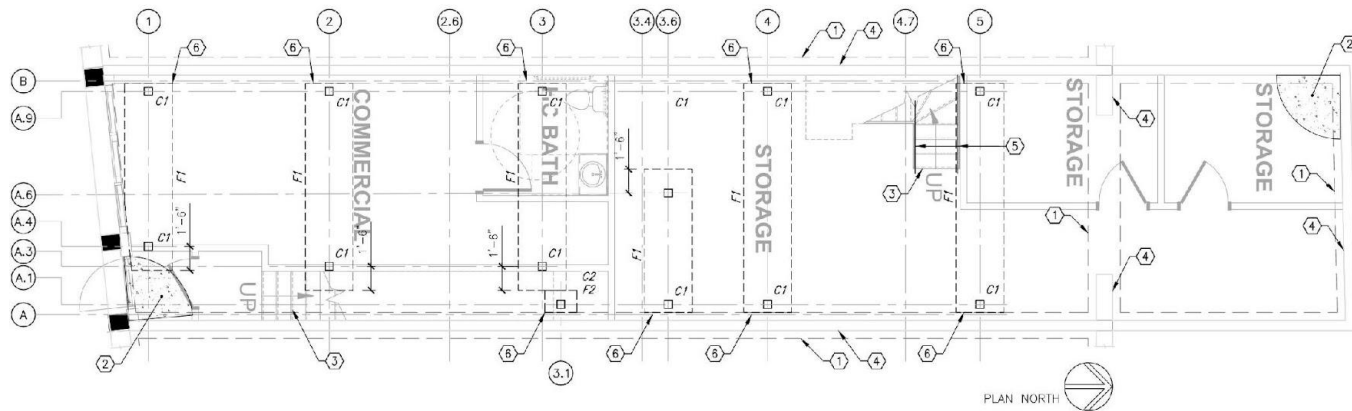
**WEST ELEVATION**

SCALE: 1/8" = 1'-0"

PROPOSED WEST ELEVATION  
01/04/24



3D RENDER OF THE SKELETON

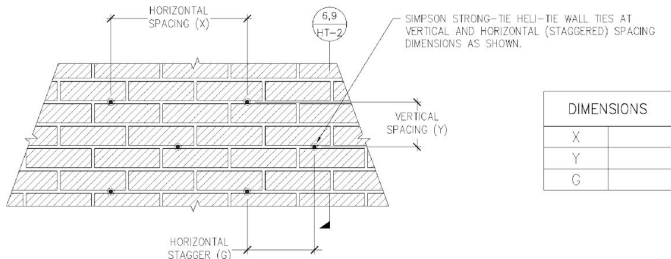


#### FOUNDATION KEYNOTES

1. EXISTING FOOTING, FIELD VERIFY AND COORDINATE WITH ENGINEER.
2. EXISTING SLAB ON GRADE TO REMAIN.
3. STEEL STAIRS BY OTHERS. COORDINATE DIMENSIONS AND LOCATIONS WITH ARCHITECT.
4. EXISTING 8" BRICK MASONRY WALLS, FIELD VERIFY.
5. STEEL STAIR STRINGER COORDINATE WITH STAIR FABRICATOR.
6. BOTTOM OF FOOTING SHALL MATCH BOTTOM OF EXISTING FOOTING.
7. 400S162-54 AT 16" O.C. COLD-FORMED STEEL STUD FRAME BEARING WALL.

## FOUNDATION PLAN

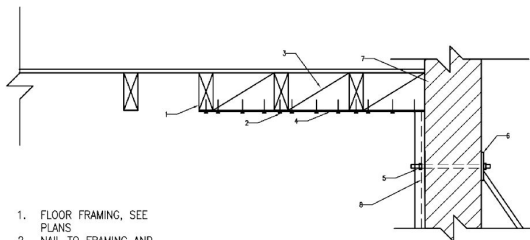
NOTES:  
 1. REFER TO DETAIL 2/HT-1 FOR ADDITIONAL INSTALLATION INFORMATION.  
 2. REFER TO DETAIL 6 OR 9 FOR ADDITIONAL DIMENSIONS.



DIMENSIONS	
X	
Y	
G	

TYPICAL WALL TIE APPLICATION ELEVATION

2



1. FLOOR FRAMING, SEE PLANS
2. NAIL TO FRAMING AND BLOCKING PER STRAP MANUFACTURER'S REQUIREMENTS.
3. PROVIDE SOLID BLOCKING BETWEEN JOISTS IN FIRST 3 BAYS
4. 3" WIDE 12GA. STEEL STRAP
5. 3/8" STEEL ROD
6. 6"x6"x1/8" HOT DIP GALVANIZED PLATE
7. EXISTING BRICK WALL
8. STEEL CHANNEL RUNNING FLOOR TO FLOOR

304 TIE BACK AT AWNING CONNECTION  
 SCALE: NOT TO SCALE

Helix-Tie®  
**Helical Wall Tie**



The Helix-Tie helical wall tie is a stainless-steel helical tie used to anchor building façades to structural members or to stabilize multiple-wythe brick walls.

The helical design allows the tie to be driven quickly and easily into a predrilled pilot hole (or embedded into mortar joints in new construction) to provide a mechanical connection between a masonry façade and its backup material or between multiple wythes of brick. As it is driven, the fins of the tie undercut the masonry to provide an expansion-free anchorage that will withstand tension and compression loads.

The Helix-Tie wall tie is installed into a predrilled hole using a proprietary setting tool with an SDS-plus® shank rotary hammer to drive and countersink the tie. Helix-Tie wall ties perform in concrete and masonry as well as wood and steel studs.



Helix-Tie Helical Wall Tie  
 US Patent 7,269,987

**Features**

- Installs quickly and easily — with the rotary hammer in hammer mode, the tie installs faster than competitive products.
- Provides an inconspicuous repair that preserves the appearance of the building. After installation, the tie is countersunk up to 1/8" below the surface, allowing the tie location to be patched.
- Larger core diameter provides higher torsional capacity, resulting in less deflection due to "uncoiling" under load.
- Fractionally sized anchor — no metric drill bits required.
- Patented manufacturing process results in a more uniform helix along the entire tie, allowing easier driving and better interlock with the substrate.



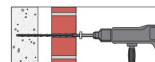
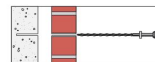
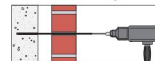
**Material:** Type 304 stainless steel (Type 316 available by special order — contact Simpson Strong-Tie for details)

**Test Criteria:** CSA A370

**Installation**

- Drill pilot hole through the façade material and into the backup material to the specified embedment depth + 1" using appropriate drill bit(s) listed in the chart below. Drill should be in rotation-only mode when drilling into soft masonry or into hollow backing material.
- Position blue end of the Helix-Tie fastener in the installation tool and insert the tie into the pilot hole.
- With the SDS-plus rotary hammer in hammer mode, drive the tie until the tip of the installation tool enters the exterior surface of the masonry and countersinks the tie below the surface. Patch the hole in the façade with a matching masonry mortar.

**Installation Sequence**



**Helix-Tie Helical Wall Tie Product Data**

Size (in.)	Model No.	Drill Bit Dia. (in.)	Quantity	
			Box	Carton
3/8 x 7	HEL137700A	3/8	50	400
3/8 x 8	HEL137800A	3/8	50	400
3/8 x 9	HEL137900A	3/8	50	400
3/8 x 10	HEL137000A	3/8	50	200
3/8 x 11	HEL137100A	3/8	50	200
3/8 x 12	HEL137200A	3/8	50	200
3/8 x 14	HEL137400A	3/8	50	200
3/8 x 16	HEL137600A	3/8	50	200
3/8 x 18	HEL137800A	3/8	50	200
3/8 x 20	HEL137000A	3/8	50	200



Helix-Tie Fastener Installation Tool — Model HELIT00L37A  
 Required for correct installation of Helix-Tie wall ties. Speeds up installation and automatically countersinks the tie into the façade material.

Special-order lengths are also available; contact Simpson Strong-Tie for details.

2 © 2024 Simpson Strong-Tie Company Inc. F-R-HELITIE24

**TIE BACK AND BRICK STITCHING DETAILS**

May 14, 2024  
Public Hearing

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