

October 22, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-25-00381

63 Nassau Street – 63 Nassau Street Building – Individual Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 822 9386 6174

Passcode: 130143

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



Built c. 1844; cast-iron facade c.1857-59, attributed to James Bogardus

63 NASSAU STREET

MANHATTAN BLOCK 65 LOT 2 - DOCKET # LPC-25-00381

63
NASSAU
ST

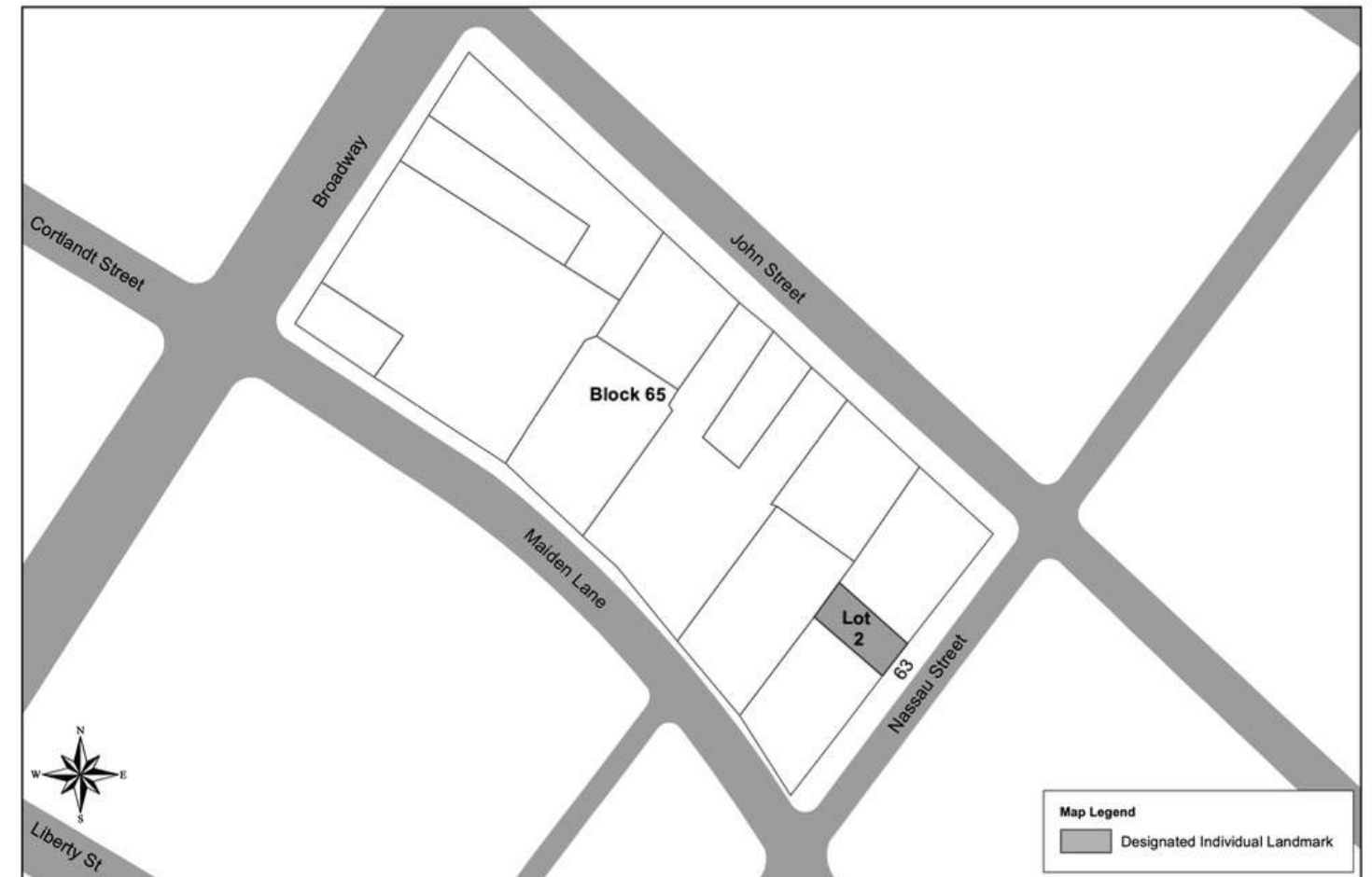
GRG LLC - 646 470 5515

Scope of Work:

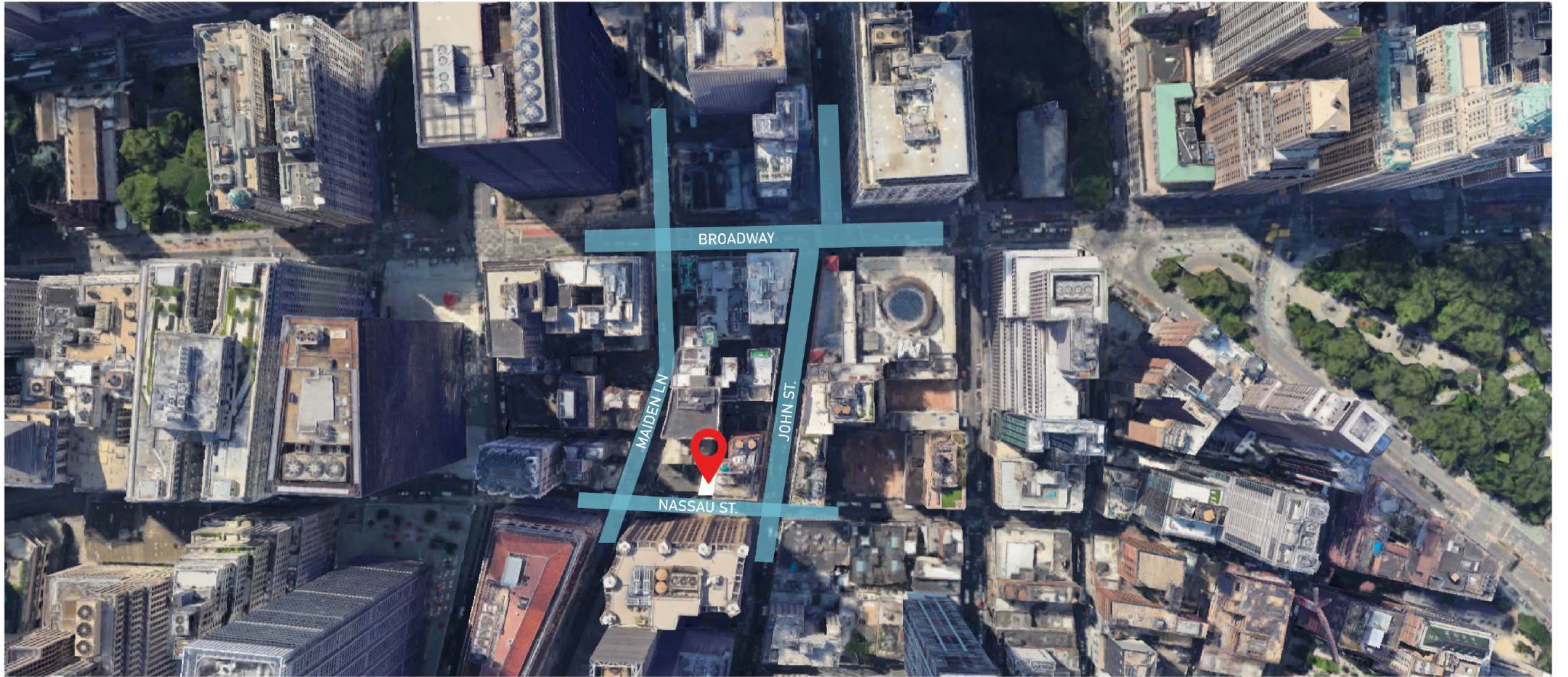
Restoration of 1st Floor Storefronts

Installation of New Bulkhead on Roof for Fire Safety

This scope of work outlines the proposed restoration of the first-floor storefronts, and the installation of a new bulkhead on the roof for fire safety at 63 Nassau Street, Manhattan. The goal of this project is to restore the building's historical elements, including accurate window replication, while complying with modern safety standards.



63 NASSAU STREET BUILDING (LP-2213), 63 Nassau Street.
Landmark Site: Borough of Manhattan Tax Map Block 65, Lot 2.





MAP IN 1940



1940



61-63 Nassau Street, Manhattan

Date: March 4, 1928

Source: Subway Construction Photograph Collection, 1900-1950

Series: Contract Four, Route 45, Section 1

Creator/Contributor: New York (N.Y.) Board of Transportation, Brooklyn-Manhattan Transit Corporation

63
NASSAU
ST

GRG LLC - 646 470 5515

63 NASSAU STREET

MANHATTAN, BLOCK 65 LOT 2 - DOCKET# LPC-25-00381

HISTORIC PHOTOS

LPC-05



85 Leonard St, 1861



75 Murray Street, 1857-58



254-60 Canal Street, 1856-57



63 Nassau Street, 1857-59

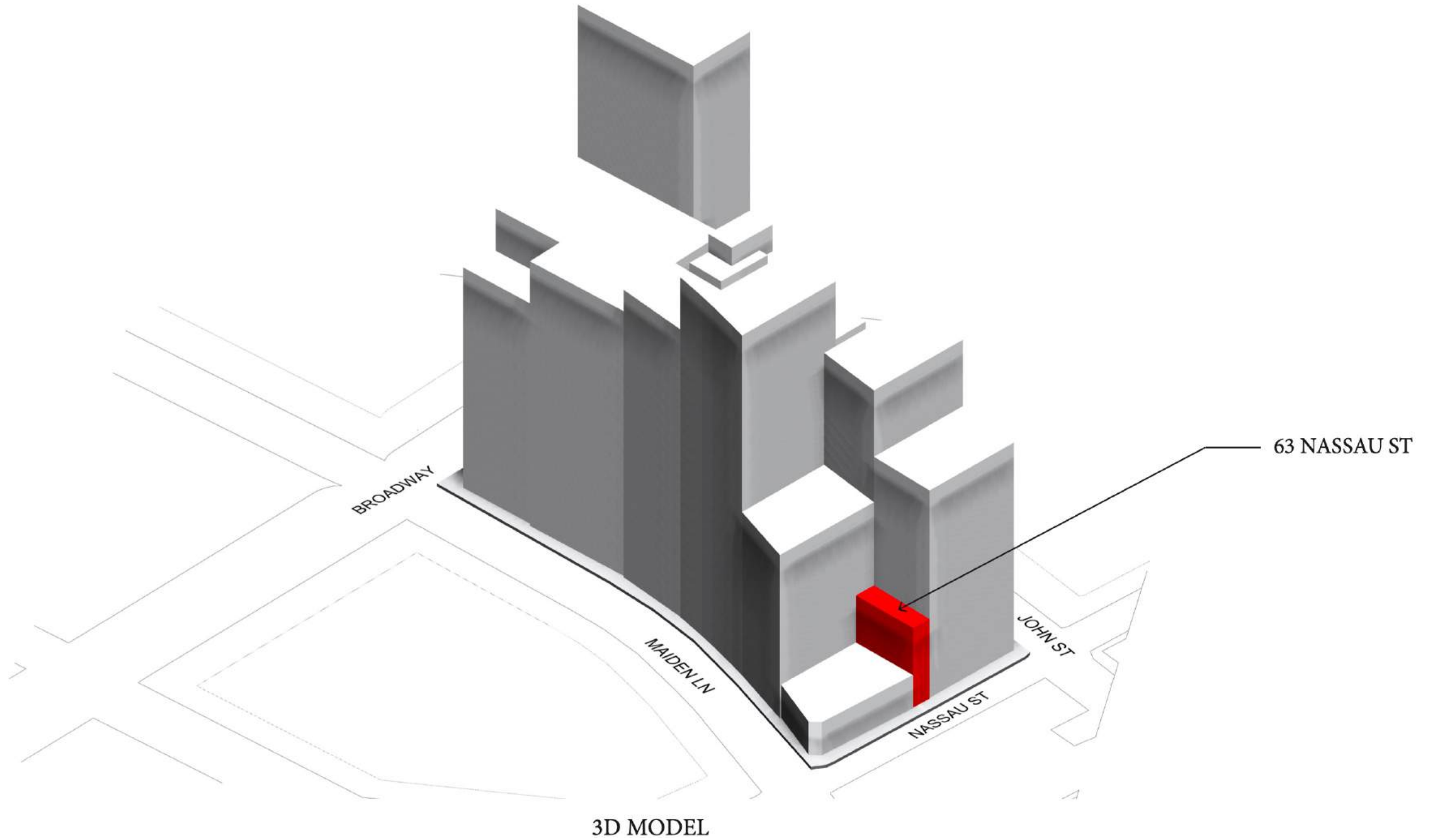


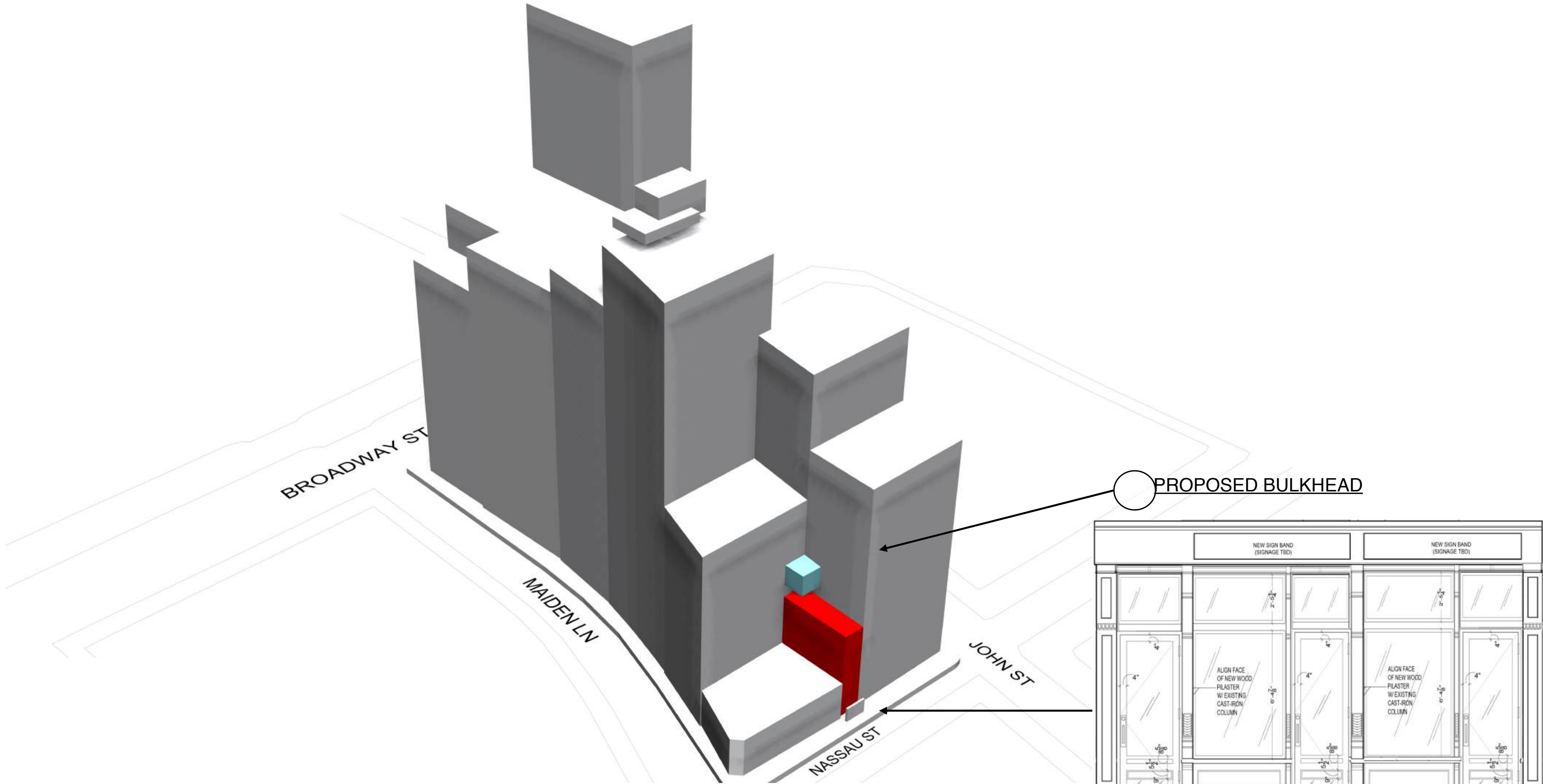
63
NASSAU
ST
GRG LLC - 646 470 5515

63 NASSAU STREET

MANHATTAN, BLOCK 65 LOT 2 - DOCKET# LPC-25-00381

JAMES BOGARDUS BUILDINGS
CAST-IRON BUILT 1856-1861





BROADWAY ST

MAIDEN LN

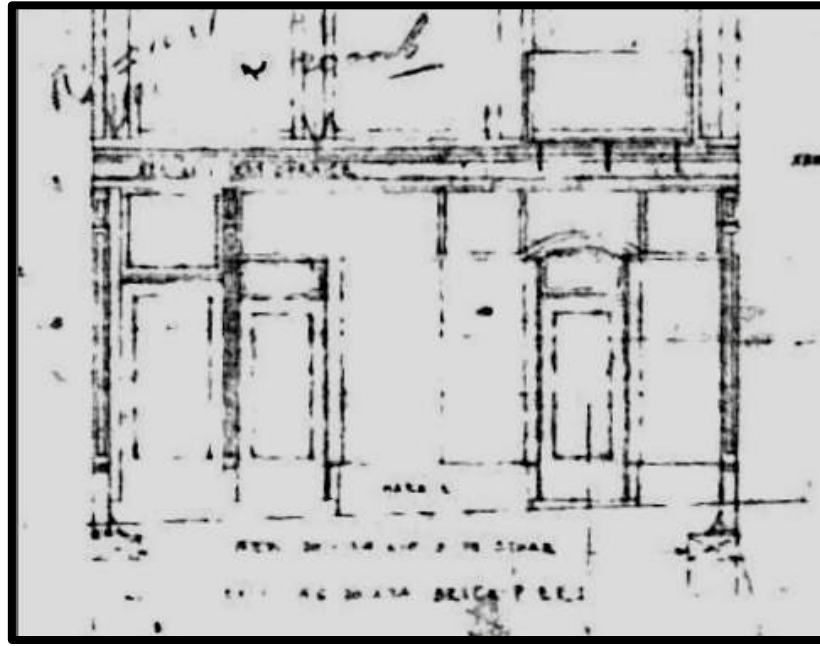
JOHN ST

NASSAU ST

PROPOSED BULKHEAD

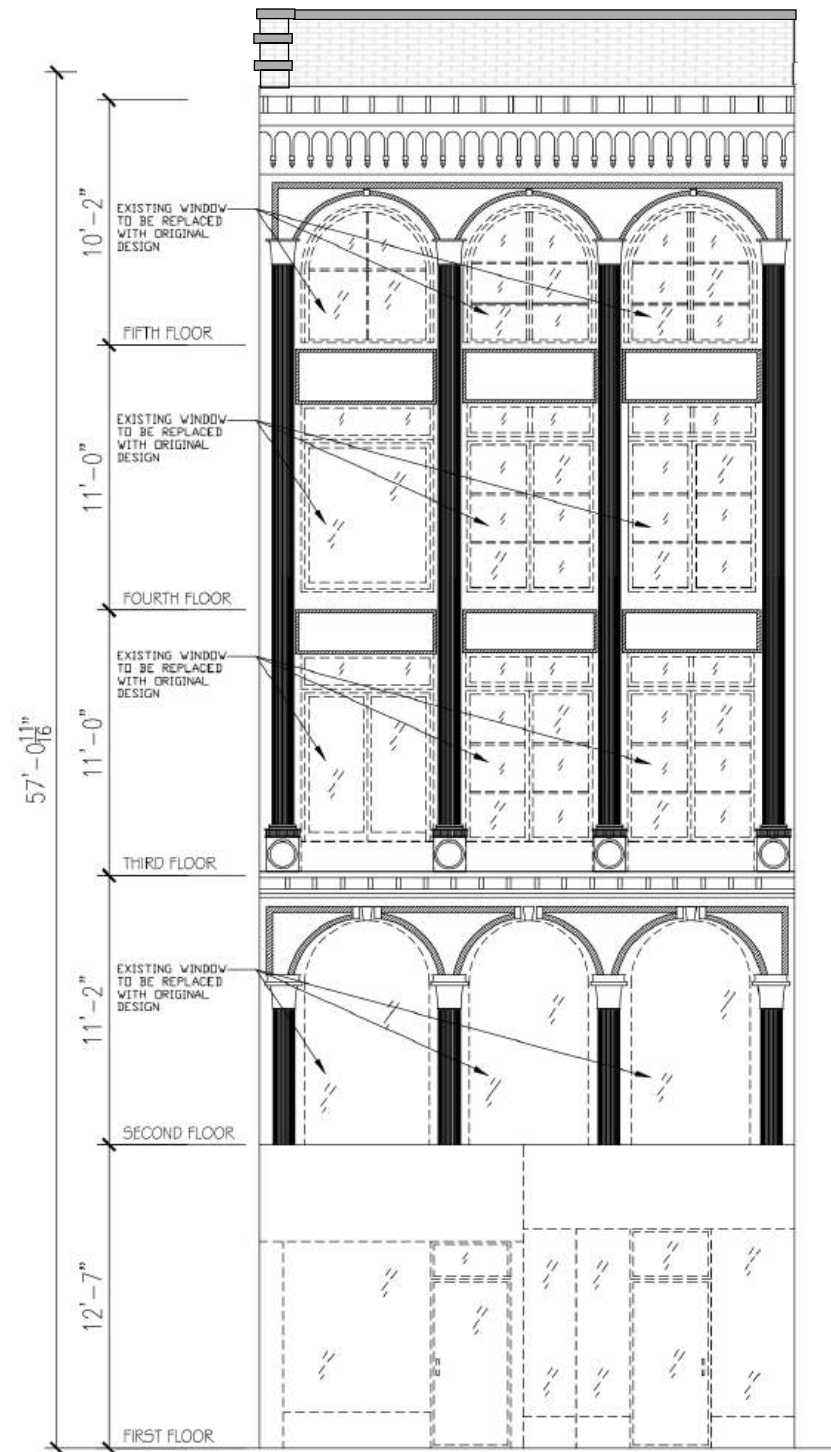


PROPOSED STOREFRONTS

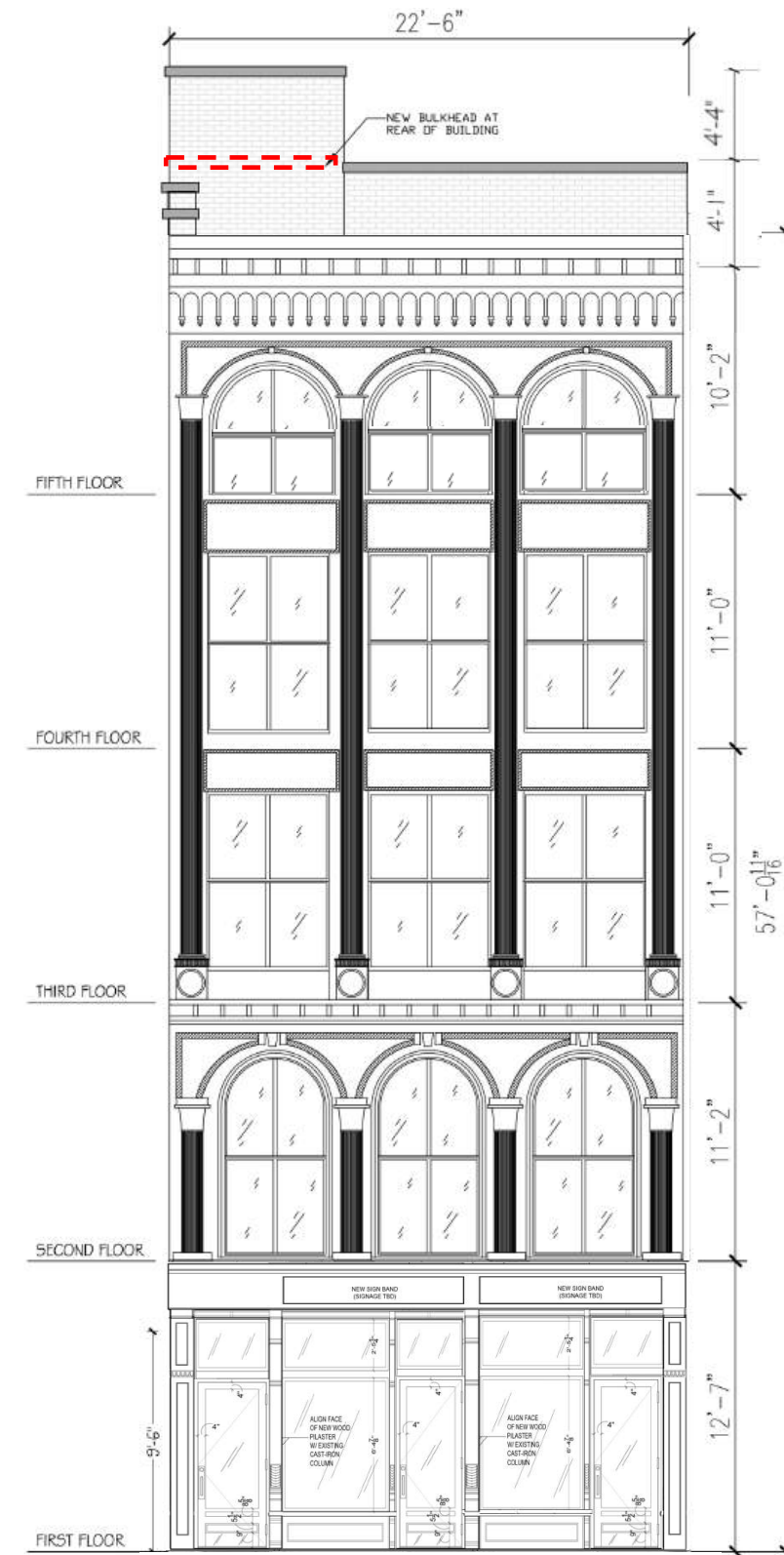


Restoration of Original Cast-Iron Details to the Storefront:

In **ALT 439-1959**, a modification was filed with the NYC Department of Buildings (DOB) to alter the front façade, covering the original cast-iron details with metal cladding. We now propose to remove this cladding and fully restore the building's original cast-iron features. Our design reconfigures and restores two storefronts, along with the entrance to floors 2-5, as shown in the elevation found in DOB records.

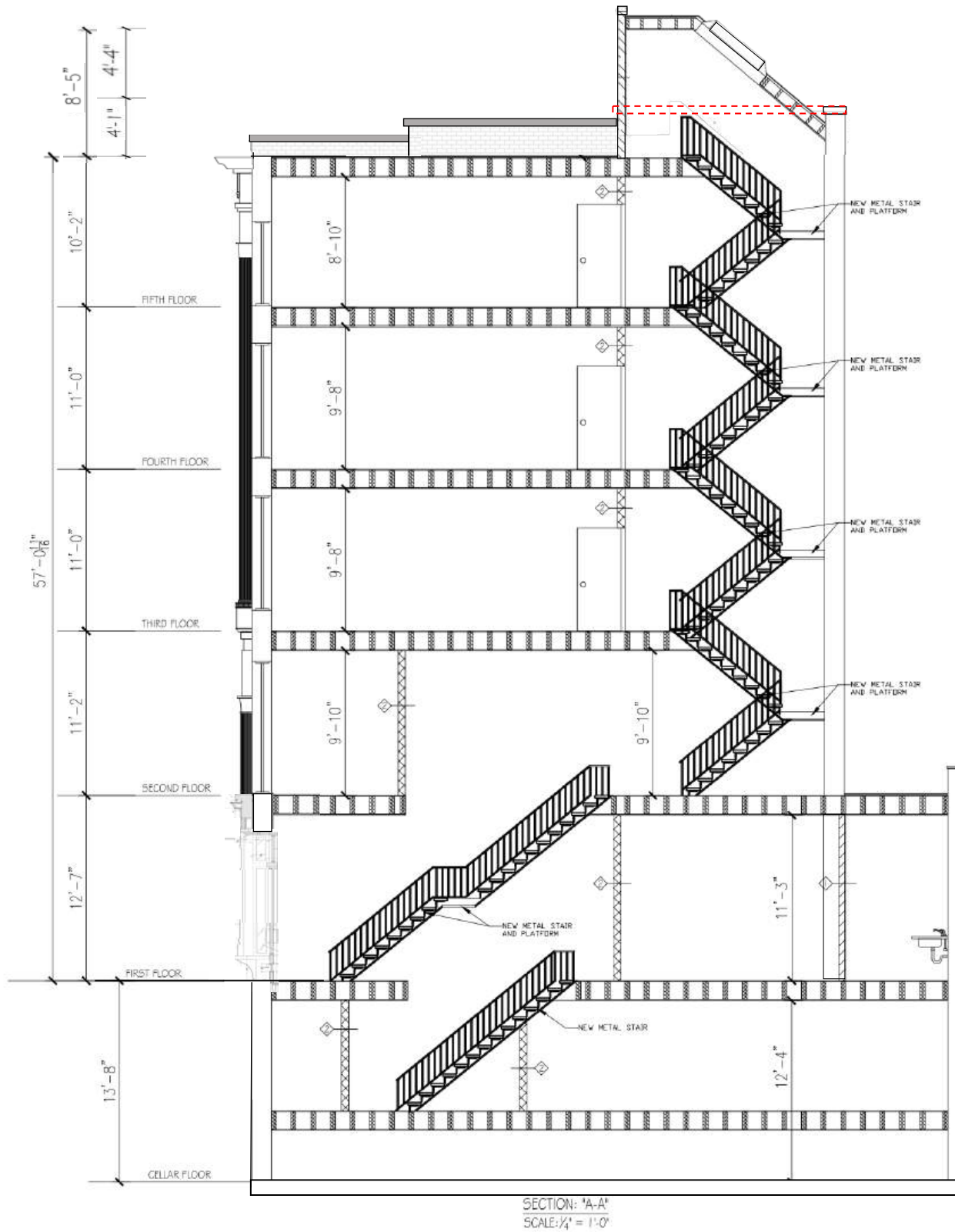
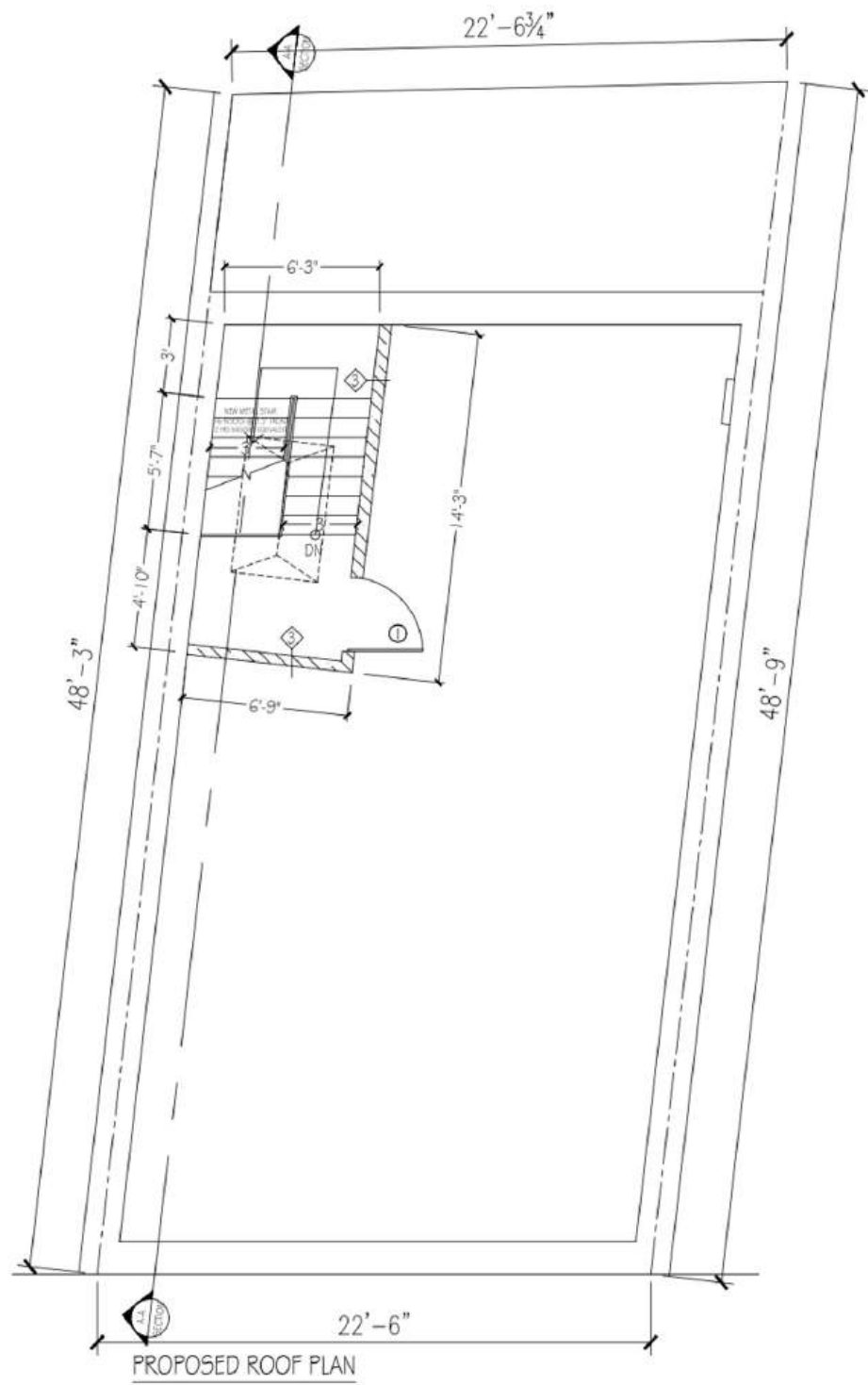


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

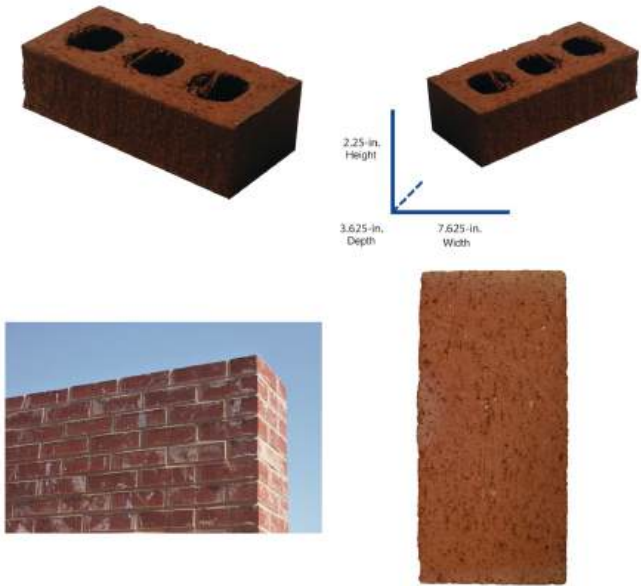
EXISTING AND PROPOSED ELEVATIONS



Proposed Bulkhead Height:
 The proposed bulkhead is designed to extend **4 feet, 4 inches** above the existing parapet wall that is **4 feet, 1 inches**. The design maintains a low-profile to minimize visibility and ensure it complements the historical architectural character of the building and the surrounding historical context.

ROOF PLAN & SECTION

8-in x 4-in Red Clay Cored Brick. Virginia Handmade #306



EXTERIOR BRICK

Limestone Concrete Wall Cap 144 in. W x 12 in. D x 2.25 in. H



PARAPET WALL CAP



Liquid Rubber Waterproof Sealant, 640 oz. Original Black

#0100 SOLID BLACK (Darker shade than charcoal existing) on top of Existing Wall Brick Black Sealer

Option: clear sealer



MASONRY SEALER



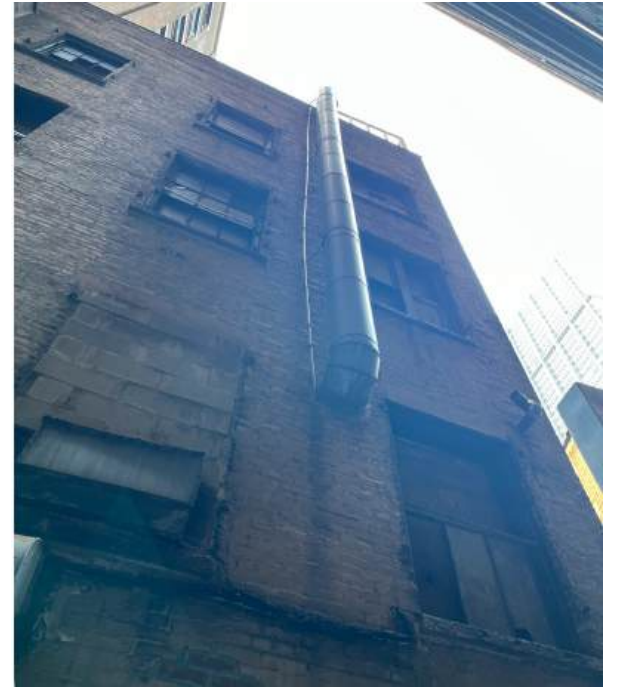


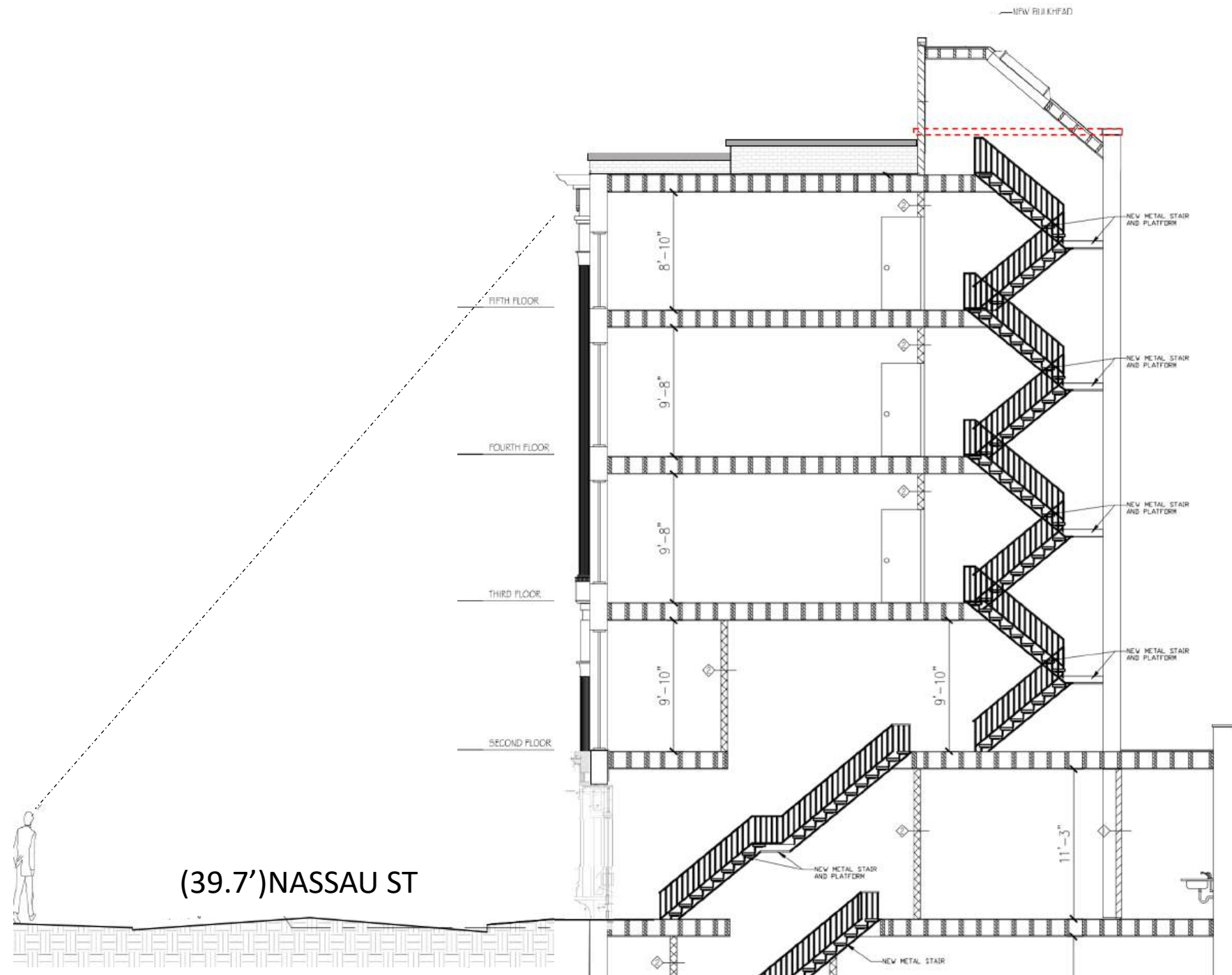
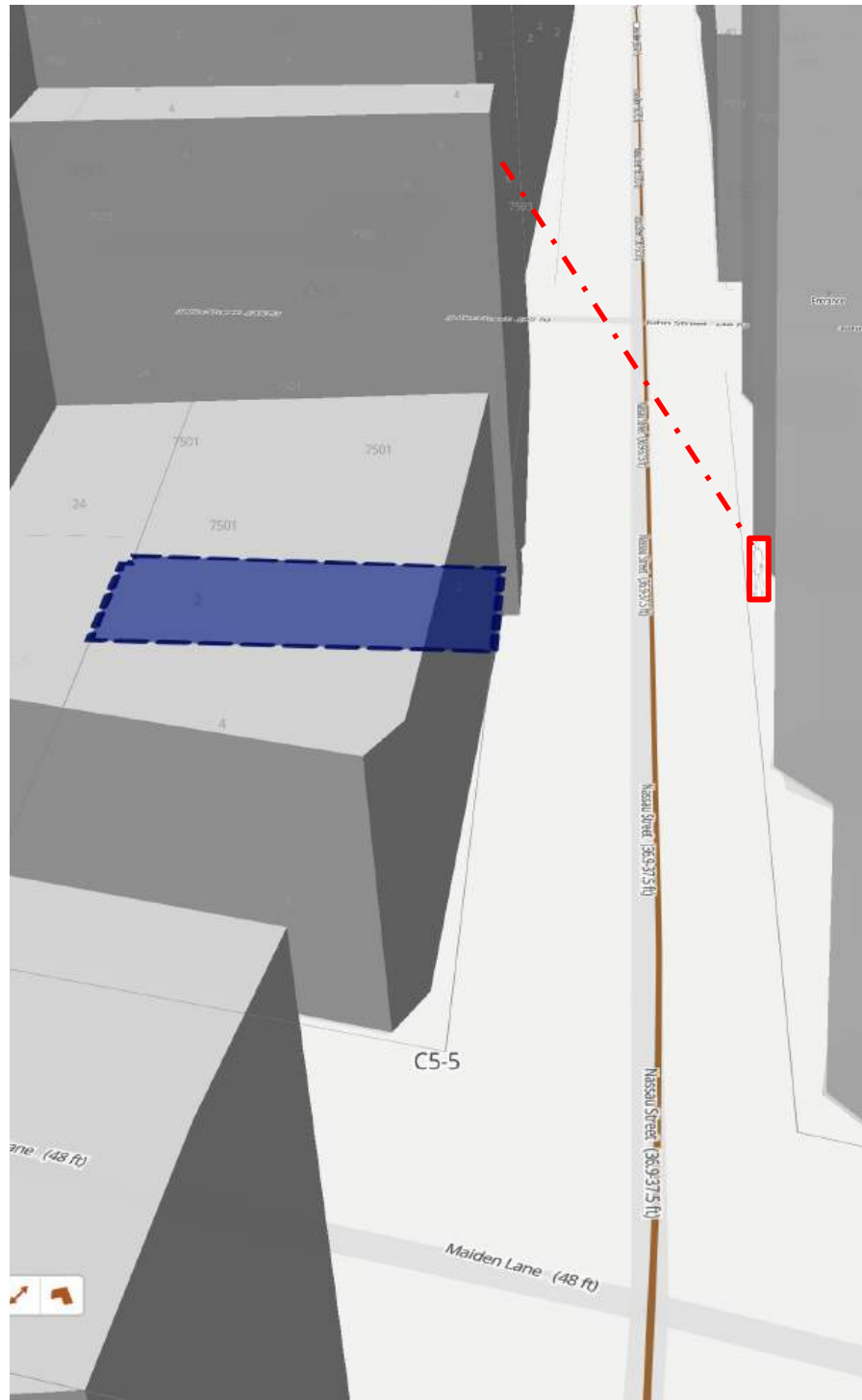
○ EXISTING BULKHEAD

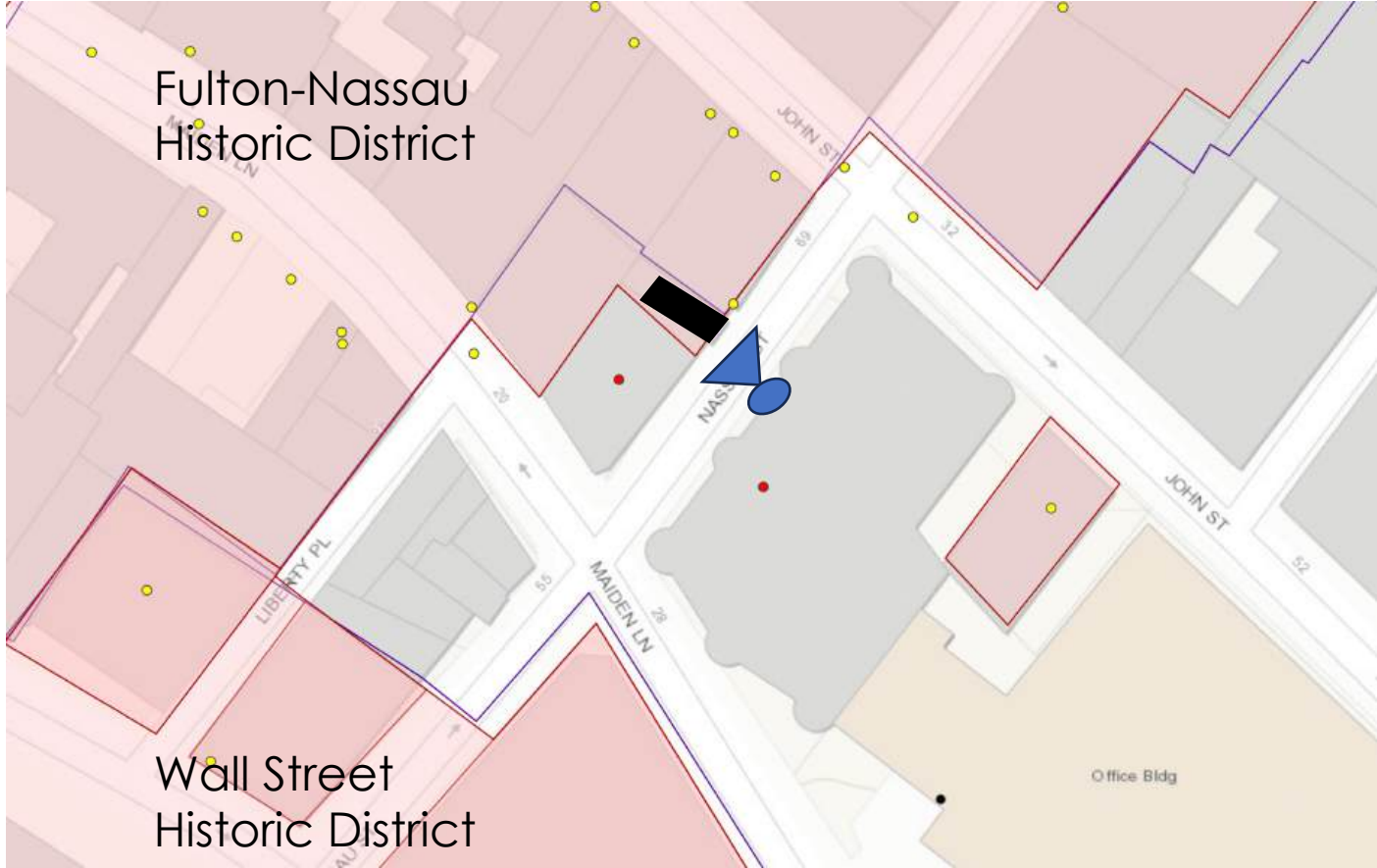


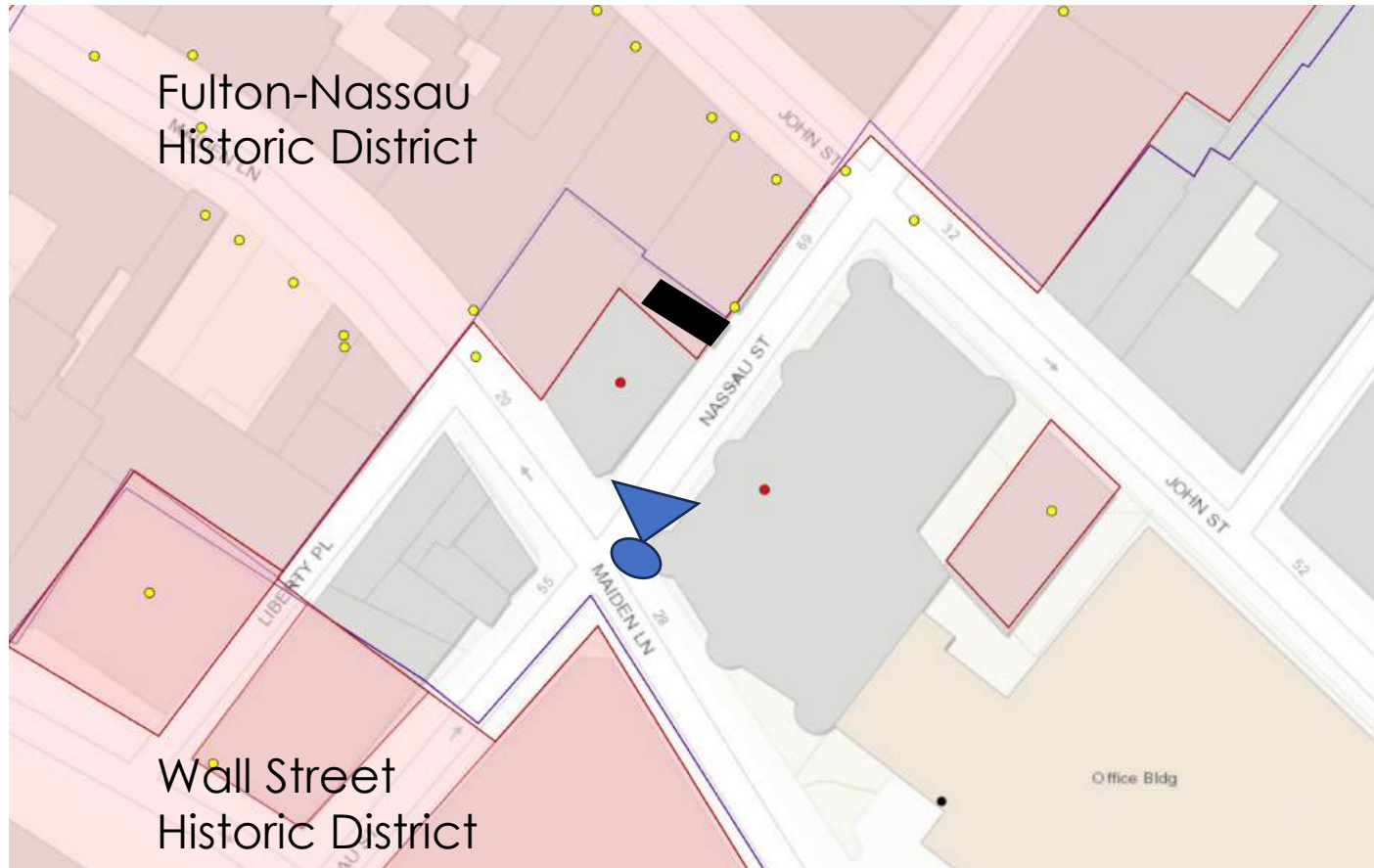
○ PROPOSED RENDERING VIEW BULKHEAD









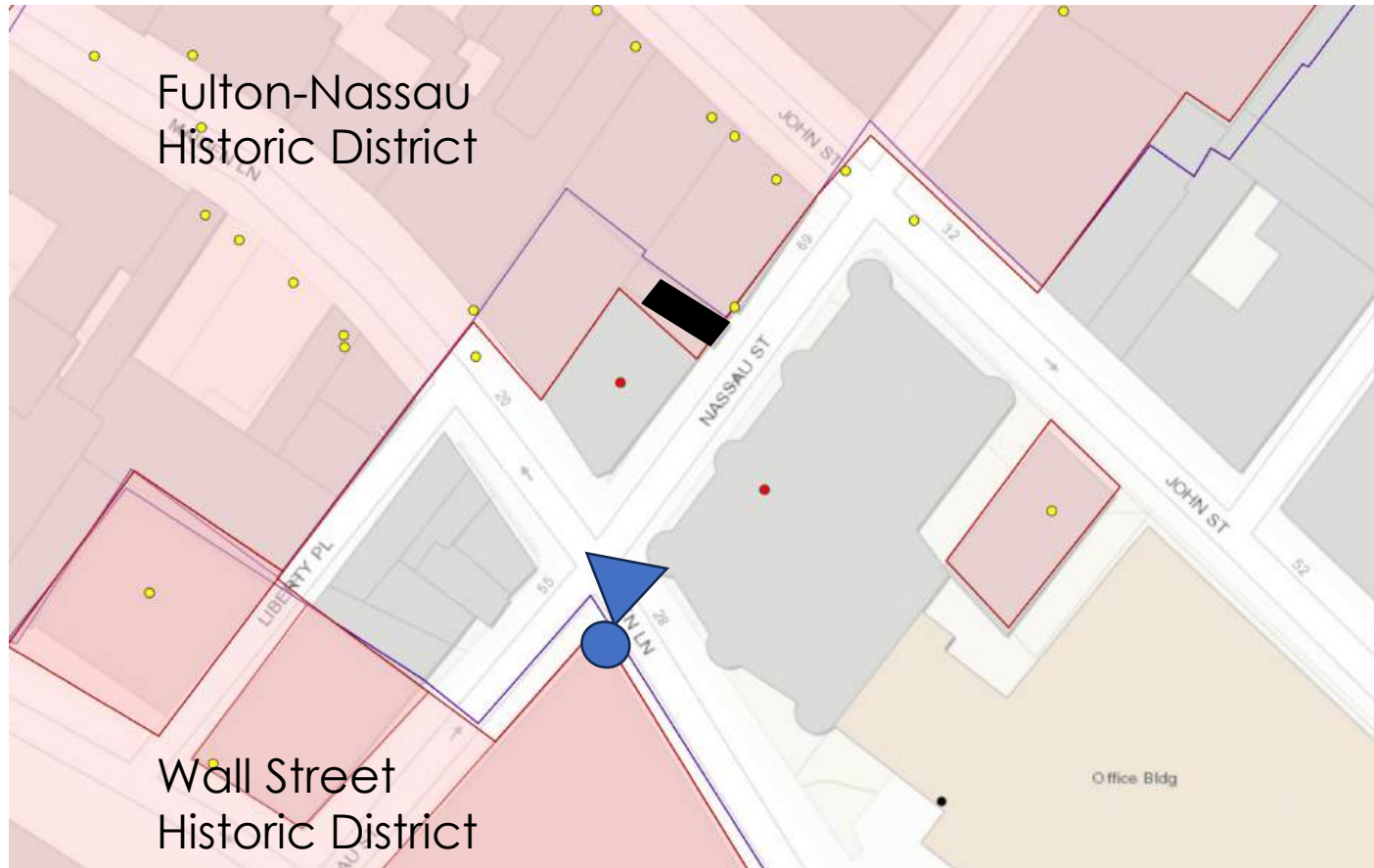


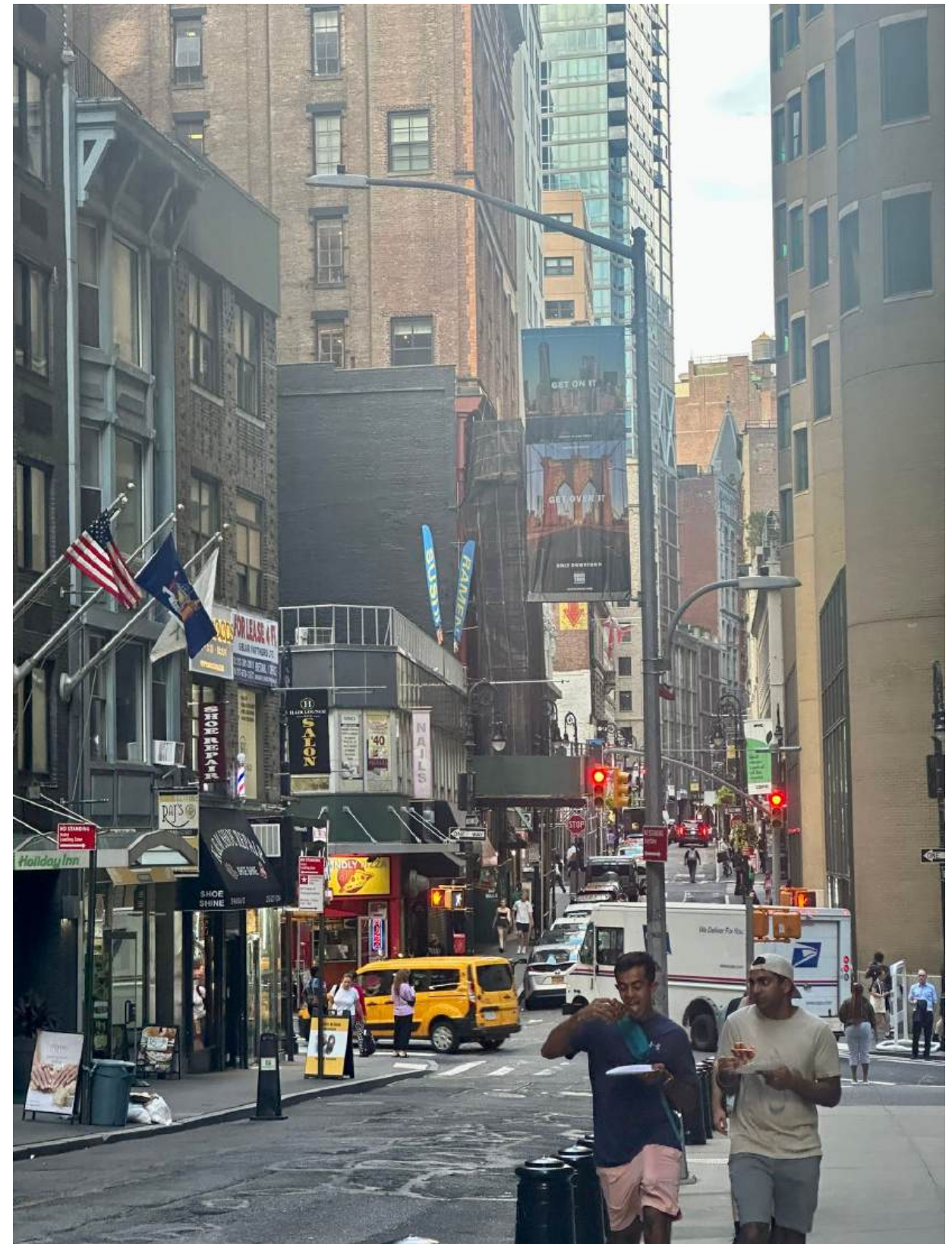
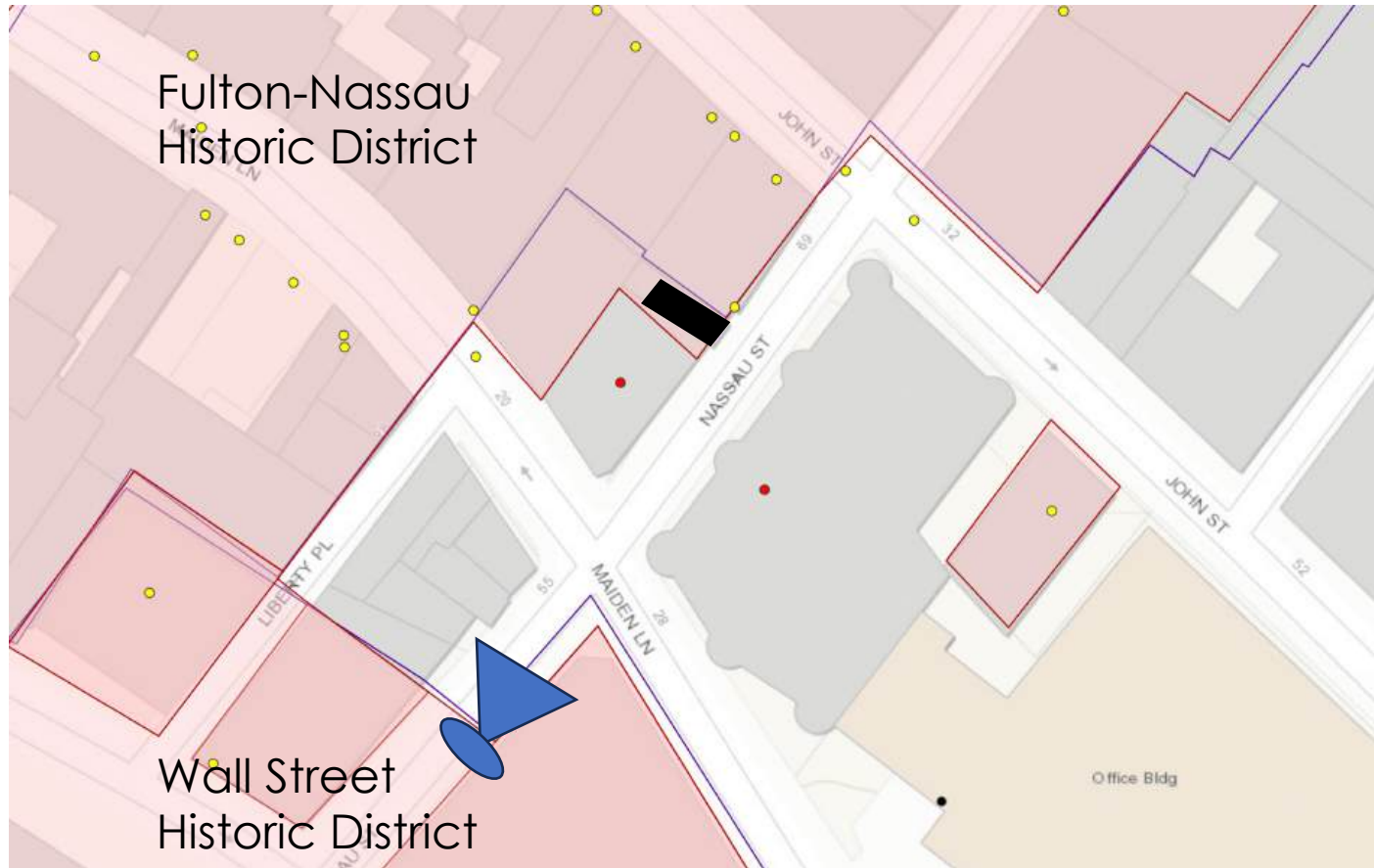
Fulton-Nassau
Historic District

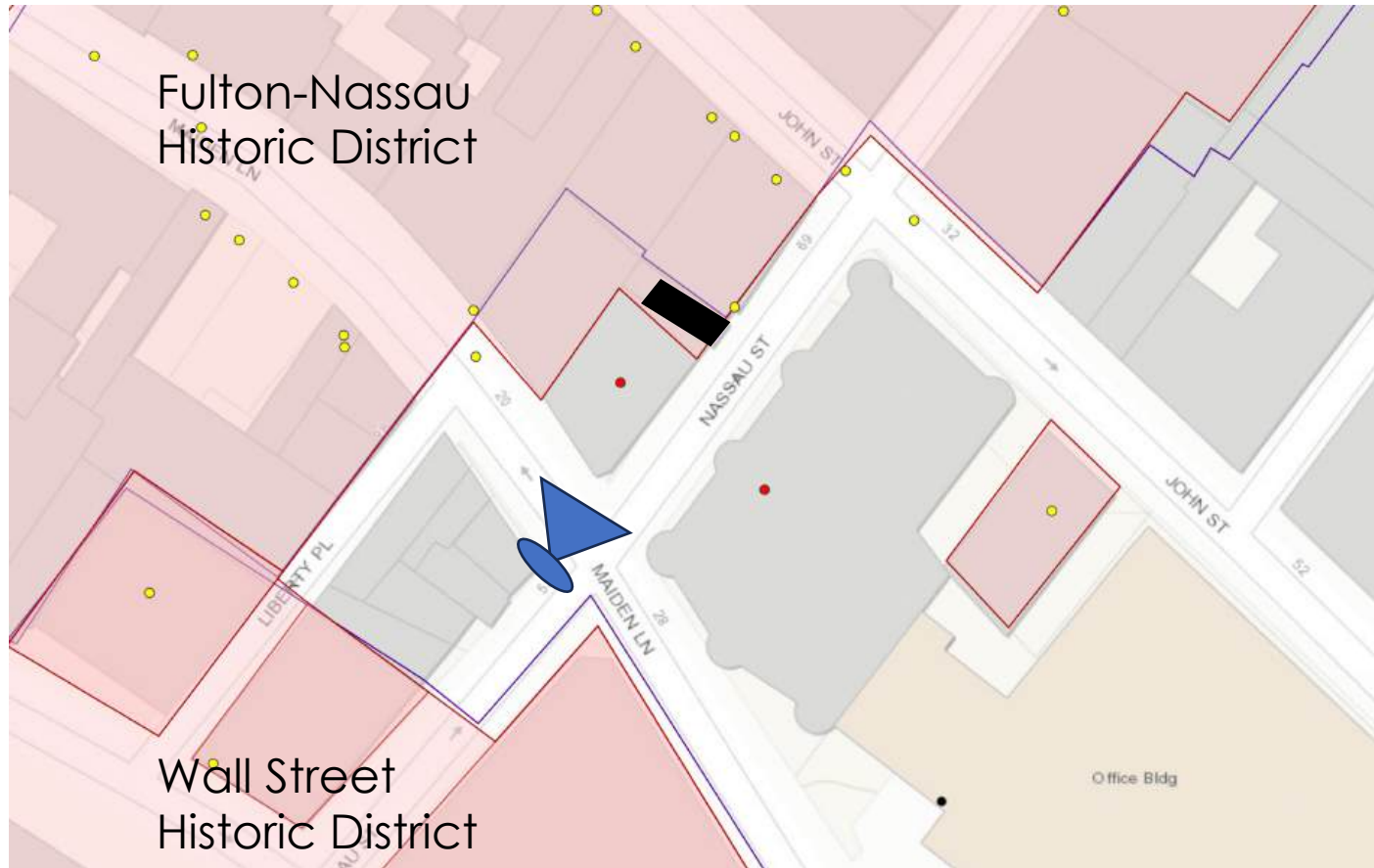
Wall Street
Historic District

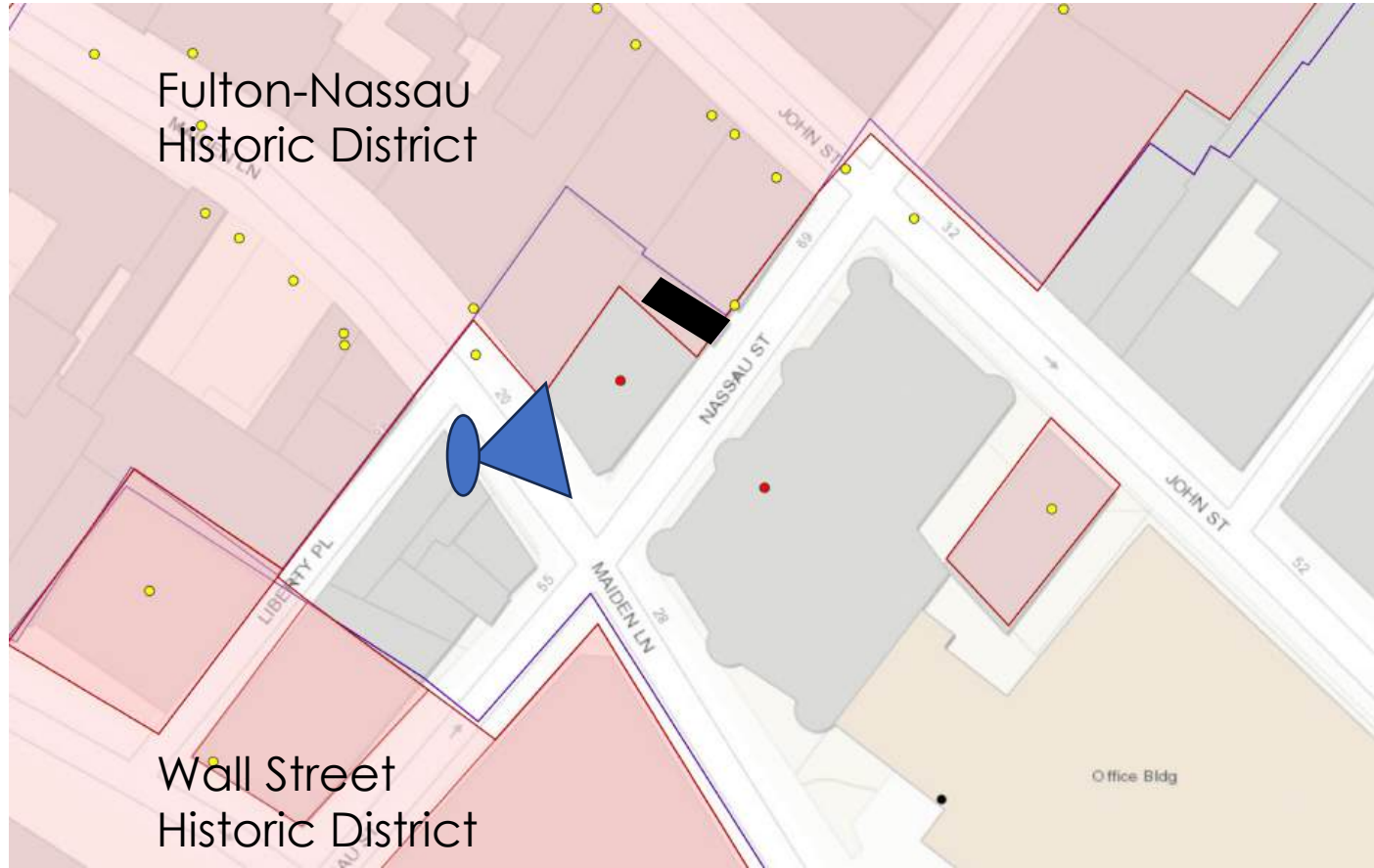


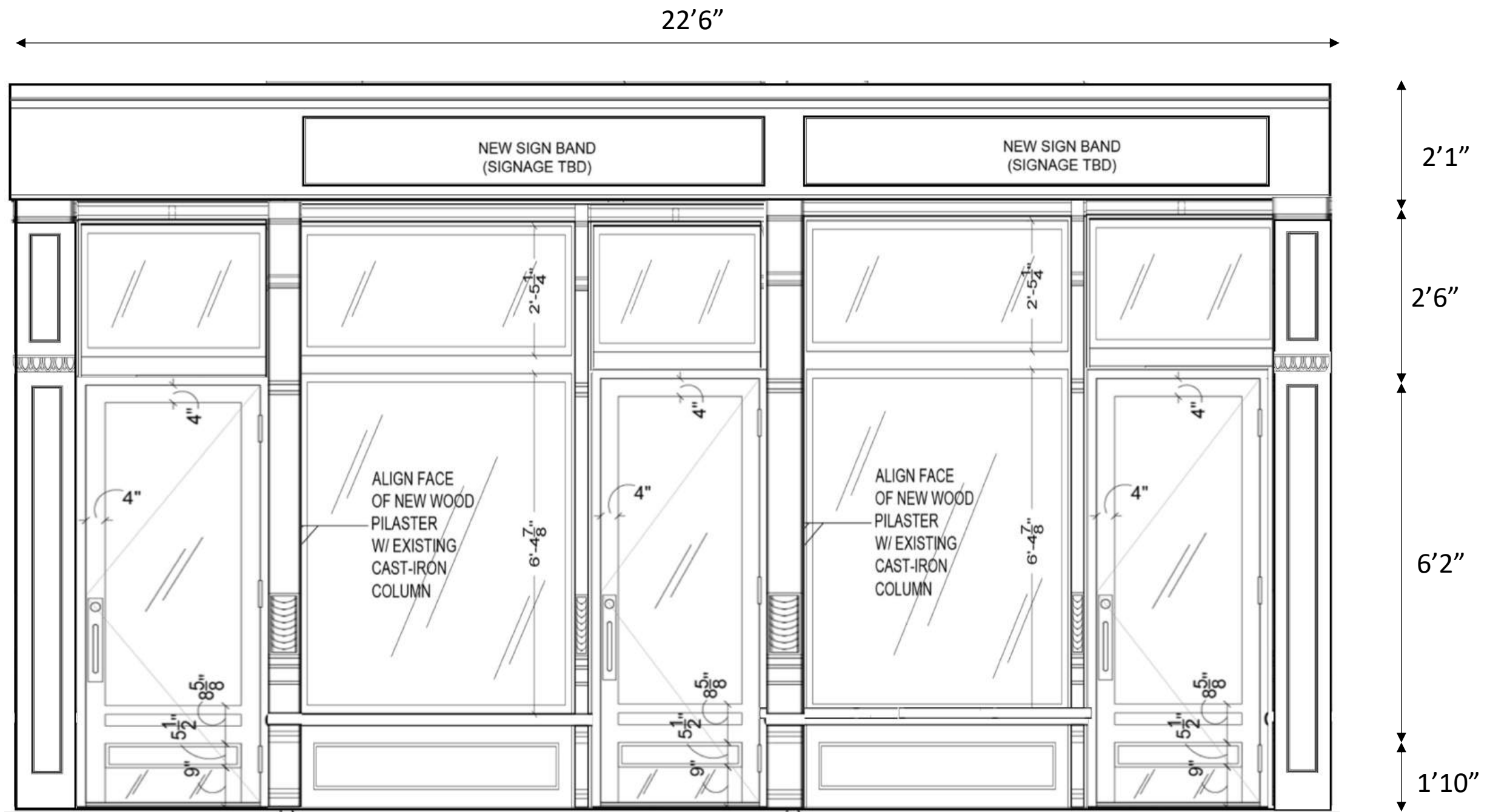
VISSIBILY N.E.- MAIDEN LANE/ NASSAU ST



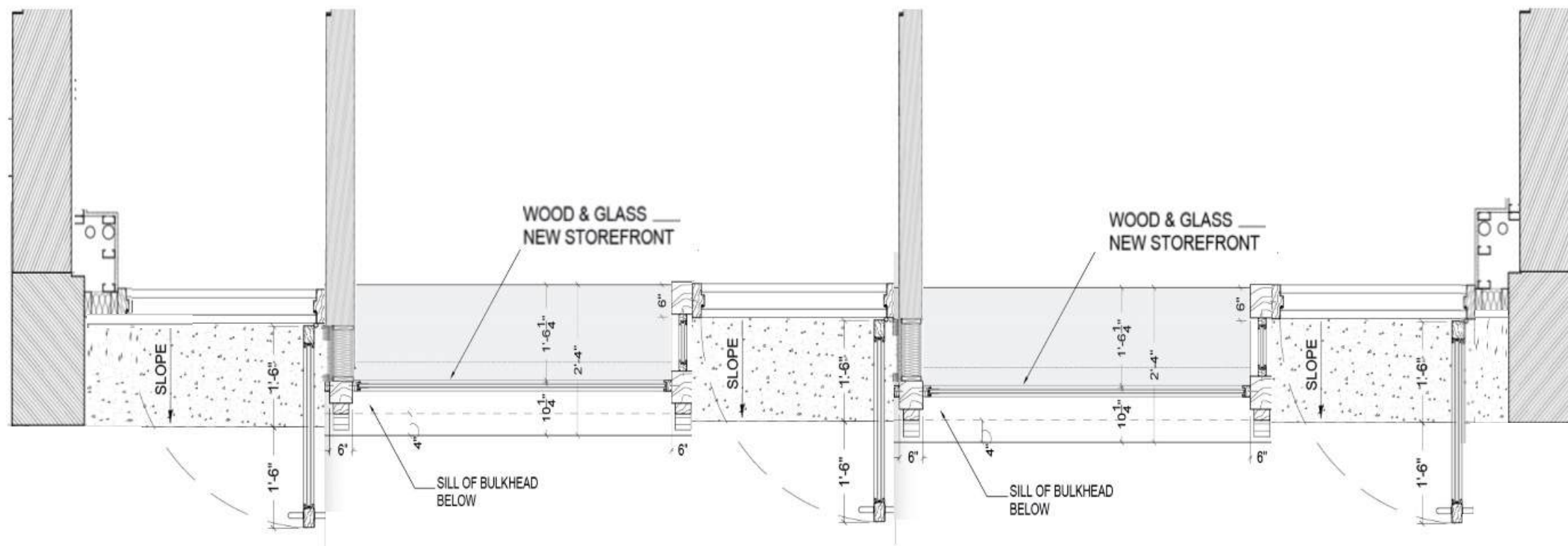




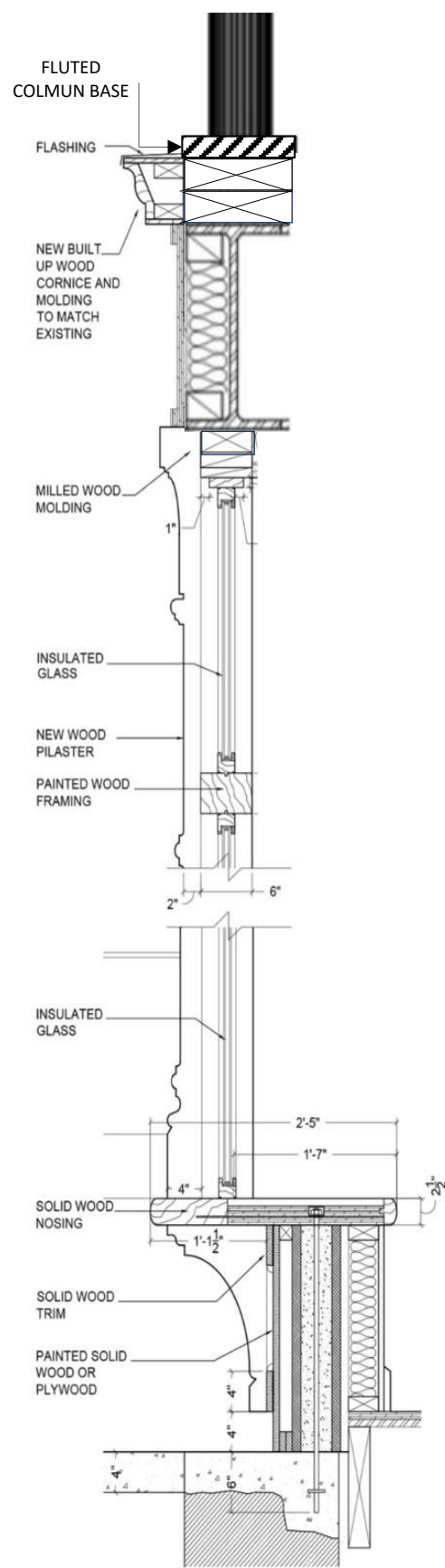




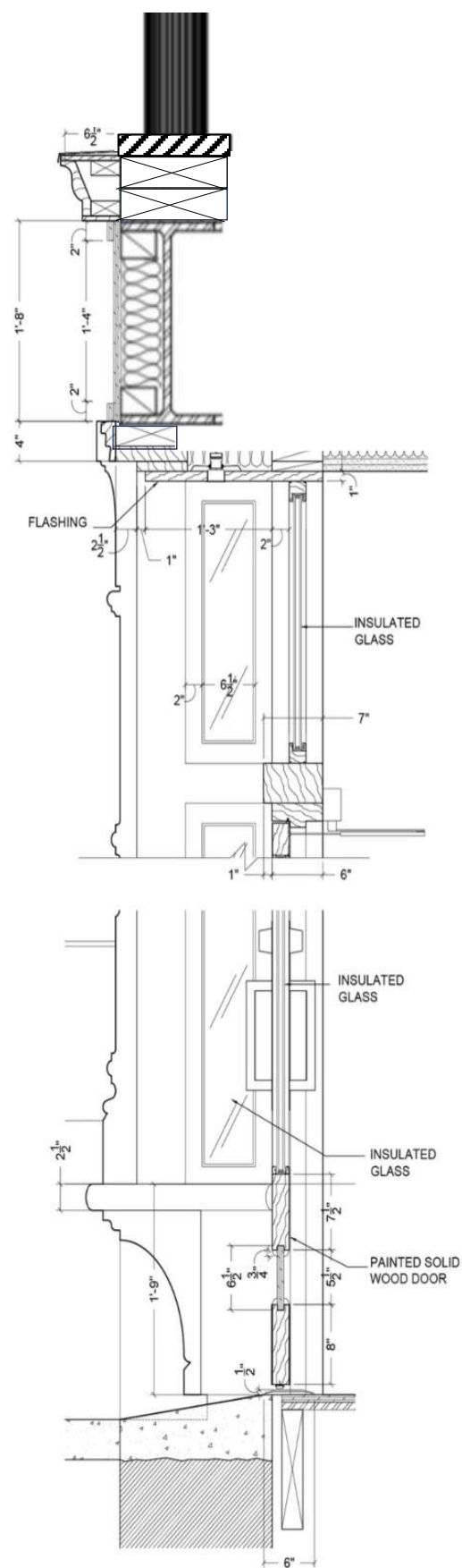




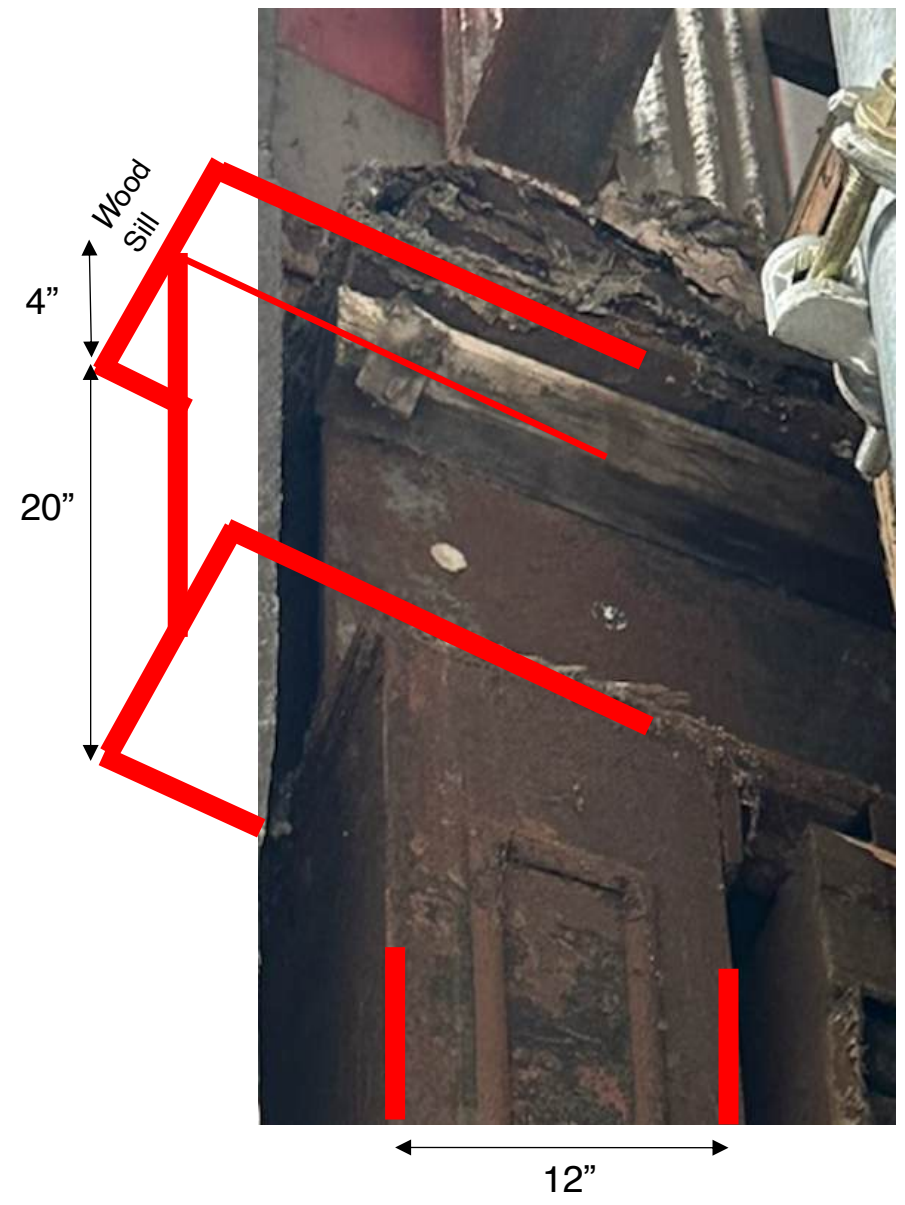
○ STOREFRONT PLAN - PROPOSED



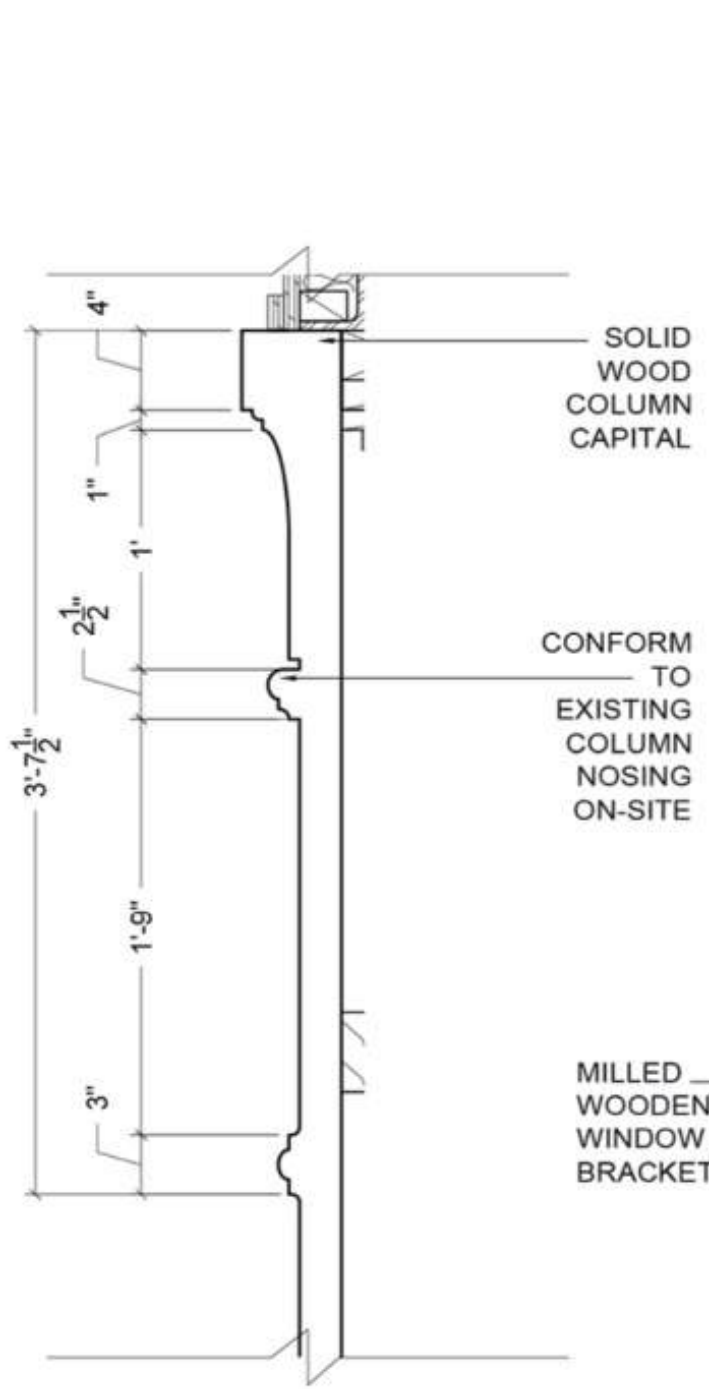
○ STOREFRONT SECTION



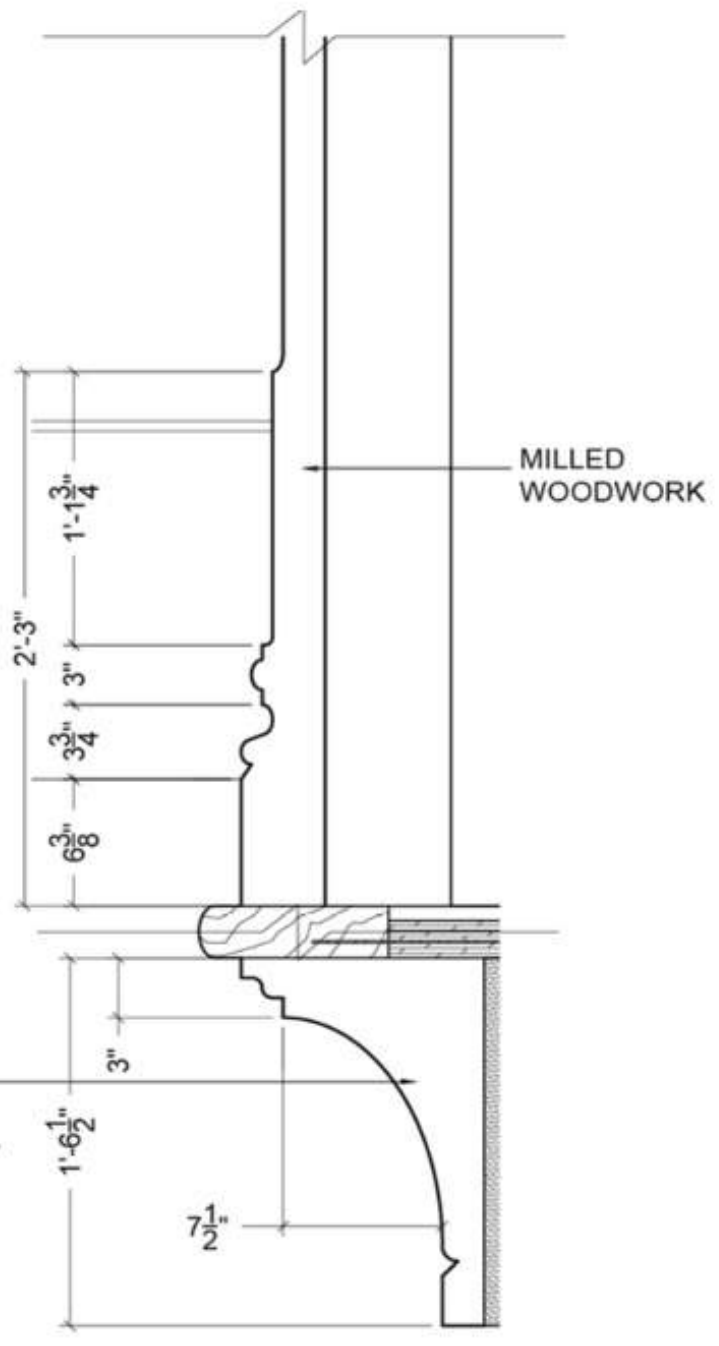
○ DOOR SECTION



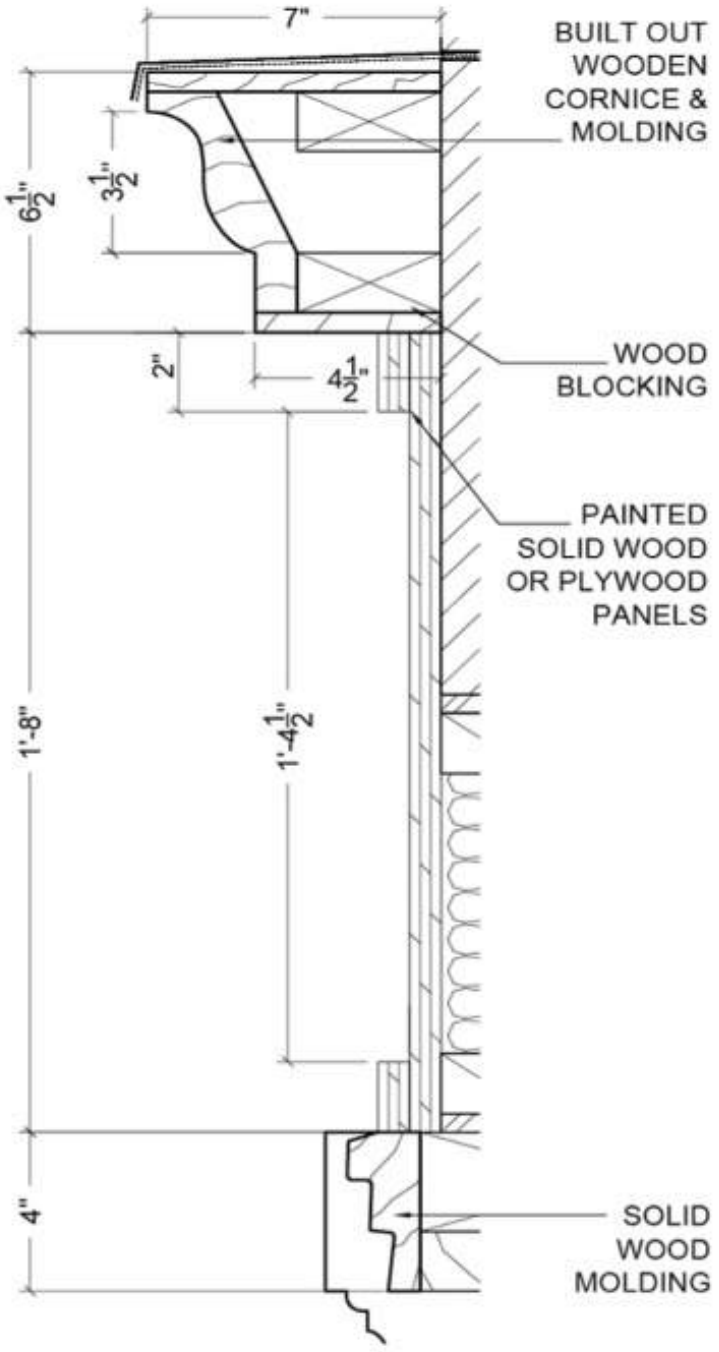
Note: Separate applications will be submitted by the individual commercial tenants for the installation of lighting fixtures and signage. Each submission will be reviewed to ensure that the proposed modifications are consistent with the architectural integrity and historical significance of the building, in accordance with the Landmark Preservation Commission guidelines.



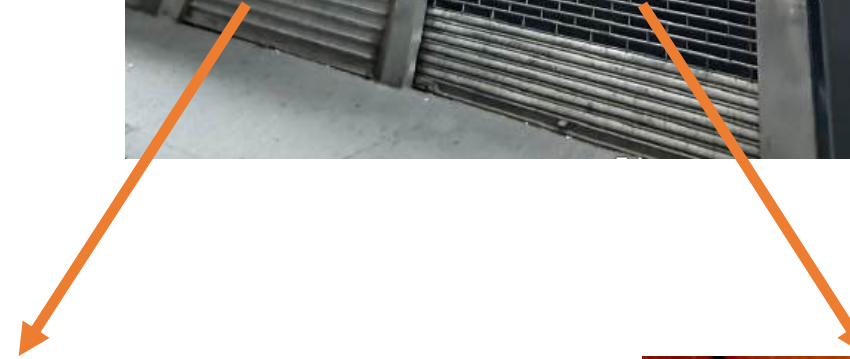
○ COLUMN HEAD



○ COLUMN BRACKET



○ CORNICE DETAIL



Benjamin Moore COMMAND® Waterborne Acrylic Urethane (V392) SATIN

(1)



Match of Munsell™
2.5y 8.5/4*

Windows and Casing
Benjamin Moore
CSP-1010 (Satin)

(2)



Match of Munsell™
5y 9/2*

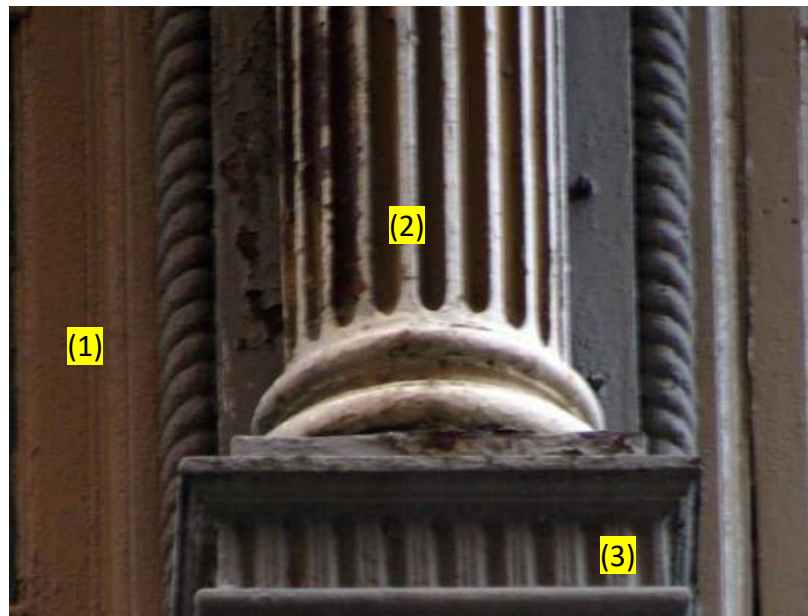
Column-Cornice & Flute
Benjamin Moore
HC-30 (Satin)

(3)



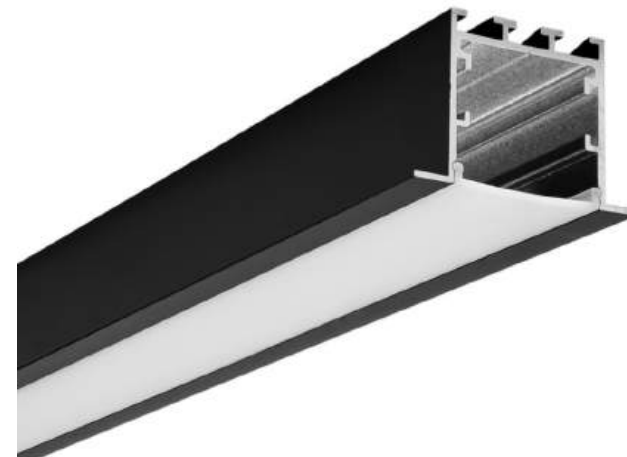
Match of Munsell™
10yr 7/2*

Building
Benjamin Moore
HC-172 (Satin)



PLT

Recessed Mount Channel Extrusion (Black) for 0.95 in. LED Tape Light and Strip Light (PLT-12886). These will feature soft amber LED lights at 2000 lumens, with sensors to automatically activate the lights from dusk to dawn.



TOGU STEEL

48" Steel Door Handle Square/Rectangle Shape Solid Pull Door Handle, Matte Black Finish



EXTERIOR COLOR

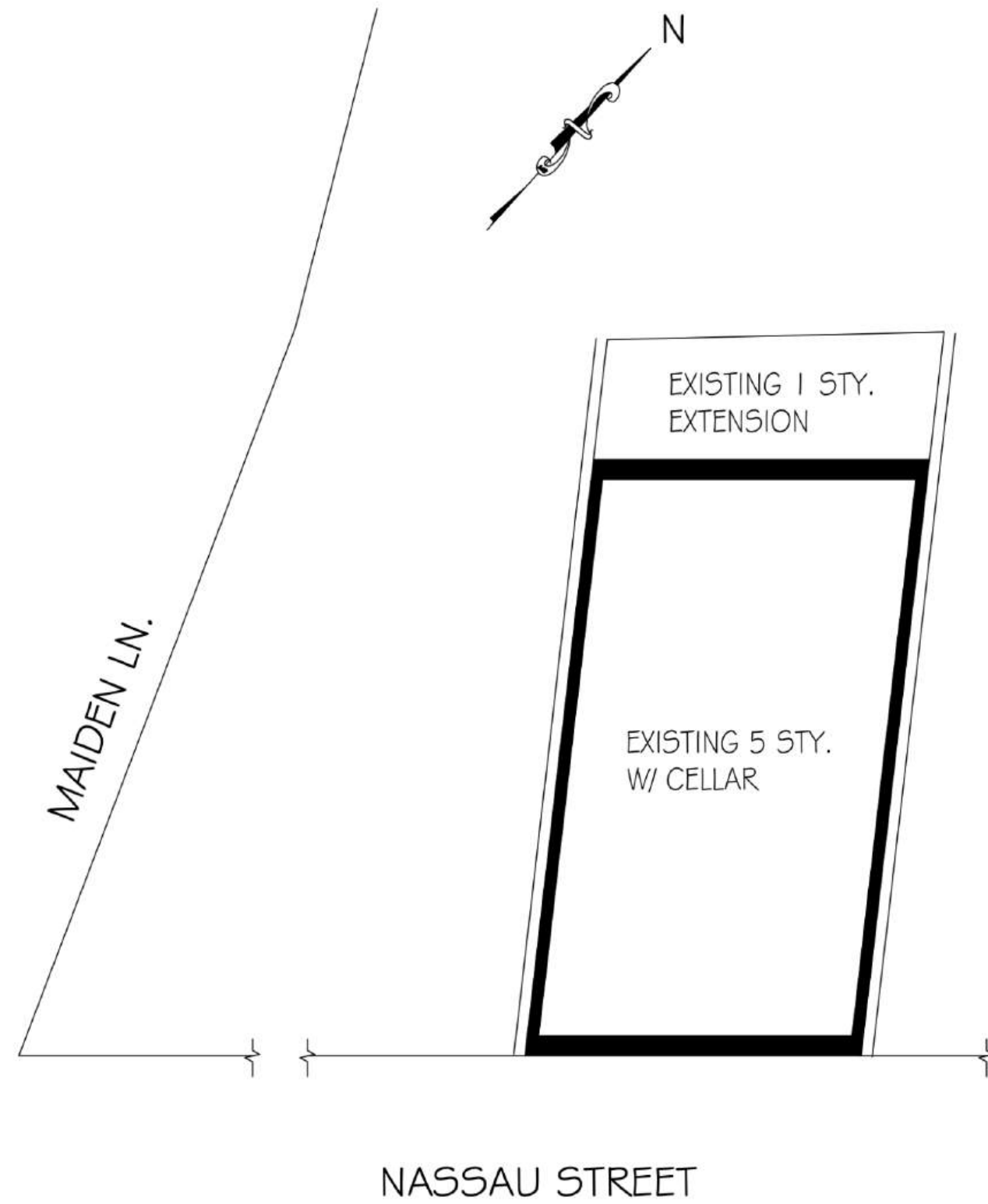
(Historical Paint Analysis by David Arbogast, Architectural Conservator)

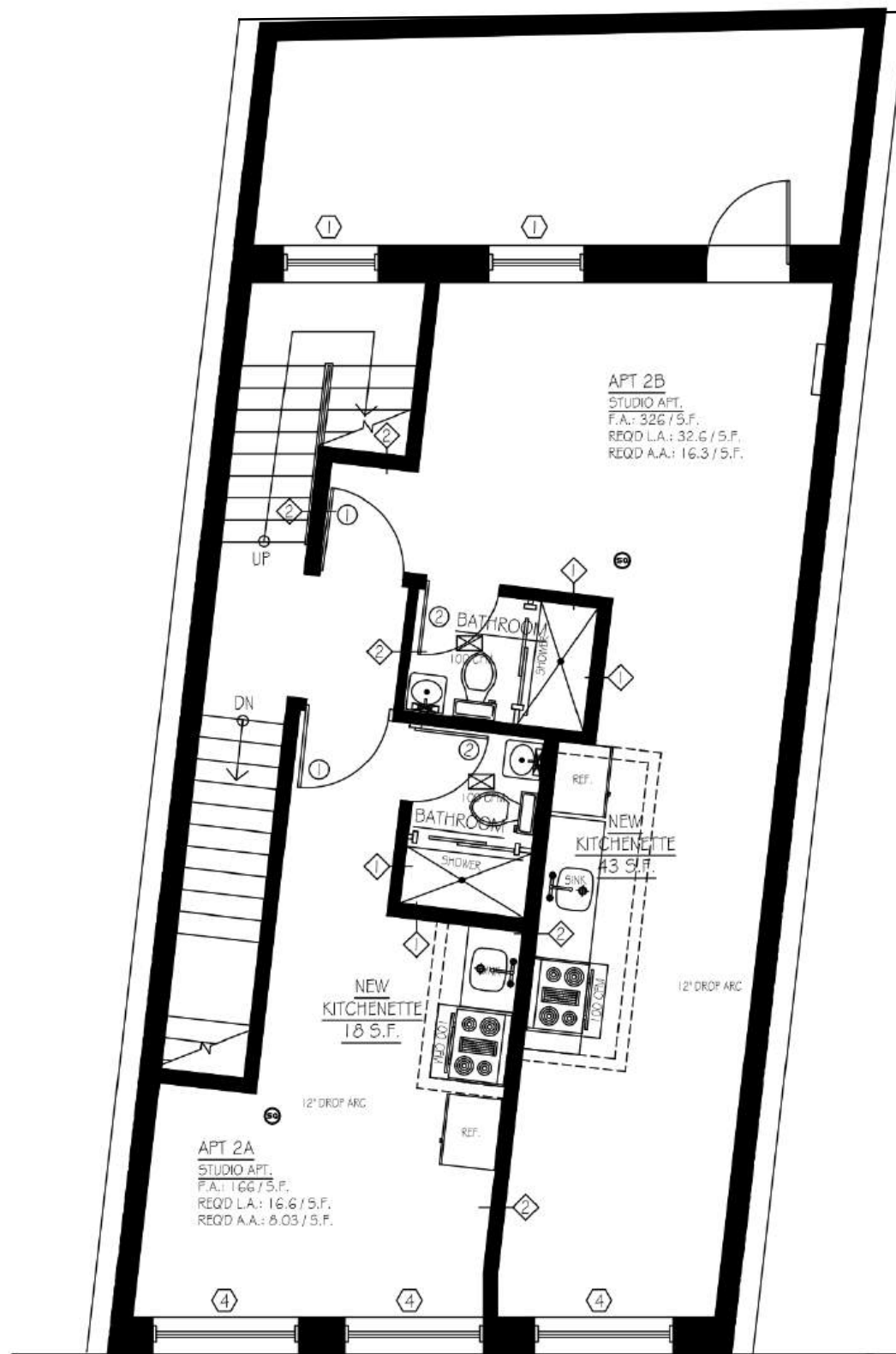
EXTERIOR LIGHTING

(UNDER EACH DOORWAY CEILING)

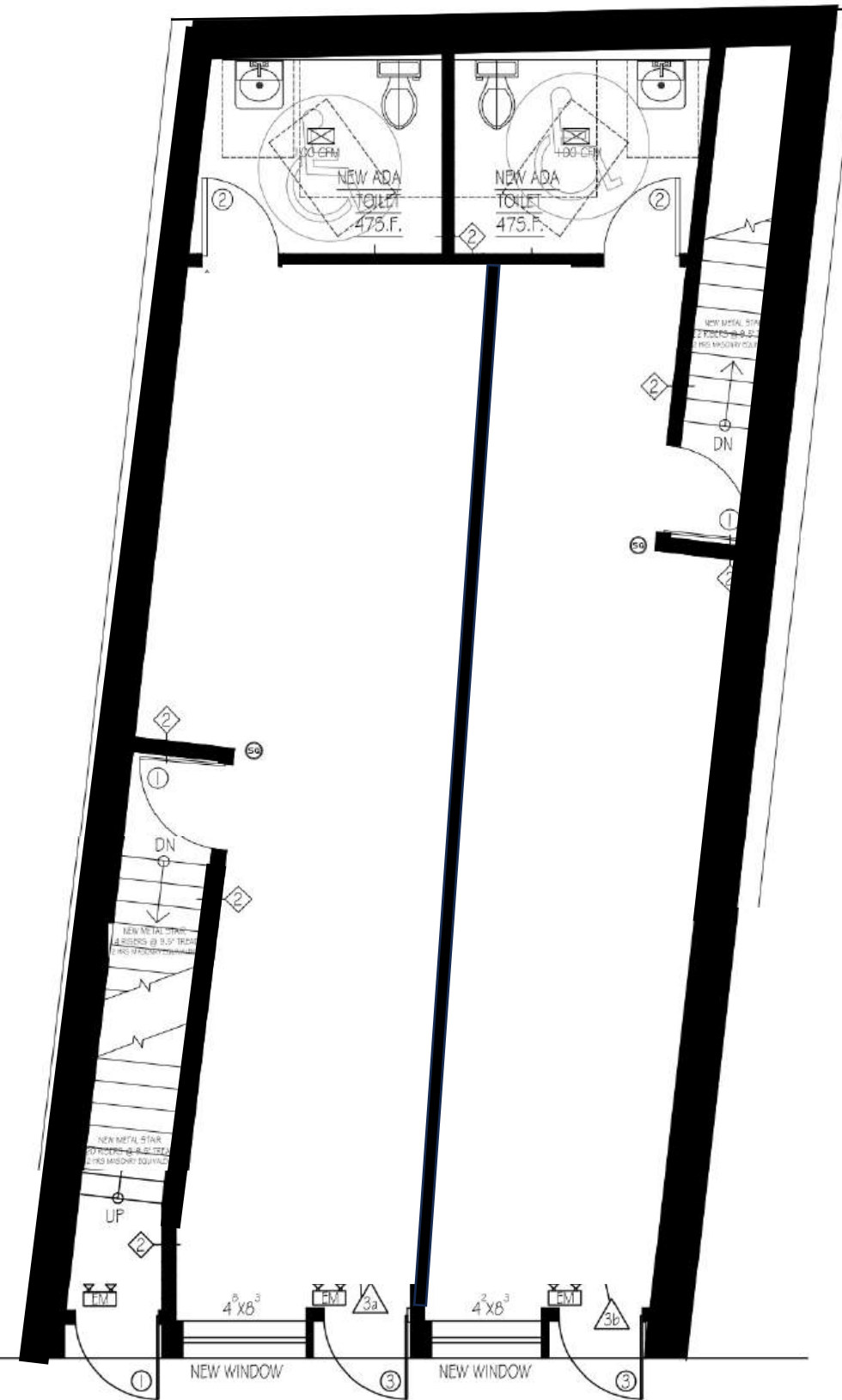
DOOR HARDWARE

(SAME FOR ALL DOORS)



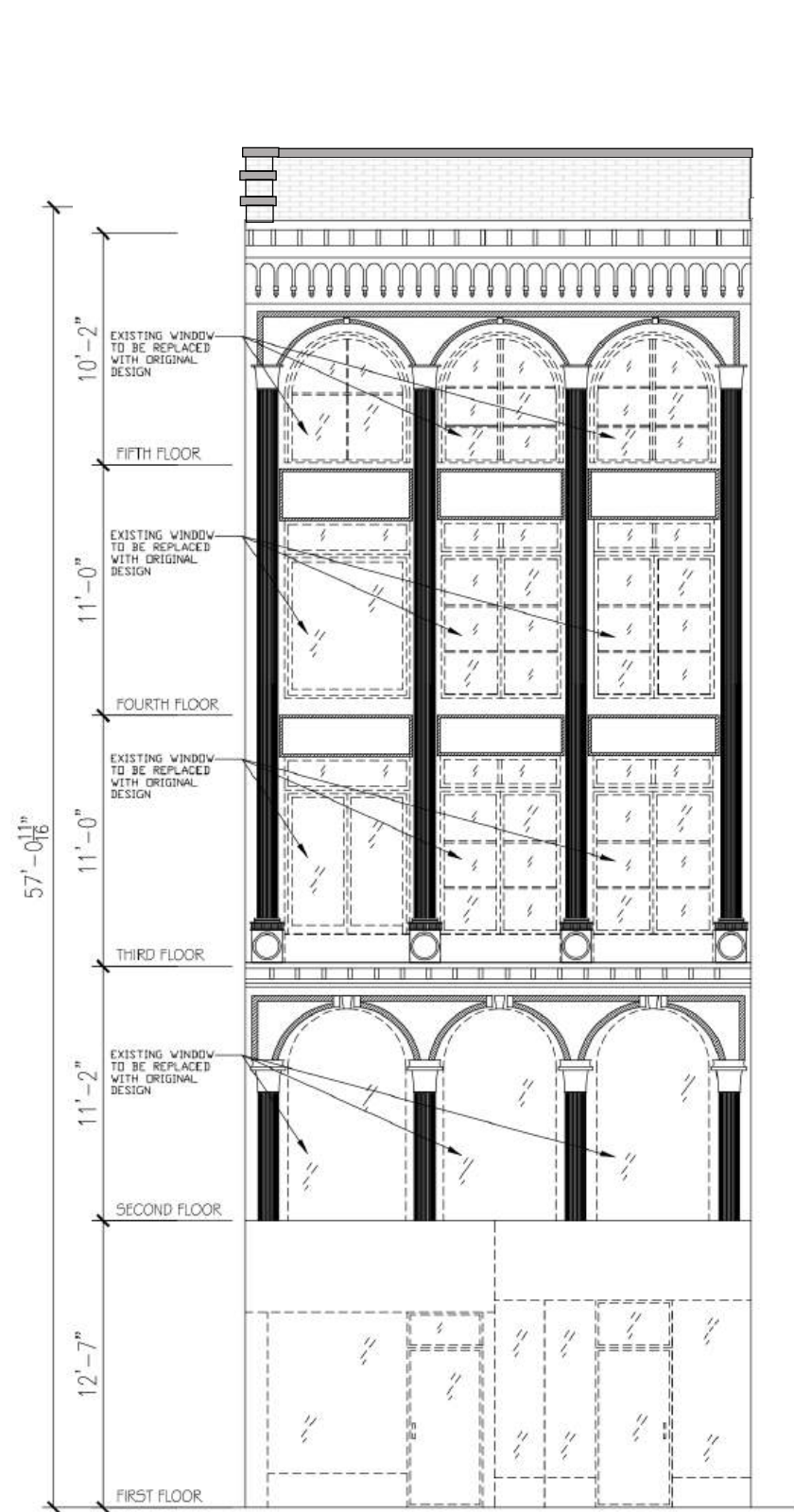


2ND FLOOR PLAN

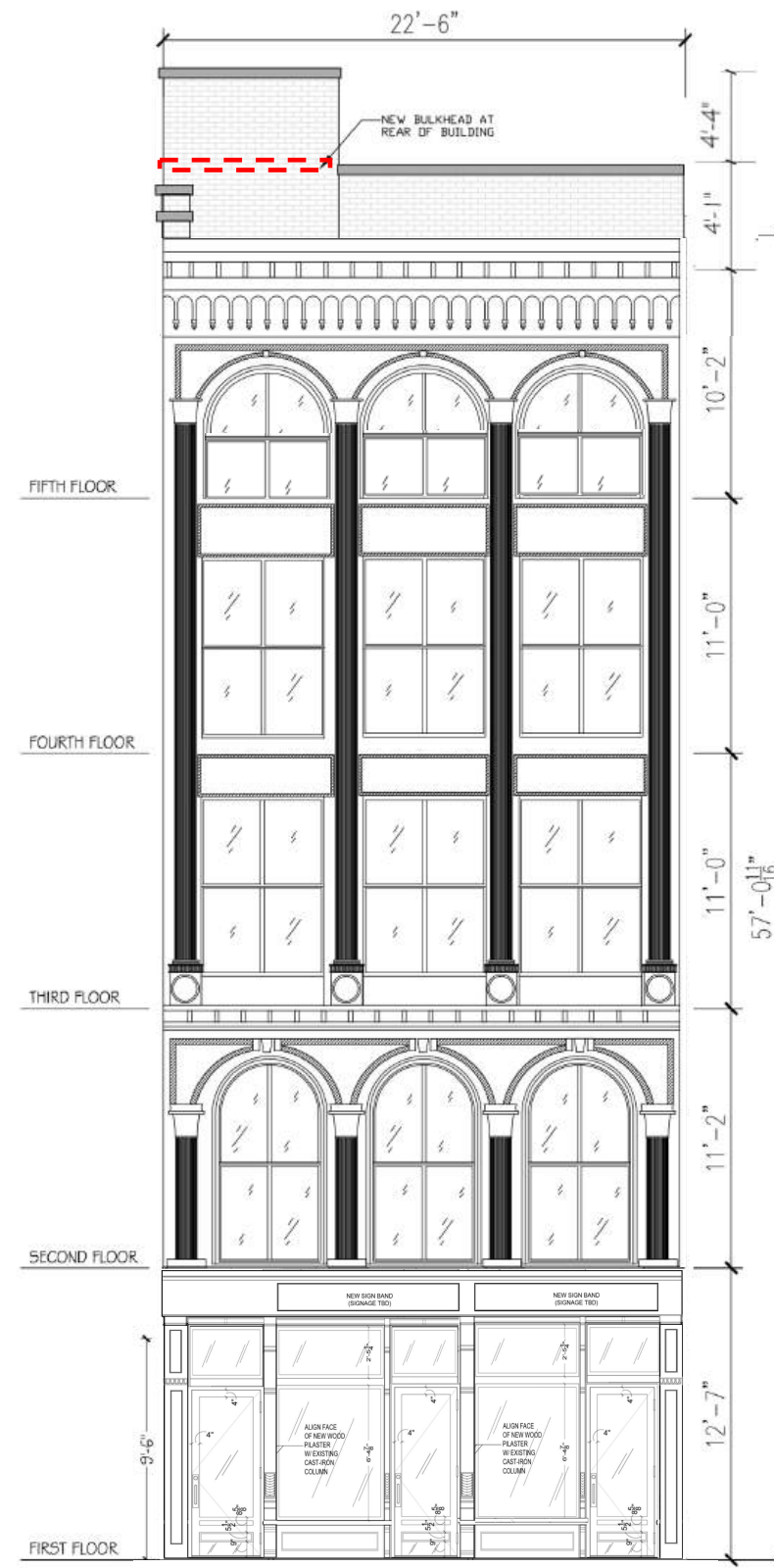


PROPOSED 1ST FLOOR PLAN

FLOOR PLANS



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

October 22, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-25-00381

63 Nassau Street – 63 Nassau Street Building – Individual Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 822 9386 6174

Passcode: 130143

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.