



LANDMARKS PRESERVATION COMMISSION

ONE WALL STREET
NEW YORK, N.Y.

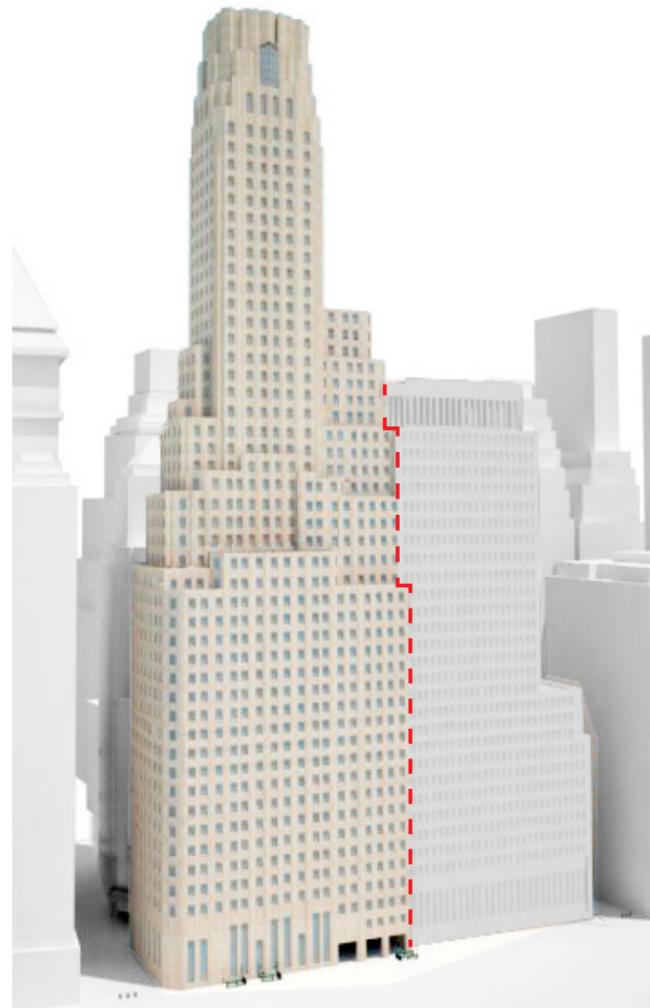
JANUARY 14, 2016

MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS

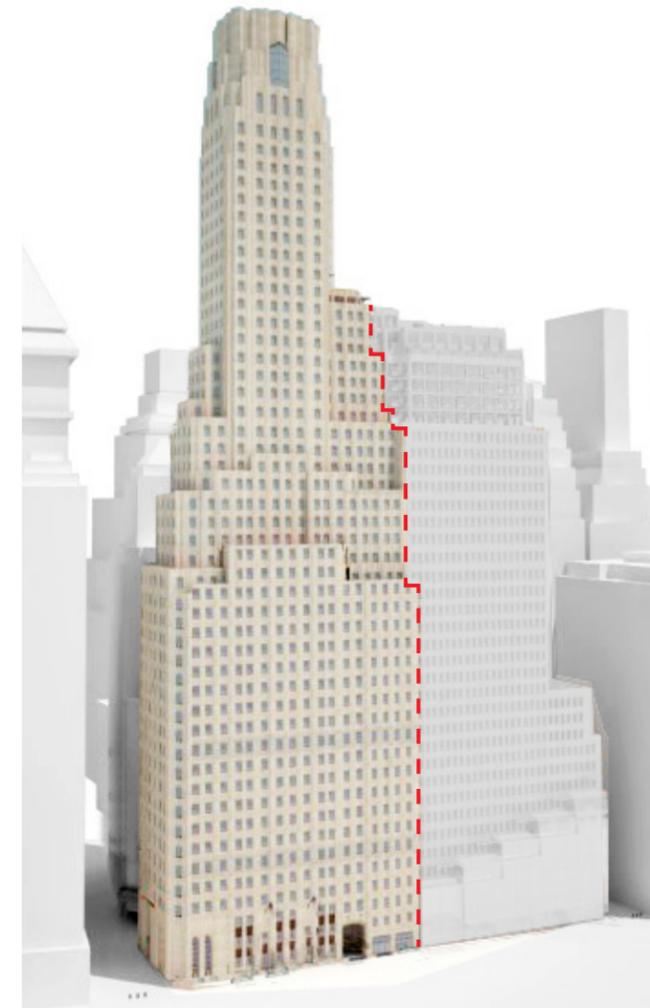
ONE WALL STREET: A PROGRAM FOR HISTORIC PRESERVATION AND ADAPTIVE REUSE



HISTORIC



EXISTING



PROPOSED

Street Level

- Restore Broadway Entrance
- Restore Broadway storefront windows
- New retail entrance on Broadway
- New accessible door on New St.
- New Vitrine on Broadway
- Signage

Massing

- New residential winter garden
- Elevator Overrun
- New residential addition linking to residential addition on Annex (not Landmarked)

Fenestration and Railings

- New windows on the New Street façade
- New windows on the South façade
- New windows on South façade of the tower
- Lowered Stone Parapet on New Street façade
- New terrace doors and parapet guardrails
- New windows on the Broadway façade

LANDMARKS PRESERVATION COMMISSION

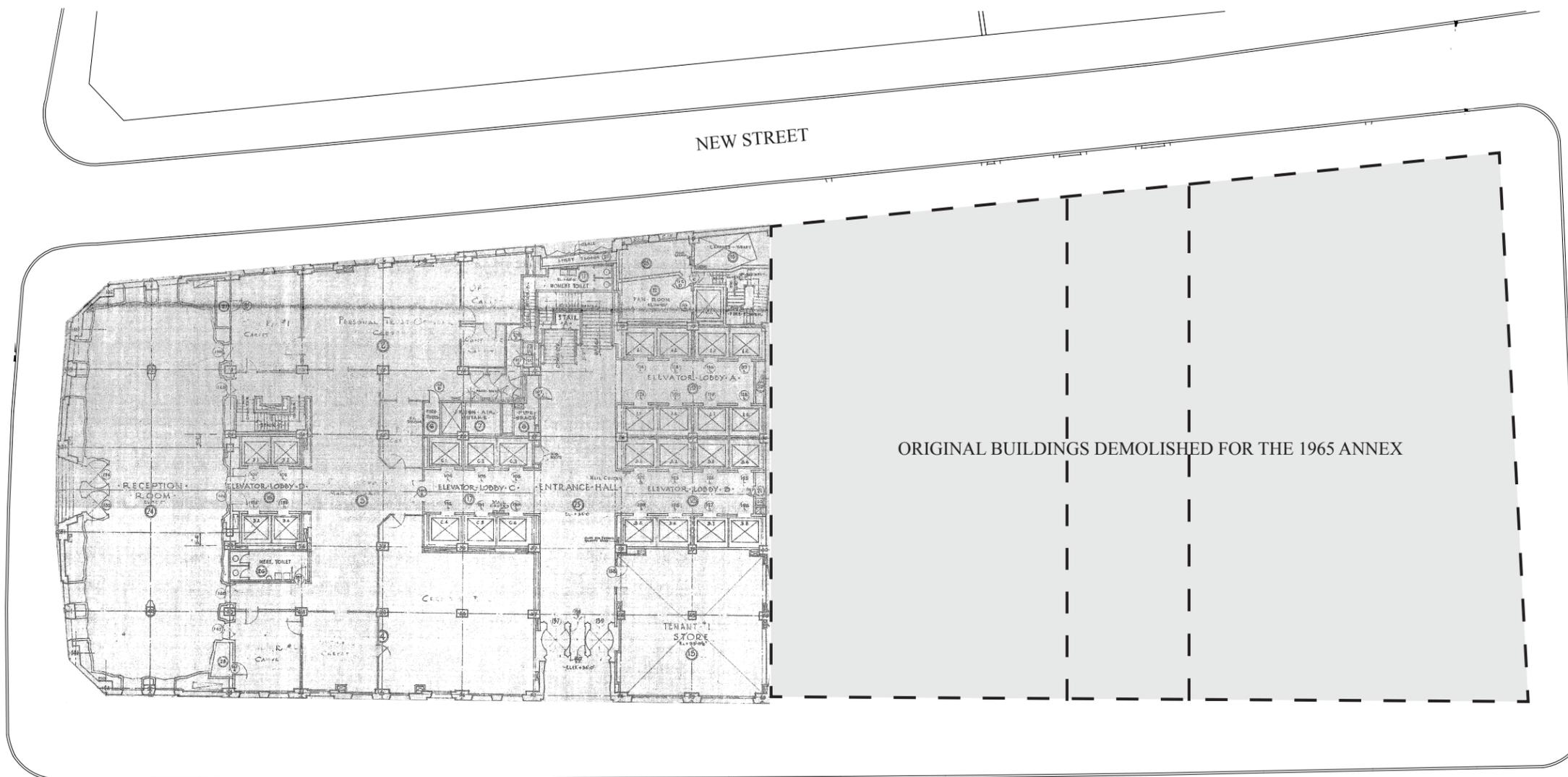
STREET LEVEL

LANDMARKS PRESERVATION COMMISSION

WALL STREET

NEW STREET

EXCHANGE PLACE



ORIGINAL BUILDINGS DEMOLISHED FOR THE 1965 ANNEX

BROADWAY



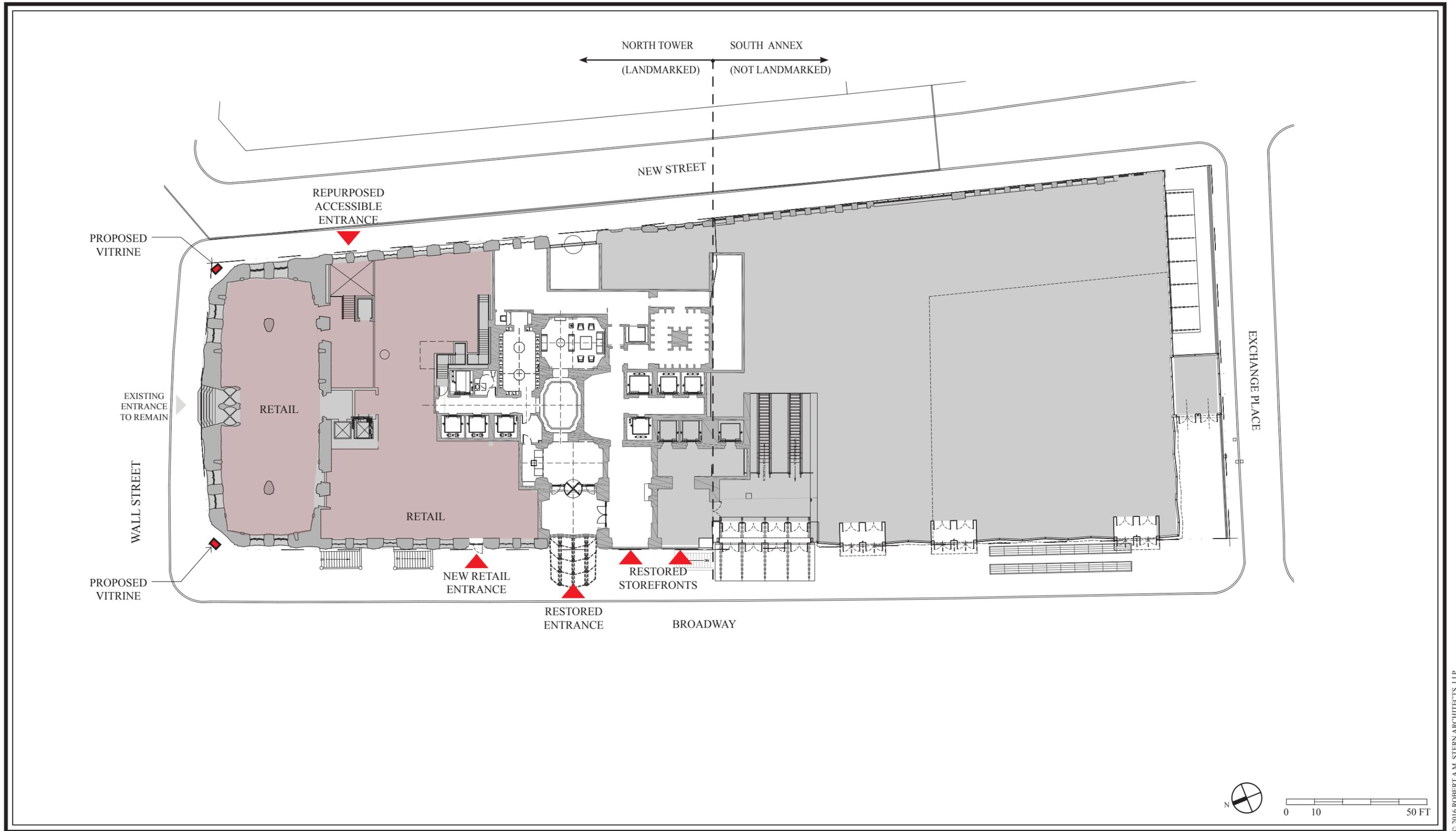
0 5 25FT

LANDMARKS PRESERVATION COMMISSION
 1ST FLOOR PLAN - ORIGINAL

JANUARY 14, 2016

ONE WALL STREET
 NEW YORK, N.Y.

MACKLOWE PROPERTIES
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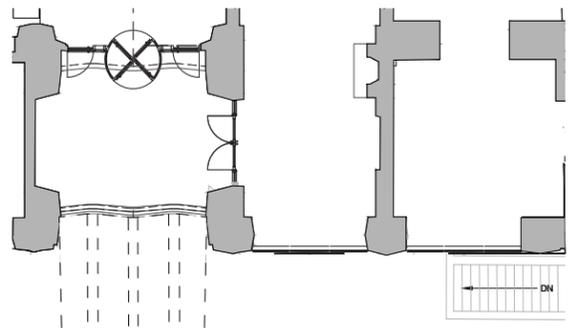
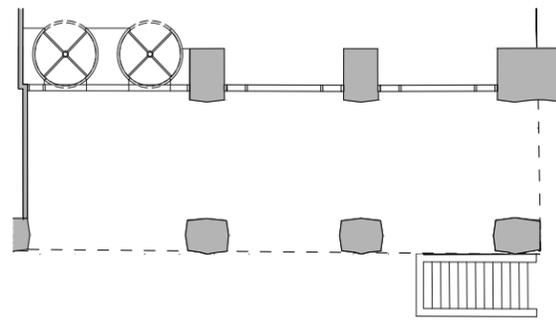
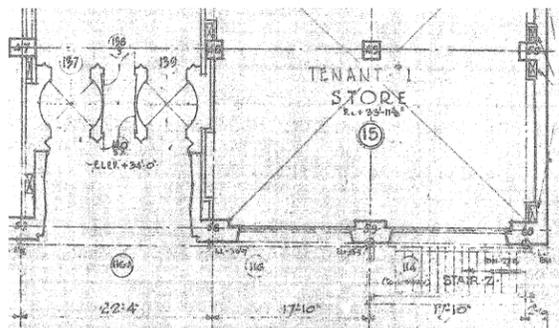
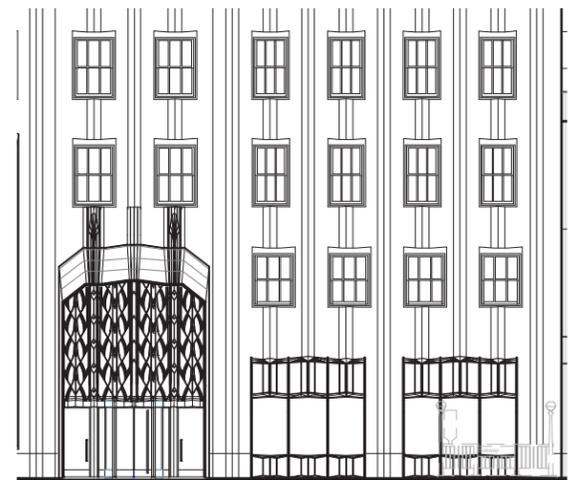
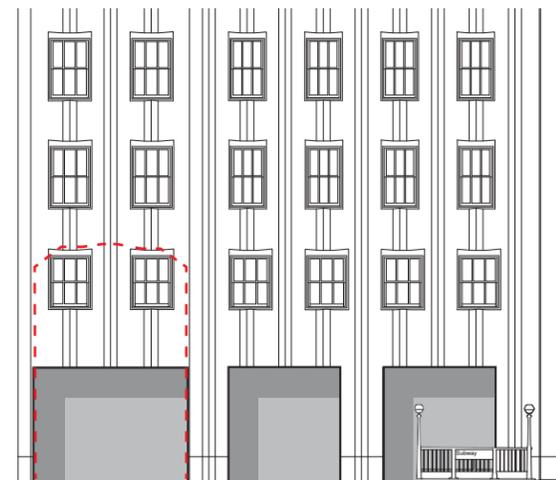
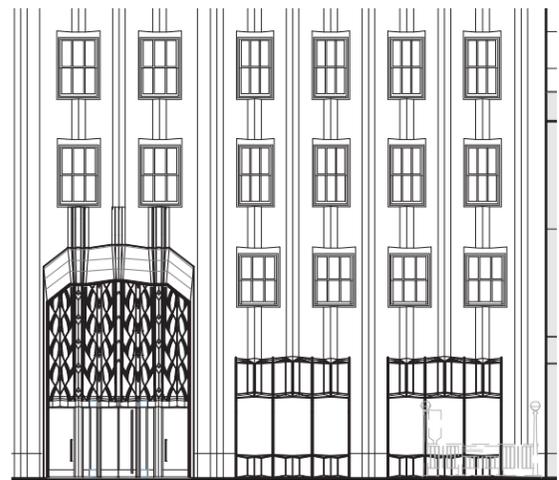


LANDMARKS PRESERVATION COMMISSION
 1ST FLOOR PLAN - PROPOSED

ONE WALL STREET
 NEW YORK, N.Y.

JANUARY 14, 2016

MACKLOWE PROPERTIES
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HISTORIC

EXISTING

PROPOSED



LANDMARKS PRESERVATION COMMISSION
 RESTORE BROADWAY DOUBLE HEIGHT ENTRANCE AND STOREFRONTS

ONE WALL STREET
 NEW YORK, N.Y.

JANUARY 14, 2016

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SOURCE: WURTS BROS. PHOTO - MUSEUM OF THE CITY OF NEW YORK - 1931

HISTORIC STOREFRONT

BRONZE FINISH
METAL STOREFRONT
TO MATCH EXISTING



PROPOSED STOREFRONT DESIGN

LANDMARKS PRESERVATION COMMISSION
RESTORE BROADWAY STOREFRONTS

ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

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SOURCE: BETTEMANN ARCHIVE

1964 LITTLE LEAGUE PARADE DISPLAYING BROADWAY ENTRANCE
DEMOLITION



PROPOSED DOUBLE HEIGHT RESIDENTIAL ENTRANCE WITH MARQUEE

LANDMARKS PRESERVATION COMMISSION
BROADWAY FACADE

JANUARY 14, 2016

ONE WALL STREET
NEW YORK, N.Y.

MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
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PROPOSED DOUBLE HEIGHT RESIDENTIAL ENTRANCE WITH MARQUEE

BRONZE FINISH METAL TO MATCH EXISTING

LANDMARKS PRESERVATION COMMISSION
BROADWAY FACADE

JANUARY 14, 2016

ONE WALL STREET
NEW YORK, N.Y.

MACKLOWE PROPERTIES
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DEER ISLE GRANITE



GREY INDIANA LIMESTONE



PAINTED METAL BRONZE COLOR MATCH

LANDMARKS PRESERVATION COMMISSION
BROADWAY FACADE - MATERIALS



EXISTING



PROPOSED

LANDMARKS PRESERVATION COMMISSION
BROADWAY FACADE

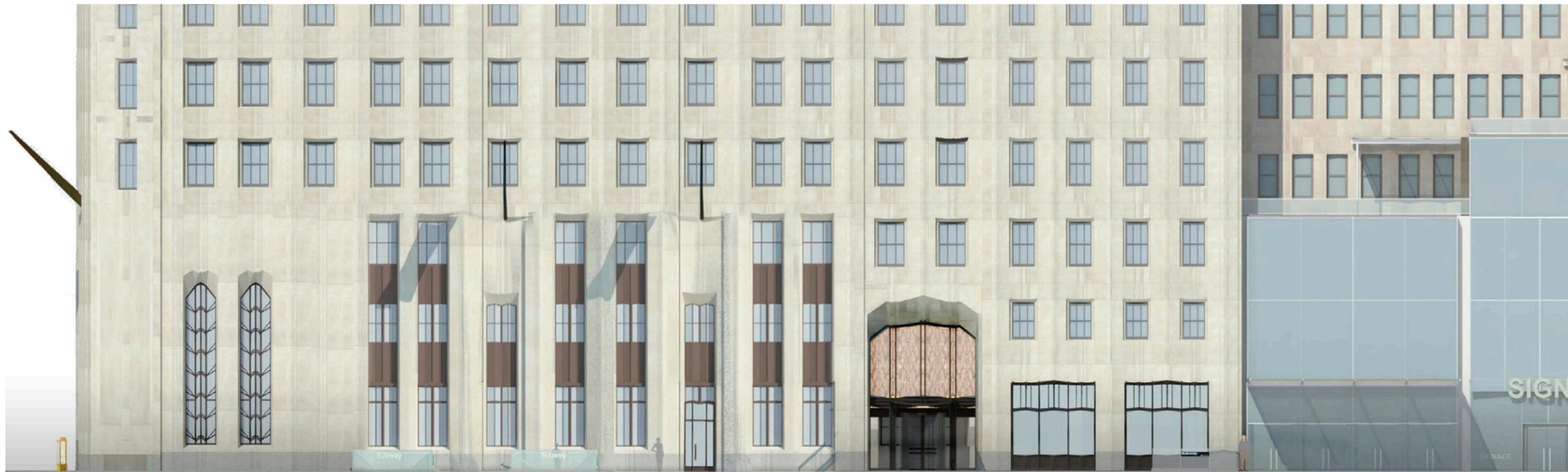
ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS



EXISTING



PROPOSED

- ① PROPOSED VITRINE AT THE CORNER OF BROADWAY AND WALL STREET
- ② NEW RETAIL ENTRANCE - PARTIAL REMOVAL OF GRANITE WATER TABLE
- ③ RESTORED BROADWAY ENTRANCE
- ④ RESTORED BROADWAY STOREFRONTS

①

②

③

④

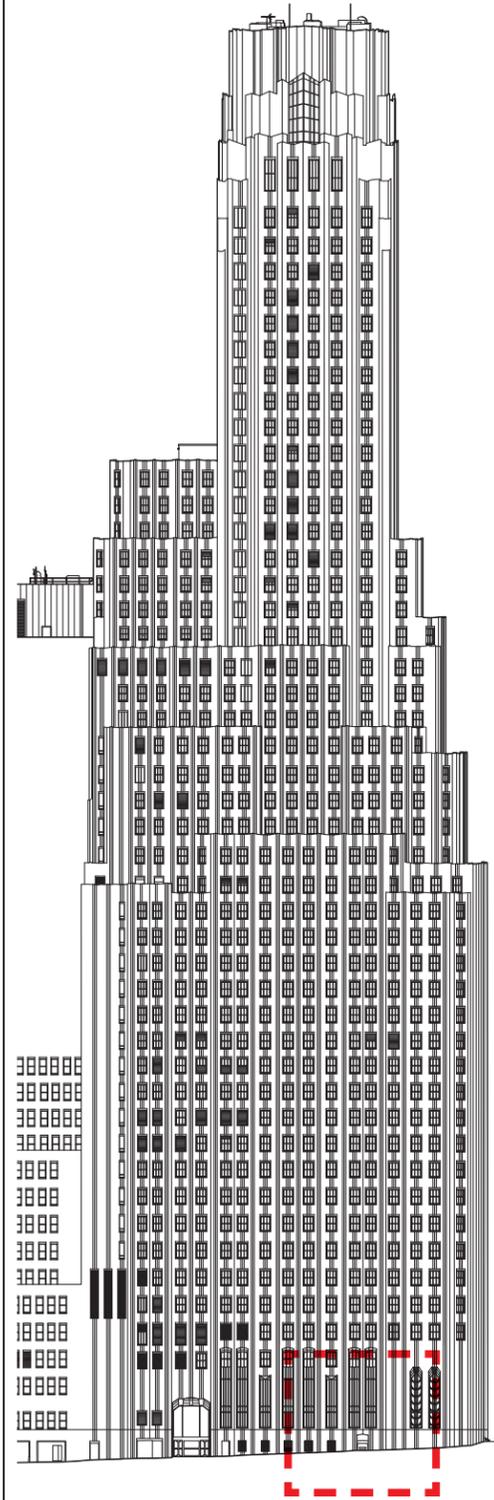
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LANDMARKS PRESERVATION COMMISSION
BROADWAY FACADE

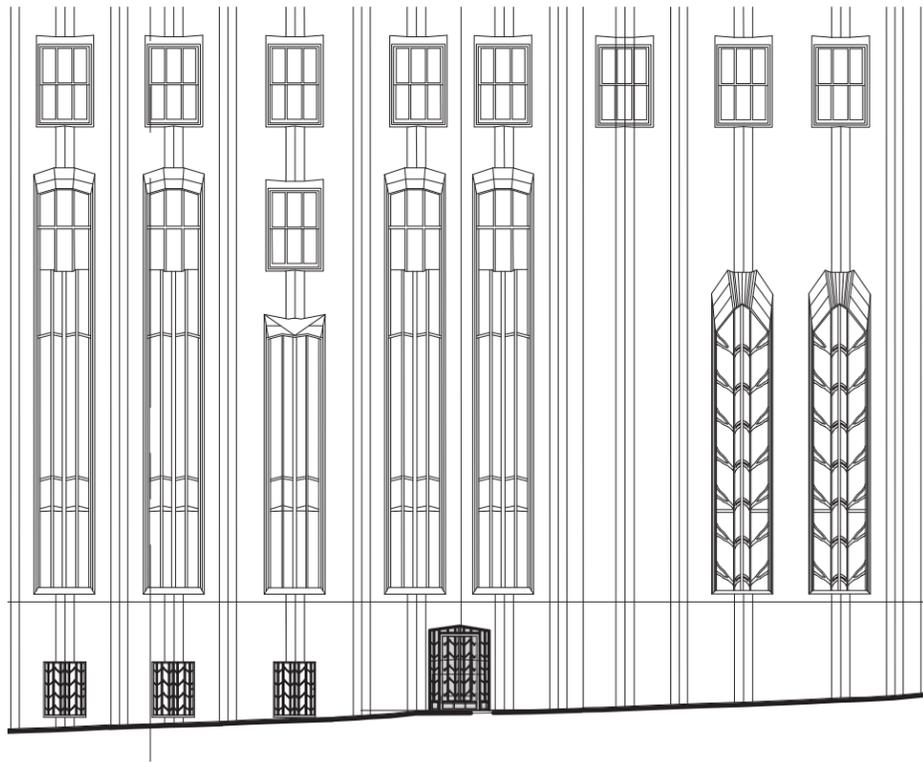
ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS



BRONZE FINISH
METAL DOOR WITH
DECORATIVE GRILL

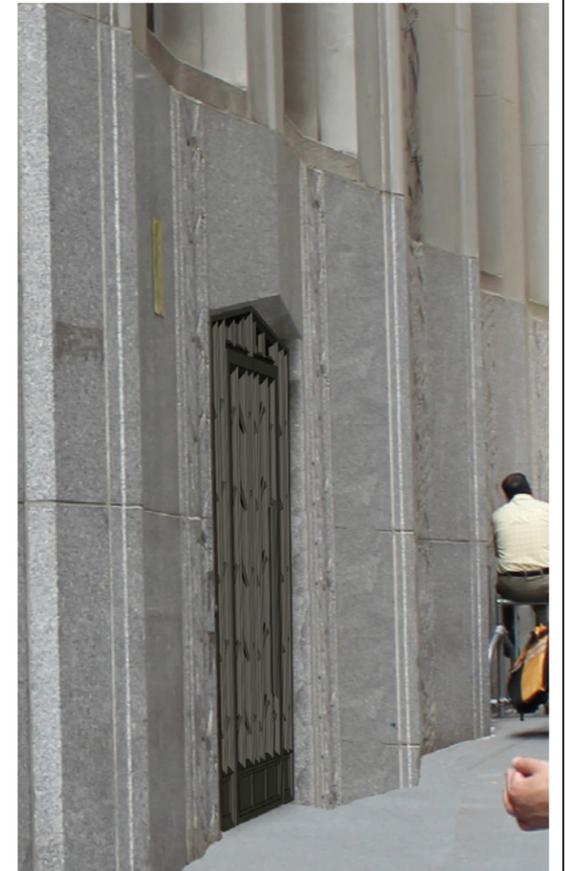


PROPOSED
NEW ACCESSIBLE
RETAIL ENTRANCE

0 5 25 FT

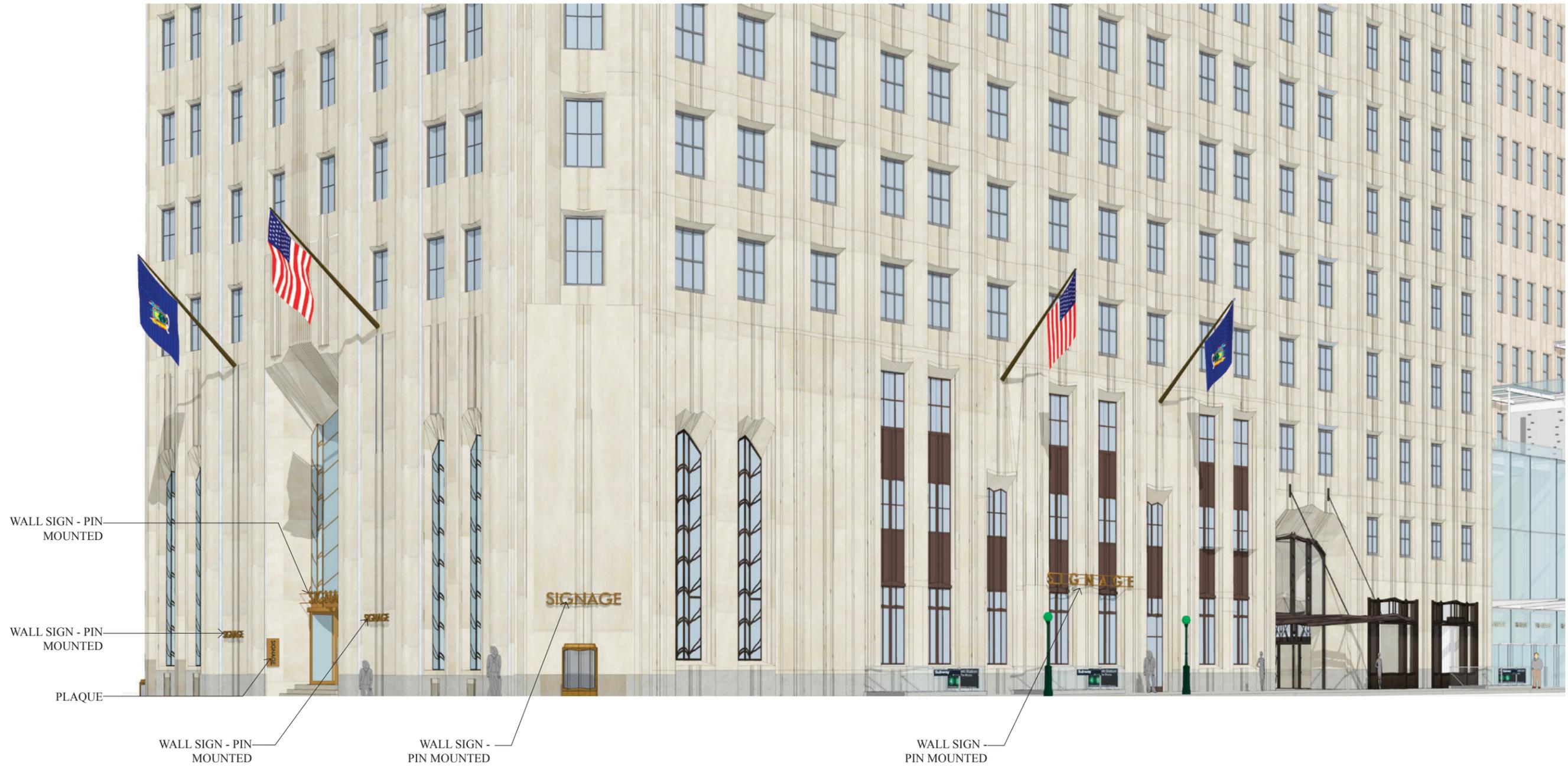


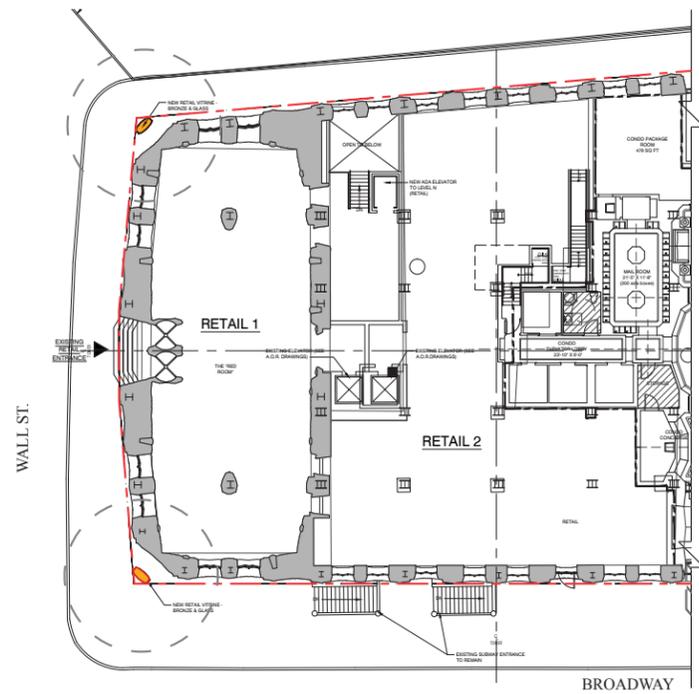
EXISTING



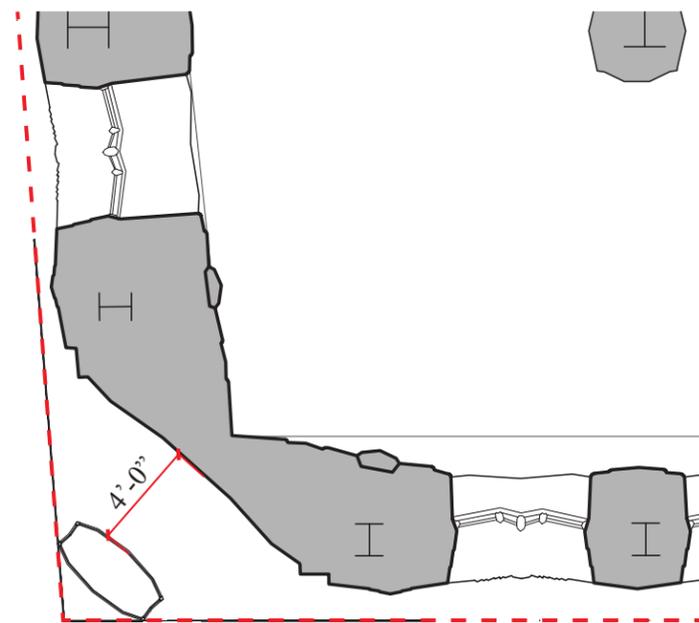
PROPOSED

LANDMARKS PRESERVATION COMMISSION
REPURPOSE GRILL AS ACCESSIBLE ENTRANCE





FIRST FLOOR PLAN - PROPOSED



DETAIL PLAN

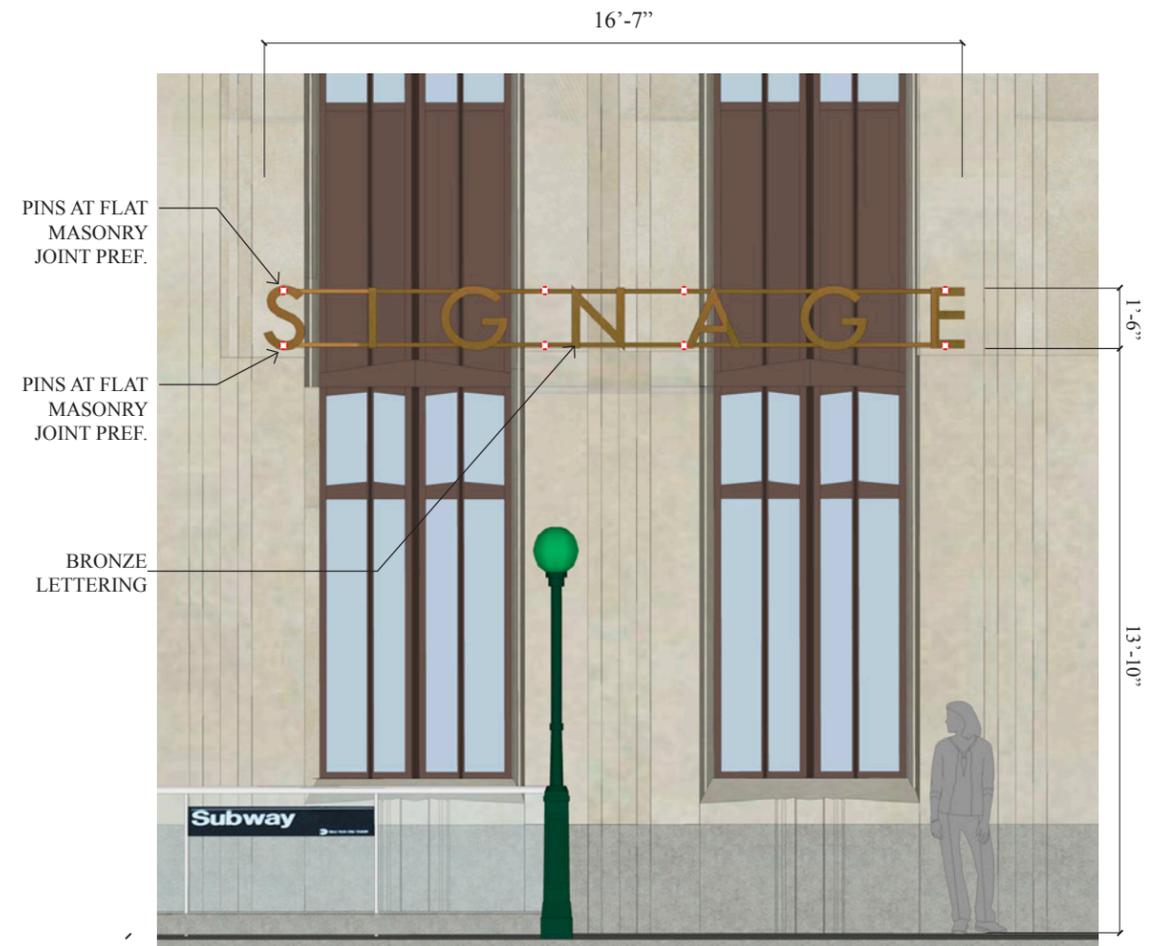
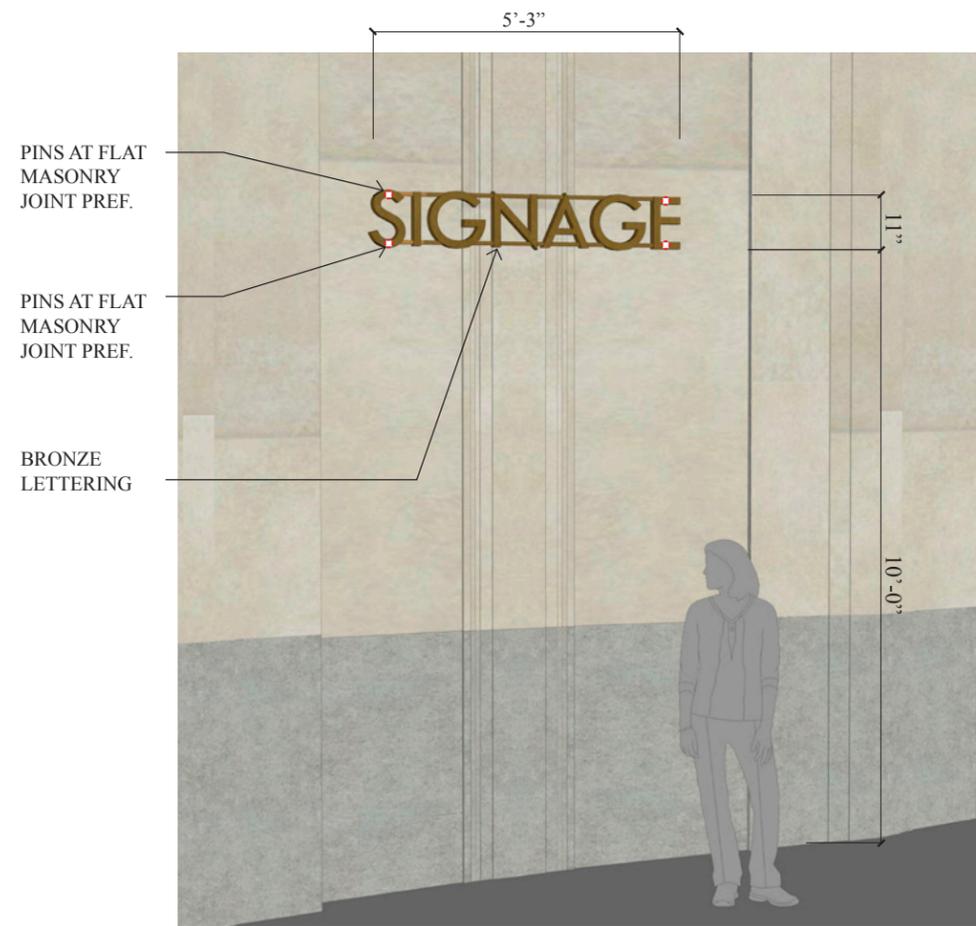
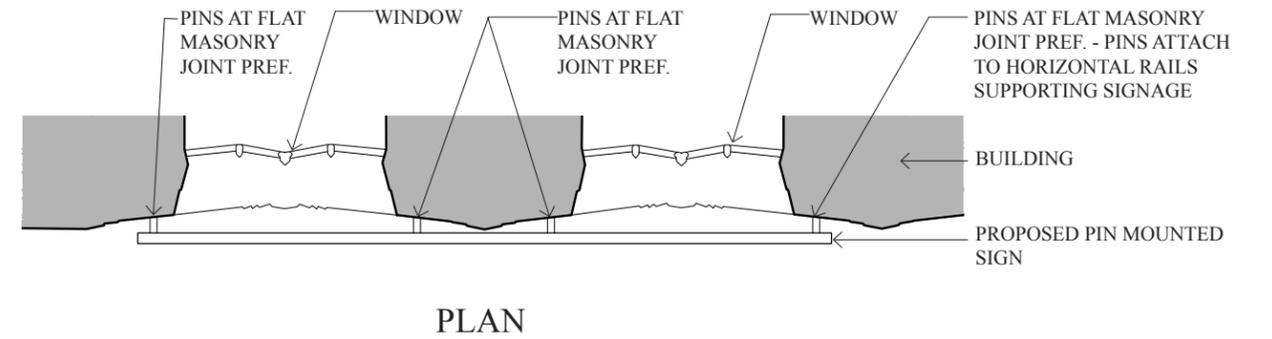
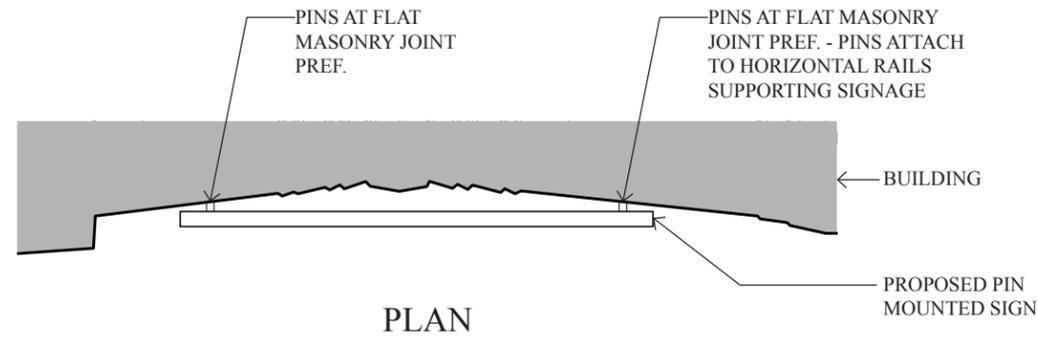


PROPOSED VITRINE



PROPOSED VITRINE

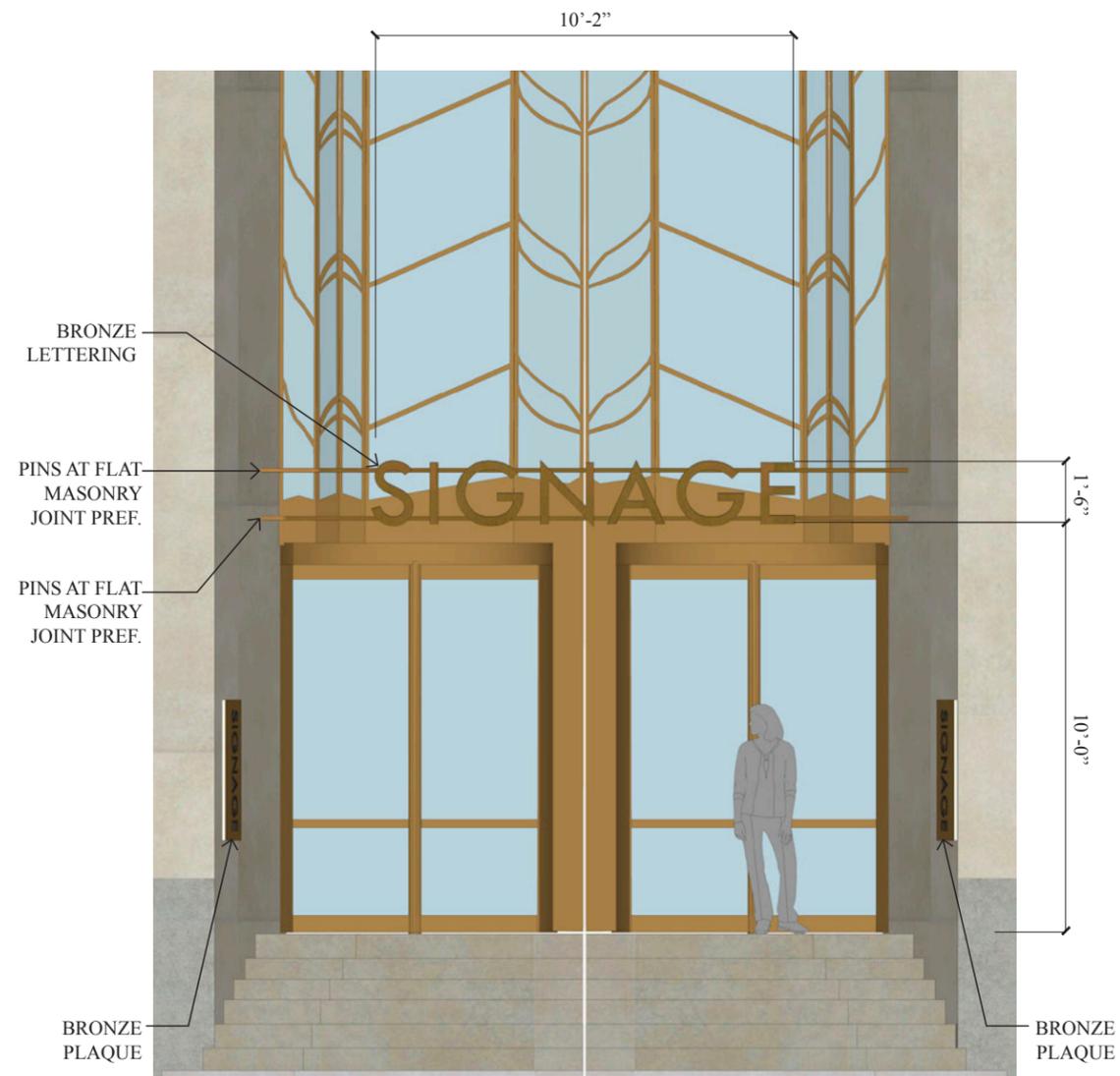
LANDMARKS PRESERVATION COMMISSION
VITRINE - BROADWAY



LANDMARKS PRESERVATION COMMISSION

SIGNAGE

JANUARY 14, 2016



BRONZE WALL SIGN - PIN MOUNTED
AT WALL STREET ENTRANCE



BRONZE PLAQUE AT WALL STREET
ENTRANCE - BEFORE



BRONZE PLAQUE AT WALL STREET
ENTRANCE - AFTER

LANDMARKS PRESERVATION COMMISSION

SIGNAGE

JANUARY 14, 2016

ONE WALL STREET
NEW YORK, N.Y.

MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS

MASSING

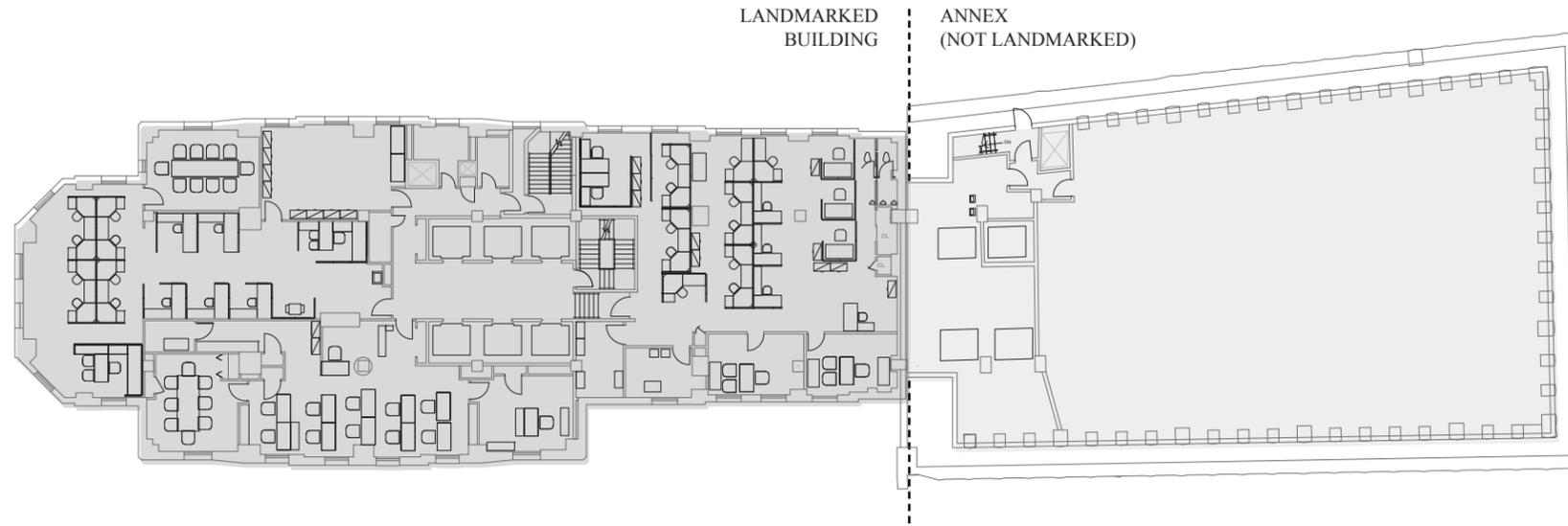
LANDMARKS PRESERVATION COMMISSION

ONE WALL STREET
NEW YORK, N.Y.

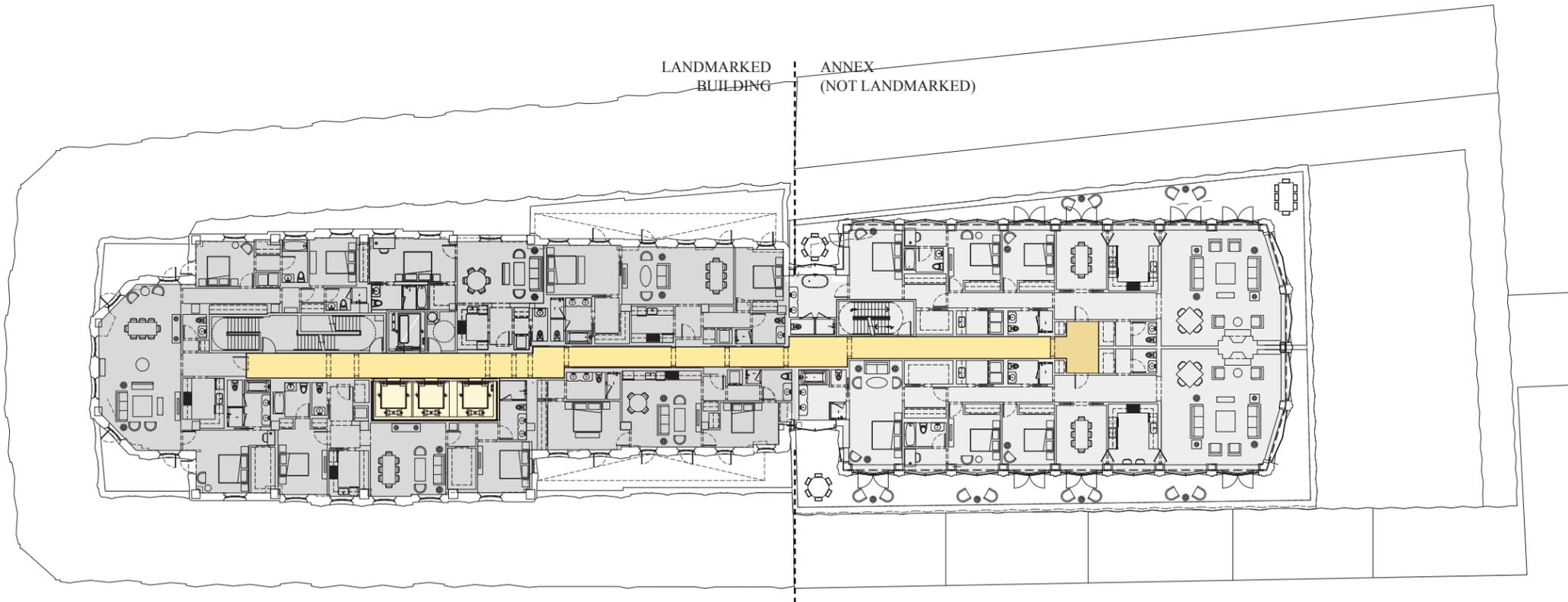
19

JANUARY 14, 2016

MACKLOWE PROPERTIES
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EXISTING 30TH FLOOR PLAN



PROPOSED 30TH FLOOR PLAN



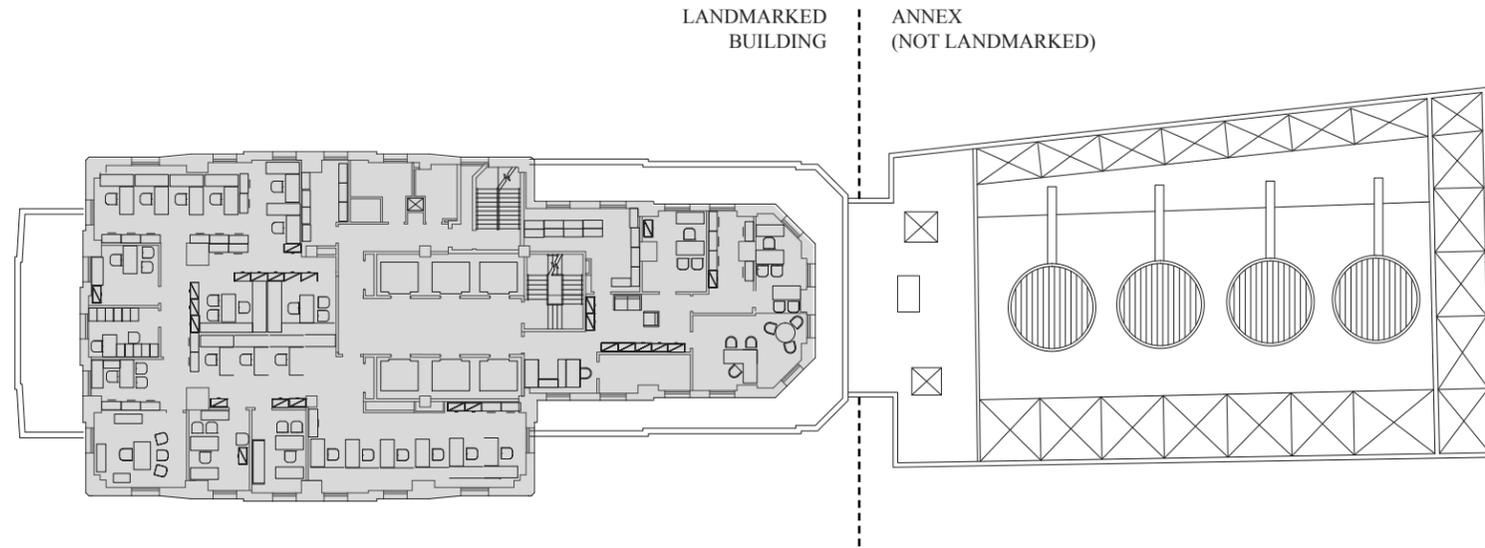
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LANDMARKS PRESERVATION COMMISSION
WINTER GARDEN AND CONNECTOR

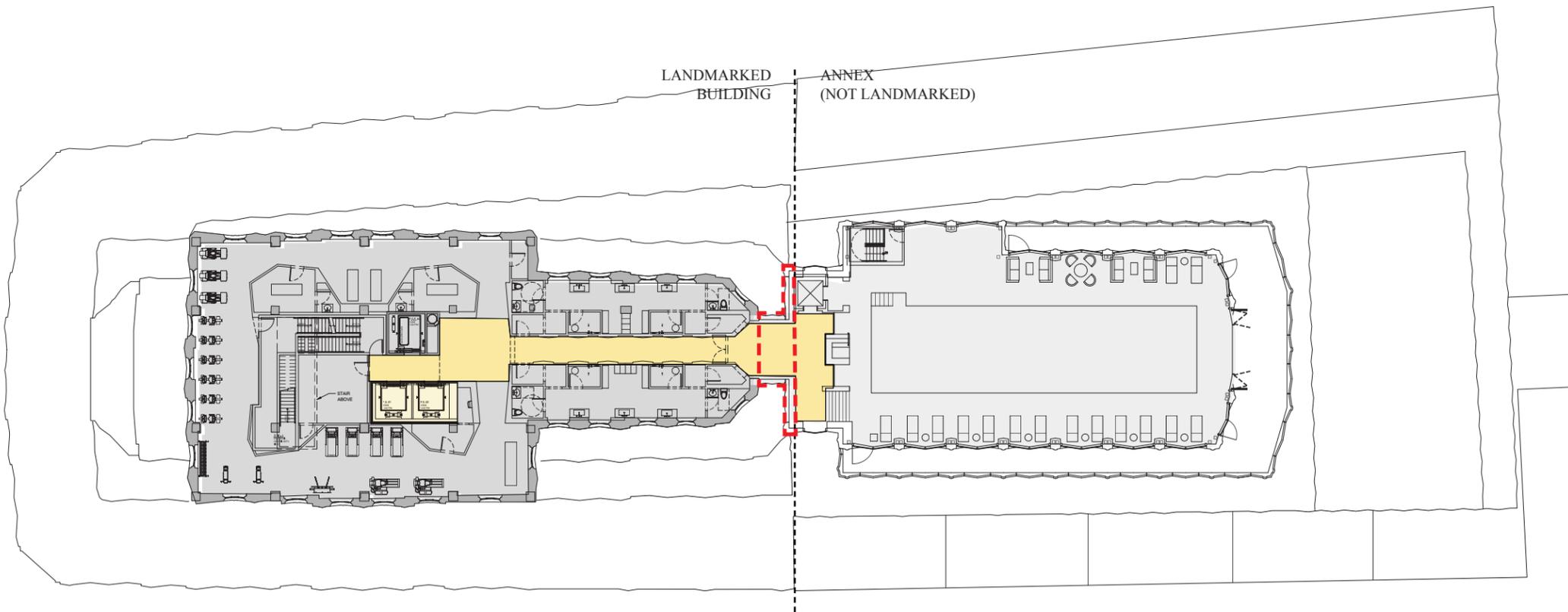
ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS



EXISTING 35TH FLOOR PLAN



PROPOSED 35TH FLOOR PLAN



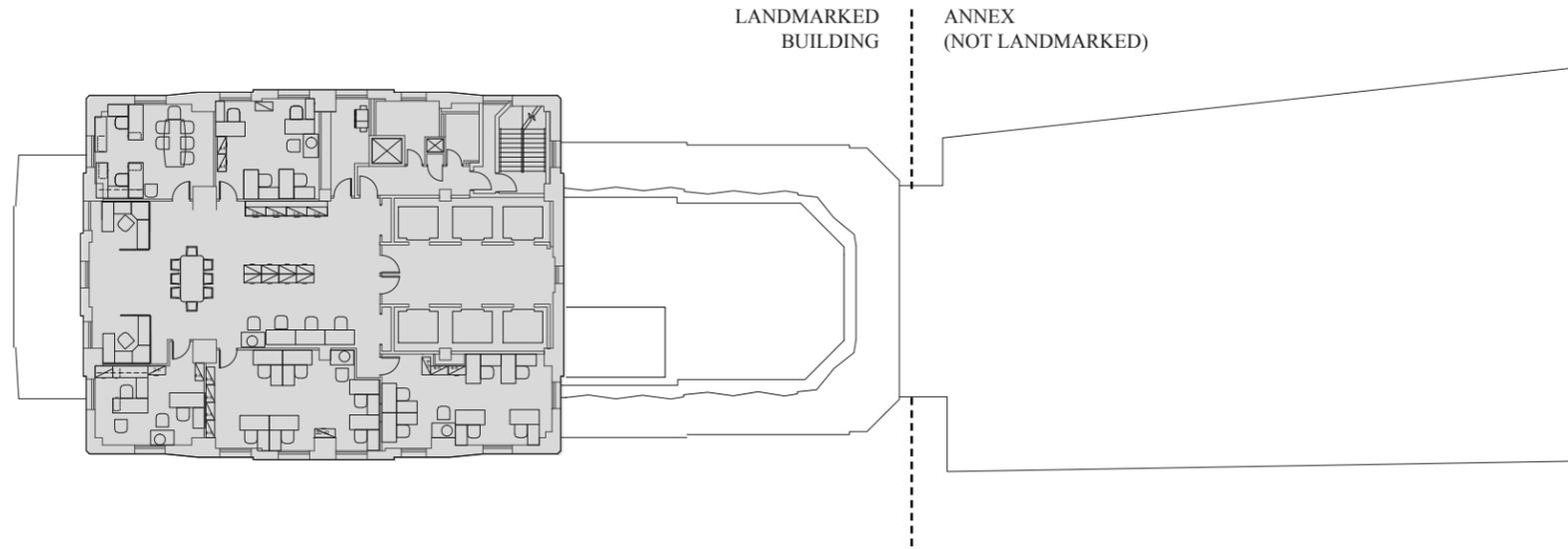
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LANDMARKS PRESERVATION COMMISSION WINTER GARDEN AND CONNECTOR

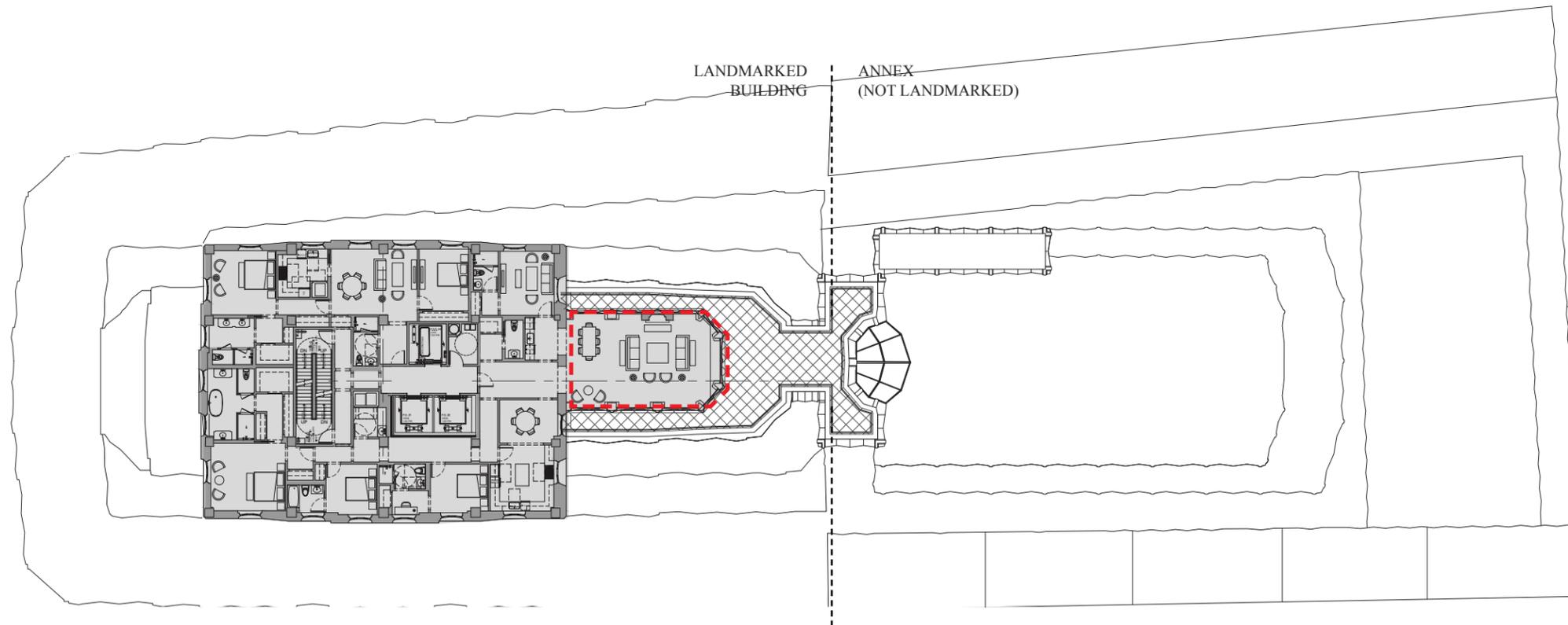
ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

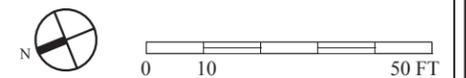
MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS



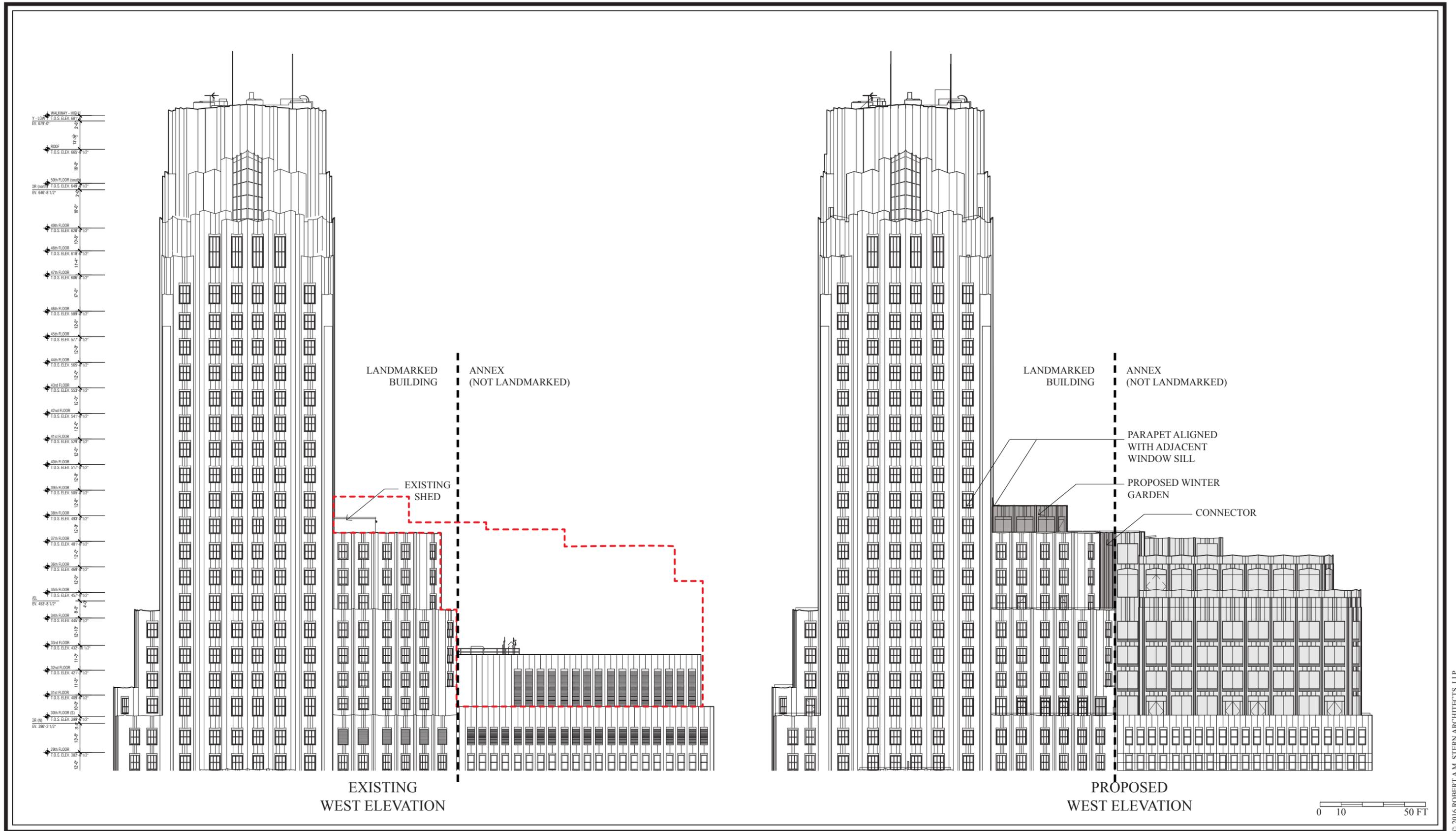
EXISTING 37TH FLOOR PLAN



PROPOSED 37TH FLOOR PLAN



LANDMARKS PRESERVATION COMMISSION
WINTER GARDEN AND CONNECTOR



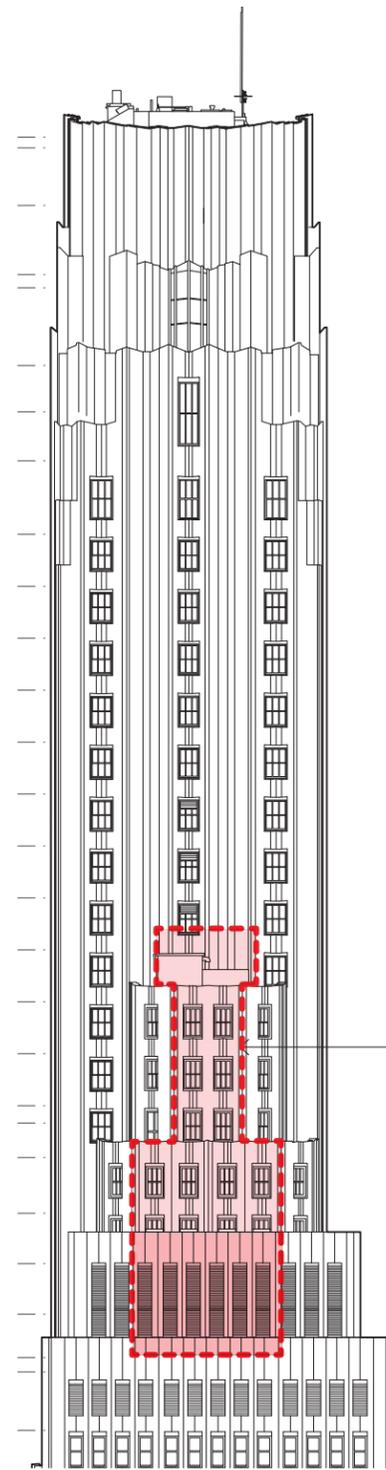
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LANDMARKS PRESERVATION COMMISSION WINTER GARDEN AND CONNECTOR

ONE WALL STREET
NEW YORK, N.Y.

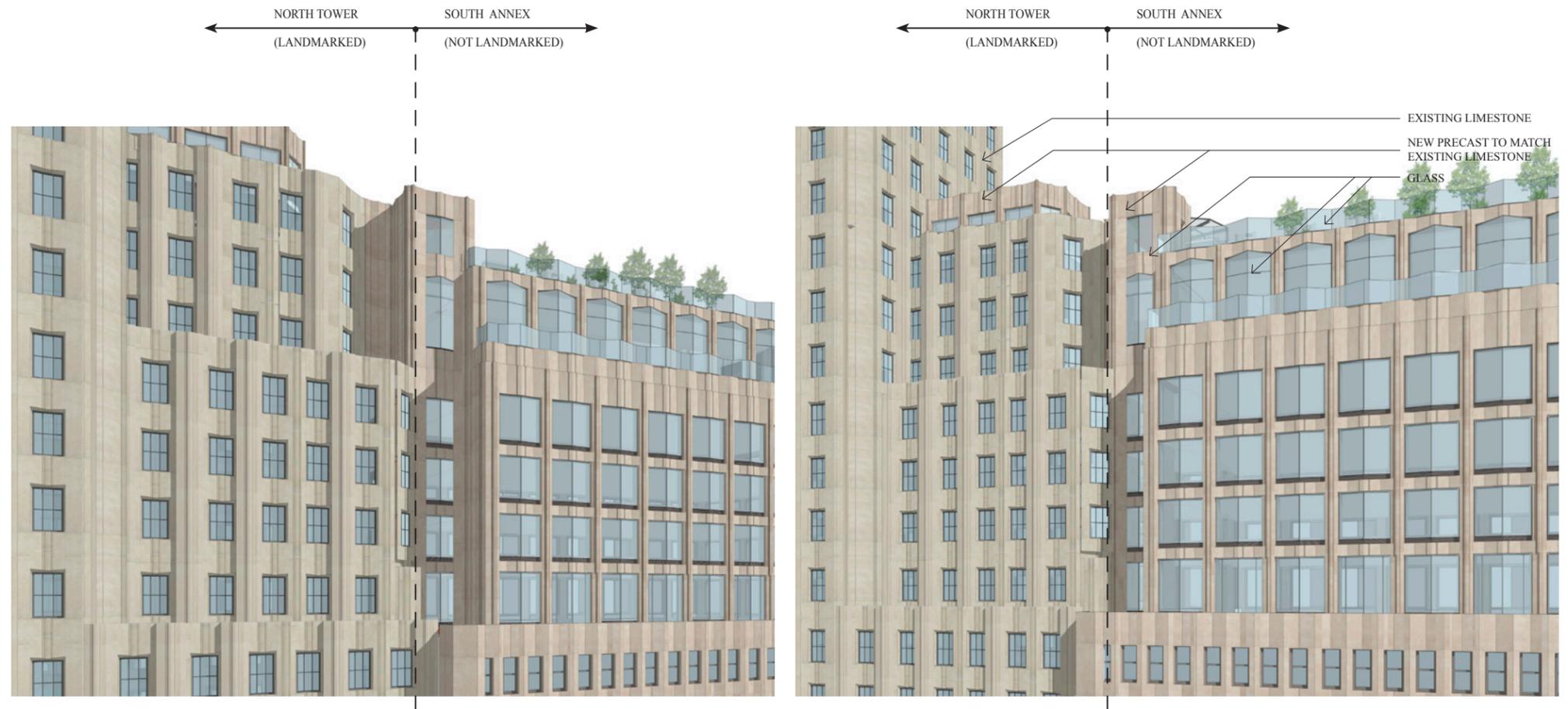
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EXISTING SOUTH ELEVATION

AREA OF CONTACT WITH EXISTING BUILDING



PRECAST SAMPLE NEXT TO EXISTING LIMESTONE FACADE

LANDMARKS PRESERVATION COMMISSION
WINTER GARDEN AND CONNECTOR



SOURCE: UCLA DEPARTMENT OF GEOGRAPHY

1931



SOURCE: UCLA DEPARTMENT OF GEOGRAPHY

1954 - WITH BULKHEAD AIR CONDITIONING



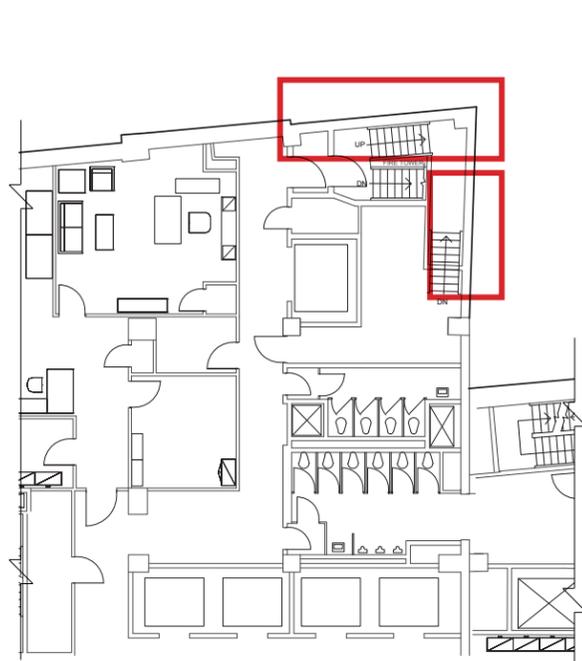
SOURCE: AMERICAN BANKER

HISTORICAL REFERENCE

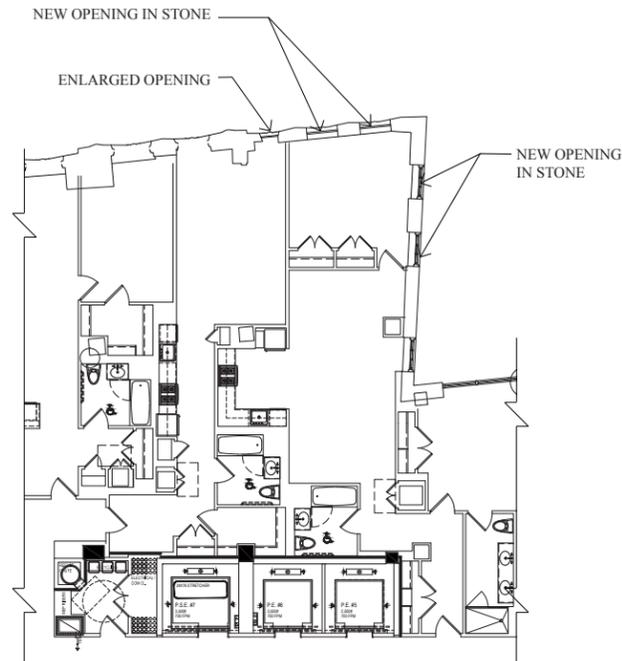
LANDMARKS PRESERVATION COMMISSION
CROWN HISTORICAL REFERENCE

FENESTRATION AND RAILINGS

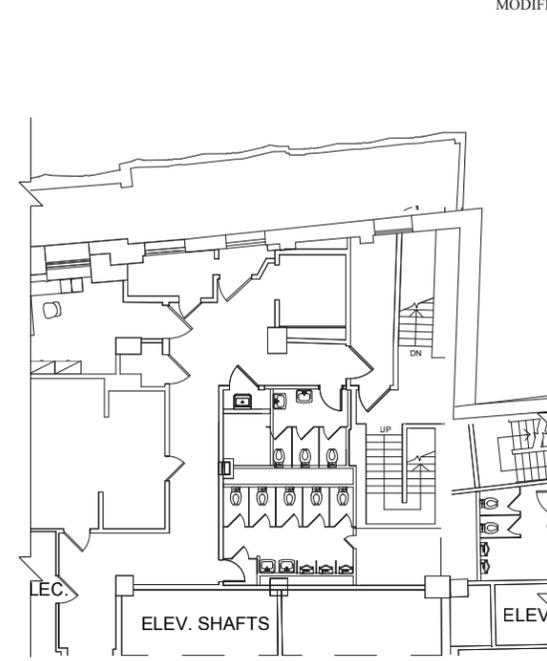
LANDMARKS PRESERVATION COMMISSION



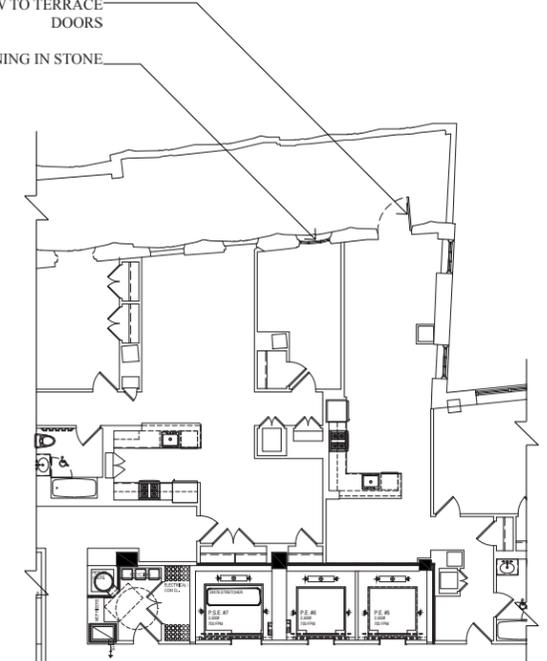
20TH FLOOR - EXISTING WINDOWS



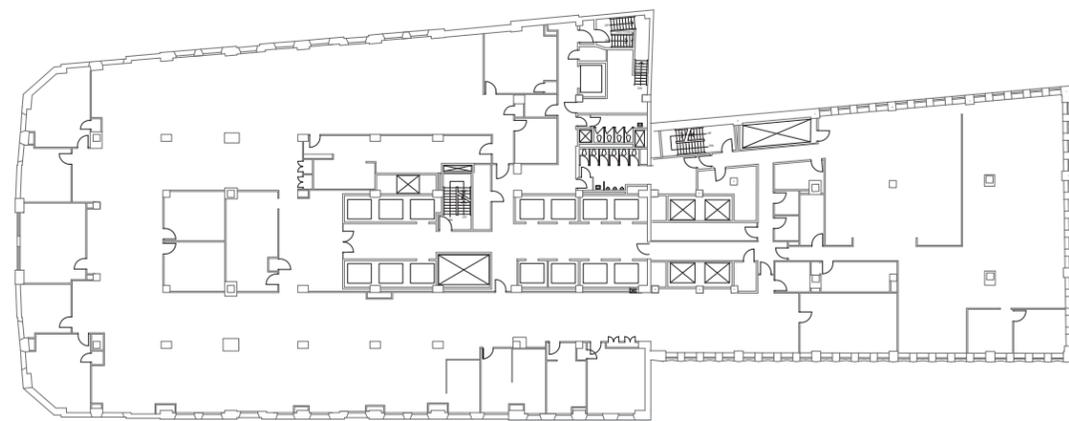
20TH FLOOR - NEW WINDOWS



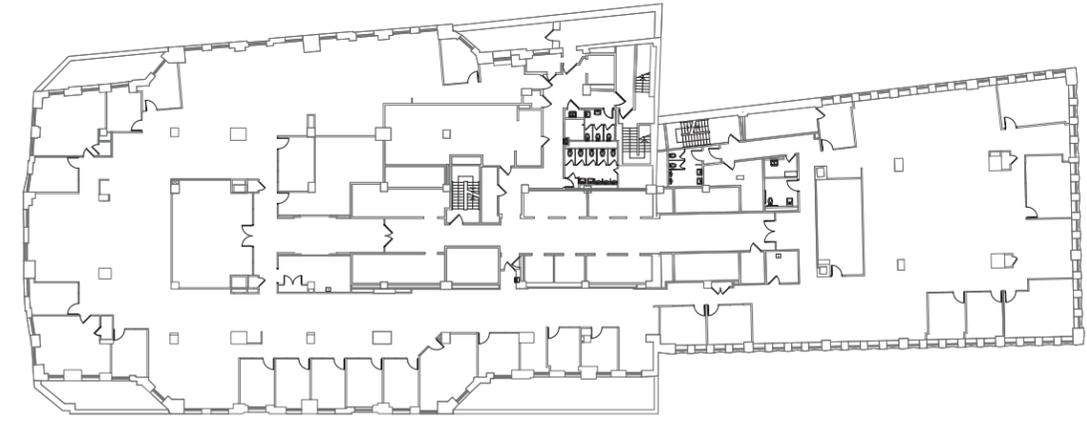
21ST FLOOR - EXISTING PARAPET CONDITION



21ST FLOOR - MODIFIED PARAPET CONDITION



EXISTING 20TH FLOOR



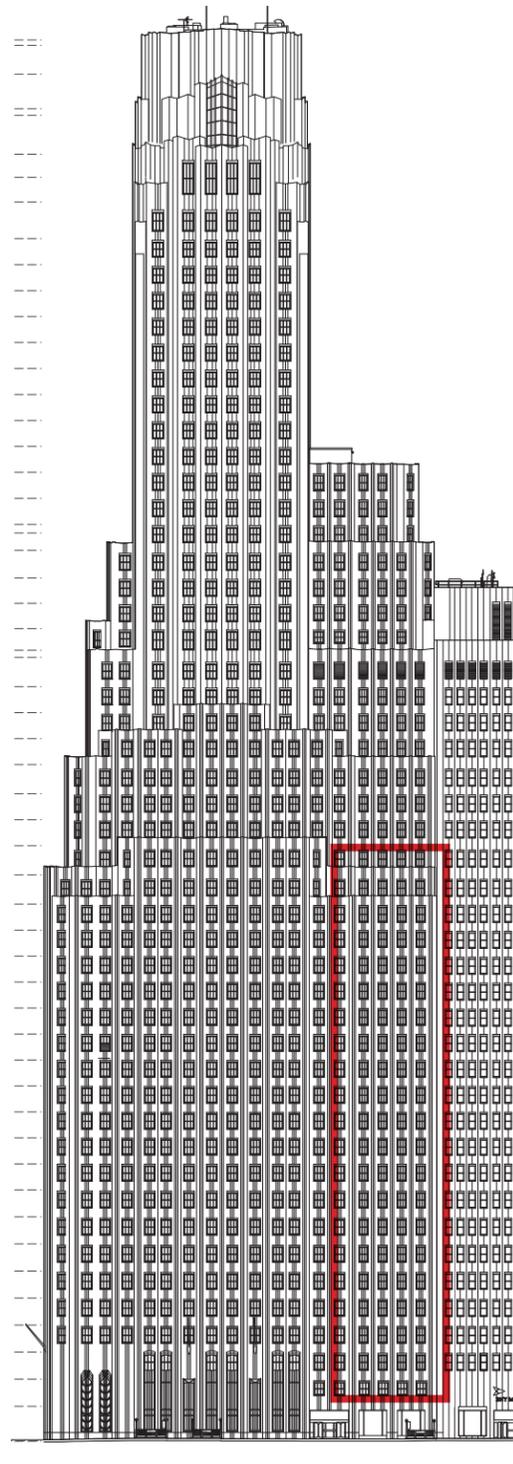
EXISTING 21TH FLOOR



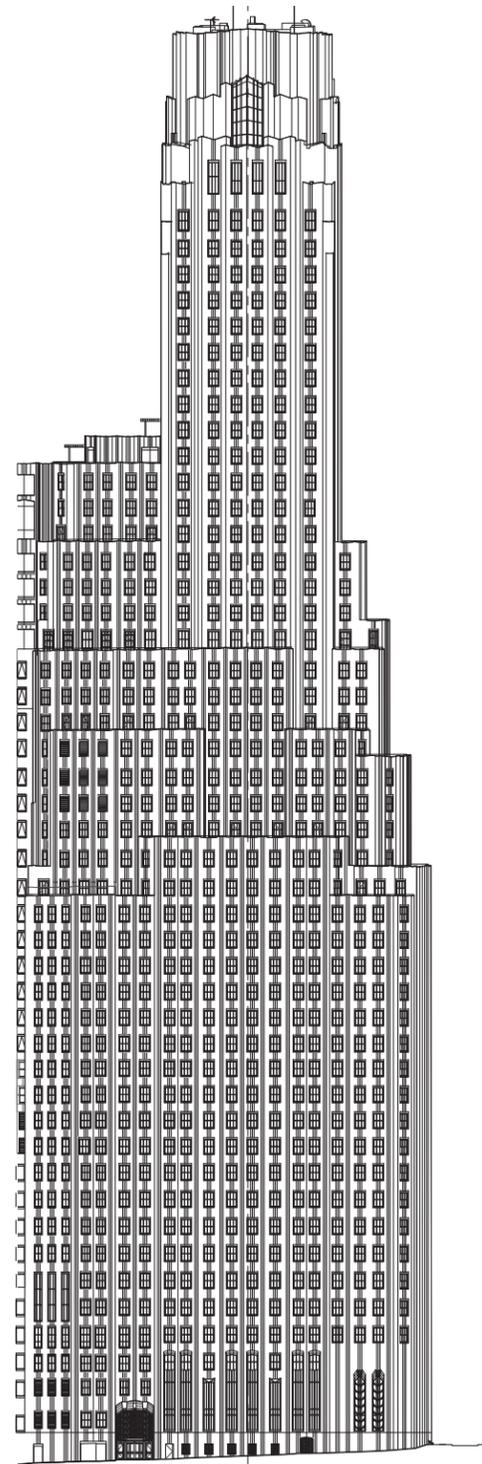
LANDMARKS PRESERVATION COMMISSION
 WINDOWS AND PARAPET CONDITIONS ON NEW STREET



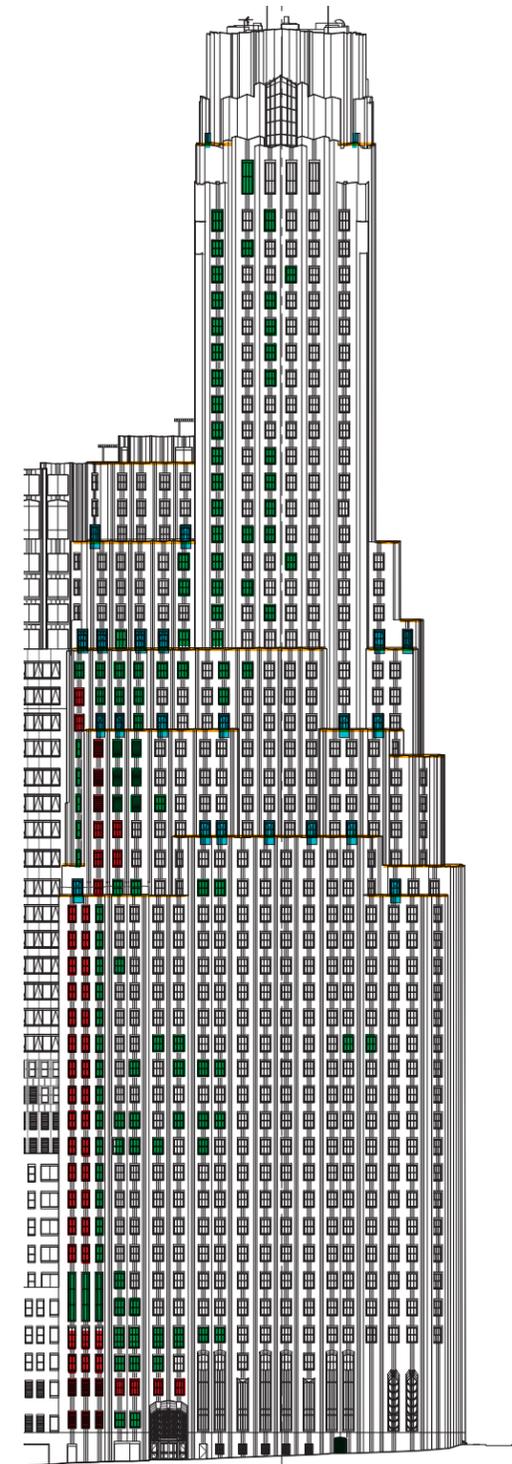
EXISTING NEW STREET ELEVATION



SOURCE: BROADWAY ELEVATION



PROPOSED NEW STREET ELEVATION



KEY

- = NEW OPENING
- = MODIFIED WINDOW*
- = NEW METAL GUARDRAIL
- = TERRACE DOOR (MODIFIED WINDOW)

* EXISTING LOUVER OR ATYPICAL WINDOW MODIFIED TO MATCH TYP WINDOW

0 20 100FT

LANDMARKS PRESERVATION COMMISSION

WINDOWS, NEW TERRACE DOORS, AND PARAPET GUARDRAILS ON NEW STREET

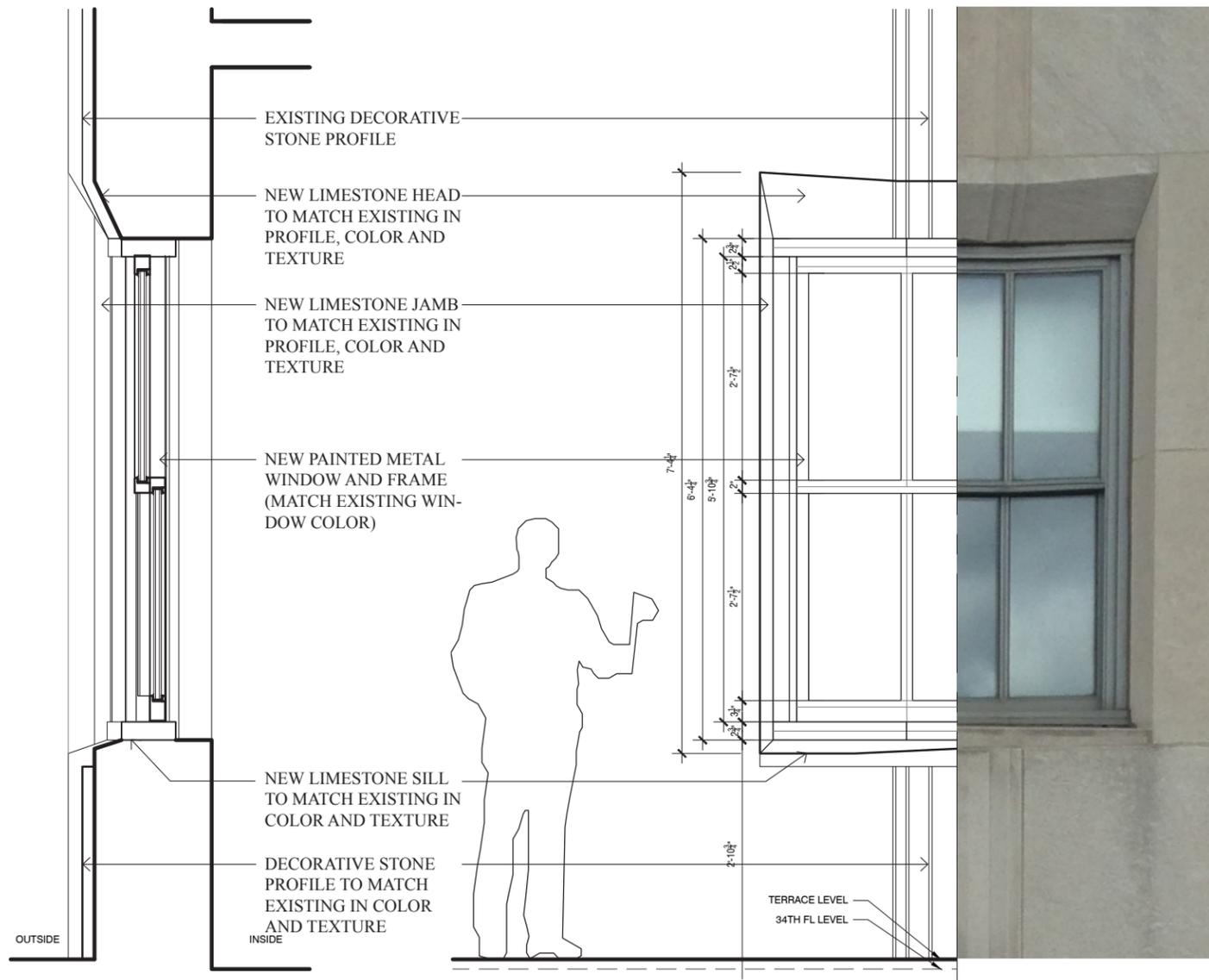
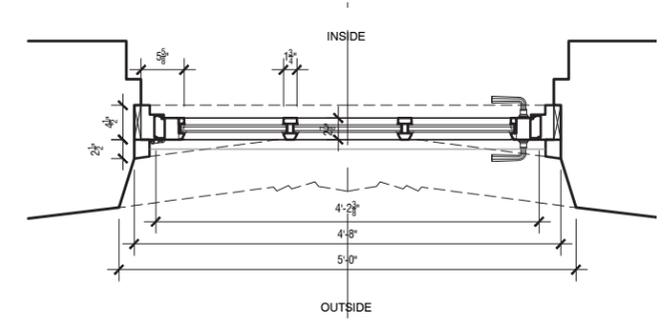
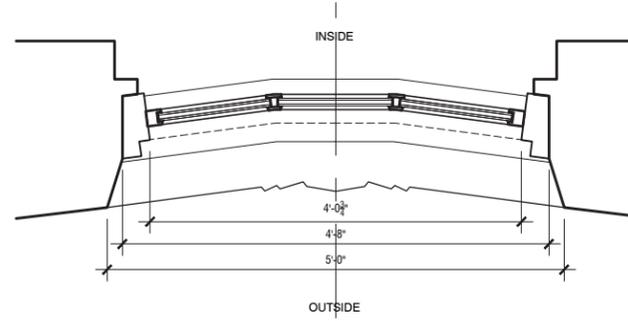
ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

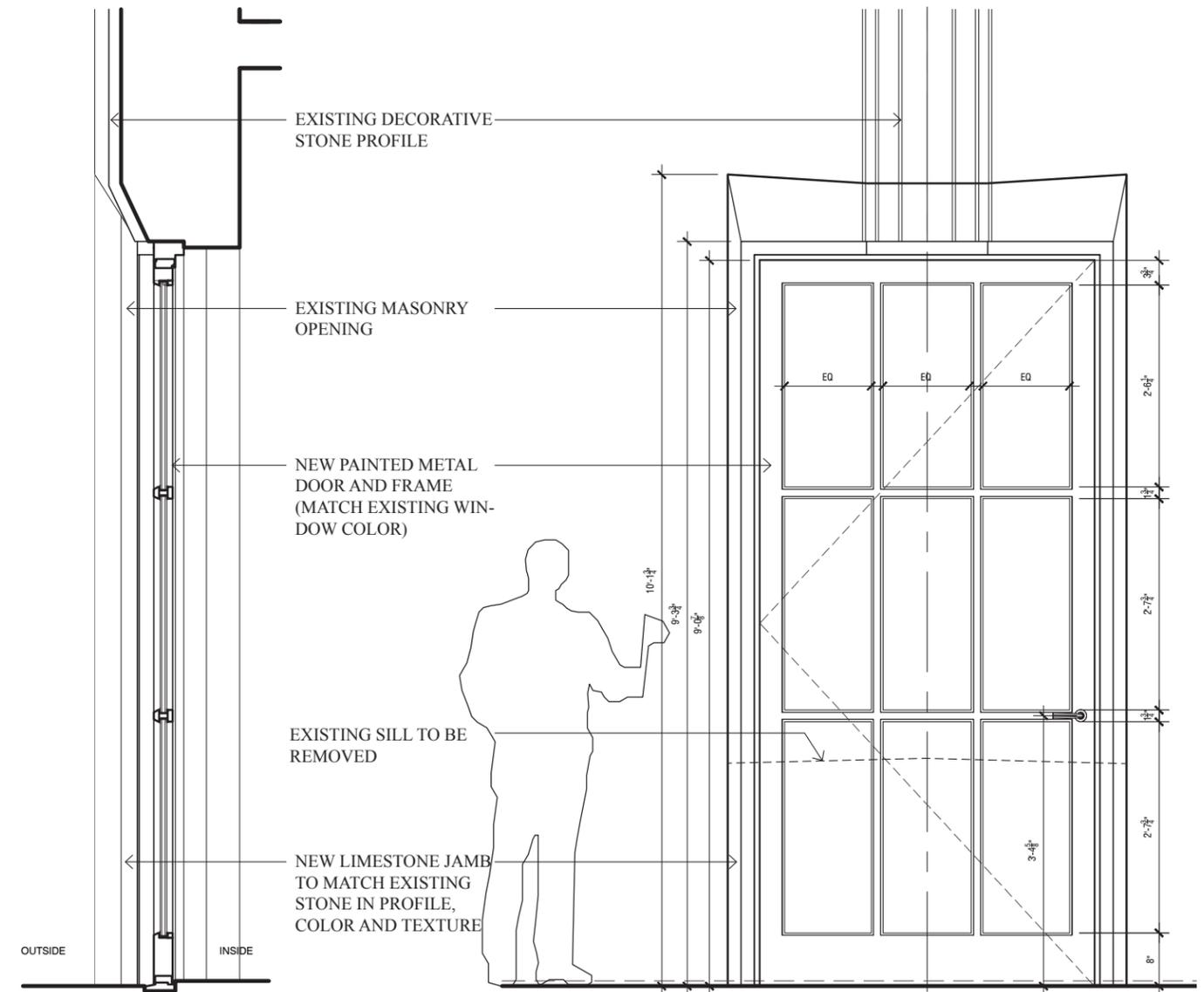
MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS



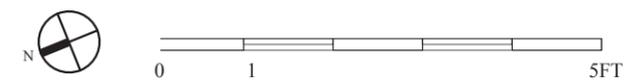
WINDOW REPLACEMENT COLOR



EXISTING WINDOW AND PROPOSED WINDOW



PROPOSED TERRACE DOOR



LANDMARKS PRESERVATION COMMISSION NEW TERRACE DOORS AND WINDOWS



EXISTING PARAPET CONDITION ON 21ST FLOOR



PROPOSED PARAPET CONDITION ON 21ST FLOOR

LANDMARKS PRESERVATION COMMISSION
LOWERED STONE PARAPET ON NEW STREET

ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
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EXISTING WINDOWS AND LOUVERS



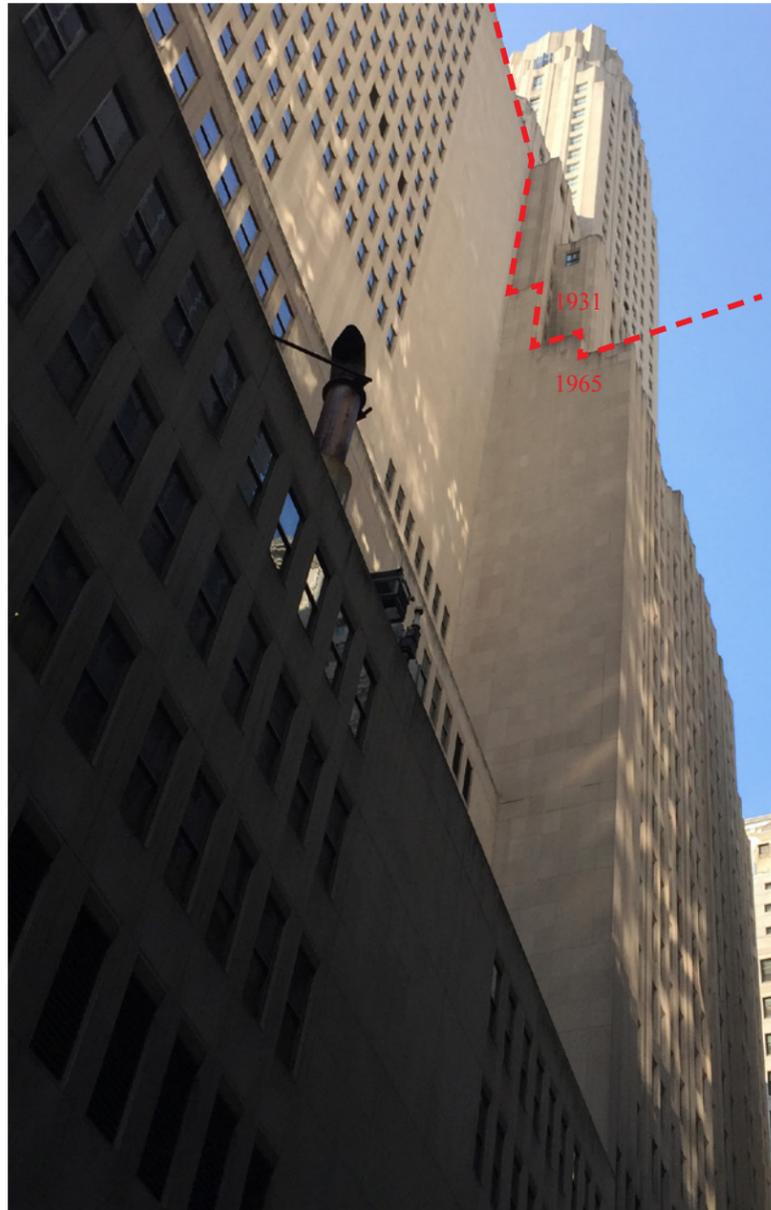
PROPOSED WINDOWS AND LOUVERS

LANDMARKS PRESERVATION COMMISSION
WINDOWS ON NEW STREET

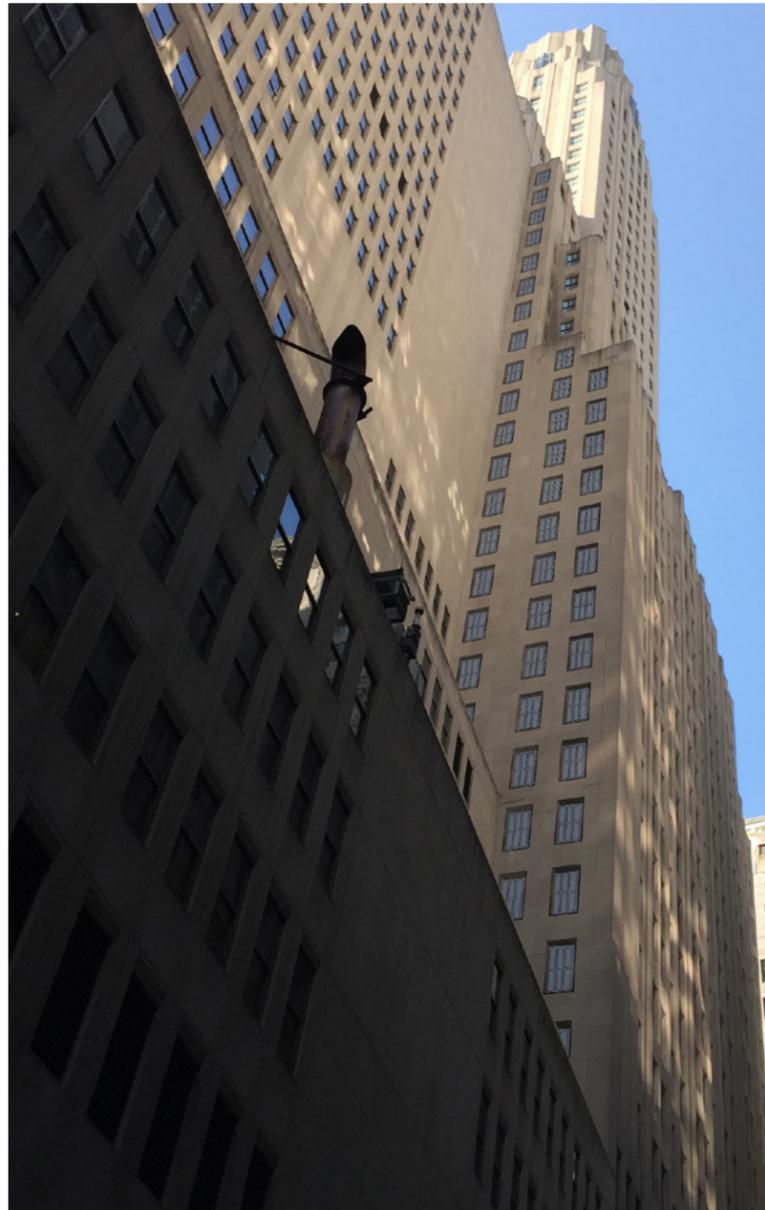
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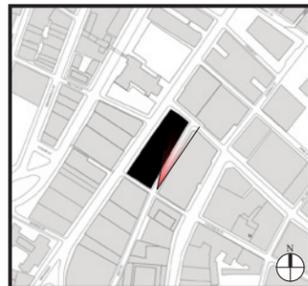
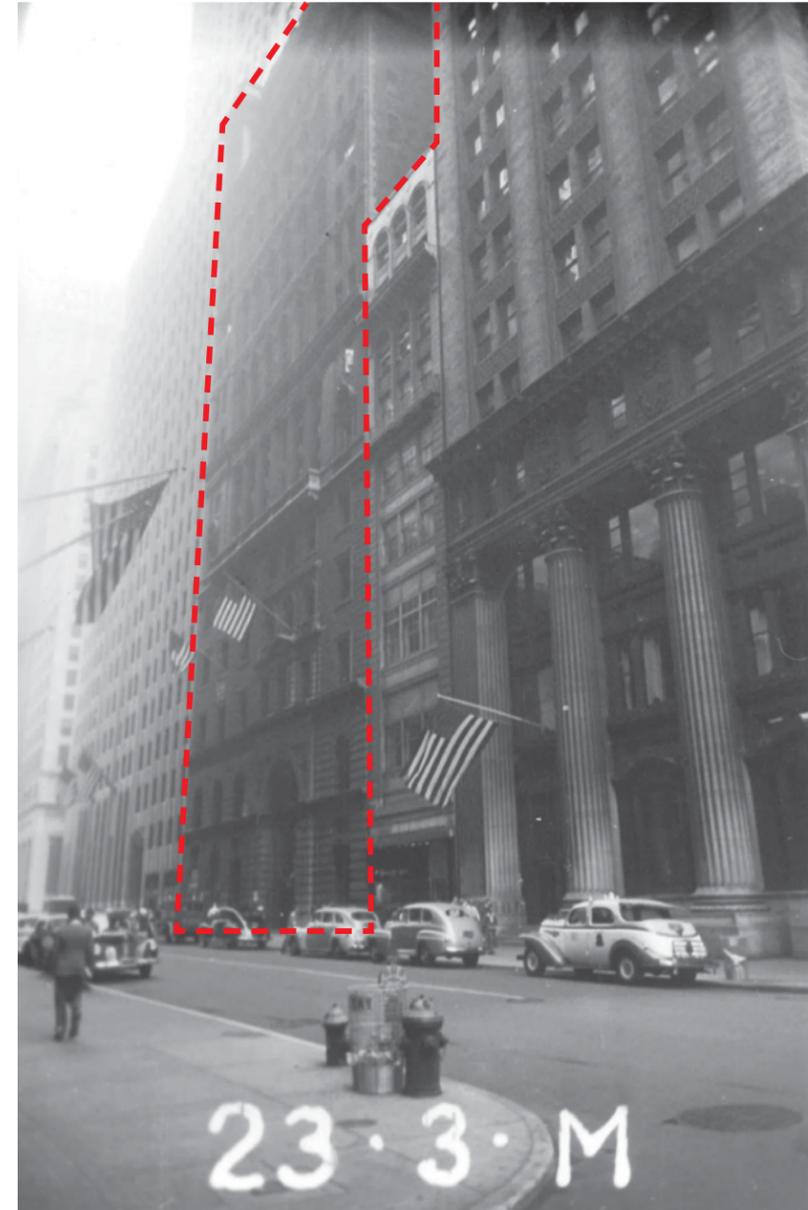
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EXISTING SOUTH ELEVATION



PROPOSED NEW WINDOWS ON SOUTH ELEVATION

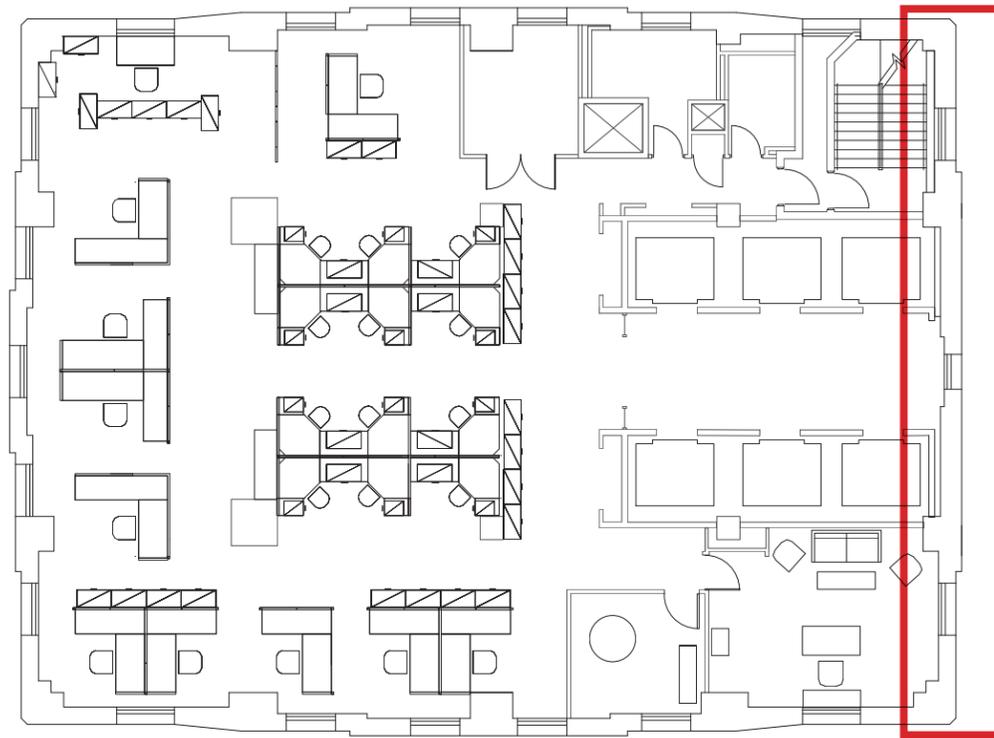


LANDMARKS PRESERVATION COMMISSION
 OPENINGS ON SOUTH FACADE

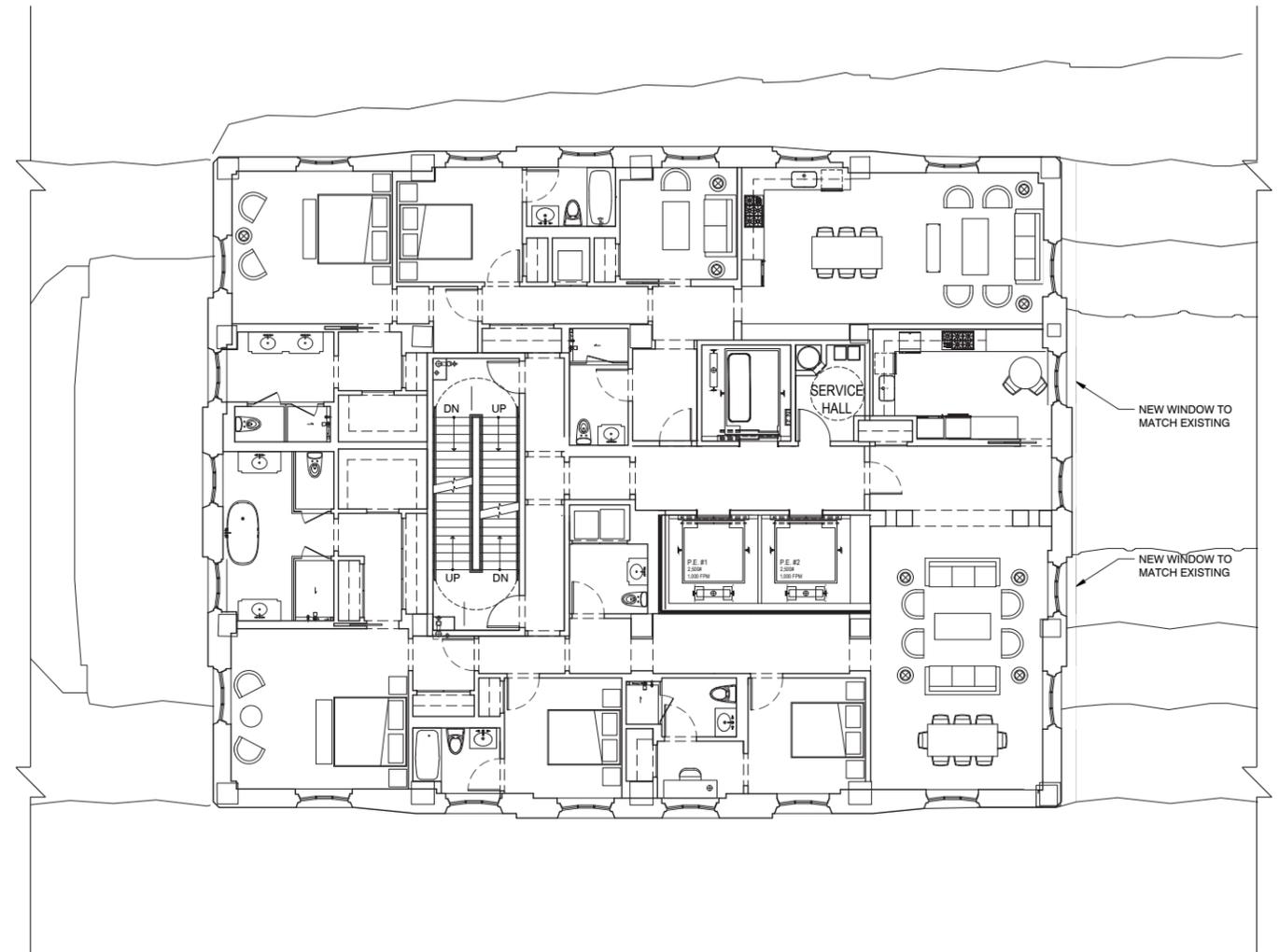
JANUARY 14, 2016

ONE WALL STREET
 NEW YORK, N.Y.

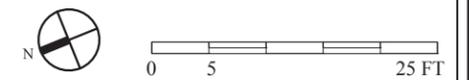
MACKLOWE PROPERTIES
 ROBERT A.M. STERN ARCHITECTS
 SLCE ARCHITECTS



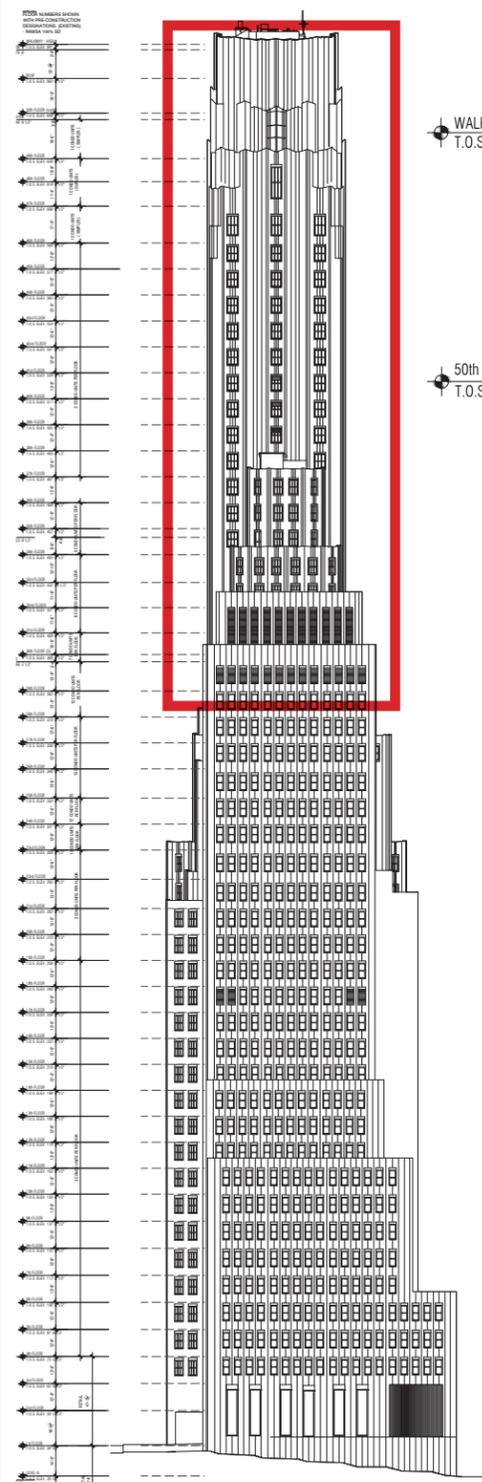
42ND FLOOR PLAN - EXISTING WINDOWS ON SOUTH FACADE



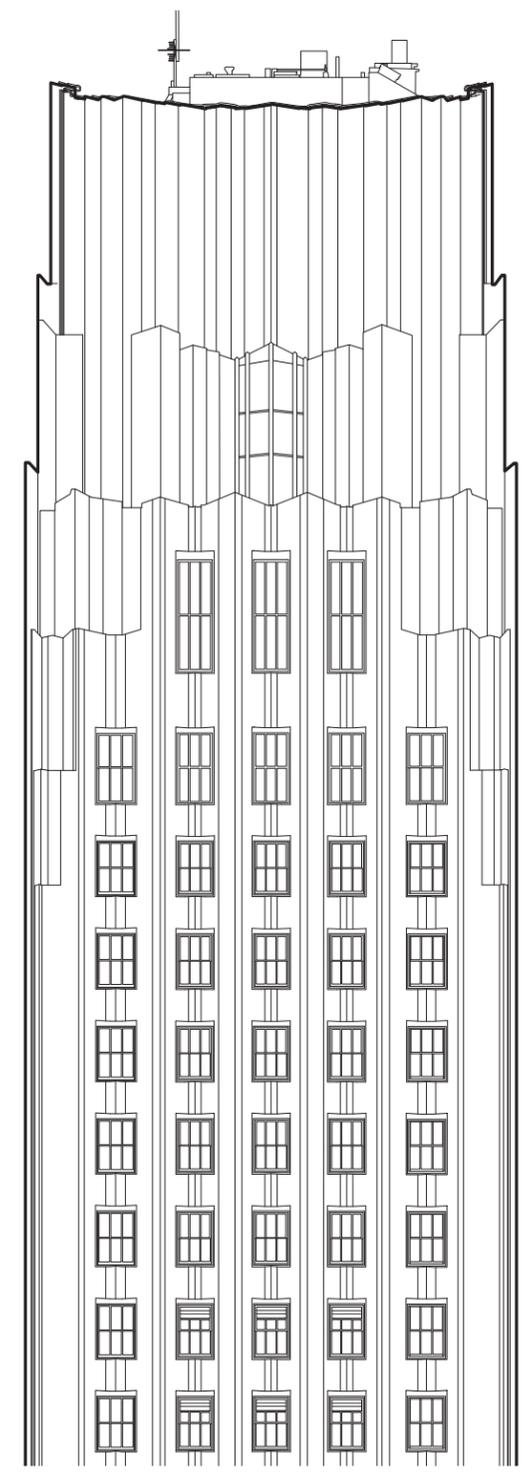
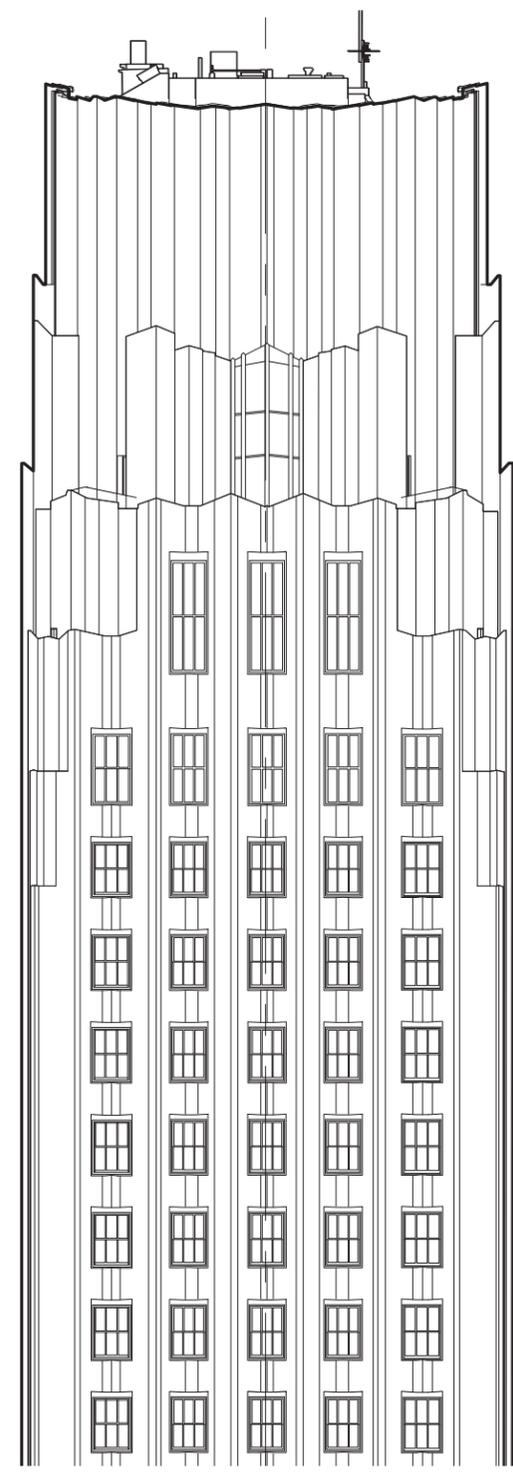
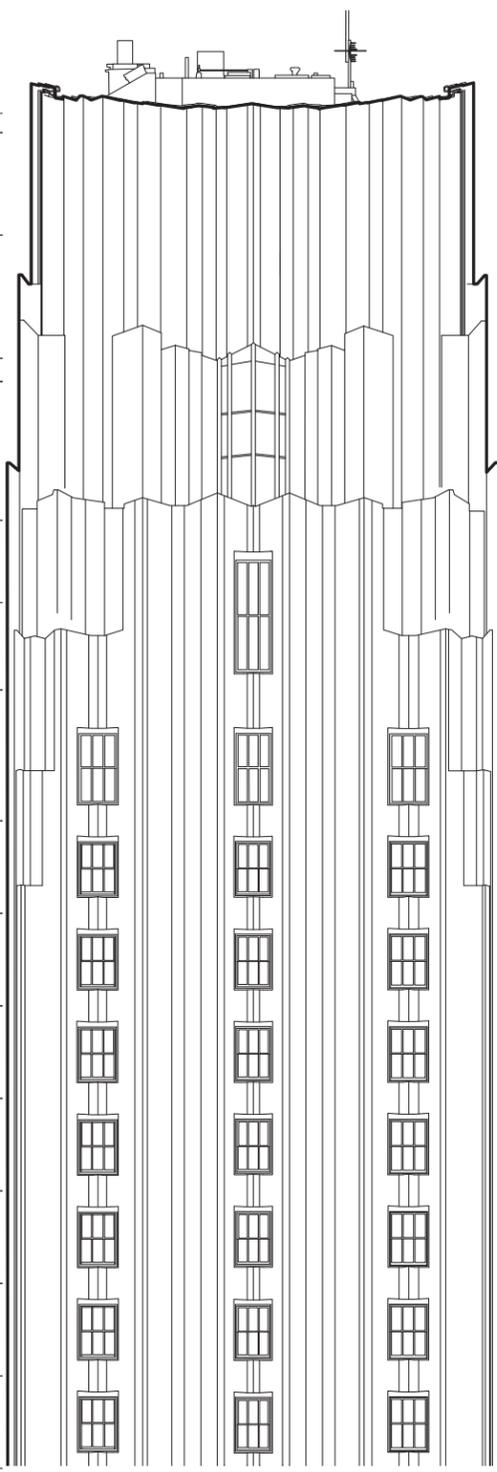
42ND FLOOR PLAN - NEW WINDOWS ON SOUTH FACADE



LANDMARKS PRESERVATION COMMISSION
 WINDOWS ON SOUTH TOWER FACADE



- WALKWAY - HIGH T.O.S. ELEV. 681'-0"
- WALKWAY - LOW T.O.S. ELEV. 679'-0"
- 2'-6"
- 13'-9 1/2"
- ROOF T.O.S. ELEV. 665'-8 1/2"
- 16'-0"
- 50th FLOOR (south) T.O.S. ELEV. 649'-8 1/2"
- 50th FLOOR (north) T.O.S. ELEV. 646'-8 1/2"
- 3'-0"
- 18'-0"
- 49th FLOOR T.O.S. ELEV. 628'-8 1/2"
- 10'-8"
- 48th FLOOR (SLAB REMOVED) T.O.S. ELEV. 618'-0 1/2"
- 11'-4"
- 47th FLOOR T.O.S. ELEV. 606'-8 1/2"
- 17'-0"
- 46th FLOOR T.O.S. ELEV. 589'-8 1/2"
- 12'-0"
- 45th FLOOR T.O.S. ELEV. 577'-8 1/2"
- 12'-0"
- 44th FLOOR T.O.S. ELEV. 565'-8 1/2"
- 12'-0"
- 43rd FLOOR T.O.S. ELEV. 553'-8 1/2"
- 12'-0"
- 42nd FLOOR T.O.S. ELEV. 541'-8 1/2"
- 12'-0"
- 41st FLOOR T.O.S. ELEV. 529'-8 1/2"
- 12'-0"
- 40th FLOOR T.O.S. ELEV. 517'-8 1/2"
- 12'-0"
- 39th FLOOR T.O.S. ELEV. 505'-8 1/2"

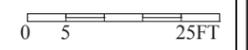


EXISTING SOUTH ELEVATION

EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

EXISTING NORTH ELEVATION

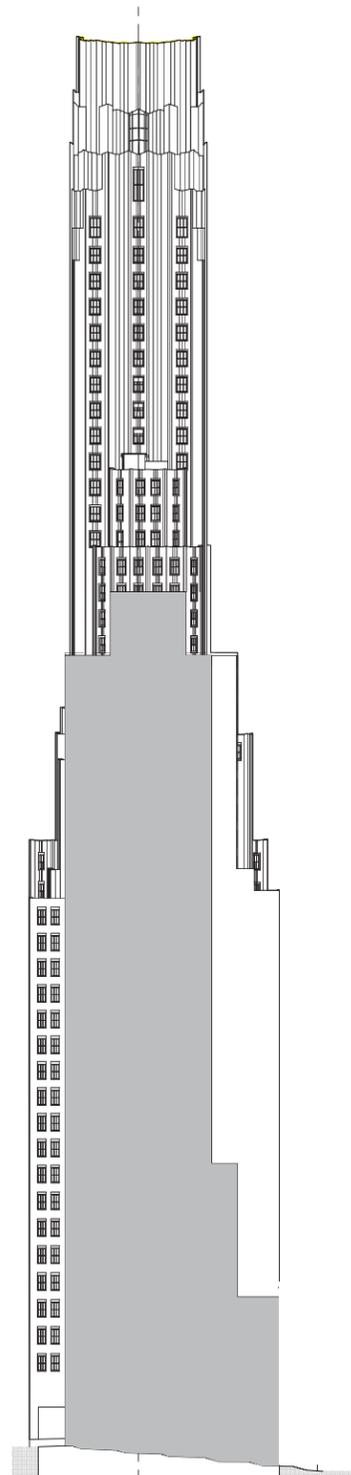


LANDMARKS PRESERVATION COMMISSION
 WINDOWS ON SOUTH TOWER FACADE

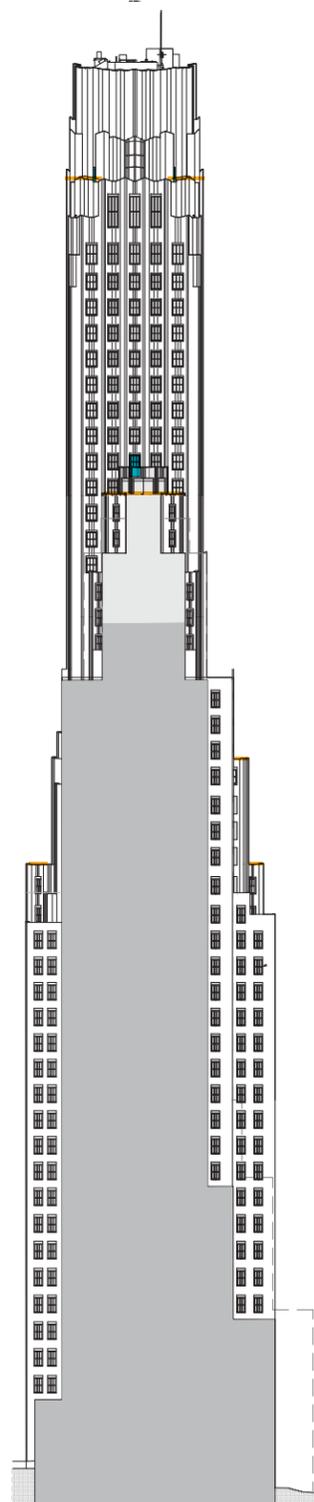
ONE WALL STREET
 NEW YORK, N.Y.

JANUARY 14, 2016

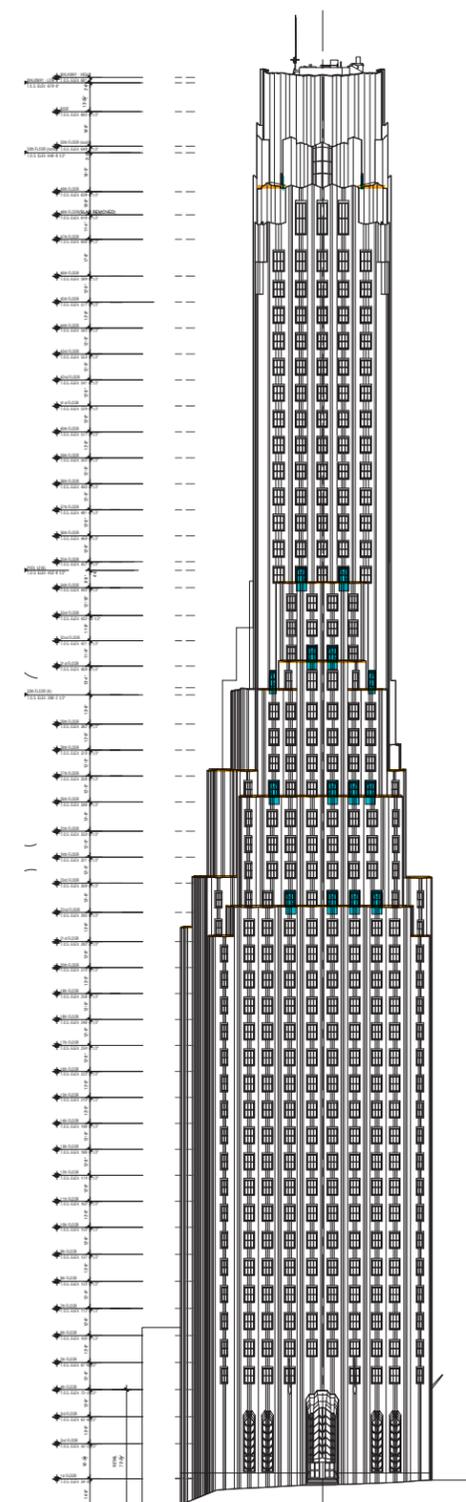
MACKLOWE PROPERTIES
 ROBERT A.M. STERN ARCHITECTS
 SLCE ARCHITECTS



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WALL STREET ELEVATION

- = NEW METAL GUARDRAIL
- = TERRACE DOOR (MODIFIED WINDOW)
- = NEW OPENING

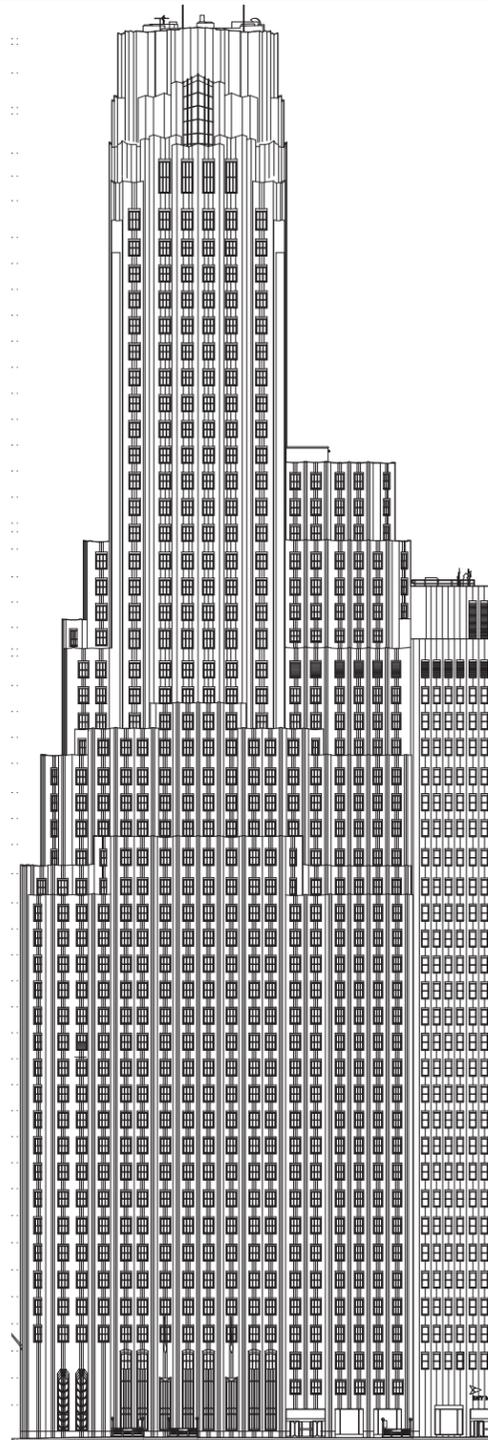
0 20 100

LANDMARKS PRESERVATION COMMISSION NEW TERRACE DOORS AND PARAPET GUARDRAILS

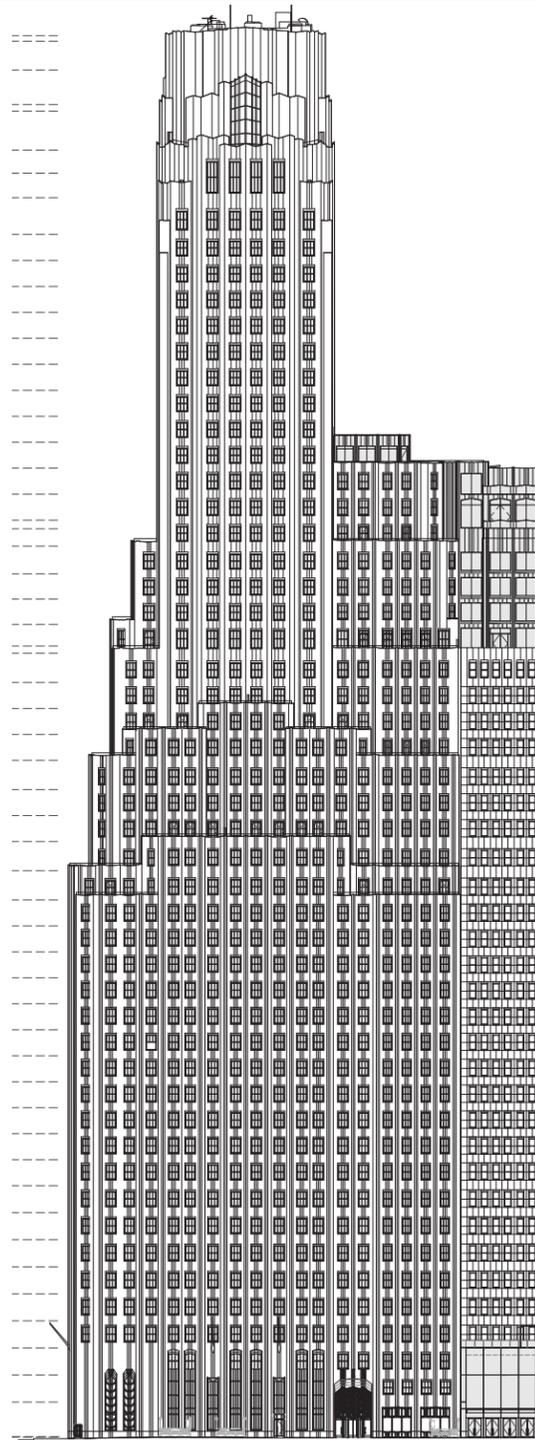
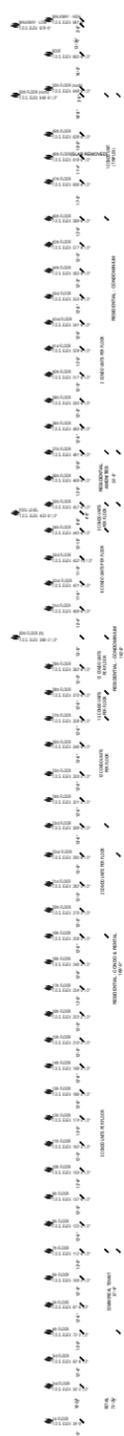
ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS



EXISTING



PROPOSED



KEY

- = NEW OPENING
- = MODIFIED WINDOW*
- = NEW METAL GUARDRAIL
- = TERRACE DOOR (MODIFIED WINDOW)

* EXISTING LOUVER OR ATYPICAL WINDOW MODIFIED TO MATCH TYP WINDOW





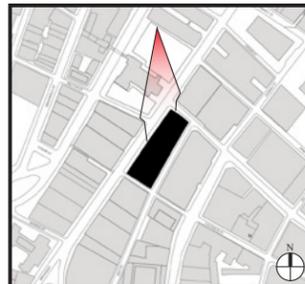
EXISTING



PROPOSED



MOCKUP



LANDMARKS PRESERVATION COMMISSION VIEW FROM TRINITY CHURCH GRAVEYARD

ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS



EXISTING



PROPOSED



MOCKUP



LANDMARKS PRESERVATION COMMISSION VIEW FROM MORRIS STREET

ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

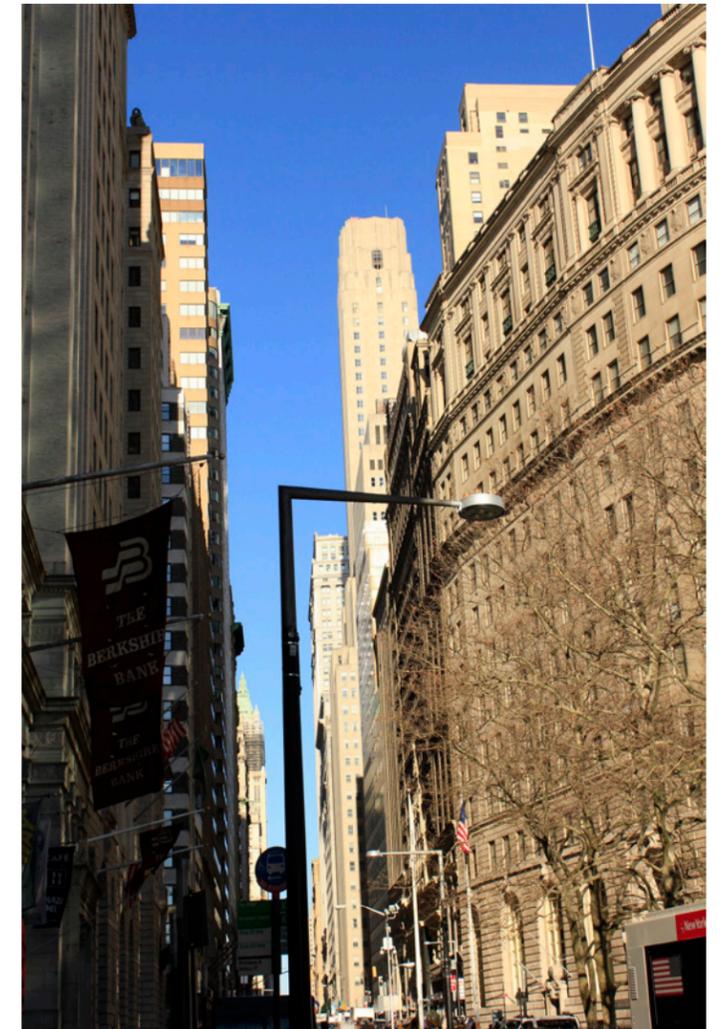
MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS



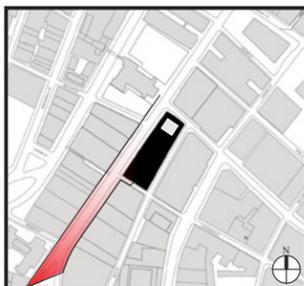
EXISTING



PROPOSED



MOCK UP



LANDMARKS PRESERVATION COMMISSION
VIEW FROM BOWLING GREEN

ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS



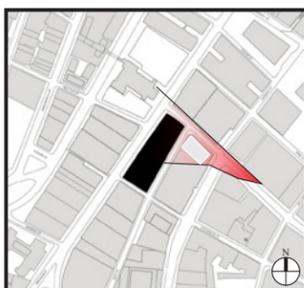
EXISTING



PROPOSED



MOCK UP



LANDMARKS PRESERVATION COMMISSION VIEW FROM WALL STREET

ONE WALL STREET
NEW YORK, N.Y.

JANUARY 14, 2016

MACKLOWE PROPERTIES
ROBERT A.M. STERN ARCHITECTS
SLCE ARCHITECTS