

# Fulton Ferry Landing Concession

## Schematic Design for LPC

April 2, 2019

**Starling  
Architecture**

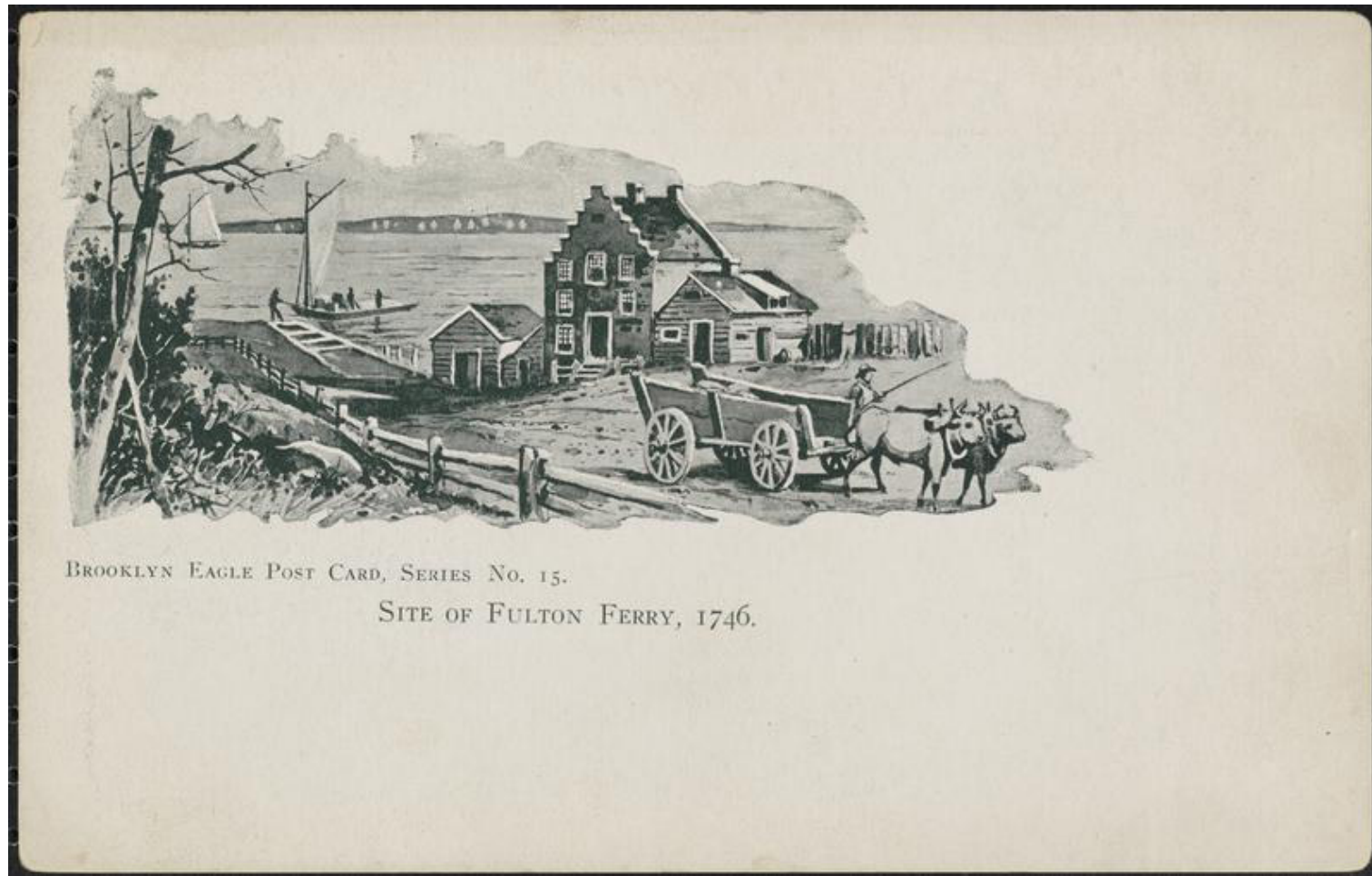
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Brooklyn, NY 11238  
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# **The Dynamic History of the Fulton Ferry District**

From the start, the Fulton Ferry District has been the focal point of the maritime development of Brooklyn.  
Over the course of its long history, it has evolved and adapted to many different forms and uses.

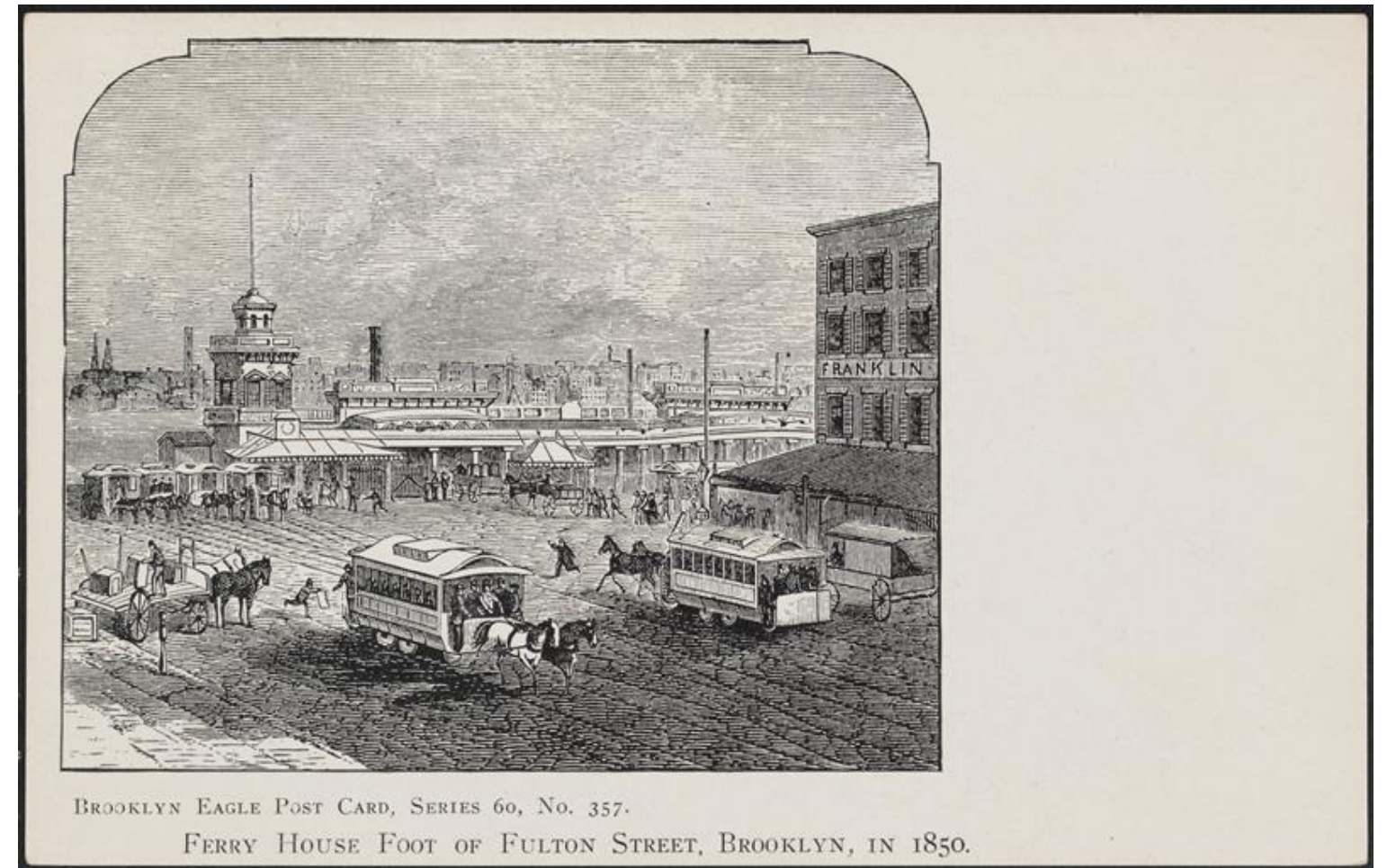
# The Dynamic History of the Fulton Ferry District

First suburb to bustling ferry house



BROOKLYN EAGLE POST CARD, SERIES NO. 15.  
SITE OF FULTON FERRY, 1746.

**Site of Fulton Ferry, 1746**  
Brooklyn Eagle Post Card, Series No. 15



BROOKLYN EAGLE POST CARD, SERIES 60, NO. 357.  
FERRY HOUSE FOOT OF FULTON STREET, BROOKLYN, IN 1850.

**Ferry House Foot of Fulton Street, Brooklyn 1850**  
Brooklyn Eagle Post Card, Series 60, No. 357

# The Dynamic History of the Fulton Ferry District

Fulton Ferry Terminal and Construction of the Brooklyn Bridge



Fulton Ferry Terminal with the Brooklyn Bridge under construction  
Peter Juley



Fulton Ferry Terminal with the Brooklyn Bridge under construction  
ca. 1880

# The Dynamic History of the Fulton Ferry District

Bustling district



**Brooklyn Bridge and Fulton Ferry Landing**  
ca. 1900



**View of the Manhattan Bridge Under Construction**  
1909

# The Dynamic History of the Fulton Ferry District

Bustling district



Illustration of the Brooklyn Bridge and Fulton Ferry Landing  
ca. 1911



View of Brooklyn Bridge and Fulton Ferry Landing from the Hotel Margaret  
Eugene de Salignac, 1923

# The Dynamic History of the Fulton Ferry District

Marine Fire Station



Opening Celebration of FDNY Marine Station - Engine Company 77  
July 28, 1931



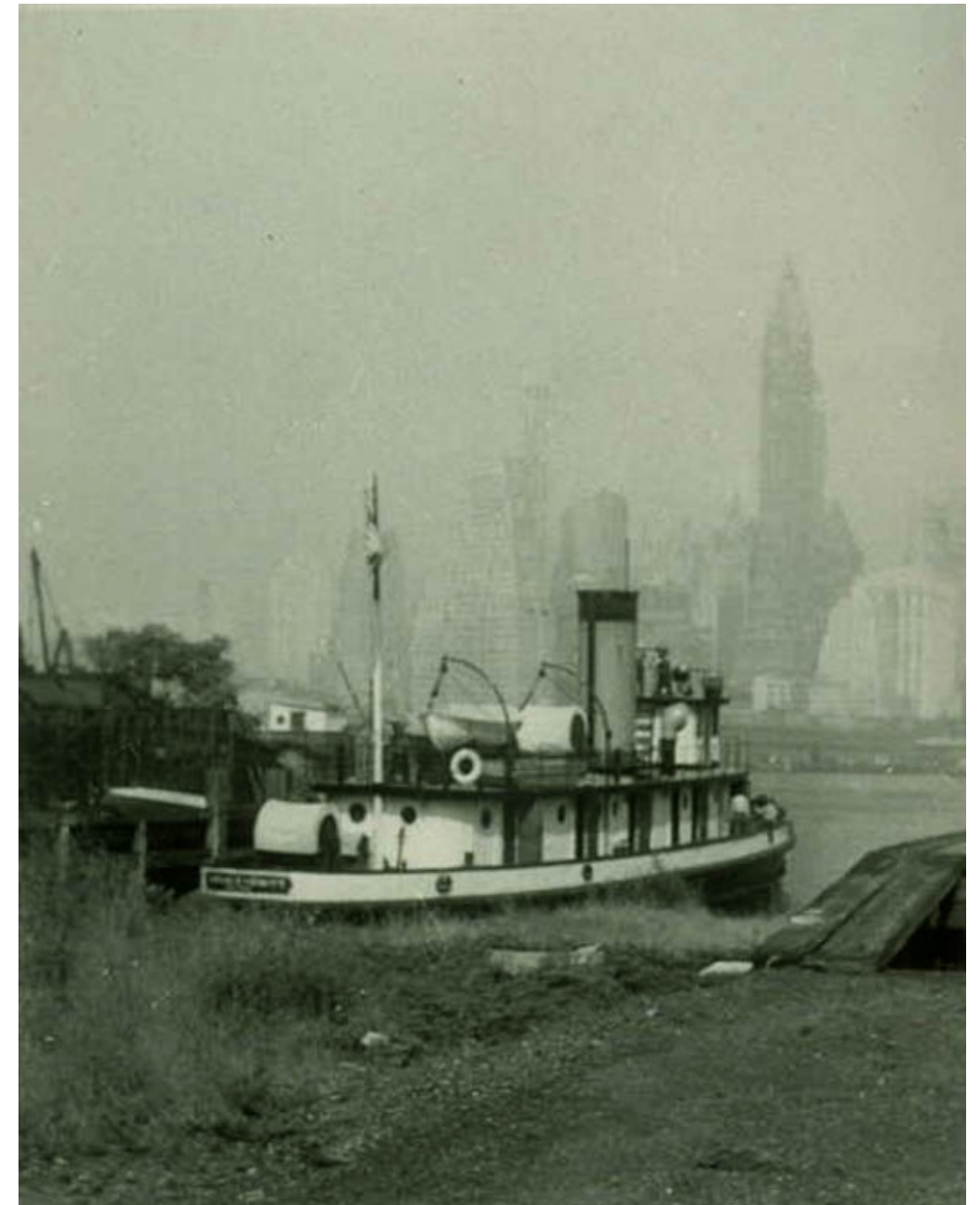
Opening Celebration of FDNY Marine Station - Engine Company 77  
July 28, 1931

# The Dynamic History of the Fulton Ferry District

Active Marine Fire Station



FDNY Marine Station - Marine Company 7  
Date unknown



FDNY Marine Station - Marine Company 7  
Date unknown



# The Dynamic History of the Fulton Ferry District

Active Marine Fire Station to Futon Ferry Museum



**Fulton Ferry Landing**  
Date unknown



**Fulton Ferry Landing**  
Theodore V. Donaldson, 1974

# The Dynamic History of the Fulton Ferry District

Active Marine Fire Station to Futon Ferry Museum



**Empire Stores with Brooklyn Bridge and Steel Shed in Background**  
1974



**Marine Station - Marine Company 7**  
Edmund Vincent Gillon, 1975

# The Dynamic History of the Fulton Ferry District

Park concession and view point



**Concessionaire**  
2017



**Bargemusic**  
Date Unknown

# The Dynamic History of the Fulton Ferry District

Current Condition



Current Condition | View looking towards Manhattan  
January 2019



Current Condition | View looking towards Manhattan  
January 2019

# The Dynamic History of the Fulton Ferry District

Current Condition



Current Condition | View looking towards the Brooklyn Bridge  
January 2019



Current Condition | View looking towards the Brooklyn Bridge  
January 2019

# The Dynamic History of the Fulton Ferry District

Current Condition



Current Condition | View of Shed and Marine Fire Station Building  
January 2019



Current Condition | View looking towards Manhattan  
January 2019

# Hose Shed

Modern History of the Hose Shed

# Hose Shed

Historic Images



**Hose Shed with Shingles and Slate Roof**  
July 28, 1931



**Hose Shed with linear siding**  
Theodore V. Donaldson, 1974



# Hose Shed

Current Condition




**Current Condition of Hose Shed | South and West Facades**  
January 2019



**Current Condition of Hose Shed | North and East Facades**  
January 2019

# Hose Shed

LPC Report | December 10, 1993

	THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION 225 BROADWAY, NEW YORK, NEW YORK 10007 PHONE (212) 553-1100 100 Old Slip New York, NY 10005			
<b>R E P O R T</b>				
December 10, 1993 DATE SR 94-0039 REPORT NUMBER	2 Old Fulton Street ADDRESS FULTON FERRY HISTORIC DISTRICT HISTORIC DISTRICT/NAME OF BUILDING	Brooklyn BOROUGH	25 BLOCK	1 LOT
				94-1990 DOCKET NUMBER
				BN/ALT F-18

LANDMARKS PRESERVATION COMMISSION  
REPORT

With respect to Docket No. 94-1990, a proposal for the rehabilitation of the Fulton Ferry Fire Boat House and Shed, 2 Old Fulton Street, Fulton Ferry Historic District, Borough of Brooklyn.

Report No. SR 94-0039  
December 10, 1993

To the Mayor, the Council, and the President of the New York City Economic Development Corporation:

This report is pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires such a report by the Landmarks Preservation Commission on plans for the construction, reconstruction, alteration, or demolition of any 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.

The Commission recently received drawings labelled A-0, D-1, and A-1 through A-16, entitled "Restoration/Renovation of Fulton Ferry Fireboat House and Hose Shed," dated October 21, 1993, prepared by Li/Saltzman Architects, P.C. for the New York City Economic Development Corporation. These drawings comprise a set of contract drawings for the project previously reviewed at the public meeting of July 13, 1993, following the public hearing of June 22, 1993. The Commission's findings are contained in CR 94-0001, LPC 93-3470, issued on July 13, 1993.

The Commission has reviewed the new drawings and finds that the overall design is in accord with the proposal which was previously determined by the Commission to be appropriate, with certain exceptions explained below:

CR 94-0001 states that the Commission found the proposal to be appropriate with certain modifications. With regard to the overall restoration/renovation, the Commission approved of the work, but recommended that the restored copper clad windows remain unpainted. Since the issuance of the report, however, vandals have made attempts to steal the exposed copper. In response to this unfortunate occurrence, the Commission has rethought its recommendations on the window finish. The Commission now concurs with the painting of these windows in the previously proposed grey blue color, so as to camouflage the material, and make the building less tempting to vandals and thieves. The Commission finds that the paint color is harmonious with the color palette of the rest of the building, and that the painted finish is in keeping with the character of finishes used on metal clad windows of other buildings of this age and type.

## Report Summary

- LPC approved overall restoration/renovation of shed and recommended the restoration of the copper window frames.
- The structure was vandalized in the time between the review of the proposal and the issuance of the report. Consequently, LPC determined that the windows did not have to be restored and could instead be painted the grey blue color proposed for the restoration.

# Hose Shed

LPC Report | March 10, 1995

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION 100 OLD SLIP NEW YORK, NY 10005 TEL: 212-487-6800 FAX: 212-487-6723			
REPORT			
DATE	BLOCK/LOT	BOROUGH	ADDRESS
March 10, 1995	25/1	Brooklyn	2 Old Fulton Street
95-3076	SR 95-0065	Fulton Ferry Historic District	
DOCKET #	STAFF/COMMISSION REPORT #	HISTORIC DISTRICT/NAME OF BUILDING	

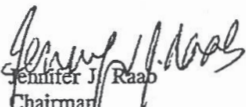
To the Mayor, the Council, and the President of the New York City Economic Development Corporation:

This report is pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires such a report by the Landmarks Preservation Commission on 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 an historic district or which contains an interior landmark.

On July 13, 1993, the Landmarks Preservation Commission reviewed a proposal for the restoration and rehabilitation of the Fulton Ferry Fire Boat House and Hose Shed, and found the work to be appropriate. The Commission's findings regarding this proposal are contained in Commission Report 94-0001, LPC 93-3470, and Staff Report 94-0039, LPC 94-1990.

Recently, the Commission received a request to amend this proposal. Field inspection has led to the determination that the foundation and sill plate of the Hose Shed (which was built in 1930), are in severely deteriorated condition. Therefore, the proposed scope of work has been revised to demolish and reconstruct the Hose Shed, rather than restore the existing structure. The revised proposal is shown on the drawings labelled HS A1 and HS A2.

With regard to this revision, the Commission finds that Hose Shed will be reconstructed to match the existing building in size, massing and elevation; that the copper clad windows, which are significant architectural features of the building, will be replaced with new windows which match the original ones in terms of operation, configuration, materials, details and finish; and that new shingle cladding will match the shingles which were previously found to be appropriate as replacements for the existing asbestos shingles on the Hose Shed and Fire Boat House. Based on these findings, the Commission determines the revised work to be appropriate, and has marked the revised drawings approved with a perforated seal indicating the date of approval.

  
Jennifer J. Raab  
Chairman

cc: Art Commission  
City Record  
S. Tomas  
R. Li  
C. Kane  
J. Woodoff

## Report Summary

- Due to extreme deterioration of the Shed structure, LPC approved the demolition and reconstruction of the Shed.
- The approved replacement structure had to have the same "size, massing and elevation" of the existing building.
- The approved replacement structure needed to replace "the copper clad windows, which are significant architectural features of the building."
- The approved replacement structure needed to replace the shingle cladding to match the previous shingle cladding with a replacement shingle without asbestos deemed appropriate.

# Pilot & Island Oyster

Two New York waterfront projects by the Pincus brothers

# Historic Preservation & Waterfront Revitalization

Pilot | Pier 6, Brooklyn Bridge Park



**Pilot**  
Perspective View



**Pilot**  
Oyster Bar View

# Historic Preservation & Waterfront Revitalization

Island Oyster | Soissons Landing, Governors Island



**Island Oyster**  
Aerial View



**Island Oyster**  
Container View

# **Minimalist Structures on the New York Waterfront**

# Minimalist Structures on the New York Waterfront

Jane's Carousel



**Jane's Carousel**  
2011



**Island Oyster**  
2017



# **Project Views**

# Views

## Entry View



# Views

Entry View



# Views

Side



# Views

Approach



# Views

Brooklyn | Summer



# Views

Brooklyn | Winter

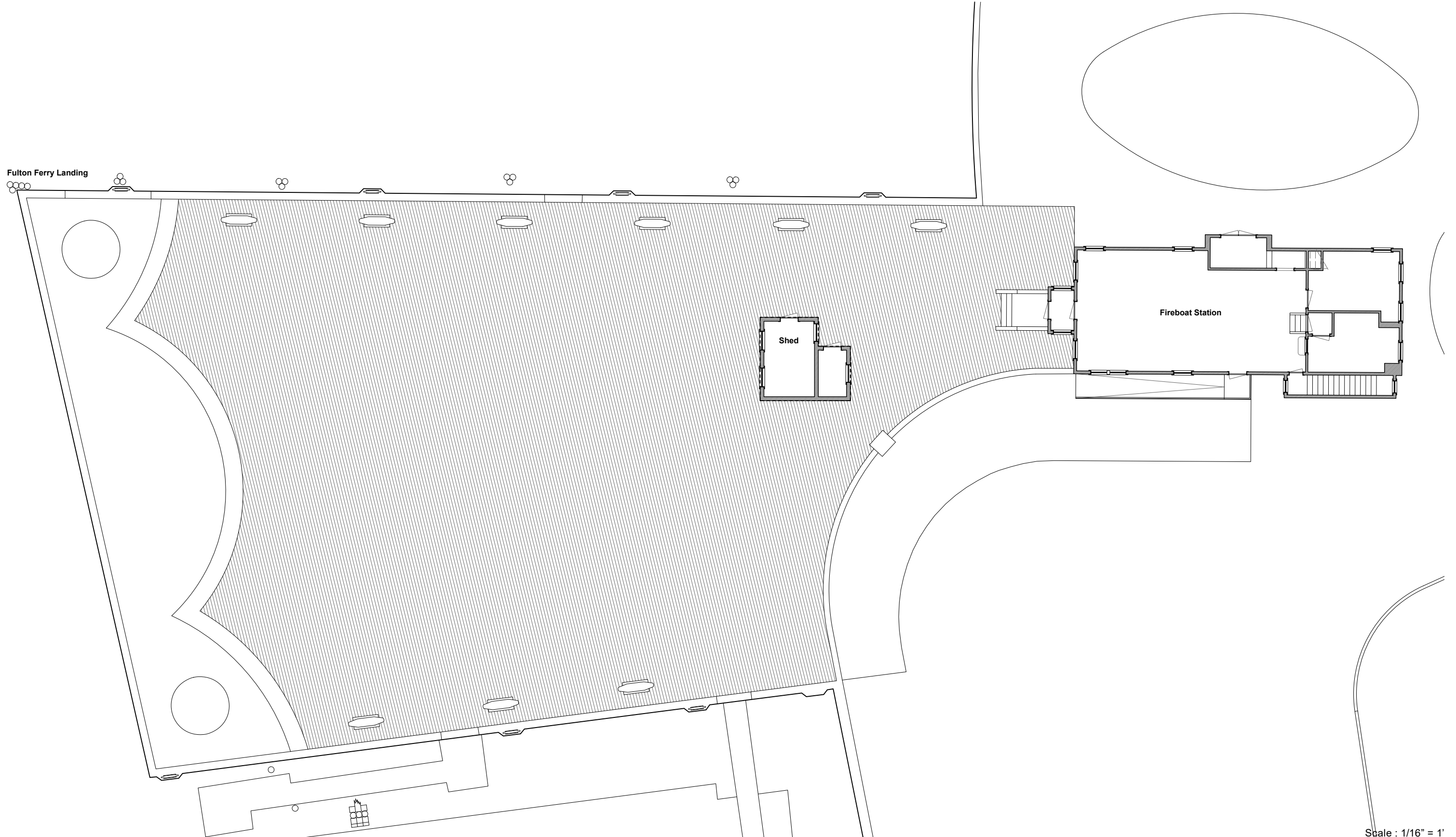


# Drawings



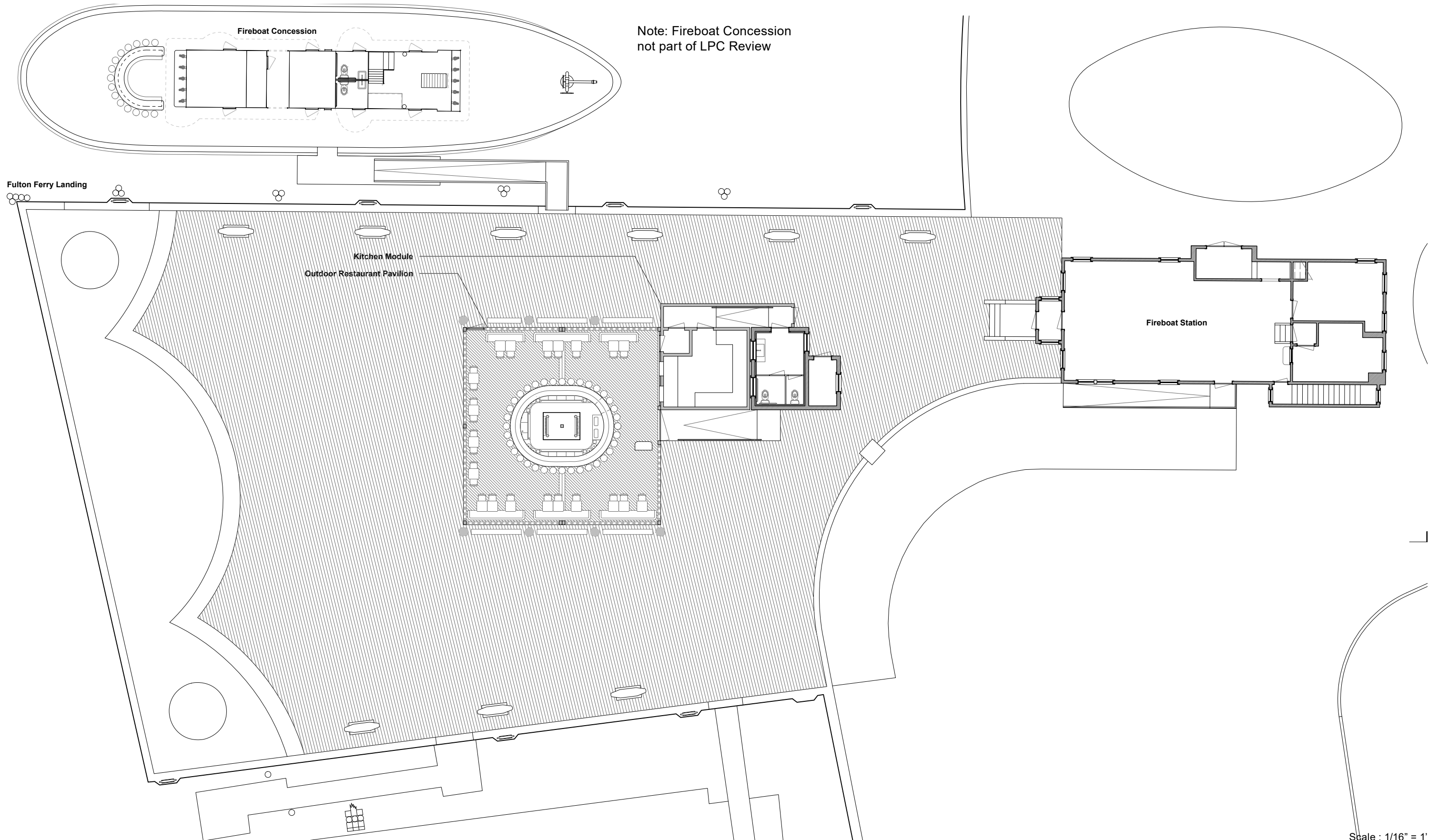
# Drawings

## Existing Site Plan



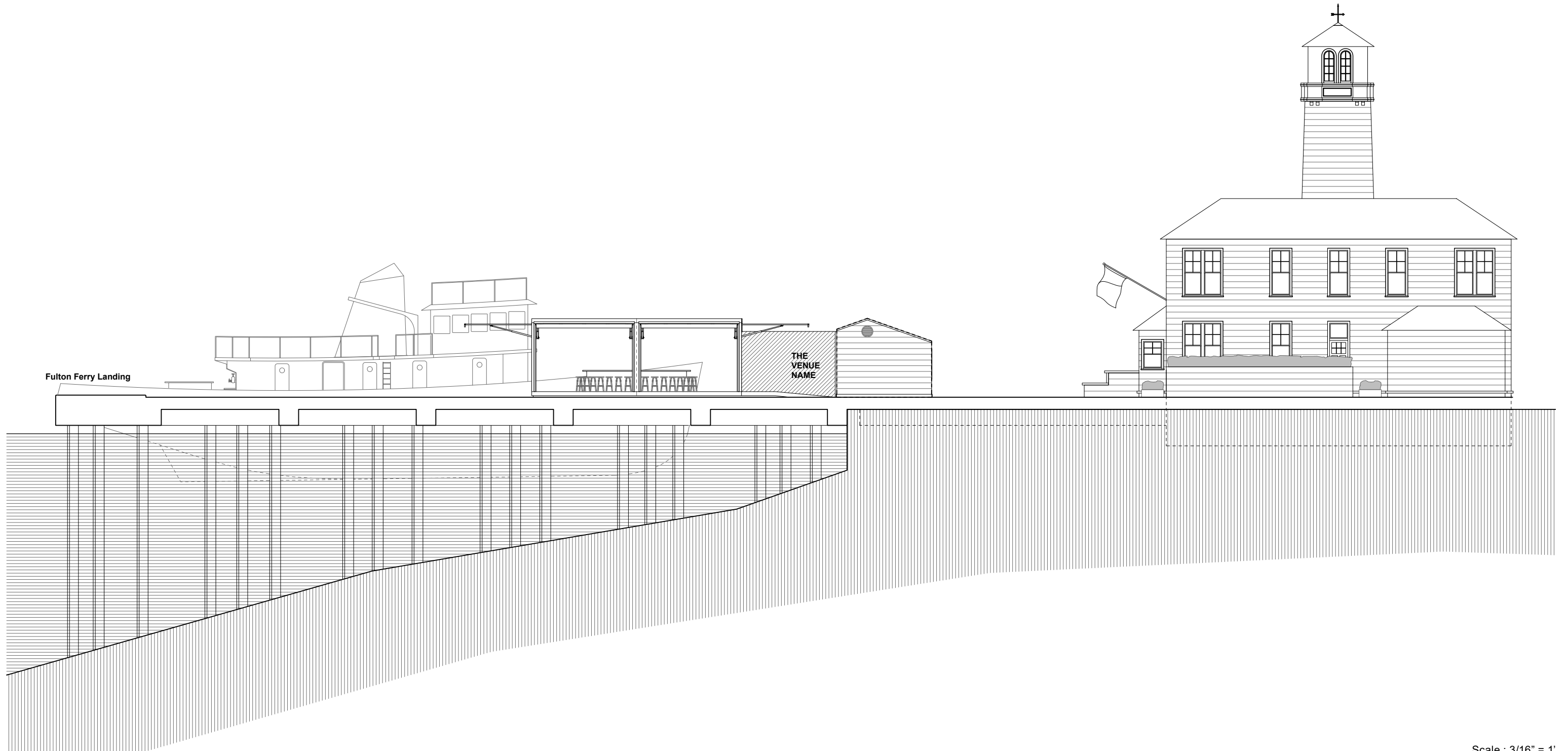
# Drawings

## Site Plan



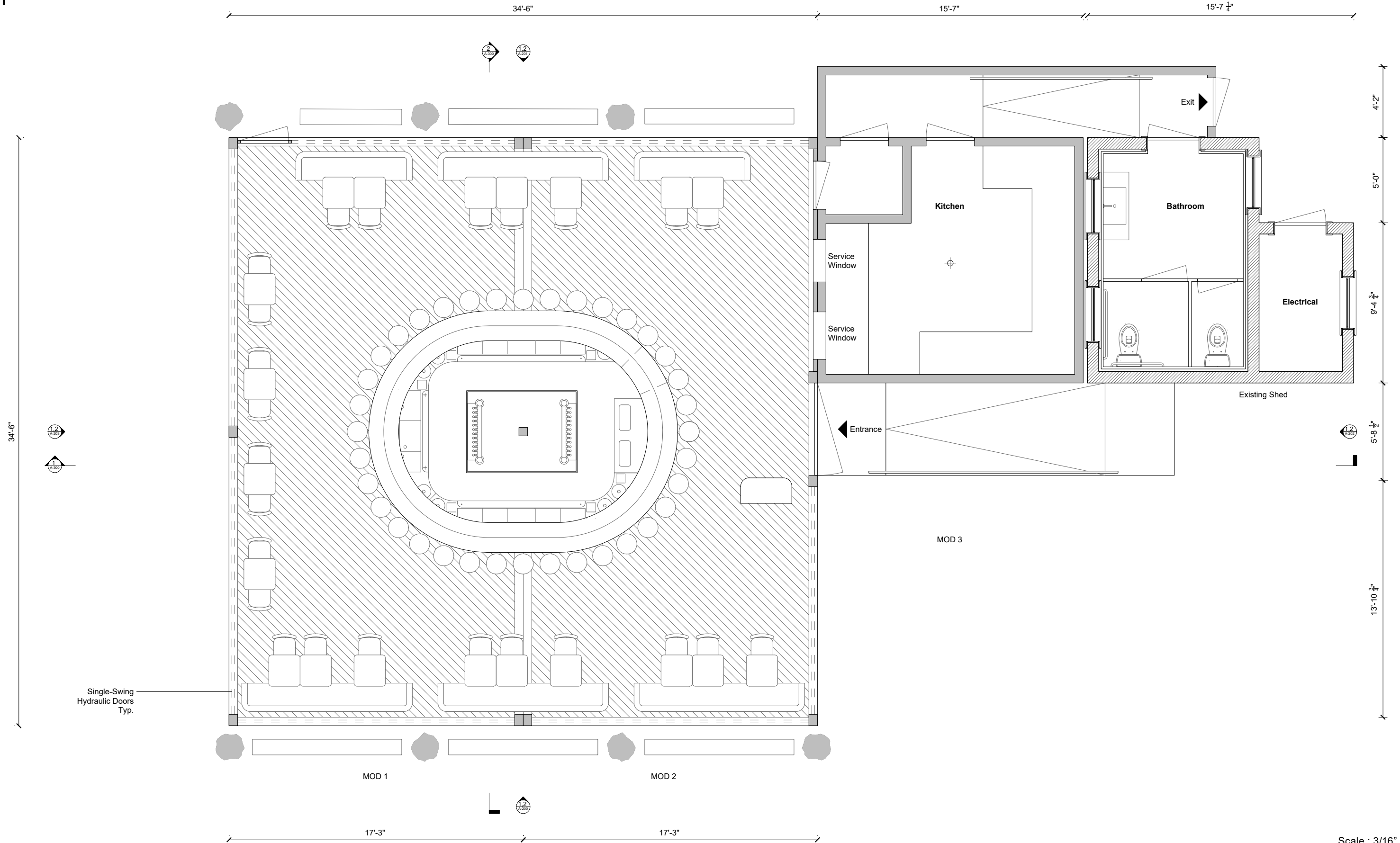
# Drawings

## Site Section



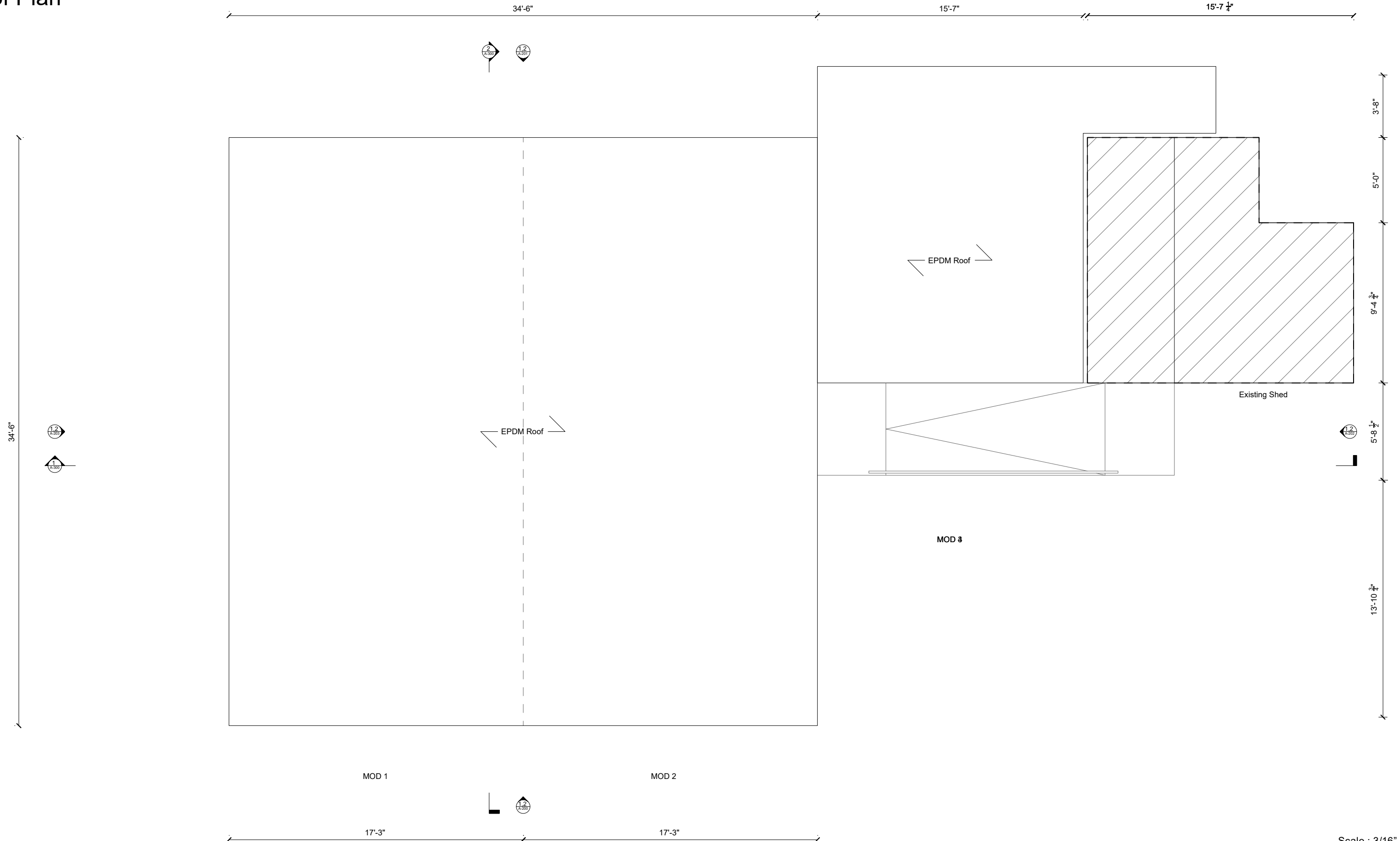
# Drawings

## Plan



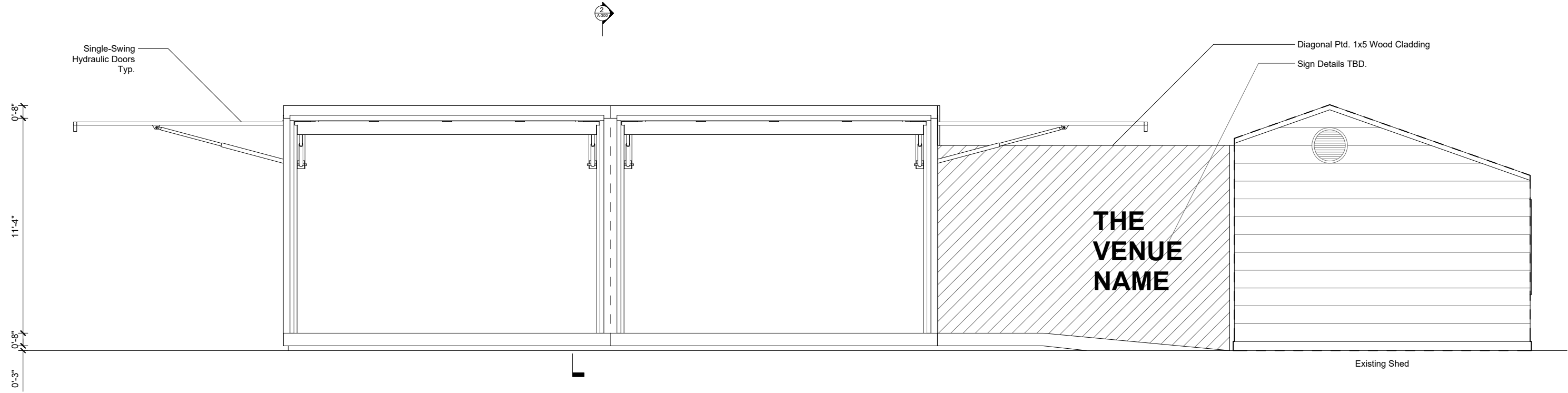
# Drawings

## Roof Plan

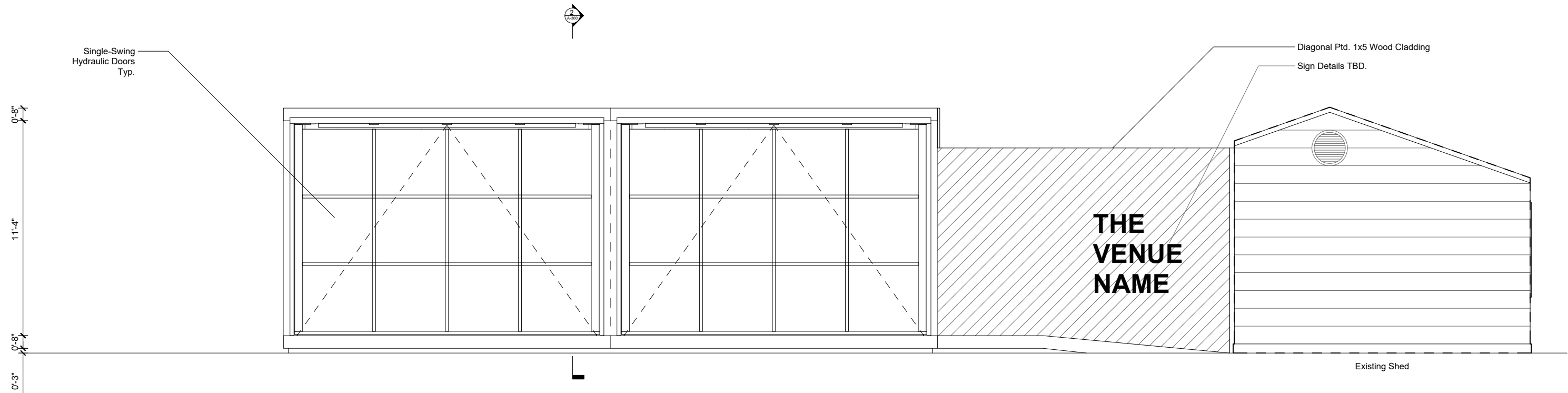


# Drawings

## South + North Elevations



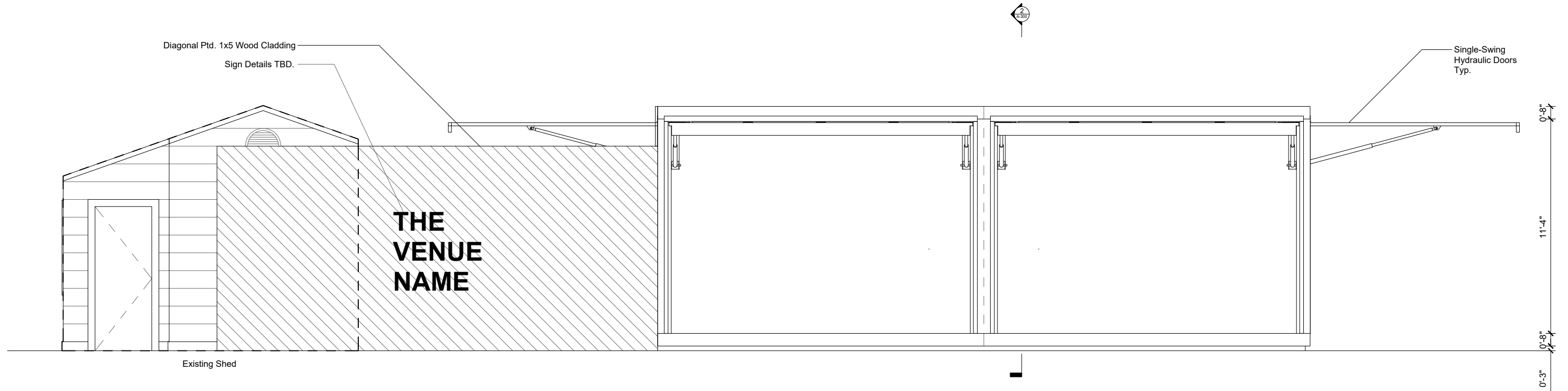
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3/16" = 1'



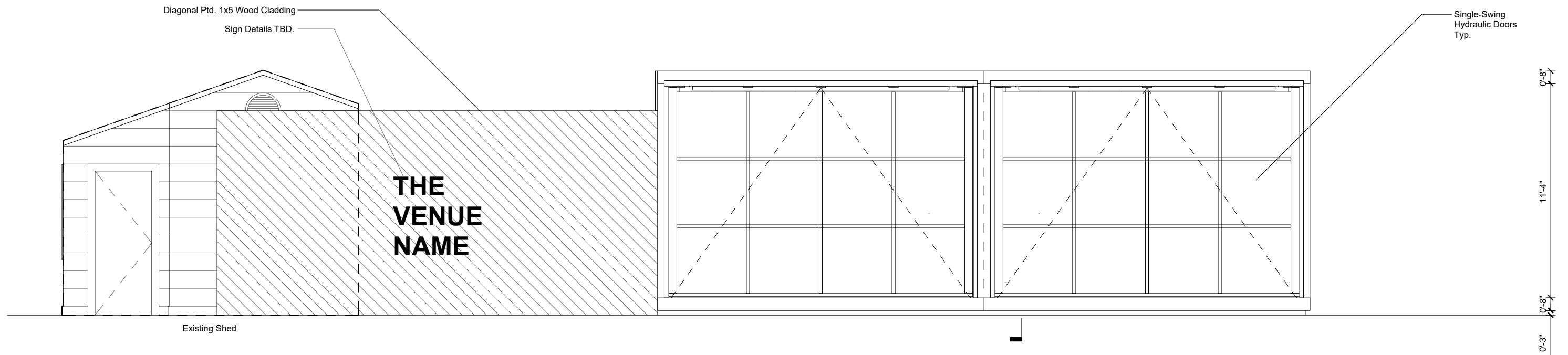
2 Elevation | South - Closed  
3/16" = 1'

# Drawings

## East + West Elevations



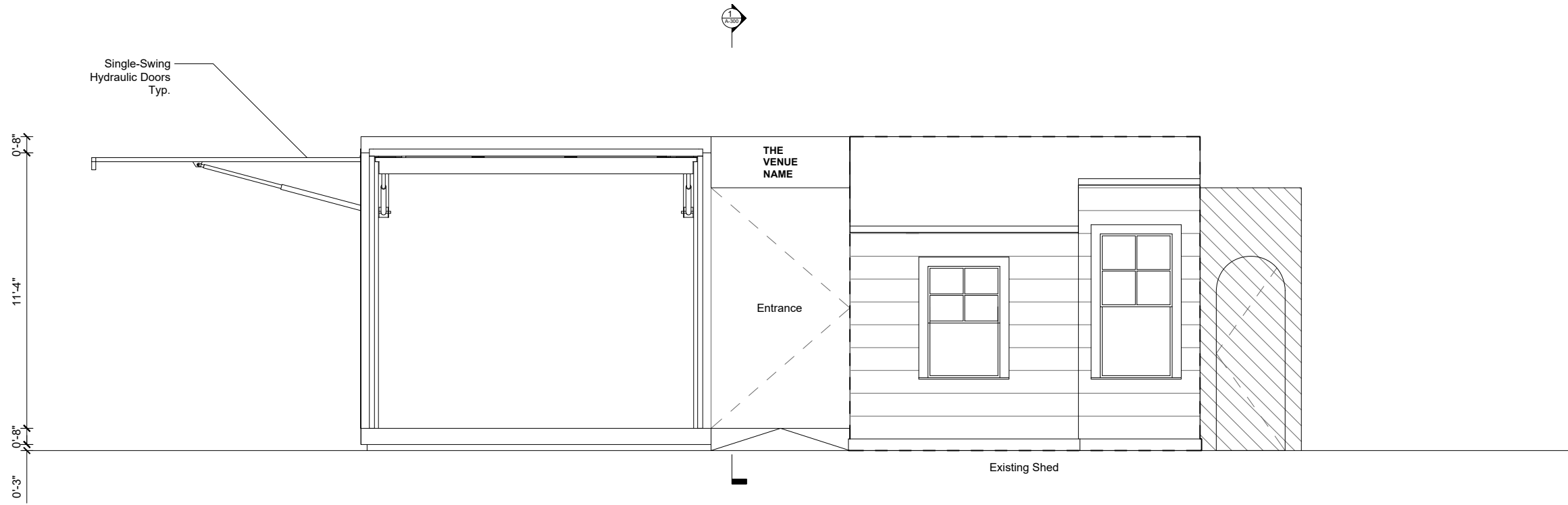
1 Elevation | North - Open  
3/16" = 1'



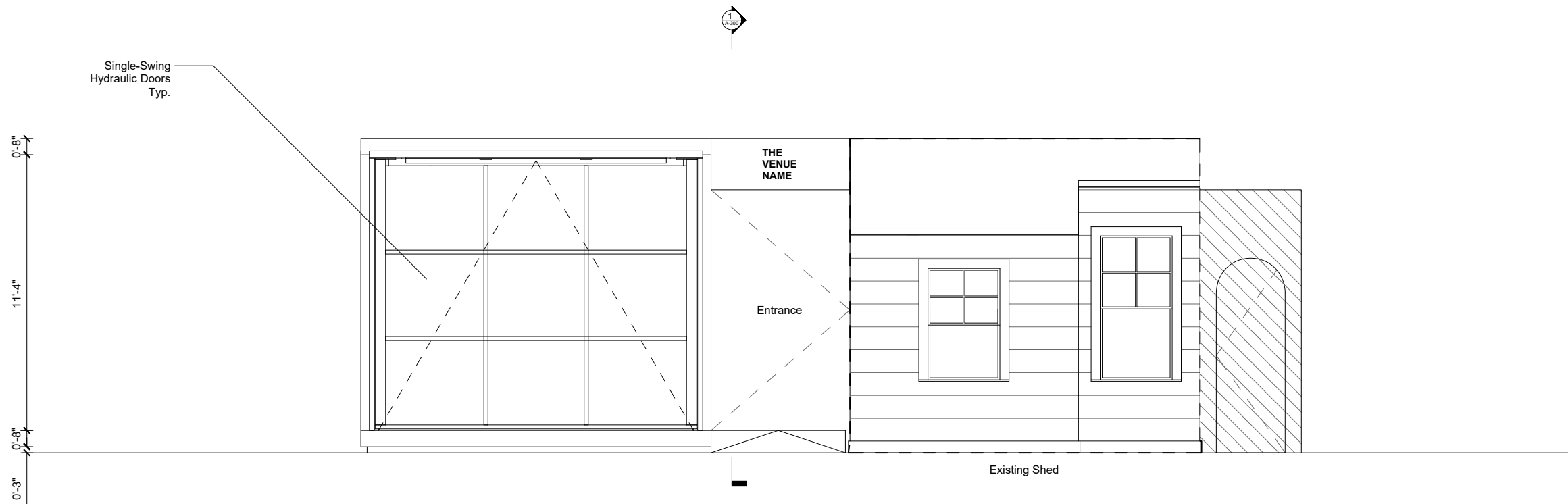
2 Elevation | North - Closed  
3/16" = 1'

# Drawings

## East + West Elevations



1 Elevation | East - Open  
3/16" = 1'

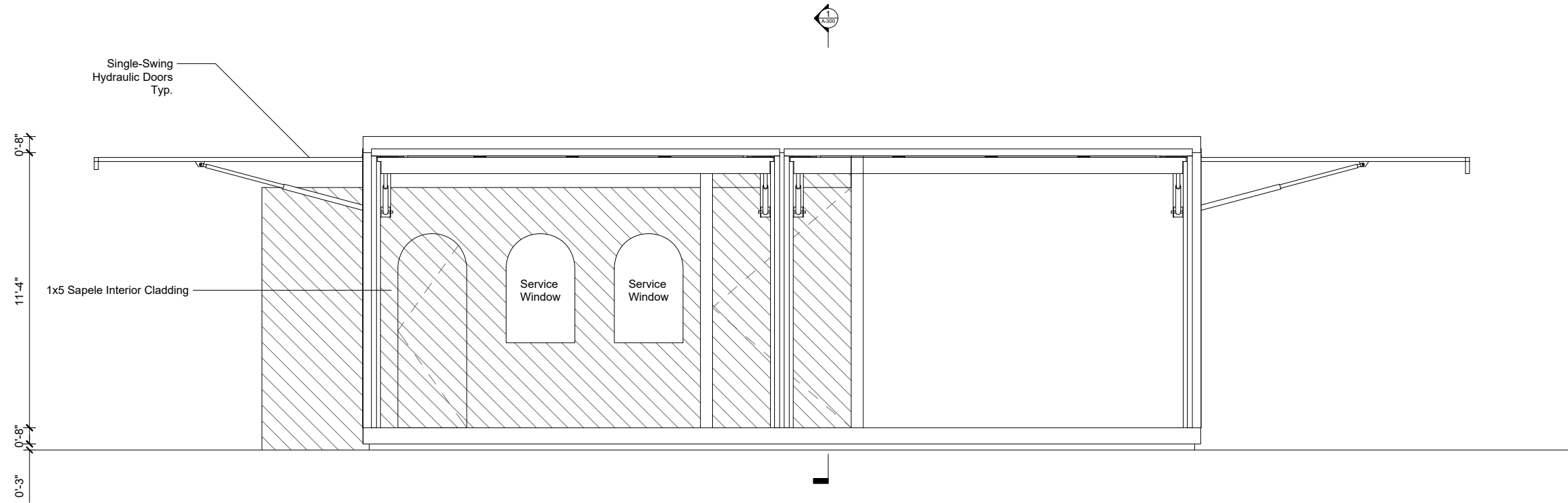


2 Elevation | East - Closed  
3/16" = 1'

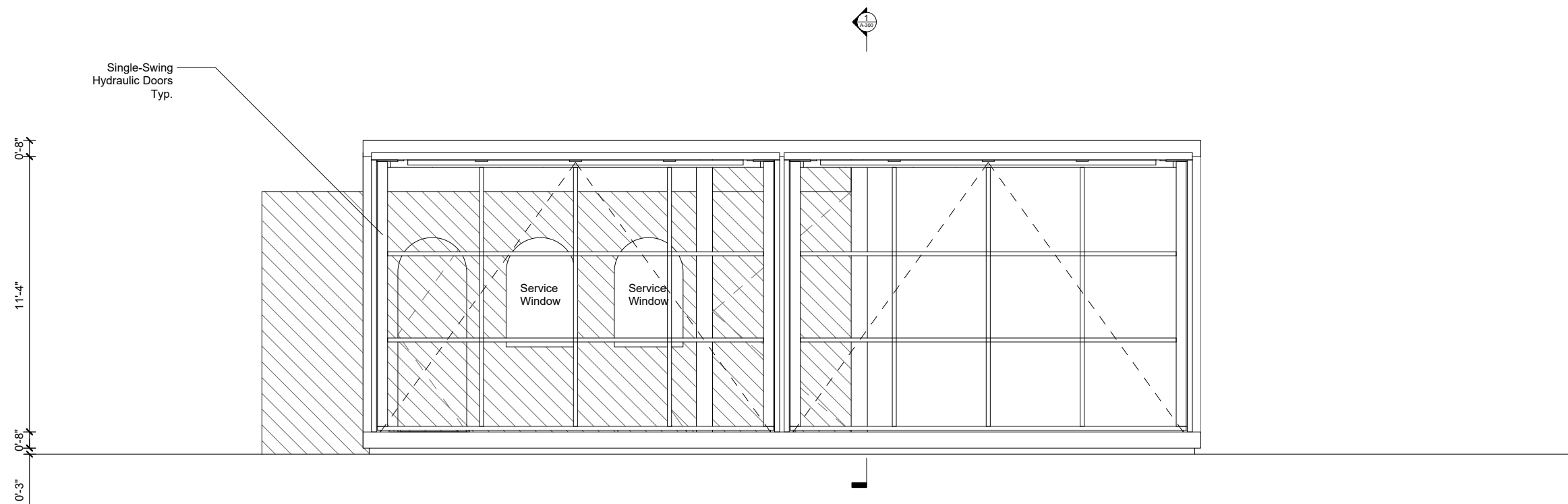


# Drawings

## East + West Elevations



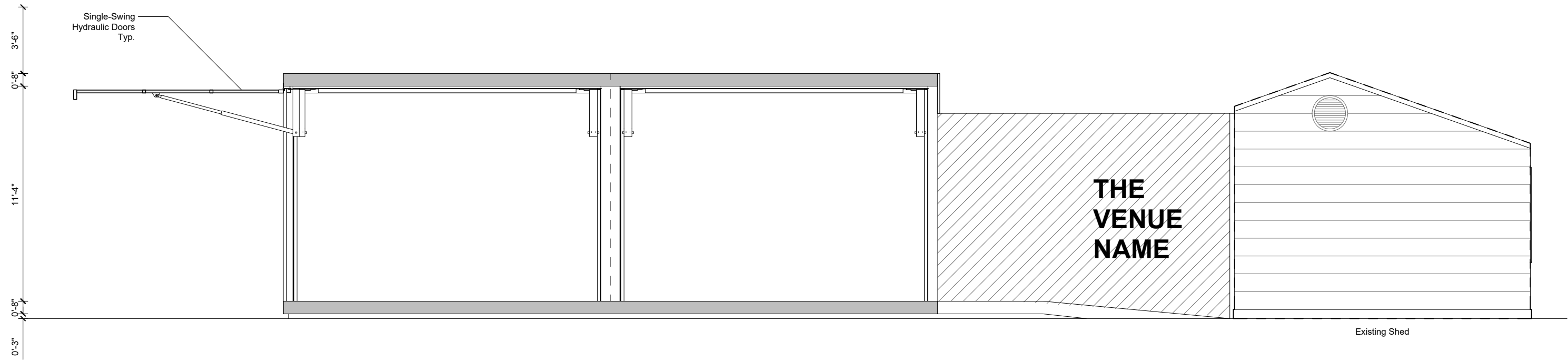
1 Elevation | West - Open  
3/16" = 1'



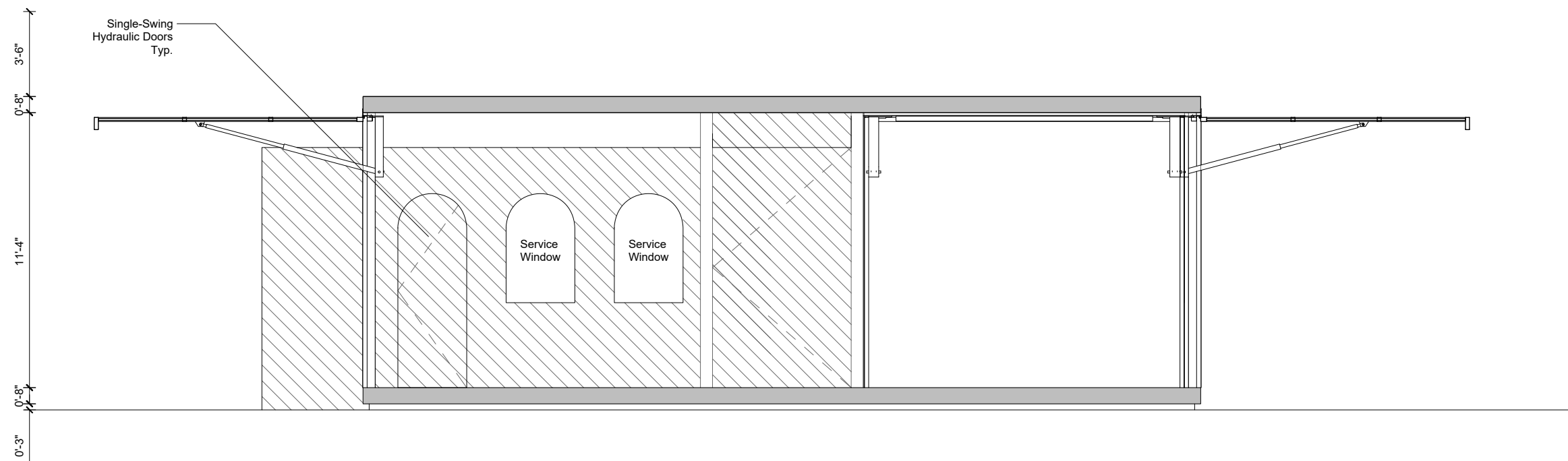
2 Elevation | West - Closed  
3/16" = 1'

# Drawings

## Sections



1 Section | East-West  
3/16" = 1'



2 Section | North-South  
3/16" = 1'

# Material Palette

Shed + Pavilion

