

The current proposal is:

Preservation Department – Item 3, LPC-23-02281

10 South Street – Battery Maritime Building – Individual Landmark Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 857 9328 6573

Passcode: 043215

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify 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.



BATTERY MARITIME BUILDING

10 SOUTH STREET
NEW YORK, NY 10004

LPC PUBLIC HEARING

OCTOBER 18, 2022

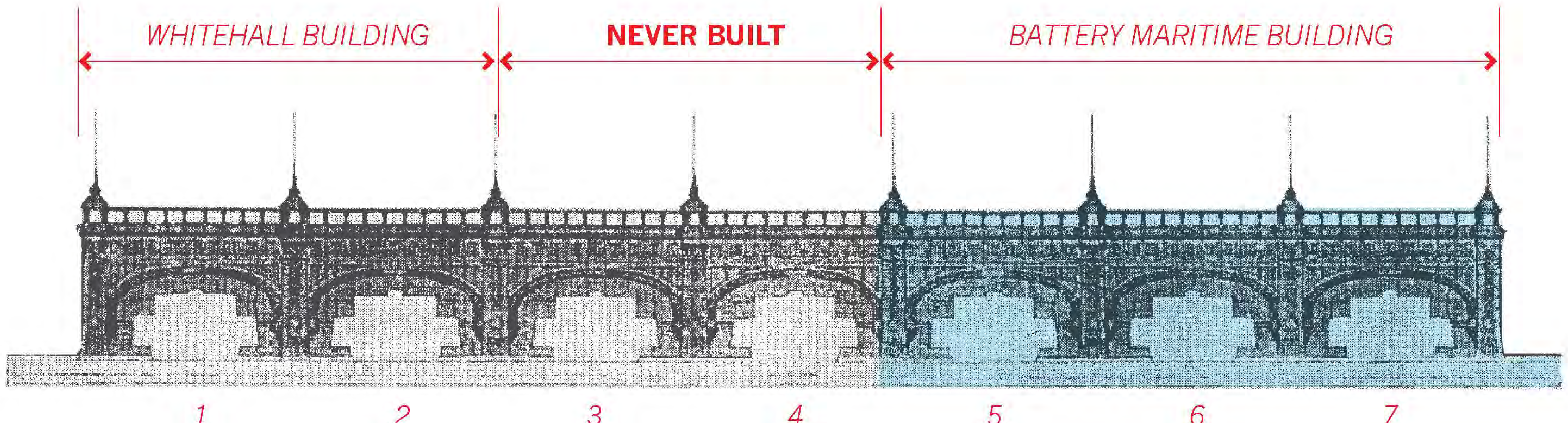
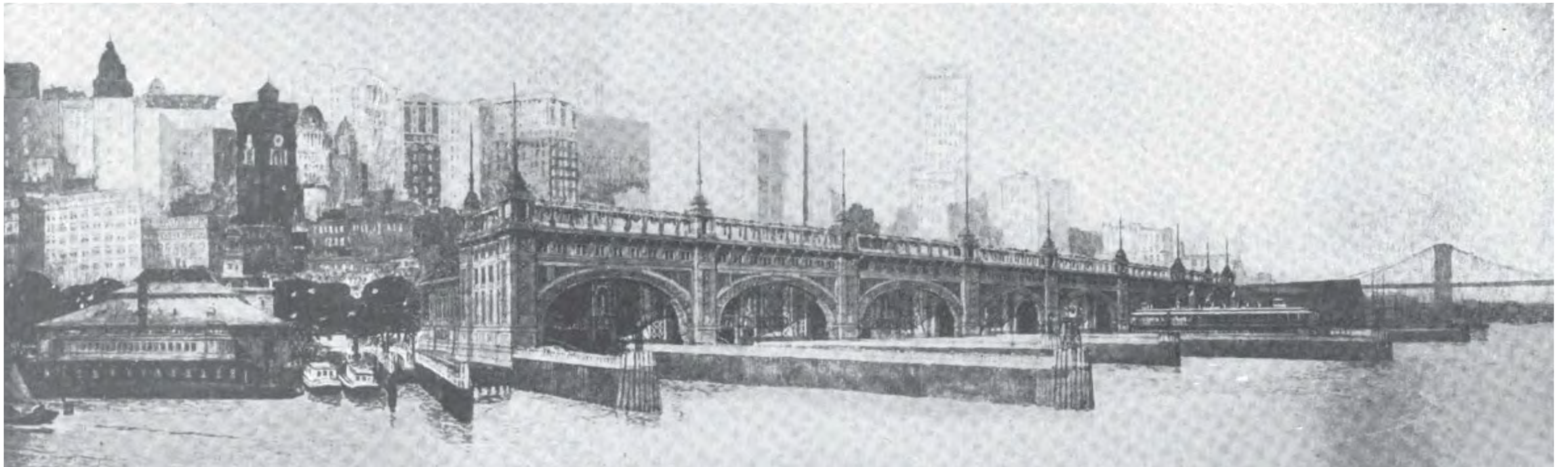
MARVEL



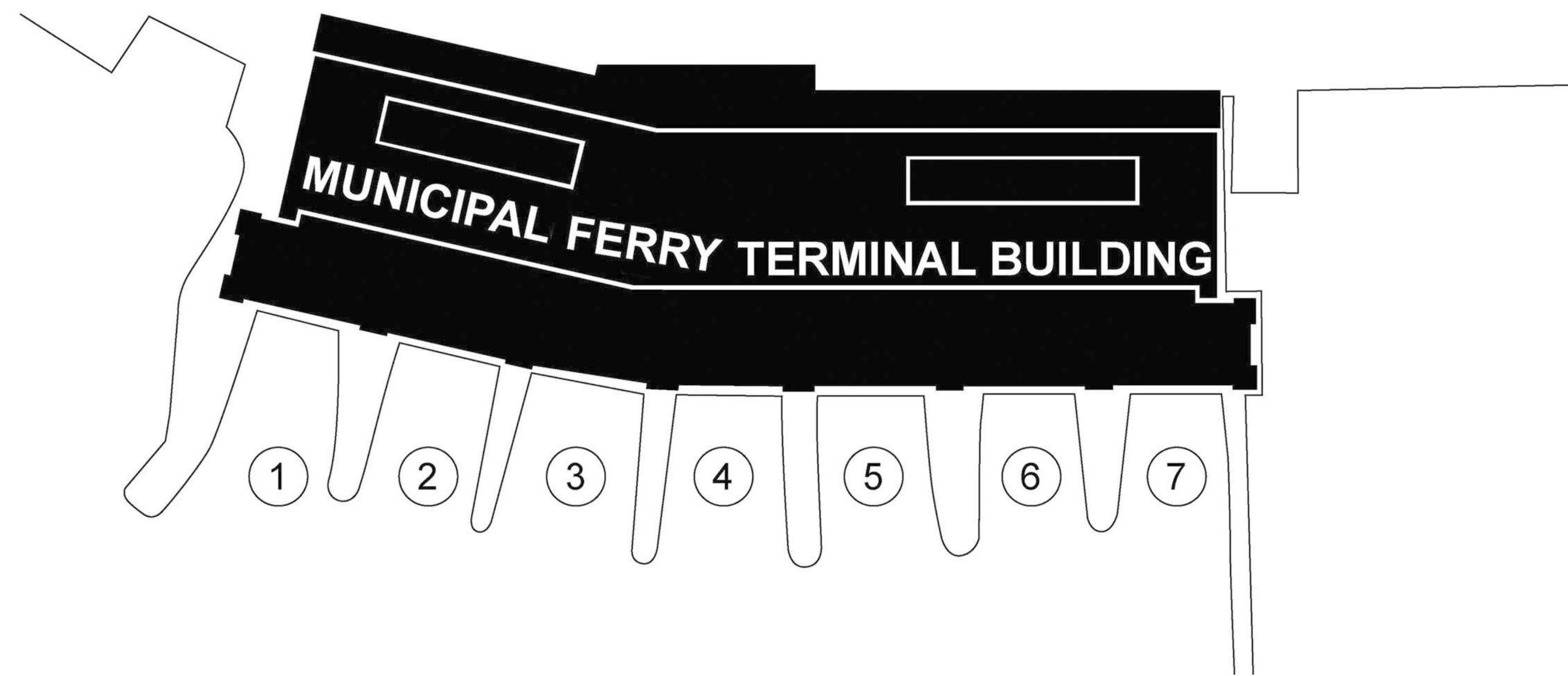
Context Site Plan



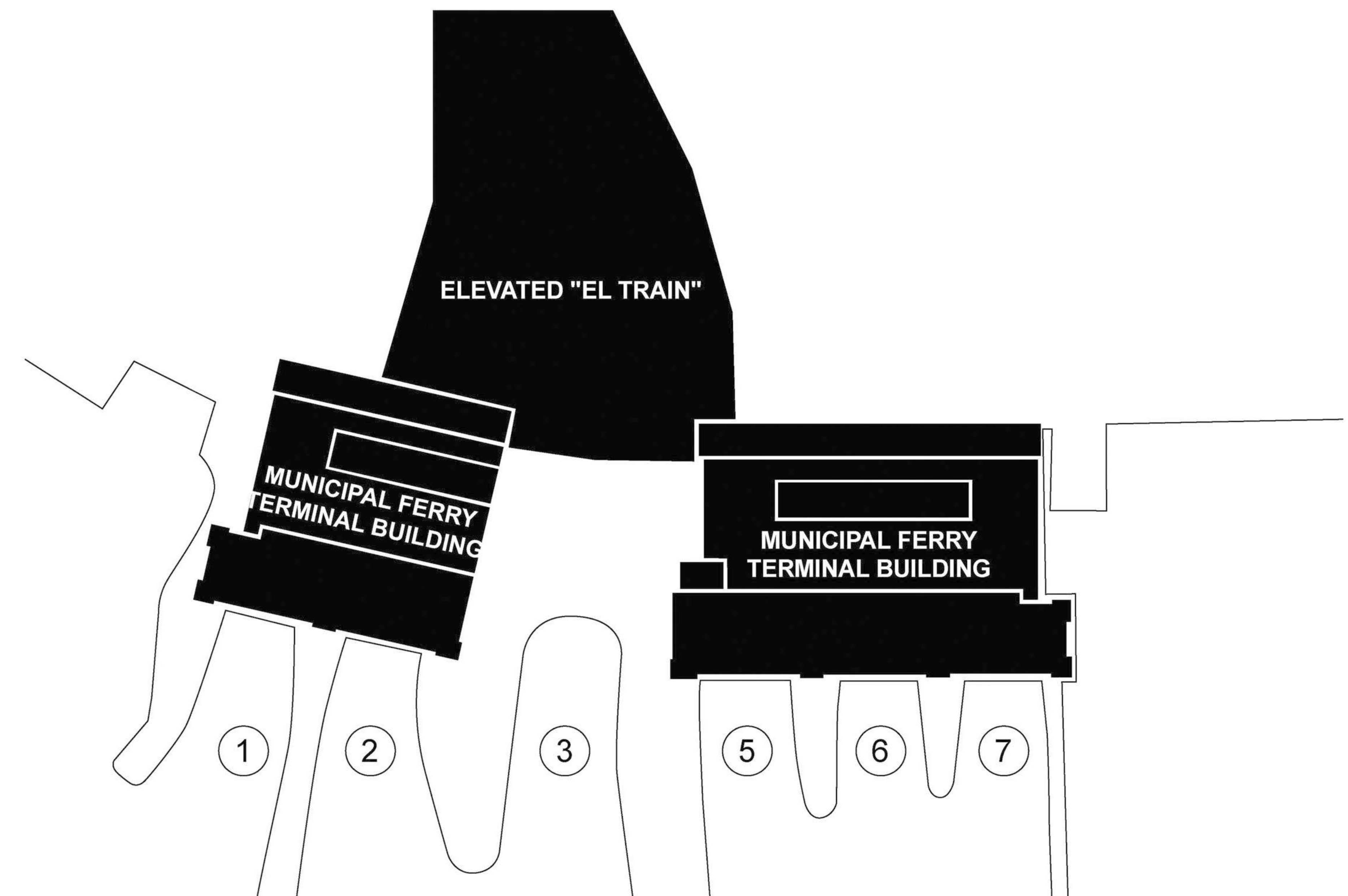
PROJECT HISTORY



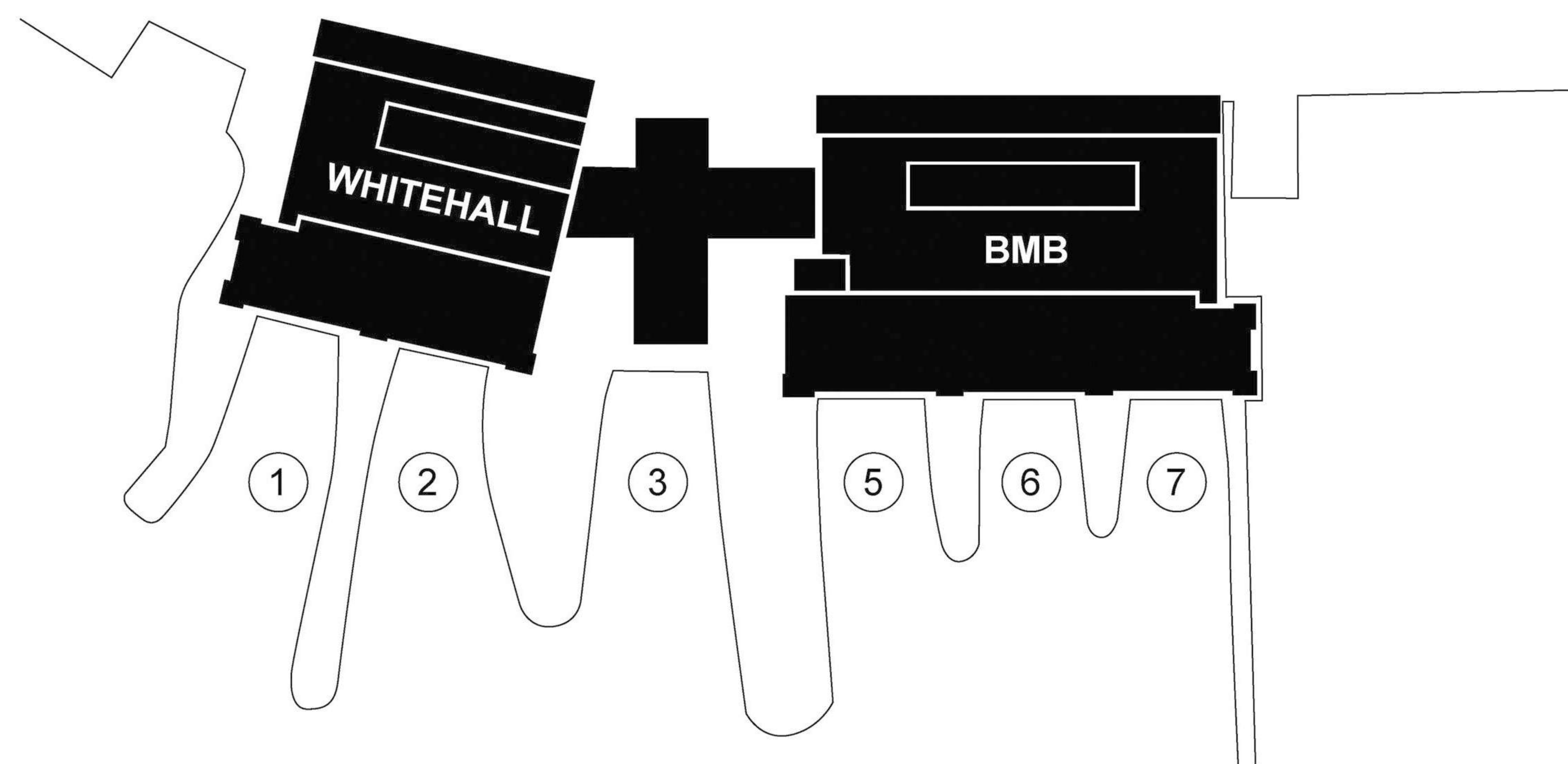
1906 MUNICIPAL FERRY TERMINAL
Walker and Morris Architects



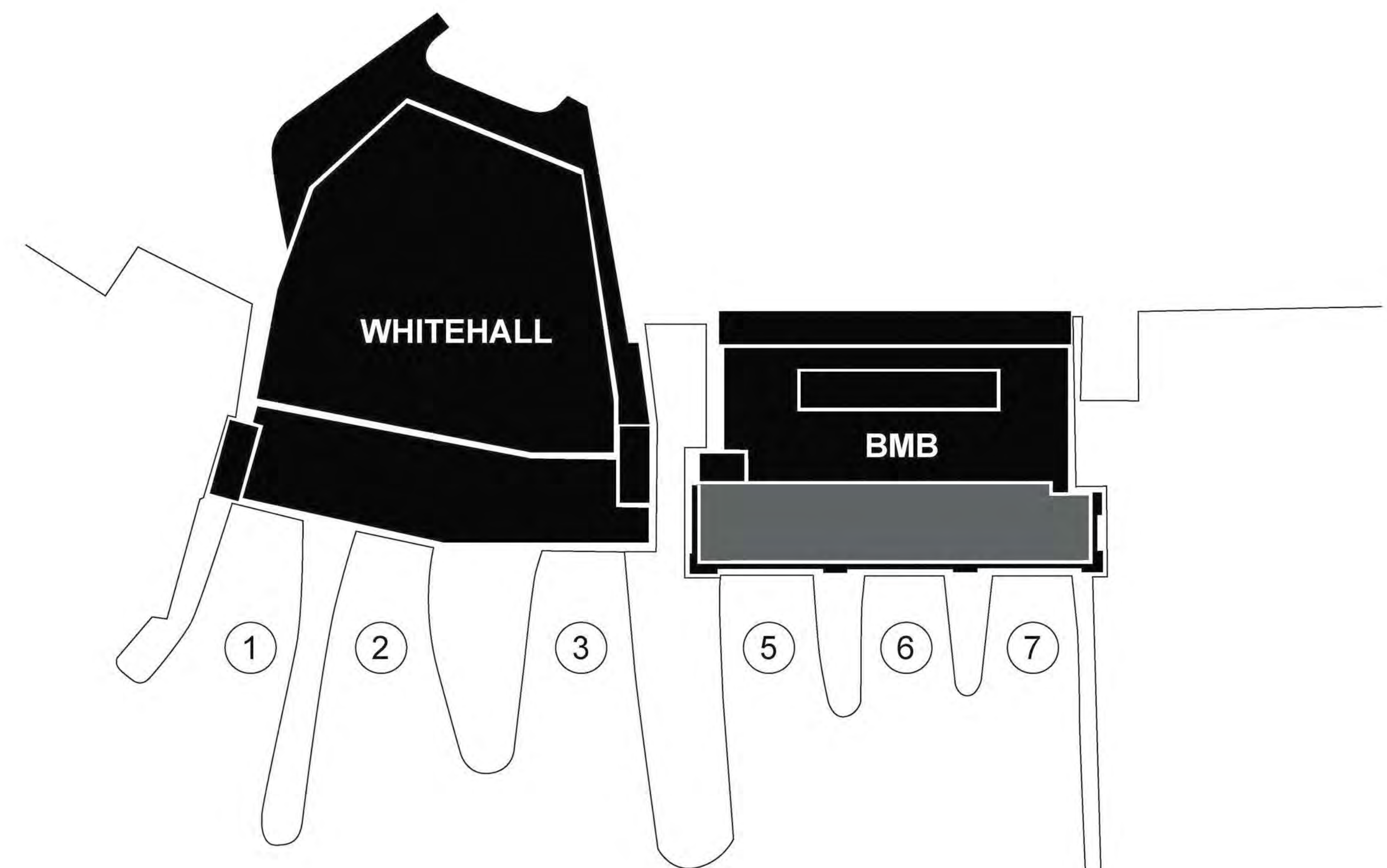
1907 Original Design



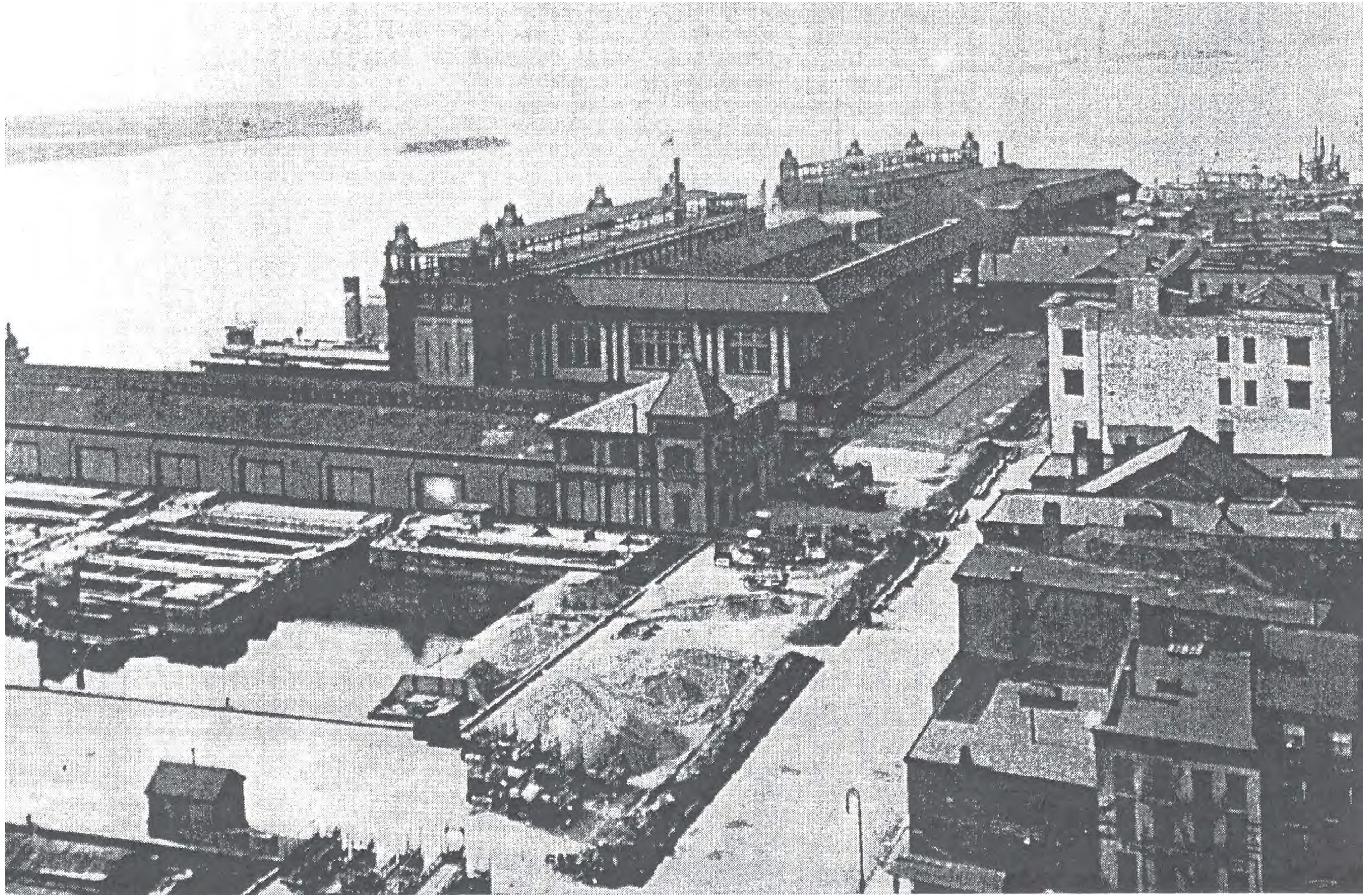
1911 Built



1950



2010 Proposed



1912 BMB on South Street



1914 BMB and Whitehall



1990's



2002-2007 Exterior Restoration **JHPA** JAN HIRD POKORNY ASSOCIATES, INC.



2010 Great Hall



2010 South Facade



2012 - 2018 Core and Shell Construction By Others

PAST LPC APPROVALS



2/12/2008 LPC Hearing



2/12/2008 LPC Hearing

2008 LPC FINDINGS - SELECT SUMMARY

- Higher Addition Previously Approved (3 Story Addition, 7 Stories Total)
- Reconstruct Historic Cupolas
- Reconstruct Historic Pergola
- Addition Set Back
- Centered 7th Floor with Bar / Restaurant and Terrace



7/27/2010 LPC Hearing



7/27/2010 LPC Hearing

2010 LPC FINDINGS - SELECT SUMMARY

- Addition reduced (1 Story Addition, 5 Stories Total)
- Reconstruct Historic Cupolas
- Reconstruct Historic Pergola
- Addition Set Back
- Bulkhead at roof
- Removed elevator shaft at Southwest corner and removed elevator access to roof

EXISTING CONDITION PHOTOS





Existing Conditions - North East



Existing Conditions - East Facade



Existing Conditions - North West



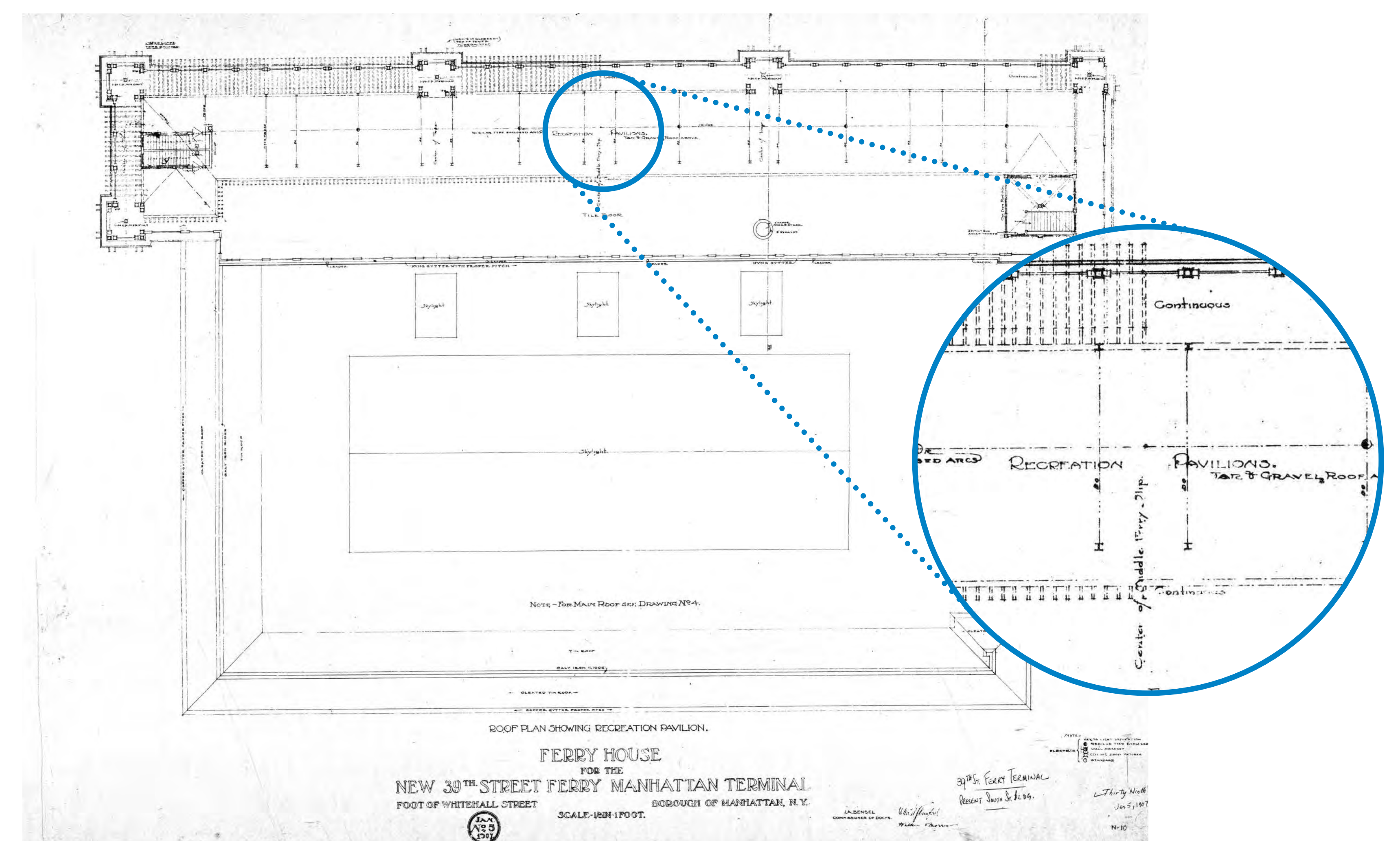
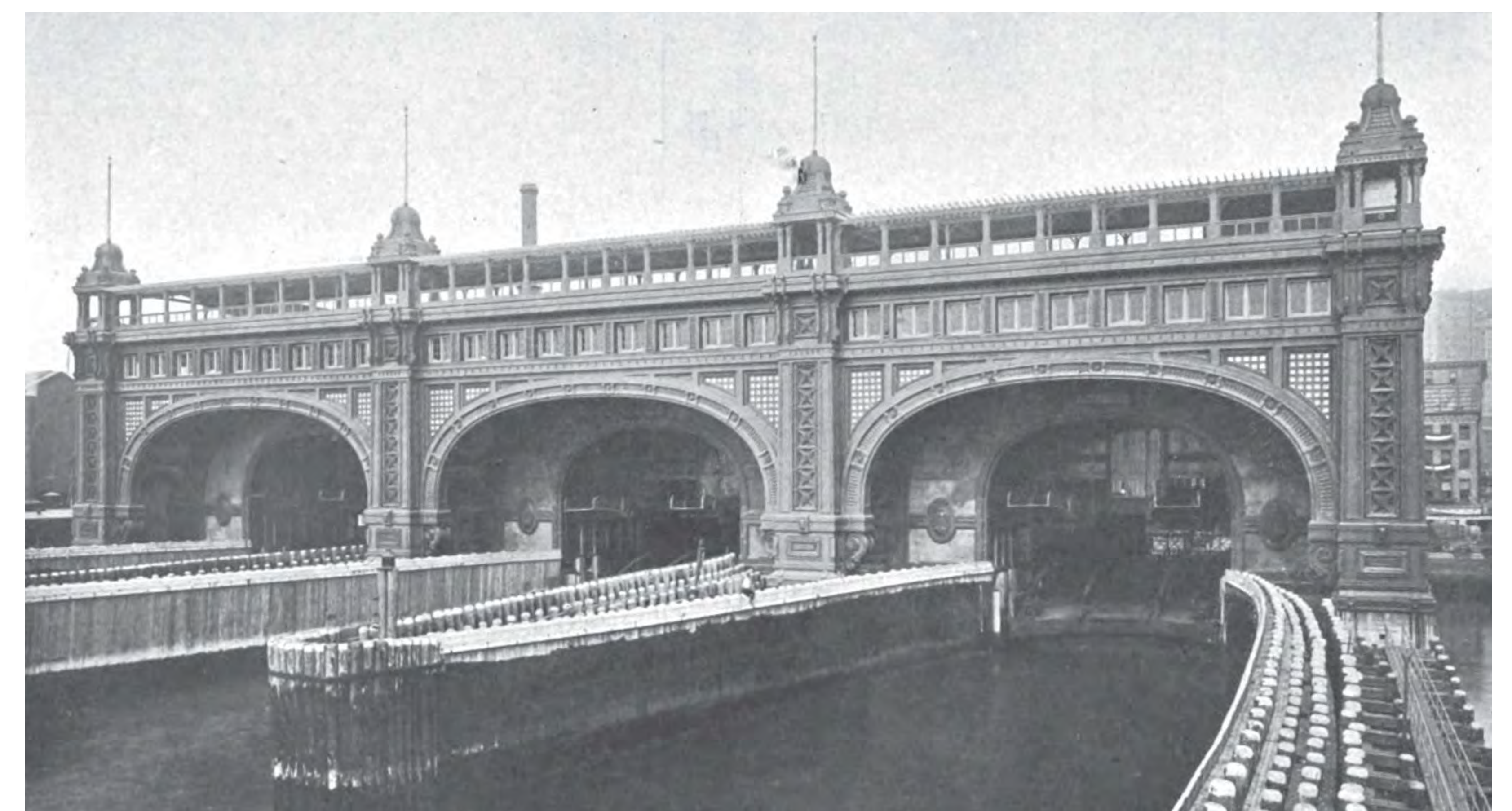
Existing Conditions - North Facade

PROPOSED

- In 1892, the New York State legislature eased restrictions of the NYC waterfront to allow for the upper stories of certain piers to be set aside for active use, including the Battery Maritime Building, for “fresh air and recreation”.

- New York Times noted while the Battery Maritime Building was under construction, that the entire roof would be “*laid out as a recreation pier, which will comfortably accommodate many on warm summer evenings.*”

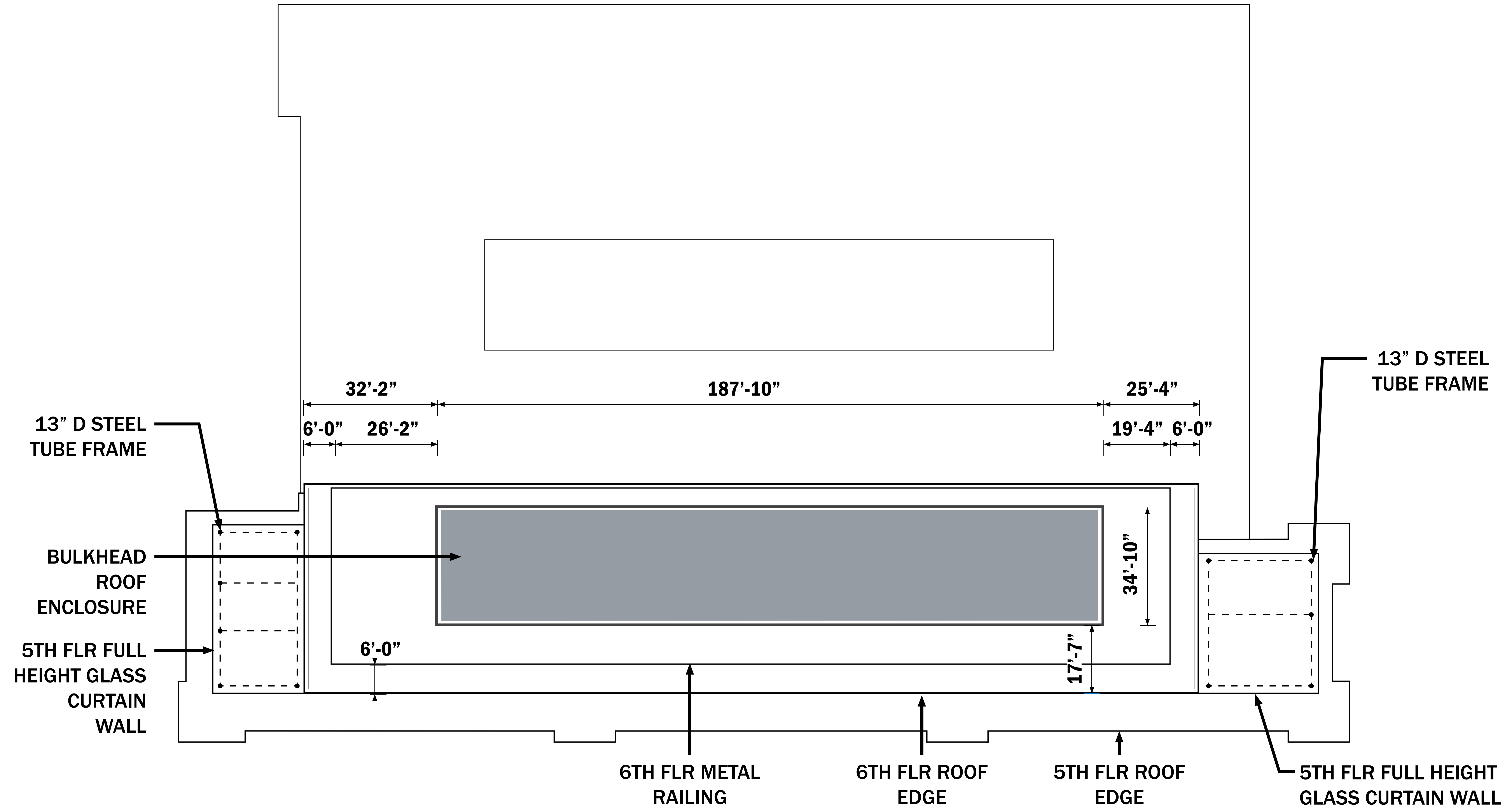
ROOFTOP USE HISTORY





2022

SOUTH ST

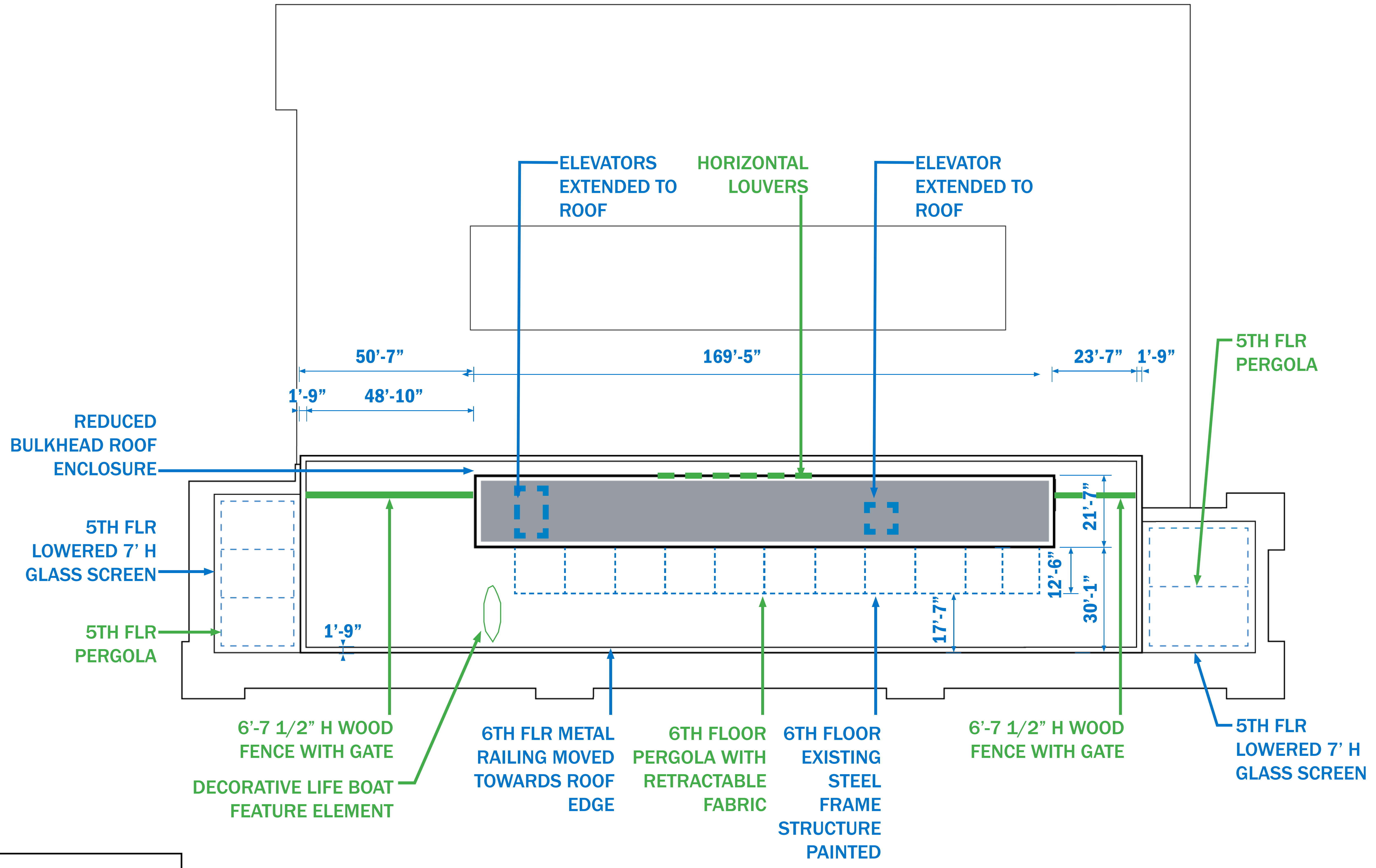


KEY LEGEND

- PREVIOUSLY APPROVED = BLACK
- BUILT - PROPOSED = BLUE
- NOT BUILT - PROPOSED = GREEN

ROOF PLAN DIAGRAM

Approved (2010)

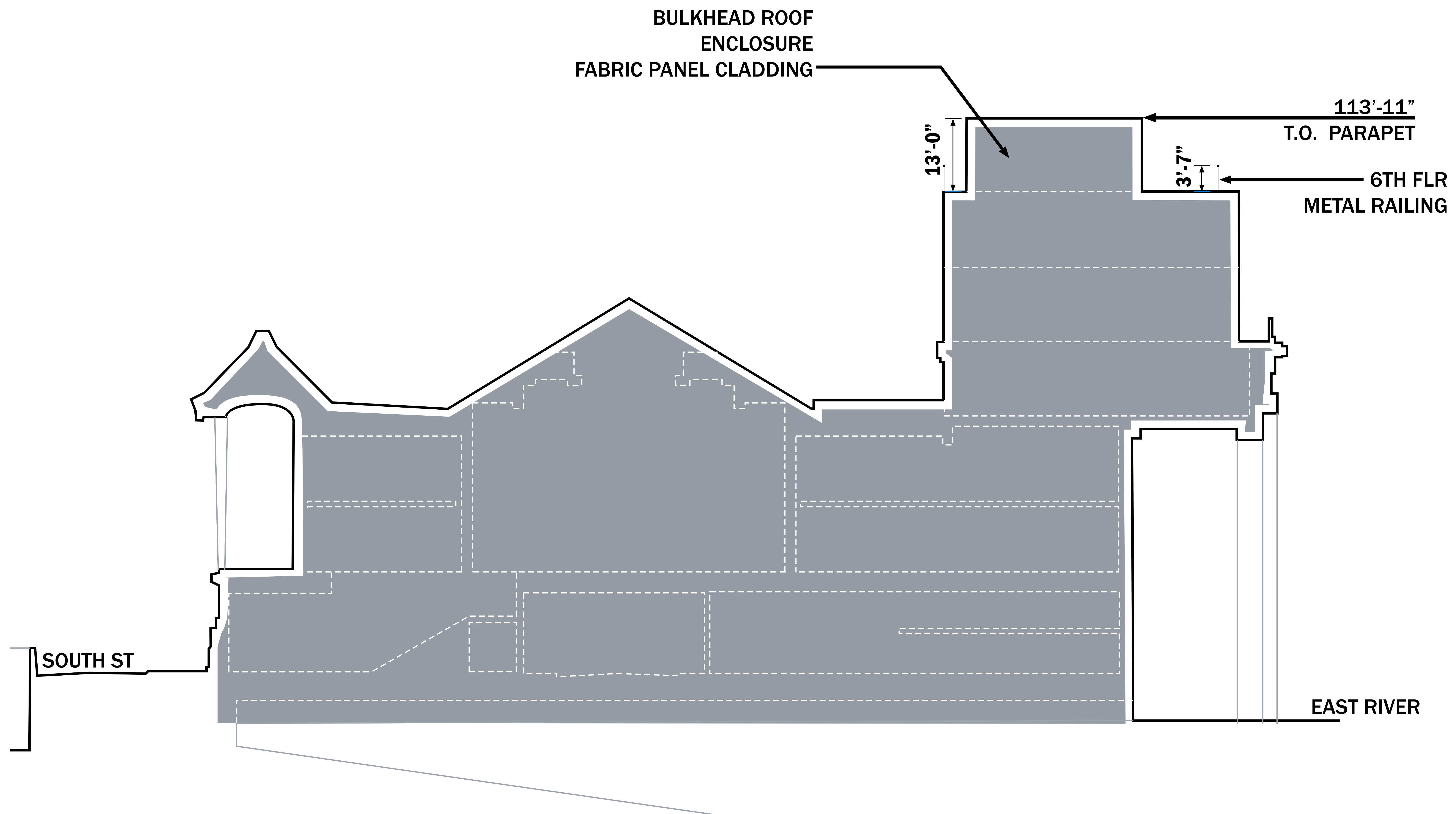


KEY LEGEND

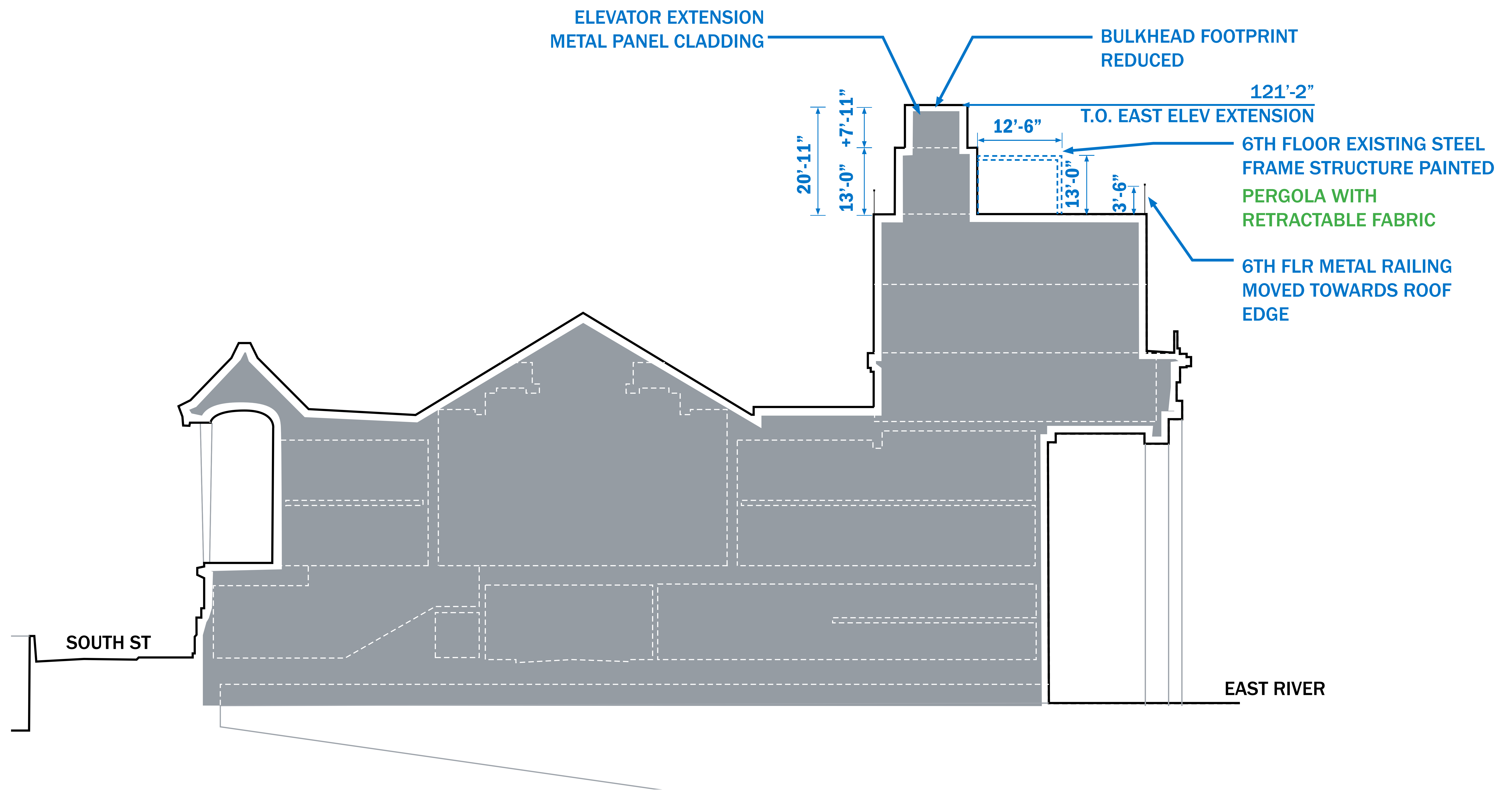
- PREVIOUSLY APPROVED = BLACK
- BUILT - PROPOSED = BLUE
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ROOF PLAN DIAGRAM

Proposed



SECTION DIAGRAM
Approved (2010)



KEY LEGEND

- PREVIOUSLY APPROVED = BLACK
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SECTION DIAGRAM
Proposed



RENDERING | SOUTH ELEVATION
Approved (2010)

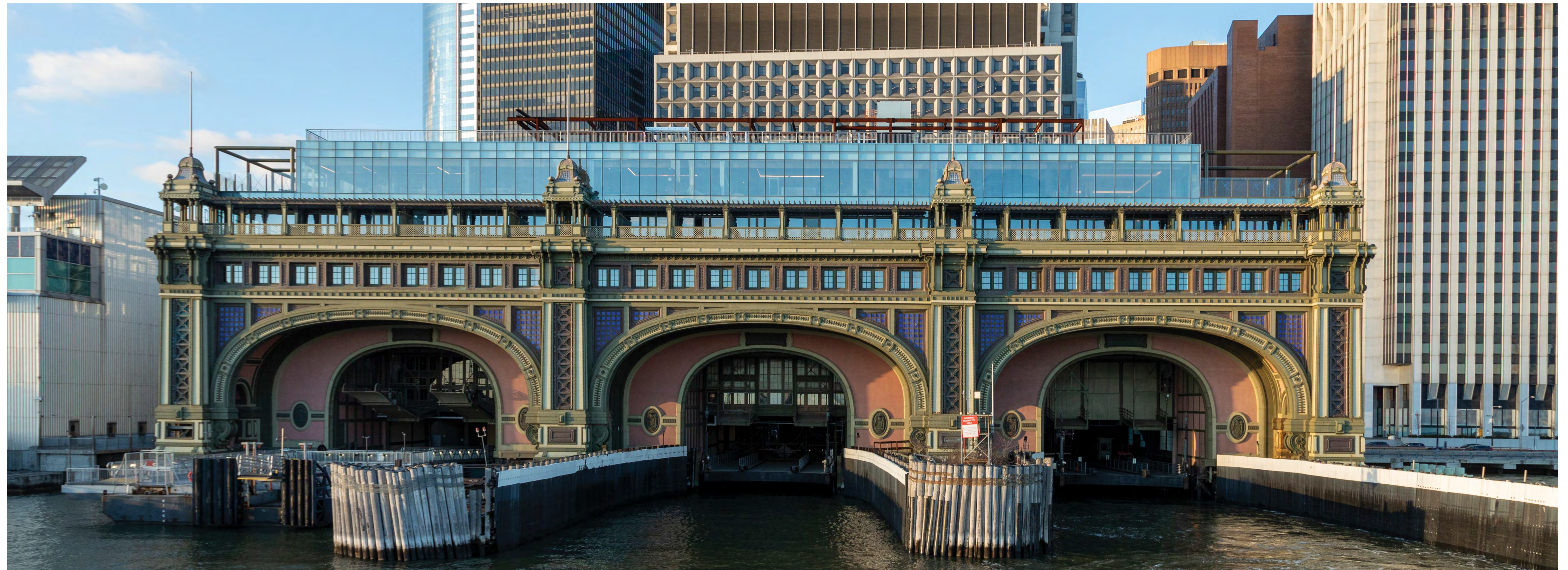


PHOTO | SOUTH ELEVATION

Currently Built (2020)



PHOTO | SOUTH ELEVATION

Currently Built (2022)

DECORATIVE LIFE BOAT FEATURE ELEMENT

PERIMETER METAL RAILING
(SHIFTED TOWARD EXTERIOR)
TO BE RAISED TO 5'-0"

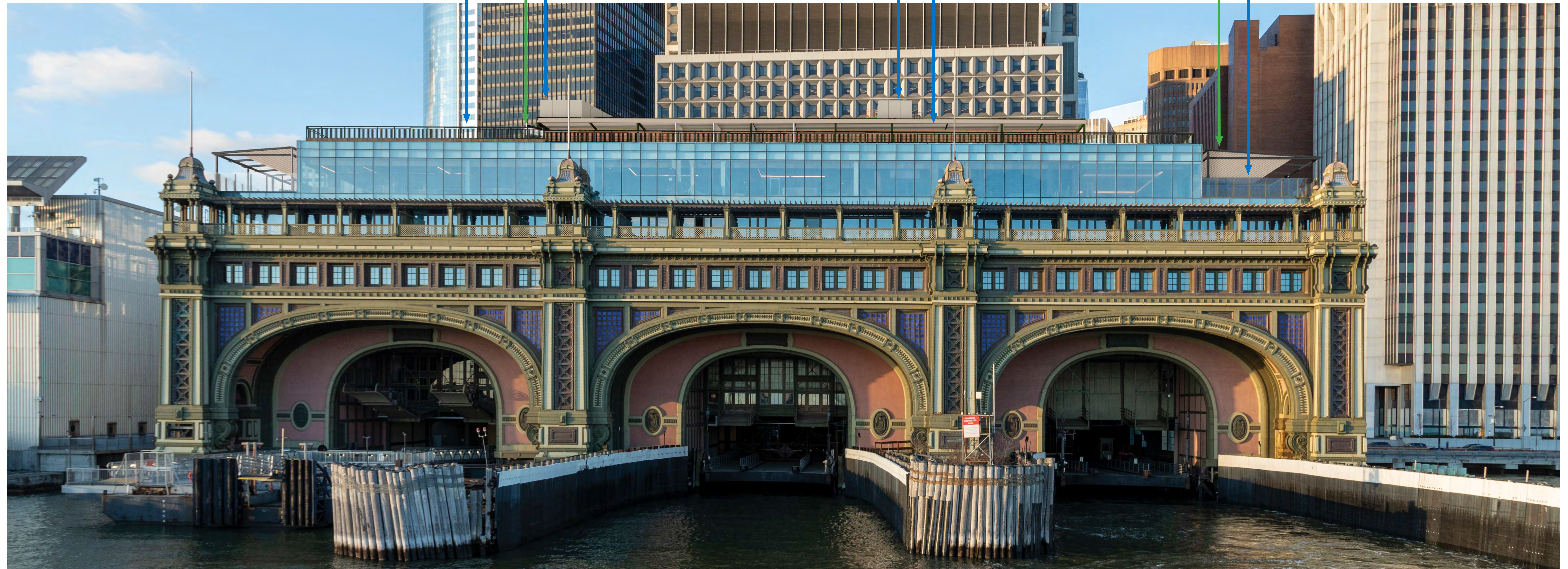
PASSENGER ELEVATOR
EXTENSION
STANDING SEAM METAL PANEL

SERVICE ELEVATOR EXTENSION
STANDING SEAM METAL PANEL

EXISTING STEEL FRAME
STRUCTURE PAINTED
RETRACTABLE FABRIC
SHADING AT TOP WITH
INTEGRATED LIGHTING
RETRACTABLE
AWNING AT STEEL
FRAME EDGE

PAINTED ALUMINUM PERGOLA STRUCTURE WITH
OPERABLE FABRIC ENCLOSURE AT SLOPED TOP
AND OPERABLE FABRIC ENCLOSURE AT SIDES.
INTEGRATED INTERIOR LIGHTING.

5TH FLR LOWERED 7' H
GLASS SCREEN



RENDERING | SOUTH ELEVATION

Proposed

KEY LEGEND

PREVIOUSLY APPROVED = BLACK

BUILT - PROPOSED = BLUE

NOT BUILT - PROPOSED = GREEN

PAINTED ALUMINUM PERGOLA STRUCTURE WITH OPERABLE FABRIC ENCLOSURE AT SLOPED TOP AND OPERABLE FABRIC ENCLOSURE AT SIDES. INTEGRATED INTERIOR LIGHTING.

DECORATIVE LIFE BOAT FEATURE ELEMENT
5'-0" H PERIMETER METAL RAILING (SHIFTED TOWARD EXTERIOR) ON WOOD SKIRT AT POOL AREA

PASSENGER ELEVATOR EXTENSION
STANDING SEAM METAL PANEL

EXISTING STEEL FRAME STRUCTURE PAINTED
RETRACTABLE FABRIC SHADING AT TOP WITH INTEGRATED LIGHTING
RETRACTABLE AWNING AT STEEL FRAME EDGE

5TH FLR LOWERED 7' H GLASS SCREEN



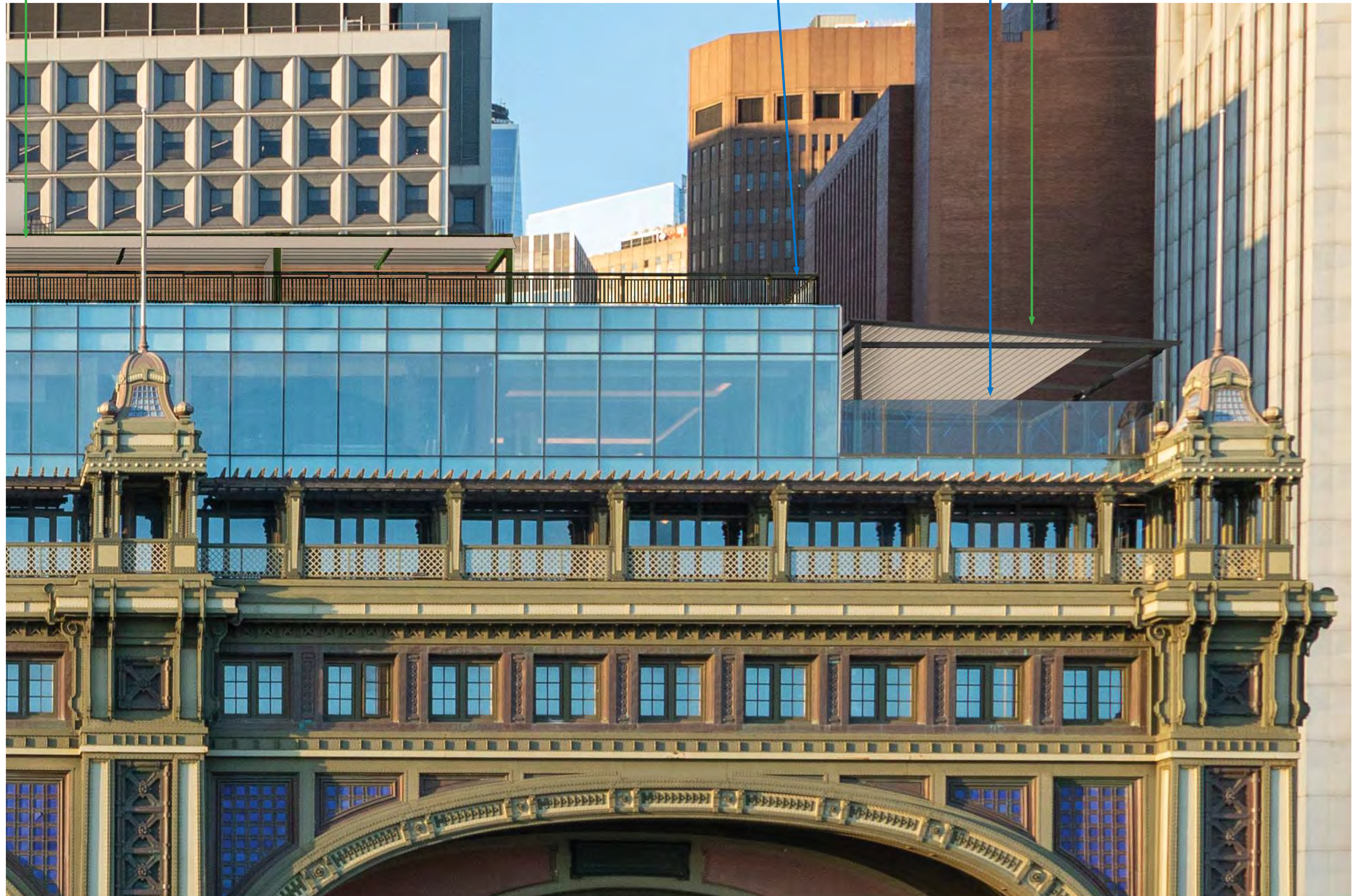
RENDERING | SOUTH ELEVATION
Proposed (Enlarged West)

EXISTING STEEL FRAME STRUCTURE
PAINTED
RETRACTABLE FABRIC SHADING AT
TOP WITH INTEGRATED LIGHTING
RETRACTABLE AWNING AT STEEL
FRAME EDGE

3'-6" H PERIMETER METAL RAILING
(SHIFTED TOWARD EXTERIOR)

5TH FLR LOWERED 7' H
GLASS SCREEN

PAINTED ALUMINUM PERGOLA STRUCTURE WITH
OPERABLE FABRIC ENCLOSURE AT SLOPED TOP
AND OPERABLE FABRIC ENCLOSURE AT SIDES.
INTEGRATED INTERIOR LIGHTING



RENDERING | SOUTH ELEVATION

Proposed (Enlarged West)



RENDERING | EAST ELEVATION

Approved (2010)

HEAVY STEEL TUBE
FRAME TO BE
REMOVED

5TH FLR LOWERED
7' H GLASS SCREEN

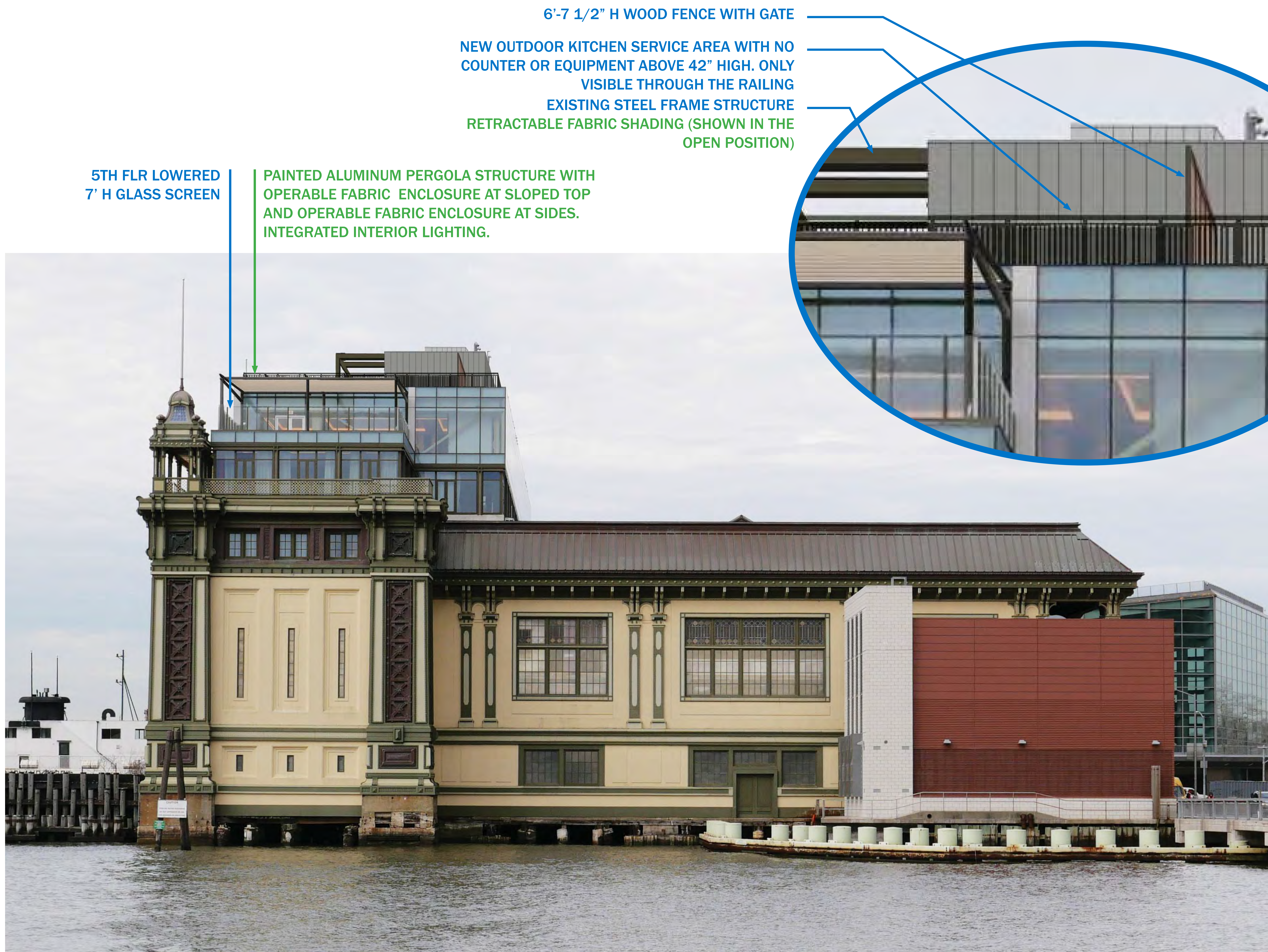
ELEVATOR (SE-1)
EXTENSION INSTALLED

BULKHEAD
STANDING SEAM
METAL PANELS



PHOTO | EAST ELEVATION

Currently Built (2022)



6'-7 1/2" H WOOD FENCE WITH GATE

NEW OUTDOOR KITCHEN SERVICE AREA WITH NO COUNTER OR EQUIPMENT ABOVE 42" HIGH. ONLY VISIBLE THROUGH THE RAILING
EXISTING STEEL FRAME STRUCTURE
RETRACTABLE FABRIC SHADING (SHOWN IN THE OPEN POSITION)

5TH FLR LOWERED
7' H GLASS SCREEN

PAINTED ALUMINUM PERGOLA STRUCTURE WITH OPERABLE FABRIC ENCLOSURE AT SLOPED TOP AND OPERABLE FABRIC ENCLOSURE AT SIDES. INTEGRATED INTERIOR LIGHTING.

RENDERING | EAST ELEVATION

Proposed



PHOTO | NORTH EAST APPROACH
Currently Built (2022)



RENDERING | NORTH EAST APPROACH

Proposed



RENDERING | NORTHWEST ELEVATION

Approved (2010)



PHOTO | NORTHWEST ELEVATION

Currently Built (2022)

BULKHEAD
STANDING SEAM
METAL PANELS

ELEVATOR (PE-2/
PE-3) EXTENSION
STANDING SEAM
METAL PANELS

PERIMETER
METAL RAILING
(SHIFTED
TOWARDS
EXTERIOR)

PAINTED ALUMINUM PERGOLA
STRUCTURE WITH OPERABLE
FABRIC ENCLOSURE AT
SLOPED TOP AND OPERABLE
FABRIC ENCLOSURE AT
SIDES. INTEGRATED INTERIOR
LIGHTING.



RENDERING | NORTHWEST ELEVATION

Proposed



RENDERING | WEST ELEVATION
Approved (2010)

MEP EQUIPMENT
VISIBLE

ELEVATOR (PE-2/PE-3)
EXTENSION

PERIMETER METAL RAILING
(SHIFTED TOWARD
EXTERIOR)

LOWERED GLASS
ENCLOSURE - 7'H

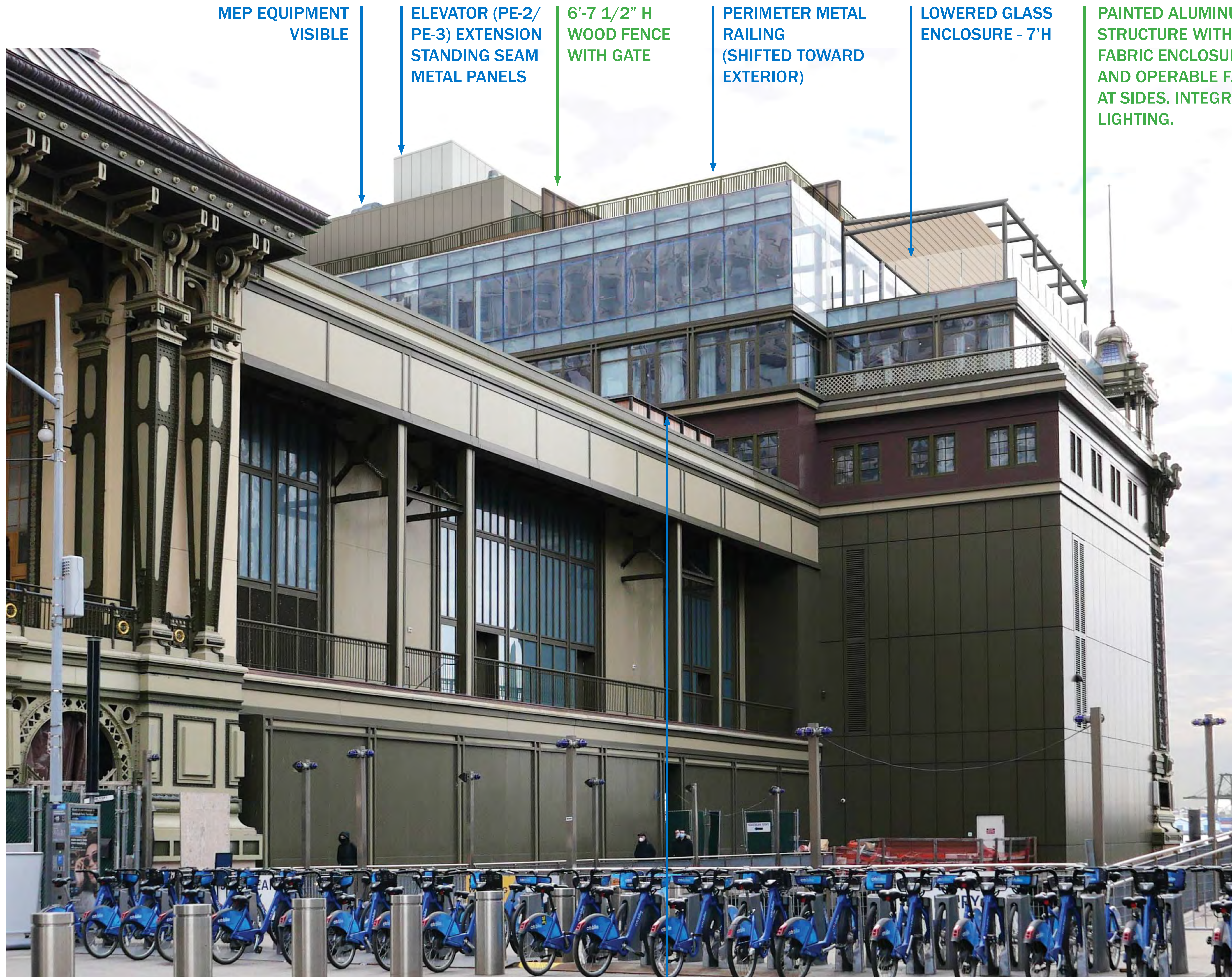
HEAVY STEEL TUBE FRAME TO BE
REMOVED



PHOTO | WEST ELEVATION

Currently Built (2022)

WOOD FENCE ON THIRD
FLOOR VISIBLE



MEP EQUIPMENT VISIBLE

ELEVATOR (PE-2/PE-3) EXTENSION
STANDING SEAM METAL PANELS

6'-7 1/2" H WOOD FENCE WITH GATE

PERIMETER METAL RAILING (SHIFTED TOWARD EXTERIOR)

LOWERED GLASS ENCLOSURE - 7'H

PAINTED ALUMINUM PERGOLA STRUCTURE WITH OPERABLE FABRIC ENCLOSURE AT SLOPED TOP AND OPERABLE FABRIC ENCLOSURE AT SIDES. INTEGRATED INTERIOR LIGHTING.

RENDERING | WEST ELEVATION

Proposed

WOOD FENCE ON THIRD FLOOR VISIBLE

PERIMETER METAL RAILING (SHIFTED TOWARD EXTERIOR)

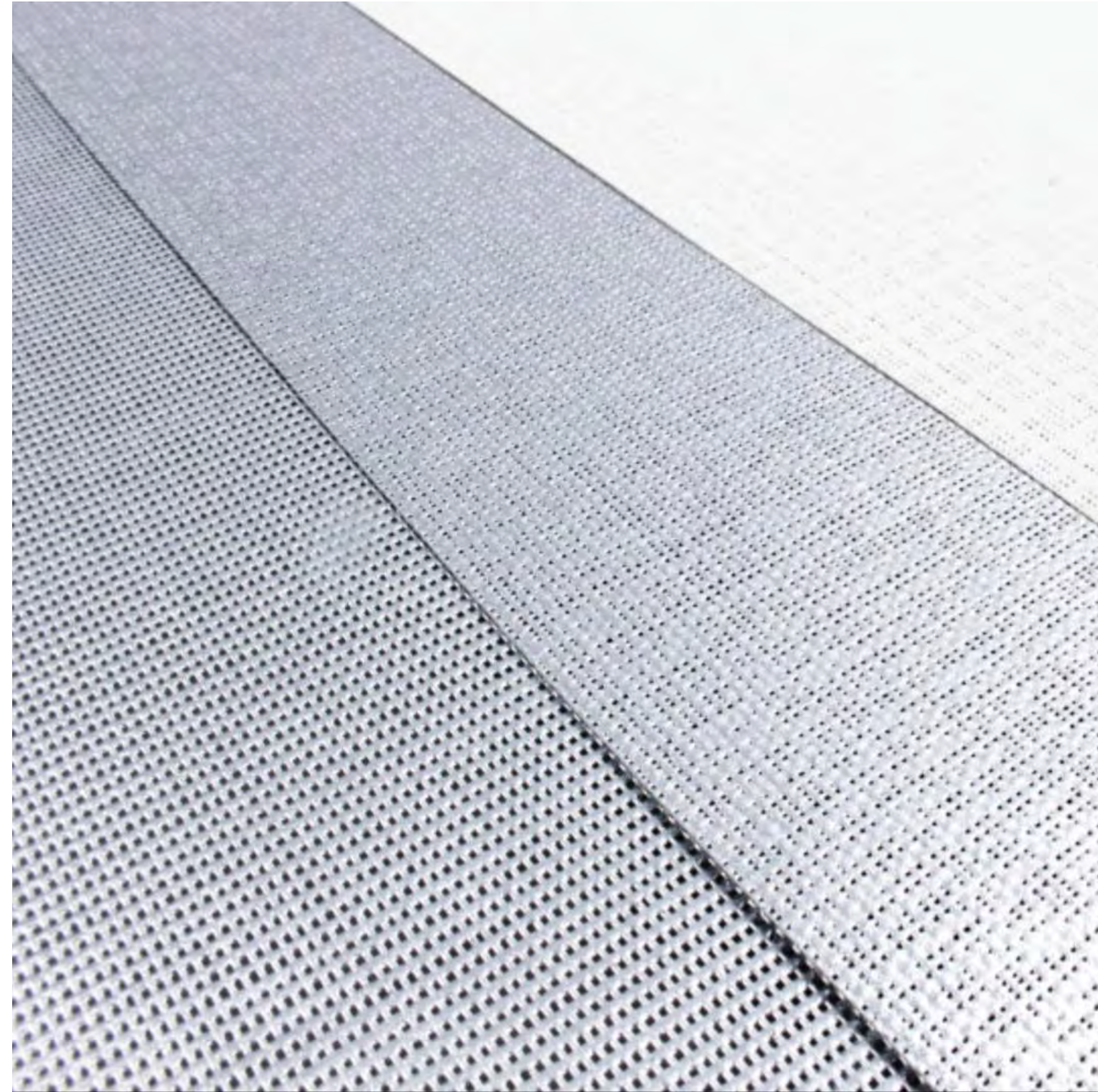
PENTHOUSE ENCLOSURE REDUCED. STANDING SEAM METAL PANELS

EXISTING STEEL FRAME EXPOSED

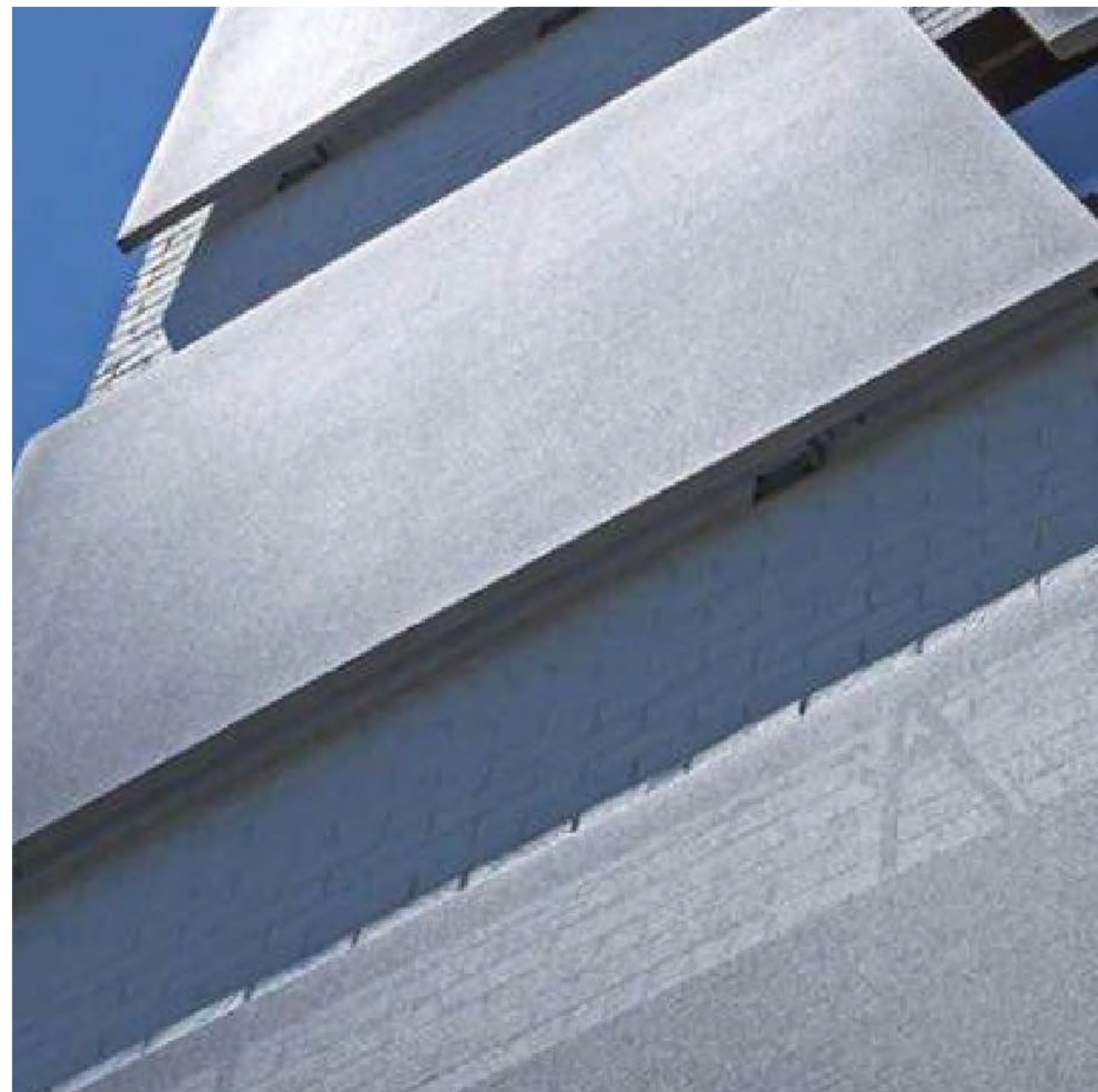


PHOTOS | 6TH FLOOR ROOF
CURRENTLY BUILT (2022)

(2013) APPROVED CLADDING



FABRIC MESH FACADE

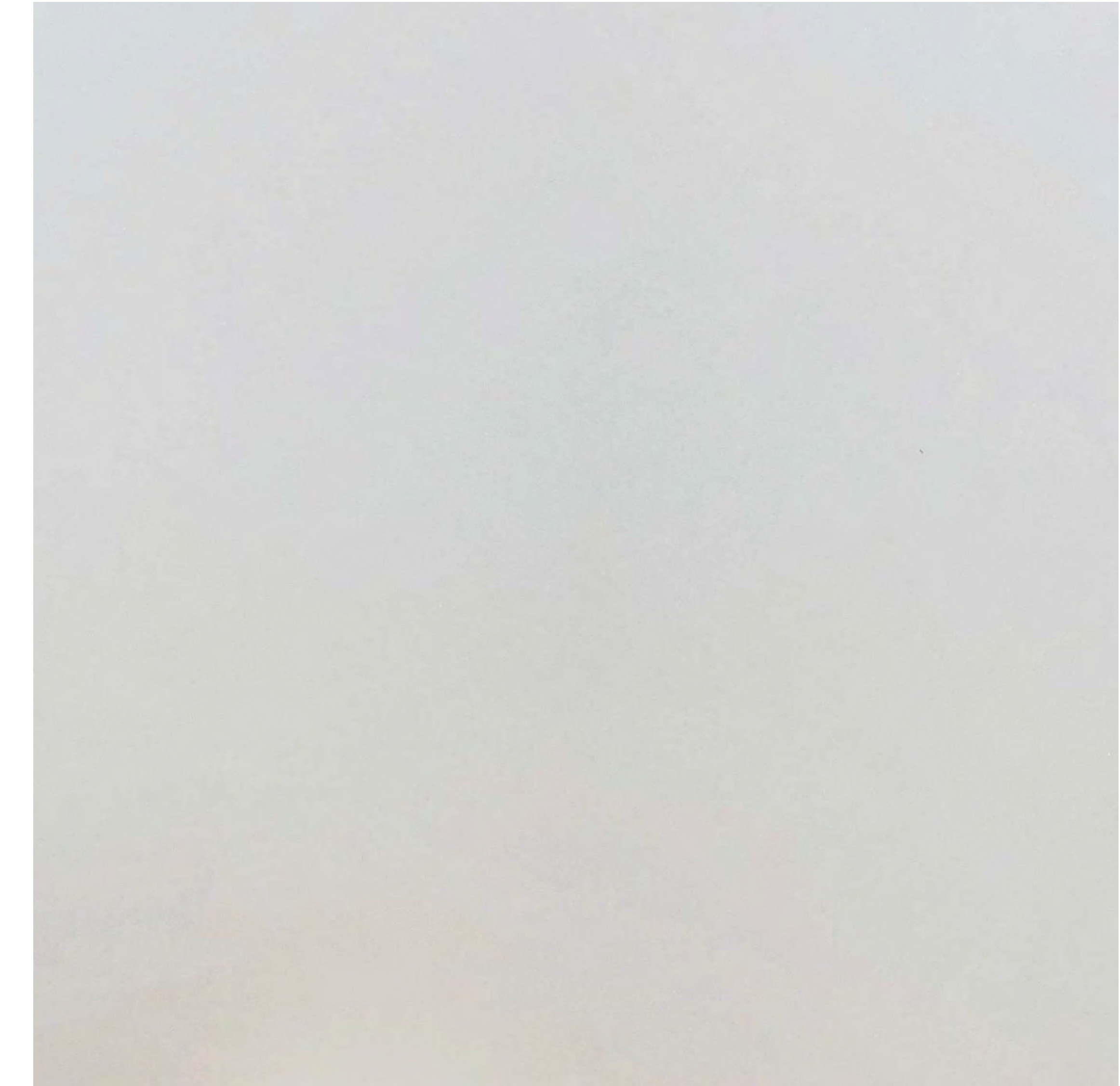


FABRIC MESH PRECEDENT
(3' WIDE PANELS)

(2021) PROPOSED CLADDING



METAL PANELS AT BULKHEAD
GUNMETAL COLOR



METAL PANELS AT ELEVATOR OVERRUN
LIGHT GUNMETAL COLOR



STANDING SEAM PANEL EXAMPLE



STANDING SEAM PANEL PRECEDENT
(18" WIDE PANELS)

6TH FL ROOF - BULKHEAD CLADDING

RETRACTABLE
FABRIC SHADING
AT TOP WITH
INTEGRATED
LIGHTING

DRAPERY
AT LATERAL
DIVIDORS
AND REAR
WALL

RETRACTABLE
AWNING AT STEEL
FRAME EDGE

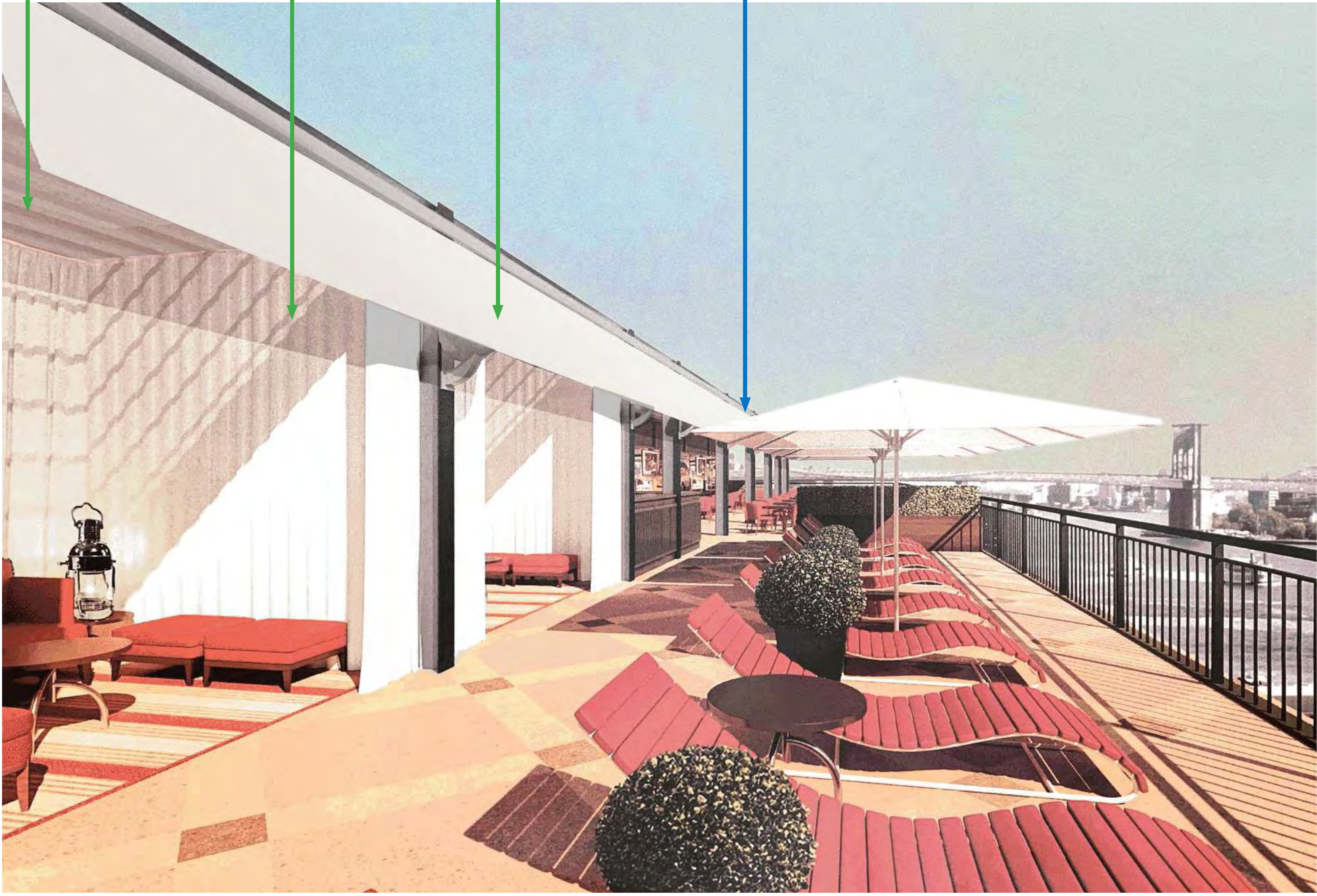
EXISTING STEEL
FRAME STRUCTURE
PAINTED

EXISTING STEEL
FRAME STRUCTURE
PAINTED

RETRACTABLE
AWNING AT STEEL
FRAME EDGE

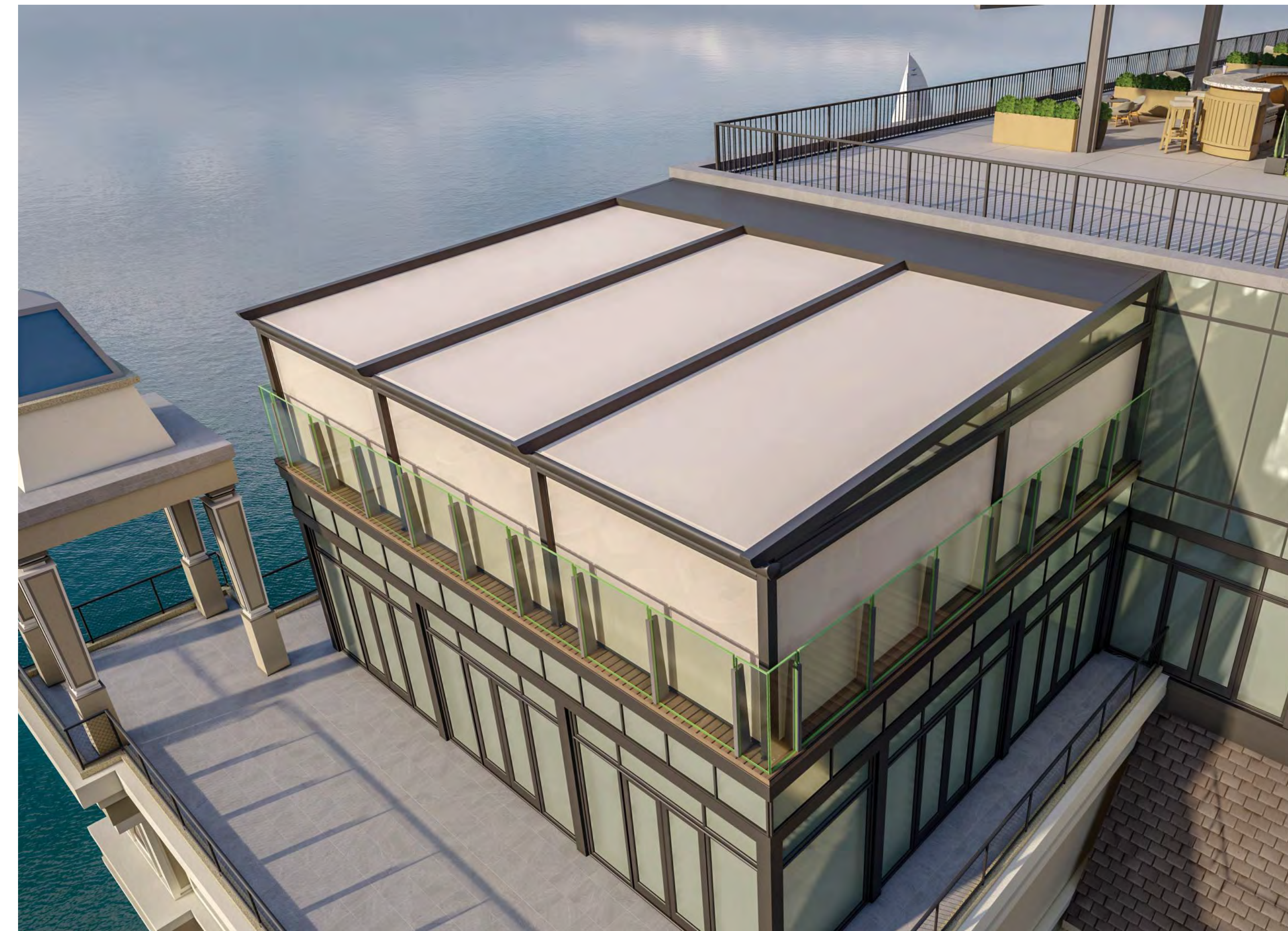
WOOD REAR
WALL WITH
MIRRORS

RETRACTABLE
FABRIC SHADING
AT TOP WITH
INTEGRATED
LIGHTING



NOTE: FURNITURE SHOWN FOR ILLUSTRATIVE REFERENCE ONLY

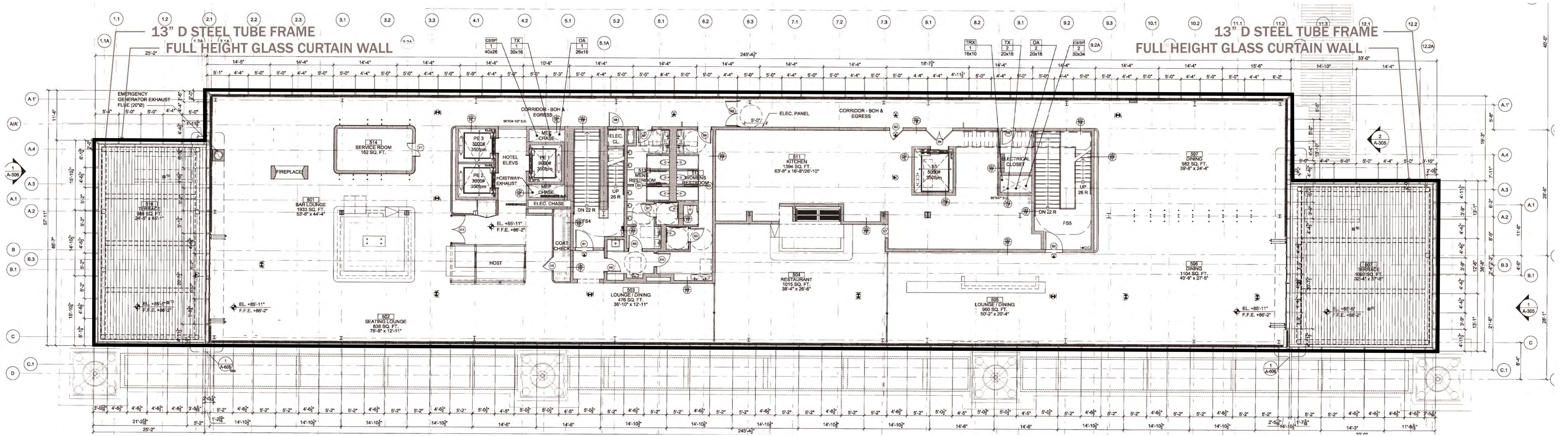
6TH FL ROOF - PERGOLA



NOTE: RENDERINGS ARE SHOWN FOR REFERENCE TO PERGOLA INFORMATION ONLY

RENDERING | 5TH FLOOR EAST PERGOLA

PROPOSED



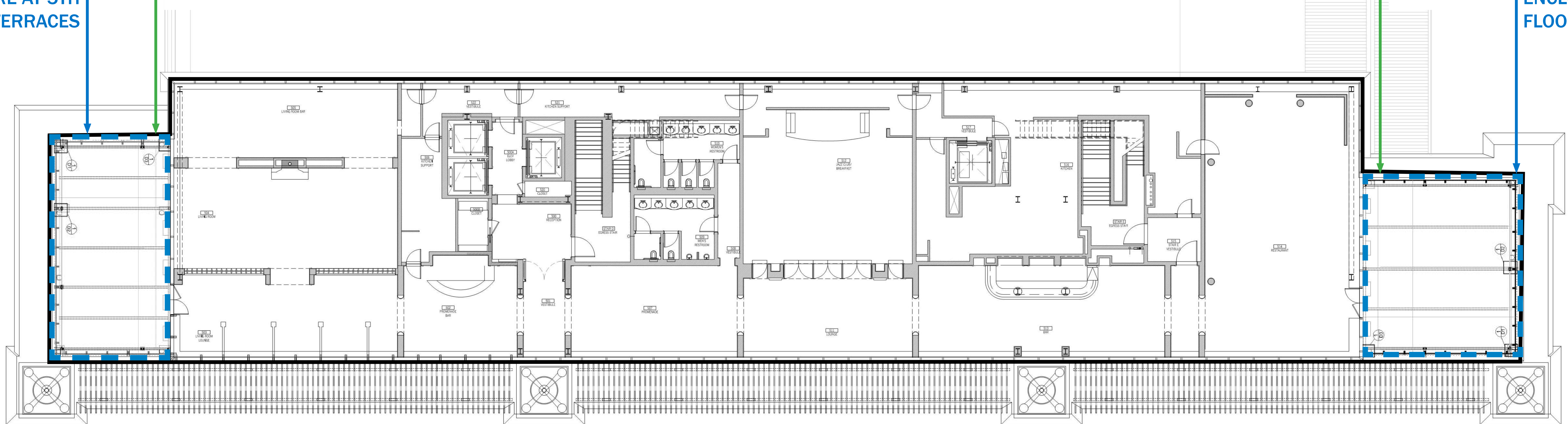
APPROVED (2010) | FIFTH FLOOR PLAN

7' H LOWERED PERIMETER GLASS ENCLOSURE AT 5TH FLOOR TERRACES

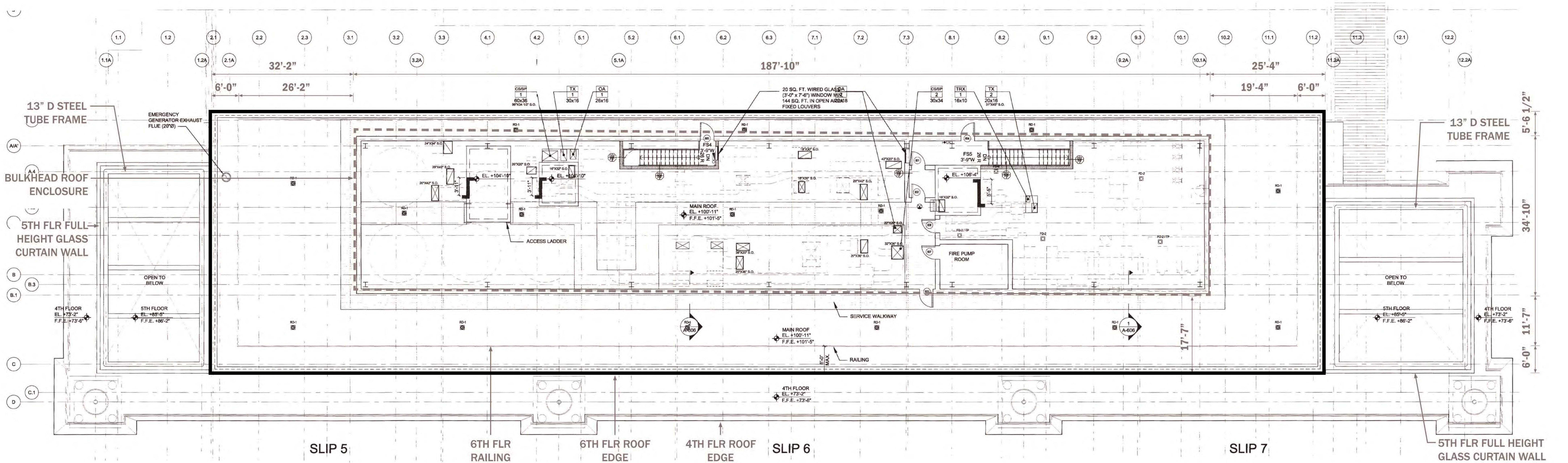
PAINTED ALUMINUM PERGOLA STRUCTURE WITH OPERABLE FABRIC ENCLOSURE AT SLOPED TOP AND OPERABLE FABRIC ENCLOSURE AT SIDES. INTEGRATED INTERIOR LIGHTING.

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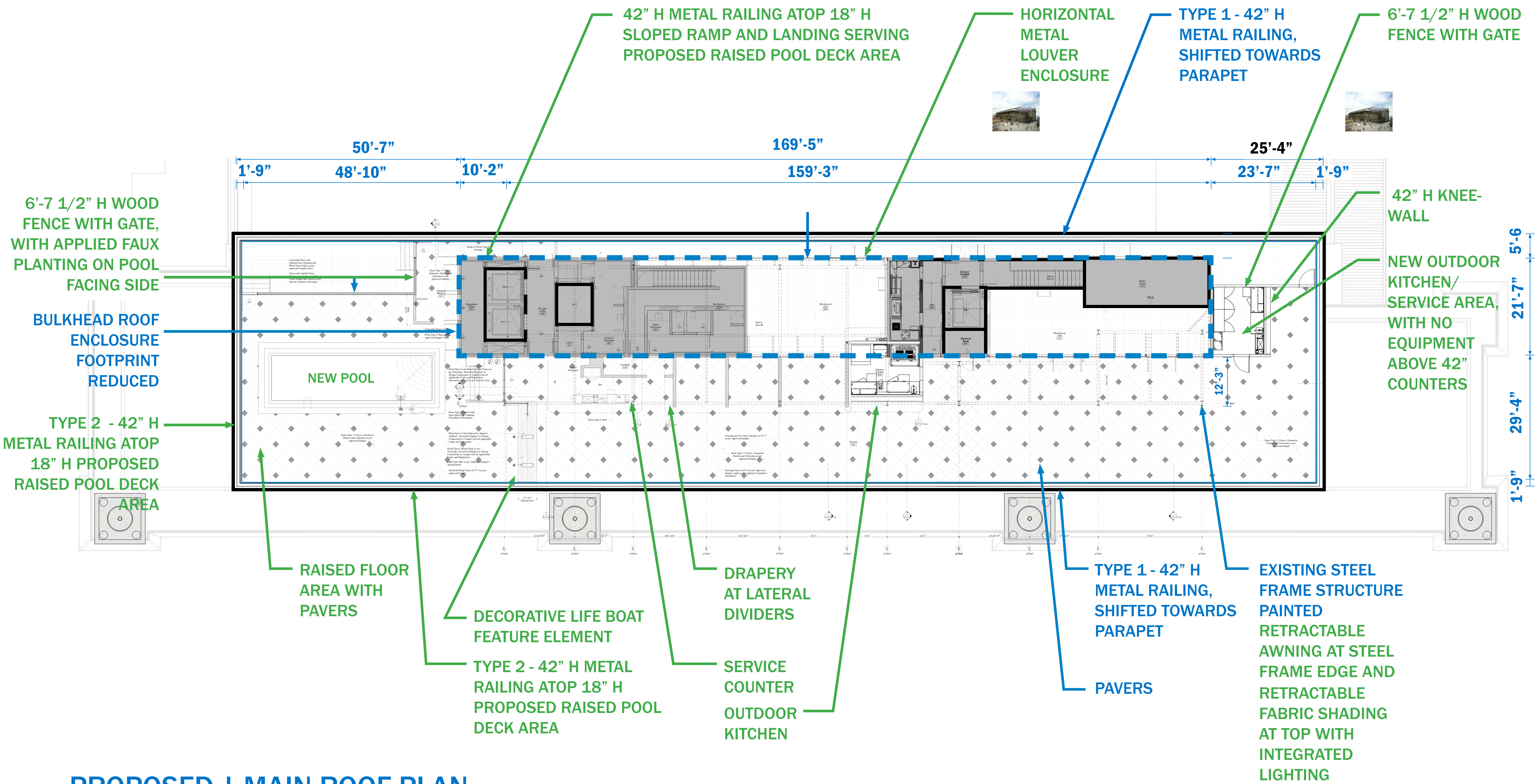
7' H LOWERED PERIMETER GLASS ENCLOSURE AT 5TH FLOOR TERRACES



PROPOSED | FIFTH FLOOR PLAN



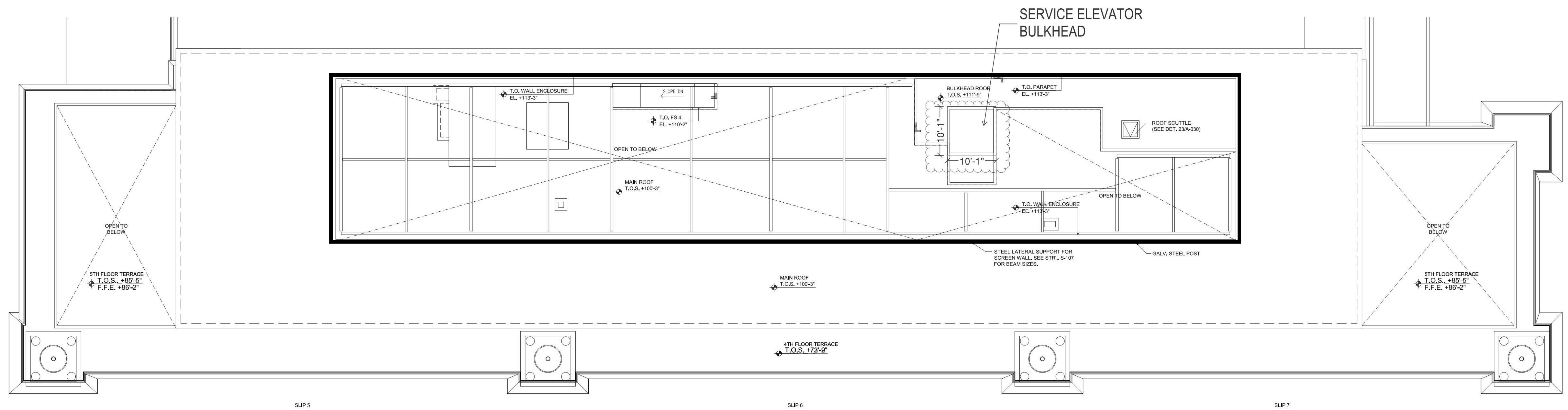
APPROVED (2010) | MAIN ROOF PLAN



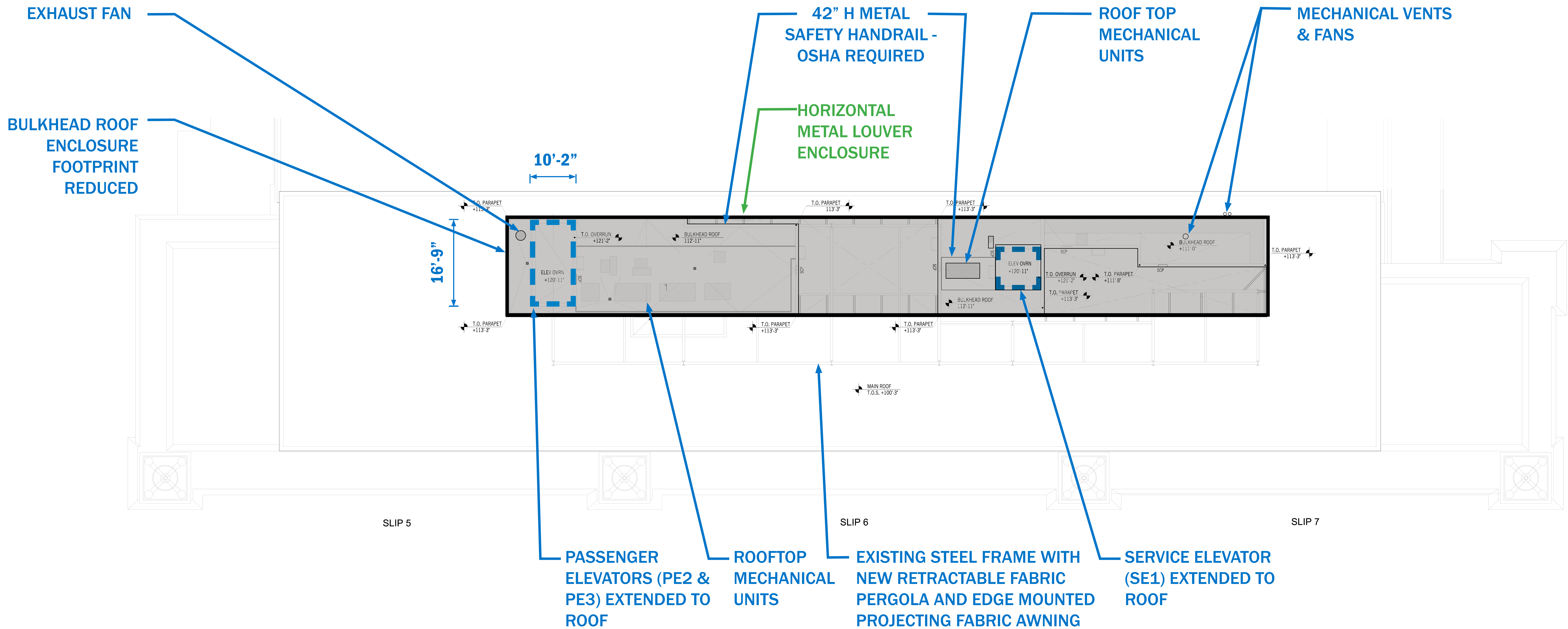
PROPOSED | MAIN ROOF PLAN

KEY LEGEND

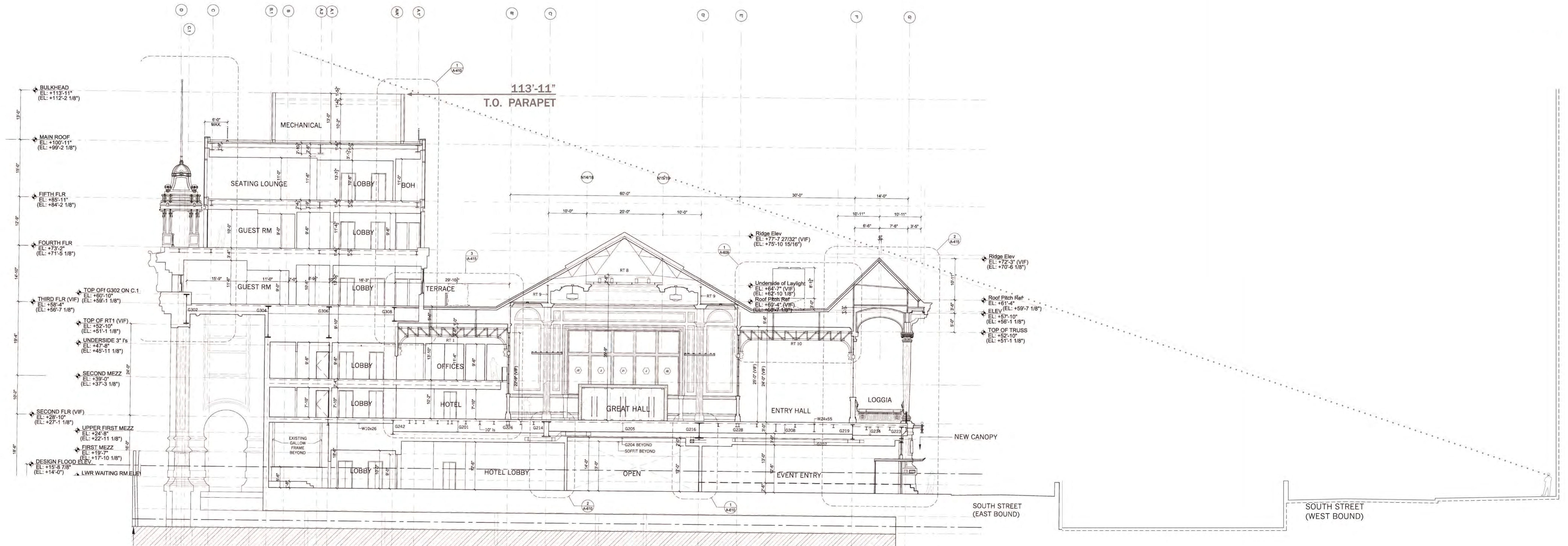
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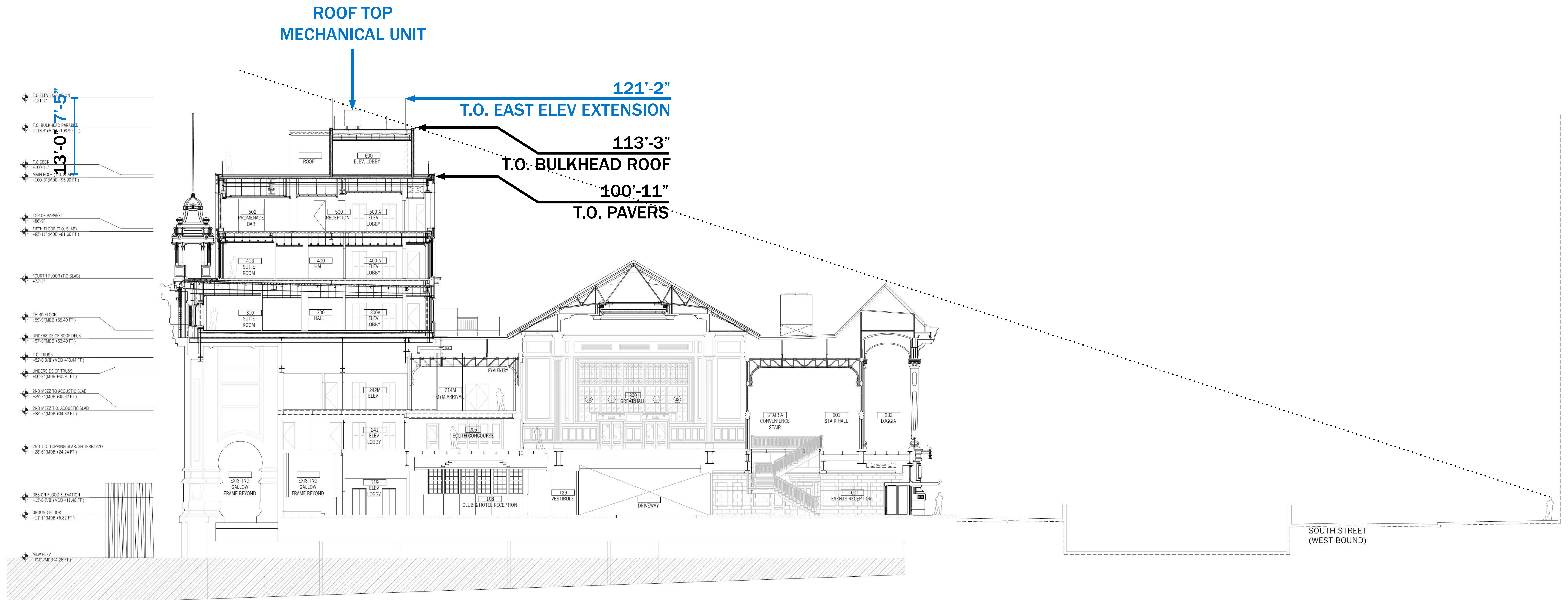
APPROVED (2010) | BULKHEAD ROOF PLAN



PROPOSED | BULKHEAD ROOF PLAN

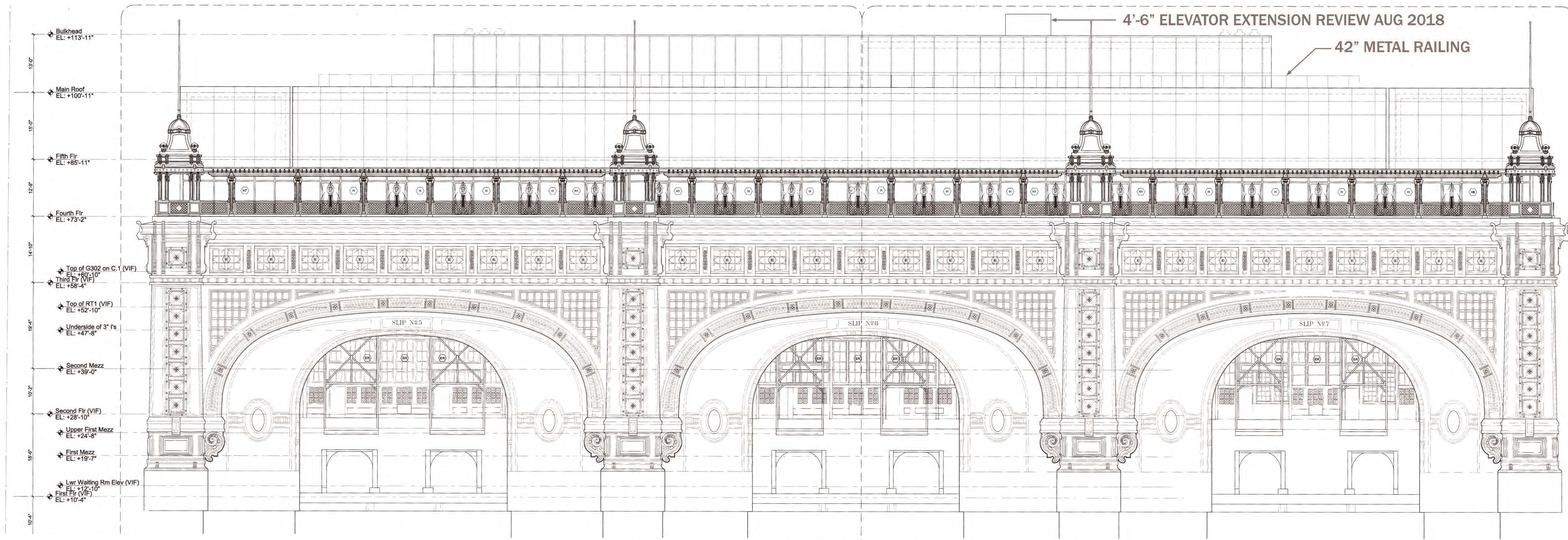


APPROVED (2010) | BUILDING SECTION

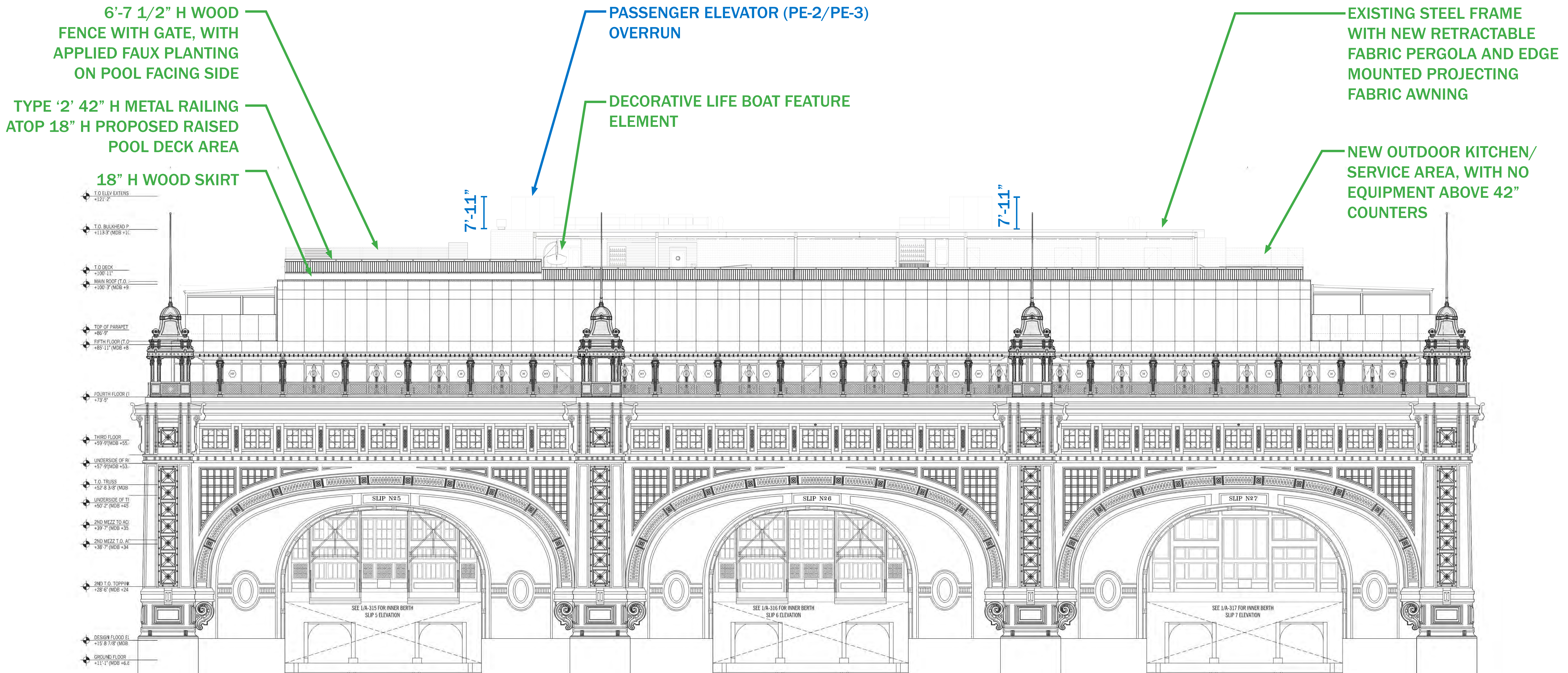


BUILDING CROSS SECTION | SIGHTLINE STUDY FROM SOUTH STREET

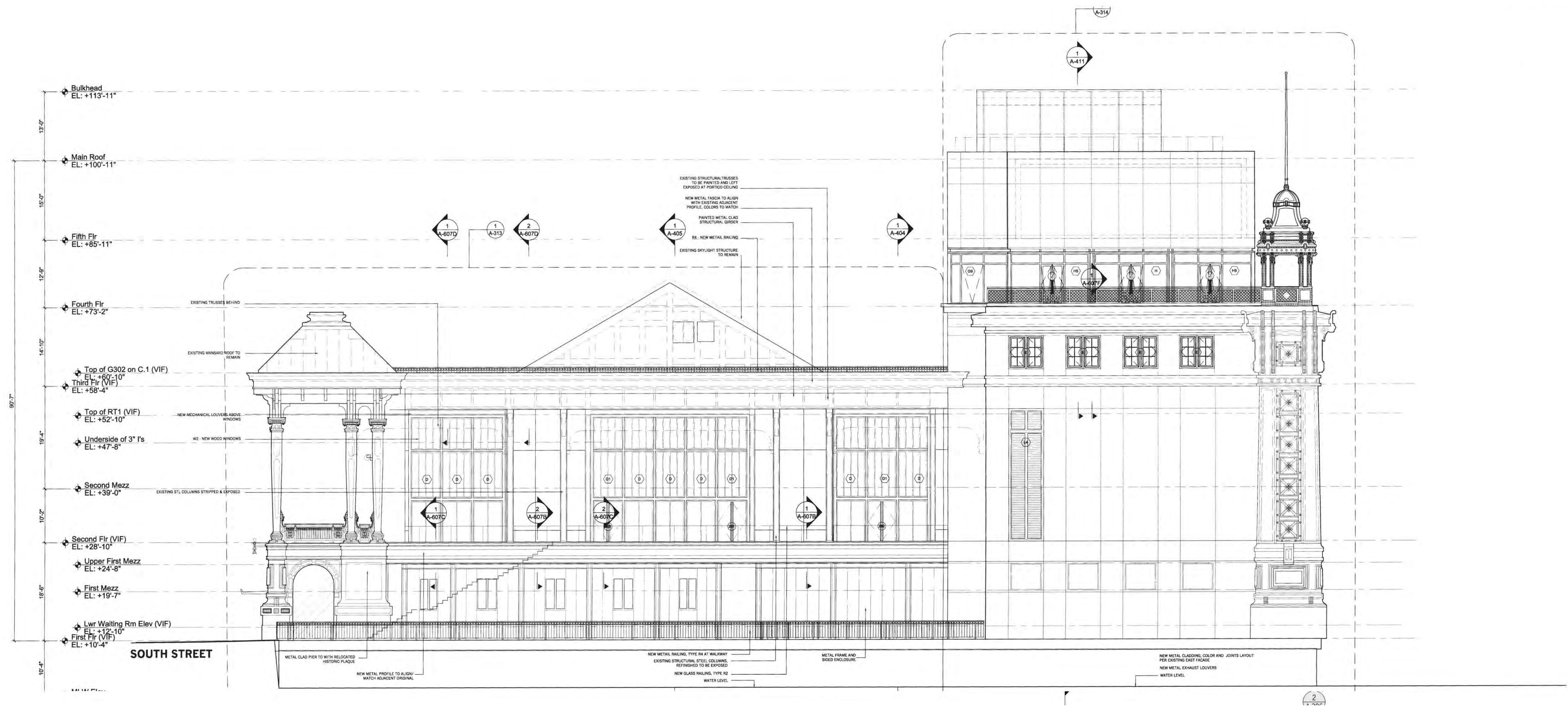
PROPOSED



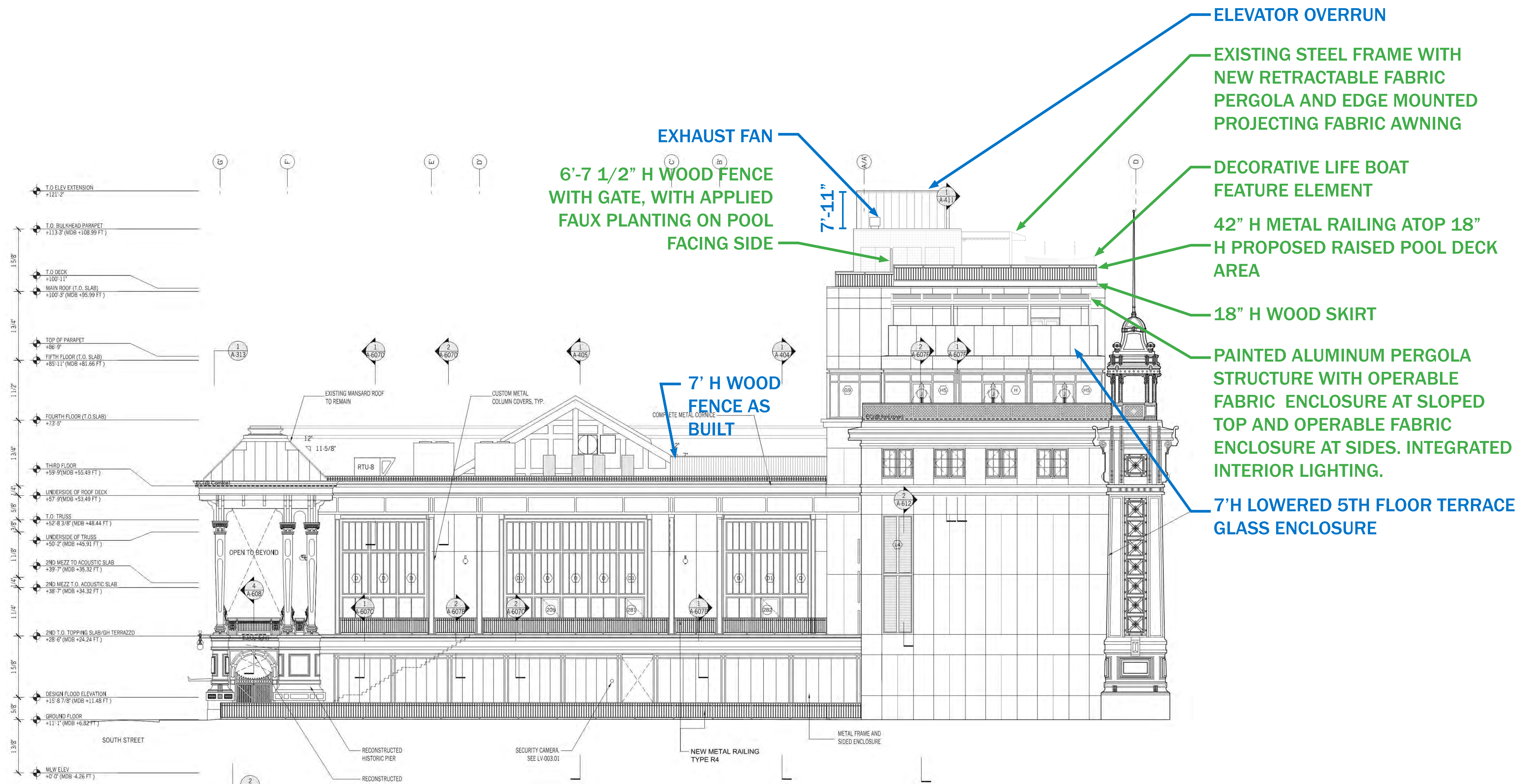
APPROVED (2010) | SOUTH ELEVATION



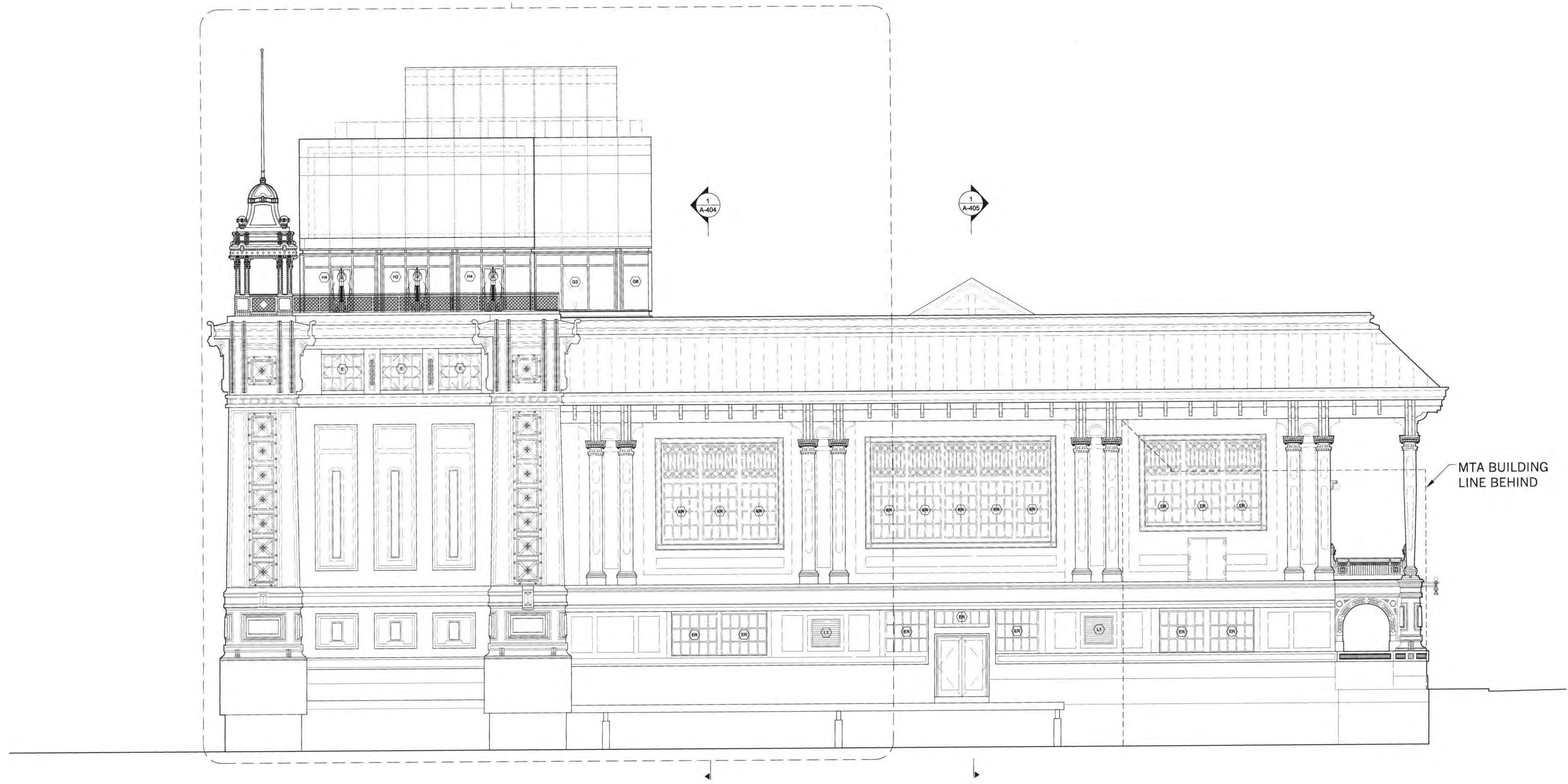
PROPOSED | SOUTH ELEVATION



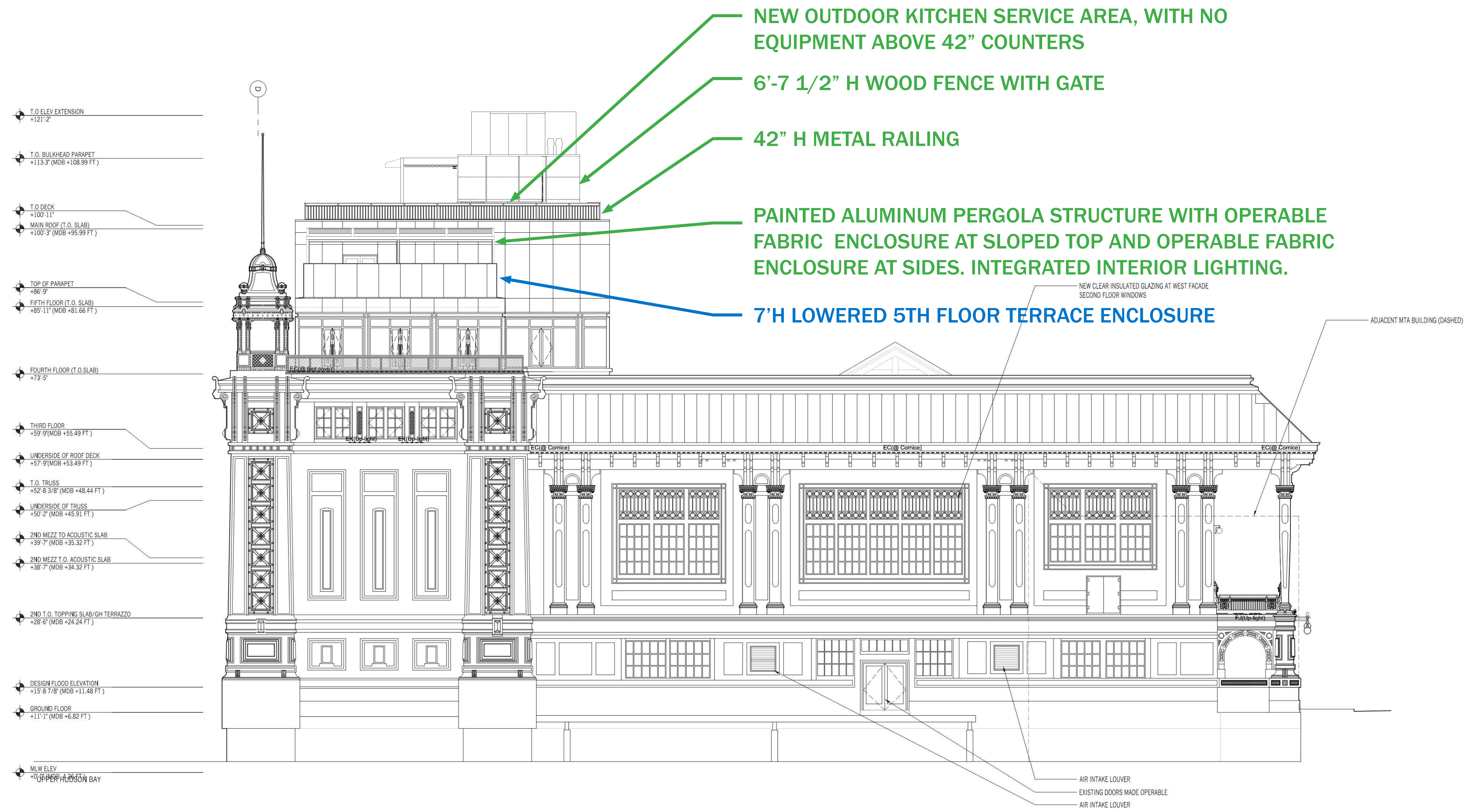
APPROVED (2010) | WEST ELEVATION



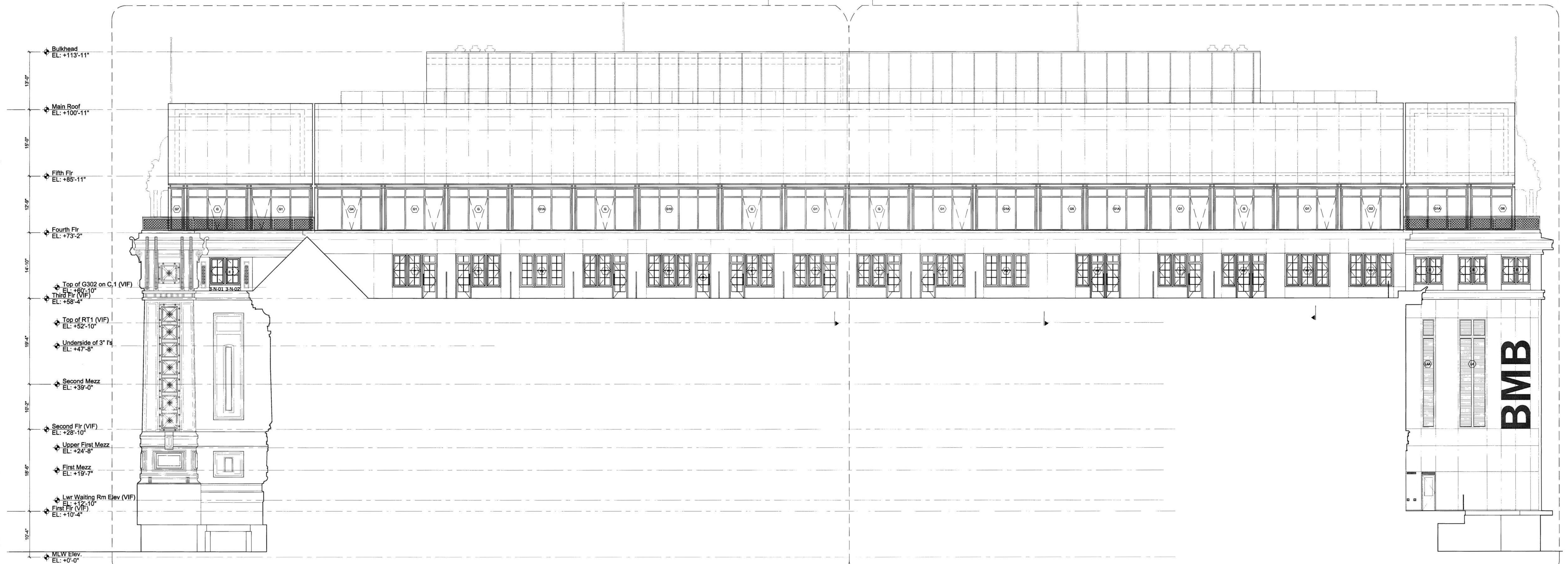
PROPOSED | WEST ELEVATION



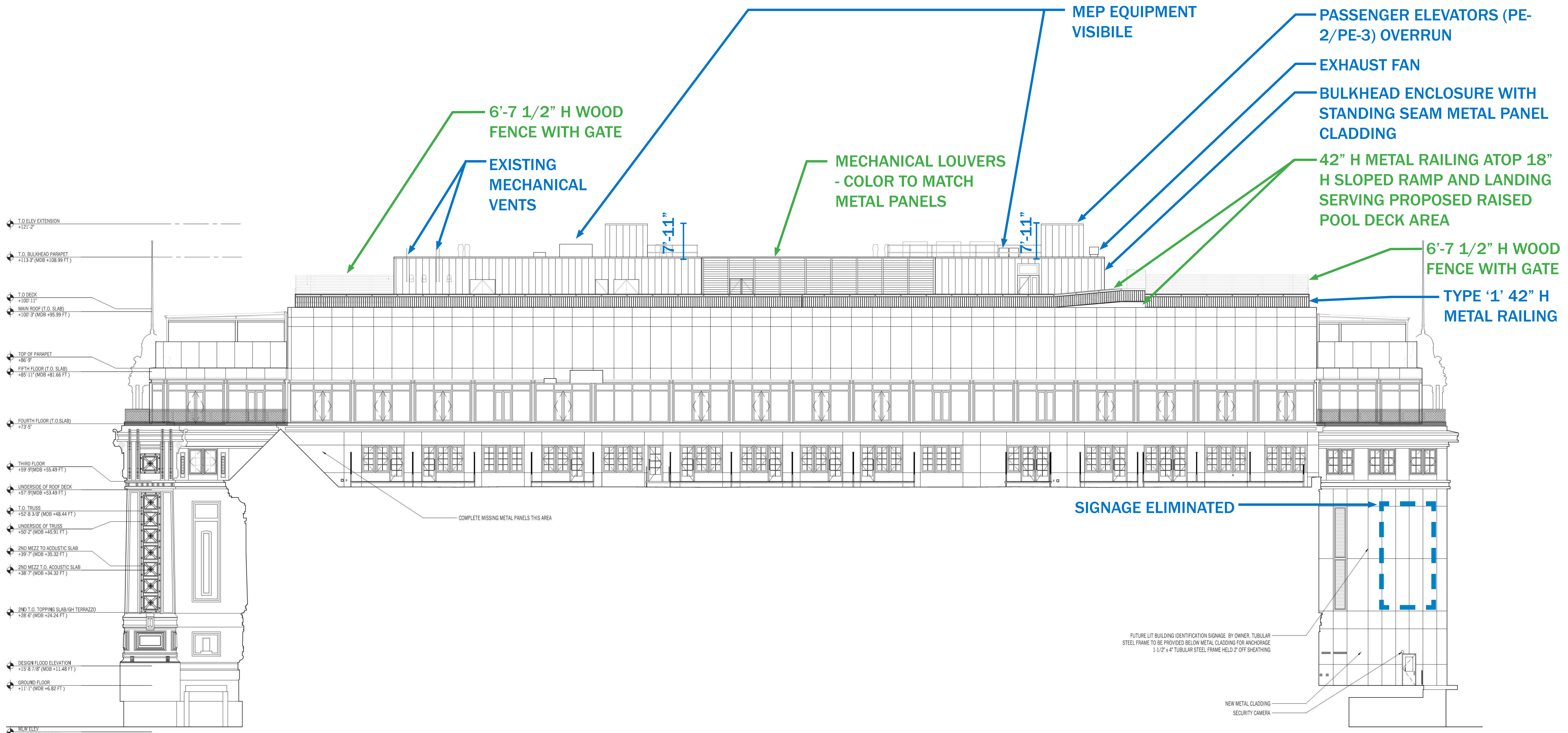
APPROVED (2010) | EAST ELEVATION



PROPOSED | EAST ELEVATION



APPROVED (2010) | NORTH ELEVATION

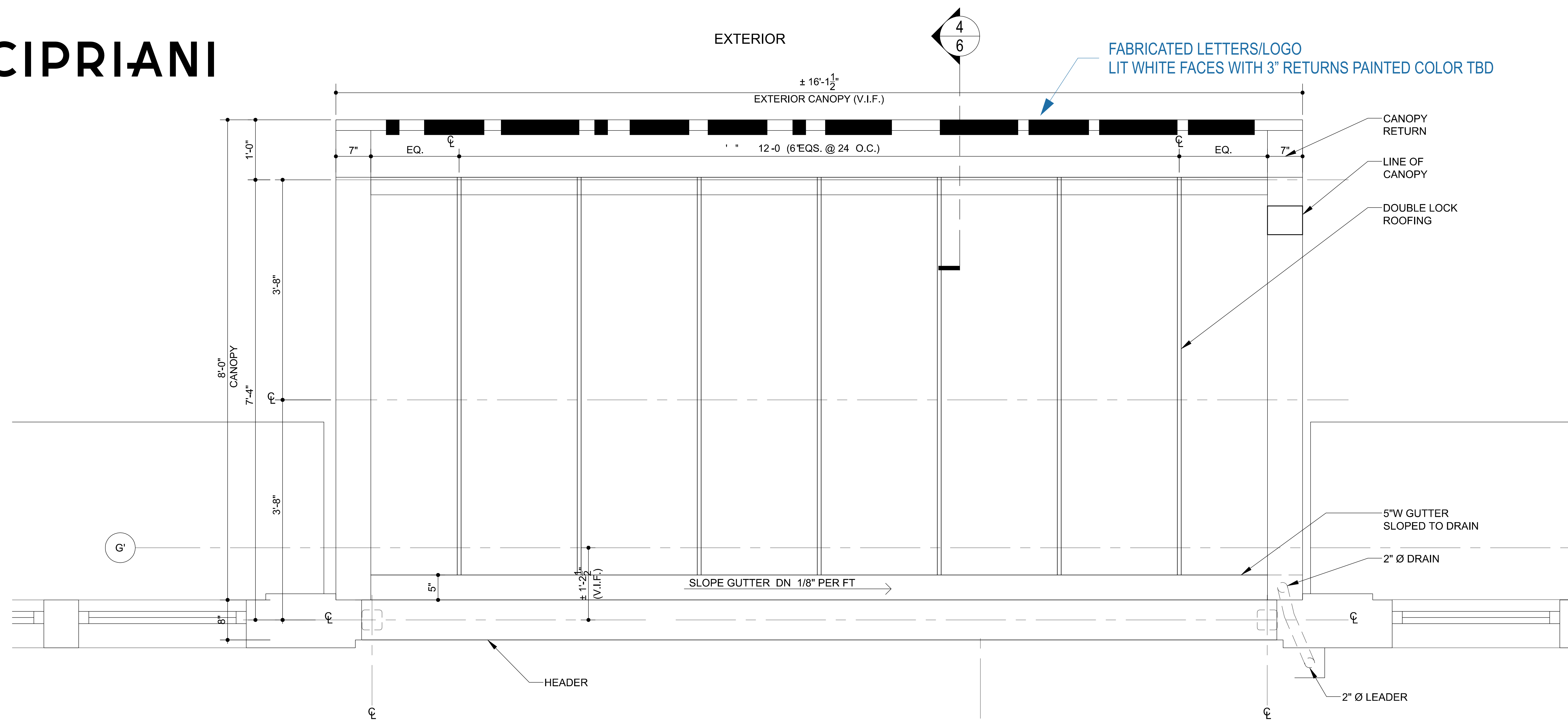


PROPOSED | NORTH ELEVATION (ABOVE 2ND FLOOR)

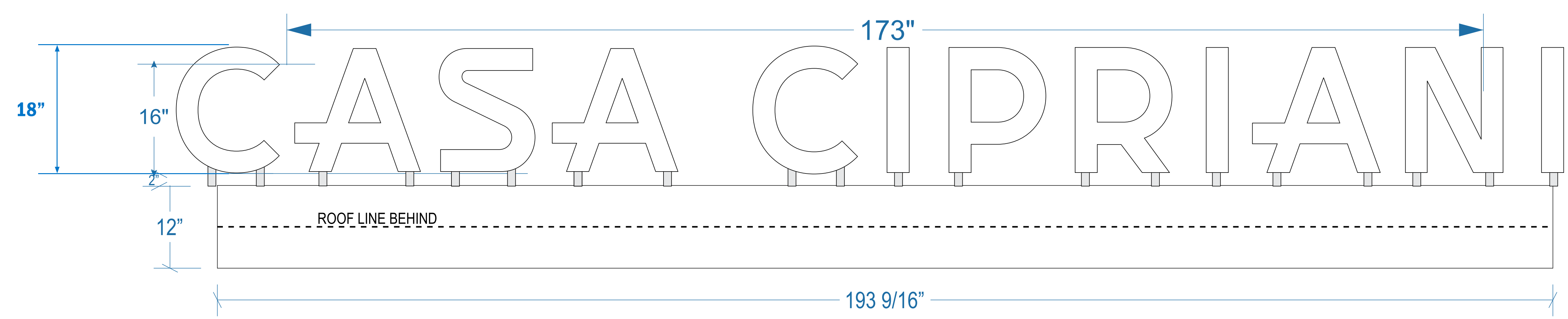


SOUTH STREET ENTRY SIGNAGE
SIGNAGE (JUNE 2022)

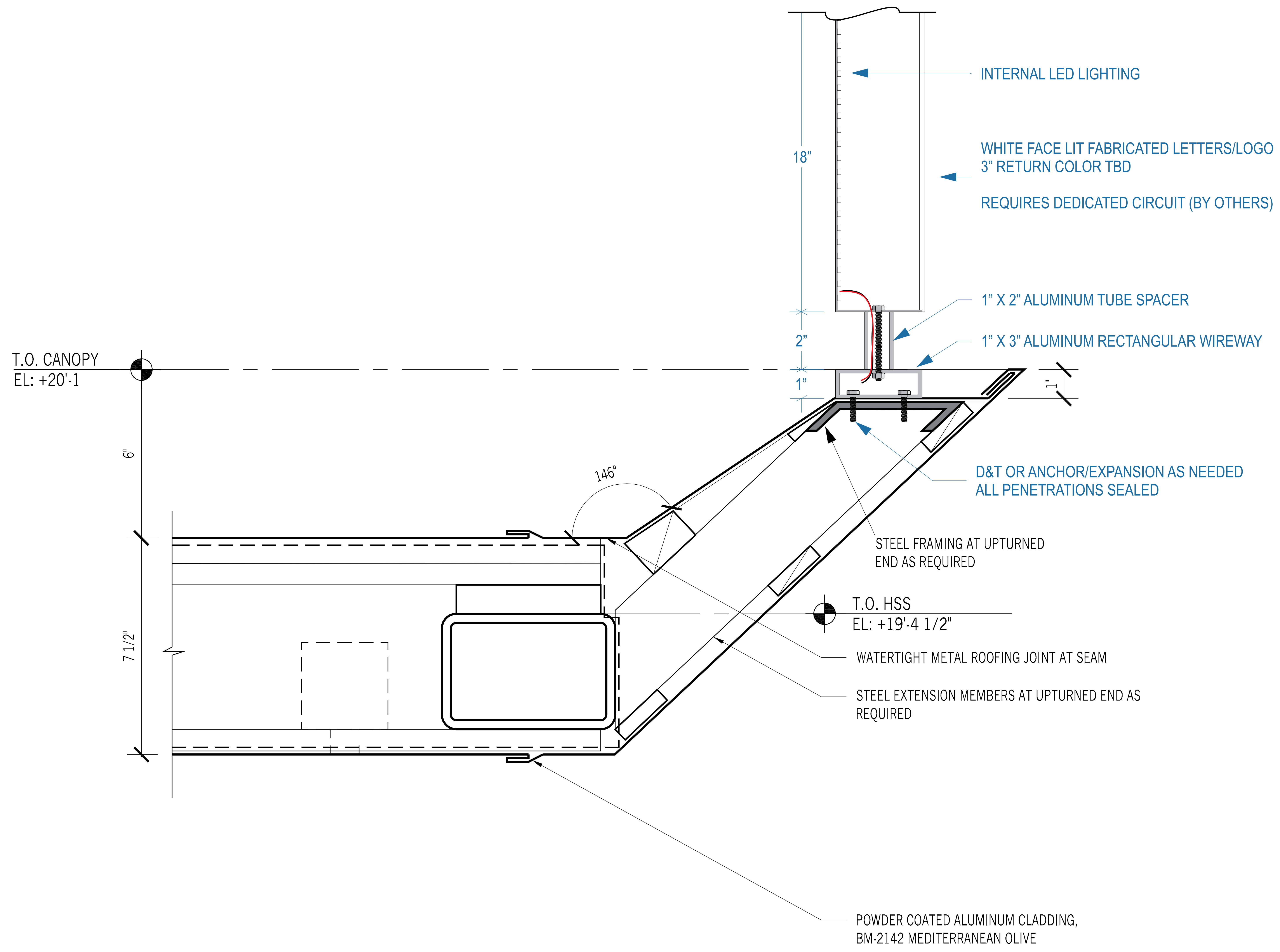
CIPRIANI



4 CANOPY PLAN DETAIL @ EVENT CENTER ENTRY
SCALE: 1/2" = 1'-0"



5 CANOPY ELEVATION @ EVENT CENTER ENTRY
SCALE: 1/2" = 1'-0"

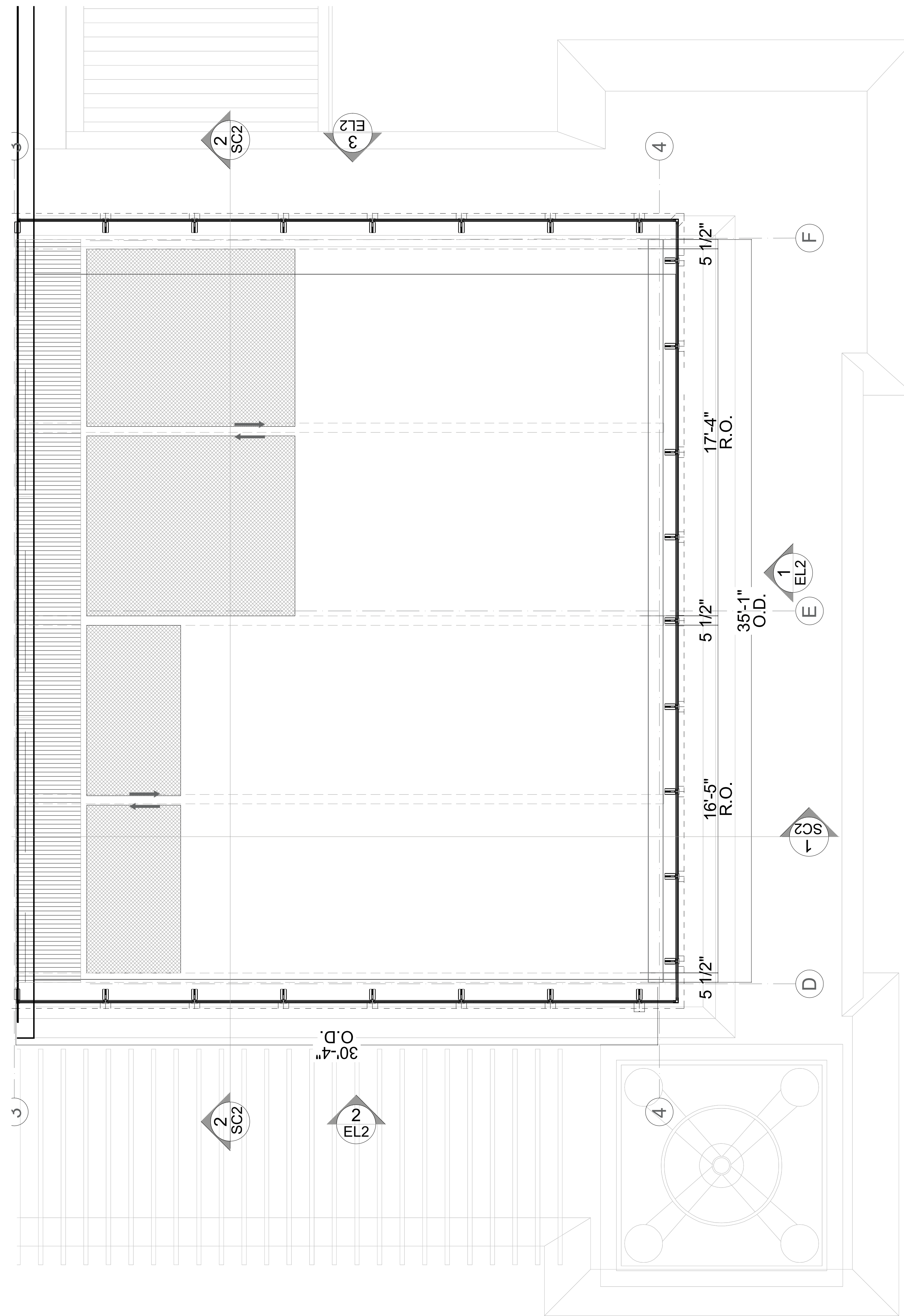


3 CANOPY UPTURNED END SECTION DETAIL @ EVENT CENTER ENTRY
 SCALE: 3" = 1'-0"

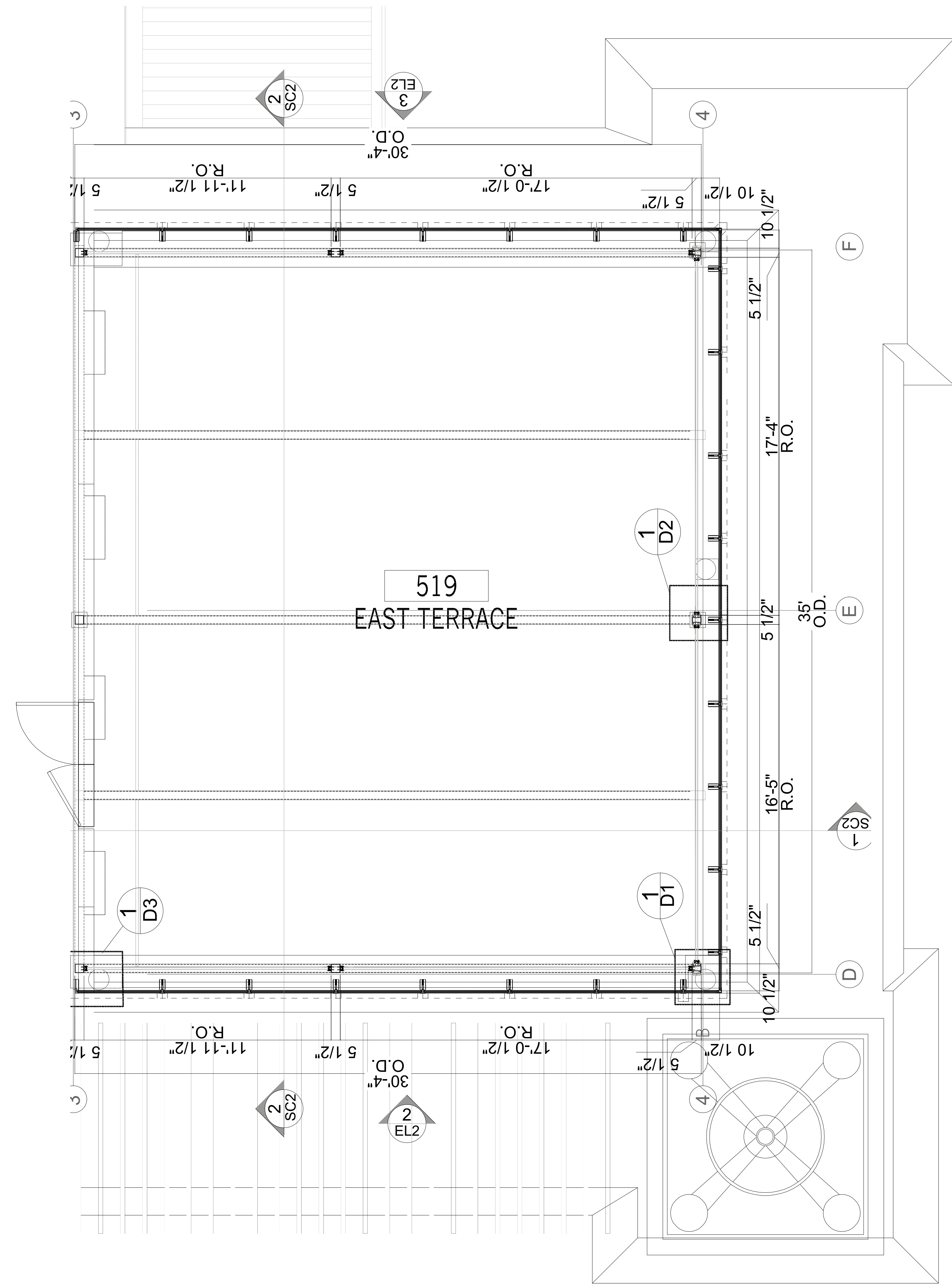


2022

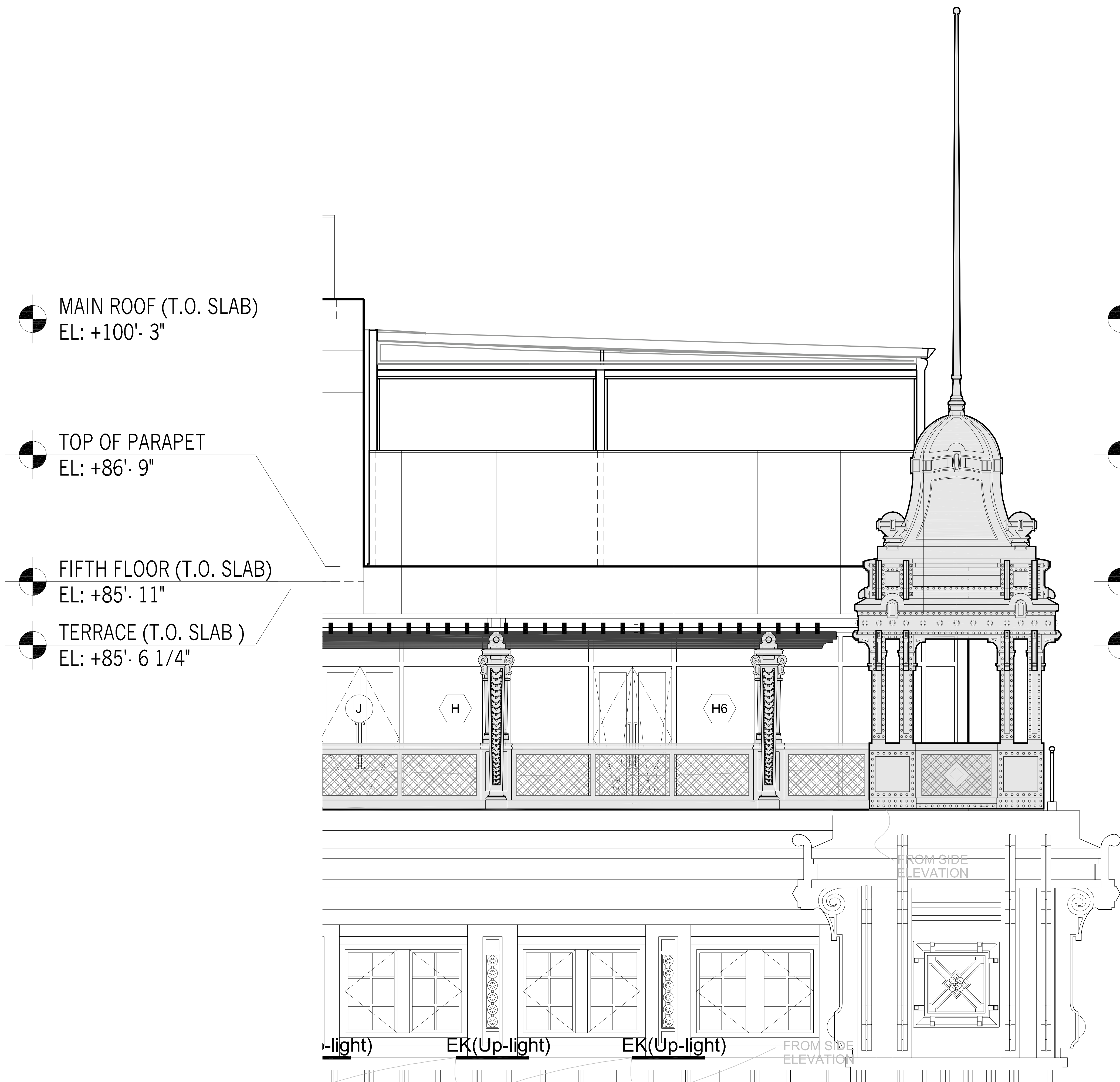
APPENDIX



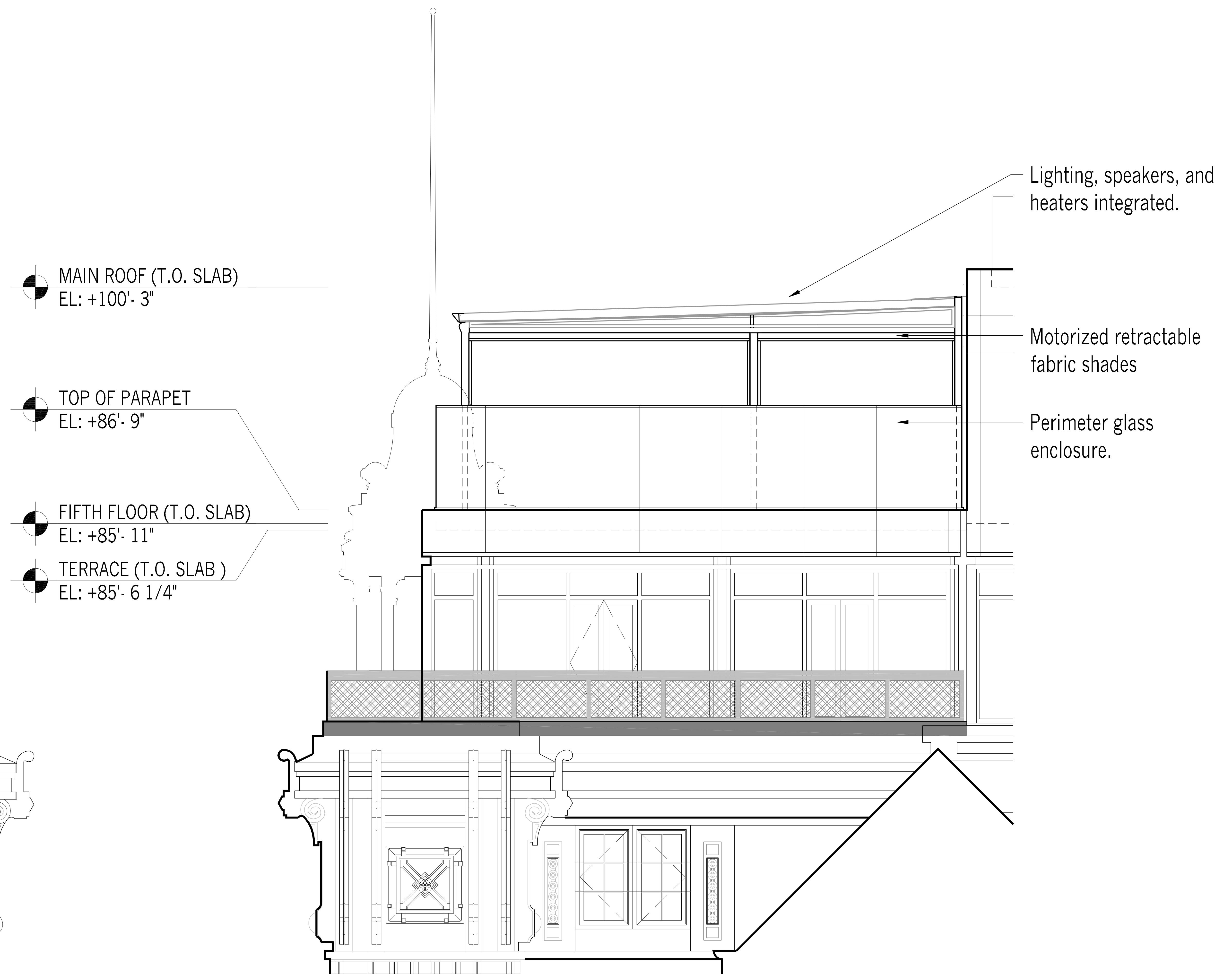
02 5TH RCP-EAST TERRACE



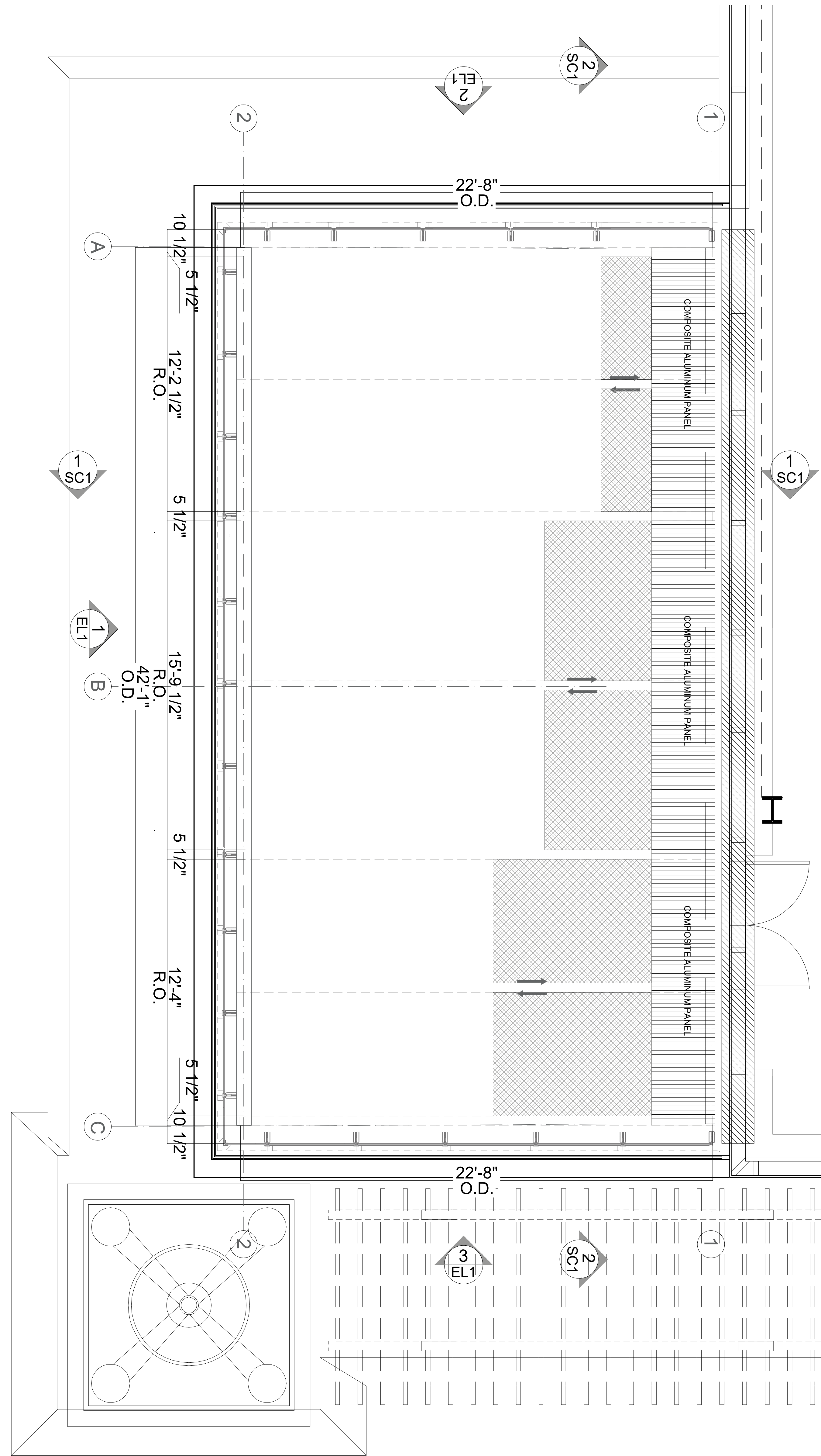
01 5TH FLOOR PLAN-EAST TERRACE



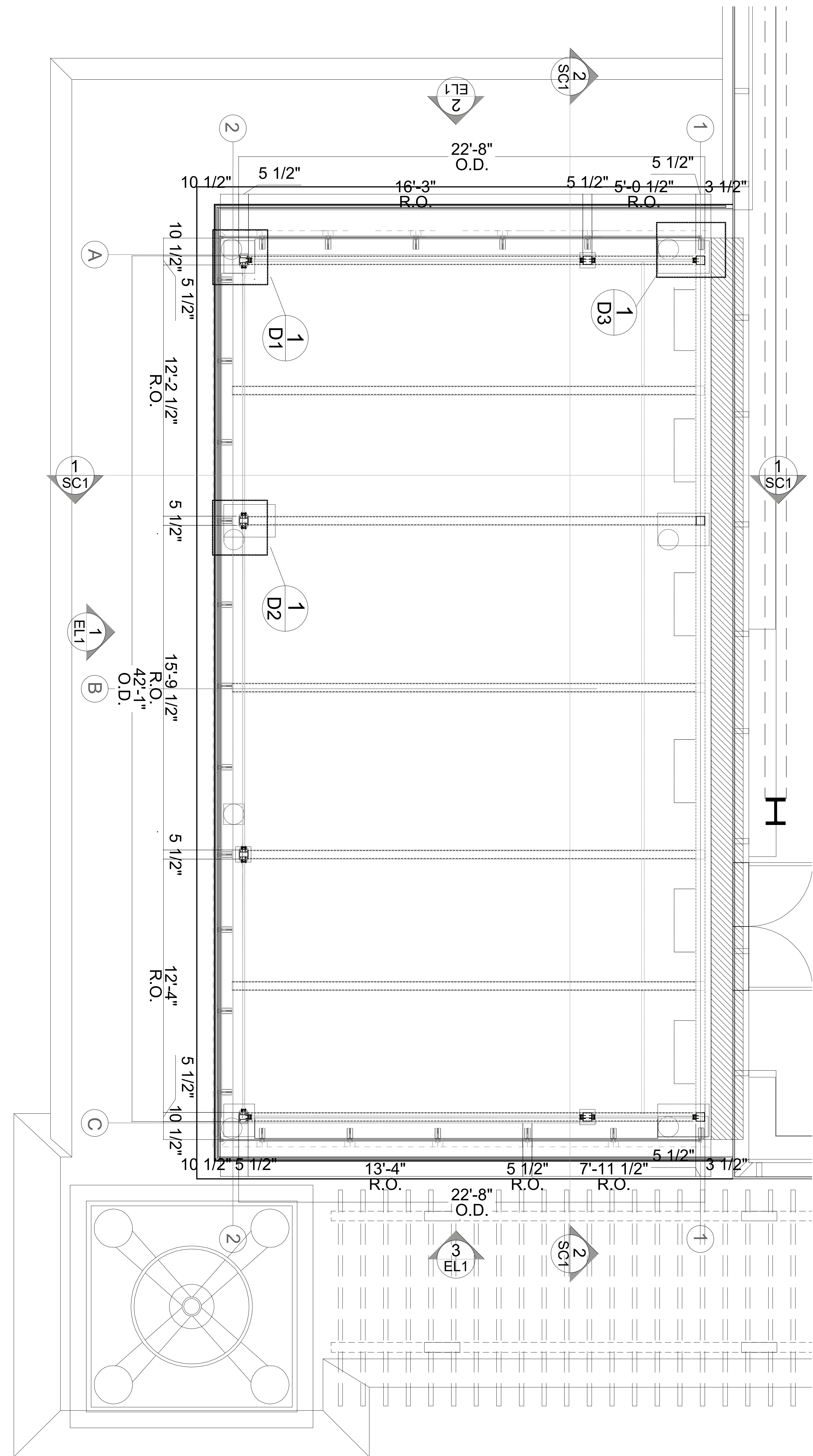
02 EAST TERRACE-SOUTH ELEVATION



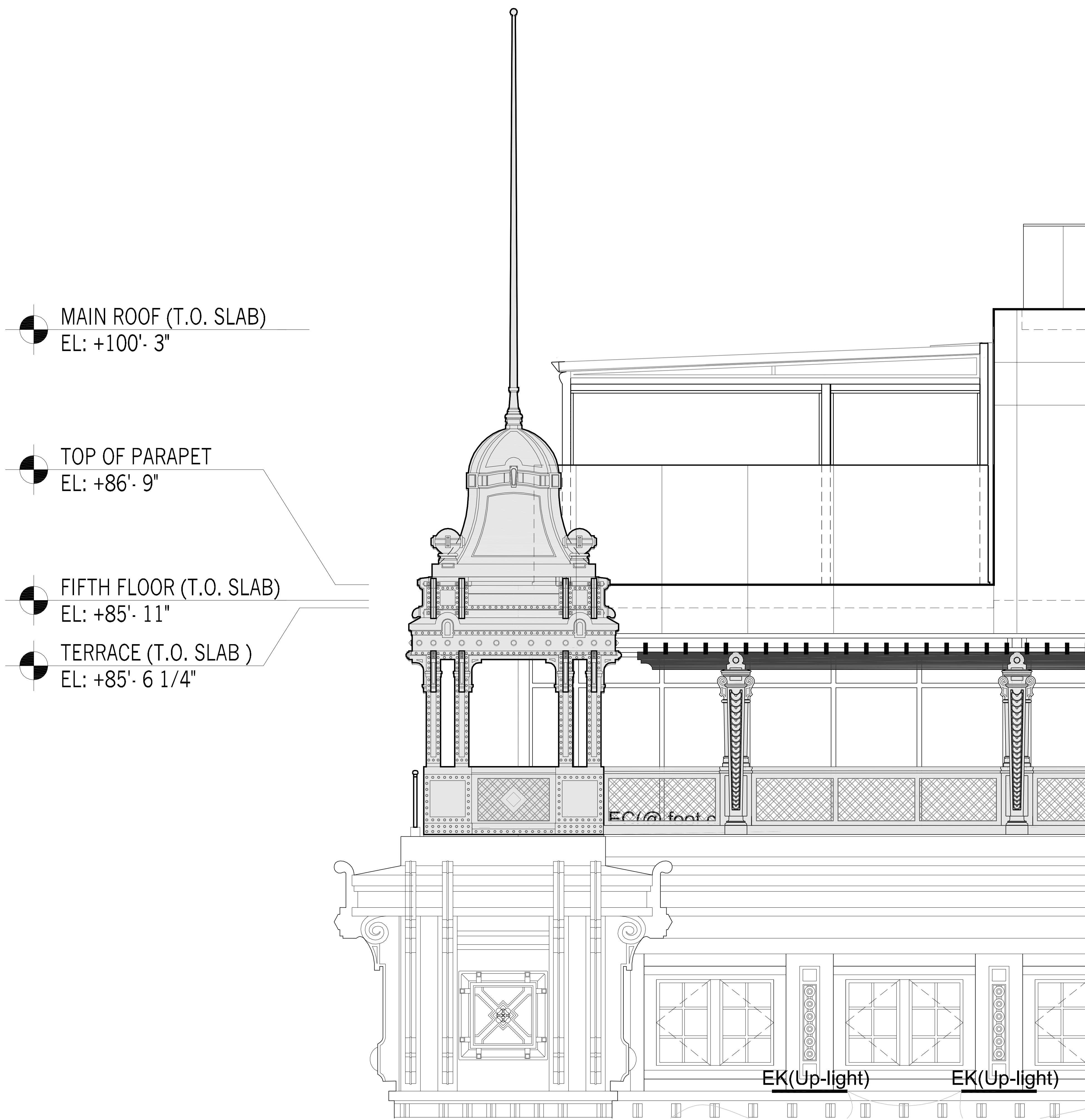
01 EAST TERRACE-NORTH ELEVATION



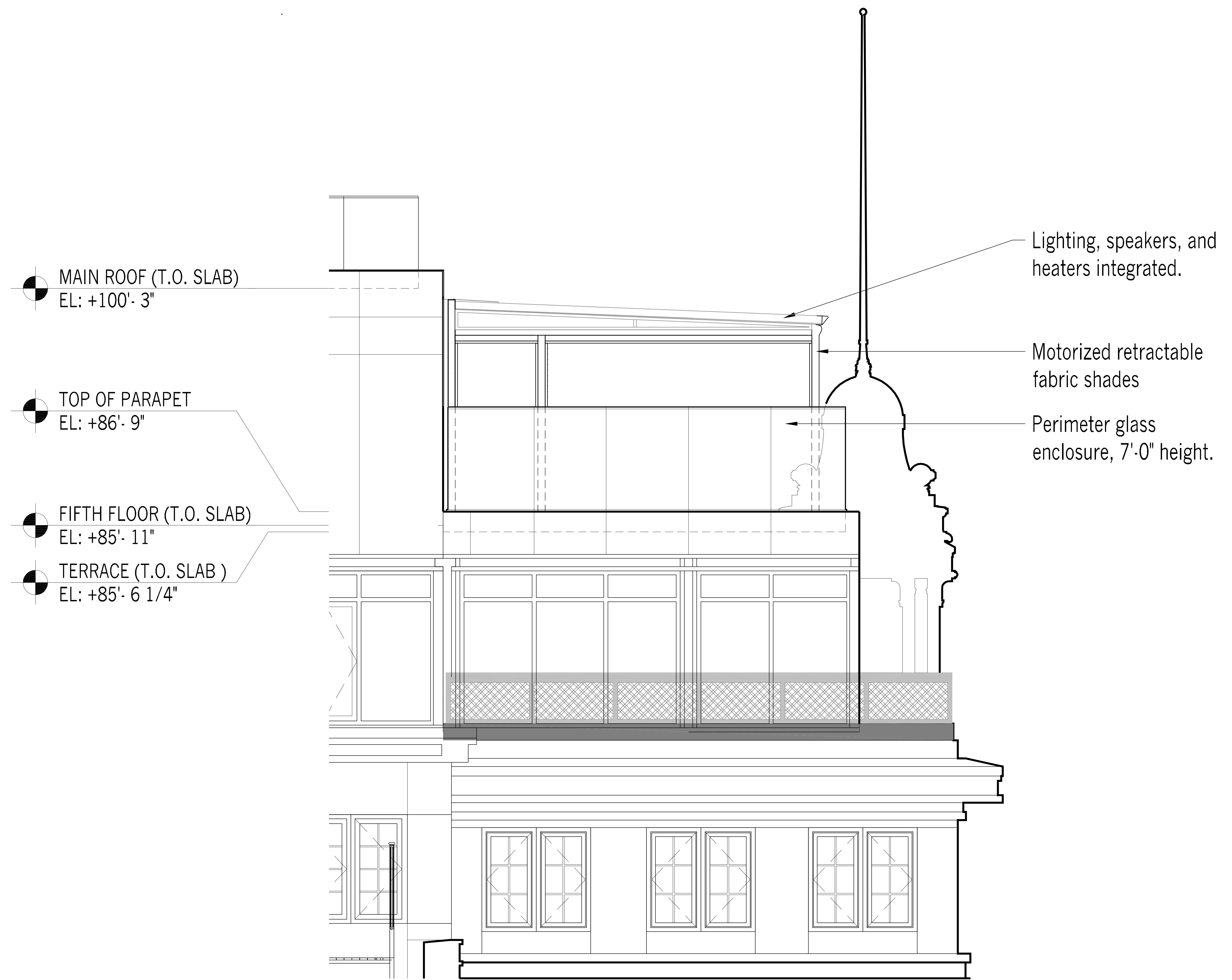
02 5TH RCP -WEST TERRACE



01 5TH FLOOR PLAN- WEST TERRACE



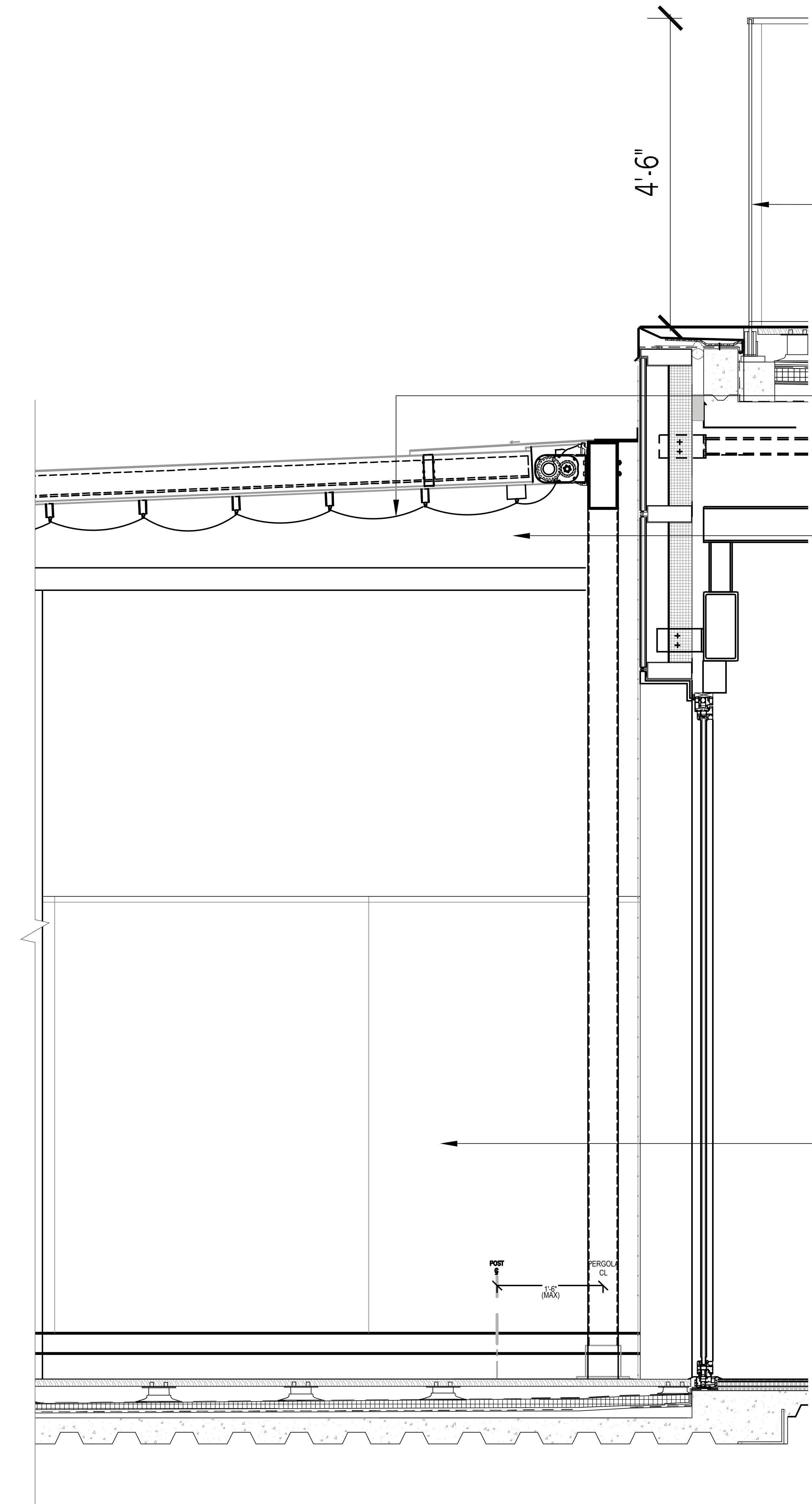
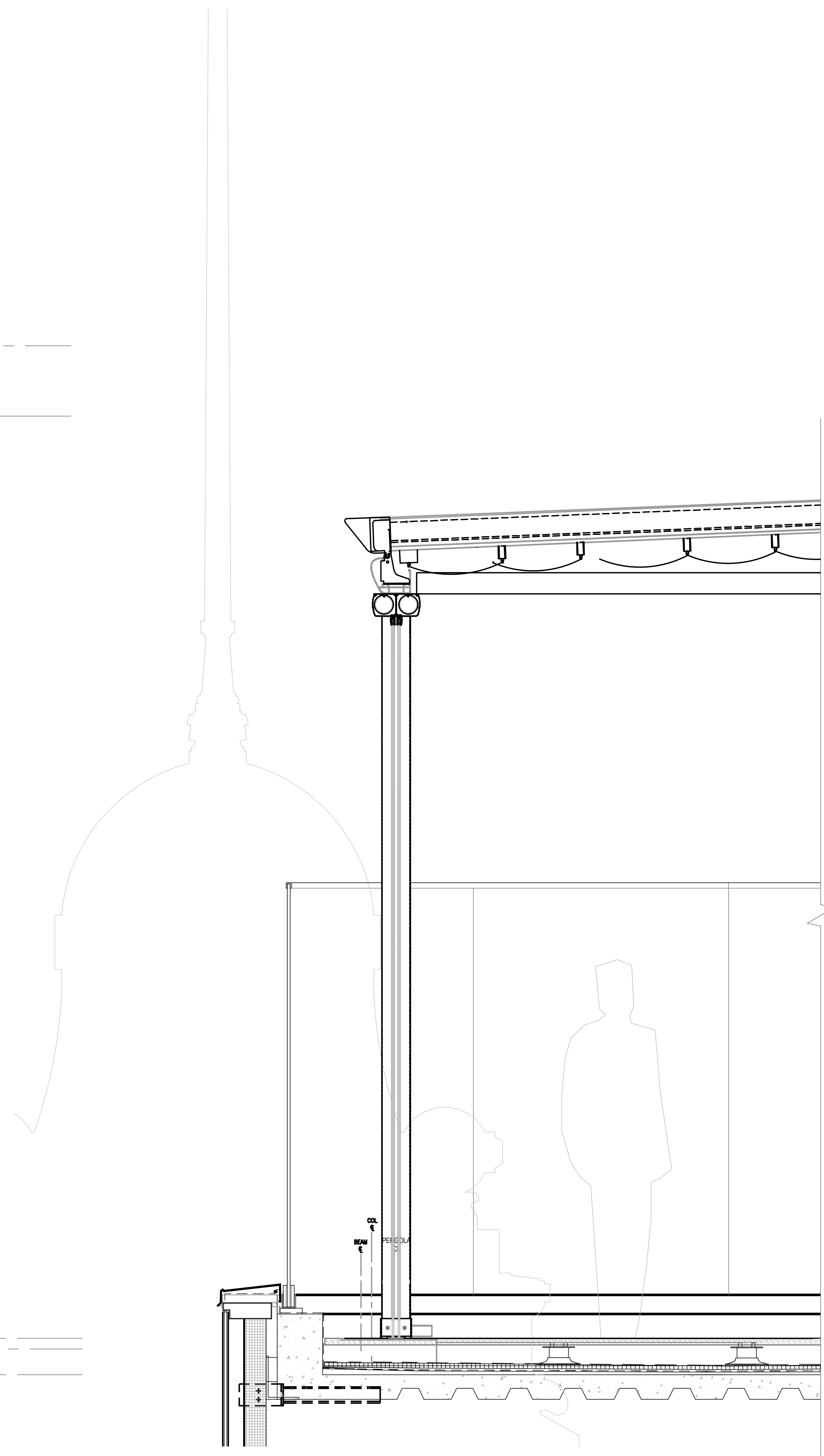
02 WEST TERRACE-SOUTH ELEVATION



01 WEST TERRACE-NORTH ELEVATION

● TOP OF PARAPET
 EL: +101'- 4"
 ● MAIN ROOF (T.O. SLAB)
 EL: +100'- 3"

● FIFTH FLOOR (F.F.)
 EL: +86'- 1"
 ● FIFTH FLOOR (T.O. SLAB)
 EL: +85'- 11"
 ● TERRACE (T.O. SLAB)
 EL: +85'- 6 1/4"



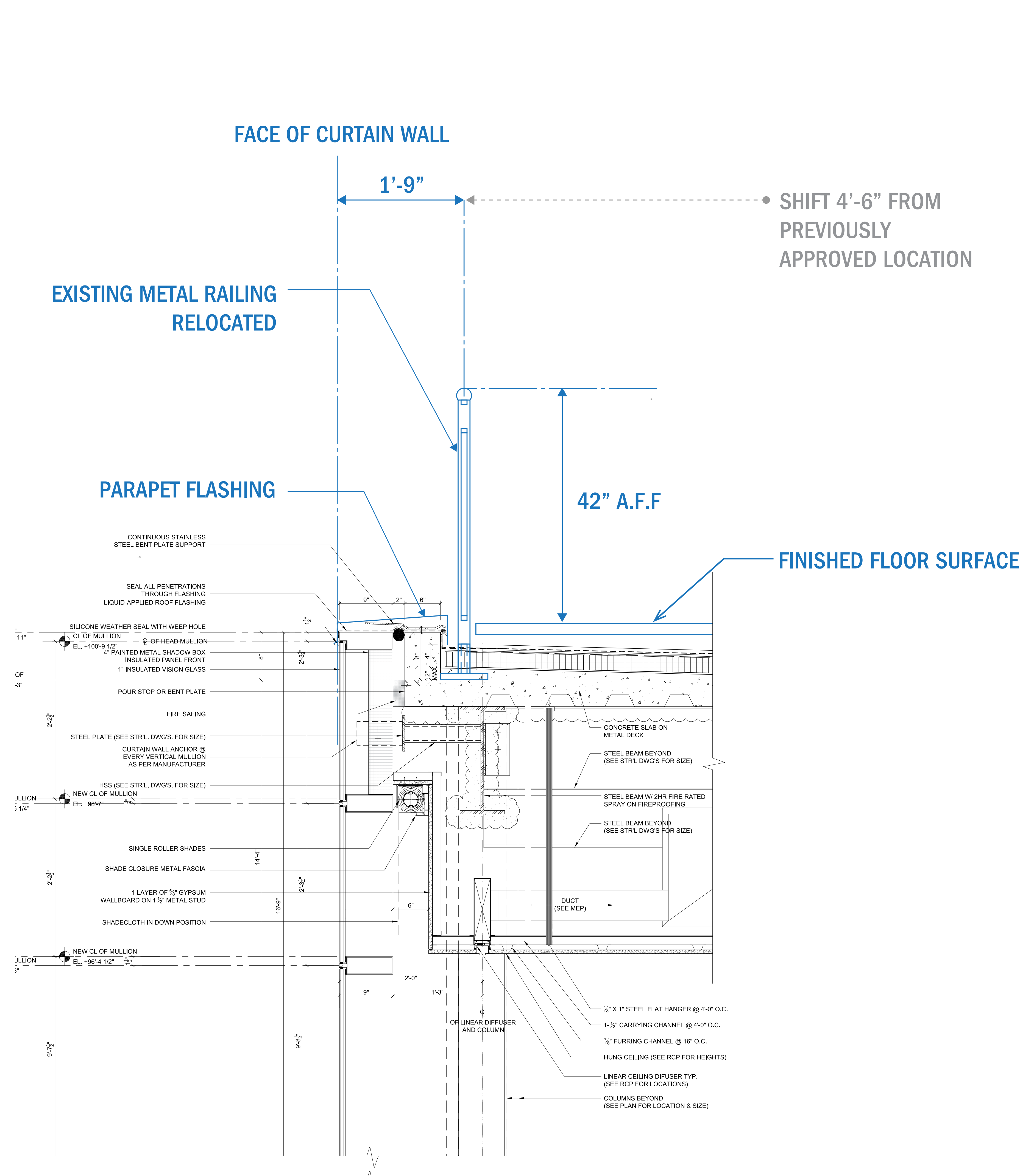
New frameless 54" (height)
 glass railing with
 continuous metal cap

Motorized retractable
 fabric shades

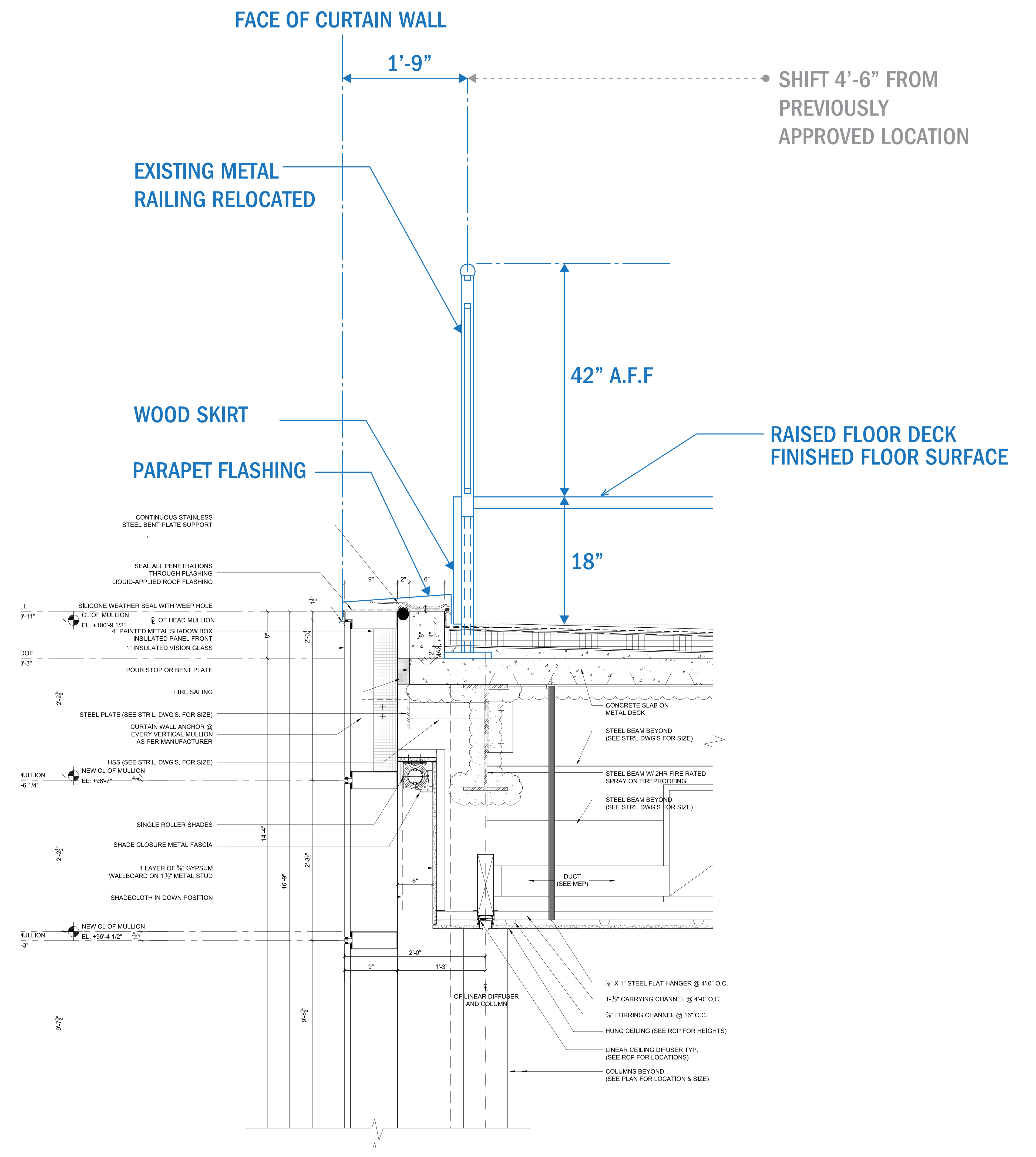
Lighting, speakers, and
 heaters integrated.

Perimeter glass
 enclosure 84" (height).

01 WEST TERRACE- ENLARGED SECTION



ROOF FLOOR PERIMETER RAILING TYPE 1
PROPOSED



ROOF FLOOR PERIMETER RAILING TYPE 2
PROPOSED

TERRACE DECORATIVE LIFE BOAT FEATURE ELEMENT

1/2 Scale Lifeboat As Manufactured by Wooden Boat USA who are Represented by: Old Masters Handcrafts, 1500 S. Millen Ave. Suite G, Ontario California, 91761 - (888)906-1805 Contact Michael Boat to be Delivered without any Name Plates or Markings and The Top Rail is to be Painted Red (RAL Color 3016 Coral)



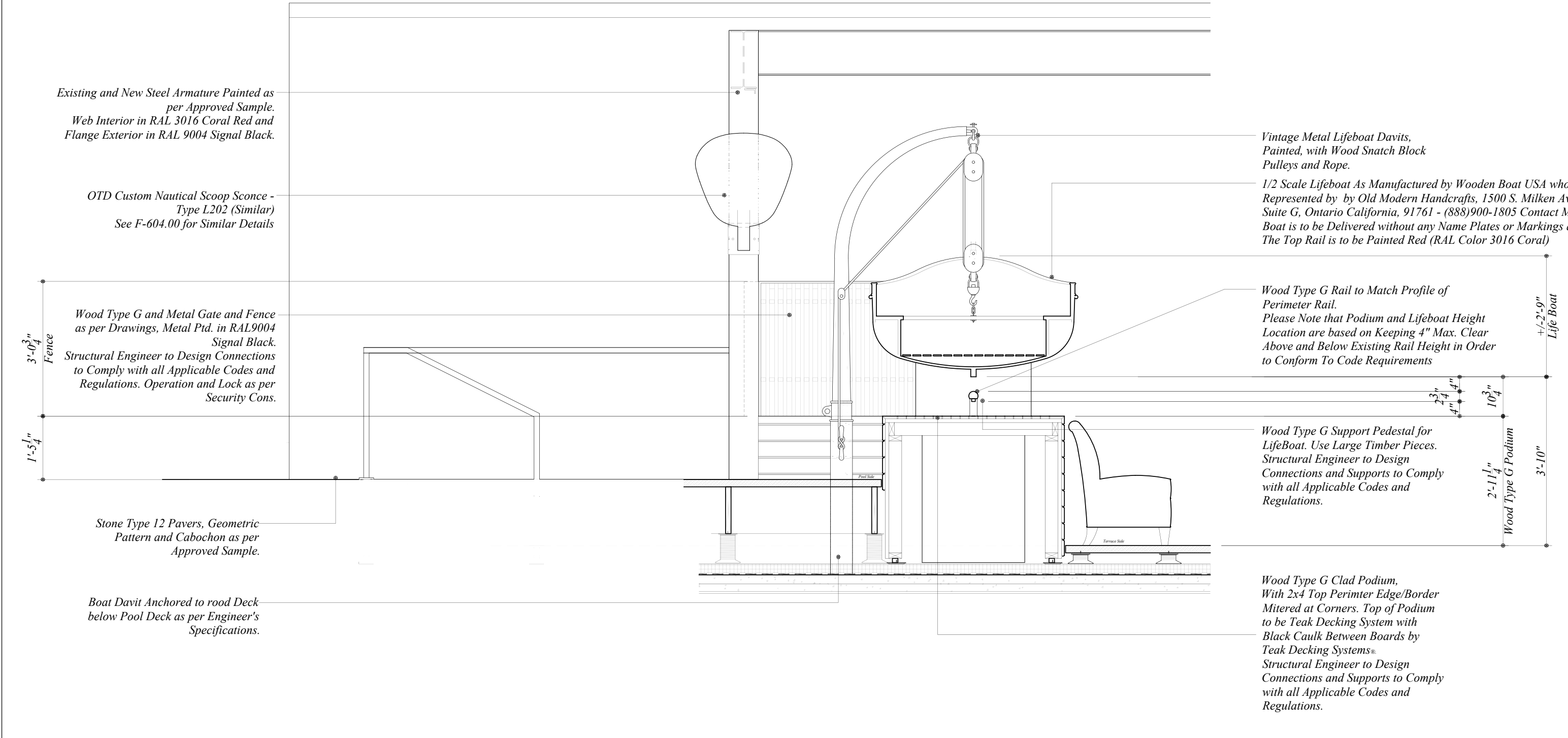
Design Development Drawings Issued by OTD are for Design Intent Only. Construction Documents for Construction are to be Issued by Architect, Structural Engineer and Other Consultants.



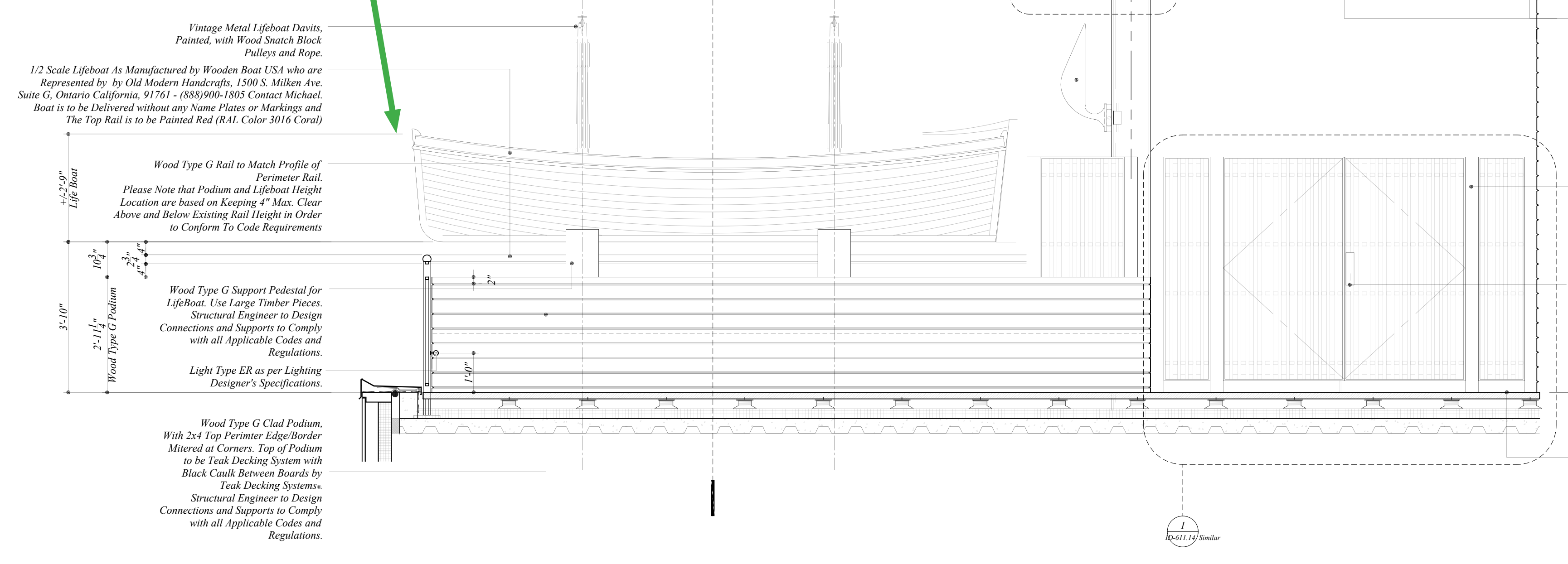
Marvel Architects
145 HUDSON ST., FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT	10 SOUTH STREET
INTERIOR DESIGN	THE OFFICE OF THEORY REPORT
STRUCTURAL	SEAMAN
BUILDING SYSTEMS	FP ENGINEERING
E.P.E.	
CIVIL/GEOTECH/SURVEYS	LANGAN
LIGHTING DESIGN	SCHWINGHAMMER
EXPERTISE/CODE CONSULTING	MIRROSO
BUILDING ENVELOPE	ESA
KITCHEN DESIGN	OR RESTAURANT SOLUTIONS
AV STARR	GROUP

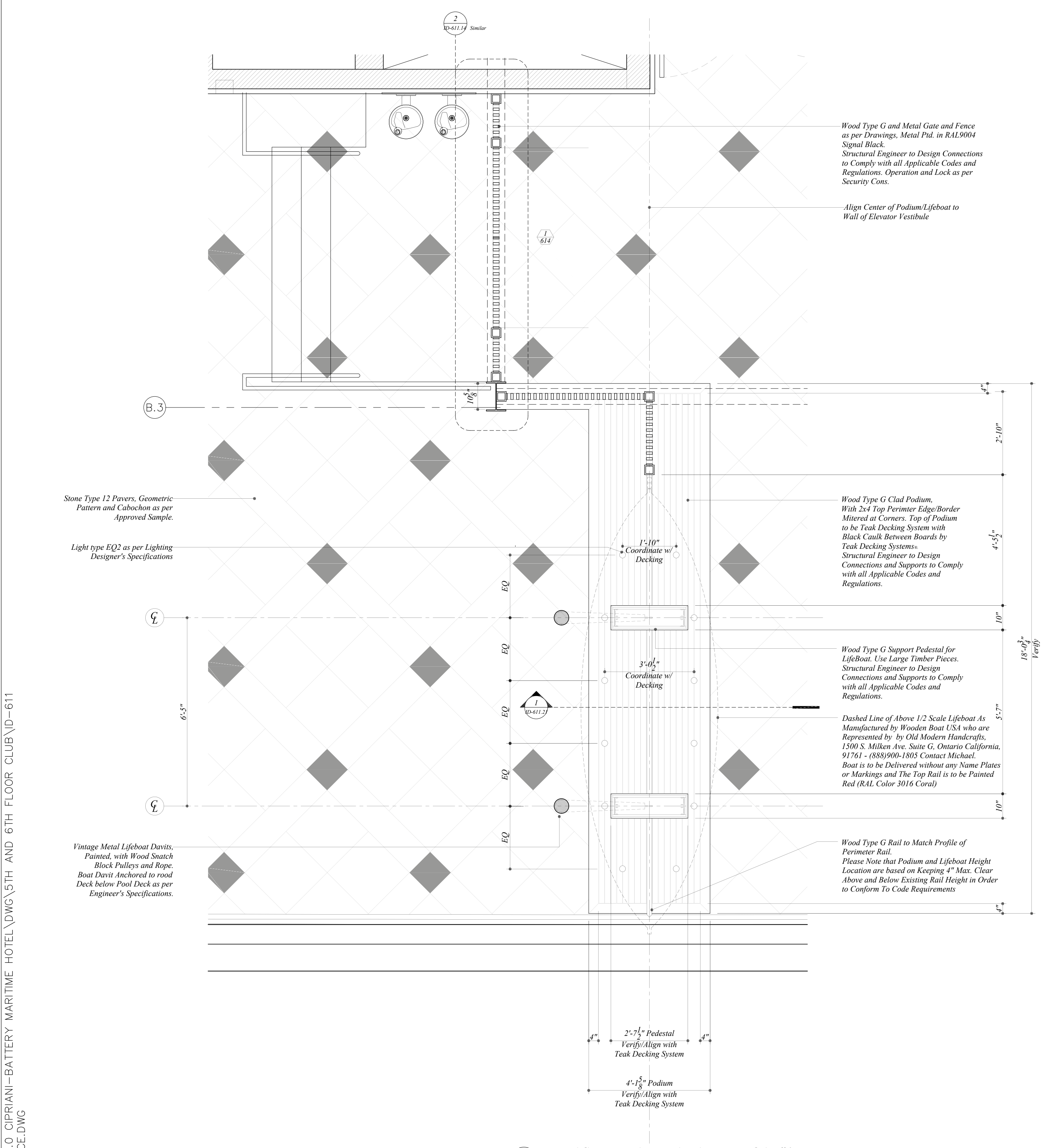
NOT FOR CONSTRUCTION



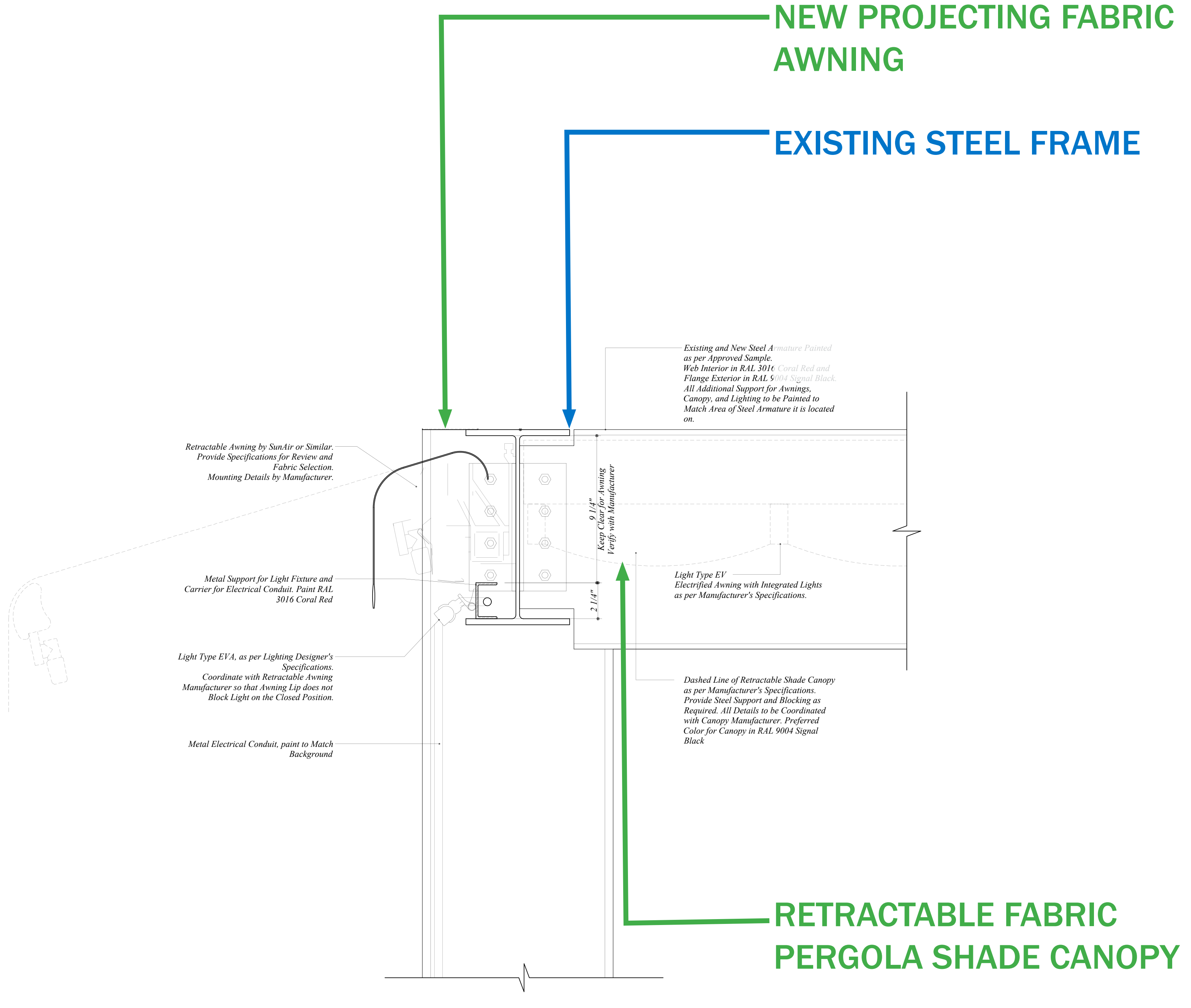
1 TERRACE - SECTION THRU LIFEBOAT #1
Scale: 1/2" = 1'-0"



2 TERRACE - LOOKING AT LIFEBOAT / FENCE
Scale: 1/2" = 1'-0"

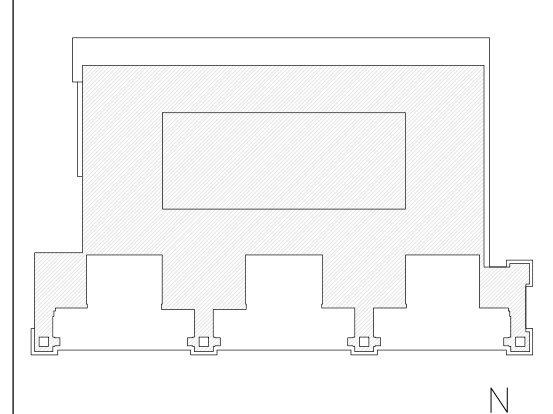


3 TERRACE - DETAIL PLAN AT LIFEBOAT #1
Scale: 1/2" = 1'-0"



4 TERRACE - AWNING DETAIL
Scale: 3" = 1'-0"

P:\2017\B.O. CIPRIANI-BATTERY MARITIME HOTEL\DWG\5TH AND 6TH FLOOR CLUB\ID-611 TERRACE.DWG



KEY PLAN/NTS

MA PROJECT NO. 1821
BATTERY MARITIME BUILDING
10 SOUTH STREET
NEW YORK, NY 10004

ISSUED: 05/28/2021

TERRACE DETAILS AT LIFEBOAT & CANOPY

DRAWING #: ID-611.20

of

DATE: 02.19.2019 © MARVEL ARCHITECTS, PLLC

The current proposal is:

Preservation Department – Item 3, LPC-23-02281

10 South Street – Battery Maritime Building – Individual Landmark Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 857 9328 6573

Passcode: 043215

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify 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.