

The current proposal is:

Preservation Department – Item 1, LPC-23-02281

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

To Testify Please Join Zoom

Webinar ID: 873 1899 4372

Passcode: 278022

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

NOVEMBER 15, 2022

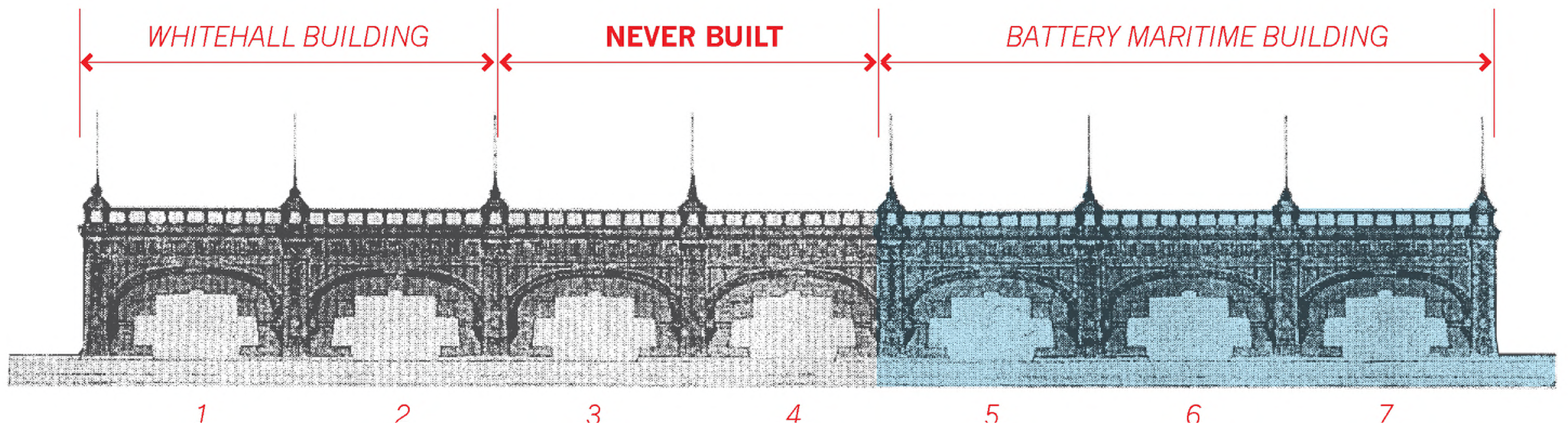
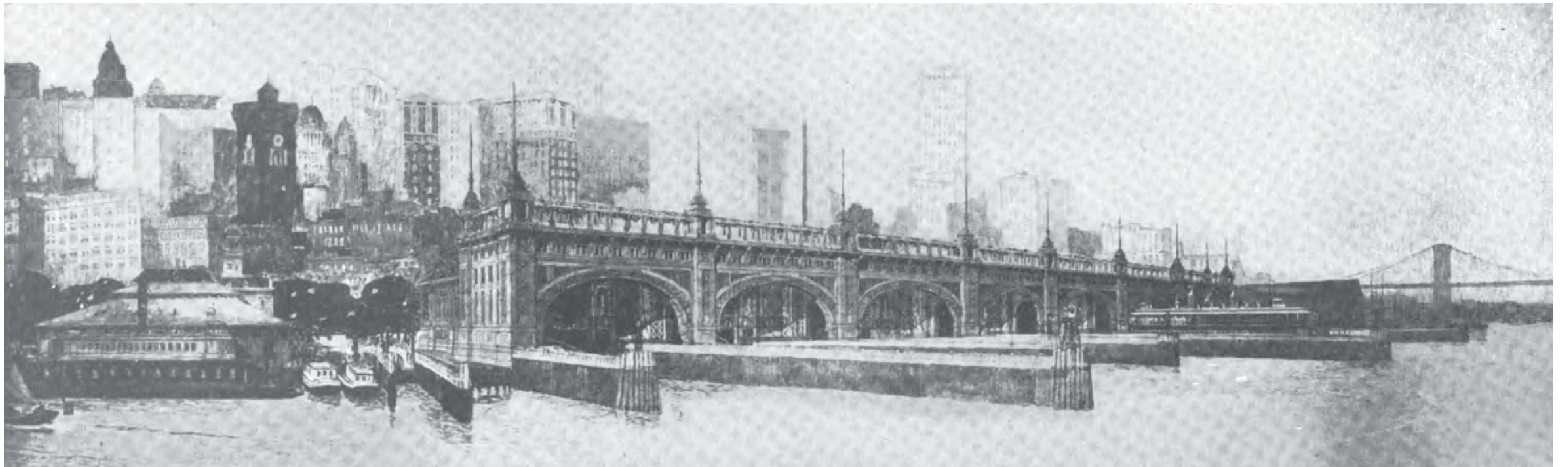
MARVEL



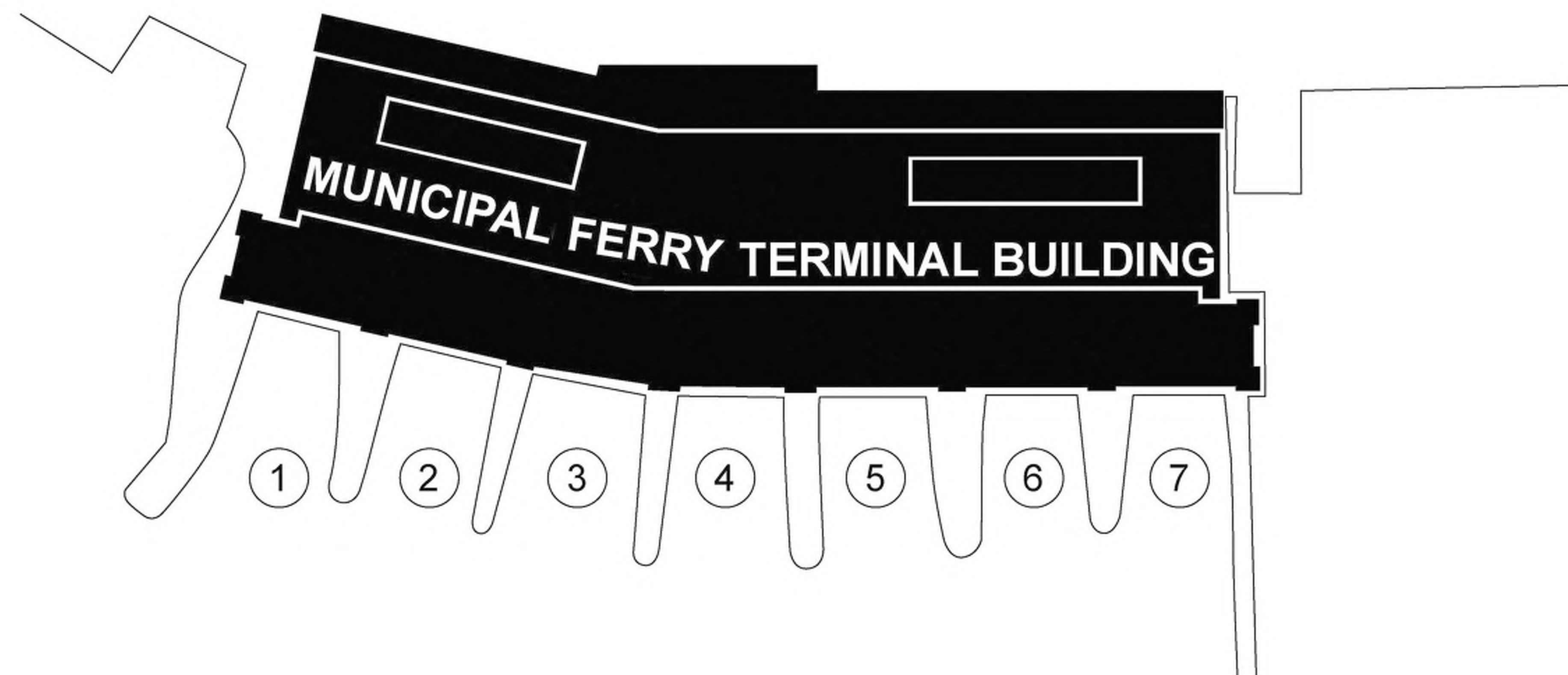
Context Site Plan



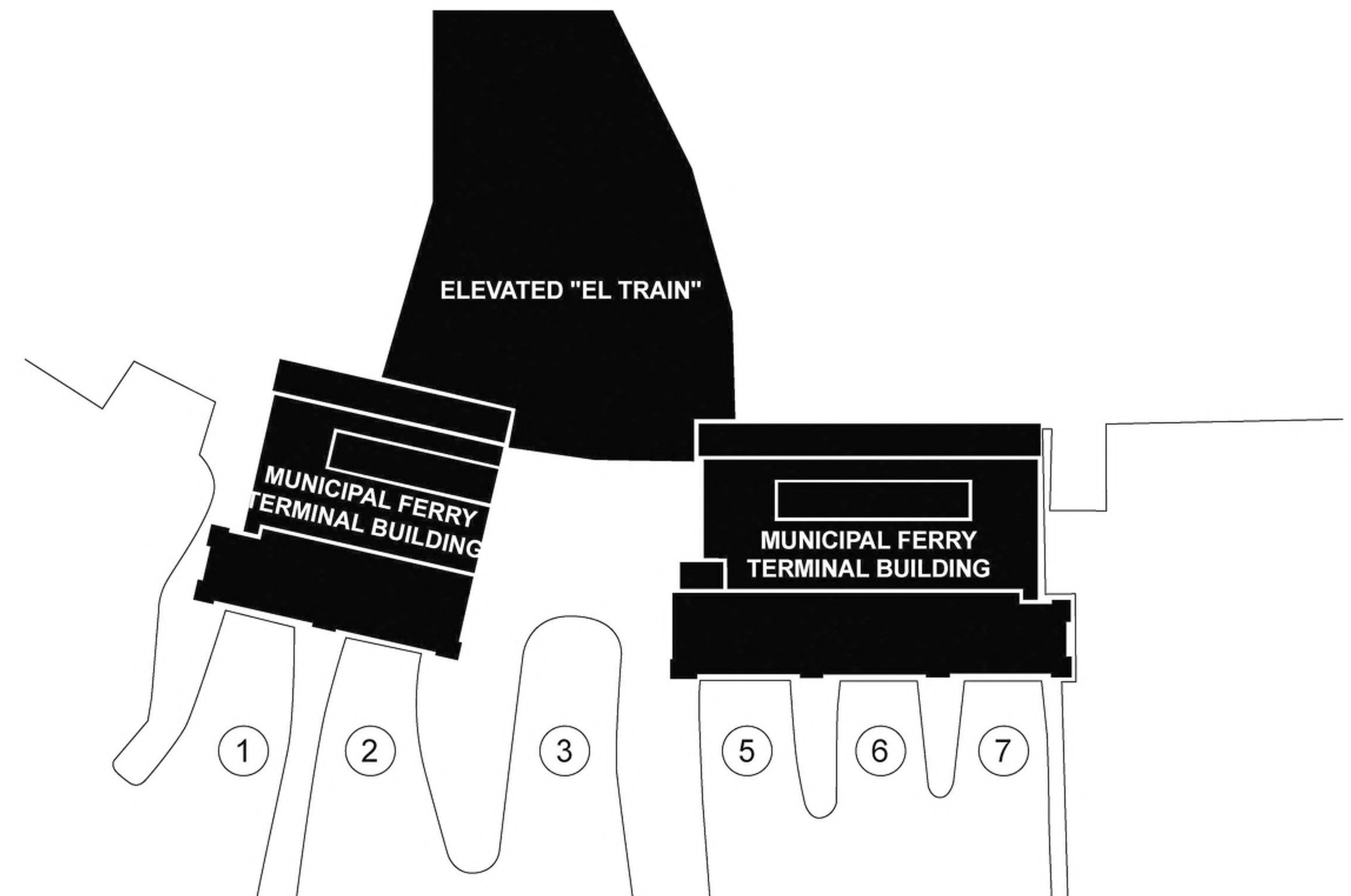
PROJECT HISTORY



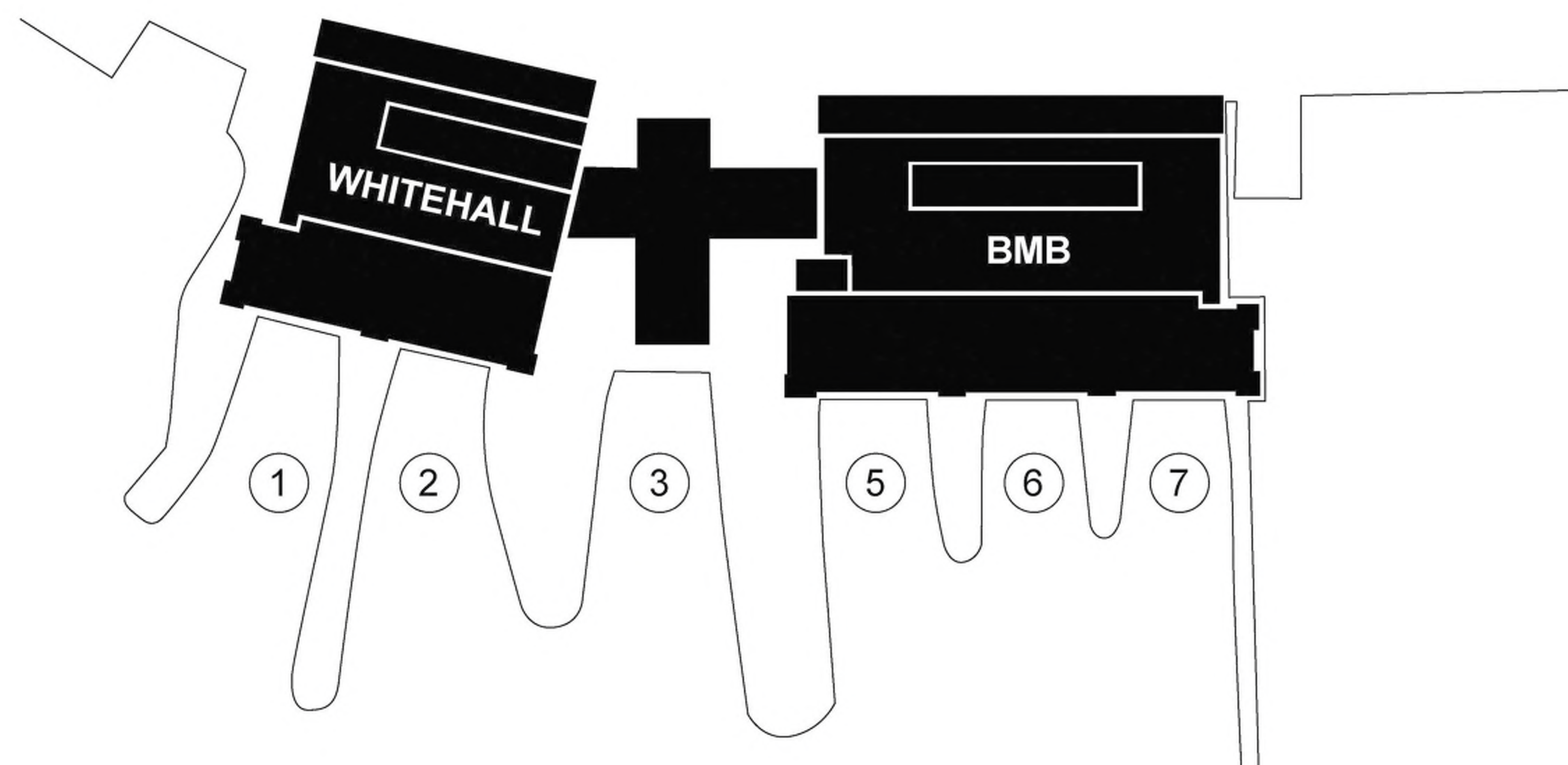
1906 MUNICIPAL FERRY TERMINAL
Walker and Morris Architects



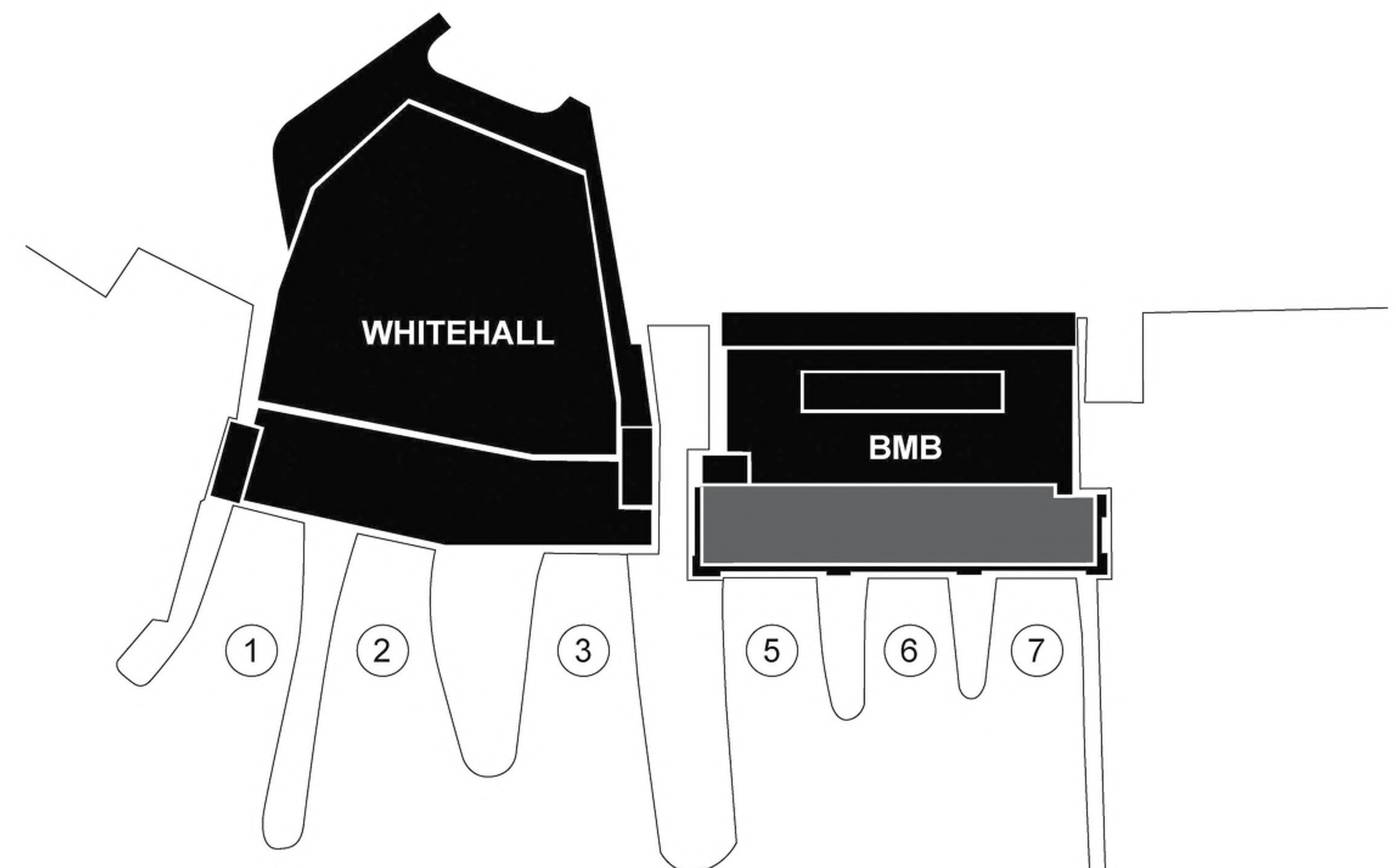
1907 Original Design



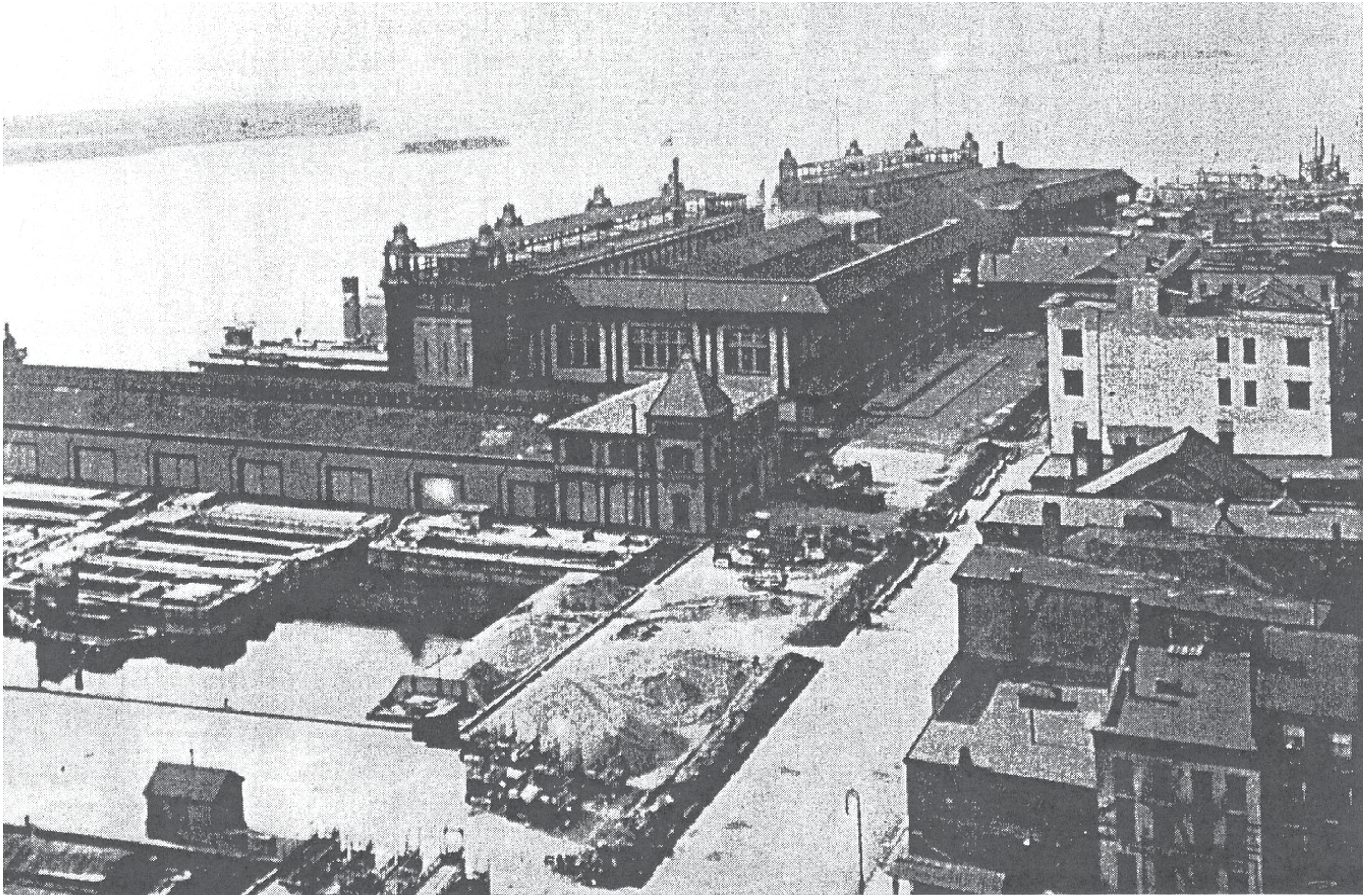
1911 Built



1950



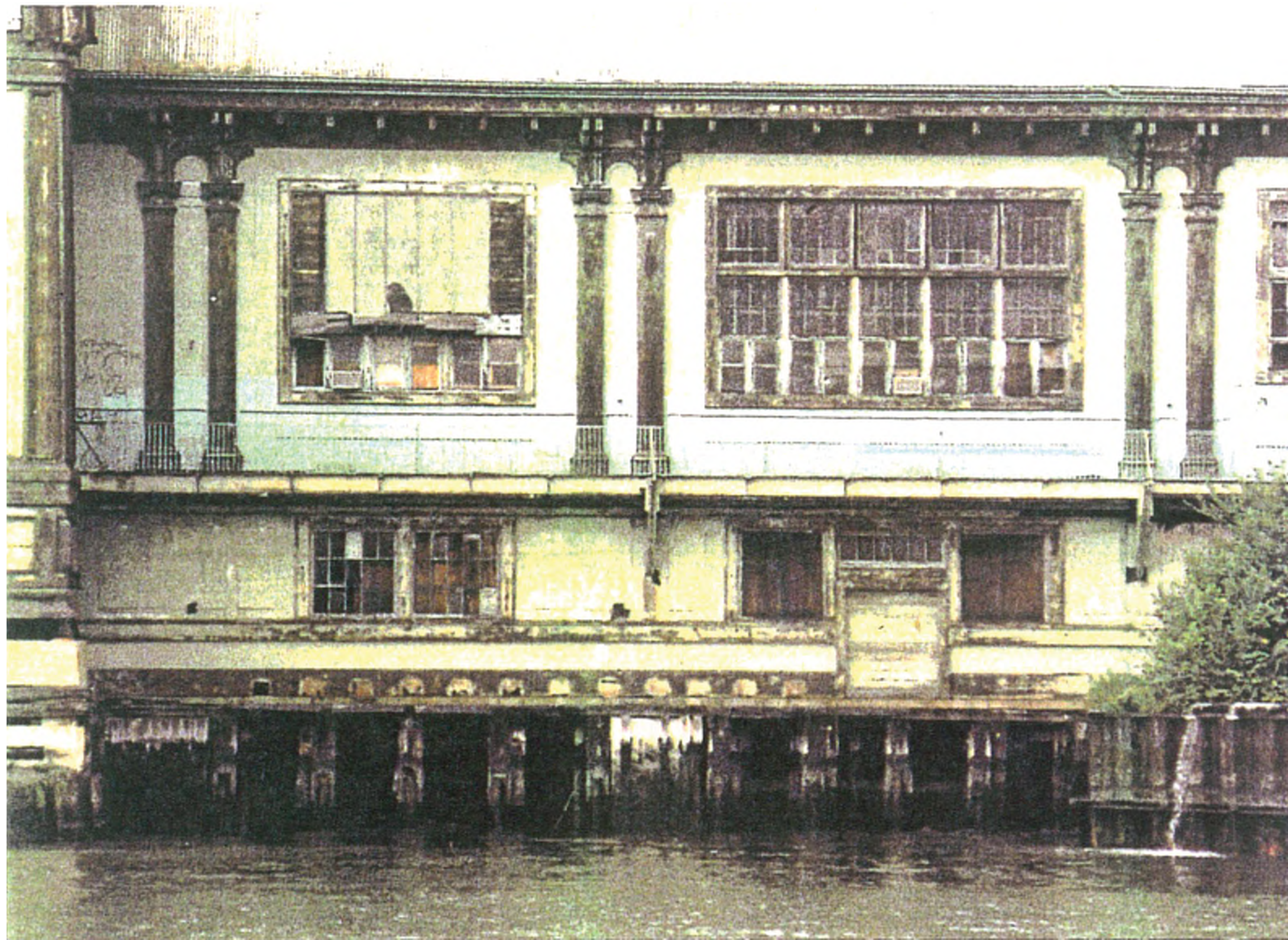
2010 Proposed



1912 BMB on South Street



1914 BMB and Whitehall



1990's



2002-2007 Exterior Restoration



2010 Great Hall

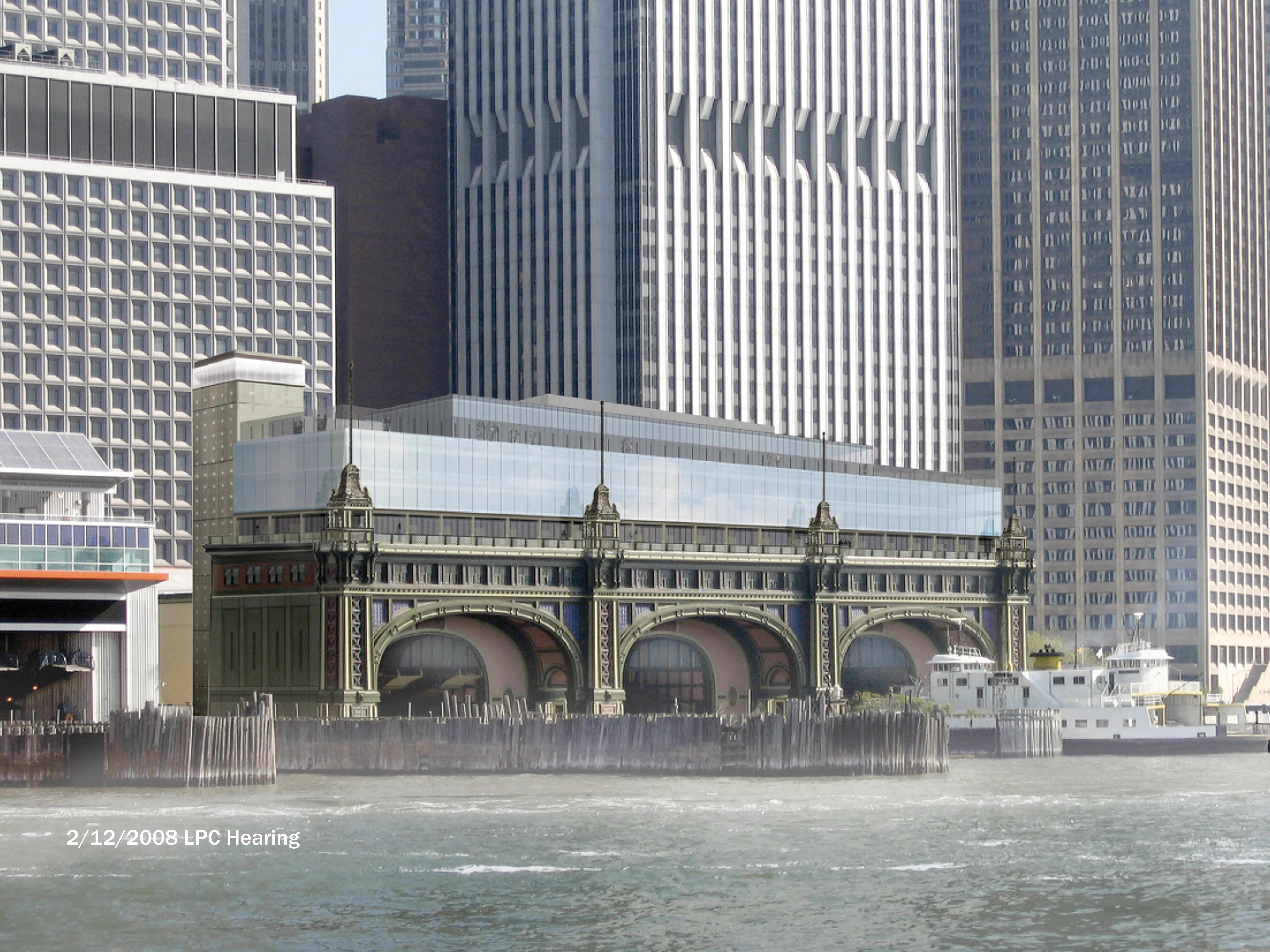


2010 South Facade



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

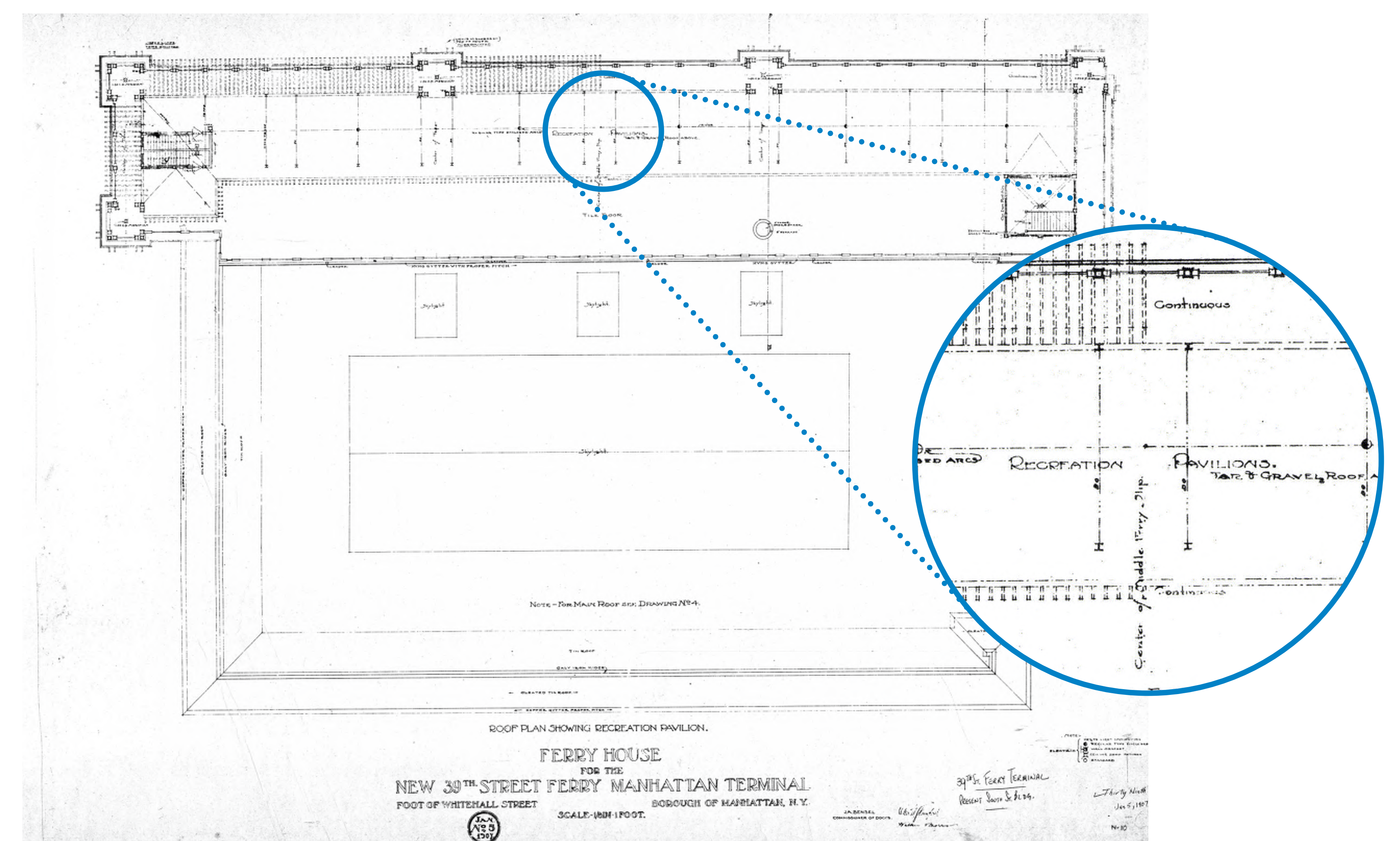


Existing Conditions - North Facade

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



PHOTO | AXONOMETRIC

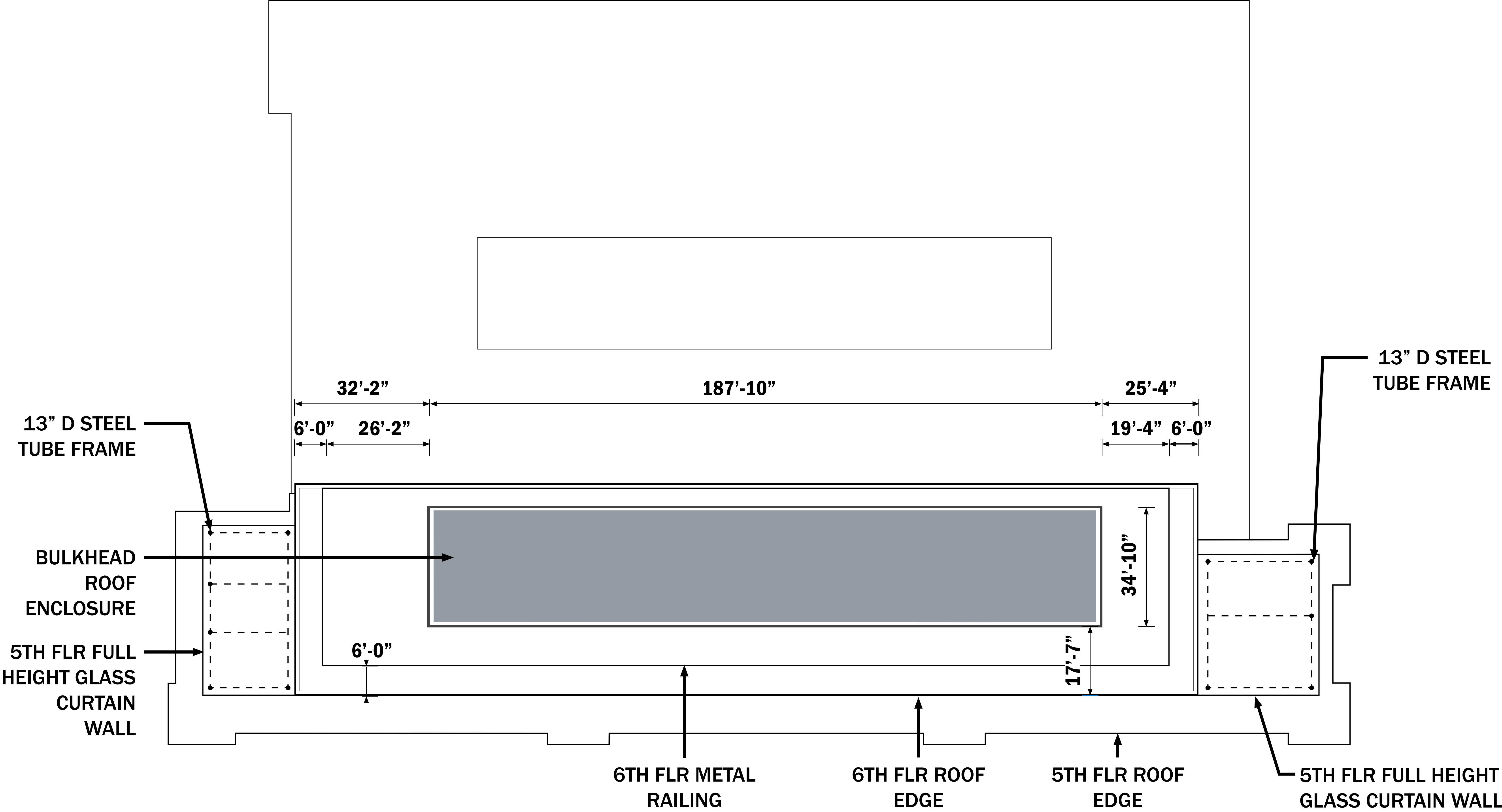
Currently Built (2022)



RENDERING | AXONOMETRIC

Proposed

SOUTH ST

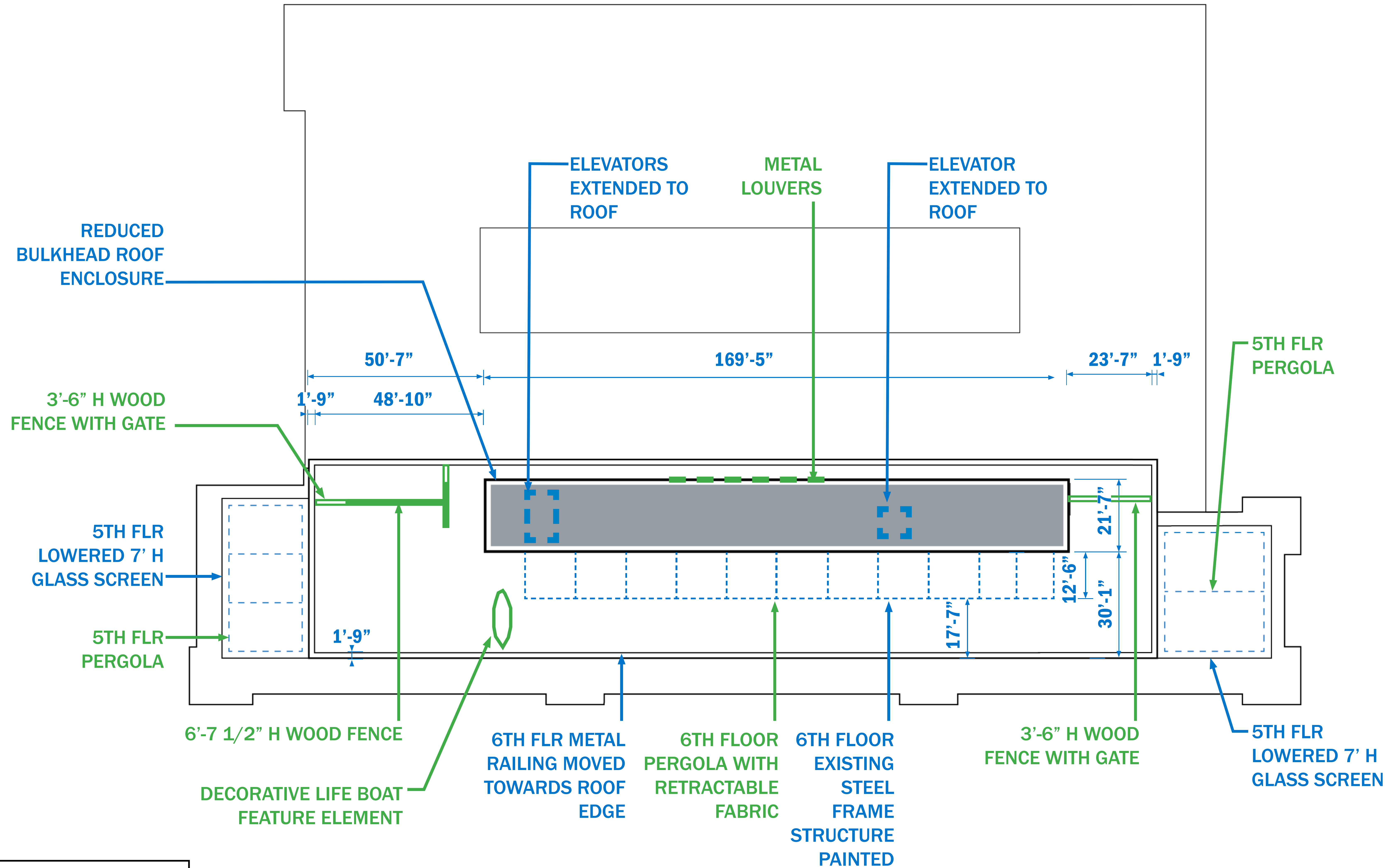


KEY LEGEND

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

ROOF PLAN DIAGRAM

Approved (2010)

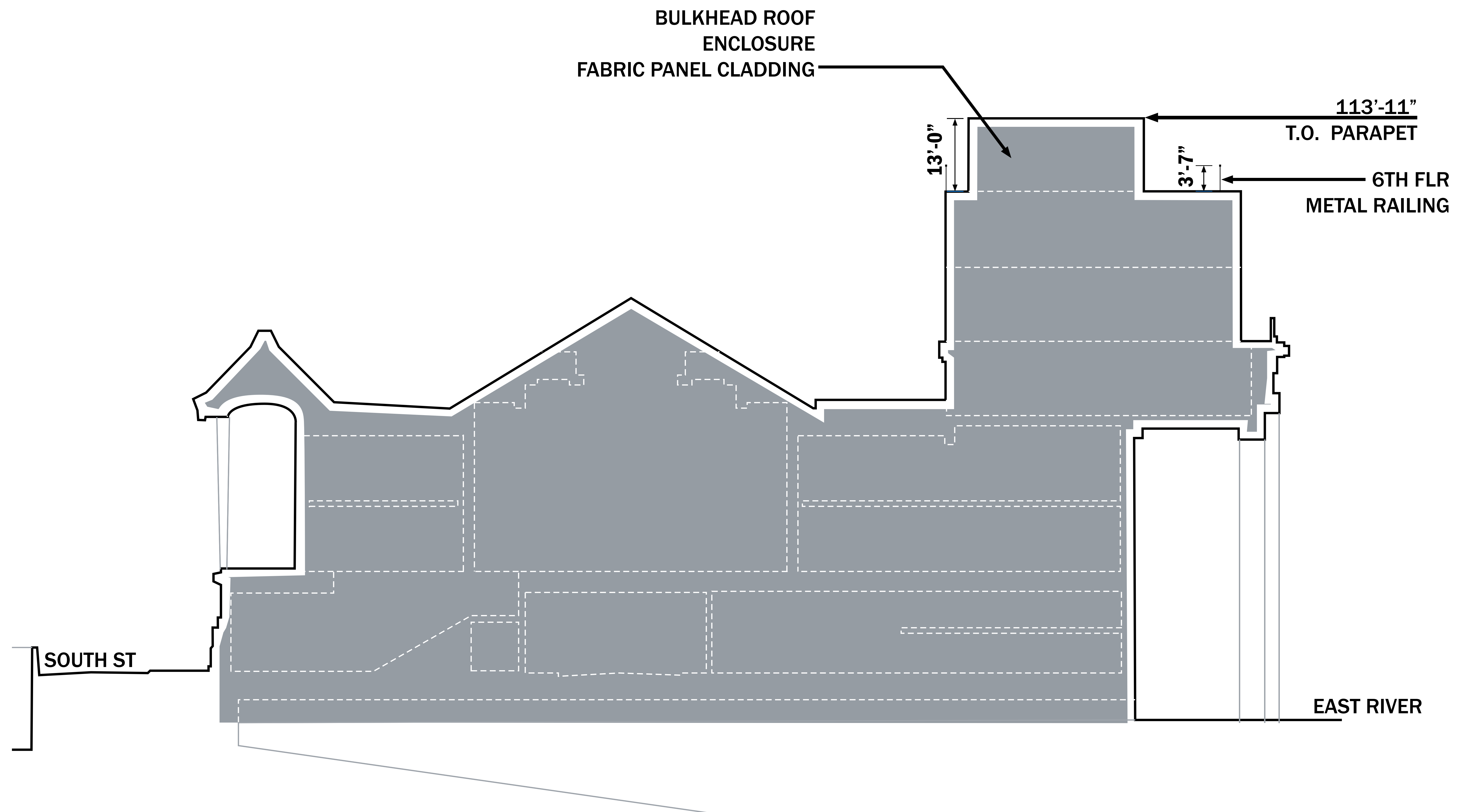


KEY LEGEND

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

ROOF PLAN DIAGRAM

Proposed

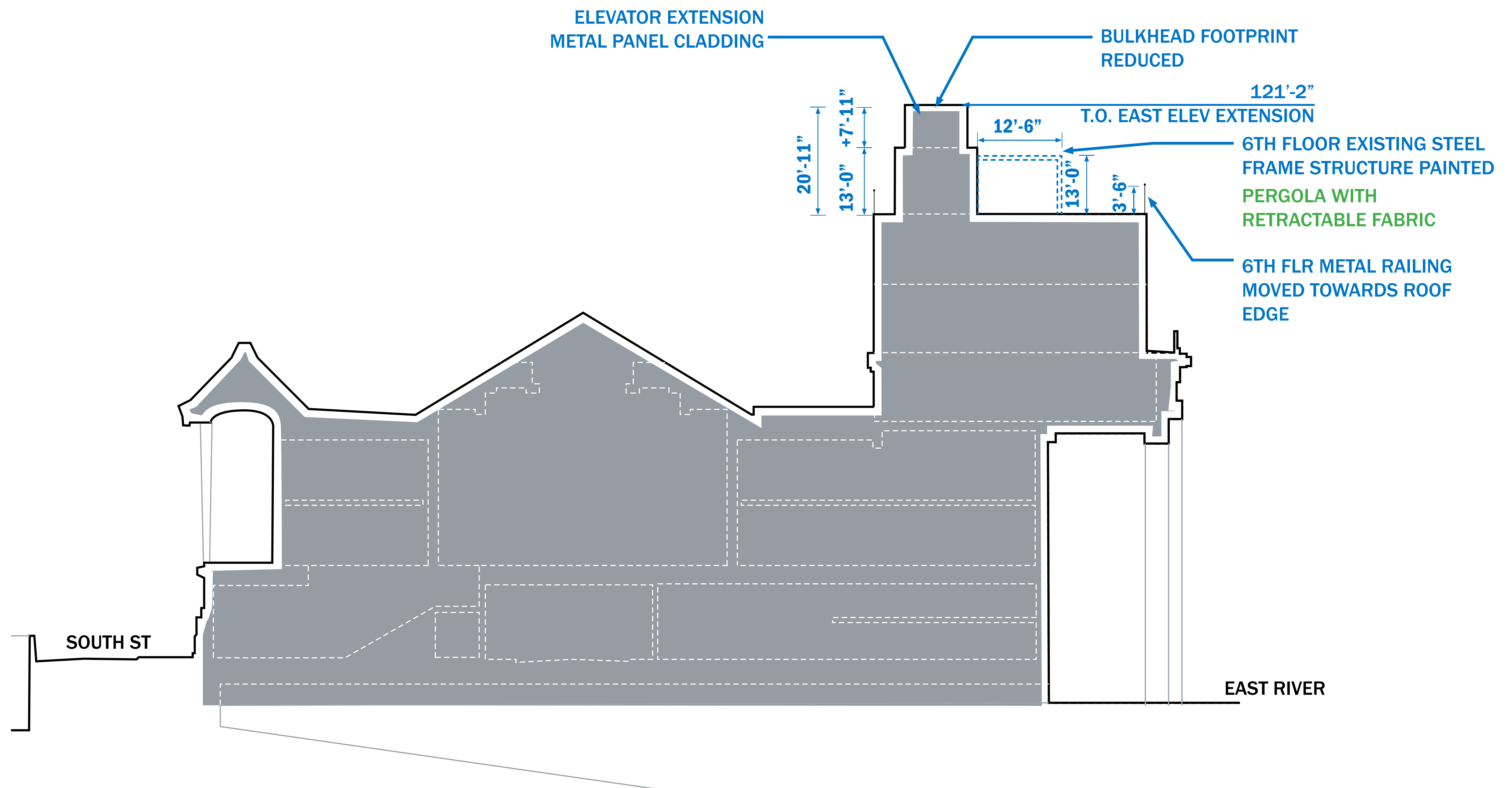


KEY LEGEND

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

SECTION DIAGRAM

Approved (2010)



KEY LEGEND

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

SECTION DIAGRAM

Proposed



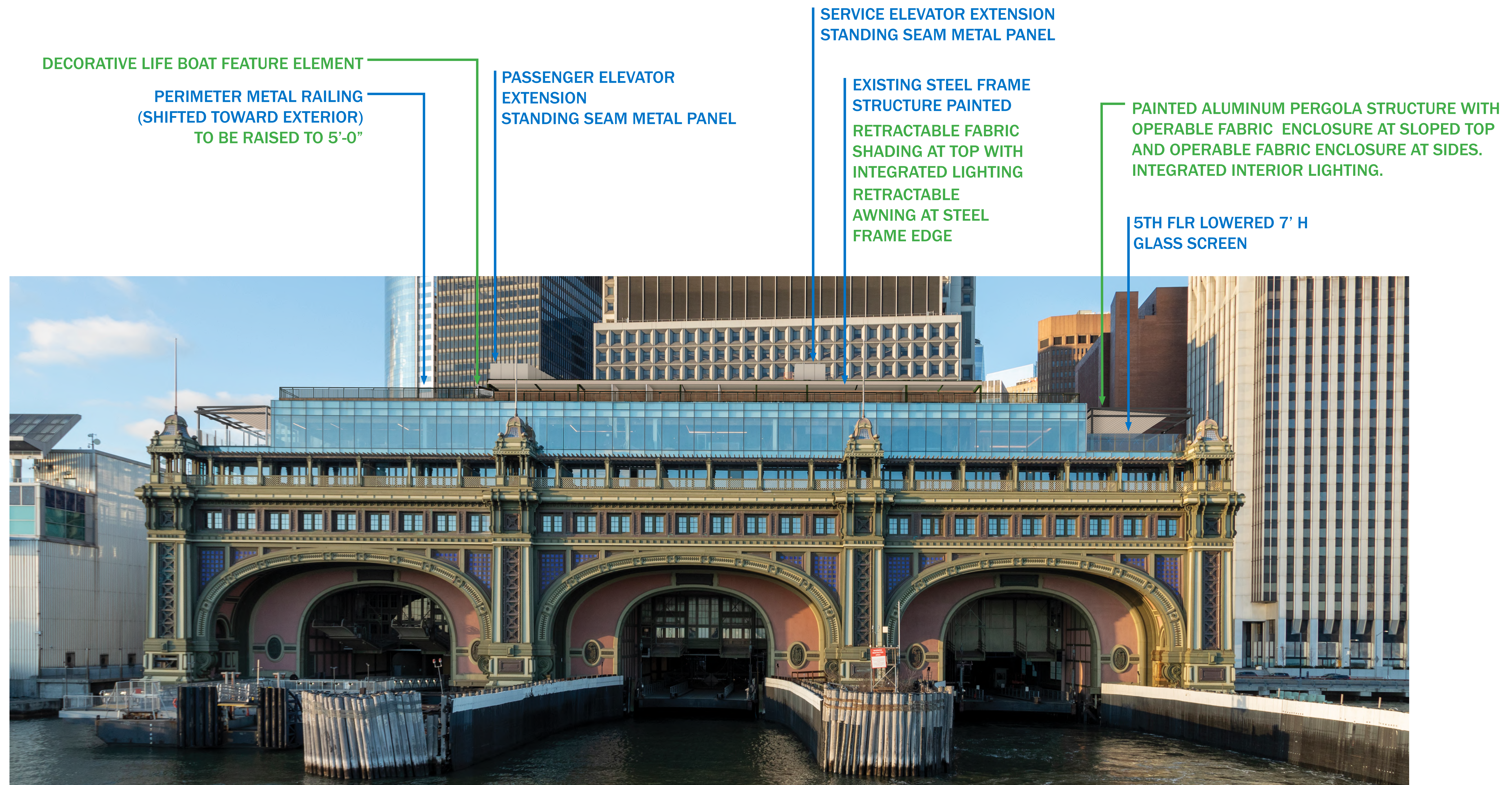
RENDERING | SOUTH ELEVATION

Approved (2010)



PHOTO | SOUTH ELEVATION

Currently Built (2022)



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

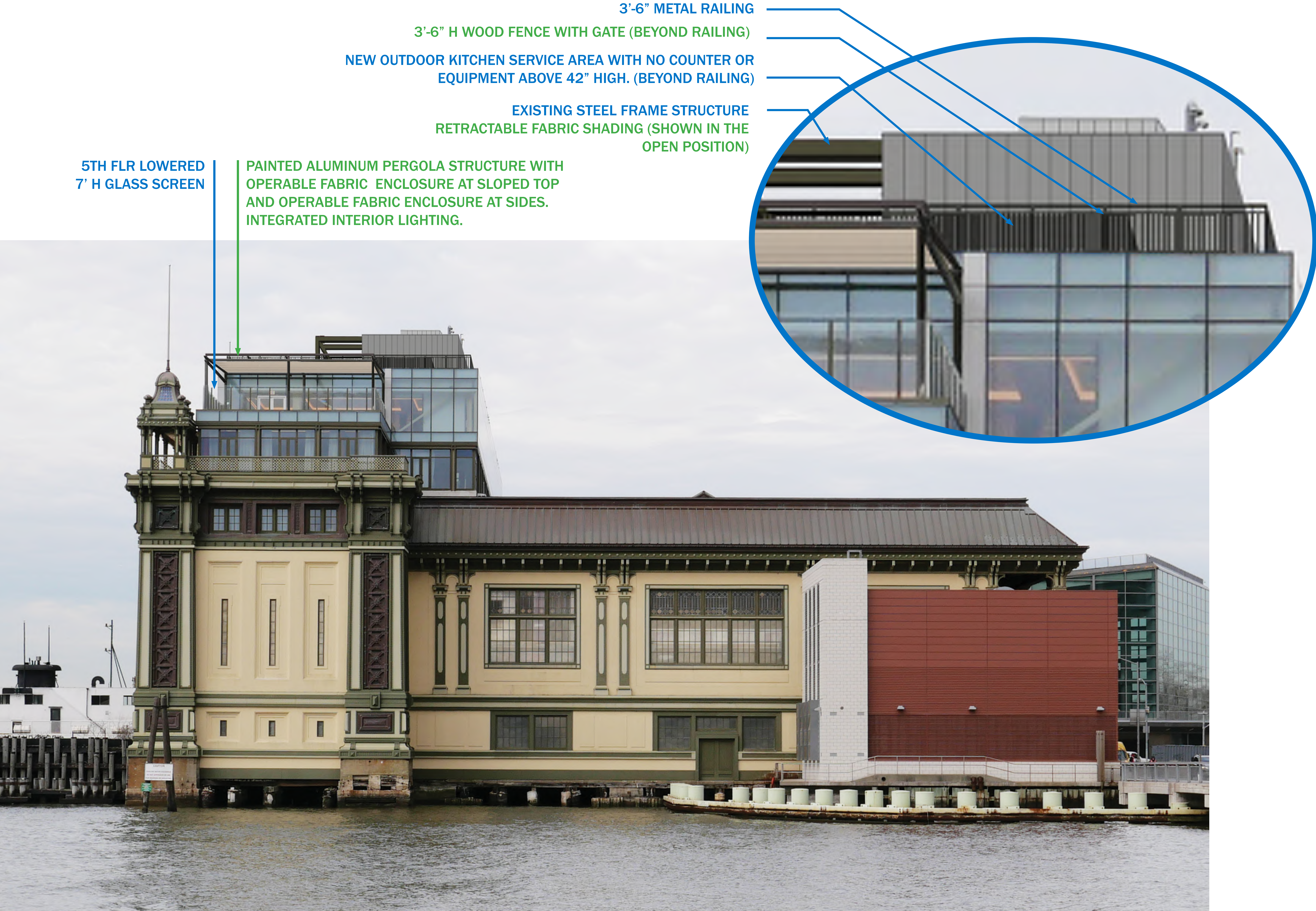
ELEVATOR (SE-1)
EXTENSION INSTALLED

BULKHEAD
STANDING SEAM
METAL PANELS



PHOTO | EAST ELEVATION

Currently Built (2022)



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)

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

BULKHEAD
STANDING SEAM
METAL PANELS

6'-7 1/2" H
WOOD FENCE,
STEPS DOWN
TO 3'-6" H
GATES AT
PERIMETER
RAIL

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)

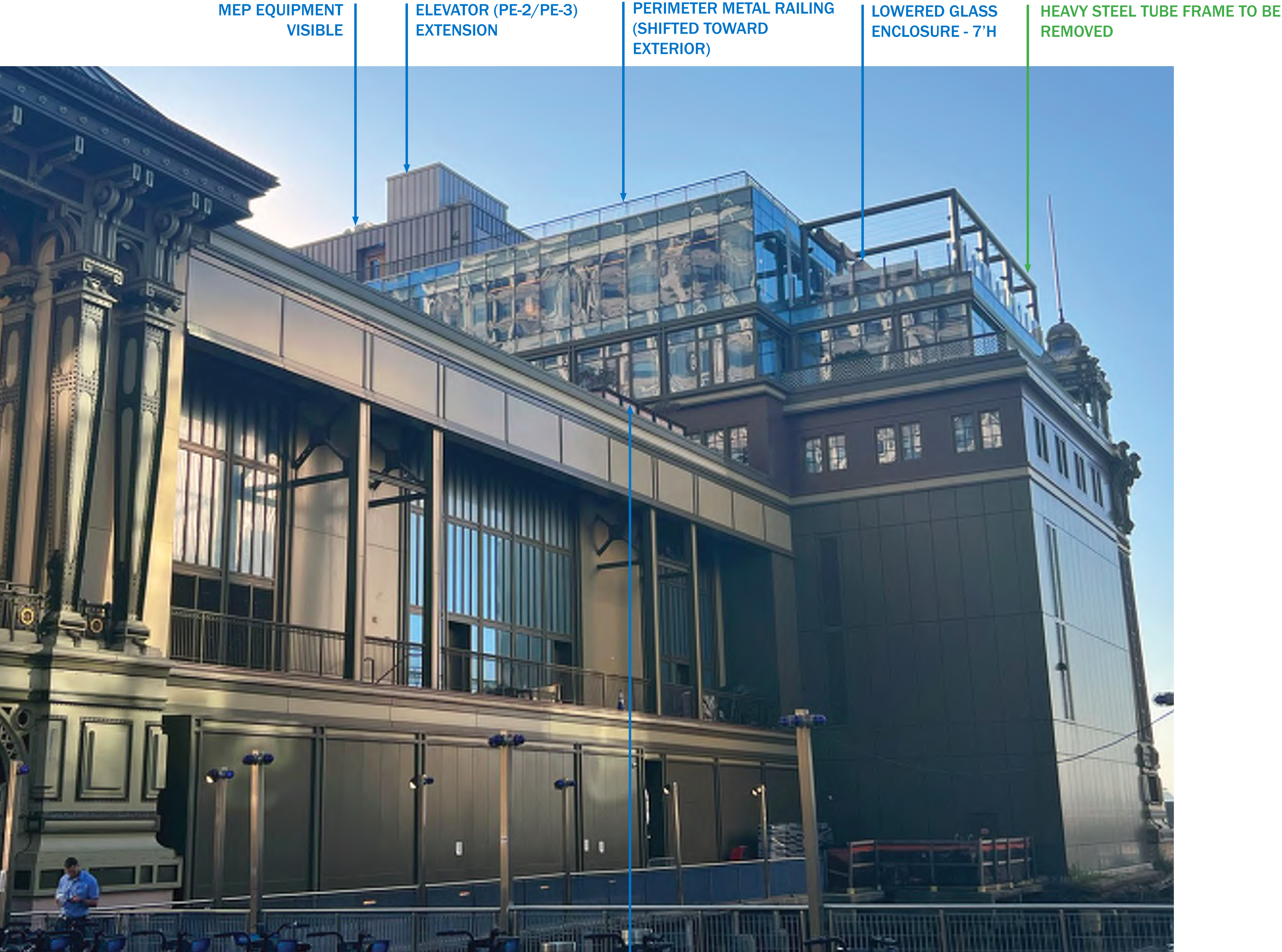
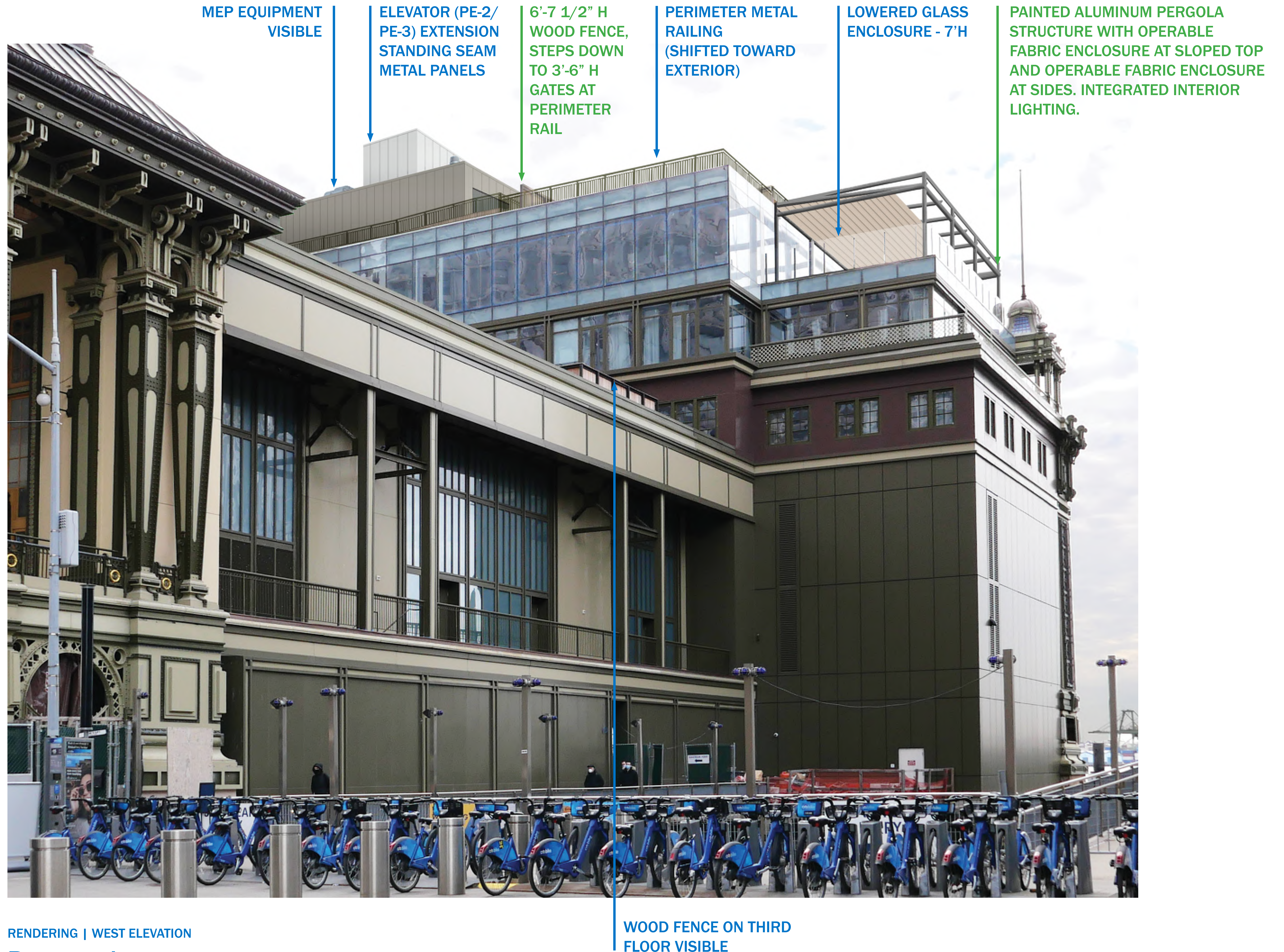


PHOTO | WEST ELEVATION

Currently Built (2022)

WOOD FENCE ON THIRD FLOOR VISIBLE



PERIMETER METAL
RAILING
(SHIFTED TOWARD
EXTERIOR)

PENTHOUSE ENCLOSURE
REDUCED. STANDING
SEAM METAL PANELS

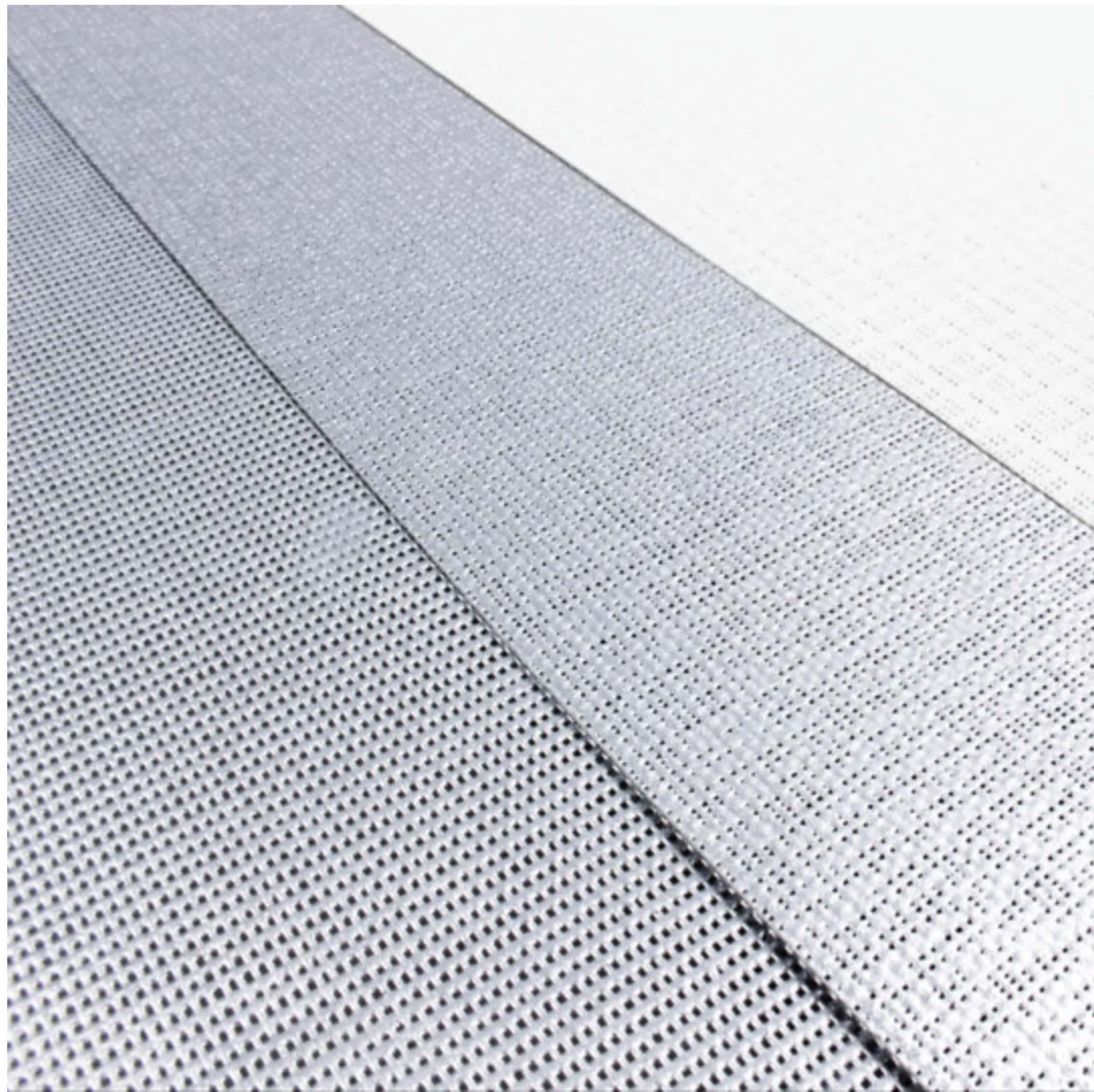
EXISTING STEEL FRAME
EXPOSED



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**

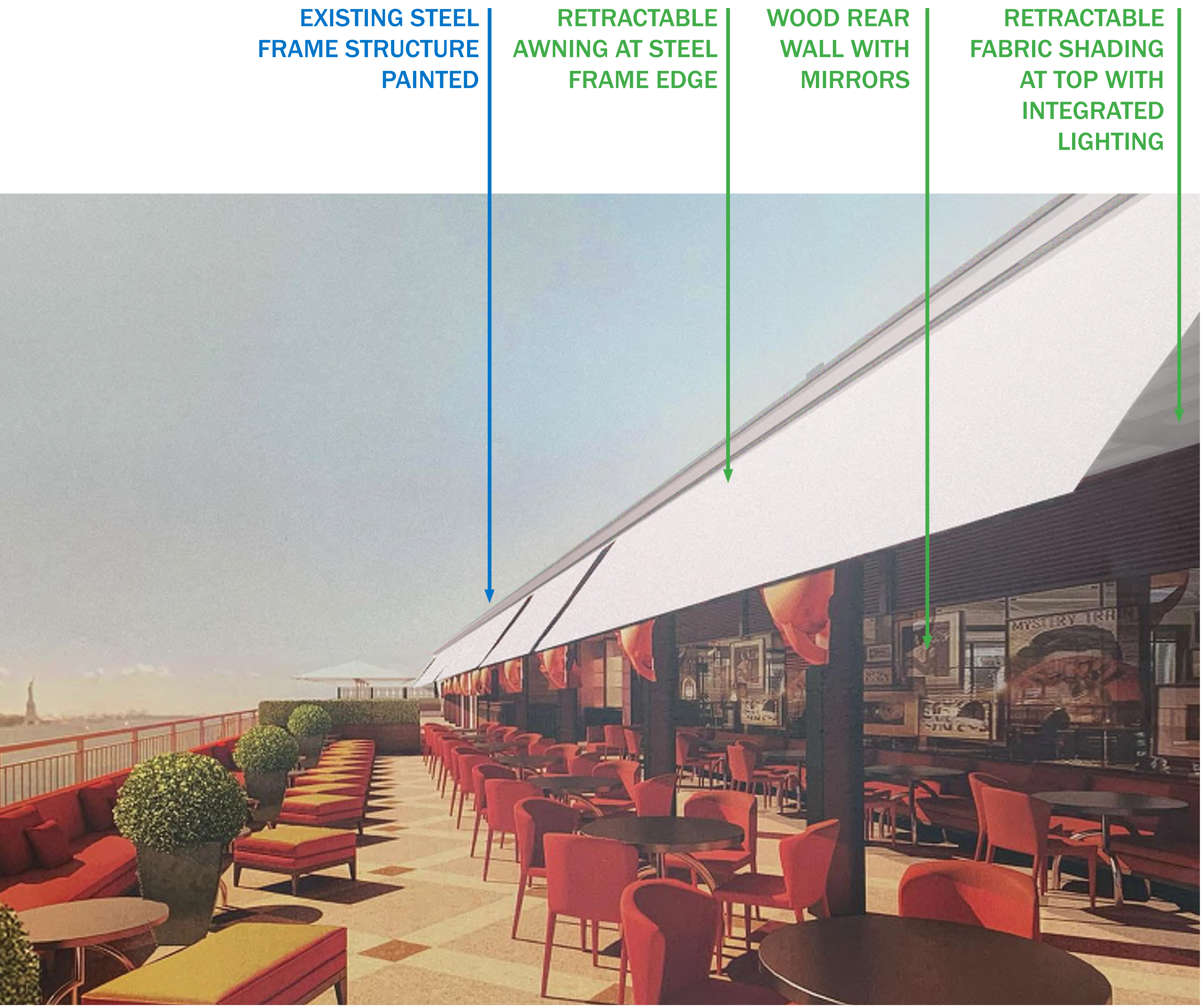
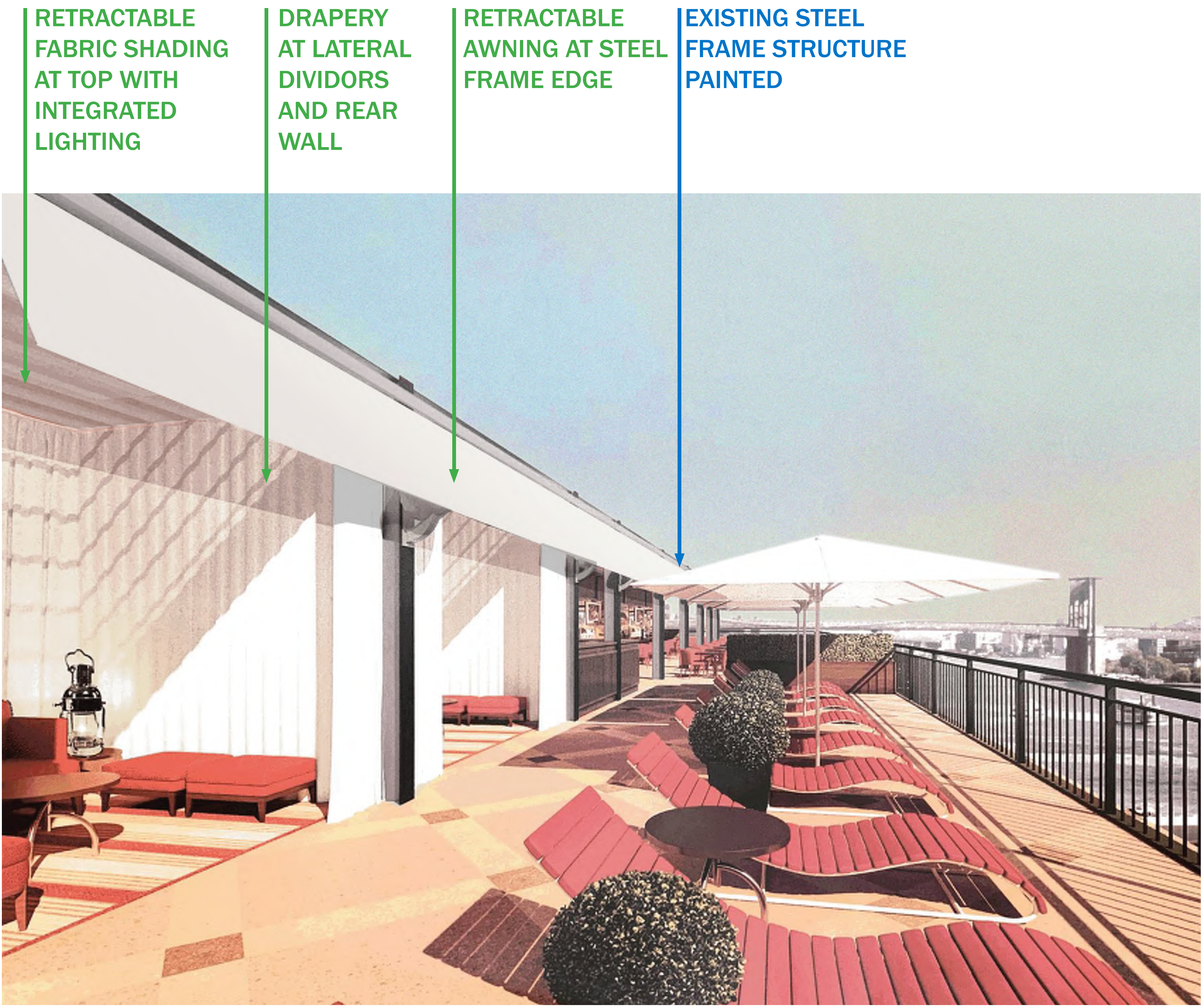


STANDING SEAM PANEL EXAMPLE



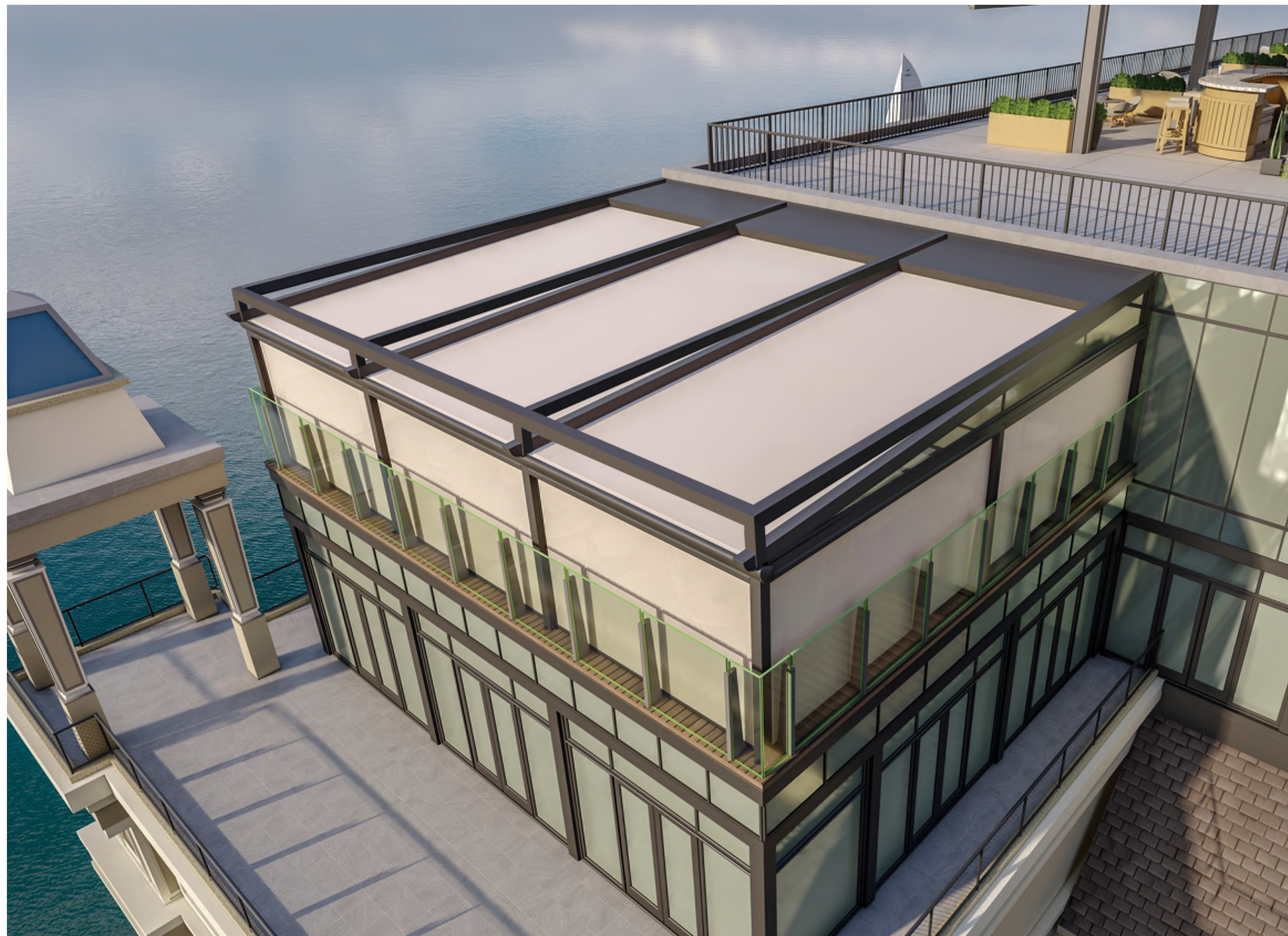
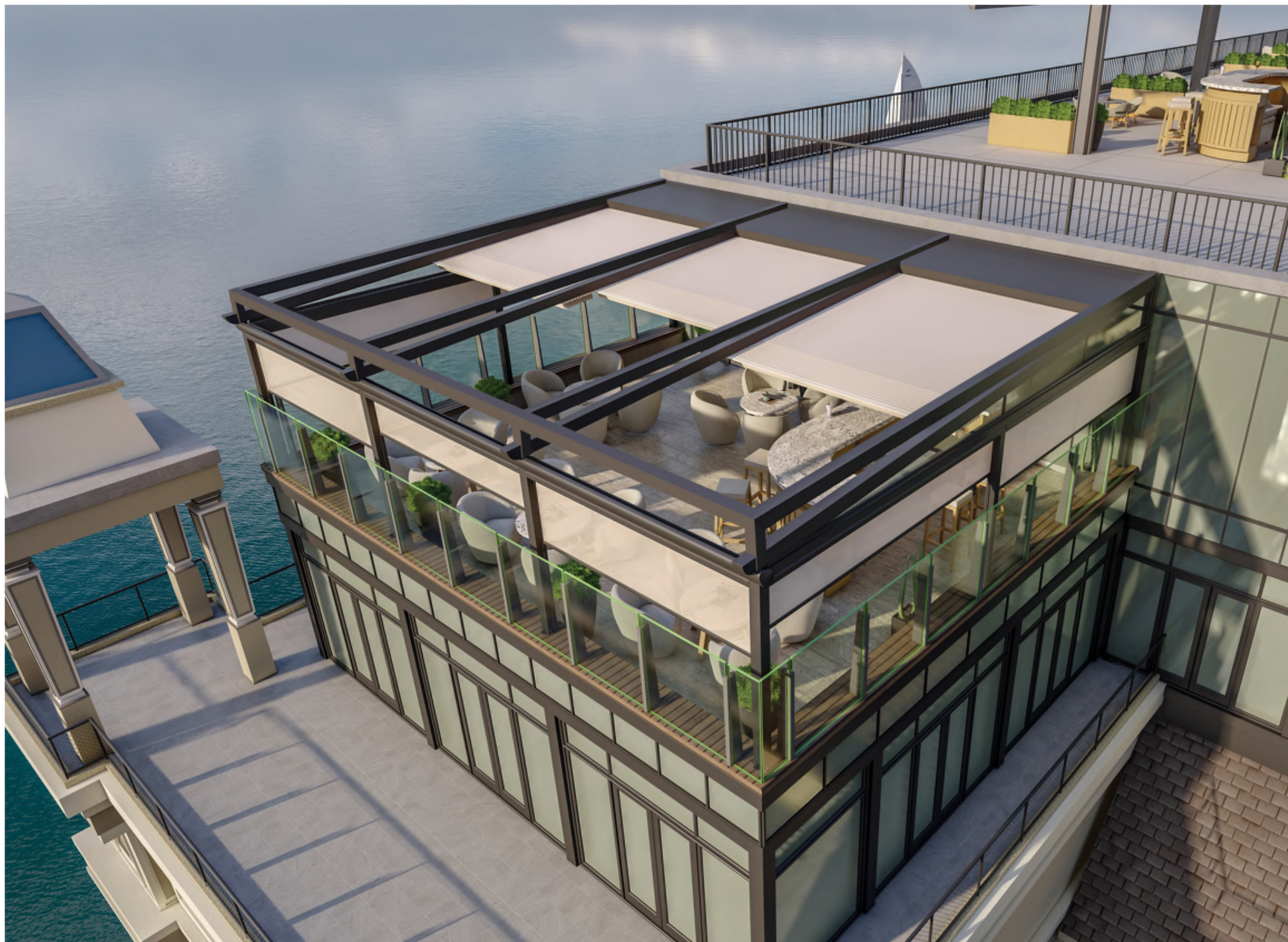
**STANDING SEAM PANEL PRECEDENT
(18" WIDE PANELS)**

6TH FL ROOF - BULKHEAD CLADDING



NOTE: FURNITURE SHOWN FOR ILLUSTRATIVE REFERENCE ONLY

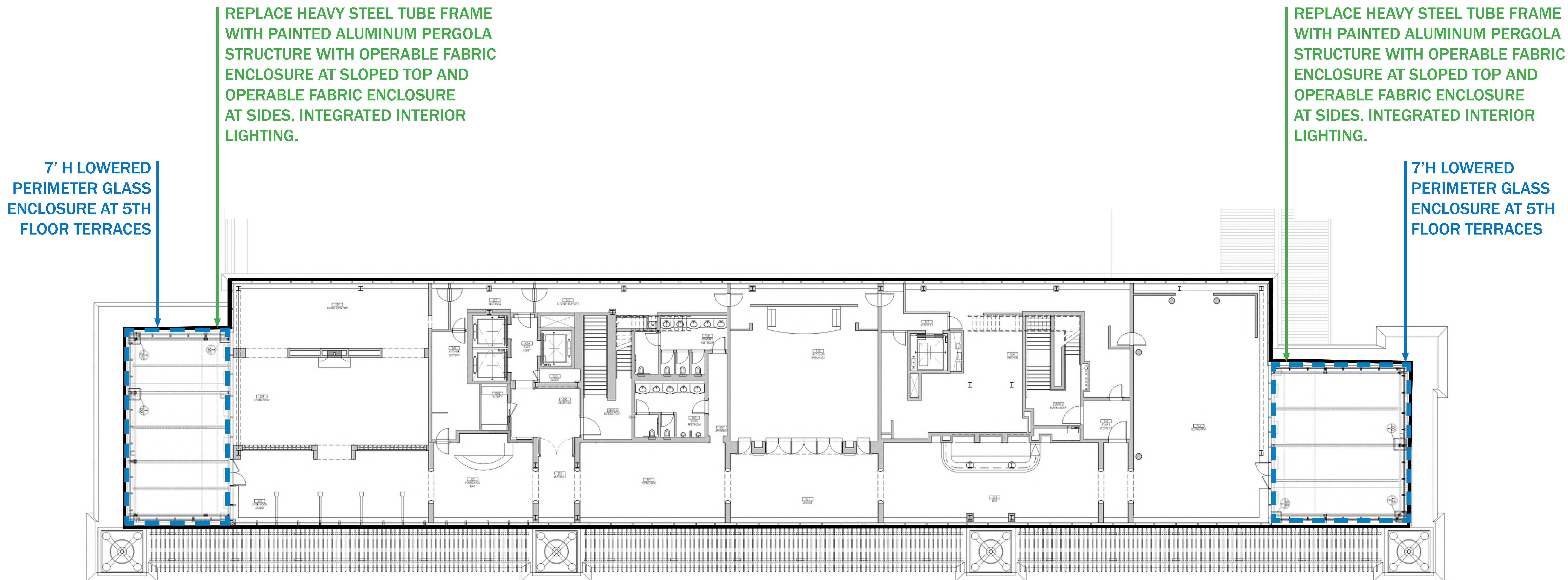
6TH FL ROOF - PERGOLA



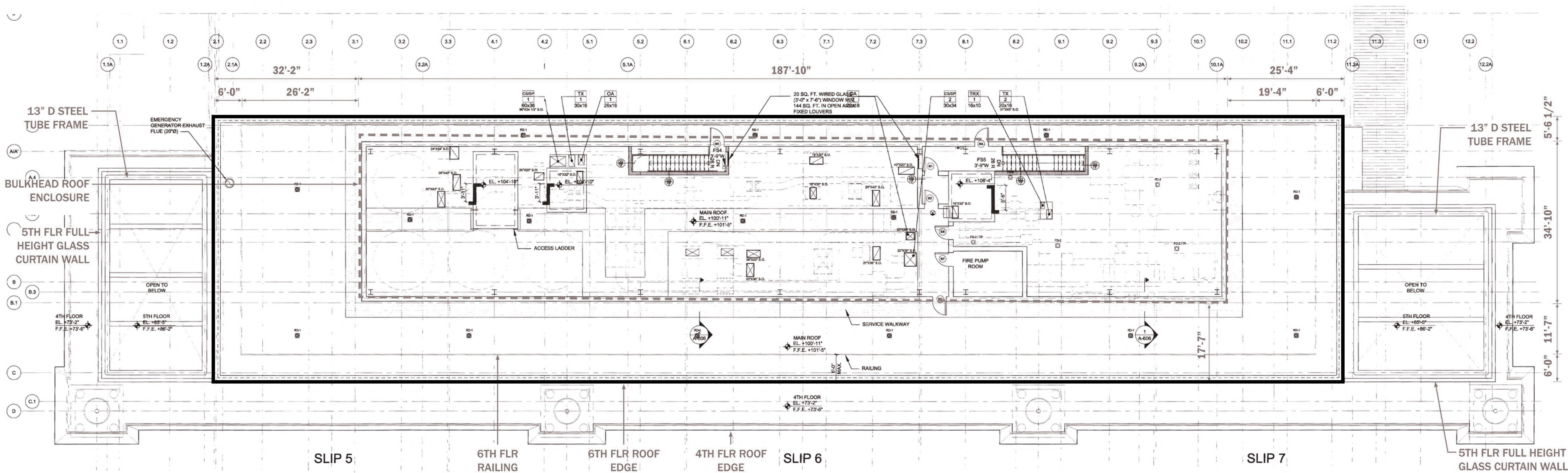
NOTE: RENDERINGS ARE SHOWN FOR REFERENCE TO PERGOLA INFORMATION ONLY

RENDERING | 5TH FLOOR EAST PERGOLA

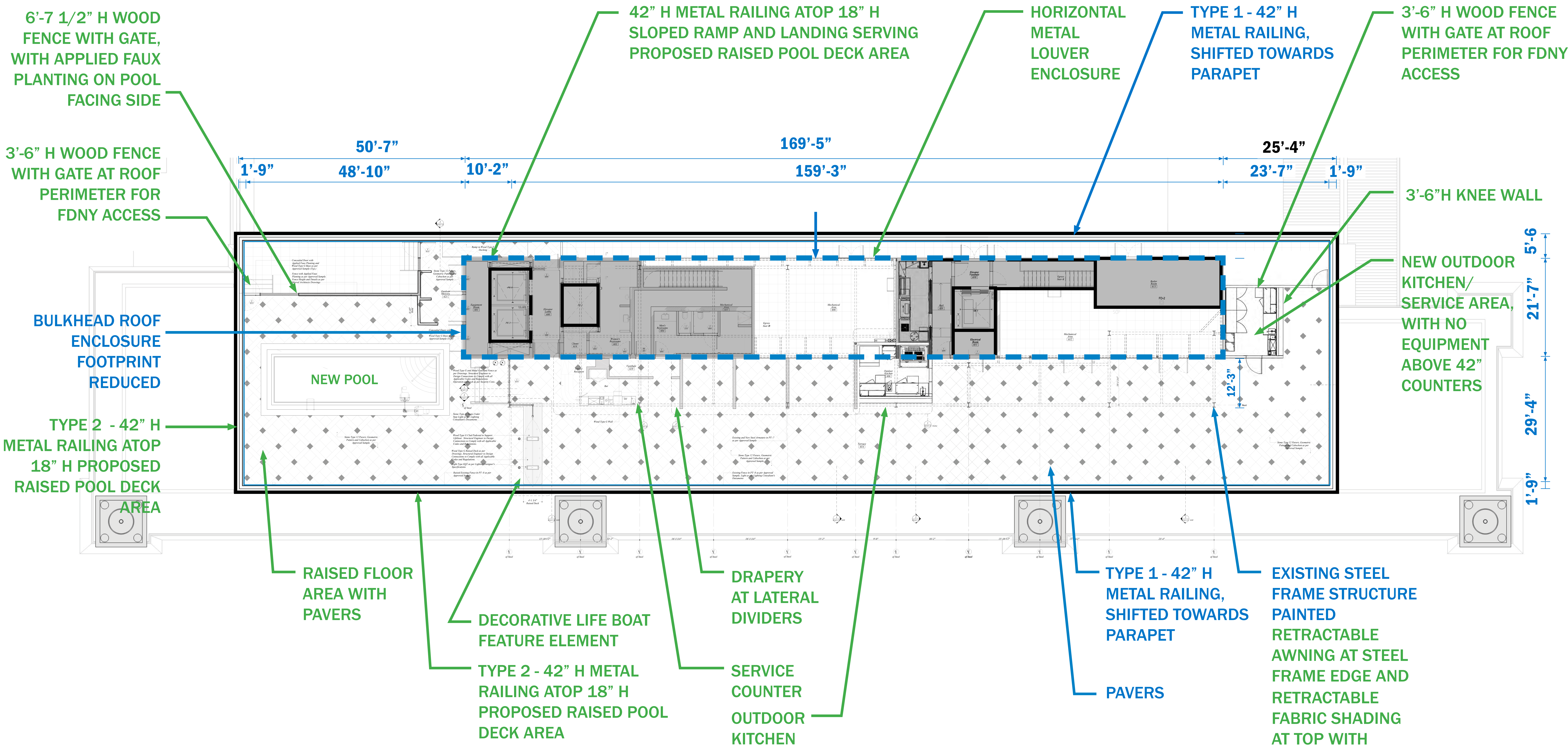
PROPOSED



PROPOSED | FIFTH FLOOR PLAN



APPROVED (2010) | MAIN ROOF PLAN



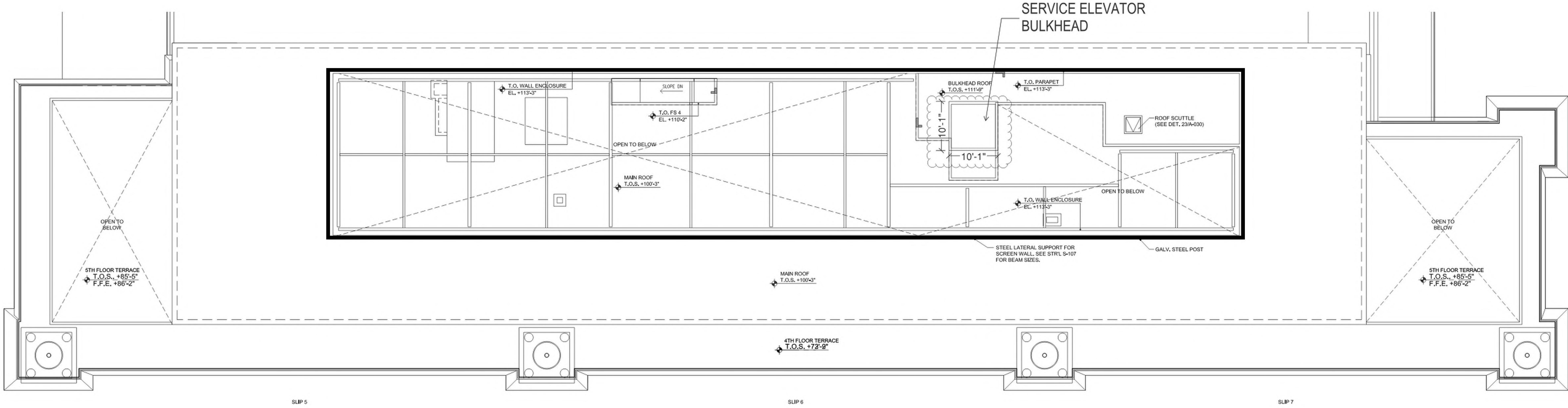
PROPOSED | MAIN ROOF PLAN

KEY LEGEND

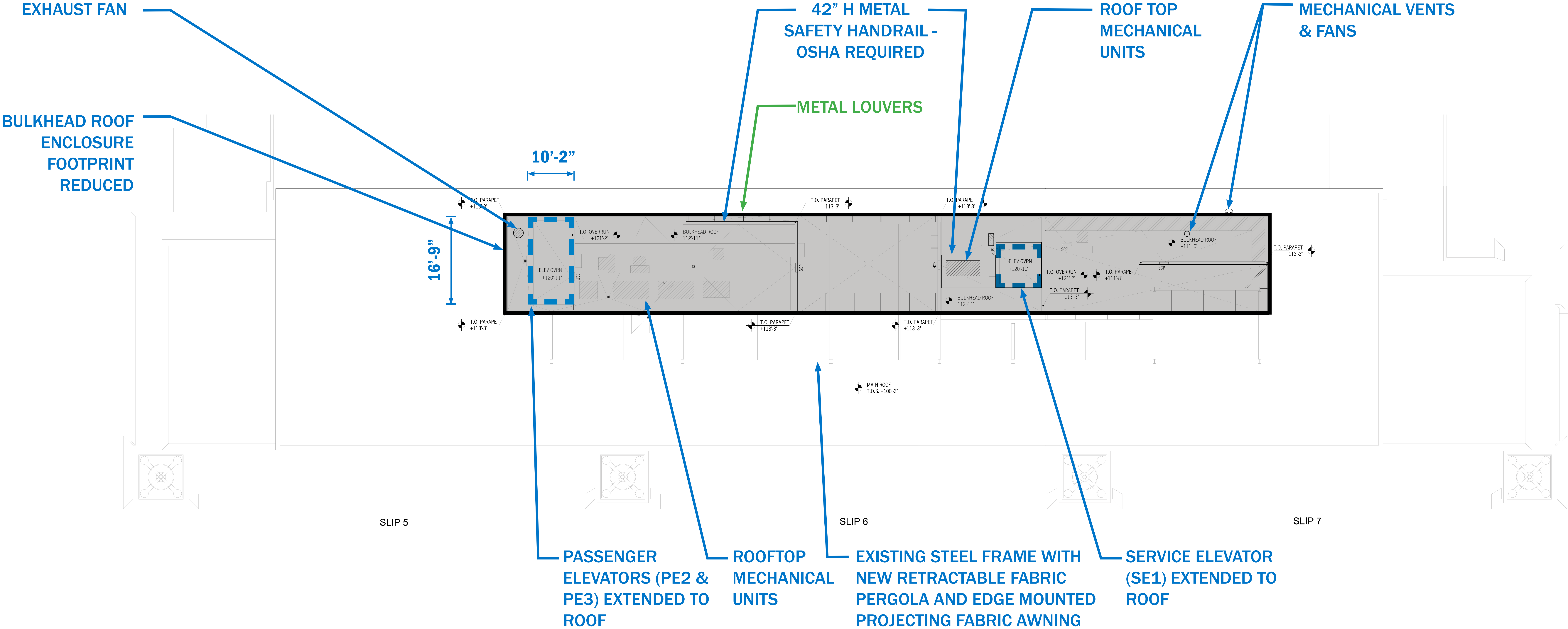
PREVIOUSLY APPROVED = BLACK

BUILT - PROPOSED = BLUE

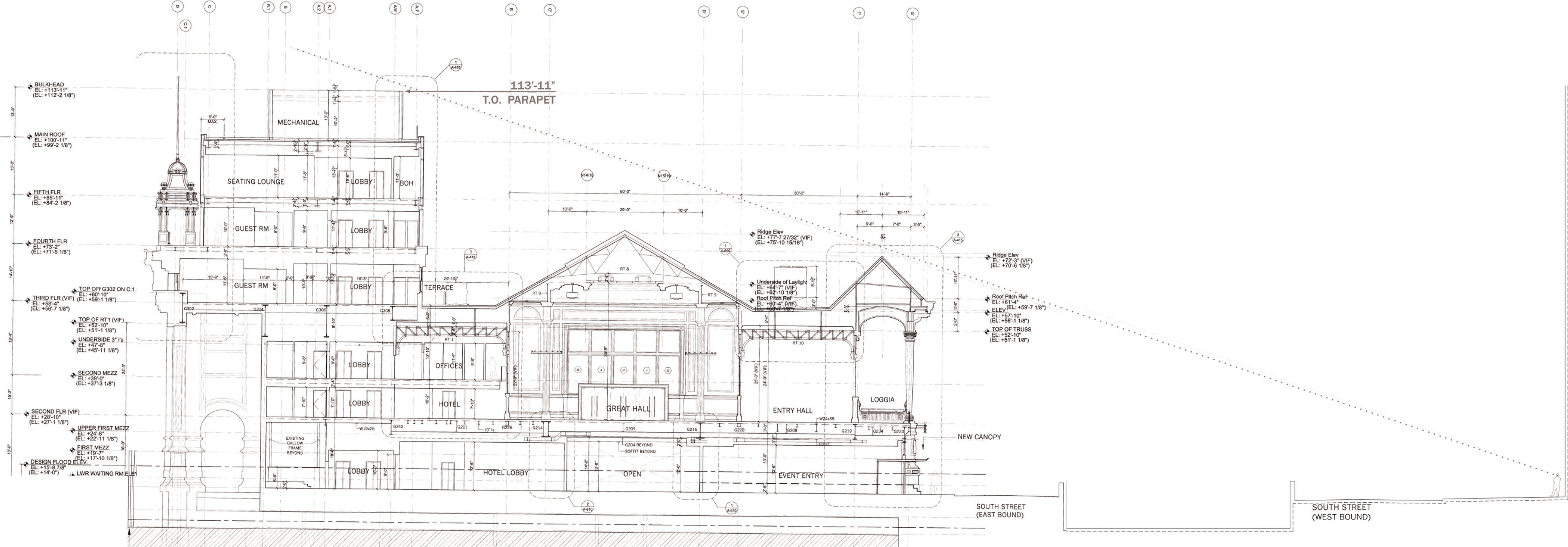
NOT BUILT - PROPOSED = GREEN



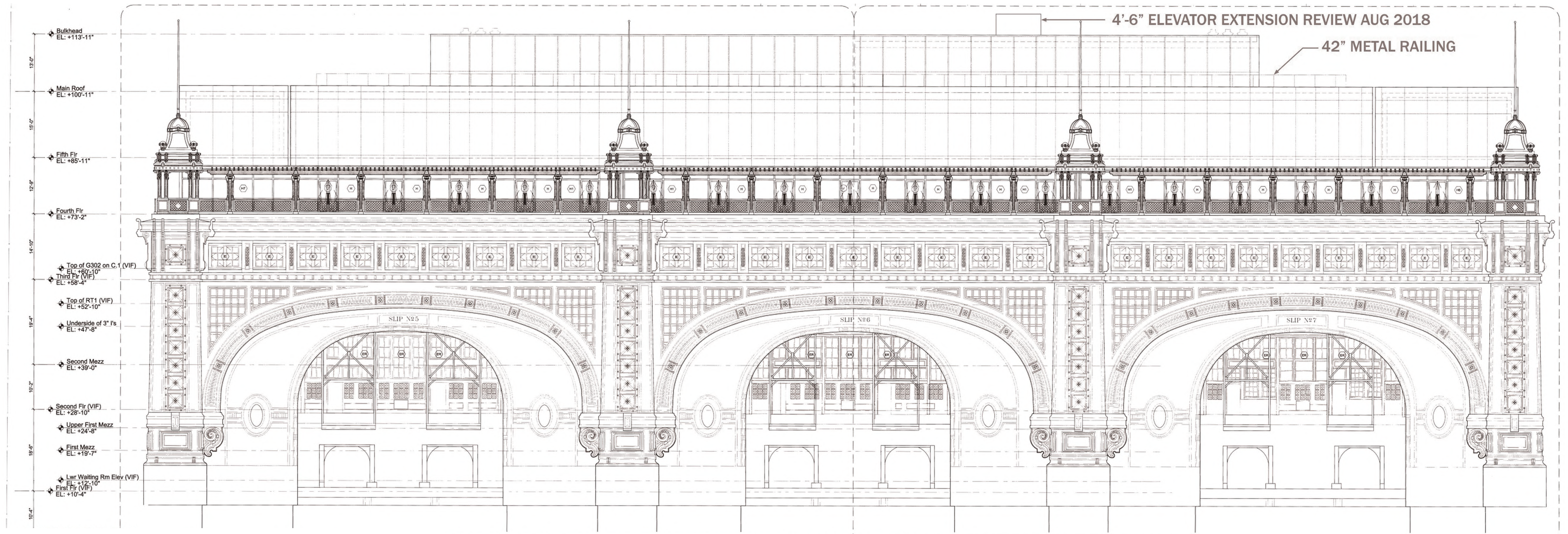
APPROVED (2010) | BULKHEAD ROOF PLAN



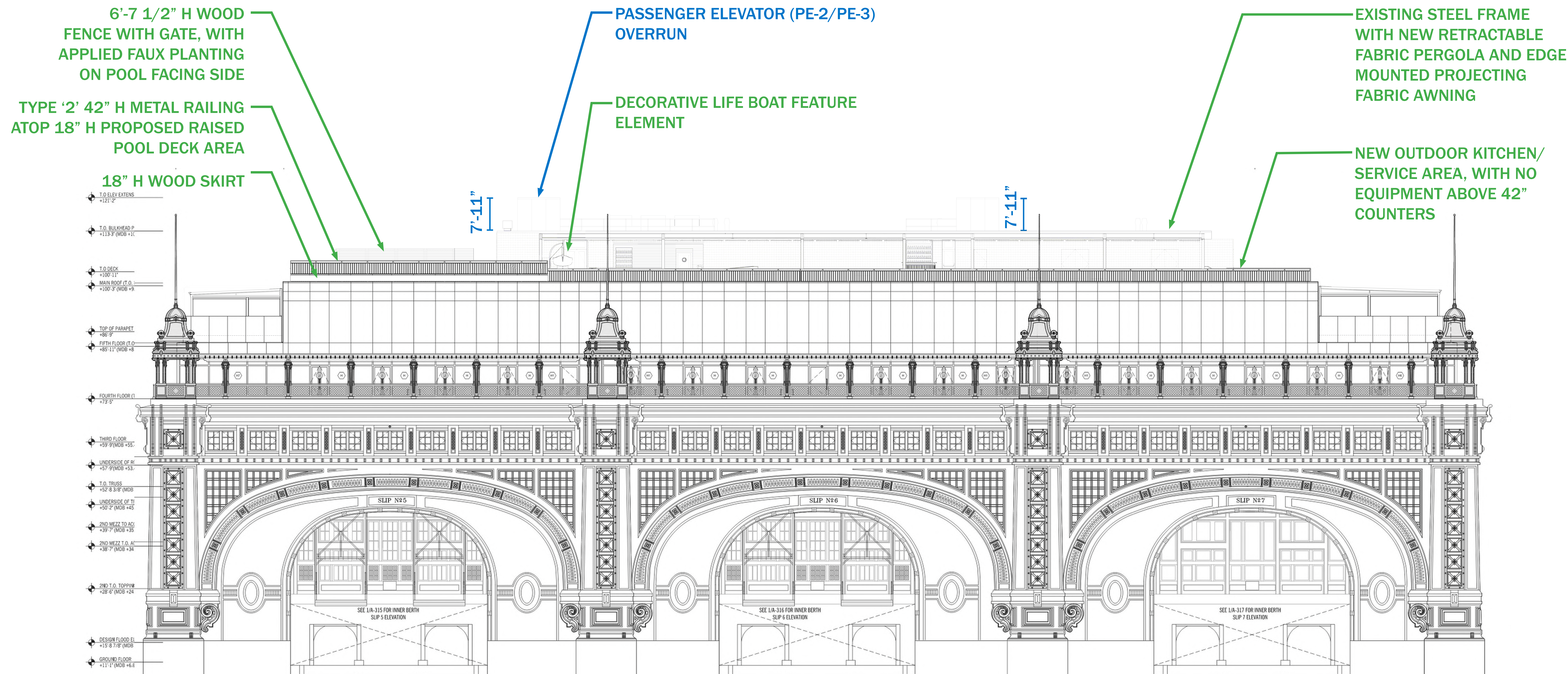
PROPOSED | BULKHEAD ROOF PLAN



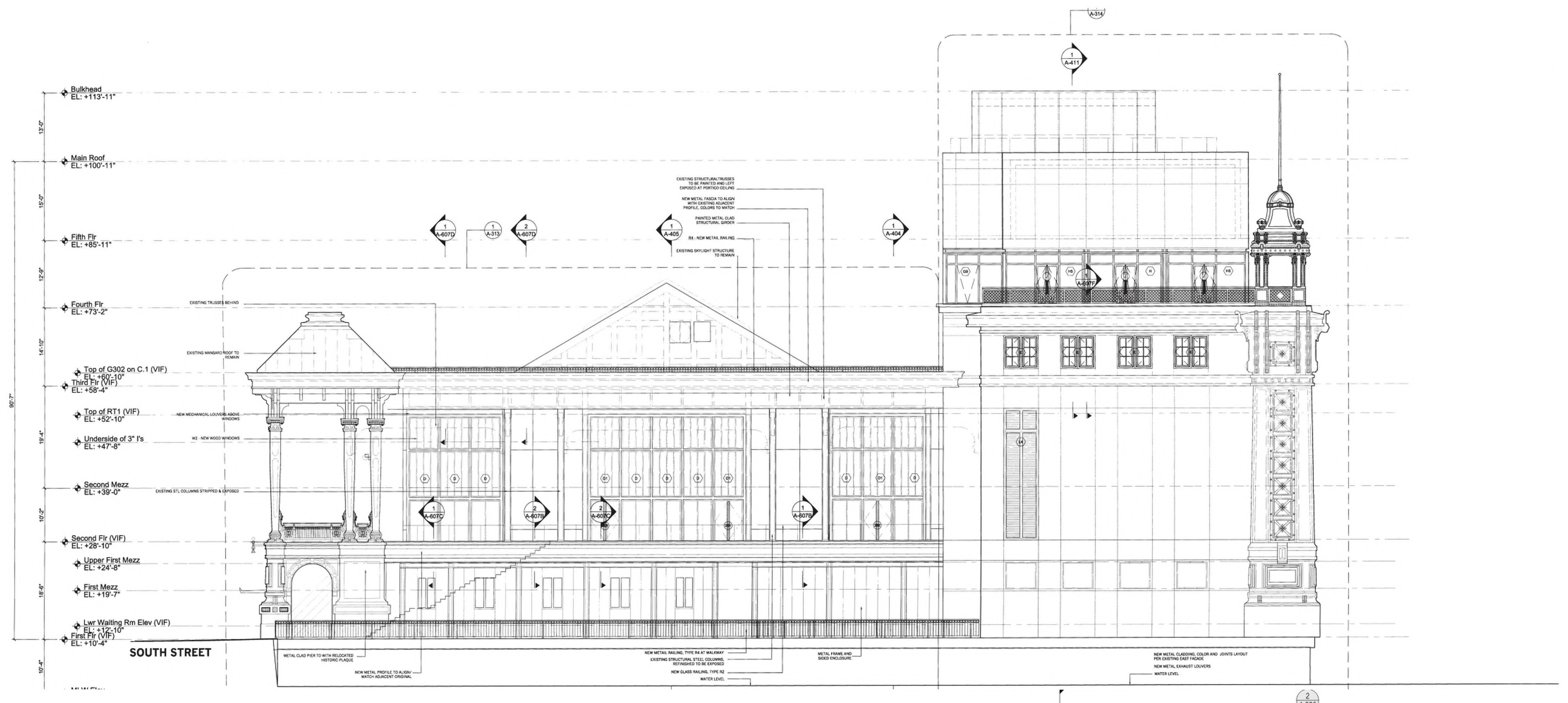
APPROVED (2010) | BUILDING SECTION



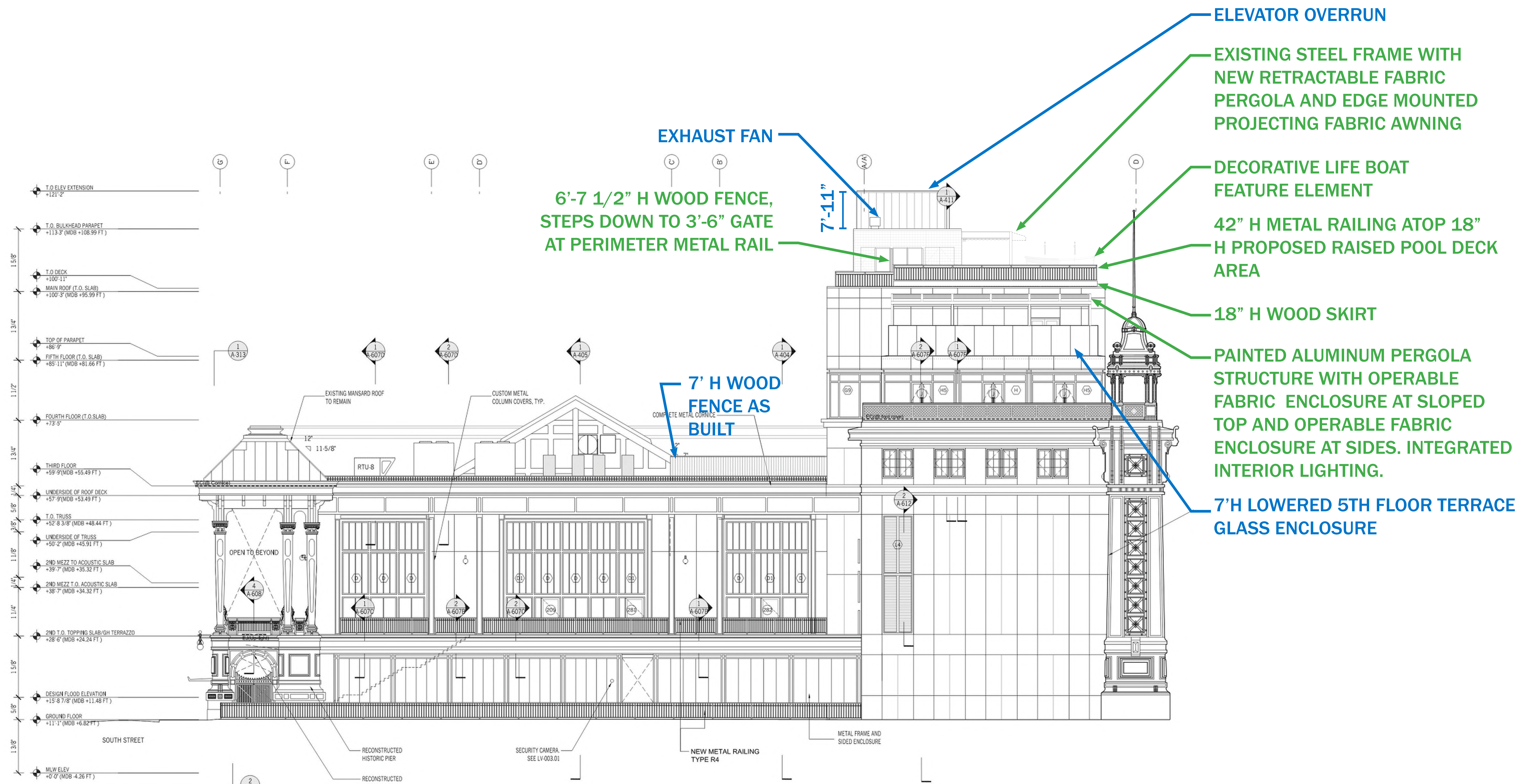
APPROVED (2010) | SOUTH ELEVATION



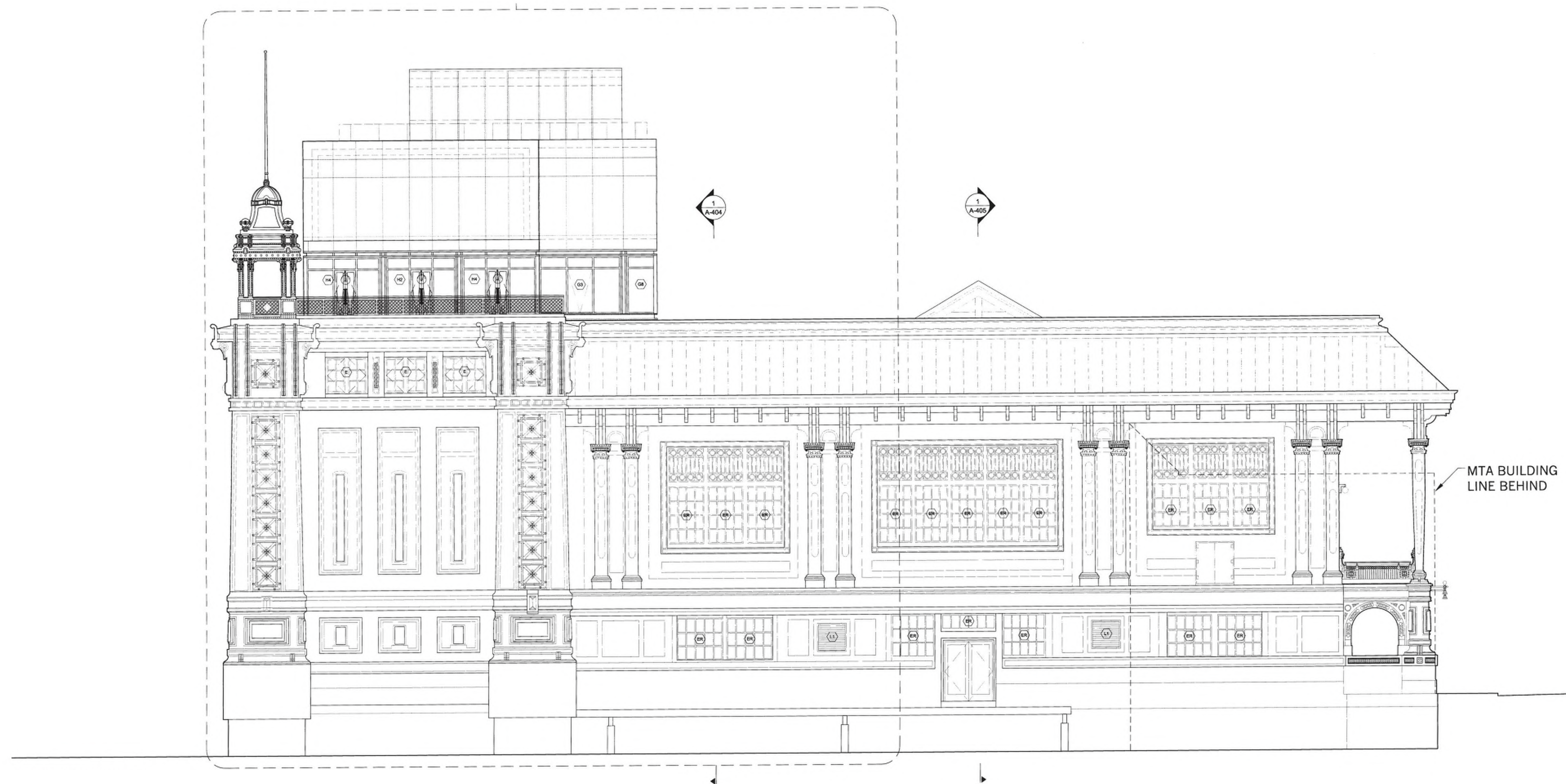
PROPOSED | SOUTH ELEVATION



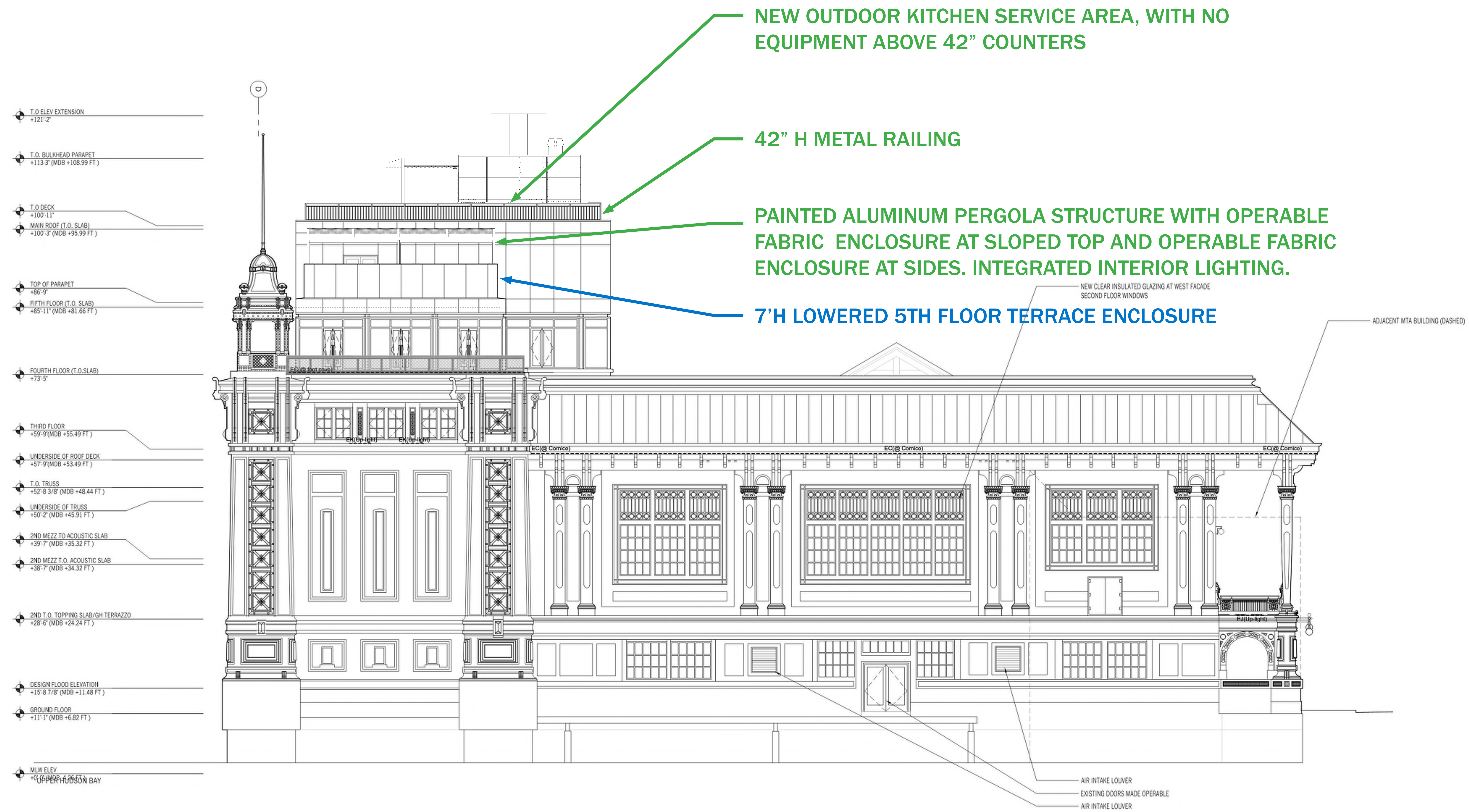
APPROVED (2010) | WEST ELEVATION



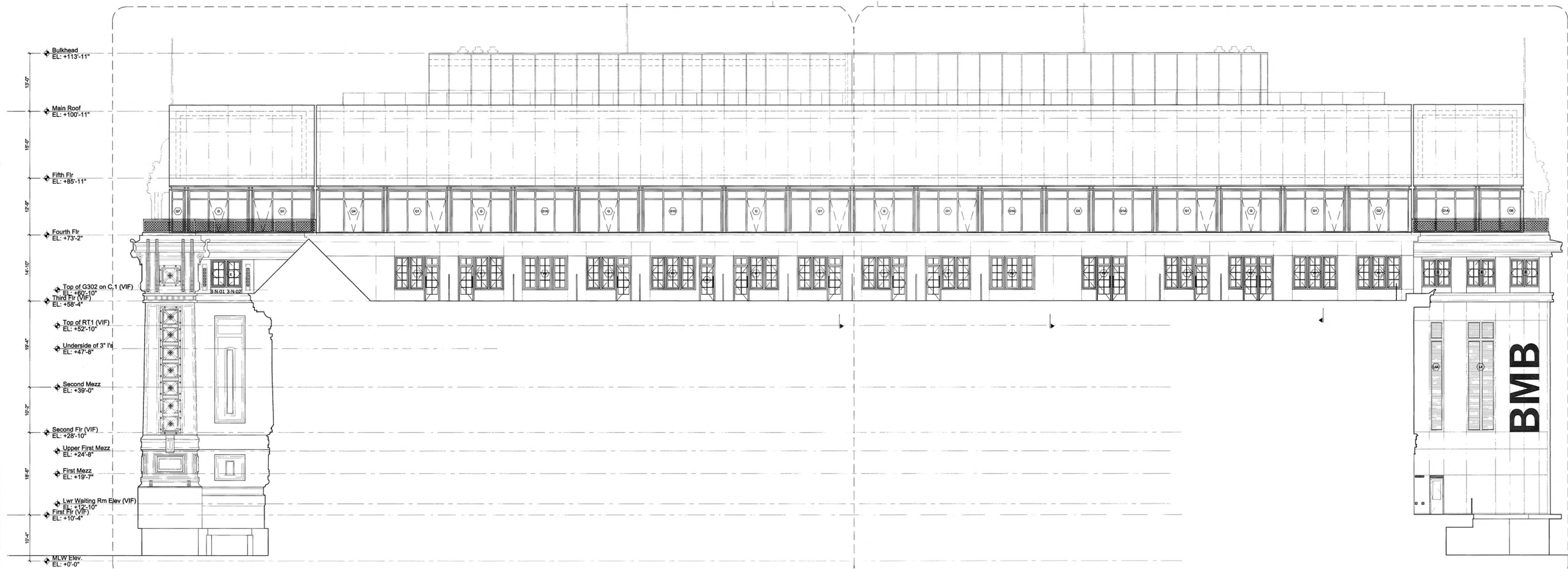
PROPOSED | WEST ELEVATION



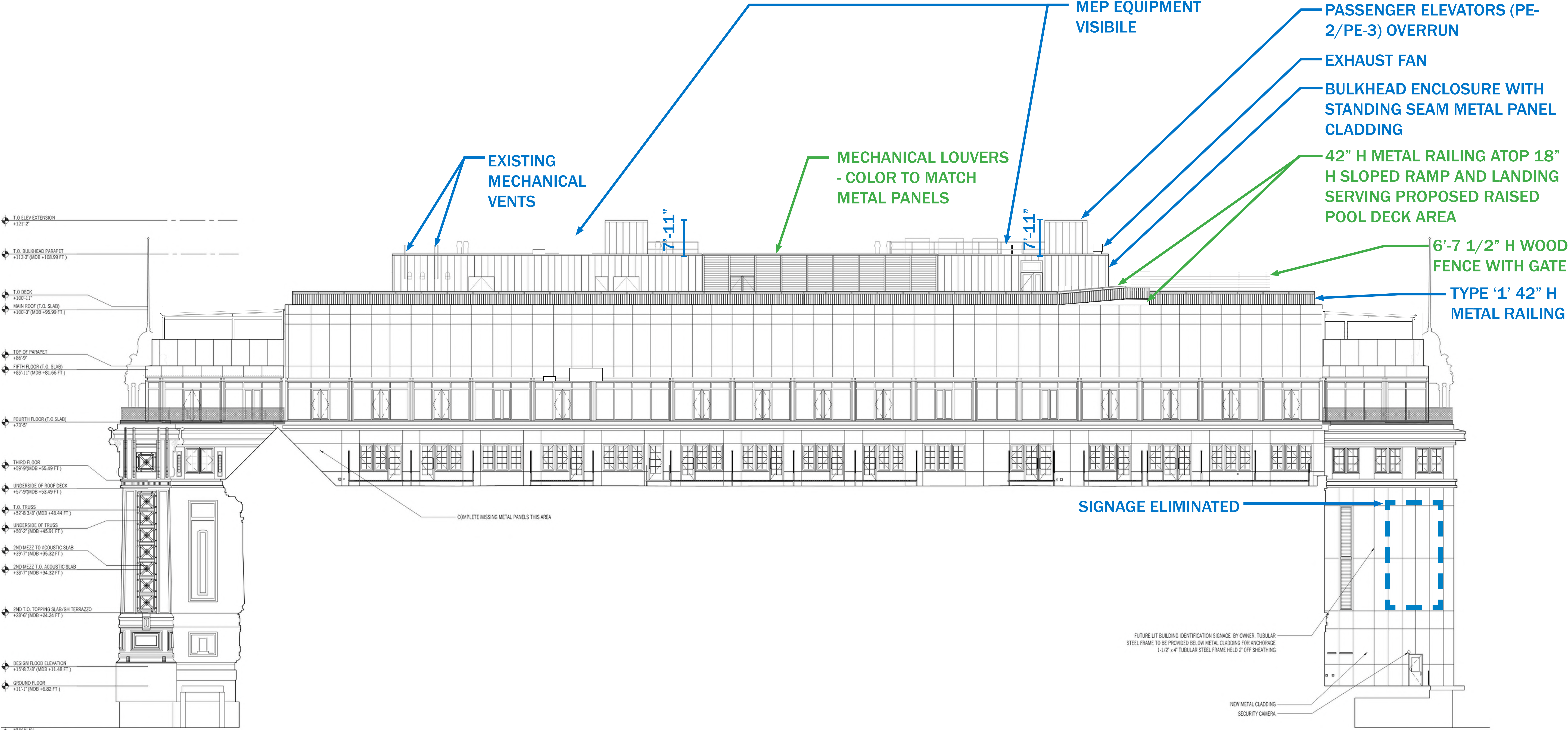
APPROVED (2010) | EAST ELEVATION



PROPOSED | EAST ELEVATION



APPROVED (2010) | NORTH ELEVATION

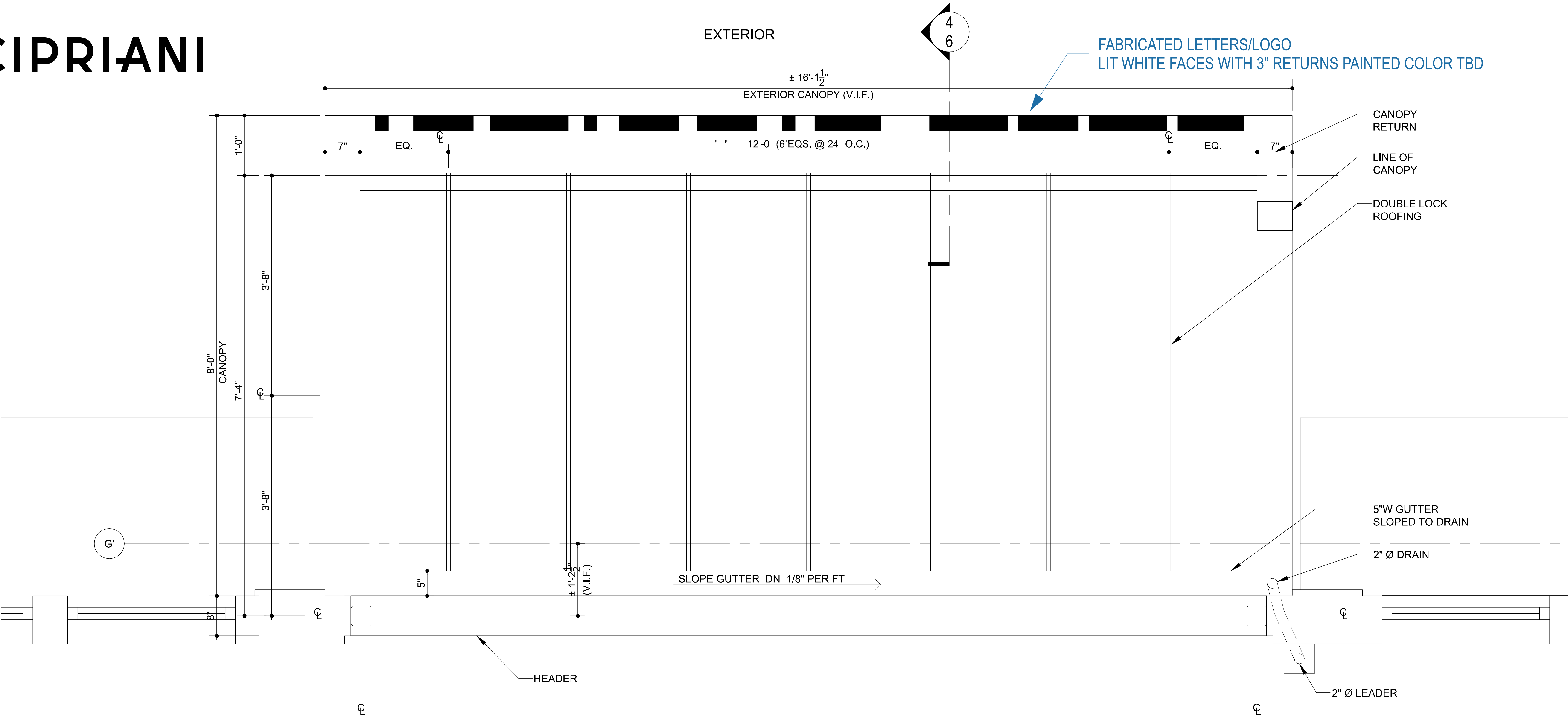


PROPOSED | NORTH ELEVATION (ABOVE 2ND FLOOR)

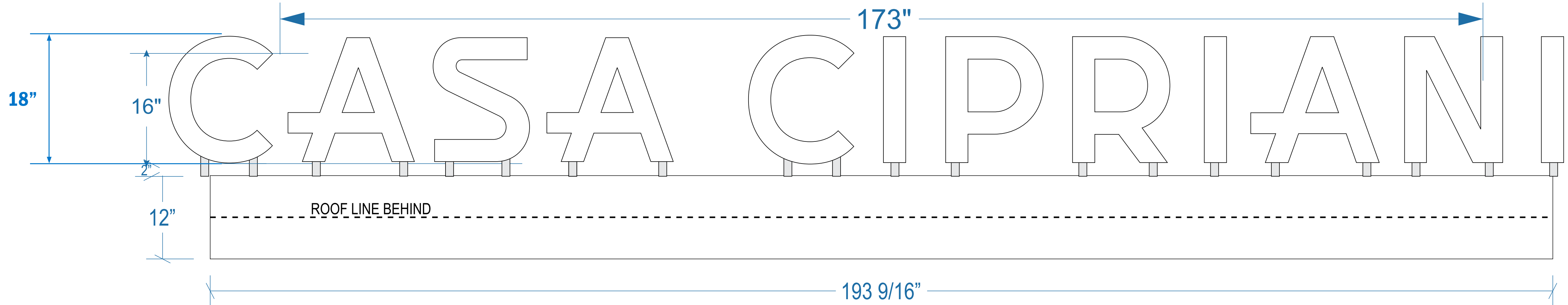


SOUTH STREET ENTRY SIGNAGE
SIGNAGE (JUNE 2022)

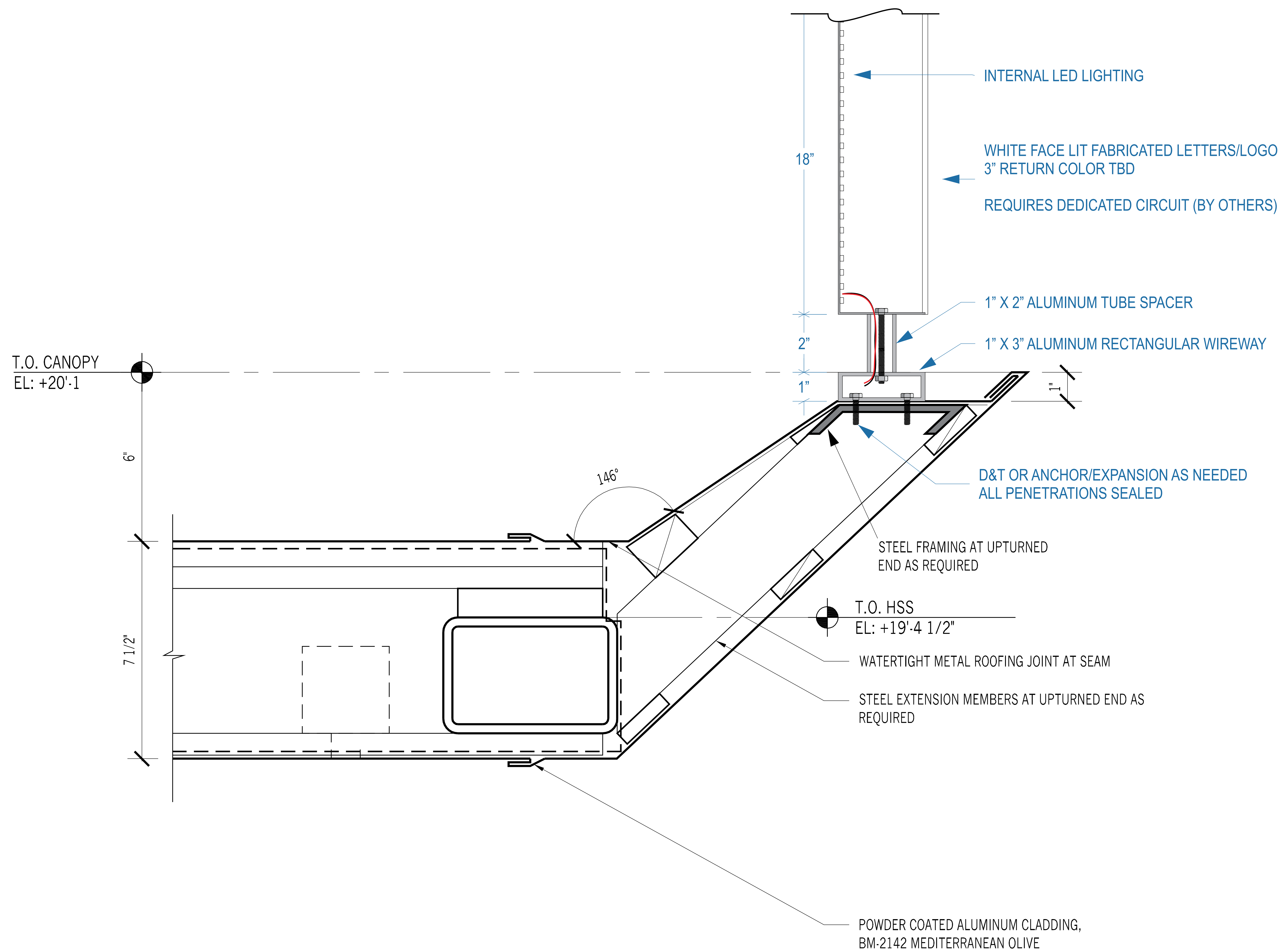
CIPRIANI



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



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

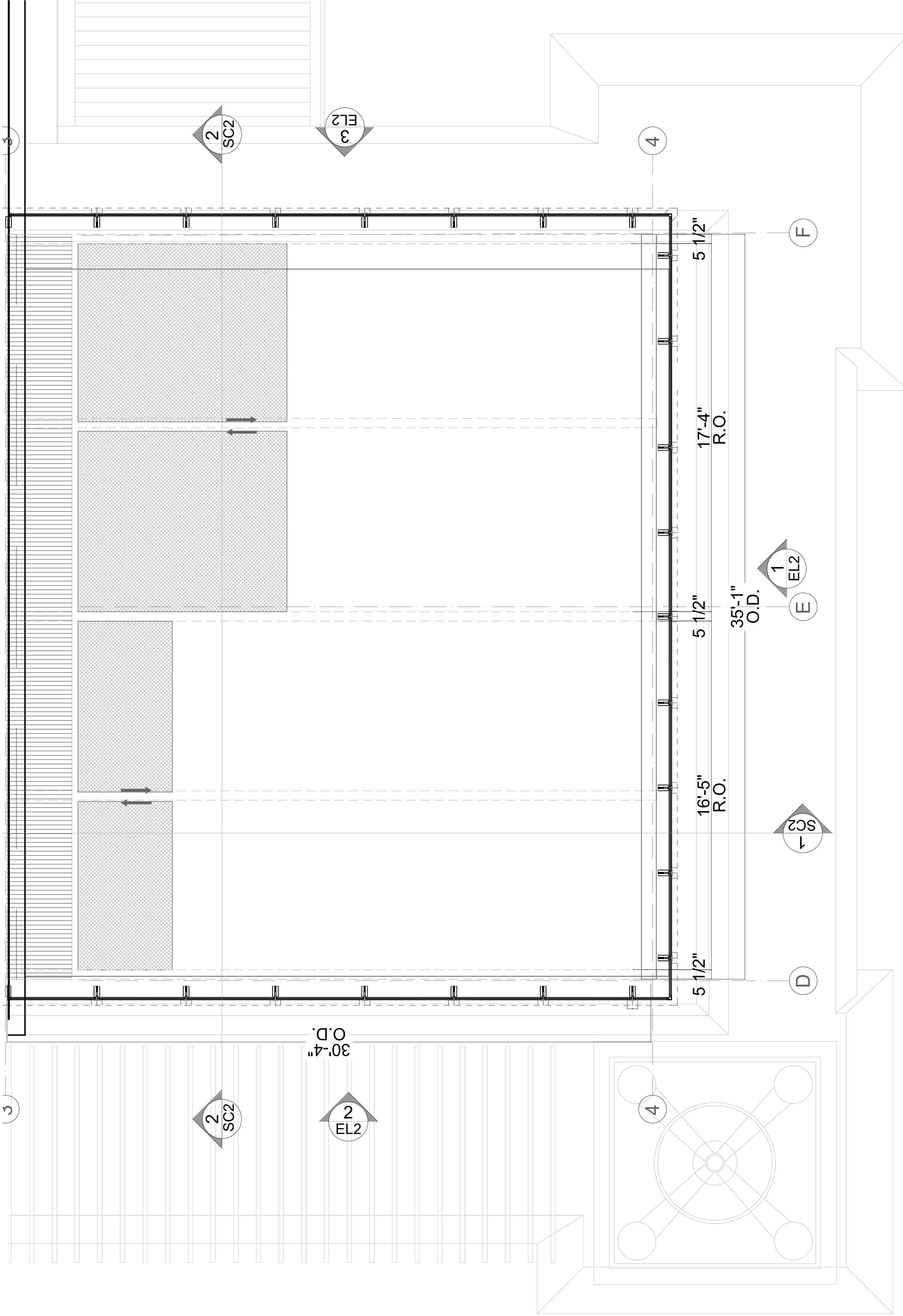


3 CANOPY UPTURNED END SECTION DETAIL @ EVENT CENTER ENTRY
SCALE: 3" = 1'-0"

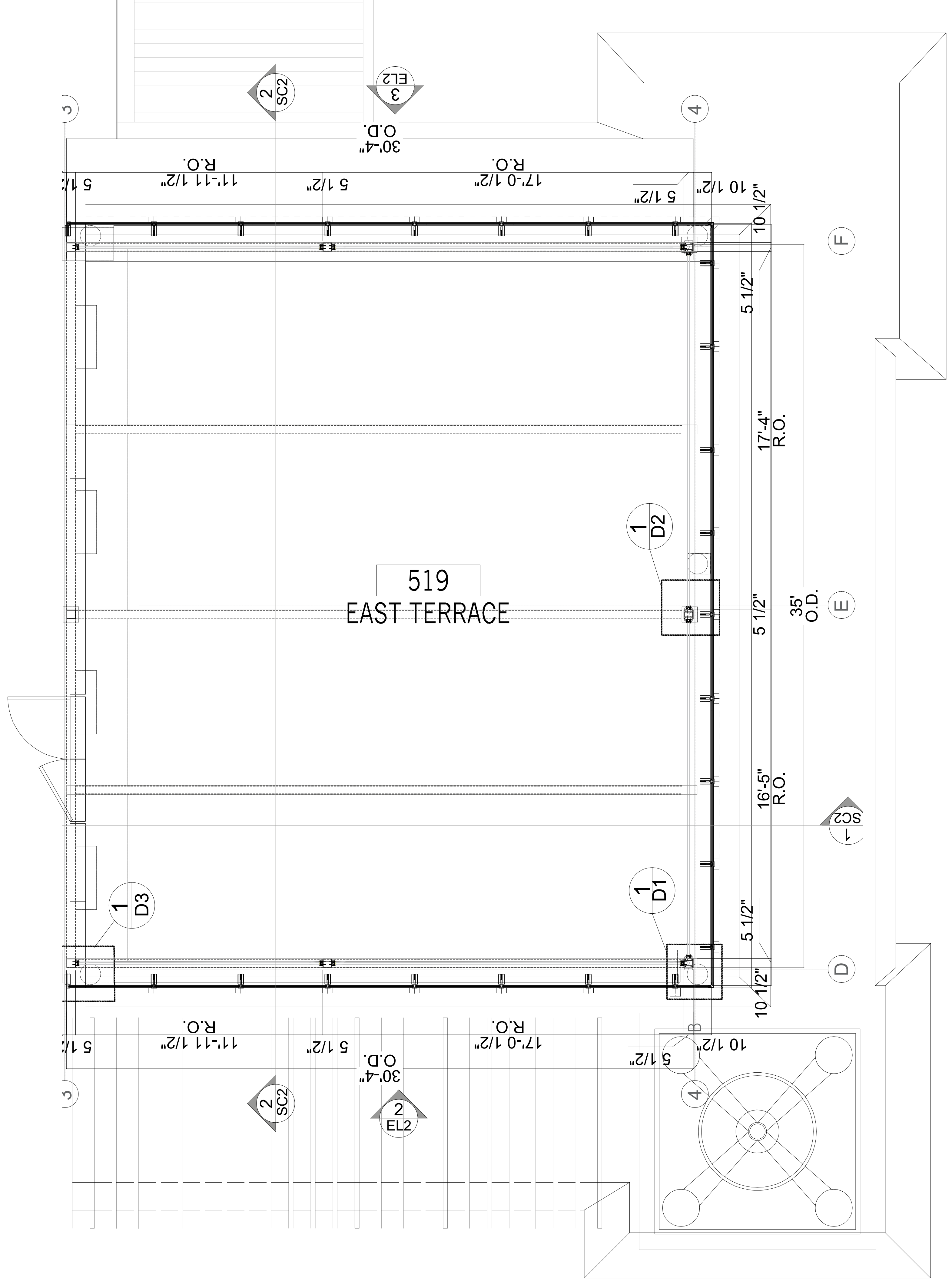


2022

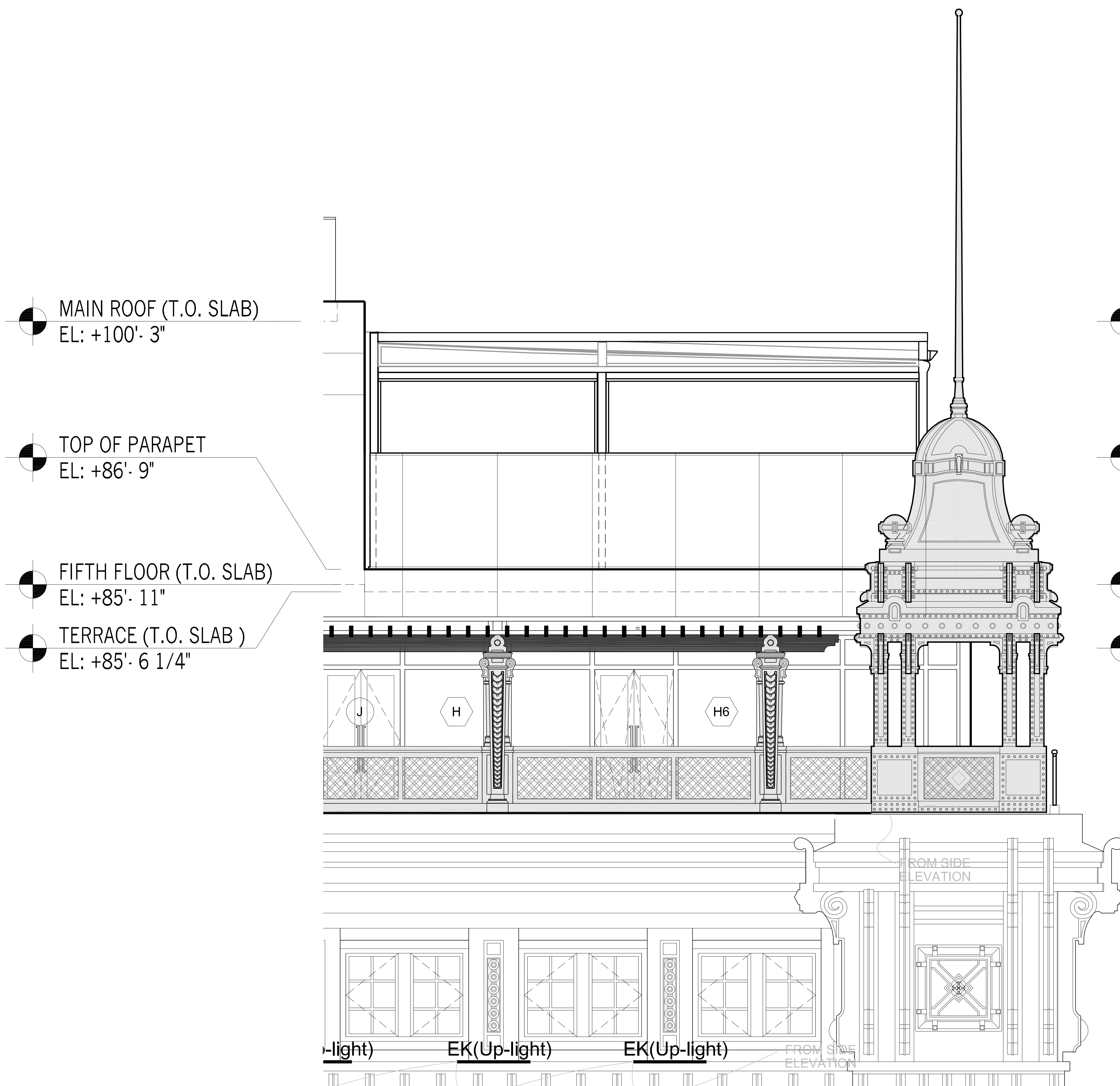
APPENDIX



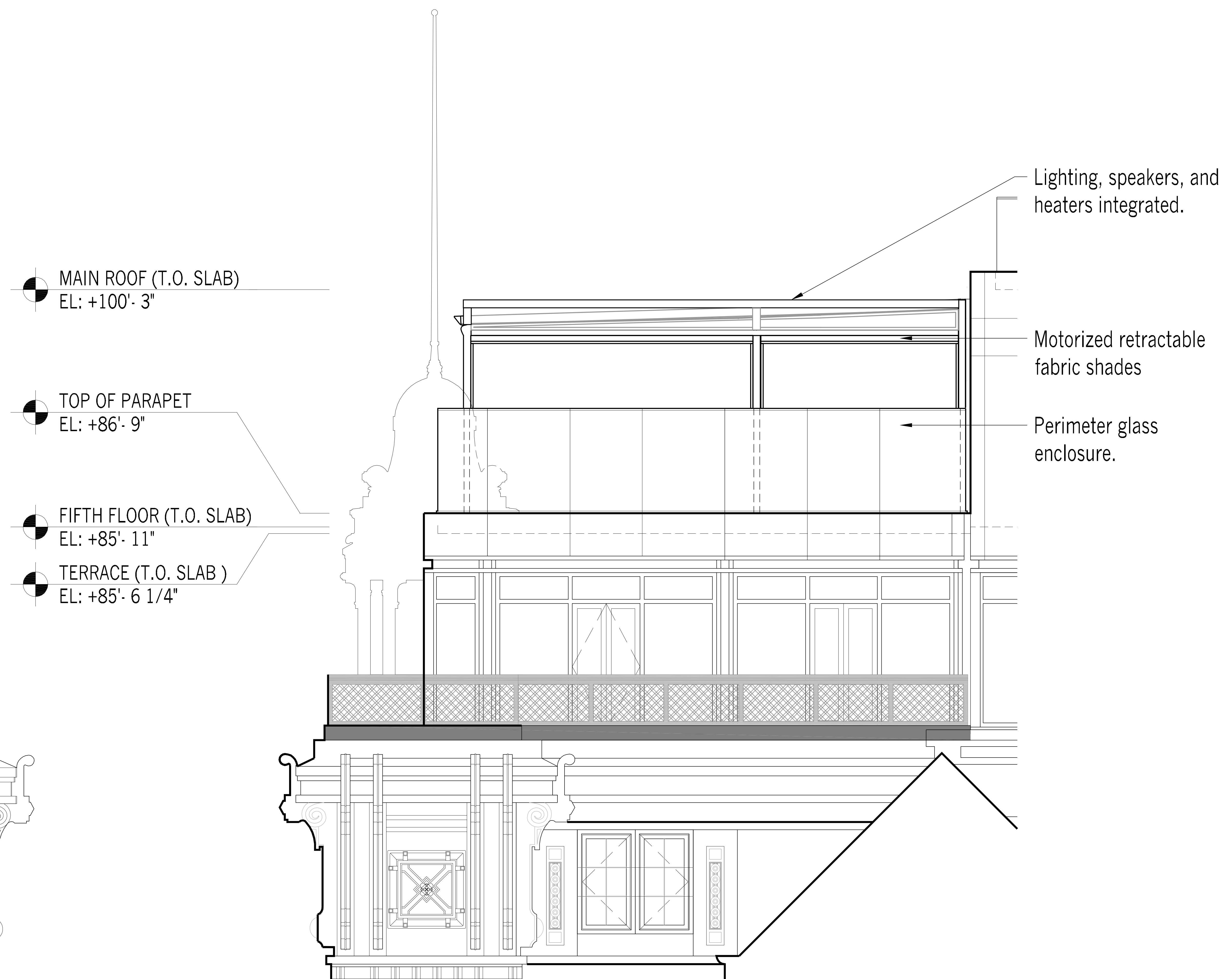
02 5TH RCP-EAST TERRACE



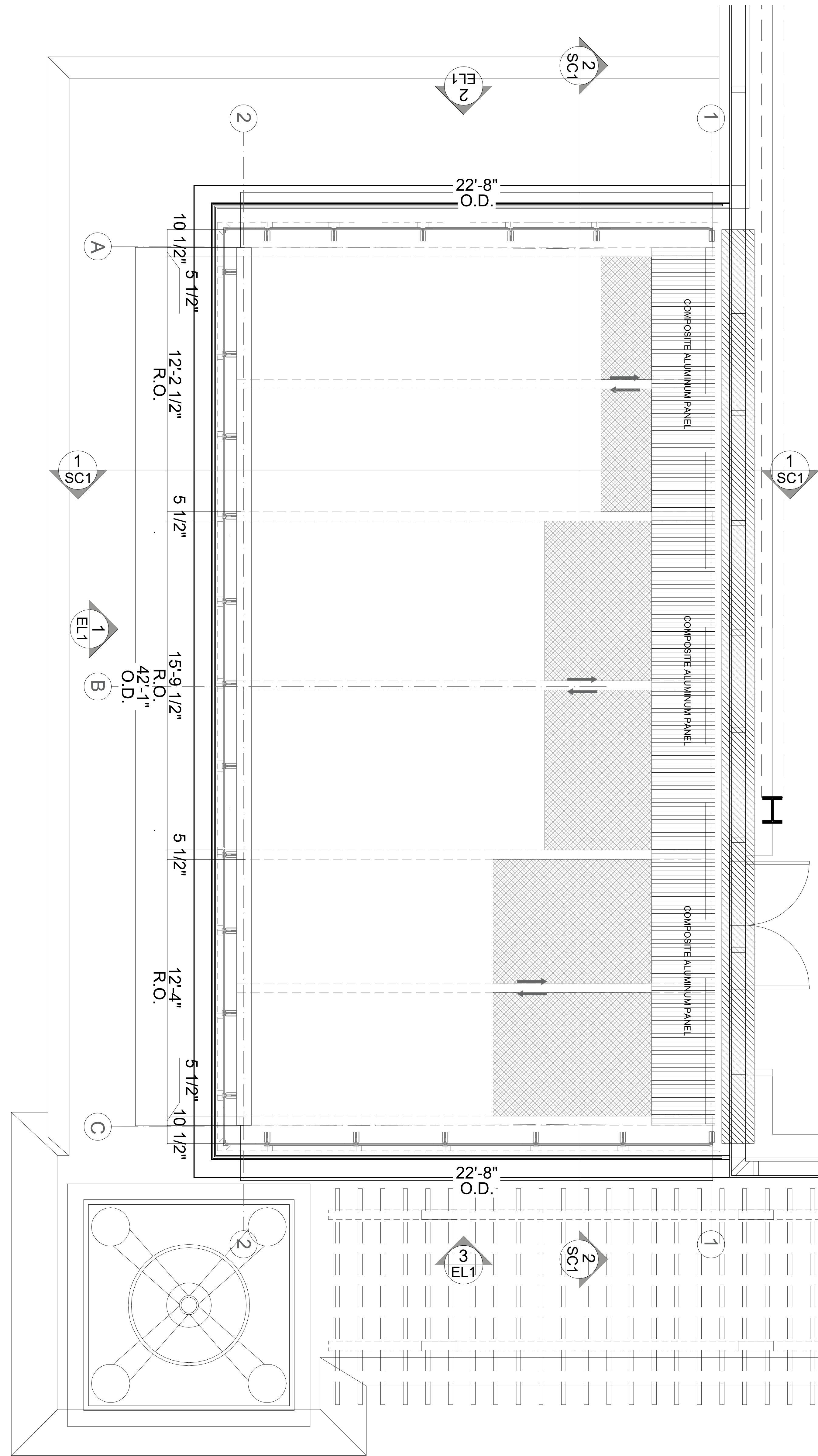
01 5TH FLOOR PLAN-EAST TERRACE



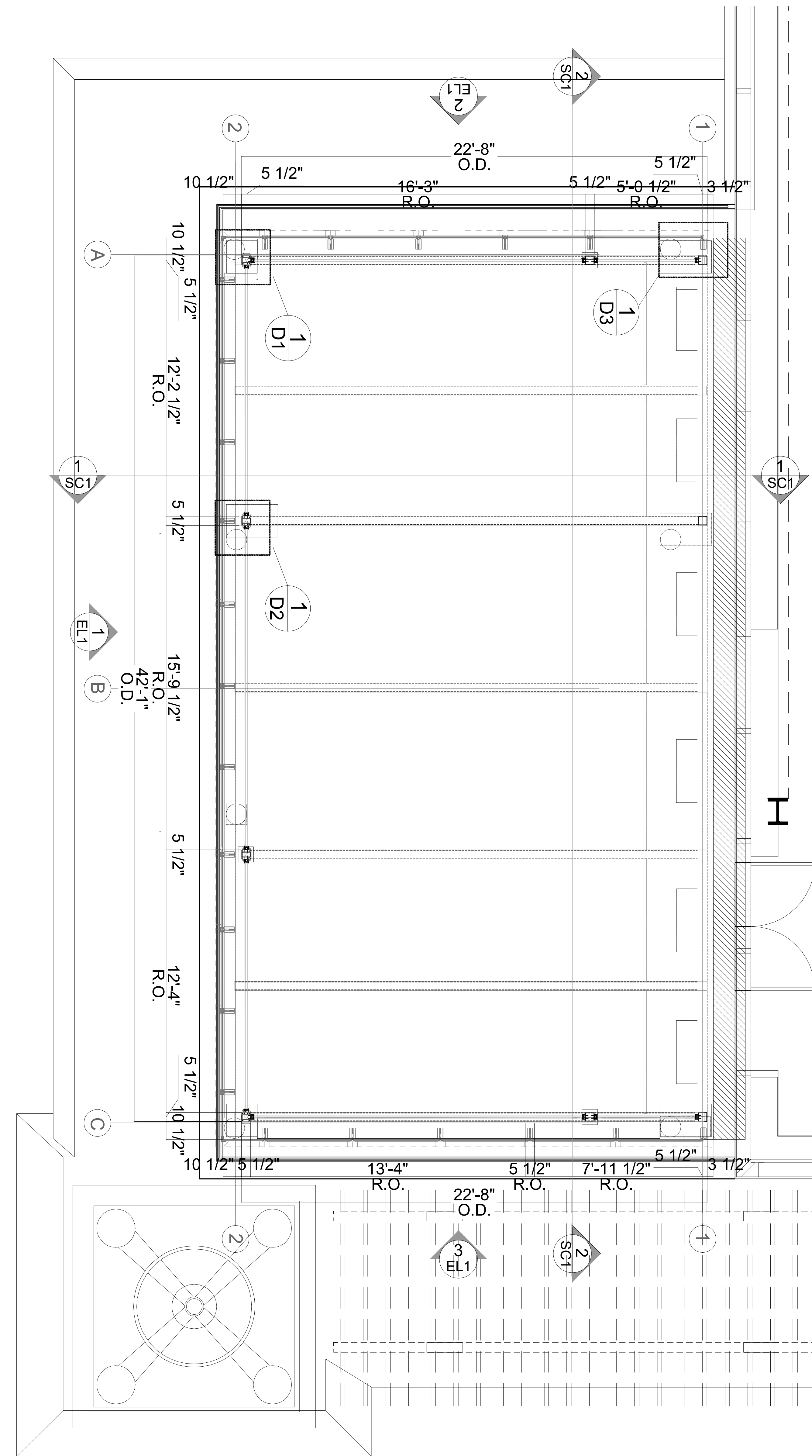
02 EAST TERRACE-SOUTH ELEVATION



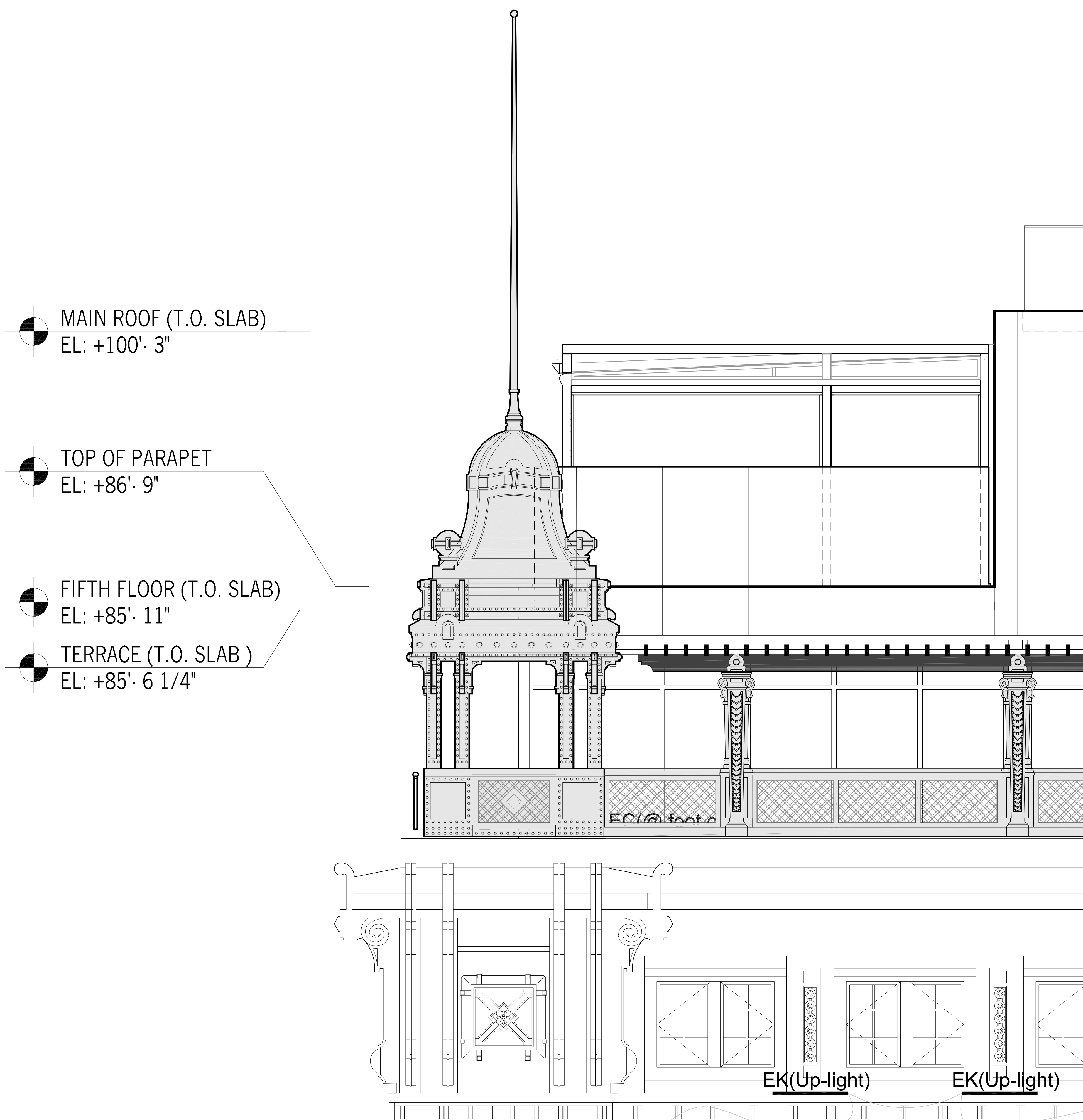
01 EAST TERRACE-NORTH ELEVATION



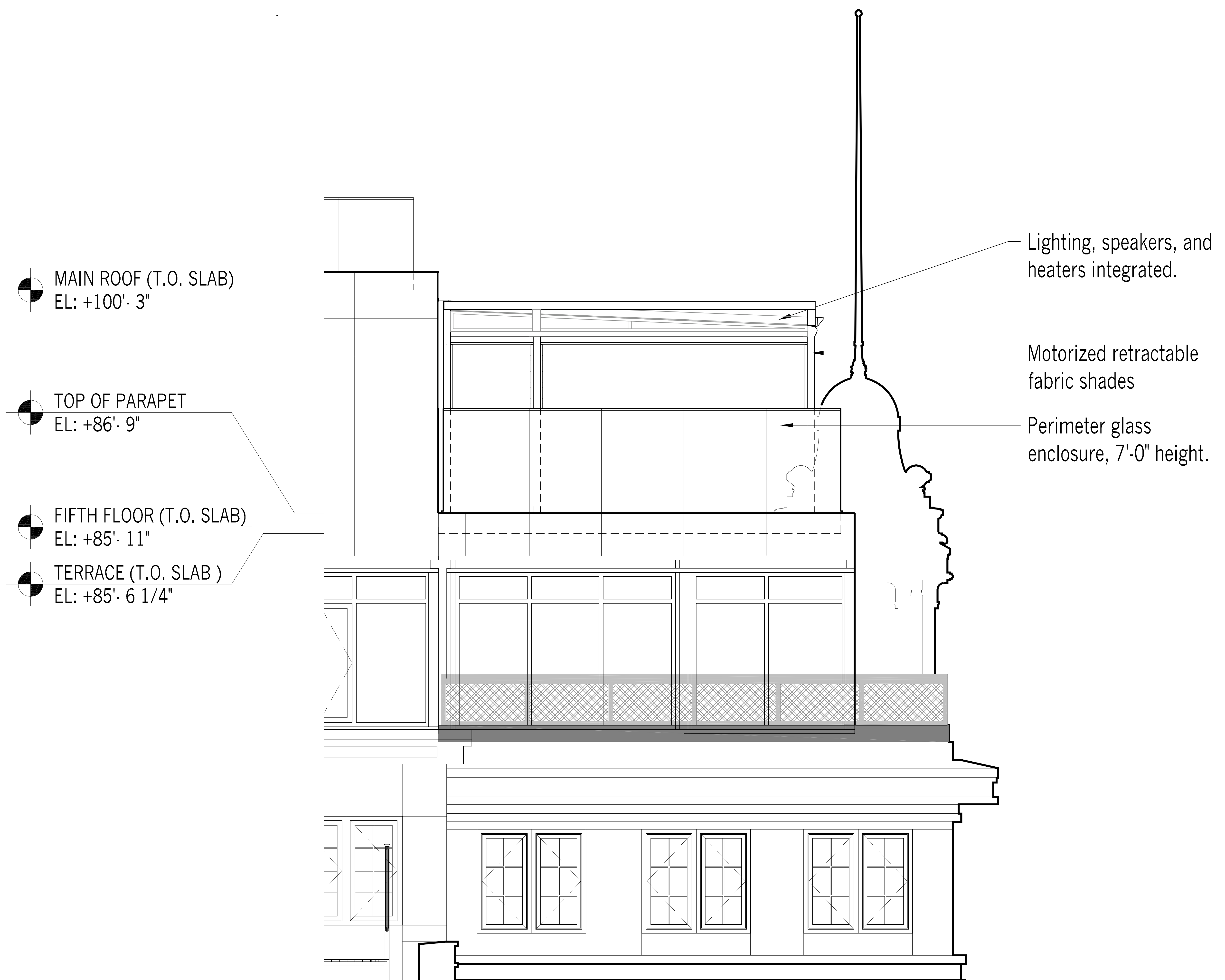
02 5TH RCP -WEST TERRACE



01 5TH FLOOR PLAN- WEST TERRACE



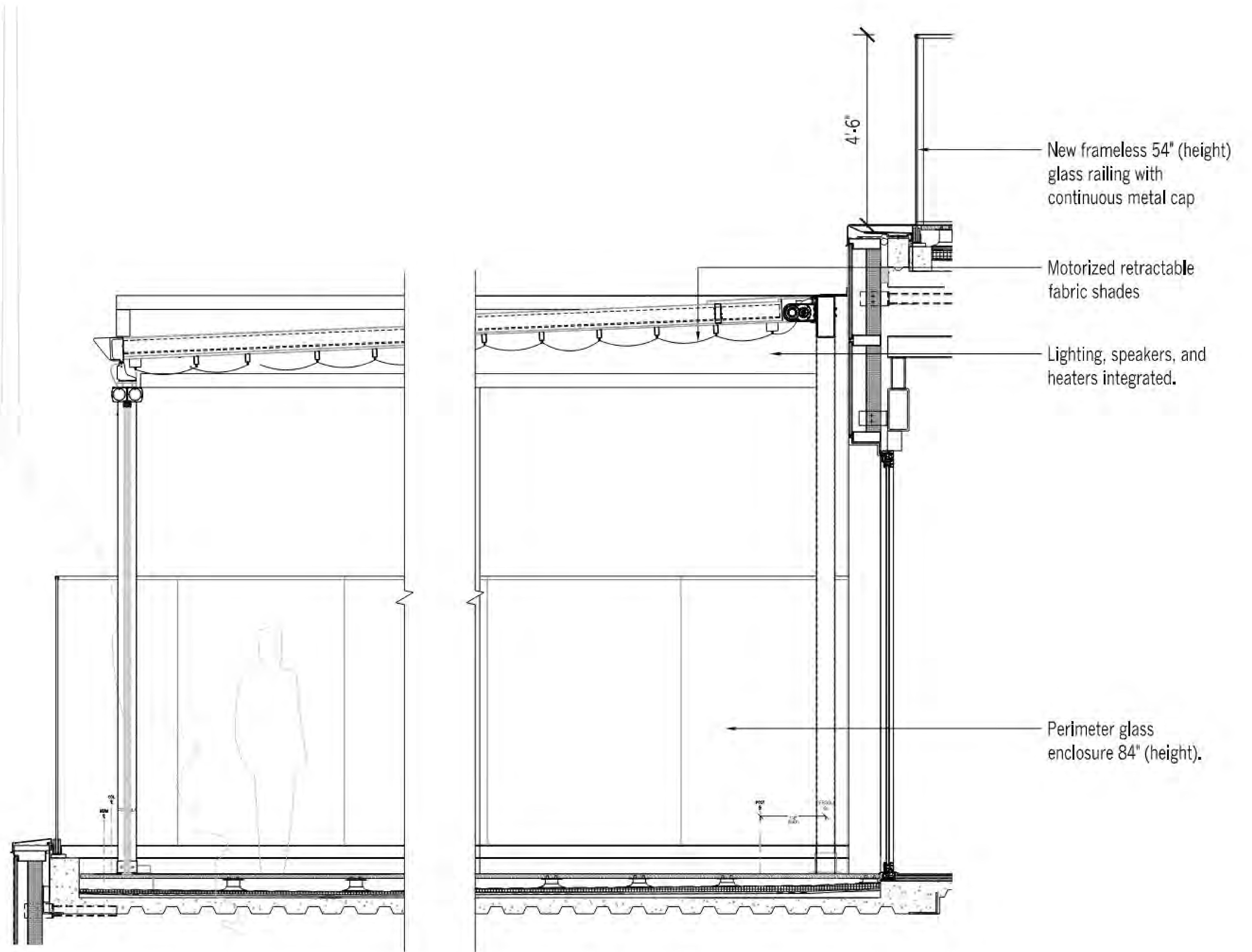
02 WEST TERRACE-SOUTH ELEVATION



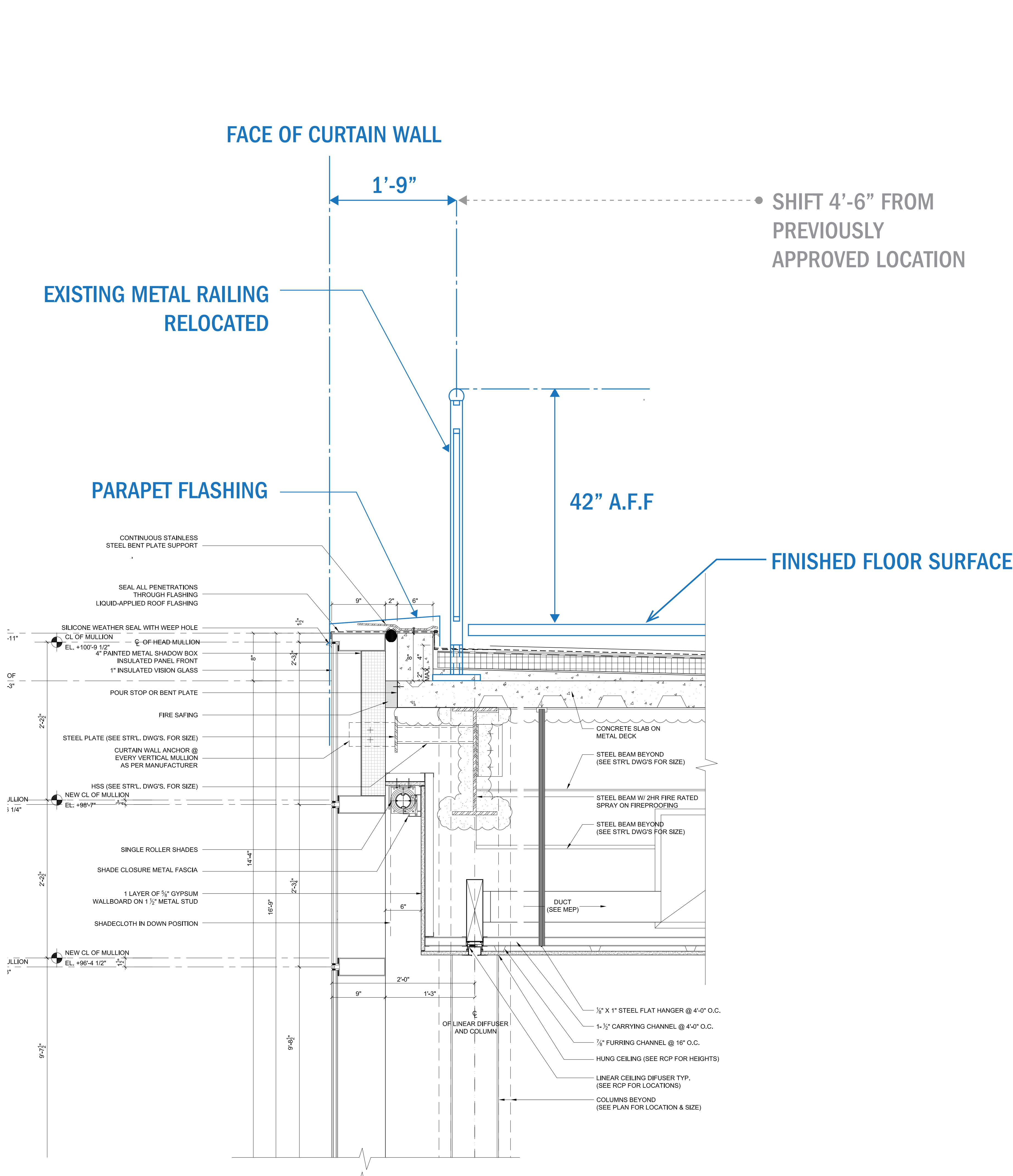
01 WEST TERRACE-NORTH ELEVATION

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

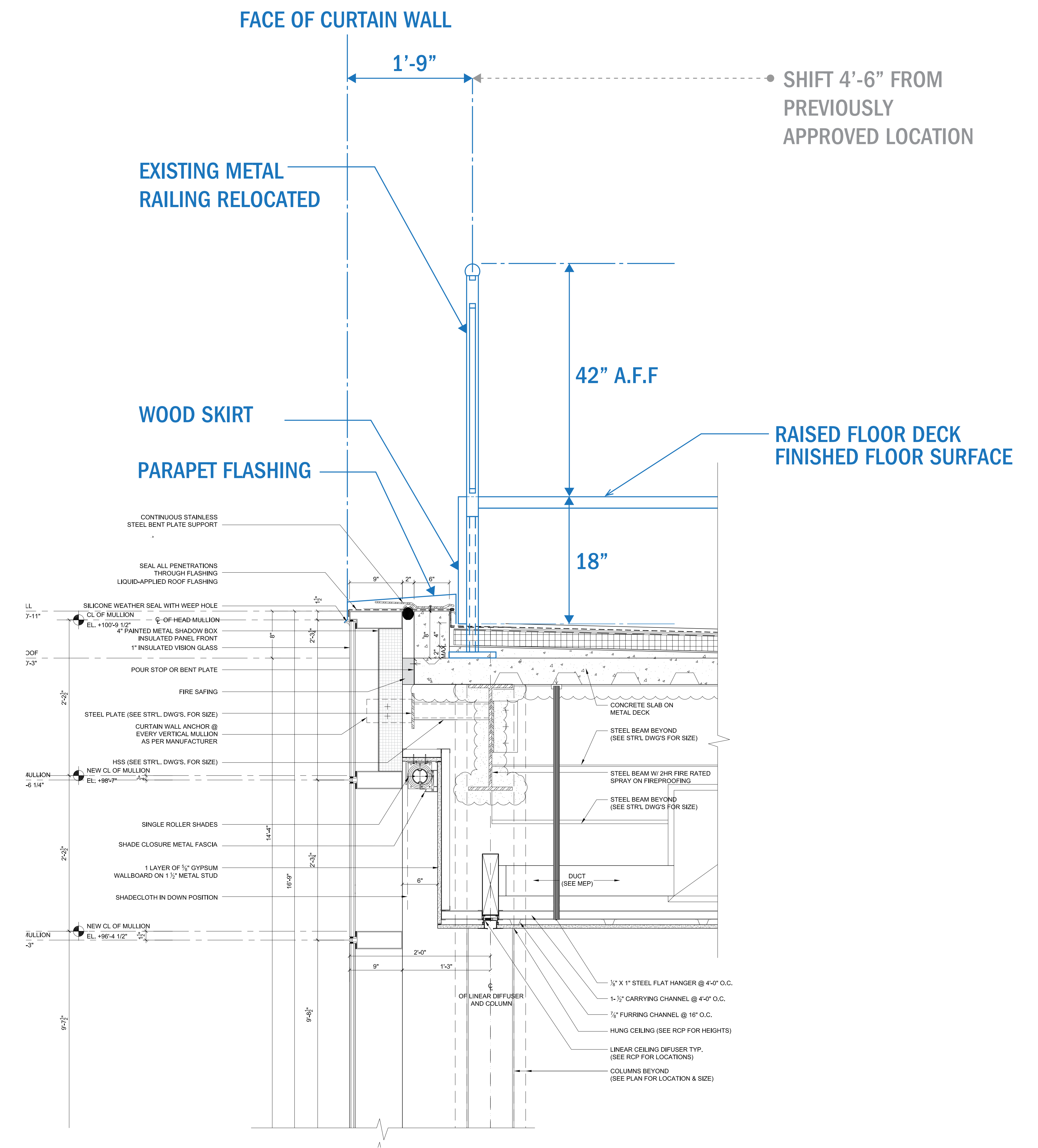
FIFTH FLOOR (F.F.)
 EL: +86'-1"
 FIFTH FLOOR (T.O. SLAB)
 EL: +85'-11"
 TERRACE (T.O. SLAB)
 EL: +85'-6 1/4"



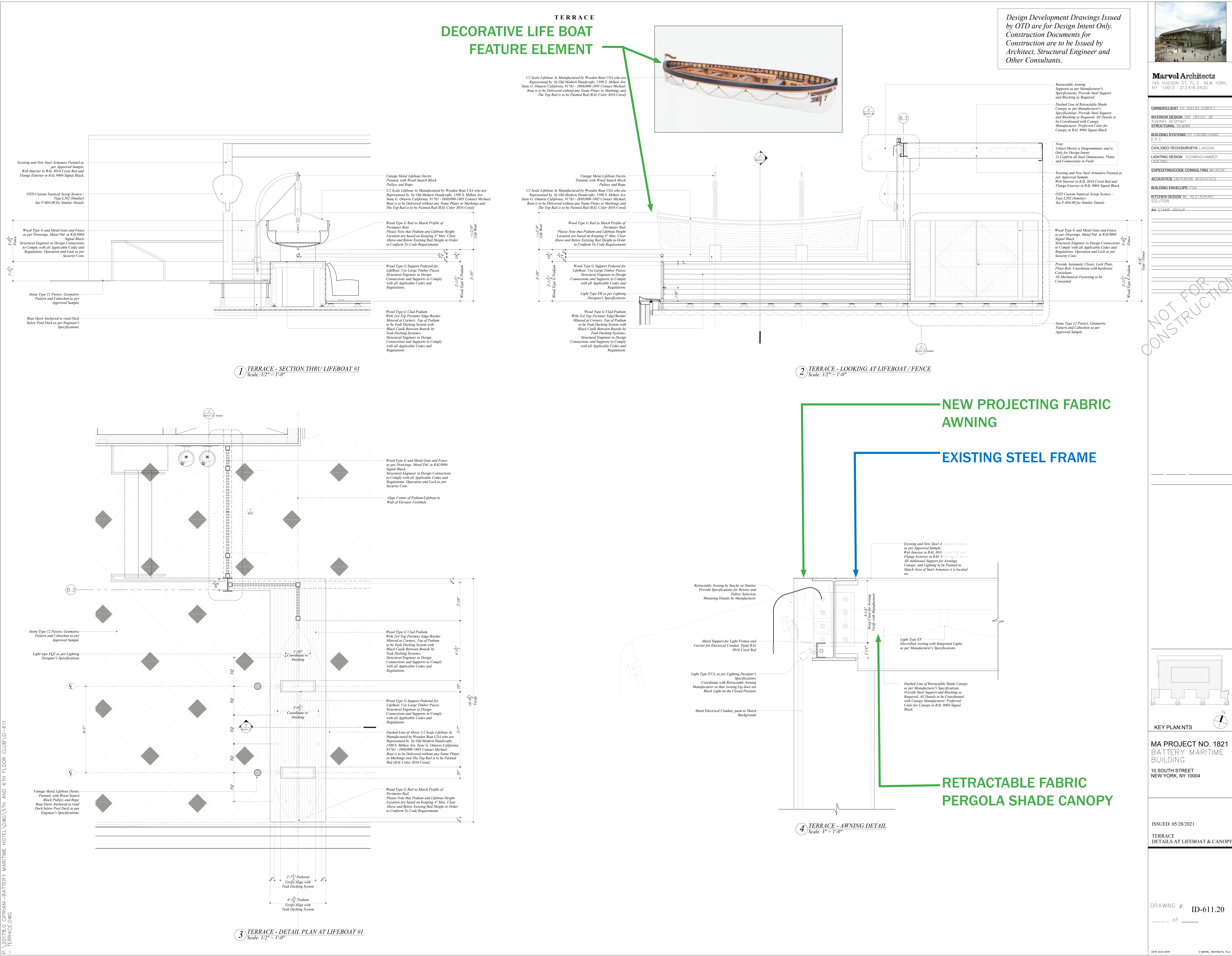
01 WEST TERRACE - ENLARGED SECTION
 3/8" = 1'-0"



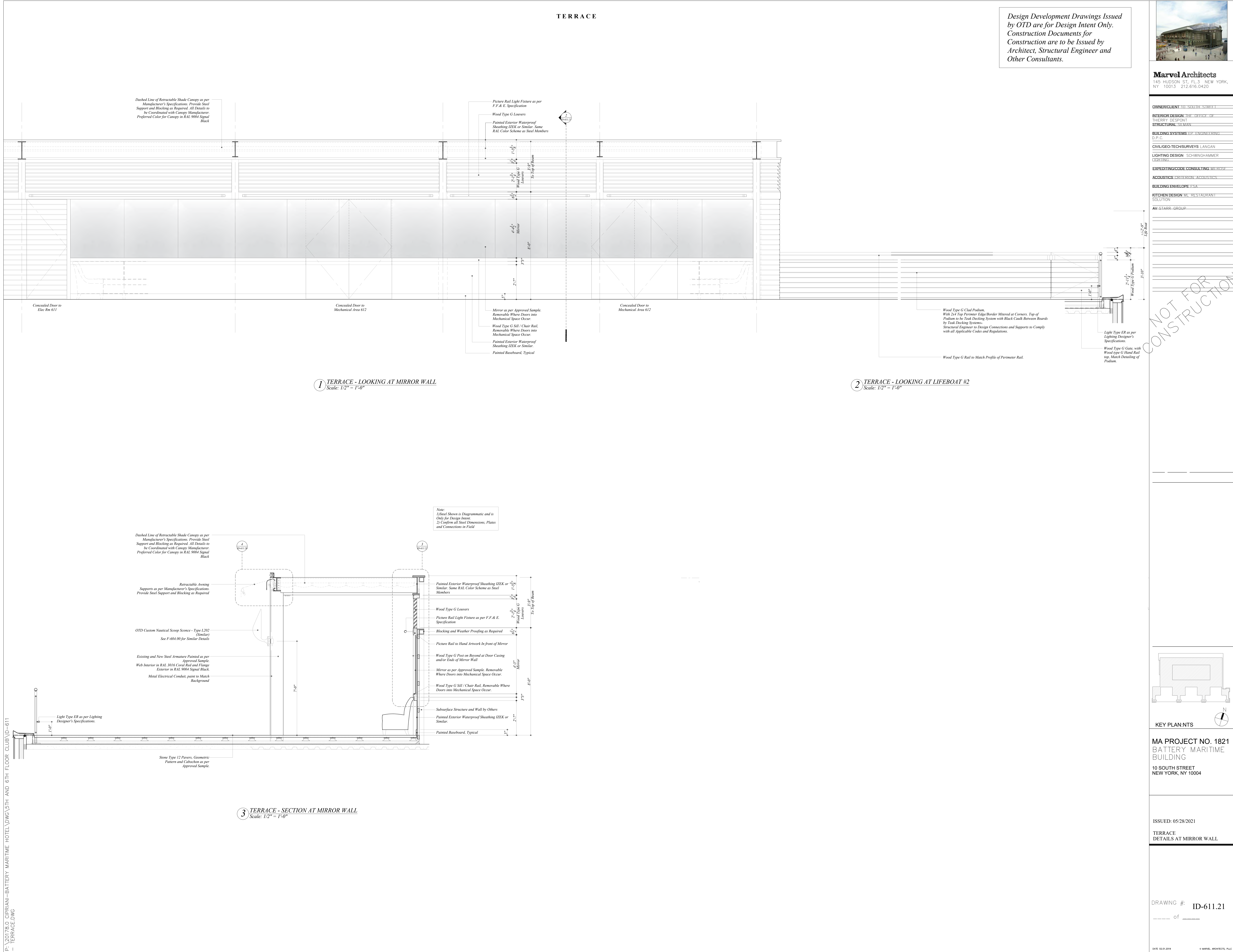
ROOF FLOOR PERIMETER RAILING TYPE 1
PROPOSED



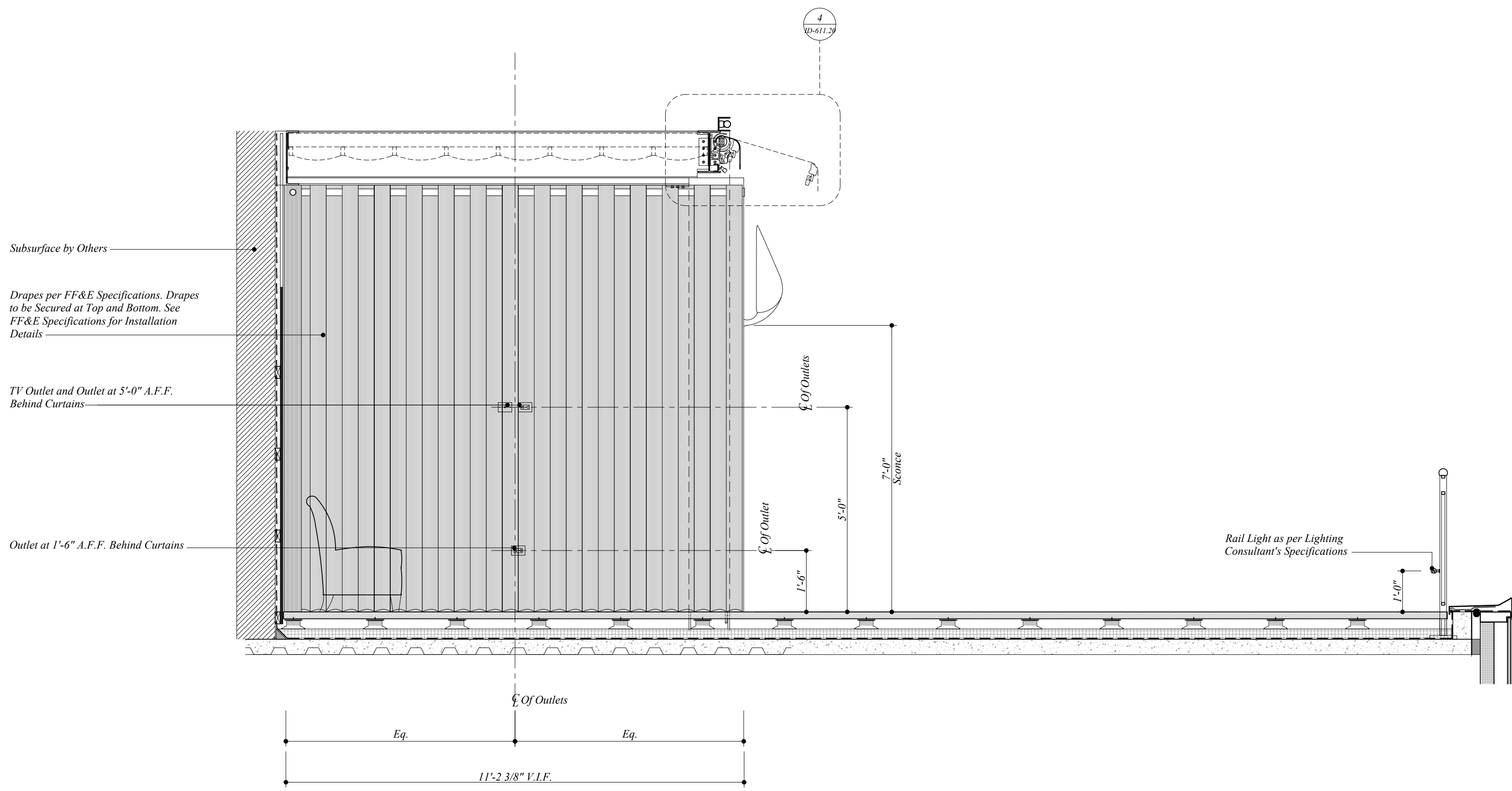
ROOF FLOOR PERIMETER RAILING TYPE 2
PROPOSED



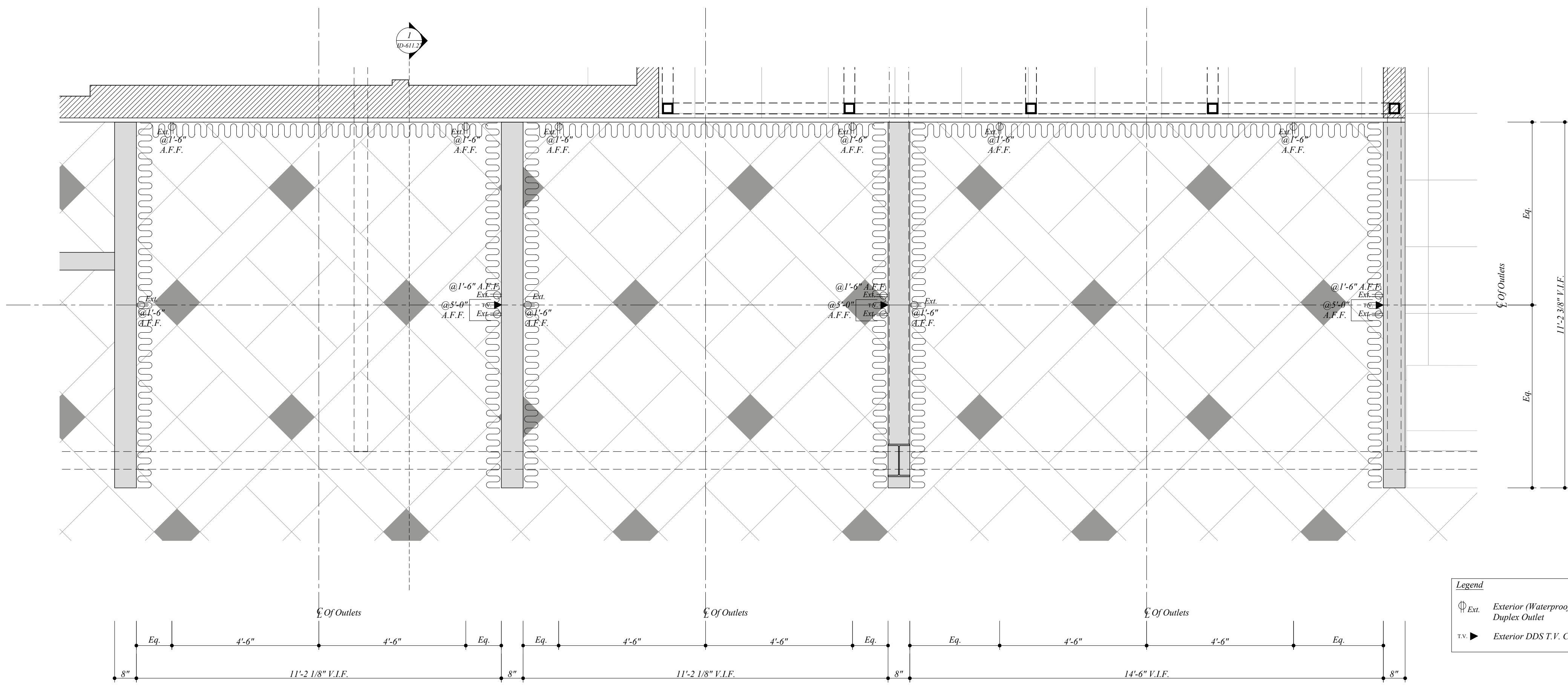
NOT FOR CONSTRUCTION



TERRACE

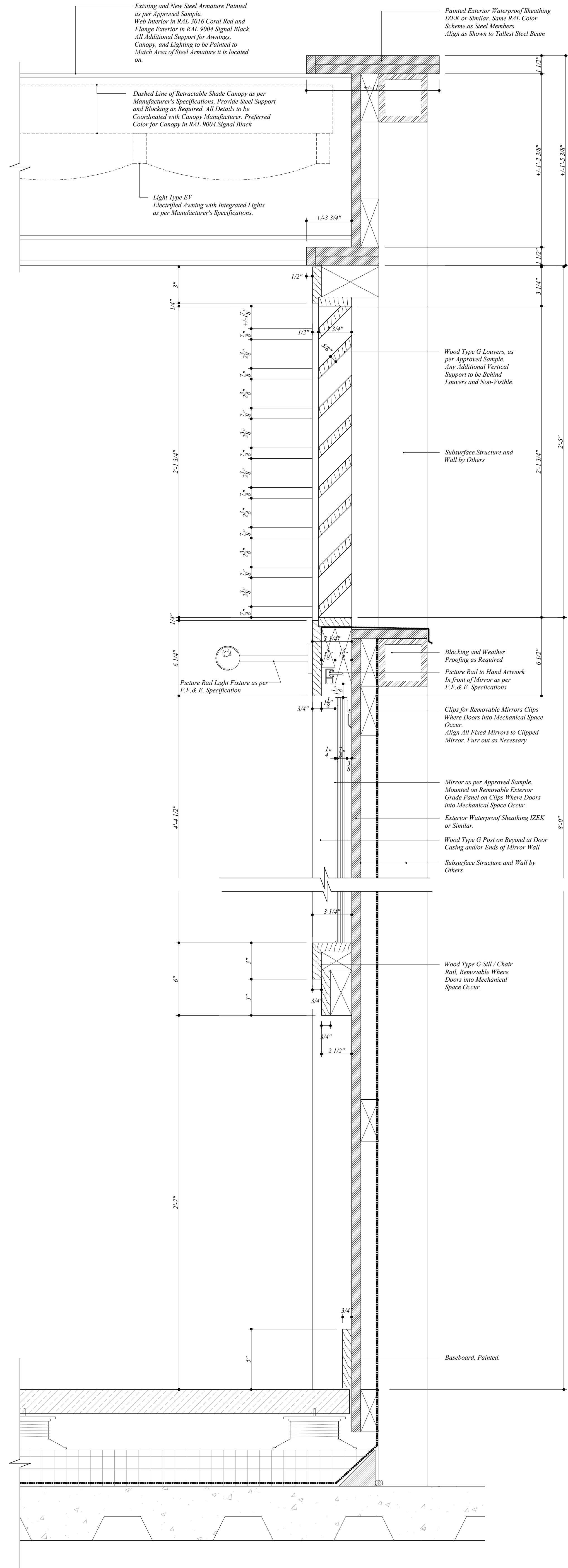


1 TERRACE - SECTION THRU CABANA
Scale: 1/2" = 1'-0"



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

Legend
⊕ Ext. Exterior (Waterproof)
⊕ Duplex Outlet
TV Exterior DCS T.V. Cable



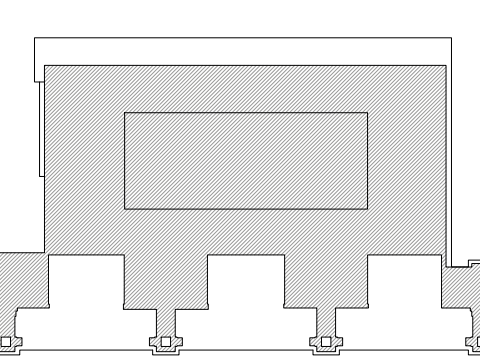
3 TERRACE - SECTION THRU MIRROR WALL
Scale: 3/4" = 1'-0"



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 DESIGN
STRUCTURAL: SEMAN
BUILDING SYSTEMS: EY ENGINEERING
D.P.E.
CIVIL/GEOTECH/SURVEYS: LANGAN
LIGHTING DESIGN: SCHWINGHAMMER
USE/ING
EXPEDIENT/CODE CONSULTING: MIRRORS
ACOUSTICS: CENTERING ACOUSTICS
BUILDING ENVELOPE: ESKA
KITCHEN DESIGN: M. RESTAURANT
SOLUTION
AV: STARR GROUP

NOT FOR
CONSTRUCTION



KEY PLAN: NTS

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

ISSUED: 05/28/2021

TERRACE
DETAILS AT CABANAS

DRAWING #: ID-611.22
of

DATE: 02/01/2019 © MARVEL ARCHITECTS, PLLC 2021

The current proposal is:

Preservation Department – Item 1, LPC-23-02281

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

To Testify Please Join Zoom

Webinar ID: 873 1899 4372

Passcode: 278022

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

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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.