

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

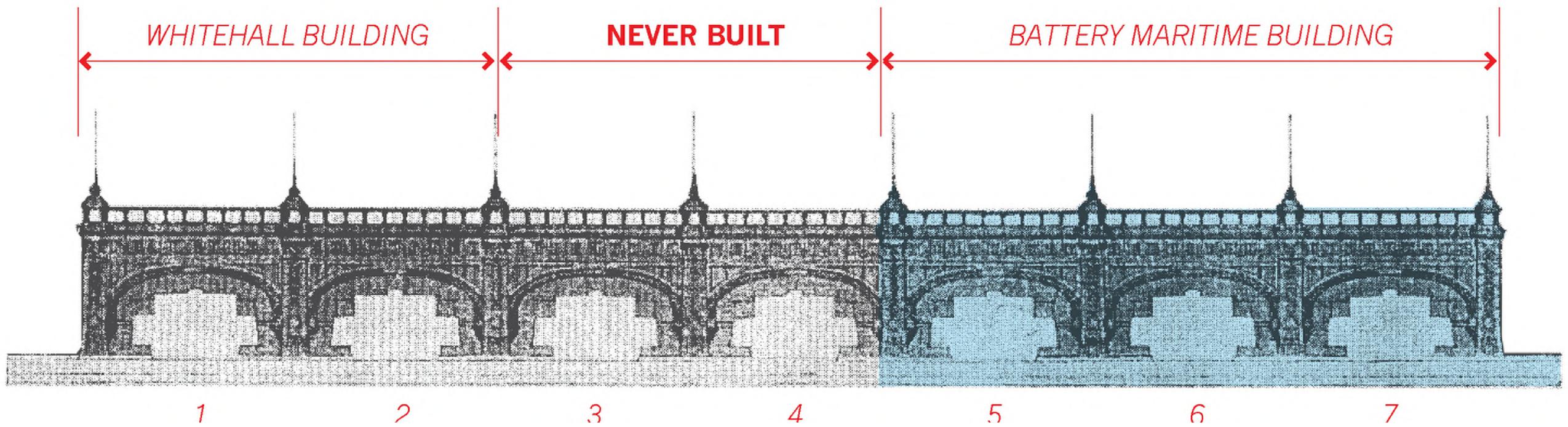
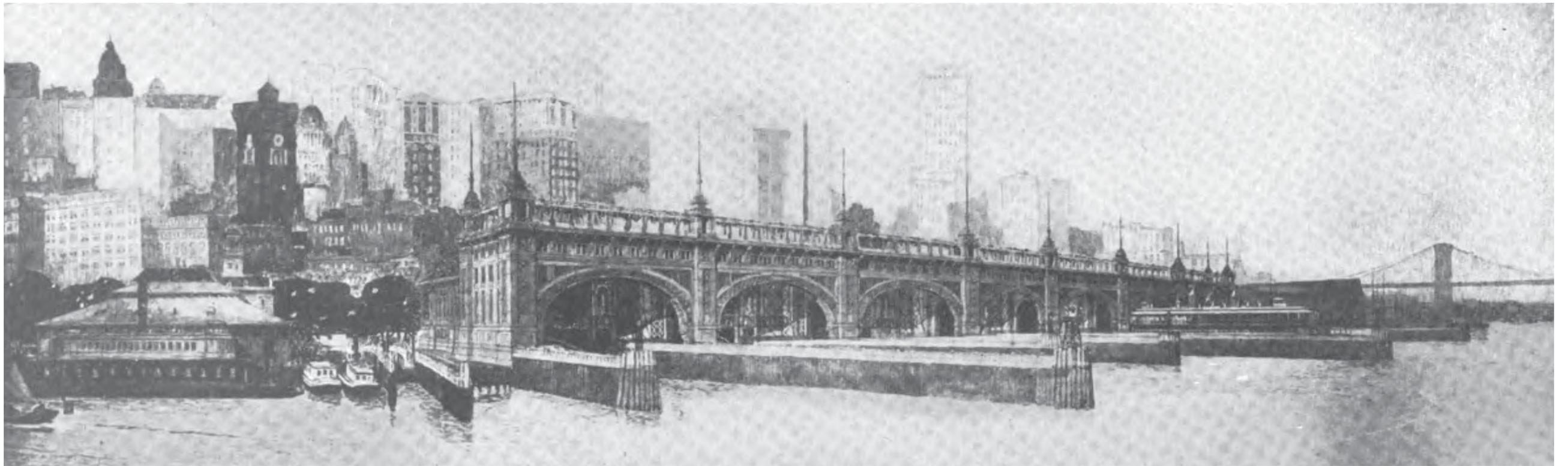
**MARVEL**



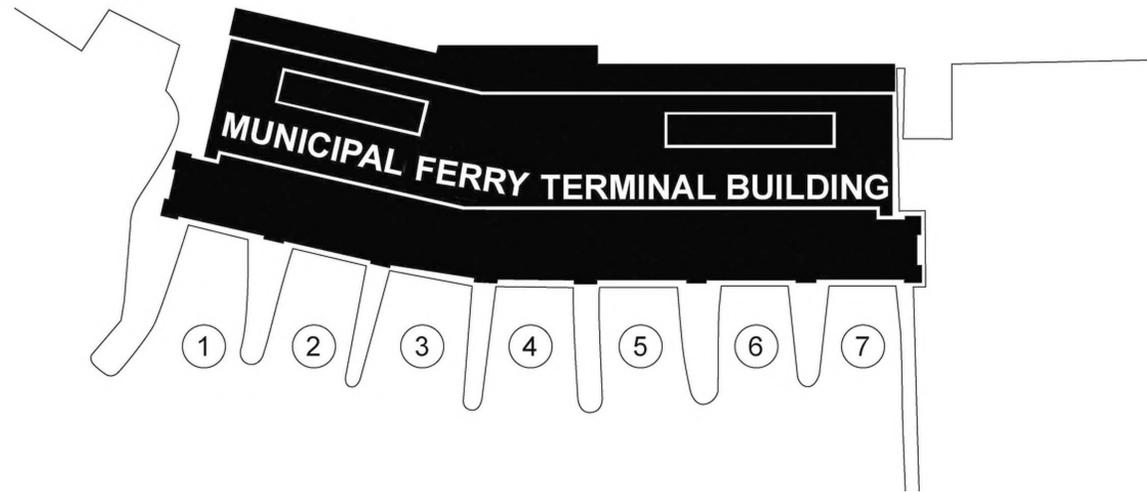
Context Site Plan



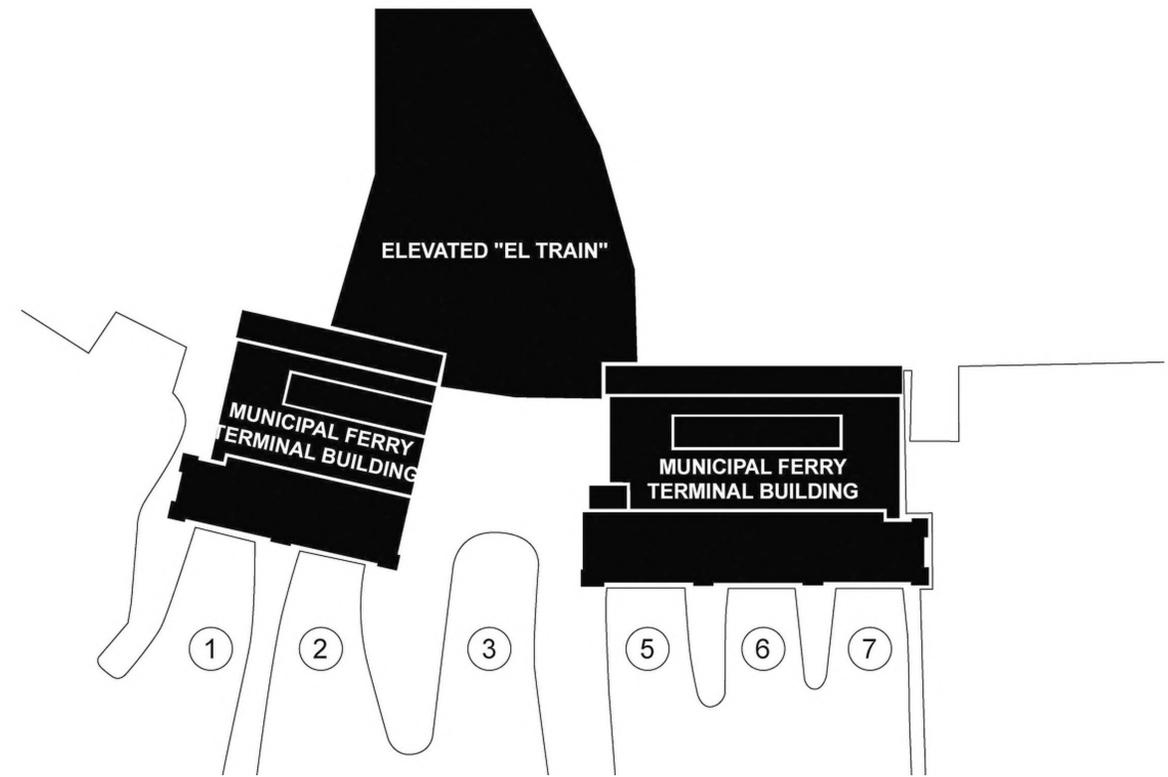
# PROJECT HISTORY



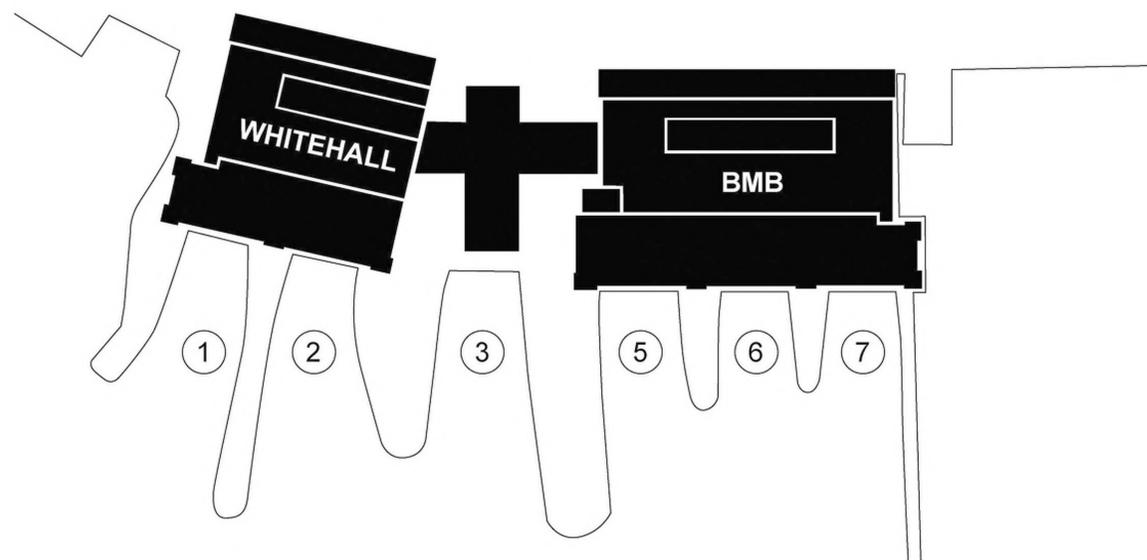
**1906 MUNICIPAL FERRY TERMINAL**  
Walker and Morris Architects



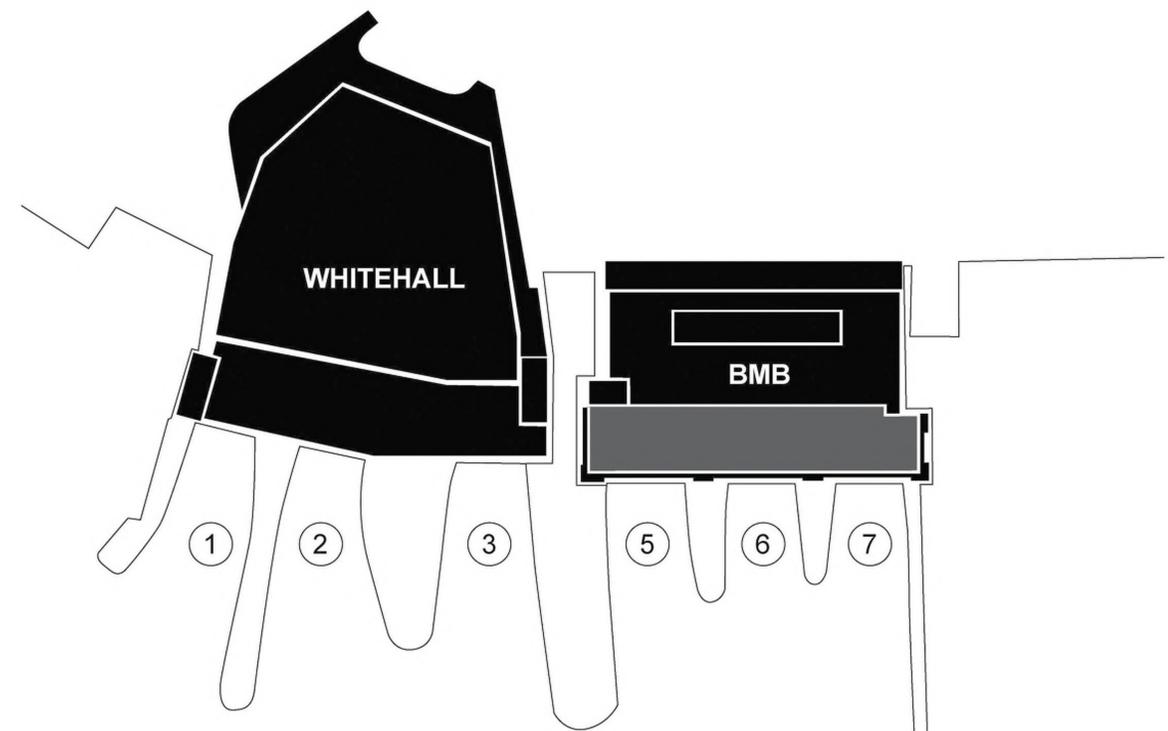
1907 Original Design



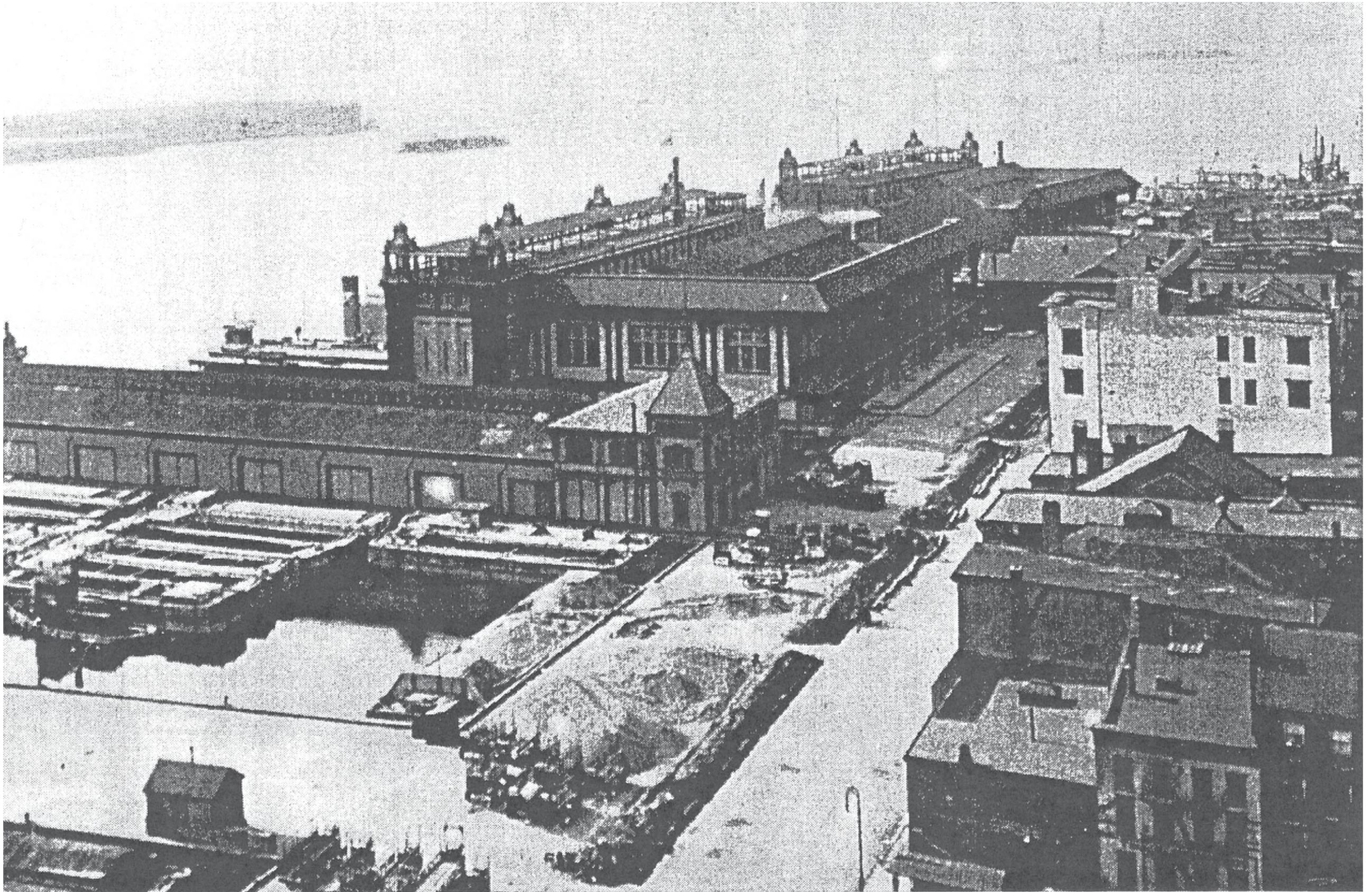
1911 Built



1950



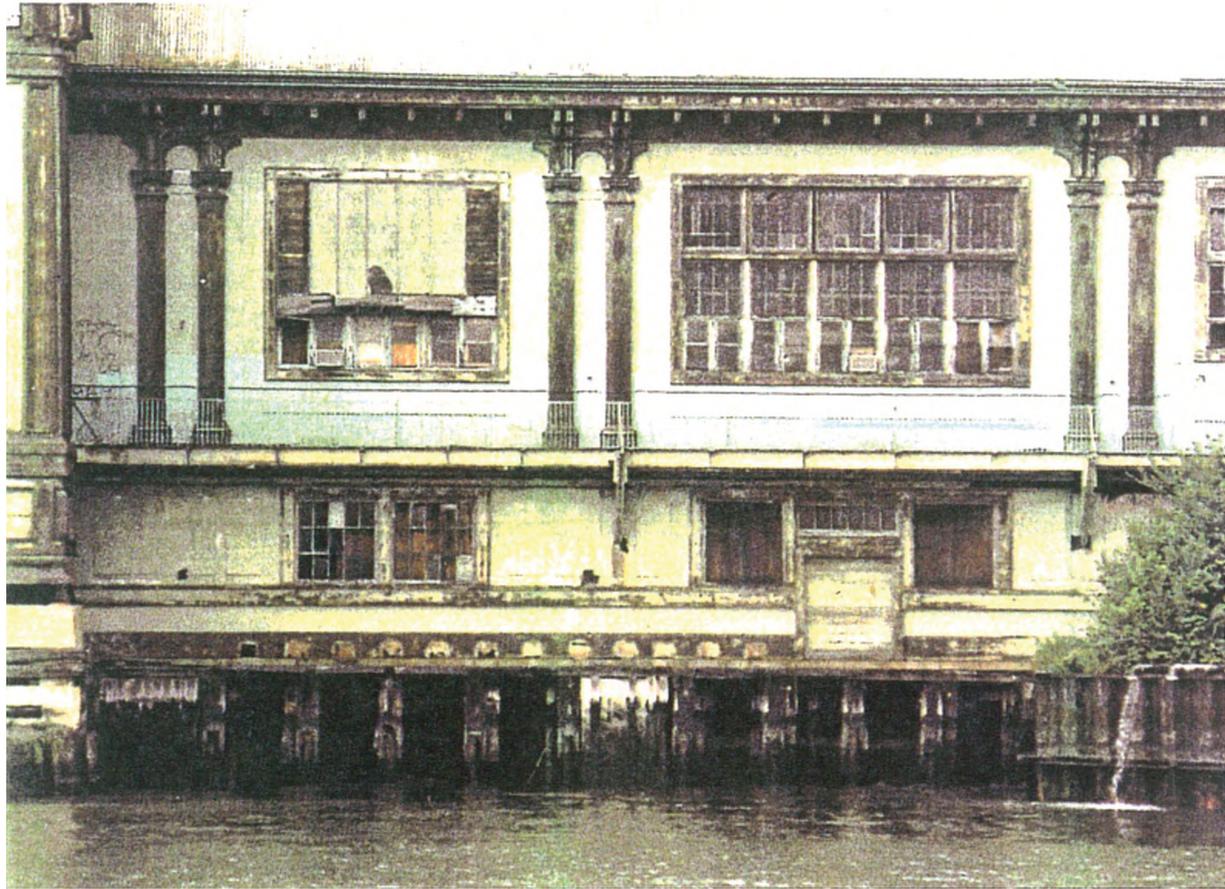
2010 Proposed



1912 BMB on South Street



1914 BMB and Whitehall



1990's



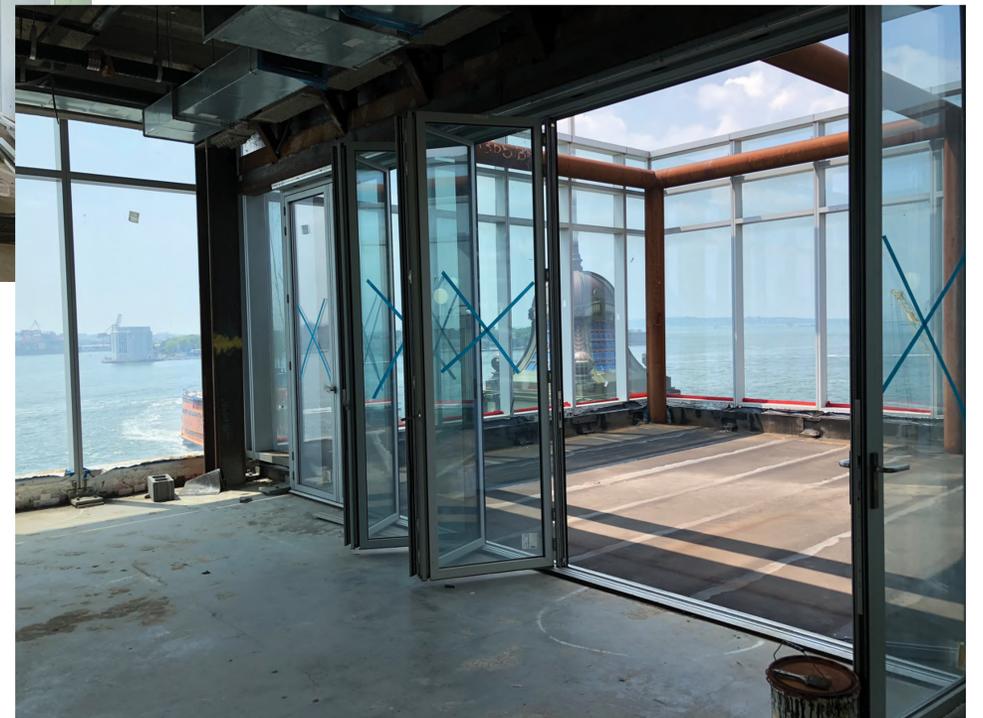
## 2002-2007 Exterior Restoration



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



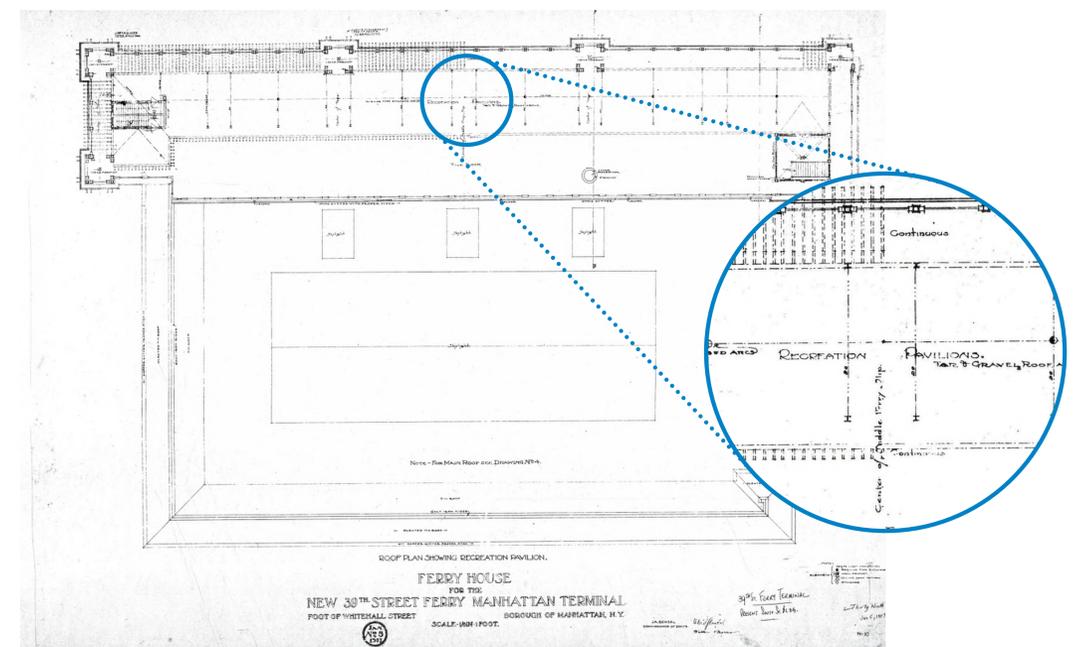
## Existing Conditions - North West



## 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

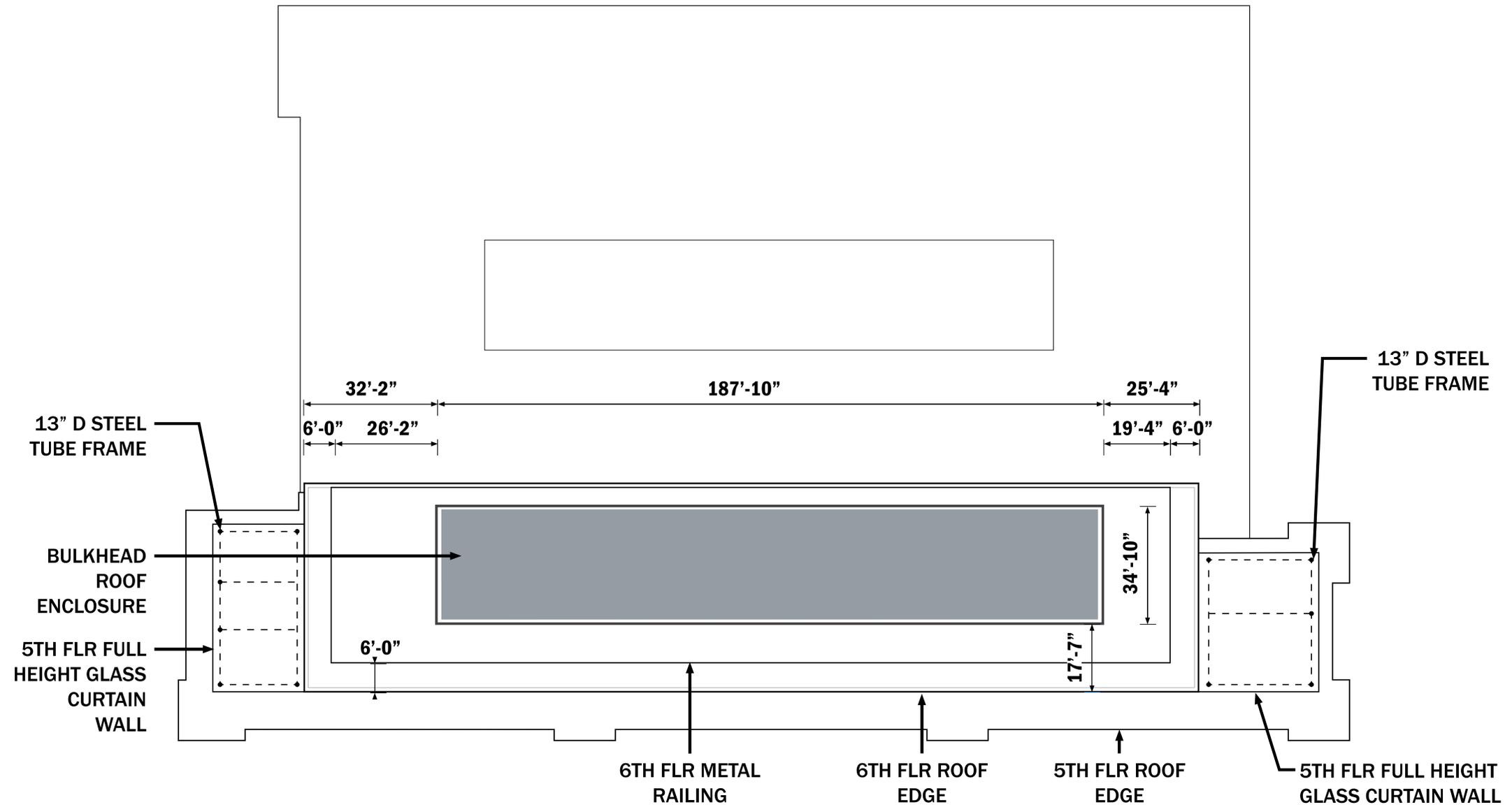
## Currently Built (2022)



RENDERING | AXONOMETRIC

Proposed

SOUTH ST

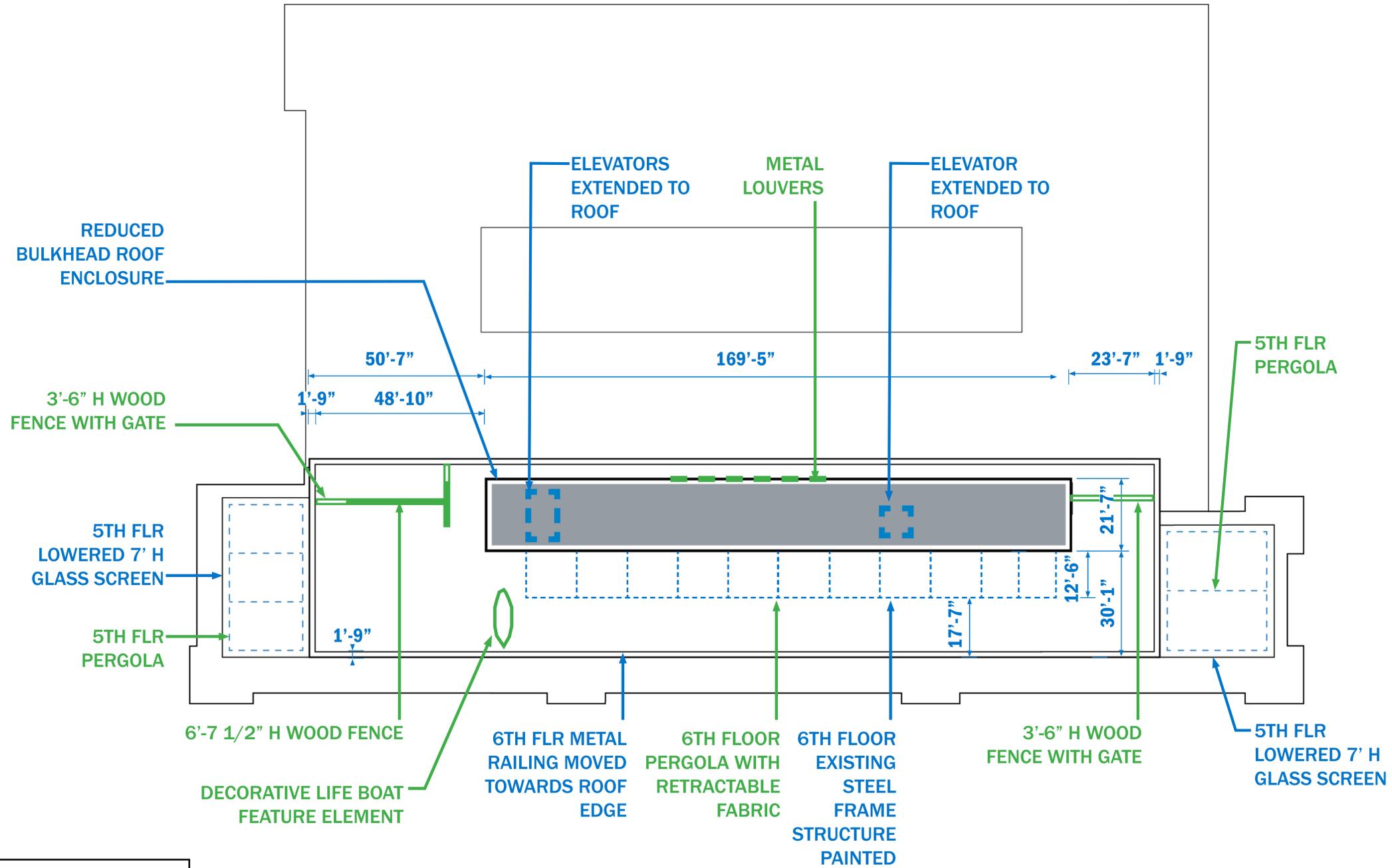


**KEY LEGEND**

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

ROOF PLAN DIAGRAM

Approved (2010)

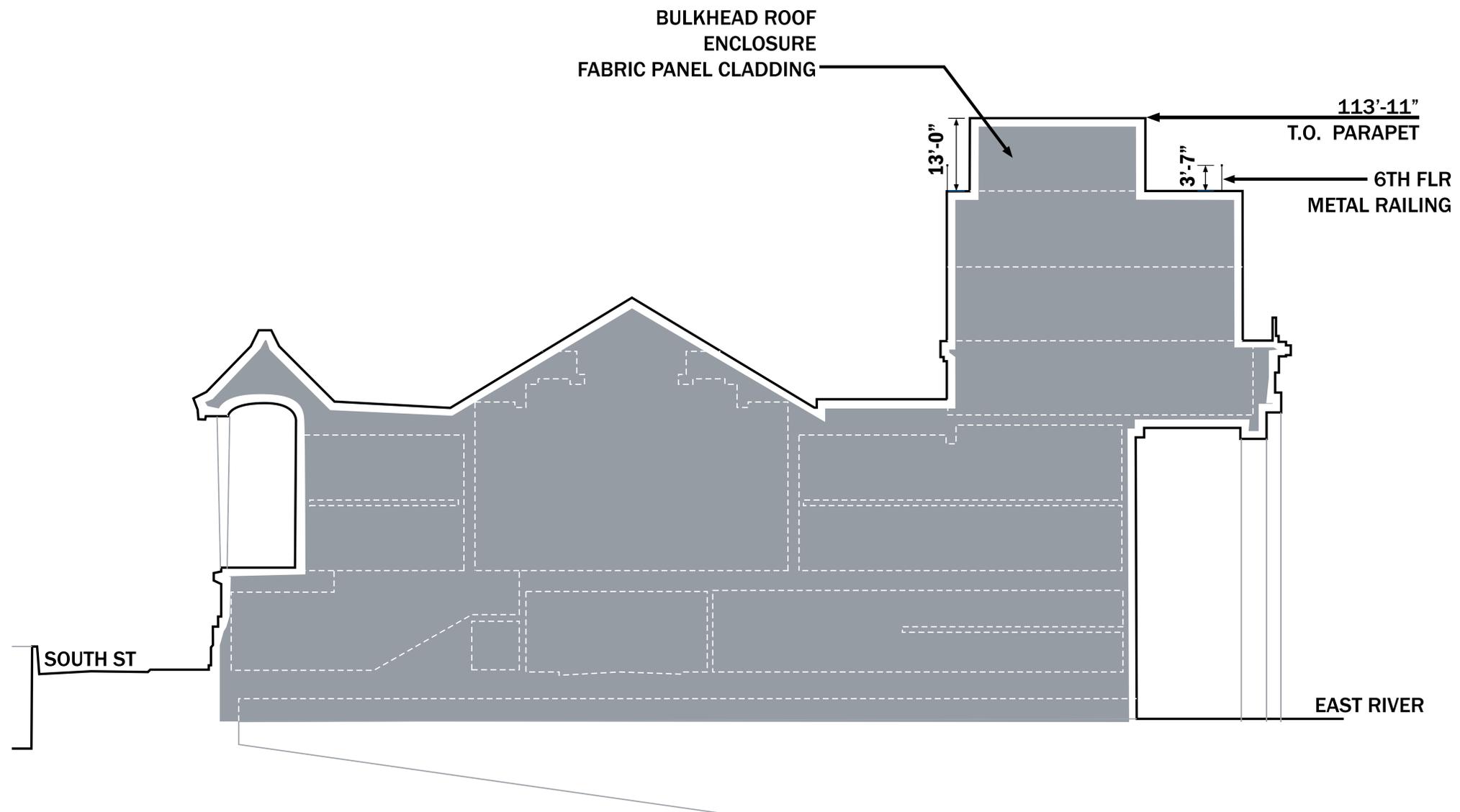


**KEY LEGEND**

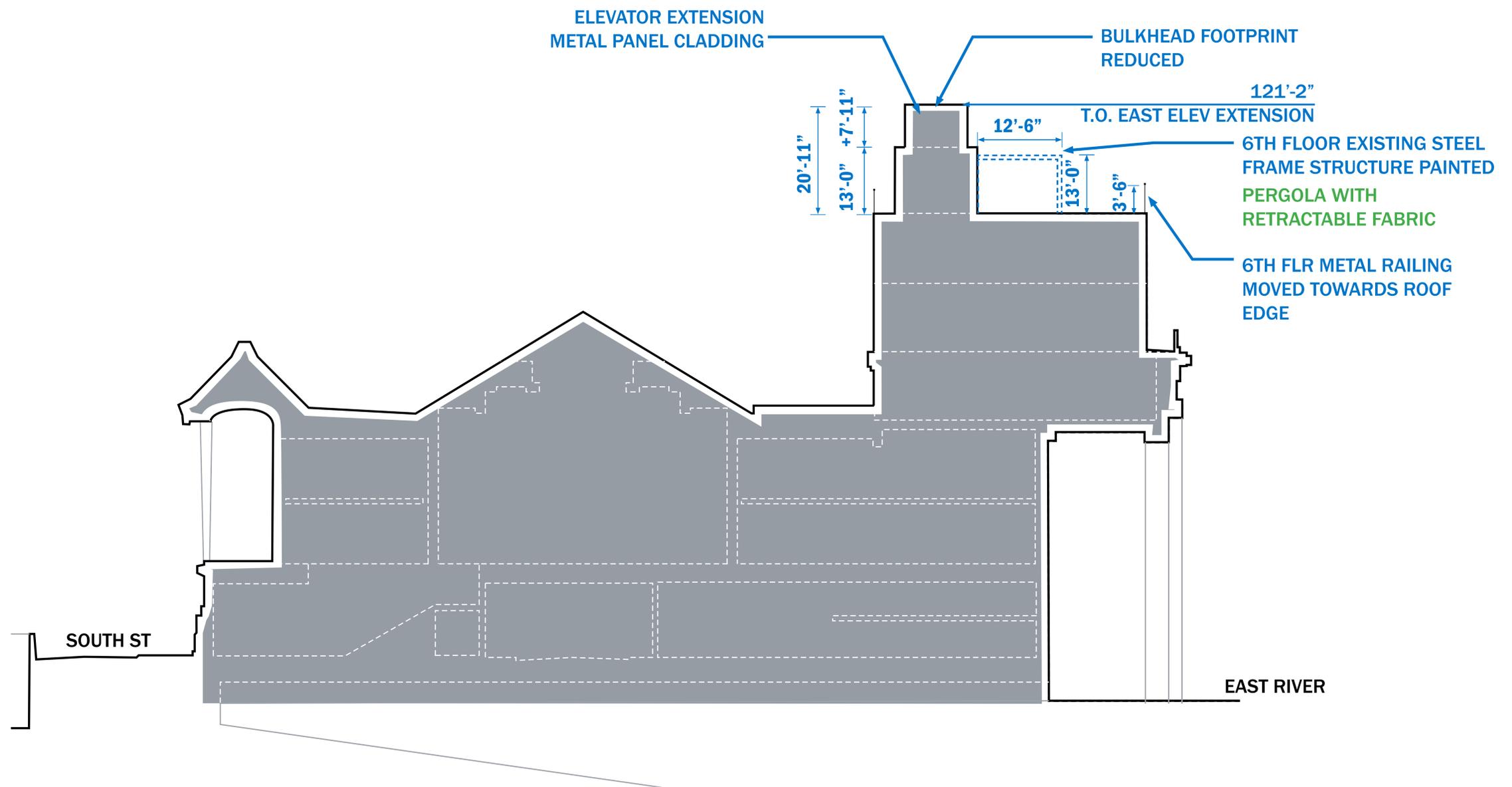
- PREVIOUSLY APPROVED = BLACK
- BUILT - PROPOSED = BLUE
- NOT BUILT - PROPOSED = GREEN

ROOF PLAN DIAGRAM

**Proposed**



SECTION DIAGRAM  
Approved (2010)





RENDERING | SOUTH ELEVATION  
Approved (2010)



PHOTO | SOUTH ELEVATION

**Currently Built (2022)**

DECORATIVE LIFE BOAT FEATURE ELEMENT

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

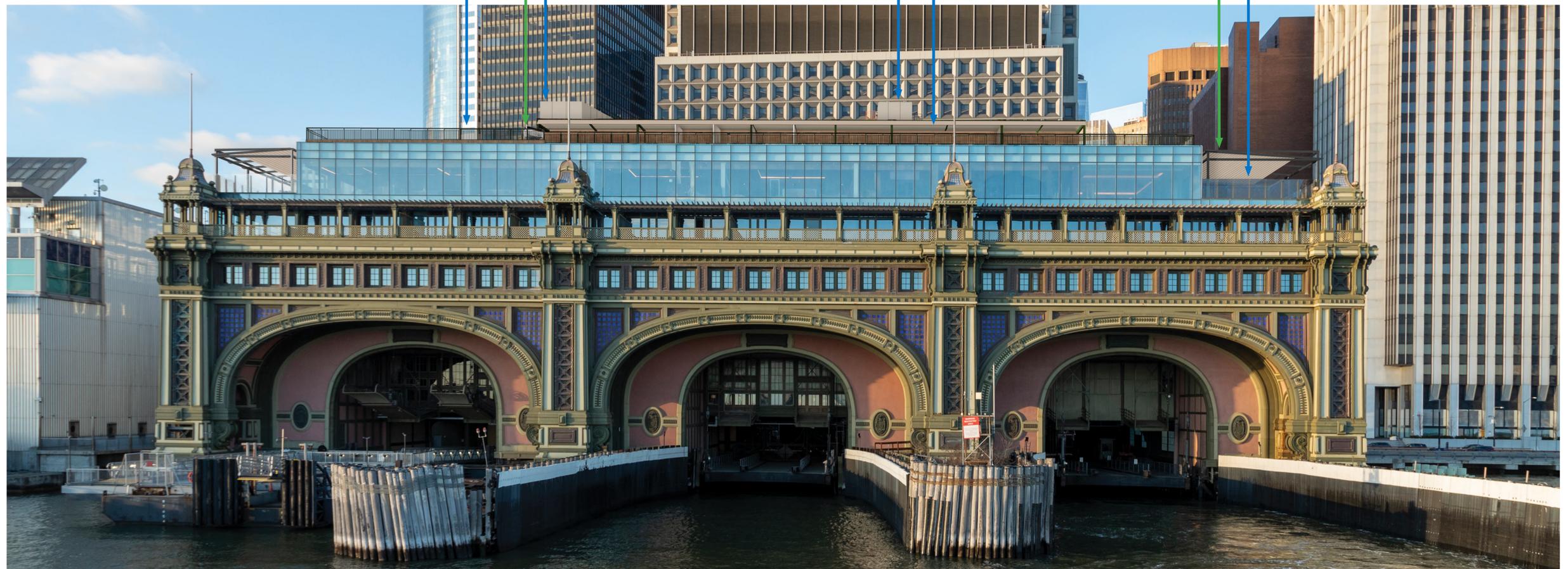
PASSENGER ELEVATOR  
EXTENSION  
STANDING SEAM METAL PANEL

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



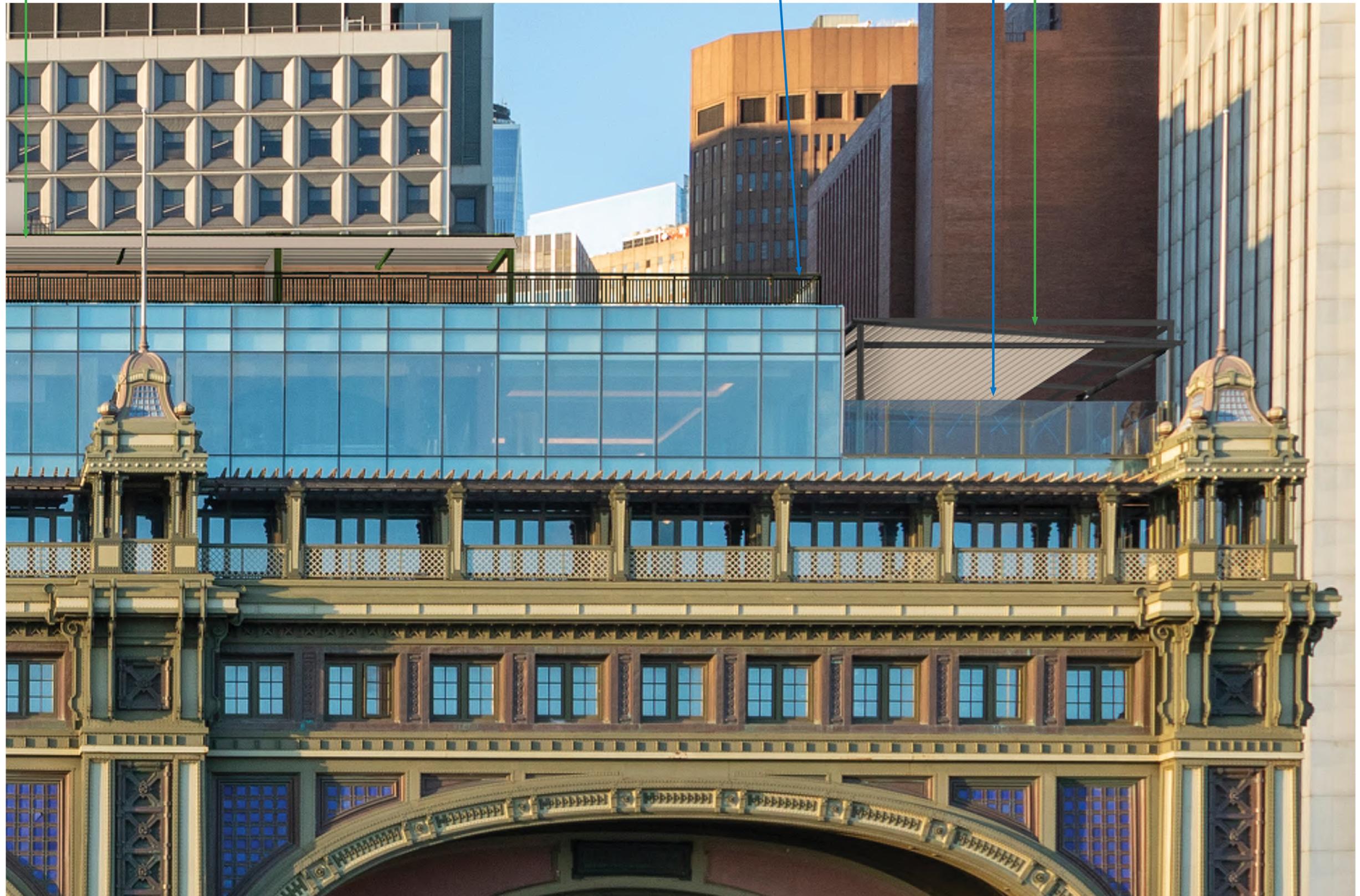
RENDERING | SOUTH ELEVATION  
**Proposed (Enlarged West)**

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

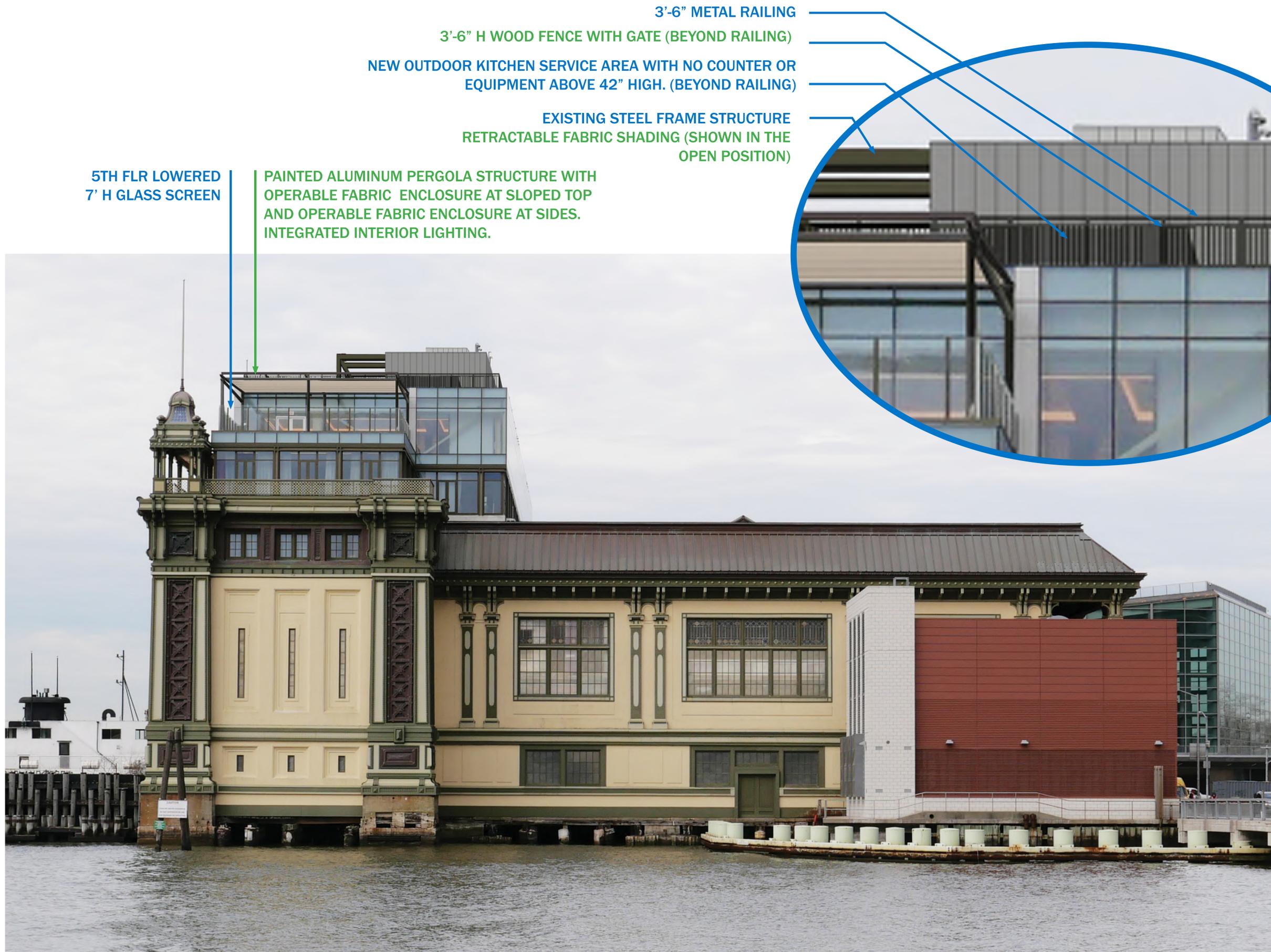
ELEVATOR (SE-1)  
EXTENSION INSTALLED

BULKHEAD  
STANDING SEAM  
METAL PANELS



PHOTO | EAST ELEVATION

Currently Built (2022)



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.

3'-6" METAL RAILING  
3'-6" H WOOD FENCE WITH GATE (BEYOND RAILING)  
NEW OUTDOOR KITCHEN SERVICE AREA WITH NO COUNTER OR  
EQUIPMENT ABOVE 42" HIGH. (BEYOND RAILING)  
EXISTING STEEL FRAME STRUCTURE  
RETRACTABLE FABRIC SHADING (SHOWN IN THE  
OPEN POSITION)

RENDERING | EAST ELEVATION

Proposed



PHOTO | NORTH EAST APPROACH  
**Currently Built (2022)**

METAL LOUVERS  
MEP EQUIPMENT VISIBLE

BULKHEAD ENCLOSURE



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)**



MEP EQUIPMENT  
VISIBLE

ELEVATOR (PE-2/PE-3)  
EXTENSION

PERIMETER METAL RAILING  
(SHIFTED TOWARD  
EXTERIOR)

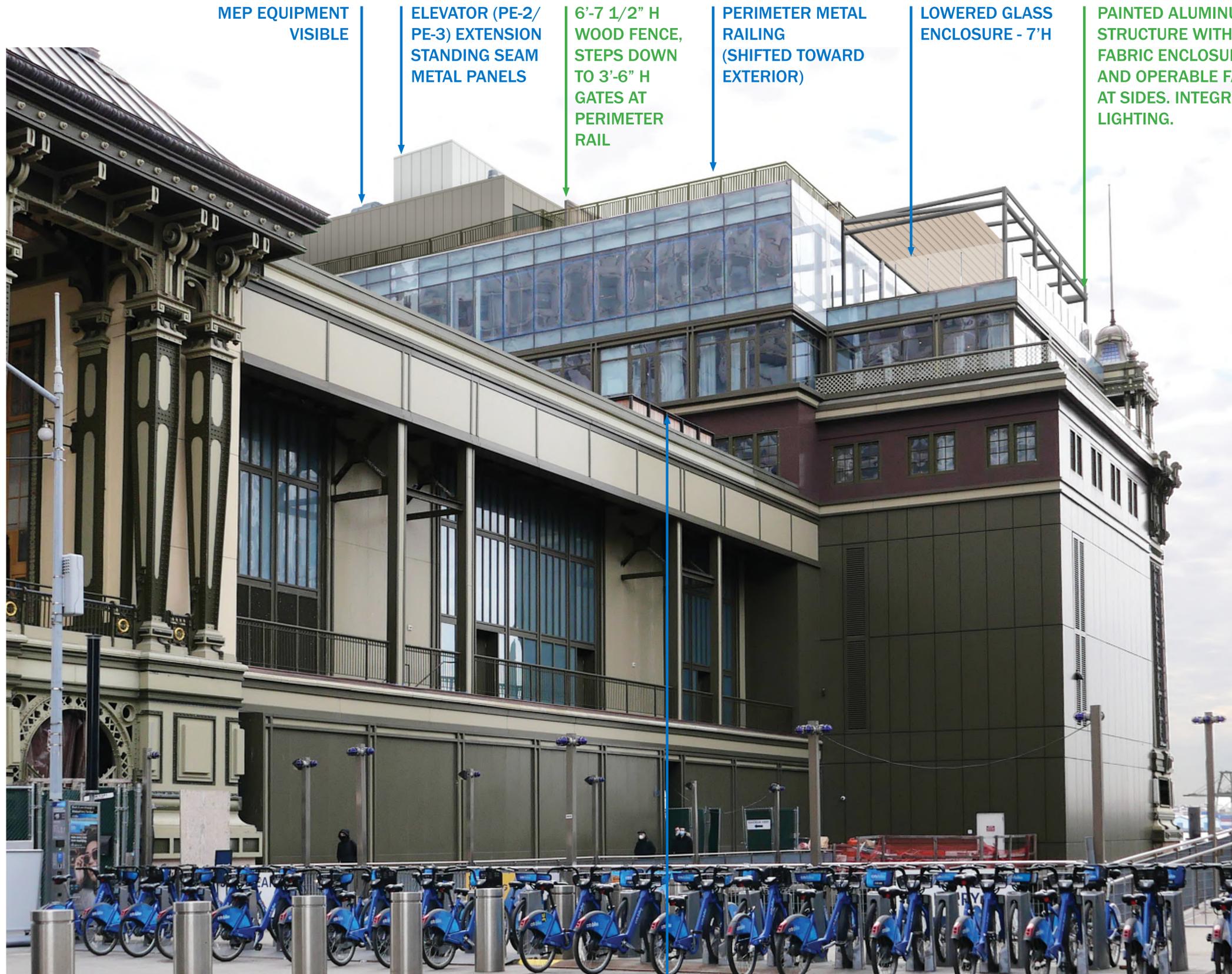
LOWERED GLASS  
ENCLOSURE - 7'H

HEAVY STEEL TUBE FRAME TO BE  
REMOVED

WOOD FENCE ON THIRD  
FLOOR VISIBLE

PHOTO | WEST ELEVATION

**Currently Built (2022)**



MEP EQUIPMENT VISIBLE

ELEVATOR (PE-2/ PE-3) EXTENSION  
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 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

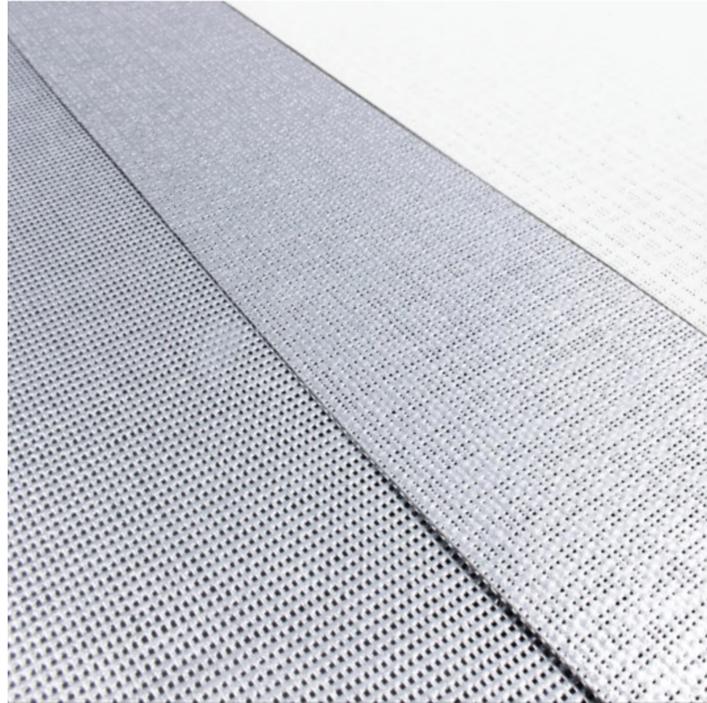
EXISTING STEEL FRAME EXPOSED



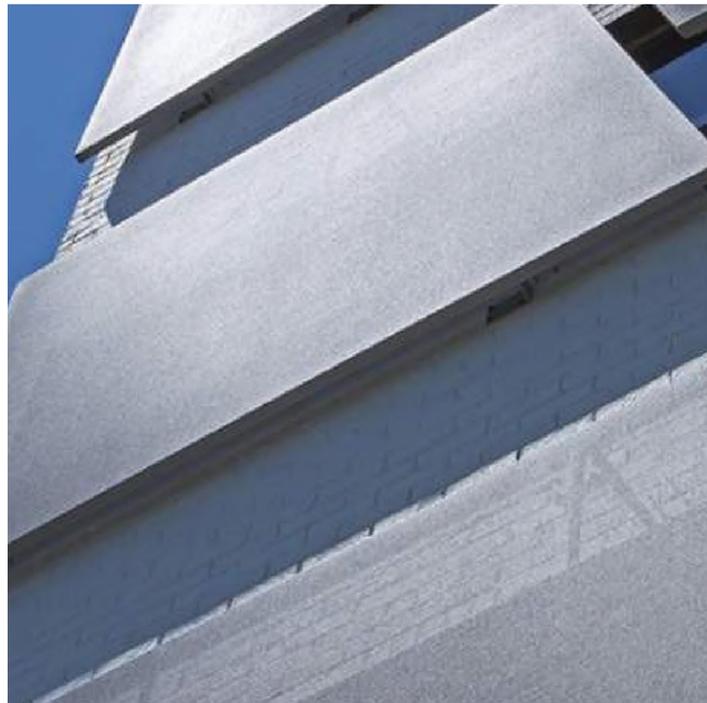
PHOTOS | 6TH FLOOR ROOF

**CURRENTLY BUILT (2022)**

## (2013) APPROVED CLADDING



FABRIC MESH FACADE

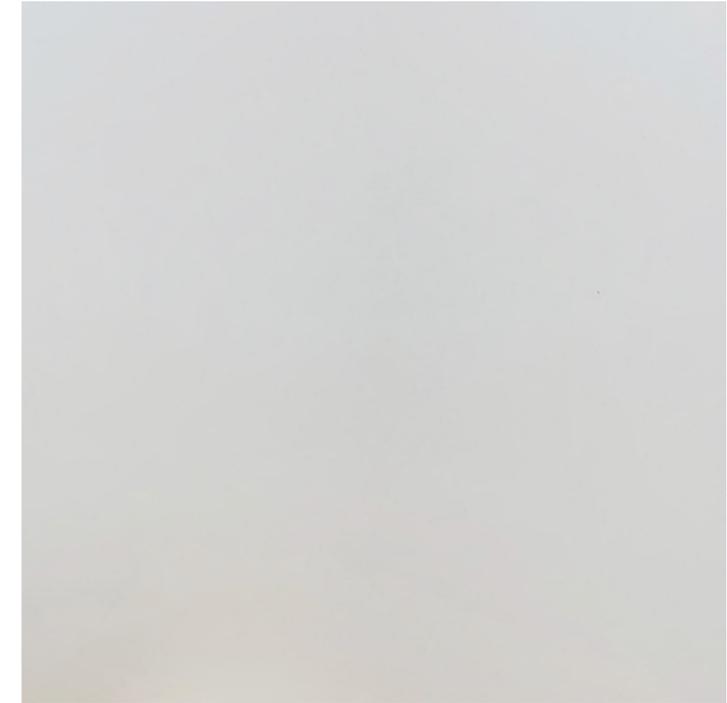


FABRIC MESH PRECEDENT  
(3' WIDE PANELS)

## (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

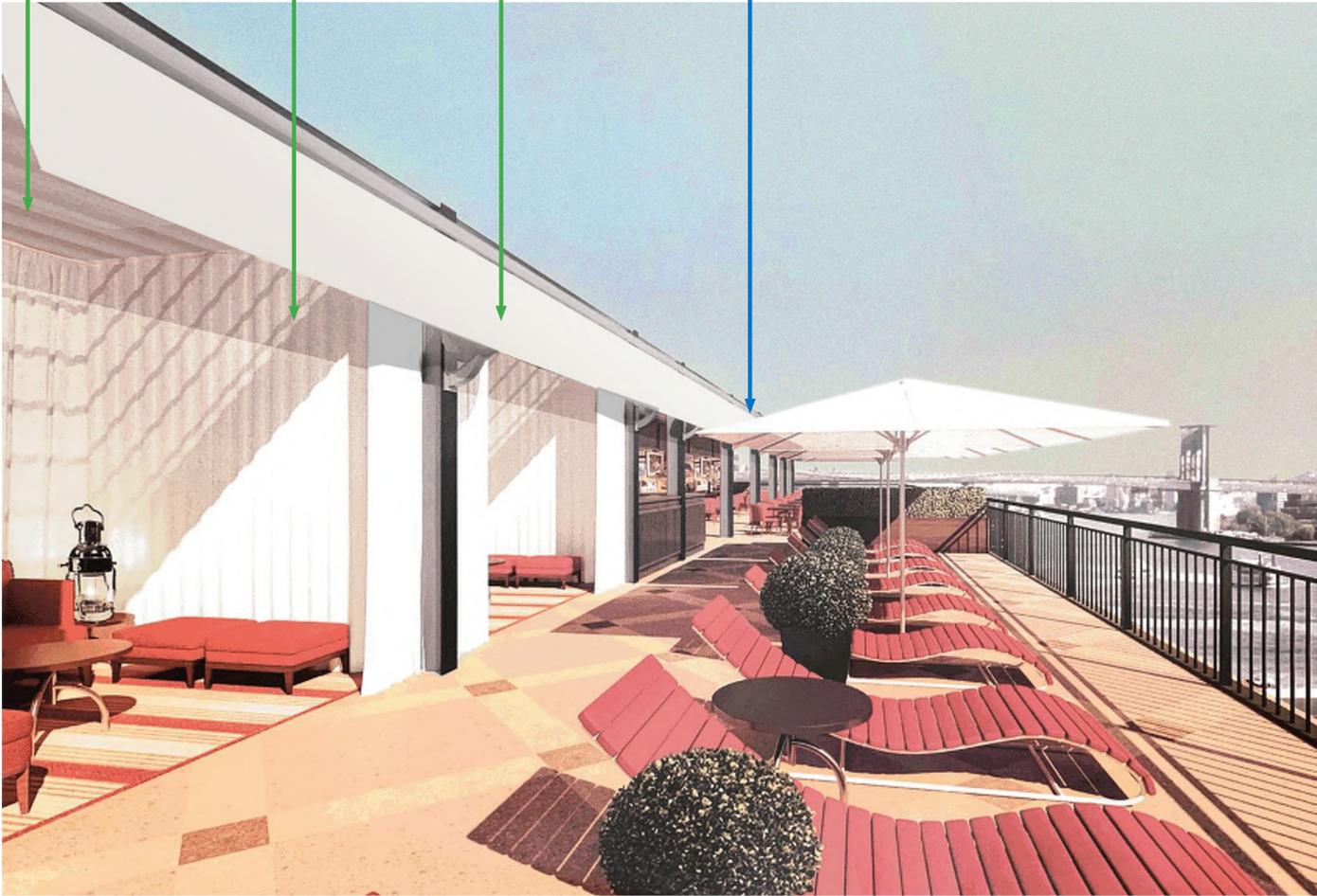
EXISTING STEEL  
FRAME STRUCTURE  
PAINTED

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

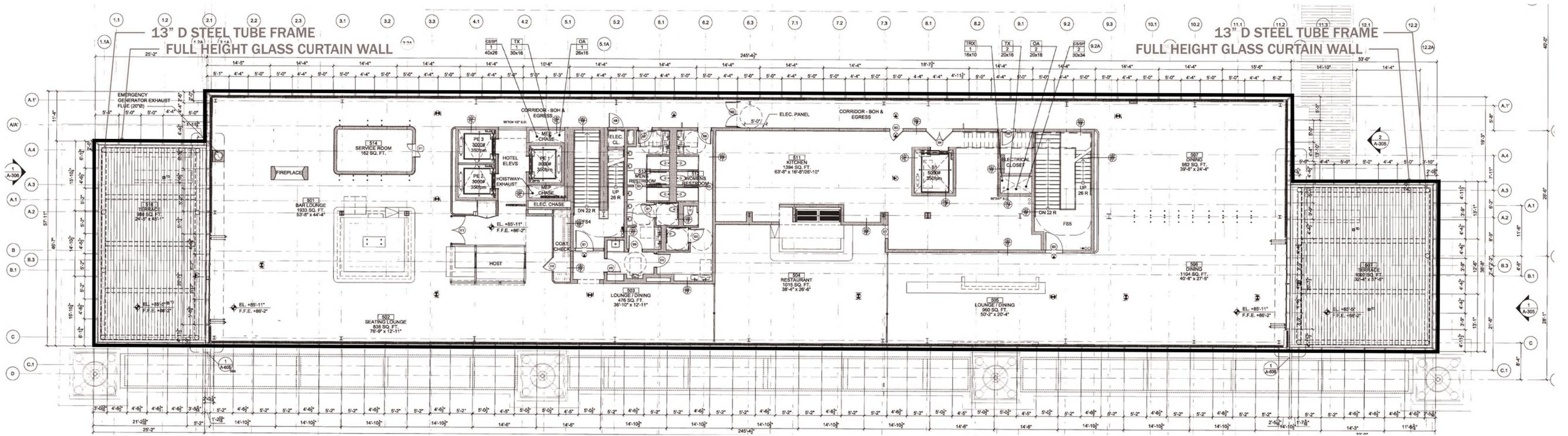
## 6TH FL ROOF - PERGOLA



*NOTE: RENDERINGS ARE SHOWN FOR REFERENCE TO PERGOLA INFORMATION ONLY*

RENDERING | 5TH FLOOR EAST PERGOLA

**PROPOSED**



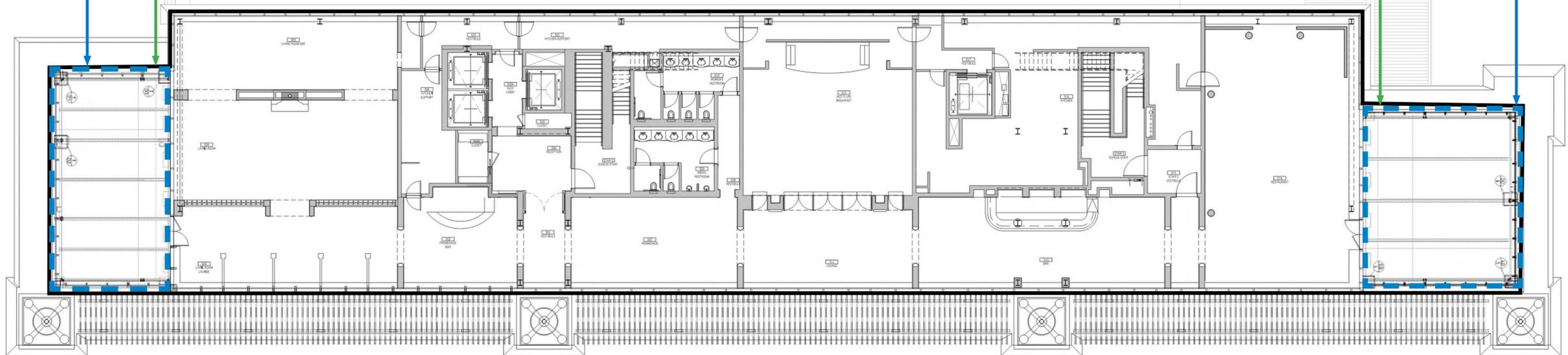
APPROVED (2010) | FIFTH FLOOR PLAN

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

REPLACE HEAVY STEEL TUBE FRAME WITH PAINTED ALUMINUM PERGOLA STRUCTURE WITH OPERABLE FABRIC ENCLOSURE AT SLOPED TOP AND OPERABLE FABRIC ENCLOSURE AT SIDES. INTEGRATED INTERIOR LIGHTING.

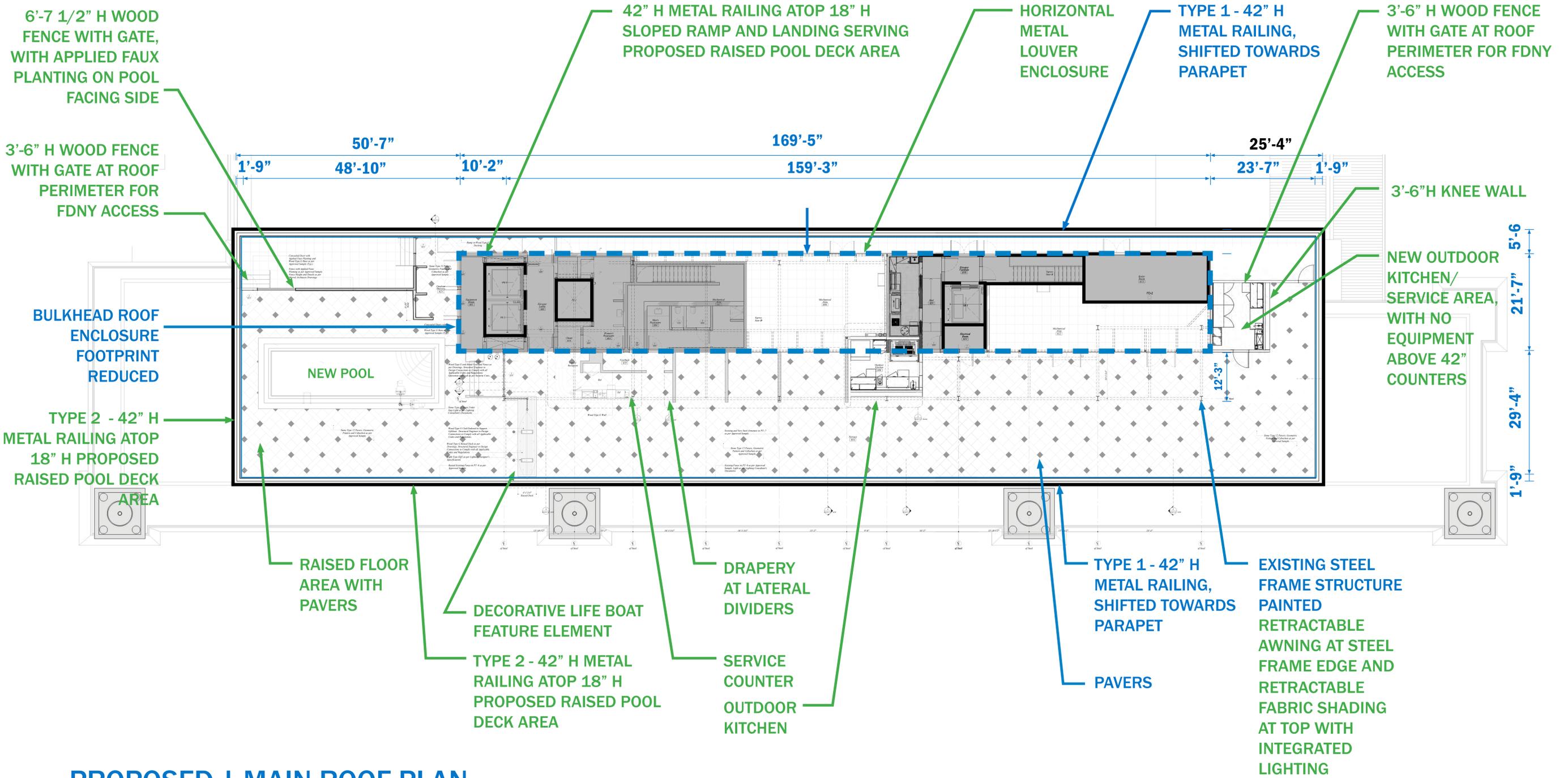
REPLACE HEAVY STEEL TUBE FRAME WITH PAINTED ALUMINUM PERGOLA STRUCTURE WITH OPERABLE FABRIC ENCLOSURE AT SLOPED TOP AND OPERABLE FABRIC ENCLOSURE AT SIDES. INTEGRATED INTERIOR LIGHTING.

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



## PROPOSED | FIFTH FLOOR PLAN

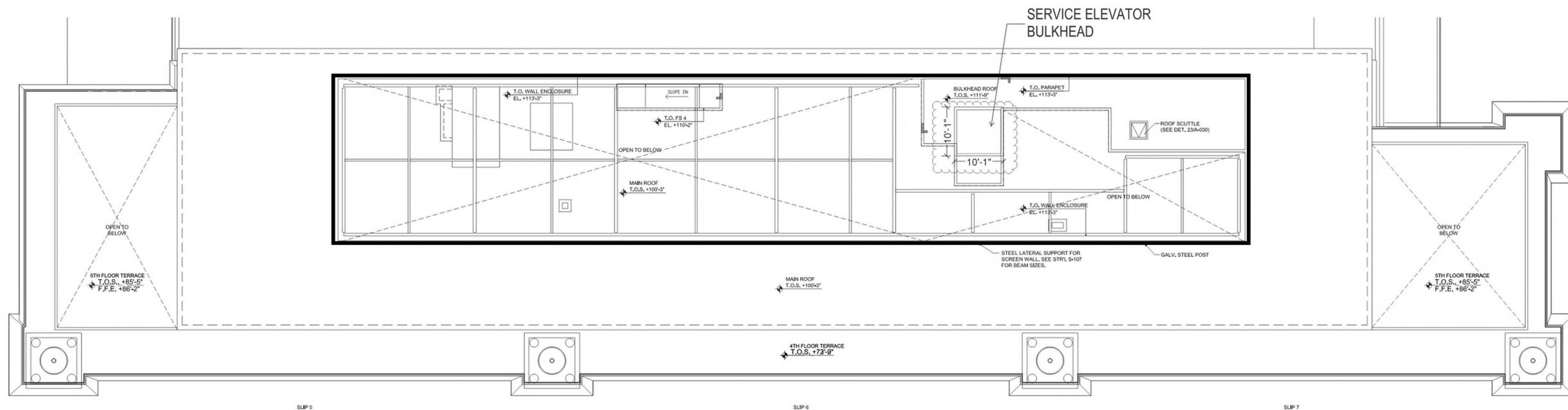




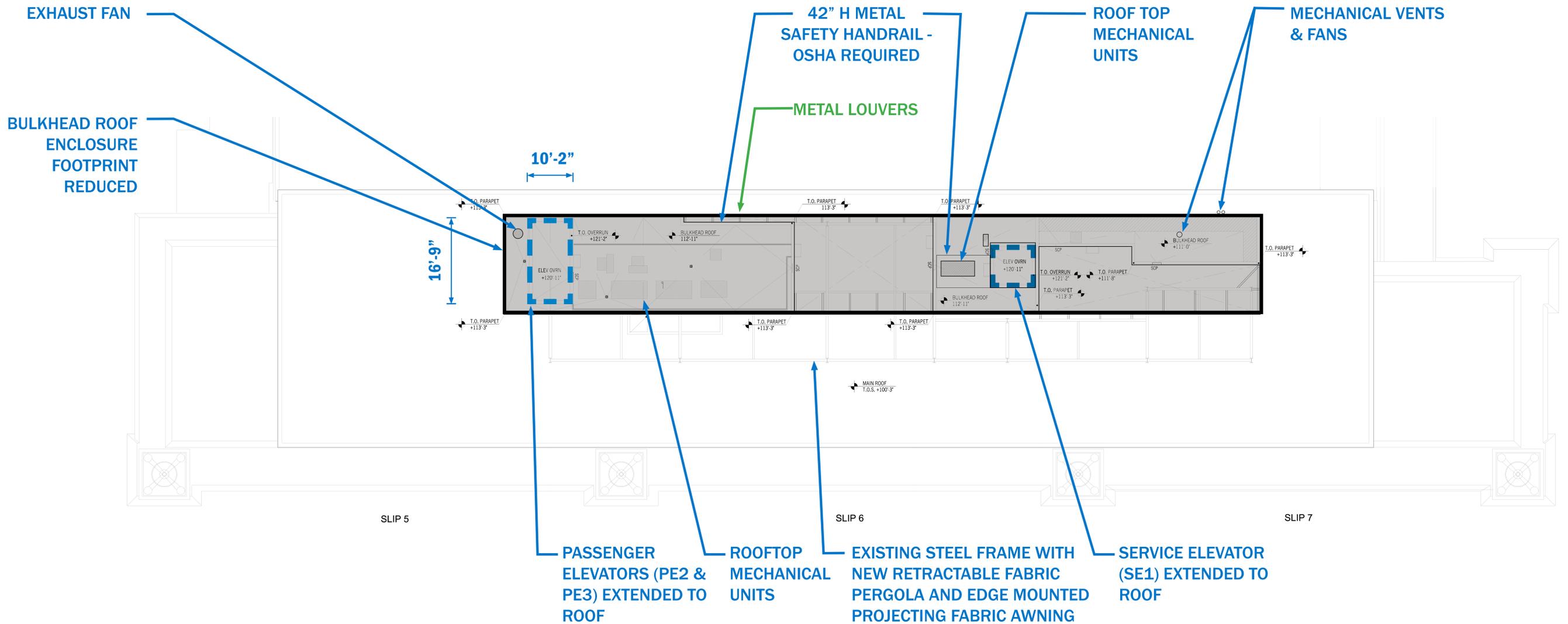
## PROPOSED | MAIN ROOF PLAN

### KEY LEGEND

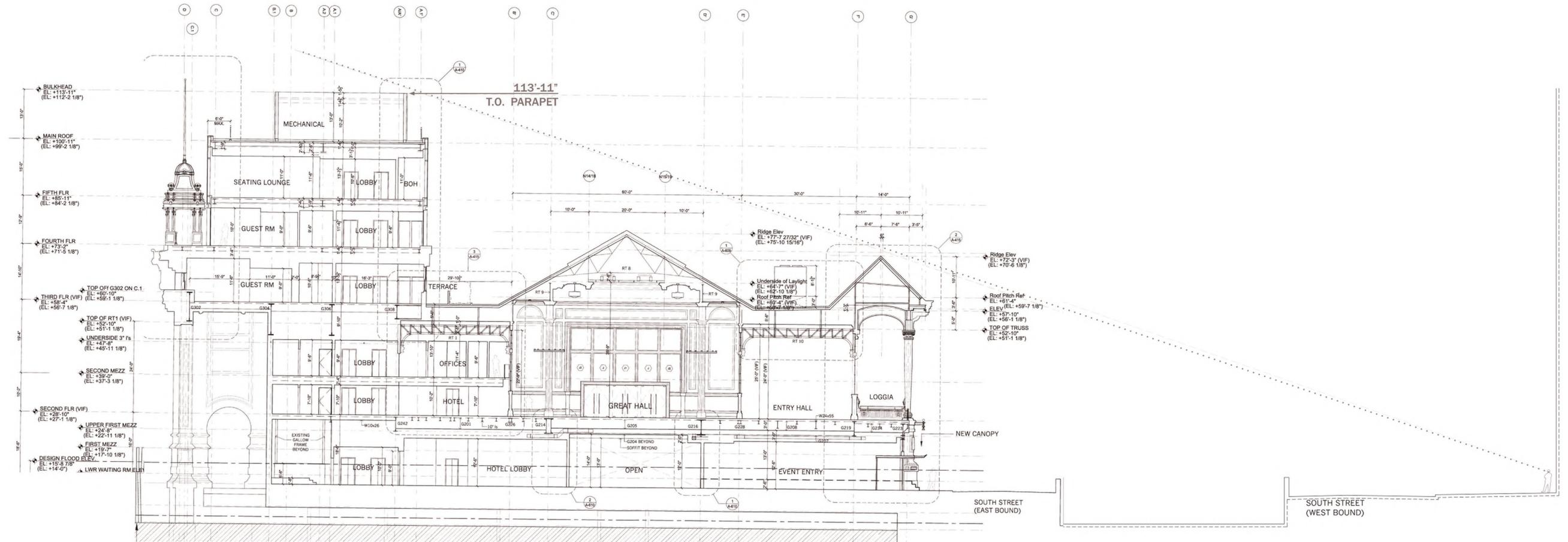
- PREVIOUSLY APPROVED = BLACK
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- NOT BUILT - PROPOSED = GREEN



**APPROVED (2010) | BULKHEAD ROOF PLAN**

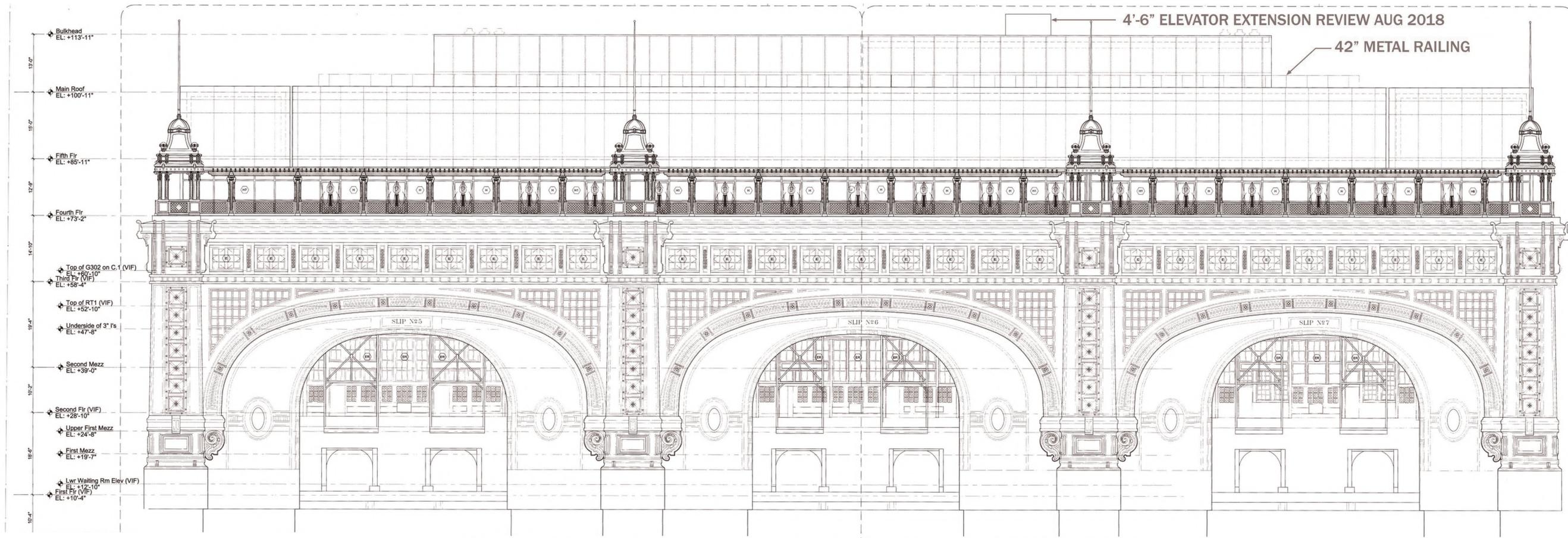


## PROPOSED | BULKHEAD ROOF PLAN

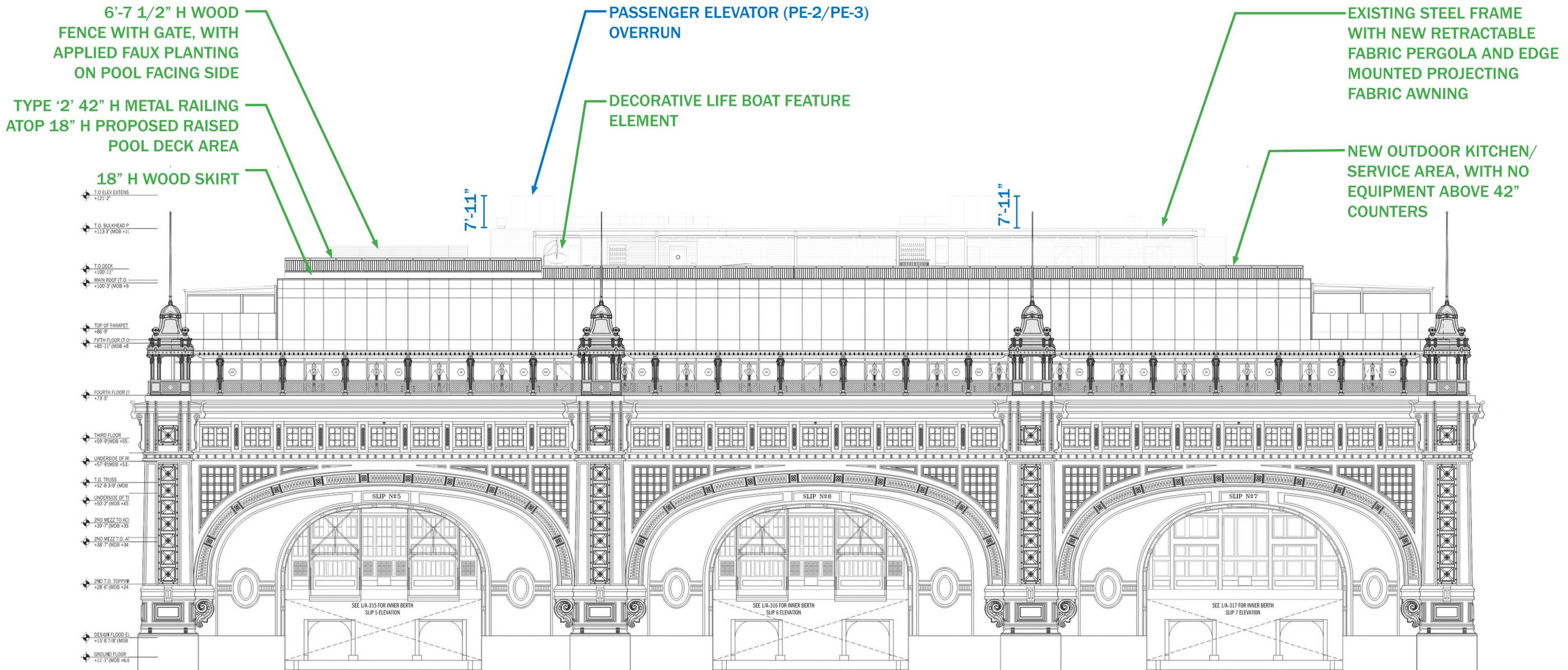


APPROVED (2010) | BUILDING SECTION

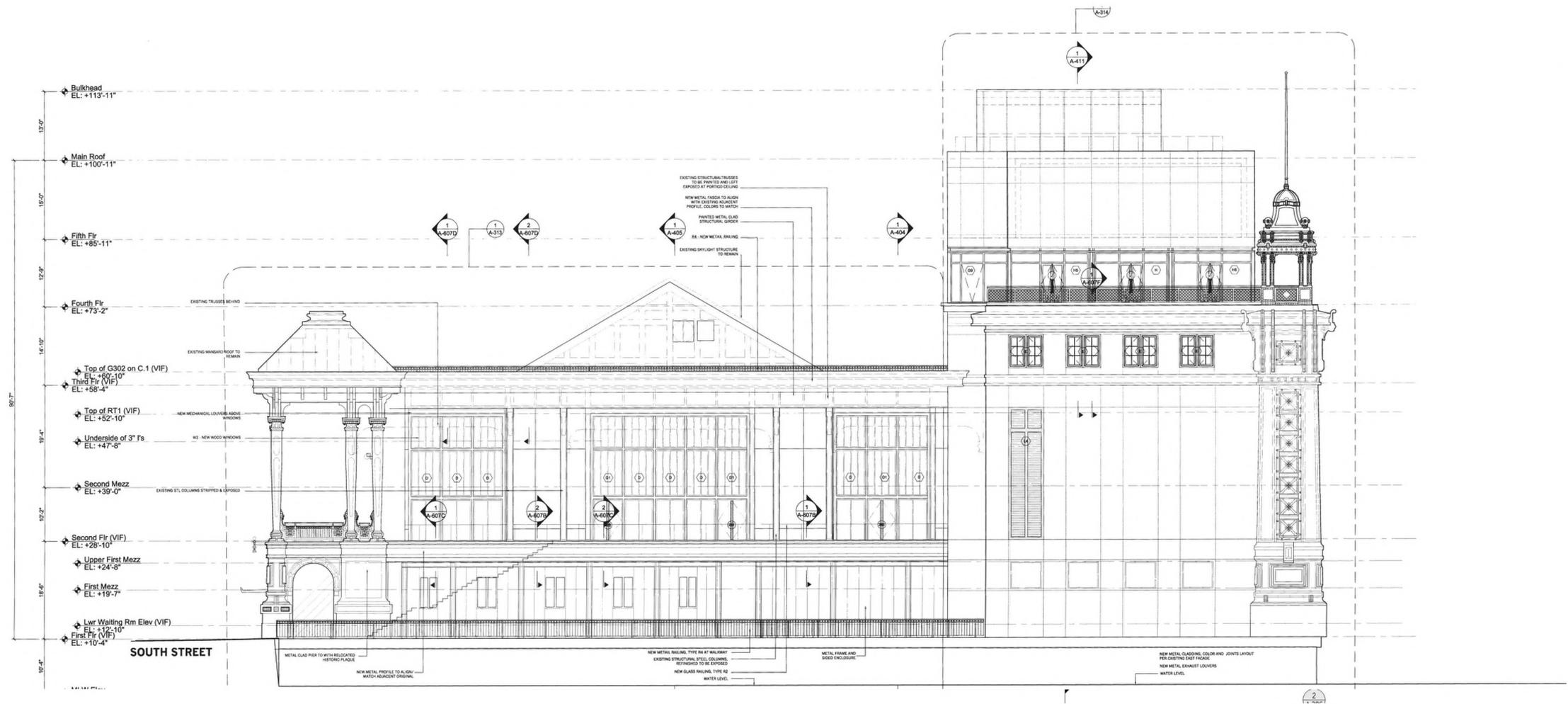




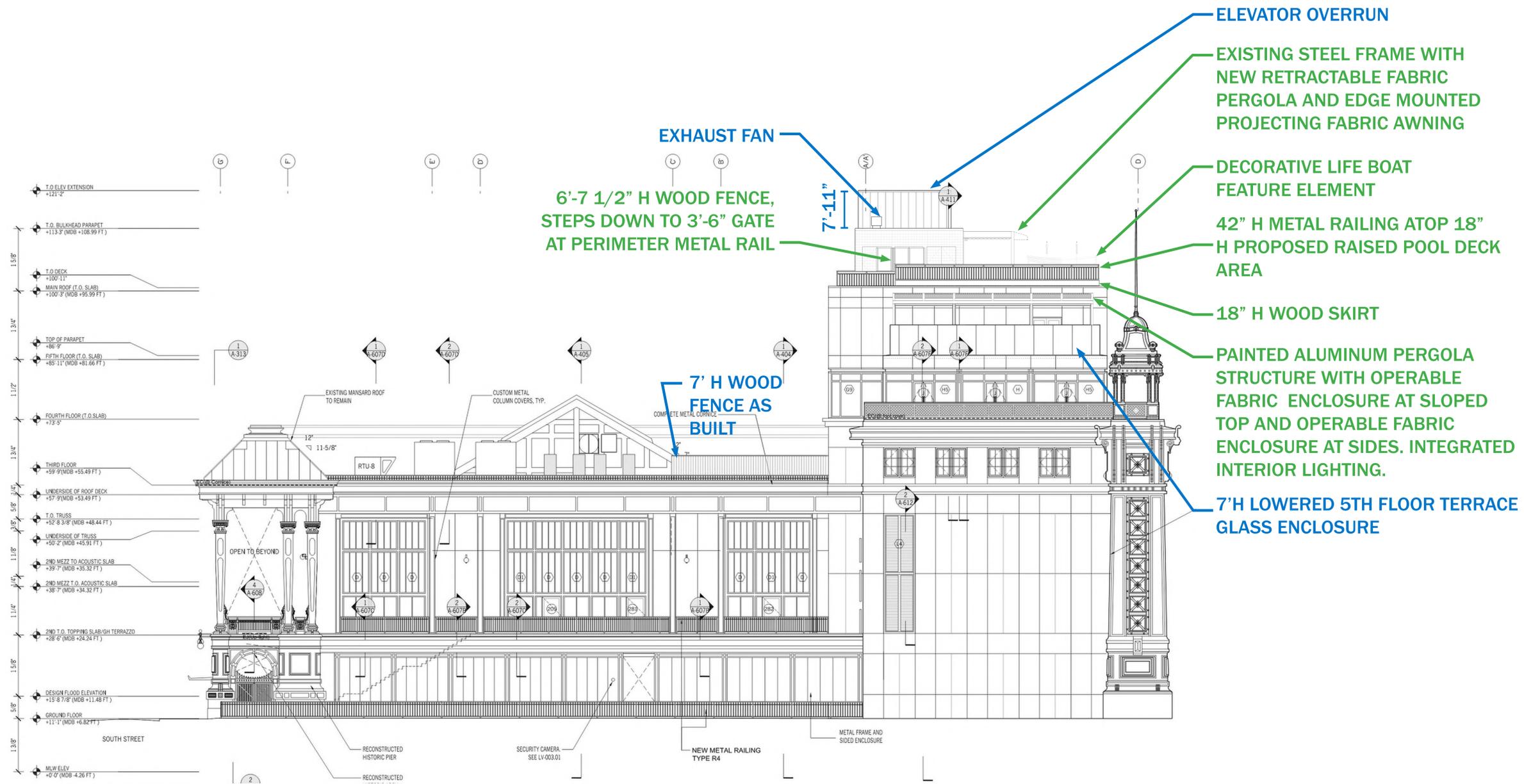
**APPROVED (2010) | SOUTH ELEVATION**



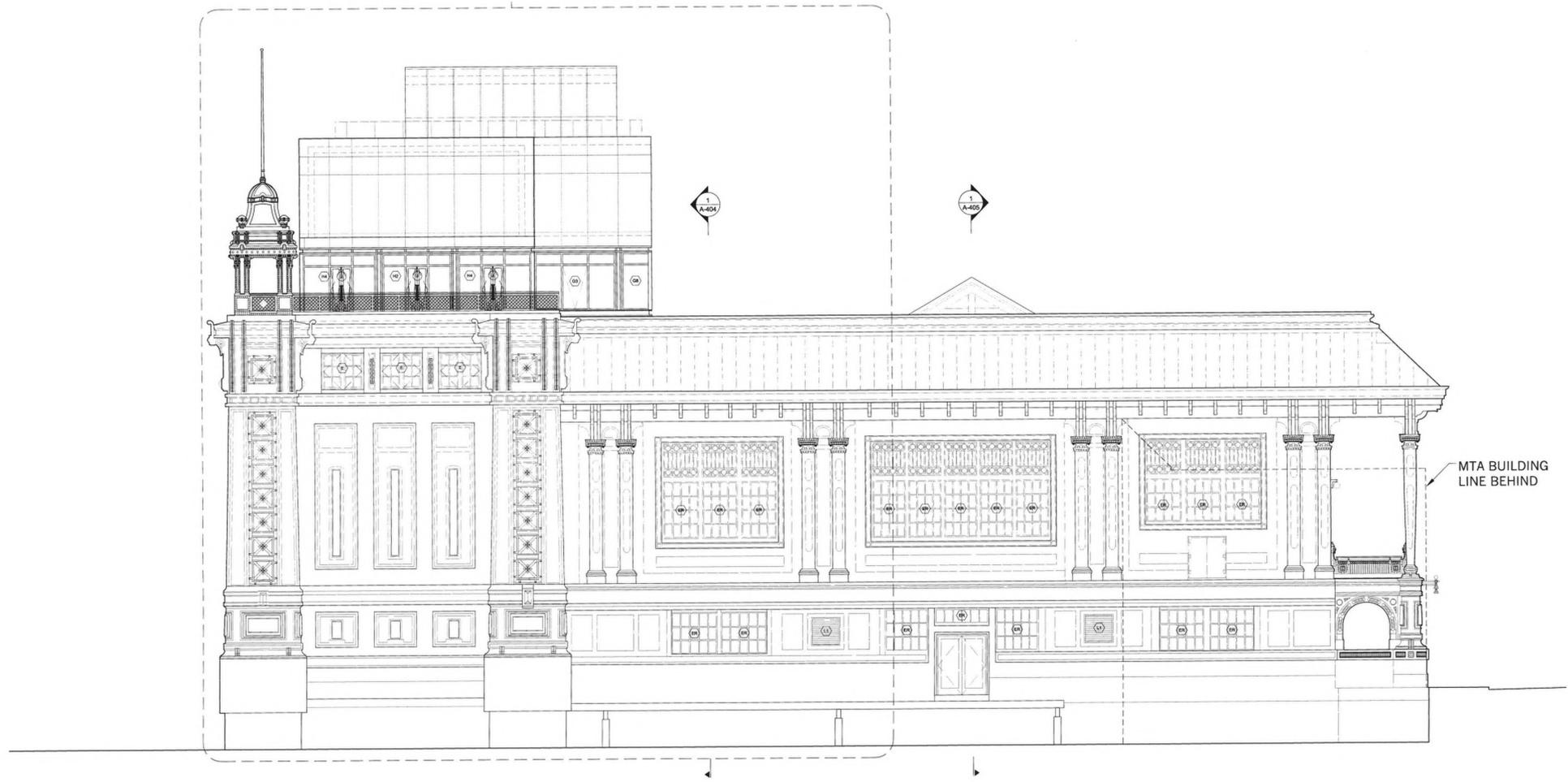
**PROPOSED | SOUTH ELEVATION**



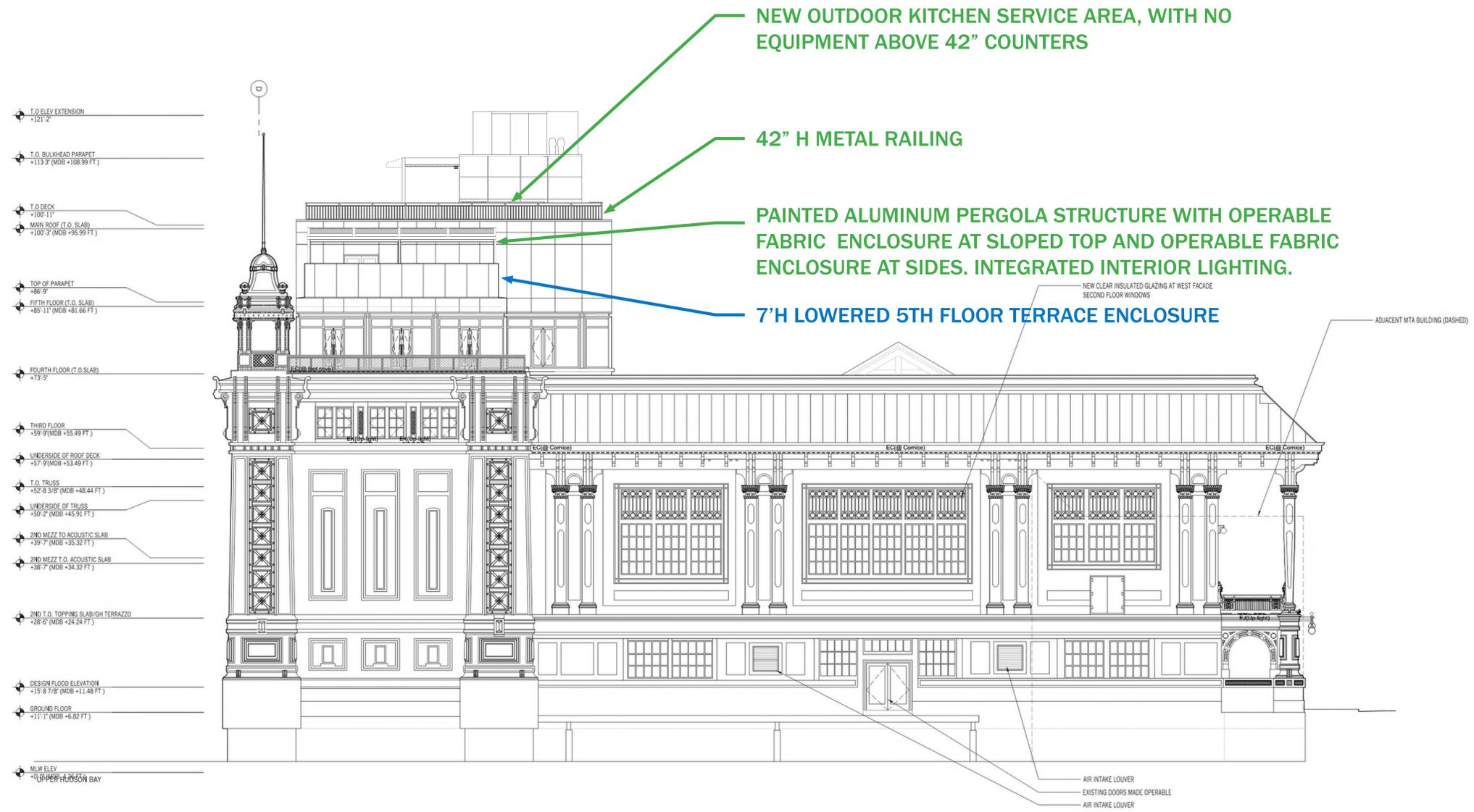
**APPROVED (2010) | WEST ELEVATION**



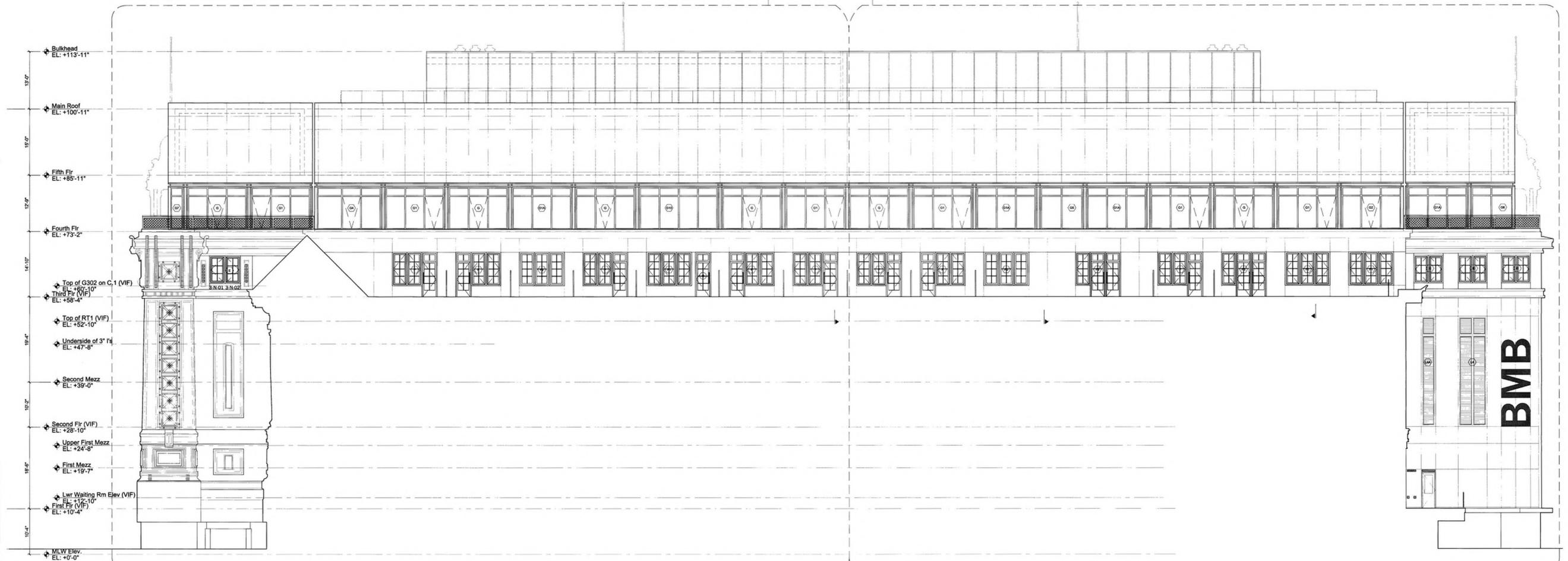
**PROPOSED | WEST ELEVATION**



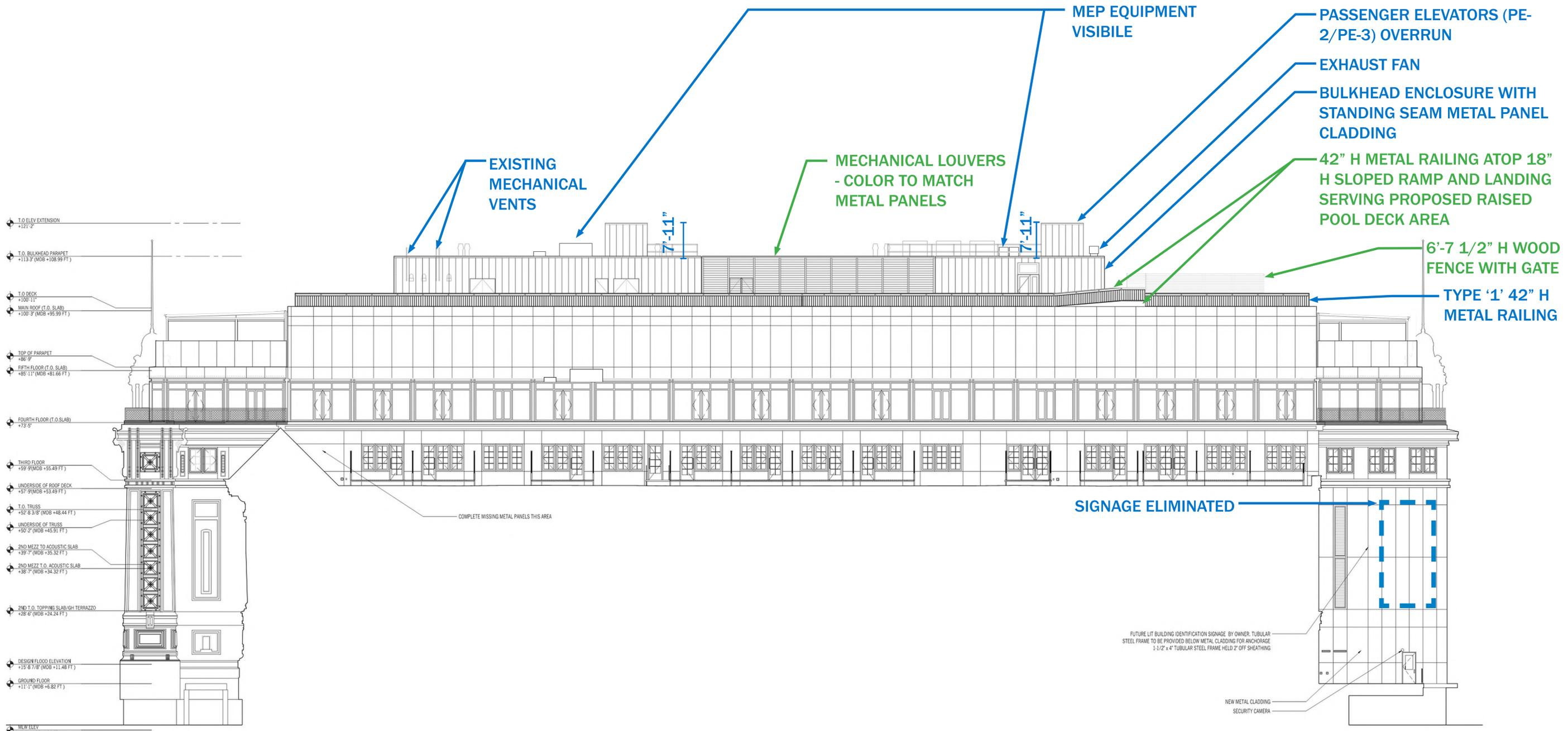
APPROVED (2010) | EAST ELEVATION



**PROPOSED | EAST ELEVATION**



**APPROVED (2010) | NORTH ELEVATION**

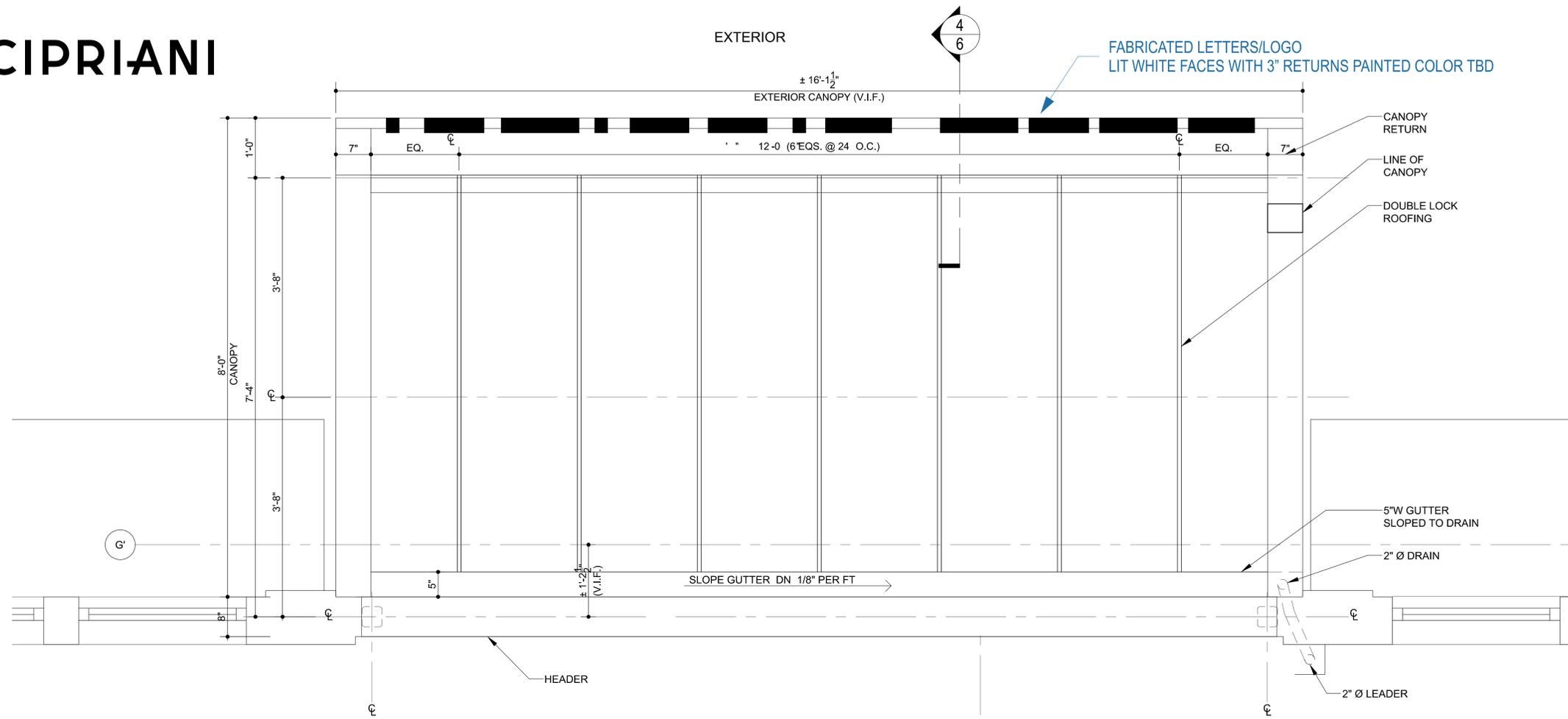


**PROPOSED | NORTH ELEVATION (ABOVE 2ND FLOOR)**

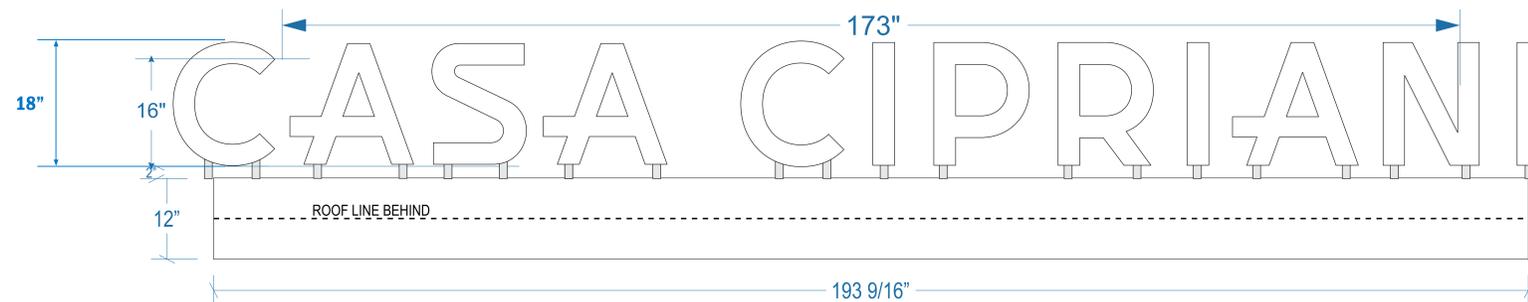


SOUTH STREET ENTRY SIGNAGE  
SIGNAGE (JUNE 2022)

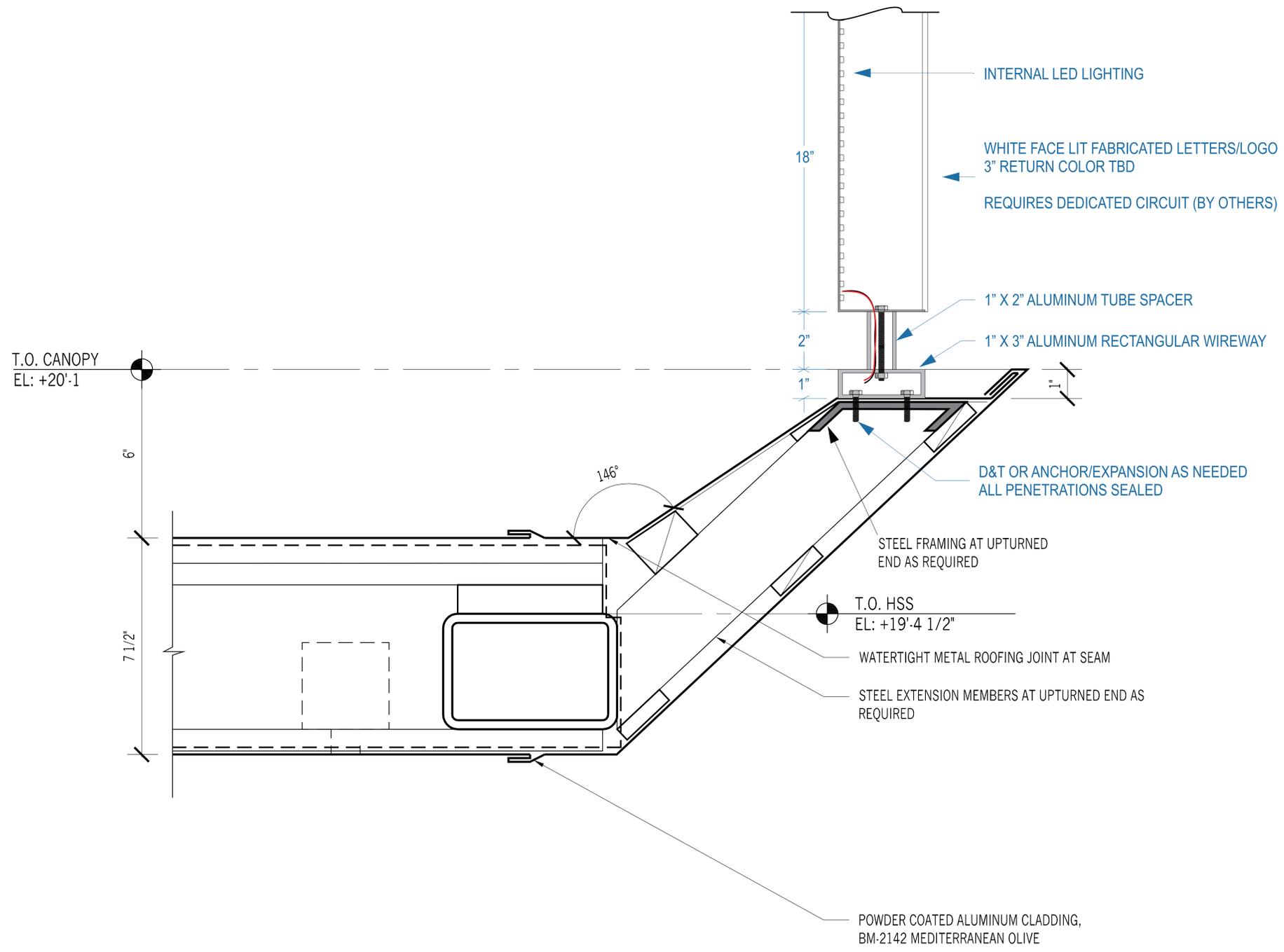
# CIPRIANI



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



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



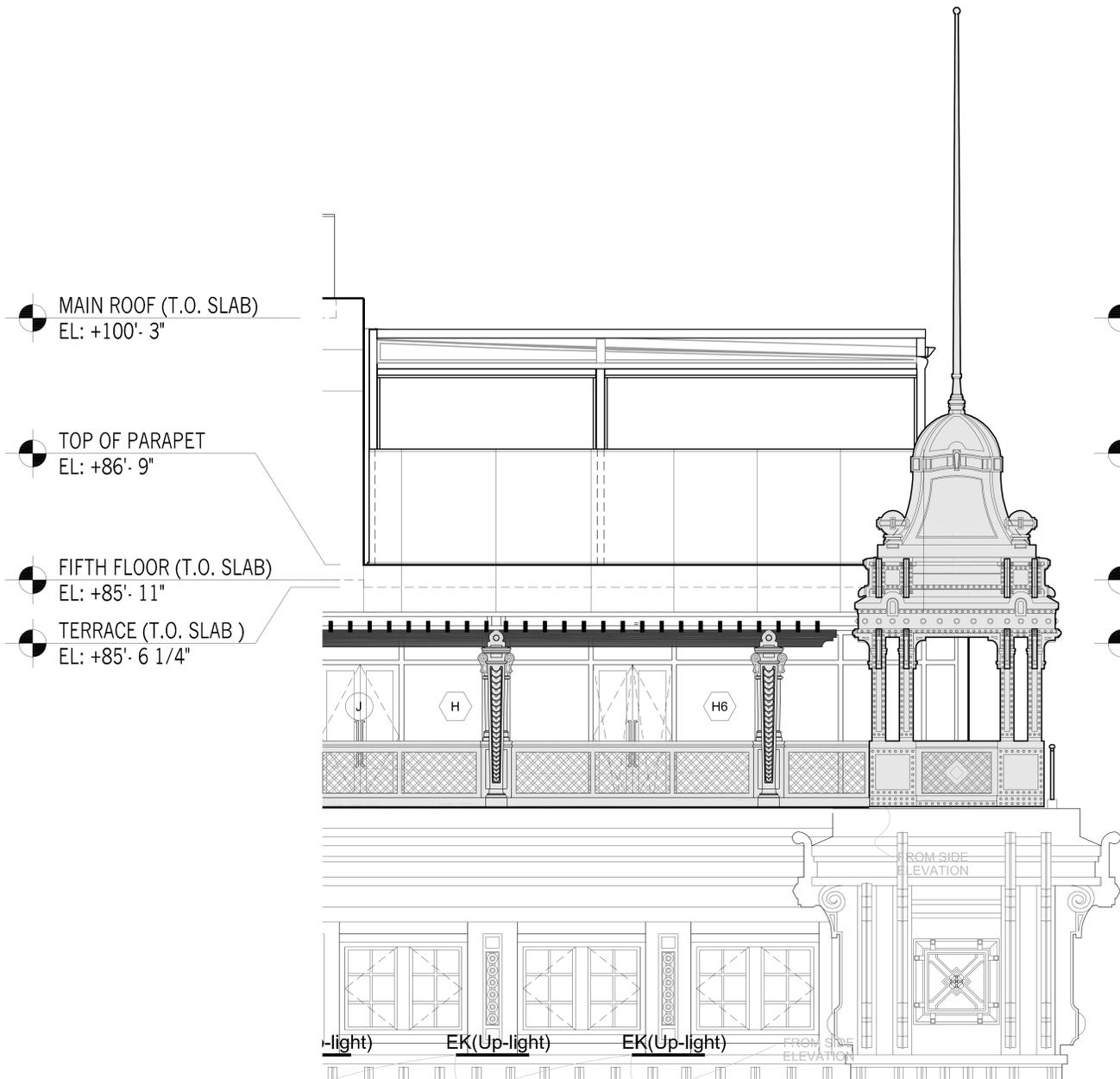
**3 CANOPY UPTURNED END SECTION DETAIL @ EVENT CENTER ENTRY**  
 SCALE: 3" = 1'-0"



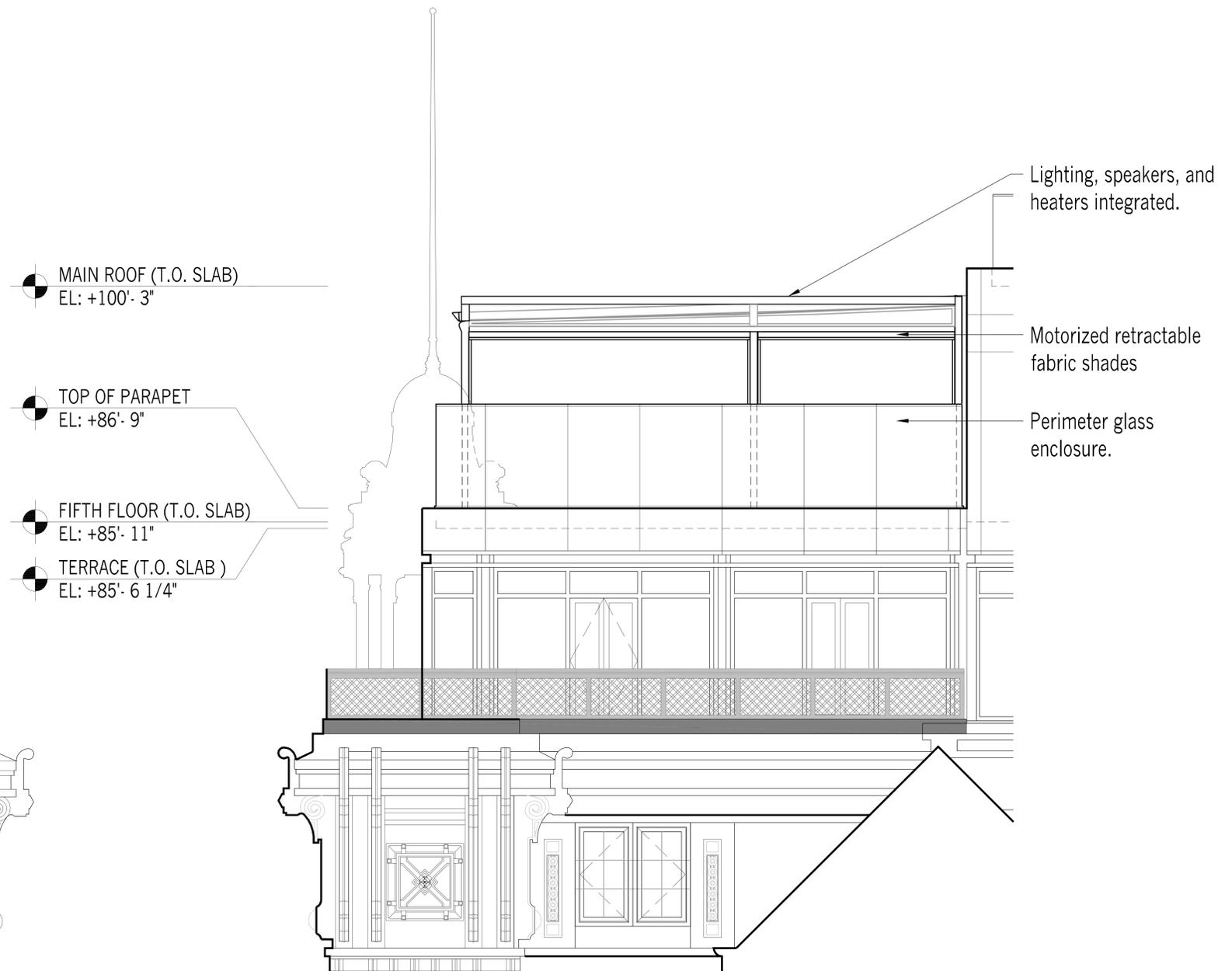
2022

# APPENDIX

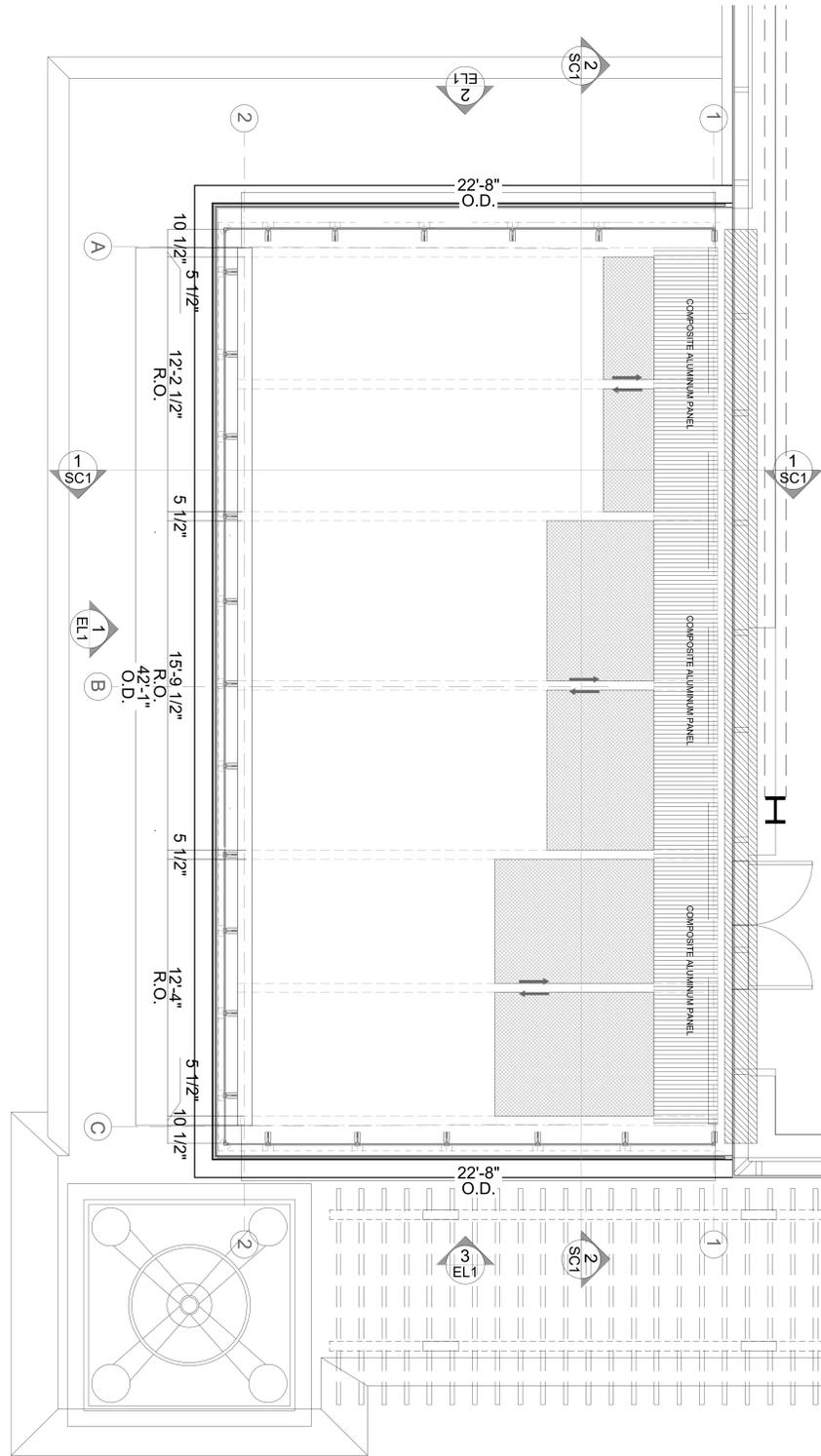




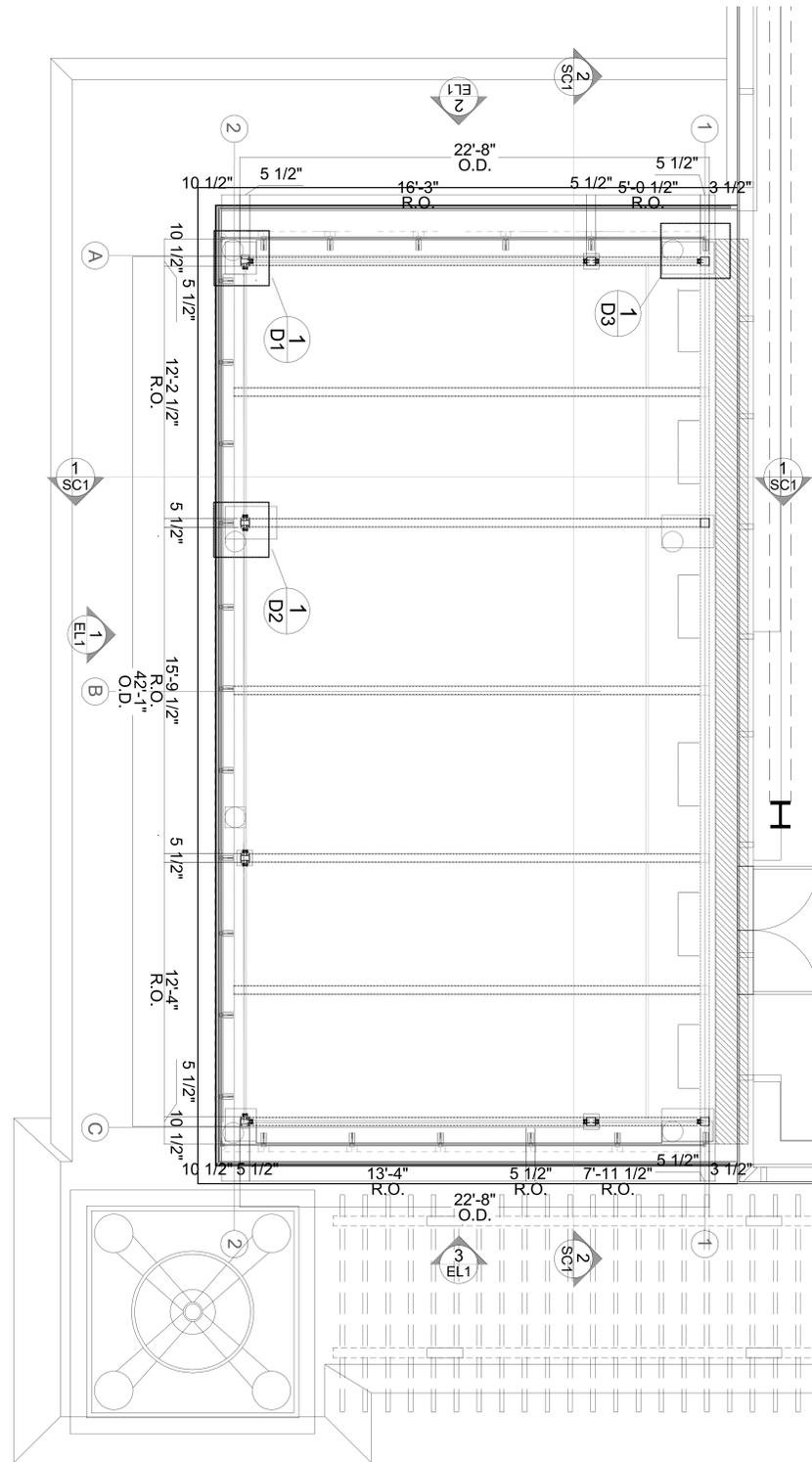
02 EAST TERRACE-SOUTH ELEVATION



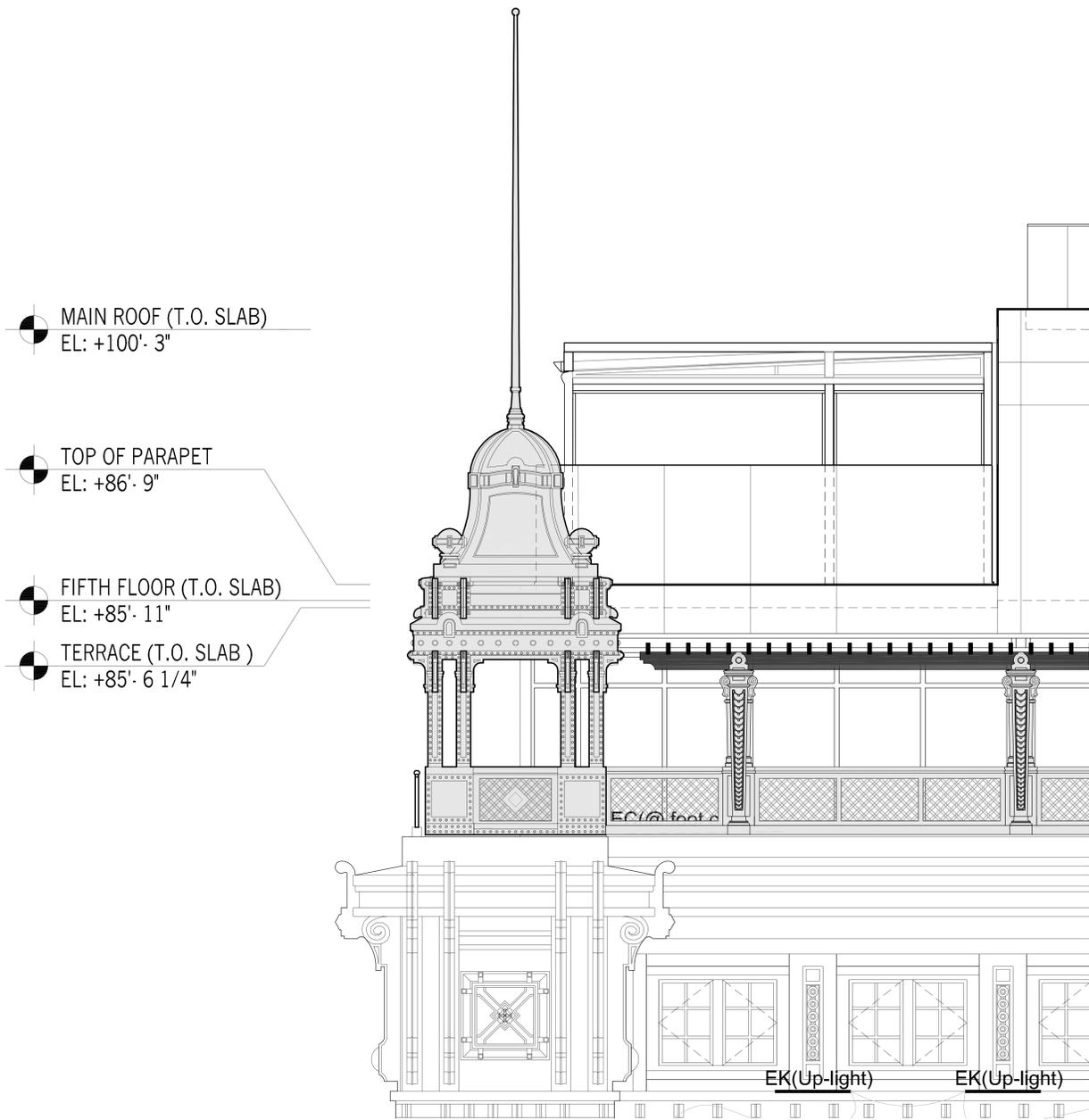
01 EAST TERRACE-NORTH ELEVATION



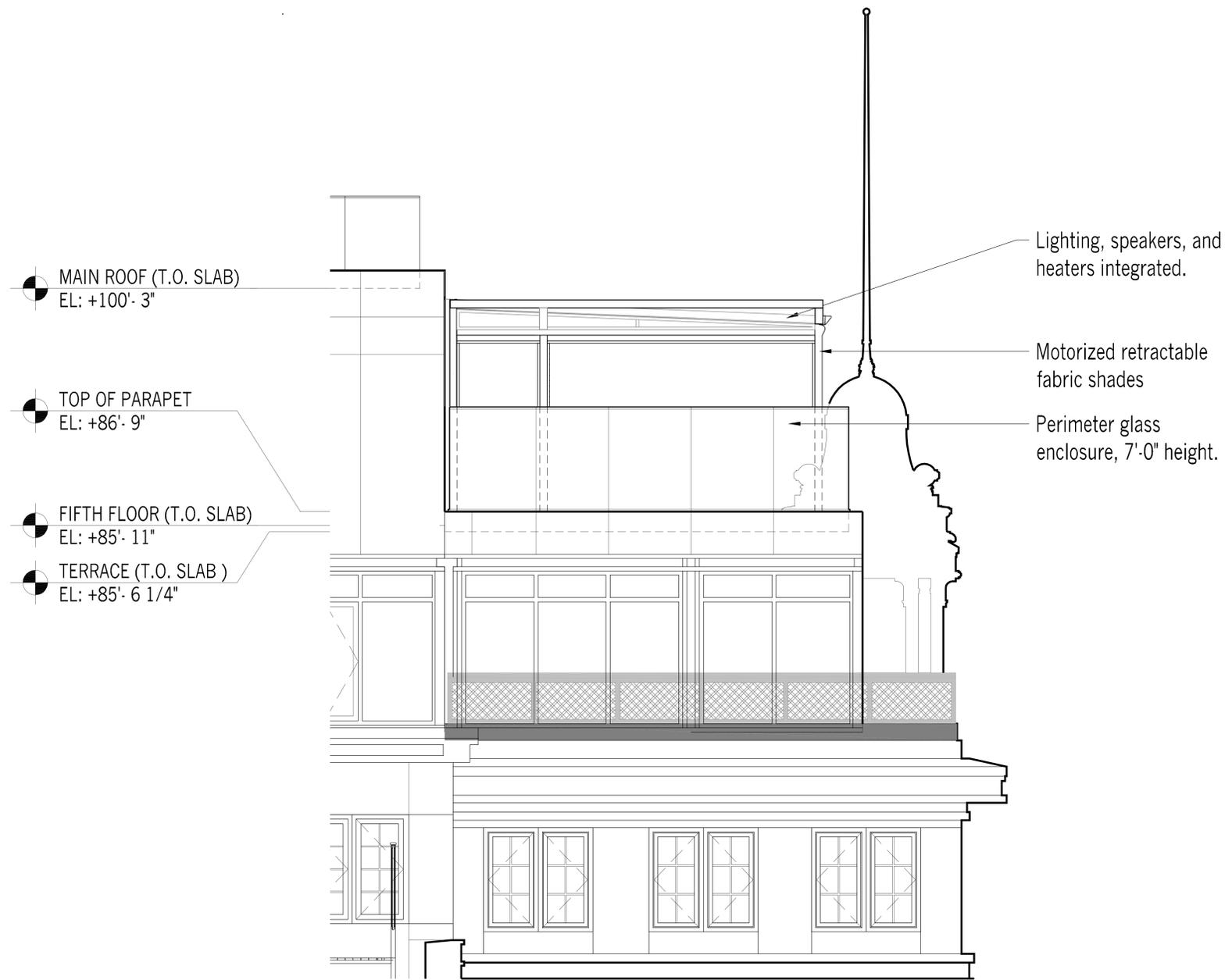
02 5TH RCP -WEST TERRACE



01 5TH FLOOR PLAN- WEST TERRACE



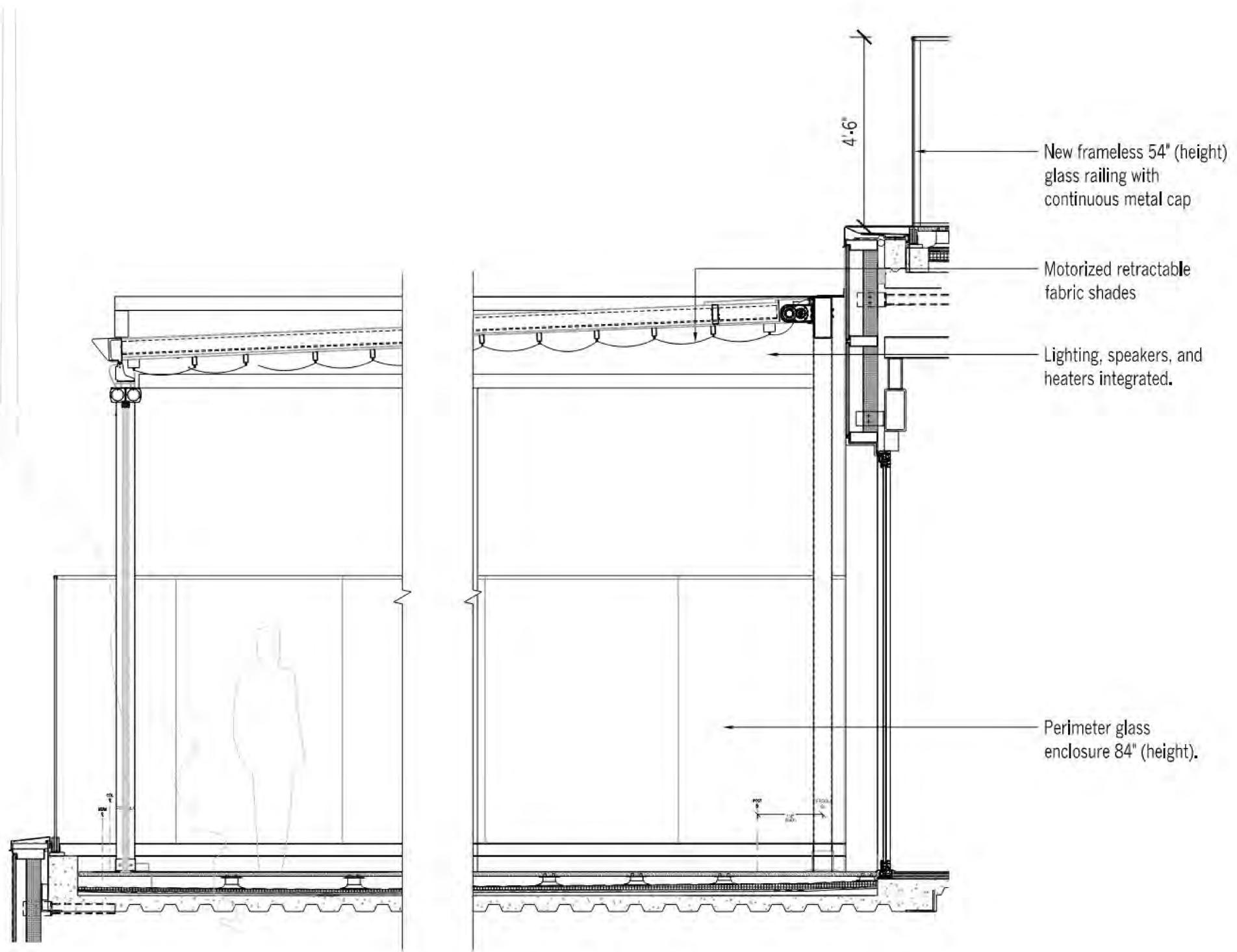
02 WEST TERRACE-SOUTH ELEVATION



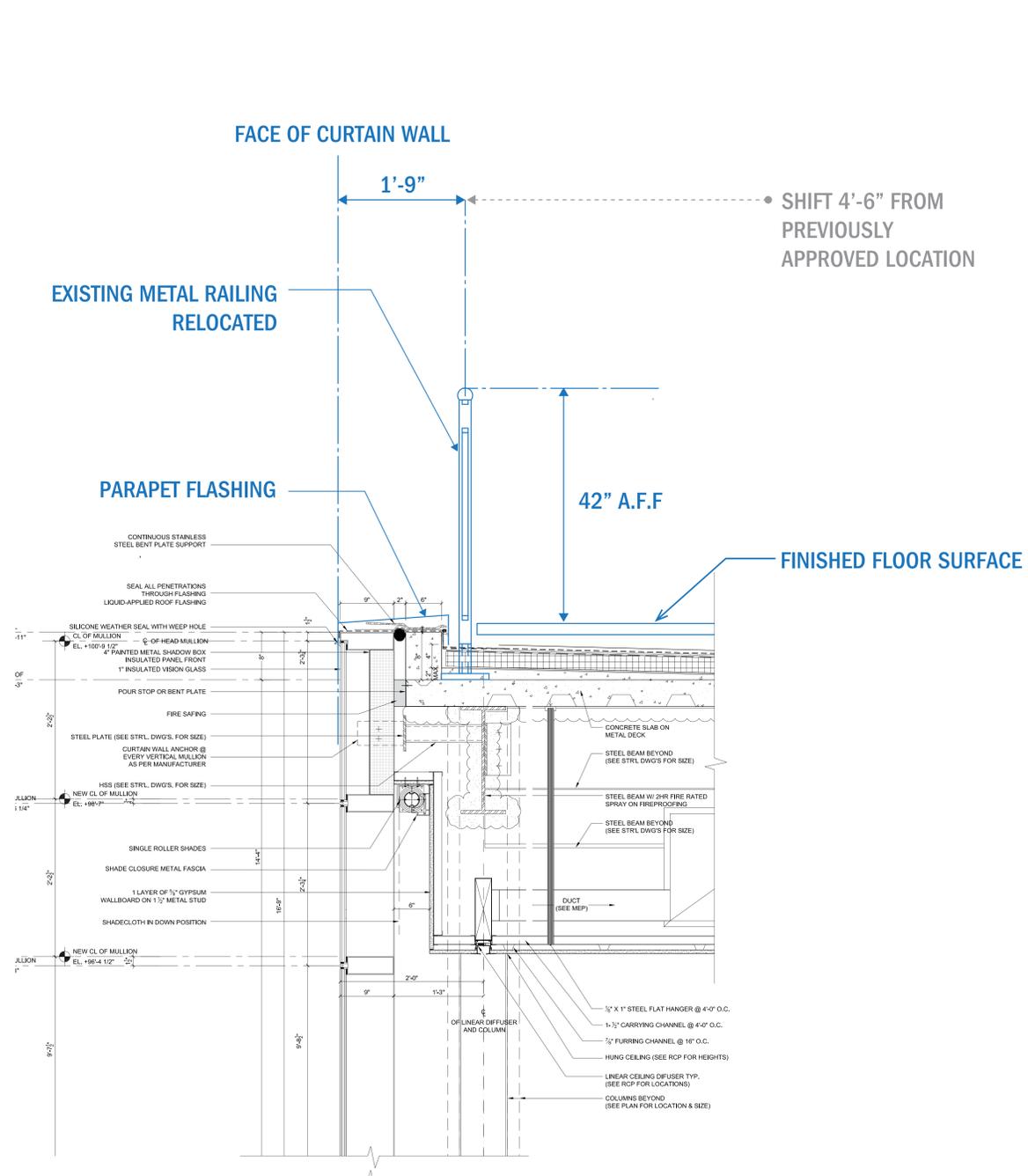
01 WEST TERRACE-NORTH ELEVATION

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

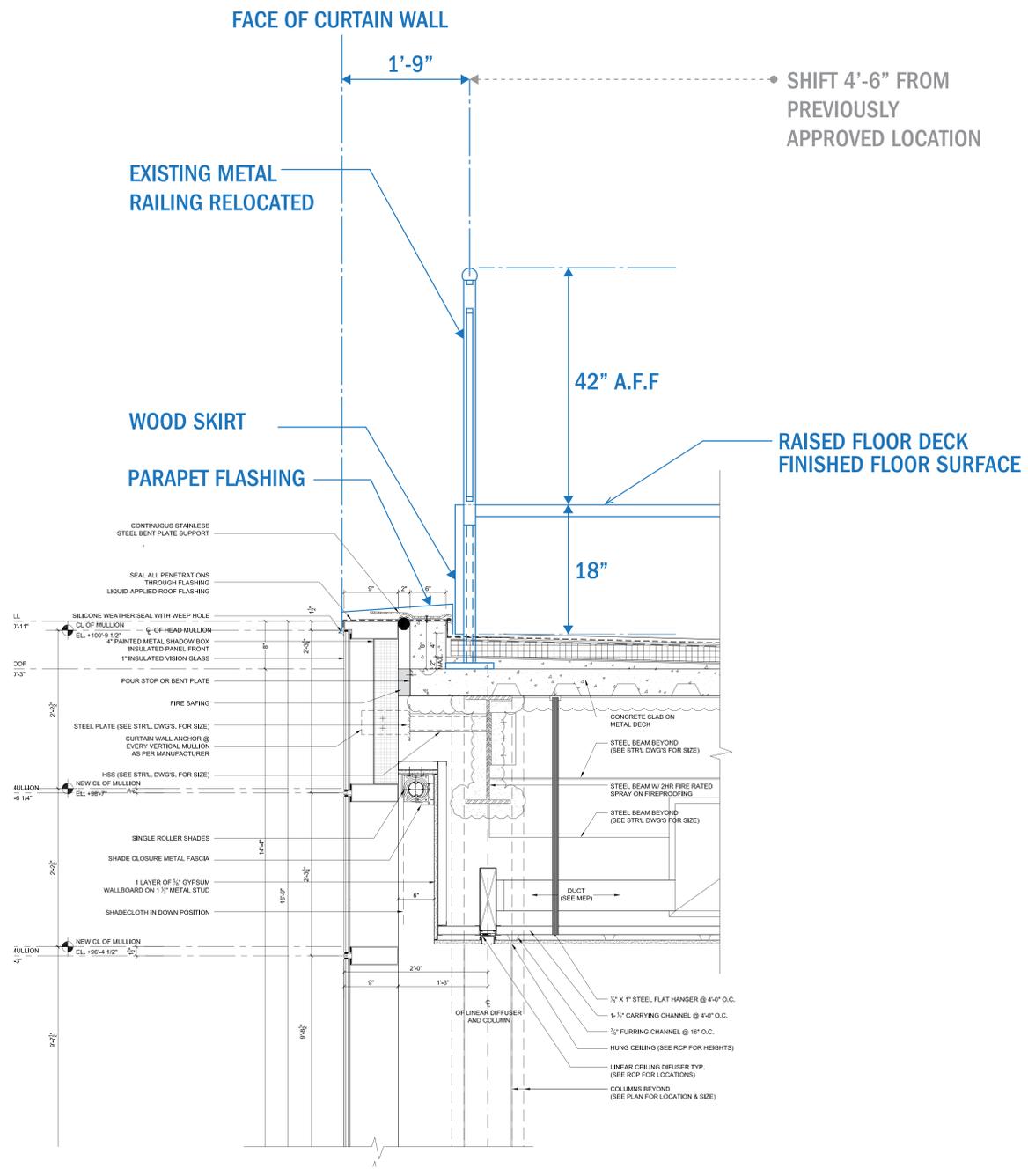
FIFTH FLOOR (F.F.)  
 EL: +86'-1"  
 FIFTH FLOOR (T.O. SLAB)  
 EL: +85'-11"  
 TERRACE (T.O. SLAB)  
 EL: +85'-6 1/4"



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



**ROOF FLOOR PERIMETER RAILING TYPE 1  
PROPOSED**



**ROOF FLOOR PERIMETER RAILING TYPE 2  
PROPOSED**

# 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)



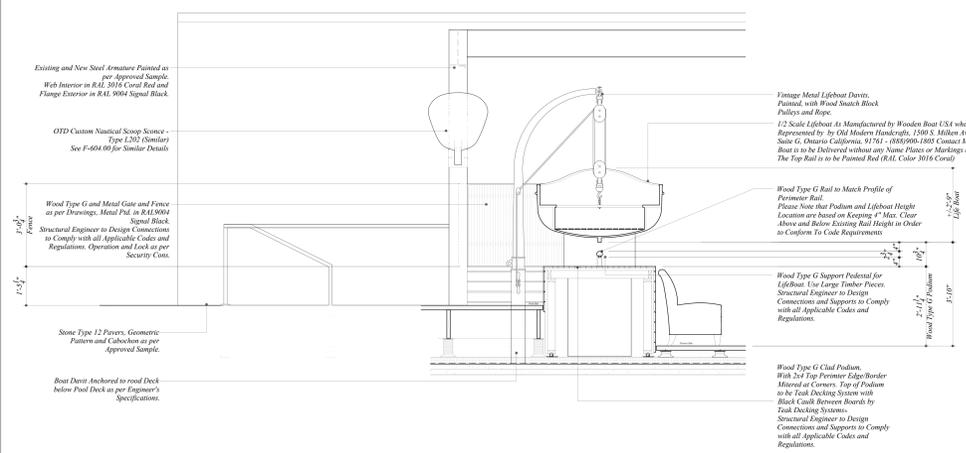
Design Development Drawings Issued by OTD are for Design Intent Only. Construction Documents for Construction are to be Issued by Architect, Structural Engineer and Other Consultants.



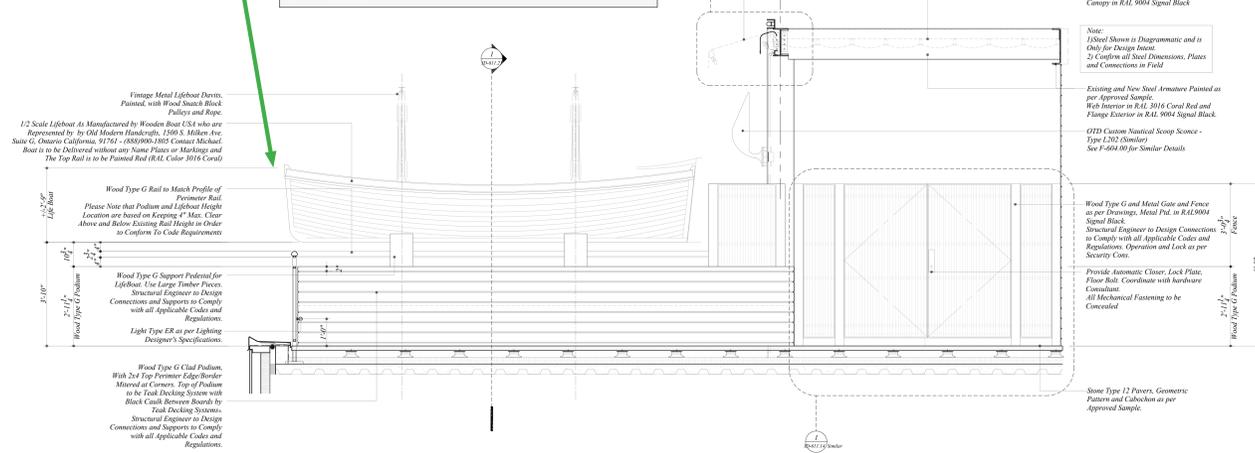
**Marvel Architects**  
145 HUDSON ST., FL 3 NEW YORK, NY 10013 212.616.0420

OWNER/CIENT: 18 SOUTH STREET  
 INTERIOR DESIGN: THE OFFICE OF THEORY REPORT  
 STRUCTURAL: SEAMAN  
 BUILDING SYSTEMS: P. ENGINEERING  
 E.P. CO.  
 CIVIL/GEOTECH/SURVEYS: LANGAN  
 LIGHTING DESIGN: SCHWINGHAMMER  
 EXPERTISE/CONSULTING: MERRIS  
 BUILDING ENVELOPE: ESA  
 KITCHEN DESIGN: WIL RESTAURANT SOLUTIONS  
 AV: STARR-GROUP

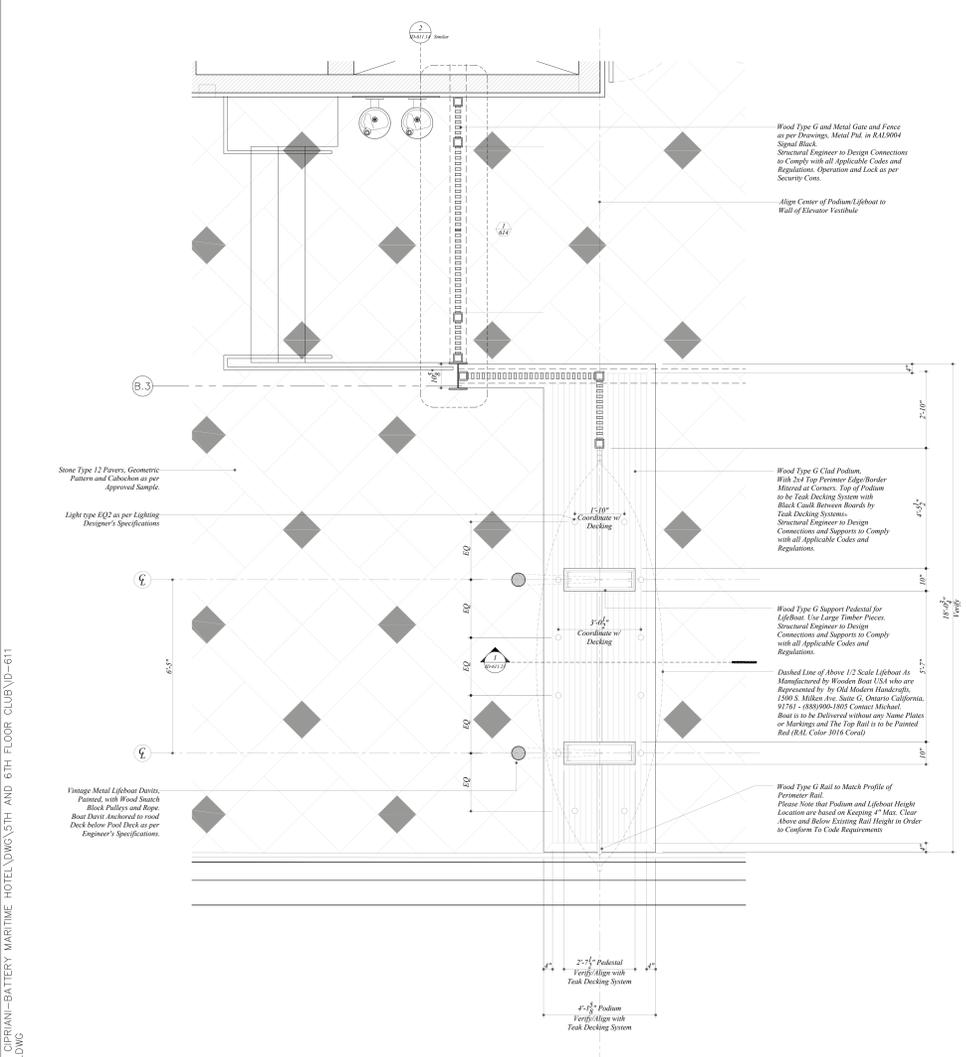
NOT FOR CONSTRUCTION



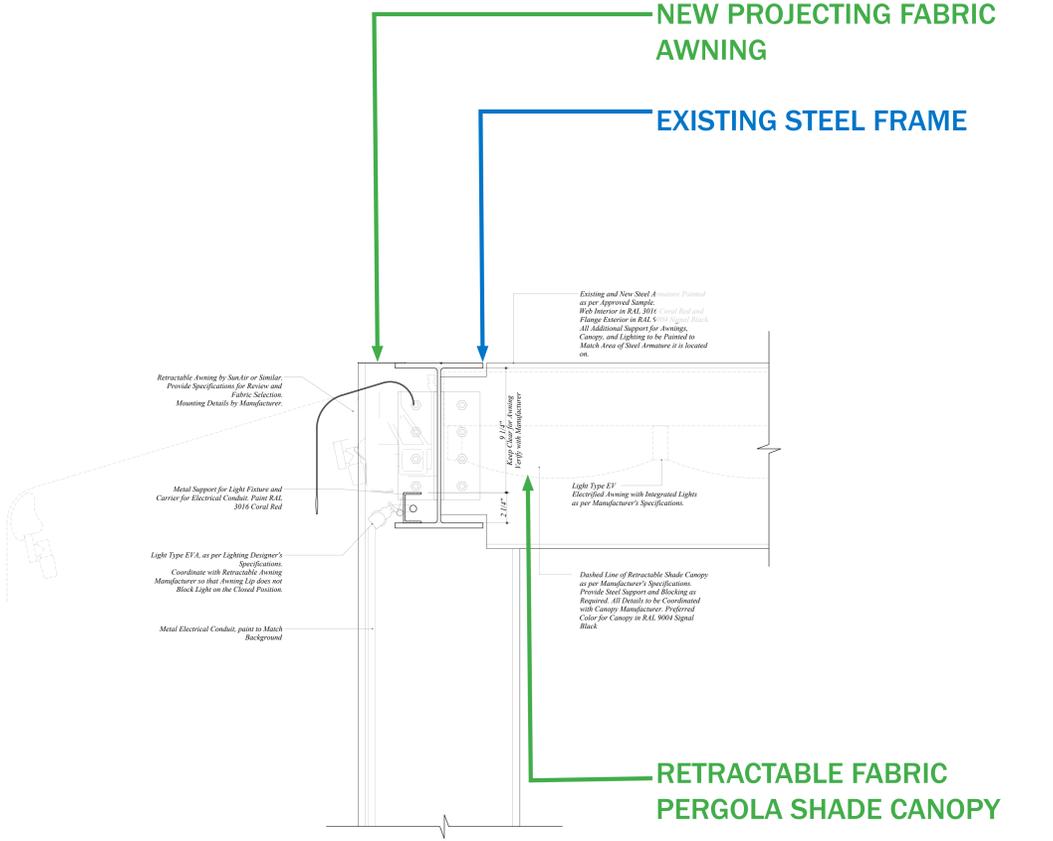
1 TERRACE - SECTION THRU LIFEBOAT #1  
Scale: 1/2" = 1'-0"



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



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



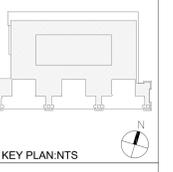
4 TERRACE - AWNING DETAIL  
Scale: 3" = 1'-0"

NEW PROJECTING FABRIC AWNING

EXISTING STEEL FRAME

RETRACTABLE FABRIC PERGOLA SHADE CANOPY

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 2019

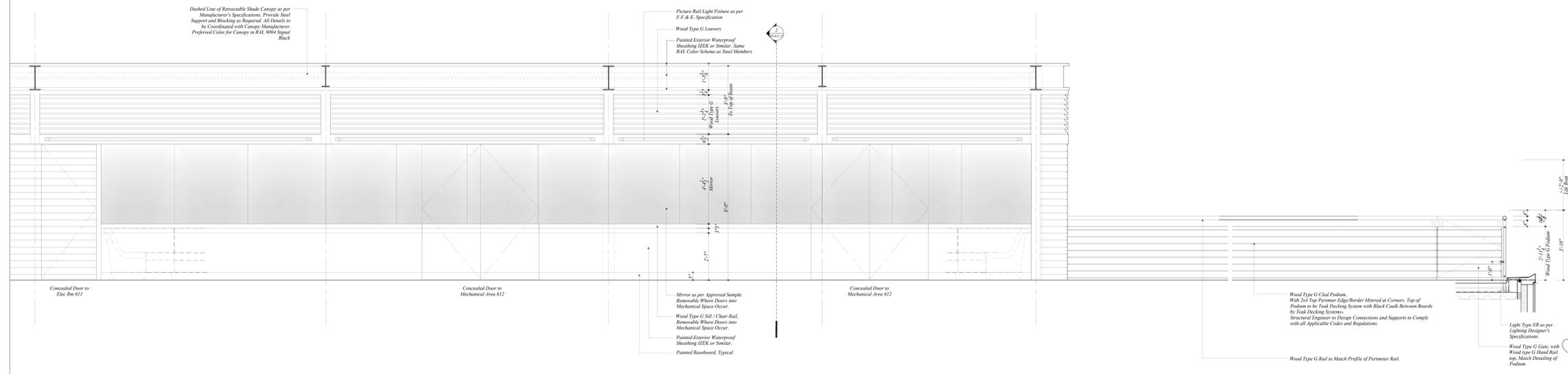
TERRACE

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

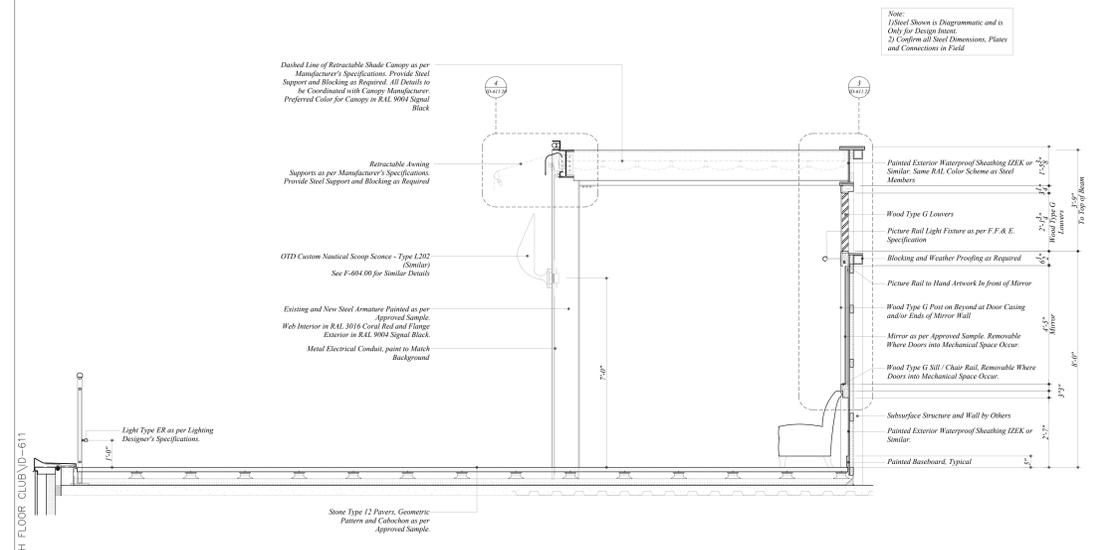
OWNER/CLIENT	10 SOUTH STREET
INTERIOR DESIGN	THE OFFICE OF THEORY DESIGN
STRUCTURAL SYSTEMS	SEAMAN
BUILDING SYSTEMS	FP ENGINEERING
E.P.E.	
CIVIL/GEOTECH/SURVEYS	LANGAN
LIGHTING DESIGN	SCHWINGHAMMER
LANDSCAPE	
EXPEDITING/CODE CONSULTING	MIRROSI
ACOUSTICS	CENTRAL ACOUSTICS
BUILDING ENVELOPE	ESA
KITCHEN DESIGN	OR RESTAURANT SOLUTIONS
AV/STAIR GROUP	



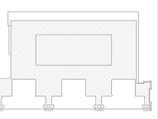
1 TERRACE - LOOKING AT MIRROR WALL  
Scale: 1/2" = 1'-0"

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

NOT FOR CONSTRUCTION



3 TERRACE - SECTION AT MIRROR WALL  
Scale: 1/2" = 1'-0"



KEY PLANS

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

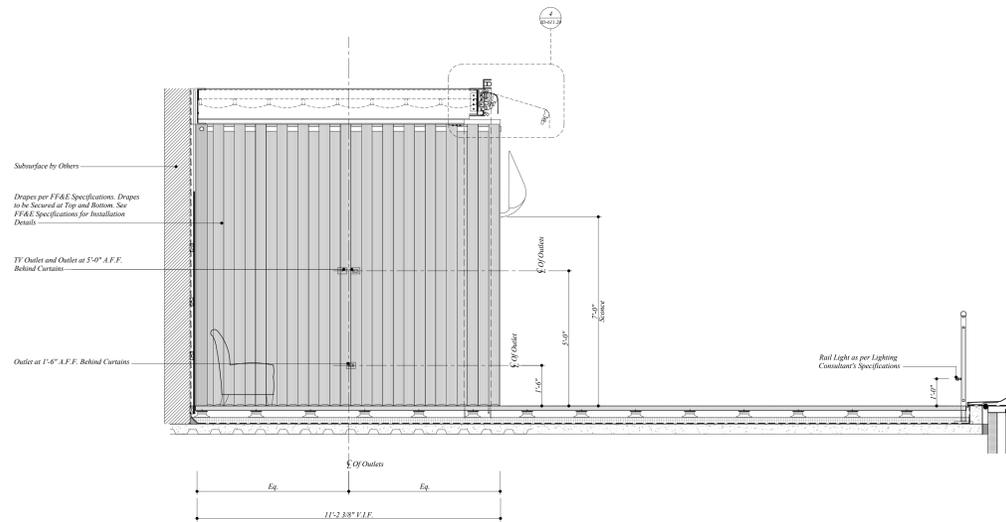
ISSUED: 05/28/2021  
TERRACE  
DETAILS AT MIRROR WALL

DRAWING #: ID-611.21  
of

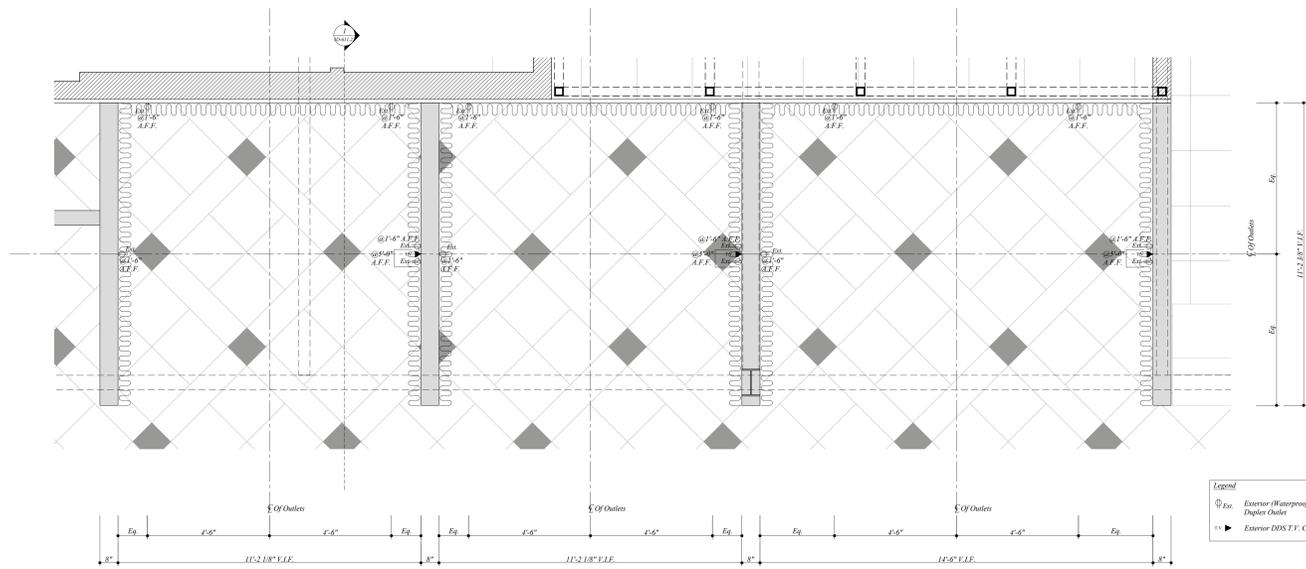
P:\2017\8.0\_CIPRIANI-BATTERY MARITIME HOTEL\DWG\5TH AND 6TH FLOOR CLUB\ID-611 TERRACE.DWG

DATE: 02.28.2019 © MARVEL ARCHITECTS, PLLC 2019

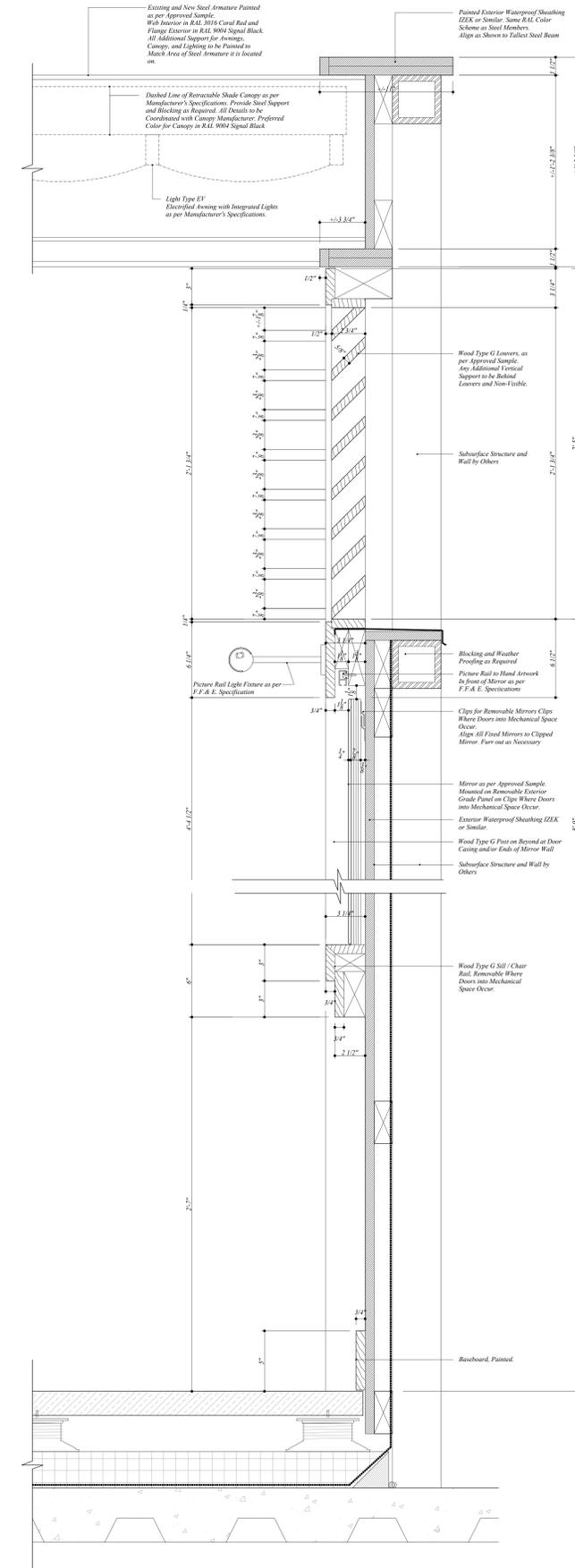
TERRACE



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



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



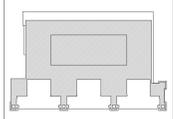
3 TERRACE - SECTION THRU MIRROR WALL  
Scale: 3/8" = 1'-0"



**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 REPORT  
STRUCTURAL: SHIMAN  
BUILDING SYSTEMS: P.E. ENGINEERING, S.P.A.  
CIVIL/GEOTECH/SURVEYS: LANGAN  
LIGHTING DESIGN: SCHWINGHAMMER  
LIFTING:  
EXPEDITING/CODE CONSULTING: MERRIS  
ACOUSTICS: CRITICAL ACOUSTICS  
BUILDING ENVELOPE: ESA  
KITCHEN DESIGN: "R" RESTAURANT SOLUTIONS  
AV: STARR GROUP

NOT FOR CONSTRUCTION



KEY PLAN: N

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: 02/28/2019 © MARVEL ARCHITECTS, PLLC 2019

P:\2017\8.0\_CIPRIANI-BATTERY MARITIME HOTEL\DWG\5TH AND 6TH FLOOR CLUB\ID-611 TERRACE.DWG

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.