

The current proposal is:

Preservation Department – Item 1, LPC-23-02930

17 Battery Place – The Whitehall Building – Individual Landmark Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 864 9383 1536

Passcode: 581958

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.

THE MOINIAN GROUP

ENTRANCE UPDATE

17 BATTERY PLACE

NEW YORK, NY 10004

SCOPE OF WORK:

WE ARE PROPOSING THE REMOVAL AND REPLACEMENT OF THE EXISTING ENTRANCES AT THE NORTHERN AND WESTERN FACADES TO MATCH THE ENTRANCE APPROVED BY THE COMMUNITY BOARD IN 2021. WE ARE ALSO PROPOSING THE INSTALLATION OF NEW GLASS RAIL AT THE NORTHERN FACADE

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SOUTHERN FACADE GLASS RAIL LOCATION

SOUTHERN FACADE BASEMENT ENTRANCE LOCATION

EASTERN FACADE ENTRANCE LOCATION

SOUTHERN FACADE ENTRANCE LOCATION

11.15.22

T-100.00

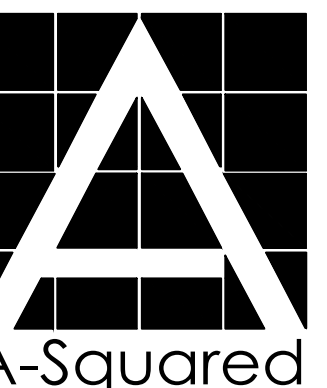
17 BATTERY PLACE

NEW YORK

NY

ENTRANCE RENOVATION

TITLE SHEET



A-Squared

THE WHITEHALL BUILDING, 17 BATTERY PLACE (AKA 1-17 WEST STREET), MANHATTAN.

ORIGINAL BUILDING BUILT: 1902-04

ARCHITECT: HENRY J. HARDENBERGH

EXTENSION BUILDING BUILT: 1908-10

ARCHITECTS: CLINTON & RUSSELL

ARCHITECTURE STYLE: RENAISSANCE REVIVAL

THE ORIGINAL STRUCTURE (ALSO CALLED THE LESSER WHITEHALL OR JUST THE WHITEHALL BUILDING) IS A 20-STORY BUILDING ON BATTERY PLACE. THE WHITEHALL BUILDING'S ANNEX, ALSO KNOWN AS THE WHITEHALL EXTENSION OR GREATER WHITEHALL, IS A 31-STORY SKYSCRAPER ON WEST STREET, NORTH OF THE ORIGINAL WHITEHALL BUILDING'S WESTERN SECTION. IT WAS THE LARGEST OFFICE BUILDING IN NEW YORK CITY AT THE TIME OF ITS COMPLETION. BOTH STRUCTURES CONTAIN RENAISSANCE REVIVAL FACADES WITH COLORFUL GRANITE, BRICK, LIMESTONE, AND ARCHITECTURAL TERRACOTTA CLADDING, WHICH IN TURN WAS INSPIRED FROM THE SITES' HIGHLY VISIBLE LOCATION AT THE SOUTHERN TIP OF MANHATTAN ISLAND.





Henry J. Hardenbergh, Arch't Whitehall Building Battery Place Realty Co.
WHITEHALL BUILDING, Battery Place, West and Washington Streets.
 Occupies a commanding site overlooking Park, Harbor and Hudson River. Twenty-story office-building. Steel, granite and brick. 440 offices. Owned by Battery Place Realty Co., Wm. H. Chesebrough, Pres.

1903



H. J. Hardenbergh, Architect.

1906-1907



Whitehall Buildings, on Battery Place, between West and Washington Streets, the largest single office building in the world. The original building, 20 stories, 254 feet high, was finished in 1903 at a cost of \$1,000,000; the new addition of 32 stories, 416 feet high, was finished in 1911, and cost \$4,600,000. The building covers 21 city lots. Home of the Weather Bureau and of the Millionaires' Club.

POST - 1911

11.15.22

T-102.00

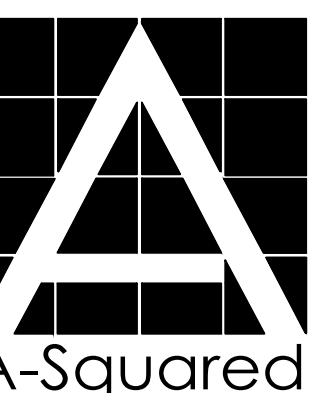
17 BATTERY PLACE

NEW YORK

NY

ENTRANCE RENOVATION

BUILDING HISTORY - HISTORICAL PHOTOS 1 OF 4



A-Squared



11.15.22

1904

T-103.00

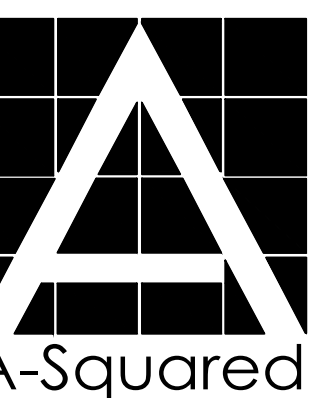
17 BATTERY PLACE

NEW YORK

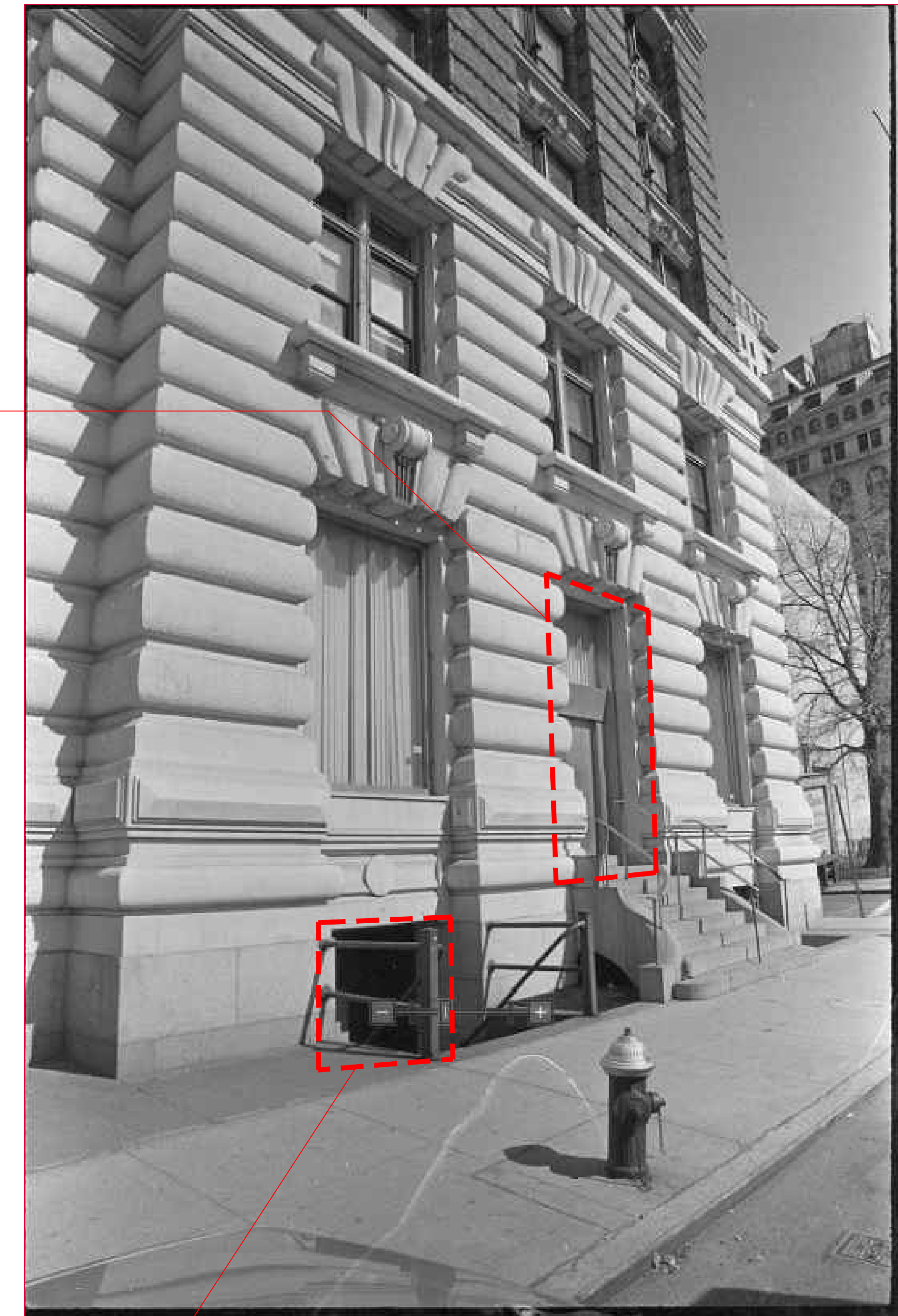
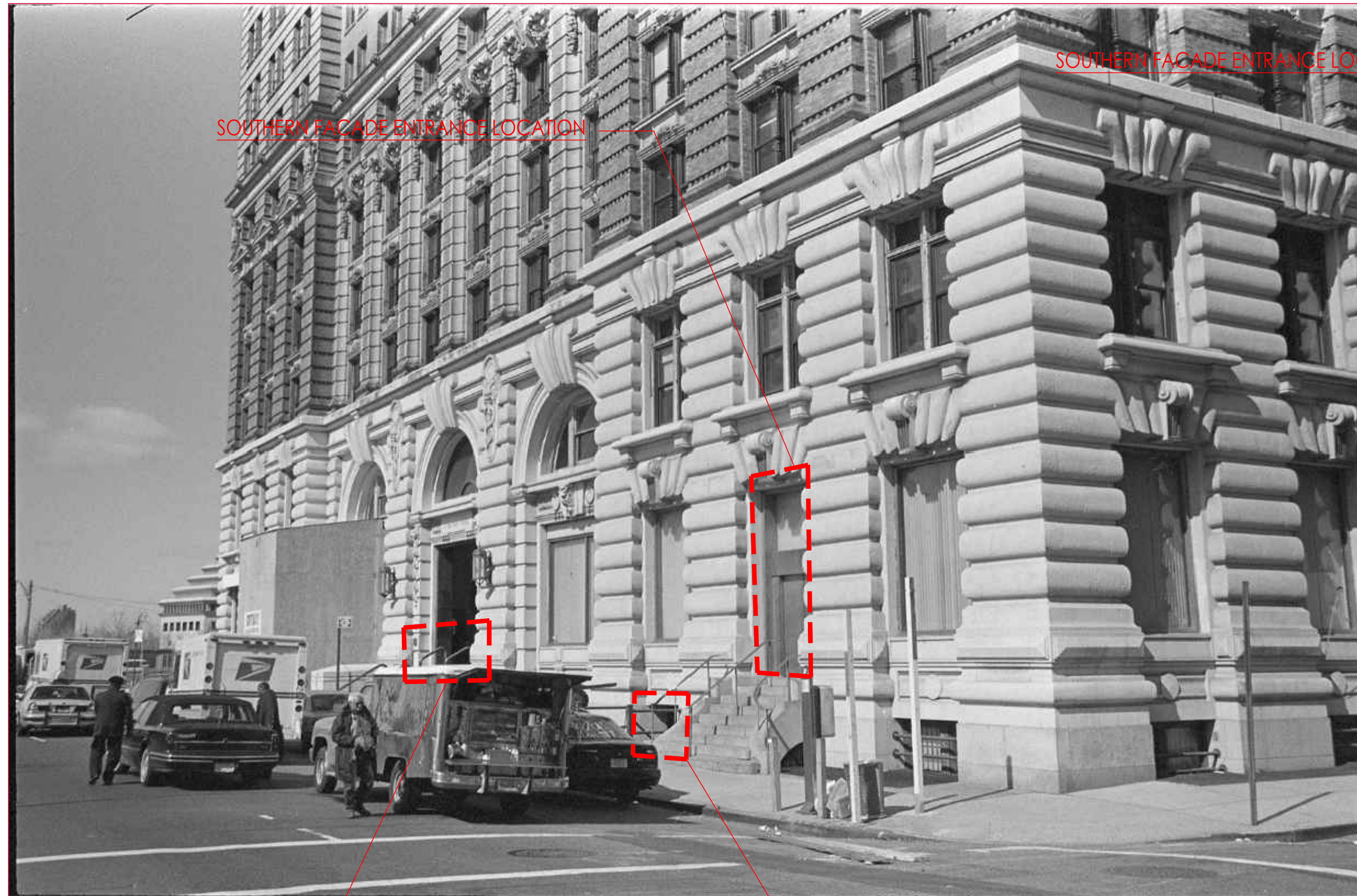
NY

ENTRANCE RENOVATION

BUILDING HISTORY - HISTORICAL PHOTOS 4 OF 4



A-Squared



SOUTHERN FACADE GLASS RAIL LOCATION

10/17/2000

SOUTHERN FACADE BASEMENT ENTRANCE LOCATION

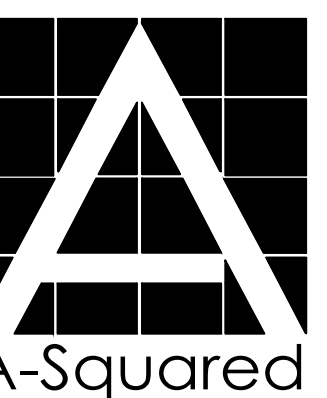
10/17/2000

11.15.22

T-104.00

17 BATTERY PLACE
NEW YORK NY

ENTRANCE RENOVATION
LANDMARKS DESIGNATION PHOTOS



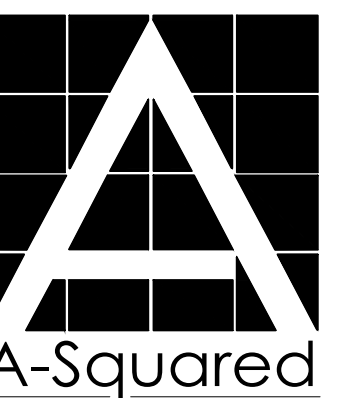


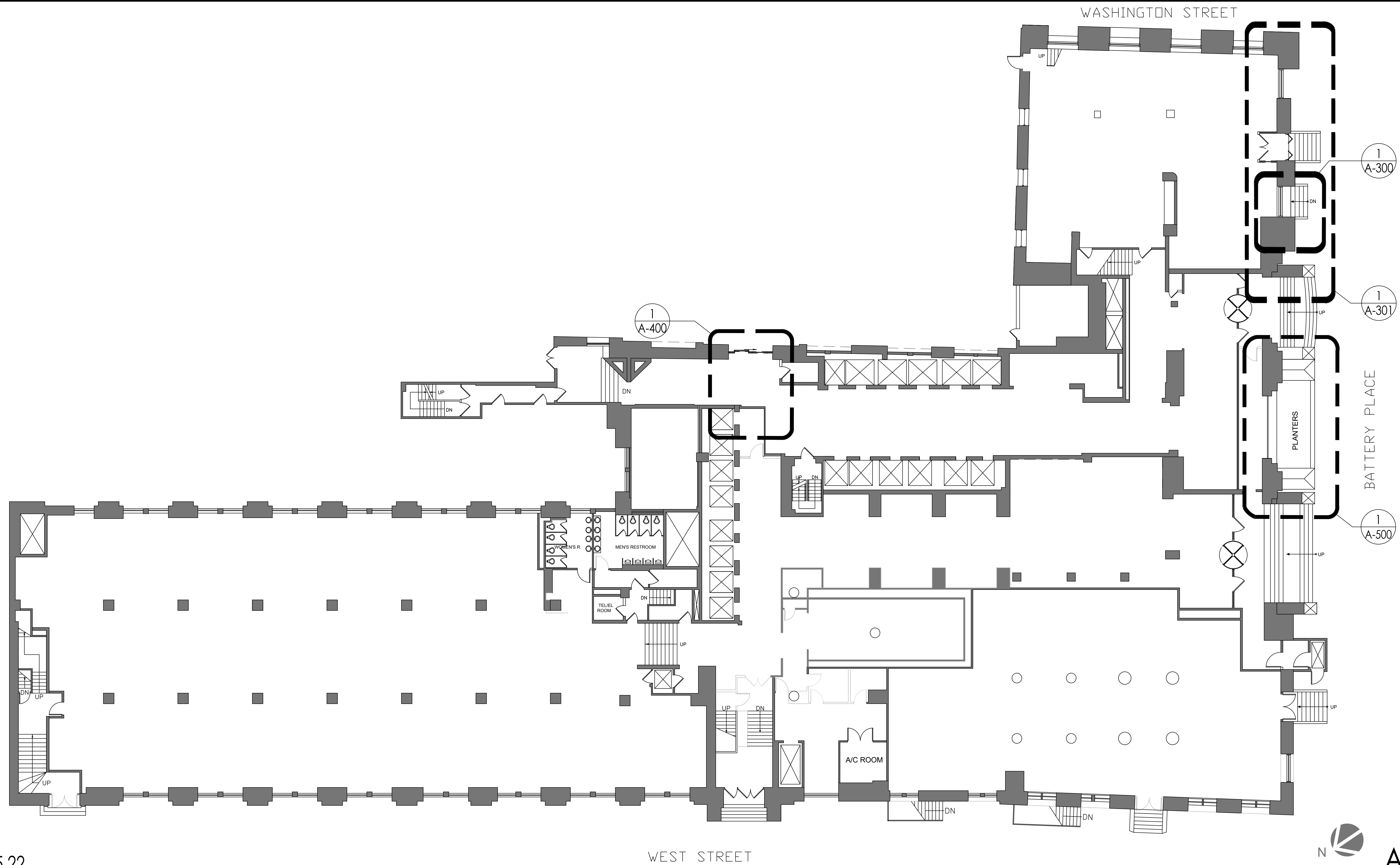
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T-105.00

17 BATTERY PLACE
NEW YORK NY

ENTRANCE RENOVATION
SOUTHERN FACADE - EXISTING FULL FACADE PHOTOS





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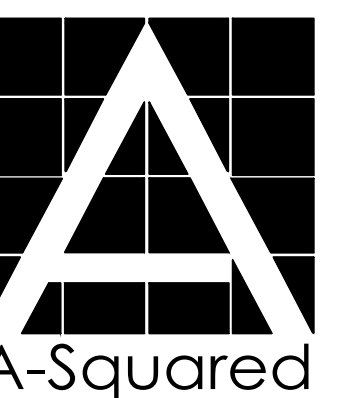
WEST STREET

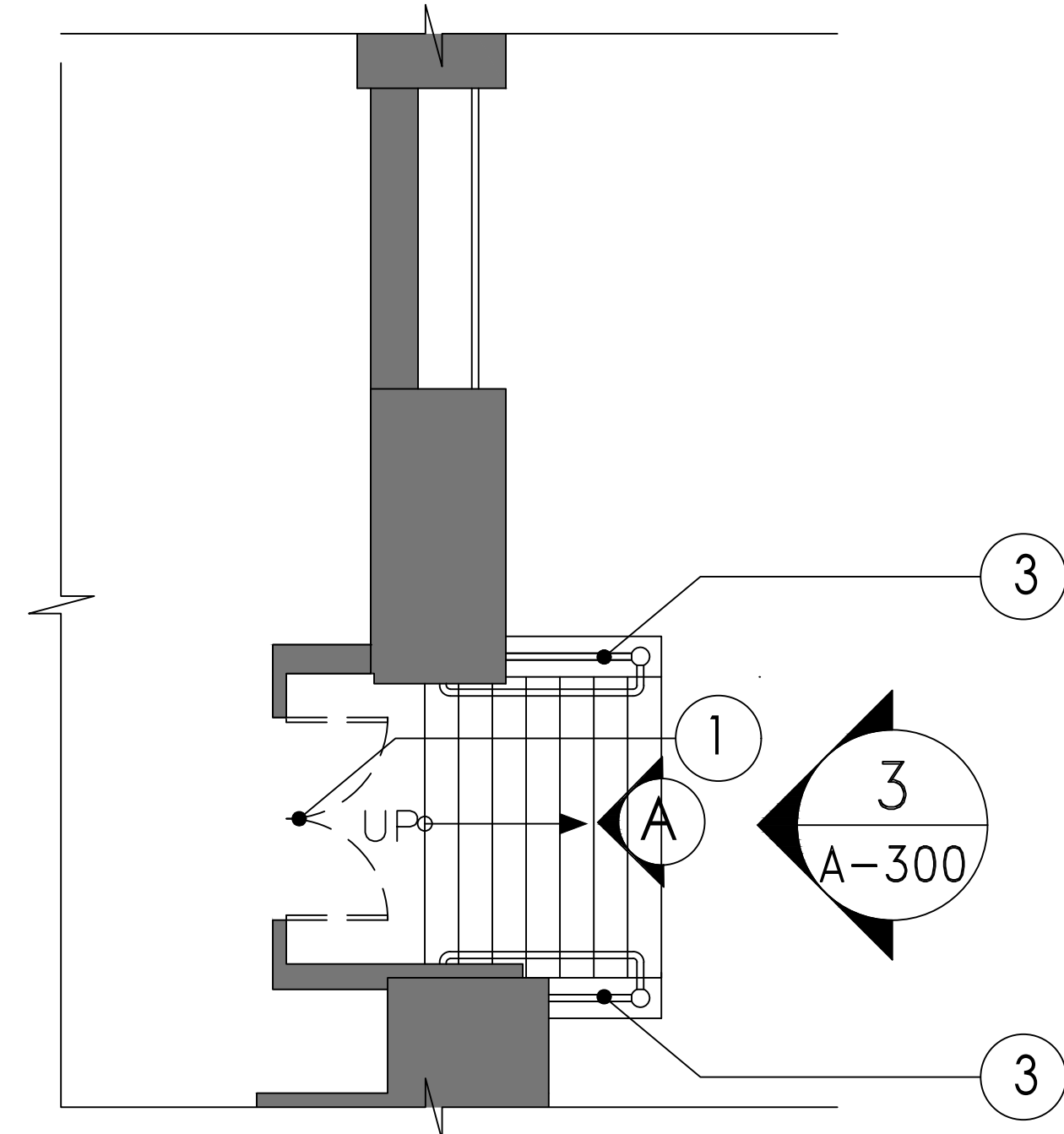


A-200.00

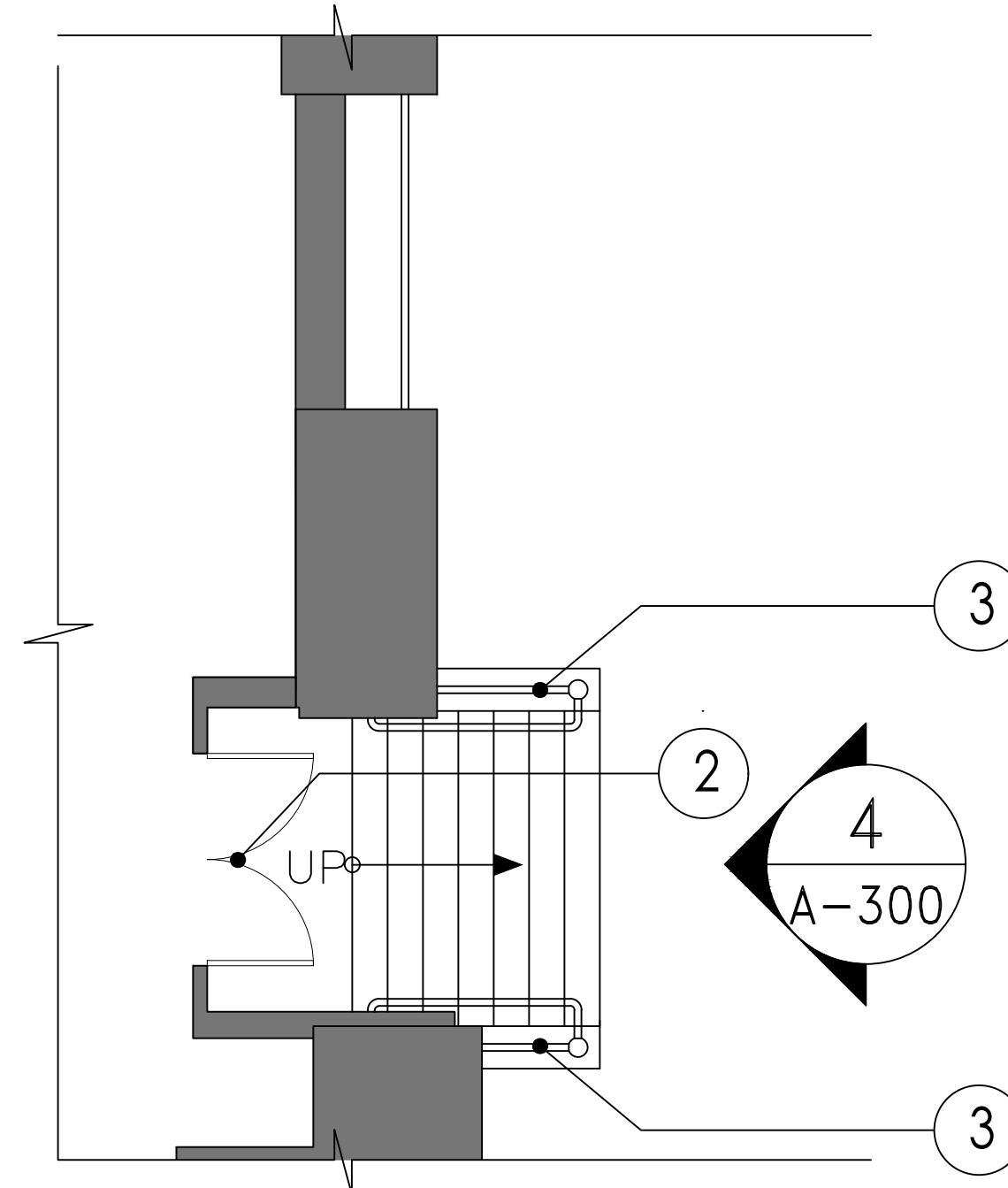
17 BATTERY PLACE
NEW YORK NY

ENTRANCE RENOVATION
BASE PLAN - AREA OF WORK

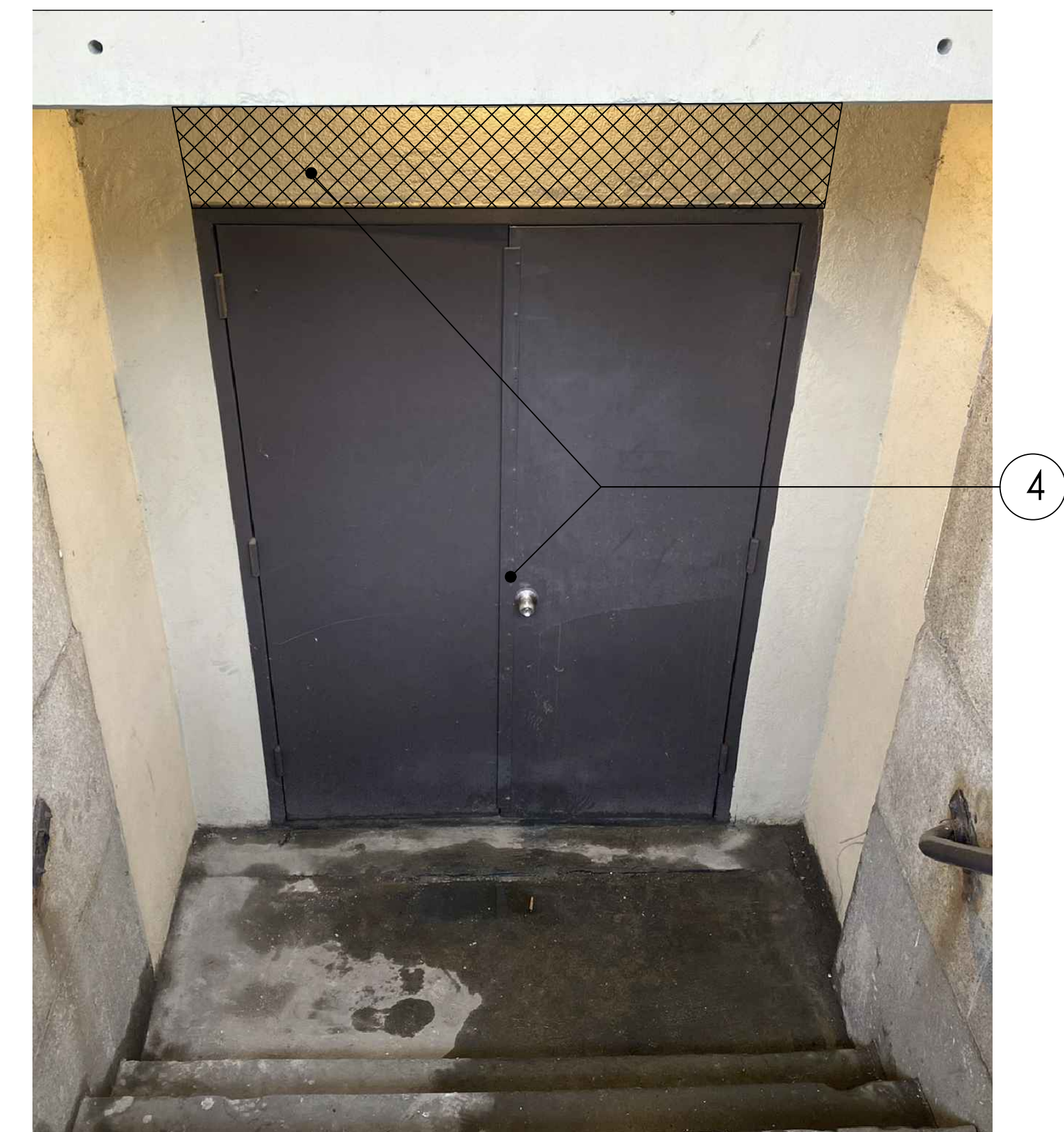




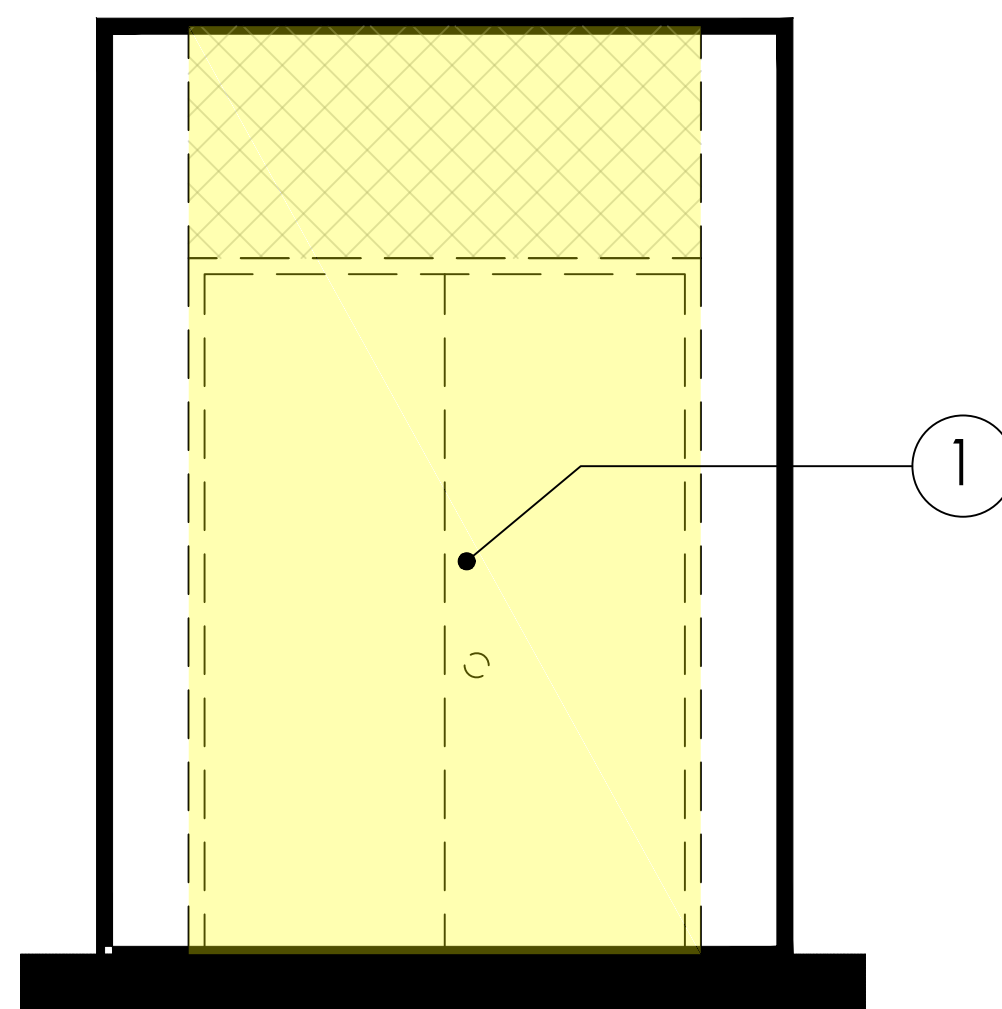
1 BASEMENT ENTRANCE DEMOLITION PLAN
Scale: 1/4" = 1'-0"



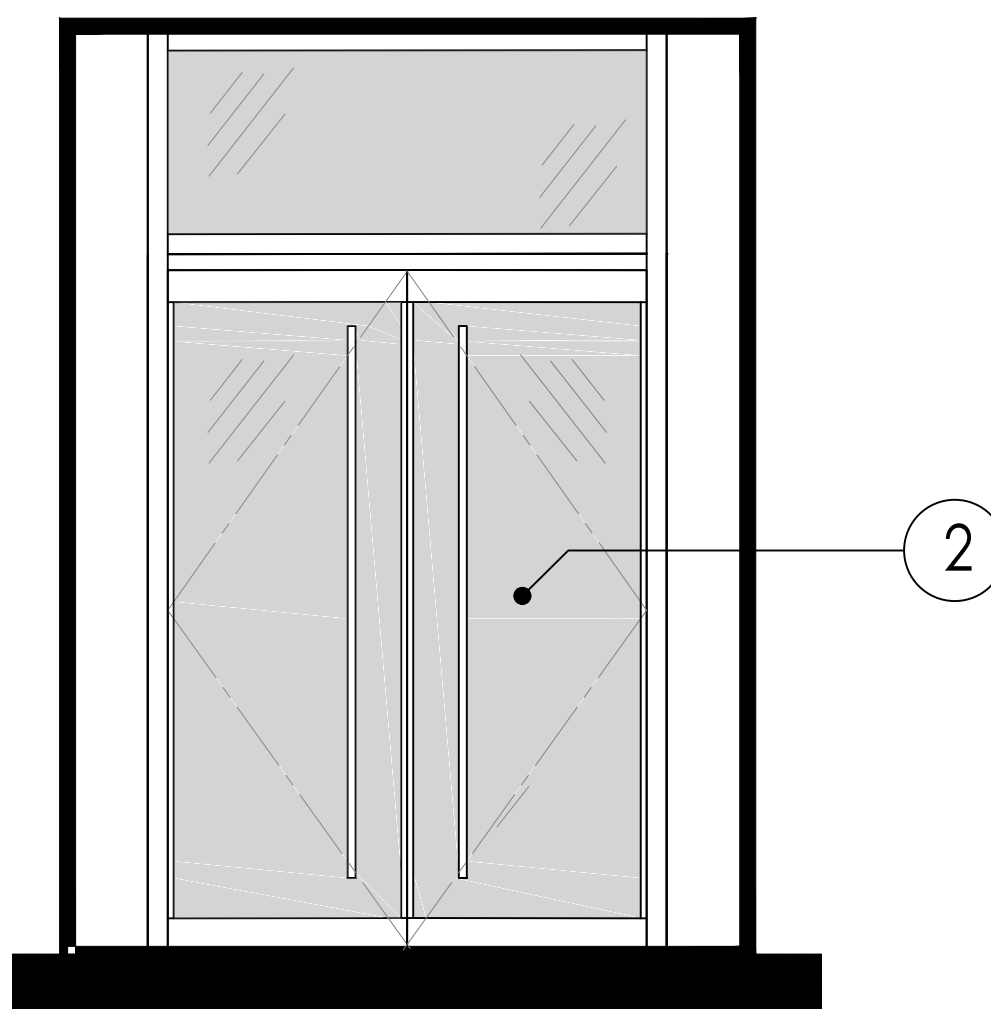
2 BASEMENT ENTRANCE PROPOSED PLAN
Scale: 1/4" = 1'-0"



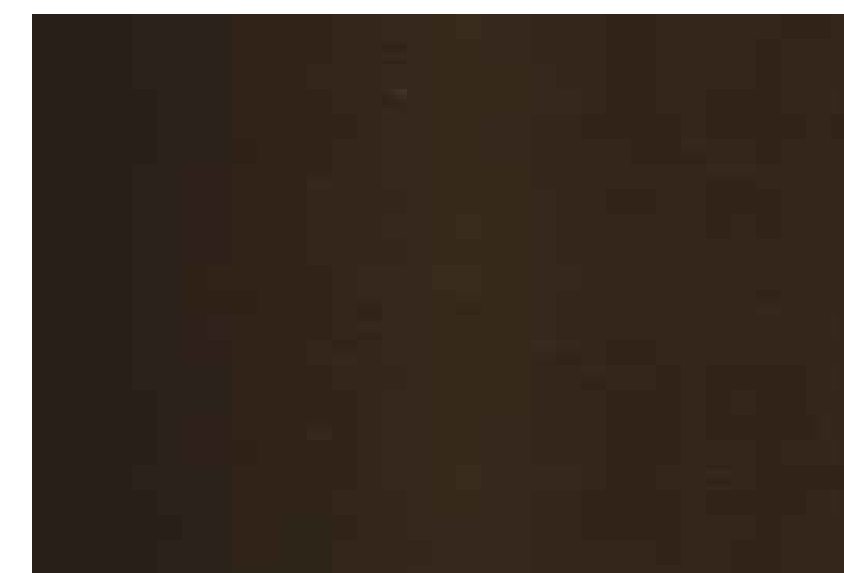
A BASEMENT ENTRANCE EXISTING IMAGE
Scale: NA



3 BASEMENT ENTRANCE DEMOLITION ELEVATION
Scale: 1/2" = 1'-0"



4 BASEMENT ENTRANCE PROPOSED ELEVATION
Scale: 1/2" = 1'-0"



DARK BRONZE METAL FINISH TO MATCH LPC/BOARD APPROVED STOREFRONT ENTRANCE

LEGEND	
	HATCH INDICATES EXISTING AREA TO BE MODIFIED
	PHOTO MARKER - SEE DWG A-300
	ELEVATION MARKER
NOTES	
①	BASEMENT LEVEL METAL DOOR, FRAME, AND WALL ABOVE TO BE REMOVED. PROVIDE SUPPORT AS REQUIRED
②	NEW METRO GLASS CORP DARK BRONZE ANODIZED FRAME SYSTEM. SPEC SECTION #084000 WITH TOP GLASS TRANSOM AND OPAQUE GLASS TO MATCH LPC APPROVED 17 BATTERY MAIN ENTRY FRAMED GLASS SYSTEM. SEE METRO GLASS ENTRANCE SHOP DRAWINGS ON SHEET A-402
③	NEW RAILINGS APPROVED IN LPC DOCKET #LPC-22-10704

11.15.22

A-300.00



A EXISTING SOUTHERN FACADE BASEMENT & RETAIL ENTRANCE
Scale: NA

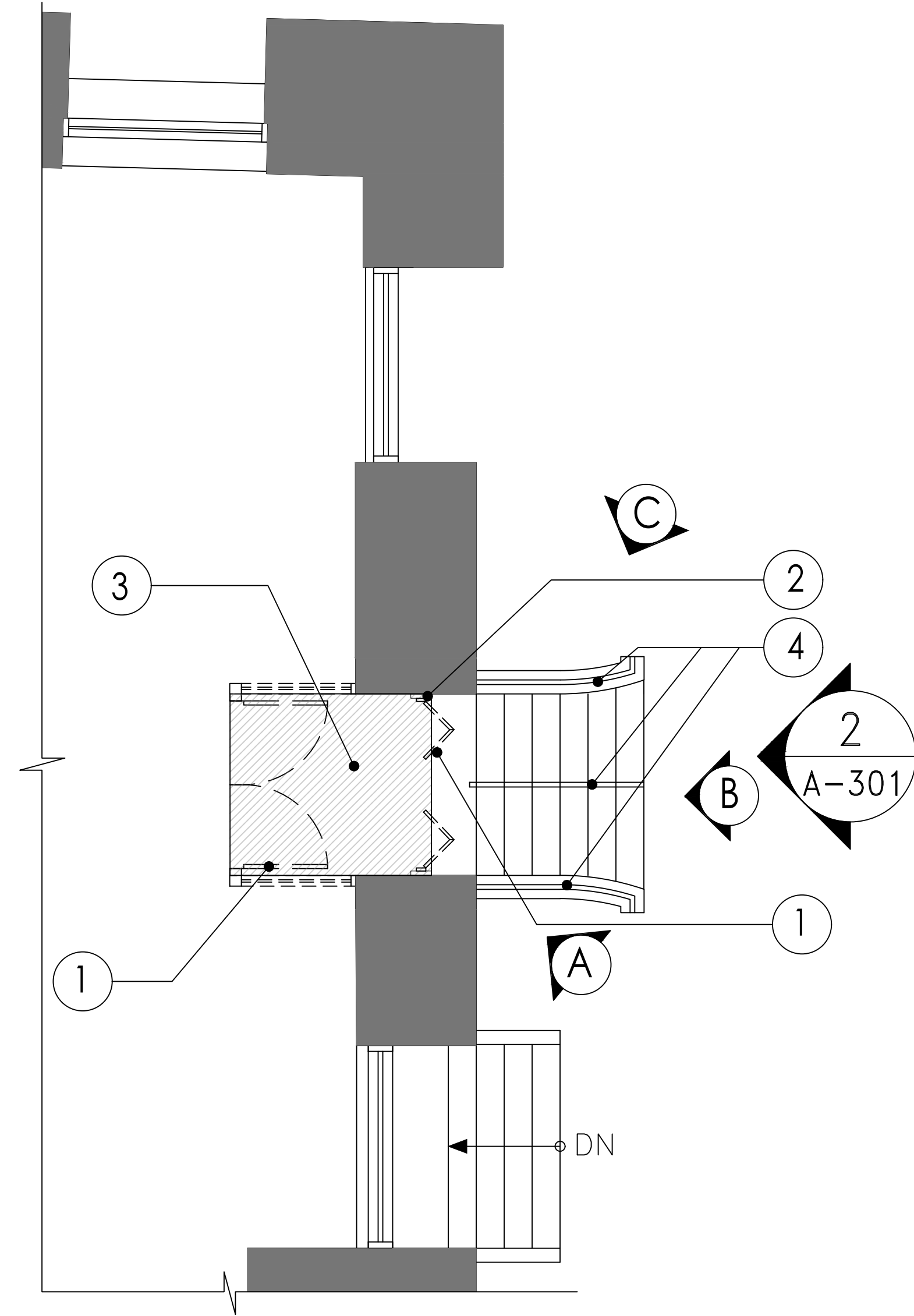
LEGEND	
	HATCH INDICATES EXISTING AREA TO BE MODIFIED
NOTES	
①	BASEMENT LEVEL METAL DOOR, FRAME, AND WALL ABOVE TO BE REMOVED. PROVIDE SUPPORT AS REQUIRED
②	NEW RAILINGS APPROVED IN LPC DOCKET #LPC-22-10704



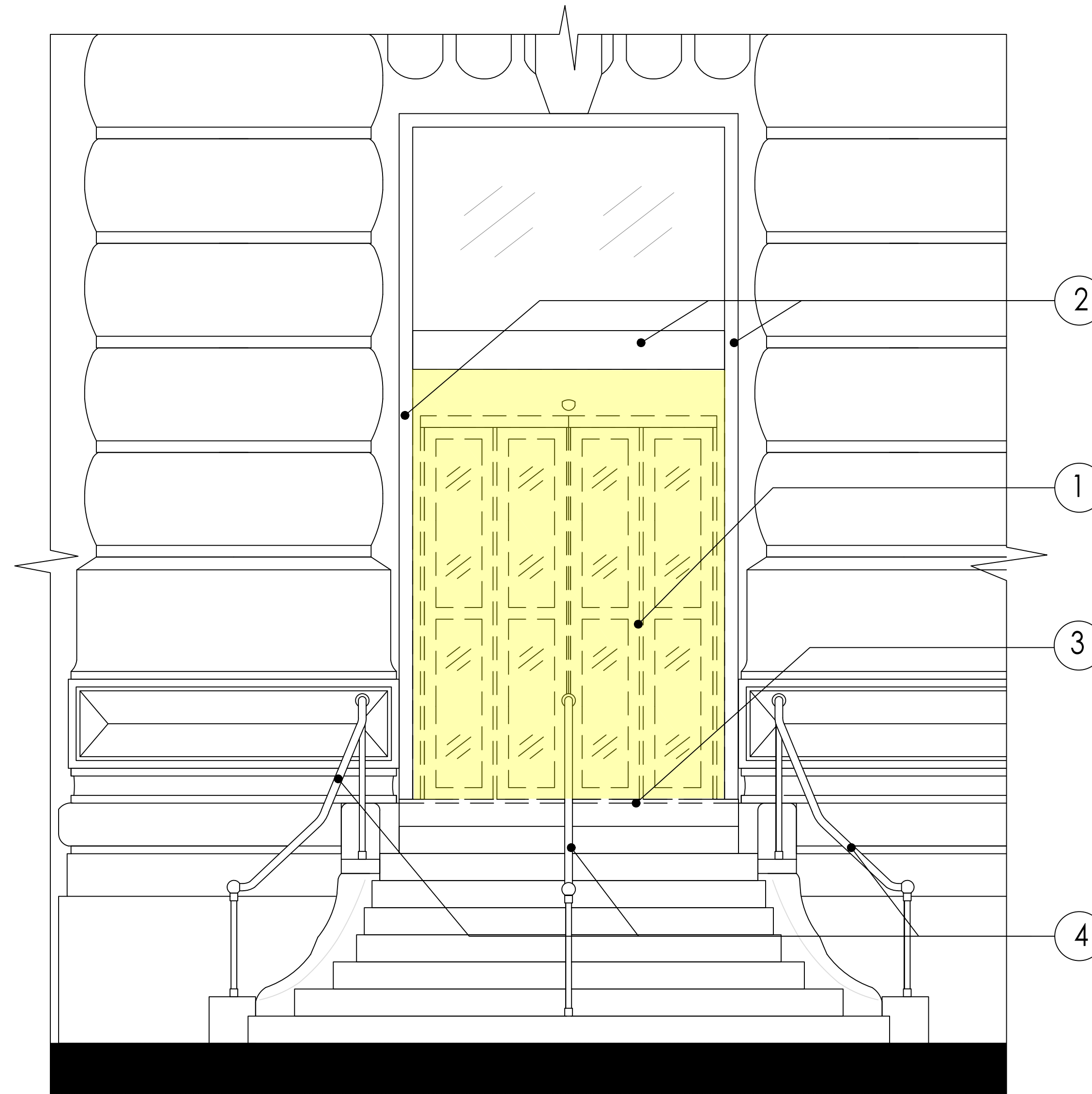
B SOUTHERN FACADE BASEMENT ENTRANCE
Scale: NA



C SOUTHERN FACADE BASEMENT ENTRANCE
Scale: NA



1 SOUTHERN FACADE RETAIL ENTRY DEMO PLAN
Scale: 1/4" = 1'-0"

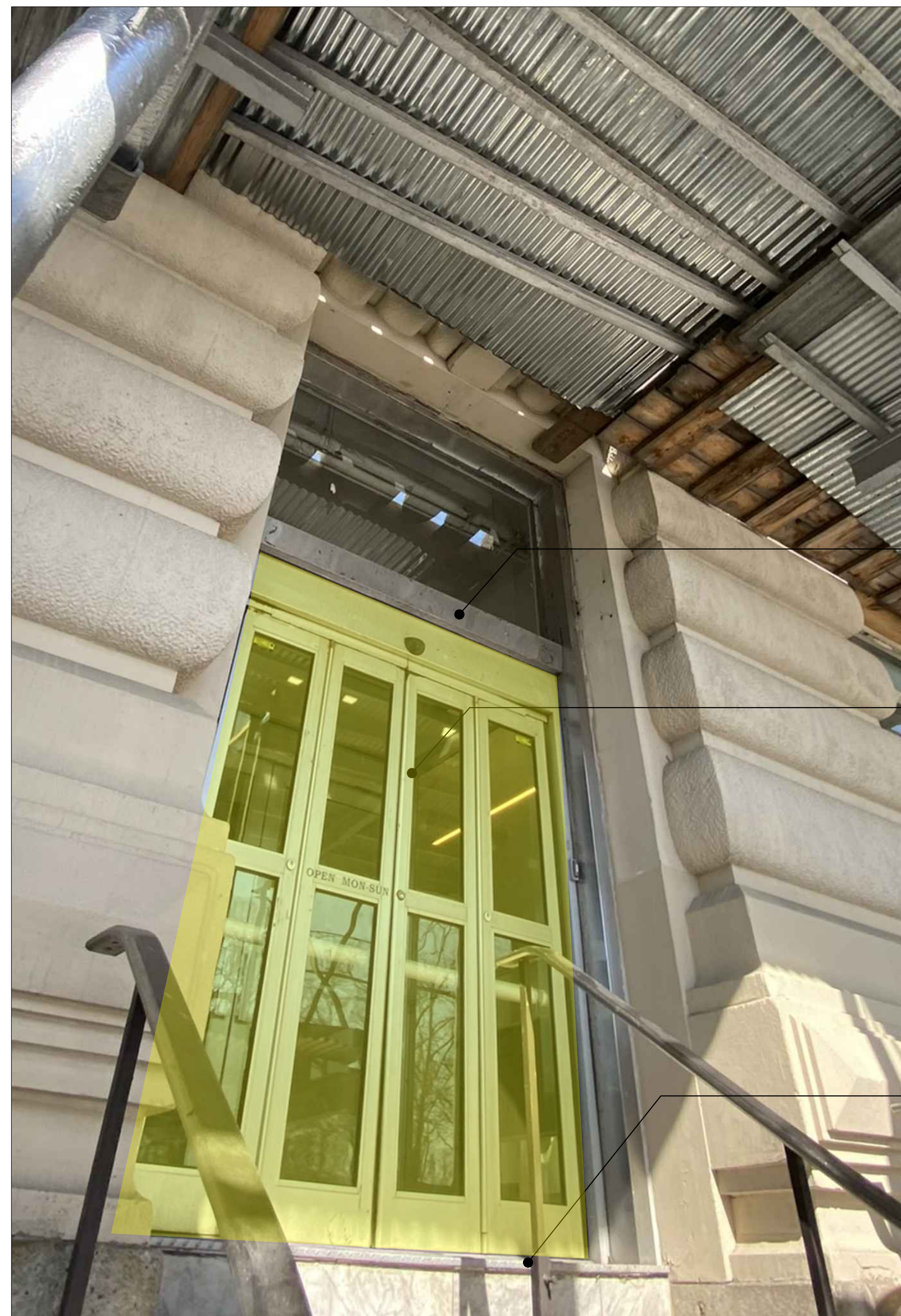


2 EXISTING SOUTHERN FACADE - DEMOLITION ELEVATION A
Scale: 1/2" = 1'-0"

LEGEND	
	HATCH INDICATES EXISTING AREA TO BE MODIFIED
	PHOTO MARKER - SEE DWG A-302
	ELEVATION MARKER
NOTES	
①	DOOR FRAME & DOOR SYSTEM ONLY TO BE REMOVED
②	EXISTING TRANSOM ABOVE AND MAIN FRAME SURROUND IS TO REMAIN. PAINTING OF ALL FRAMING APPROVED IN LPC DOCKET #LPC-22-10704
③	EXISTING FLOOR FINISHES AND METAL TRIM TO BE REMOVED FOR NEW GRANITE STONE FINISH TO MATCH EXISTING GRANITE STEPS
④	NEW RAILINGS APPROVED IN LPC DOCKET #LPC-22-10704

11.15.22

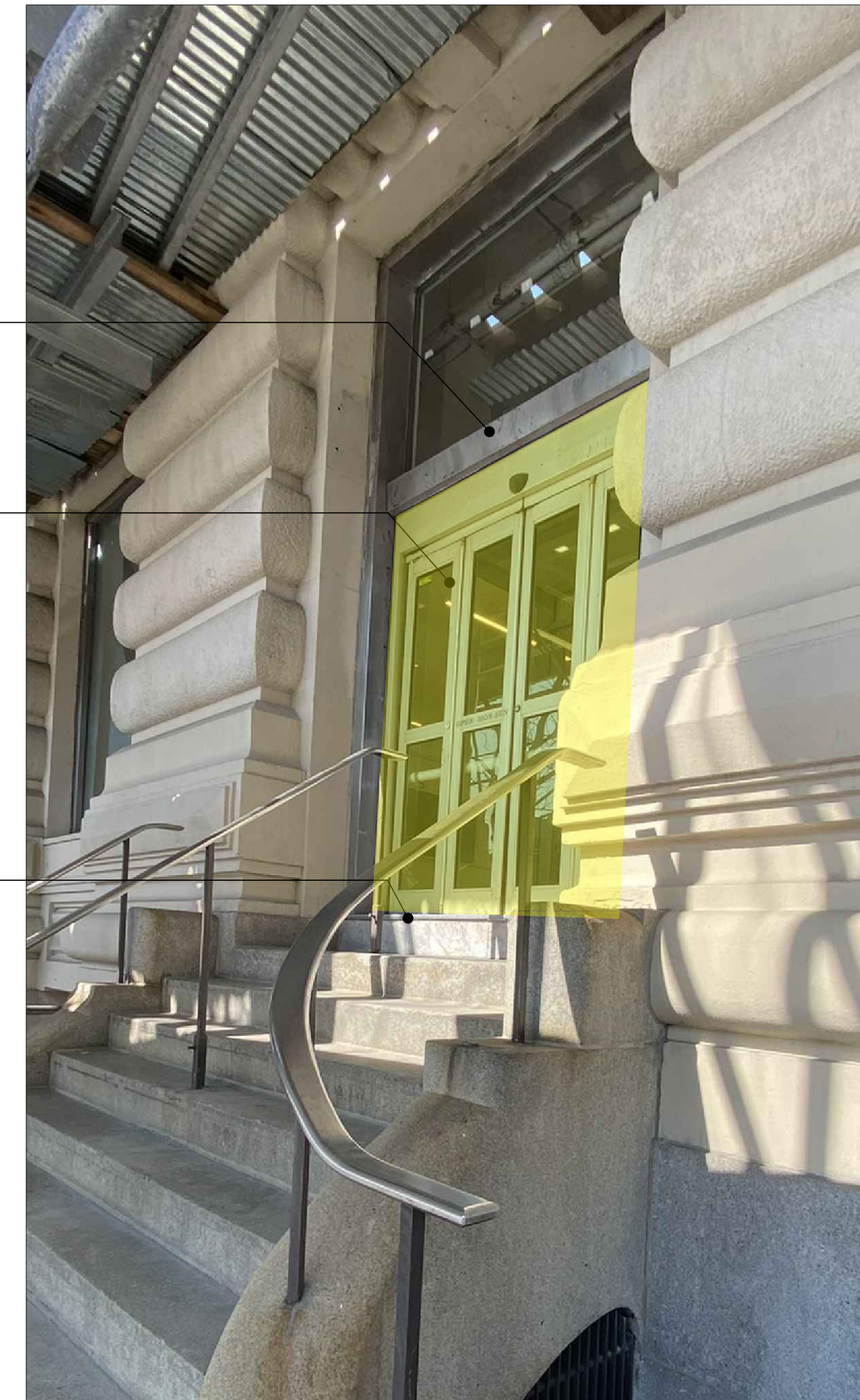
A-302.00



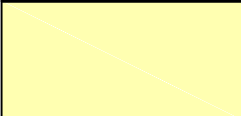
A SOUTHERN FACADE ENTRANCE
Scale: NA



B SOUTHERN FACADE ENTRANCE
Scale: NA



C SOUTHERN FACADE ENTRANCE RAILING
Scale: NA

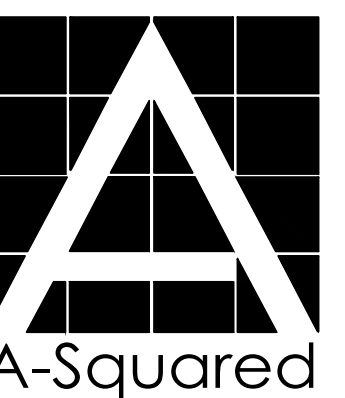
LEGEND	
	HATCH INDICATES AREA OF EXISTING FACADE LOOK BEING CHANGED
NOTES	
①	EXISTING AUTOMATIC DOOR SYSTEM ONLY TO BE REMOVED
②	EXISTING TRANSOM ABOVE AND MAIN FRAME SURROUND IS TO REMAIN. PAINTING OF ALL FRAMING APPROVED IN LPC DOCKET #LPC-22-10704
③	EXISTING FLOOR FINISHES AND METAL TRIM TO BE REMOVED FOR NEW GRANITE STONE FINISH TO MATCH EXISTING GRANITE STEPS

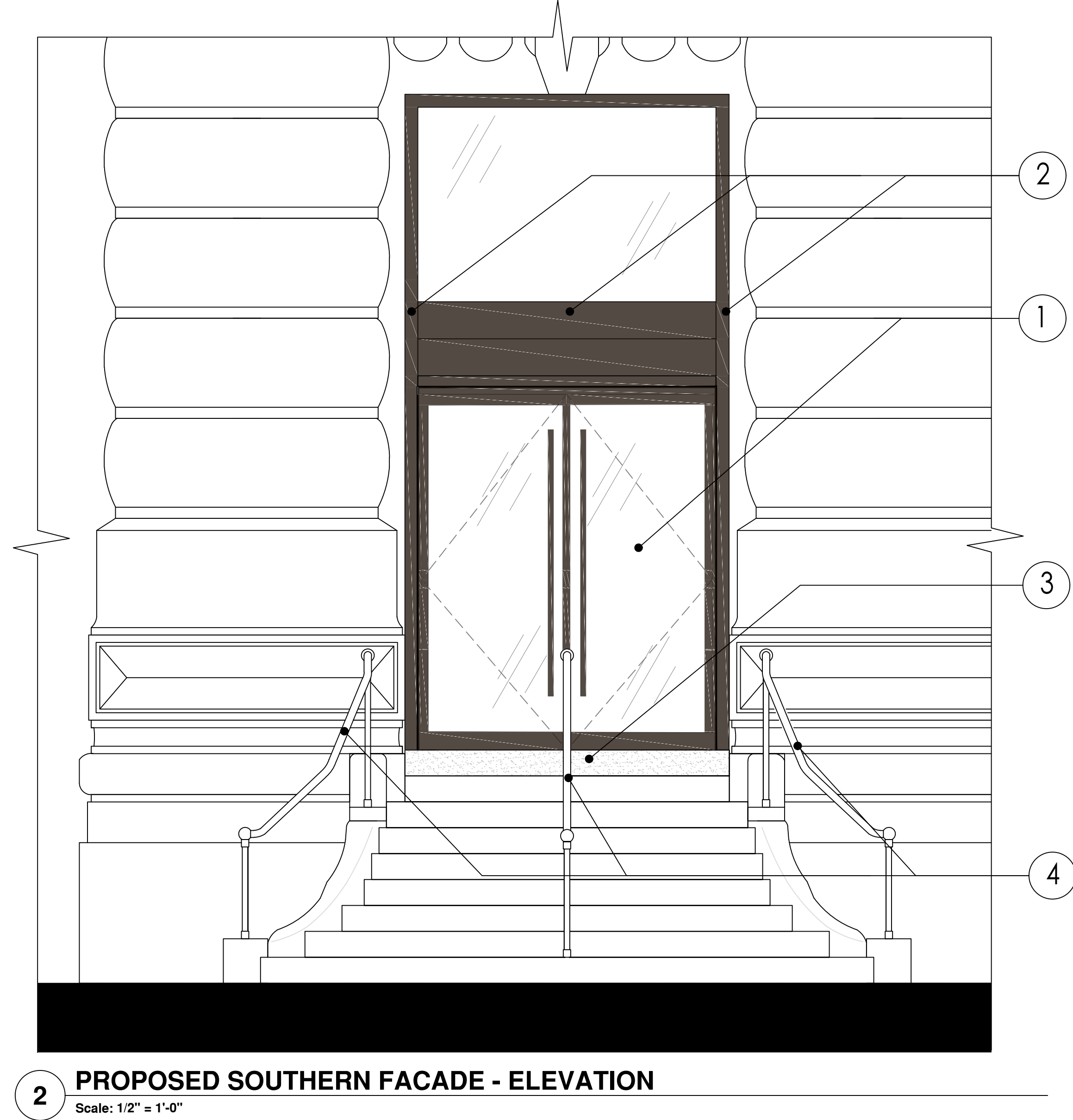
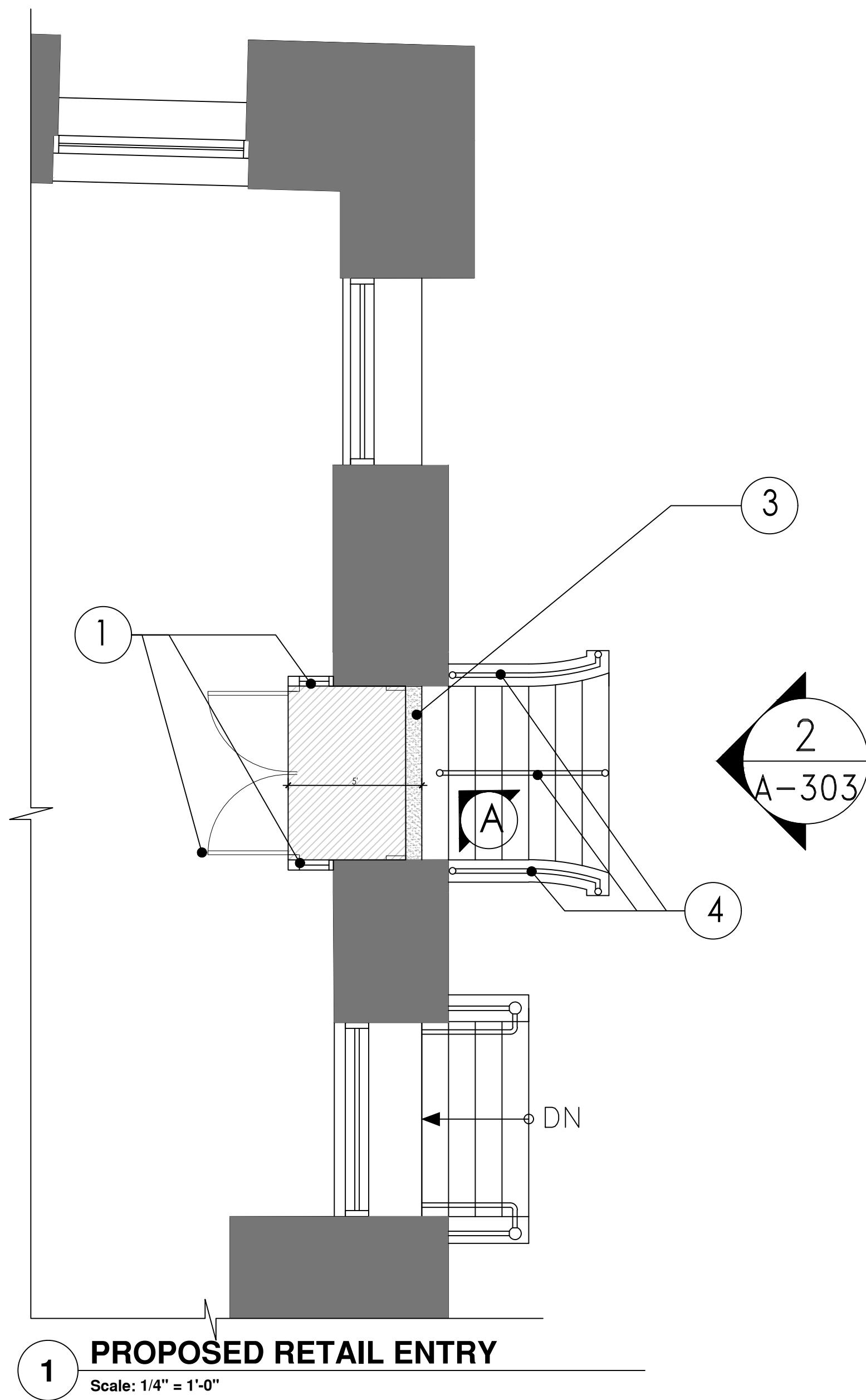
11.15.22

17 BATTERY PLACE
NEW YORK NY

ENTRANCE RENOVATION
SOUTHERN FACADE- 1ST FL PHOTOS - DEMOLITION SOW

A-303.00





DARK BRONZE METAL FINISH TO MATCH LPC/BOARD APPROVED STOREFRONT ENTRANCE

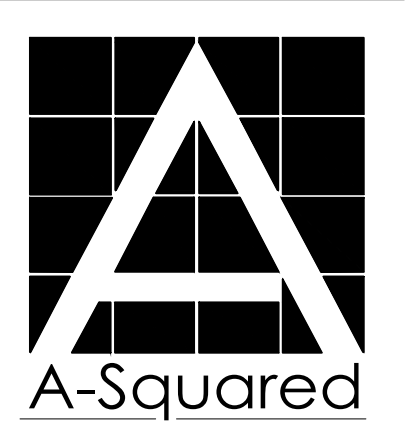
LEGEND	
	PHOTO MARKER. SEE DWG A-303
	ELEVATION MARKER
NOTES	
①	NEW INSET DOOR AND FRAME SYSTEM BY METRO GLASS CORP DARK BRONZE ANODIZED FINISH SPEC SECTION #084000 TO MATCH LPC APPROVED 17 BATTERY MAIN ENTRY. SEE METRO GLASS ENTRANCE SHOP DRAWINGS ON SHEET A-402
②	EXISTING TRANSOM ABOVE AND MAIN FRAME SURROUND IS TO REMAIN. PAINTING OF ALL FRAMING APPROVED IN LPC DOCKET #LPC-22-10704
③	NEW GRANITE STEP TO MATCH EXISTING IN RISER HEIGHT, TREAD DEPTH AND FINISH. NEW GRANITE TILE TO MATCH TO CONTINUE INTO VESTIBULE AREA
④	NEW RAILINGS APPROVED IN LPC DOCKET #LPC-22-10704

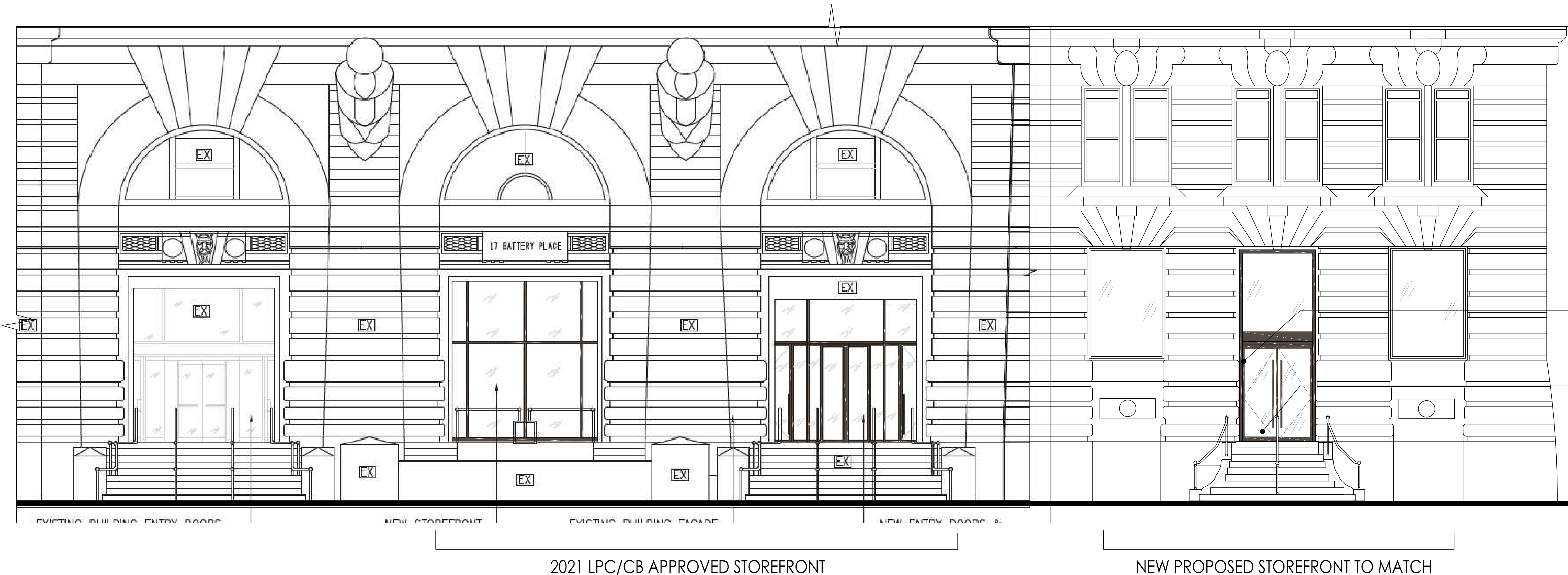
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A-304.00

17 BATTERY PLACE
NEW YORK NY

ENTRANCE RENOVATION
SOUTHERN FACADE- 1ST FL PROPOSED PLAN & ELEVATION





EXISTING FRAME PAINTED TO MATCH LPC/CB APPROVED STOREFRONT

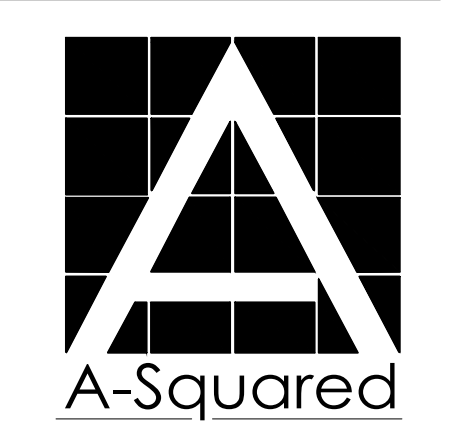
NEW INSET STOREFRONT DOORS TO MATCH LPC/CB APPROVED STOREFRONT

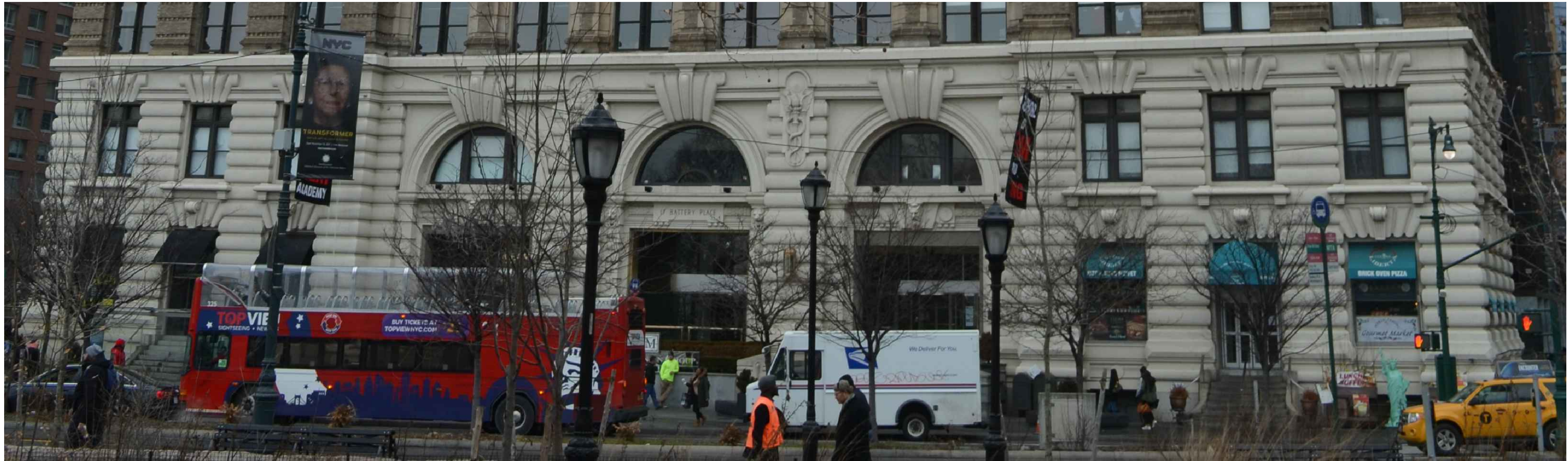
11.15.22

A-305.00

17 BATTERY PLACE
NEW YORK NY

ENTRANCE RENOVATION
SOUTHERN FACADE- 1ST FL PROPOSED ELEVATION





EXISTING



PROPOSED

11.15.22

A-306.00

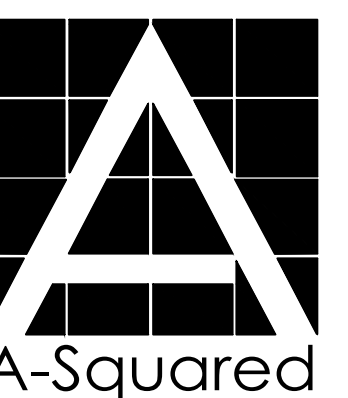
17 BATTERY PLACE

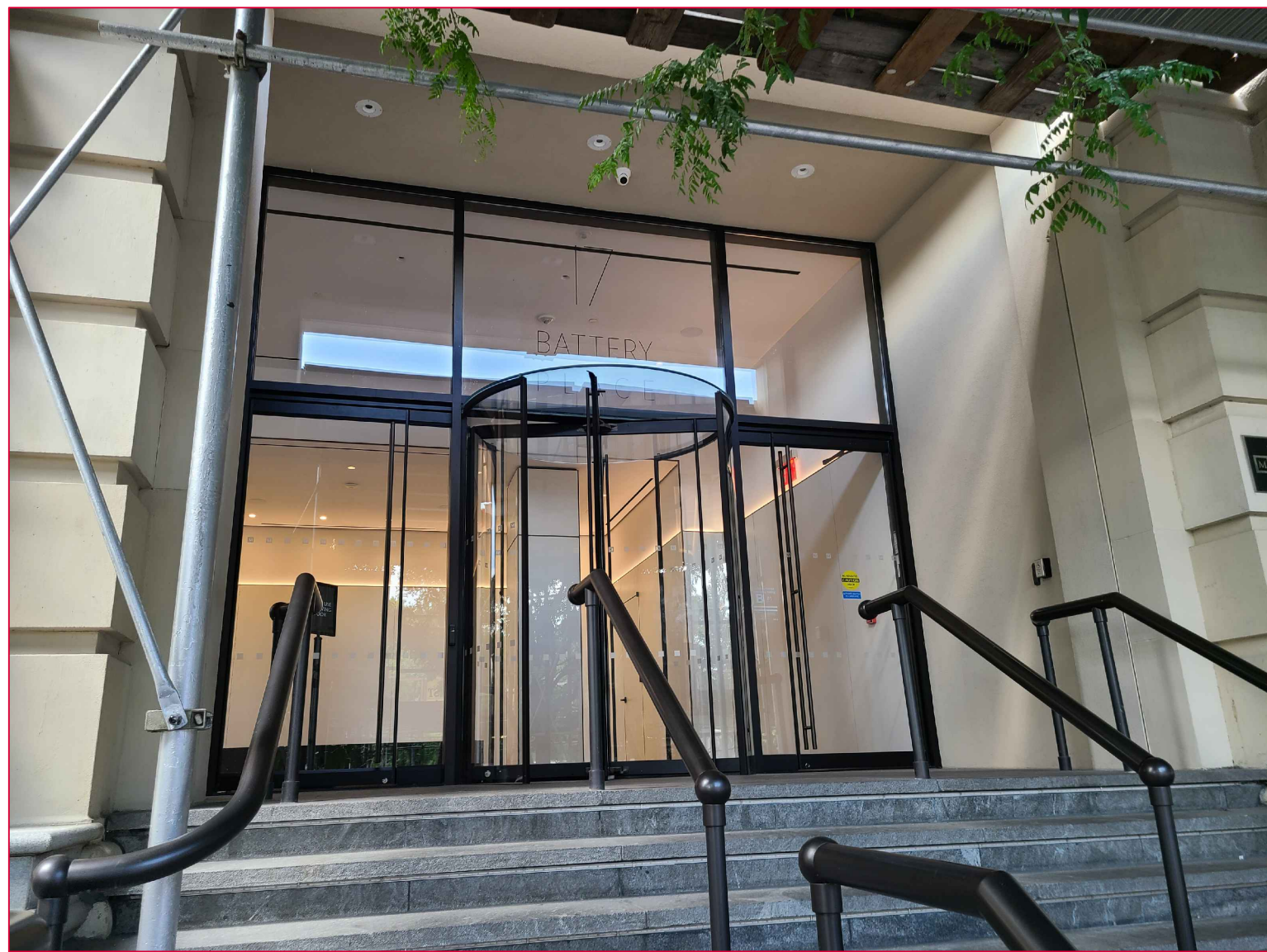
NEW YORK

NY

ENTRANCE RENOVATION

SOUTHERN FACADE - EXISTING VS PROPOSED FACADE





LPC/CB APPROVED SUBMISSION REFERENCE

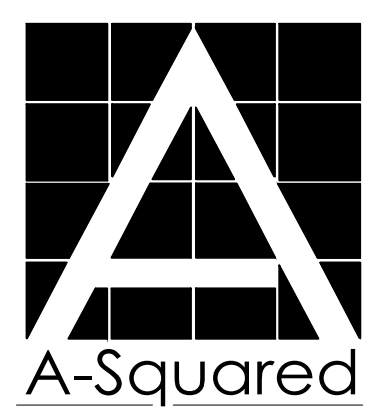
LPC/CB APPROVED STOREFRONT TO MATCH

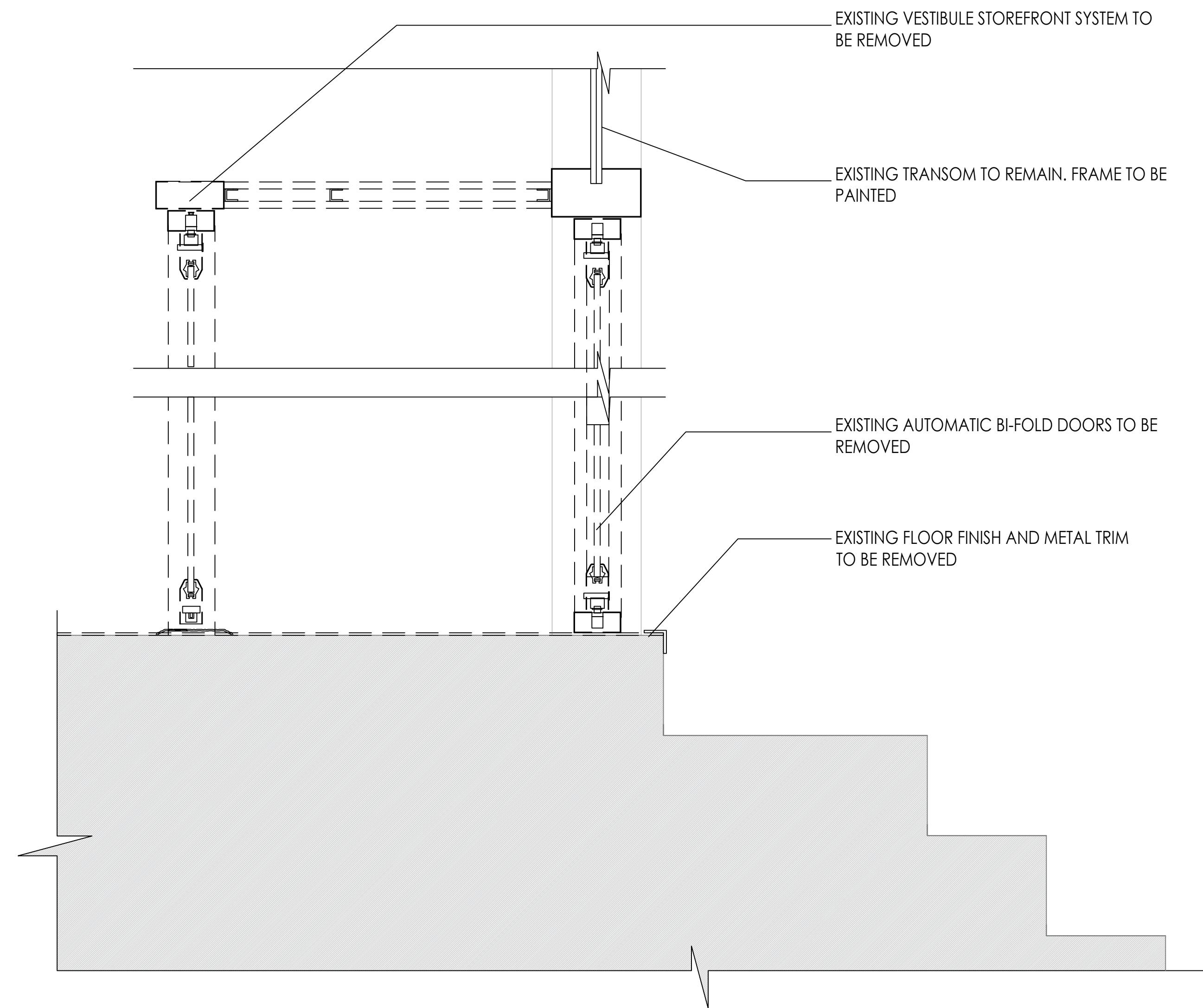
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A-307.00

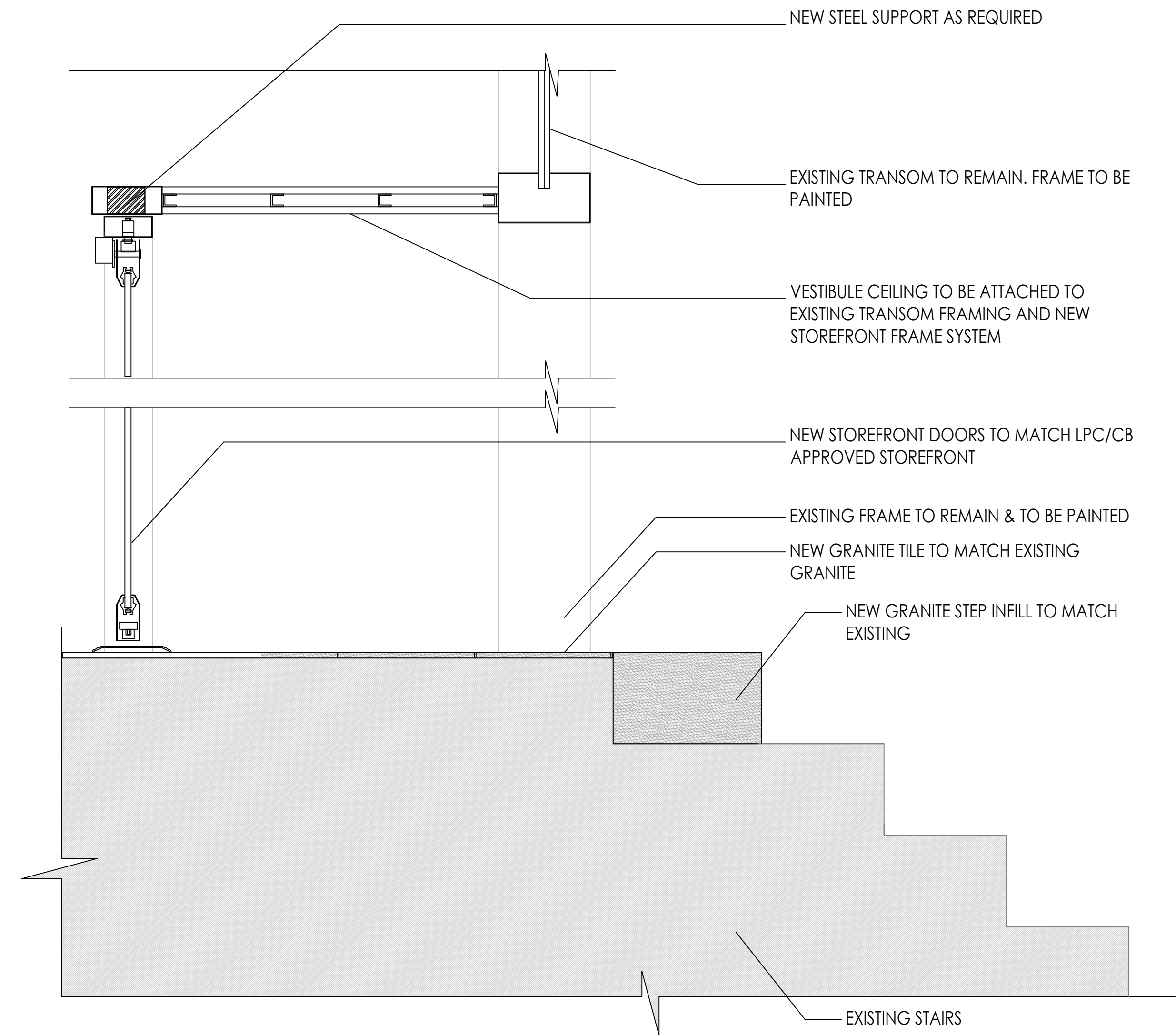
17 BATTERY PLACE
NEW YORK NY

ENTRANCE RENOVATION
LPC/CB APPROVED SUBMISSION REFERENCE SHEETS





1 EXISTING ENTRANCE DEMOLITION SECTION
Scale: 1-1/2" = 1'-0"



2 PROPOSED ENTRANCE & GRANITE STEP INFILL SECTION
Scale: 1-1/2" = 1'-0"

11.15.22

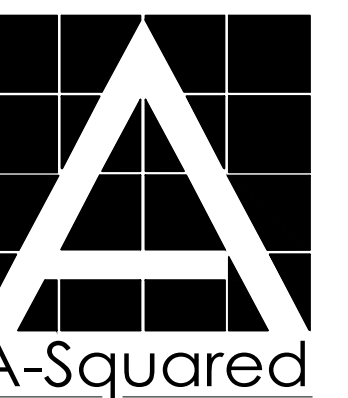
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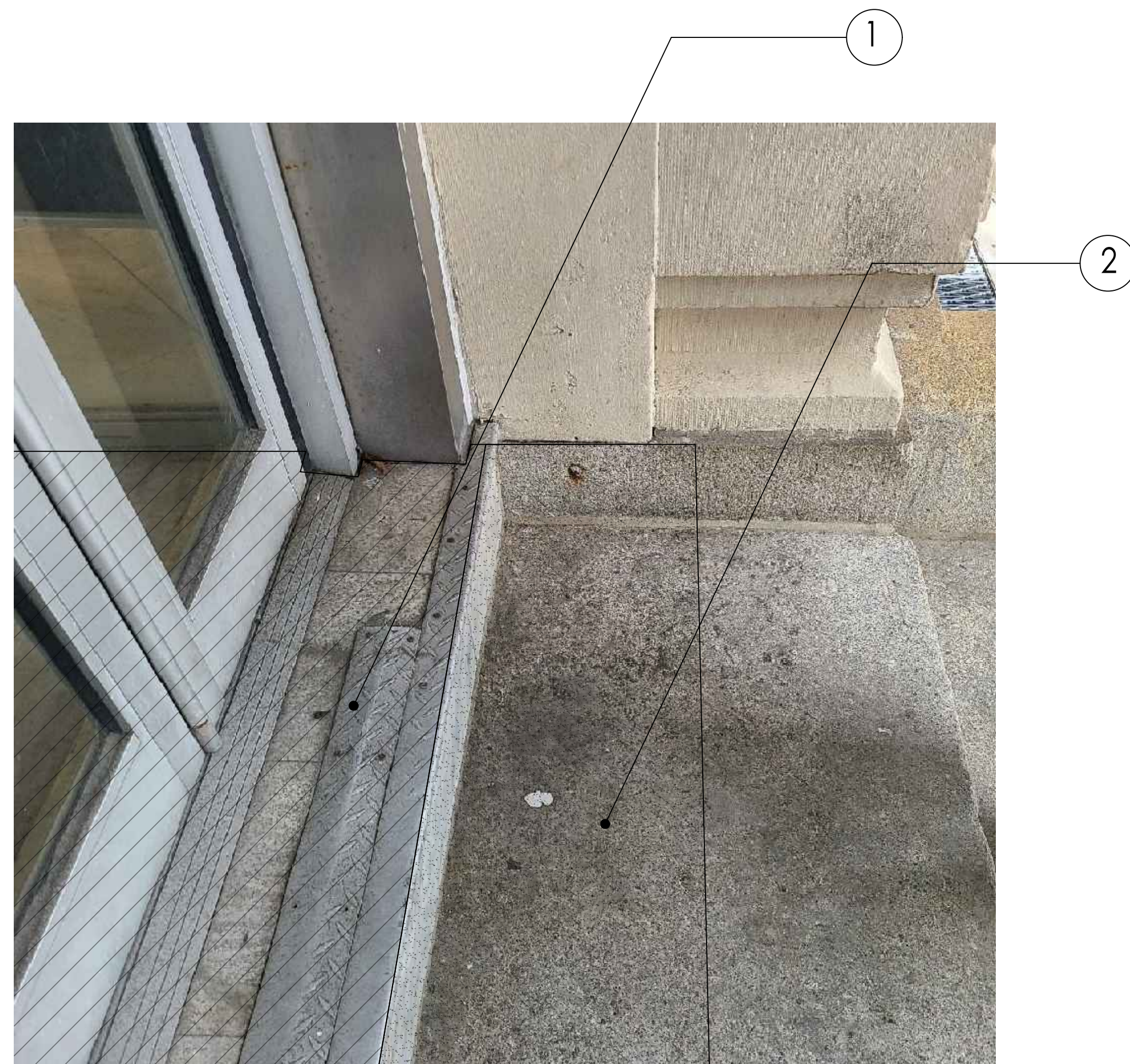
17 BATTERY PLACE

NEW YORK

NY

ENTRANCE RENOVATION
SOUTHERN FACADE- EXISTING & PROPOSED SECTIONS



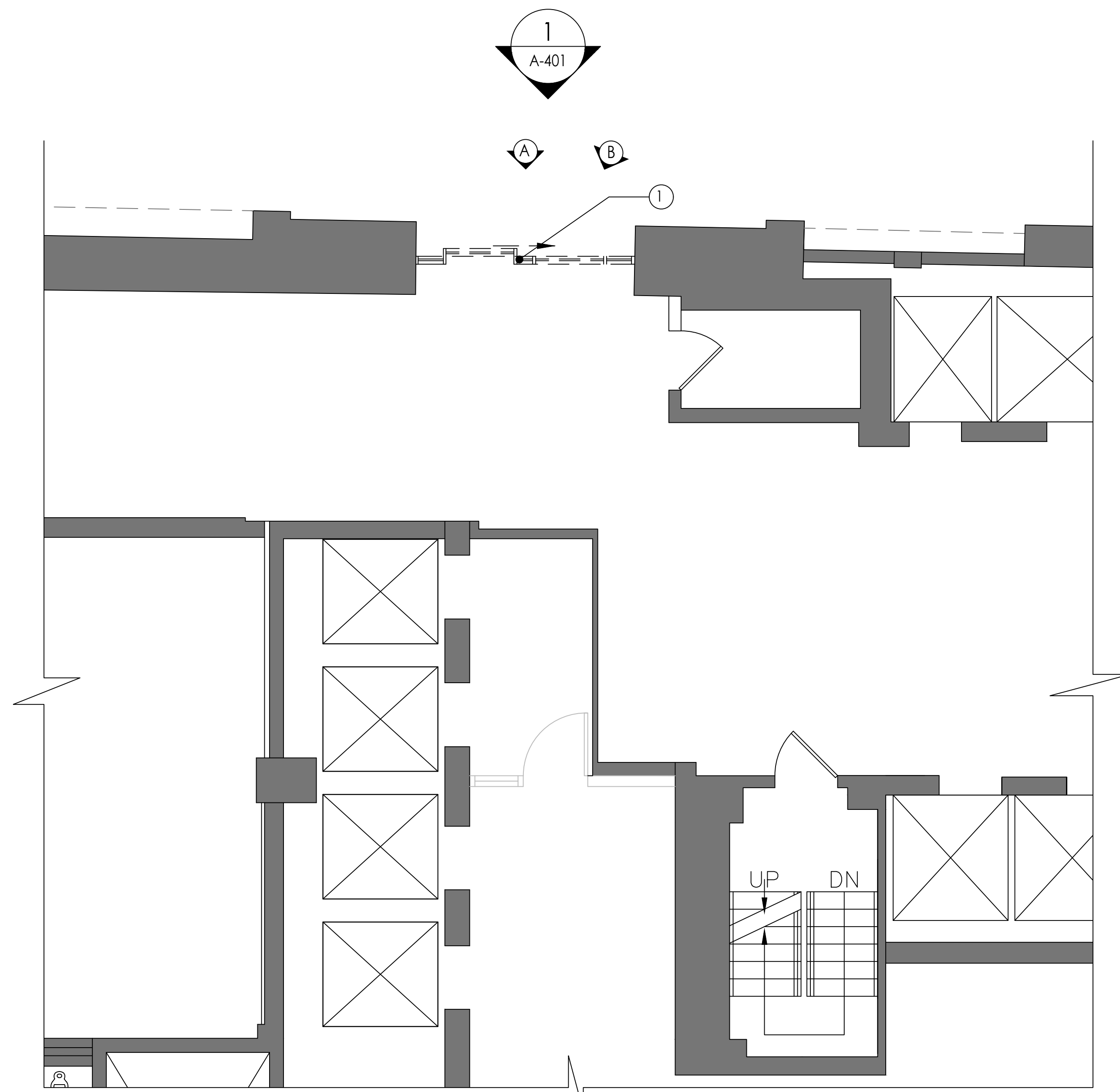


A EXISTING SOUTHERN FACADE TOP STEP
Scale: NA

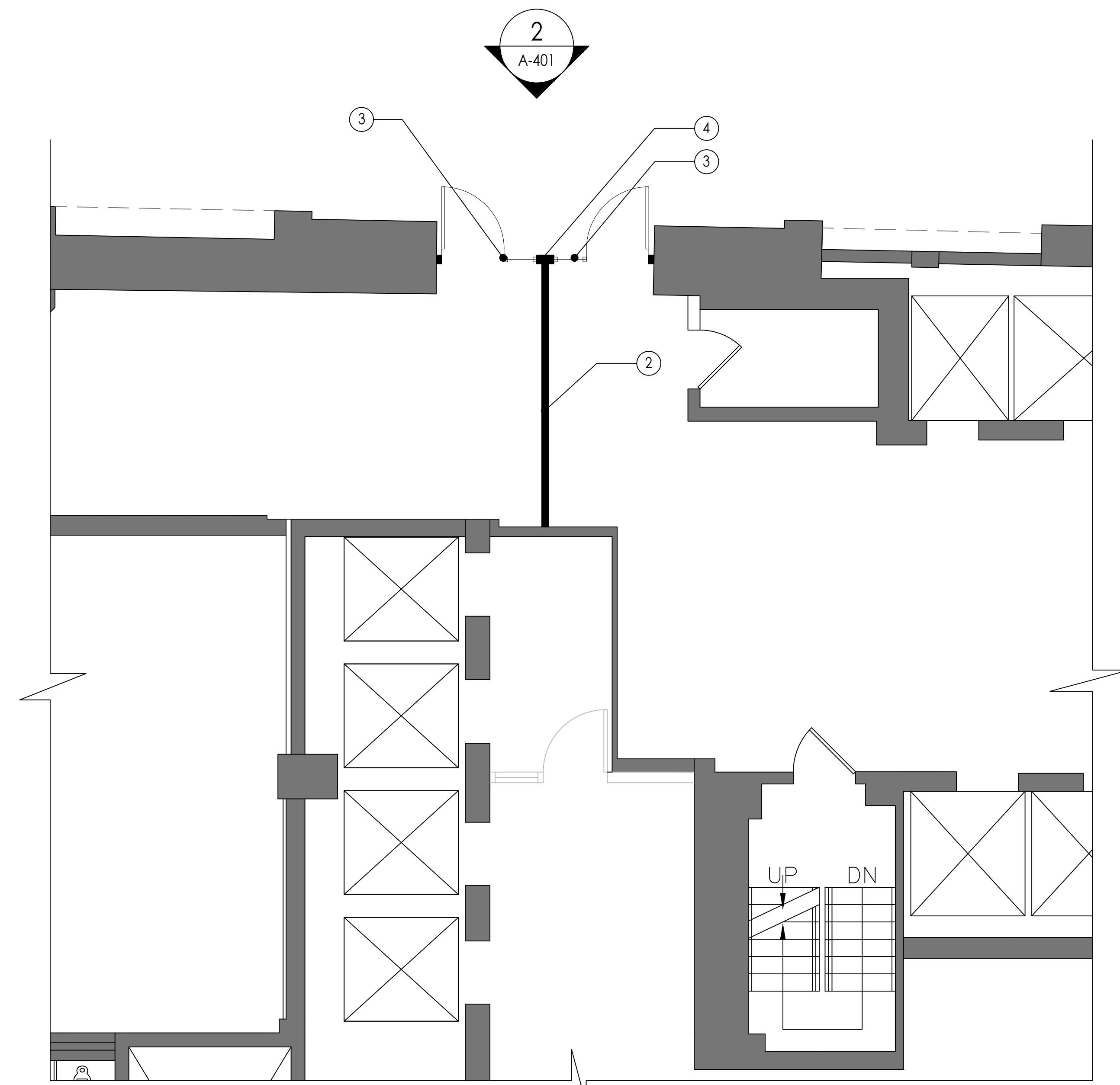


EXISTING GRANITE TO MATCH

NOTES	
①	EXISTING FLOOR FINISHES AND METAL TRIM TO BE REMOVED FOR NEW GRANITE STONE TILE FINISH TO MATCH EXISTING GRANITE STEPS
②	NEW GRANITE STEP TO MATCH EXISTING IN RISER HEIGHT, TREAD DEPTH AND FINISH. PROVIDE JOINT BETWEEN NEW STEP & GRANITE TILE



A EXISTING EASTERN FACADE-C DEMOLITION PLAN
Scale: 1/4" - 1' - 0"



B PROPOSED EASTERN FACADE-C CONSTRUCTION PLAN
Scale: 1/4" - 1' - 0"

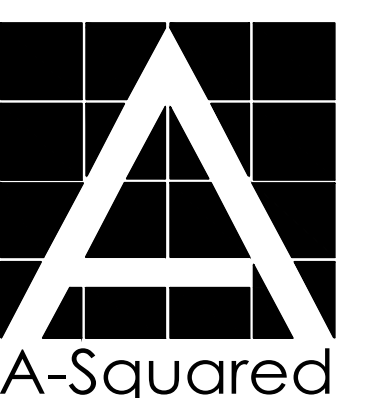
LEGEND	
	PHOTO MARKER - SEE DWG A-401
	ELEVATION MARKER
	NEW FIRE RATED DEMISING WALL
NOTES	
①	EXISTING GLASS SLIDING DOOR SYSTEM TO BE REMOVED
②	NEW 2 HR FIRE RATED DEMISING WALL WITH 3-5/8" METAL STUD AND (2) LAYERS OF 5/8" GYP BD EACH SIDE. ALL PENETRATIONS TO BE FIRESTOPPED WITH HILTI FS MAX.
③	GC TO INSTALL NEW HINGED DOORS WITH GLASS SIDE PARTITIONS - METRO GLASS CORP DARK BRONZE ANODIZED FRAME AND DOOR SYSTEM SPEC SECTION 084000 TO MATCH LPC APPROVED 17 BATTERY MAIN ENTRY FRAMED GLASS SYSTEM. SEE METRO GLASS ENTRANCE SHOP DRAWINGS ON SHEET A-404 & A-405
④	NEW MULLION TO MATCH EXISTING LOOK AND MATERIALS OF MULLION ABOVE

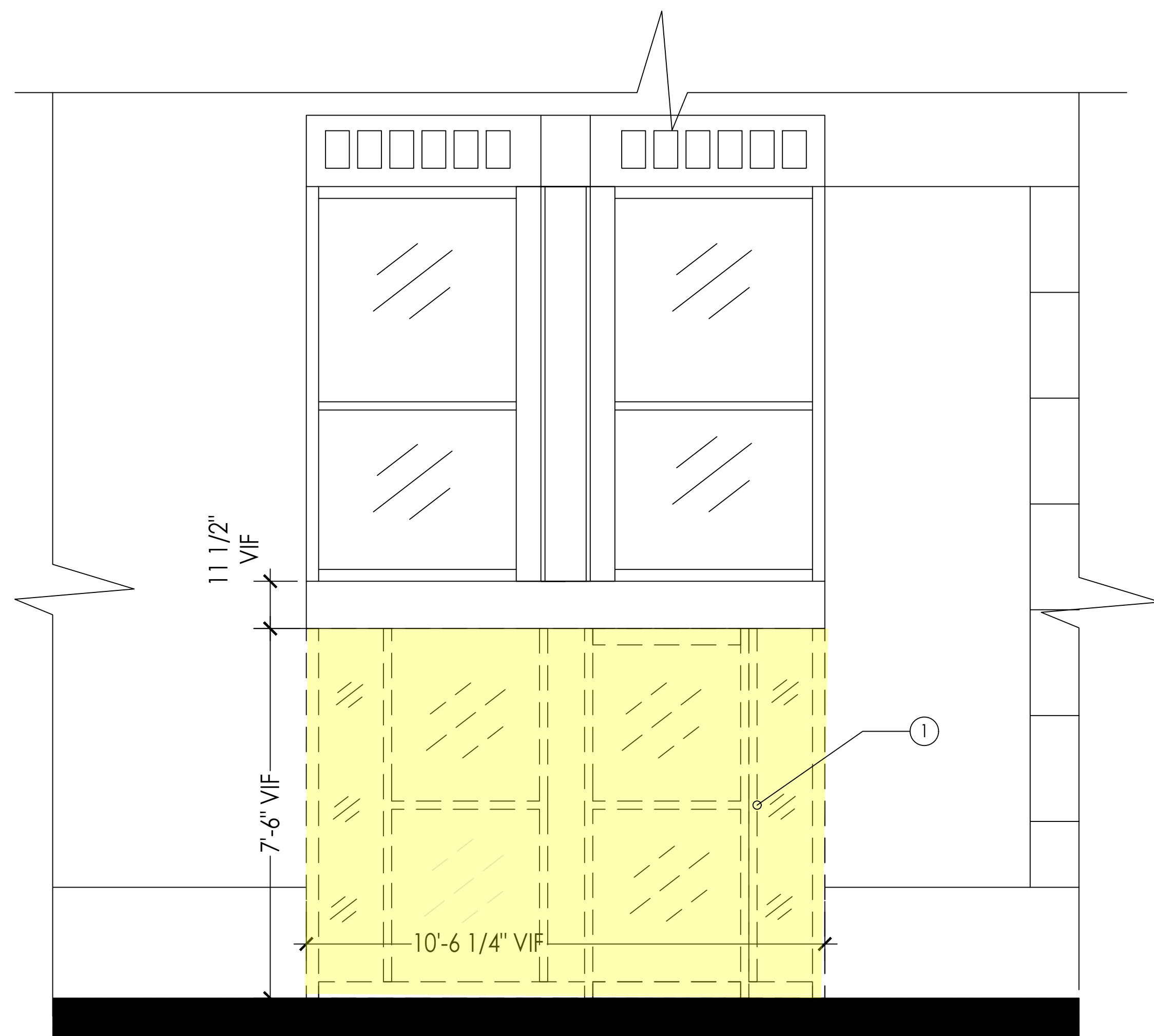
11.15.22

17 BATTERY PLACE
NEW YORK NY

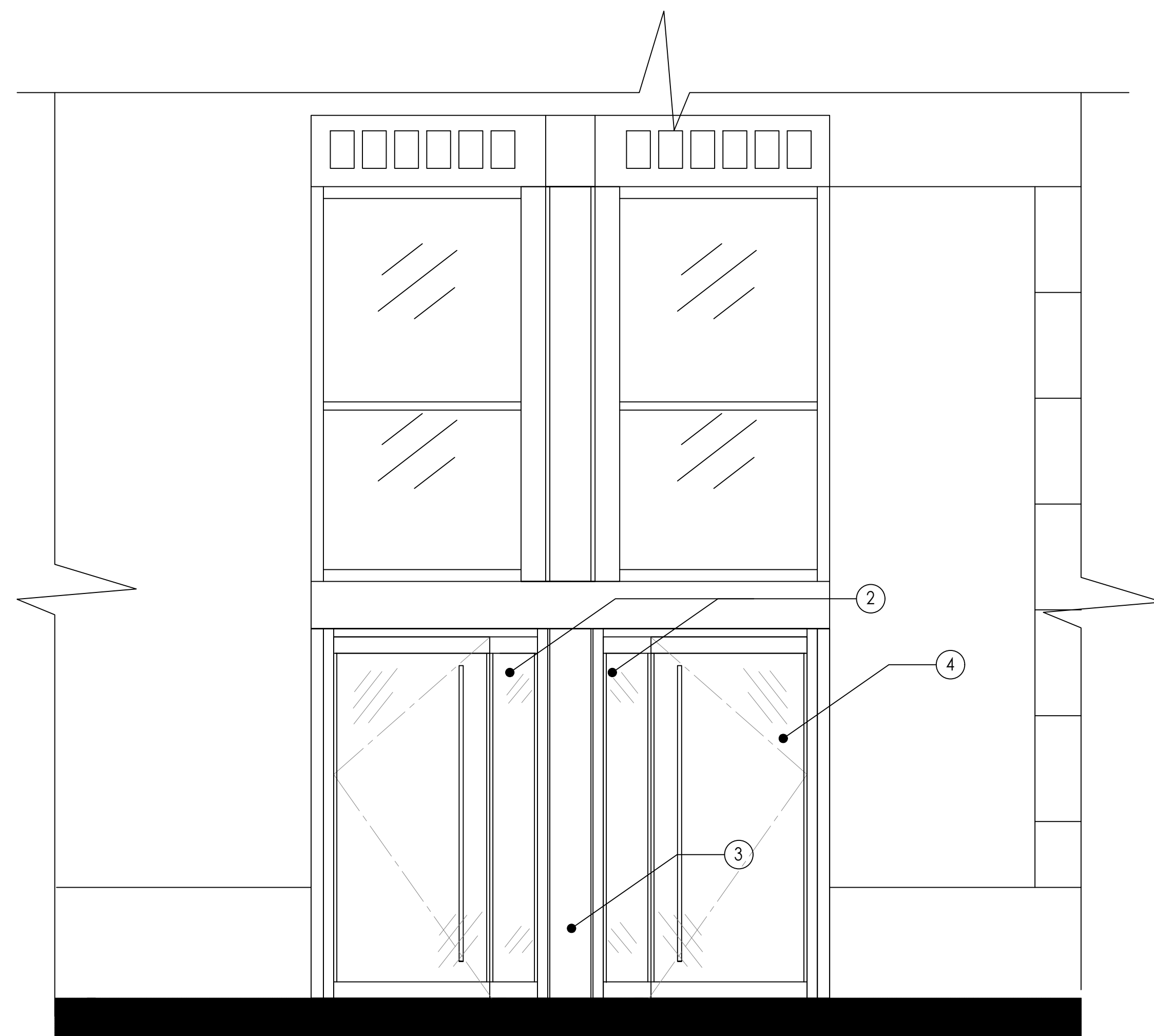
ENTRANCE RENOVATION
EASTERN FACADE- DEMOLITION & PROPOSED PLANS

A-400.00






1 ELEVATION C - EXISTING EASTERN FACADE-C - DEMOLITION
Scale: 1/4" = 1'-0"



2 ELEVATION C - PROPOSED EASTERN FACADE-C - CONSTRUCTION
Scale: 1/4" = 1'-0"



DARK BRONZE METAL FINISH TO MATCH LPC/BOARD APPROVED STOREFRONT ENTRANCE

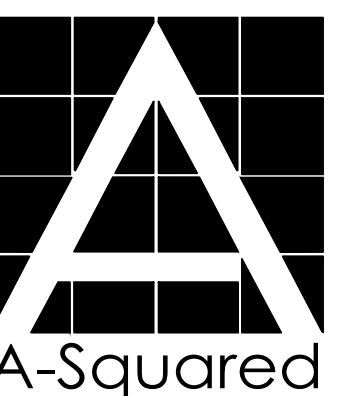
LEGEND	
	HATCH INDICATES AREA OF EXISTING FACADE LOOK BEING CHANGED
NOTES	
①	REMOVE EXISTING DOOR AND GLASS SYSTEM
②	GLASS SIDE PARTITIONS TO BE INSTALLED - METRO GLASS CORP DARK BRONZE ANODIZED FRAME AND GLASS SYSTEM SPEC SECTION: 084000 TO MATCH LPC APPROVED 17 BATTERY MAIN ENTRY FRAMED GLASS SYSTEM. SEE METRO GLASS ENTRANCE SHOP DRAWINGS ON SHEET A-404 & A-405
③	NEW METAL PANEL MULLION TO MATCH EXISTING PROFILE OF MULLION ABOVE IN DARK BRONZE ALUMINUM FINISH TO MATCH LPC APPROVED 17 BATTERY MAIN ENTRY FRAMED GLASS SYSTEM
④	GC TO INSTALL NEW HINGED DOORS - METRO GLASS CORP DARK BRONZE ANODIZED FRAME AND DOOR SYSTEM. SPEC SECTION 084000 TO MATCH LPC APPROVED 17 BATTERY MAIN ENTRY FRAMED GLASS SYSTEM. SEE METRO GLASS ENTRANCE SHOP DRAWINGS ON SHEET A-404 & A-405

11.15.22

A-401.00

17 BATTERY PLACE
NEW YORK NY

ENTRANCE RENOVATION
EASTERN FACADE- DEMOLITION & PROPOSED ELEVATIONS



EASTERN FACADE ENTRANCE LOCATION



A EXISTING EASTERN FACADE
Scale: NA

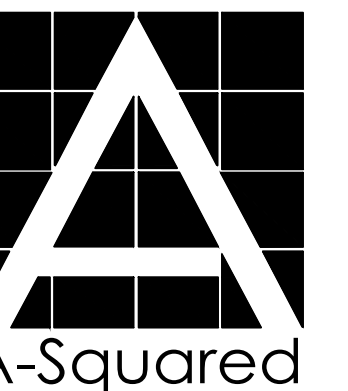
B EXISTING EASTERN FACADE
Scale: NA

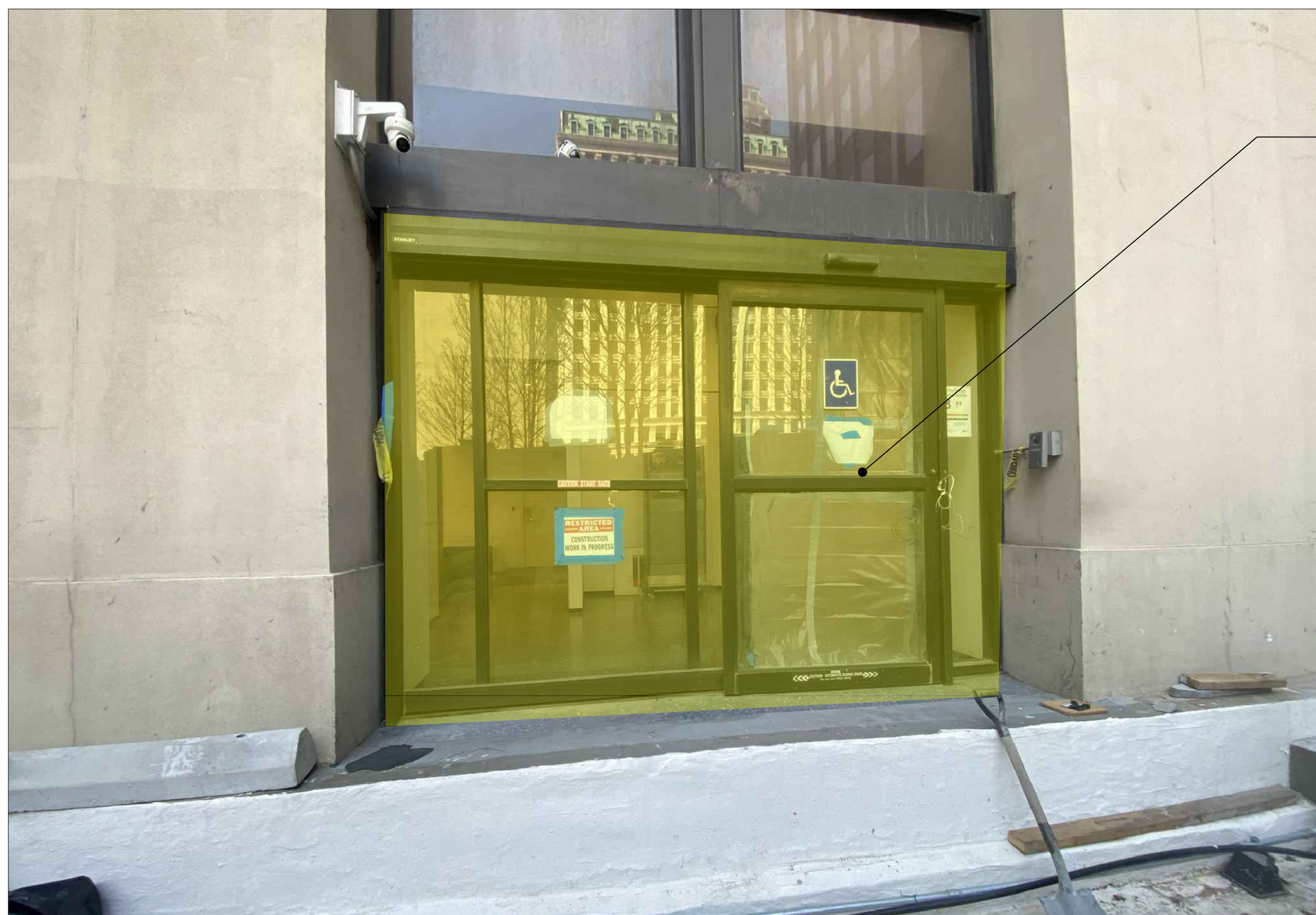
11.15.22

A-402.00

17 BATTERY PLACE
NEW YORK NY

ENTRANCE RENOVATION
EASTERN FACADE- EXISTING PHOTOS



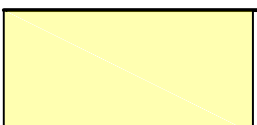


A EXISTING EASTERN FACADE
Scale: NA



B EXISTING EASTERN FACADE
Scale: NA

LEGEND

 HATCH INDICATES AREA OF EXISTING FACADE LOOK BEING CHANGED

NOTES

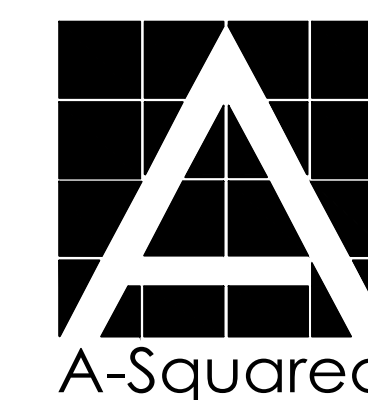
① REMOVE EXISTING DOOR AND GLASS SYSTEM FOR NEW DOOR & FRAME BY METRO GLASS CORP
GLASS & DOOR SYSTEM: YKK YCW 750 OG IN DARK BRONZE ANODIZED FINISH

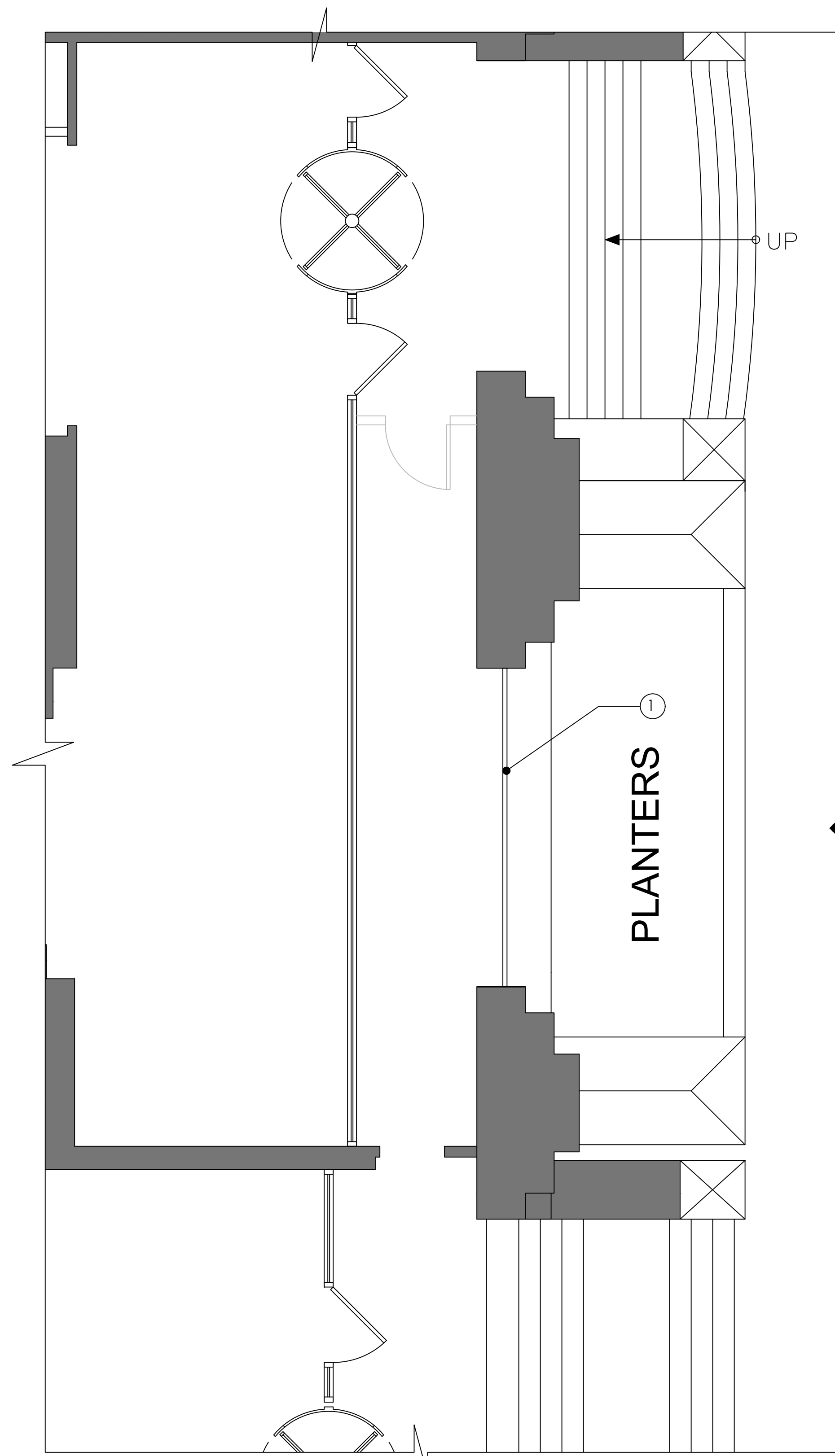
11.15.22

A-403.00

17 BATTERY PLACE
NEW YORK NY

ENTRANCE RENOVATION
EASTERN FACADE- EXISTING PHOTOS - DEMOLITION





NOTES
 ① EXISTING RAILING TO BE REPLACED WITH NEW PROPOSED GLASS RAILING. SEE A-501

2
 A-502

1 SOUTHERN FACADE- RAILING PLAN
 Scale: NTS

11.15.22

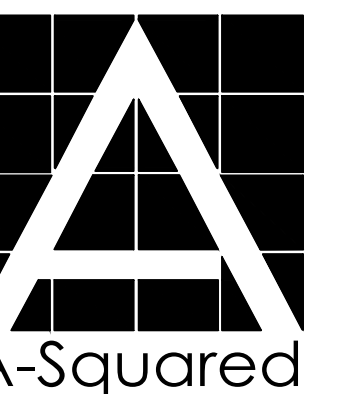
A-500.00

17 BATTERY PLACE

NEW YORK

NY

ENTRANCE RENOVATION
 SOUTHERN FACADE - GLASS RAIL PLAN





1 SOUTHERN FACADE- RAILING IMAGE
Scale: NTS



2 SOUTHERN FACADE- RAILING IMAGE
Scale: NTS

11.15.22



3 SOUTHERN FACADE- RAILING IMAGE
Scale: NTS

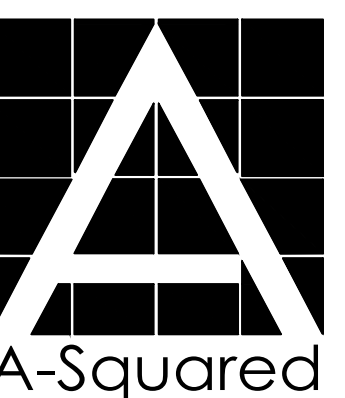
17 BATTERY PLACE

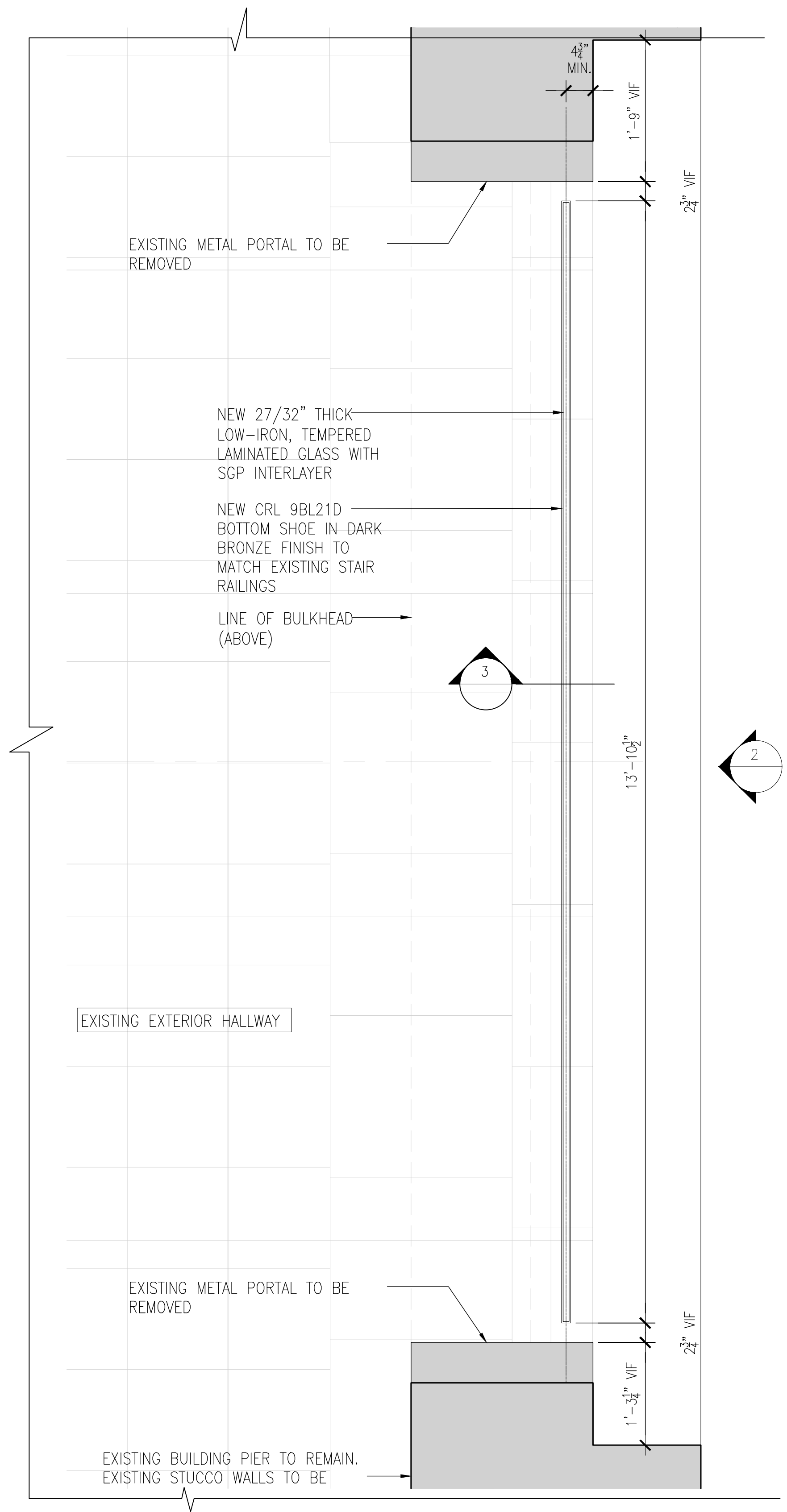
NEW YORK

NY

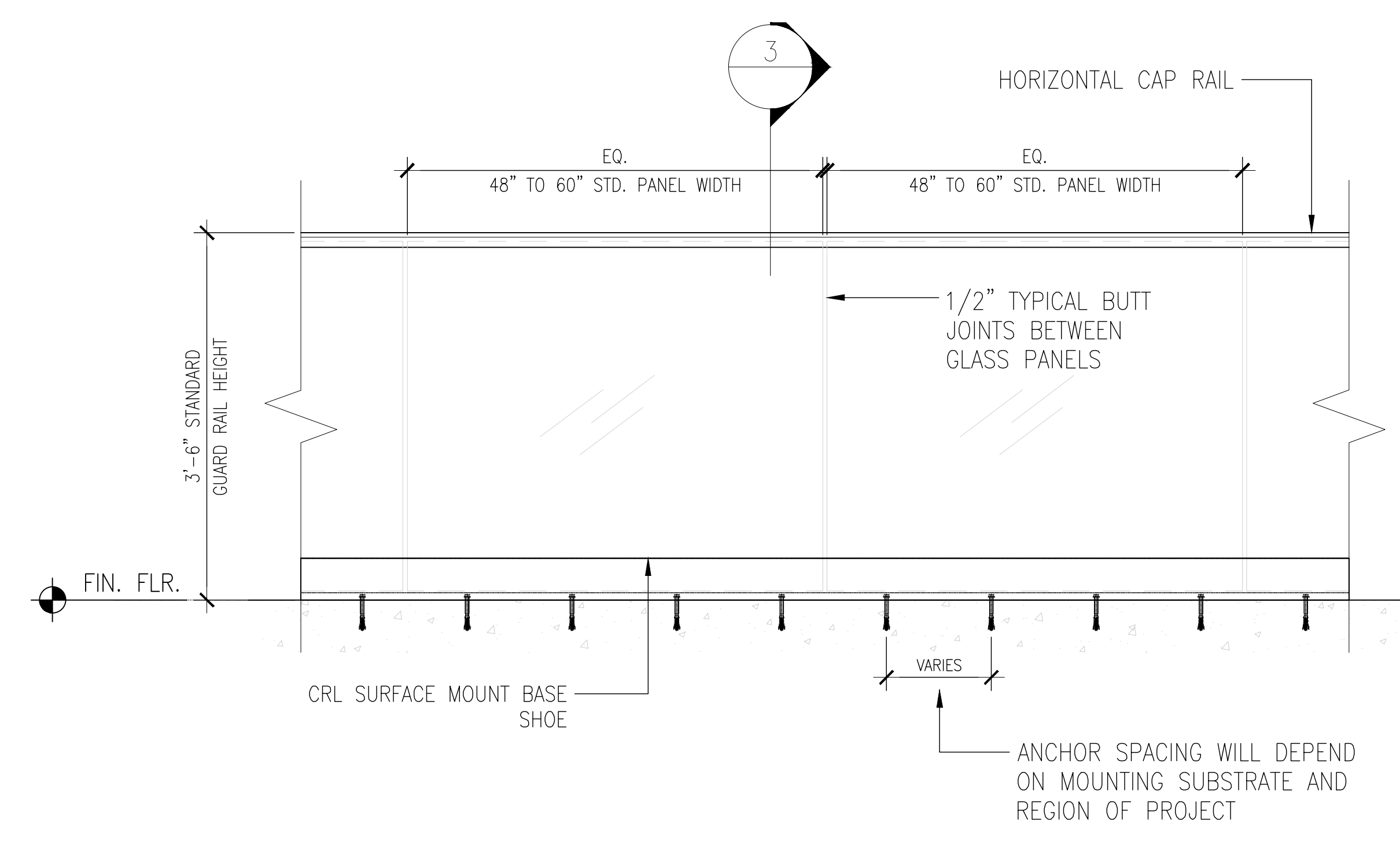
ENTRANCE RENOVATION SOUTHERN FACADE - GLASS RAIL EXISTING IMAGES

A-501.00

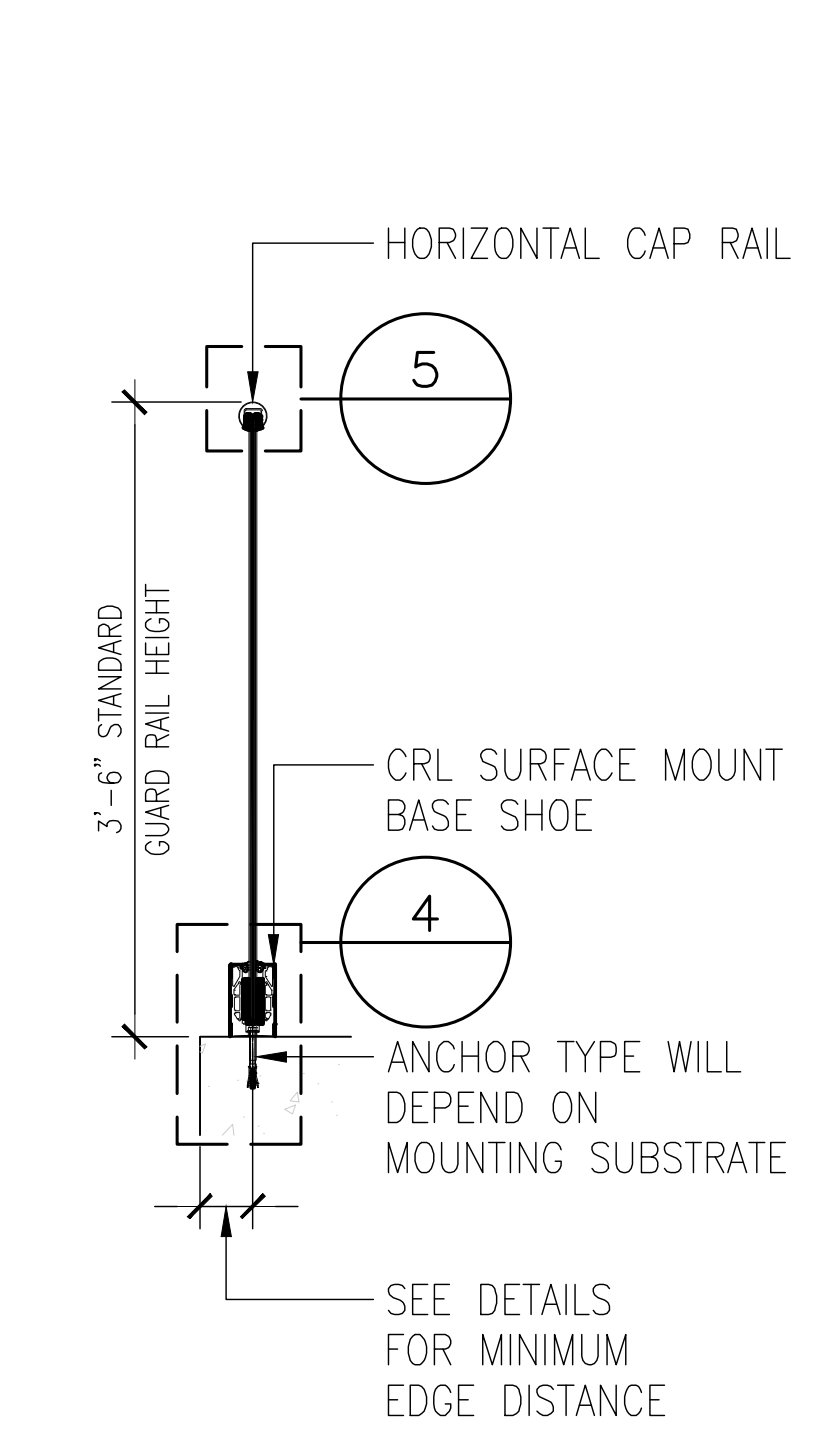




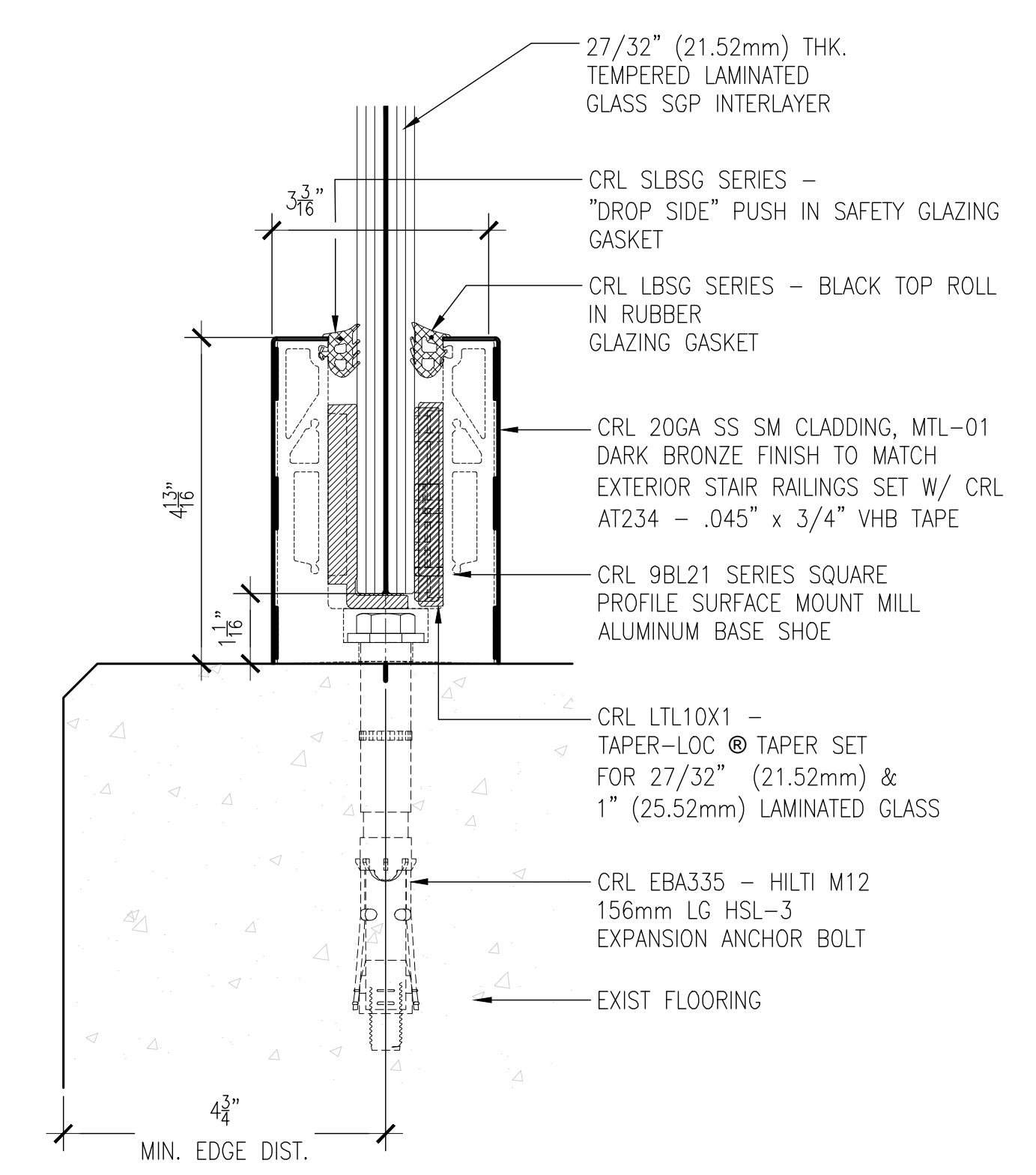
① PROPOSED GLASS RAILING PLAN



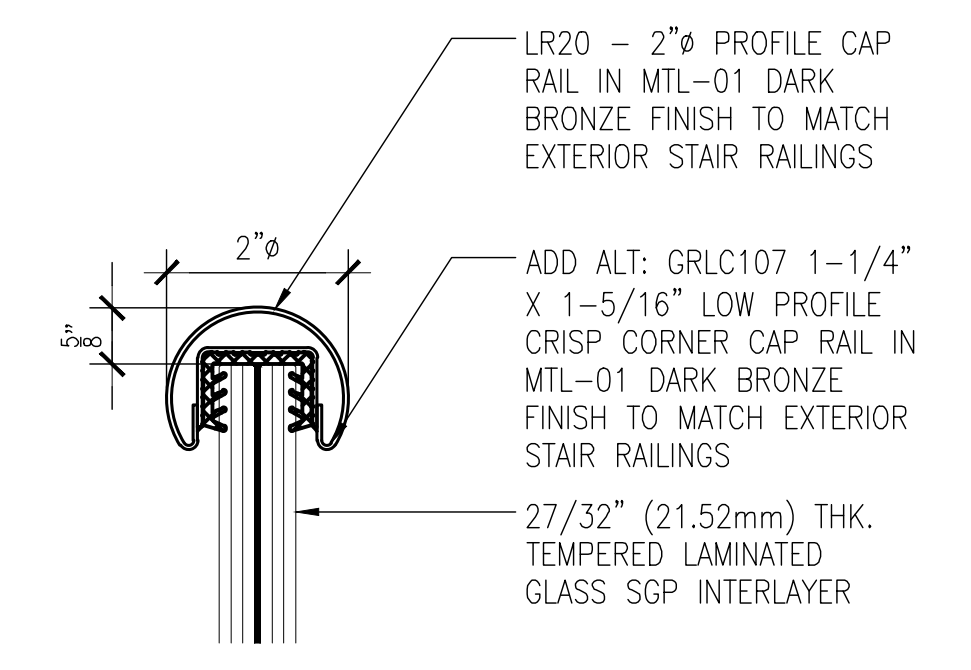
② PROPOSED GLASS RAILING ELEVATION



③ PROPOSED GLASS RAILING SECTION



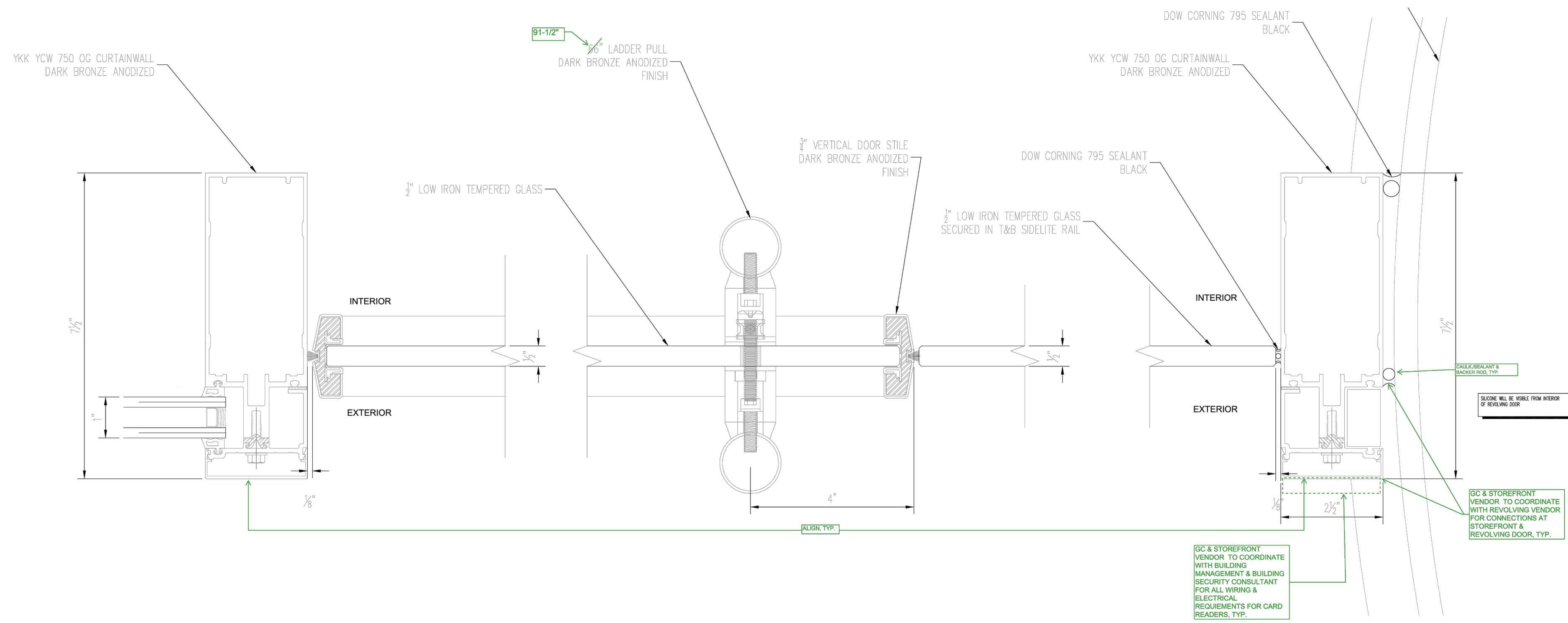
④ PROPOSED GLASS RAILING BASE DETAIL



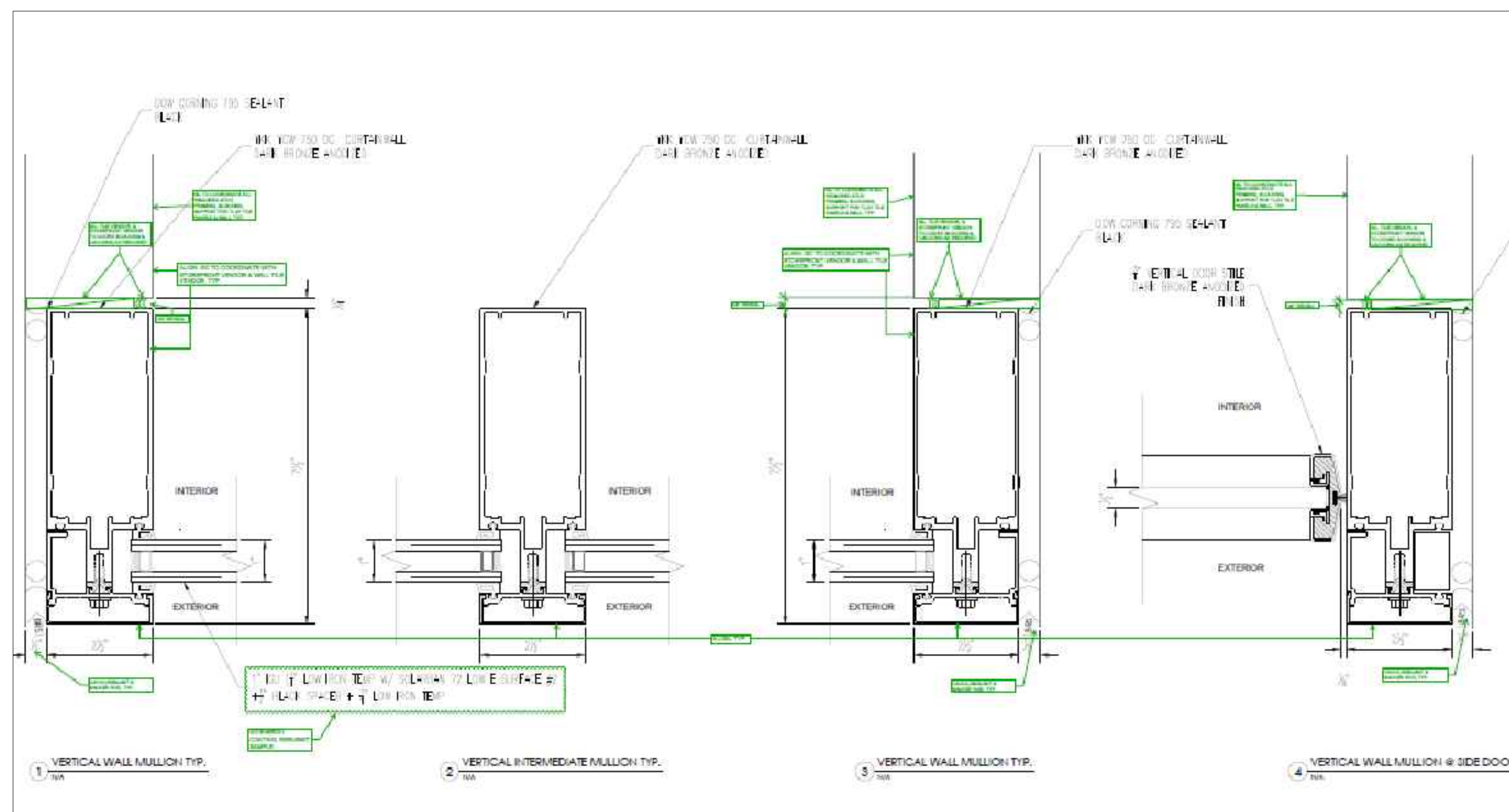
⑤ PROPOSED GLASS RAILING TOP DETAIL

11.15.22

A-502.00



DOOR & SIDELITE PLAN DETAILS



DOOR & SIDELITE PLAN DETAILS

11.15.22

A-600.00

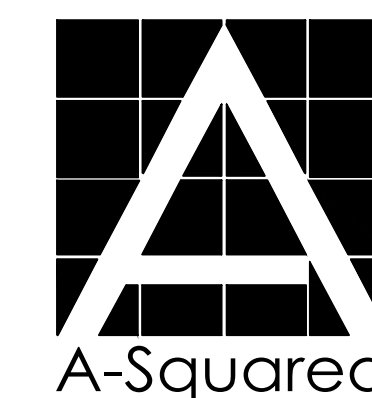
17 BATTERY PLACE

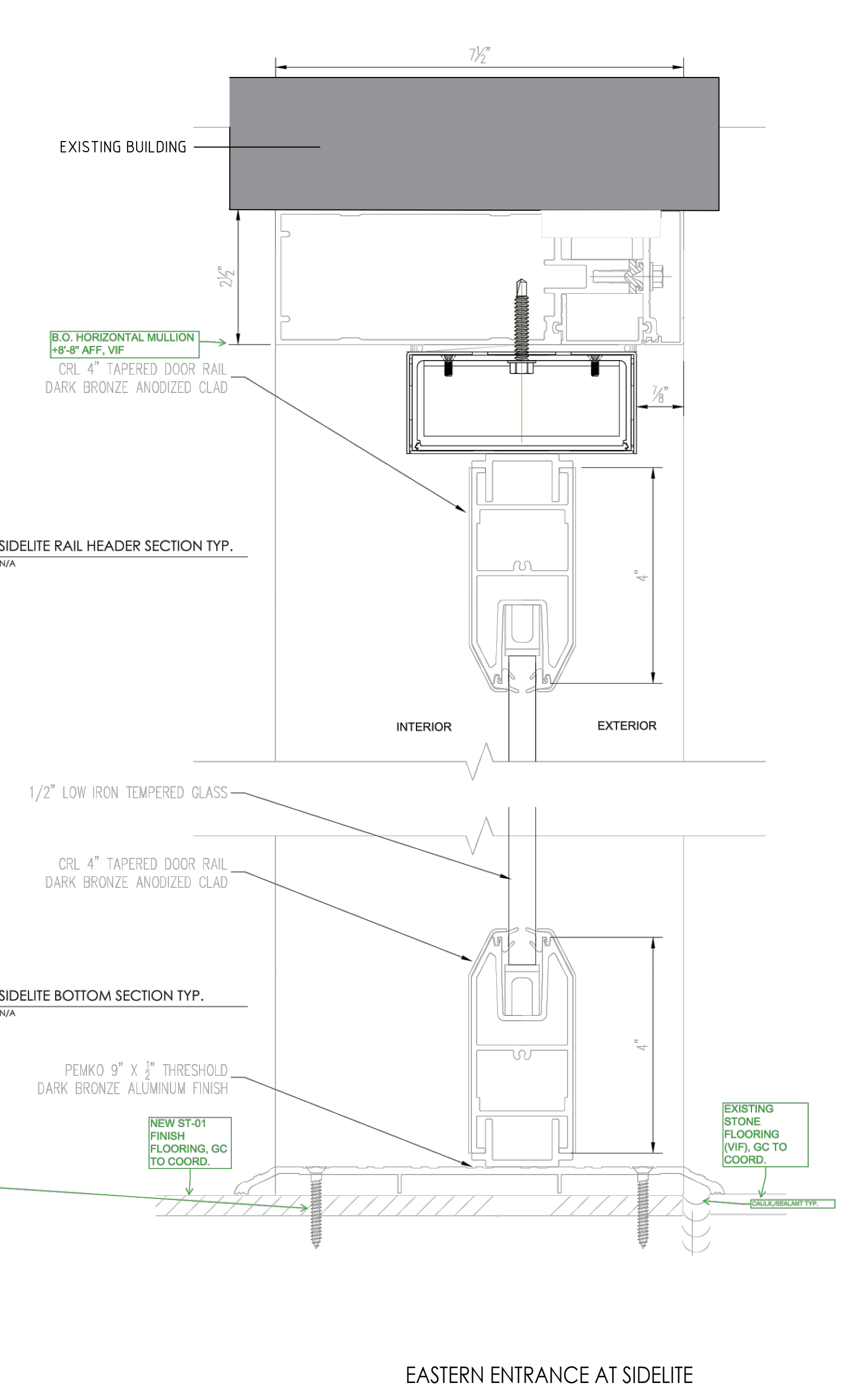
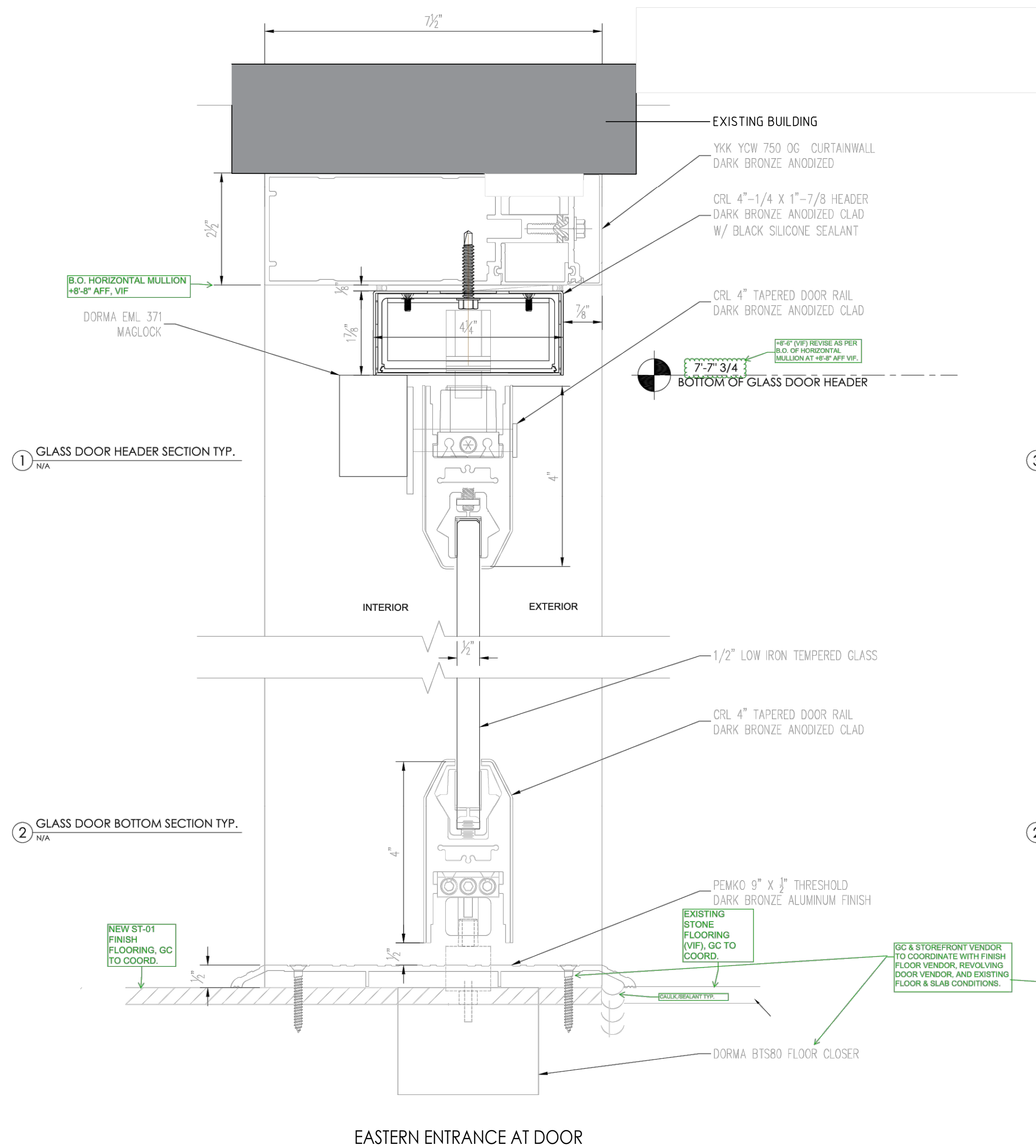
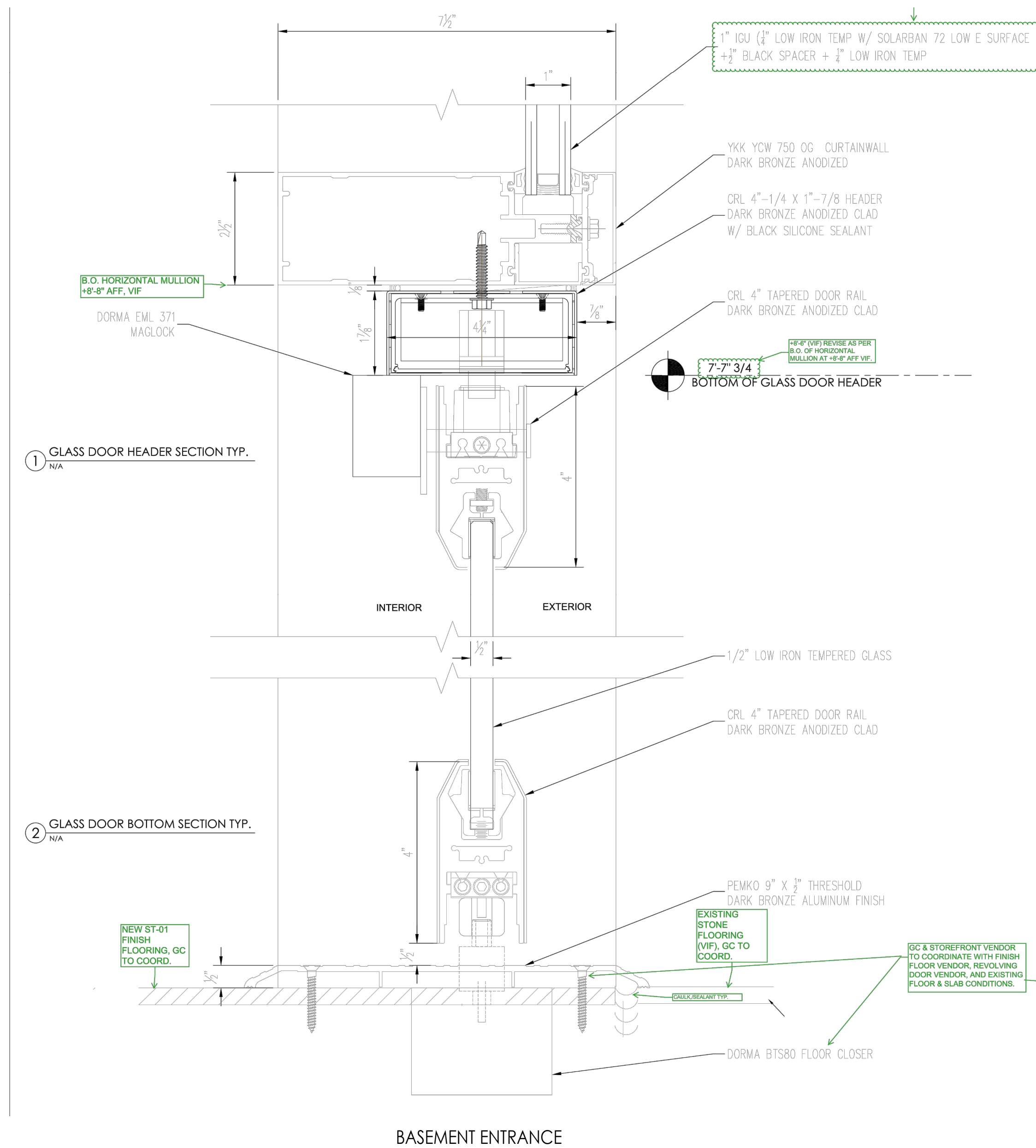
NEW YORK

NY

ENTRANCE RENOVATION

SHOP DRAWING DETAILS OF LPC/BOARD APPROVED STOREFRONT 1 OF 2





DOOR & SIDELITE SECTIONS

11.15.22

A-601.00

The current proposal is:

Preservation Department – Item 1, LPC-23-02930

17 Battery Place – The Whitehall Building – Individual Landmark Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 864 9383 1536

Passcode: 581958

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.