

The current proposal is:

Preservation Department – Item 1, LPC-23-02281

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed



BATTERY MARITIME BUILDING

10 SOUTH STREET
NEW YORK, NY 10004

LPC PUBLIC HEARING

NOVEMBER 15, 2022
JANUARY 10, 2023 REV.

MARVEL



PROPOSED



PHOTO | AXONOMETRIC

Currently Built (2022)



RENDERING | AXONOMETRIC

LPC Hearing 11/15/22

Summary of November 15, 2022 LPC Hearing Commissioner Comments Heard

Signage - Ground Level

- **Comment:** Reduce size
- **Response:** Signage on entry awning reduced in size by 35% (which is now 36% smaller than the TGI Sign)

Pergola - 5th Floor

- **Comment:** Simplify the appearance
- **Response:** Removal of the previously added top frame which squared out the sloped profile of the pergola.
- Changed color to be painted light gray/silver to blend more with sky.

Railing - 6th Floor

- **Comment:** Reduce visibiliy
- **Response:** Changed metal rail to a glass rail.

Reduce Visibility of Roof

- **Comment:** Simplify the roof expression to be closer to the original approved concept
- **Response:** Reduce number of distracting/cluttering architectural and decorative elements, revised materiality, omitted canvas awnings
- Removed Decorative Lifeboats
- Removed perpendicular fabric “cabanna walls”
- Decorative wall finishes removed (wood and mirror) - replaced with consistent uniform metal siding monolith
- Removed projecting edge awning. There is nothing cantilevered from the pergola edge
- Changed fabric shade system at top to operable louver blade system
- Lighting simplified. Previously removed decorated red light. Removed sconce lighting at pergola posts.



RENDERING | AXONOMETRIC

Proposed



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

LPC Hearing 11/15/22

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

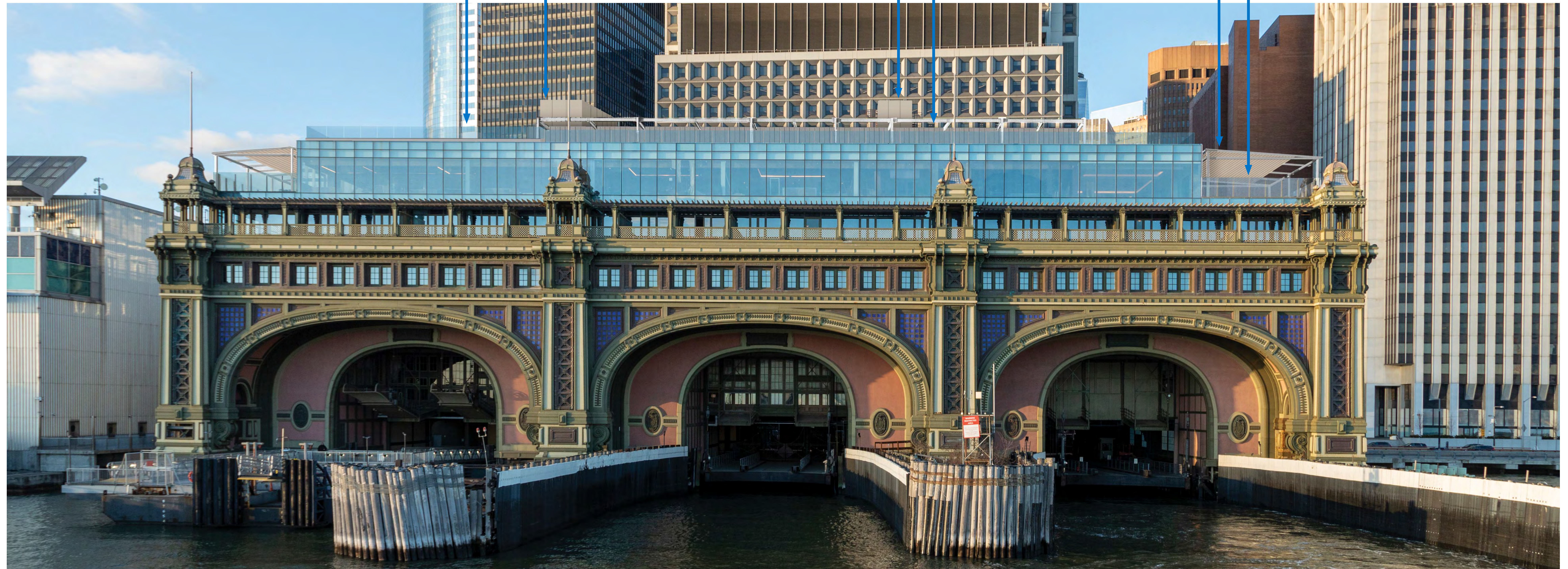
PASSENGER ELEVATOR
EXTENSION
STANDING SEAM METAL PANEL

SERVICE ELEVATOR EXTENSION
STANDING SEAM METAL PANEL

EXISTING STEEL FRAME
STRUCTURE PAINTED
OPERABLE METAL BLADE
LOUVERS WITH INTEGRATED
LIGHTING

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

Summary of Changes

- Removed 5th Floor Pergola horizontal top frame, changed color to be painted light gray/silver
- Changed 6th Floor railing changed to glass
- Removed 6th Floor decorative wall finishes, decorative lifeboats, perpendicular fabric walls
- Removed 6th Floor projecting edge awning
- Changed 6th Floor fabric shade system at top to operable louver blade system

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

5'-0" H PERIMETER GLASS RAILING
ON METAL SKIRT AT POOL AREA

PASSENGER ELEVATOR
EXTENSION
STANDING SEAM METAL PANEL

EXISTING STEEL FRAME STRUCTURE
PAINTED
OPERABLE METAL BLADE
LOUVERS WITH INTEGRATED
LIGHTING

5TH FLR LOWERED 7' H
GLASS SCREEN



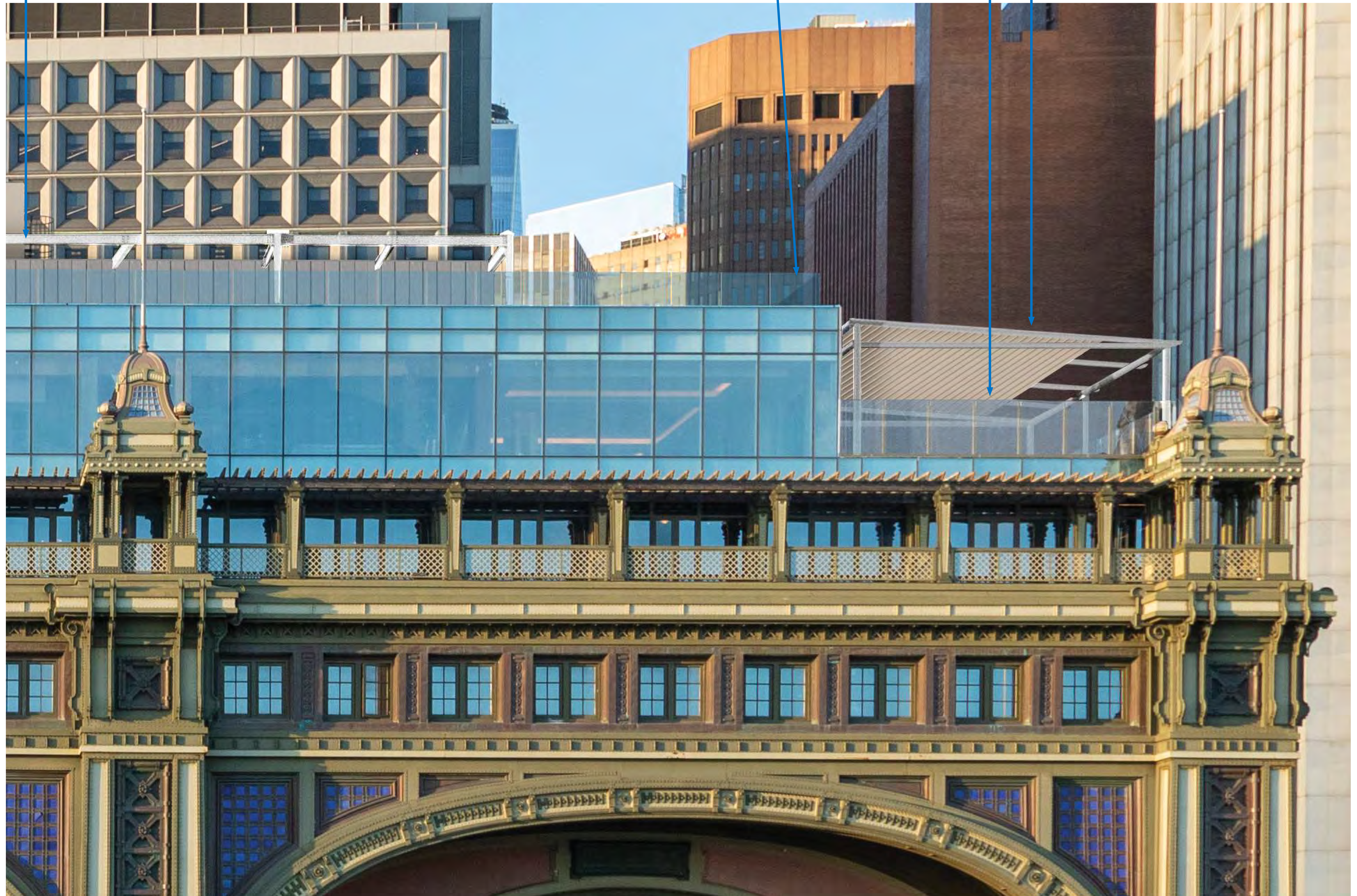
RENDERING | SOUTH ELEVATION
Proposed (Enlarged West)

EXISTING STEEL FRAME STRUCTURE
PAINTED
OPERABLE METAL BLADE
LOUVERS WITH INTEGRATED
LIGHTING

3'-6" H PERIMETER GLASS RAILING

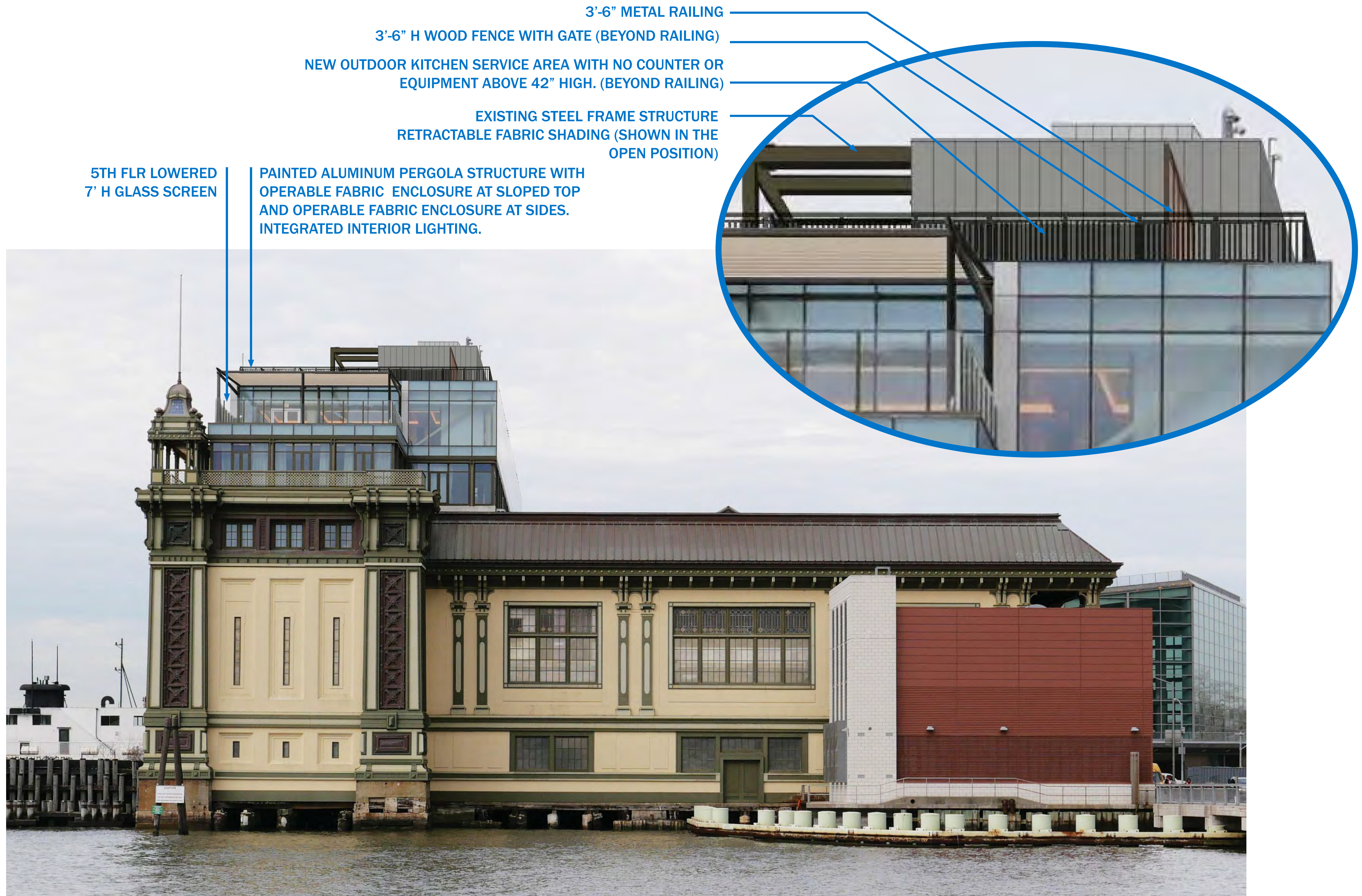
5TH FLR LOWERED 7' H
GLASS SCREEN

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



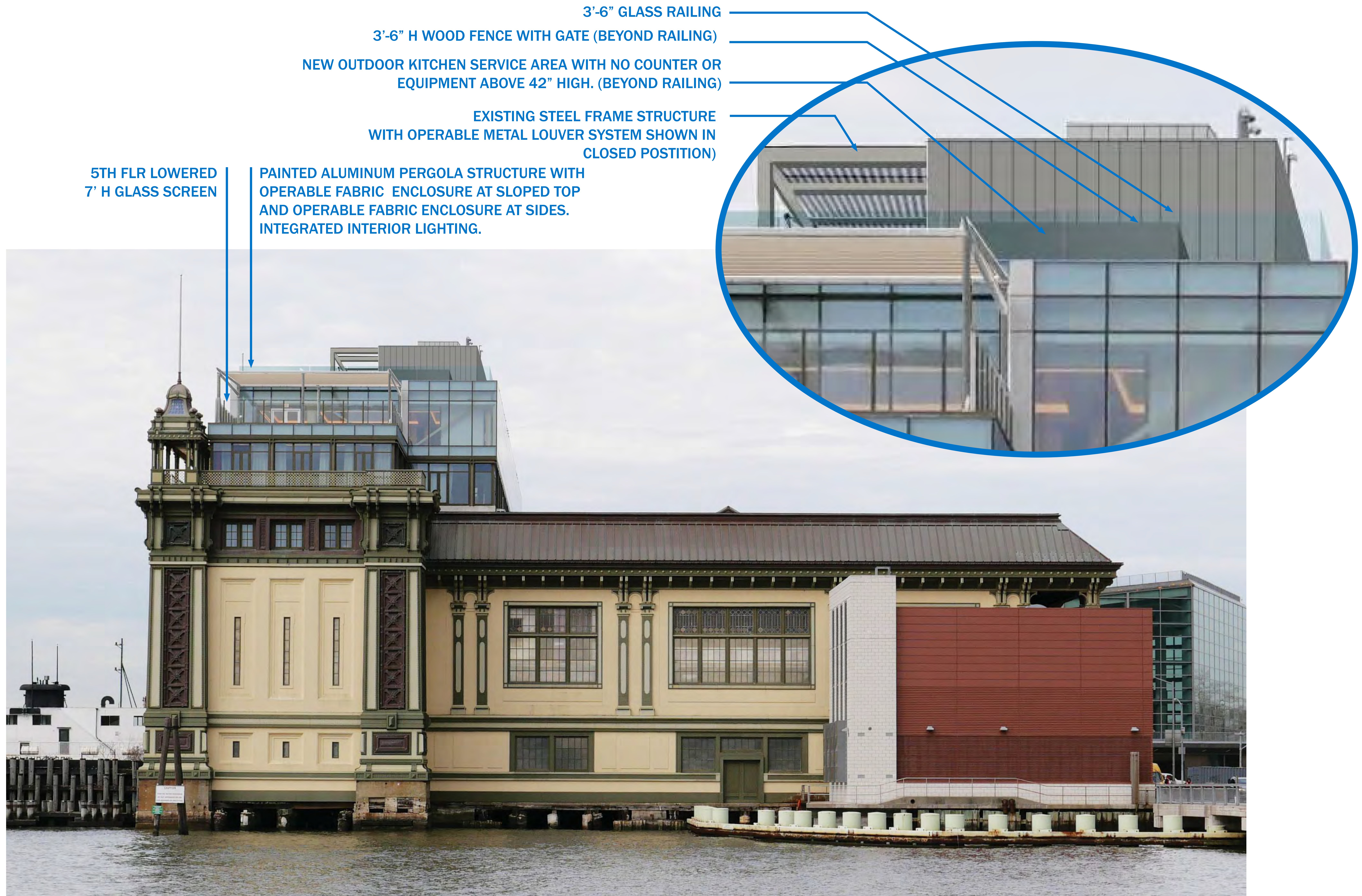
RENDERING | SOUTH ELEVATION

Proposed (Enlarged West)



RENDERING | EAST ELEVATION

LPC Hearing 11/15/22



Summary of Changes

- Removed 5th Floor Pergola horizontal top frame, changed color to be painted light gray/silver
- Changed 6th Floor railing changed to glass
- Changed 6th Floor fabric shade system at top to operable louver blade system

RENDERING | EAST ELEVATION

Proposed



PHOTO | NORTH EAST APPROACH
Currently Built (2022)

METAL LOUVERS

MEP EQUIPMENT VISIBLE



RENDERING | NORTH EAST APPROACH

Proposed

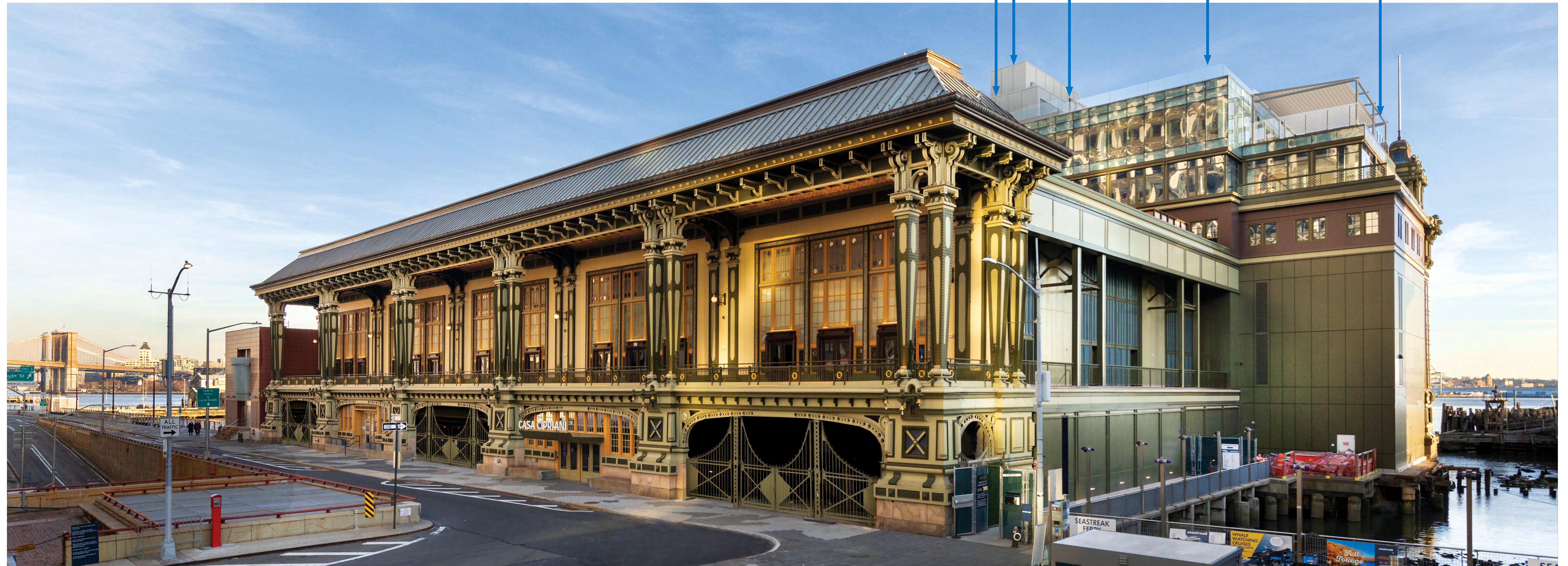
ELEVATOR (PE-2/
PE-3) EXTENSION
STANDING SEAM
METAL PANELS

BULKHEAD
STANDING SEAM
METAL PANELS

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

PERIMETER
GLASS RAILING

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



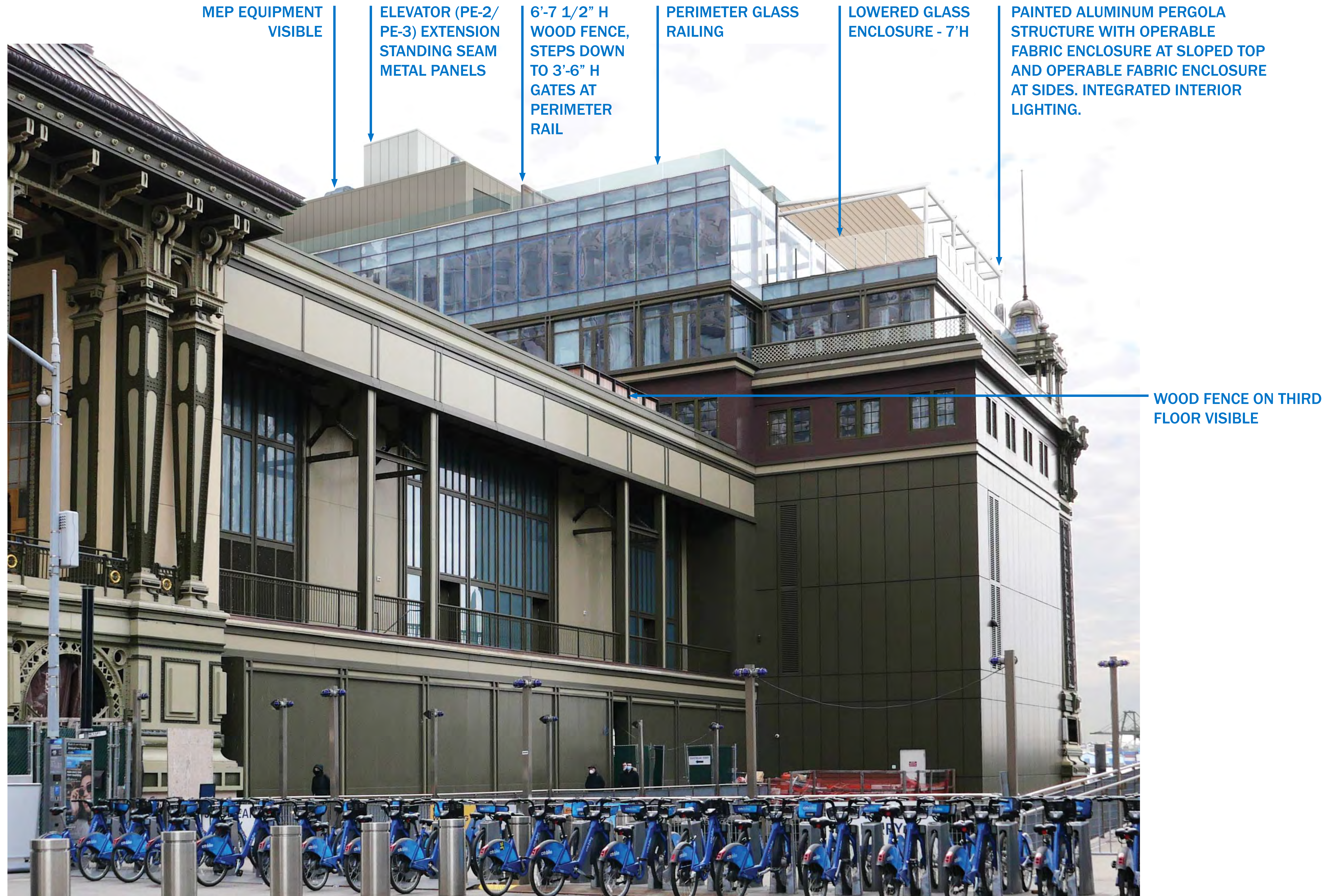
RENDERING | NORTHWEST ELEVATION

Proposed



RENDERING | WEST ELEVATION

LPC Hearing 11/15/22



RENDERING | WEST ELEVATION

Proposed

Summary of Changes

- Removed 5th Floor Pergola horizontal top frame, changed color to be painted light gray/silver
- Changed 6th Floor railing to glass



RENDERING | 5TH FLOOR EAST PERGOLA

LPC Hearing 11/15/22

NOTE: ALL RENDERINGS ARE SHOWN FOR REFERENCE TO PERGOLA INFORMATION ONLY (NOT FOR 6TH FL RAILING)



RENDERING | 5TH FLOOR EAST PERGOLA

PROPOSED

Summary of Changes

- Removed 5th Floor Pergola horizontal top frame. Changed color.

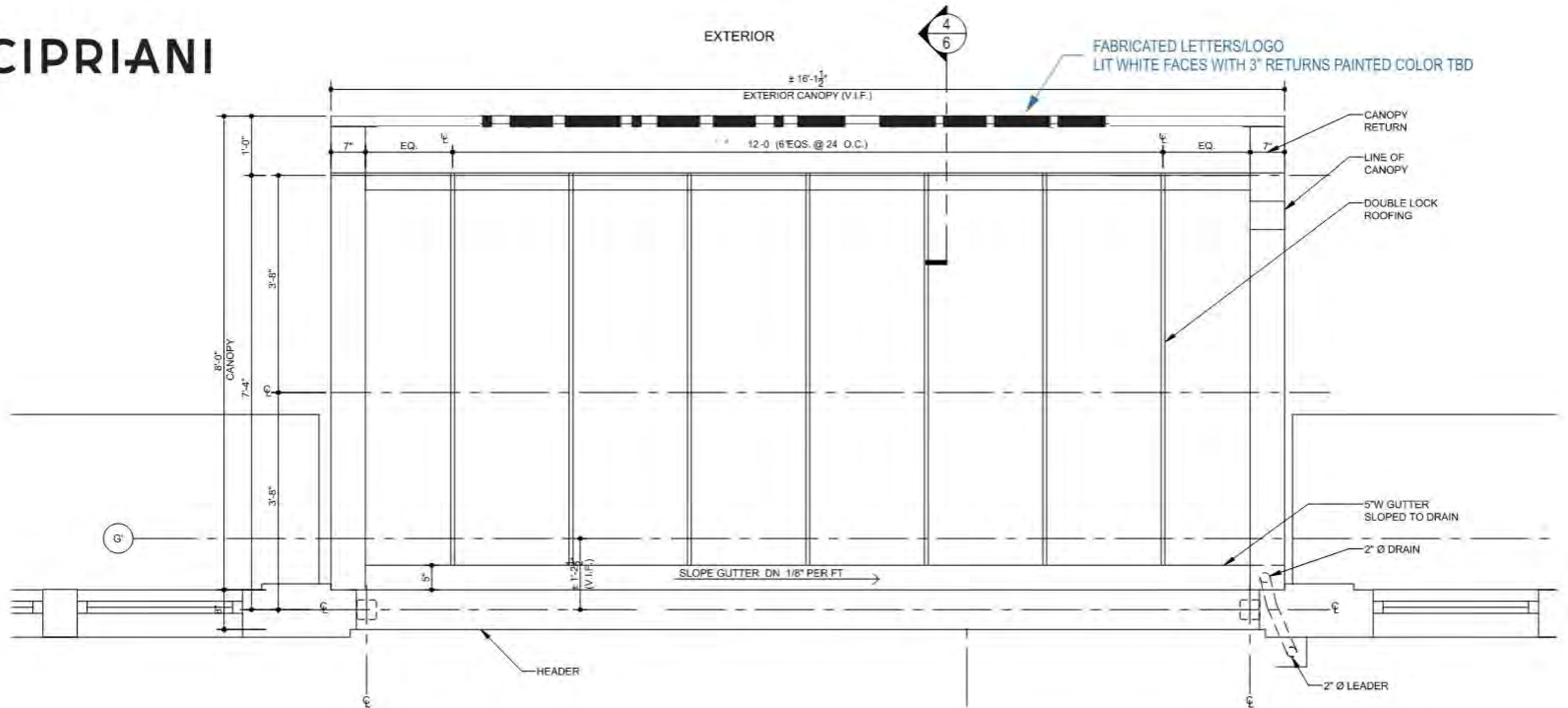


SOUTH STREET ENTRY SIGNAGE
SIGNAGE (JUNE 2022)



SOUTH STREET ENTRY SIGNAGE
PROPOSED 35% REDUCTION

CIPRIANI



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



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

SIGNAGE DIMENSIONS

11/15/22
LENGTH = 16'-2"
HEIGHT = 1'-6"

REVISED
LENGTH = 10'-6 1/2"
HEIGHT = 1'-0"

REDUCTION 35%



2022

APPENDIX

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