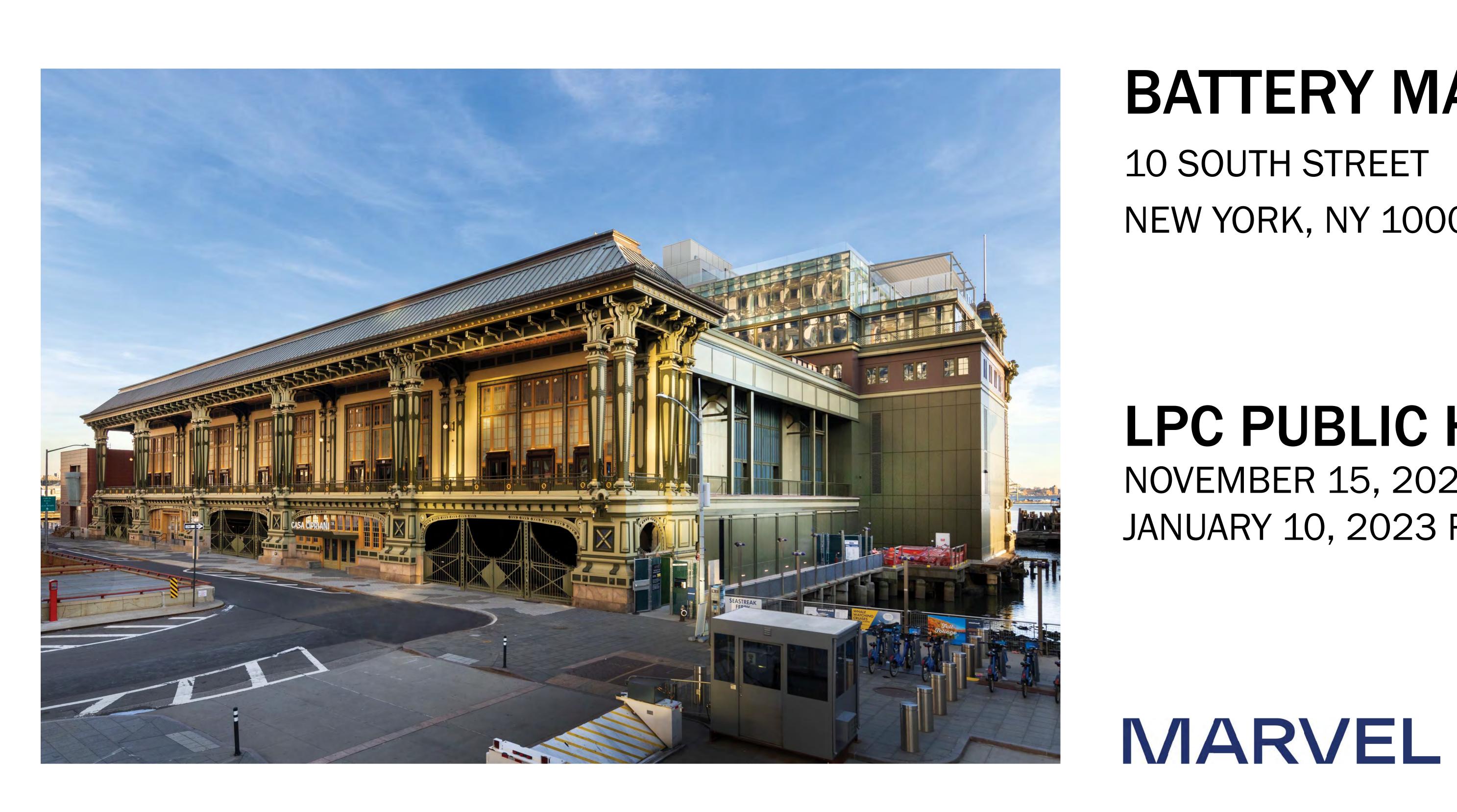


The current proposal is:

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.





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



SERVICE ELEVATOR EXTENSION STANDING SEAM METAL PANEL

DECORATIVE LIFE BOAT FEATURE ELEMENT

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

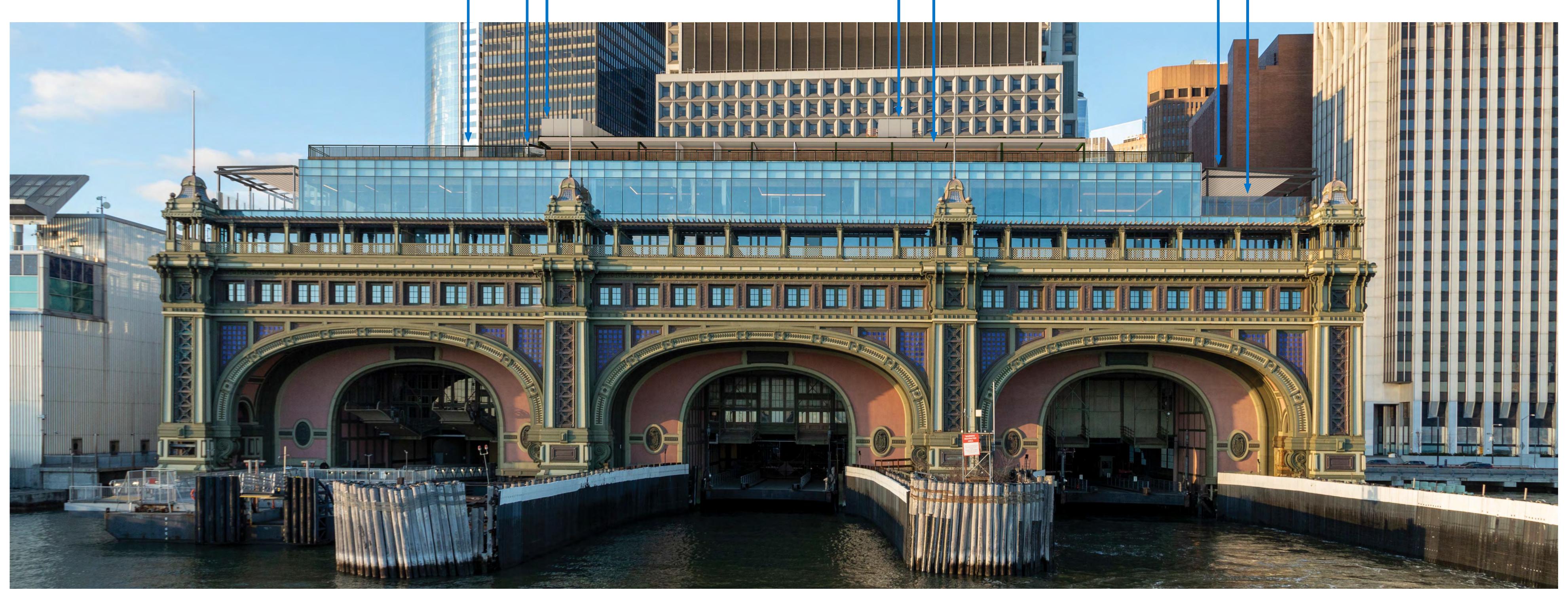
PASSENGER ELEVATOR
EXTENSION
STANDING SEAM METAL PANEL

EXISTING STEEL FRAME
STRUCTURE PAINTED

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

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

SERVICE ELEVATOR EXTENSION STANDING SEAM METAL PANEL

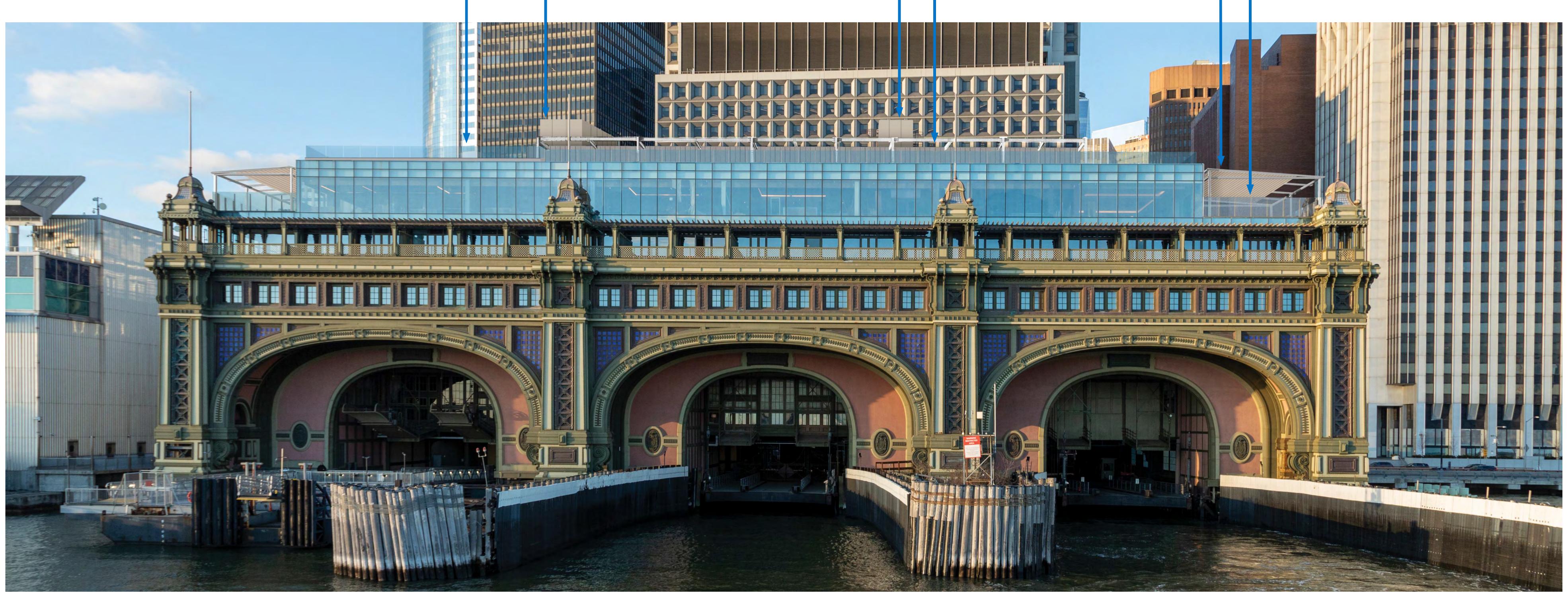
PERIMETER GLASS RAILING -(SHIFTED TOWARD EXTERIOR) TO BE RAISED TO 5'-0"

PASSENGER 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

PAINTED
OPERABLE METAL BLADE
LOUVERS WITH INTEGRATED
LIGHTING



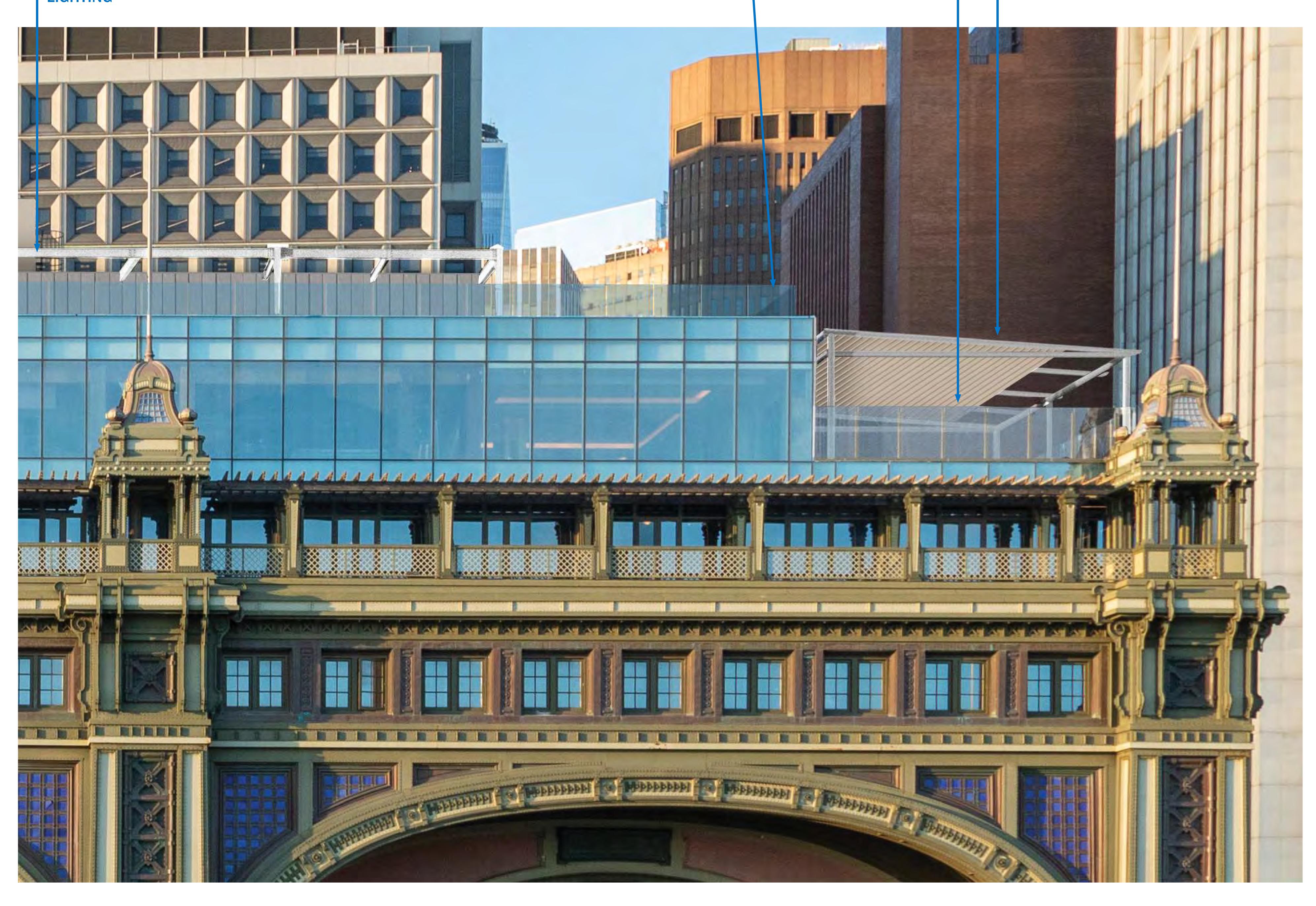
RENDERING | SOUTH ELEVATION

Proposed (Enlarged West)

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

5TH FLR LOWERED 7' H
GLASS SCREEN

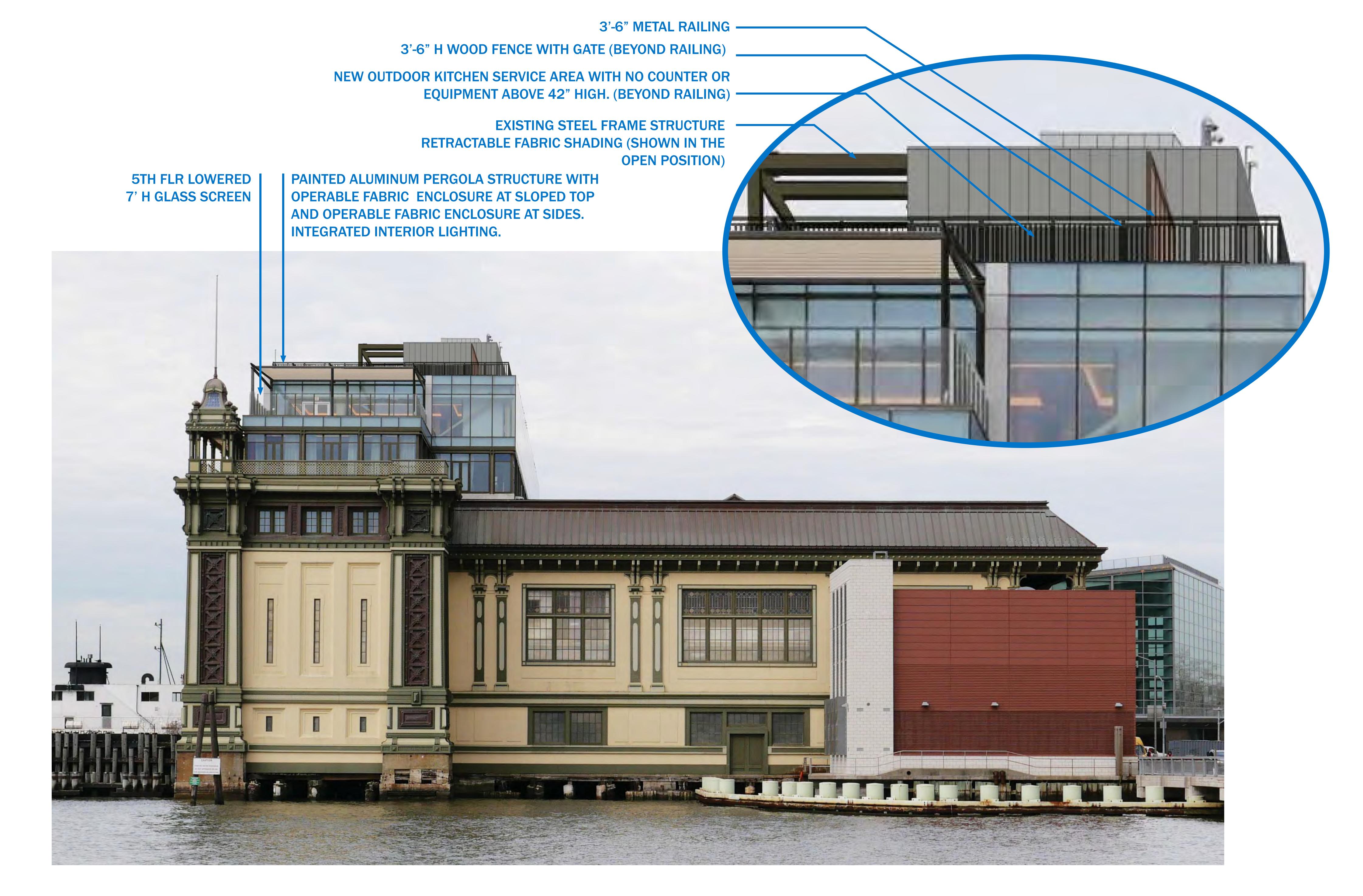
PAINTED ALUMINUM PERGOLA STRUCTURE WITH OPERABLE FABRIC ENCLOSURE AT SLOPED TOP AND OPERABLE FABRIC ENCLOSURE AT SIDES.
INTEGRATED INTERIOR LIGHTING



3'-6" H PERIMETER GLASS RAILING

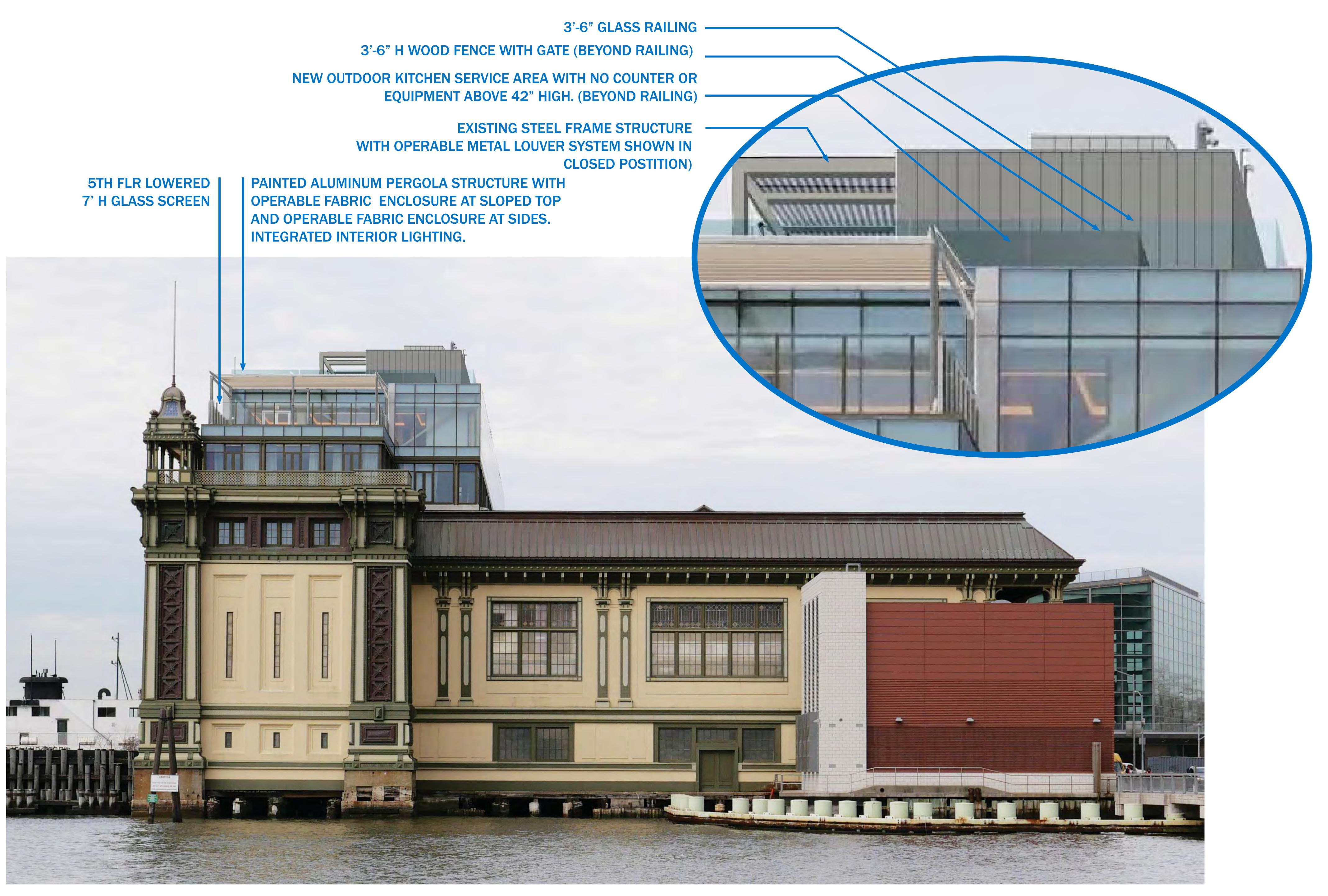
RENDERING | SOUTH ELEVATION

Proposed (Enlarged West)



RENDERING | EAST ELEVATION

LPC Hearing 11/15/22



RENDERING | EAST 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
- Changed 6th Floor fabric shade system at top to operable louver blade system

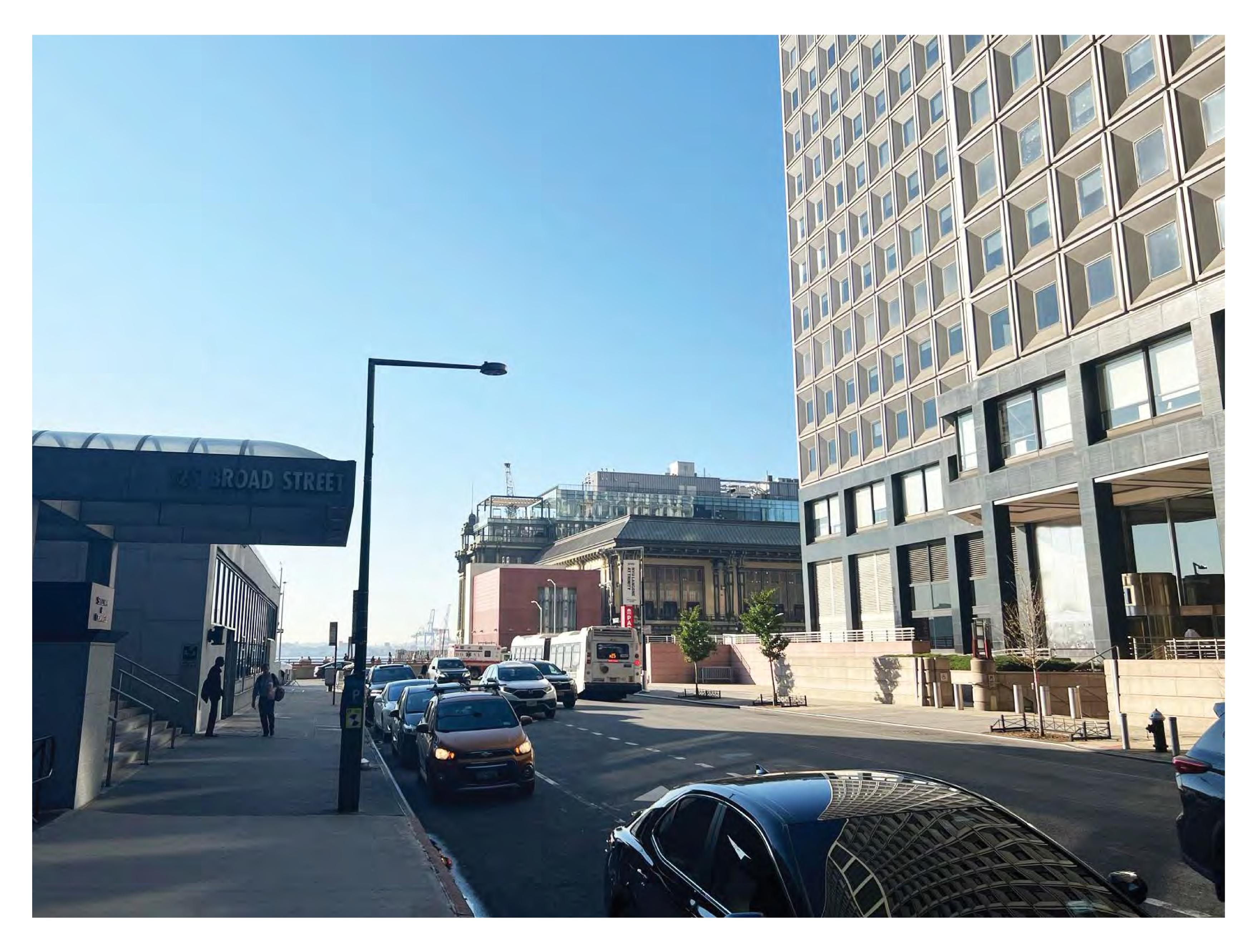


PHOTO | NORTH EAST APPROACH

Currently Built (2022)



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, GLASS RAILING STEPS DOWN TO 3'-6" H **GATES AT** PERIMETER **RAIL**

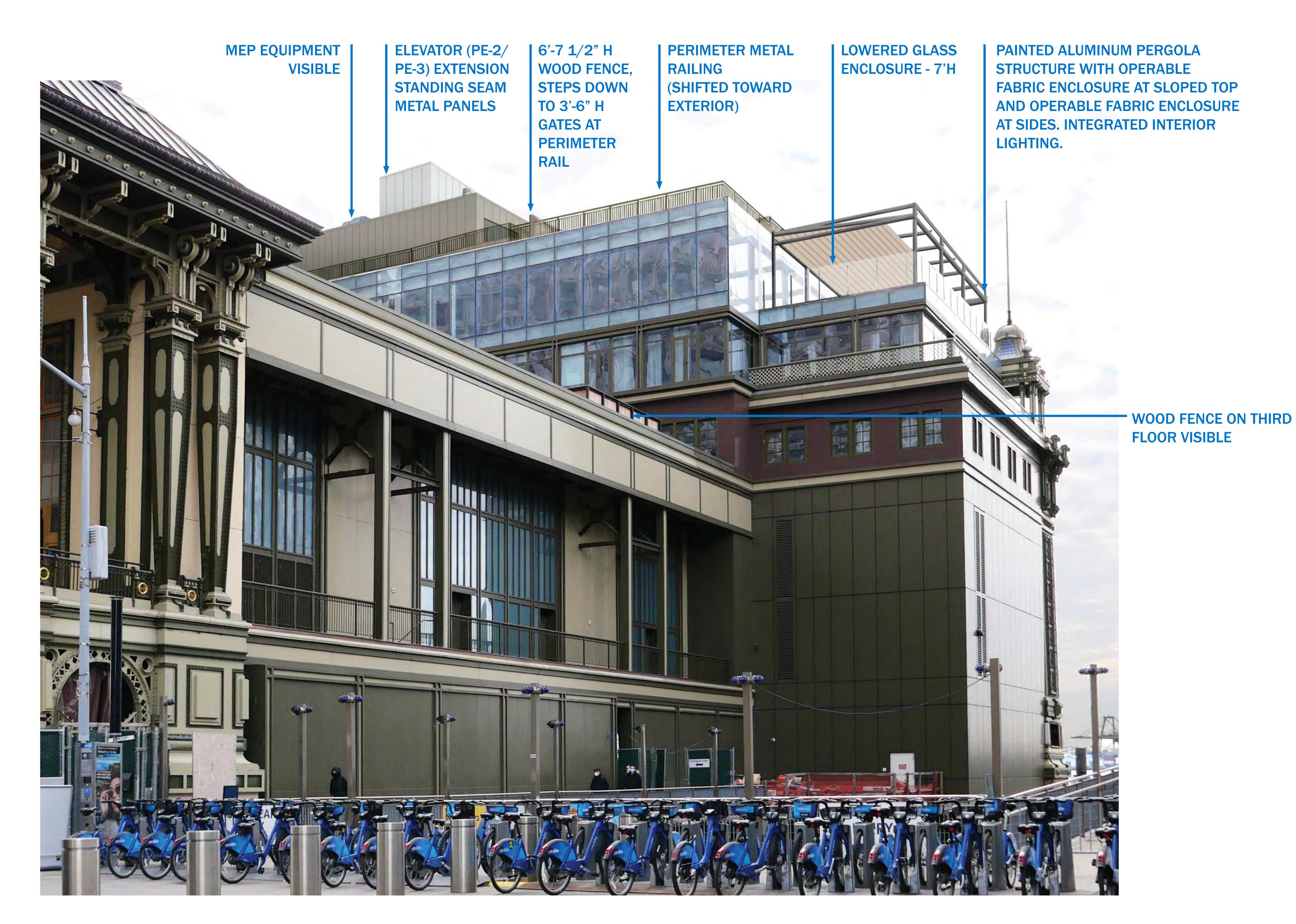
PERIMETER

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



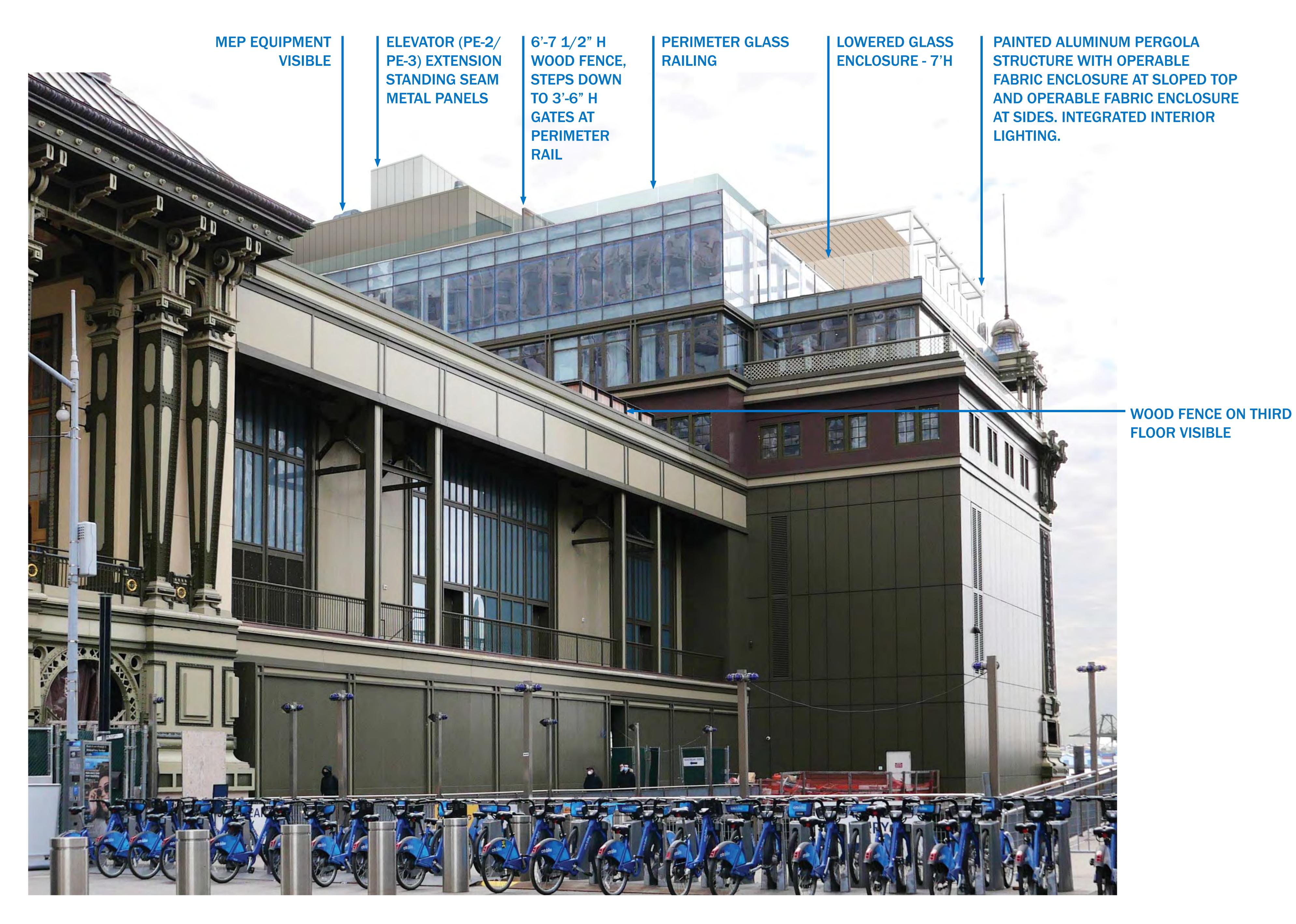
RENDERING | NORTHWEST ELEVATION

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

RENDERING | 5TH FLOOR EAST PERGOLA

PROPOSED

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

Summary of Changes

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



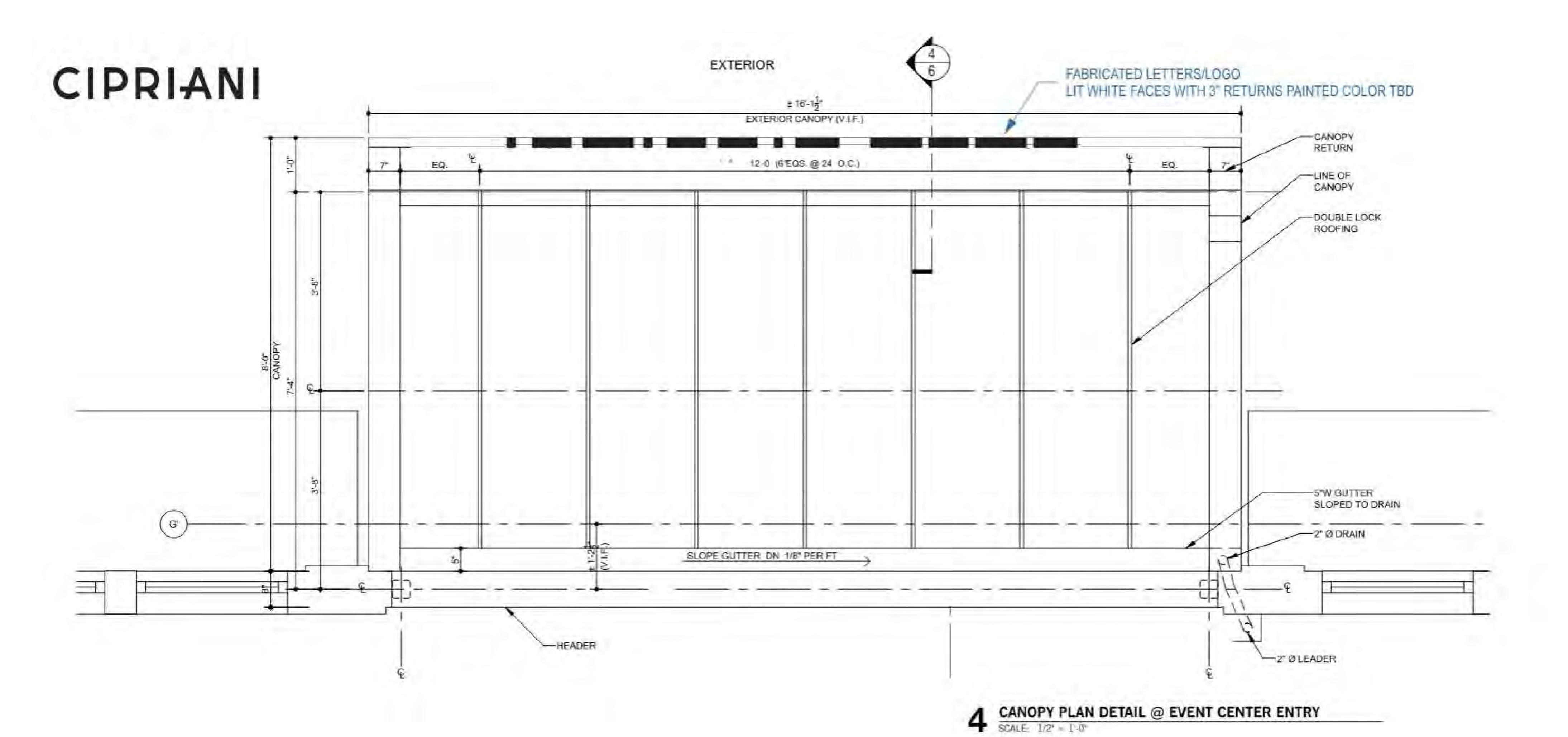


SOUTH STREET ENTRY SIGNAGE

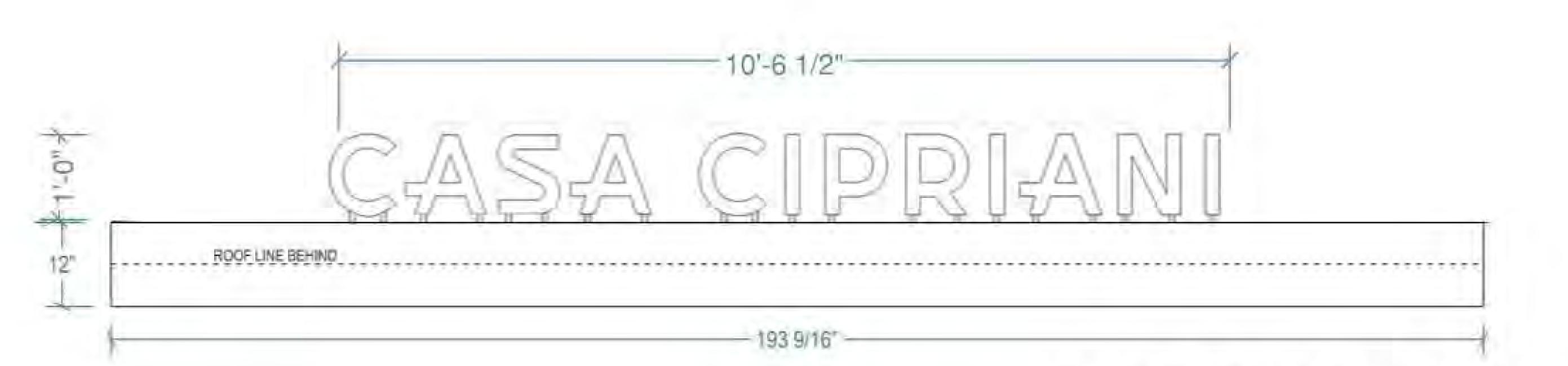
SIGNAGE (JUNE 2022)

SOUTH STREET ENTRY SIGNAGE

PROPOSED 35% REDUCTION



SIGNAGE DIMENSIONS



REDUCTION 35%

LENGTH = 10'-61/2''

11/15/22

HEIGHT = 1'-6"

HEIGHT = 1'-0"

REVISED

LENGTH = 16'-2"

CANOPY ELEVATION @ EVENT CENTER ENTRY

CANOPY SIGNAGE



APPENDIX



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