

June 4, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-07729

## Governors Island – Building 140 – Governors Island Historic District Borough of Manhattan

To testify virtually, please join Zoom

**Webinar ID:** 856 7948 6617

**Passcode:**322860

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 virtually 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.

June 4, 2024

# BLDG 140

Governors Island Adaptive Reuse  
LPC Commission

**sh p**  
ARCHITECTURE  
INTERIORS

**OSD**  
LANDSCAPE





### **RESTAURANT & EVENTS**

- New full service dining option on the island with year round operation
- Publicly accessible with the opportunity for private events



### **BAR & CAFE**

- New food option for quick bites open daily with year round operation
- Publicly accessible



### **TACO VISTA**

- Beloved food institution on Governors Island
- Open seasonally from April - October
- New facilities and expanded and improved outdoor area







01

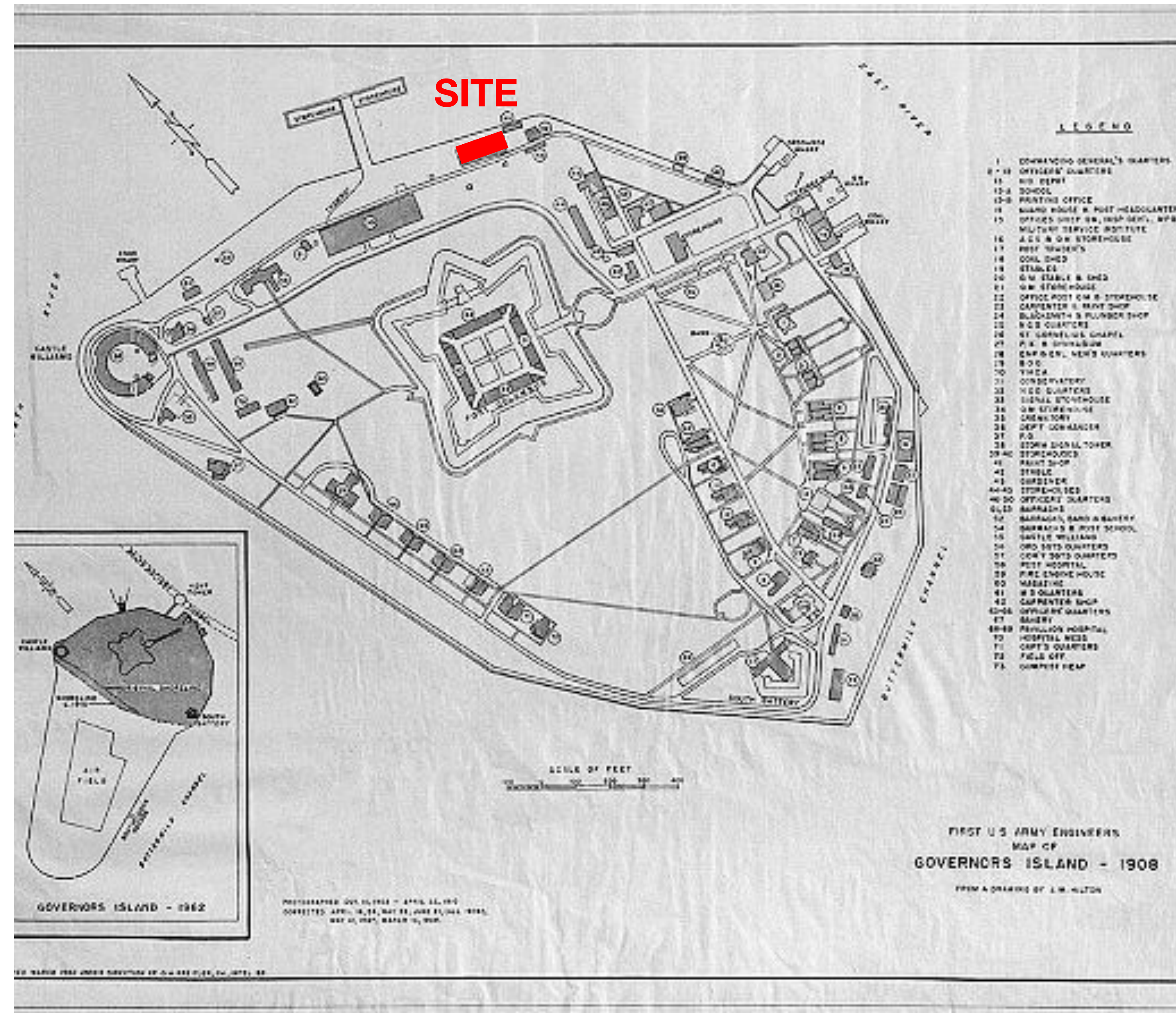
# Existing Conditions

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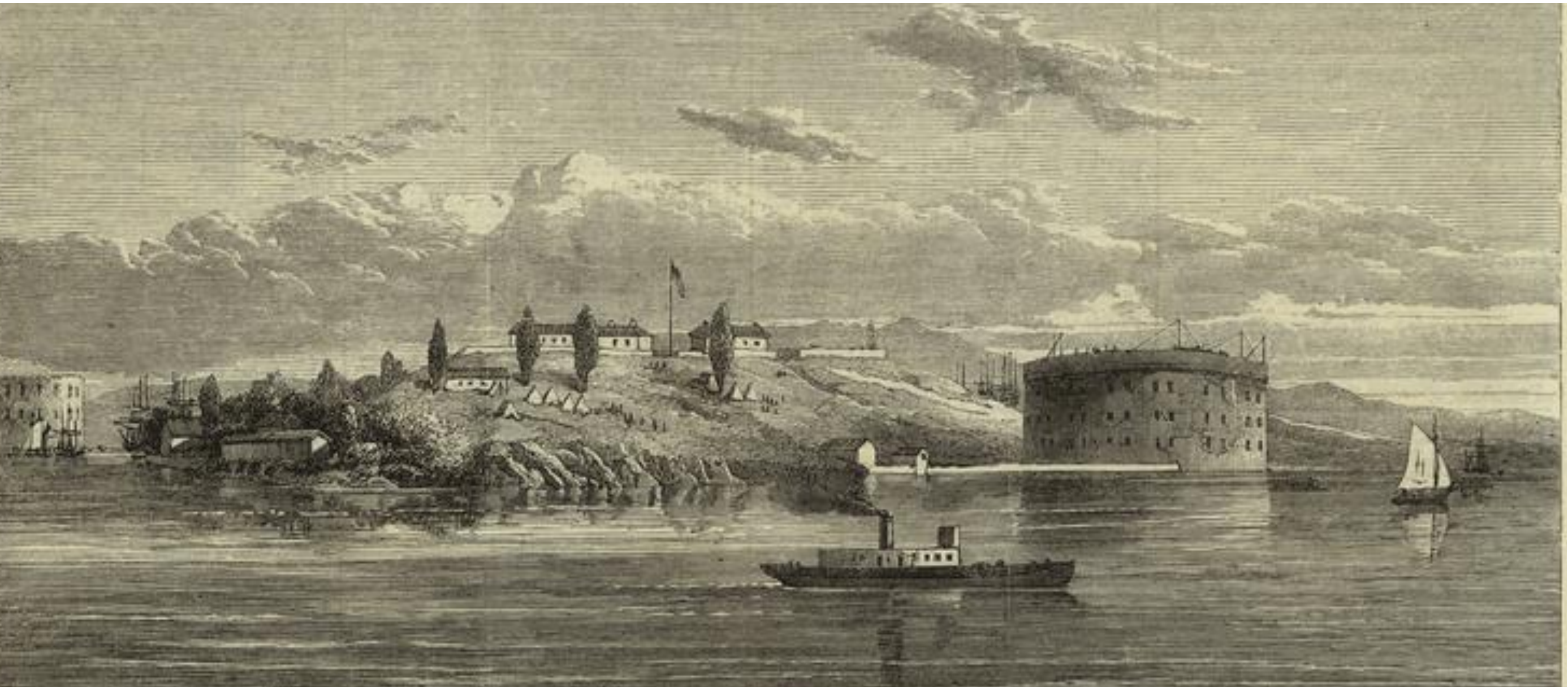
Governors Island Historic District & Building 140



Site History | Building 140 Location on Governors Island



Historical Military Fort



NY Harbor, 1865







FT. JAY

QC SPA

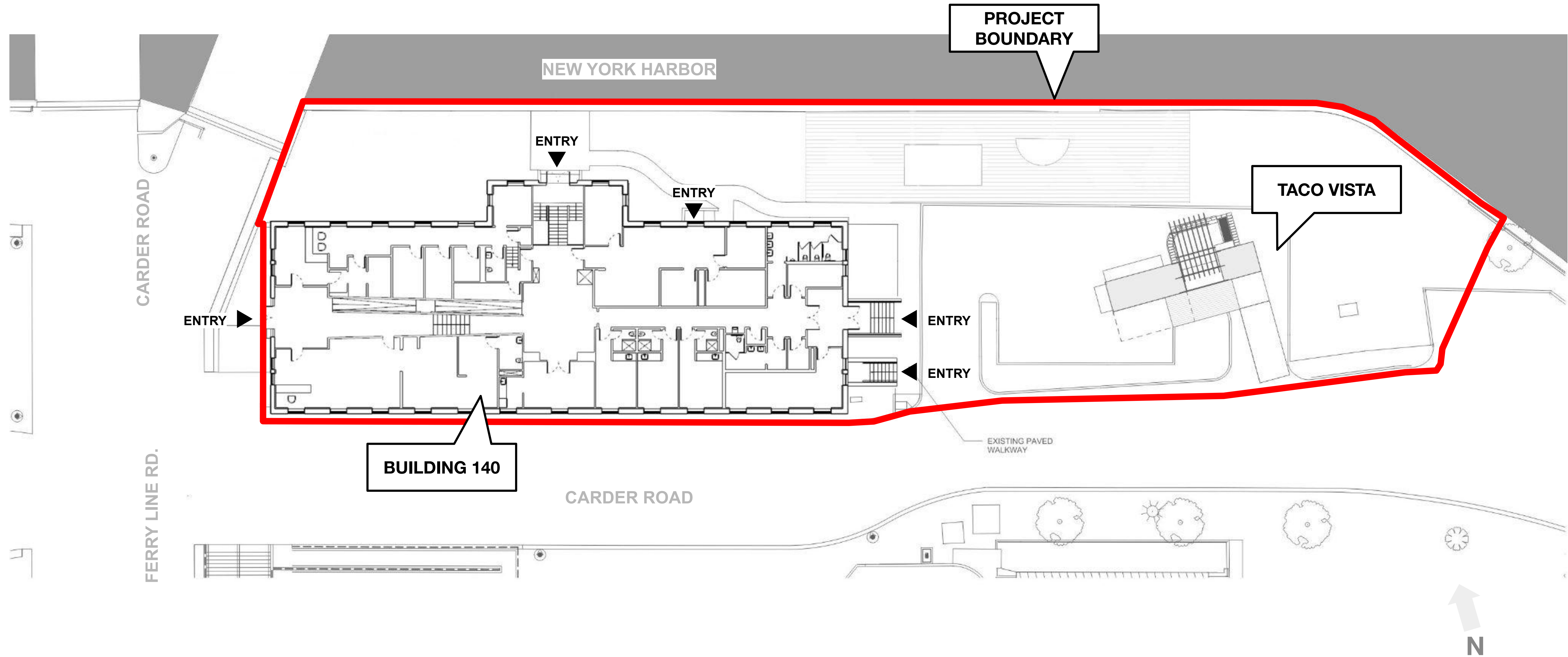
ISLAND OYSTER

BUILDING 140

TACO VISTA

MANHATTAN  
FERRY









West Elevation - 1983



West Elevation - 2022

## Building 140

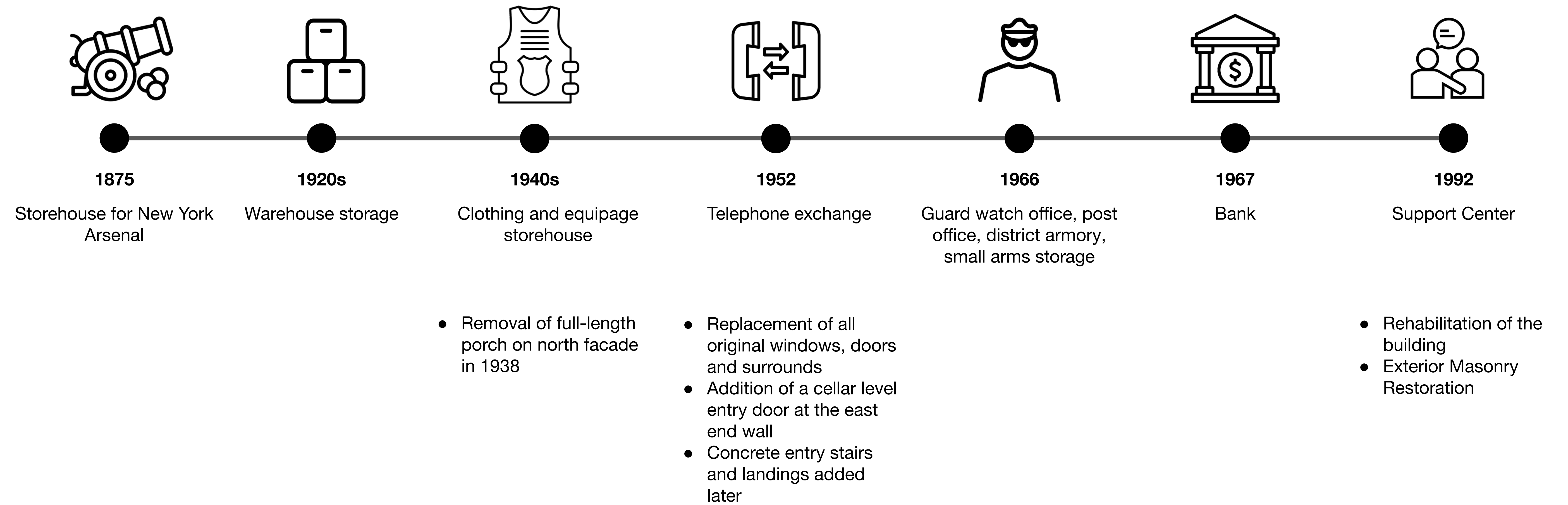
Location:	140 Governors Island
Built:	1875
Architect:	Undetermined
Subsequent adaptive uses:	1920s, 1940s, 1951, 1966, 1967, 1992
Style:	Romanesque Revival
Primary Materials:	Red brick, sandstone



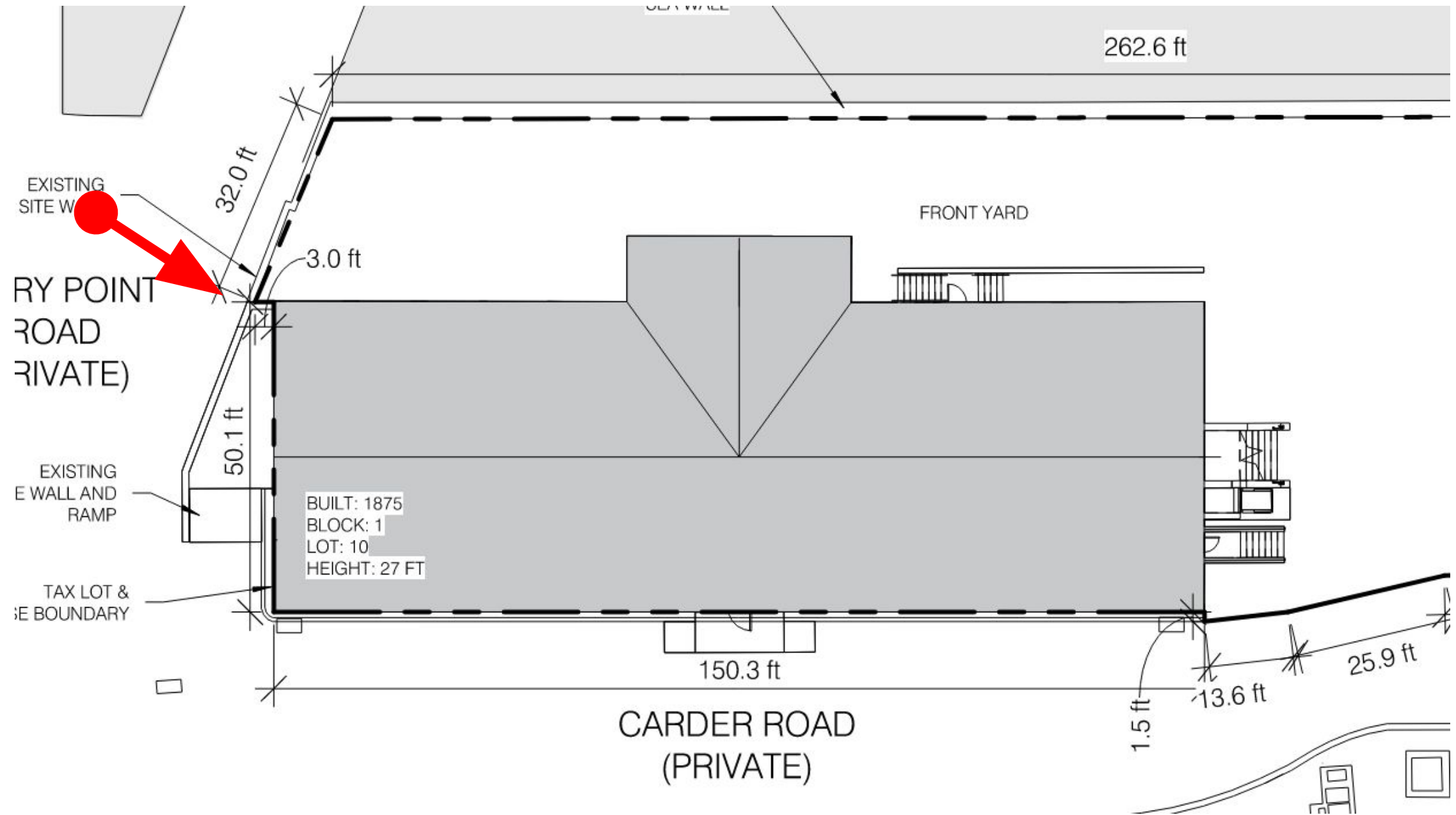


View from Carder Rd. 1983

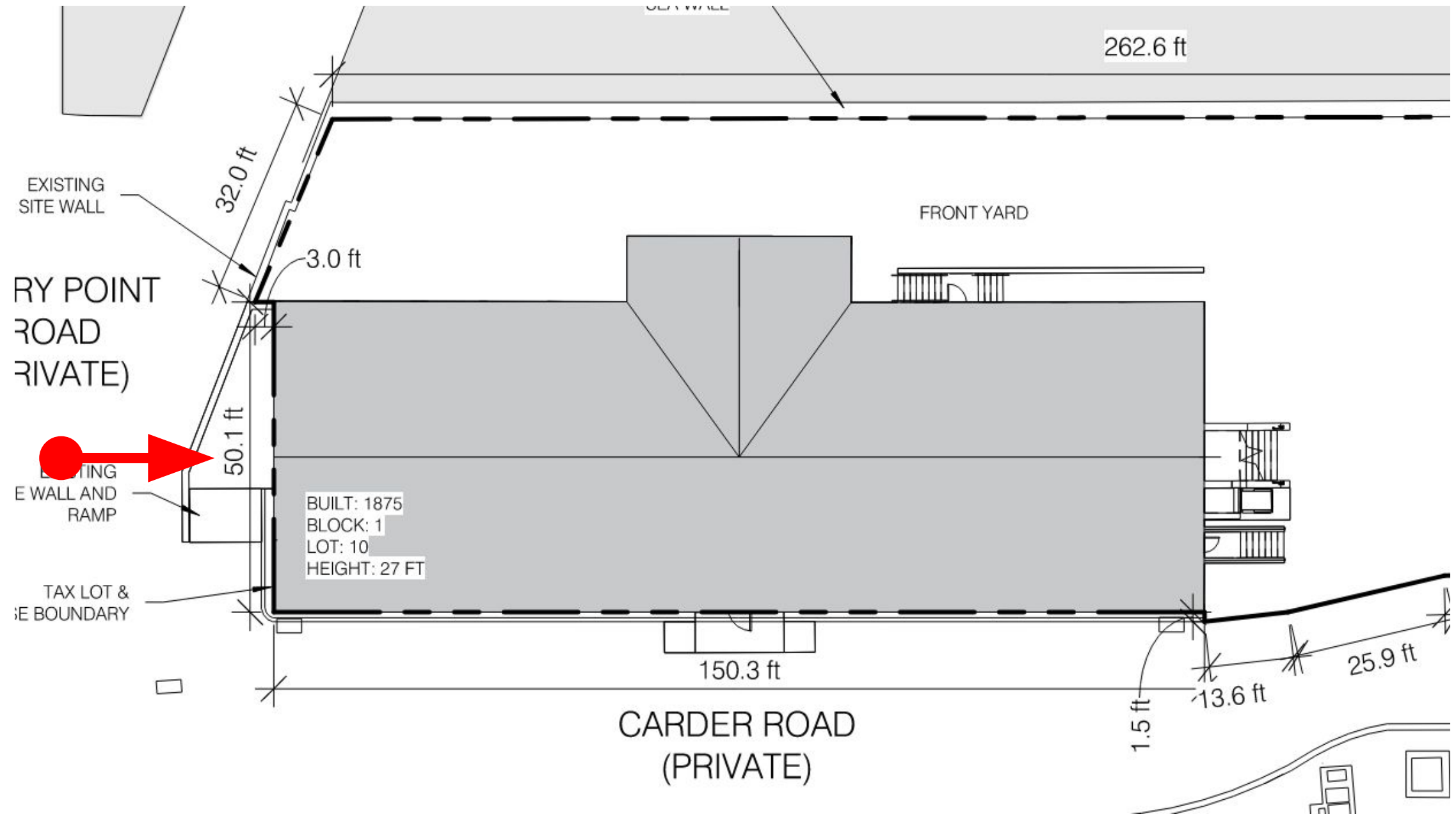




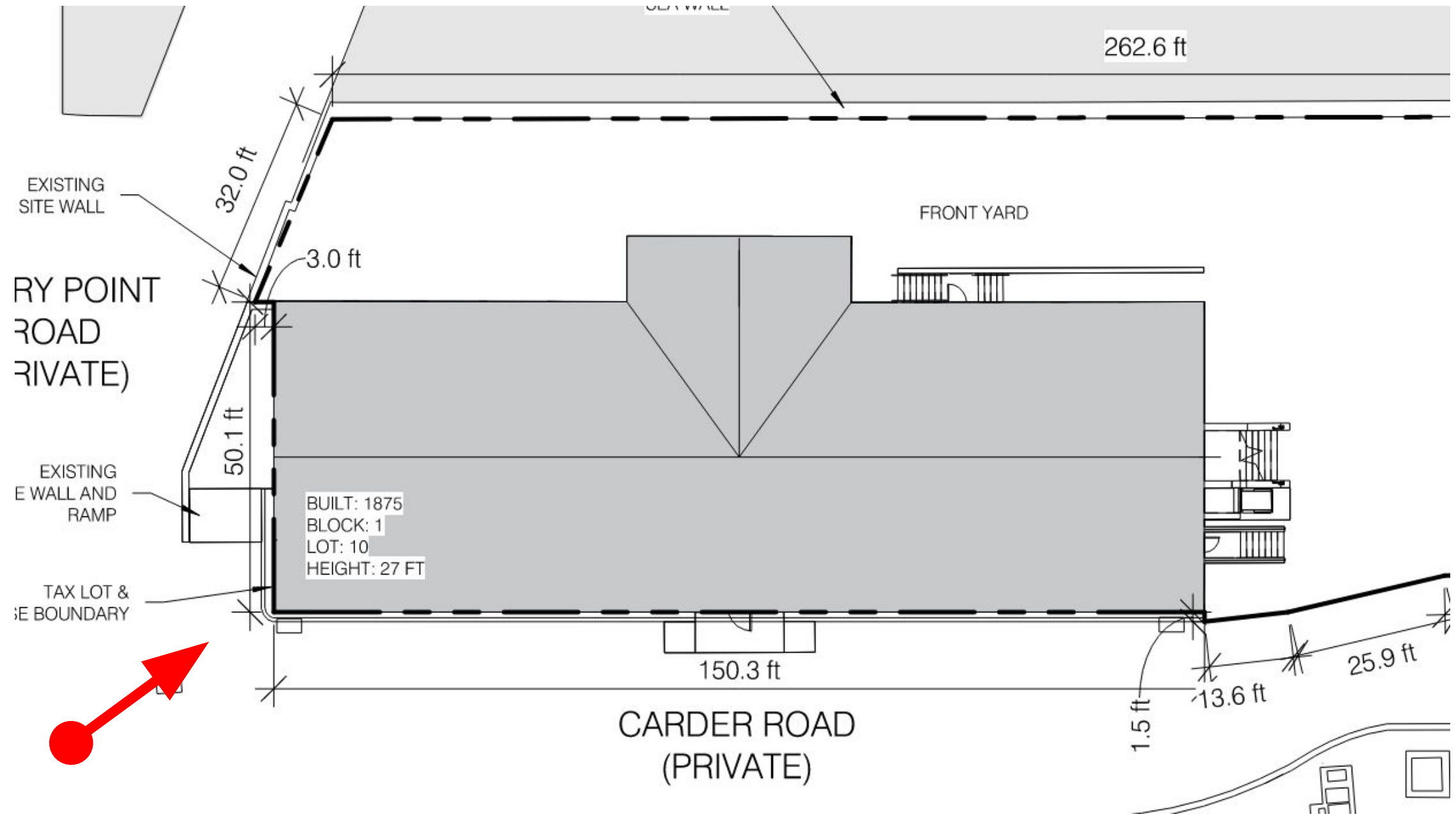






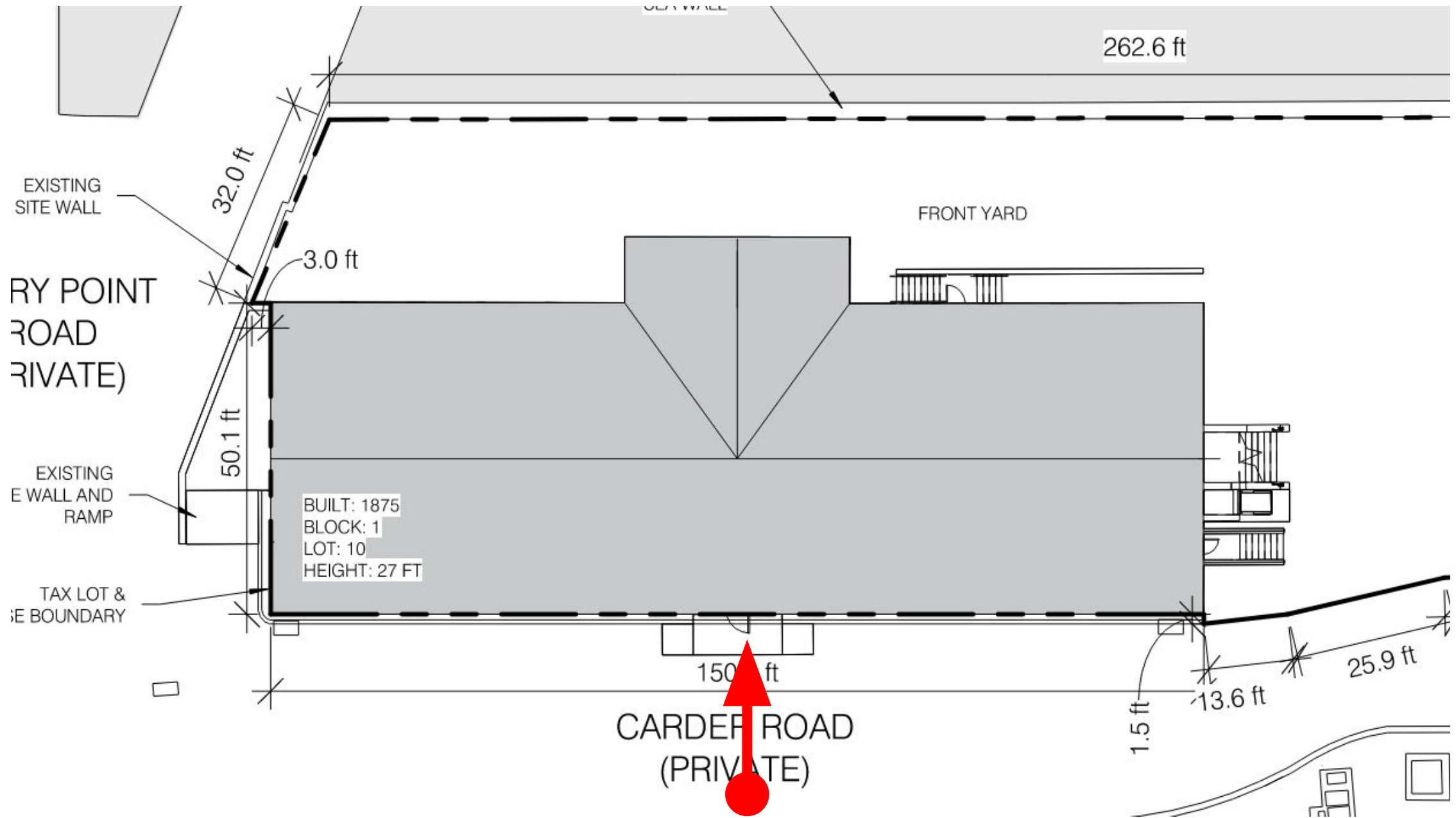




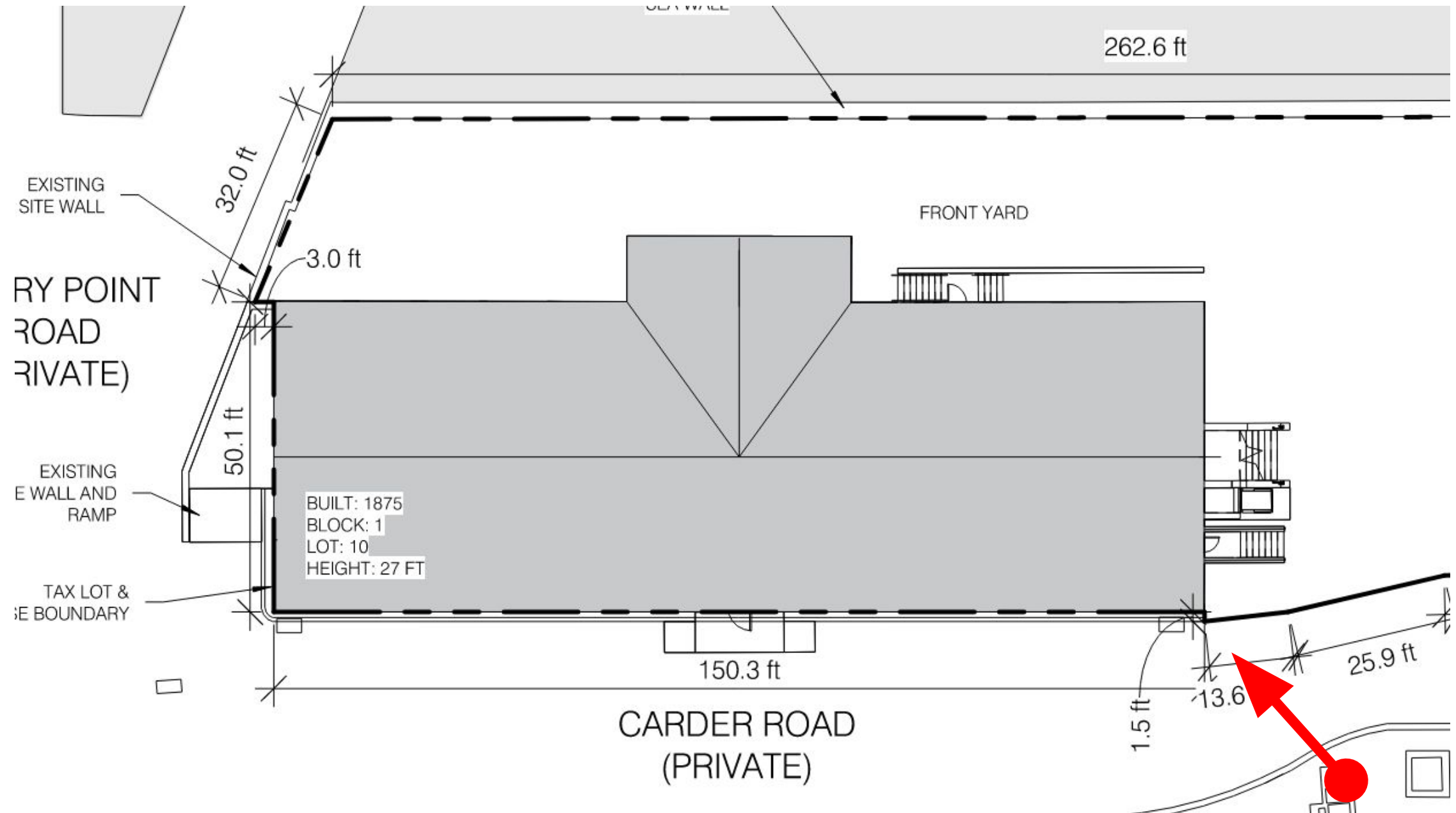




Exterior Restoration | Existing Conditions





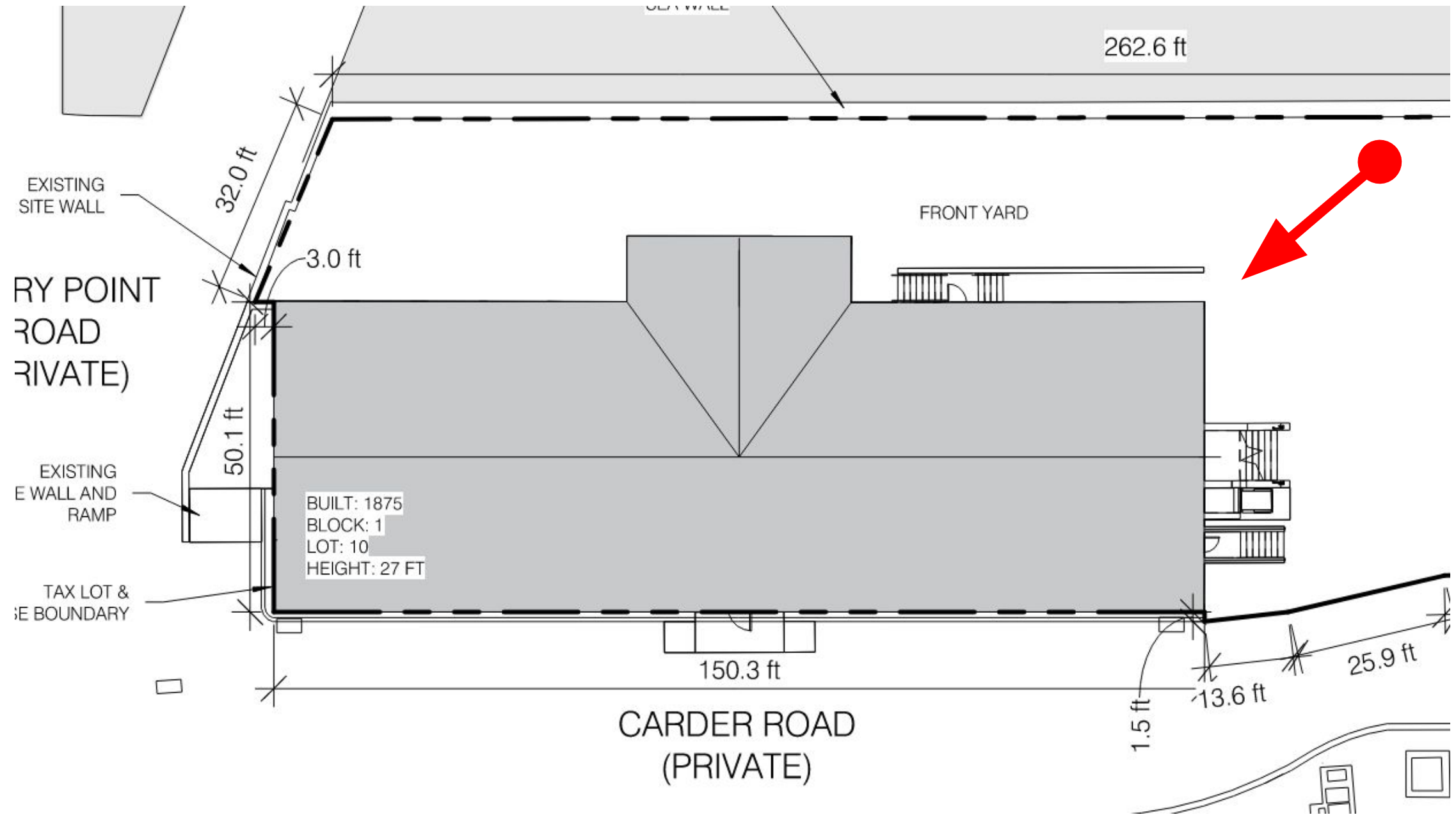




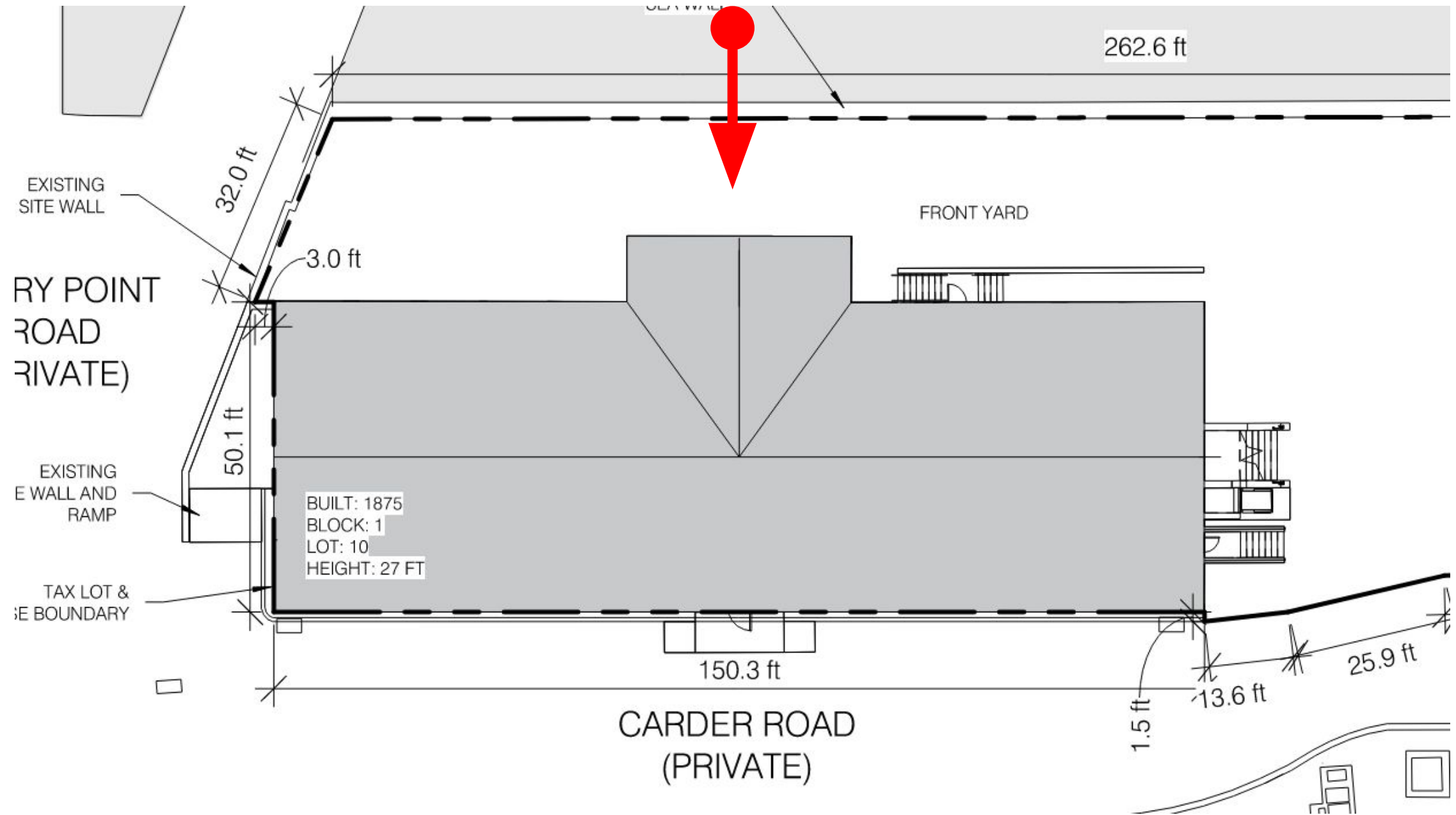
## A photograph of a two-story red brick building with a gabled roof. The central entrance features a white double door with a large arched transom window above it. The entrance is reached by a set of concrete steps with a metal railing. On either side of the entrance are pairs of arched windows. Above each pair of windows is a circular decorative element with horizontal slats. The building has a yellow-painted eave with exposed wooden rafters. The foreground shows a concrete sidewalk and some bare trees.























**Replace bricks to match  
in-kind color & texture**













Failed or lost gutter sections  
to be replaced in-kind







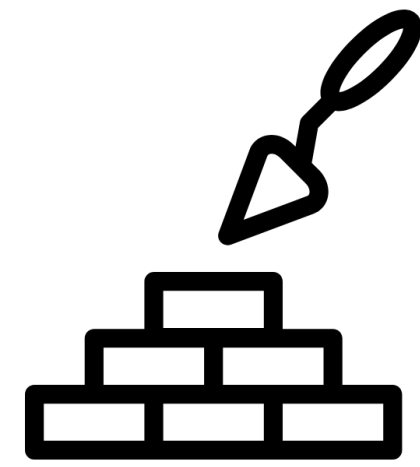
02

# Updates to Historic Character

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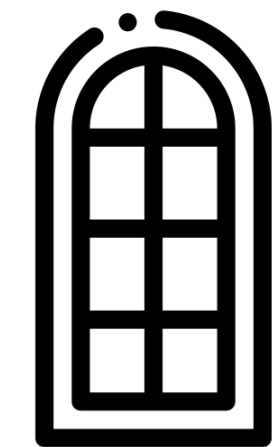
Landmarks Requests and Modifications





### **Brick Exterior Repairs**

1. Brickwork replacement and repair
2. Mortar joint repointing; cleaning
3. Stone window sill replacement at deteriorated locations
4. Repair and repaint exposed rafter ends, overhang soffits, roof entablature and brick corbels to match existing color
5. Repair water table brownstone elements in various locations



### **Windows, Doors, and Exterior Elements**

1. Replace all windows with new windows to match existing (pending documentation / development)
2. Window caulking and sealant at doors windows & roof flashing
3. Basement window removal and brick infill at openings
4. Door replacement (for doors matching existing, and doors being widened for code)
5. Remove and discard copper downspout and gutters if damaged, replace in kind with new copper downspouts
6. Ramp and stair replacement/modification (where existing)
7. Temporary flood barrier brick snake anchors
8. ADA push button entry hardware



**Requests for Updates to Historic Character**

1. Louver air intake at half round window on western elevation
2. ADA lift and exterior stair modification
3. New door entry along Carder Road
4. Signage at Carder Road and east entries
5. Duct penetrations at southern roof
6. Seasonal shading and event structures
7. Semi-permanent Taco Vista activation improvements



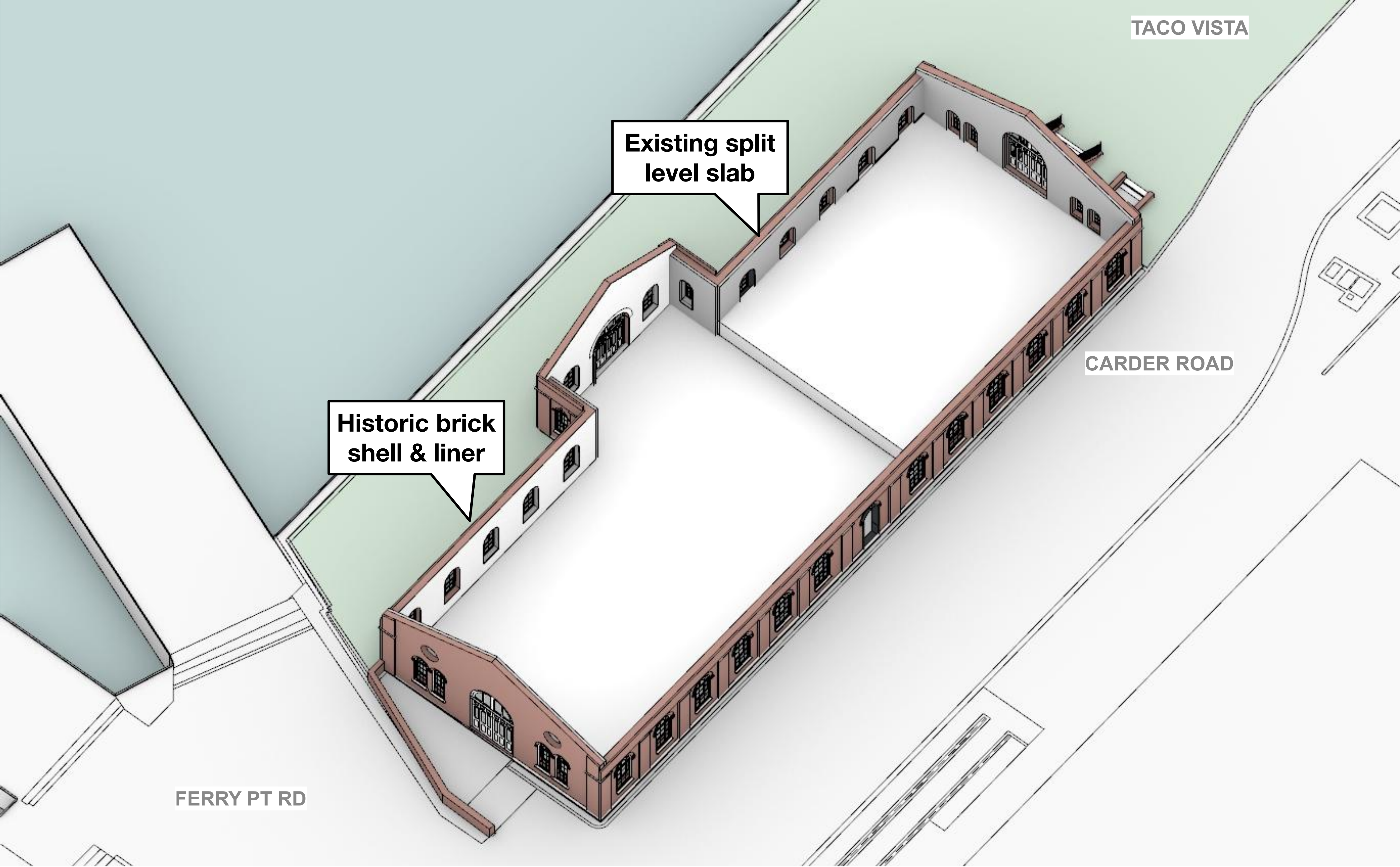
03

# Design Overview

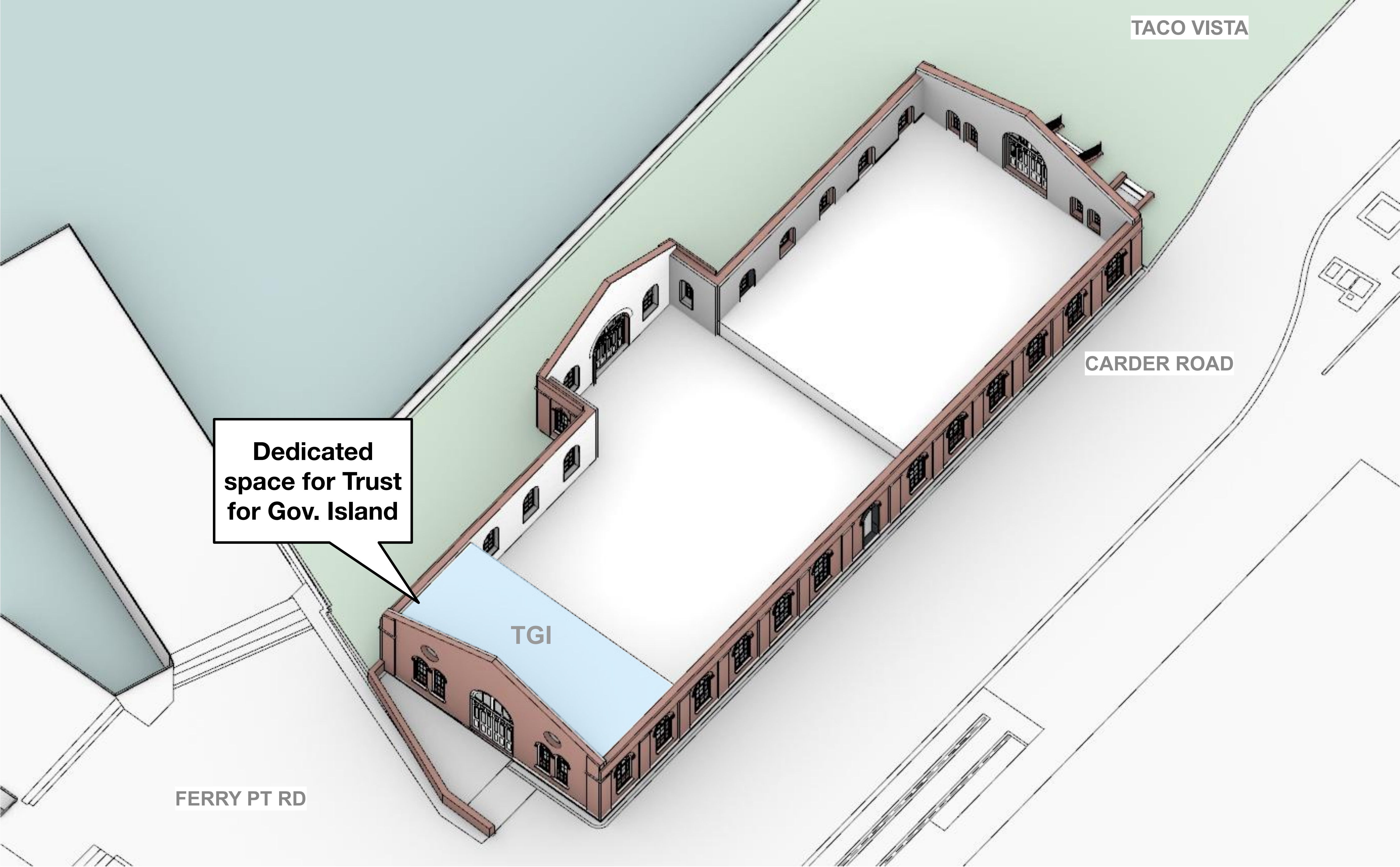
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Adaptive Reuse

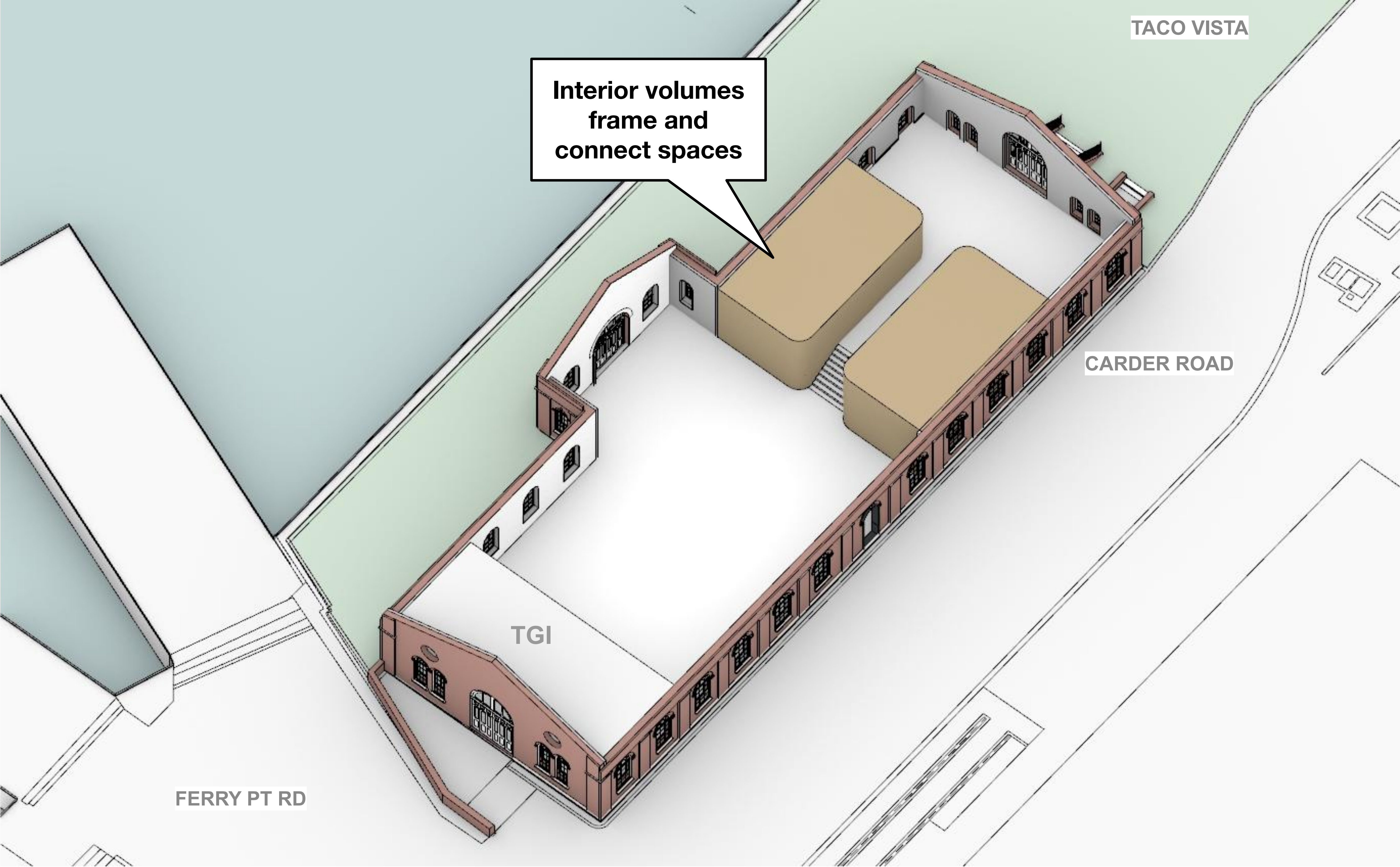




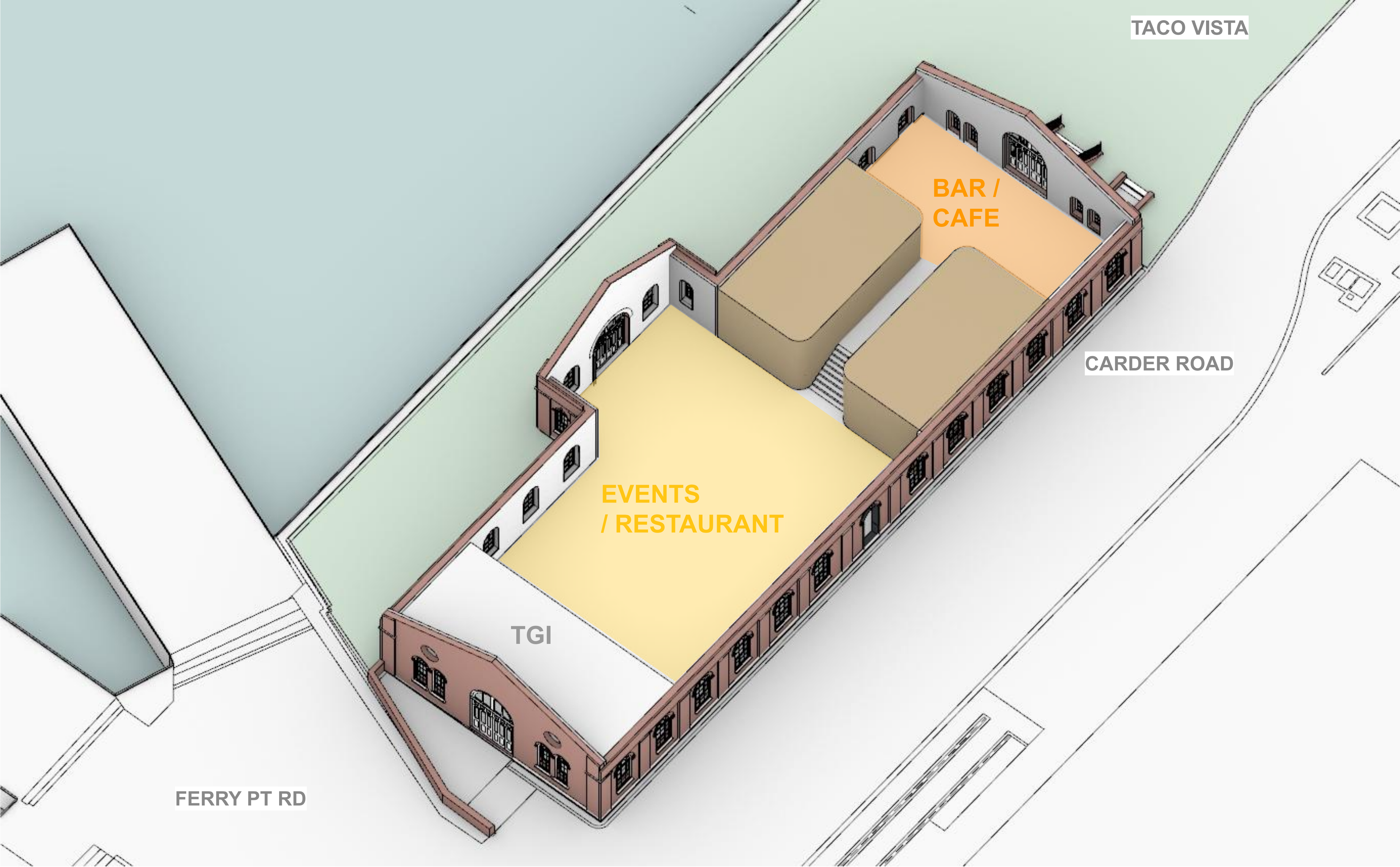




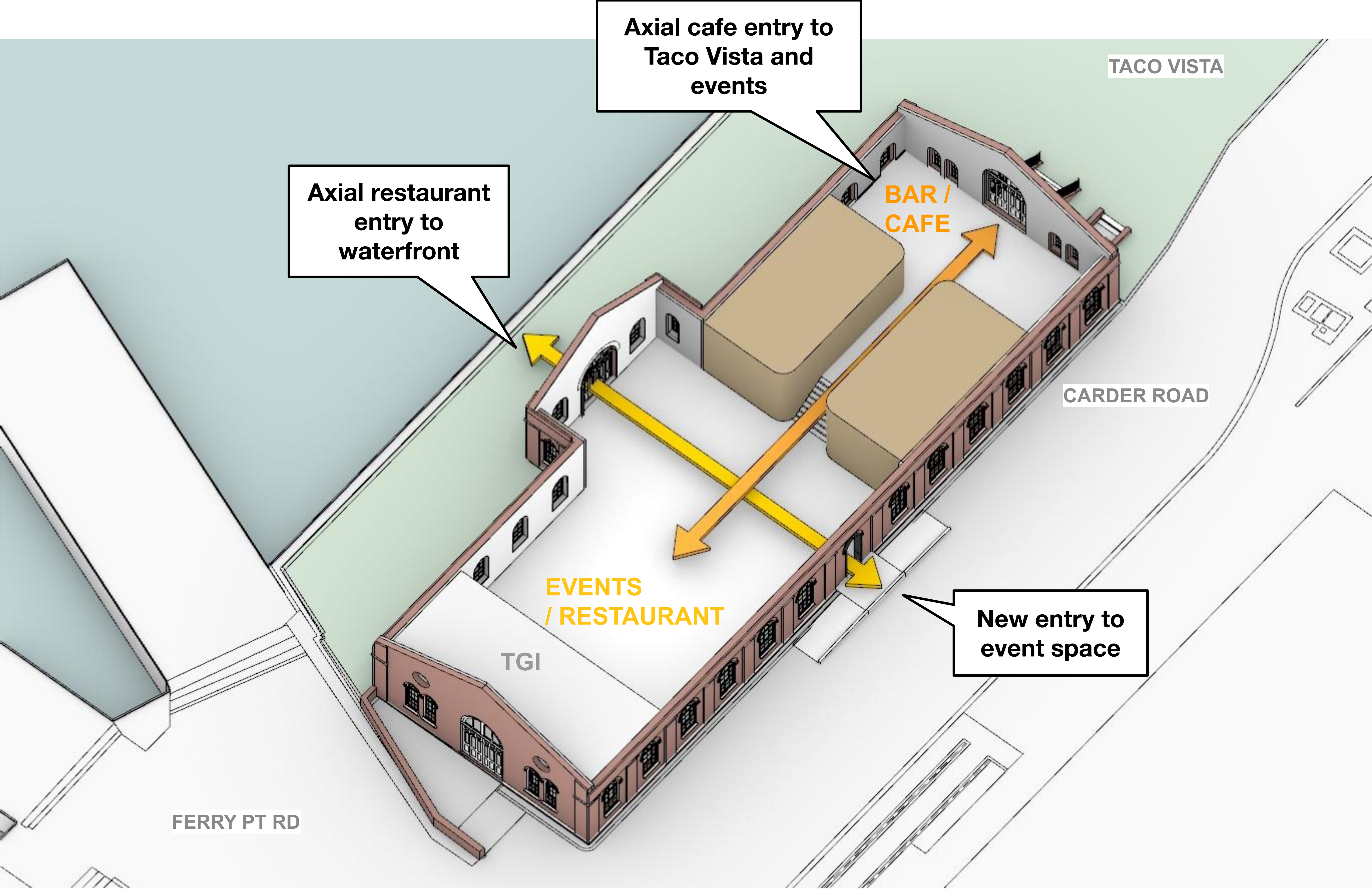




















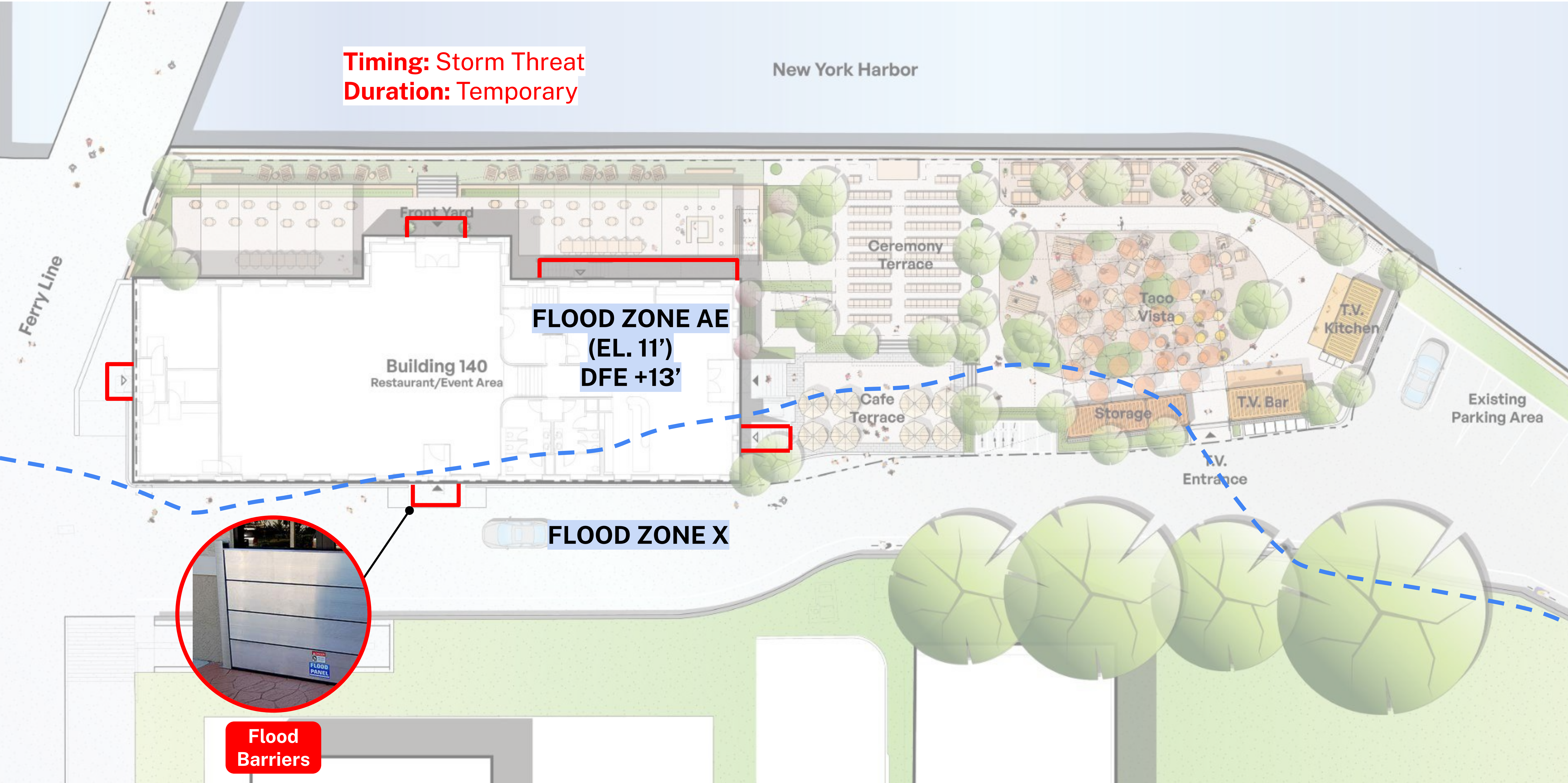




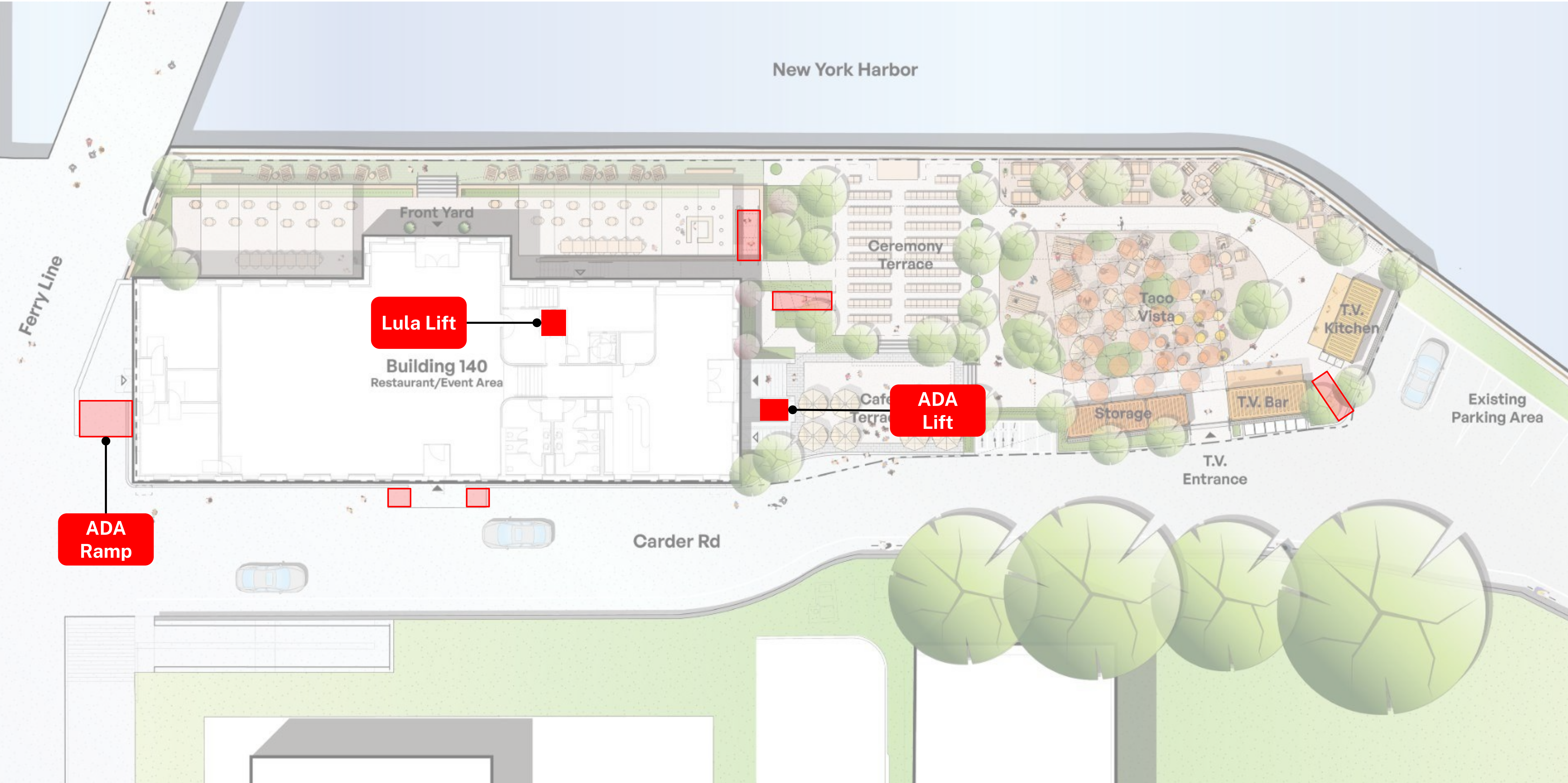














# **LPC Commission Requests**



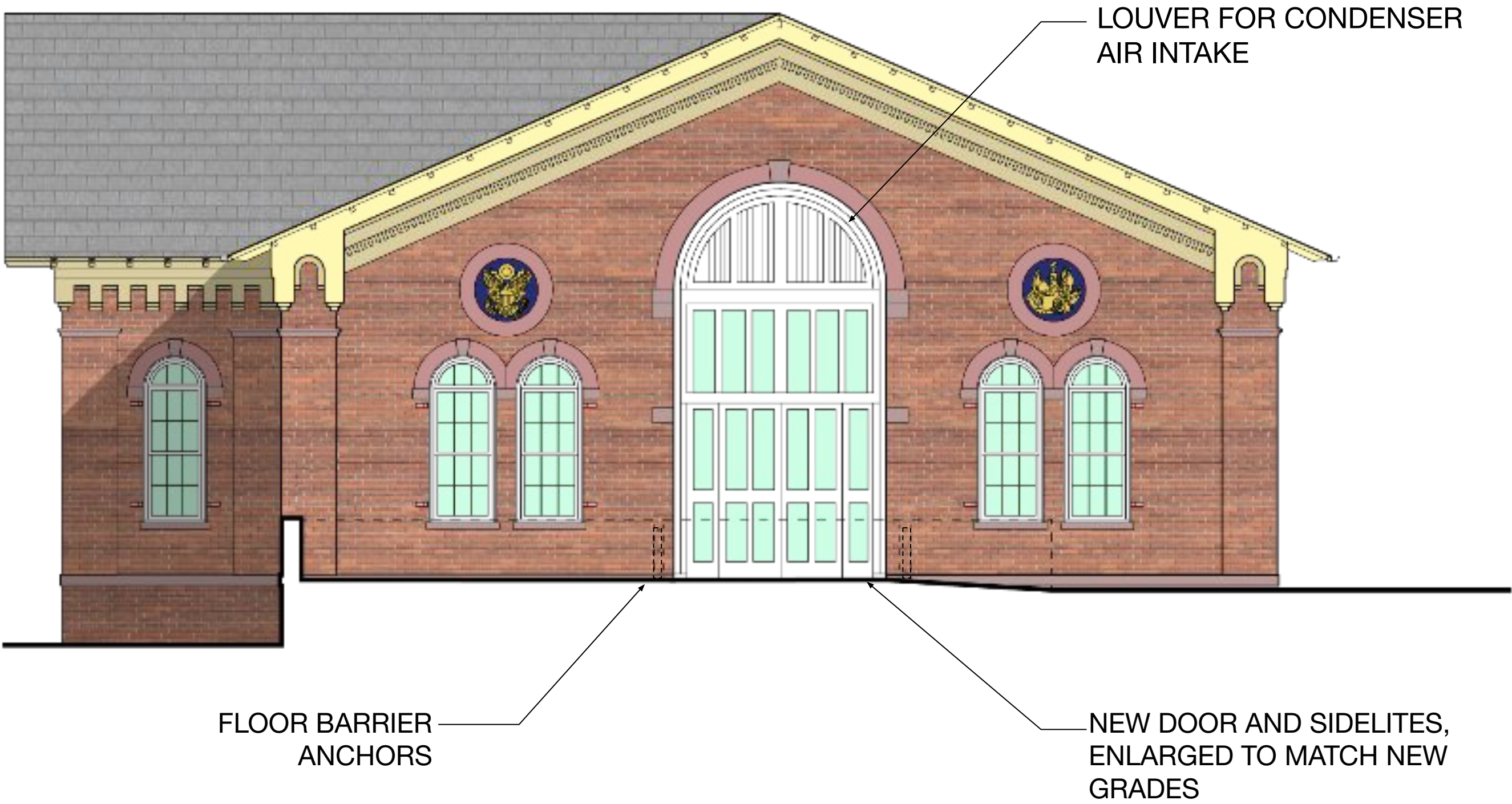
**Request #1: Convert half round window to air intake louver**





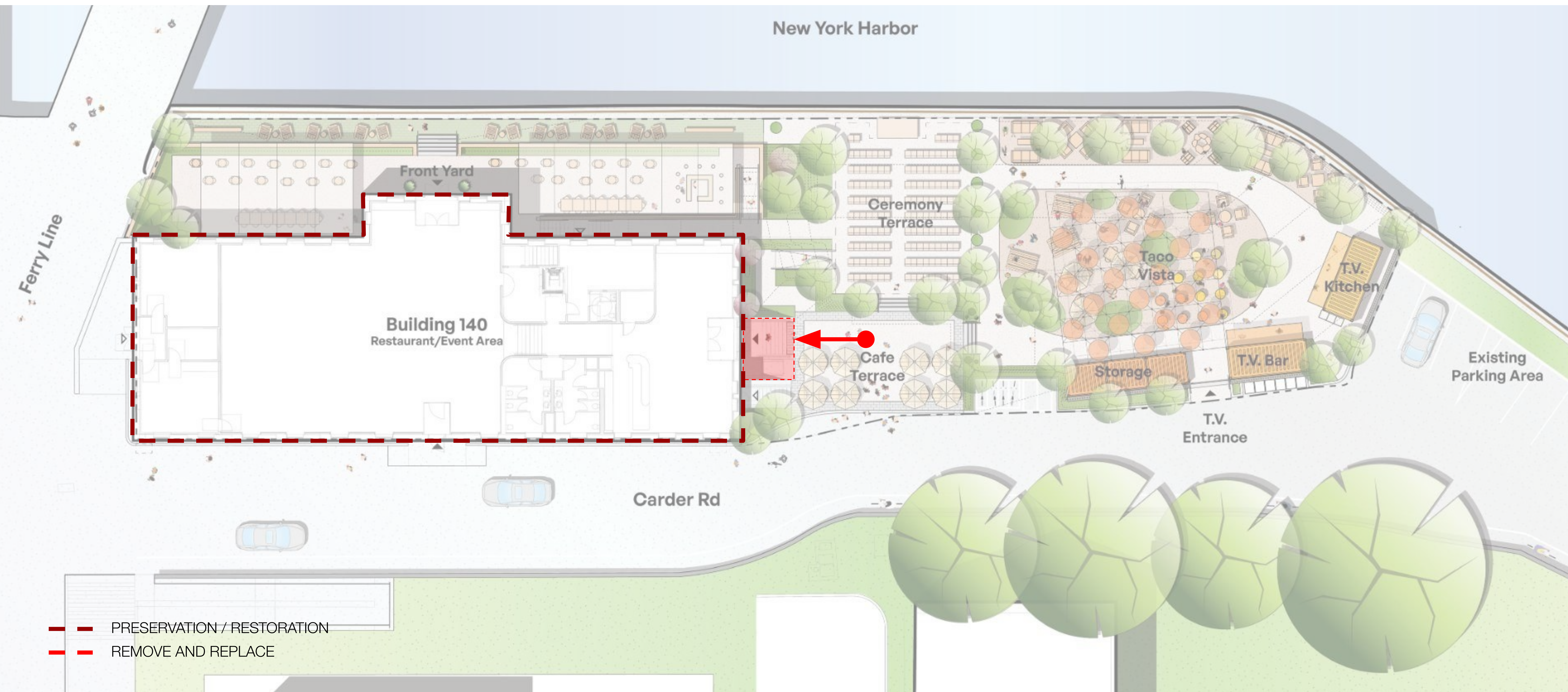








**Request #2: Modified stair landing and exterior ADA lift + restaurant signage**

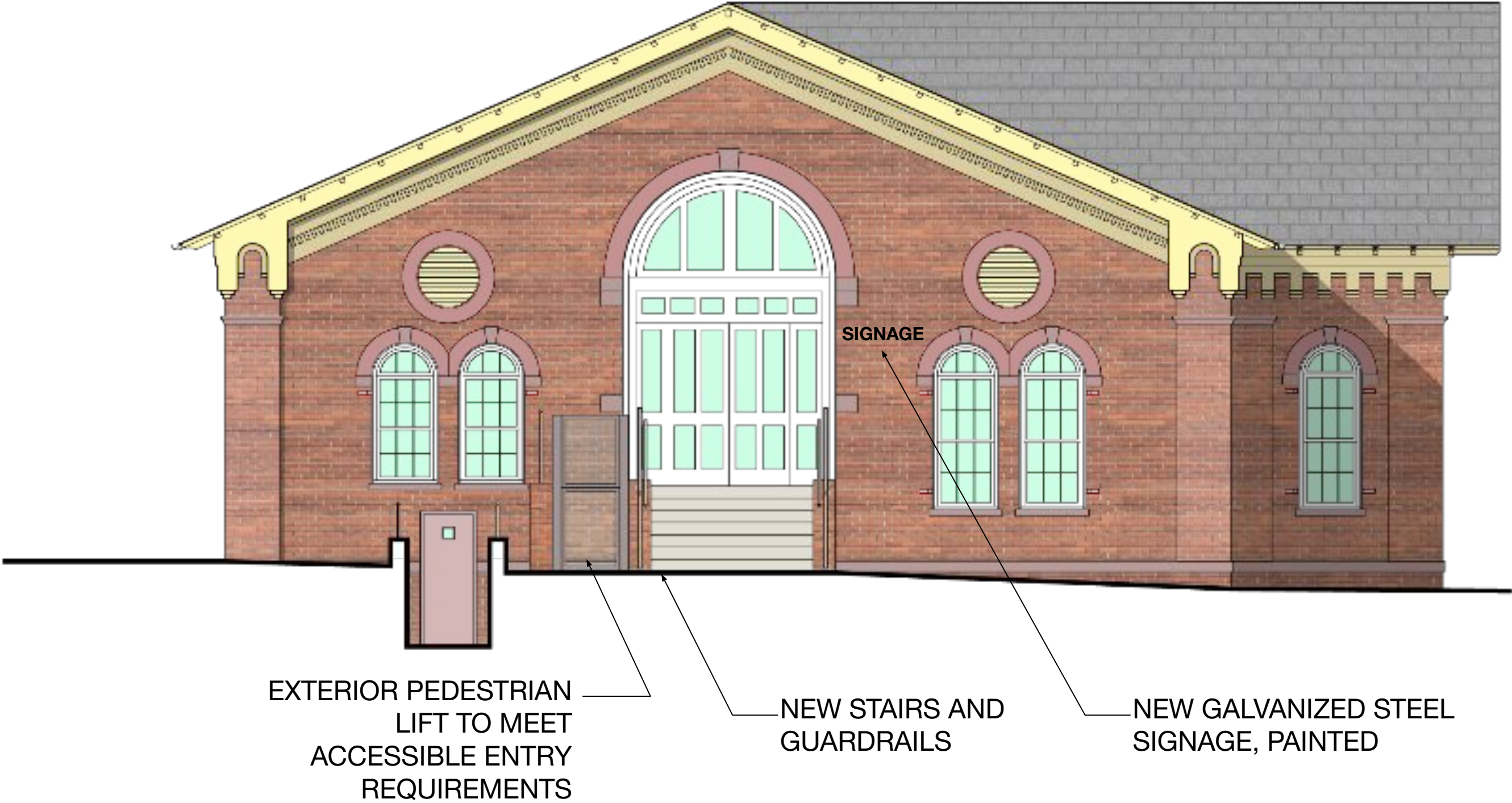






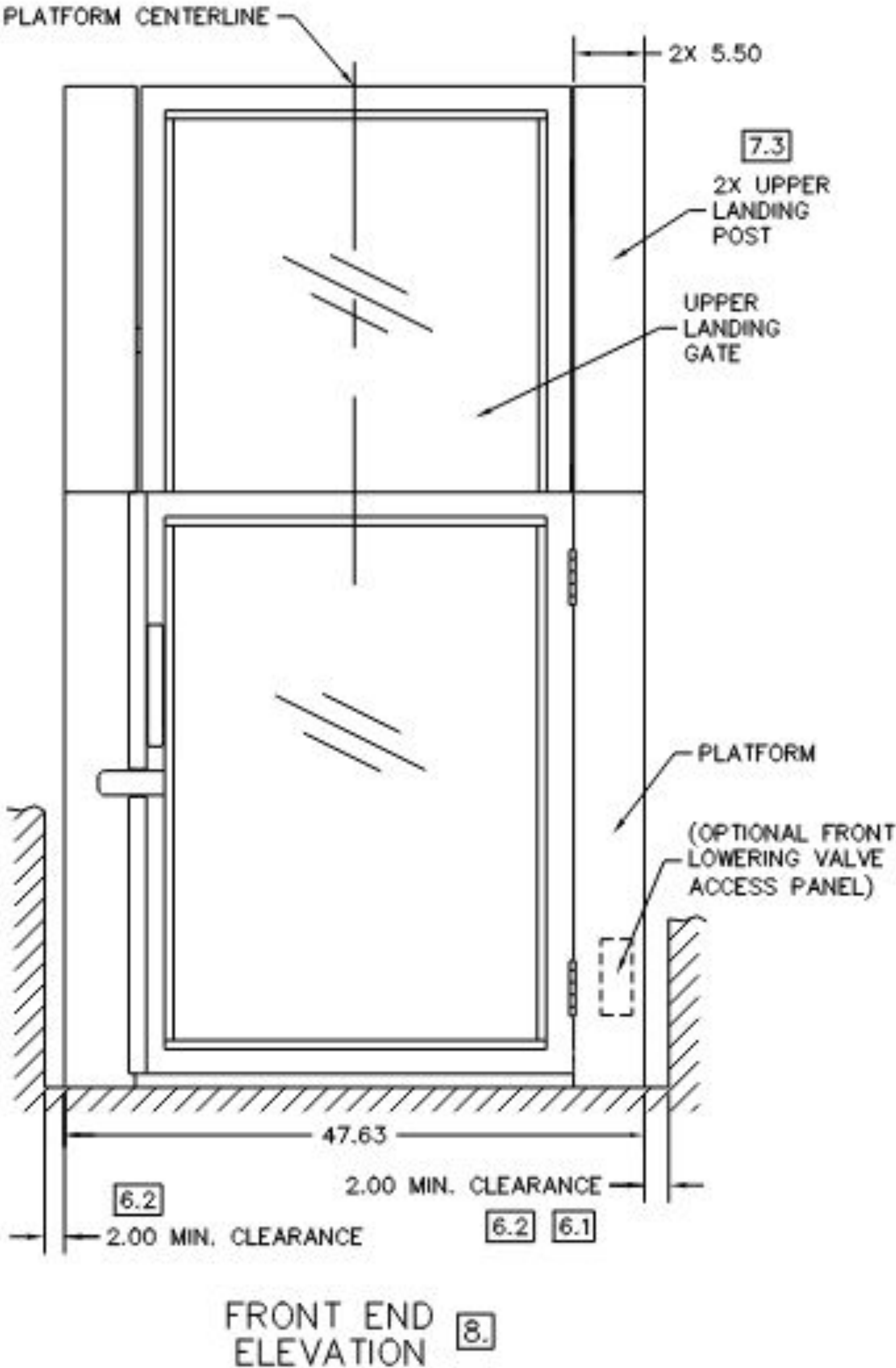
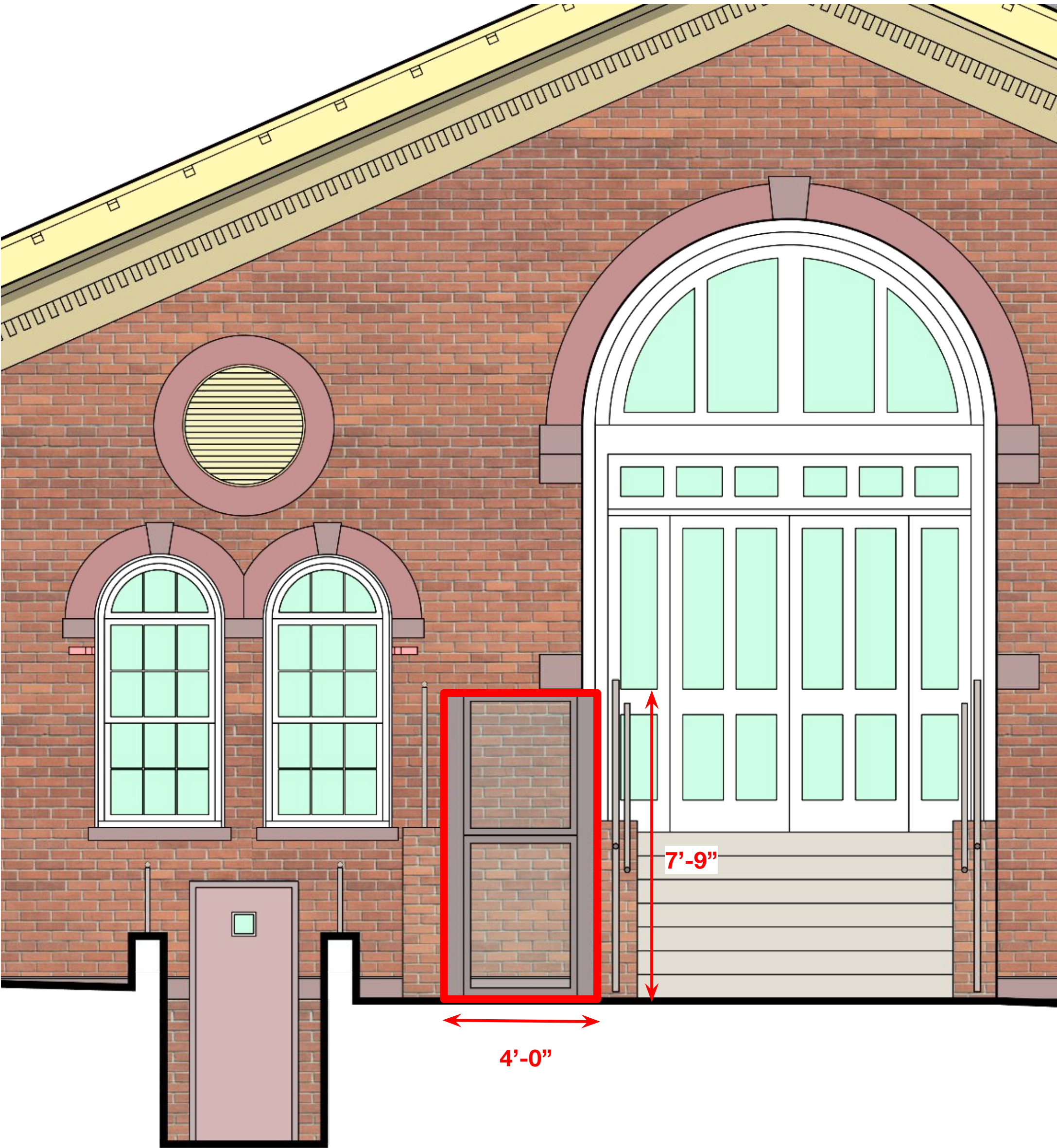
REMOVE EXISTING STAIR  
AND RAILING. REPLACE STAIR AND  
RAILING WITH NEW.





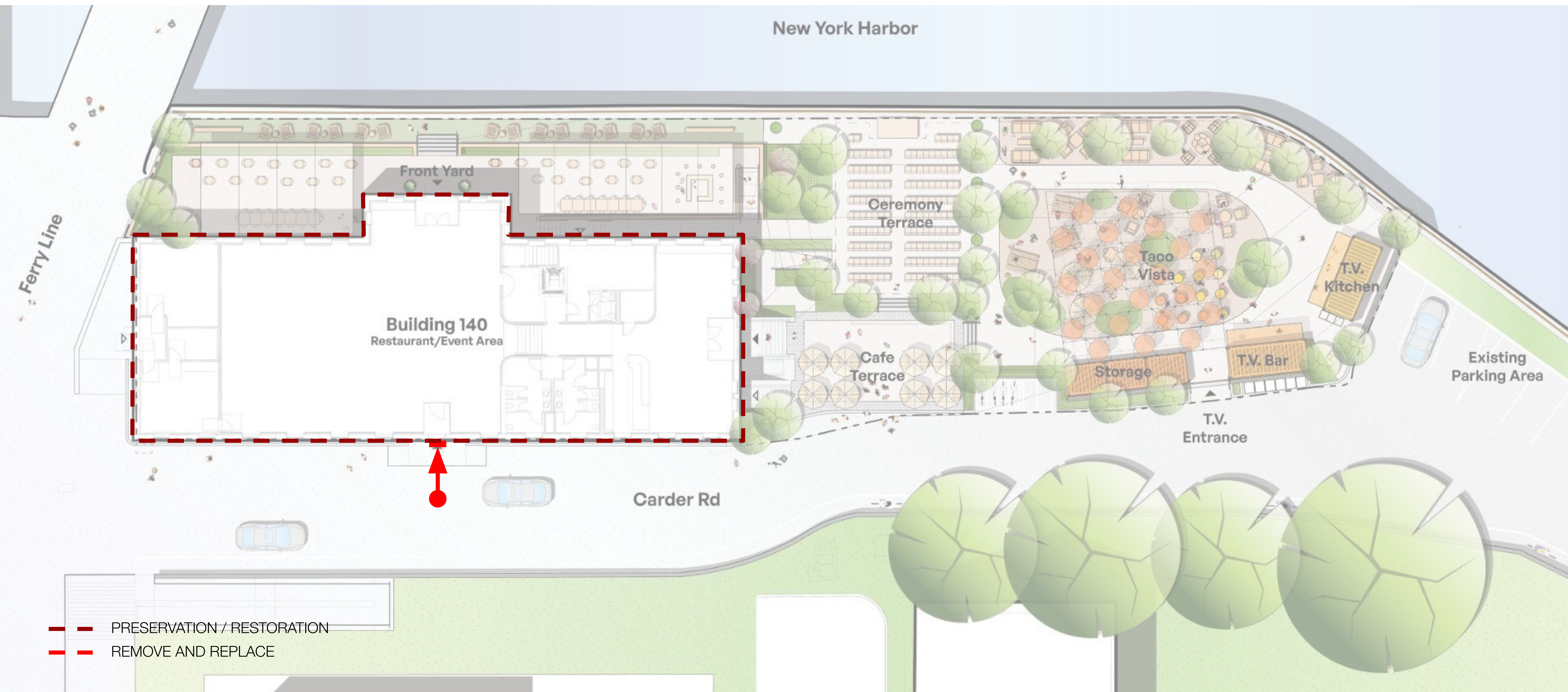


Building 140 | East Facade - Accessible Pedestrian Lift - Proposed Conditions

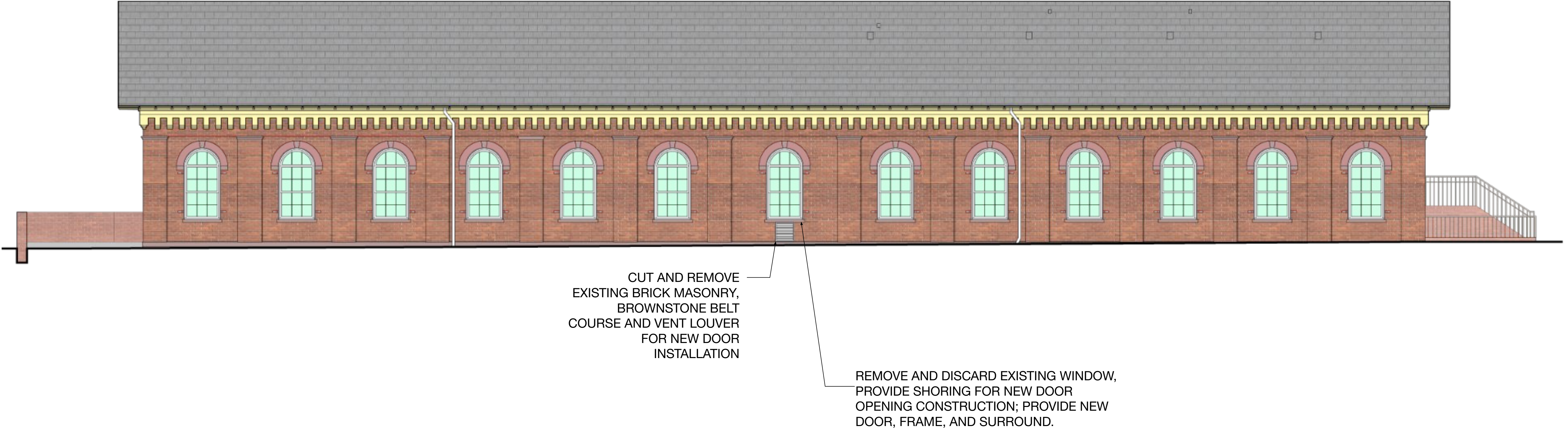




**Request #3: Remove existing window and install new door at Carder Road**

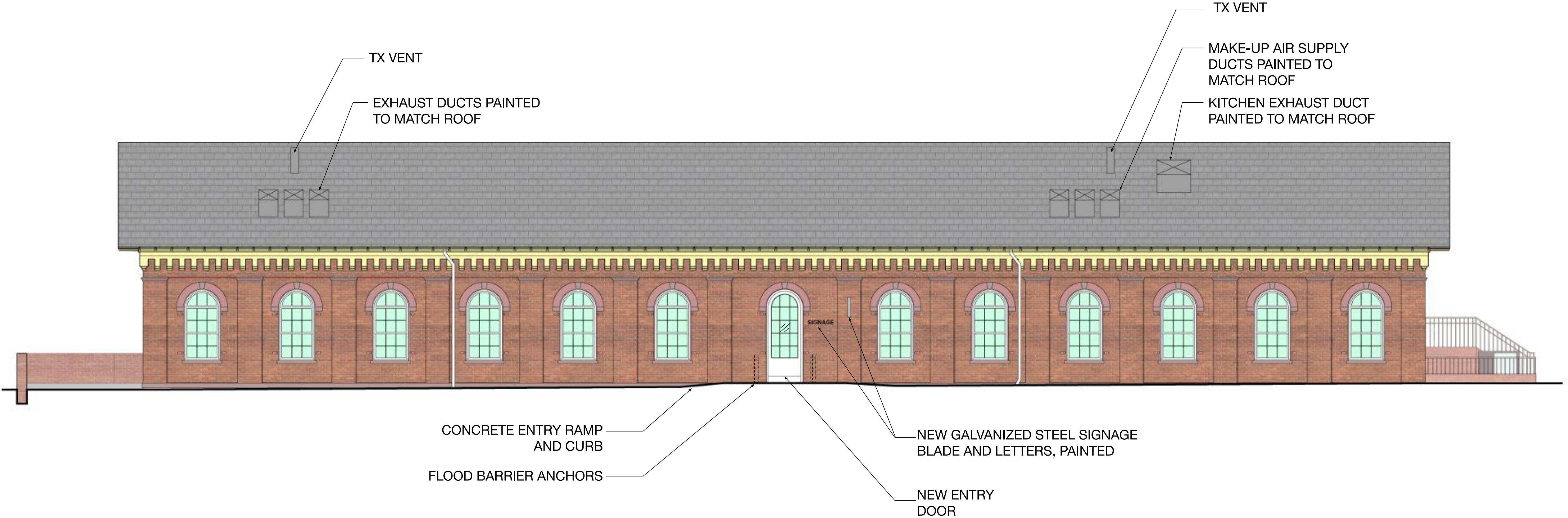




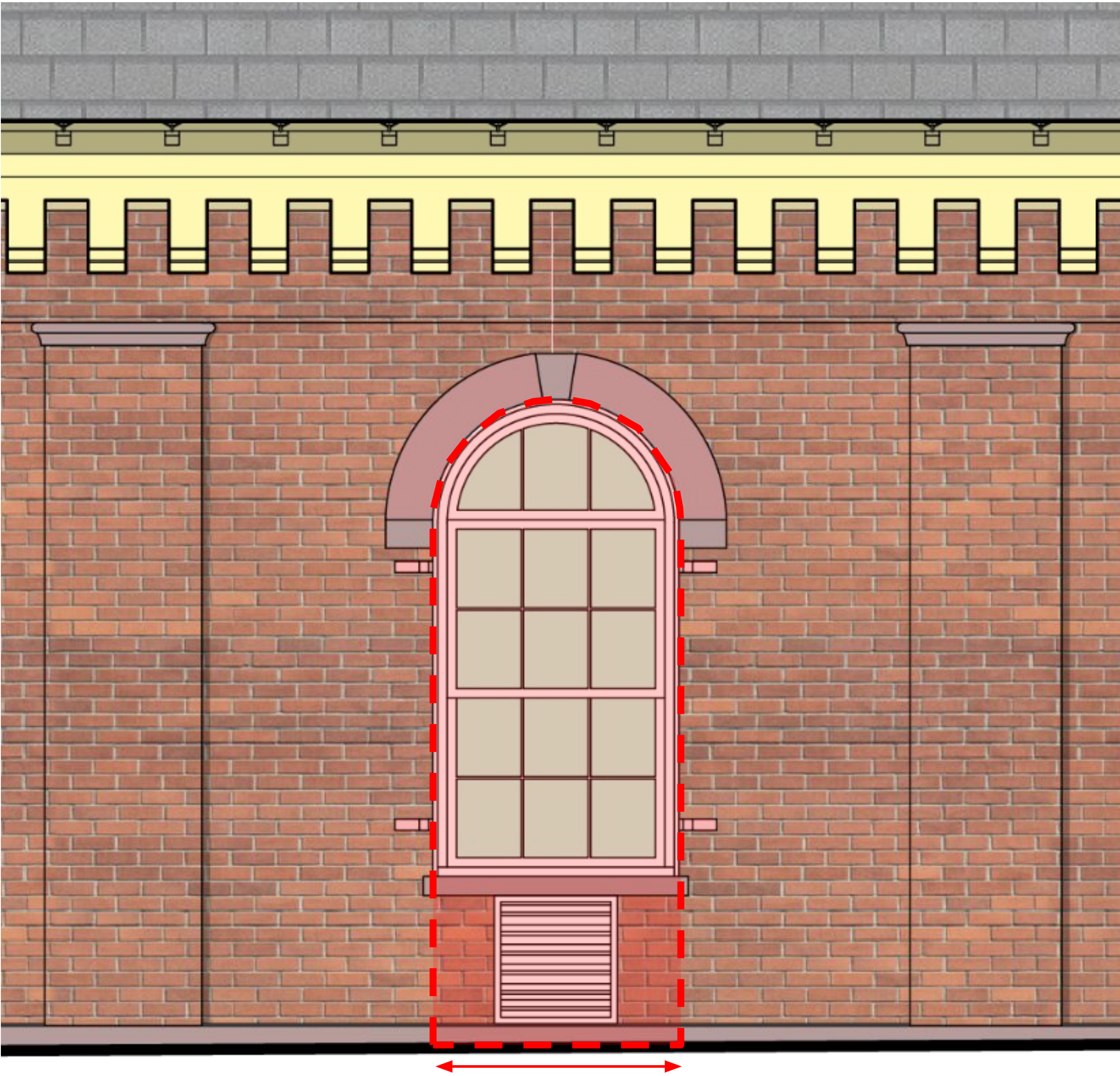




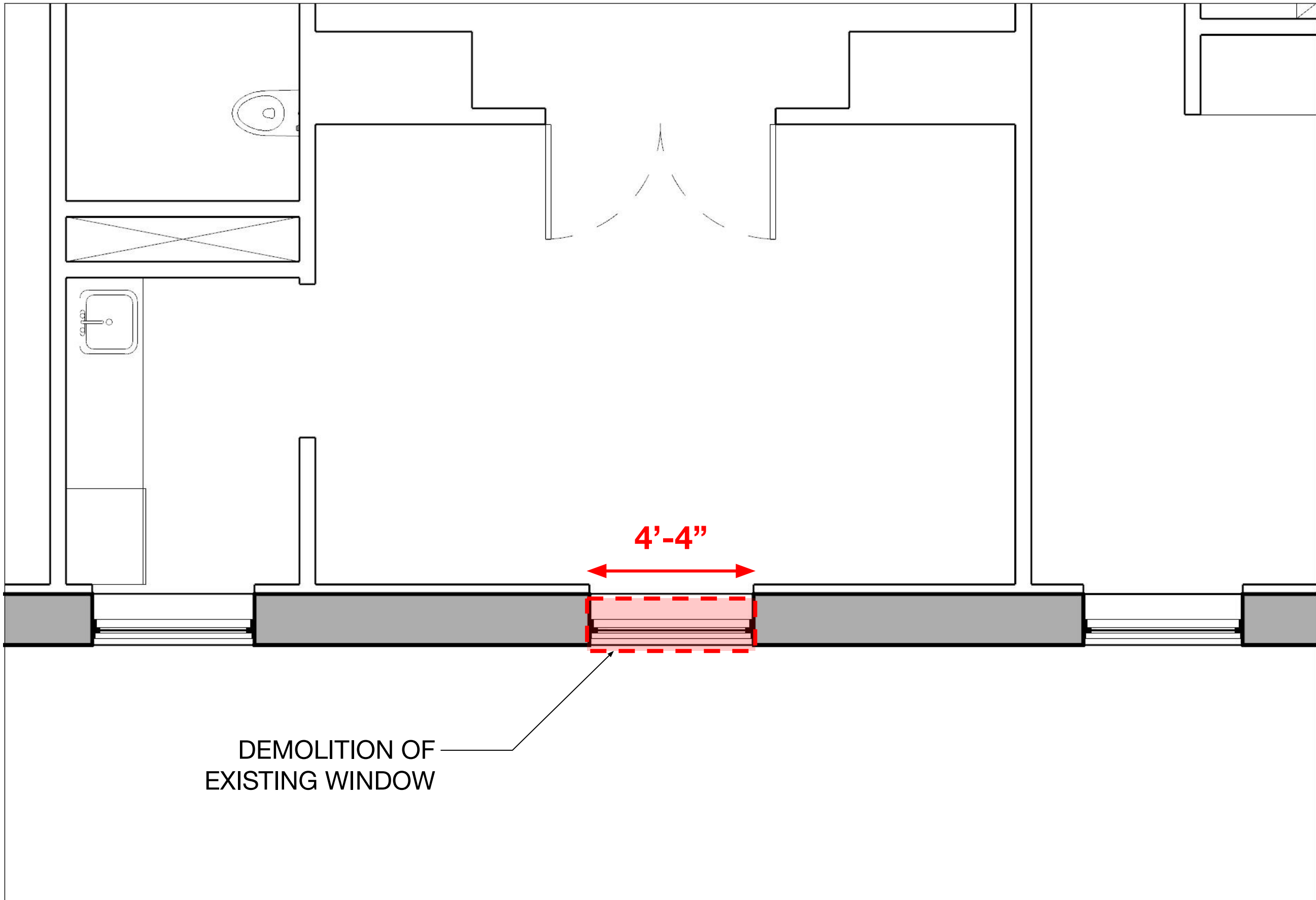
Building 140 | South Facade - Proposed







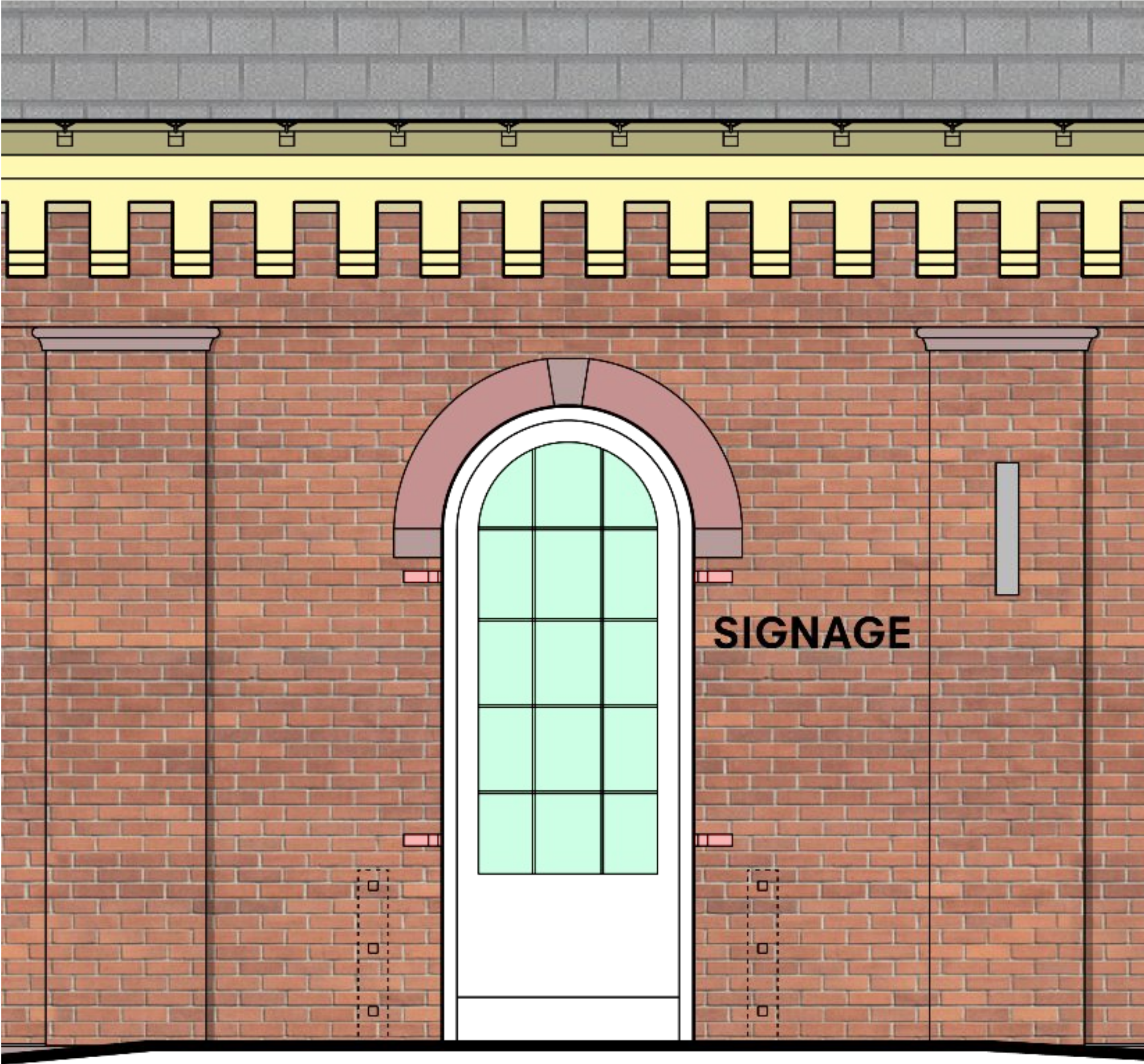
Carder Rd Entrance - Existing Conditions



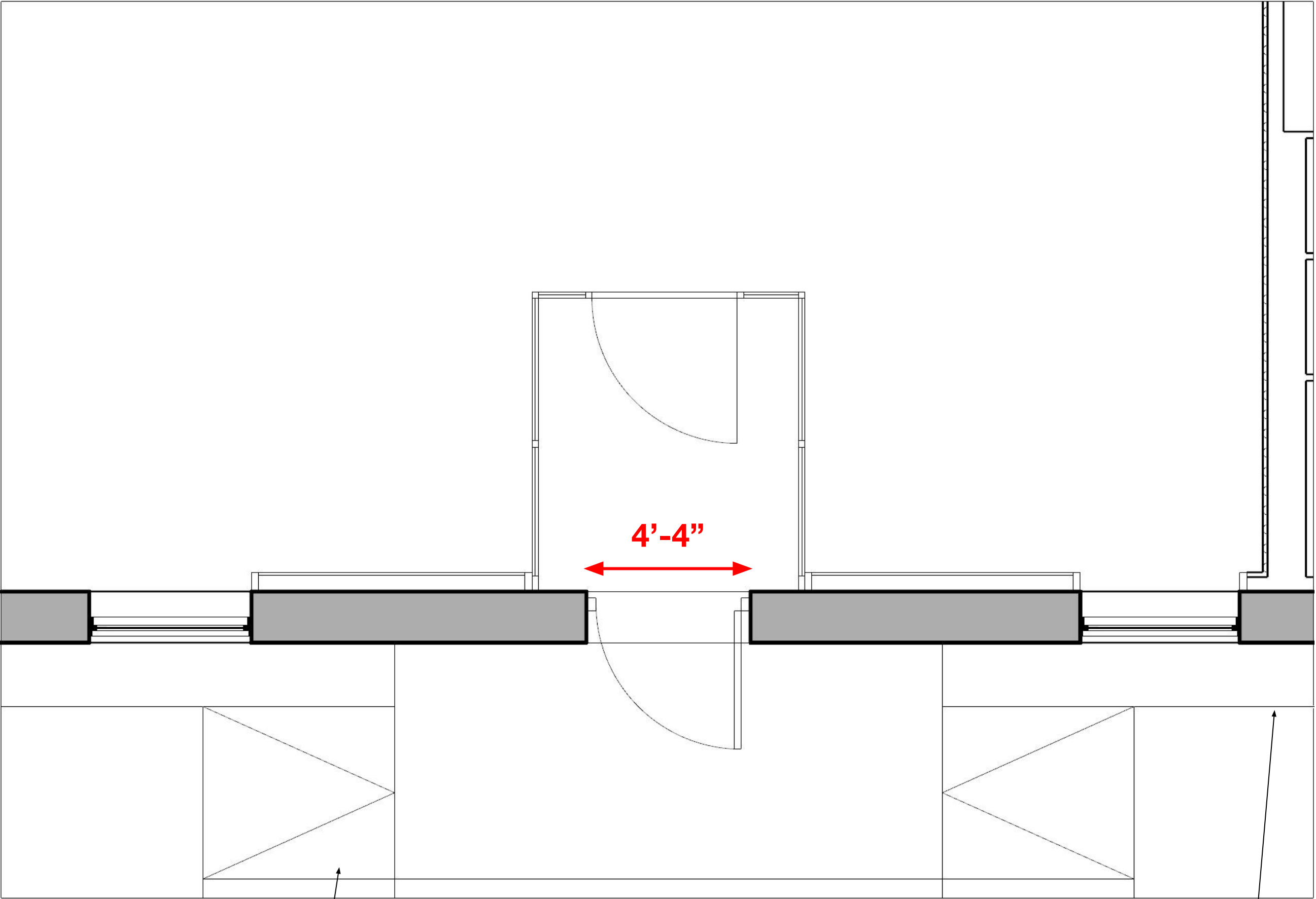
Level 1 Floor Plan - Existing Conditions

— — — REMOVAL AND REPLACEMENT





Carder Rd Entrance - Proposed Conditions



RAISED CONCRETE  
ENTRY PLATFORM

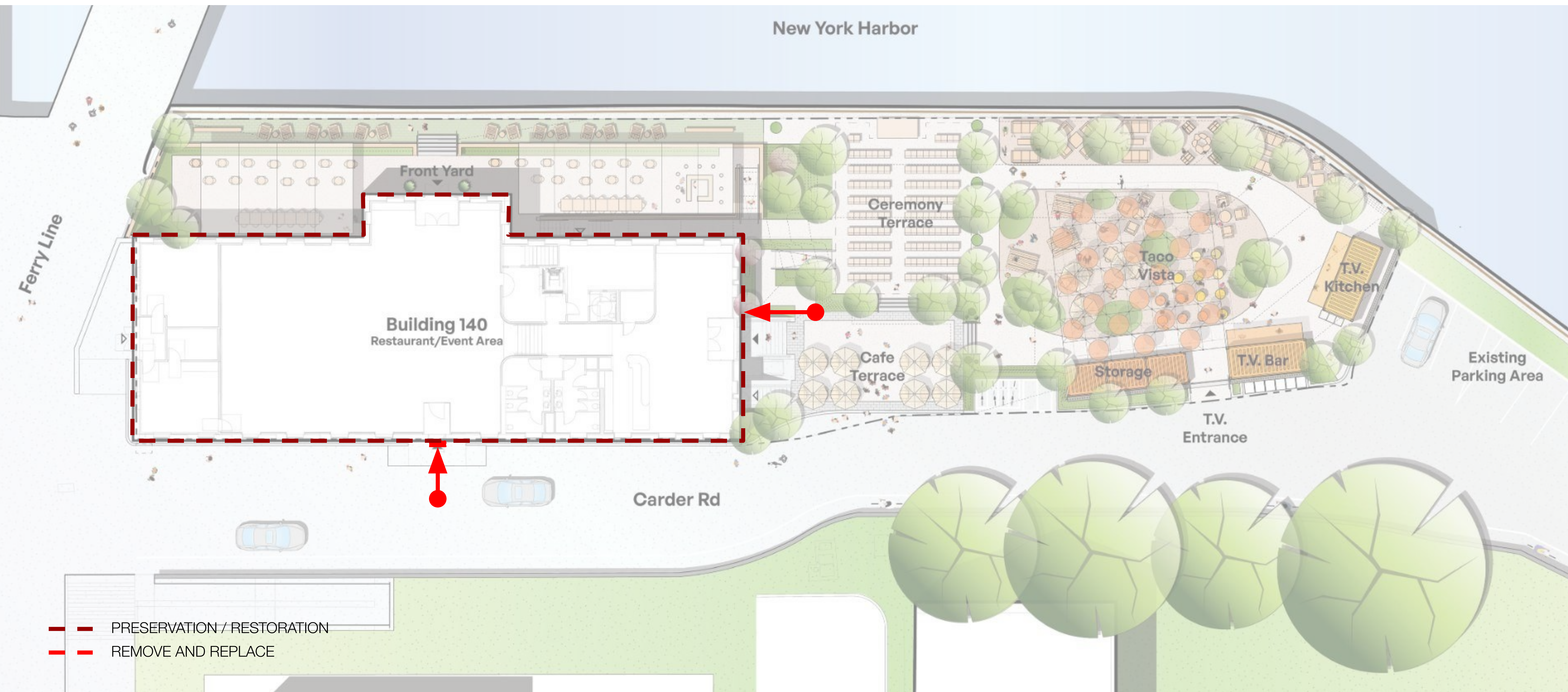
CARDER ROAD

EXISTING CONCRETE  
CURB

Level 1 Floor Plan - Proposed Conditions



**Request #4: Restaurant signage at Carder Road and East entry**





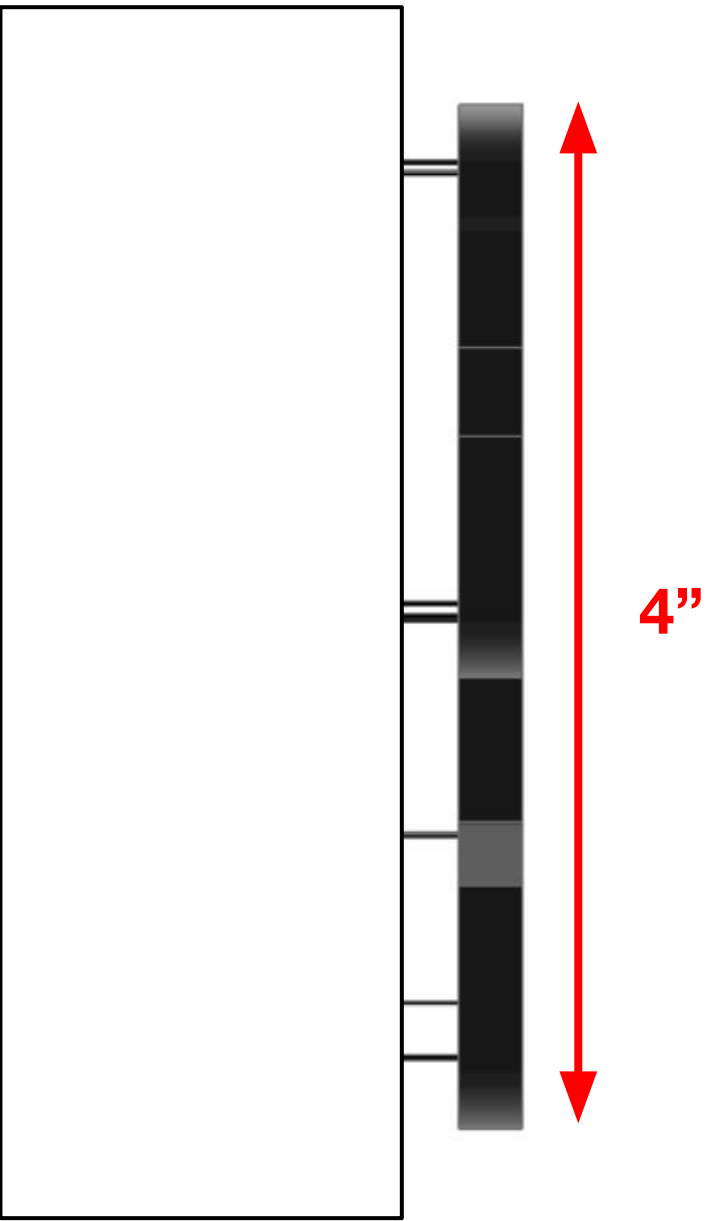
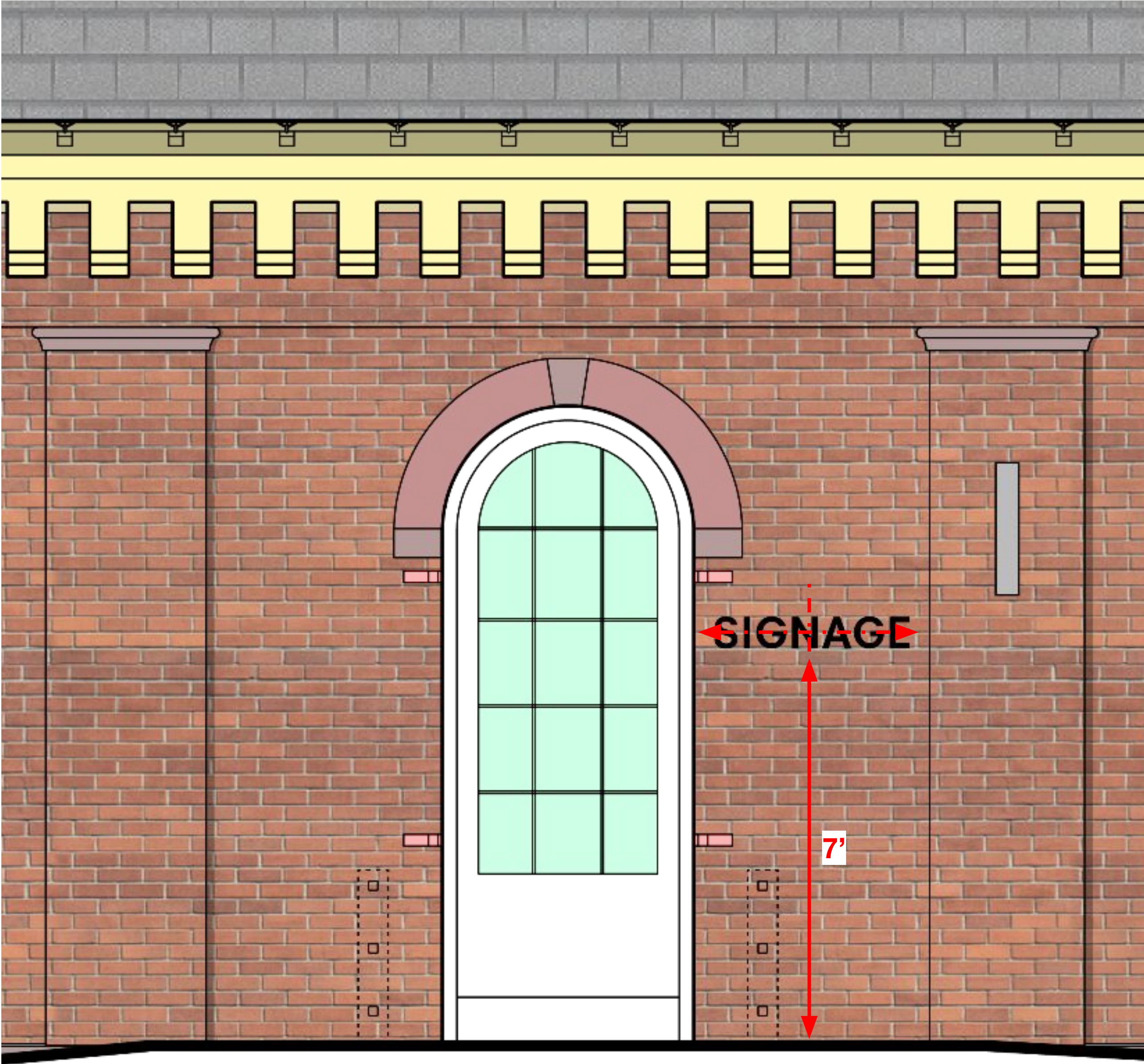


Blade Signage - QC Spa Governors Island



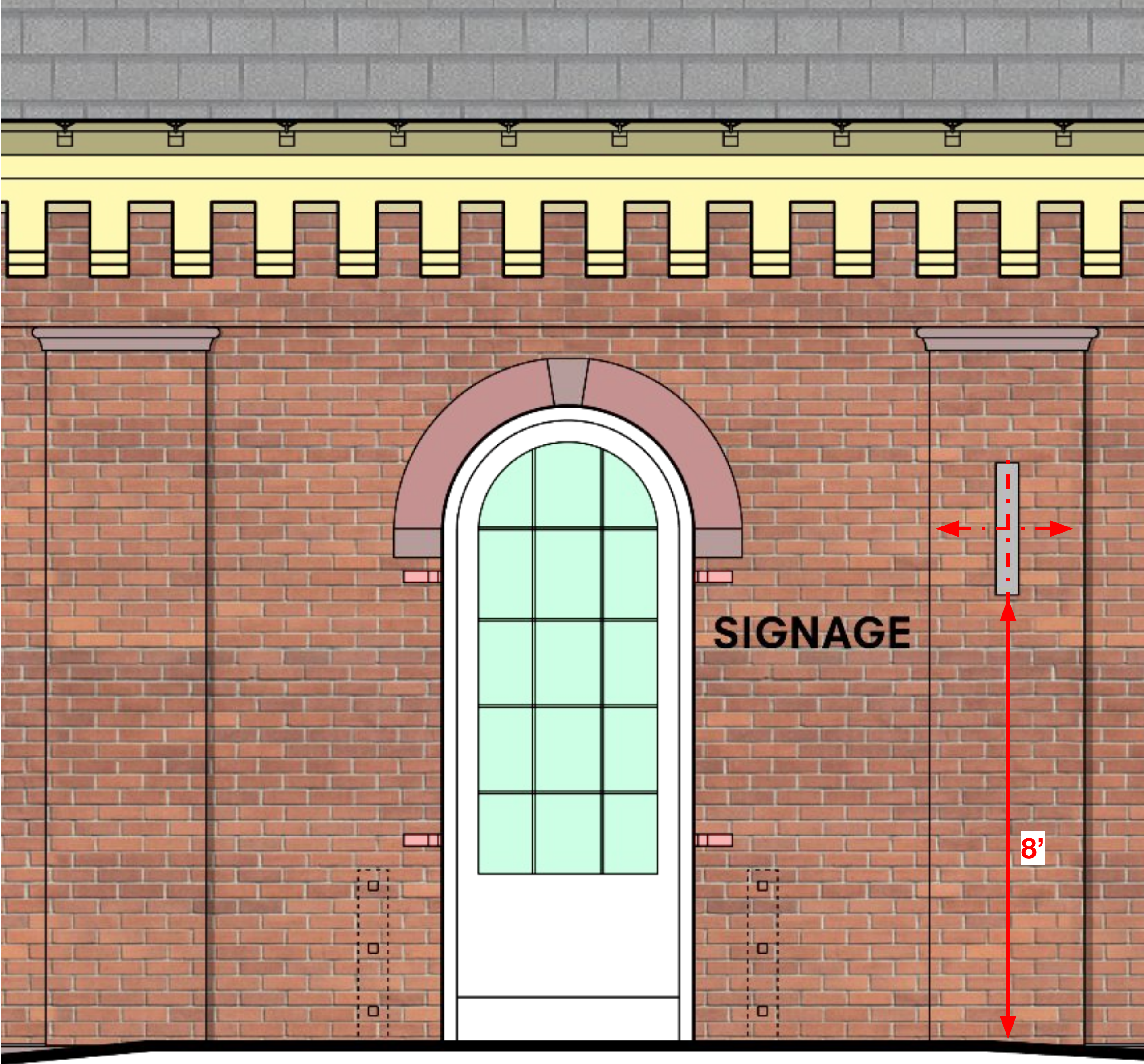
Existing Blade Signage - Building 140



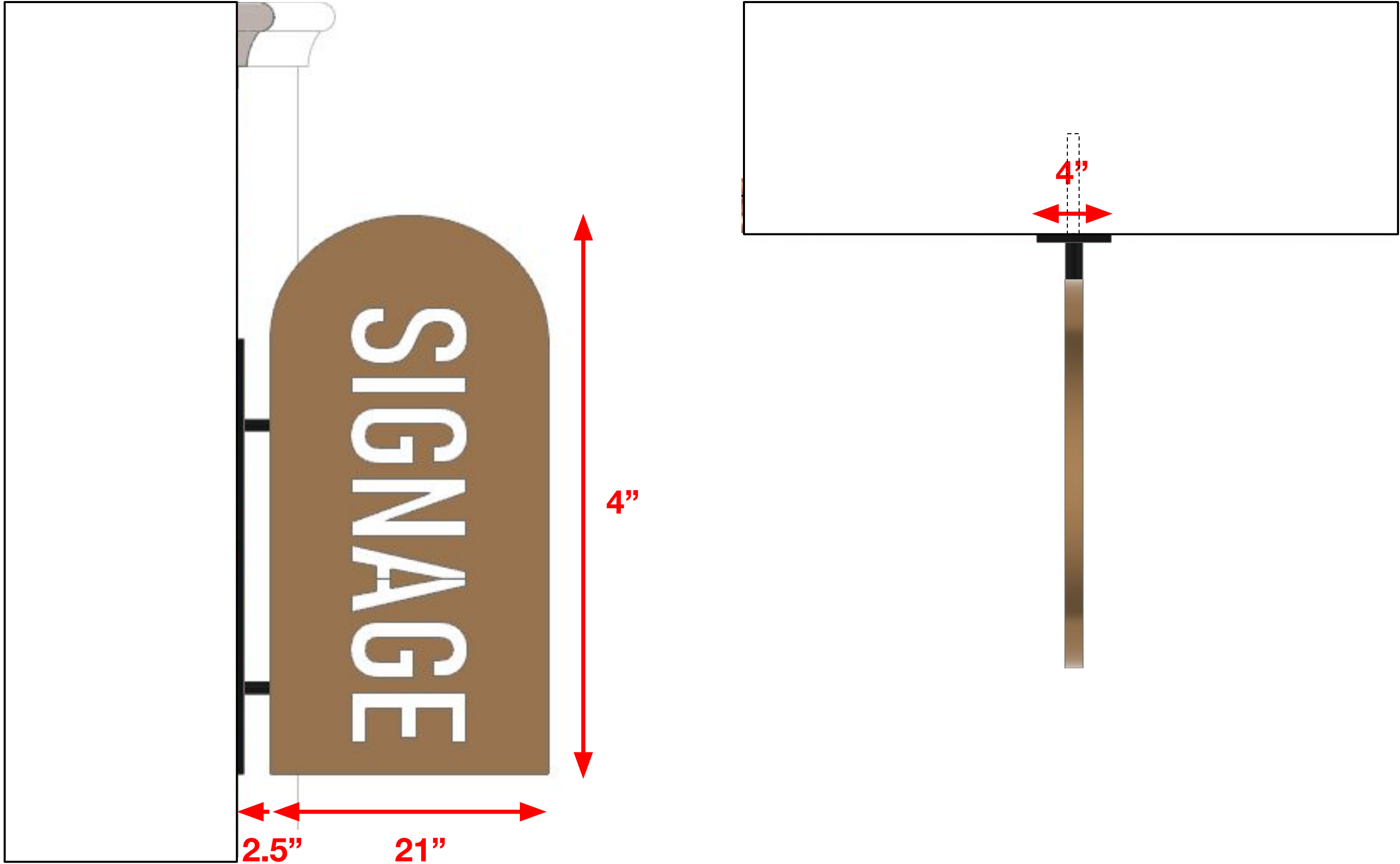


Carder Rd Entrance - Posted Steel Sign



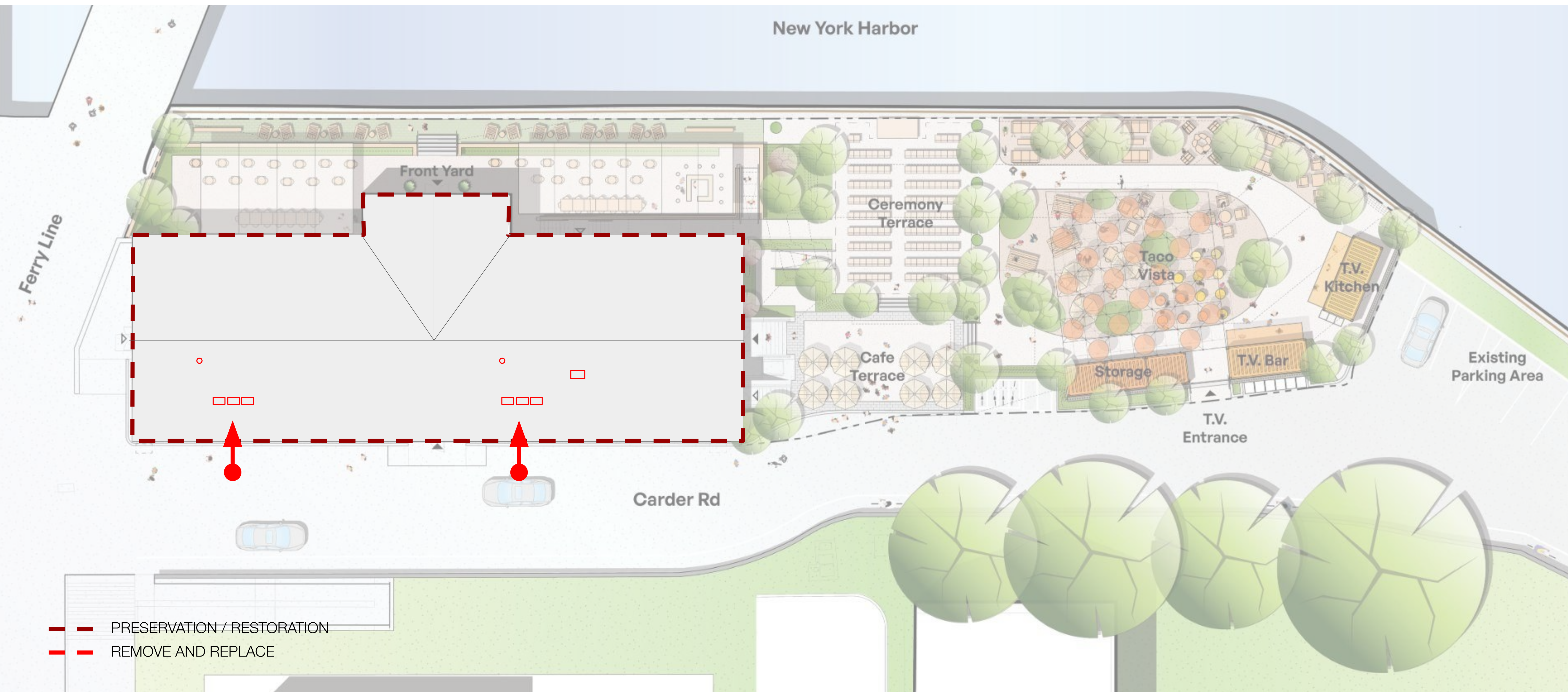


Carder Rd Entrance - Blade Sign





**Request #5: Exhaust duct penetrations at the southern roof**







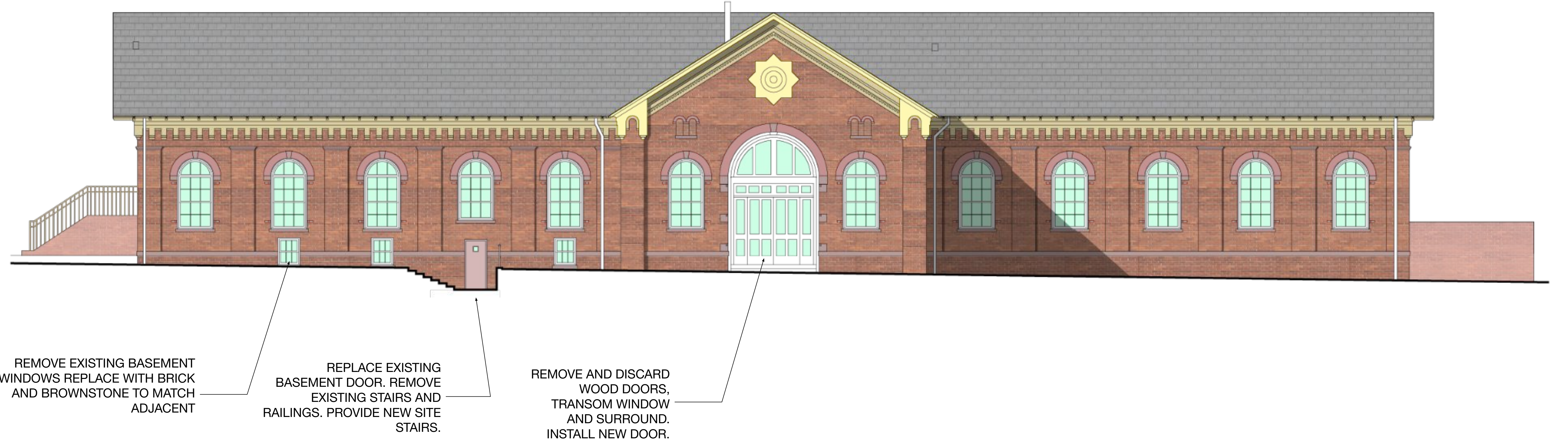






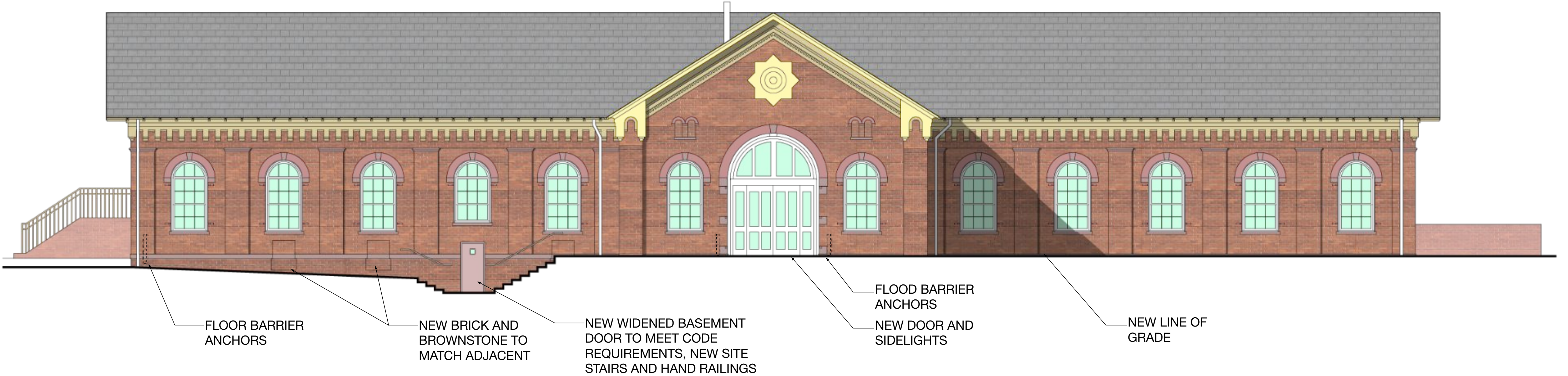






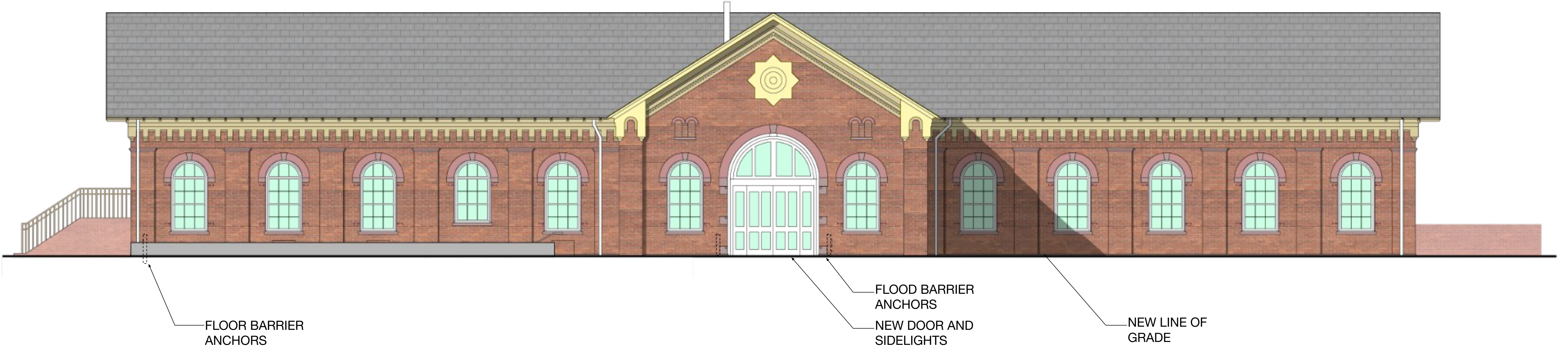
North Elevation - Existing Conditions





North Elevation - Proposed Conditions

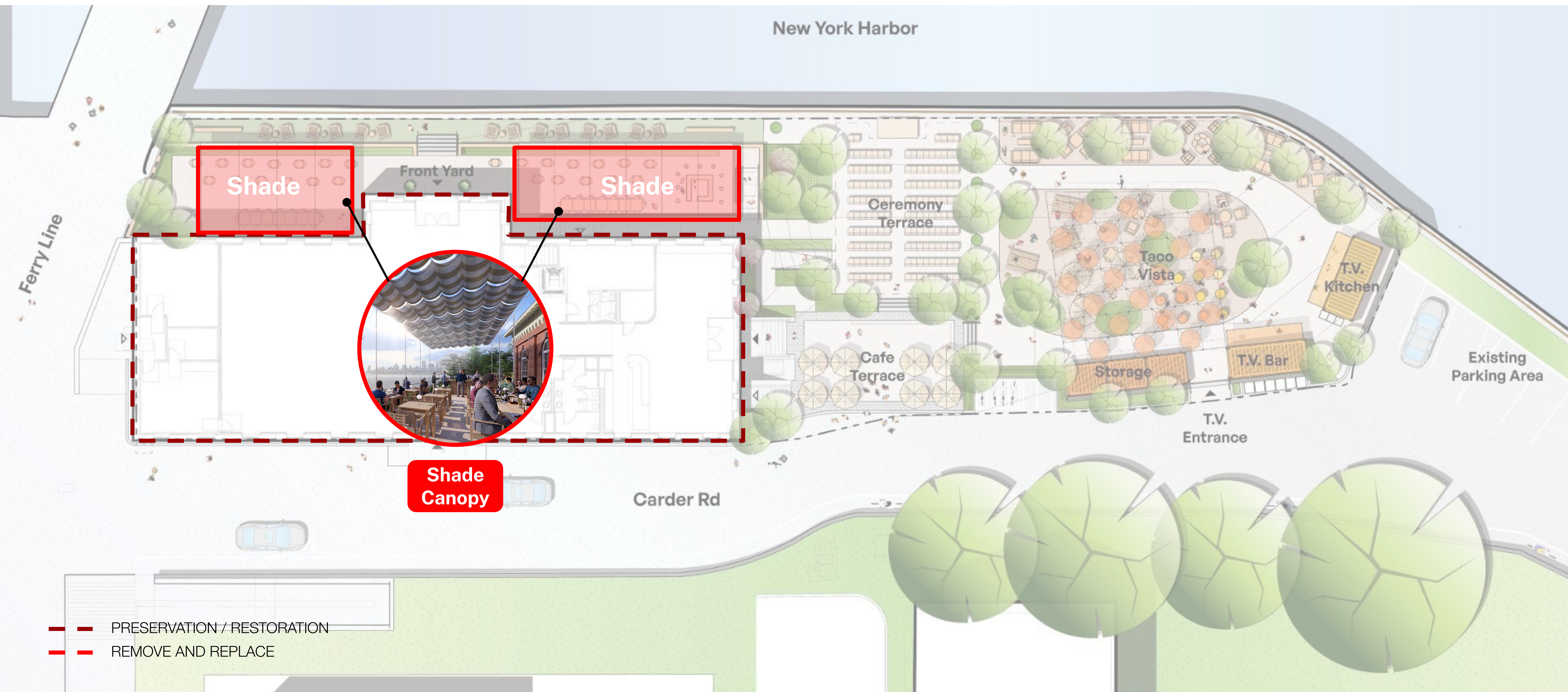




North Elevation - Proposed Conditions

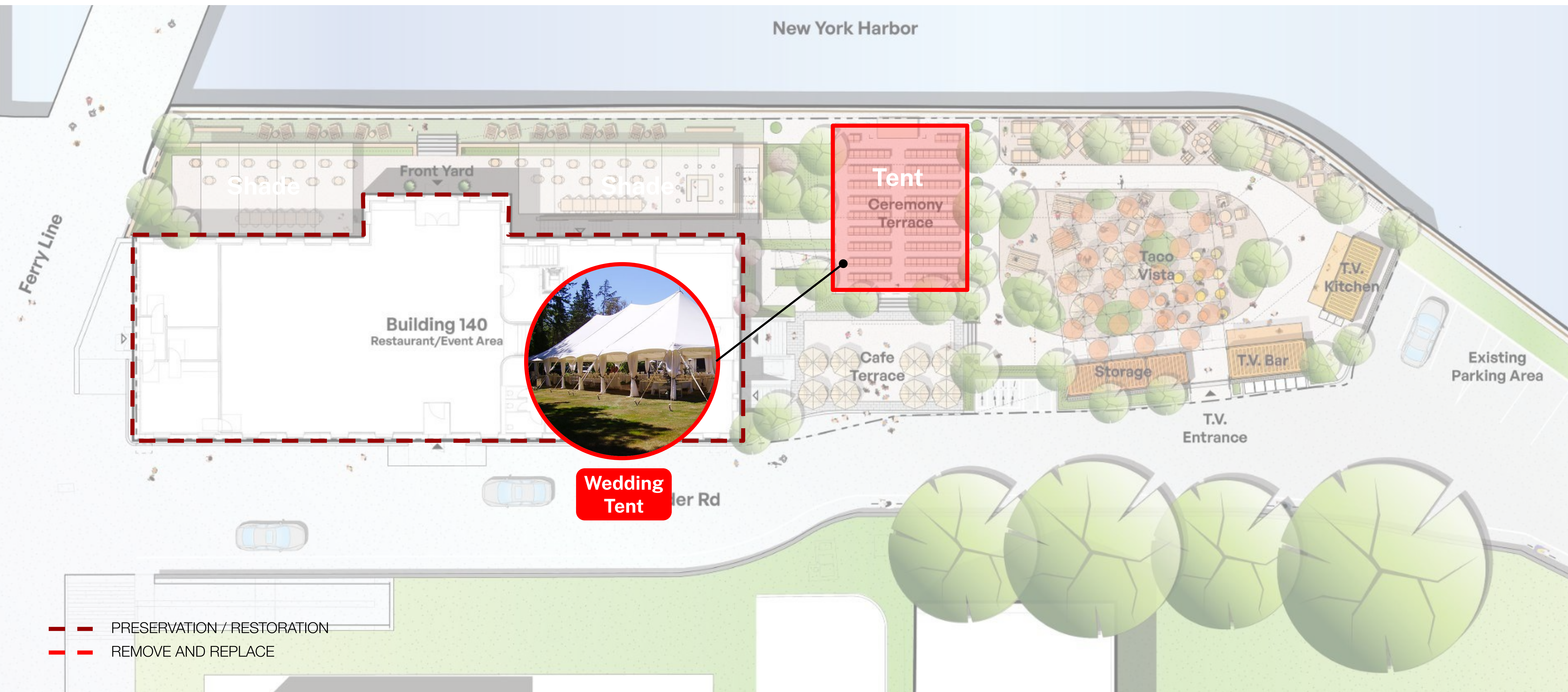


**Request #6: Seasonal shading and event structures**





**Request #6: Seasonal shading and event structures**





Concept Rendering | **View of Front Yard Terrace**





Concept Rendering | **View of Front Yard Shaded Seating**





Concept Rendering | **View of Front Yard Shaded Seating**



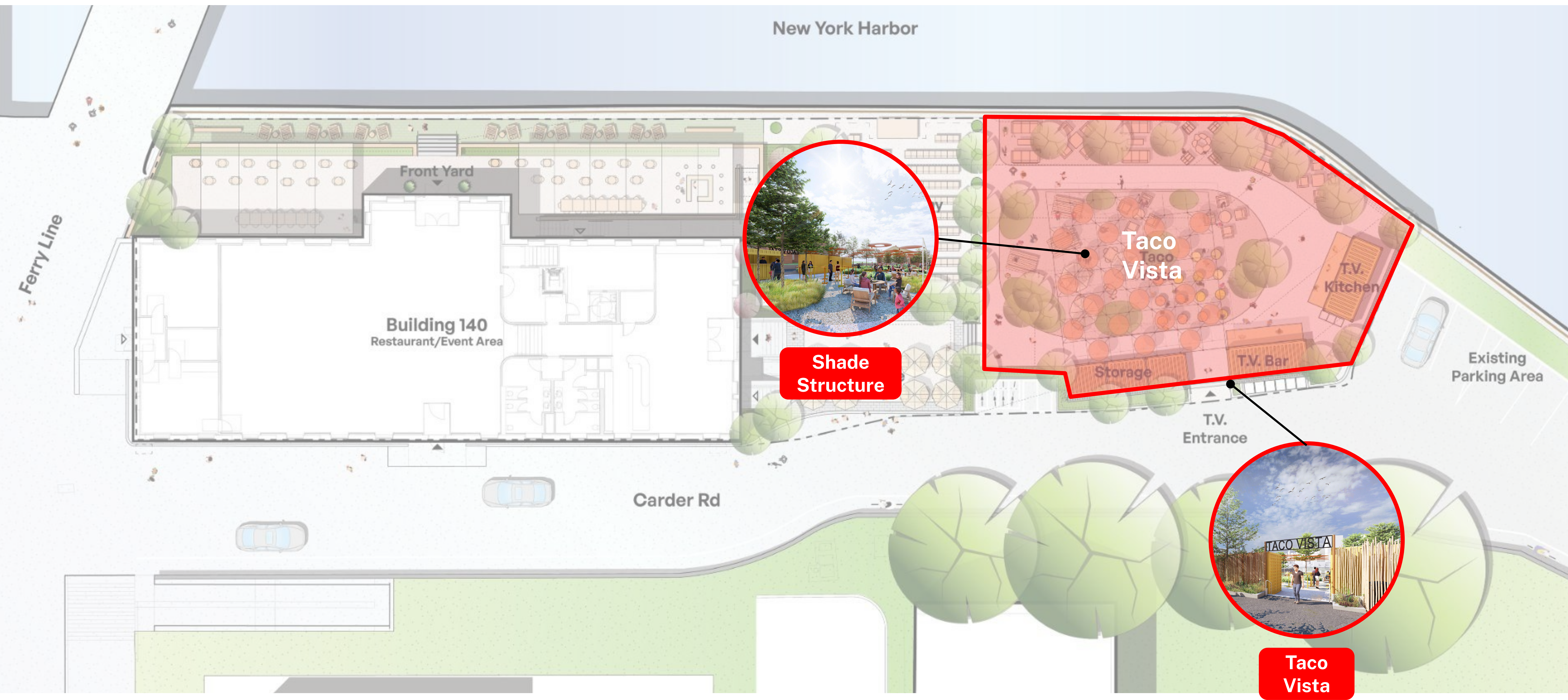


Concept Rendering | **View of Outdoor Ceremony Terrace**





Request #7: Semi-permanent Taco Vista activation improvements





Concept Rendering | View of Improved Taco Vista Seating Area





Concept Rendering | View of Improvements Along Carder Road





# Thank You!

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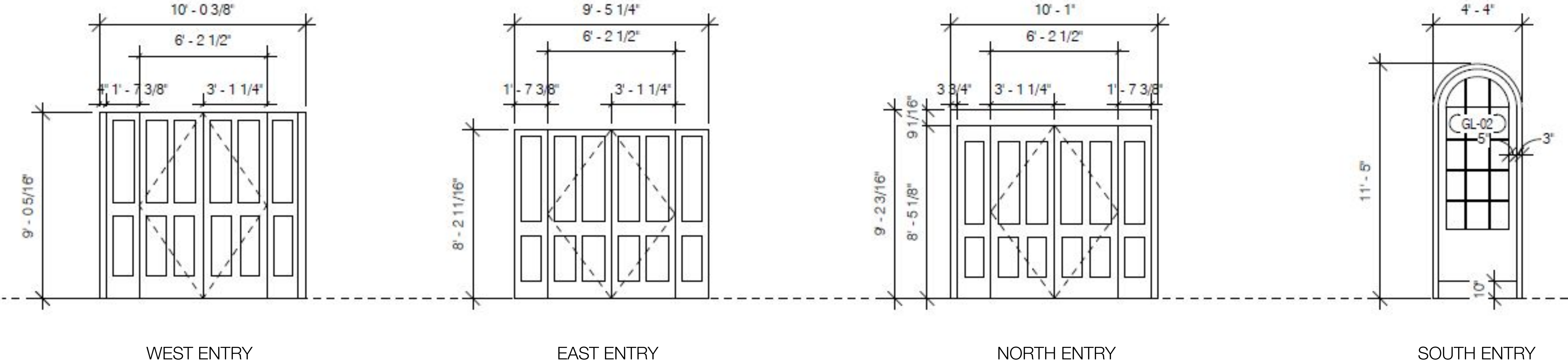
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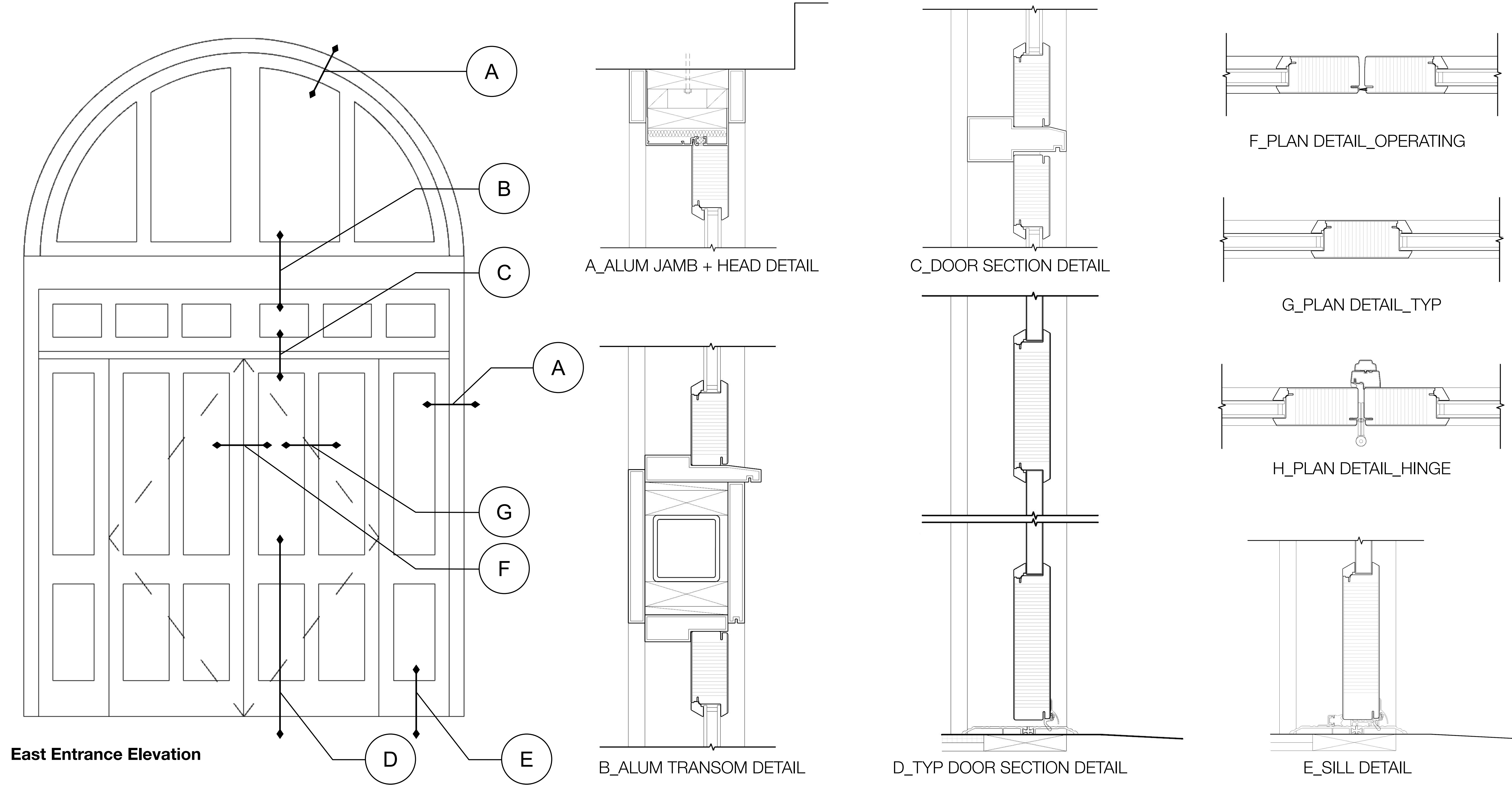
# Appendix

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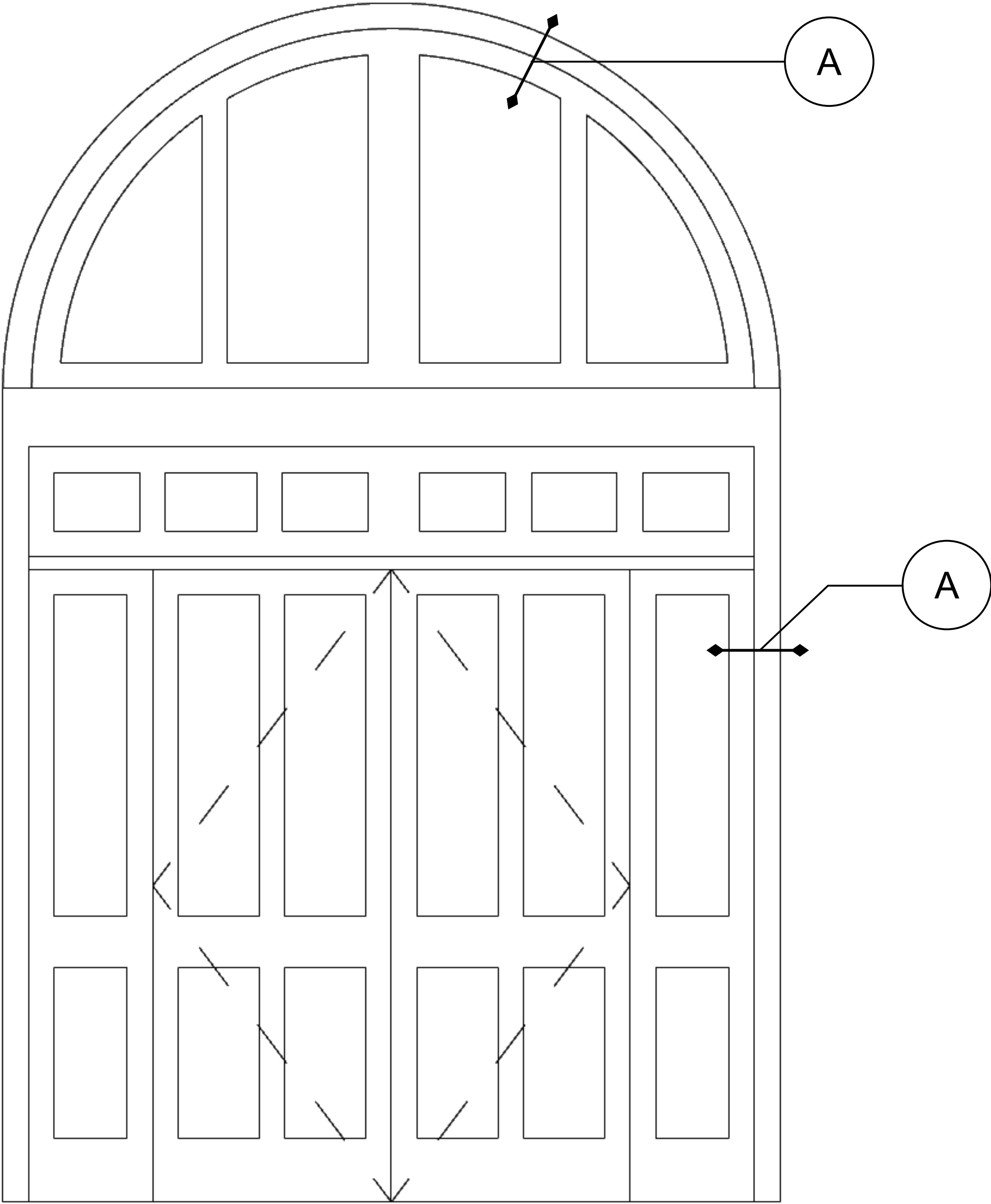




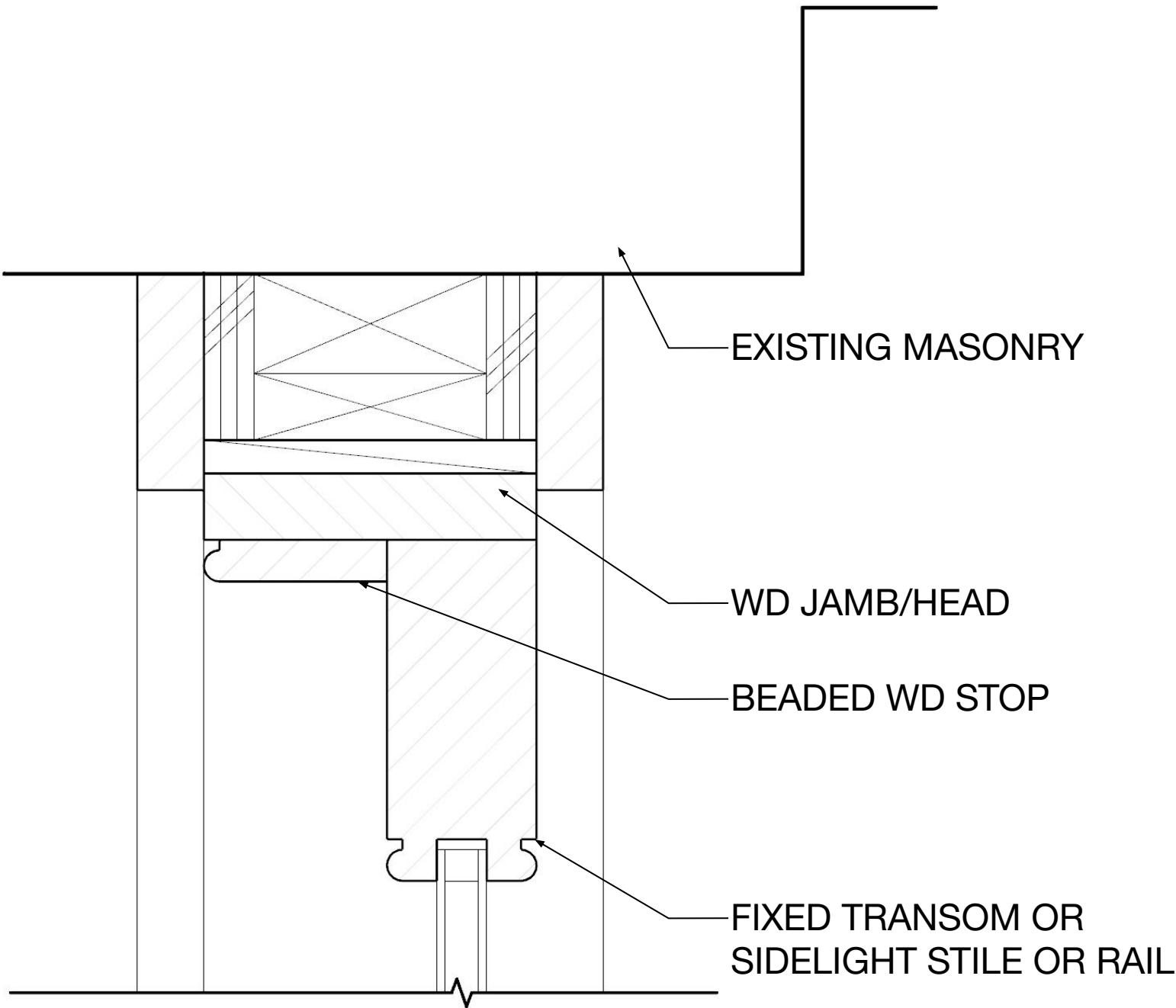






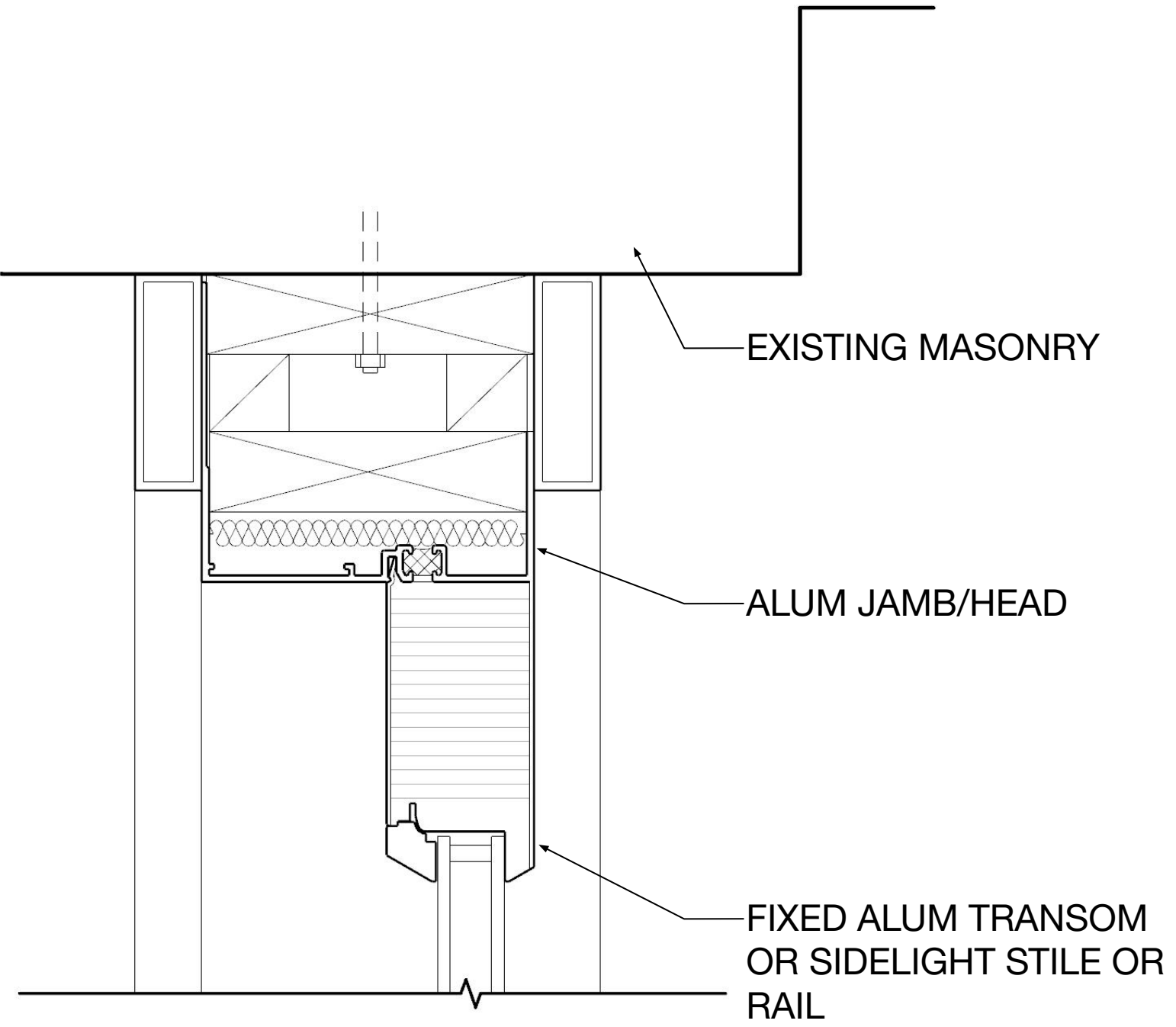


East Entrance Elevation



A\_WOOD JAMB + HEAD DETAIL

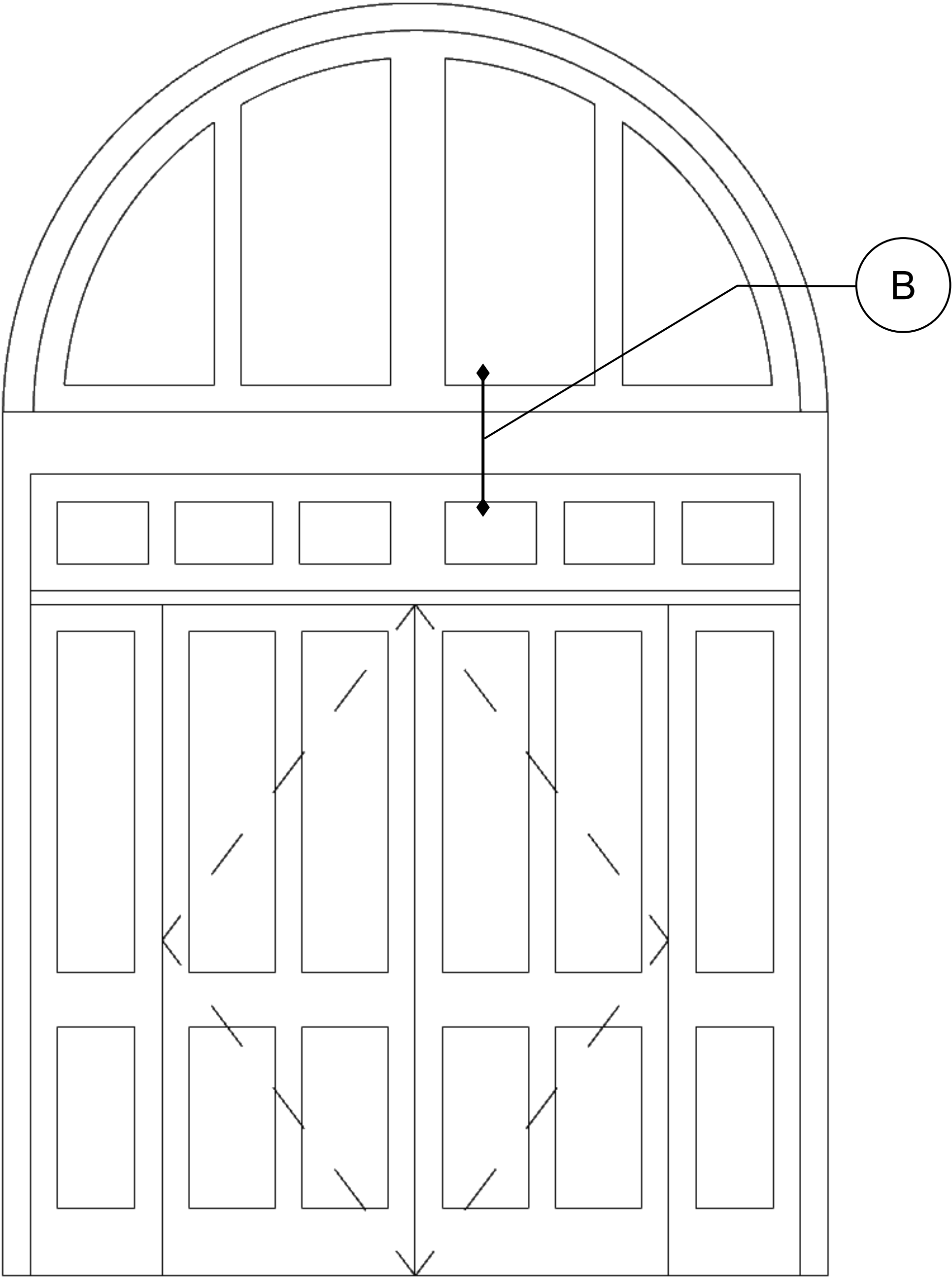
Existing 1992  
Renovation



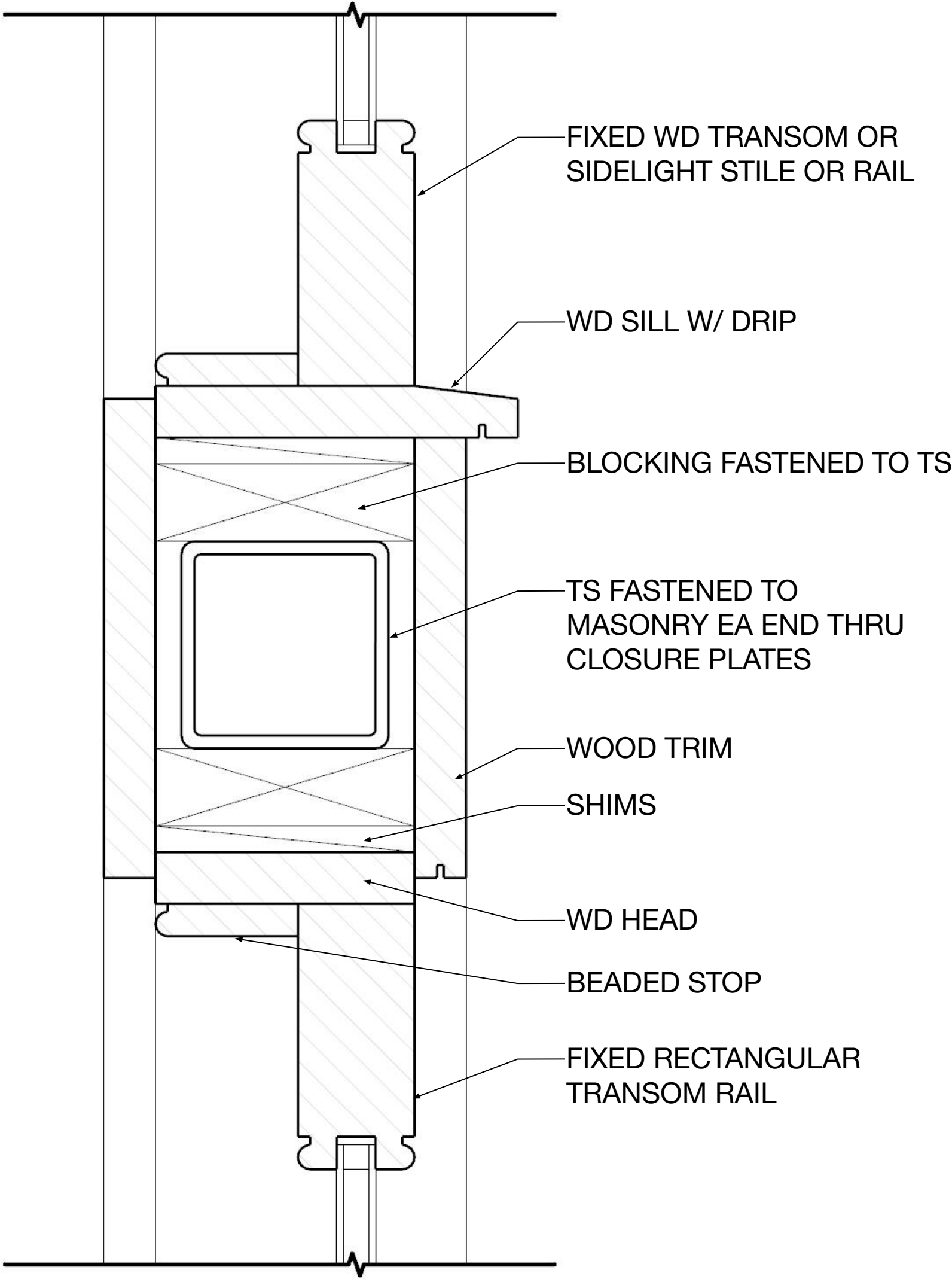
A\_ALUM CLAD JAMB + HEAD DETAIL

Proposed



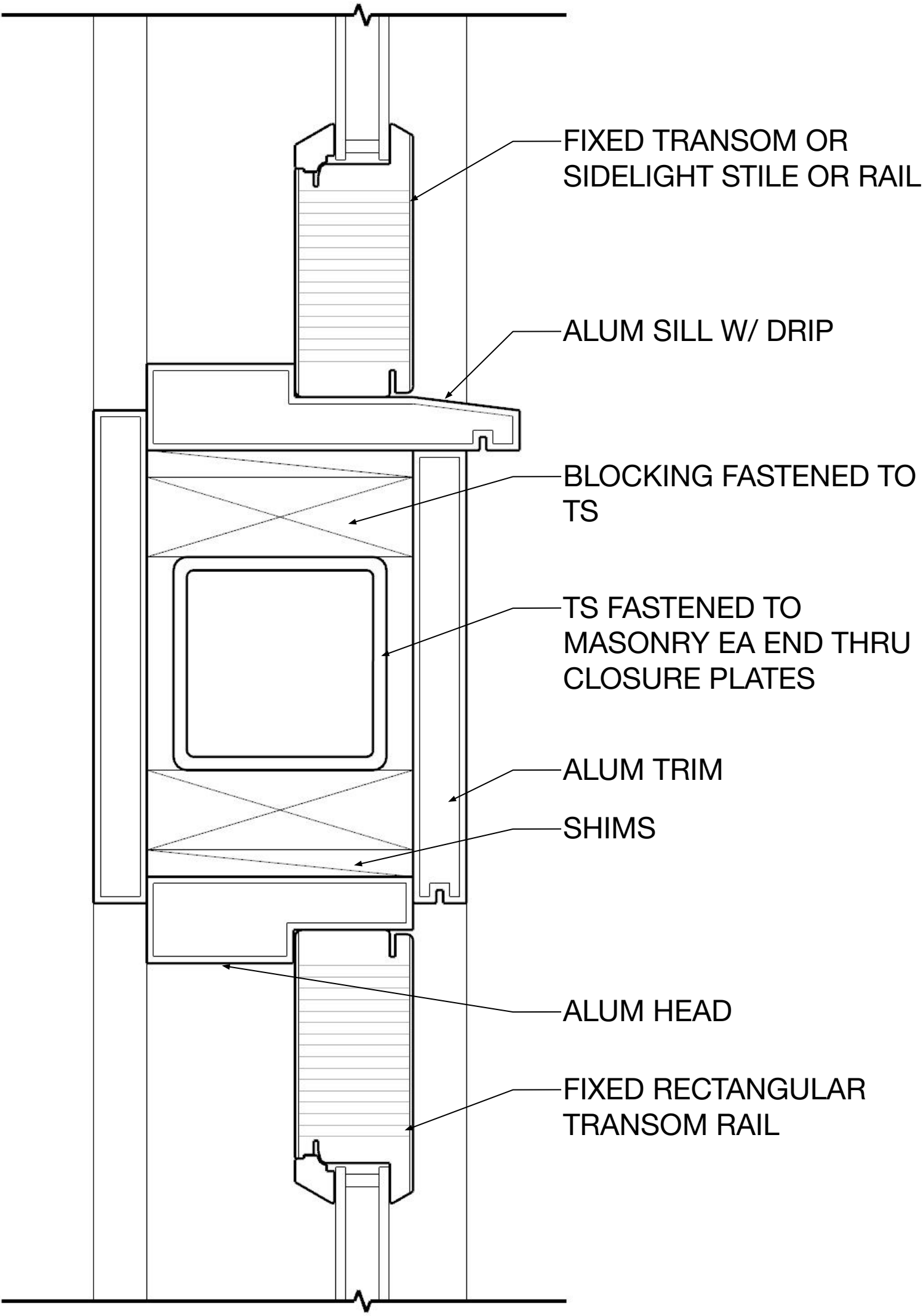


East Entrance Elevation



B\_WOOD TRANSOM DETAIL

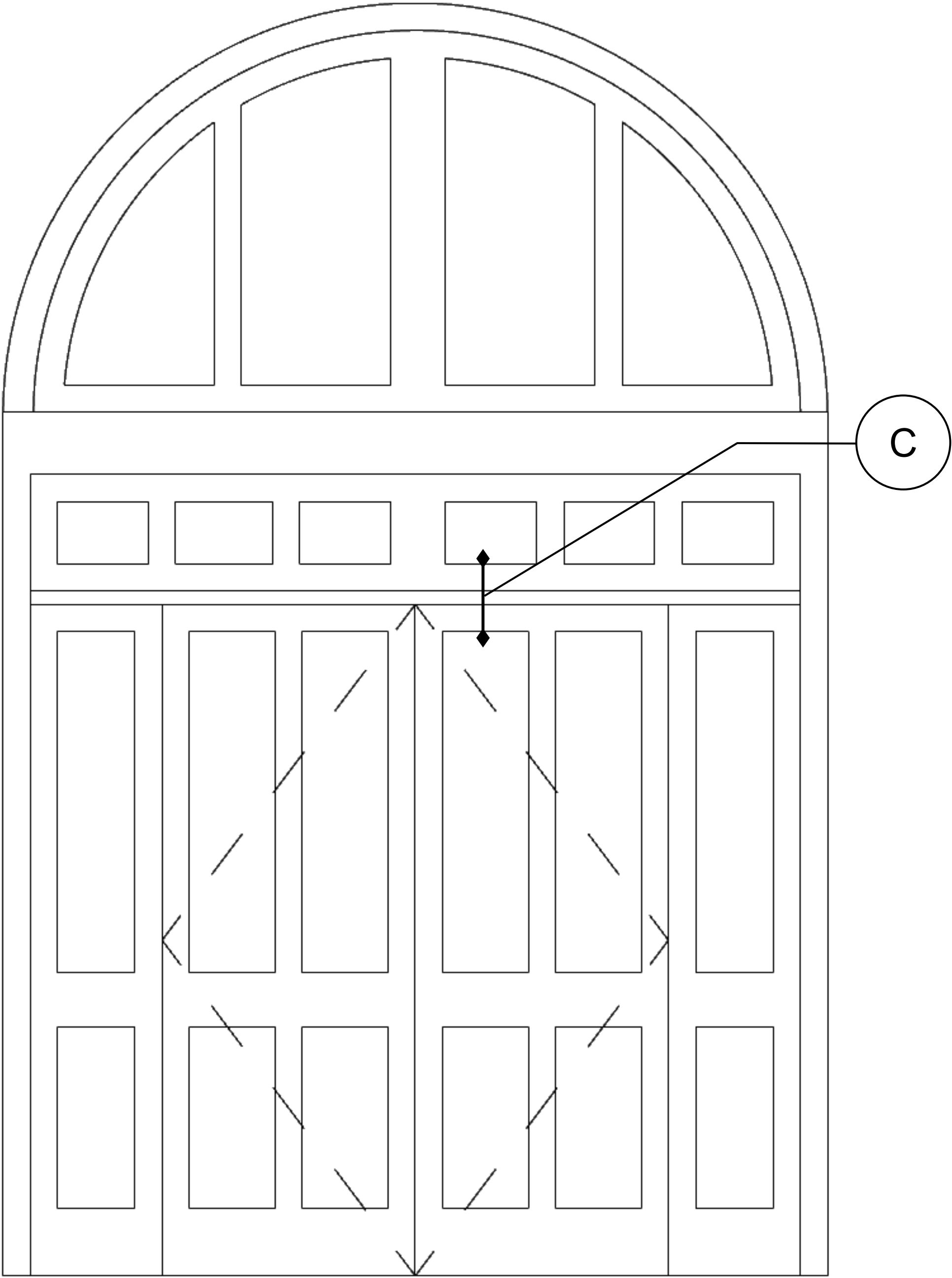
Existing 1992  
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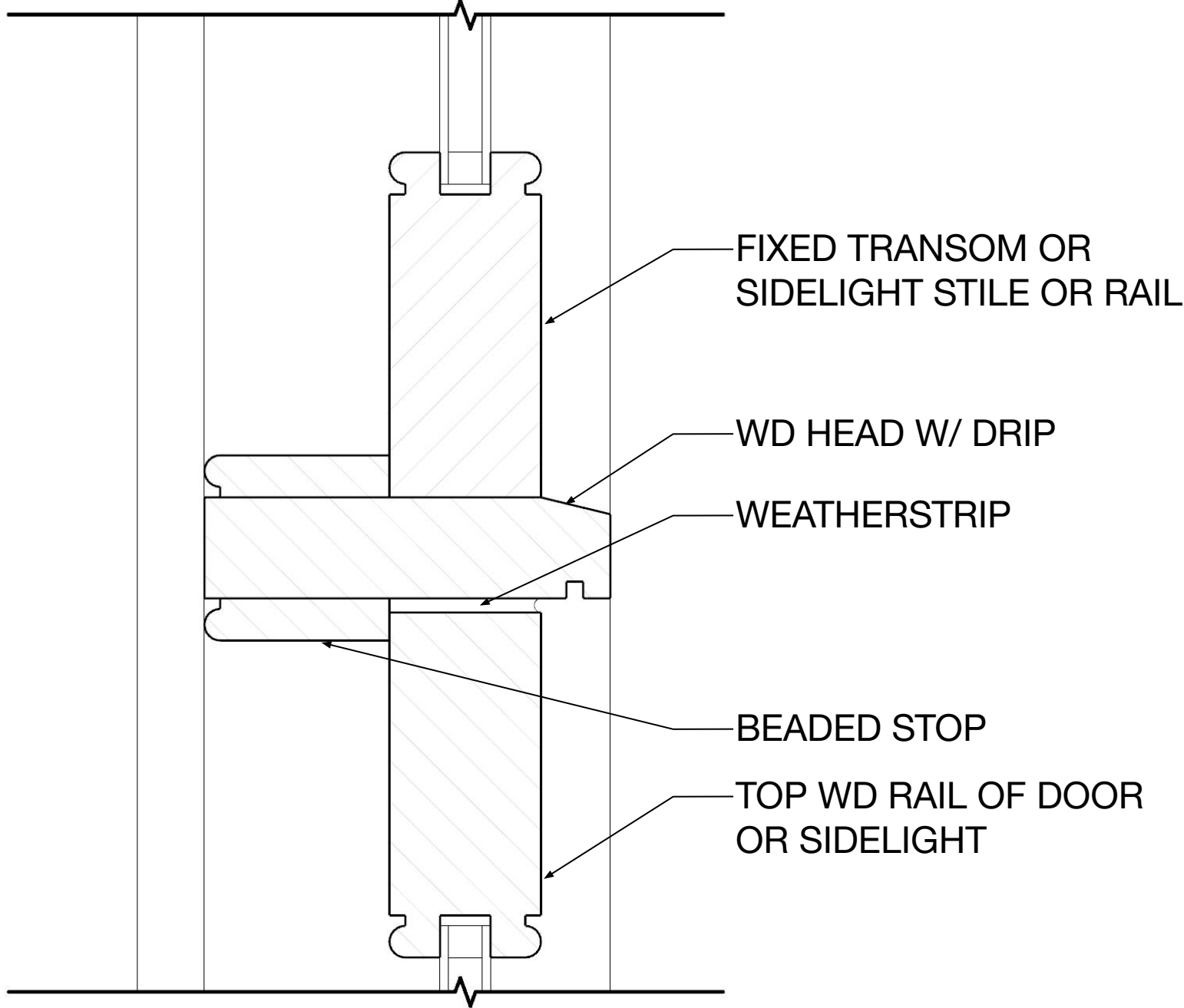
B\_ALUM CLAD TRANSOM DETAIL

Proposed



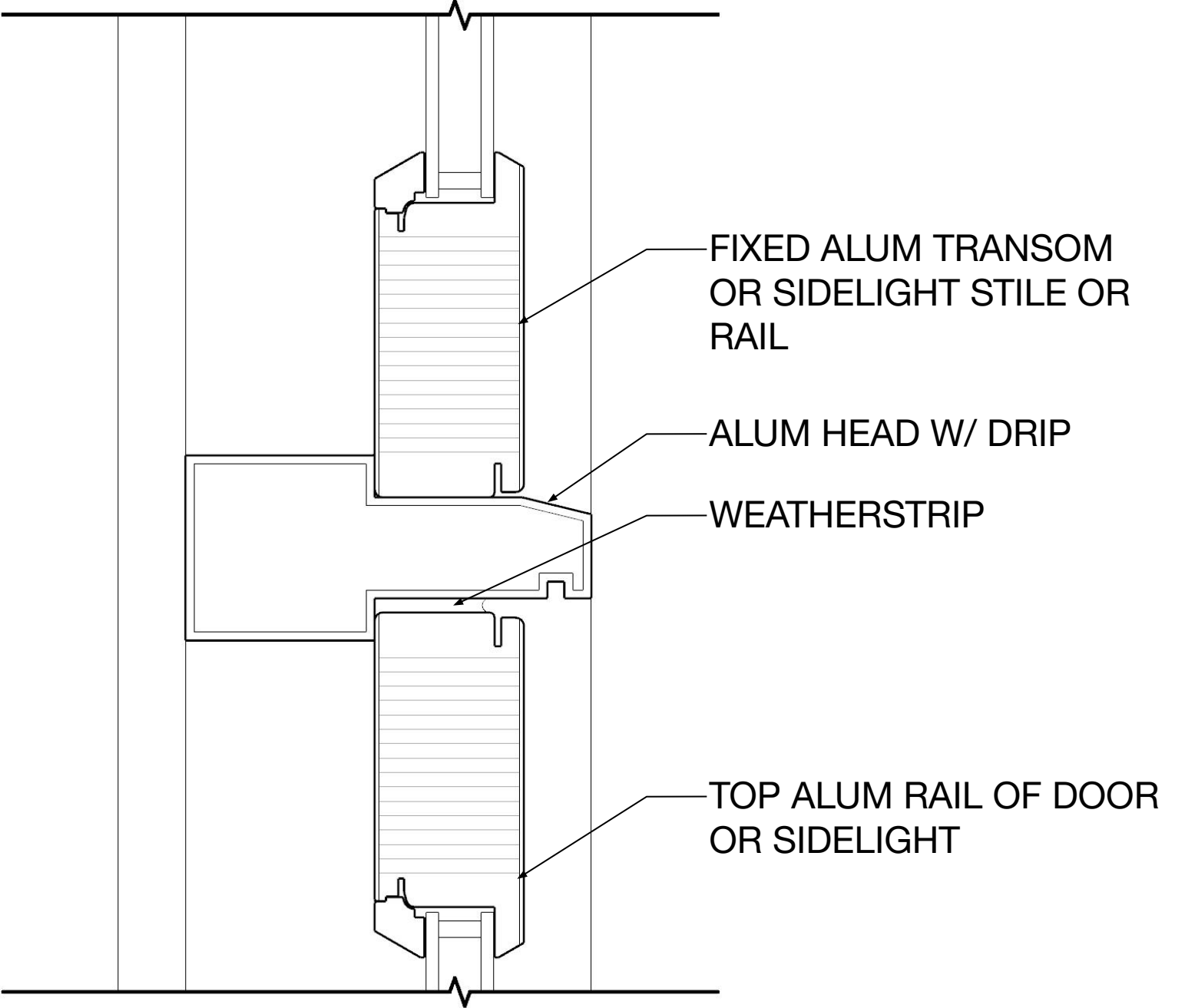


East Entrance Elevation



C\_WOOD DOOR SECTION DETAIL

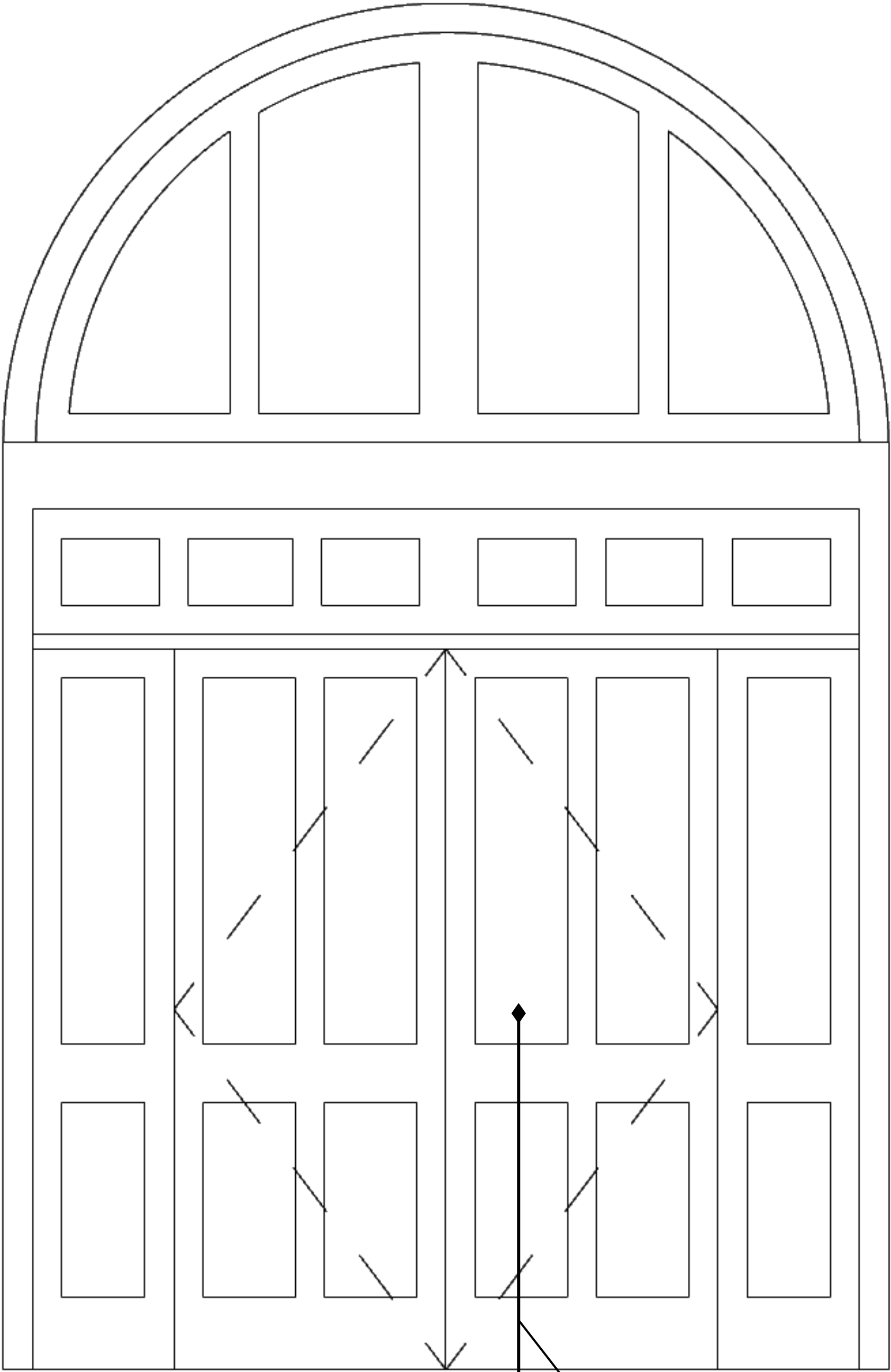
Existing 1992  
Renovation



C\_ALUM CLAD DOOR SECTION DETAIL

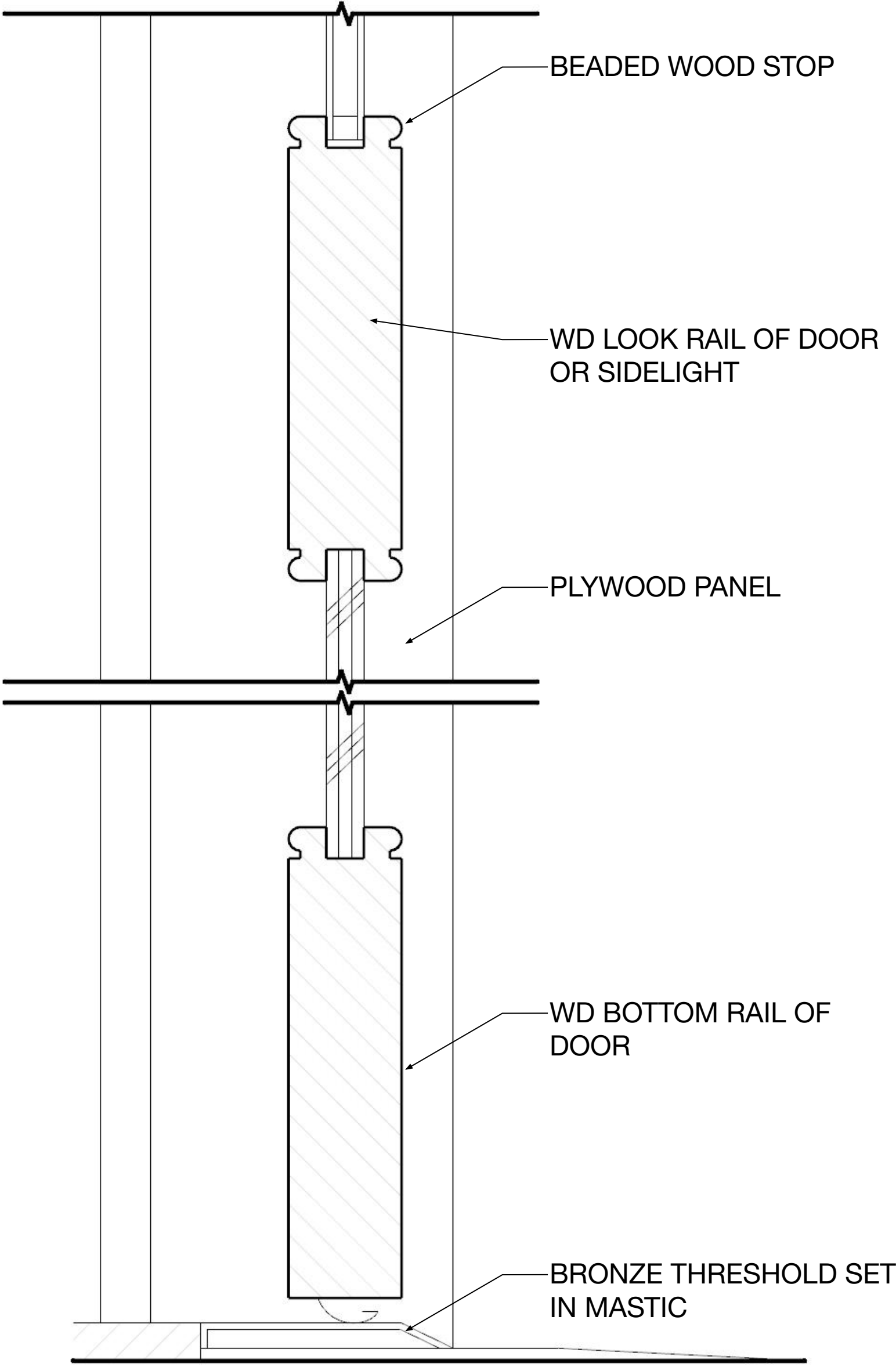
Proposed





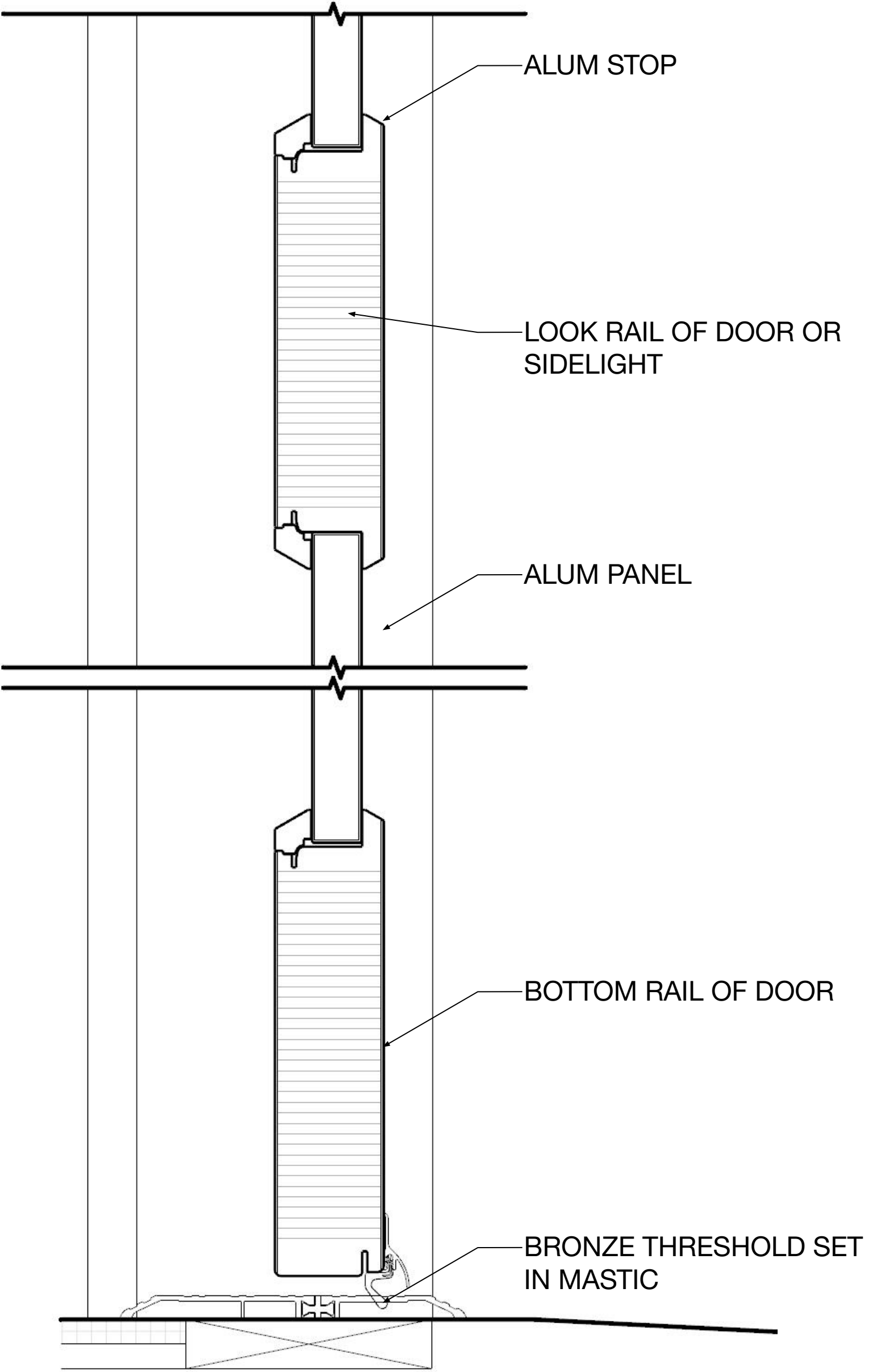
East Entrance Elevation

D



D\_WOOD DOOR SECTION DETAIL

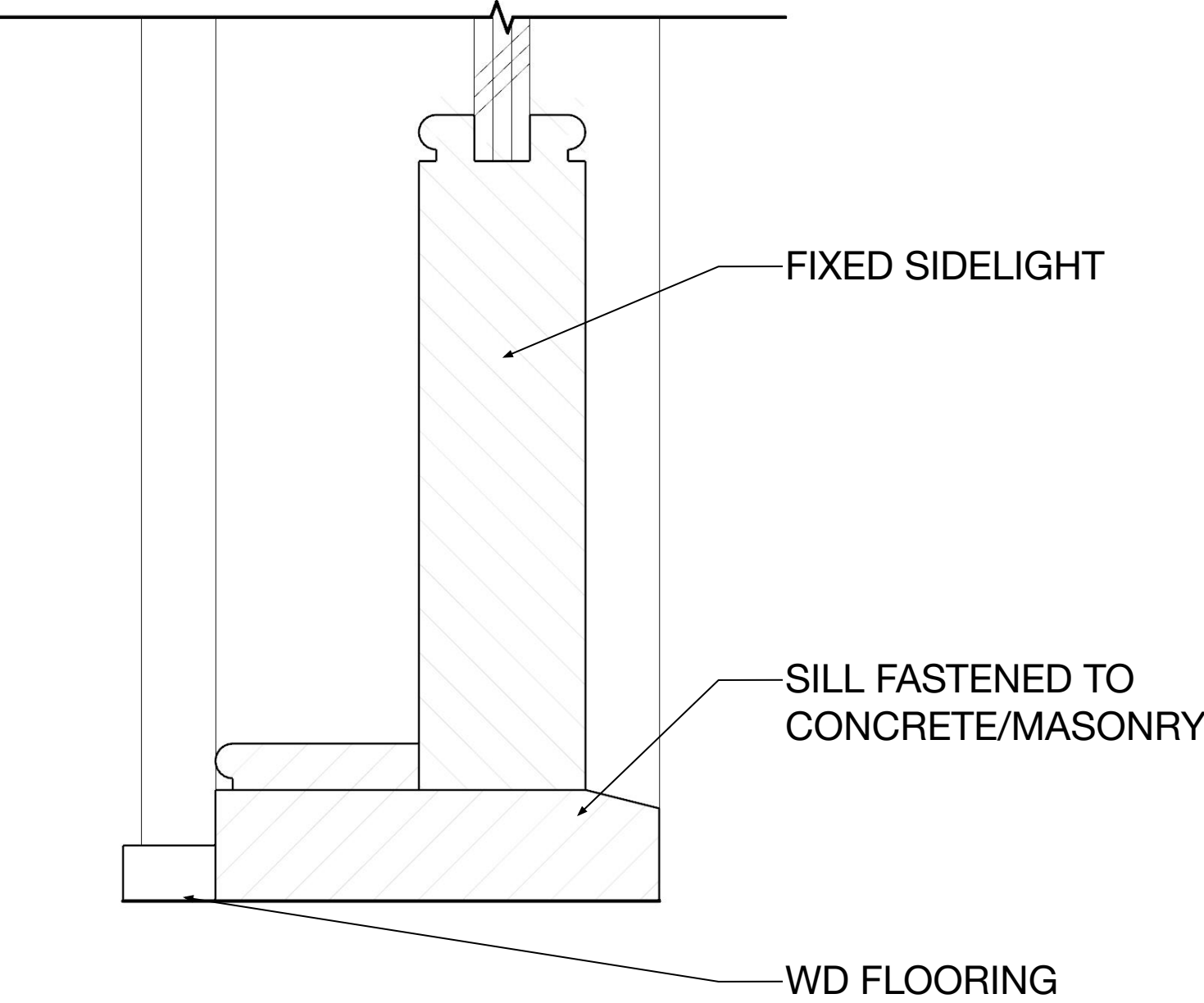
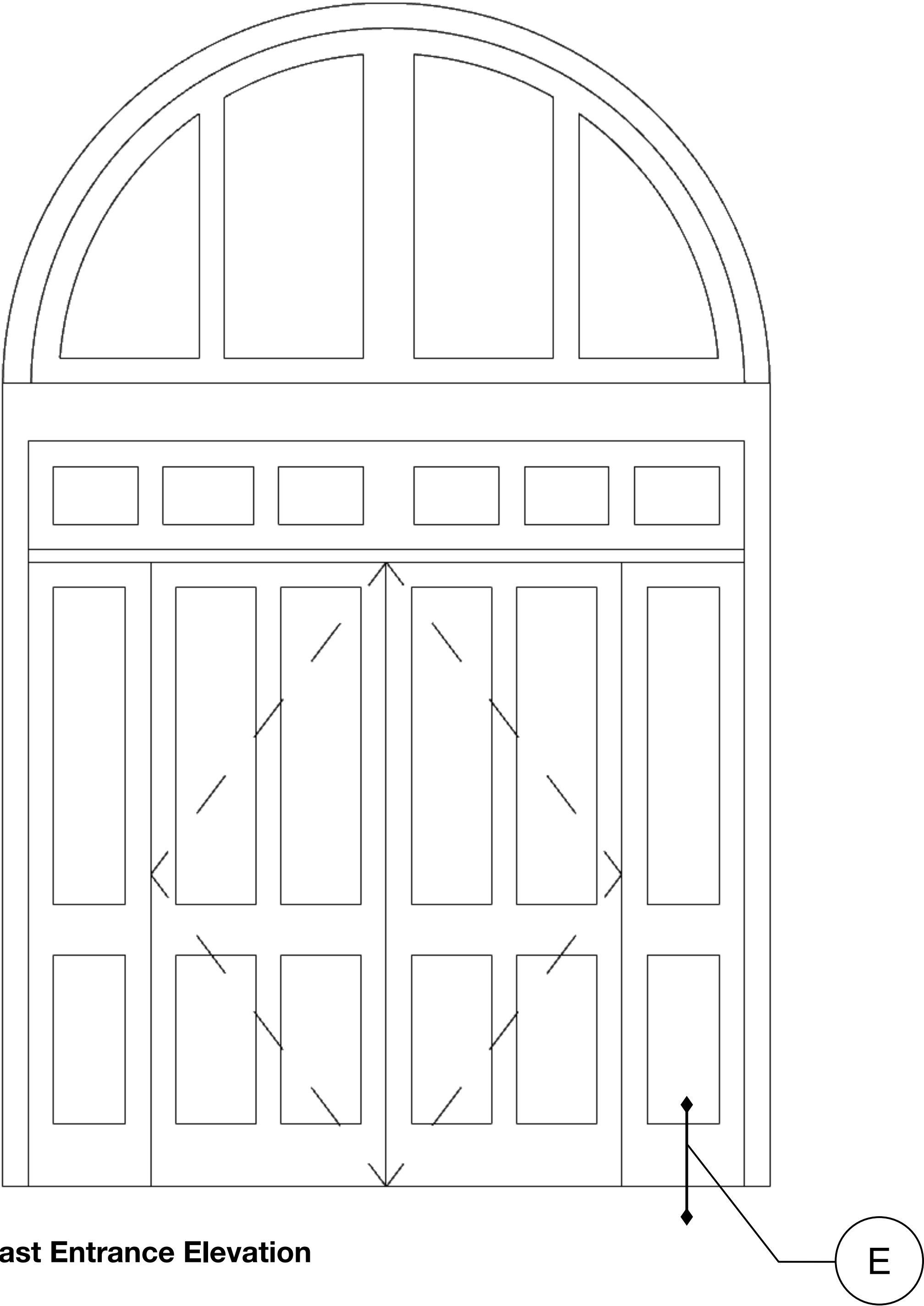
Existing 1992  
Renovation



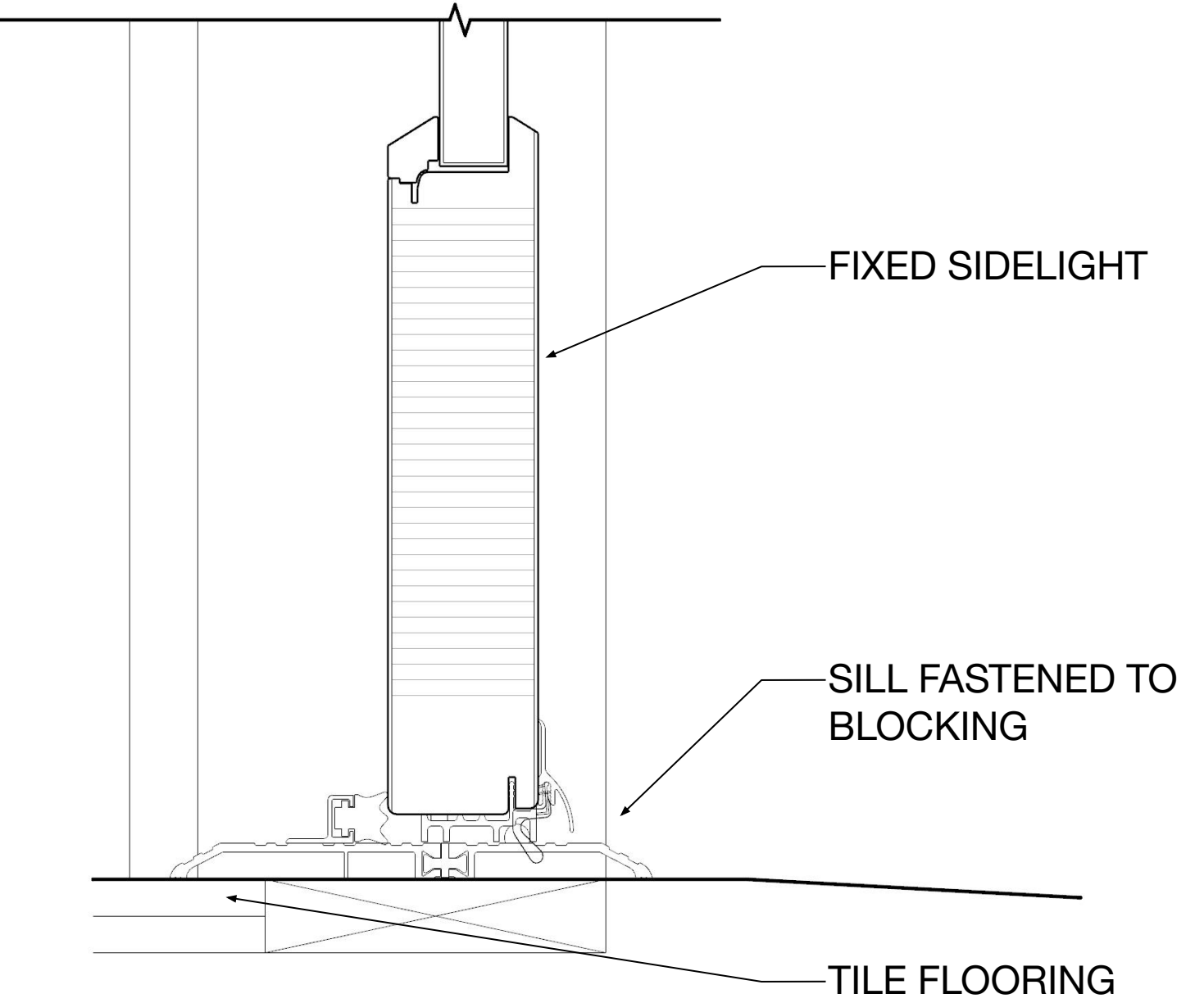
D\_ALUM CLAD DOOR SECTION DETAIL

Proposed



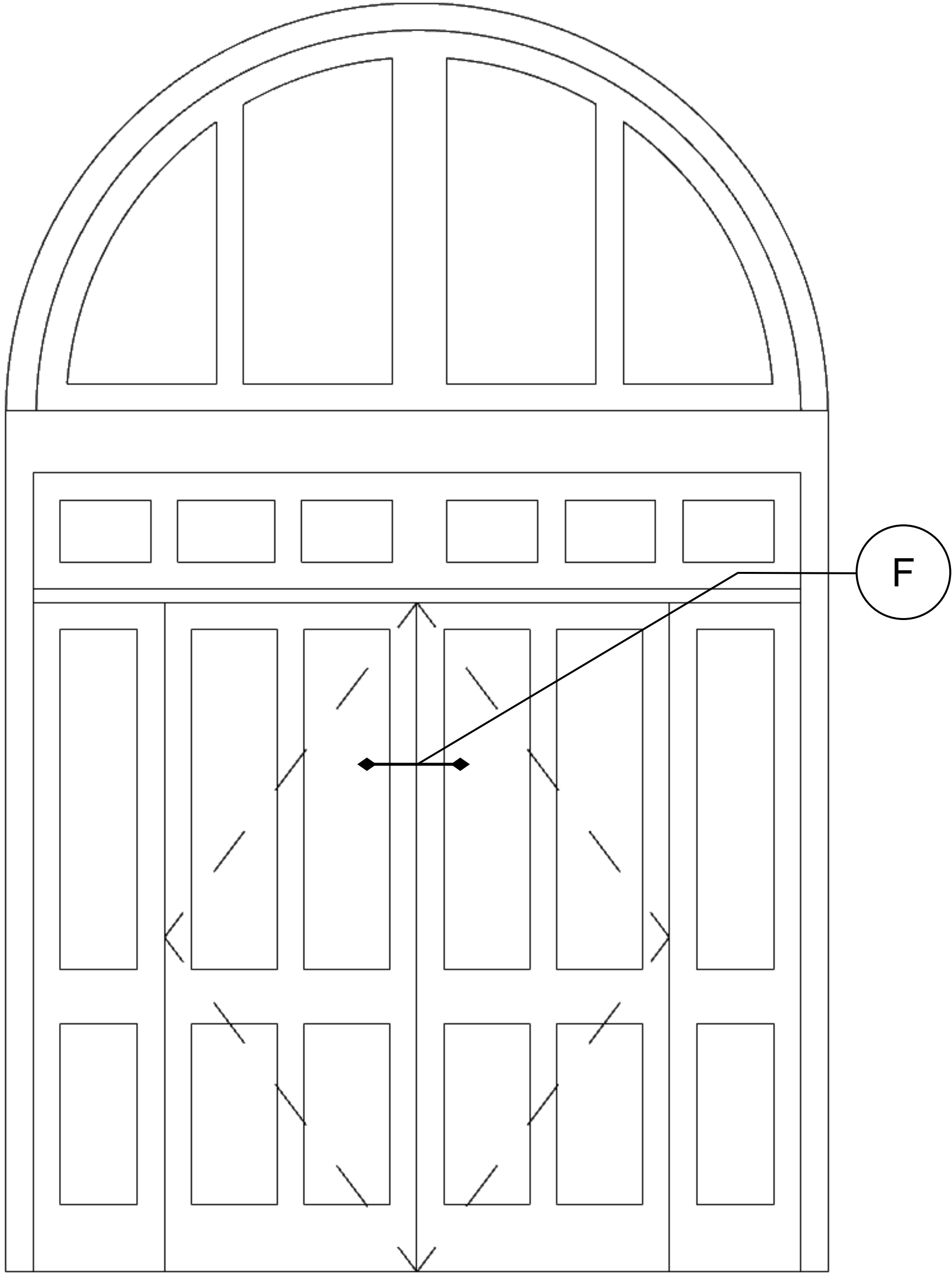


E\_WOOD SILL DETAIL  
Existing 1992  
Renovation

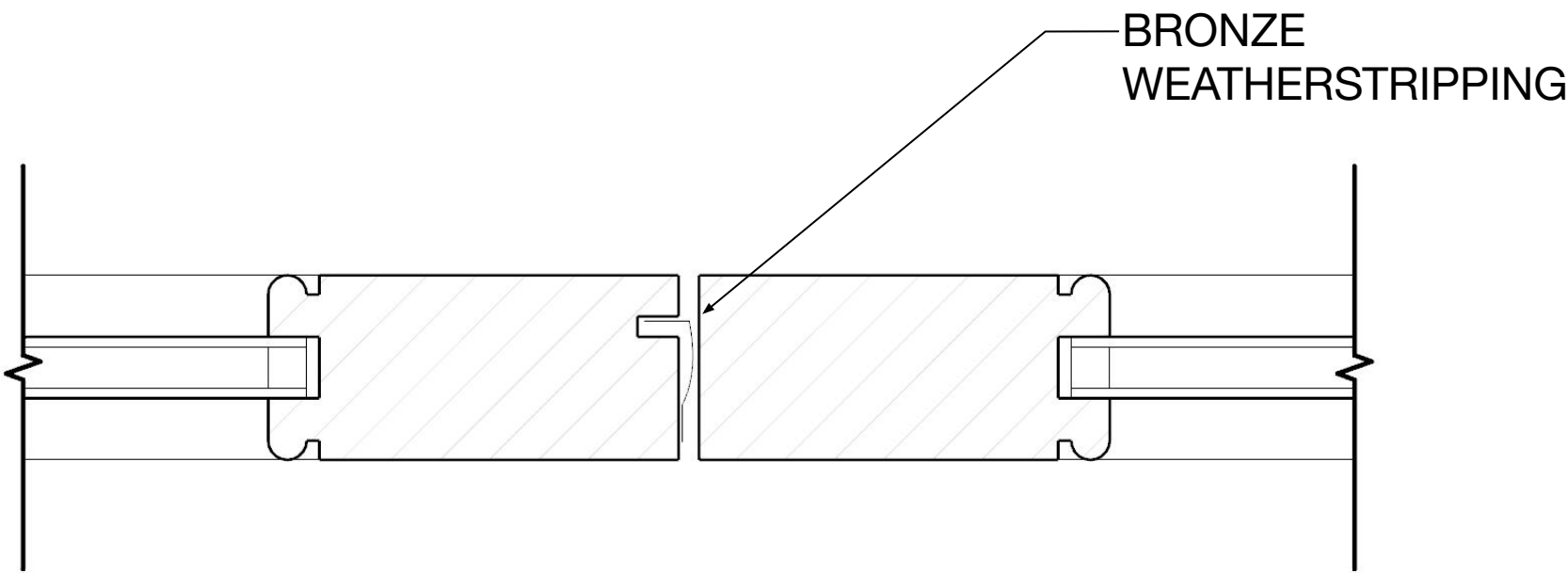


E\_ALUM CLAD SILL DETAIL  
Proposed



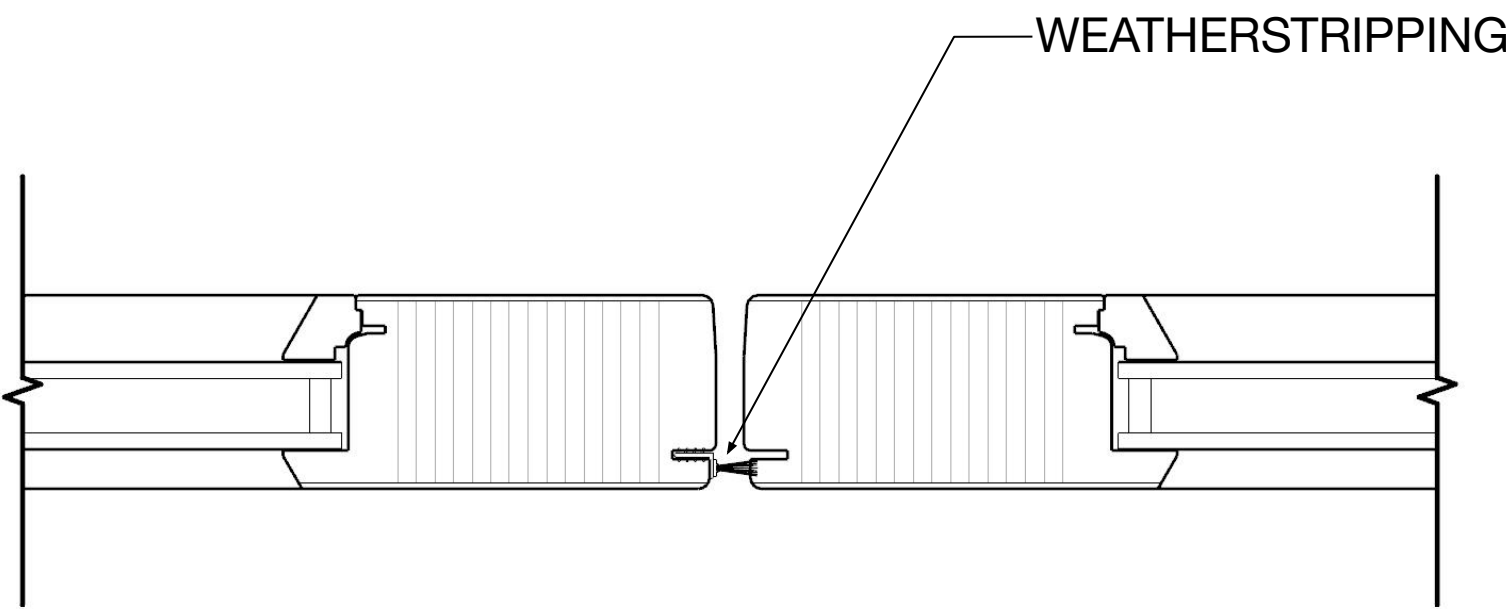


East Entrance Elevation



F\_WOOD PLAN DETAIL

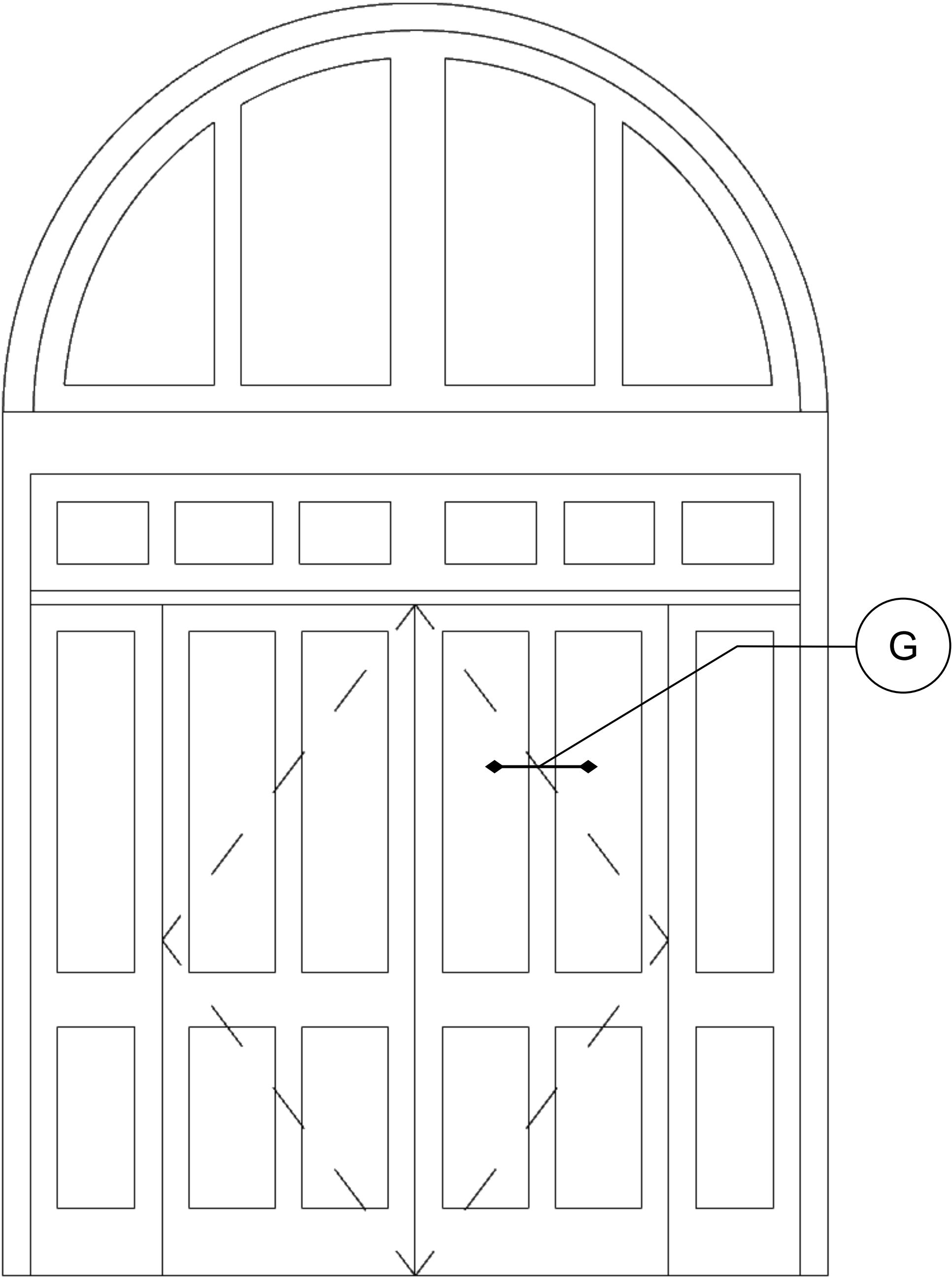
Existing 1992  
Renovation



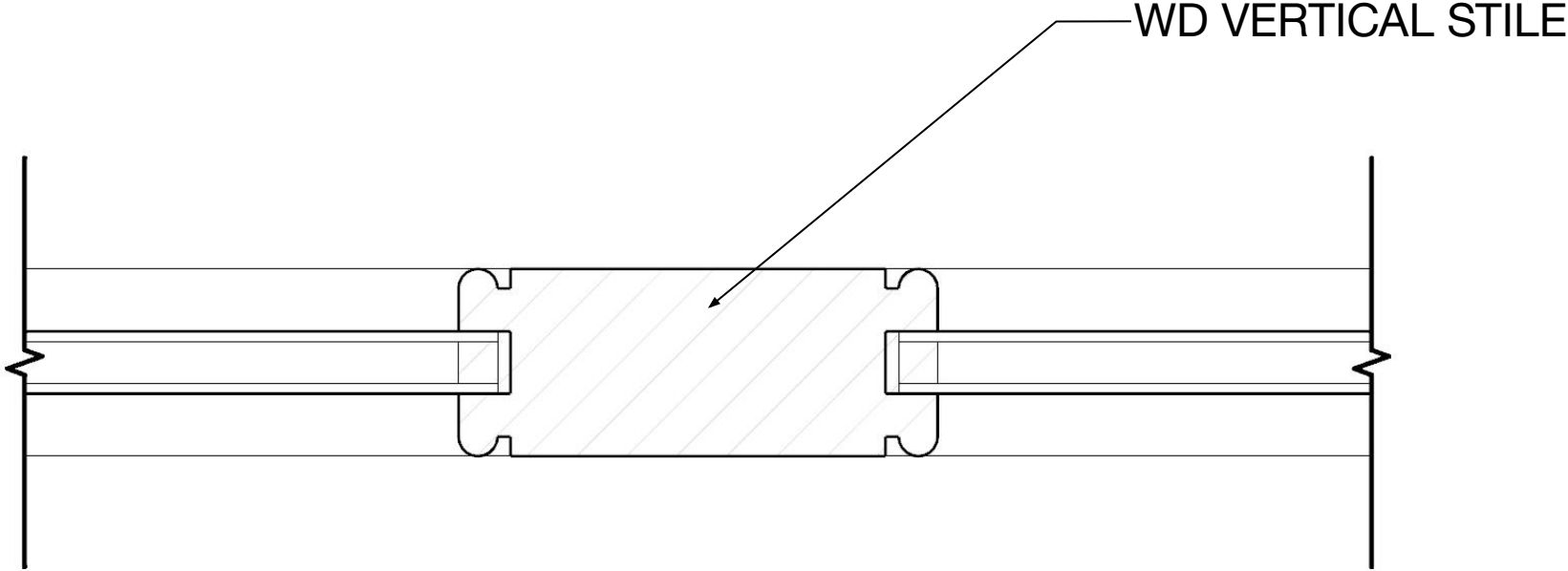
F\_ALUM CLAD PLAN DETAIL

Proposed



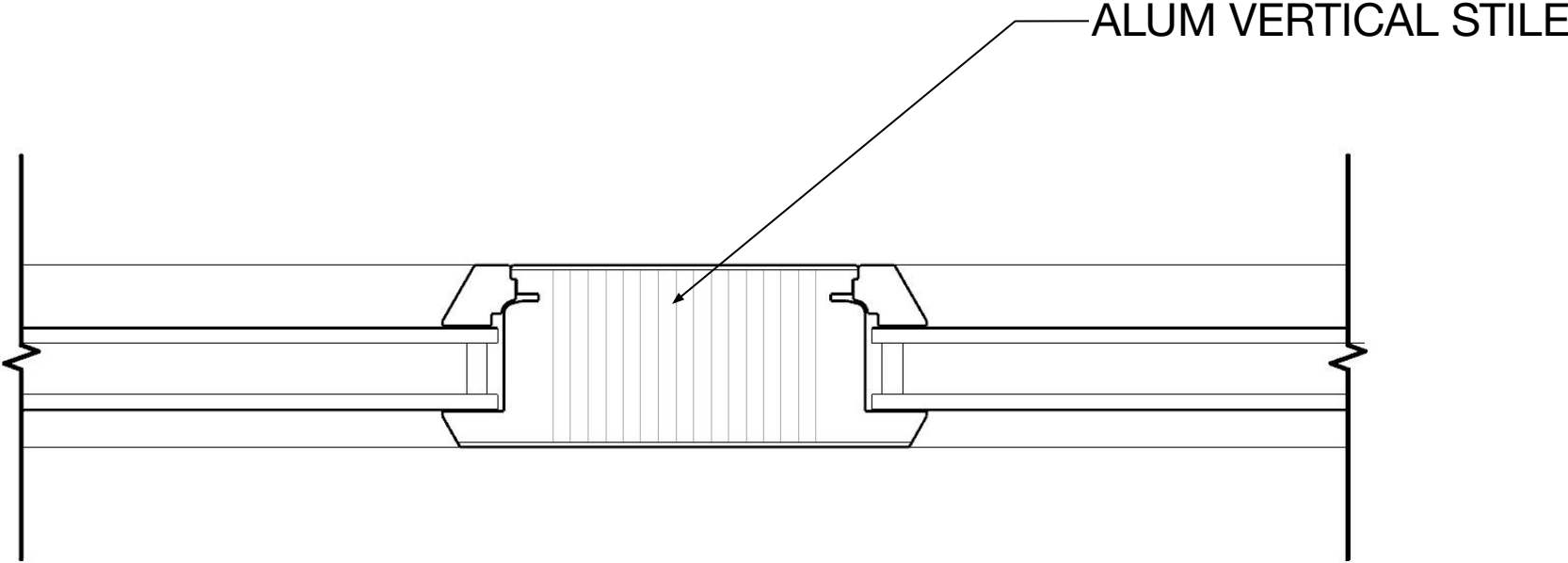


East Entrance Elevation



G\_TYP WOOD PLAN DETAIL

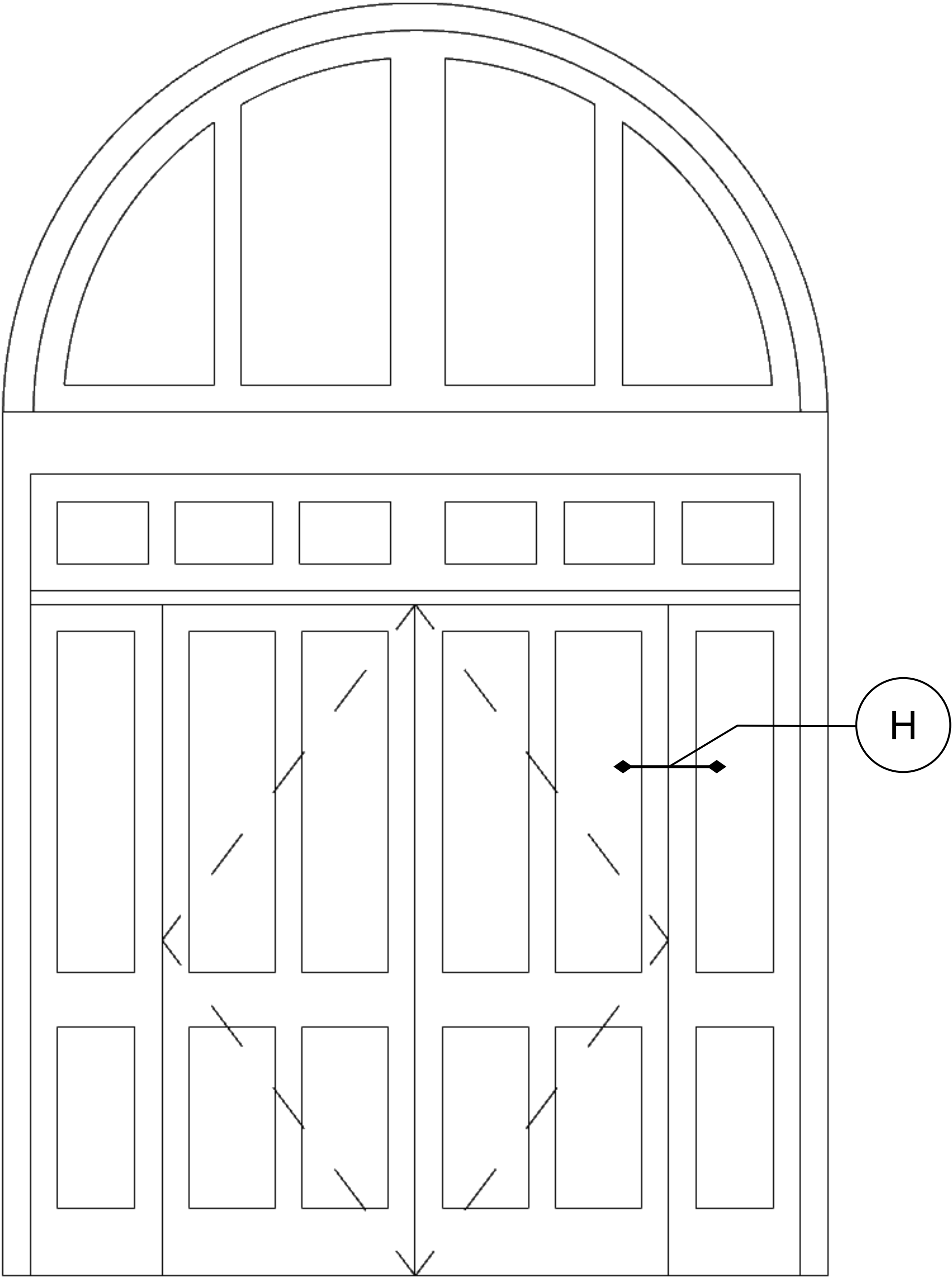
Existing 1992  
Renovation



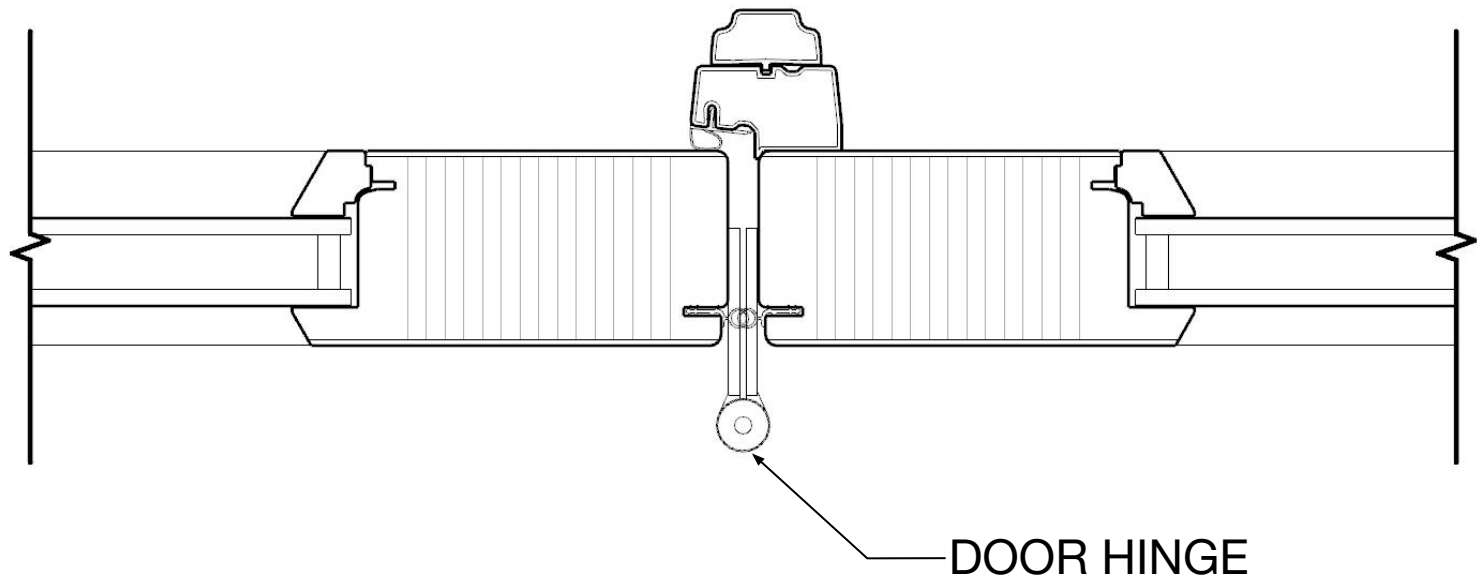
G\_TYP ALUM CLAD PLAN DETAIL

Proposed





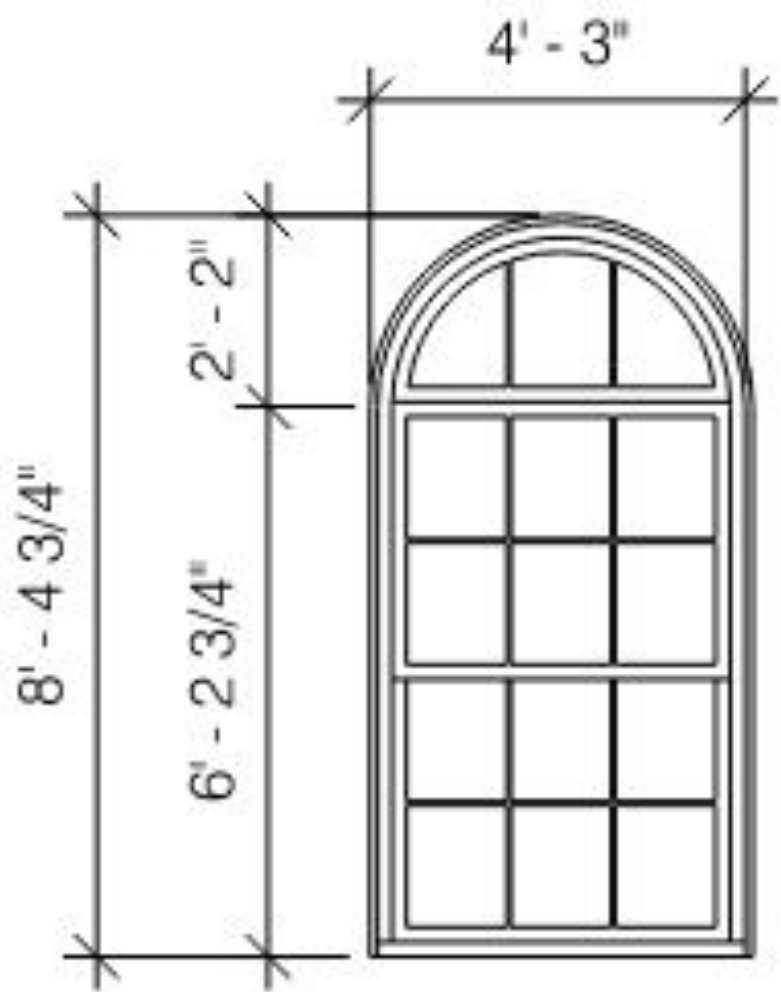
East Entrance Elevation



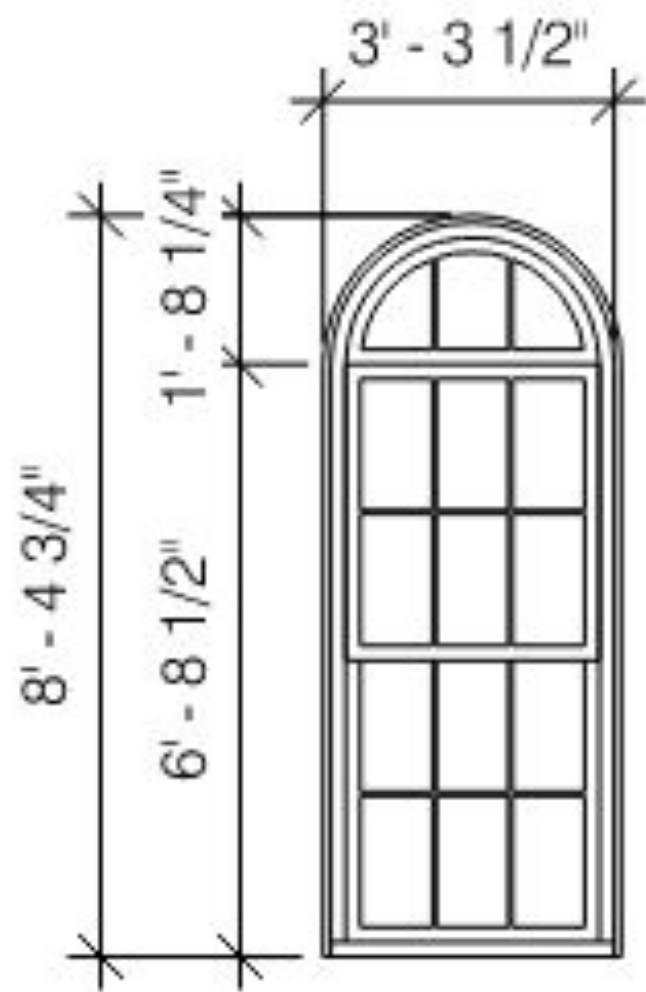
H\_ALUM CLAD PLAN DETAIL\_HINGE

Proposed

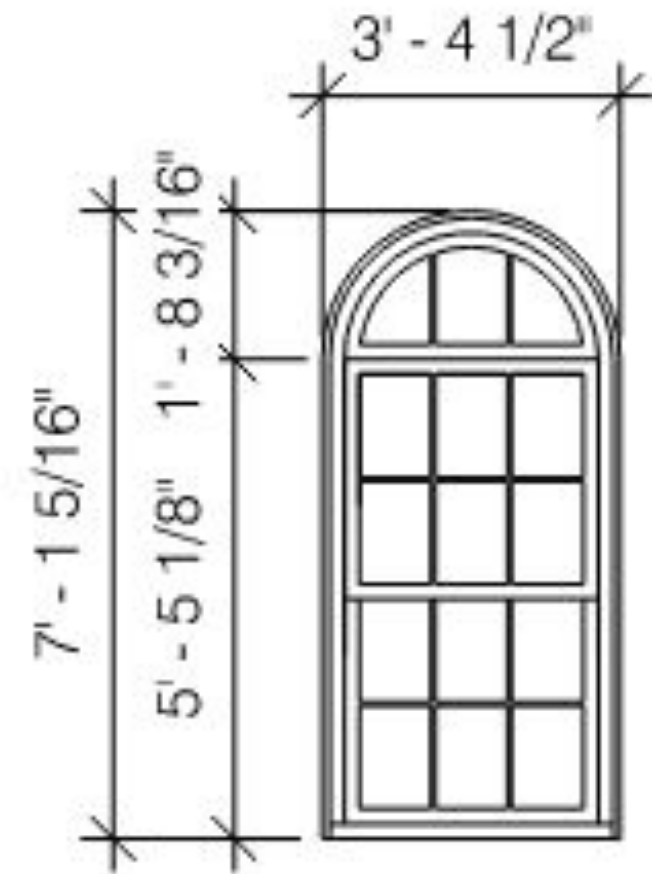




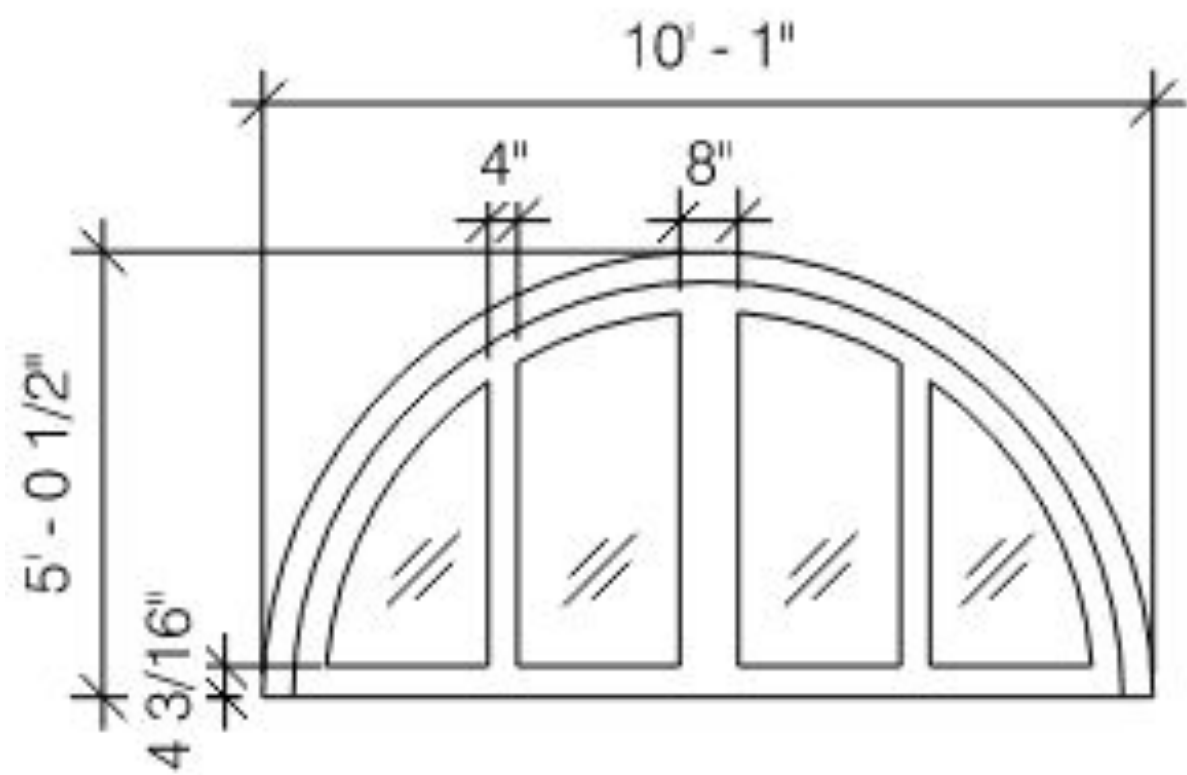
WA1 TYPE WA1  
FRAMED ARCH OPENING



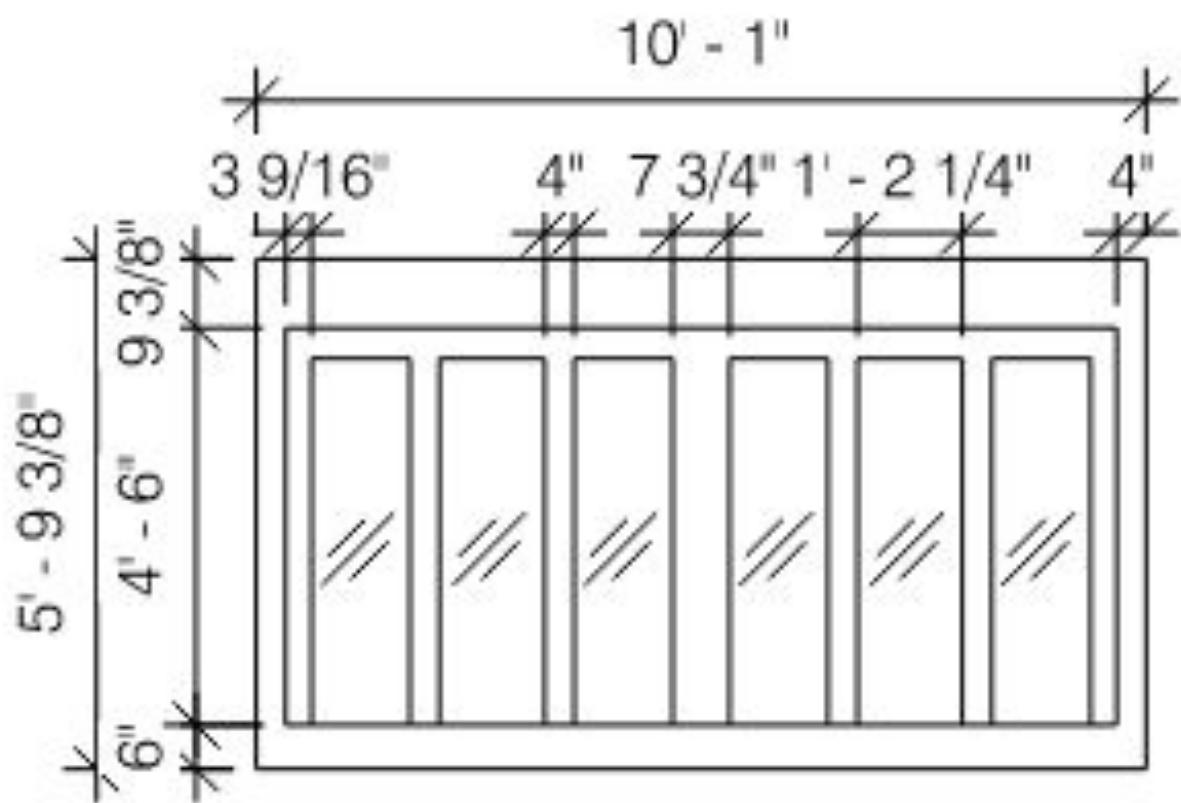
WA2 TYPE WA2  
FRAMED ARCH OPENING



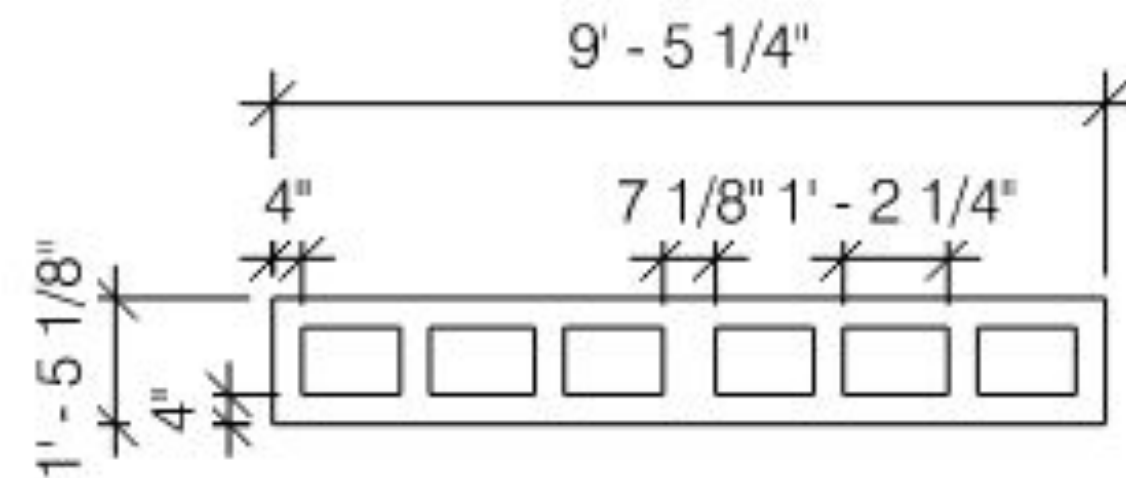
WA3 TYPE WA3  
FRAMED ARCH OPENING



WB1 TYPE WB1  
FRAMED ARCH OPENING

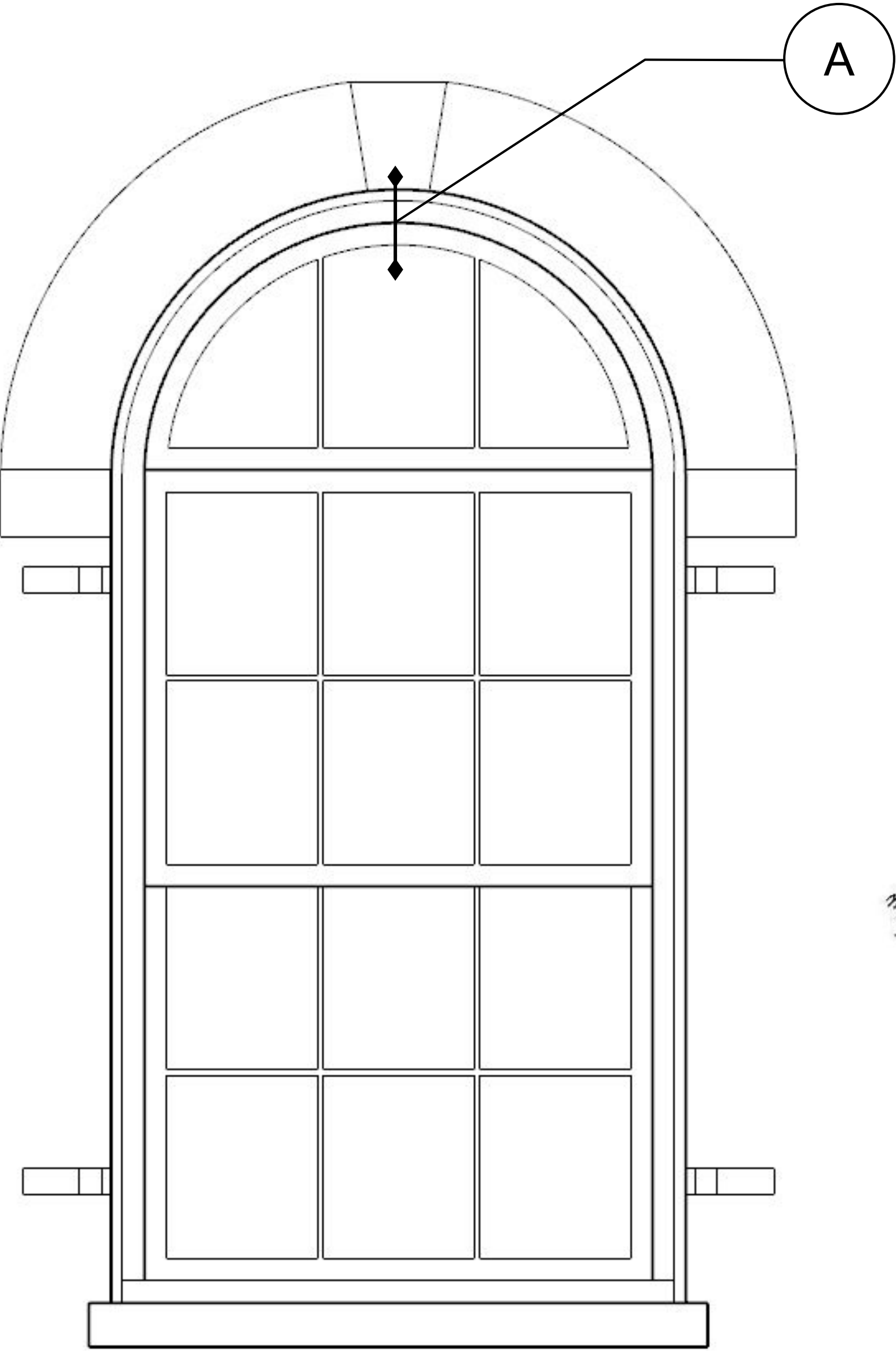


WC1 TYPE WC1  
FRAMED OPENING

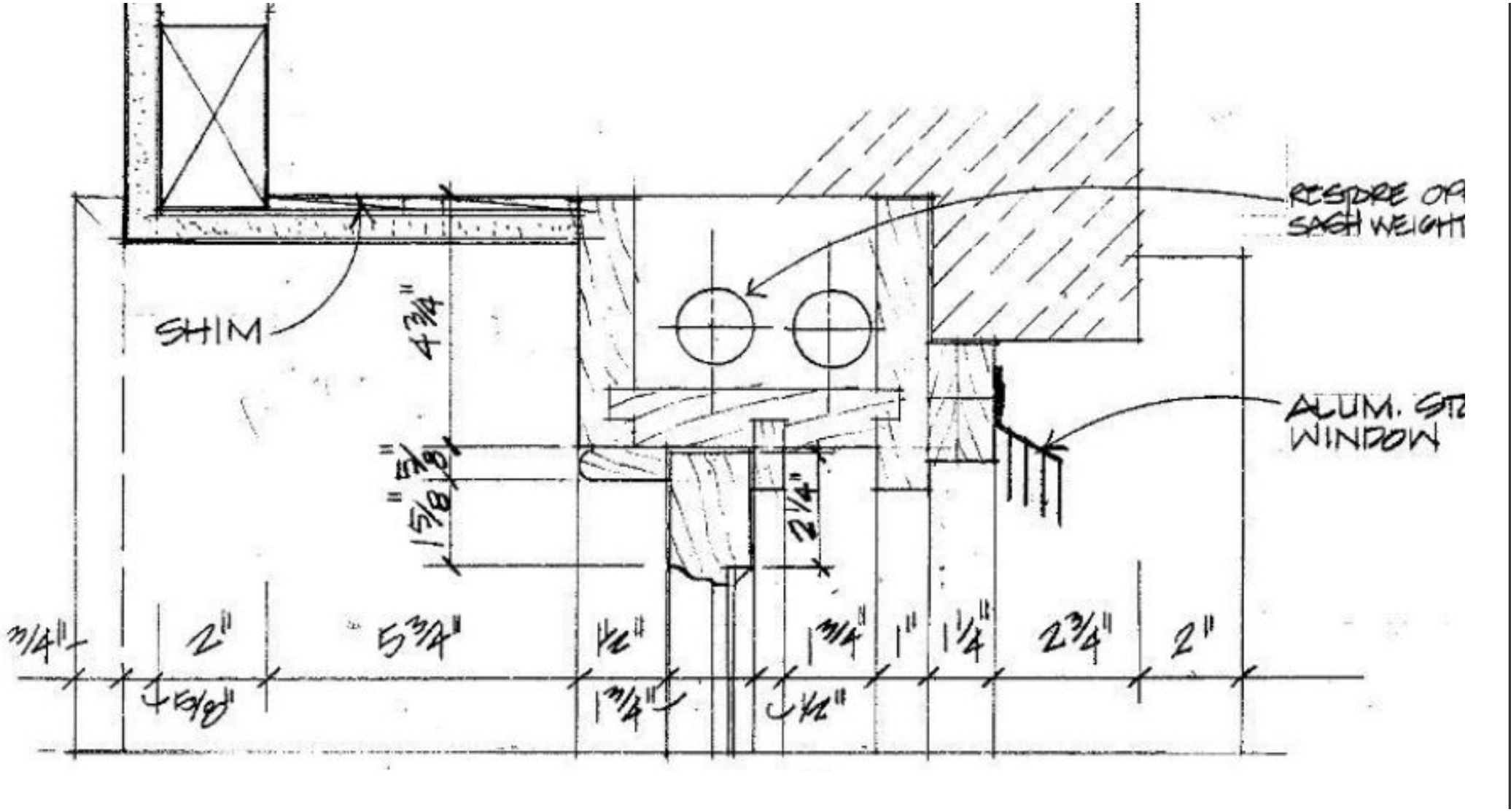


WC2 TYPE WC2  
FRAMED OPENING



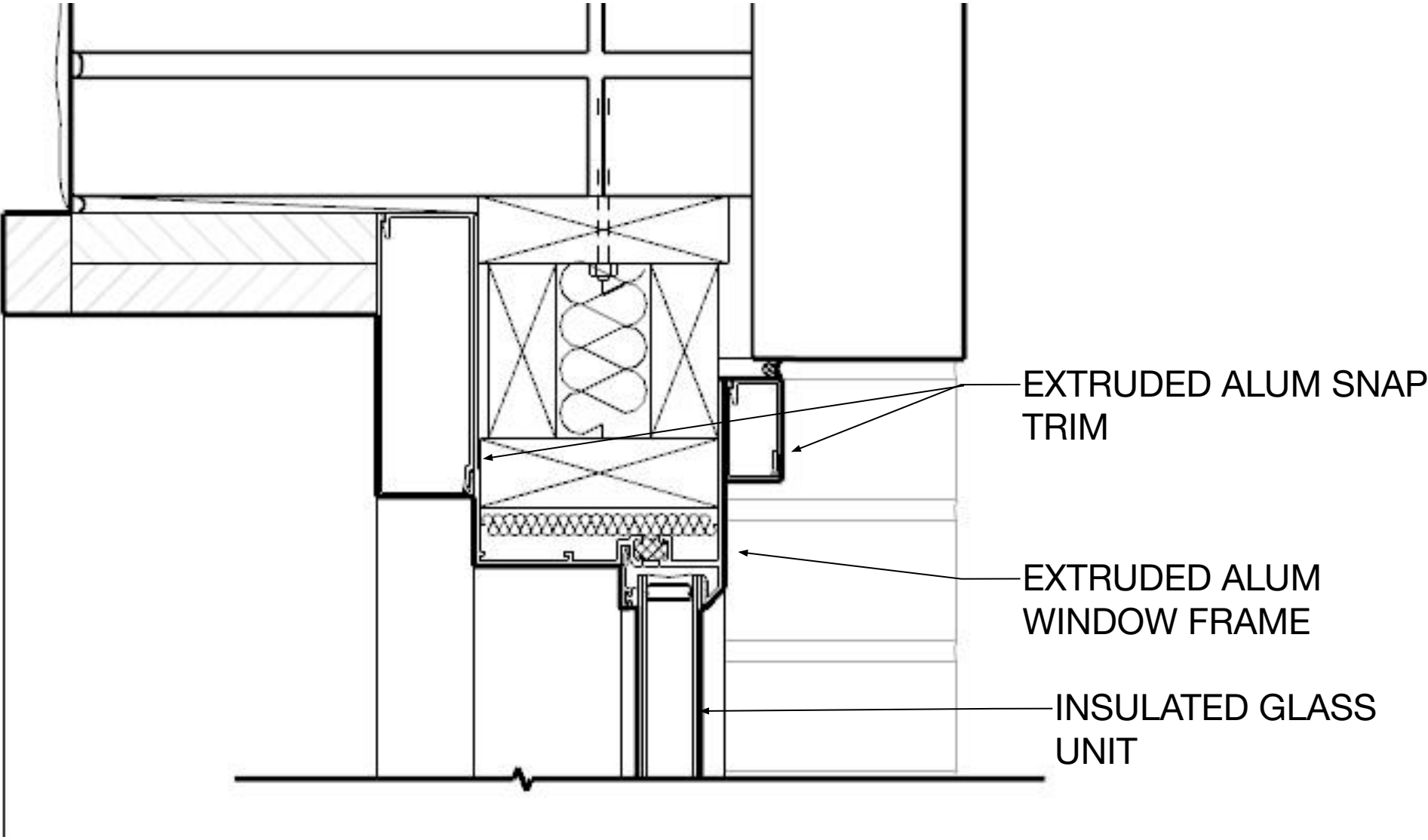


Typical Exterior Double Hung Window Elevation



A\_WOOD JAMB + HEAD DETAIL

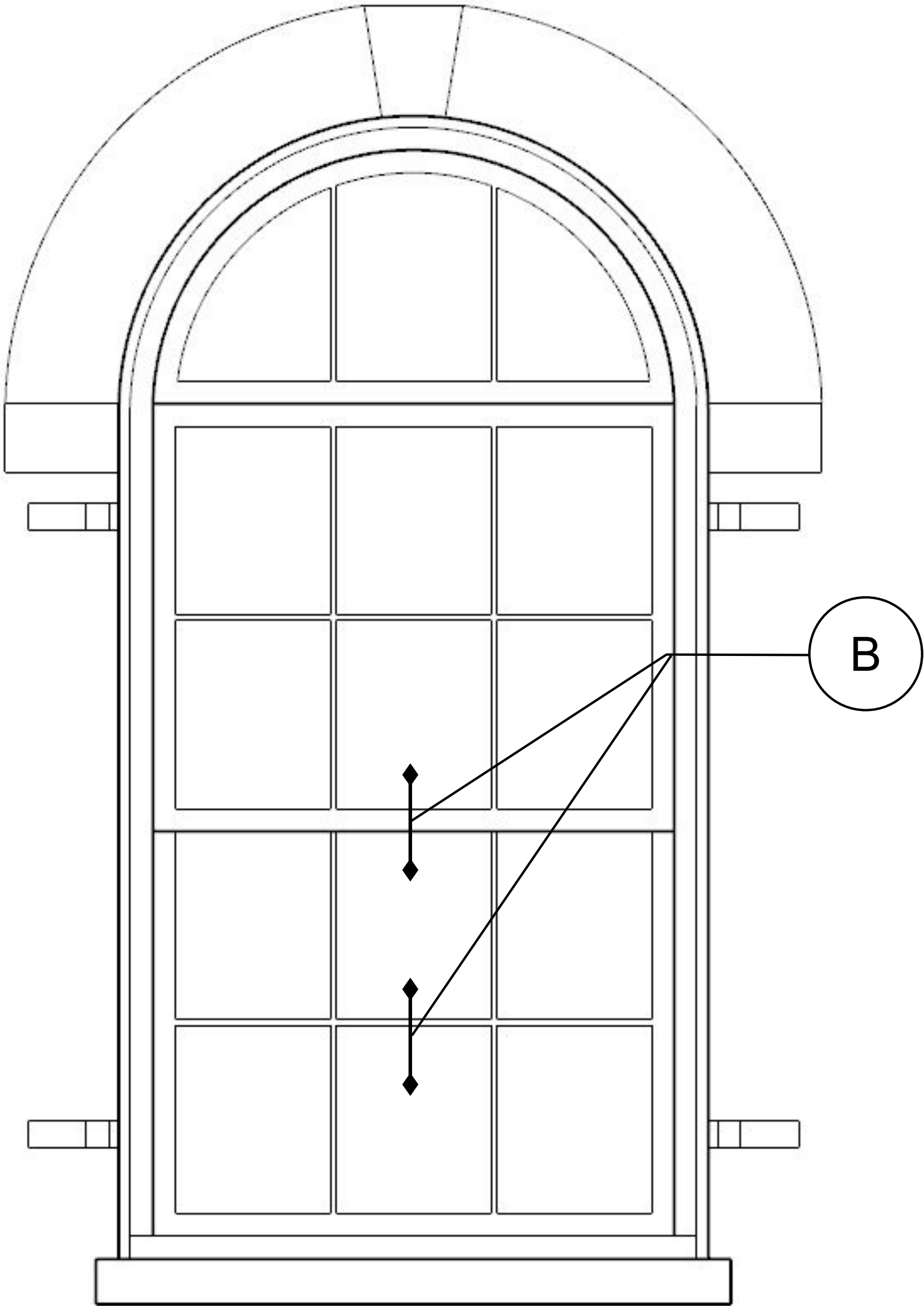
Existing - 1992  
Renovation



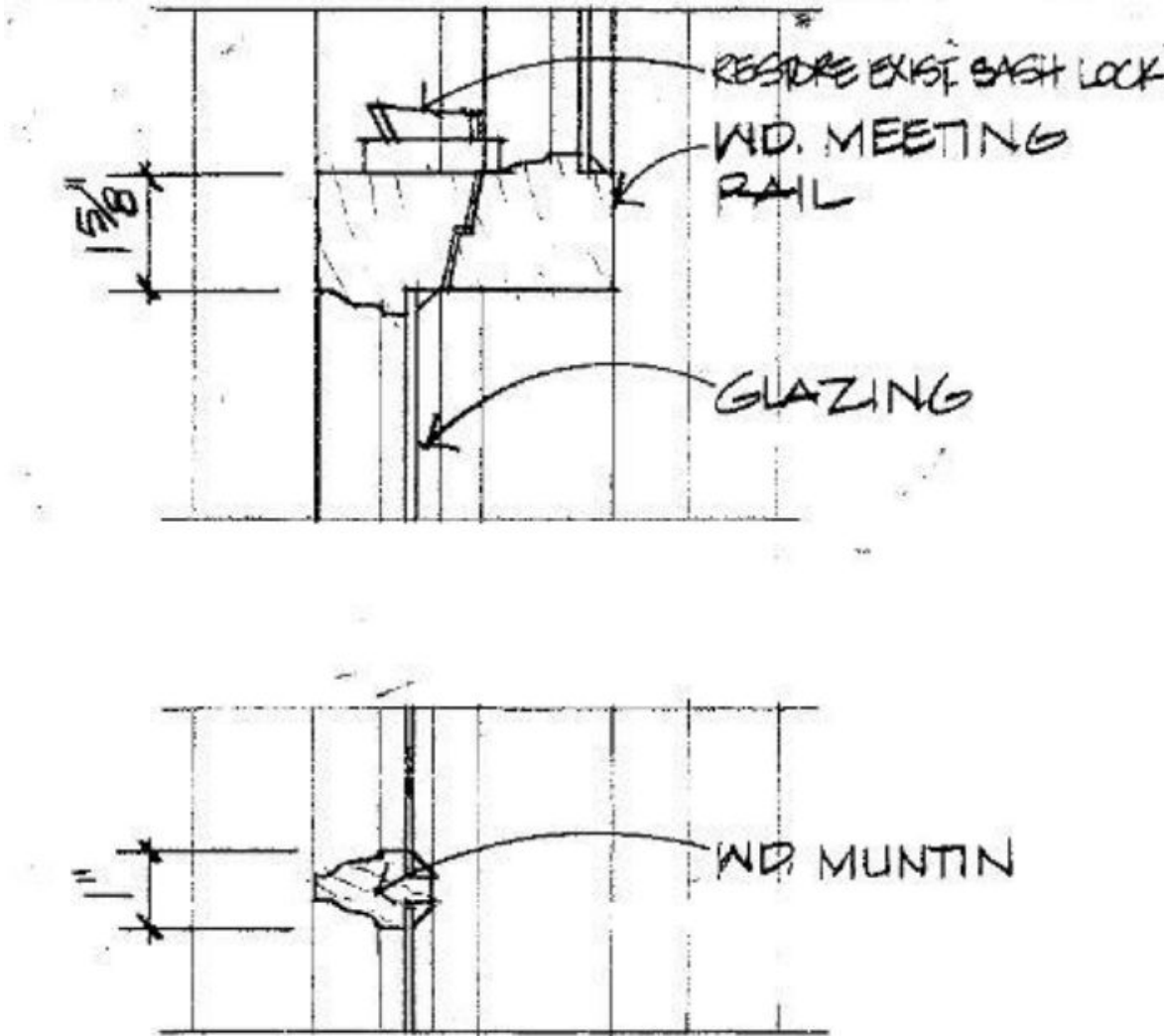
A\_ALUM JAMB + HEAD DETAIL

Proposed



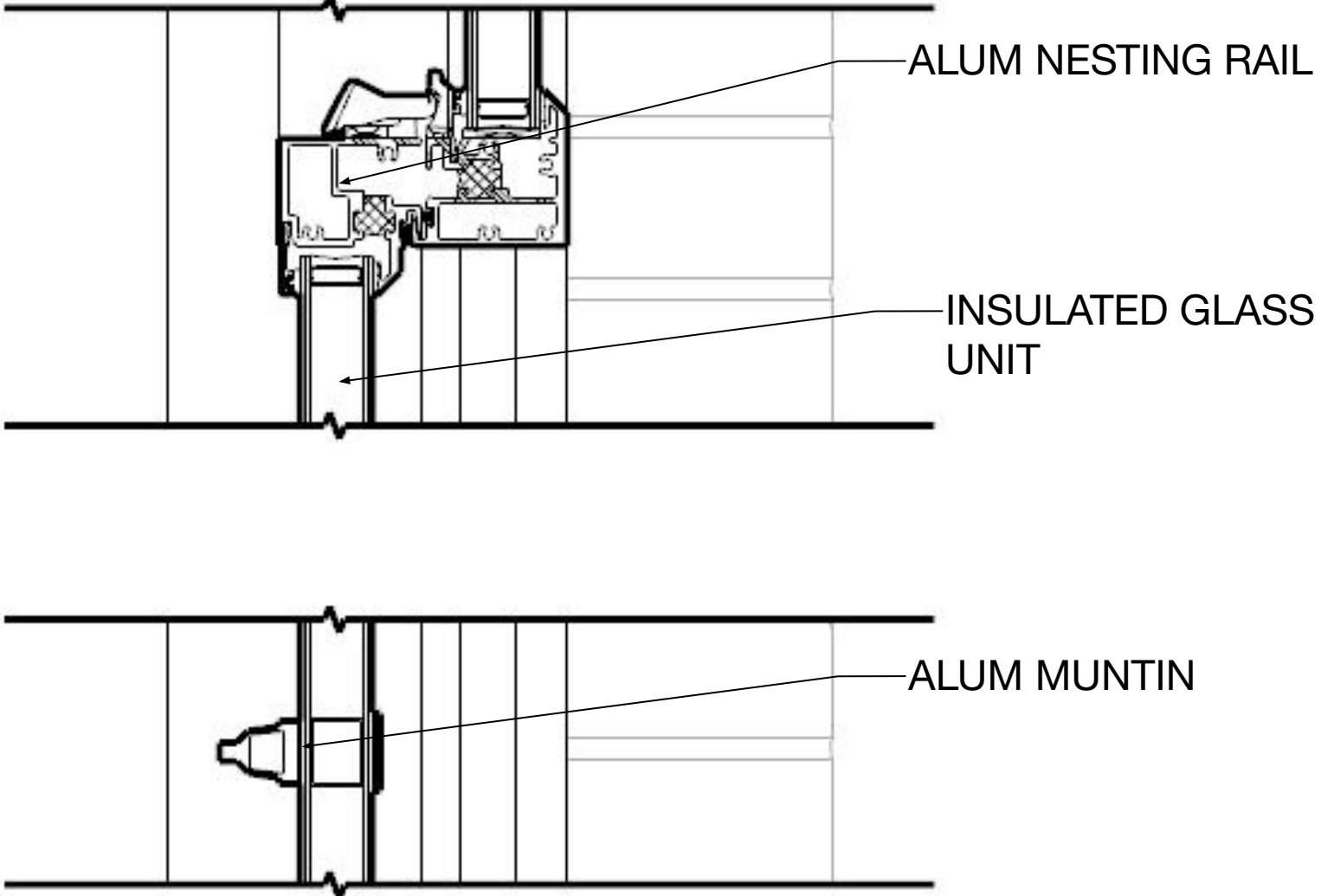


Typical Exterior Double Hung Window Elevation



B\_WOOD MEETING BAR + MUNTIN DETAIL

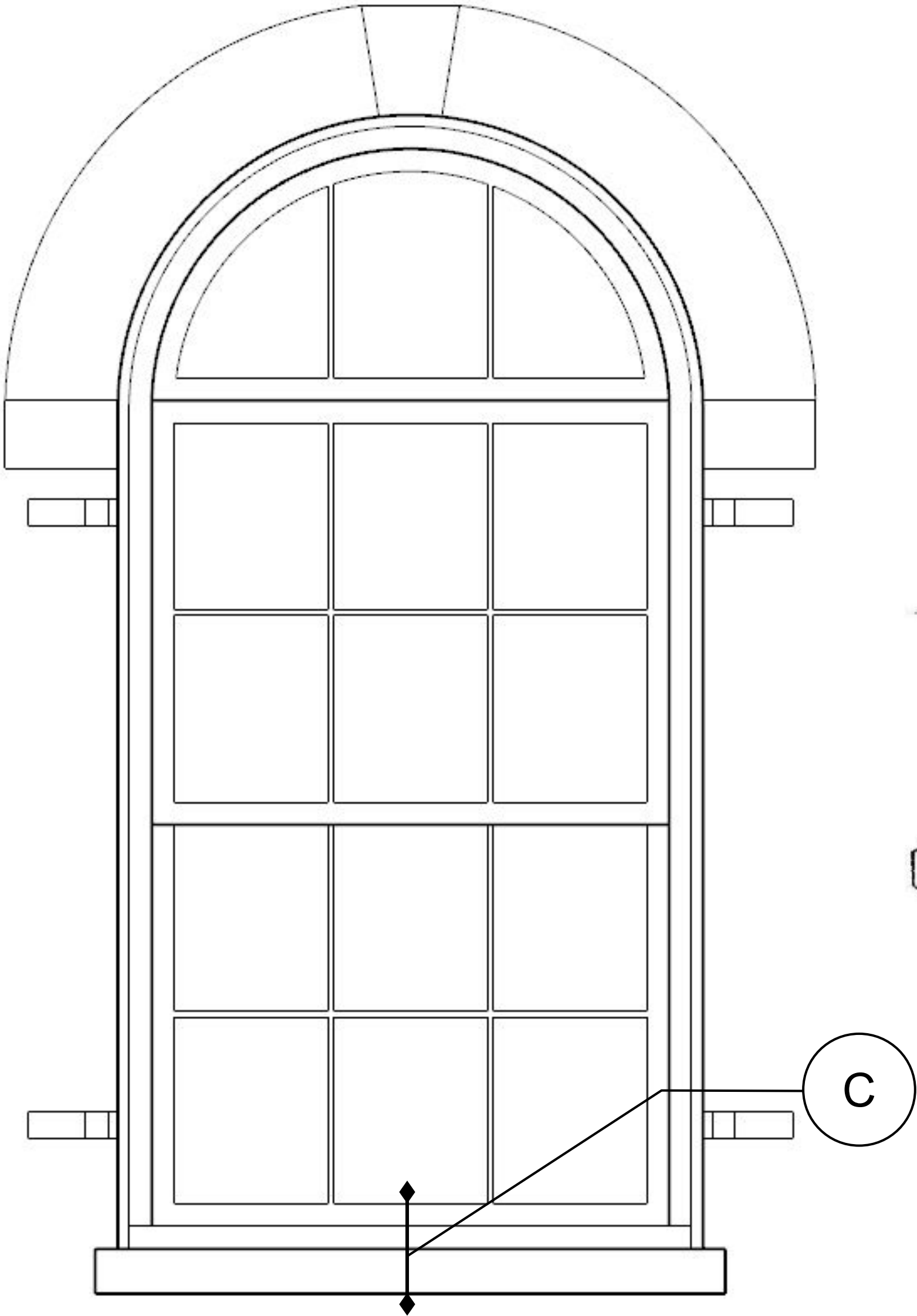
Existing 1992  
Renovation



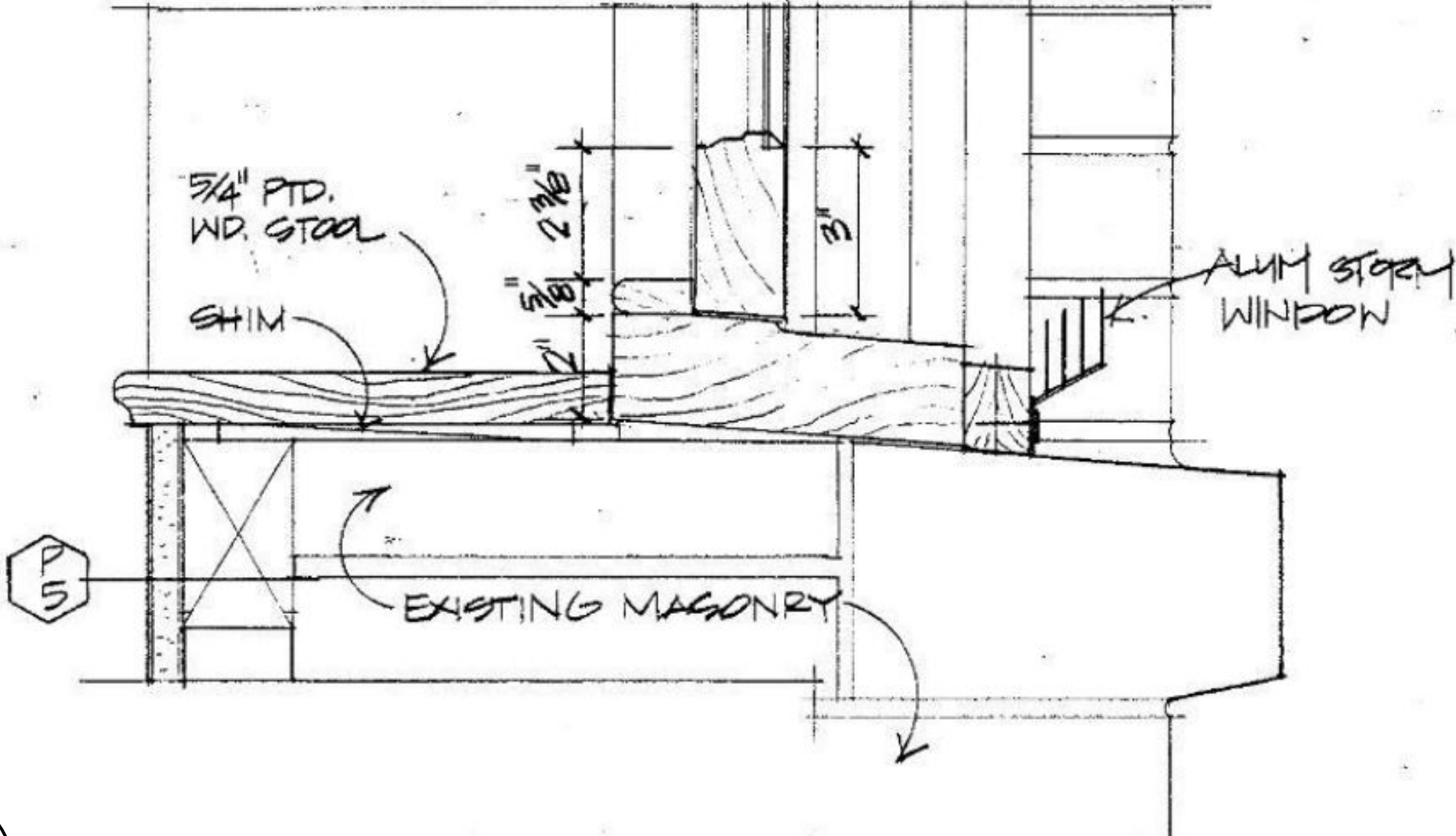
B\_ALUM MEETING BAR + MUNTIN DETAIL

Proposed

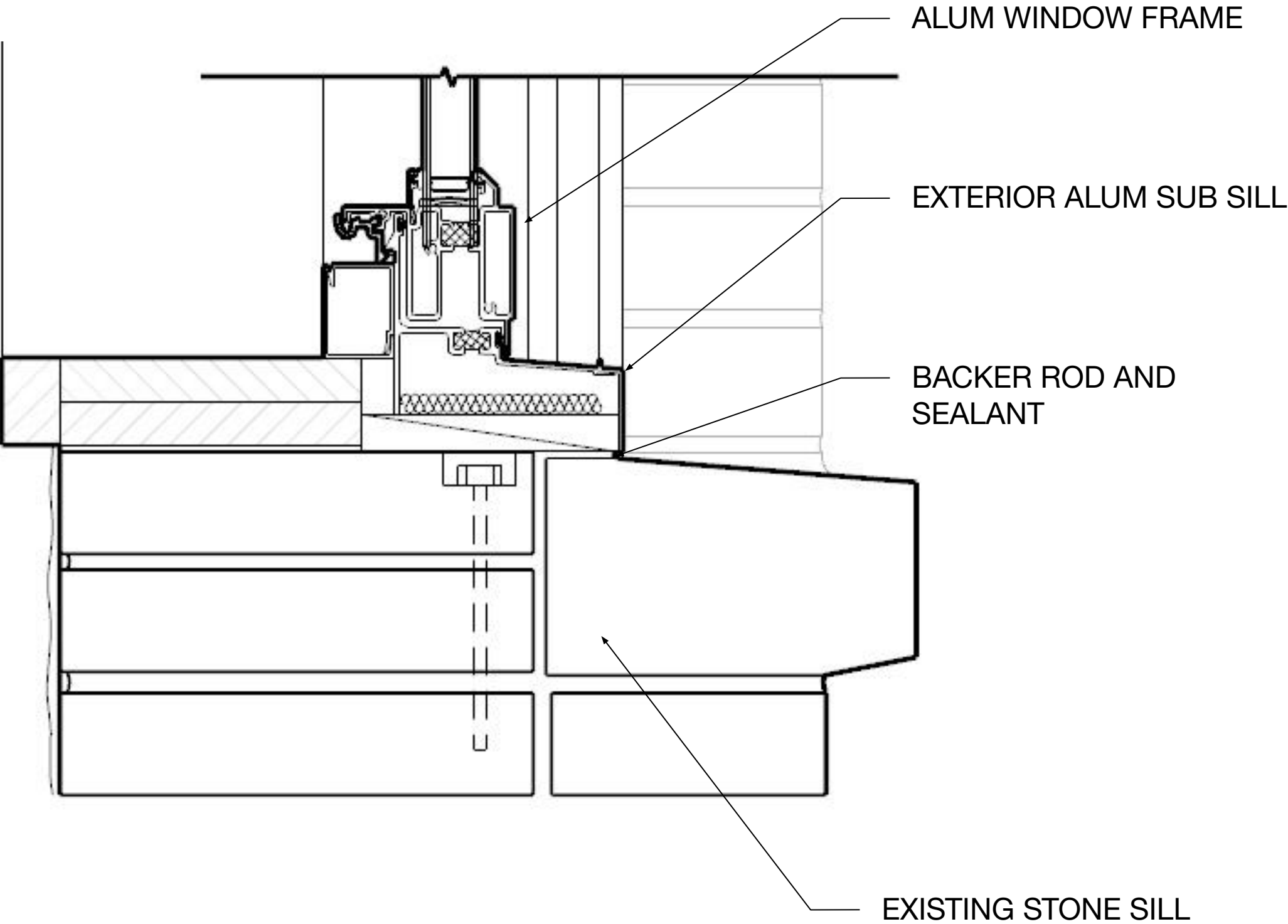




Typical Exterior Double Hung Window Elevation



C\_WOOD SILL DETAIL  
Existing 1992  
Renovation



C\_ALUM SILL DETAIL  
Proposed



June 4, 2024  
Public Hearing

The current proposal is:

**Preservation Department – Item 2, LPC-24-07729**

# **Governors Island – Building 140 – Governors Island Historic District Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 856 7948 6617

**Passcode:**322860

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 virtually 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.