

March 4, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-06105

Governors Island – Governors Island Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 007 1059

Passcode: 796840

By Phone: 646-828-7666 (NY)

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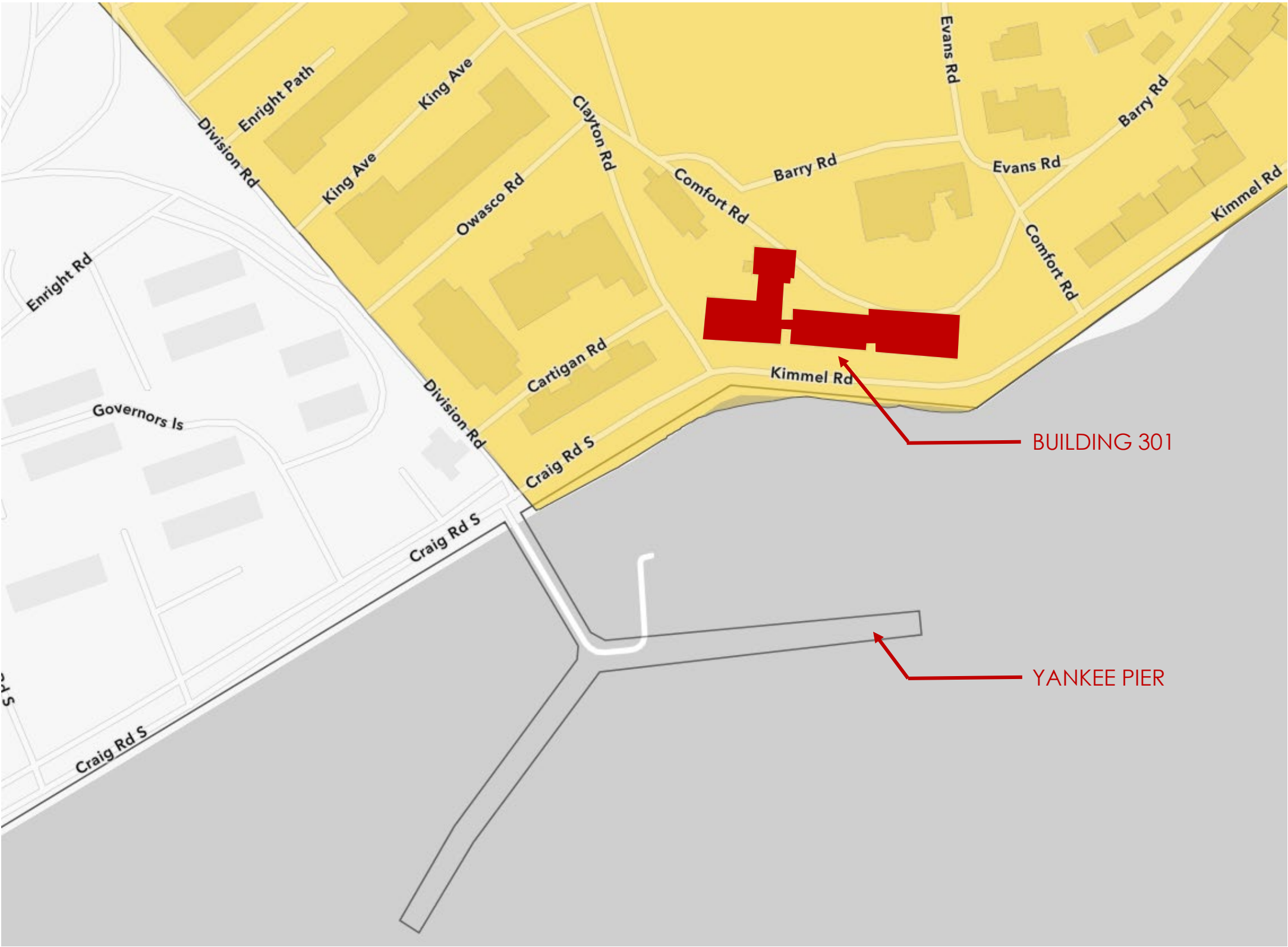
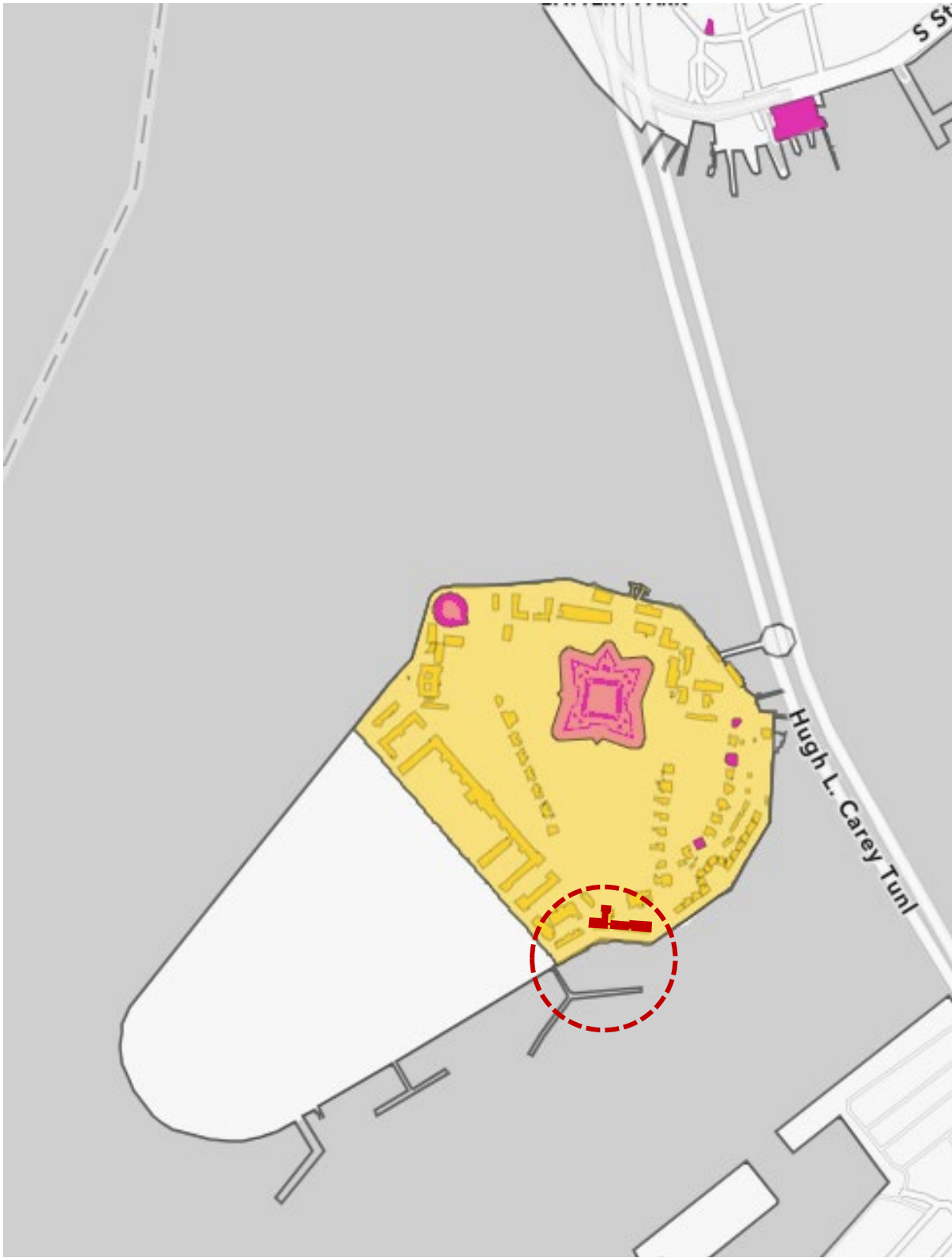
LINDA STONE, MA, RPA
Archaeological Consulting

BUTTERMILK LABS

301 COMFORT ROAD, GOVERNORS ISLAND, NY 11231

BUILDING 301: BUTTERMILK LABS

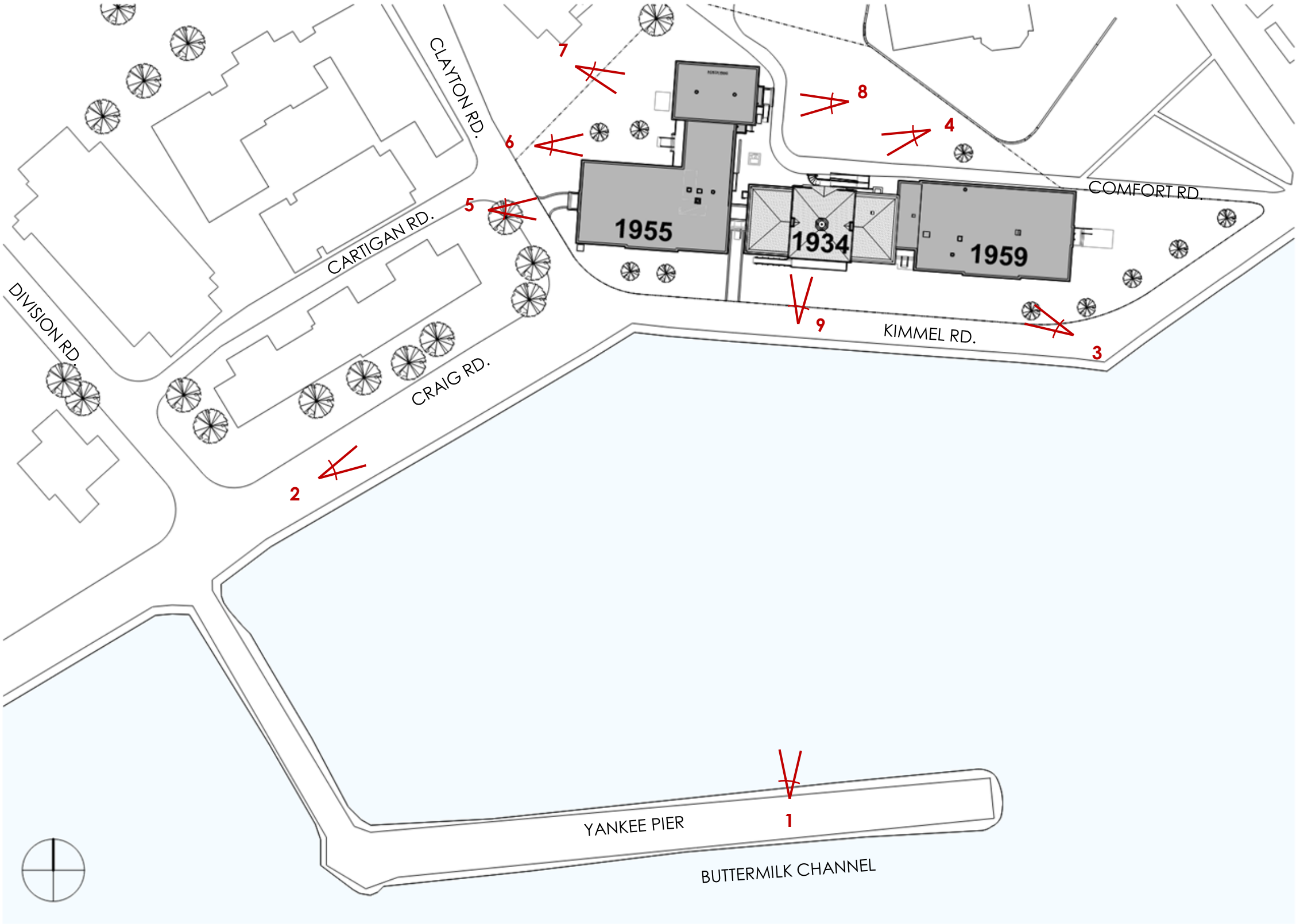
- Transformation of vacant historic building into a 23,000 SF hub dedicated to fostering and growing businesses and non-profits that advance climate solutions, including:
 - Offices, research space, classrooms, and convening areas
 - Workforce development and training programs to build a pipeline for climate jobs in underserved communities
 - A year-round, public café
- Team: North River Company and BJH Advisors, selected from public competitive RFP
- Sustainability Highlights: LEED Gold, all-electric
- Groundbreaking: Spring 2025



GOVERNORS ISLAND HISTORIC DISTRICT
BUILDING LOCATION – NYC LANDMARKS MAP

EXISTING CONDITIONS

- EXISTING SITE PLAN
- SOUTH FACADE
- MAIN BUILDING NORTH FACADE
- WEST WING WEST FACADE
- NORTH WING WEST FACADE
- NORTH WING EAST FACADE
- MAIN BUILDING SOUTH FACADE



EXISTING SITE

EXISTING CONDITIONS



SOUTH FACADE SEEN FROM YANKEE PIER – JANUARY 2025 (VIEW #1)

EXISTING CONDITIONS



SOUTH FACADE SEEN FROM CRAIG RD. – JANUARY 2025 (VIEW #2)

EXISTING CONDITIONS



SOUTH FACADE SEEN FROM KIMMEL RD. – MARCH 2024 (VIEW #3)

EXISTING CONDITIONS



MAIN BUILDING, NORTH FACADE – JANUARY 2025 (VIEW #4)

EXISTING CONDITIONS



WEST WING, WEST FACADE ENTRANCE (VIEW #5)

EXISTING CONDITIONS



WEST WING, WEST FACADE ENTRANCE DETAILS – MARCH 2024

EXISTING CONDITIONS



NORTH WING, WEST FACADE ENTRANCE – JANUARY 2025 (VIEW #6)

EXISTING CONDITIONS



NORTH WING, WEST FACADE GENERATOR MOCKUP – JANUARY 2025 (VIEW #7)

EXISTING CONDITIONS



NORTH WING, EAST FACADE ENTRANCE – JANUARY 2025 (VIEW #8)

EXISTING CONDITIONS



MAIN BUILDING, SOUTH FACADE ENTRANCE – MARCH 2024 (VIEW #9)



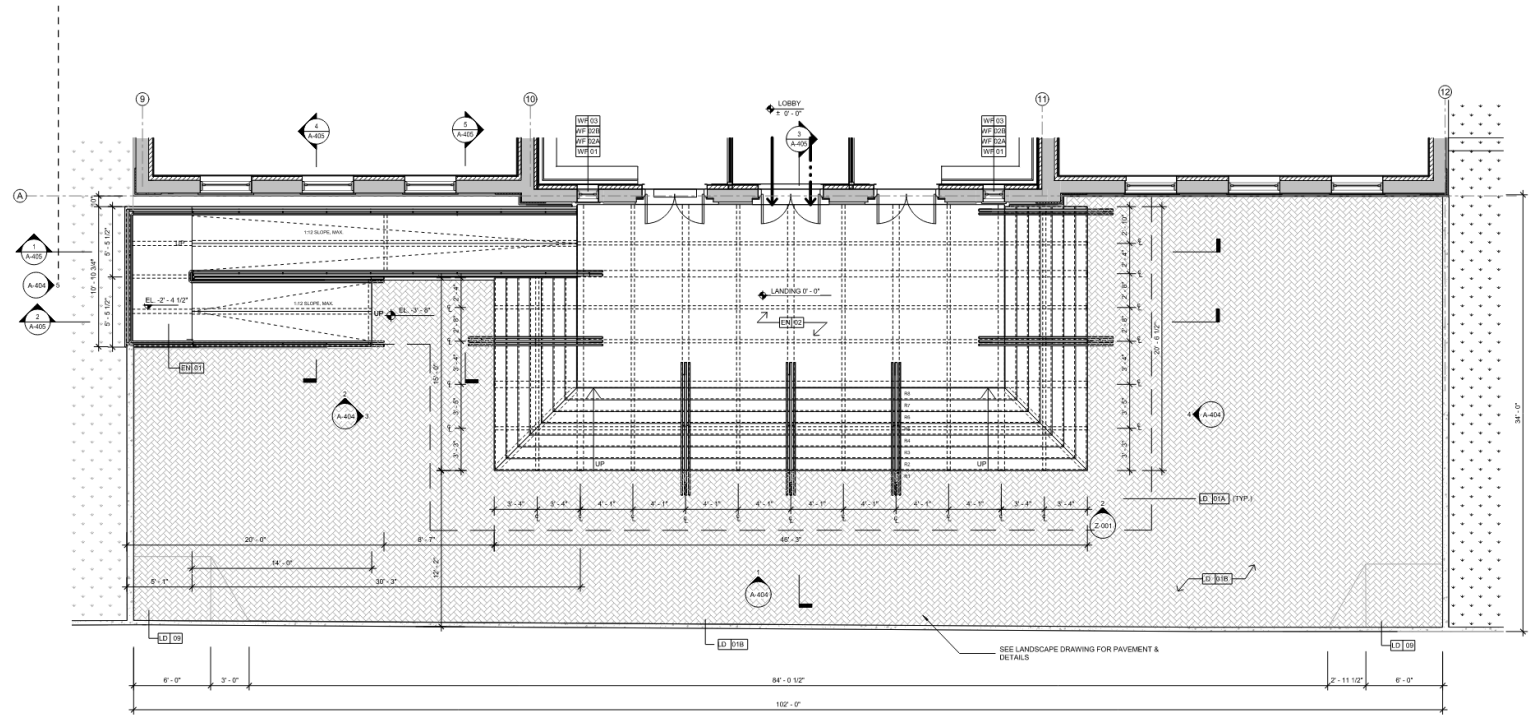
EXISTING PRECAST LANDING AT SOUTH FACADE ENTRANCE – MARCH 2024

PROPOSED ENTRANCES - DRAWINGS

- PROPOSED SITE PLAN
- MAIN BUILDING SOUTH ENTRANCE
- MAIN BUILDING NORTH ENTRANCE
- NORTH WING EAST ENTRANCE
- NORTH WING WEST ENTRANCE
- WEST WING ENTRANCE



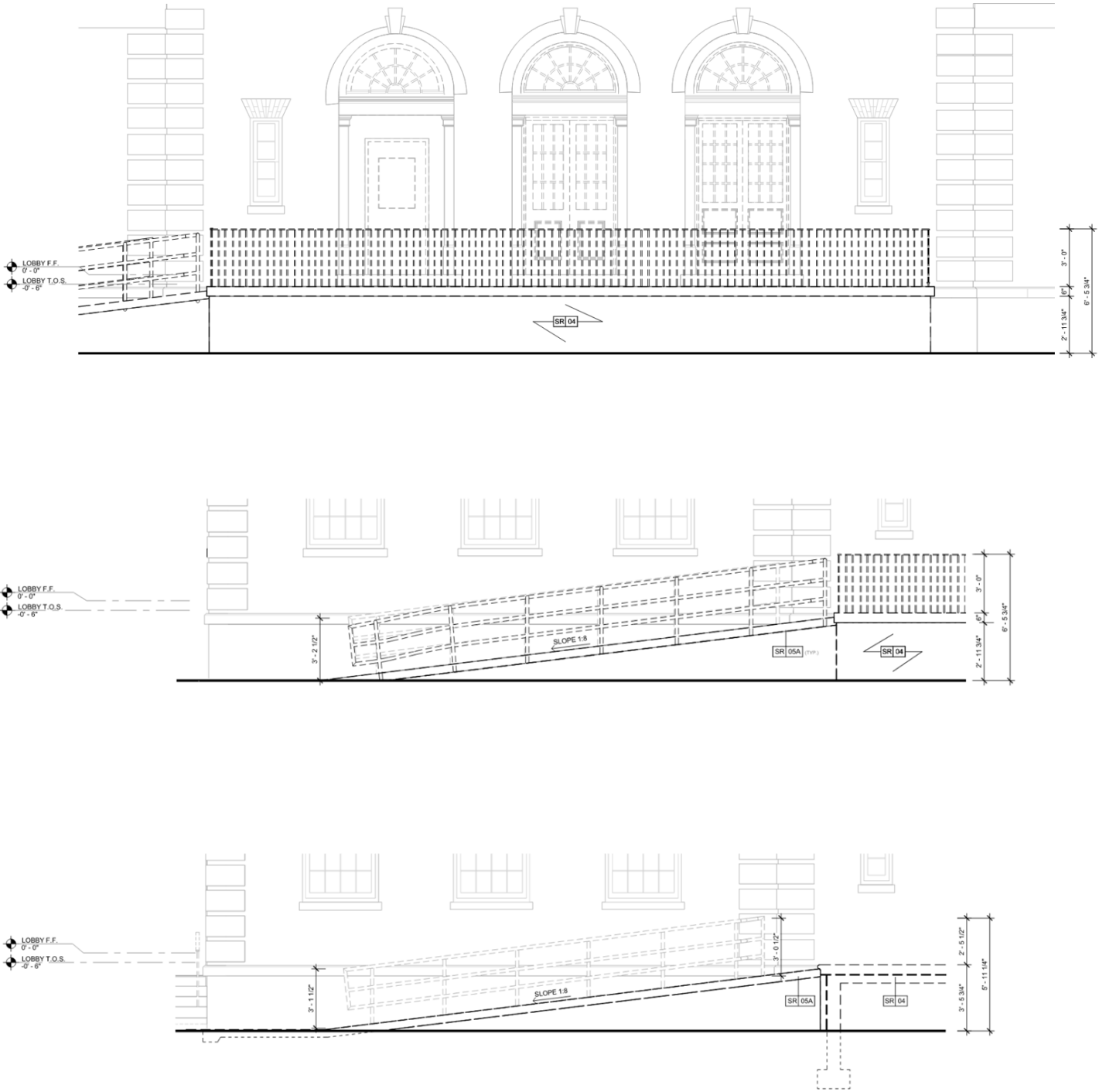
PROPOSED SITE PLAN



KEY	NOTE
EN 01	ENTRANCE RAMP WITH PERFORATED STEEL GRATING ON STEEL BEAMS IN A GALVANIZED FINISH
EN 02	ENTRANCE PORCH WITH PERFORATED STEEL GRATING ON STEEL BEAMS IN A GALVANIZED FINISH

PROPOSED

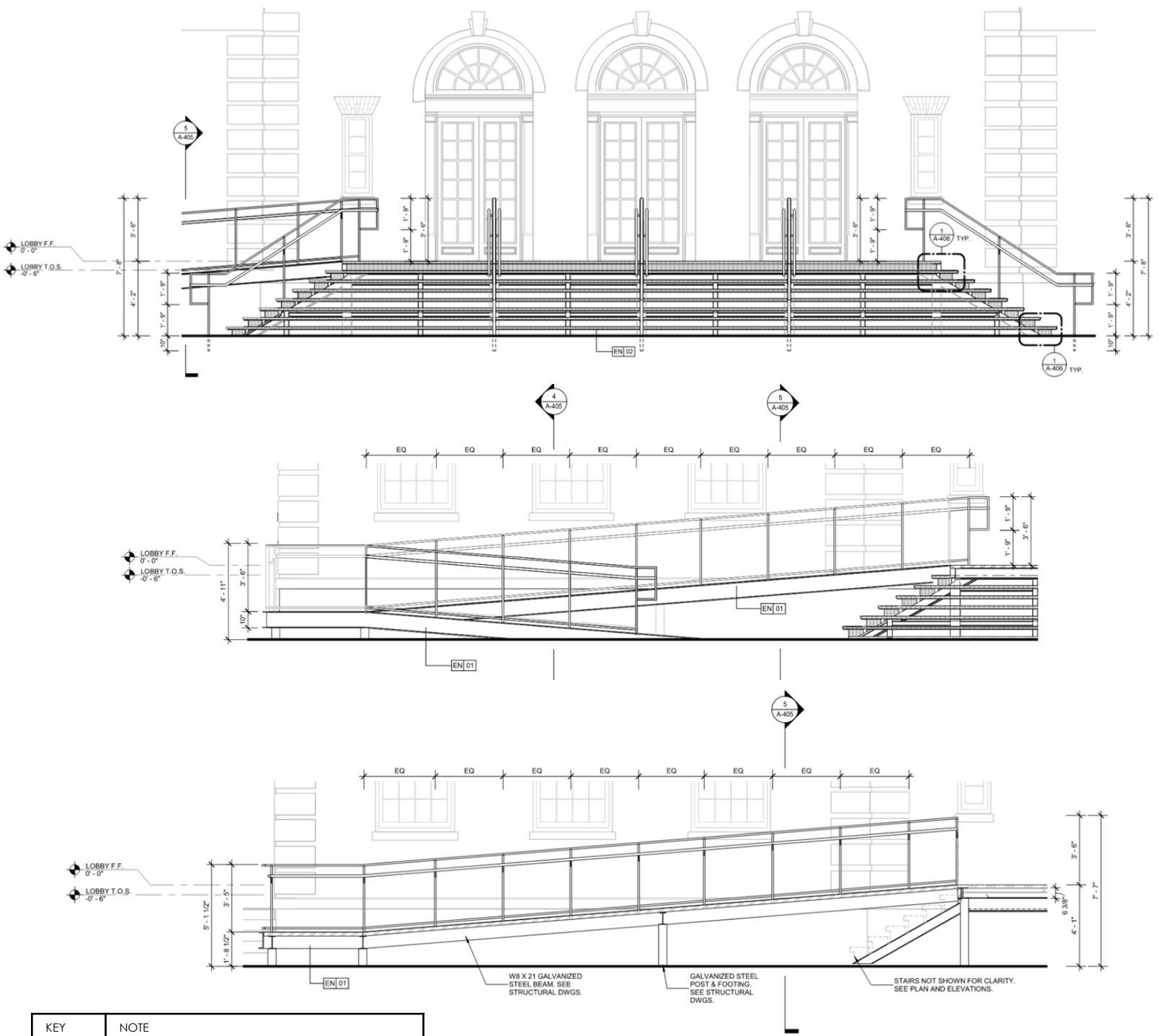
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KEY	NOTE
SR 04	ENTRANCE PORCH REMOVAL
SR 05A	NON-HISTORIC CONCRETE RAMP REMOVAL

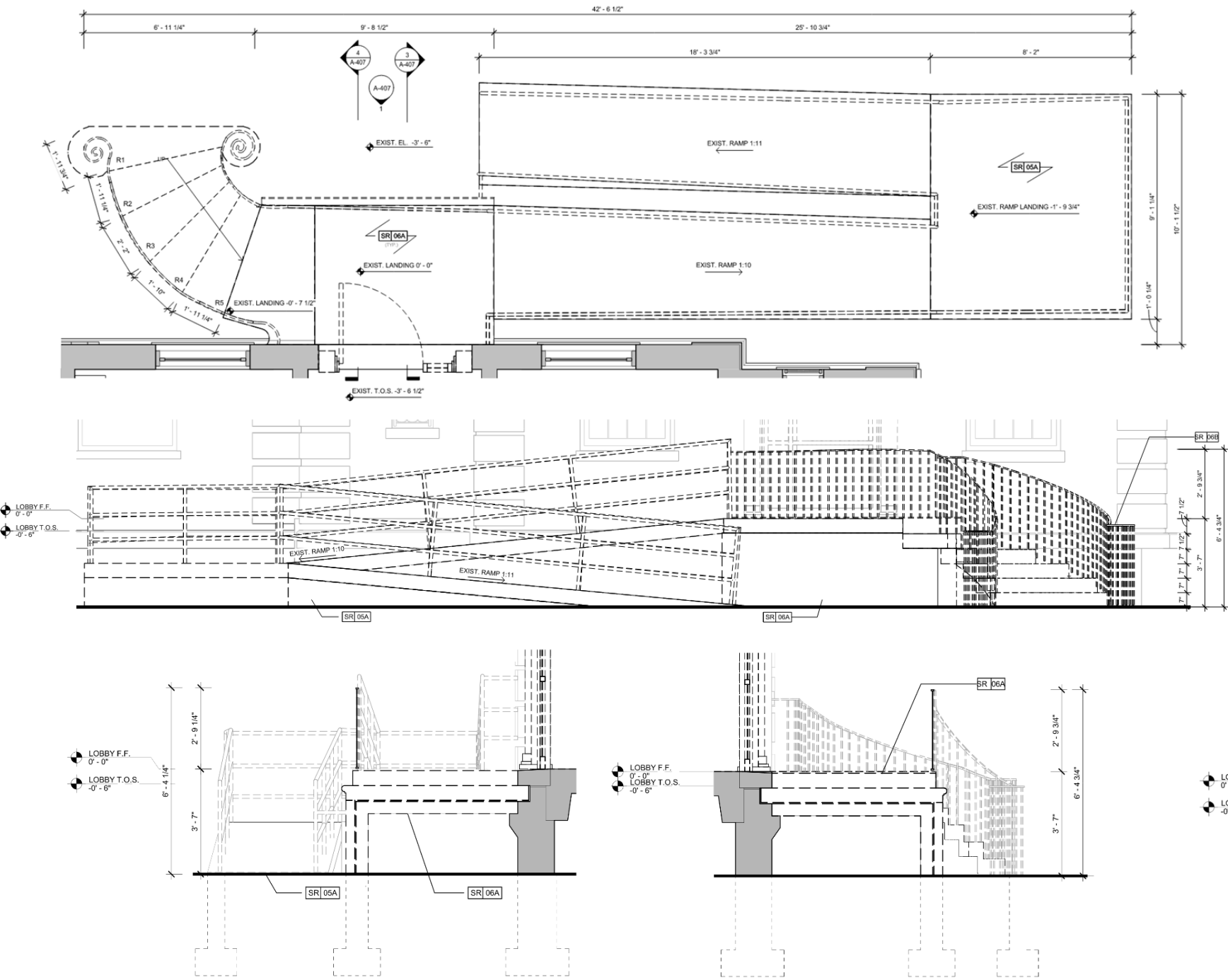
EXISTING

MAIN BUILDING – SOUTH ENTRANCE



KEY	NOTE
EN 01	ENTRANCE RAMP WITH PERFORATED STEEL GRATING ON STEEL BEAMS IN A GALVANIZED FINISH
EN 02	ENTRANCE PORCH WITH PERFORATED STEEL GRATING ON STEEL BEAMS IN A GALVANIZED FINISH

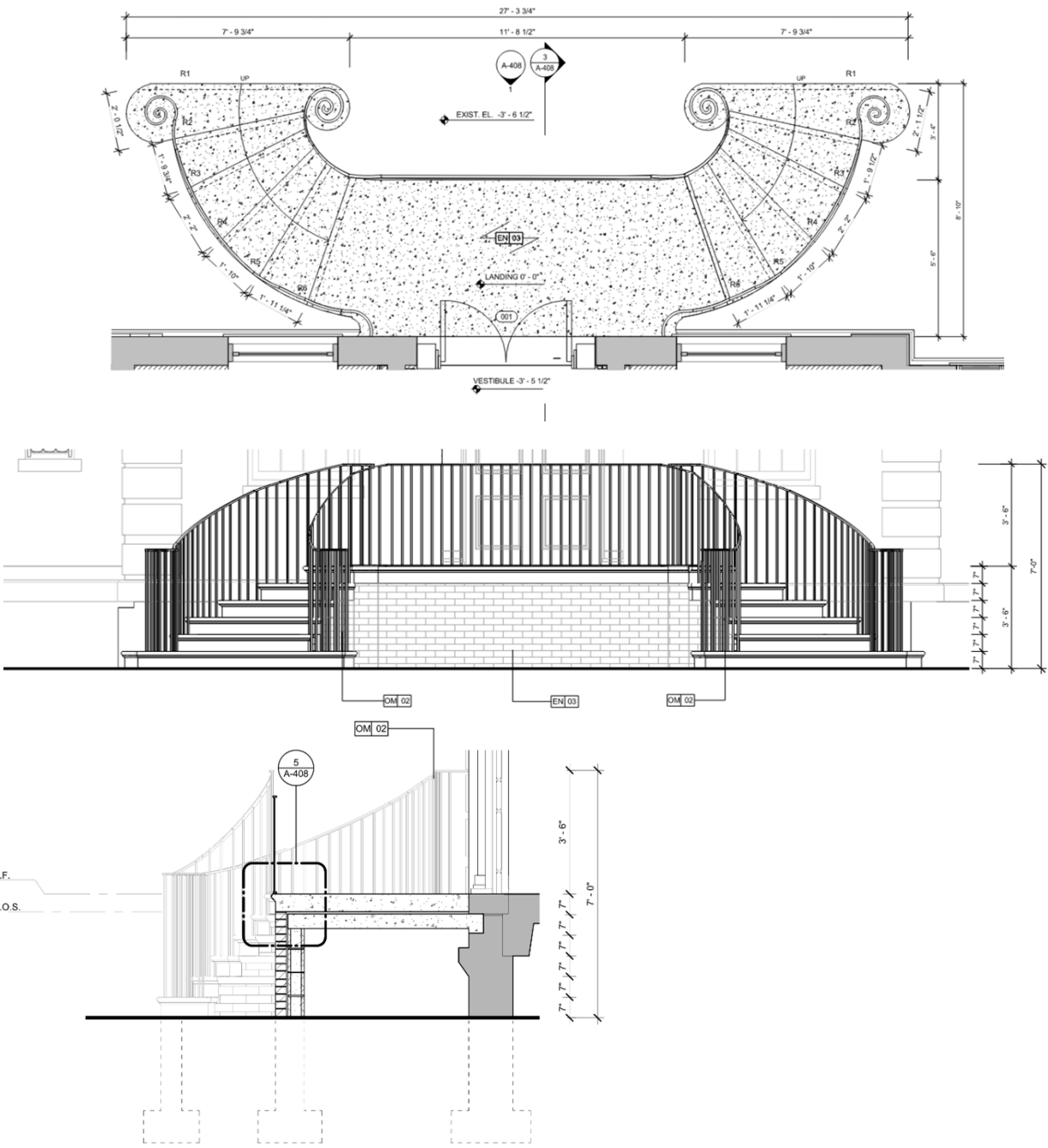
PROPOSED



KEY	NOTE
SR 05A	NON-HISTORIC CONCRETE RAMP REMOVAL
SR 06A	PRECAST & BRICK STOOP REMOVAL FOR RECONSTRUCTION
SR 06B	GRANITE STOOP REMOVAL & SALVAGE

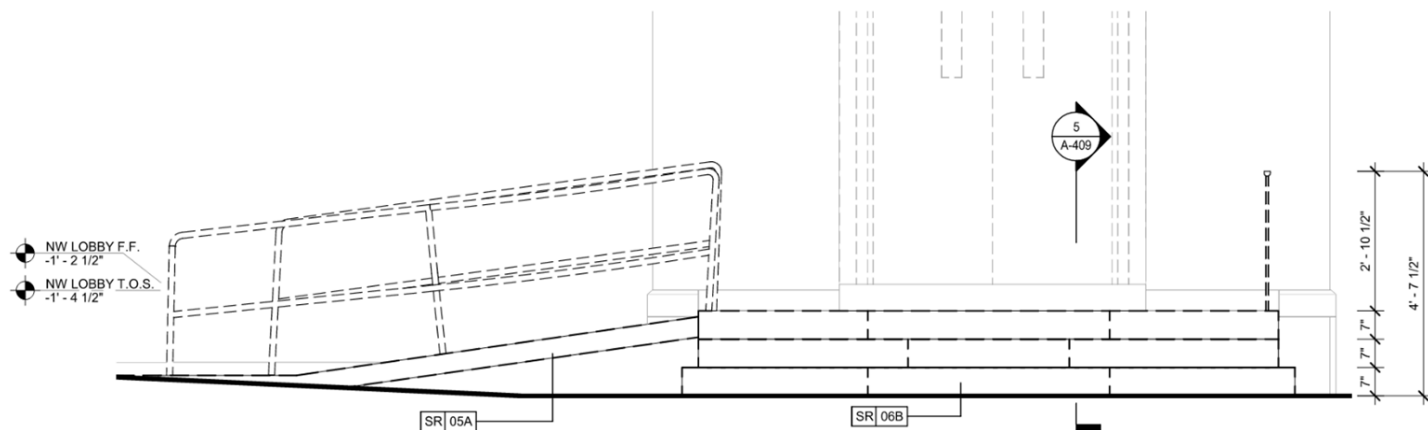
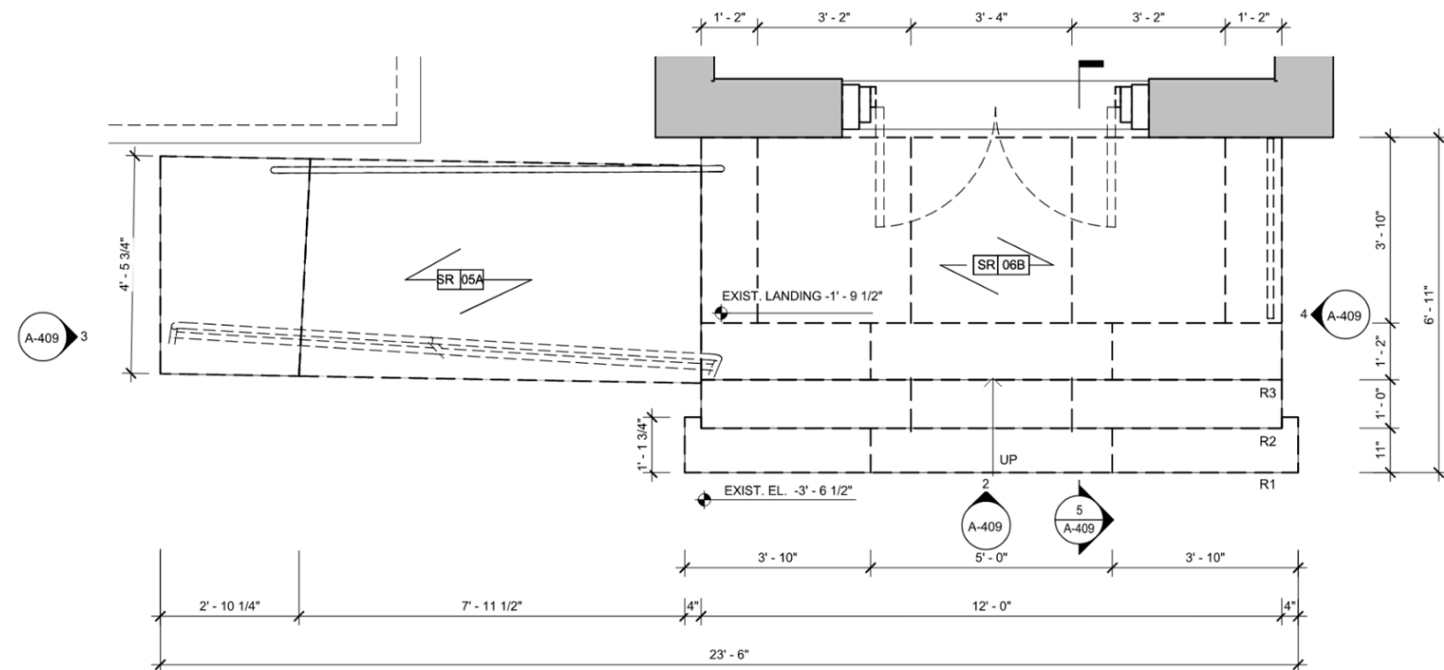
EXISTING

MAIN BUILDING – NORTH ENTRANCE



KEY	NOTE
EN 03	STOOP REBUILDING
OM 02	DECORATIVE GALVANIZED STEEL RAILING REPLACEMENT WITH BLACK FINISH

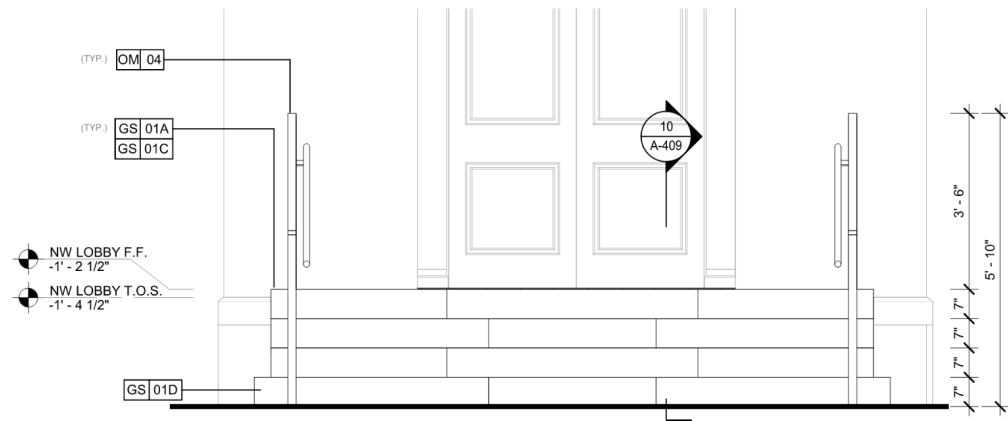
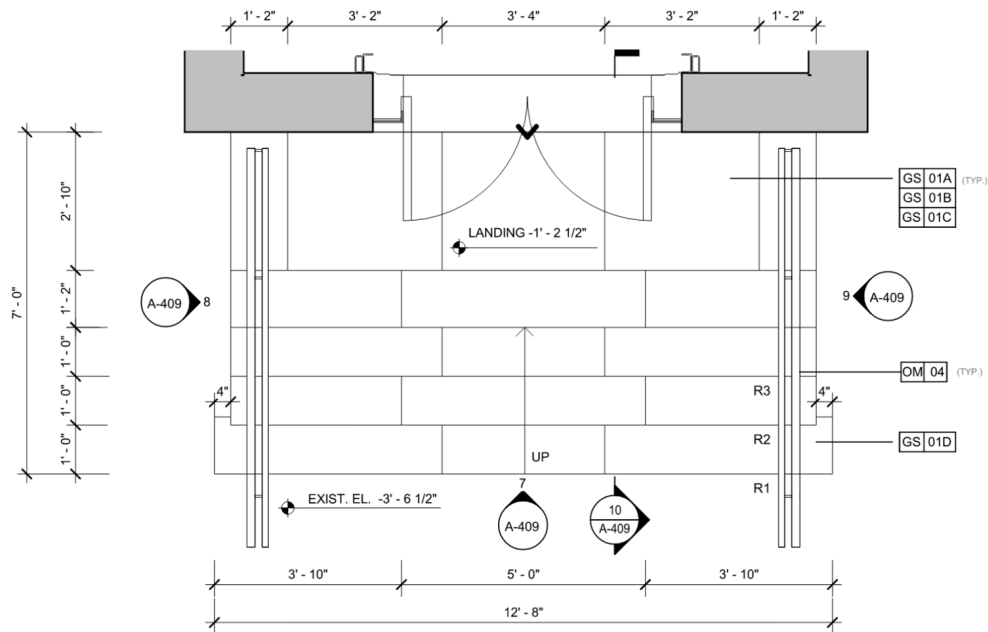
PROPOSED



KEY	NOTE
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SR 06B	GRANITE STOOP REMOVAL & SALVAGE

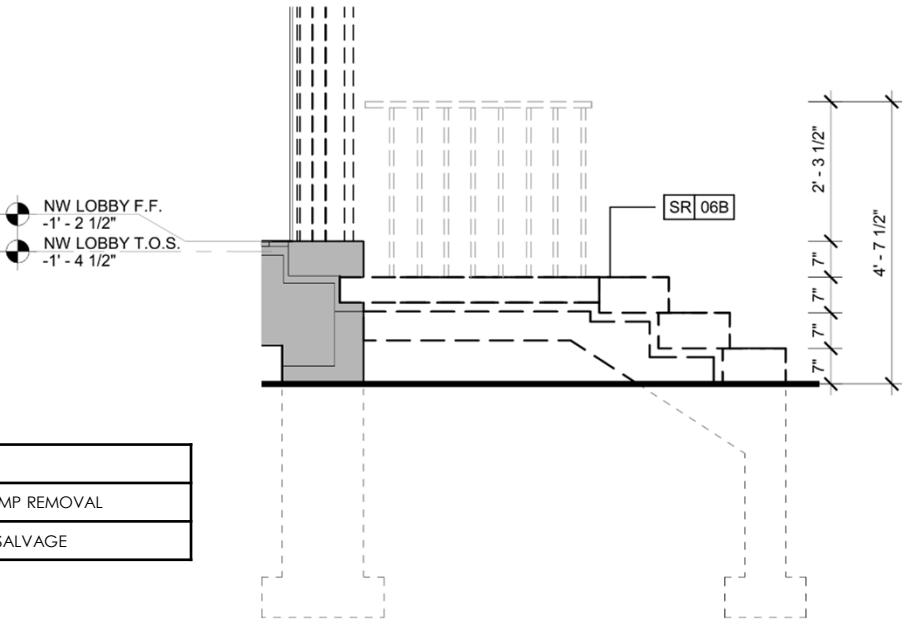
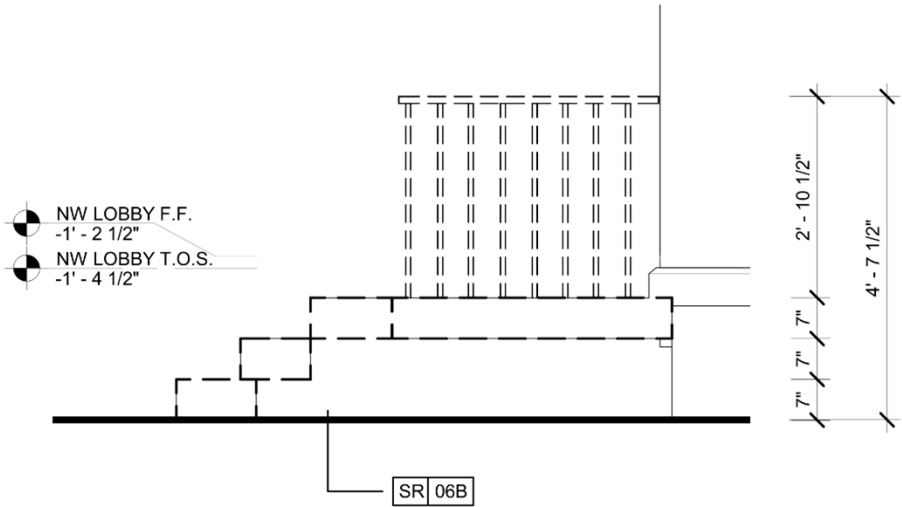
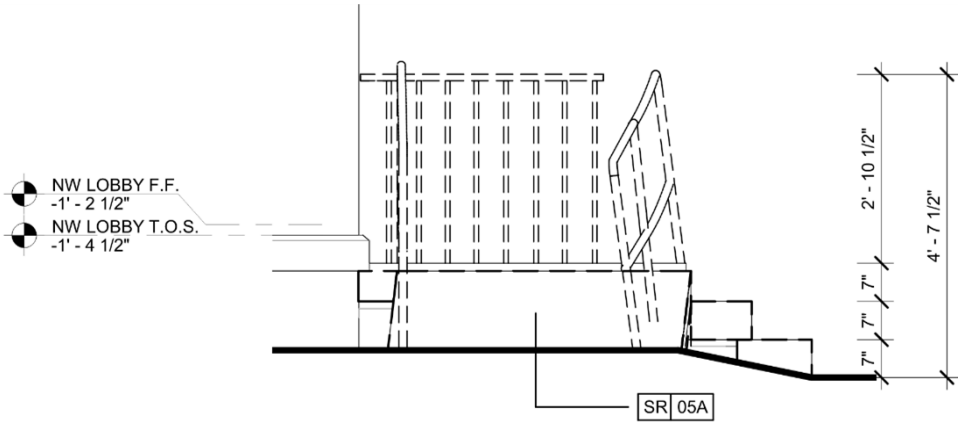
EXISTING

NORTH WING – EAST ENTRANCE



KEY	NOTE
GS 01A	TEMPORARY GRANITE STOOP PAVER REMOVAL AND RESENTING
GS 01B	REPLACEMENT KNEE WALLS
GS 01C	REPLACEMENT REINFORCED CONCRETE SLAB
GS 01D	GRANITE STEP UNIT REPLACEMENT
OM 04	ADA COMPLIANT GALVANIZED STEEL GUARDRAILS WITH BLACK FINISH

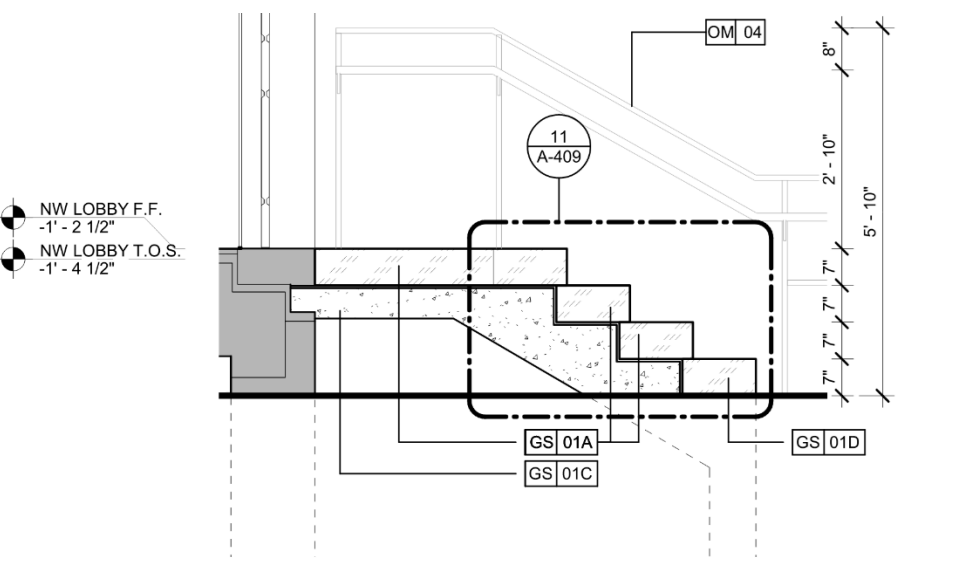
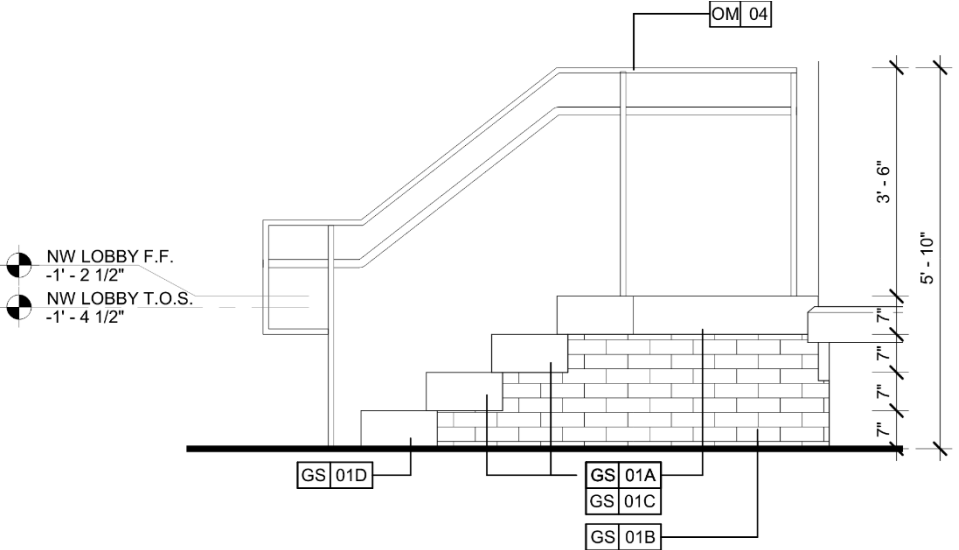
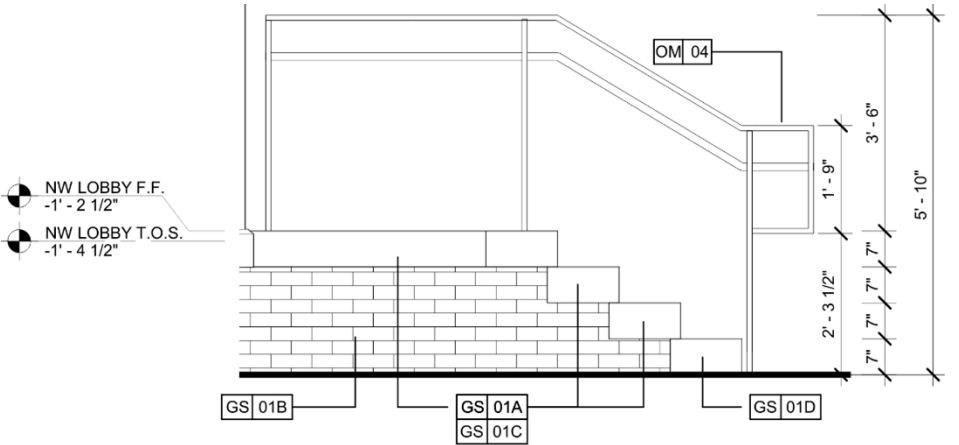
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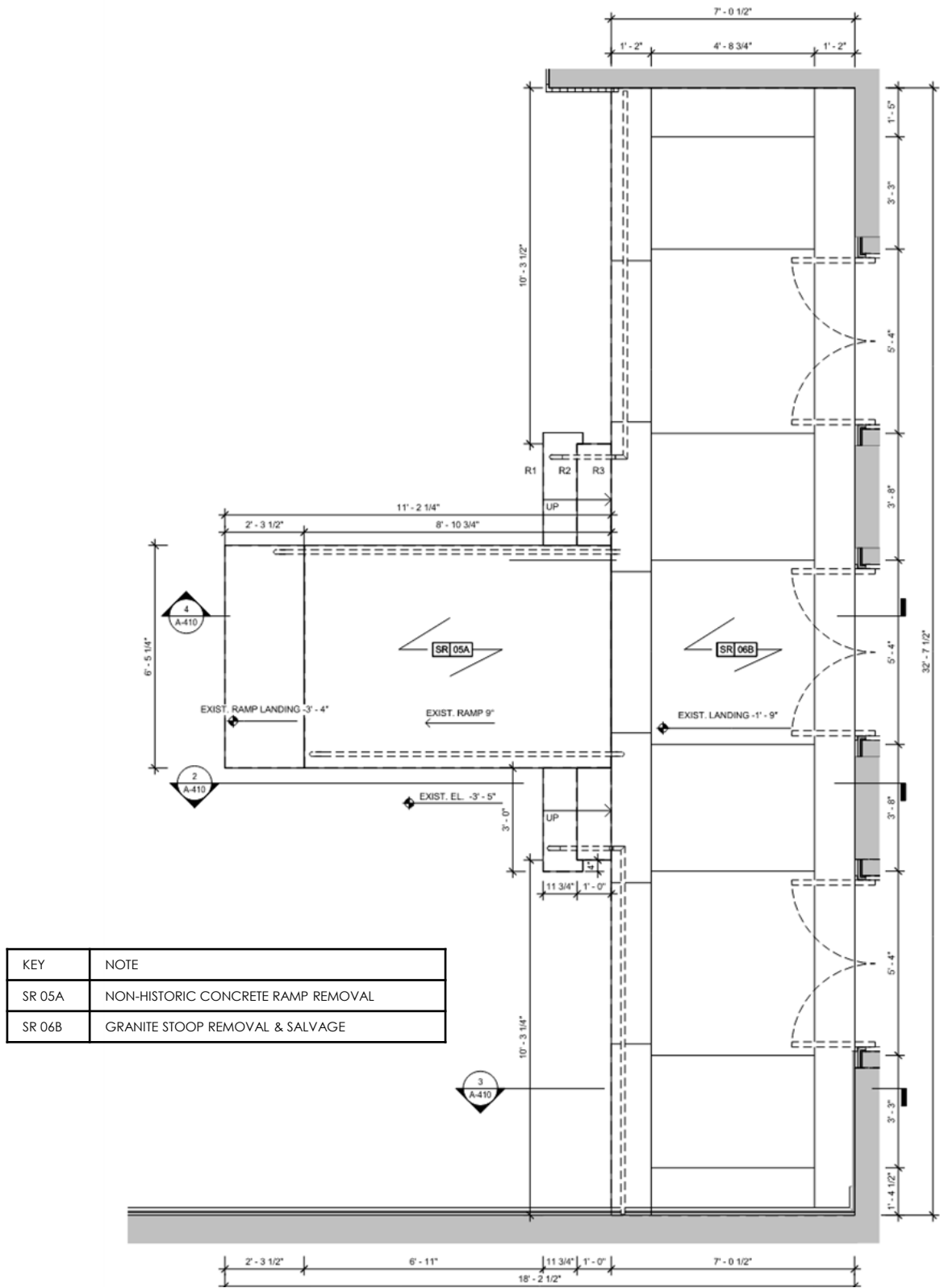
EXISTING

NORTH WING – EAST ENTRANCE



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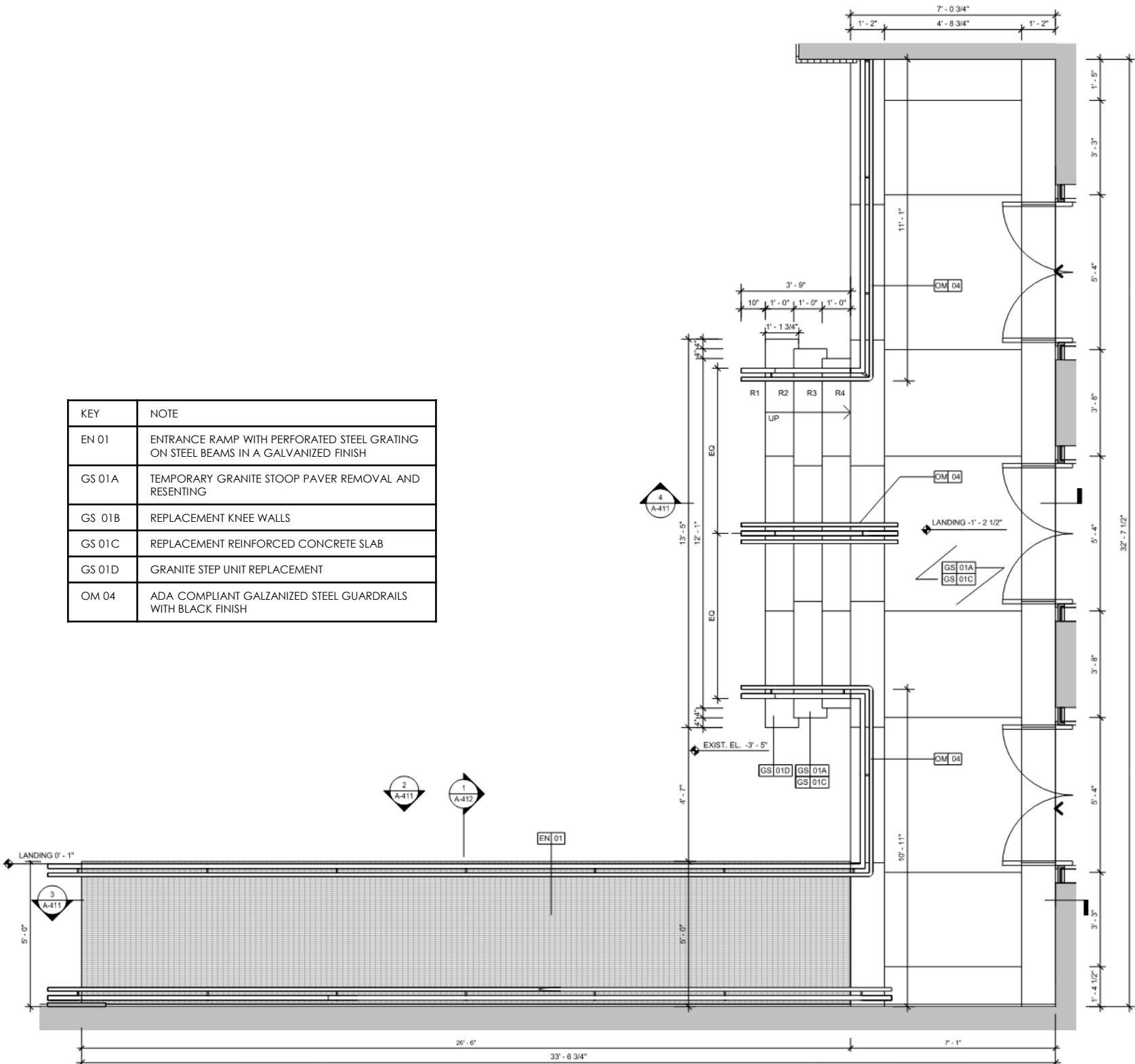
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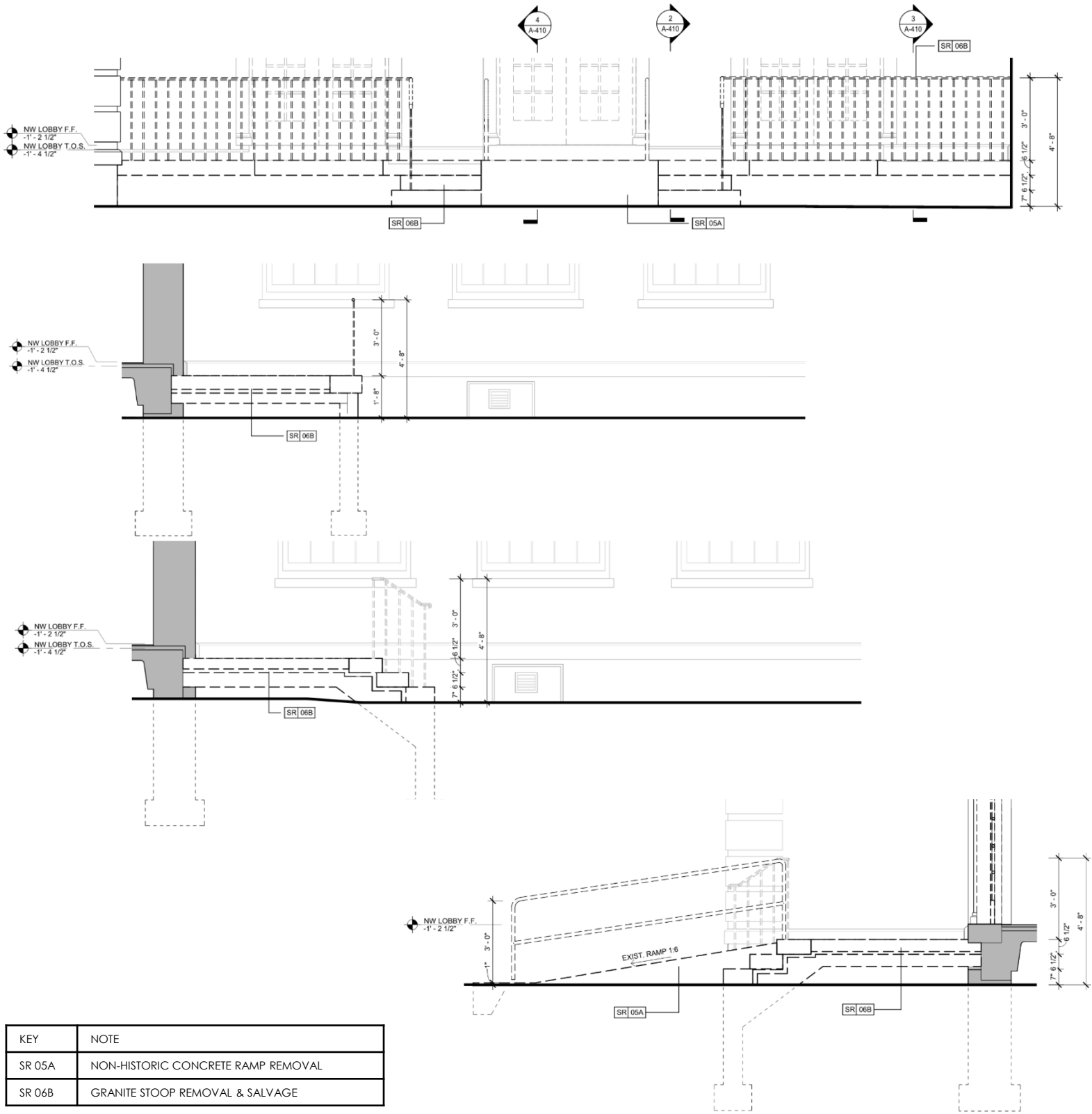
EXISTING

NORTH WING – WEST ENTRANCE

KEY	NOTE
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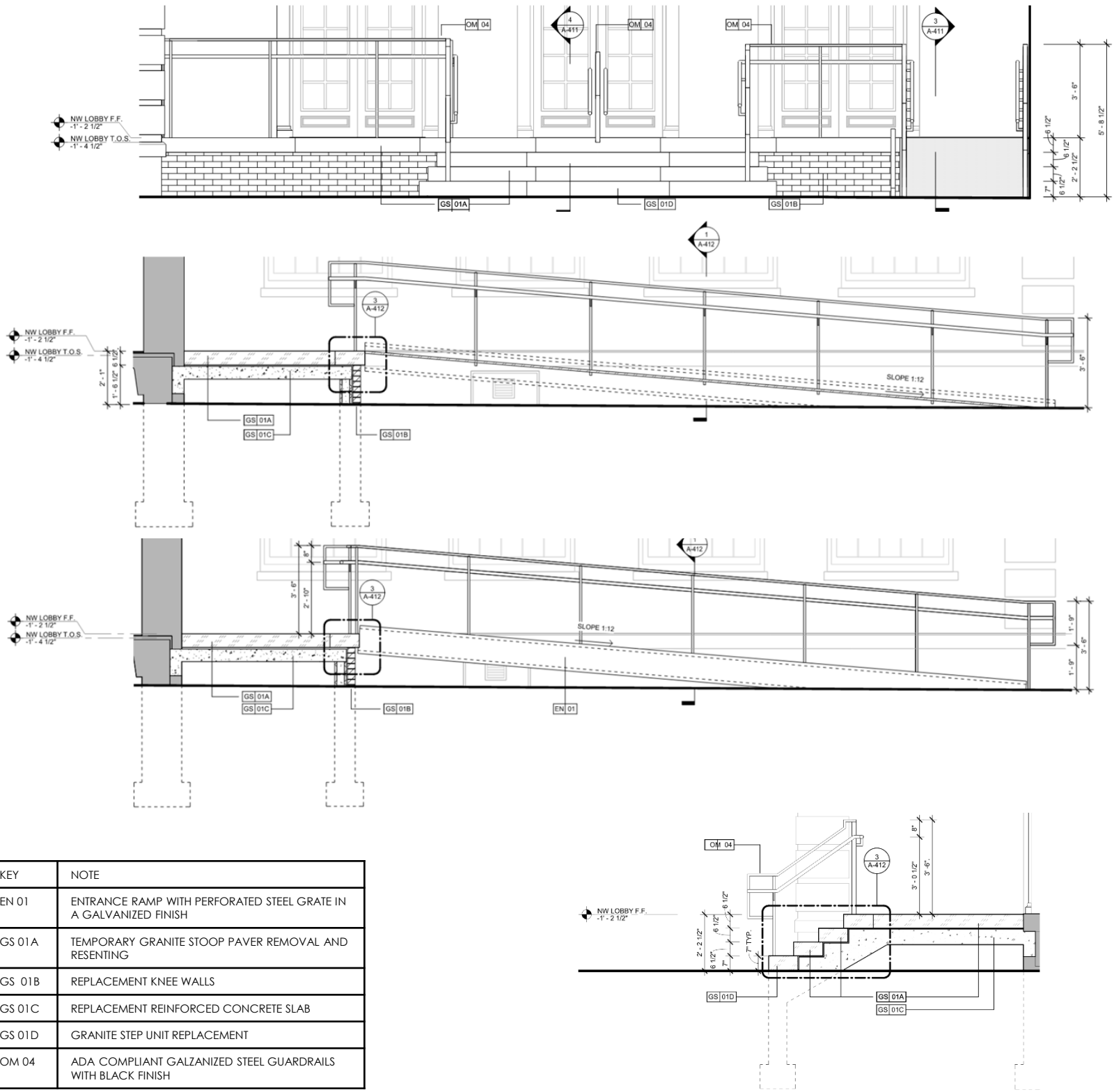


PROPOSED

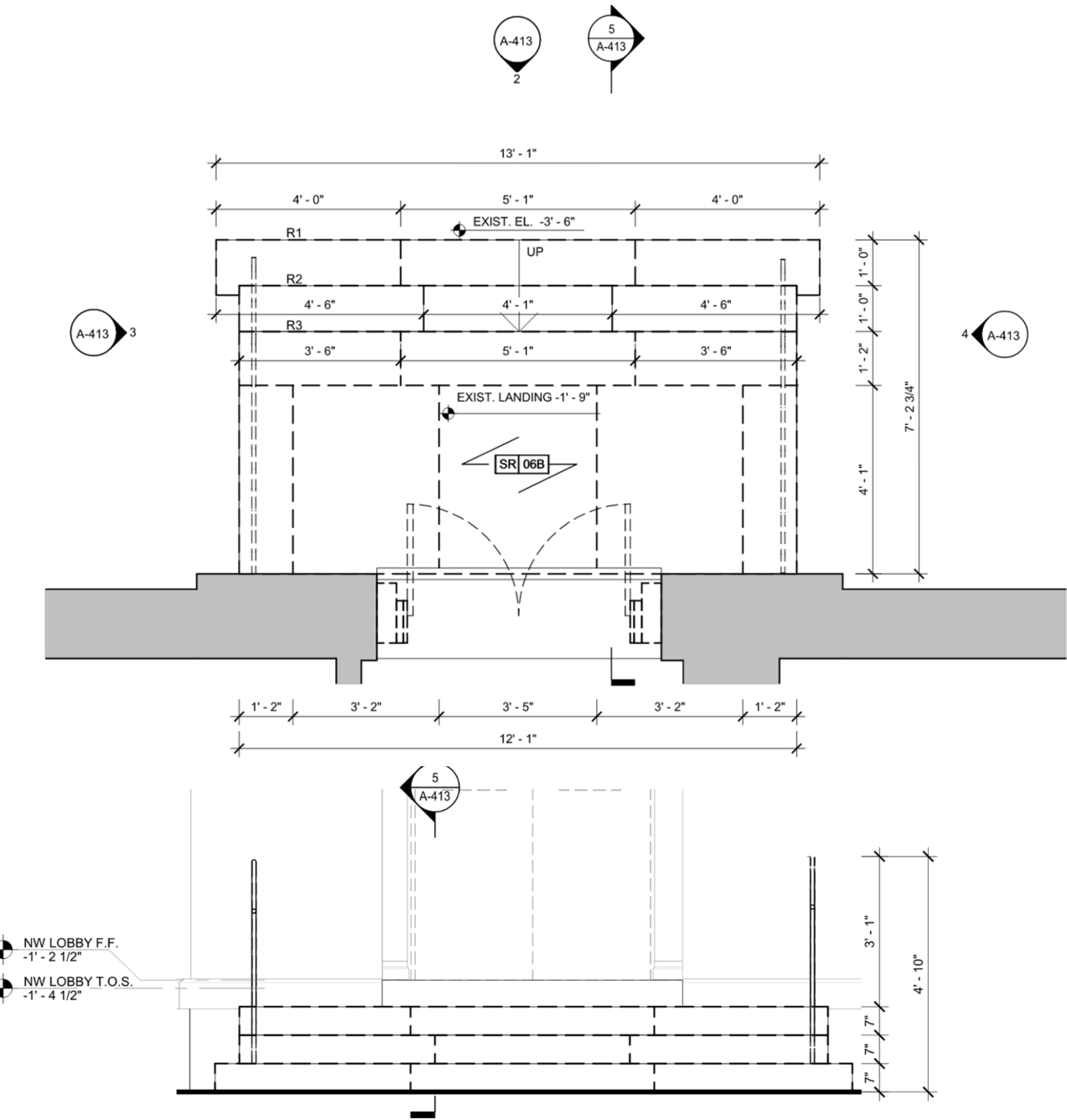


EXISTING

NORTH WING – WEST ENTRANCE



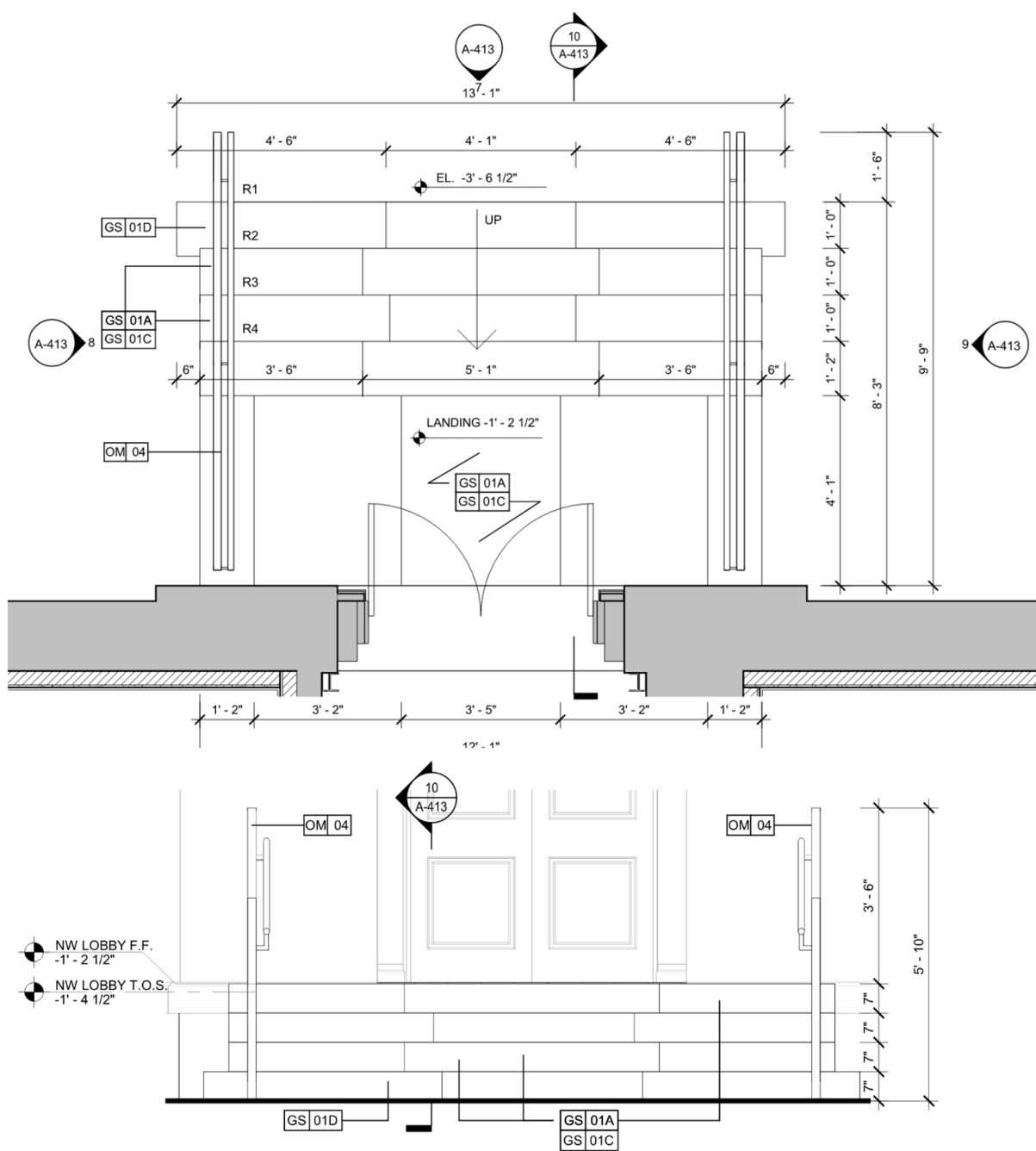
PROPOSED



KEY	NOTE
SR 06B	GRANITE STOOP REMOVAL & SALVAGE

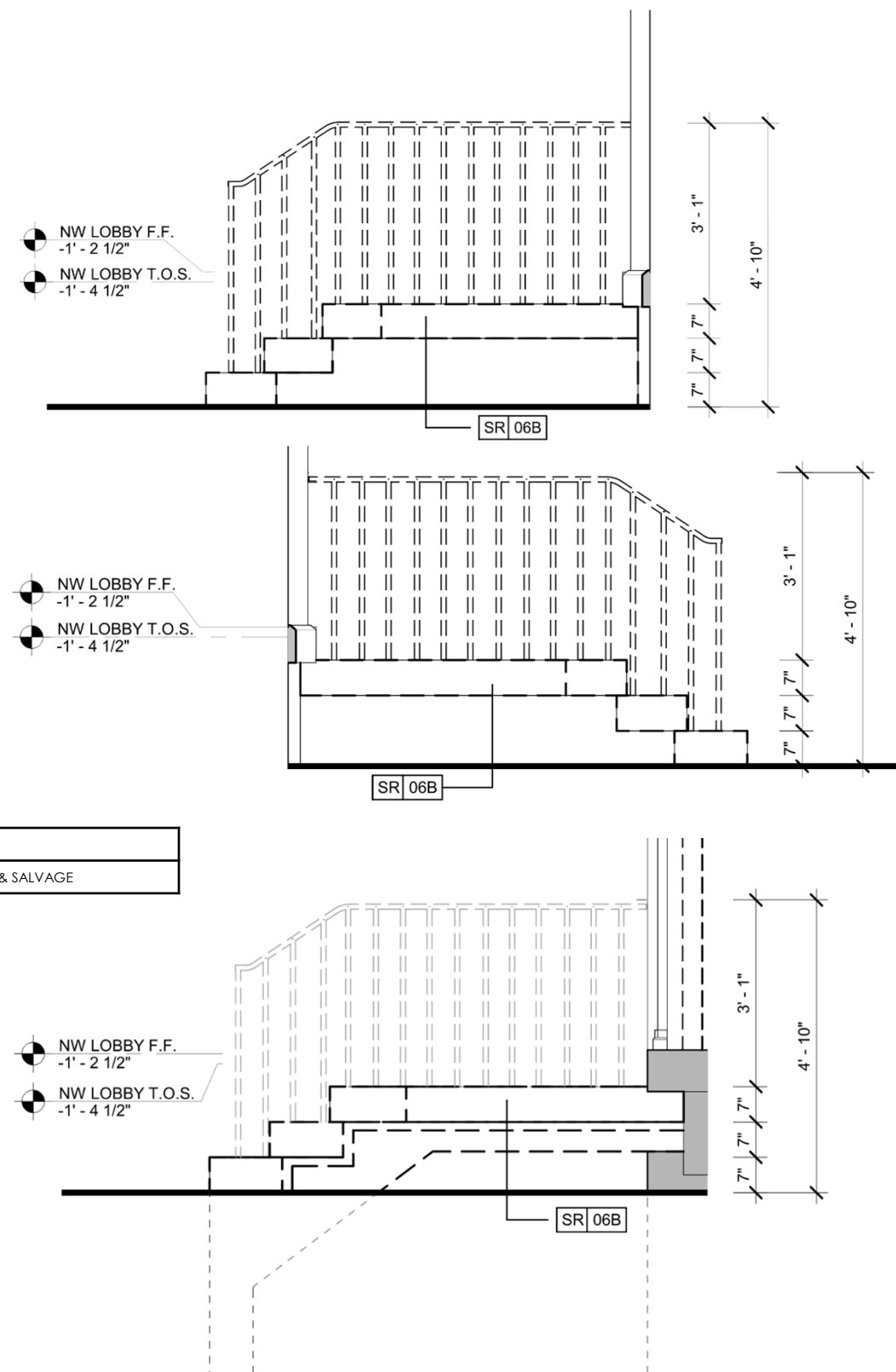
EXISTING

WEST WING ENTRANCE



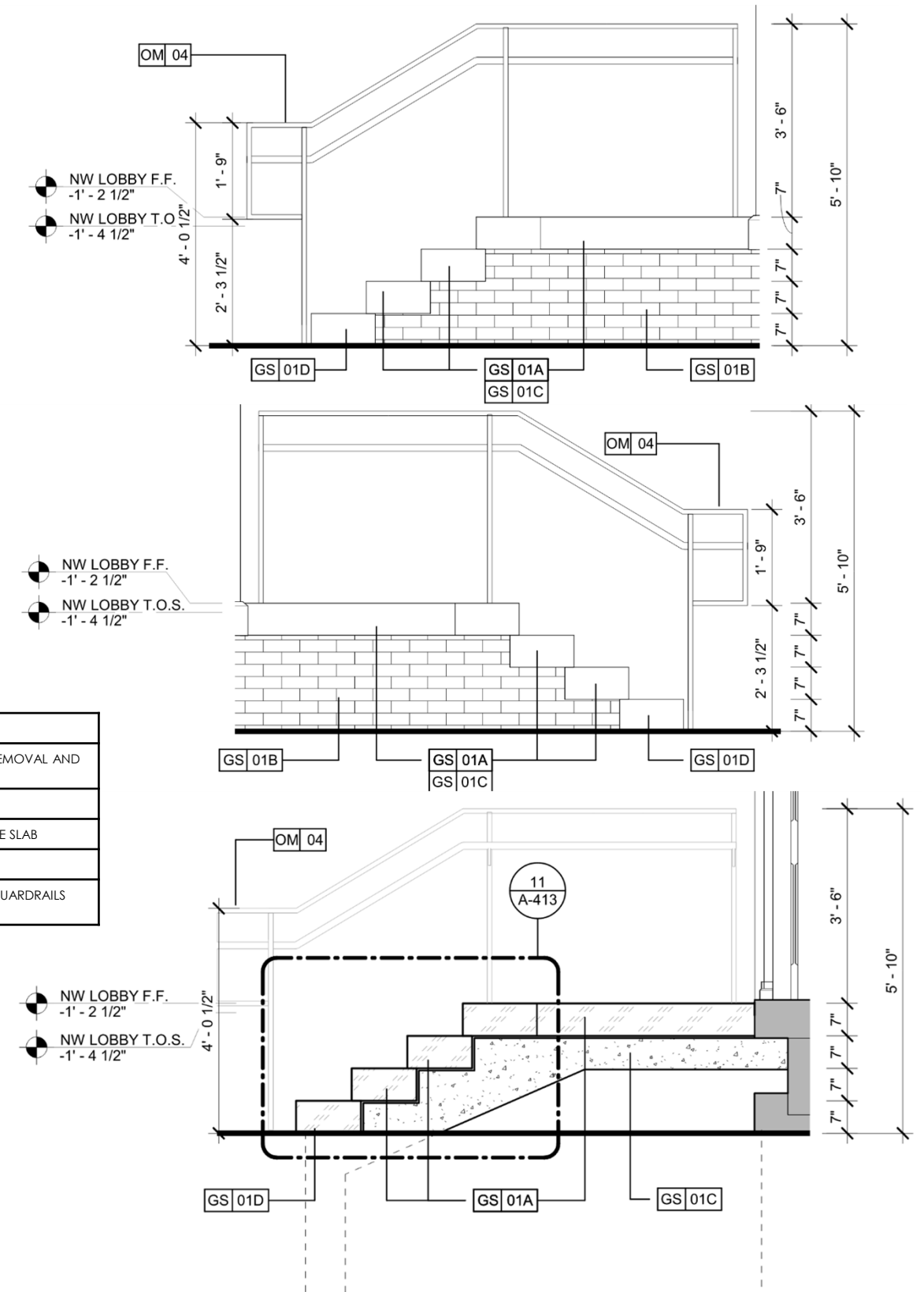
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PROPOSED



EXISTING

WEST WING ENTRANCE



PROPOSED

PROPOSED ENTRANCES

- MAIN BUILDING SOUTH ENTRANCE
- EAST WING ENTRANCE
- WEST WING ENTRANCE
- NORTH WING WEST ENTRANCE
- NORTH WING EAST ENTRANCE
- MAIN BUILDING NORTH ENTRANCE



EXISTING



PROPOSED

EXISTING AND PROPOSED – SOUTH ENTRANCE



EXISTING



PROPOSED

EXISTING AND PROPOSED – SOUTH ENTRANCE



EXISTING



PROPOSED

EXISTING AND PROPOSED – SOUTH ENTRANCE



EXISTING



PROPOSED

EXISTING AND PROPOSED – EAST WING ENTRANCE



EXISTING



PROPOSED

EXISTING AND PROPOSED – WEST WING ENTRANCE



EXISTING



PROPOSED

EXISTING AND PROPOSED – NORTH WING WEST ENTRANCE



EXISTING



PROPOSED

EXISTING AND PROPOSED – NORTH WING WEST ENTRANCE



EXISTING



PROPOSED

EXISTING AND PROPOSED – NORTH WING EAST ENTRANCE



EXISTING



PROPOSED

EXISTING AND PROPOSED – NORTH ENTRANCE

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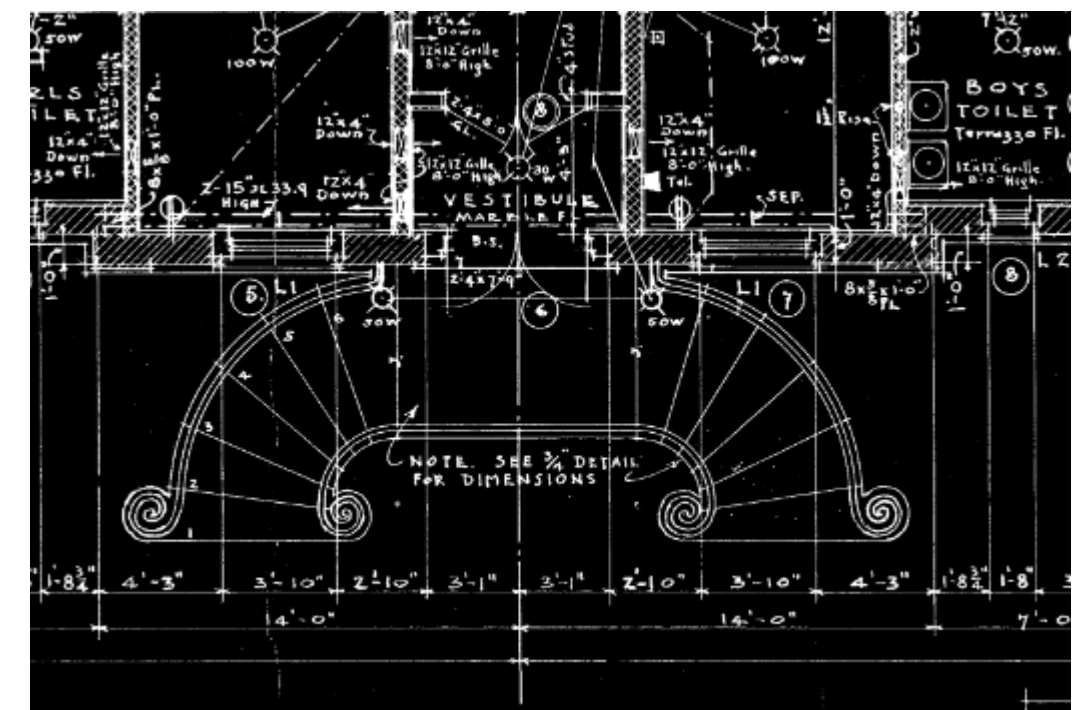
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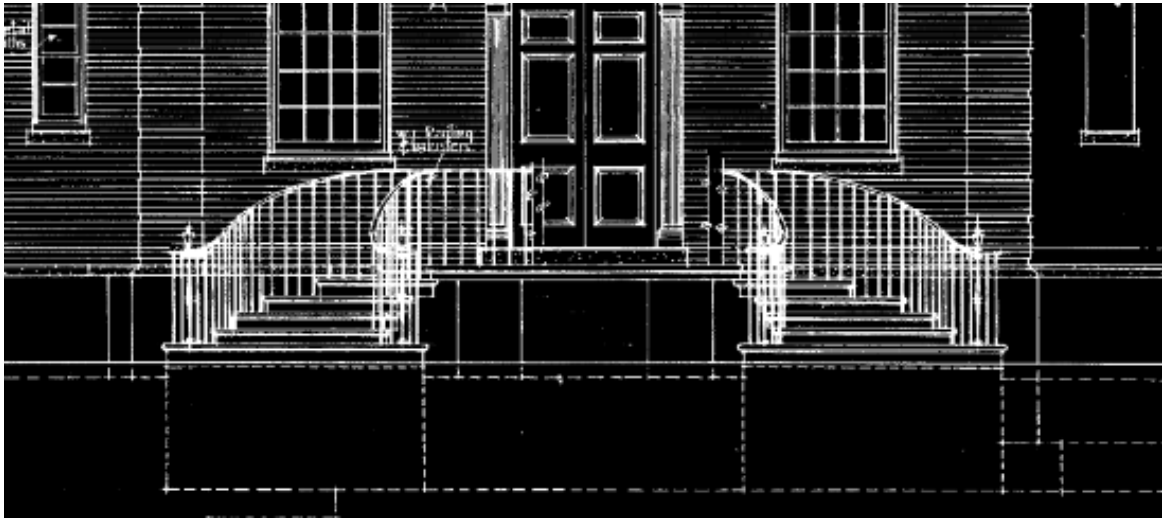
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APPENDIX

- HISTORIC DRAWINGS - MAIN BUILDING NORTH ENTRANCE



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HISTORIC DRAWINGS - PLAN VIEW - MAIN BUILDING - NORTH ENTRANCE

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