

May 20, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-07606

Pier A (aka 22 Battery Place) – Individual Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 839 5980

Passcode: 052350

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.



**Battery Park
City Authority**

PIER A IMPROVEMENTS

Address: Pier A, Harbor House
22 Battery Place
New York, NY 10004

BBL: Manhattan-16-1



Landmarks Preservation Commission, Docket # LPC-25-07606

MAY 20TH, 2025

Pier A : Geographic Context

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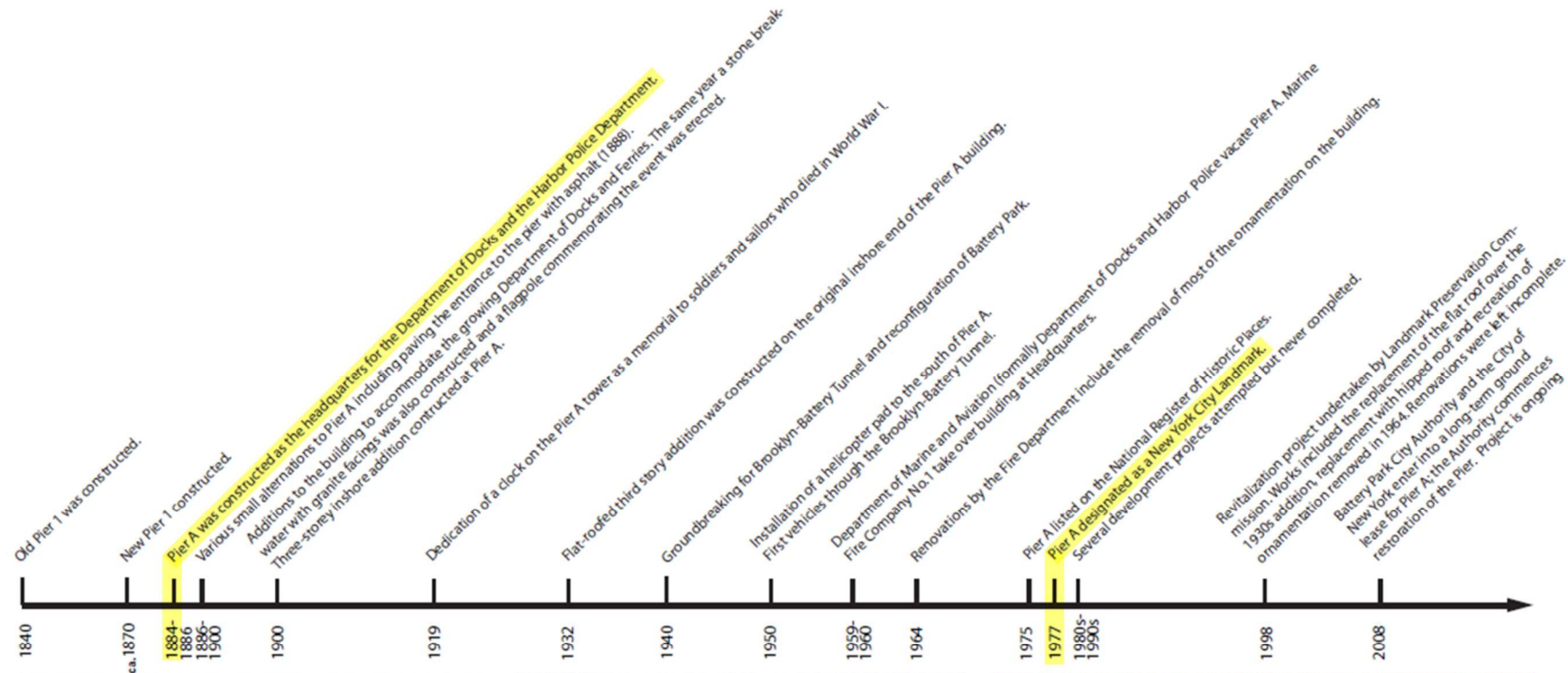
1 | BOROUGH MAP



2 | LOCATION MAP

Pier A : Historic Context

MAY 20TH, 2025



1919 Dedication of Memorial Clock Tower



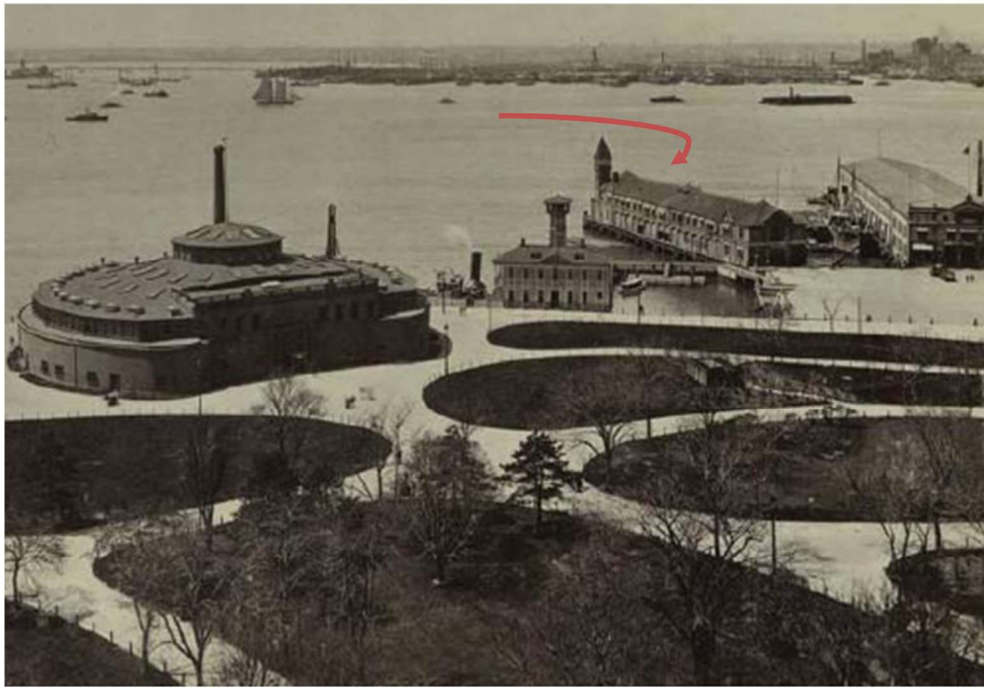
Circa 1950 Department of Docks and Harbor Police HQ



1985 NYFD Fireboat House

Pier A : Historic Context

MAY 20TH, 2025



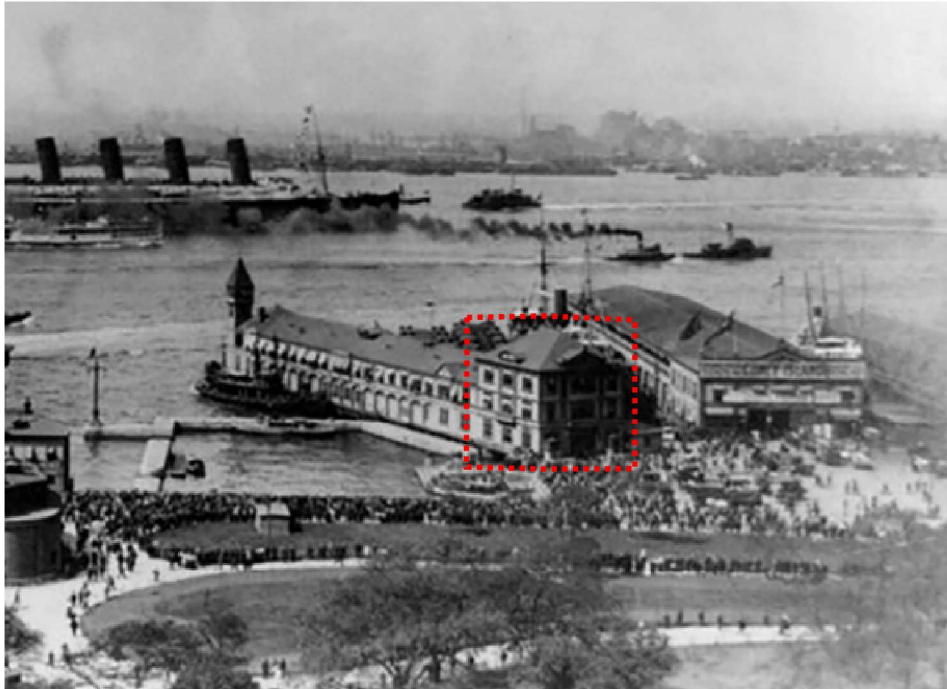
1886 - 1900 Images of Waterfront Structures (L to R) Castle Clinton, Fire Boat House, Pier A, New Pier 1 (Iron Steam Boat Co.)



Dedication of Memorial Clock Tower

Historic Context

MAY 20TH, 2025



1900
3 story addition



1936 – 3rd story flat roof addition built on 1904

Pier A : Historic Context

MAY 20TH, 2025



1964 - Removed pilasters and ornamentation.



Southeast corner



Pier A : Historic Context

MAY 20TH, 2025



1980 – Fire Boat House

Pier A : Historic Context

MAY 20TH, 2025



2008 – Post landmark's designation

Pier A : Historic Context

MAY 20TH, 2025



Pier A: Assessment of Existing Conditions - Windows

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General observation:

Continued deterioration of original wood windows, wood sills and damaged or missing hardware.

Factors:

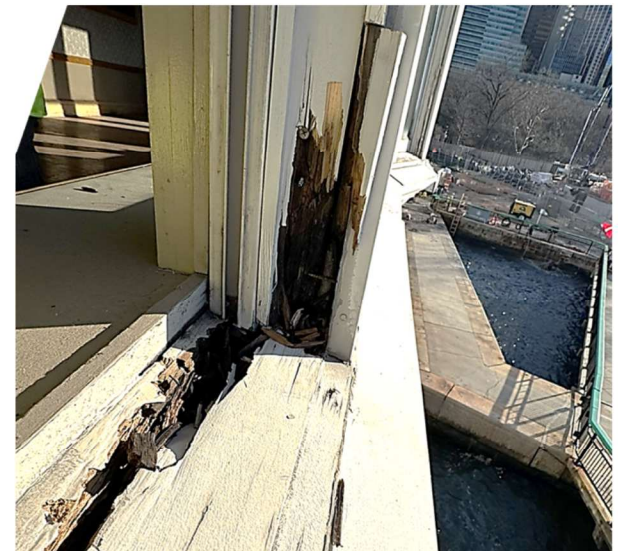
- Building's location is prone to severe coastal weather conditions and constant exposure to extreme moisture
- Painted wood elements require consistent maintenance.
- Existing finger jointed sill construction is generally intended for interior use only.

Damages:

- Bare rotted wood at outer sills and bottom rails.
- Water/moisture infiltration between glass panes.
- Uncovered damages to exterior walls.
- Peeling paint
- Inoperable broken balances, or misaligned and difficult to operate.

Total Window Units : 117

- Oct 2016 – 15 Windows noted w/ deficiencies
- Jan 2019 – 21 Windows noted w/ deficiencies
- Feb 2023 – 36 Windows noted w/ deficiencies
- Jan 2025 – 63 Windows noted w/ deficiencies

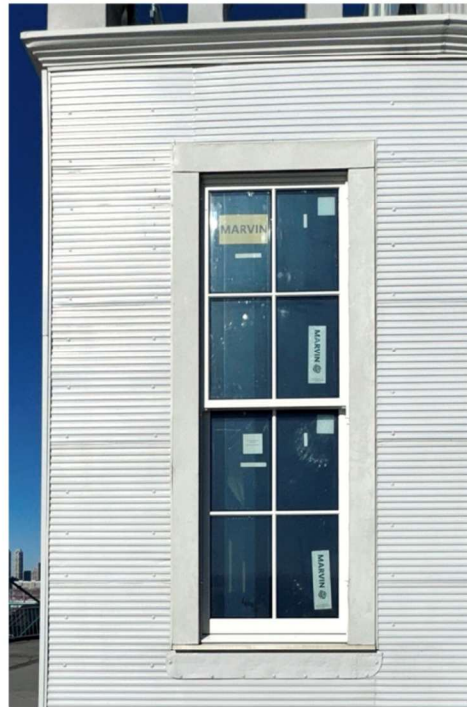


Pier A: Specifications– Mockups

MAY 20TH, 2025



Existing Window
(S1-01)



Mockup Proposed Window
(S1-01)



Existing Window Sill
Close-up



Existing Window
(S2-05)



Mockup Proposed Window Sill
Close-up



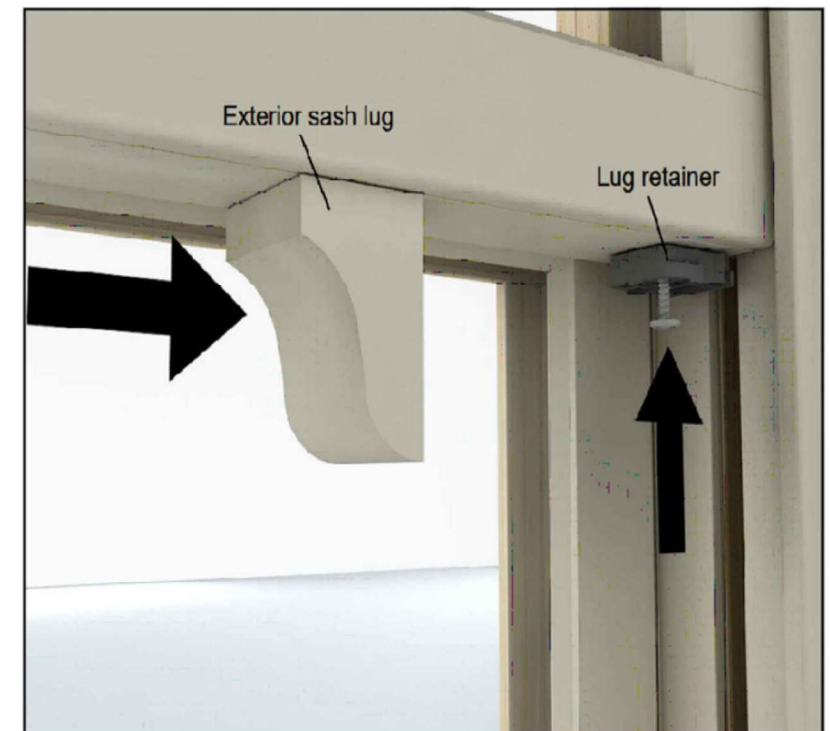
Mockup Proposed Window
(S2-05)

Pier A: Specifications – Windows

MAY 20TH, 2025

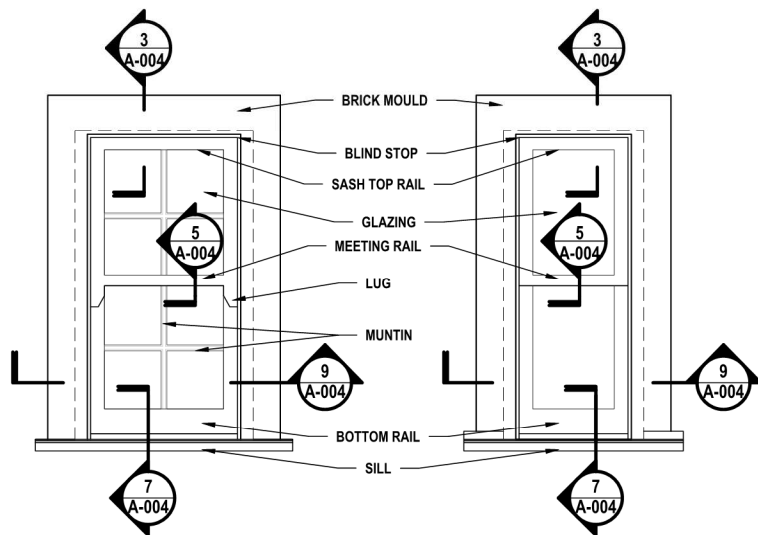
Window Specification

Manuf: Marvin
Model: Ultimate DH G2
Exterior: Aluminum Clad Wood
Interior: Painted Wood
Color: Coconut cream
Trims: Existing to be reused

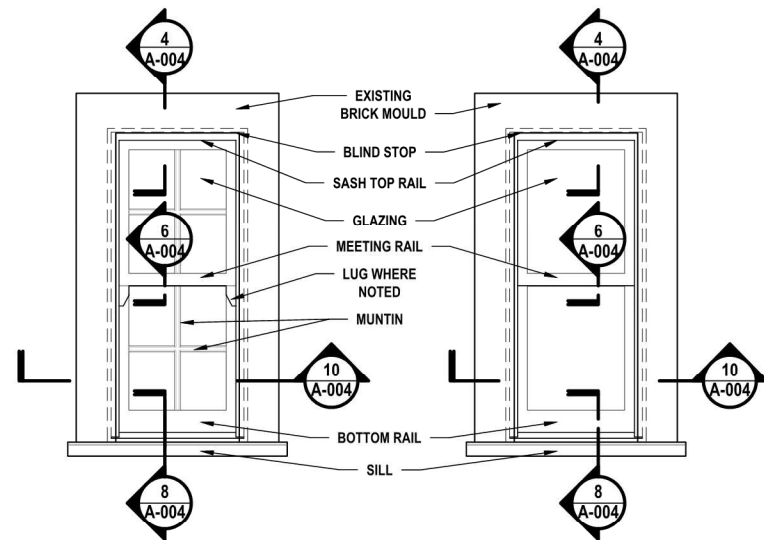


Pier A: Drawings – Window Detail Comparison

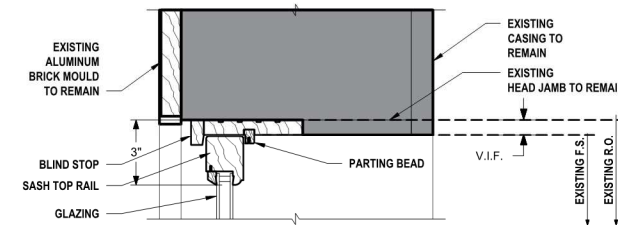
MAY 20TH, 2025



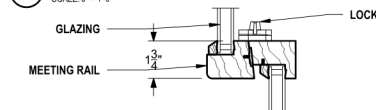
1 Existing Typical Window Elevation
SCALE: 3/4" = 1'-0"



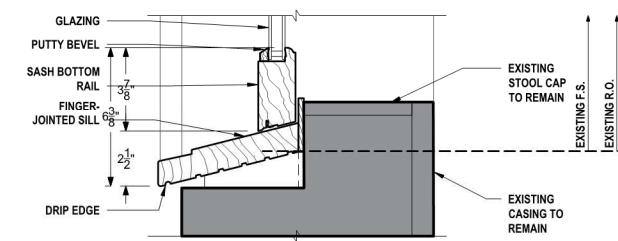
2 Proposed Typical Window Elevation
SCALE: 3/4" = 1'-0"



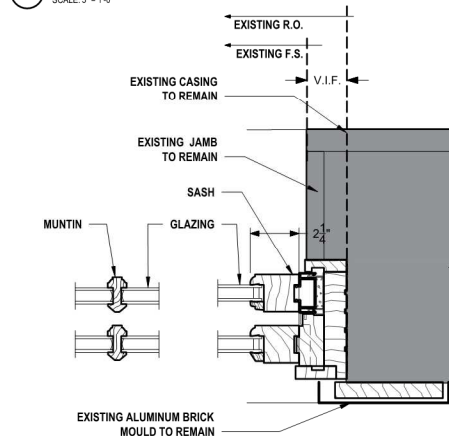
3 Existing Typical Window Head Detail
SCALE: 3/4" = 1'-0"



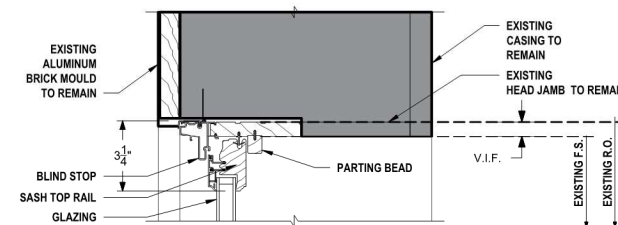
5 Existing Typical Window Checkrail Detail
SCALE: 3/4" = 1'-0"



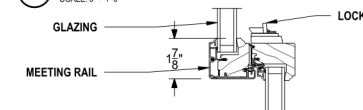
7 Existing Typical Window Sill Detail
SCALE: 3/4" = 1'-0"



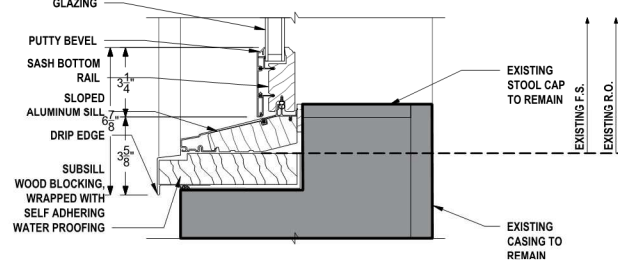
9 Existing Typical Window Jamb Detail
SCALE: 3/4" = 1'-0"



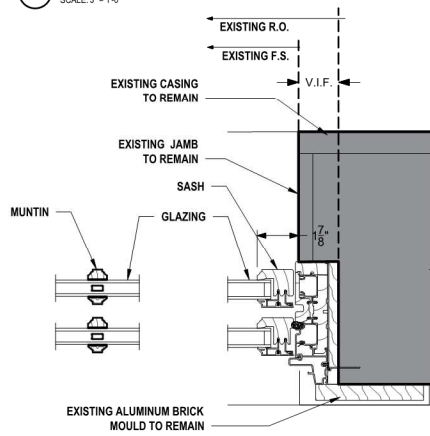
4 Proposed Typical Window Head Detail
SCALE: 3/4" = 1'-0"



6 Proposed Typical Window Checkrail Detail
SCALE: 3/4" = 1'-0"



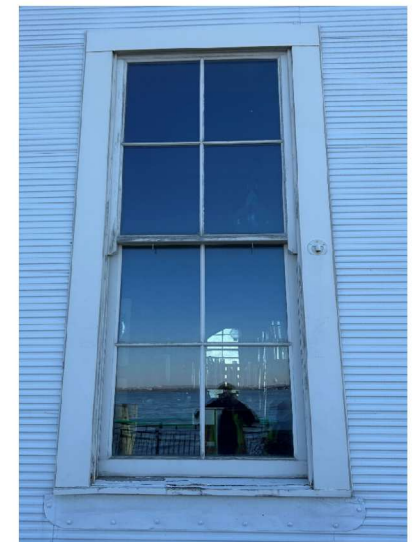
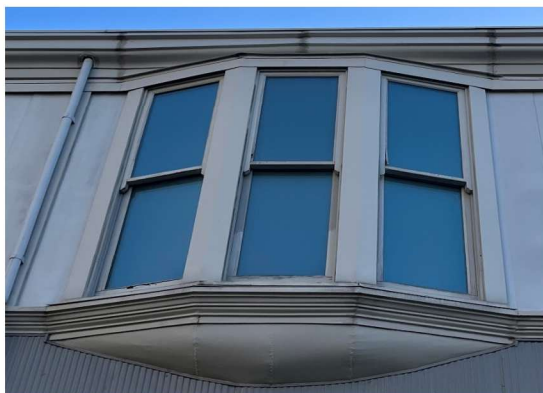
8 Proposed Typical Window Sill Detail
SCALE: 3/4" = 1'-0"



10 Proposed Typical Window Jamb Detail
SCALE: 3/4" = 1'-0"

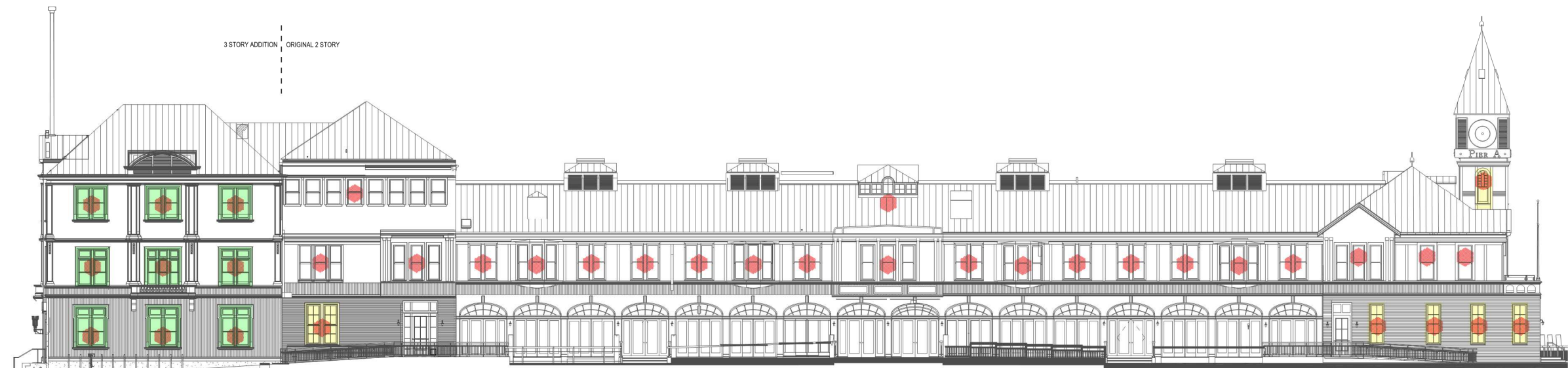
Pier A – Selected Photos

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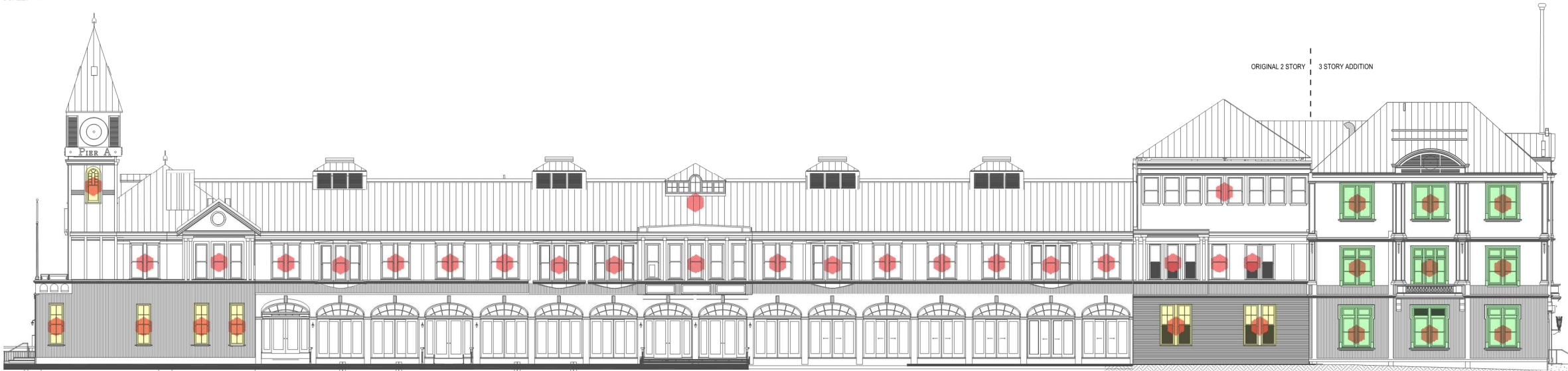
Pier A: Scope of Work Overview – Windows and Doors

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NORTH ELEVATION

SCALE: NTS



SOUTH ELEVATION

SCALE: NTS

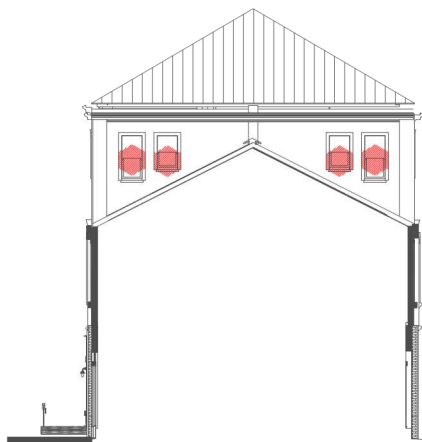
Pier A: Drawings – Elevations

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HEADHOUSE - EAST ELEVATION

SCALE: NTS



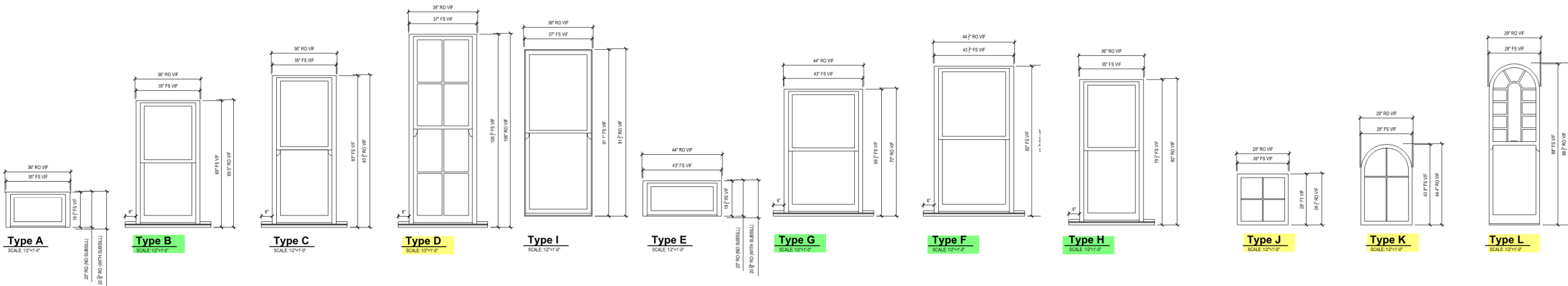
INSHORE - WEST ELEVATION

SCALE: NTS



OUTSHORE - WEST ELEVATION

SCALE: NTS



WINDOW TYPE ELEVATIONS

Questions?



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