

# Governors Island Building 309 Renovation

Docket Number LPC-26-05390

**LPC Public Hearing**  
January 27, 2026



## Building 309 Project Overview

Project to renovate building for expanded use as an events and community public programming space. The building has hosted over 100 events over the past year, including programs for Governors Island Arts, NY Climate Week, and events hosted by Island tenants and community partners.

The Building is a non-contributing building to the Governors Island Historic District. It was historically used as a chapel (“Our Lady Star of the Sea”) and was formally deconsecrated following the departure of the United States Coast Guard in 1996.





## Project Scope

Certificate of Occupancy and Place of Assembly Permits

New Deck

Addition of Gutter and Downspouts

Interior Renovation including:

- Additional Restrooms, including ADA Accessible
- Conversion of two windows into exterior doors
- Increased ADA accessibility indoors
- Addition of drinking fountain
- New janitor closet

Installation of Fire Alarm and Sprinkler System

## Timeline

2025

- December: Community Board 1 LPC Committee Meeting - received unanimous approval from CB1

2026

- January: LPC Hearing
- Early 2026: Construction begins





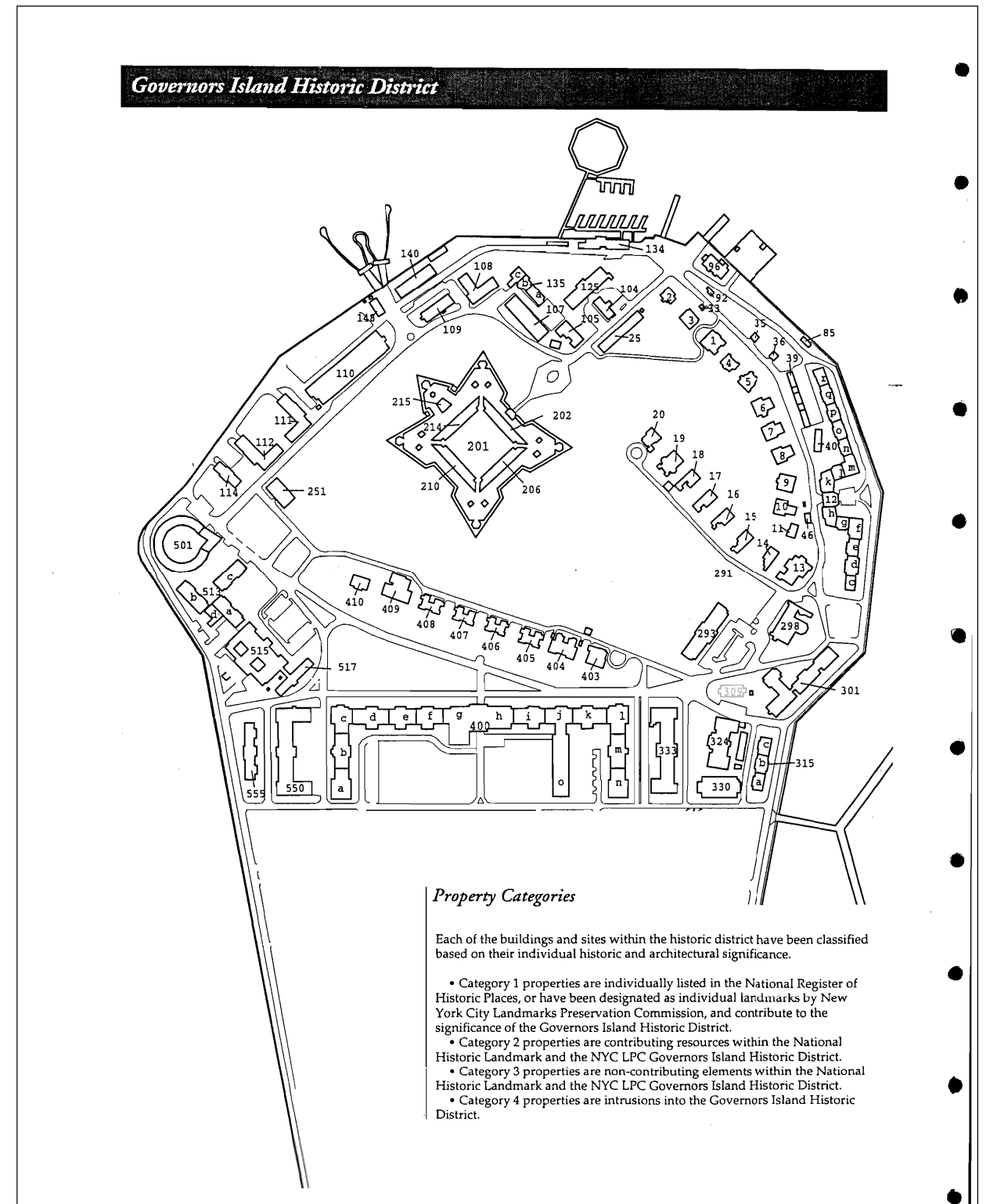
Pages 6 and 7 of Building & Property  
Summary Sheets - USA General Services  
Administration

The Trust for Governors Island - Building 309 Renovation LPC-26-05390 | Smith-Miller + Hawkinson Architects, LLP

Building & Property Summary Sheets

**PROPERTIES WITHIN THE GOVERNORS ISLAND HISTORIC DISTRICT**

#	Property Name	Date	Cat	#	Property Name	Date	Cat
1	Admiral's House	c.1843/1930	1	201	Fort Jay	1806-09	1
2	Governor's House	c.1813/1930	1	202	Pt. Jay Family Housing	1834-36	1
3	The Dutch House	c.1846/1920	2	203	Garage	1935-38	3
4	Field Officer's Quarters	c.1857	2	204	Triangle	1834-36	2
5	Field Officer's Quarters	c.1857	2	205	Garage	1935-38	3
6	Company Officer's Qtrs	1878	2	206	Pt. Jay Family Housing	1834-36	1
7	Company Officer's Qtrs	1878	2	207	Triangle	1834-36	2
8	Company Officer's Qtrs	1878	2	208	Garage	1935-38	3
9	Block House	1839/1934	1	209	Garage	1935-38	3
10	Company Officer's Qtrs	1878	2	210	Pt. Jay Family Housing	1834-36	1
11	Seward's Quarters	1878/1930	2	211	Garage	1935-38	3
12	Officers' Housing	1931	2	212	Garage	1935-38	3
13	Chapel of St. Cornelius	1905	2	213	Triangle	1834-36	2
14	Company Officer's Qtrs	1879	2	214	Pt. Jay Family Housing	1834-36	1
15	Company Officer's Qtrs	1879	2	217	Garage	1935-38	3
16	Company Officer's Qtrs	1879	2	218	Garage	1935-38	3
17	Company Officer's Qtrs	1878	2	251	Tampa Library	1908	3
18	Company Officer's Qtrs	1879	2	293	Motel/Guesthouse	1986-87	4
19	Company Officer's Qtrs	1891	2	298	South Battery	1840-78/1936	2
20	Officer's Quarters	1902/1936	2	301	School	1934/1959	2
25	Ordinance Storehouse	1811/1936	2	309	Catholic Chapel	1942	3
33	Garage	1934	3	315	Family Housing	1938-40	2
35	Garage	1934	3	324	YMCA	1926	2
36	Garage	1934	3	330	Theater	1937-39	2
39	Garage	1934	3	333	Detachment Barracks	1932	2
40	Jewish Chapel	1918	2	400	Liggett Hall	1895	2
45	Transformer Building	1933	4	403	Officer's Housing	1904-06	2
46	Garage	c.1942	3	404	Officer's Housing	1929	2
85	Storehouse	1932	3	405	Officer's Housing	1893	2
91/95	Omaha Dock		4	406	Officer's Housing	1893	2
92	Transformer Building	1942	3	407	Officer's Housing	1894	2
96	Group Engineering	1986	3	408	Officer's Housing	1895	2
100	Ordinance Storehouse	1850/1882	2	409	BOO	1910	2
104	Armory	1853/1940	2	410	Officer's Housing	1917	2
106	Reservoir Pumphouse	1941		414	Garage	1941	3
107	Storehouse	1833/1904	2	415	Garage	1938	3
108	Marshall Hall	1945	3	431	Monument (Bench)	1954	2
109	Administrative Offices	1918/1945	3	456	Monument	1807-11	2
110	Storage Depot	1870-79	2	501	Castle Williams	1805	1
111	Family Housing	1934	2	513	Enlisted Quarters	1970/1993	4
112	Family Housing	1934	2	515	Post Hospital	1935/1980	2
114	Nurses' Quarters	1934	2	517	Medical Clinic	c.1942	3
125	Pershing Hall	1934	2	518	Biohazard Storage	1958	4
130	Workshop	1843/1971	2	519	Emergency Generator	1958	3
134	Station New York	1996	3	525	Storehouse	1964	3
135	Commander's Quarters	1839/1977	2	550	Barracks	1938-40	2
140	Storehouse	1857-67	2	555	Family Housing	1938-40	2
142	Soissons Dock	1947	3				
144	Soissons Dock	1947	3		Noian Park	1860-69	2
146	Generative Building	1934	3		Glacis	1800-09	2
147	Mechanical Equipment	1917	3		Colonel's Row Green	c.1893	2
148	Ferry Waiting Building	1917	3		Vistas		2
155	Transformer Vault		4				





Governors Island Preservation and Design Manual Part III

Property Categories

Each of the buildings and sites within the historic district have been classified based on their individual historic and architectural significance.

- Category 1 properties are individually listed in the National Register of Historic Places, or have been designated as individual landmarks by New York City Landmarks Preservation Commission, and contribute to the significance of the Governors Island Historic District.
- Category 2 properties are contributing resources within the National Historic Landmark and the NYC LPC Governors Island Historic District.
- Category 3 properties are non-contributing elements within the National Historic Landmark and the NYC LPC Governors Island Historic District.
- Category 4 properties are intrusions into the Governors Island Historic District.

Building #309 is a Category 3 property.

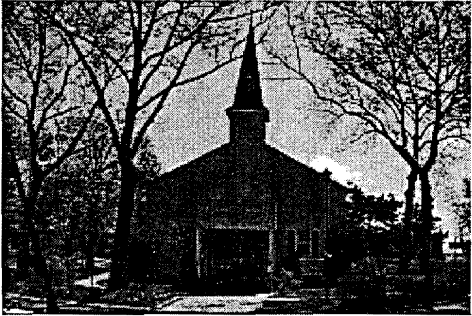
There are no exterior or interior elements of the building that should be preserved. This building may be demolished.

Page 7 excerpt of Building & Property Summary Sheets USA General Services Administration

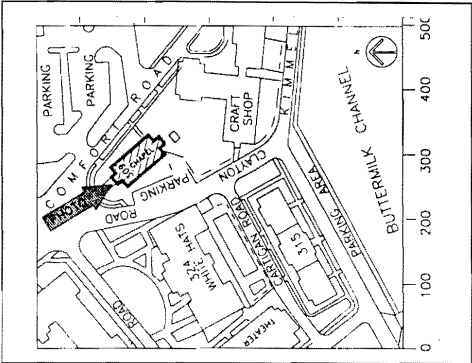
Page 104 Building 309 Description

Building & Property Summary Sheets

BUILDING #309  
CATHOLIC CHAPEL



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #309 is a one-story rectangular frame structure covered with vinyl siding. The gabled roof is covered with asphalt shingles. A tower at the north end, rising behind the entrance porch, has a copper finial. A brick chimney is at the south end. The window openings have six-over-six sash on the north end; the other window openings on the sides have sixteen-over-sixteen sash set behind storm sash.

SITE LOCATION

The building occupies a prominent triangular site at the intersection Clayton and Comfort Roads.

HISTORIC DEVELOPMENT

Building #309 was built as Our Lady Star of the Sea Catholic chapel c.1942, during the Army base's Second World War expansion. It continued in that use until 1997.

SIGNIFICANCE

Building #309 is a Category 3 property.  
It represents the ongoing development of the military community on Governors Island.

WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #309 has been substantially altered by the addition of vinyl siding and other alterations, including a rear addition with wood steps and covered landing, and the front entry vestibule. The original architectural integrity of the building has been lost.

There are no exterior or interior elements of the building that should be preserved. This building may be demolished.

LANDSCAPE & SITE FEATURES

The mature trees and landscaping surrounding the property should be preserved and maintained.



Historic View of Main Entry



Historic Photo 1941-1951  
Source: *Three Centuries Under Three  
Flags: The Story of Governors Island  
From 1637*. Headquarters First Army, 1951.

CATHOLIC CHAPEL, “STAR OF THE SEA”



West Facade - Existing









Main Access - Clayton Road and Hay Road





Adjacent Building Facades



View from Northwest 12/04/2025



Adjacent Building Facades



View from North 12/04/2025



View from Southeast 12/04/2025

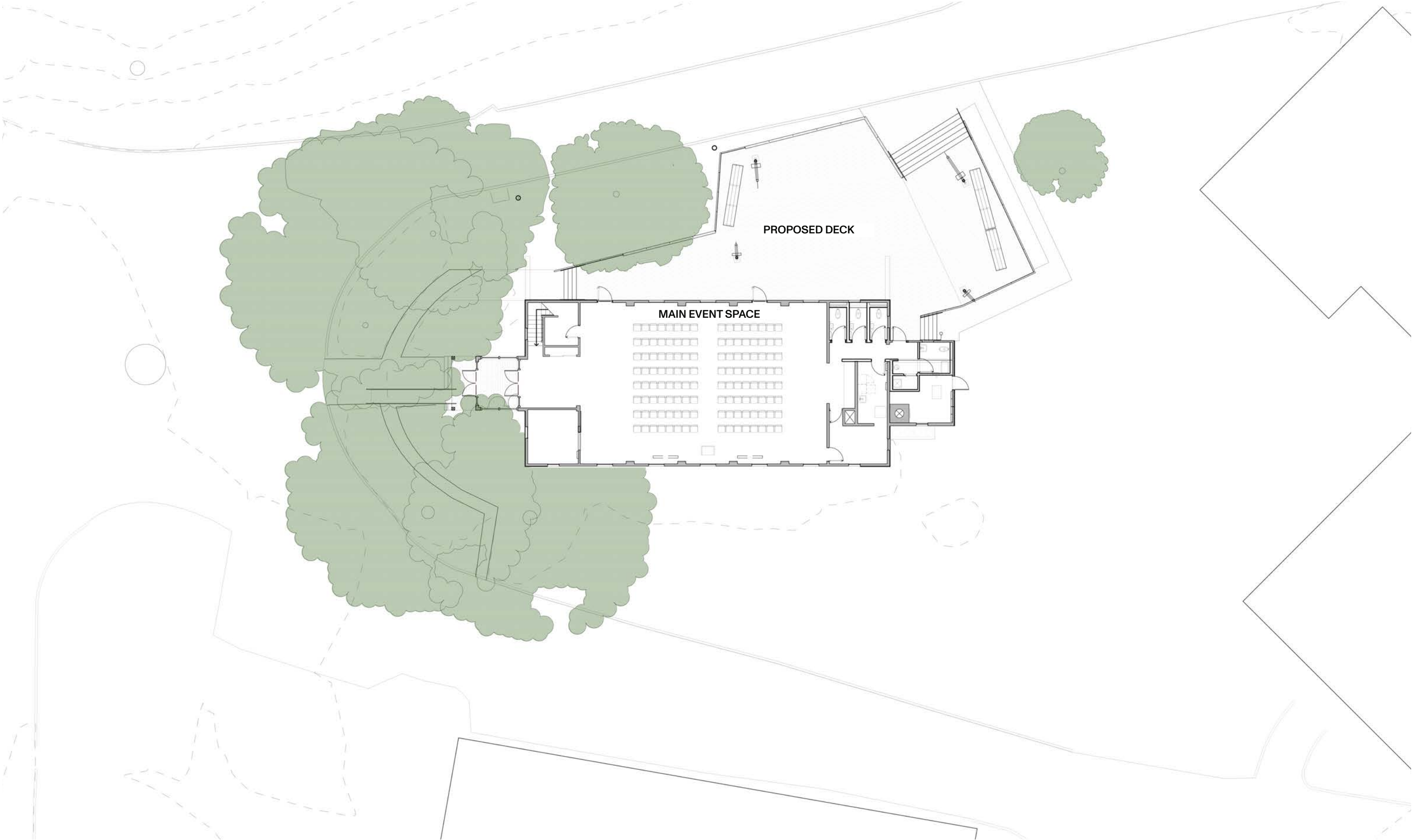


Building 309 Site Plan - Existing





Building 309 Site Plan - Proposed



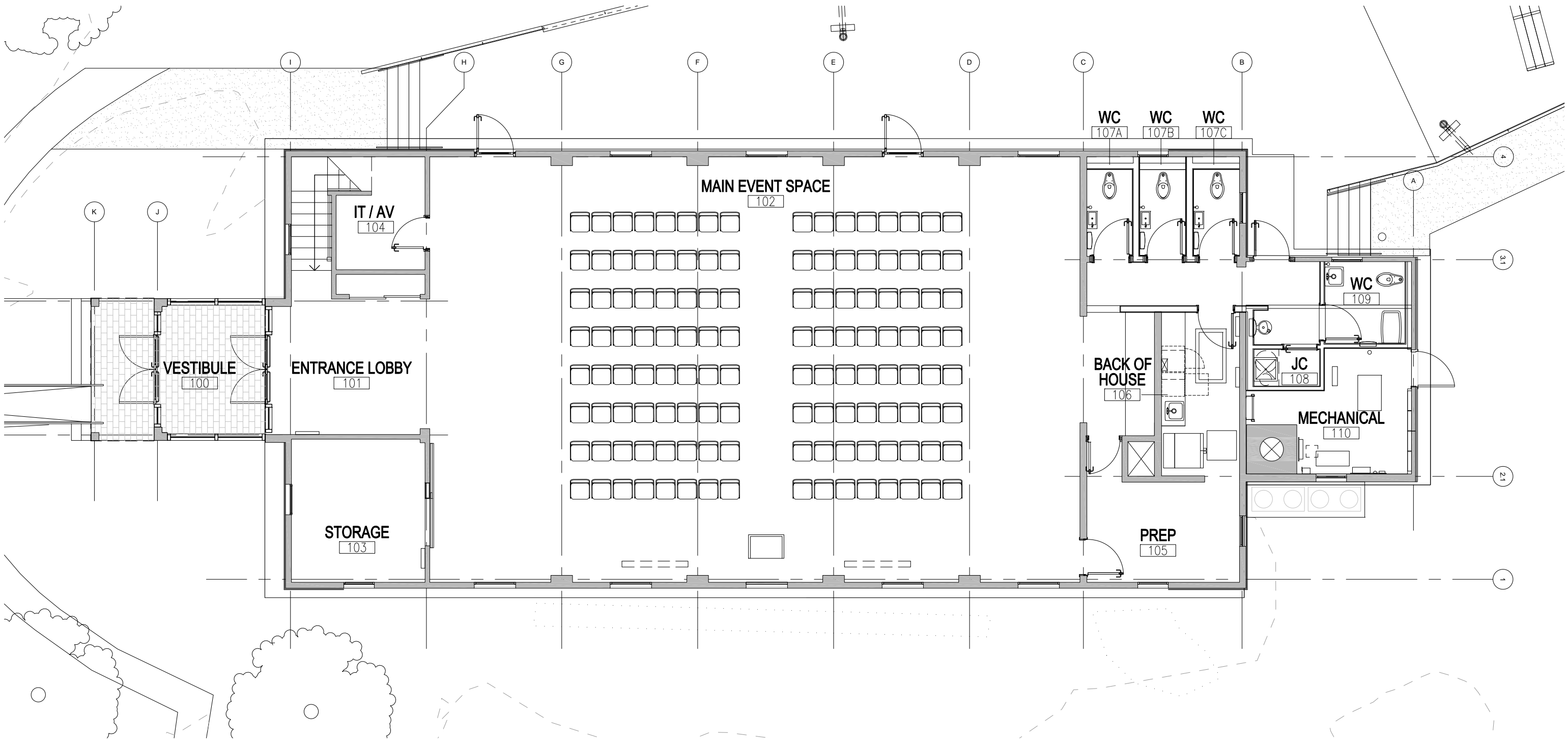


Existing Site Pathways



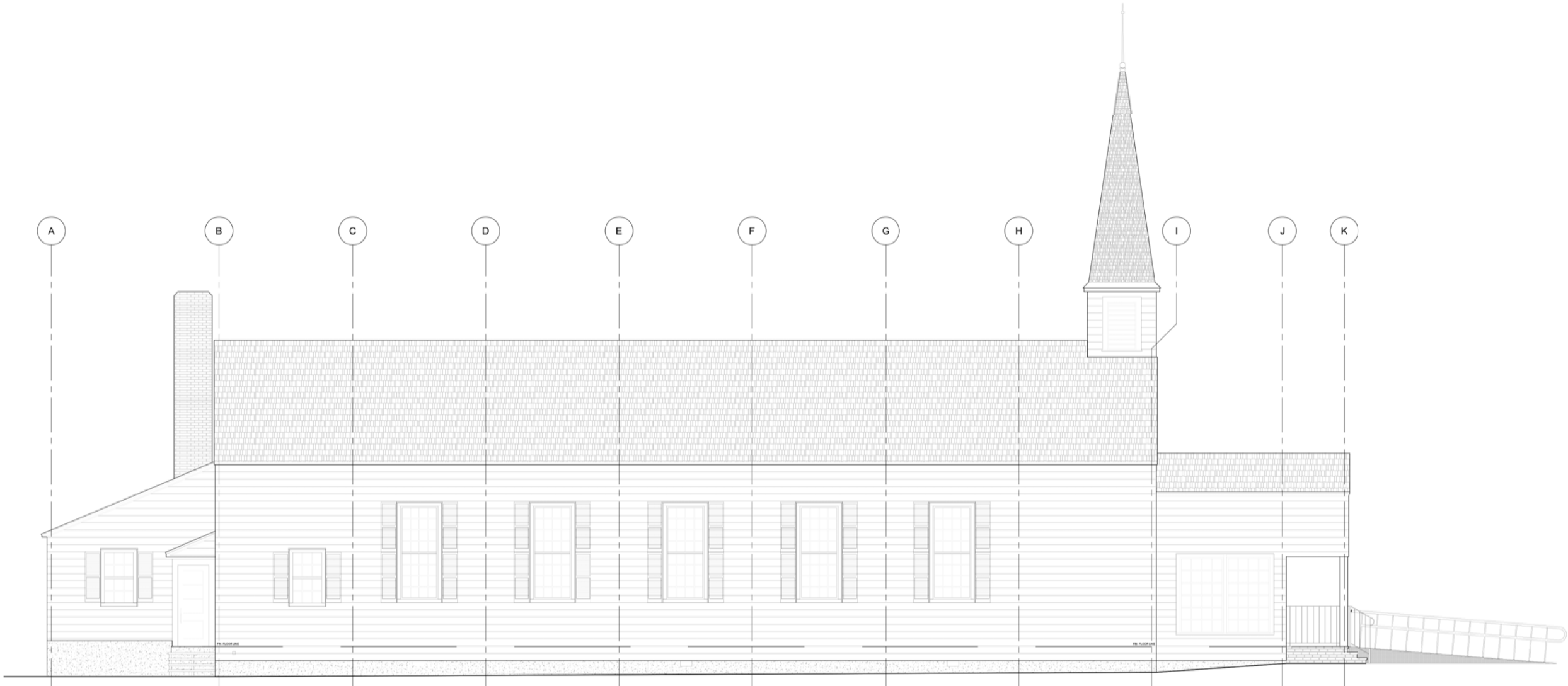


Building 309 Interior Plan



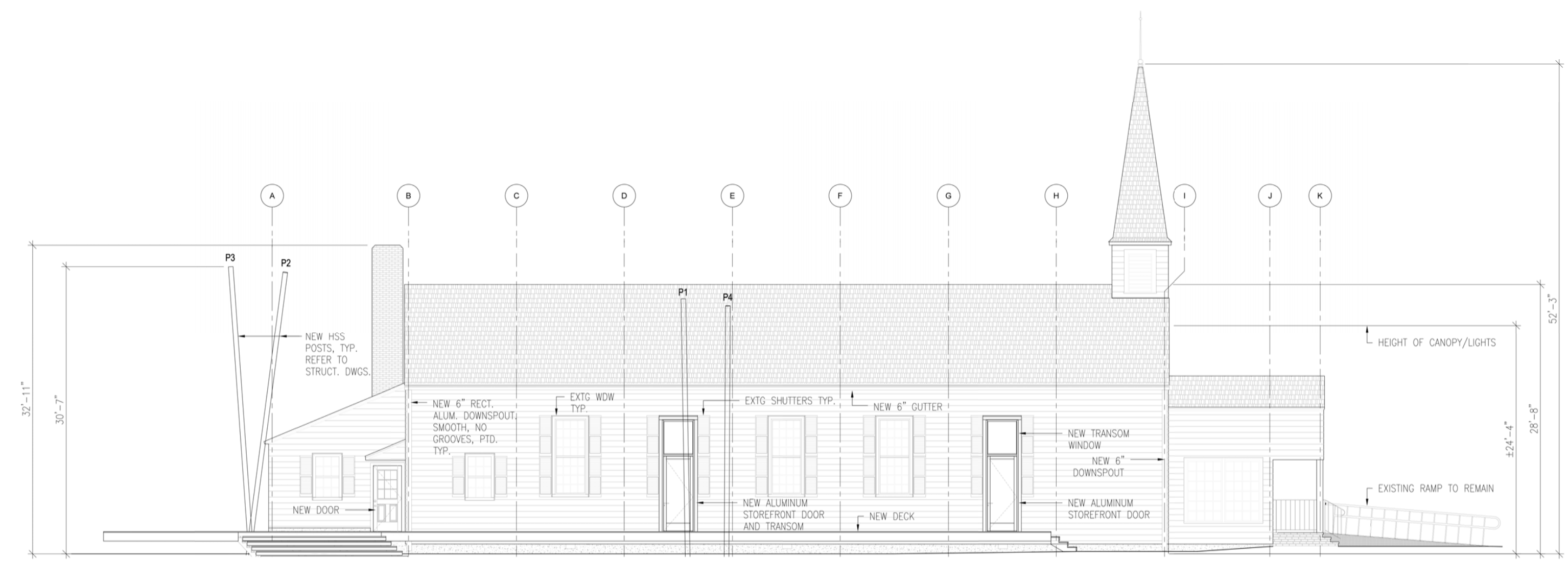


Building 309 Elevation - North Facade Existing





Building 309 Elevation - North Facade Proposed

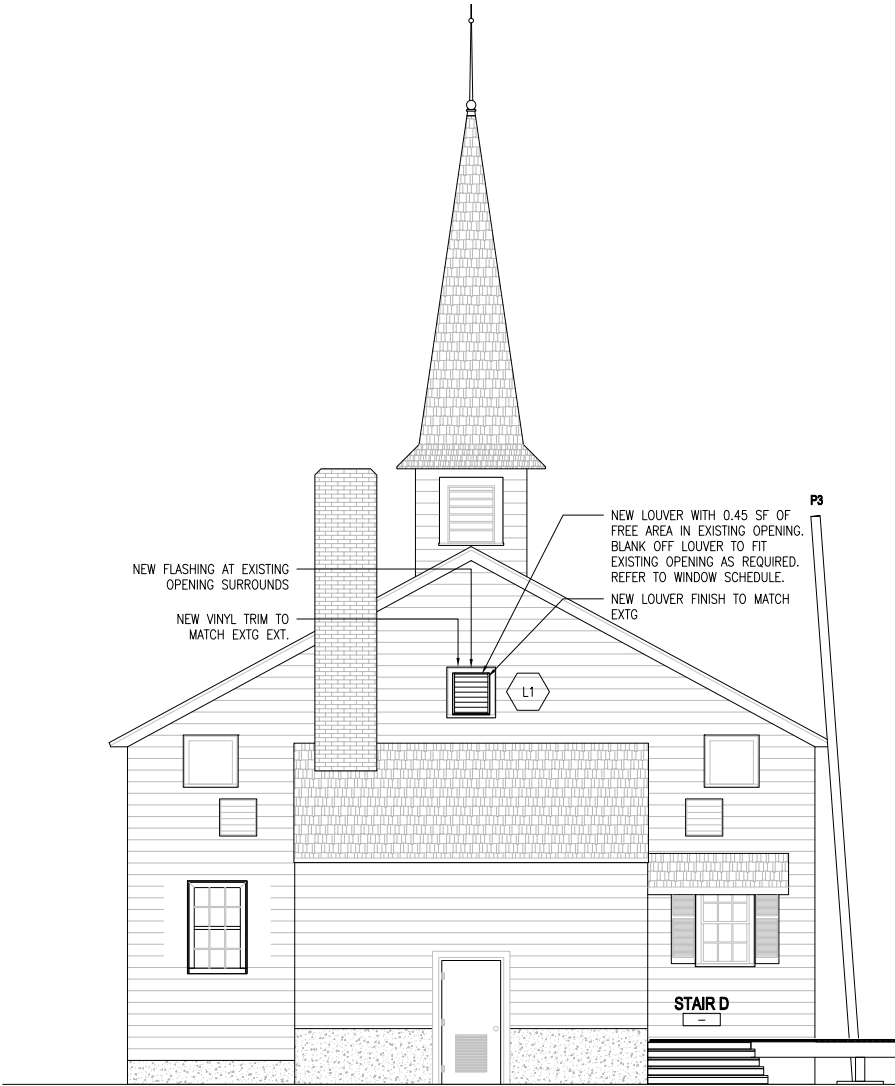




Building 309 Elevation - East Facade



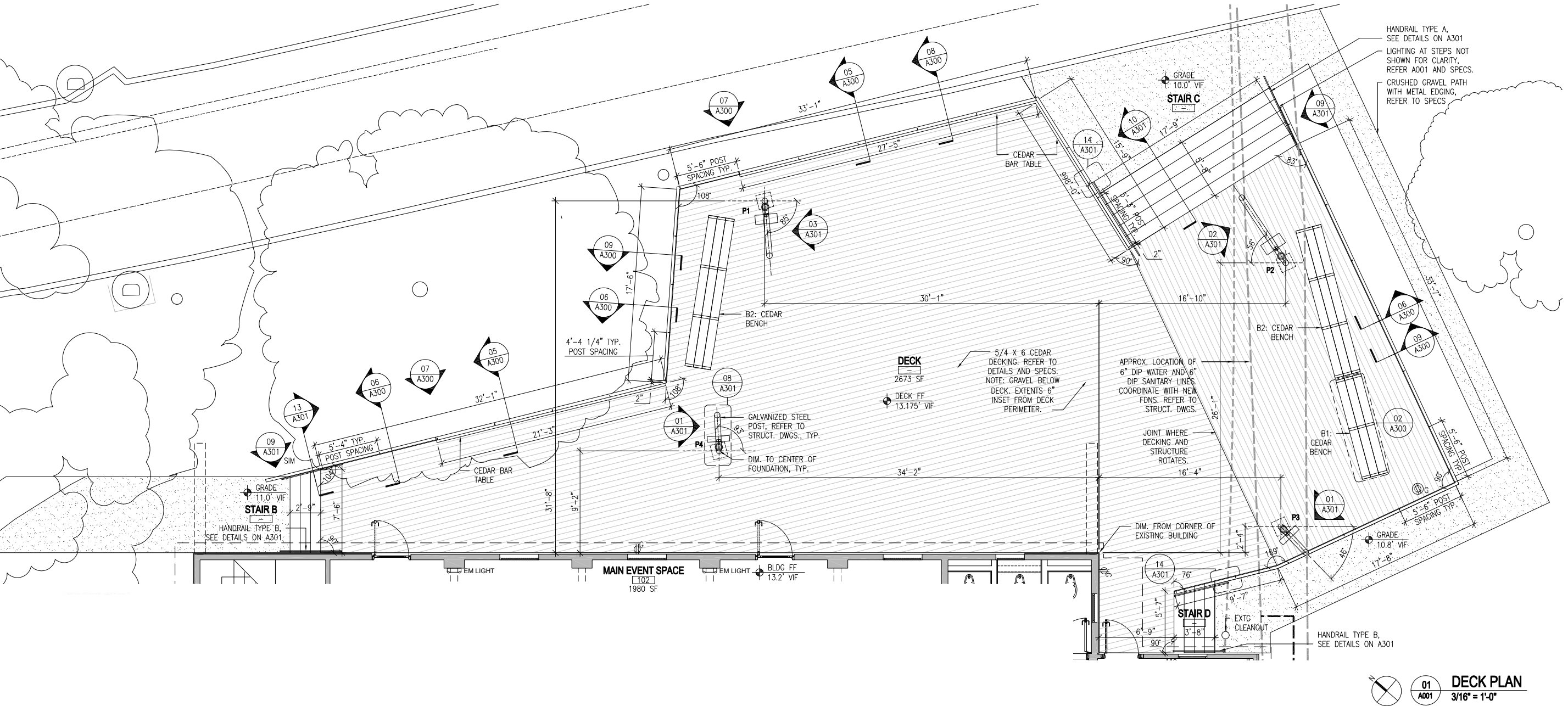
Existing East Facade 02/26/2025



Proposed Vent at East Facade from Submitted D.O.B. Drawing Set

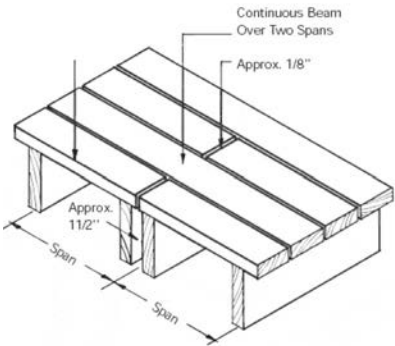


Guardrail Details



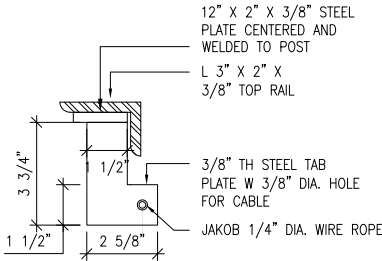


Guardrail Details

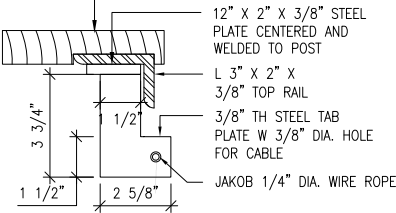


- NOTE:
- 1. CEDAR DECKING SPECIFICATION: 5/4 X 6 ARCHITECT CLEAR OR EQUIVALENT, KD DECKING, S4SEE
  - 2. CEDAR TRIM BOARD SPECIFICATION: 1X12 - A CLEAR KD BOARD. SMOOTH FACED S1S2E
  - 3. CEDAR STAIR TREADS AND RISERS SPECIFICATION: 5/4 X AS REQUIRED, ARCHITECT CLEAR OR EQUIVALENT, KD, S4SEE
  - 4. CEDAR GARDEN LUMBER (BENCH) SPECIFICATION: 3X10 C AND BETTER CLEAR, KD, S4S, SQUARE.
  - 5. BAR TABLE: CLEAR FINISH CEDAR 2X8 CUT DOWN WITH SQUARE EDGES, KD, CVG A& BTR
  - 6. PROVIDE OFFSET JOISTS 1-1/2" A PART UNDER CEDAR DECKING JOISTS TO ALLOW DECKING TO CANTILEVER. PROVIDE 1/8" GAP BETWEEN JOISTS.
  - 7. ALL CEDAR TO BE FINISHED ON ALL SIDES PRIOR TO INSTALL PER FINISH SCHEDULE. REFER A001.

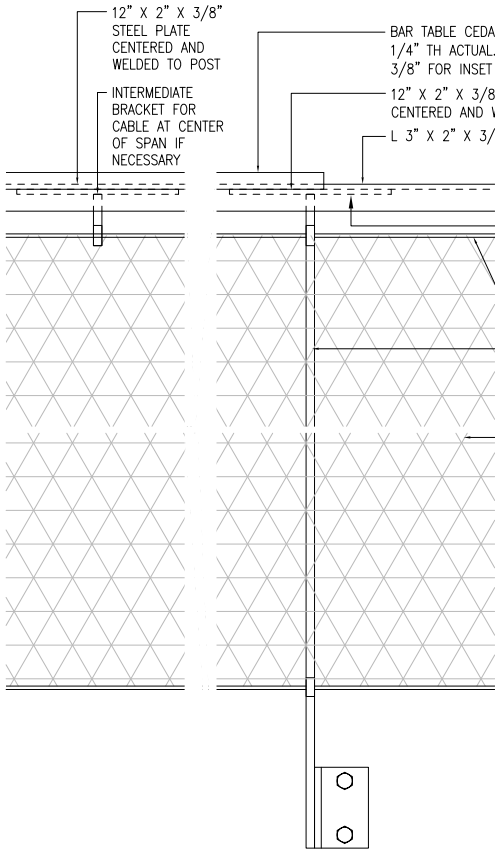
10  
A300  
OFFSET JOISTS  
NTS



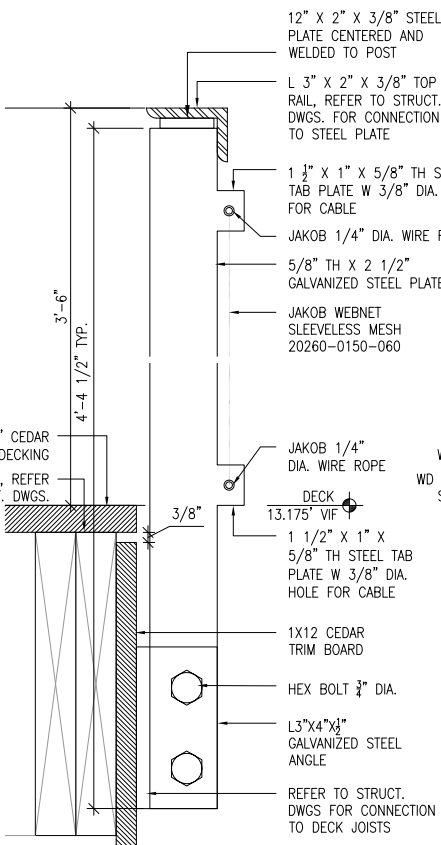
09  
A300  
BRACKET DTL  
3" = 1'-0"



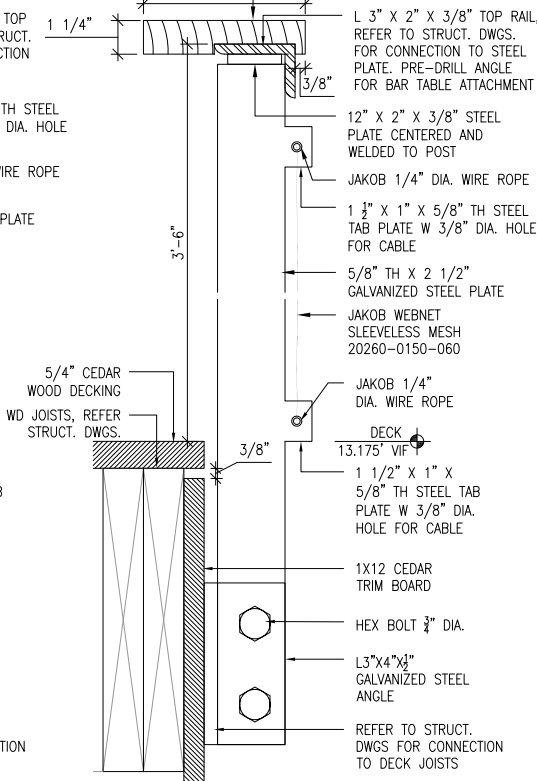
08  
A300  
BRACKET DTL  
3" = 1'-0"



07  
A300  
GUARD RAIL ELEV.  
1 1/2" = 1'-0"

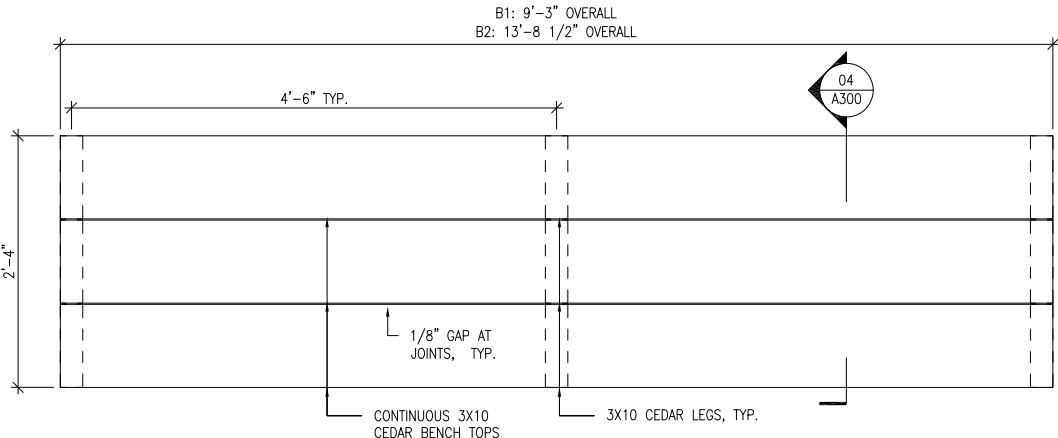


06  
A300  
GUARD RAIL DTL  
3" = 1'-0"



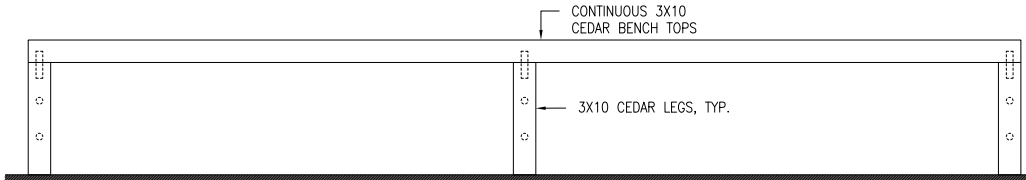
05  
A300  
BAR TABLE @ GUARD RAIL  
3" = 1'-0"

- BAR TABLE CEDAR W SQUARE EDGES. RABBET 3/8" FOR INSET STEEL. FINISH TO MATCH DECK. ATTACH TO ANGLE FROM UNDERSIDE WITH SELF DRILLING WOOD SCREWS. SPEC BY CARPENTER
- 12" X 2" X 3/8" STEEL PLATE CENTERED AND WELDED TO POST
- L 3" X 2" X 3/8" TOP RAIL
- 3/8" TH STEEL TAB PLATE W 3/8" DIA. HOLE FOR CABLE
- JAKOB 1/4" DIA. WIRE ROPE

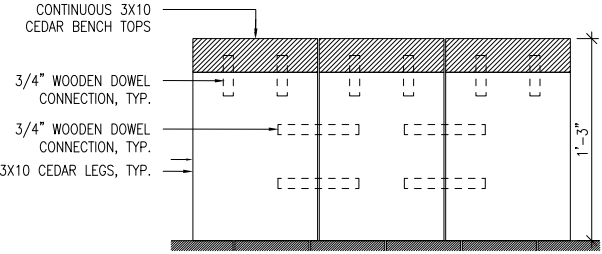


- NOTE:
- 1. BENCH TYPE B1 HAS 2 BAYS (3 LEGS)
  - 2. BENCH TYPE B2 HAS 3 BAYS (4 LEGS)
  - 3. BENCHES ARE FREE STANDING

02  
A001  
BENCH PLAN  
1 1/2" = 1'-0"



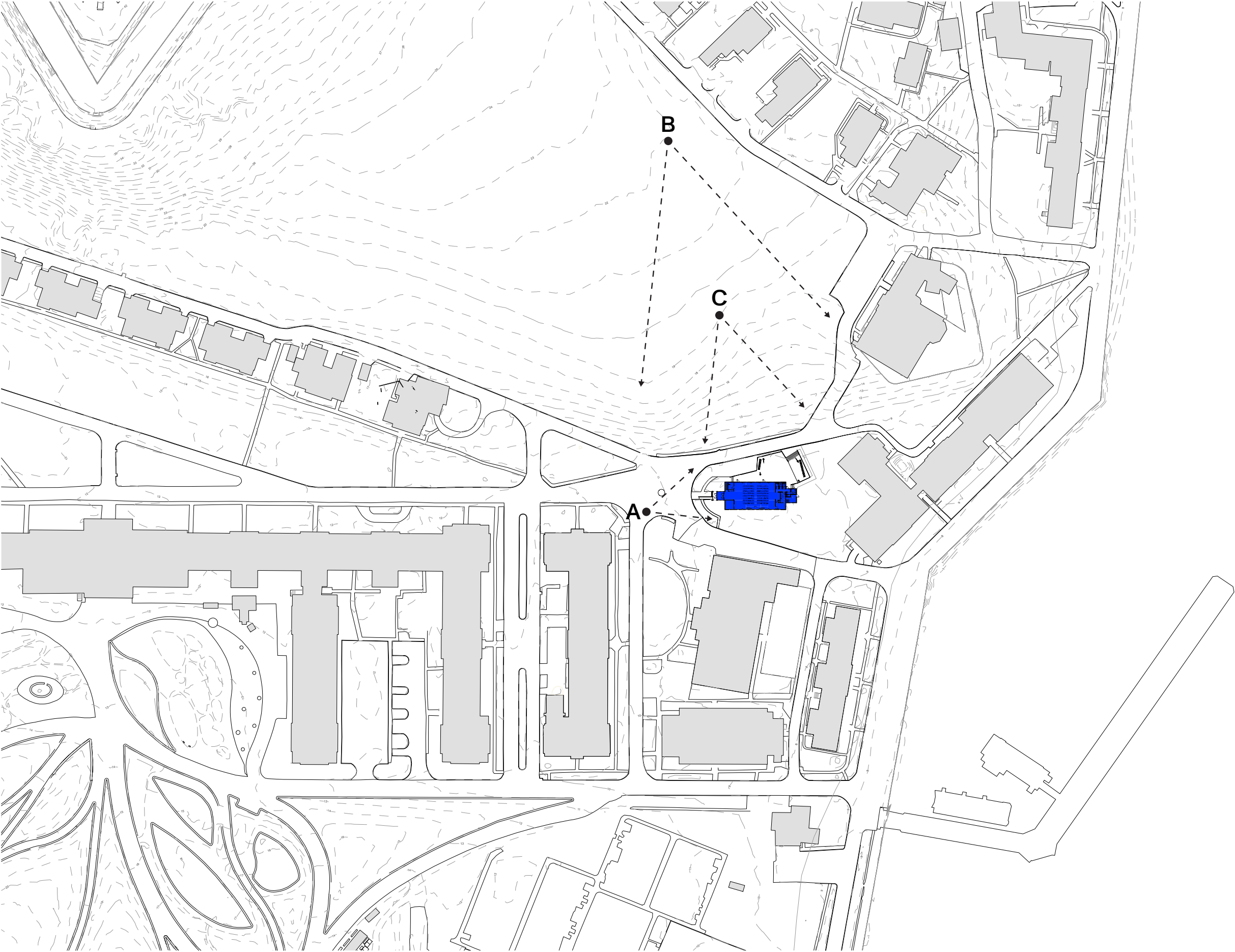
04  
A001  
BENCH SEC  
1 1/2" = 1'-0"



Guardrail Details from Submitted D.O.B. Drawing Set



Sightline Views - West Facade and North Facade





West Facade - Existing





**West Facade - Proposed Exterior + Deck**  
Illustrative Rendering





North Facade - Existing





**North Facade - Proposed Exterior + Deck**  
Illustrative Rendering





**North Facade - Proposed Exterior + Deck + Seasonal Canopy**  
Illustrative Rendering





**North Facade - Proposed Exterior + Deck + Seasonal Lighting**  
Illustrative Rendering





**North Facade - New Exterior + Deck**  
Illustrative Rendering





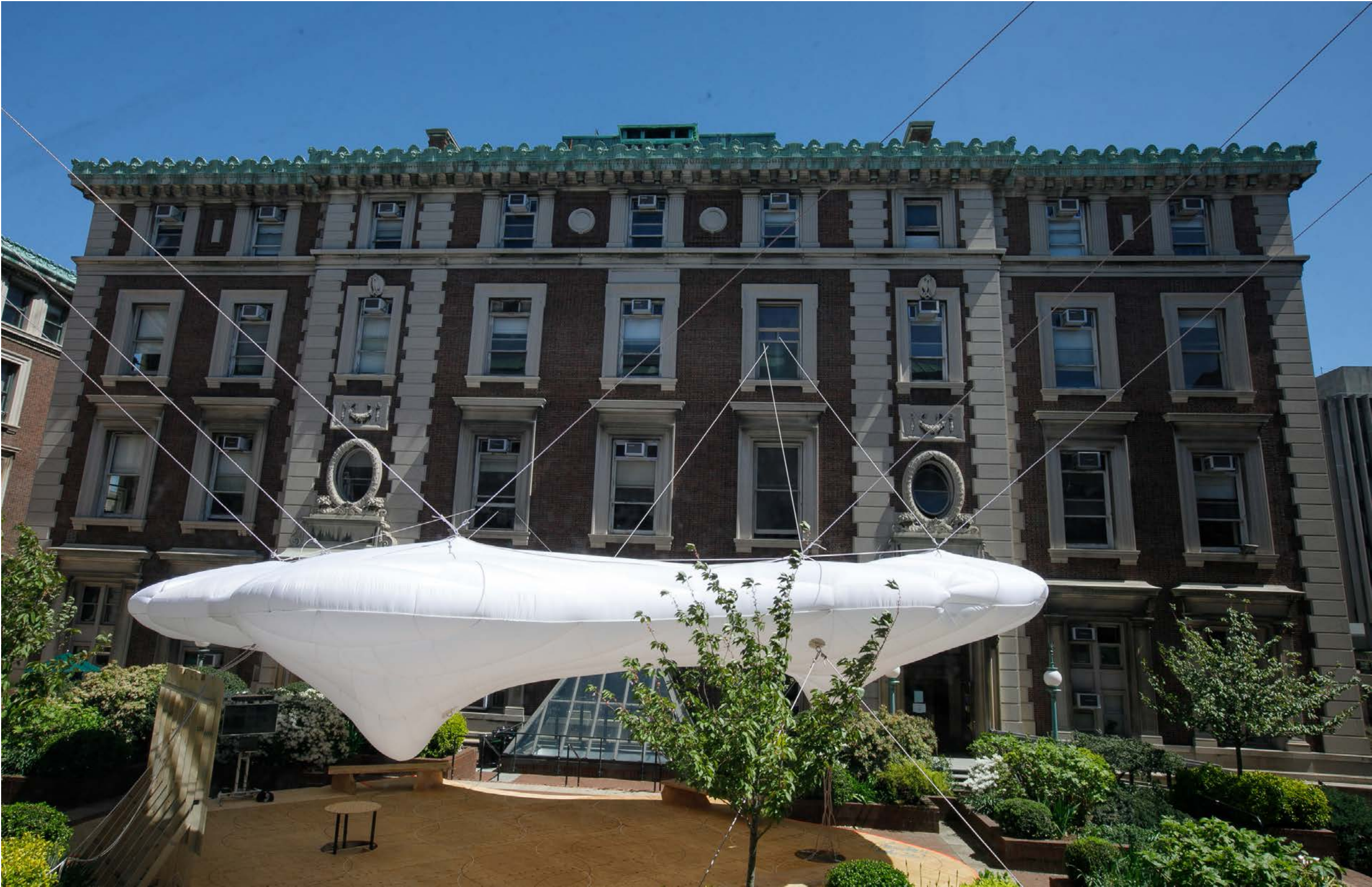
## North Facade - New Exterior + Deck + Seasonal Canopy

Illustrative Rendering





Canopy Precedent



Avery Plaza Inflatable Installation - Columbia University 2021



Avery Plaza - GSAPP Graduation 2021



Material Samples



1



2



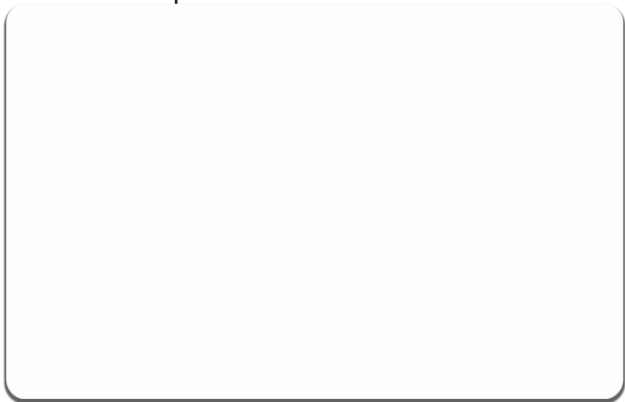
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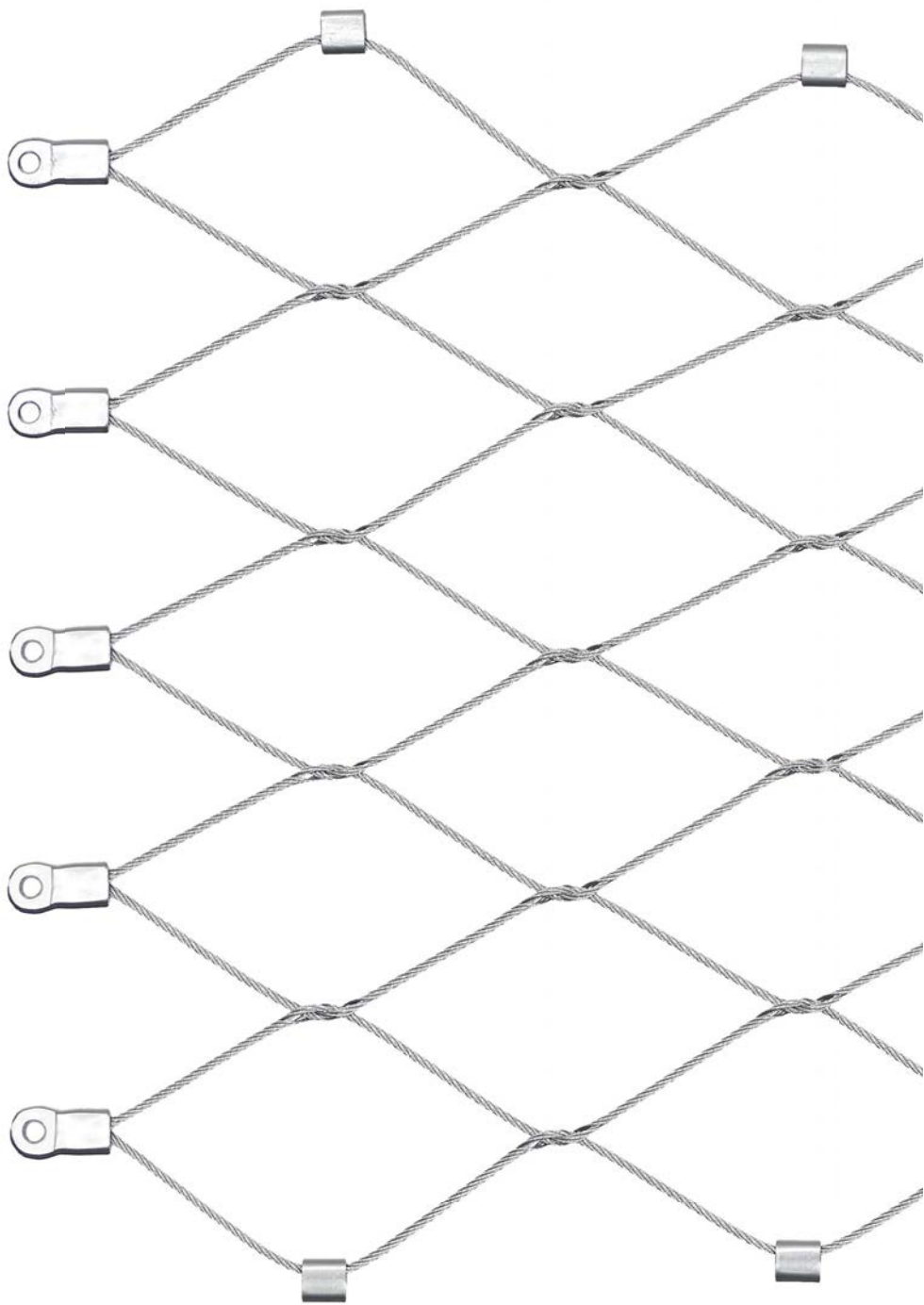
4



5



6



7

Key

- 1. Galvanized steel for deck railing structure
- 2. Photographic example of cedar wood finish
- 3. 5/4 X 6 cedar deck
- 4. Trex enhance tide pool decking
- 5. Kawneer triglaze 450 transome and door frame section
- 6. Kawneer UC55026 permaflour bright white finish
- 7. Jakob steel mesh - 21260-0150-060



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