

# DREAM DOWNTOWN HOTEL

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'Dream team'



## **DREAM DOWNTOWN HOTEL (MARITIME)**

**LOCATION:** 363 W 16th St, New York, NY 10011

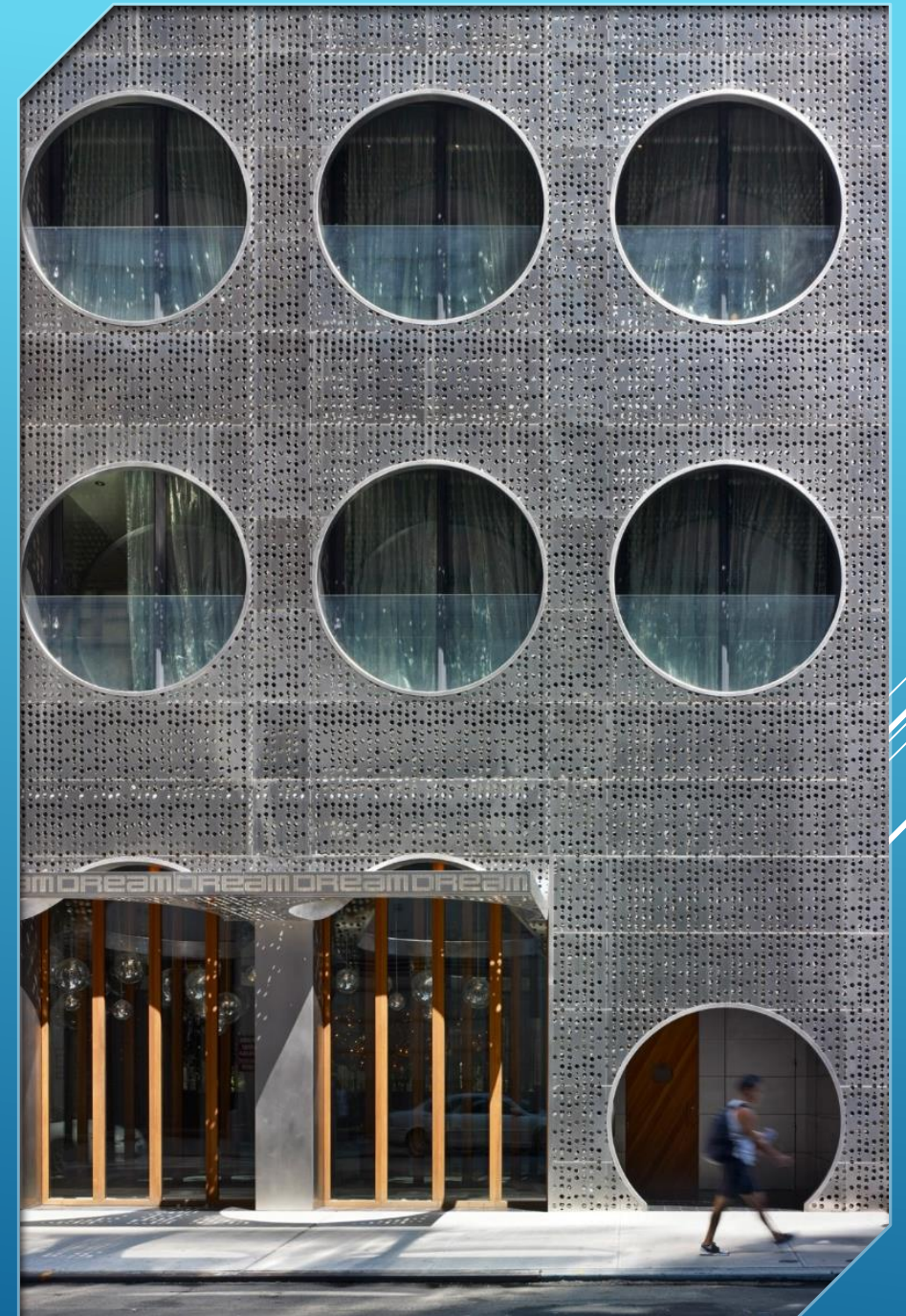
**ARCHITECT:** Handel Architects, originally designed by Albert Ledner

**YEAR BUILT:** 2011

(Originally designed for the Maritime Union in 1966, the building was converted into a hotel)

**AREA:** 184700 sq, Feet.

**MATERIALS:** glass and metal façade steel construction built upon an existing concrete and steel structure building.

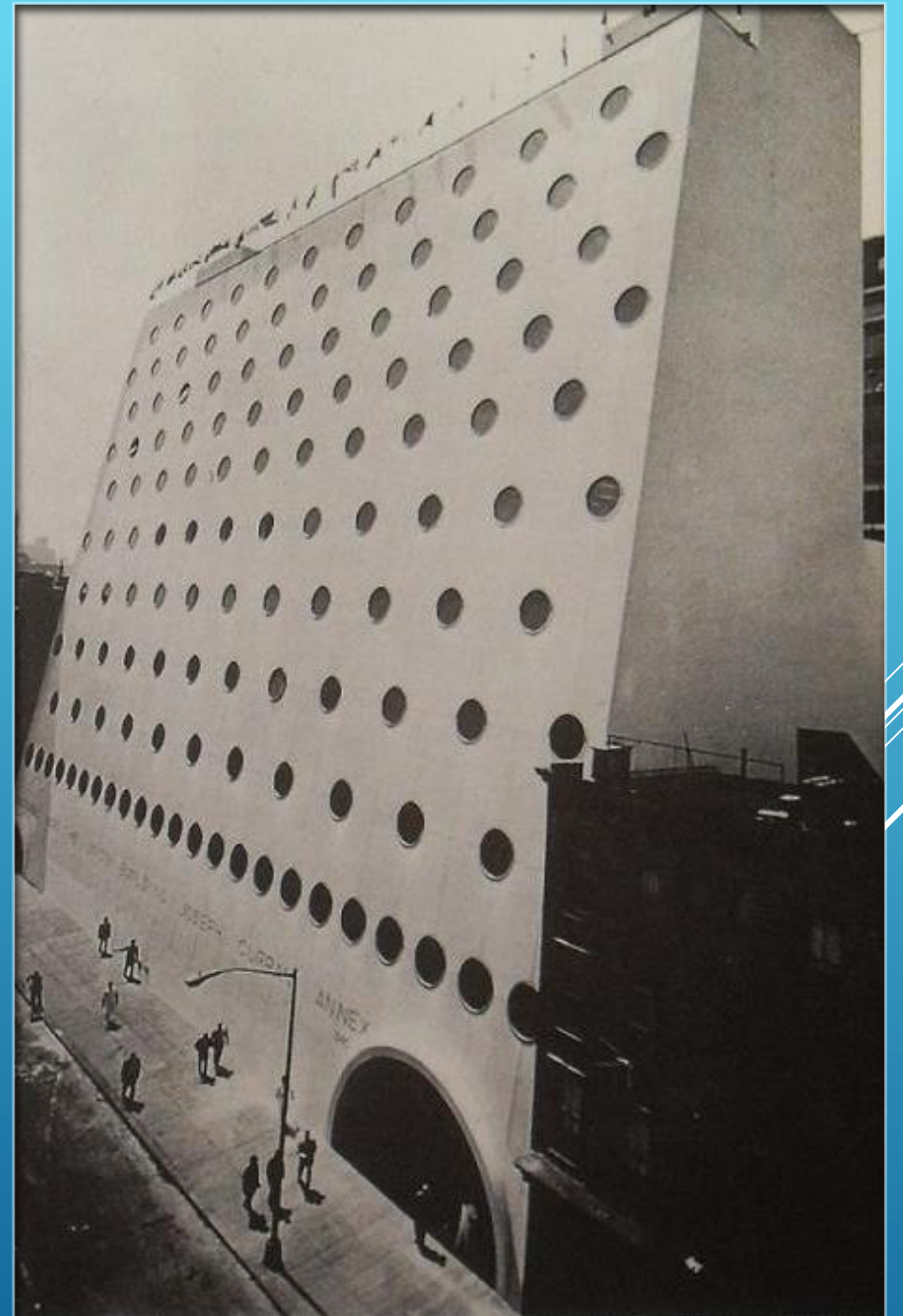


## HISTORY

-Designed by New Orleans-based architect Albert C. Ledner for the National Maritime Union. Ledner designed three buildings that prominently features porthole facades like on a cruise ship. The first building became part of the now-closed St. Vincent's Medical Center and is now the Lenox Hill HealthPlex Phyllis and William Mack Pavilion.

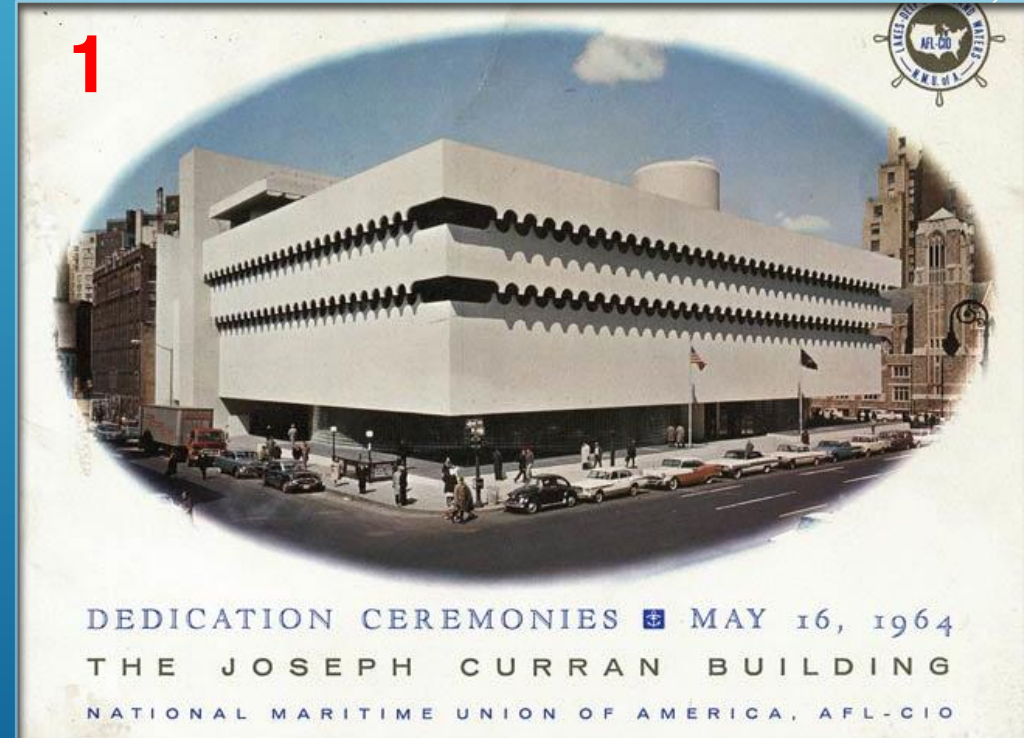
The second was the building at 346 West 17th Street, which runs through to 16th Street, which the union used as an annex to the Maritime Union headquarters.

The final one was the "pizza box" building which became the Maritime Hotel, whose primary facade faces Ninth Avenue



## HISTORY

-The fortunes of the union collapsed due to reduced activity in the Port of New York, and the two buildings at Ninth and 17th were sold in 1987 to Covenant House, a drug-rehabilitation program, which used them as a shelter and educational facility for runaways, and then in 1994 to the Chinese government, which operated them as the New York Service Center for Chinese Study Fellows, which provided housing and other services for Chinese artists, students and businessmen. In 2001, Sean K. MacPherson and Eric Goode, two nightclub and restaurant entrepreneurs, bought Ninth Avenue "pizza box" building for \$19 million, and began converting it into a hotel with developers Richard Born and Ira Drukier. The hotel opened in 2003



## HISTORY

-In the 1990s, the 17th Street building had its unique sloped facades – created to meet the setback requirements of the 1961 zoning laws – covered up with fake brickface storefronts, designed to "unify" the building with the rest of the block and eliminate the "total lack of human scale" of the sloped facade; the alteration appalled Ledner when he came to visit in September 2007. It was converted into another hotel in 2011, named the **Dream Downtown Hotel**, designed by Frank Fusaro of Handel Architects. The brickface from the 1990s was removed.



[HTTP://WWW.NYC-ARCHITECTURE.COM/CHE/CHE025-NATIONALMARITMEUNION.HTM.](http://www.nyc-architecture.com/che/che025-nationalmaritimeunion.htm)

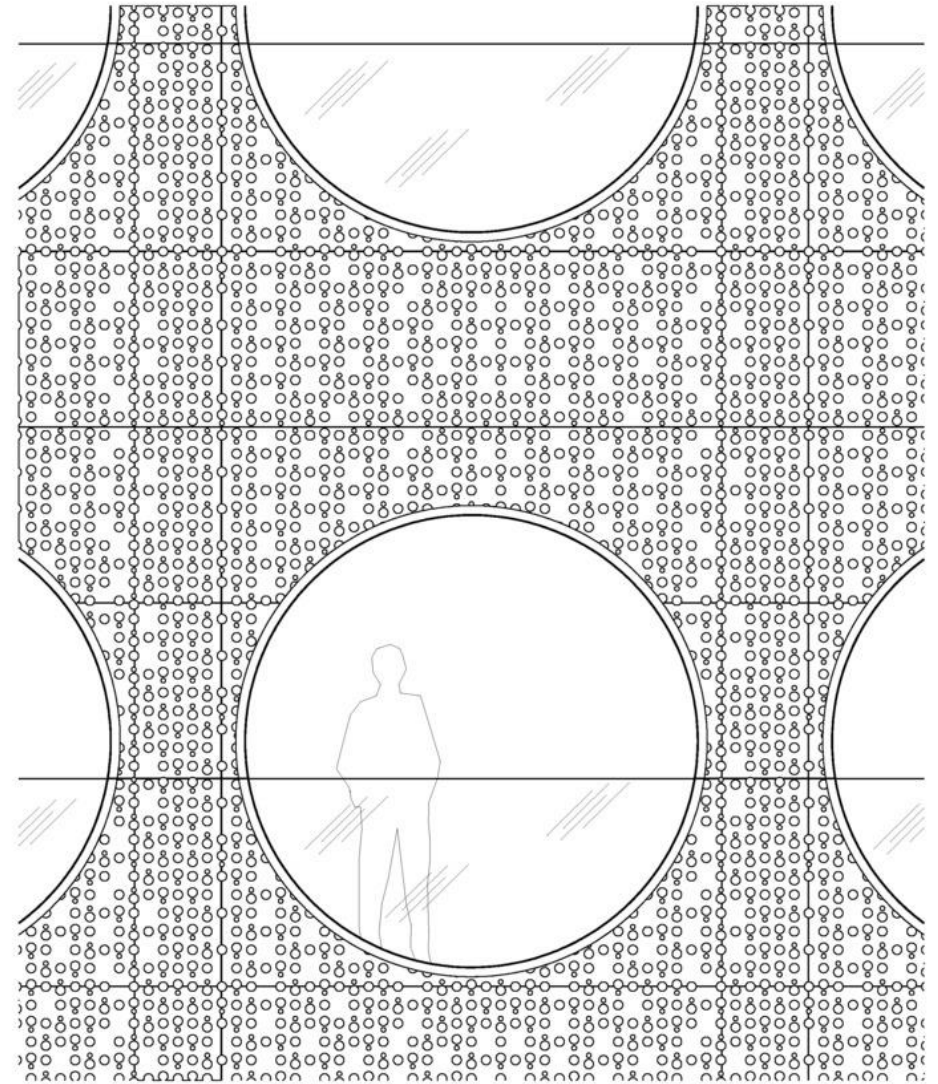
## FAÇADE

### WHAT IS A FAÇADE?

A facade or façade (IPA: /fəˈsɑːd/) is generally one side of the exterior of a building, especially the front, but also sometimes the sides and rear.

### What is a exterior curtain wall?

Curtain wall is a term used to describe a building façade which does not carry any dead load from the building other than its own dead load.



## EXTERIOR

-The windows loosen the rigid grid of previous portholes of the maritime hotel and create a new façade of controlled chaos. The sloped façade on the 17th street side, clad in stainless steel and tiled in a running bond pattern reflect the sky, sun, and moon, and when the light hits the façade perfectly, the stainless steel disintegrates and the circular windows appear to float like bubbles. The orthogonal panels fold at the corners continuing the angled slope and generates a contrasting effect to the window pattern of the east, west and south façades. The sloped north façade also creates unique floor plans providing a wide variety of room types, and a different experience for guests each time they visit.

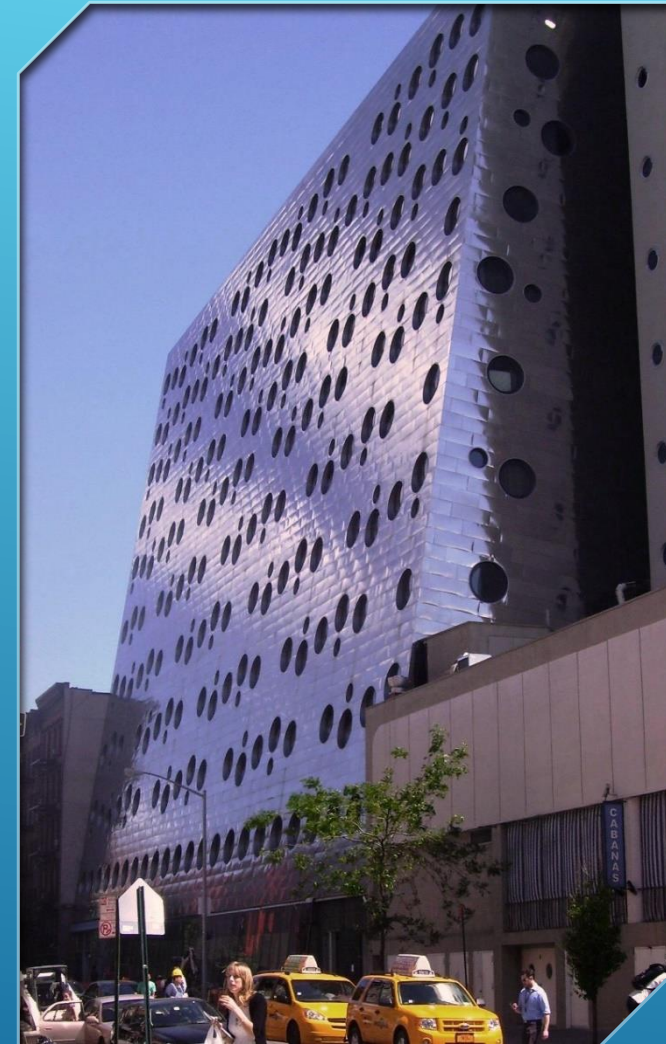
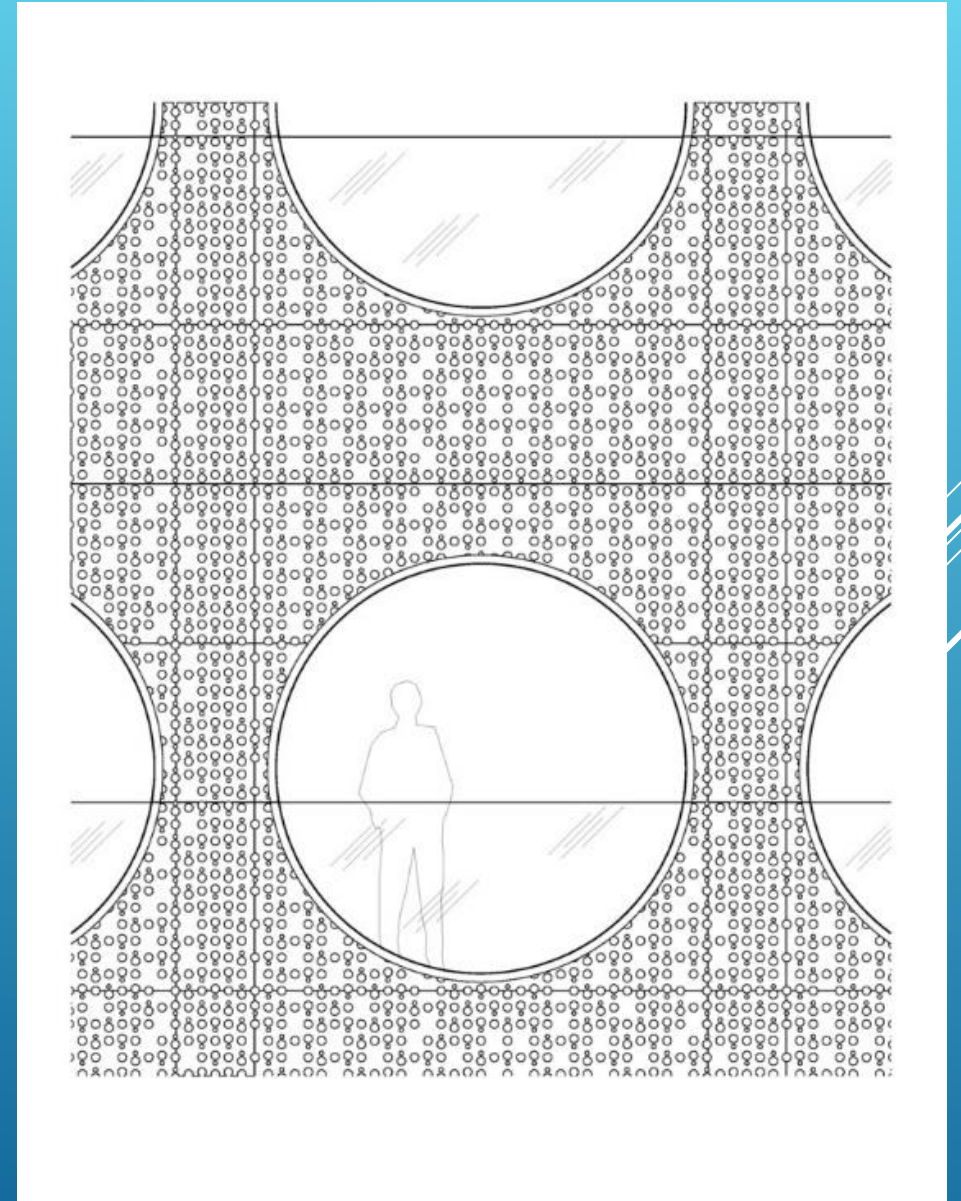


PHOTO © BRUCE DAMONTE, PHILIP ENNIS

## EXTERIOR

The 16th Street rain screen façade is constructed of two perforated stainless steel layers. The rain screen is punctured with porthole-shaped Juliet balconies for the guestrooms and peels up at the ground level to form the hotel canopy and reveal the hotel entrance. The opening of each porthole is 8 feet in diameter.





## MANUFACTURERS AND CONSTRUCTION

The construction of the curved cantilever entrance and the façade was done by A Zahner metal and glass company located in Kansas City Missouri. They have helped architects and engineers create some of the world's most iconic architecture. Like the Bloomberg center and The New School in New York City. To mitigate glare, the stainless steel is custom finished to medium reflectivity. The perforated ZIRA system lends an element of visual interest and added rainscreen functionality.

### Stainless Steel

Iron-Chromium Alloy



### CAPABILITIES

### Perforated Metal

Perforated metal has a long history in industrial use, but a fairly recent history...



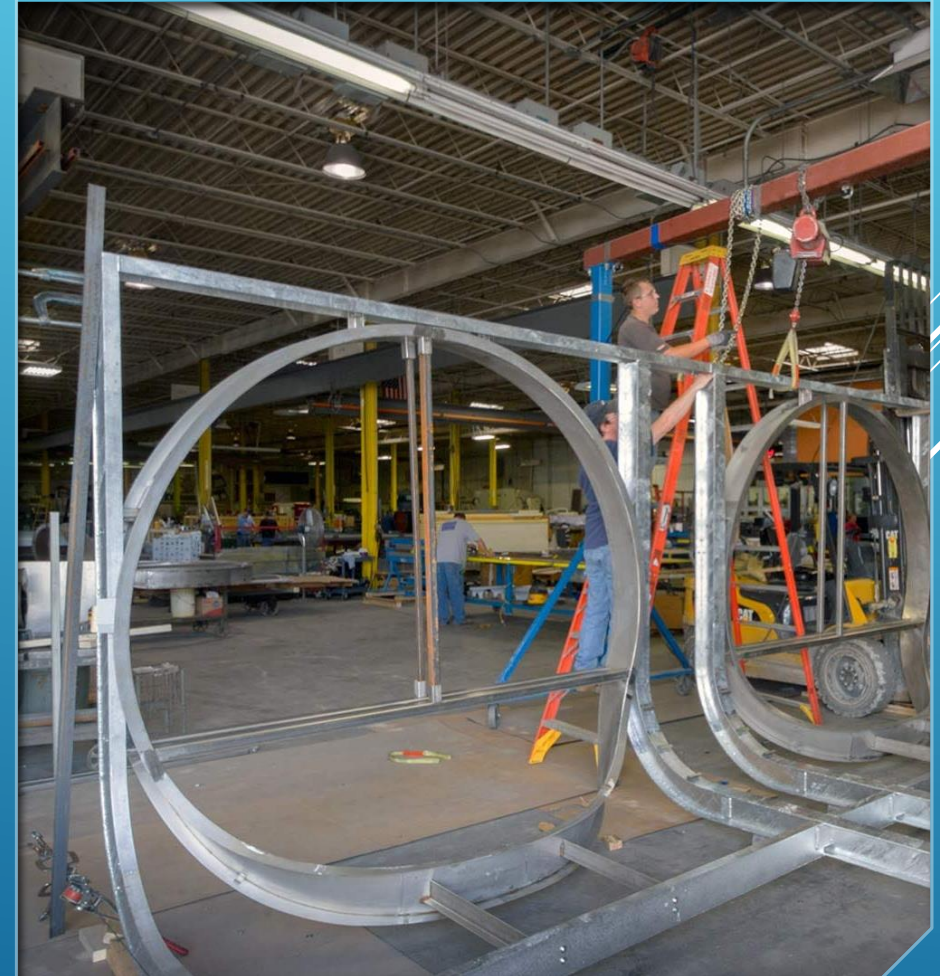
### Project Data

<b>CATEGORY</b>	<a href="#">Exterior Architecture</a>
<b>TYOLOGY</b>	<a href="#">Hospitality</a>
<b>LOCATION</b>	<a href="#">New York City</a>
<b>YEAR</b>	<a href="#">2011</a>
<b>SCALE</b>	<a href="#">L</a>
<b>COLOR</b>	<a href="#">Silver</a>

### Project Team

<b>ARCHITECT</b>	<a href="#">Handel Architects</a>
<b>ARCHITECT OF RECORD</b>	<a href="#">Handel</a>
<b>CONSTRUCTION MANAGER</b>	<a href="#">McGowan Builders</a>

PHOTO © A. ZAHNER COMPANY.



## MANUFACTURERS AND CONSTRUCTION

Other companies who helped manufacture the building includes: **ARDEX, Schüco, Daltile, Poltrona Frau, Stone Source, Zahner, Hanover, KVADRAT, Benjamin Moore, Acorn, Bendheim, Greenscreen, Moooi, BASWA Acoustic**





## COMPANIES AND SERVICES

**ARDEX :**  
**Schüco**  
**Daltile**  
**Poltrona Frau**  
**Stone Source**  
**Zahner**  
**Hanover**  
**KVADRAT**  
**Benjamin Moore**  
**Acorn**  
**Bendheim**  
**Greenscreen**  
**Moooi**  
**BASWA Acoustic**

Concrete flooring  
High quality building materials  
Ceramic & Porcelain Tile For Flooring, Walls  
Furniture supplier  
Metal and Glass façade supplier  
Real estate broker  
Interior textile company  
Paint  
Wifi, 3G, and network IP services  
Architectural glass provider  
Green façade walls for interior decorating  
Interior designers  
Acoustic sound

# MATERIAL DETAILS



## STRUCTURE

-Handel Architects partner Frank Fusaro created the exterior façade of the building. He tripled the number of porthole window of the 12 story building. The front façade was screened with perforated stainless steel, creating moon window balconies.

-A thick deep steel girder cantilever supported a thick concrete wall near the rear of the building.

- The structure of the Dream Hotel was also inspired by some of Ledner's original details. The ending results came out to be a glass and metal composition with concrete and metal structure.



## INTERIOR

-The lobby walls are paneled with teak planks, special performances and charity events happen in the lobby area where there are multiple restaurants, bars, a gym, and a nightclub for guests that are interested. It is a modern glitz and glamour that is akin to a great Gatsby kind of hotel.



## INTERIOR

-There is over 316 rooms updated with mid-century ideas and materials.



## INTERIOR

-Interior Lighting composes of hand blown glass globes and arachnid chandeliers

-Hole punched concrete ceilings, wood clad finishing.

Handel architects

Also designed the interior of the building as well





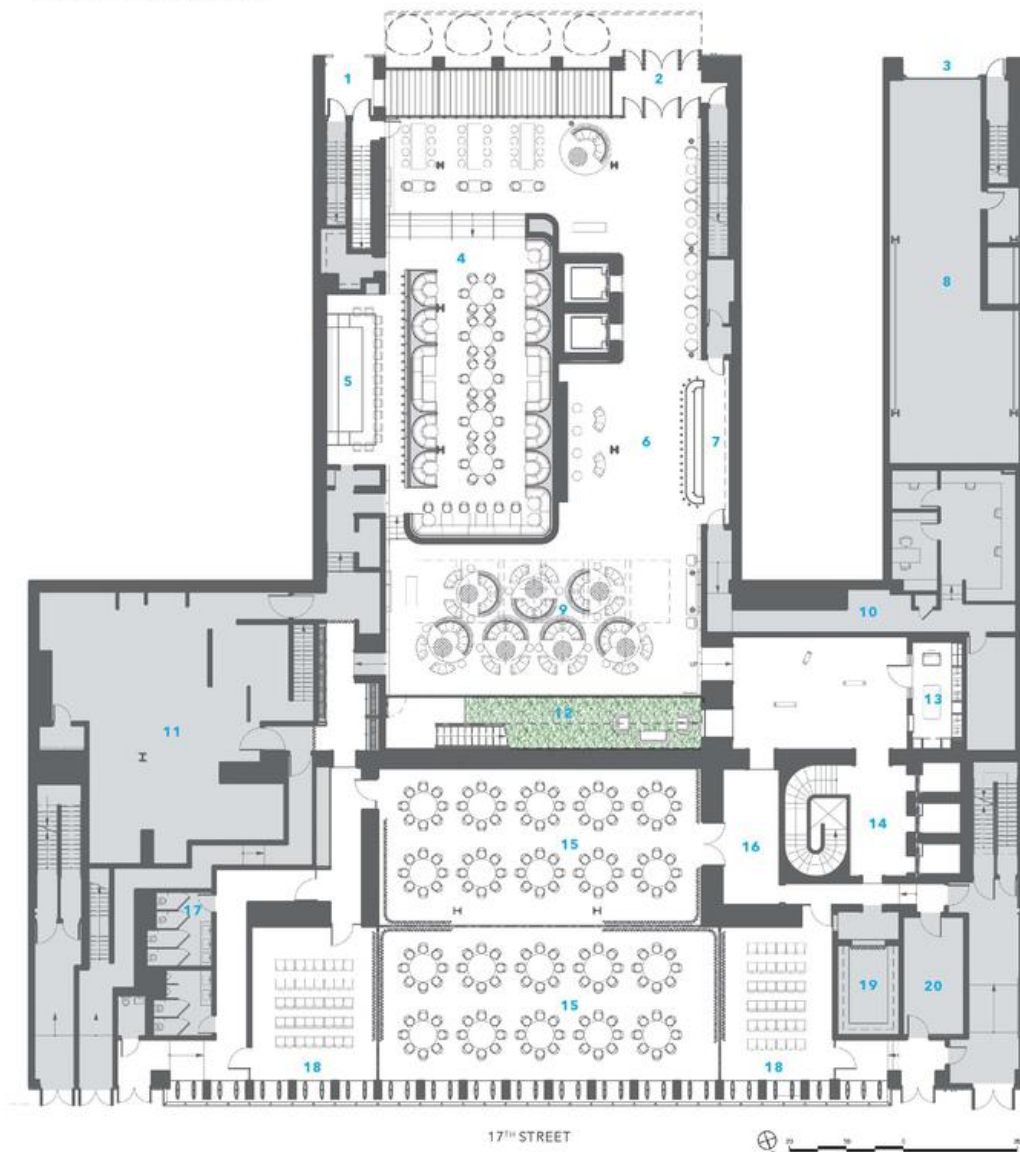
## **AWARD/ COST**

- The overall cost of this building is over \$100 million dollars.
- The Award of Merit was handed to the La Sirena Restaurant space at the maritime Hotel. This 14,000 sft restaurant with massive glass window can hold up to 200 guest.
- Hotel of the Year Award Finalist | World Architecture News
- Top Hospitality Project of the Year | The Greater New York Construction User Council
- Recognized with the Architectural Transformation Award by the Society of American Registered Architects (SARA/NY) in their 2011 Celebration of Architecture and Design.-Best Exterior Award | Boutique Design Magazine
- Architectural Transformation Award | Society of American Registered Architects New York

<https://handelarch.com/news/june-2011.html>

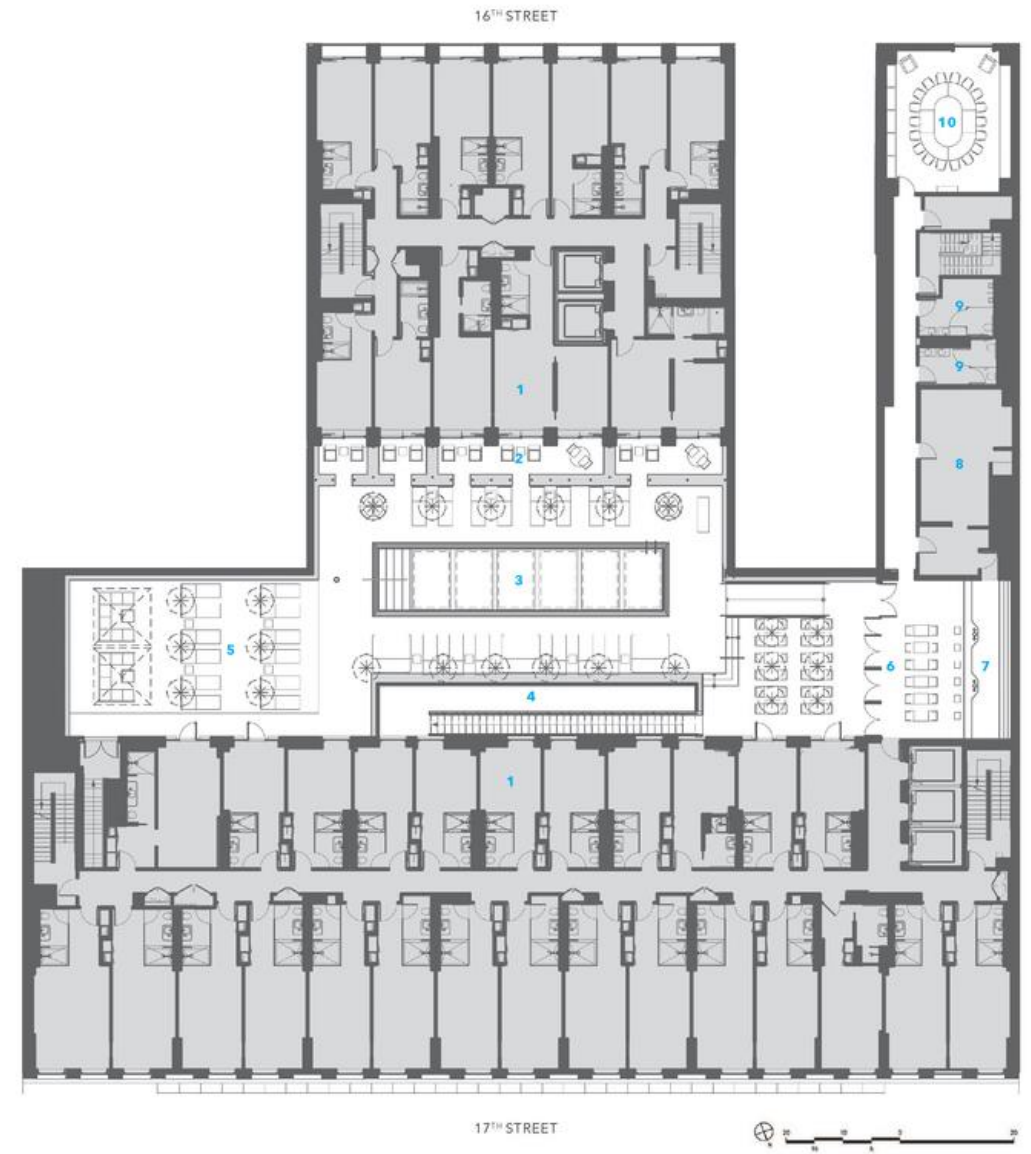


## GROUND FLOOR PLAN



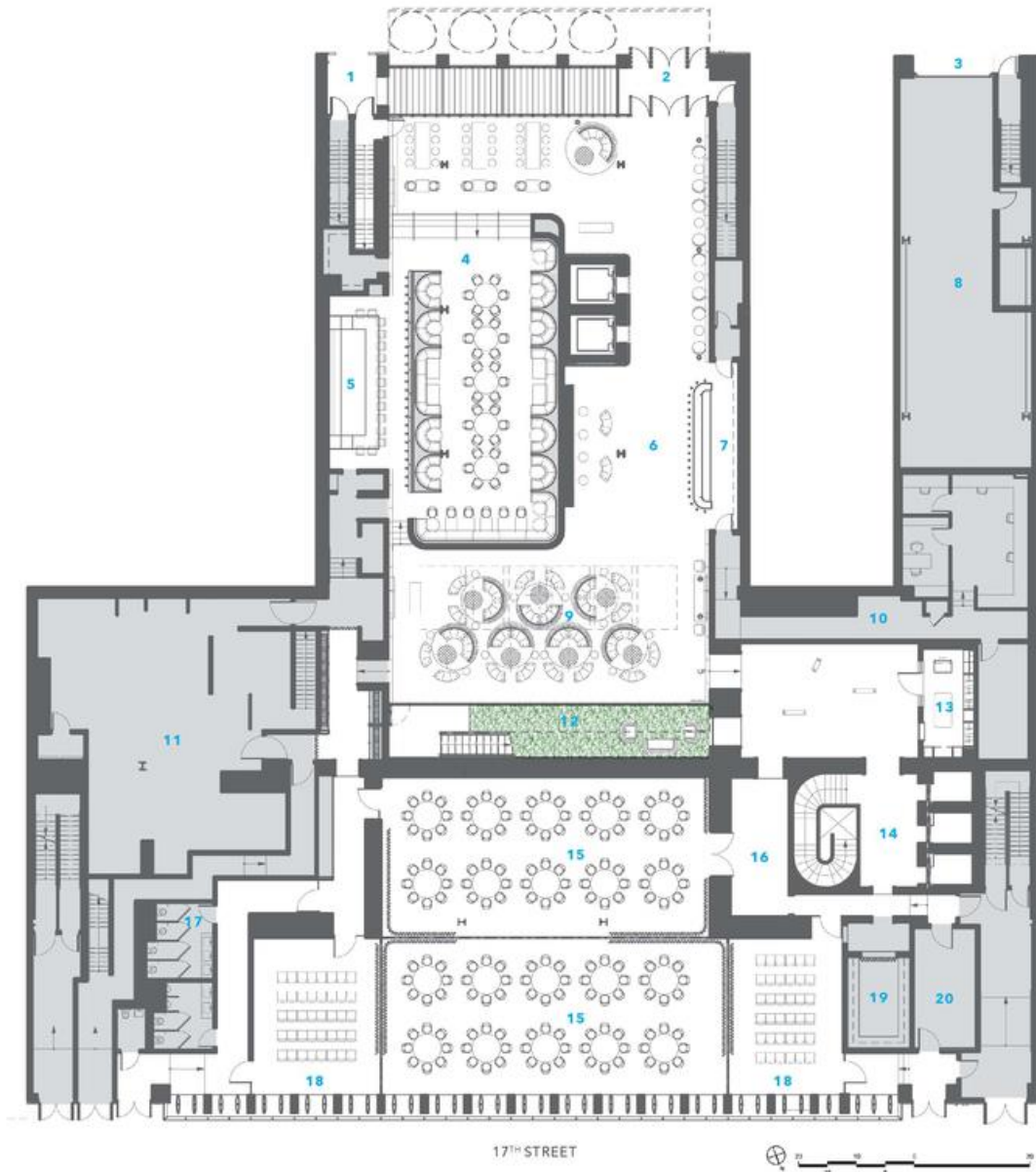
- |                                      |                 |                             |
|--------------------------------------|-----------------|-----------------------------|
| 1 ENTRANCE TO BELOW GRADE RESTAURANT | 7 CHECK-IN      | 14 ELEVATOR / LOBBY         |
| 2 HOTEL ENTRANCE                     | 8 RAMP          | 15 EVENT / EXHIBITION       |
| 3 SERVICE ENTRY                      | 9 LOBBY LOUNGE  | 16 EVENT / EXHIBITION ENTRY |
| 4 RESTAURANT                         | 10 FRONT OFFICE | 17 TOILETS                  |
| 5 RESTAURANT BAR                     | 11 KITCHEN      | 18 MEETING ROOMS            |
| 6 LOBBY                              | 12 GARDEN       | 19 COAT CHECK               |
|                                      | 13 HOTEL SHOP   | 20 LUGGAGE STORAGE          |

## 2ND FLOOR PLAN



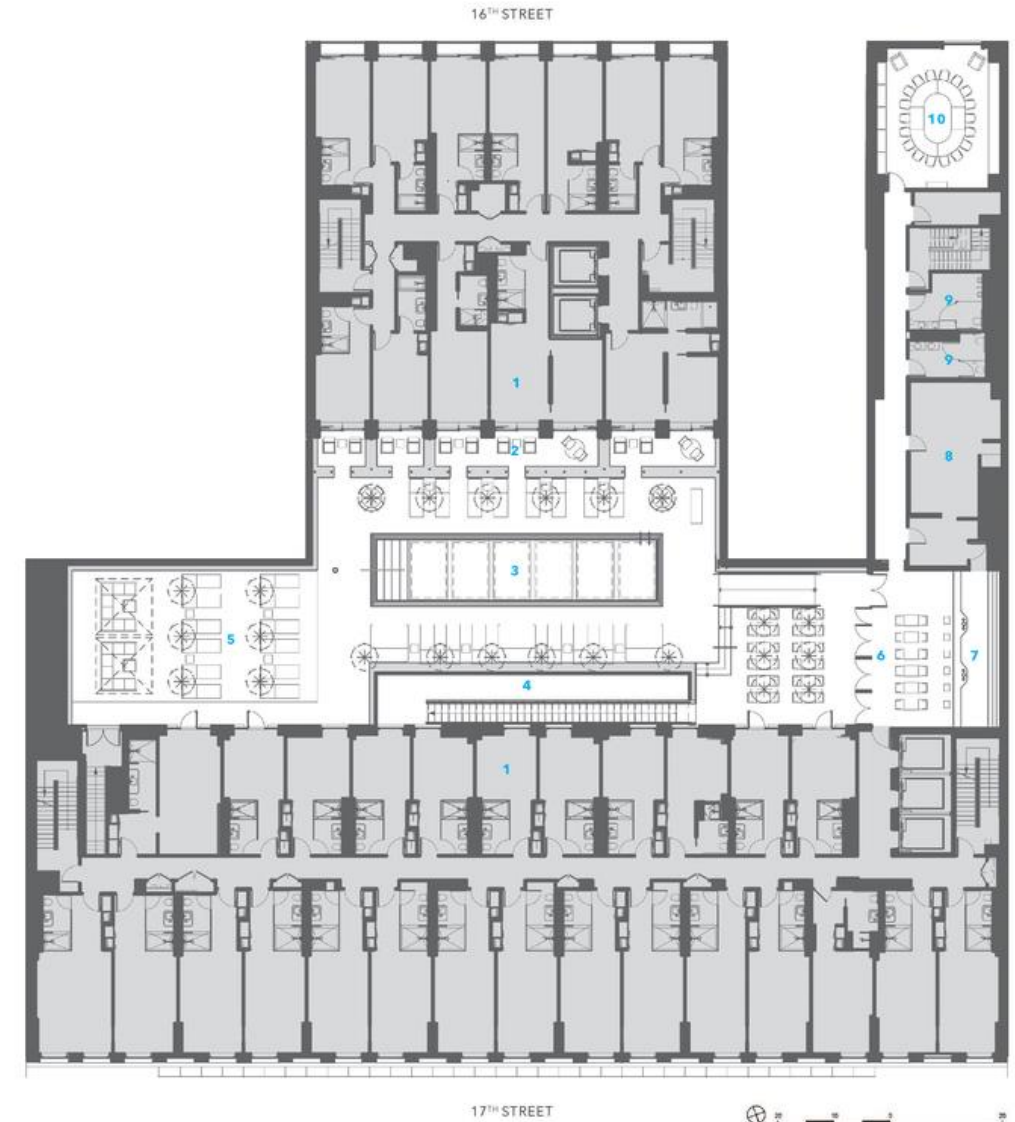
- |                              |            |
|------------------------------|------------|
| 1 GUESTROOMS                 | 8 KITCHEN  |
| 2 PRIVATE GUESTROOM TERRACES | 9 TOILETS  |
| 3 POOL                       | 10 LIBRARY |
| 4 GARDEN (BELOW)             |            |
| 5 BEACH                      |            |
| 6 CAFE                       |            |
| 7 BAR                        |            |

## GROUND FLOOR PLAN



- |                                      |                 |                             |
|--------------------------------------|-----------------|-----------------------------|
| 1 ENTRANCE TO BELOW GRADE RESTAURANT | 7 CHECK-IN      | 14 ELEVATOR / LOBBY         |
| 2 HOTEL ENTRANCE                     | 8 RAMP          | 15 EVENT / EXHIBITION       |
| 3 SERVICE ENTRY                      | 9 LOBBY LOUNGE  | 16 EVENT / EXHIBITION ENTRY |
| 4 RESTAURANT                         | 10 FRONT OFFICE | 17 TOILETS                  |
| 5 RESTAURANT BAR                     | 11 KITCHEN      | 18 MEETING ROOMS            |
|                                      | 12 GARDEN       | 19 COAT CHECK               |

## 2ND FLOOR PLAN



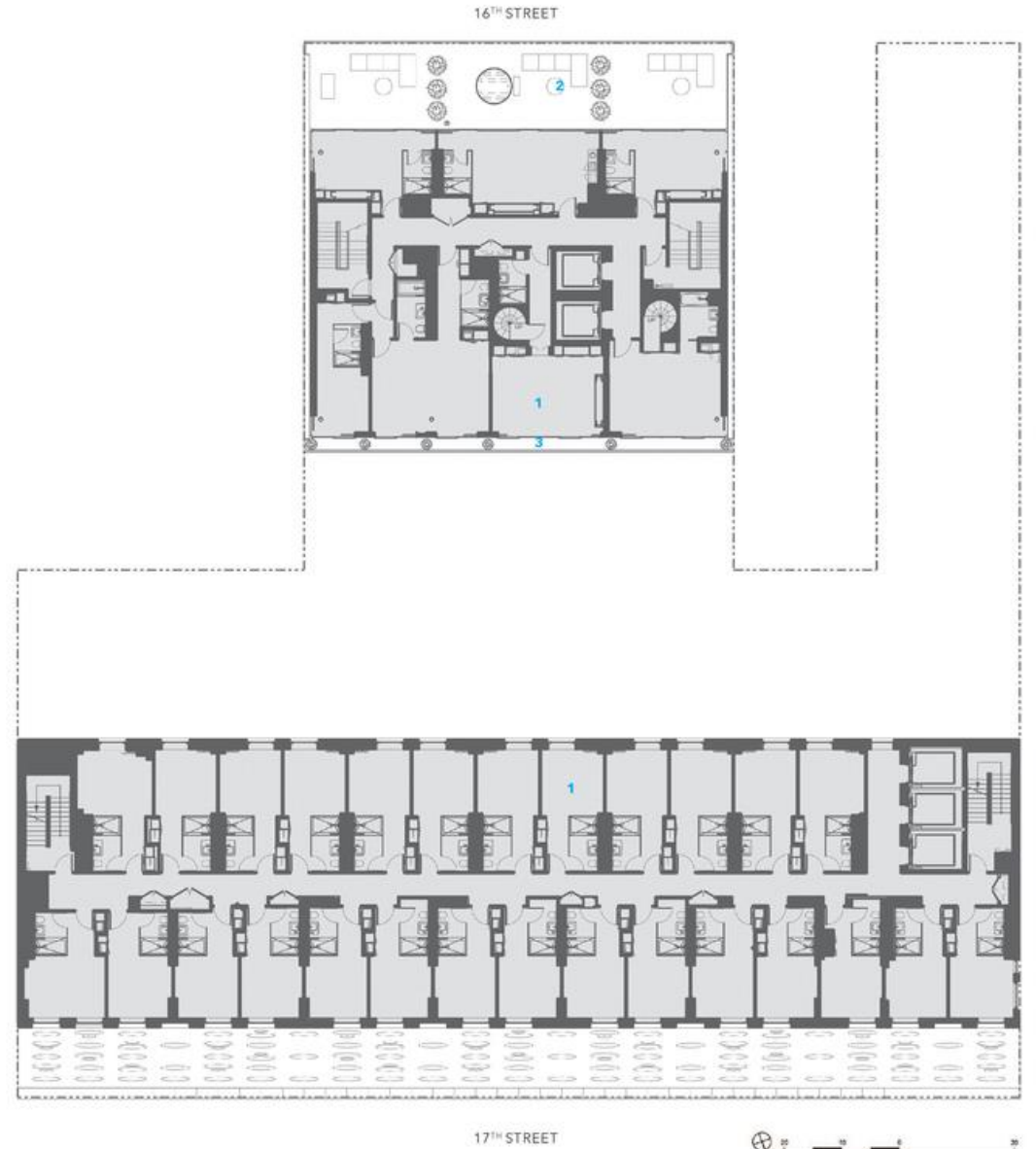
- |                              |            |
|------------------------------|------------|
| 1 GUESTROOMS                 | 8 KITCHEN  |
| 2 PRIVATE GUESTROOM TERRACES | 9 TOILETS  |
| 3 POOL                       | 10 LIBRARY |
| 4 GARDEN (BELOW)             |            |
| 5 BEACH                      |            |
| 6 CAFE                       |            |
| 7 BAR                        |            |

### 3RD FLOOR PLAN



- 1 GUESTROOMS
- 2 BALCONIES
- 3 GYM
- 4 MECHANICAL

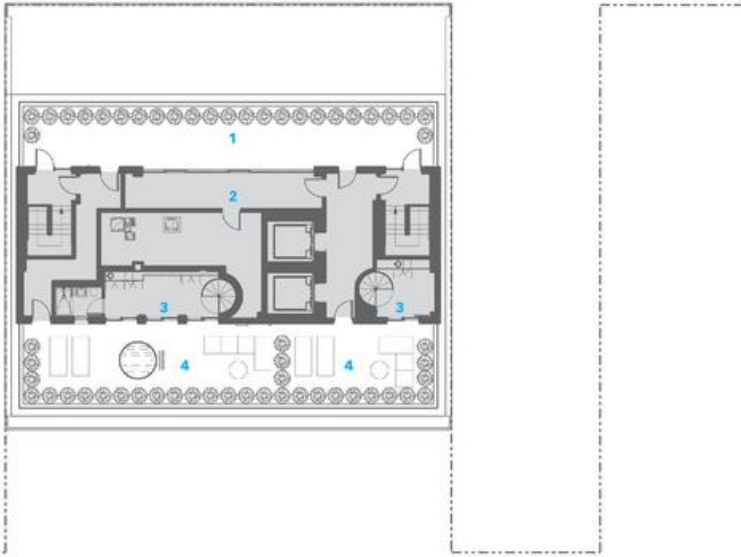
### 7TH FLOOR PLAN



- 1 GUESTROOMS
- 2 GUESTROOM TERRACES
- 3 BALCONIES

# 8TH FLOOR PLAN

16<sup>TH</sup> STREET



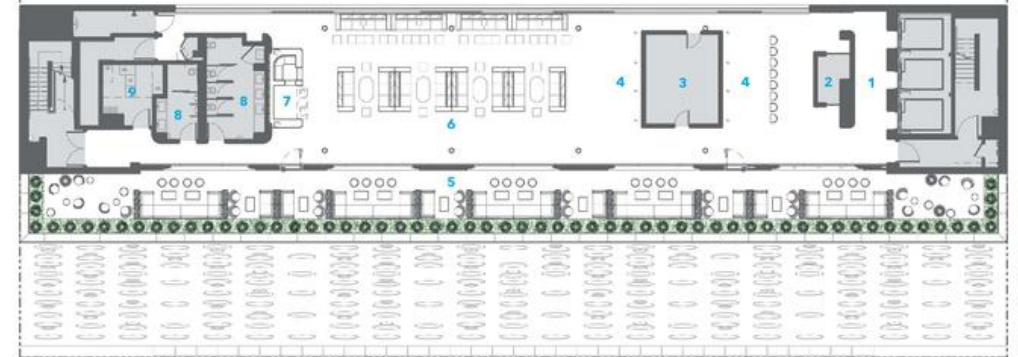
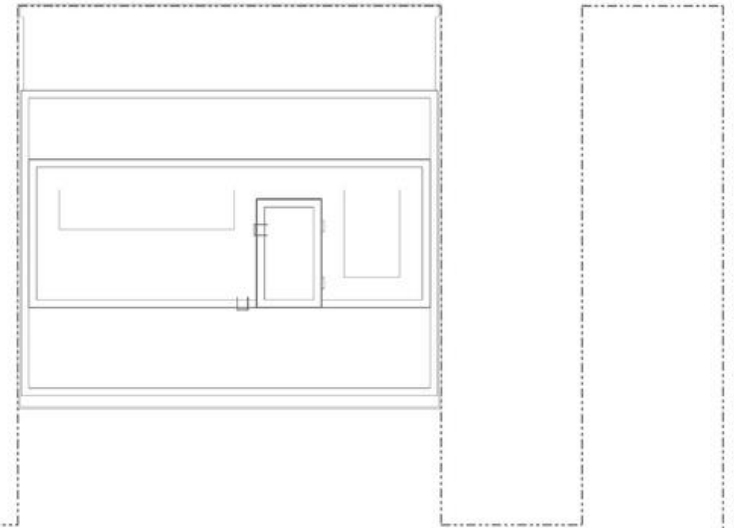
17<sup>TH</sup> STREET



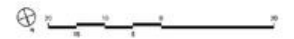
- 1 TERRACE
- 2 GREENHOUSE
- 3 GUESTROOMS
- 4 PRIVATE GUESTROOM TERRACES

# 12TH FLOOR PLAN

16<sup>TH</sup> STREET



17<sup>TH</sup> STREET



- 1 ENTRY
- 2 COAT CHECK
- 3 KITCHEN
- 4 BAR
- 5 ROOF LOUNGE TERRACE
- 6 ROOF LOUNGE
- 7 DJ
- 8 TOILETS
- 9 A/V ROOM

## SECTIONS/ LEVEL

Levels Included:

- Sub-cellar
- Plaza Level
- Mezzanine Level

126 rooms arranged on 12 floor level:

Superior Room- 257sft

Junior Room- 550sft

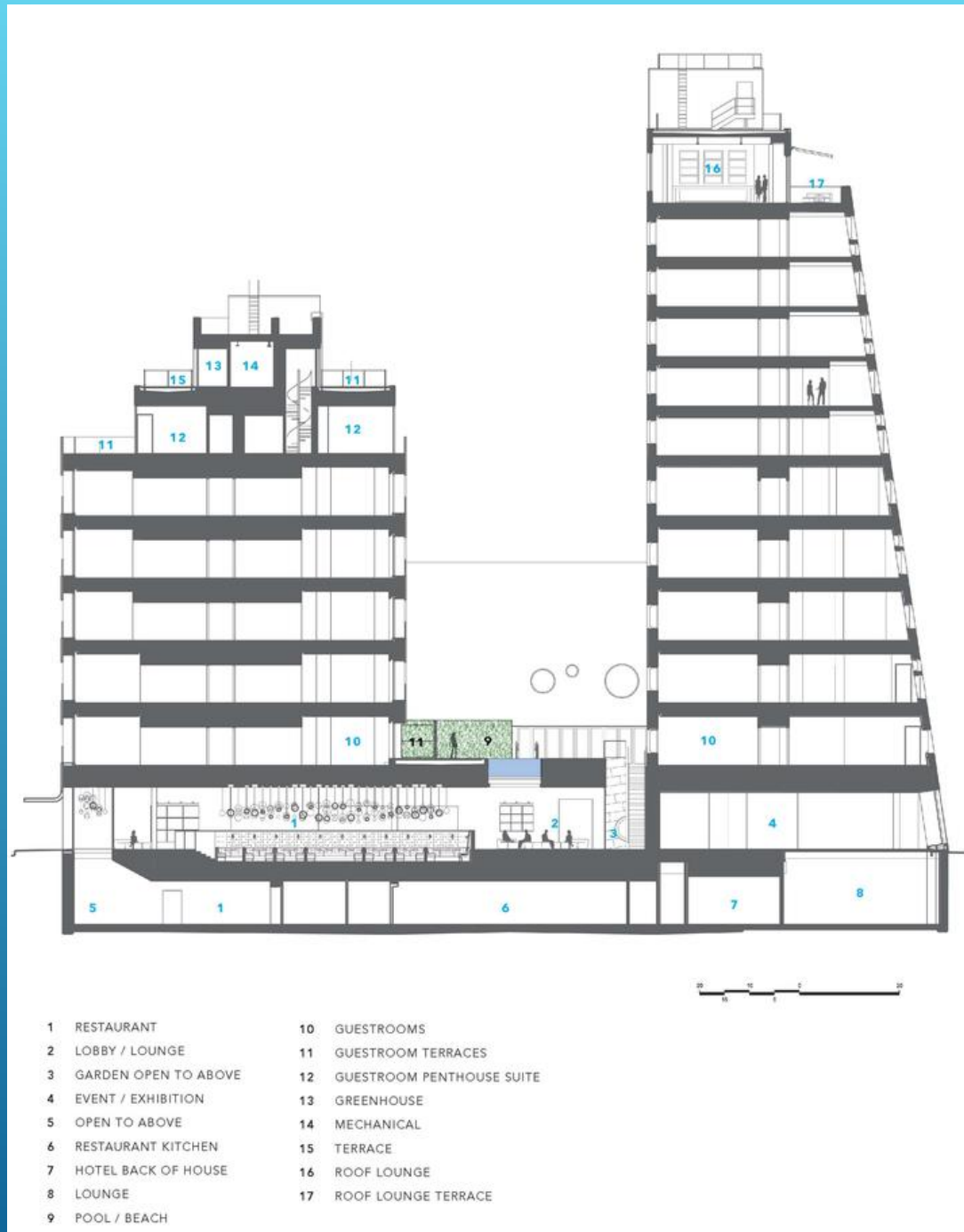
Terrace Penthouse- 1000sft

Rooftop Penthouse- 2500sft

-Gym

-Pool Area

- Bar Lounge



# "DREAM TEAM"

We are:

TOM, MIKAYLA, LISA, YOCELYN

Thank you for your  
patience



# SOURCES

-Architect's guide to metal and glass volume 26

-<https://www10.aecafe.com/blogs/arch-showcase/2012/05/23/dream-downtown-hotel-in-new-york-city-by-handel-architects-llp/lobby-lounge-with-custom-silver-chester-sofas-and-acrylic-bottom-pool/>

Arch daily: <https://www.archdaily.com/232361/dream-downtown-hotel-handel-architects/571eec25e58ecef03000074-dream-downtown-hotel-handel-architects->

Nytimes: [http://www.nytimes.com/2007/11/25/realestate/25scap.html?\\_r=1&scp=1&sq=Albert%20C.%20LEdner&st=cse](http://www.nytimes.com/2007/11/25/realestate/25scap.html?_r=1&scp=1&sq=Albert%20C.%20LEdner&st=cse)

Wired: [http://wirednewyork.com/hotels/maritime\\_hotel/](http://wirednewyork.com/hotels/maritime_hotel/)

Dezeen: <https://www.dezeen.com/2012/04/29/dream-downtown-hotel-by-handel-architects/>

Architect's website: <http://www.handelarchitects.com/projects/project-main/dream-hotel-main.html>

Manufacturer of steel website: <https://www.azahner.com/works/dream-downtown>