



One Hanover Square

National Historic Landmark

EP Engineering provides full MEP design services for the redevelopment of the historic One Hanover Square (previously known as India House), which was once the site of the United States' first Cotton Exchange. The commercial building is in the Financial District of Lower Manhattan in New York City, and the redevelopment consists of a new office and amenity space, including an entire floor, which owner SomeraRoad will fully occupy. Working alongside S9 Architects, EP Engineering helped facilitate a design that provides the expected elements of high-end commercial office while preserving the exterior and historic integrity of this National Historic Landmark.

LOCATION

One Hanover Square
New York, NY 10004

PROJECT SIZE

25,000 SF

CHALLENGES

- Coordinating around existing architecture, including structural elements.
- Providing modern HVAC systems, while also complying with NYC Landmarks' requirements.
- Coordinating utility room layouts to be located above the design flood elevation.
- As a result of previous renovations, existing building services were intertwined with adjacent buildings.

ACHIEVEMENTS

- Shaft and chase locations were provided in areas that worked with the existing structural elements, while also not sacrificing the proposed floorplans and desired ceiling heights.
- Condensing unit, fan and other rooftop equipment locations were oriented to be out of the sightline from the street and adhere to NYC Landmarks' specific requirements.
- Site visits were conducted during and after demolition to carefully document the existing conditions.

