

FORD FOUNDATION BUILDING

LPC  
SUBMISSION

FOR APRIL 19<sup>th</sup> 2016 - PUBLIC HEARING

APRIL 13<sup>th</sup> 2016 | **Gensler**

# THE FORD FOUNDATION

## THE FORD FOUNDATION – A HISTORY OF STEWARDSHIP

- For nearly half a century the Ford Foundation has been a devoted steward of its iconic headquarters building, designed by Kevin Roche
- Faced with city code that requires updates for fire and safety compliance, as well as access for people with disabilities, the foundation is undertaking a mission-driven renewal.
- The renewal will restore and enhance the essential features of the design while making thoughtful updates to better support Ford's social justice mission and the needs of a contemporary, collaborative workplace.
- When re-opened, it will feature expanded space for non-profit meetings and convening, a visitor center, a public gallery, and two floors of office space for related organizations. The garden will be restored to its original beauty.
- It will be a remarkable new asset for the philanthropic and non-profit sector - an inspiring center for social good and the people who work toward it.
- It will remain everything it was intended to be.

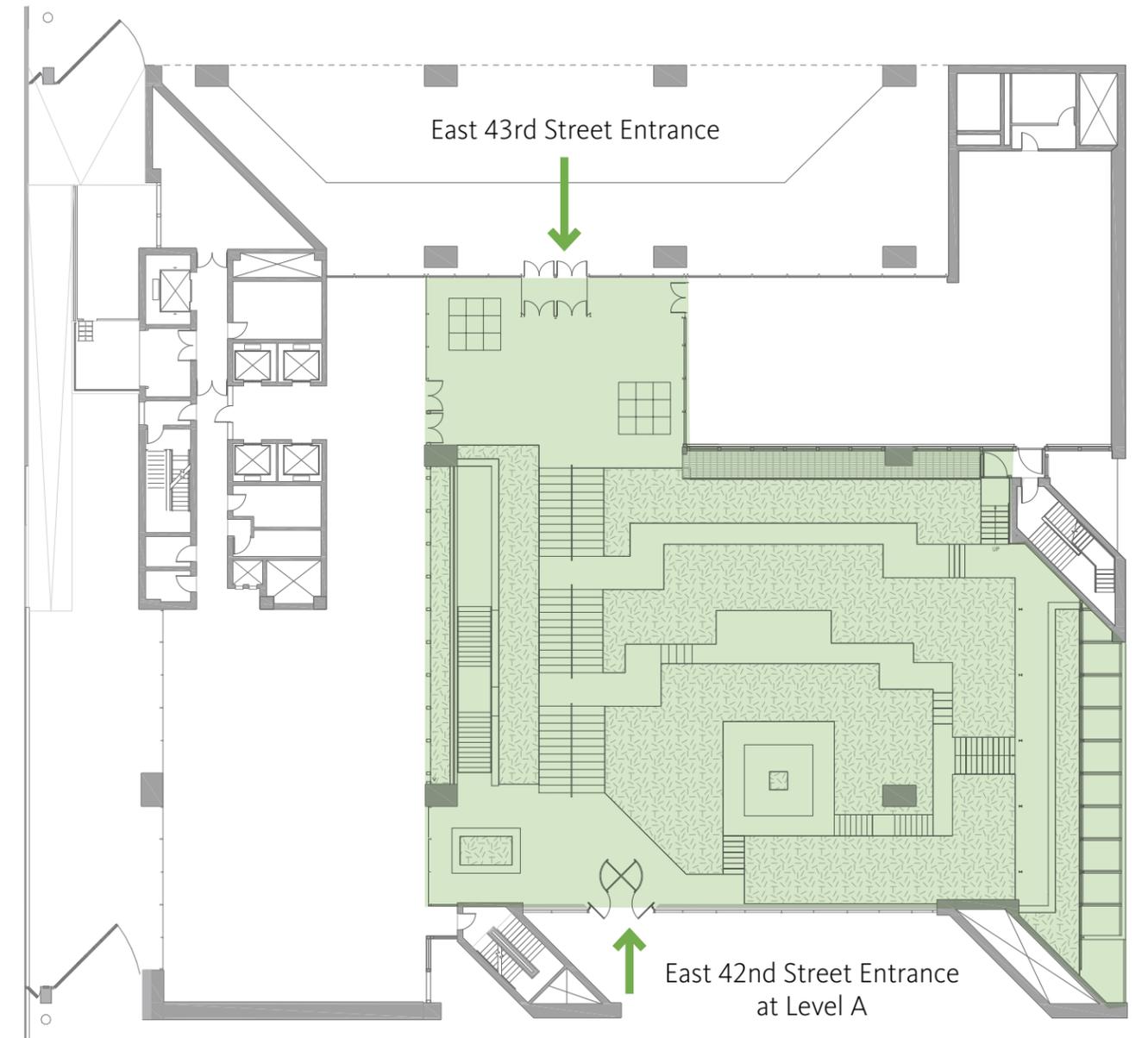


FORD FOUNDATION RENDERING  
ROCHE DINKELOO, 1963

# PROJECT LOCATION



## GROUND FLOOR PLAN



INTERIOR LANDMARK DESIGNATED AREA



# PRESENTATION OUTLINE

## SCOPE OF WORK

### ARCHITECTURAL LEVELS 1+A

- Code compliance and accessibility upgrades at existing door locations
- New doors for accessibility & egress code compliance
- Operable windows in loggia for atrium smoke exhaust system code upgrades
- Planter removal

### GARDEN HARDSCAPE

- Code and safety upgrades at railings at grand stair
- Code required upgrades to garden lighting
- Accessibility upgrades (new walkways & wheelchair lift)

### LANDSCAPE AND GARDEN SOFTSCAPE

- Planting restoration
- Water feature



# HISTORICAL REFERENCE | INDIVIDUAL LANDMARK

EXTERIOR | 1997



FORD FOUNDATION EXTERIOR AT 42ND STREET  
C.1967 (EZRA STOLLER)



HISTORIC CONTEXT  
FORD FOUNDATION BUILDING - 320 EAST 43RD STREET



**HIGGINS QUASEBARTH & PARTNERS, LLC**  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

# HISTORICAL REFERENCE | INTERIOR LANDMARK

INTERIOR | 1997



FORD FOUNDATION INTERIOR & GARDEN  
C.1967 (EZRA STOLLER)



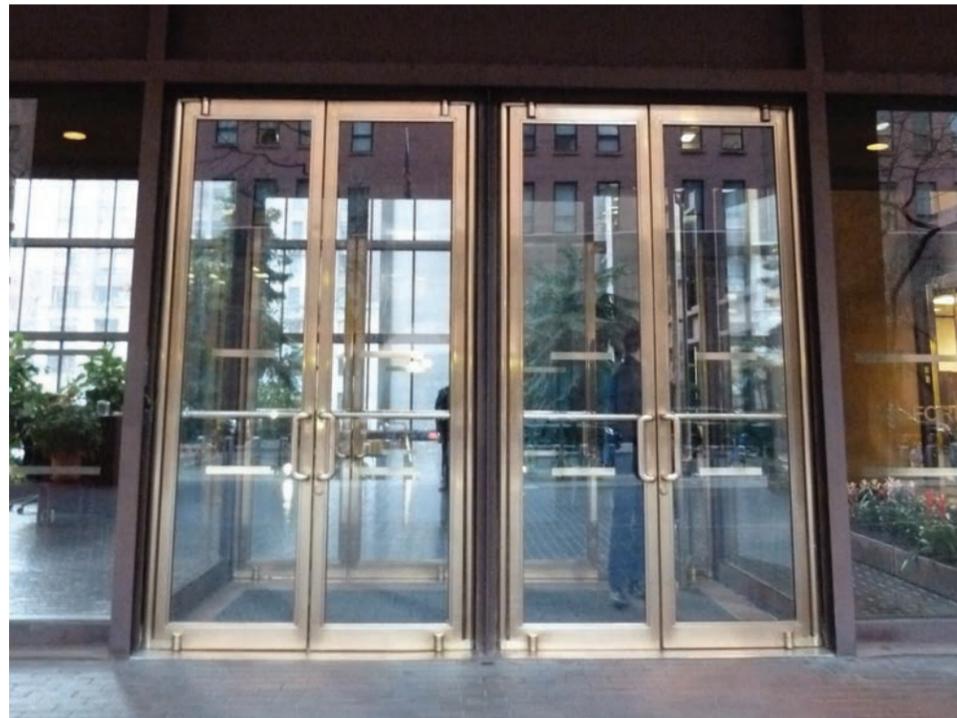
HISTORIC CONTEXT  
FORD FOUNDATION BUILDING - 320 EAST 43RD STREET



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# HISTORICAL REFERENCE | EXTERIOR

## DOORS



NORTH ELEVATION ENTRYWAY & POLISHED BRASS DOORS



SOUTH ELEVATION ENTRYWAY & POLISHED BRASS DOORS



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EXISTING CONDITIONS  
FORD FOUNDATION BUILDING - 320 EAST 43RD STREET

# HISTORICAL REFERENCE | INTERIOR

DOORS | WINDOWS | PLANTERS



43RD STREET ENTRANCE DOORS



WINDOWS AT GARDEN EAST LOGGIA



43RD STREET VESTIBULE DOORS AND PLANTERS



42ND STREET ENTRANCE GLAZED WALL AND PLANTER

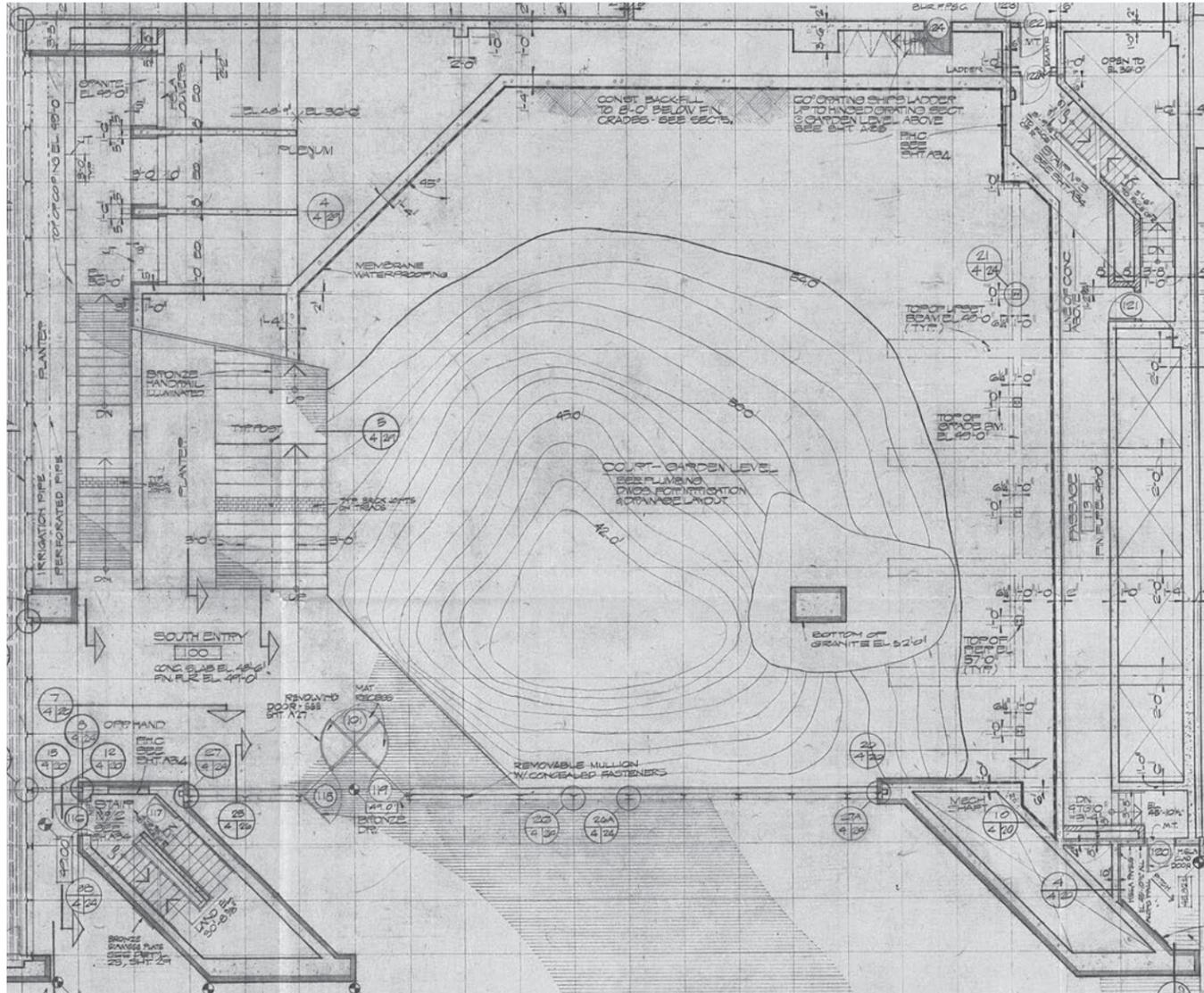


**HIGGINS QUASEBARTH & PARTNERS, LLC**  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

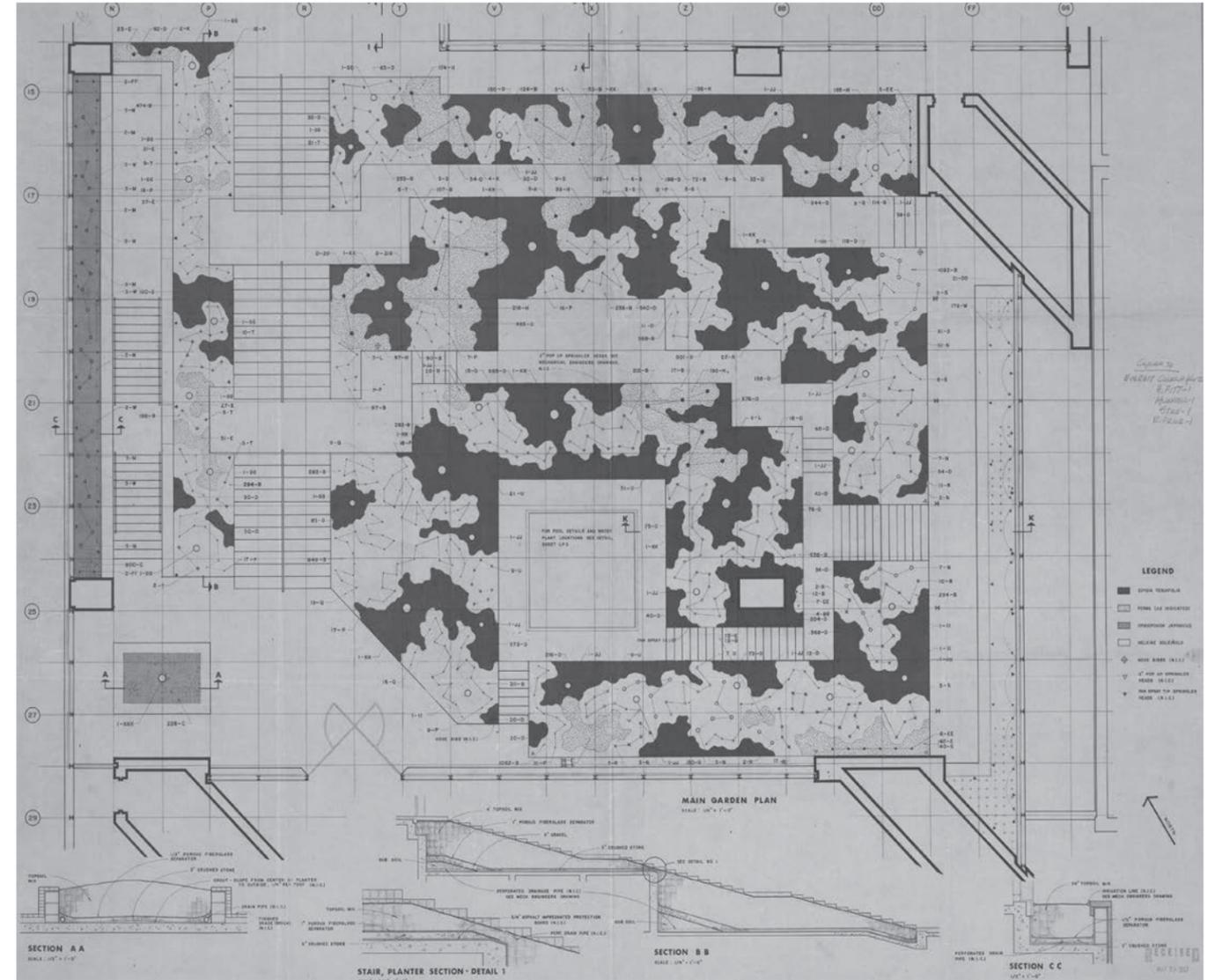
EXISTING CONDITIONS  
FORD FOUNDATION BUILDING - 320 EAST 43RD STREET

# HISTORICAL REFERENCE | INTERIOR

## 42nd STREET PLANTER



FIRST FLOOR ARCHITECTURAL PLAN  
C.1965 (ROCKEFELLER ARCHIVES)



MAIN GARDEN PLANTING PLAN  
C.1965 (ROCKEFELLER ARCHIVES)



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HISTORIC CONTEXT  
FORD FOUNDATION BUILDING - 320 EAST 43RD STREET

# HISTORICAL REFERENCE | INTERIOR

## RAILINGS



VIEW NORTH AT 42ND STREET GARDEN RAILINGS  
C.1967 (EZRA STOLLER)



VIEW NORTH AT 42ND STREET GARDEN RAILINGS  
2016



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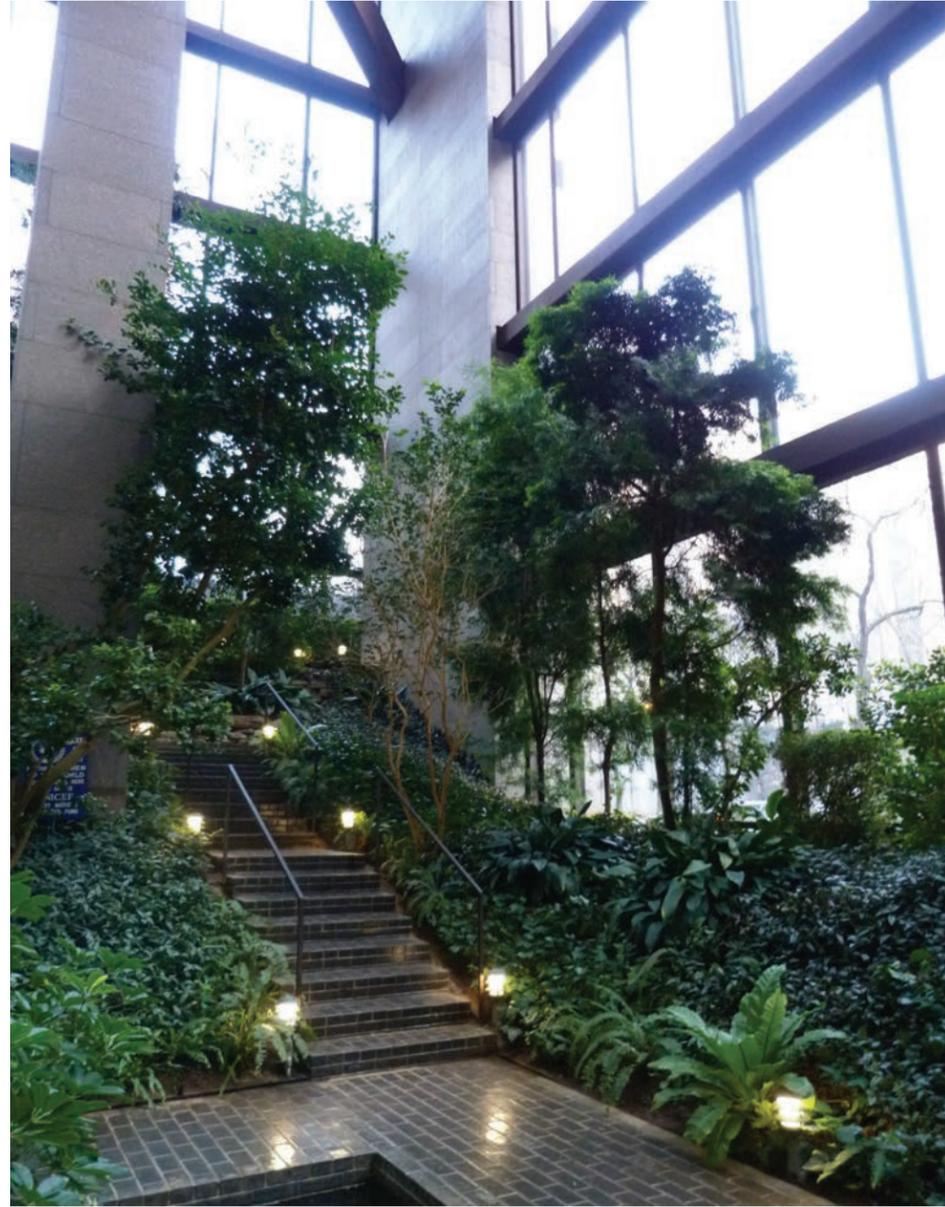
EXISTING CONDITIONS  
FORD FOUNDATION BUILDING - 320 EAST 43RD STREET

# HISTORICAL REFERENCE | INTERIOR

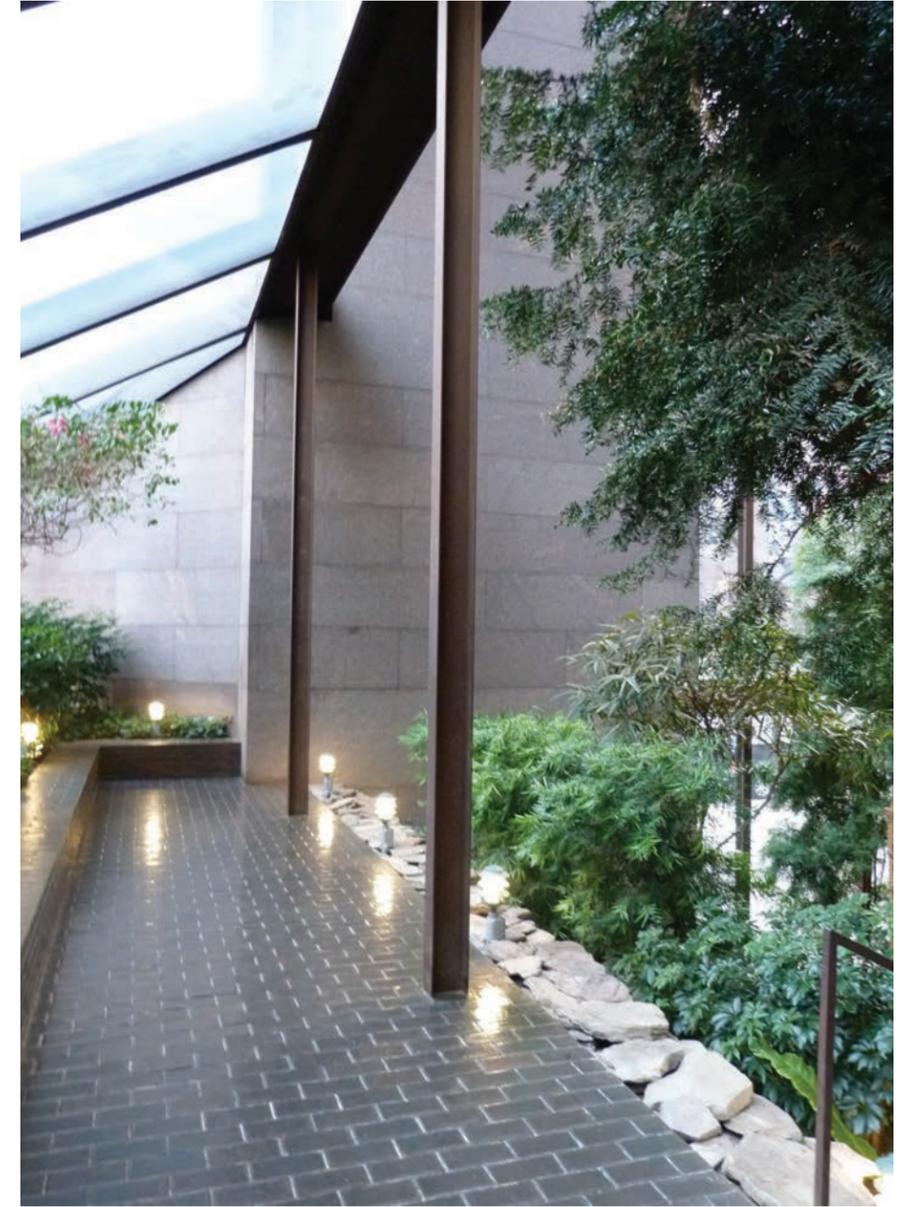
## LIFT



VIEW EAST FROM 42ND STREET ENTRANCE VESTIBULE



VIEW SOUTHEAST FROM GARDEN POOL



VIEW SOUTH FROM EAST LOGGIA



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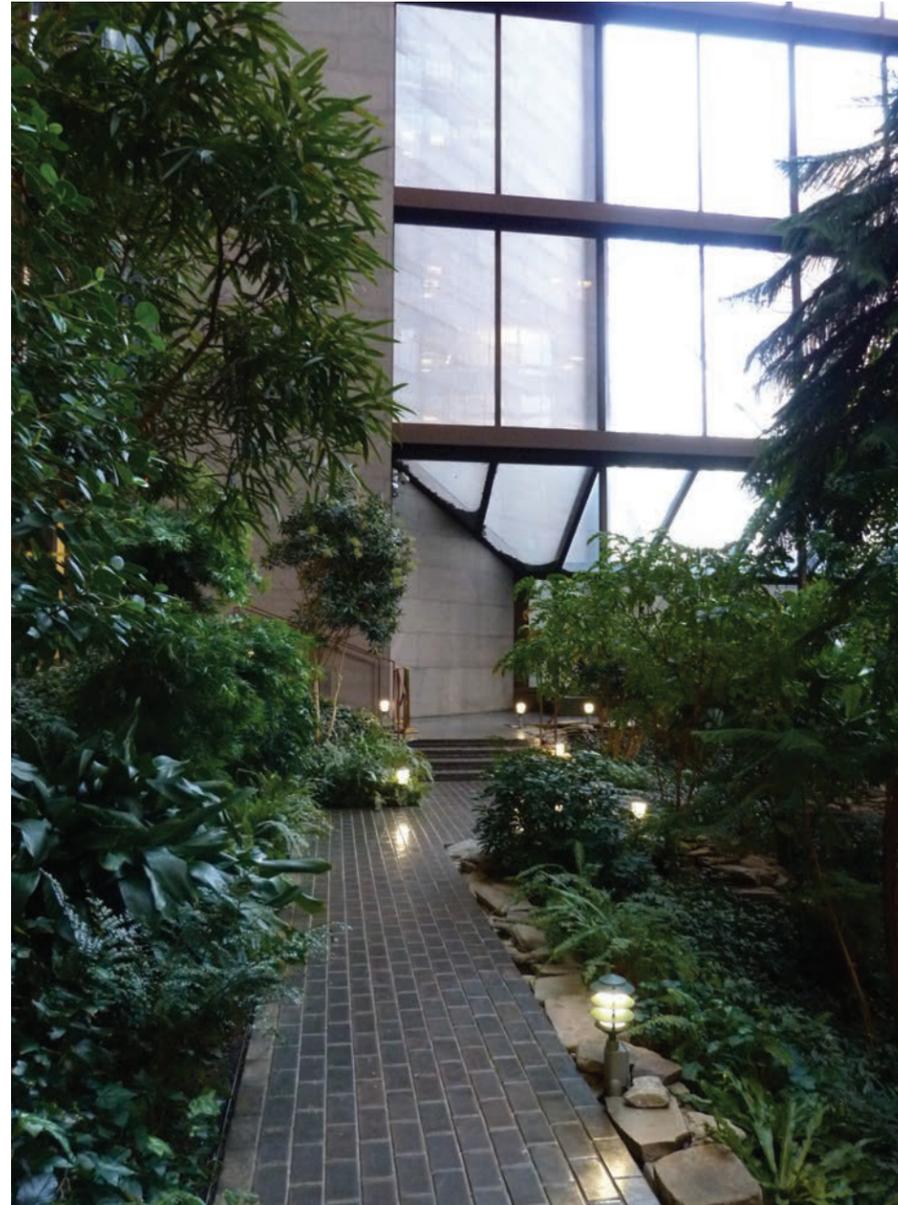
EXISTING CONDITIONS  
FORD FOUNDATION BUILDING - 320 EAST 43RD STREET

# HISTORICAL REFERENCE | INTERIOR

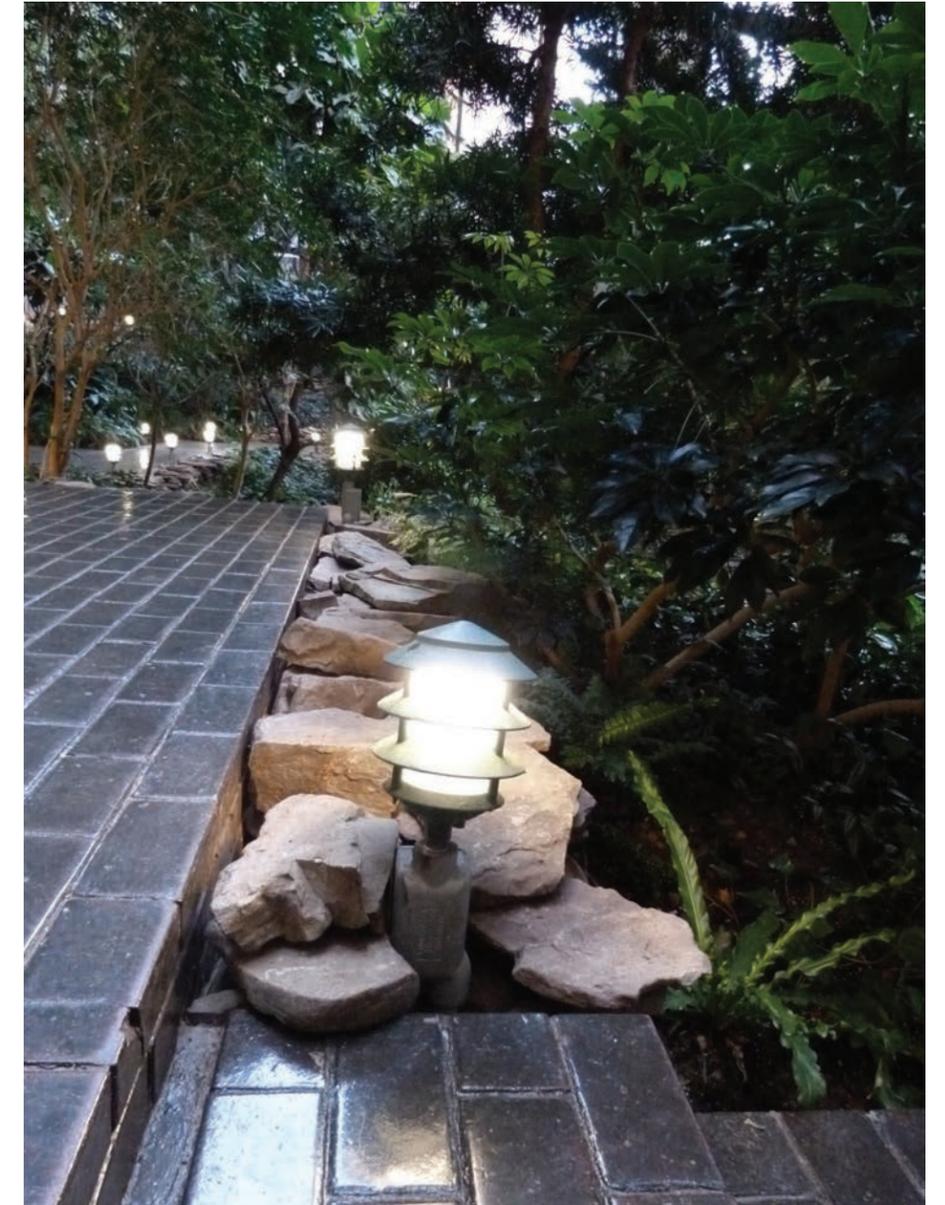
WATER FEATURE | PATHWAYS | LIGHTING



GARDEN POOL



VIEW EAST AT NORTHEAST GARDEN PATHWAY



NON-HISTORIC STACKED STONE RETAINING WALLS, POLISHED BRICK FINISH & LIGHT FIXTURES



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EXISTING CONDITIONS  
FORD FOUNDATION BUILDING - 320 EAST 43RD STREET

# HISTORICAL REFERENCE | INTERIOR

## PLANTINGS



VIEW SOUTHEAST OVERLOOKING 43RD STREET ENTRANCE VESTIBULE  
C.1967 (EZRA STOLLER)



VIEW SOUTHEAST OVERLOOKING 43RD STREET ENTRANCE VESTIBULE  
2016

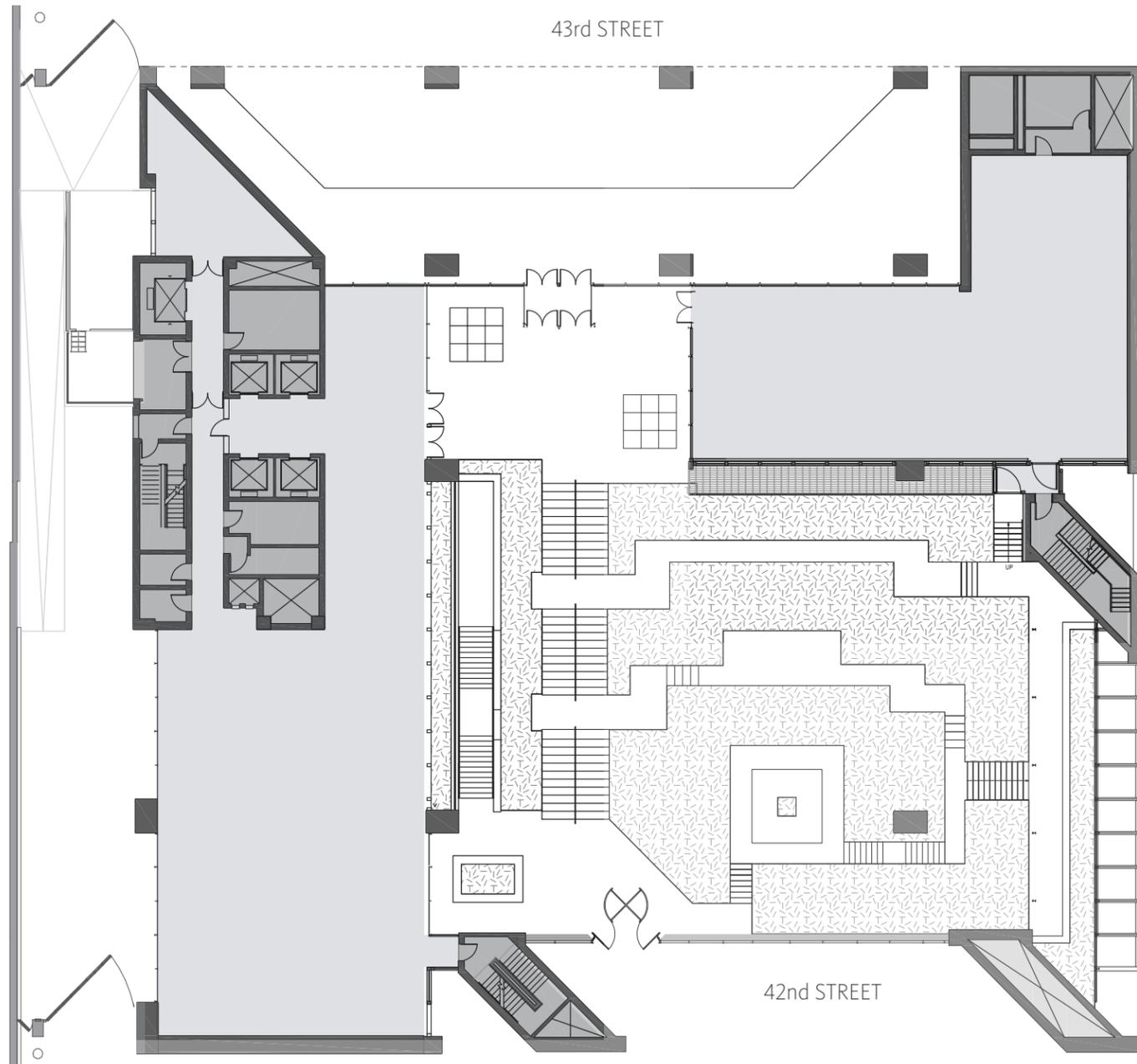


**HIGGINS QUASEBARTH & PARTNERS, LLC**  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

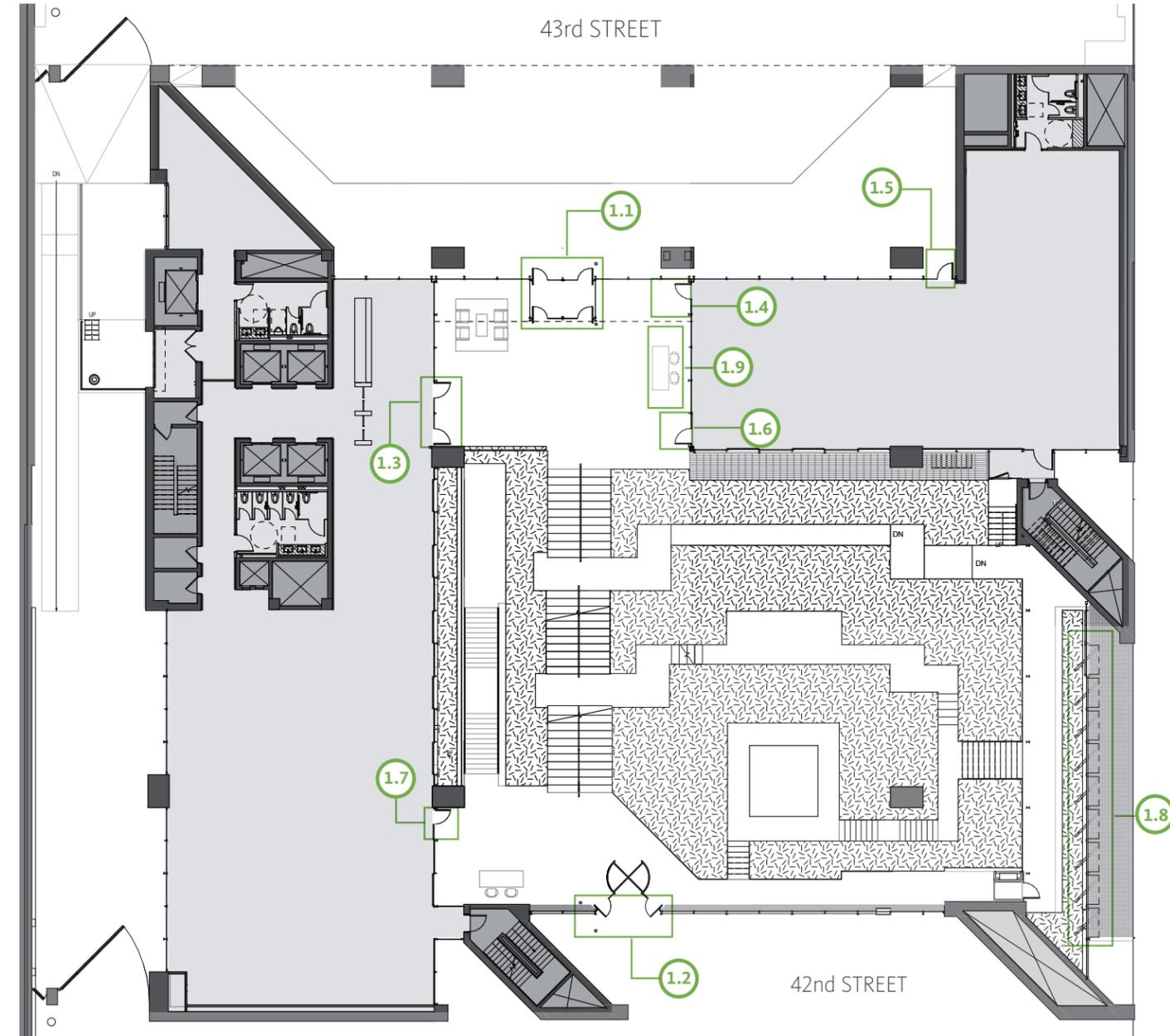
EXISTING CONDITIONS  
FORD FOUNDATION BUILDING - 320 EAST 43RD STREET

# LEVELS 1 + A | PROPOSED COMPOSITE PLAN

## EXISTING



## PROPOSED



AREA NOT INCLUDED IN LANDMARKS DESIGNATION

### ACCESSIBILITY UPGRADES AT EXISTING DOOR LOCATIONS

- 1.1 Install two new 36" custom polished brass & glass balanced doors and sidelights at 43rd St
- 1.2 Install new custom polished brass & glass 36" balanced doors and sidelights at 42nd St
- 1.3 Install two new 36" doors and 32" fixed sidelights at lobby-West side
- 1.4 Install new 36" door and 32" fixed sidelight at lobby- East side

### NEW ACCESSIBLE DOORS

- 1.5 Install new Cor-Ten 36" door and 32" fixed sidelight at 43rd St facade
- 1.6 Install new Cor-Ten 36" door and 32" fixed sidelight at lobby- East side
- 1.7 Install new Cor-Ten 36" door and 32" sidelight at Level A lobby

### GLAZING

- 1.8 New mechanized operable vertical glazing panels at garden loggia

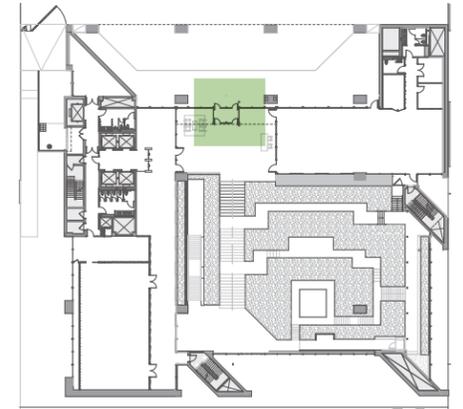
### OTHER

- 1.9 Add security desk at 43rd St lobby

# LEVEL 1 | 1.1 | 43<sup>RD</sup> ST - MAIN ENTRY DOORS (EXTERIOR)

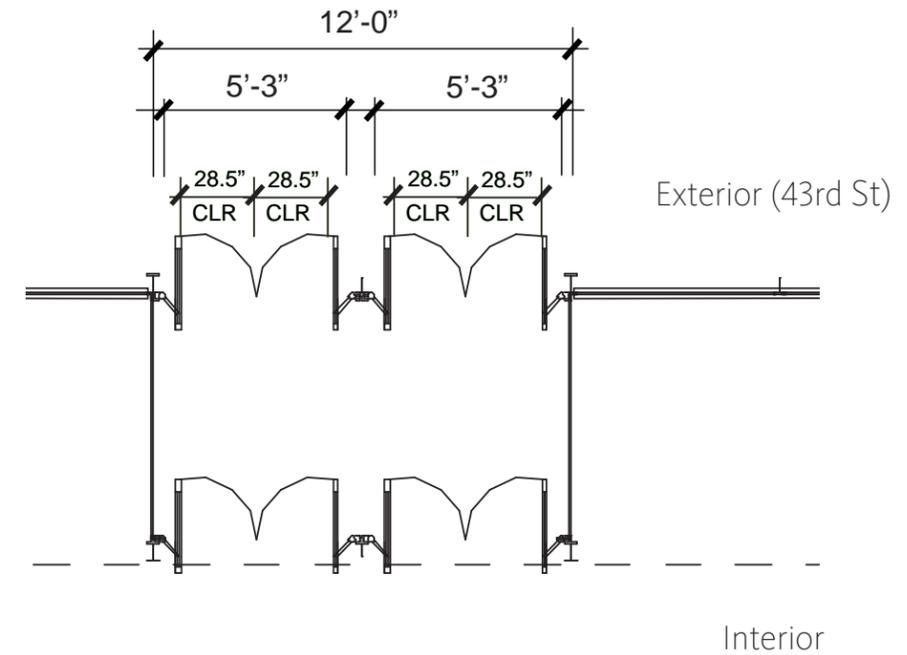
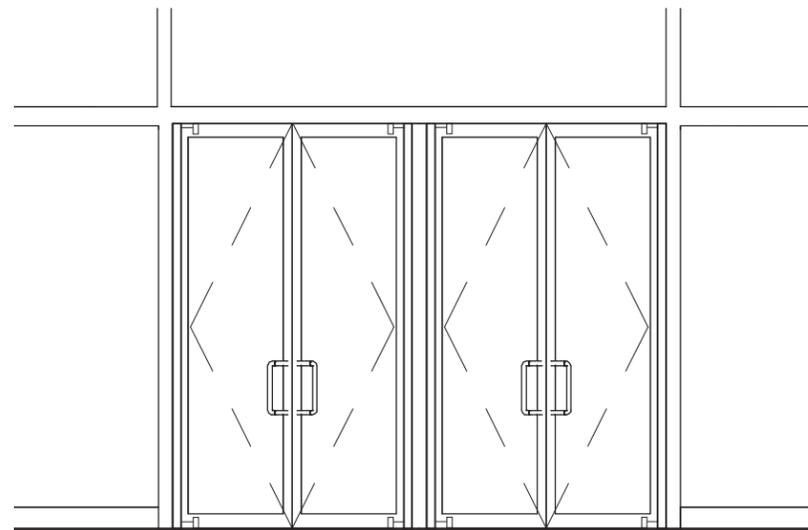
Install two new 36" custom polished brass & glass balanced doors and sidelights at 43rd St:

5/8" thick insulated glass doors | Panic hardware for egress | New camera & intercom at exterior | Hold 48" min. separation between first and second pair of doors | Low energy door operators, overhead | New push button for low energy operators installed on Cor-Ten steel stanchions at interior and exterior

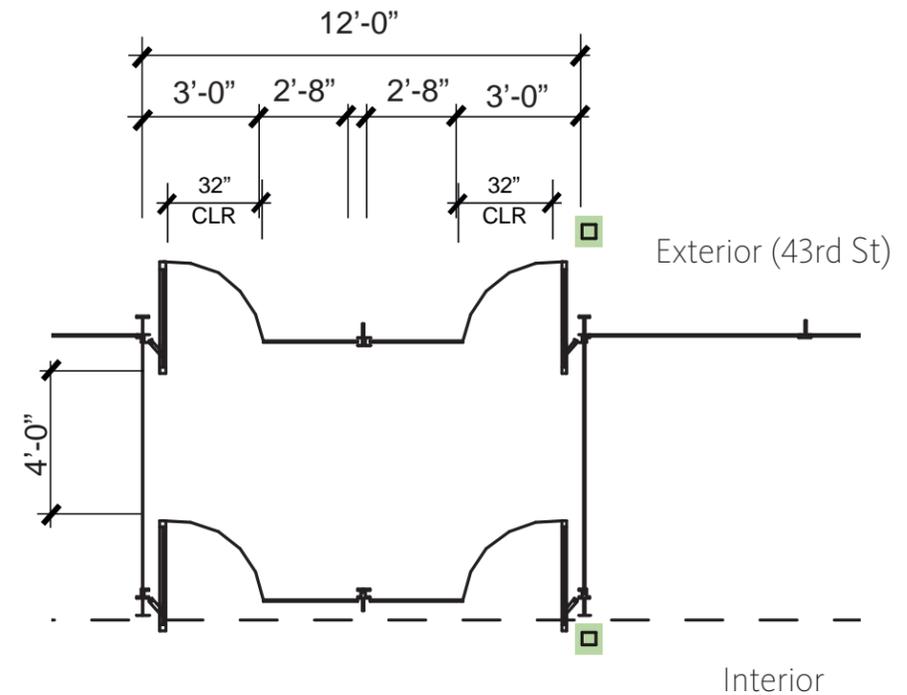
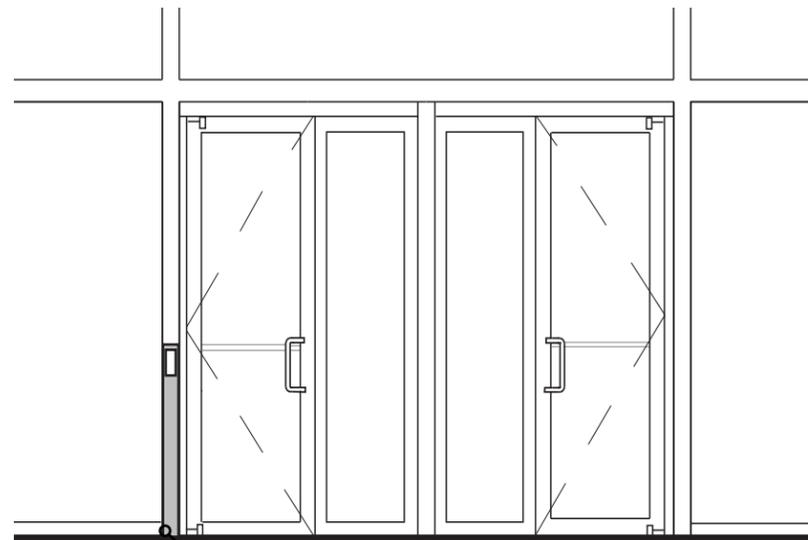
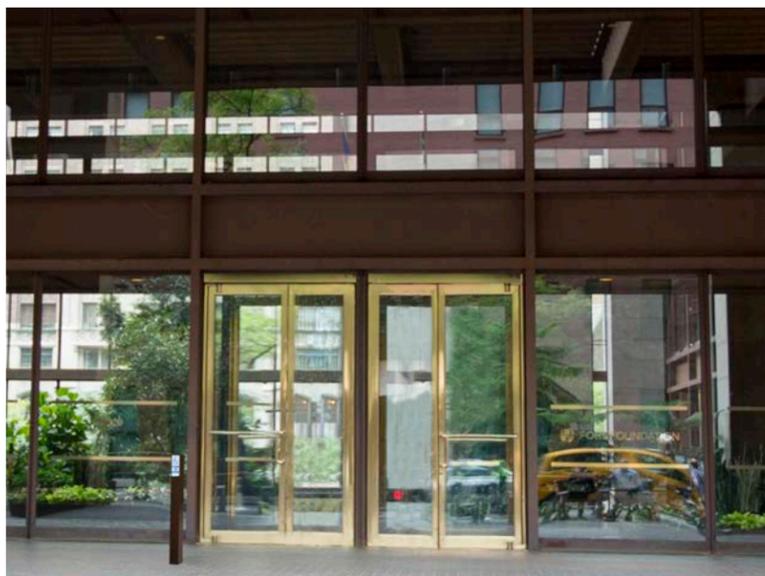


Key Plan

## Existing Condition at Facade



## Proposed Condition at Facade



Typical proposed actuator:  
Cor-Ten square stanchions at  
interior & exterior

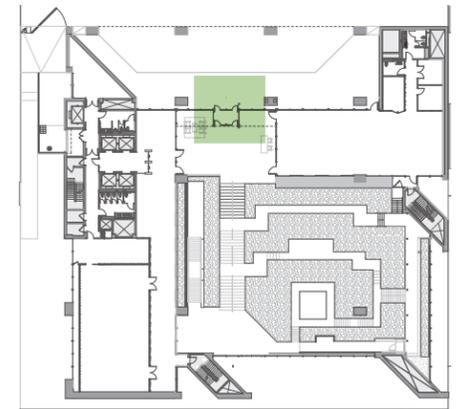


Existing door precedent  
(2012)

# LEVEL 1 | 1.1 | 43<sup>RD</sup> ST - MAIN ENTRY DOORS (INTERIOR)

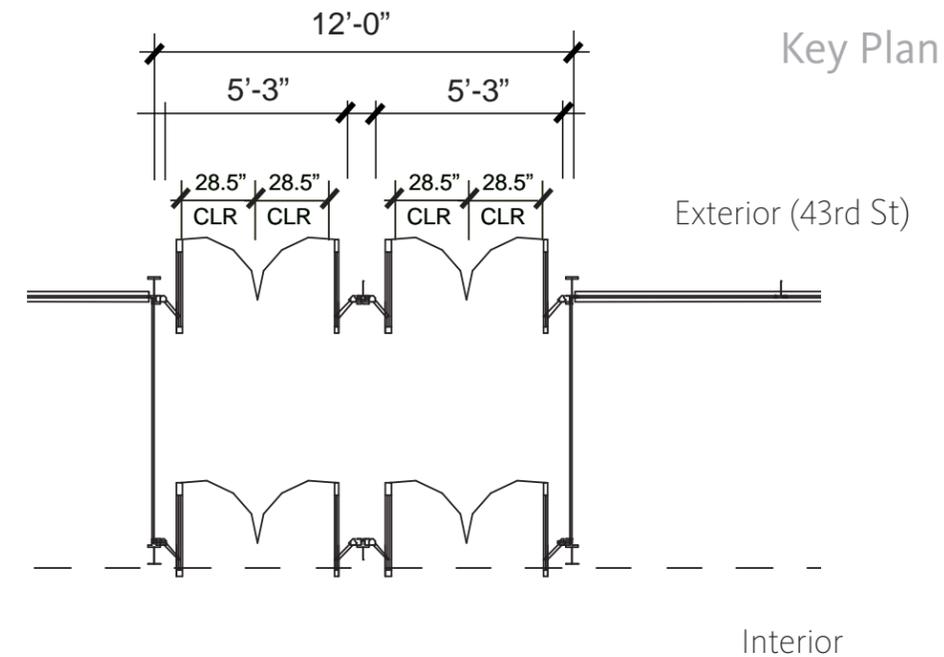
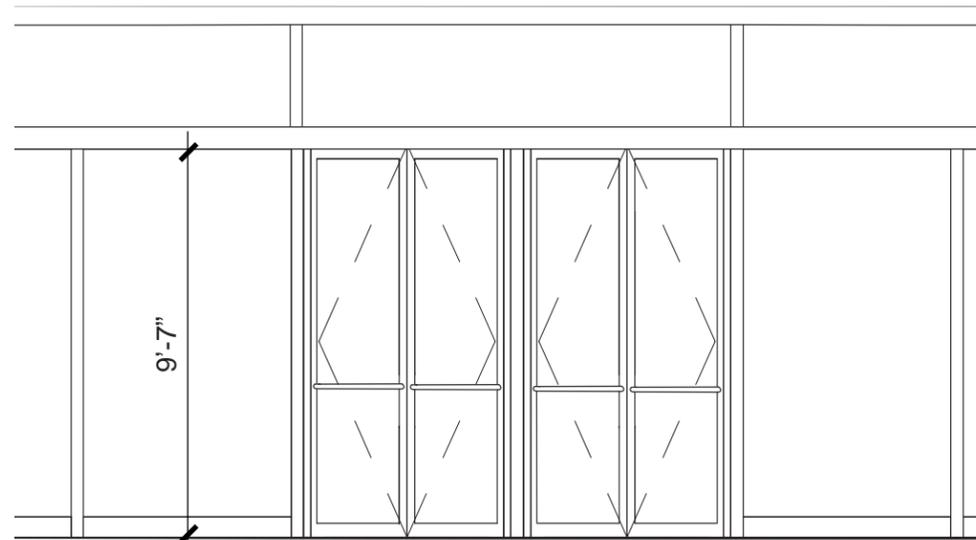
Install two new 36" custom polished brass & glass balanced doors and sidelights at 43rd St:

5/8" thick insulated glass doors | Panic hardware for egress | New camera & intercom at exterior | Hold 48" min. separation between first and second pair of doors | Low energy door operators, overhead | New push button for low energy operators installed on Cor-Ten steel stanchions at interior and exterior

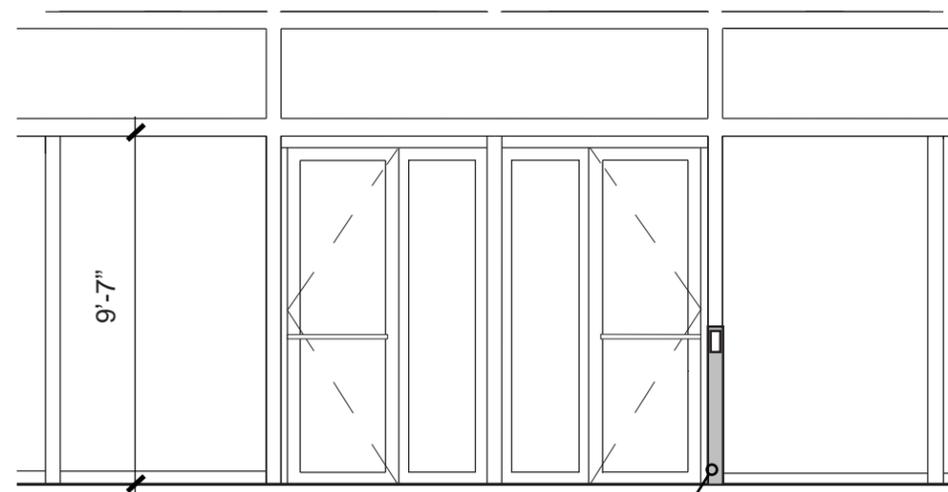


Key Plan

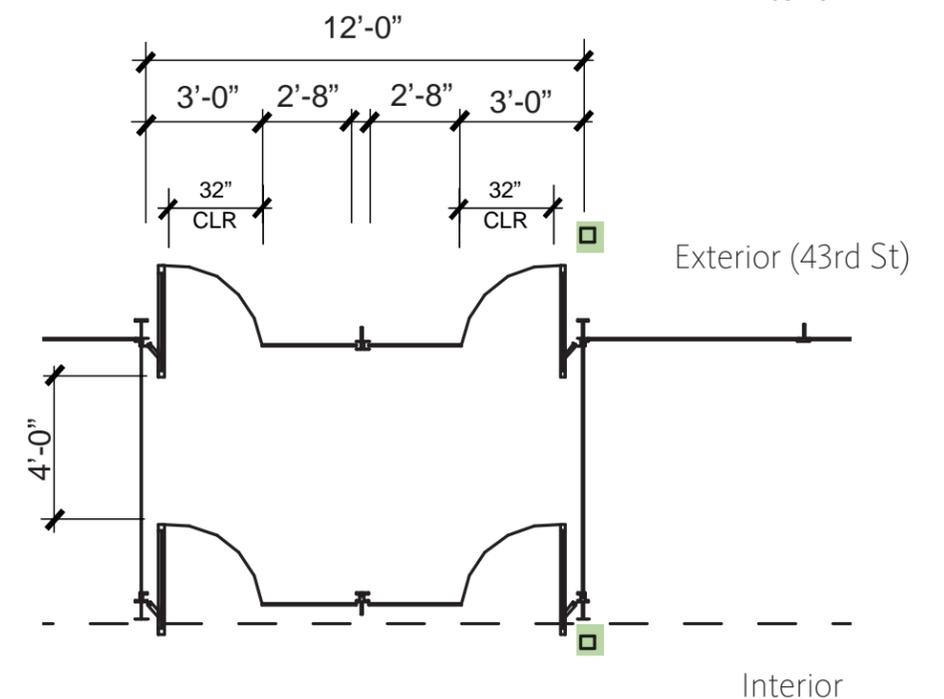
## Existing Condition at Facade



## Proposed Condition at Facade



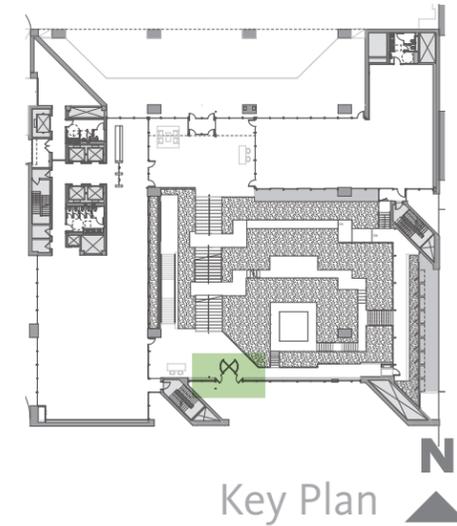
Typical proposed actuator:  
Cor-Ten square stanchions at  
interior & exterior



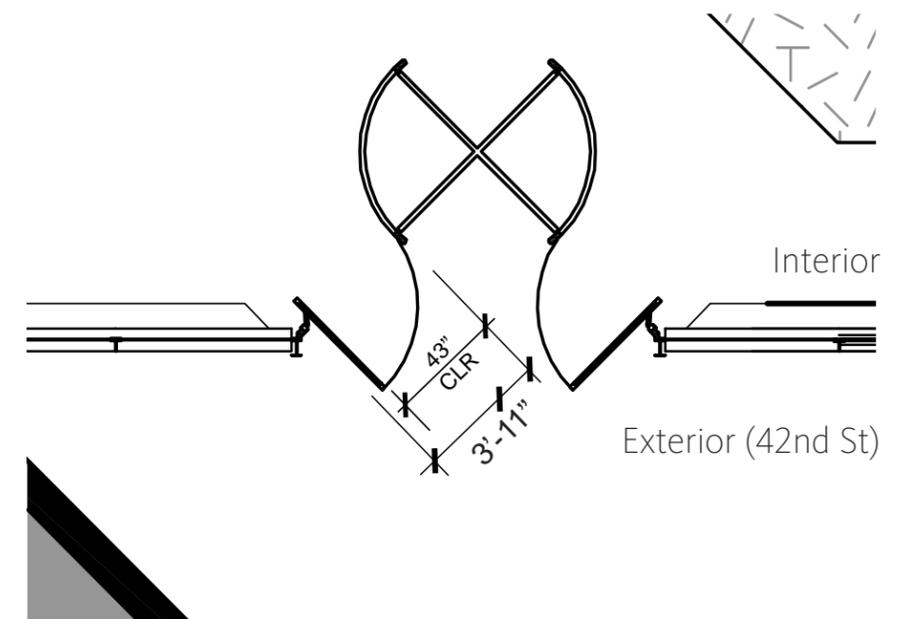
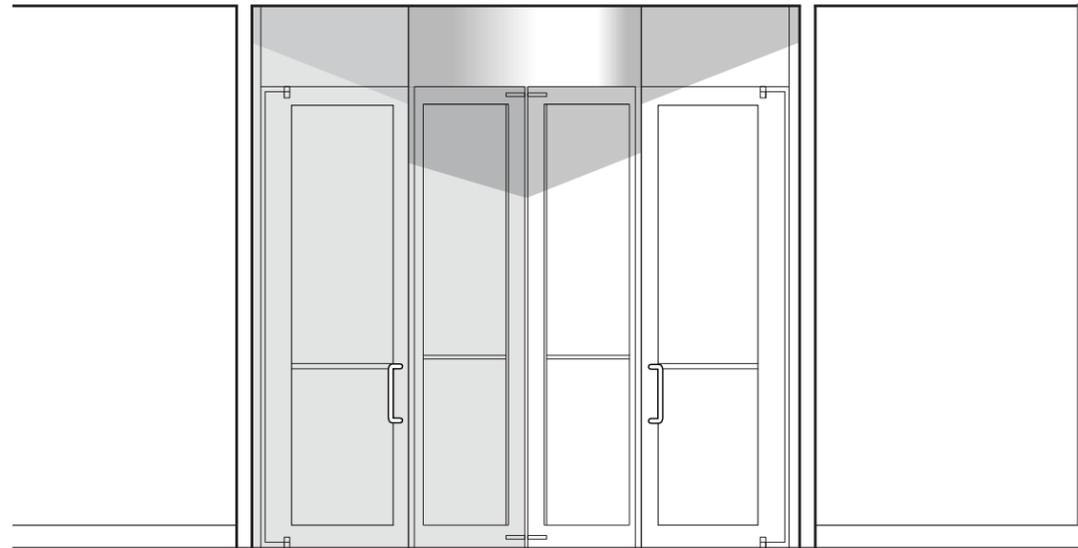
# LEVEL A | 1.2 | 42<sup>ND</sup> ST - MAIN ENTRY DOORS (EXTERIOR)

Install new custom polished brass & glass 36" balanced doors and sidelights:

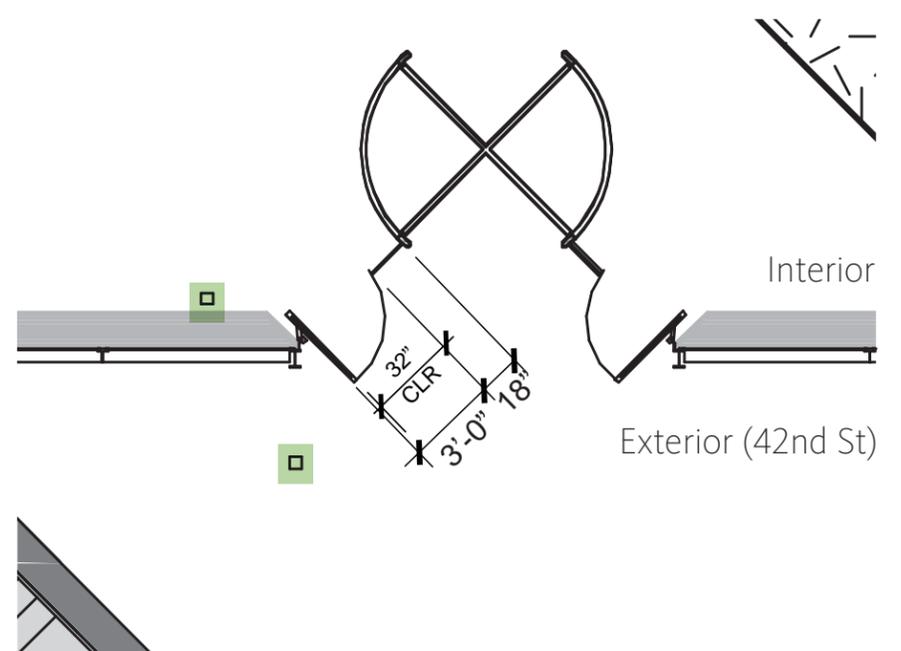
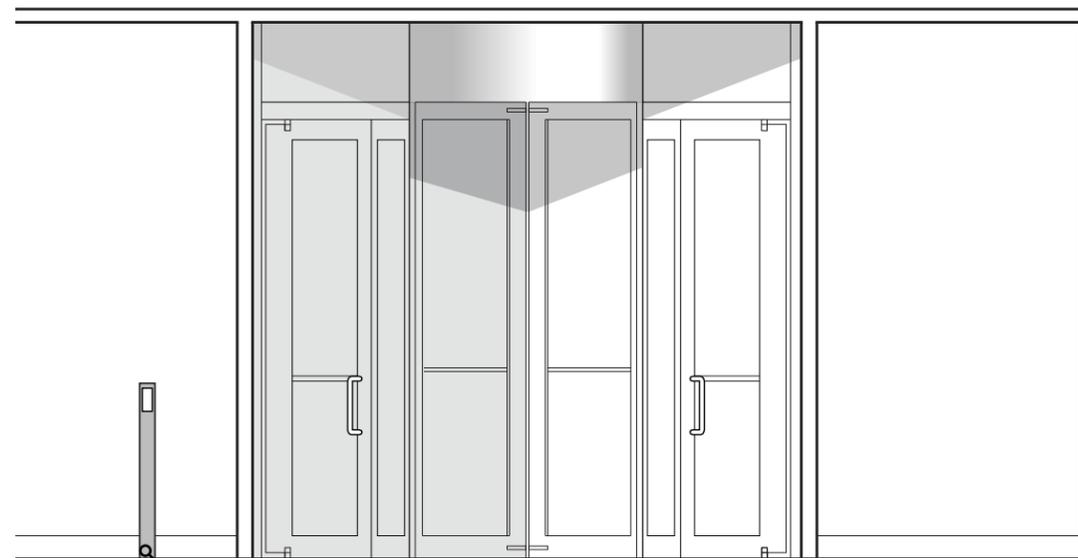
Panic hardware for egress | Low energy operators mounted on head of door | New push buttons for low energy operators installed on Cor-Ten stanchions at interior and exterior



## Existing Condition



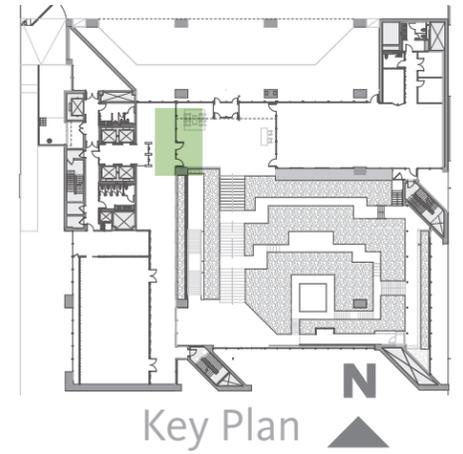
## Proposed Condition



Typical proposed actuator:  
Cor-ten square stanchions at  
interior & exterior

# LEVEL 1 | 1.3 | 43<sup>RD</sup> ST LOBBY - NEW DOORS AT WEST SIDE

Install two new 36" doors and 32" fixed sidelights at lobby-West side: Glass and polished brass | Doors to open with 5lbf max opening force



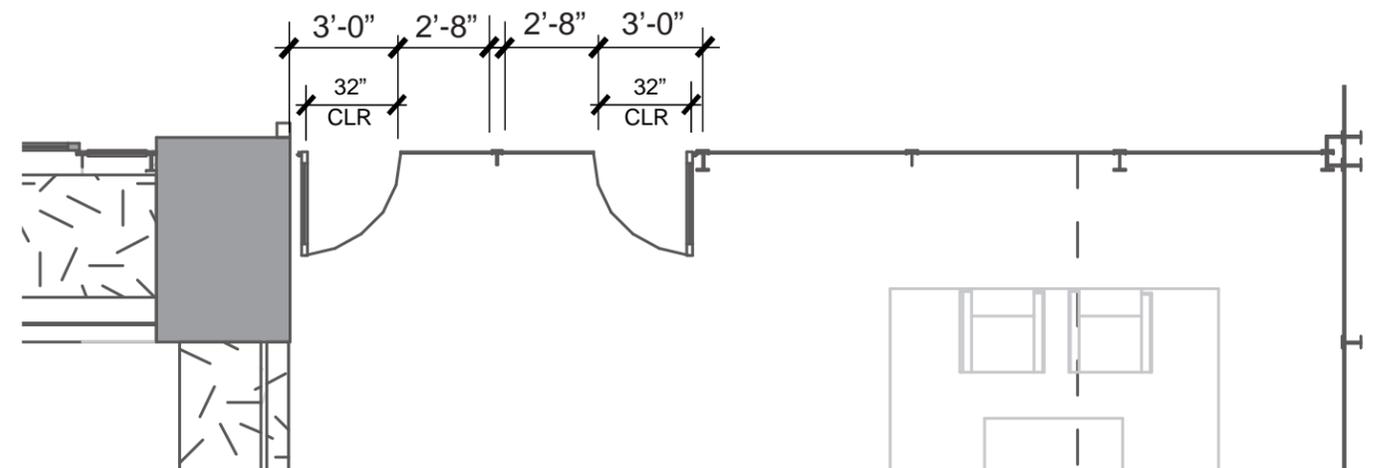
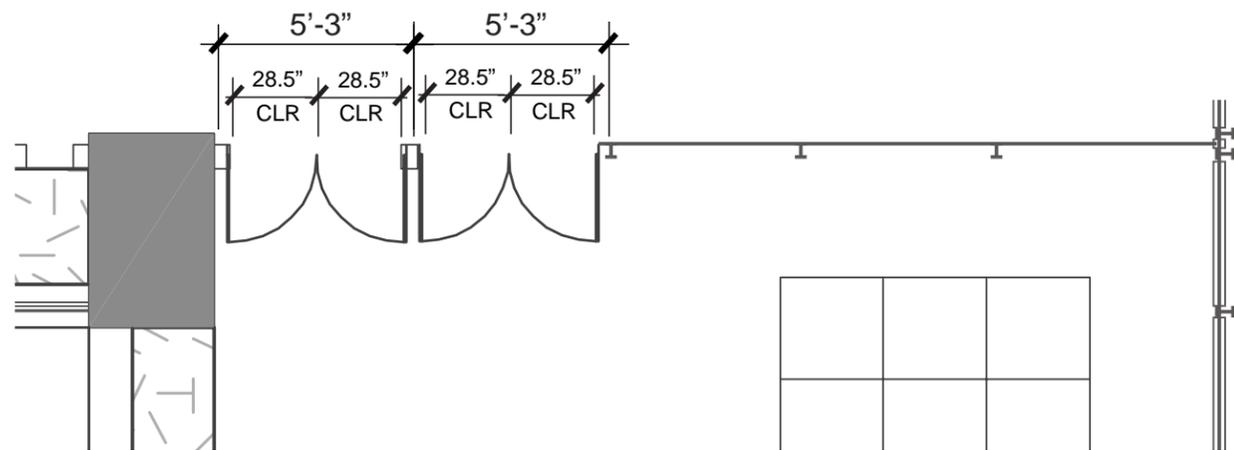
Existing Condition



Proposed Condition

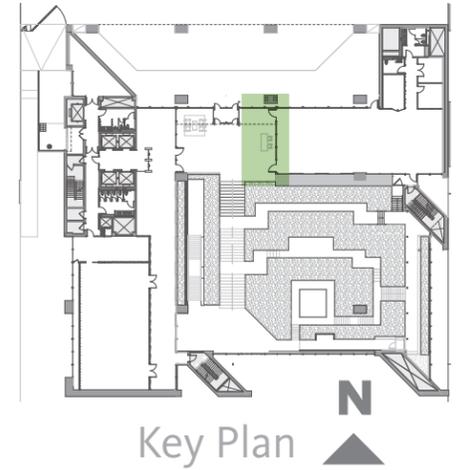


Proposed glass & polished brass doors & sidelights



# LEVEL 1 | 1.4, 1.6, 1.9 | 43<sup>RD</sup> ST LOBBY - NEW DOORS AT EAST SIDE

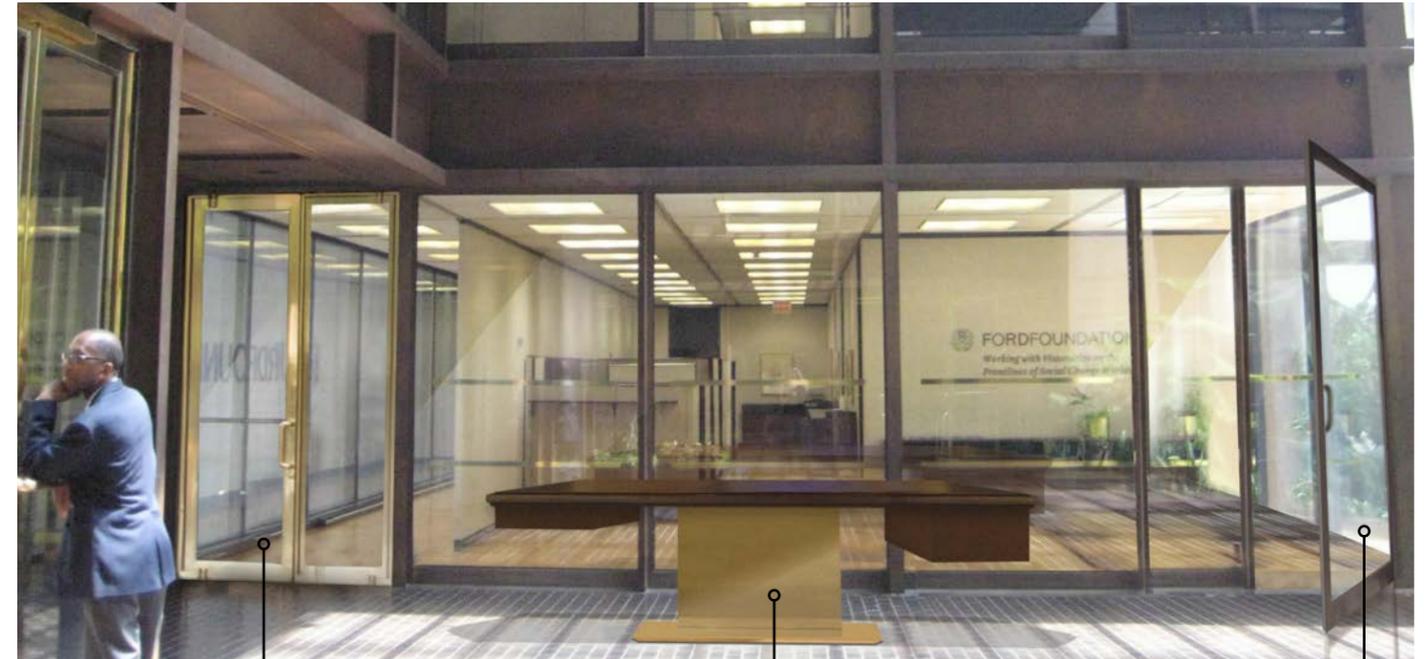
New 36" door and 32" fixed sidelight at lobby - Glass and polished brass at existing location  
 New 36" door and 32" fixed sidelight at lobby - Glass and Cor-Ten at new location  
 New security desk - Flush floor mounted power & data



Existing Condition



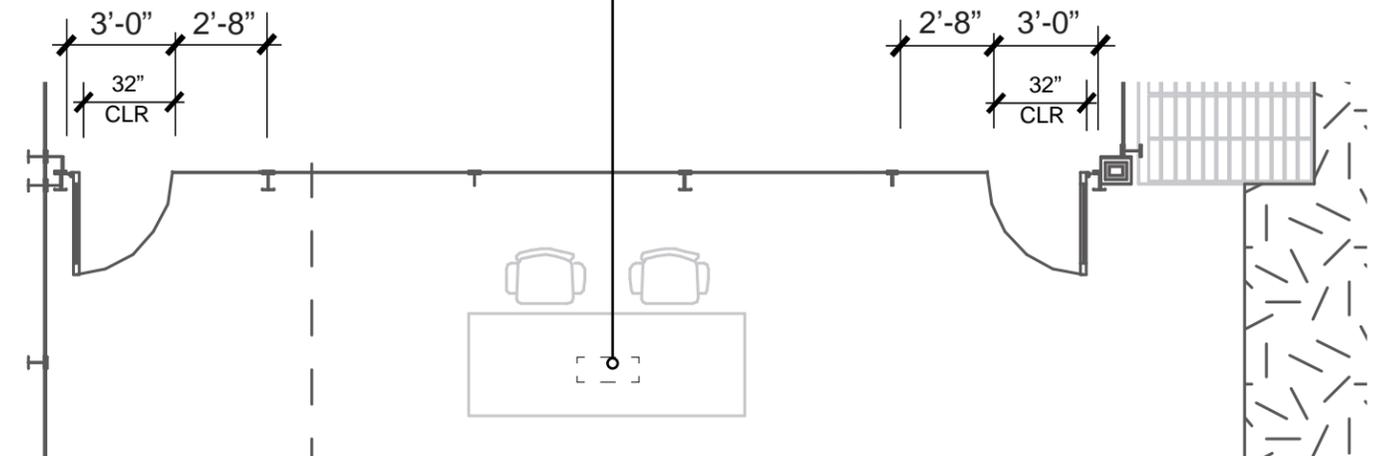
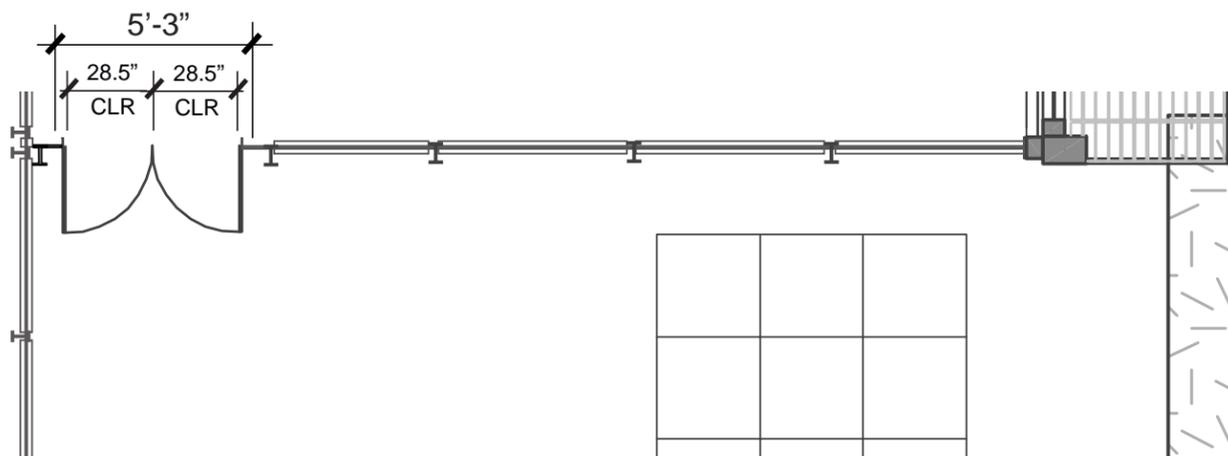
Proposed Condition



Proposed 36" door & sidelight-glass & polished brass at existing location

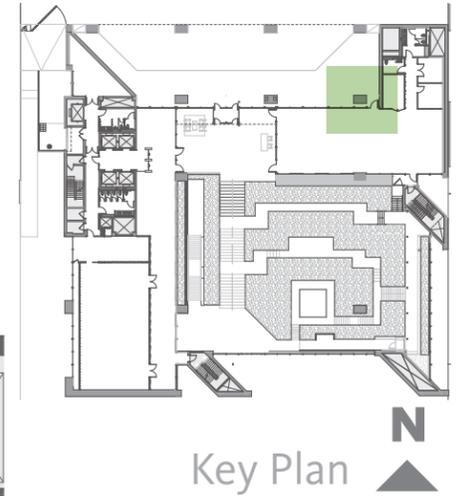
Proposed security desk with flush floor mounted power & data

Proposed 36" door & sidelight-glass & Cor-Ten steel at new location

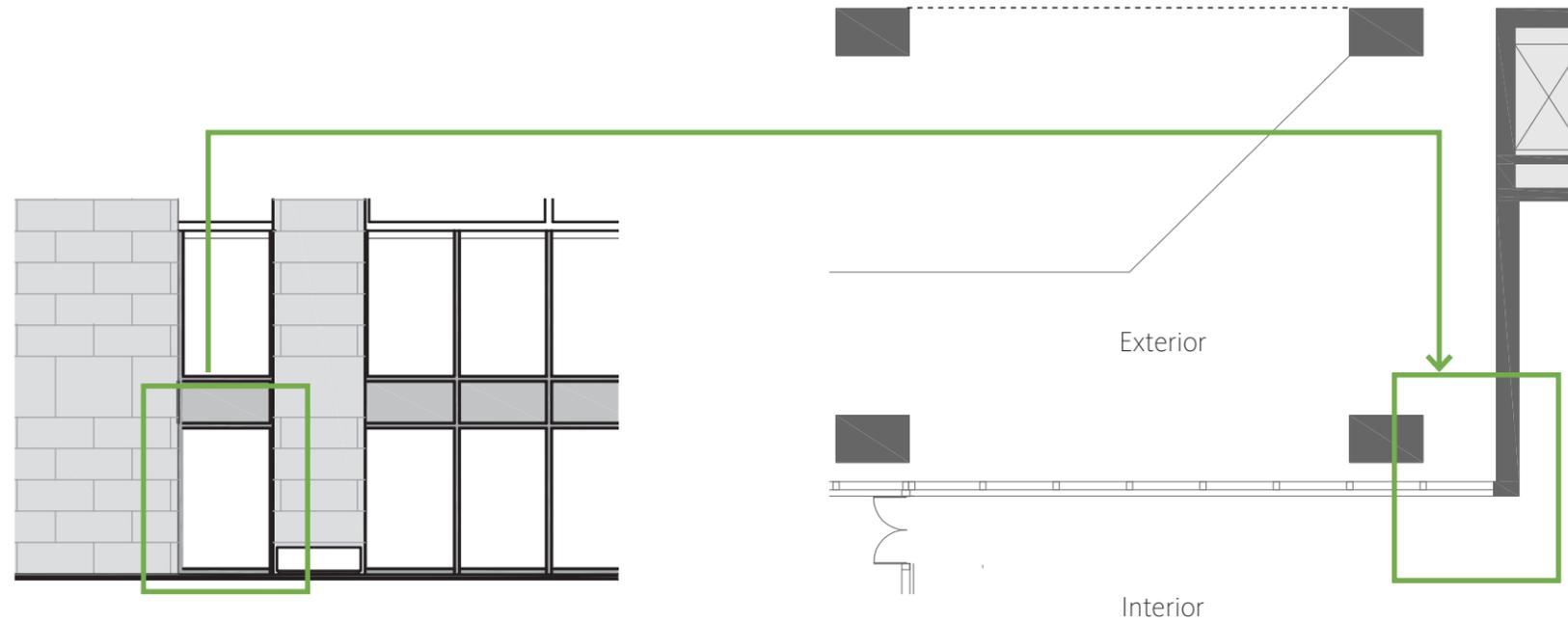


# LEVEL 1 | 1.5 | 43<sup>RD</sup> ST FACADE - PROPOSED NEW DOOR

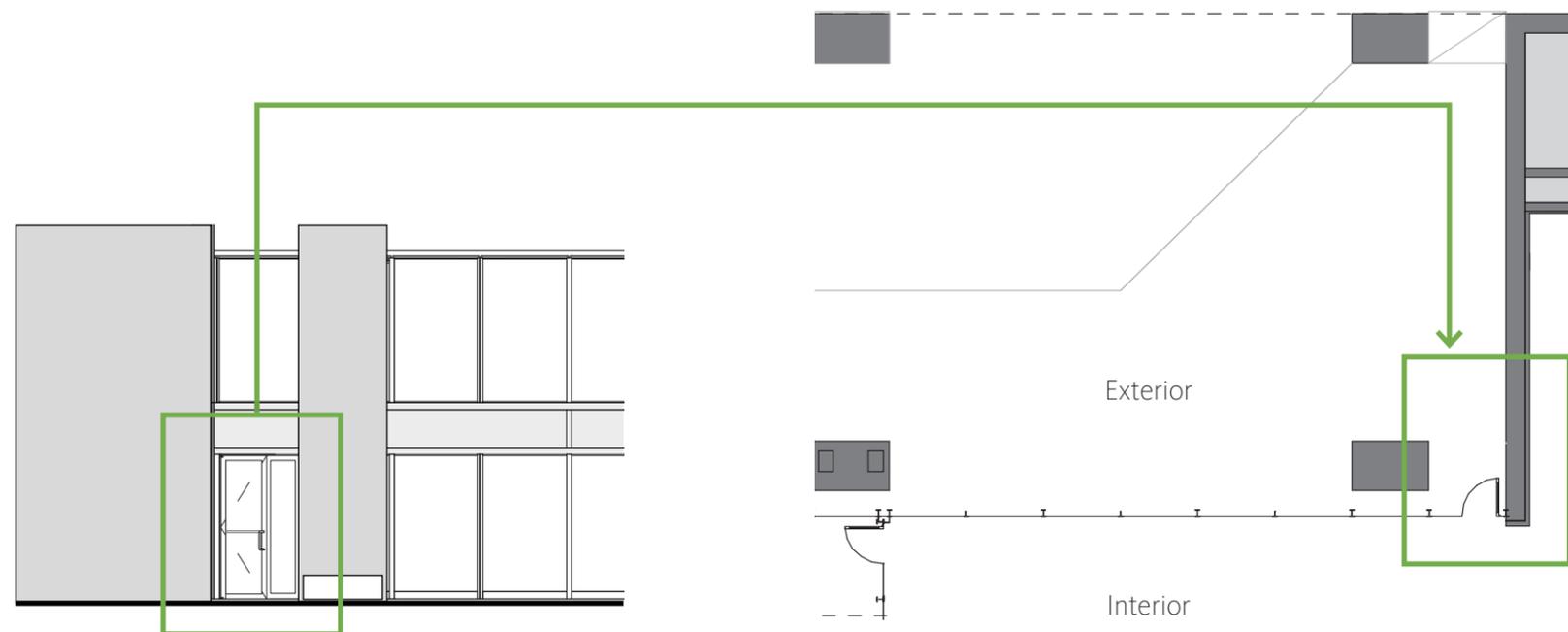
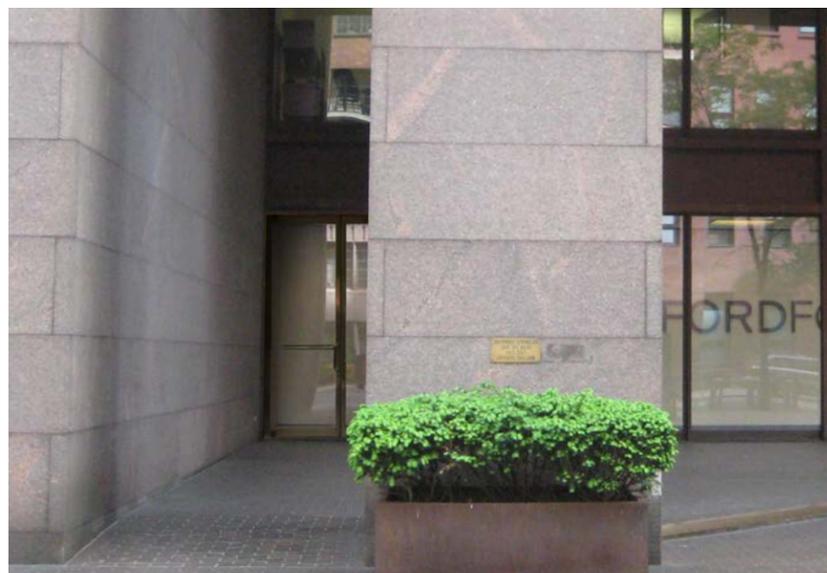
Install new 36" door and 32" fixed sidelight at 43rd St facade: Glass and Cor-Ten steel | Panic hardware for egress



## Existing Condition



## Proposed Condition: New door and sidelight

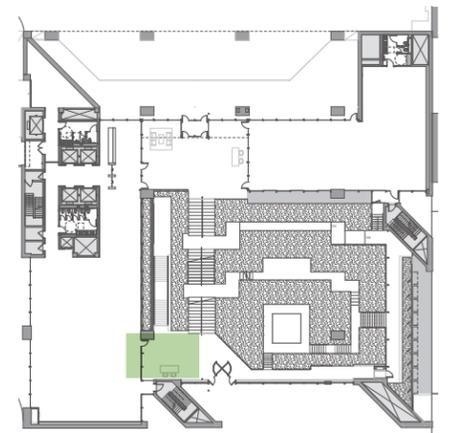
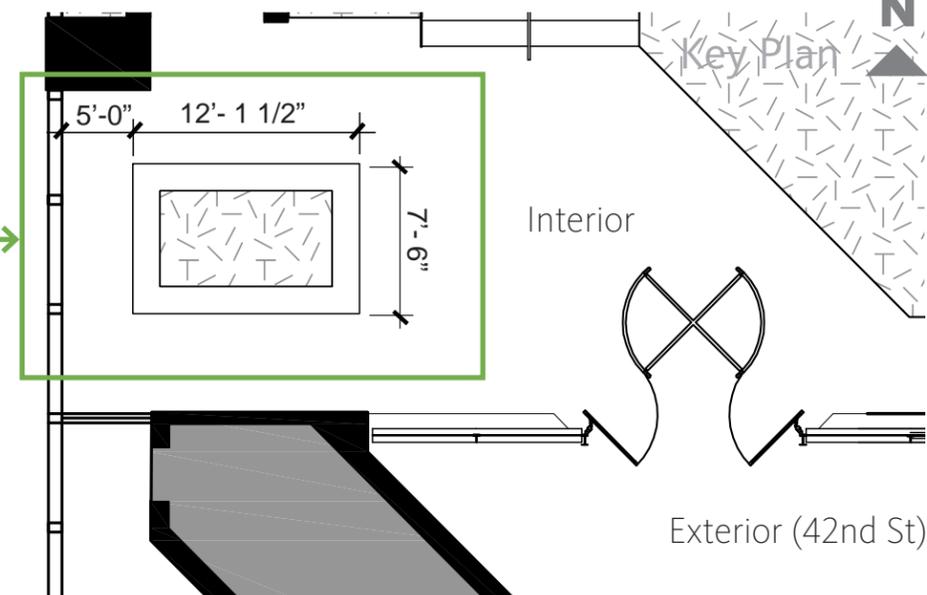
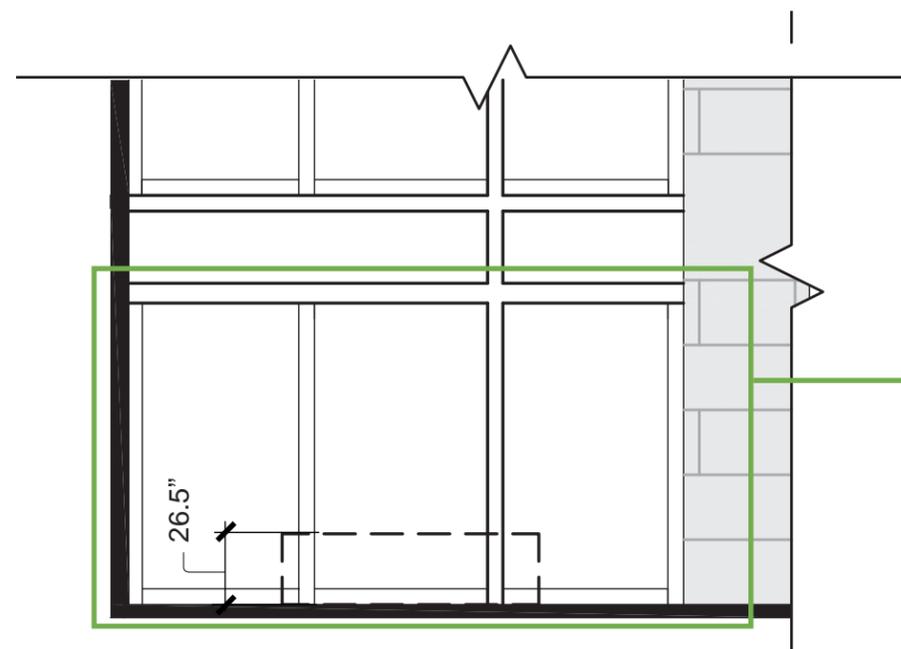
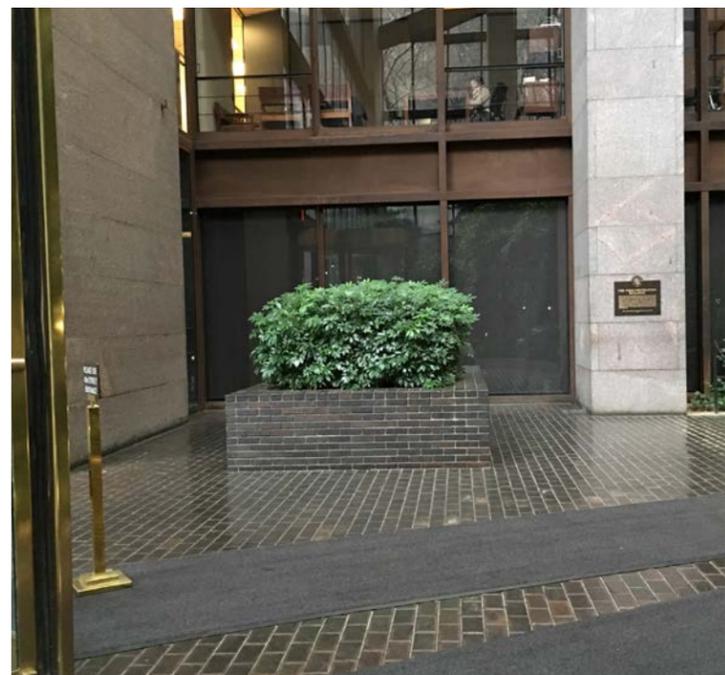


New Cor-Ten steel framed door in existing frame

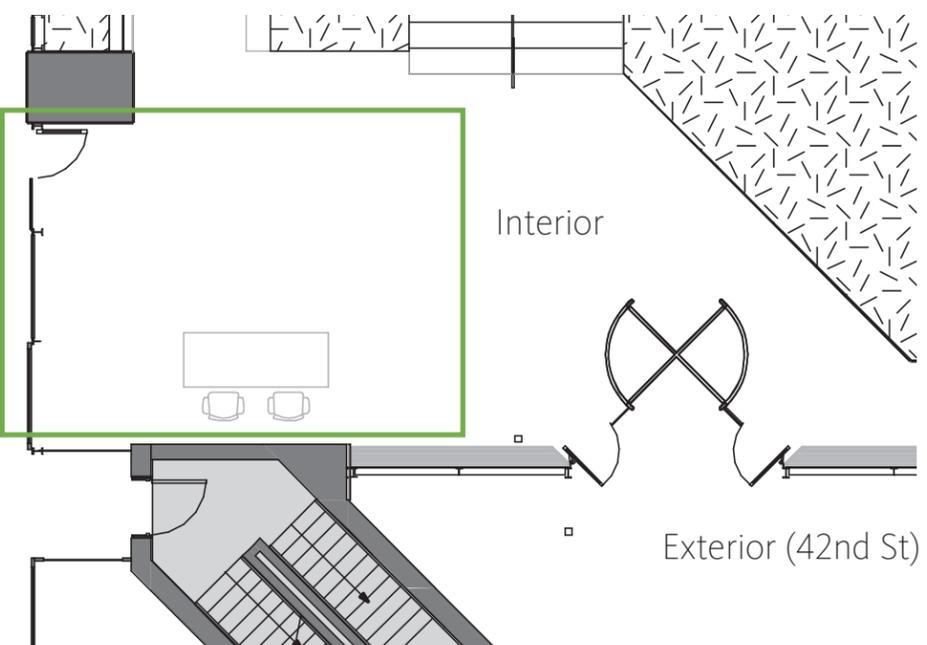
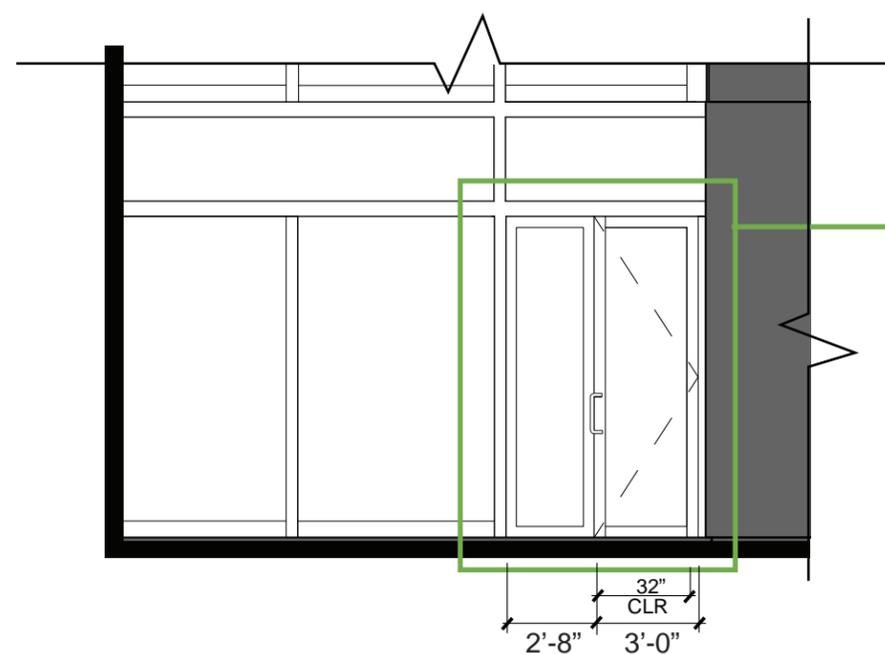
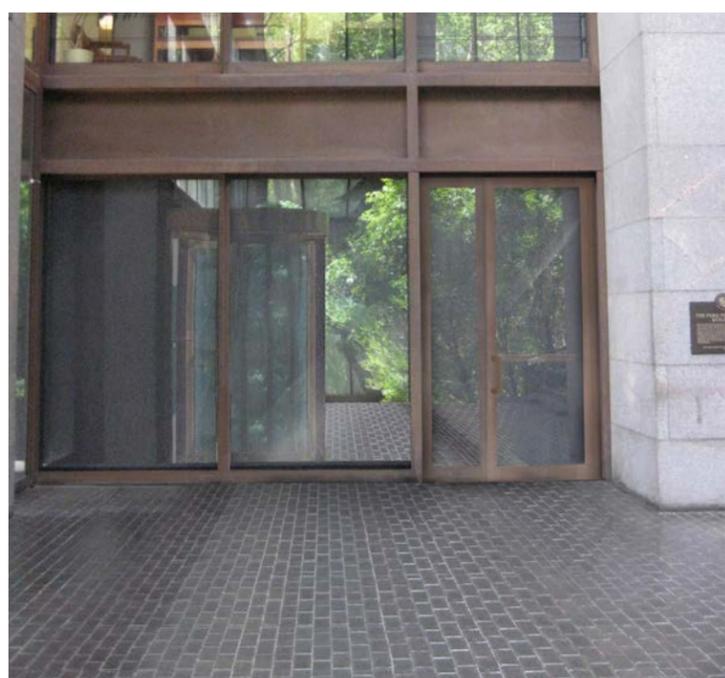
# LEVEL A | 1.7, G.4 | LEVEL A LOBBY - NEW DOOR, PLANTER REMOVAL

Install new 36" door and 32" sidelight at Level A lobby | Glass and Cor-Ten | Remove existing planter, repave to match existing flooring

Existing Condition

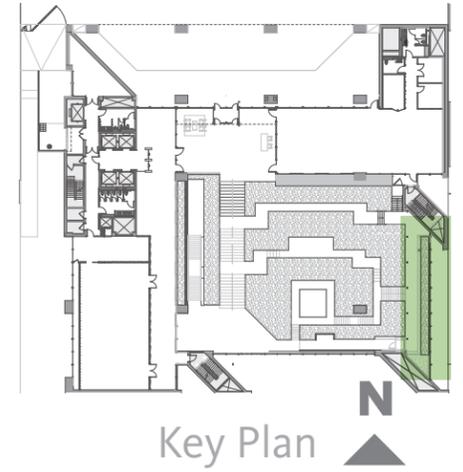


Proposed Condition



# LEVEL 1+A | 1.8 | NEW SMOKE EXHAUST SYSTEM - MAKE UP AIR

New mechanized operable vertical glazing panels at garden loggia | New mechanized operable make up air intake casements



Existing Condition



Proposed Condition



New operable casements for make up air intake

# LEVEL 1+A | 1.8 | NEW SMOKE EXHAUST SYSTEM - MAKE UP AIR

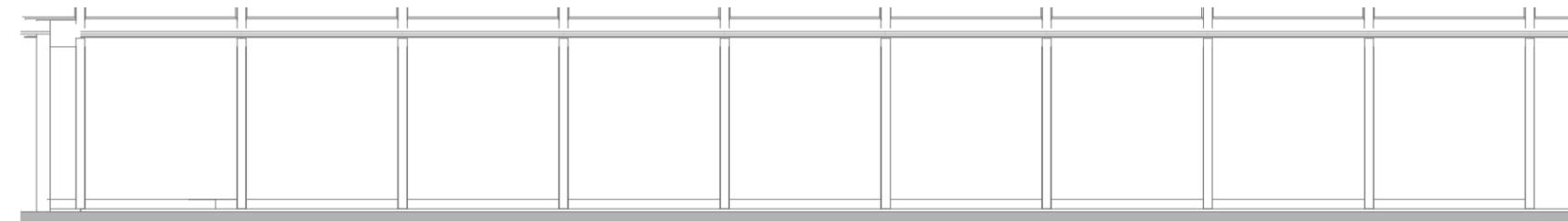
## PROPOSED



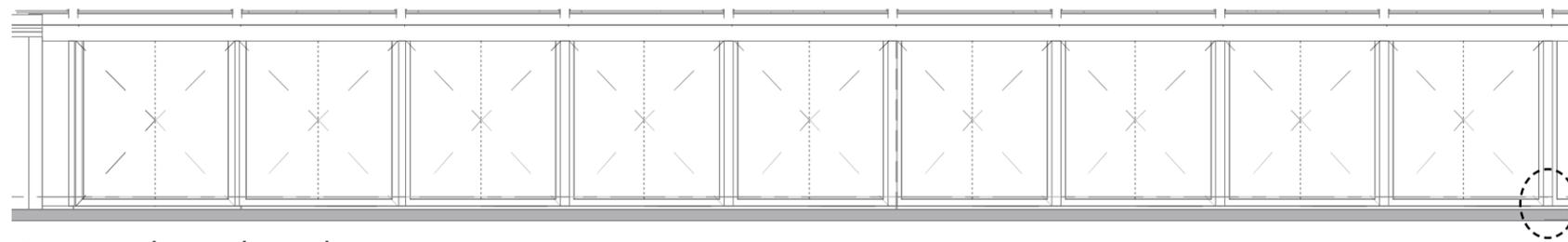
### OS2 PIVOT DOOR/WINDOWS

Size: 5.5ft x 7.25ft  
 Operation: floor-concealed swing  
 Opening: Horizontal swing 90-deg

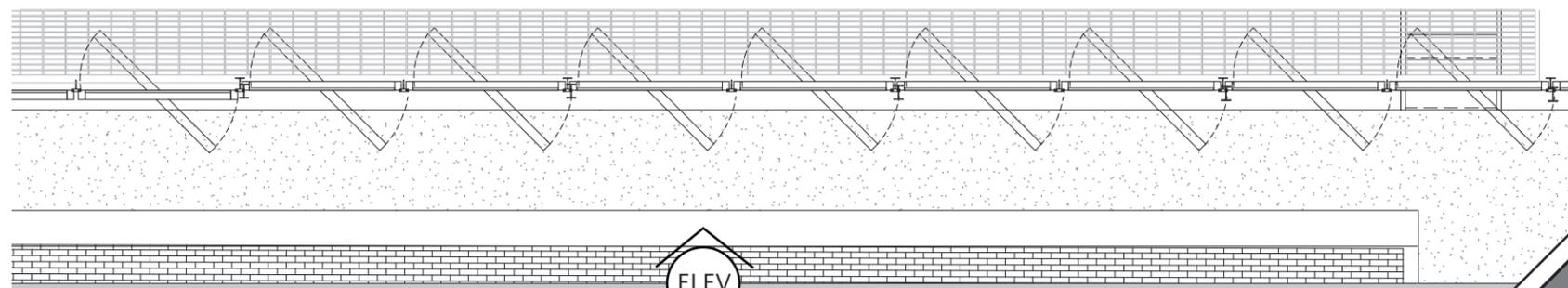
Additional 1 1/2" sash all around reducing daylight opening by 11.5%



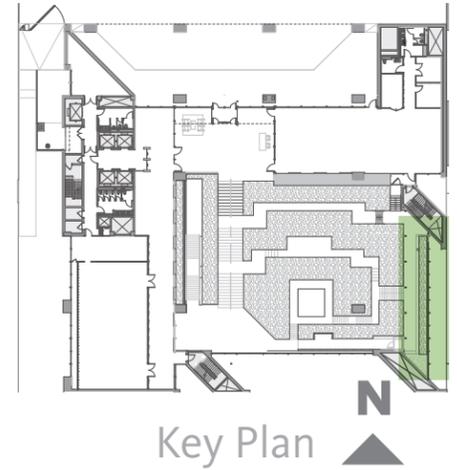
Existing Window Elevation



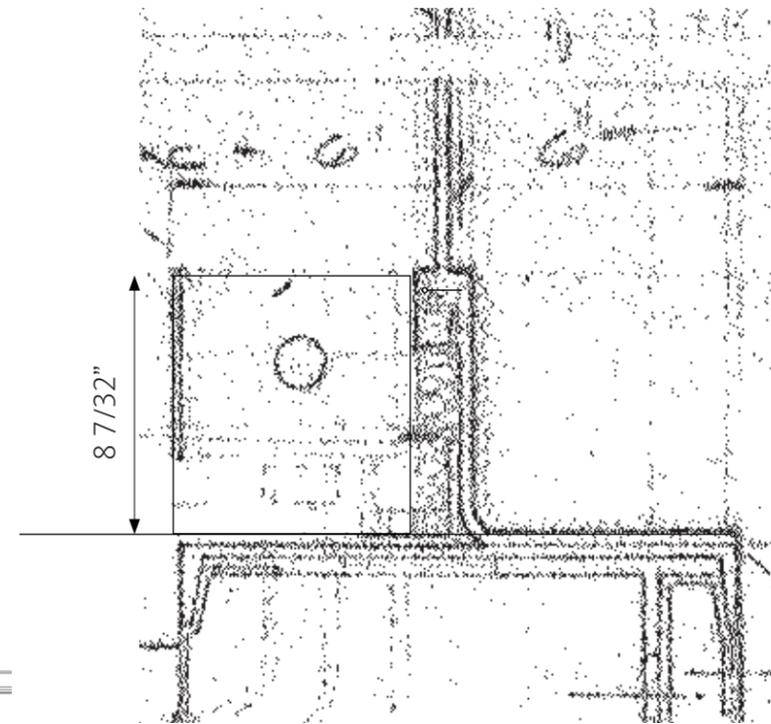
Proposed Window Elevation



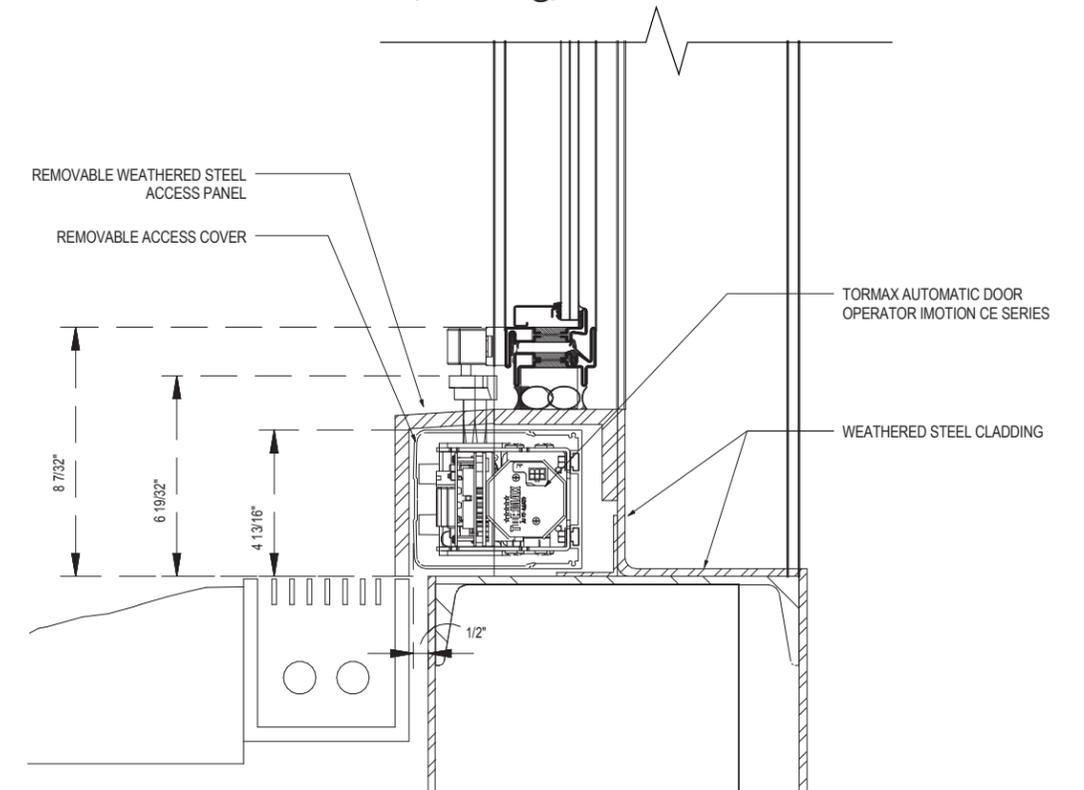
Proposed Loggia Plan



Key Plan



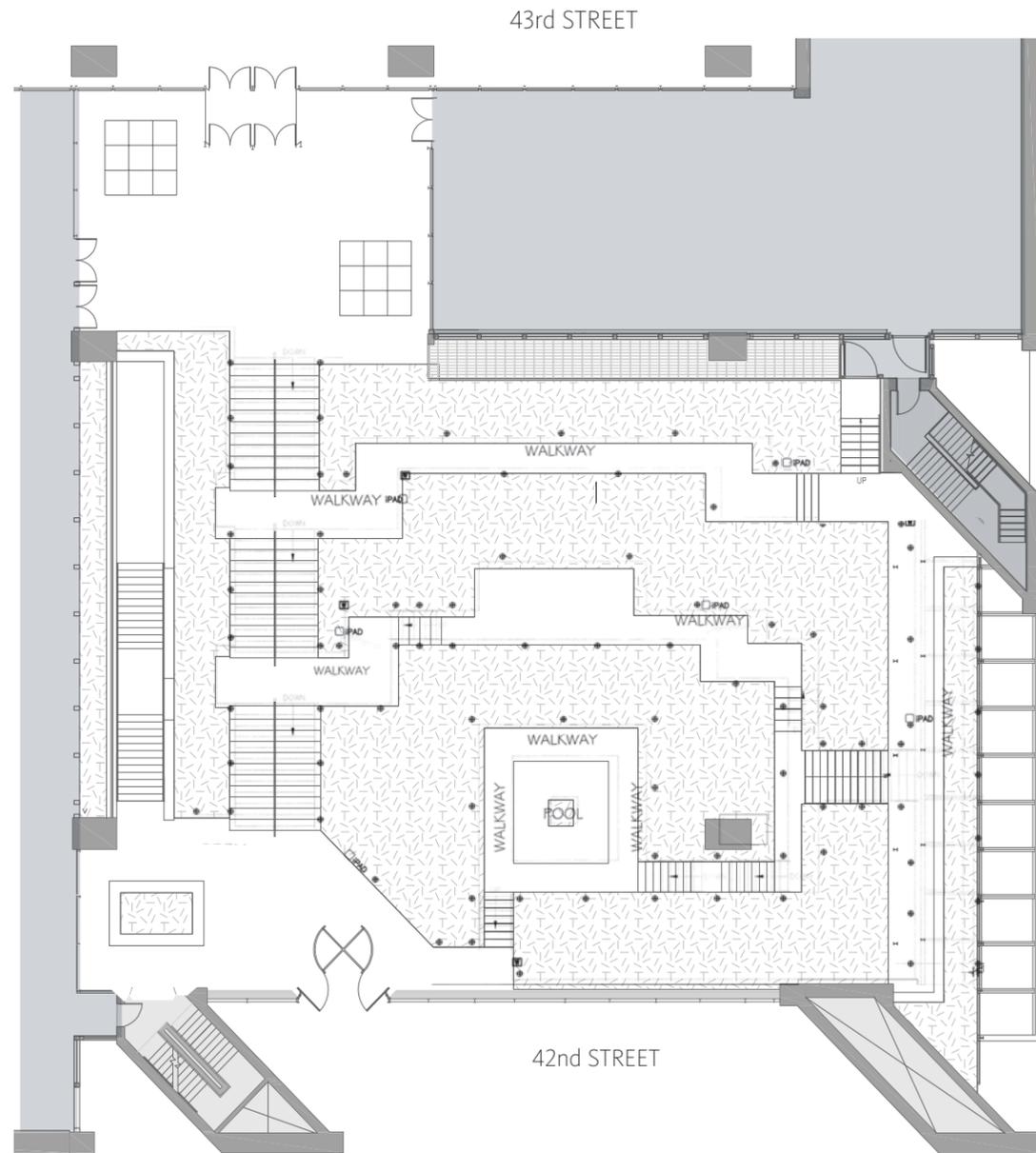
Detail at window base (Existing)



Detail at window base (Proposed)

# GARDEN HARDSCAPE | PLANS

## EXISTING

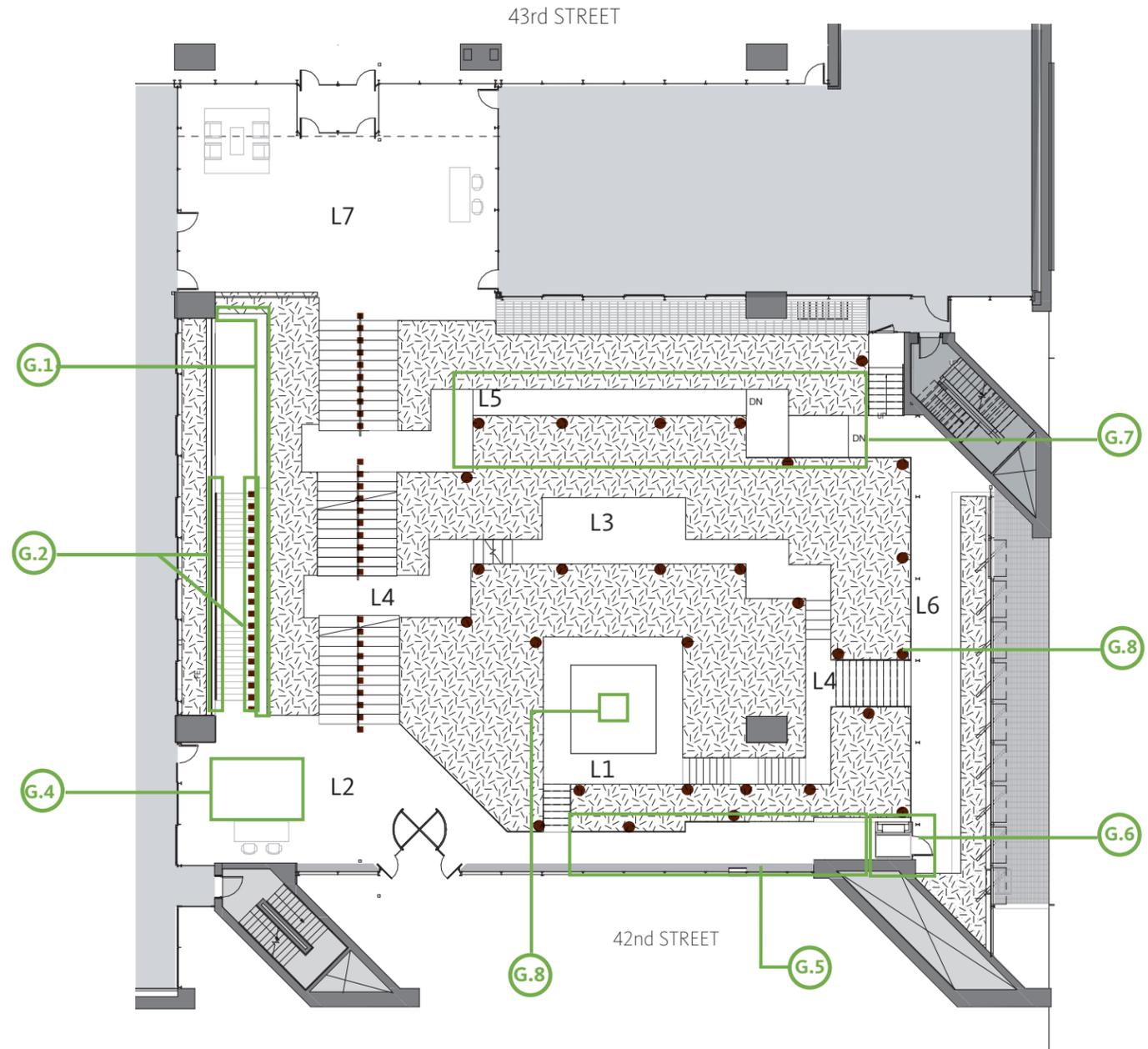


AREA NOT INCLUDED IN LANDMARKS DESIGNATION

### CODE UPGRADES

- G.1 Install new guardrails at planter adjacent to stair
- G.2 Install new handrail extensions to comply with code at grand stair
- G.3 Upgrade garden path lighting (Typ. locations shown ● ●●●●●)

## PROPOSED



### ACCESSIBILITY UPGRADES

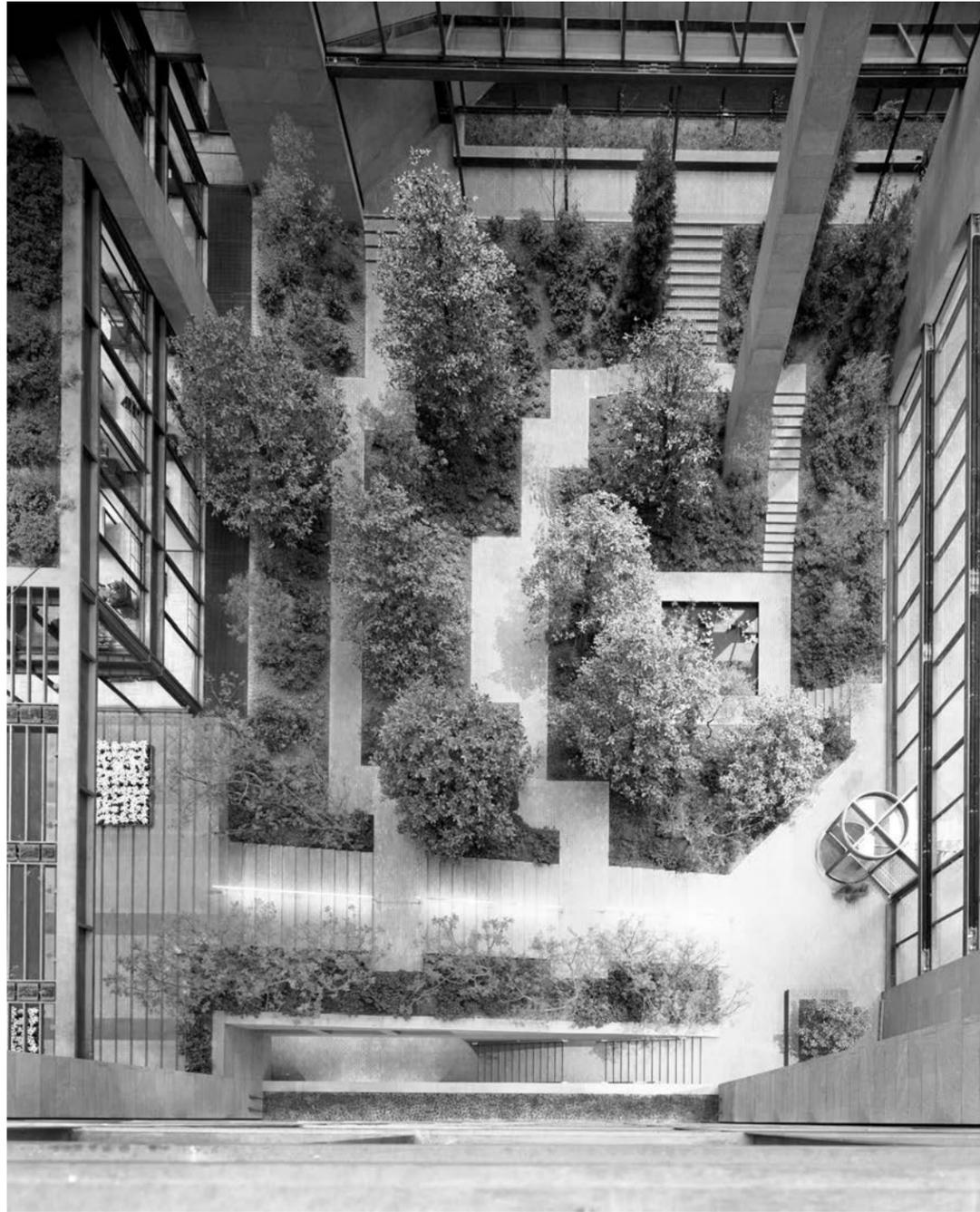
- G.4 Remove existing planter at 42nd St lobby
- G.5 New 5'-0" brick paver walkway & accessible lift
- G.6 New accessible lift
- G.7 Rebuilt 3'-10" brick accessible sloped walkway

### OTHER

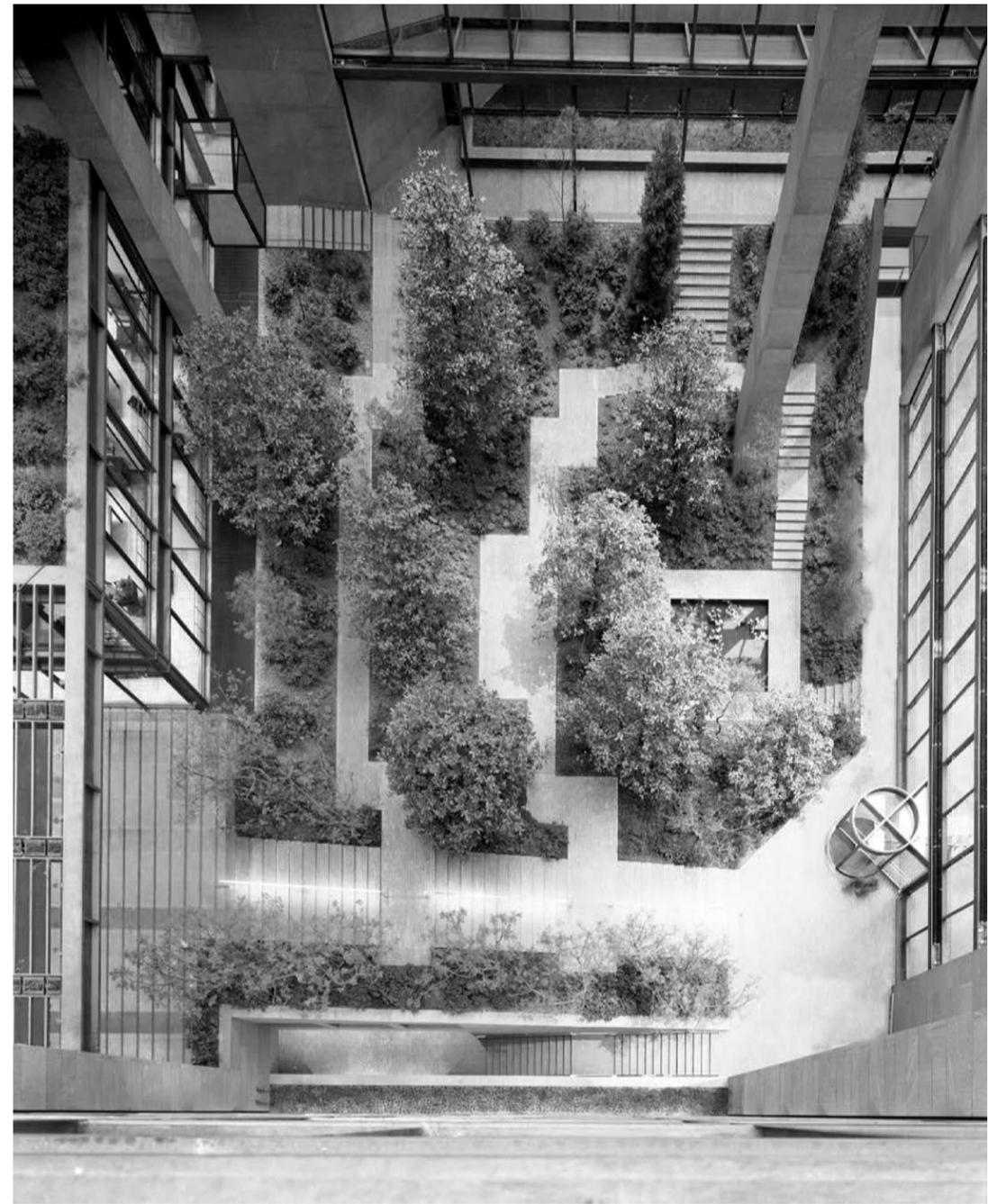
- G.8 Removal of planter at new infinity edge water feature

# GARDEN HARDSCAPE | OVERVIEW

ORIGINAL CONDITION (1967)

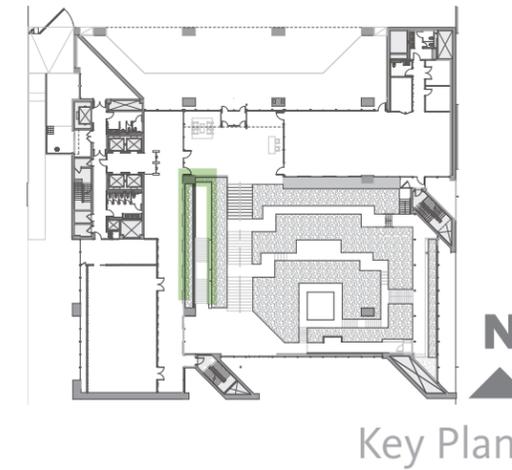


PROPOSED CONDITION (2018)



# GARDEN HARDSCAPE | G.1 | GRAND STAIR - GUARDRAILS

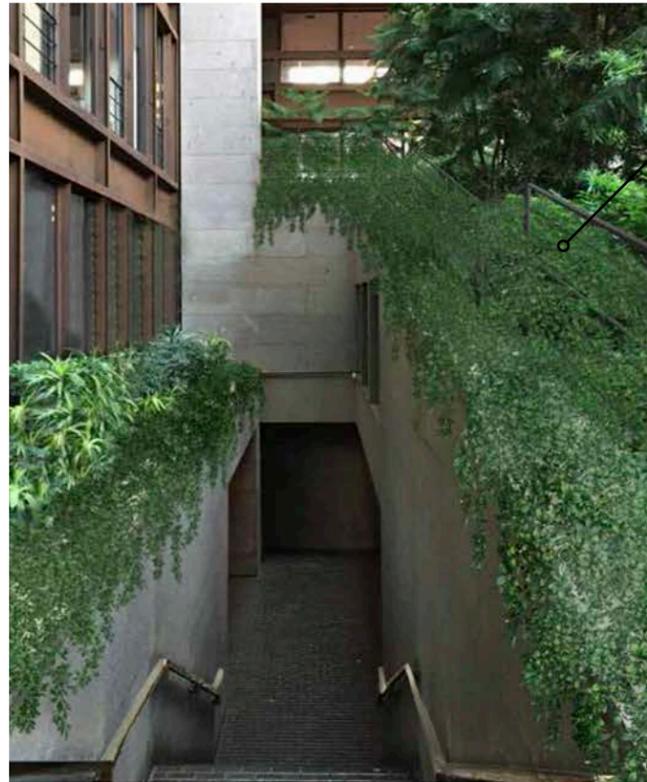
Install new guardrails at planter adjacent to stair at code compliant height and with mesh infill as base for climbing vegetation | Patch granite holes



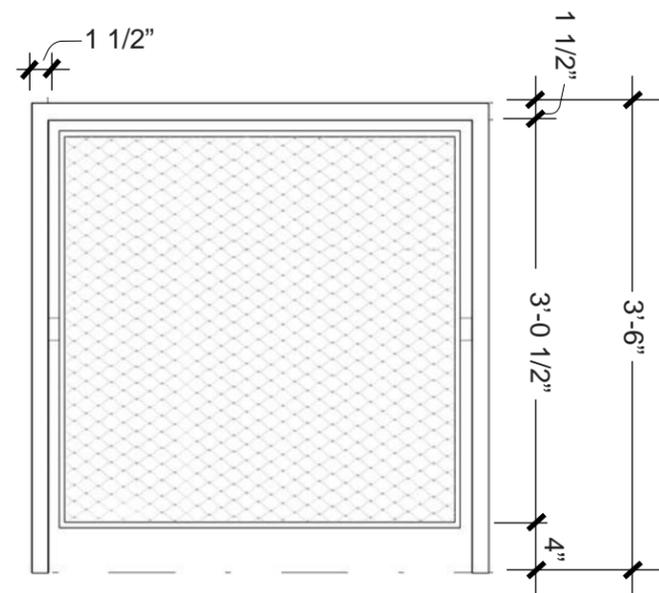
Existing Condition



Proposed Condition



Proposed guardrails to sit 1" in-board of concrete curb. Patch granite holes.

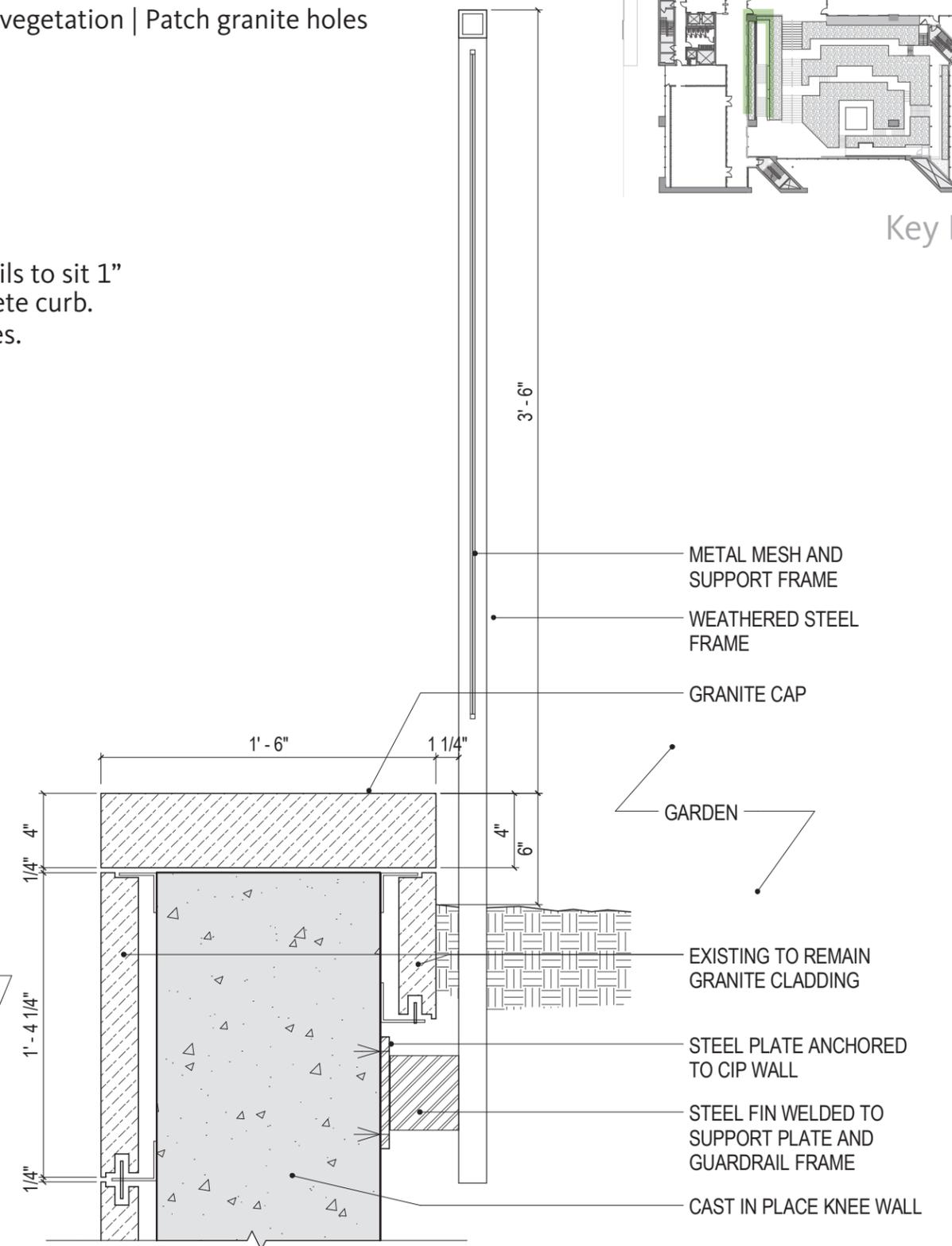


Elevation



View

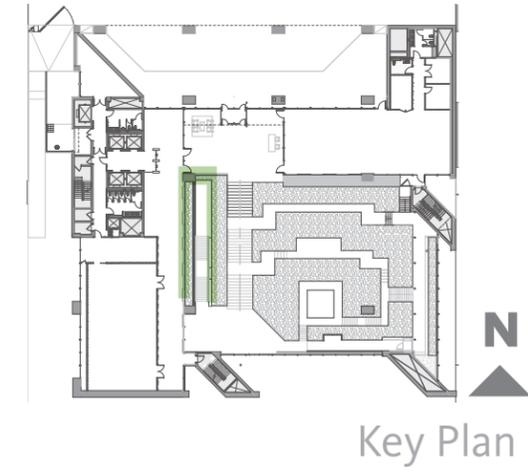
OPEN TO WAITING AREA BELOW



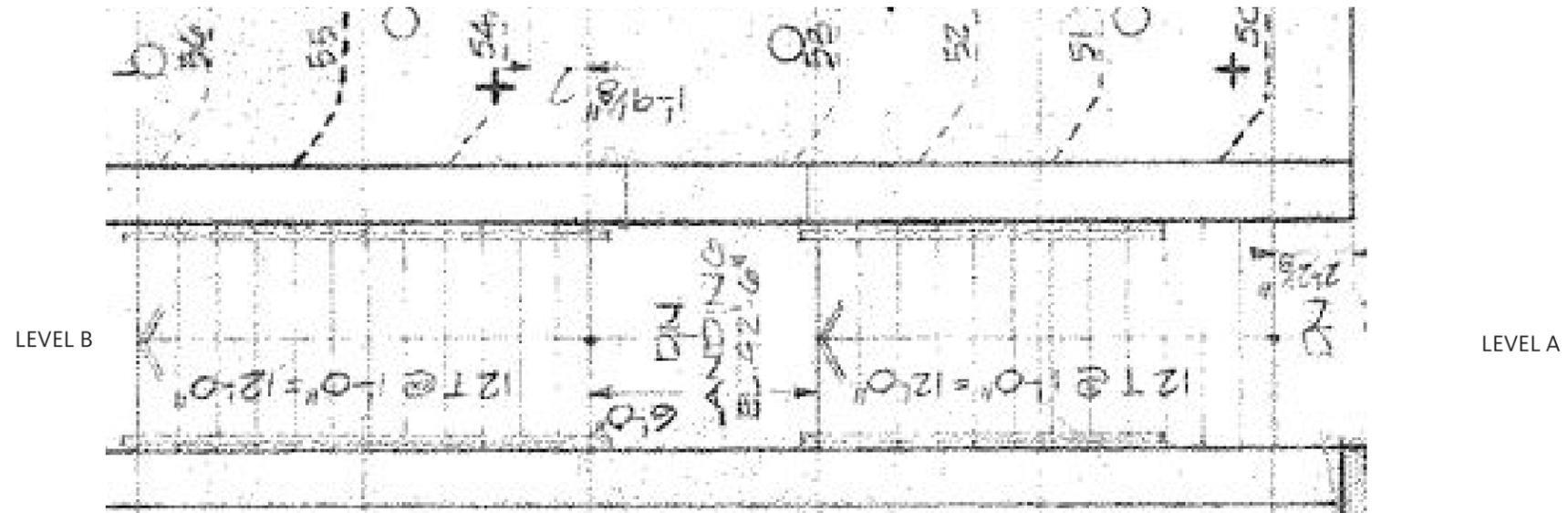
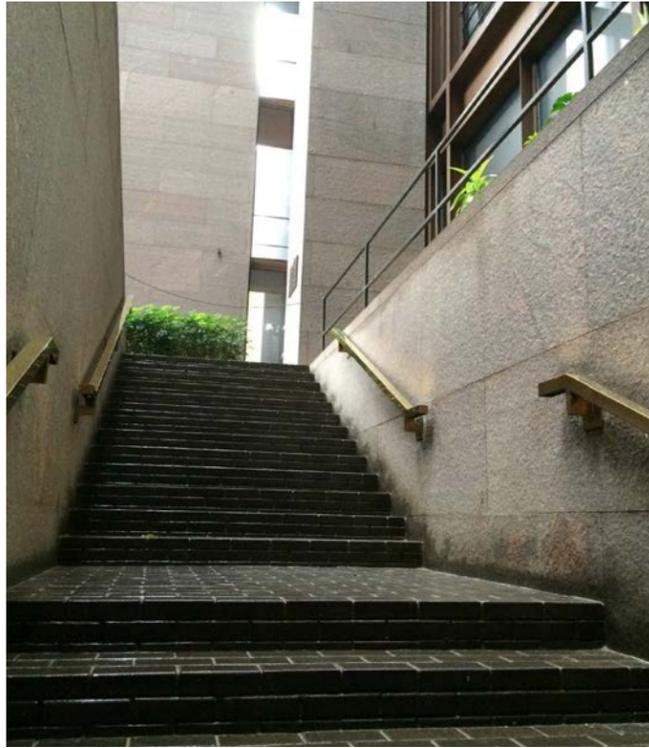
Section detail

# GARDEN HARDSCAPE | G.2 | GRAND STAIR - HANDRAILS

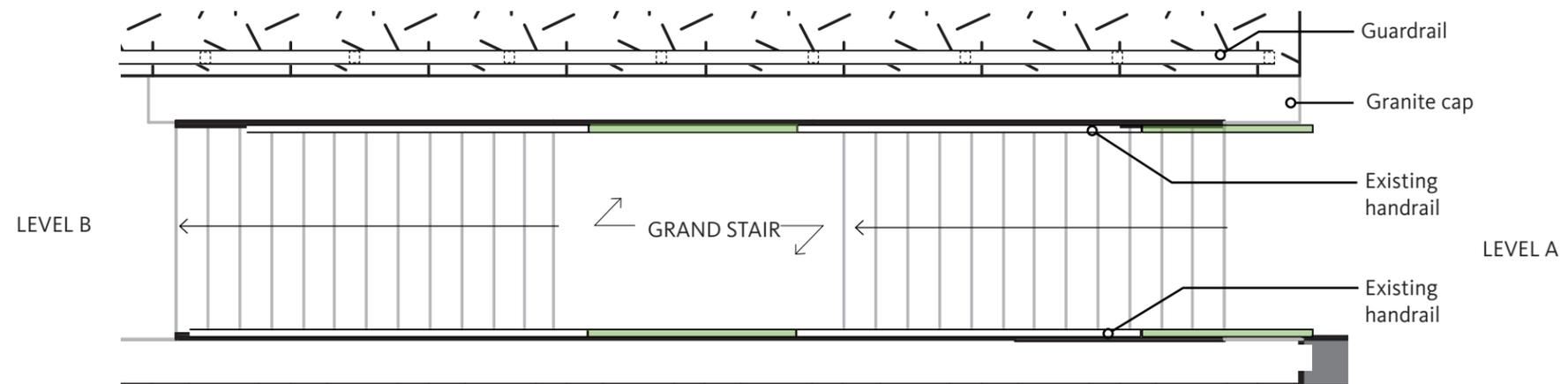
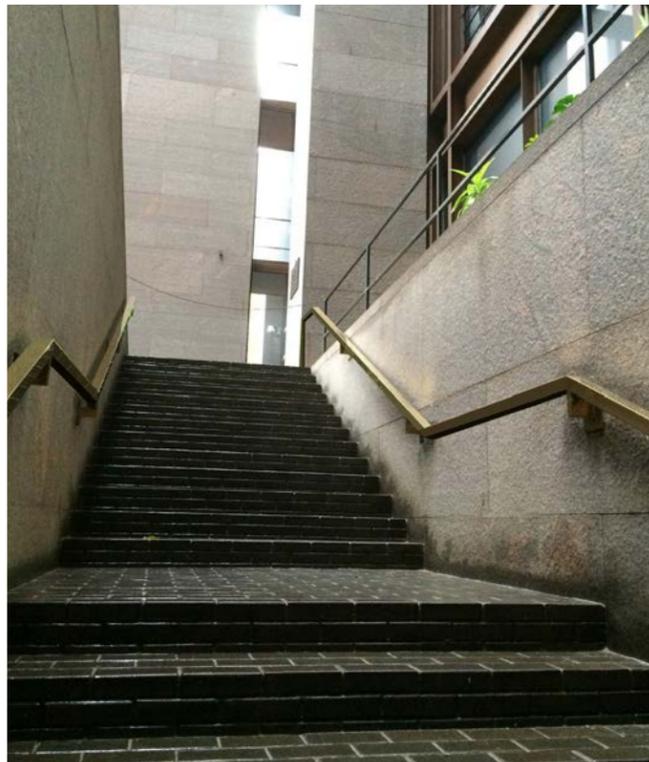
Install new handrail extensions & make continuous to comply with code at grand stair



## Existing Condition



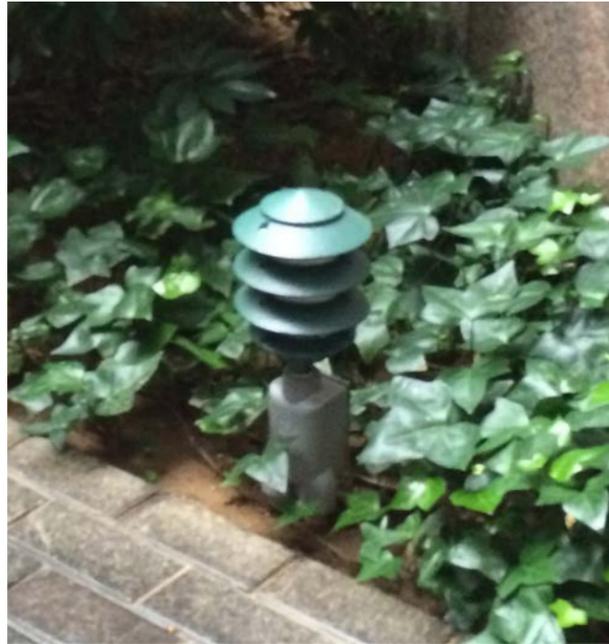
## Proposed Condition



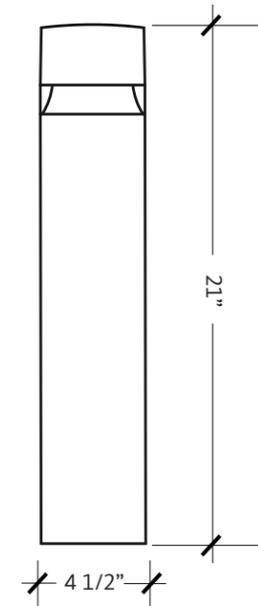
# LIGHTING G.3 | GARDEN PATHWAYS- NEW LIGHTING

Upgrade garden path lighting | Refurbish existing original handrail lighting at stair

Existing path lighting in garden (90 lights)



Proposed path lighting in garden (28 lights)



ERCO Castor Bollard Luminaire  
Floor Washlight  
Dark Bronze Finish

Garden lighting- Day



Garden lighting- Evening



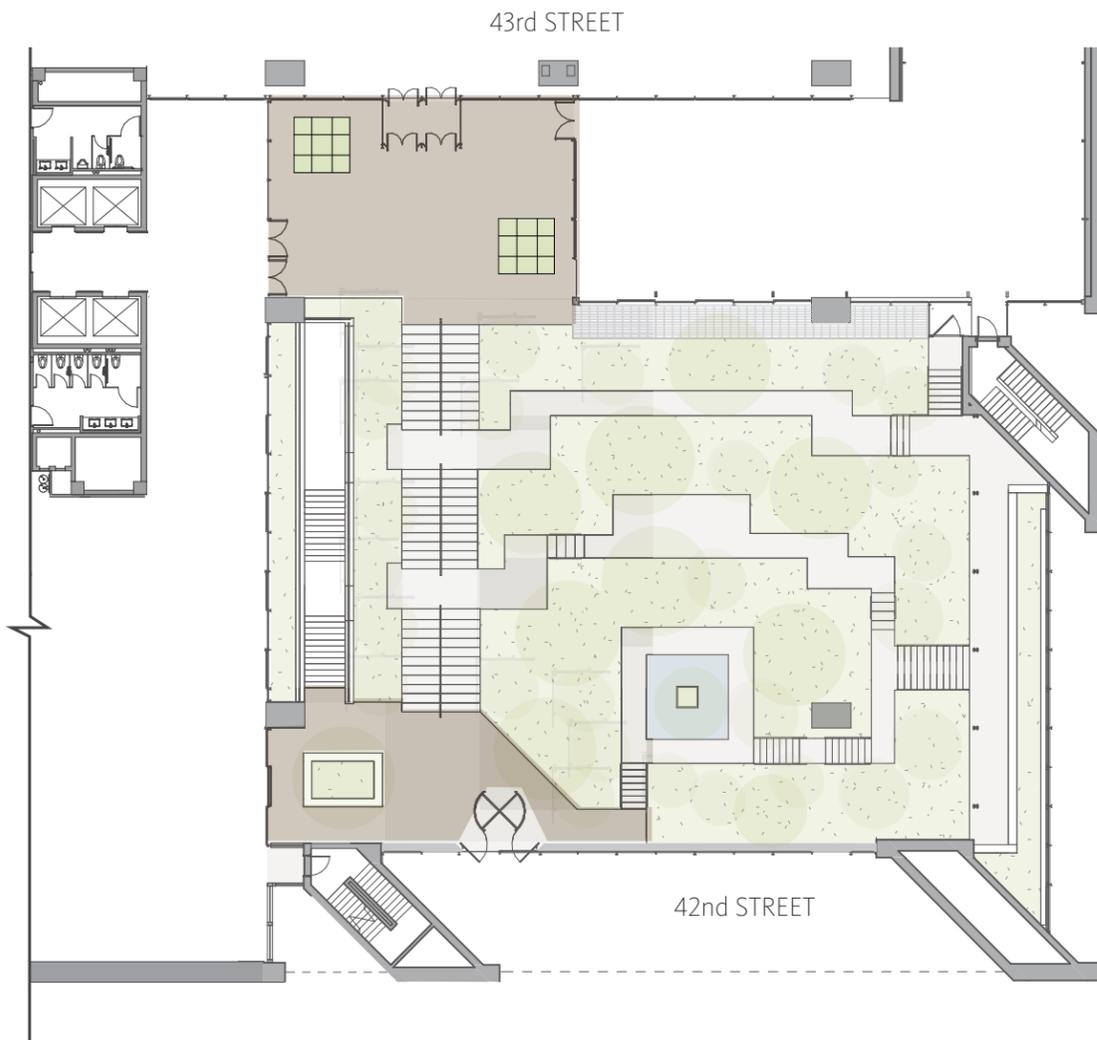
Garden lighting- After Hours



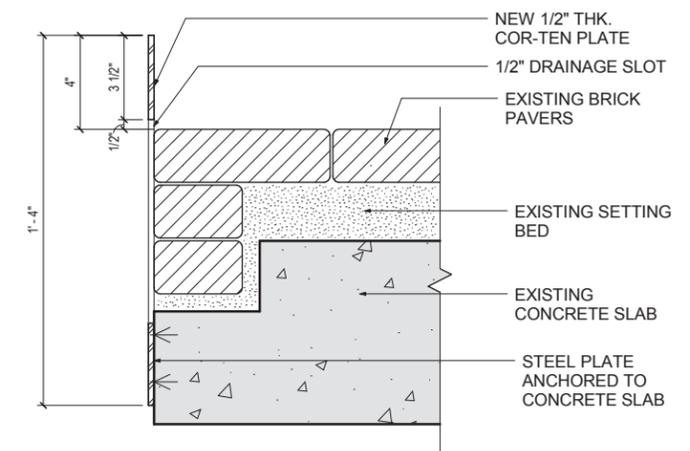
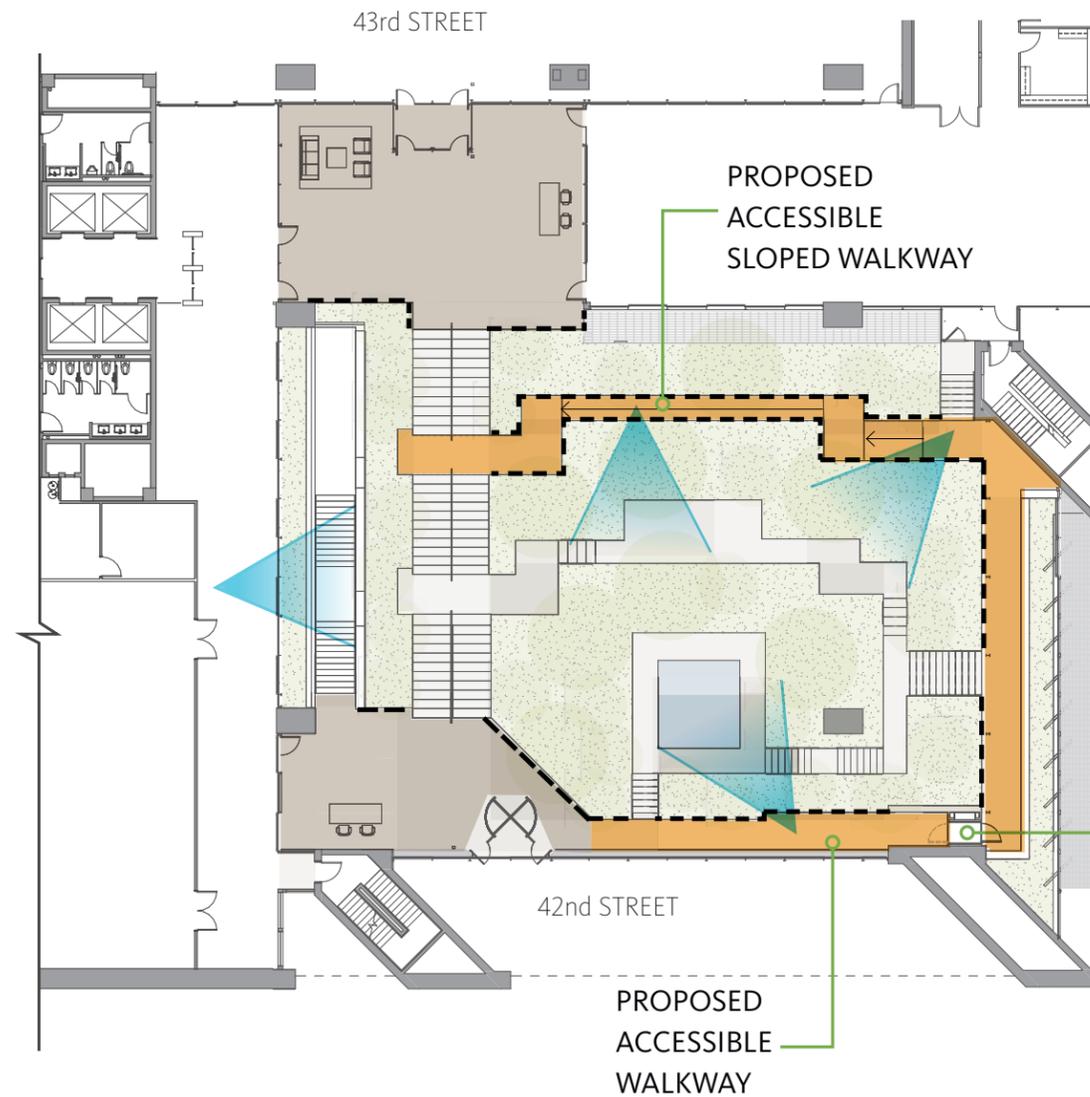
**Note:** For typical garden path lighting locations, refer to Garden Plan

# GARDEN HARDSCAPE | ACCESSIBILITY

## EXISTING



## PROPOSED

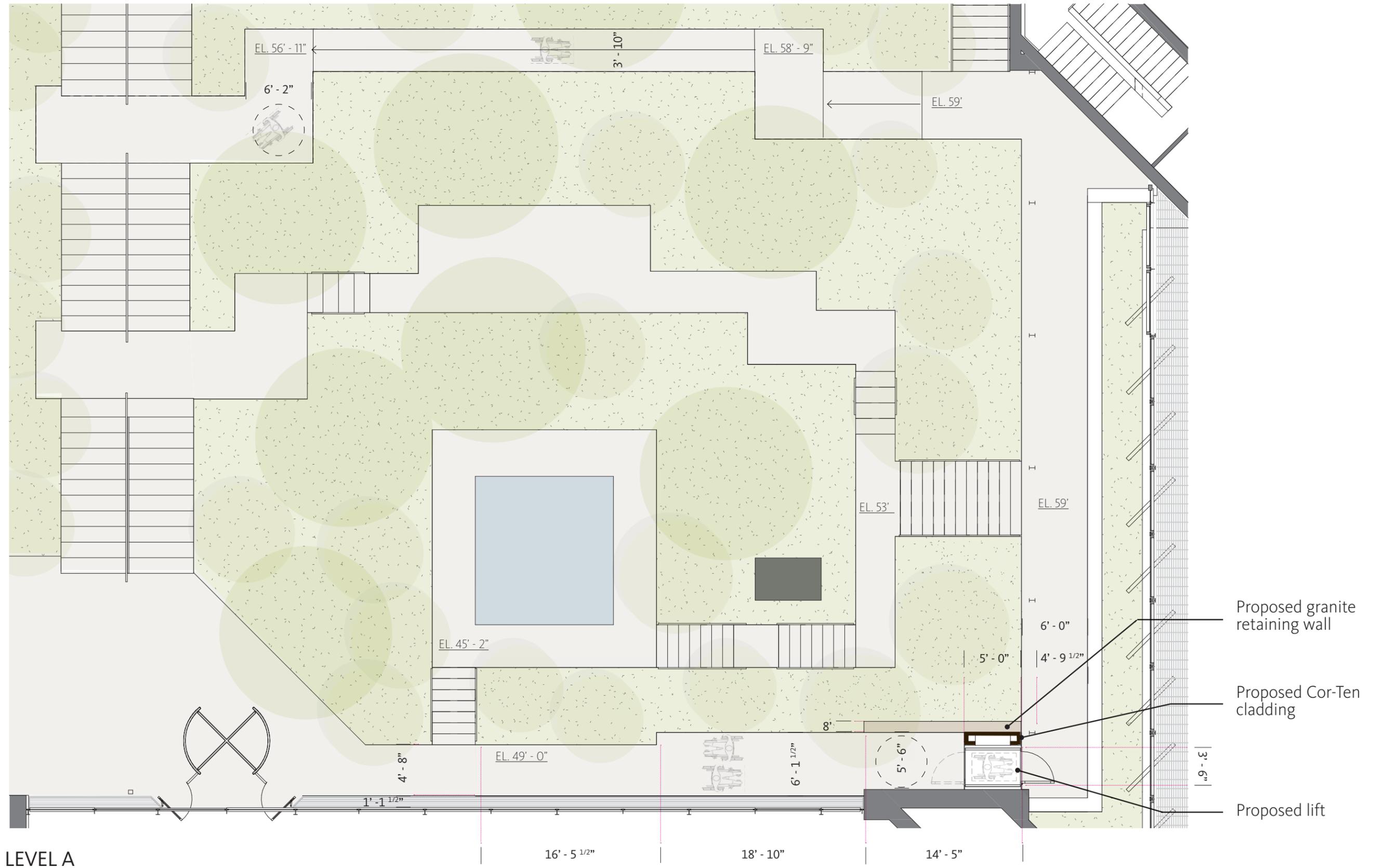


Detail-  
Proposed Cor-Ten wheel stop

- Existing accessible lobbies: 1,907 SF
- Existing accessible garden pathway: 0 SF
- Existing accessible levels in garden: 1 of 6 = 17%

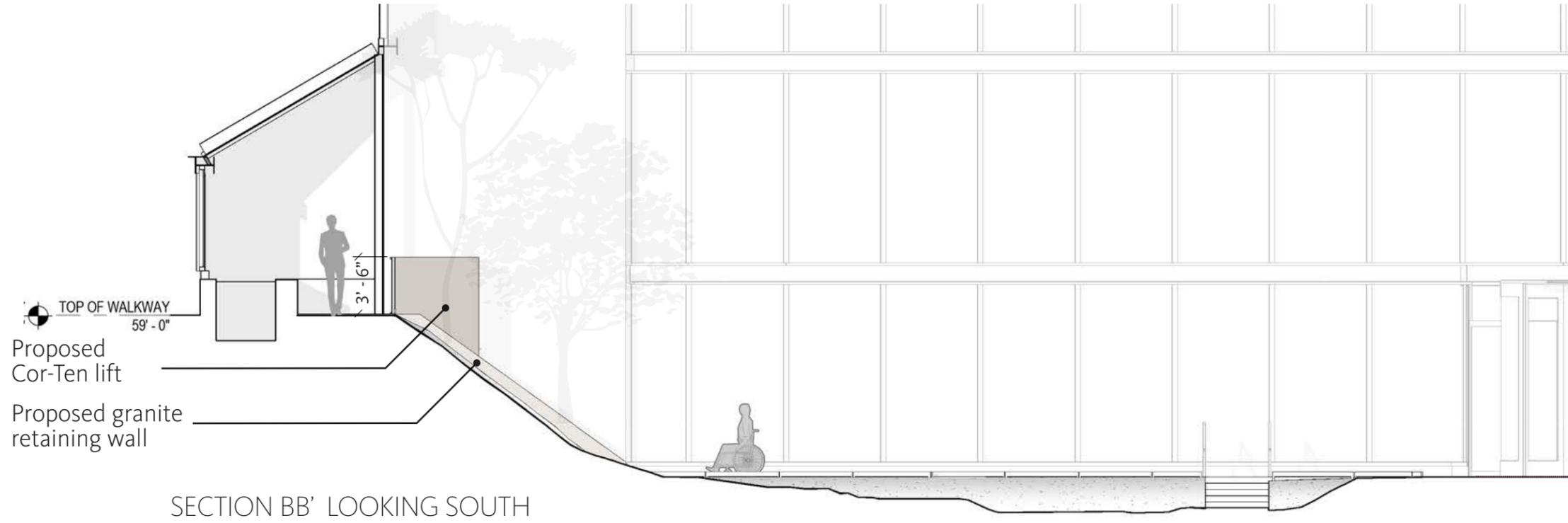
- Proposed Cor-Ten wheel stop location
- Proposed accessible lobbies: 2,170 SF (12% INCREASE)
- Proposed accessible garden pathway: 1,236 SF (58% INCREASE)
- Proposed accessible levels in garden: 3 of 6 = 50%

# GARDEN HARDSCAPE | G.5, G.6, G.7 | NEW WALKWAY, LIFT

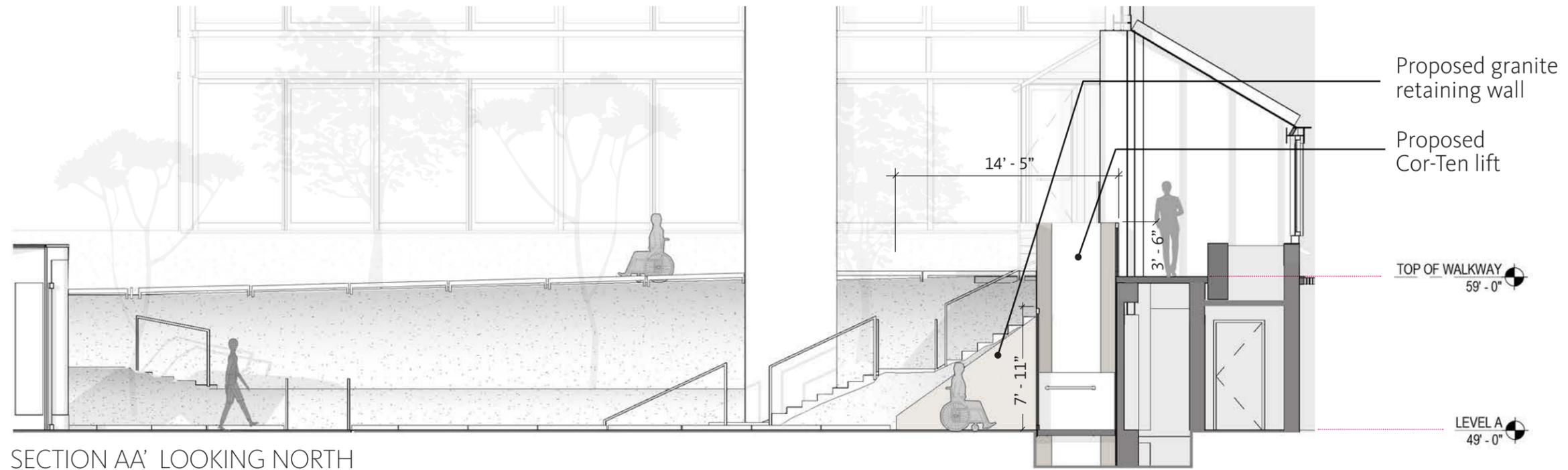
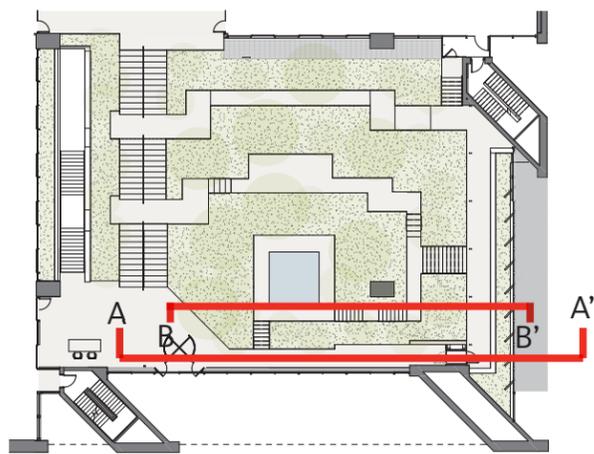


LEVEL A

# GARDEN HARDSCAPE | G.5, G.6, G.7 | NEW WALKWAY, LIFT, SLOPE



Proposed granite retaining wall

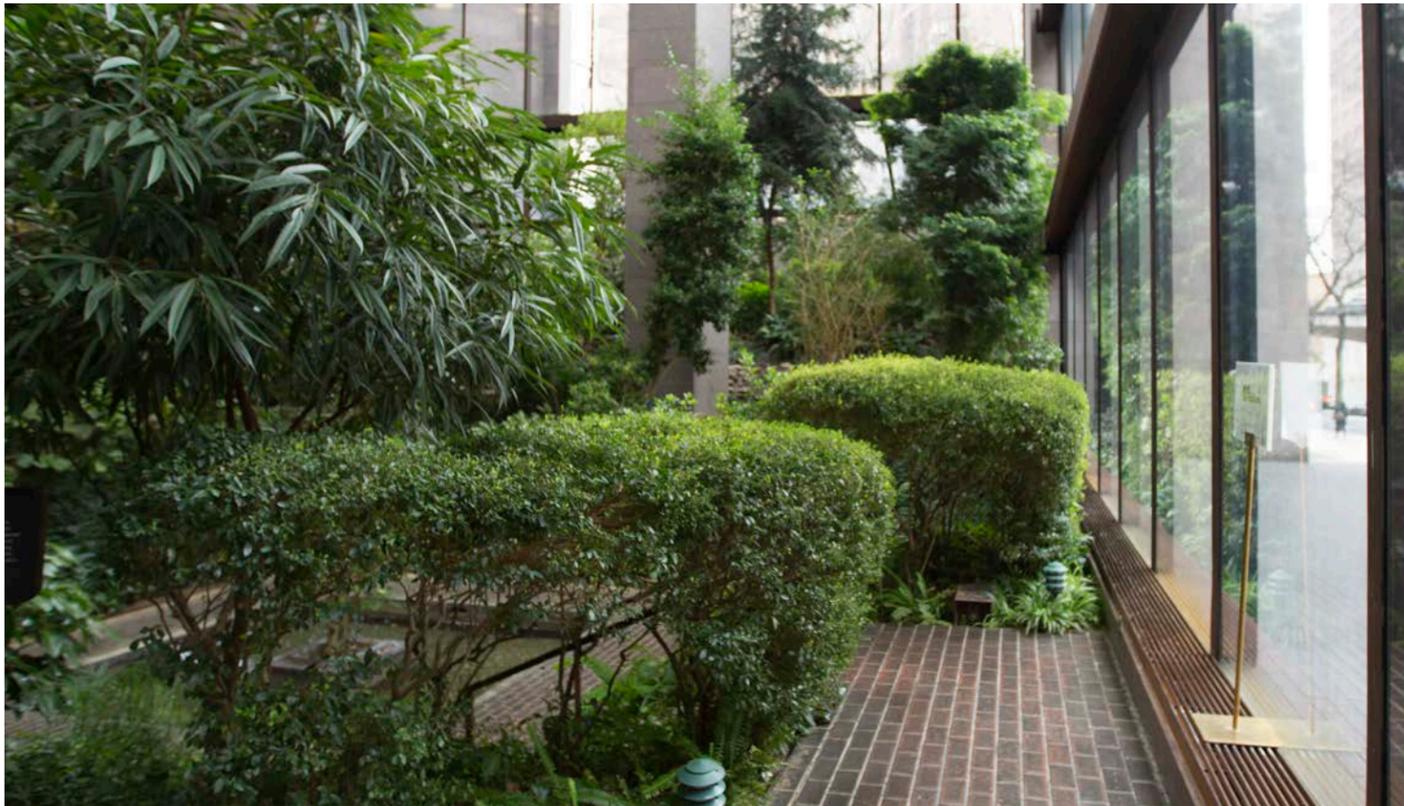


# GARDEN HARDSCAPE | G.5, G.6 | NEW WALKWAY & LIFT

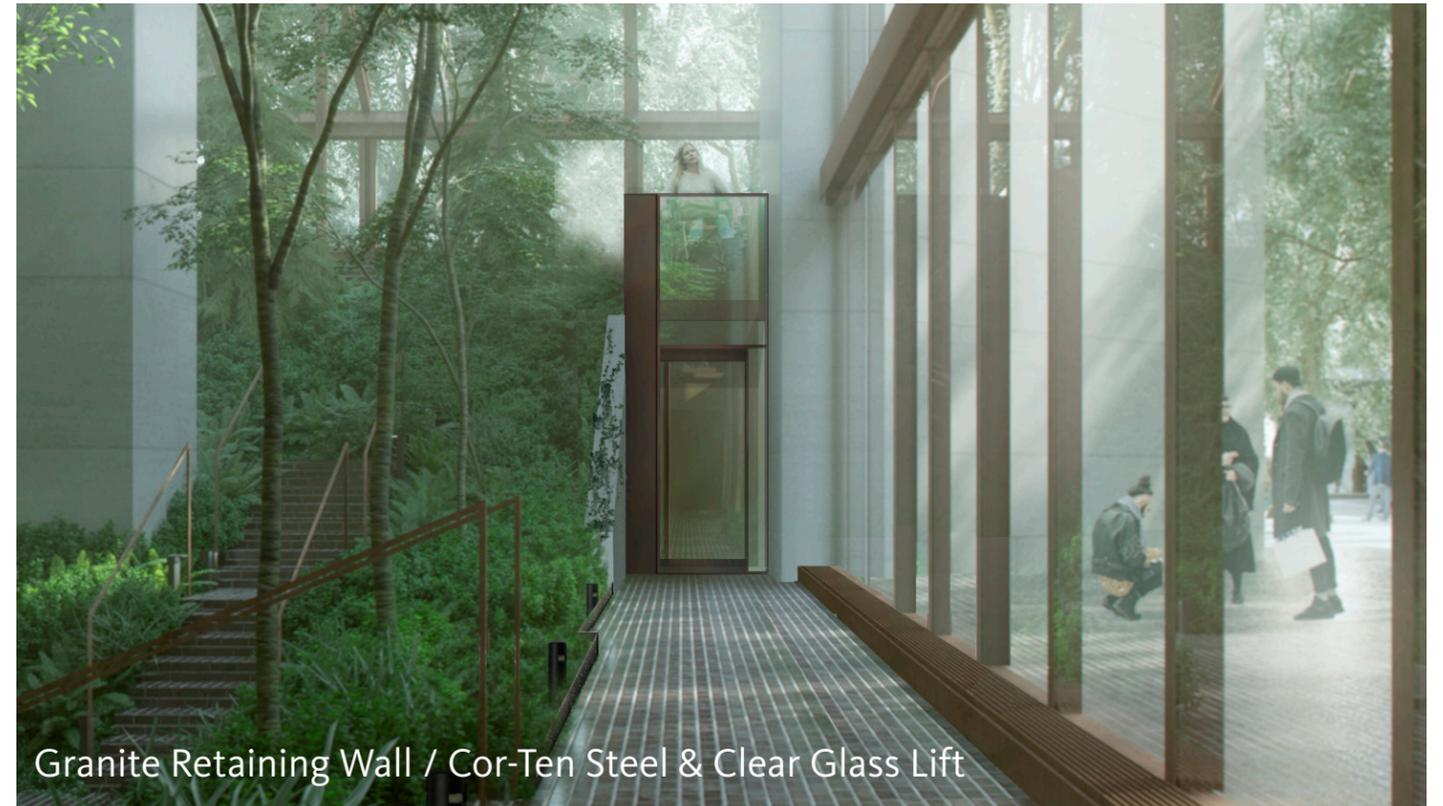
New wheelchair lift | New granite clad sloped retaining wall | Clear glass lift with Cor-Ten steel frame and mast | Cor-Ten steel wheelstops at walkways

- Minimal new materials added to garden
- Wall creates growing medium for creeping vines

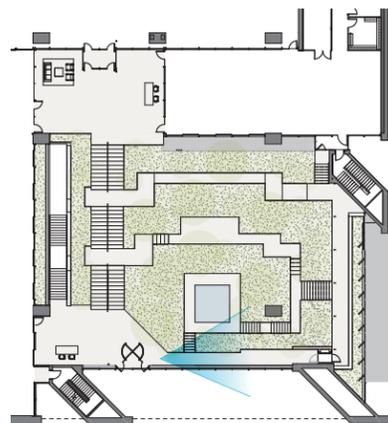
Existing Condition



Proposed Condition



Granite Retaining Wall / Cor-Ten Steel & Clear Glass Lift

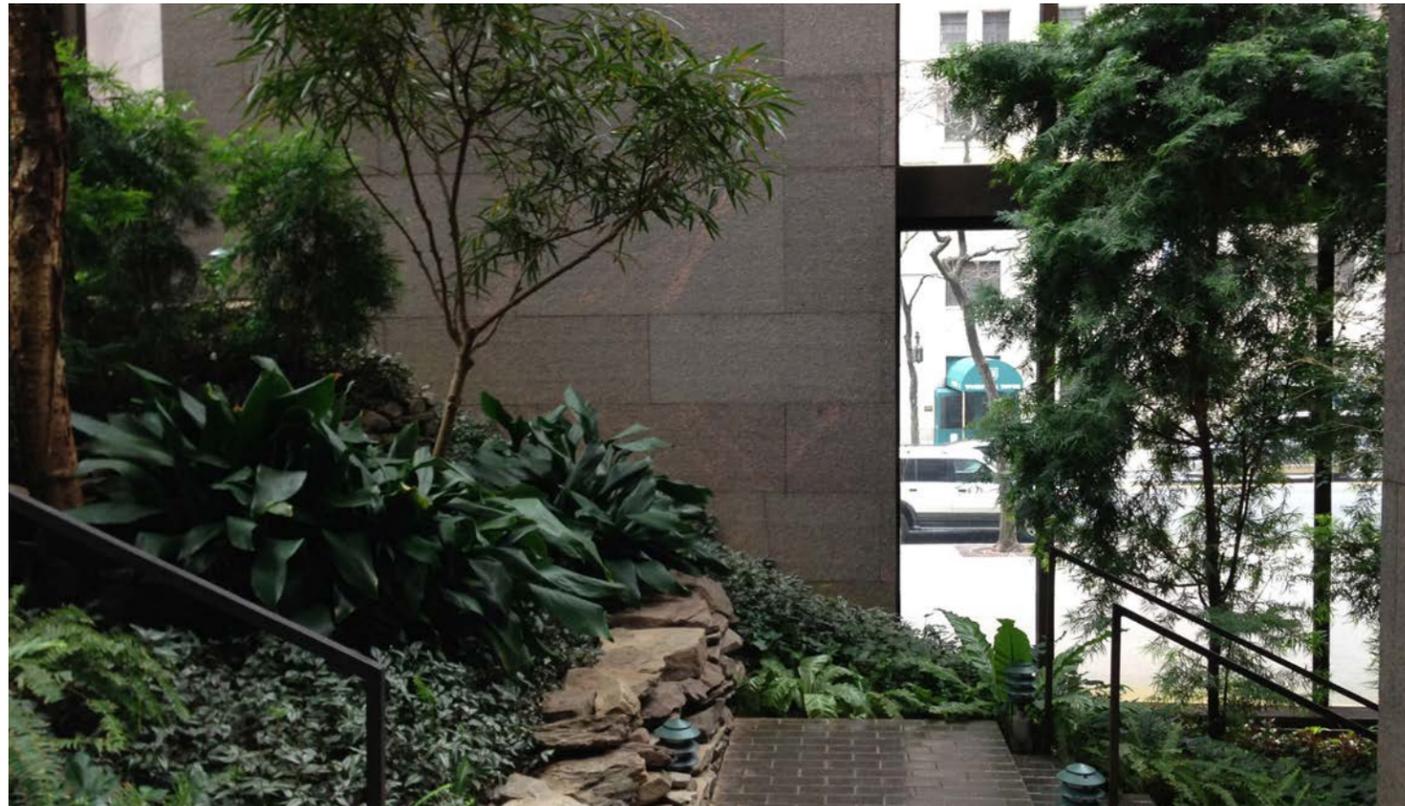


# GARDEN HARDSCAPE | G.6 | NEW LIFT

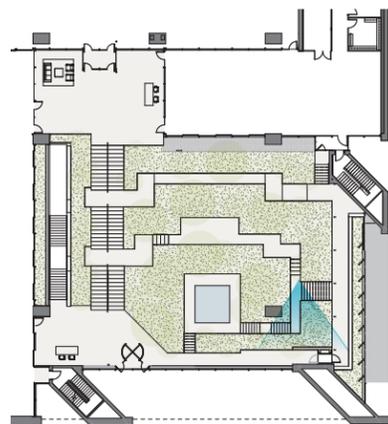
New wheelchair lift | New granite clad sloped retaining wall | Clear glass lift with Cor-Ten steel frame and mast

- Minimal new materials added to garden
- Wall creates growing medium for creeping vines

Existing Condition



Proposed Condition

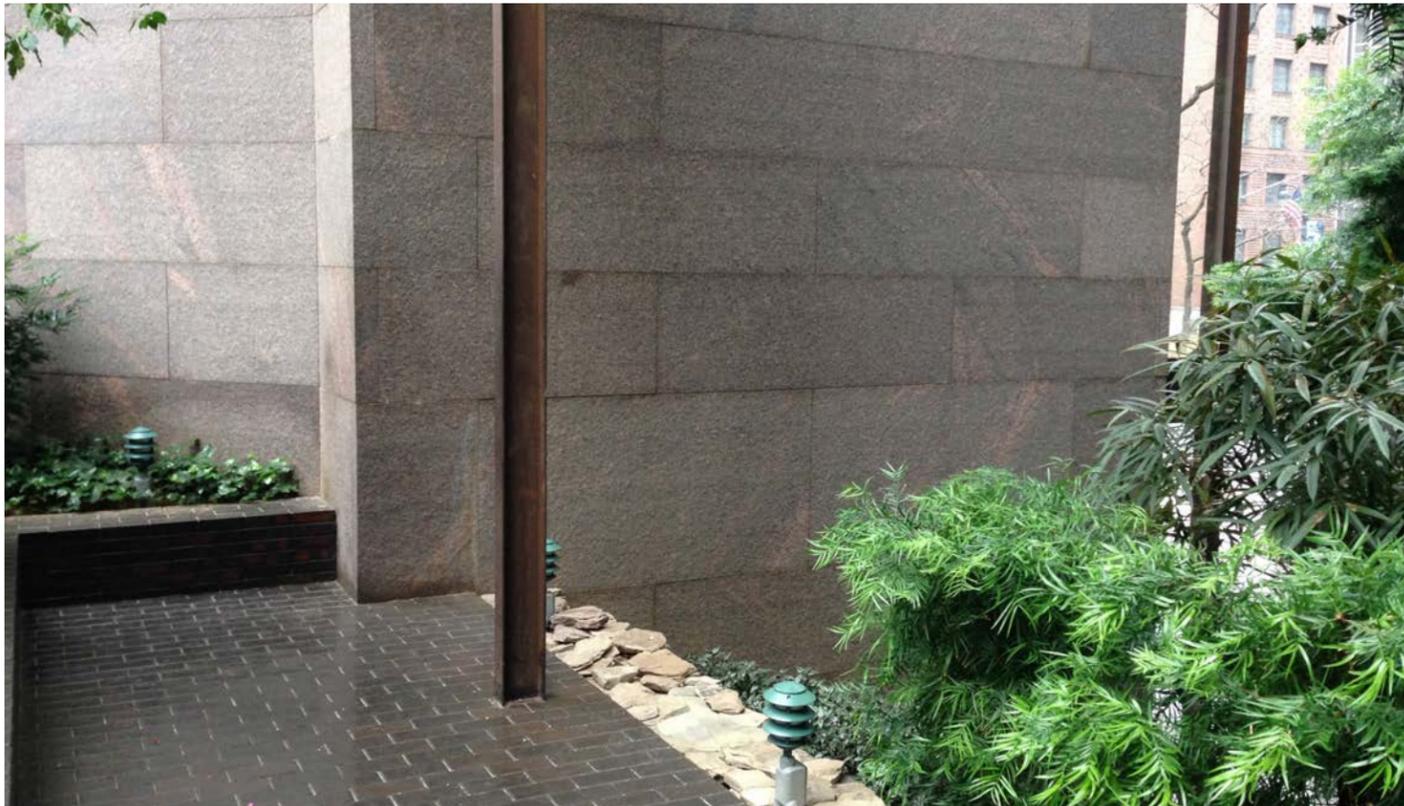


# GARDEN HARDSCAPE | G.5, G.6 | NEW WALKWAY & LIFT

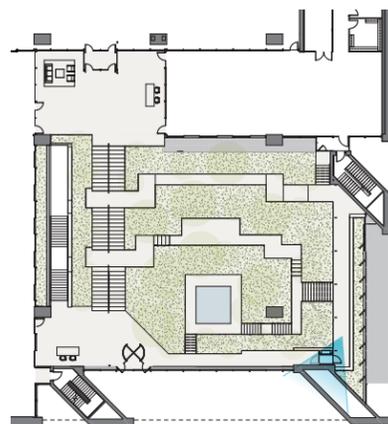
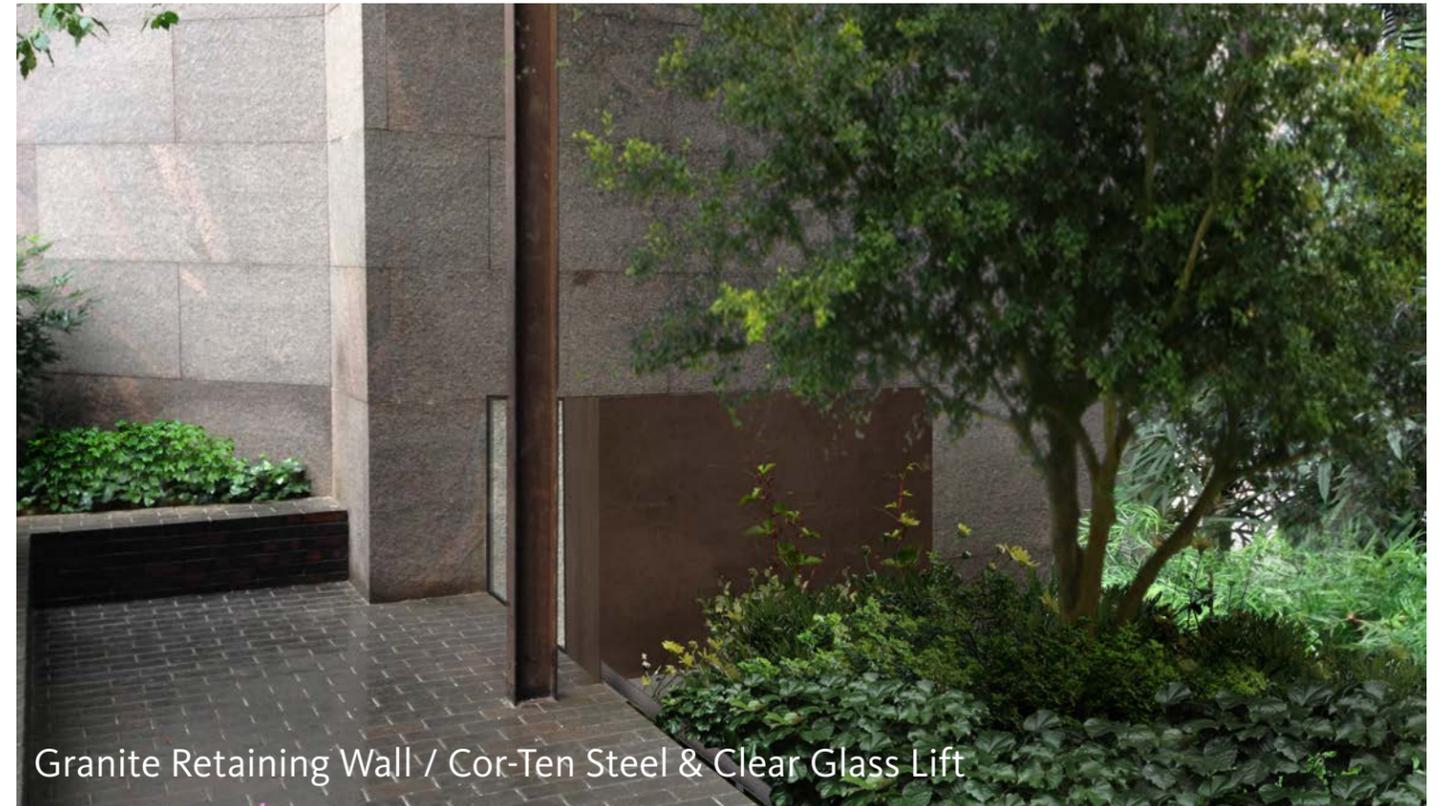
New wheelchair lift | New granite clad sloped retaining wall | Clear glass lift with Cor-Ten steel frame and mast | Cor-Ten steel wheelstops at walkways

- Minimal new materials added to garden
- Wall creates growing medium for creeping vines

Existing Condition

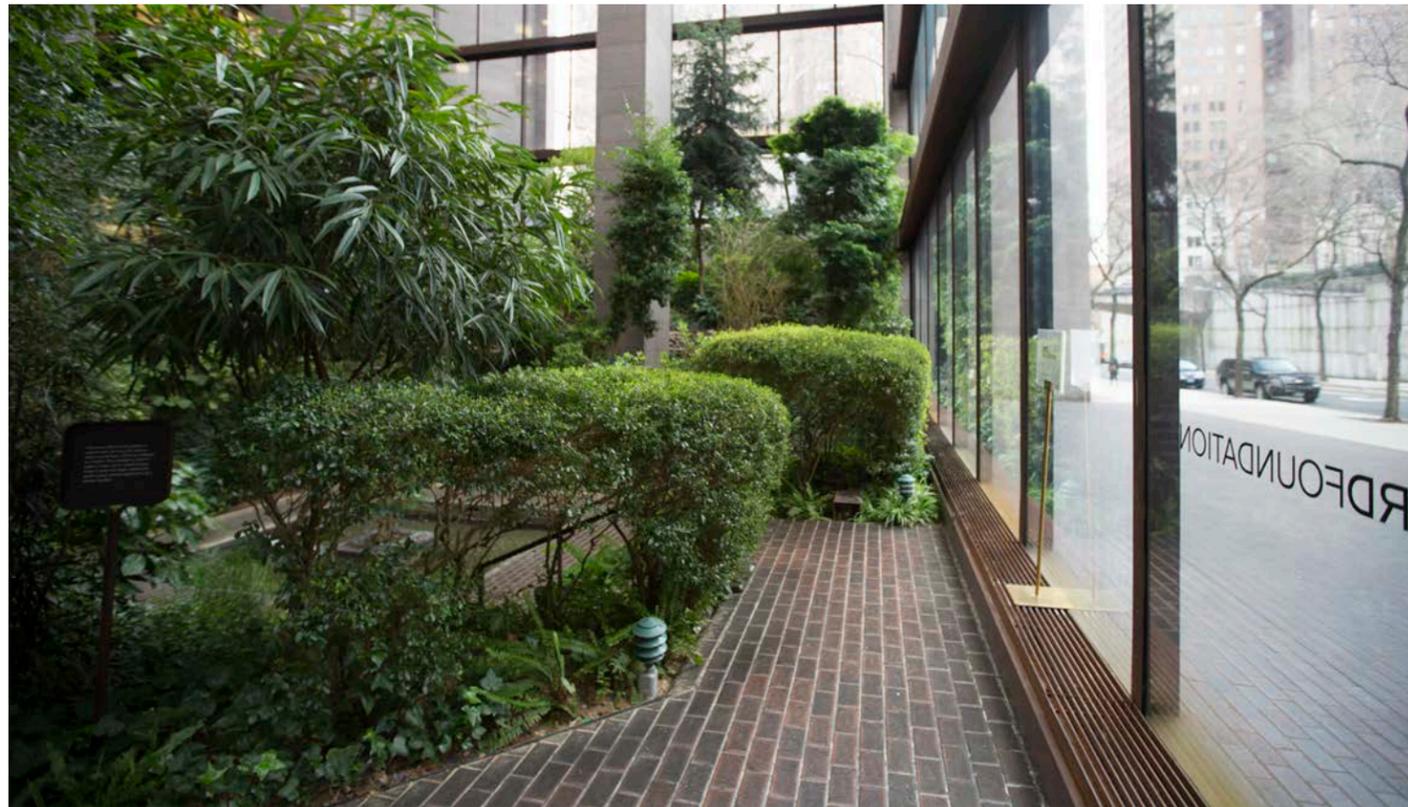


Proposed Condition

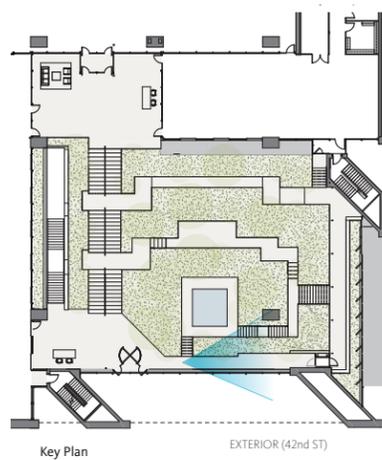


# GARDEN HARDSCAPE | G.5, G.6 | NEW WALKWAY & LIFT

Existing Condition



Proposed Condition



# GARDEN HARDSCAPE | TODAY

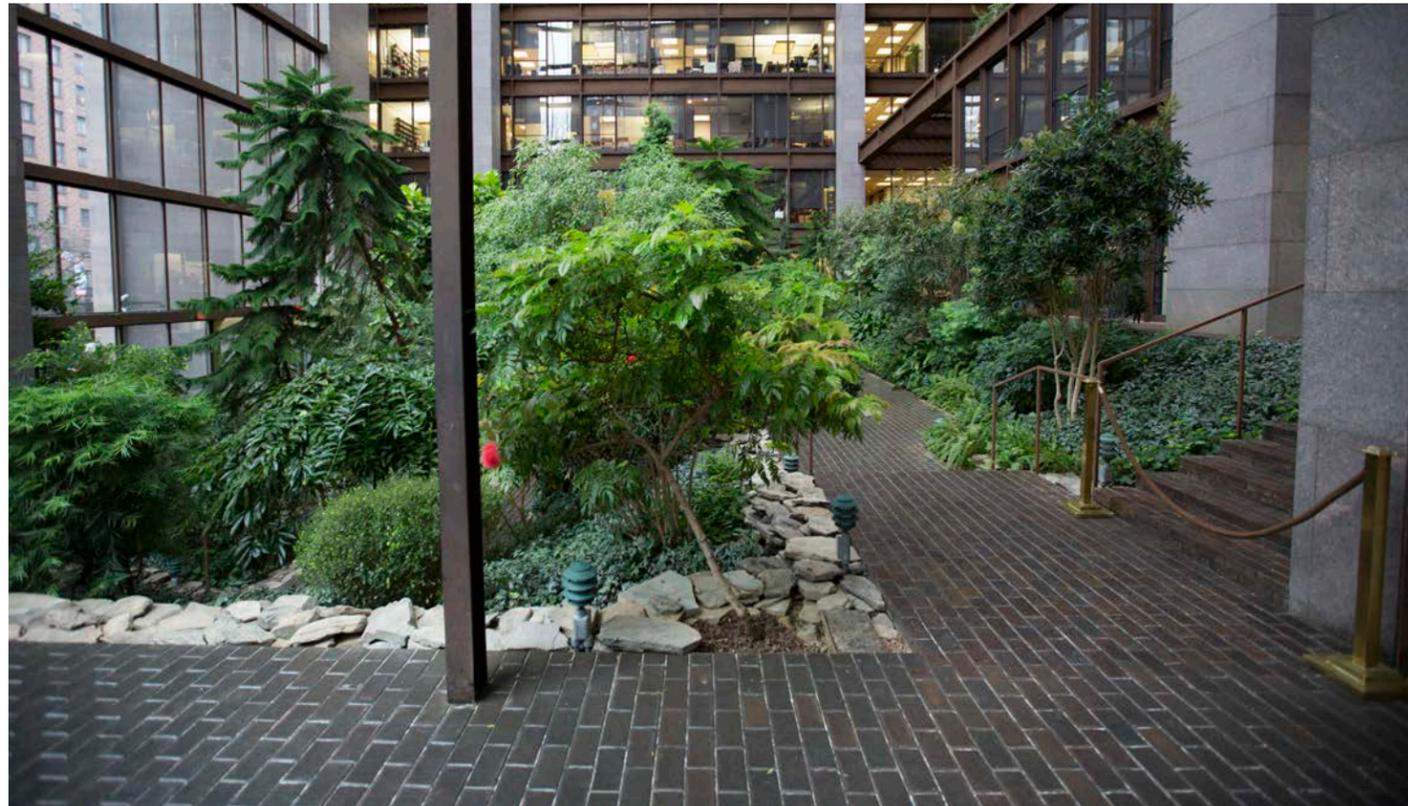


# GARDEN HARDSCAPE | PROPOSED GRANITE WALL/ COR-TEN AND GLASS DOOR AND TRANSOM

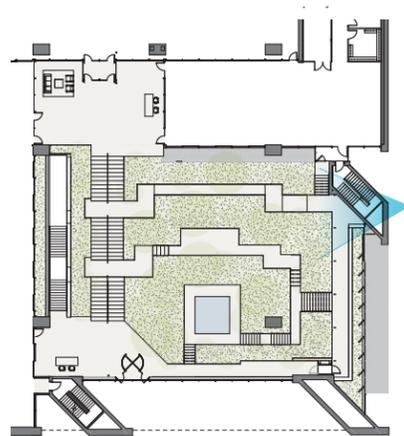
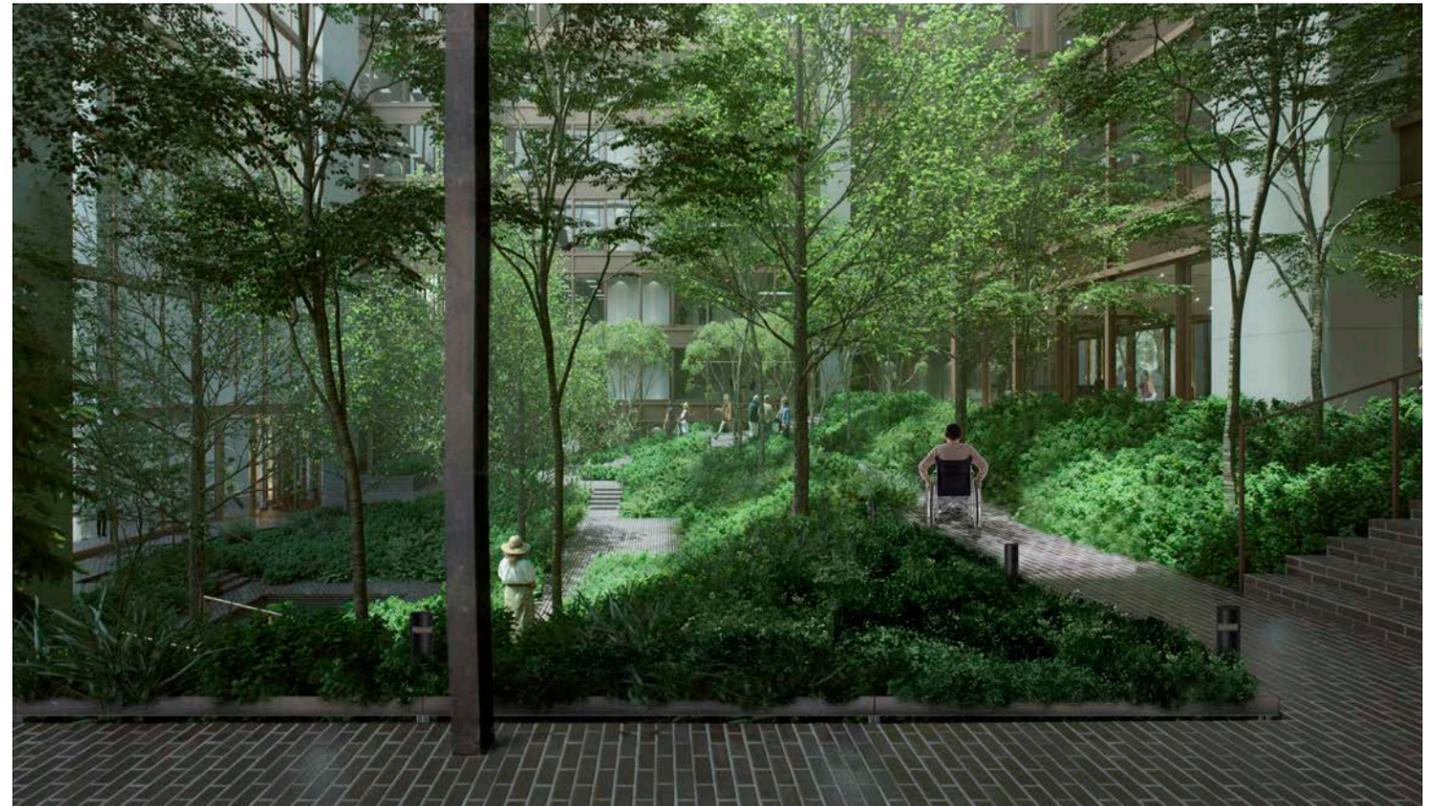


# GARDEN HARDSCAPE | VIEW OF PROPOSED GARDEN

Existing Condition



Proposed Condition



Key Plan

# GARDEN HARDSCAPE | TODAY

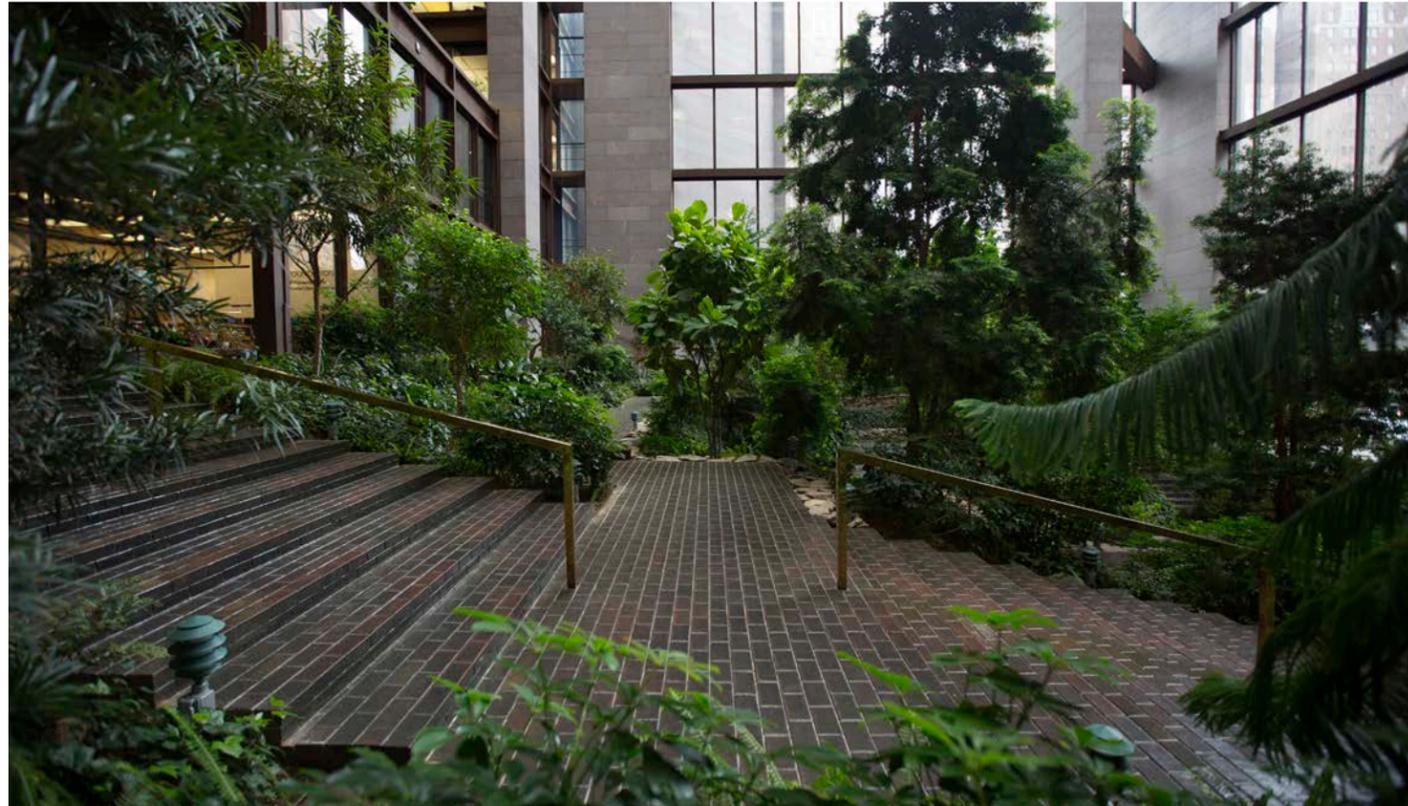


# GARDEN HARDSCAPE | PROPOSED

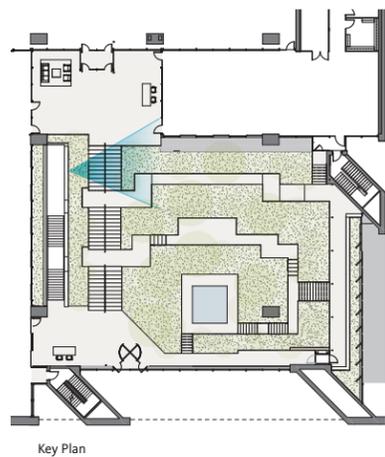
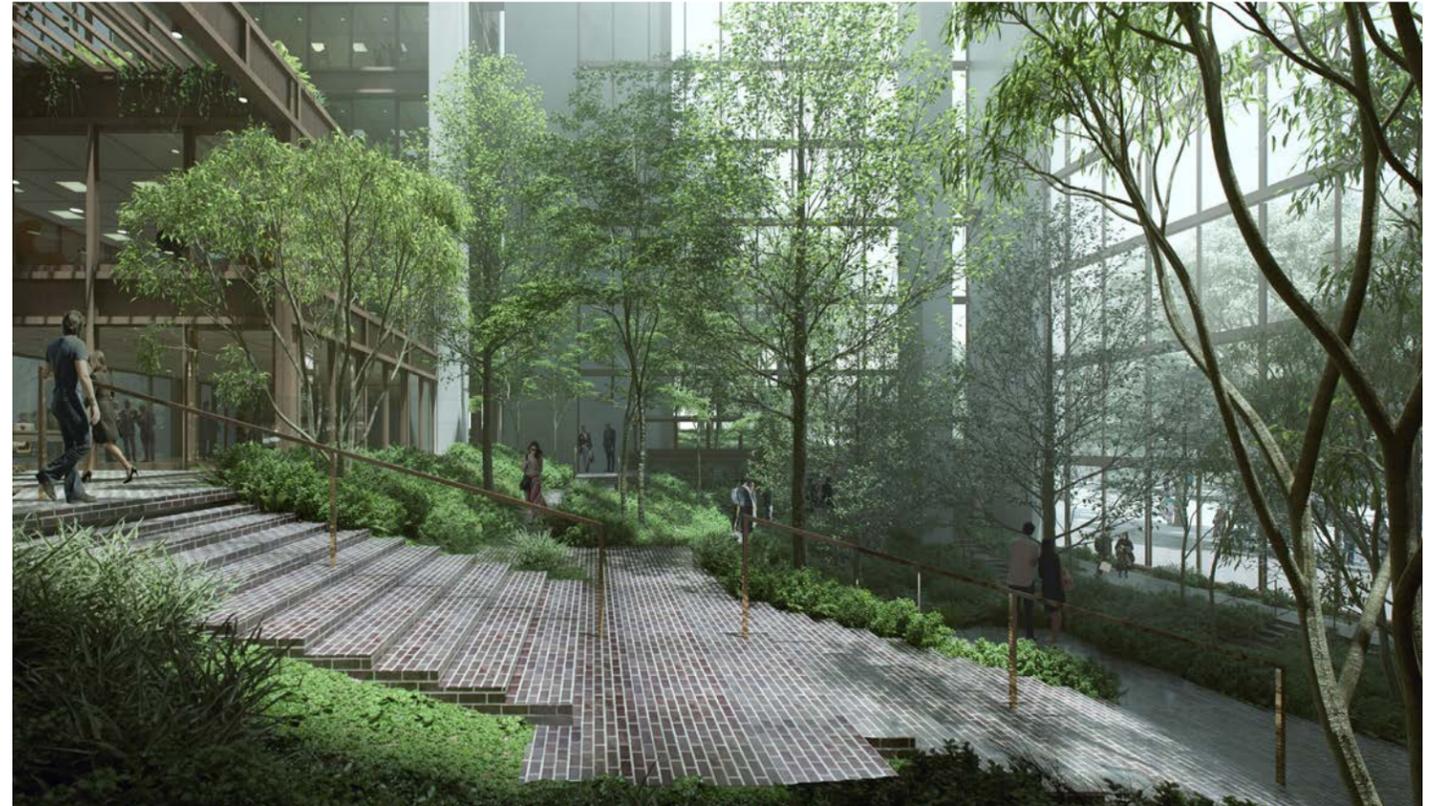


# GARDEN HARDSCAPE | VIEW OF PROPOSED GARDEN

Existing Condition



Proposed Condition



Key Plan

# GARDEN HARDSCAPE | TODAY

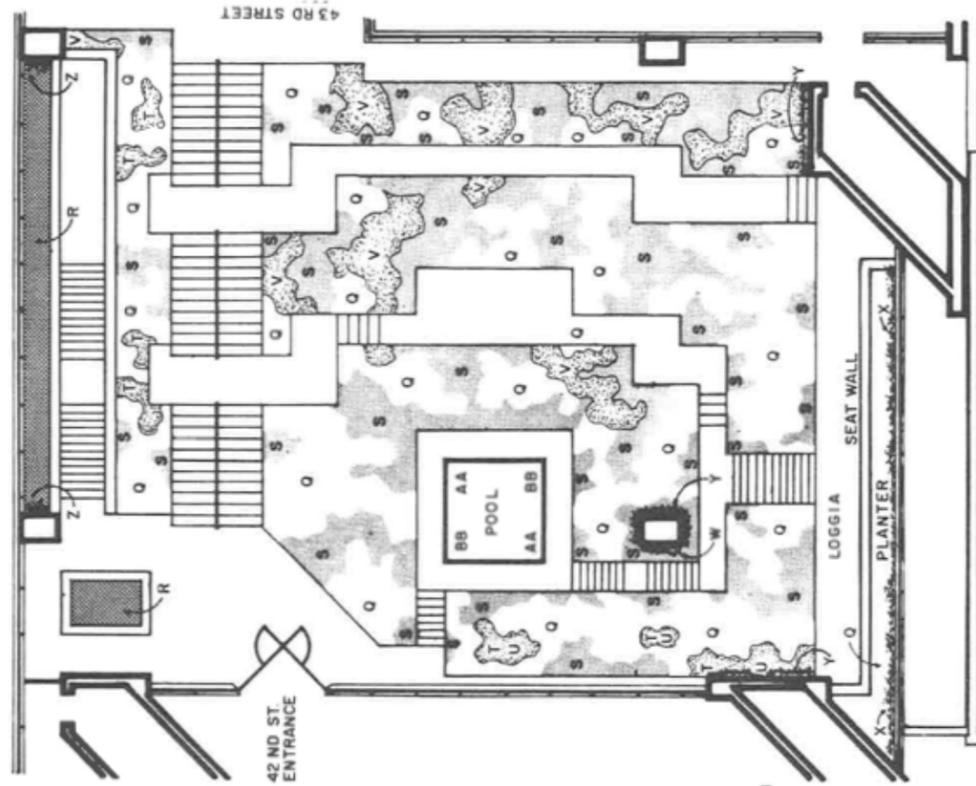


# GARDEN HARDSCAPE | PROPOSED



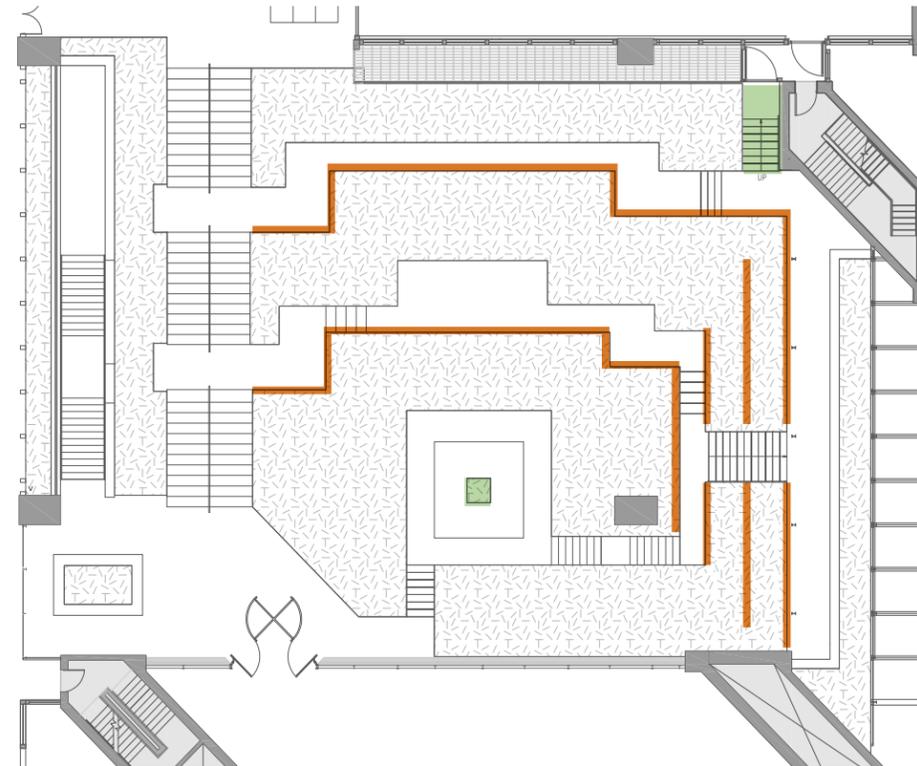
# GARDEN | SOFTSCAPE vs HARDSCAPE COMPARISON | 9,310 SF TOTAL

Original Condition (1968)



Hardscape: 4,259 SF  
Softscape: 5,051 SF

Existing Condition (2015)

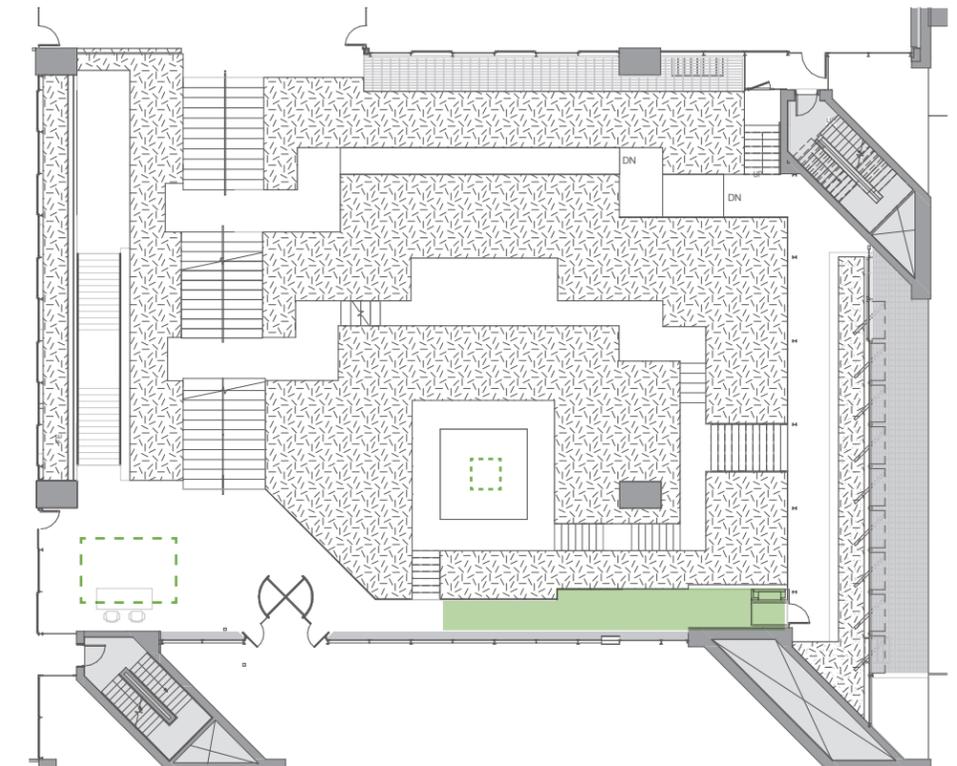


— Stacked stone wall locations  
■ New construction

Hardscape: 4,832 SF  
Softscape: 4,478 SF  
(510 SF of Stacked stone walls)

**+ 63 SF of hardscape from 1968**

Proposed Condition (2018)



- - - Element removed  
■ New construction

Hardscape: 4,685 SF  
Softscape: 4,625 SF  
(-510 SF Removal of stacked stone walls)

**+ 147 SF of softscape from 2015**

**+ 256 SF of proposed hardscape from 2015**

FORD FOUNDATION BUILDING  
LPC SUBMISSION

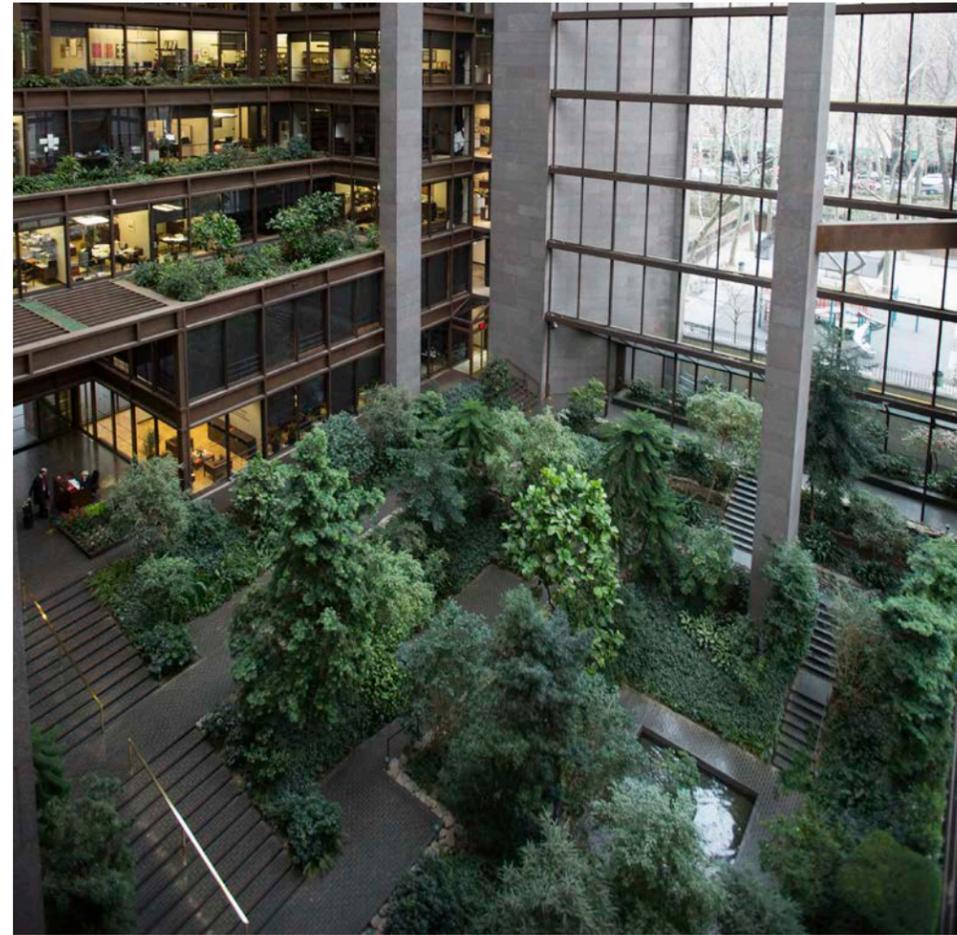
PART 2:  
LANDSCAPE

# GARDEN | VIEWS OVER TIME

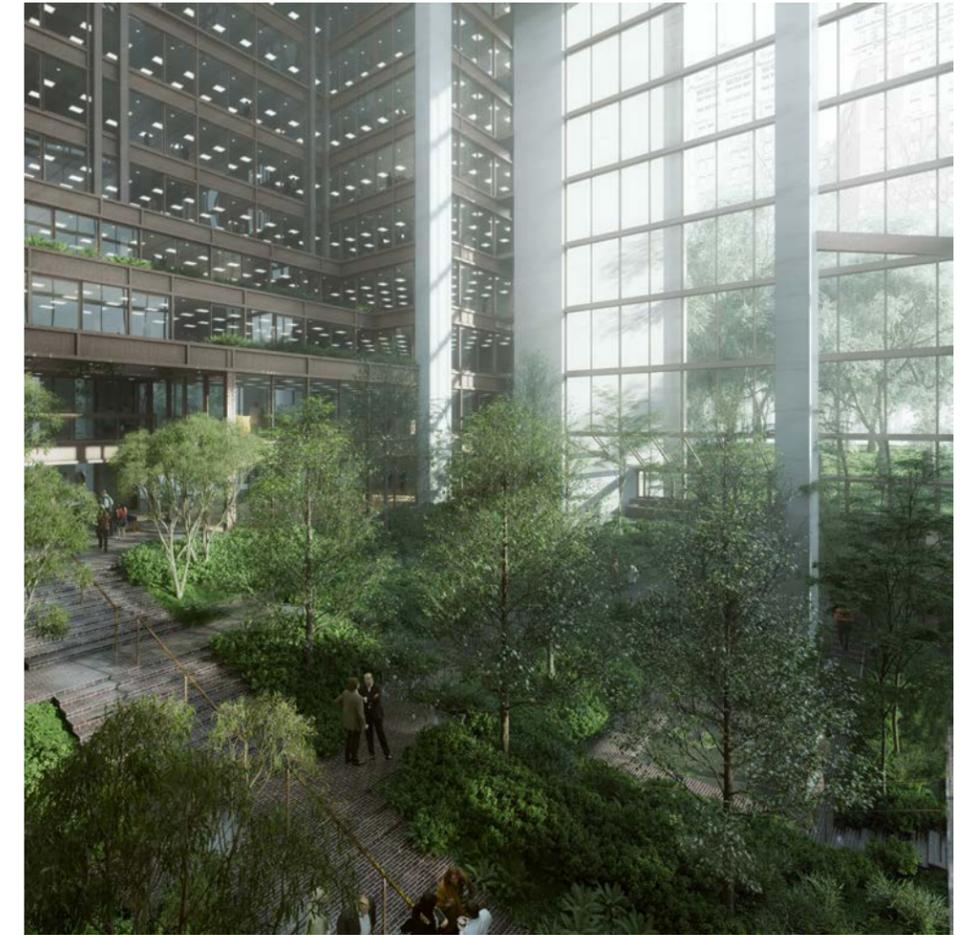
Original Condition (1968)



Existing Condition (2015)

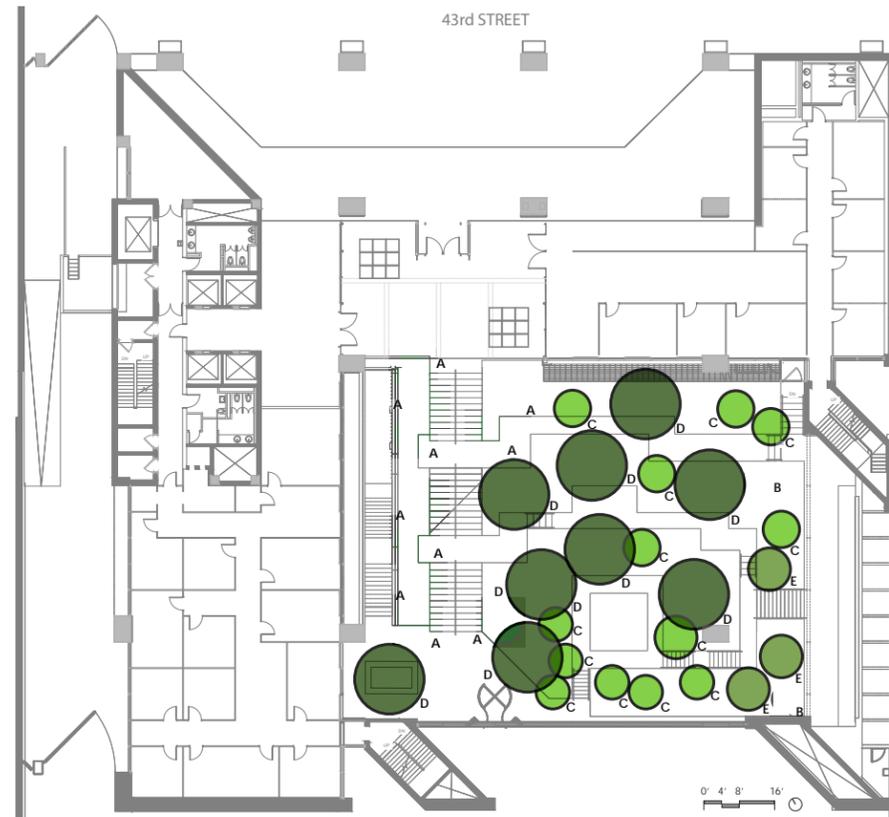


Proposed Condition (2018)



# LEVEL A | CANOPY PLANS

## KILEY'S DESIGN INTENT



- A *Jacaranda acutifolia*  
Sharpleaf Jacaranda
- B *Pyrus kawakamii*  
Evergreen Pear
- C *Eucalyptus sideroxylon*  
Red Ironbark
- D *Magnolia grandiflora*  
Southern Magnolia
- E *Cryptomeria japonica*  
Japanese Cryptomeria

## EXISTING



- A1 *Araucaria heterophylla*  
Norfolk Island Pine
- A2 *Podocarpus gracillior*  
Weeping Podocarpus
- B1 *Ilex x attenuata* East Palatka  
East Palatka Holly
- C1 *Ficus binnendijkii* 'Allii'  
Ficus Allii
- C2 *Ficus Benjaminia*  
Weeping Fig
- D1 *Ficus lyrata*  
Fiddle-leaf Fig
- E1 *Araucaria araucana*  
Monkey Puzzle Tree

## PROPOSED SCHEME



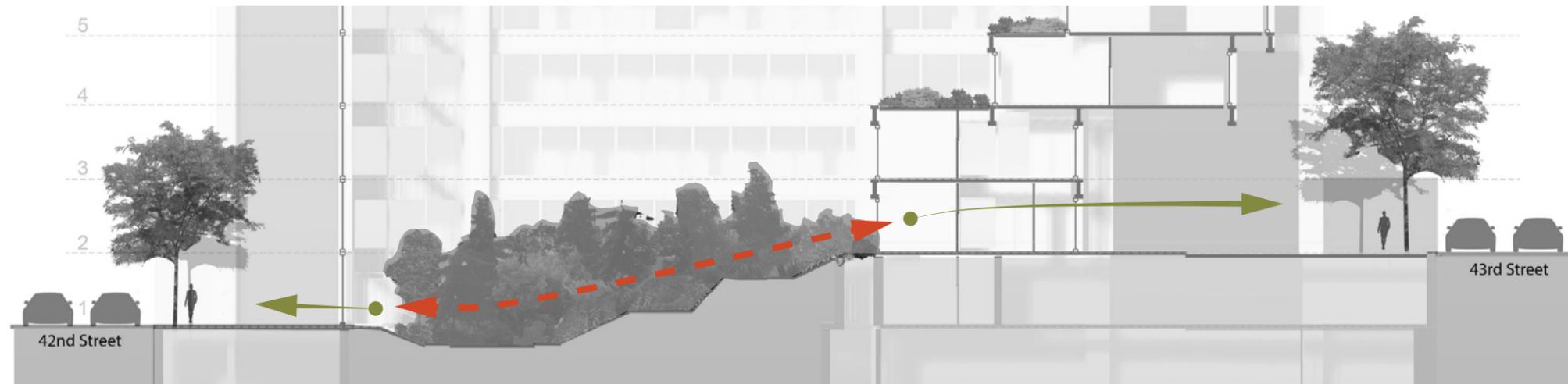
- A *Calliandra haematocephala*  
Powder Puff
- B Seasonal Flower Tree
- C *Bucida buceras* 'Shady Lady'  
Shady Lady Black Olive
- D *Ficus lyrata*  
Fiddle Leaf Fig
- E *Araucaria araucana*  
Monkey Puzzle Tree

# OVERLAY ANALYSIS SECTION

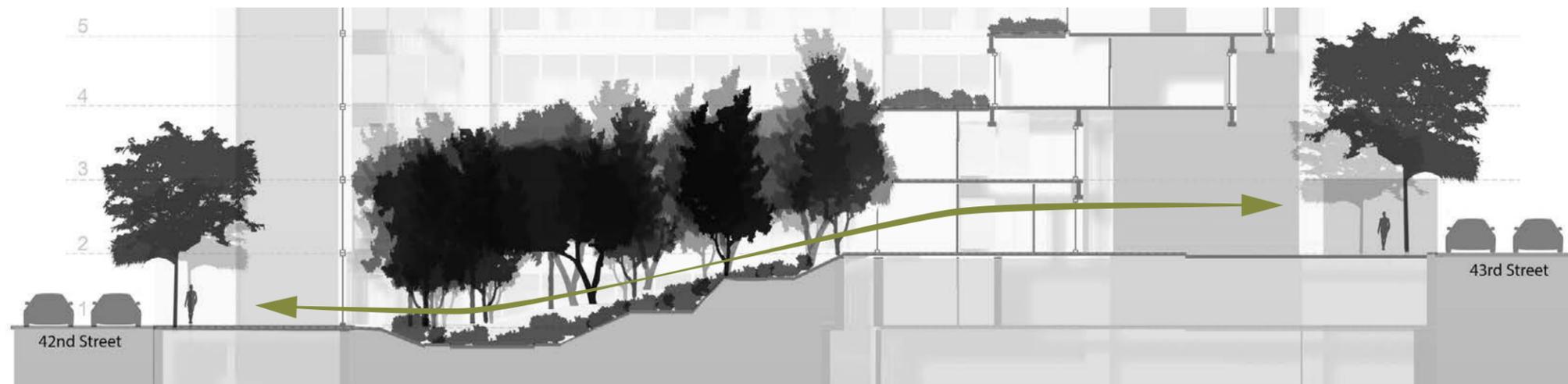
KILEY'S DESIGN INTENT



EXISTING



PROPOSED SCHEME



LEGEND

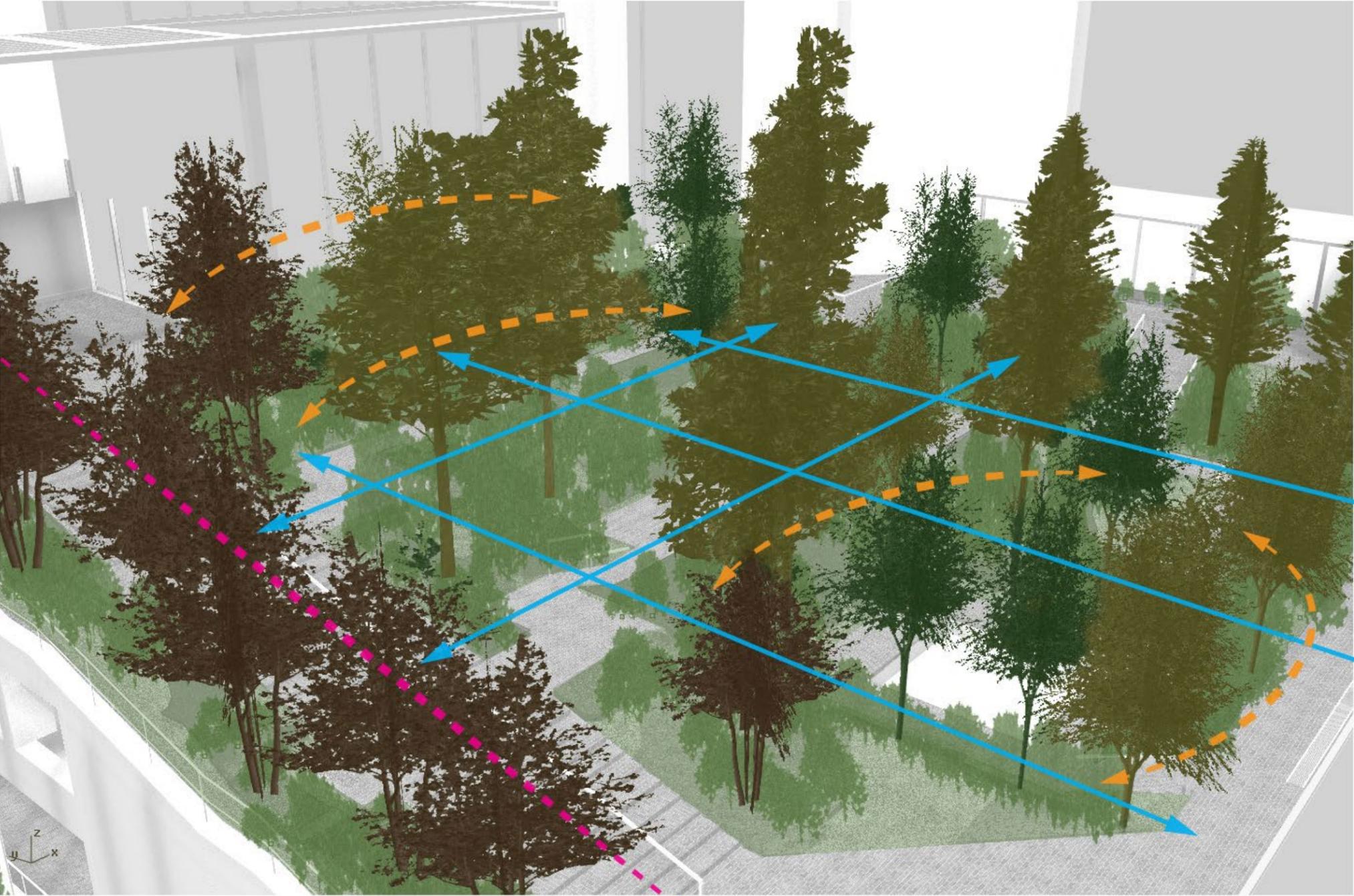
- ←→ Transparency
- █ Planting



“I strove to compose a spatial statement that would fill the loftiness of the hundred-foot-height glass room.”

-Dan Kiley

# SPATIAL ANALYSIS



“The design was as much about the space as about the plant types.”

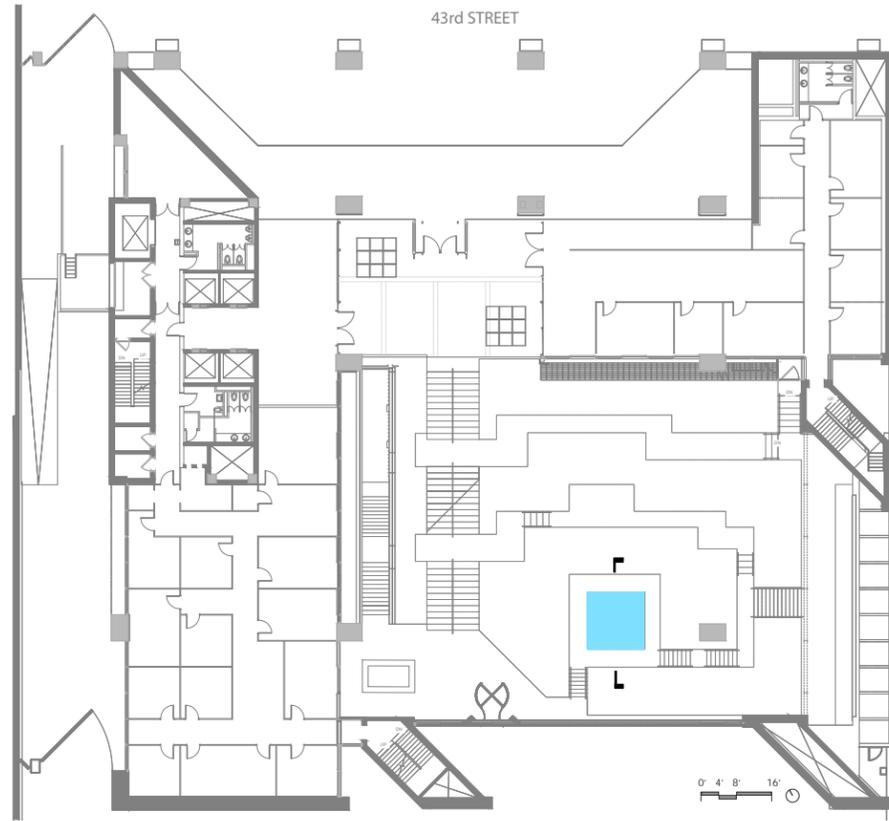
-Joe Karr, FASLA

LEGEND

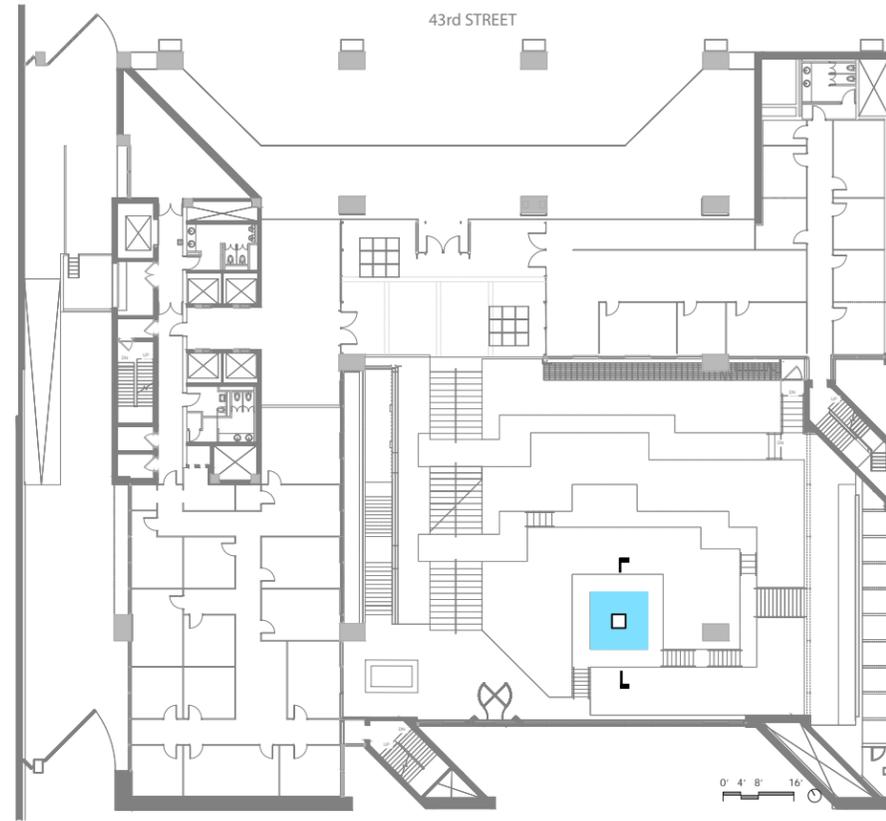
- Tree Sequences - Main Feature
- Sight lines
- Color Allée

# WATER FEATURE

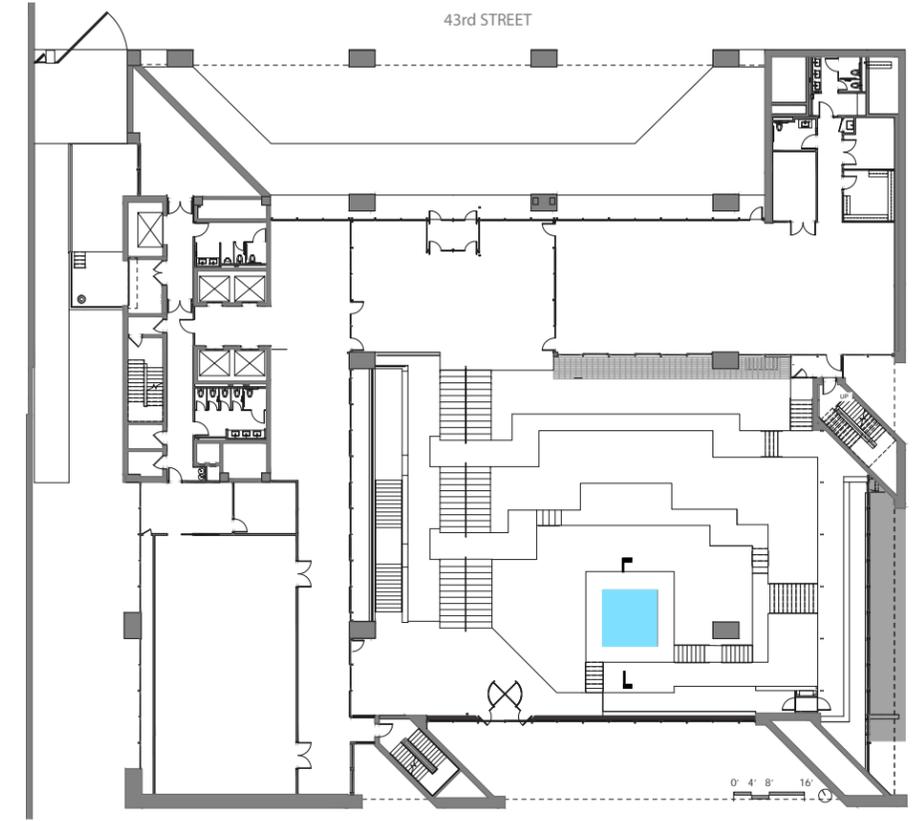
KILEY'S DESIGN INTENT



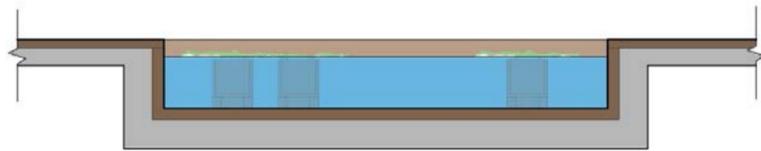
EXISTING



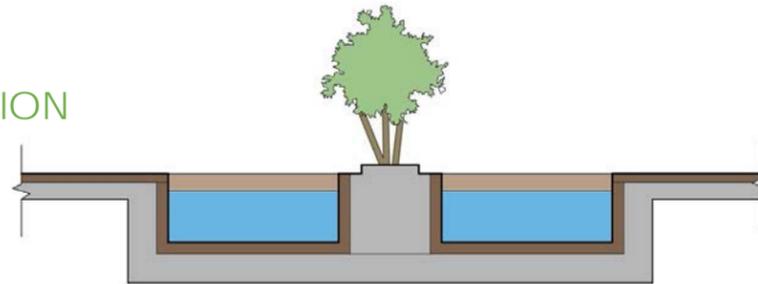
PROPOSED SCHEME



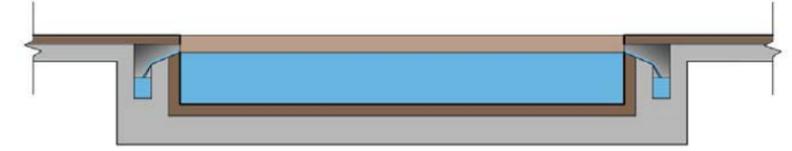
SECTION



SECTION



SECTION



GARDEN | PROPOSED

