

The current proposal is:

Preservation Department – Item 1, LPC-22-01377

**2530 Grand Concourse - Dollar Savings Bank Building and First
Floor Interior - Individual and Interior Landmark
Borough of Bronx**

To Testify Please Join Zoom

Webinar ID: 841 3316 6850

Passcode: 776108

By Phone:

1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify 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.

2530 GRAND CONCOURSE
BRONX, NY 10458

DOLLAR SAVINGS BANK
INTERIOR & INDIVIDUAL LANDMARK

PRESENTATION TO LANDMARKS PRESERVATION COMMISSION
12 07 2021



EXISTING ELEVATION



PROPOSED ELEVATION

2530 GRAND CONCOURSE BRONX, NY 10458

DOLLAR SAVINGS BANK
INTERIOR & INDIVIDUAL LANDMARK

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1.0 INTRODUCTION AND HISTORIC PHOTOS





HISTORIC PHOTO LATE 1930's



HISTORIC PHOTO 1952



RECENT PHOTO (FORMER APPLE BANK)



HISTORIC PHOTO NORTH VIEW



HISTORIC PHOTO WEST VIEW



EXISTING INTERIOR PHOTO



EXISTING INTERIOR PHOTO



EXISTING SOUTH VESTIBULE PHOTO



EXISTING NORTH VESTIBULE PHOTO



HISTORIC MURAL #1



HISTORIC MURAL #2



HISTORIC MURAL #3



HISTORIC MURAL #4



HISTORIC MURAL #5



DEBRIS REMOVAL FROM BASEMENT FLOOD DAMAGE



REDERING OF PREVIOUSLY PROPOSED DEMISING WALL



RENDERING OF PREVIOUSLY PROPOSED DEMISING WALL NORTH VIEW

2530 GRAND CONCOURSE
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1.2 SCOPE OF WORK AND VICINITY MAPS



2530 GRAND CONCOURSE

BRONX, NY 10458

DOLLAR SAVINGS BANK
INTERIOR & INDIVIDUAL LANDMARK

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BUILDING INFORMATION:
ADDRESS: 2530 GRAND CONCOURSE, BRONX., NY 10458
BOROUGH: BRONX
BLOCK: 3164
LOT: 7501
LOT FRONTAGE: 200' (GRAND CONCOURSE)
LOT DEPTH: 100'
LOT AREA: 20,000 SQ. FT.
ZONING MAP: 3C
ZONING DISTRICT: C4-4
HISTORIC DISTRICT: C- GRAND CONCOURSE PRESERVATION

SCOPE OF WORK:

1ST FLOOR: REPAIR DAMAGED MARBLE FLOOR TILES THROUGHOUT THE BANK HALL. CRACKS AND HOLES WILL BE FILLED WITH COLOR LIKE FLOOR EPOXY.

ENTRY SOUTH VESTIBULE:

- REPAIR DAMAGED MARBLE FLOOR TILES TO MATCH EXISTING COLOR, DESIGN AND FINISH MATERIAL. CRACKS AND HOLES WILL BE FILLED WITH COLOR LIKE FLOOR EPOXY.
- INSTALL NEW SLIDING DOOR. DOOR WILL BE MADE FROM ALUMINUM WITH ANODIZED FINISH.

EXIT NORTH VESTIBULE:

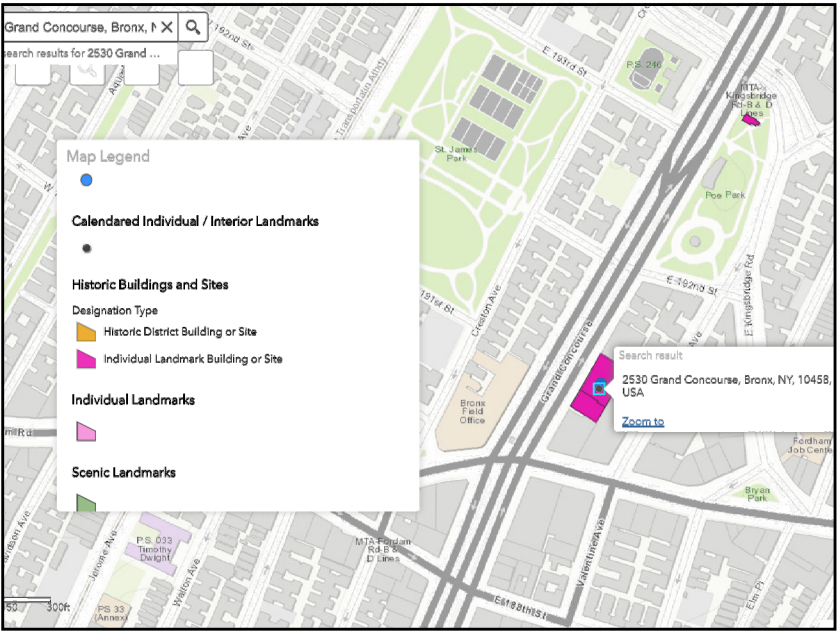
- REPAIR DAMAGED MARBLE FLOOR TILES TO MATCH EXISTING COLOR, DESIGN AND FINISH MATERIAL. CRACKS AND HOLES WILL BE FILLED WITH COLOR LIKE FLOOR EPOXY.
- INSTALL NEW SLIDING DOOR. DOOR WILL BE MADE FROM ALUMINUM WITH ANODIZED FINISH.

NORTH TOWER ENTRANCE:

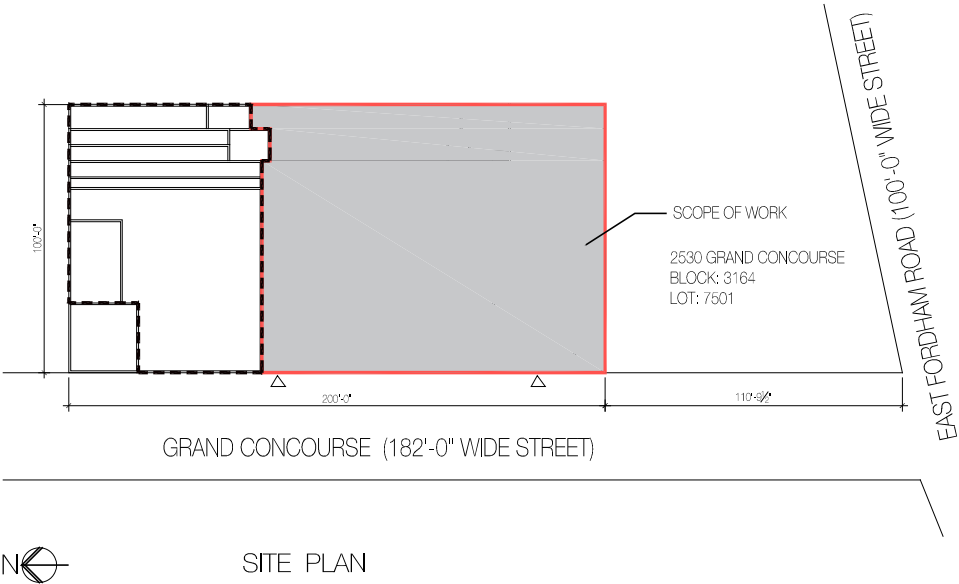
- REPLACE BROKEN GLASS PANELS.
- INSTALL NEW DOOR MOTOR WITH SLIDING DOOR IN EXISTING FRAMES ADD TWO SIDE GLASS FIXED PANELS. EXISTING STEPPED STONE OPENING CUT AT A STRAIGHT 90 DEGREE ANGLE.
- INSTALL NEW CLADDING OVER THE EXISTING OPENING TO AVOID CUTTING INTO THE STONE.

EXTERIOR WEST:

- CIRCULAR SIGNAGE ON THE 2ND FL. MEZZANINE; REPAIR AD INSTALL NEW SUPERMARKET'S SIGNANE. PROPOSE SUPERMARKET'S BANNERS.
- INSTALL NEW SLIDING DOOR AT SOUTH ENTRY VESTIBULE AND NORTH EXIT VESTIBULE. DOOR WILL BE MADE FROM ALUMINUM WITH ANODIZED FINISH.
- REPAIR EXISTING NORTH TOWER ENTRY DOOR (NOT PERMITTED). REPLACE BROKEN GLASS. INSTALL NEW SLIDING DOOR. DOOR WILL BE MADE FROM ALUMINUM WITH ANODIZED FINISH.
- RAILING: PROPOSE NEW ROOF METAL RAILING WITH TEMPERED GLASS NOT VISIBLE FROM THE STREET LOCATED 6' BACK FROM THE FRONT.
- LIGHTS: PROPOSE NEW LED ROOF LIGHTS BLACK COLOR ON THE TOP OF THE ROOF,



LANDMARKS MAP



SITE PLAN

DRAWING SCHEDULE:

0.0 COVER SHEET

1.0 INTRODUCTION AND HISTORY

- 1.1A HISTORIC PHOTOS
- 1.1B HISTORIC PHOTOS
- 1.1C HISTORIC PHOTOS
- 1.1D EXISTING PHOTOS
- 1.1E EXISTING PHOTOS
- 1.1F EXISTING PHOTOS
- 1.1G DEBRIS FROM FLOOD DAMAGE
- 1.1H RENDERING OF DEMISING WALL
- 1.2 SCOPE OF WORK AND VICINITY MAPS

2.0 PROPOSED WORK

- 2.1 PROPOSED EXTERIOR: ELEVATION
- 2.1A PROPOSED ENTRANCES
- 2.1B SIGHTLINE SECTION
- 2.2 PROPOSED SIGNAGE
- 2.3 EXISTING 1ST FLOOR PLAN
- 2.3A PROPOSED 1ST FLOOR PLAN
- 2.3B PROPOSED 1ST FLOOR PENETRATION PLAN
- 2.3C ELEVATOR SYSTEM
- 2.3D EGRESS PLAN
- 2.4S PROPOSED SOUTH VESTIBULE PLAN
- 2.4A PROPOSED SOUTH ENTRANCE VESTIBULE SECTIONS
- 2.4A1 PROPOSED SOUTH ENTRANCE VESTIBULE
- 2.4N PROPOSED NORTH EXIT VESTIBULE PLAN
- 2.4B PROPOSED NORTH EXIT VESTIBULE SECTIONS
- 2.4B1 PROPOSED NORTH EXIT VESTIBULE
- 2.4C DOOR DETAILS
- 2.5 PROPOSED RENDERED VIEWS
- 2.5A PROPOSED 1ST FLOOR AXONOMETRIC FLOOR
- 2.5B PROPOSED NORTH VIEW
- 2.5C PROPOSED WEST VIEW
- 2.5D PROPOSED SOUTH VIEW
- 2.5E PROPOSED NORTH CASHIER VIEW
- 2.5F PROPOSED SOUTH CASHIER VIEW
- 2.5G PROPOSED FURNITURE DETAILS
- 2.6 PROPOSED FLOOR WORK

3.0 LEGALIZATION WORK

- 3.1 NORTH ENTRY APPROVED
- 3.2 NORTH ENTRY EXISTING CONDITION
- 3.3 NORTH ENTRY PROPOSED CONDITION

4.0 QUESTIONS



AERIAL PICTURE

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DOLLAR SAVINGS BANK
INTERIOR & INDIVIDUAL LANDMARK

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2.0 PROPOSED SCOPE OF WORK



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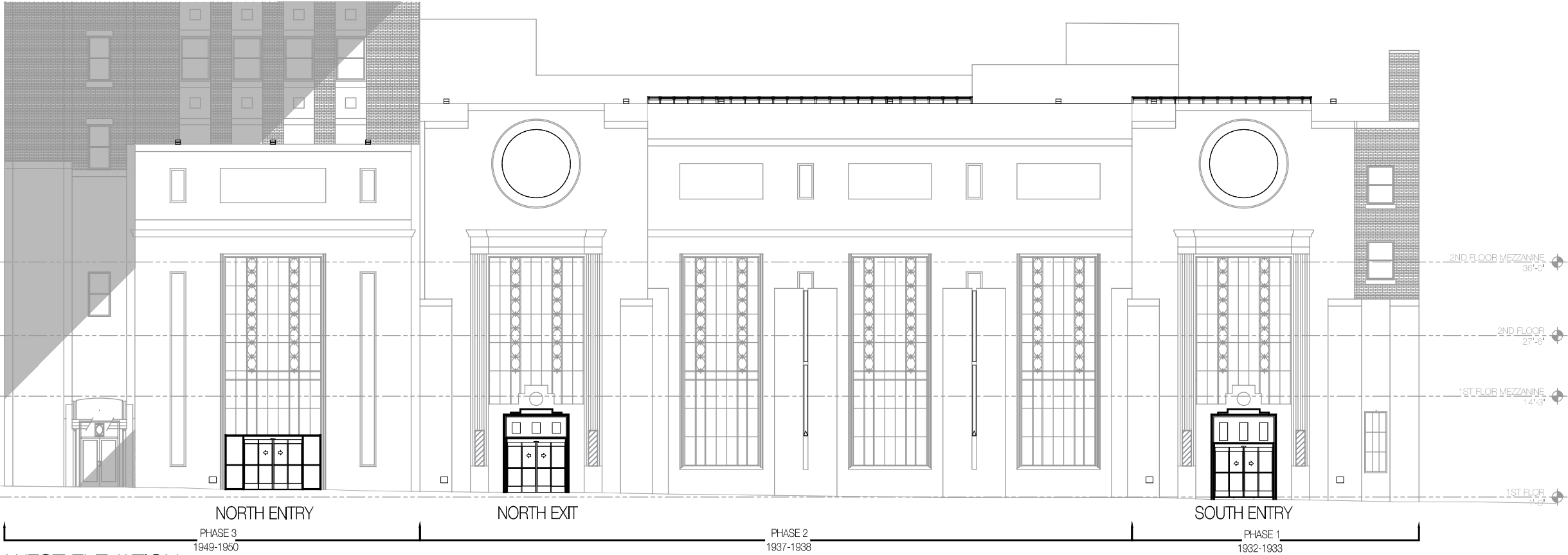
2.1 PROPOSED EXTERIOR



WEST ELEVATION RENDERED

SCOPE OF WORK AT THE EXTERIOR:

- WEST ELEVATION:**
- CIRCULAR SIGNAGE ON THE 2ND FL. MEZZANINE ABOVE SOUTH ENTRY AND NORTH EXIT: REPAIR AD INSTALL NEW SUPERMARKET'S SIGNANE
 - NEW SUPERMARKET'S BANNERS IN EXISTING MORTAL BETWEEN BOTH ENTRANCES
- BANK ENTRY SOUTH:**
- INSTALL NEW SLIDING DOOR . DOOR WILL BE MADE FROM ALUMINUM WITH ANODIZED FINISH TO MATCH EXISTING COLOR AND FINISH MATERIAL.
- BANK EXIT NORTH:**
- INSTALL NEW SLIDING DOOR . DOOR WILL BE MADE FROM ALUMINUM WITH ANODIZED FINISH TO MATCH EXISTING COLOR AND FINISH MATERIAL.
- TOWER ENTRY NORTH:**
- INSTALL NEW SLIDING DOOR WITH TWO SIDE GLASS FIXED PANELS. DOOR WILL BE MADE FROM ALUMINUM WITH ANODIZED FINISH TO MATCH EXISTING COLOR AND FINISH MATERIAL.
 - EXISTING STEPPED STONE OPENING CUT AT A STRAIGHT 90 DEGREE ANGLE.
 - INSTALL NEW CLADDING OVER THE EXISTING OPENING TO AVOID CUTTING INTO THE STONE.
- RAILING:**
- PROPOSE NEW ROOF METAL RAILING WITH TEMPERED GLASS NOT VISIBLE FROM THE STREET - LOCATED 6' BACK FROM THE FRONT.
- LIGHTS:**
- NEW LED ROOF LIGHTS BLACK COLOR



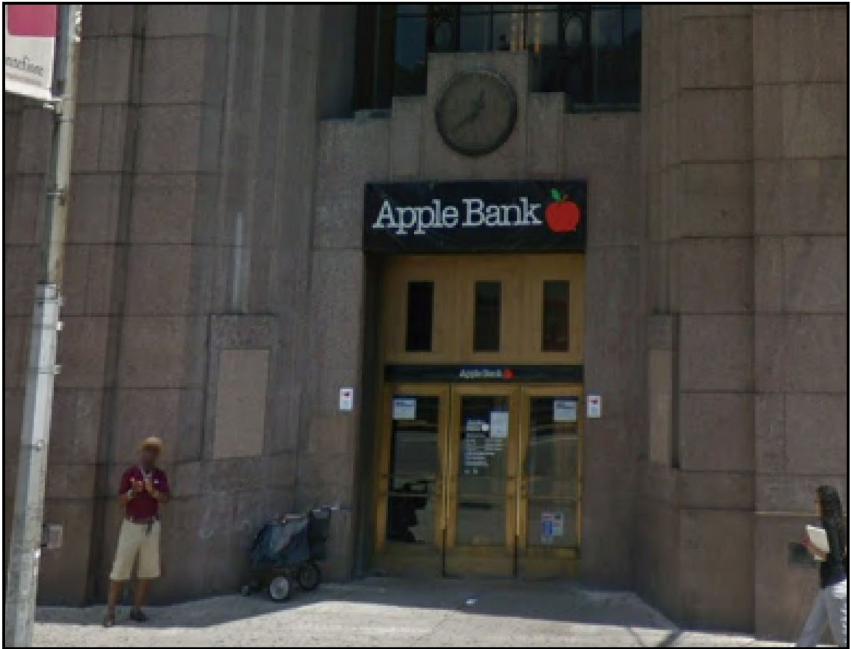
WEST ELEVATION



EXISTING NORTH ENTRY



EXISTING NORTH EXIT



EXISTING SOUTH ENTRY



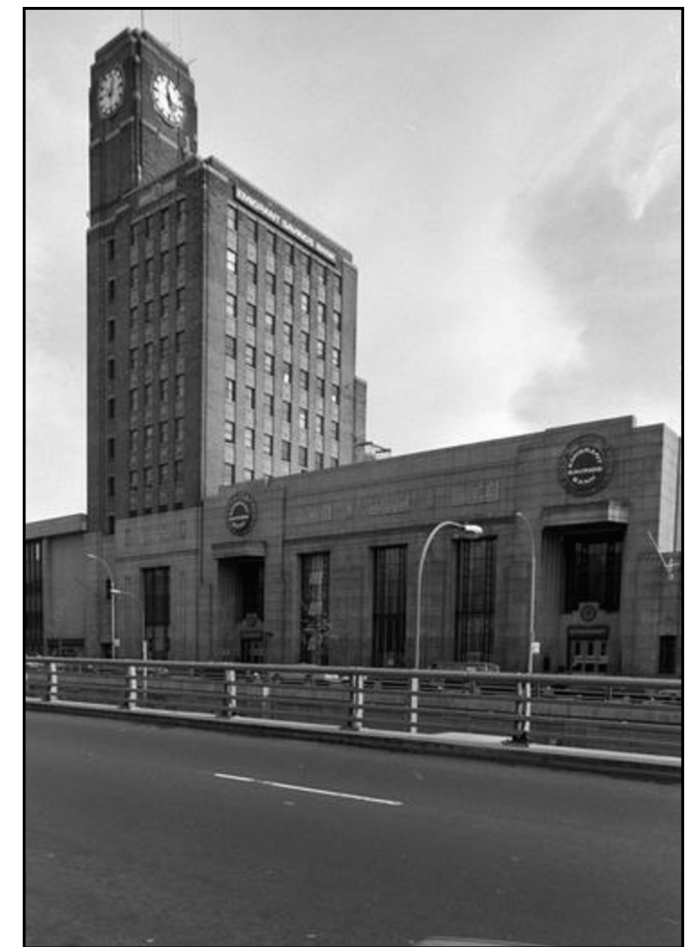
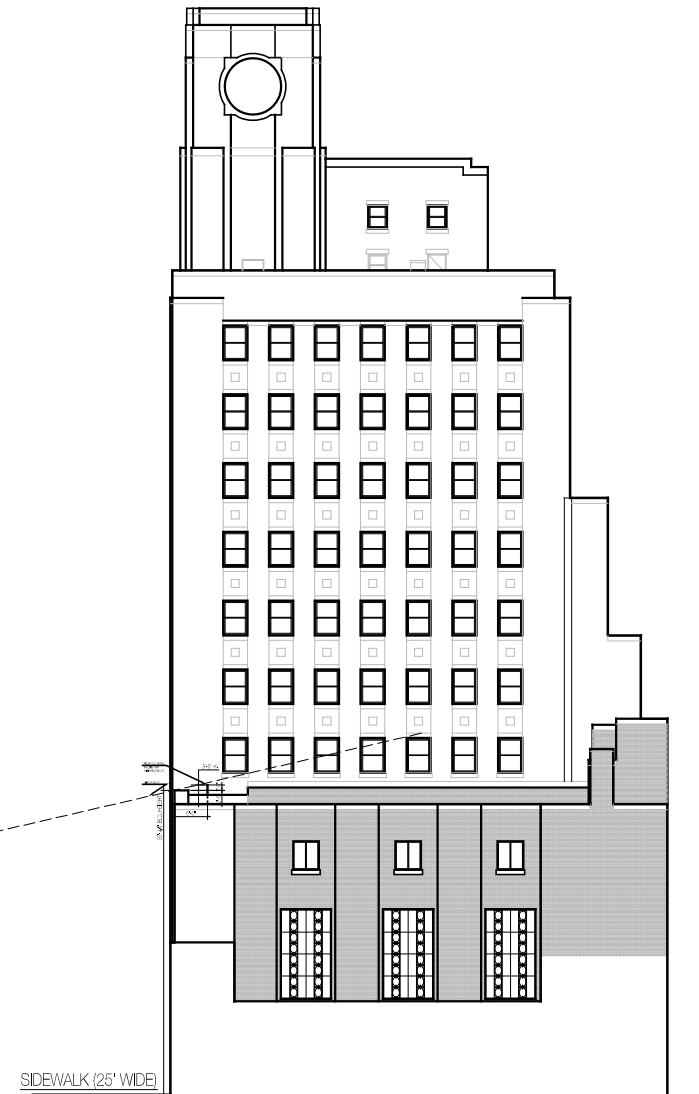
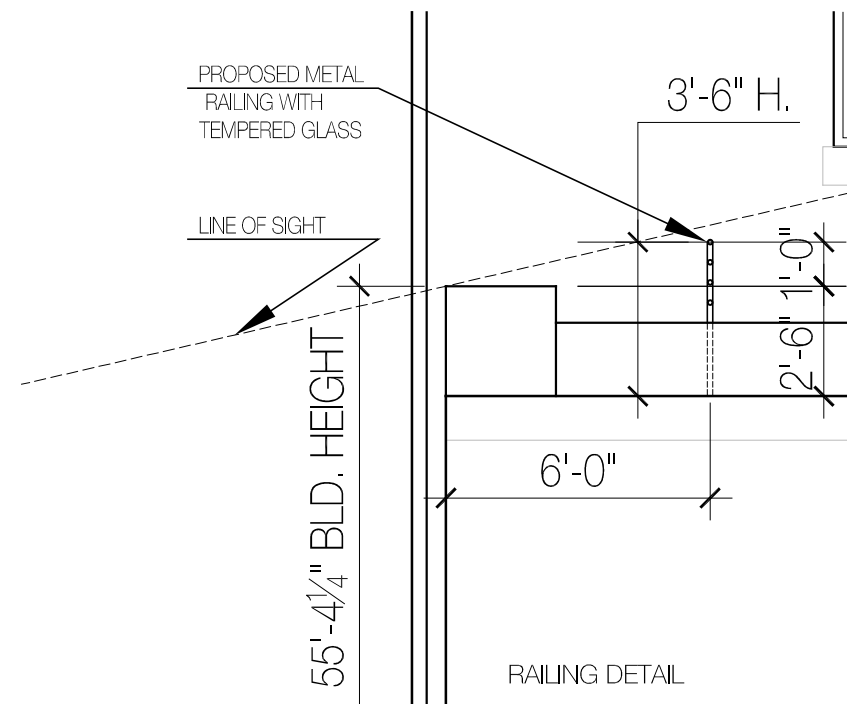
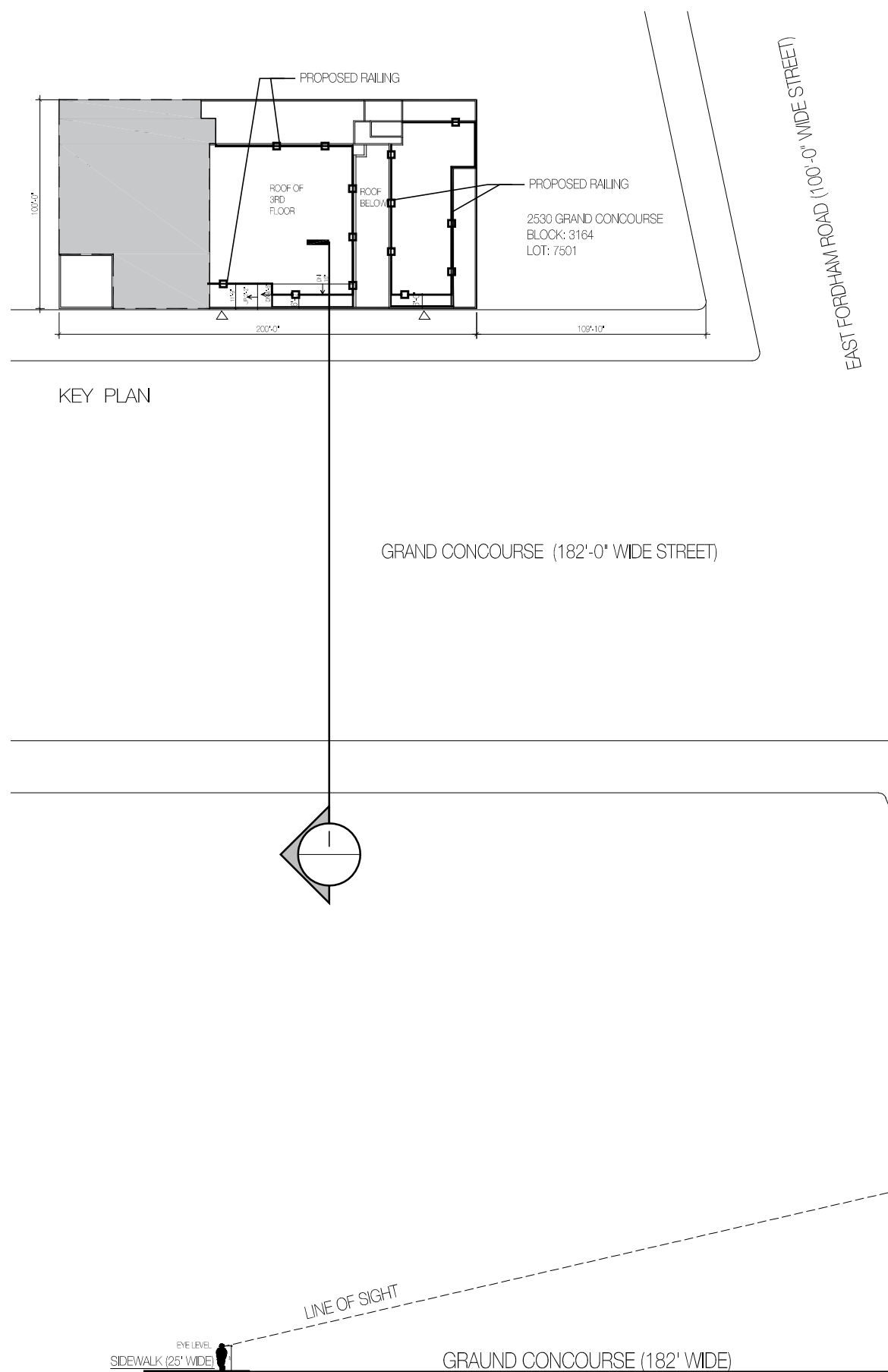
PROPOSED NORTH ENTRY



PROPOSED NORTH EXIT



PROPOSED SOUTH ENTRY



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2.2 PROPOSED SIGNAGE



EXISTING WEST ELEVATION

SCOPE OF WORK:

WEST ELEVATION:

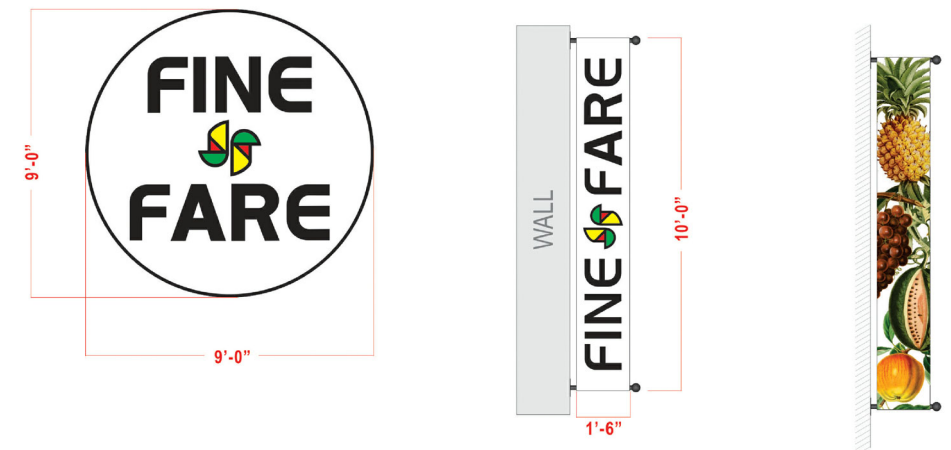
- INSTALL NEW CIRCULAR SIGNAGE ON THE 2ND FL. MEZZANINE ABOVE SOUTH ENTRY AND NORTH EXIT
- REPAIR AND INSTALL NEW SUPERMARKET'S SIGNAGE
- NEW SUPERMARKET'S BANNERS ARE LOCATED IN EXISTING MORTAL BETWEEN BOTH ENTRANCES
- INSTALL NEW LED ROOF TOP LIGHTS FL390-W200;

PARAPET LIGHT MOUNTING:

- ADJUST THE BRACKET TO A SUITABLE PLACE ON THE ROOF PARAPET (14" WIDTH)
- TIGHTEN THE SCREWS THEN AFTER



PROPOSED WEST ELEVATION



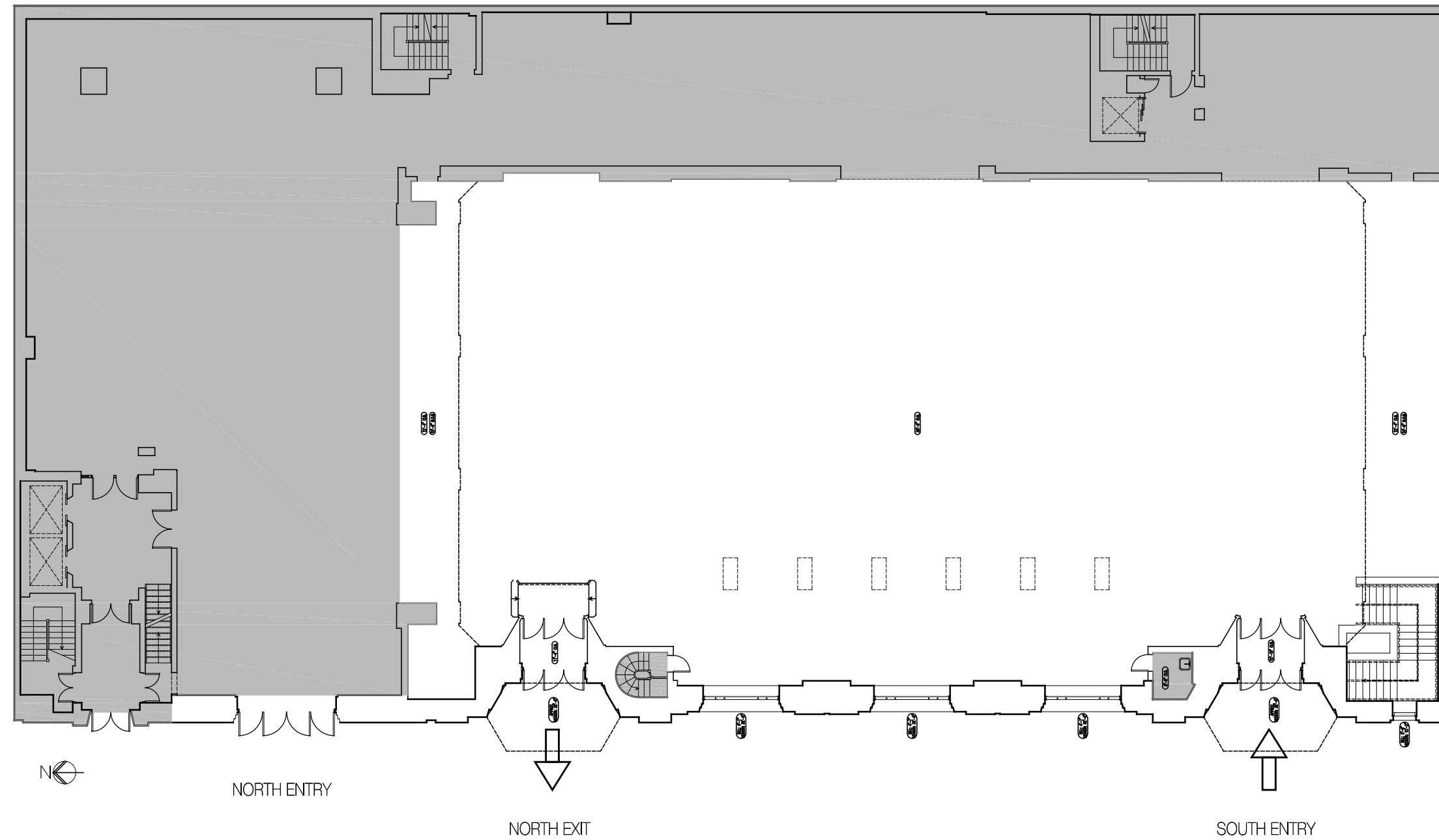
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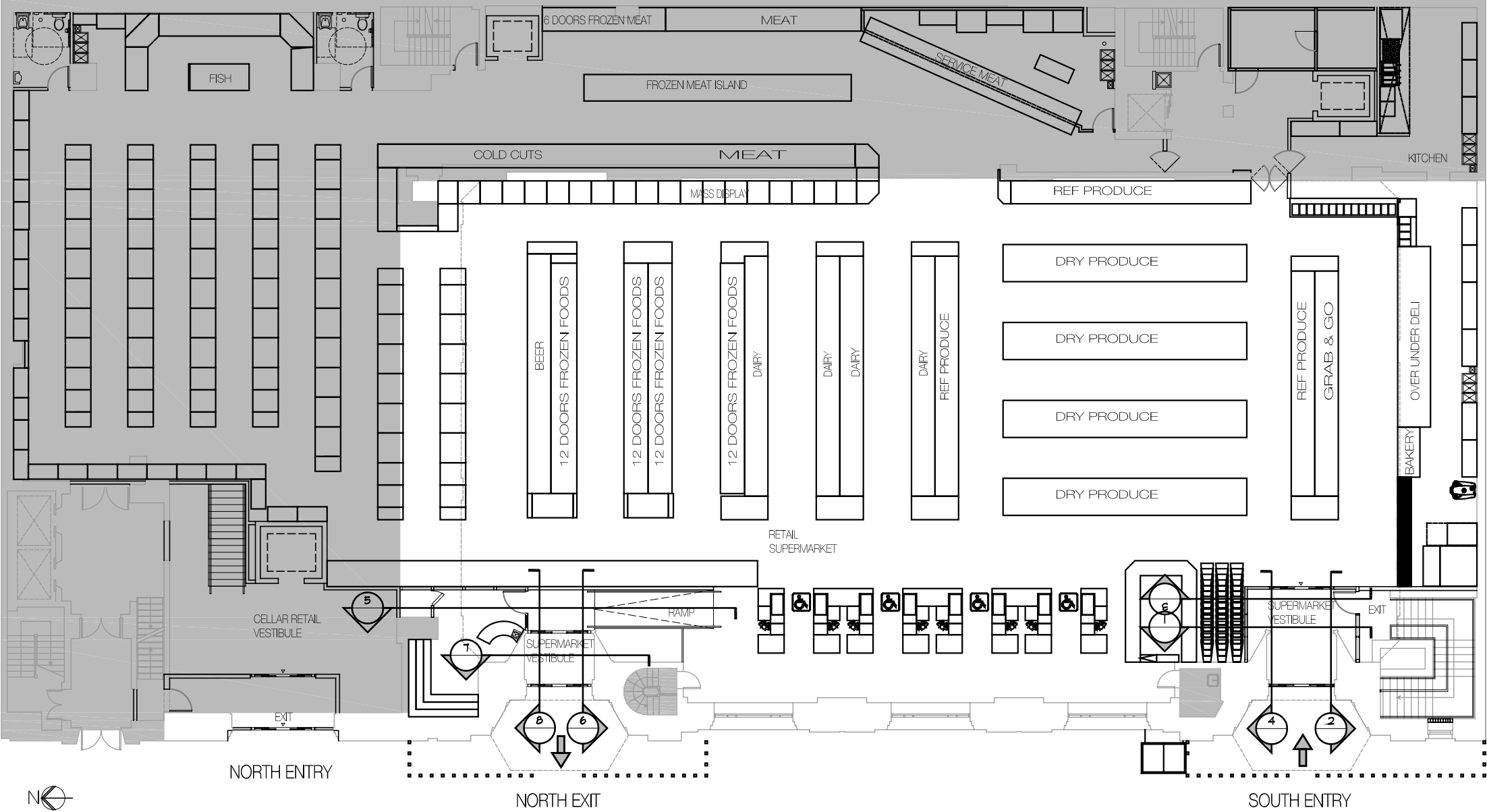
2.3 PROPOSED FLOOR PLAN

OUTSIDE OF LPC DESIGNATED AREA



1ST FLOOR EXISTING PLAN

OUTSIDE OF LPC DESIGNATED AREA

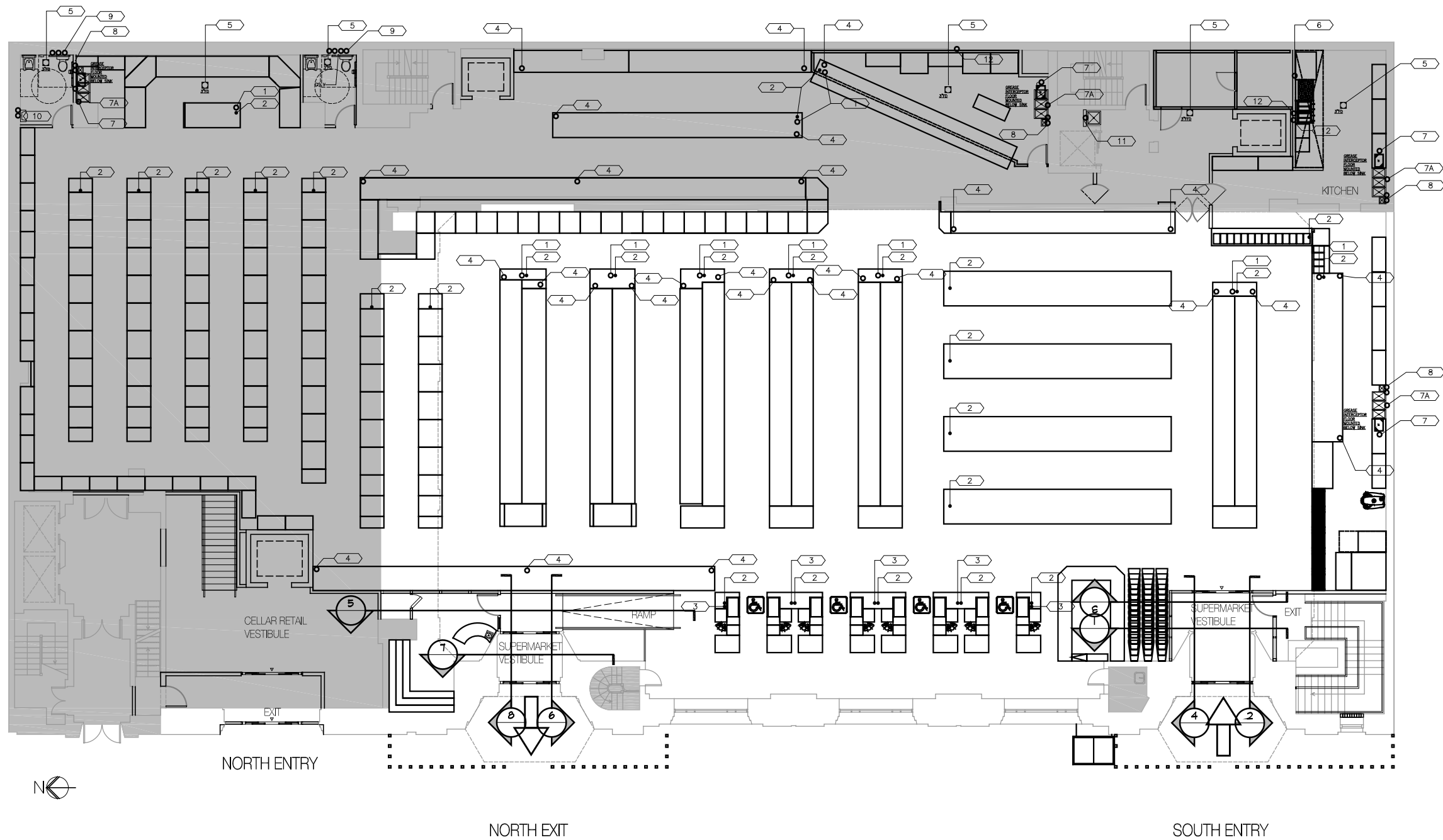


1ST FLOOR PROPOSED PLAN

SCOPE OF WORK AT 1ST FLOOR:

- FLOOR TILES THROUGHOUT THE BANK HALL:
- REPAIR DAMAGED MARBLE FLOOR TILES
 - THROUGHOUT THE BANK HALL, CRACKS AND HOLES WILL BE FILLED WITH COLOR LIKE FLOOR EPOXY
- ENTRY SOUTH VESTIBULE:
- REPAIR DAMAGED MARBLE FLOOR TILES TO MATCH EXISTING COLOR, DESIGN AND FINISH MATERIAL
 - CRACKS AND HOLES WILL BE FILLED WITH COLOR LIKE EPOXY.
 - ALTER EXISTING DOOR FRAMES TO FIT NEW DOOR MOTOR. INSTALL NEW SLIDING DOOR- THE SIZE AS EXISTING. DOORS WILL BE MADE FROM ALUMINUM WITH ANODIZED FINISH. ORIGINAL HISTORIC DOOR WILL BE SECURED AND STORED ON SITE
 - BOLLARDS TO BE INSTALLED FOR SHOPPING CART'S SAFETY AND PROTECTION
- EXIT NORTH VESTIBULE:
- REPAIR DAMAGED MARBLE FLOOR TILES TO MATCH EXISTING COLOR, DESIGN AND FINISH MATERIAL
 - CRACKS AND HOLES WILL BE FILLED WITH COLOR LIKE EPOXY.
 - ALTER EXISTING DOOR FRAMES TO FIT NEW DOOR MOTOR. INSTALL NEW SLIDING DOOR- THE SIZE AS EXISTING. DOORS WILL BE MADE FROM ALUMINUM WITH ANODIZED FINISH. ORIGINAL HISTORIC DOOR WILL BE SECURED AND STORED ON SITE
 - BOLLARDS TO BE INSTALLED FOR SHOPPING CART'S SAFETY AND PROTECTION
- NORTH TOWER ENTRANCE:
- REPLACE BROKEN GLASS PANELS
 - INSTALL NEW DOOR MOTOR WITH SLIDING DOOR IN EXISTING FRAMES ADD TWO SIDE GLASS FIXED PANELS. DOORS WILL BE MADE FROM ALUMINUM WITH ANODIZED FINISH
 - EXISTING STEPPED STONE OPENING CUT AT A STRAIGHT 90 DEGREE ANGLE
 - INSTALL NEW CLADDING OVER THE EXISTING OPENING TO AVOID CUTTING INTO THE STONE

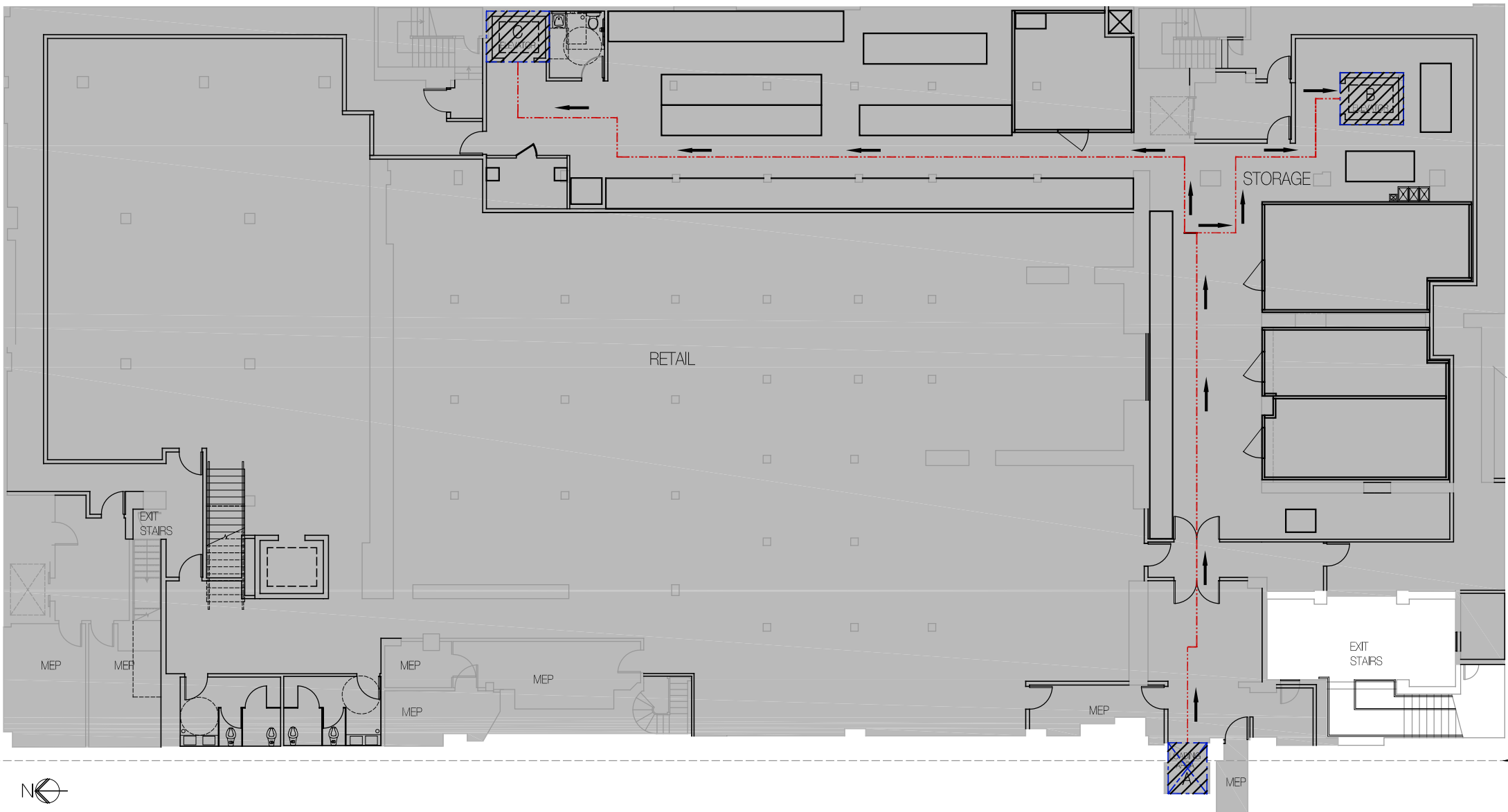
OUTSIDE OF LPC DESIGNATED AREA



CORE DRILL SCHEDULE	
1	4" SLEEVE FOR REFRIGERANT PIPING AND LOW VOLTAGE WIRING
2	3/4" CONDUIT FOR POWER WIRING
3	1 1/2" SLEEVE FOR LOW VOLTAGE WIRING
4	4" SLEEVE / 2" DRAIN FOR PLUMBING TO SPILL INDIRECTLY OVER MOP SINK
5	3" FLOOR DRAIN FOR PLUMBING / SLEEVE 1/2" GREATER THAN DRAIN BODY 6" SLEEVE
6	4" SLEEVE FOR 2" GAS SUPPLY
7	6" SLEEVE FOR 3" WASTE FROM GREASE INTERCEPTOR
7A	4" SLEEVE FOR 1 1/2" COLD WATER
8	4" SLEEVE FOR 2" HAND SINK WASTE 4" SLEEVE FOR 1" COLD WATER
9	6" SLEEVE FOR 4" WATERCLOSET WASTE 4" SLEEVE FOR 1 1/2" COLD WATER; 4" SLEEVE FOR 2" VENT
CORE DRILL SCHEDULE	
10	6" SLEEVE FOR 3" URINAL WASTE 4" SLEEVE FOR 1" COLD WATER
11	6" SLEEVE FOR 3" MOP SINK WASTE
12	4" SLEEVE FOR 2" VENT

1ST FLOOR PENTRATION PLAN

OUTSIDE OF LPC DESIGNATED AREA



CELLAR FLOOR PLAN

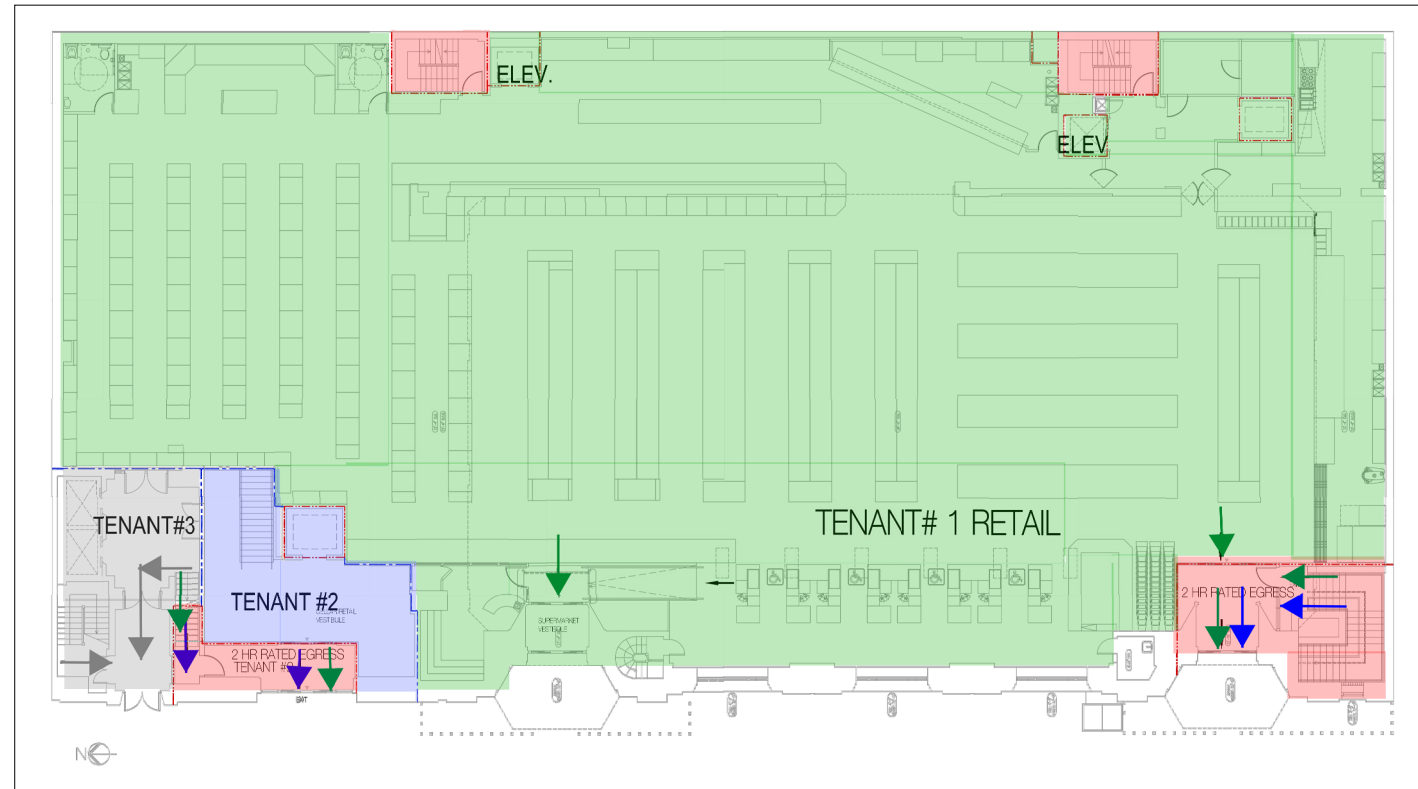


1ST FL. EXISTING LOADING HATCH

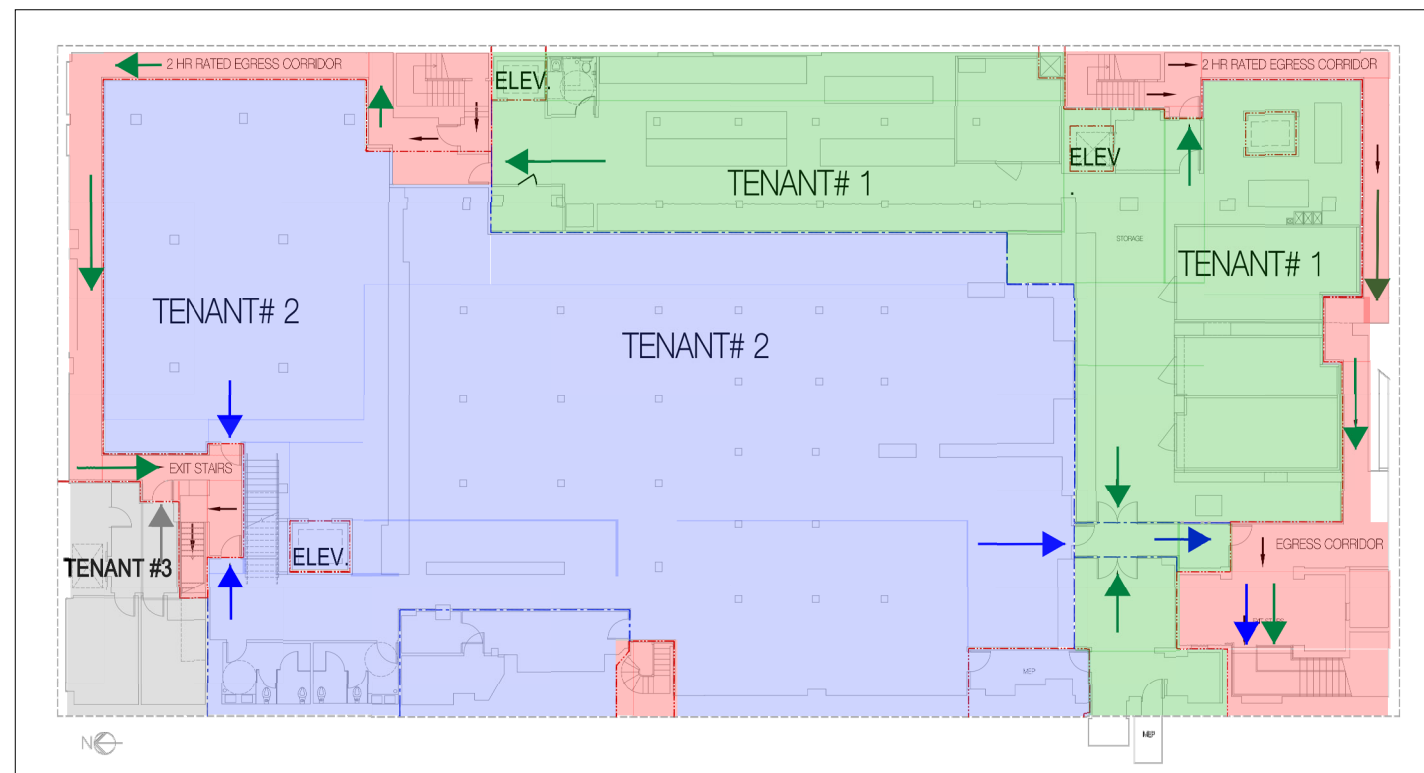


CELLAR EXISTING LOADING ROOM

OUTSIDE OF LPC DESIGNATED AREA



1ST FLOOR EGRESS PLAN



CELLAR EGRESS PLAN

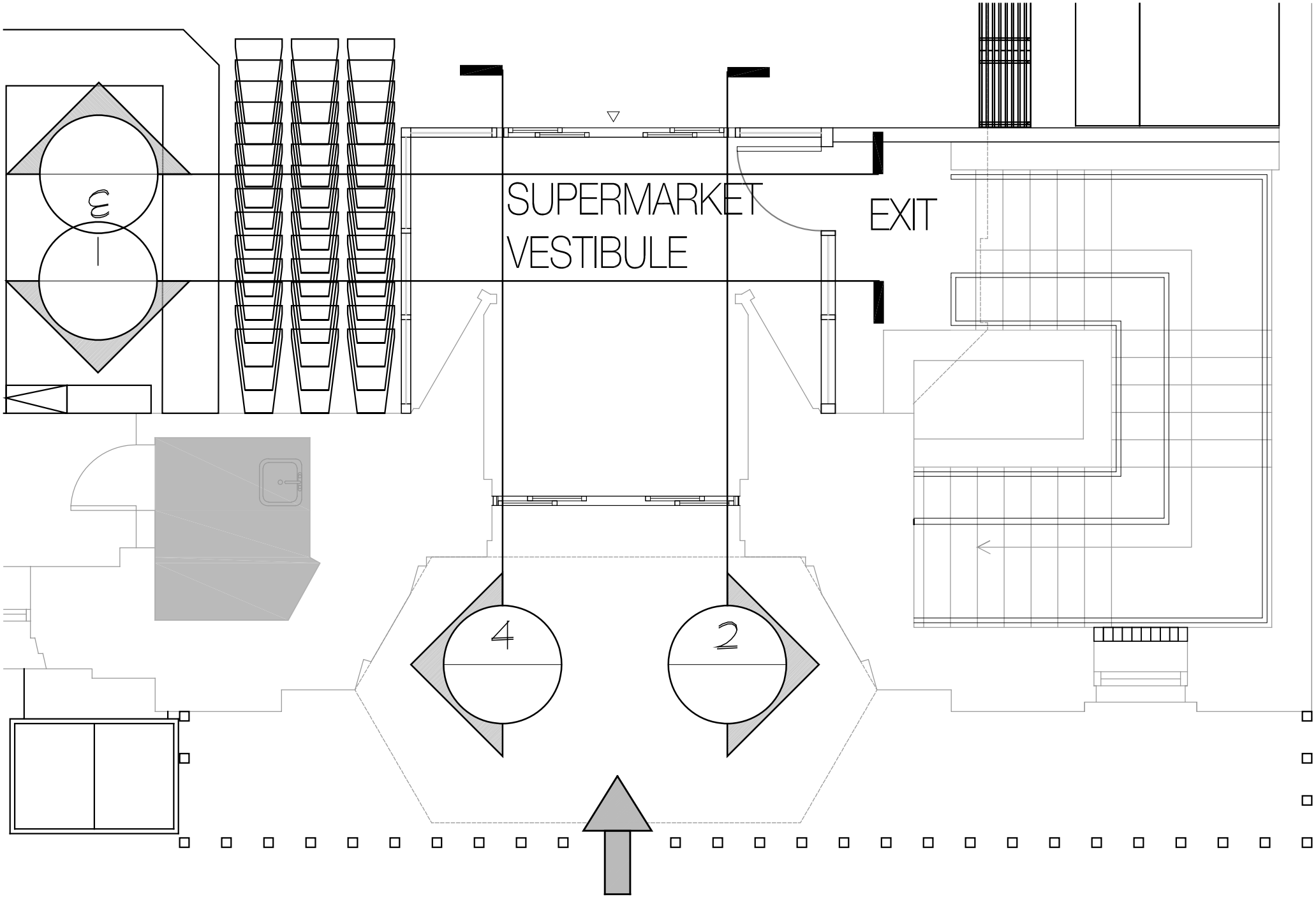
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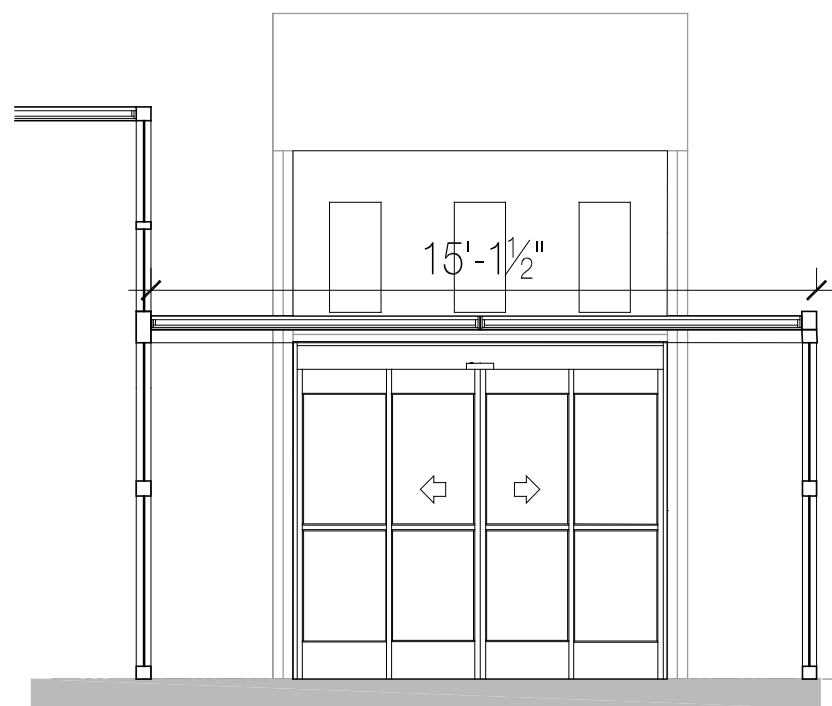
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2.4 PROPOSED VESTIBULES

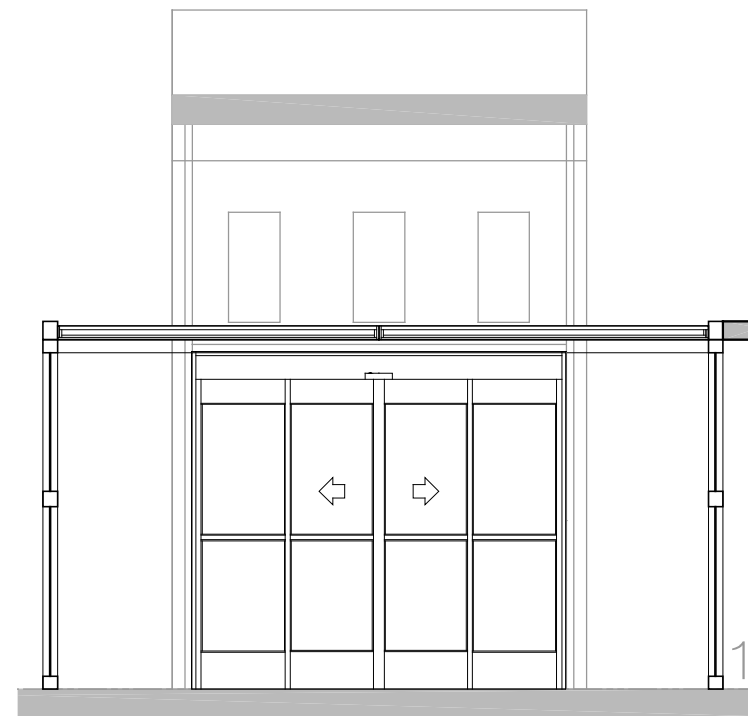
OUTSIDE OF LPC DESIGNATED AREA



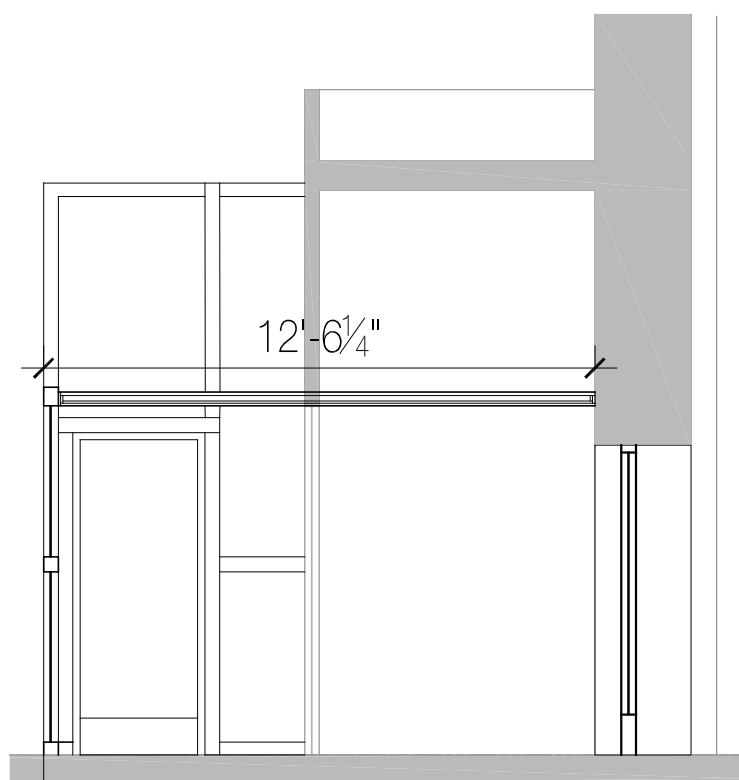
SOUTH ENTRY VESTIBULE



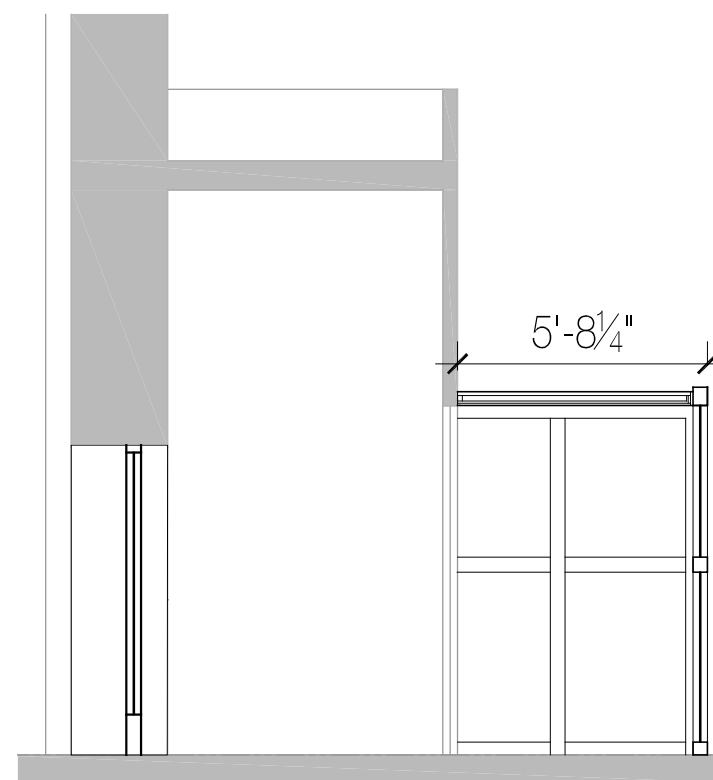
1. SOUTH ENTRANCE VESTIBULE SECTION



3. SOUTH ENTRANCE VESTIBULE SECTION

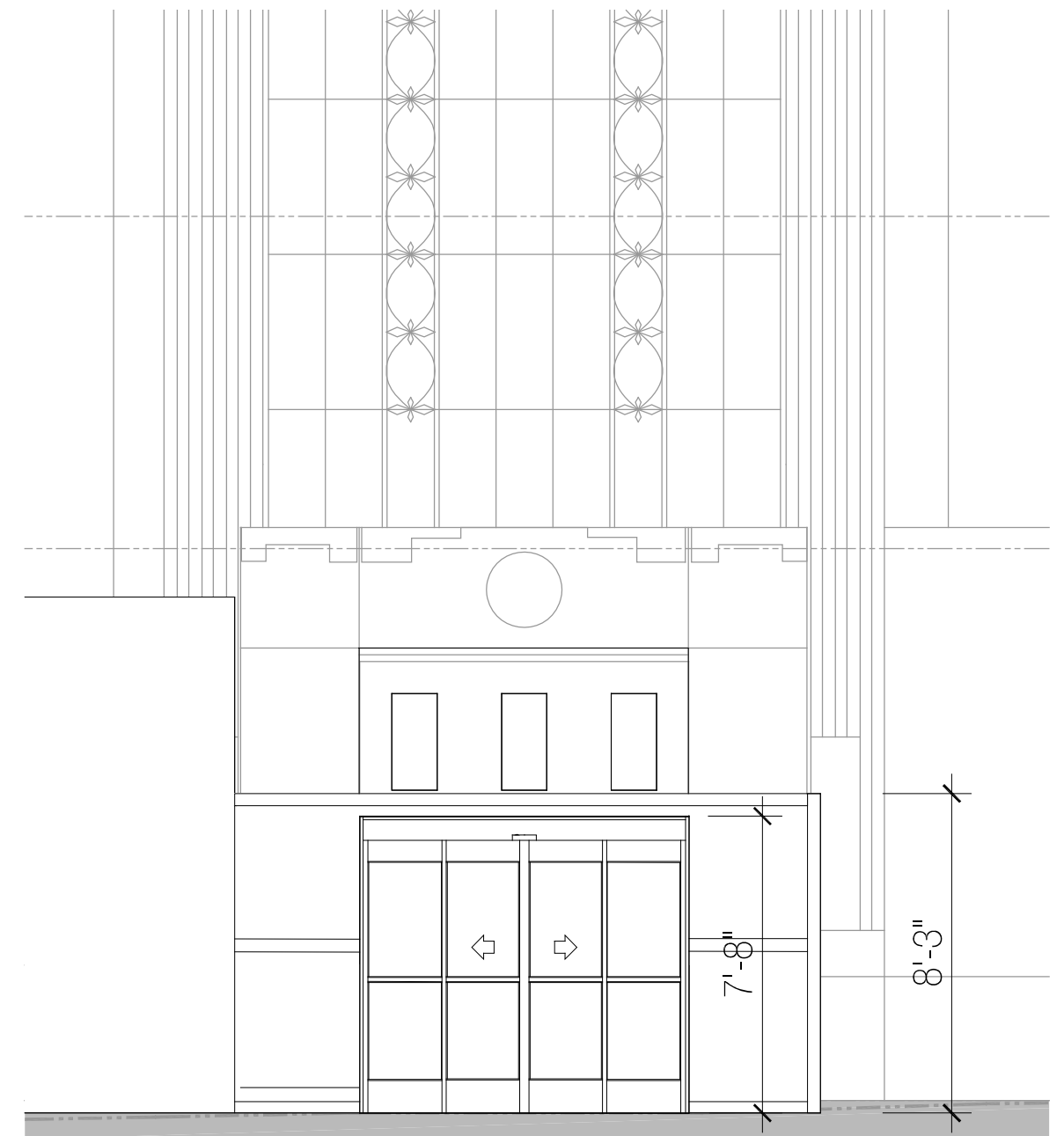


2. SOUTH ENTRANCE VESTIBULE SECTION



4. SOUTH ENTRANCE VESTIBULE SECTION

OUTSIDE OF LPC DESIGNATED AREA



PROPOSED SOUTH ENTRANCE VESTIBULE

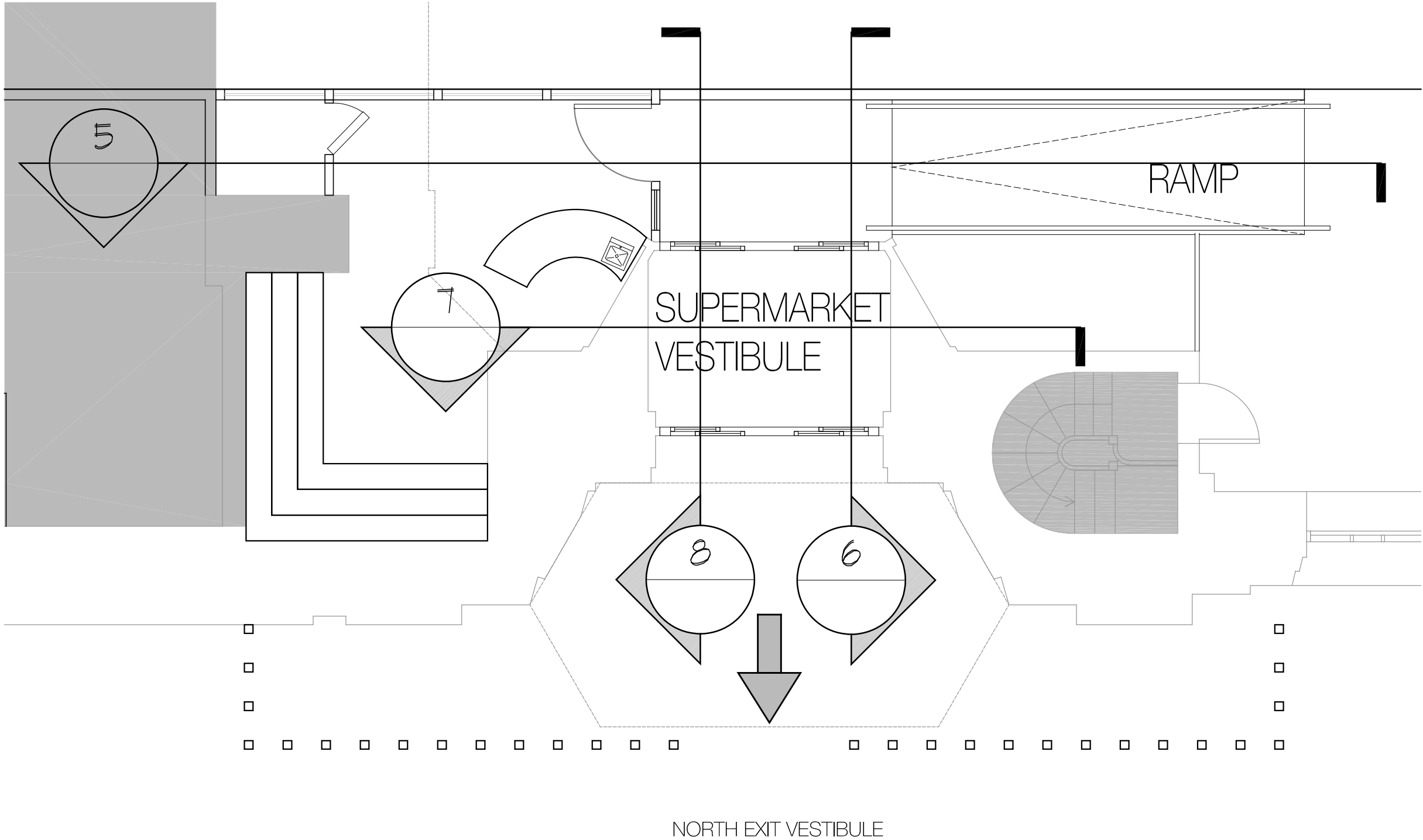


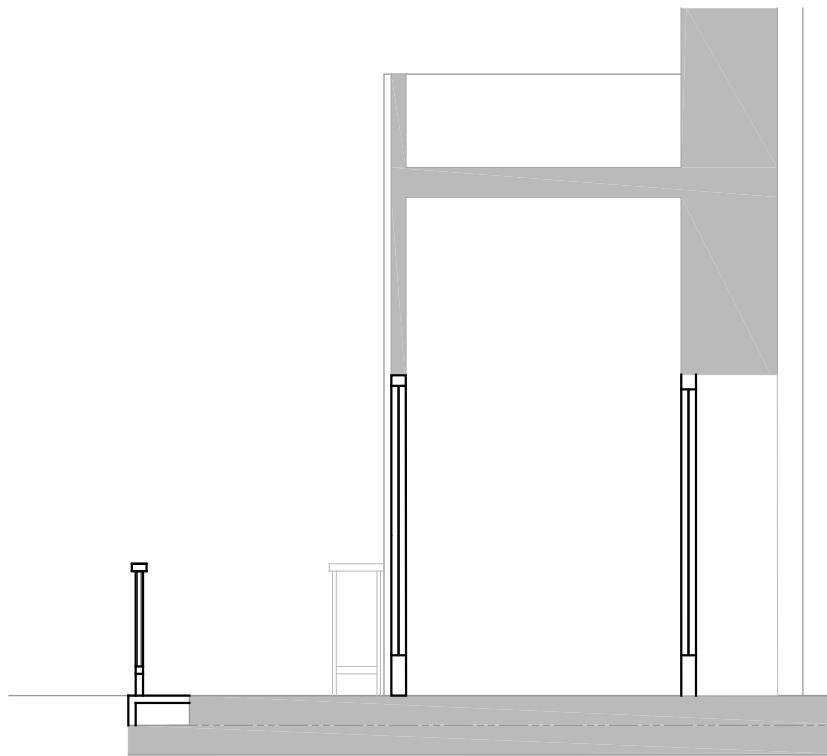
EXISTING SOUTH ENTRANCE VESTIBULE



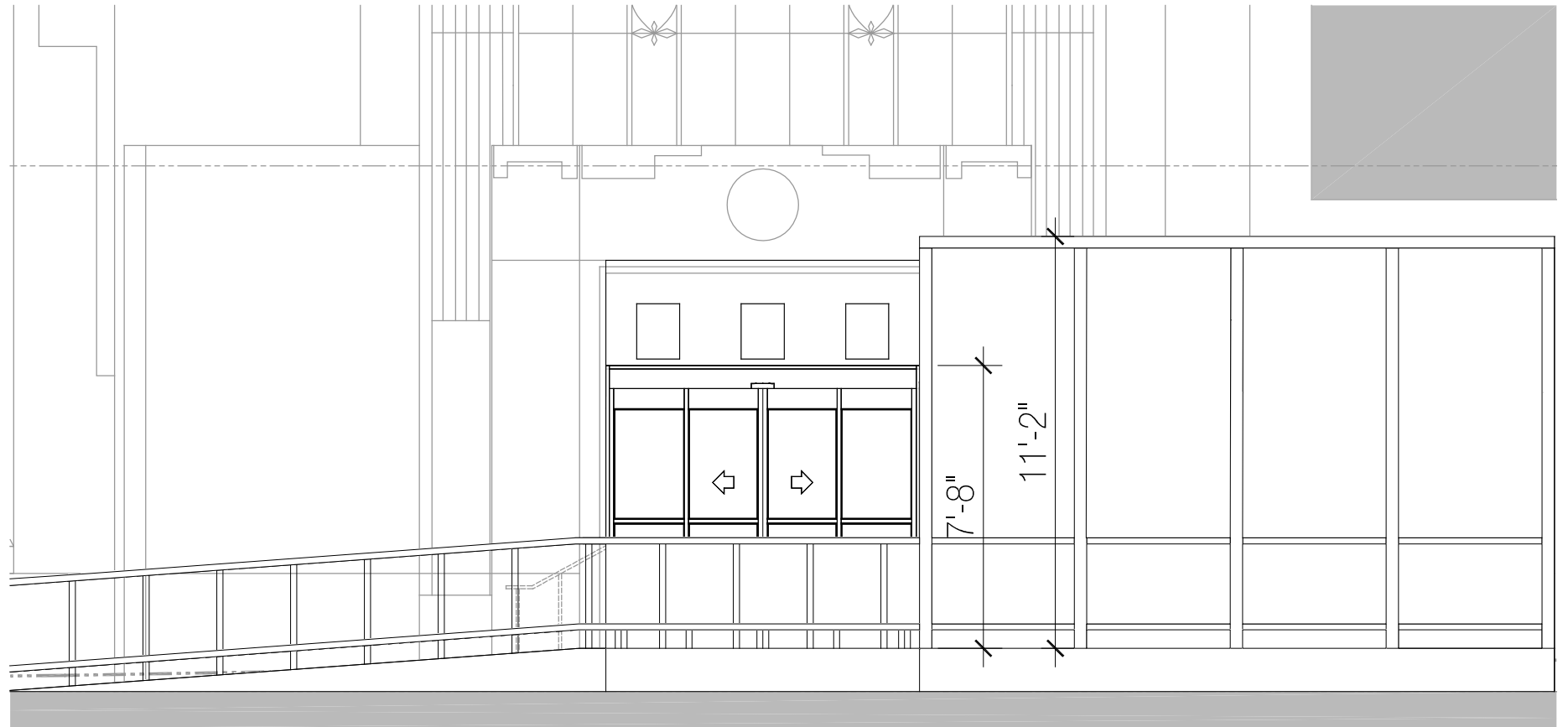
PROPOSED SOUTH ENTRANCE VESTIBULE

OUTSIDE OF LPC DESIGNATED AREA





6. NORTH EXIT VESTIBULE SECTION



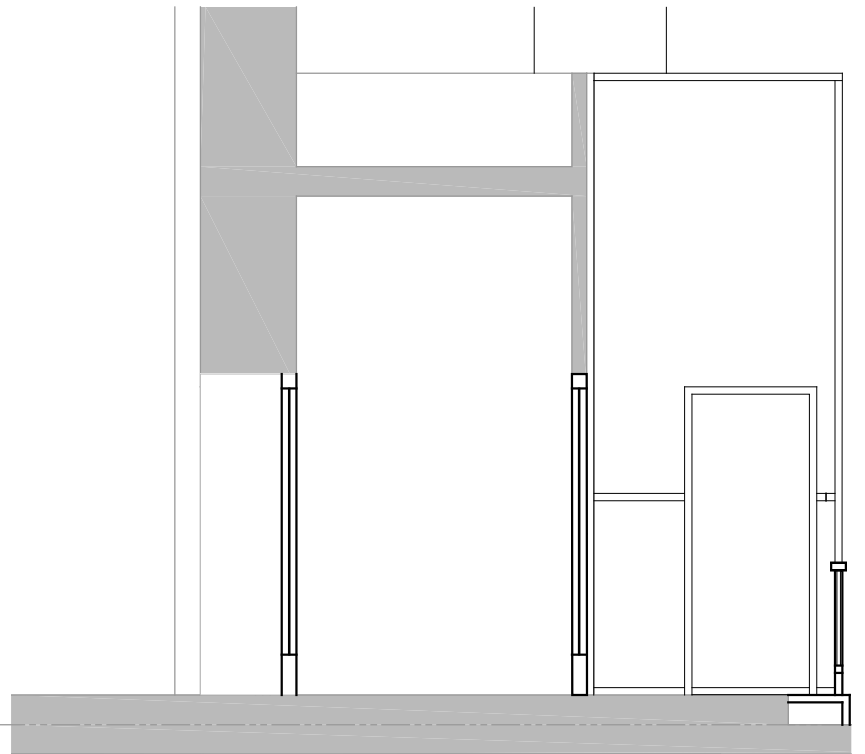
PROPOSED NORTH EXIT VESTIBULE



5. NORTH EXIT VESTIBULE SECTION



7. NORTH EXIT VESTIBULE SECTION



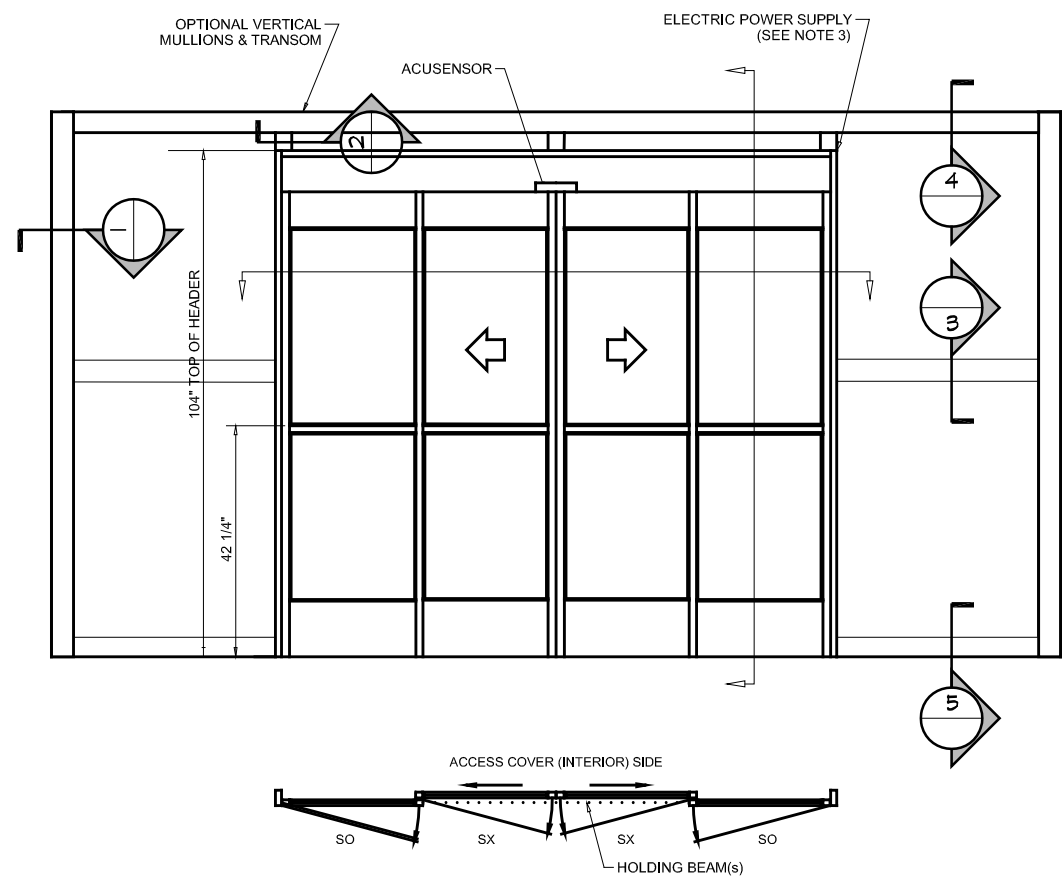
8. NORTH EXIT VESTIBULE SECTION



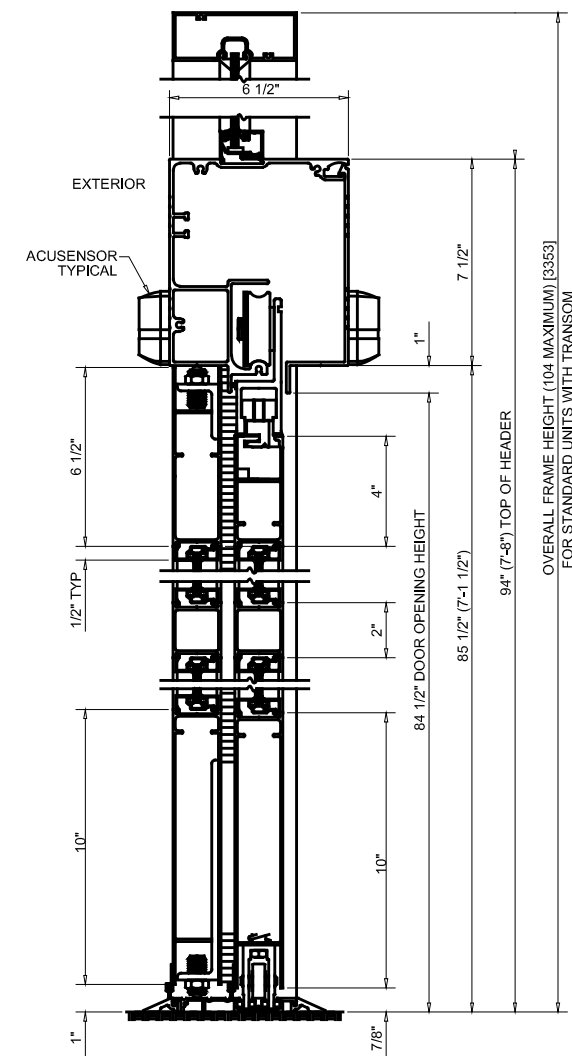
EXISTING NORTH EXIT VESTIBULE



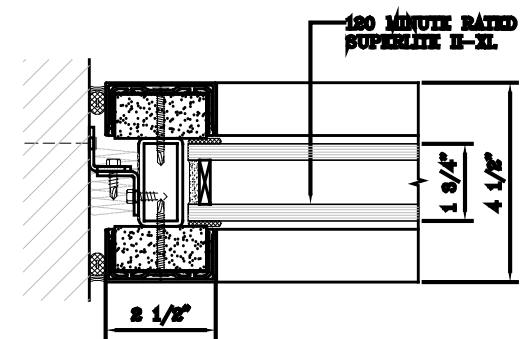
PROPOSED NORTH EXIT VESTIBULE



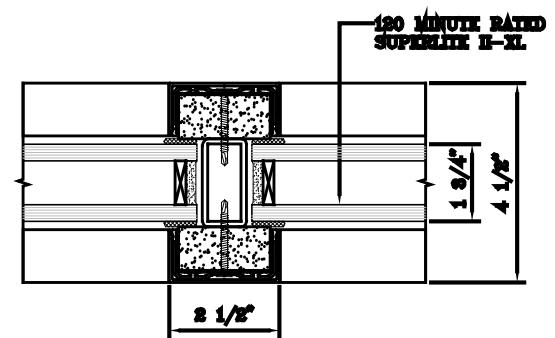
ENTRANCE VESTIBULE ELEVATION/PLAN



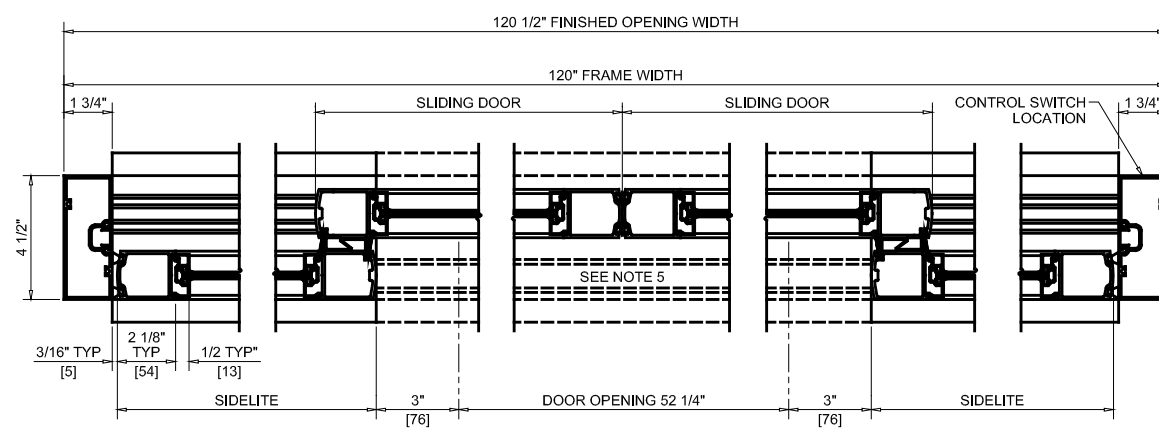
ENTRANCE VESTIBULE VERTICAL SECTION



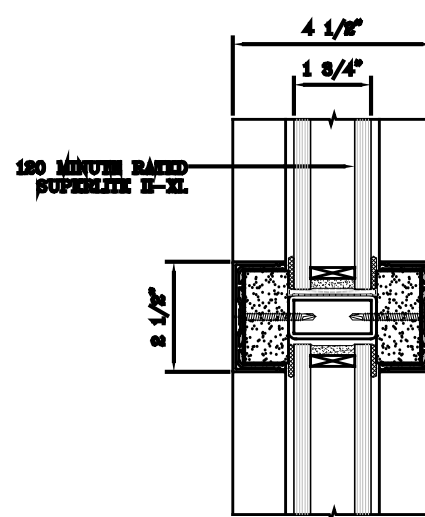
1. JAMB DETAIL



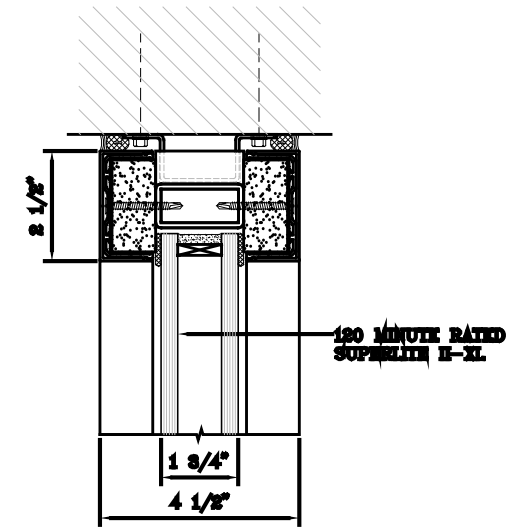
2. VERTICAL MULLION DETAIL



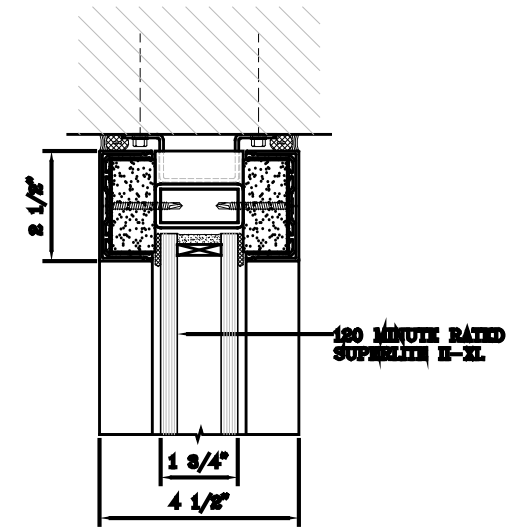
ENTRANCE VESTIBULE HORIZONTAL SECTION



3. HORIZONTAL MULLION DETAIL



4. HEAD DETAIL



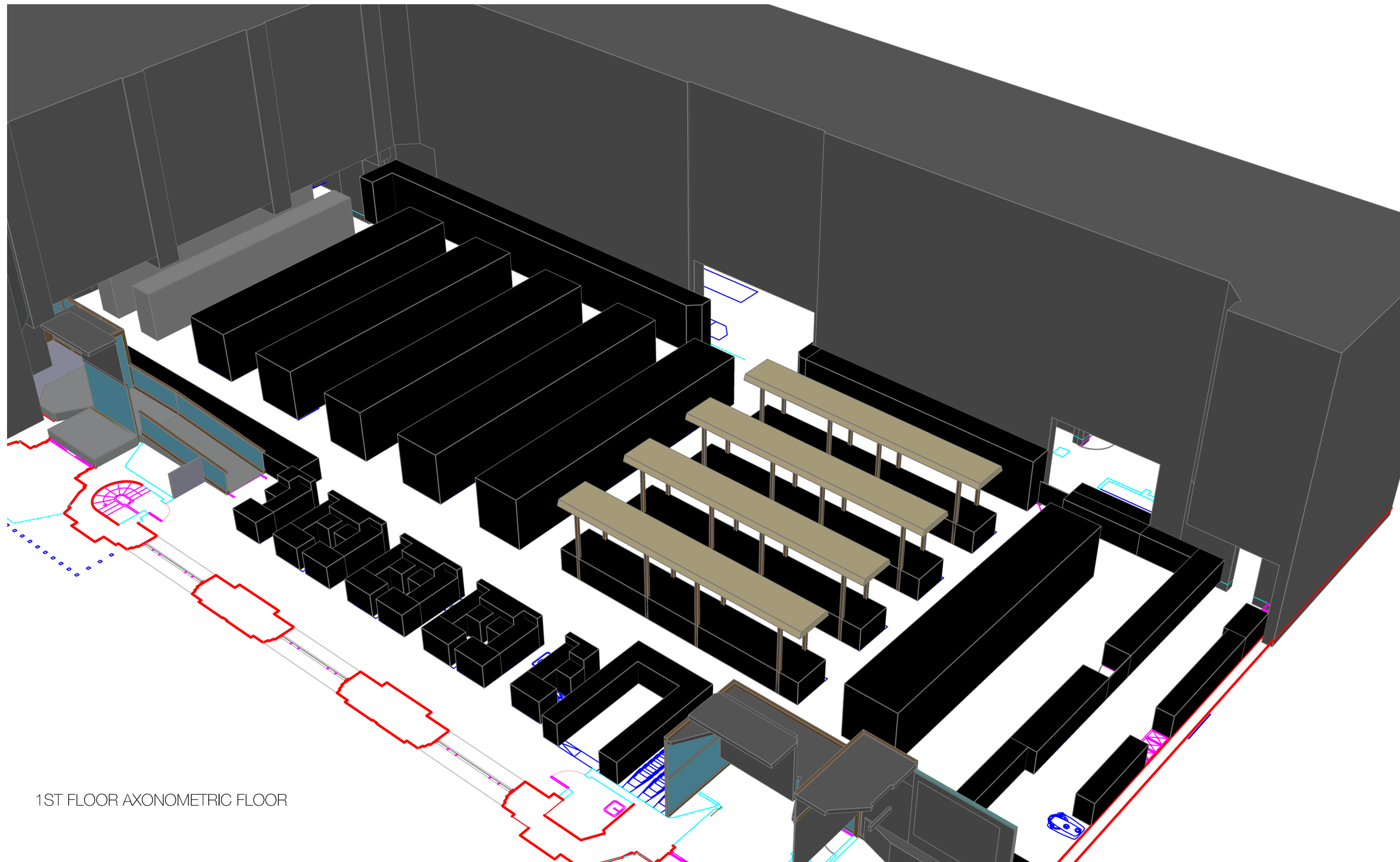
5. SILL DETAIL

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2.5 PROPOSED RENDERED VIEWS





EXISTING NORTH VIEW



PROPOSED NORTH VIEW



EXISTING WEST VIEW



PROPOSED WEST VIEW



EXISTING SOUTH VIEW



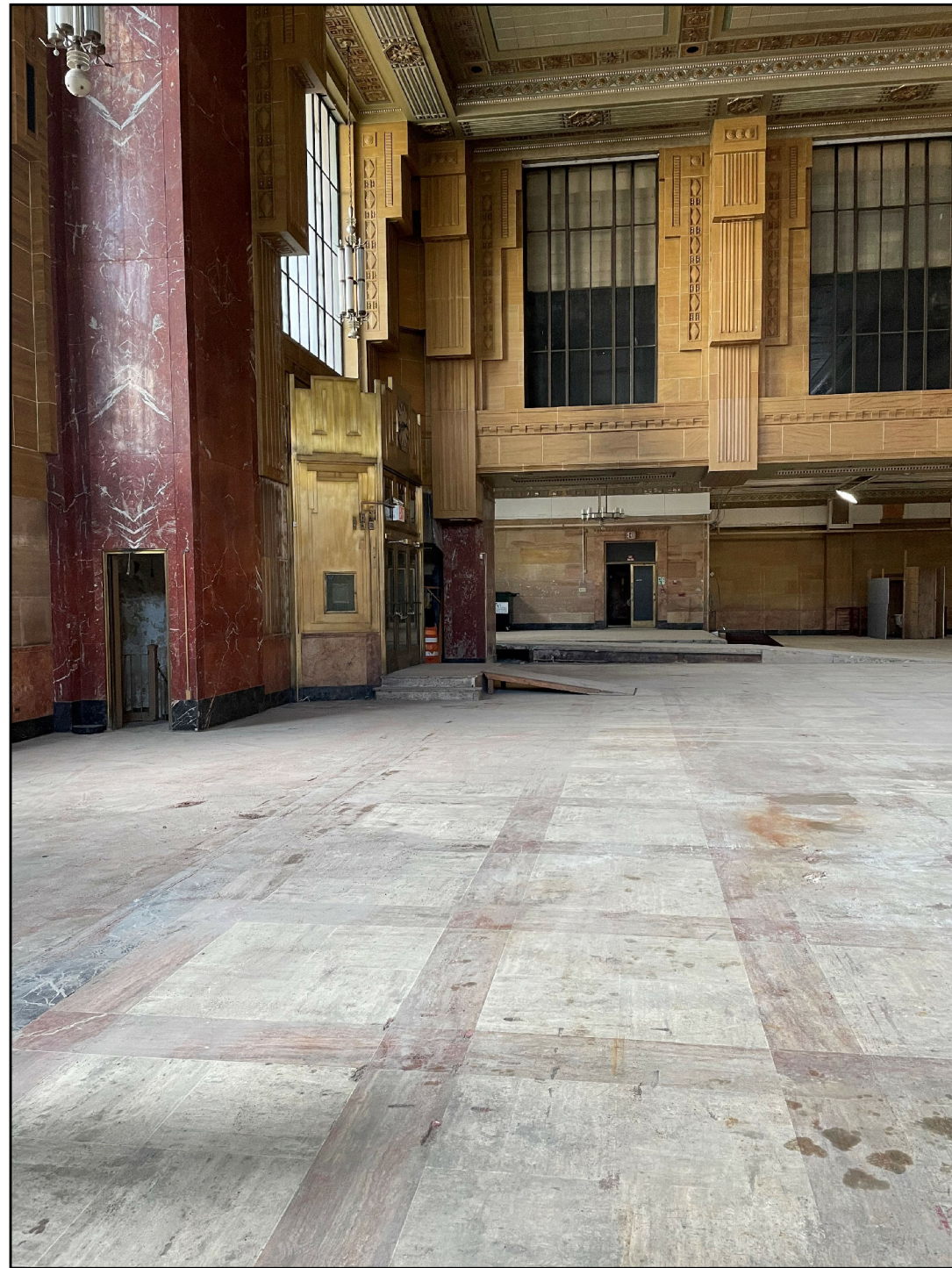
PROPOSED SOUTH VIEW



EXISTING SOUTH VIEW



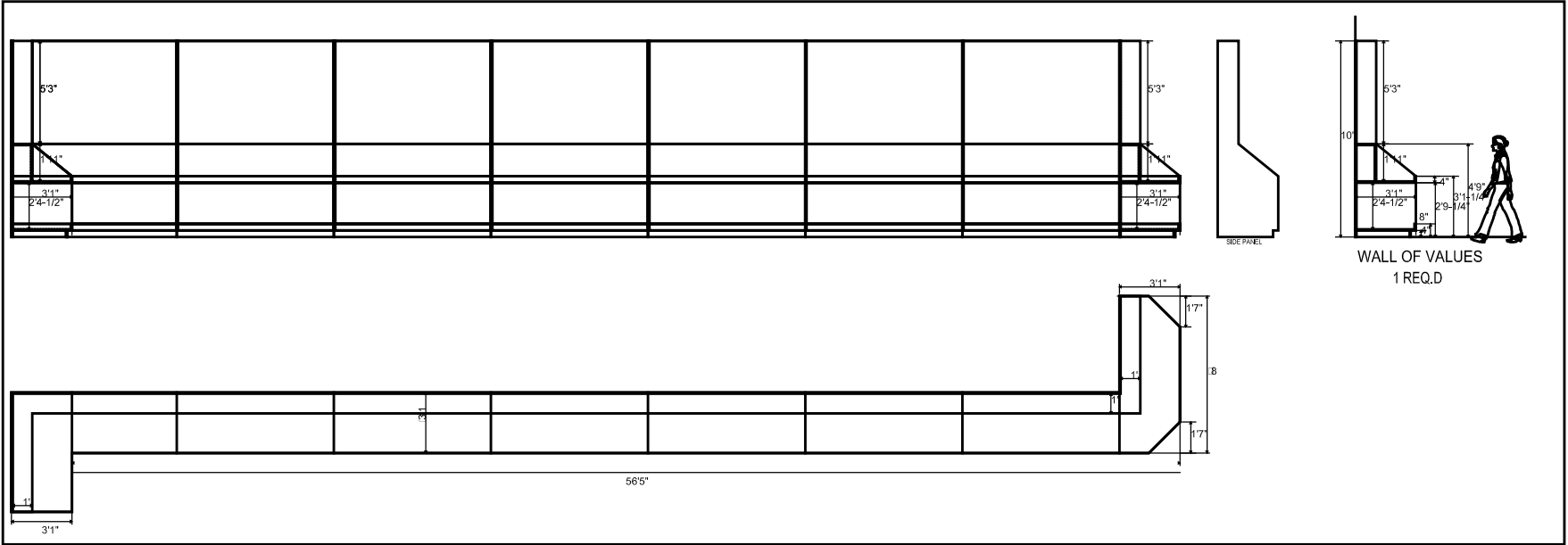
PROPOSED SOUTH VIEW



EXISTING NORTH VIEW



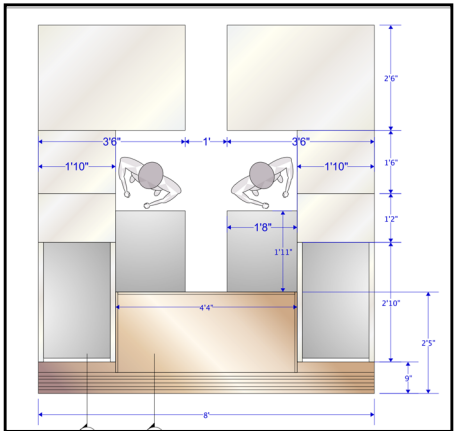
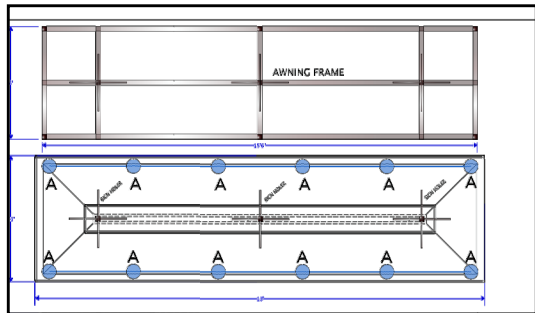
PROPOSED NORTH VIEW



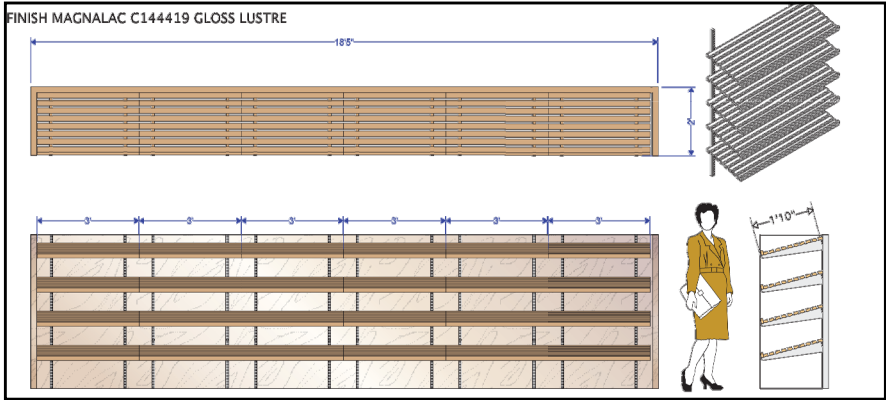
WALL OF VALUES



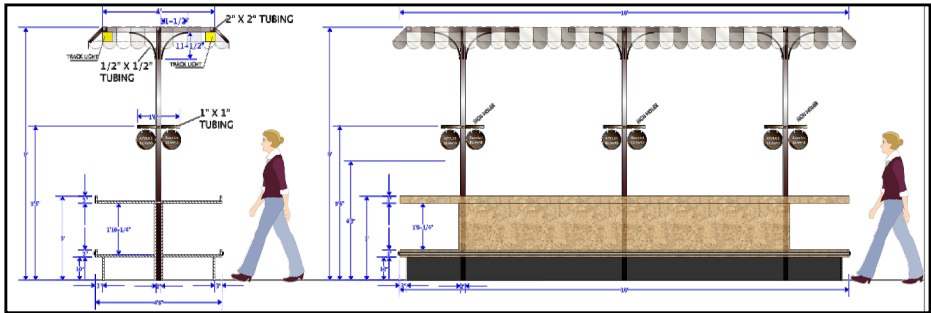
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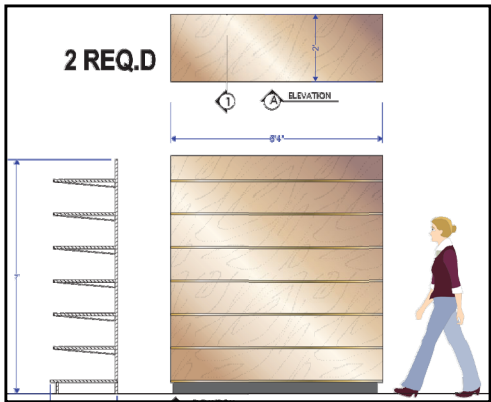
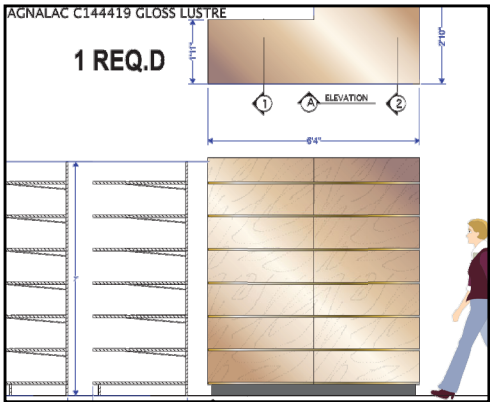
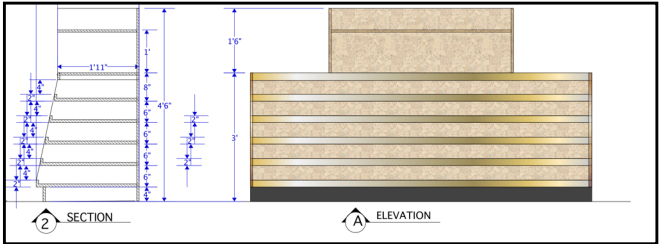
CASHIER STATION



SHELVING SYSTEM



RACK SYSTEM



SHELVING SYSTEM

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2.6 PROPOSED FLOOR WORK



FLOOR TILES THROUGHOUT THE BANK HALL:

-
- A wide-angle photograph of a large, empty hall with a high ceiling. The floor is made of light-colored tiles arranged in a grid pattern, with some areas appearing wet and reflective. The walls are decorated with red marble columns and large windows. The ceiling is high and features a series of rectangular openings. The overall atmosphere is one of a grand, yet somewhat neglected, interior space.

EXISTING FLOOR SOUTH VIEW

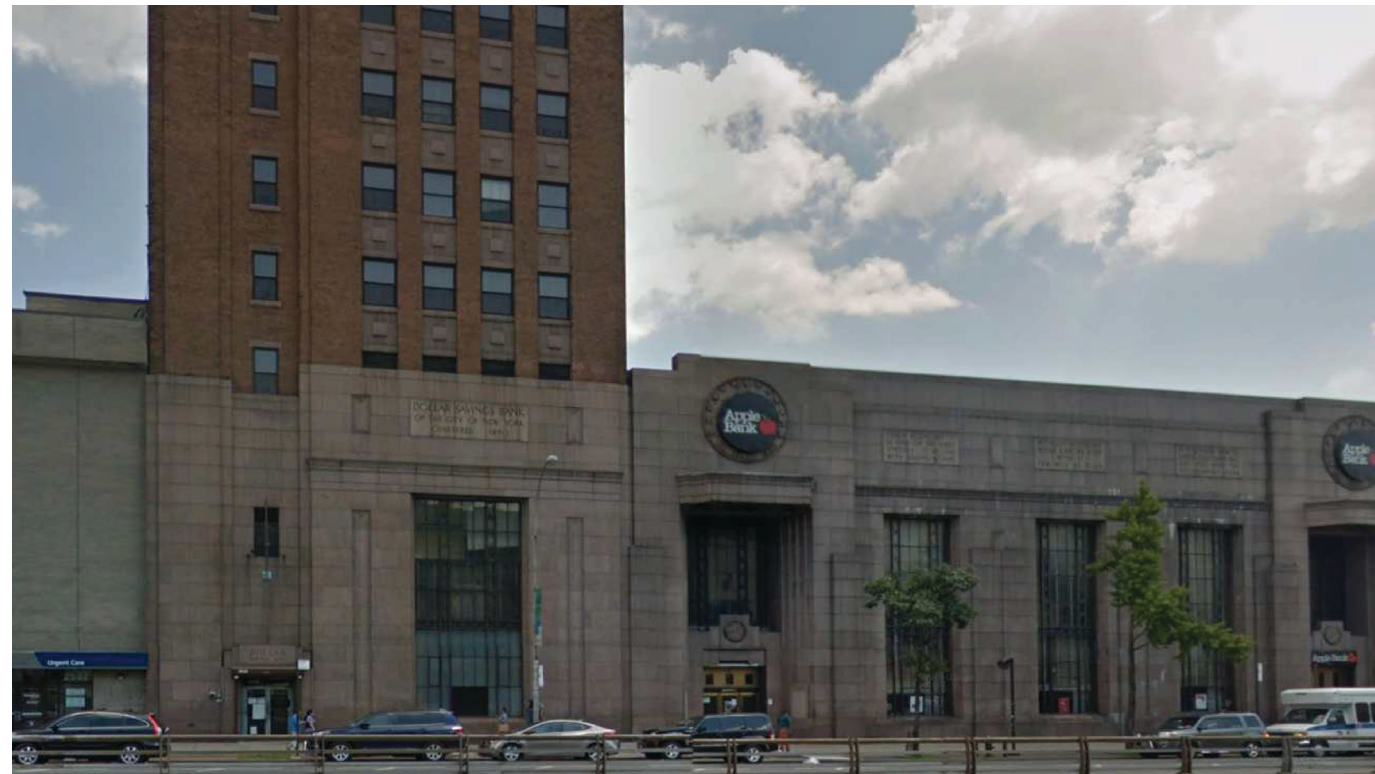


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3.0 LEGALIZATION SCOPE OF WORK



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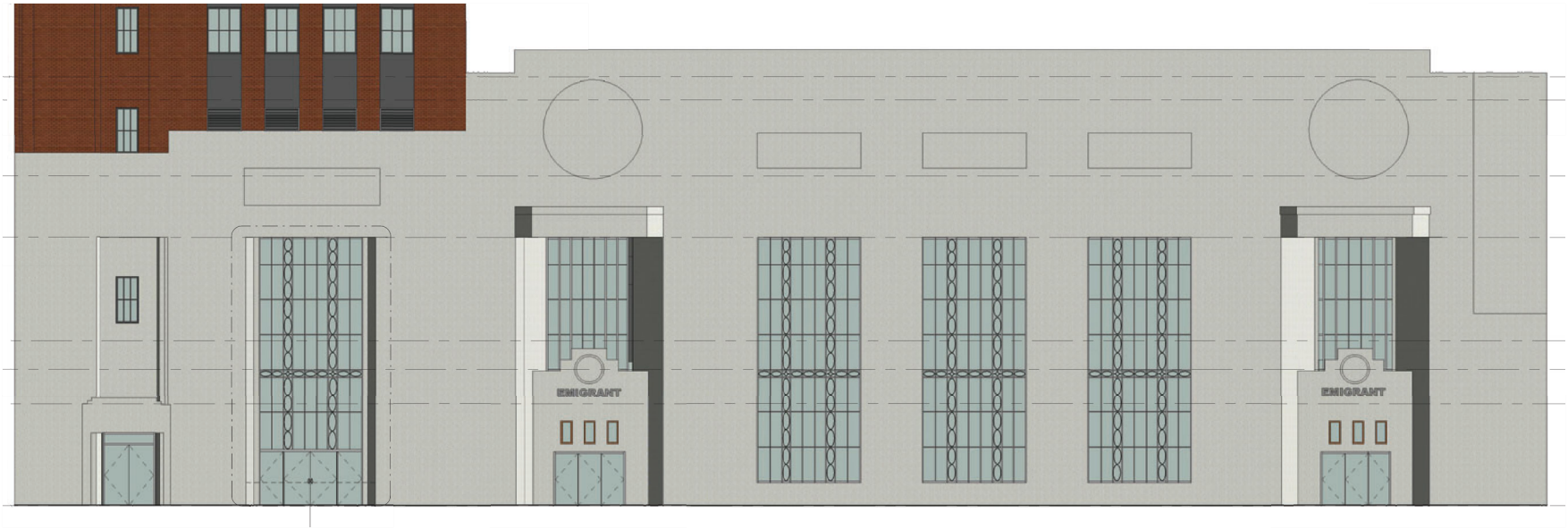
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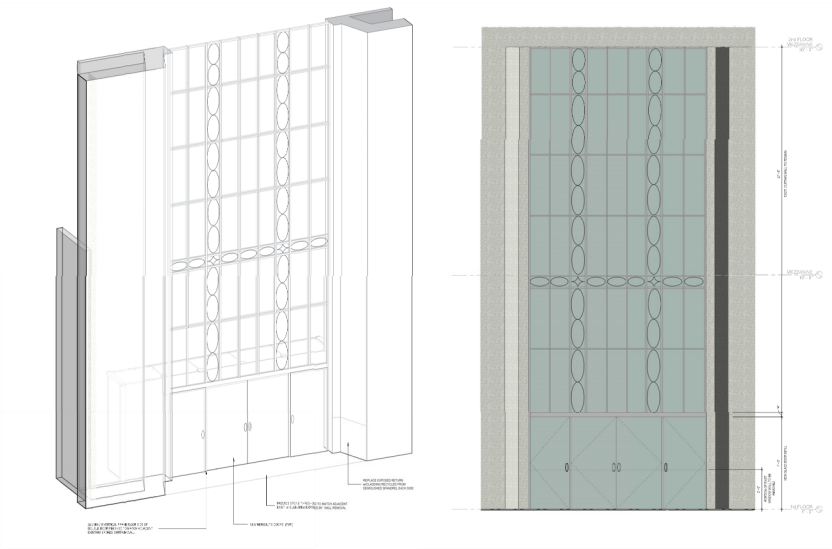
3.1 NORTH ENTRY APPROVED BY LPC
DOCKET #19-8034 3/9/2017



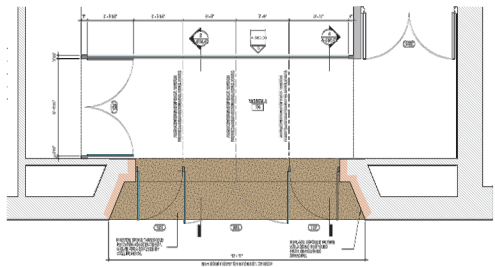
EXISTING ELEVATION 2014



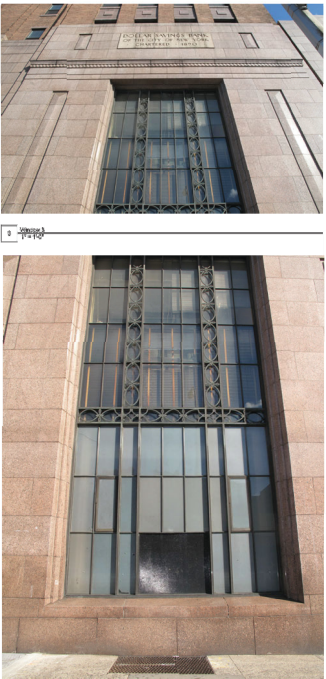
APPROVED ELEVATION 2017



APPROVED NORTH ENTRY ELEVATION 2017



APPROVED NORTH ENTRY PLAN 2017



EXISTING NORTH WINDOW 2014

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3.2 NORTH ENTRY EXISTING



EXISTING EXTERIOR ELEVATION 2021

SCOPE OF WORK AT THE NORTH DOOR:

NORTH TOWER ENTRY :

- REPLACE AND INSTALL NEW STONE PANEL MATCHING THE EXISTING EXTERIOR STONE. NEW STONES TO MATCH THE EXISTING FACADE STONE IN COLOR, DESIGN AND FINISH MATERIAL.
- REPAIR/ REPLACE BROKEN GLASS PANELS.
- INSTALL NEW SLIDING DOOR WITH TWO SIDE FIXED GLASS PANELS TO MATCHING DOOR @ SOUTH ENTRANCE AND NORTH EXT. DOOR TO MATCH EXISTING COLOR AND FINISH MATERIAL.
- EXISTING STEPPED STONE OPENING CUT AT A STRAIGHT 90 DEGREE ANGLE.
- INSTALL NEW CLADDING OVER THE EXISTING OPENING TO AVOID CUTTING INTO THE STONE.



EXISTING EXTERIOR ELEVATION 2018



EXISTING INTERIOR ELEVATION 2021



EXISTING EXTERIOR ELEVATION



EXISTING EXTERIOR DETAILS



EXISTING EXTERIOR DETAILS



EXISTING INTERIOR DETAILS



EXISTING INTERIOR DETAILS



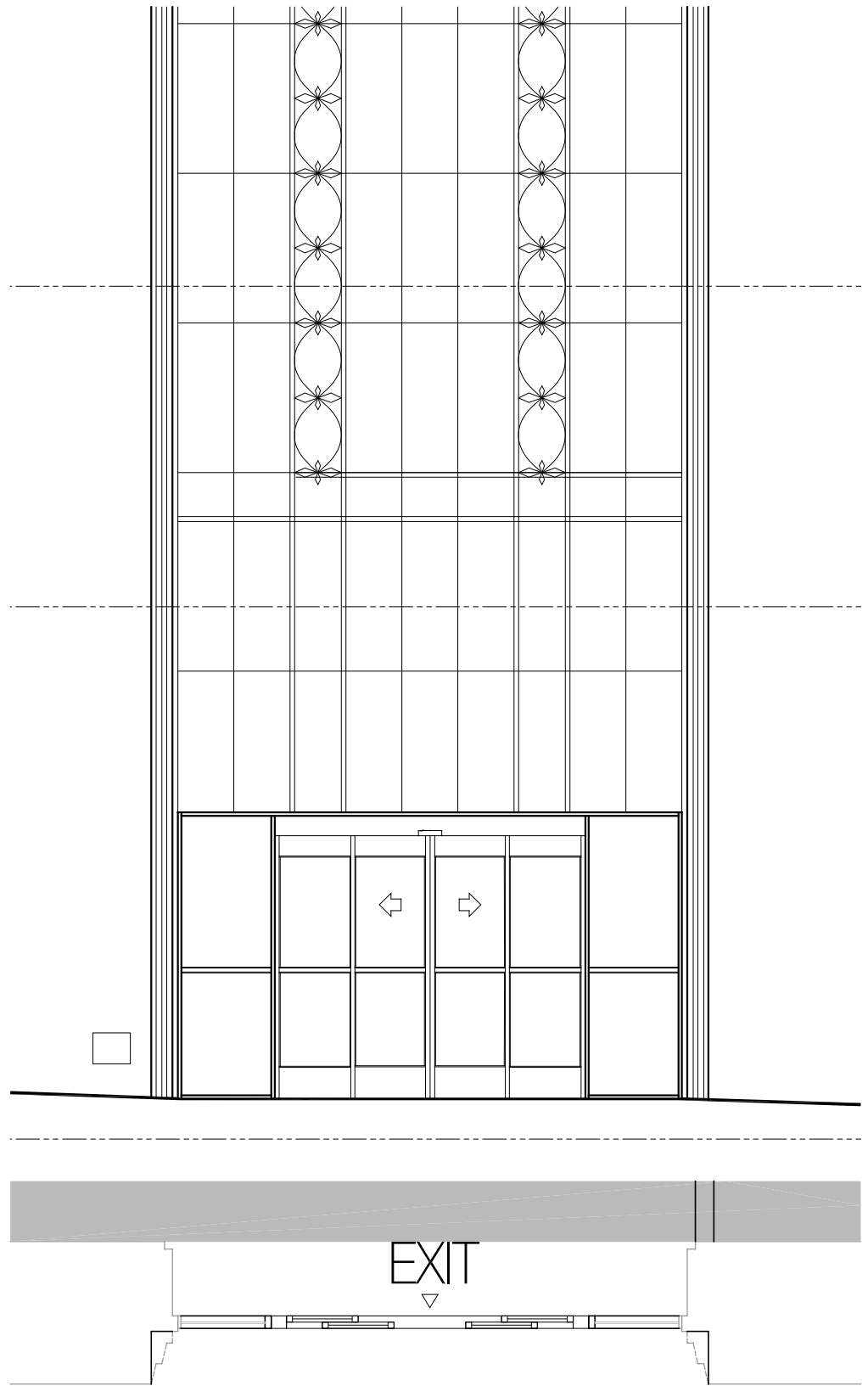
EXISTING MISSING DOOR

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3.3 NORTH ENTRY PROPOSED



NORTH TOWER ENTRY VESTIBULE



NORTH TOWER ENTRY VESTIBULE RENDERED

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4.0 THANK YOU LANDMARKS PRESERVATION
COMMISSION. QUESTIONS?

The current proposal is:

Preservation Department – Item 1, LPC-22-01377

**2530 Grand Concourse - Dollar Savings Bank Building and First
Floor Interior - Individual and Interior Landmark
Borough of Bronx**

To Testify Please Join Zoom

Webinar ID: 841 3316 6850

Passcode: 776108

By Phone:

1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify 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.