

The current proposal is:

Preservation Department – Item 4, LPC-22-08416

## 1125 Grand Concourse – Grand Concourse Historic District Borough of Bronx

To Testify Please Join Zoom

**Webinar ID:** 825 5834 8734

**Passcode:** 576725

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**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.



# **ANDREW FREEDMAN HOME**

**LPC Review Package - Commission Level**

**Public Hearing**

**June 7th, 2022**

**MARVEL**

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# Building Introduction

# Andrew Freedman Home

The Mid-Bronx Senior Citizen Council (MBSCC) is the owner of the Andrew Freedman Home (AFH), an individual New York City Landmark (designated in 1992) situated on an entire city block in the Grand Concourse Historic District in the Bronx (designated in 2011). The AFH was built in 1924 pursuant to a bequest of Andrew Freedman, a successful New York City businessman, to provide for indigent persons for the formerly affluent, or those who had lost fortunes through during their lives and were reaching retirement age. At its peak, the building, modeled on Palazzo Farnese in Rome, was home to 130 residents. In 1983, it was purchased by the MBSCC for use as a home for the elderly. Currently, the AFH is home to a diverse array of programs designed to invigorate and respond to the needs of the Bronx community, among others to include Early Childhood Education, an Artist-in-Residence program, and a Business Incubator.

In 1987, AFH and Grand Concourse Historic District were listed to both New York State Register of Historic Places and National Register of Historic Places. In 1992, the property was designated an individual landmark, and in 2011, included in the Grand Concourse Historic District designated by the New York City Landmarks Preservation Commission.



# Project Team

## Ownership

### **Andrew Freedman Home**

Walter Puryear  
Jeannette Puryear  
Widmarc Thomas

## Architecture

### **Marvel**

Tim Fryatt, Director  
Stephen Hsueh  
Yoo Jin Lee

## Historical Consultant

### **Li/Saltzman Architects**

Judith Saltzman, Principal  
Meisha Hunter, Senior Historic Preservationist  
Inda Sechzer  
Michael Middleton

## Structure

### **Silman**

Pat Arnett, Principal  
Philip J. Tranchese

## Mechanical, Electrical, Plumbing, Fire Alarm & Fire Protection

### **Polise Consulting Engineers**

Kyle MacKenzie (Electrical, Fire Alarm)  
Adrian Harant (HVAC)  
Bill Polise (Plumbing, Fire Protection)

## Environmental

### **Flatley Read**

Nicole Proctor

## Code, Zoning and Expediting

### **J M Zoning**

Philip Angel  
Joseph Habib

# Historical Overview

# Historical Overview

## Background Information

The Andrew Freedman Home, a 117,200 square foot, 4-story, limestone mansion designed by Joseph H. Friedlander and Harry Allan Jacobs, was constructed in 1922-24 in a free interpretation of Italian Renaissance architecture. The rectangular north and south wings, designed by David Levy, were added in 1928-31. Situated on a sloping site west of the Grand Concourse, the AFH was created as a residence for the elderly with a proviso that it care for poor people who had once been affluent.

According to the Landmarks Preservation Commission's designation report, the AFH combines the "rectilinear, balanced form of Italian Renaissance palazzi with the setting and terraces of a rural villa." The AFH's primary (east) facade is oriented toward the Grand Concourse (opened in 1909), which was deigned as a luxurious, tree-lined residential boulevard. The AFH functioned in its purpose built use until 1983, after which the property was purchased by the Mid-Bronx Senior Citizen Council (MBSCC) in 1984.

In 1987, AFH and Grand Concourse Historic District were listed to both New York State Register of Historic Places and National Register of Historic Places. In 1992, the property was designated an individual landmark, and in 2011, included in the Grand Concourse Historic District designated by the New York City Landmarks Preservation Commission.



View from Grand Concourse. Prior to Addition of Wings. 1924.

# Historical Overview

## Historic Photos

The AFH occupies an entire block, featuring mature trees and rock outcroppings, bounded by the Grand Concourse, East 166th Street, Walton Avenue, and McClellan Street in the Bronx. The primary facade of the AFH is set back on the lot, closer to Walton Avenue, and is separated from the Grand Concourse by a lawn and garden. The principal, three-story facade is articulated by thirteen bays and features a rusticated limestone ground floor with a wide, limestone balustraded terrace. The fenestration includes arched openings at the first floor, and rectangular openings capped with alternating segmentally arched and triangular pediments at the second floor, and rectangular openings with no enframements at the third floor. The facade is terminated by a deep copper cornice and a high parapet which conceal the fourth story. The Walton Avenue (west) facade features a tripartite-arched loggia with French railings and doors. The fenestration is similar to that of the east facade. The north and south wings were intended to match with original building and are clad in cast stone to resemble limestone. The construction of the AFH features a steel framed, fireproof structure with concrete floors and terra cotta and brick partitions.

A stone and concrete retaining wall was constructed around the perimeter of the property, which slopes down approximately 31 feet from the Grand Concourse to Walton Avenue. Due to the change in grade, the AFH's primary facade is shorter (3 stories) than on the rear elevation on Walton Avenue (4 stories). Additionally, the retaining wall is taller on Walton Avenue, and is lower on the Grand Concourse.

Beginning in the first quarter of the 20th century, the Grand Concourse was developed with residential apartments, as well as public and institutional buildings such as the Bronx County Courthouse and the Bronx Society for the Prevention of Cruelty to Children (later the Bronx Young Men's and Young Women's Hebrew Association; now Girl's Club).

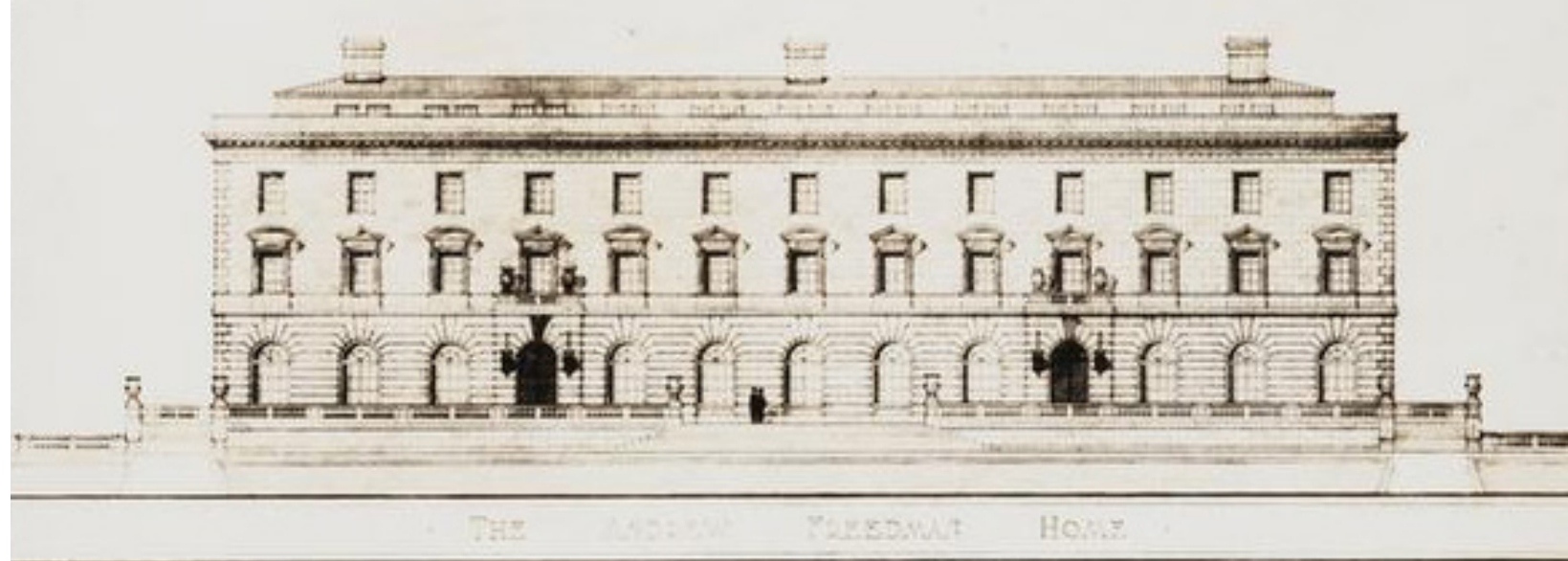


View from across Grand Concourse. After Addition of Wings. 1928.

# Historical Overview

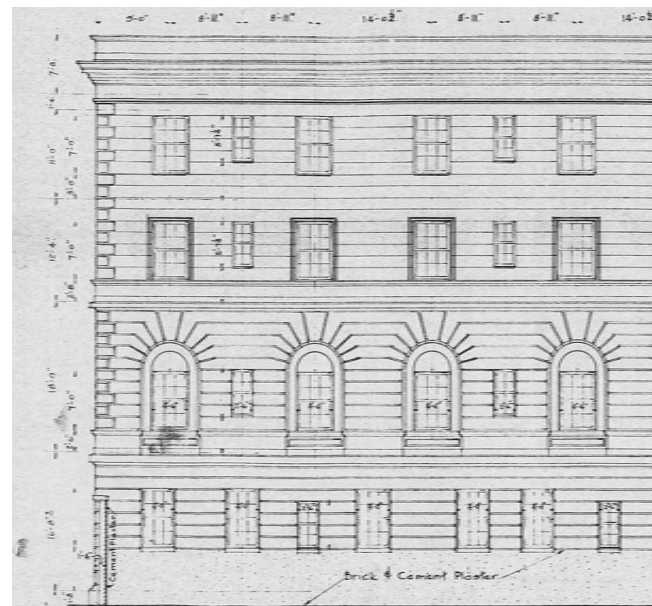
## Historic Drawings of Building Exterior

Original Building, 1924

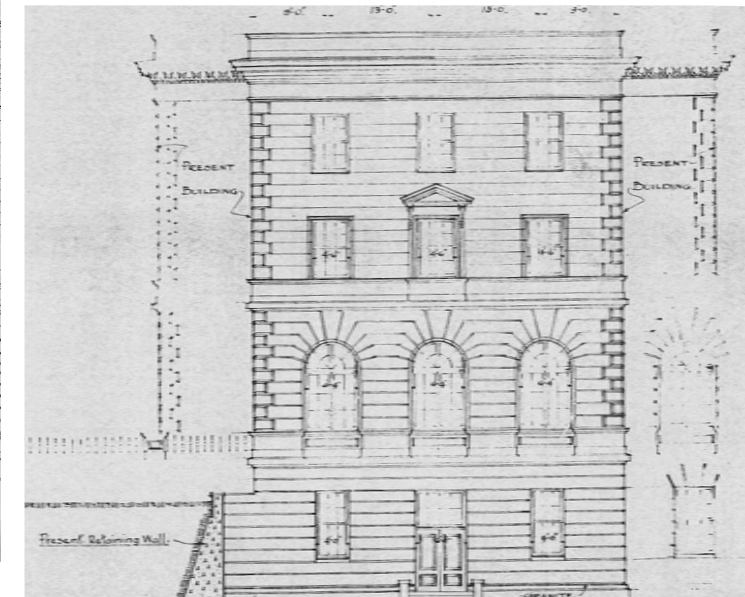
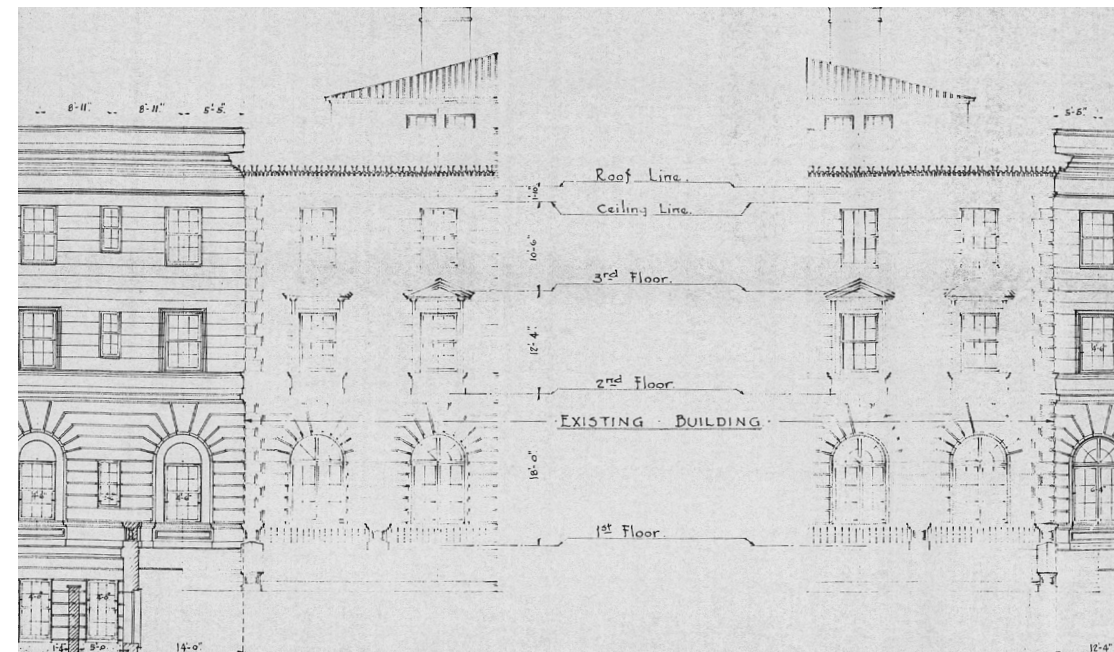


Source: Unknown

Building addition of North and South Wings, 1928



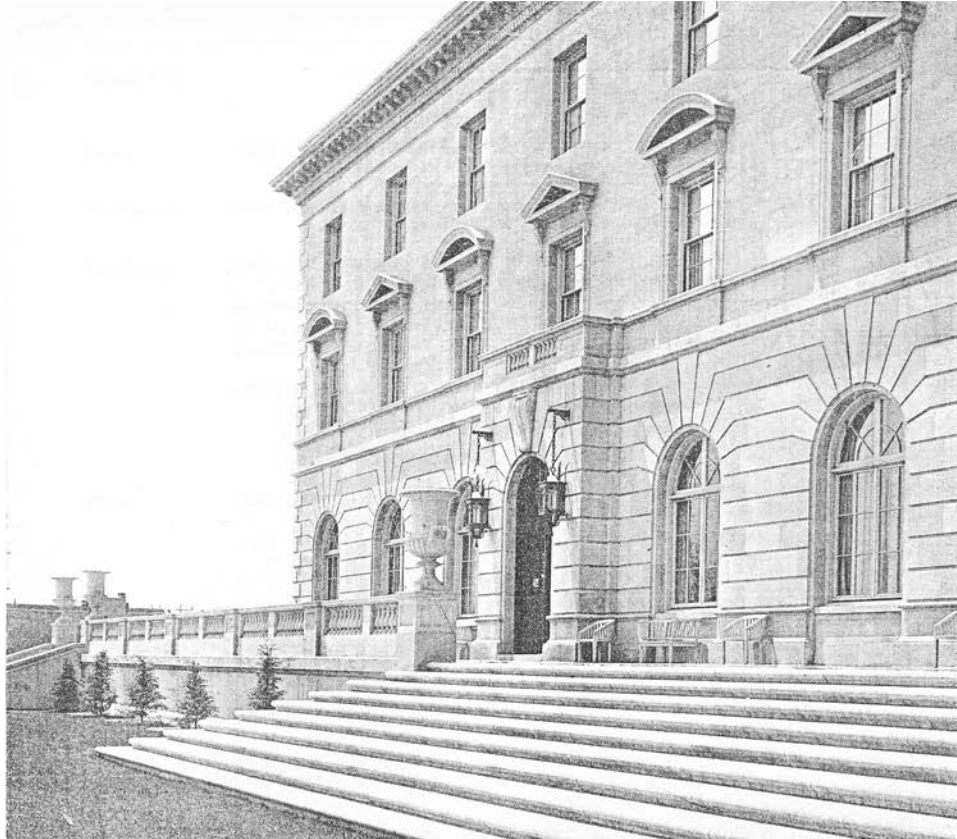
Source: Unknown



# Historical Overview

## Historic Photos of Building Exterior

Original Building, front facade  
on Grand Concourse  
1924



Source: *Architecture and Building*, September 1924

Building addition of North and South Wings, front facade  
on Grand Concourse  
1928



Source: *Landmarks Preservation Commission Designation Document* (June 12, 1992),  
photo credit Andrew S. Dolkart

Original Building, rear facade  
on Walton Avenue  
1924

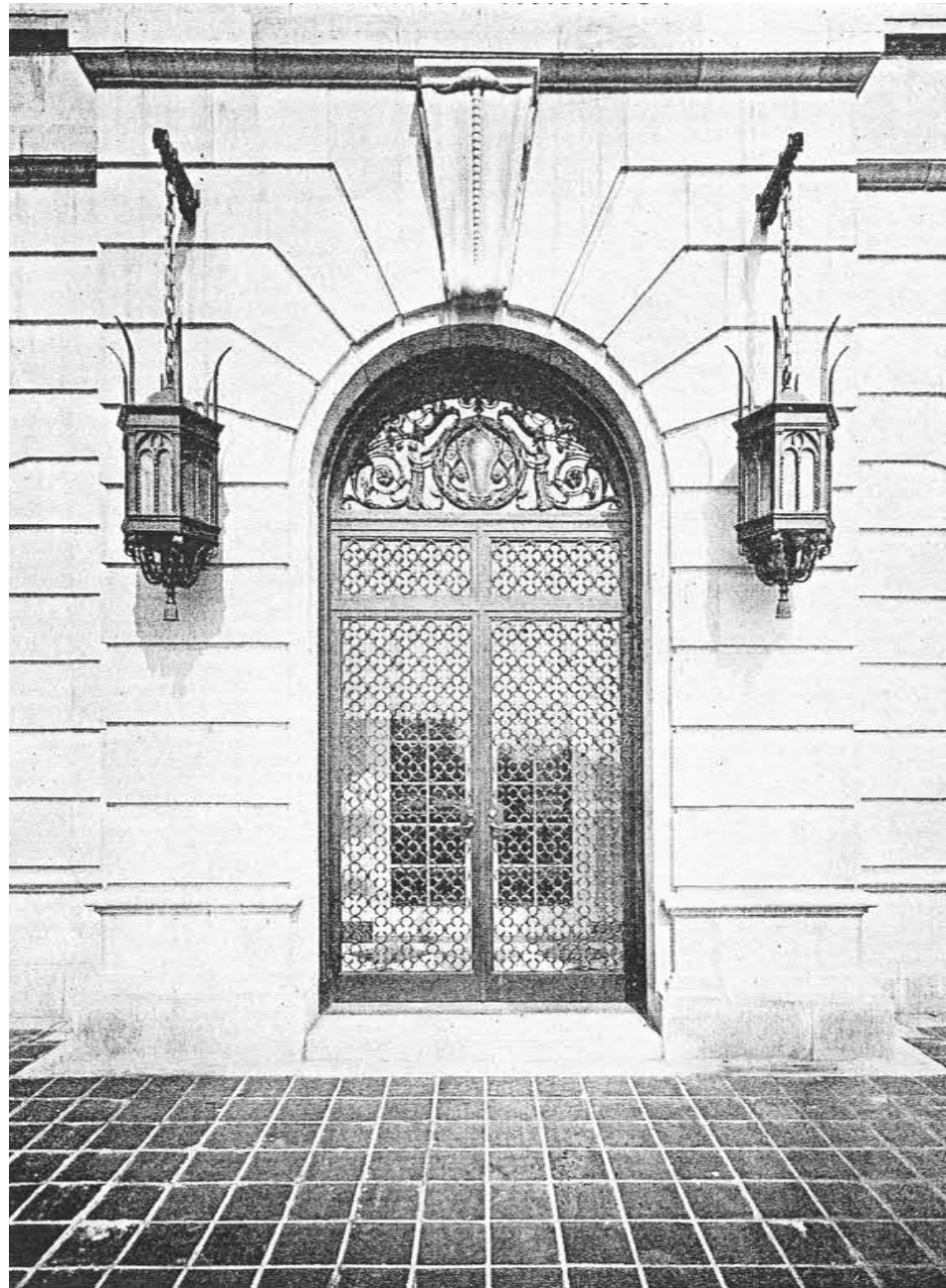


Source: *Unknown*

# Historical Overview

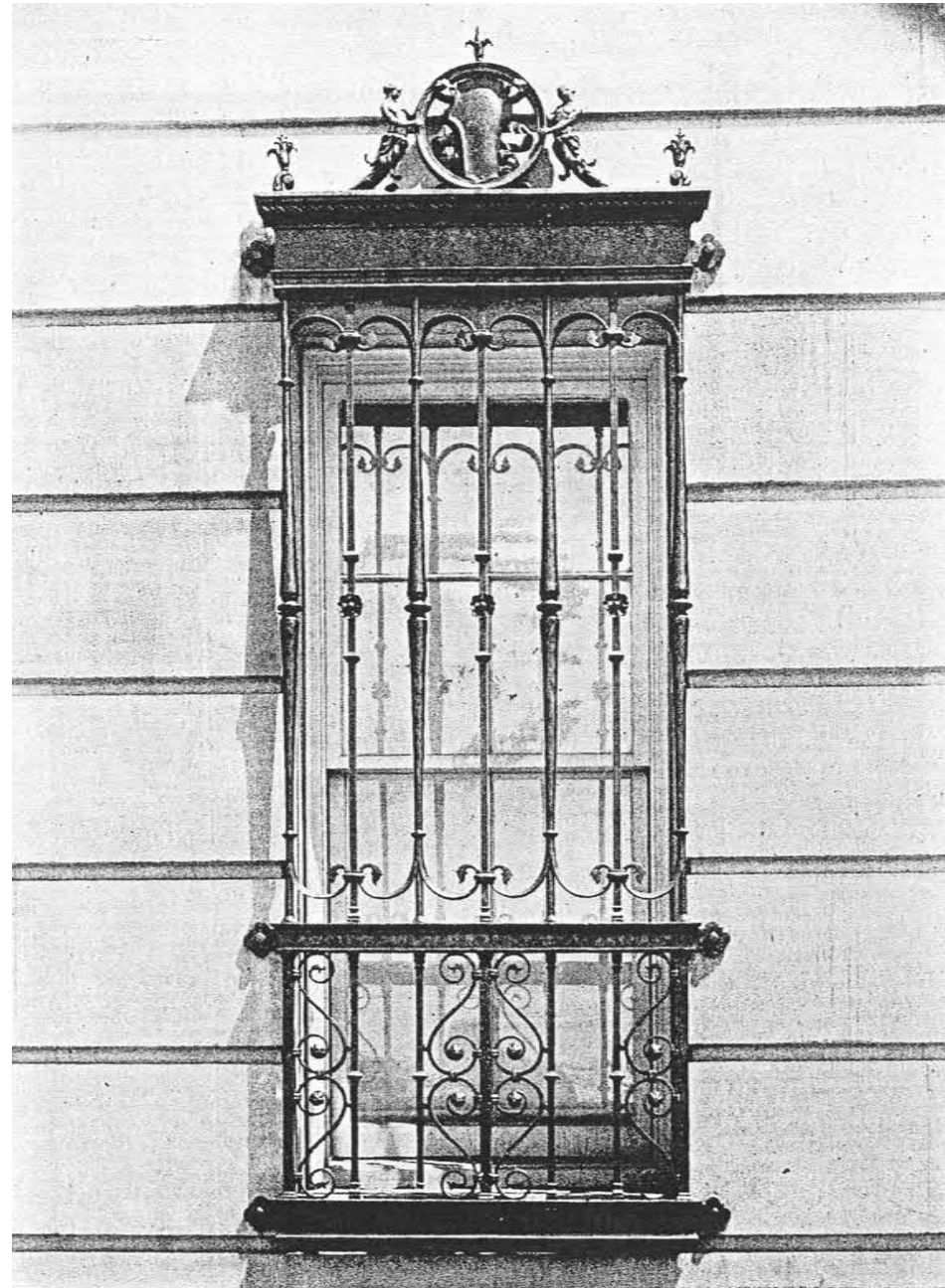
## Historic Photos of Building Exterior

Front Building entrance on Grand Concourse  
1924



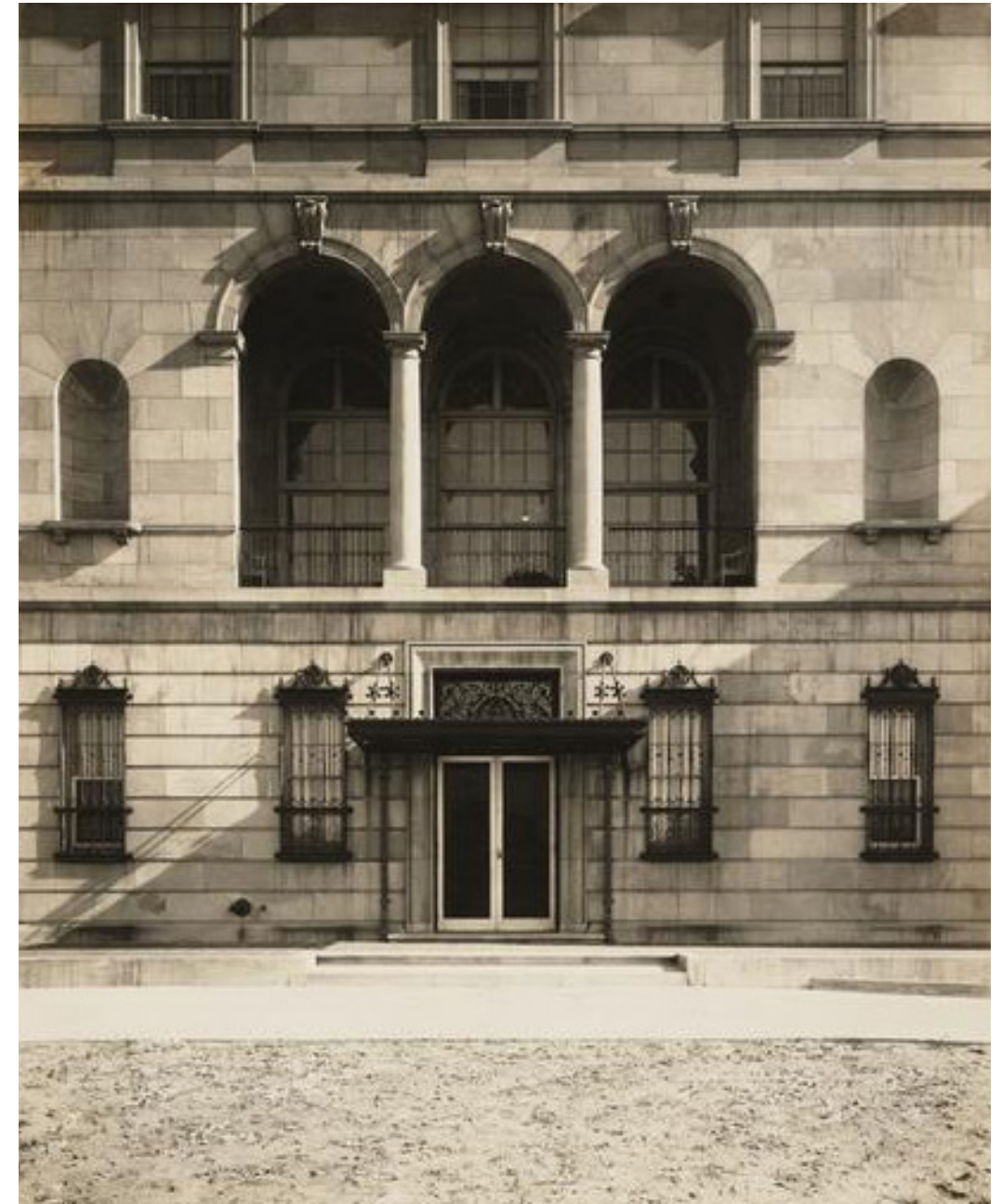
Source: *Architecture and Building*, September 1924

Wrought Iron Detail on Window on Walton Avenue  
1924



Source: *Architecture and Building*, September 1924

Rear building entrance on Walton Avenue

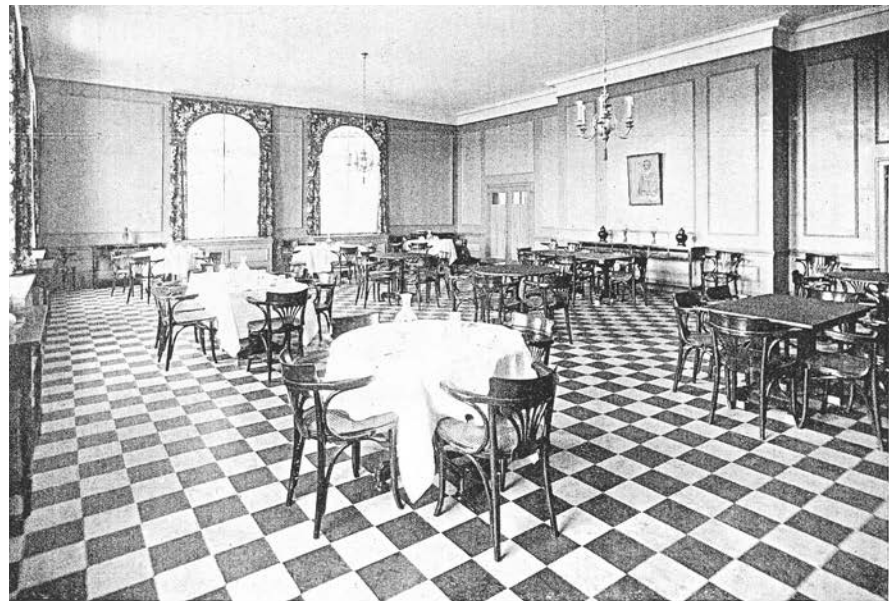
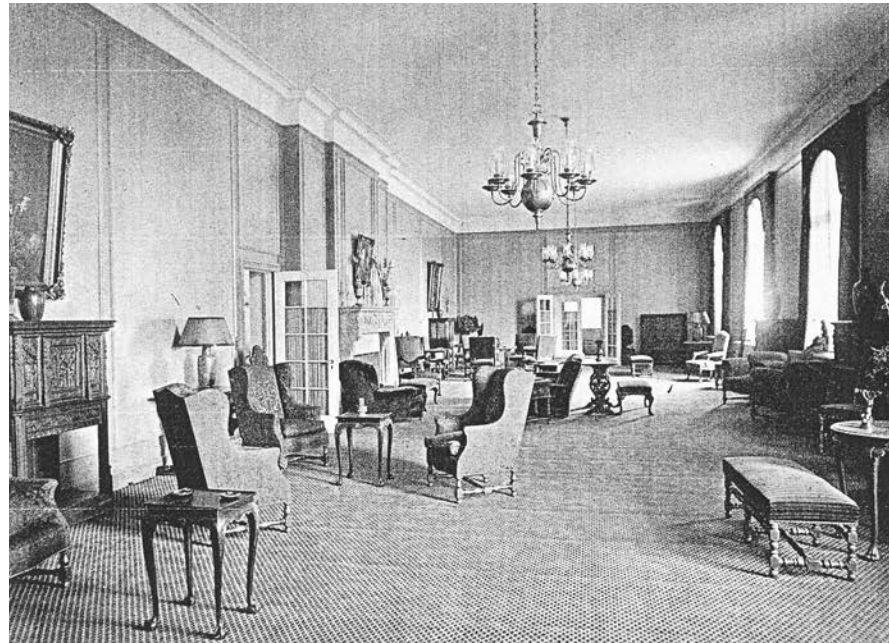


Source: *Unknown*

# Historical Overview

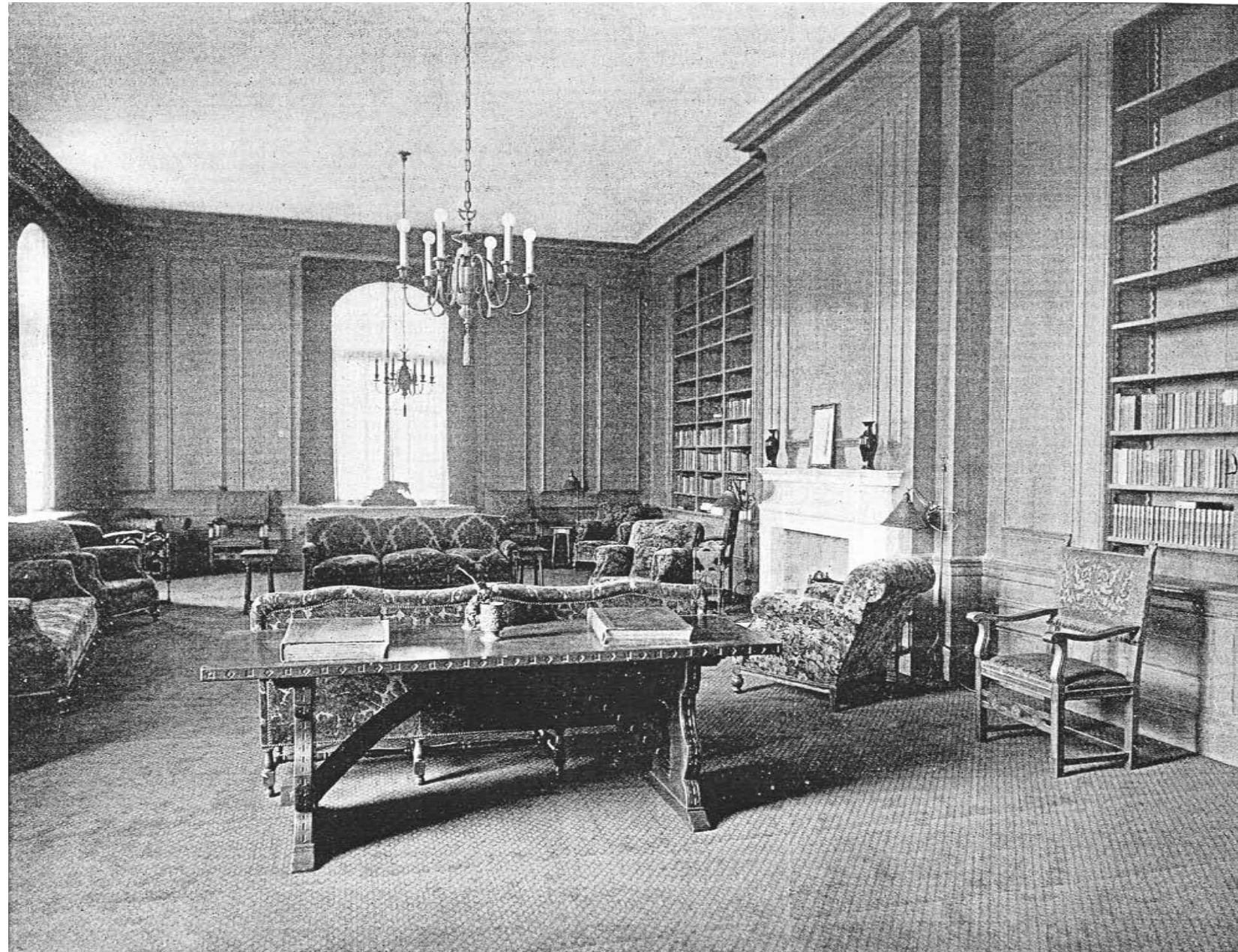
## Historic Photos of Building Interior

View of Living Room (above) and Restaurant (below)  
1924



Source: *Architecture and Building*, September 1924

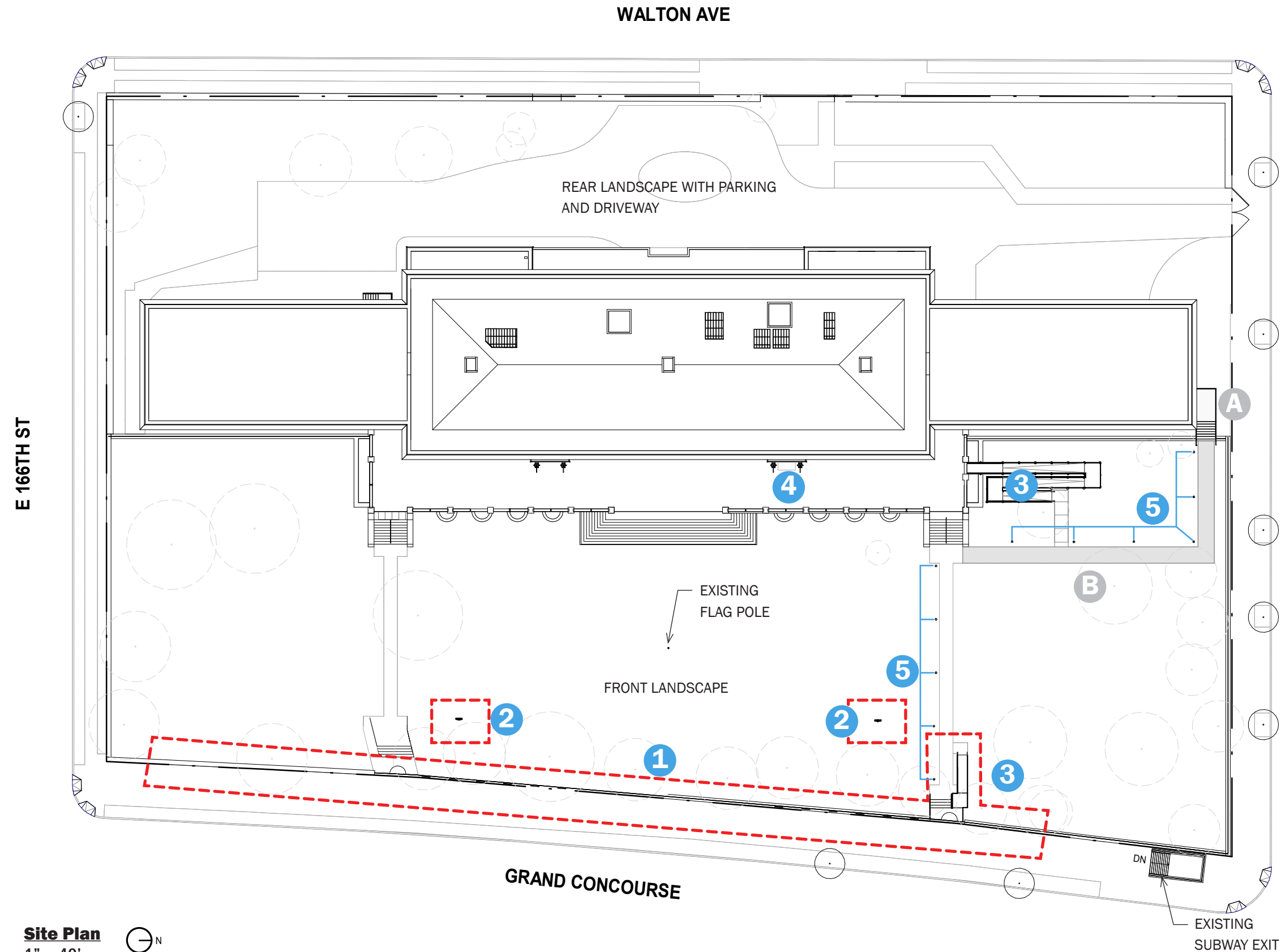
View in the Library  
1924



Source: *Architecture and Building*, September 1924

# Exterior Work

# Exterior | Areas of Workscope



## LPC COMMISSION LEVEL ITEMS

- 1** EXISTING BUILDING FENCE WITH NEW DISPLAY FRAMES ALONG SIDEWALK - (12) TYP.
- 2** NEW FRONT LANDSCAPE 20' TALL LIGHT POLES TO ASH BUILDING FACADE. - (2) TYP.
- 3** (2) NEW PERMANENT ADA ACCESSIBLE RAMPS
- 4** (1) NEW TEMPORARY ADA ACCESSIBLE RAMP
- 5** NEW EXTERIOR BOLLARD LIGHTS - (11) TYP.

## LPC STAFF LEVEL ITEMS (SHOWN IN GRAY HATCH FOR REFERENCE ONLY)

- A** NEW PROPOSED EXTERIOR EGRESS STAIR
- B** NEW C.I.P CONCRETE PAVED WALKWAY FROM EXTERIOR EGRESS STAIR TO EXISTING WALKWAY

Site Plan  
1" = 40'



# Exterior | East Facade on Grand Concourse

## Existing Conditions



# Exterior | Wrought Iron Fence Display Frames

## Existing Conditions

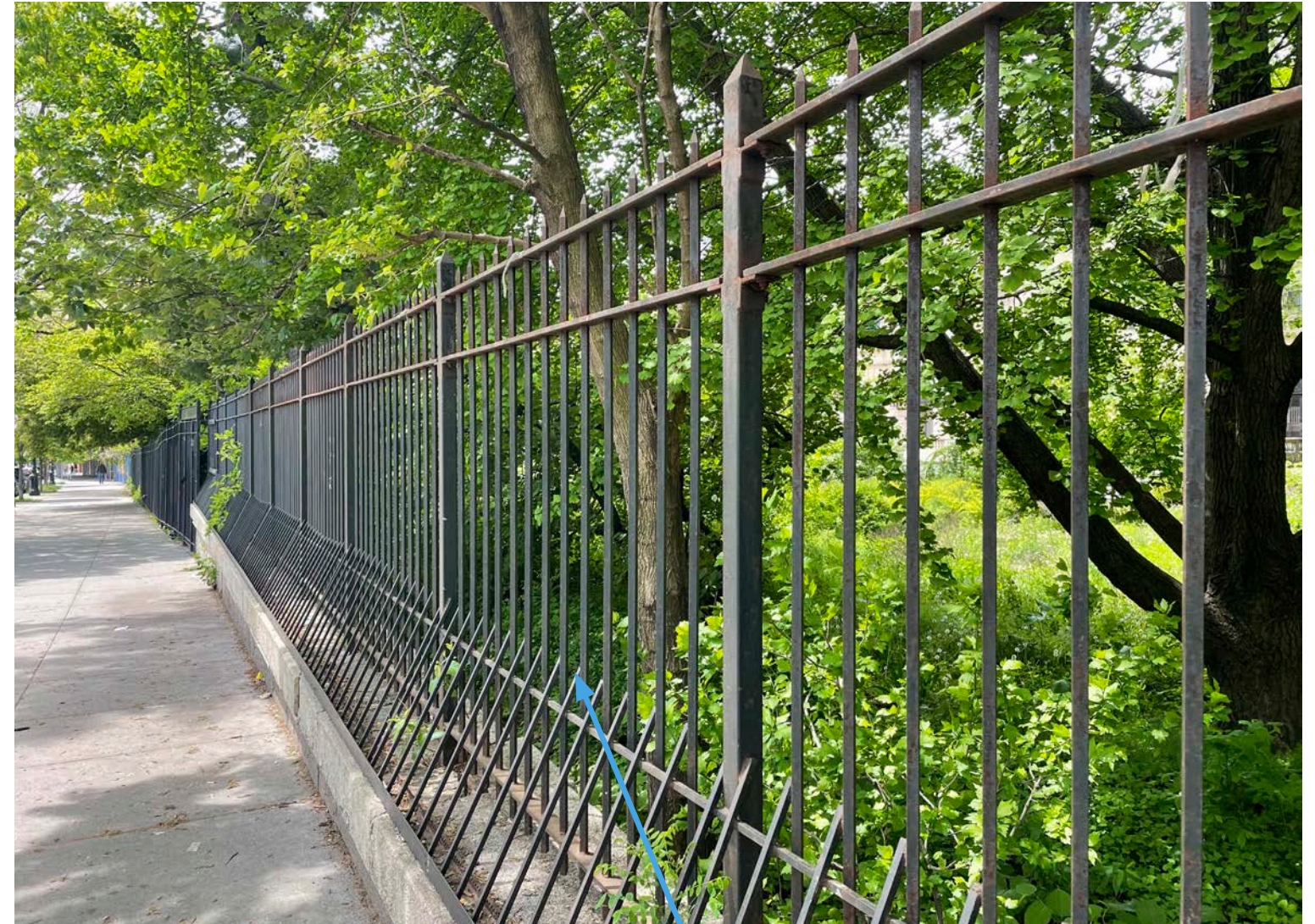


TUBE POST WITH  
PYRAMID FINIAL

HORIZONTAL  
RAILS

SQUARE PICKET WITH  
PYRAMID FINIAL

A. VIEW OF THE EXISTING FENCE FROM GRAND CONCOURSE



EXISTING WROUGHT IRON FENCE ALONG  
SIDEWALK ON GRANDE CONCOURSE

B. VIEW OF THE EXISTING FENCE LOOKING SOUTH ALONG GRAND CONCOURSE

# Exterior | Wrought Iron Fence Display Frames

## Proposed Work



NEW BLACKENED STEEL CUSTOM DISPLAY FRAME TO MATCH FINISH AND AESTHETIC OF EXISTING WROUGHT IRON FENCE

DISPLAY FRAME TO INCLUDE VANDAL-PROOF REMOVABLE CLEAR PLEXI GLASS COVER.

PRINTED GRAPHIC CONTENT WILL BE DISPLAYED INSIDE THE DISPLAY FRAME AND INTERCHANGED BY MANAGEMENT OF ANDREW FREEDMAN HOME.

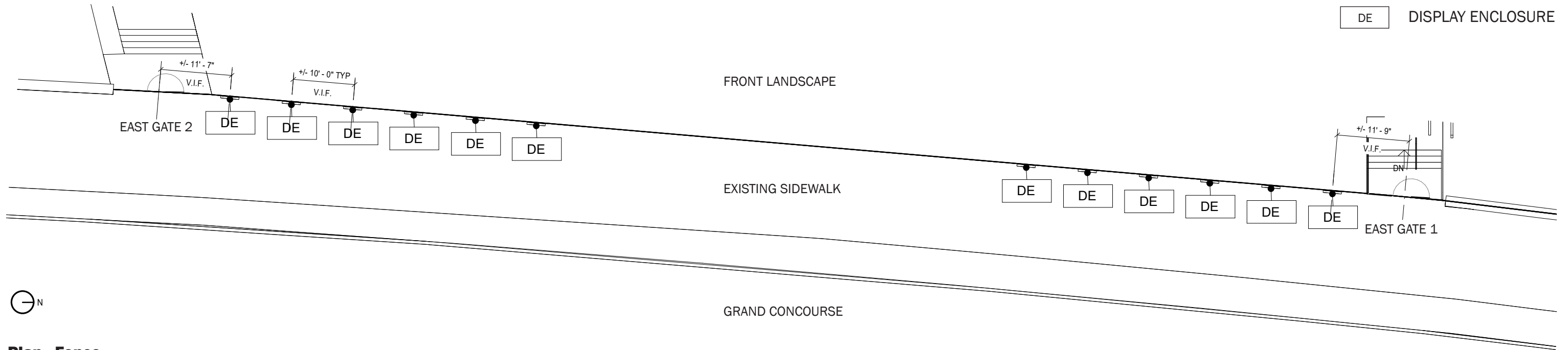
EXISTING WROUGHT IRON FENCE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.



VIEW OF BUILDING AND FENCE ALONG GRAND CONCOURSE

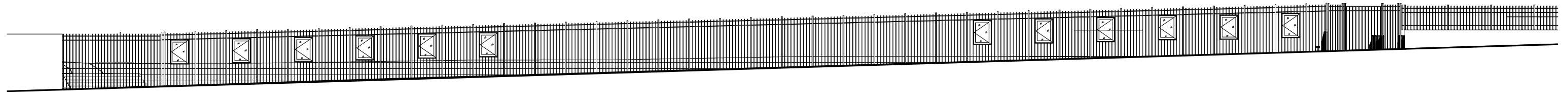
# Exterior | Wrought Iron Fence Display Frames

## Proposed Drawings



### Plan - Fence

1' = 1/16"

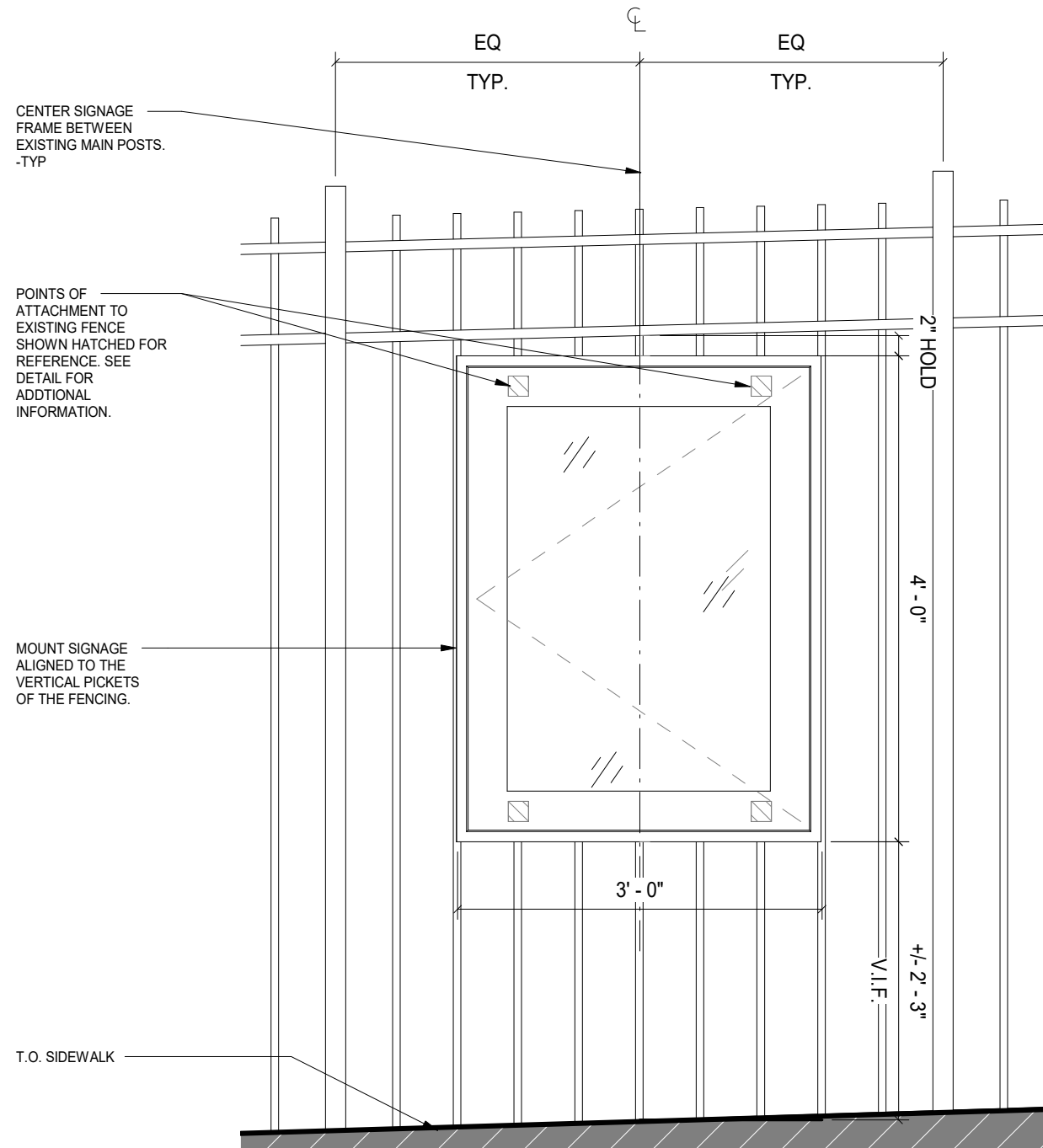


### East Elevation - Fence

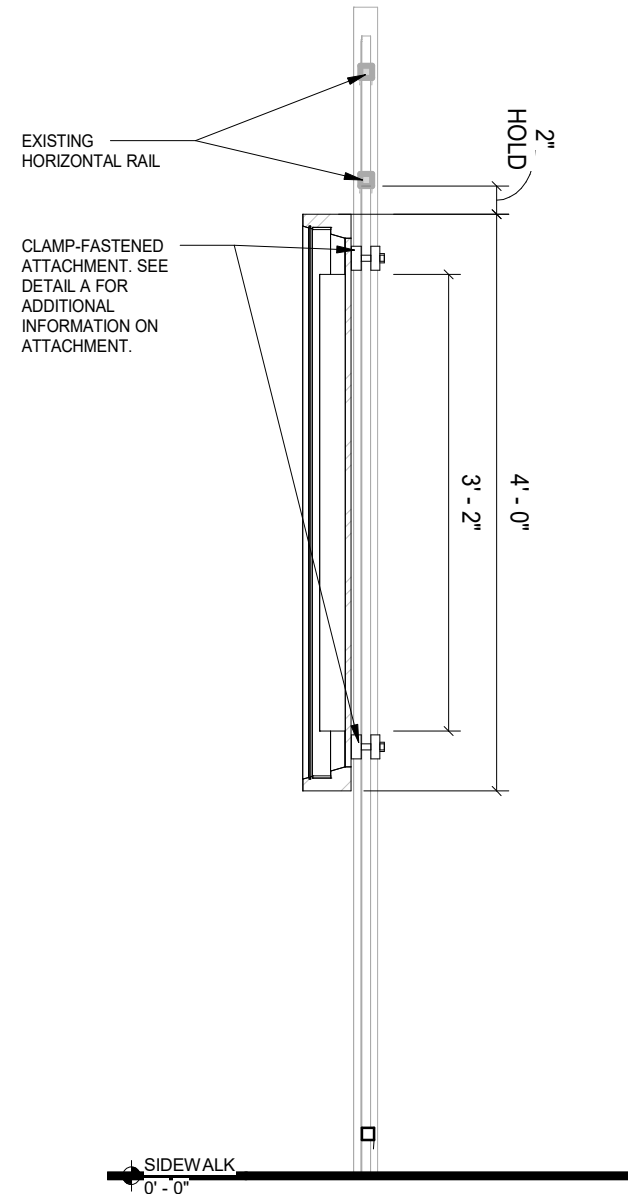
1' = 1/16"

# Exterior | Wrought Iron Fence Display Frames

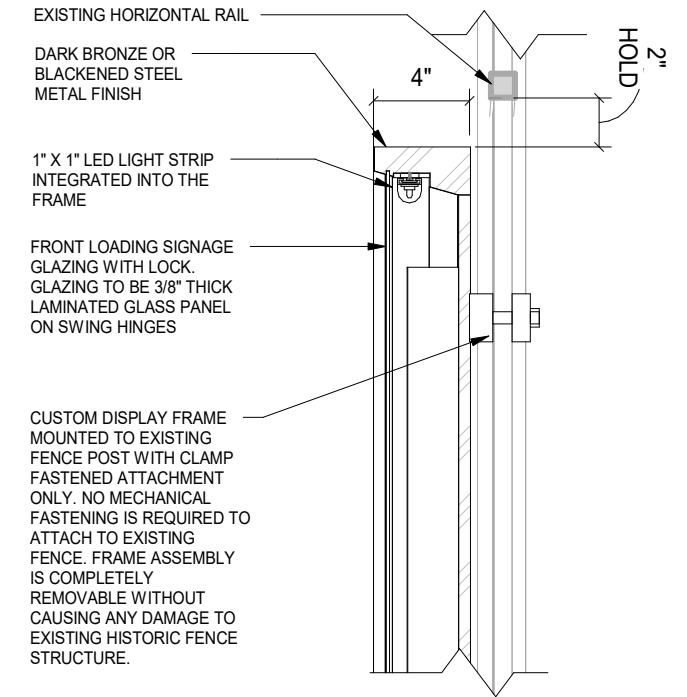
## Proposed Drawings



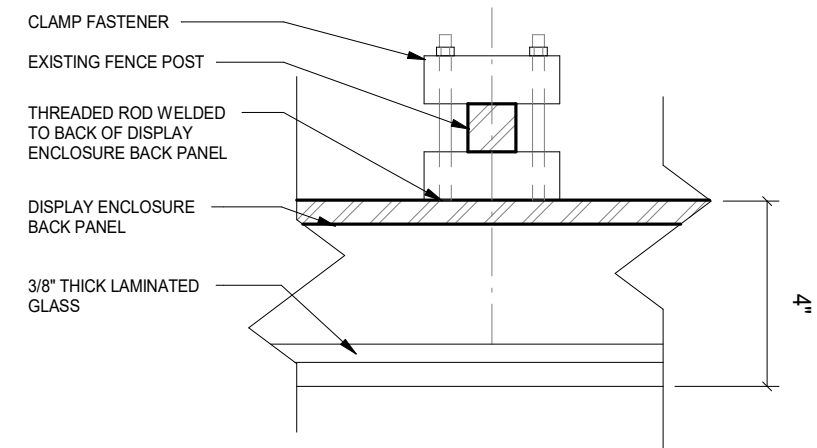
**Typical Display Enclosure - Elevation**  
1' = 3/4"



**Typical Display Enclosure - Section**  
1' = 3/4"



**Typical Display Enclosure - Section Detail**  
1' = 1-1/2"



**Typical Display Enclosure - Plan Section Detail**  
1' = 3"

# Exterior | Wrought Iron Fence Display Frames

## Relevant Examples

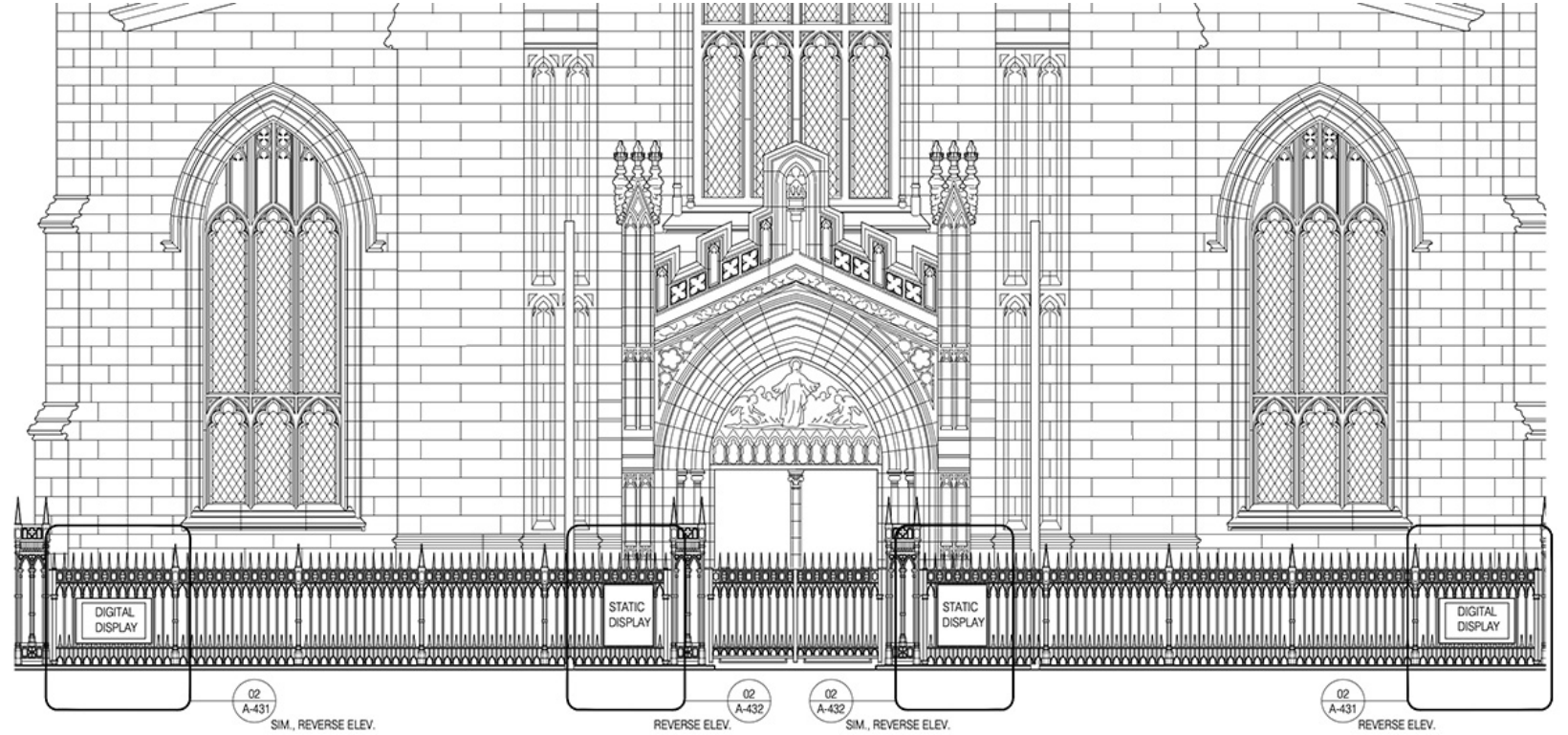


### PIERPOINT MORGAN LIBRARY AND ANNEX

29-33 East 36th Street, Manhattan

(3) Bronze metal plaque installation on the historic perimeter fence

LPC Permit issued 02/09/2006



### TRINITY CHURCH AND GRAVEYARD

81 Broadway, Manhattan

Installation of (2) fixed metal signs and banners, poster frame boxes on the fence on rear wall, (3) bronze plaques on the boundary walls, and (4) banners on metal posts on rear wall

LPC Permit issued 07/22/2009

# Exterior | Front Landscape Light Poles

## Existing Conditions



NO EXISTING EXTERIOR LIGHTING  
IN THE FRONT LANDSCAPE

A. VIEW OF FRONT LANDSCAPE FROM ANDREW FREEDMAN HOME LOOKING TOWARDS  
ENTRY GATE 1

B. VIEW OF FRONT LANDSCAPE FROM ENTRY GATE 1 LOOKING TOWARDS ANDREW  
FREEDMAN HOME'S FRONT (EAST) FACADE

# Exterior | Front Landscape Light Poles

## Proposed Renderings



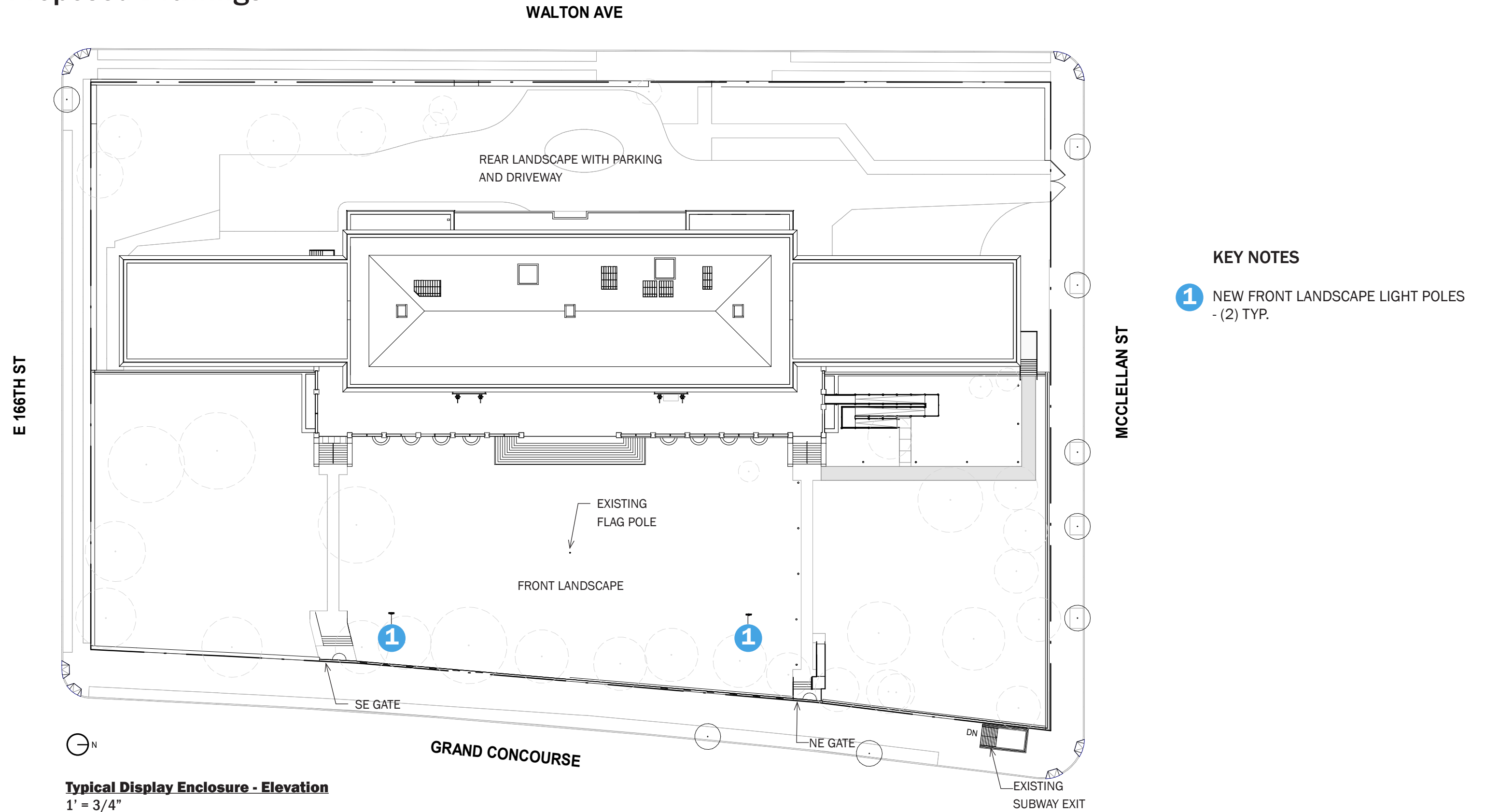
A. FACADE LIGHTS OFF, NO SIGNAGE ON GATE.



B. FACADE LIGHTS ON, SIGNAGE ON GATE.

# Exterior | Front Landscape Light Poles

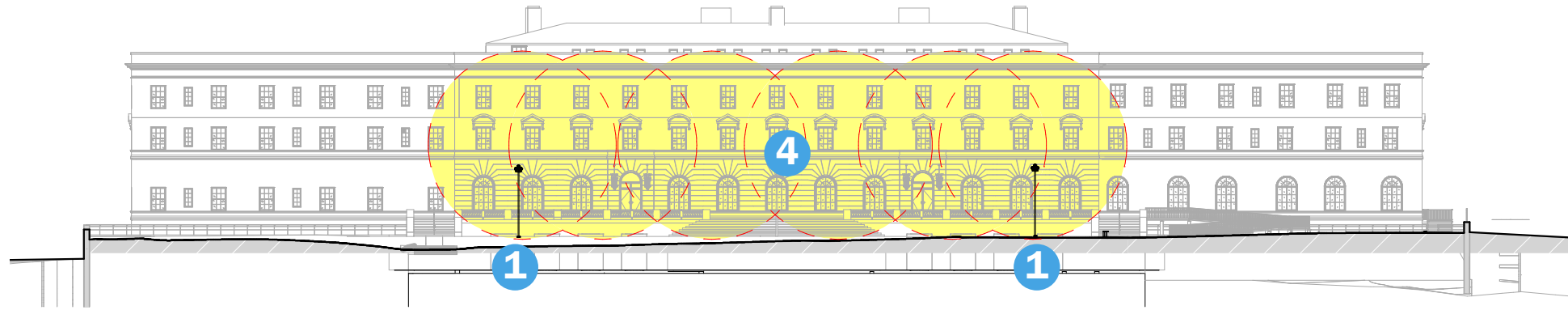
## Proposed Drawings



**Typical Display Enclosure - Elevation**  
1' = 3/4"

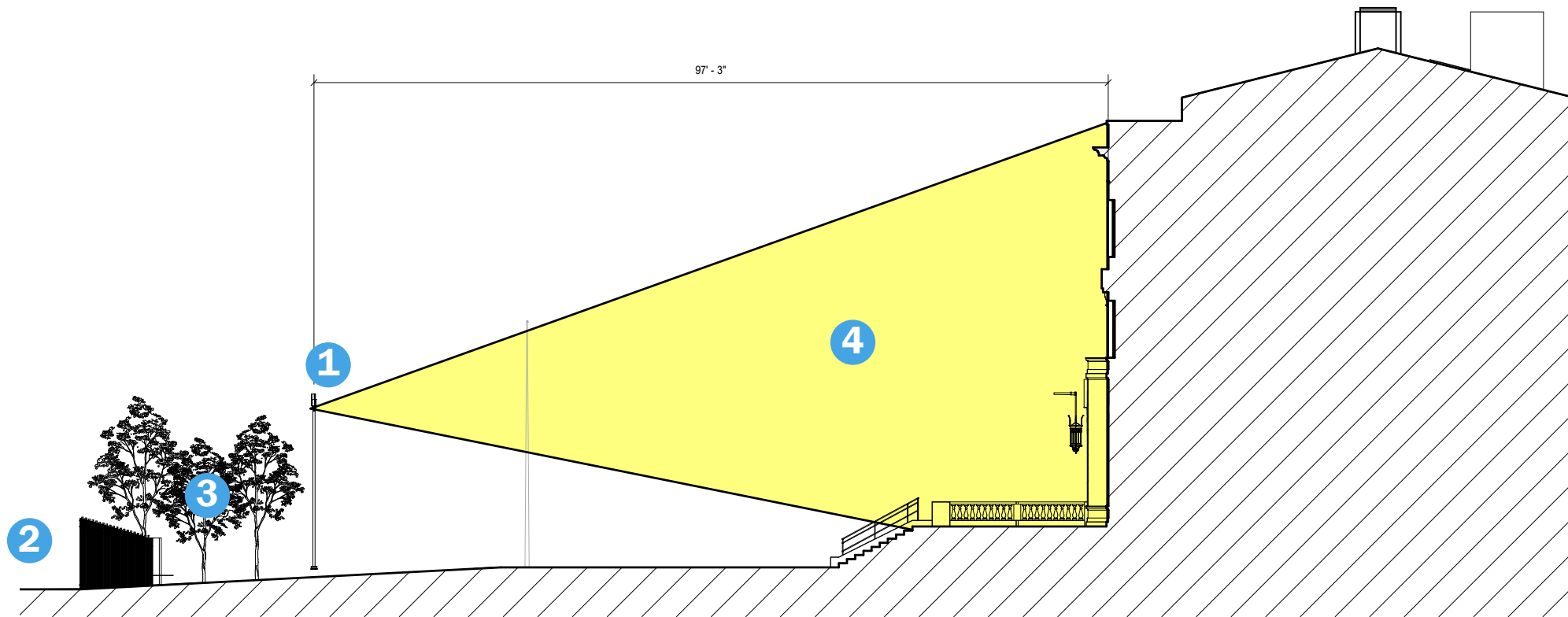
# Exterior | Front Landscape Light Poles

## Proposed Drawings



**Elevation Diagram of Light Distribution on Front Facade**

NTS

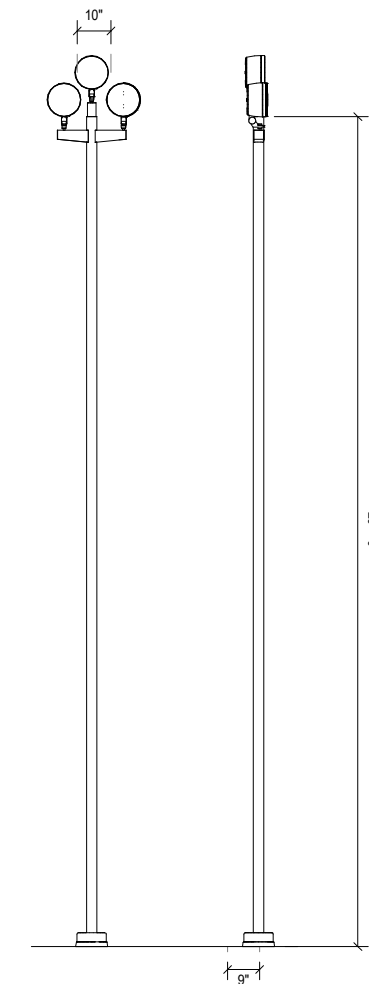


**Section Diagram of Light Distribution on Front Facade**

1' = 1/16"

### KEY NOTES

- 1** NEW FRONT LANDSCAPE LIGHT POLE - (2) TYP.
- 2** SIDEWALK
- 3** EXISTING TREES ON FRONT LANDSCAPE
- 4** FLOOD LIGHT SPREAD WITH CENTER FOCUS



**Front and Side Elevations of Light Pole**

1' = 1/4"

# Exterior | Front Landscape Light Poles

## Proposed Light Pole Cut Sheets

Aluminum pole · Round fixed non-tapered

### Application

A round, non-tapered, aluminum pole with a fixed base. Useful for mounting pole-top luminaires, floodlights, banners, or other accessories. Consult a licensed structural engineer when specifying. Poles must be unwrapped when delivered and should not be allowed to sit in their packaging.

### Materials & Specifications

Extruded aluminum pole shaft  
A356 aluminum alloy anchor base heat-treated to T6 temper  
Anchor bolts conform to ASTM F1554 Grade 55 with L bend on one end and galvanized minimum 12" on threaded end  
Anchor bolts provided with (2) hex nuts and (2) flat washers  
Aluminum nut covers  
Covered handhole with hardware and grounding provisions provided  
3" welded tenon  
Wall thickness: 0.188"  
Structural weight: 64 lbs

**Maximum Luminaire Weight:** 62 lbs

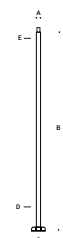
### Finish

All BEGA standard finishes are a matte, textured powder coat with a minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors  Black (BLK)  White (WHT)  RAL:  
 Bronze (BRZ)  Silver (SLV)  CUS:

### Disclaimer

BEGA North America warrants the specific anchor bolts and pole combination according to the product number(s) and description(s) indicated on the submittal sheet. Structural changes to the pole requested by the customer, including changes to pole length, may affect the compatibility of the anchor bolts and corresponding poles. BEGA North America is not responsible for the incompatibility of the anchor bolts and poles resulting from such structural changes without review by the BEGA North America engineering department. This includes, but is not limited to, any labor charges, charges for replacement materials and shipping. For safety reasons, do not mount more than 50 lbs. to hinged poles and more than 62 lbs. to fixed poles. Pole capacities are based upon the provisions of AASHTO 2013 (LTS-6) and assume a max vertical eccentricity to the fixture of 2'-0" above the pole top. Adequate drainage must be provided in concrete foundation or grout. Do not seal the base of the pole. Due to structural reasons, do not install pole without fixture or other appropriate weight on the top.



Aluminum pole · Round fixed non-tapered								
	A	B	C	D	E	Anchorage		
<b>20 RFNS1</b>	3"	20'	9 1/4"	4 1/2"	4 1/2"	<b>B20RFNS1-AB</b>		
Pole wind load rating								
MPH	85	90	100	110	120	130	140	150
EPA*	4.4	3.6	2.3	1.5	1.1	0.8	0.6	0.4

\*Height is rounded to the nearest foot, for precise measurements see submittal drawing.  
\*Data above assumes grade level installation and a maximum luminaire weight of 62 lbs.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

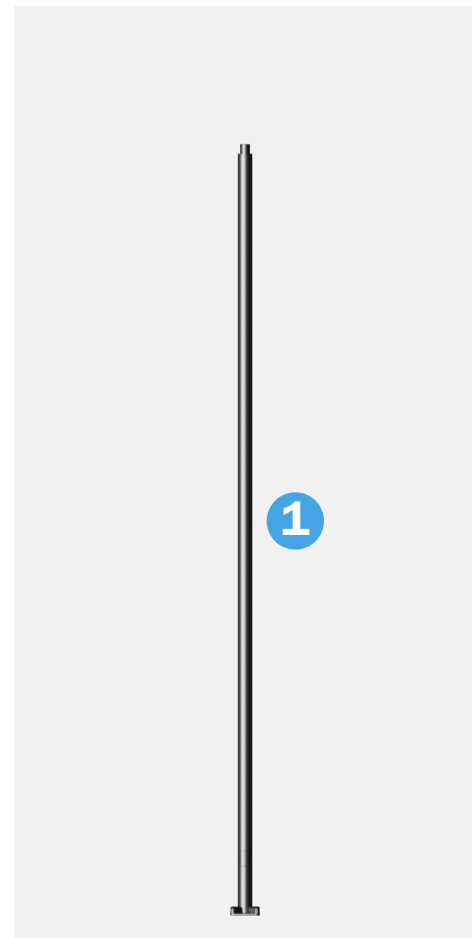
Due to the dynamic nature of lighting products and the associated technologies, data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
© copyright BEGA 2021 Updated 12/16/21

BEGA

Performance floodlight - Narrow beam

BEGA

Type:  
BEGA Pole:  
Location:  
Quote or Sales Order:  
Date:  
Specifier:  
Representative:  
BEGA Luminaire:  
Total Mounted EPA:  
Total Mounted Weight:



### Application

Performance floodlights with 1/2" I.P.S. nipple for direct attachment to cast wiring boxes and other accessories. Narrow beam light distribution designed for use in illuminating landscaping, facades, flag poles, trees, and signage.

### Materials

Luminaire housing and canopy constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy  
Clear safety glass  
Reflector surface made of pure anodized aluminum  
Silicone optical lens  
Silicone applied robotically to casting, plasma treated for increased adhesion  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP65  
Effective projection area: 0.53 sq. ft.  
Weight: 11.9 lbs

### Electrical

Operating voltage 120-277V  
Minimum start temperature -30° C  
LED module wattage 71.1W  
System wattage 77W  
Controllability 0-10V dimming  
Color rendering index Ra > 90  
Luminaire lumens 8,209 lumens (4000K)  
LED service life (L70) 60,000 hours

### LED color temperature

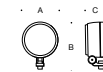
4000K - Product number + **K4**  
 3500K - Product number + **K35**  
 3000K - Product number + **K3**  
 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

### Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors  Black (BLK)  White (WHT)  RAL:  
 Bronze (BRZ)  Silver (SLV)  CUS:



Performance floodlights · Narrow beam					
	LED	β	A	B	C
<b>84548</b>	71.1W	28°	9 7/8"	13 3/4"	5 1/2"

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
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## KEY NOTES

**1** LIGHT POLE - 20' TALL  
- (2) TYP.

**2** FLOOD LIGHT - 10" DIAMETER APERTURE  
- (6) TOTAL., (3) PER POLE

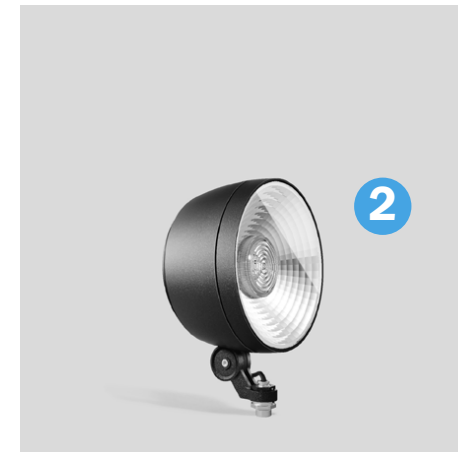
Type:  
BEGA Product:  
Project:  
Modified:

### Available Accessories

**71072** 180° glare shield  
 **71073** Louver  
 **71074** Elliptical spread lens

### Mounting options

**19593** Surface mount wiring box  
 **19594** Direct burial wiring box  
 **70204** Earth Spike  
 **70249** Pole cap - for 3" O.D. poles  
 **70252** Wood screw  
 **70280** Tube clamp  
 **70283** Screw clamp  
 **70379** Pole mount arm  
 **79511** Mounting block  
See individual accessory spec sheet for details.



# Exterior | Front Landscape Light Poles

## Relevant Examples



### TRINITY CHURCH AND GRAVEYARD

75 Broadway, Manhattan

Removal and relocation of (2) light poles within the front areaway

LPC Permit issued 08/02/2018



### THE NEW YORK PUBLIC LIBRARY

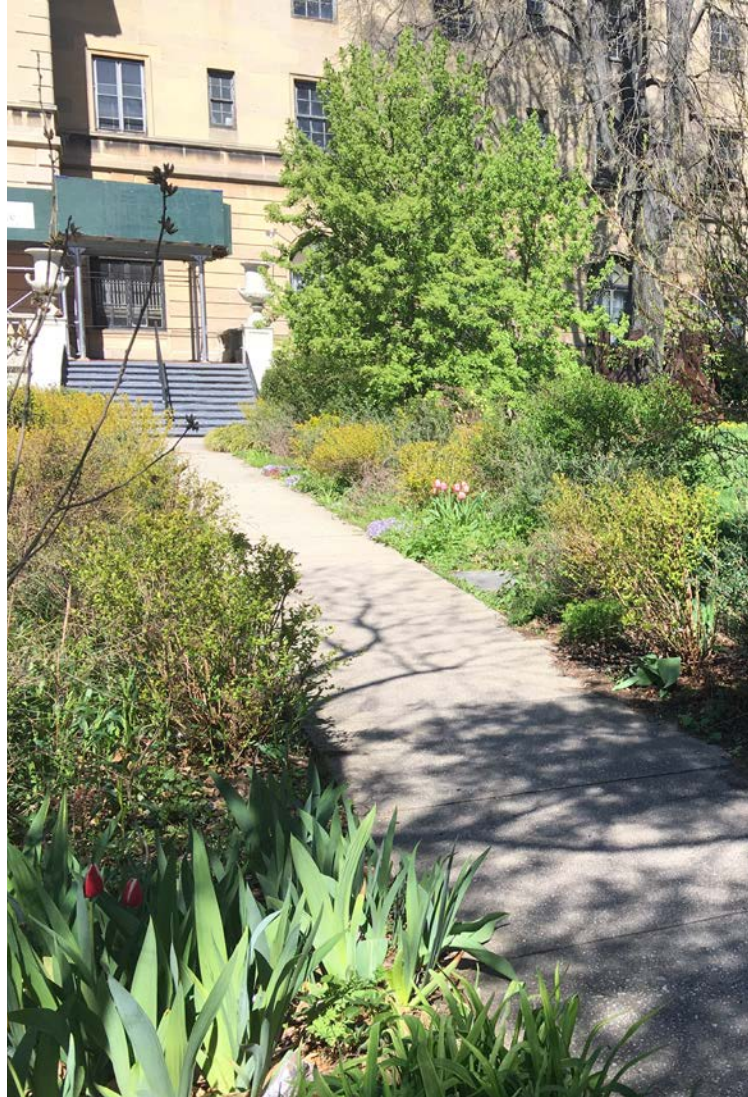
476 Fifth Avenue, Manhattan

Installation of (3) bronze light poles featuring (4) light fixtures at 22'-2" tall

LPC Permit issued 12/30/2010

# Exterior | New Paved Walkway and Bollard Light Fixtures

## Existing Conditions



A. VIEW LOOKING AT EXISTING PATH



B. AREA PROPOSED FOR NEW ADA RAMP AND WALKWAY PATH FROM EGRESS STAIR



C. AREA PROPOSED FOR NEW PATH FROM STAIR

# Exterior | New Paved Walkway and Bollard Light Fixtures

## Proposed Light Fixture Specification and Drawings

Shielded LED bollard - asymmetric

BEGA

**Application**

An LED bollard with shielded asymmetric light distribution. Designed for effective lighting of landscapes, pathways, and open spaces. The fully shielded design provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

**Materials**

Luminaire housing constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy  
 Clear safety glass  
 Reflector made of pure anodized aluminum  
 High temperature silicone gasket  
 Mechanically captive stainless steel fasteners  
 Mounting plate constructed of heavy cast aluminum

**NRTL** listed to North American Standards, suitable for wet locations  
 Protection class IP65  
 Weight: 14.5 lbs

**Electrical**

Operating voltage	120-277V AC
Minimum start temperature	-30° C
Maximum ambient temperature	90° C
LED module wattage	11.6W
System wattage	14.5W
Controllability	0-10V
Color rendering index	Ra > 80
Luminaire lumens	1475 lumens (4000K)
LED service life (L70)	60,000 hours

**LED color temperature**

- 4000K - Product number + **K4 (EXPRESS)**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3 (EXPRESS)**
- 2700K - Product number + **K27**

**Wildlife friendly amber LED - Optional**

Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

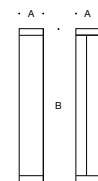
LED module wattage	17.6W (Amber)
System wattage	22.0W (Amber)
Luminaire lumens	574 lumens (Amber)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors:  Black (BLK)     White (WHT)     RAL:  
 Bronze (BRZ)     Silver (SLV)     CUS:



Shielded LED bollard - asymmetric				
	LED	A	B	Anchorage
99058	11.6W	7 1/2"	39 3/8"	79817

Type:

BEGA Product:

Project:

Modified:

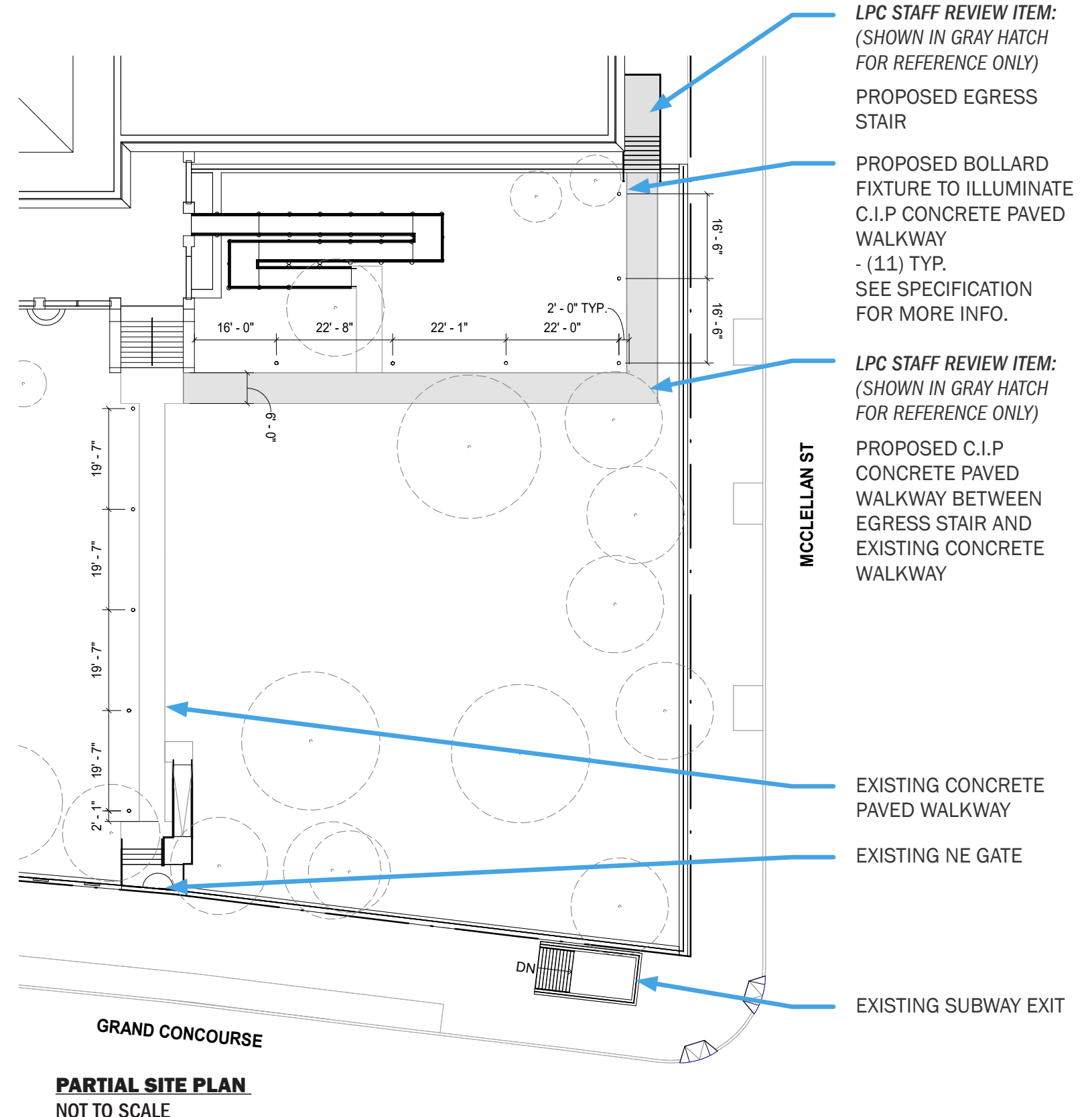
**Mounting Accessories**

- 79817** Anchorage Kit
- 70895** Direct burial anchorage

**Available options**

- FSC** Fusing
- AMB** Amber LED
- FPRO** Factory Programmed Reduced output
- EMPK** Integral Emergency Battery Pack
- AWB** Asymmetric Wide Beam

See individual accessory spec sheet for details.

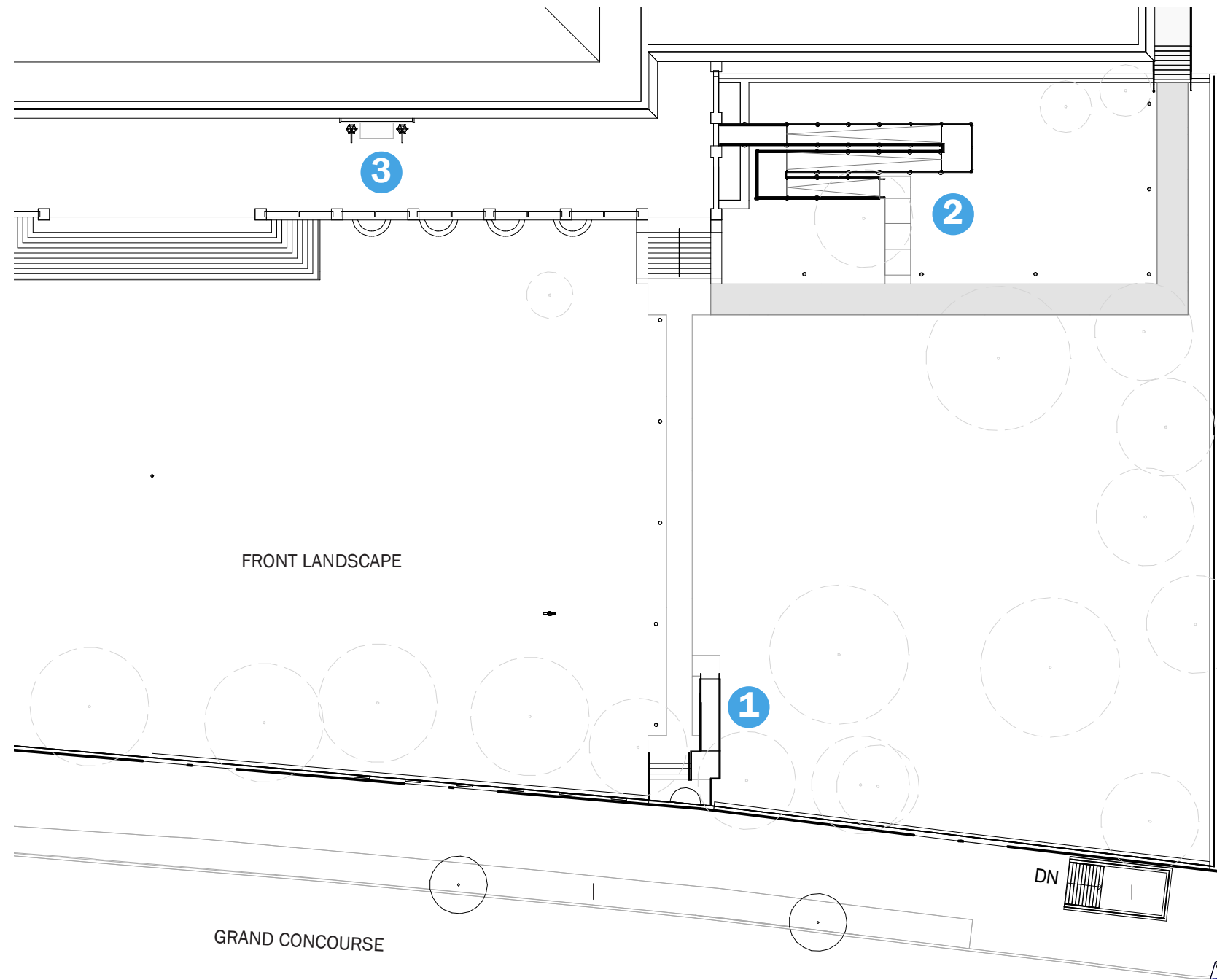


BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com Updated 10/20/20 © copyright BEGA 2018

# Exterior | New ADA Ramps

## Proposed ADA Ramps



### KEY NOTES

- 1** NORTH EAST ENTRY GATE ADA RAMP - NEW CONCRETE RAMP AND LANDING FROM ENTRY GATE TO EXISTING AREAWAY.
- 2** SWITCH-BACK RAMP - NEW METAL RAMP WITH RAILINGS FROM GRADE TO TERRACE.
- 3** TEMPORARY INCLINED ENTRY TRANSITION - NEW METAL RAMP FROM TERRACE TO INTERIOR VESTIBULE.



**Site Plan - ADA Accessible Ramps**

NTS

# Exterior | New ADA Ramps

## North East Entry Gate Ramp - Existing Conditions

EXISTING BLUESTONE LANDING AT  
SIDEWALK GRADE

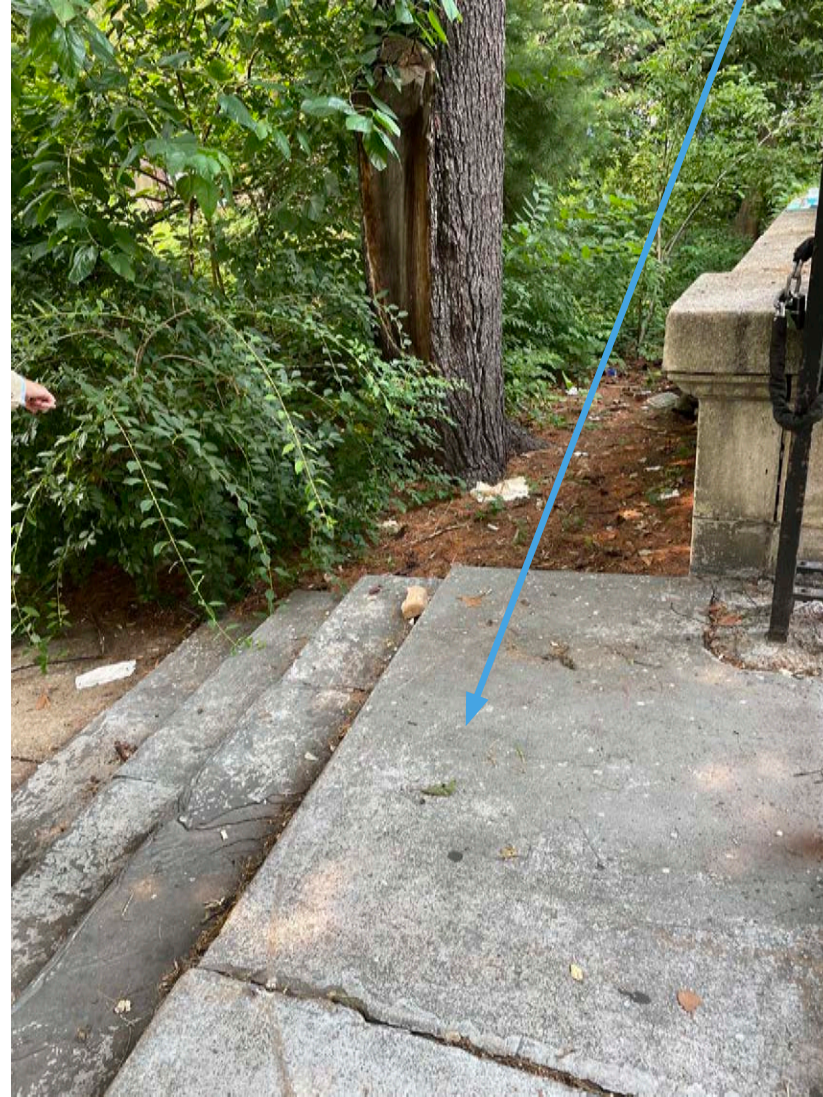


A. EXISTING STEPPED ENTRANCE AT NORTH EAST ENTRY GATE, LOOKING TOWARDS GRAND CONCOURSE FROM FRONT LANDSCAPE

BLUE STONE STEPS TO REMAIN ARE  
DAMAGED AND DETERIORATING

DETERIORATED RAILING TO BE  
REMOVED

EXISTING  
CONCRETE  
WALKWAY AT  
GRADE



B. STEPPED ENTRANCE, EXISTING BLUESTONE LANDING AT SIDEWALK



C. STEPPED ENTRANCE, EXISTING BLUESTONE STEPS CONNECTING TO EXISTING C.I.P. WALKWAY AT GRADE

# Exterior | New ADA Ramps

## North East Entry Gate Ramp - Existing Conditions

EXISTING NORTH  
EAST ENTRY GATE



EXISTING SUBWAY  
EXIT

A. VIEW INTO FRONT LANDSCAPE FROM GRAND CONCOURSE

# Exterior | New ADA Ramps

## North East Entry Gate Ramp - Existing Conditions



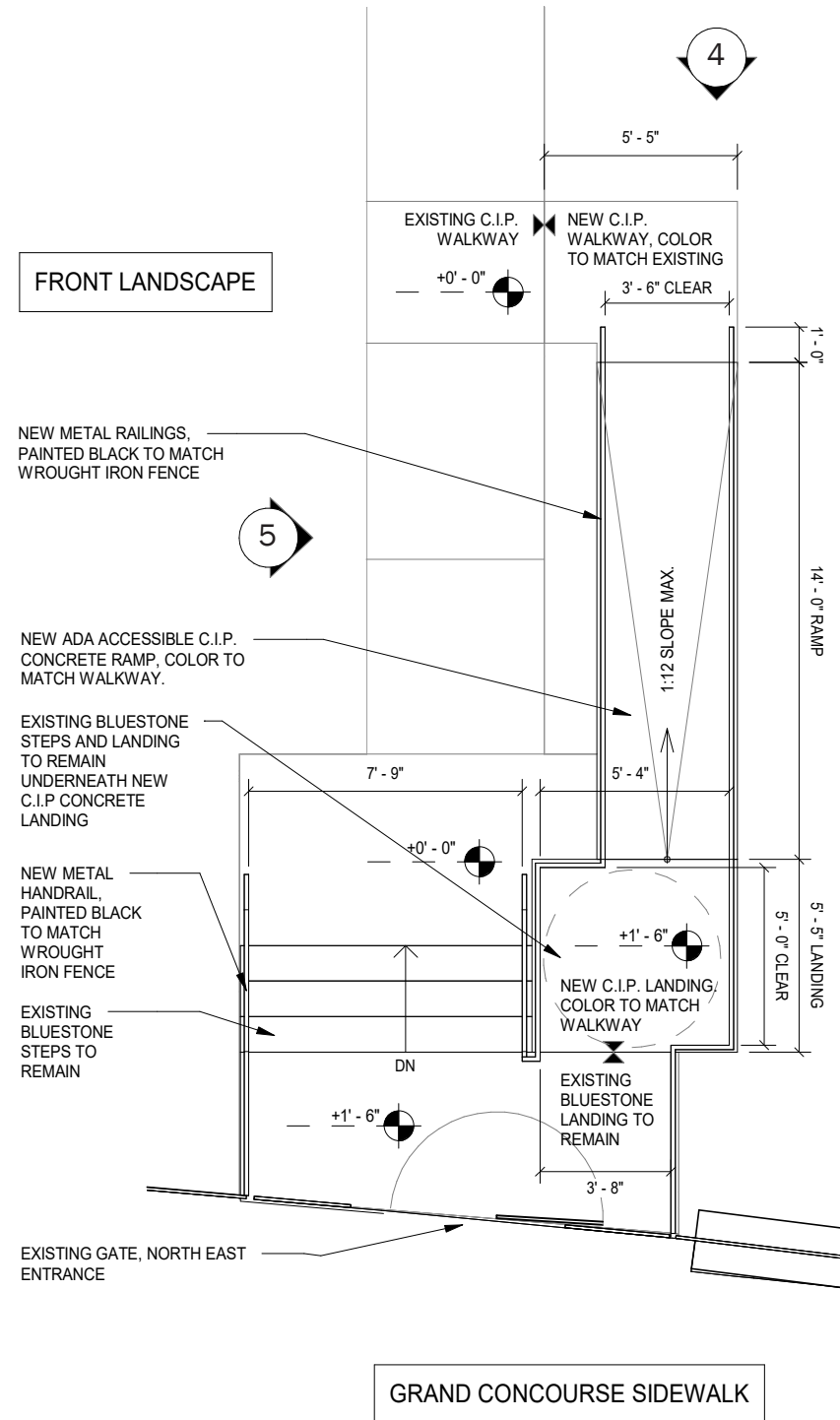
A. VIEW INTO FRONT LANDSCAPE FROM CORNER OF GRAND CONCOURSE AND MCCLELLAN STREET DURING SUMMER MONTHS (ABOVE) AND WINTER MONTHS (BELOW)



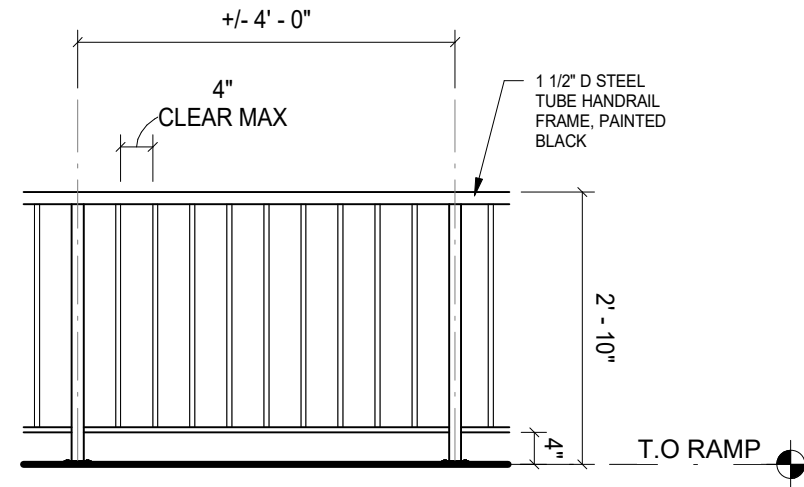
B. VIEW INTO FRONT LANDSCAPE FROM MCCLELLAN STREET DURING SUMMER MONTHS (ABOVE) AND WINTER MONTHS (BELOW)

# Exterior | New ADA Ramps

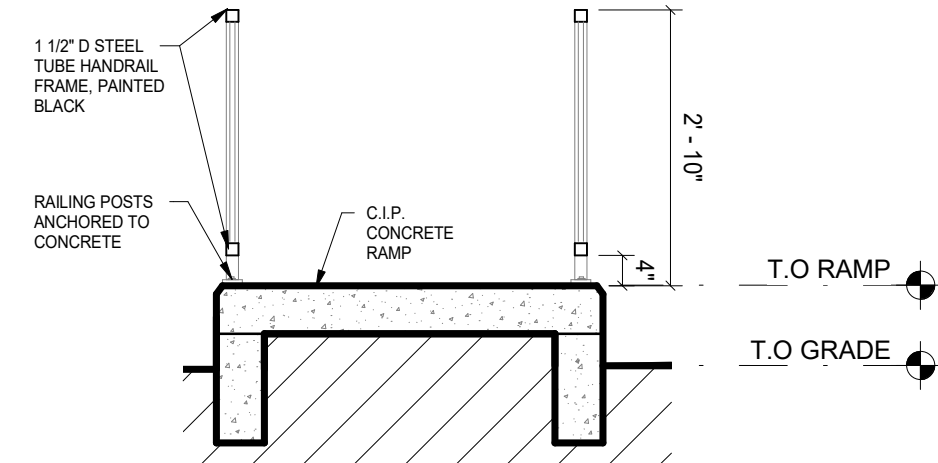
## North East Entry Gate Ramp - Proposed Drawings and Details



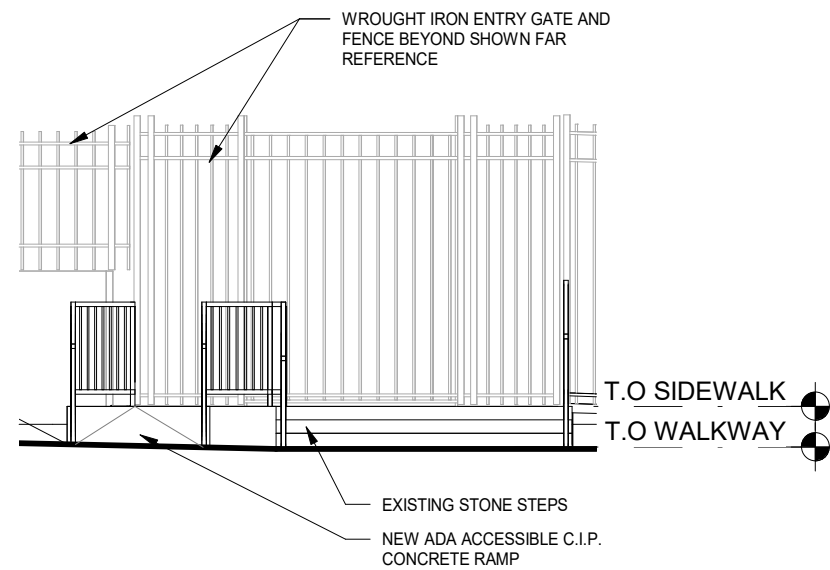
**1 Enlarged Plan - Ramp at NE Entry Gate**  
1' = 3/16"



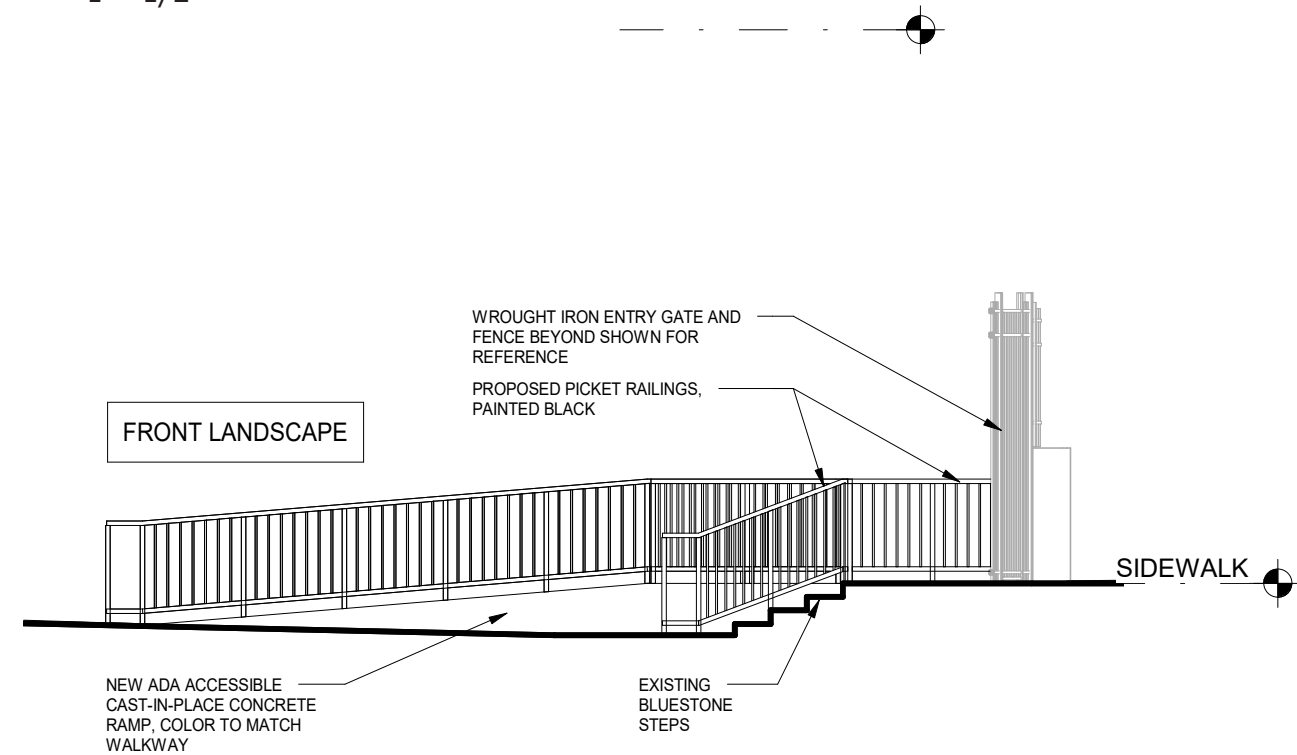
**2 Elevation - Typical Railing Detail**  
1' = 1/2"



**3 Section - Typical Ramp Section**  
1' = 1/2"



**4 East Elevation - Ramp and Landing**  
1' = 3/16"



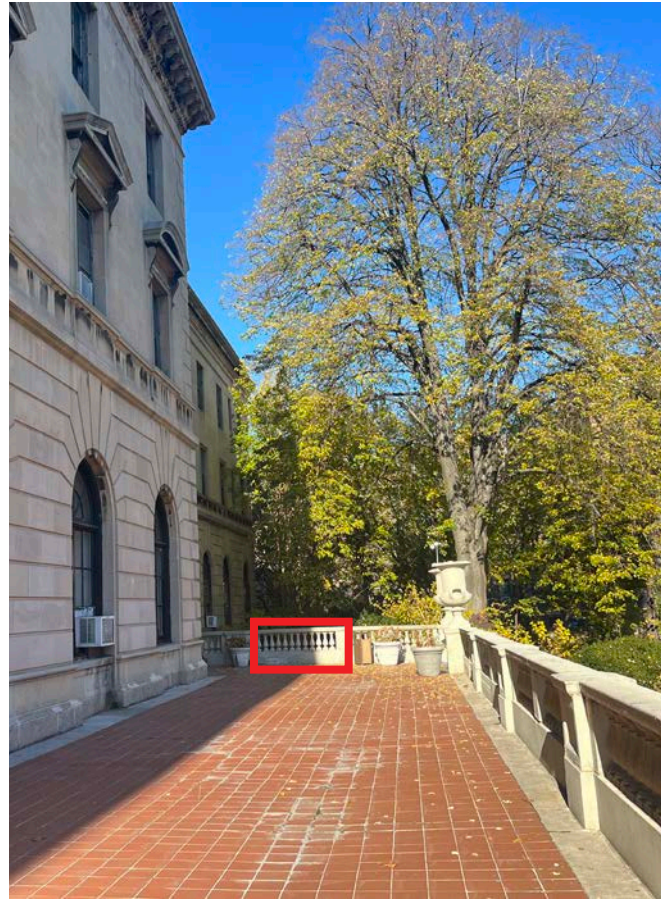
**5 North Elevation - Ramp and landing**  
1' = 3/16"

# Exterior | New ADA Ramps

## Switch-back Ramp - Existing Conditions



A. AREA PROPOSED FOR NEW ADA RAMP FROM FRONT LANDSCAPE



B. AREA PROPOSED FOR NEW ADA RAMP FROM TERRACE



AREA OF BALUSTRADE SEGMENTS TO BE REMOVED FOR ACCESS TO PROPOSED RAMP AT TERRACE

EXISTING STONE BORDER

# Exterior | New ADA Ramps

## Switch-back Ramp - Proposed Rendering



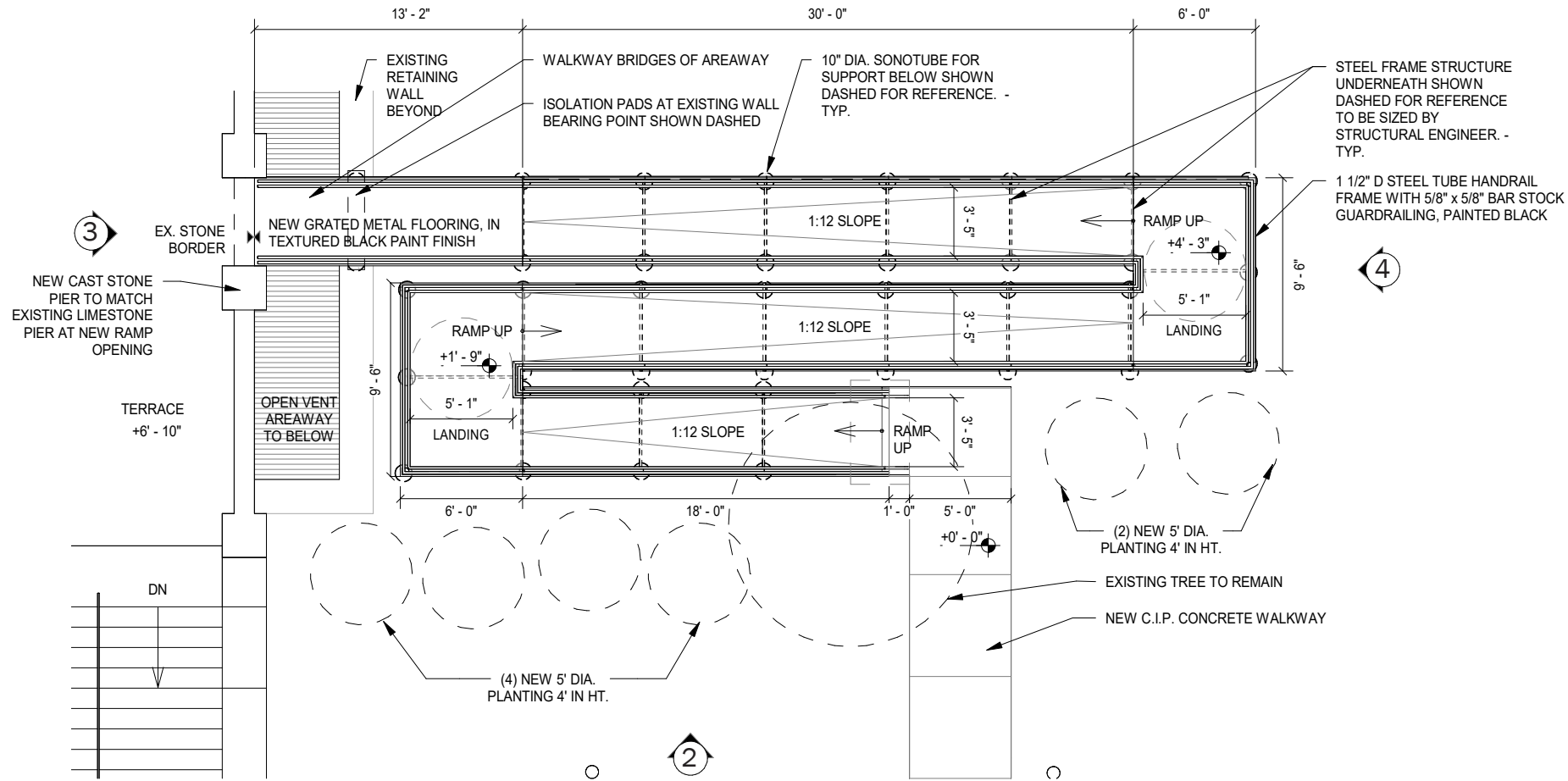
A. EXISTING AREA OF PROPOSED RAMP CONNECTION



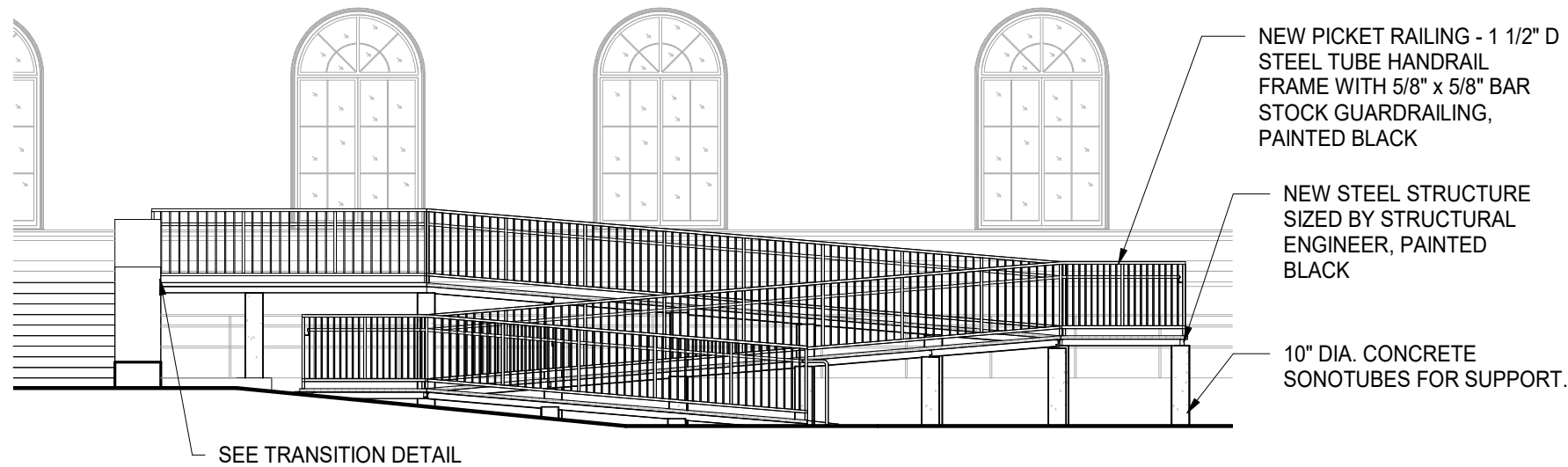
B. NEW SWITCHBACK RAMP WITH PLANTING ALONG THE FRONT AND SIDES OF THE RAMP

# Exterior | New ADA Ramps

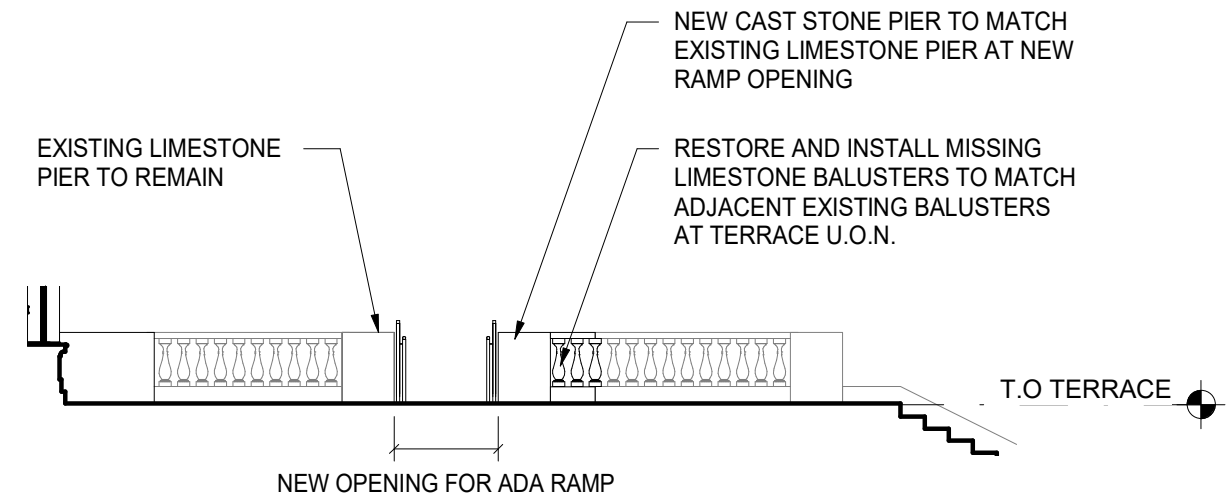
## Switch-back Ramp - Proposed Drawings and Details



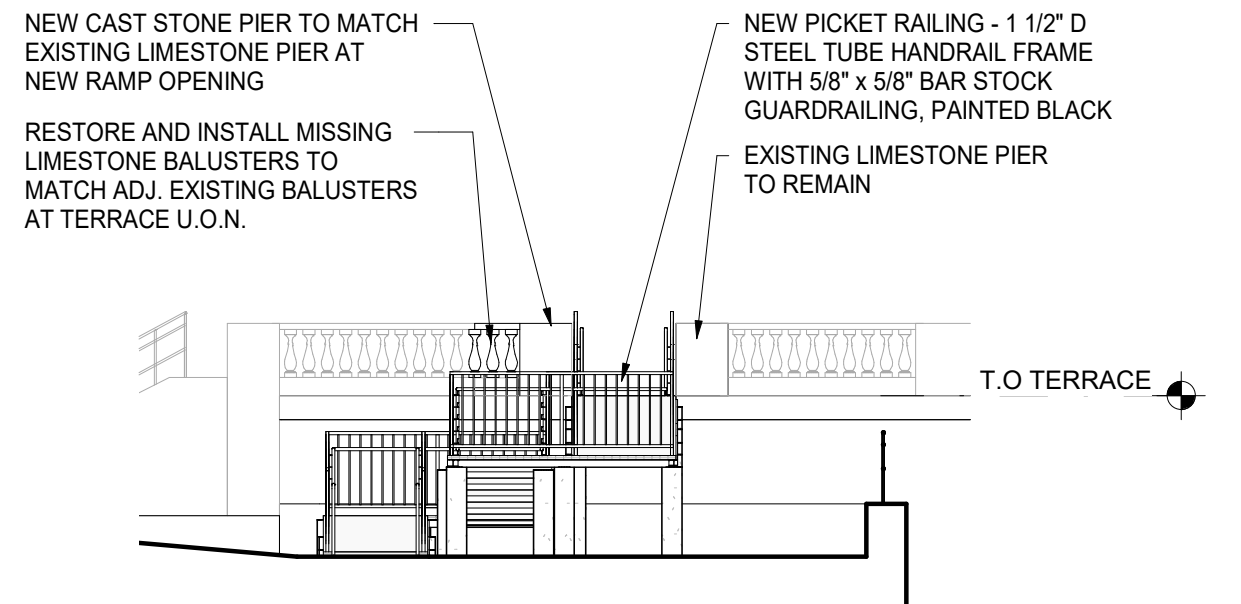
**1 Enlarged Plan - Metal Ramp and Landing**  
1' = 1/8"



**2 West Elevation - Metal Ramp and Landing**  
1' = 1/8"



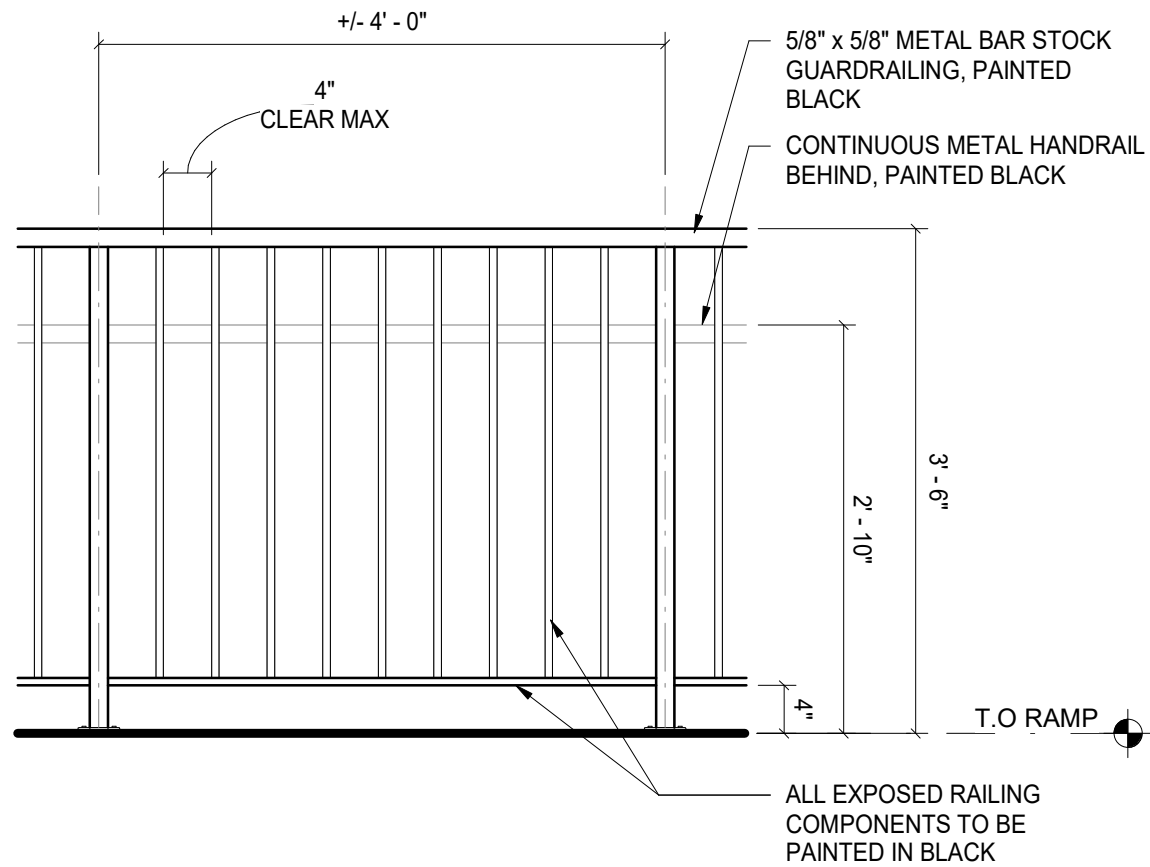
**3 North Elevation - Opening at Metal Ramp and Landing**  
1' = 1/8"



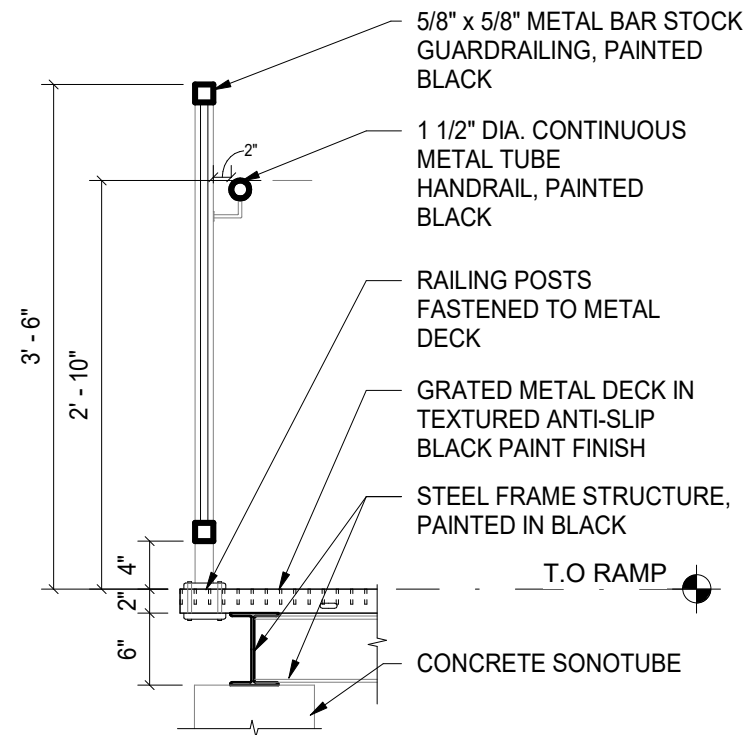
**4 North Elevation - Metal Ramp and Landing**  
1' = 1/8"

# Exterior | New ADA Ramps

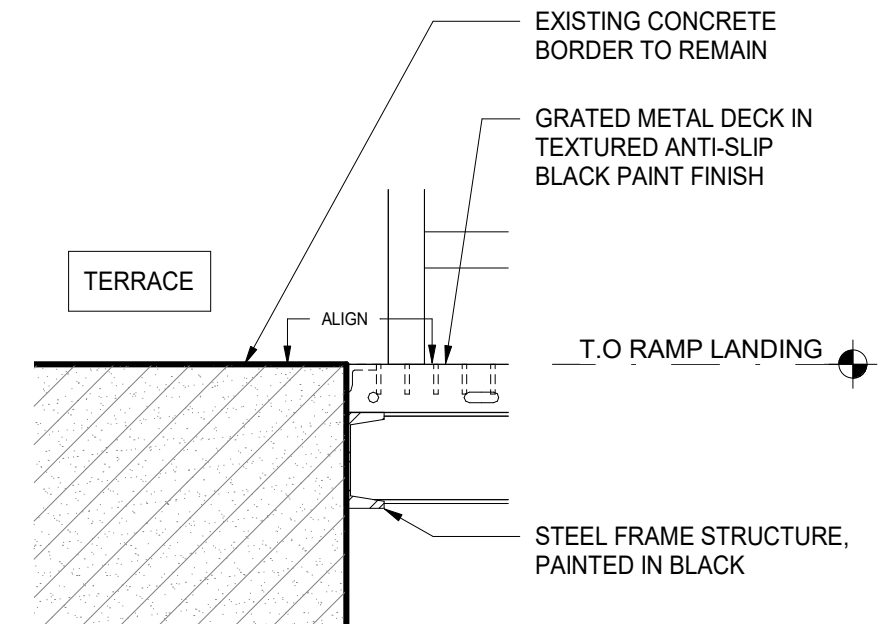
## Switch-back Ramp - Proposed Drawings and Details



**1 Elevation - Metal Picket Railing**  
1' = 1/2"



**2 Section - Metal Picket Railing**  
1' = 1/2"



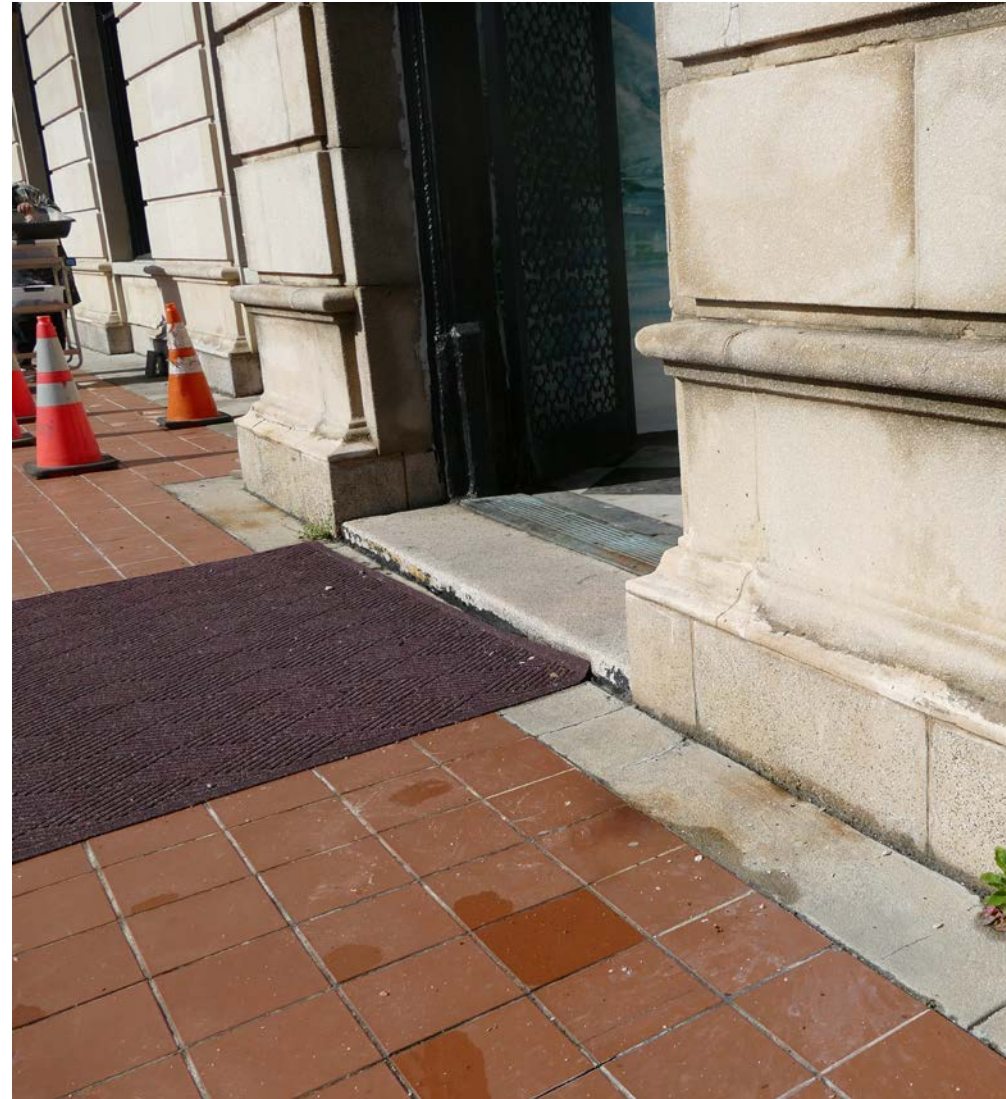
**3 Detail - Transition from Ramp Landing to Terrace**  
1' = 1"

# Exterior | New ADA Ramps

## Temporary Inclined Entry Transition - Existing Conditions



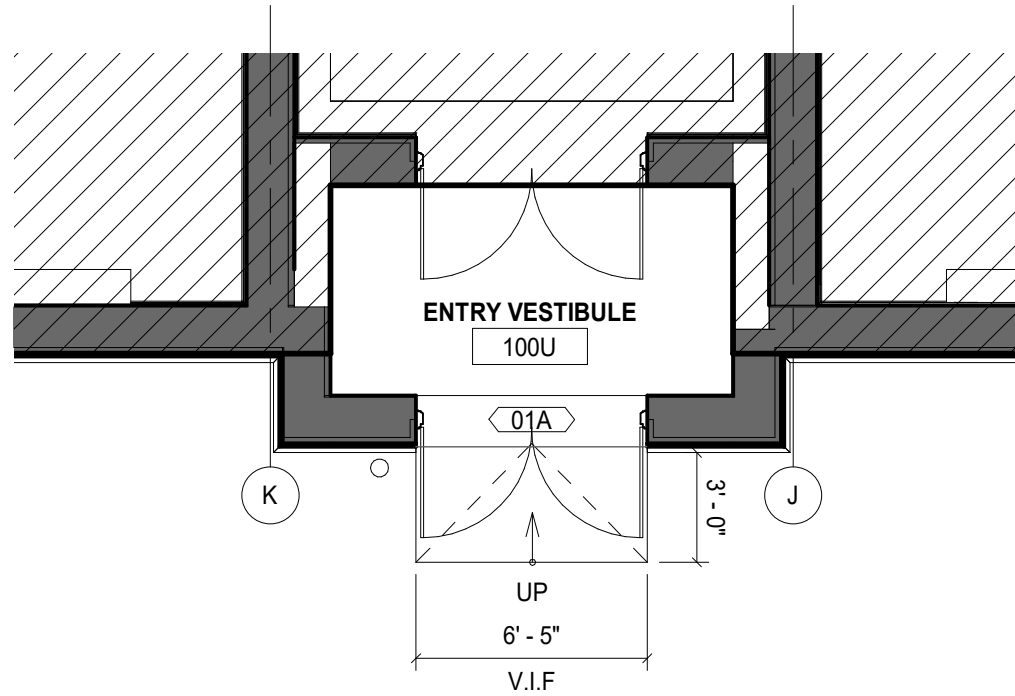
A. EXISTING STONE THRESHOLD AT BUILDING ENTRY



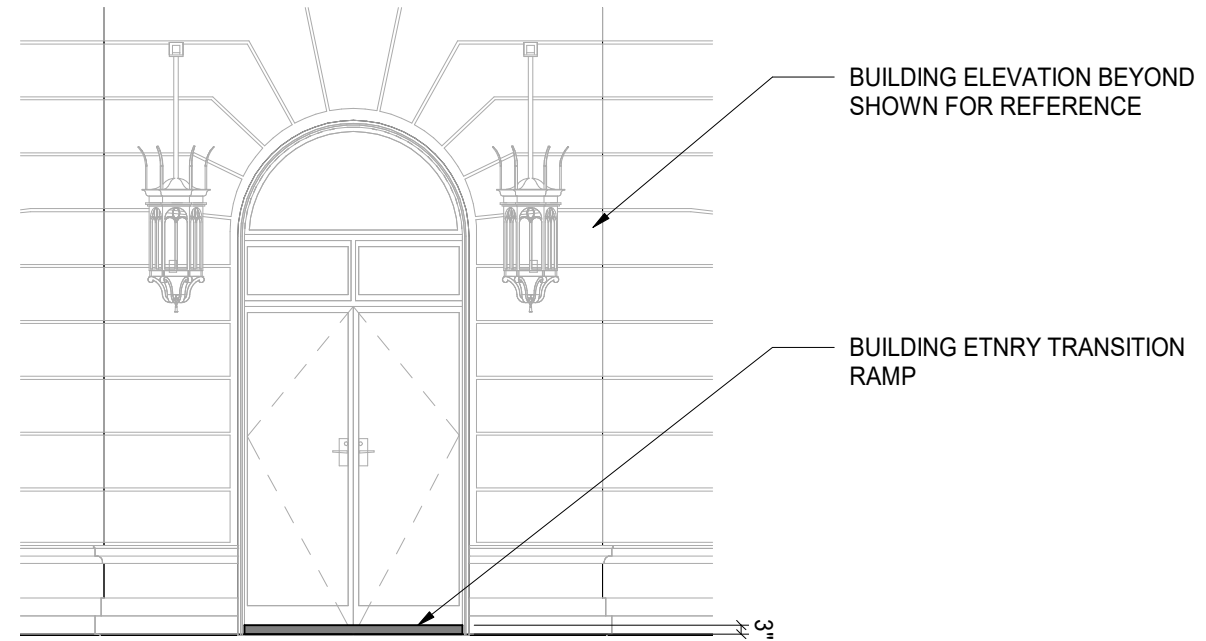
B. EXISTING STONE THRESHOLD AT BUILDING ENTRY

# Exterior | New ADA Ramps

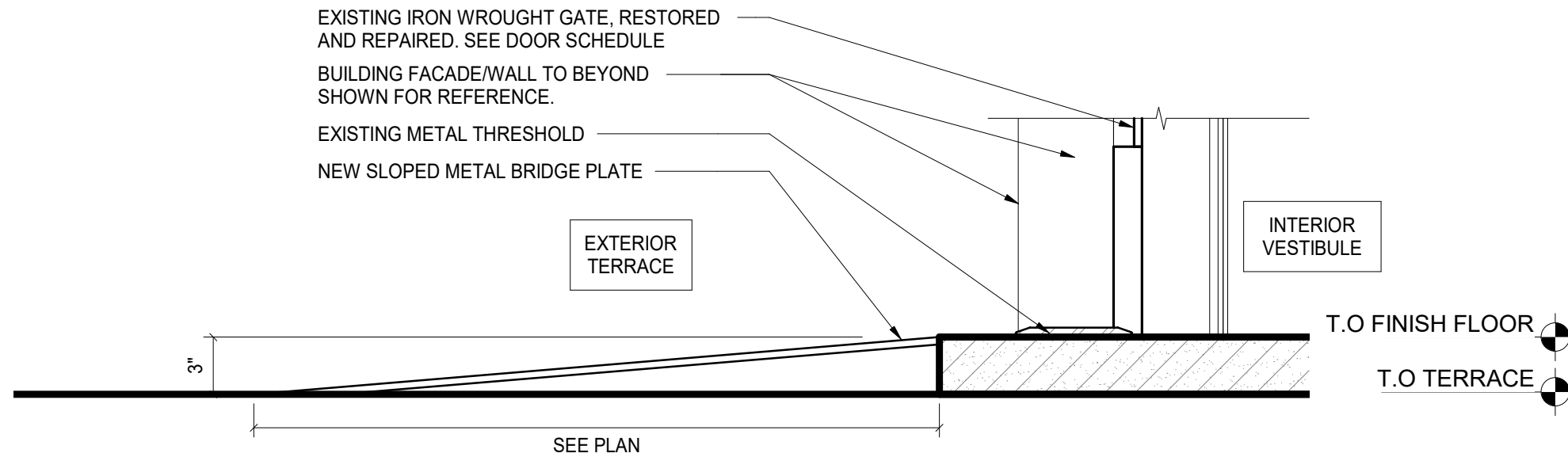
## Temporary Inclined Entry Transition - Proposed Drawings and Details



**1 Enlarged Plan - Ramp at Entry Vestibule**  
1' = 1/8"



**2 Elevation - North Entry Vestibule**  
1' = 1/8"



**3 Enlarged Detail - Ramp at Entry Vestibule**  
1' = 1 - 1/2"

# Exterior | New ADA Ramps

## Relevant Examples



### ST. PATRICKS CATHEDRAL

5th Ave, New York, NY 10022

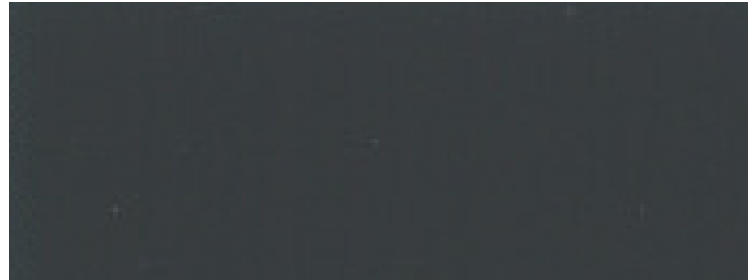
Providing barrier-free access to the church by altering paved areas surrounding the church, including excavating and re-grading portions of the pathways in particular south and west of the church and at the entryways northeast and southeast of the church.

LPC Permit issued 01/17/2018

# Appendix

# Appendix | Proposed Finishes

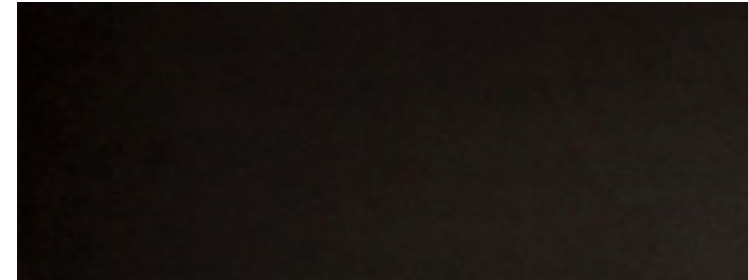
## Colors and Materials



**MATERIAL:** PAINT  
**COLOR:** BLACK  
**LOCATION:** HANDRAILS AND GUARDRAILS AT ADA RAMPS



**MATERIAL:** TEXTURED PAINT  
**COLOR:** BLACK  
**LOCATION:** METAL FLOORING AT ADA RAMPS  
**NOTES:** SLIP-RESISTANT



**MATERIAL:** METAL  
**COLOR:** BLACK  
**LOCATION:** DISPLAY FRAMES AT WROUGHT IRON FENCE & LIGHT POLES AT FRONT LANDSCAPE



**MATERIAL:** TEMPERED GLASS  
**COLOR:** CLEAR  
**LOCATION:** DOORS AND LIGHT FIXTURE AT BUILDING ENTRY



**MATERIAL:** C.I.P CONCRETE  
**COLOR:** TO MATCH EXISTING WALKWAY  
**LOCATION:** NEW WALKWAY IN FRONT LANDSCAPE

The current proposal is:

Preservation Department – Item 4, LPC-22-08416

## 1125 Grand Concourse – Grand Concourse Historic District Borough of Bronx

To Testify Please Join Zoom

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**Passcode:** 576725

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**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.