

April 18, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-22-10801

**1040 Grand Concourse – Bronx Museum of the Arts – Grand
Concourse Historic District
Borough of Bronx**

To Testify Please Join Zoom

Webinar ID: 899 5814 5262

Passcode: 014519

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.



BRONX MUSEUM OF THE ARTS

LPC HEARING

#93150001

1040 Grand Concourse
Bronx, NY 10456

APRIL 18TH, 2023



01

CONTEXT

BOOGIE ON THE BOULEVARD

CULTURE TAKES OVER THE STREET





Kingsbridge Armory

Van Cortlandt Park Greenhouse

Bronx in Process

202ND Street Housing

★ Edenwald YMCA

DDC Bridge Repair

Edgar Allan Poe Cottage

Bartow Pell Mansion

Starhill

1769 Jerome Ave. Housing

Bronx Animal Care Center

★ Orchard Beach

KIPP Macombs School

Samaritan Daytop Village

Andrew Freedman Home

Bronx Museum of the Arts

Astin Jacobo Center

Mill Pond Park

Bronx Point

Melrose Commons

Ghetto Film School

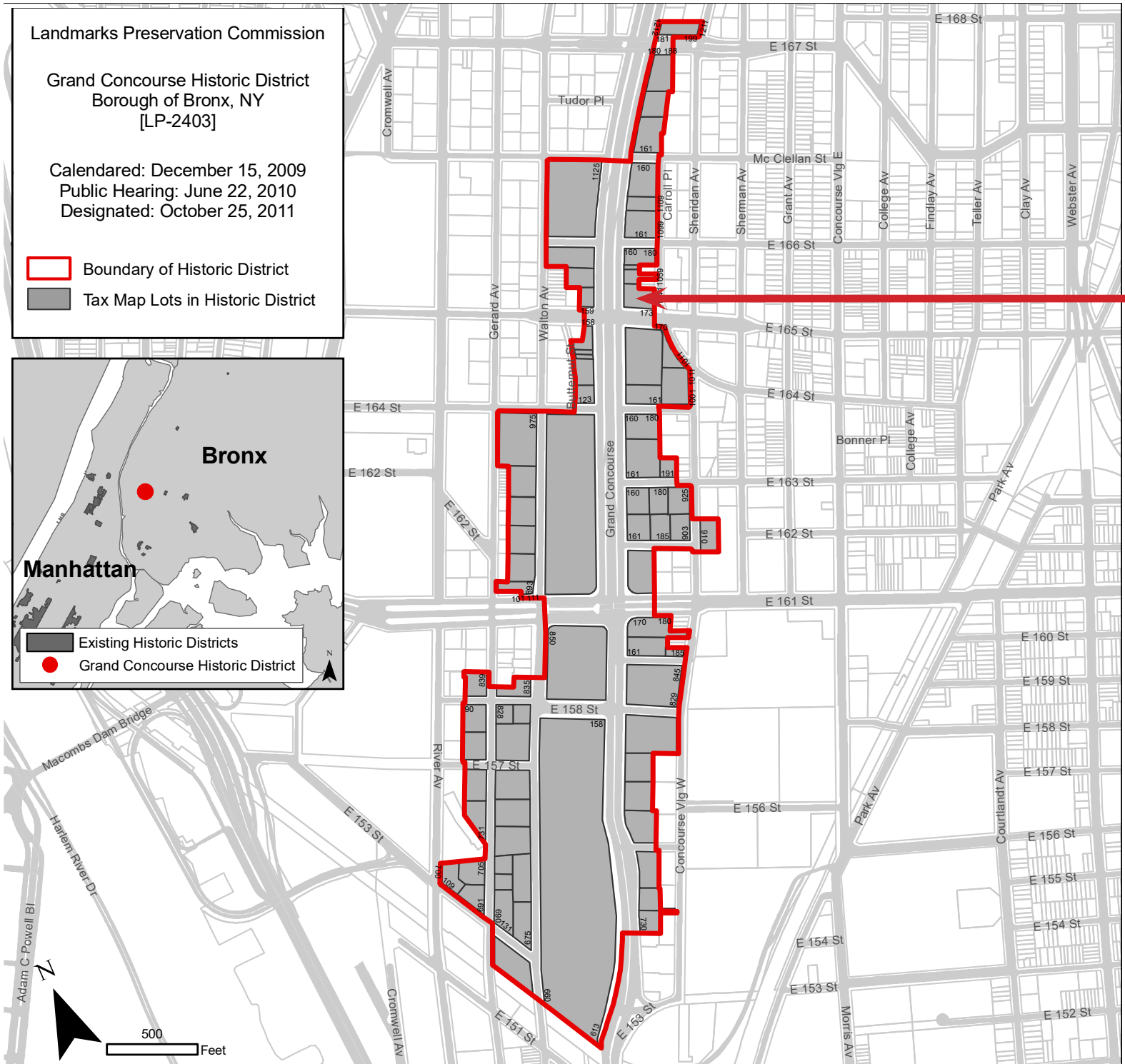
Hunts Point Food Co-Op

Food Bank

- Brx Museum of the Arts
- Marvel Projects in the Bronx
- Active Marvel Projects
- ★ Featured in Experience Section

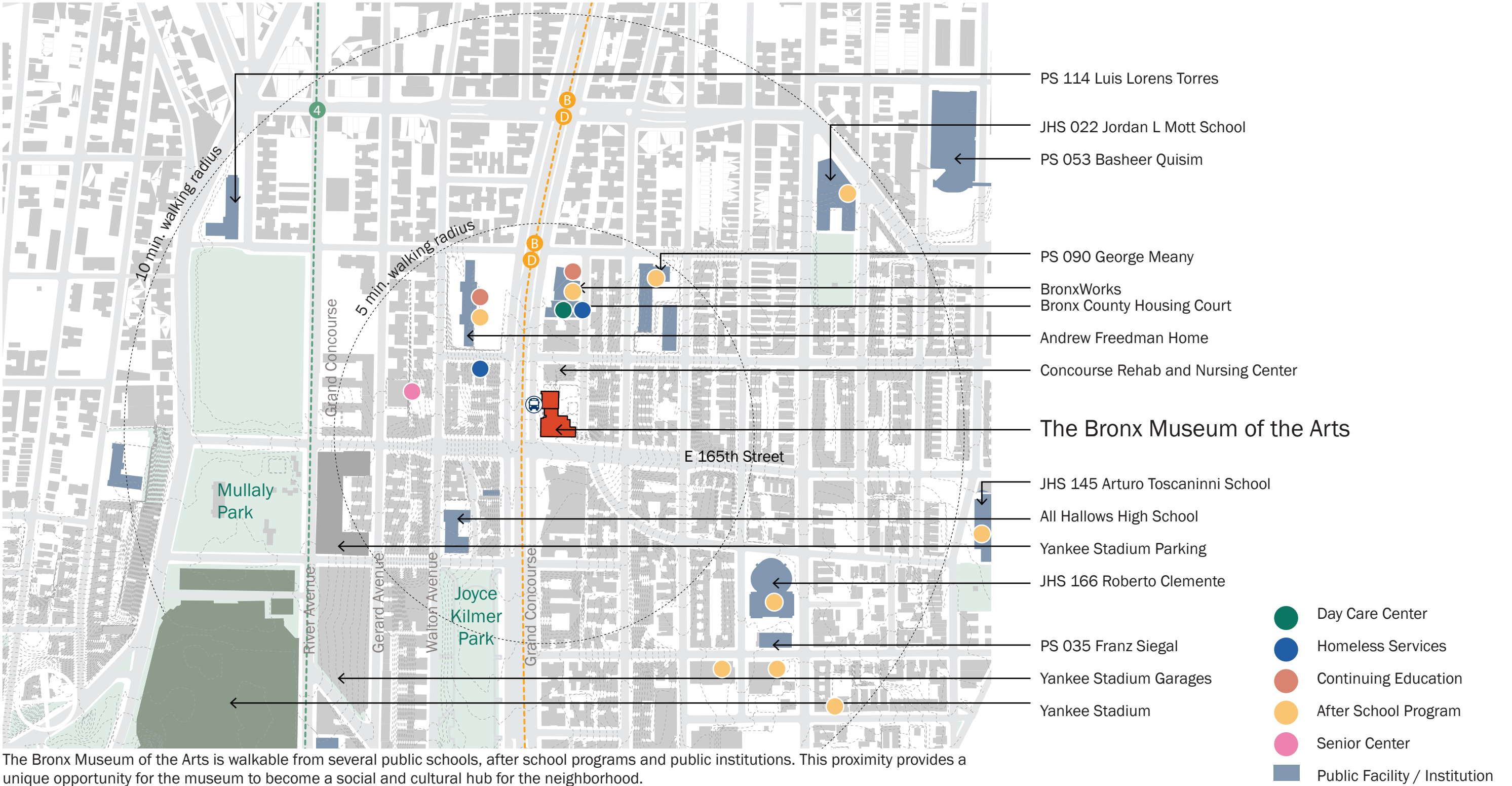
GRAND CONCOURSE HISTORIC DISTRICT

Designated October 25th, 2011

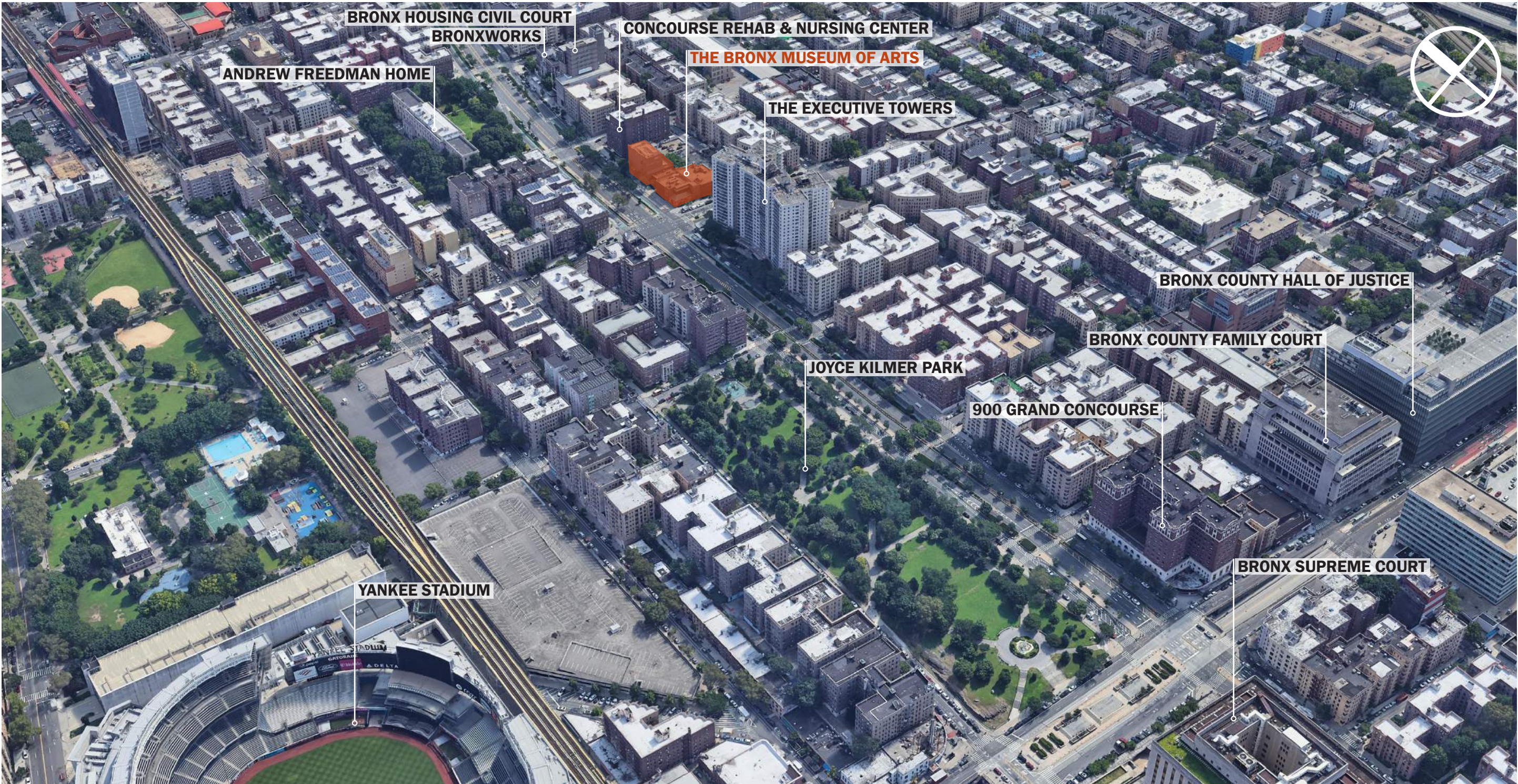


The Bronx Museum of the Arts falls in the Special Grand Concourse District Boundary.

SITE CONTEXT



CONTEXT



02

HISTORY

CONTEXT



HISTORICAL BACKGROUND

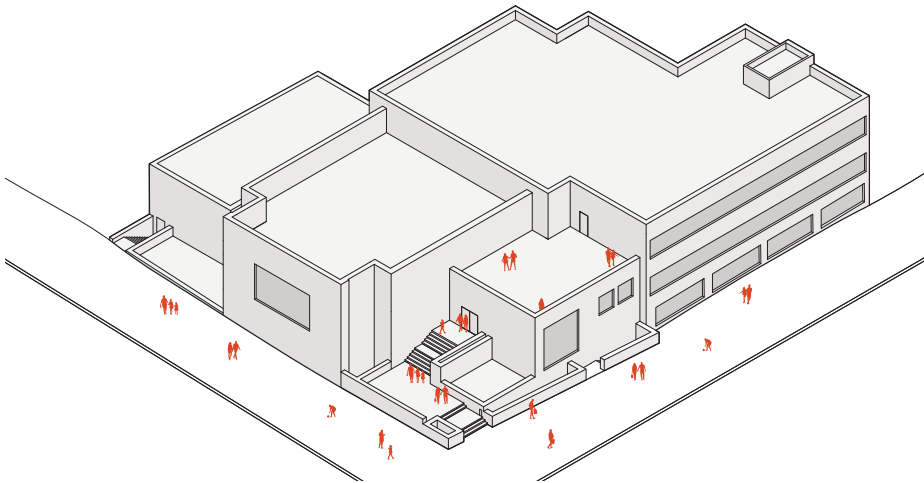
C.1925



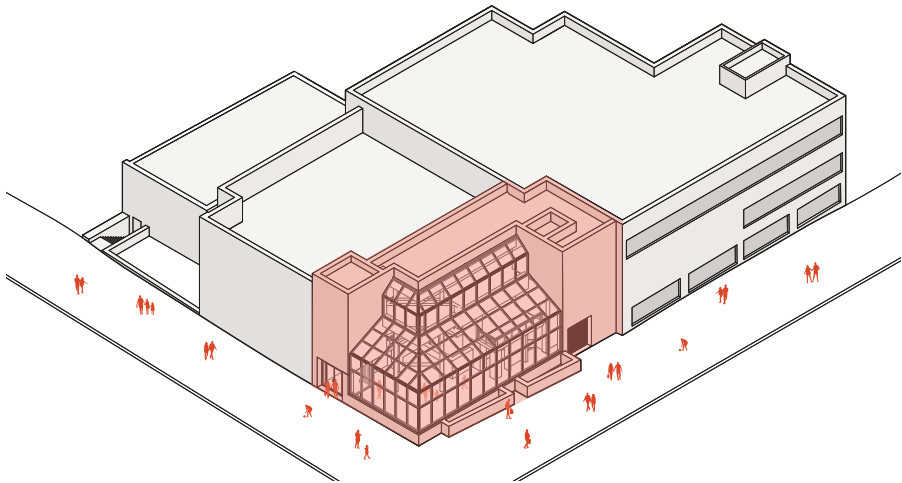
Grand Concourse - 165th Street (East) c.1928. Source: The New York Public Library

BUILDING HISTORY

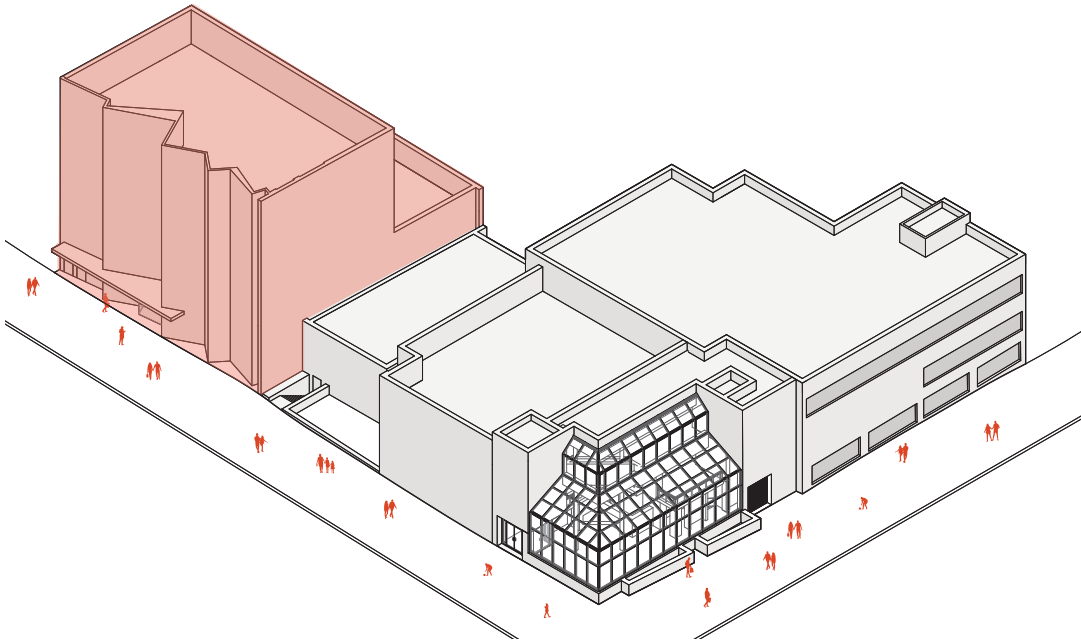
THREE PHASES OF CONSTRUCTION



1961 YOUNG ISRAEL SYNAGOGUE
SIMON BEN ZELNIK



1988 BRONX MUSEUM OF THE ARTS
CASTRO BLANCO PISCIONERI FEDER ARCHITECTS



2006 NORTH WING ADDITION
ARQUITECTONICA

BUILDING HISTORY

THREE PHASES OF CONSTRUCTION



1961 YOUNG ISRAEL SYNAGOGUE

SIMON BEN ZELNIK



1988 BRONX MUSEUM OF THE ARTS

CASTRO BLANCO PISCIONERI FEDER ARCHITECTS



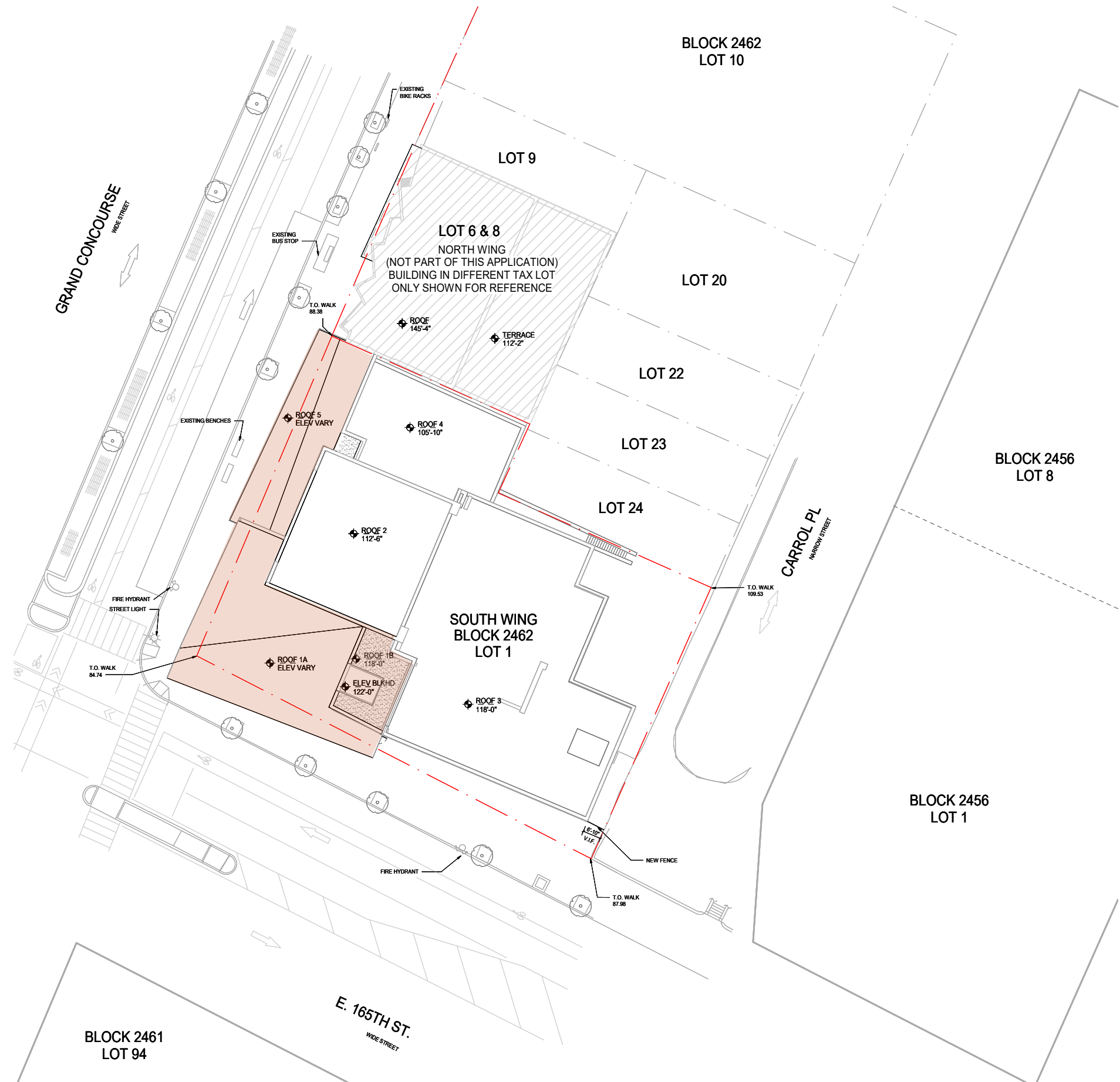
2006 NORTH WING ADDITION

ARQUITECTONICA

SITE PLAN

TWO BUILDINGS, ONE MUSEUM

- MAIN SCOPE OF WORK - SOUTH WING
1040 GRAND CONCOURSE
- NORTH WING
1046 GRAND CONCOURSE



LPC DESIGNATION REPORT

**1040 Grand Concourse (aka 1041 Carroll Place;
161-173 East 165th Street)**
Borough of the Bronx Tax Map Block 2462, Lot 1

Building Name: Bronx Museum of the Arts (originally
Young Israel of the Concourse Synagogue)
Date: 1961 (NB 708-1959)
Architect/Builder: Simon B. Zelnik (original); Castro-
Blanco, Piscioneri & Feder (1988 Expansion)
Original Owner: Young Israel of the Concourse
Type: Originally religious (now museum)

Style: None

Stories: 2 and basement
Material(s): Metal; glass; stone



Building Notes: Originally built as synagogue and community hall for Young Israel of the Concourse which opened in 1961; in 1982, the then-vacant building was purchased by the City of New York for the Bronx Museum, which was initially housed in the lobby of the Bronx County Courthouse building in 1971; in 1988 the renovation of the building (ALT 296-1984) by the firm of Castro-Blanco, Piscioneri & Associates was completed giving the building an updated appearance and glass atrium

Alterations: Facade resurfaced with metal and stone; glass atrium; ribbon windows; metal and metal-and- glass doors; metal pipe marquee; poles and banners; lights; glass atrium; stone stoop; metal railings

Site Features: Planting beds; non-historic metal fence and gate on west, pipe railing on south; concrete stairs at basement on west; chain-link gate at areaway on southeast; fieldstone walls at basement entrance and slate pavers on west; stone planters; manhole on south; concrete retaining wall at southeast areaway; concrete wall with chain-link fence and non-historic metal fence on east; chain-link fence on north

West Facade: Designed (altered)
Stoop: Resurfaced
Door(s): Altered primary door; other doors replaced, likely altered
Windows: Altered (upper stories); altered (basement)
Security Grilles: Not historic (basement)
Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing
Areaway Wall/Fence Materials: Non-historic metal fence
Areaway Paving Material: Slate

South Facade: Not historic
Facade Notes: Double metal door; possibly historic decorative metal security grilles at basement; metal lights; windows replaced at basement

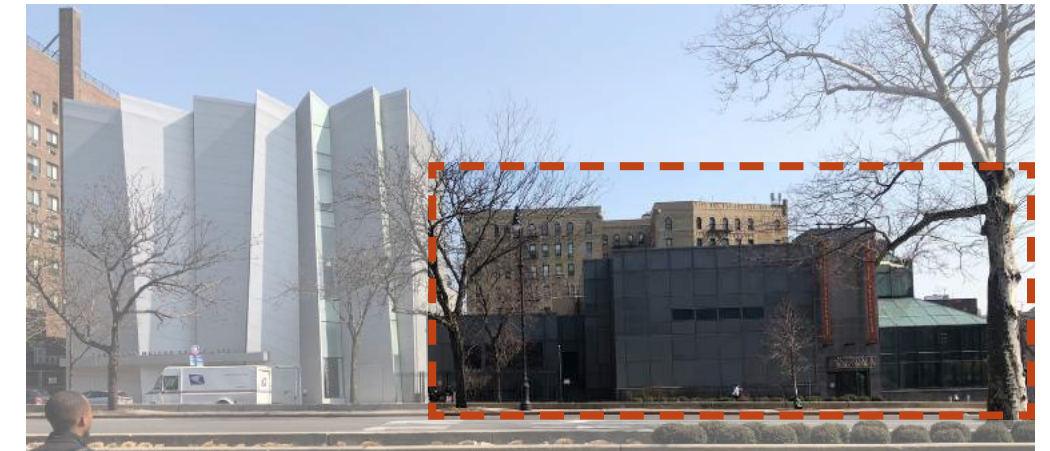
North Facade: Not historic (partially visible)
Facade Notes: Resurfaced with metal

East Facade: Not designed (historic, altered) (partially visible)
Facade Notes: Historic masonry structure resurfaced with metal at the return; air conditioner and/or mechanical units and stair bulkhead on roof; conduit; security lights

1040 GRAND CONCOURSE HAS NO
STYLE, THUS, NOT A LANDMARK
BUILDING BUT IS LOCATED WITHIN THE
GRAND CONCOURSE HISTORIC DISTRICT

**Grand Concourse Historic District Designation Report
October 25, 2011
pgs. 77-78*

1040 GRAND CONCOURSE



BUILDING FACADE: DARK GRAY METAL PANELS, GRAY STONE AT ELEVATOR/STAIRS, GLASS ATRIUM AT CORNER AND RIBBON WINDOWS FACING SOUTH

- BUILDING HAS UNDERGONE SEVERAL RENOVATIONS, RESULTING IN A PATCHWORK OF ADDITIONS AND REPAIRS
- MUSEUM ENTRY IS NOT CLEAR:
1985 ENTRANCE IS NO LONGER IN USE, CONFUSING VISITORS WHERE THE ENTRANCE TO THE MUSEUM IS
- EXTERIOR AESTHETIC IS NOT INVITING, DARK METAL PANELS DO NOT BLEND WELL WITH CONTEXT AND THERE IS NO VISIBILITY TO INTERIOR
- FORM AND FACADE ARE VERY DIFFERENT FROM THE NORTH WING, LACKING COHESIVENESS AS A CAMPUS
- EXTERIOR DOES NOT LOOK LIKE A MUSEUM

LPC DESIGNATION REPORT

1046 Grand Concourse
Borough of the Bronx Tax Map Block 2462, Lot 6

Building Name: Bronx Museum of the Arts
Date: 2002-06 (NB 2000755174-2002)
Architect/Builder: Arquitectonica, Bernardo Fort Brescia and
Laurinda Spear, partners in charge
Original Owner: Bronx Museum of the Arts

Type: Institutional

Style: Contemporary

Stories: 3
Material(s): Aluminum; glass; masonry block

Significant Architectural Features: Fan-fold facade of aluminum and glass; secondary facades of dark masonry block with geometric design in contrasting color; marquee

Building Notes: Vacant portion of lot (formerly tax map lot 8) on north; the north and south facades are considered temporary; the museum has plans for expansion on both sides
Site Features: Chain-link fence and gate around lots on north and east; mural on fence at rear may be across lots not included in the district

West Facade: Designed (new building)
Door(s): Original primary door; other doors original
Windows: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal nosing

South Facade: Not historic (partially visible)
Facade Notes: Dark masonry block with geometric pattern in contrasting color

North Facade: Not historic
Facade Notes: Similar to south facade

East Facade: not historic (partially visible)
Facade Notes: Facade similar to north and south; ribbon windows set in band of aluminum; rooftop bulkhead; security lights



1046 GRAND CONCOURSE HAS CONTEMPORARY STYLE AND AS PART OF THE MUSEUM CAMPUS, ITS FACADE IS A DRIVER IN THE DESIGN OF THE PROJECT

1046 GRAND CONCOURSE



BUILDING FACADE: ALUMINUM METAL PANELS, CMU PAINTED WALLS AND GLASS VERTICAL WINDOWS

-FACADE HAS A FOLDING PLANE GEOMETRY, FOCUSING ON VERTICALITY OF BUILDING VOLUME

-MARQUEE MARKS THE ENTRANCE WITH SIGNAGE LETTERING ABOVE

-GLASS WINDOWS AT FOLDED PLANES ALLOW LIMITED VISIBILITY INSIDE

- ENTRANCE IS NOT CLEAR, SIGNAGE IS SMALL IN COMPARISON TO BUILDING SCALE

-SEEMS LIKE A SEPARATE BUILDING NOT PART OF A COHESIVE MUSEUM CAMPUS WITH SOUTH WING

03

GOALS + SCOPE

PROJECT GOALS



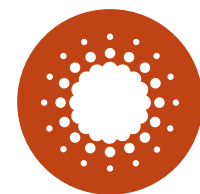
Help craft an authentic **BRONX IDENTITY** and a place for the **COMMUNITY**



REIMAGINE the museum experience from the street and blur the threshold between inside and out



create an **ACCESSIBLE CIRCUIT** and influence patterns of movement to create different experiences



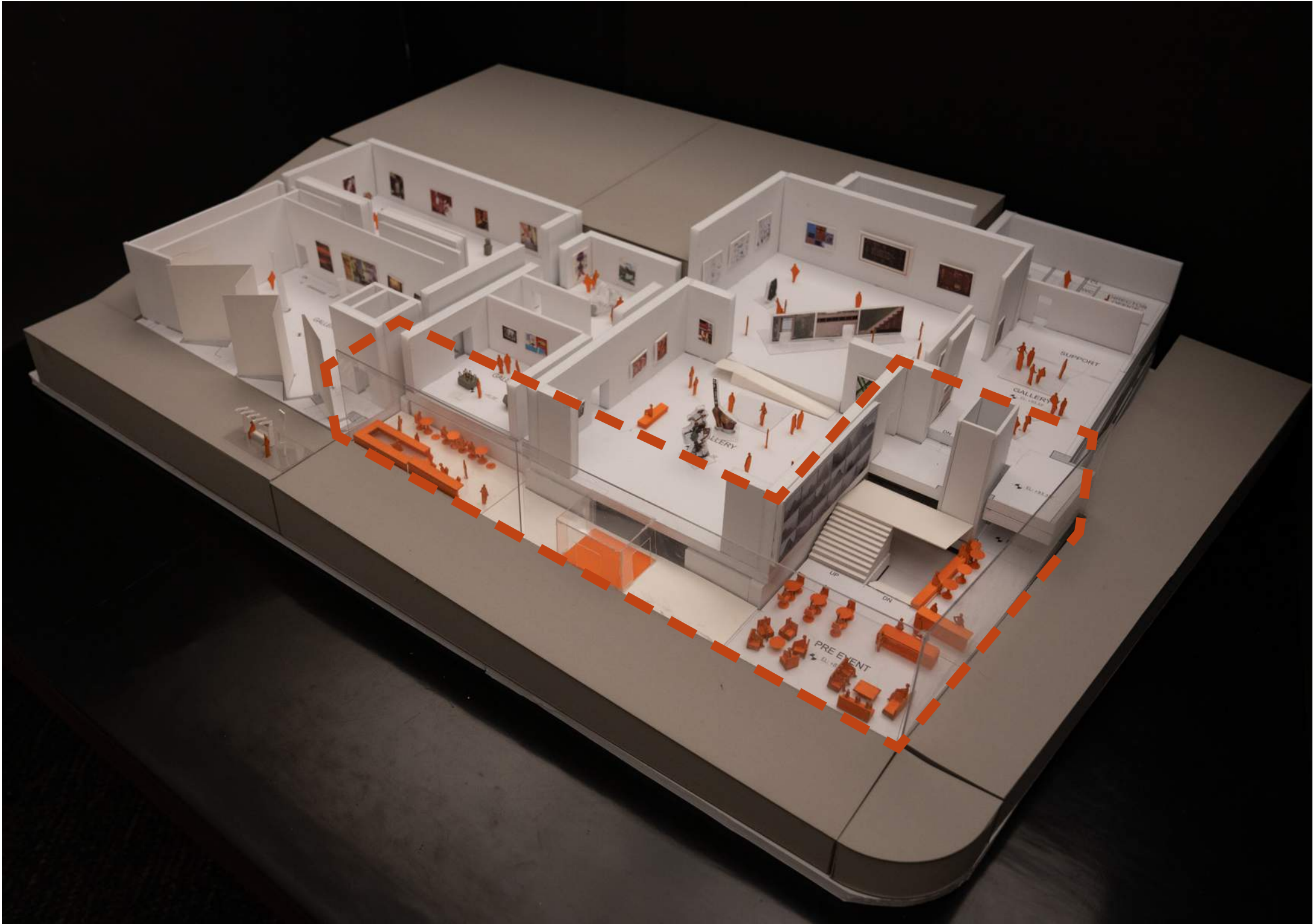
make it **ADAPTABLE** to allow for revenue generation and flexible exhibition space



DESIGN TO BUILD, design to get it done

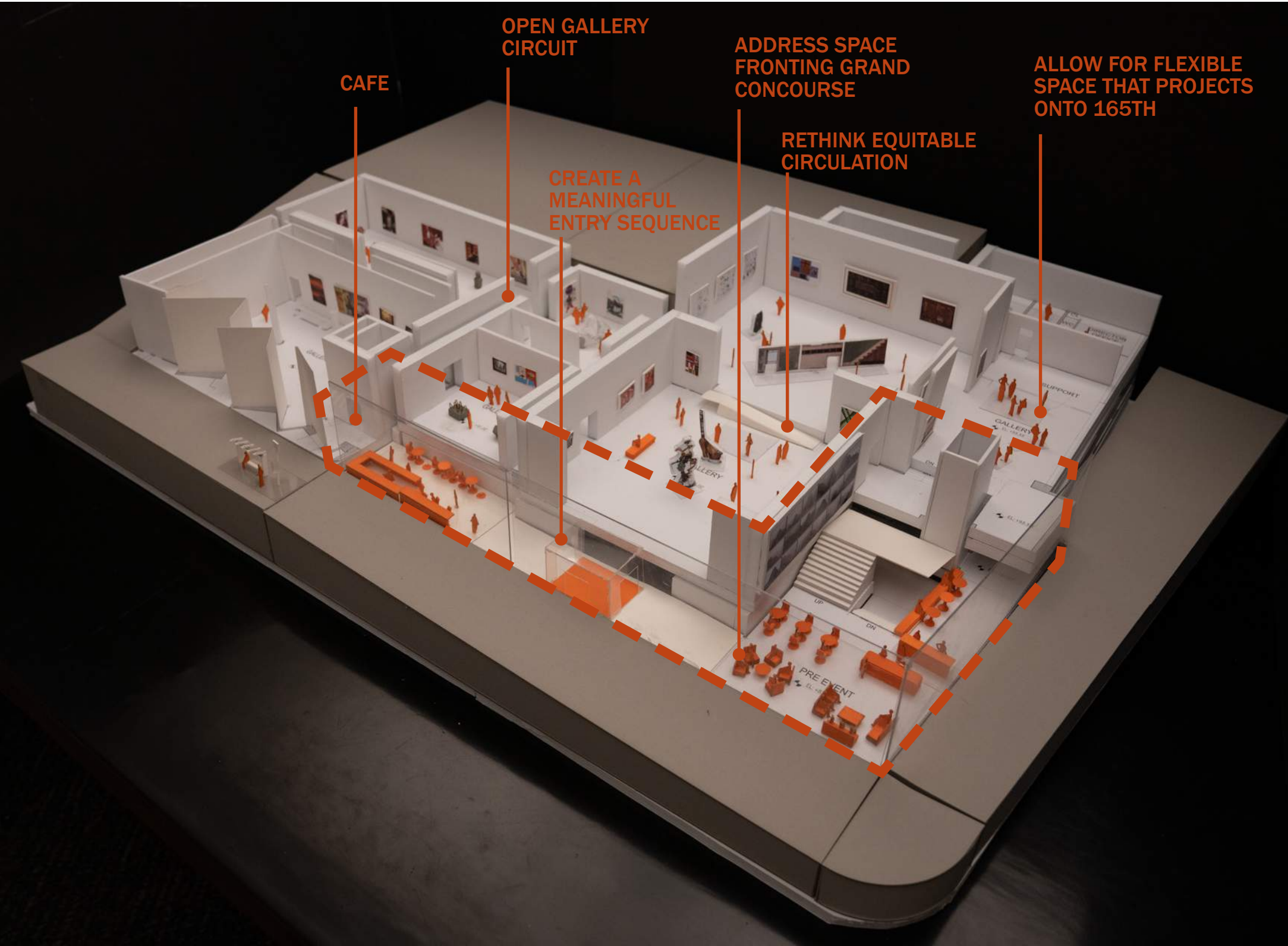
PROJECT SCOPE

RENOVATION OF CORNER VOLUME

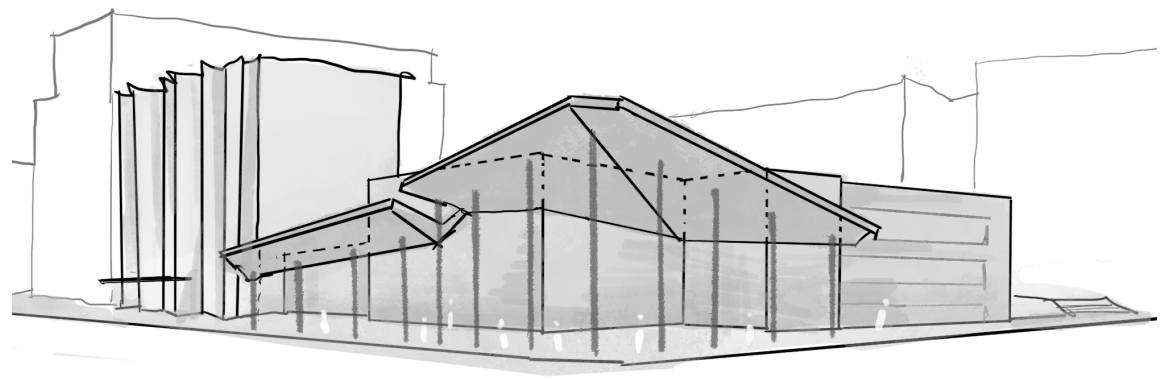


PROJECT SCOPE

ENHANCE ARRIVAL EXPERIENCE AND UNIFY MUSEUM CAMPUS



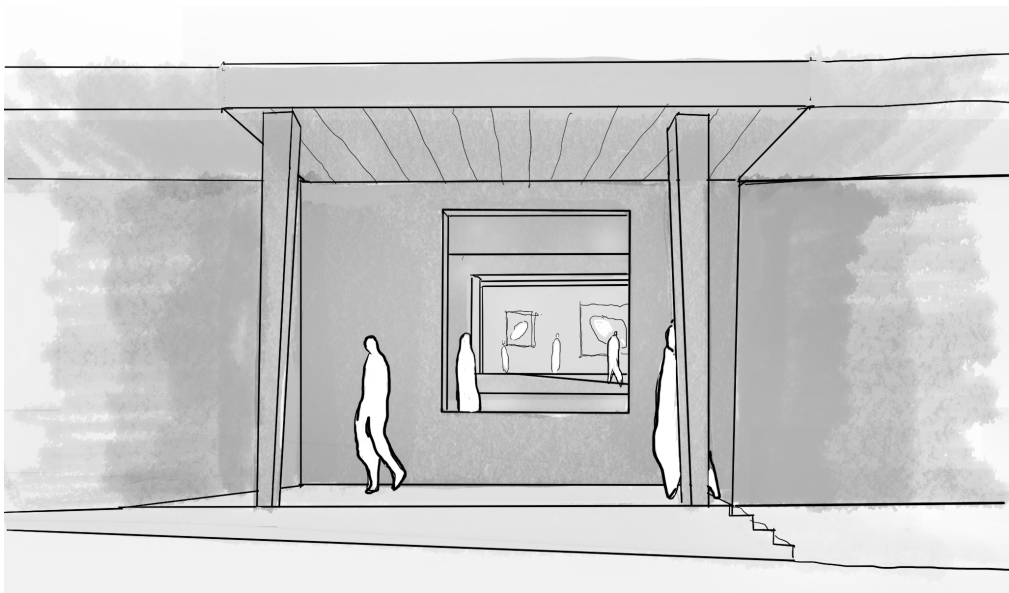
FORMAL CONCEPTS



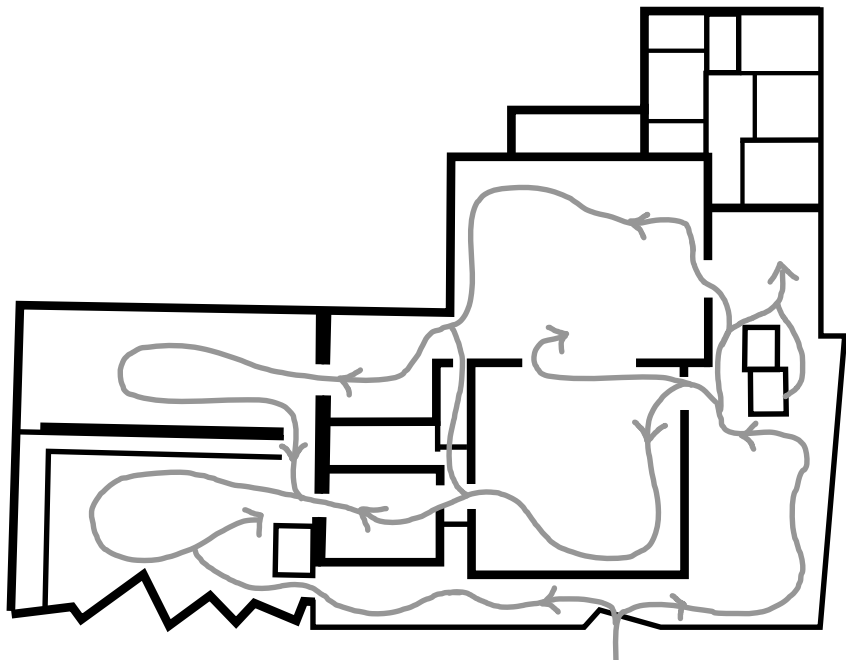
1. CELEBRATE CORNER: TIE TOGETHER BUILDING CAMPUS



2. BLEND BOUNDARY: BRING STREET INTO GALLERY



3. MUSEUM TRANSPARENCY: BRING GALLERY TO STREET



4. FREE CIRCULATION: CREATE A CONTINUOUS GALLERY LOOP

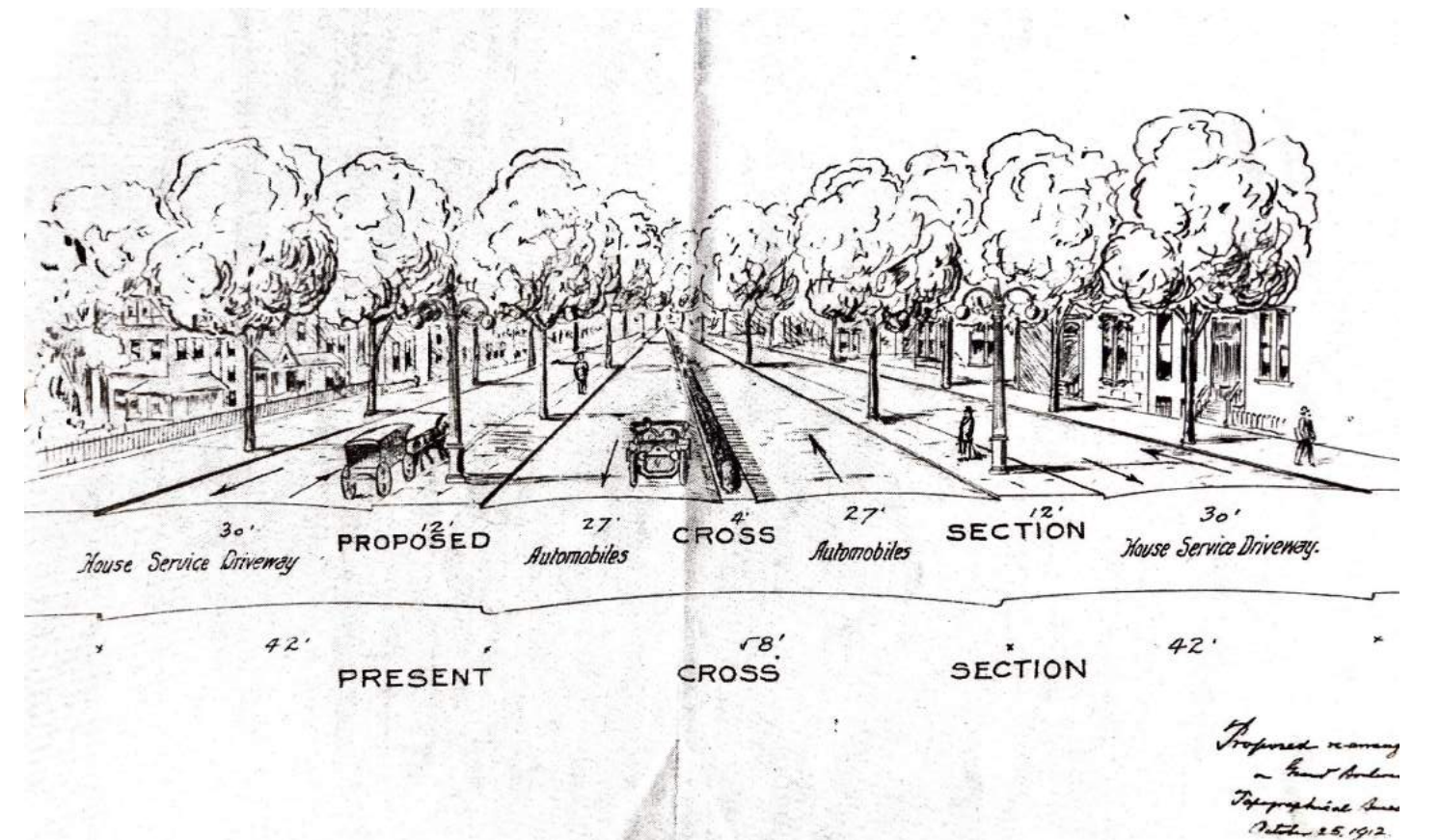
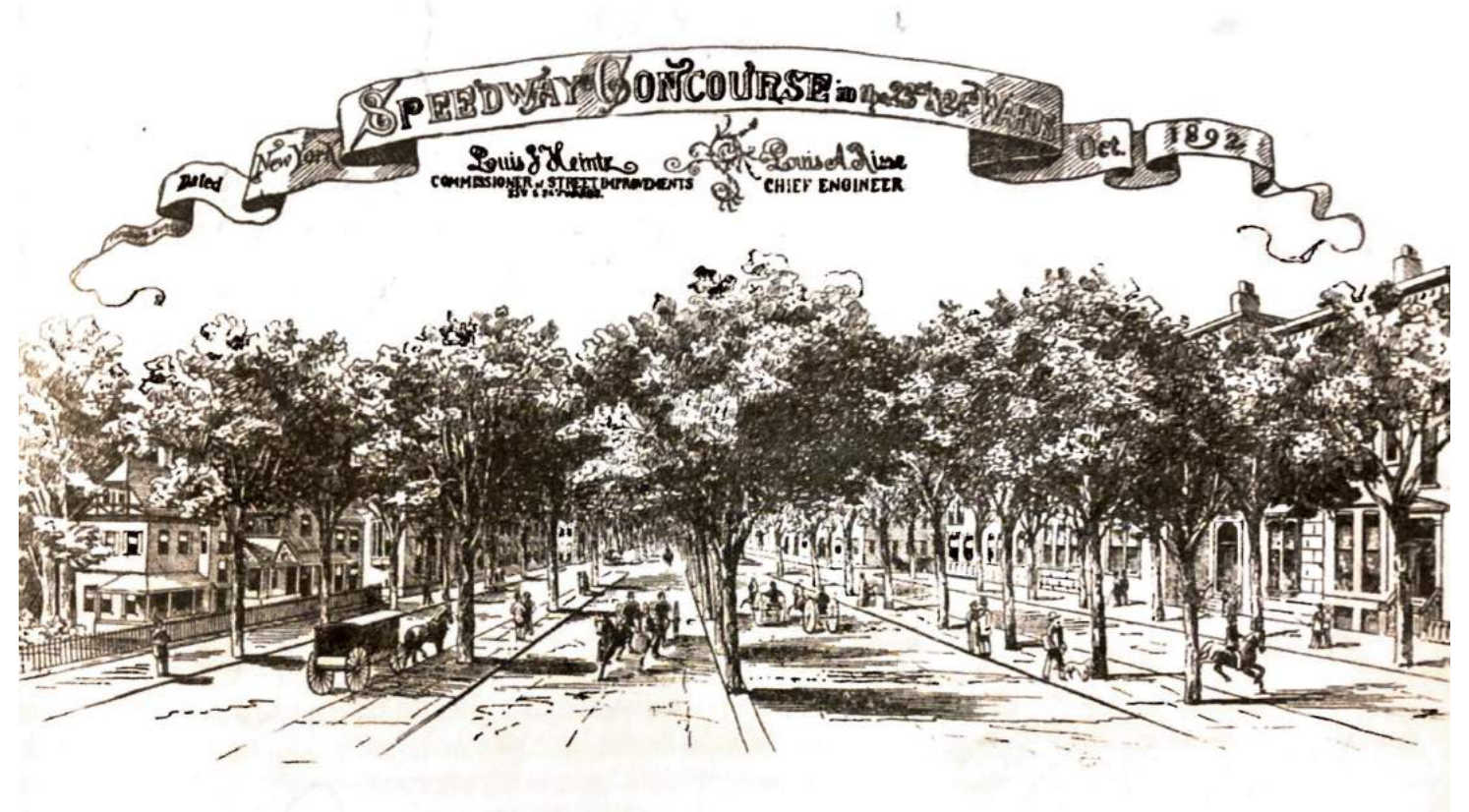
04

GRAND CONCOURSE HISTORIC DISTRICT

GRAND CONCOURSE HISTORIC DISTRICT

A DIVERSE ARCHITECTURAL DISTRICT

“The Grand Concourse, formerly known as the ‘Grand Boulevard and Concourse’, was designed by French immigrant, Louis Aloys Risse in 1892. His vision of the Grand Concourse mirrored that of the Champs-Élysées but would include bicycle paths, pedestrian sidewalks and “three distinct roadways split by lush landscaping”. In Risse’s vision, the Concourse would earn its merit not because of its density of inhabitants but rather, due to the people who would come from other areas of the city to enjoy it.



GRAND CONCOURSE HISTORIC DISTRICT

A DIVERSE ARCHITECTURAL DISTRICT

Risse's 1892 design was overtaken by technologies and cultural political events, which in turned transformed the Concourse into a vital axis for vehicular transit and for thousands of Bronx inhabitants.

As a result of the innovation and changes, the Concourse is now fabric of influences: stemming from the culture of its founding immigrants, to art deco, hip hop, and street life , a beautiful imprint of history and culture of what it the Bronx is today.



Aerial View looking south down Grand Concourse

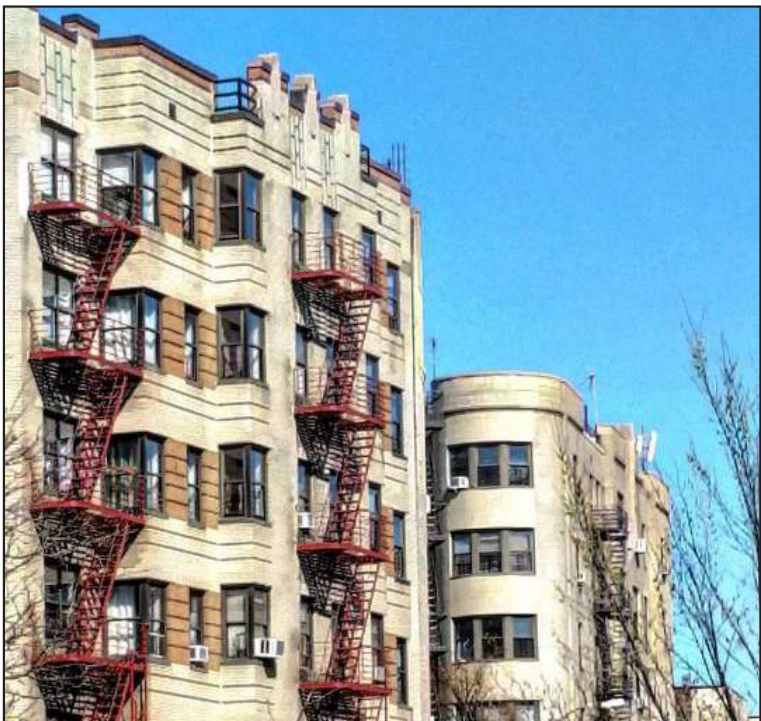
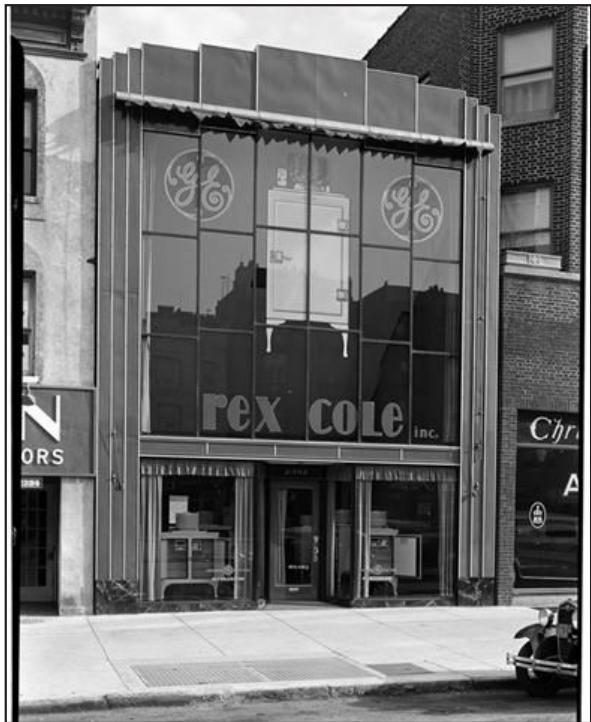
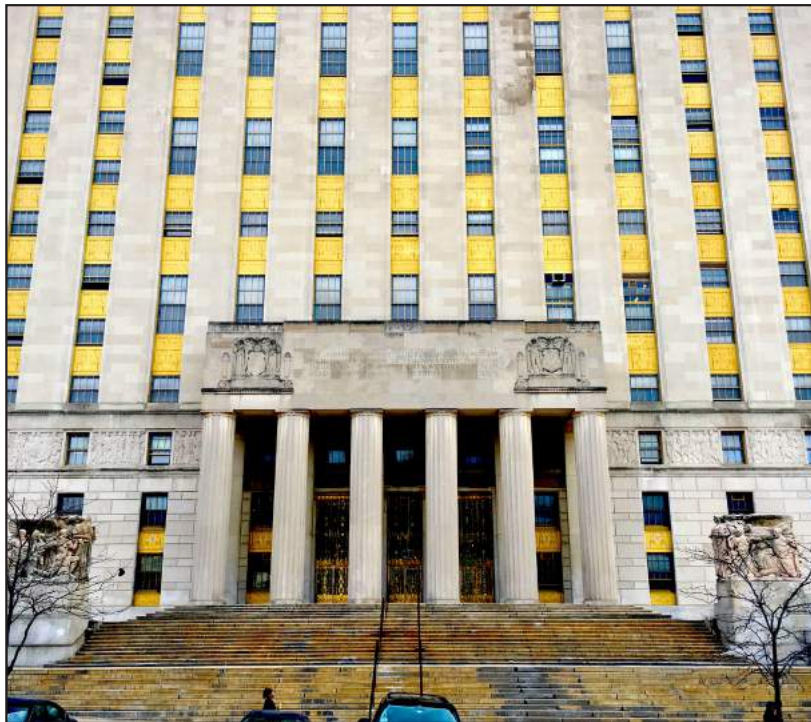
DISTRICT ANALYSIS: GRAND CONCOURSE

BUILDING SETBACKS AT ENTRANCES



DISTRICT ANALYSIS: GRAND CONCOURSE

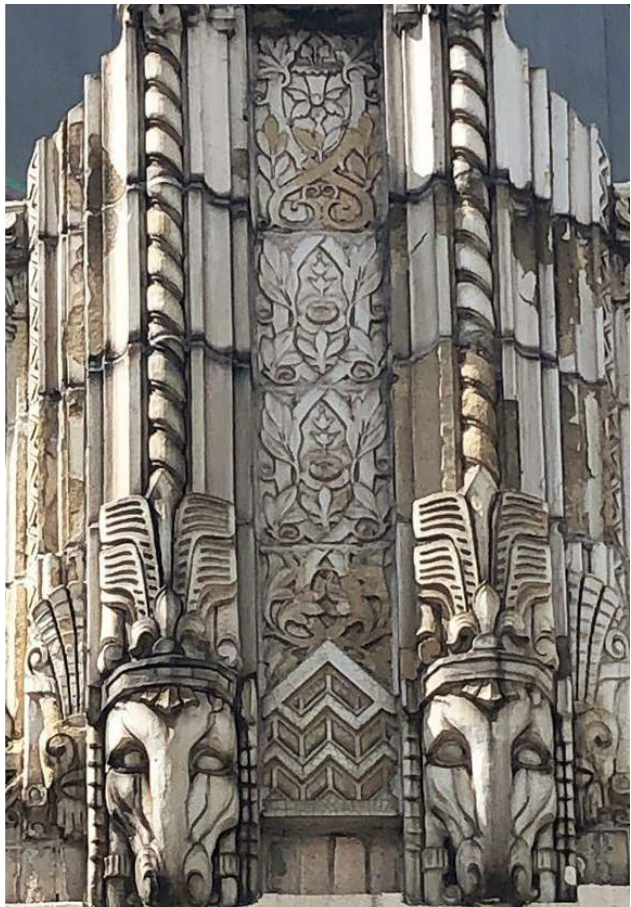
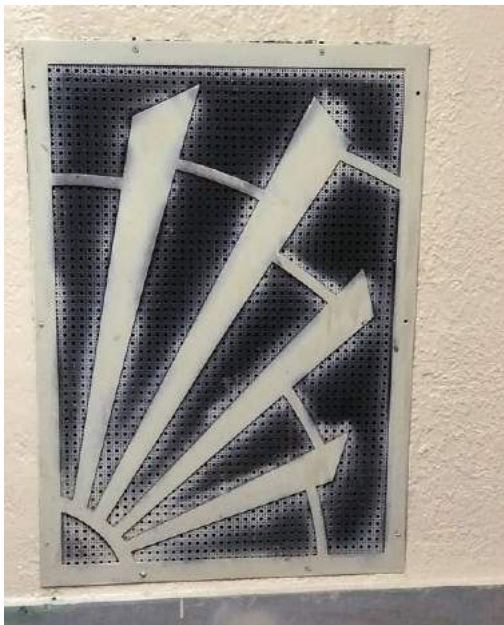
ART DECO INFLUENCE: BRONZE METALS AND USE OF COLOR



Art Deco Buildings on Grand Concourse

DISTRICT ANALYSIS: GRAND CONCOURSE

ART DECO INFLUENCE: BRONZE METALS AND USE OF COLOR



DISTRICT ANALYSIS: GRAND CONCOURSE

MARQUEES HIGHLIGHT INSTITUTIONAL BUILDINGS



Bronx Housing Civil Court



Executive Towers



Bronx Library Center



Bronx Museum



888 Grand Concourse



MoMa

DISTRICT ANALYSIS: GRAND CONCOURSE

CIVIC BUILDINGS ARE MONUMENTAL IN NATURE



Bronx Criminal Court



Bronx General Post Office



NYPD 40th Precinct



Grand Concourse Public Library



Bronx County Hall of Justice



Bronx County Courthouse

NEXT DOOR NEIGHBORS

STYLE AND PRESENCE



Bronx Civil Court



The Executive Towers



Andrew Freedman Home- *Marvel Project



Bronx Works



Concourse Rehab & Nursing

EXISTING CONDITIONS

MATERIAL ELEVATIONS

METAL PANEL 01



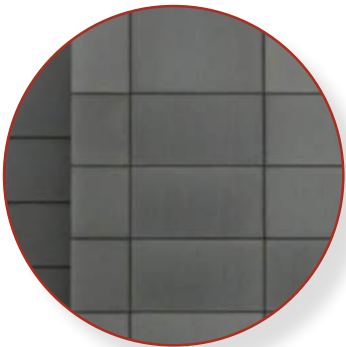
GLAZING 01



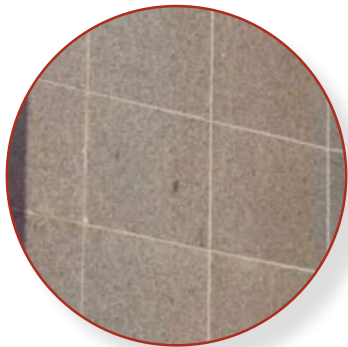
GLAZING 02



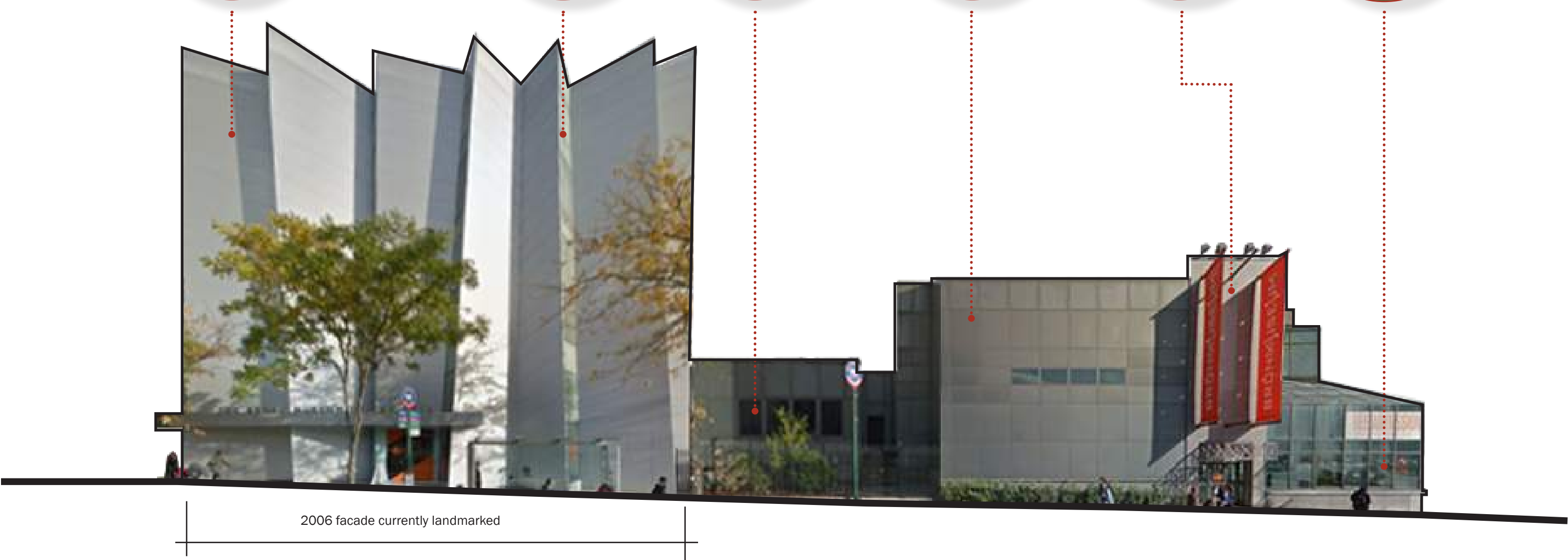
METAL PANEL 02



STONE PANEL



GLAZING 03

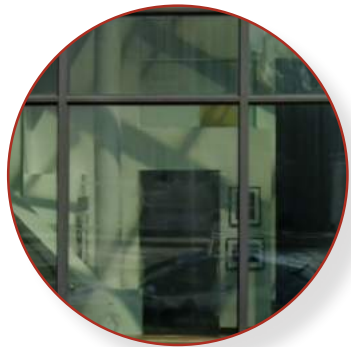


Grand Concourse Elevation

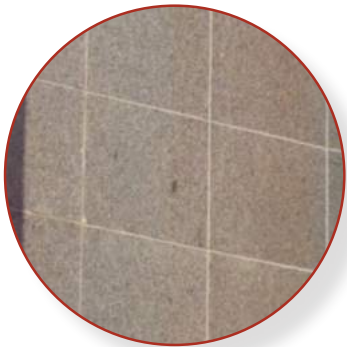
EXISTING CONDITIONS

MATERIAL ELEVATIONS

GLAZING



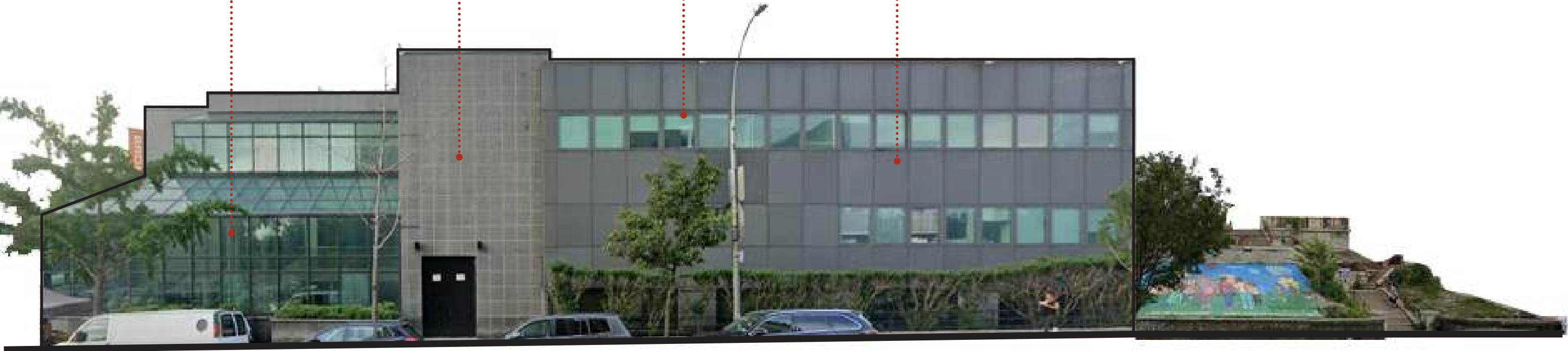
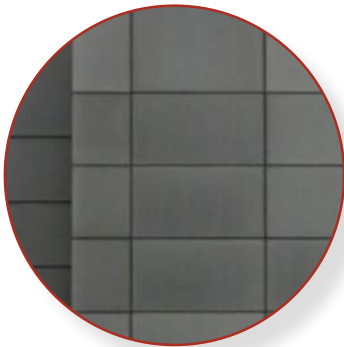
STONE CLADDING



RIBBON WINDOW



METAL PANEL 02



165th Street Elevation- not landmarked

EXISTING CONDITIONS

APPROACH FROM SOUTH GRAND CONCOURSE



View of Grand Concourse, looking north



View of Grand Concourse, looking north

EXISTING CONDITIONS

APPROACH FROM EAST 165TH ST



View of 165th, looking west



View of 165th, looking west

EXISTING CONDITIONS

APPROACH FROM NORTH GRAND CONCOURSE



View of Grand Concourse, looking south



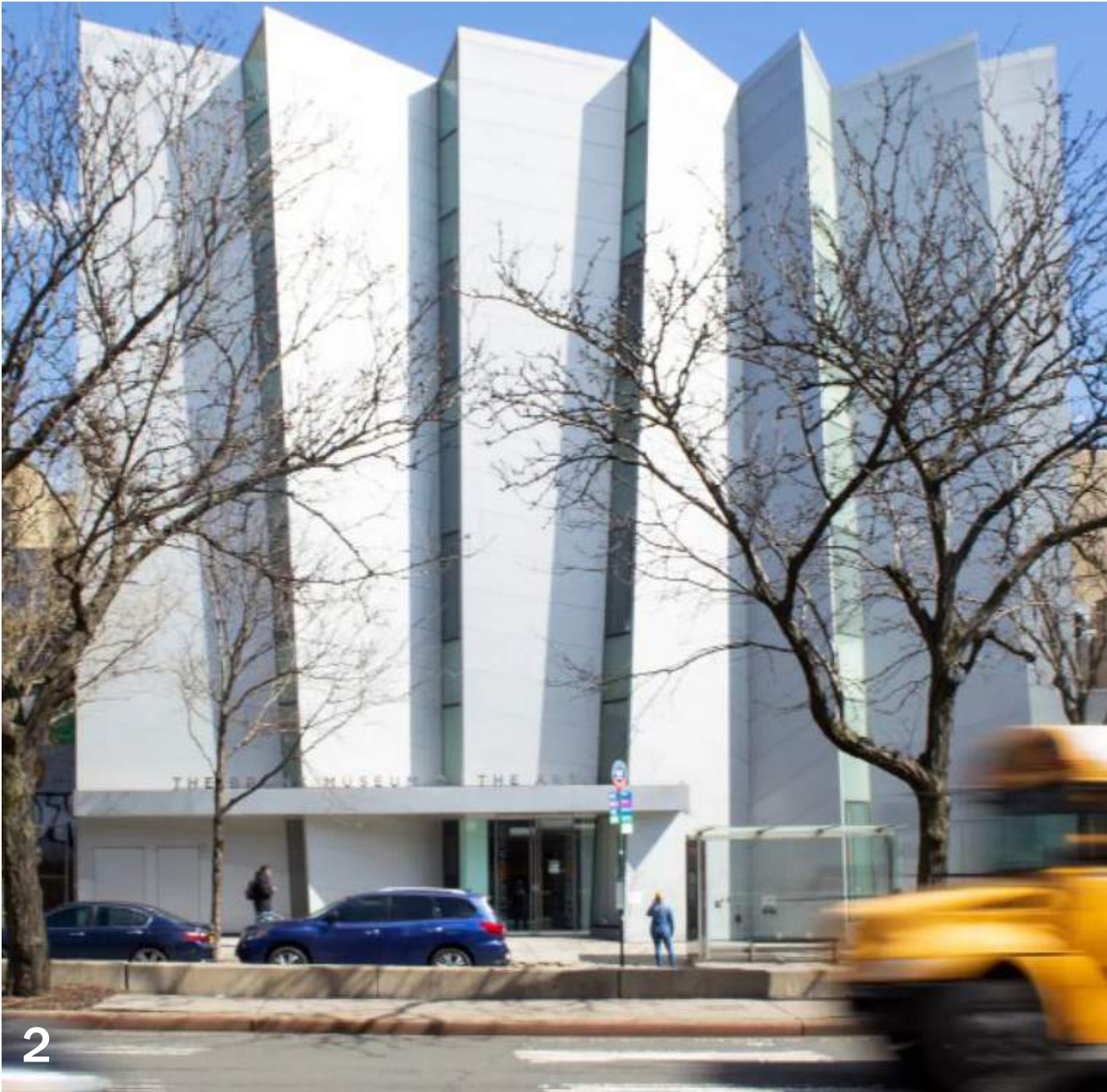
View of Grand Concourse, looking south

EXISTING CONDITIONS

ADJACENT NORTH WING FACADE DESIGNATED CONTEMPORARY STYLE (PART OF THE MUSEUM CAMPUS)



View of Bronx Museum of the Arts west facade, looking up



View of Bronx Museum of the Arts, facing Grand Concourse

05

ZONING

ZONING

Project Site: 1040 Grand Concourse, Bronx, NY 10456

Block 2462

South Wing Lot 1: 19,611 sf

North Wing: Lots 6, 8 (verify merger of Lots 6, 7)

Vacant Lots 22 and 24

Zoning Map 3b

Bronx Community District 4

Council District 16

School District 09

Police Precinct 44

Fire Company L044

Sanitation Borough 2

Sanitation District 04

Sanitation Subsection 2B

South Wing Listed GFA 33,433 sf

North Wing Listed GFA 13,548 sf

Average Grade Plane at GC: +84.68'

Average Grade Plane at 165th Street: +84.76'

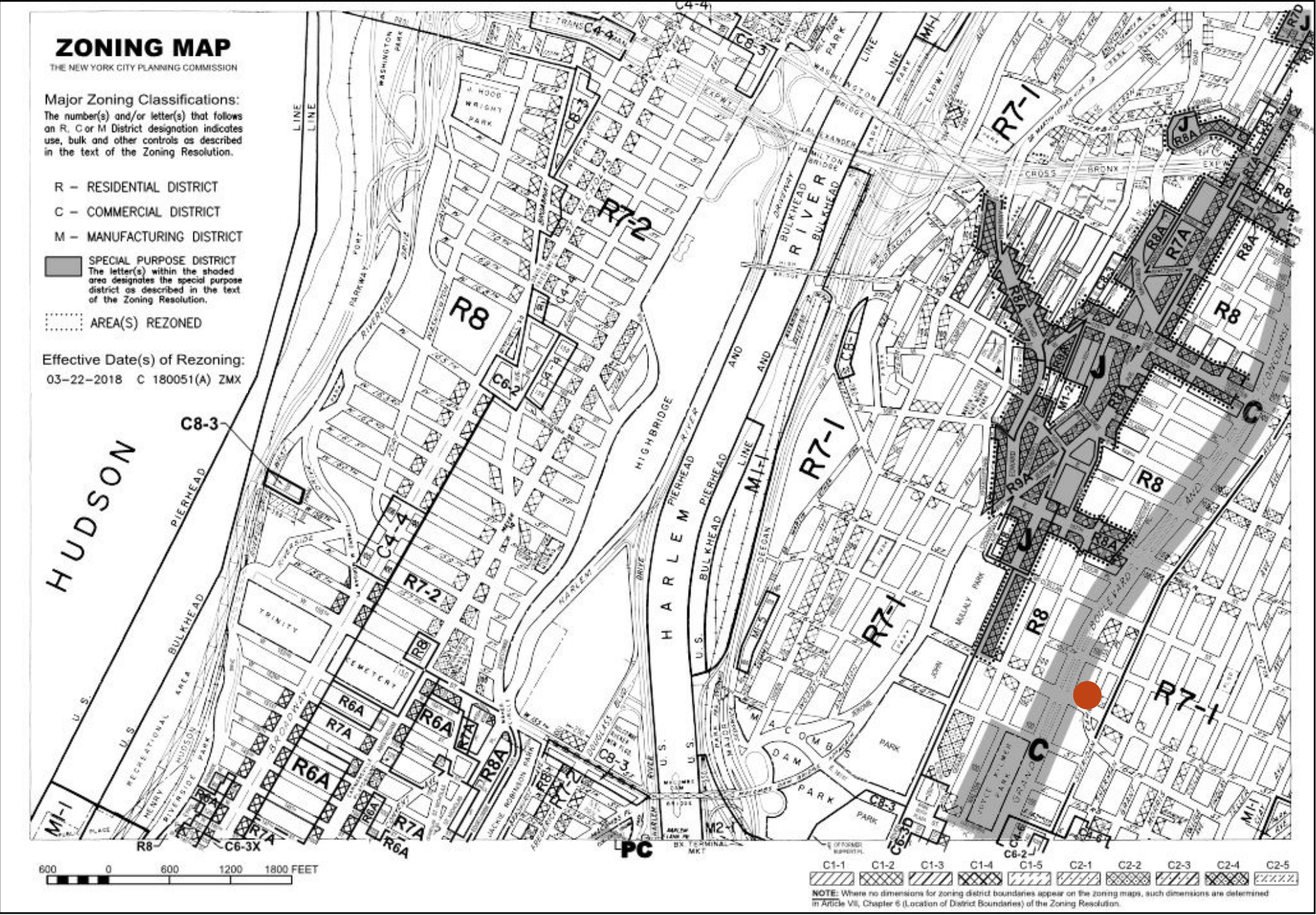
Average Grade Plane at Carroll Street: +97.22'

AGP: (Verify)

Transit Zone and Fresh Zone

R8 Zone

Special Grand Concourse District (C)



Zoning map from the Zoning Resolution of the City of New York, developed by the NYC Planning Commission.

06

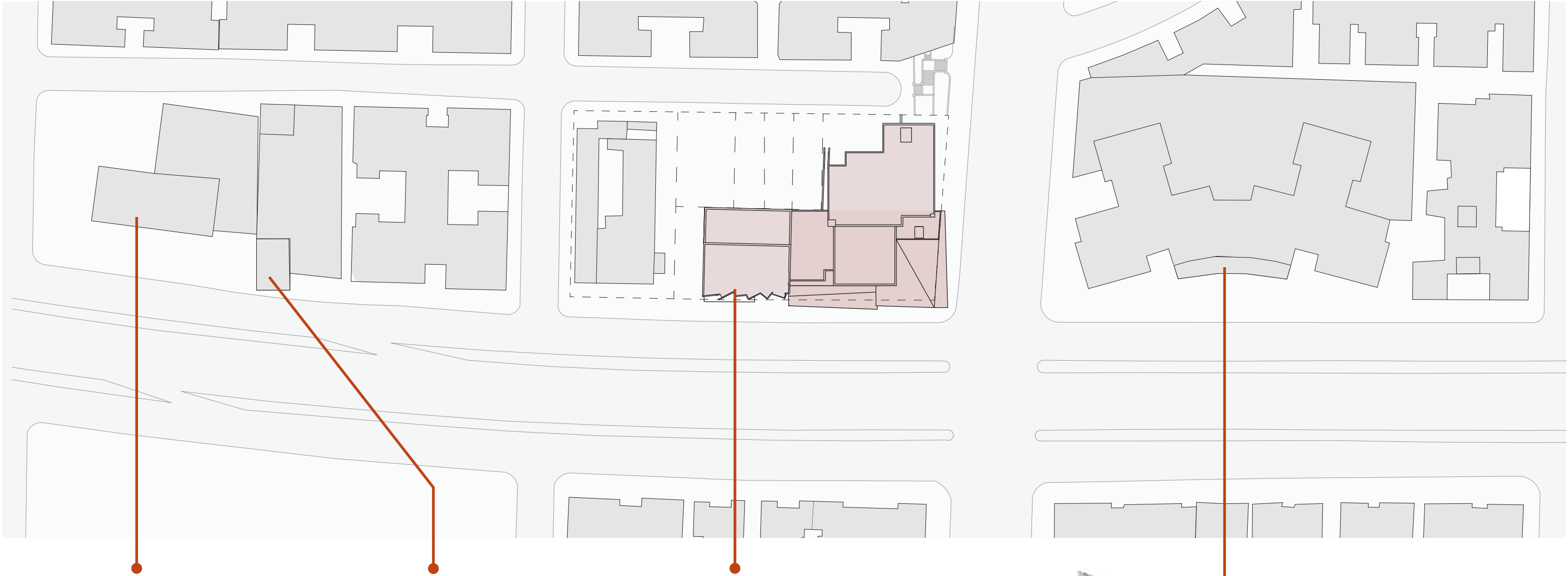
DESIGN



GRAND CONCOURSE ARCHITECTURE



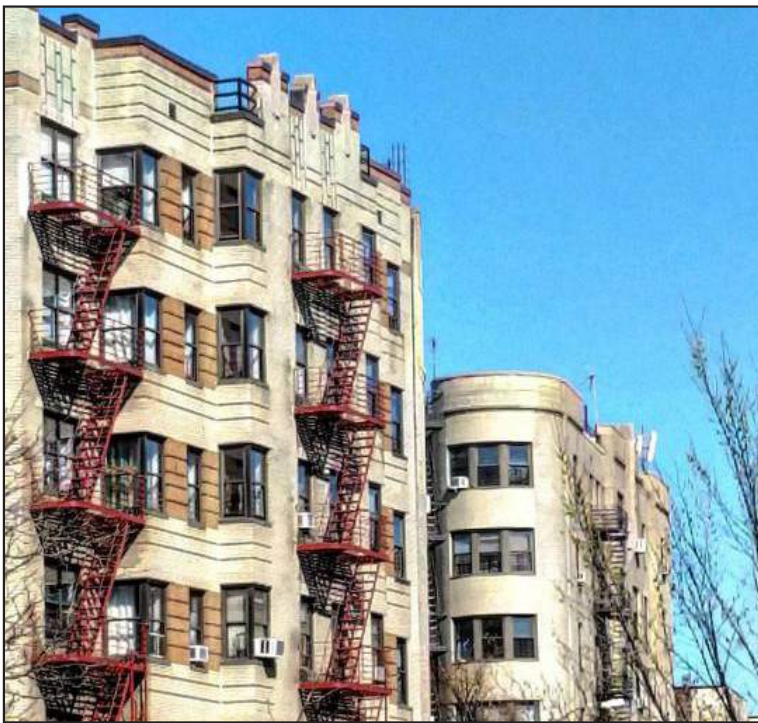
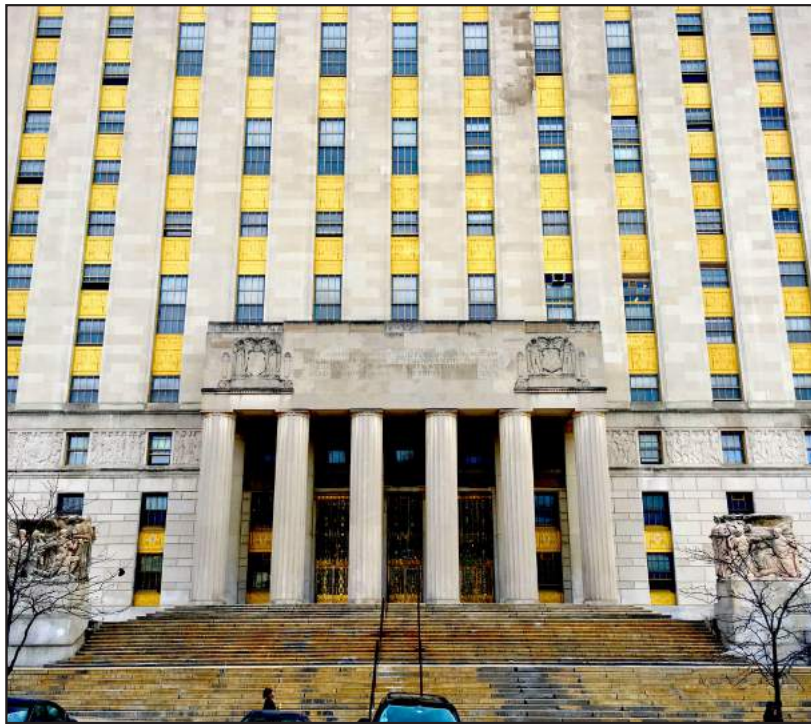
GRAND CONCOURSE ARCHITECTURE



, NY 10013 • 161 Calle San Jorg

Bronx Housing Civil Court

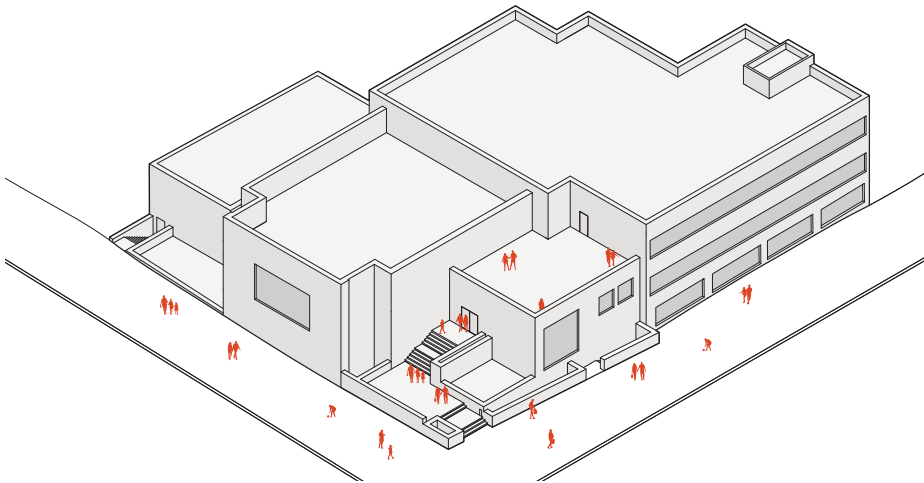
GRAND CONCOURSE ART DECO



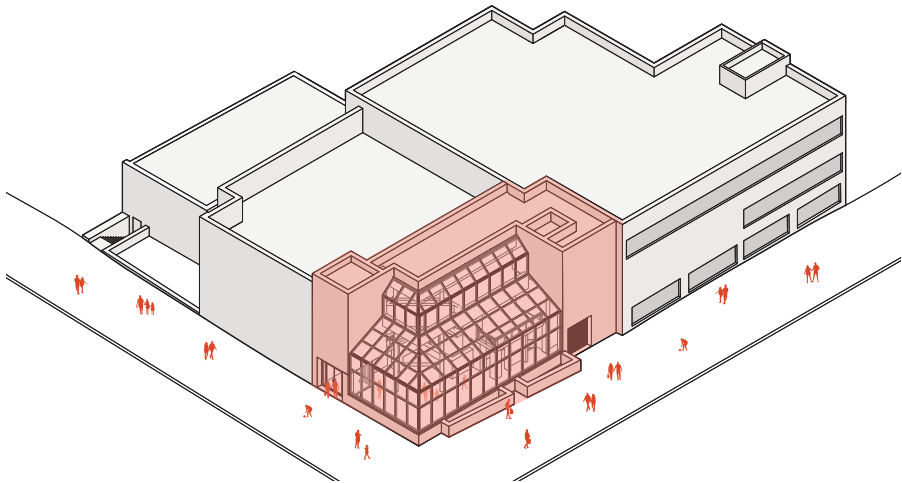
Art Deco Buildings on Grand Concourse

BUILDING HISTORY

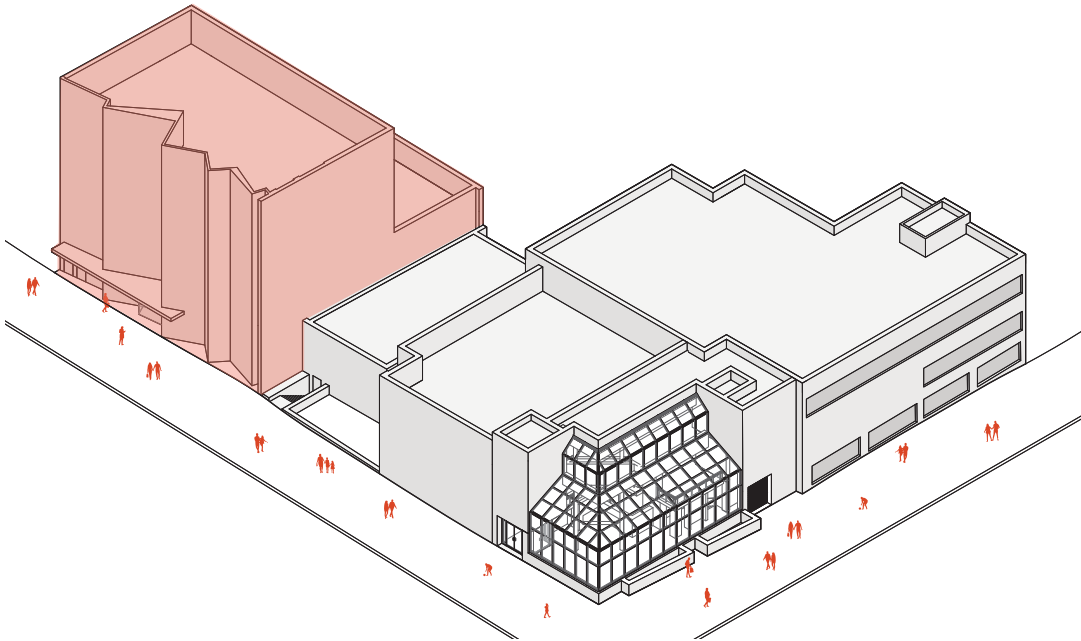
THREE PHASES OF CONSTRUCTION



1961 YOUNG ISRAEL SYNAGOGUE
SIMON BEN ZELNIK



1988 BRONX MUSEUM OF THE ARTS
CASTRO BLANCO PISCIONERI FEDER ARCHITECTS



2006 NORTH WING ADDITION
ARQUITECTONICA

BUILDING HISTORY

THREE PHASES OF CONSTRUCTION



1961 YOUNG ISRAEL SYNAGOGUE

SIMON BEN ZELNIK



1988 BRONX MUSEUM OF THE ARTS

CASTRO BLANCO PISCIONERI FEDER ARCHITECTS



2006 NORTH WING ADDITION

ARQUITECTONICA

FORMAL LANGUAGE

INSPIRATION FROM NORTH WING FACADE



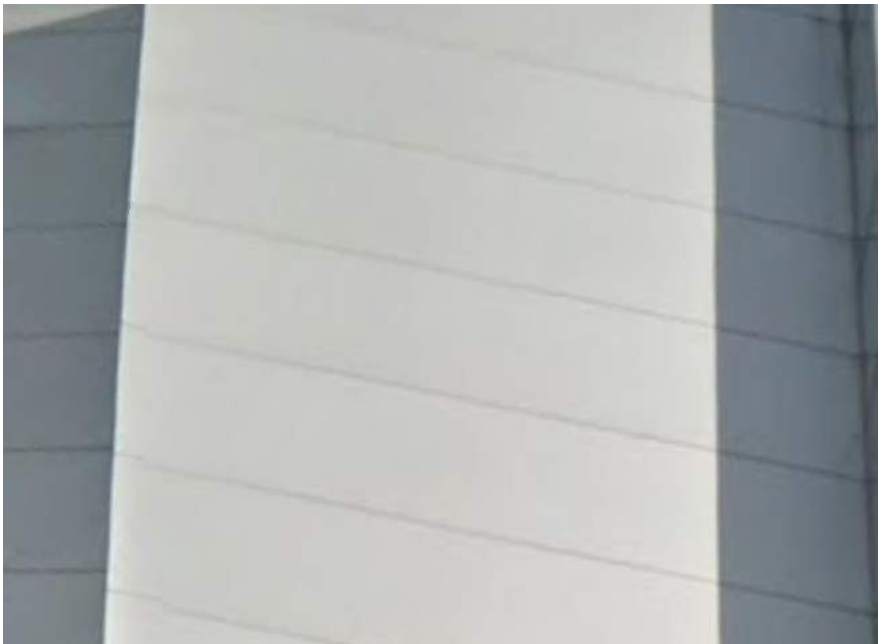
EXISTING VS PROPOSED







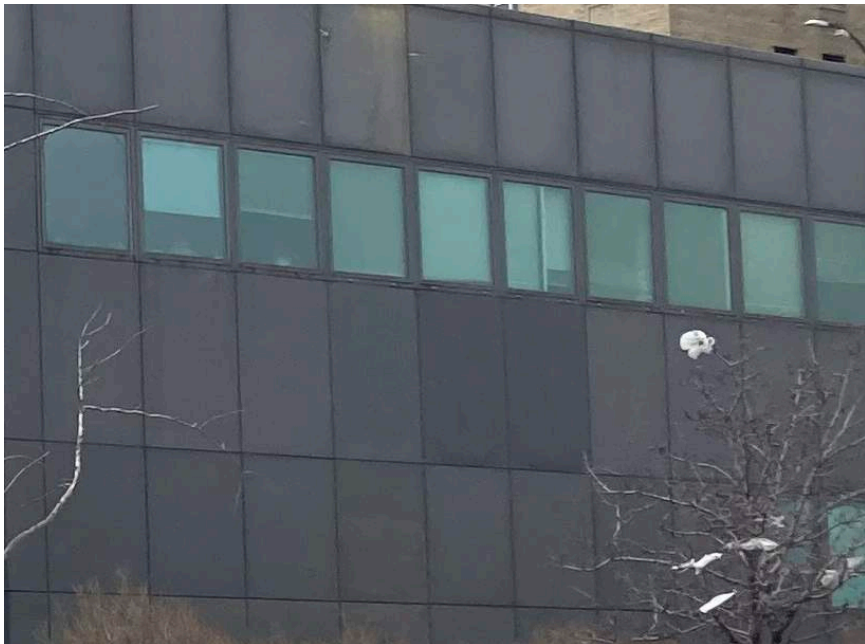
EXISTING MATERIAL PALETTE



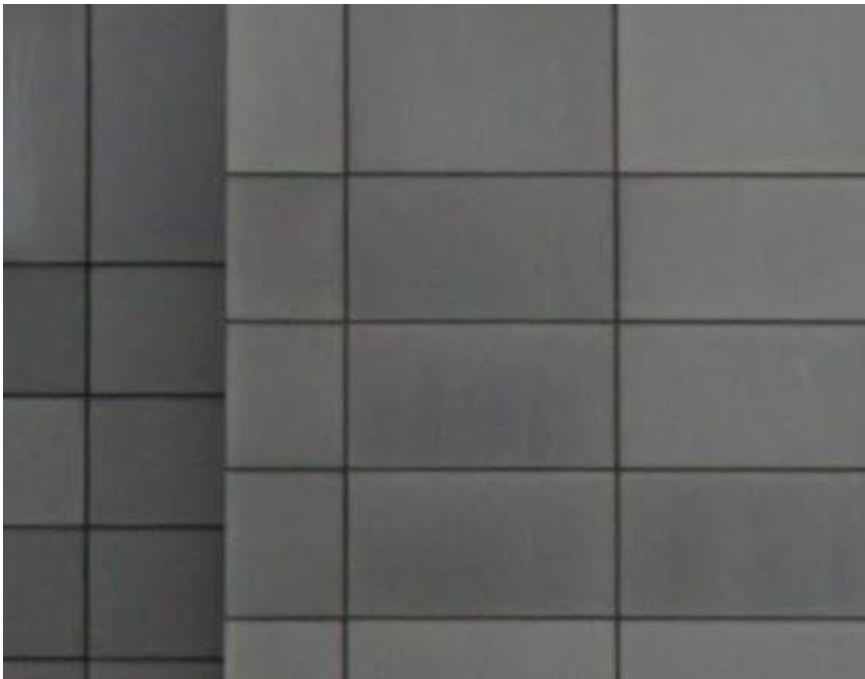
METAL PANEL 01



CONCRETE MASONRY UNIT (CMU)



GLAZING



METAL PANEL 02

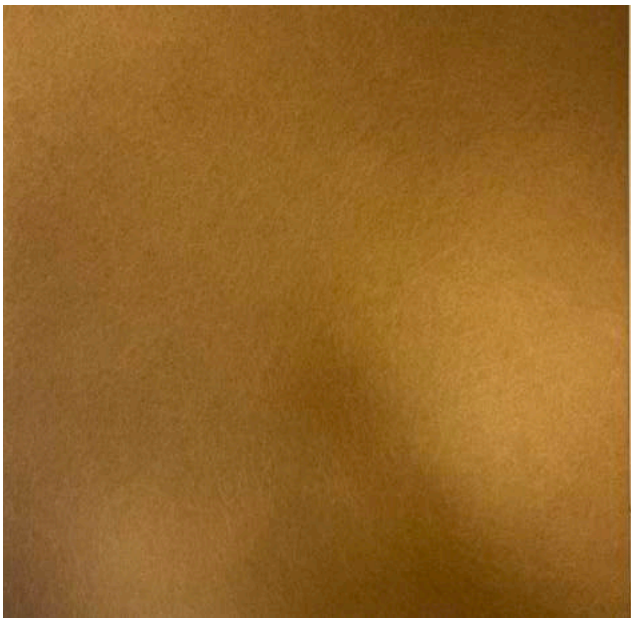


BRICK



STONE PANELS

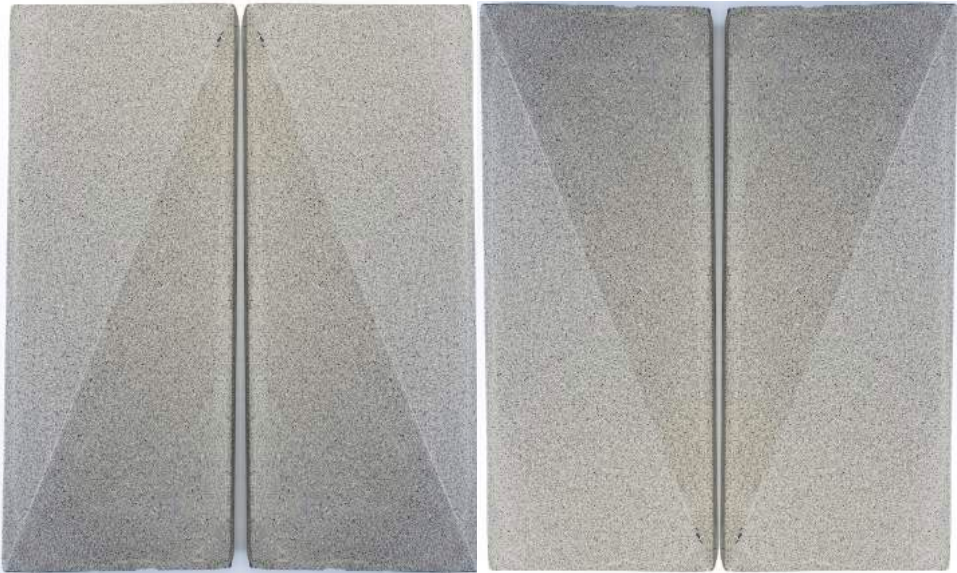
PROPOSED MATERIAL PALETTE



THE MATERIAL SPECIFIED FOR THE ROOF HAS A LOWER COPPER CONTENT THAN A CONVENTIONAL COPPER ROOF, THEREFORE, WILL NOT PATINA GREEN. IT WILL MAINTAIN ITS COLOR TONE AND ONLY DARKEN OVER TIME. THERE WILL BE A WAX COAT FINISH THAT WILL BE RE APPLIED OVER TIME TO HELP MAINTAIN THE INSTALLED AESTHETIC.

BRONZE ALLOY=
90% COPPER, 10% ZINC

BRONZE ALLOY ROOF PANEL



LIGHT GRAY GFRC WALL



GLAZING



WHITE PAINTED BRICK WALL



WHITE PAINTED CMU WALL (NORTH WING)



NORTH WING PANELS (NOT TOUCHED)

MATERIALITY

BRONZE ALLOY ROOF

INSPIRATION: ART DECO MATERIALS, BRONZE

BRONZE ALLOY: 90% COPPER, 10% ZINC

BRONZE ALLOY MULLIONS, WINDOW
FRAMES AND HANDRAILS

BRONZE ALLOY ROOF



MATERIALITY

LIGHT GRAY TEXTURED GFRC PANELS

INSPIRATION: 1046 GRAND CONCOURSE LANDMARK FACADE



PANEL TEXTURE IS INSPIRED BY THE FOLDED PLANES OF THE NORTH WING FACADE AND FOLLOWS THE APPROACH OF THE FOLDED ROOF GEOMETRY. THE GFRC RECTANGULAR PANELS HAVE A SINGLE FOLD, 2.5 INCHES DEEP. THE ARRANGEMENT OF THE PANELS CREATE A SUBTLE, ELEGANT TEXTURE THAT IS EXPERIENCED DIFFERENTLY FROM EACH ANGLE AS VISITOR WALKS ALONG GRAND CONCOURSE.

MATERIALITY
EXPOSE EXISTING ORIGINAL BRICK AND PAINT WHITE
INSPIRATION: SURROUNDING BRICK FACADES ALONG THE CONCOURSE



EXISTING 1961 SYNAGOGUE FACADE



EXISTING



PROPOSED

REMOVE DARK METAL PANELS TO EXPOSE ORIGINAL SYNAGOGUE BRICK. THE INTENT IS FOR THE BRICK FACADE TO TIE INTO THE SURROUNDING BRICK ALONG GRAND CONCOURSE AND PAY HOMAGE TO THE ORIGINAL SYNAGOGUE FACADE

MATERIALITY

PAINT NORTH WING WALLS WHITE

THE INTENT TO PAINT THE EXISTING MASONRY WALLS OF THE NORTH WING IS TO HELP UNIFY THE CAMPUS AND MAKE ALL BUILDINGS WORK AS A COHESIVE MUSEUM.



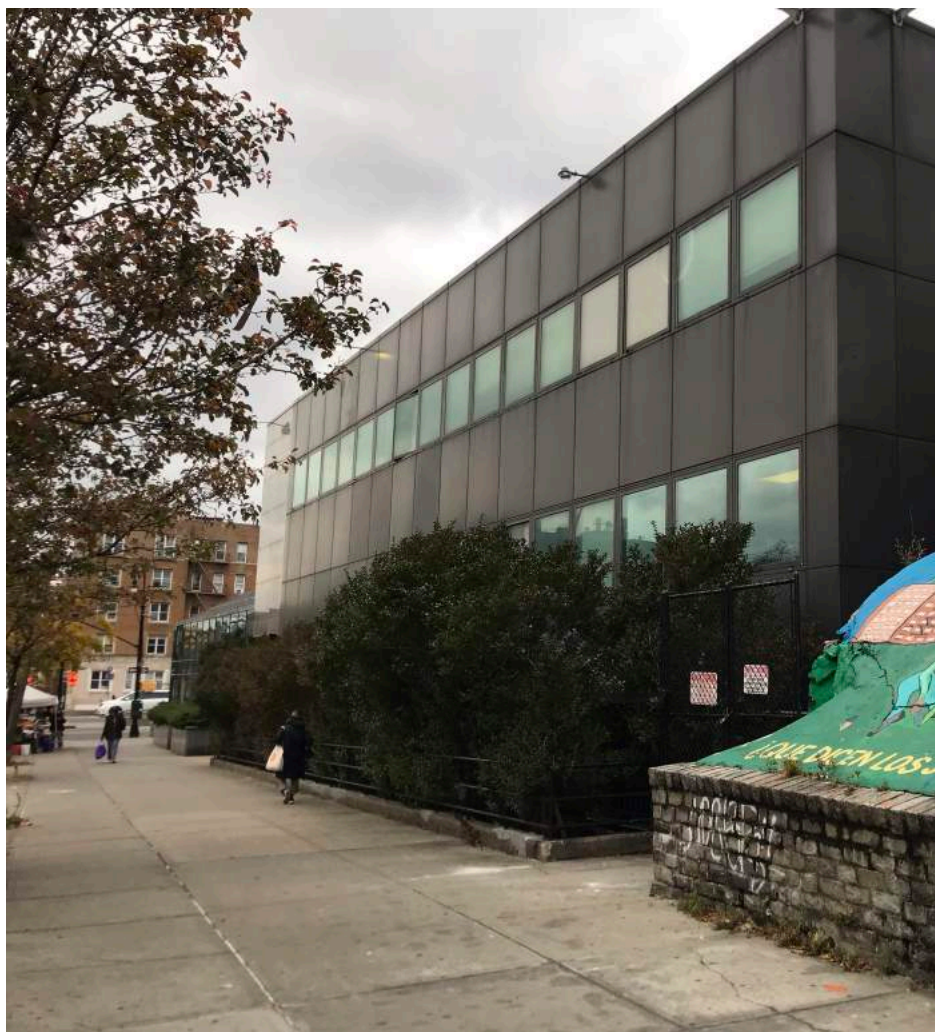
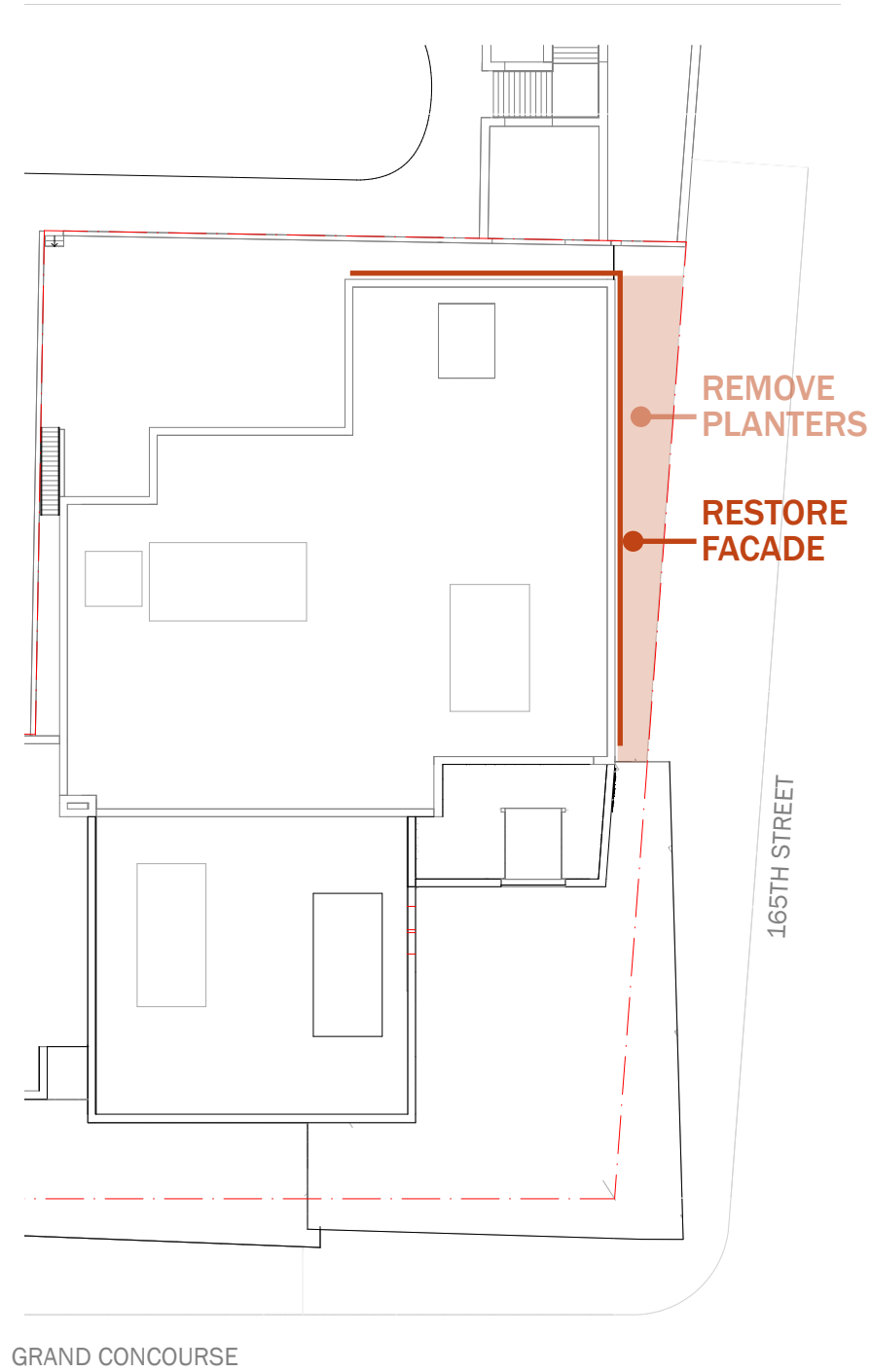
EXISTING



PROPOSED

MATERIALITY

REMOVE PLANTERS AND PUT NEW PAVERS



REMOVE PLANTERS AS THEY PROVIDE VISUAL BARRIER INTO THE ARTIST STUDIOS OF THE MUSEUM. REGRADE AREA WITH LIGHT BEIGE PERMEABLE PAVERS, OFFERING A WIDER PEDESTRIAN AREA FOR THE COMMUNITY

MATERIALITY

GRAND CONCOURSE INSPIRATION FOR FACADE : ART DECO + SURROUNDING BRICK

PROPOSED FACADE

CLEAR GLAZING WITH LIGHT
GRAY GFRC PANELS

EXISTING FACADE

ALUMINUM METAL PANELS

EXISTING FACADE,
PROPOSED TREATMENT

PAINT CMU TO MATCH
BRICK COLOR

PROPOSED METAL ROOF

BRONZE ALLOY, COLOR OF NEW METAL
CLADDING REFERENCES ART DECO
INFLUENCE OF CONCOURSE AND BLENDS
WITH TONALITY OF SURROUNDING BRICK

EXISTING VOLUME, PROPOSED TREATMENT

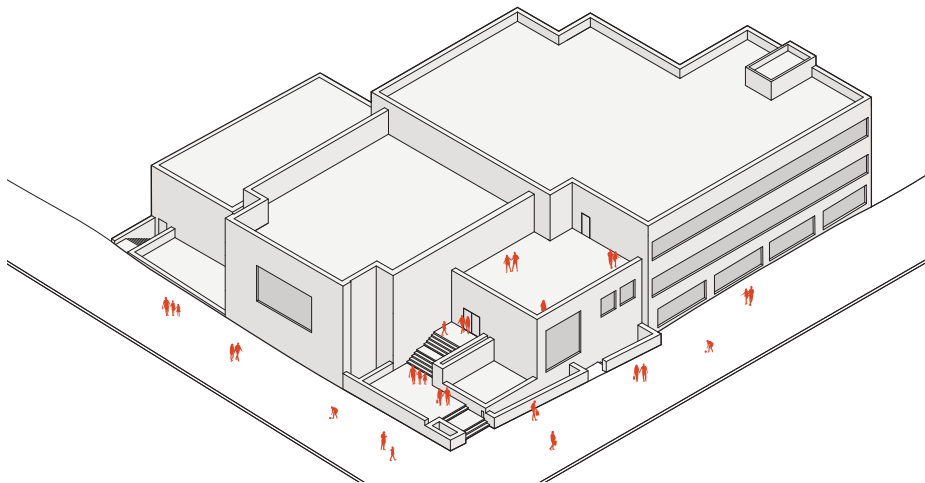
REMOVE EXISTING DARK METAL PANELS
AND EXPOSE ORIGINAL SYNAGOGUE BRICK
FACADE, PAINTED WHITE





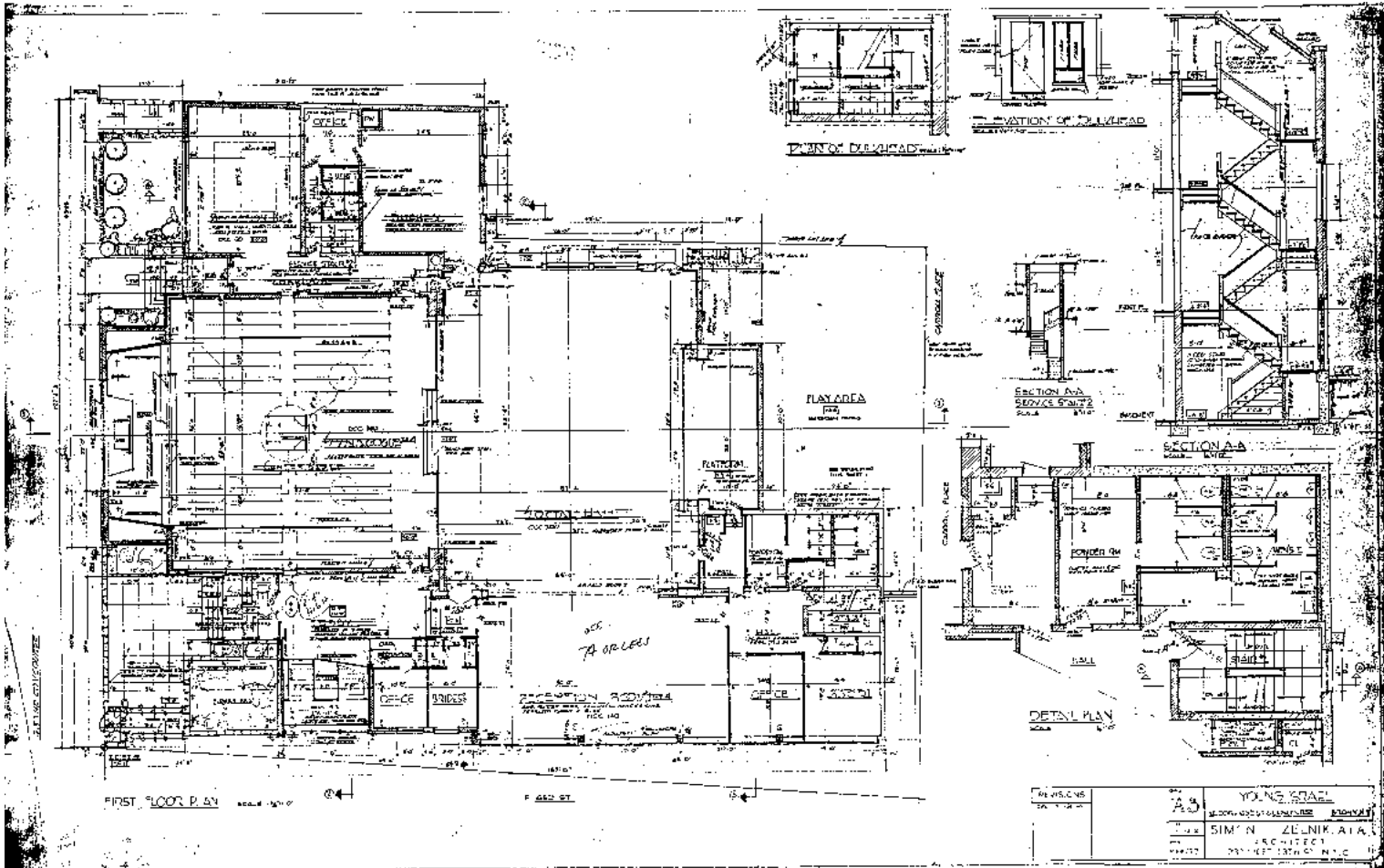
APPENDIX

MUSEUM HISTORY: 1962 SYNAGOGUE

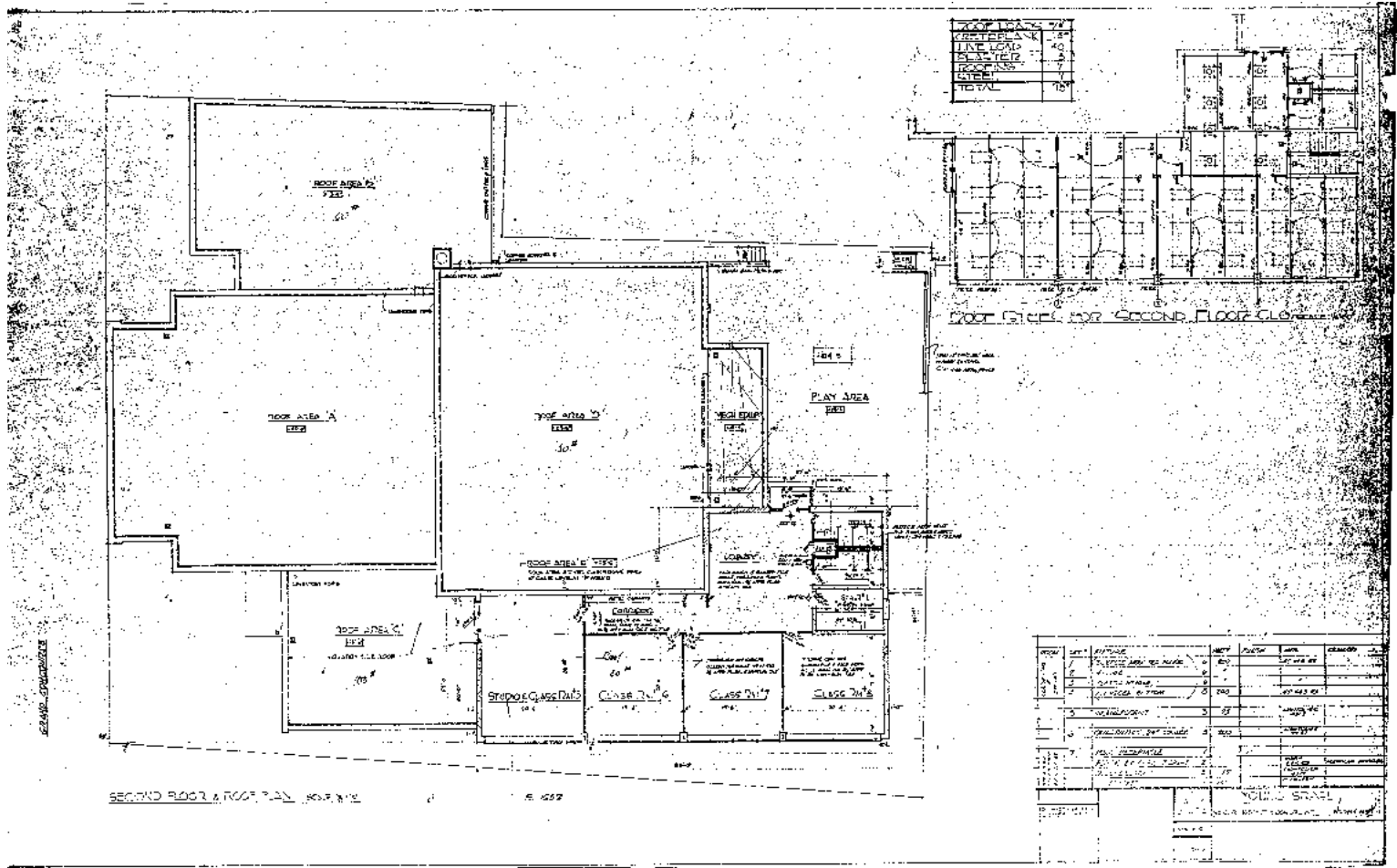


Young Israel Synagogue, 1962

MUSEUM HISTORY: 1962 SYNAGOGUE

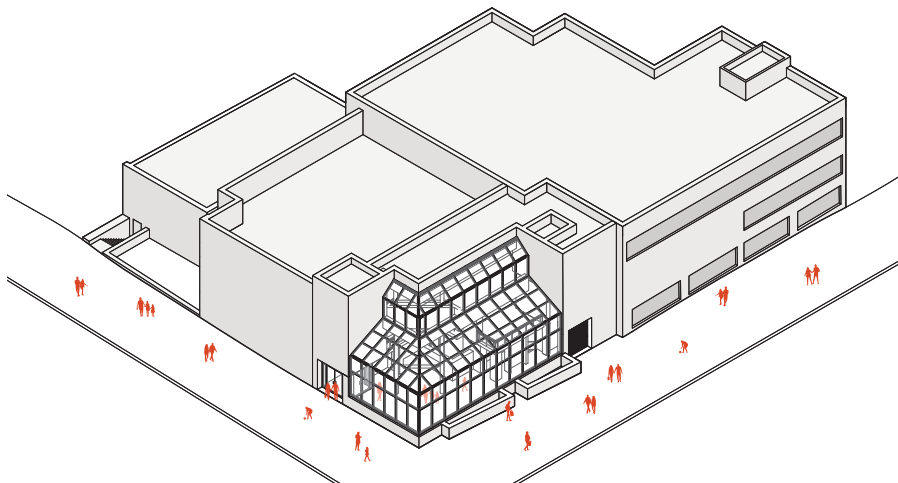


Young Israel Synagogue First Floor Plan, 1962.



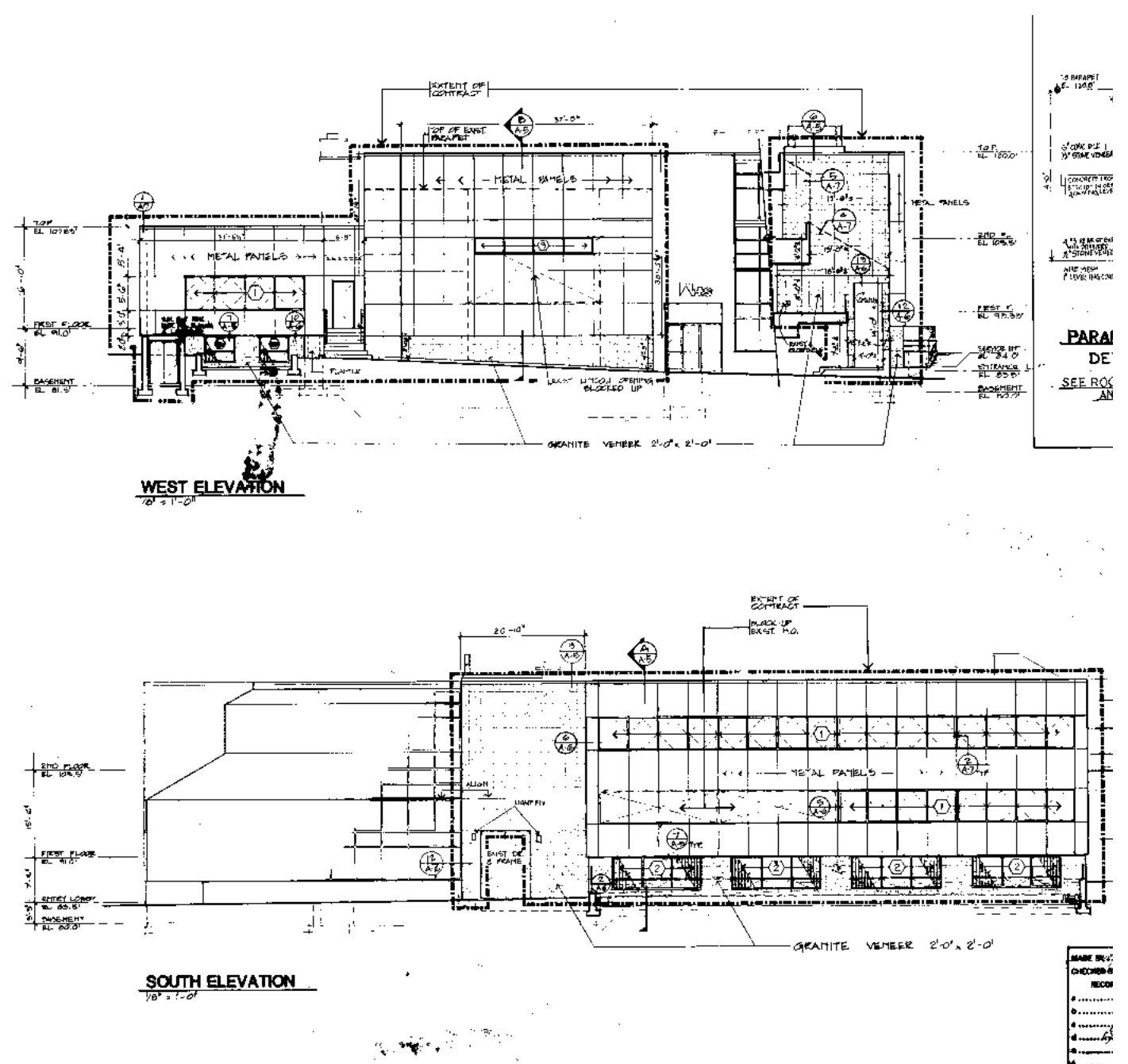
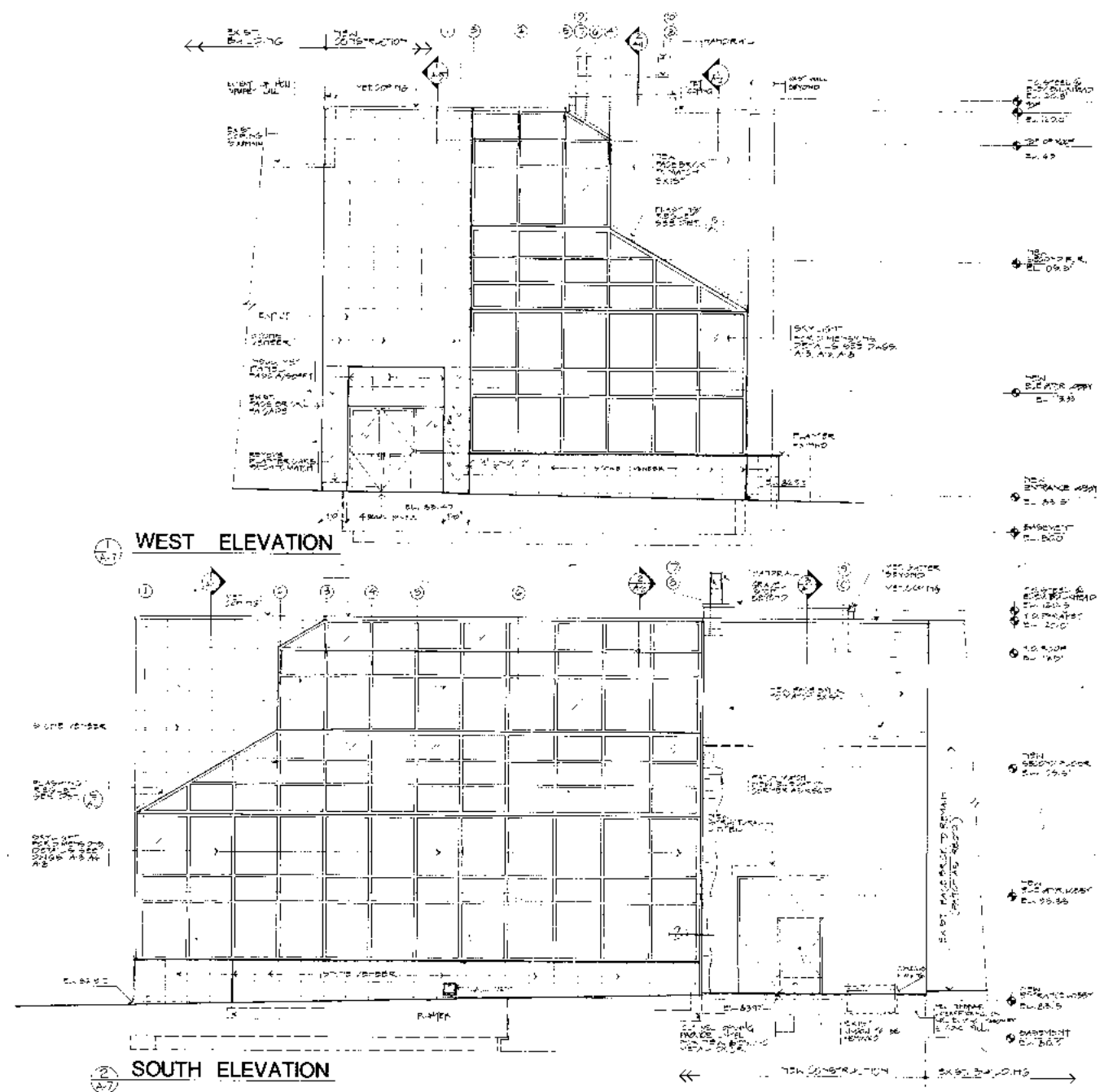
Young Israel Second Floor & Roof Plan, 1962.

MUSEUM HISTORY: 1985 BXMA RELOCATION



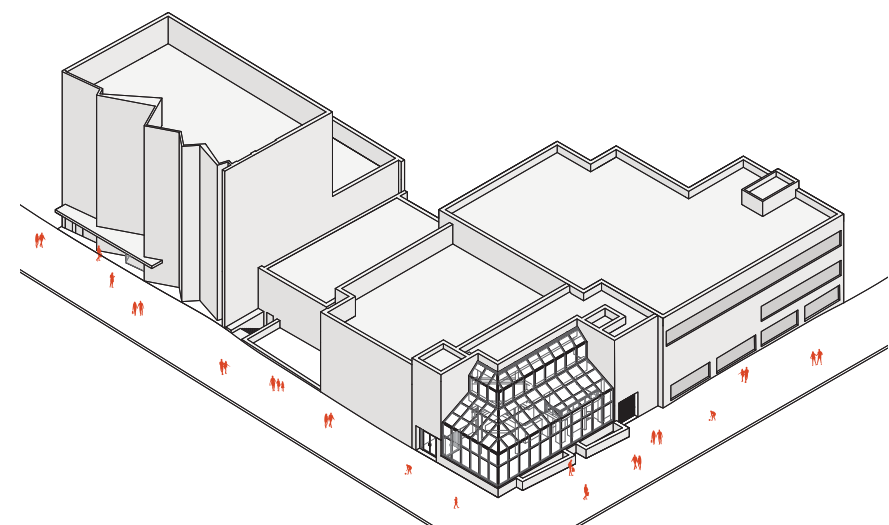
The Bronx Museum of the Arts falls in the Special Grand Concourse District Boundary.

MUSEUM HISTORY: 1985 BXMA RELOCATION



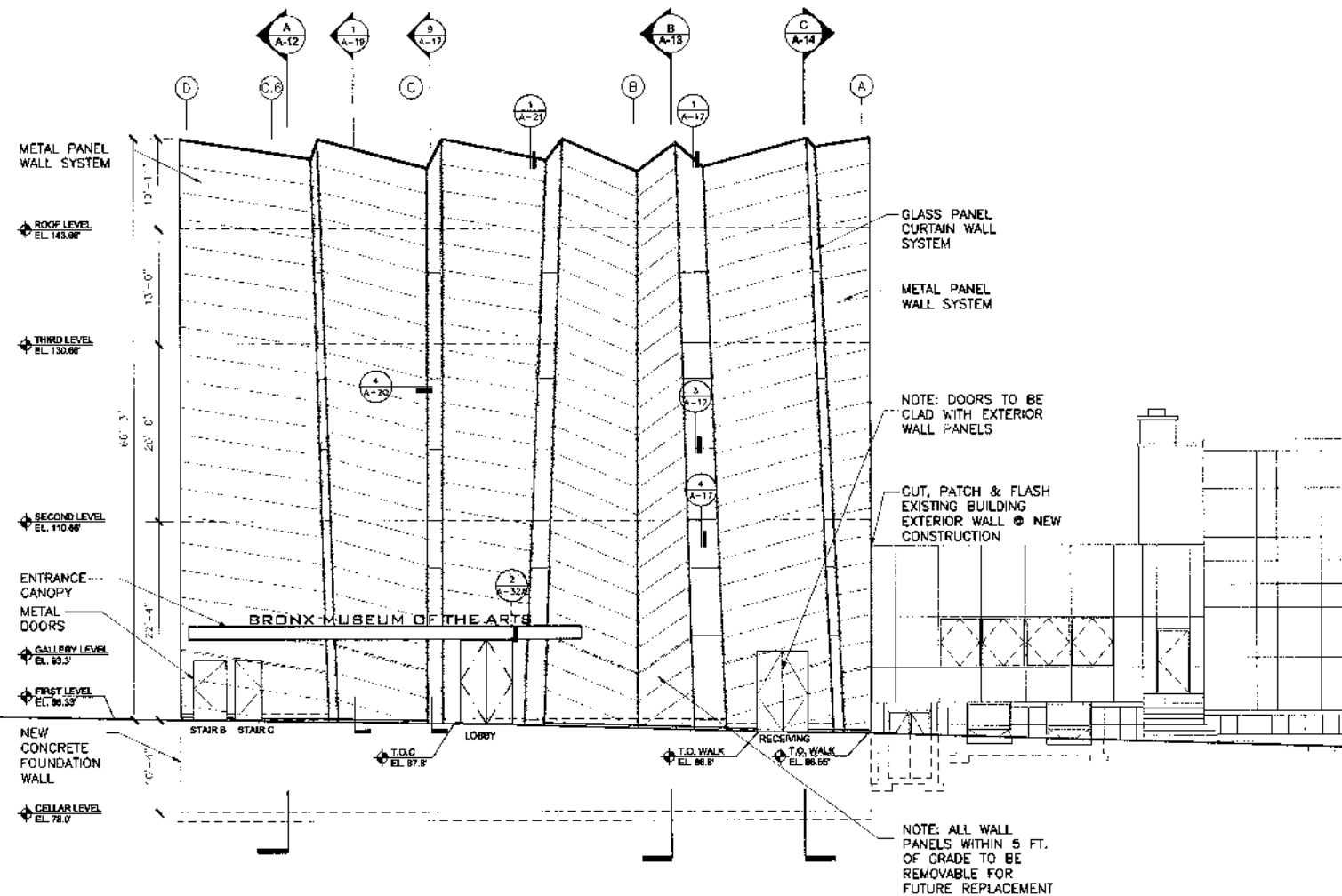
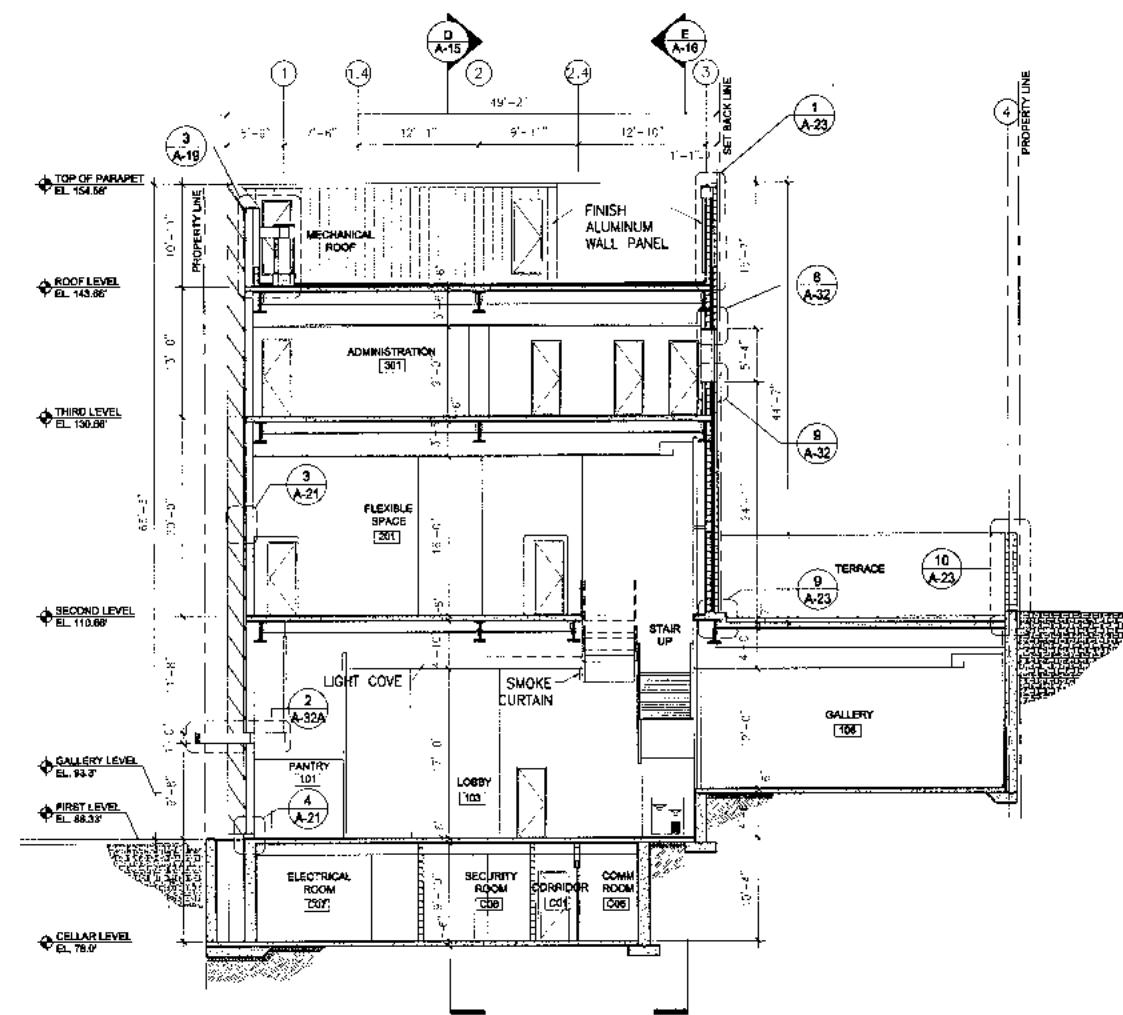
The south and west facades were also updated to include ribbon windows that control natural daylight in the building.

MUSEUM HISTORY: 2006 BXMA ADDITION



View of the intersection of Grand Concourse, looking north-east

MUSEUM HISTORY: 2003 BXMA ADDITION



ZONING

ZR SECTION	ZR TEXT	PERMITTED	PROPOSED / EXISTING
ZR 24-111	Max FAR (R8X)	6.0	
ZR 24-11	Lot Coverage/ Corner Lot	80%	
	Lot Coverage/ Interior or Through Lot	70%	
ZR 24-12	Lot Coverage/ Community Facility	100% up to 23’ above curb level or base plane	15,229/19,611 = 77.66% below 23’
ZR 24-13	Use Group		U.G. 3
ZR 24-36	Rear Yard	0’ for corner lots 30’ for interior lots	Existing to remain
ZR 24-34	Front Yard	0’	0’
ZR 24-35B	Side Yard	0’	0’
	Max Height of Street Wall	85’	@35’
	Required Front Setback	15’	N/A
	Sky Exposure Plane	5.6:1	N/A
ZR 24-53	Alternate Front Setback	10’	N/A
	Alternate Sky Exposure Plane	7.6:1	N/A
ZR 25-31	Required Parking	None	None

122-50 Speciall Provisions for Planting Strips

For developments or enlargements, there shall be a strip of continuous planting at grade of not less than three feet in width along the entire front wall of such development or such building that is enlarged. In the event a building is constructed within three feet of the street line, the owner of the building shall apply to the Bureau of Highway Operations for permission to locate a portion of such planting strips on a public sidewalk within the street line. A copy of such application shall be submitted with the new building application when filed at the Department of Buildings. Such sidewalk planting requirement may be waived by the Department of Buildings only upon receipt of written disapproval by the Department of Transportation.

3202.2 Encroachments above grade. Encroachments into the public right-of-way above grade shall be prohibited except as provided for in Sections 3202.2.1 through 3202.2.3.

3202.2.1 Encroachments that are subject to area limitations are those elements listed in Sections 3202.2.1.1 through 3202.2.1.9, generally of an architectural character, which form an integral part of the building facade. The aggregate area of all such elements constructed to extend beyond the street line shall not exceed 10 square feet within any 10 feet by 10 feet square area of wall []. The area of any such projection shall be measured at that vertical plane, parallel to the wall, in which the area of the projection is greatest. This plane of measurement may be at the street line, the line of maximum projection or any point in between.

3202.2.1.2 Architectural details. Details such as cornices, eaves, bases, sills, headers, band course, opening frames, rustications, applied ornament or sculpture, grilles, windows when fully open, air-conditioning units, and other similar elements may be constructed:

1. To project not more than 4 inches beyond the street line when less than 10 feet above the ground or sidewalk level.
2. To project not more than 10 inches beyond the street line when more than 10 feet above the ground or sidewalk level.

Exceptions:

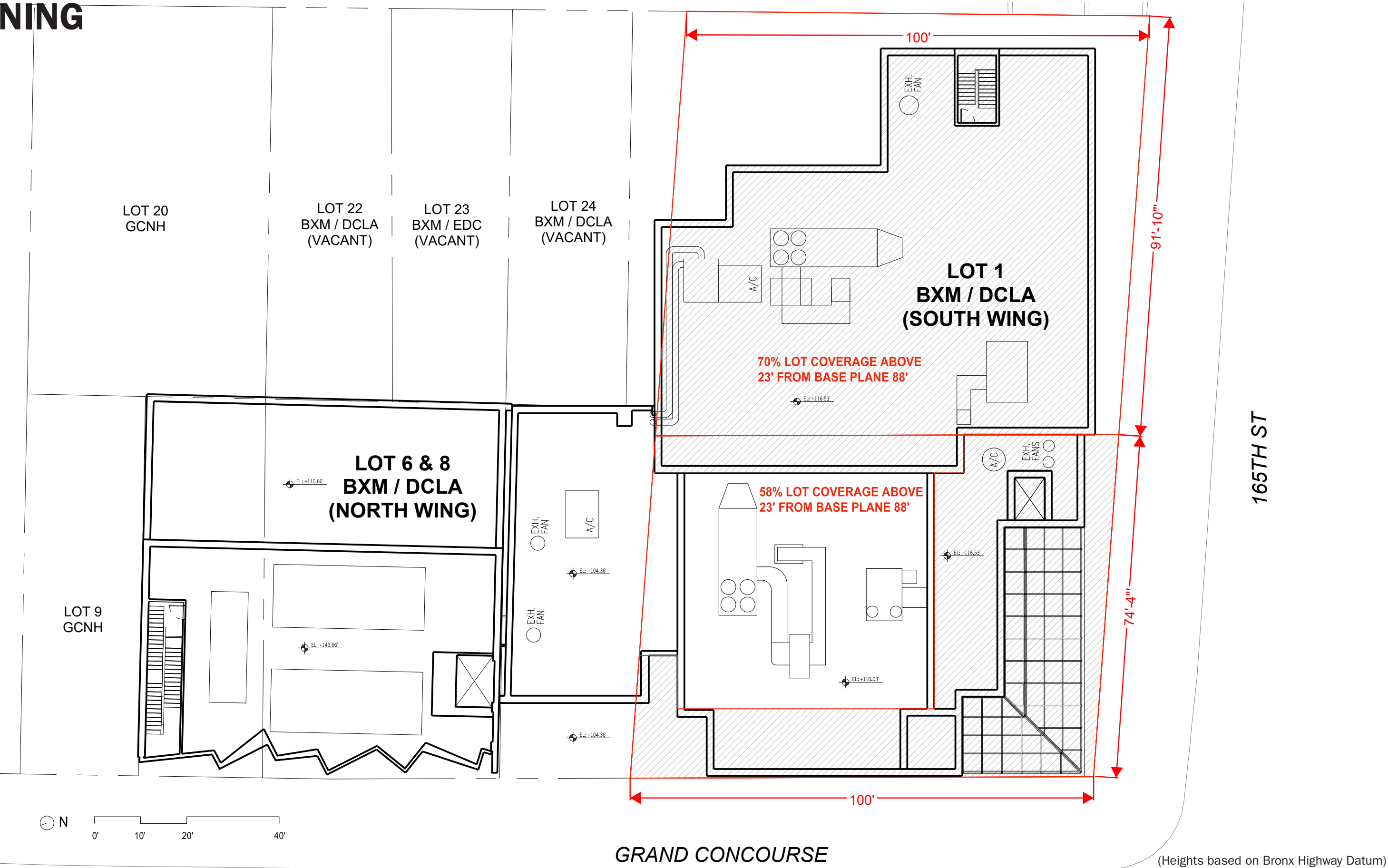
- 1.Replacement or restoration of historical architectural details...[]
- 2.New architectural details on new or existing buildings, additions or structures subject to the jurisdiction of the Landmarks Preservation Commission, that are more than 10 feet above the sidewalk and that project more than 10 inches and no more than 3 feet, may be permitted provided that the Landmarks Preservation Commission finds that the proposed detail is appropriate to the historic character of the historic district or landmarked building, structure or site.

3202.2.3.1 Store front awnings.
Store front awnings may project beyond the street line not more than 8 feet provided no part of the awning is less than 8 feet above the ground or sidewalk level...[]

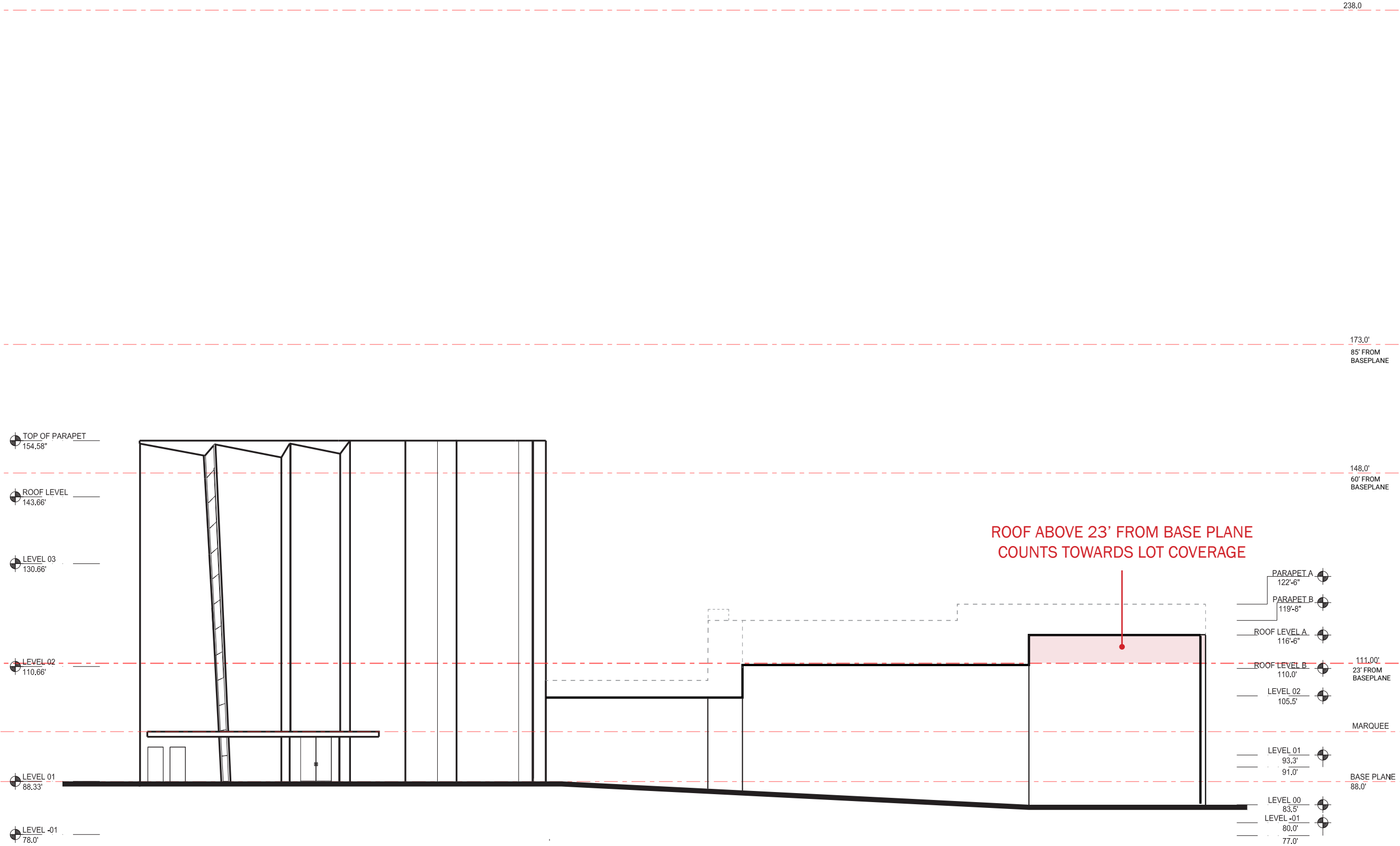
1968 BUILDING CODE 27-313 Projections above grade
Subject to the provisions of article eight of this sub- chapter the following projections may be constructed, above grade, to project beyond the street line:

- (b) Awnings. - Awnings supported entirely from the building may be constructed to project beyond the street line as follows:
- (1) STORE FRONT AWNINGS. - Store front awnings may be constructed to project beyond the street line not more than eight feet, provided no part of the awning is less than eight feet above the ground or sidewalk level, except for a flexible valance, which may be not less than seven feet above the ground or sidewalk level, and provided that the awning box or cover does not project more than twelve inches.

ZONING

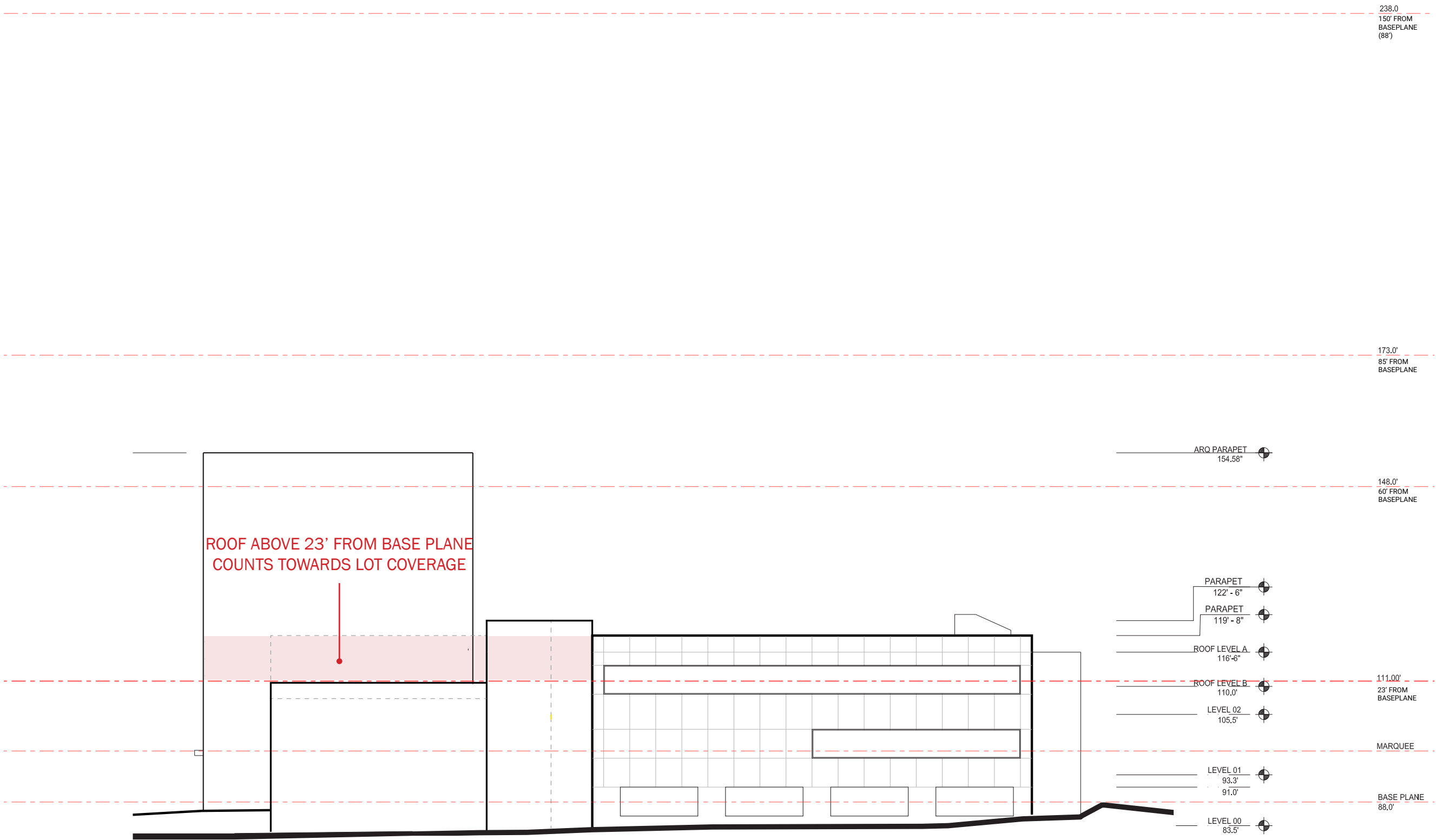


ZONING ELEVATION



(Heights based on Bronx Highway Datum)

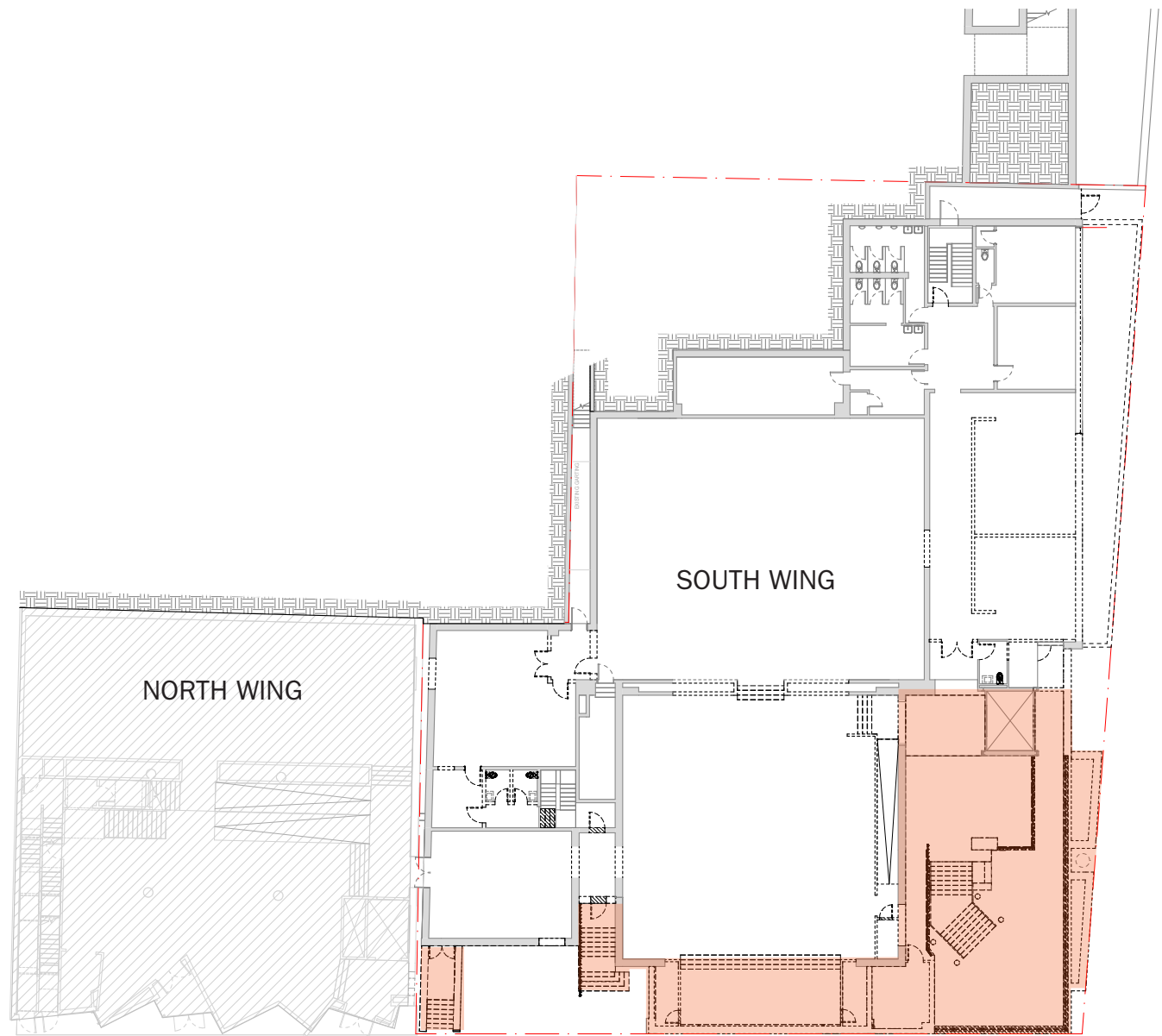
ZONING ELEVATION



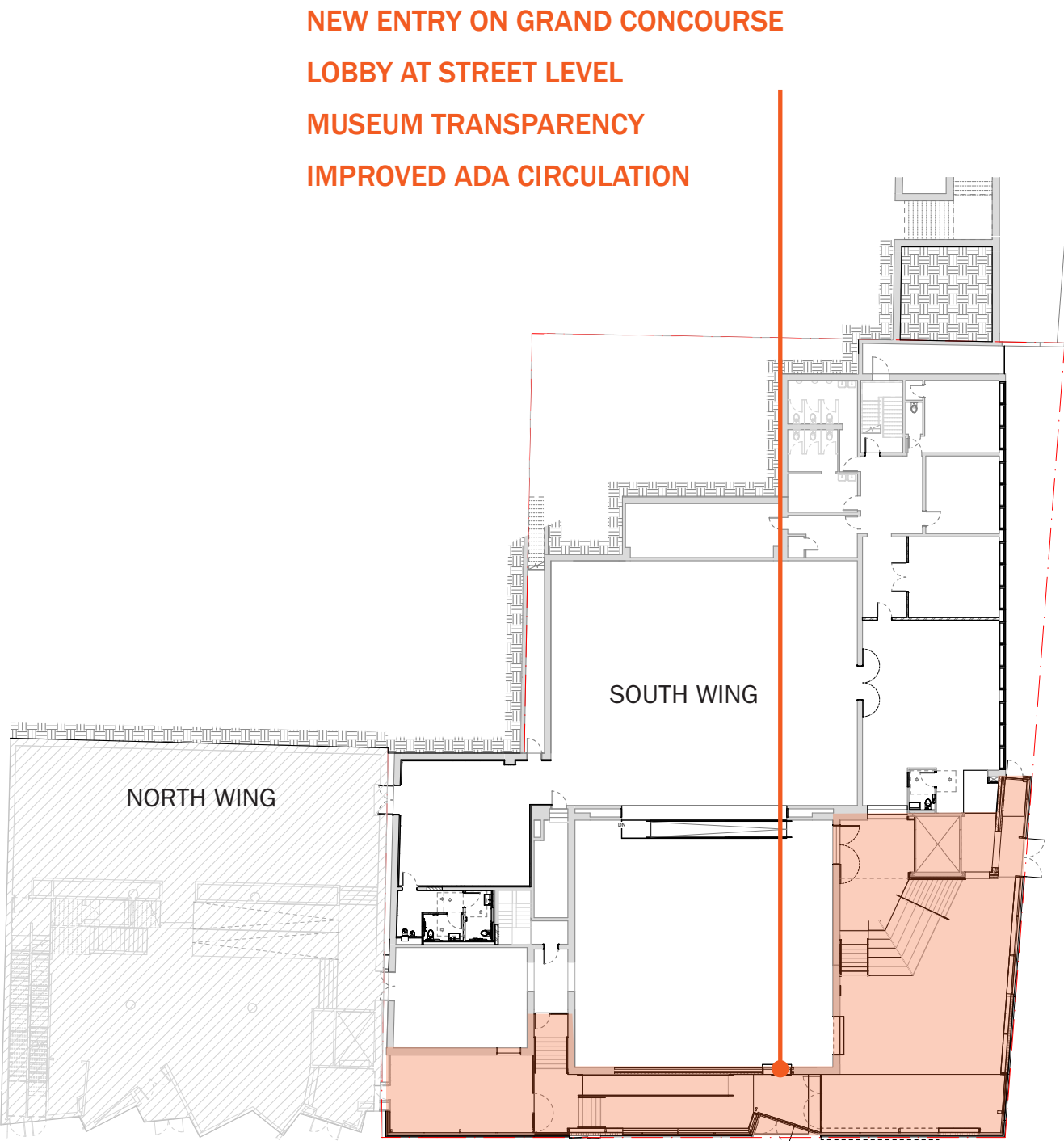
(Heights based on Bronx Highway Datum)

EXISTING VS PROPOSED

SCOPE OF CHANGES



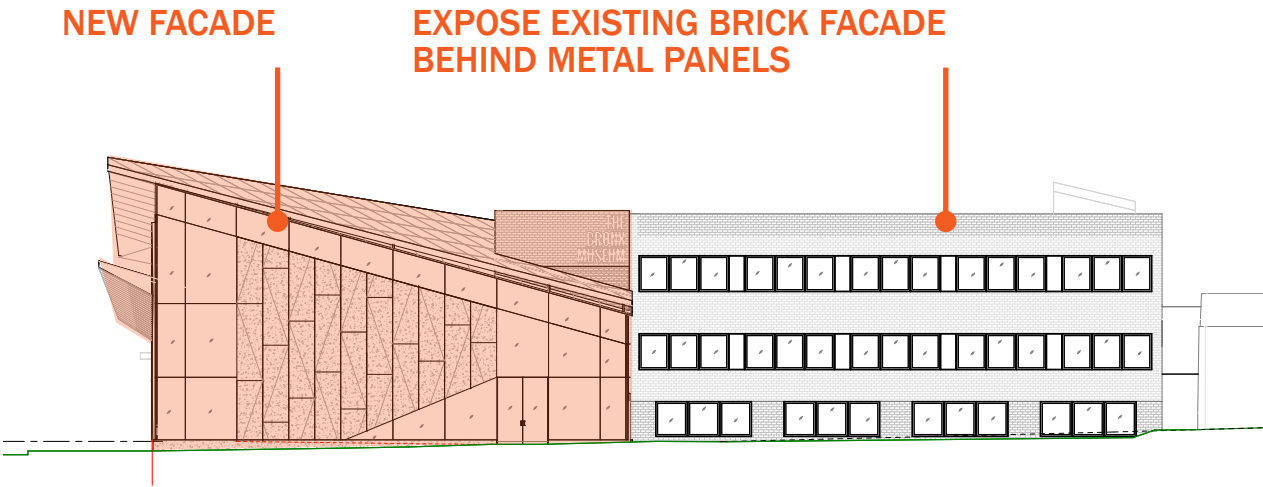
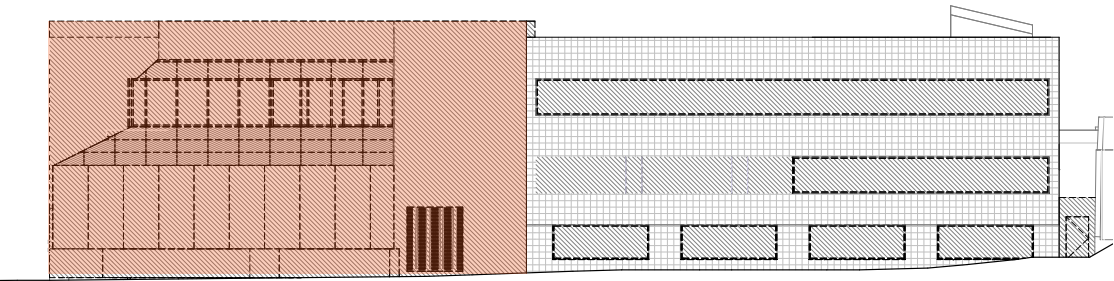
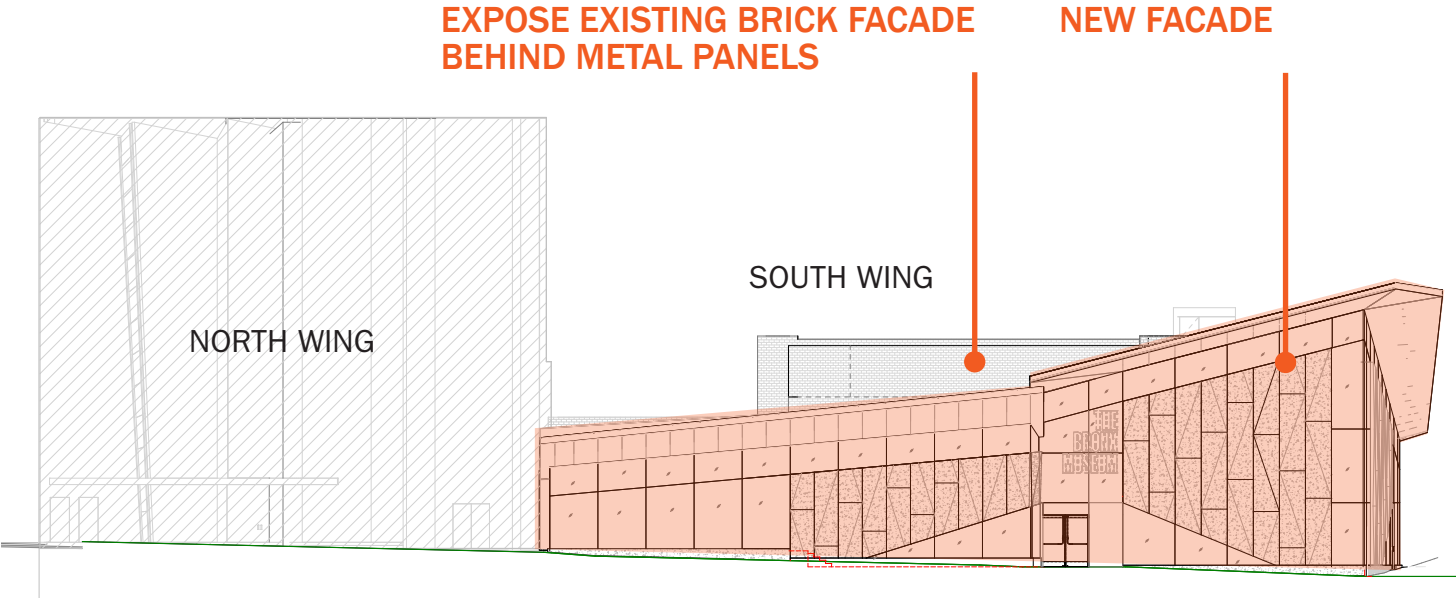
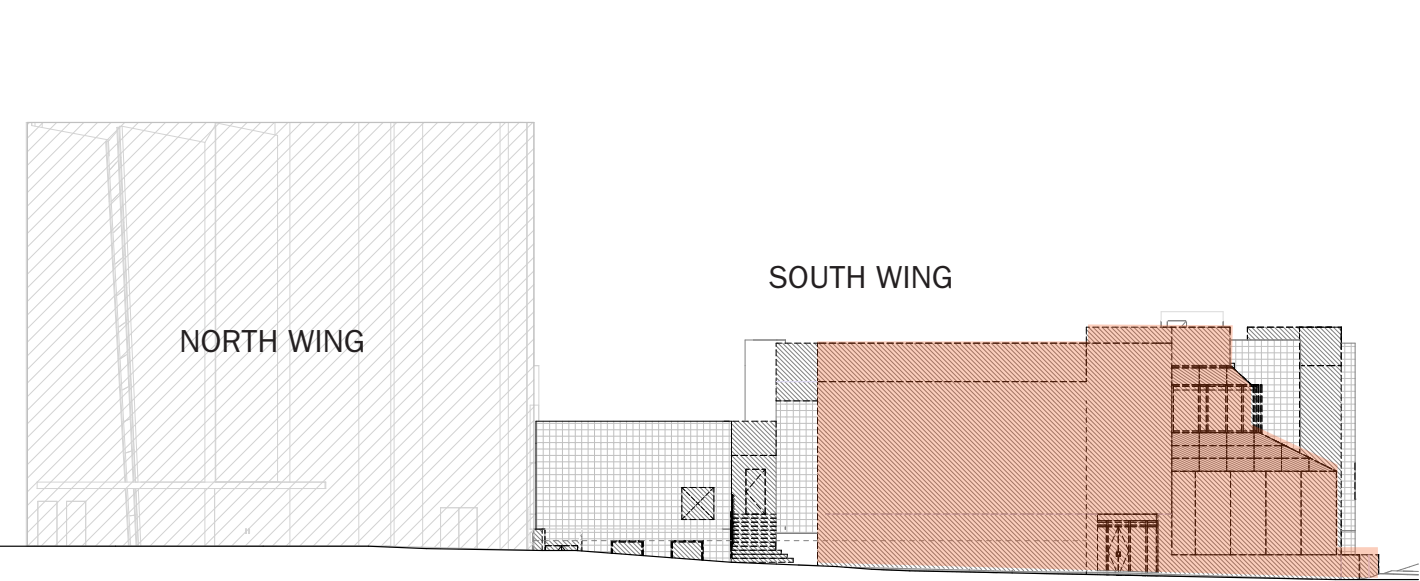
EXISTING



PROPOSED

EXISTING VS PROPOSED

SCOPE OF CHANGES



EXISTING

PROPOSED

April 18, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-22-10801

**1040 Grand Concourse – Bronx Museum of the Arts – Grand
Concourse Historic District
Borough of Bronx**

To Testify Please Join Zoom

Webinar ID: 899 5814 5262

Passcode: 014519

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.