

May 2, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-23-09159

**200 Convent Avenue – City College, City University of New
York (CUNY), North Campus – Individual Landmark
Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 837 7340 3401

Passcode: 307406

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.

elemental

elemental architecture llc
the nature of architecture

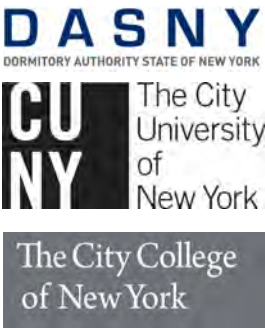
350 7th avenue, 16th floor
new york, new york 10001
212 616 4110 main
212 616 4109 fax
www.elementalnyc.com

wingate hall - accessible entrance at convent avenue
the city college of new york

the city college (ccny) of the city university of new york (cuny)

nyc lpc 19-33564 **(amendment)**, block 1957, lot 200 / zone r7-2, zoning map 6a
200 convent avenue, new york, ny 10031

landmarks preservation comission hearing
may 02, 2023



introduction

This submission seeks approval from the Landmarks Preservation Commission of New York (NYC-LPC) for relocating a previously approved accessible entrance to Wingate Hall with a new design. Wingate Hall is one of the original 1907 gothic revival buildings on the City College of New York (CCNY) North Campus.

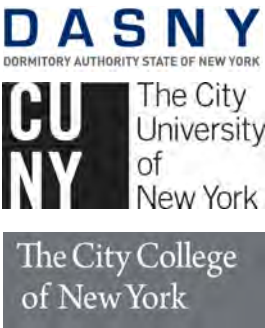
The presentation includes:

- recap of previously approved work from winter/spring of 2019 hearings of CB-9 and NYC-LPC
- existing conditions
- precedents on the ccny campus for the proposed entrance and converting glazed narrow windows into blind windows
- proposed accessible entrance design in new location from previously approved location

elemental

wingate hall - ccny

accessible entrance
at convent avenue



The previously approved application included the creation of a public on-grade entrance at the base of the south-east stair tower from the sloping walkway between Wingate Hall and the North Academic Center (NAC). In plan, the originally proposed entrance occurred in a congested space under a stair landing. It would have been the only public entrance that was not centered on a facade. This amendment proposes to leave the utility entrance essentially unchanged and create a new entrance from the sidewalk on Convent Avenue. This would be centered on the east facade and bring visitors into a comfortable vestibule providing direct access to the new elevator and a public stair. The access is similar to that for Baskerville Hall, also from Convent Avenue. The only change to the existing utility entrance would be the removal of a makeshift ADA ramp and railing.

elemental

wingate hall - ccny

accessible entrance
at convent avenue



contents

1.0 recap of previously approved work

- 1.1 work overview plans
- 1.2 blind windows at proposed elevation hoistway
- 1.3 accessible entrance near southeast corner

2.0 wingate hall existing conditions

- 2.1 location/site plan
- 2.2 photographs of existing facades

3.0 ccny gothic revival building context

- 3.1 ccny north campus photograph keyplan
- 3.2 photographs of ccny gothic revival building entrances
- 3.3 shepard hall precedents

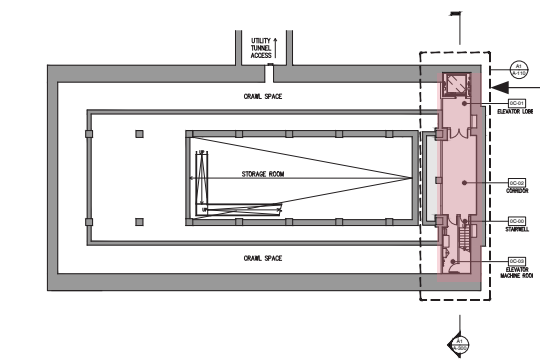
4.0 wingate hall proposed accessible entrance

- 4.1 existing east/convent avenue elevation & partial basement floor plan
- 4.2 proposed east/convent avenue elevation & partial basement floor plan
- 4.3 proposed accessible entrance plan
- 4.4 proposed accessible entrance elevations
- 4.5 proposed entrance details
- 4.6 comparison of existing & proposed east/convent avenue elevation
- 4.7 proposed east/convent avenue elevation
- 4.8 proposed southeast entrance modifications
- 4.9 comparison of existing & proposed southeast entrance modifications

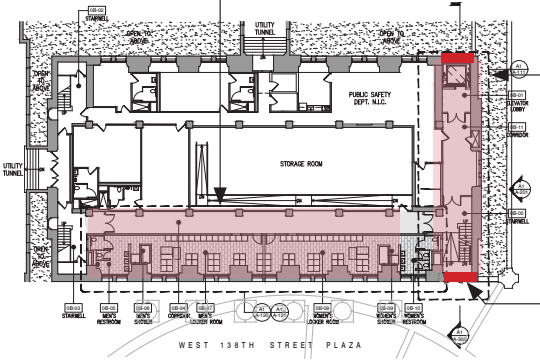
1.0 previously approved work

Per CB-9 and NYC LPC hearings in winter/spring of 2019, the following is a recap of the approved work necessary to allow Wingate Hall to be fully accessible. Currently, approximately half of the basement floor is the only portion of the building that is accessible with a non-original utility doorway and concrete ramp/platform serving as its entrance.

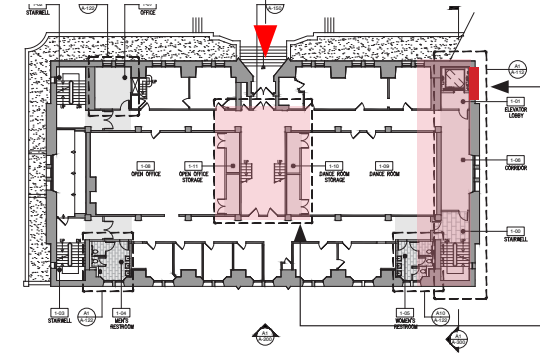
- A key element in doing so is to replace one of the four corner stairwells with a full-size ada compliant elevator. With the proposed insertion of an elevator, narrow windows located at the landings of the existing northeast stairwell would be in the elevator's hoistway requiring them to be converted into blind panel windows.
- With the proposed interior alterations and new elevator, every floor of Wingate Hall would be accessible. The previously approved modification of the southeast entrance allowed a more prominent accessible entrance fitting to george post's original design, however it would still break precedence with the four other buildings built around the Gothic Quadrangle. The other four buildings have their prominent entrances either along the quad or at Amsterdam and/or Convent Avenues. the opportunity arose to explore relocating the approved southeast entrance location to the center of the East/Convent Avenue facade at the basement level, similar to the one at Baskerville Hall across the Quadrangle. we are seeking approval to relocate the accessible entrance with a design that mimics original prominent gothic arch entrances found on all the five gothic revival buildings. this will also allow the removal of the non-original concrete platform with stainless steel railings at the southeast utility door.



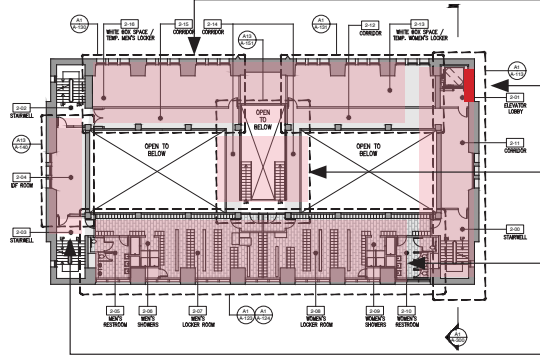
cellar key plan



basement key plan



level 1 key plan



level 2 key plan

new elevator and refurbished
stairwell (levels cellar - 5)

refurbished locker rooms
(basement & level 2)
new elevator and refurbished
stairwell (levels cellar - 5)

new accessible entrance

current above-grade entrance

new elevator and refurbished
stairwell (levels cellar - 5)

interior accessible pedestrian
bridge addition (levels 1 & 2)

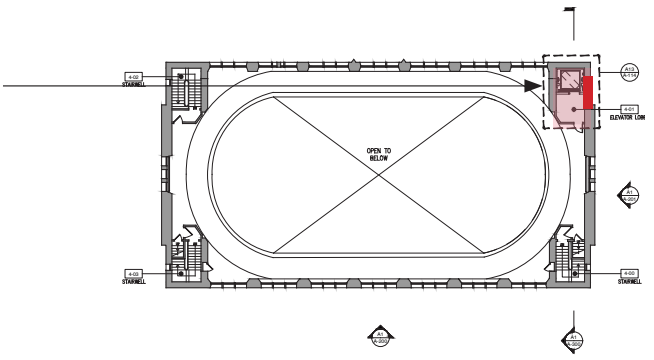
refurbished locker rooms
(basement & level 2)

new elevator and refurbished
stairwell (levels cellar - 5)

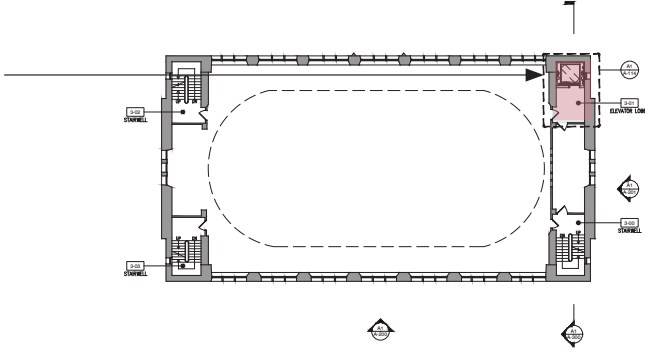
interior accessible pedestrian
bridge addition (levels 1 & 2)

refurbished locker rooms
(basement & level 2)

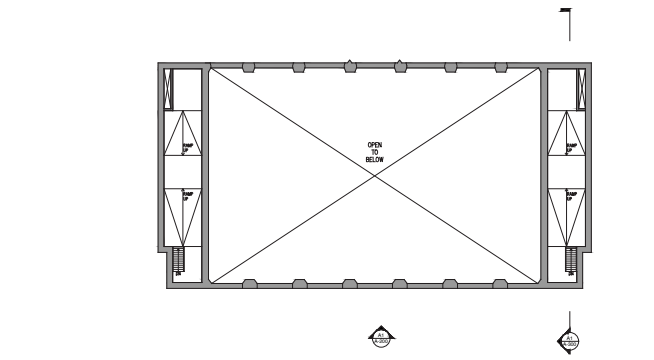
refurbished locker rooms
(basement & level 2)



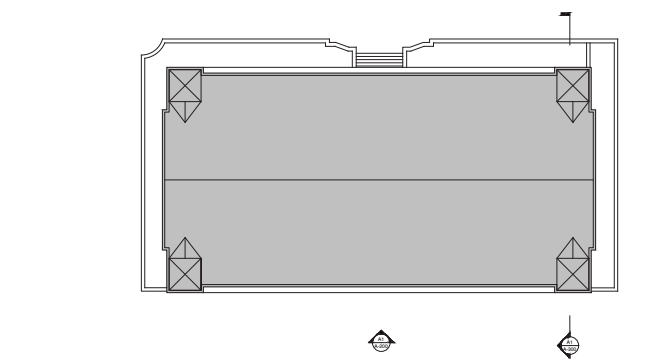
level 3 key plan



level 4 key plan



level 5 key plan



roof key plan

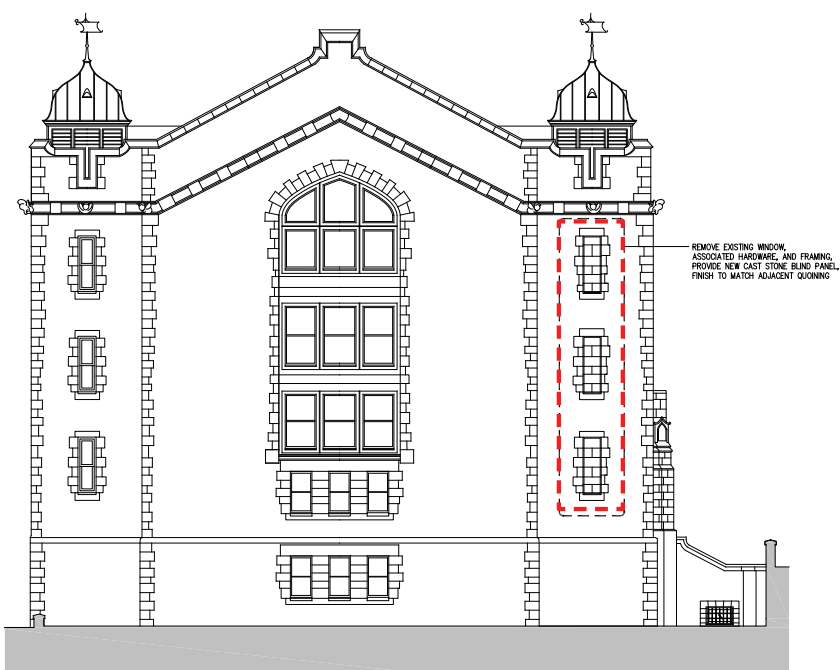
interior work
exterior work

1.1 work overview plans (previously approved)

elemental

wingate hall - ccny

accessible entrance
at convent avenue



proposed wingate hall east elevation



proposed wingate hall north elevation



existing wingate hall east elevation



existing wingate hall north elevation

DASNY
DORMITORY AUTHORITY STATE OF NEW YORK

CUNY The City
University
of
New York

The City College
of New York

1.2 blind windows at proposed elevator hoistway (previously approved)

elemental

wingate hall - ccny

accessible entrance
at convent avenue



proposed north elevation blind window



existing north elevation



proposed east elevation blind windows

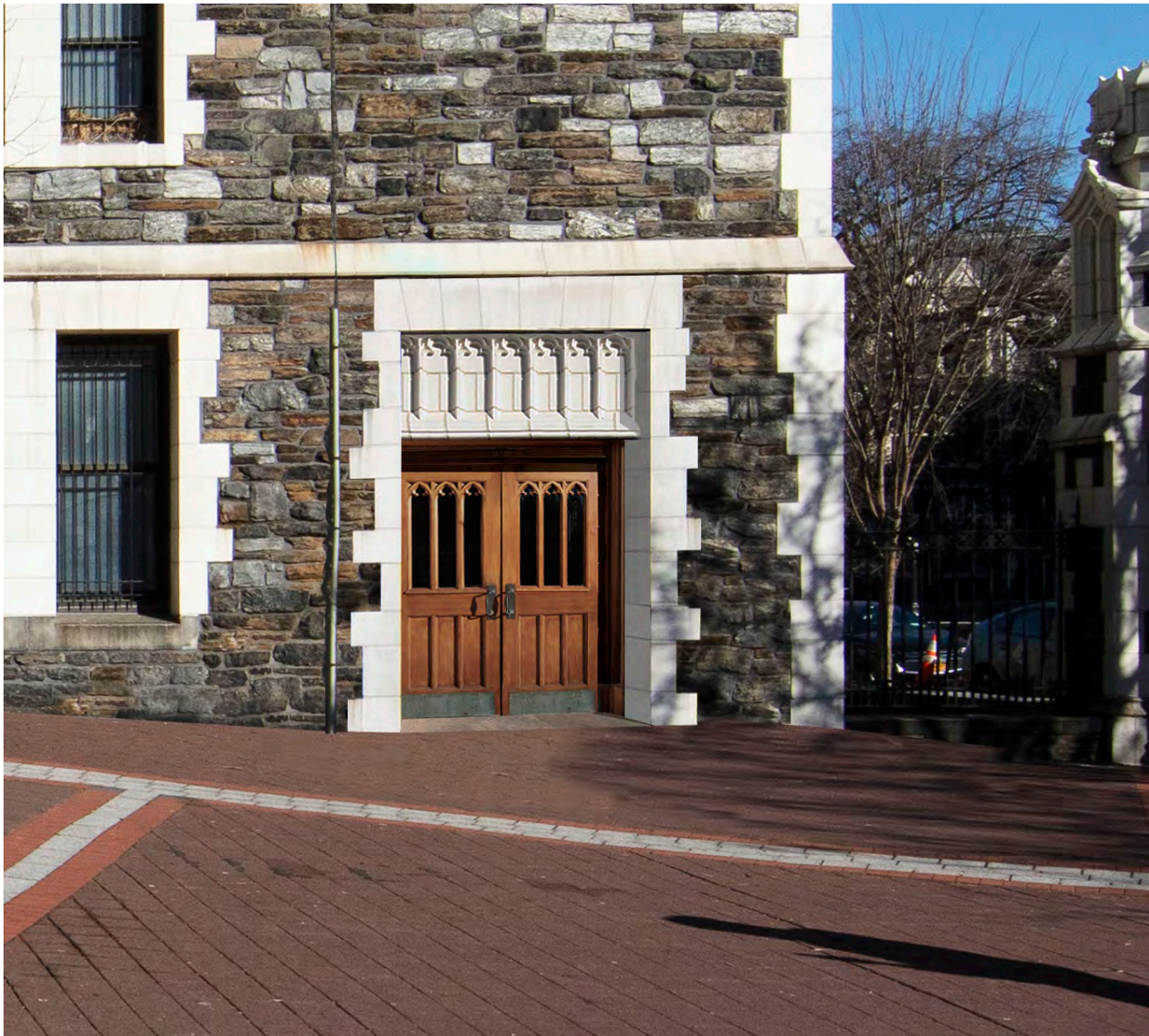


existing east elevation

elemental

wingate hall - ccny

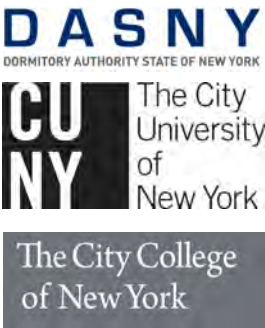
accessible entrance
at convent avenue



photomontage with george post replica doors and blind transom



current entrance elevation



1.3 accessible entrance (previously approved)

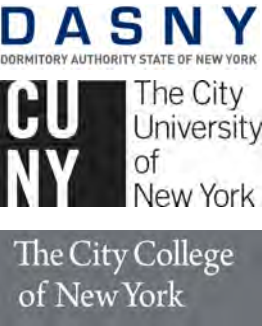
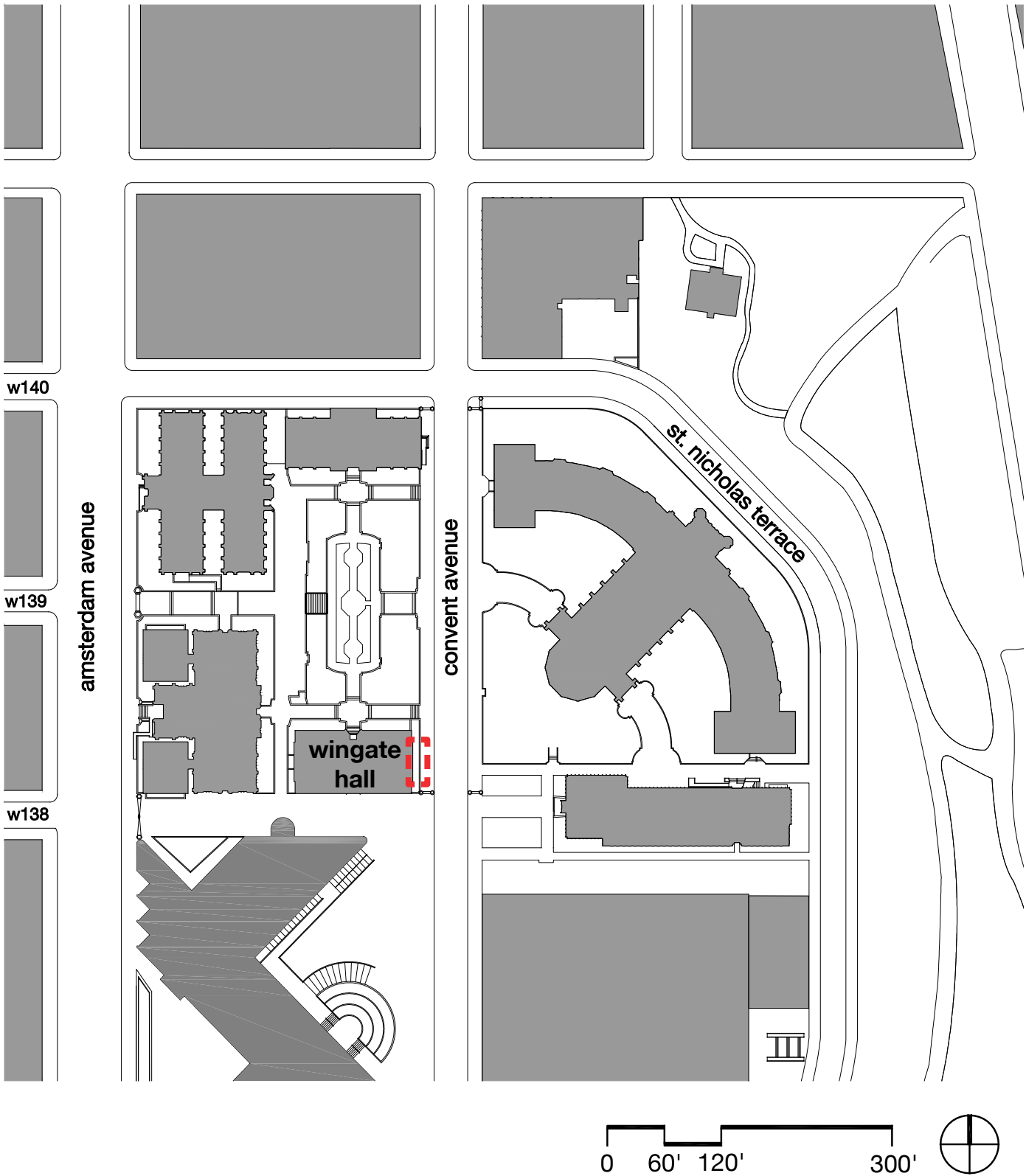
2.0 wingate hall existing conditions

- 2.1 location/site plan
- 2.2 photographs of existing facades

elemental

wingate hall - ccny

accessible entrance
at convent avenue



2.1 location/site plan

elemental

wingate hall - ccny

accessible entrance
at convent avenue



north/front facade

2.2 photographs of existing facades

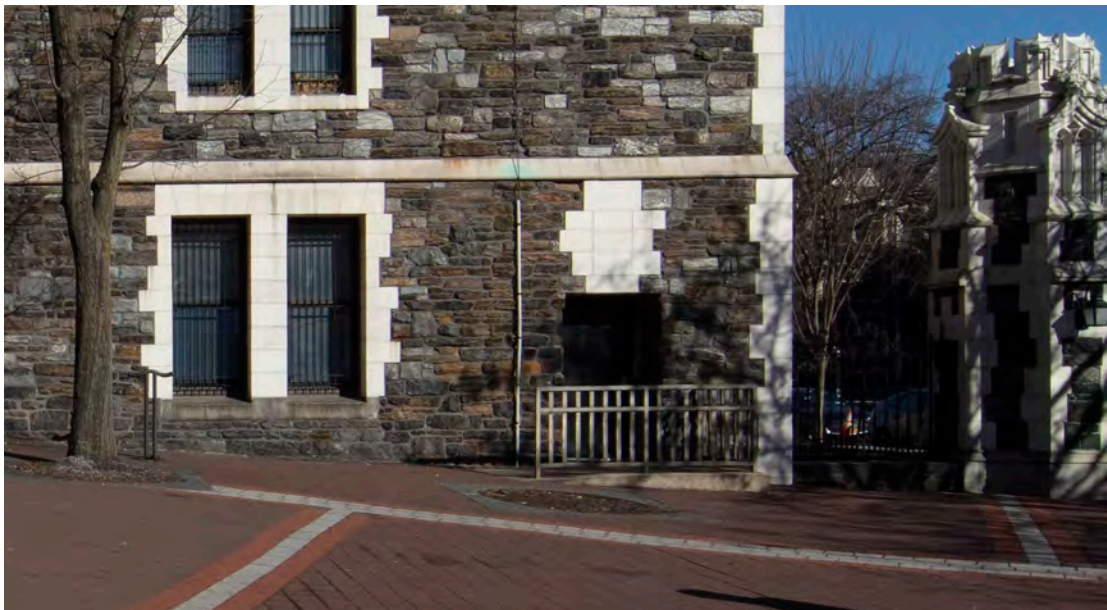
elemental

wingate hall - ccny

accessible entrance
at convent avenue



view of southeast corner



current “accessible” entrance near southeast corner



east/convent avenue facade (trees removed for clarity)

DASNY

DORMITORY AUTHORITY STATE OF NEW YORK

CUNY

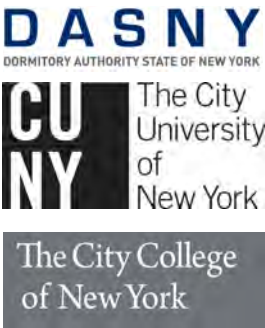
The City University of New York

The City College of New York

2.2 photographs of existing facades

3.0 ccny gothic revival building context

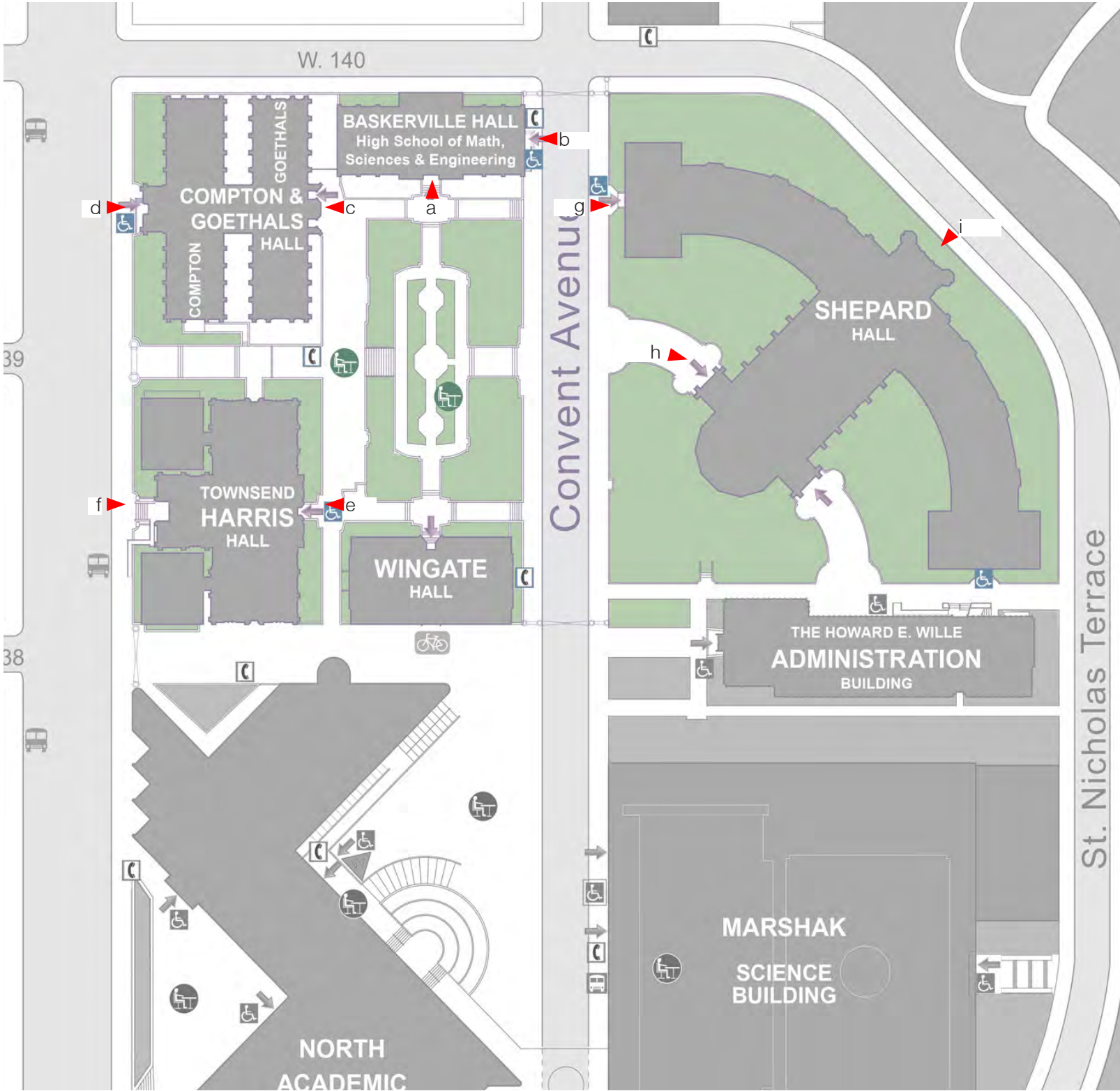
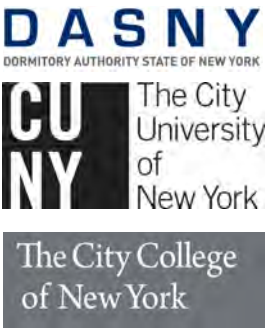
- 3.1 ccny north campus photograph keyplan
- 3.2 photographs of ccny gothic revival building entrances
- 3.3 shepard hall precedents



elemental

wingate hall - ccny

accessible entrance
at convent avenue



3.1 ccny north campus key plan

elemental

wingate hall - ccny
accessible entrance
at convent avenue



a. baskerville hall main entrance from quad



b. baskerville hall east/convent avenue entrance (currently has scaffolding)



c. compton & goethals hall main entrance from quad (currently has scaffolding)



d. compton & goethals hall west/amsterdam avenue entrance



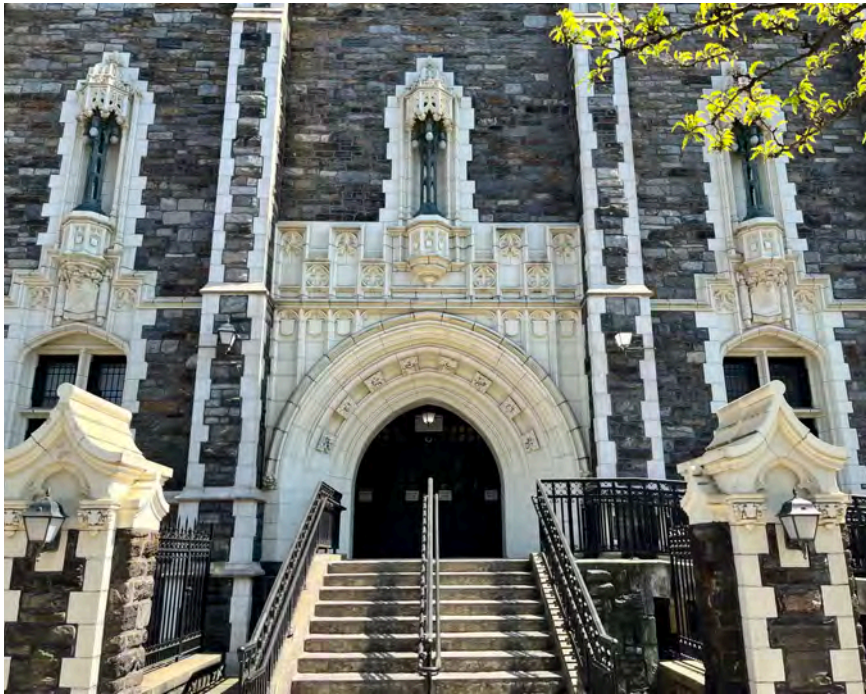
e. townsend harris hall main entrance from quad

3.2 photographs of ccny gothic revival building entrances

elemental

wingate hall - ccny

accessible entrance
at convent avenue



f. townsend harris hall west/amsterdam avenue entrance



g. shepard hall west/convent avenue entrance



h. shepard hall southwest/belltower entrance
(convent avenue)



i. shepard hall north east/st. nicholas terrace entrance

D A S N Y
DORMITORY AUTHORITY STATE OF NEW YORK

CU NY The City
University
of
New York

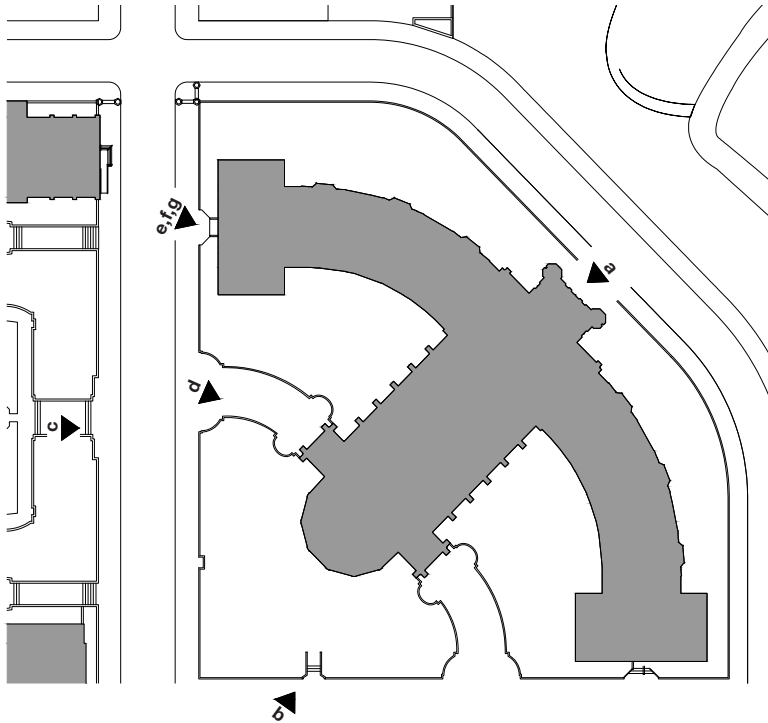
The City College
of New York

3.2 photographs of ccny gothic revival building entrances

elemental

wingate hall - ccny

accessible entrance
at convent avenue



3-1 shepard hall key plan



a. shepard hall st. nicholas entrance
note granite steps & rail



b. shepard hall south entrance ramp
note railing & site lights



c. shepard hall convent ave entrance ramp & near baskerville east entrance



d. shepard hall bell tower stairs note railings & site light details

DASNY
DORMITORY AUTHORITY STATE OF NEW YORK

CU NY The City University of New York

The City College of New York

3.3 shepard hall precedents

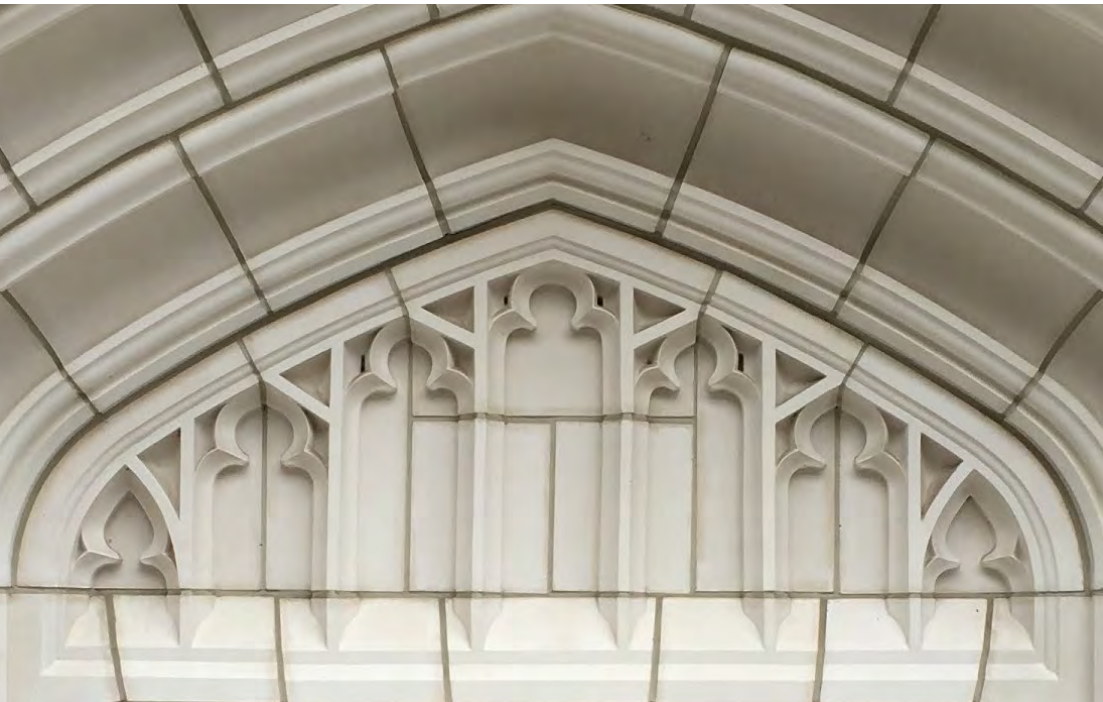
elemental

wingate hall - ccny

accessible entrance
at convent avenue



e. shepard hall north pav./convent ave entrance opposite baskerville hall



f. shepard hall blind transom - george post original design

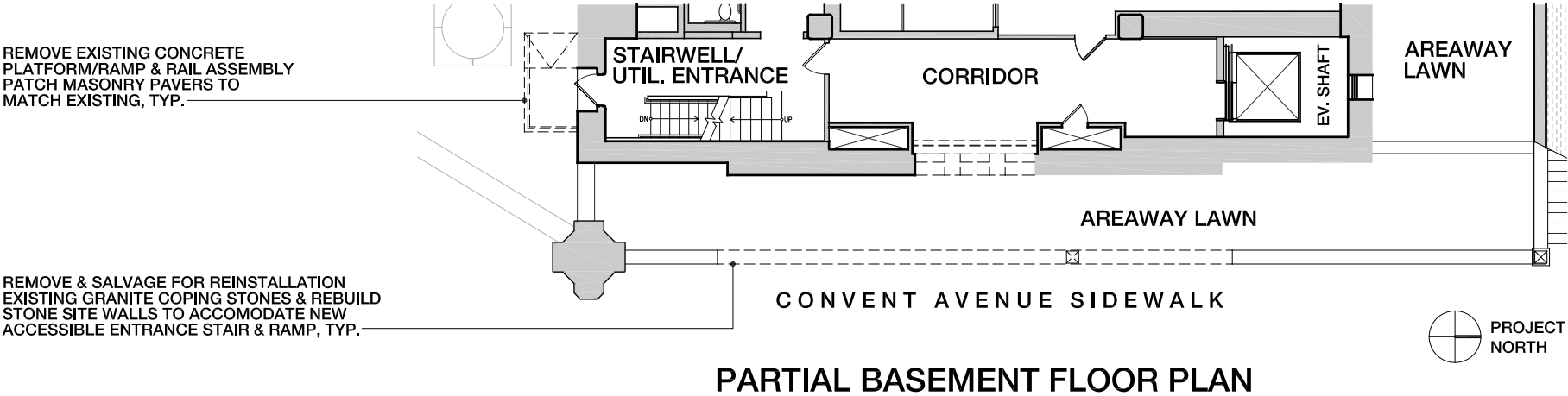


g. shepard hall oak doors - george post original design

3.3 shepard hall precedents

4.0 wingate hall proposed accessible entrance

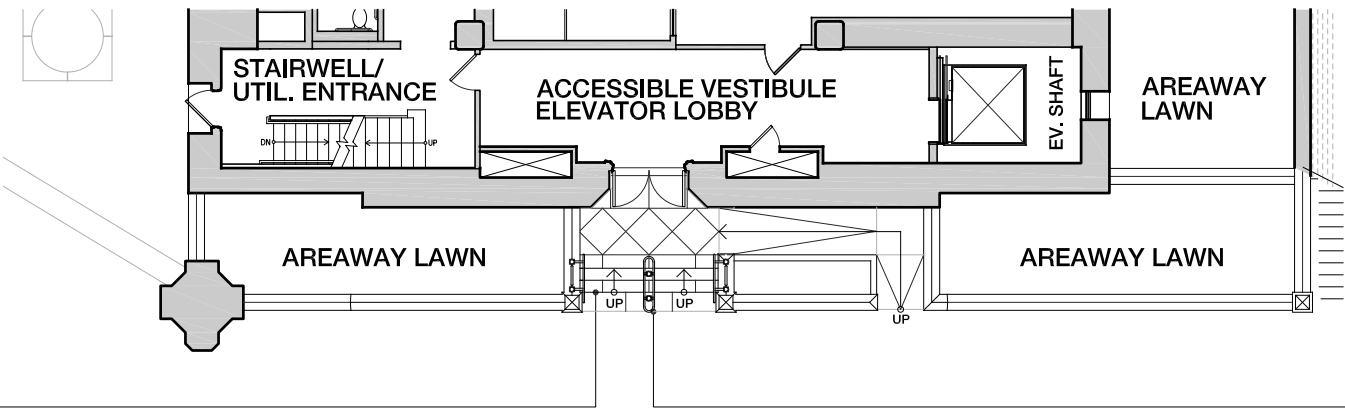
- 4.1 existing east/convent avenue elevation & partial basement floor plan
- 4.2 proposed east/convent avenue elevation & partial basement floor plan
- 4.3 proposed accessible entrance plan
- 4.4 proposed accessible entrance elevations
- 4.5 proposed entrance details
- 4.6 comparison of existing & proposed east/convent avenue elevation
- 4.7 proposed east/convent avenue elevation
- 4.8 proposed southeast entrance modifications
- 4.9 comparison of existing & proposed southeast entrance modifications



4.1 existing east/convent avenue elevation & partial basement plan

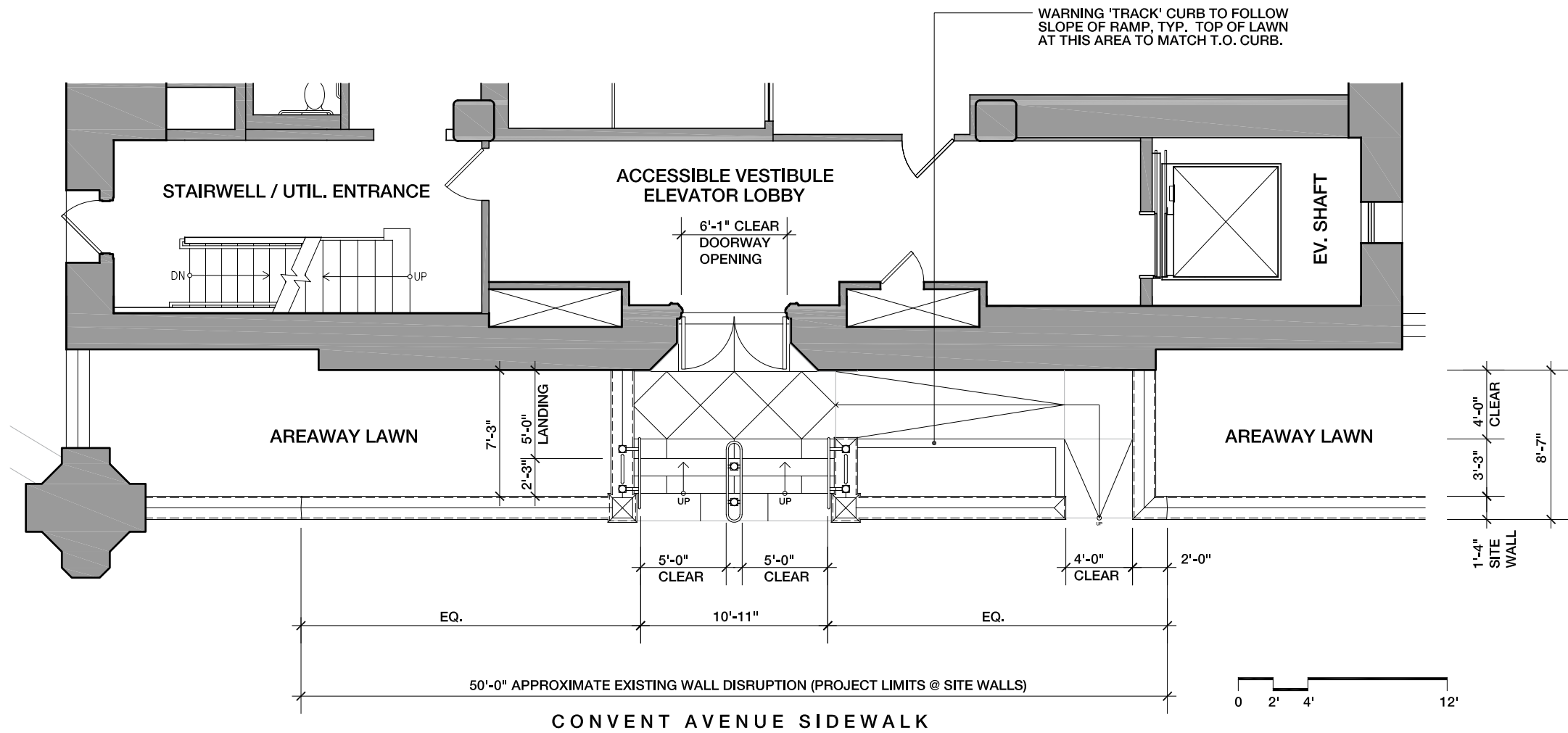


EAST/CONVENT AVENUE ELEVATION



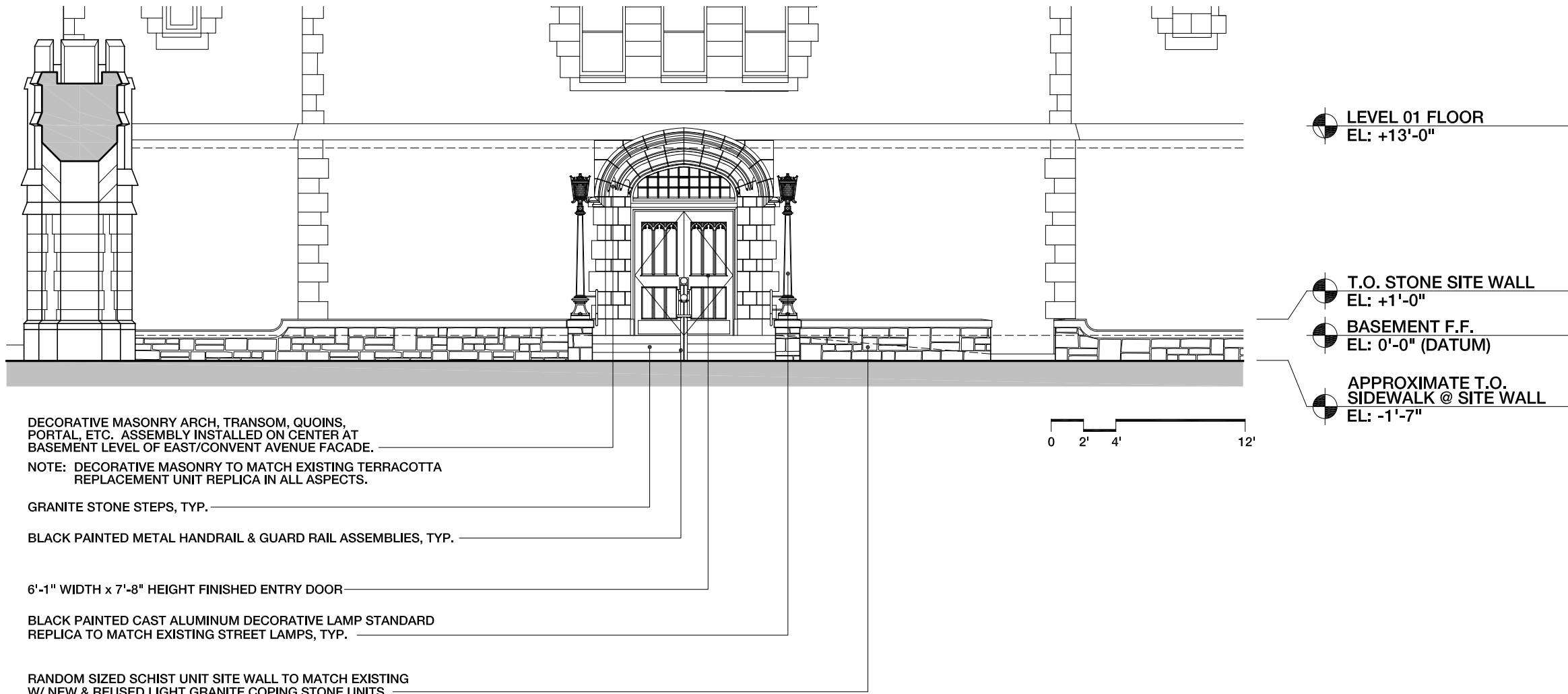
PARTIAL BASEMENT FLOOR PLAN

4.2 proposed east/convent avenue elevation & partial basement plan

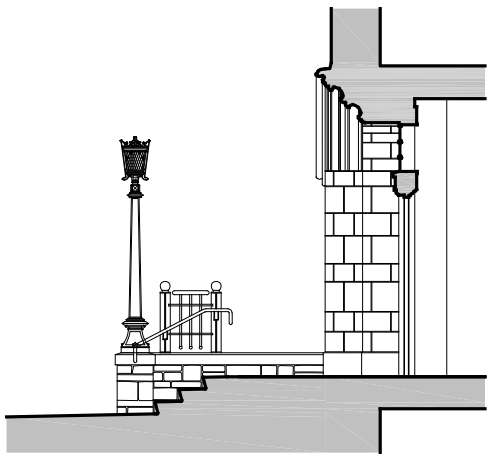


4.3 proposed accessible entrance plan

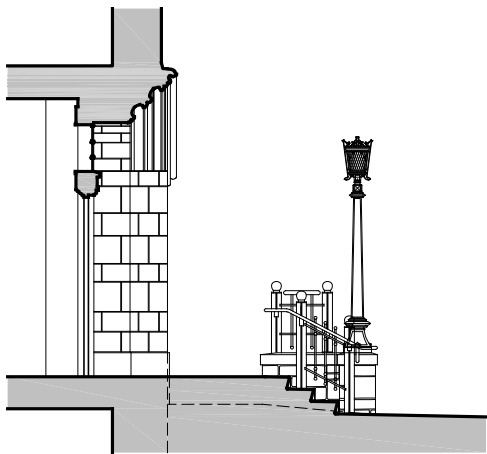
EAST/CONVENT AVENUE ELEVATION



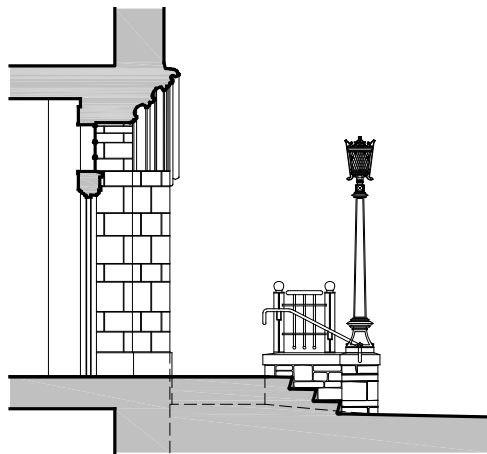
4.4 proposed accessible entrance elevations



PARTIAL SECTION
THROUGH ENTRY/
NORTH ELEVATION



PARTIAL SECTION
THROUGH ENTRY/
SOUTH ELEVATION
SHOWING CENTER
HANDRAIL ASSEMBLY



PARTIAL SECTION
THROUGH ENTRY/
SOUTH ELEVATION

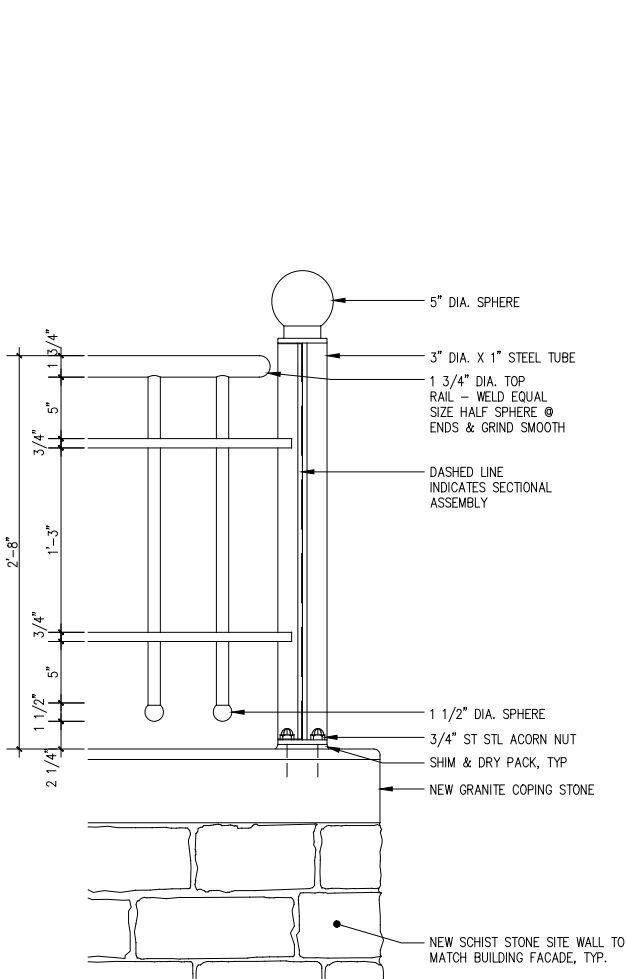
LEVEL 01 FLOOR
EL: +13'-0"

T.O. STONE SITE WALL
EL: +1'-0"

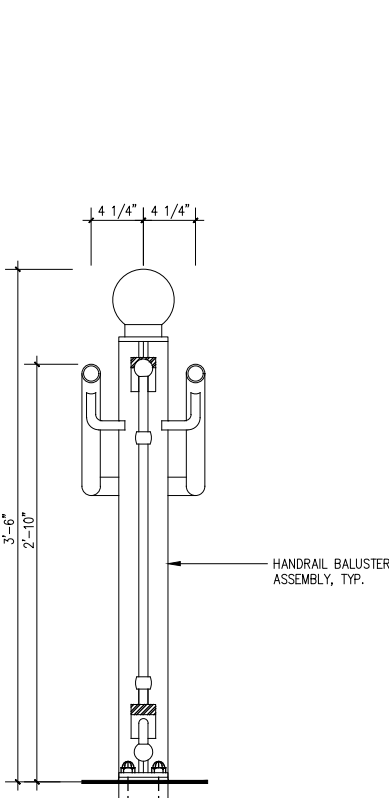
BASEMENT F.F.
EL: 0'-0" (DATUM)

APPROXIMATE T.O.
SIDEWALK @ SITE WALL
EL: -1'-7"

0 2' 4' 12'



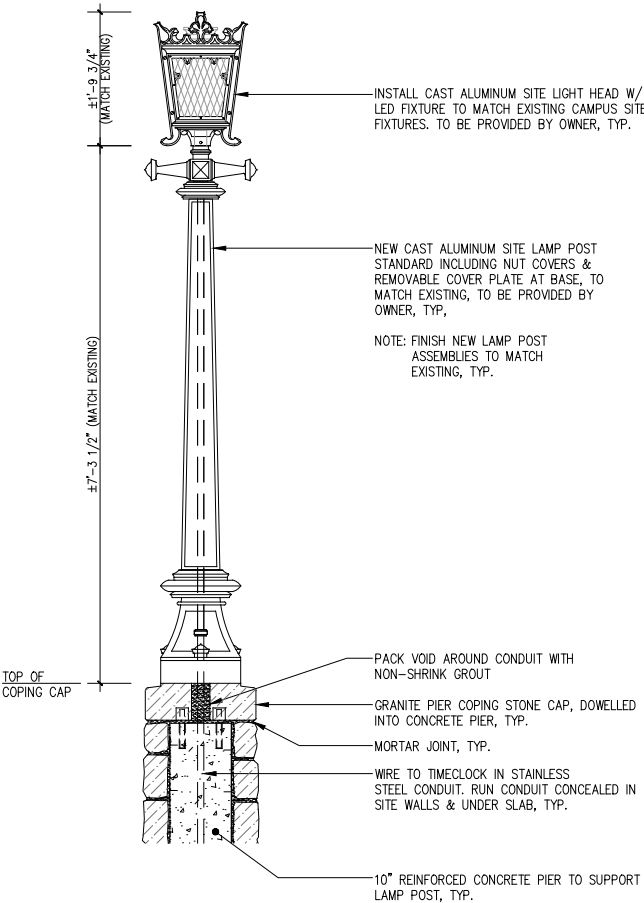
GUARDRAIL SECTION DETAIL



HANDRAIL SECTION



HANDRAIL



LAMP POST DETAIL

elemental

wingate hall - ccny

accessible entrance
at convent avenue

DASNY

DORMITORY AUTHORITY STATE OF NEW YORK

CUNY

The City University of New York

The City College of New York



existing east/convent avenue elevation



proposed east/convent avenue elevation

4.6 comparison of existing & proposed east/convent avenue elevation

elemental

wingate hall - ccny
accessible entrance
at convent avenue



a. baskerville hall main entrance from quad



b. baskerville hall east/convent avenue entrance (currently has scaffolding)



c. compton & goethals hall main entrance from quad (currently has scaffolding)



d. compton & goethals hall west/amsterdam avenue entrance



e. townsend harris hall main entrance from quad

3.2 photographs of ccny gothic revival building entrances

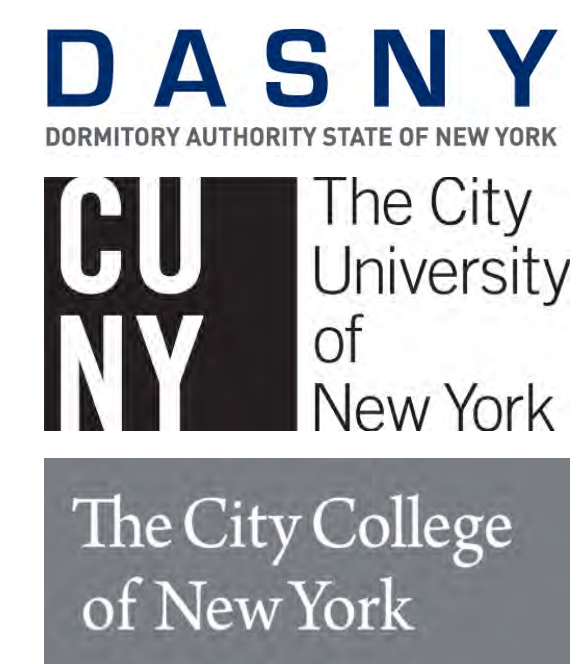
elemental

accessible
entrance

baskerville hall
the city college
of new york



3-11 baskerville hall existing & proposed east facade



from lpc-20-11142, 250 convent avenue, approved, currently under construction

elemental

wingate hall - ccny

accessible entrance
at convent avenue

DASNY

DORMITORY AUTHORITY STATE OF NEW YORK

CUNY

The City
University
of
New York

The City College
of New York



existing east/convent avenue elevation



proposed east/convent avenue elevation

4.6 comparison of existing & proposed east/convent avenue elevation

elemental

wingate hall - ccny

accessible entrance
at convent avenue



DASNY
DORMITORY AUTHORITY STATE OF NEW YORK

**CU
NY** The City
University
of
New York

The City College
of New York

4.7 proposed east/convent avenue elevation

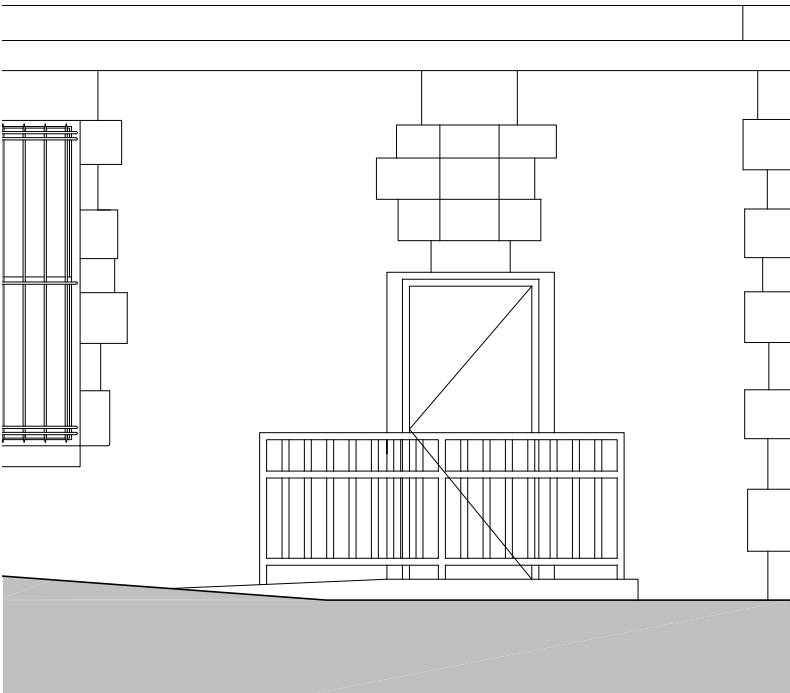
elemental

wingate hall - ccny

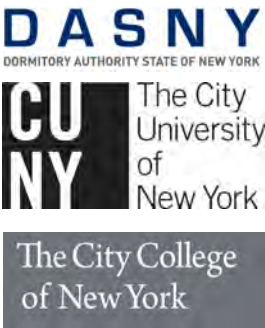
accessible entrance
at convent avenue



wingate hall existing south elevation

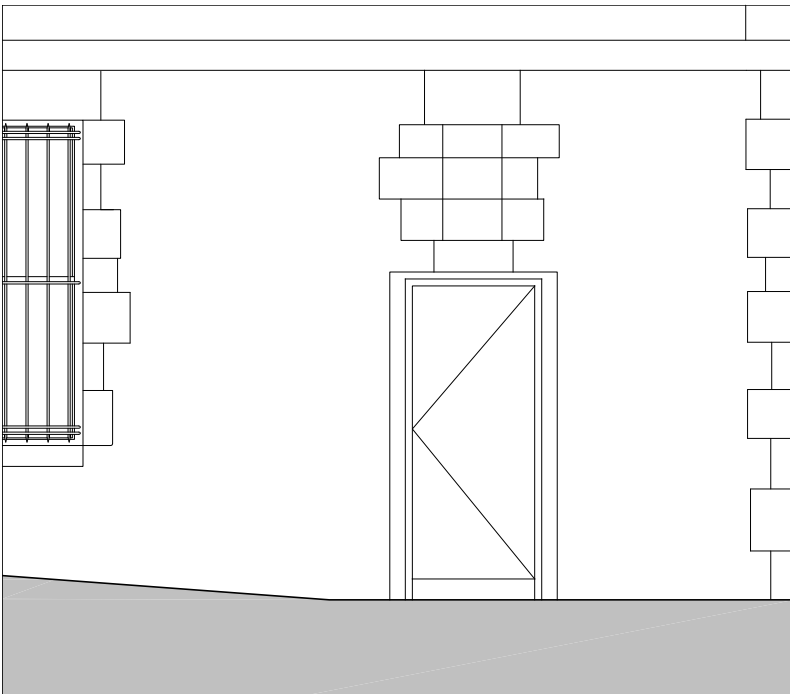


wingate hall existing south elevation - enlarged



wingate hall proposed south elevation

4.8 proposed southeast entrance modification



wingate hall proposed south elevation - enlarged

elemental

wingate hall - ccny

accessible entrance
at convent avenue



wingate hall existing southeast entrance



wingate hall proposed southeast entrance

4.9 comparison of existing & proposed southeast entrance modifications

May 2, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-23-09159

**200 Convent Avenue – City College, City University of New York (CUNY), North Campus – Individual Landmark
Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 837 7340 3401

Passcode: 307406

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.