

The current proposal is:

**Preservation Department – Item 1, LPC-22-10801**

**1040 Grand Concourse – Grand Concourse Historic District  
Borough of Bronx**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**



## BRONX MUSEUM OF THE ARTS

LPC HEARING

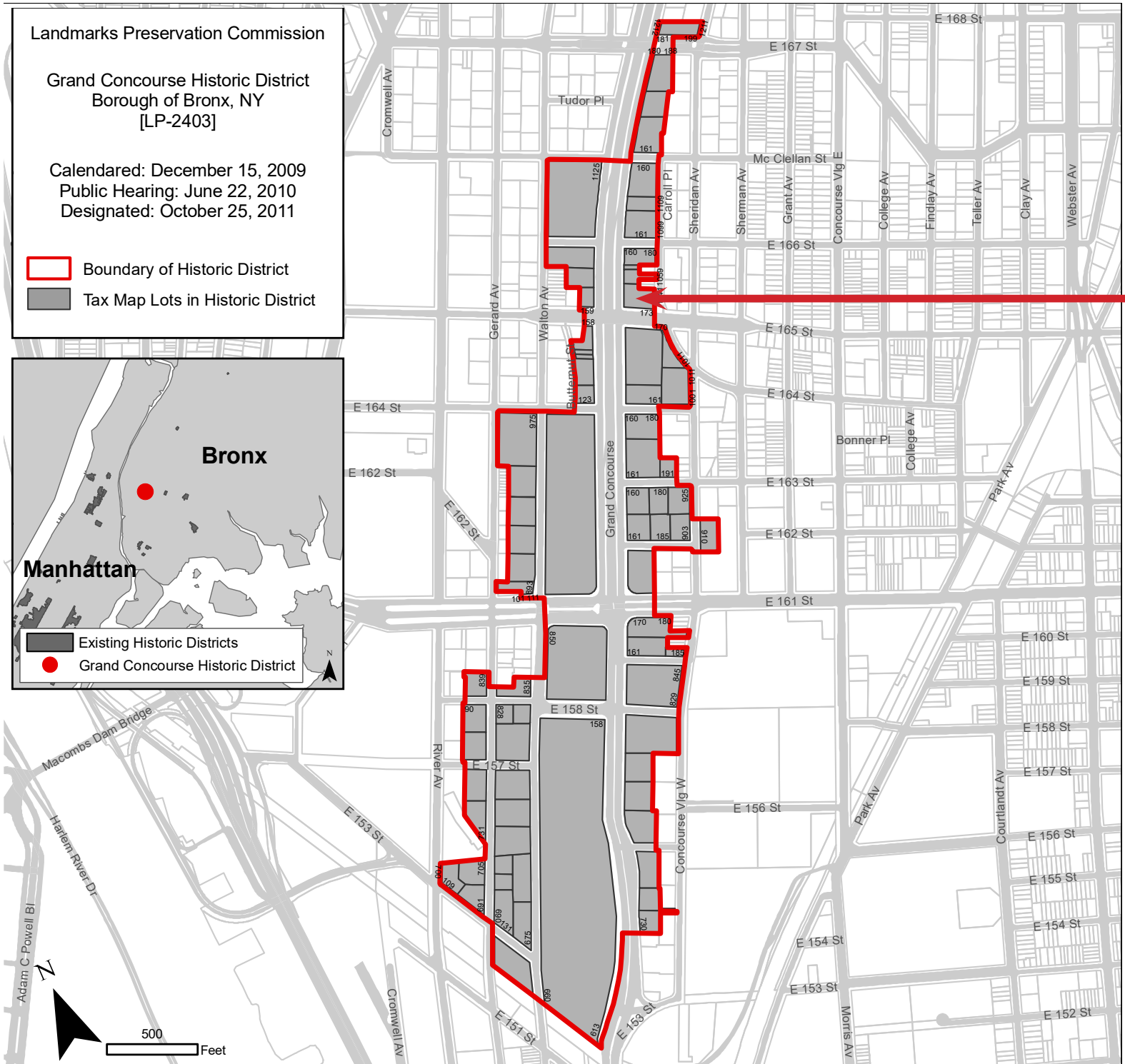
#93150001

1040 Grand Concourse  
Bronx, NY 10456

MAY 09TH, 2023

# GRAND CONCOURSE HISTORIC DISTRICT

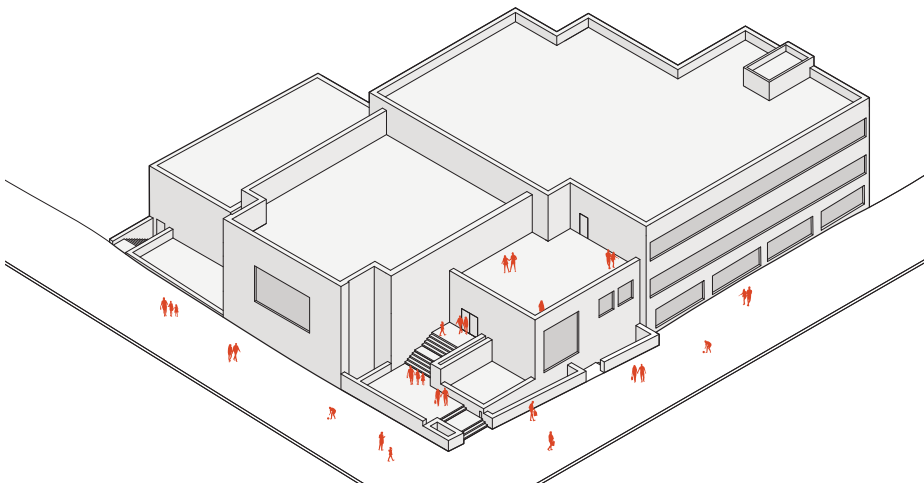
Designated October 25th, 2011



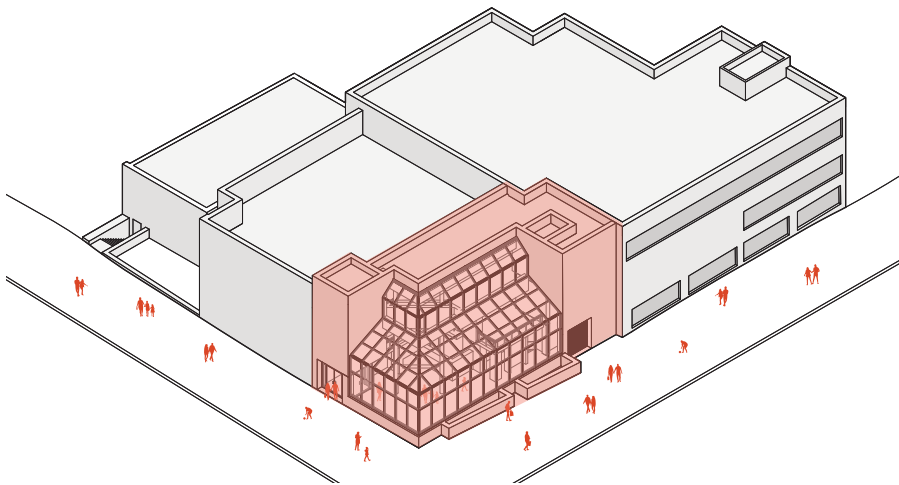
The Bronx Museum of the Arts falls in the Special Grand Concourse District Boundary.

# BUILDING HISTORY

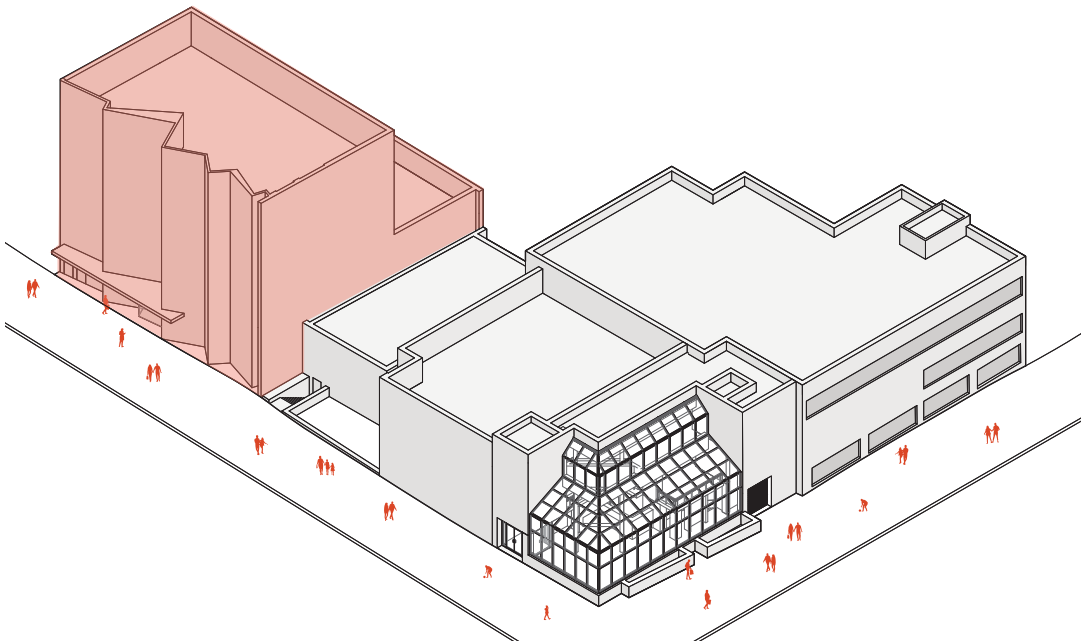
THREE PHASES OF CONSTRUCTION



**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

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# PROJECT GOALS



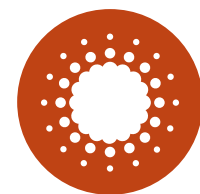
Help craft an authentic **BRONX IDENTITY** and a place for the **COMMUNITY**



**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

# 04/18/2023 LPC HEARING RECAP

## **1. GRAND CONCOURSE RHYTHM**

STUDY HOW THE VERTICAL RHYTHM OF THE GRAND CONCOURSE CAN BE BETTER APPLIED TO THE PROJECT

## **2. BRICK MATERIALITY: USE OF WHITE PAINT**

COLOR: STARK WHITE MAY BE TOO BRIGHT

LONGEVITY: MAINTENANCE REQUIREMENT WITH USE OF PAINT

## **3. ROOF CONNECTIVITY**

STUDY HOW ROOF RELATES TO NORTH WING AND SOUTH WING EXISTING VOLUME, IMPROVE THESE CONNECTIONS

EMPHASIZE ENTRANCE

STUDY HOW COLOR OF METAL CHOSEN RELATES TO THE CONCOURSE

## **4. BRONX SIDEWALK: PAVER DESIGN**

STUDY OPPORTUNITIES FOR ART AND ESTABLISH AN INTENT OF DESIGN WITH THE NEW PAVERS

06

DESIGN

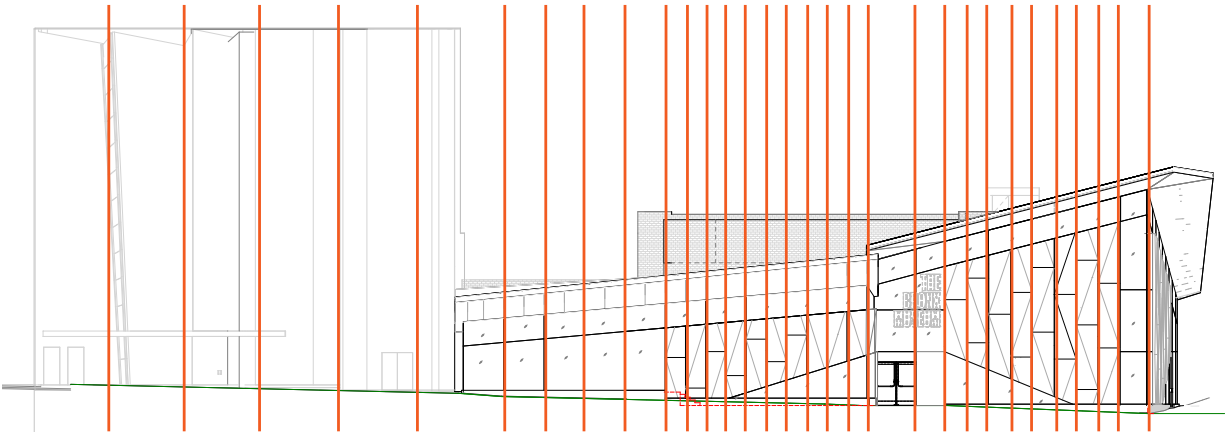


# GRAND CONCOURSE RHYTHM





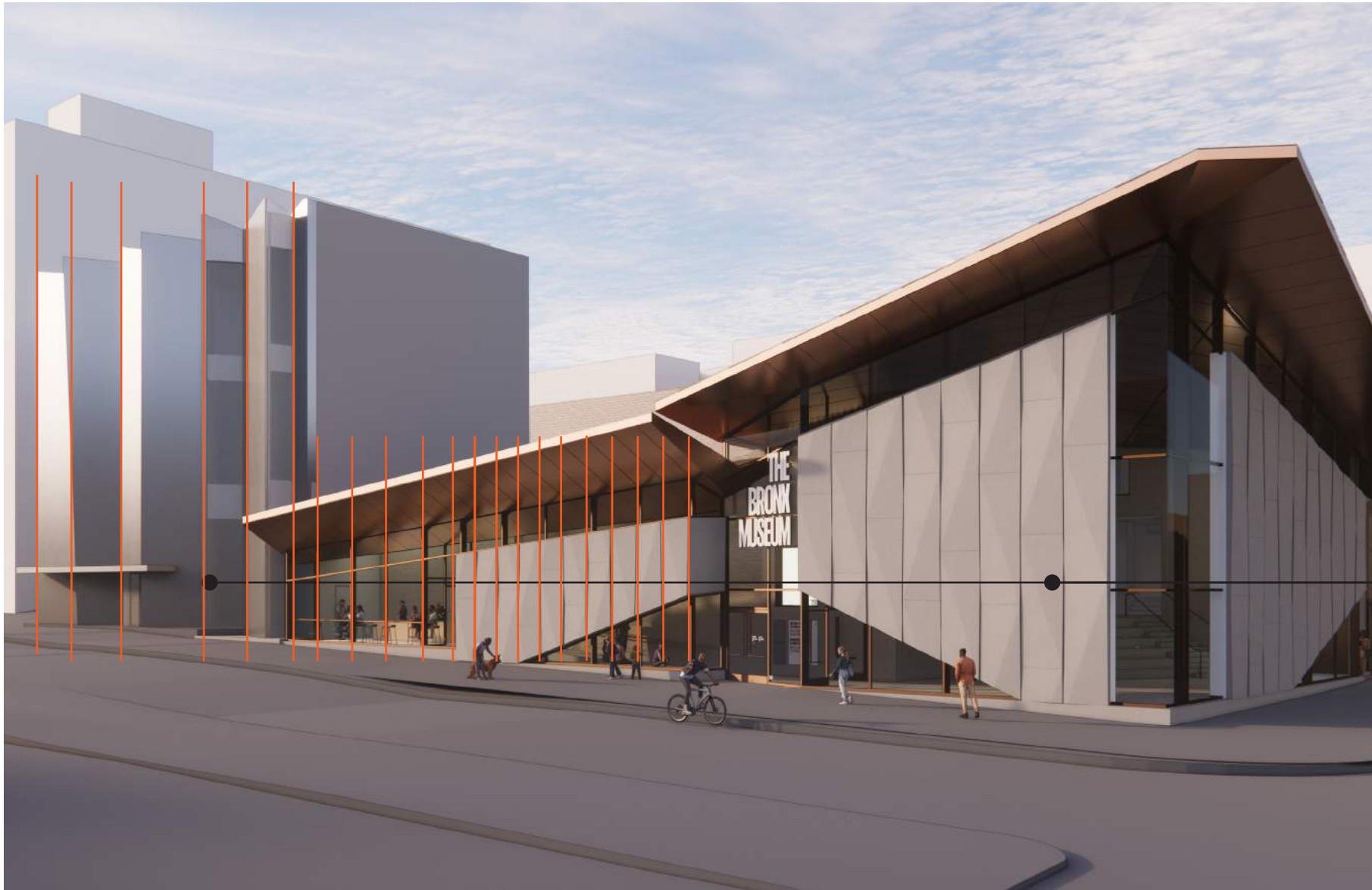
# FACADE RHYTHM



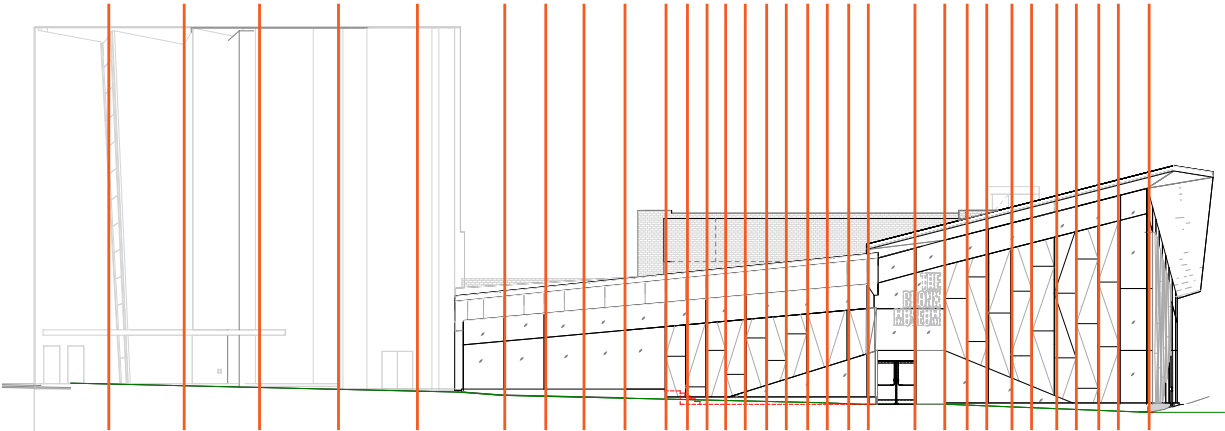
VERTICAL RHYTHM OF FOLDED PLANES OF NORTH WING IS CONTINUED WITH THE GFRP PANELS AND MULLION SPACING IN A SMALLER SCALE

View of Grand Concourse, looking south

# FACADE RHYTHM



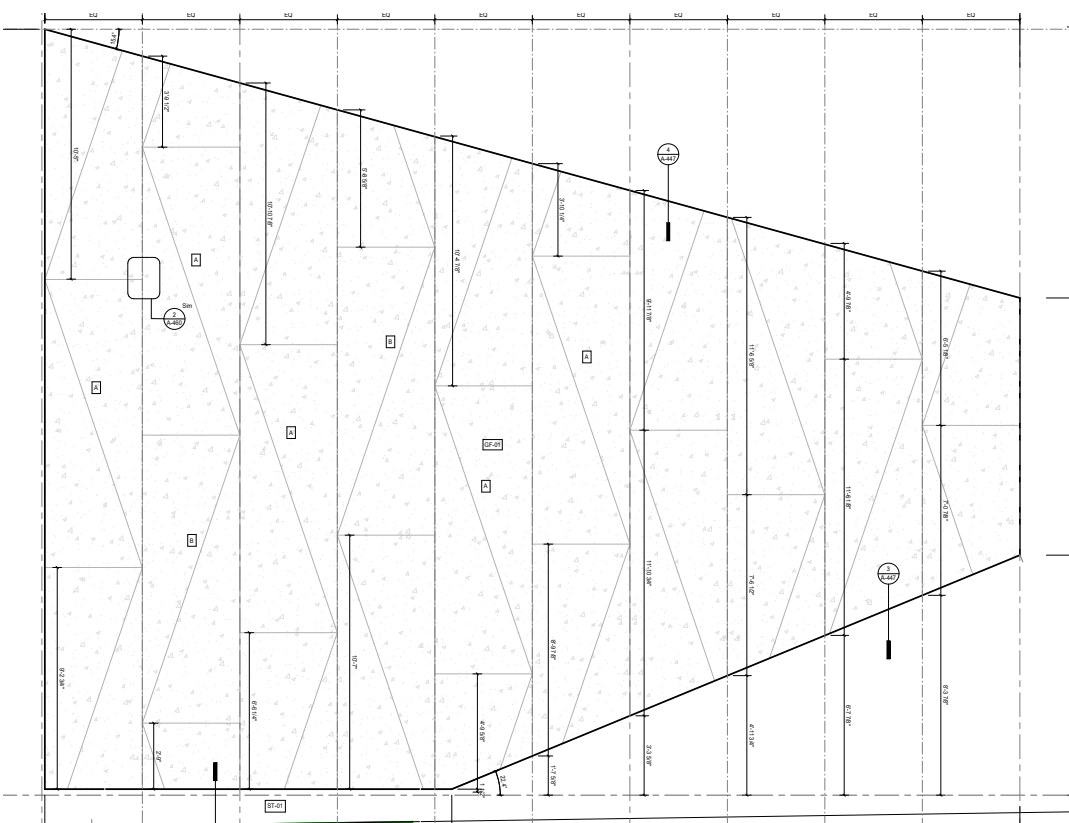
View of Grand Concourse, looking north



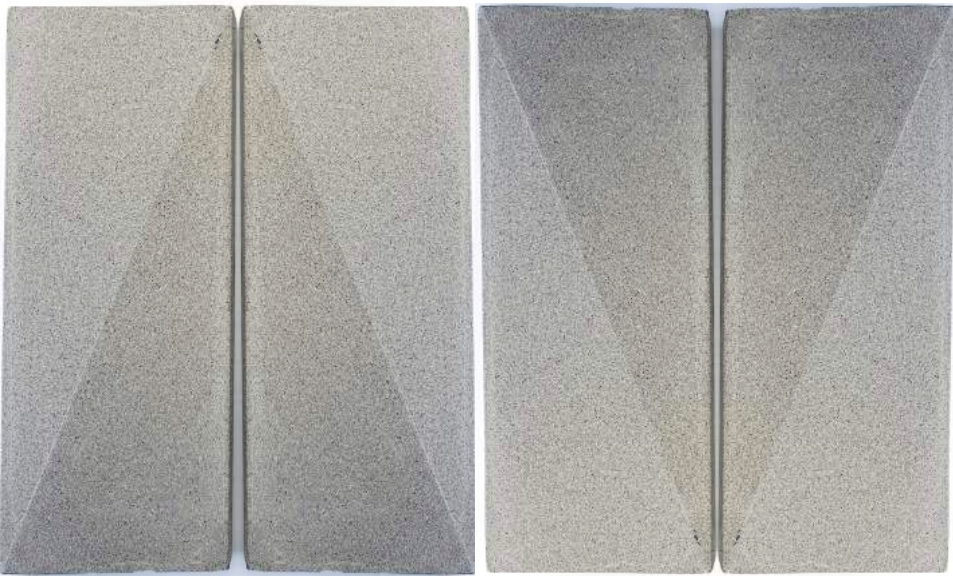
VERTICAL RHYTHM OF FOLDED PLANES OF NORTH WING IS CONTINUED WITH THE GFRC PANELS AND MULLION SPACING IN A SMALLER SCALE



# FACADE RHYTHM



PANEL SIZE 12'X4' TYP





GFRC PANEL MOCK UP



MOCK UP SIZE 10'X4' (FULL SCALE), DESIGNED PANEL SIZE 12'X4'



MOCK UP SIZE HALF SCALE, PATTERN



# GRAND CONCOURSE RHYTHM

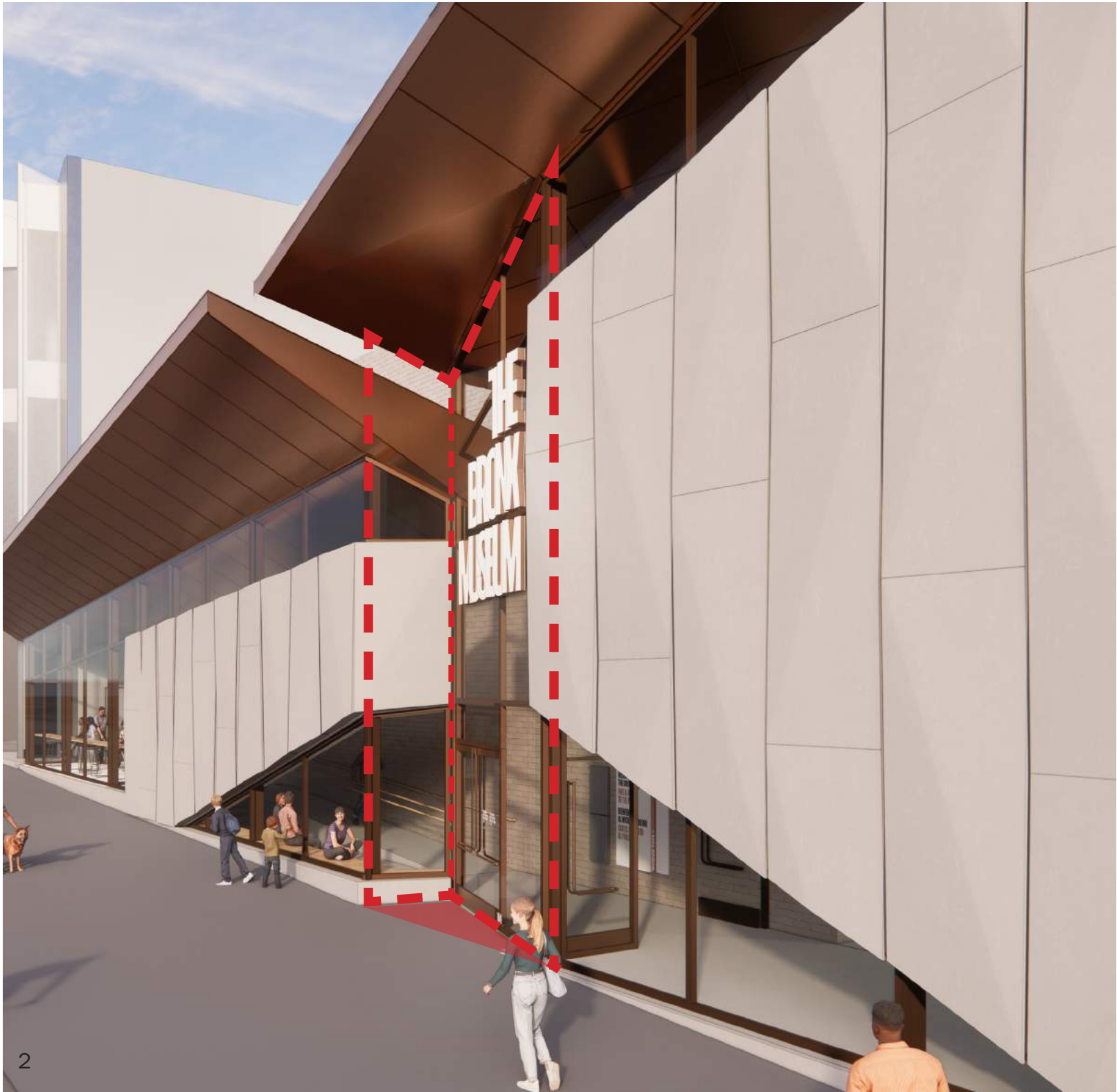
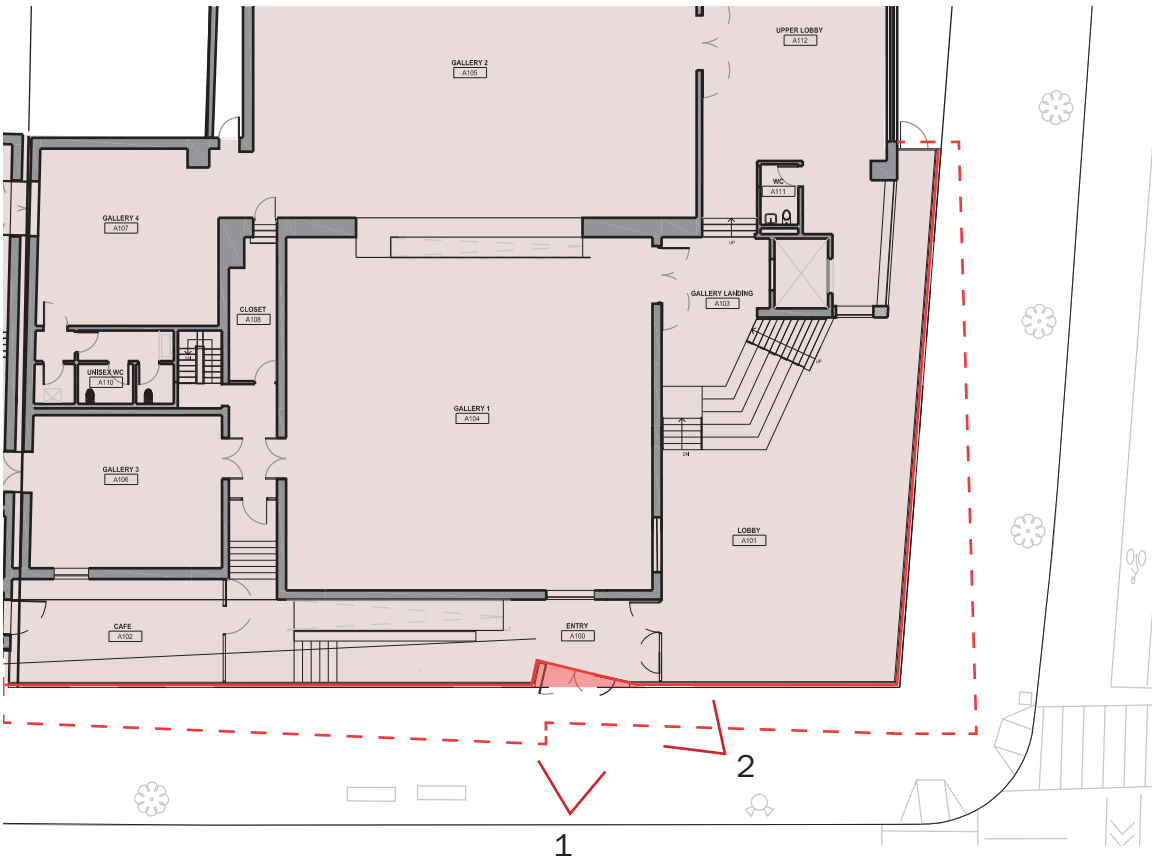
BUILDING SETBACKS AT ENTRANCES





# GRAND CONCOURSE RHYTHM

## ENTRANCE SETBACK





# BRICK MATERIALITY





# BRICK MATERIALITY



EXISTING 1961 SYNAGOGUE FACADE = BRICK

COLOR OF EXISTING FACE BRICK, SEEN FROM INSIDE BUILDING



# BRICK MATERIALITY

DESIGN INTENT: **EXPOSE EXISTING SYNGAGOGUE BRICK AND STAIN WHITE**

- 1. SHOWCASE THE HISTORY OF THE BUILDING BY REMOVING THE METAL PANELS
- 2. BLEND WITH SURROUNDING BRICK FACADES ALONG THE CONCOURSE



EXISTING

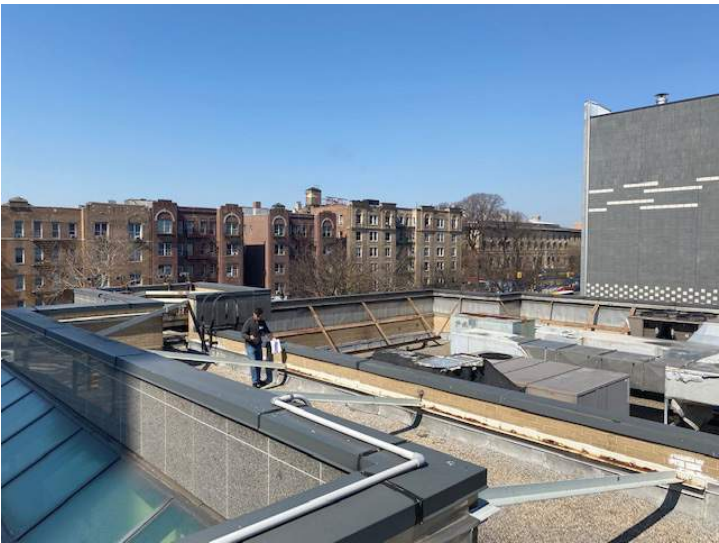


PROPOSED



# BRICK MATERIALITY ADJACENT TO SOUTH WING

ALL OF THE ADJACENT BUILDINGS ARE BRICK FACADES





# BRICK TREATMENT AND MAINTENANCE

**DESIGN INTENT: STAIN BRICK**

PRODUCT: MASONRY COSMETICS STAIN

- 1. BRICK STAIN IS ABSORBED BY BRICK AND CHEMICALLY ATTACHES TO MASONRY PORES
- 2. BRICK STAIN DOES NOT CLOG PORES OR SEAL THE MOISTURE, BRICK IS STILL BREATHABLE
- 3. UNLIKE PAINT, BRICK STAIN DOES NOT PEEL BECAUSE IT IS NOT A LAYER, IT PENETRATES THE BRICK.
- 4. NO MAINTENANCE REQUIRED, IT IS A PERMANENT STAIN AND DOES NOT NEED TO BE REAPPLIED
- 5. ABSORPTION IS THE SECRET TO THE STAIN SUCCESS

**COLOR:**

**DEPENDING ON THE AMOUNT OF STAIN APPLIED AND THE TECHNIQUE UTILIZED, BRICK STAIN CAN PROVIDE FULL COLOR COVERAGE OR MINIMAL COVERAGE.**

*“Brick stain is NOT a sealer - it’s completely translucent and the original masonry color, texture and life show through. The final results are a mixture of the masonry color, and the color of the stain.”*

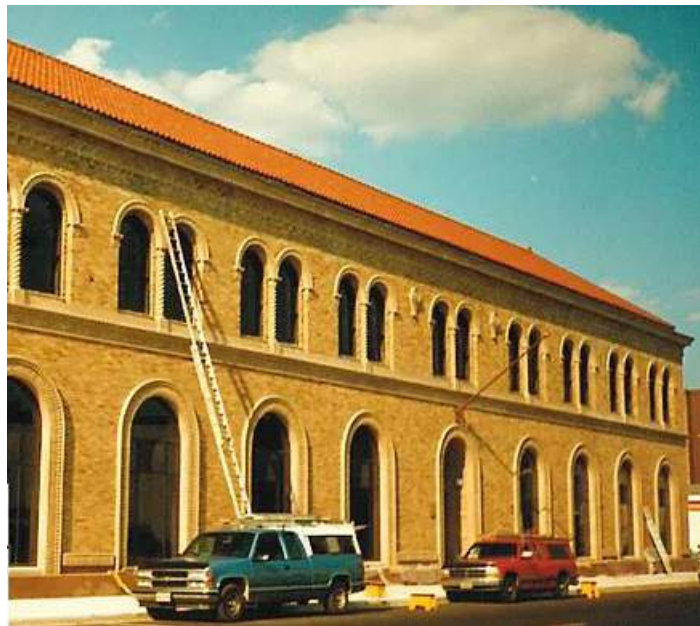
Masonry Cosmetics





# BRICK TREATMENT AND MAINTENANCE

PRECEDENT PHOTOS USING BRICK STAIN, BEFORE & AFTER IMAGES 20 YEARS



2001- BEFORE



2019- AFTER



BEFORE



AFTER



2003- BEFORE



2003- STAIN APPLIED



2019- STAIN INTACT



# CMU MATERIALITY

THE INTENT TO STAIN 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



# ROOF CONNECTIVITY

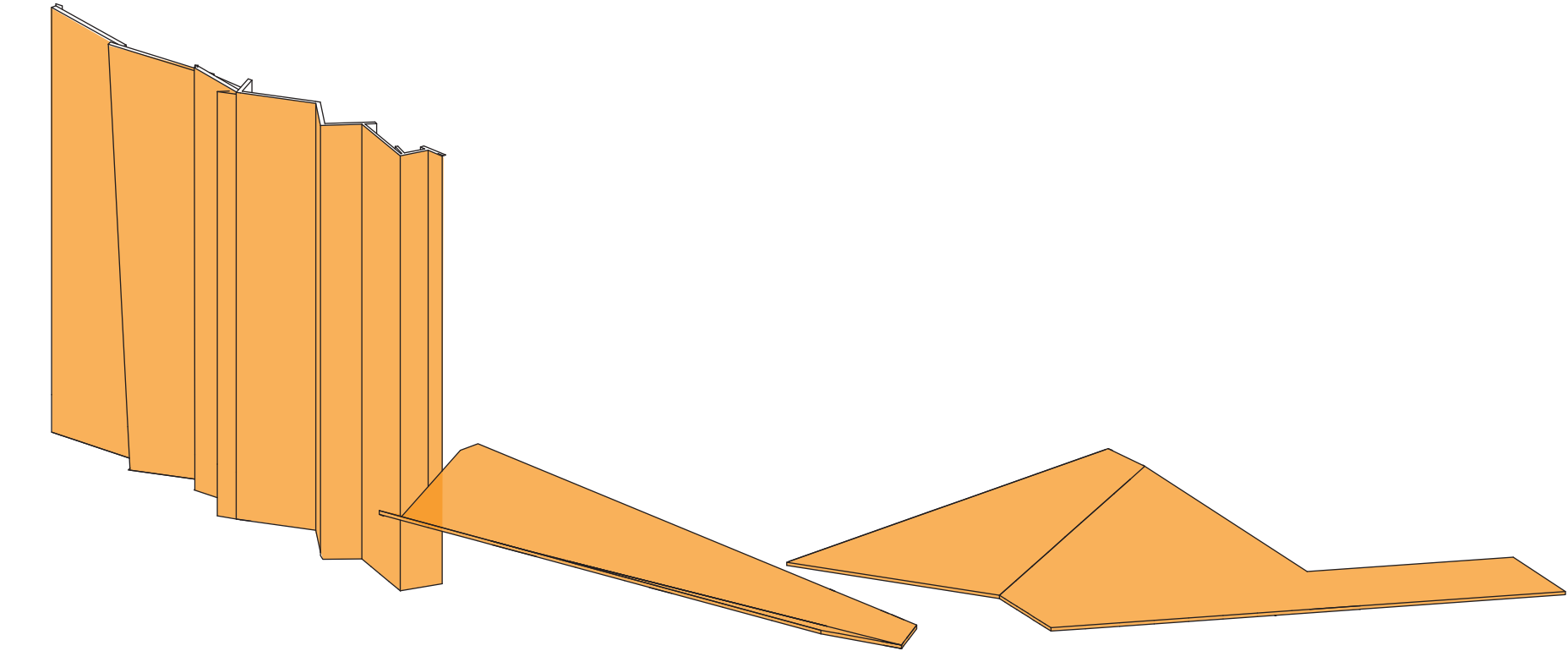




# ROOF CONNECTIVITY



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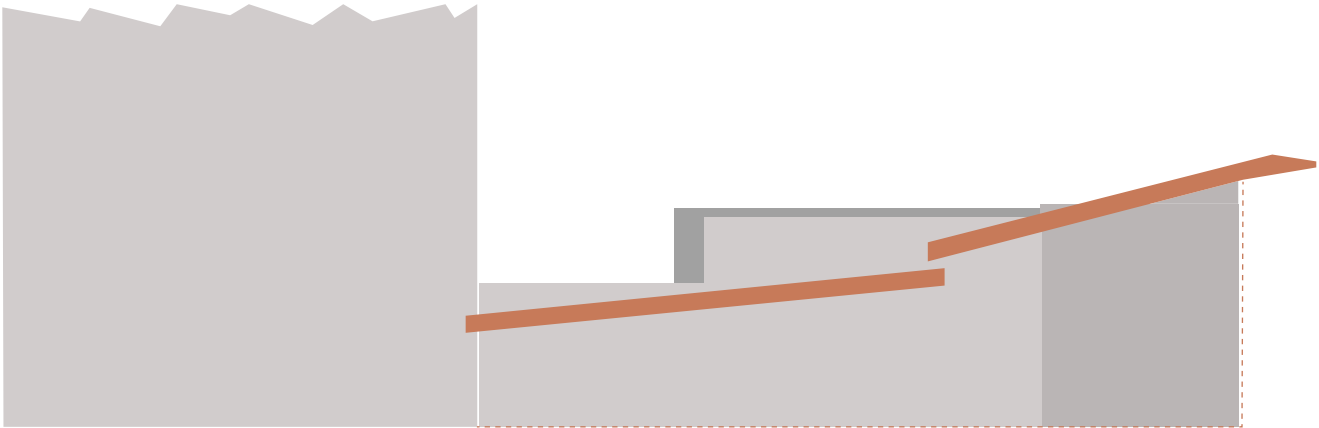


2006 North Wing Facade

Proposed South Wing Roof

## FOLDED PLANES

# ROOF CONNECTIVITY TO NORTH WING



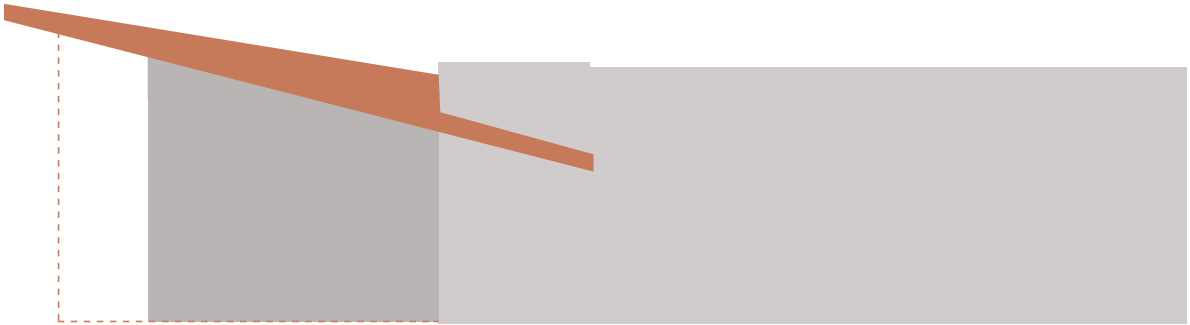
ROOF OVERHANGS AT THE END TO HINT AT TOUCHING NW





# ROOF CONNECTIVITY TO SOUTH WING

ORIGINAL GEOMETRY



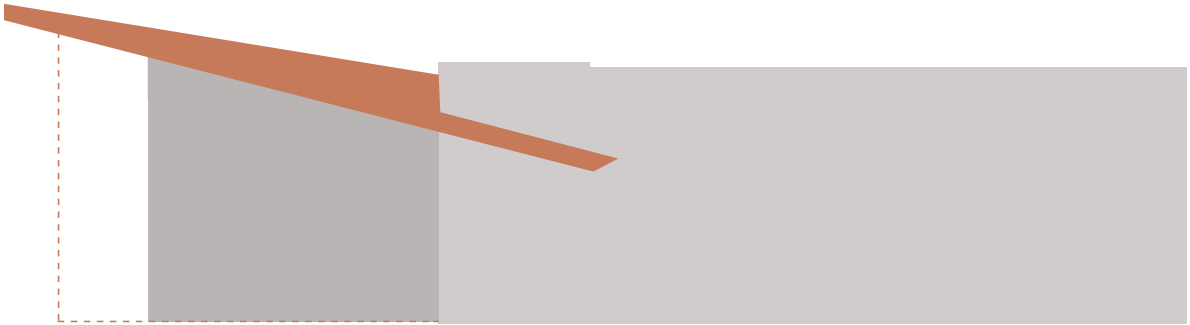
View of 165th, looking east





# ROOF CONNECTIVITY TO SOUTH WING

ROOF EXTENDED AND TAPERED TO HUG EXISTING VOLUME



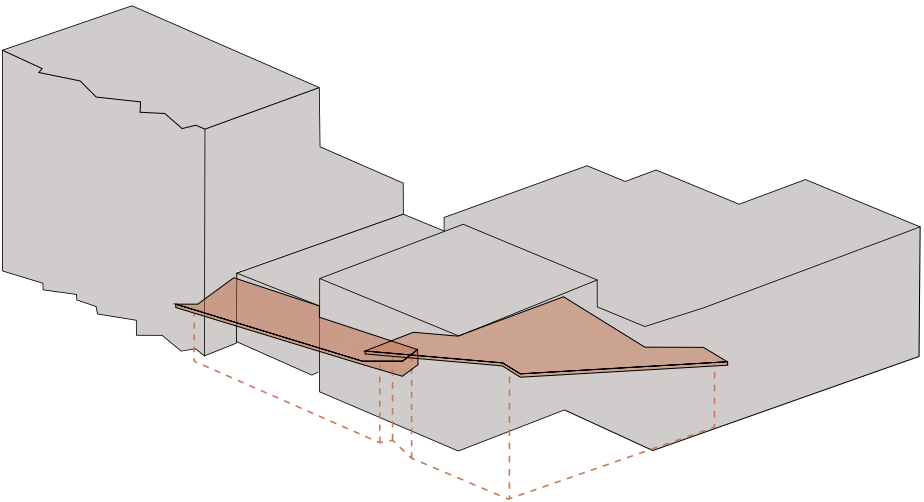
View of 165th, looking east





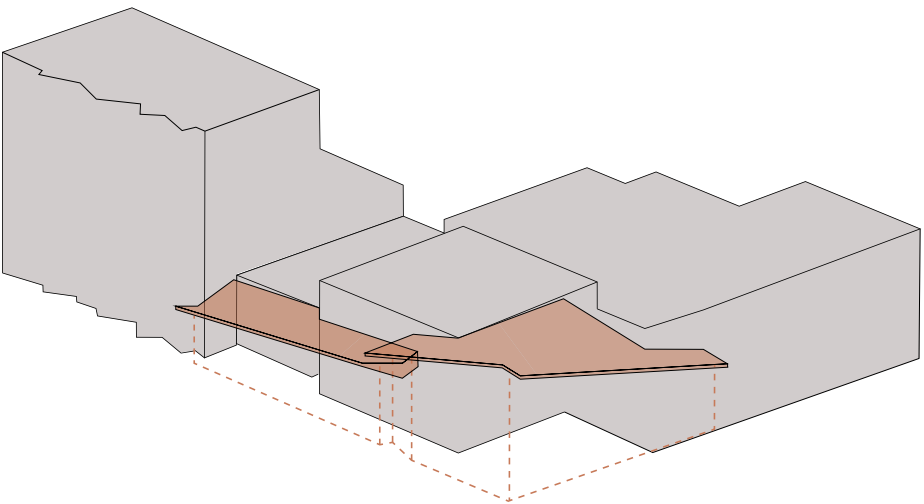
# ROOF CONNECTIVITY AT ENTRANCE

OVERLAP OF ROOFS SIGNIFY ENTRANCE



# ROOF CONNECTIVITY AT ENTRANCE

OVERLAP OF ROOFS SIGNIFY ENTRANCE





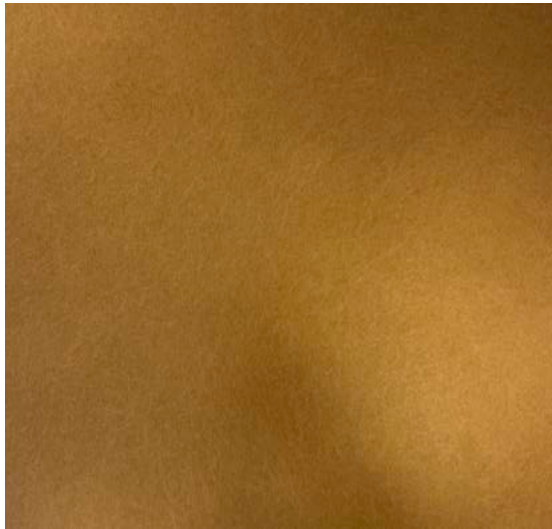
# ROOF CONNECTIVITY





# ROOF MATERIALITY WITHIN THE CONCOURSE

MIRROR TONES OF SURROUNDING BEIGE / RED/ BROWN BRICK



REFLECT MATERIALS OF THE ART DECO





# ROOF MATERIALITY WITHIN THE CONCOURSE



GRAND CONCOURSE, LOOKING EAST



GRAND CONCOURSE, LOOKING WEST



GRAND CONCOURSE, LOOKING EAST

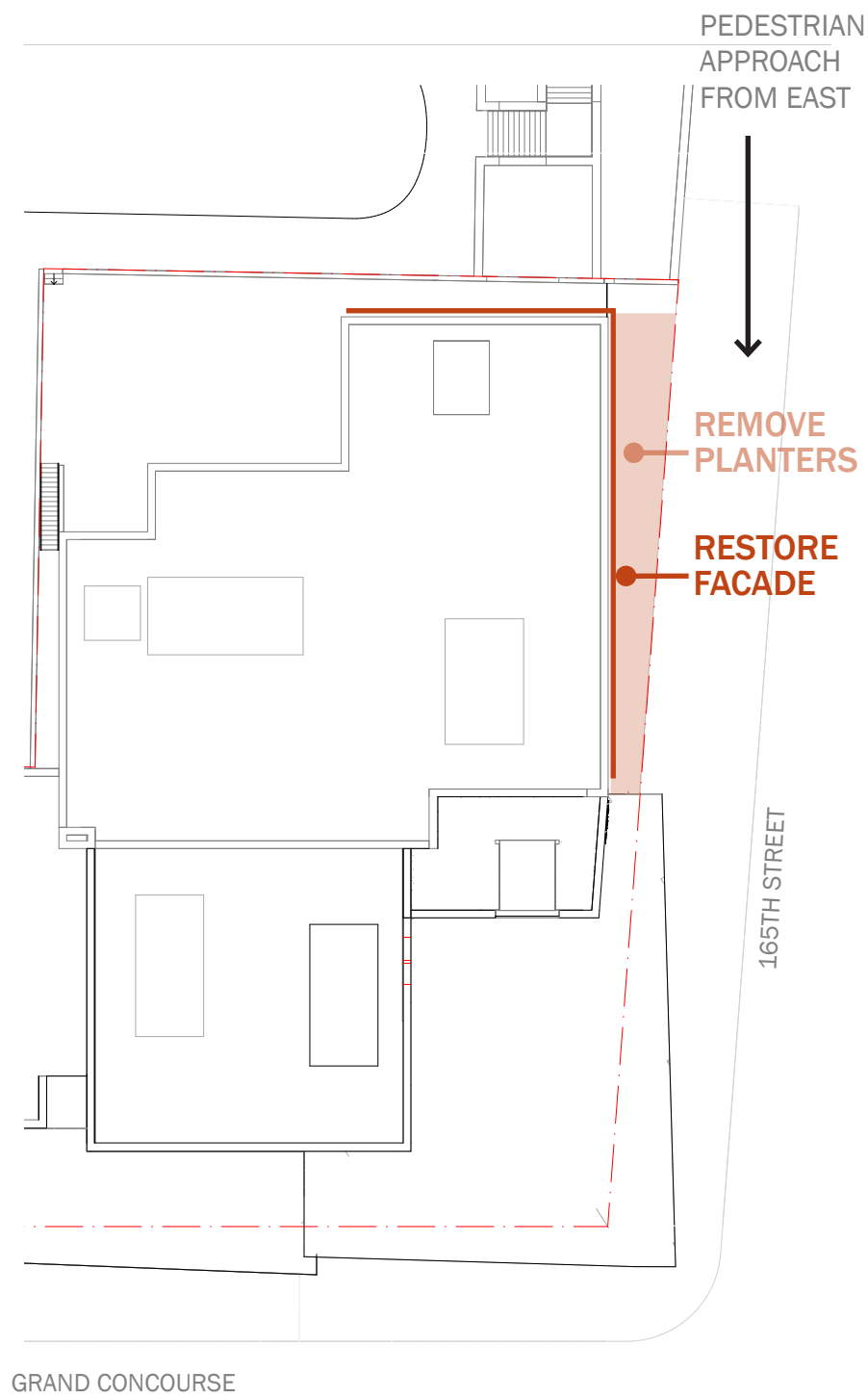


# BRONX SIDEWALK



# BRONX SIDEWALK

REMOVE PLANTERS AND PUT NEW PAVERS TO INCREASE PEDESTRIAN SCAPE



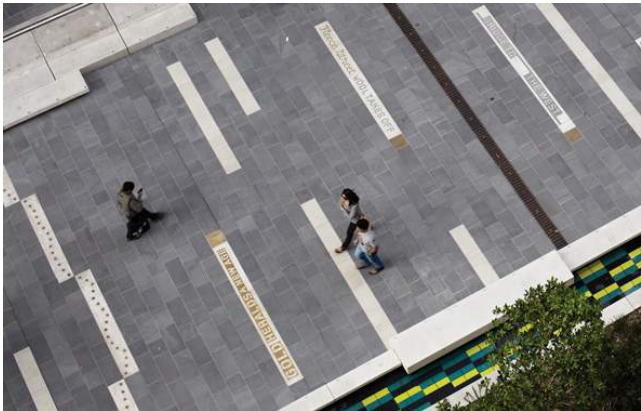
165TH STREET, LOOKING WEST



# SIDEWALK PAVERS



WASAU TILE- QUATTRO SERIES



4'X'8 PERMEABLE PAVERS

SIZING IS MEANT TO FOLLOW BRICK FACADE

BRONZE PHRASE INSERTS

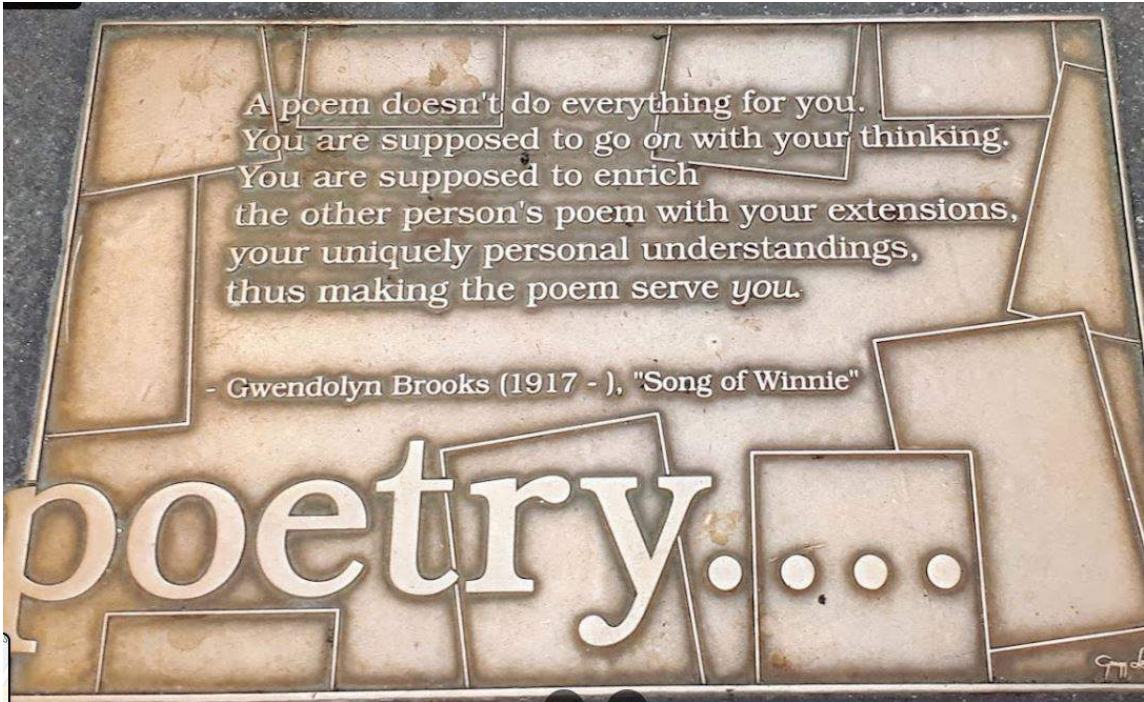
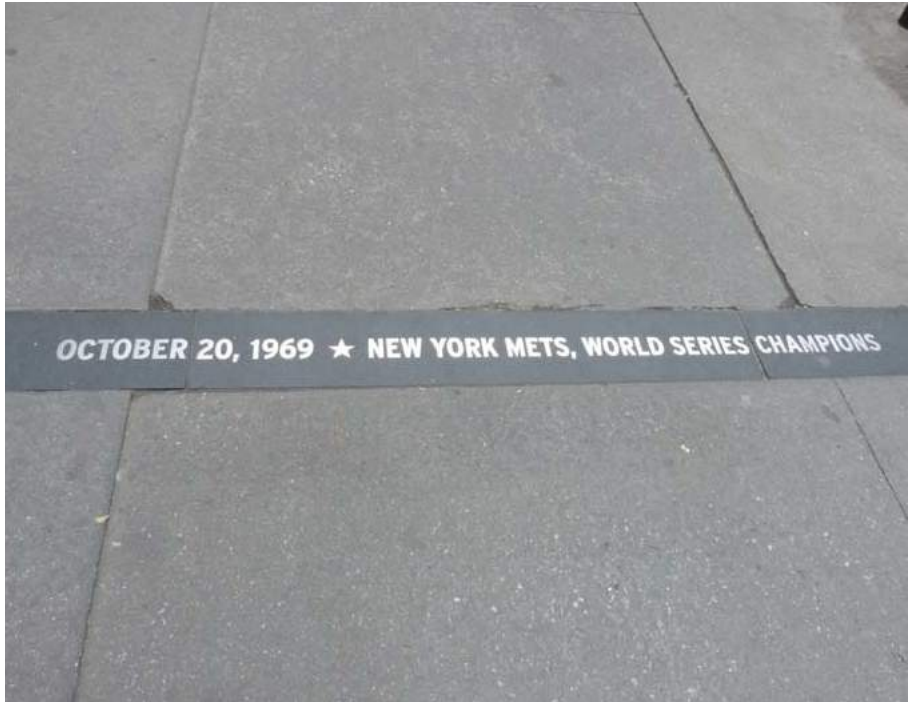
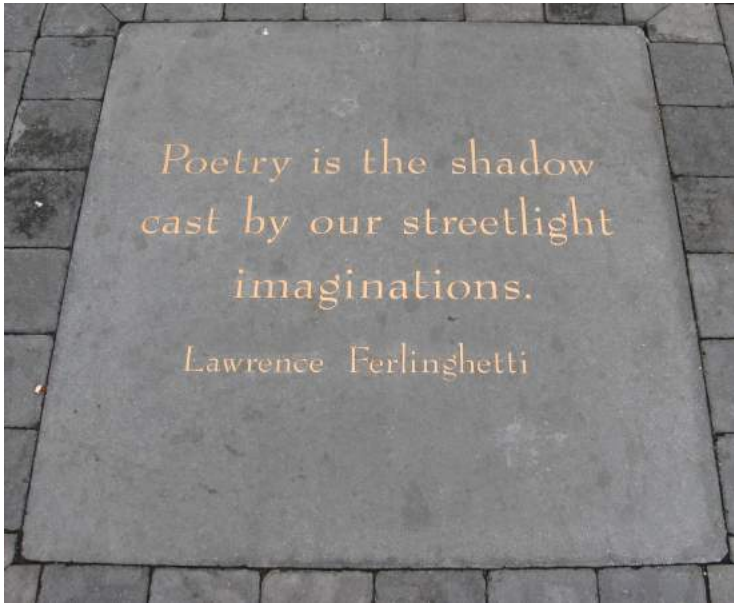
REPRESENT MUSEUM VALUES AND LEAD PEDESTRIAN TO MUSEUM FROM THE EAST WALKING ALONG SIDEWALK





# SIDEWALK PAVERS

## PRECEDENTS FOR BRONZE INSERTS WITHIN PAVERS





# SIDEWALK PAVERS



165th STREET LOOKING EAST



# BRONX MUSEUM OF THE ARTS





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