

**December 19, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 10, LPC-23-10724**

**1030 Amsterdam Avenue (aka 500-502 West 111th Street; 1028-1034 Amsterdam Avenue) – Morningside Heights Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 861 6220 9774

**Passcode:** 575221

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 virtually 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.

Hungarian Pastry Shop  
1030 Amsterdam Avenue, New York

**Storefront design proposal**  
Landmarks Preservation Commission

12/01, 2023





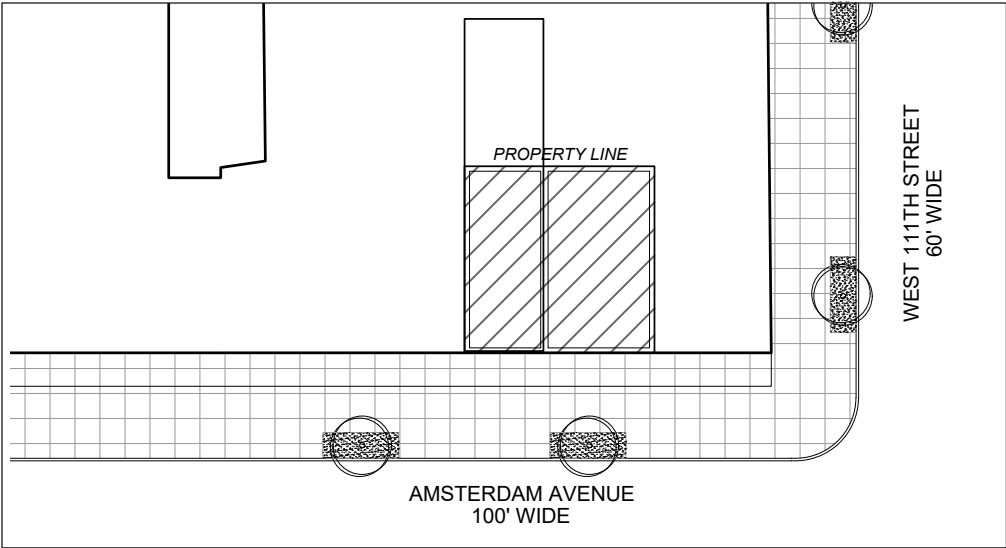
Photo Heather Sten for The New York Times Style Magazine. 2020.



1. EXISTING CONDITIONS | LOCATION & DISTRICT

The Hungarian Pastry Shop is located at 1030 Amsterdam Avenue, New York NY. It is part of the commercial ground floor of a Renaissance Revival style apartment building designed by Neville and Bagge, and built in 1908-09.

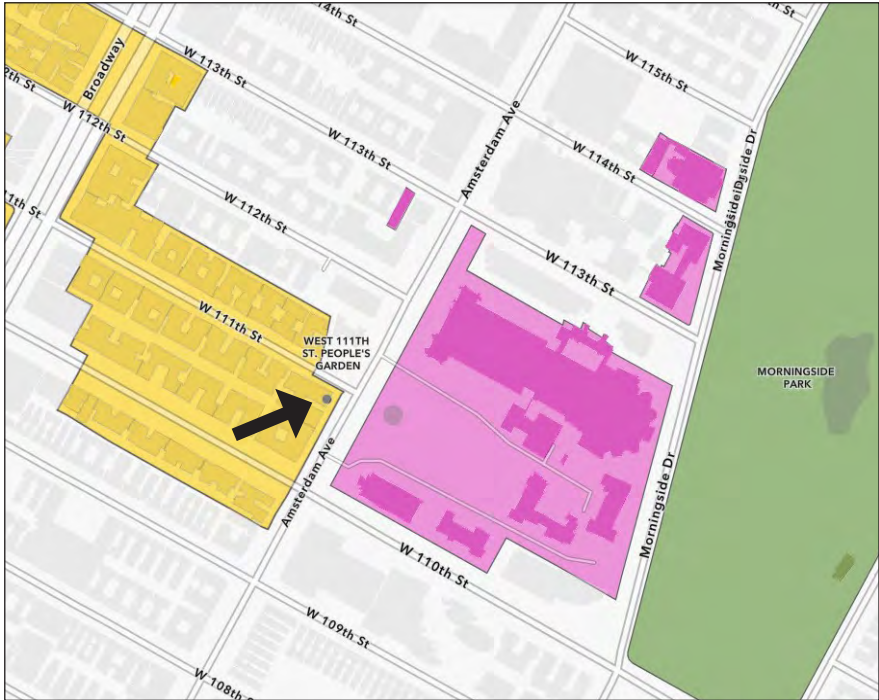
The building is not listed as an individual landmark, yet it is located within the Morningside Heights Historic District, and it faces the West 111th Street People's Garden, adjacent to St. John the Divine Cathedral immediately to the north. The building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.



Site plan



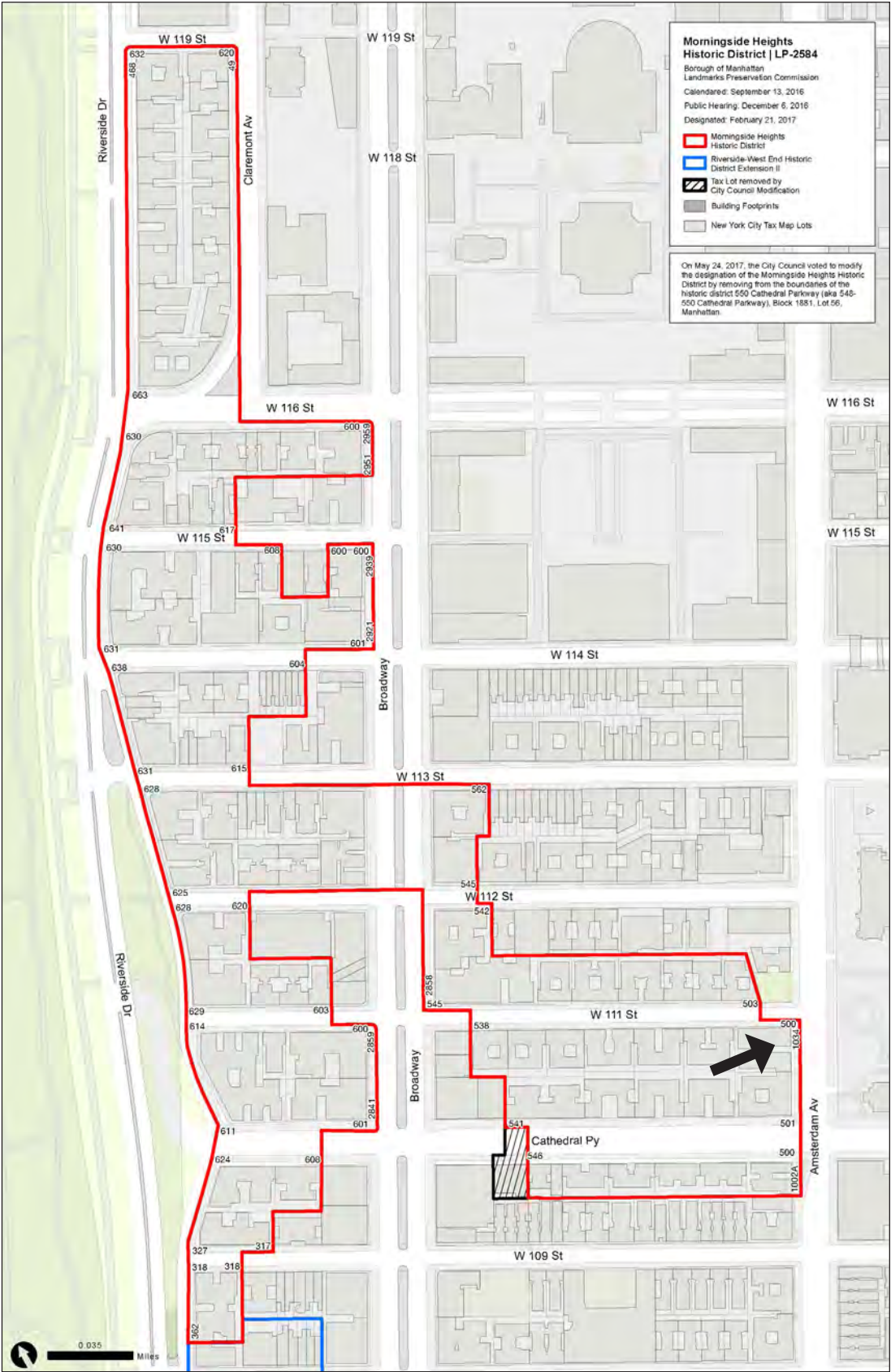
View of the West 111th Street People's Garden and St. John the Divine Cathedral from the Hungarian Pastry Shop.



1030 Amsterdam Avenue (Hungarian Pastry Shop) on the Map of the New York City Landmarks Preservation Commission.



Cathedral Church of St. John the Divine.



1030 Amsterdam Avenue (Hungarian Pastry Shop) on the Morningside Heights Historic District map.







1. EXISTING CONDITIONS | **HISTORICAL PHOTOGRAPHIC RECORDS**

The Hungarian Pastry Shop as we know it was purchased in 1976 by Panagiotis Binioris, Yanni Posnakoff and Theodore Maggos, expanding and reimagining the pastry shop that had existed there since 1961. It consists of two adjacent spaces: one is located within the building's ground floor masonry facade, while the other occupies the one-story volume located within the building's central recessed courtyard.

From 1978 up to the present day, the storefront of the Hungarian Pastry Shop has been adorned with various artworks by Yanni Posnakoff, who co-owned the pastry shop from 1976 until 1992 and was the founding owner of the Symposium Restaurant on w.113th street, also covered, literally wall and ceiling, with Yanni's art.

These conditions, which date back to the 1980s are distinct, historically and aesthetically, from the identified period of significance as it was identified at the time of the historic district designation in 2017. These features were, however, present at the time of the designation. Over the course of the last four decades their imagery has been an integral part of the fabric of the neighborhood.



Circa 1990



Postcard from 1980



Mid 1980s



NYC historical record circa 1940 (prior to Hungarian Pastry Shop's opening)







Paintings outside and inside the café were created by Greek American artist Yanni Posnakoff. For years Yanni was an active artist and creator in the Morningside Heights area with a passion for large community art projects and temporary installations. His art has also been displayed at the Cathedral of St. John the Divine. Yanni’s images, style, and color palette have not only been the back drop for Hungarian Pastry Shop patrons for decades, they are embedded in the history and culture of Morningside Heights.

The Hungarian Pastry Shop itself is a cultural and community hub of the neighborhood. The shop has devoted a wall in the front of the café to the display of over 50 published books that have been written at its tables. Columbia University students have experienced it as an intellectual extension of the campus, a place to write, discuss, and collaborate. Columbia University professors have often used the café as an informal student meeting and lecture space.

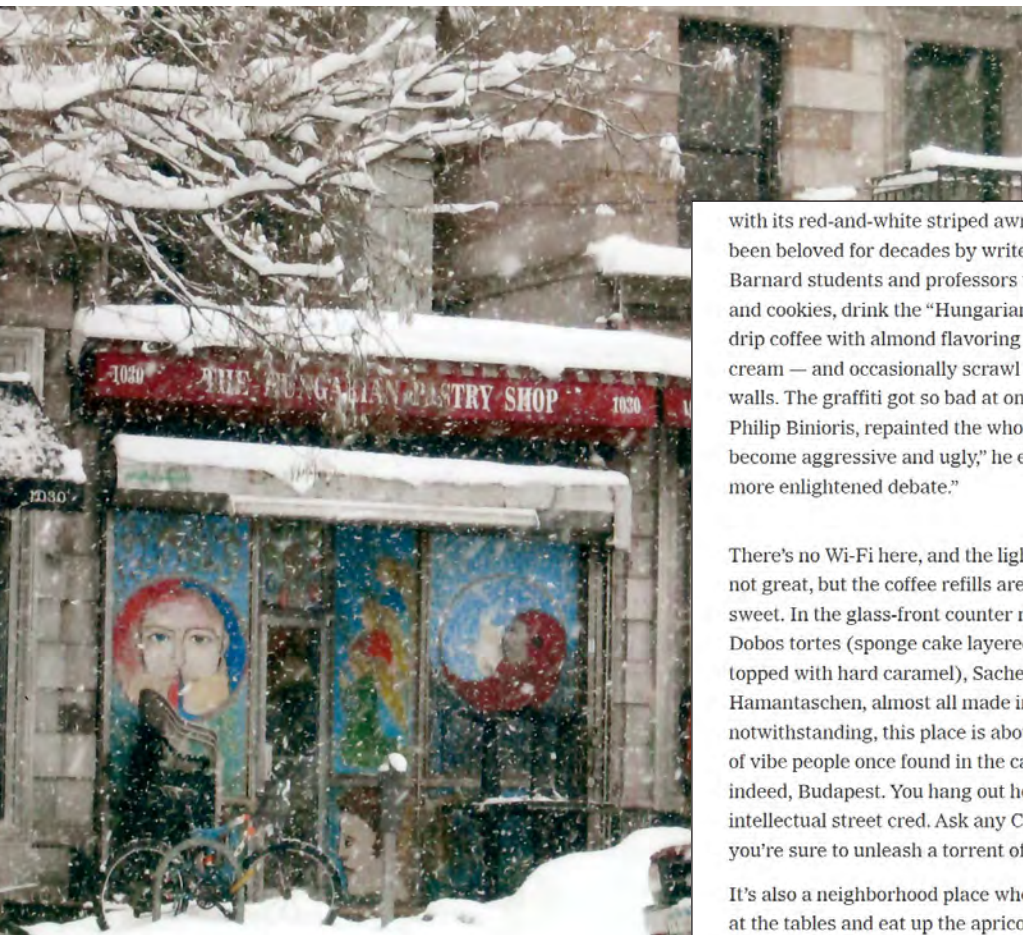
The Hungarian Pastry Shop also has a long and deep connection with the Cathedral of St. John the Divine, dating back to the origin of the Cathedral’s artist in residence program. Many of the community artists and crafts people working at and on the Cathedral were drawn from the milieu of the Pastry Shop’s regular customers.

**"The Hungarian Pastry Shop, as any of its hordes of regulars will eagerly tell you, is a Morningside Heights institution."**

Christopher John Farah, Neighborhood Report, The New York Times, Aug. 3, 2003.



Photo Heather Sten for The New York Times Style Magazine. 2020.



### The New York Cafe Where Writers Go to Work — and Eat Cake

The Hungarian Pastry Shop on Manhattan's Upper West Side has fed generations of authors and students.

*In [this series](#) for T, the author Reggie Nadelson revisits New York institutions that have defined cool for decades, from time-honored restaurants to unsung dives.*

“It’s hard to think of a better example than the Hungarian Pastry Shop of what makes one love a city, a neighborhood, a place,” says the poet and writer [Rachel Hadas](#). “That ‘what’ is hard to define but easy to recognize and to remember. It’s a combination: the location and the people, the coffee and the weather, the croissants and the conversations.”

Hadas has been coming to this small coffee shop on Amsterdam Avenue and 111th Street, opposite St. John the Divine, New York’s grandest cathedral, since the late ’80s. In those early years, after she dropped her son off for school nearby, she visited almost every day; now, it’s usually a couple of times a month. And she is not alone in her affection for the place. [The Hungarian Pastry Shop](#),

Hungarian Pastry Shop in The New York Times Style Magazine. 2020.

with its red-and-white striped awning and rickety metal chairs, has been beloved for decades by writers as well as Columbia and Barnard students and professors who come to eat its rich cakes and cookies, drink the “Hungarian coffee” — a sweet and strong drip coffee with almond flavoring and a mountain of whipped cream — and occasionally scrawl their politics on the bathroom walls. The graffiti got so bad at one point that the cafe’s owner, Philip Binioris, repainted the whole room. “The discourse had become aggressive and ugly,” he explains. “People are capable of more enlightened debate.”

There’s no Wi-Fi here, and the lighting in the long, narrow room is not great, but the coffee refills are free and the pastries large and sweet. In the glass-front counter near the entrance to the shop are Dobos tortes (sponge cake layered with chocolate buttercream and topped with hard caramel), Sacher tortes, strudels and Hamantaschen, almost all made in house. But pastries notwithstanding, this place is about the atmosphere; it has the kind of vibe people once found in the cafes of Paris or Heidelberg or, indeed, Budapest. You hang out here, you attain a kind of intellectual street cred. Ask any Columbia alumna about it and you’re sure to unleash a torrent of postgrad nostalgia.

It’s also a neighborhood place where local families and kids linger at the tables and eat up the apricot Linzer tarts and pains au chocolat, and it has remained much the same since 1976, when Philip’s parents, Peter and Wendy Binioris, bought the shop from the Hungarian couple who had opened it in 1961. According to Philip, there was a large Hungarian and Czech community in the area in those days. “My father started working as a busboy at [Symposium](#), another restaurant, in the early 1970s, after emigrating from Greece,” he says. Later, Peter became a waiter at Symposium and eventually, with his wife, took over the cafe. Hadas recalls asking Wendy and Peter years ago how they managed to run the place with four children under the age of 6, including Philip. “Wendy replied, ‘I have no idea. I can’t remember.’” But manage they did. “The family seemed harmonious,” says Hadas, “and for countless denizens of Morningside Heights, the pastry shop was always a friendly place of refuge and peace.”

Philip worked here after school from the time he was 13, and in 2012, when his father retired, he took it over. As he chats one morning when I visit, he stops to wave at a friend, then hurries to make a cappuccino. “It’s our daily customers who make us what we are,” he says. “They really love the place, and they keep us honest. It is a common occurrence for us to have someone walk up to the counter and tell us, ‘It’s exactly the same as it was 10, 20, 30 years ago.’ That’s a big deal in a city that changes so quickly.” Hadas agrees: “It’s the way it changes constantly but also remains reliably and reassuringly the same, so that the very changes are

part of what one expects. Philip, whom I remember as a small boy, is now a tall, bespectacled father. Waitresses come and go. Children grow up; Cathedral School and Columbia and Barnard students graduate.”

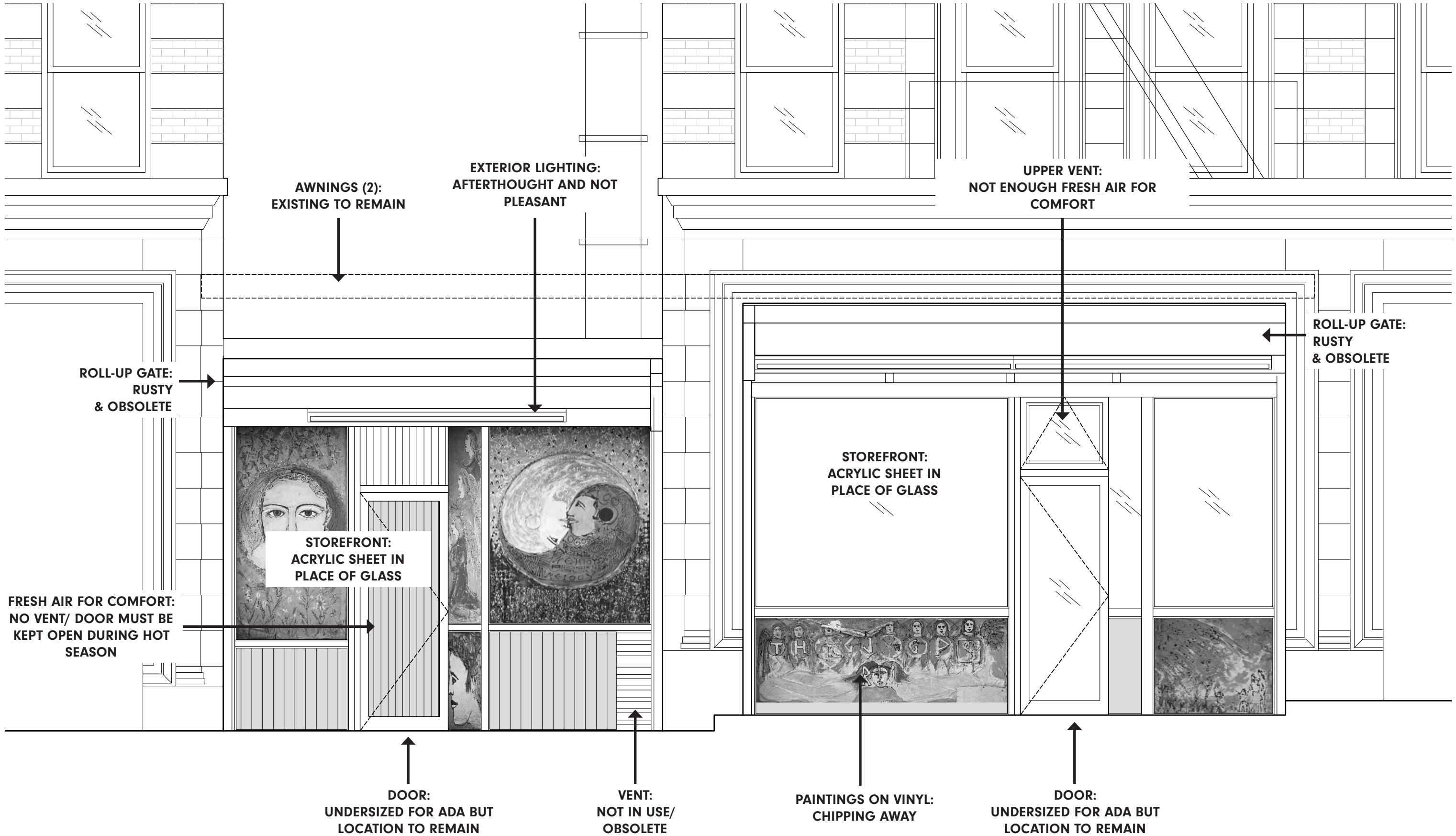
[Andrew Delbanco](#), the Alexander Hamilton Professor of American Studies at Columbia and the author of the 2018 book “The War Before the War,” recalls the cafe as a snug shelter on winter mornings, one where he and his wife, Dawn, would stop after they dropped their daughter, Yvonne, off at school. “Back in the ’80s and early ’90s, the Hungarian became a sort of writing studio for me — a place where one could somehow be sociable and focused on work at the same time,” Andrew explains. “I wasn’t the only writer who developed a language of nods and waves that signaled to friends whether one was there to work or to schmooze.” Whereas other regulars relied on the caffeine, in Andrew’s case, “I became completely dependent on the almond horn pastry — the crunchier the better — which got my working day off to a great start.”

This little pastry shop community is emblematic of an intensely tribal New York tradition where everyone is interconnected if only by virtue of being here over the years. Some regulars share a love for the cakes, others are joined by lives that revolve around the nearby university. I know a publisher who remembers the place with fondness from her Barnard years — how she was young there, how she waited for a boyfriend, how she wrote her thesis at one of the tables. “I had memorable coffee hours here with the poets Jane Cooper and, later, Rachel Wetzsteon, both of whom lived around the corner on 110th Street,” says Hadas.

On a winter afternoon, I’m sitting at a table in the cafe eating a pastry with Yvonne and Dawn Delbanco. Yvonne, now 35, went to school with Philip Binioris’s sister Sofia. “Their father would allow us to ‘help’ make cookies — I think it was the raspberry and apricot Linzer tarts,” Yvonne says. “We were actually allowed to sell some of our better-looking creations.” Hadas, who is Dawn’s best friend, can recall a whole world passing through the pastry shop. “It has been a regular meeting place for endless conversations about children, parents, husbands, school, literature, art, life and death,” she says. “In the spring of 2019, my husband and I made the acquaintance of Simone, the infant daughter of Yvonne Delbanco and her wife, Emilia Hermann. Where else would we meet but at the pastry shop?”

Philip stops by to chat for a moment and then directs my attention to the wall across from the pastry counter, featuring many books at least partly written in the cafe. There are novels by [Julie Otsuka](#) (2002’s “When the Emperor Was Divine” and 2011’s “Buddha in the Attic”) and [Rivka Galchen](#) (2008’s “Atmospheric Disturbances”), short stories by [Nathan Englander](#) (1996’s “For the Relief of Unbearable Urges”) and [Ta-Nehisi Coates](#)’s 2015 nonfiction work “Between the World and Me.” “What I love most about the wall is the variety,” Philip says. “Just like the city we live in, there is a little bit of everything, from self-help to academic works, philosophy to children’s books, fiction and nonfiction — award winners and not, they all belong, and they are all part of our community.”







1. EXISTING CONDITIONS | **PHOTOS OF CURRENT STATE**

The existing storefront dates back to 1978, and it has not been renovated since. The existing storefront is in no way energy efficient, leaking cold air in summer and hot air in winter. Its deterioration also makes it difficult to seal against the incursion of vermin from the street.

In addition, neither door meets ADA clearance and approach requirements.



Photo of current state: original painting on vinyl is peeling off.



Photo of current state: facade is made of aluminum parts, wood frames and acrylic filling.

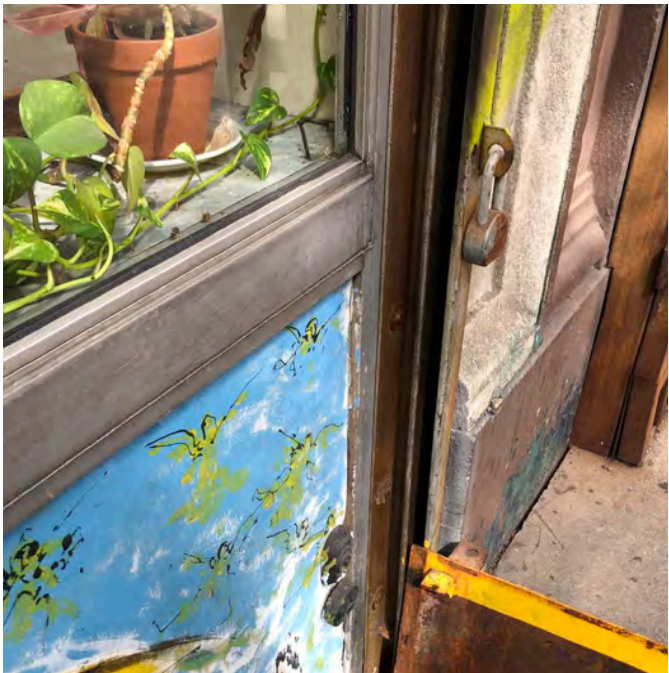
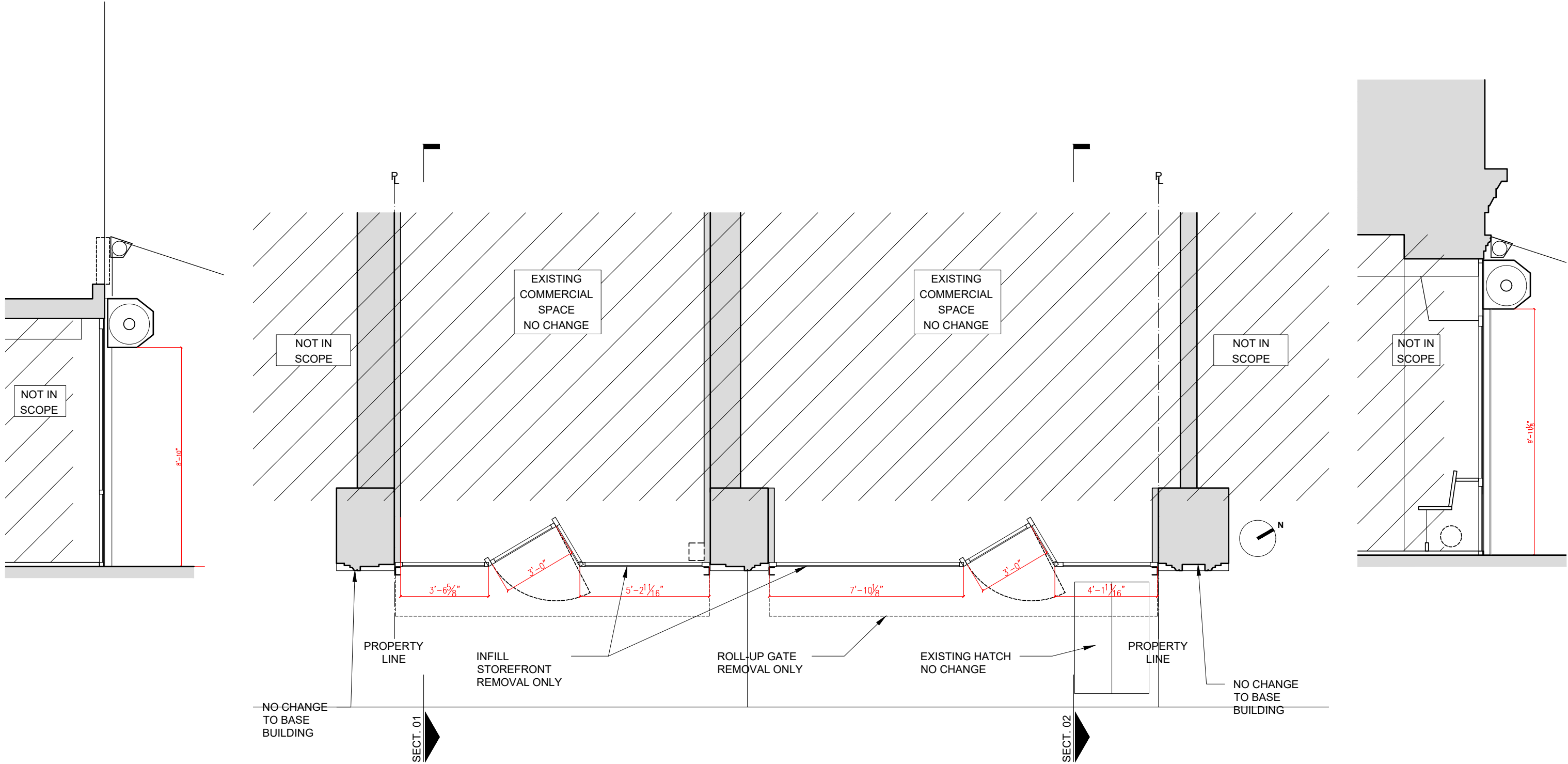


Photo of current state: roll-up gate track is rusty.



Photo of current state: outside lighting was an afterthought and electric installation is precarious.





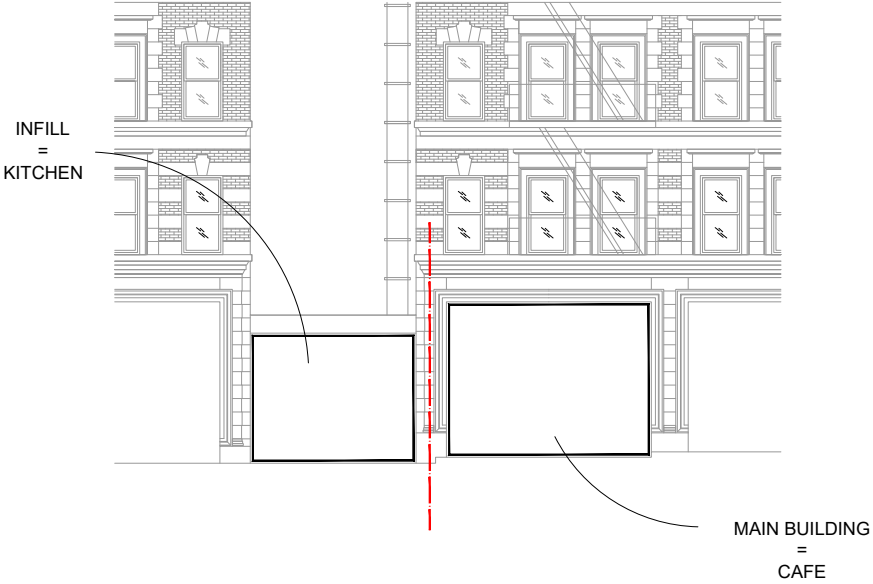
Section 01

Plan

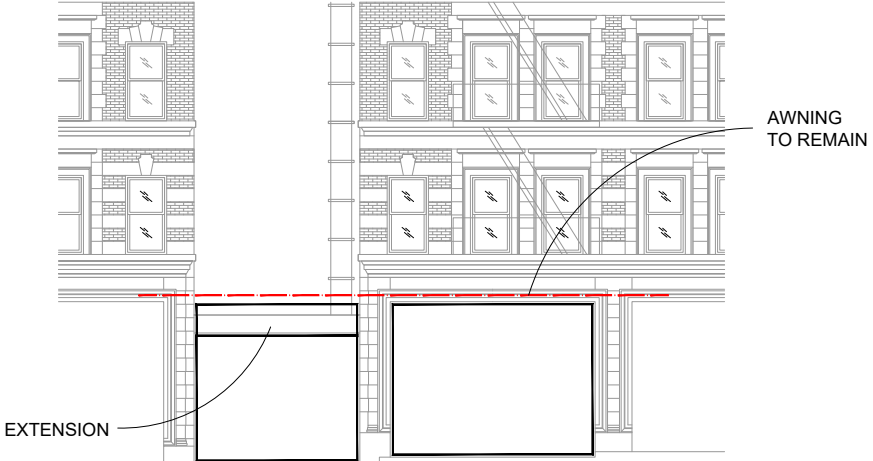
Section 02



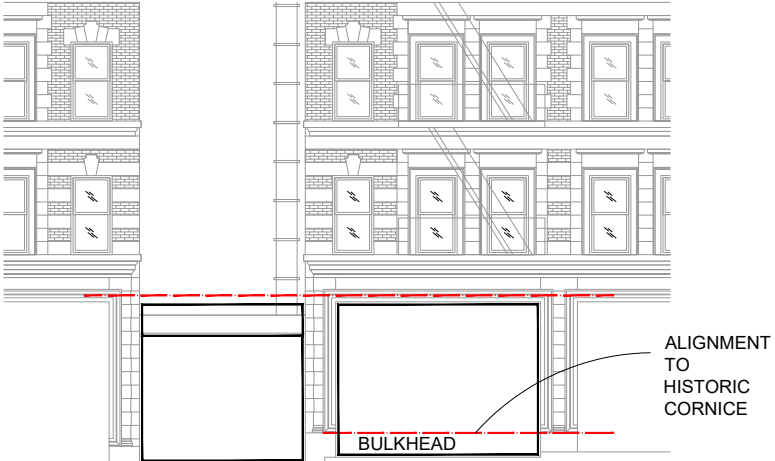
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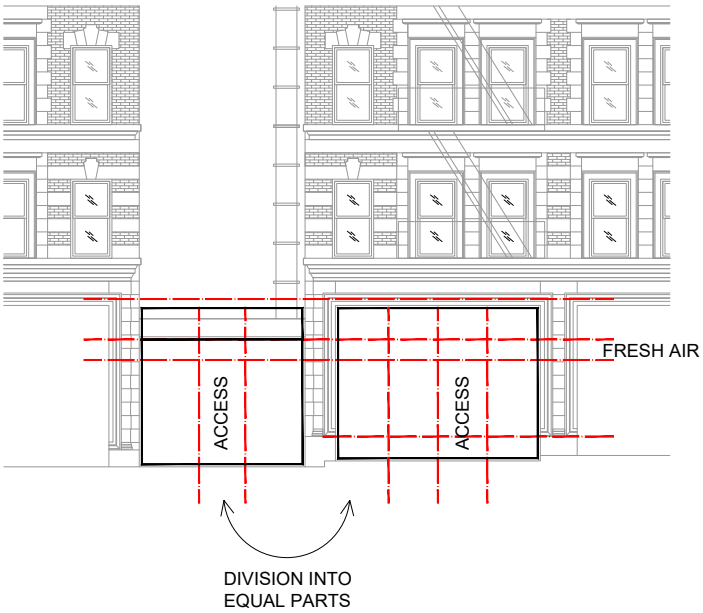
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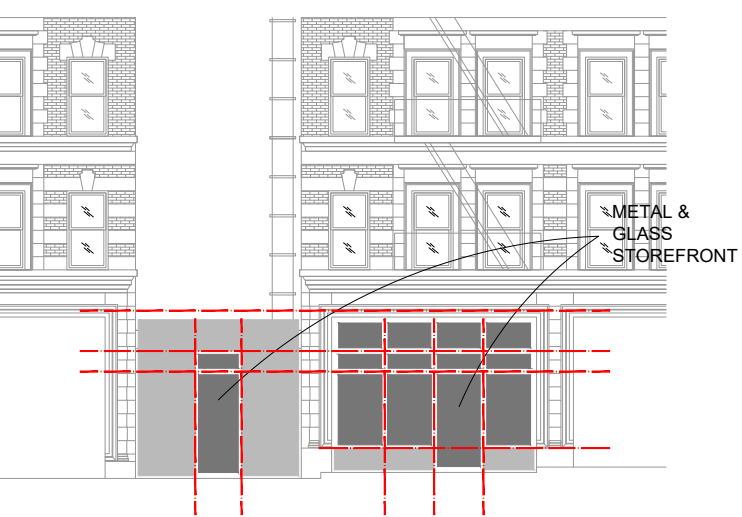
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5



6







- 1 - AWNING
- 2 - ROLL-UP GATE
- 3 - KITCHEN STOREFRONT (OPAQUE)
- 4 - KITCHEN FRONT DOOR
- 5 - VENT (DECOMMISSIONED)
- 6 - CAFE STOREFRONT
- 7 - CAFE FRONT DOOR
- 8 - CAFE STOREFRONT (OPAQUE)



ARTWORK  
=  
IDENTITY

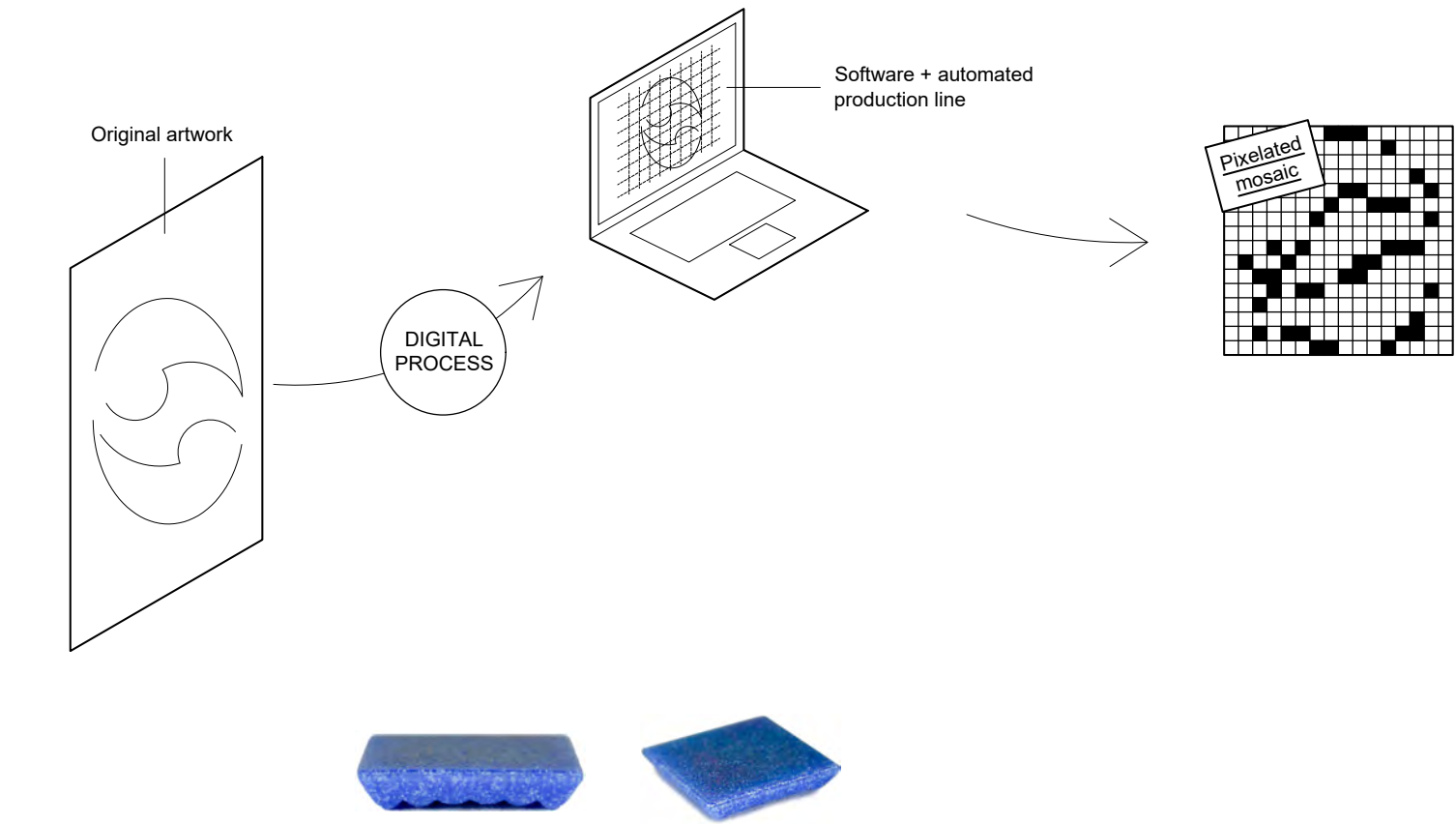




- 1 - AWNING (TO REMAIN)
- 2 - VENT (LIGHT + AIR)
- 3 - OPAQUE INFILL WALL
- 4 - KITCHEN FRONT DOOR: ADA COMPLIANT
- 5 - TRANSPARENT STOREFRONT
- 6 - CAFE FRONT DOOR: ADA COMPLIANT







**MATERIAL:  
VITREOUS GLASS**

SIZE: 3/4" x 3/4" x 1/8"						
COLORS: 136 available						
FINISHES: Metallic, Opalescent, Specialty						
APPLICATIONS:						
Interior	Exterior	Residential	Commercial	Wall	Pool	Floor
✓	✓	✓	✓	✓	✓	light residential traffic
STATS:						
Sheet Dimensions:		12.51" x 12.51"				
Tiles per Row/Column:		15 x 15				
Tiles per Sheet:		225				
Sheet Weight:		1.45 lbs				
Grout Spacing:		.045" (1.13mm)				

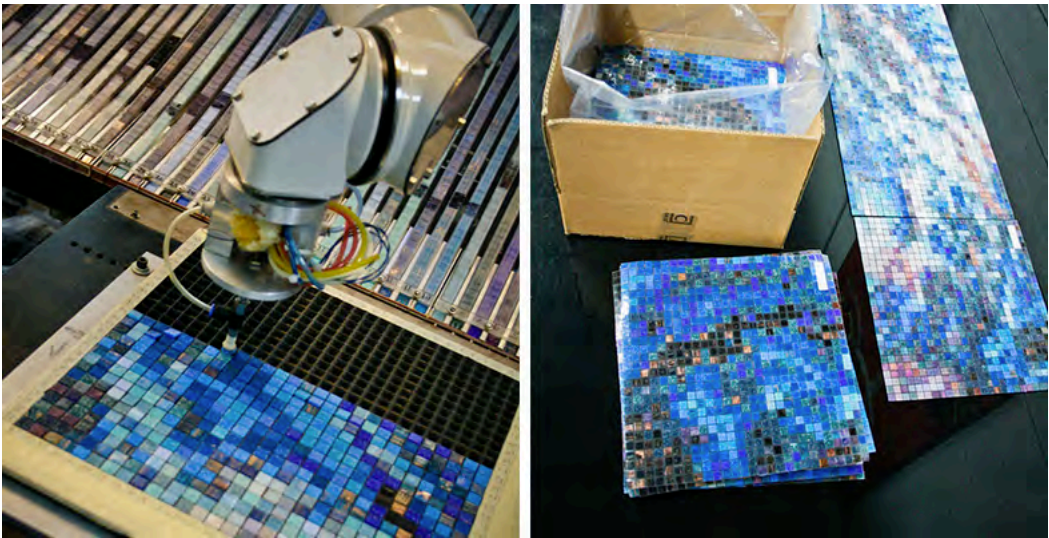
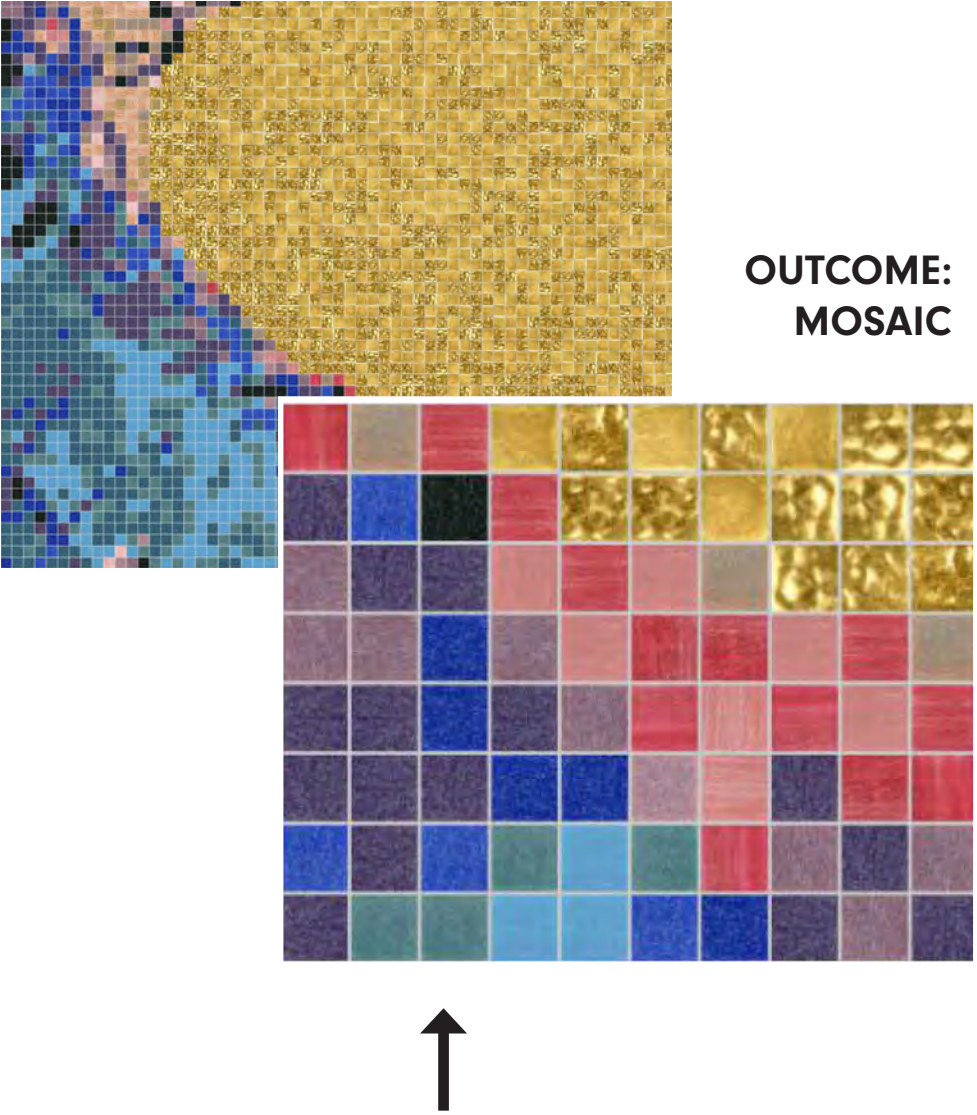
**DESCRIPTION**

Artaic's vitreous glass is our most popular tile material. An extensive color palette with many finish options lead to vibrant and dynamic surfaces of mosaic imagery. Tile is the perfect way to inject style into any design without losing functionality.

**VITREOUS GLASS:**

- through-body color
- resistant to fading
- resistant to staining
- resistant to chemicals
- resistant to fire
- suitable for any indoor or outdoor projects as well as for use in wet areas
- fabricated in the USA

1/2" vitreous glass tile size provides a low price-point for large projects. Each sheet is labeled and matched on an installation diagram.



**FABRICATION**

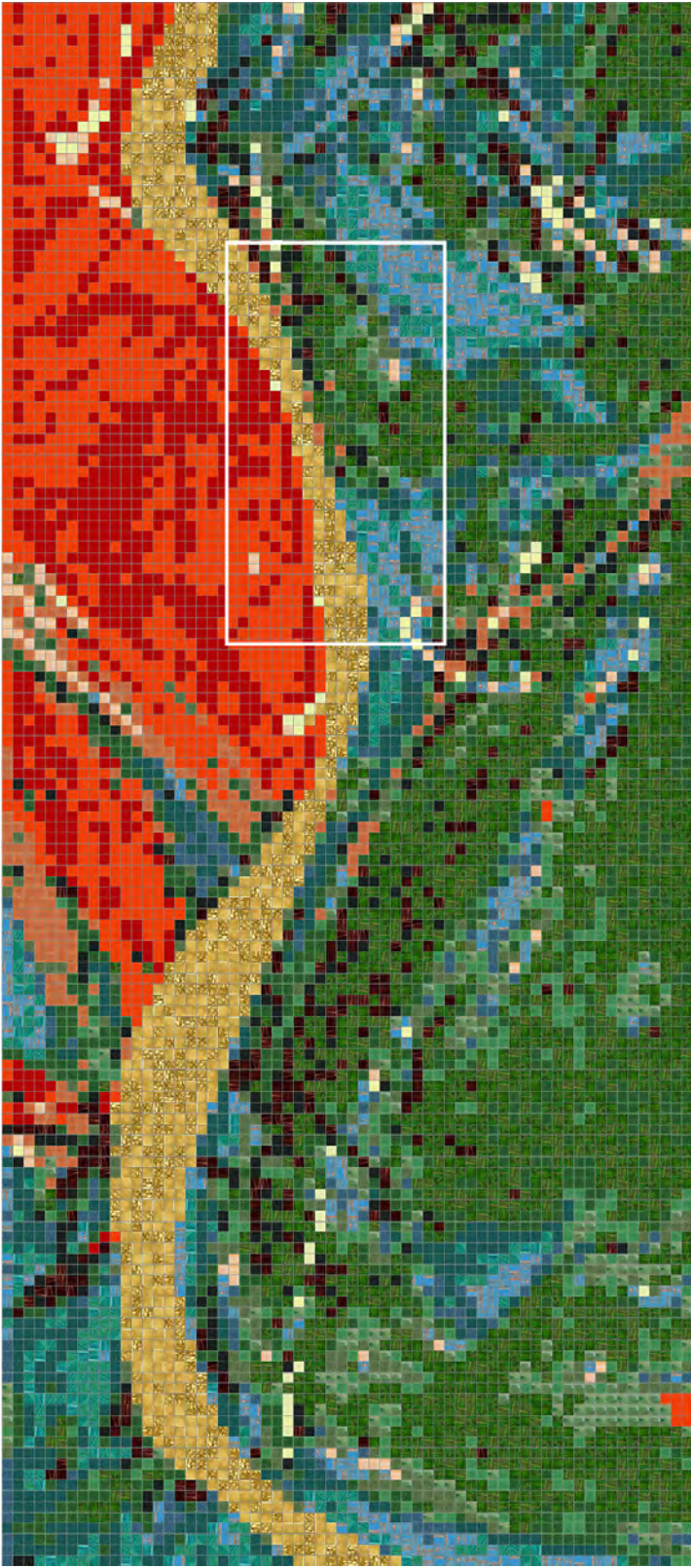


Design ID:	4.2.1	Revision Date:	06-23-2022
Mosaic Area:	44.65 ft²	Rep:	Dubois Interiors New York
Units:	1	Rep Email:	lu@artaic.com
Total Area:	44.65 ft²	Rep Cell:	781-718-5627

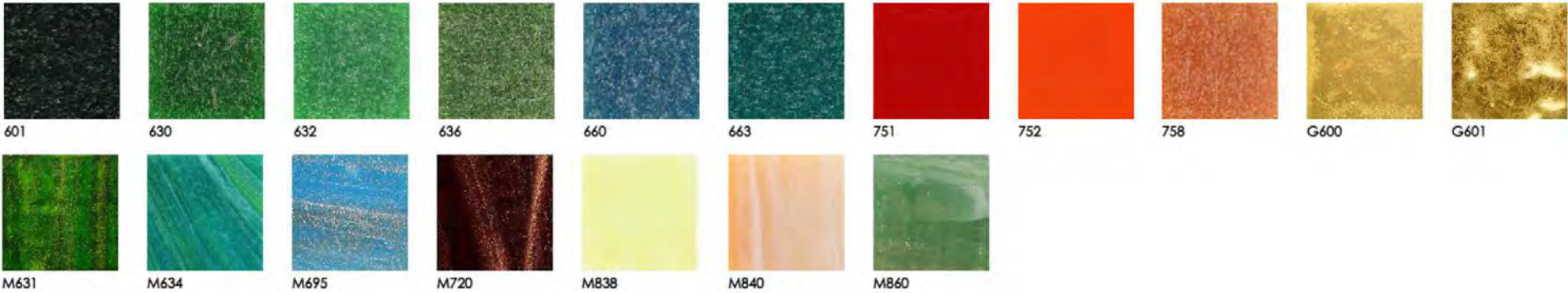


Notes: Mosaic item is made to order, at exact dimensions needed - Do not over order when bidding. Images are not drawn to scale.

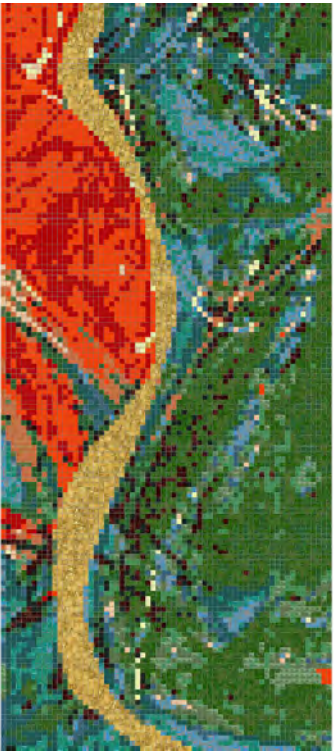
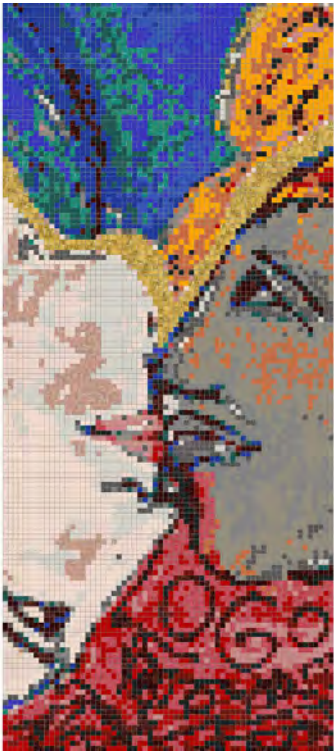
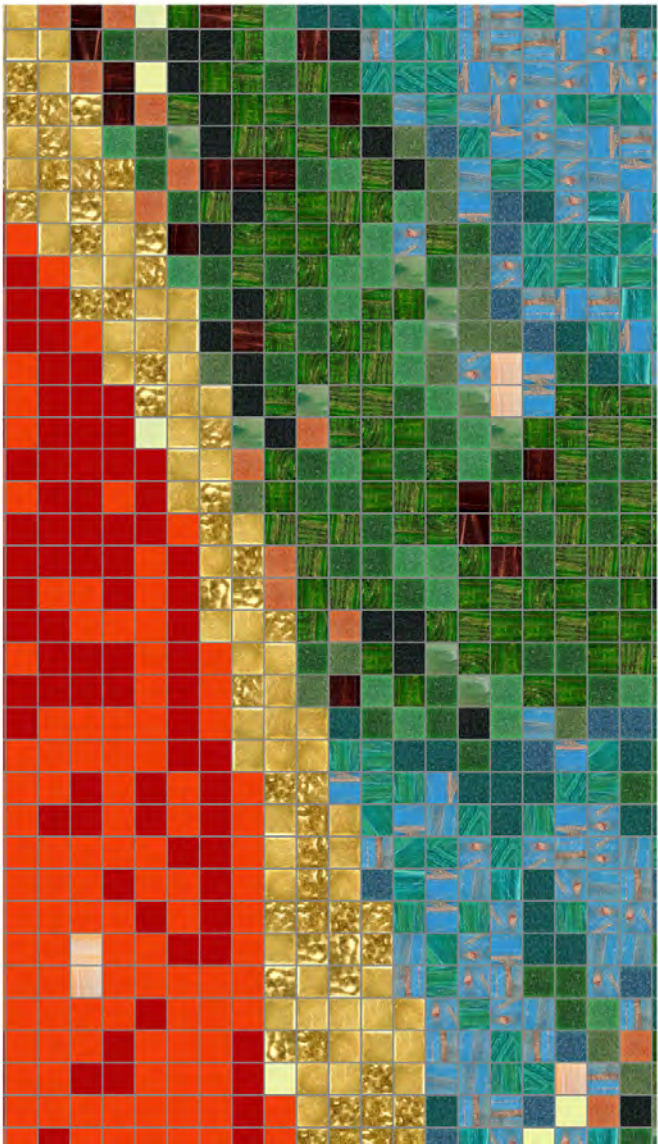
Designer approval for production      Date



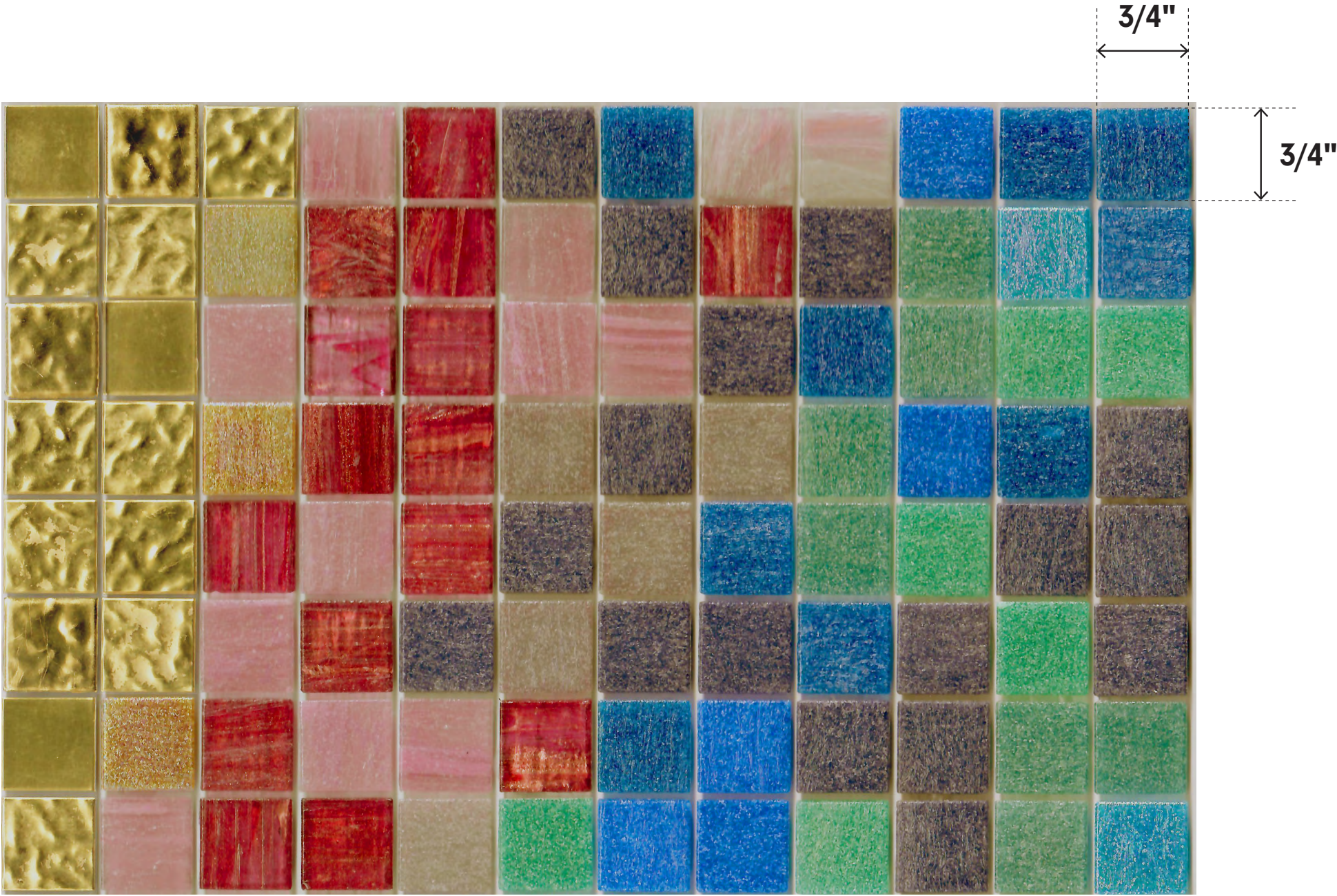
Vitreous Glass



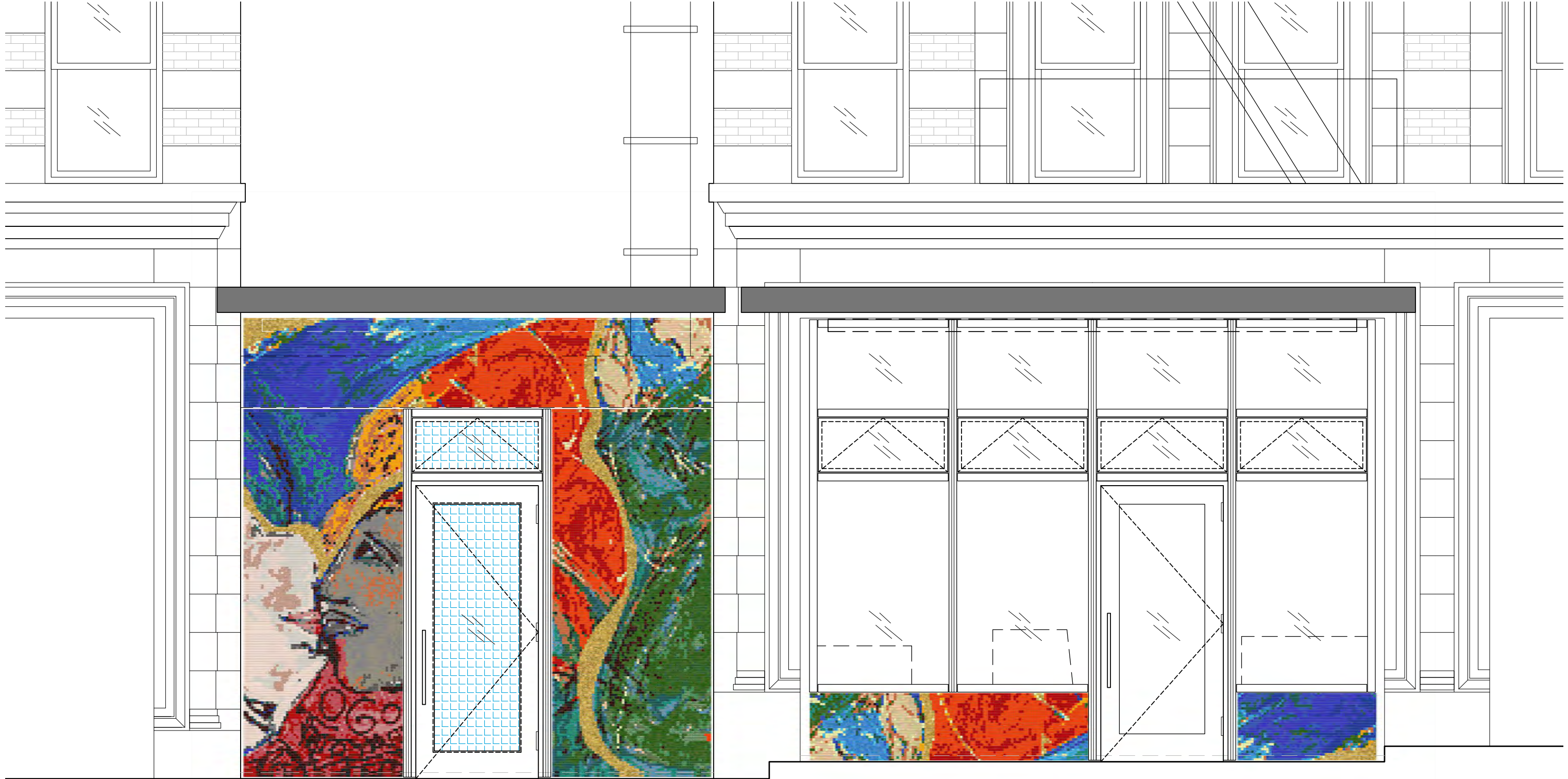
Detail



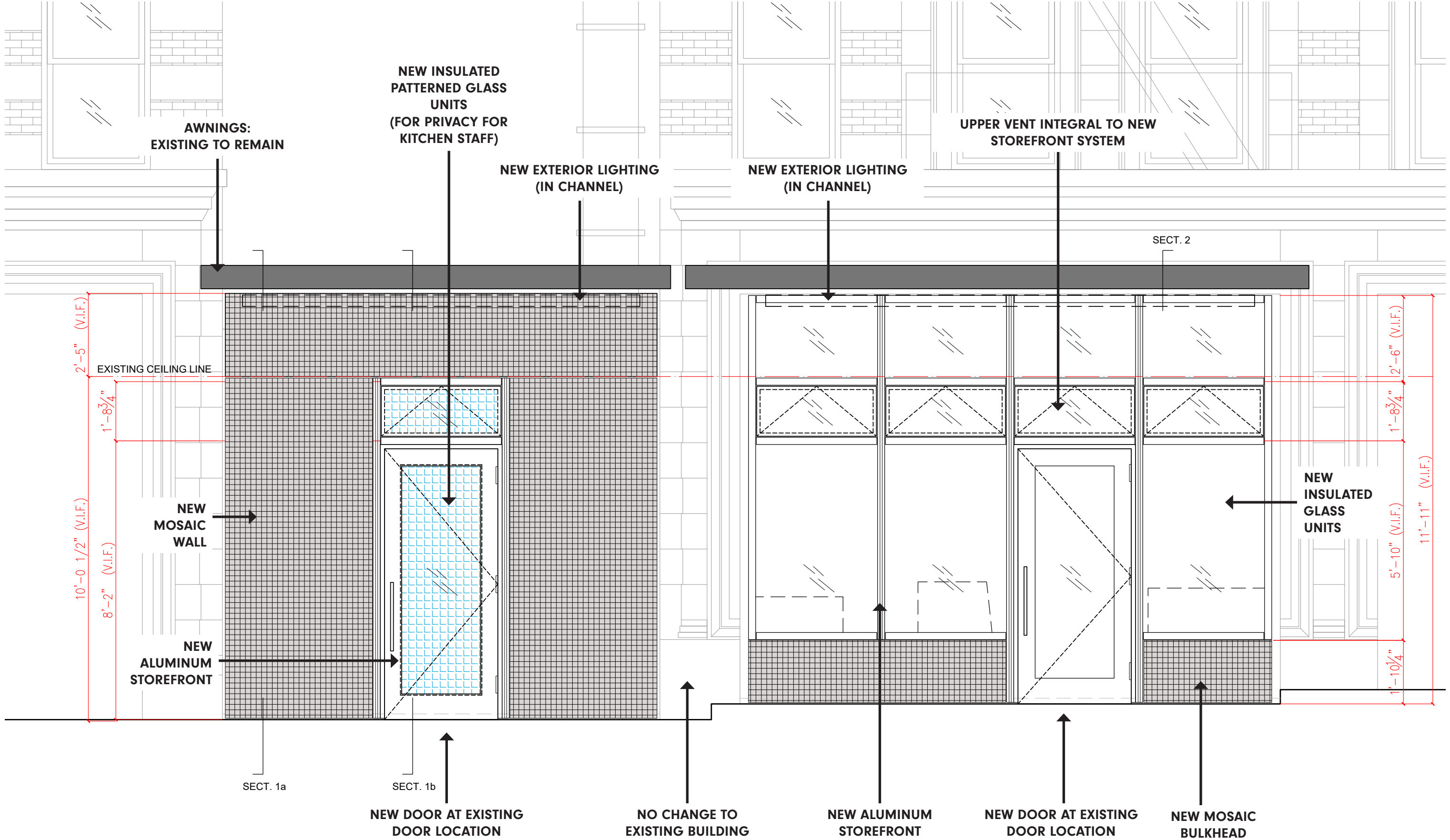




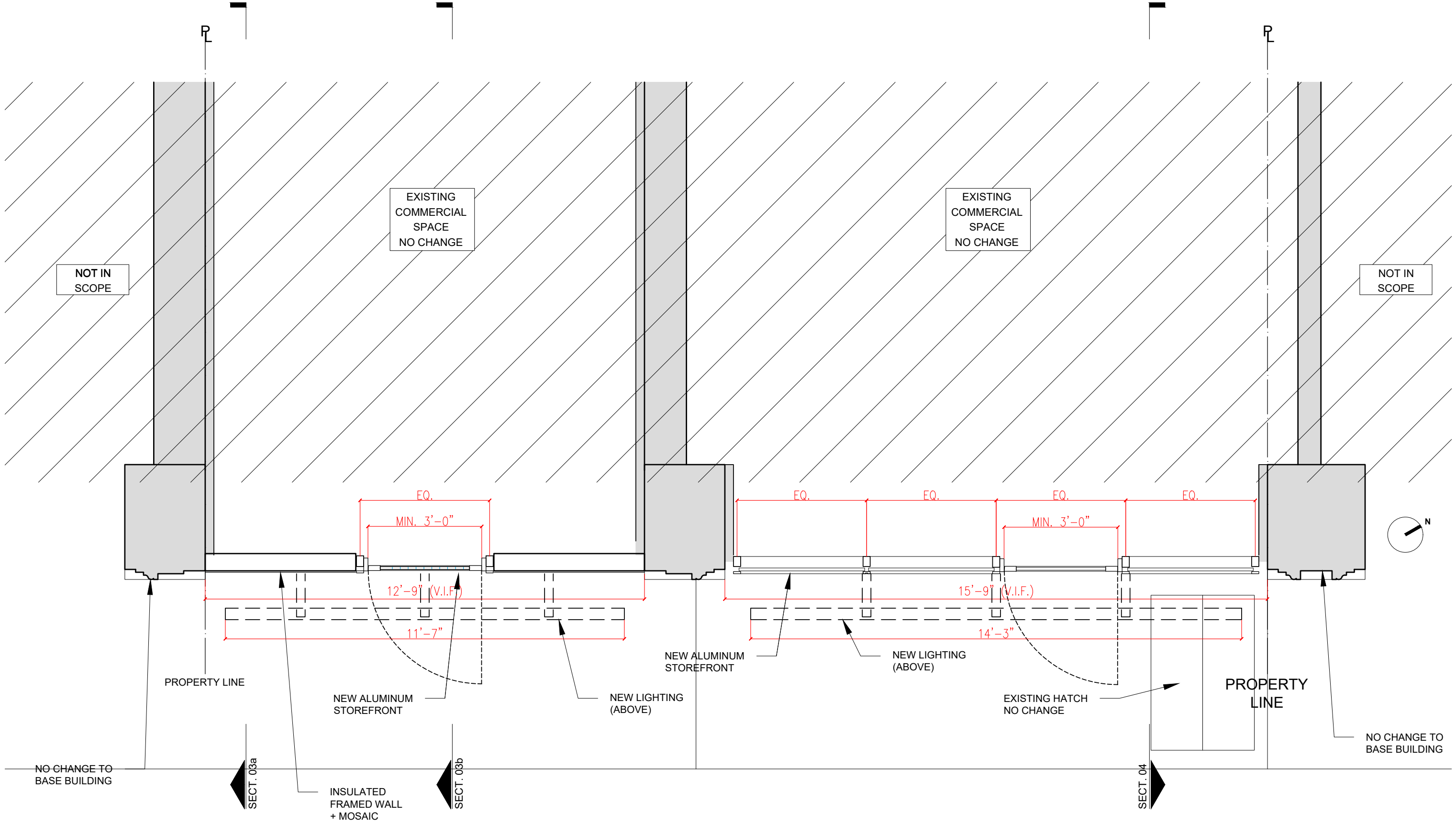




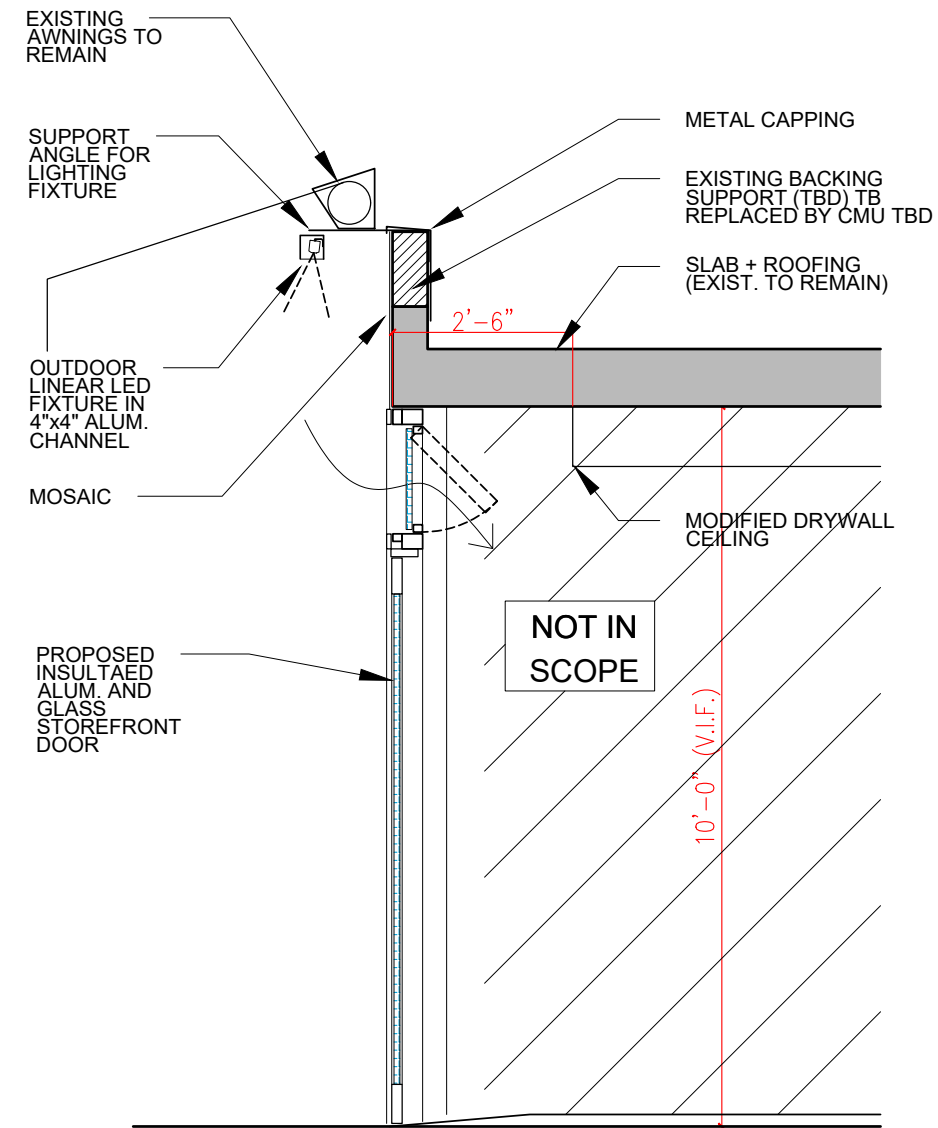




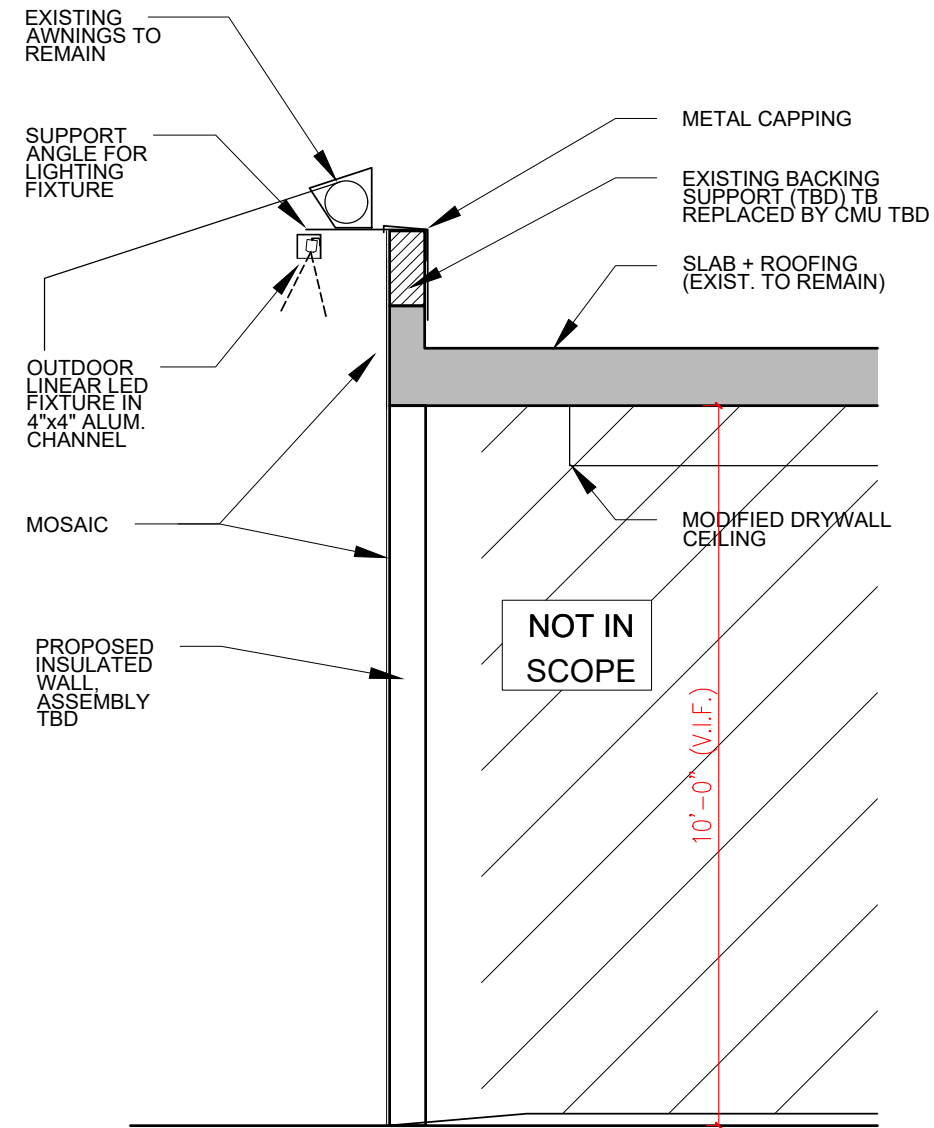




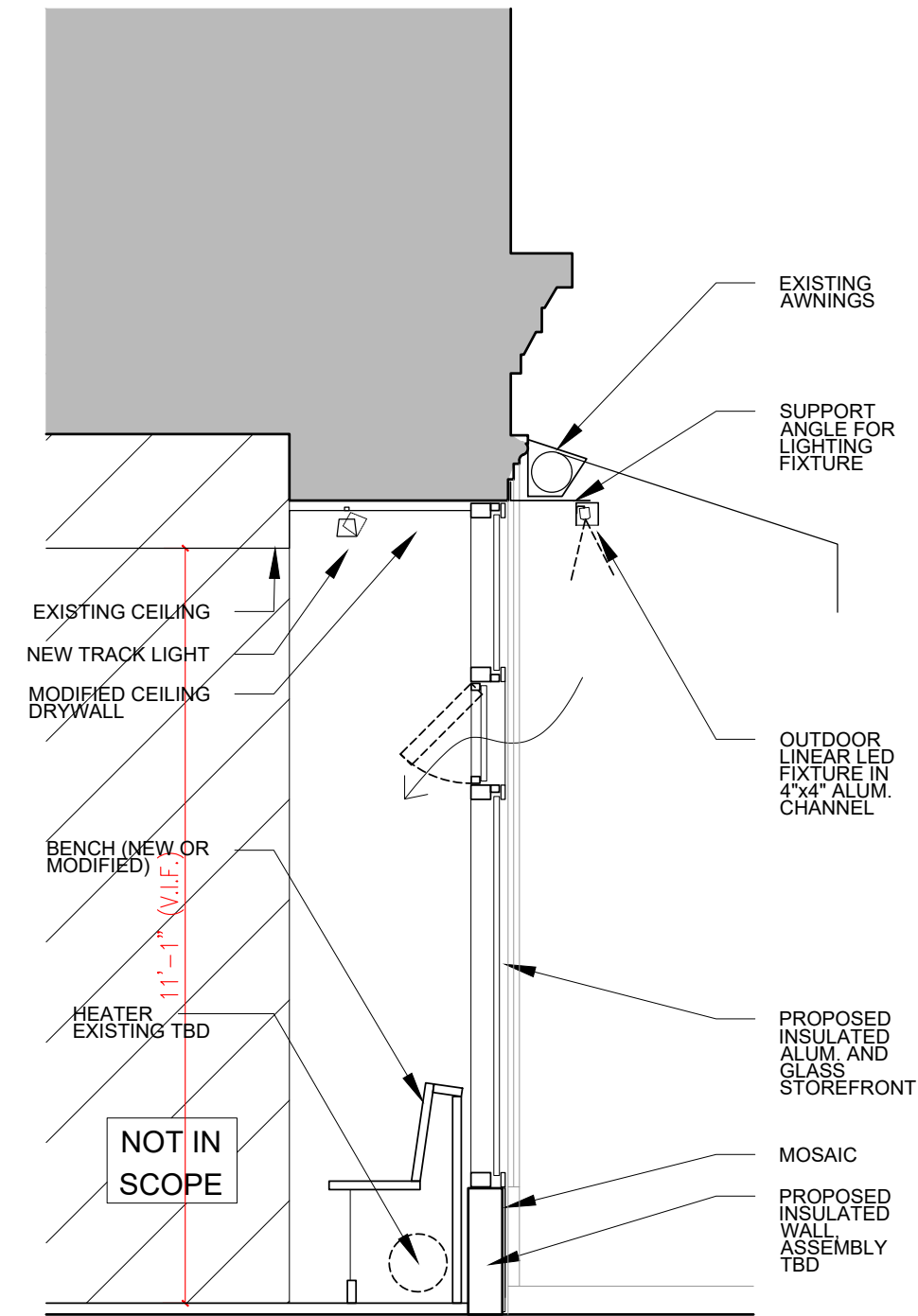




Section 3a



Section 3b

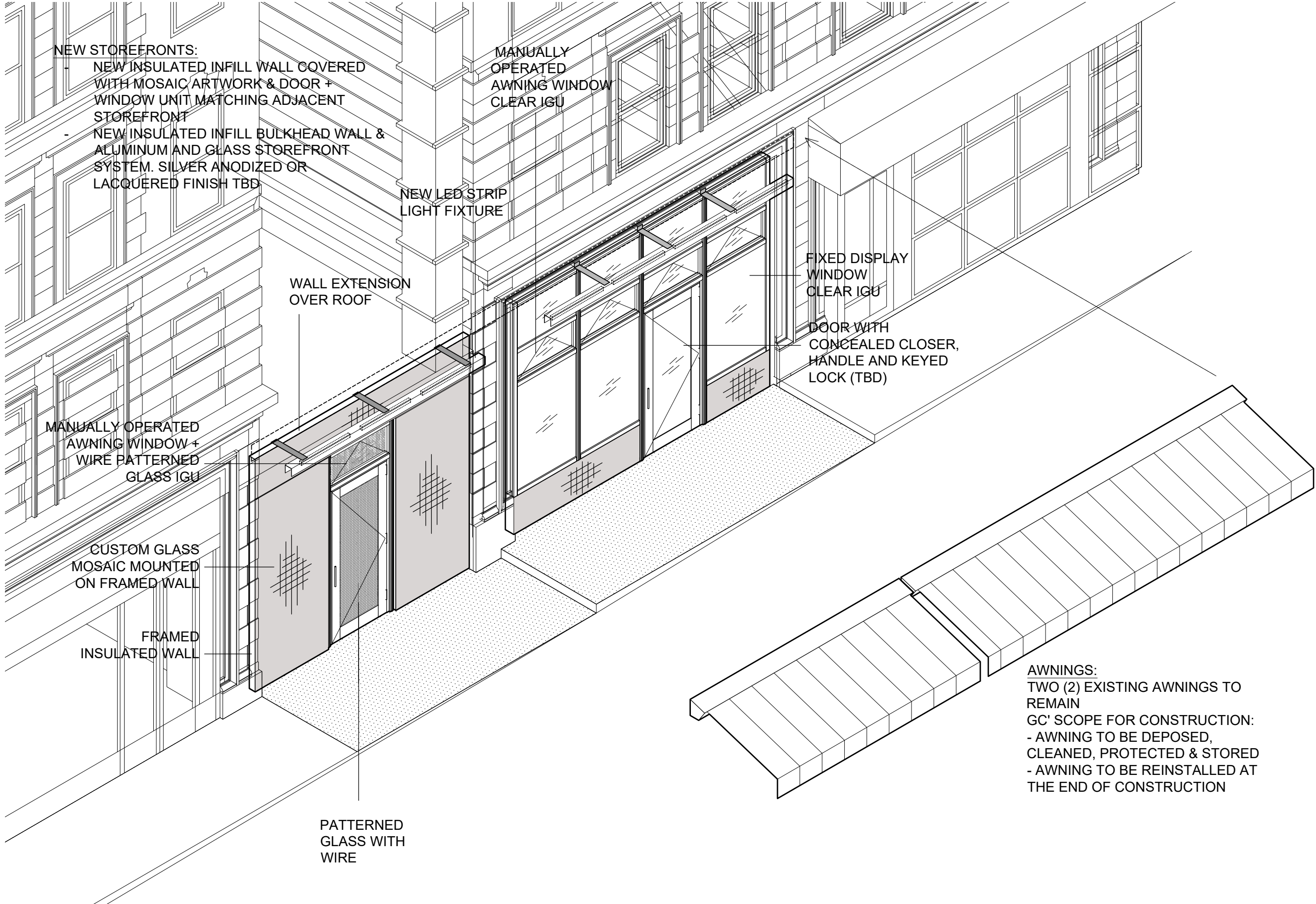


Section 4





















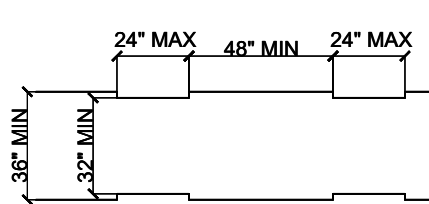


GENERAL NOTES

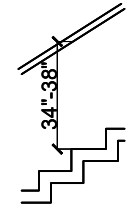
- Contractor shall perform all work in accordance to OSHA Safety Regulation.
- Prior to the commencement of any work contractor shall insure that all power and water is turned off and power panel is covered.
- Contractor shall maintain at least on 20LB (ABC) fire extinguisher on each floor.
- Contractor shall maintain dust control when removing materials from the building.
- Clean-out contractor shall be responsible for all parking and traffic control during clean-out process.
- Any and all floor framing and sheathing that seems questionable by builder shall be documented and architect's opinion requested. Probing to be conducted prior to removal of any and all partitions.
- Reinforcing required prior to removal of any and all load bearing conditions. Notify architect and designer for sizing of steel supports if necessary.
- All work shall conform to the requirements of New York City Building Code, Fire Department regulations, utility company requirements, and the best trade practices.
- Before commencing work, the Contractor shall file all required Certificates of Insurance with the Department of Buildings, obtain all required Permits and pay all fees required by governing New York City agencies.
- The contractor shall verify all existing conditions in the field prior to commencing work, and shall report any discrepancies between drawings and field conditions to the Architect.
- Minor details not usually shown or specified, but necessary for the proper construction of any part of the work shall be included as if they were indicated in the drawings.
- The contractor shall coordinate all work procedures with requirements of local authorities and building management.
- The contractor shall be responsible for the protection of all conditions and materials within the proposed construction area. The Contractor shall design and install adequate shoring and bracing for all structural or removal tasks. The Contractor shall have sole responsibility for any damage or injuries caused by or during the execution of the work.
- The Contractor shall lay out his own work, and shall provide all dimensions required for other trades, who shall arrange for and obtain inspections and required sign-offs.
- The plumbing and electrical work shall be performed by persons licensed in their trades, who shall arrange for and obtain inspections and required sign-offs.
- The Contractor shall do all cutting, patching, repairing as required to perform all of the work indicated on the drawings, and all other work that may be required to complete the job.
- All piping and wiring shall be removed to a point of concealment and shall be properly capped or plugged.
- The Contractor, upon completion of the work, shall apply for Department of Buildings inspection and sign-offs as required.
- These notes are to be read in conjunction with the material catalog and these drawings. In the event of conflict between the information on the drawings, these notes, and material and equipment catalog, the most stringent requirements shall govern.
- The Contractor is responsible for coordinating Structural, Mechanical, Electrical, and Plumbing work with the work shown on these drawings. Discrepancies and/or interferences shall be reported to the Architect immediately.
- The Contractor shall visit the site and verify all job conditions, dimensions, and details prior to submitting any bids, including utilities, sanitary and sewer. The Owner shall be notified of any discrepancies or omissions which could interfere with the satisfactory completion of the project prior to the submission of bids in order to discover and resolve any lack of definition, or conflicts between the drawings and field conditions.
- The Contractor and Subcontractors shall review the full content of the Drawings for discrepancies and omissions prior to commencement of the Work.
- The Contractor shall protect and be responsible for any existing structures, facilities, and improvements adjoining the area under the Construction Contract. Any disturbance or damage to adjoining property resulting directly or indirectly from the Contractor's operations shall be promptly restored, repaired or replaced to the satisfaction of the Owner at no additional cost.
- The Contractor expressly warrants and guarantees to the Architect and Designer that all Work performed by the Contractors, its Workmen, Suppliers and Subcontractors shall conform to the requirements of the Drawings with its customer, the Owner, and shall be performed in a safe and careful manner.
- A copy of the latest set of Drawings and Material and Equipment Catalog shall be kept at the job site for review by the Owner, Architect, Designer or inspectors.
- Dimensions take precedence over scaled measurements. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted 'typical' imply all like conditions treated similarly, unless noted otherwise. The architectural details shown are intended to further illustrate the visual design concept for this project. Building code requirements, structural considerations, trade association manuals and publications and product manufacturer's writtent instructions shall also be considered in order to complete the construction details, and in some cases may supercede the details. Large scale details shall govern over small scale plans.
- Any addition, deletion, or change in the scope of work described by the Plans shall be by written change order only. Any approval required from building official for a change in the Work shall be the responsibility of the Contractor.
- Substitutions of specific materials or products listed on drawings, schedules, or notes shall not be made without written authorization by the Architect, or Owner. The Contractor and Subcontractors shall not make structural substitutions without written authorization from the structural engineer.
- The construction and Vendor Contracts shall include provisions indemnifying the Owner, the Architect, and the Designer, as set forth in the indemnification clause below, which shall appear in the Construction contracts. This obligation shall be insured by the Contractor and their Subcontractors, and any Vendor working on the job site.
- The Contractor is required to purchase and maintain in force "All Risk" Builder's Insurance, prior to the commencement of the Work and/or furnishing labor, services and materials. Each "All Risk" policy shall be in an amount sufficient to cover the replacement value of the Work being performed and/or the labor, services and materials being supplied by the Contractor, Subcontractors, Architect, Designer, and all professional consultants, which Builder's risk insurance shall cover work of each Subcontractor. The Owner shall cause the Contractor and each Subcontractor performing work or providing services and/or materials for the work to purchase and maintain Commercial General Liability Insurance.
- All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding and surplus materials and leave the job in a broom clean condition. All fixtures, equipment, glazing, floors, etc shall be left clean and ready for occupancy completion of the project.
- The Contractor and Subcontractors shall be responsible for storing the materials on the site according to the material suppliers' or manufacturers' instructions. The materials shall be kept secure and protected from degradation, moisture, pests, and vandals. Any loss arising out of materials stored at the site shall be the responsibility of the Contractor or Subcontractor who stored the damaged or lost materials.
- Plumbing and electrical work shall be performed by persons licensed in their trades, who shall arrange for and obtain inspections and required sign-offs.
- The Contractor shall submit all fabrication shop drawings and fixture cuts to the Architect for review and approval. All shop drawings and cuts are signed "approved" for conformation to appearances only. The contractor shall assume responsibility for all errors and omissions on his drawings.
- The Contractor shall furnish a field progress schedule to the Architect and Designer for all phases of work.

TENANT PROTECTION NOTES

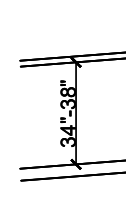
- GENERAL: All work to be done in accordance with the New York City Building Code, Article 19, and regulations of all other agencies having jurisdiction.
- STRUCTURAL: Contractor to provide adequate temporary bracing and shoring whenever any structural work is involved.
- MEANS OF EGRESS: All existing means of egress for tenants of the buildings to be maintained clear and free of all obstructions, such as building materials, tools etc.
- FIRE SAFETY: All building materials stored at construction area and/or any area of the building to be secured in a locked area. Access to such areas to be controlled by owner and/or general contractor.
- DUST CONTROL: Debris, dirt, and dust to be kept to a minimum and be confined to the immediate construction area; and be cleaned up and cleared from the building periodically to avoid any excessive accumulation.
- NOISE AFTER HOURS: Construction operations will be confined to normal working hours 9AM to 5PM, Mondays through Fridays, except legal holidays.
- Construction operations will not involve interruption of heating, water or electrical services to other tenants of the building.
- Construction work will be confined to the proposed construction floor. Contractor will limit to the minimal the amount of dust, dirt or other such inconveniences crated to all other areas within the building.
- There will be no one occupying the proposed construction area during the course of construction work.
- Building to remain vacant during construction.



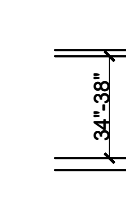
CLEAR WIDTH OF ACCESSIBLE ROUTE



(A) STAIRS

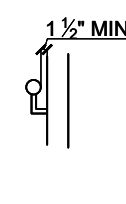


(B) RAMPS

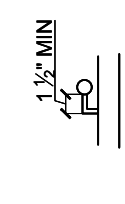


(C) WALKING SURFACES

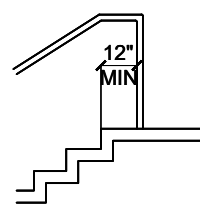
HANDRAIL HEIGHT



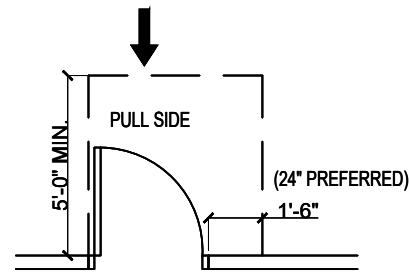
HANDRAIL CLEARANCE



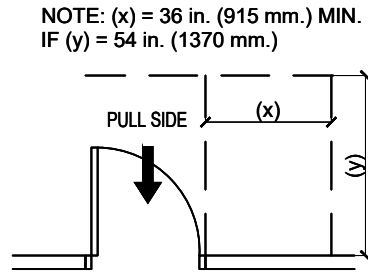
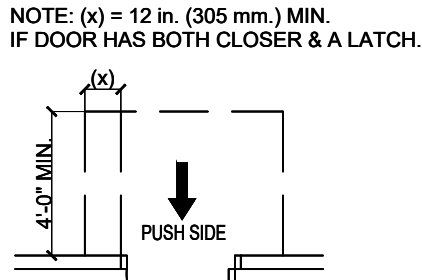
HORIZONTAL PROJECTIONS BELOW GRIPPING SURFACE



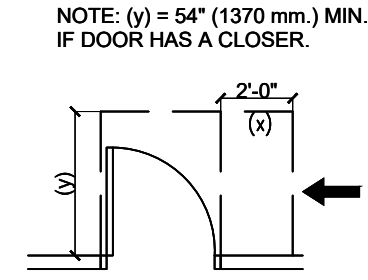
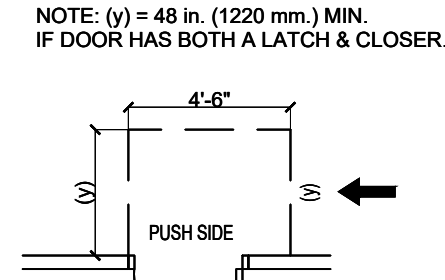
HANDRAIL EXTENSION AT STAIRS



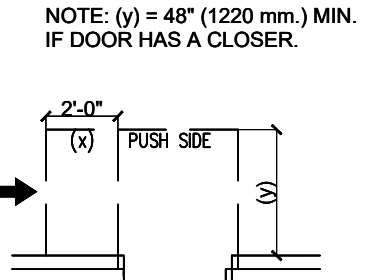
(A) FRONT APPROACHES - SWINGING DOORS



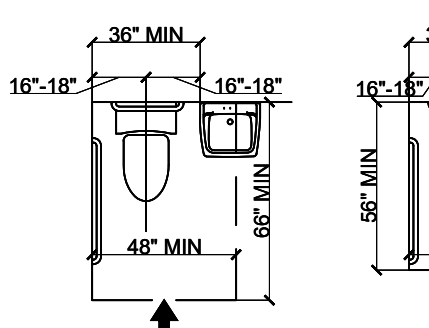
(B) HINGE SIDE APPROACHES - SWINGING DOORS



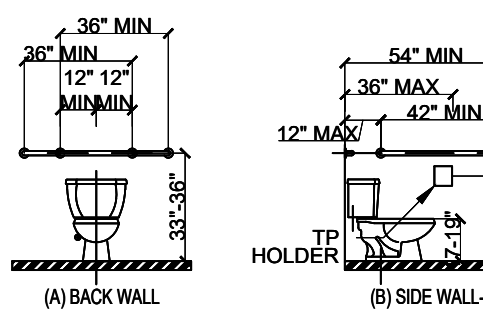
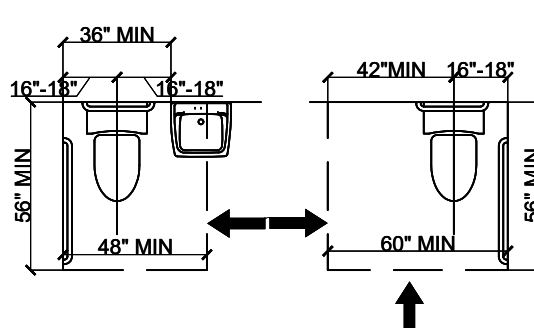
(C) LATCH SIDE APPROACHES - SWINGING DOORS



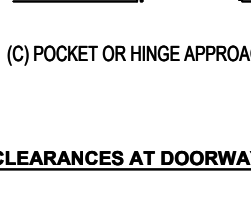
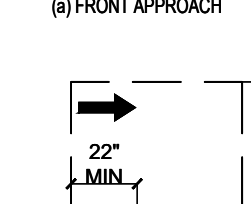
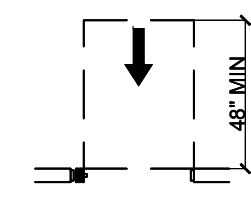
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES



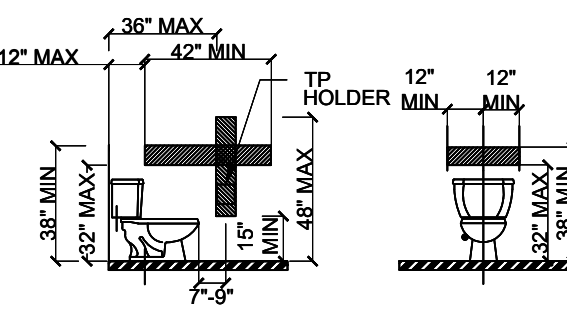
CLEAR FLOOR SPACE AT WATER CLOSETS



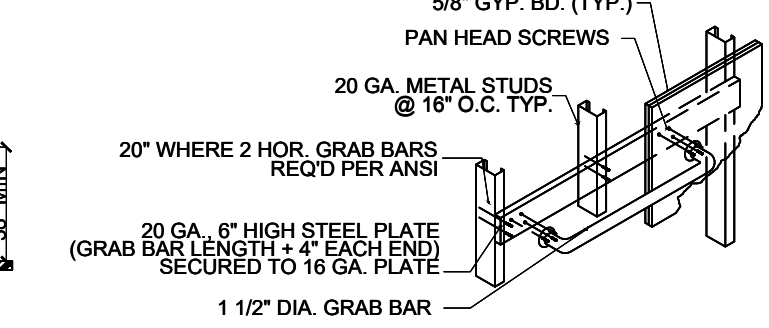
LOCATION OF GRAB BARS



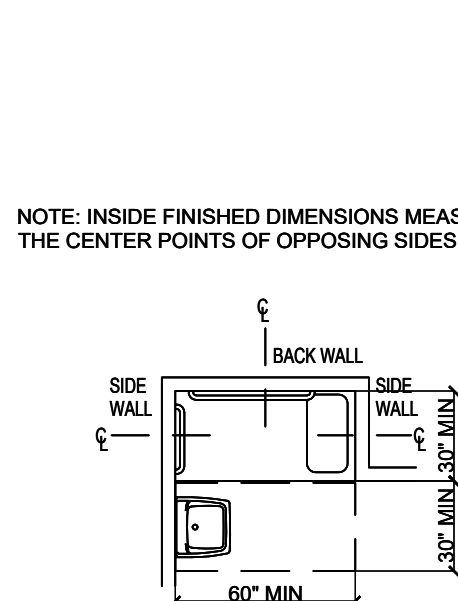
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS



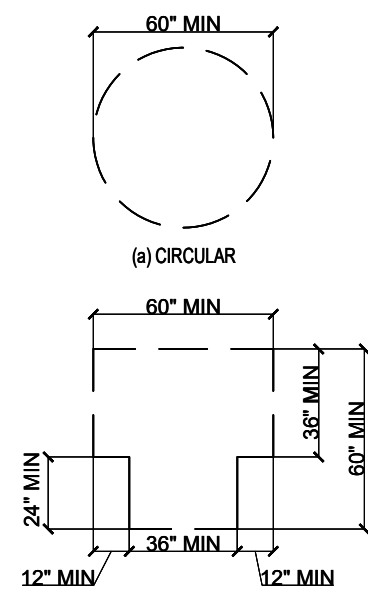
REINFORCED AREAS FOR GRAB BARS



GRAB BARS TYP. DETAIL



STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE



SIZE OF TURNING SPACE

ACCESSIBILITY STANDARDS

1

ACCESSIBILITY NOTES

The following requirements apply only to those bathrooms designated to be fitted for full accessibility.

- Provide wheelchair lavatory and faucet per fixture schedule. Faucets shall comply with ANSI A117.1 standards.
- Hot water & drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
- Water closet shall be per fixture schedules. Provide carrier & reinforcement as required.
- Grab bars shall be per fixture schedule with 256 series anchor plates for stud walls. Grab bars shall be 1-1/2"Ø stainless steel satin finish with snap flanges for concealed mounting. Bars shall be mounted 1-1/2" clear from wall & 36" from centerline of bar to finish floor. Grab bars & mounting devices should be able to withstand a minimum uniformly distributed force of 250 pounds without failure.
- Install a sink with a drain at the rear so that the plumbing is as close to the wall as possible providing, additional clear knee space for wheelchair users.
- Refer to ICC/ANSI a117.1-2009 for additional information.
- Applicable accessibility codes:  
Current New York city Building Code (NYCBC).  
International Building Code, 2009 edition (IBC 2015) as published by the International Code Council.  
ICC/ANSI A117.1-2010 American National Standard for accessible and usable buildings and facilities.  
ADAAG - ADA accessibility guidelines
- The graphical representations on T-101 are schematic in nature and are meant to illustrate clear dimensions as required by applicable accessibility codes. Actual layouts vary; however, the guidelines on this sheet indicating configurations at fixtures and approaches should be applied to all areas required to be 'adaptable' or 'accessible' as indicated on the architectural drawings.

SMOKE DETECTING DEVICES NOTES

- Smoke Detecting Devices shall conform to § 28.2-907.2.10.1.1 of the NYC Building Code (2022).
- Dwelling units shall be equipped with smoke detecting devices receiving their primary power from the building wiring and there shall be no switches in the circuit other than the over current device protecting the branch circuit; provided, however that dwelling units in existing buildings may, in the alternative, be equipped with battery-operated smoke detecting devices except where such buildings are substantially improved or altered on or after January 1, 1982, per Sec 27-980. Battery Operated smoke detectors shall be considered capable of being converted to audible and visual indication per TPN # 19/88, par 2(b).
- All smoke detecting devices shall be accepted pursuant to rules and regulations promulgated by the commissioner, approved by the Board of Standards and Appeals or listed by a nationally recognized independent laboratory. No device shall be deemed to be in compliance with this provision unless it is either the ionization or photo-electric type as per Sec 27-981.
- Smoke alarms or detectors shall be located within dwelling units as follows:
  - On the ceiling or wall outside of each room used for sleeping purposes. Within 15 feet (4572 mm) from the door to such room.
  - In each room used for sleeping purposes.
  - In each story within a dwelling unit, including below-grade stories and penthouses of any area, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level, provided that the lower level is less than one full story below the upper level.

CARBON MONOXIDE NOTES (2022 NYC Construction Code)

- Carbon Monoxide Detection Devices shall conform to §28.2-908.7.1.1.1 of the NYC Building Code (2022).
- Carbon Monoxide Detection Devices shall receive their primary power from building wiring. There shall be no switches in the circuit other than the over current device protecting the branch circuit.
- Carbon Monoxide alarms or detectors shall be located within dwelling units as follows:
  - Outside of any room used for sleeping purposes, within 15 feet (4572 mm) of the entrance to such room.
  - In any room used for sleeping purposes.
  - On any story within a dwelling unit, including below-grade stories and penthouses of any area, but not including crawl spaces and uninhabitable attics.
- All Carbon Monoxide Detection Devices shall be accepted pursuant to rules and regulations promulgated by the commissioner, approved by the Board of Standards and Appeals or listed by a nationally recognized independent laboratory. No device shall be deemed to be in compliance with this provision unless it is of either the ionization of photo-electric type.

DEMOLITION NOTES

- Contractor shall perform all operations of demolition and removal indicated on the drawings and as may be required by the work. All work shall be done carefully and neatly, in a systematic manner.
- All existing surfaces and equipment to remain shall fully protected from damage. The Contractor shall assume full responsibility for damage and shall make repairs required without additional cost to the Owner.
- No debris shall be allowed to accumulate on the site. Debris shall be removed by the Contractor as the job proceeds. The site shall be left broom clean at the completion of demolition.
- No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to protect the stability and integrity of the existing structure.
- All adjoining property affected by any operations of demolition shall be protected per the requirements of Article 19 of the NYC Building Code.
- Remove or relocate all wiring, plumbing, and mechanical equipment affected by removal of partitions. Removed pipes and/or lines shall be affected by removal of partitions. Removed pipes and/or lines shall be cut to a point of concealment behind or below finish surfaces, and shall be properly capped or plugged.
- The Contractor shall provide, erect and maintain all temporary barrier and guards, and all temporary shoring and bracing as required by Department of Building rules and regulations.
- The Contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in any wall or roof shall be protected from all forms of weather or water penetration.
- The Contractor shall file all necessary Certificates of Insurance with the Department of Buildings, pay all fees, obtain all permits and provide any and all bonds required by any agency in order to do the work herein described.

D/K/A

Client

Philip Binioris, Croissant Consortium Ltd  
1030 Amsterdam Ave., New York, NY, 10025

Architect

IVI DIAMANTOPOULOU, AIA  
DIAMANTOPOULOU KOLB  
ARCHITECTURE D.P.C.  
64 Fulton Street Ste. 403  
New York, NY, 10038  
info@new-affiliates.us  
phone: 917-543-7973

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03. Notify designer for any  
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NEW YORK, NY 10025

ISSUE:

MARK:	DATE:	NOTES:
01	02.09.23	Biding Set
02	05.05.23	Filing Set

REVISION:

MARK:	DATE:	NOTES:
01	05.31.23	
02	12.01.23	Remove roll-up gates

PROJECT No: 22003

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SHEET: T-101.00

SHEET TITLE: Project Notes

SCALE: As Noted SHEET NUMB: 2 of 5



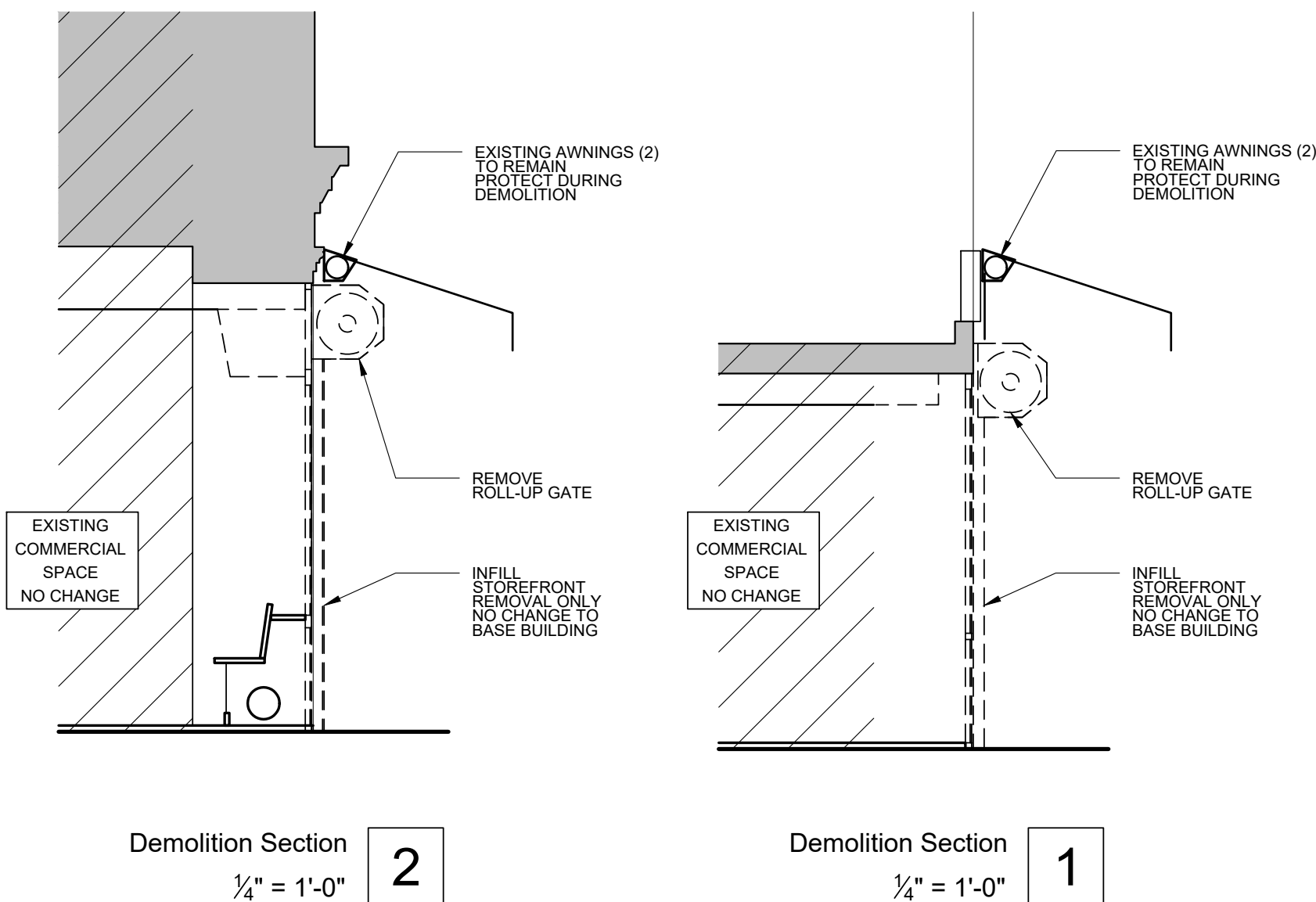
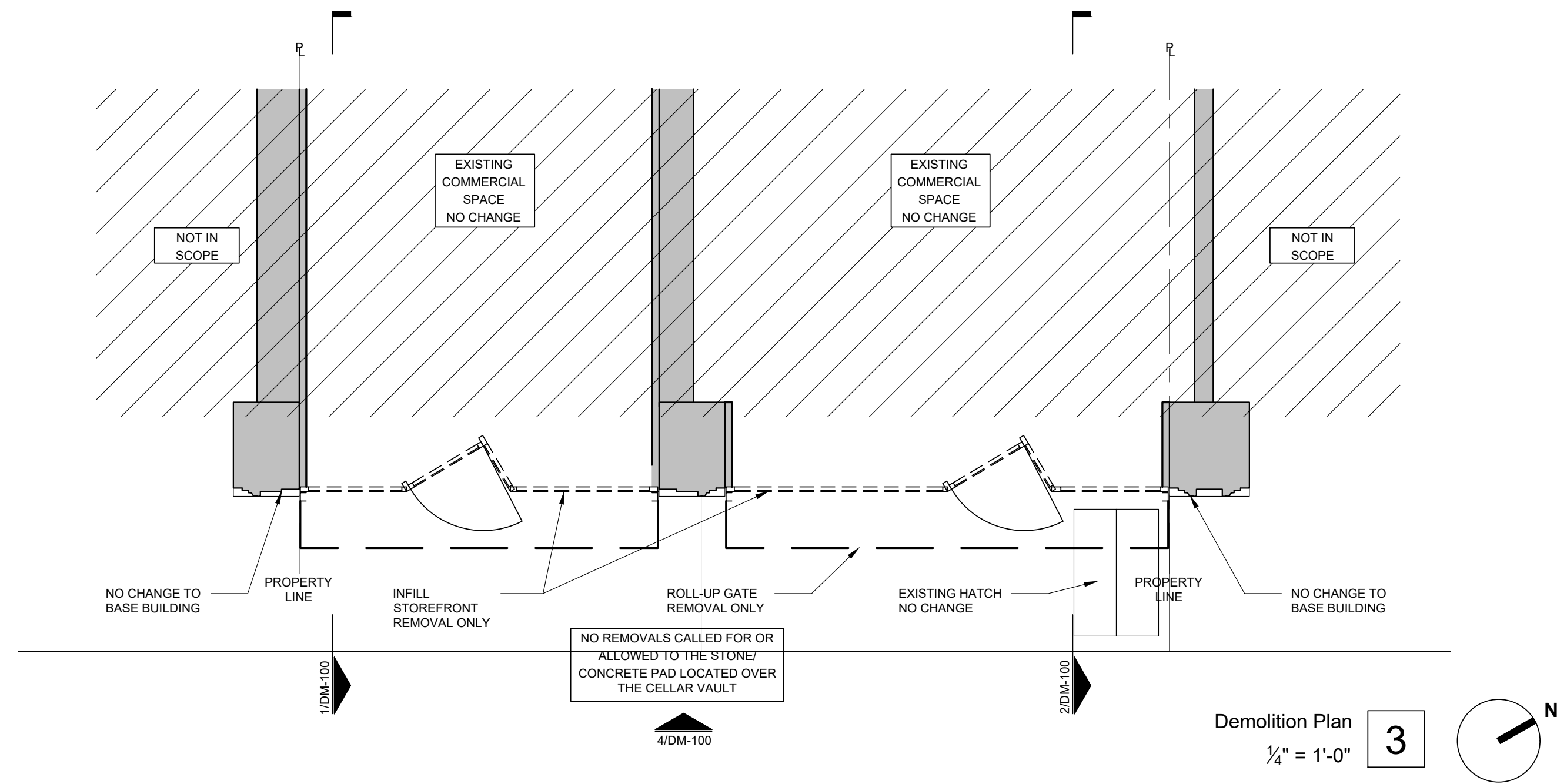
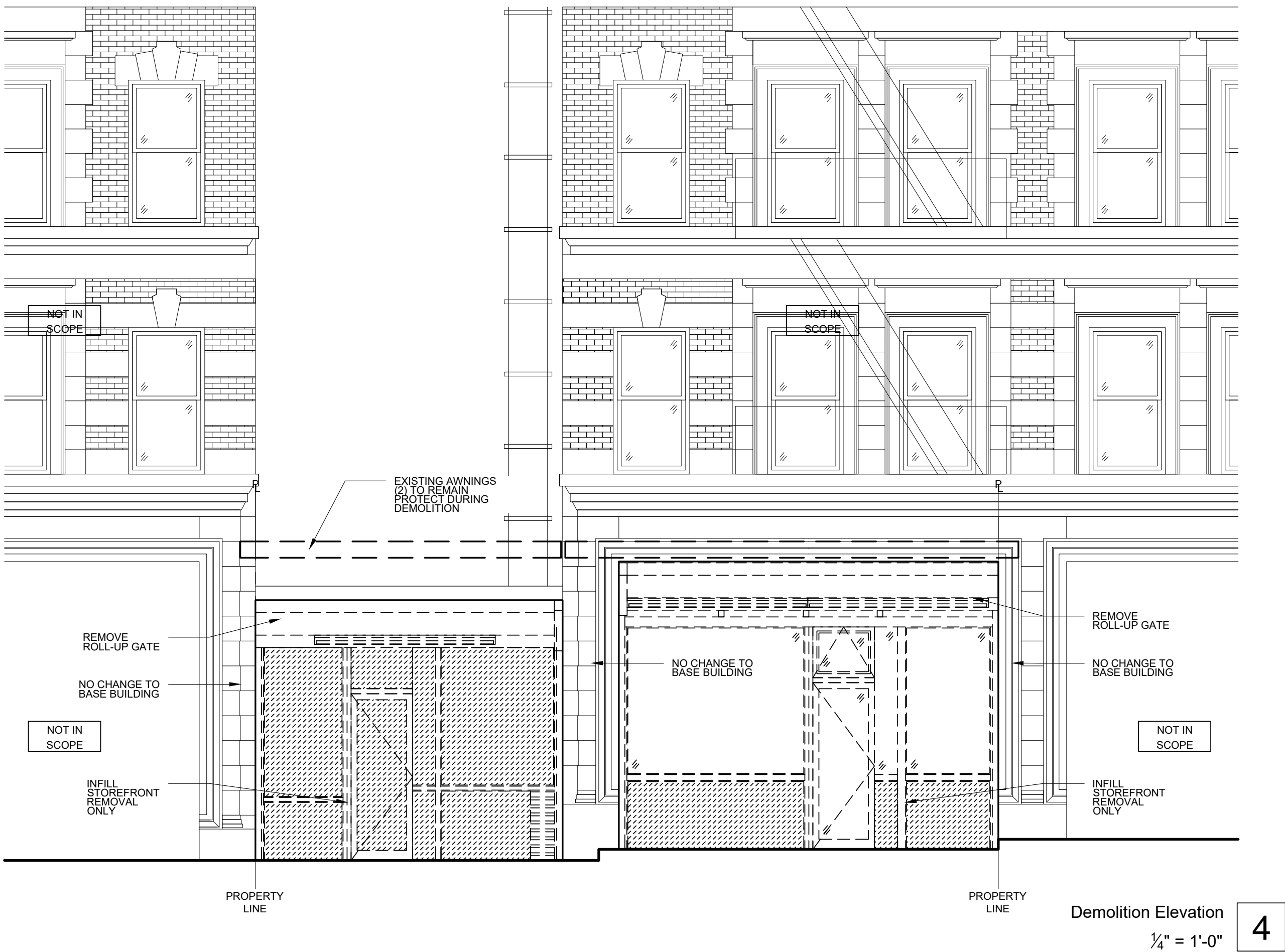


Client  
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Architect  
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02	12.01.23	Remove roll-up gates

PROJECT No: 22003

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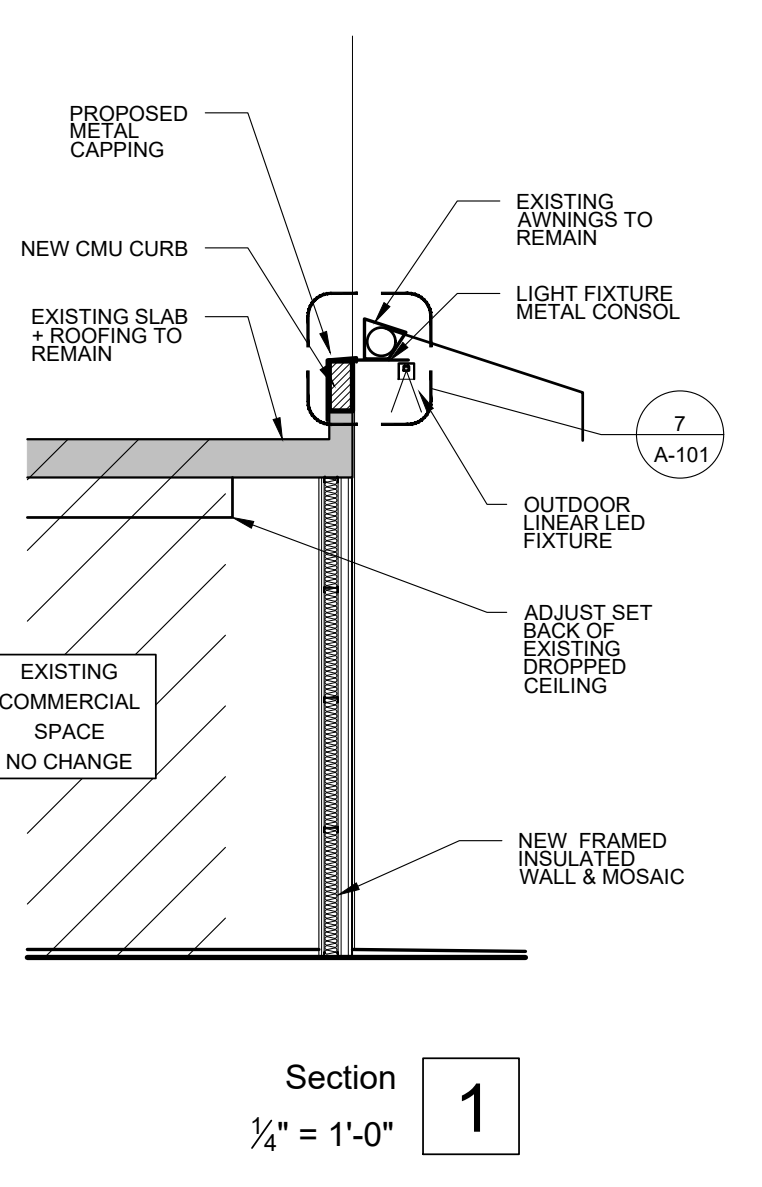
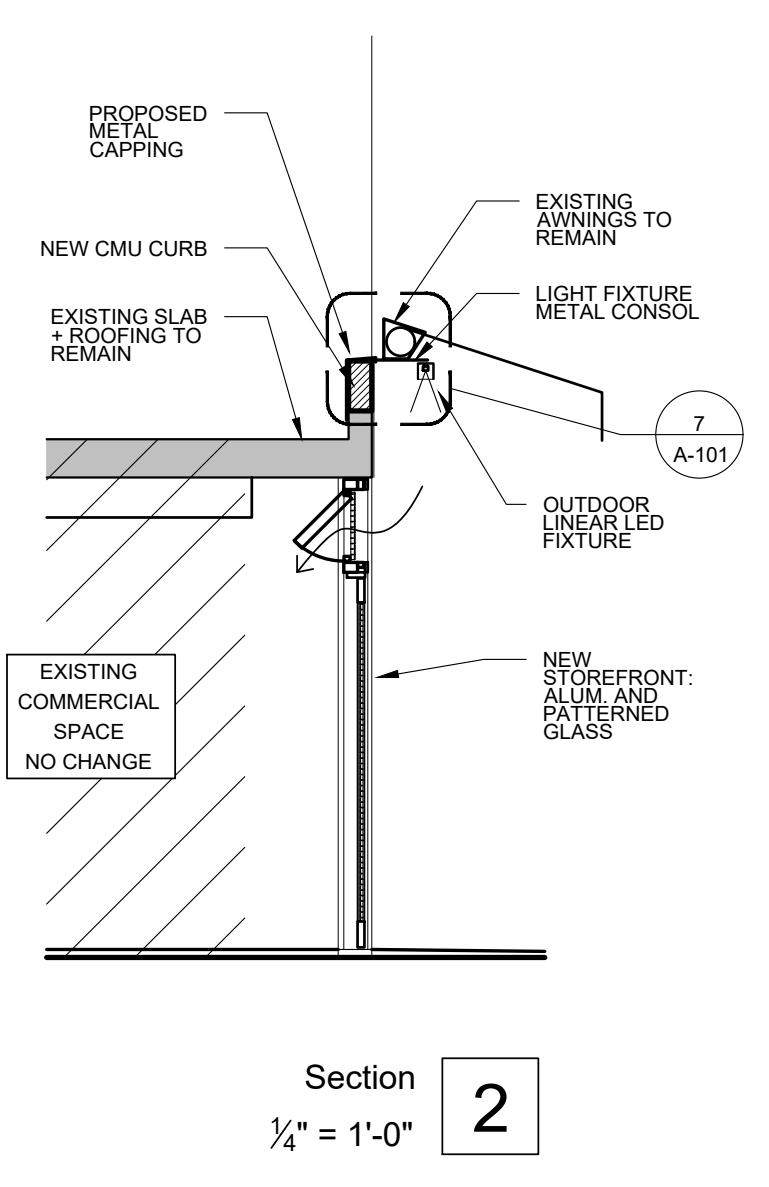
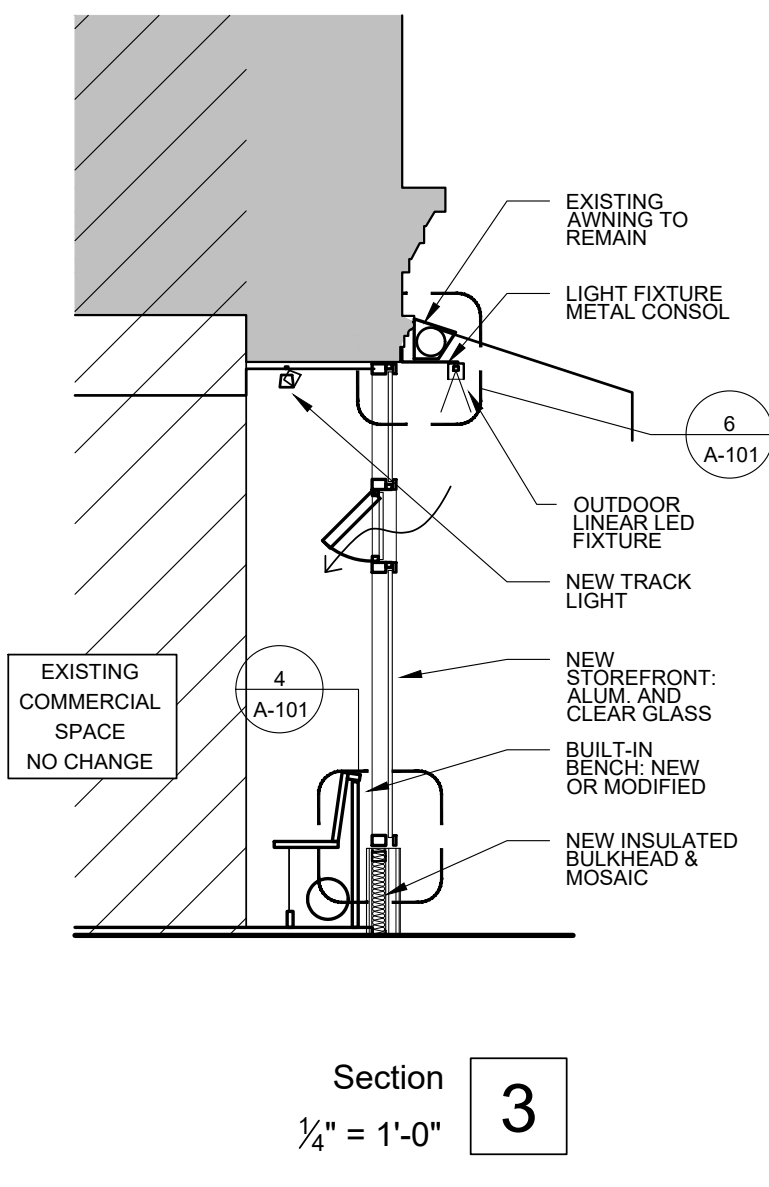
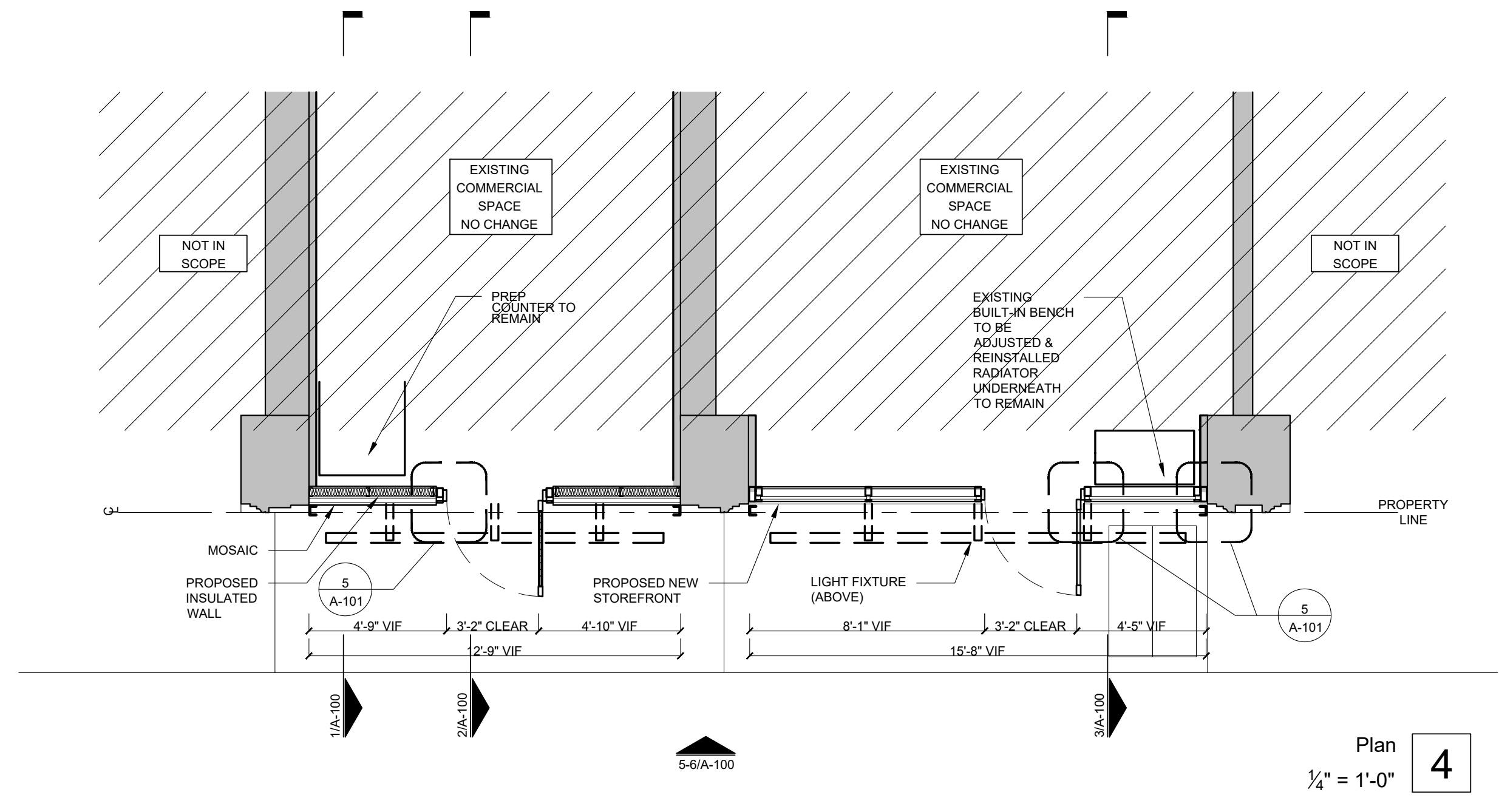
SHEET TITLE: Demolition Plan, Elev, Sect.

SCALE: 1/4" = 1'-0" SHEET NUMB: 3 of 5





LIGHT FIXTURES SCHEDULE		
TAG	DESCRIPTION	NOTE
LT-1	OUTDOOR LINEAR LED LIGHT ZOLO 5 BY KELVIX L-47.24"	FIXTURES TO BE DAISY CHAINED IN GROUPS OF 3 TO A MAX. RUN OF 12 FT SEE SEE NOTE ON A-101-6 FOR ADDITIONAL INFORMATION



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ARCHITECTURE D.P.C.  
64 Fulton Street Ste. 403  
New York, NY, 10038  
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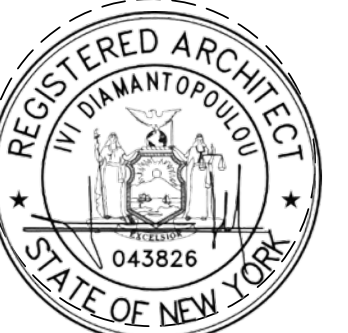
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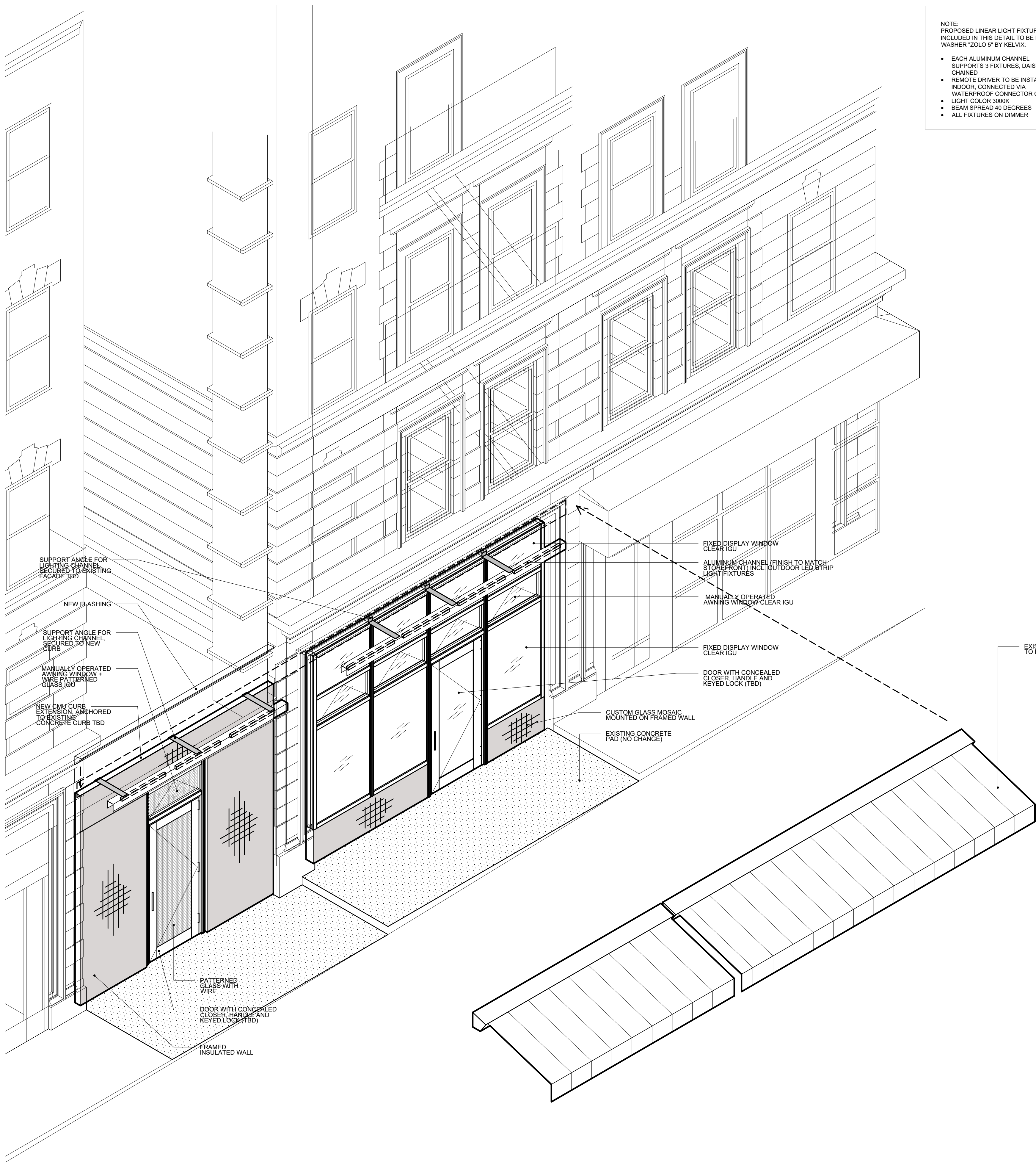
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01	05.31.23	
02	12.01.23	Remove roll-up gates

PROJECT No: 22003  
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SHEET: A-100.00  
SHEET TITLE: Prop. Plan, Elev & Sect.  
SCALE: 1/4" = 1'-0" SHEET NUMB. 4 of 5

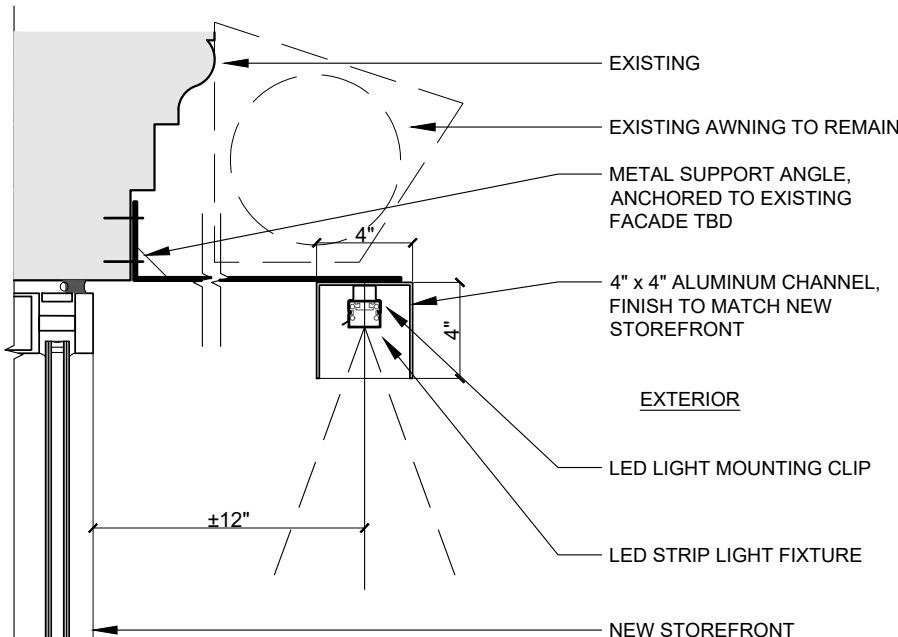






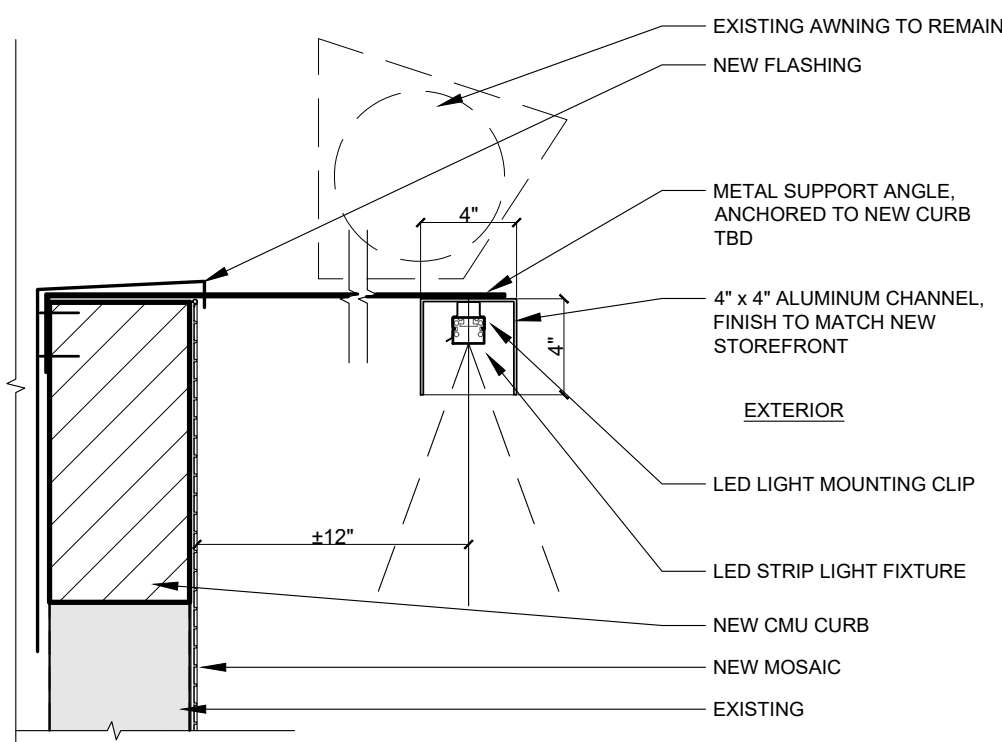
NOTE:  
PROPOSED LINEAR LIGHT FIXTURE  
INCLUDED IN THIS DETAIL TO BE LED  
WASHER 22.0 x 5' BY KELVIX.

- EACH ALUMINUM CHANNEL  
SUPPORTS 3 FIXTURES, DAISY  
CHAINED
- REMOTE DRIVER TO BE INSTALLED  
INDOOR, CONNECTED VIA  
WATERPROOF CONNECTOR CABLE
- LIGHT COLOR 3000K
- BEAM SPREAD 40 DEGREES
- ALL FIXTURES ON DIMMER



Lighting Channel Above Shop Entrance  
1 1/2" = 1'-0"

6



Lighting Channel Above Kitchen Entrance  
1 1/2" = 1'-0"

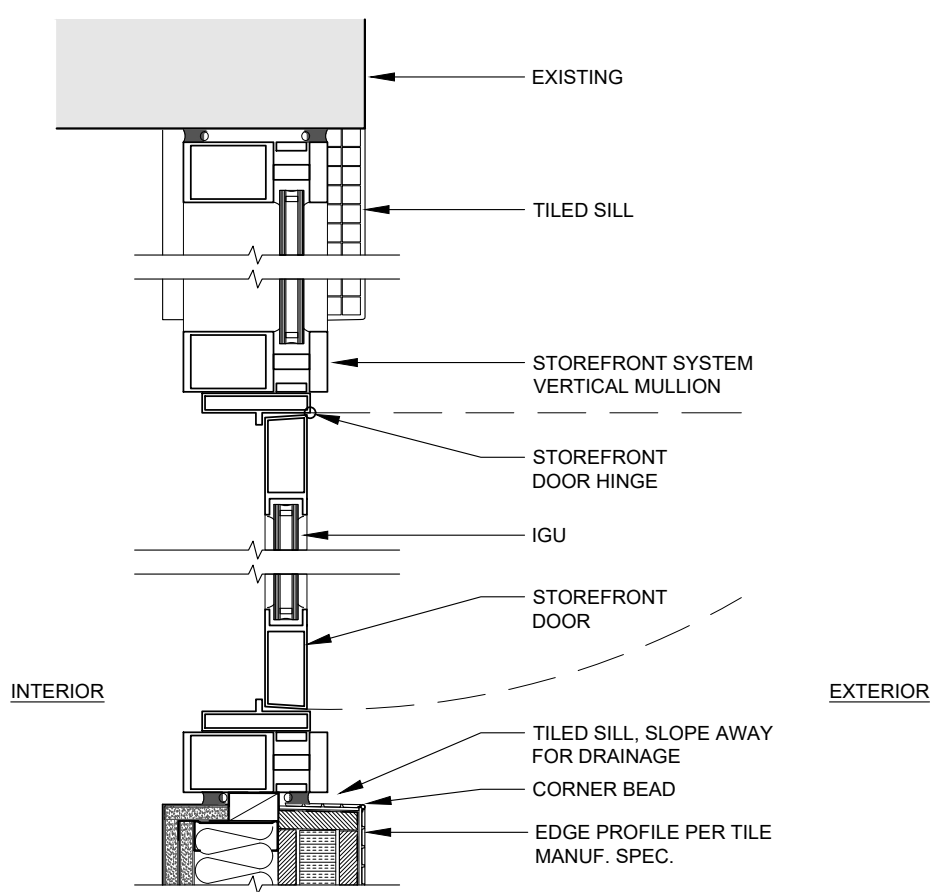
7

NOTE:  
STOREFRONT ALUMINUM SYSTEM AS  
FOLLOWS:

- NEW ALUMINUM STOREFRONT SYSTEM  
INCLUDES ALL THERMALLY BROKEN  
ASSEMBLIES, ALUMINUM MULLIONS  
AND COPS, FIXED INSULATED GLASS  
UNITS, MANUALLY OPERATED IN-SWING  
AWNING VENTS, AND INSULATED  
ALUMINUM AND GLASS DOORS.
- STOREFRONT SYSTEM TO PROVIDE  
HIGH LEVEL THERMAL AND  
ACOUSTICAL INSULATION PER  
COMMON STANDARDS
- FINISH ON ALL VISIBLE ALUMINUM  
COMPONENTS TO BE SILVER GREY  
ANODIZED.
- ALL GLAZING UNITS TO BE CLEAR  
1-INCH DOUBLE GLAZING UNITS  
(TYPICAL), EXCEPT WHERE PATTERNED  
GLASS IS INDICATED. IN THOSE  
LOCATIONS, INSULATED GLASS UNIT TO  
BE MADE OF ONE LAYER OF  
PATTERNED GLASS ON FACE 1,  
MOUNTED WITH ONE LAYER OF CLEAR  
GLASS.
- PATTERNED GLASS TO BE 1/2" CROSS  
REED, OR EQ.
- ALL STOREFRONT DOORS TO INCLUDE  
CONCEALED CLOSER, HANDLE AND  
KEYED LOCK
- TOP OF ALUMINUM STOREFRONT ON  
THE CAFE SIDE INCLUDES BLANK  
INSULATED 1-INCH PANELS IN  
REPLACEMENT OF GLASS WHERE  
ROLL-UP GATES (BY OTHERS) WILL  
COVER.

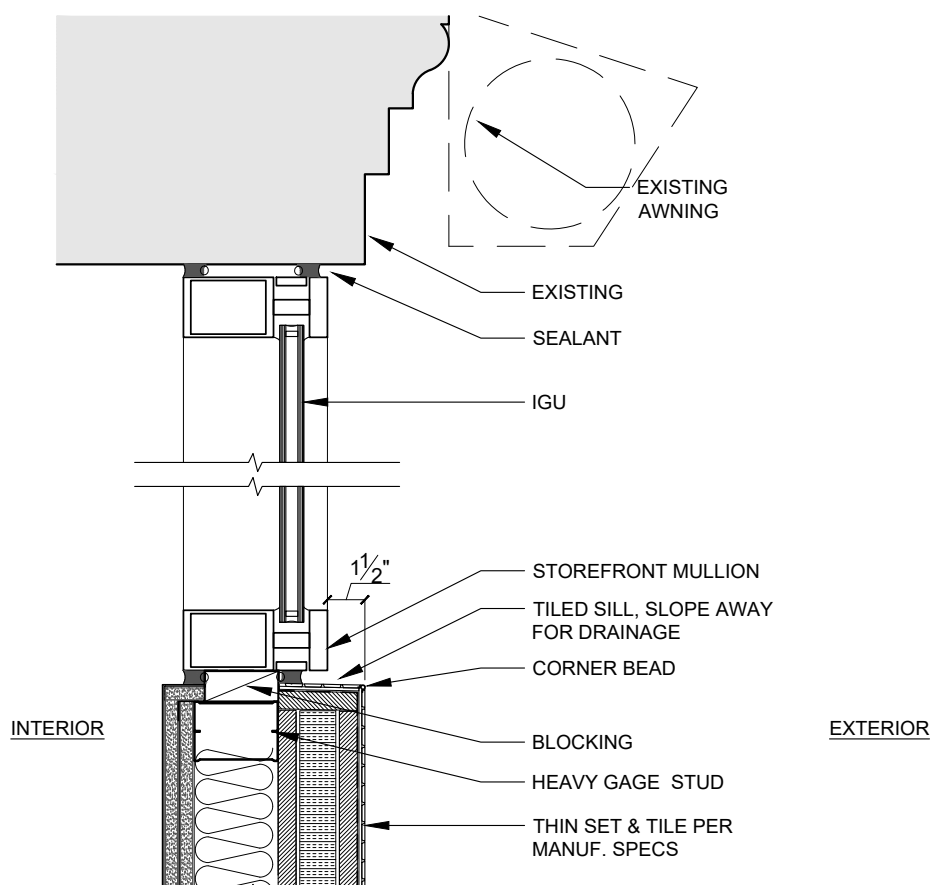
NOTE:  
MOSAIC TO BE 3/4" x 3/4" VITREOUS GLASS  
TILES PRODUCED BY ARTAIC  
(WWW.ARTAIC.COM) IN BOSTON, MA.  
PROCEED AS FOLLOWS:

- ARTAIC TO SHIP TILES IN SHEETS OF  
15 X 15 TO GENERAL CONTRACTOR  
(GC)
- GC TO SUPPLY RECOMMENDED  
WATERPROOFING, MORTAR & GROUT IN  
APPROPRIATE QUANTITY
- GC TO PREP ALL EXTERIOR WALL  
SURFACES WITH 1/16" SURFACE  
APPLIED URETHANE-BASED  
WATERPROOFING LAYER BY BOSTIK
- GC TO INSTALL MOSAIC TILES ONTO A  
1/8" REFLEX MORTAR THIN SET BY  
BOSTIK
- GC TO PAINT POLYURETHANE MIXED  
WITH GLASS BEADS GROUT BY BOSTIK
- GC TO PAINT ANTI-GRAFFITI COATING BY  
SHERWIN WILLIAMS OR EQUIVALENT  
ONTO ALL MOSAIC-COVERED SURFACES  
AND EDGES



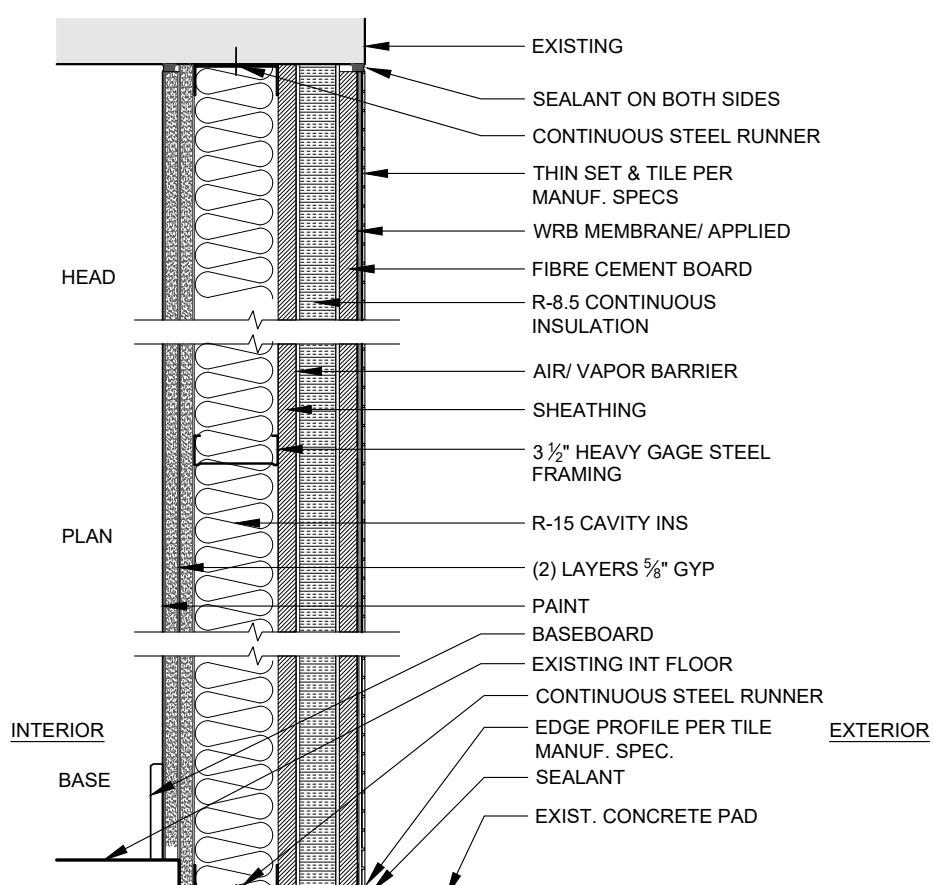
Plan detail on Framed Insulated Wall, Storefront  
1 1/2" = 1'-0"

5



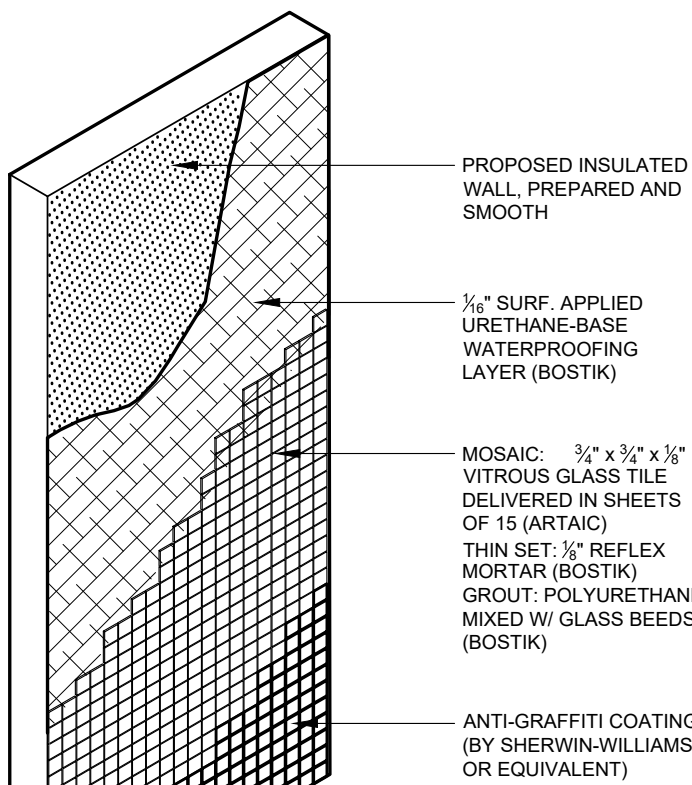
Section on Framed Insulated Bulkhead @ Storefront  
1 1/2" = 1'-0"

4



Framed Insulated Wall  
1 1/2" = 1'-0"

3



TYP. MOSAIC CONDITION  
NTS

2

Scope of work Axonometric view  
NTS

1

# D/K/A

*Client*  
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1030 Amsterdam Ave., New York, NY, 10025

*Architect*  
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02	12.01.23	Remove roll-up gates

PROJECT No: 22003

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SHEET: A-101.00

SHEET TITLE: Details

SCALE: 1/8" = 1'-0" SHEET NUMB: 5 of 5





**December 19, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 10, LPC-23-10724**

**1030 Amsterdam Avenue (aka 500-502 West 111th Street; 1028-1034  
Amsterdam Avenue) – Morningside Heights Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 861 6220 9774

**Passcode:** 575221

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 virtually 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.