

July 22, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 1, LPC-25-12069**

**1 West Kingsbridge Road – Kingsbridge Armory (Eighth  
Regiment Armory) – Individual Landmark  
Borough of Bronx**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 533 1779

**Passcode:** 172008

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.

# KINGSBRIDGE ARMORY REDEVELOPMENT

Landmarks Preservation Commission Submission

July 22, 2025



# Site Location Plan





# Existing View from Subway Platform



July 22, 2025  
Kingsbridge Armory Redevelopment

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# Site Aerial Plan





# Aerial View from Southwest



Google Earth

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# Aerial View from Southeast



Google Earth

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uligang.

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ca. 1916  
Museum of the City of New York





1938  
New York Public Library





1915  
Bronx County Historical Society



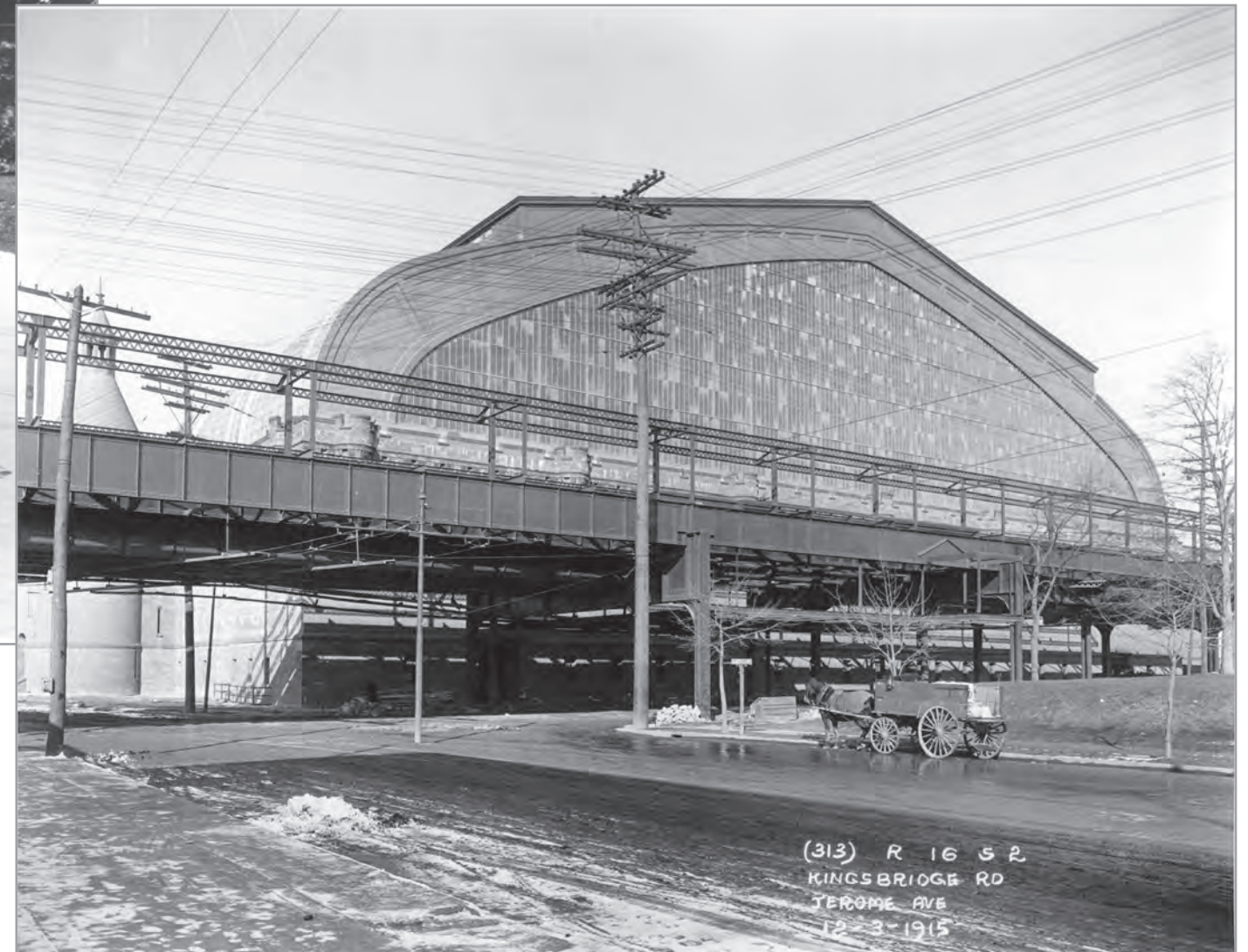


1942  
New York Military Museum





July, 1914  
Museum of the City of New York



December, 1915  
New York Transit Museum

July 22, 2025  
Kingsbridge Armory Redevelopment

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1914  
New York City Transit Museum





ca. 1915  
Museum of the City of New York



ca. 1915  
NYC Municipal Archives





West Kingsbridge Road, looking northeast



Reservoir Avenue, looking northeast



West elevation





Garage and north elevation, Weest 195th Street looking east



Classroom building, West 195th Street looking west



North elevation





Non-Original Stair Addition, 2025



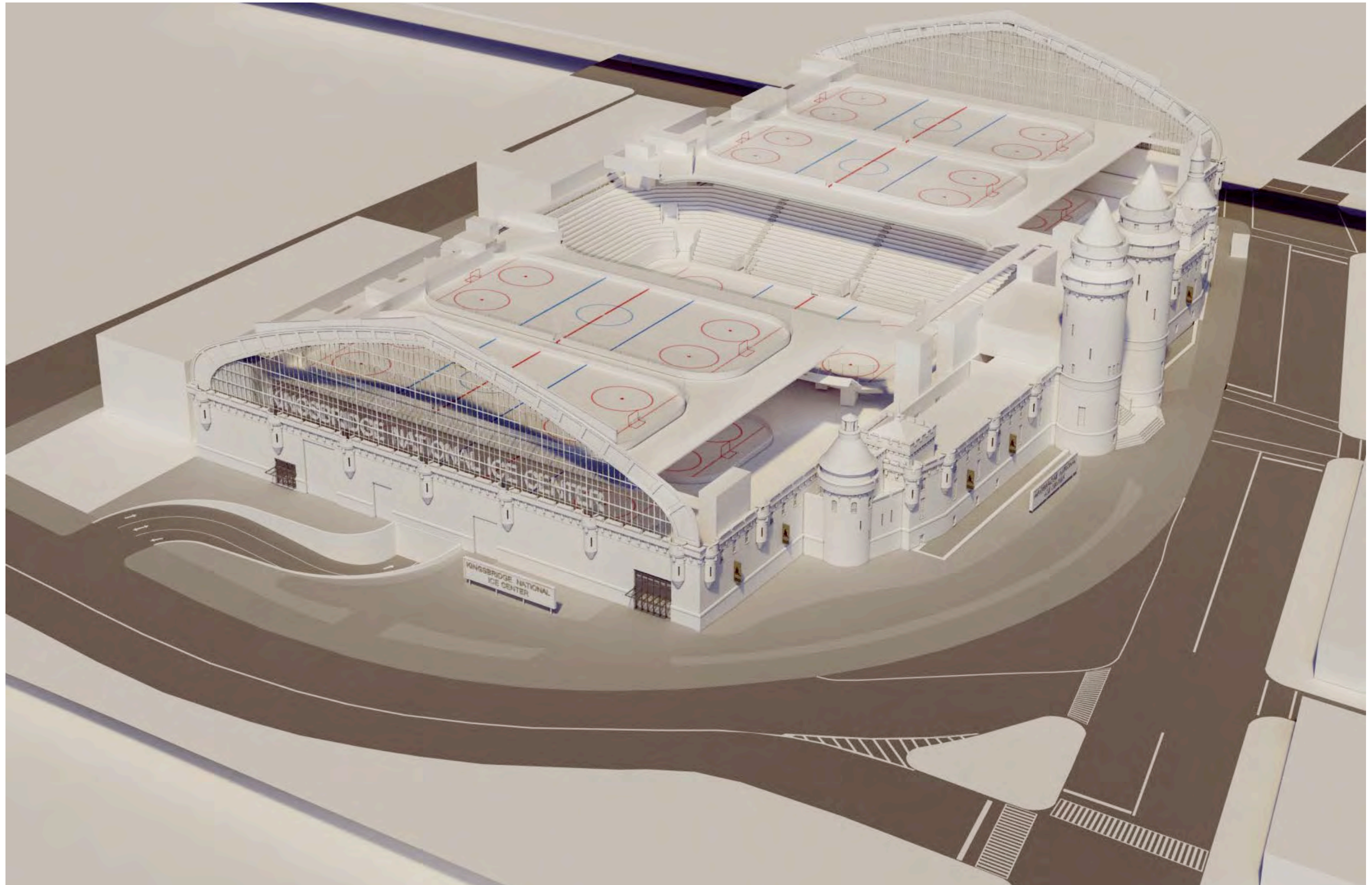
Construction photo of Non-Original Stair Addition





East elevation, Jerome Avenue





Previous Approval (2019)





St. James Episcopal Church - 2500 Jerome Ave, 2020 LPC approval

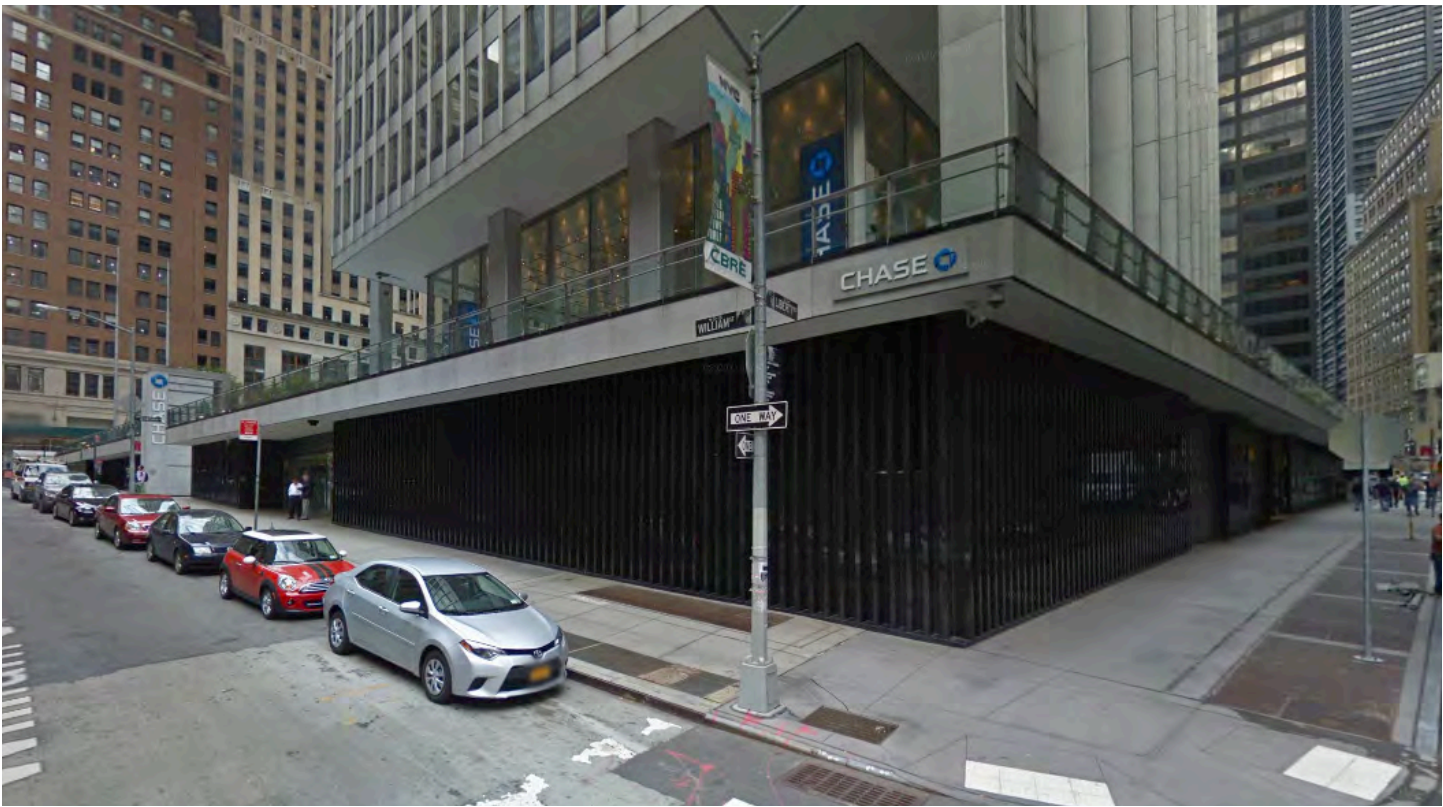


American Museum of Natural History, 2016 LPC approval



315 Broadway, 2020 LPC approval





32 Avenue of the Americas , 2023 LPC approval

28 Liberty Street, 2015 LPC approval







# Landmarks Scope of Review

## Armory

- New & enlarged openings at base of Armory
- New glazed infill within existing drill hall openings at Armory
- New signage
- Window replacement
- New guardrail at Headhouse roof
- New through-wall louvers at rear elevation
- New glass infill at drill hall side walls
- New high performance roof with additional insulation
- Installation of skylights & solar panels at roof
- Interior program & accessibility
- Interior building systems, including fire protection
- Removals of select historic fabric (original doors and window grilles)





# Landmarks Scope of Review

## New Construction

- Demolition of the existing National Guard buildings
- Demolition of Stair Addition
- Construction of a new residential building
- Abutments between the residential building and Armory (and associated removals)

## Site

- New plaza, landscaping, and signage
- Barrier free access to armory



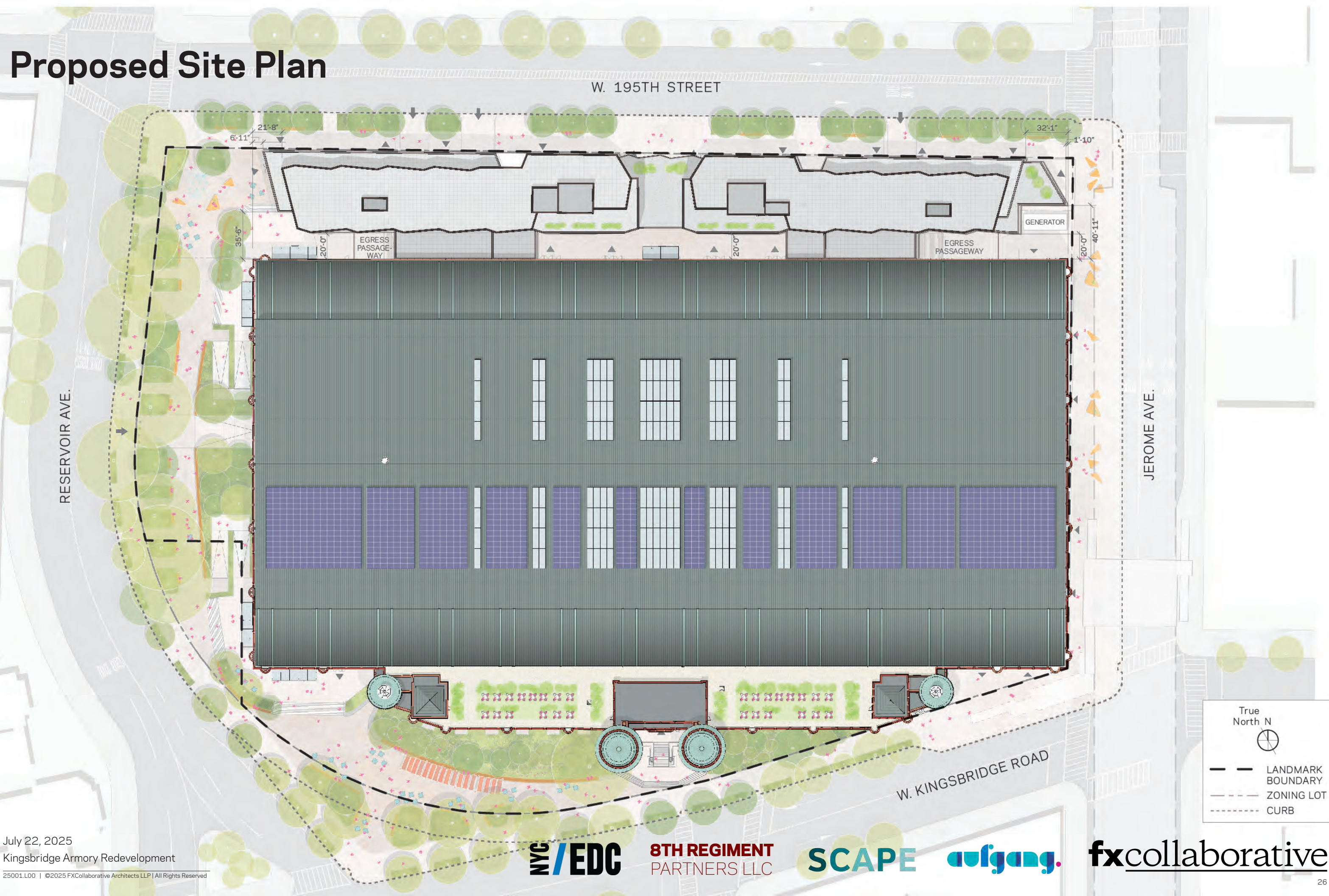


# Site Aerial Plan





# Proposed Site Plan





# Program

## ARMORY:

- EVENTS VENUE
- ENTERTAINMENT / ARCADE
- MUSIC MUSEUM
- CULTURAL CENTER
- COMMUNITY FACILITY
- COMMERCIAL OFFICES
- LIGHT MANUFACTURING INCUBATORS
- ARMORY LOADING / PARKING

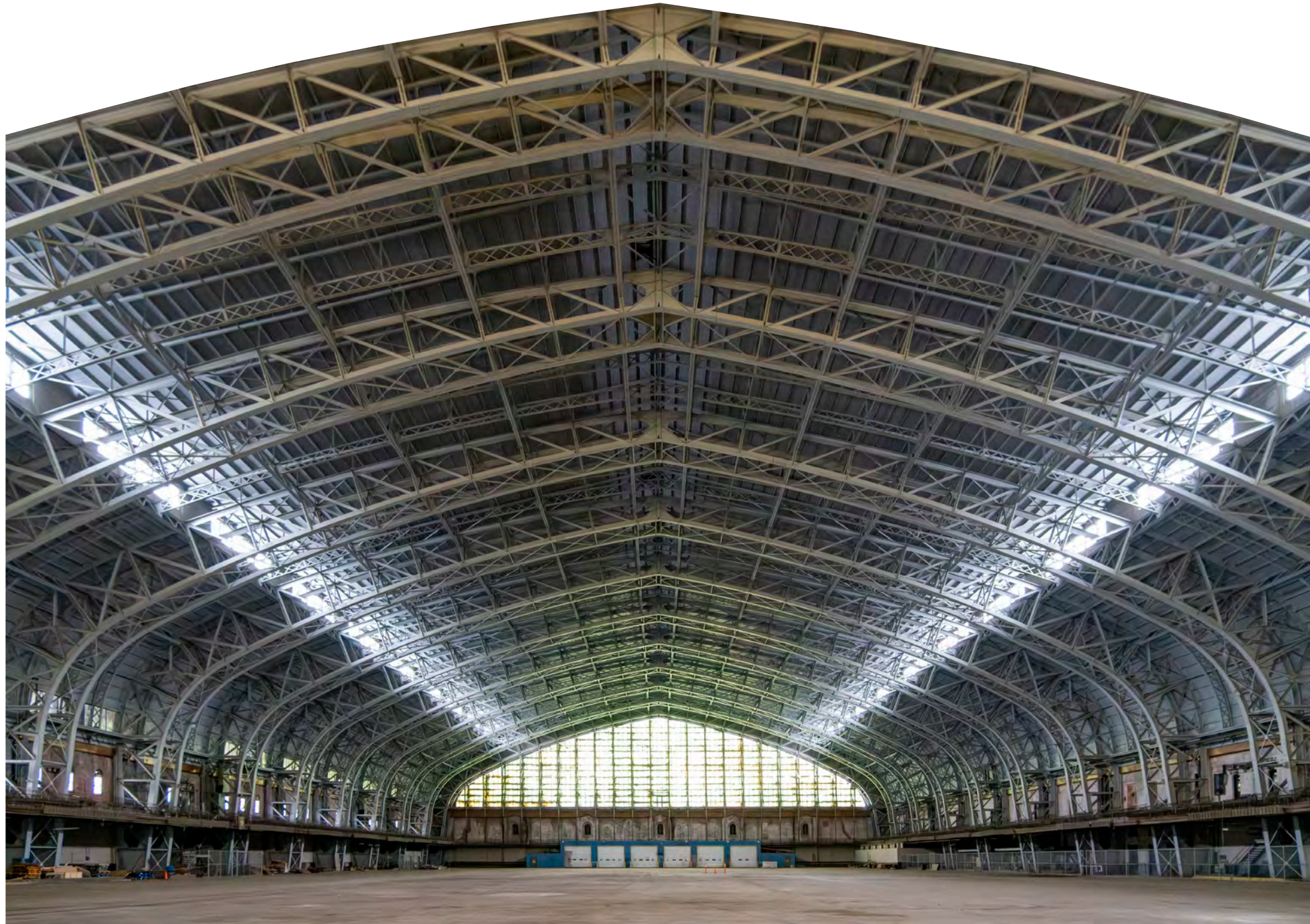
## RESIDENTIAL:

- AFFORDABLE HOUSING
- GROUND FLOOR RETAIL
- PARKING

# Project Goals

- Celebrate the spirit of the building
- Transform and adapt a landmark building into a multi-use space the public can experience
- Maximize daylight and connection to the neighborhood
- Support diverse and inclusive programs
- Implement sustainable and efficient building systems









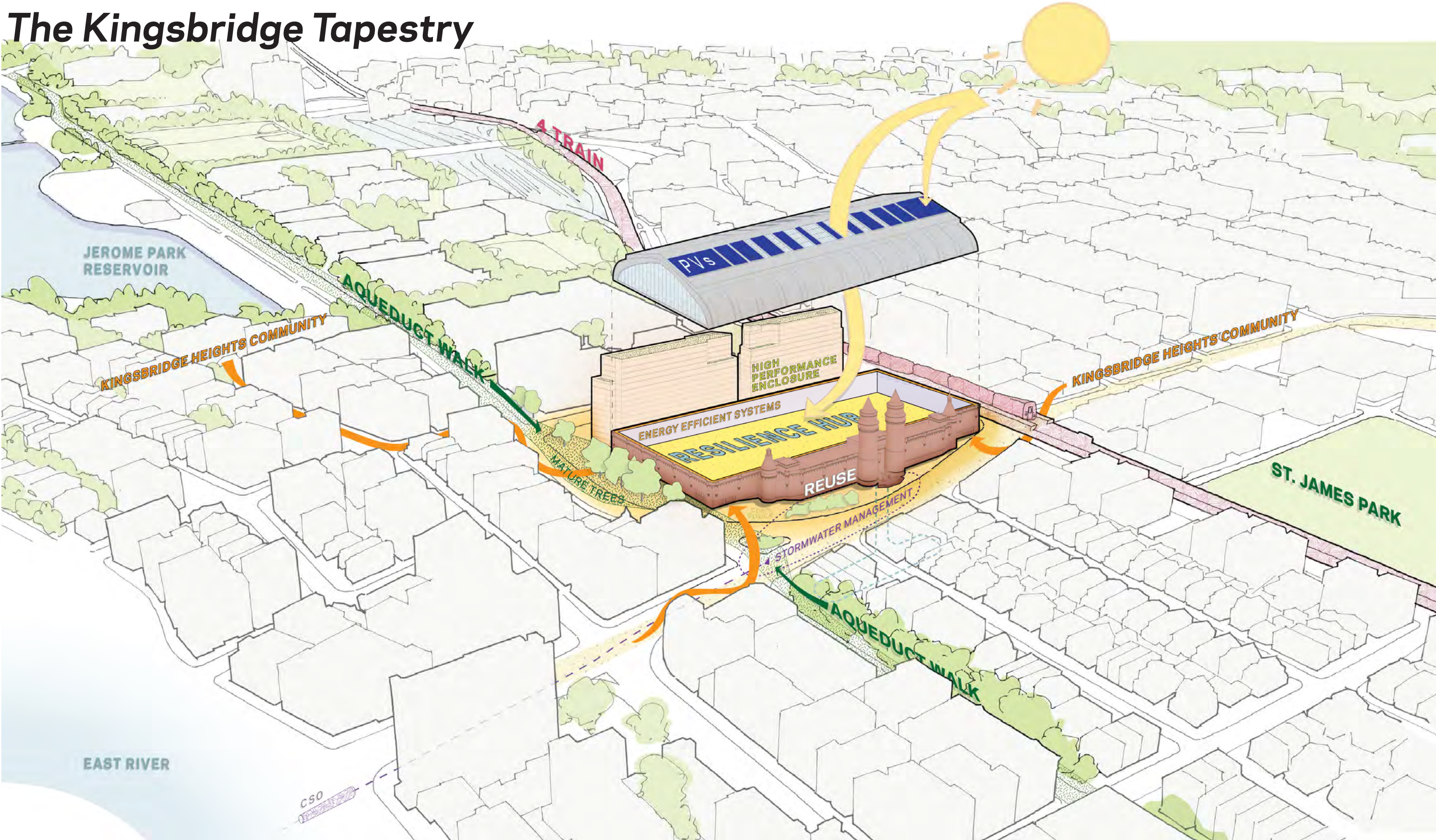


# The Kingsbridge Tapestry





# The Kingsbridge Tapestry



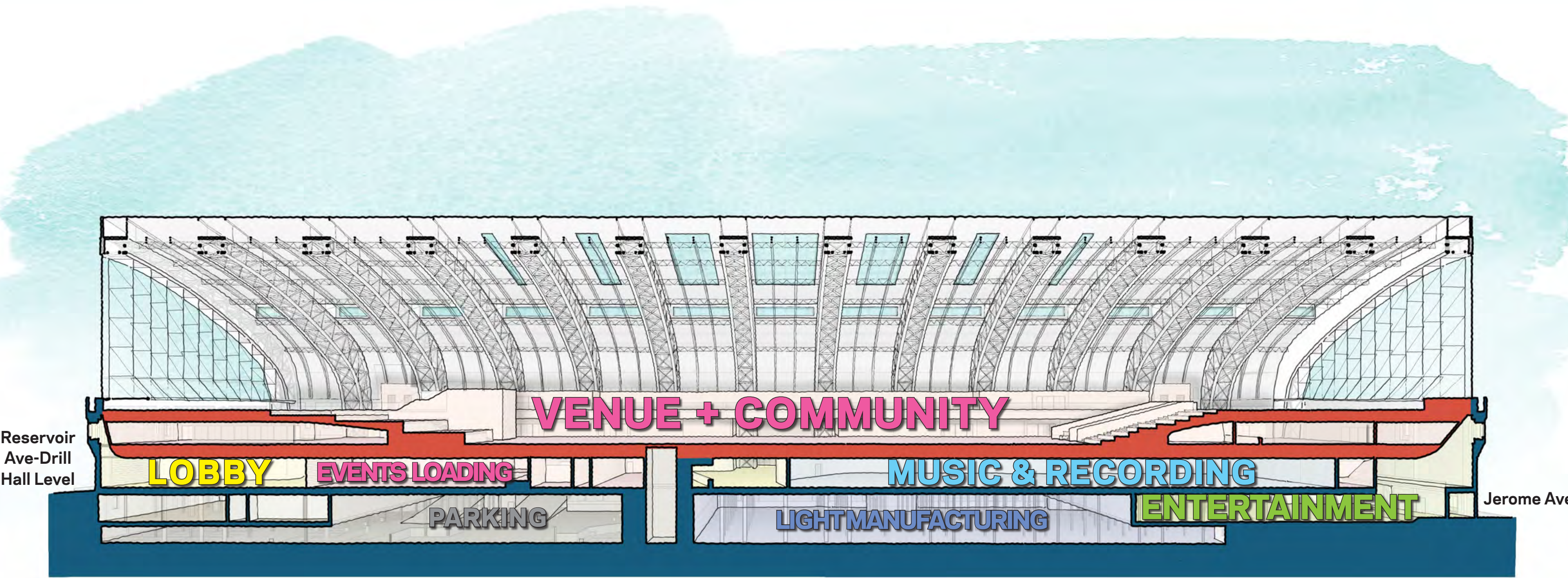


# The Kingsbridge Tapestry





# The Kingsbridge Tapestry



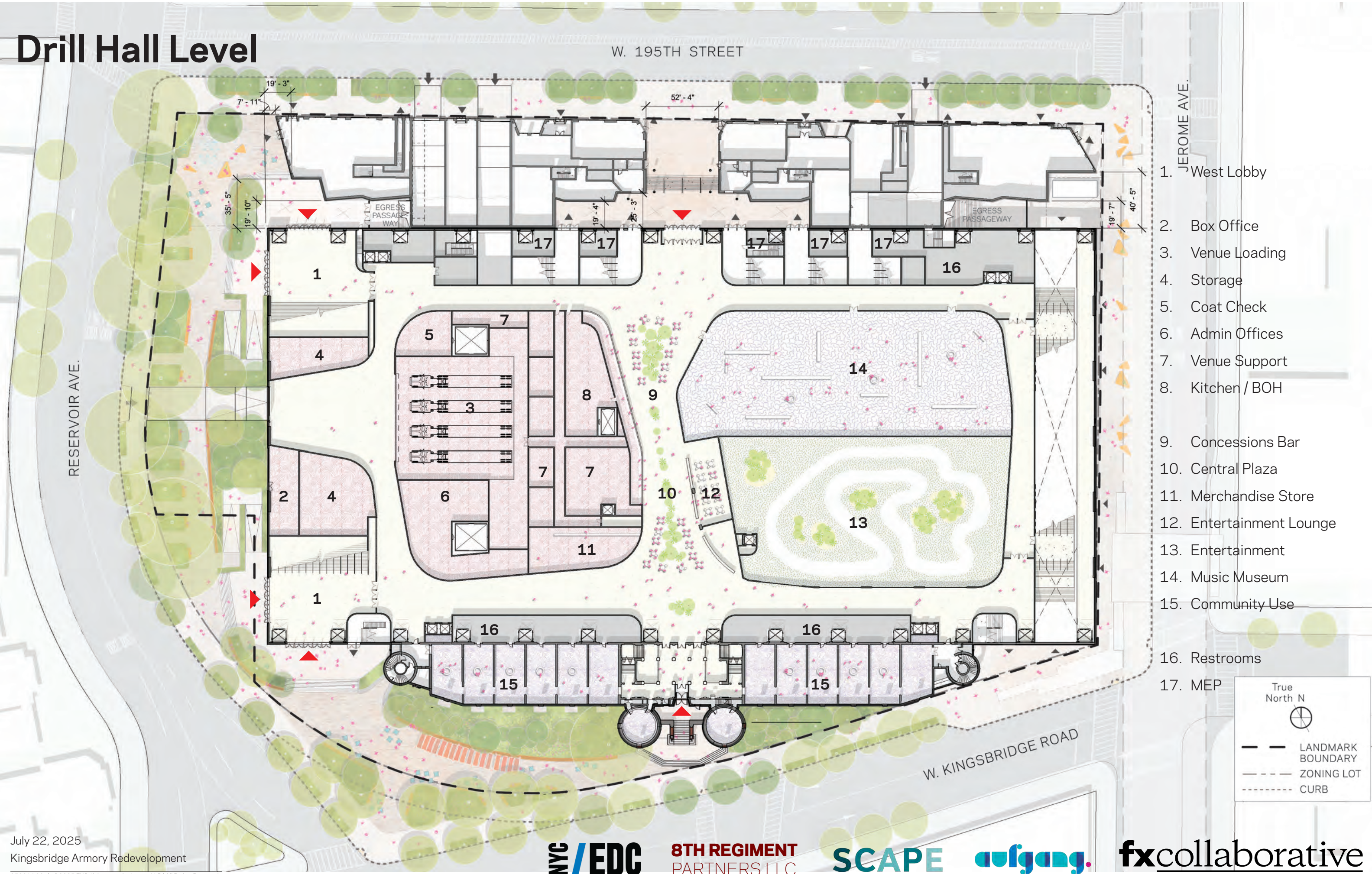


# Venue Level





# Drill Hall Level



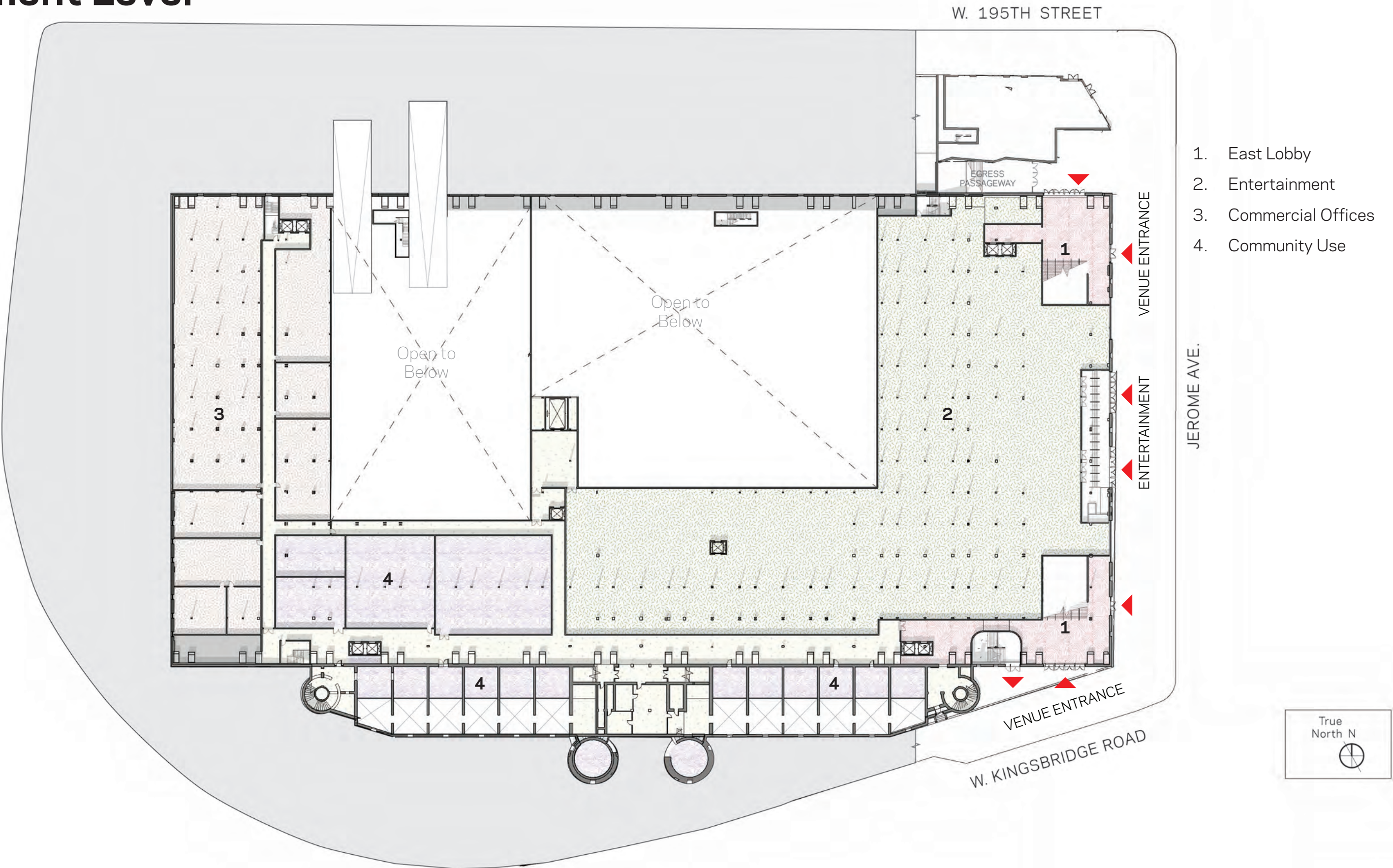


# Drill Hall / Concourse Level





# Basement Level





# Kingsbridge Armory Street View



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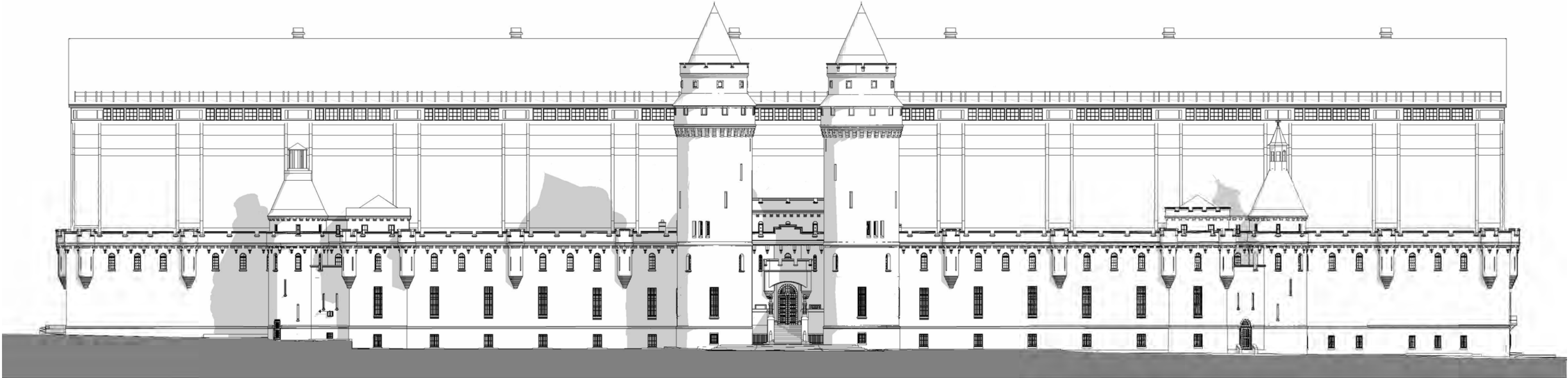


# Proposed View from Reservoir Avenue



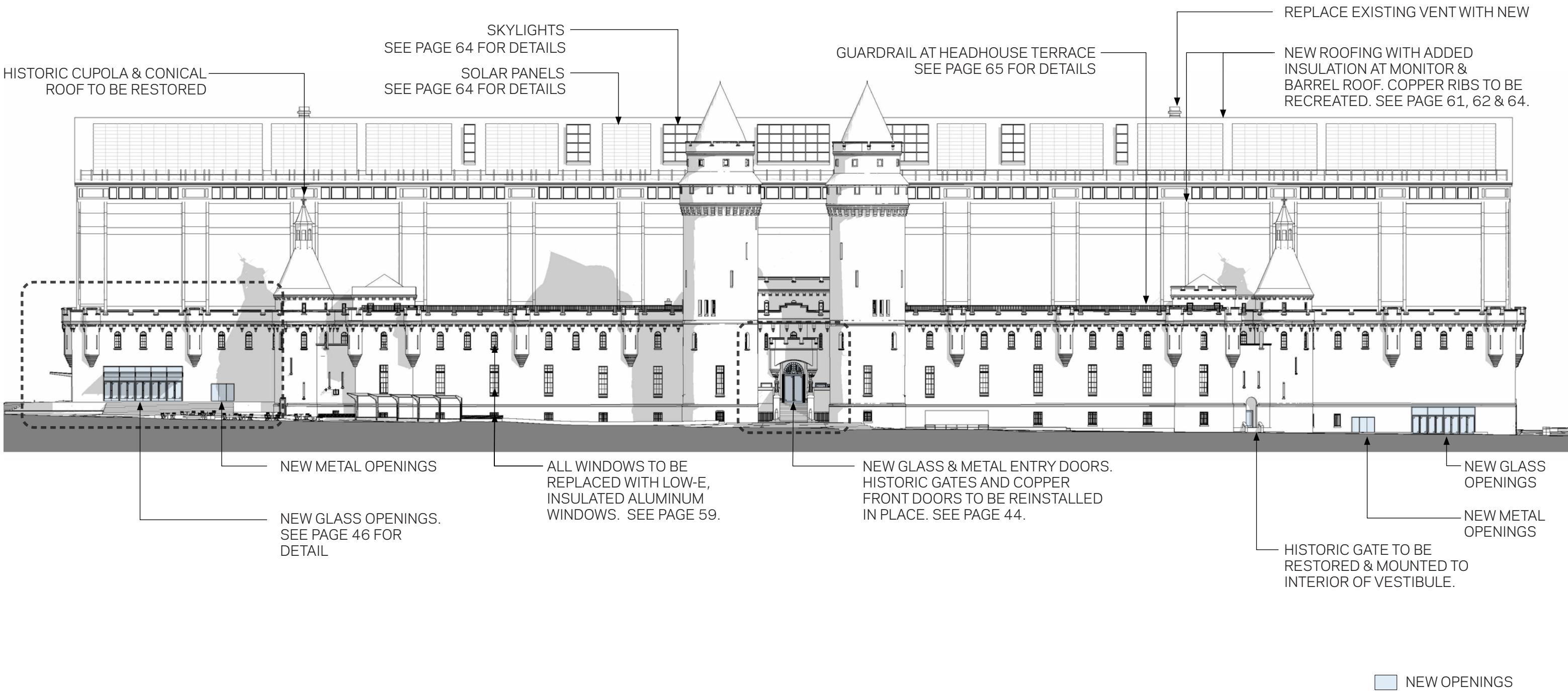


# Existing South Elevation



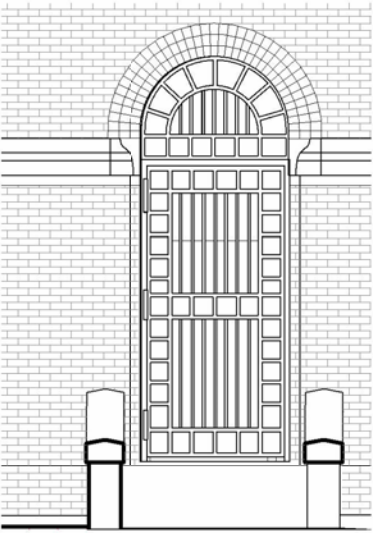
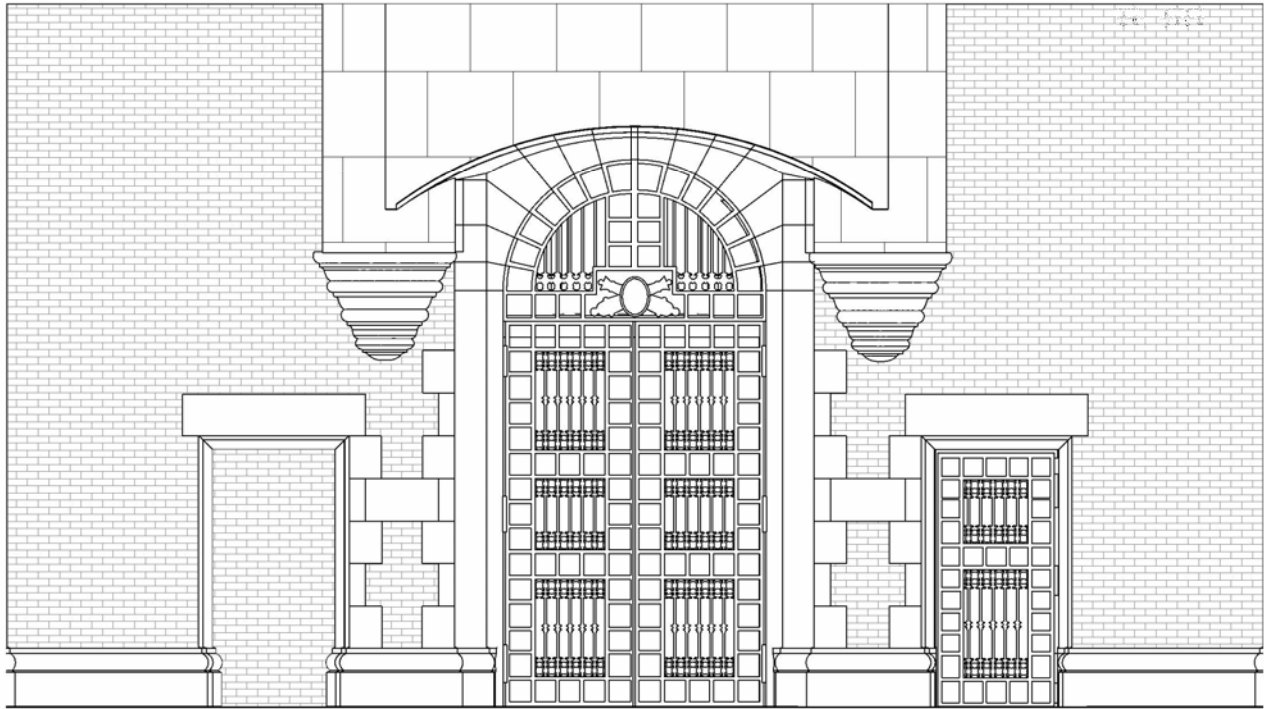
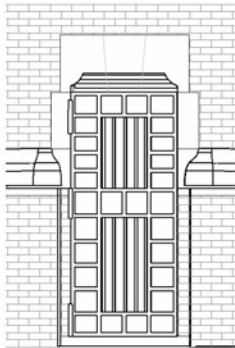


# Proposed South Elevation



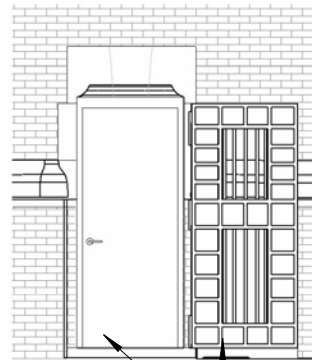


# Existing Main Entrance & Turret Doors

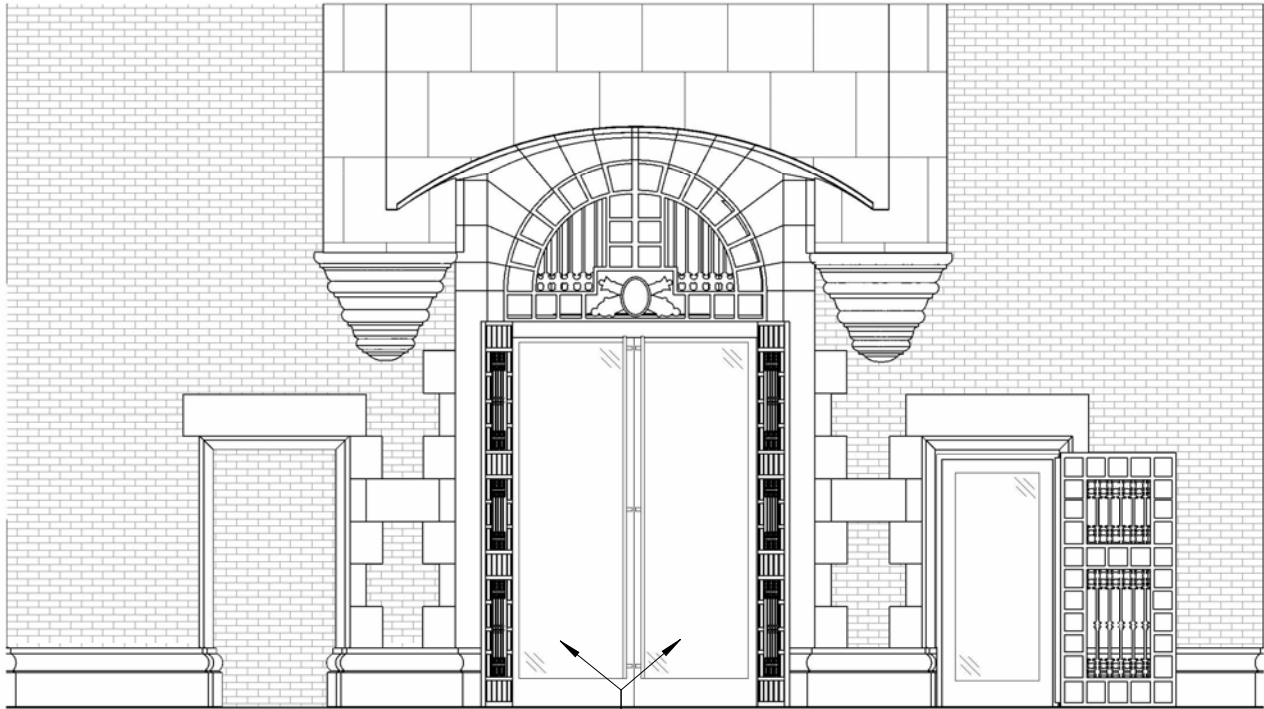




# Proposed Main Entrance & Turret Doors



EXISTING IRON GATES  
FIXED IN OPEN POSITION  
EXISTING WOOD DOOR TO  
BE RESTORED

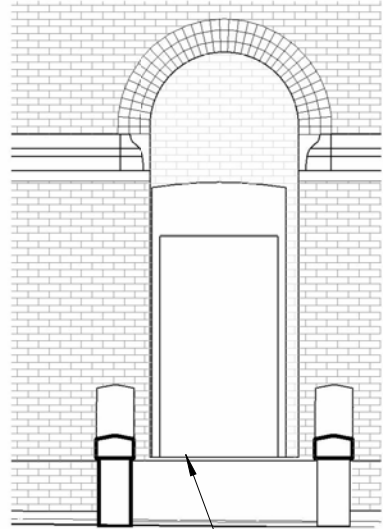


EXISTING IRON GATES  
FIXED IN OPEN POSITION

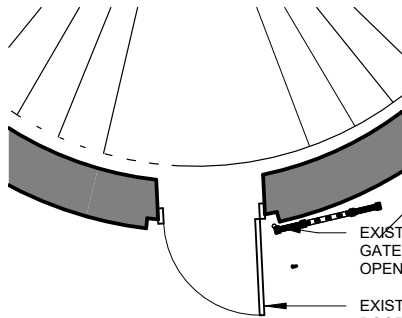
NEW GLAZED & ALUMINUM  
DOORS

EXISTING IRON GATES  
FIXED IN OPEN POSITION

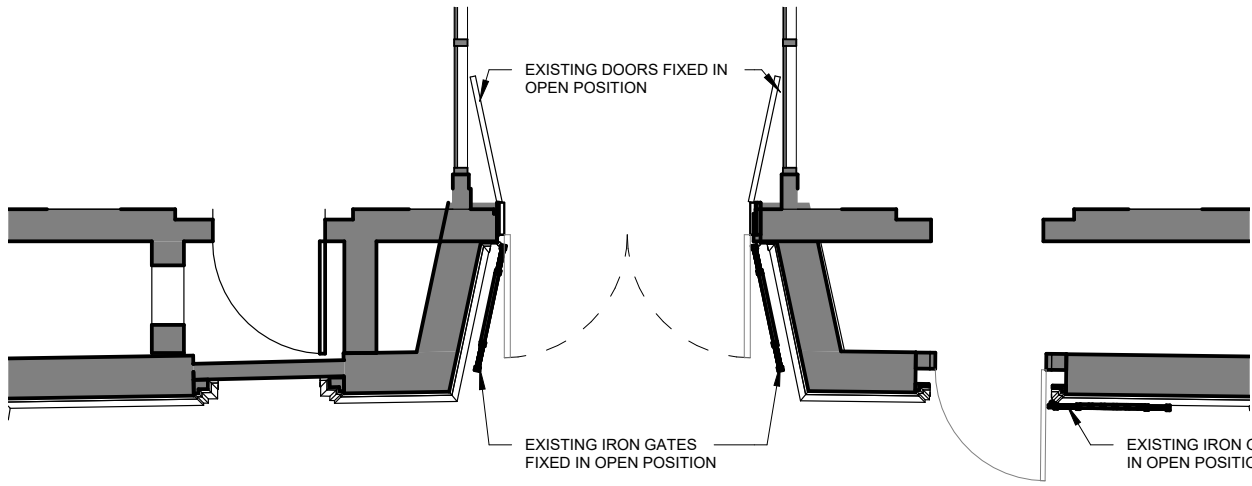
EXISTING IRON GATES  
FIXED IN OPEN POSITION



EXISTING WOOD  
DOOR TO BE  
RESTORED



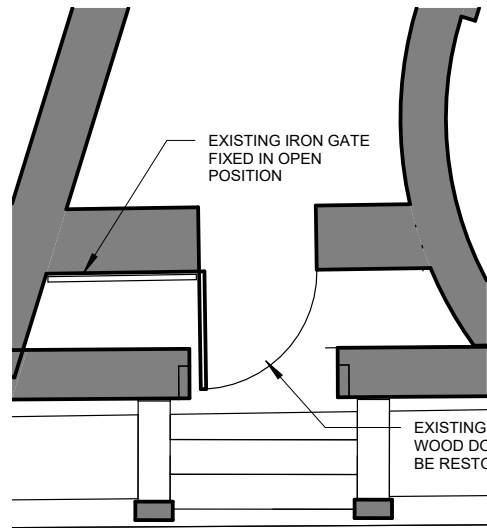
EXISTING IRON  
GATE FIXED IN  
OPEN POSITION  
EXISTING WOOD  
DOOR TO BE  
RESTORED



EXISTING DOORS FIXED IN  
OPEN POSITION

EXISTING IRON GATES  
FIXED IN OPEN POSITION

EXISTING IRON GATE FIXED  
IN OPEN POSITION



EXISTING IRON GATE  
FIXED IN OPEN  
POSITION

EXISTING  
WOOD DOOR TO  
BE RESTORED



# South-West Openings



EXISTING



PROPOSED



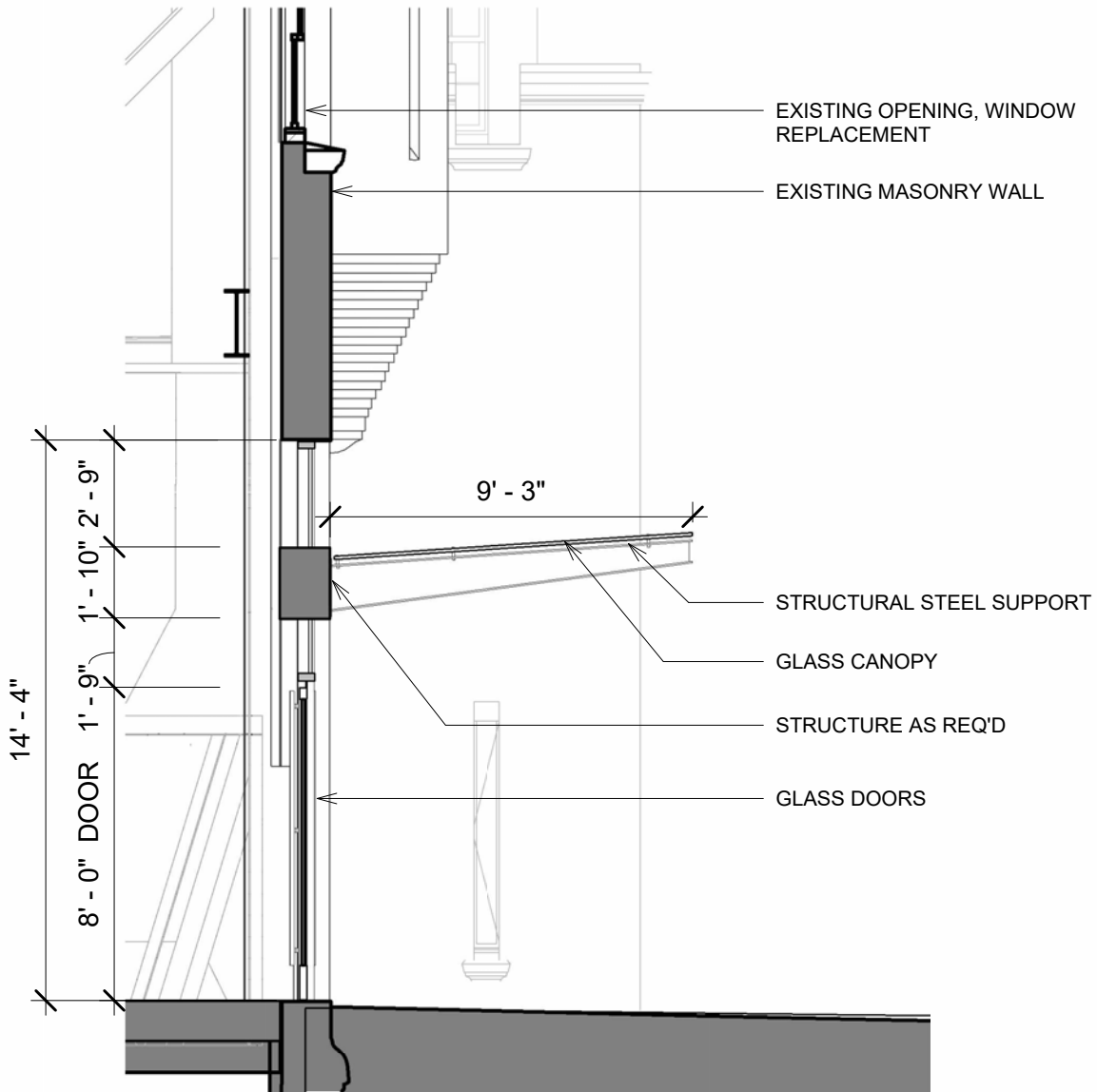
# South Elevation Details



PROPOSED

NEW GLASS AND METAL ENTRANCE  
DOORS & CANOPY, TYP.

NEW PAINTED METAL EGRESS  
DOORS TO MATCH EXISTING BRICK  
COLOR, TYP.



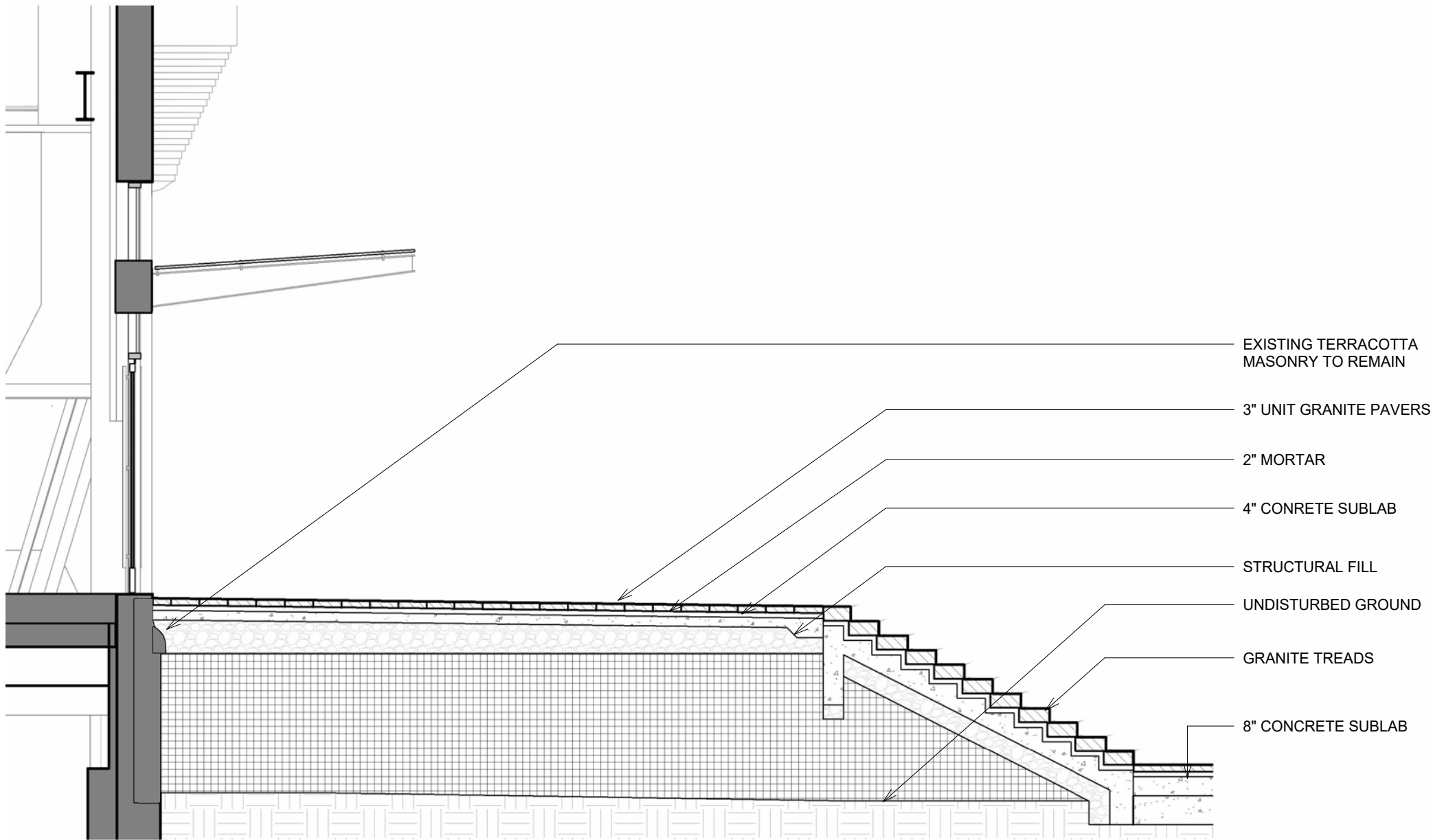
SECTION AT ENTRANCE DOORS



# Water Table Masonry Band



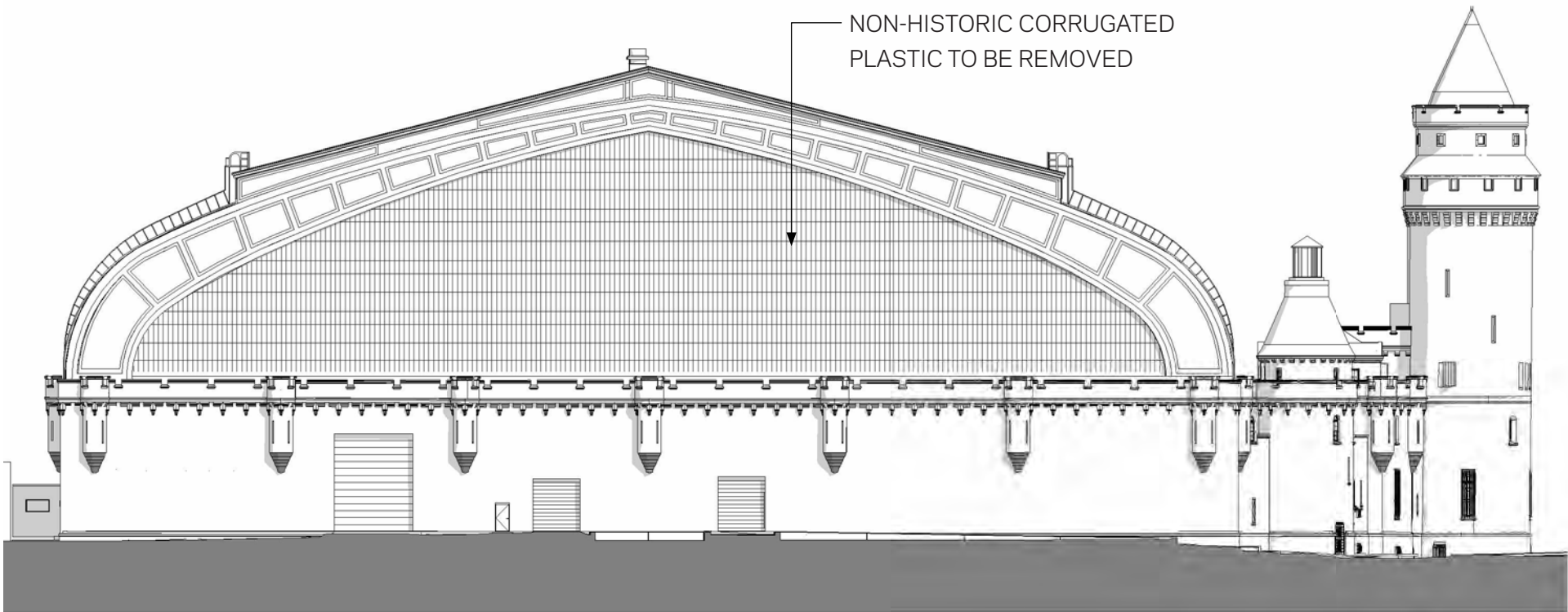
EXISTING



SECTION AT ENTRANCE DOORS



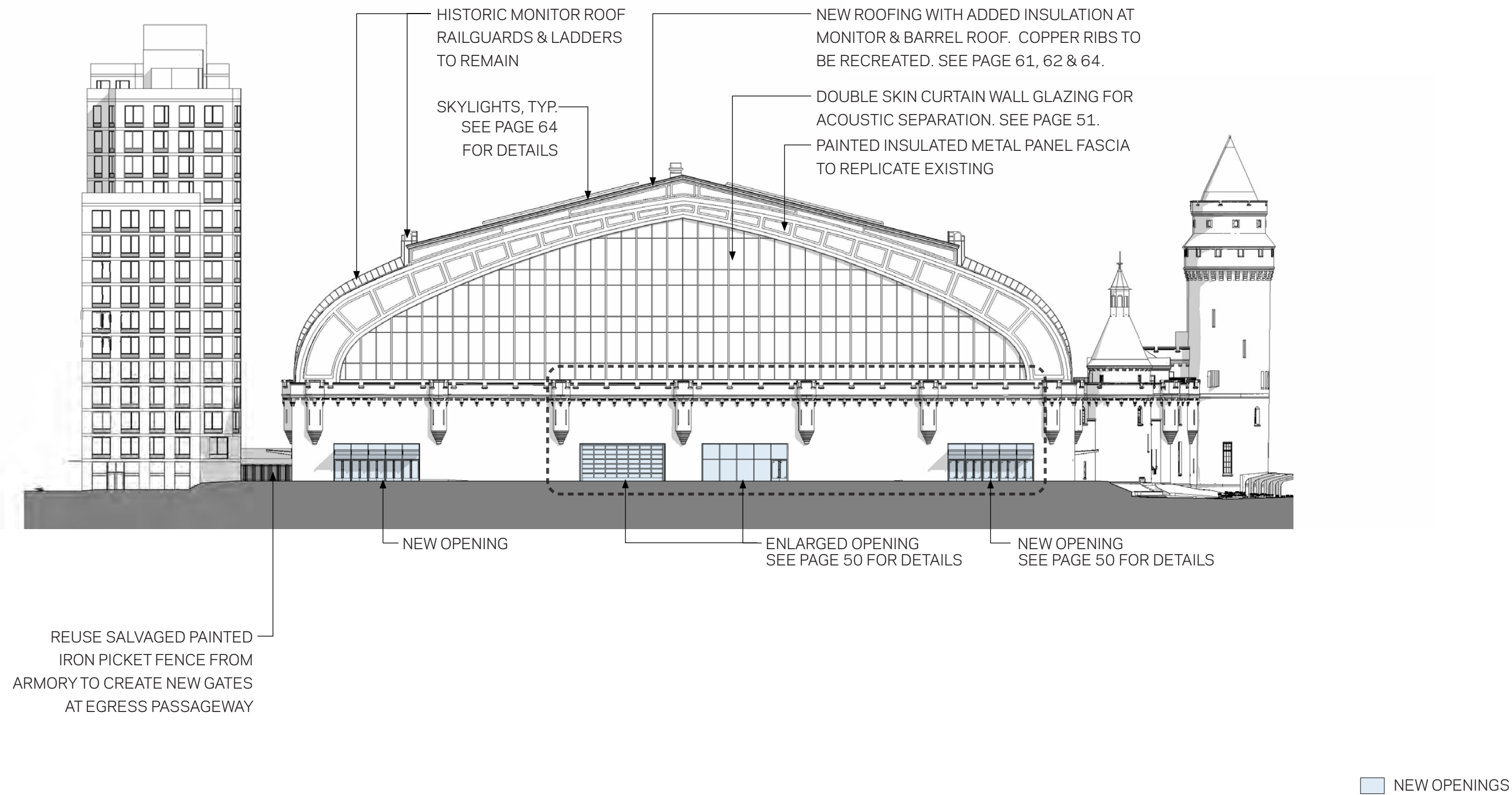
# Existing West Elevation



NEW OPENINGS



# Proposed West Elevation

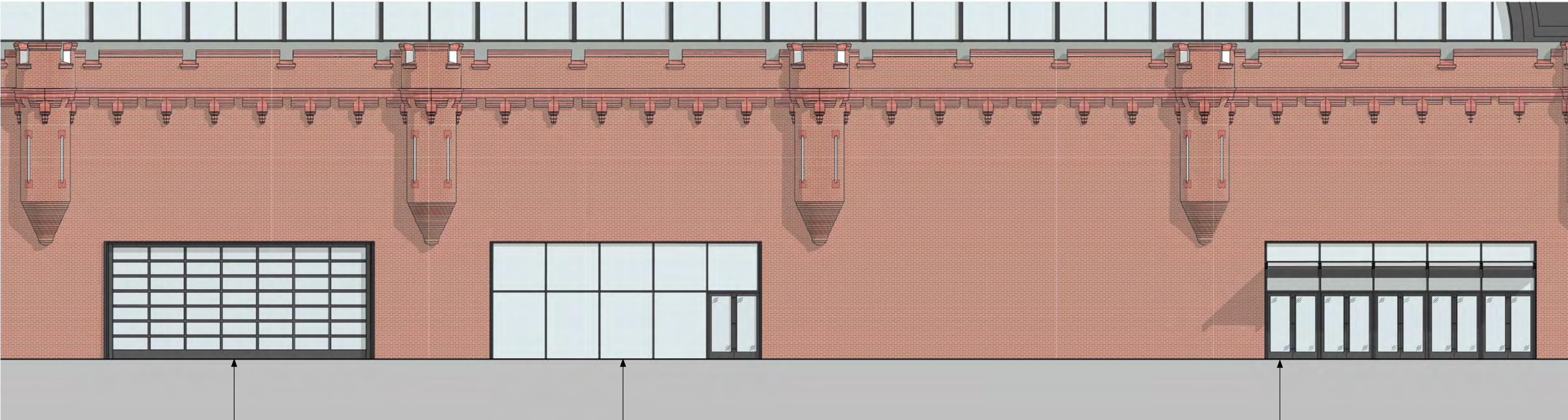




# West Elevation Details



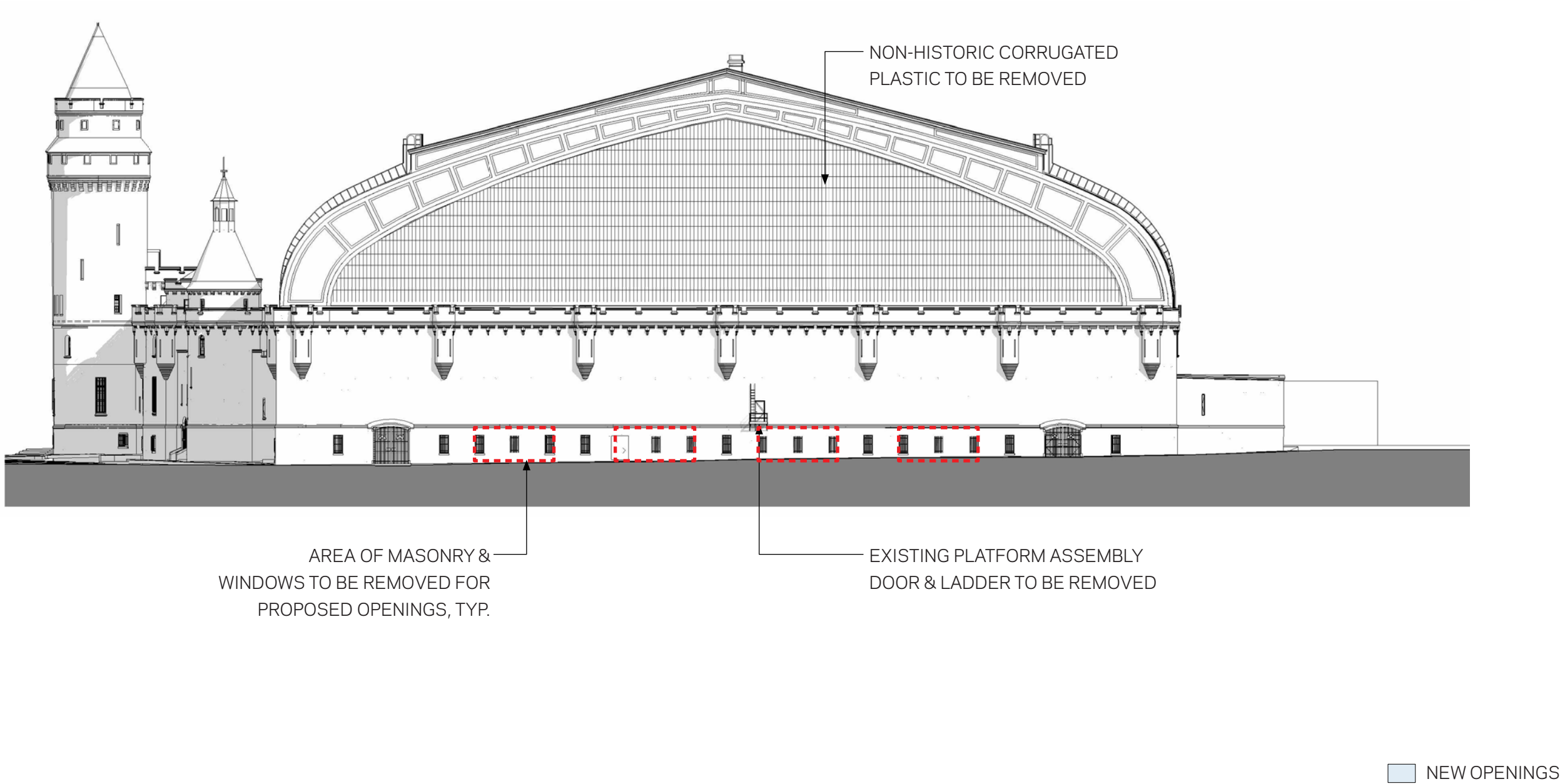
**EXISTING**  
Loading dock door opening to be expanded into storefront.



**PROPOSED**  
GLASS GARAGE DOOR  
INSULATED GLASS HIGH-PERFORMANCE STOREFRONT  
GLASS & METAL ENTRANCE DOORS & CANOPY, TYP.

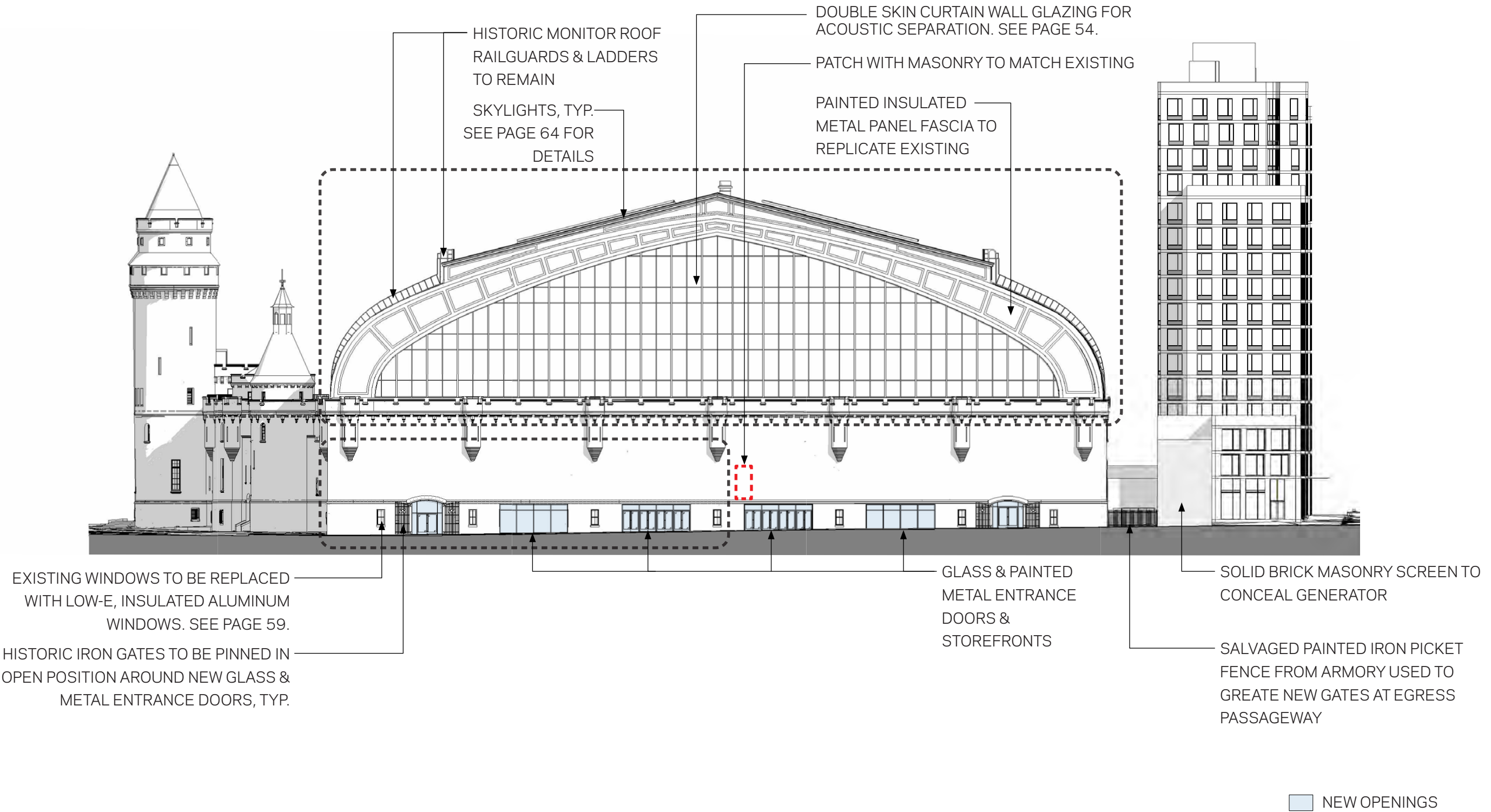


# Existing East Elevation





# Proposed East Elevation





# East Elevation Details



EXISTING ARCHED MASONRY OPENING AT THE SOUTHEAST CORNER OF THE BUILDING



EXISTING PUNCHED WINDOW MASONRY OPENINGS TO BE EXPANDED INTO ONE LARGER ENTRANCE



EXISTING ARCHED MASONRY OPENING AT THE NORTHEAST CORNER OF THE BUILDING



PROPOSED

EXISTING HISTORIC GATES TO BE FIXED IN OPEN POSITION

GLASS DOORS IN EXISTING OPENING

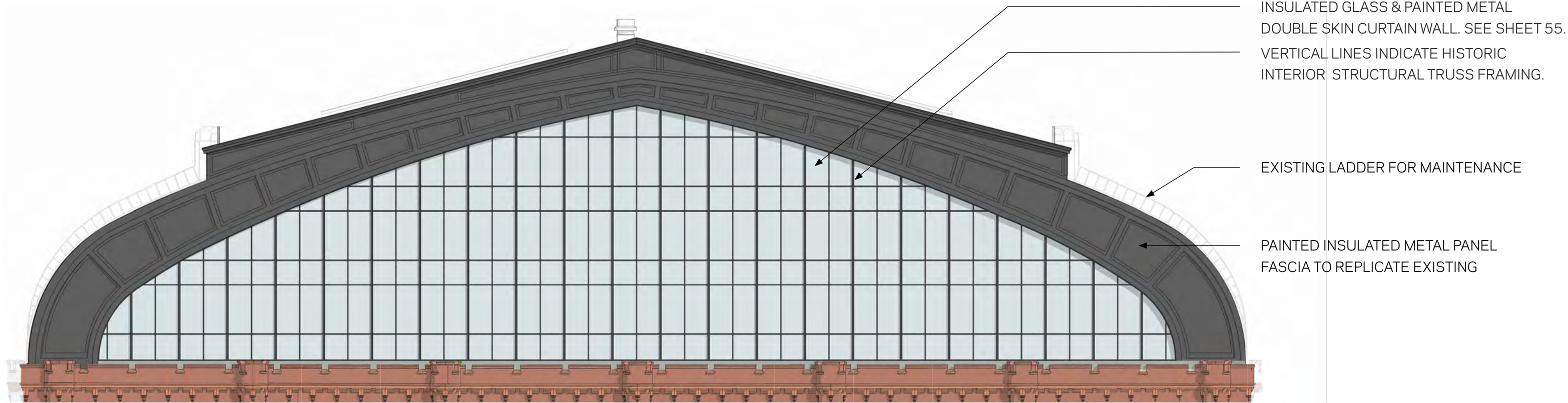
HEIGHT OF STOREFRONT & GLASS DOORS TO ALIGN WITH WATER TABLE MASONRY

INSULATED GLASS & PTD. MTL. LOW-E SIMULATED DOUBLE HUNG WINDOWS, TYP.

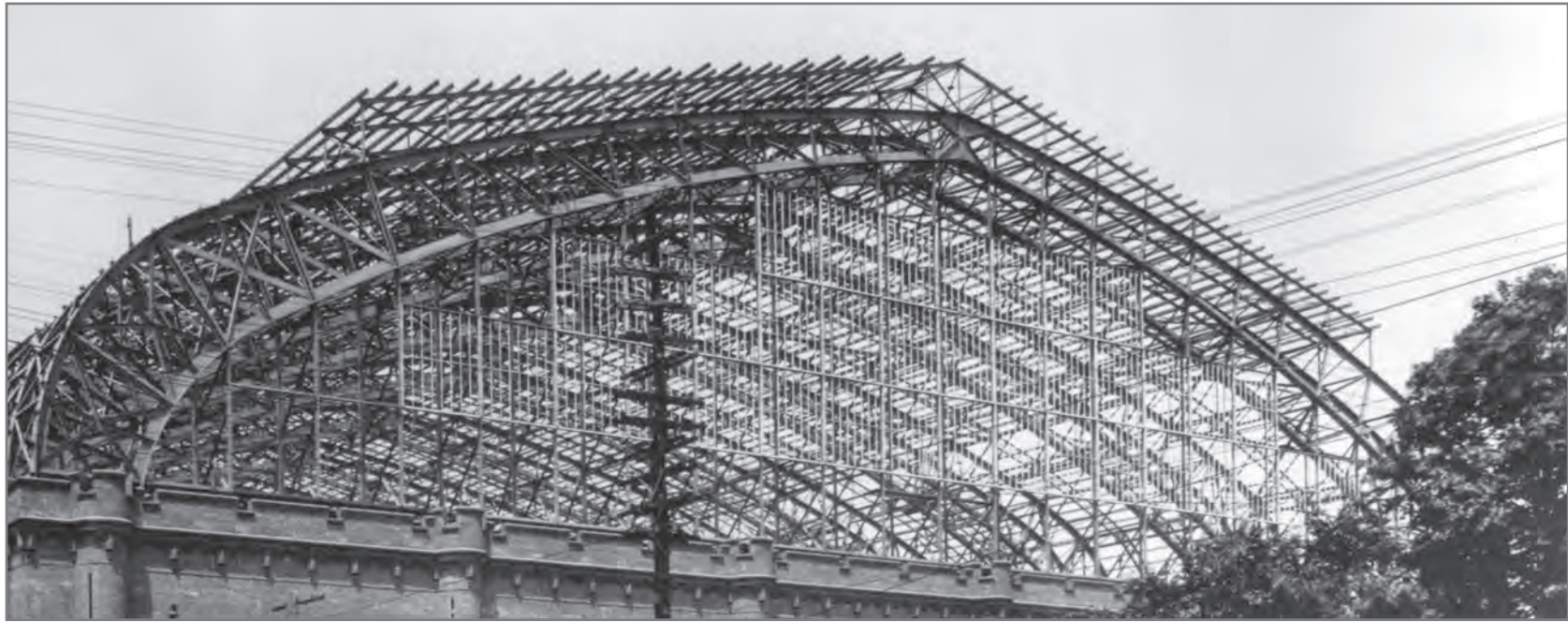
GLASS DOORS



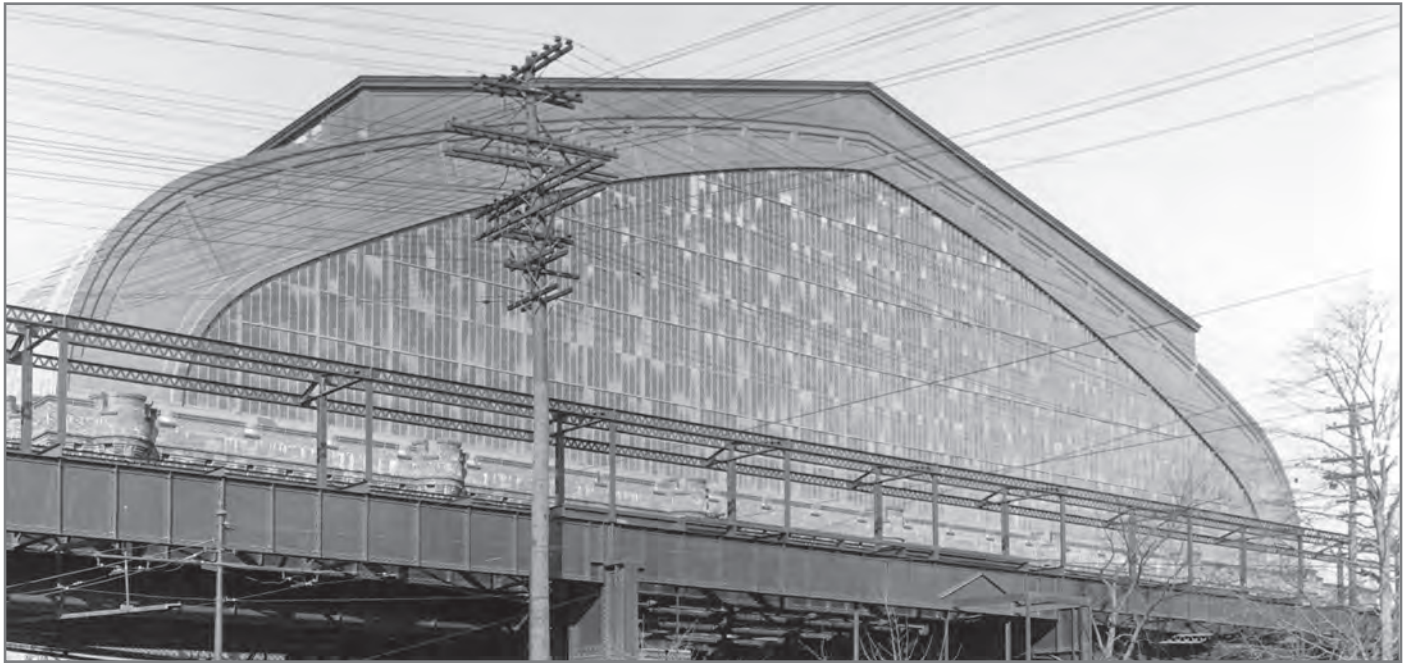
# End Wall Glazing Details



PROPOSED END WALL GLAZING



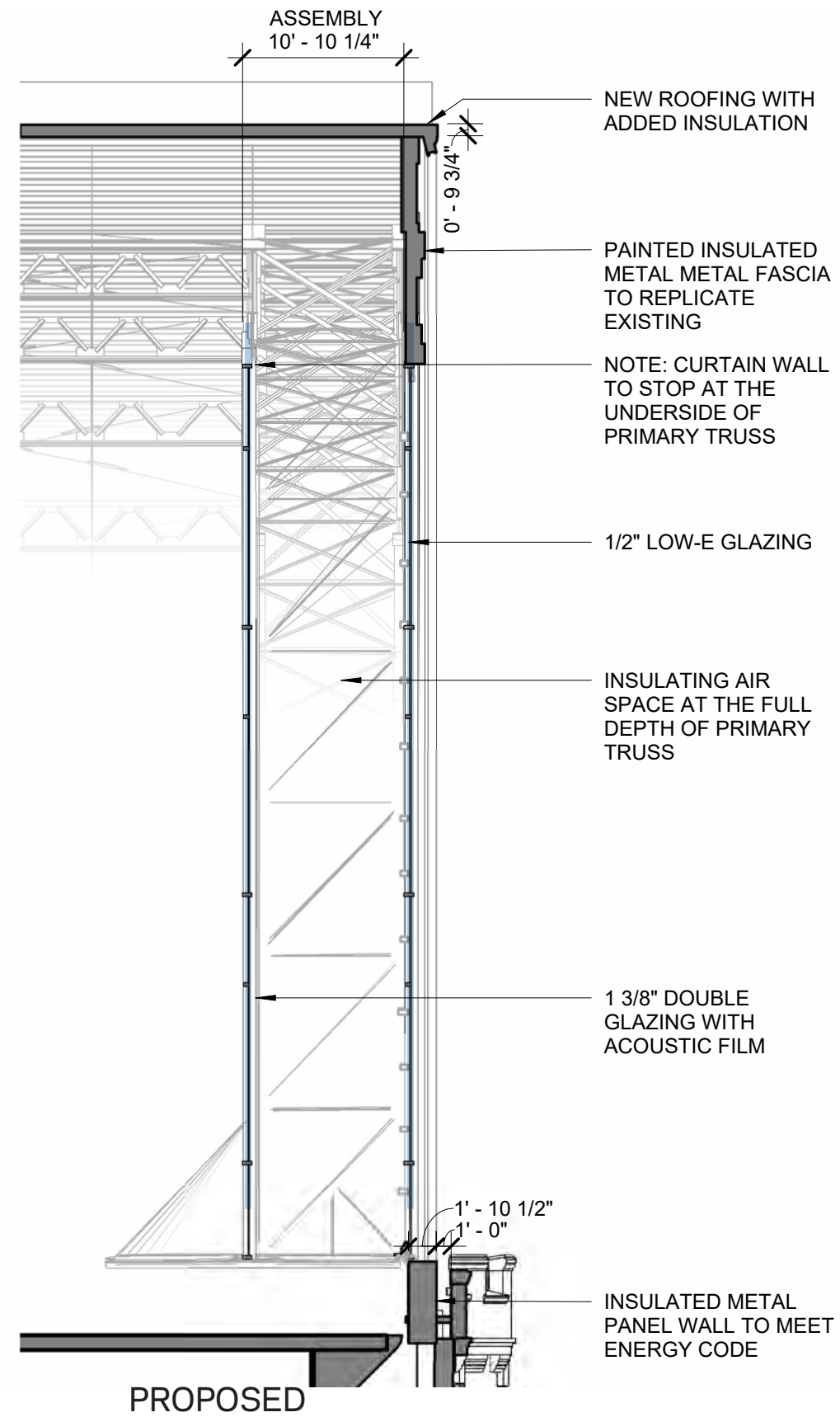
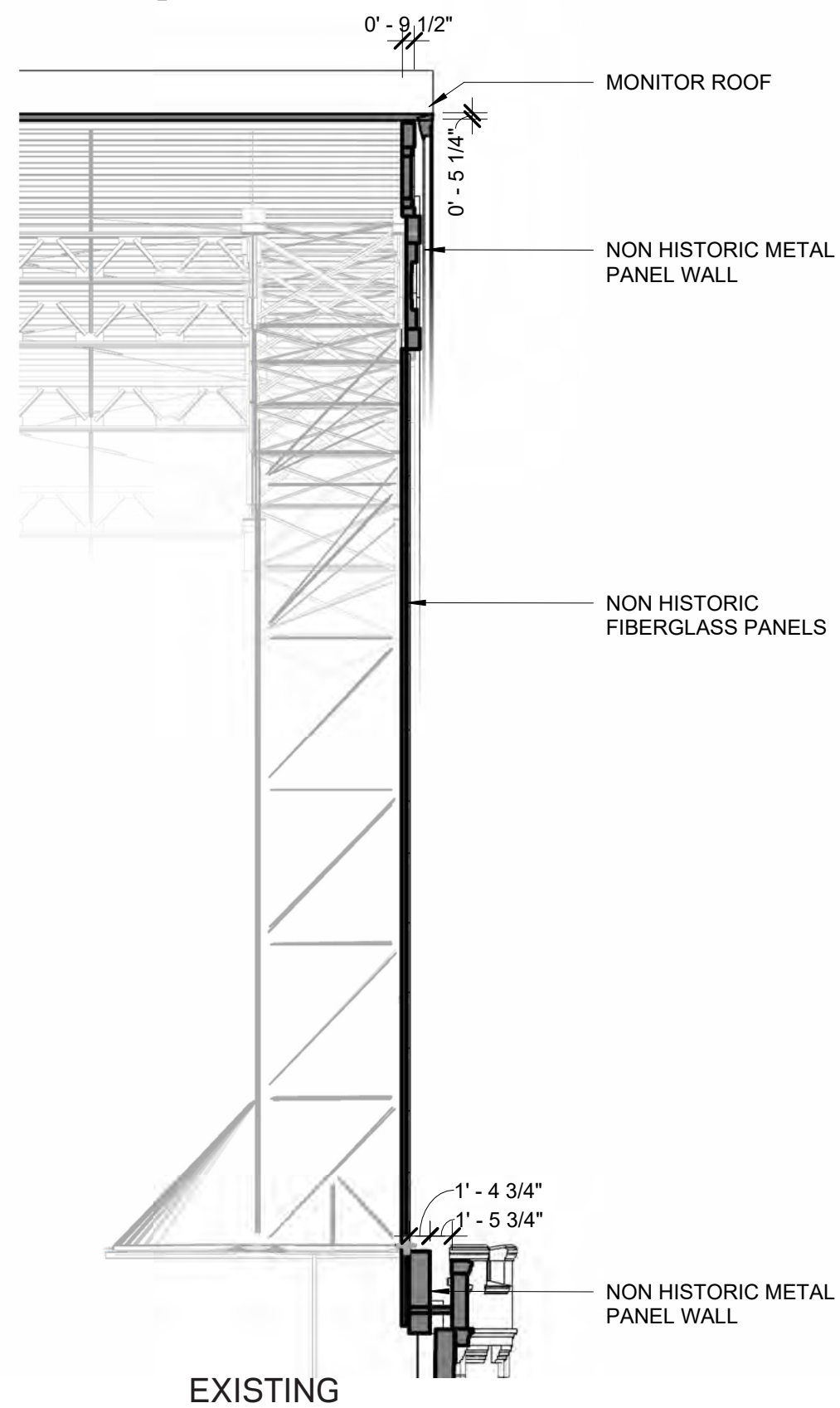
HISTORIC IMAGE OF END WALL FRAMING



HISTORIC IMAGE OF END WALL GLAZING

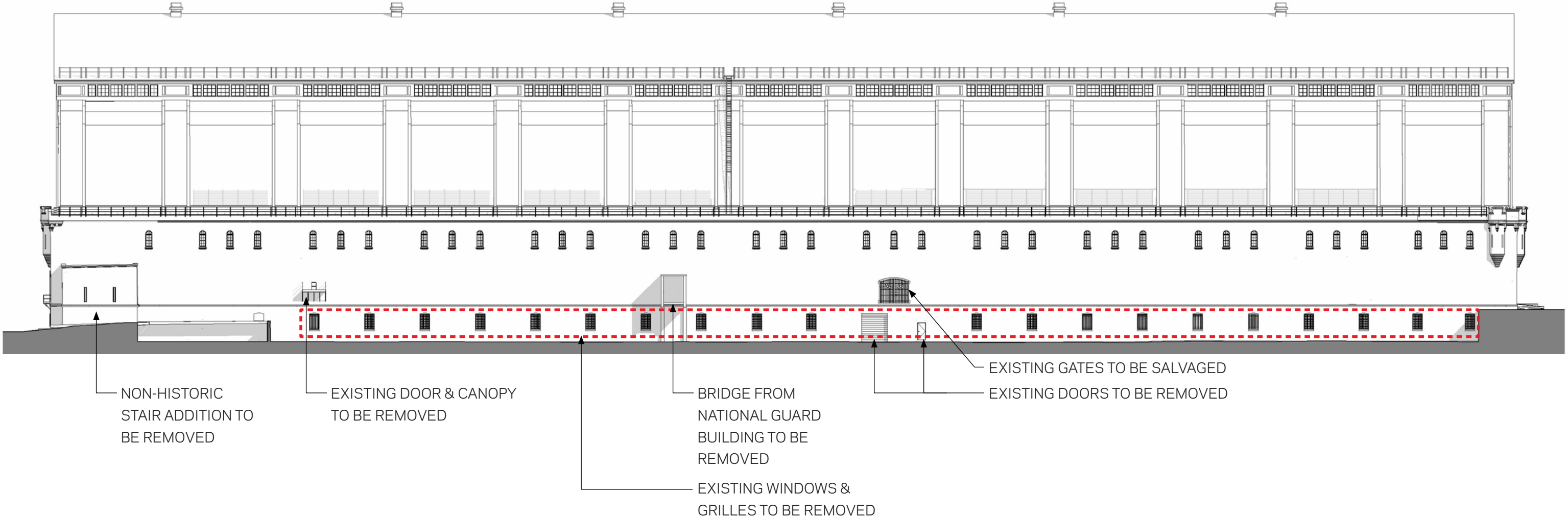


# End Wall Replacement Details





# Existing North Elevation





# Existing North Elevation - Infill Scope



NOT ORIGINAL STAIR ADDITION



EXISTING AREAWAY



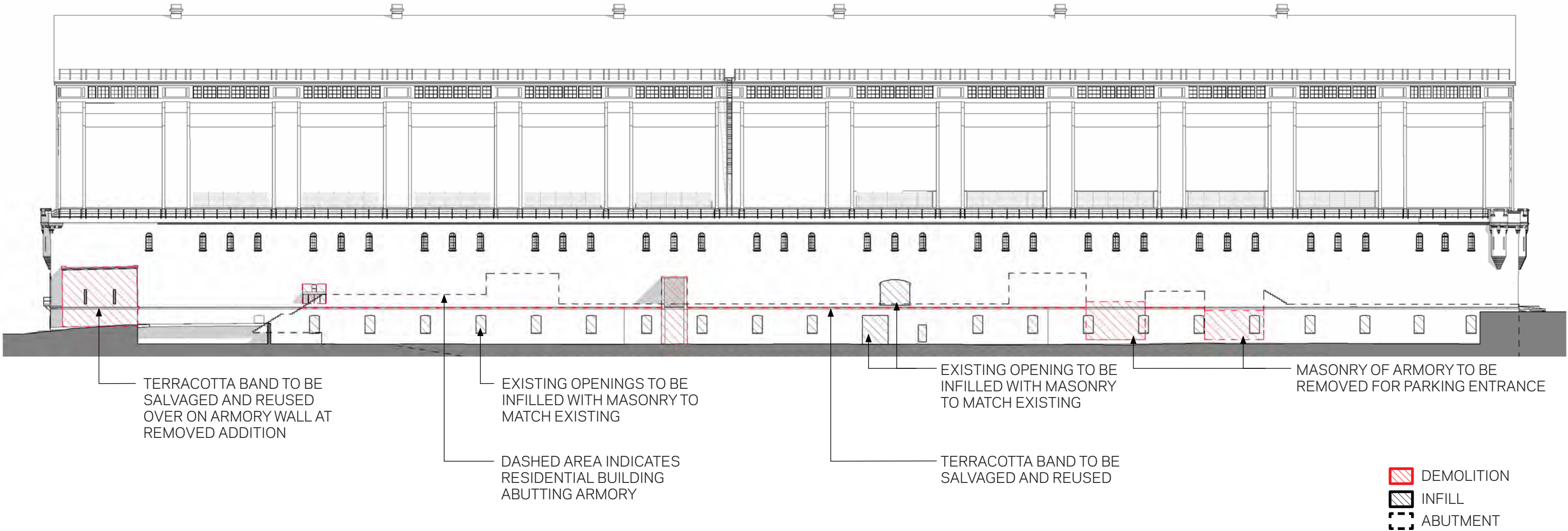
EXISTING AREAWAY WHERE PROPOSED RESIDENTIAL BUILDING WILL ABUTT.



HISTORICAL GATE AND EXISTING GARAGE DOOR



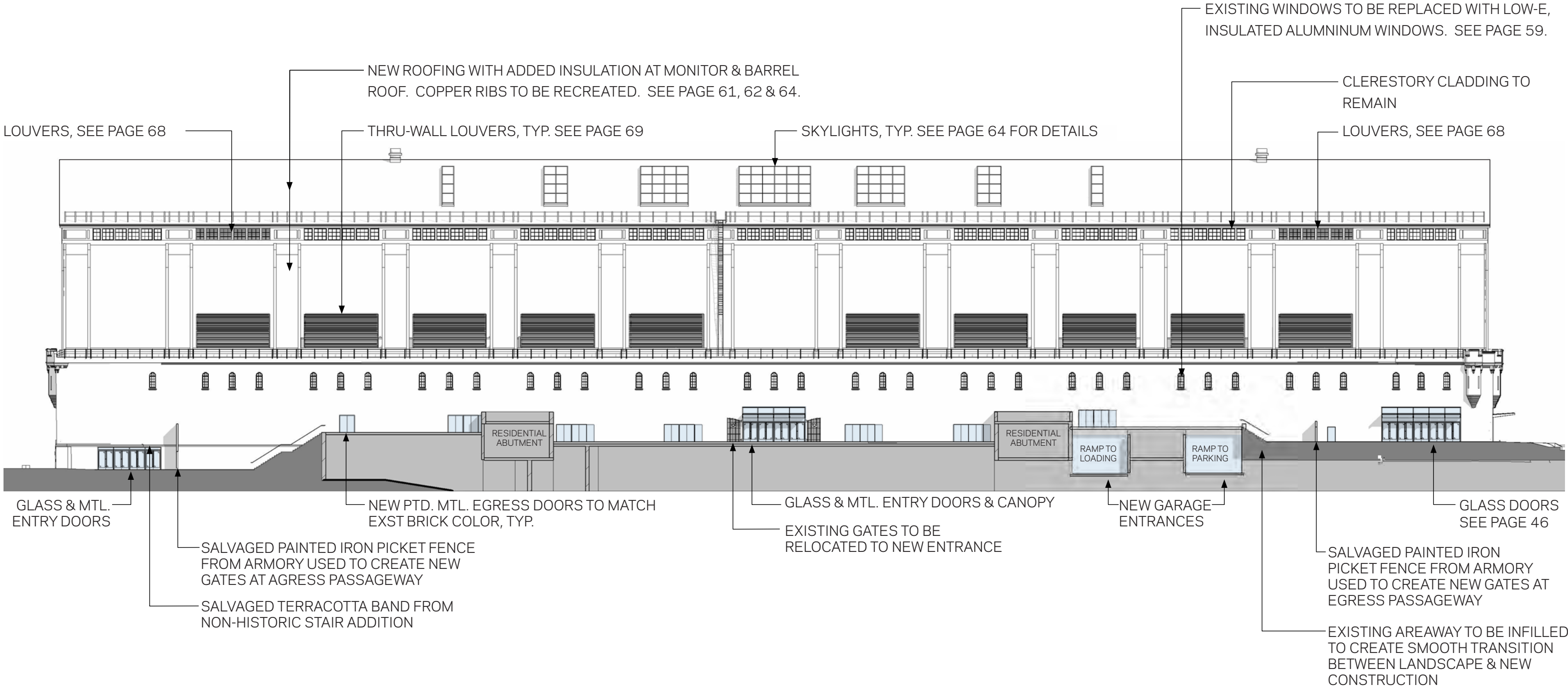
EXISTING AREAWAY WHERE PROPOSED RESIDENTIAL BUILDING WILL ABUTT.





# Proposed North Elevation

- NEW OPENINGS
- ABUTMENT



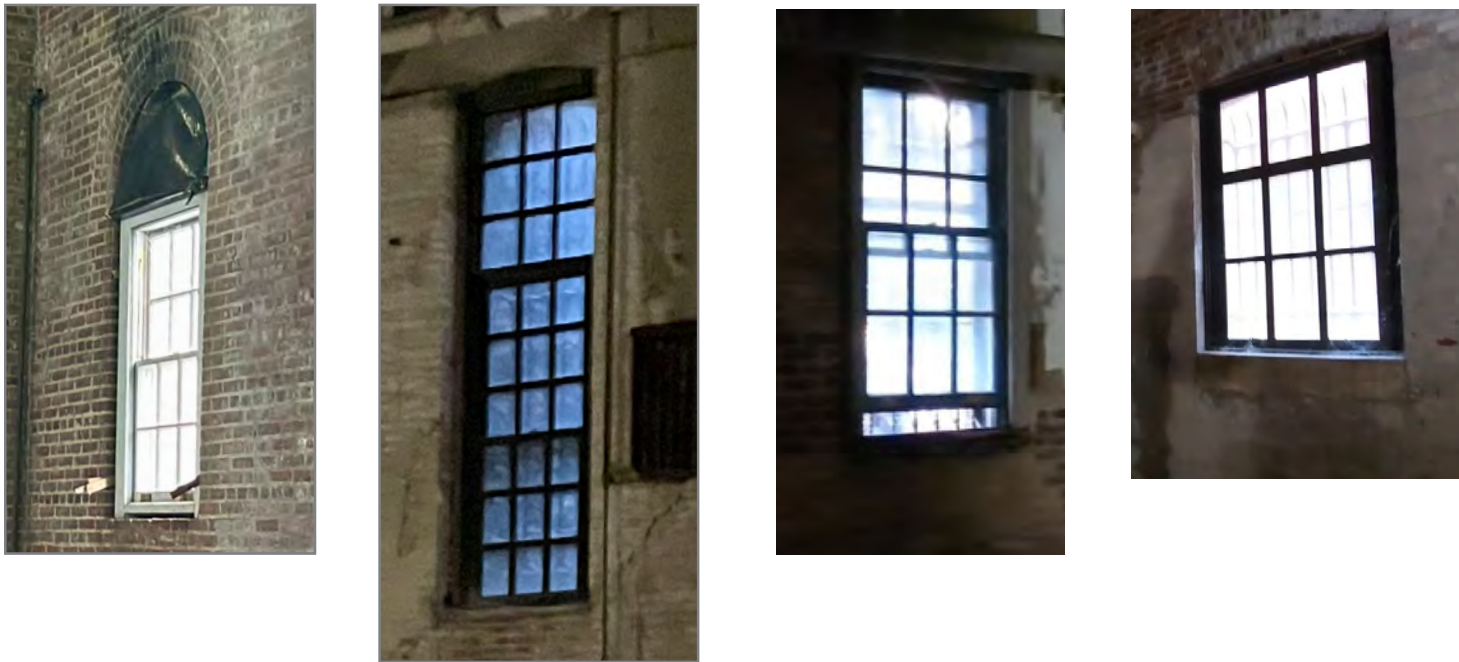
**PROPOSED**  
NOTE: NORTH ELEVATION BLOCKED FROM STREET VISIBILITY BY NEW RESIDENTIAL BUILDING



# Window Replacement Details - Aluminum



EXISTING WINDOW TYPES - EXTERIOR VIEW

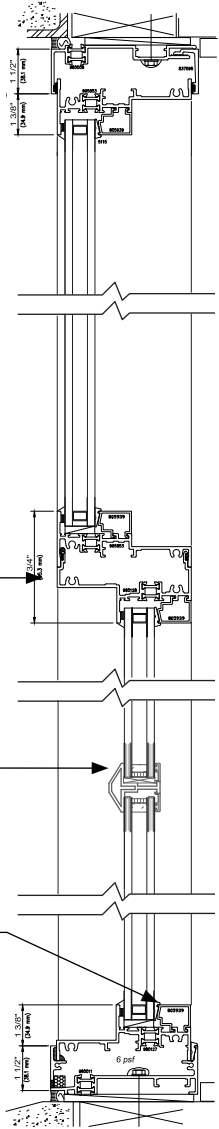


EXISTING WINDOW TYPES - INTERIOR VIEW

SIMULATED DOUBLE HUNG  
PAINTED ALUMINUM WINDOWS  
WITH LOW-E GLAZING

**NOTE:** ALL MUNTIN  
PATTERNS WILL BE  
REPLICATED THROUGHOUT

**NOTE:** WINDOWS AT THE  
HEADHOUSE & ARMORY  
WINDOWS TO BE FIXED



PROPOSED



# Roof Replacement Scope





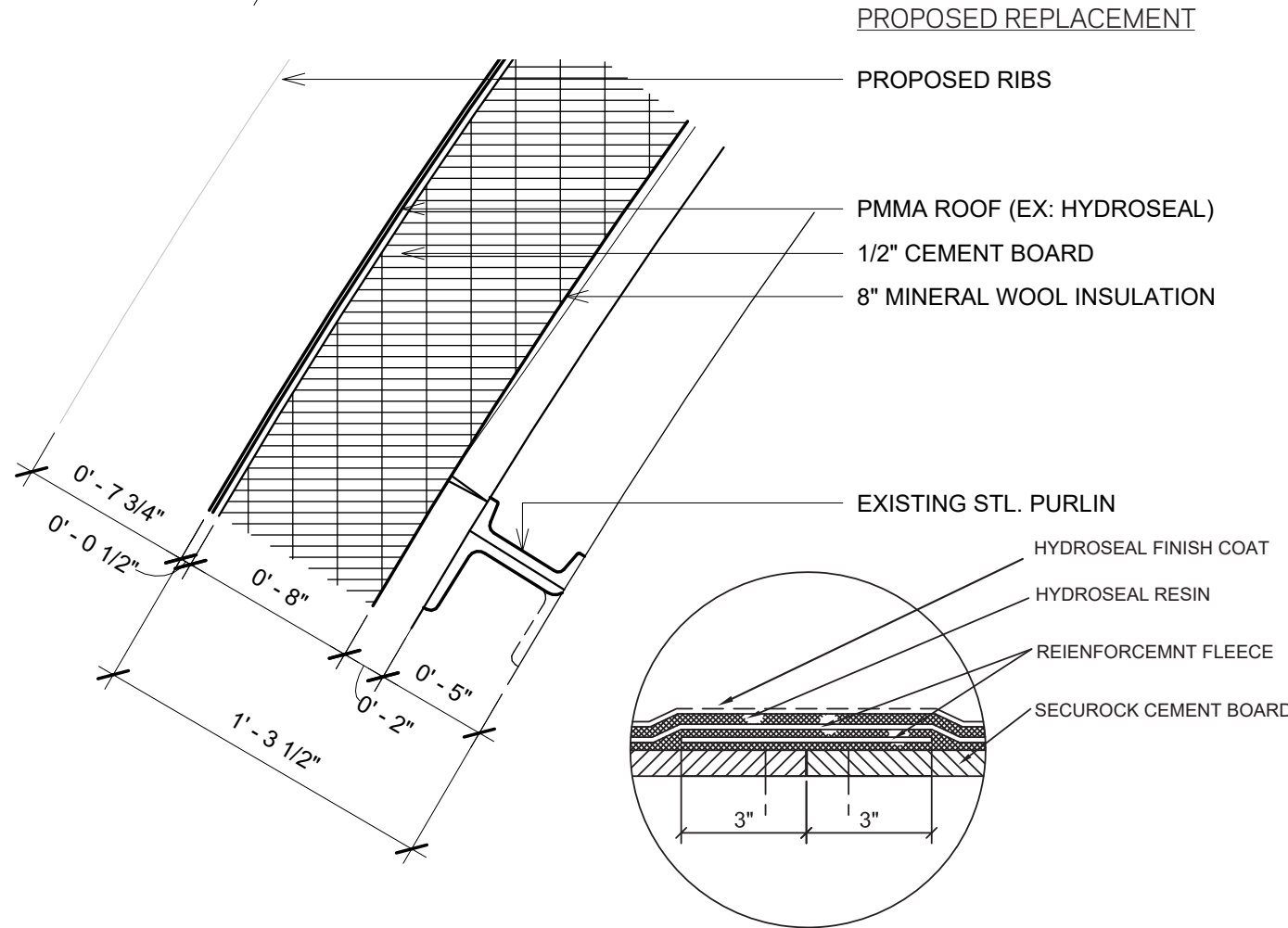
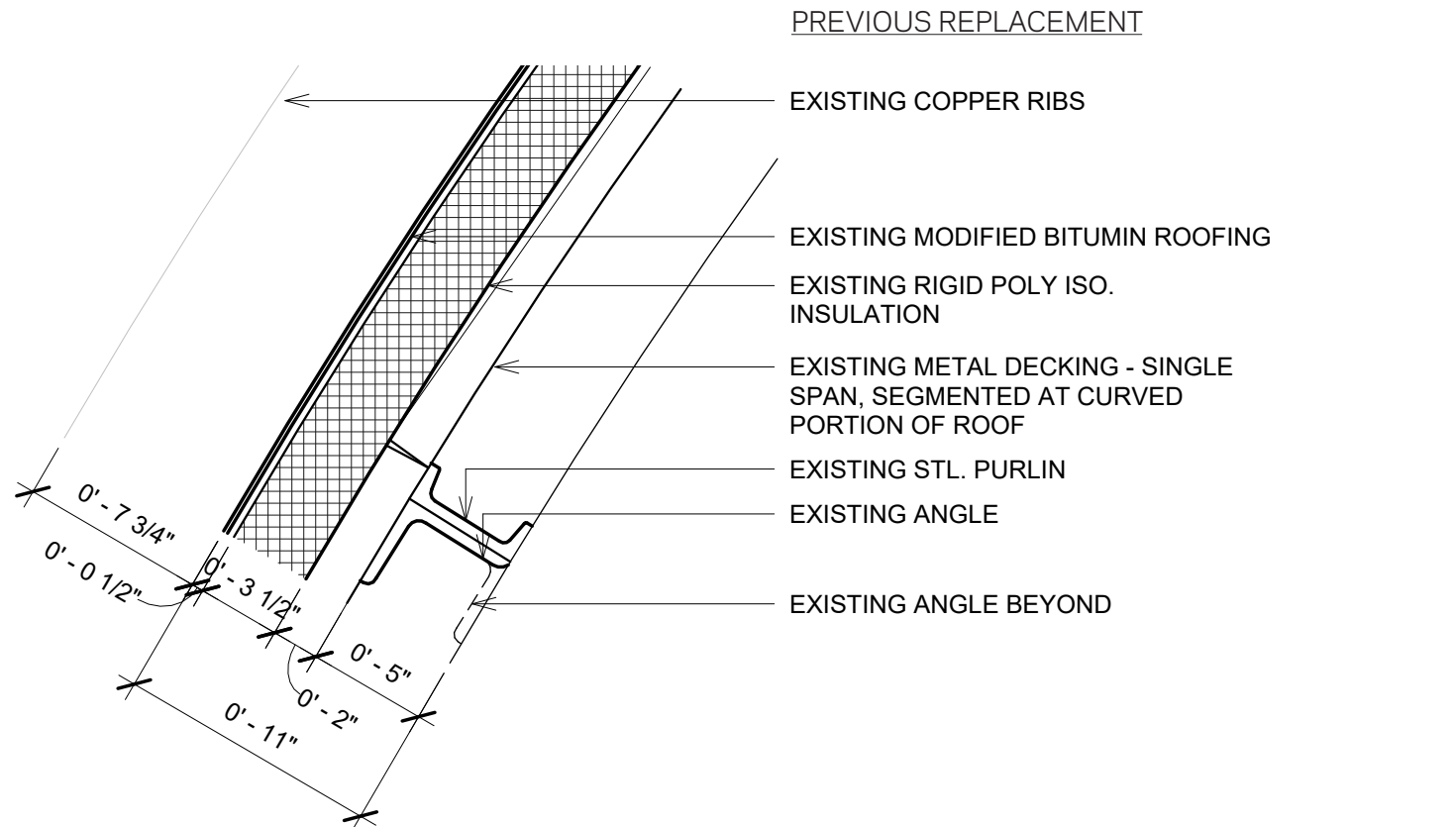
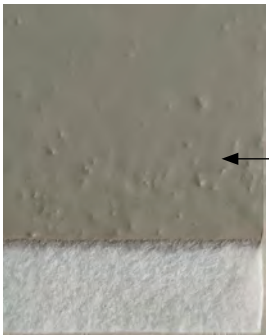
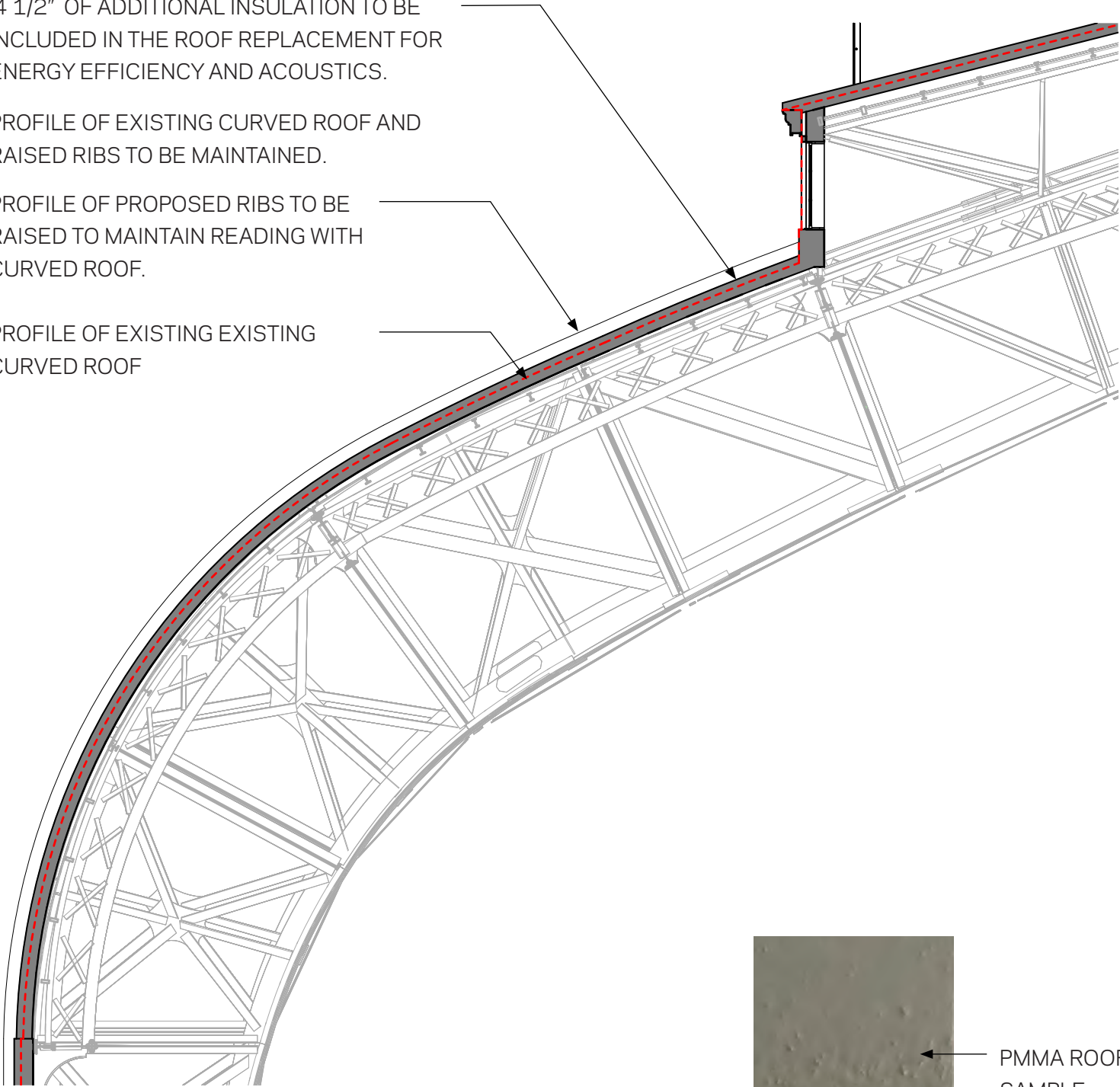
# Roof Replacement Details - Vault Roof

4 1/2" OF ADDITIONAL INSULATION TO BE INCLUDED IN THE ROOF REPLACEMENT FOR ENERGY EFFICIENCY AND ACOUSTICS.

PROFILE OF EXISTING CURVED ROOF AND RAISED RIBS TO BE MAINTAINED.

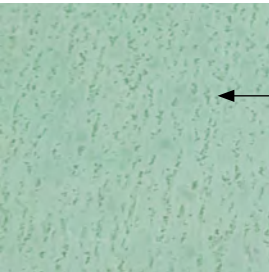
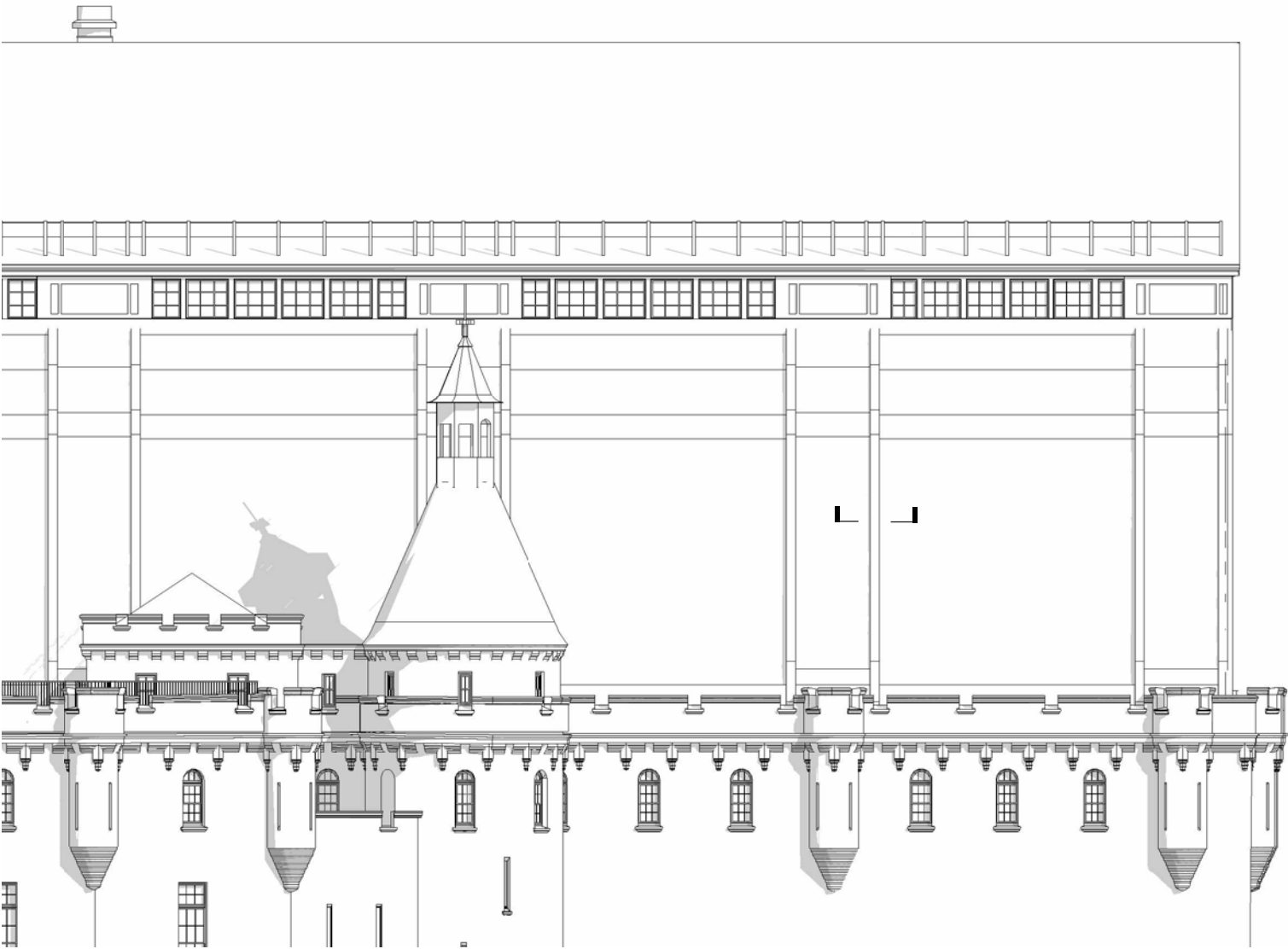
PROFILE OF PROPOSED RIBS TO BE RAISED TO MAINTAIN READING WITH CURVED ROOF.

PROFILE OF EXISTING EXISTING CURVED ROOF

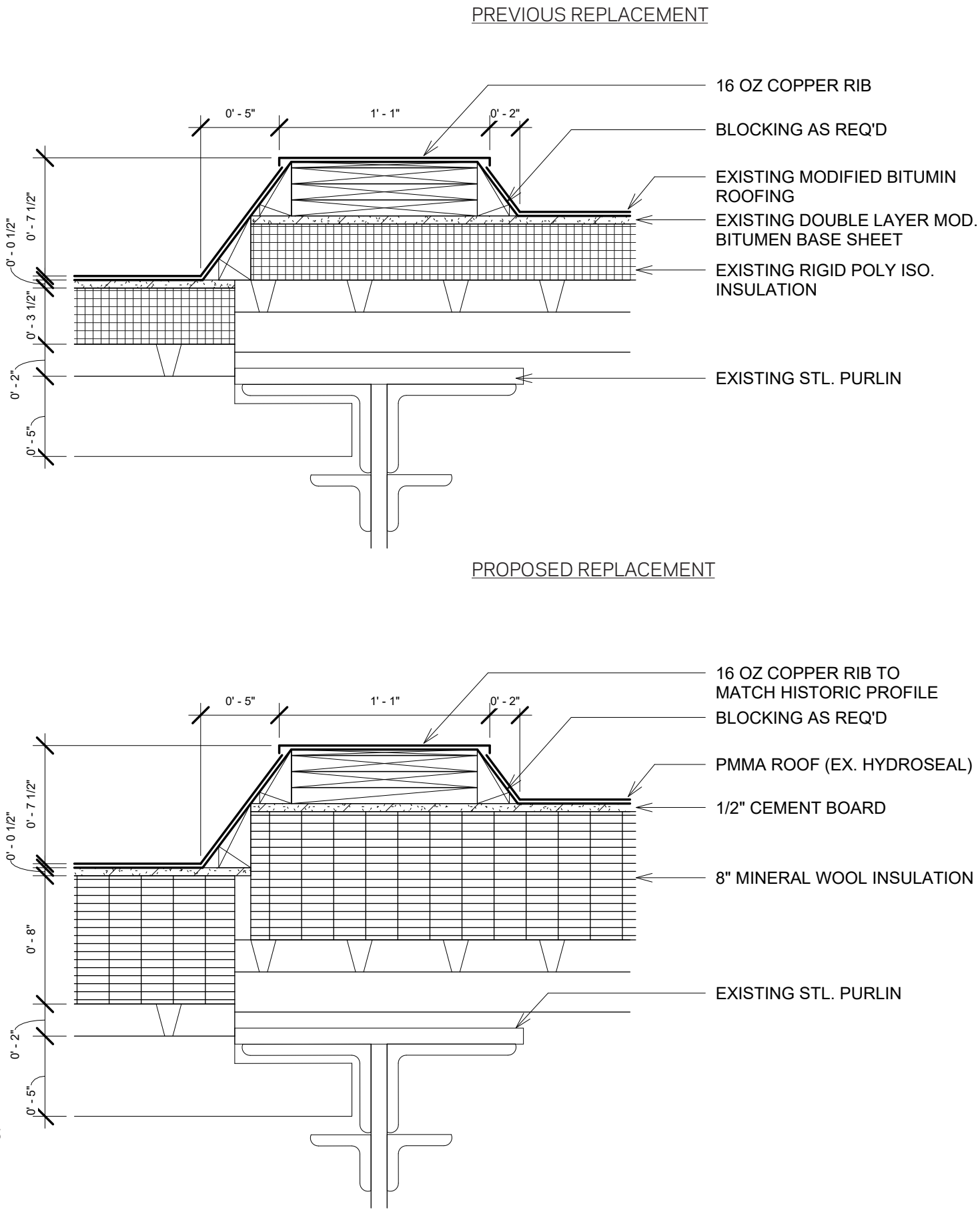




# Roof Replacement Details - Ribs

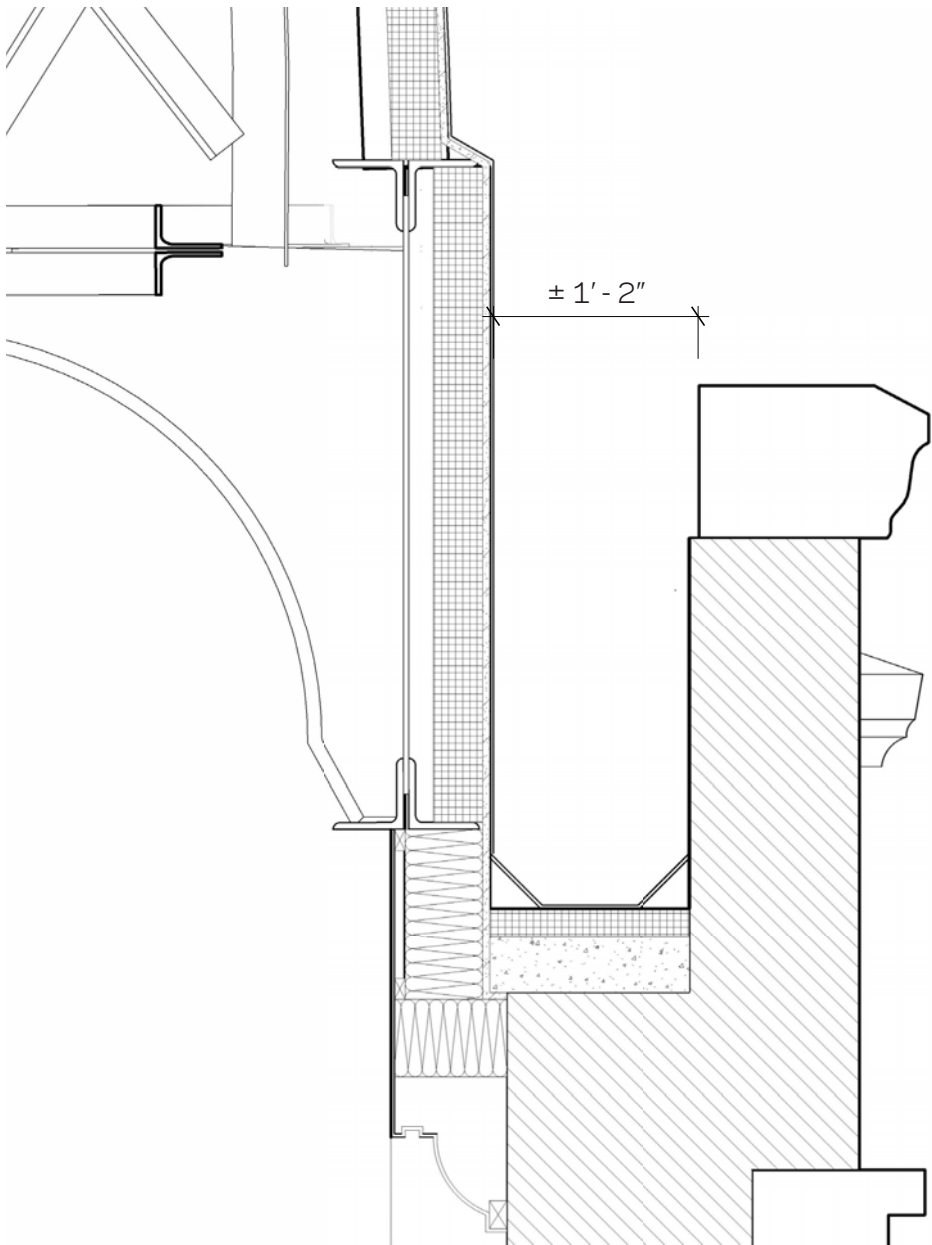


PATINATED COPPER  
SAMPLE FOR THE RIBS

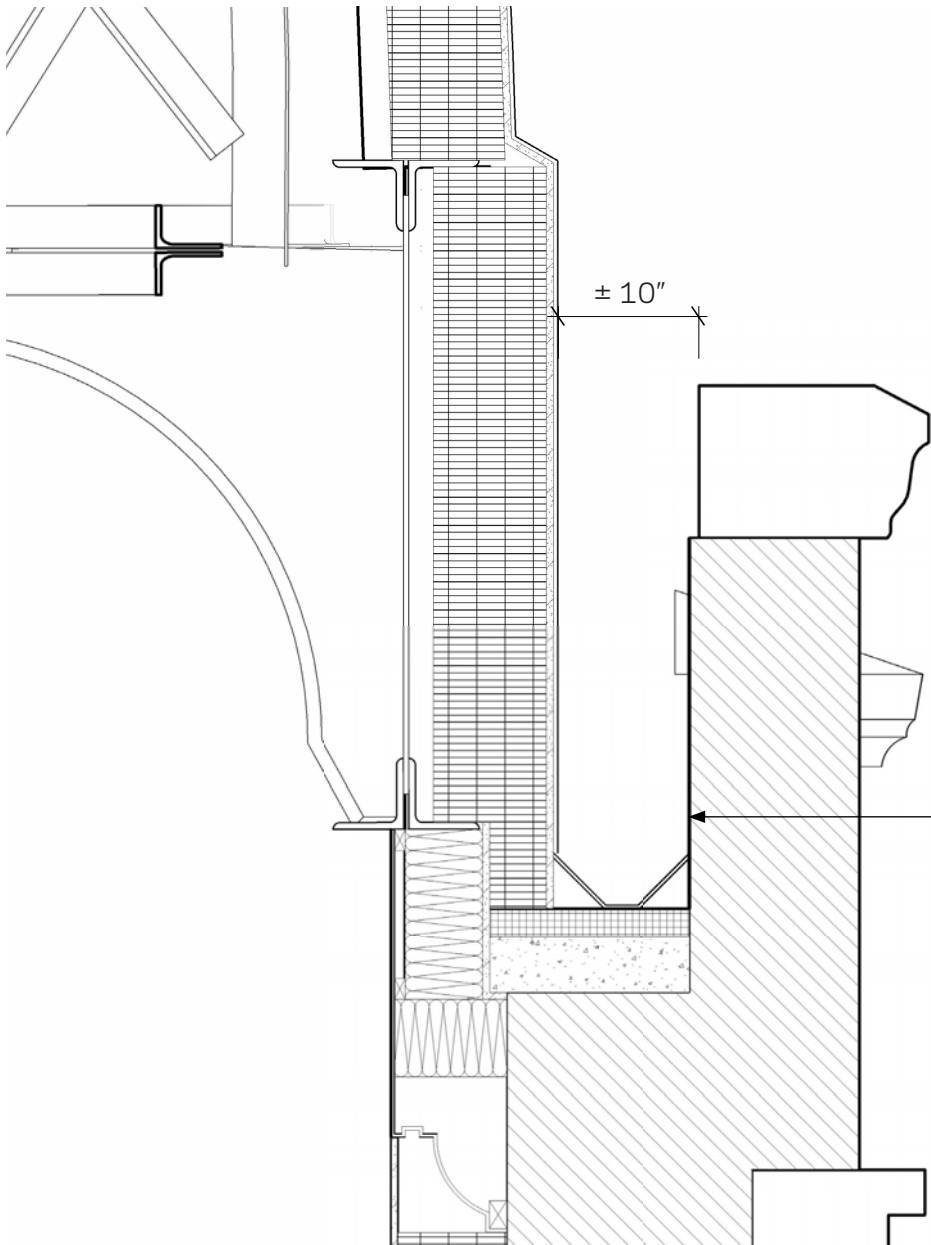




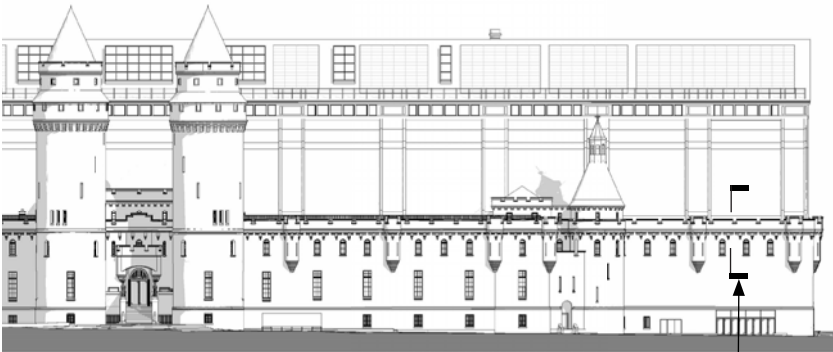
# Roof Replacement Details - Parapets



EXISTING



PROPOSED

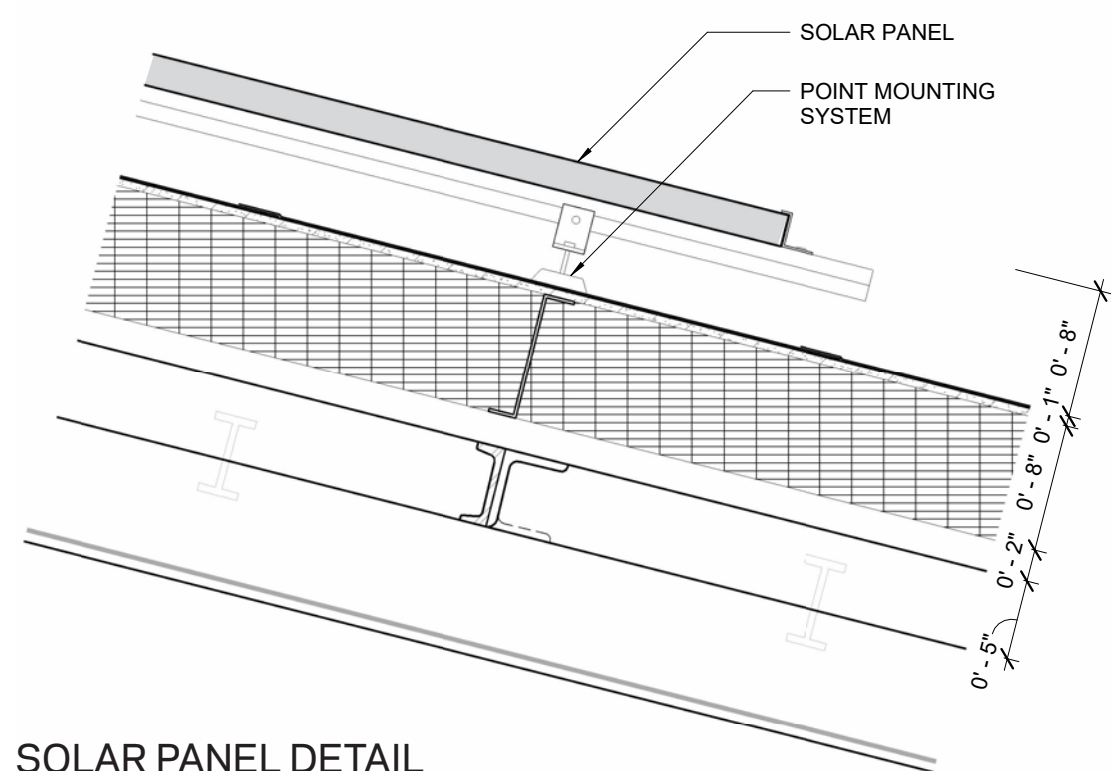


KEY ELEVATION  
TYP. SOUTH PARAPET SECTION

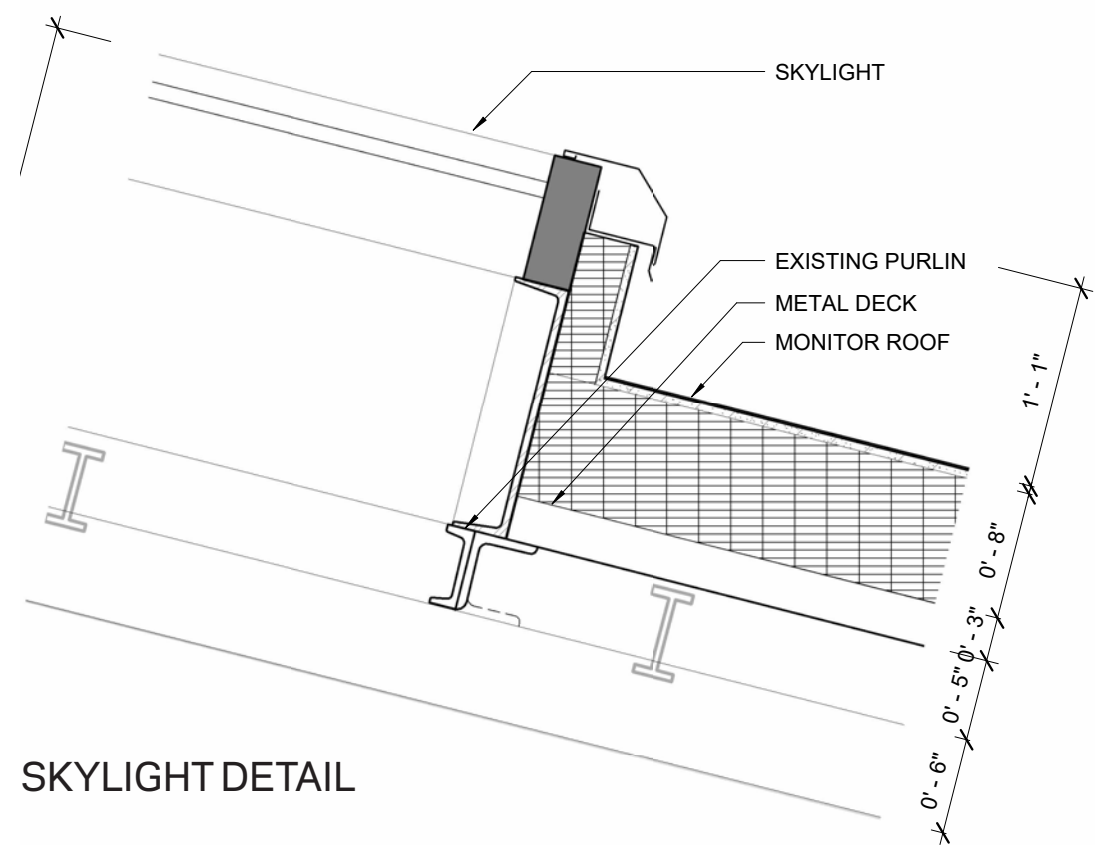
EXISTING PARAPET & ROOF  
SPACING ALLOWS FOR  
ADDITIONAL ROOF THICKENSS



# Roof Details



SOLAR PANEL DETAIL



SKYLIGHT DETAIL



# Headhouse Roof Terrace Guardrail



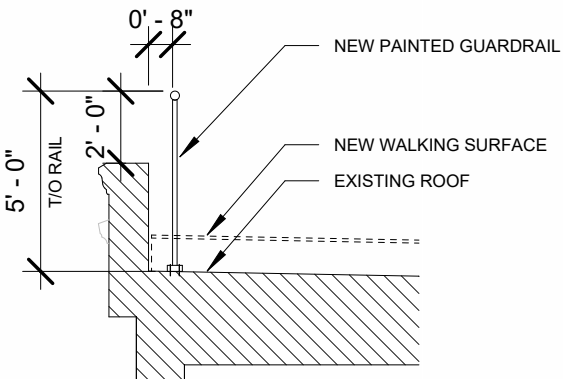
EXISTING PHOTO FROM TERRACE



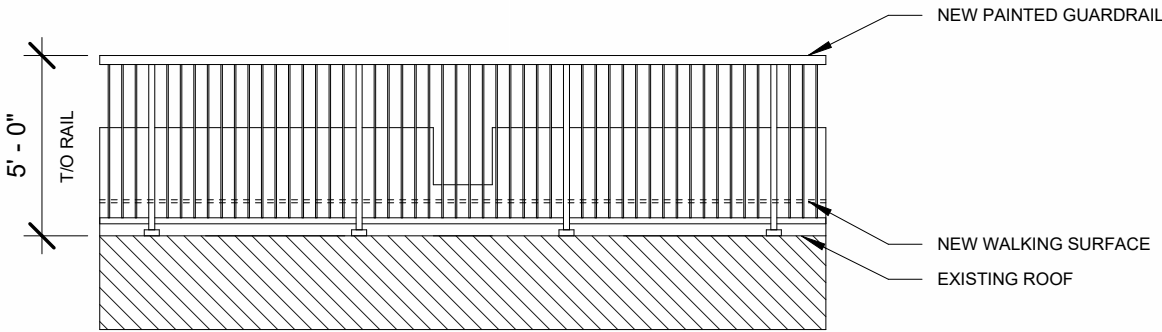
VIEW OF GUARDRAIL MOCKUP FROM THE HEADHOUSE ROOF



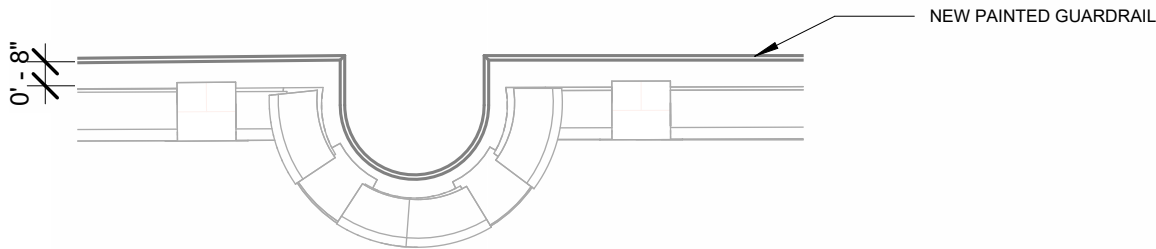
VIEW OF GUARDRAIL MOCKUP FROM THE STREET



SECTION



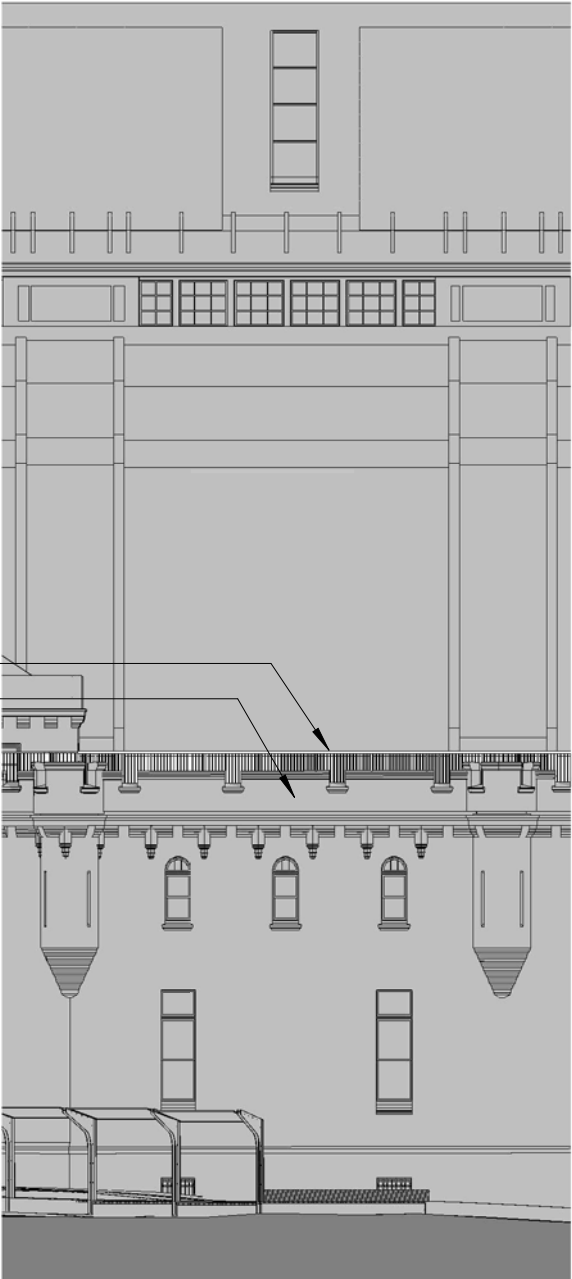
ELEVATION FROM TERRACE



PLAN FROM TERRACE

NEW GUARDRAIL

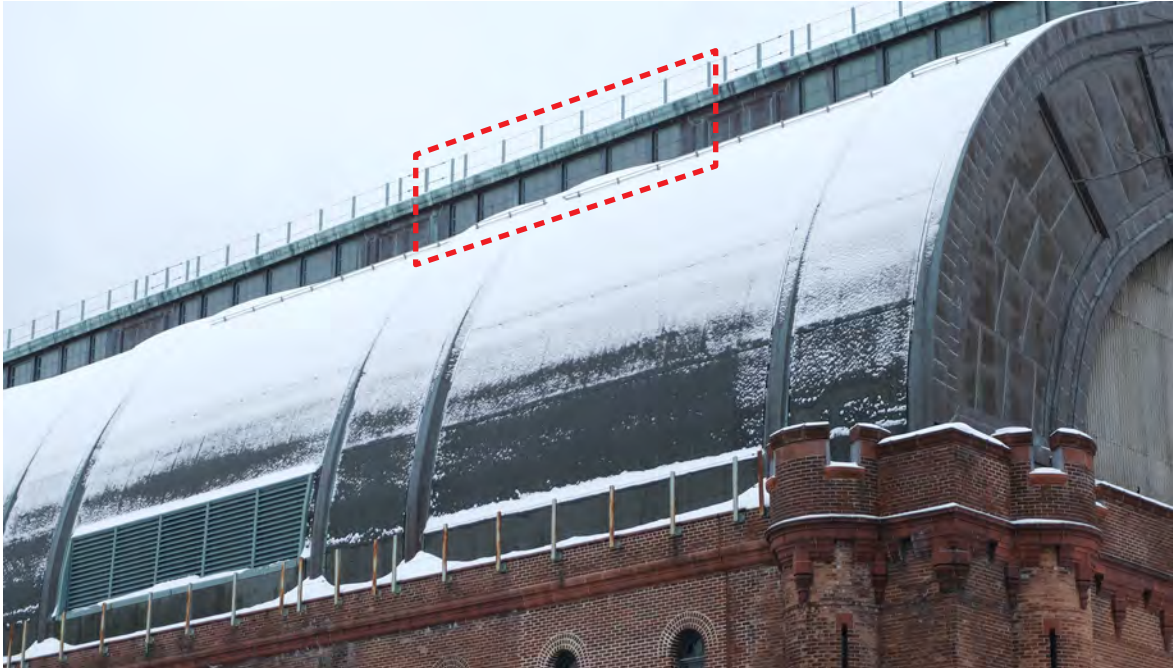
LINE OF EXISTING ROOF BEYOND



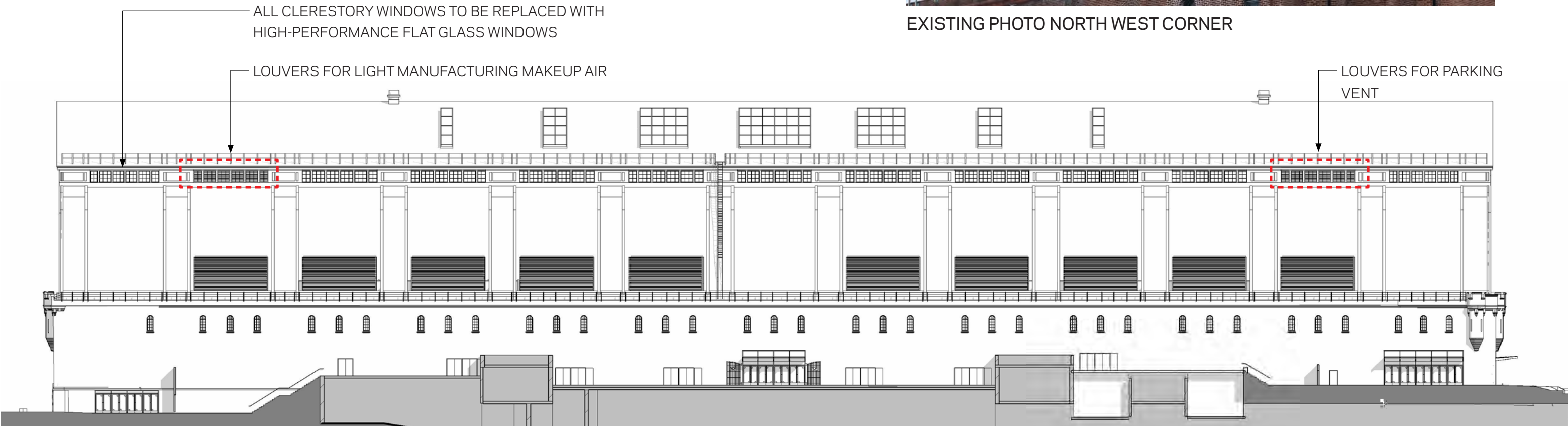
ELEVATION



# Clerestory Window Replacement



EXISTING PHOTO NORTH WEST CORNER



## KEY ELEVATION

Louvers to replace clerestory windows at two bays.



# Clerestory Window Replacement

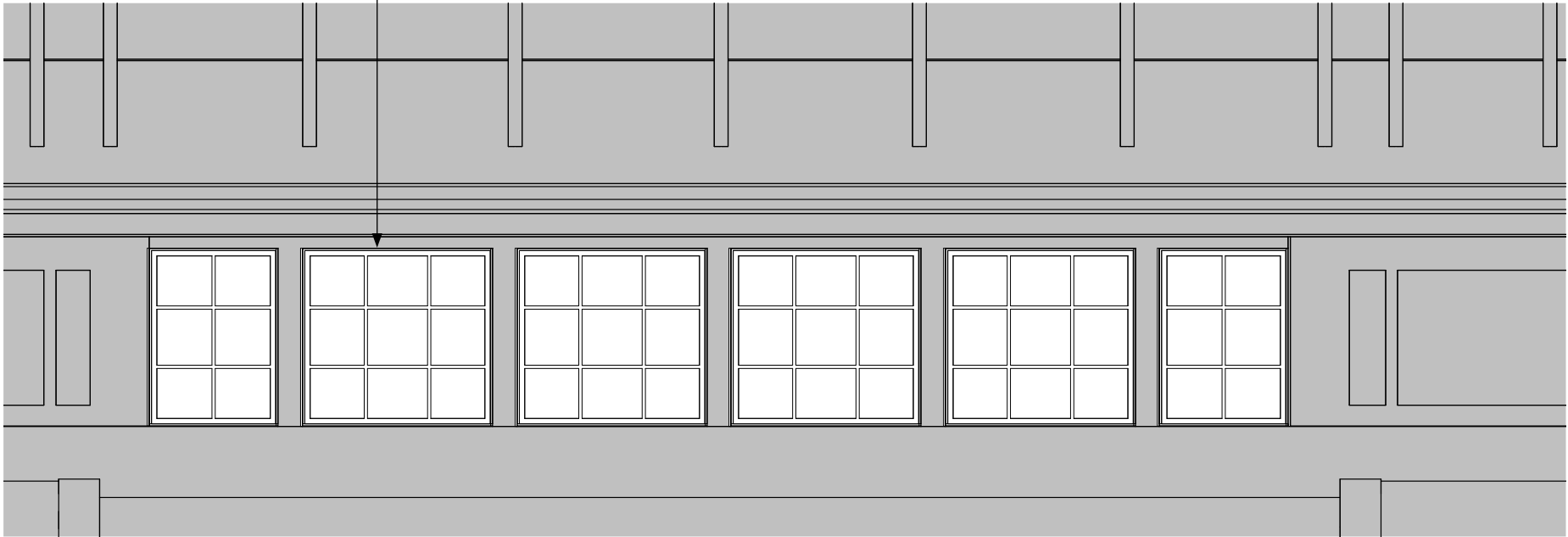


EXISTING



EXISTING PHOTO

ALL CLERESTORY WINDOWS TO BE REPLACED WITH NEW  
LOW-E INSULATED GLASS FIXED WINDOWS REPLICATING  
MUNTIN PATTERN OF EXISTING WINDOWS



PROPOSED



# Clerestory Window Louvers



WINDOW  
SECTION

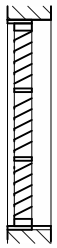


EXISTING

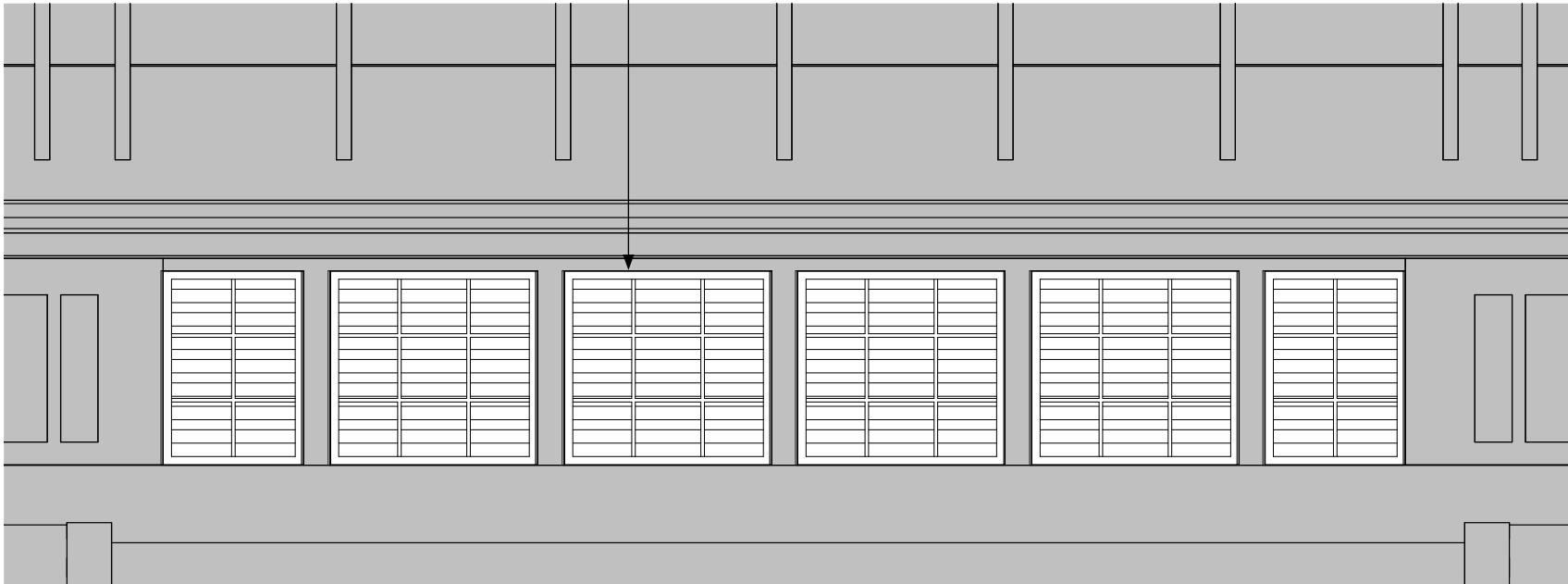


EXISTING PHOTO

PAINTED METAL LOUVERS AND GRILLES REPLICATING  
MUNTIN PATTERN OF REMOVED WINDOWS



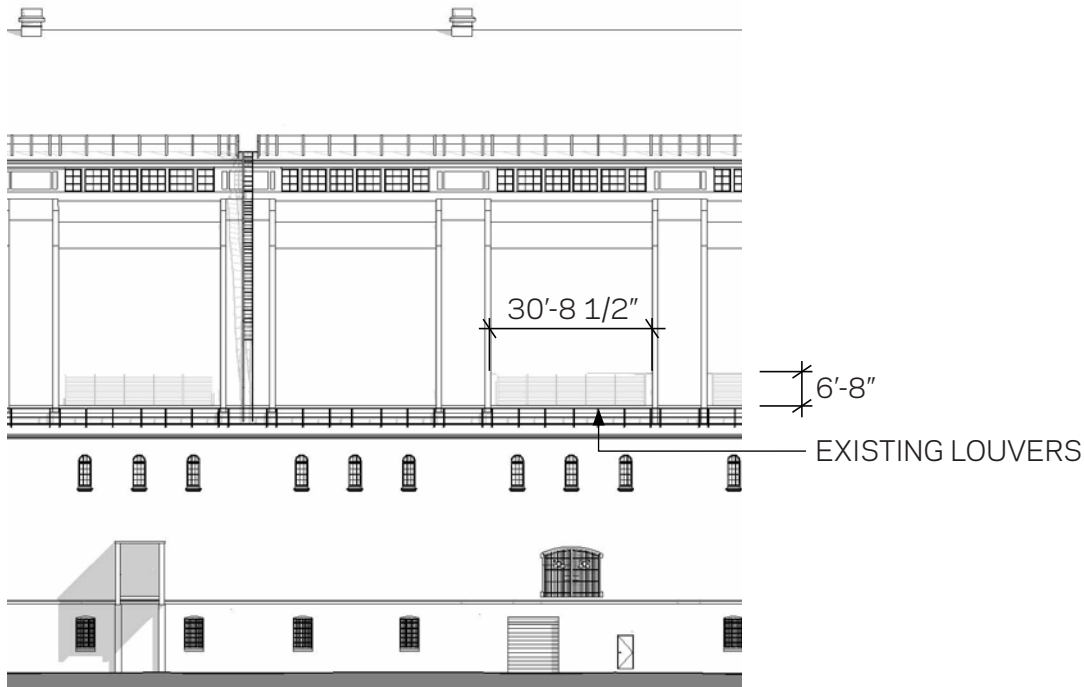
LOUVER  
SECTION



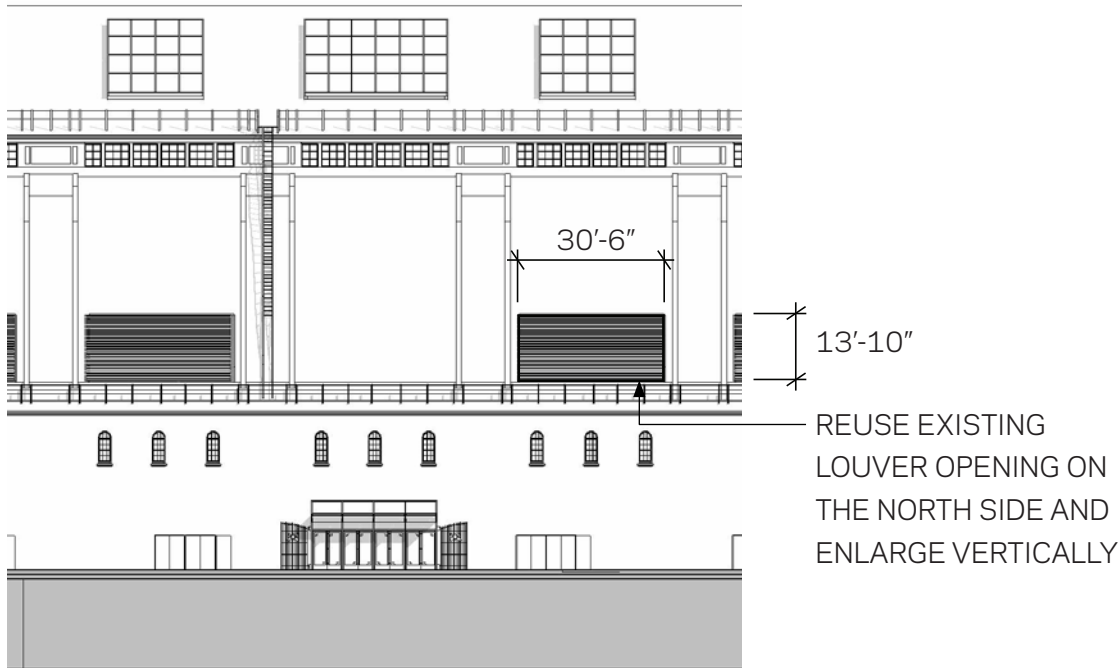
PROPOSED



# HVAC Strategy



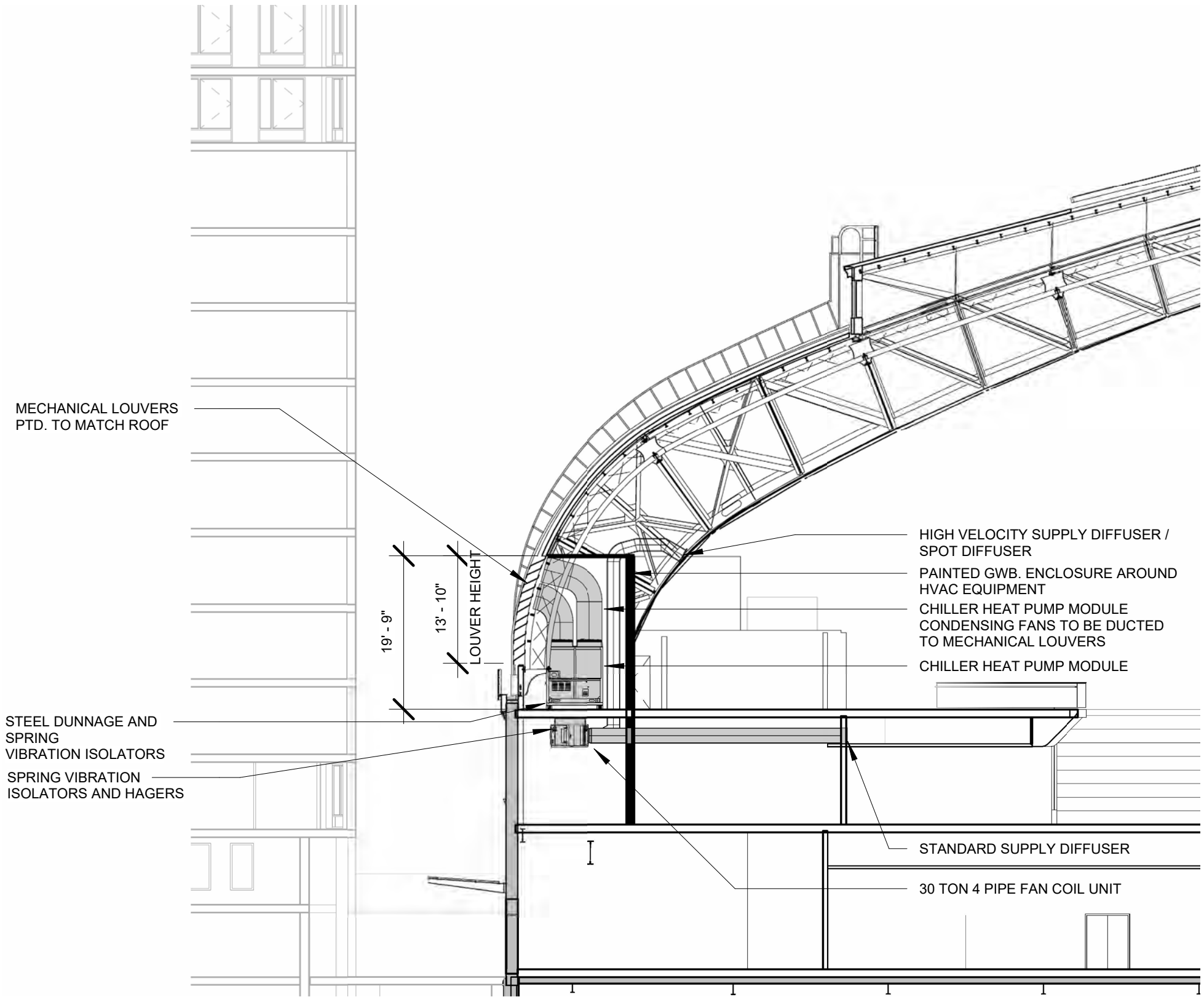
EXISTING



PROPOSED

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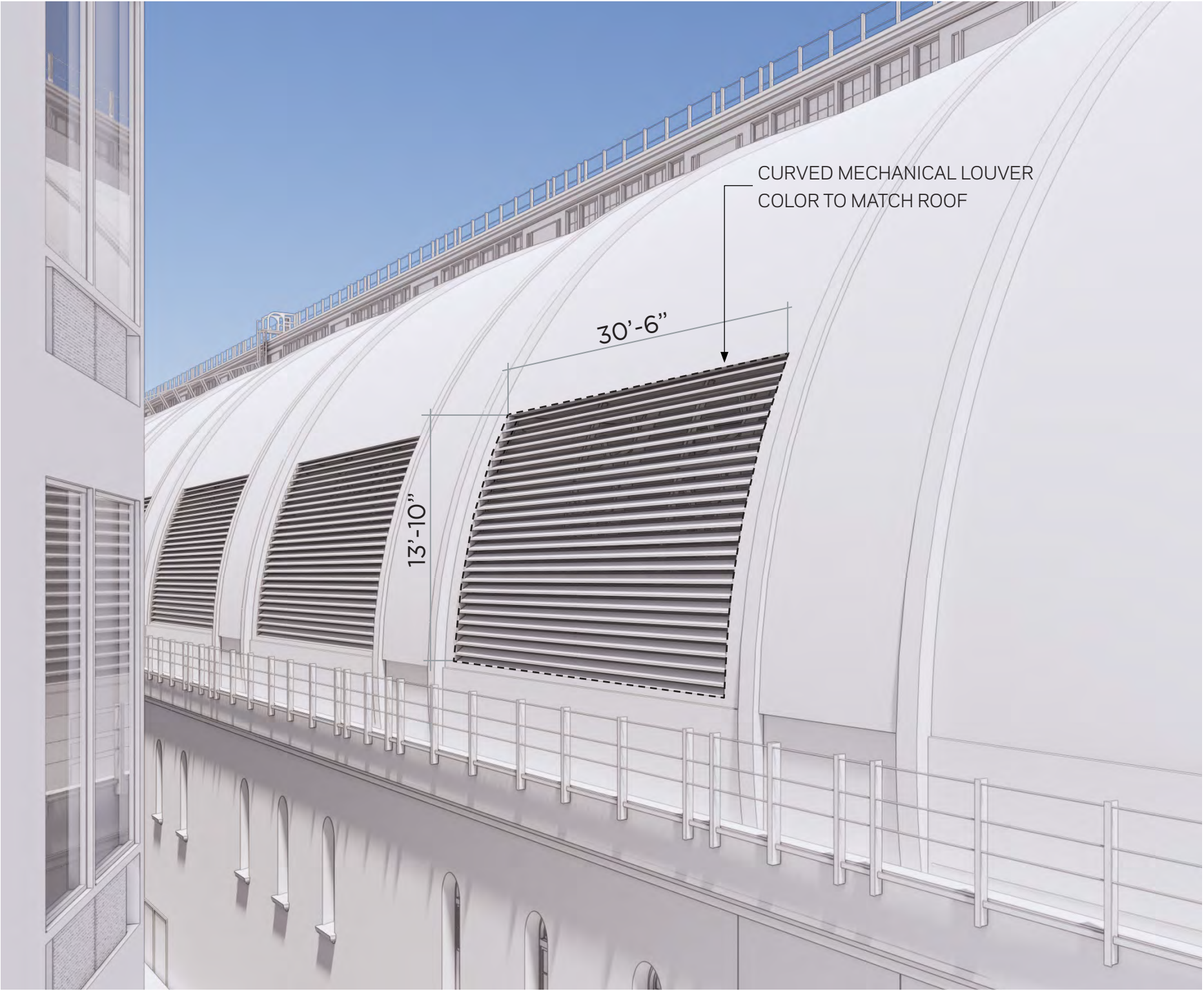
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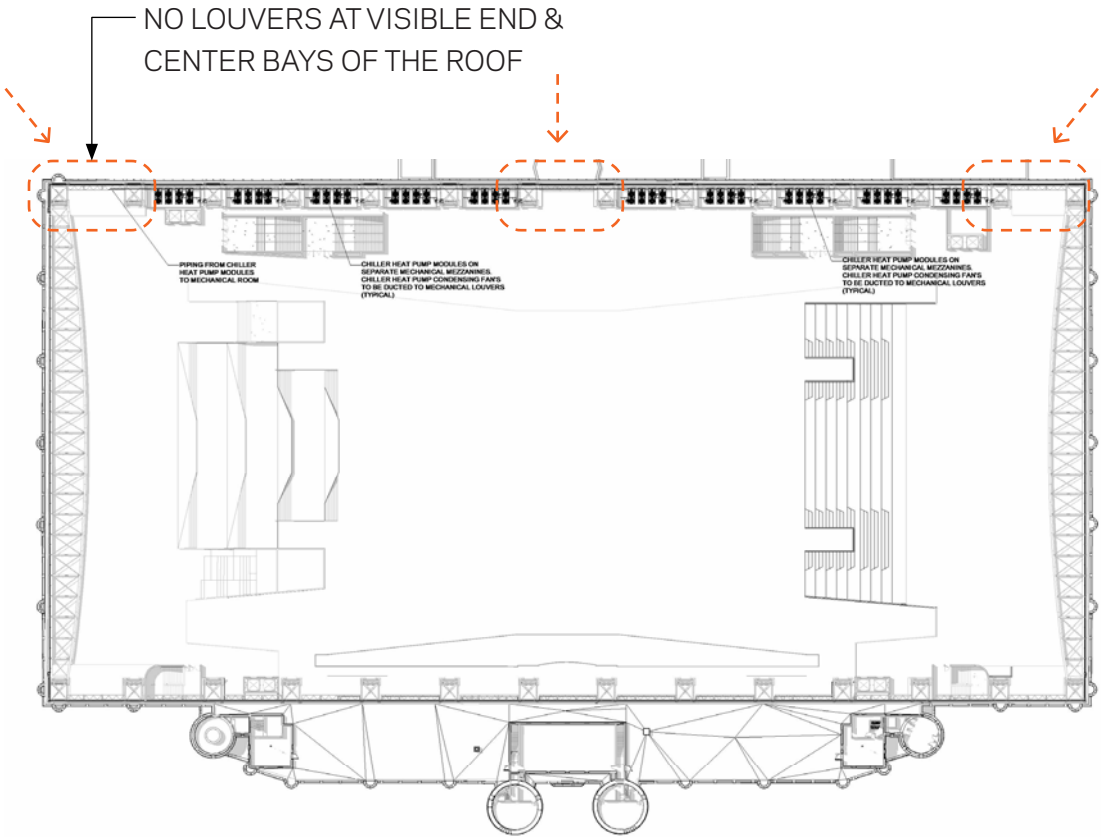
PROPOSED



# HVAC Strategy



PROPOSED



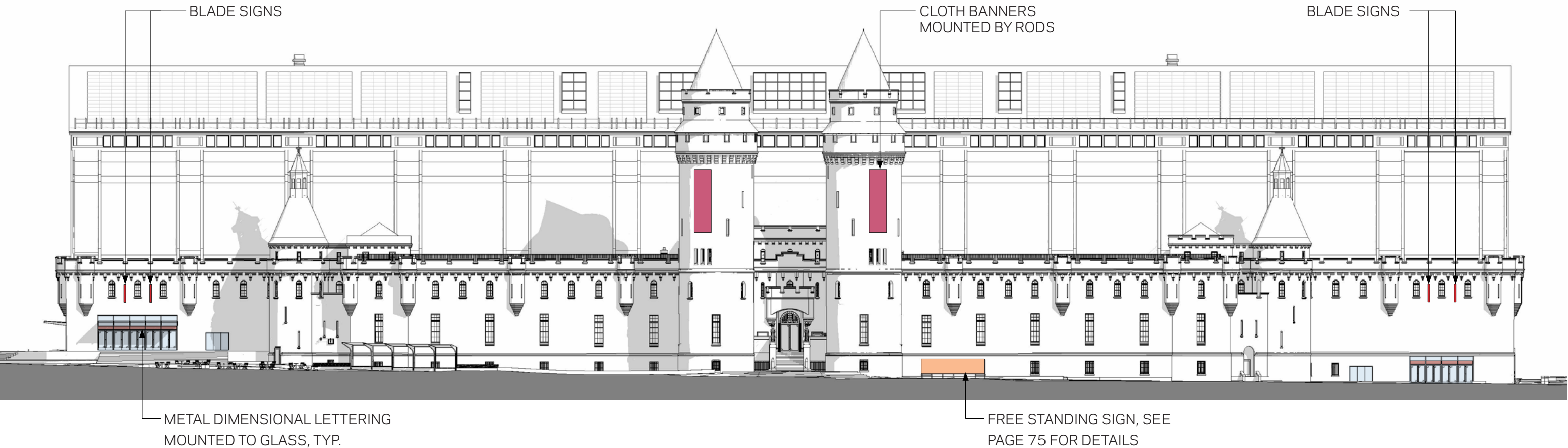
KEY PLAN



INTERIOR RENDERING



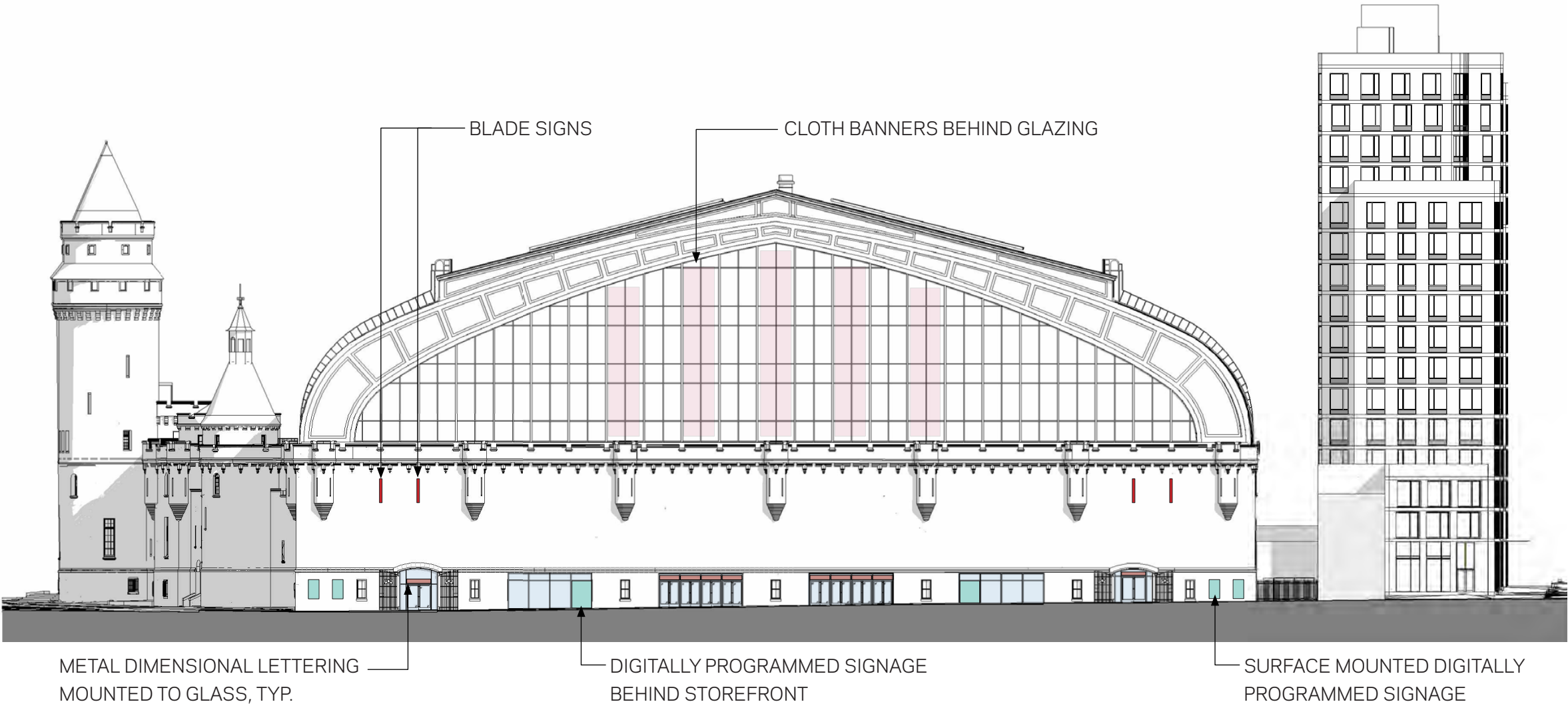
# Armory Signage - South Elevation



- NEW OPENINGS
- ILLUMINATED SIGNAGE
- MAIN ARMORY SIGNAGE
- METAL DIMENSIONAL LETTERING
- CLOTH BANNERS
- BLADE SIGNAGE



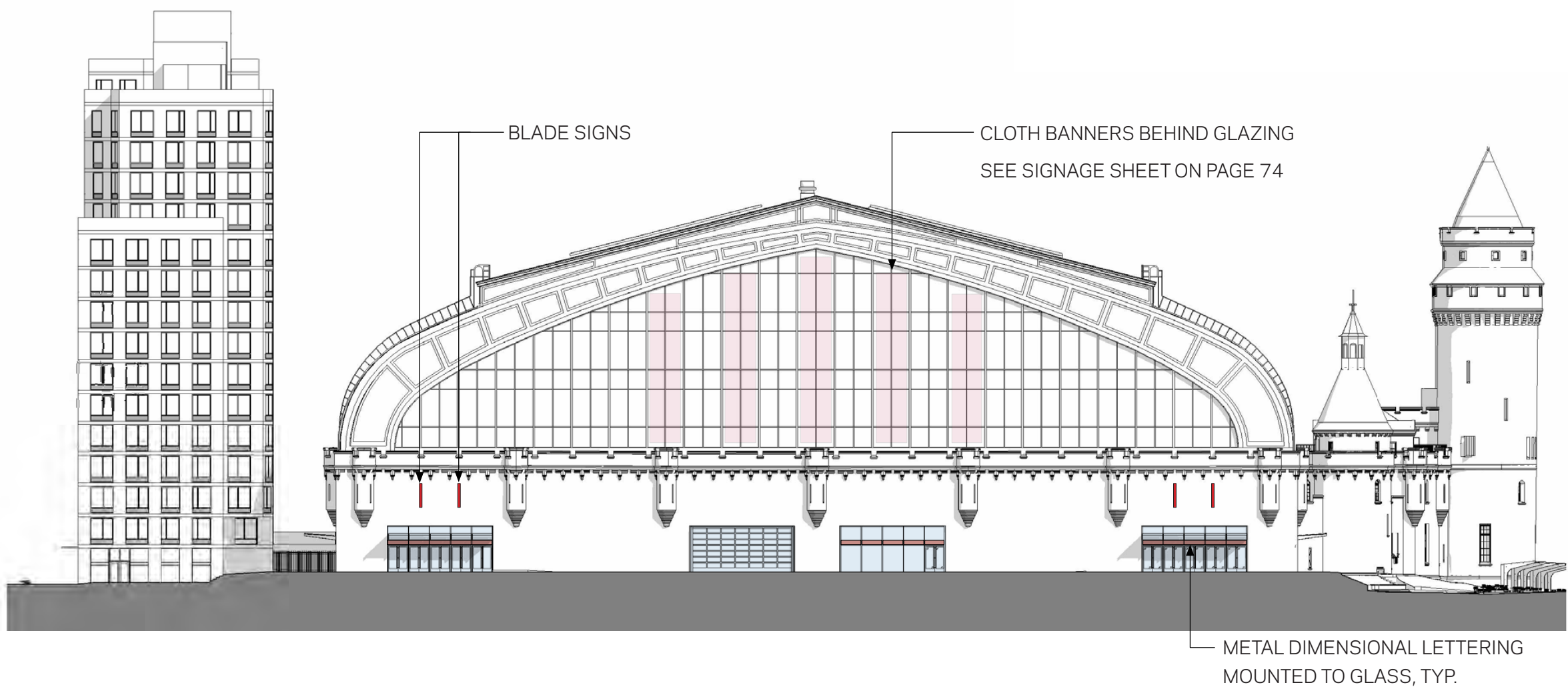
# Armory Signage - East Elevation



- NEW OPENINGS
- ILLUMINATED SIGNAGE
- MAIN ARMORY SIGNAGE
- METAL DIMENSIONAL LETTERING
- CLOTH BANNERS
- BLADE SIGNAGE



# Armory Signage - West Elevation



- NEW OPENINGS
- ILLUMINATED SIGNAGE
- MAIN ARMORY SIGNAGE
- METAL DIMENSIONAL LETTERING
- CLOTH BANNERS
- BLADE SIGNAGE



# Armory Signage - Types



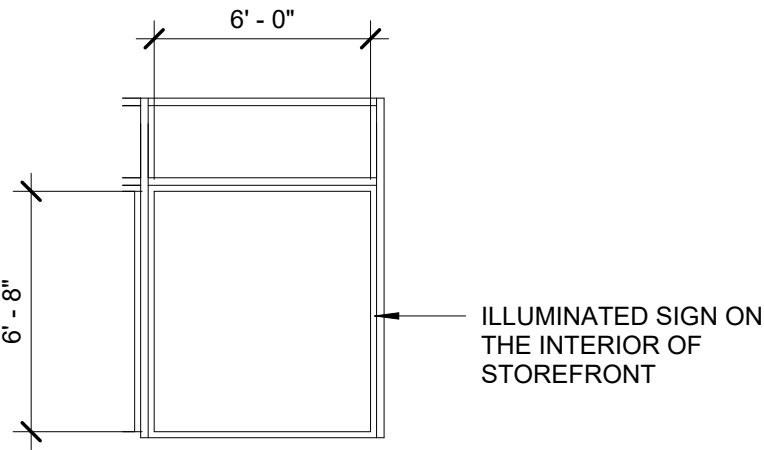
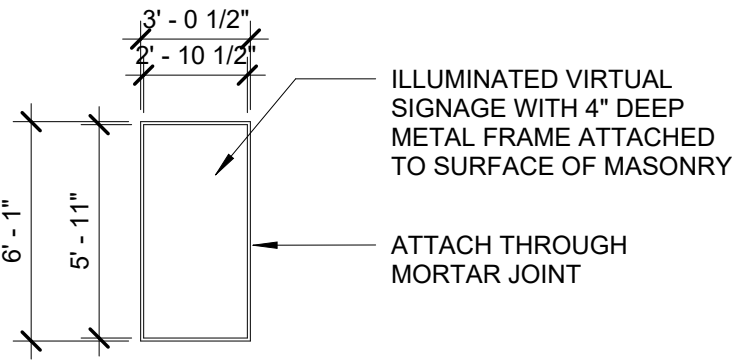
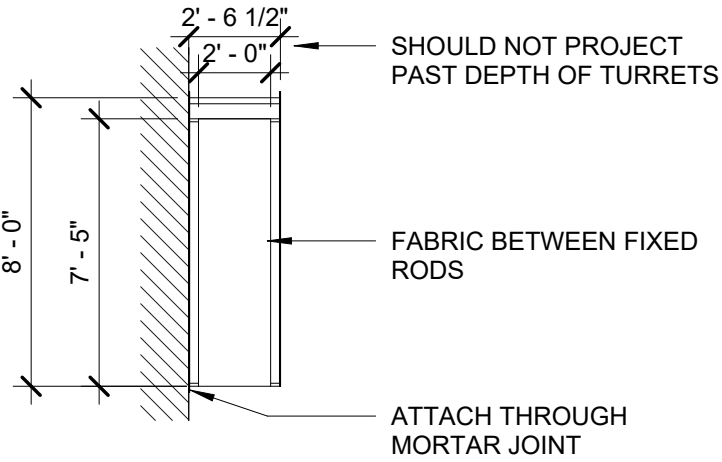
BLADE SIGN



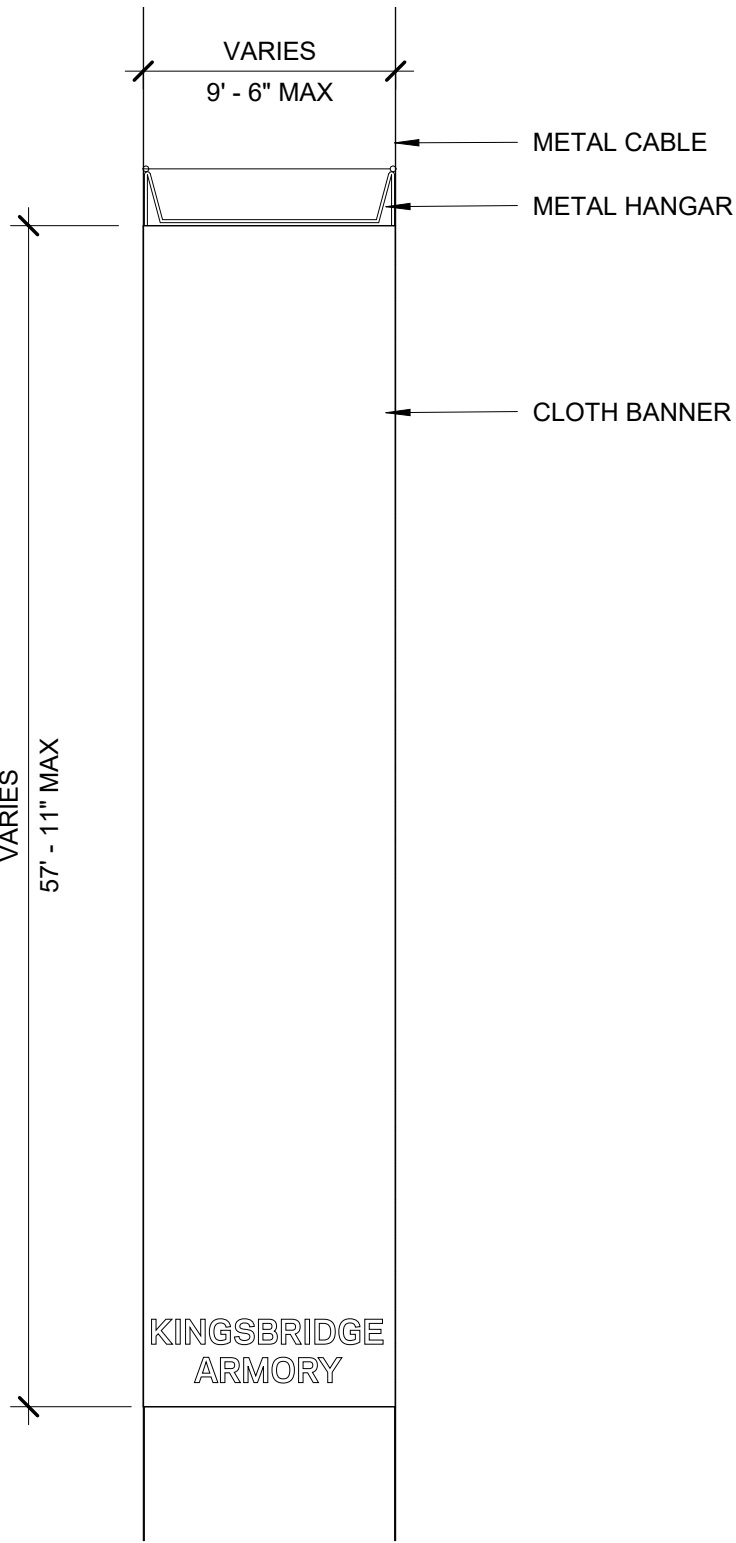
ILLUMINATED SIGNS



ILLUMINATED SIGN ON INTERIOR STOREFRONT

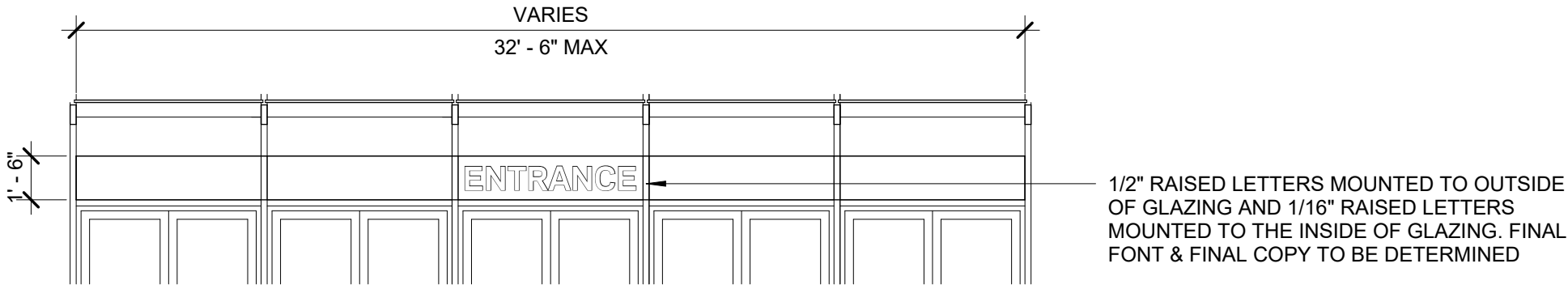


CLOTH BANNER SIGNS MOUNTED ON INTERIOR SIDE OF EAST-WEST GLAZING

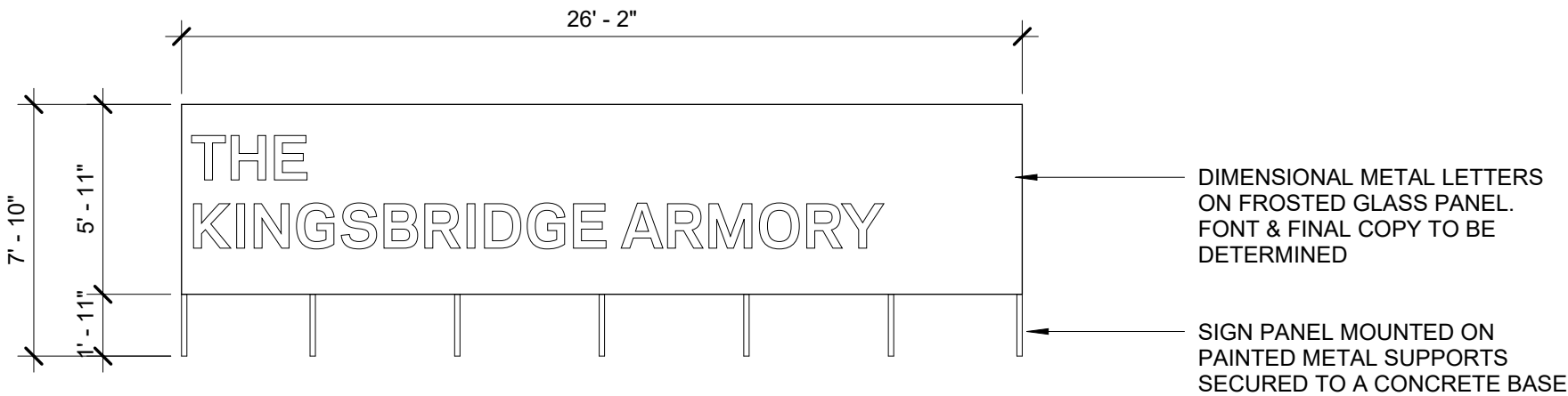




# Armory Signage - Types



METAL DIMENSIONAL SIGN



MAIN ARMORY SIGNAGE OUTSIDE OF HEADHOUSE

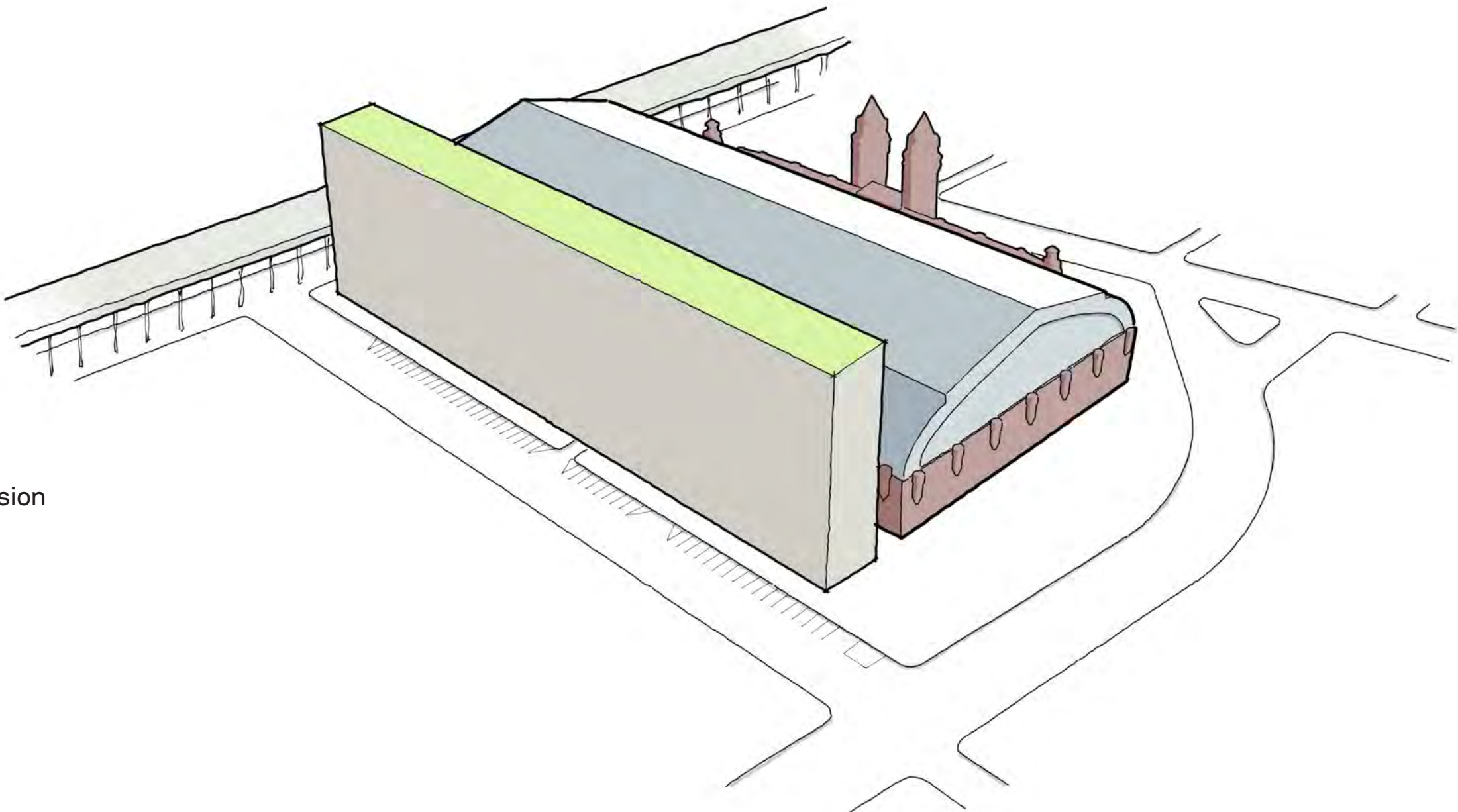


# Residential Building Site





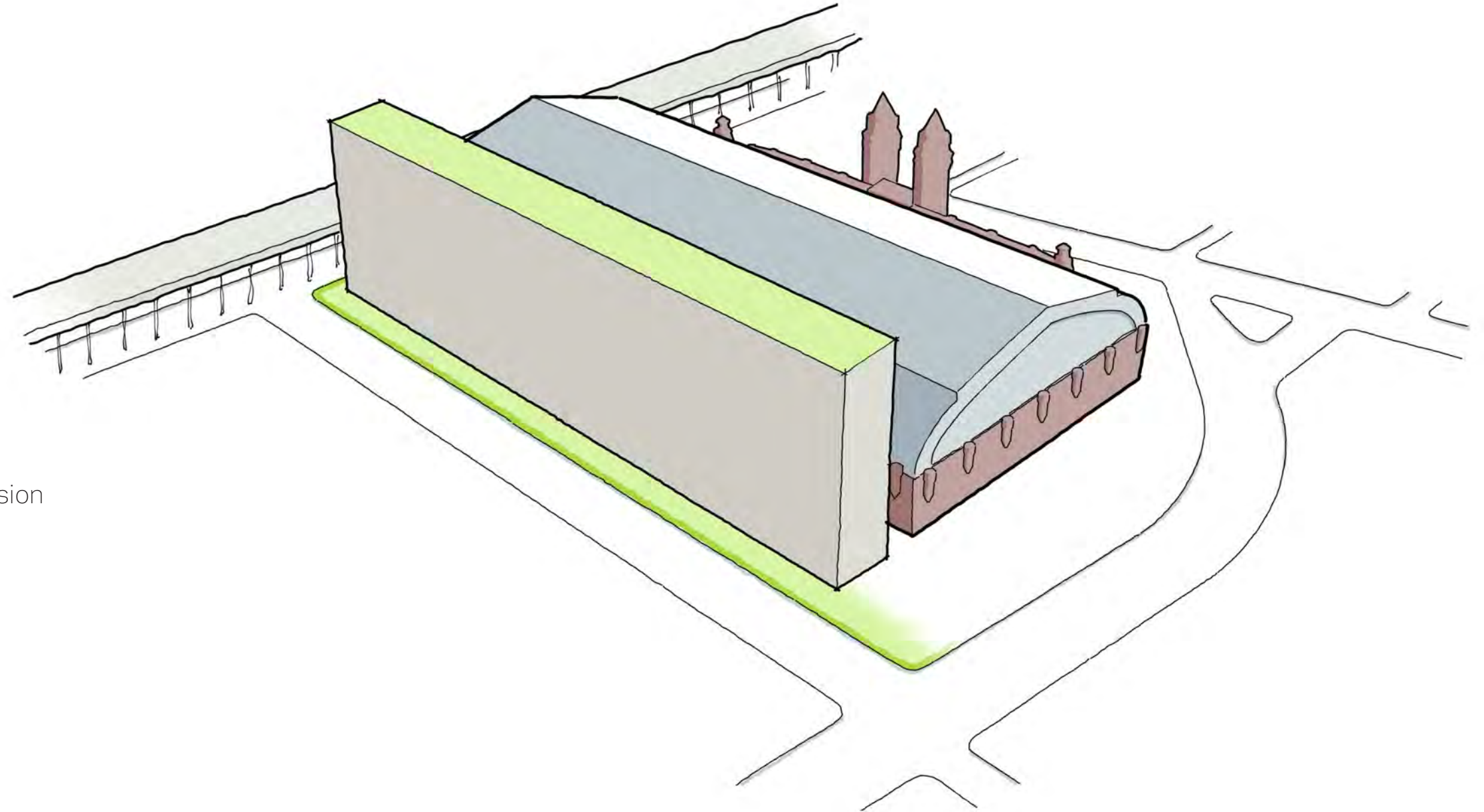
# Residential Massing Diagrams



- Residential massing per Draft ULURP submission



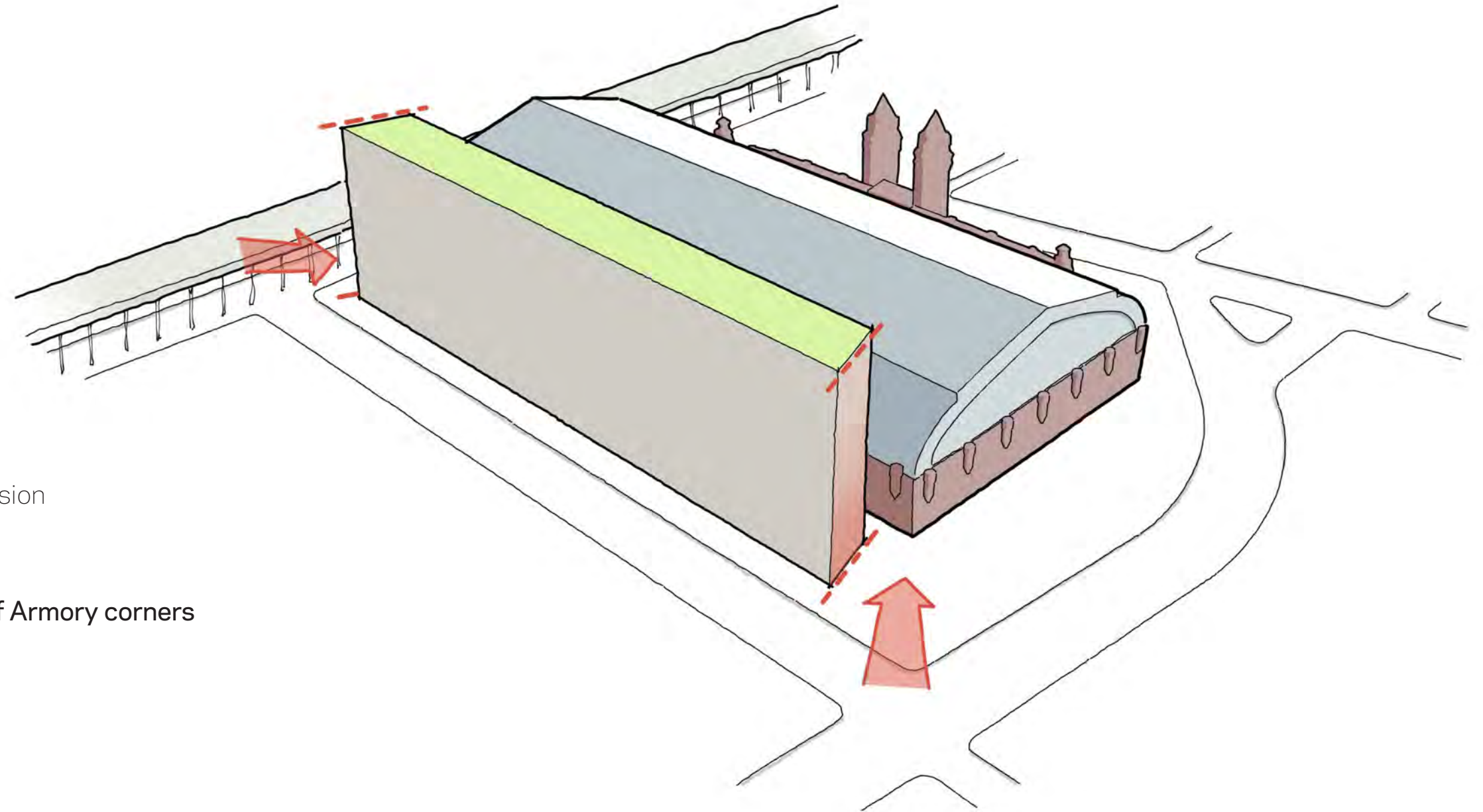
# Residential Massing Diagrams



- Residential massing per Draft ULURP submission
- Widen sidewalk along 195th St



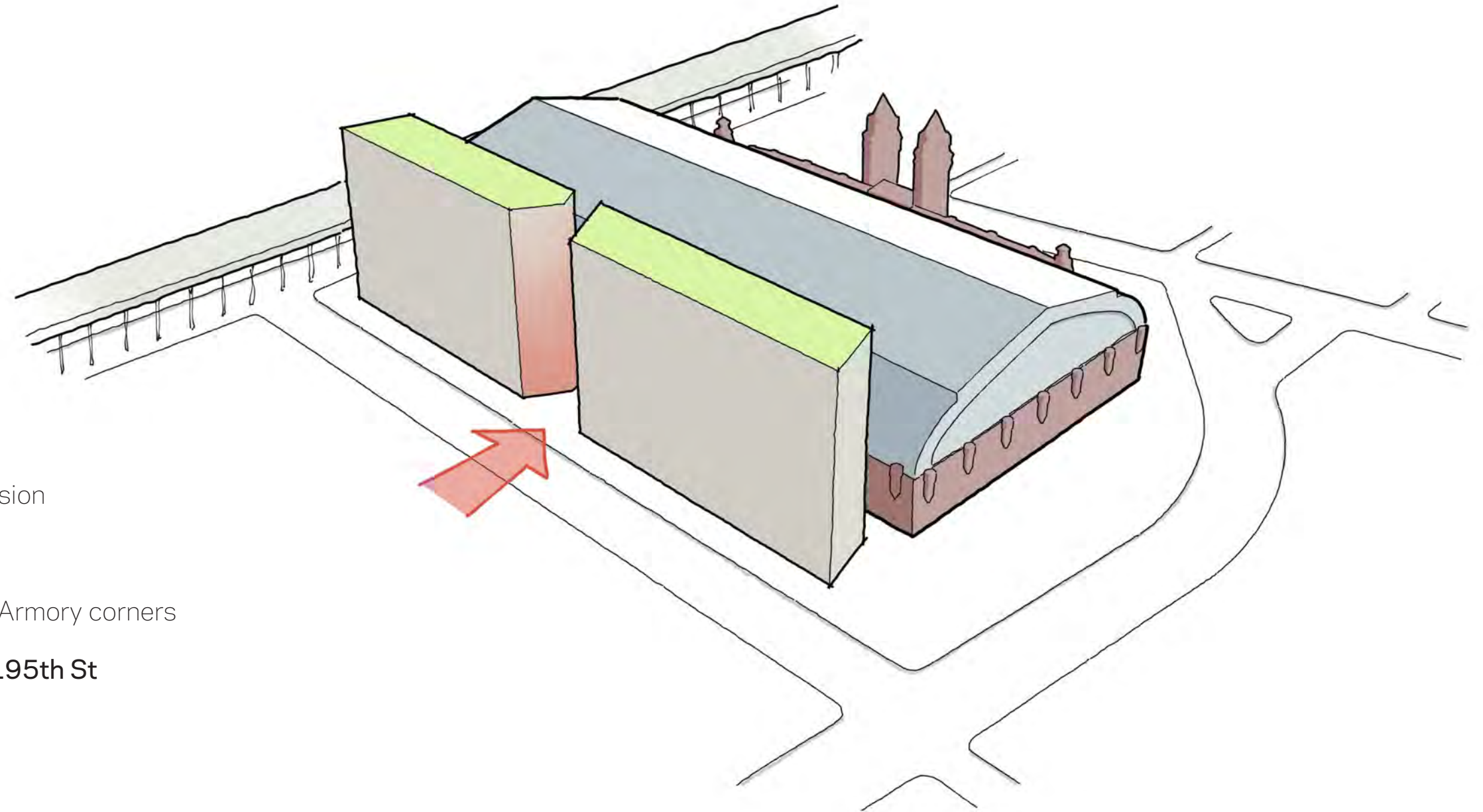
# Residential Massing Diagrams



- Residential massing per Draft ULURP submission
- Widen sidewalk along 195th St
- Cut back ends of massing to expand views of Armory corners



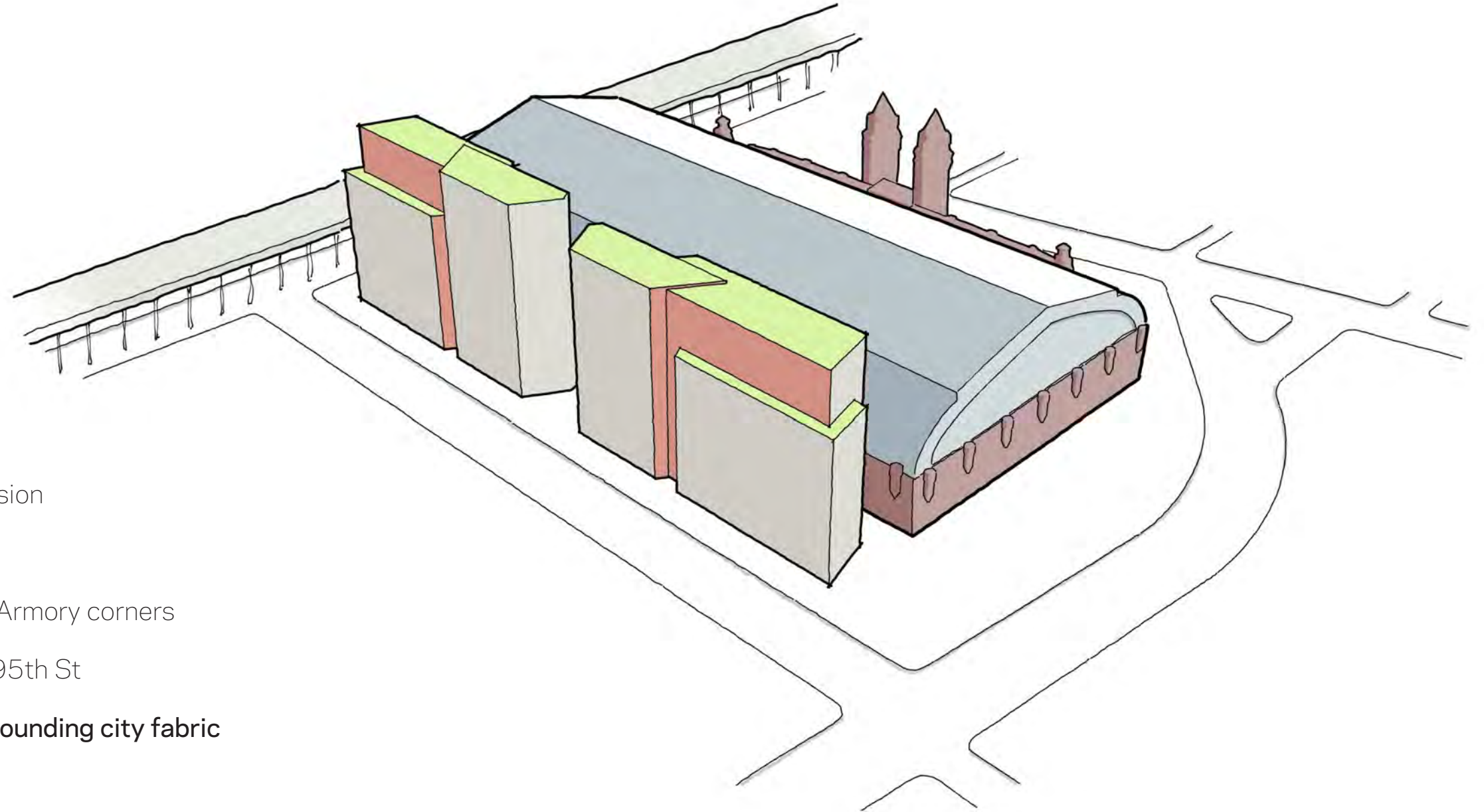
# Residential Massing Diagrams



- Residential massing per Draft ULURP submission
- Widen sidewalk along 195th St
- Cut back ends of massing to expand views of Armory corners
- **Create new major entrance to Armory from 195th St**



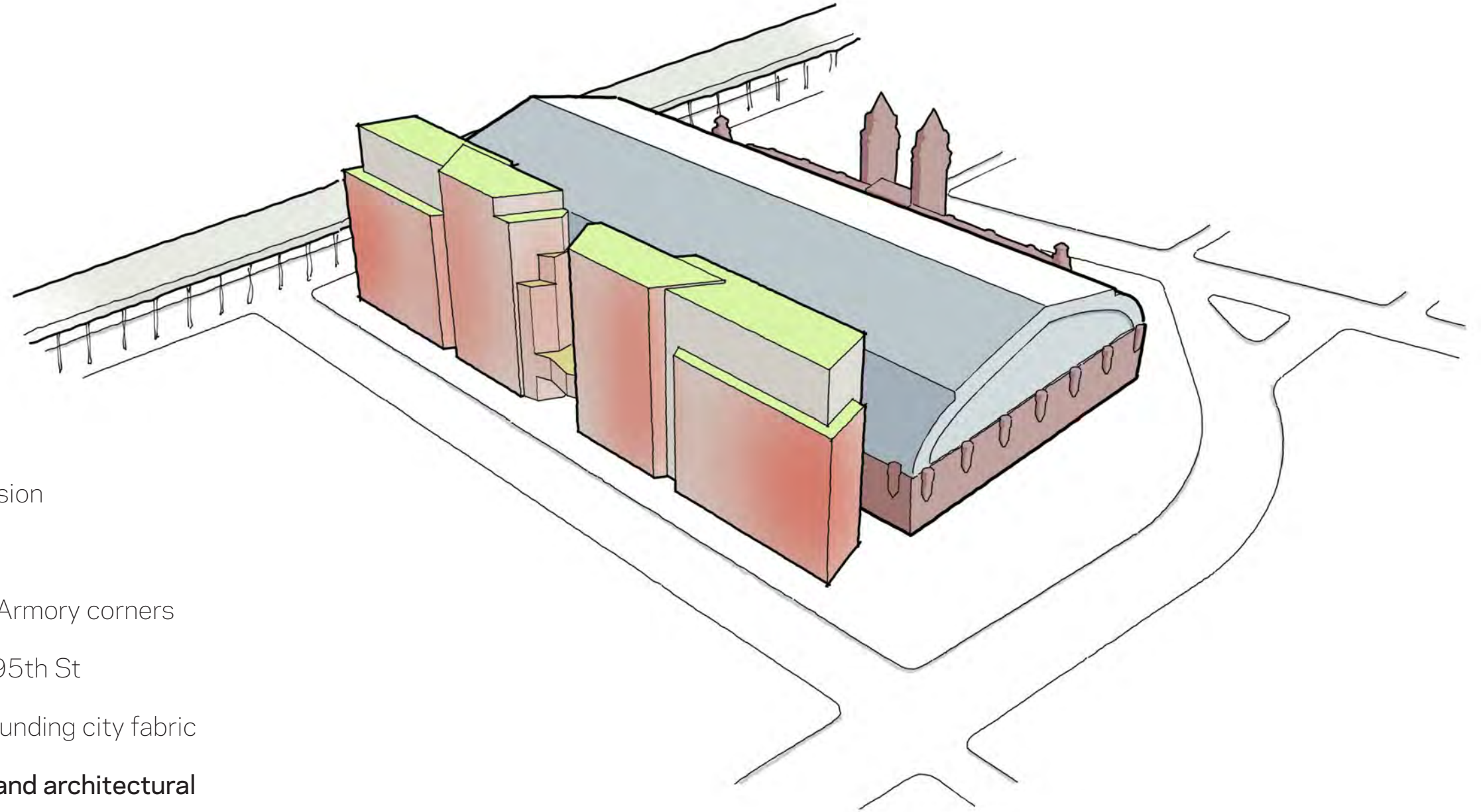
# Residential Massing Diagrams



- Residential massing per Draft ULURP submission
- Widen sidewalk along 195th St
- Cut back ends of massing to expand views of Armory corners
- Create new major entrance to Armory from 195th St
- **Break up bulk and street wall to emulate surrounding city fabric**



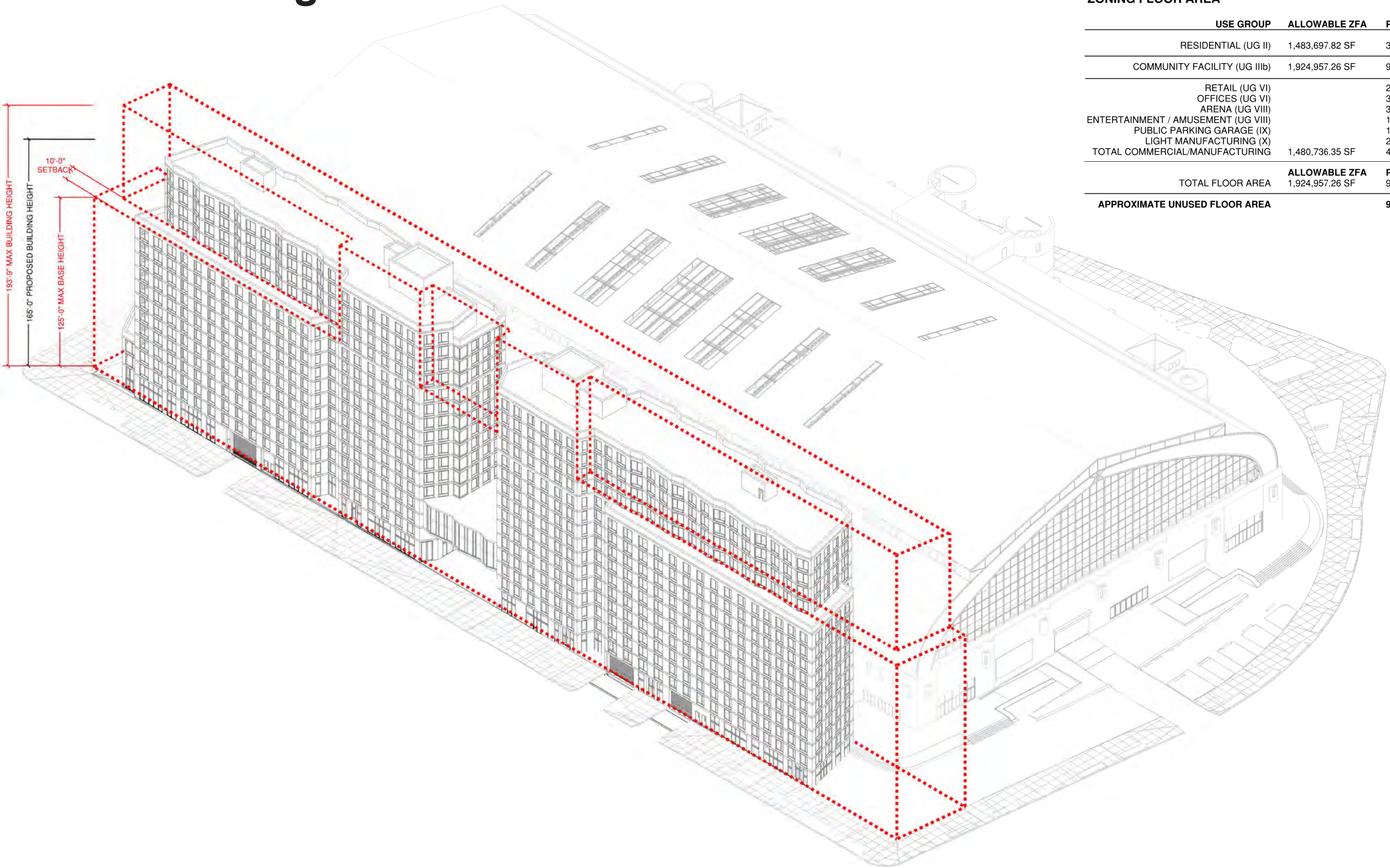
# Residential Massing Diagrams



- Residential massing per Draft ULURP submission
- Widen sidewalk along 195th St
- Cut back ends of massing to expand views of Armory corners
- Create new major entrance to Armory from 195th St
- Break up bulk and street wall to emulate surrounding city fabric
- **Articulate central entry to evoke the quality and architectural character of the Armory**



# Residential Massing



ZONING FLOOR AREA			
USE GROUP		ALLOWABLE ZFA	PROPOSED ZFA
RESIDENTIAL (UG II)		1,483,697.82 SF	364,723.14 SF
COMMUNITY FACILITY (UG IIIb)		1,924,957.26 SF	95,590.00 SF
RETAIL (UG VI)			20,751.00 SF
OFFICES (UG VI)			31,308.00 SF
ARENA (UG VIII)			333,141.00 SF
ENTERTAINMENT / AMUSEMENT (UG VIII)			107,631.00 SF
PUBLIC PARKING GARAGE (IX)			1,983.00 SF
LIGHT MANUFACTURING (X)			2,000.00 SF
TOTAL COMMERCIAL/MANUFACTURING		1,480,736.35 SF	496,814.00 SF
TOTAL FLOOR AREA		ALLOWABLE ZFA 1,924,957.26 SF	PROPOSED ZFA 957,127.14 SF
APPROXIMATE UNUSED FLOOR AREA			967,830.12 sf



# North Elevation



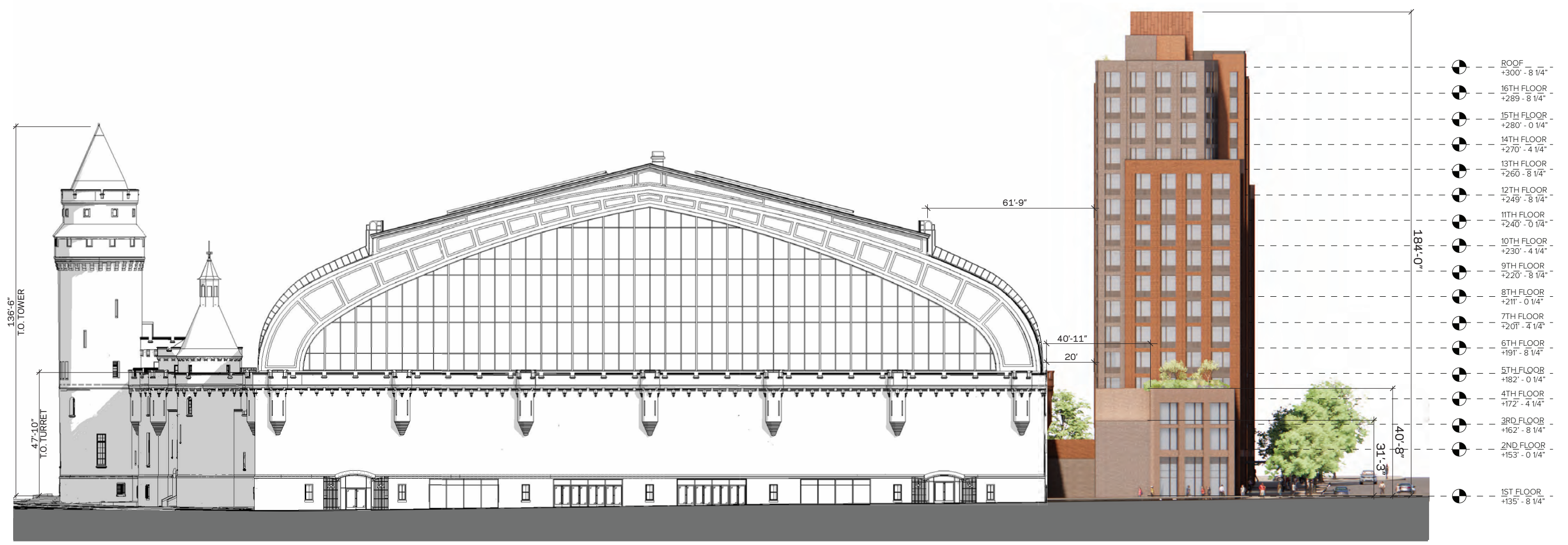


# South Elevation



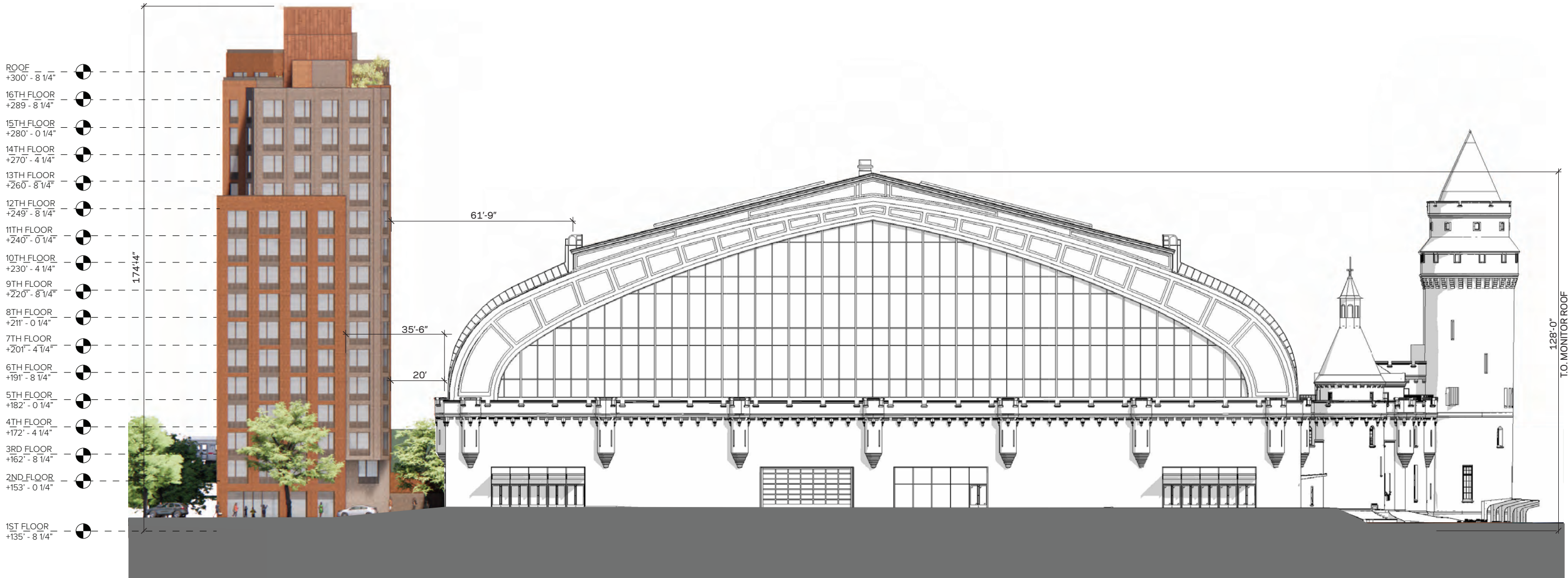


# East Elevation





# West Elevation





# View Study 1 - Looking NW on W. Kingsbridge from East of Jerome



EXISTING



PROPOSED





# View Study 2 - Looking NW from St. James Park



EXISTING



PROPOSED





# View Study 3 - Looking North on Jerome Ave.



EXISTING



PROPOSED





# View Study 4 - Looking North from Davidson Avenue



EXISTING



PROPOSED





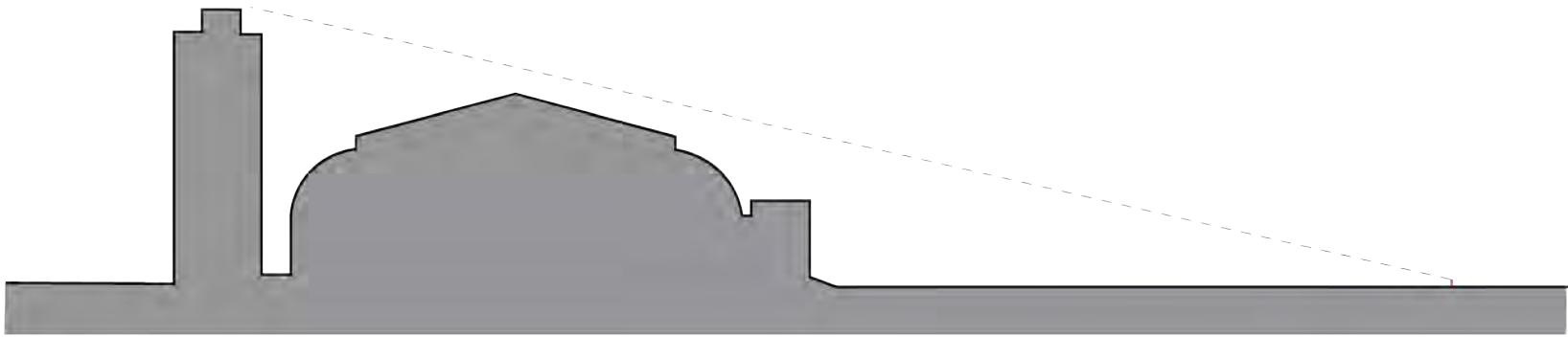
# View Study 5 - Looking North from Davidson Avenue



EXISTING



PROPOSED





# View Study 6 - Looking North from Grand Avenue



EXISTING



PROPOSED





# View Study 7 - Looking NE on West Kingsbridge Road



EXISTING



PROPOSED





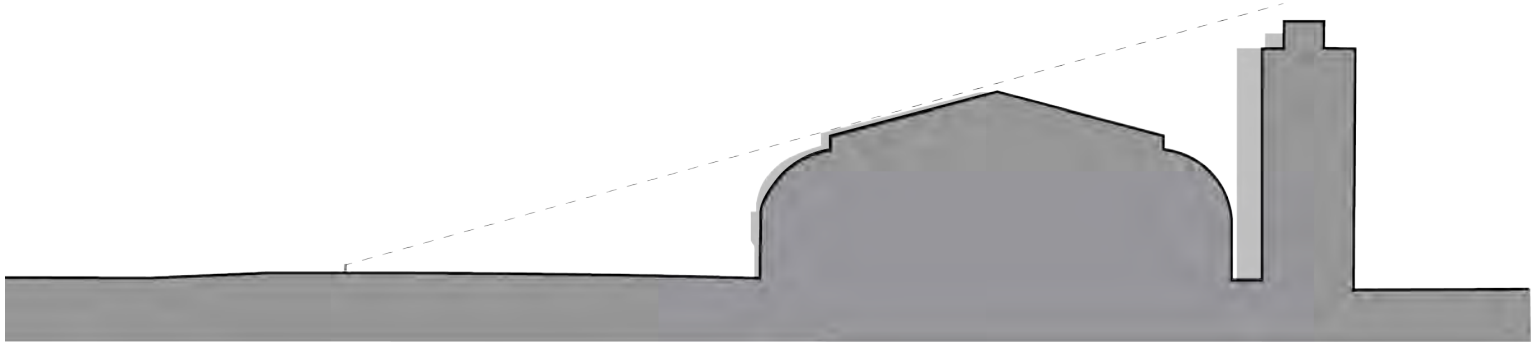
# View Study 8 - Looking NE on West Kingsbridge Road



EXISTING



PROPOSED





# View Study 9 - Looking NE from University and W. Kingsbridge



EXISTING



PROPOSED





# View Study 10 - Looking SE on Reservoir from North of W. 195th



EXISTING



PROPOSED





# North West Corner Elevation - Residential



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Kingsbridge Armory Redevelopment

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# North Center Elevation - Residential



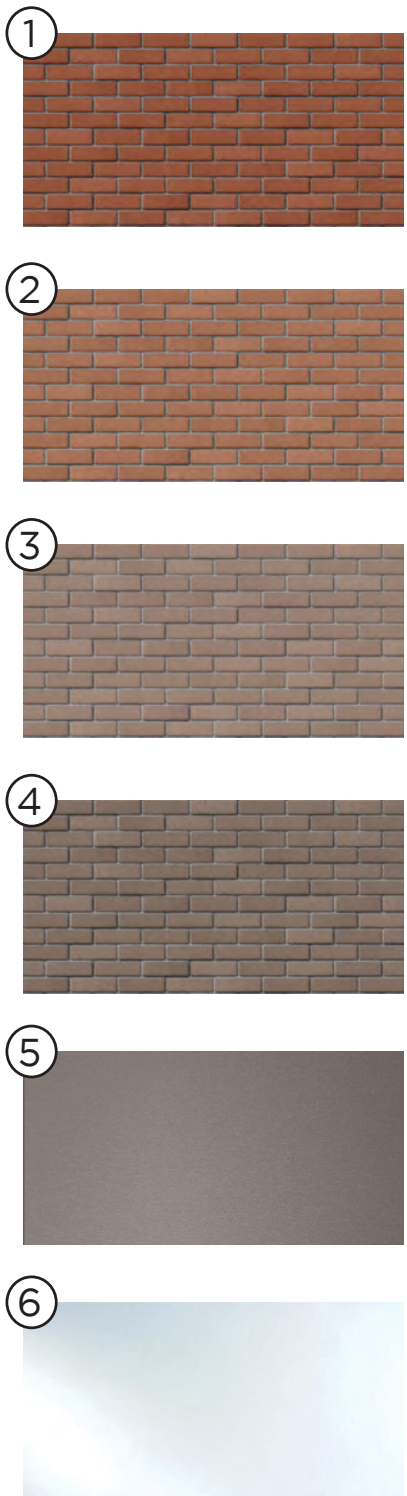


# North East Corner Elevation - Residential





# Materiality

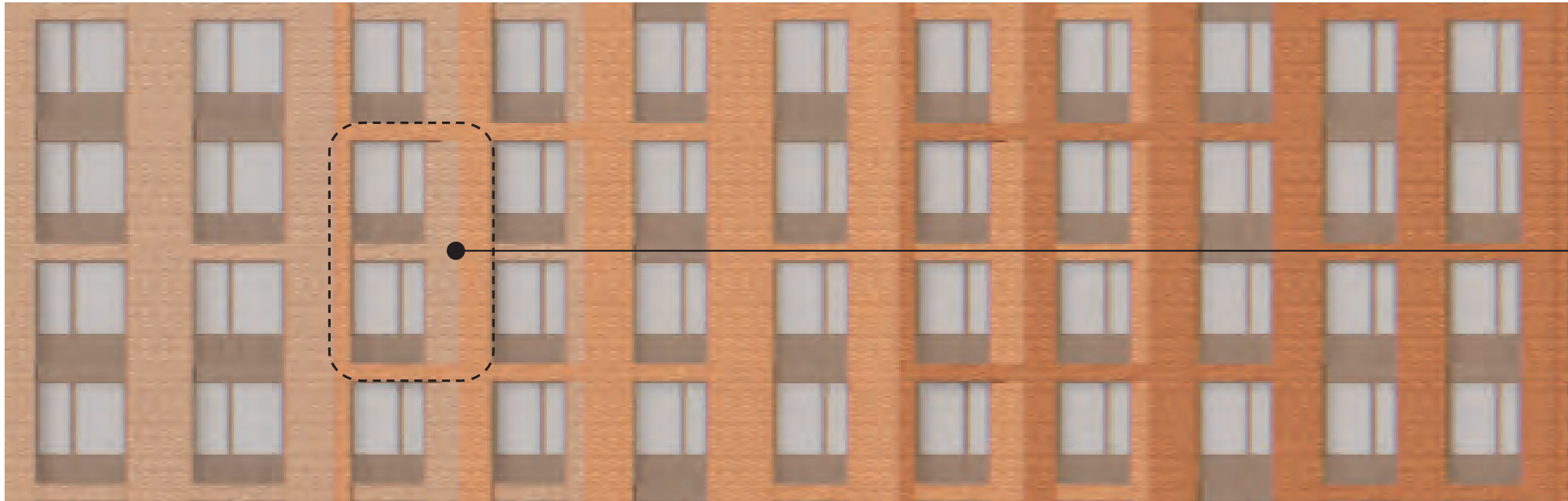
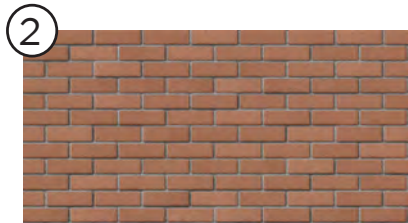




# Pattern



EXAMPLE OF BRICK COLOR GRADIENT AT ONE PARK POINT



BRICK COLOR GRADIENT

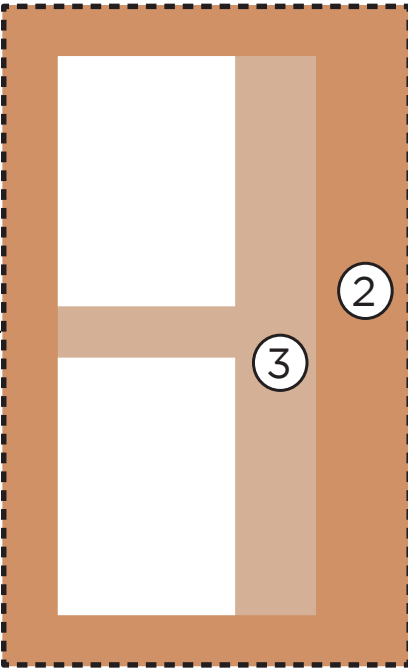


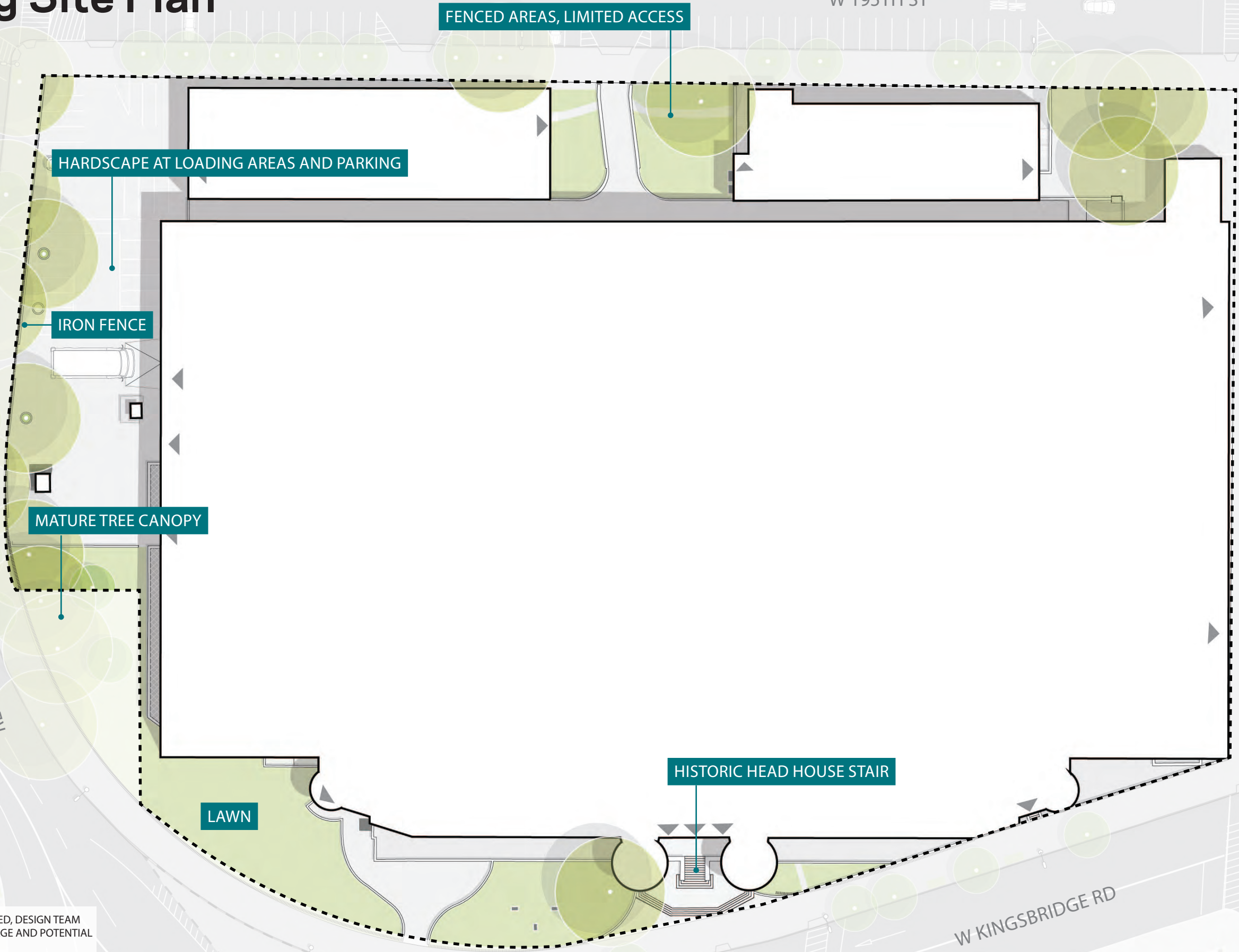
DIAGRAM OF BRICK PATTERN



# Proposed Landscape Design



# Existing Site Plan



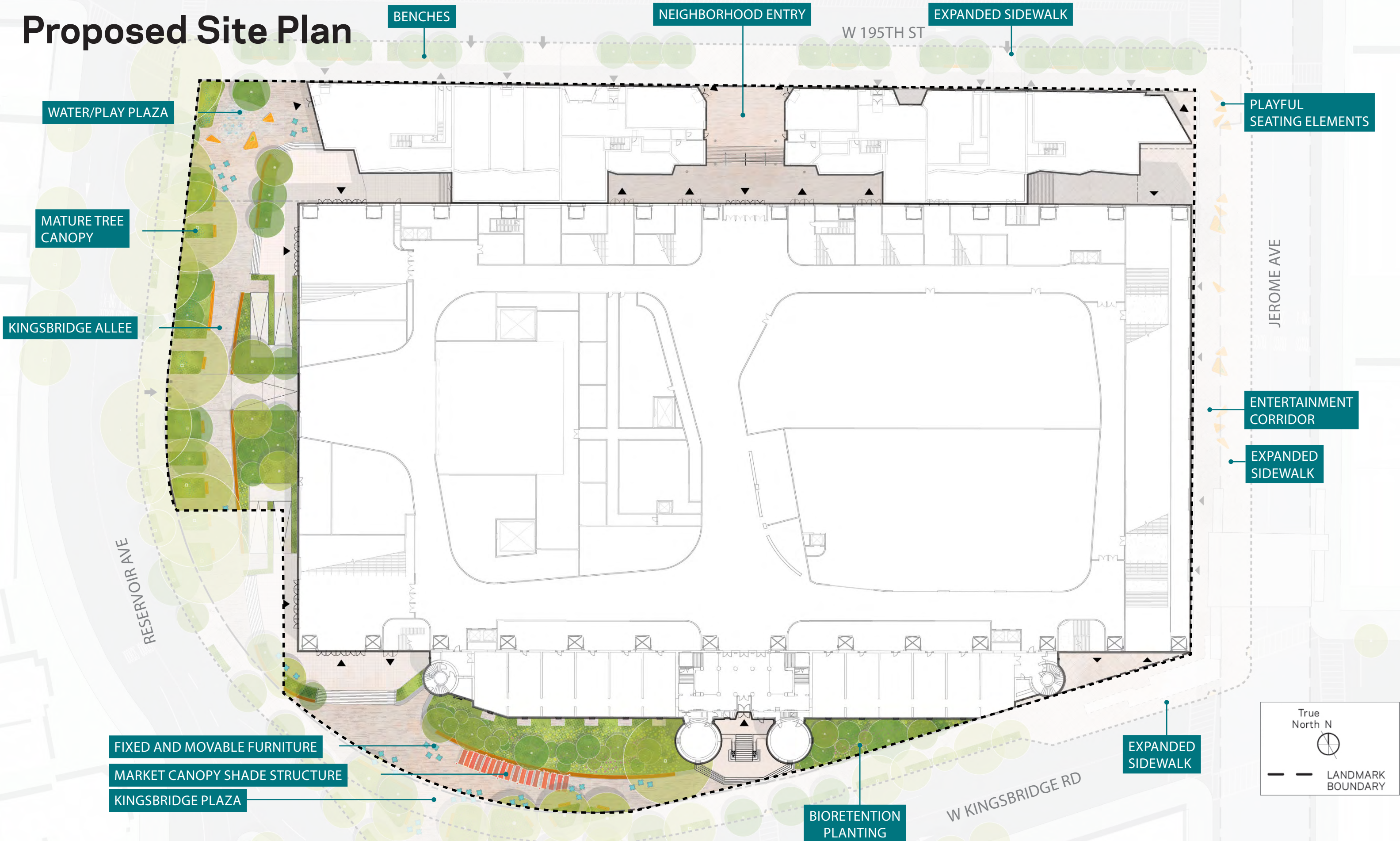
NOTE: IRON FENCE TO BE REMOVED, DESIGN TEAM TO EXPLORE OPTIONS FOR SALVAGE AND POTENTIAL REUSE

True North N

--- LANDMARK BOUNDARY

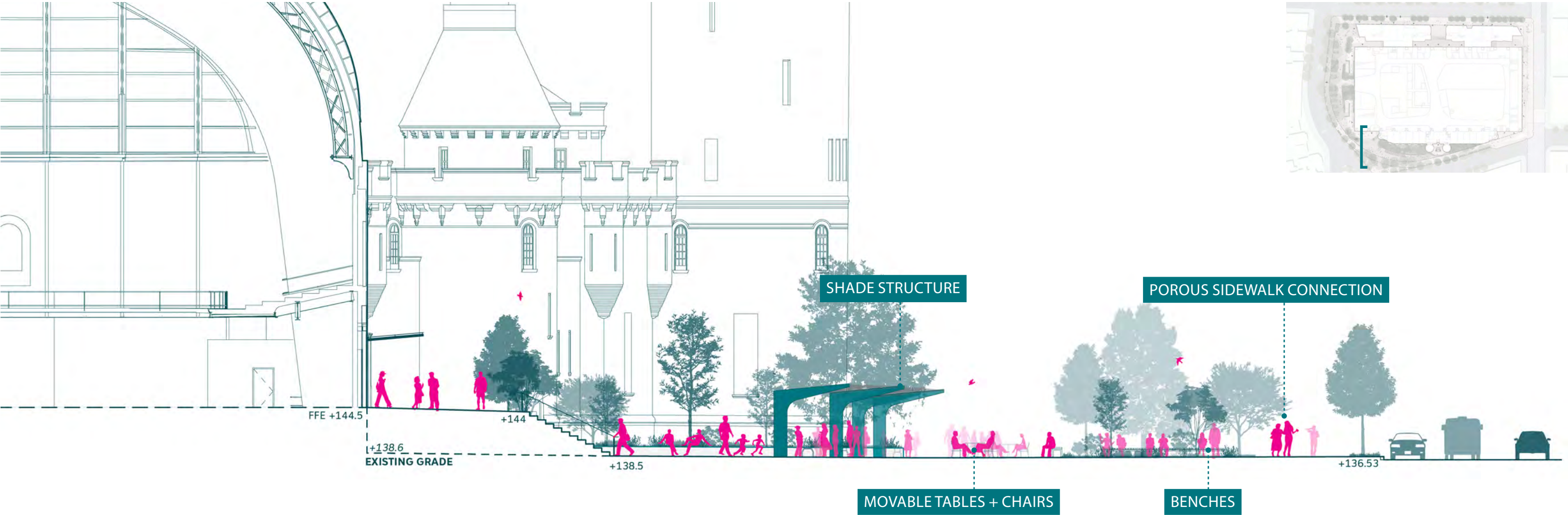


# Proposed Site Plan





# Kingsbridge Plaza - Site Section



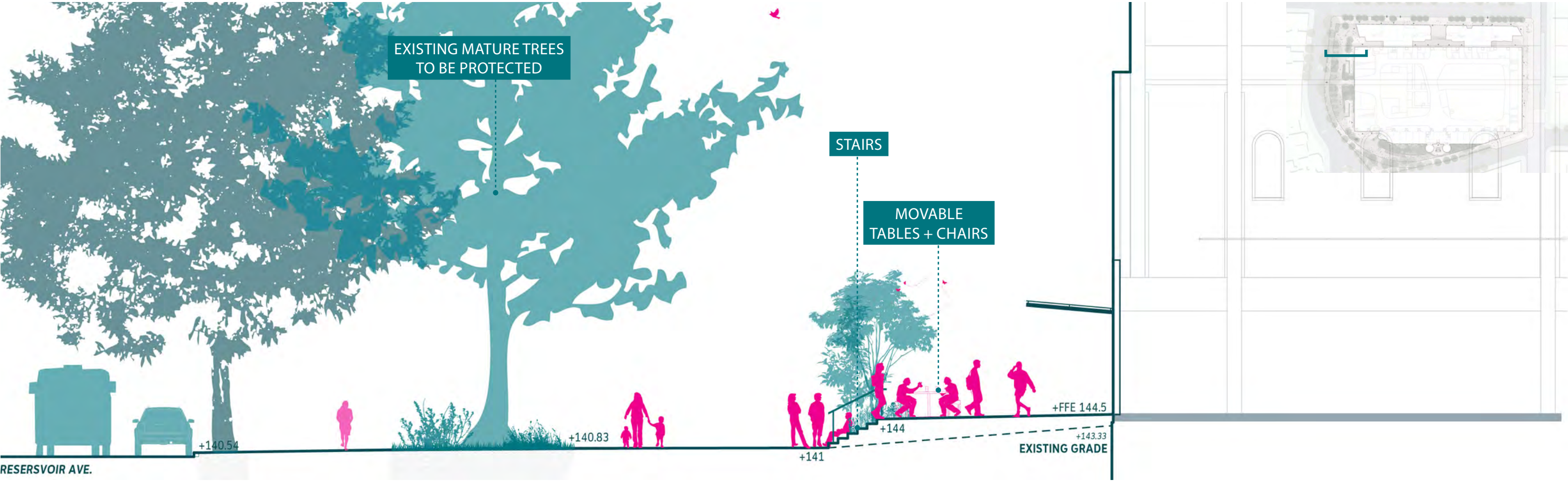


# Kingsbridge Plaza - Look + Feel





# Kingsbridge Allee - Site Section





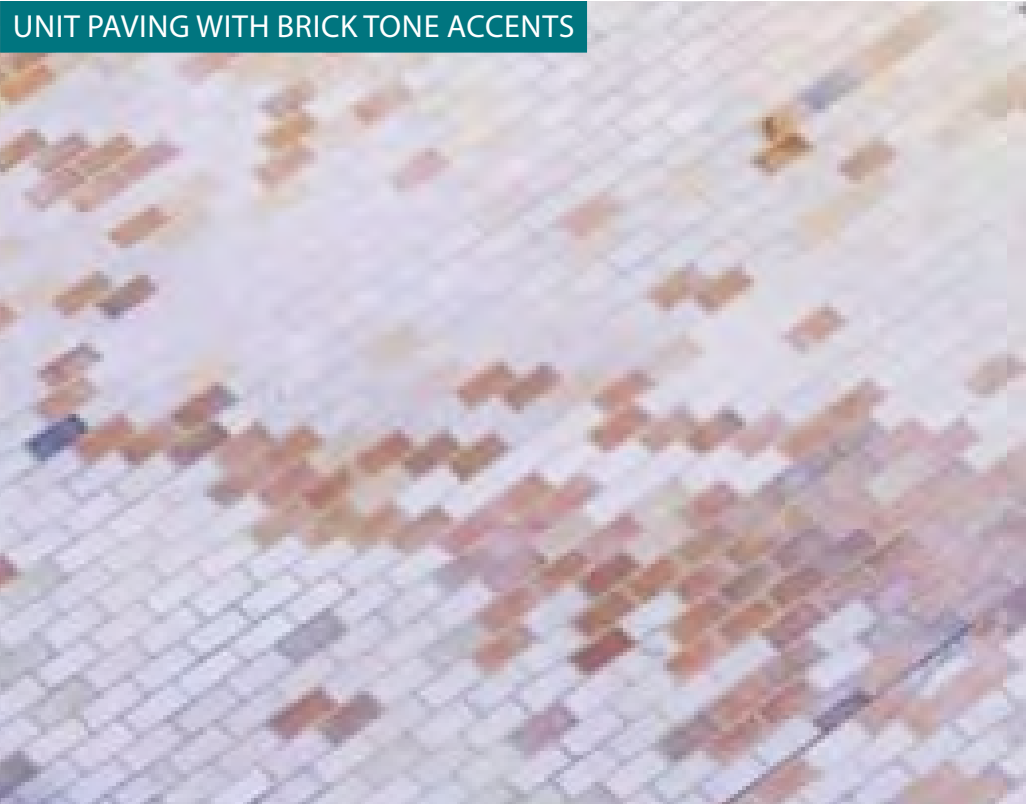
# Kingsbridge Allee - Look + Feel





# Proposed Materials and Furniture - Look and Feel

UNIT PAVING WITH BRICK TONE ACCENTS



STONE AND NATURAL MATERIALS



SHADE STRUCTURE



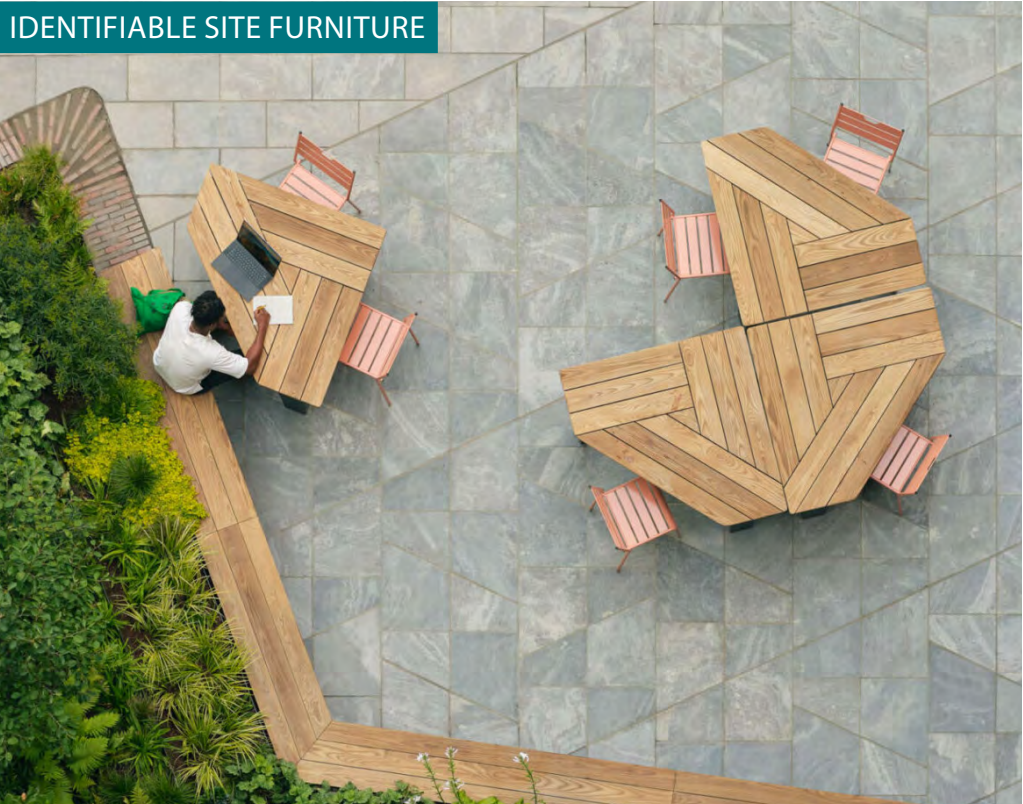
BRICK TONE SEAT WALLS



MOVABLE TABLES AND CHAIRS

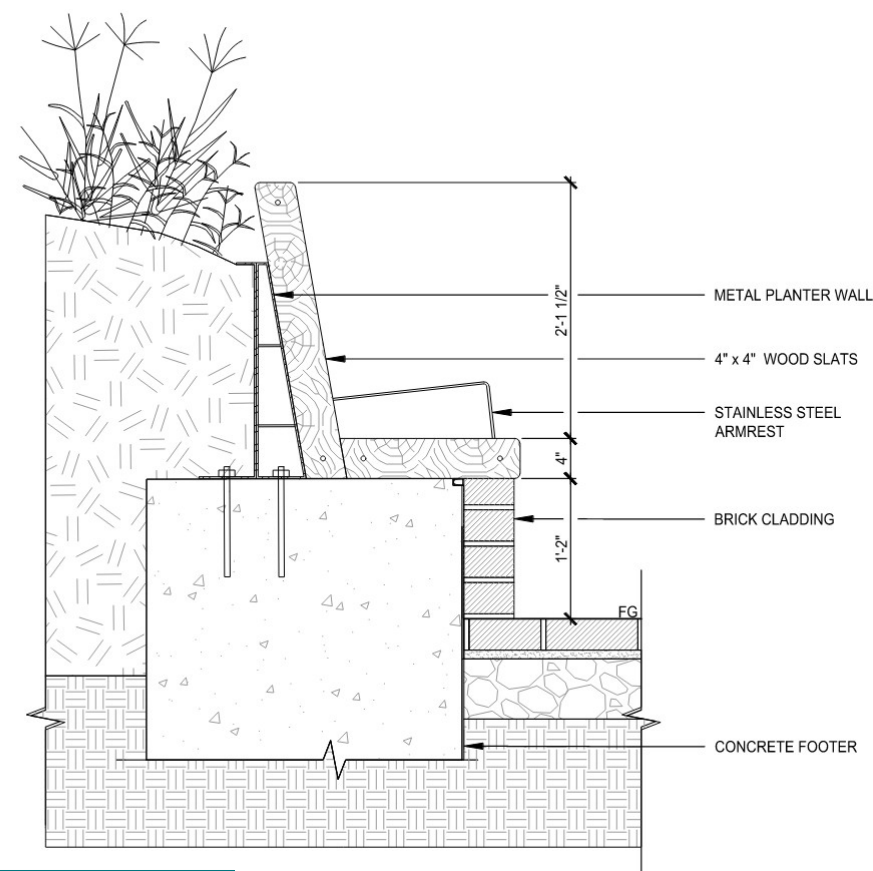


IDENTIFIABLE SITE FURNITURE





# Brick Tone Seat Walls/Fixed Benches - Conceptual Details For Look and Feel



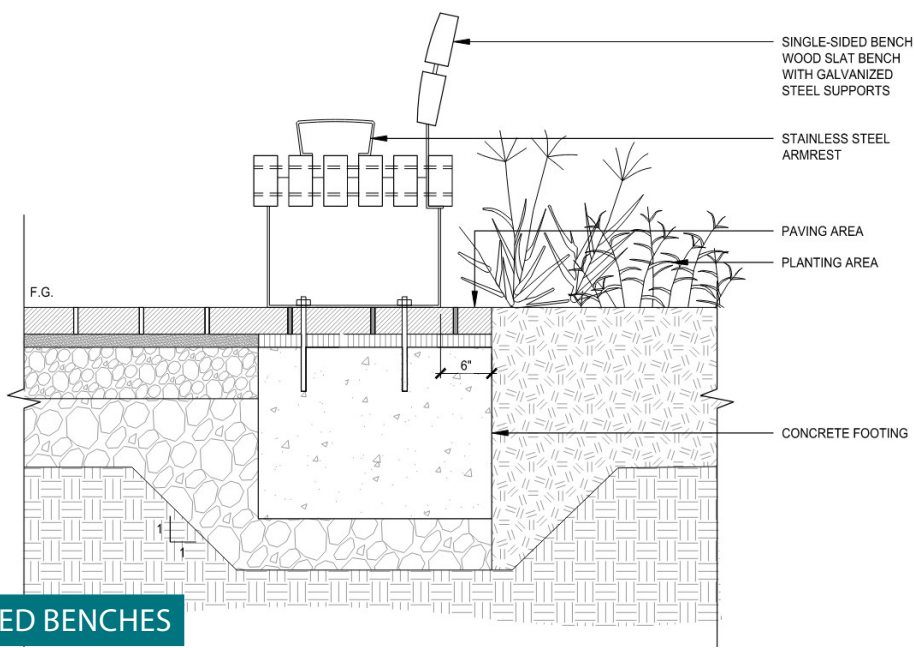
BRICK TONE SEAT WALLS



WOOD LOUNGE SEAT AND PLANTER WALL



BRICK TONE PLANTER WALLS



FIXED BENCHES



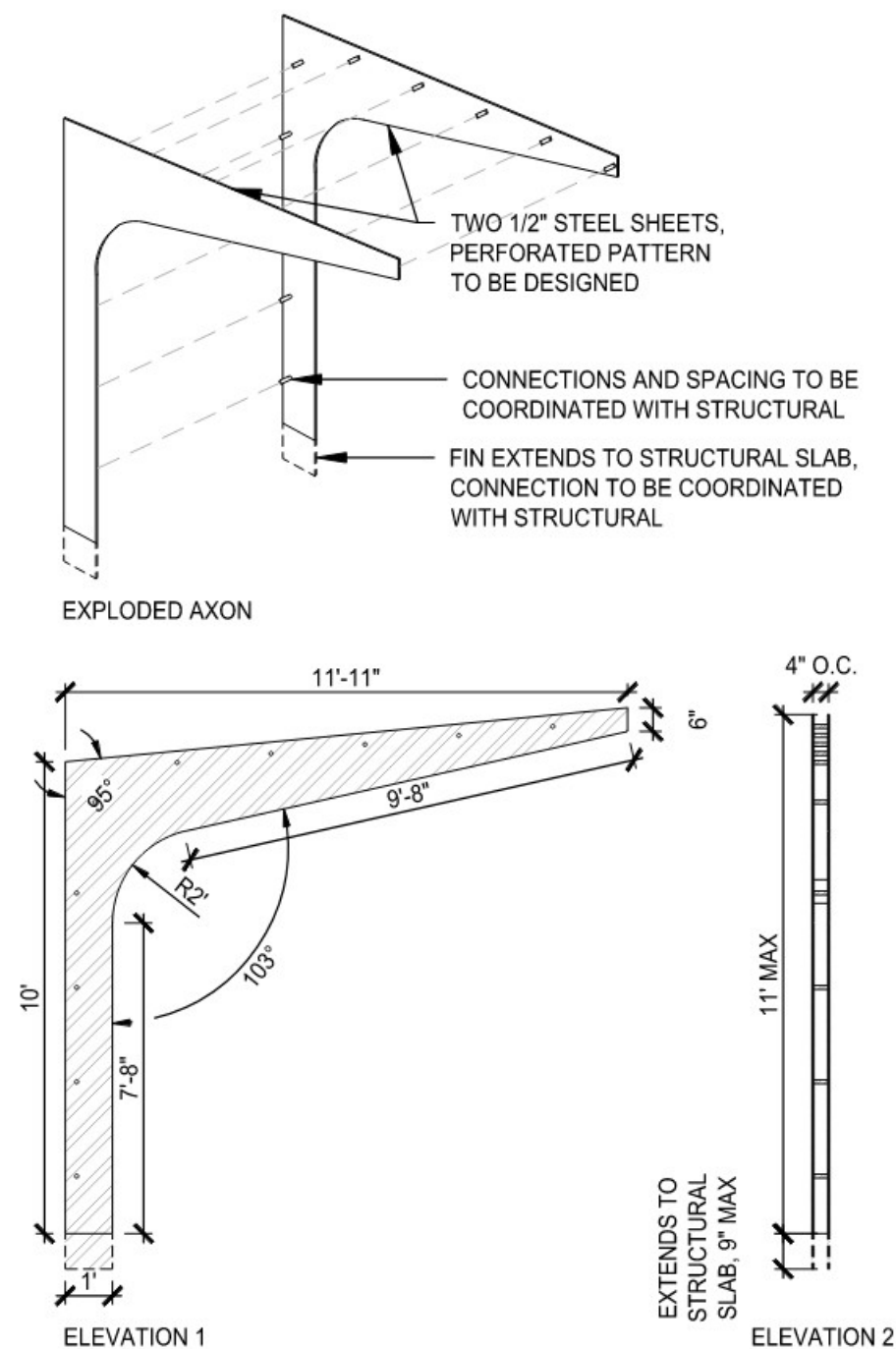
WOOD SLAT BENCH WITH BACK



ALTERNATE BACK

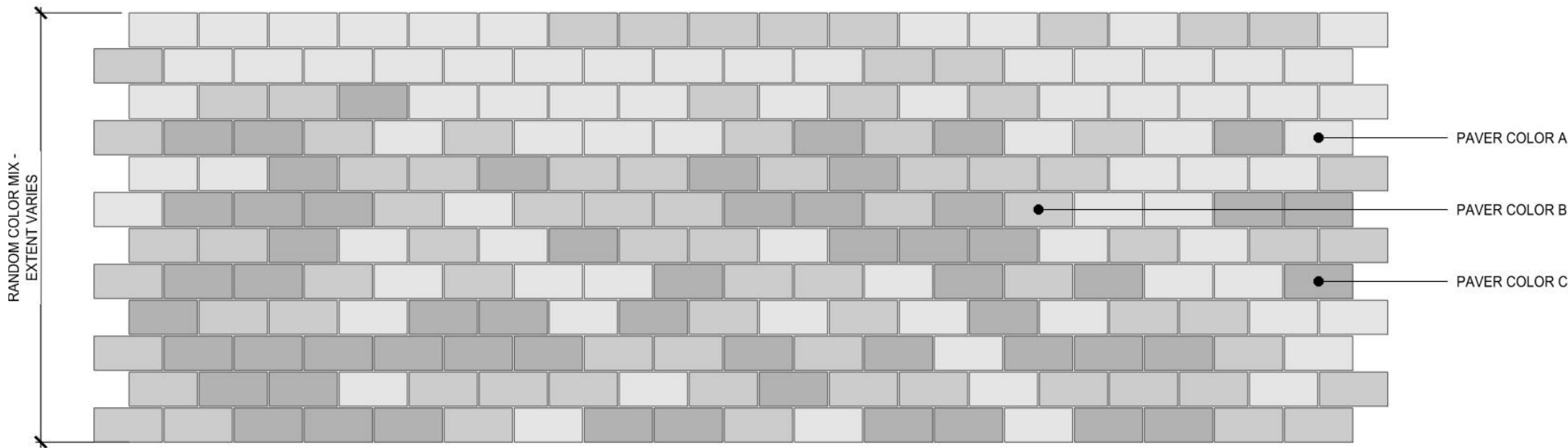


# Shade Structure - Conceptual Details For Look and Feel





# Paving - Conceptual Details For Look and Feel



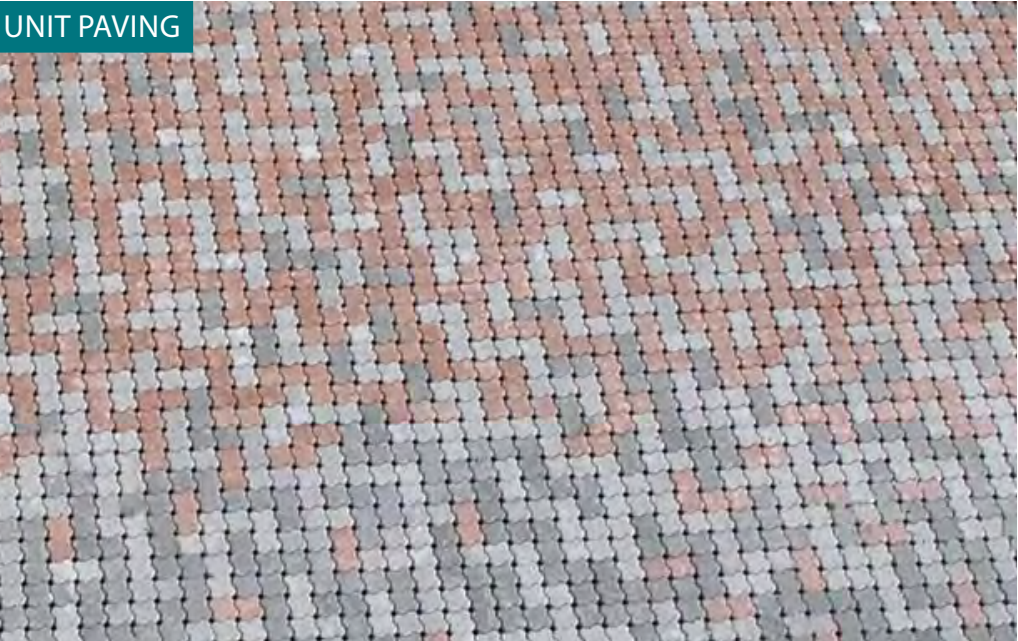
DAPPLED PAVING PATTERNS



BRICK TONE ACCENTS



UNIT PAVING









July 22, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 1, LPC-25-12069**

**1 West Kingsbridge Road – Kingsbridge Armory (Eighth  
Regiment Armory) – Individual Landmark  
Borough of Bronx**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 533 1779

**Passcode:** 172008

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

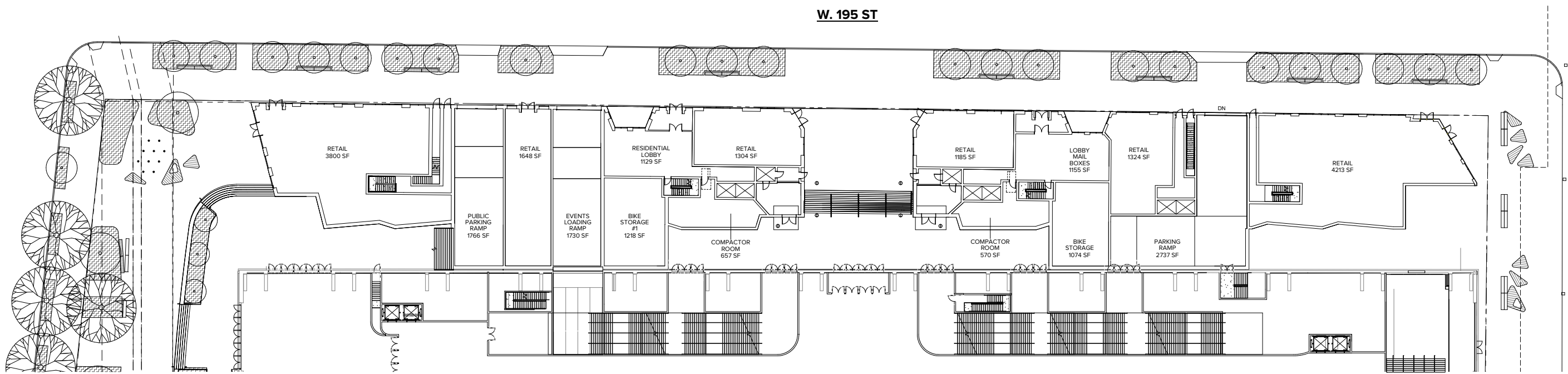
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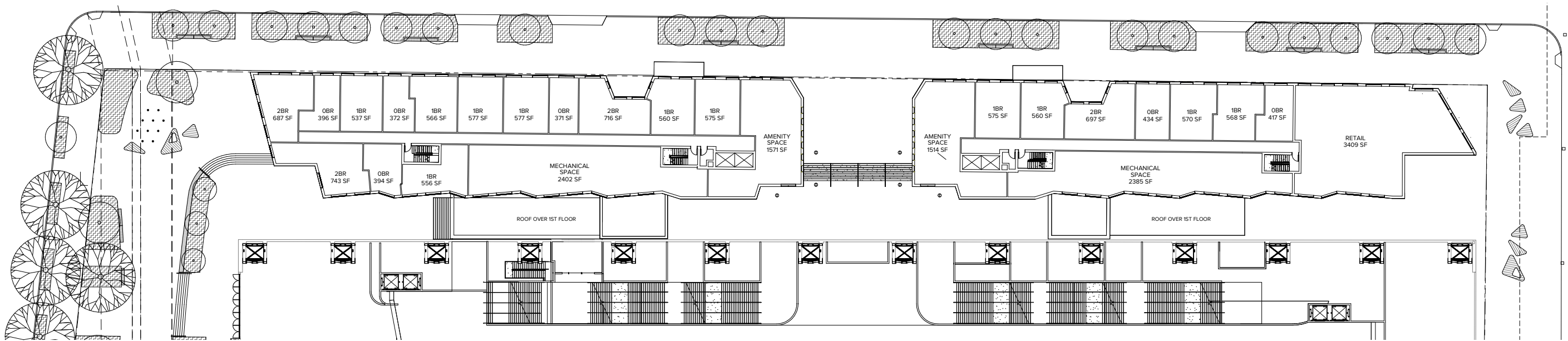
# APPENDIX



# Residential Floor Plans



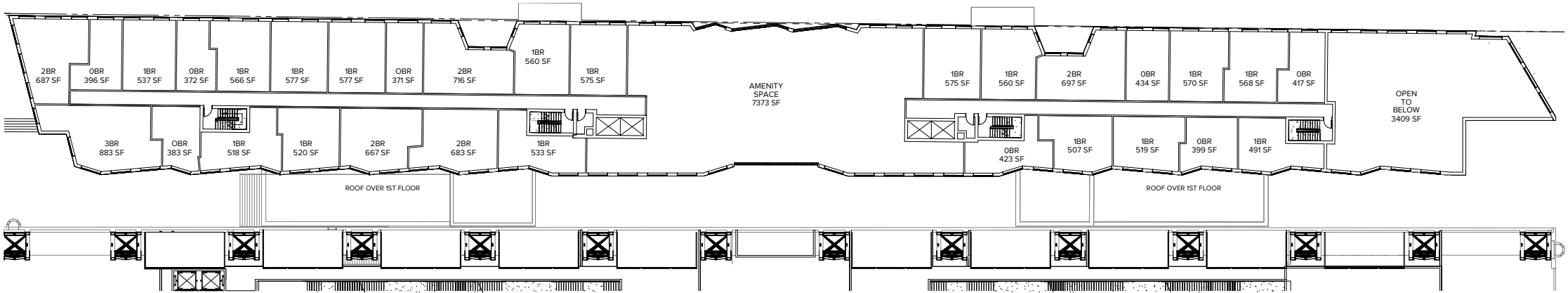
FIRST FLOOR



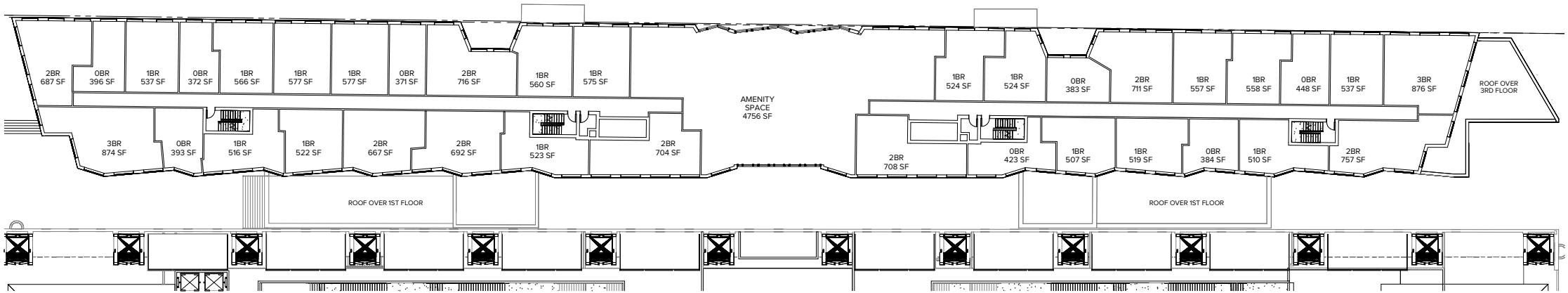
SECOND FLOOR



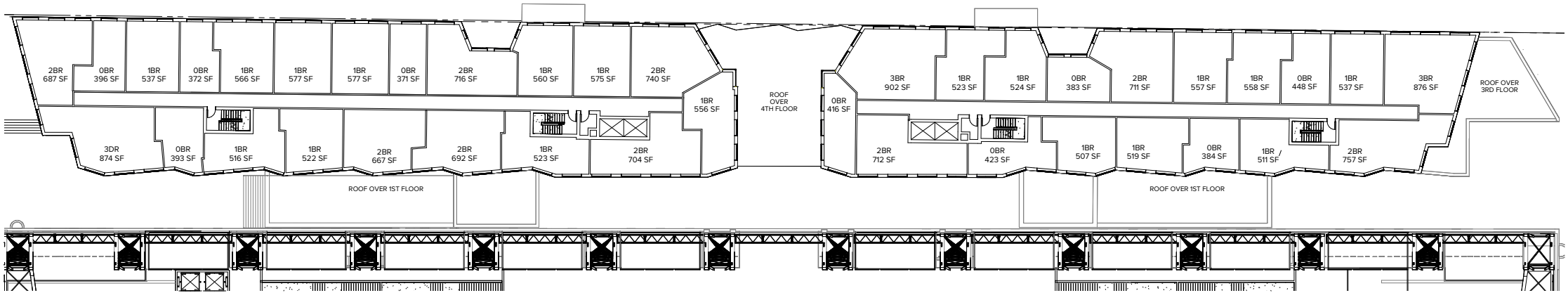
# Residential Floor Plans



THIRD FLOOR



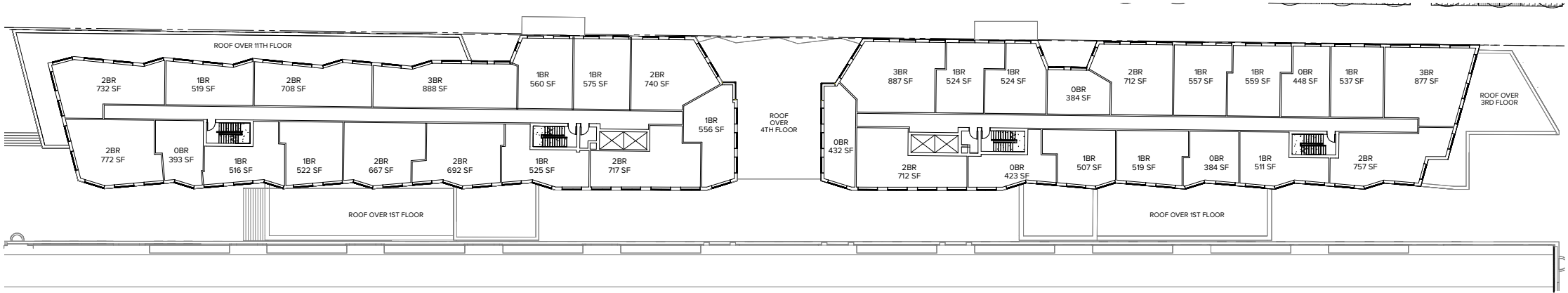
FOURTH FLOOR



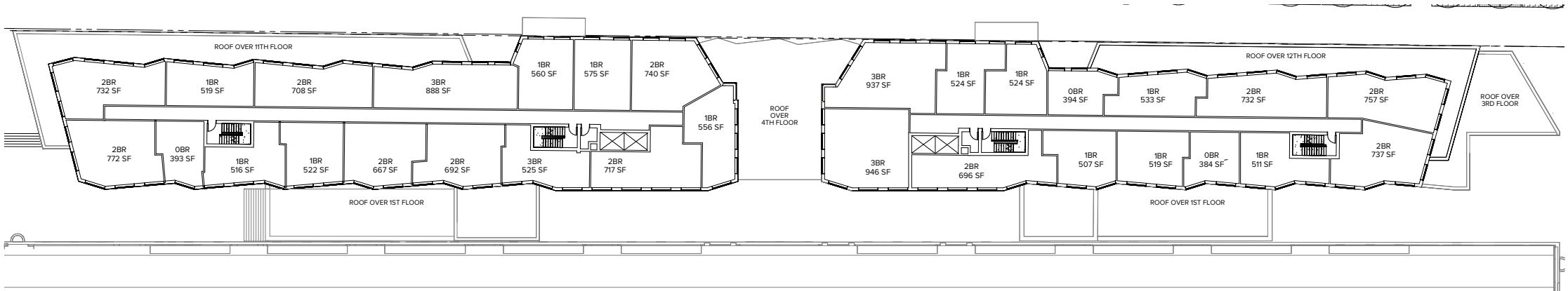
FIFTH TO ELEVENTH FLOOR



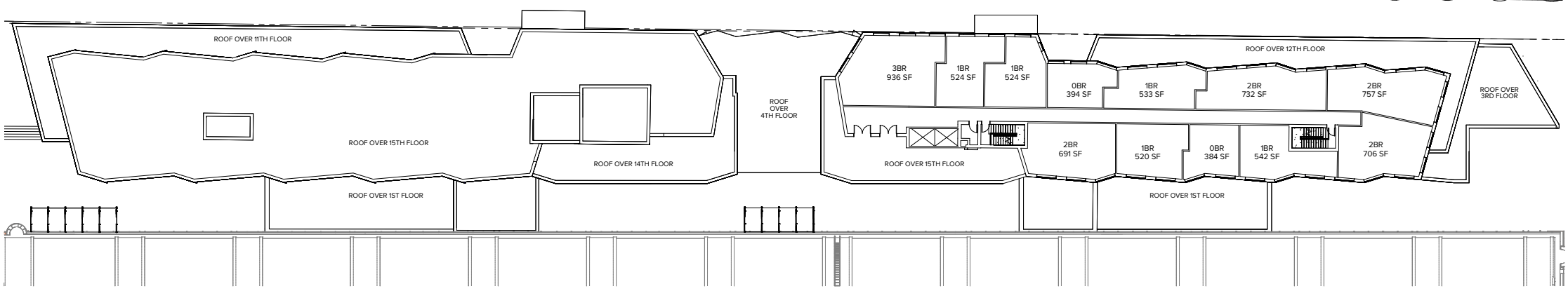
# Residential Floor Plans



TWELFTH FLOOR



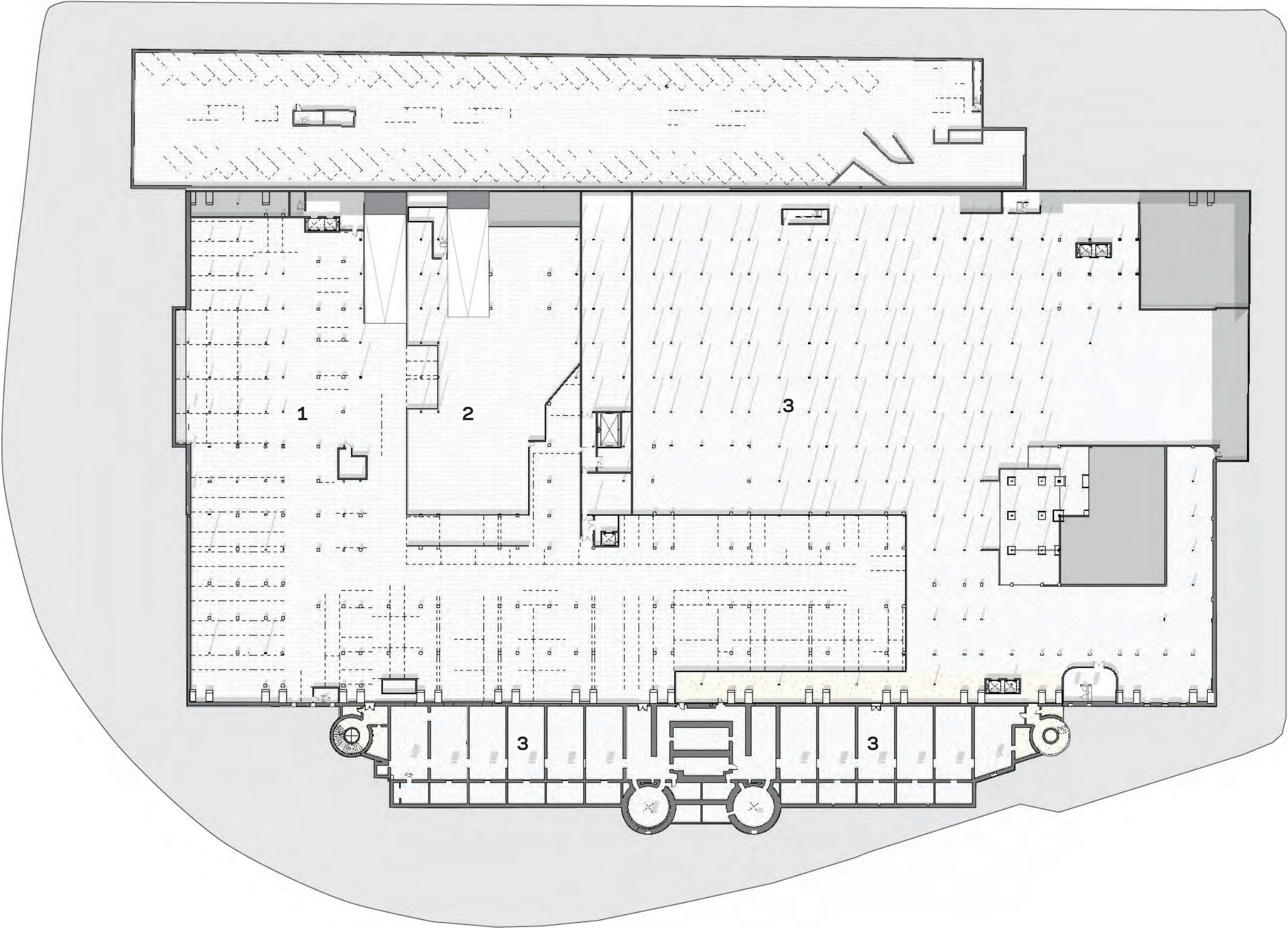
THIRTEENTH TO FIFTEENTH FLOOR



SIXTEENTH FLOOR



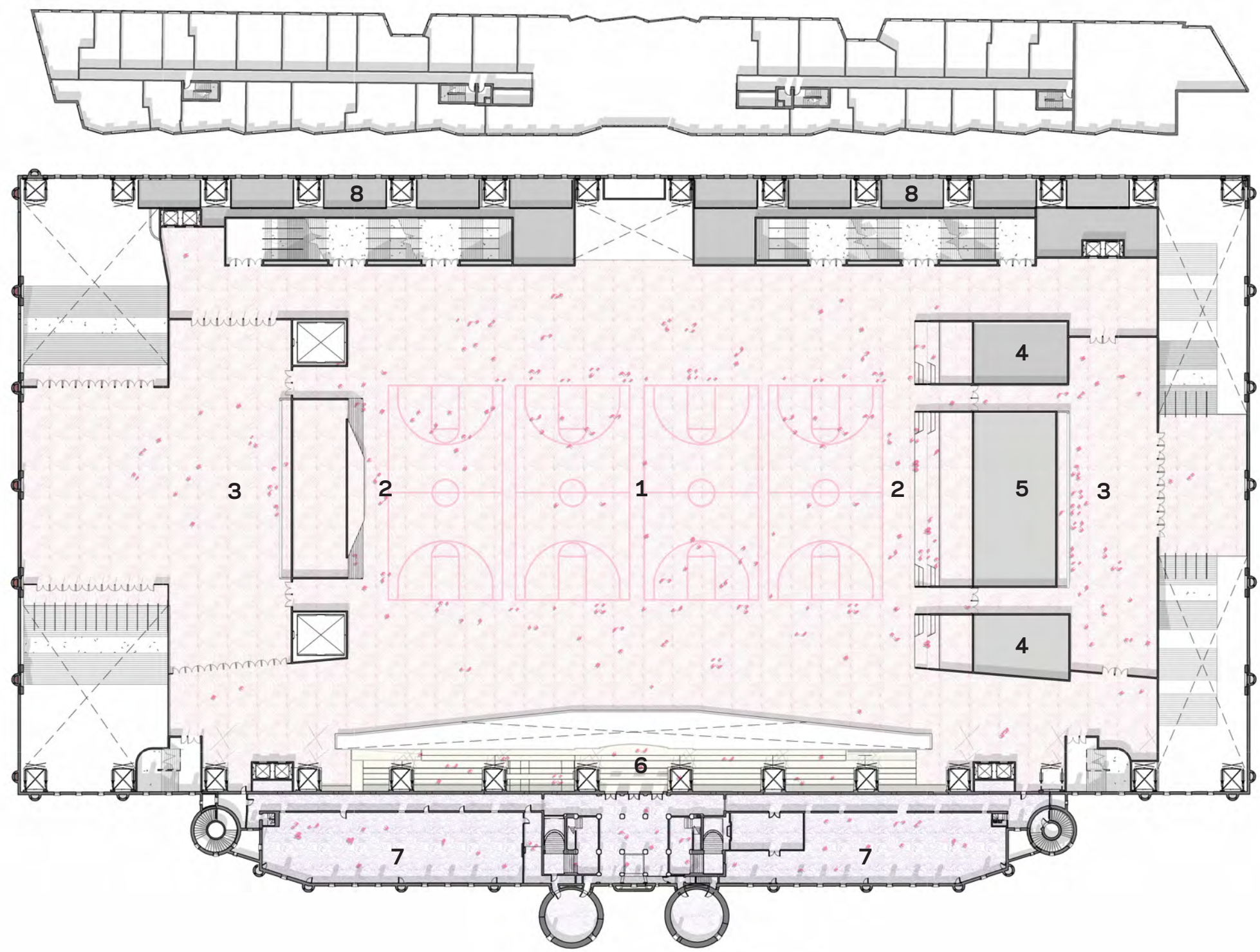
# Cellar Level



- 1. Attendant Parking
- 2. General Loading
- 3. Light Manufacturing Incubators



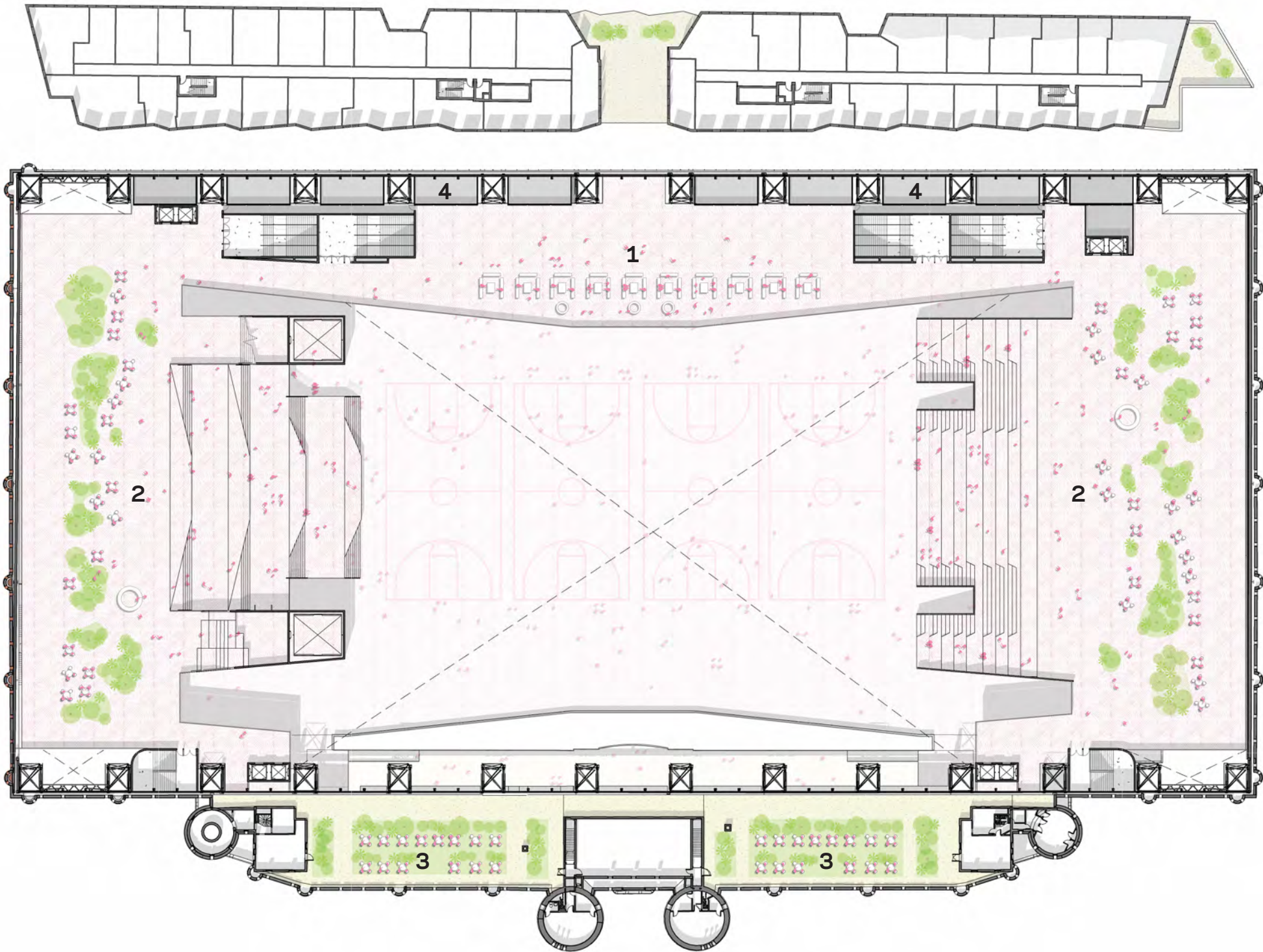
# Venue Level



- 1. Events Venue
- 2. Community Steps
- 3. Concessions / Bar
- 4. Restrooms
- 5. Storage
- 6. Head House Balcony
- 7. Cultural Center
- 8. MEP



# Balcony Level



- 1. VIP Balconies
- 2. Garden Cafe
- 3. Roof Terrace
- 4. MEP



# Venue Level



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# Existing Site Context

LAWN ALONG FACADE AT WEST KINGSBRIDGE ROAD



MATURE TREE CANOPY ALONG RESERVOIR FACADE



POTENTIAL PLAZA EXPANSION ON WEST KINGSBRIDGE ROAD



CONNECTION TO NORTH ALONG RESERVOIR AVENUE





# Existing Site Context

OPPORTUNITY FOR SIDEWALK EXPANSION ALONG 195TH STREET



URBAN CORRIDOR ALONG JEROME AVENUE



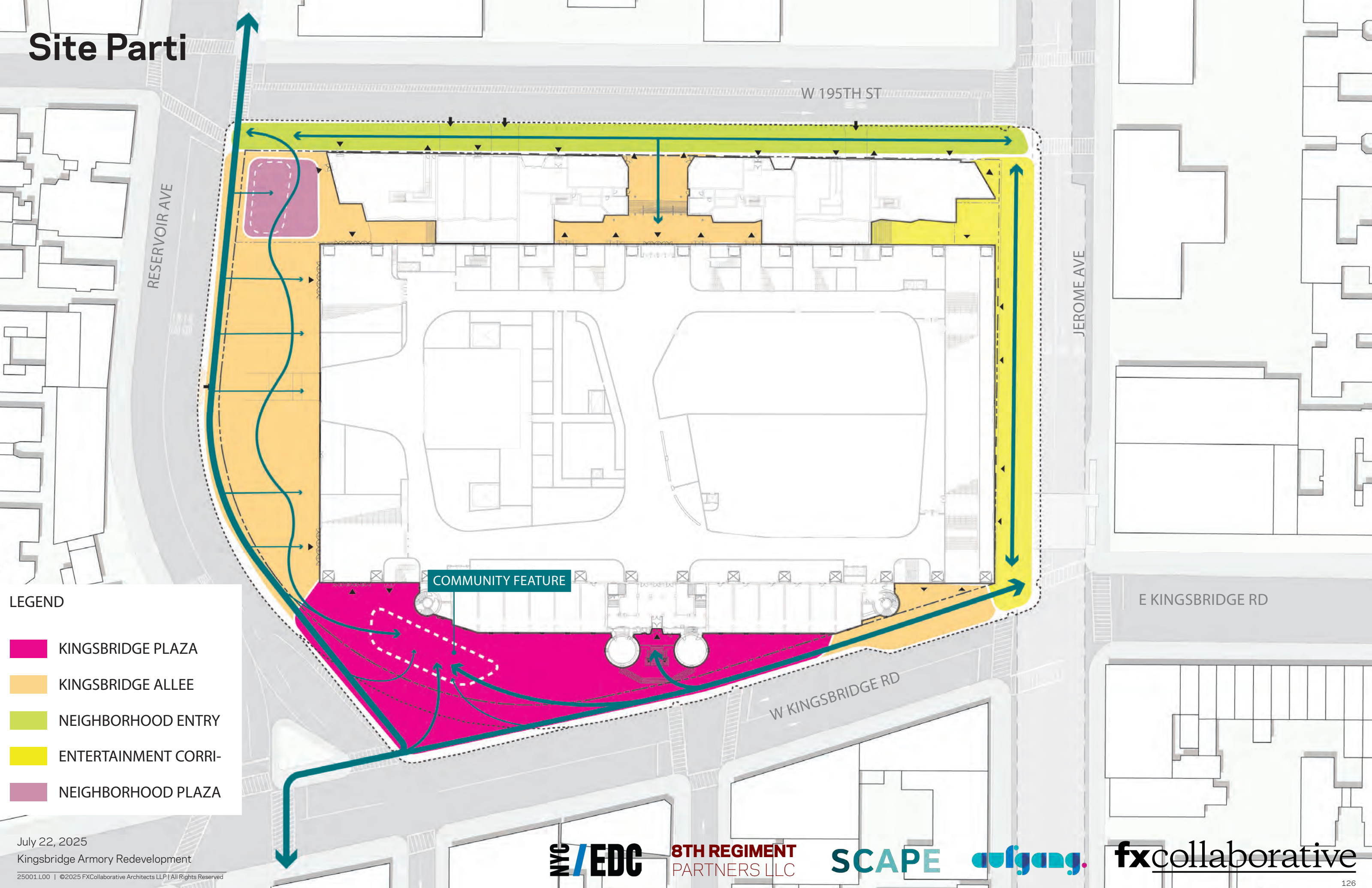


# Existing Site Context



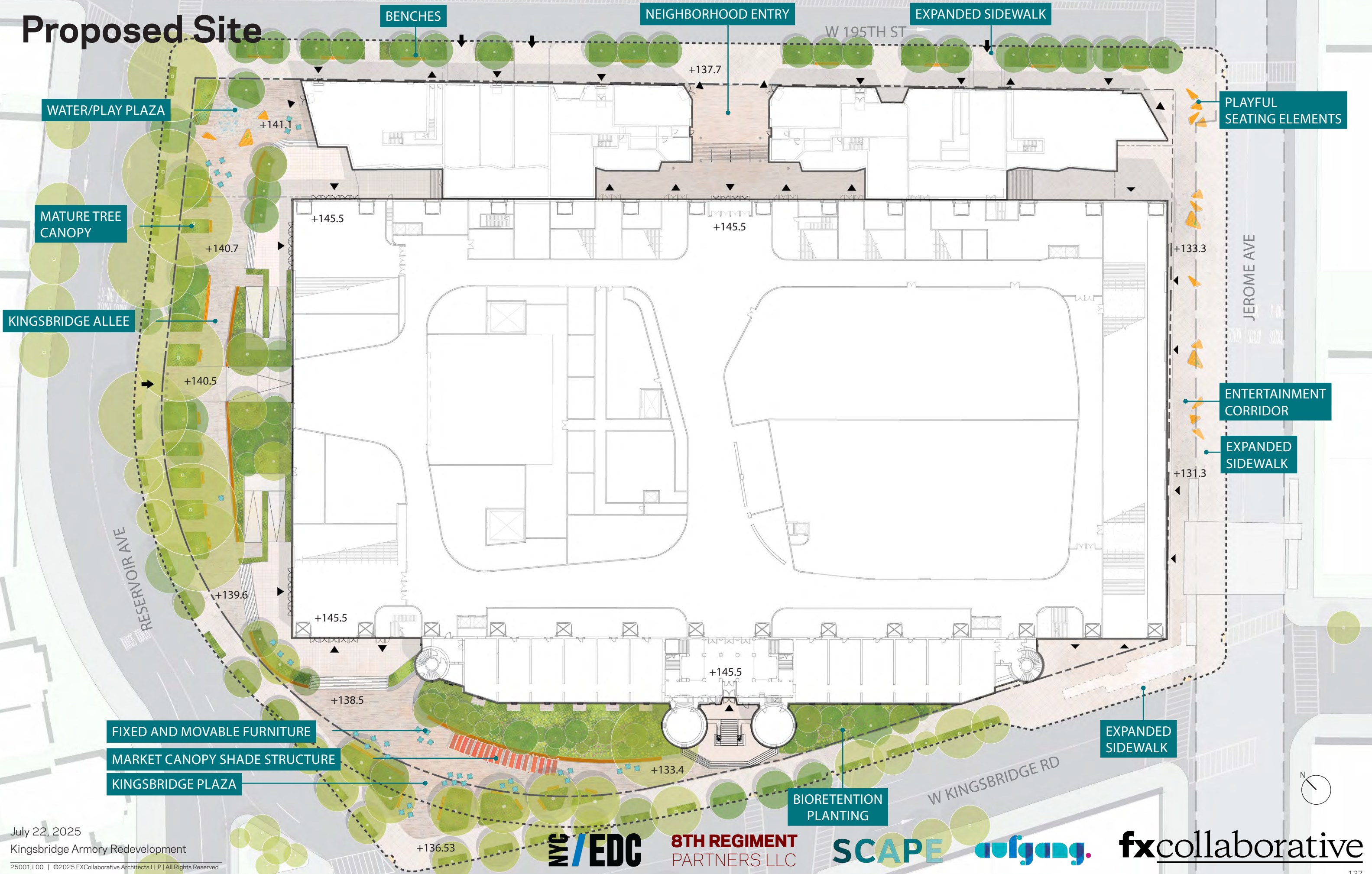


# Site Parti



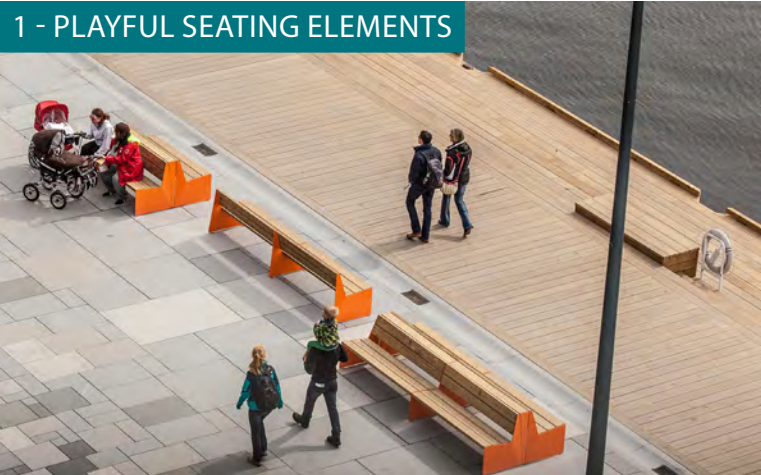
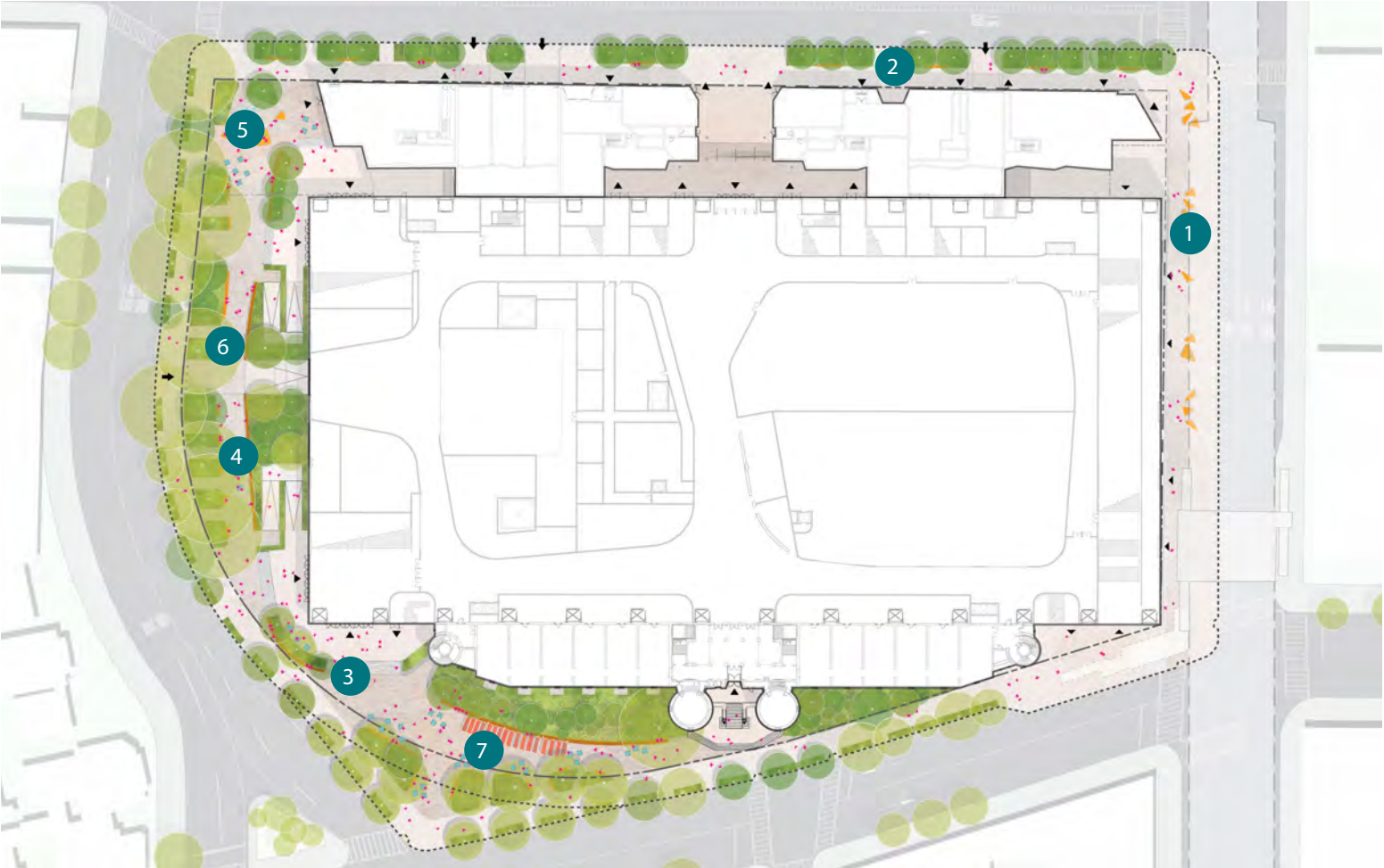


# Proposed Site





# Site Programming



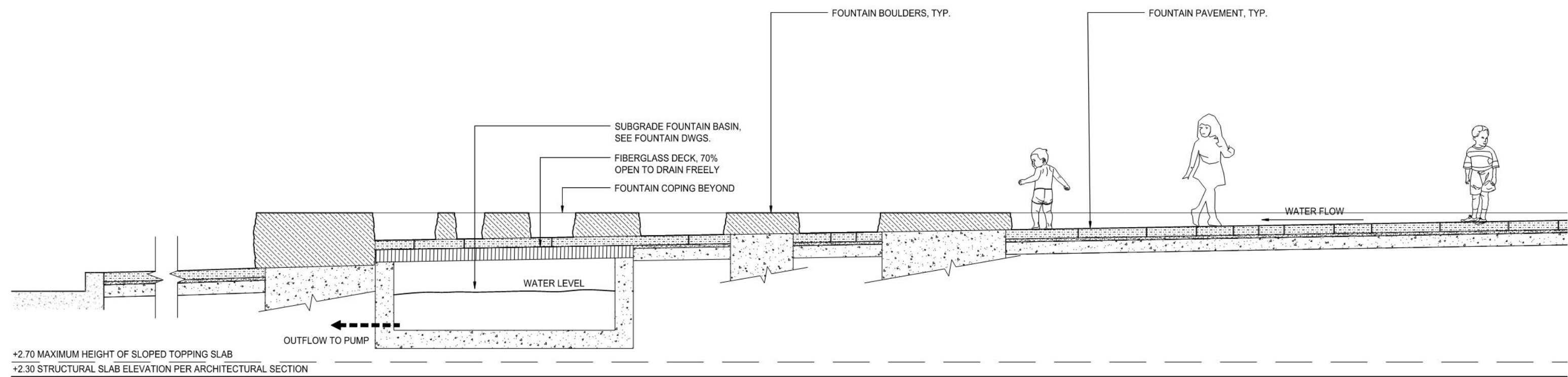


# Proposed Planting - Look and Feel



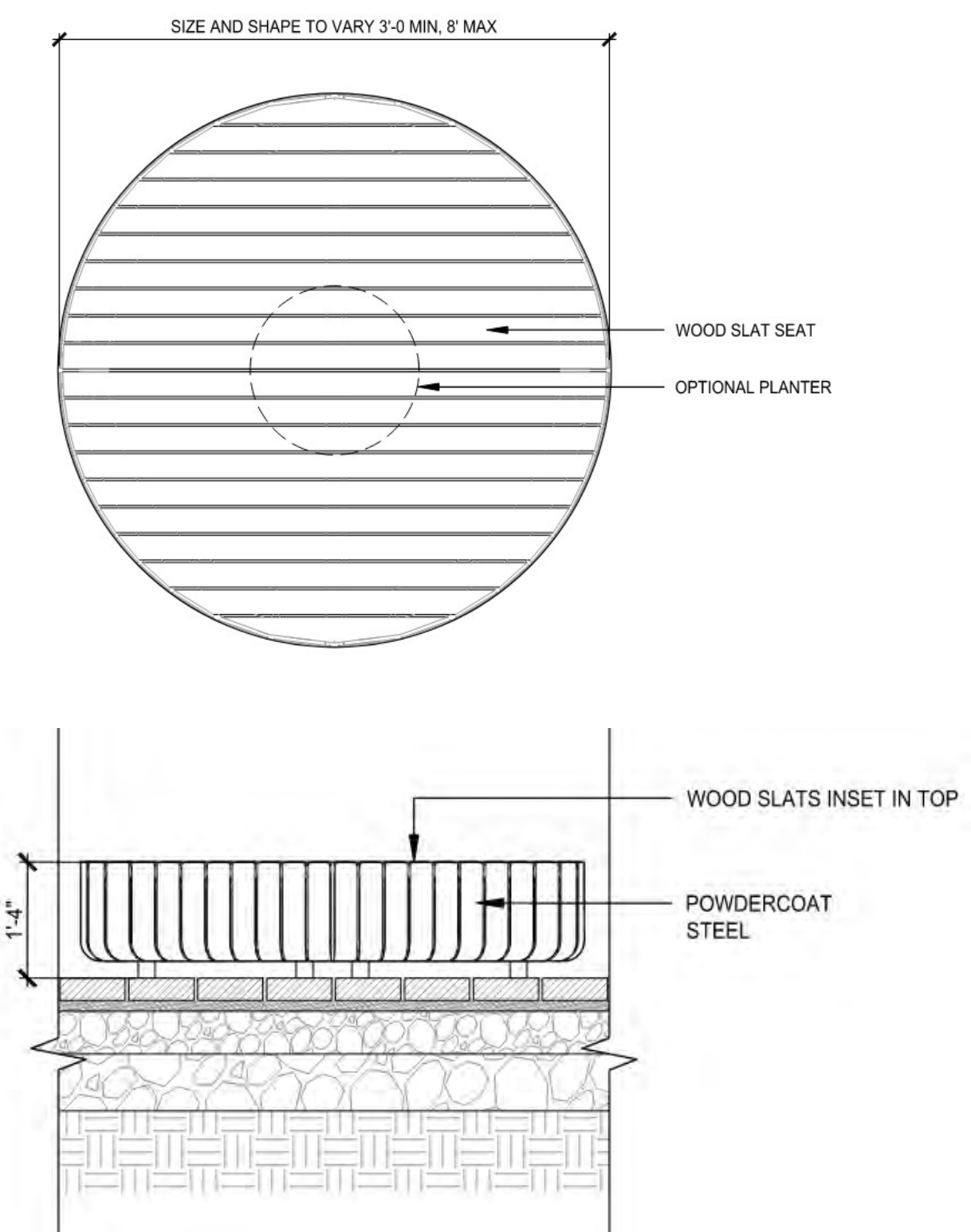


# Water Feature - Conceptual Details For Look and Feel





# Playful Seating Elements - Conceptual Details For Look and Feel





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