

The current proposal is:

Preservation Department – Item 1, LPC-25-09964

**Orchard Beach Pavilion – Orchard Beach Bathhouse – Individual  
Landmark  
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.**

# ORCHARD BEACH PAVILION RECONSTRUCTION

## LPC PUBLIC MEETING | REPLACEMENT WINDOWS

AUGUST 12, 2025



NYC Parks

NYC / EDC

MARVEL

# Design Team



**NYC / EDC**

**MARVEL**



**ARUP**



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Orchard Beach Pavilion | LPC Public Meeting: Replacement Windows

# Project Overview - Site Aerial



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# Project Overview - Location and Scope



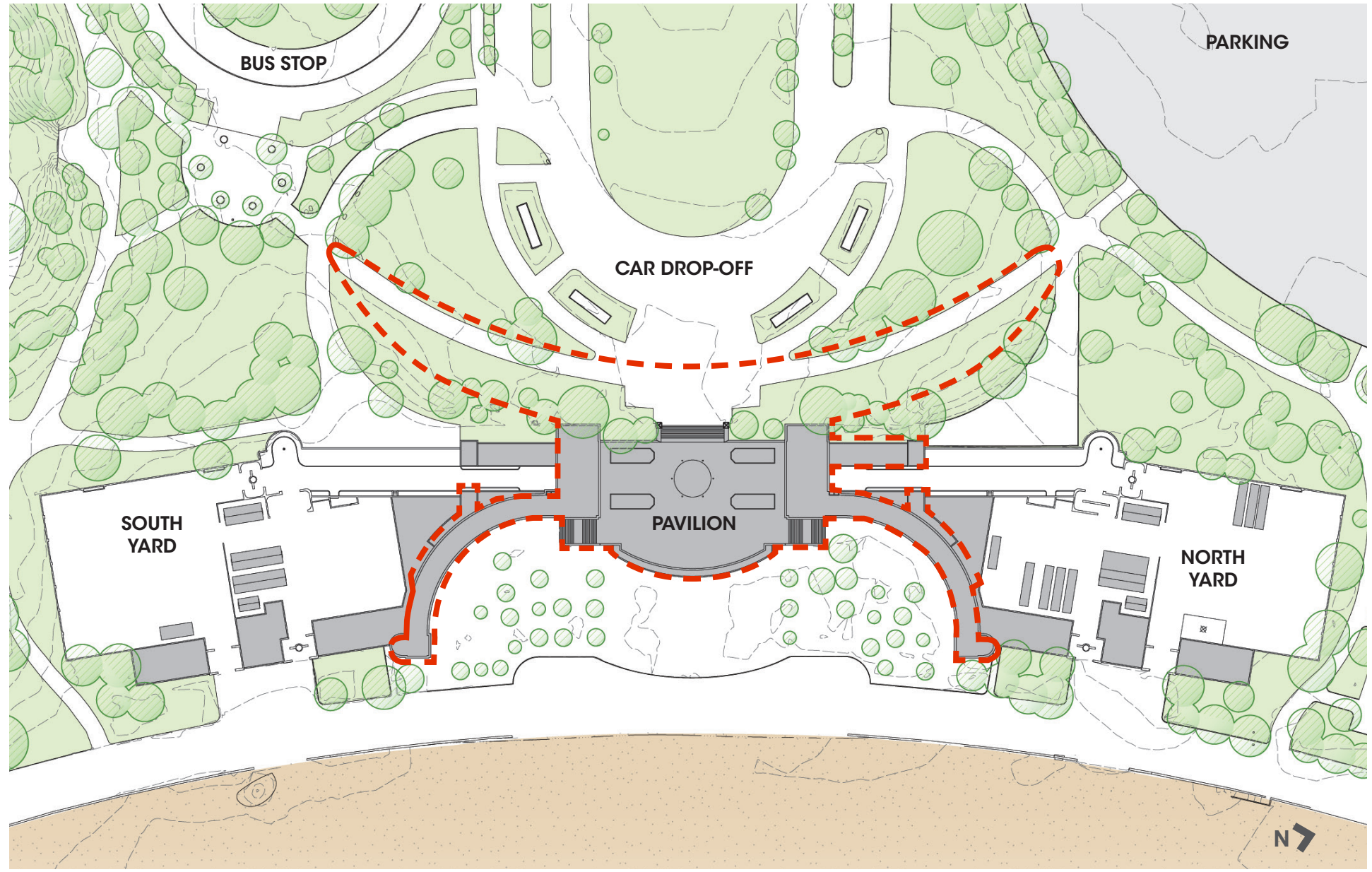
The Bronx

2 MI



Pelham Bay Park

1000 FT



Orchard Beach with Scope Line

200 FT



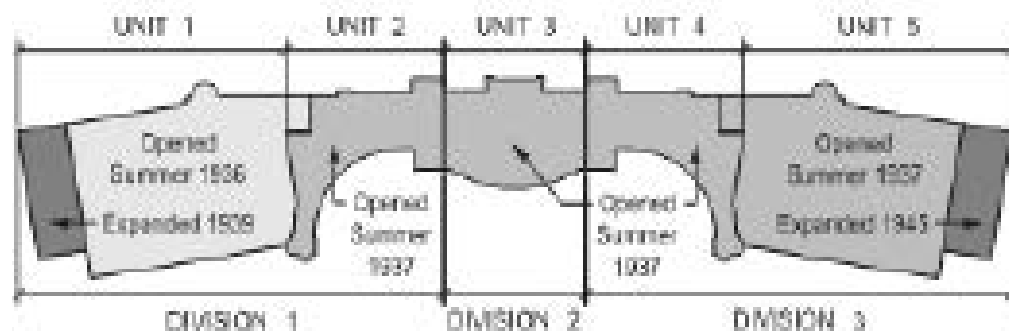
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Orchard Beach Pavilion | LPC Presentation

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# Project Overview - Building History

- Parks Commissioner: Robert Moses  
Consulting Architect: Aymar Embury II  
Park Engineer: William H. Latham
- South Changing Yard - opened Summer 1936  
Full Pavilion - opened Summer 1937
- Received LPC landmark designation in 2006
- Eligible for the National Register of Historic Places due to its location in the Pelham Bay Park Historic District



*View of the Upper and Lower Promenades, Cafeteria, and South Loggia, Looking South (July 18, 1936, DPR Image #12206)*



# Project Overview - Objectives

1

## RESTORE THE PAVILION

- Restore the ARCHITECTURE
- Restore CIRCULATION
- Allow people to experience the restoration

2

## PROVIDE ACCESS

- Provide equitable and maintainable ADA access between:
- The land side and the beach
  - The Upper Level and the Lower Level

3

## PROVIDE VIABLE SPACES

- Provide concessions & rentable space
- Provide appropriate community space
- Allow for flexibility & longevity
- Limit vulnerable construction in the flood plain



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# Construction Progress - Site Photos



Before



Present



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# Construction Progress - Site Photos



Before



Present



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# Construction Progress - Site Photos



Before



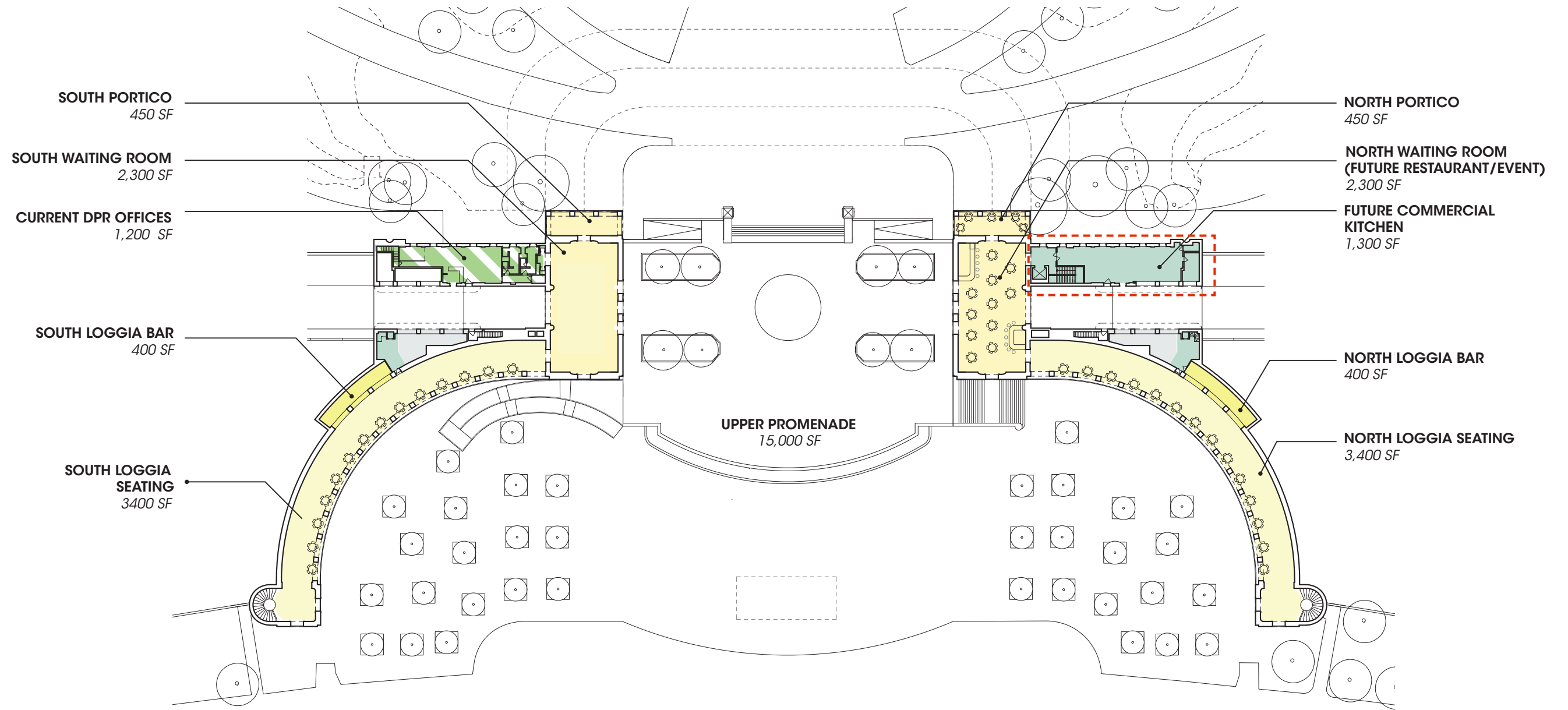
Present



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# Project Overview - Programming



**LEGEND**

PARKS

SEATING

CONCESSIONS

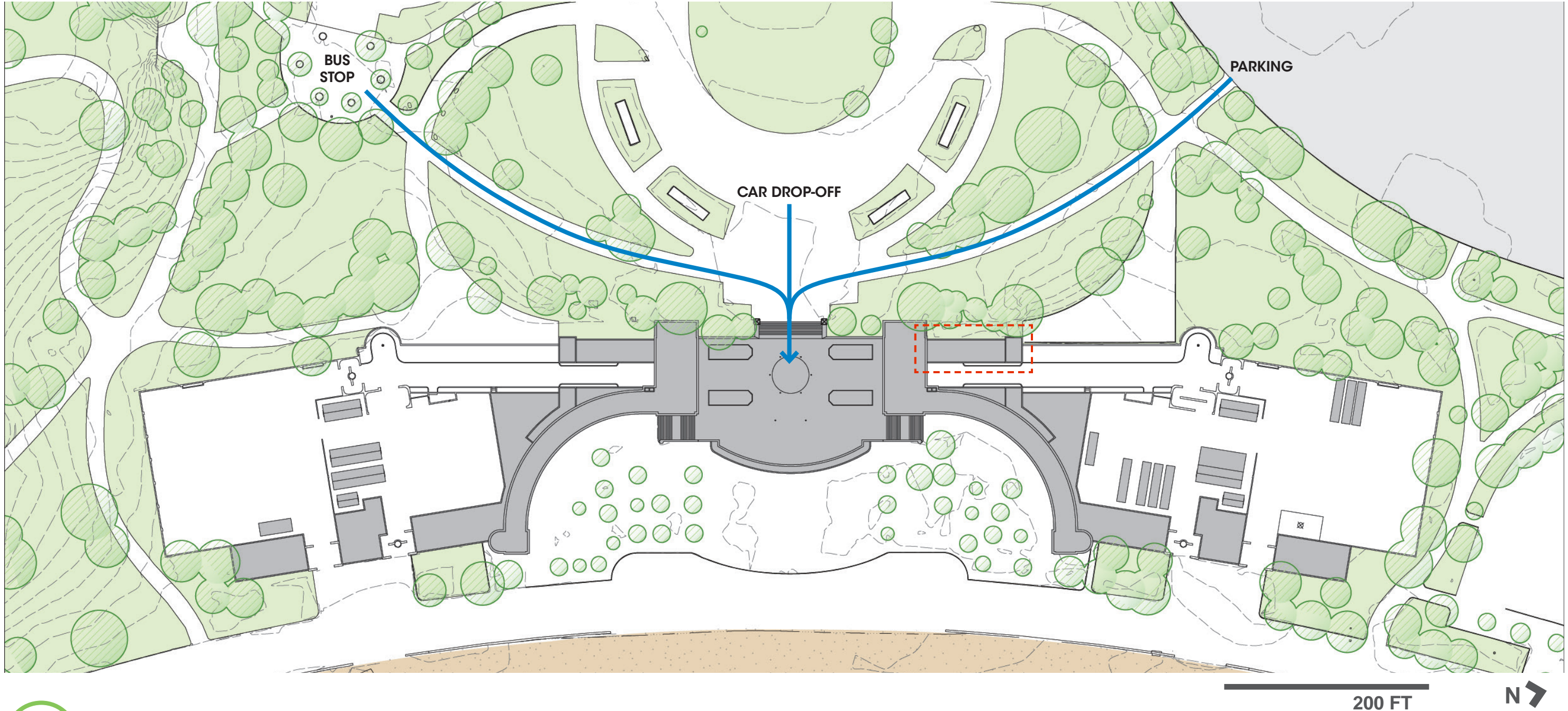
BACK OF HOUSE



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# Replacement Windows - Facade Location and Approaches

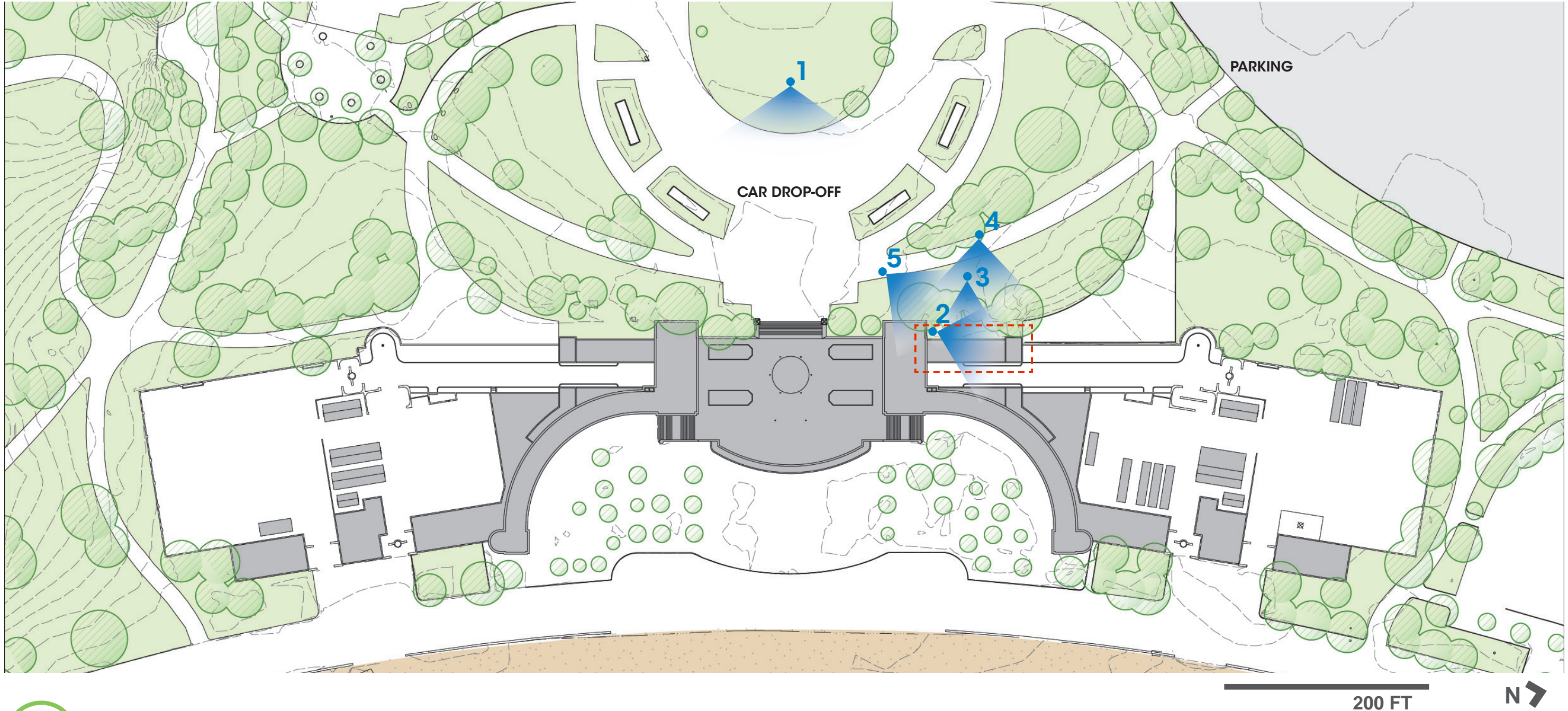


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# Replacement Windows - Facade Visibility



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# Replacement Windows - Facade Visibility



View 1



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# Replacement Windows - Facade Visibility



View 2



View 3



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# Replacement Windows - Facade Visibility



View 4



View 5



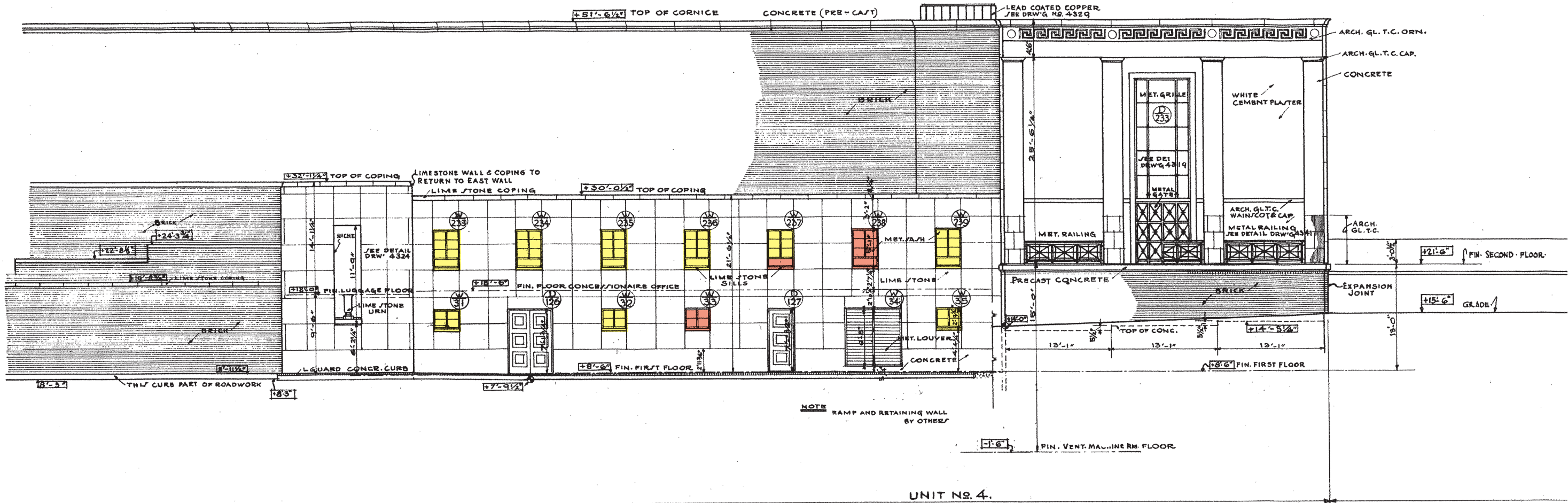
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# Replacement Windows - Existing Conditions - North Wing



WEST-ELEVATION.

- Historic Window
- Plywood



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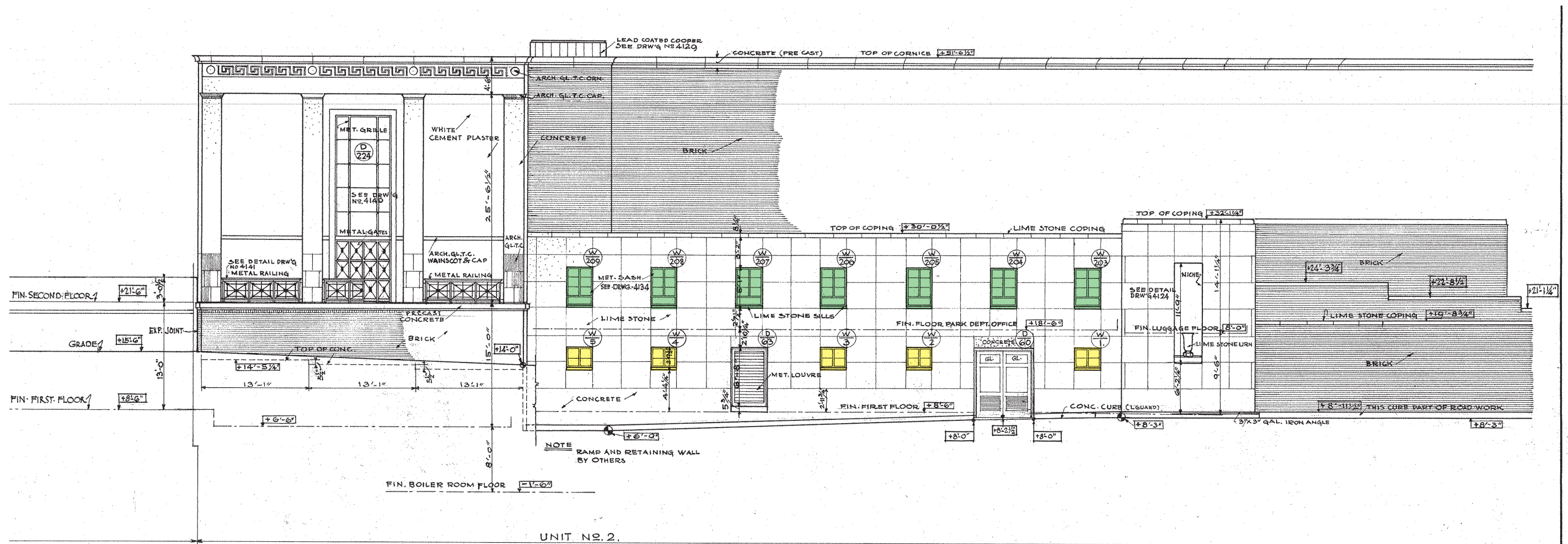
# Replacement Windows - Existing Conditions



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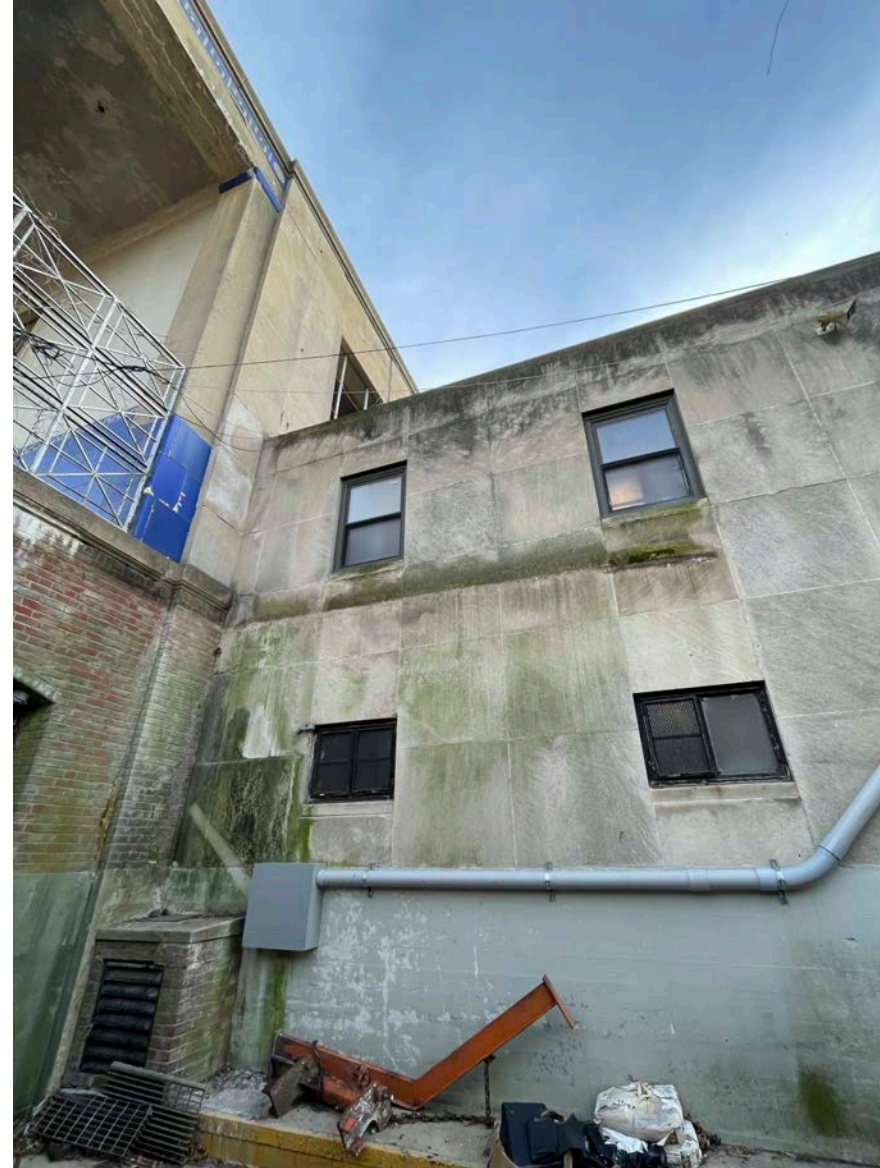
# Replacement Windows - Existing Conditions - South Wing



WEST - ELEVATION.

- Historic Window
- Double-Hung Replacement Window

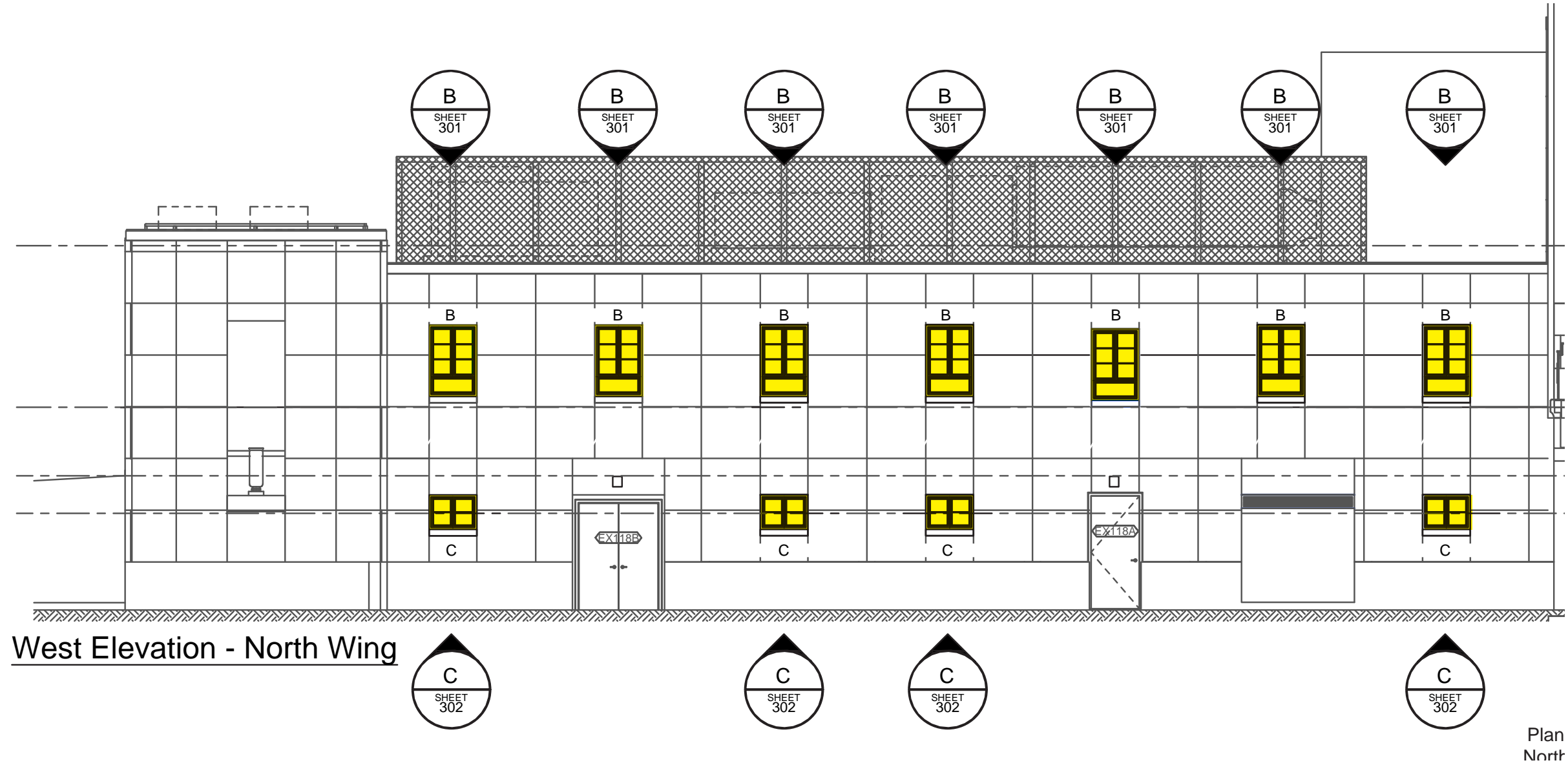
# Replacement Windows - Existing Conditions - South Wing



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# Replacement Windows - Proposed Windows



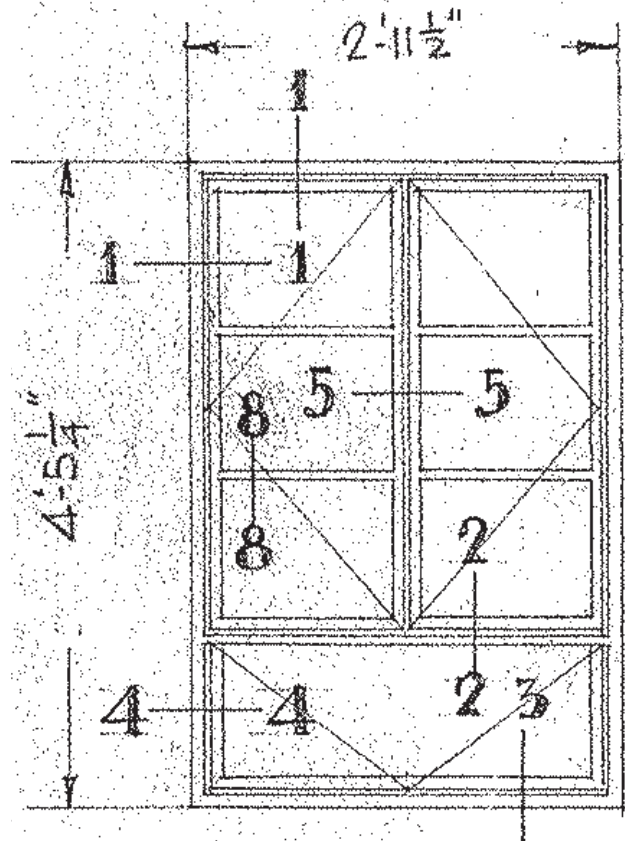
West Elevation - North Wing



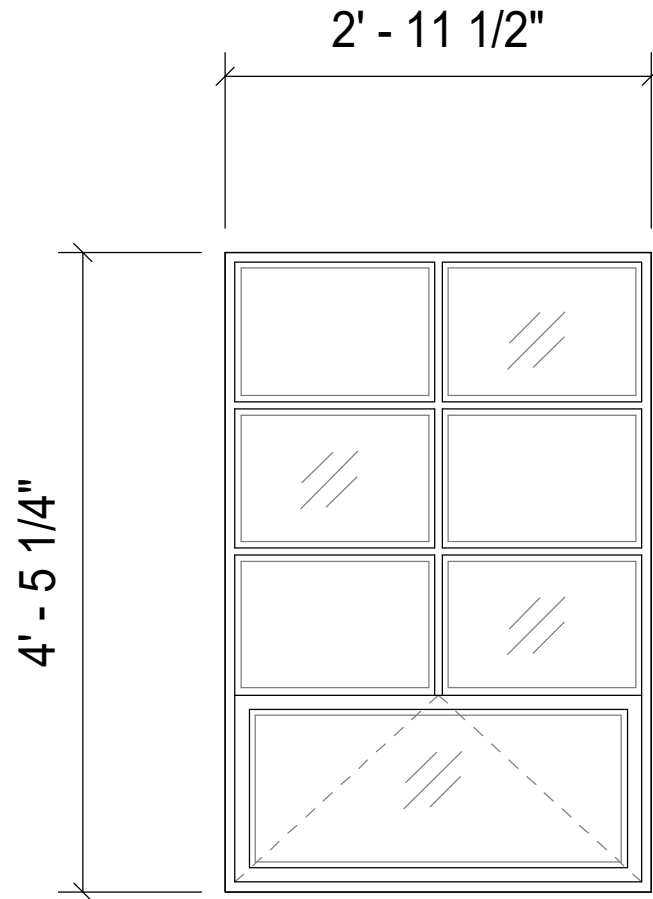
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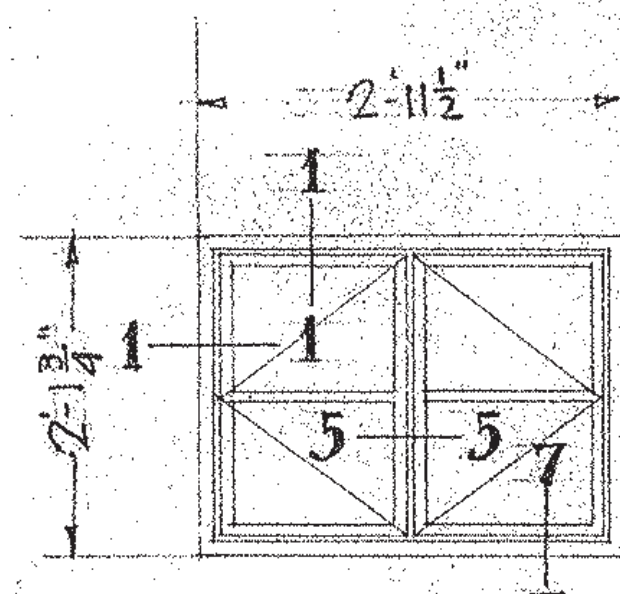
# Replacement Windows - Historic vs Proposed Elevations



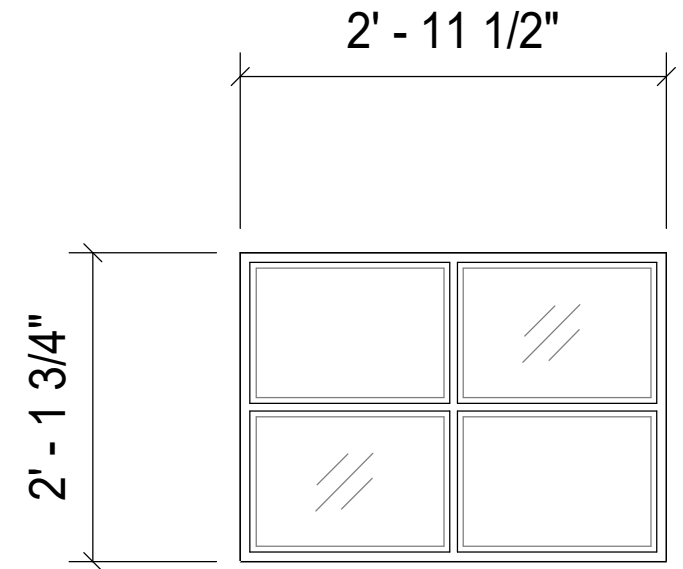
Historic Elevation: Type B  
2nd Flr Windows



Proposed Elevation: Type B  
2nd Flr Windows



Historic Elevation: Type C  
1st Flr Windows



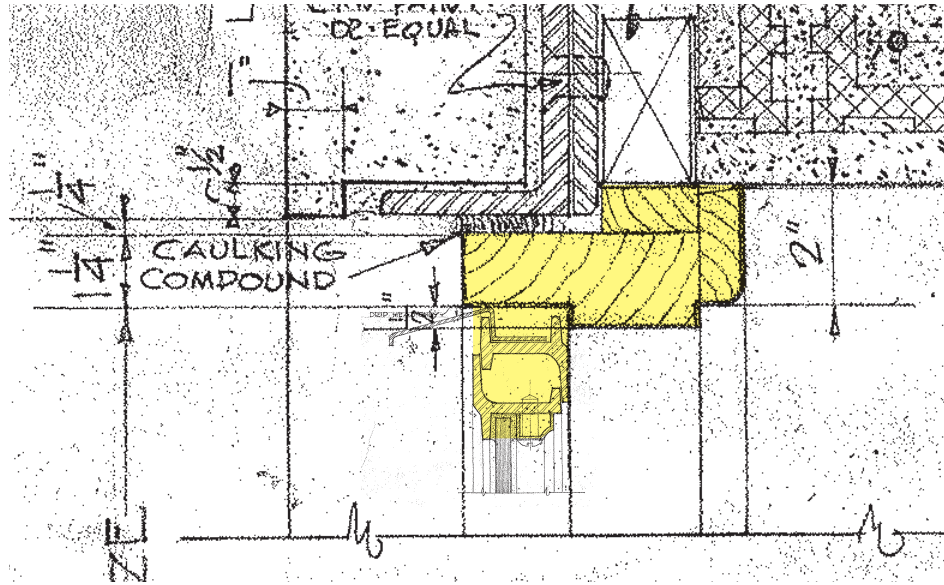
Proposed Elevation: Type C  
1st Flr Windows



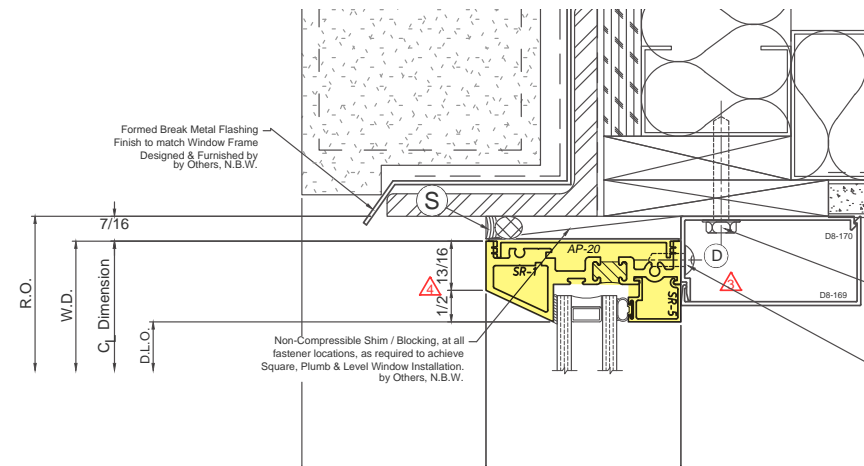
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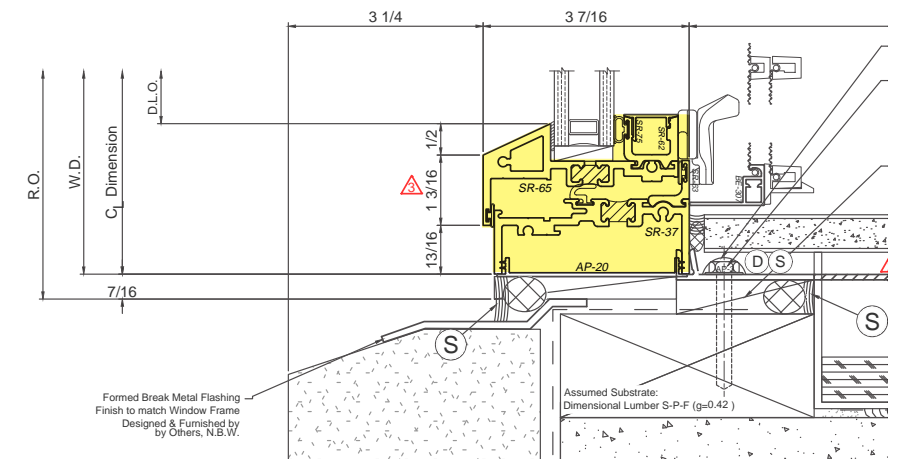
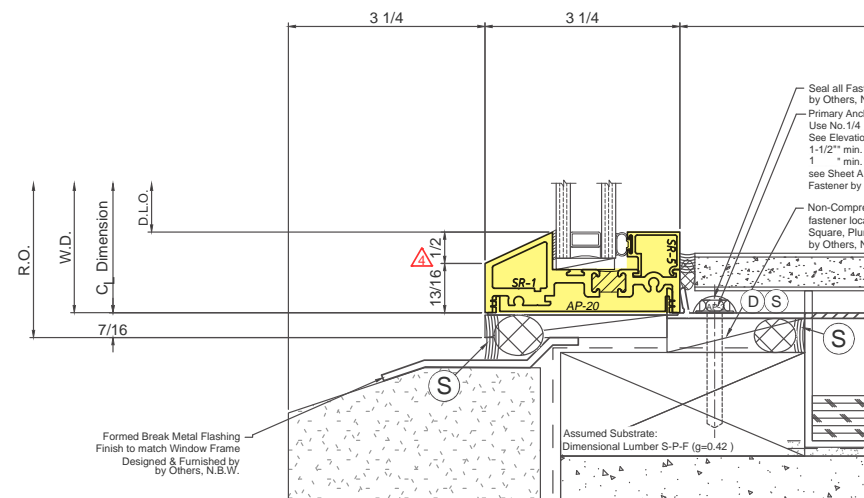
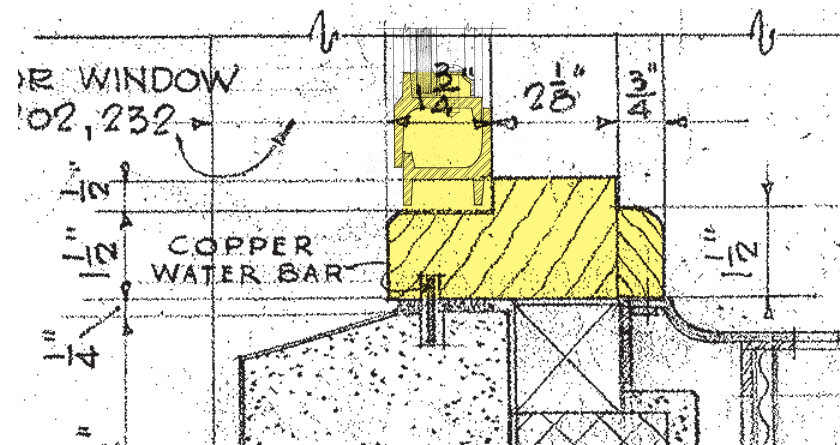
# Replacement Windows - Head and Sill Details



Historic Head and Sill Details



Proposed Fixed Head and Sill Details



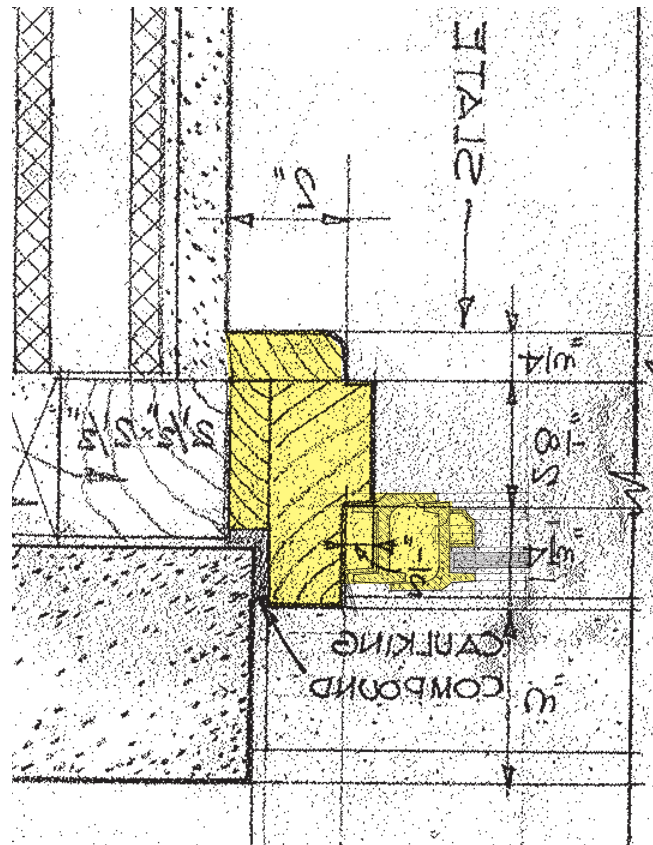
Proposed Operable Sill Detail



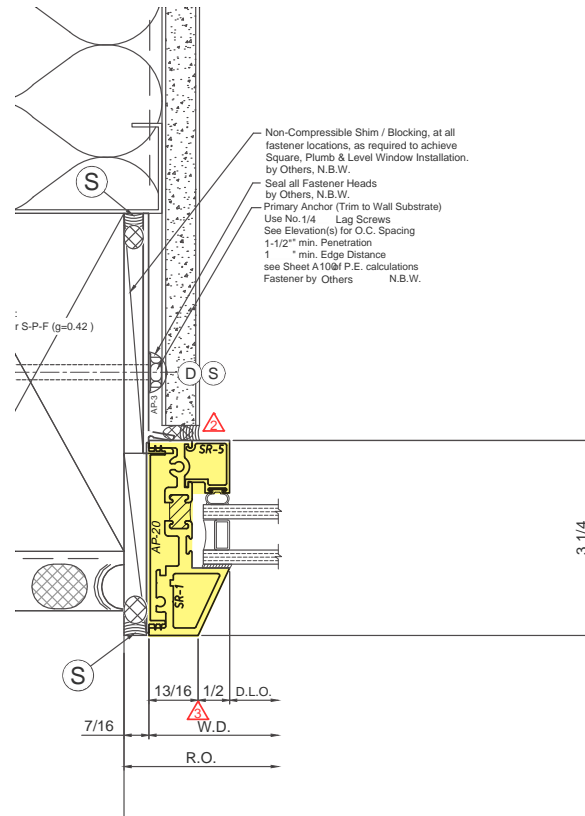
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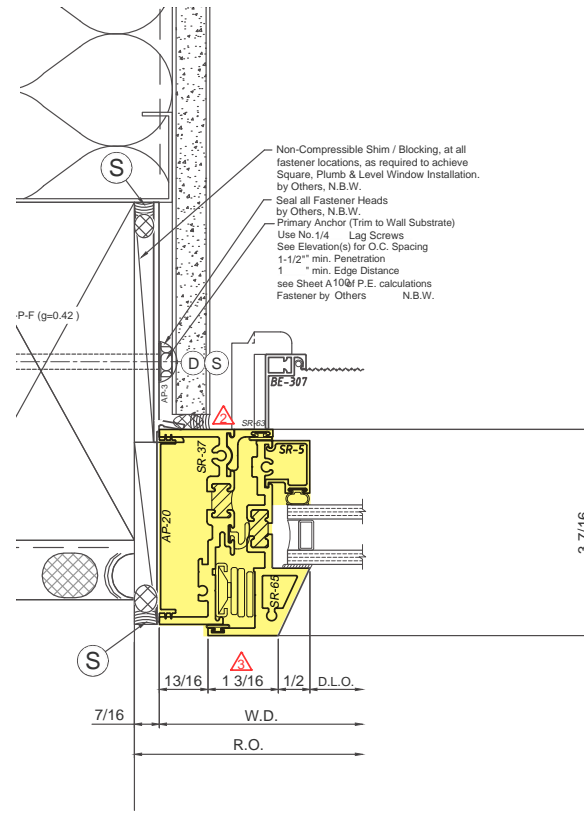
# Replacement Windows - Jamb and Vertical Rail Details



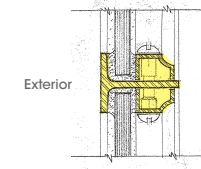
Historic Jamb Detail



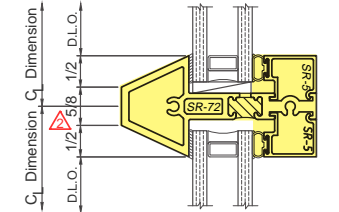
Proposed Fixed Jamb Detail



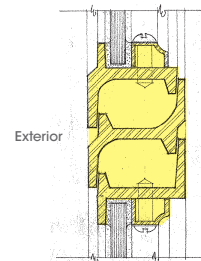
Proposed Operable Jamb Detail



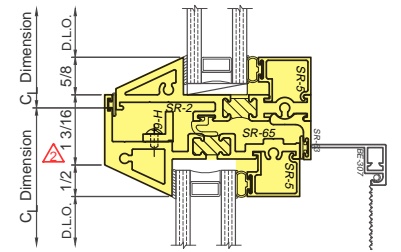
Historic Fixed Horizontal Rail Detail



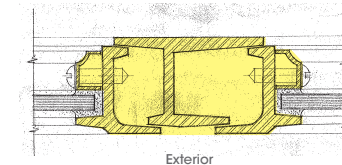
Proposed Fixed Horizontal Rail Detail



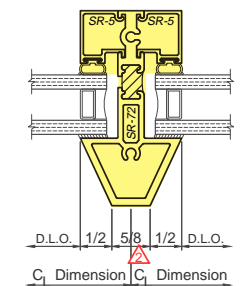
Historic Operable Horizontal Rail Detail



Proposed Operable Horizontal Rail Detail



Historic Operable Vertical Rail Detail



Proposed Fixed Vertical Rail Detail

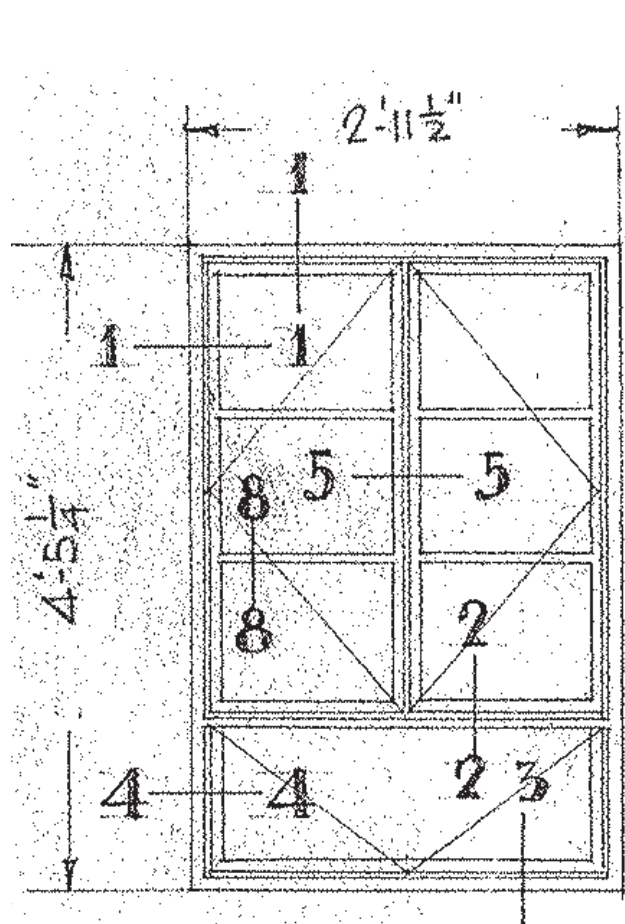


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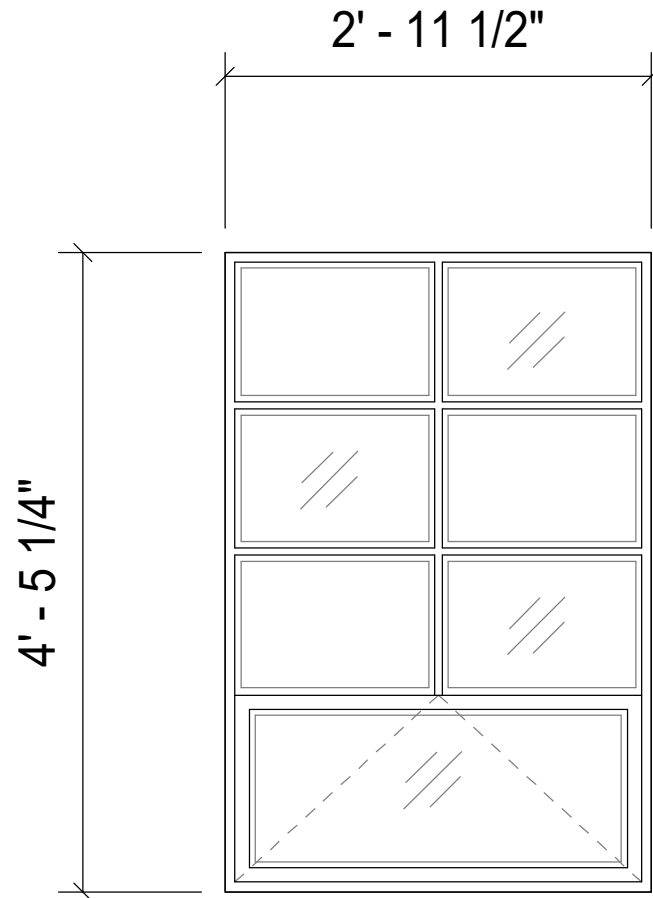
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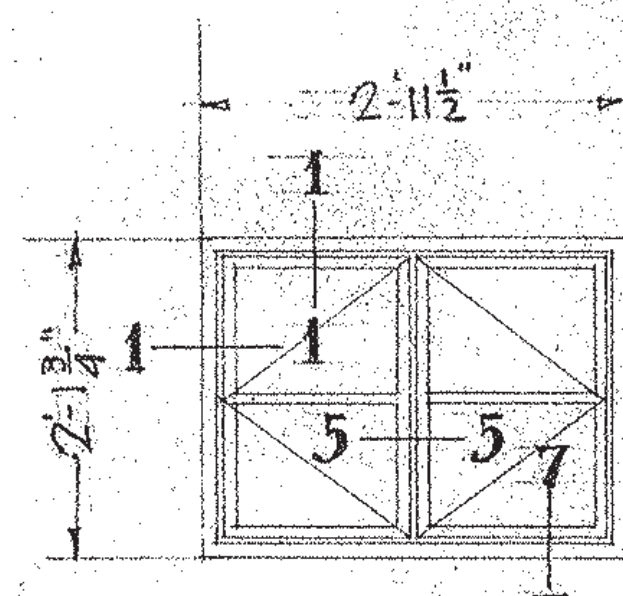
# Replacement Windows - Historic vs Proposed Elevations



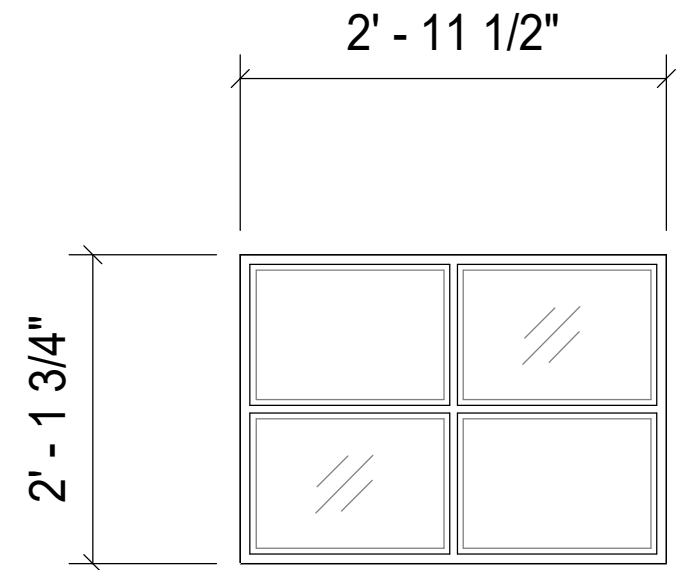
Historic Elevation: Type B  
2nd Flr Windows



Proposed Elevation: Type B  
2nd Flr Windows



Historic Elevation: Type C  
1st Flr Windows



Proposed Elevation: Type C  
1st Flr Windows



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