

June 23 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-26-10084

**601-603 West 114th Street, aka 2921-2927 Broadway**

**Morningside Heights Historic District**

**Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 165 458 2708

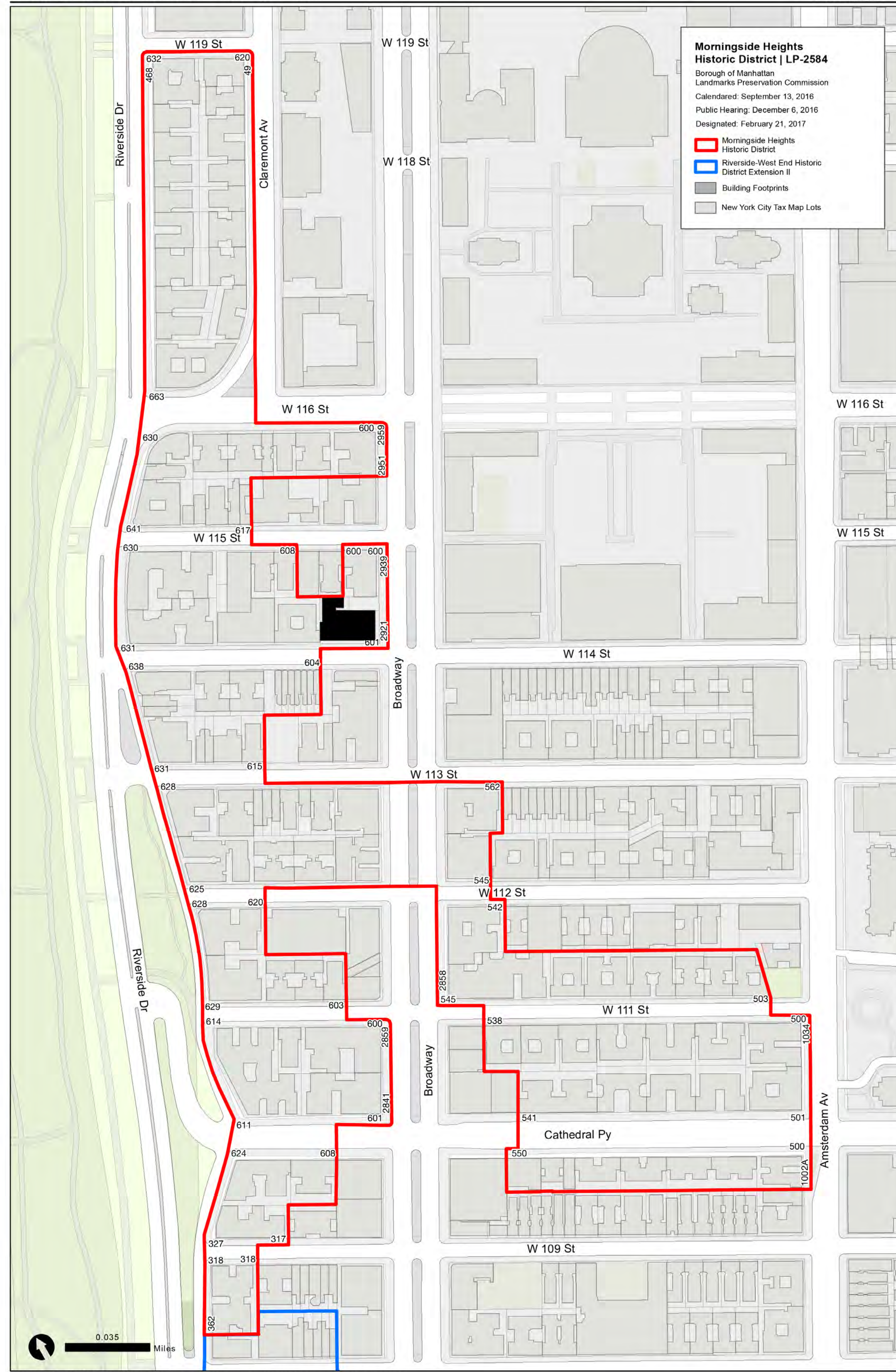
**Passcode:** 937299

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**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.



**BUILT IN 1912**

**ARCHITECT:  
Louis E. Jallade**

**STYLE:  
gothic revival**



**THE BROADWAY PRESBYTERIAN CHURCH AND CHURCH HOUSE,  
ARCHIVAL PHOTO.**

**MORNINGSIDE HEIGHTS HISTORIC DISTRICT  
LP 2584**

**BONE / LEVINE ARCHITECTS**  
561 BROADWAY, No. 8D NEW YORK, NY 10012  
TEL: 212-219-1038 FAX: 212-226-8056

601 WEST 114TH STREET  
BROADWAY PRESBYTERIAN CHURCH AND HOUSE  
NEW YORK, NY, 10025  
**ADDITION OF ACCESSIBLE RAMP**

PROJECT NAME

DRAWING TITLE

**GENERAL INFORMATION**

DATE	<b>05-30-2026</b>	SCALE	<b>N.T.S.</b>
REVISIONS			
		DRAWN BY	

**LP  
001**



**THE BROADWAY PRESBYTERIAN CHURCH AND CHURCH (PARISH) HOUSE,  
EXISTING CONDITIONS, WEST 114TH STREET FACADE**

**THE BROADWAY PRESBYTERIAN CHURCH,  
EXISTING CONDITIONS, BROADWAY FACADE**

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**ADDITION OF ACCESSIBLE RAMP**

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**PHOTOS, GENERAL VIEWS**

DATE	05-30-2026	SCALE	N.T.S.
REVISIONS			
		DRAWN BY	LP 002

**THE CHURCH (PARISH) HOUSE AT BROADWAY PRESBYTERIAN CHURCH IS AN IMPORTANT GATEWAY TO MANY PROGRAMS AND EVENTS:**

IT IS THE ENTRY POINT FOR THE STAFF AND VOLUNTEERS OF BROADWAY COMMUNITY- -THE PEOPLE WHO BRING TO LIFE PARISH’S “FOUR-STAR SOUP KITCHEN” FOUR DAYS A WEEK;

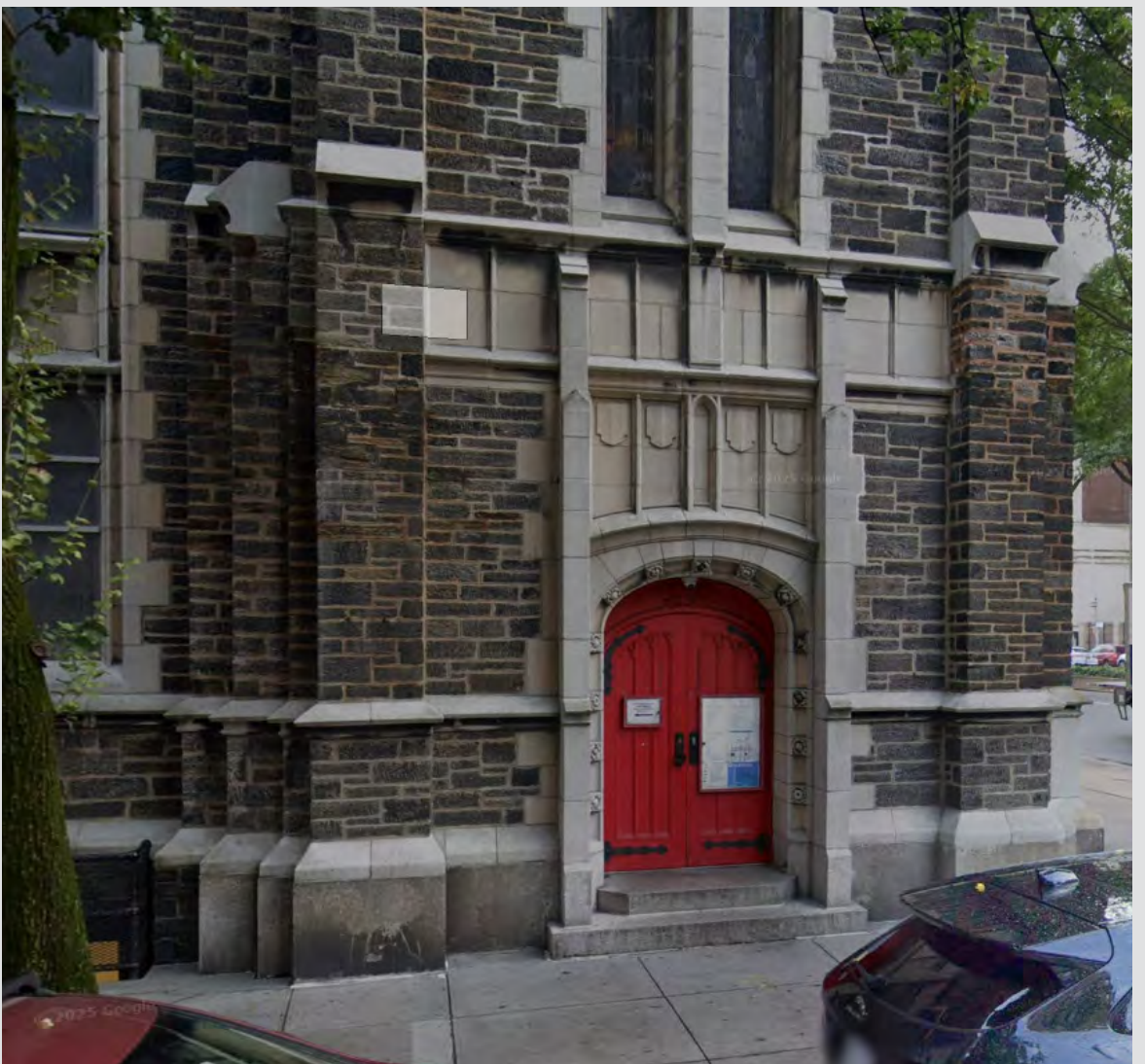
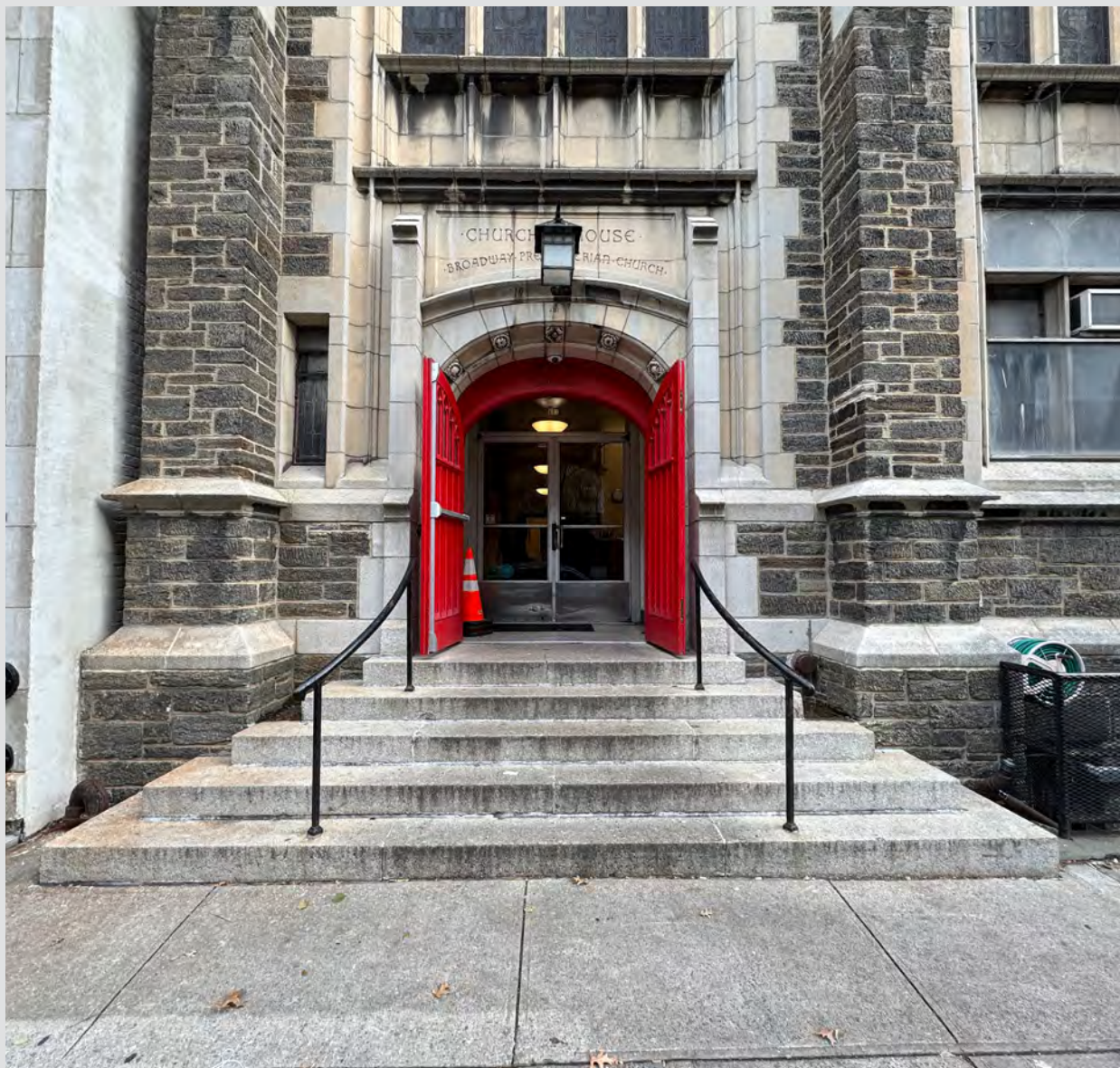
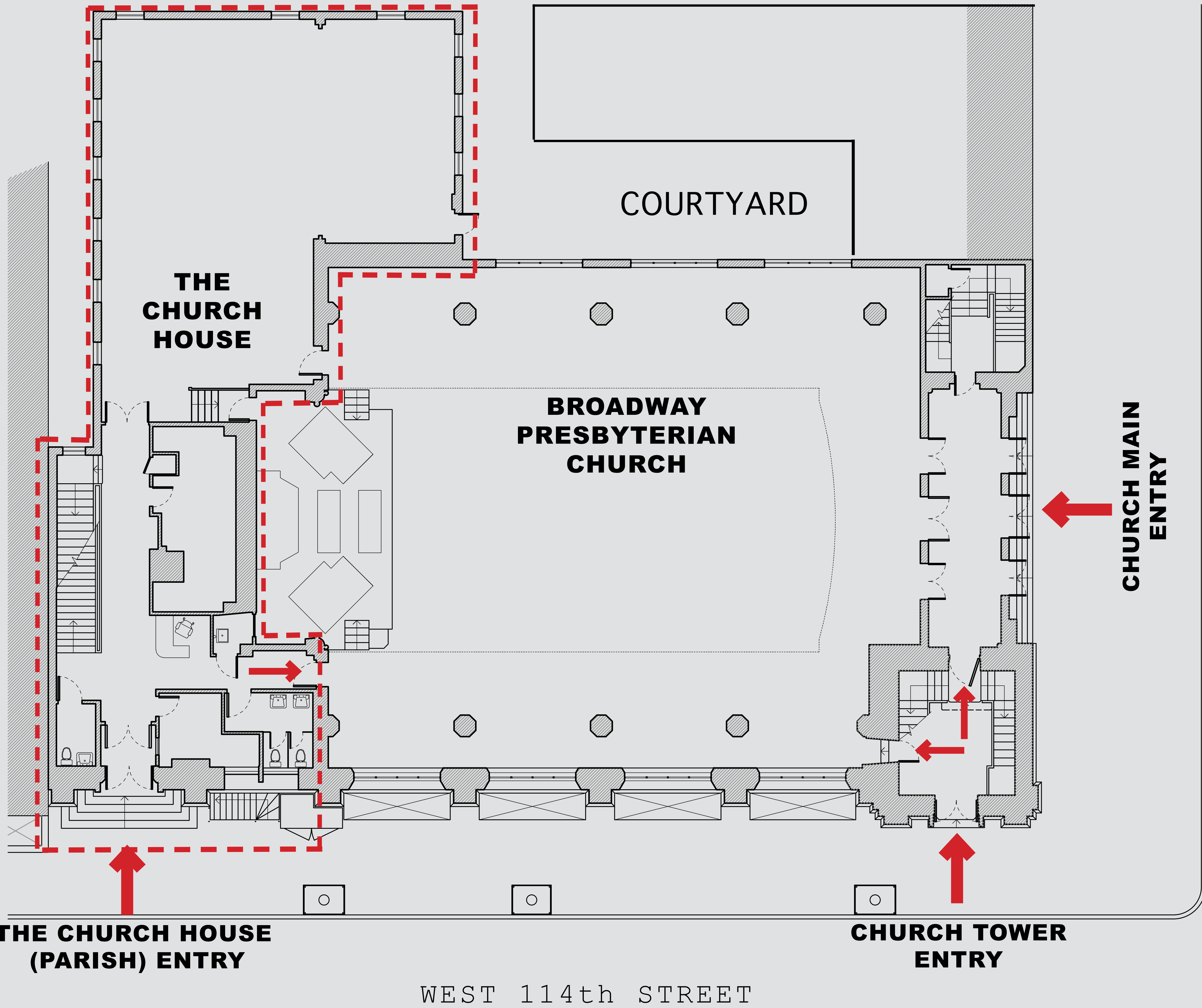
**THE PARISH HOUSE ENTRY IS SERVICING:**

- FOOD PANTRY DISTRIBUTION EACH THURSDAY;
- MEDICAL TEAM THAT PROVIDES HEALTHCARE FOR PEOPLE EXPERIENCING HOMELESSNESS;
- NIGHTLY SHELTER FOR 19-GUESTS; ALONG WITH MENTAL HEALTH, LIFE-SKILLS DEVELOPMENT, AND OTHER PROGRAMS.
- FOOD DELIVERIES THROUGH THE PARISH HOUSE DOOR -- 270,687 POUNDS OF FOOD IN 2025.
- THE CHILDREN AND FACULTY OF THE GREAT LITTLE SCHOOL AT BROADWAY PRESBYTERIAN CHURCH, A PLACE OF PLAY AND LEARNING FOR 2 - 4 YEAR OLDS.
- SENIORS FOR WEEKLY TAI CHI CLASSES,
- TODDLERS FOR ‘MUSIC TOGETHER’ PROGRAMS,
- COMMUNITY CHORUSES AND LOCAL INSTRUMENTAL ENSEMBLES.
- SCOUT TROOPS AND AFTERSCHOOL PROGRAMS FOR LOCAL KIDS.
- FROM SEPTEMBER - JUNE, OUR SANCTUARY SEES AN ABUNDANCE OF CONCERTS AND OTHER COMMUNITY PROGRAMS.



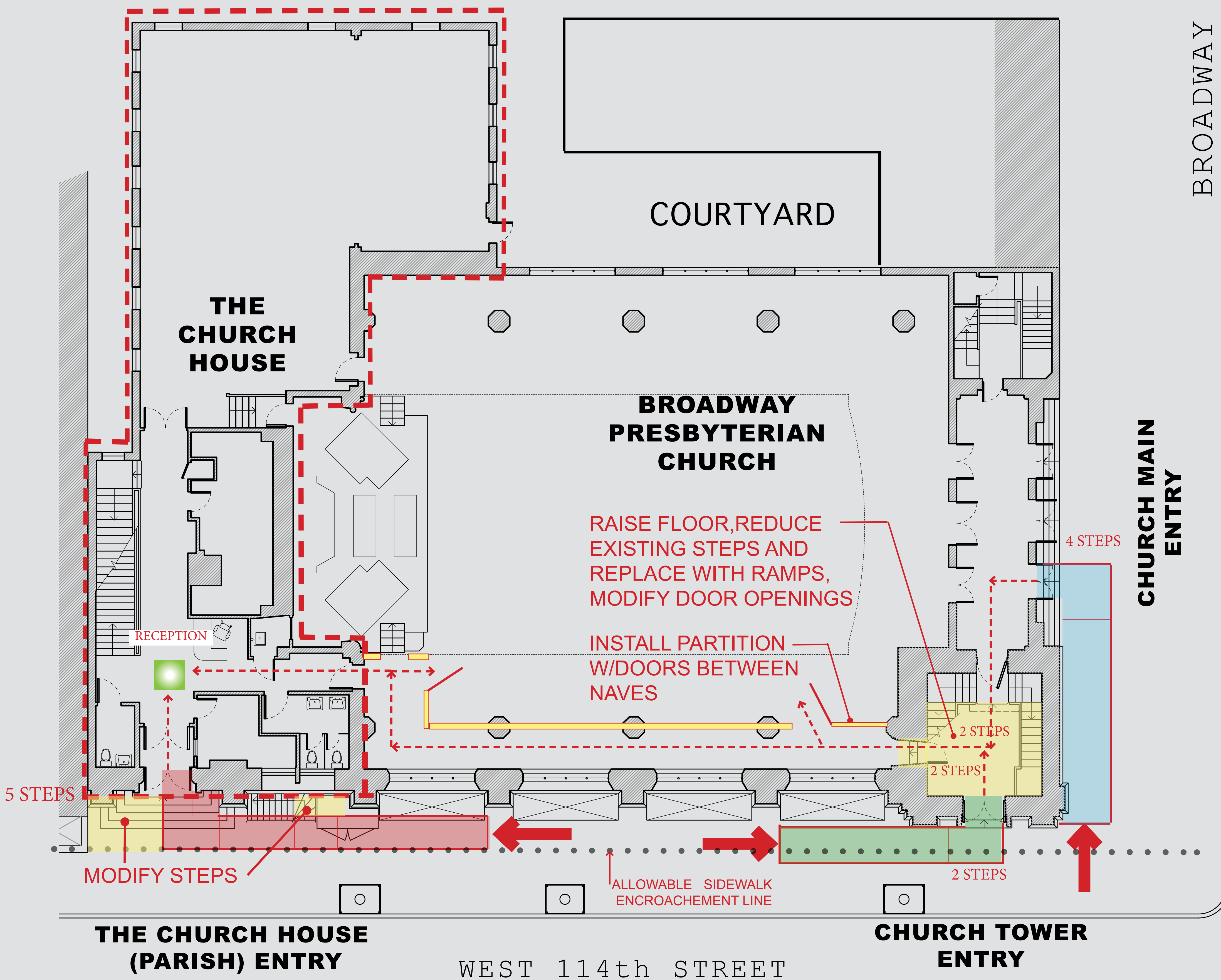
**AN ACCESSIBLE RAMP AT PARISH HOUSE WILL ENABLE ENHANCED ACCESS TO ALL OF THESE PROGRAMS AND EVENTS**

<b>BONE / LEVINE ARCHITECTS</b> 561 BROADWAY, No. 8D NEW YORK, NY 10012 TEL: 212-219-1038 FAX: 212-226-8056	601 WEST 114TH STREET BROADWAY PRESBYTERIAN CHURCH AND HOUSE NEW YORK, NY, 10025 <b>ADDITION OF ACCESSIBLE RAMP</b>	<b>INTRODUCTION - ACCESSIBLE RAMP REQUIREMENTS</b>	DATE <b>05-30-2026</b>	<b>N.T.S.</b>  SCALE  DRAWN BY	<b>LP 003</b>
			REVISIONS		
			PROJECT NAME		
DRAWING TITLE					



**FEASIBILITY STUDY - REVIEW OF EXISTING CHURCH ENTRANCES**

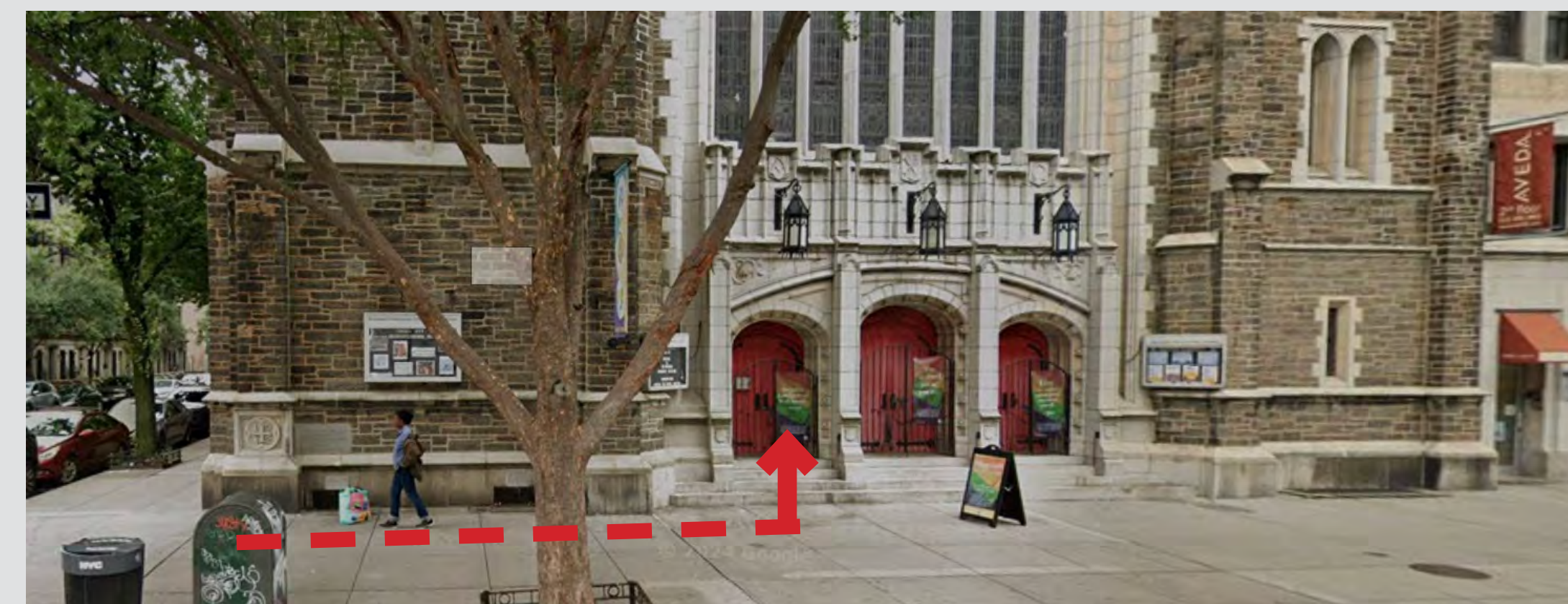
<b>BONE / LEVINE ARCHITECTS</b> 561 BROADWAY, No. 8D NEW YORK, NY 10012 TEL: 212-219-1038 FAX: 212-226-8056	601 WEST 114TH STREET BROADWAY PRESBYTERIAN CHURCH AND HOUSE NEW YORK, NY, 10025 <b>ADDITION OF ACCESSIBLE RAMP</b>	<b>KEY PLAN EXISTING ENTRY DOORS</b>	DATE <b>05-30-2026</b>	<b>N.T.S.</b>  SCALE  DRAWN BY	<b>LP 004</b>
			REVISIONS		
			PROJECT NAME		



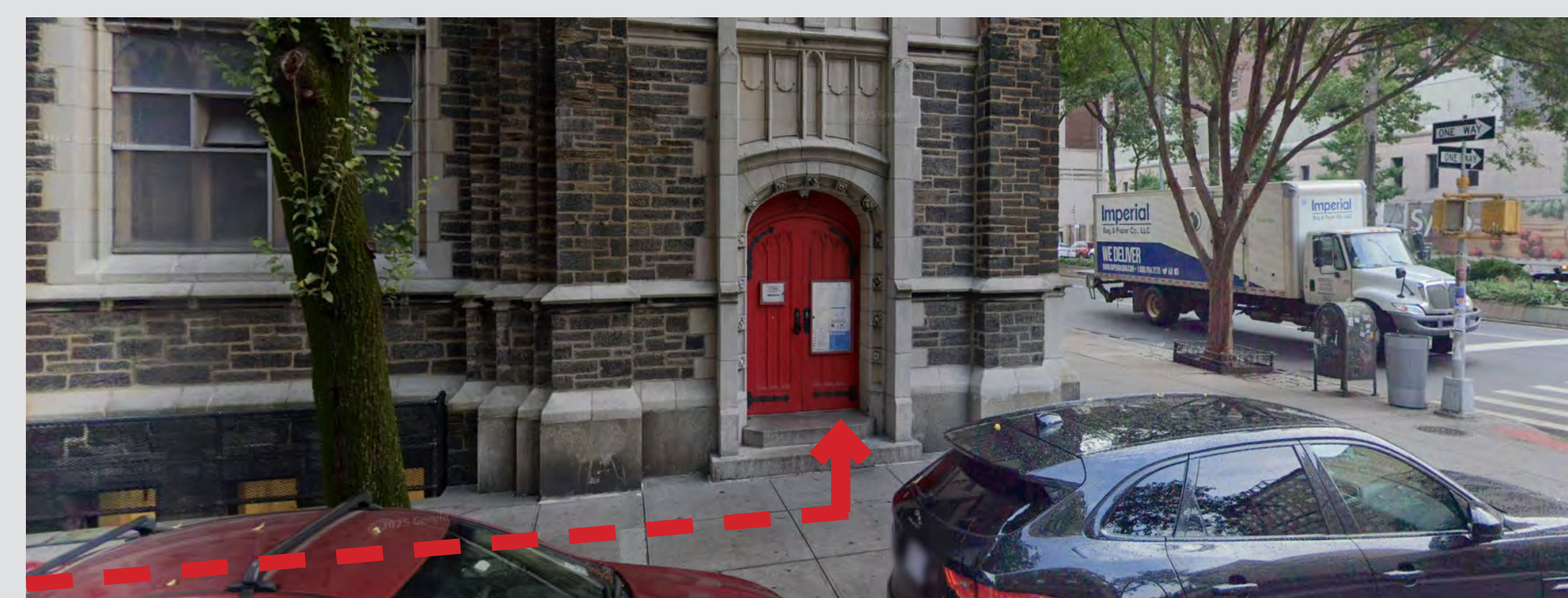
BROADWAY

CHURCH MAIN ENTRY

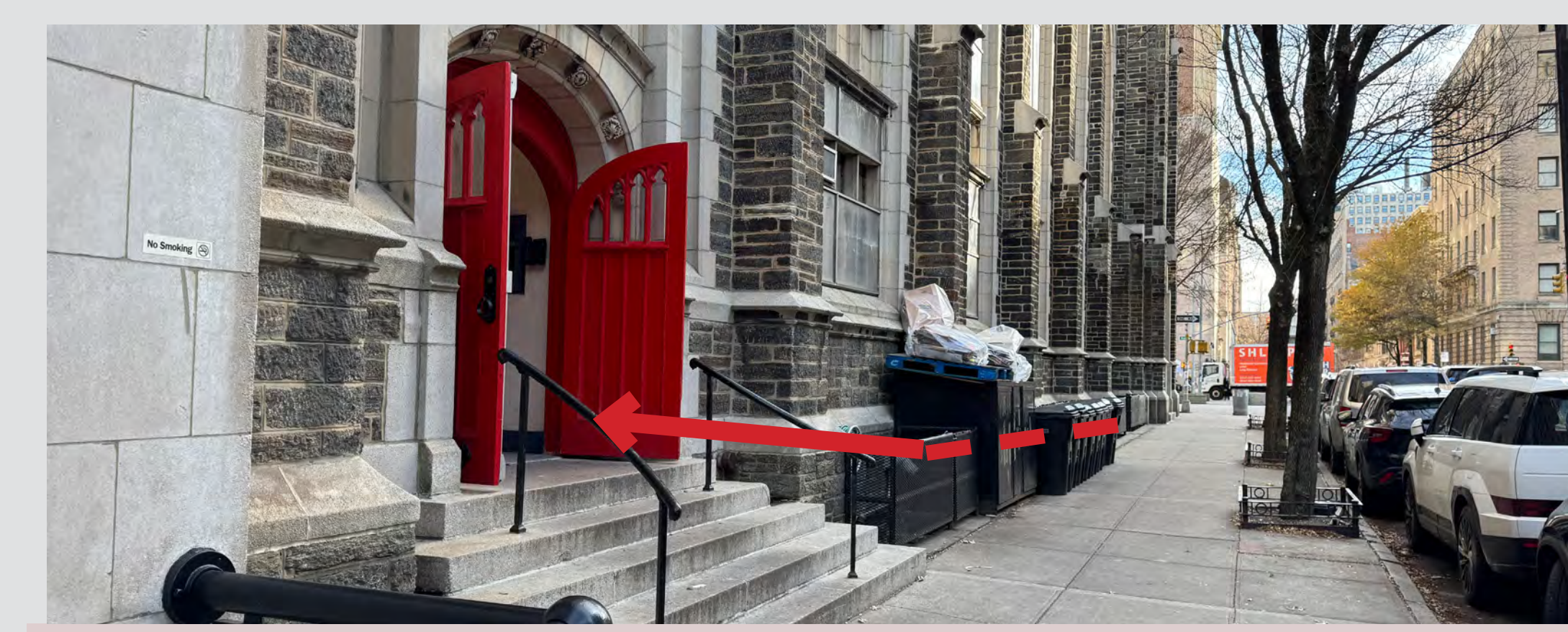
**ACCESSIBLE RAMP FEASIBILITY STUDY - OPTIONS**



**RAMP TO THE MAIN ENTRY AT BROADWAY:**  
 28 FT. LONG RAMP plus LANDING;  
 VISIBLE ALONG BROADWAY;  
 TOWER'S FLOOR NEEDS LEVEL CHANGE;  
 SOUTH NAVE NEEDS TO BE SEPARATED.



**RAMP TO THE TOWER AT W.114th STREET:**  
 21 FT. LONG RAMP PLUS LANDING.  
 RAMP ENCROACHES ALLOWABLE SIDEWALK LINE;  
 TOWER'S FLOOR NEEDS LEVEL CHANGE;  
 SOUTH NAVE NEEDS TO BE SEPARATED.



**RAMP TO THE PARISH HOUSE AT W.114th ST:**  
 33 FT. LONG RAMP plus TWO LANDINGS;  
 EXTERIOR STEPS REQUIRE MODIFICATION.

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601 WEST 114TH STREET  
 BROADWAY PRESBYTERIAN CHURCH AND HOUSE  
 NEW YORK, NY, 10025  
**ADDITION OF ACCESSIBLE RAMP**

**RAMP LOCATION OPTIONS**

DATE	05-30-2026	SCALE	N.T.S.
REVISIONS			
DRAWN BY		LP 005	



① ENTRY TO THE CHURCH'S TOWER AT WEST 114TH STREET. NOTE TWO ENTRY STEPS



② INTERIOR CONDITIONS AT ENTRY TO THE TOWER AT WEST 114TH ST.



③ DOOR FROM THE TOWER TO SOUTH NAVE OF THE CHURCH. THERE ARE TWO STEPS AT THE INTERIOR DOOR. MODIFICATIONS TO THE TOWER FLOOR, STEPS AND DOOR ARE REQUIRED.



④



⑤ MAIN ENTRY TO THE CHURCH AND DOOR TO THE TOWER. THERE ARE FOUR STEPS UP FROM THE SIDEWALK AND TWO STEPS DOWN TO THE TOWER. MODIFICATIONS TO THE TOWER FLOOR, STEPS AND DOORS ARE REQUIRED.



⑥



⑦ SOUTH CHURCH NAVE PASSAGE FROM THE TOWER DOOR TO THE PARISH HOUSE. DUE TO FREQUENT TRAFFIC, NAVE WOULD REQUIRE SEPARATION FROM THE MAIN CHURCH SPACE.



⑧ VIEW FROM THE MAIN CHURCH NAVE TOWARD THE SOUTH NAVE; A PARTITION WOULD BE REQUIRED TO SEPARATE PASSAGE TO THE PARISH HOUSE.

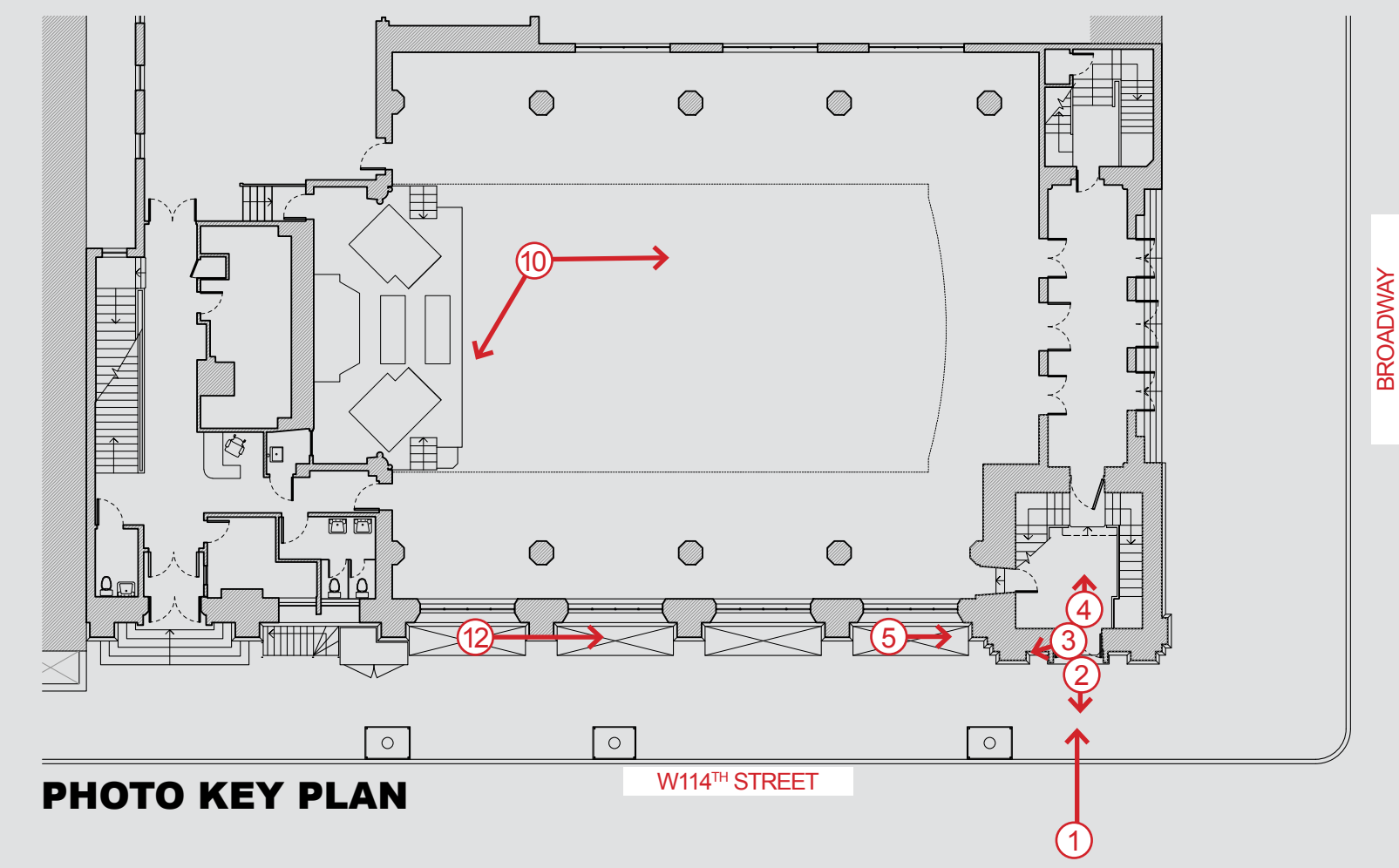


PHOTO KEY PLAN

## ACCESSIBLE RAMP FEASIBILITY STUDY - ENTRY THROUGH THE TOWER (NOT RECOMMENDED)

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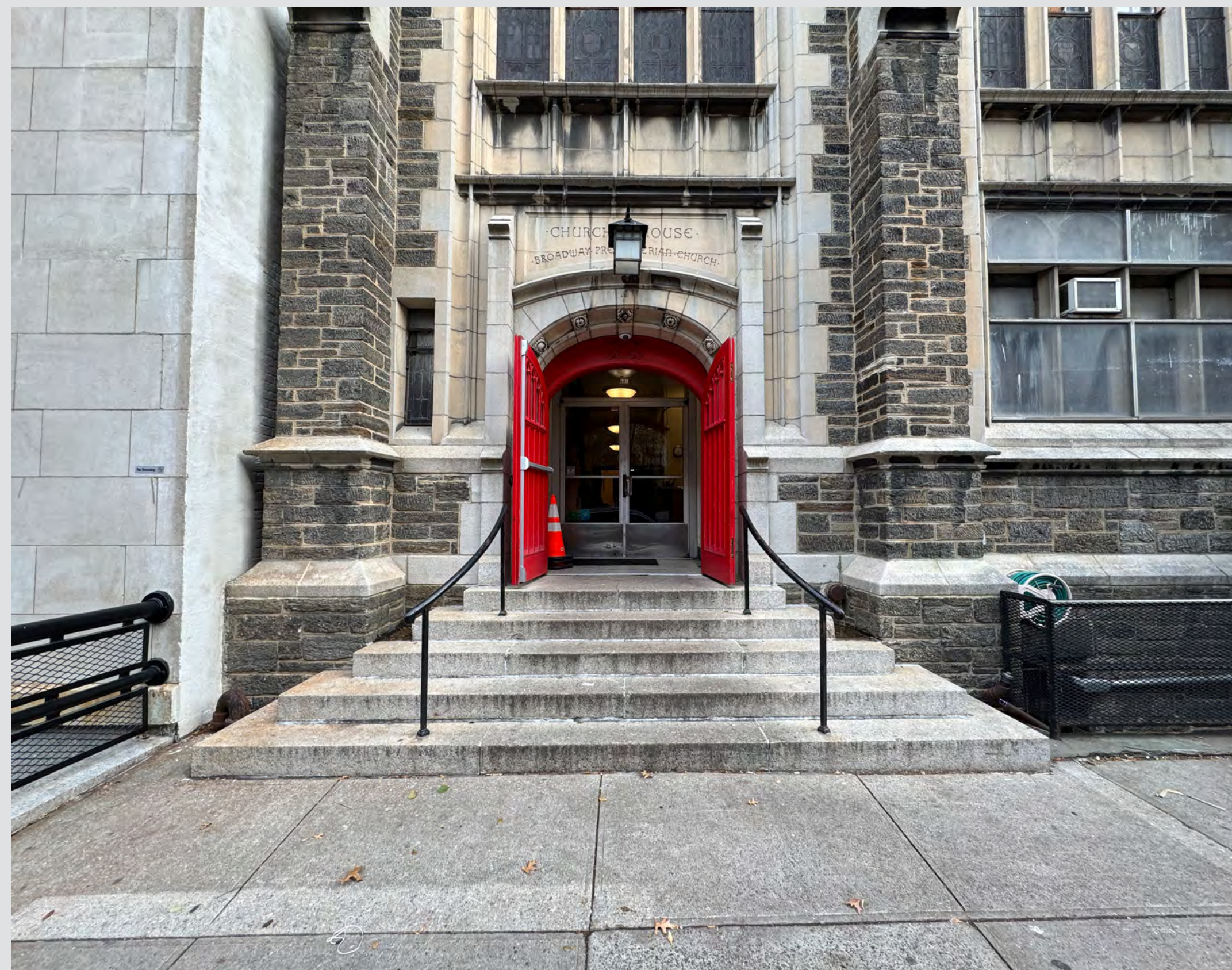
601 WEST 114TH STREET  
BROADWAY PRESBYTERIAN CHURCH AND HOUSE  
NEW YORK, NY, 10025  
PROJECT NAME **ADDITION OF ACCESSIBLE RAMP**

DRAWING TITLE **REVIEW ENTRY THROUGH THE CHURCH TOWER**

DATE **05-30-2026**  
REVISIONS

**N.T.S.**  
SCALE  
DRAWN BY

**LP 006**



① THE CHURCH HOUSE (PARISH) DOOR IS AN ENTRY POINT FOR ALL COMMUNITY SERVICES. AN ACCESSIBLE RAMP IS NEEDED TO SUPPORT THESE ACTIVITIES.



② ACCESSIBLE RAMP IS PROPOSED TO BE LOCATED ALONG THE 2ND AND 3RD WINDOW BAYS, WITH THE LANDING AT THE DOOR; THIS REQUIRES MODIFICATION OF THE EXISTING STAIRS.



③ W.114TH ST. VIEW TOWARD THE WEST; RAMP IS PROPOSED TO BE LOCATED ALONG THE 2ND AND 3RD WINDOW BAY, WITH THE LANDING AT THE DOOR;



④ THE BASEMENT STAIRS ARE LOCATED AT 2ND WEST WINDOW BAY. THEY LEAD TO THE KITCHEN SERVICE AREA AND ARE ALSO SERVING AS AN EXIT. THE PROPOSED RAMP HAS TO CLEAR THESE STAIRS.

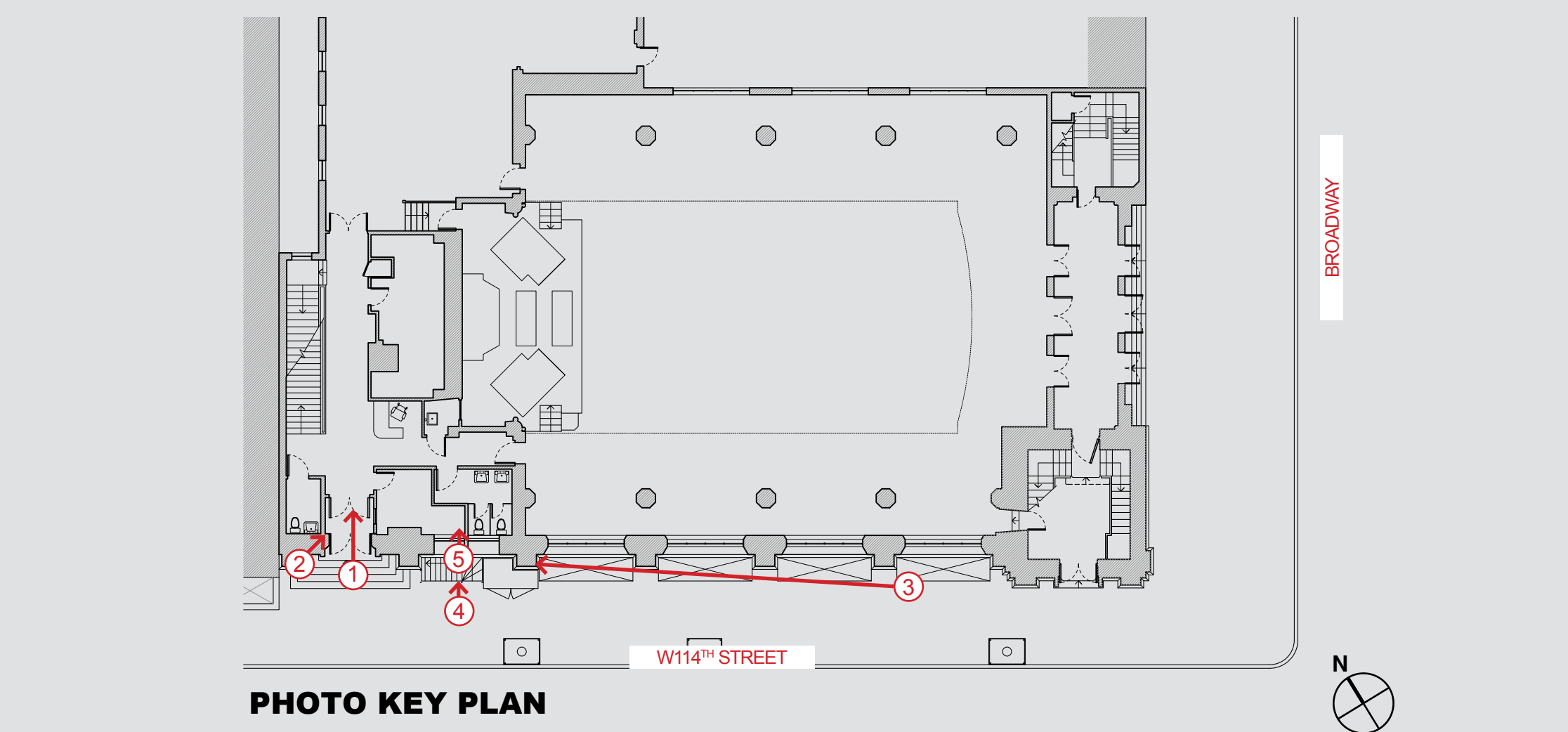


PHOTO KEY PLAN

⑤ **ACCESSIBLE RAMP FEASIBILITY STUDY - ENTRY TO THE PARISH HOUSE AT W.114TH ST. (RECOMMENDED)**

<b>BONE / LEVINE ARCHITECTS</b> 561 BROADWAY, No. 8D NEW YORK, NY 10012 TEL: 212-219-1038 FAX: 212-226-8056	601 WEST 114TH STREET BROADWAY PRESBYTERIAN CHURCH AND HOUSE NEW YORK, NY, 10025 <b>ADDITION OF ACCESSIBLE RAMP</b>	<b>PHOTOS ENTRY TO THE PARISH HOUSE, GEN. VIEWS</b>	DATE <b>05-30-2026</b>	<b>N.T.S.</b>  SCALE  DRAWN BY	<b>LP 007</b>
			REVISIONS		
			PROJECT NAME		
DRAWING TITLE					



① **DETAIL OF GRANITE STEPS AT PROPERTY LINE.**



② **DETAIL OF GRANITE LANDING AND TERAZZO FLOOR INSIDE.**



③ **DETAIL OF CONCRETE STEPS TO THE BASEMENT. TOP FOUR STEPS NEED TO BE MODIFIED TO REACH LEVEL OF THE PROPOSED RAMP**



④ **DETAIL OF BUILDING BASE AT AT WEST 114TH STREET: GRANITE STEPS, SCHIST WALLS MEETING THE SIDEWALK LEVEL, CAST STONE TRIMS. RAILINGS ARE NON-HISTORIC.**



⑤ **DETAIL OF TYPICAL WINDOW WELL NON-HISTORIC RAILING WITH ADDED IRON MESH.**



⑥ **GRANITE BASE SYSTEM IS PRESENT AT THE CHURCH TOWER AND BROADWAY FRONTAGE. BASES ALONG WEST 114TH STREET ARE SCHIST MEETING THE SIDEWALK.**

**ENTRY THROUGH THE PARISH HOUSE. REVIEW OF EXISTING CONDITIONS - DETAILS**

**BONE / LEVINE ARCHITECTS**  
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601 WEST 114TH STREET  
 BROADWAY PRESBYTERIAN CHURCH AND HOUSE  
 NEW YORK, NY, 10025  
**ADDITION OF ACCESSIBLE RAMP**

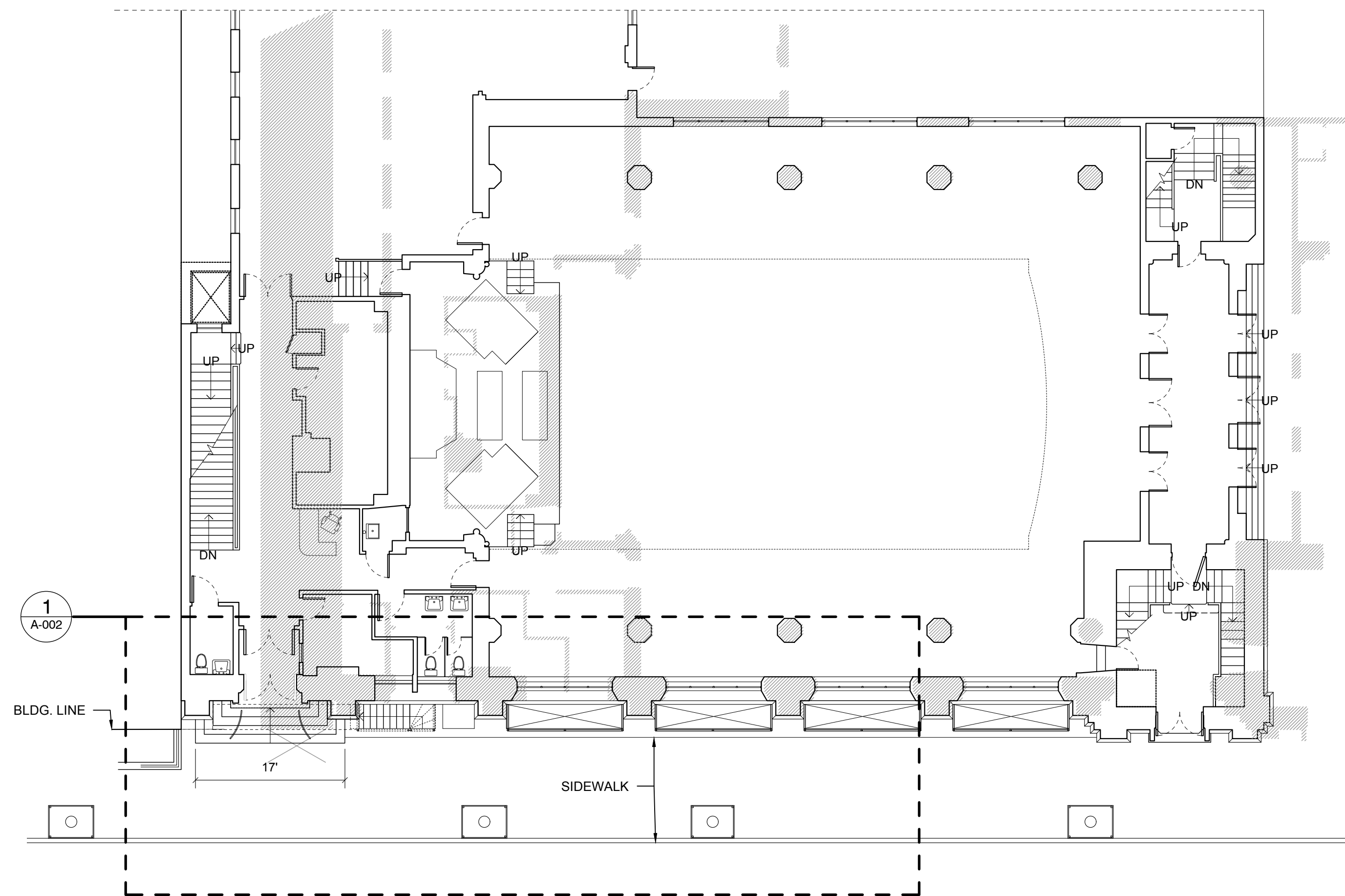
PROJECT NAME

**PHOTOS ENTRY TO THE PARISH HOUSE  
 DETAILS**

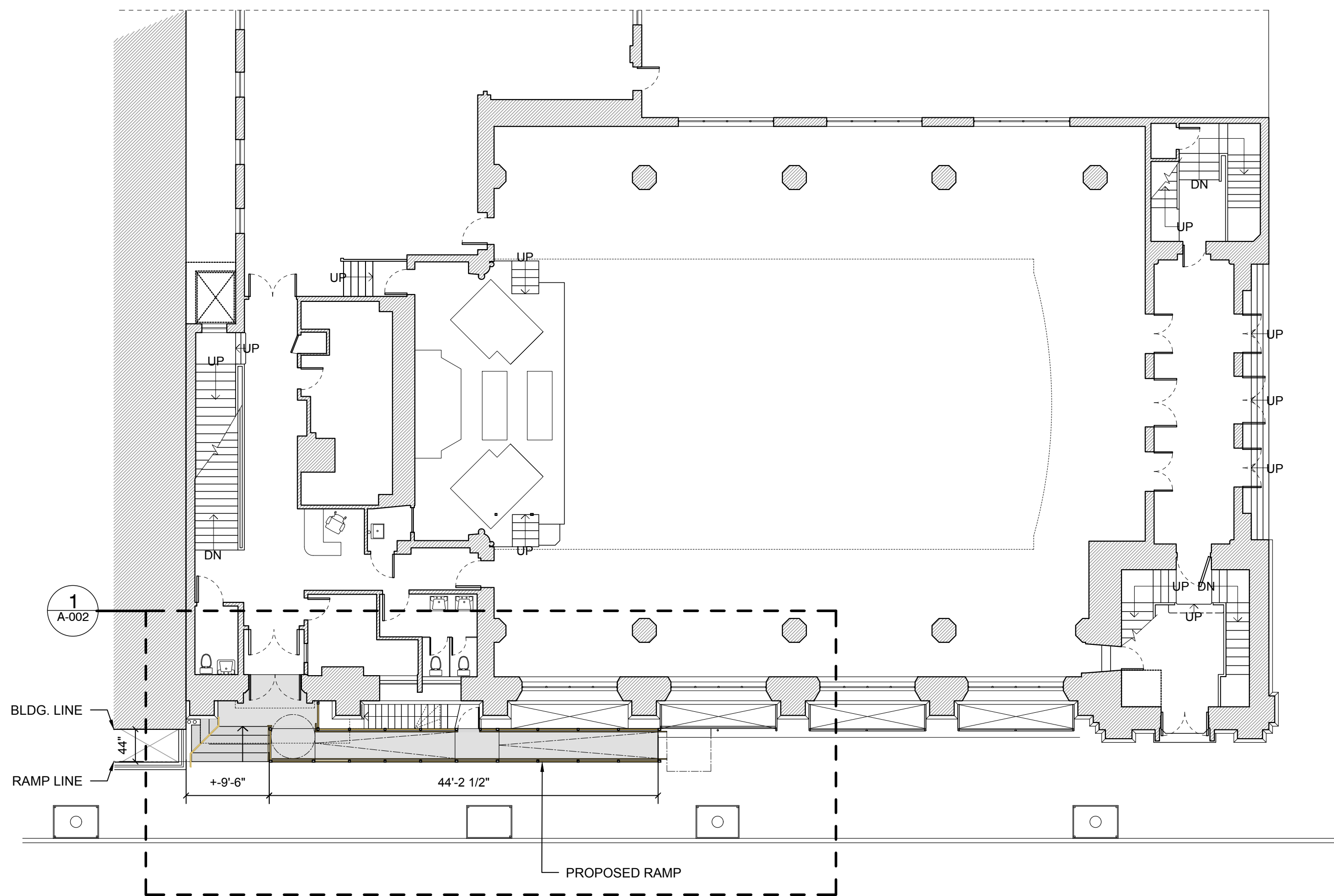
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DATE	05-30-2026	SCALE	N.T.S.
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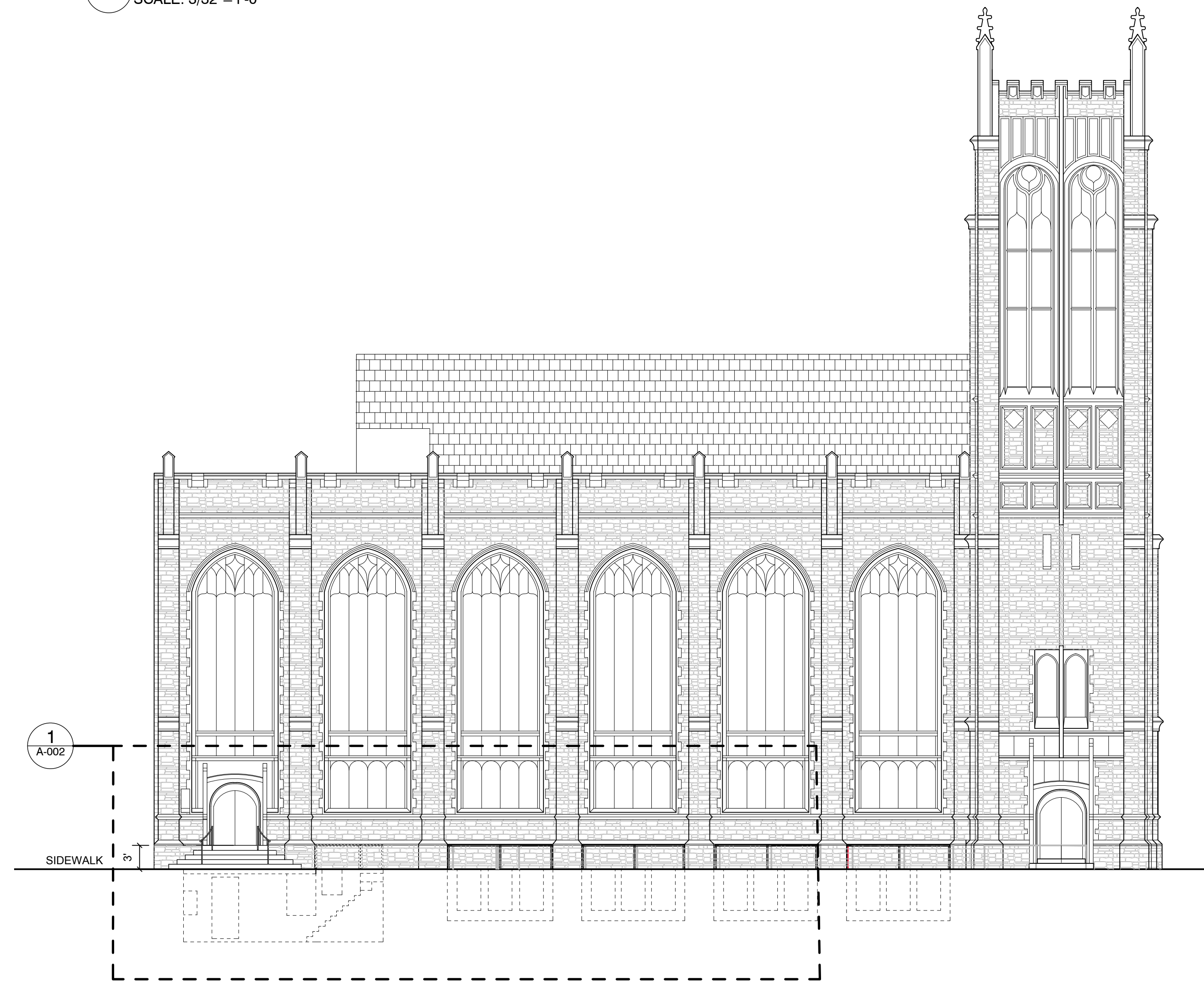
**LP  
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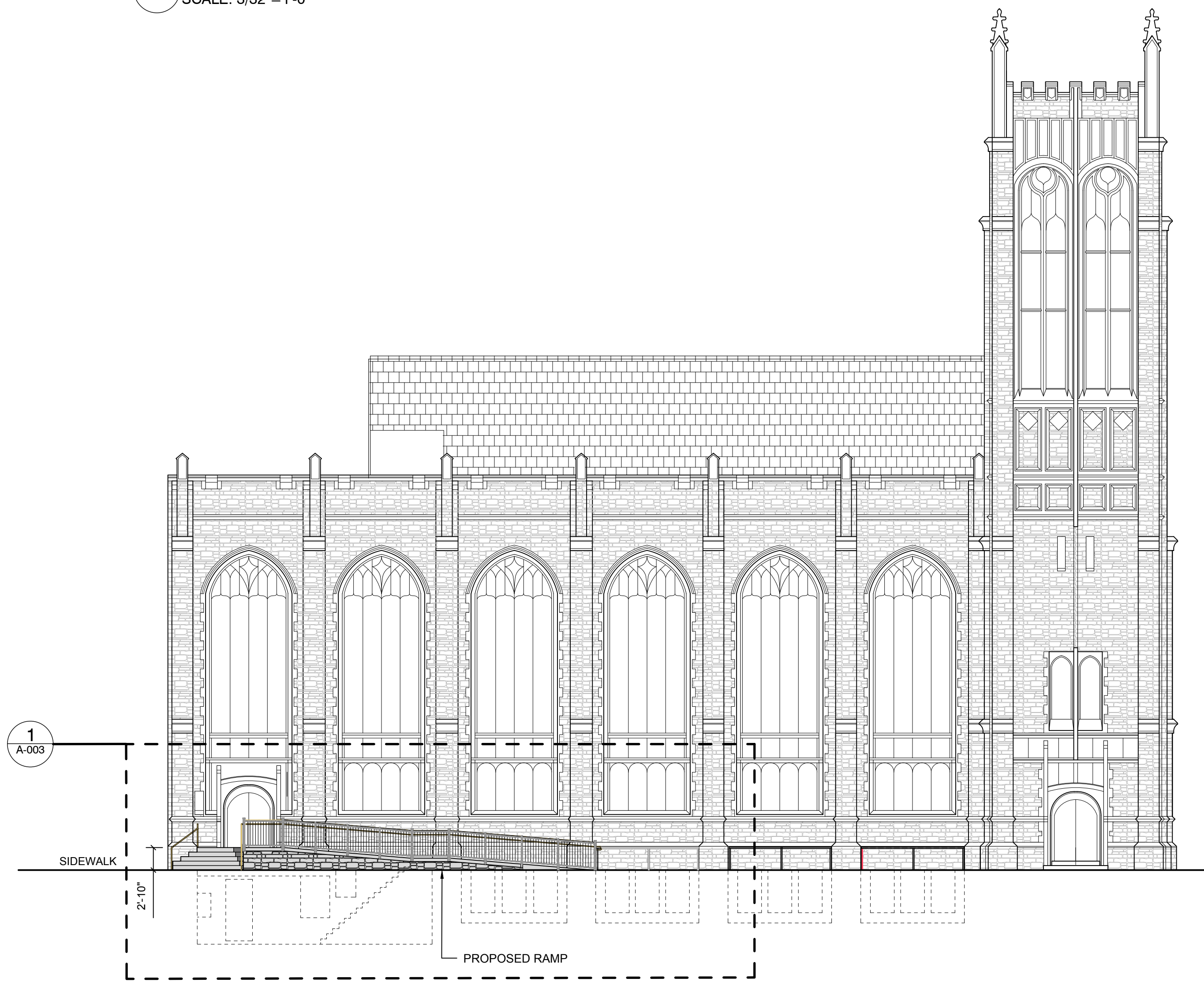
**1 EXISTING PLAN**  
A-001 SCALE: 3/32"=1'-0"



**3 PROPOSED PLAN**  
A-001 SCALE: 3/32"=1'-0"



**2 EXISTING ELEVATION**  
A-001 SCALE: 3/32"=1'-0"



**4 PROPOSED ELEVATION**  
A-001 SCALE: 3/32"=1'-0"

REVISIONS
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AS INDICATED	DATE: 04/08/2026
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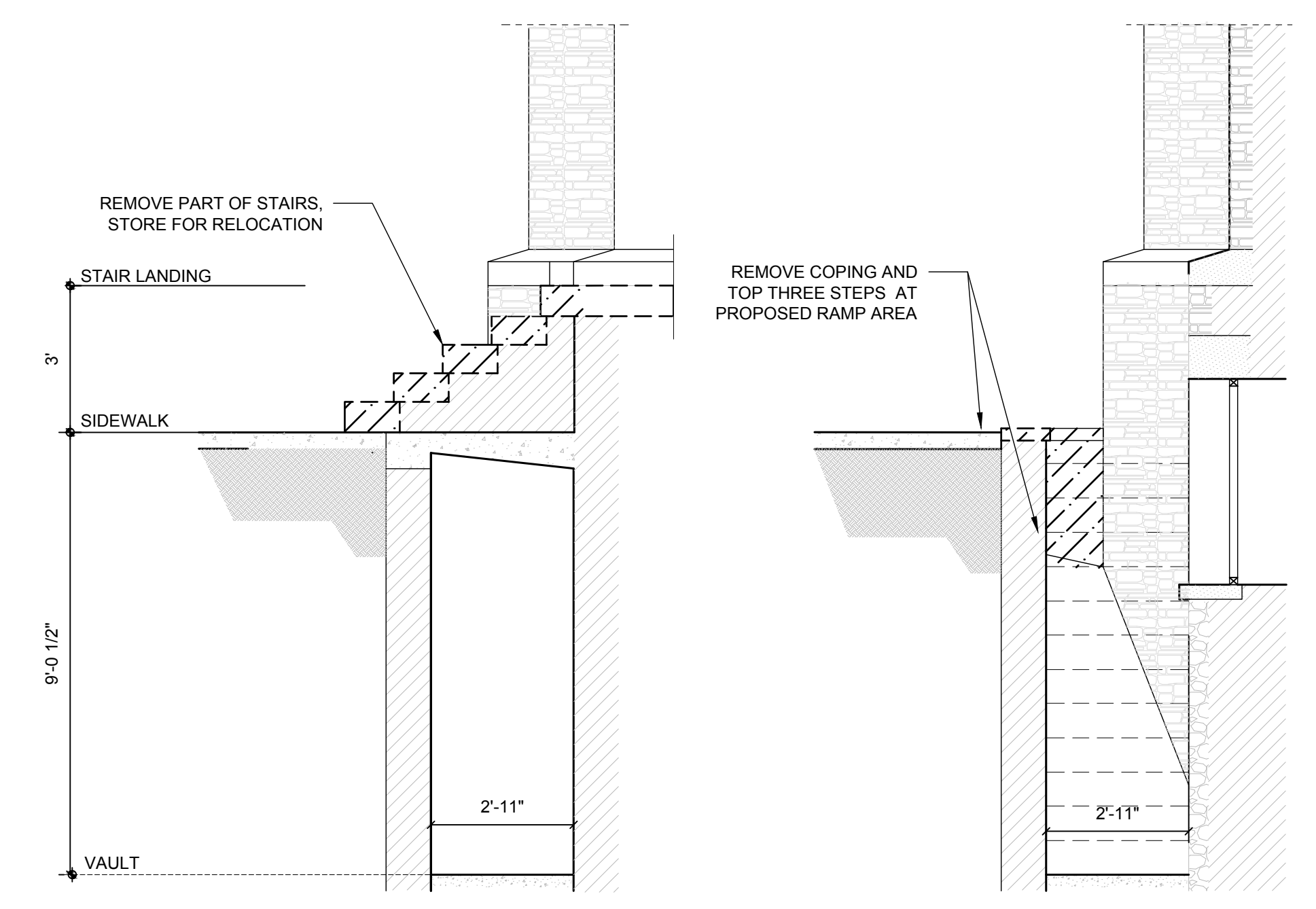
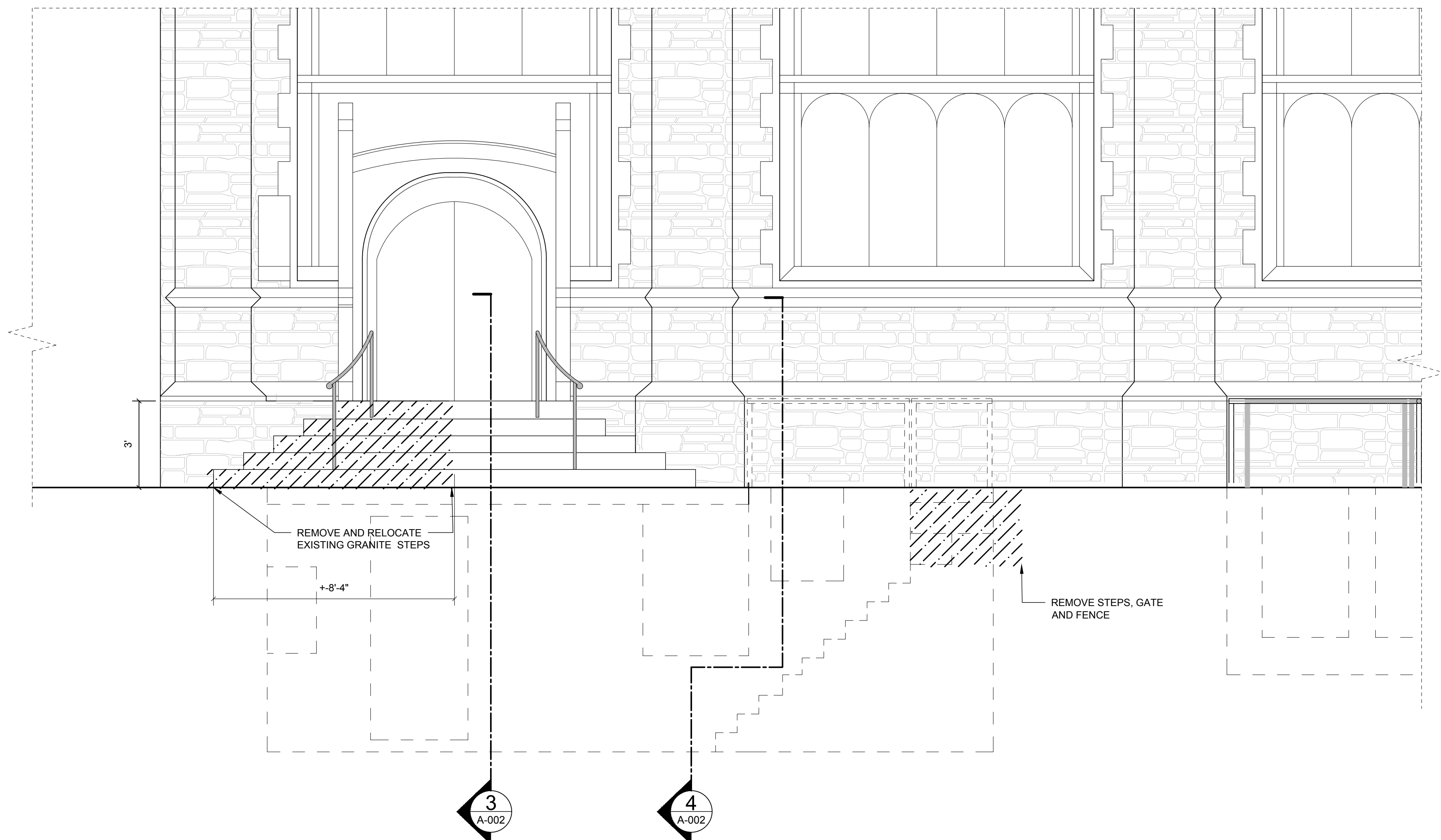
**601 W. 114<sup>TH</sup> STREET**  
NEW YORK, NY, 10025  
**ADDITION OF ACCESSIBLE RAMP**  
PROJECT NAME

**EXISTING AND PROPOSED PLAN AND ELEVATION**  
DRAWING TITLE

ARCHITECT:  
**BONE / LEVINE ARCHITECTS**  
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**A-001.00**

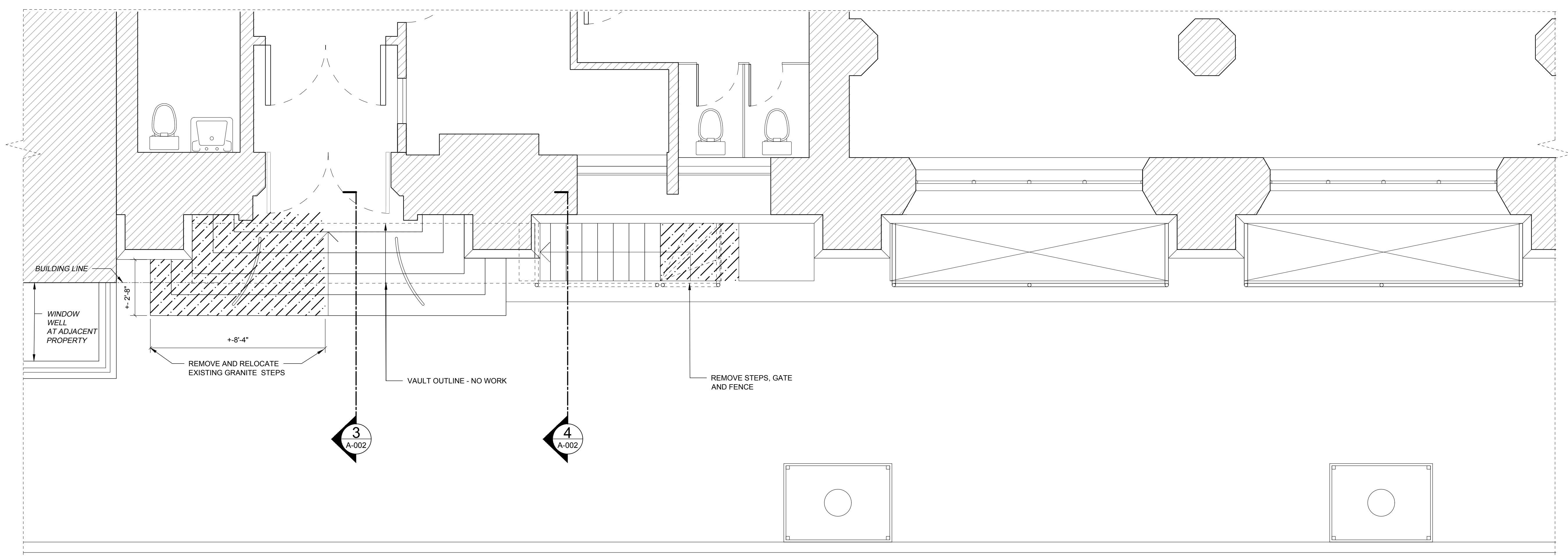
PAGE: 3 of 7



**1 EXISTING ELEVATION**  
A-002 SCALE: 3/8"=1'-0"

**3 SECTION AT EXISTING ENTRY STEPS**  
A-002 SCALE: 3/8"=1'-0"

**4 SECTION AT EXISTING WINDOW WELL**  
A-002 SCALE: 3/8"=1'-0"



**2 EXISTIN PLAN**  
A-002 SCALE: 3/8"=1'-0"

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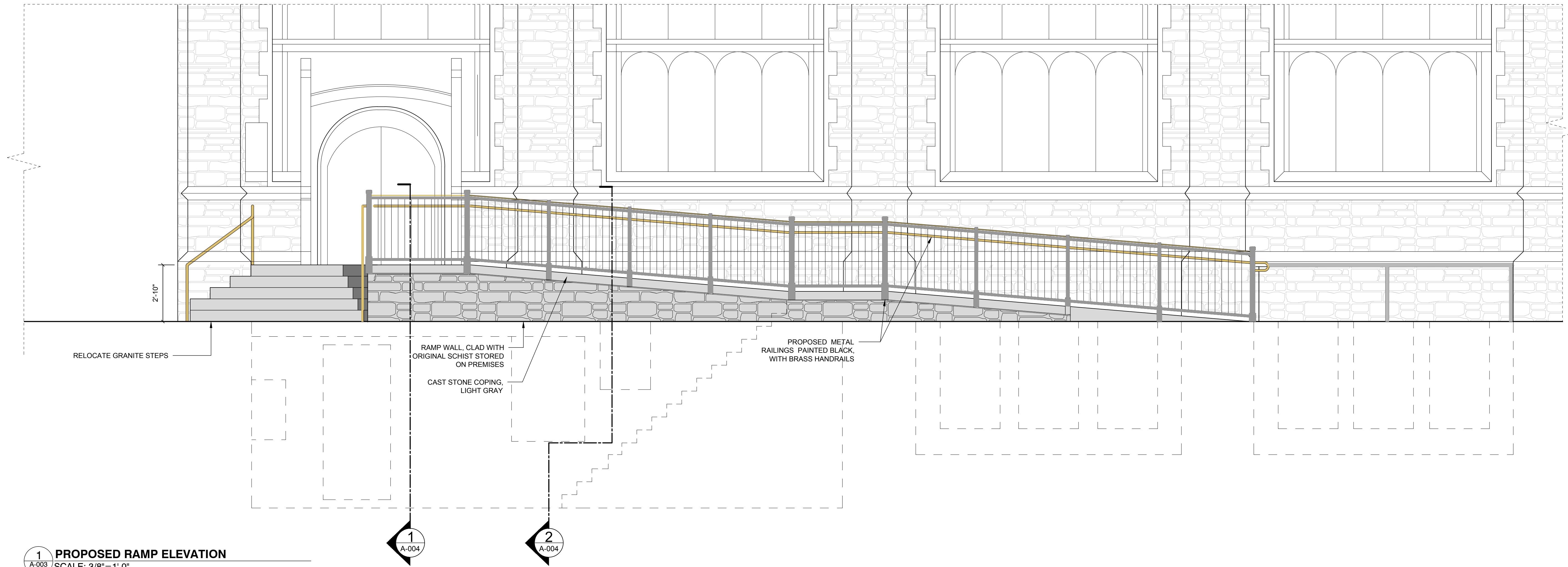
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**601 W. 114<sup>TH</sup> STREET**  
NEW YORK, NY, 10025  
**ADDITION OF ACCESSIBLE RAMP**  
PROJECT NAME

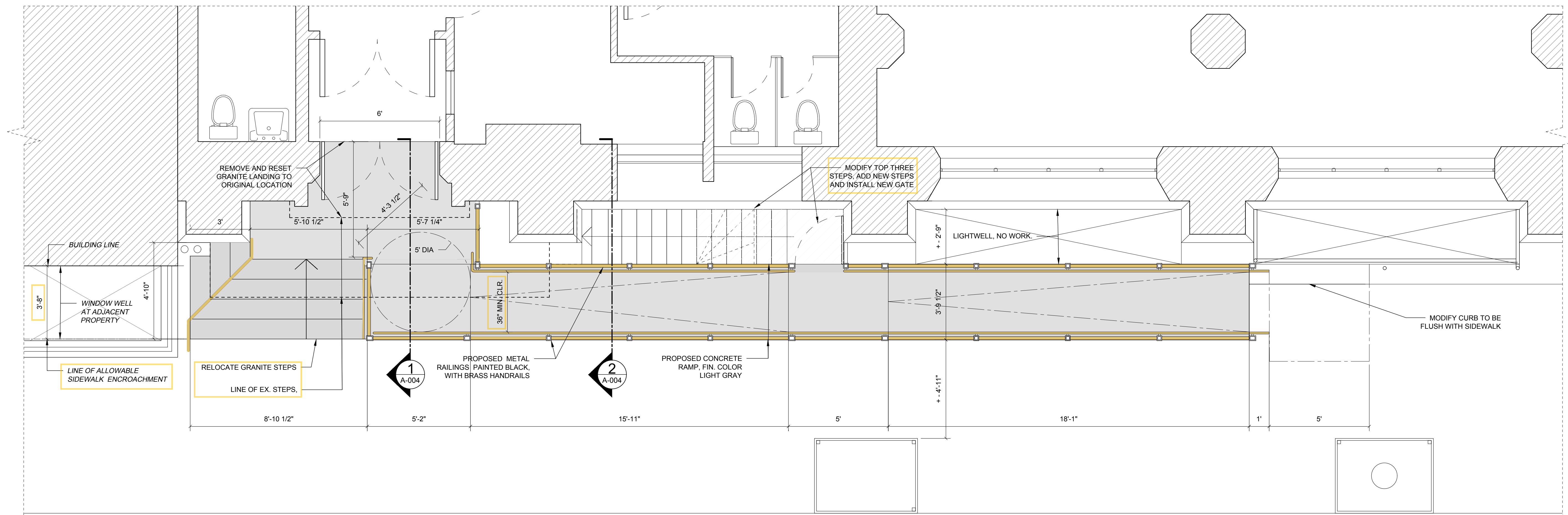
**EXISTING PLAN AND ELEVATION**  
DRAWING TITLE

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	PAGE: 4 of 7



**1 PROPOSED RAMP ELEVATION**  
 A-003 SCALE: 3/8"=1'-0"



**2 PROPOSED RAMP PLAN**  
 A-003 SCALE: 3/8"=1'-0"

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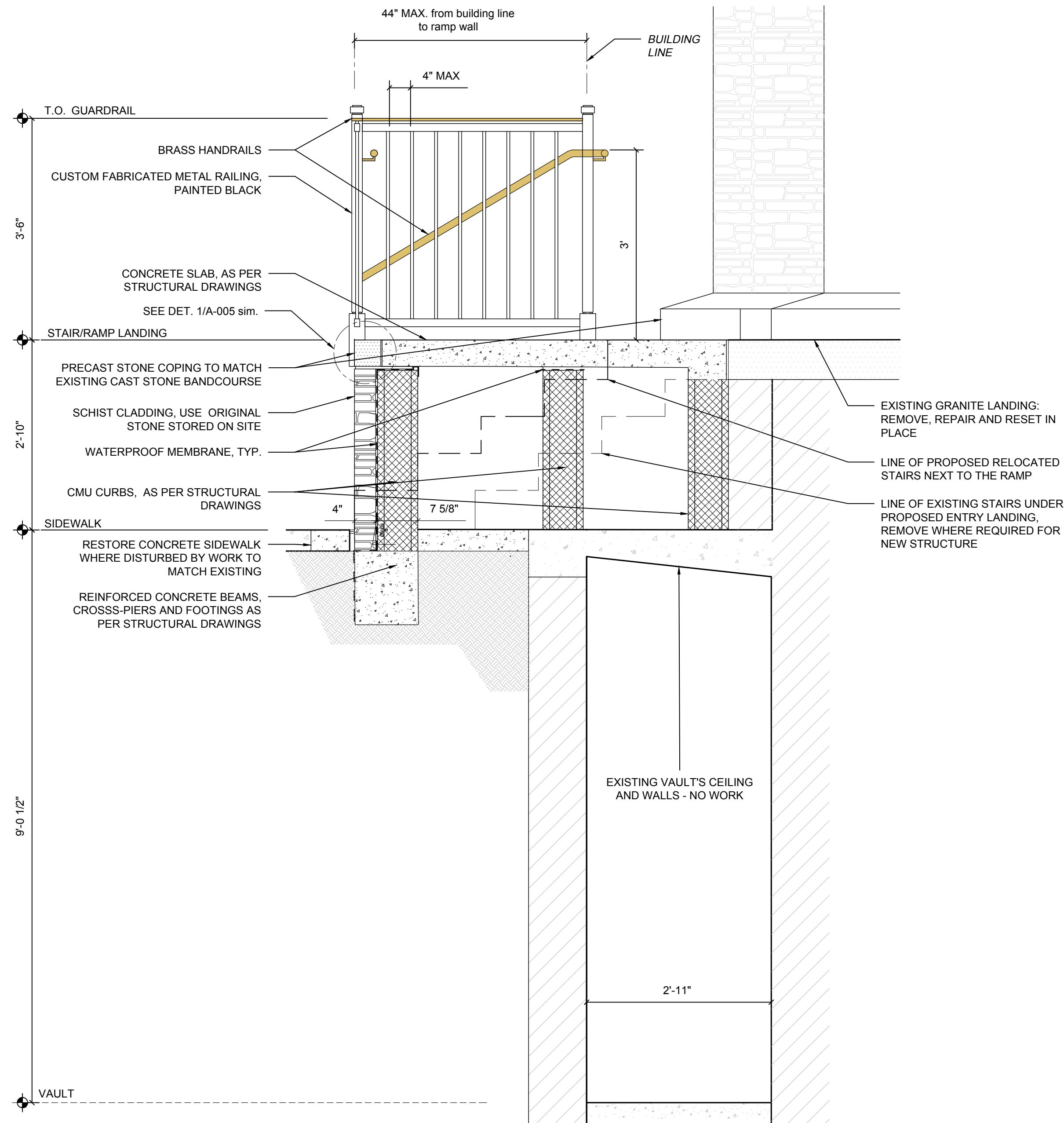
**601 W. 114<sup>TH</sup> STREET**  
 NEW YORK, NY, 10025  
**ADDITION OF ACCESSIBLE RAMP**

**PROPOSED PLAN AND ELEVATION**

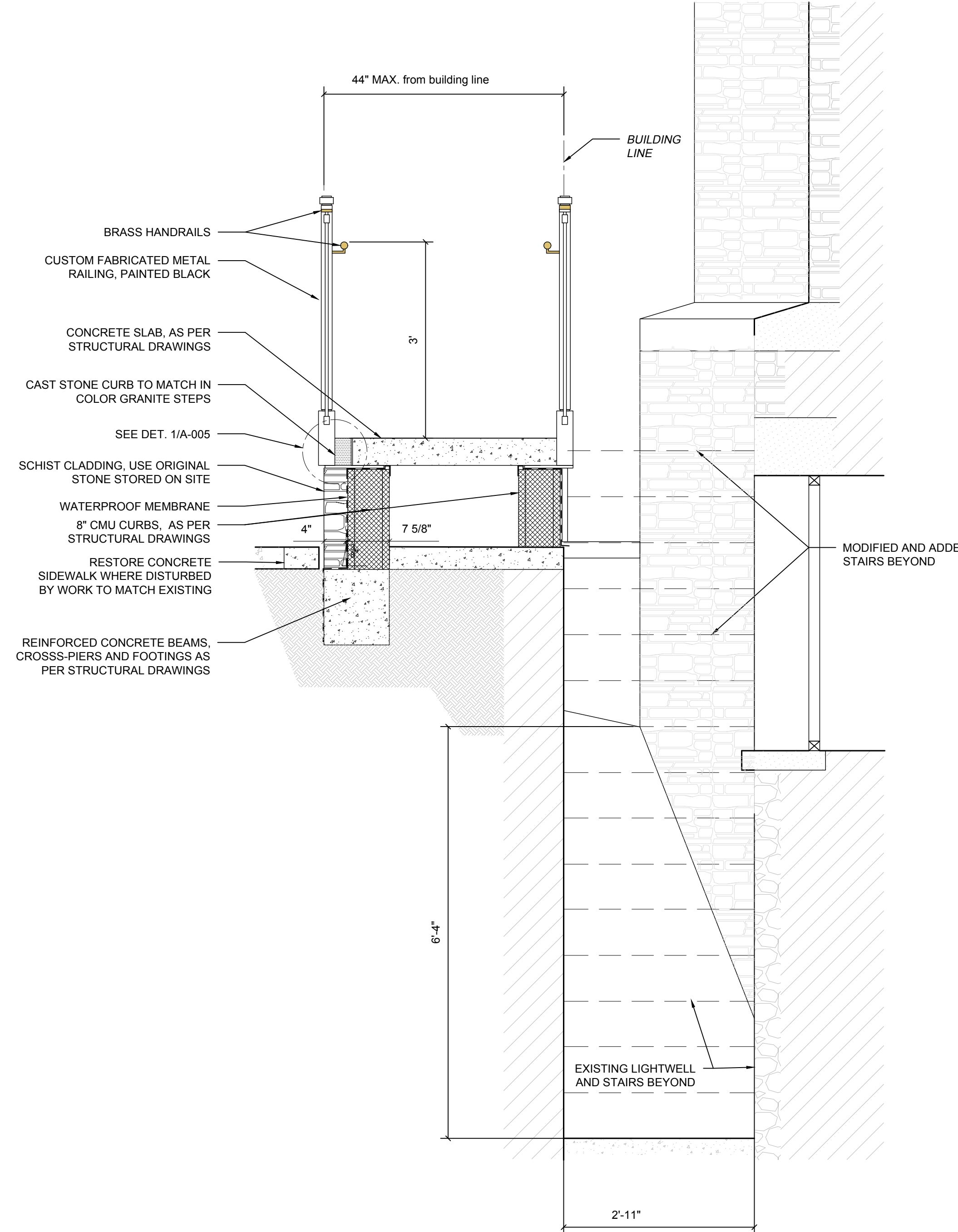
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**BONE / LEVINE ARCHITECTS**  
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**A-003.00**



**1 SECTION AT PROPOSED RAMP AT ENTRY**  
 SCALE: 3/4"=1'-0"



**2 SECTION AT PROPOSED RAMP AT THE LIGHTWELL**  
 SCALE: 3/4"=1'-0"

REVISIONS
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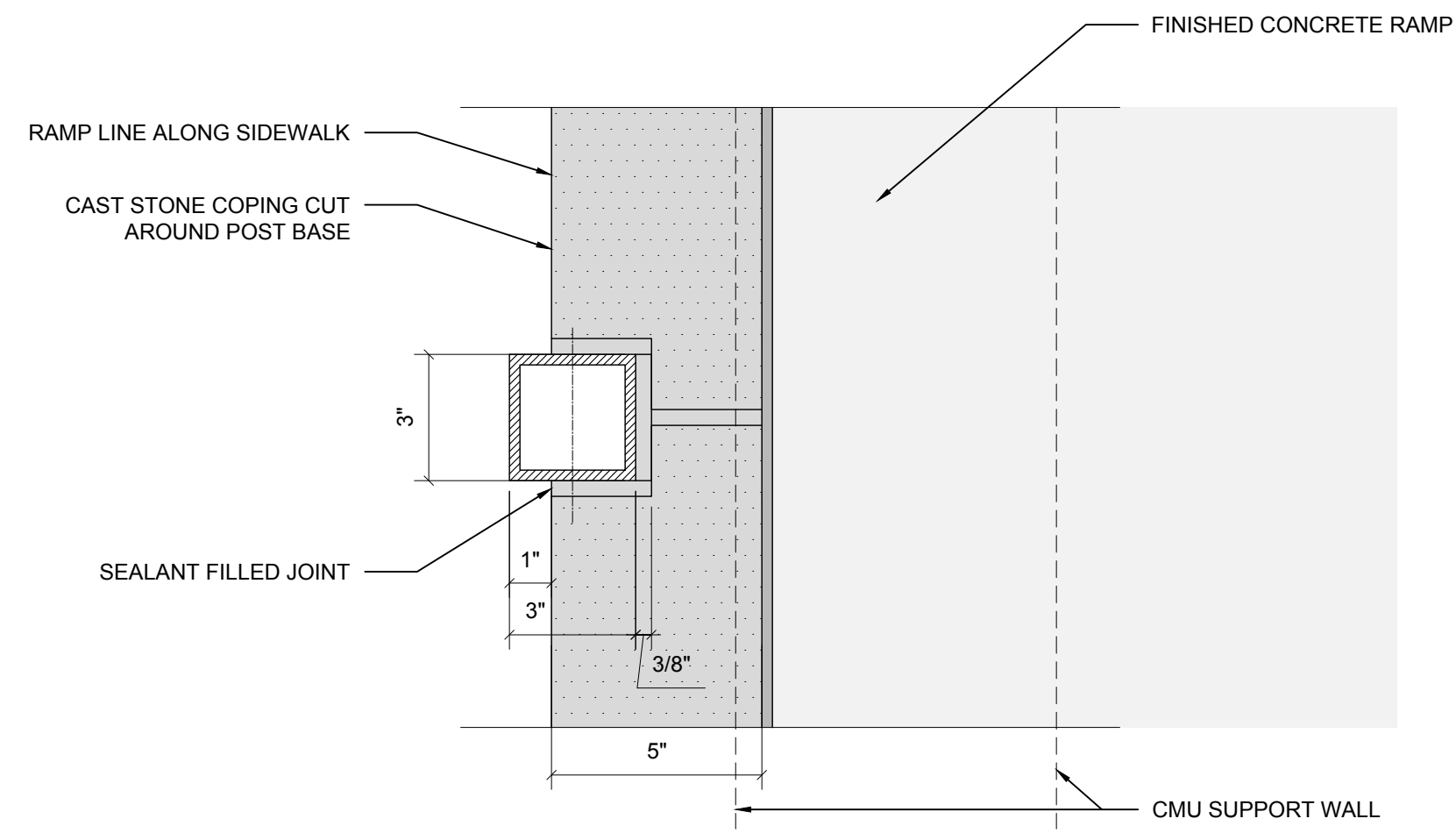
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 PROJECT NAME

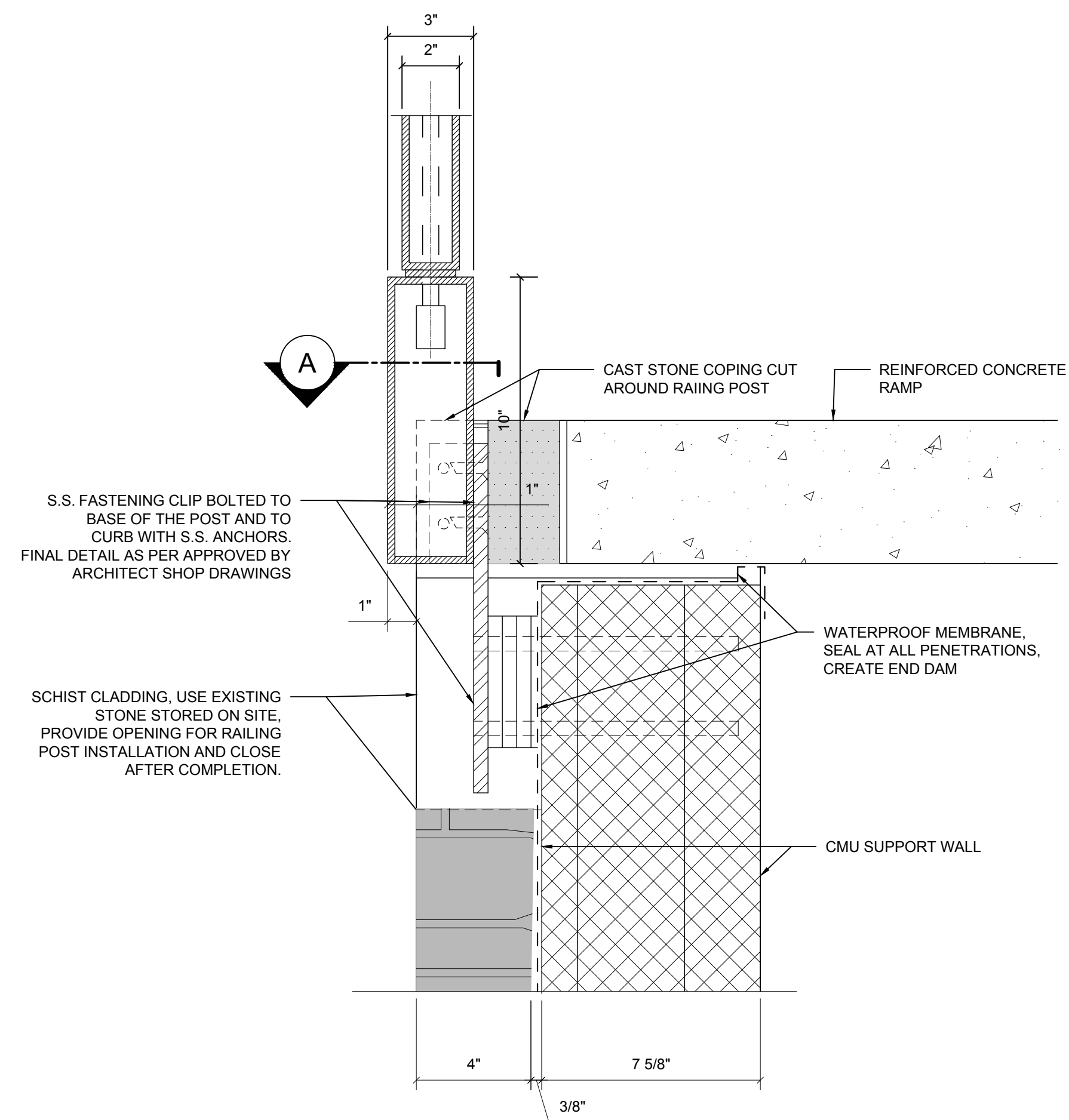
**SECTIONS**  
 DRAWING TITLE

ARCHITECT:  
**BONE / LEVINE ARCHITECTS**  
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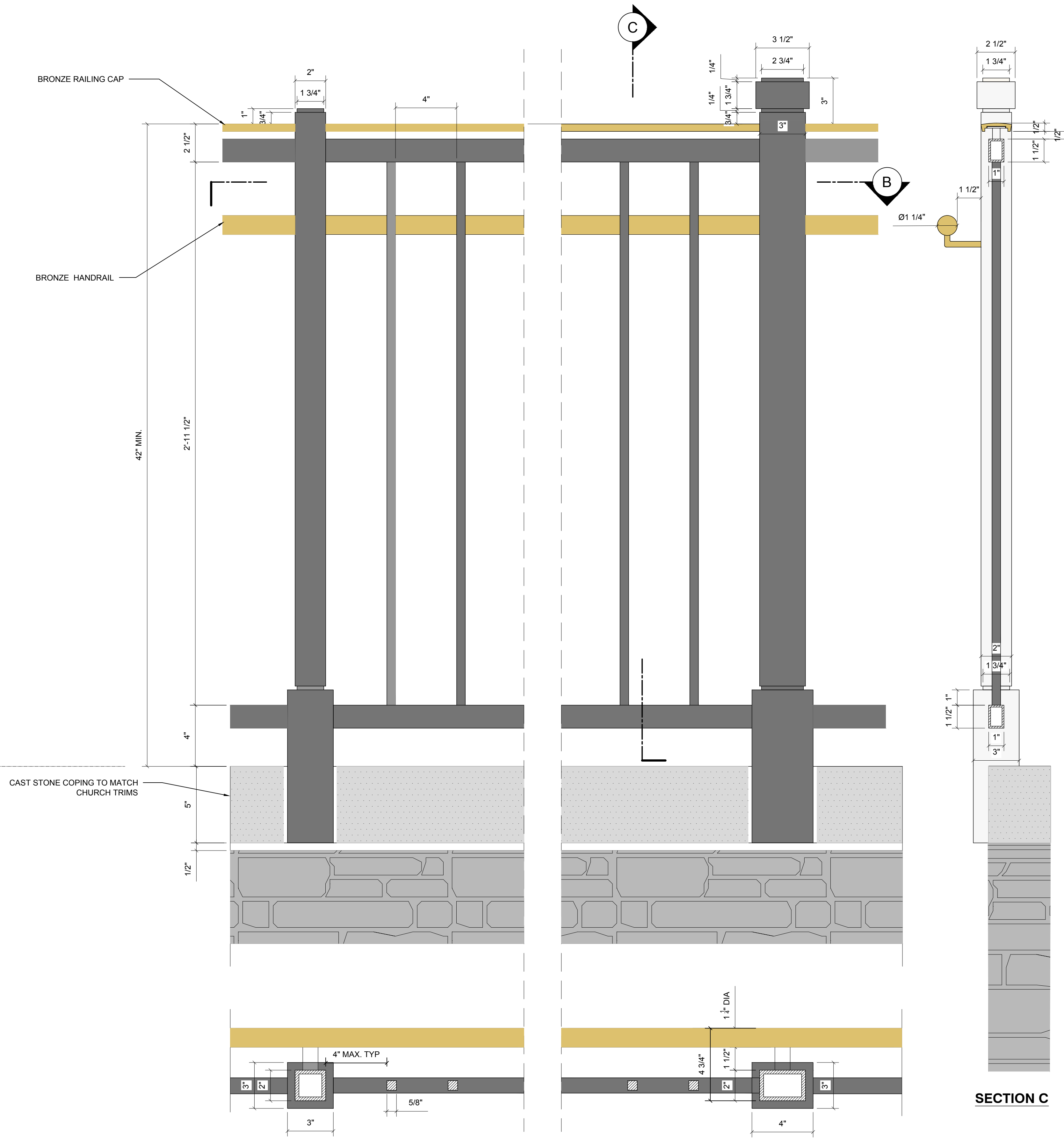
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	PAGE: 6 of 7



**PLAN SECTION A**



**1 DETAIL: SECTION AT RAMP EDGE**  
A-500 SCALE: 3"=1'-0"



**PLAN SECTION B**

**SECTION C**

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**601 W. 114<sup>TH</sup> STREET**  
NEW YORK, NY, 10025  
**ADDITION OF ACCESSIBLE RAMP**

**DETAILS**

ARCHITECT:  
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	<b>A-005.00</b>
	PAGE: 7 of 7

June 23 2026  
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**Borough of Manhattan**

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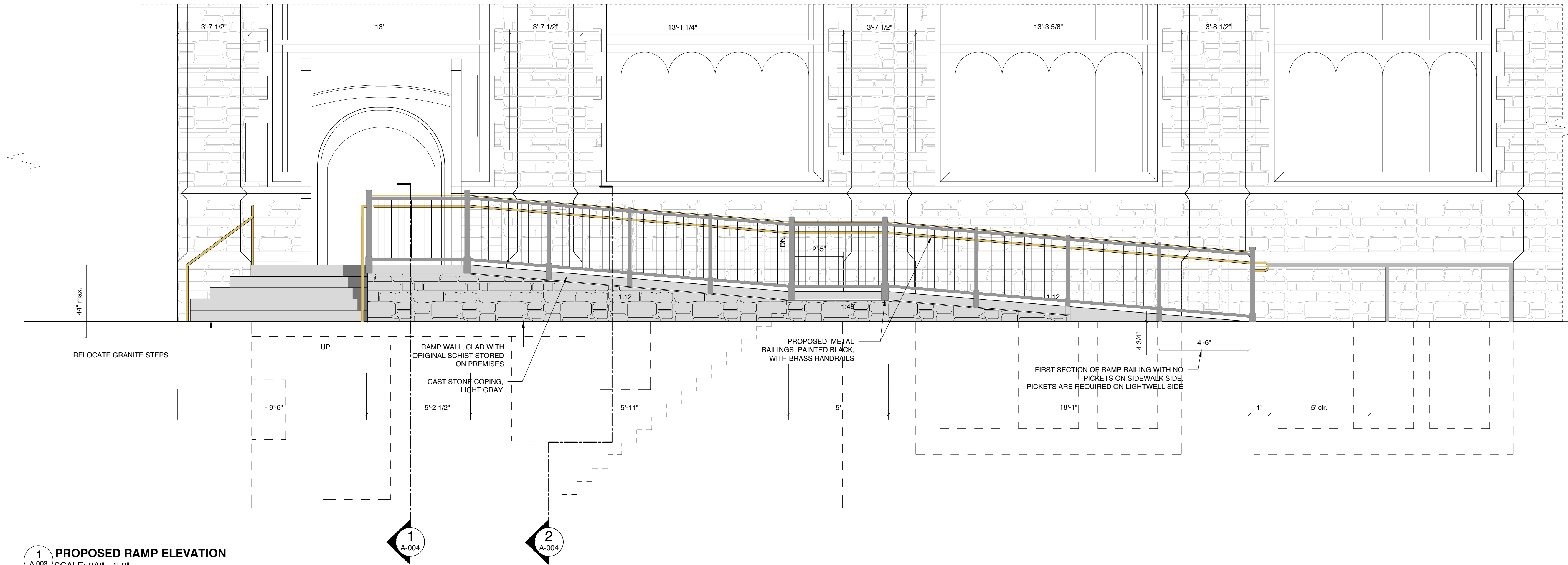
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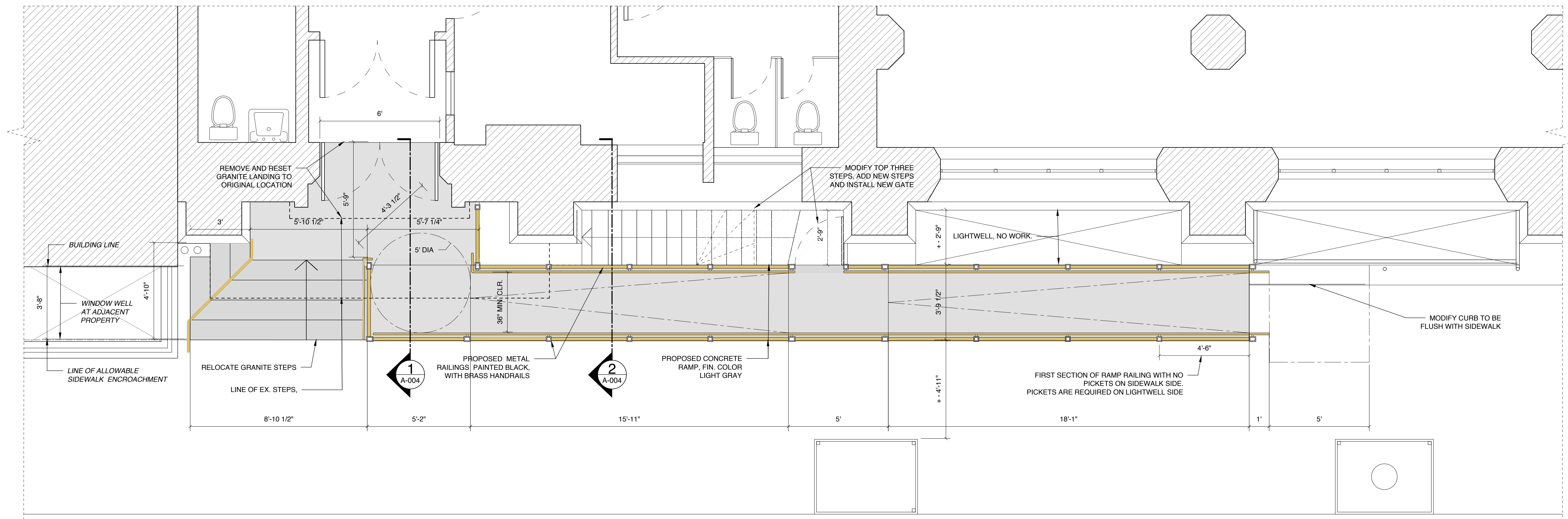
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# Appendix

## Picket railing alternatives



**1 PROPOSED RAMP ELEVATION**  
 A-003 SCALE: 3/8"=1'-0"



**2 PROPOSED RAMP PLAN**  
 A-003 SCALE: 3/8"=1'-0"

REVISIONS
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SCALE:	DRAWN BY: OA

**601 W. 114<sup>TH</sup> STREET**  
 NEW YORK, NY, 10025  
**ADDITION OF ACCESSIBLE RAMP**

**PROPOSED PLAN AND ELEVATION**  
**OPTIONAL RAILING**

ARCHITECT:  
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 NYC DOB PLAN ID NUMBER:  
**A-003.01**



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