

60 Norfolk St (Beth Hamedrash Hagadol Synagogue)

Landmarks Preservation Commission

Post-Fire Condition (June 22nd, 2017)



Aerial View from North East



Ground Level View from North

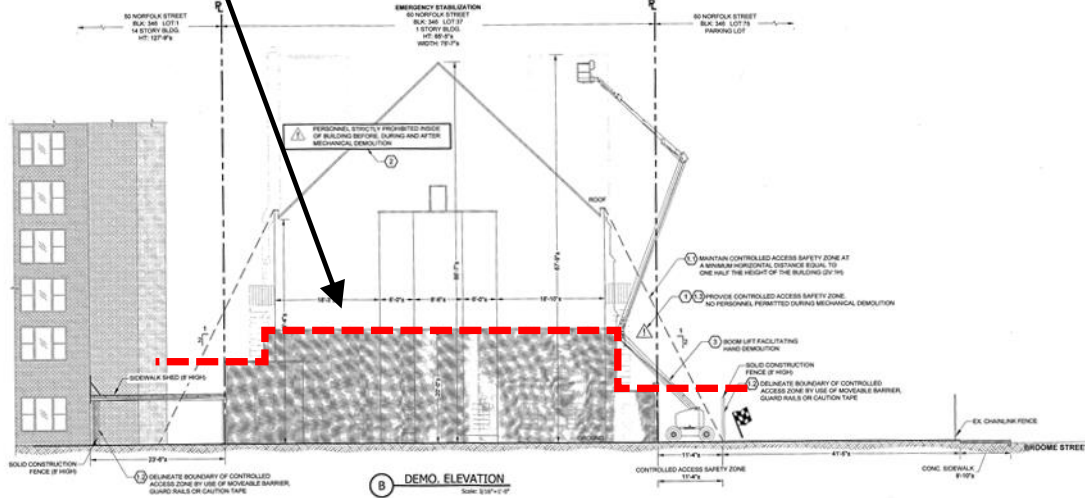
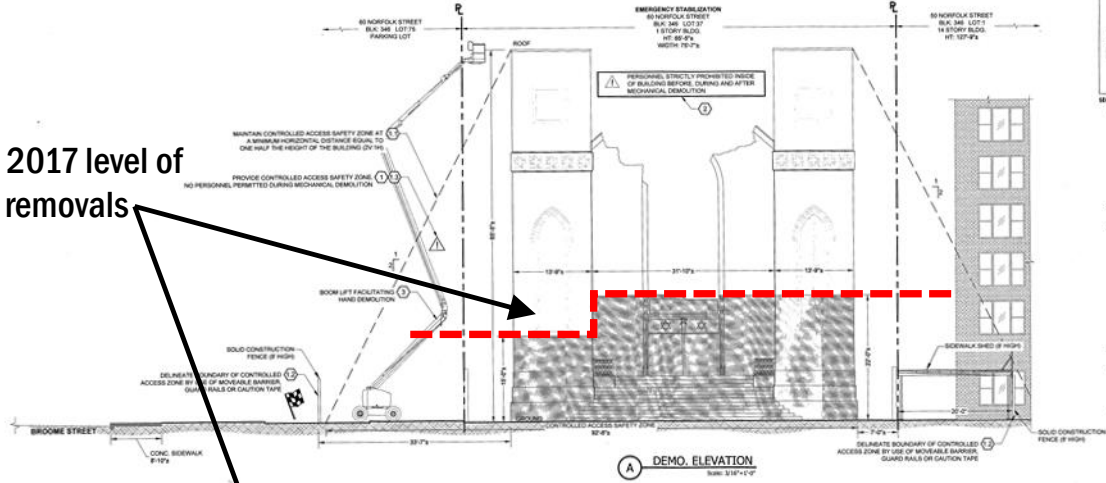
Timeline: Beth Hamedrash Hagadol Fire and Subsequent Actions



Source: The Lo-Down

- **May 14th, 2017:** Fire damages historic synagogue building
- **June 16th, 2017:** BHH submits application to LPC to demolish fire damaged building.
- **July 11th, 2017:** LPC Public Hearing : Commissioners vote to approve hand demolition of walls to bring them down to safe and stable level.
- **Sept -Nov, 2017:** Coordination meetings for stabilization work held with all involved parties including BHH, DOB, BEST, LPC, and project contractors and engineers.
- **Dec 1st, 2017** Stabilization drawings submitted to DOB on November 21st, 2017 approved by DOB.
- **Dec 5th, 2017:** Stabilization work begins on site
- Throughout the stabilization work, regular communication was maintained between all parties involved; NYC DOB, NYC DOB BEST, BHH Synagogue, Domani Engineering, Gotham Organization (acting as owner's representative of BHH), Landmarks Preservation Commission, and LPC engineering firm Superstructures. On site meetings were held on December 4th, 11th, and 27th, 2017; January 3rd, 18th, February 12th, 15th, 2018
- Architectural features of the building including tower decorative detailing, property entrance iron fencing, and doors and door details have been salvaged on site for future re-use.
- To date removals, have progressed to the limits established by LPC, at which point removals were halted.

July 11th, 2017 level of approved removals



LEGEND

- FLAGMAN DIRECTIVE PERSONNEL DURING DEMOLITION OPERATIONS
- STRUCTURE TO REMAIN
- DEMOLITION SEQUENCE STEP PROCESSED IN NUMERICAL ORDER IN DIRECTION OF ARROW SECTION

ENGINEER / DESIGNER
30-17
226 EAST MERCK ROAD
VALLEY STREAM, NY 11580
(516) 559-4900
CONTACT: JAMES M. PATTERSON, P.E.

OWNER
BETH HAMEDRASH HAGADOL (BHH)
SYNAGOGUE
60 NORFOLK STREET
NEW YORK, NY 10002

- SEQUENCE**
- PROVIDE CONTROLLED ACCESS SAFETY ZONE AROUND THE PERIMETER OF THE BUILDING AS SHOWN.
 - MAINTAIN CONTROLLED ACCESS SAFETY ZONE AT A MINIMUM HORIZONTAL DISTANCE EQUAL TO ONE HALF THE HEIGHT OF THE BUILDING (24'-0").
 - DELINEATE BOUNDARY OF CONTROLLED ACCESS SAFETY ZONE BY USE OF SOLID CONSTRUCTION FENCE, MOVABLE BARRIER, STANDARD GUARDRAIL OR CAUTION TAPE, AND A FLAG MAN DURING DEMOLITION.
 - NO PERSONNEL PERMITTED WITHIN CONTROLLED ACCESS SAFETY ZONE DURING MECHANICAL DEMOLITION EXCEPT MECHANICAL EQUIPMENT OPERATORS.
 - CLEAR BUILDING AND CONTROLLED ACCESS SAFETY ZONE OF ALL PERSONNEL EXCEPT WORKERS PERFORMING DEMOLITION.
 - DEMOLITION SHALL PROCEED FROM THE TOP DOWN, STARTING AT THE HIGHEST POINT OF THE STRUCTURE. DEMOLITION SHALL BE PERFORMED BY HAND, OPERATING BY ARTIFICIAL BOOM LIFE, USING CONVENTIONAL HAND TOOLS. PRESSURE ARE PROHIBITED. HIGH-RISE ROOM STRUCTURES TO BE DEMOLISHED BY HAND AND OPERATING CUT STRUCTURAL MEMBERS, E.G., WOOD, STEEL, TO FACILITATE CUTTING BY HAND AND OPERATING CUT STRUCTURAL MEMBERS. STRUCTURAL MEMBERS SHALL NOT BE PULLED OR FRANTED BY THE EXCAVATOR.
 - UPON COMPLETION OF DEMOLITION THE BUILDING CONDITION SHALL BE AS FOLLOWS:
 - CEILING SHALL BE SHED TO GROUND AND WHERE POSSIBLE AT THE EXTERIOR OF THE BUILDING.
 - UPON COMPLETION OF DEMOLITION OPERATIONS THE ENGINEER OF RECORD SHALL PERFORM A STRUCTURAL STABILITY ASSESSMENT AND RETENEMENT STABILIZATION MEASURES, E.G., SHADING AND BRACING, NECESSARY TO MAINTAIN STRUCTURAL STABILITY.
 - THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY EVALUATION FROM THE APPROVED PLAN OR UNEXPECTED CONDITIONS.

EMERGENCY STABILIZATION
60 NORFOLK STREET
NEW YORK, NY 10002

REVISIONS

NO.	DATE	REVISION

LOCATION INFO
D.O.B. Address: 60 NORFOLK STREET
NEW YORK, NY 10002

Block: 348
Lot: 37
Zoning: B3
Map: LDC
BBL: 100018
Height: 1 STORY @ 88'-0"

DOB USE ONLY

Approved for 07/21/17
Professional Certification
10/12/17

DEC 6 1 2017

DEMOLITION ELEVATIONS A & B

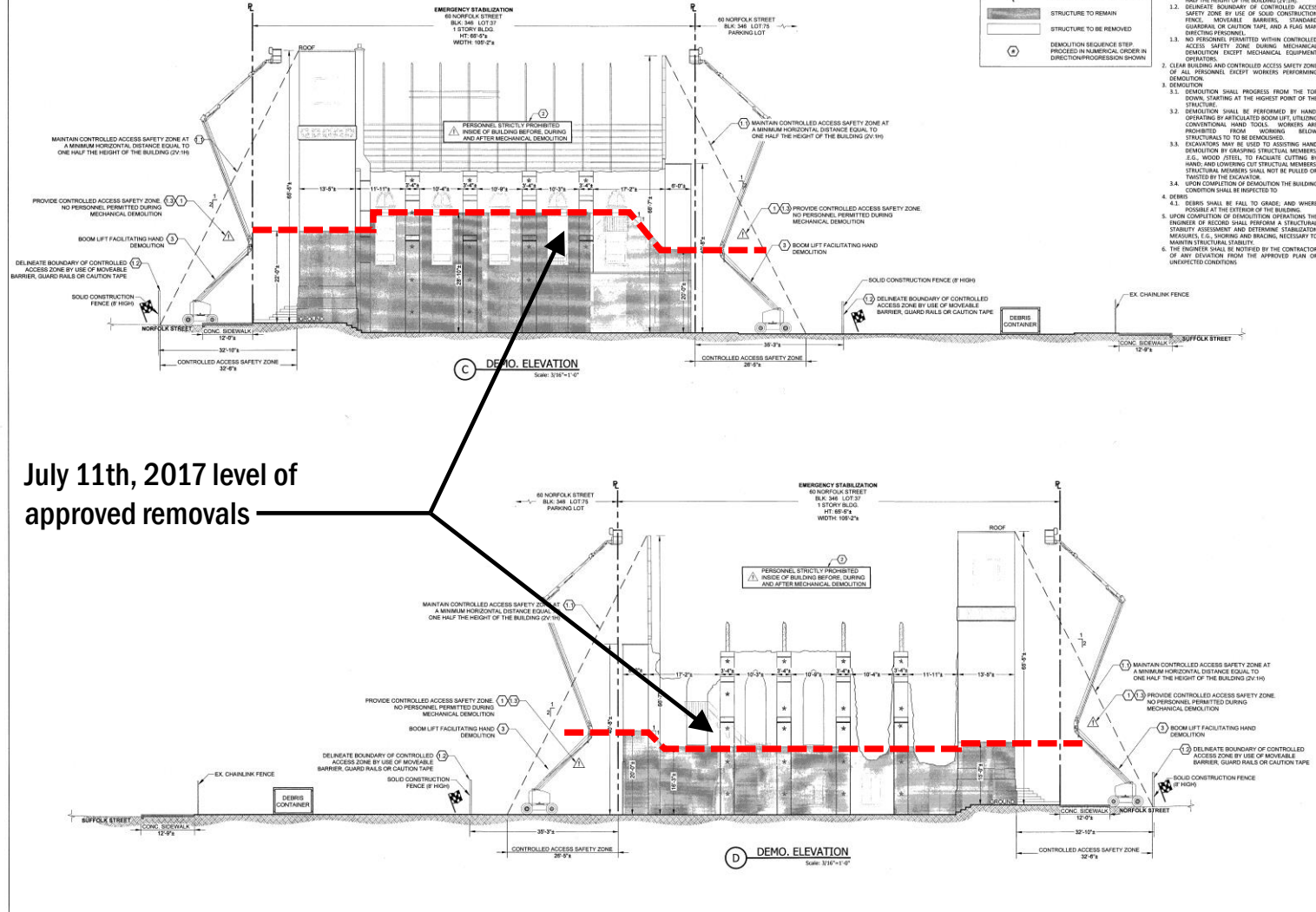
SEALED

Scale: 3/16" = 1'-0"
Project No: 17-0001
Drawing No: OT-106.00
Date: 12/15/17

OT-106.00

12/15/17

LPC and DOB Approved Stabilization Drawings (December 1st, 2017)



July 11th, 2017 level of approved removals

- LEGEND**
- FLAGMAN DIRECTING PERSONNEL DURING DEMOLITION OPERATIONS
 - STRUCTURE TO REMAIN
 - STRUCTURE TO BE REMOVED
 - DEMOLITION SEQUENCE STEPS PROCEED IN NUMERICAL ORDER IN DIRECTION/PROGRESSION SHOWN

- FIGURES OF ACCESS SAFETY ZONE AROUND THE PERIMETER OF THE BUILDING AS SHOWN:**
- 1.1. MAINTAIN CONTROLLED ACCESS SAFETY ZONE AT A MINIMUM HORIZONTAL DISTANCE EQUAL TO ONE HALF THE HEIGHT OF THE BUILDING (2V:1H)
 - 1.2. DELINEATE BOUNDARY OF CONTROLLED ACCESS SAFETY ZONE BY USE OF SOLID CONSTRUCTION FENCE, MOVABLE BARRIERS, STANDARD GUARDRAILS OR CAUTION TAPE AND A FLAG MAN DIRECTING PERSONNEL
 - 1.3. NO PERSONNEL PERMITTED WITHIN CONTROLLED ACCESS SAFETY ZONE DURING MECHANICAL DEMOLITION EXCEPT MECHANICAL EQUIPMENT OPERATORS
 - 1.4. CLEAR BUILDING AND CONTROLLED ACCESS SAFETY ZONE OF ALL PERSONNEL EXCEPT WORKERS PERFORMING DEMOLITION
 2. DEMOLITION
 - 2.1. DEMOLITION SHALL PROGRESS FROM THE TOP DOWN, STARTING AT THE HIGHEST POINT OF THE STRUCTURE
 - 2.2. DEMOLITION SHALL BE PERFORMED BY HAND OPERATING ARTICULATED BOOM LIFT UTILIZING CONVENTIONAL HAND TOOLS - WORKERS ARE PROHIBITED FROM WORKING BELOW STRUCTURE(S) TO BE DEMOLISHED
 - 2.3. EXCAVATORS MAY BE USED TO ASSISTING HAND DEMOLITION BY GRABBING STRUCTURAL MEMBERS, E.G. WOOD JOIST, TO FACILITATE CUTTING BY HAND, AND COVERING CUT STRUCTURAL MEMBERS. STRUCTURAL MEMBERS SHALL NOT BE PULLED OR TASTED BY THE EXCAVATOR.
 - 2.4. UPON COMPLETION OF DEMOLITION THE BUILDING CONDITION SHALL BE INSPECTED TO
 4. DEMOS
 - 4.1. DEMOS SHALL BE FAUL TO GRADE AND WHERE POSSIBLE AT THE EXTERIOR OF THE BUILDING
 5. UPON COMPLETION OF DEMOLITION OPERATIONS THE FIGURES OF ACCESS SHALL PERFORM A STRUCTURAL STABILITY ASSESSMENT AND DETERMINE STABILIZATION MEASURES, E.G. SHORING AND BRACING, NECESSARY TO MAINTAIN STRUCTURAL STABILITY
 6. THE OWNER SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DEVIATION FROM THE APPROVED PLAN OR UNSPECIFIED CONDITIONS

OWNER
 RETH HAMEDRASH HAGADOL (BHH)
 SYNAGOGUE
 60 NORFOLK STREET
 NEW YORK, NY 10002

CONTRACTOR
 ...
 ...
 ...

EMERGENCY STABILIZATION
 60 NORFOLK STREET
 NEW YORK, NY 10002

REVISIONS

DATE	REVISION

LOCATION INFO
 D.O.B. Address: 60 NORFOLK STREET
 NEW YORK, NY 10002
 Block: 346
 Lot: 37
 Zoning District: R3
 Map: 100
 BR #: 104-105
 Parcel: 1 STORY @ 65'-0"

DOB USE ONLY
 Approved for CITY #1024
 Professional Certification
 EXAMINATION
 DEC 01 2017

DEMO. ELEVATIONS C & D

SEAL

 DATE: 11/05/17
 PROJECT: BETHAM2027
 DRAWN BY: J.M.
 CHECKED BY: S.M.
OT-107.00
 DATE PLOTTED: 11/13/17

BHH Current Conditions Photos



West Elevation



West Elevation



North West Corner



East Elevation



Interior looking South



North Elevation

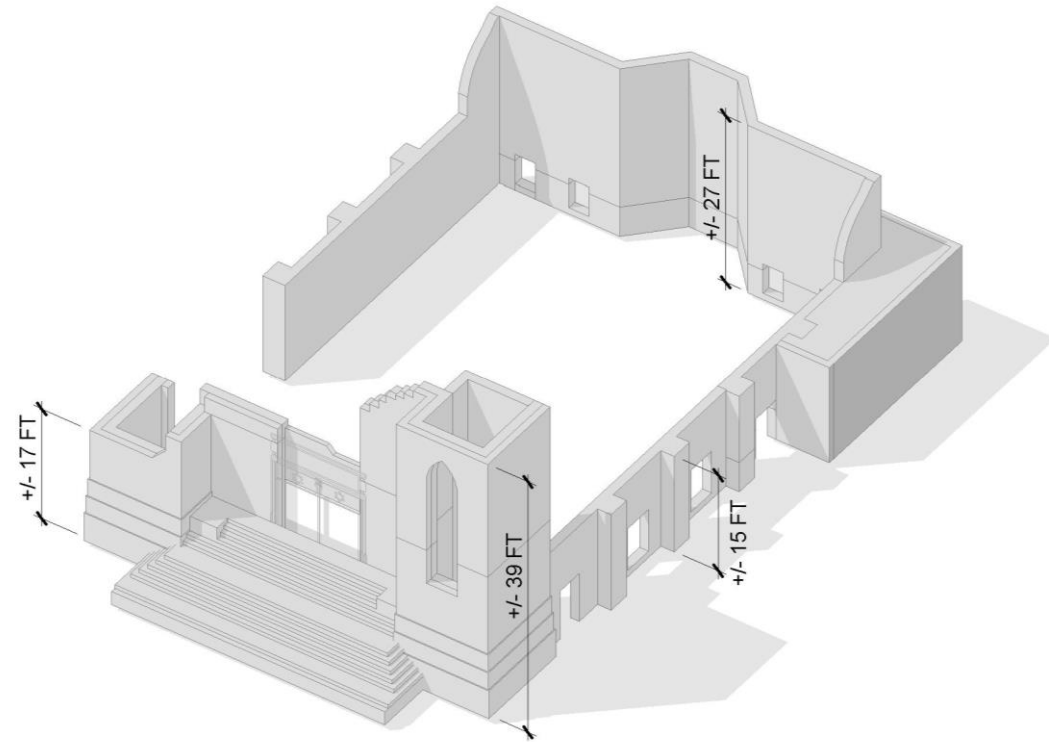
Proposed Development: Salvaged Artifacts



- Salvaged artifacts from the existing historic structure can be reused at the interior of the new BHH space.

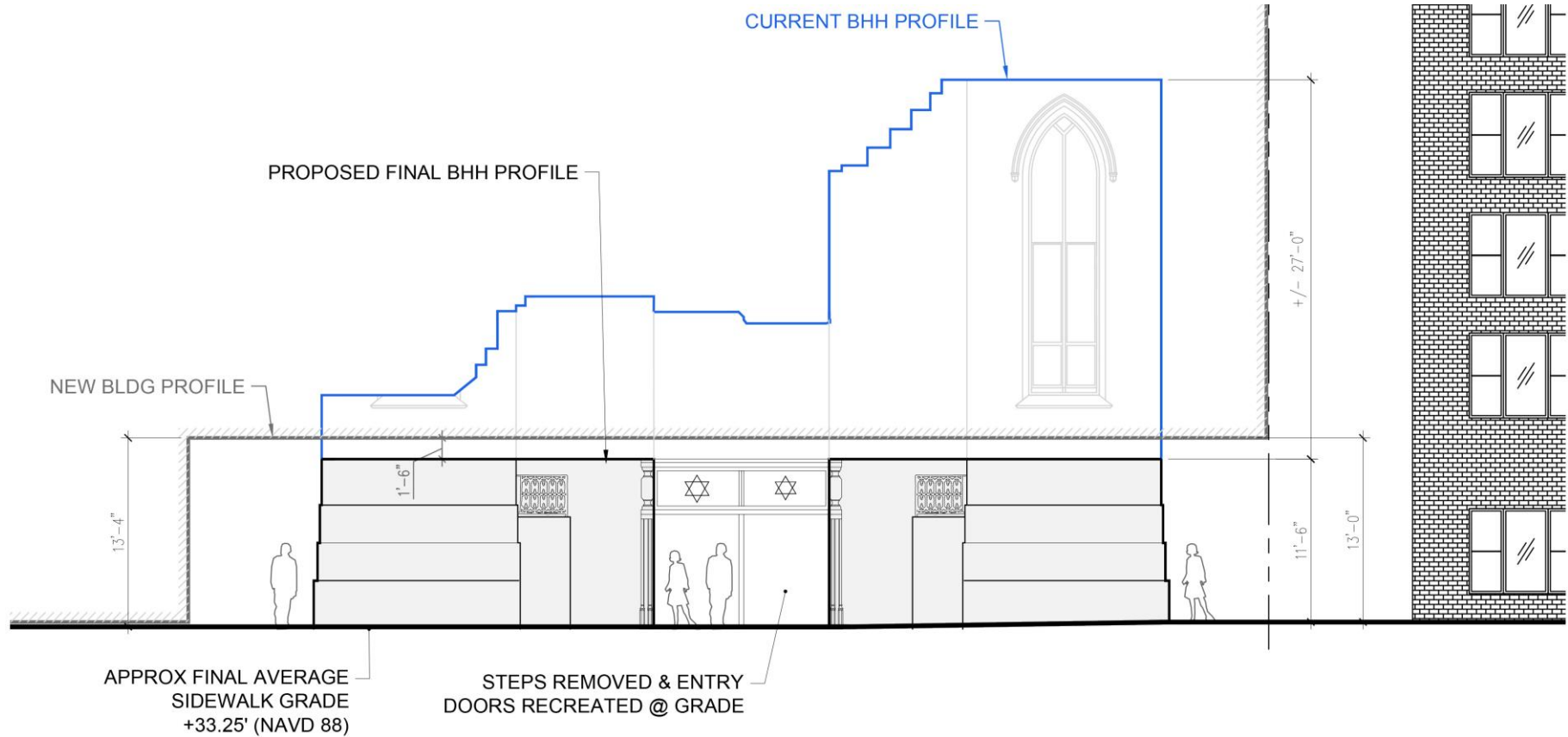
BHH Stabilization: Current Condition

- The objective of the removals was to remove unstable and unsound portions of the building to a safe level.
- To date, removals have progressed to the limits established by LPC, at which point removals were halted.
- Currently unstable and unsound portions of the building remain; and additional measures are necessary to establish a safe condition.
- Site safety measures including perimeter fencing and perimeter bridging remains on site.
- LPC approval of further removals of the existing structure is requested to further stabilize existing structure.
- The integration of synagogue remnants into the future site redevelopment is proposed. The next slides identify a level at which the remnants could be integrated, pending stabilization, and associated architectural precedents.



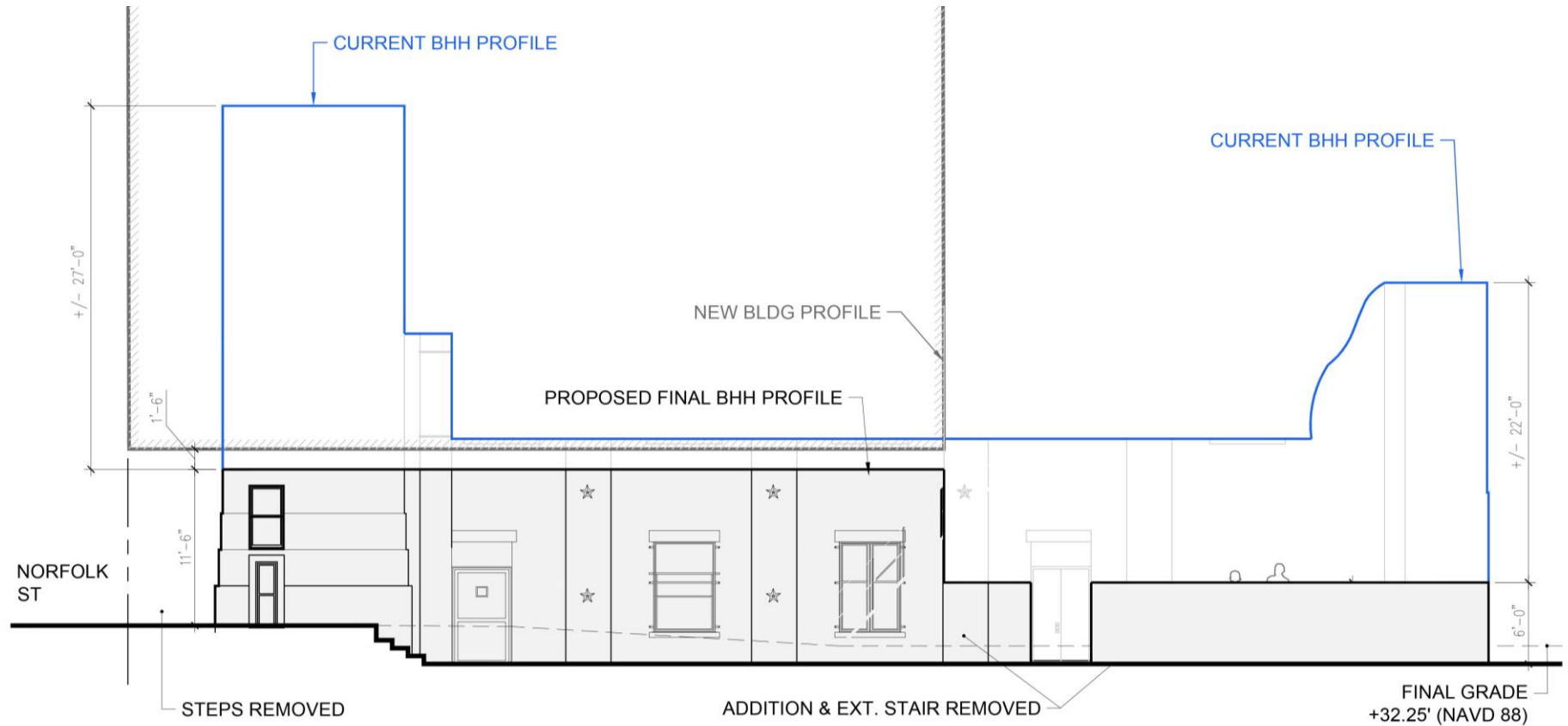
Current Condition of BHH Structure

Proposed Further Removals: Norfolk Street (West) Elevation



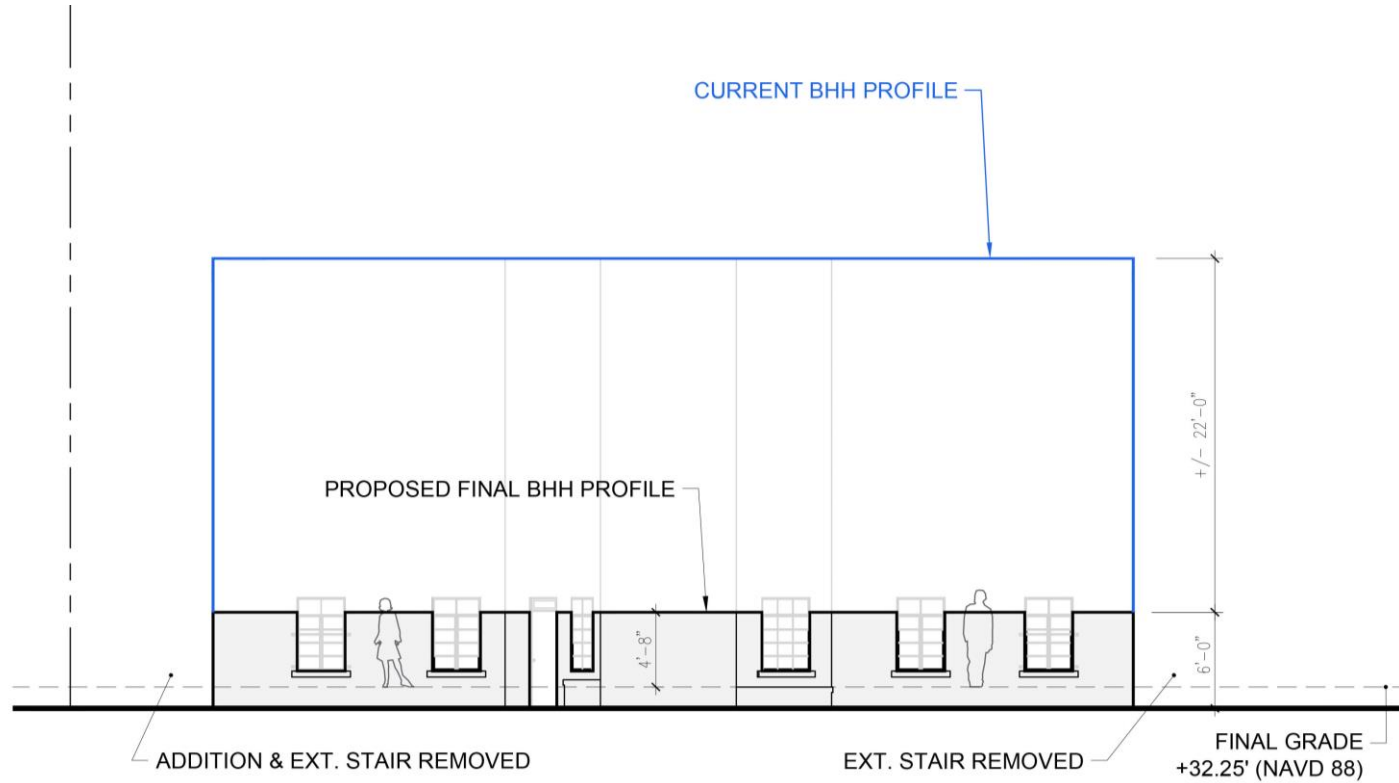
- The historical towers are enclosed in a new, glazed lobby space that will provide views from the exterior and a tactile connection with the stone base from within.

Proposed Further Removals: South Elevation



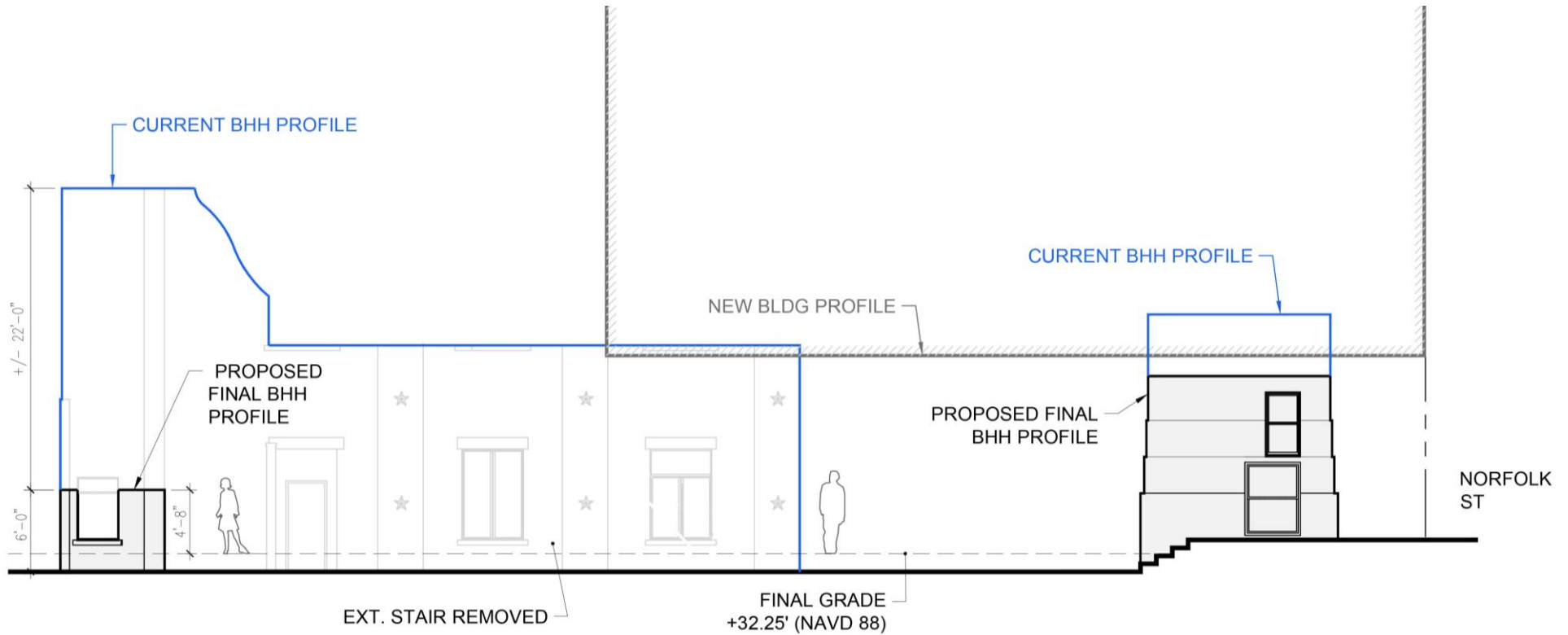
- A previously used side entry to the below grade space of the existing historical structure is commemorated through the maintenance of the South wall with a new, glazed enclosure. The South wall extends past the face of the new development to become an enclosing wall of a new garden space to be used by BHH.

Proposed Further Removals: East Elevation



- The existing perimeter walls of the historic building are proposed to be reused as garden walls enclosing a space for BHH's use. The exterior garden can be used for social gatherings and holiday traditions.

Proposed Further Removals: North Elevation



- The North side historical tower will be integrated into the new BHH entry vestibule. A portion of the existing north side wall has been previously removed to provide access for stabilization work. The remainder of the of the existing wall will be within the area of the proposed new development and will be visible. The removal of this wall is needed to provide necessary infrastructure for the proposed senior residences above. A portion of the wall at the east end will remain to enclose the proposed garden.

Proposed Integration Concept: Architectural Precedents



Kolumba Art Museum, Cologne (Zumthor)

The damage to BHH was extensive. All that remains are ruins and artifacts.

Our proposed preservation effort focuses on the evocation of the memory of the former structure rather than the building itself.

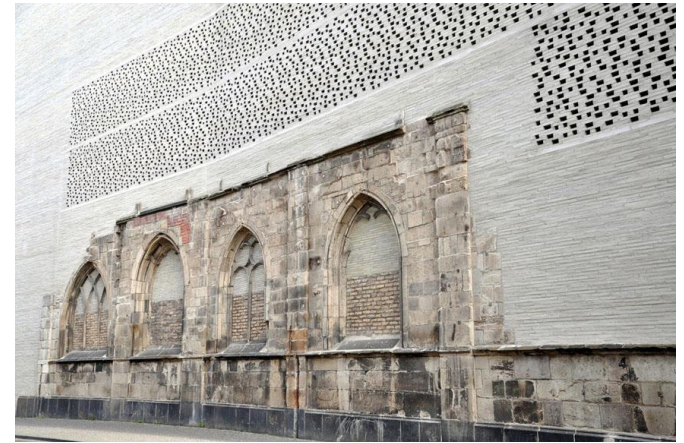
Three precedents illustrate relevant approaches to preservation after extensive destruction or renovation:

1. The incorporation of fragments of a medieval church into the structure of a modern museum .
2. The transformation of a 19th century church into a contemporary landscape feature.
3. A modification of a historic museum facade that creates a new entry space defined by juxtaposing existing and modern building elements.

Proposed Integration Concept: Architectural Precedents



Kolumba Art Museum, Cologne (Zumthor)



Proposed Integration Concept: Architectural Precedents



Brooklyn Museum, Brooklyn (Renovation: Polshek)



Brooklyn Museum, Brooklyn (McKim, Mead, White)

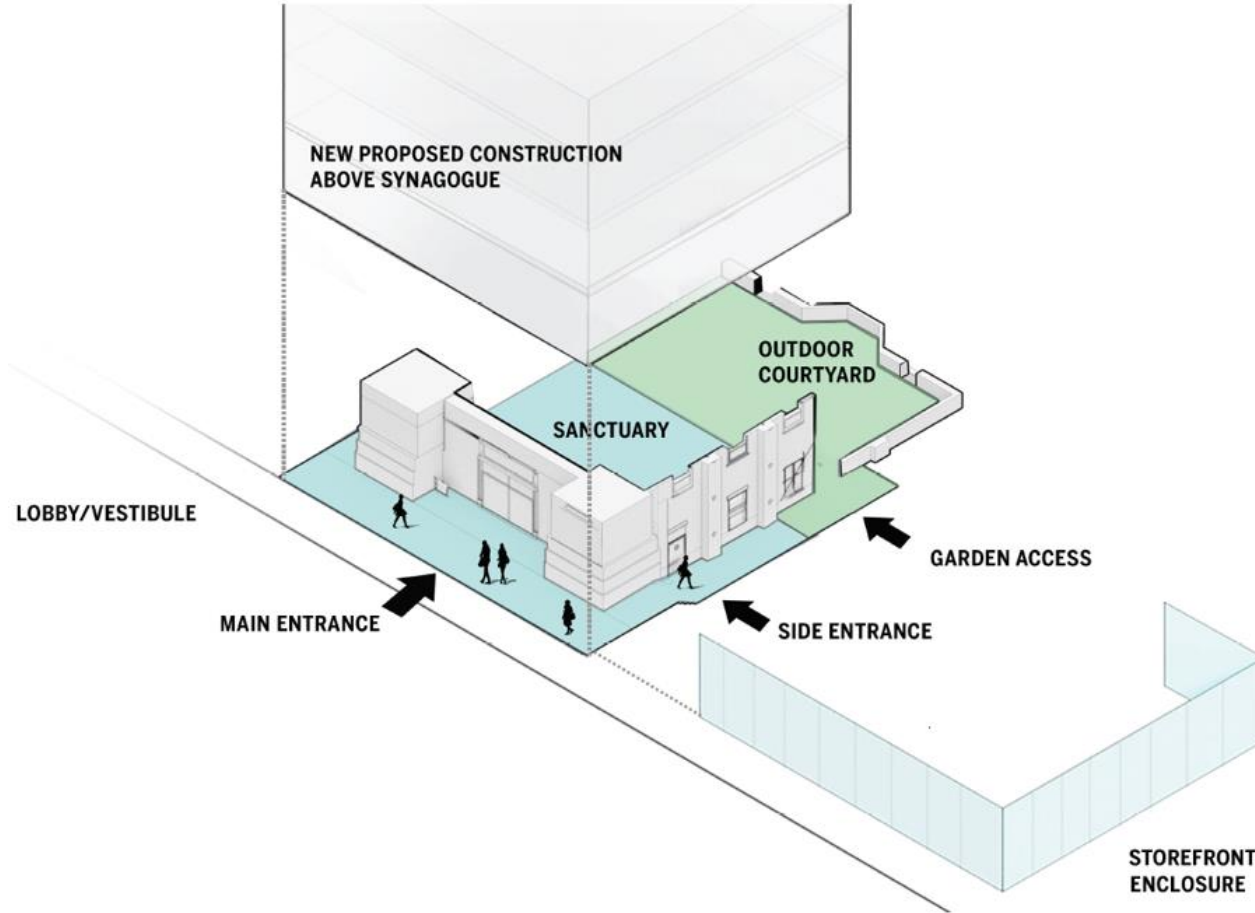
Proposed Integration Concept: Architectural Precedents



Residential Garden, USA



Proposed Development Concept: BHH Integration



The proposed integration of the BHH synagogue into the project involves several key features:

Preservation of the historic trace of the synagogue, by keeping the sanctuary plan and orientation visible.

Addition of a glass enclosed vestibule facing the street that creates a new entrance space of the congregants, a gallery for surviving artifacts, and protects the remaining ruins from the elements.

Memorialization of the former Sanctuary by marking Bima (pulpit) and Aron Hakodesh (ark) locations as features of an outdoor courtyard which can be used for worship and other purposes.

Separation of the old from the new by having the new building "float" above and around the ruins, without touching them.