

October 29, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 14, LPC-25-01988

Morningside Park – Scenic Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 820 4014 2259

Passcode: 476351

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

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Parks

Morningside Park 114th, 116th and 122nd Street Staircases Reconstruction

Located between 112th and 123rd Streets between Morningside Drive and Morningside Avenue in the Borough of Manhattan

Landmarks Preservation Commission of New York Public Hearing
October 29, 2024
Laura Drawbaugh RLA, NYC Parks

Total Budget: \$6.3m FY '23
Council Member Shaun Abreu

Project Size: 30 ac



New York



Morningside



NYC Parks

Morningside Park | Project Location

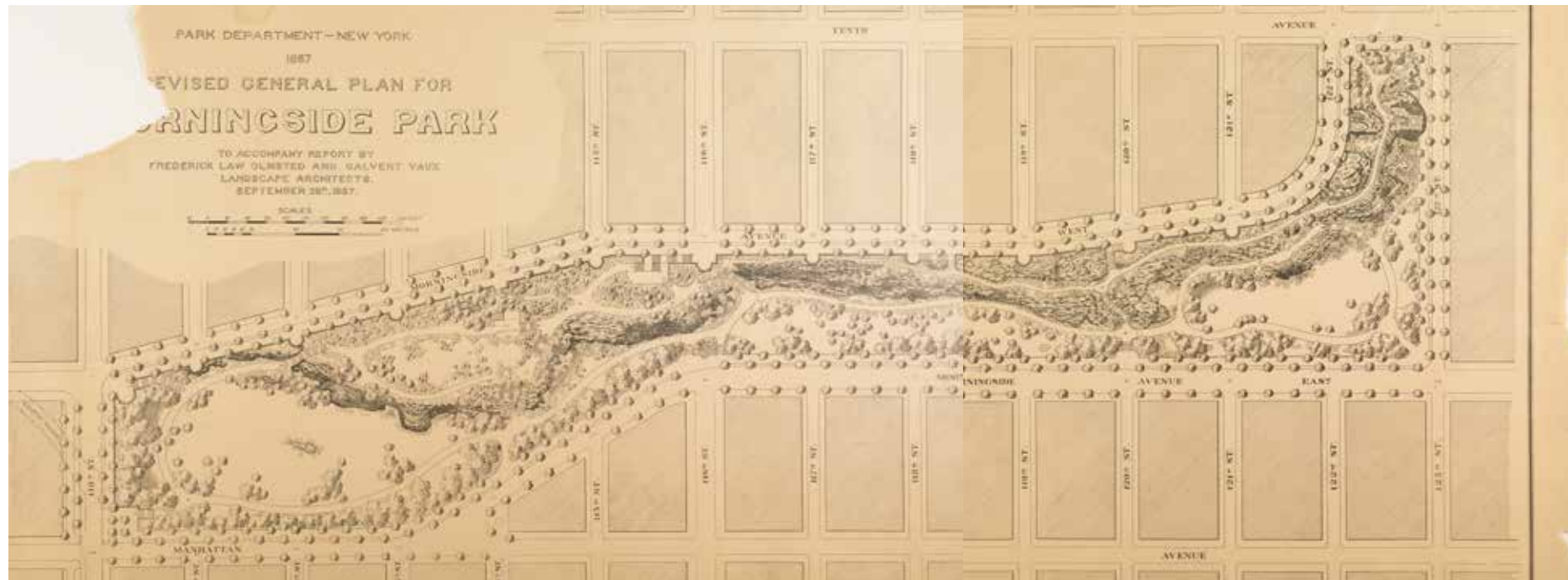


- A.** 114th Street- Bluestone stairs
- B.** 116th Street- Center bluestone stairs, paths, drainage problems and plaza
- C.** 122nd Street-Bluestone stairs

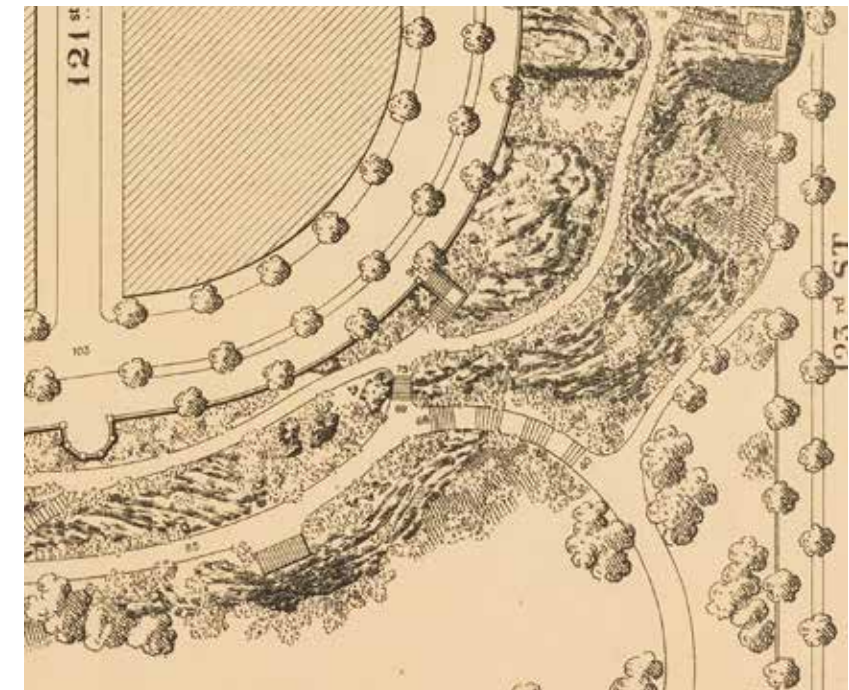
Project Area

▬ **Flights of Stairs**

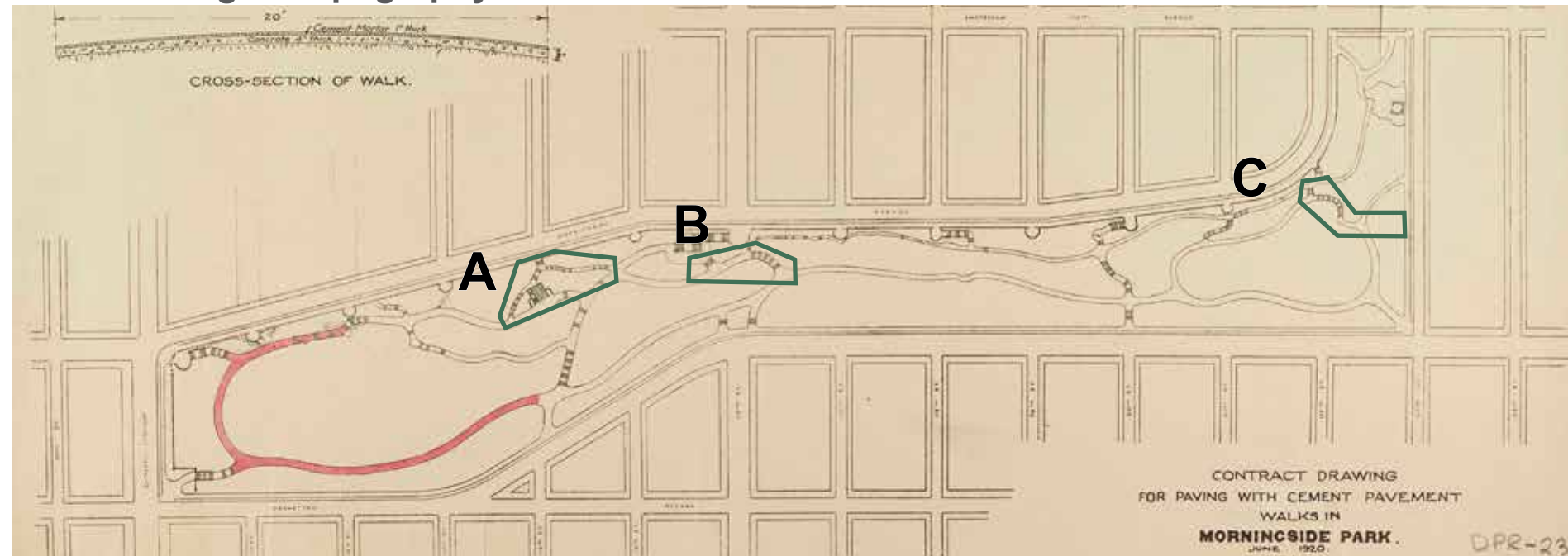




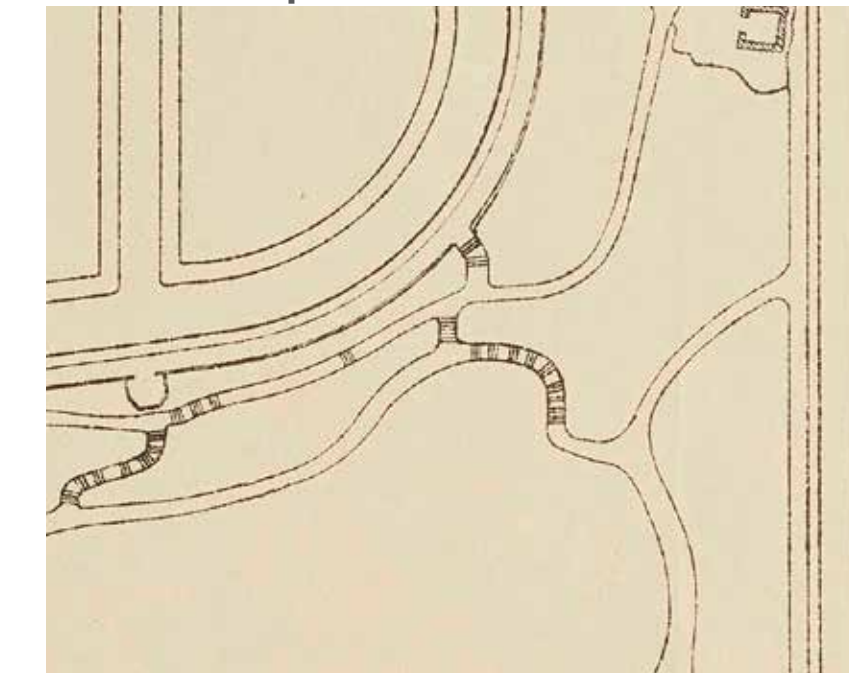
1887-Drawing of Topography and Paths



1887-Blow-up of 122nd St. Stairs






1920



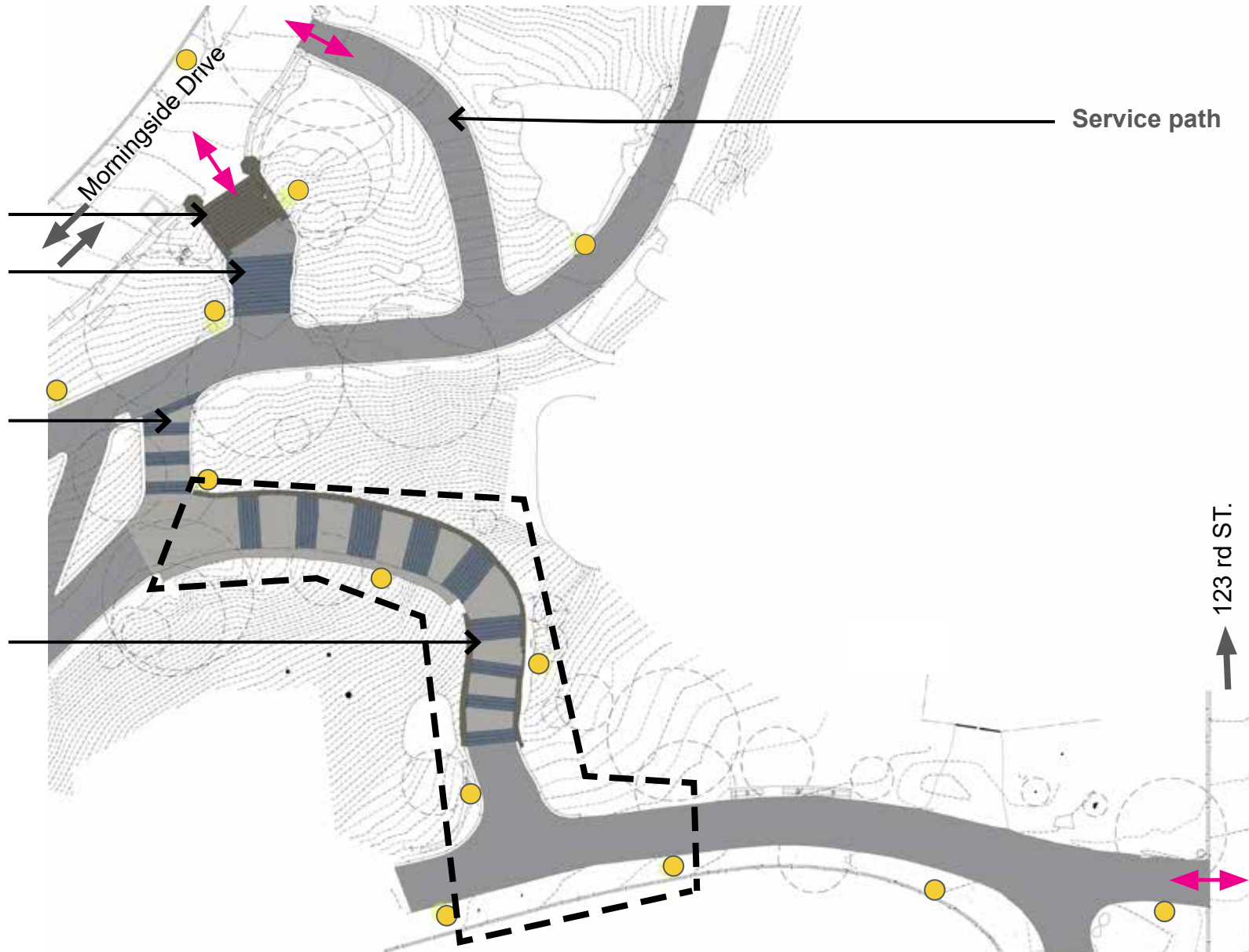
1920- Blow-up of 122nd St. Stairs



Legend

-  Granite block cheekwalls
-  Park Entrance
-  Asphalt Pavement
-  Concrete
-  Bluestone
-  Granite
-  Tree
-  Parks Lightpole
-  Traffic

- Granite stairs-good condition
- No handrails
- Misaligned bluestone treads
- No handrails
- Asphalt landing
- Carved boulder cheekwalls
- Misaligned bluestone treads
- No handrails
- Concrete landings
- Concrete cheekwalls in poor condition
- Misaligned bluestone treads
- Pipe handrail in poor condition
- Concrete landings in poor condition
- Granite block cheekwalls, disintegrating



Morningside Park | C. 122nd Street Stairs-Existing Conditions



Morningside Park | C. 122nd Street Stairs-Existing Condition Photo



A. Perimeter wall 1890's



B. Boulder walls early 1900's



C. Toothed walls 1950's





D. 1940's-1960's Granite block cheekwall at 122nd St. to be reconstructed



E. Concrete curbs



F. Brick and concrete



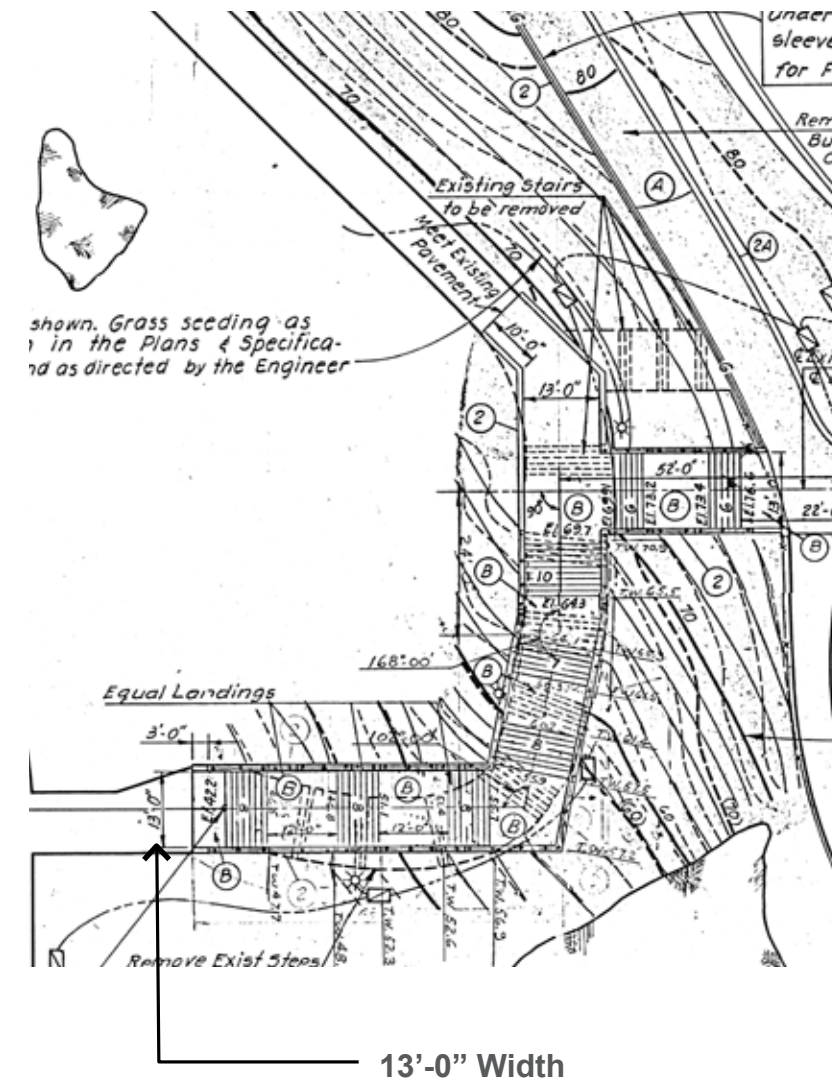
Morningside Park | Timeline of walls in Morningside Park



Overgrown swale on the left. 1966 cheekwall was built on top of pre-1964 cheekwall wall but also overlapping the treads, narrowing the stairways.

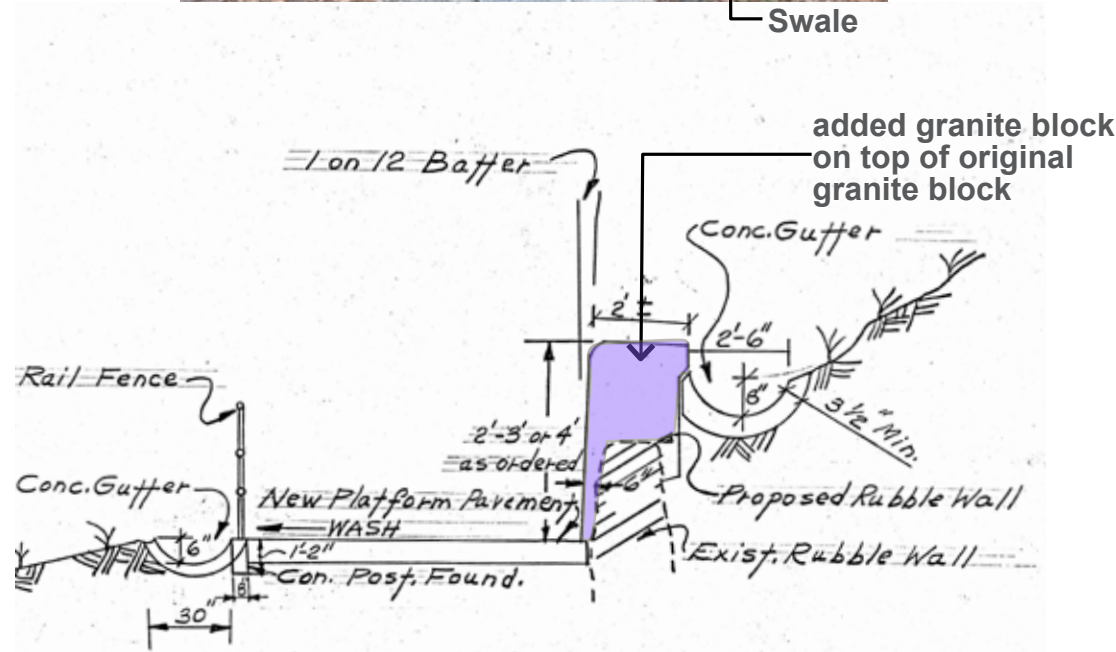


1966 wall overlaps treads by 1-3 granite blocks. Existing wall is 16" wide. No coping allows water in the joints and poor base is causing granite blocks to separate.



No change in original 13'-0" stair width.

(1964 drawing shows proposed change to the stairs to make them orthogonal. This was never built. The stairs are still an irregular curve.)



1966 Reconstruction of retaining wall at 122nd St. stairs: Granite block wall, built on top of existing "rubble wall".



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Legend

--- Project Limit

↔ Park Entrance

■ Asphalt Pavement

■ Landmarks
Grey reinforced concrete landing

■ Reset existing bluestone treads on new foundation

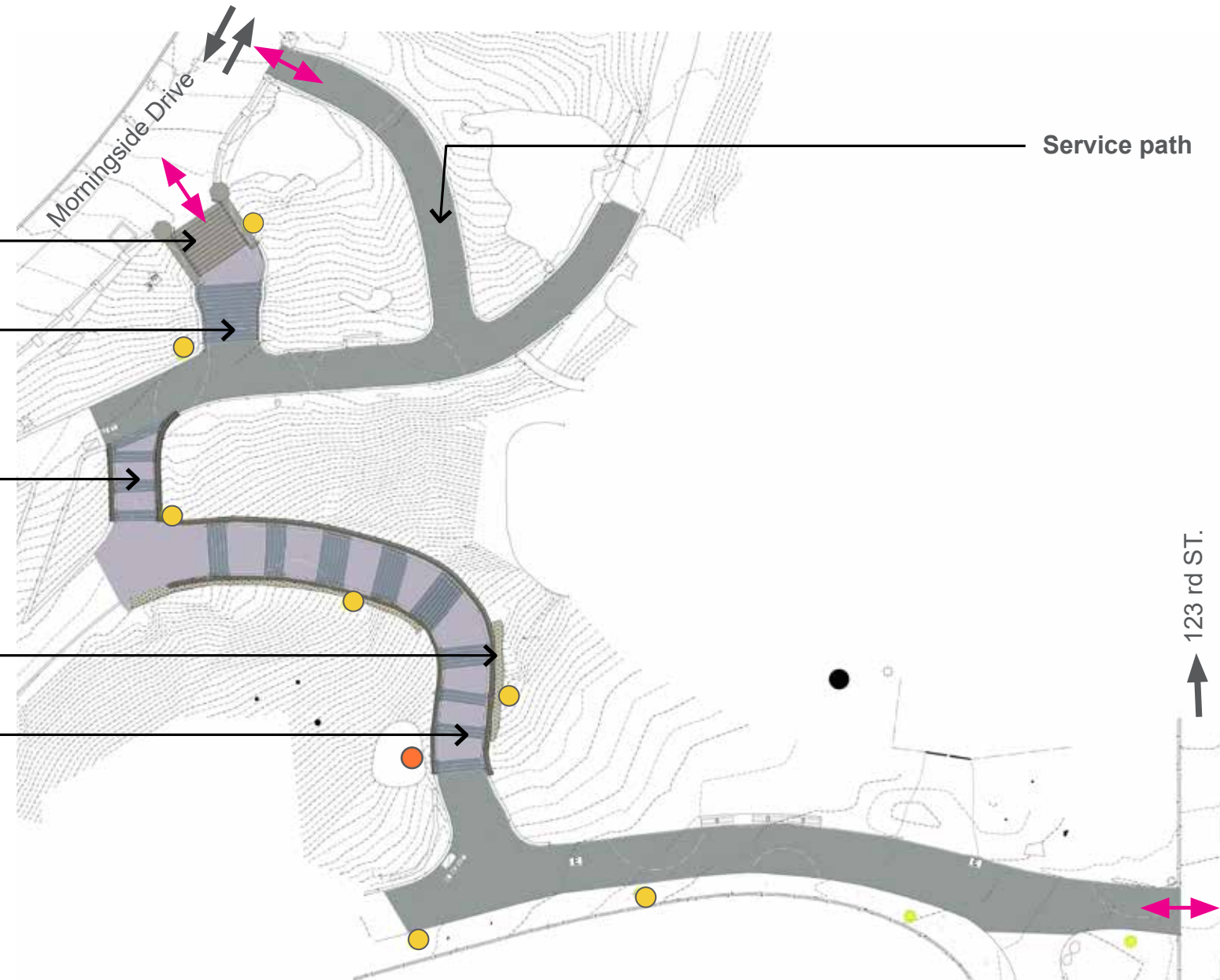
○ Tree

● Existing Parks lightpole to remain

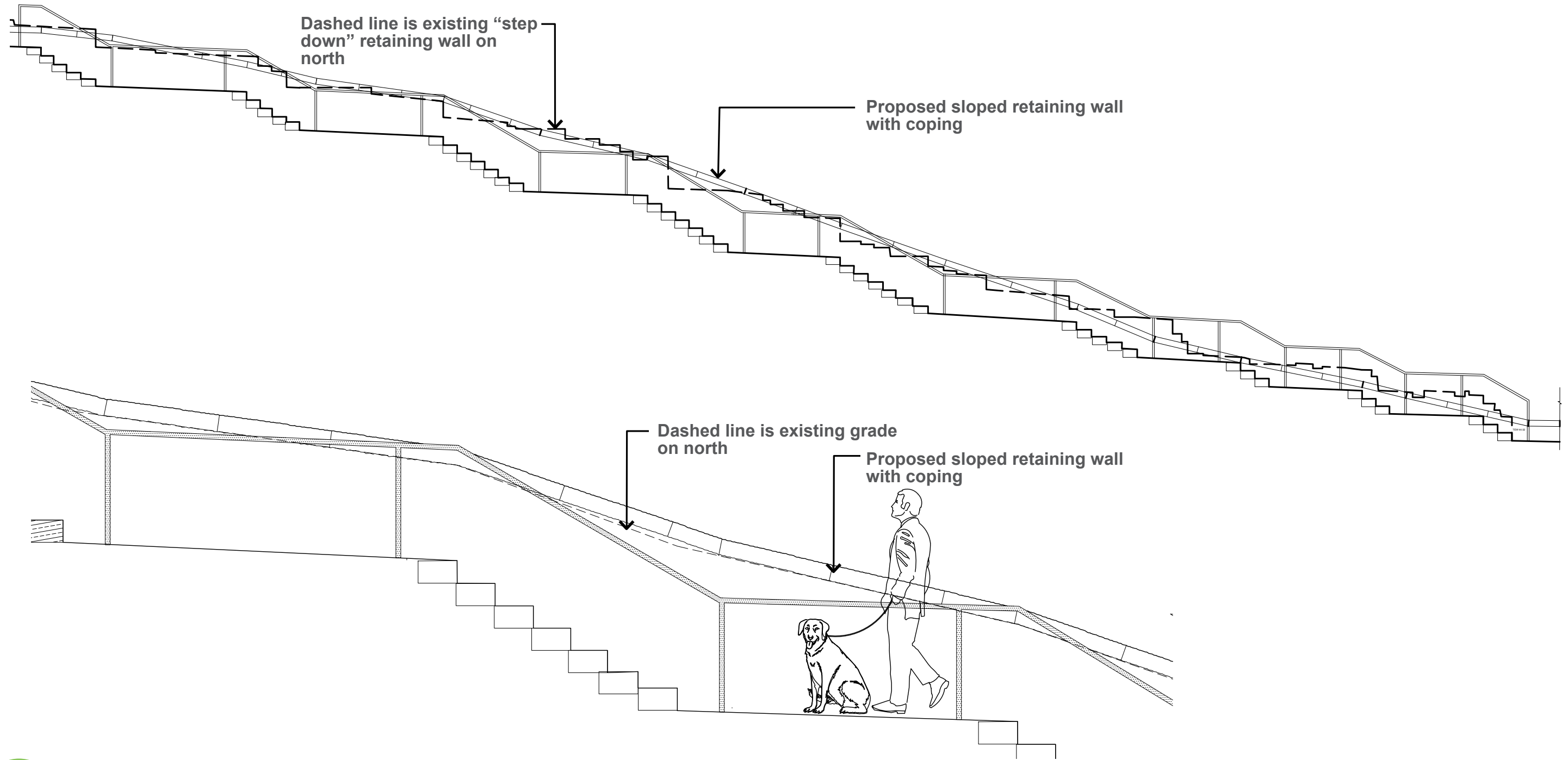
● Proposed lightpole

← Traffic

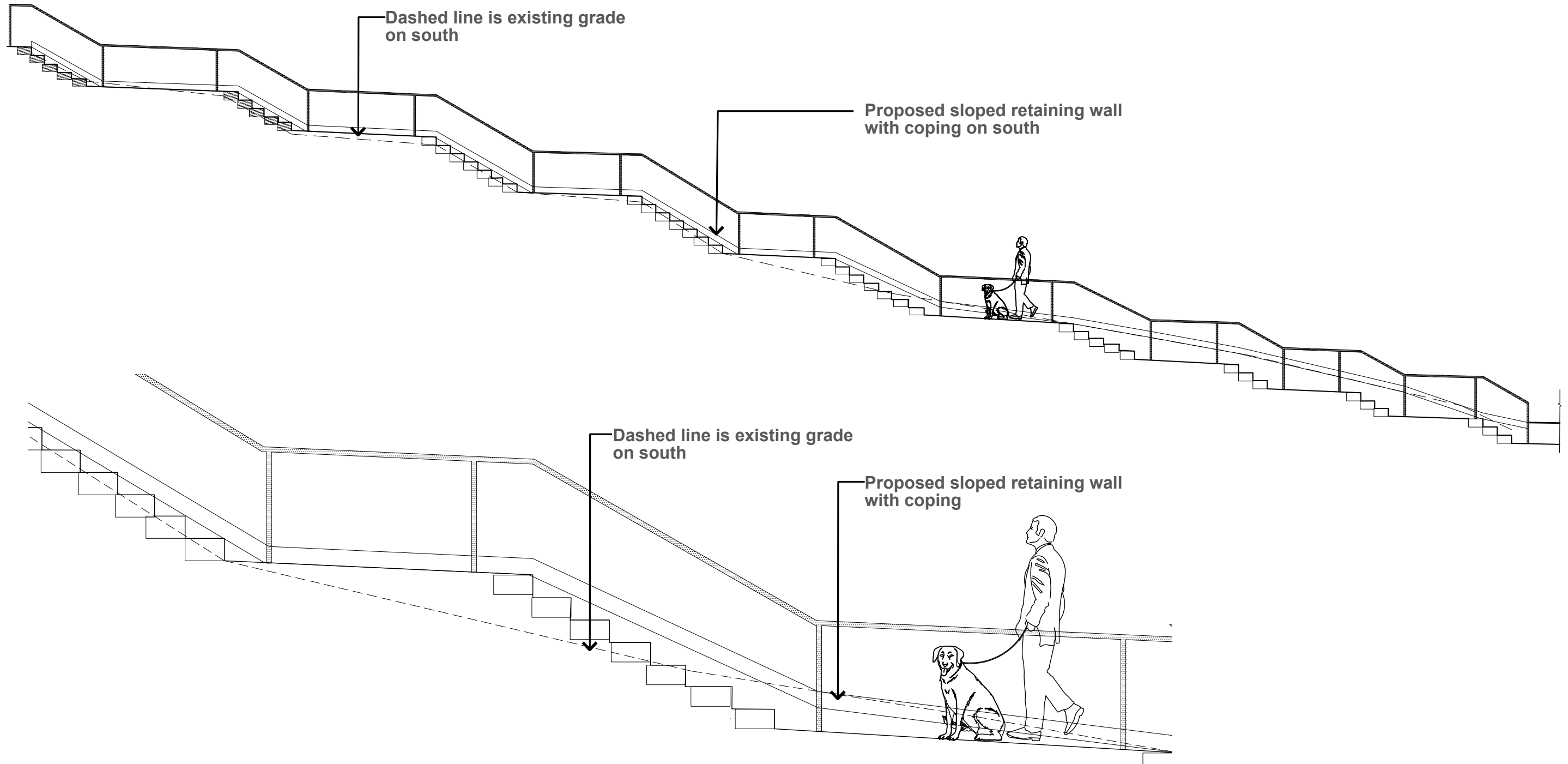
- Granite stairs to remain
- Add handrails
- Add handrails
- Reset carved boulder cheekwalls
- Add handrails
- Remove concrete swales- reconstruct as granite block swale
- No change in stair footprint or width
- Add handrails
- Remove granite block cheek walls- reconstruct as granite block veneer



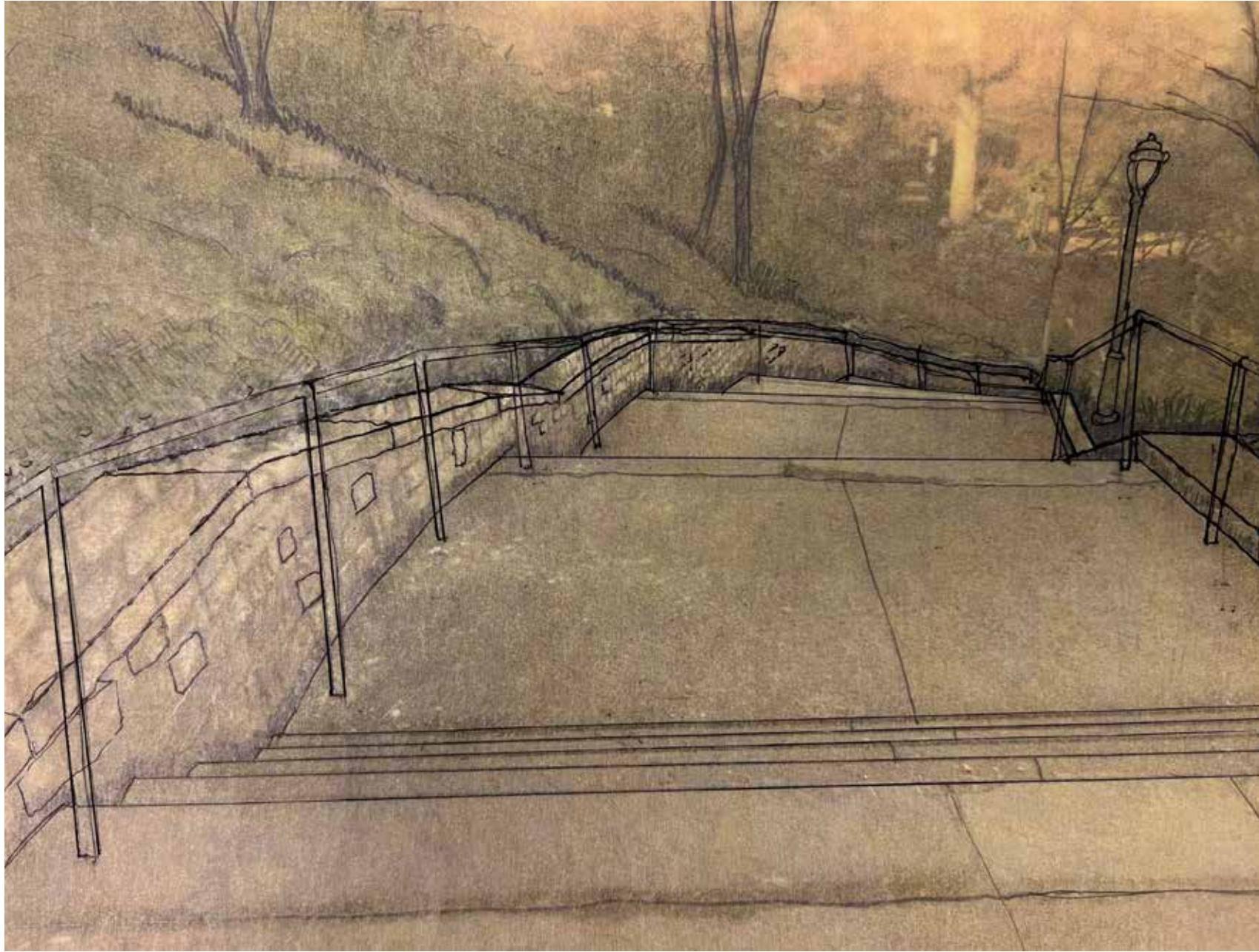
Morningside Park | C. 122nd Street Stairs, Proposed Reconstruction



Morningside Park | C. 122nd Street Stairs-Proposed sloped cheekwall north



Morningside Park | C. 122nd Street Stairs-Proposed sloped cheekwall south



Morningside Park | C. 122nd Street Stairs-Proposed sloped cheek wall



Morningside Park | C. 122nd Street Stairs-Proposed sloped cheek wall



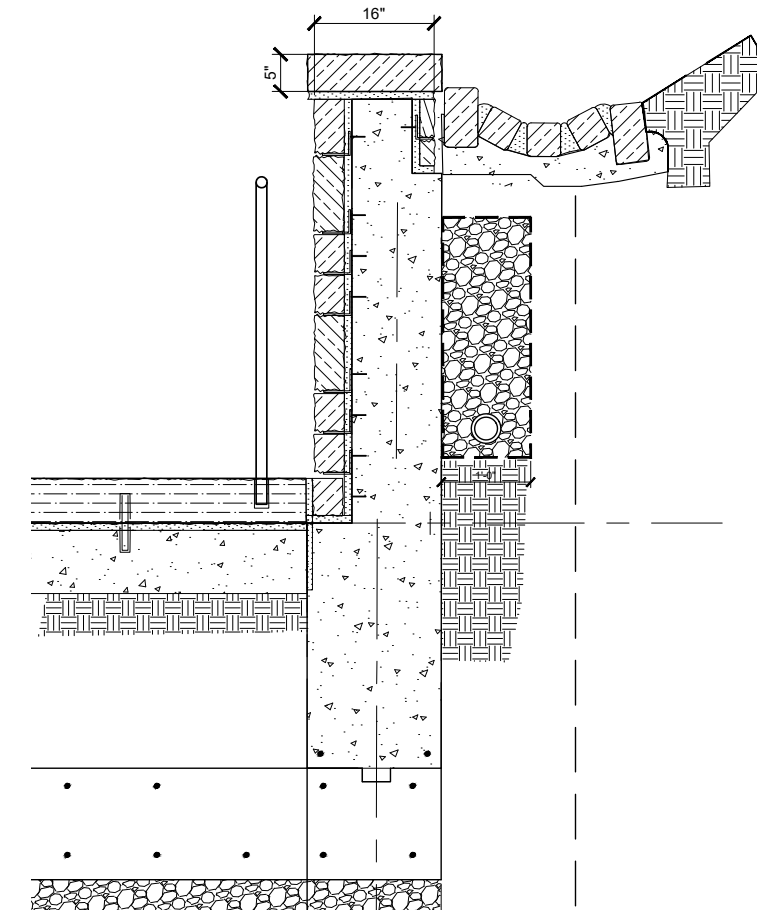
Rustic granite coping example



Existing granite block- to be cut thinner and re-used as facade, both sides, in the same layout as existing pattern



Handrail previously approved by LPC for Morningside Park



New rustic granite coping 5" thick
 New granite block swale
 Reuse existing granite block for cheek wall facade, cheekwall to be 16" wide
 New concrete foundation
 Reset existing bluestone treads





Rustic granite coping example



Existing granite block- to be re-used



Vegetation at a wall in Morningside Park



Morningside Park 114th, 116th and 122nd Street Staircases Reconstruction Appendix

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Parks



Morningside Park | C. 122nd Street Stairs-Wall to curb transition

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