



CB9M

3291/95 Broadway
New York, New York 10027
(212) 864-6200

COMMUNITYBOARD #9, MANHATTAN

Mark D. Levine
President, Borough of Manhattan September 20th, 2024

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Eutha Prince
District Manager

Hon. Sarah Carroll
Commissioner
New York City Landmarks Preservation Commission
David N. Dinkins Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007

RE: Letter of Support from Manhattan Community Board 9 for the accessible entry ramp, minimal handrail, stair and portico paving restoration. It is requested that enough existing stone material be saved to replicate at least one of the mosaics for preservation.

Address: 1160 AMSTERDAM AVENUE at 117th Street
Borough/Block/Lot: MANHATTAN / 1973 / 1
Community District: MN-9
Landmark: St. Paul's Chapel- Individual Landmark
Work Type: Restoration and other façade Work; Roof Work; Barrier Free Access.
General Requirements.
Docket LPC-25-00279

Dear Commissioner Carroll,

At its regularly scheduled General Board Meeting held remotely and in-person, on Thursday, September 19th, 2024. Manhattan Community Board No. 9 passed the following Letter of Support re: **1160 AMSTERDAM AVENUE at 117th Street** by unanimous consent with 34 members present.

St. Paul's Chapel is an Individual Landmark according to the Landmarks Preservation Commission September 20, 1966, Number 6, LP-0305 designation report. This brick building with limestone trim is highlighted with terra cotta ornament and ornamental bronze carefully integrated into a harmonious ecclesiastical design. On account of its Greek cross plan, surmounted by a high drummed dome over the crossing and its four

*Hon. Sarah Carroll
September 20th, 2024
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SERVING HAMILTON HEIGHTS/MANHATTANVILLE/MORNINGSIDE HEIGHTS & SUGAR HILL

A minimal Ramp with Elevated Plaza Paving and Raised Historic "Dutch Gates" from an early church which were from the original campus downtown and moved uptown was proposed:

- Similar entry approach by all.
- Shortest ramp possible.
- Minimal handrails for those requiring support.
- Raising the grade of the herringbone paving to get more pitch to drain into the planting area. A significant amount of the area will be repaved to achieve the necessary grade and slope. Many existing drains on site will be reused.
- Reducing the stairs by two treads or 12-14 inches, and lose a pedestal.
- Adding a simple handrail.

The applicant presented many ramp alternatives, a materials list including limitations and matching challenges due to weathering. Manhattan Community Board 9 supports the improvements described herein. However, it is requested that enough existing stone material be saved to replicate at least one of the mosaics for preservation.

If you have any questions and/or further information is needed, please do not hesitate contacting me or District Manager, Eutha Prince, at the board office (212) 864-6200.

Sincerely,



Victor Edwards
Chair

Cc: Hon. Eric Adams, Mayor
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Cordell Cleare, NYS Senator, 30th Senatorial District
Hon. Daniel J. O'Donnell, Assembly Member, 69th Assembly District
Hon. Inez Dickens, Assembly Member, 70th Assembly District
Hon. Al Taylor, Assembly Member, 71st Assembly District
Hon. Shaun Abreu, City Council Member, 7th Council District
Hon. Dr. Yusef Salaam, City Council Member, 9th Council District
Mr. Zead Ramadan, Executive Director, West Harlem Development Corp.

**CB9M**

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COMMUNITY BOARD #9, MANHATTAN

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President, Borough of Manhattan

September 20, 2024

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Secretary

Hon. Theodore Kovaleff
Assistant Secretary

Eutha Prince
District Manager

Sandra Gale Blundetto
Chief Executive Officer
Heritage Health and Housing, Inc.
1727 Amsterdam Ave. 4th Floor
New York, NY 10031
dmilano@HeritageNYC.org (for sblundetto@HeritageNYC.org)

Dear Ms. Blundetto,

At its regularly scheduled General Board Meeting held remotely and in-person, on Thursday, September 19, 2024, Manhattan Community Board No. 9 unanimously passed the following Letter of Support re: **Heritage Health and Housing, Inc. ("Heritage")** with 34 members present:

This letter is in support of your **HRSA H80CS11285 Service Area Competition grant HRSA-25- 014.**

Manhattan Community Board No. 9 ("MCB9") is made up of several distinct neighborhoods including Hamilton Heights, Manhattanville and Morningside Heights with approximately 105,000 residents. Our district runs from 110th to 155th Street. Our eastern border runs along Manhattan/Morningside Aves, St. Nicholas/Edgecombe and Bradhurst Aves and the Hudson River is our Western border. Each neighborhood is a distinct community, but all face growing challenges. A majority of the people who live in MCB9 come from ethnic or racial minorities, and 24% live below the poverty line.

Heritage Health and Housing, Inc. ("Heritage") is a federally-qualified health center within the boundaries of MCB9, attracting a high percentage of patients from within our boundaries. Heritage is an important anchor for us. Heritage offers Primary Care, Internal Medicine, Pediatrics, Dental and Behavioral Health services, regardless of ability to pay.



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Hon. Theodore Kovaleff
Assistant Secretary

Eutha Prince
District Manager

September 23rd, 2024

Hon. Sarah Carroll
Commissioner
New York City Landmarks Preservation Commission
David N. Dinkins Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007

**RE: Letter of Support from Manhattan Community Board 9 for the
Reconstruction of Staircases located on 114th, 116th, and 122nd Streets.**

MORNINGSIDE PARK SCENIC LANDMARK

Borough/Block/Lot: MANHATTAN / 1850 / 1

Community District: MN-9

Landmark: Morningside - Historic Harlem Park

Work Type: Repointing mortar joints as described by applicant filing any
Work.

Docket LPC-25-01988

Dear Commissioner Carroll,

At its regularly scheduled General Board Meeting held remotely and in-person,
on Thursday, September 19th, 2024, Manhattan Community Board No. 9
passed the following Letter of Support re: **RE: Letter of Support from
Manhattan Community Board 9 for the Reconstruction of Staircases
located on 114th, 116th, and 122nd Streets** by unanimous consent with 34
members present.

Morningside Park is a designated Scenic Landmark according to the
Landmarks Preservation Commission 2008 Designation List 404 LP-2254. It is
one of four Historic Harlem Parks and named for the sunny eastern side of the
cliff that separates Morningside Heights from the Harlem Plain in Northern

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Manhattan. The ridge rises over 100 feet higher along the west side above the eastern side. The preliminary plan (1873) and revised plan (1887) are by Landscape Architects Frederick Law Olmsted and Calvert Vaux. Important features of Morningside Park which is comprised of approximately 30 acres contribute to its special architectural and historic character include: the massive buttressed masonry retaining wall with parapet; overlook bays; entrance stairways natural rock outcroppings; carefully worked-out “designed” rockwork and plantings; curvilinear walk system; and small open meadows along the southern and eastern sides. Today the area is dense residential to the east, mainly institutional to the west, is considered a relatively large park and serves a very large population.

The applicant, NYC Parks, Landscape Architect, Laura Drawbaugh presented a revised Plan from its initial June 5, 2024 presentation, for the Reconstruction of the 114th, 116th and 122nd Street staircases at the September 4, 2024 Landmarks Preservation and Parks Committee. The revisions were due to objections raised from The Friends of Morningside Park and their request to actively participate during the summer in the planning of the proposed improvements to address the needs and input of park-goers.

Phase I will address the unsafe stairs and water runoff, while Phase II will address ADA access on the western edge. The unsafe stairs and storm water runoff is addressed at all three locations and new, structural work on the plaza at 116th Street has been added. The existing treads and boulders will be removed, stockpiled, and a new concrete foundation will be constructed at 114th and 122nd Street.

The treads and boulders will be reset. The treads in good condition will be reused and others will be replaced to match as closely as possible. Furthermore, sturdy landmarks grey concrete landings will be provided and handrails will be provided on both sides.

114th Street: The gently shaped stairs are very dilapidated. The misaligned bluestone treads and asphalt landings are in poor condition. There are no handrails, and irregular carved boulders are on the sides.

116th Street: These stairs are very different in character. Due to the constant flow of water from a protruding pipe, and from the slopes above the treads, these stairs have been displaced. The water is flowing, not into the park's

internal drainage system, but instead it runs on the surface down to the street. The non ADA compliant handrail and boulder cheek walls are apparent. The existing treads and boulders from these stairs have an existing concrete foundation. However, the treads and boulders will be removed, stockpiled, and reset in the same position with some drainage materials to improve the storm water runoff situation, and the landmarks grey color will be used on the concrete landings. The treads that aren't in good enough condition to reuse, will be replaced.

Changes were made to the original proposal based on suggestions by the Friends of Morningside Park (Friends Group). A trench drain that was previously planned, was eliminated, and a granite block swale was added on the uphill side of this path to direct the surface water from above into an existing catch basin. Furthermore, the bird bath area that was going to be removed, will remain because the Friends Group pointed out that it is a very fond feature. However, the drainage will be reconstructed with a dome grate to prevent overflow. Additionally, some of the materials on the upper Plaza area will be reset. Security and lighting are a great concern because the grand steps and plaza at 116th Street are well traveled and used for public events. Therefore, 5 new lights and handrails on the center and sides of these stairs will be added. Additional cameras that may serve to deter crime, increase visibility, and ensure a safer environment are not included in this application as requested by some community members. However, it was explained that there are an extensive number of cameras in the park between Columbia University and the NYPD.

After consultation with a structural engineer, the leaning pedestal and light pole will be addressed on the northern edge of the upper plaza. The railing which was to be removed will be re-attached, and the granite posts will be reset; the schist coping dislodged by roots will be removed and reset, and the granite curb will be removed and reset. The vegetation that's damaging the retaining wall coping at this location will be removed. Mortared materials will be used to keep its unique character while some coping stones will be reset and the handrail will be fixed.

122nd Street: These stairs which were built later are very different from the other sets of stairs. They have granite block cheek walls and treads, which both are in poor condition. The steps are misaligned, and there's a tiny little run of handrail. This time the slope of the landscape will be followed instead of having those step downs. Rustic granite coping will be added on top to protect

the masonry joints. Swales will be reconstructed in its existing condition and locations with granite block. There is an odd condition that this wall was built pre 1964. More granite block was placed on top, and the steps were narrowed. This proposal ensures that stair widths and materials will be maintained and is compliant.

Finally, the proposed handrails are the same as installed on 113th Street and extensively in Central Park. Three pipe handrails are included, on each side, and then down the middle due to the width of the stairs. Moreover, there is precedent for these handrails at Jackie Robinson, the Central Park Arsenal, and in Morningside. This will make ADA accessibility robust.

In conclusion, Manhattan Community Board 9 supports the reconstruction of the stairs, repointing of the mortar joints, handrail replacements and other improvements as negotiated by The Friends of Morningside Park.

If you have any questions and/or further information is needed, please do not hesitate contacting me or District Manager, Eutha Prince, at the board office (212) 864-6200.

Sincerely,



Victor Edwards
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Hon. Shaun Abreu, City Council Member, 7th Council District
Hon. Dr. Yusef Salaam, City Council Member, 9th Council District
Hon. Sue Donoghue, Commissioner, NYC Dept. of Parks & Recreation
Public Design Commission of the City of New York
Mr. Zead Ramadan, Executive Director, West Harlem Development Corp.