

The Reconstruction of the Tony Dapolito Recreation Center

1 Clarkson Street New York, NY 10014

March 20, 2018



NYC Parks

W X Y architecture + urban design

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Site Location



Site

Greenwich Village Historic District

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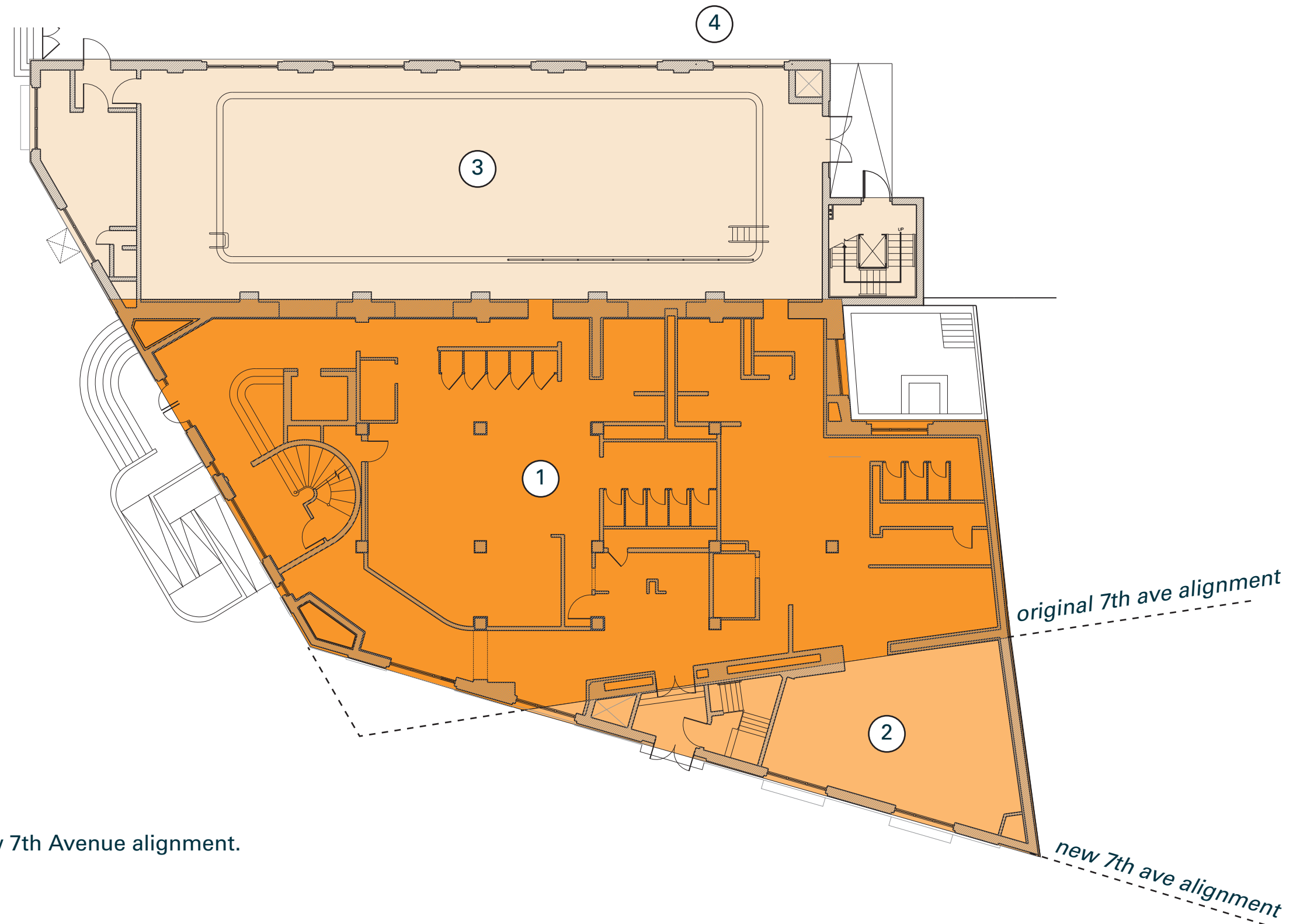
Historical Context - Photographs



Photograph showing original facade. ca. 1908. *The Brick Builder*, Vol. 17, No. 11.

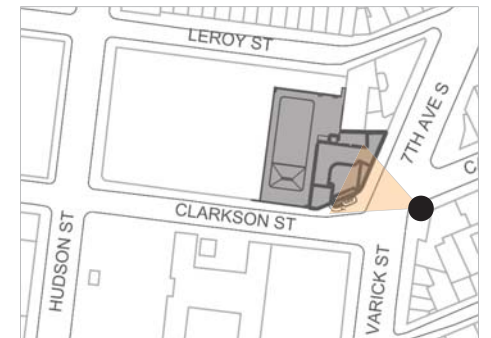
Plate 140

Historical Context - Building History

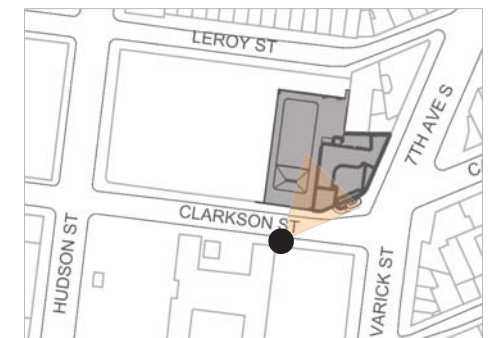


1. 1908: Original building foot print.
2. 1922: Addition to conform with new 7th Avenue alignment.
3. 1929: Swimming pool addition
4. 1939: Outdoor pool addition

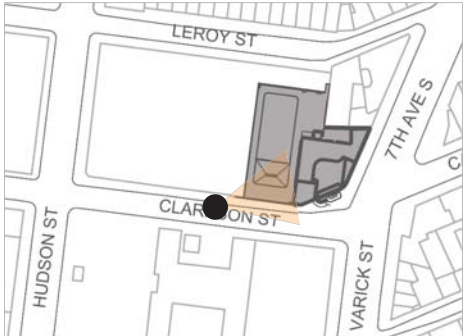
Existing Conditions - View from 7th Ave S and Carmine St.



Existing Conditions - View from Clarkson St.



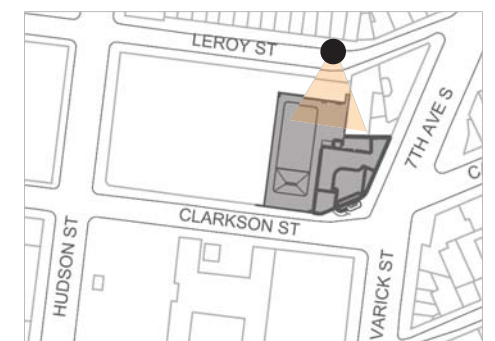
Existing Conditions - View from Clarkson St.



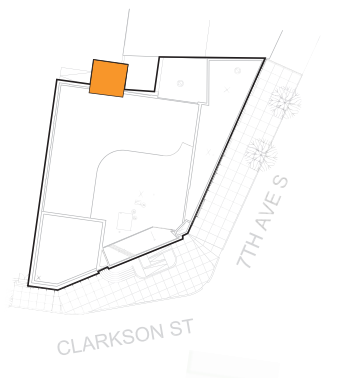
Existing Conditions - View from Leroy St.



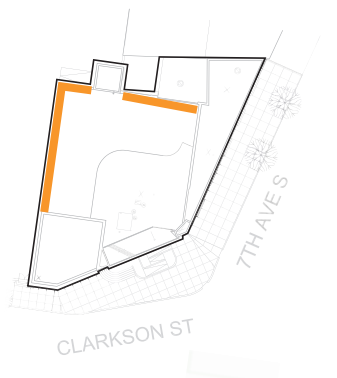
Existing Conditions - View from Leroy St.



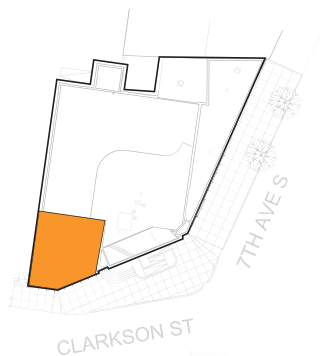
Existing Conditions - Stair 3



Existing Conditions - Parapet and Fencing



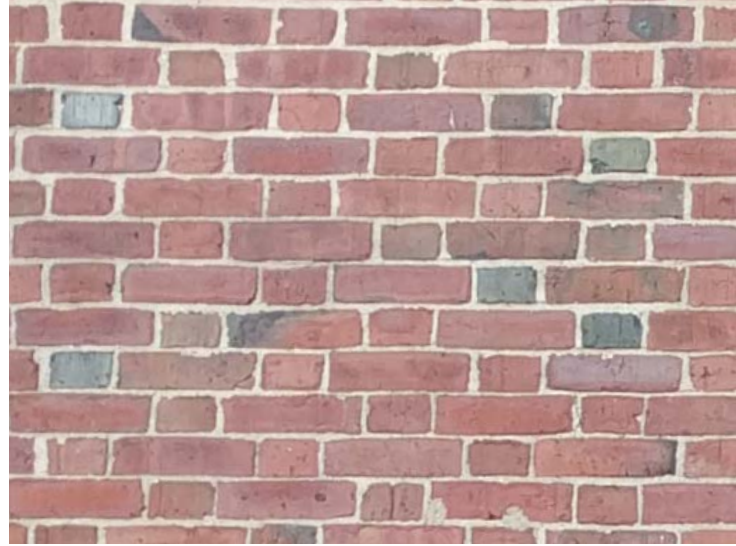
Existing Conditions - Colonnade



Existing Conditions - Before Installation of Nets



Existing Conditions - Materials



Existing Flemish Bond:

Replacement brick to match existing.
New mortar for reconstruction and
repointing to match original.



Existing Limestone Cornice:

Existing limestone to be salvaged where
possible or matched.



Existing Stucco:

New colonnade ceiling stucco to match
existing



Existing Limestone Coping Stones:



Existing Cast Stone Coping Stones:

Existing Coping stones to be replaced
with cast stone coping stones. Color and
texture to match existing

Scope of Work

Restoration & Other Facade Work:

Exterior repairs on street facade and side or rear facade.

- Stabilization of limestone elements (cornice, banding, soffit).
- Reconstruction of parapet wall:
 - Addition of expansion joints to prevent future cracking caused by expansion and contraction of new parapet.
 - Raising of parapet wall at the minimally visible parapet at the secondary facade facing Leroy Street for proper attachment of safety fencing without creating a large number of waterproofing vulnerabilities and requiring significant costly work.
- Reconstruction of stair shaft enclosure.
- Masonry crack repairs and repointing.
- Replacement of existing limestone coping stones for cast stone coping stones.

Heating, Ventilation & Air Conditioning

Equipment:

Thru-Wall HVAC equipment on rear or side facade.

- Addition of exhaust vent to east wall of stair tower to mitigate humidity. High humidity levels have been identified as the culprit for steel corrosion and brick deterioration in the stair tower.

Window & Door Work:

Replacement of windows on street facade and rear or side facade.

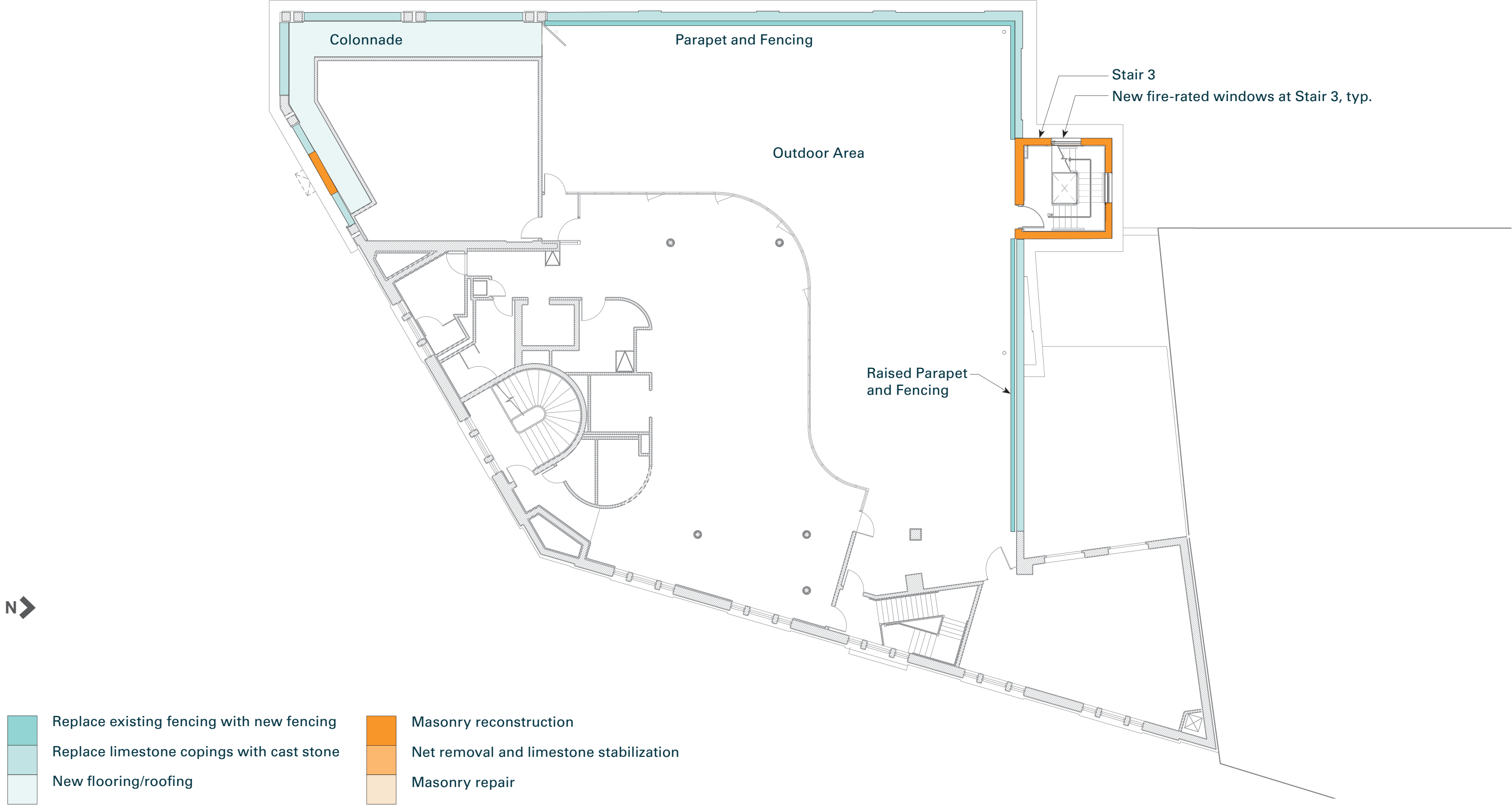
- Replacement of existing aluminum double hung windows with fixed aluminum windows in order to provide fire and impact safety rating.

Other:

Fences and Gates.

- New 10' security fencing to replace existing and improve life safety. As a recreation center, the occupiable roof requires 10' safety fencing according to applicable NYC Building Code

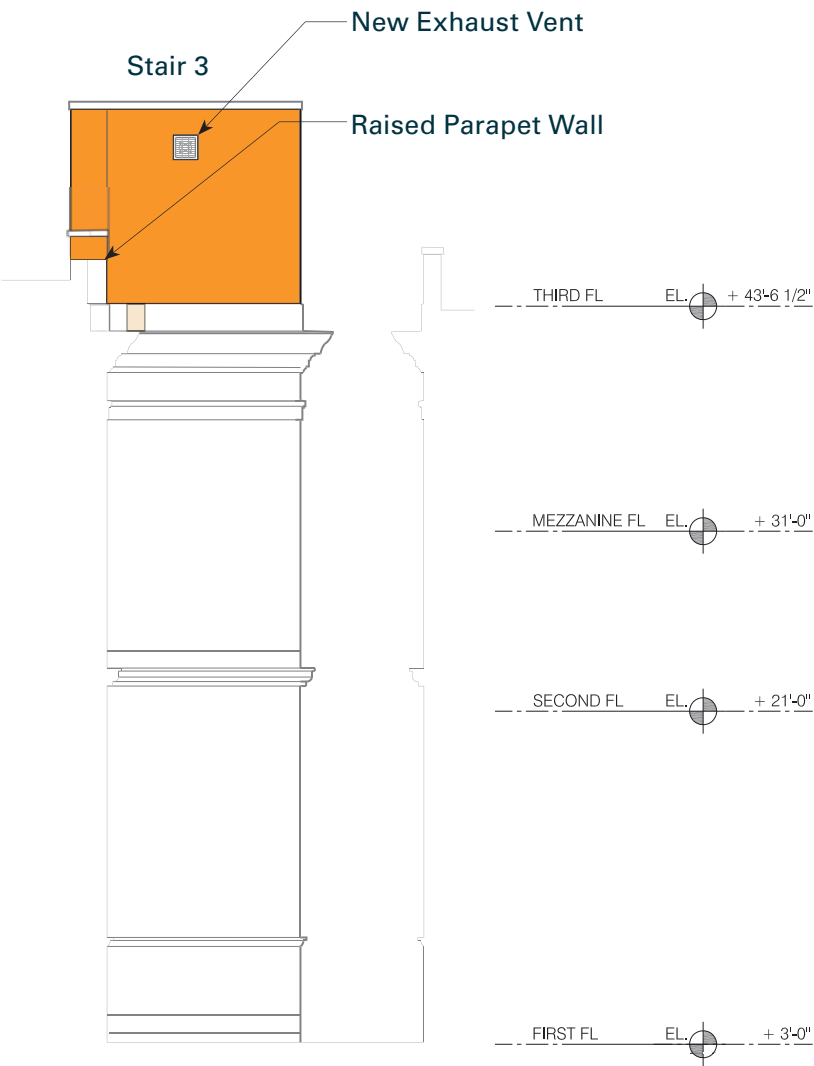
Scope of Work - 3rd Floor Plan









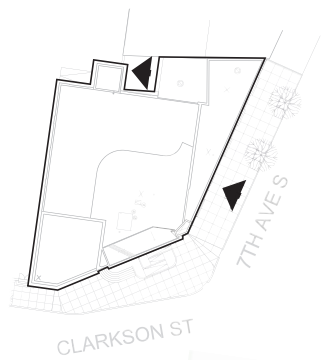
Scope of Work - 3rd Floor Plan



Scope of Work - West Elevation









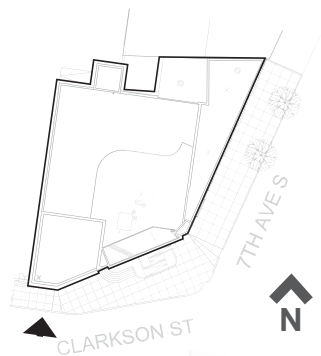
- | | | | |
|--|---|---|---|
|  | Replace existing fencing with new fencing |  | Masonry reconstruction |
|  | Replace limestone copings with cast stone |  | Net removal and limestone stabilization |
|  | New flooring/roofing |  | Masonry repair |



Scope of Work - South Elevation



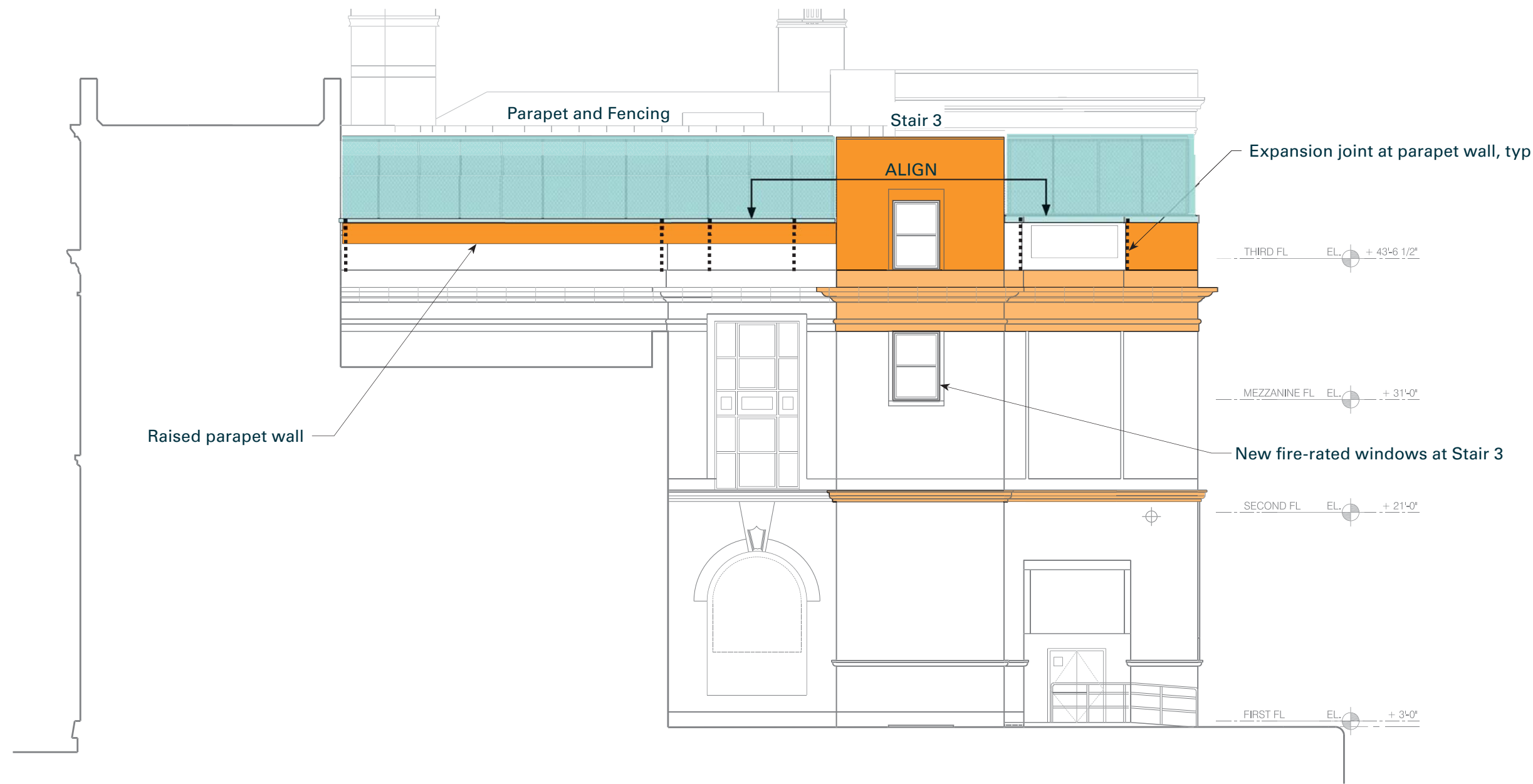
- | | | | |
|--|---|---|---|
|  | Replace existing fencing with new fencing |  | Masonry reconstruction |
|  | Replace limestone copings with cast stone |  | Net removal and limestone stabilization (limestone to repaired and reset) |
|  | New flooring/roofing |  | Masonry repair |



Scope of Work - East Elevation



Scope of Work - North Elevation



- | | | | |
|--|---|--|---|
| | Replace existing fencing with new fencing | | Masonry reconstruction |
| | Replace limestone copings with cast stone | | Net removal and limestone stabilization (limestone to repaired and reset) |
| | New flooring/roofing | | Masonry repair |



Parapet Fencing



Existing view from Clarkson St



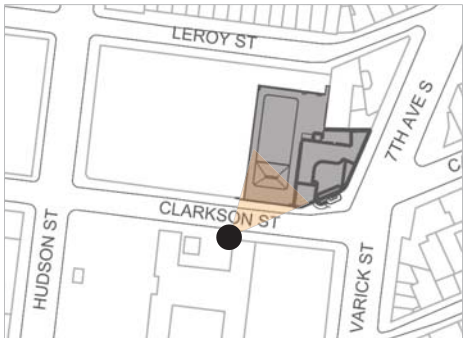
Proposed view from Clarkson St



Existing wire fencing



Proposed stainless steel wire fencing



Parapet Fencing



Existing view from Leroy St



Proposed view from Leroy St



Existing wire fencing



Proposed stainless steel wire fencing



Parapet Fencing



Existing view from Leroy St



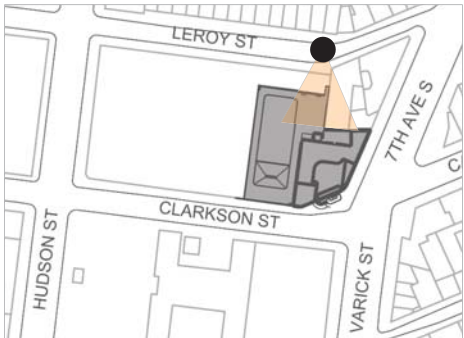
Proposed view from Leroy St



Existing wire fencing



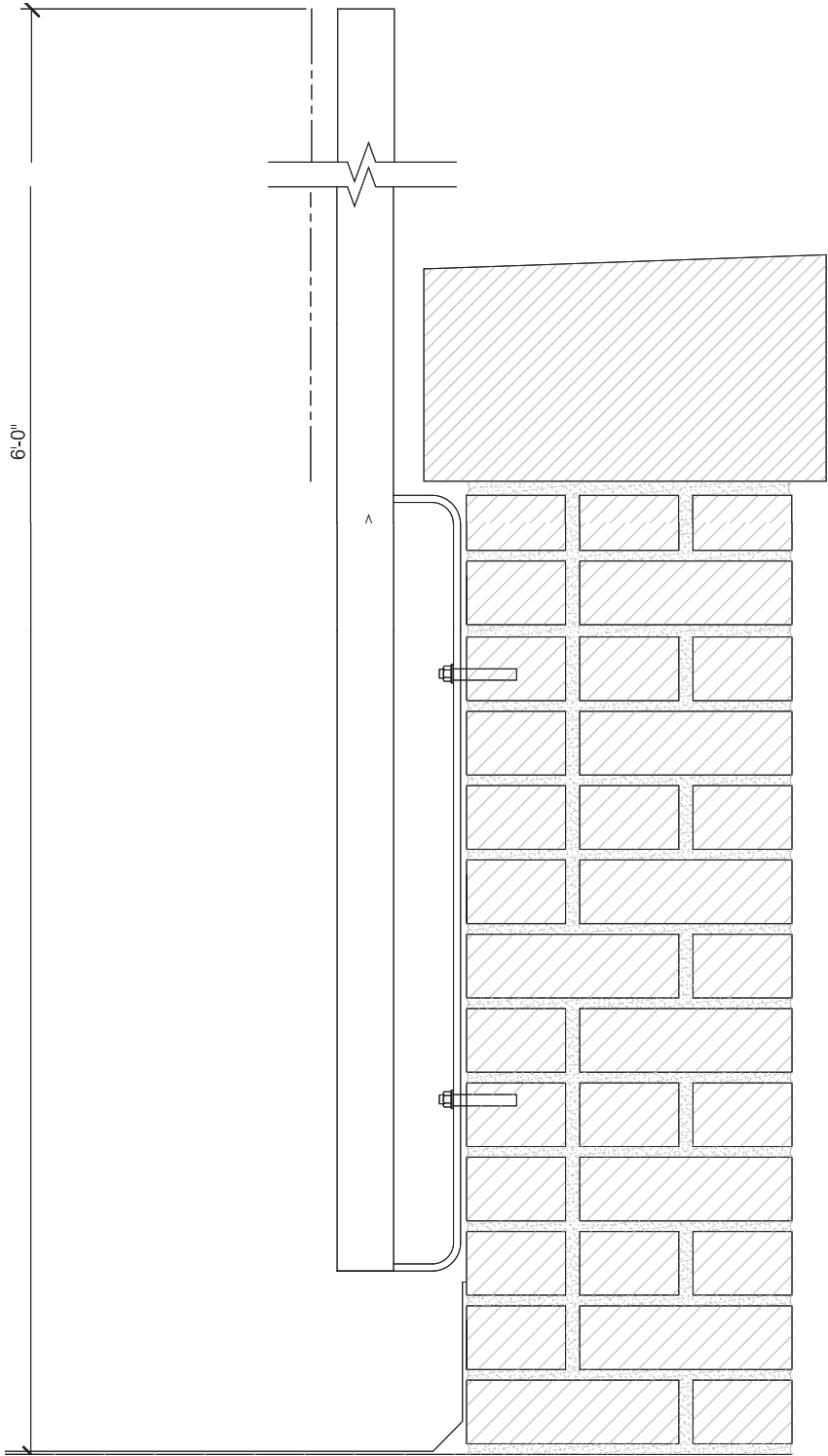
Proposed stainless steel wire fencing



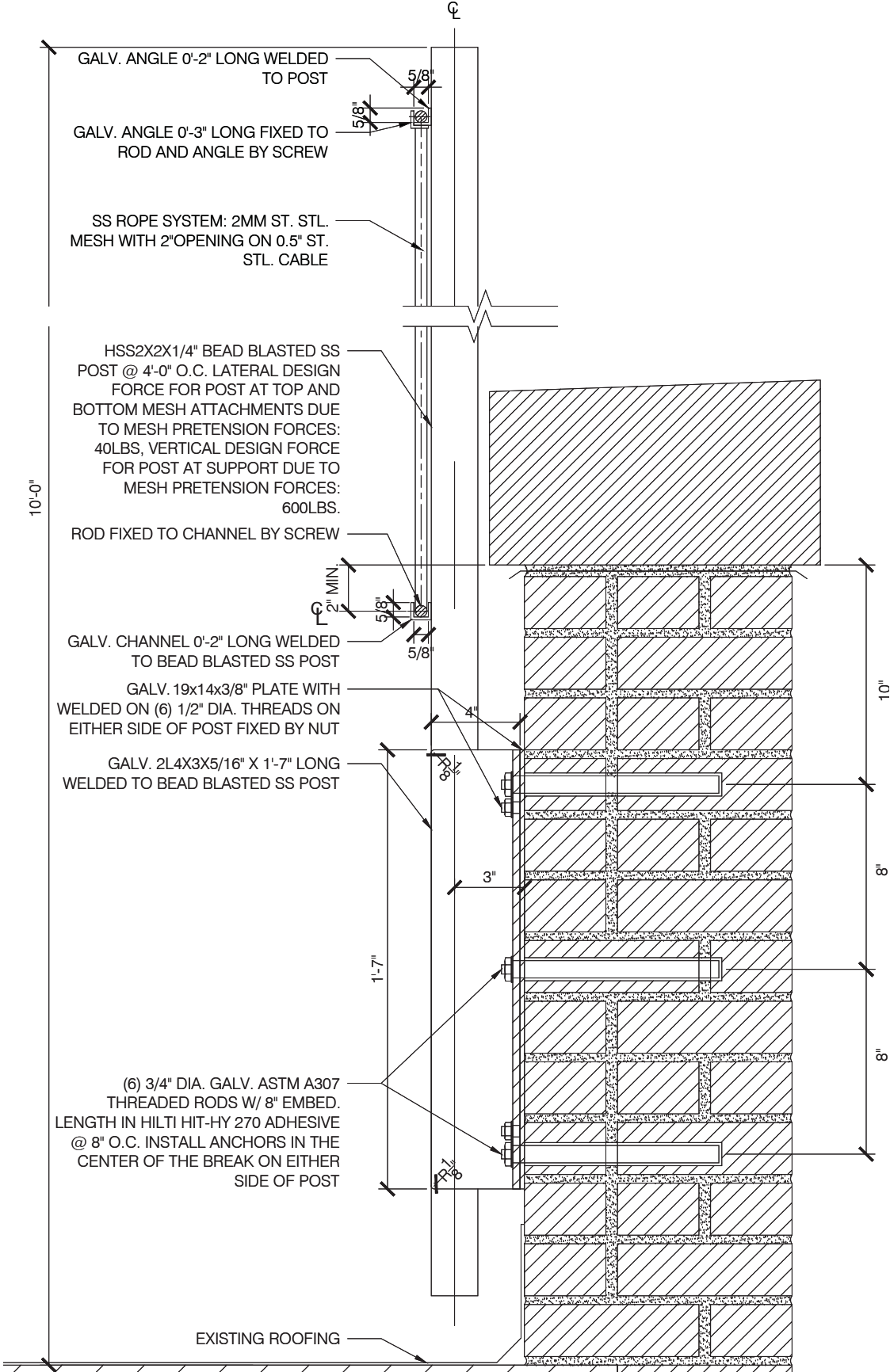
Parapet Security Fencing



Existing wire fencing



Existing Security Fencing Section - 6' Tall



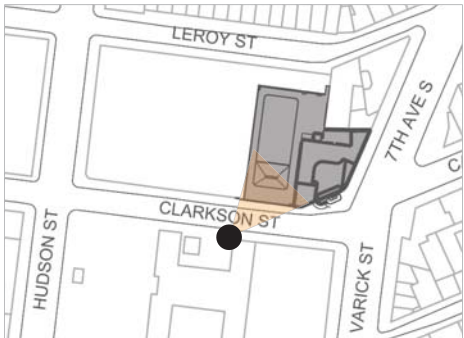
Proposed Security Fencing Section - 10' Tall



Parapet Security Fencing - Mockup Photos



View from Clarkson St



Parapet Security Fencing - Mockup Photos



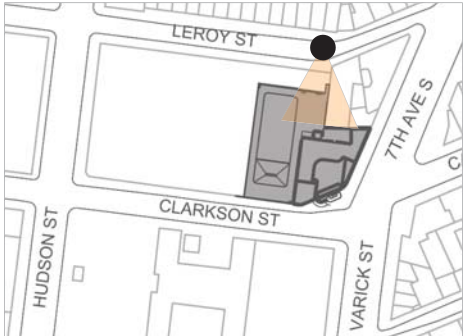
View from Leroy St



Parapet Security Fencing - Mockup Photos



View from Leroy St



Coping Stones

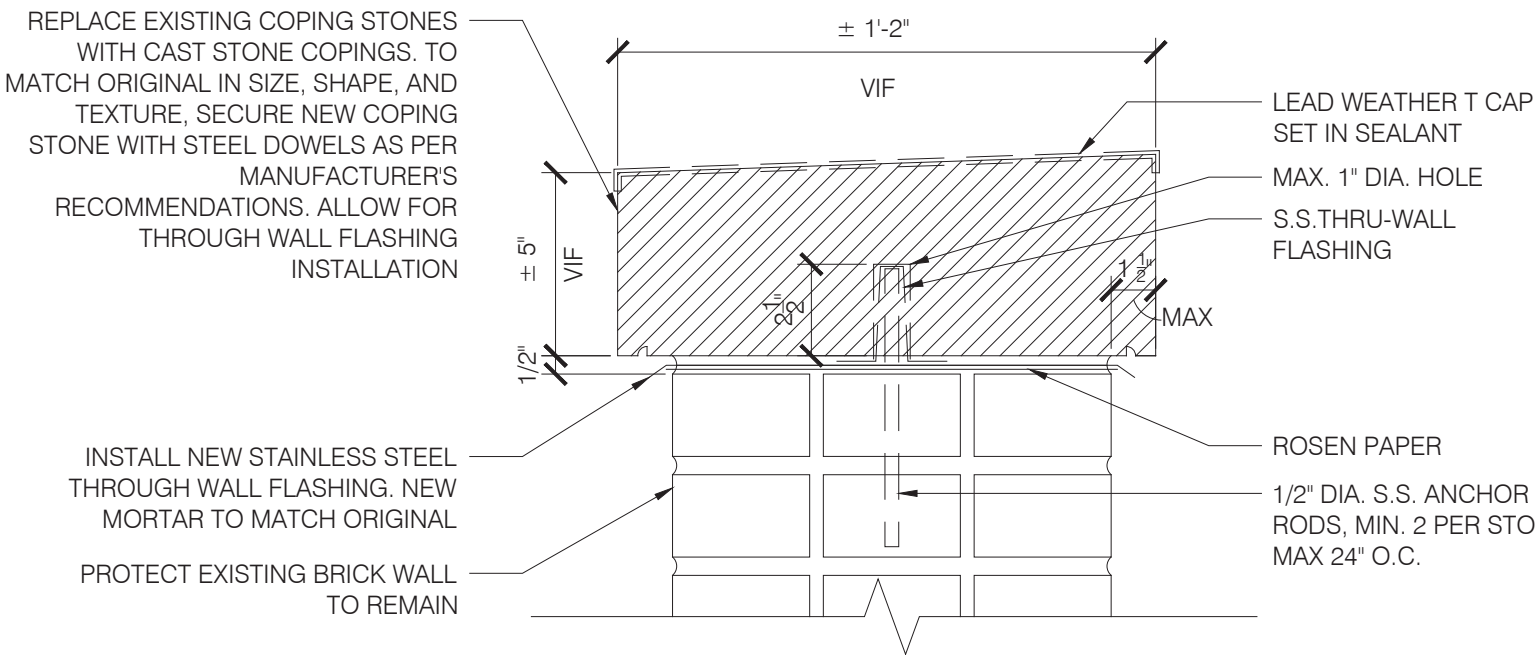


Existing Limestone Coping Stones:



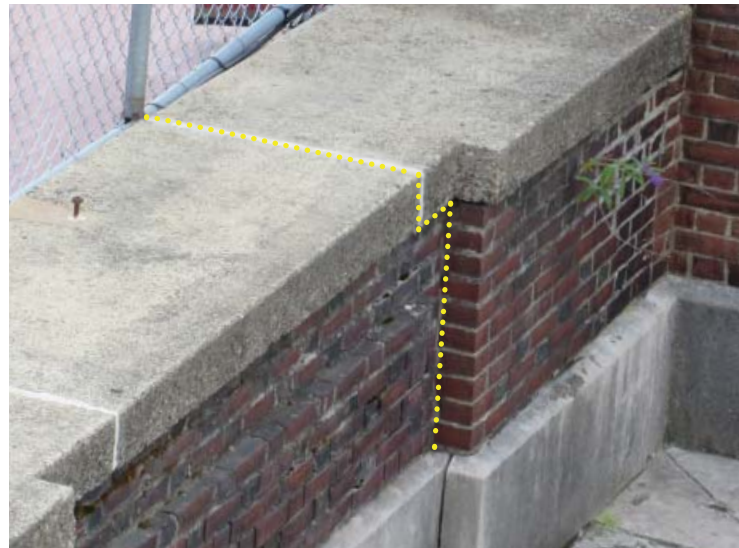
Existing Cast Stone Coping Stones:

Existing Coping stones to be replaced with cast stone coping stones. Color and texture to match existing

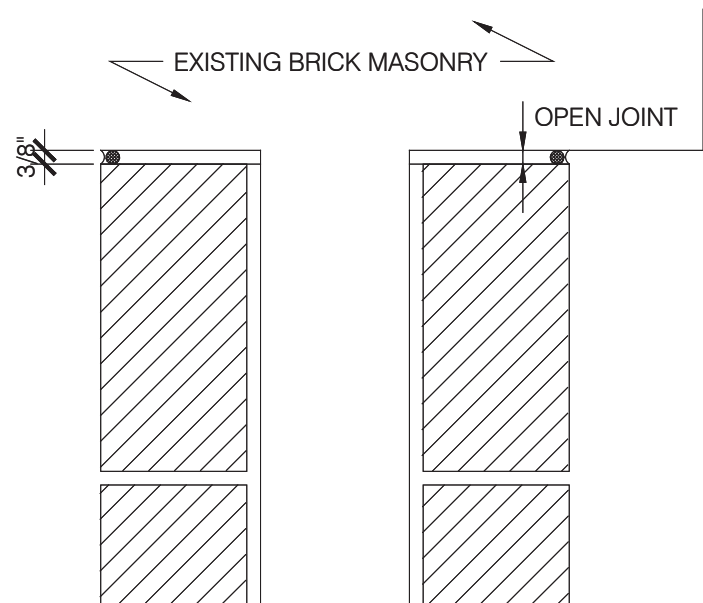


Proposed Cast Stone Coping Stones

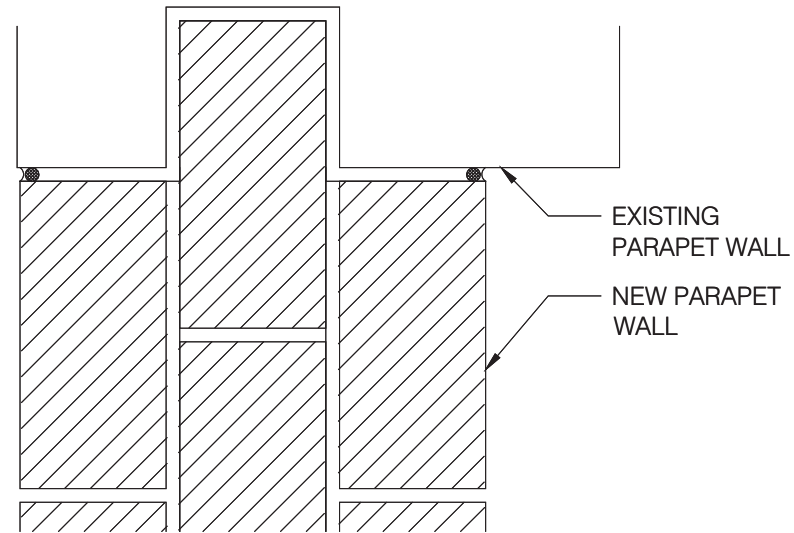
Expansion Joints



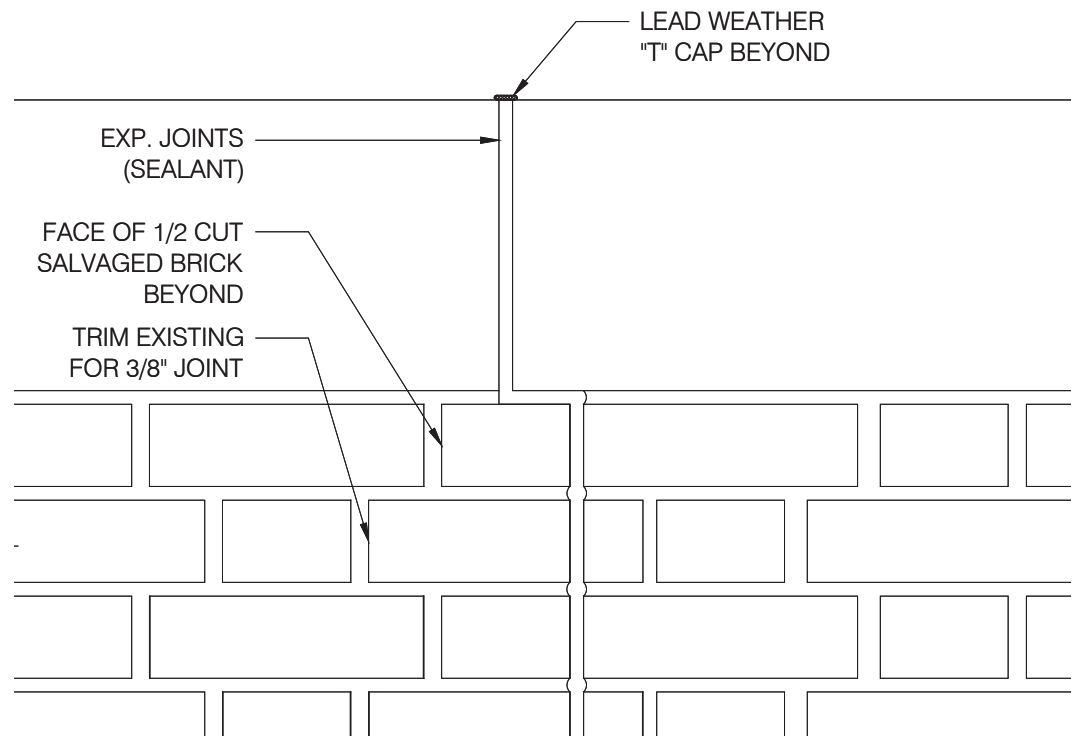
Proposed location at bay end.



Expansion joint at inner and outer wythe



Thru-wall expansion joint

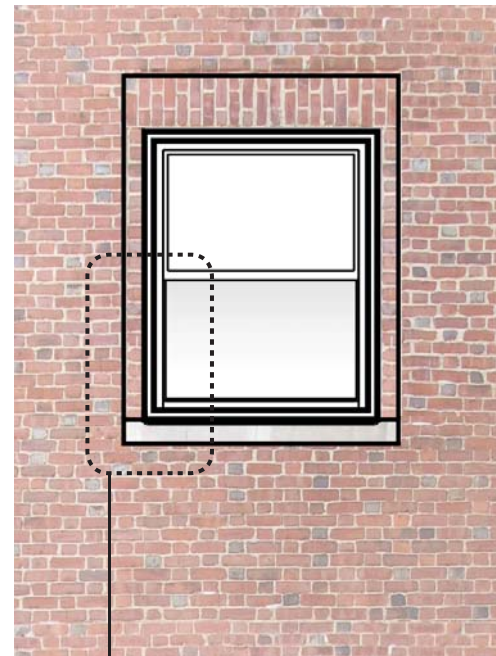


Expansion joint elevation

Stair 3 Windows



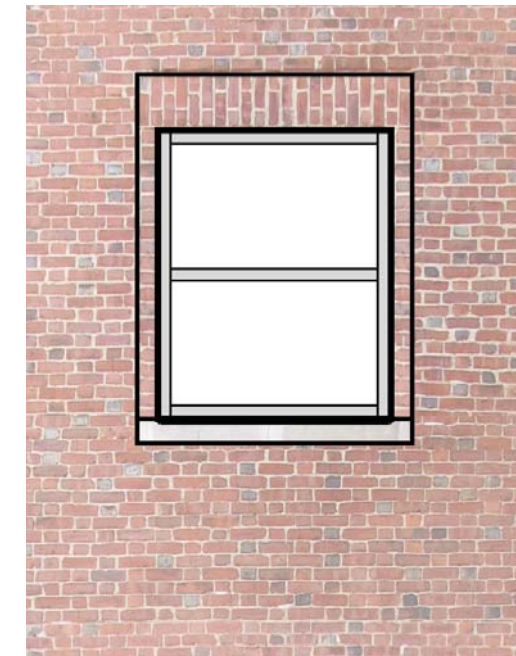
Existing Windows (Double Hung)



Existing window color

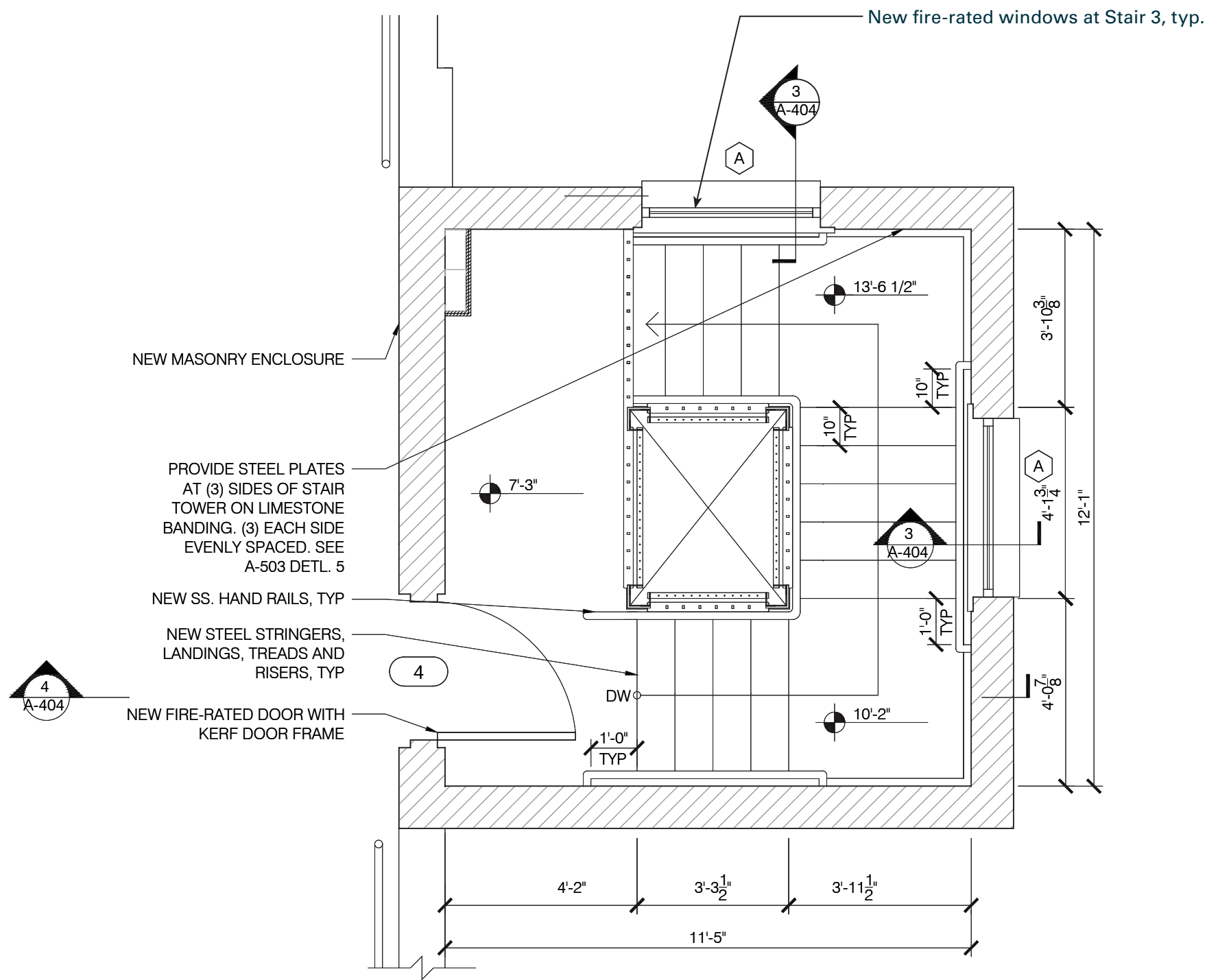


Proposed Fire-rated Windows (Fixed with horizontal mullion)

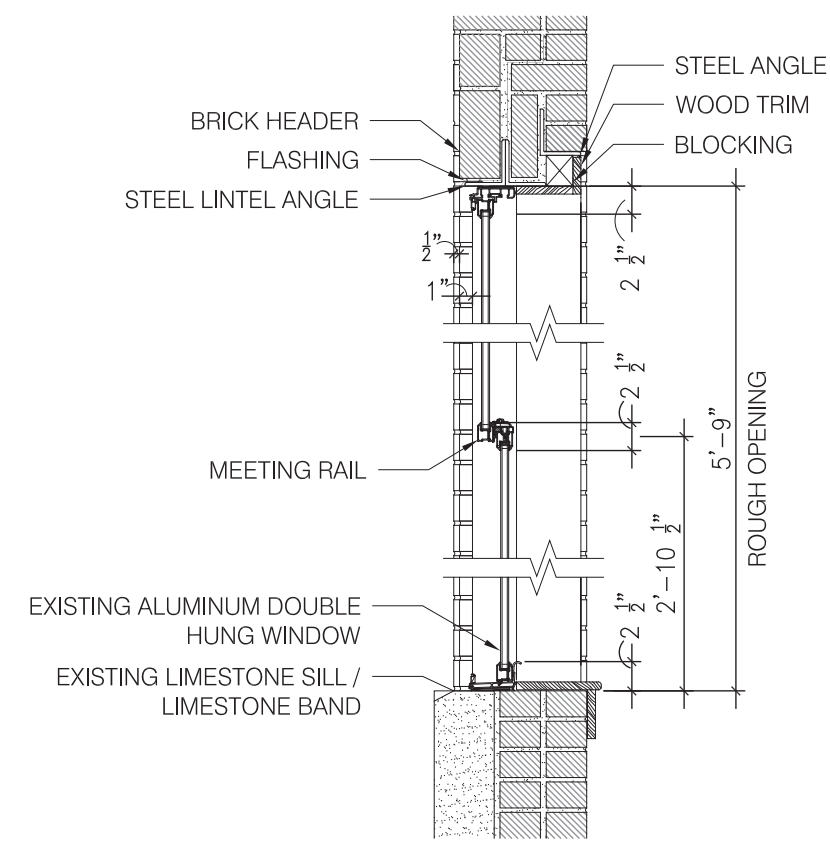


Proposed window color to match existing.

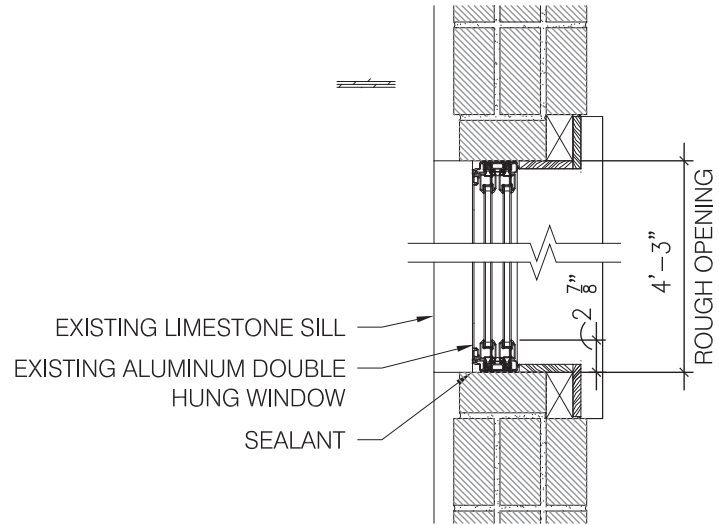
Stair 3 Windows - Plan



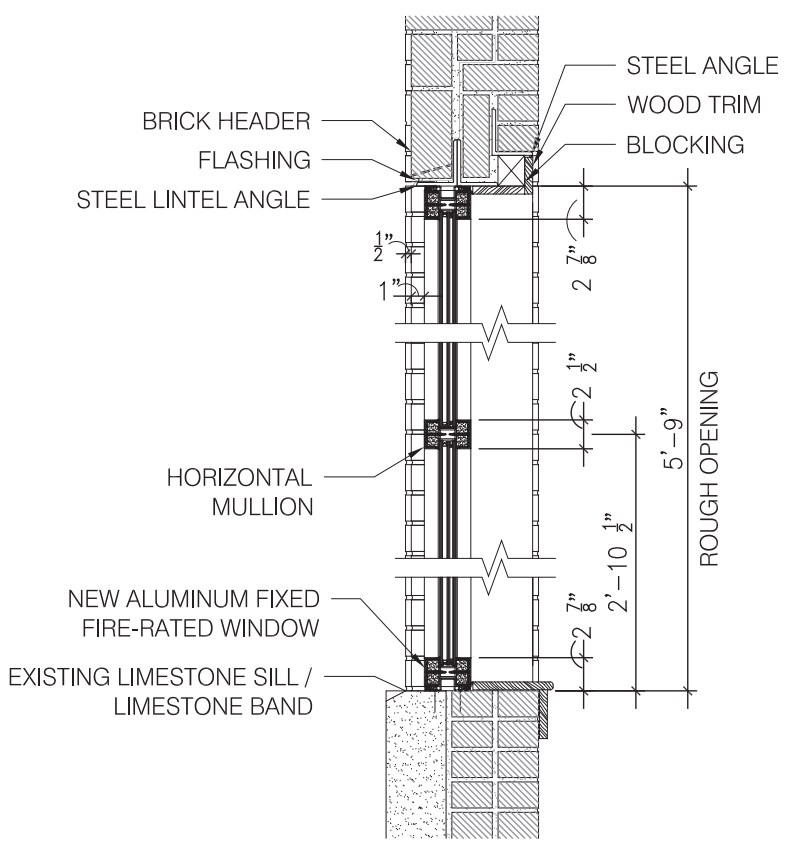
Stair 3 Windows - Details



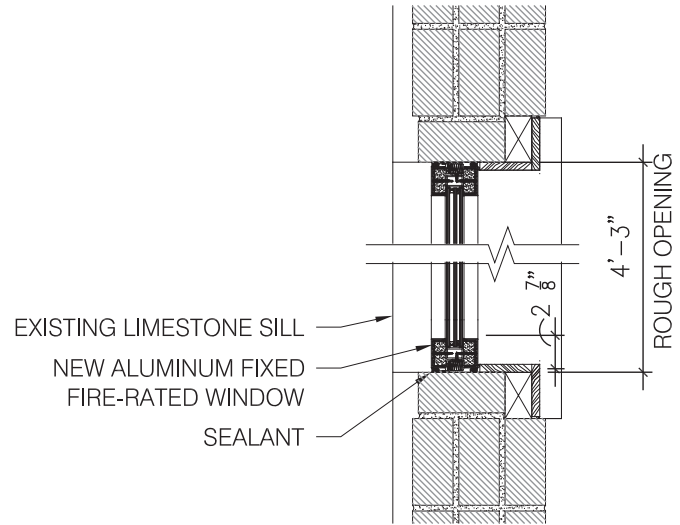
Existing Window (Double Hung) Section



Existing Window (Double Hung) Plan



Proposed Fire-rated Window (Fixed with mullion) Section



Proposed Fire-rated Window (Fixed with mullion) Plan