

The current proposal is:

**Preservation Department – Item 1, LPC-22-11104**

**65 Jumel Terrace – Morris-Jumel Mansion – Individual and  
Interior Landmark – Jumel Terrace Historic District  
Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 818 0264 1321

**Passcode:** 521409

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

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**Note:** If you want to testify 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.



## **The Morris-Jumel Mansion Exterior Restoration & ADA Accessibility Upgrade**

### **Project Type:**

HHT Sole Source Design

### **Scope of Work:**

Exterior restoration of mansion

ADA accessibility to first floor & restrooms

### **Consultant Team:**

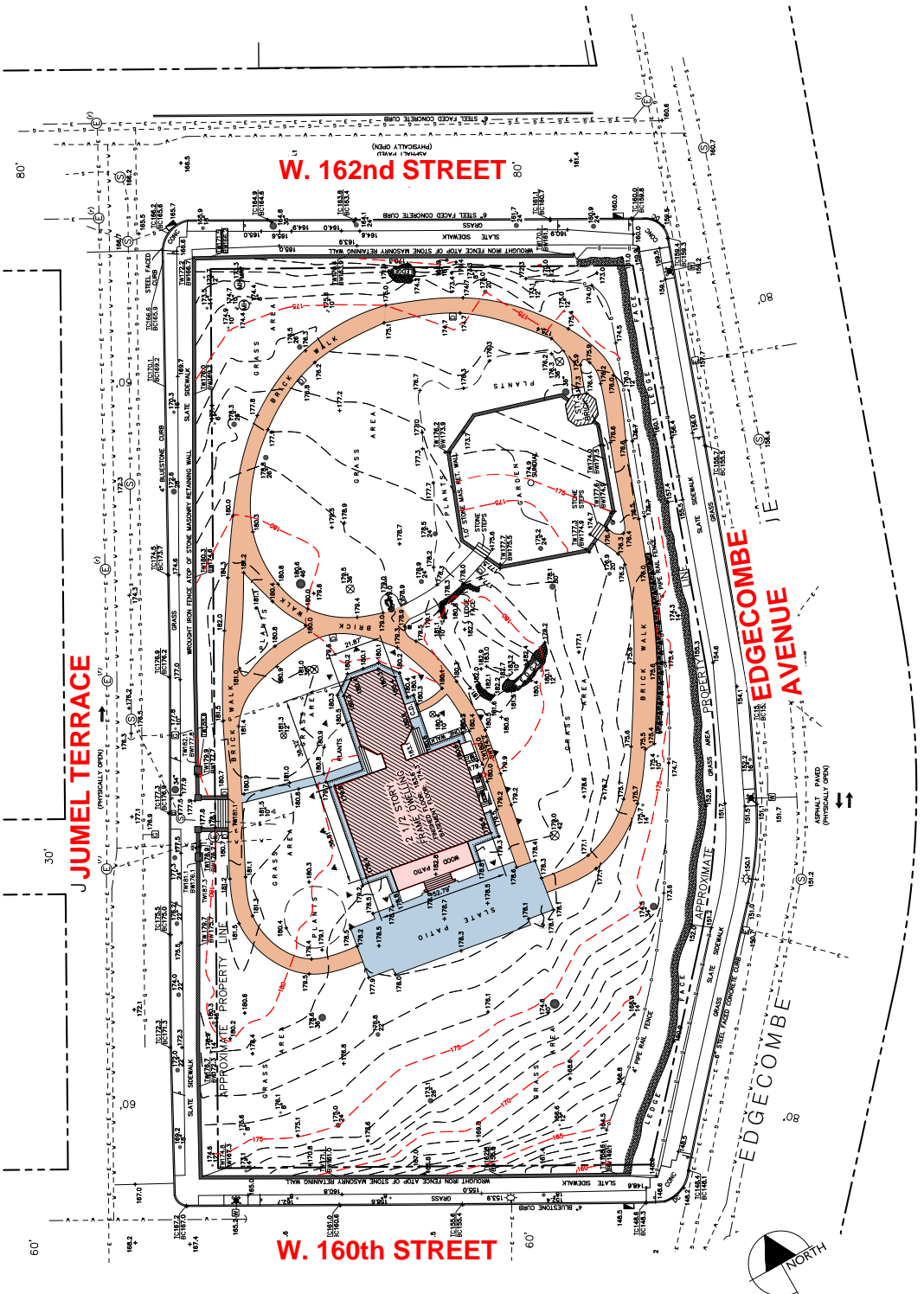
Page Ayres Cowley Architecture, LLC



**The Morris-Jumel Mansion**

**Exterior Restoration & ADA Accessibility Upgrade**

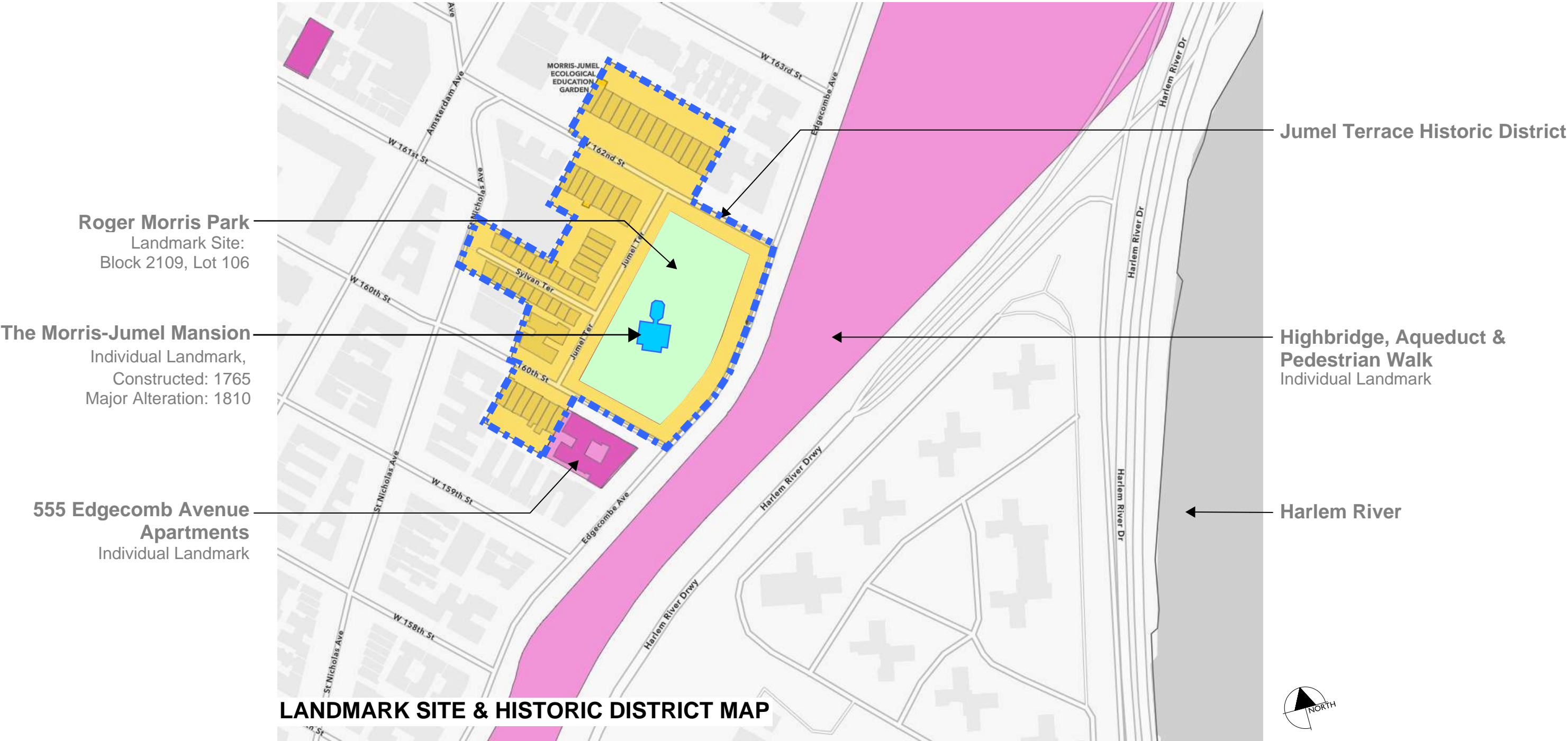




**PLAN OF ROGER MORRIS PARK**



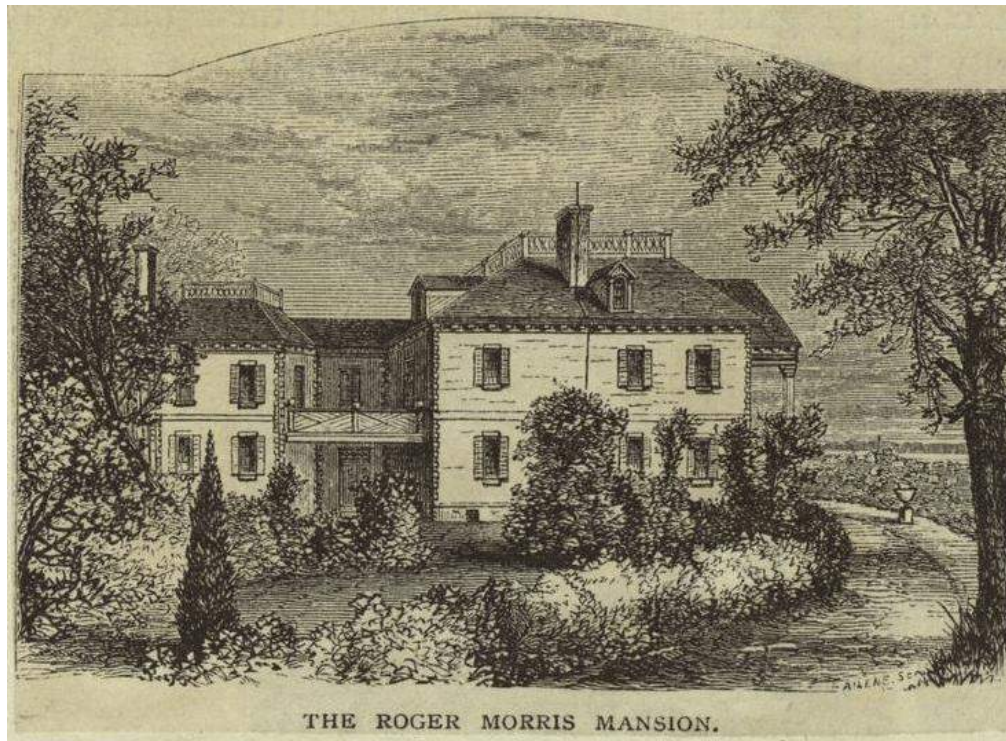








View of the South Elevation & Portico, Colorized Postcard, C. 1904, NYPL Archives



View of the West Elevation, Wood Engraving, C. 1876, NYPL Archives

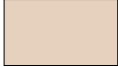




View from the Southwest, Wood Engraving, C. 1915, NYPL Archives





## LEGEND

-  Existing Accessible Brick Walking Path
-  Existing Bluestone Walking Path / Plaza
-  Park Entrance

Existing non-accessible  
bluestone walkway

Park Entrance

1  
2  
3  
JUMEL TERRACE

Existing accessible  
brick walking path

Rock Outcropping

Existing tree to be relocated

Existing stair to Cellar Level  
Colonial Kitchen

Existing Bluestone Plaza

Existing Site Plan



**The Morris-Jumel Mansion**  
Exterior Restoration & ADA Accessibility Upgrade

**LPC-04**





1. View of park entrance from the West (Jumel Terrace)



2. View of accessible walk paths adjacent to park entrance



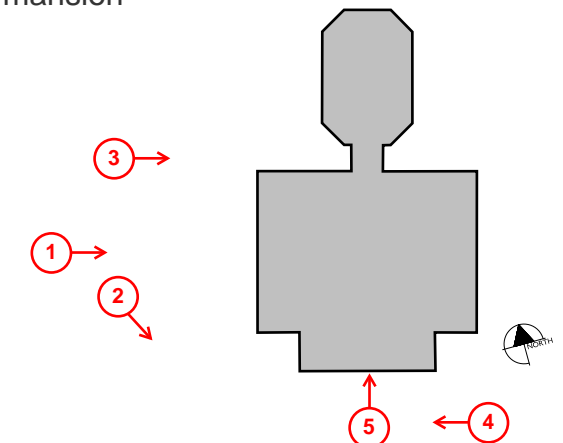
4. View of bluestone plaza, South side of Morris-Jumel Mansion



5. View of South Elevation, Morris-Jumel Mansion



3. View of non-accessible walking path at West side of mansion



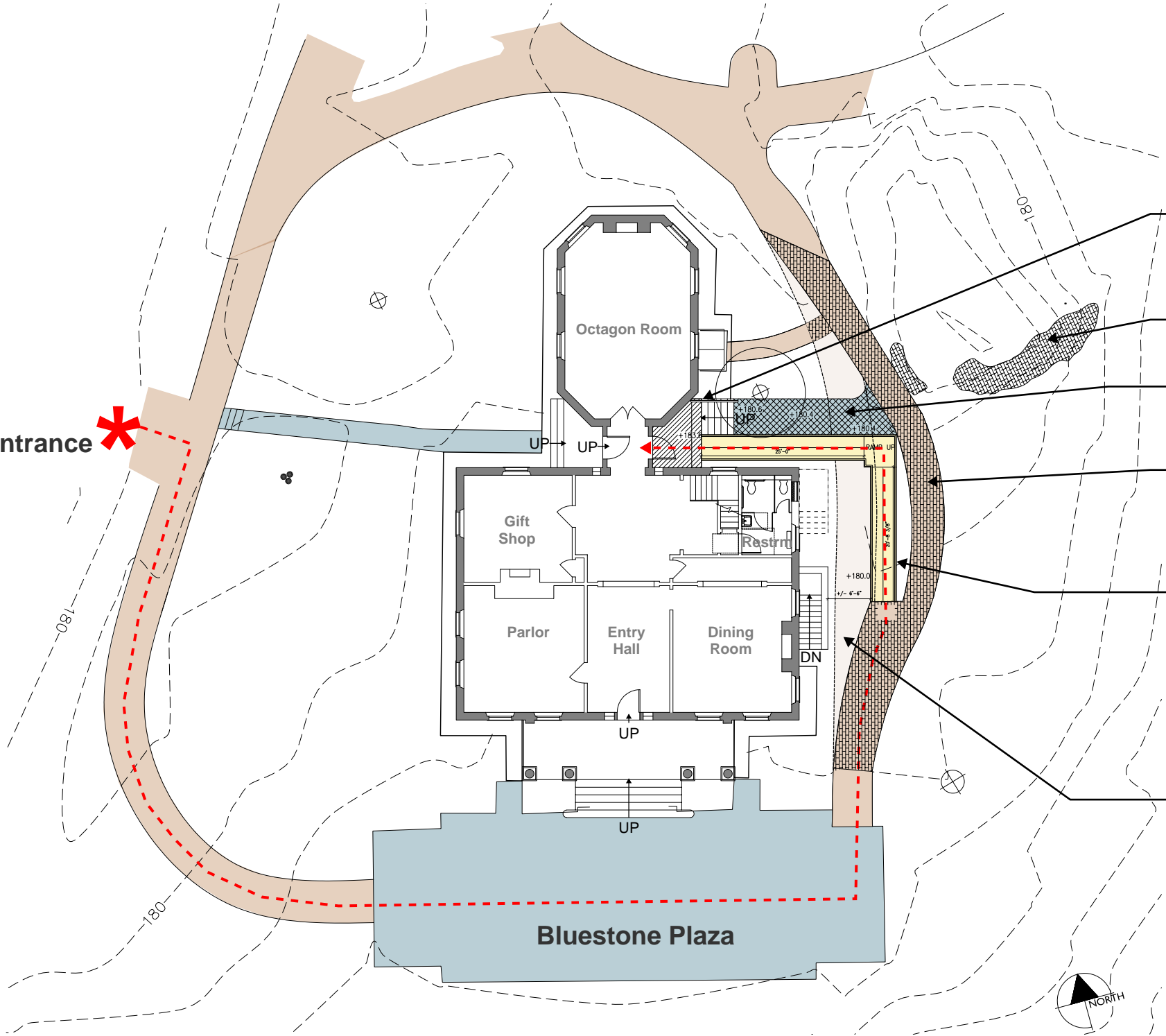


**LEGEND**

- Existing Accessible Brick Walking Path
- Existing Bluestone Walking Path / Plaza
- New Bluestone Pavement
- New Brick Pavement

Accessible Route

Park Entrance



Existing East Porch to be reconstructed & extended

Existing rock outcroppings

Proposed bluestone walking path

Proposed reconfiguration of brick walking path. Brick pavers to match existing.

Proposed ADA compliant wood ramp

Existing brick walking path to be removed

**Proposed Site Plan**







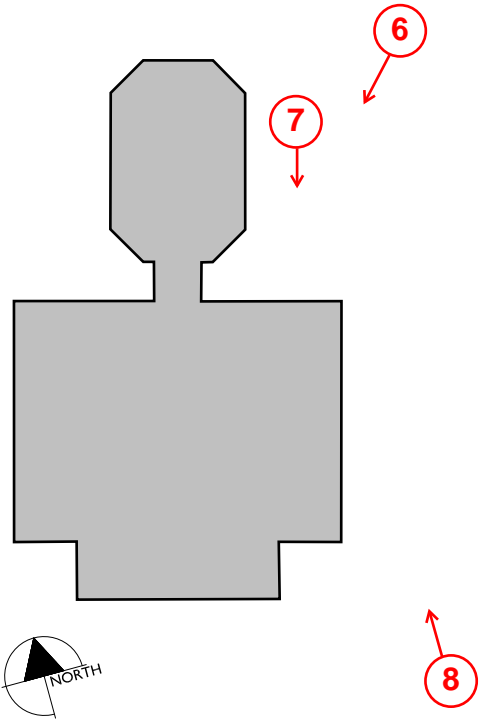
6. View of East Elevation at location of proposed ramp



7. View of approach to East Entrance at location of proposed ramp



8. View of approach to East Entrance from South side of mansion and bluestone plaza. Note adjacent grade change and rock outcropping



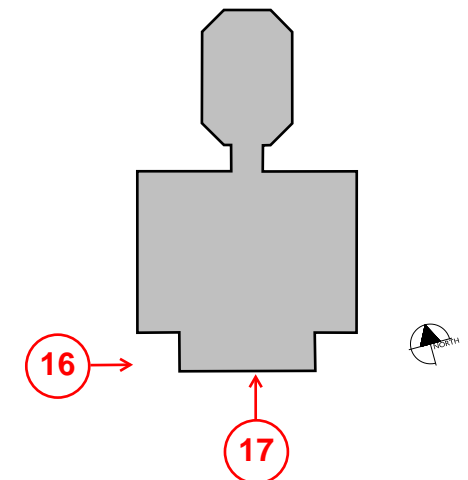




16. View of West side of South porch.  
Note: Pitch of the existing porch exceed the maximum slope for an ADA accessible approach.



17. View of main entrance at South Elevation. Note the additional step at the main entrance door.







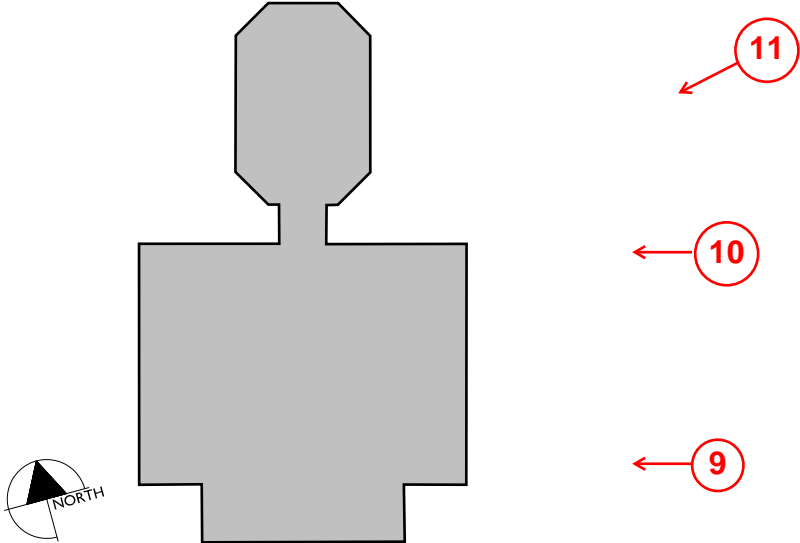
9. View of Southern end of East Elevation, Existing Conditions



10. View of East Elevation, Existing Conditions



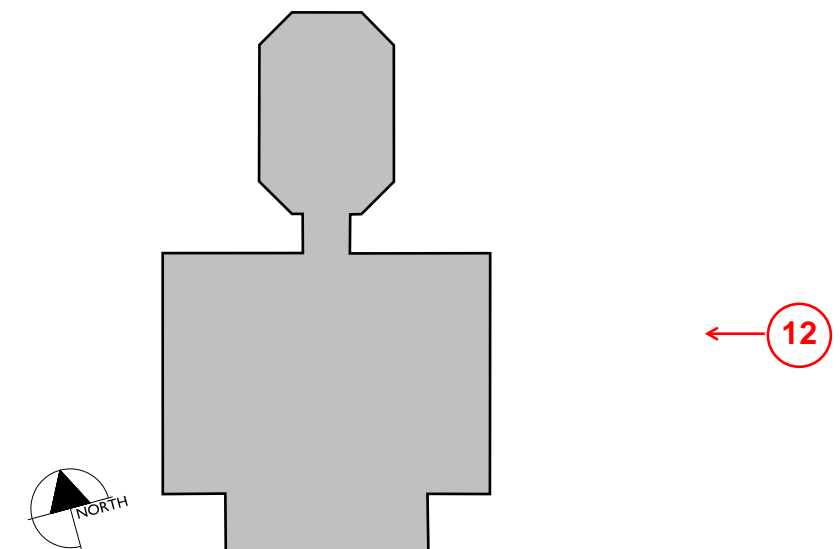
11. View of East Elevation, Existing Conditions







12. View of Southern end of East Elevation, Existing Conditions



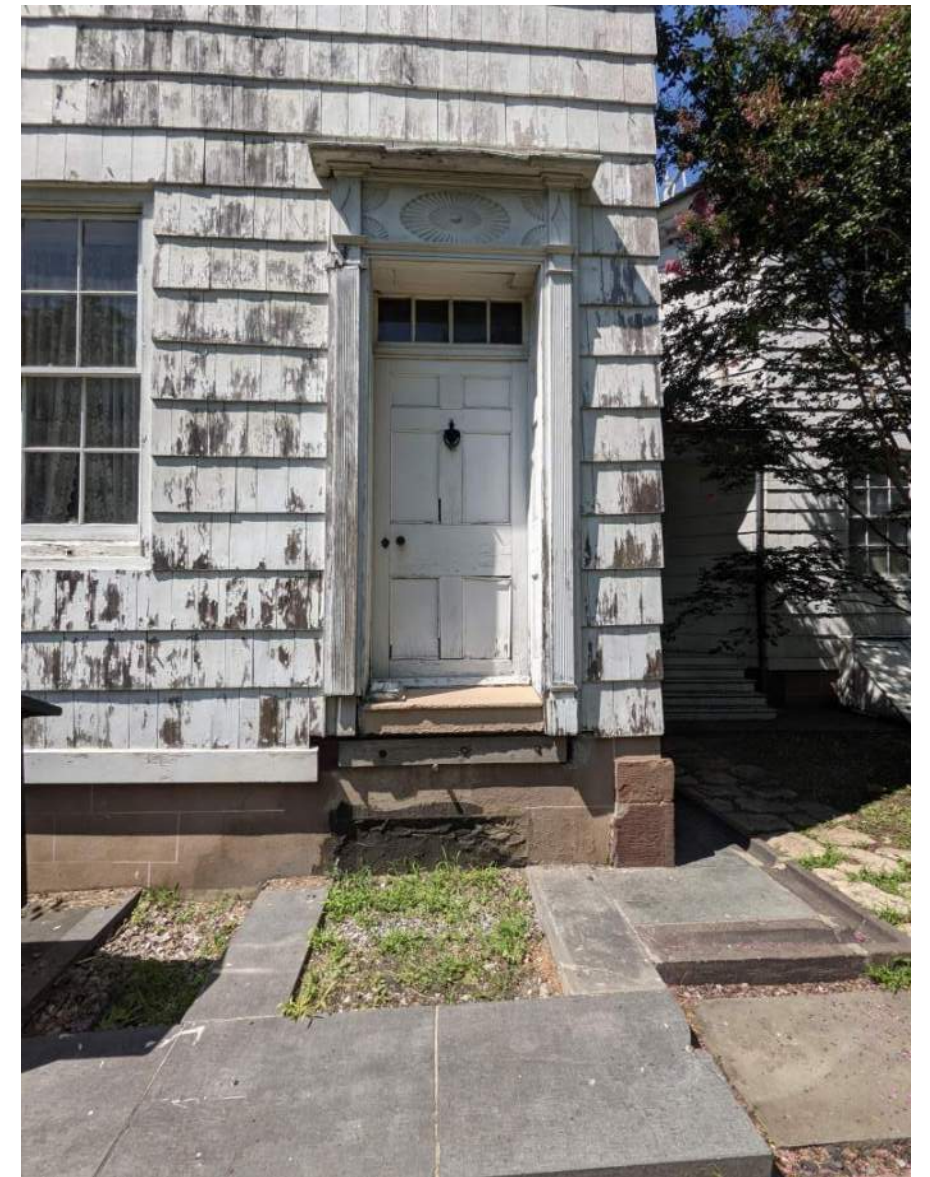




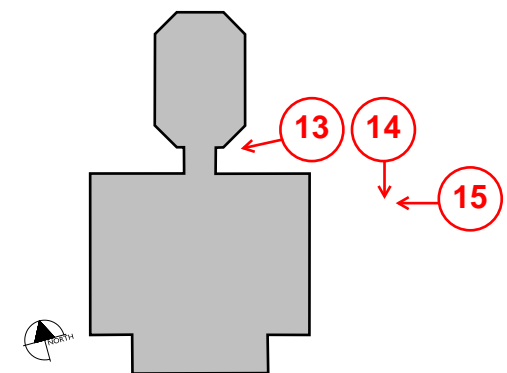
13. View of approach to East Entrance at location of proposed ramp



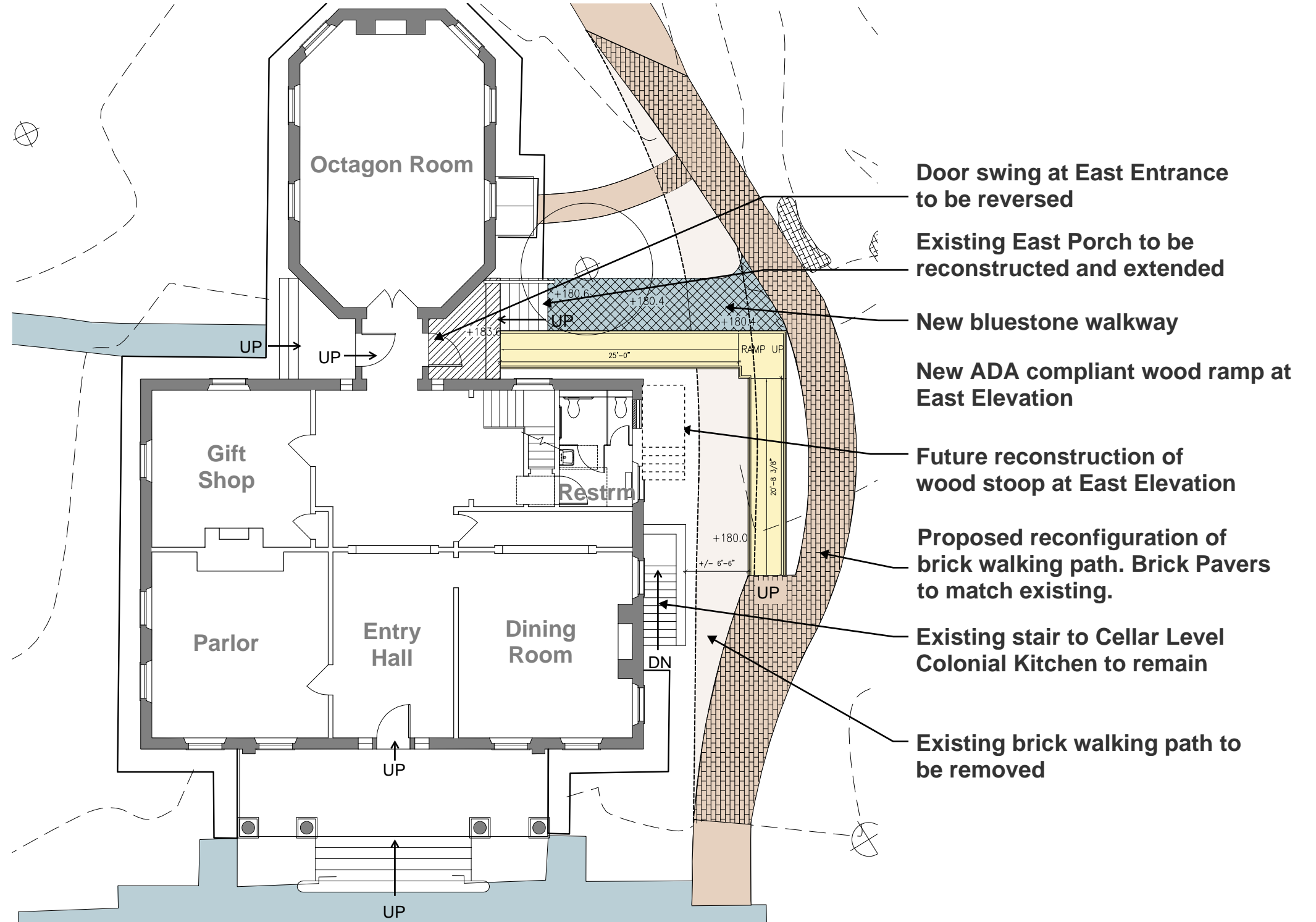
14. View of East walking path at location of proposed ramp



15. View of secondary entrance at location of proposed ramp







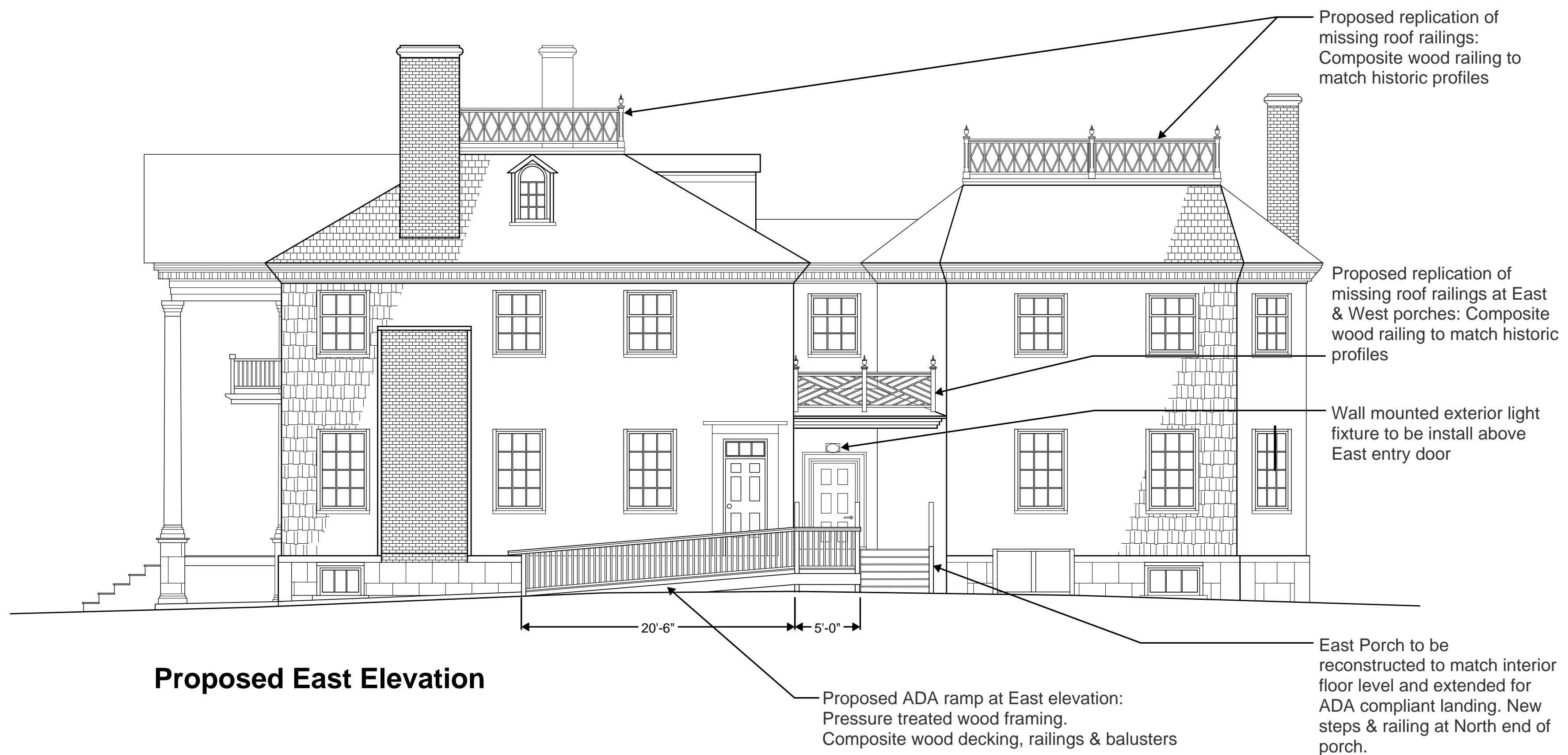
**Proposed First Floor Plan**







**Existing East Elevation**

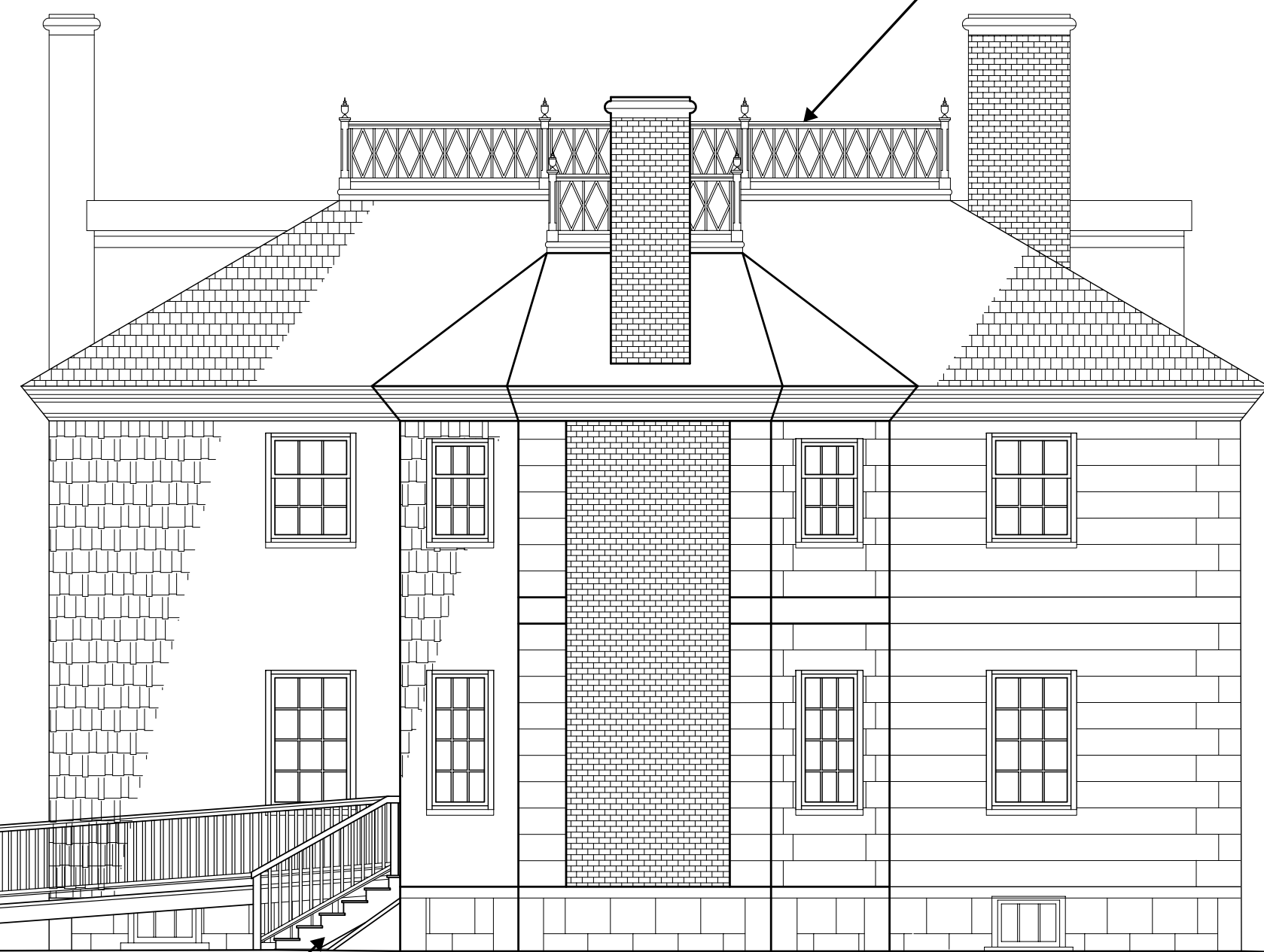


**Proposed East Elevation**





**Existing North Elevation**



**Proposed North Elevation**

Proposed replication of missing roof railings: Composite wood railing to match historic profiles

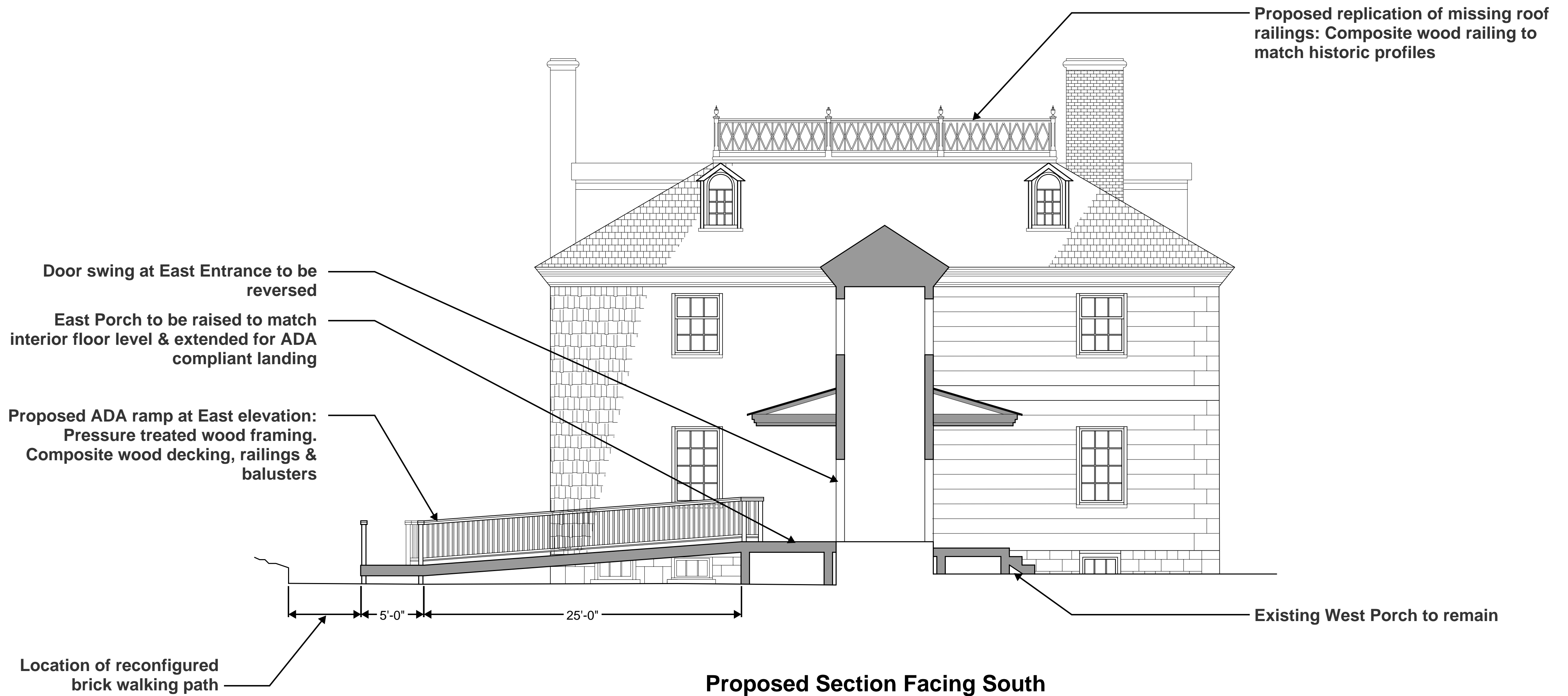
Proposed ADA ramp at East elevation:  
Pressure treated wood framing.  
Composite wood decking, railings &  
balusters

Proposed rubble masonry retaining wall

Location of reconfigured brick walking path

Proposed wood steps & railing at North end of East Porch, 6 risers









**Existing South Elevation**

Proposed replication of missing  
roof railings: Composite wood  
railing to match historic profiles



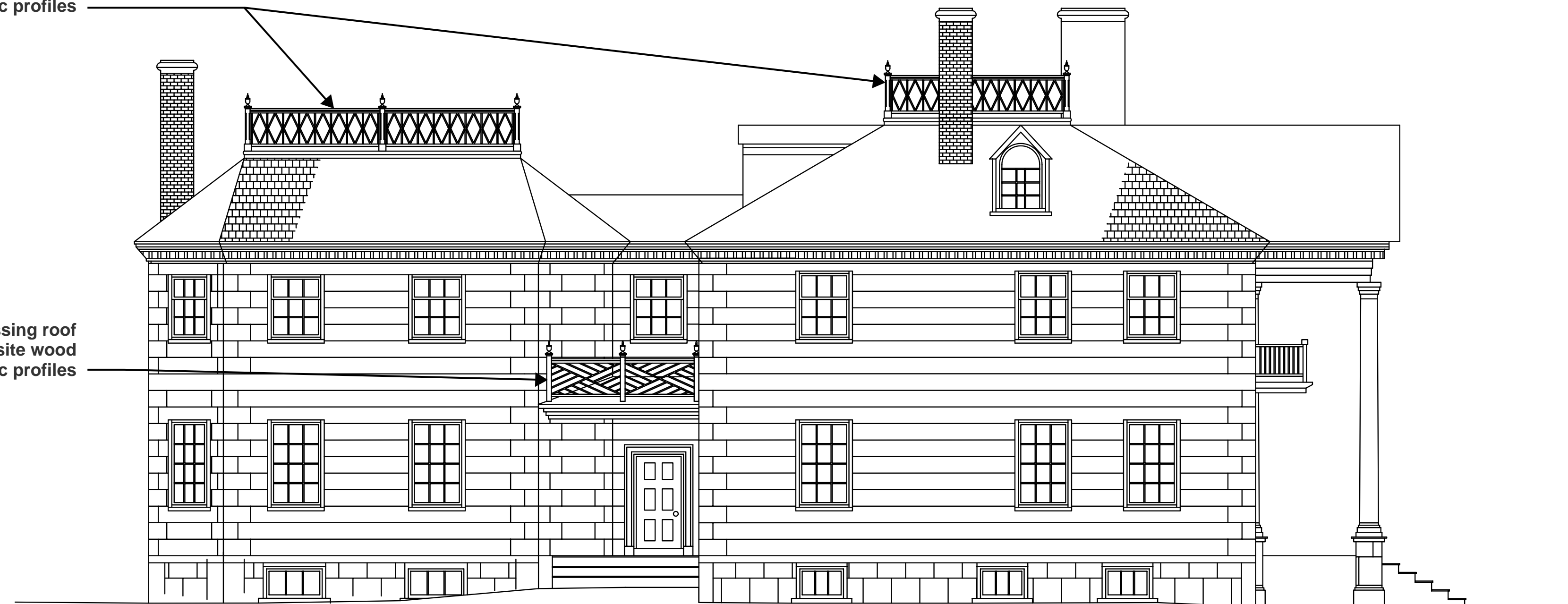
**Proposed South Elevation**





**Existing West Elevation**

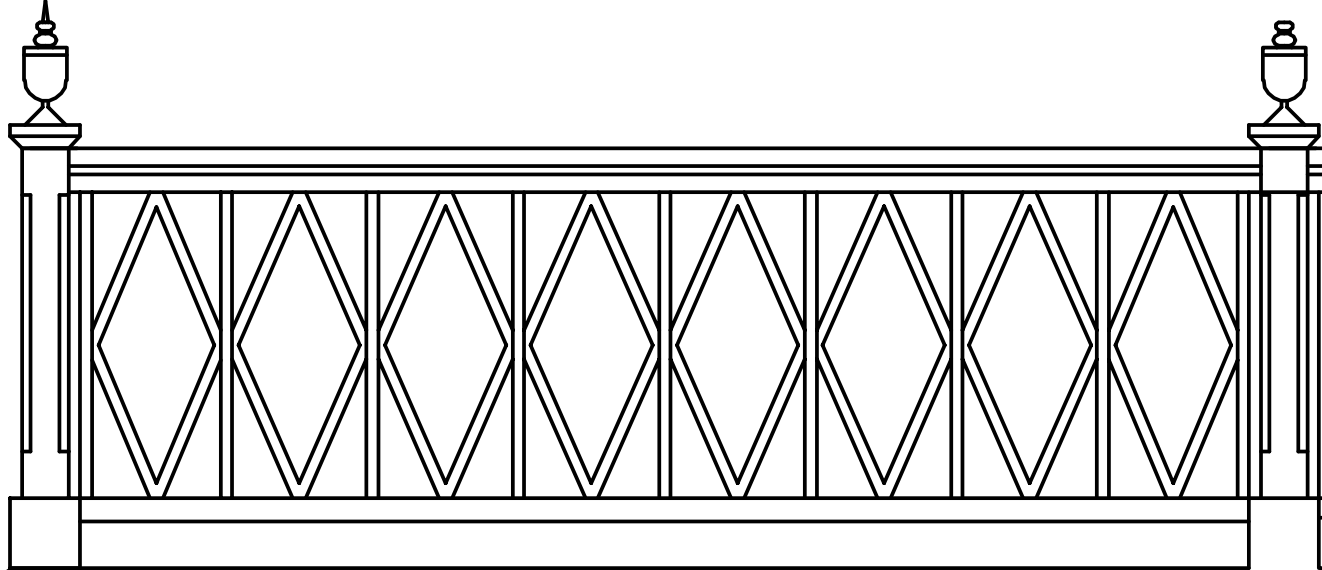
Proposed replication of missing  
roof railings: Composite wood  
railing to match historic profiles



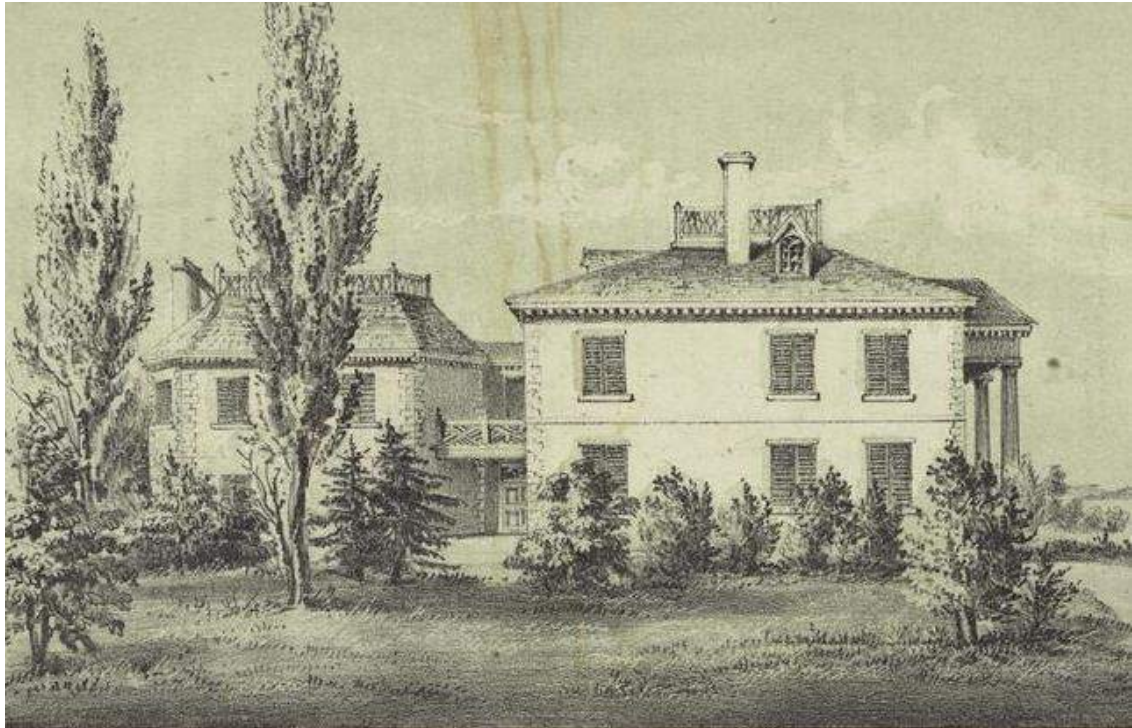
Proposed replication of missing roof  
railings at West Porch: Composite wood  
railing to match historic profiles

**Proposed West Elevation**





**Detail of Proposed Roof Railing Assembly, Main Roof & Octagon Wing**  
 Composite wood railing to match historic profile and dimensions



Engraving of the West Elevation. Note the roof railings at the Main Block, Octagon Wing & Hyphen C. 1854, NYPL



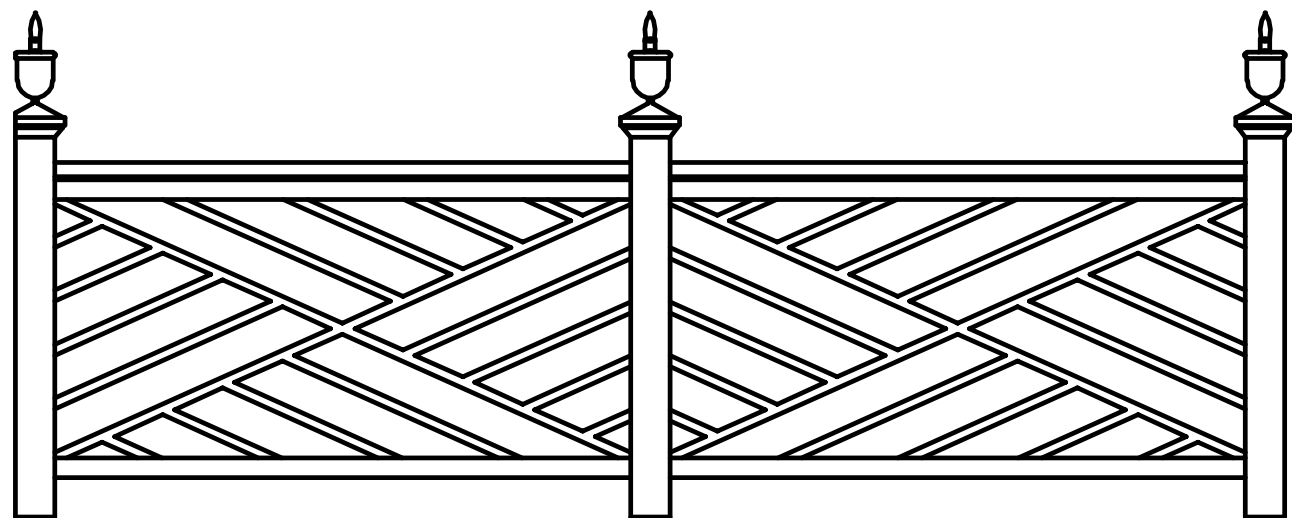
Aerial view of missing roof railings, C. 1934, Olmsted Archives



Aerial view of the Morris-Jumel Mansion & roof railings from the Southwest. 1936. Library of Congress, Prints & Photographs Division, HABS NY,31-NEYO,51







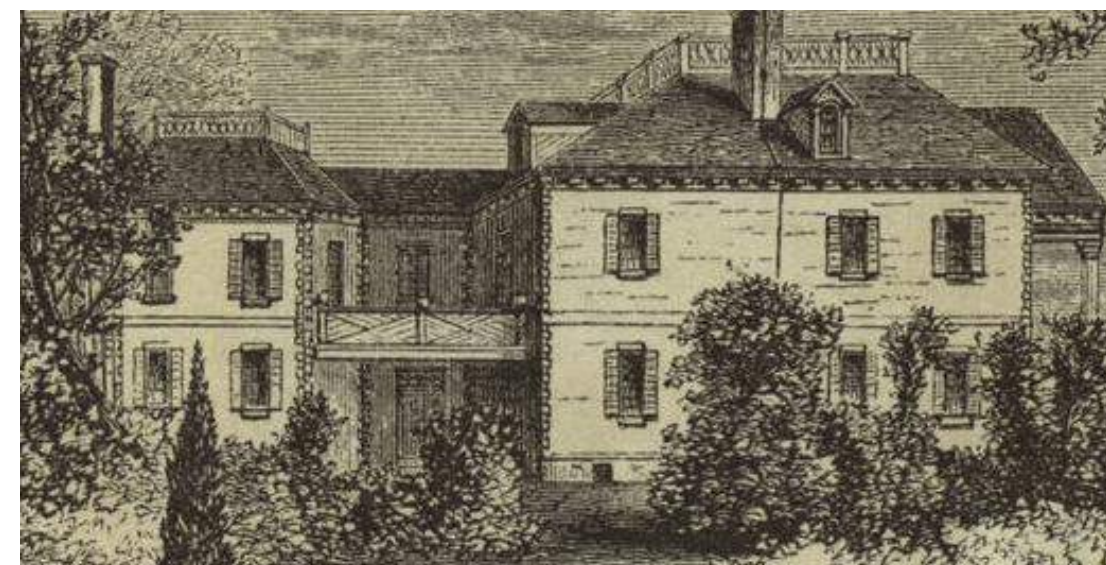
**Detail of Proposed Hyphen Railing Assembly, East & West Porches**  
Composite wood railing to match historic profile and dimensions



Aerial view of missing roof railings, C. 1934, Olmsted Archives



View from the from the Northwest, Note the roof railings at the Main Block, Octagon Wing & Hyphen. C.1936. Olmsted Arcives

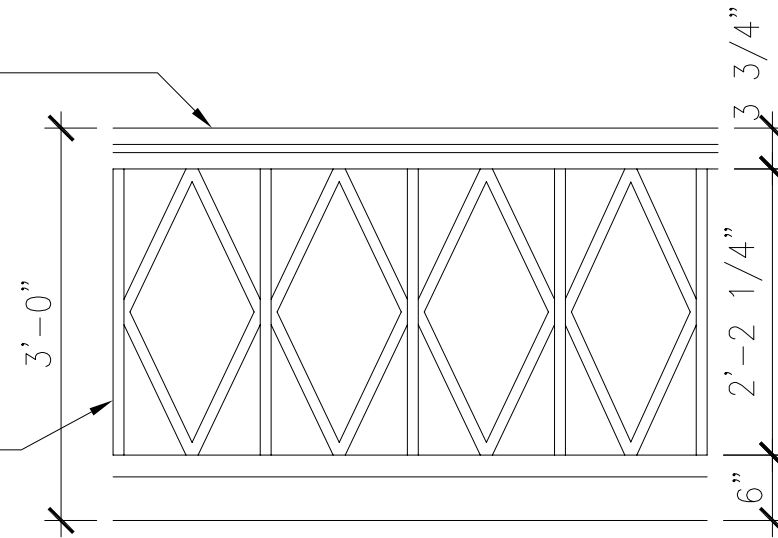


Engraving of the West Elevation, Note the roof railings at the Main Block, Octagon Wing & Hyphen. C. 1876, NYPL



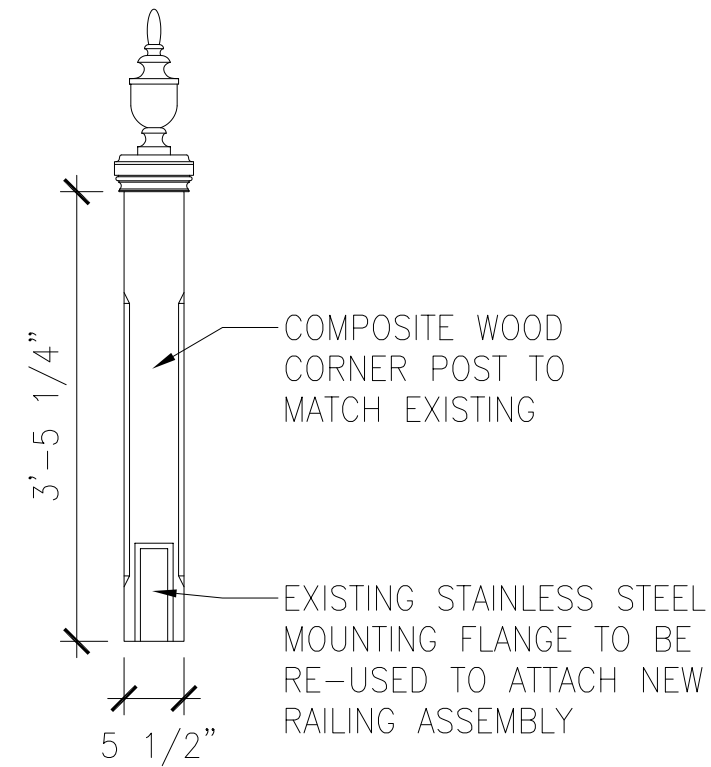
COMPOSITE WOOD ROOF  
RAILING ASSEMBLY W/  
CONCEALED FASTENERS  
TO MATCH EXISTING

1" SQUARE DECORATIVE  
BALUSTERS TO MATCH  
EXISTING

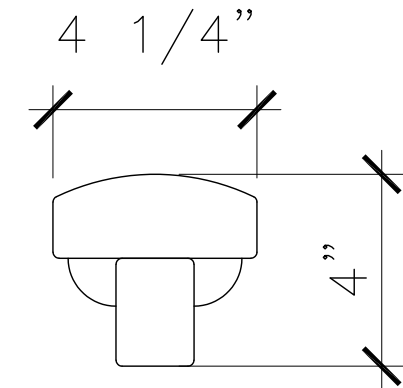


### Proposed Roof Railing Assembly

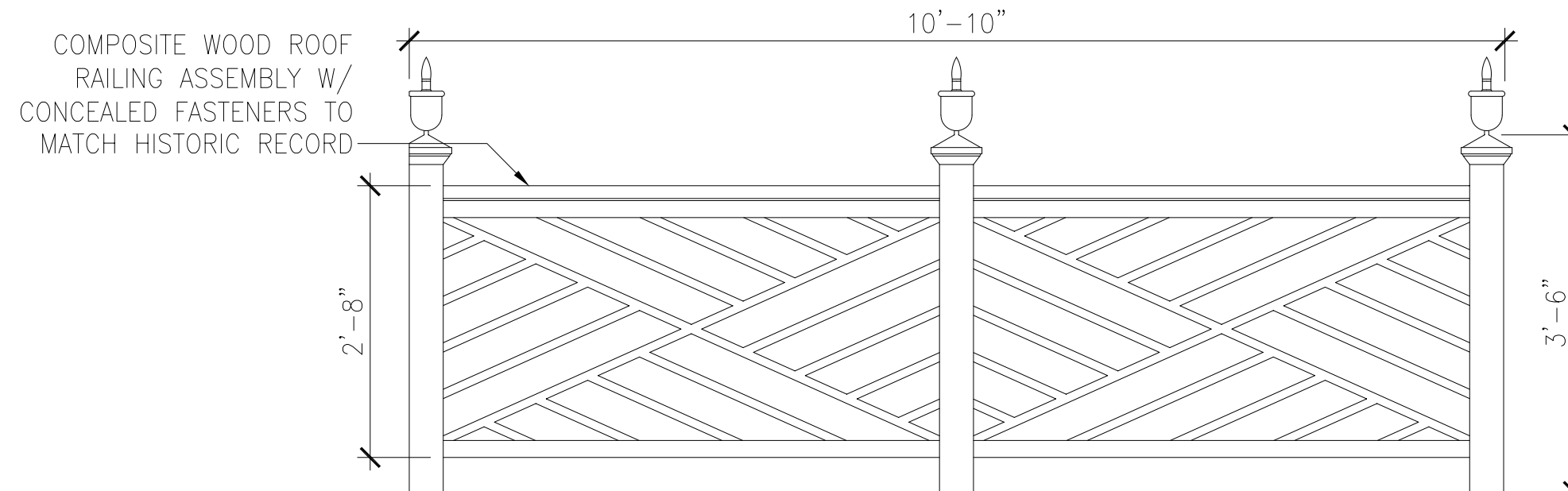
Existing railing to be replicated in composite wood.  
All dimensions & profiles to match existing



### Corner Post



### Handrail

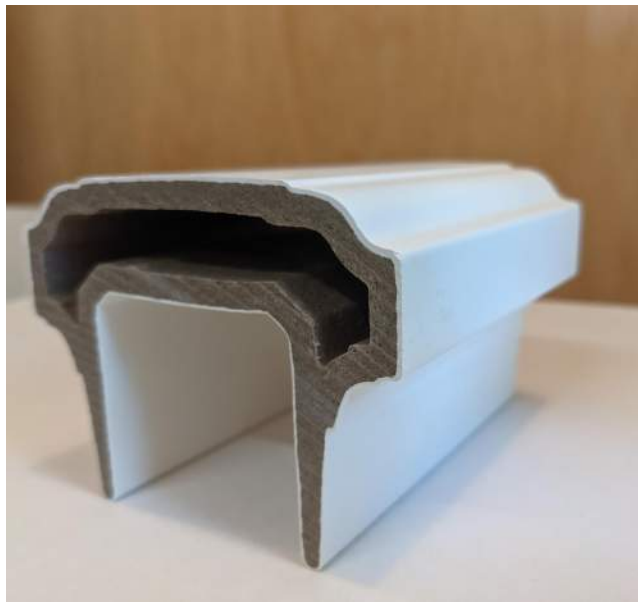


### Proposed Hyphen / Porch Railing Assembly

Railings to be fabricated in composite wood to  
match historic record







Sample of Proposed Composite Wood Railing,  
Ramp & Roof Railings



Proposed Concealed Exterior Lighting at Ramp



Sample of Proposed Composite Wood Decking  
Proposed Material for ADA Ramp Decking



Examples of Installed Composite Railing Assemblies







View of Proposed ADA Ramp Facing North







View of Proposed ADA Ramp & Replicated Roof Railings Facing East





**August 2nd, 2022**  
Public Meeting

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