646/D-218A

JACOB RIIS BATHHOUSE ADAPTIVE USE



Color Scans
9/10/2003

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Purpose

The purpose of this study is to develop the conceptual design basis for the historic Bathhouse complex final adaptive use plan. Primary components of this use consist of:

Utility upgrade and architectural finishes repair to existing concession operations

Increased beachfront concession operations

A restaurant and banquet facility with related roof terrace grille

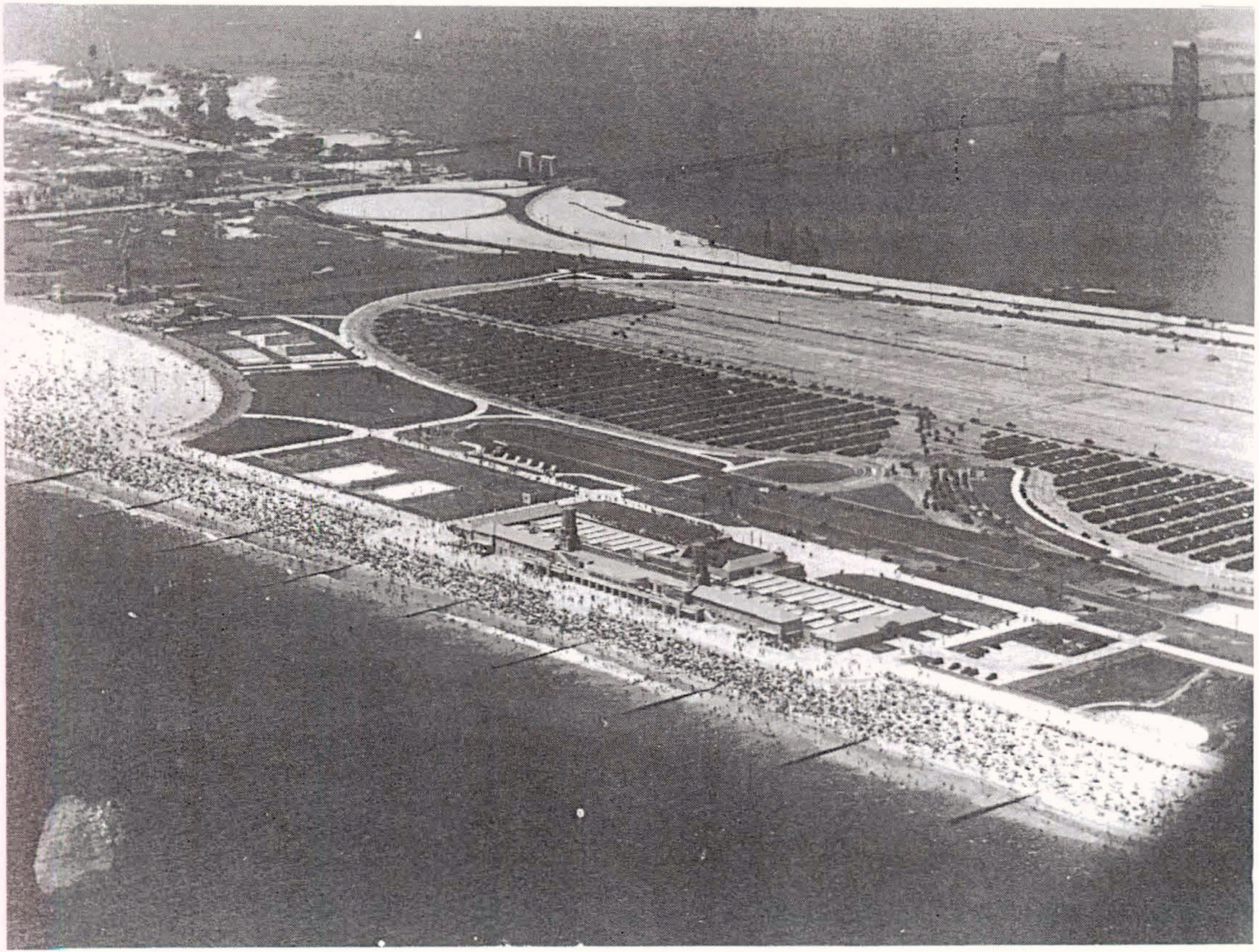
A world-class enclosed swimming and diving complex. While serving as a national and international competitive facility, this proposed natatorium complex will also be a major local and regional facility that engages all aspects of recreation, instructional and family-oriented aquatics

Development of the west courtyard into an outdoor festive environment containing picnic shelters, water sculpture, improvisational performances, soft landscape features, and incorporation of historic design elements as interpretive and visitor-use features.

The above, along with the completed Lifeguard Facility, will complete a multi-year rehabilitation effort to revitalize the historic site and ensure a year-round facility which provides a diverse range of use opportunities.

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History: Jacob Riis Park

Located on the Rockaway peninsula in Queens, New York, the narrow, sandy beach of Jacob Riis Park is a continuation of the great barrier beach running along the southern shore of Long Island. As early as 1869, the construction of the South Side Railroad spurred development of the beach as a recreational area. In 1905, New York City officials entered into an informal agreement with the New York Association for Improving the Condition of the Poor, an organization founded by Jacob A. Riis and William H Allen, in order to build a recreational facility and hospital for the relief of New York tenement dwellers.

The original Riis Park Bathhouse was completed in 1932, adding to the tennis courts, handball courts, and playgrounds already there. In 1934, Fiorello H. LaGuardia appointed Robert Moses to head New York City's Parks Department. Two years later, Moses proposed a plan integrating the Park with the roadway system serving it, remodeling the beachhouse, and adding a 72 acre parking lot. The Mall complex consisting of mirror image, Moderne-style buildings was completed in 1937. The construction of the Marine Parkway Bridge, golf course, maintenance shops, and concession stands, completed Riis Park. In the late forties additional concessions stands were built, but by the end of the 1960's, Riis Park was in decline.

In 1974 Jacob Riis Park officially became part of the Gateway National Recreation Area, administered by the National Park Service. Today it serves an ethnically diverse group of people, reflecting its original purpose of providing a recreation for inner-city families and individuals. This goal will continue to be pursued by the National Park Service as it strives to restore and refurbish Jacob Riis Park for future generations.

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History: The Bathhouse

The Bathhouse Complex is a linear structure consisting of an Entrance Pavilion to the north, two Courtyards, flanking East and West Wing Pavilions, and a Beach Pavilion to the south. Designed in 1932 by John L. Plock, the original tapestry brick and decorative arabesques, columns, and plaques generated a Moorish style.

Patrons entered the Bathhouse at the Entrance Pavilion, paid admission, and walked to the Courtyard changing areas containing over 1,000 covered dressing rooms. One then walked to the beach through shallow foot baths in the East and West Pavilions. The East Wing Pavilion contained a lost children's room and men's wash room; the West Wing Pavilion, a first aid room and women's wash room.

The center section of the 1932 Beach Pavilion had a two-story projection fronting directly on the boardwalk. The two towers at the top may have originally been used by life guards to monitor the beach. Like the Entrance Pavilion, they were heavily decorated.

In 1936, under the direction of Robert Moses, and in order to gain more beach area, the two story section of the Pavilion was demolished. and a new narrow Moderne style addition was created in its place. The towers were raised approximately 15 feet, and all the buildings in the park were painted a light gray, visually unifying its appearance.

Since 1936, most changes have been remedial in nature. In 1963 the exterior of the Beach Pavilion was sandblasted in order to restore the brick to its original condition. Today we hope to recreate the original luster to the buildings that made Jacob Riis Park one of the great recreational areas of the Eastern seaboard.

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Existing Conditions



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Program & Cost Estimate

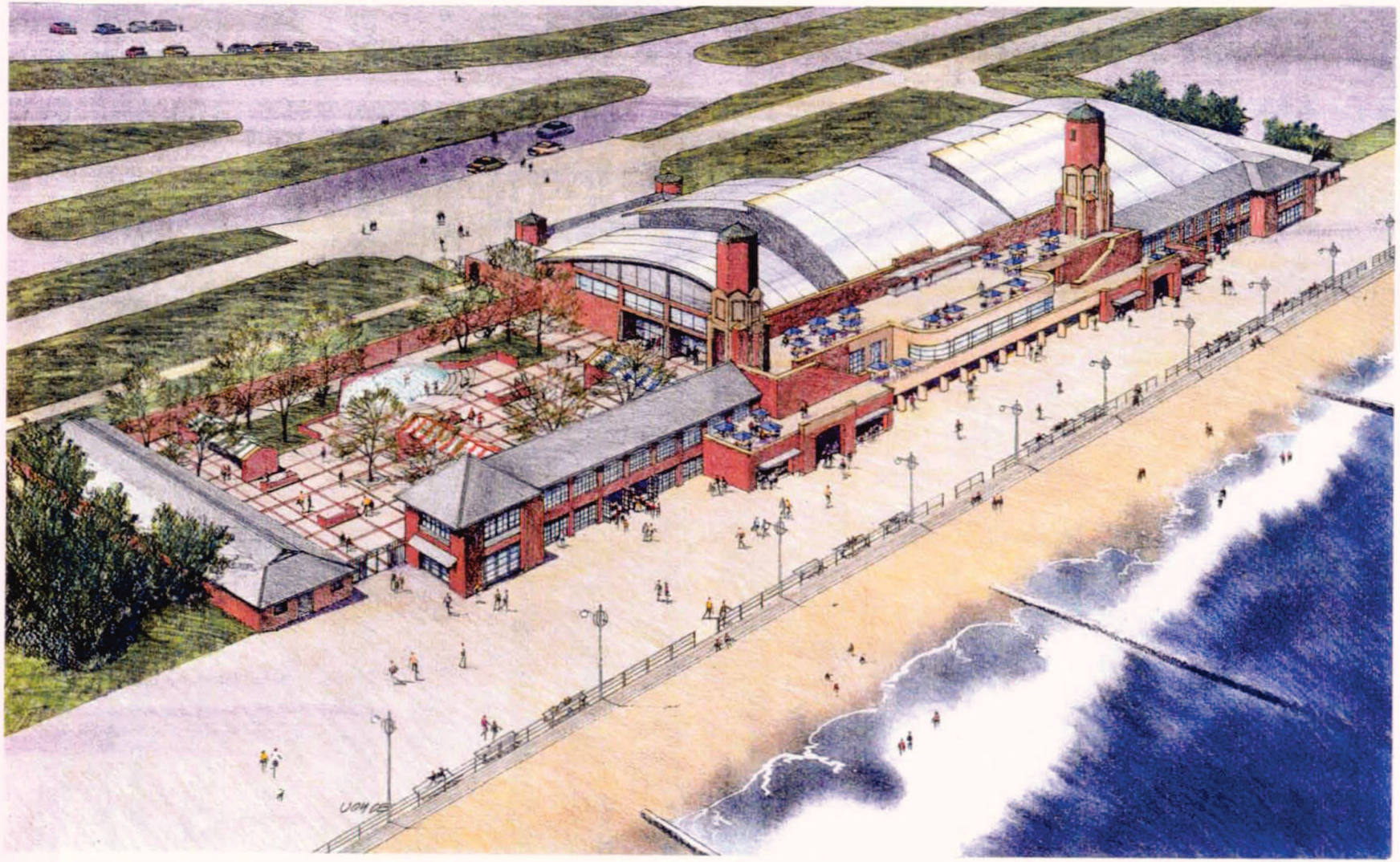
SUMMARY

1. GENERAL SITE IMPROVEMENTS				
Utilities & Exterior Sitework		$	381,688	
West Courtyard		$	929,523	
				$ 1,311,211
2. NATATORIUM	55040 Sq. Ft.			
Pool, Enclosure and Support faclities		$	10,122,147	
Entrance Pavillion		$	245,810	
Lobby, Diving Judges' Bleachers		$	394,413	
				$ 10,762,370
3. RESTAURANT FACILITY	20300 Sq. Ft.			
Restaurant, Banquet Room & Kitchen		$	2,345,150	
3rd Floor Grill and Terrace		$	331,468	
				$ 2,676,618
4. CONCESSIONS FACILITY	5745 Sq. Ft.			
New Concessions Area		$	178,816	
Modified Concessions Area		$	37,956	
				$ 216,772
TOTAL CONSTRUCTION COST				**$ 14,966,971**

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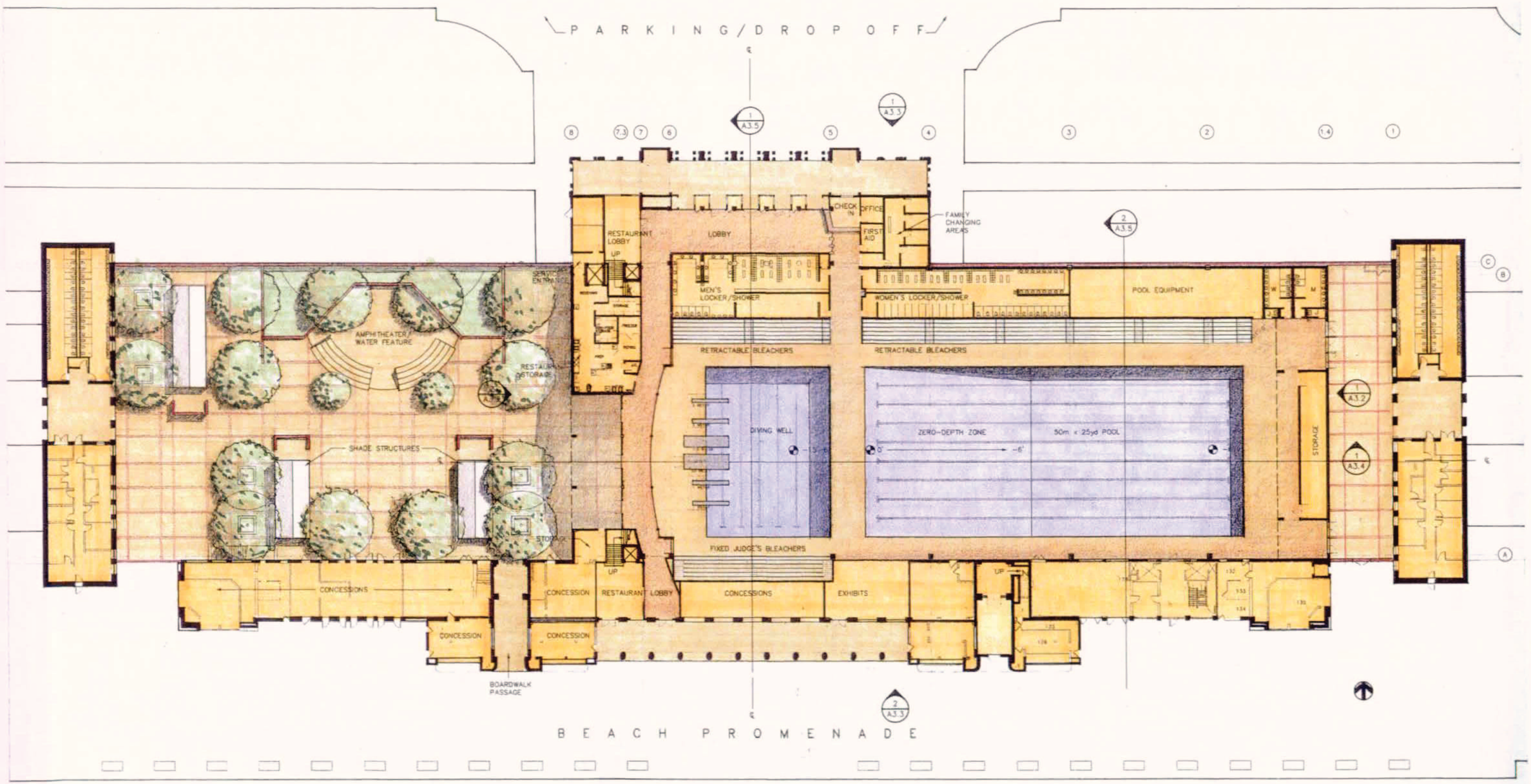
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Aerial from Southwest



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Ground Floor

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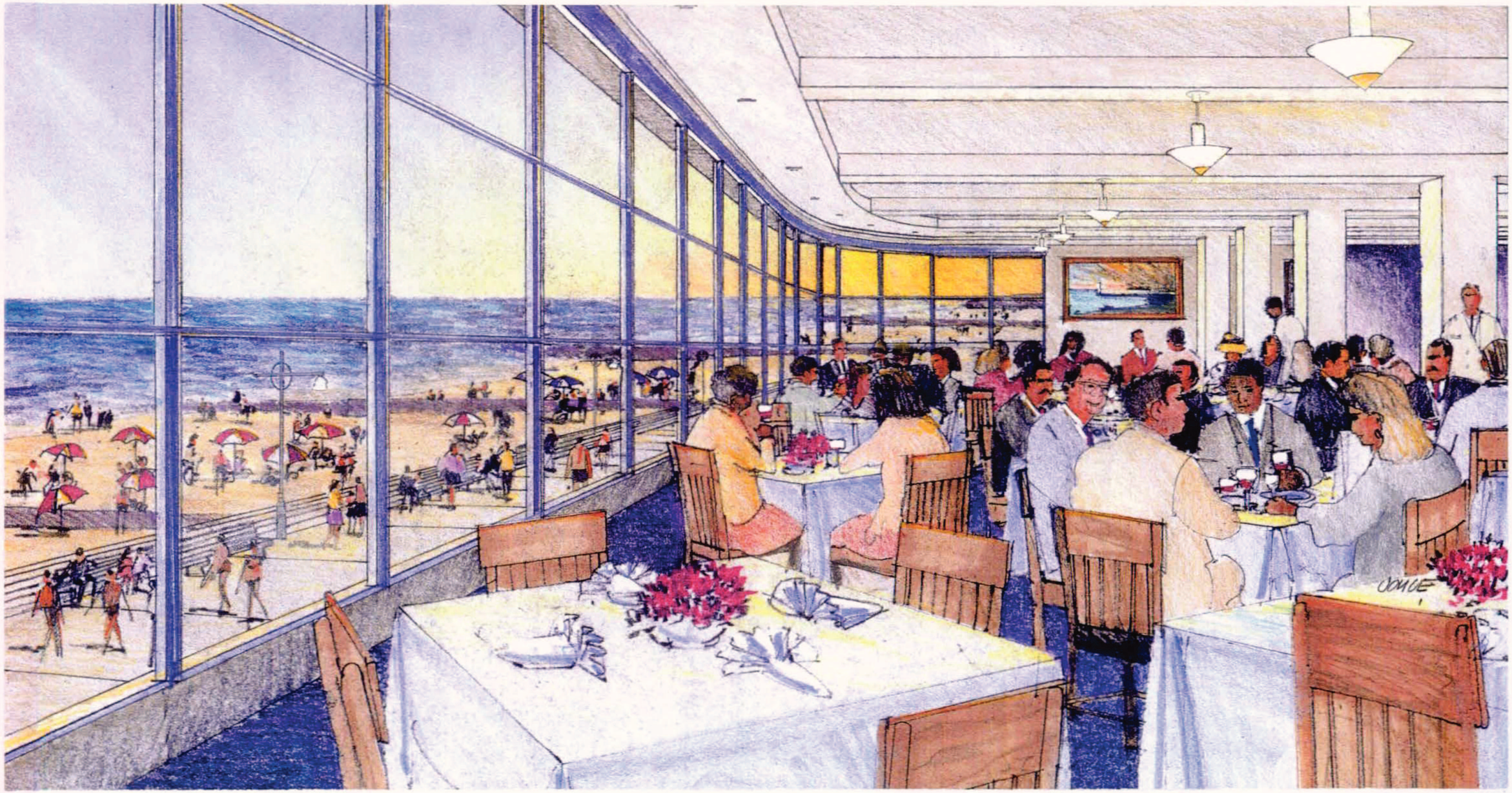
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Natatorium Interior



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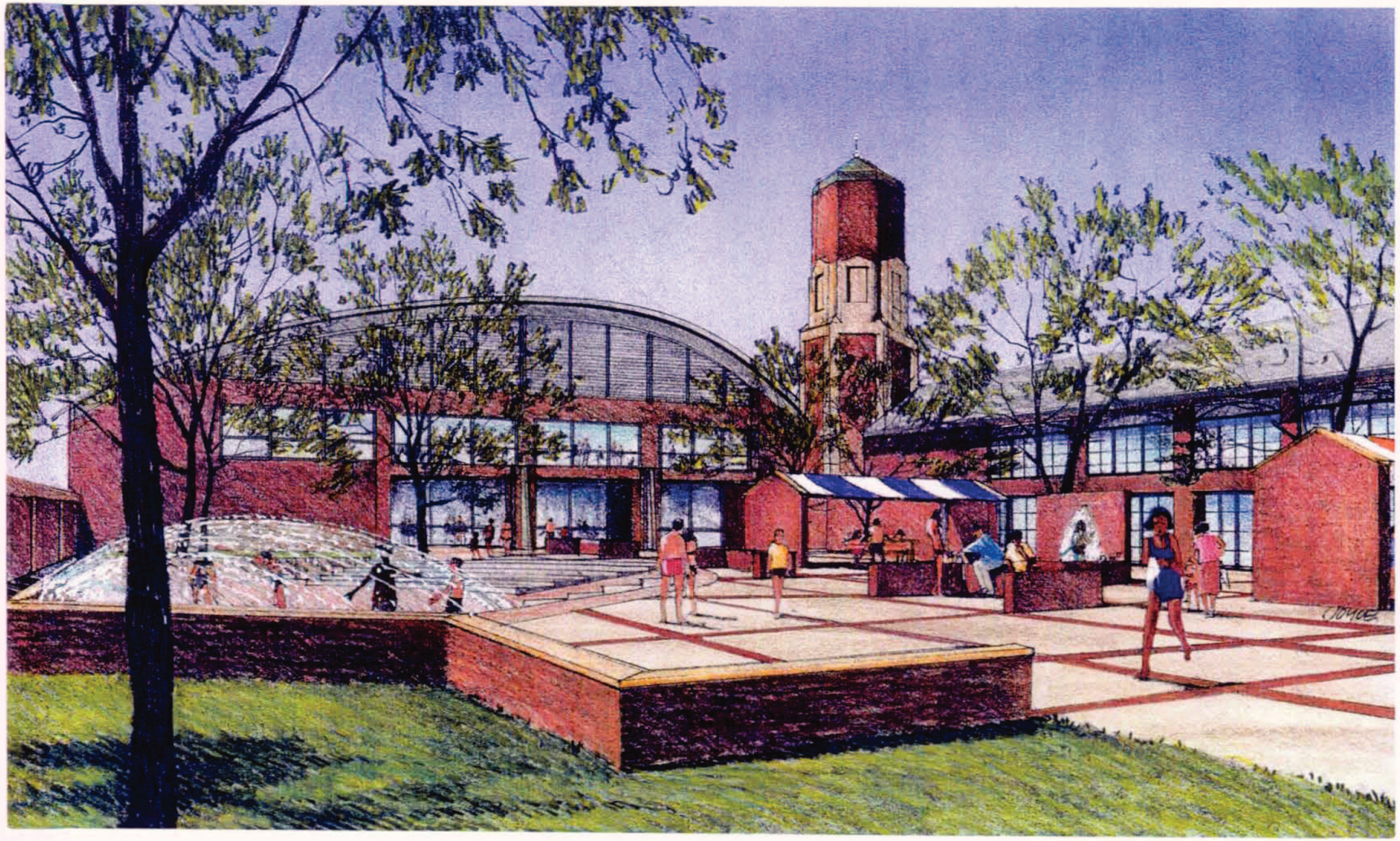


Restaurant

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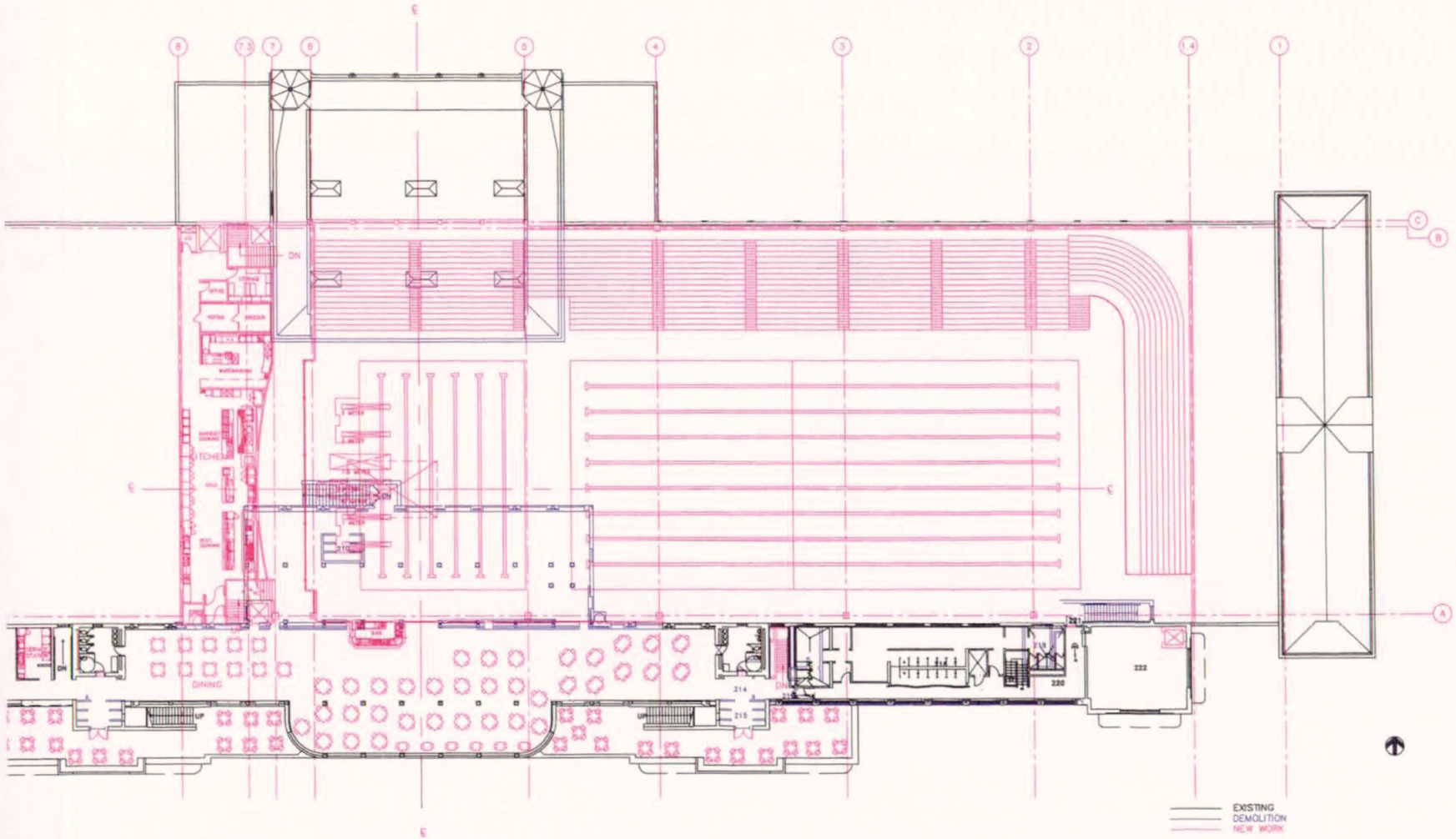
West Courtyard



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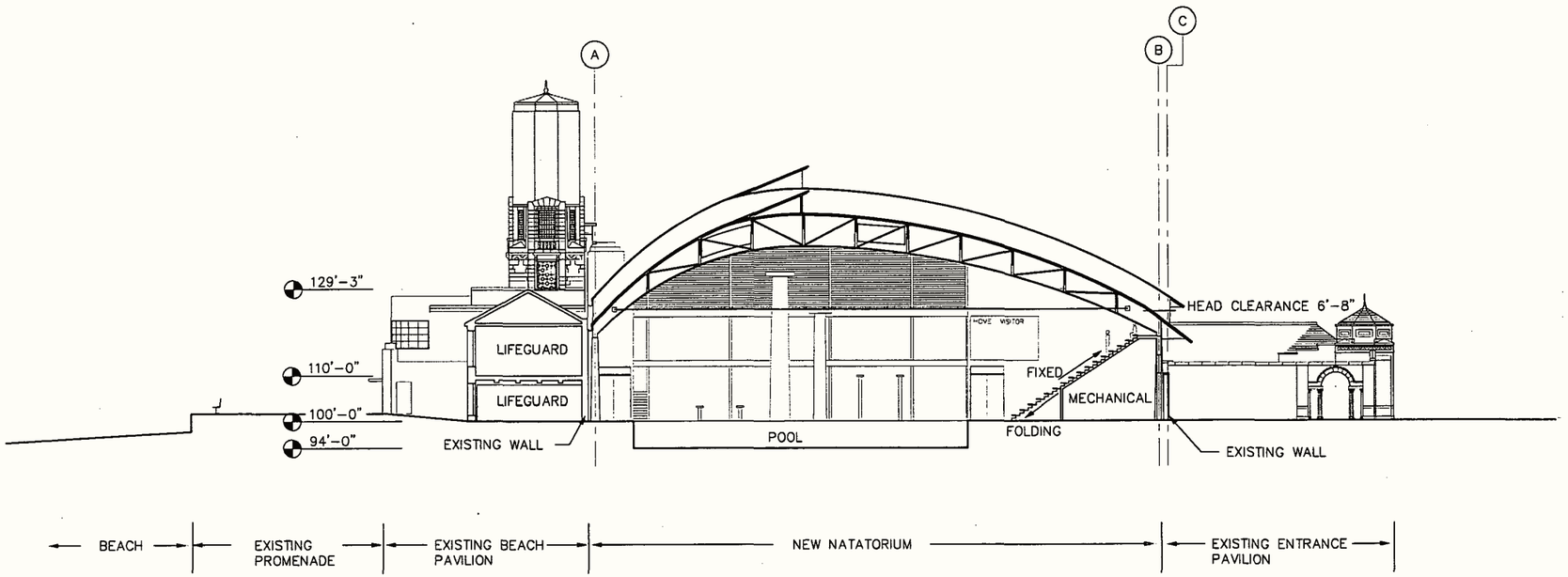
Upper Partial Floor Plan

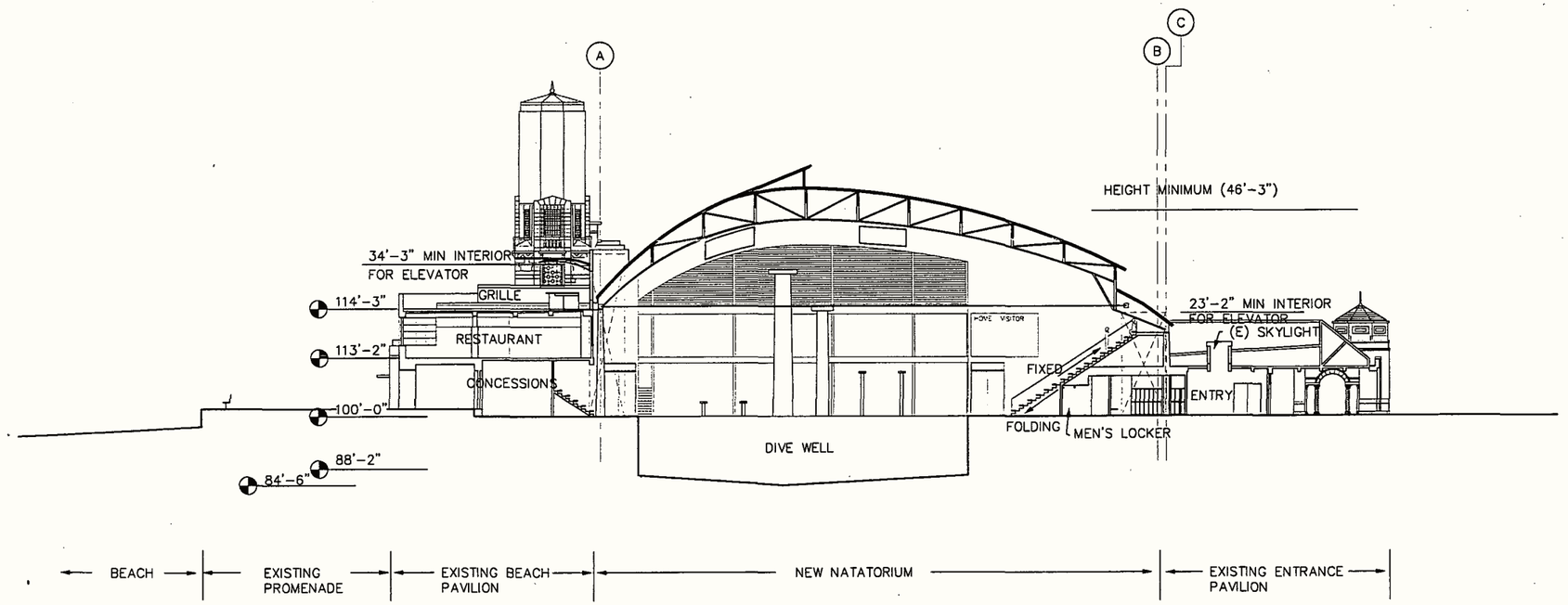


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Building Sections

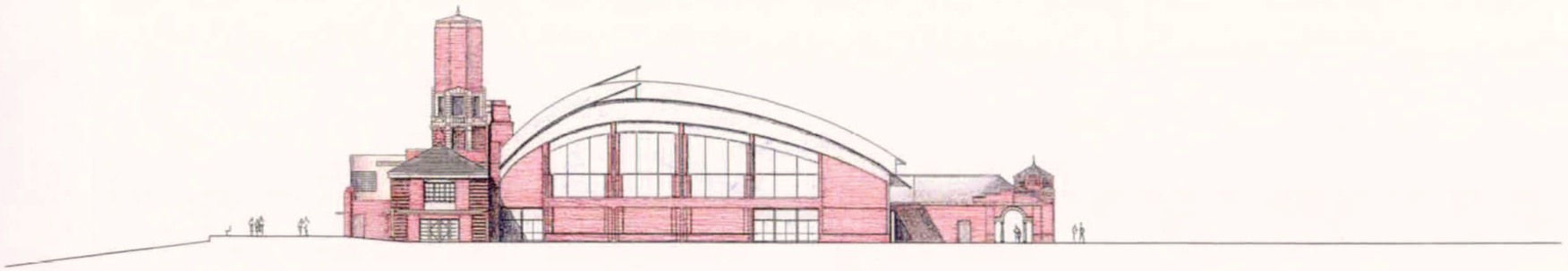




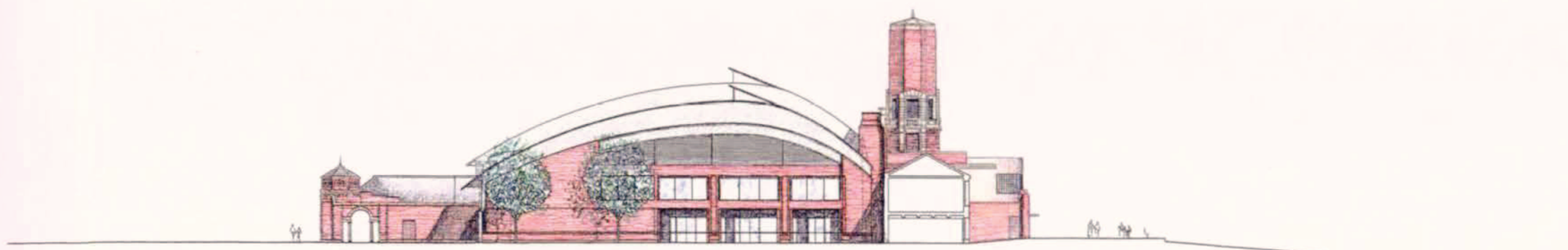
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East & West Elevation



1 EAST BUILDING ELEVATION
A2.1A3.2 1/8" = 1'-0"

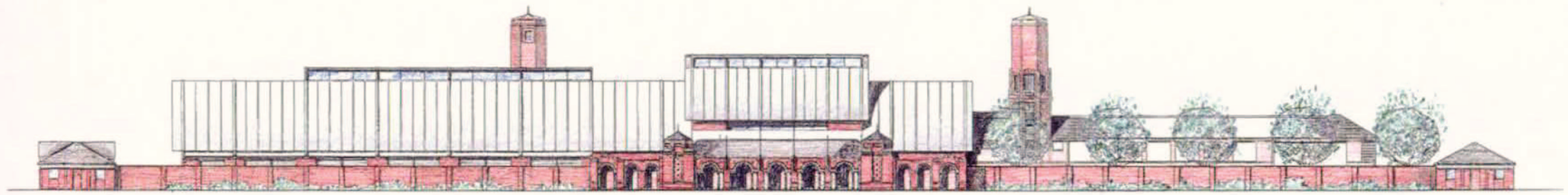


2 WEST BUILDING ELEVATION
A2.1A3.2 1/8" = 1'-0"

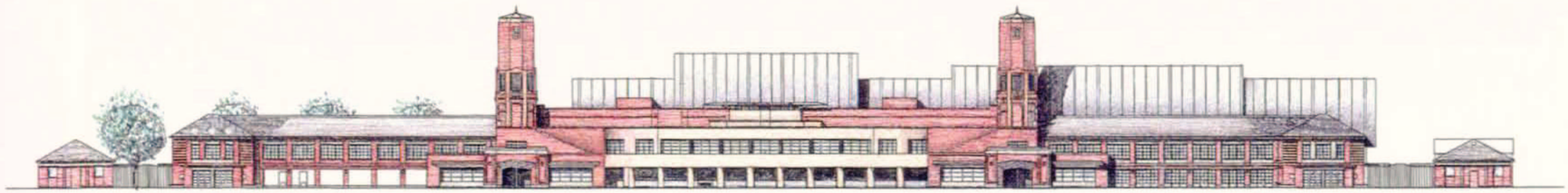
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North & South Elevation



1 NORTH BUILDING ELEVATION
A2.1/A3.2 1" = 20'-0"
DARKO ELEVS



2 SOUTH BUILDING ELEVATION
A2.1/A3.1 1" = 20'-0"
DARKO ELEVS

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Project Schedule

PHASE	MONTHS 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Title I Design	4 months																													
Title II Construction Documents				4 months																										
Bidding					2 months																									
Construction																														

