

THE MANNIE WILSON

ROOFTOP DESIGNS FOR SENIOR LIVING

WHAT:

Design ideas for rooftop programming at the Mannie Wilson

FOR:

Senior residents to socialize, gather, grow and relax

HOW:

Quick and easy strategies to reduce build time and allow easy
maintenance

LOCATION



EAST FACADE

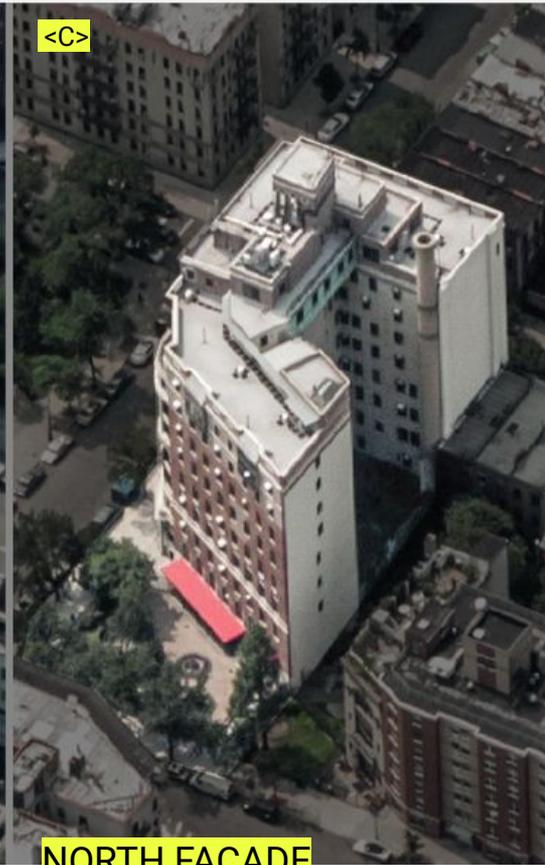


<A>

SOUTH FACADE

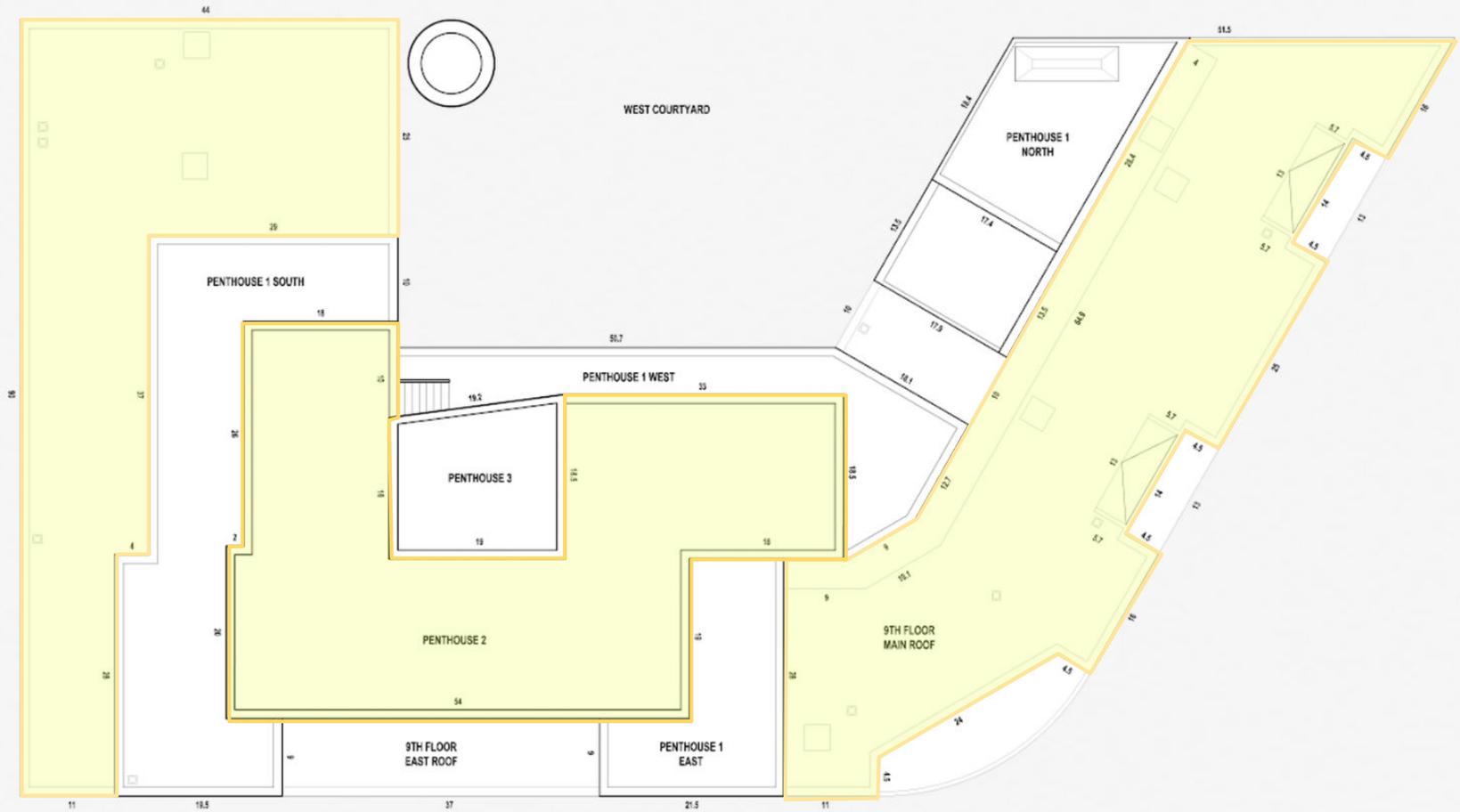


WEST FACADE



<C>

NORTH FACADE



ROOF PLAN

Assumptions of available roof surfaces



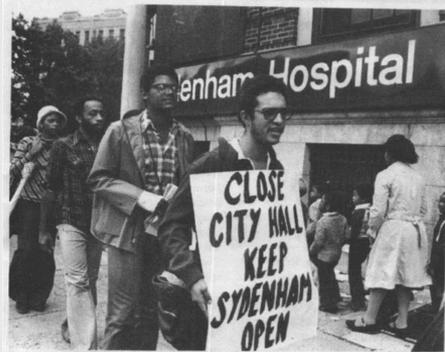
ON SITE SCAN

A BRIEF HISTORY OF THE MANNIE L. WILSON TOWERS

SYDENHAM HOSPITAL (1925 - 1980)



- America's first interracial hospital
- First full-service hospital in NYC to hire African-American nurses, doctors, and physicians.
- In 1978, Mayor Ed Koch released a plan to close Sydenham.
- A "Coalition to Save Sydenham" occupied the lobby for 10 days and stressed its importance to the medically underserved black community in New York.



Demonstrators protesting the closing of Sydenham Hospital in 1980.



- Pastor, Convent Avenue Baptist Church in Harlem
- President, Council of Churches
- Activist and community leader
- First black clergyman to speak at the White House

REV. MANNIE LEE WILSON (1906- 1982)

HISTORY

REFERENCES

STRATEGIES:

Social Programming for Seniors with Integrated Sustainable Practices

- GARDENING
 - ◆ RAISED GARDEN BEDS, VERTICAL GARDENING, HYDROPONICS, COMPOSTING

- GATHERING
 - ◆ SEASONAL, COLORFUL, MODULAR / EXPANDABLE, OUTDOOR EATING, MOVIE NIGHTS

- EXERCISING
 - ◆ WALKING PATH, GROUP CLASSES, AL FRESCO DANCING, TACTILE SURFACE COMBINATIONS

- RELAXING
 - ◆ WATER AS SENSORY STIMULUS, INTIMATE vs PUBLIC SEATING WITH SOLAR FABRIC CANOPIES



AUDITORY STIMULATION



COOLING EFFECT



HAPTIC STIMULATION

GARDENING



RAISED BEDS W/ INTEGRATED SEATING

GREENHOUSES

GARDENING



VERTICAL HYDROPONICS

GARDENING

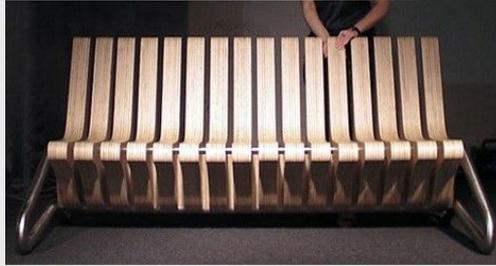


COMPOSTING



SOCIAL ACTIVITY

GARDENING



MODULAR, EXPANDABLE, COLOURFUL FURNITURE

GATHERING - SOCIAL



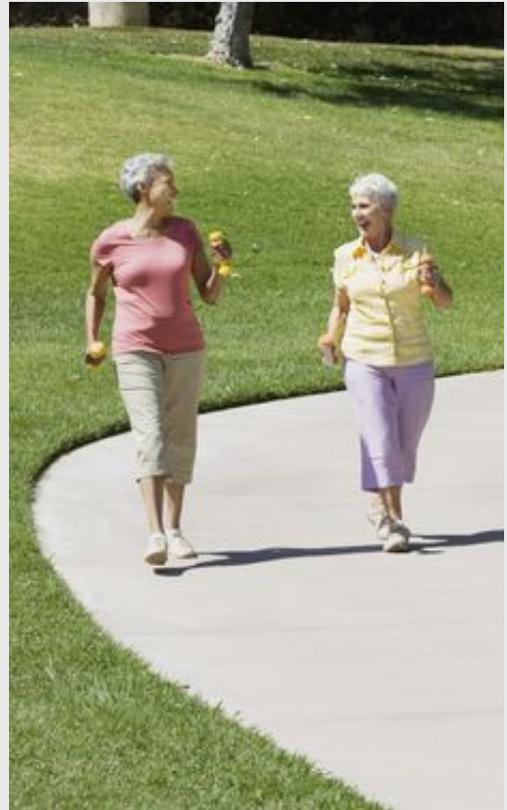
TEMPORARY SEASONAL STRUCTURES

GATHERING - SOCIAL



SURFACE VARIATION FOR DIFFERENT PROGRAMS

GATHERING - SOCIAL



DIFFERENT SURFACE TREATMENTS

EXERCISE



SOLAR PANEL CANOPIES / SOLAR FABRIC SHADES

SOLAR HARNESSING

NEXT STEPS

CONTEXTUAL STANDARD QUESTIONS FOR ROOFTOP ADDITIONS (per [NYC Landmarks Preservation Commission](#))

1. Is the addition visible at a significant distance?
2. Is the addition visible from limited vantage points, through alleyways, yards or similar open portions of sites that are not vacant building sites?
3. Is the addition visible from an oblique angle?

NEXT STEPS

Once finalized, we should determine the heights of any rooftop additions and determine if they will be visible from public thoroughfares (i.e. Manhattan Avenue, 123rd Street, and 124th street).

Required Application Materials

- Photos** of building facades and roof.
 - Photos** of areas of construction at the roof.
 - Existing and proposed annotated roof plans** showing locations where construction will occur.
 - Comparative elevations** of existing conditions and proposed additions.
 - Comparative building section drawings** showing existing conditions and proposed additions on the roof, including chimneys, railings, and surrounding parapets:
 - Sightline section taken at 6-foot eye level from directly across the street at the property line and other points where the addition may be visible
 - Large-scale detail drawings of visible additions only
 - Material specifications on drawings.**
 - Color specifications** for visible additions only.
 - Two sets of DOB filing drawings** if work requires a DOB permit.
 - DOB Objections Sheet or HUB documentation** clear of zoning objections.

A physical mock-up of the construction is required to determine potential visibility. The following application materials must be submitted:
 - Color photos** of the mock-up and roof from surrounding points on the street to document visibility of proposed addition at a 6-foot eye level.
 - If the proposed addition is visible from a public thoroughfare, **color photos from points of visibility:**
 - If staff requests, a photo montage of each view with the addition drawn in.
- If LPC requires additional materials after your application is reviewed, you will receive a Materials Checklist from LPC staff.*

- 01. ELEVATOR ENTRANCE
- 02. NATIVE GARDENS
- 03. OUTDOOR WORKSHOP AREA
- 04. LOUNGE SPACE
- 05. WATER FEATURE
- 06. COMMUNITY GARDEN
- 07. RUNNING TRACK
- 08. MULTI-PURPOSE STAGE
- 09. SHADE STRUCTURE
- 10. LOOKOUT
- 11. STORAGE ROOM



FEATURES:

- Vegetable/community gardens
- Raised garden beds
- Lounges
- Creative arts facilities
- Multi-use fitness area
- Running circuit
- Stage for tai-chi and dance classes



YINIAN ROOFTOP GARDENS, Chongqing / GVL GOSSAMER

COMPARABLE ROOFTOP SPACES FOR SENIOR CITIZENS





FEATURES:

-Hydroponic farm that can produce up to 700 vegetable plants at the height of summer.

-Focus on high yield vegetables like lettuce, cucumbers, peas, and herbs.

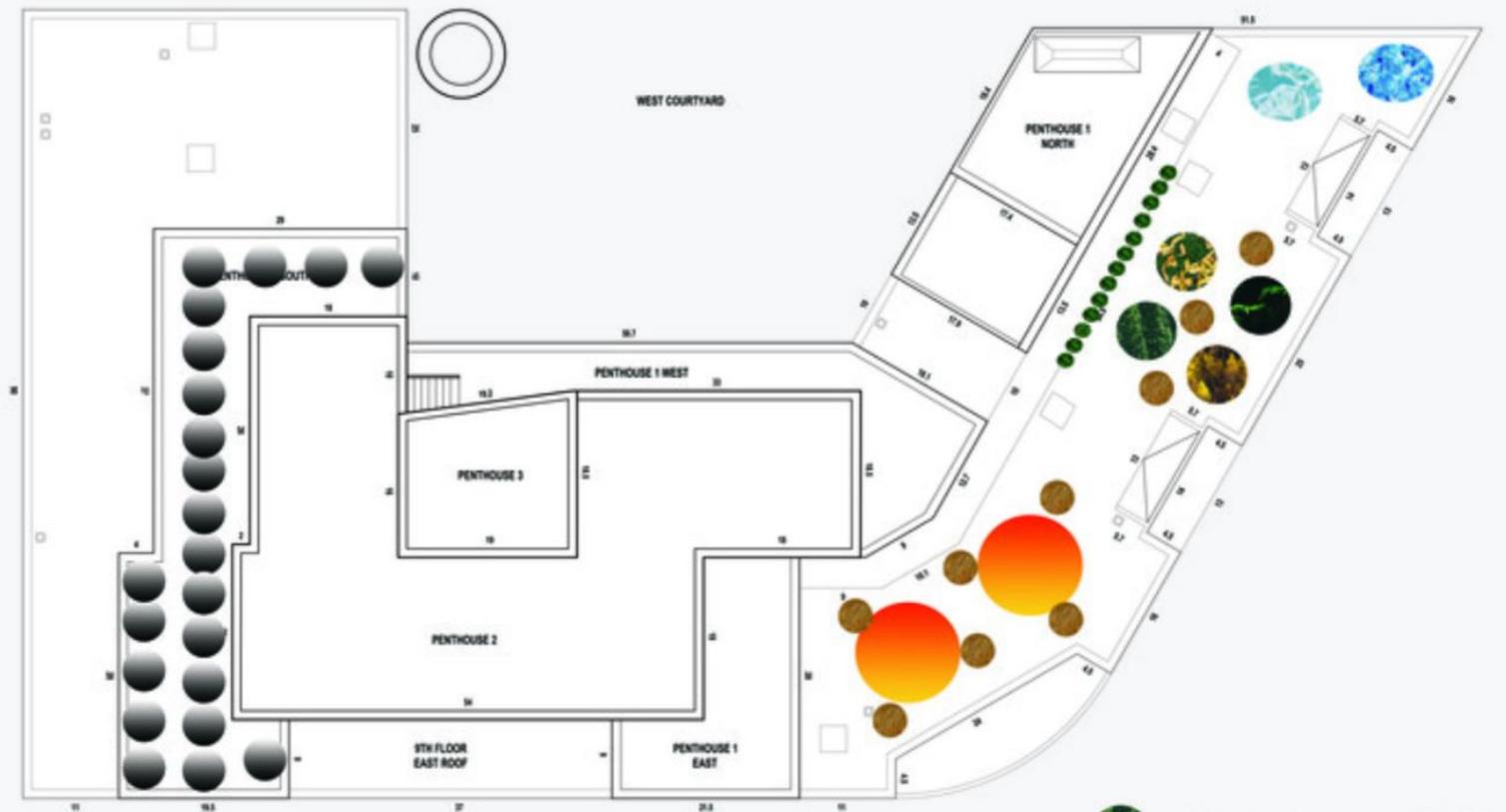
-COST: \$38,000

HARGRAVE HOUSE, Upper West Side, NYC / Project FIND



COMPARABLE ROOFTOP SPACES FOR SENIOR CITIZENS

IDEAS



GEN. SEATING AREA

DEDICATED SEATING

GARDEN ROOF

SOLAR PANELS

RAIN WATER COLLECTION

VERTICAL GARDEN

SCALE:
3/32" = 1"

OPTION 1



SCALE:
3/32" : 1'

OPTION 2

- solar panels
- planter/shrubs
- raised garden
- compost
- foot bath
- walking path
- seating
- retractable roof
- rain water collection

