DESBRISAY & SMITH
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lenox 187

OVERVIEW

building information

ADDRESS: 187 LENOX AVE. NEW YORK, NY 10026
BLOCK: 1904
LOT: 31
ZONE: R7-2, C1-2, C2-2
OCCUPANCY USE GROUP: 2
BUILDING CODE OCCUPANCY GROUP: J-2
CONSTRUCTION CLASSIFICATION: 3 NON-FIREPROOF
SPRINKLERS: YES
LANDMARKED: YES
BUILDING HEIGHT: 60' MAX
STORIES: 5
EXISTING DWELLING UNITS:6

APPLICABLE CODES
NYC BUILDING CODE: 1968 INCLUDING LATEST UPDATES
NYC PLUMBING CODE: 2008 INCLUDING LATEST UPDATES
NYC MECHANICAL CODE: 2008 INCLUDING LATEST UPDATES
NYC FUEL GAS CODE: 2008 INCLUDING LATEST UPDATES
NYC ELECTRICAL CODE: 2011 INCLUDING LATEST UPDATES
NYC FIRE CODE: 2008 INCLUDING LATEST UPDATES
ACCESSIBILITY: 1968 NYC BLDG. CODE. LL 58/87
ANSI A117.1-1968ED & ADA
INCLUDING LATEST UPDATES
NEW YORK STATE ENERGY CONSERVATION CODE:
2011 INCLUDING LATEST UPDATES

project team

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187 lenox ave.

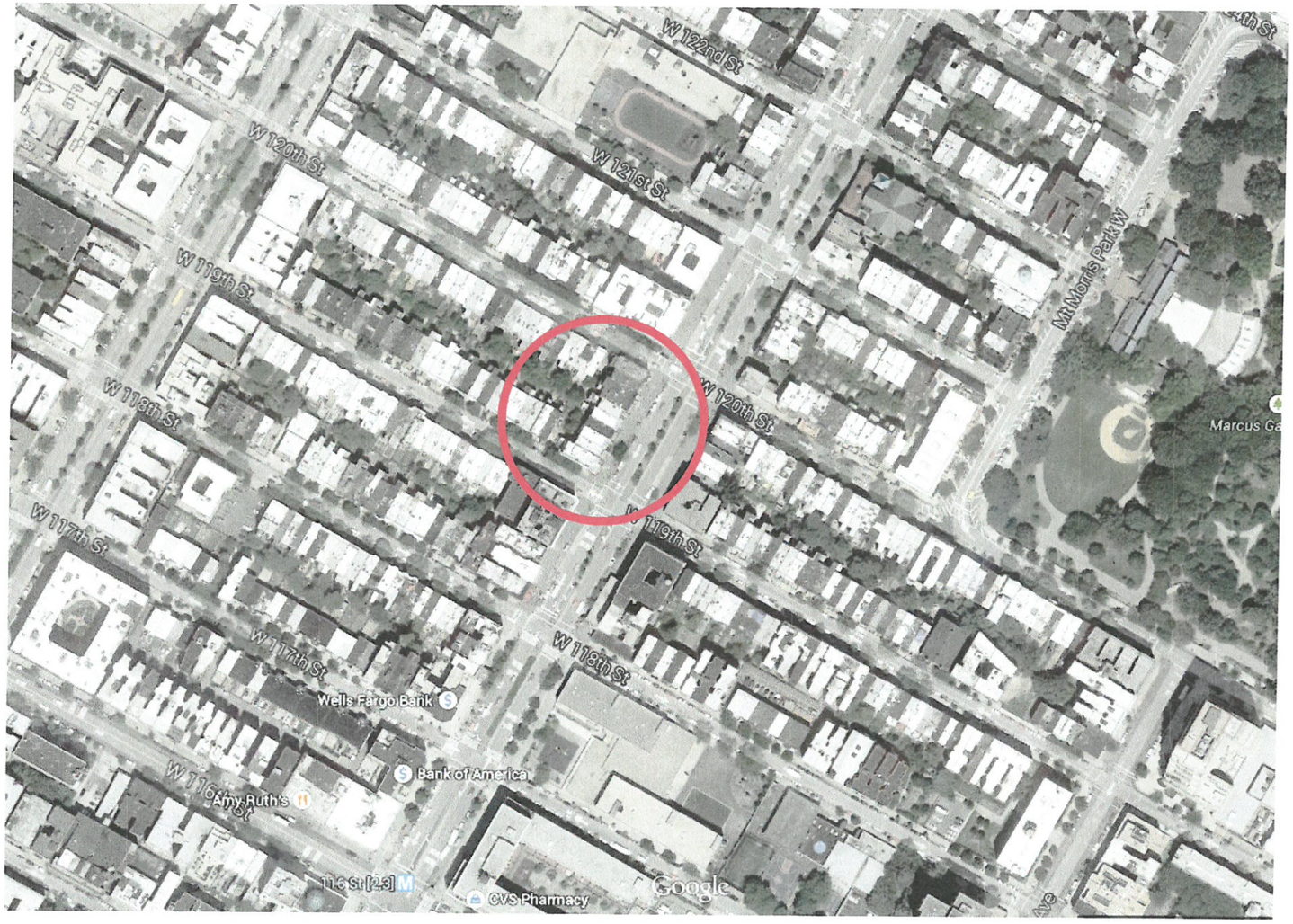
This proposal is for a new ground floor commerical storefront and residential entry at 187 Lenox Ave. The design is the only visible component of the ongoing renovation of the entire building including remodeled apartments and upgraded utilites.

OVERVIEW

neighborhood

Located in the Mount Morris Park Historic District, the project site is in the heart of Harlem's rich cultural, historical and architectural heritage. Lenox Ave. (Malcolm X Blvd.) is incredibly pedestrian friendly with many ground level commercial storefronts situated below single and multifamily homes.

Recent redevelopment throughout the area has encouraged new sidewalk cafe's and restaurants providing increased amenities and economic stimulation for the neighborhood residents.



streetscape

The block between 119th and 120th streets is a hub of commercial activity. On the West side of the Ave., there is a thriving cafe, a flower boutique and several other service oriented businesses. On the East side, there are two restaurant/bars, a grocery store as and several other commercial operations.

LOOKING WEST

119TH ST.

120TH ST.

LOOKING EAST

120TH ST.

119TH ST.

CONTEXT

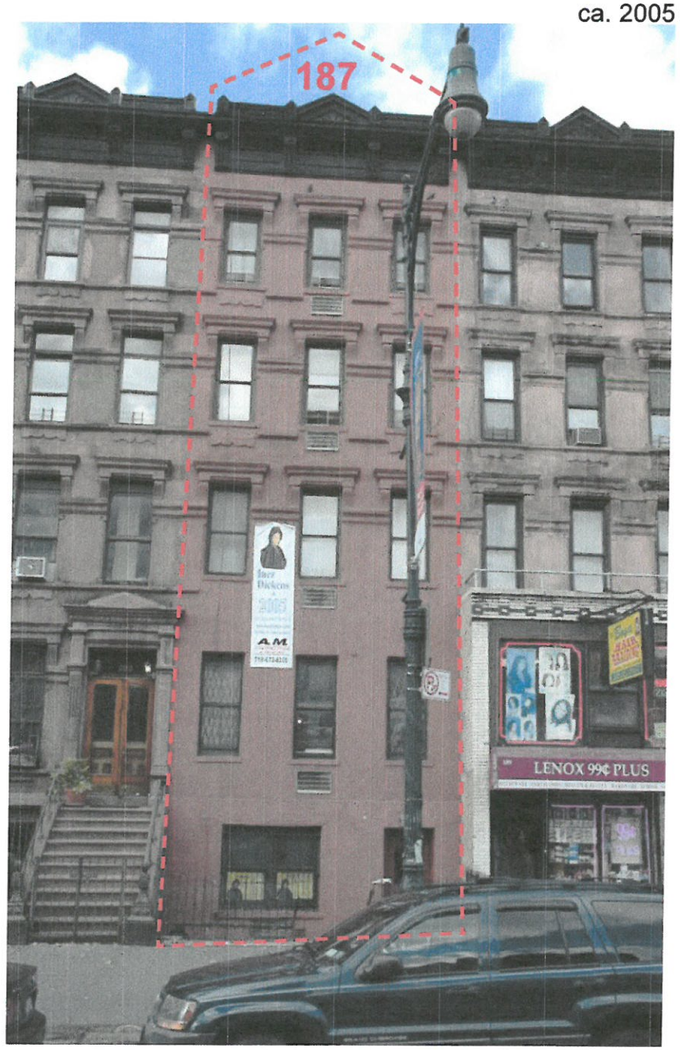
history

Constructed in 1887 as a multifamily residential complex with several units on each of the five floors. In 1948 a Certificate of Occupancy (CofO #34235) lists five furnished rooms on the 4th floor, three furnished rooms on floors 1-3 and a "launderette" on the basement level. Most likely, it was at this time that the original stoop was removed and facade altered to provide street level access to the commercial operation. In 1969, another CofO was filed (#68133) listing two apartments on the 4th floor and 1 apartment on the rest, including the ground floor which was converted back into residential.

ca. 1940

ca. 1980

ca. 2005



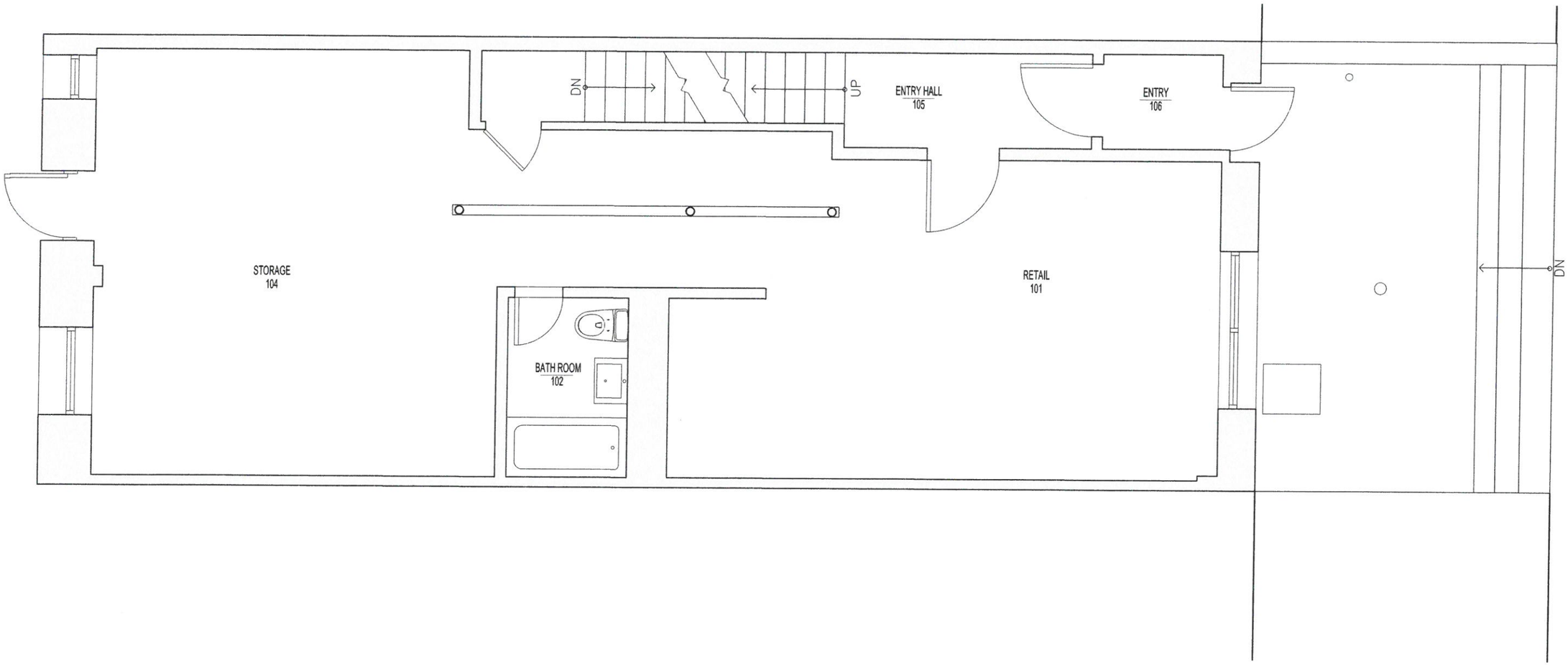
existing conditions

Currently 187 Lenox has two apartments on the 4th floor and a single apartment on each of the ground level through third floors. The original stoop has been replaced with an below sidewalk level entry door. The stairs leading to that entry are irregular and not to code. As part of a remediation to correct existing violations, wood brick molding was added to the Lenox facade windows and the paint was changed on the ground level to match the rest of the building. Corrective work was completed 10/15/2014.

10/2014

ground floor conversion

EXISTING Following a recent interior renovation project, the ground floor is a large open space with two main rooms and a bathroom between them. This configuration could be ideal for a cafe with kitchen or retail store with storage and office spaces. However, the current main entrance to the space, being located in the hallway through the building's public corridor is a security risk for the upper level apartments, as well as uninviting to the street.



EXISTING

ground floor conversion

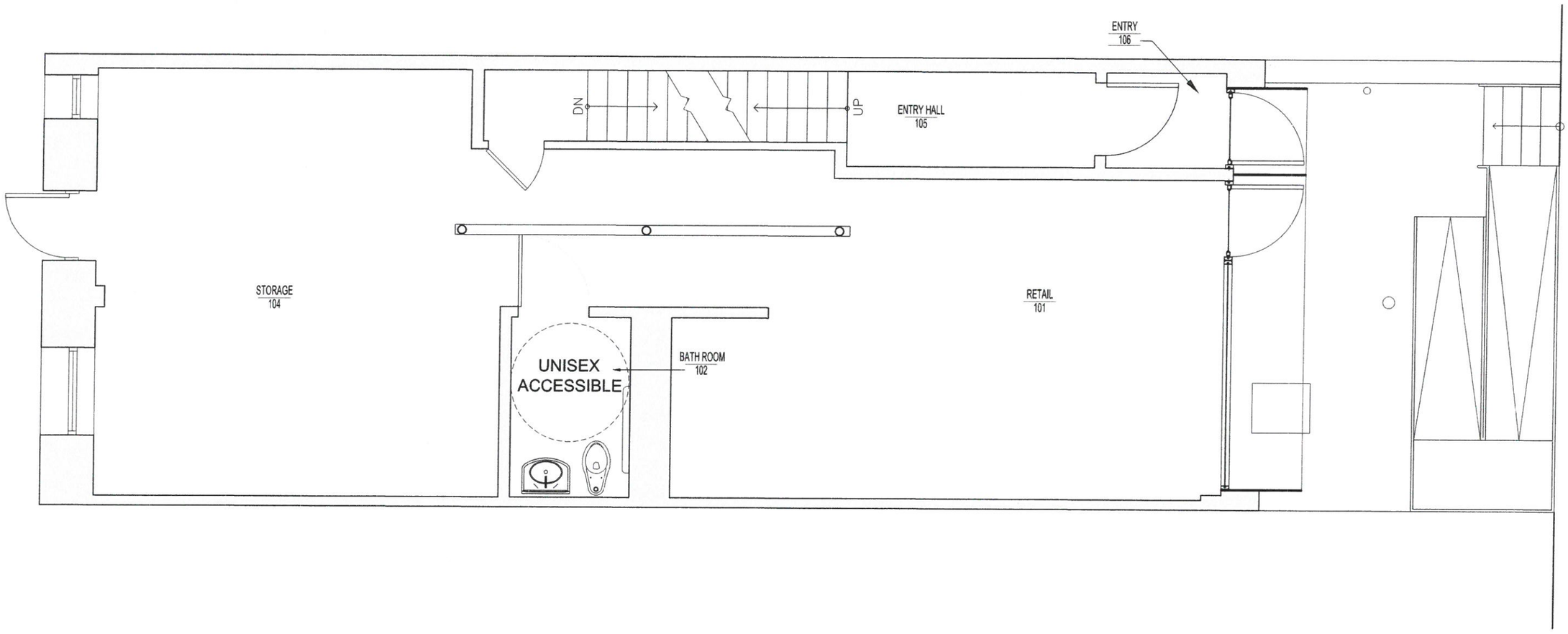
EXISTING The current facade and patio creates several real obstacles for commercial development. The low and small single window into the front room limits the amount of light and consequently visual exposure in to the space for passerbys. Additionally, the exterior stairs down to the ground level entry are uneven and have inconsistent riser heights and tread depths. The exterior concrete slab at the entry is cracked and uneven.

EXISTING

ground floor conversion

PROPOSED The project intails replacing the current CMU wall with a glass storefront with a new entry. Pending approval by the MTA we also propose demolishing the existing exterior stair and replace it with a universally accessible ramp. The small patio with new topping slab would serve nicely as an outdoor seating area or just a more attractive porch, and street presence.

PROPOSED



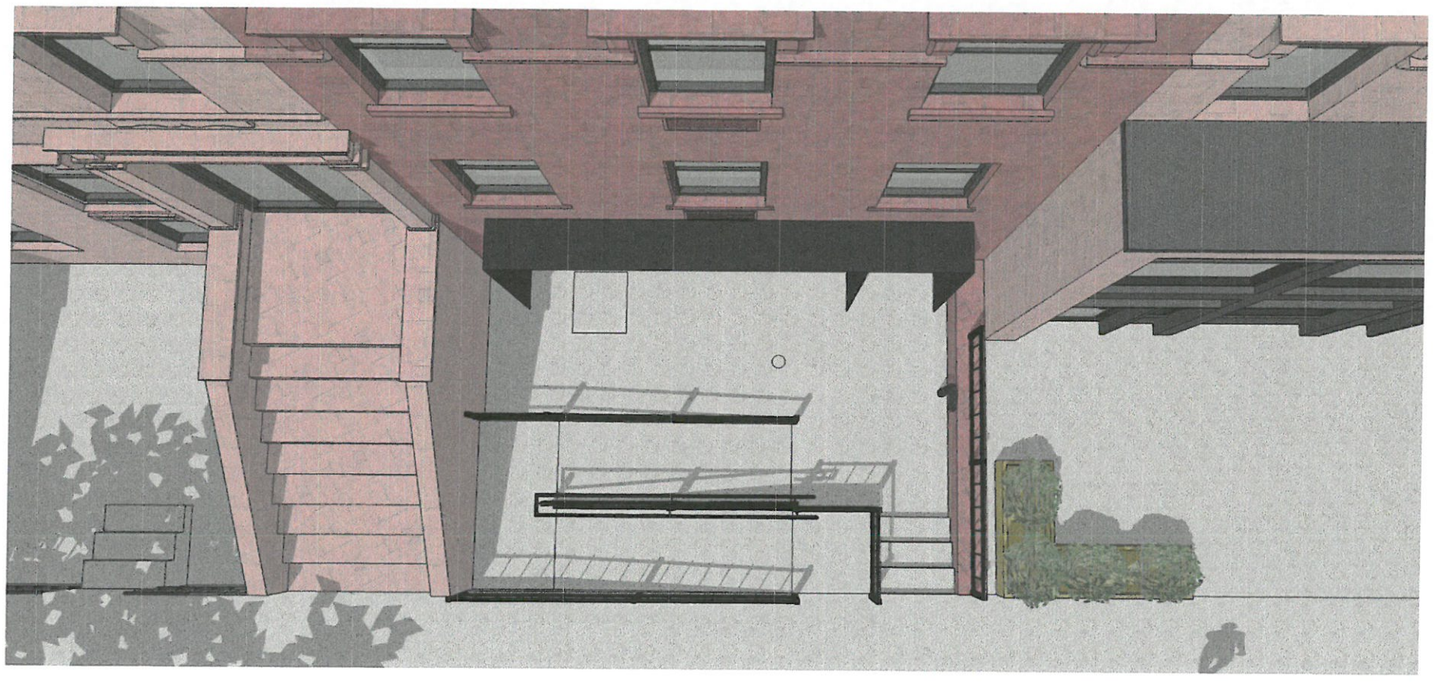
ground floor conversion

PROPOSED The glass store front entry invites the street in and in coordination with the neighboring businesses enlivens the block. The signage awning is made of a durable sheet steel frame and high pressure laminate panel for the signage.

PROPOSED

patio

A new entry door into the proposed commercial space allows residents a private entry into the residential stair corridor. With the MTA's permission we are able to encroach onto the sidewalk 44" for the ADA accessibility ramp. A more narrow set of stairs provide direct access to the patio. The wrought iron square stock balustrade mimics the aesthetic of the iron railing on the surrounding buildings. Hand railings are specified according to national accessibility guidelines and DOB code.



PROPOSED

context diagrams

PROPOSED

IN LINE The proposed ground floor renovation fits into it's surroundings by following datum lines from the upper windows as well as the neighboring buildings.

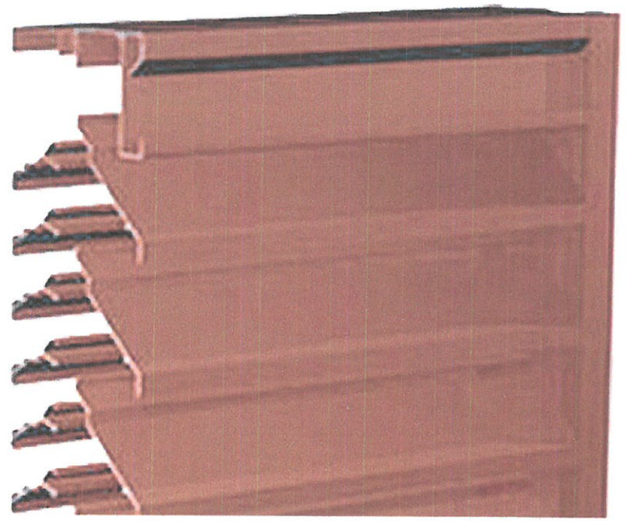
MINIMAL The new storefront borrows design language from the neighboring buildings, protruding slightly from the historic facade. This minimal intervention leaves the upper residential floors untouched.

PEDESTRIAN FRIENDLY Contribuiting to the increasingly commercial stretch of Lenox Ave, the proposed storefront is open and inviting to the street level.

storefront

The form and color of the proposed storefront is intended to harmonize with the surroundings and not compete with the historical characteristics. Borrowing language from the adjacent building we are proposing a boxed steel sleeve that projects from the ground floor space.

New extruded aluminum sight proof A.C. louvers to be installed throughout. Airolite Brick Red AL 217, SRI 33. Color intended to blend with that of the surrounding facade.

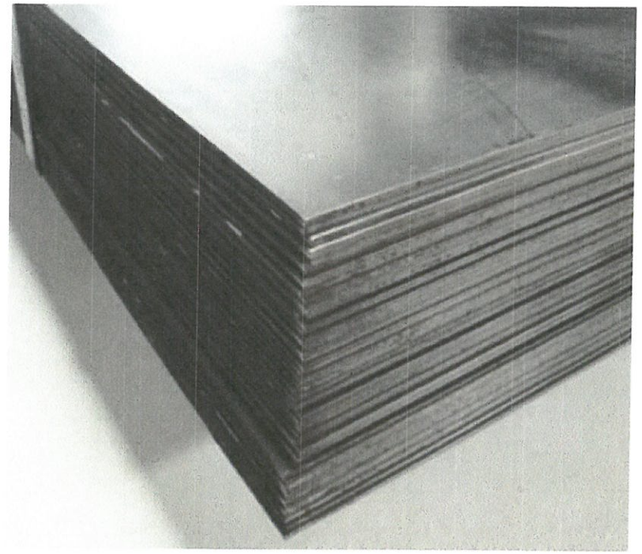


36" wrought iron balustrade with hand railing at 33". Details to comply with applicablel accessibility standards from NYC DOB code.

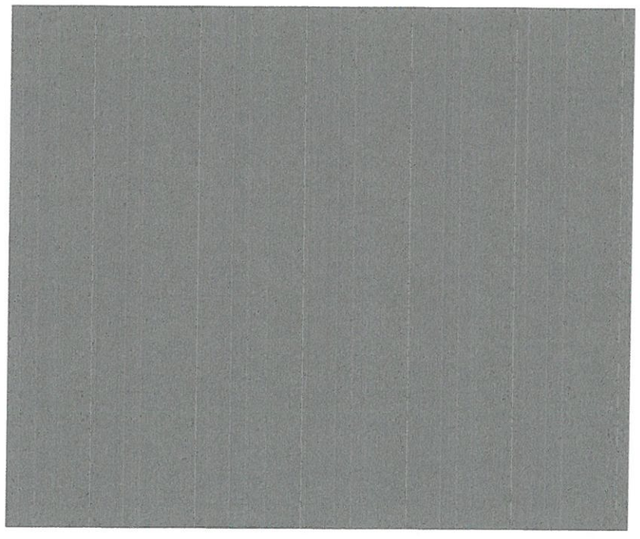
PROPOSED DETAILS

PROPOSED DETAILS

Minimal blackened steel sleeve serves to frame the new storefront and create a support for the signage above.

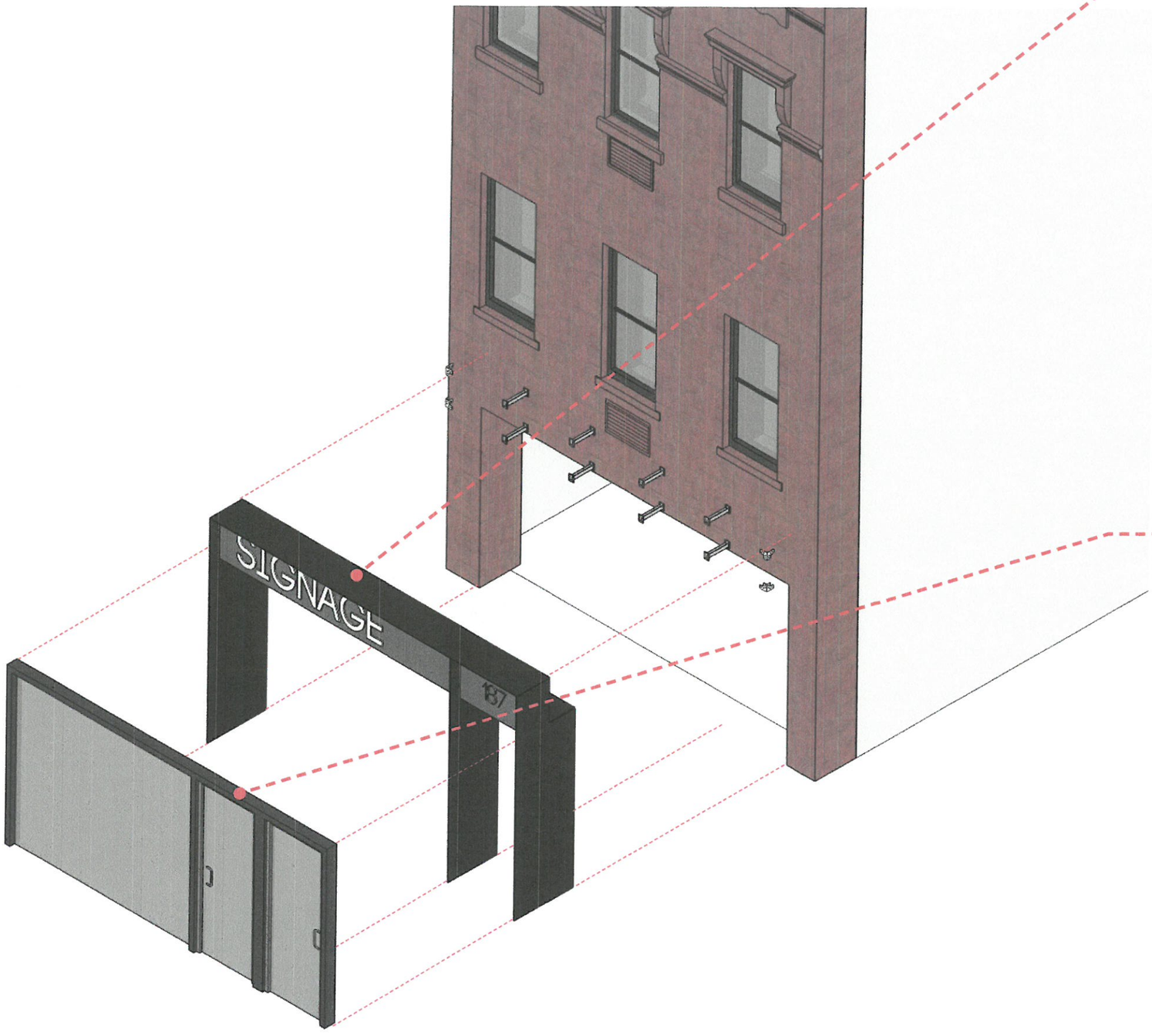


5/8" High Pressure Laminate (HPL) panel infill. Trespa Meteon A03.1.0 Pastel Grey to match the neighboring building signage. Engineered slots accept a toggled lettering system for the exchangeable signage.

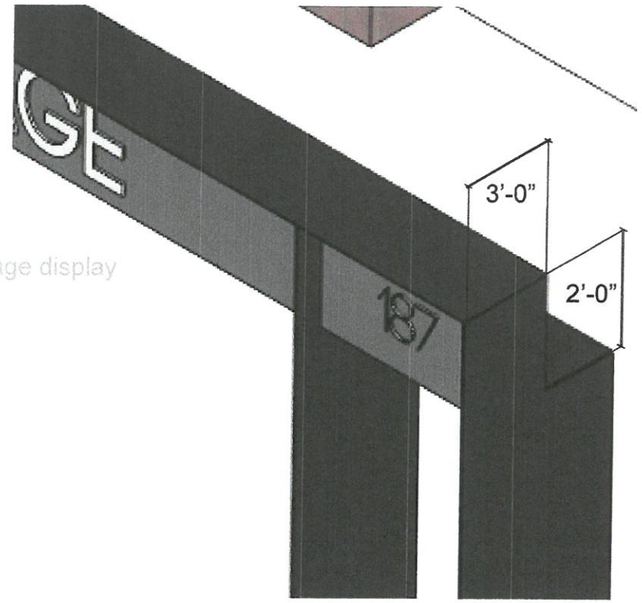


storefront

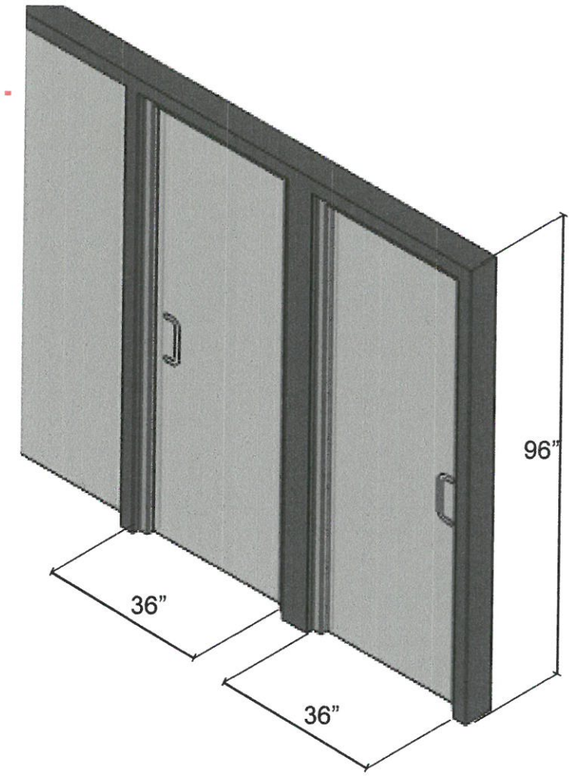
PROPOSED DETAILS



Signage display



Storefront steel awning sleeve



New glass storefront window and door system.