VOLKMANN/WIDDER RESIDENCE

108 W 123rd STREET, NYC 10027

MT. MORRIS PARK HISTORIC DISTRICT

LPC, JUNE 2016

SITE PLAN: HARLEM

The proposed building is situated at the Northern boundary of the extended Mount Morris Landmark District extension.

The immediate context around the site is diverse, including nearby townhouses typical for the early development of Harlem.

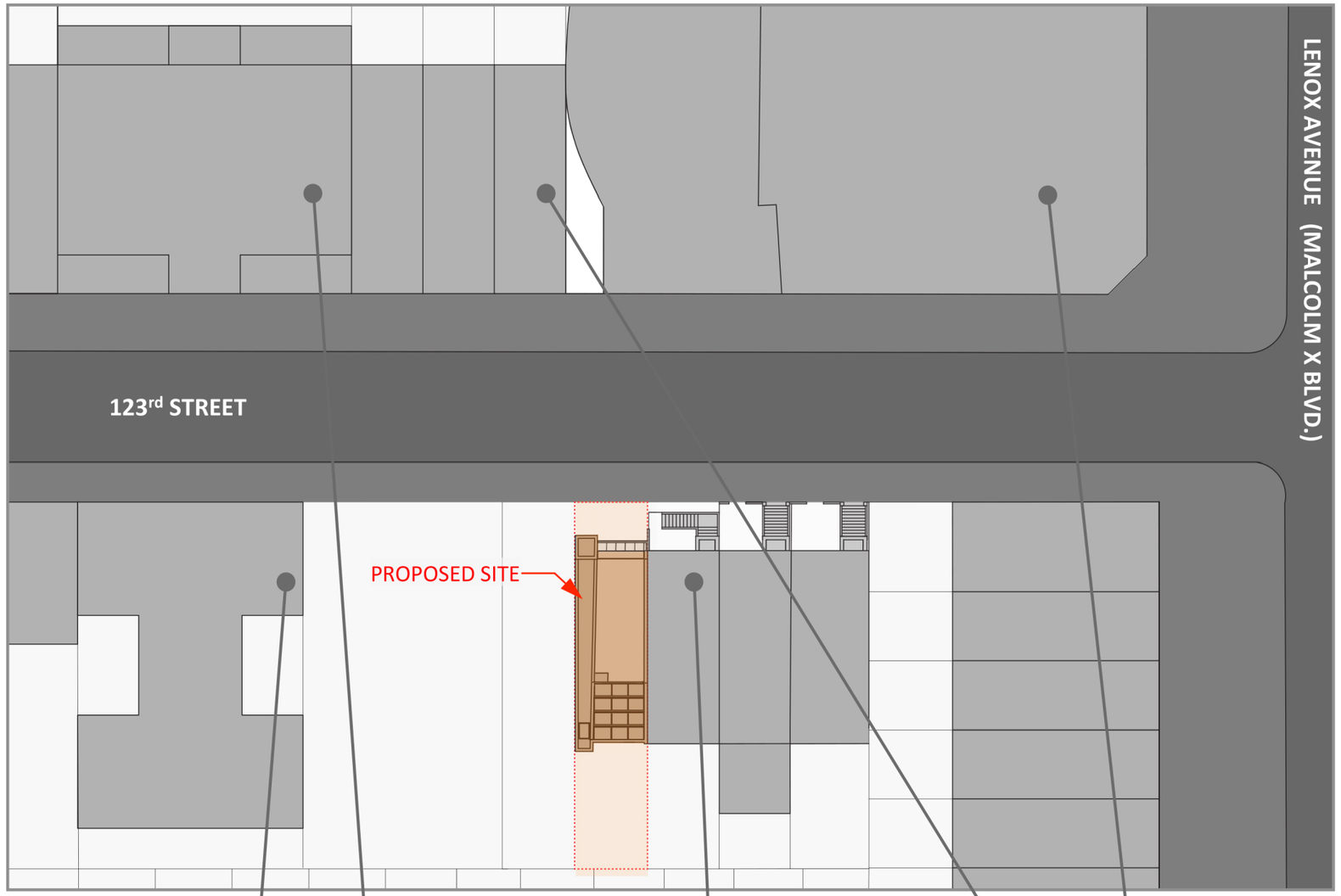
Adjacent to our building site is a contemporary 5-story building built in 2006 and an empty lot, which has to its West, a popular community garden.

To the West, both on the Northern and Southern side of the street are 9-story apartment buildings. The South building was built in 1915, the North building was finished in 2008.

At the Northern corner of 123rd Street and Lenox Avenue is the Ephesus Seventh-Day Adventist Church, which dominates the corner with its church tower.

HISTORIC DISTRICT

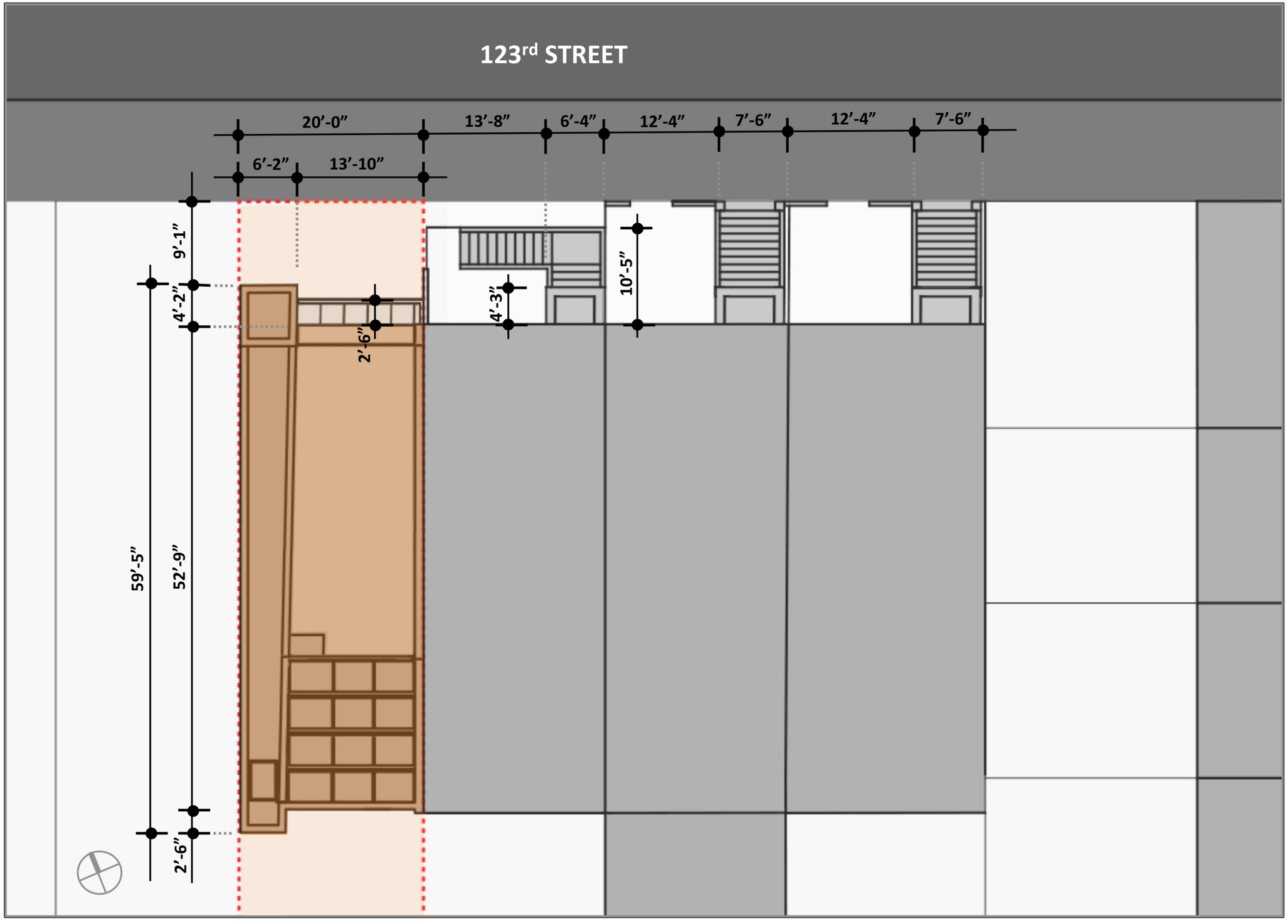
DISTRICT EXTENSION



SITE KEY:

1 118 - 122 W 123rd Street (9 stories; built 1914)
2 117 W 123rd Street (9 stories; built 2008)
3 106 W 123rd Street (5 stories; built 2005)
4 107 - 111 W 123rd Street (4 stories; built ~1910)
5 101 - 105 W 123rd Street Ephesus Seventh-Day Adventist Church (built ~1886)

SITE PLAN: 123rd STREET



SITE PLAN: 123rd STREET – CLOSE-UP w/ DIMENSIONS

SOUTH

259 LENOX AVE. | 102 | 104 | 106 | 108 | 110 | 112 – 116 (COMMUNITY GARDEN) | 118 – 122

NORTH

117 | 111 | 109 | 107 | 101 (EPHESUS SEVENTH-DAY ADVENTIST CHURCH)

STREET ELEVATIONS 123rd STREET

102-106 W 123rd STREET

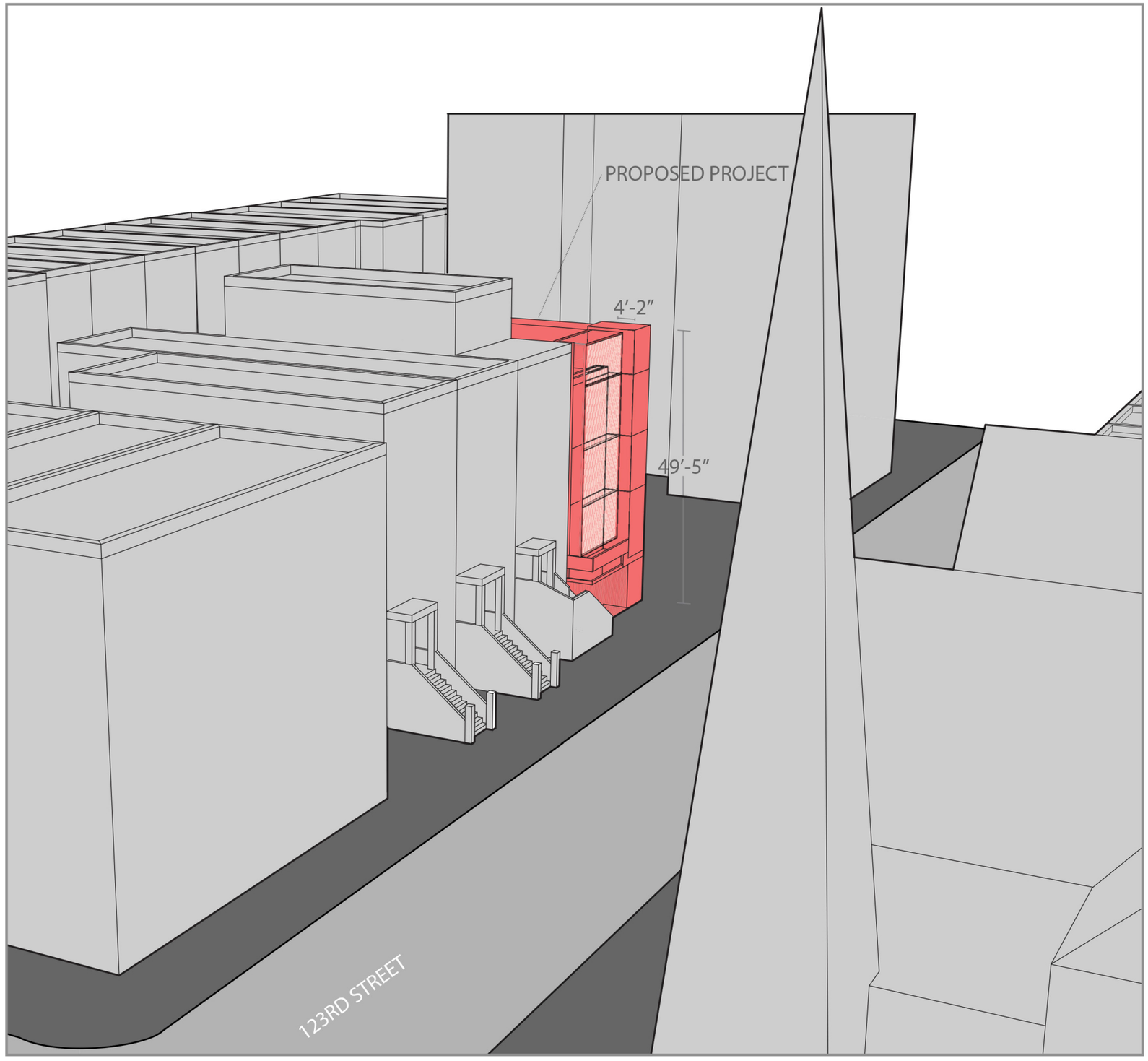
102-110 W 123rd STREET

SOUTH SIDE 123rd STREET, LOOKING EAST

110 W 123rd ST
IN 2012

110 W 123rd ST
IN 2016

HISTORIC MASSING / COLLAPSE OF 110 W 123rd STREET



SITE INFORMATION:
BLOCK#: 1907
LOT#: 0139
LOT SIZE: 20.08’ x 100.92’
LOT AREA: 2,027 S.F.
ZONING: R7-2
ZONING MAP: 6A
MAX. FAR: 2.38
MAX. GFA: 4,824 S.F.
HEIGHT FACTOR: 4
MAX. HEIGHT: GOVERNED BY EXPOSURE PLANE; 60’
MIN. OPEN SPACE REQ.: 806 S.F.

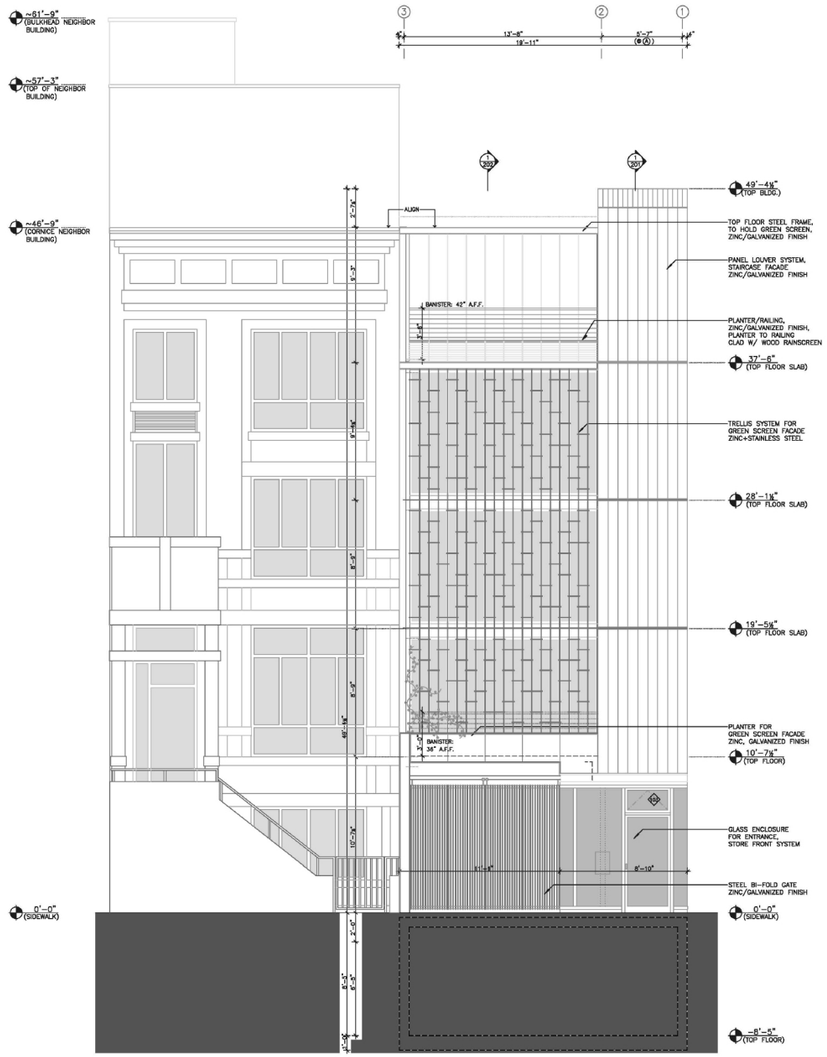
PROPOSED MASSING:
PROPOSED HEIGHT: 49’-5”
PROPOSED GFA: 4,760 S.F.
BUILDING ALIGNS w/ NEIGHBORING BUILDINGS
TOTAL OPEN SPACE: 870.7 S.F.

PROPOSED MASSING

SITE INFORMATION:
BLOCK#: 1907
LOT#: 0139
LOT SIZE: 20.08’ x 100.92’
LOT AREA: 2,027 S.F.
ZONING: R7-2
ZONING MAP: 6A
MAX. FAR: 2.38
MAX. GFA: 4,824 S.F.
HEIGHT FACTOR: 4
MAX. HEIGHT: GOVERNED BY EXPOSURE PLANE; 60’
MIN. OPEN SPACE REQ.: 806 S.F.

PROPOSED MASSING:
PROPOSED HEIGHT: 49’-5”
PROPOSED GFA: 4,760 S.F.
BUILDING ALIGNS w/ NEIGHBORING BUILDINGS
TOTAL OPEN SPACE: 870.7 S.F.

PROPOSED MASSING



NORTH FAÇADE: 123rd STREET

SOUTH FAÇADE: REAR YARD

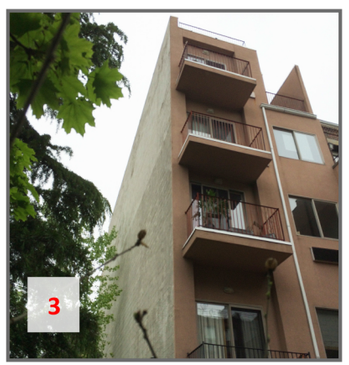


IMAGE KEY:

1 104-106 W 123rd Street
STREET FACADE

2 106 W 123rd Street
ENTRANCE PORTAL

3 106 W 123rd Street
REAR YARD FAÇADE

4 106 W 123rd Street
REAR YARD, GROUND FLOOR

FAÇADE STUDY w/ NEIGHBORING BUILDING

EXISTING

STUCCO FAÇADE – VEGETAL MOTIF; BROWN

EIFS FAÇADE – BROWN-REDDISH COLOR

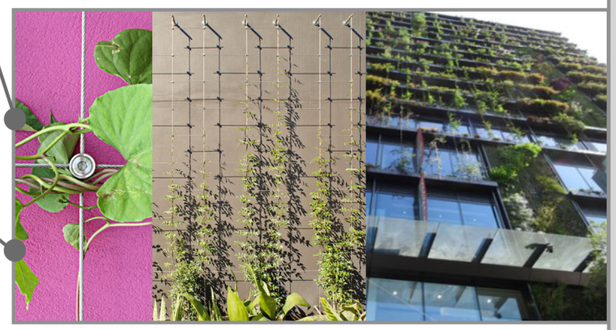
IRON WORK– VEGETAL MOTIF; SILVER-GREY

WINDOWS - MAX. DAYLIGHT; MIN. FRAME WIDTH

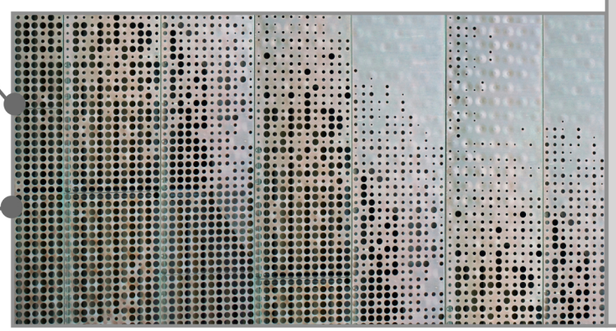
PROPOSED

TEAK or IPE WOOD – OPAQUE; REDDISH COLOR

WINDOW WALL SYSTEM w/ WOOD POSTS + RAILS



GREEN SCREEN – VEGETAL FACADE



METAL SCREEN – STAIRCASE FACADE

The strategy of blending the new building and its particular contemporary construction method into its particular environment will be established by a complex network of references between old + new.
The dialectic integrates distinct topics derived from the immediate site surroundings, which are the adjacent buildings of 104 and 106 W 123rd Street:

1) The reddish-brown stucco facades are a trademark feature of the traditional building stock.
For sustainable building, layering and insulation are vital, and making solid construction expression untrue. However, a façade that uses wood for the outer layer, which carries forward the color of the "brown-stones", can achieve continuity with the street facade. We intend to use wooden elements for opaque walls, spandrel panels and also window frames.

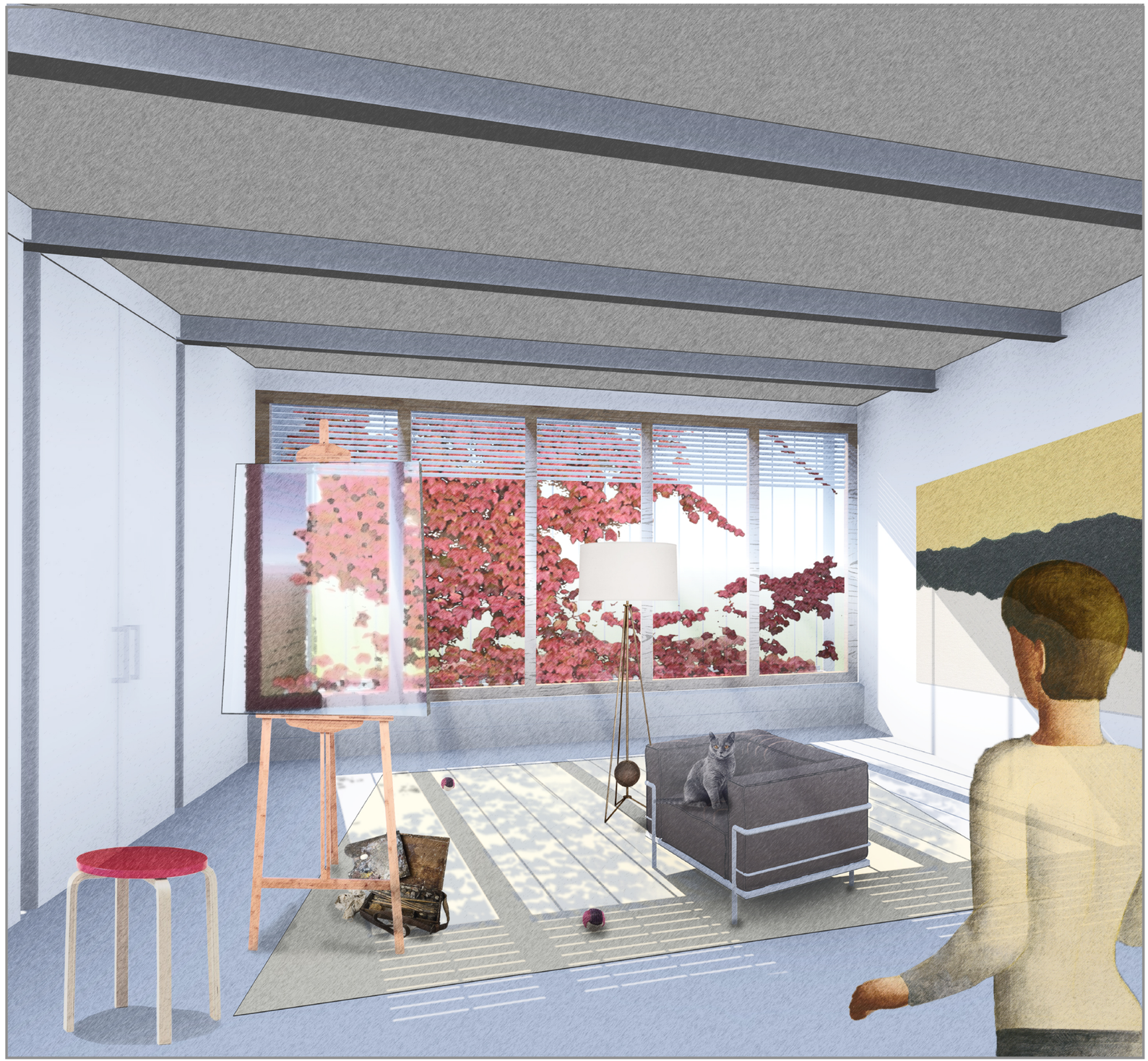
2) Both the stucco facades and the ironwork feature floral or vegetal motifs. A contemporary interpretation (of screening and featuring beautiful form) can be achieved by using a "green screen" with real plants and flowers that contribute to a green street space.

3) The ironwork of the adjacent buildings screen the private front areas from the public. We intend to use a similar strategy with a metal work screen marking the private realm as a gradual transition.

MATERIALS: EXISTING + PROPOSED

123rd STREET FACING WEST

123rd STREET FACING WEST wo/ VINES



The house will be occupied predominantly by architects and artists.
We are part of several family traditions and communities that create and much value contemporary art work.

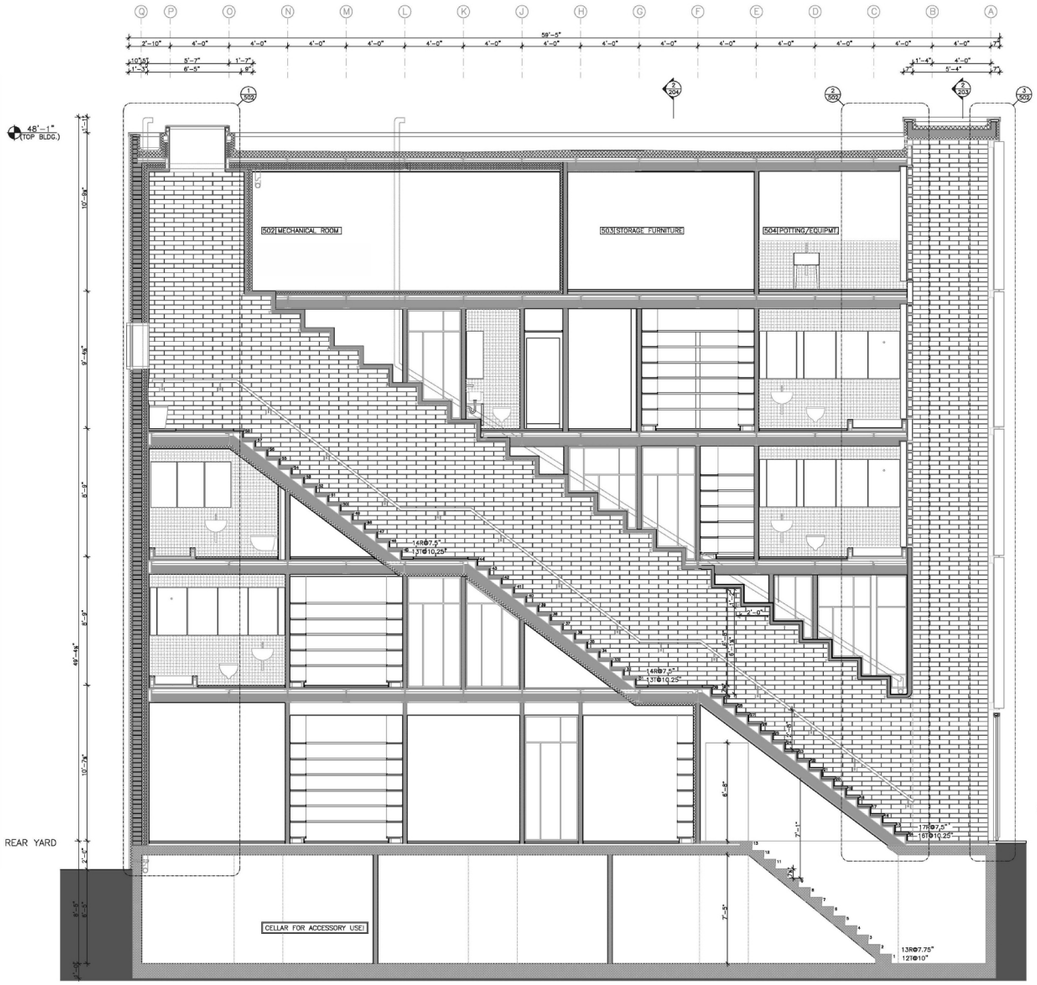
The Northern light, which due to its diffuseness is perfect for such work, will enter the building through the Northern street façade. We intend to maximize this daylight quality to create favorable work and display conditions.
The “green screen” negotiates between the desired light condition and to establish a massing relationship within the street context.

INTERIOR RENDERING FACING NORTH

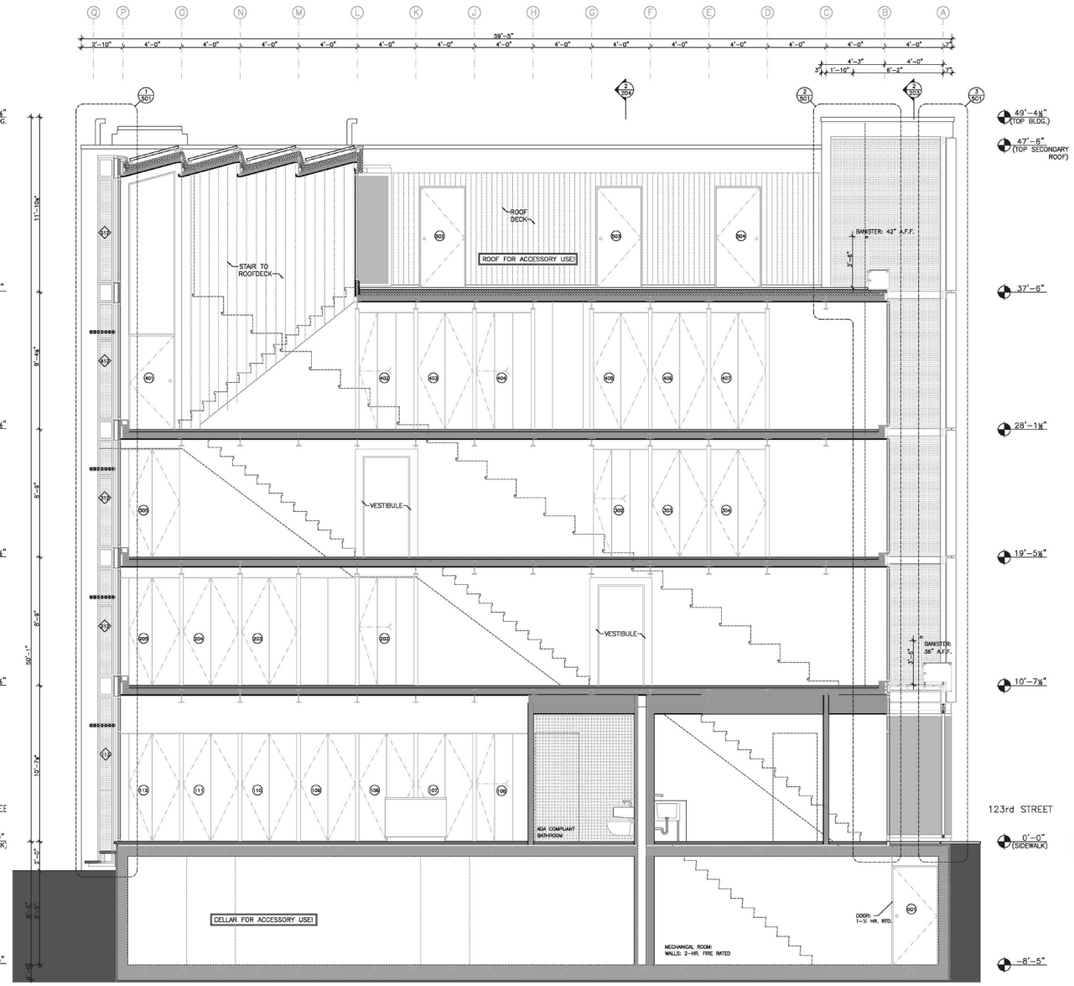
The staircase is configured to reflect a typical strategy in traditional townhouses, where the entire depth of the building is utilized for circulation.

Thus, from the base of the staircase, a visual connection to daylight entering the building on the south can be perceived.

STAIRCASE FACING SOUTH

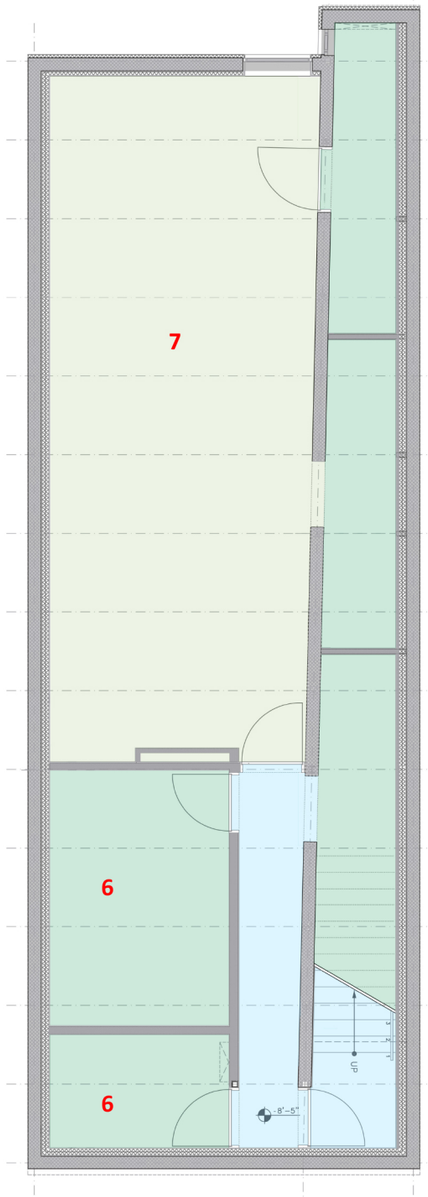


SECTION: THROUGH STAIRCASE

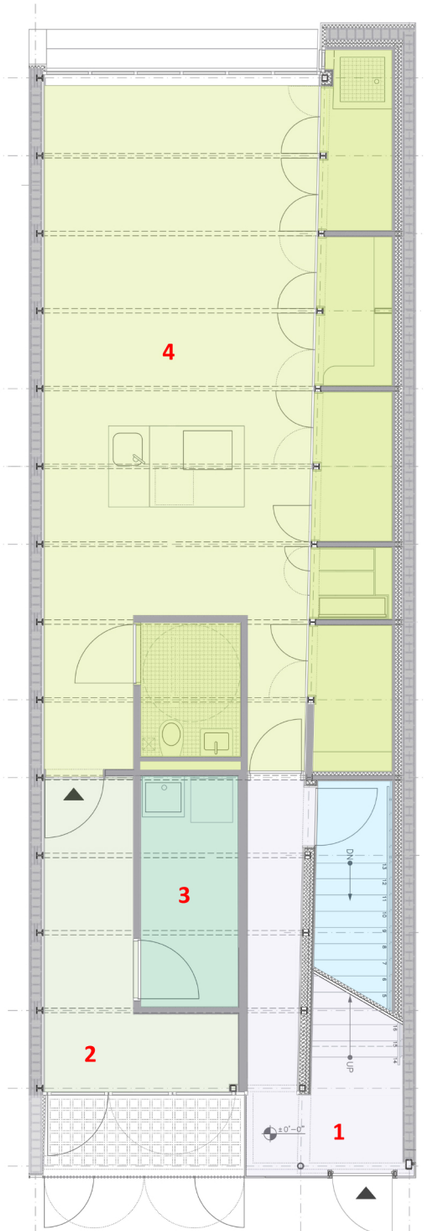


SECTION: THROUGH LIVING LOFT SPACE

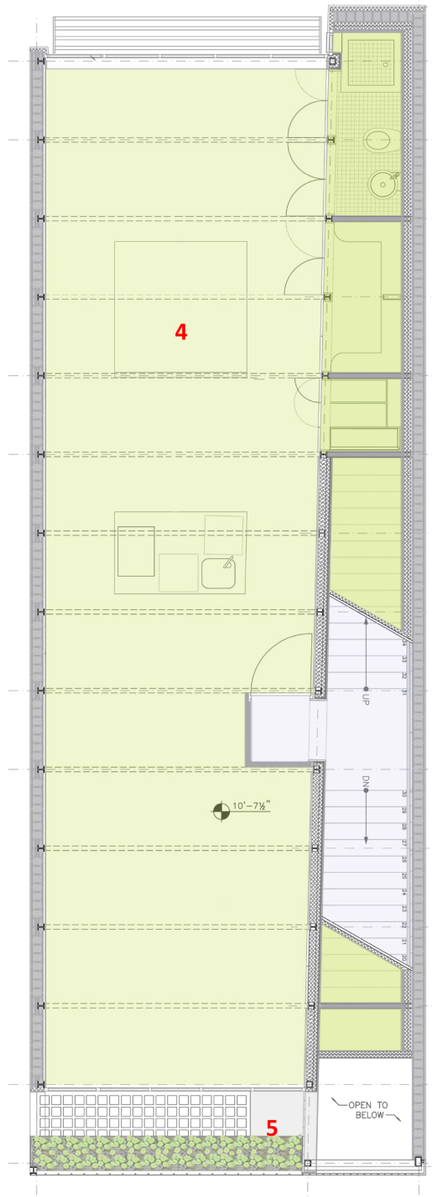
SECTIONS: STAIRCASE + LIVING LOFT SPACE



CELLAR



GROUND LEVEL

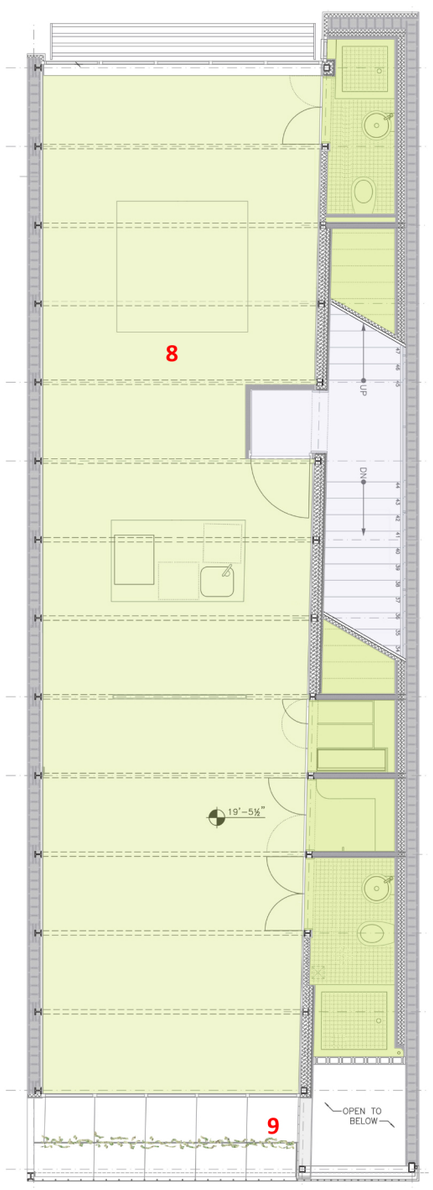


SECOND LEVEL

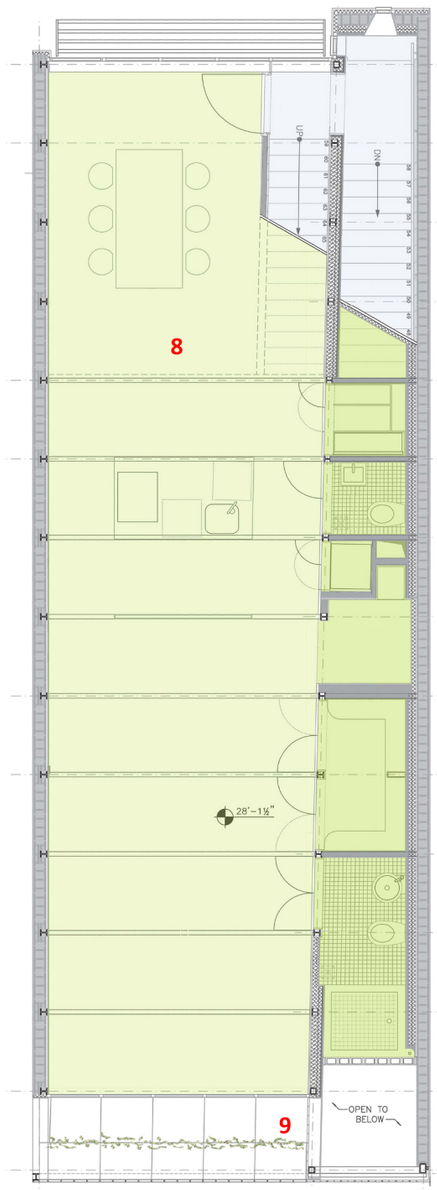
PLAN KEY

1 PRIMARY ENTRANCE
2 ENTRANCE GROUND FLOOR
3 LAUNDRY ROOM
4 LOFT LIVING SPACE w/ AUXILIARY ROOMS
5 VERTICAL GARDEN ('GREEN SCREEN' FACADE), EXTERIOR SPACE w/ PLANTER
6 MECHANICAL ROOMS
7 MAIN CELLAR w/ STORAGE AREAS

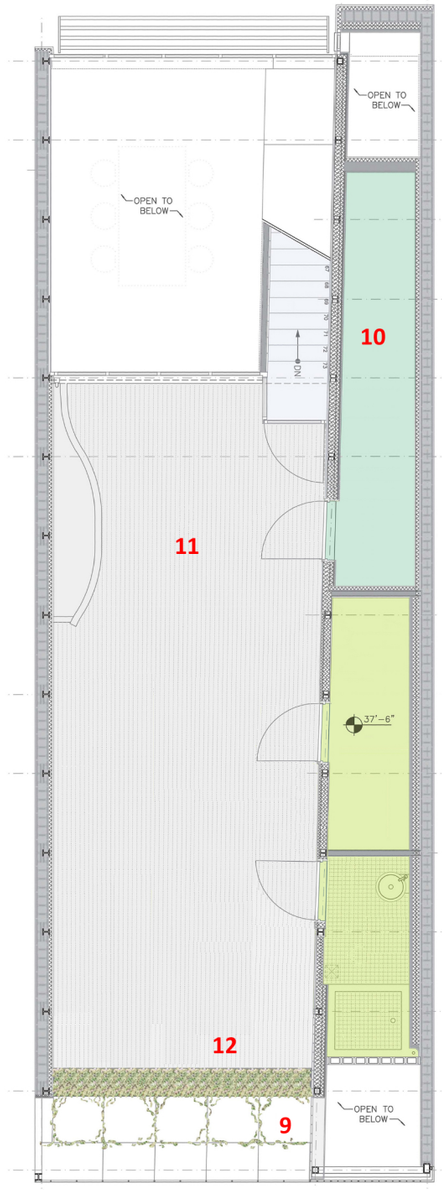
PLANS (1) LOWER LEVELS



THIRD LEVEL



FOURTH LEVEL

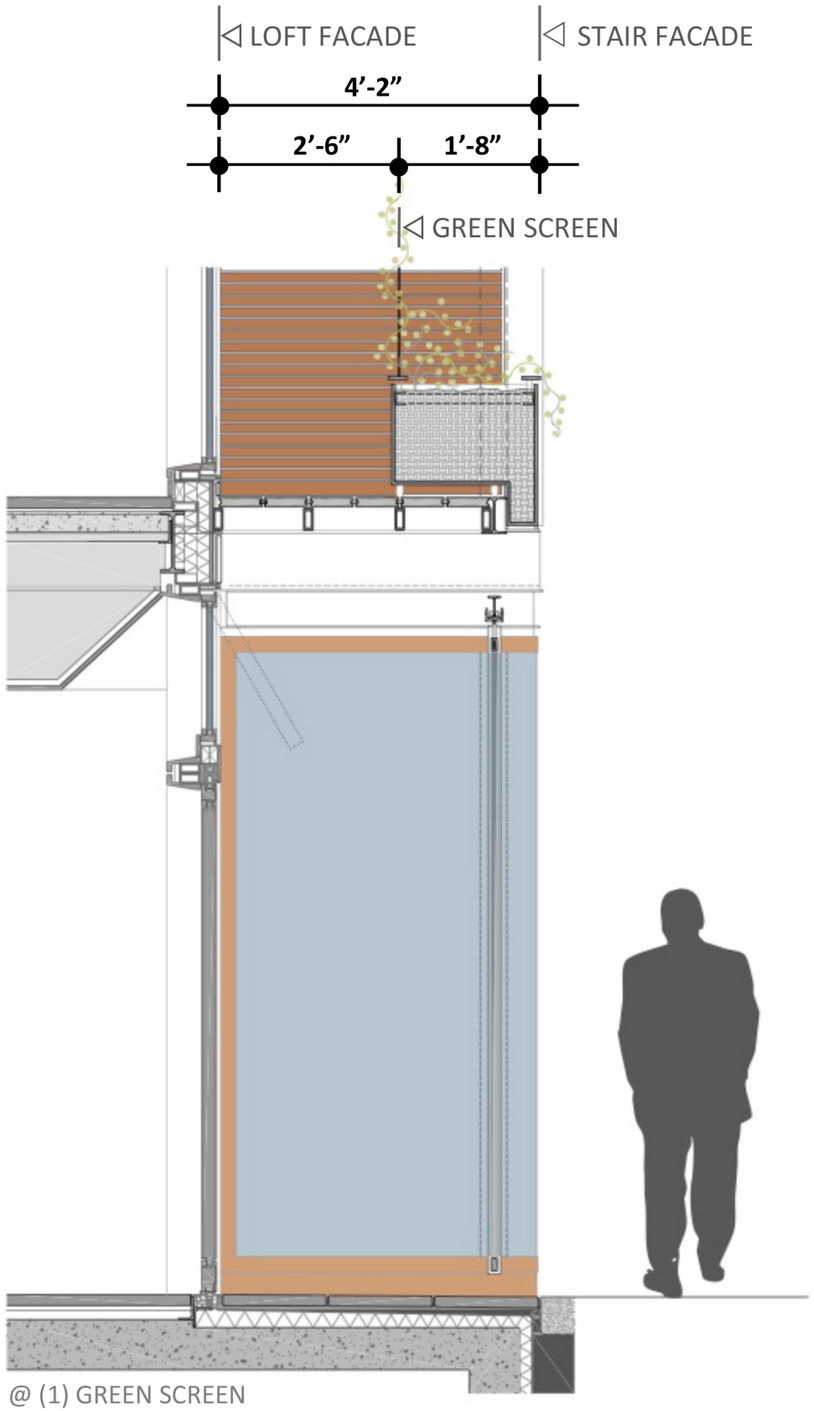


ROOF LEVEL

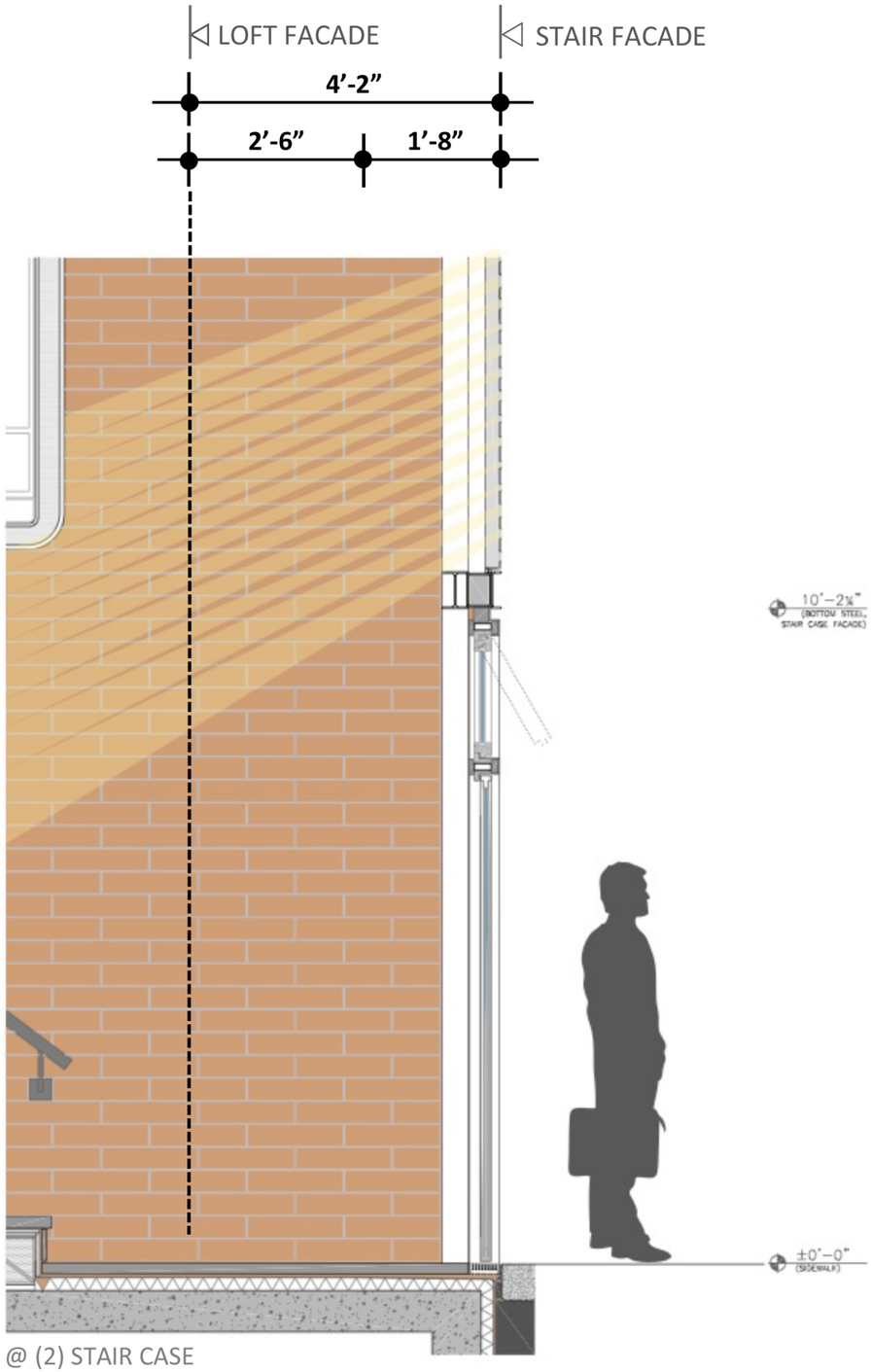
PLAN KEY

8 LOFT LIVING SPACE w/ AUXILIARY ROOMS
9 VERTICAL GARDEN ('GREEN SCREEN' FACADE), EXTERIOR SPACE
10 MECHANICAL ROOM
11 ROOF DECK
12 UPPER PLANTER

PLANS (2) UPPER LEVELS

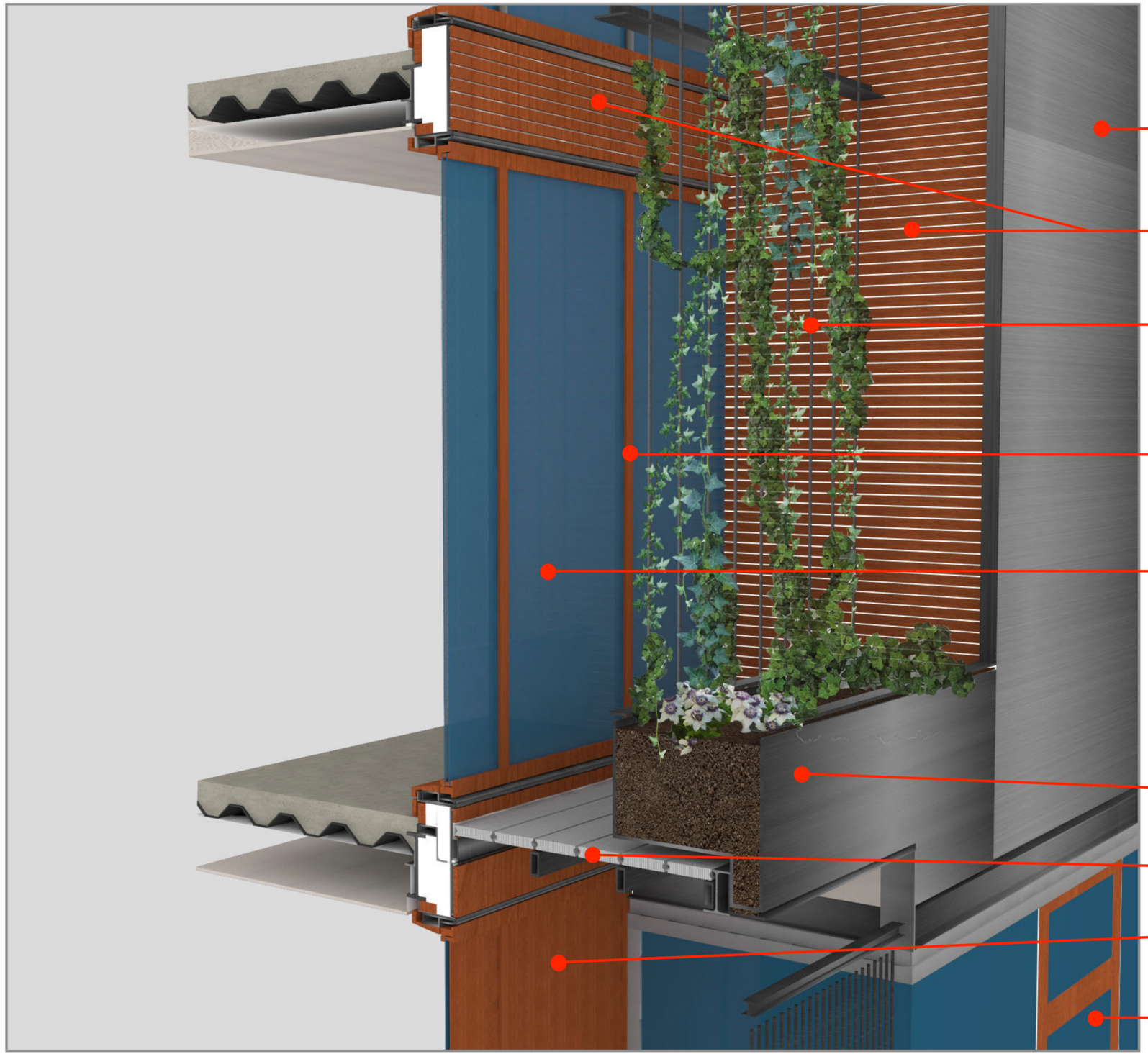


@ (1) GREEN SCREEN

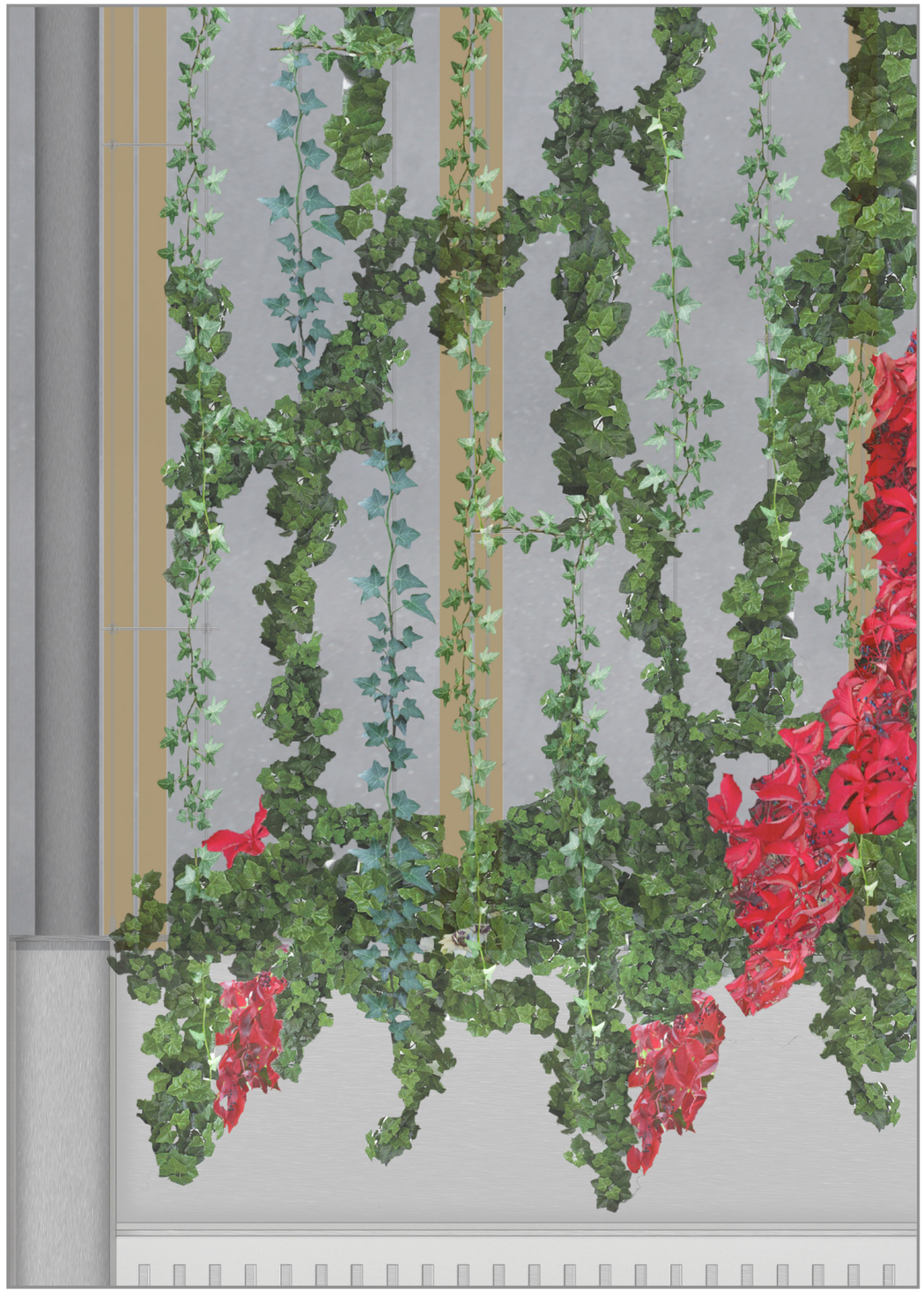


@ (2) STAIR CASE

DETAIL SECTIONS STREET LEVEL: (1) GREEN SCREEN; (2) STAIRCASE



PROPOSED 3D-FAÇADE SECTION



CLOSE UP OF “GREEN SCREEN” FACADE

1) VIRGINIA CREEPER

2) ENGLISH IVY

3) CLEMATIS w/ TRELLIS SYSTEM

PLANTING CONCEPT:

Green wall systems have become very popular in Northern Europe, where they are used to beautify urban streetscapes, add screening for privacy and improve the urban environment.

The plants for a green wall must be carefully selected, in a way that they always feature vegetation throughout the seasons.

The backdrop is created by

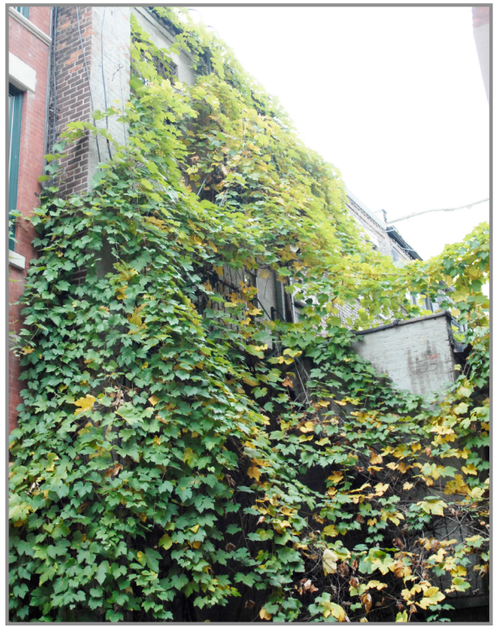
1) Virginia Creeper, which changes color in fall and grows beautiful leaves.

The backdrop is complemented w/

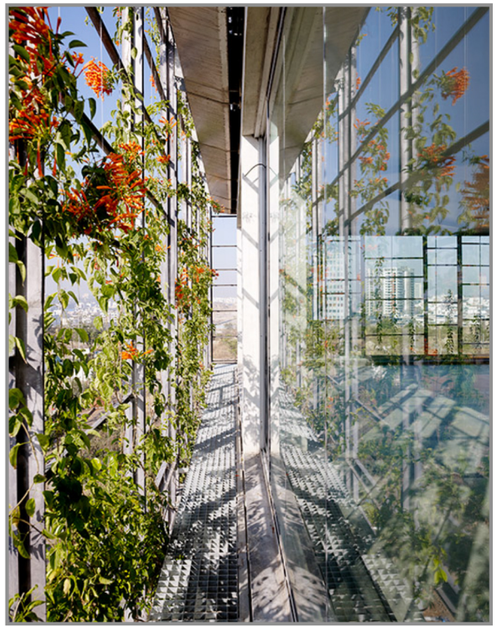
2) English Ivy, which tolerates full shade and keeps some of its leaves in winter.

Accents are set by vines such as

3) Clematis Vitalba and similar blooming species. Clematis is of particular interest, because some species bloom in Spring, others in Summer and Fall.



HARLEM: GREEN SCREEN EXAMPLE



NOVARTIS WSJ-182 CAMPUS, SWITZERLAND

GREEN SCREEN TRELLIS TECHNOLOGY

aardvarchitecture P.C.
100 La Salle Street #6C
New York NY 10027
212-666.0180
aardvarchi@aol.com

Christian Volkmann, RA
License # 033333

© 2016 aardvarchitecture P.C.