

The current proposal is:

Preservation Department – Item 2, LPC-23-02712

**427 East 140th Street – Mott Haven East Historic District
Borough of Bronx**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

MOTT HAVEN EAST ROWHOUSE

427 EAST 140TH STREET

THE BRONX, NY

LPC PRESENTATION

05-04-2022	PRE-APPLICATION LPC MEETING
09-14-2022	INITIAL SUBMISSION TO LPC
12-05-2022	SUBMISSION TO LPC
01-11-2023	COMMUNITY BOARD MEETING
02-08-2023	COMMUNITY BOARD MEETING
03-28-2023	LANDMARKS PUBLIC HEARING
05-09-2023	LANDMARKS PUBLIC MEETING

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OUTLINE OF DESIGN UPDATES

We have taken the design approach of a standalone new building that is in-filling the vacant lot, rather than an extension to the existing historic building.

While the 'new' building design is respectful and deferential to the adjacent historic building and row, its facade is designed as a single row house with a more contemporary brick detailing, bay window feature, and cornice articulation that better incorporates into the fabric of the entire block.

This is achieved by several design updates:

- Modified the previously proposed "wedge" shape from a 4 story high angled wall that previously "turned its back/ shoulder" (as per LPC comments) to the adjacent rectory building, to a 2 story triangular shaped 'bay' that has windows facing both sides of the street, and that is more proportional to the row and blends in with the context of the block and both adjacent buildings.
- Modified the upper floor of the new building by removing the previously proposed dormer and cement board material and replacing it with a set back mansard roof with a further set back of 4 double-hung windows; lowering the roofline; setting back the roof railing; and updating the roof from a zinc to a rust brown color. This overall upper roof update creates a more contextual visual presence from the street that takes on a "Solid/ Void" dynamic as it relates to the adjacent historic dormer. The "Solid" element being the protruding prominent historic dormer, and the "Void" element is the proposed new set back roof that has a more subdued yet complimentary street presence in relation to the historic structure.
- Increased the cornice height and articulated the cornice with contemporary brick detailing to help protrude the cornice out further and blend with the adjacent building cornices.
- Updated the windows from casement to double-hung as per the previous LPC comments.
- Restored the original floor plate of the historic building by removing the proposed 5 ft rear extension at the top floor, in keeping with the LPC custom of maintaining the upper floor of the interior court "donut" as is.

EAST 140TH STREET: STREET ELEVATION



407 - 427 EAST 140TH STREET

ARCHITECT: WALTER H.C. HORNUM
OWNER/DEVELOPER: WILLIAM O'GORMAN
DATE OF CONSTRUCTION: 1897 - 1900
STYLE: ROMANESQUE REVIVAL/RENAISSANCE REVIVAL
TYPE: 11 ROW HOUSES
"OLD LAW" TENEMENT
(NO. 407; 1 OF 1)
SINGLE-FAMILY ROWHOUSES
(NO. 409-427; 10 OF 10)
ROW PATTERN: A-B-C-C-D-C-C-E-C-C-F
STORIES: 4-3-2-2-3-2-2-3-2-2-3 , *ALL WITH BASEMENT
AS PER LPC DESIGNATION REPORT

"As built, the long handsome rows of forty-nine two-story-and basement houses were anchored at each end by a house with an additional story..."

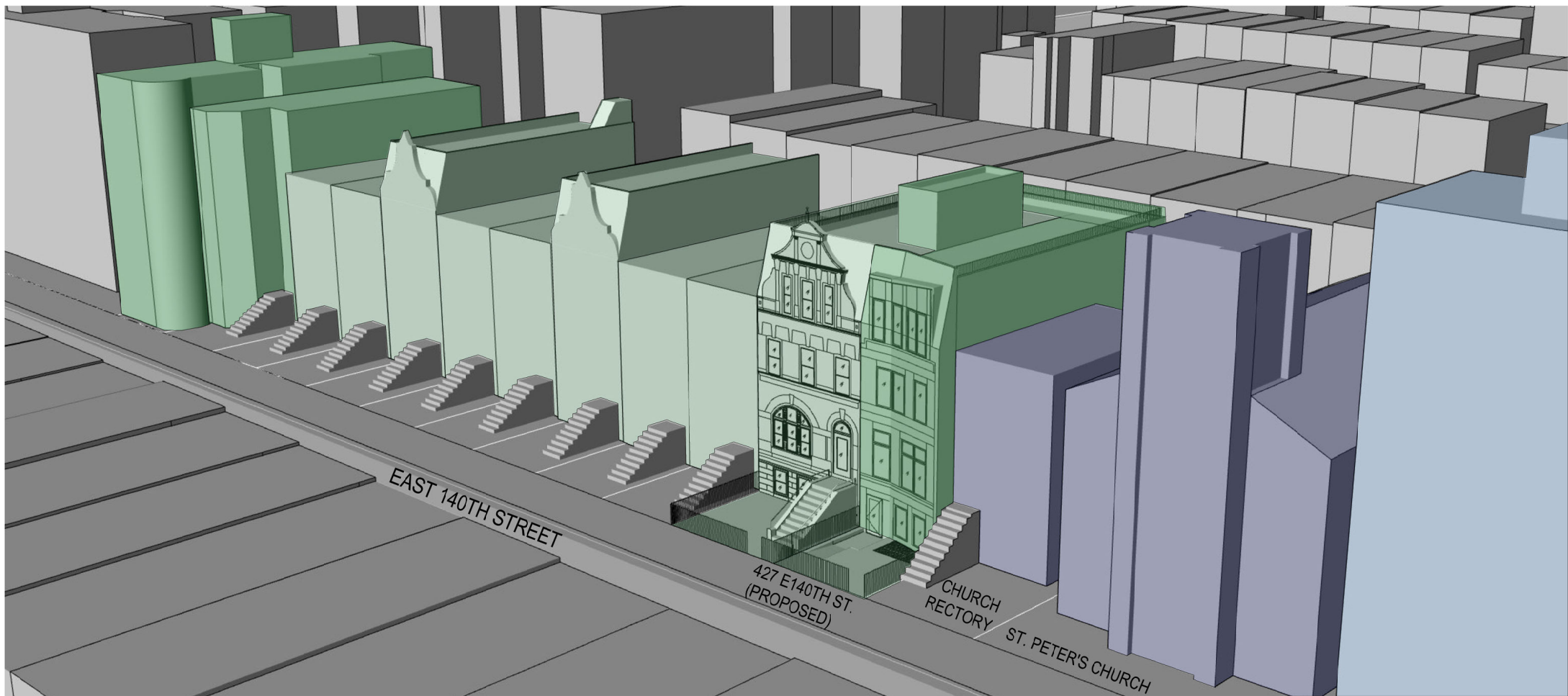
New York City Landmarks Preservation Commission
Mott Haven East Historic District
Mott Haven Bronx , 1994
Page 9

"The William O'Gorman Residence at 427 East 140th Street has one of the more elaborate façades among the small group of late-19th century residential blocks comprising the Mott Haven East Historic District...
The house bookends the row, presenting a façade of orange Roman brick trimmed with chunky limestone and topped by a Flemish-inspired scrolled gable and clay-tile roof..."

Historic District Council
A Guide to the Historic New York City Neighborhoods
Mott Haven Bronx , 2018
Number 9, Page 8

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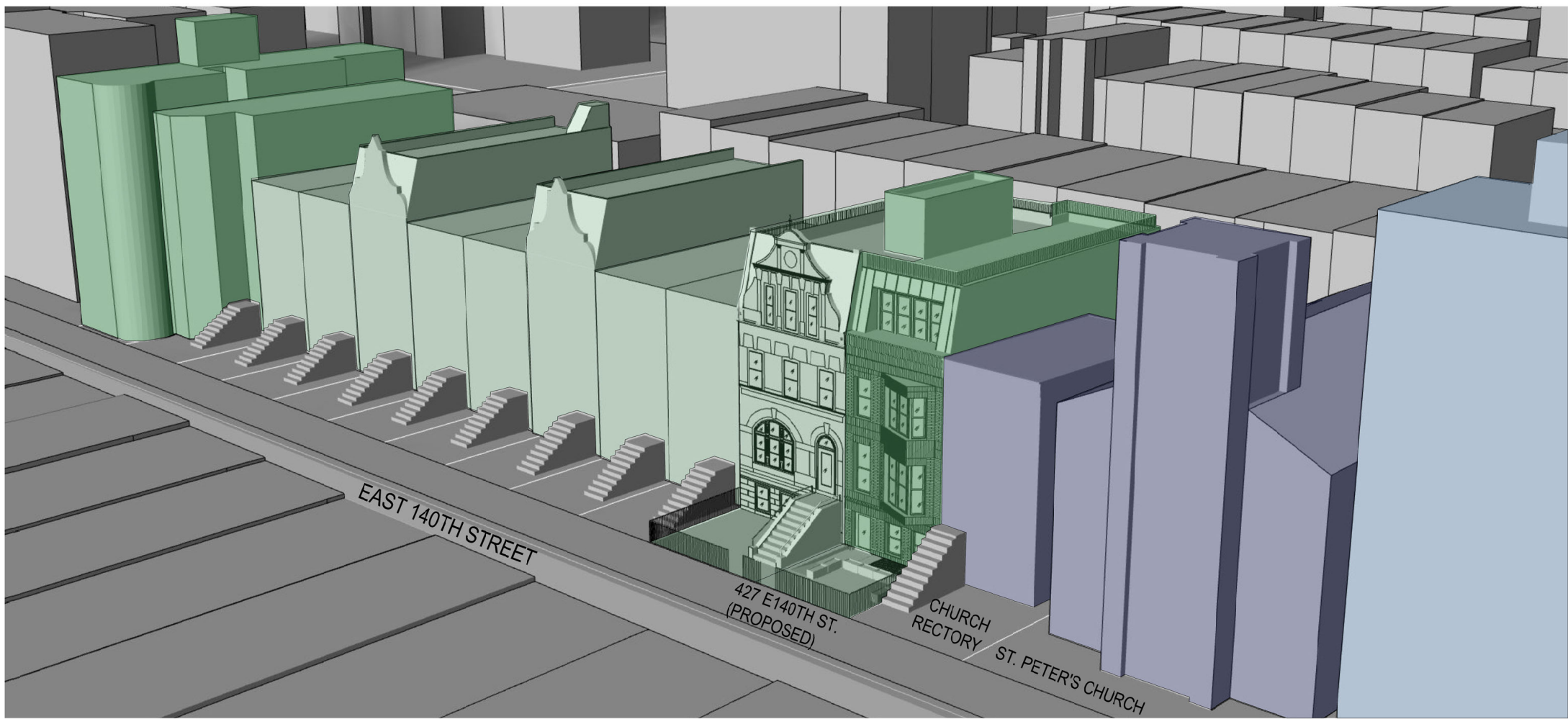
ORIGINAL - PROPOSED MASSING IN CONTEXT



LEGEND

- WITHIN THE HISTORIC ROW
- BEGINNING AND END CAP TO THE HISTORIC ROW
- CHURCH AND RECTORY
- APARTMENT BUILDINGS WITHIN HISTORIC DISTRICT

UPDATED - PROPOSED MASSING IN CONTEXT



The site plan illustrates the layout of 1000 East 140th Street, a 100'-0" wide lot. The plan includes the following details:

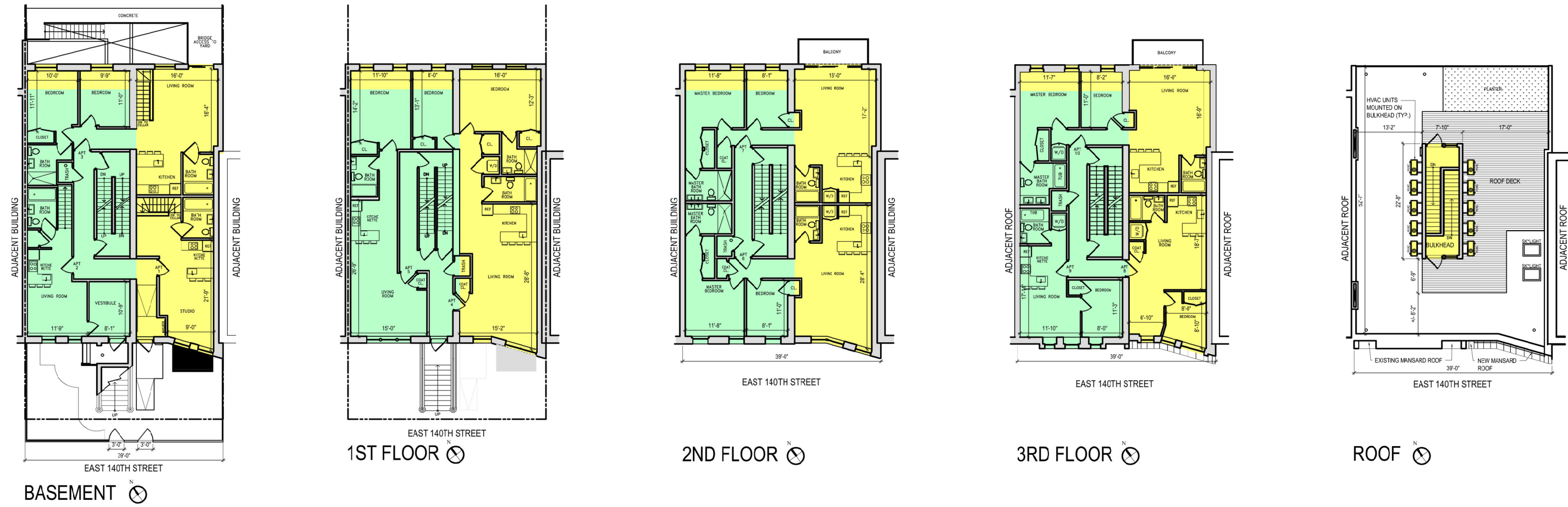
- Property Dimensions:** The lot is 100'-0" wide and 55'-0" deep.
- Front Yard:** The front yard is 39'-0" wide and 15'-0" deep. It contains two existing trees, each with a 5'-2" diameter at breast height.
- Existing Structures:**
 - EXIST. BASEMENT TO 3RD FL.:** A green-shaded area measuring 22'-0" wide and 50'-1" deep.
 - BULKHEAD ABOVE:** A yellow-shaded rectangular area within the existing basement.
 - 3RD FL.:** A yellow-shaded rectangular area measuring 4'-10" wide and 4'-10" deep, located at the rear of the lot.
- Proposed Structure:**
 - HORIZONTAL ENLARGEMENT @ BASEMENT TO 3RD FLOOR:** A yellow-shaded area measuring 17'-0" wide and 12'-10" deep, extending from the existing basement to the rear property line.
- Other Features:**
 - REAR YARD:** The area between the existing and proposed structures, measuring 39'-0" wide and 30'-0" deep.
 - FRONT YARD:** The area between the existing and proposed structures, measuring 39'-0" wide and 15'-0" deep.
 - STAIRS:** Two sets of stairs are shown, one on the left side of the front yard and one on the right side of the front yard.
 - Orientation:** A north arrow is located in the bottom right corner, pointing towards the top of the page.

The site plan shows a rectangular lot measuring 100'-0" by 55'-0". The lot is bounded by East 140th Street to the south. The plan is divided into several zones and areas:

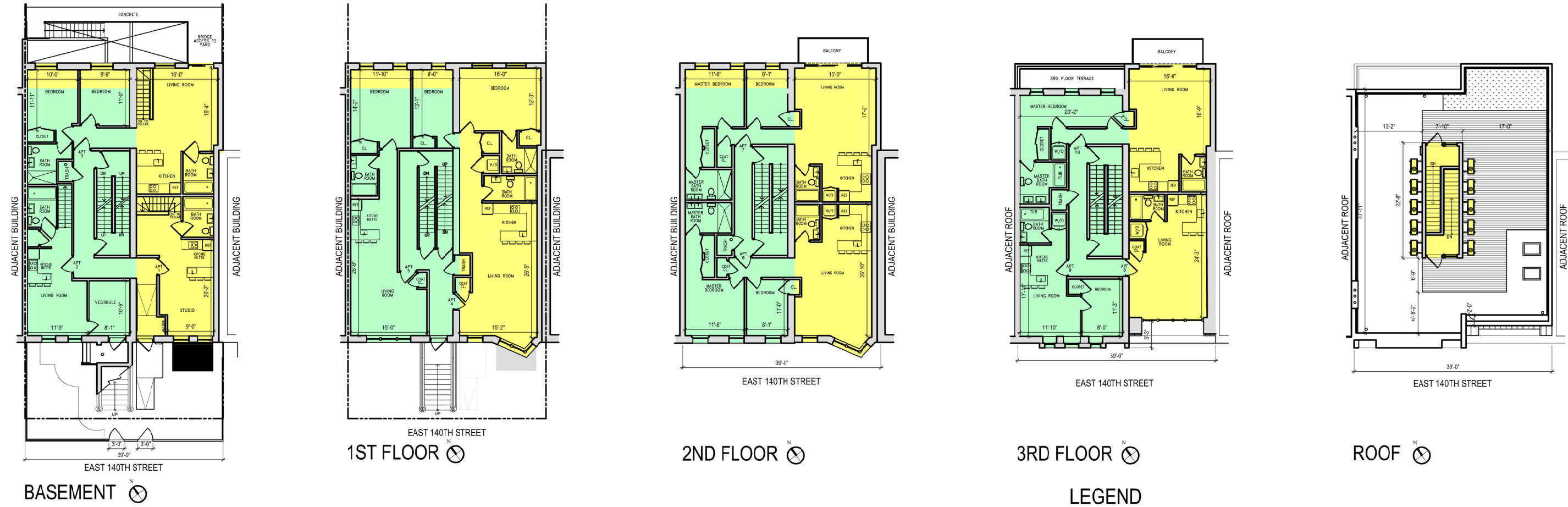
- REAR YARD:** Located at the top of the lot, measuring 39'-0" wide and 30'-0" deep.
- EXIST. BASEMENT TO 3RD FL.:** A green-shaded area on the left side, measuring 22'-0" wide and 50'-1" deep.
- BULKHEAD ABOVE:** A yellow-shaded area within the green zone, measuring 17'-0" wide and 4'-10" deep.
- HORIZONTAL ENLARGEMENT @ BASEMENT TO 3RD FLOOR:** A yellow-shaded area on the right side, measuring 17'-0" wide and 12'-10" deep.
- 2ND FL.:** Two yellow-shaded areas, one at the top left (4'-10" wide) and one at the bottom right (2'-8" wide).
- FRONT YARD:** Located at the bottom of the lot, measuring 39'-0" wide and 15'-0" deep.

Dimensions and setbacks are indicated throughout the plan. A north arrow is located in the bottom right corner, pointing towards the top of the page.

ORIGINAL - PROPOSED FLOOR PLANS



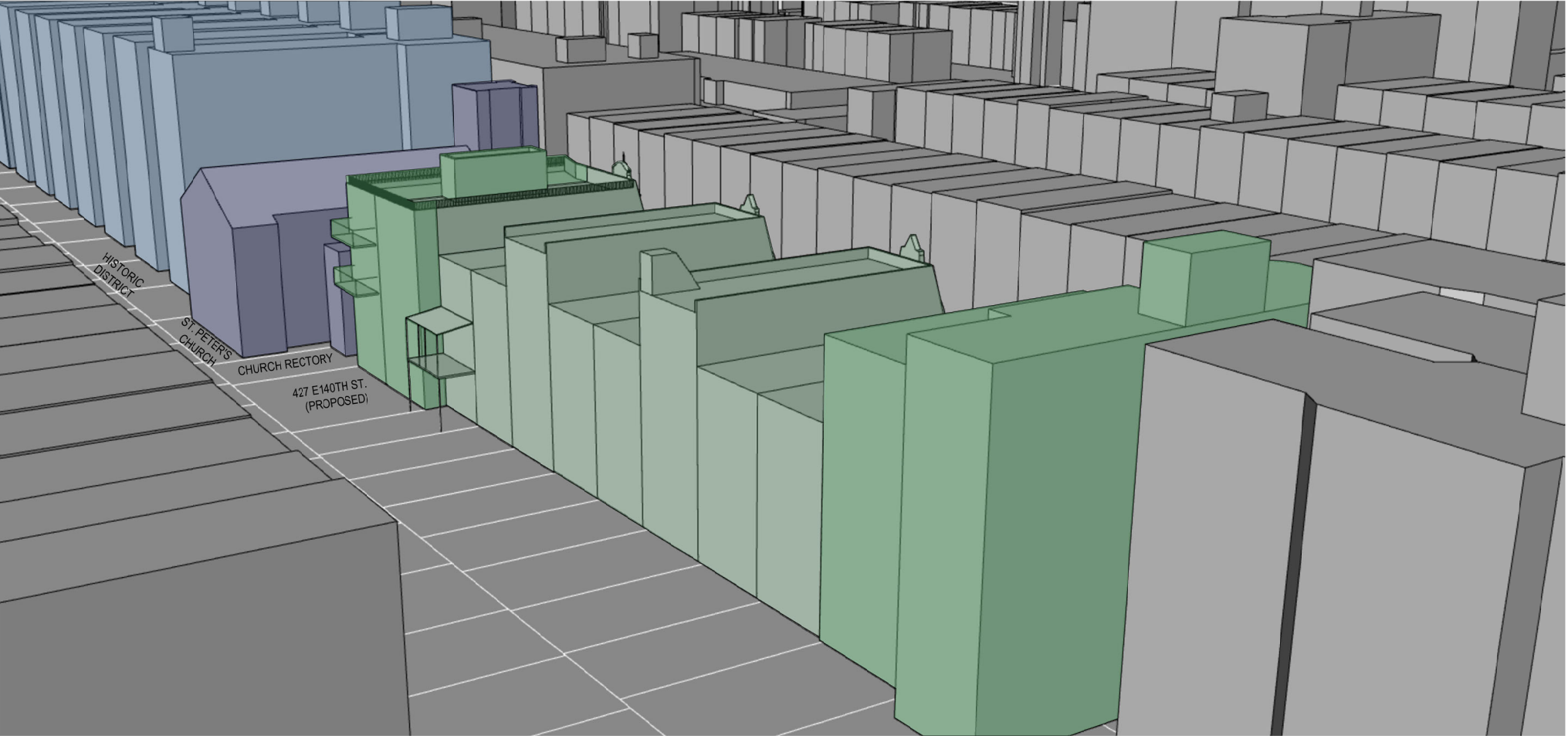
UPDATED - PROPOSED FLOOR PLANS



LEGEND

- AREA OF EXISTING BUILDING
- AREA OF PROPOSED BUILDING

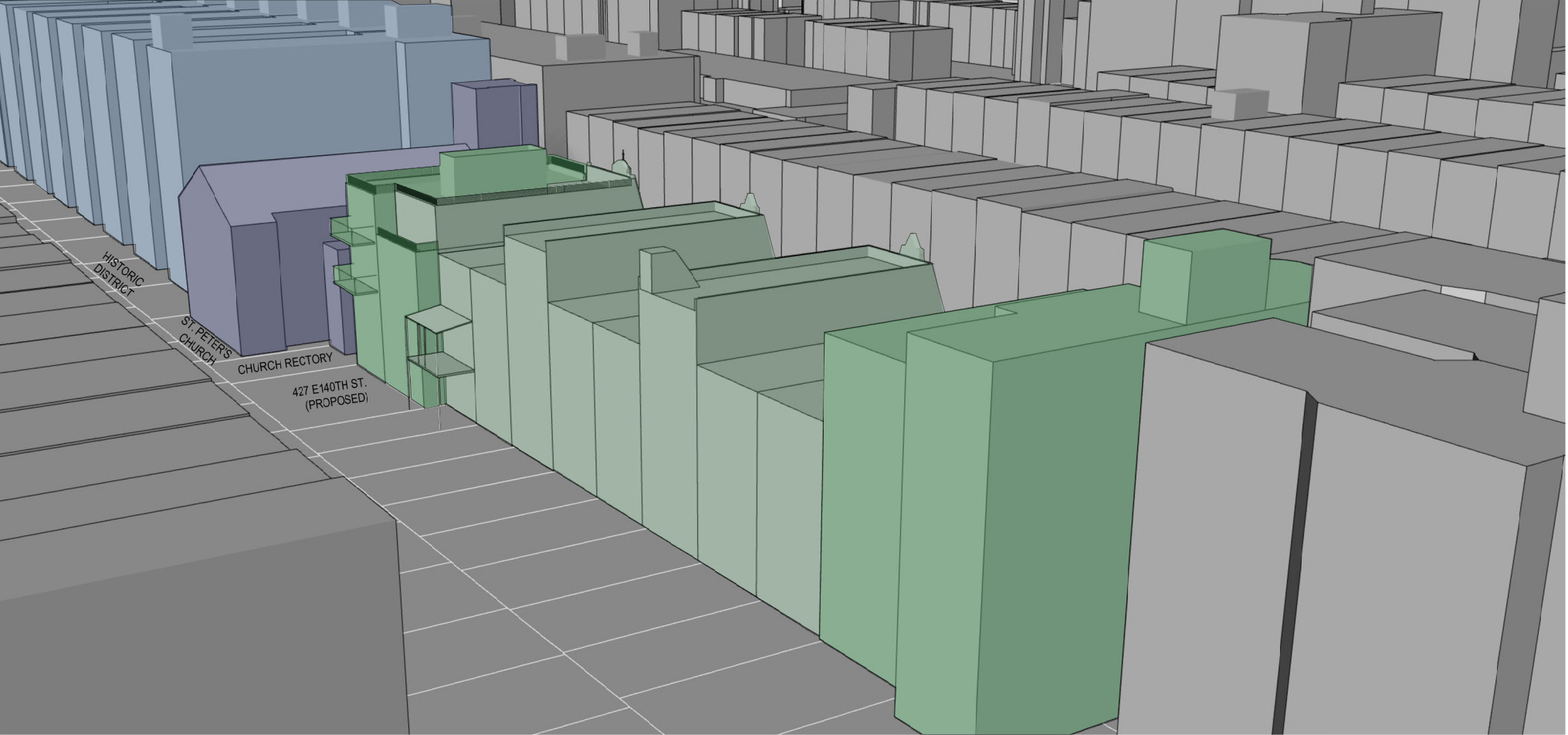
ORIGINAL - REAR AERIAL VIEW OF MASSING IN CONTEXT



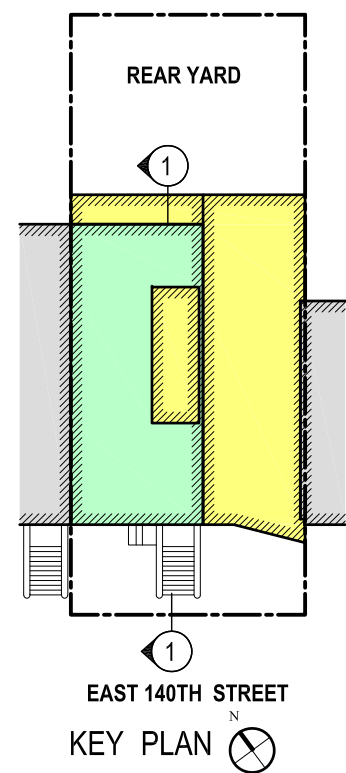
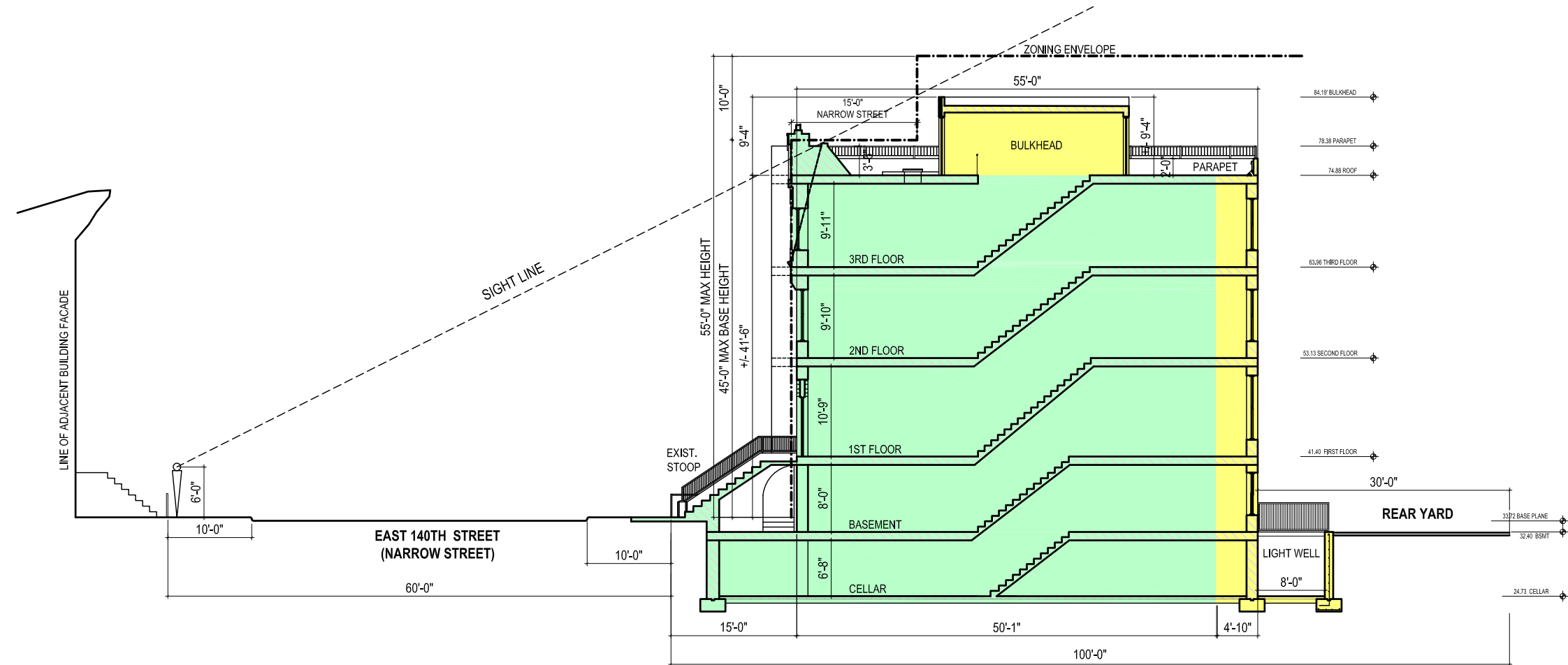
LEGEND

- WITHIN THE HISTORIC ROW
- BEGINNING AND END CAP TO THE HISTORIC ROW
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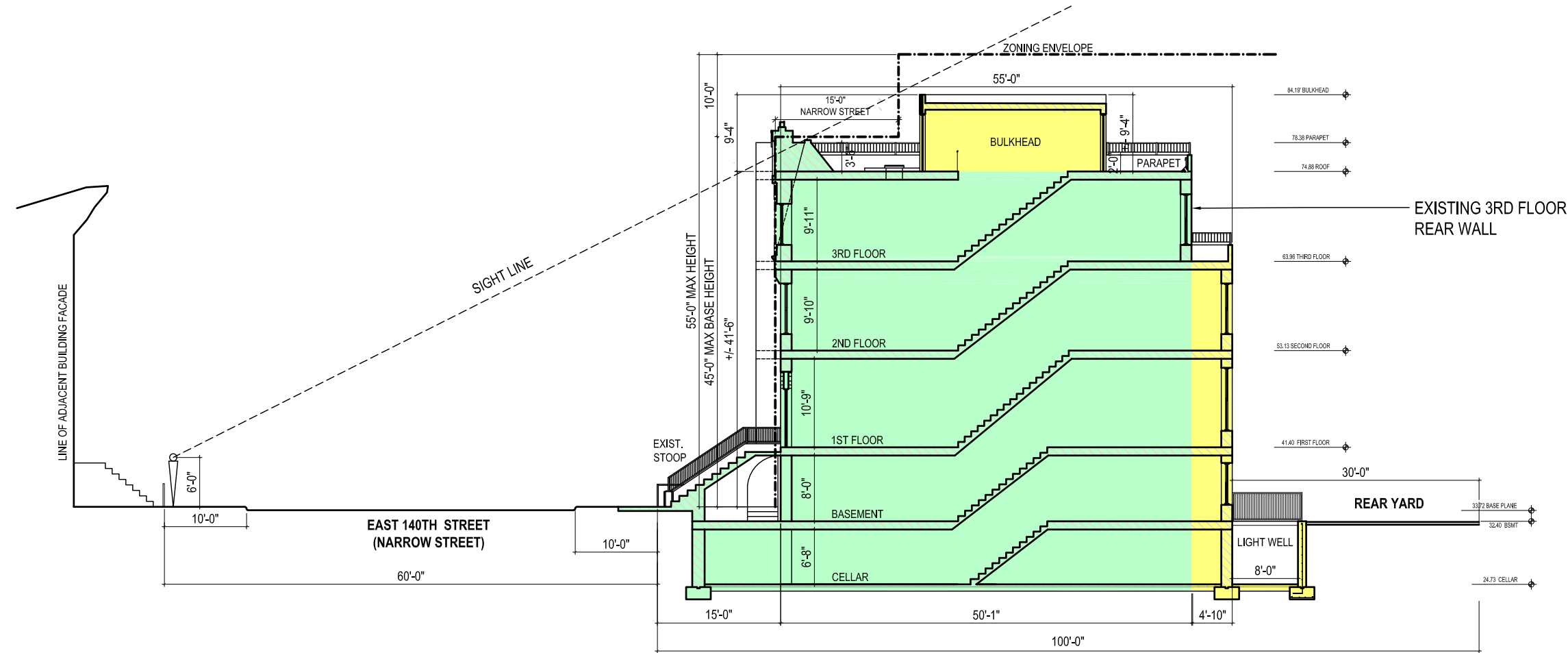
UPDATED - REAR AERIAL VIEW OF MASSING IN CONTEXT



ORIGINAL - PROPOSED LONGITUDINAL SECTION



UPDATED - PROPOSED LONGITUDINAL SECTION



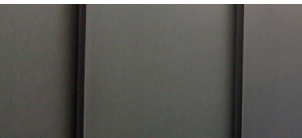
LEGEND

- AREA OF EXISTING BUILDING
- AREA OF PROPOSED BUILDING

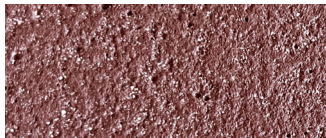
ORIGINAL - PROPOSED FRONT ELEVATION



PREVIOUSLY PROPOSED MATERIALS:



1. STANDING SEAM
ZINC ROOFING



2. FIBER CEMENT PANEL
OKO SKIN BY RIEDER
COLOR: FERRO LIGHT

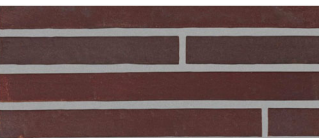
UPDATED - PROPOSED FRONT ELEVATION



NEW PROPOSED MATERIALS:



1. STANDING SEAM
RUSTIC RED ROOFING
BY MBCI



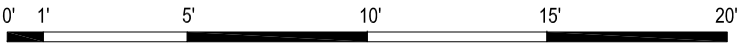
2. BRICK FINISH
COLOR: POTENZA RAW
BY GLEN-GERY



3. RUSTICATED BRICK FINISH
COLOR: POTENZA TEXTURED
BY GLEN-GERY



4. DOOR & WINDOW FRAMES
BENJAMIN MOORE
BLACK PM-9



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ORIGINAL - PROPOSED REAR ELEVATION



UPDATED - PROPOSED REAR ELEVATION



PROPOSED MATERIALS:



1. STUCCO FINISH BY LAHABRA
COLOR: CHARLESTON
FINISH: SAND OR EQUAL



1A. STUCCO ALTERNATE
COLOR: FALLBROOK
FINISH: SAND OR EQUAL



2. STUCCO FINISH BY LAHABRA
COLOR: CLAY
FINISH: SAND OR EQUAL



3. BRICK FINISH
COLOR POTENZA RAW
BY GLEN-GERY



4. DOOR, WINDOW FRAMES & RAILING:
BENJAMIN MOORE BLACK PM-9

0' 1' 5' 10' 15' 20'

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ORIGINAL - PROPOSED FACADE RENDERING



UPDATED - PROPOSED FACADE RENDERING





UPDATED - PROPOSED FACADE RENDERING

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