

September 12, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-23-10373

**135 West 131st Street – Central Harlem – West 130-132nd
Street Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 876 5988 4938

Passcode: 030622

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

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Landmark Preservation Commission Hearing

PROJECT ADDRESS: 135 WEST 131 STREET NEW YORK 10027 | CENTRAL HARLEM WEST 130-132 STREET HISTORIC DISTRICT

Parag Mehta R.A. | Anna Boyadjian

PM ARCHITECTURE PC | 1642 MADISON AVENUE 1ST FL, NEW YORK, NY 10029

135 West 131st Street

Borough of Manhattan Tax Map Block 1916, Lot 17

Date(s): 1888 (NB 1513-1888)

Architect / Builder: Jacob H. Valentine (architect); E. H. Cockburn (mason)

Owner / Developer: Mattie A. Cockburn

Type: Row house

Style: Neo-Grec with Queen Anne elements

Stories: 3 and basement

Materials: Brownstone

LPC District: Central Harlem West 130-132 Street Historic District

SCOPE OF WORK:

1. CONSTRUCT A ROOF BULKHEAD FOR ROOF ACCESS- WITH STUCCO FINISH;
THE ROOF BULKHEAD IS PARTIALLY VISIBLE AT FRONT FACADE
2. CONSTRUCT A CONCRETE BROOM FINISHED RAMP W/ BLACK PIPE RAILING
FOR BASEMENT LEVEL ENTRANCE

History, Significance and Notable Characteristics

No. 135 West 131st Street is part of a row of three brownstones (131-135 West 131st Street) built in the neo-Grec style with Queen Anne elements and designed by Jacob H. Valentine for Mattie A. Cockburn. The adjacent row directly to the east at 125-129 West 131st Street is identical in design. The overall facade design is characteristic of the flat treatment of the neo-Grec, with fluting, incised rosettes, a highly geometric cornice, and triangular bracketed sills with incised circles. The incised detailing found on the basement band course features floral designs over flattened brackets with stylized guttae and is particularly characteristic of the neo-Grec style. The Tuscan-columned entrance is atypical of the neo-Grec and illustrates the influence of the Queen Anne style. No. 135 West 131st Street retains its historic double-leaf wood-paneled entrance doors, its stoop and cast-iron stoop railings, one cast-iron neo-Grec newel post, and its historic basement window grilles and original under-stoop gate.

Alterations

Brownstone resurfaced; windows replaced; loss of carved detail on scrolled volutes and frieze panel in entrance surround; glass panels added to historic main-entrance doors; one newel post replaced with concrete after 2011; finial removed from extant historic newel post; lamps and doorbells at main entrance; lamp and doorbell at basement entrance; cellar window openings boarded over with plywood.

Secondary Side (West) Facade: Parged and painted side wall

Site

Sunken concrete areaway; stone areaway steps with non-historic metal pipe railing; historic (painted) stone knee walls.

Sidewalk and Curb Materials

Concrete with stone curb

References

"Buildings Projected," *Real Estate Record and Builders' Guide* [NB 1513] (October 27, 1888), 1295.



Graphic Source: MapPLUTO, Edition 16v2, Author: New York City Landmarks Preservation Commission, DHW, Date: 5.29.2018

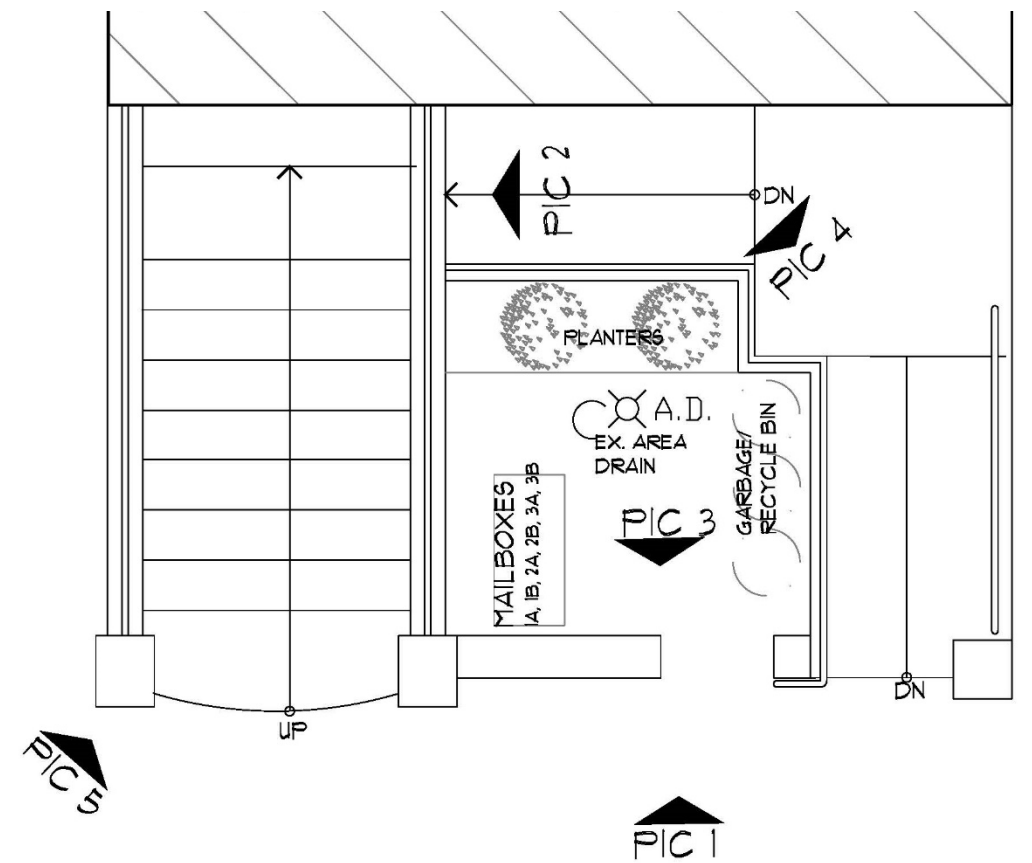
HISTORICAL 1940S TAX MAP

CURRENT BUILDING PICTURE

AREA OF NEW BULKHEAD



AREA OF NEW RAMP



AREA OF WORK FOR RAMP

PICTURE 1 FRONT VIEW OF BASEMENT LEVEL

PICTURE 2 VIEW AT STOOP ENTRANCE



PICTURE 3 VIEW OF STEPS TOWARD SIDEWALK



PICTURE 4 VIEW TOWARD STEPS AND FRONT YARD



IMAGES OF STREETScape AREAWAY WALLS REMOVED AT NEIGHBORING BUILDINGS



123 WEST 131 STREET



128 WEST 131 STREET

130 WEST 131 STREET



130 WEST 131 STREET

BASEMENT ENTRANCE UNDER STOOP

OVERALL HEIGHT OF BASEMENT ENTRANCE UNDER STOOP



BLOW UP OF HEIGHT EQUAL: 7'-1"



AREA OF WORK FOR BULKHEAD

PIC 5. VIEW OF BULKHEAD MOCKUP FROM STREET AND ROOF: PARTIALLY VISIBLE FROM STREET



VIEWS OF BULKHEAD MOCKUP AT ROOF LEVEL



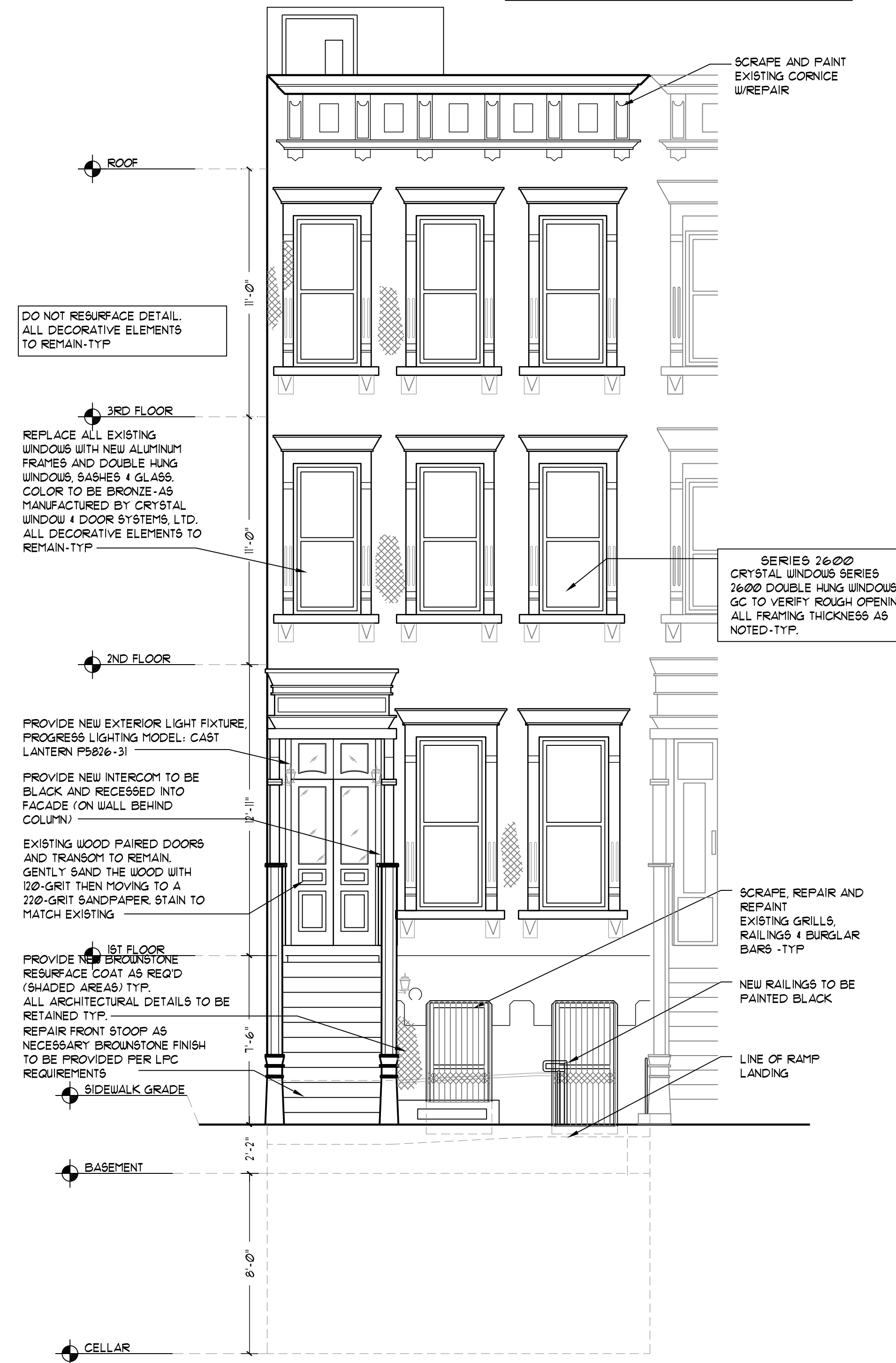
AMSTERDAM GARVEY PORTFOLIO

NO DATE REVISION

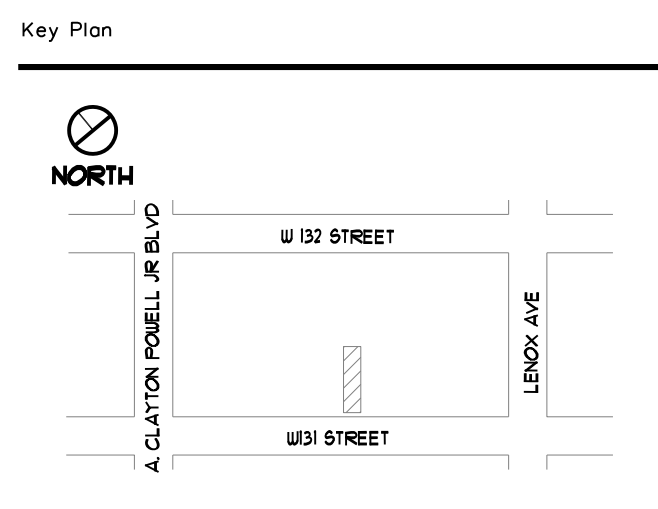
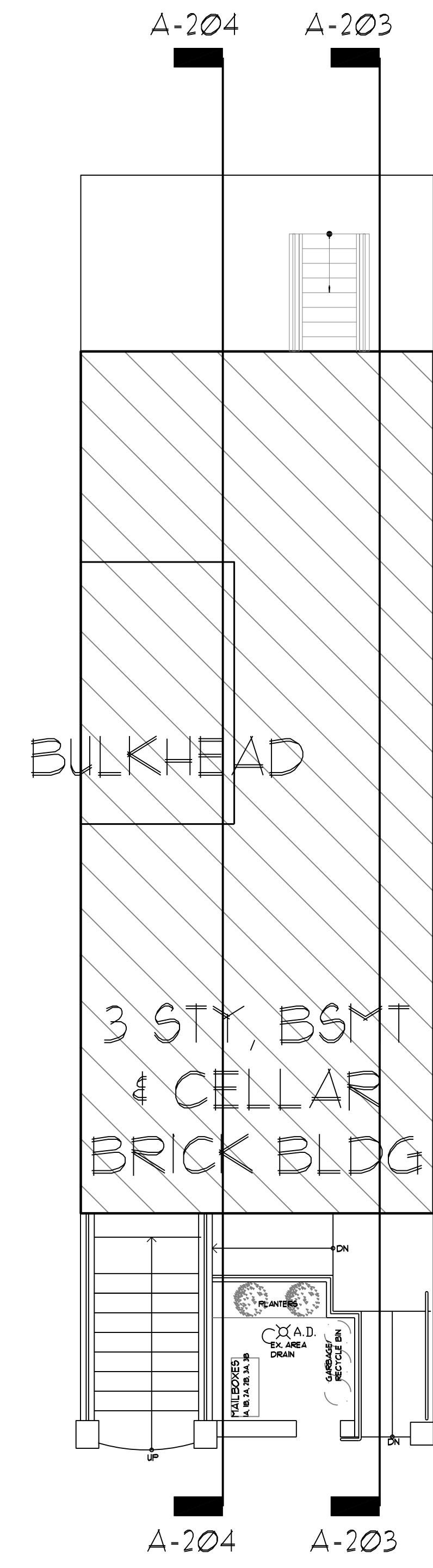
Notes:



I. EXISTING FRONT ELEVATION



I. PROPOSED FRONT ELEVATION



PM ARCHITECTURE PC
1642 Madison Avenue, 1st Fl,
New York, NY 10029
Tel (212) 563.2550
Fax (212) 563.2552

PMA architecture

Project Address:
**135W 131ST
STREET**
NEW YORK, NY

Drawing Title
**EXISTING & PROP.
ELEVATIONS & NOTES**

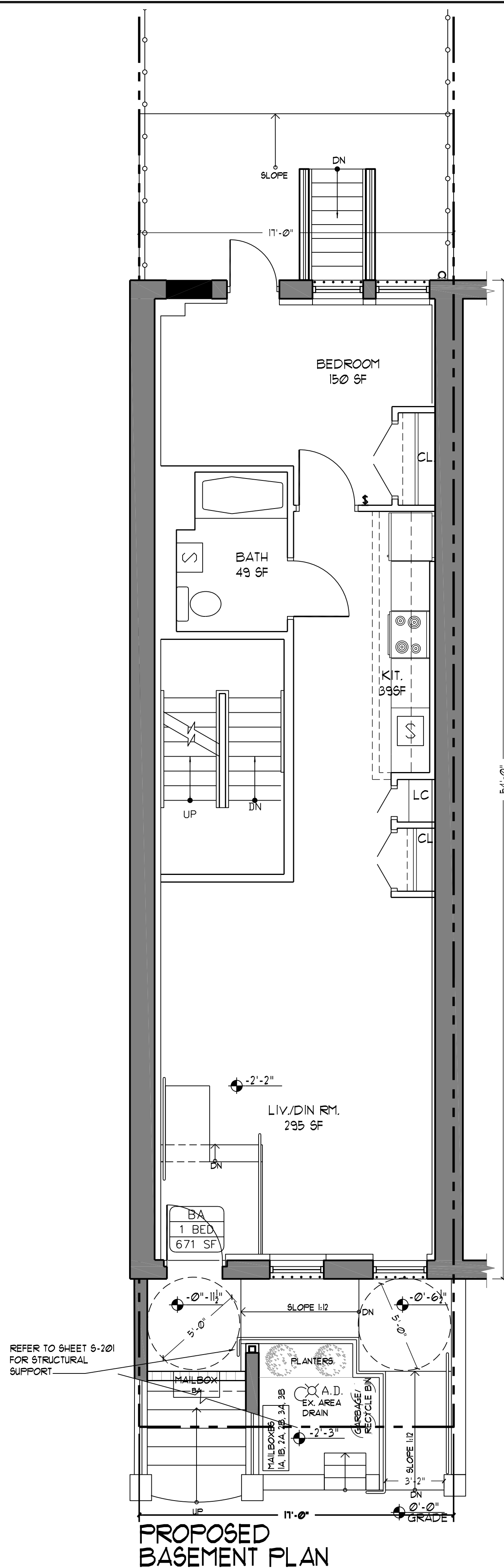
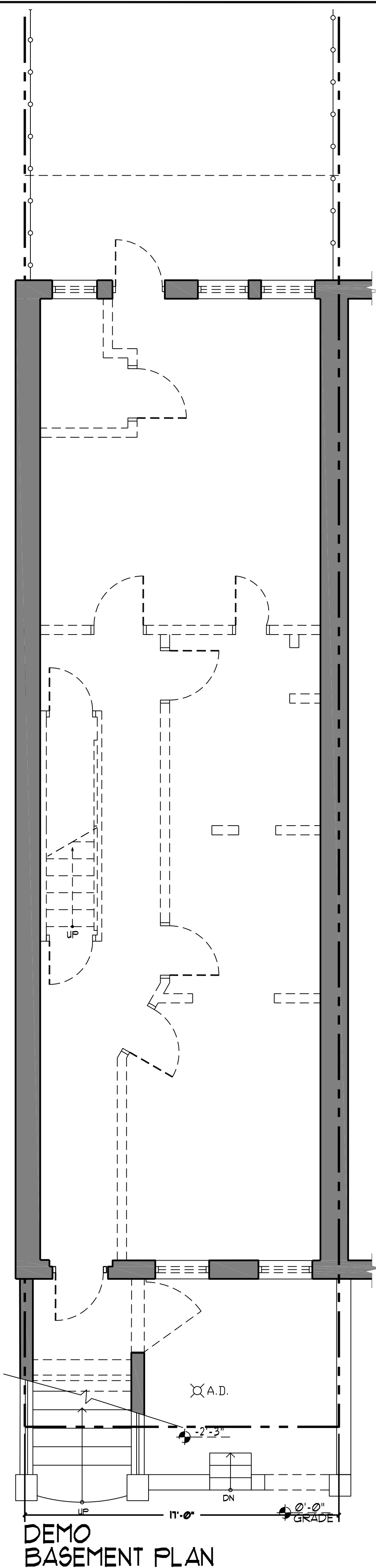
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drawn by _____
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DEPT. OF BLDGS.

AMSTERDAM GARVEY PORTFOLIO

NO DATE REVISION

Notes:

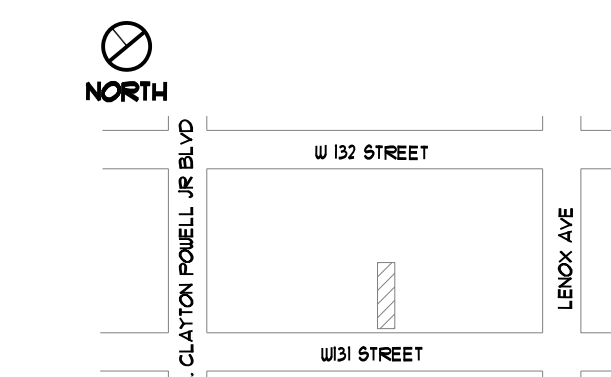


OUTDOOR MAILBOX



PLANTER BOX BLACK POWDER COATED
GALVANIZED STEEL RECTANGULAR

Key Plan



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Fax (212) 563.2552

PMA architecture

Project Address:

**135W 131ST
STREET**
NEW YORK, NY

Drawing Title
**BASEMENT PLANS
DEMO & PROPOSED**

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scale 1/4" = 1' **A-103.00**
drawn by _____
file 135W 131 ST SHEET: _ OF _

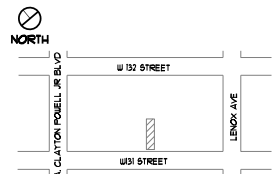
DEPT. OF BLDGS.

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Notes:

Key Plan



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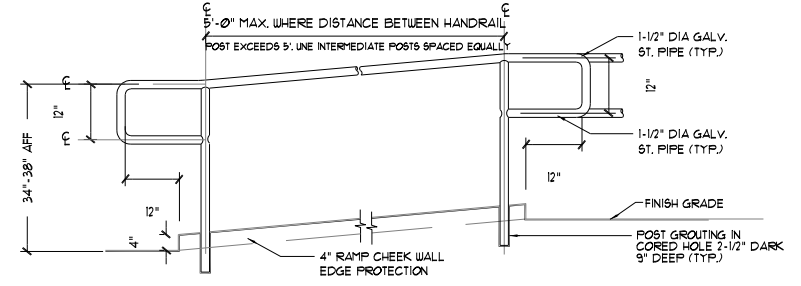
**135W 131ST
STREET**
NEW YORK, NY

Drawing Title
**BUILDING SECTION
DETAILS, BLOCK PLAN**

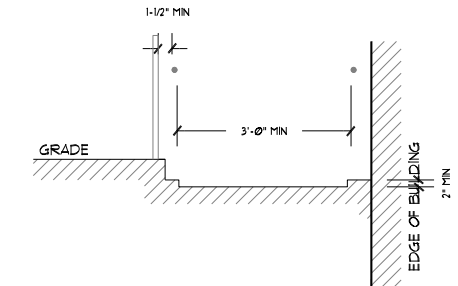
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BLOCK PLAN

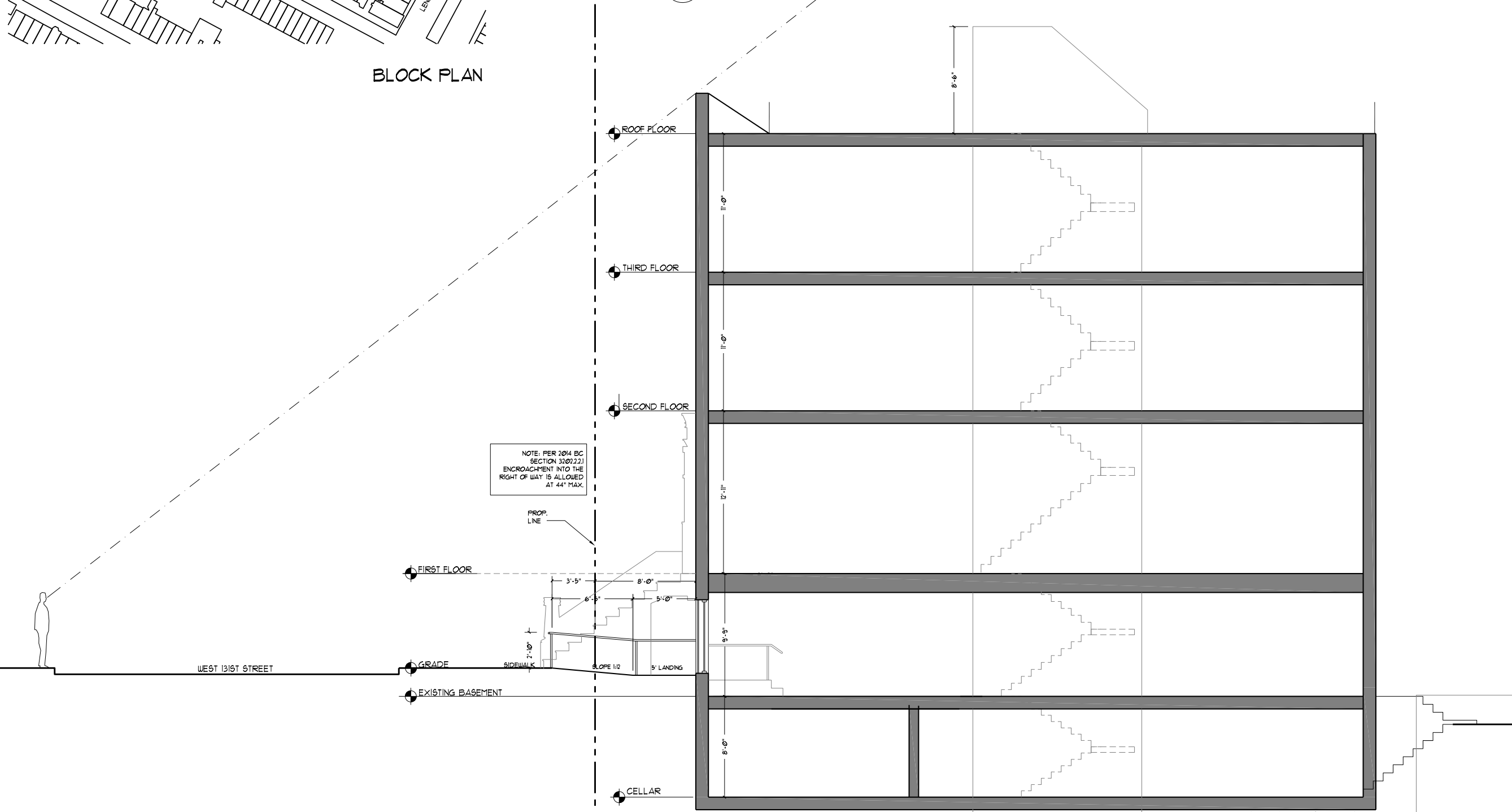


NOTE:
- CENTER POSTS IN WIDTH OF RAMP CHEEK WALL.
- SEE SPEC. FOR RAILING FABRICATION.
- IF THERE ARE CHANGES IN RAMP'S DIRECTION, POST SHALL BE LOCATED AT CHEEK CORNERS.
- COLOR TO BE BLACK



TRANSVERSAL SECTION OF RAMP

9 PIPE HANDRAIL IN RAMP CHEEKWALL
N T S (CHEEK WALL OPTIONAL)



BUILDING SECTION

DEPT. OF BLDGS.

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