

April 22, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-23-05982

5294 Sycamore Avenue – Riverdale Historic District
Borough of Bronx

To testify virtually, please join Zoom

Webinar ID: 160 888 7520

Passcode: 091958

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

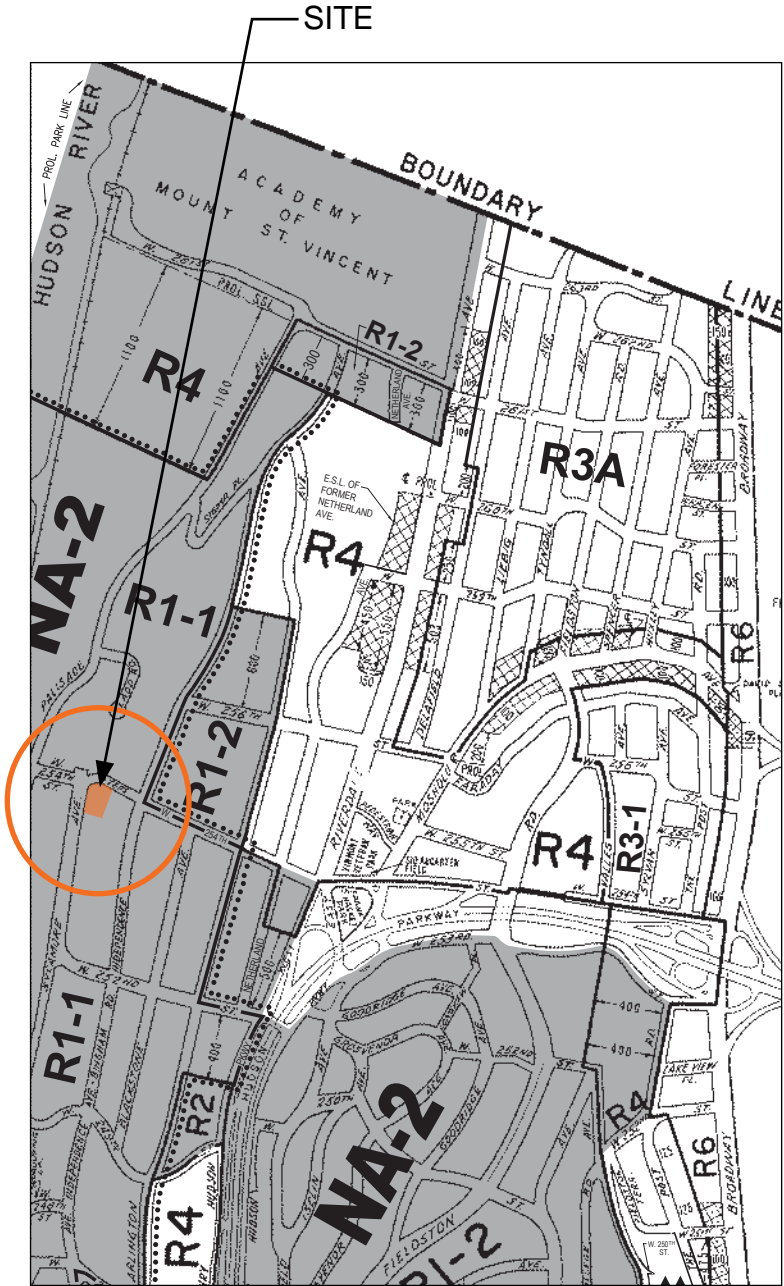
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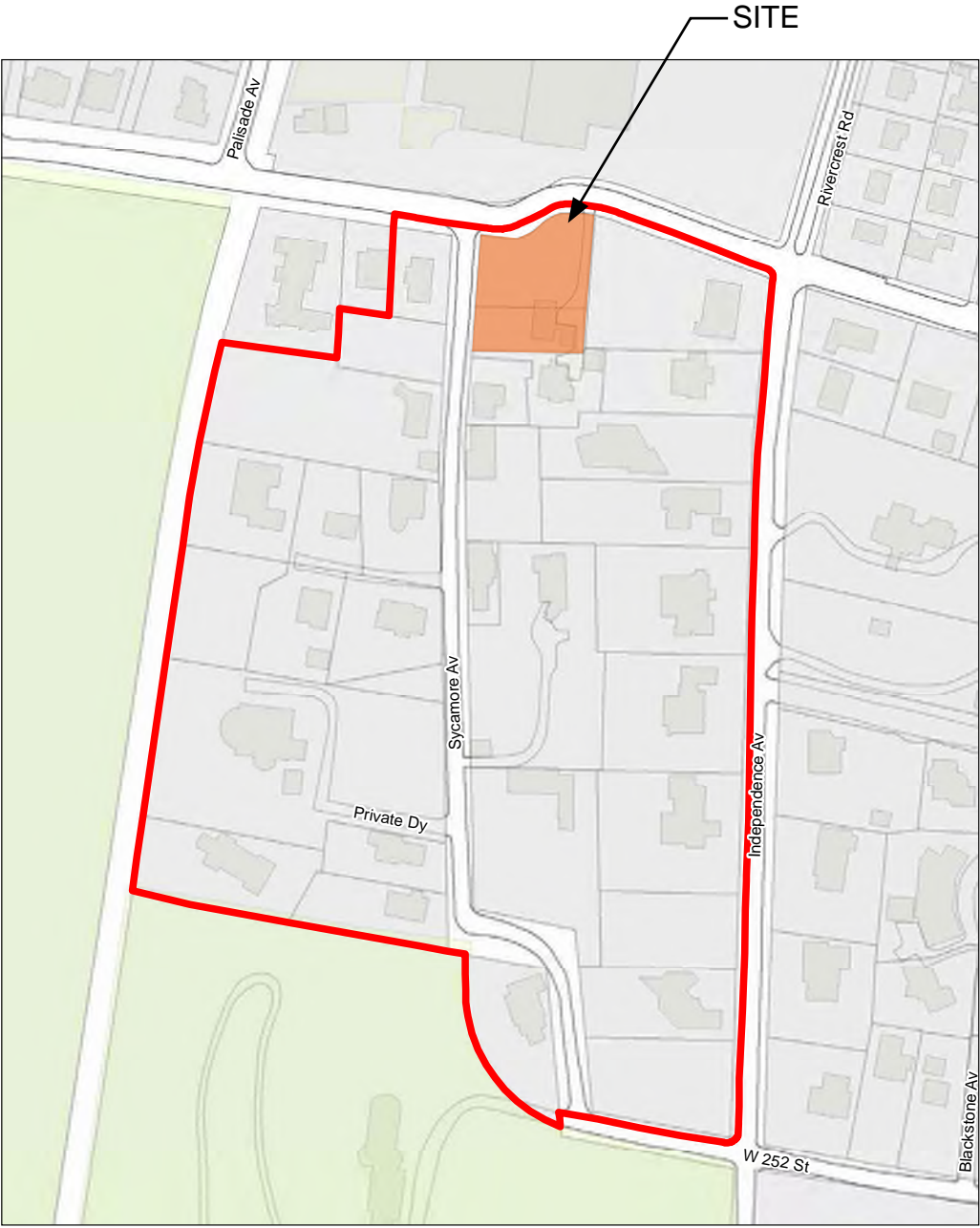
5294 SYCAMORE AVE HOUSE ADDITION

PROJECT INFORMATION

| ZONING FLOOR AREA CALCULATIONS | | | | | | |
|--------------------------------|----------------------------|--------------|-------------|-------------|-----------|-------------|
| | | EXIST. GROSS | EXIST. ZN | PROP. GROSS | PROP. ZN | TOTAL |
| BASEMENT FLOOR | | | | | | |
| A | 36'-1 1/2" X 28'-5 1/2" | | 1,027.94 SF | | | |
| B | 13'-9" X 26'-9" | | 367.65 SF | | | |
| C | 1'-11 1/2" X 11'-2" Irreg. | | 16.93 SF | | | |
| BASEMENT FLOOR TOTAL | | | 1,412.52 SF | | UNCHANGED | 1,412.52 SF |
| FIRST FLOOR | | | | | | |
| D | 3'-11" X 11'-3" | 44.06 SF | 44.06 SF | | | |
| E | 36'-1 1/2" X 28'-5 1/2" | 1,024.67 SF | 1,024.67 SF | | | |
| F | 13'-9" X 18'-11 1/2" | 260.25 SF | 260.25 SF | | | |
| G | 1'-8" X 11'-2" Irreg. | 14.56 SF | 14.56 SF | | | |
| H | 7'-10" X 7'-11" | 61.94 SF | 61.94 SF | | | |
| H1 | 7'-10" X 5'-10" | 45.69 SF | | | | |
| I | 8'-5" X 8'-4 1/2" | 70.45 SF | 70.45 SF | | | |
| J | 21'-6 1/2" X 17'-2 1/2" | 370.07 SF | 370.07 SF | | | |
| K | 7'-11 1/2" X 13'-7 1/2" | | | 108.12 SF | 108.12 SF | |
| L | 8'-4 1/2" X 16'-8 1/2" | | | 139.93 SF | 139.93 SF | |
| L1 | 8'-5" X 3'-0" | | | 25.25 SF | 25.25 SF | |
| L2 | 8'-5" X 4'-0" | | | 31.75 SF | | |
| FIRST FLOOR TOTAL | | 1,891.69 SF | 1,846 SF | 305.05 SF | 273.30 SF | 2,119.3 SF |
| SECOND FLOOR | | | | | | |
| M | 36'-1 1/2" X 28'-5 1/2" | | 1,027.94 SF | | | |
| N | 7'-11 1/2" X 22'-0" | | | | 174.57 SF | |
| O | 17'-2 1/2" X 30'-2 1/2" | | | | 519.73 SF | |
| SECOND FLOOR TOTAL | | | 1,027.94 SF | | 694.3 SF | 1,722.24 SF |

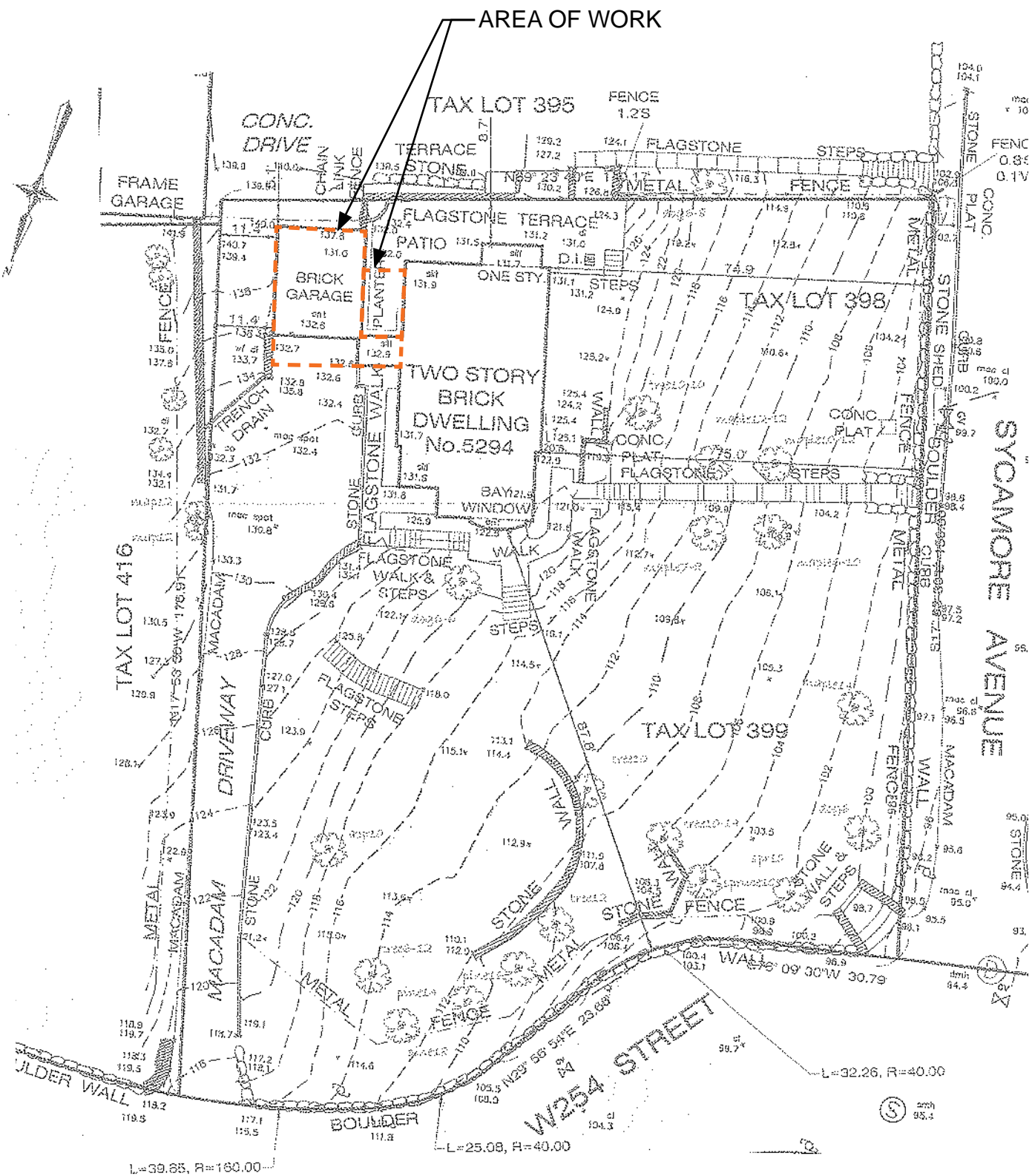


ZONING MAP: 1
DISTRICT: R1-1/NA-2
BLOCK: 5939
LOT: 396 +399



RIVERDALE HISTORIC DISTRICT

SITE PLAN



5294 SYCAMORE AVE HISTORIC DISTRICT DESIGNATION REPORT: DATE UNKNOWN

STREET VIEWS



VIEW FROM SYCAMORE AVE

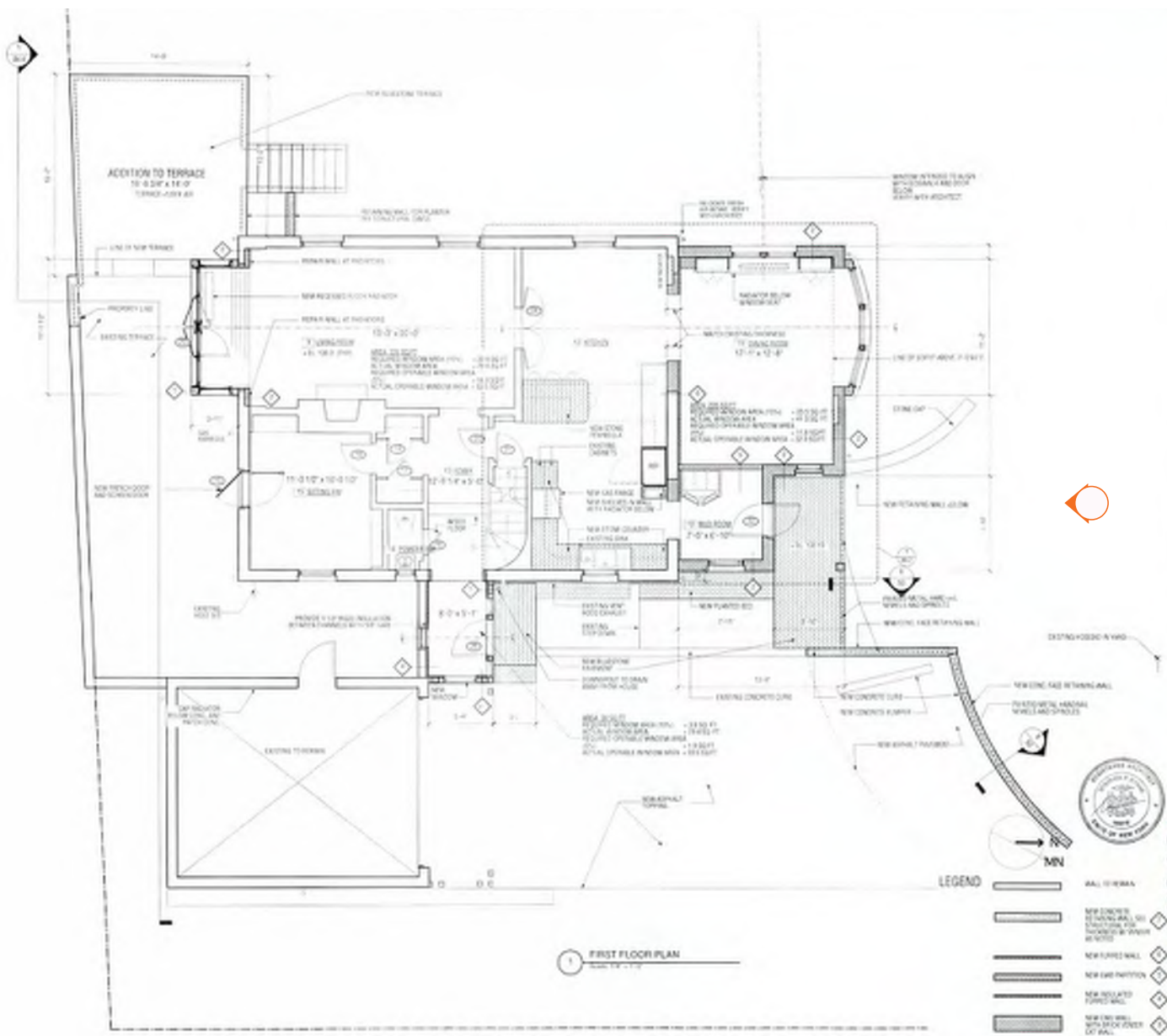


VIEW FROM 254TH STREET

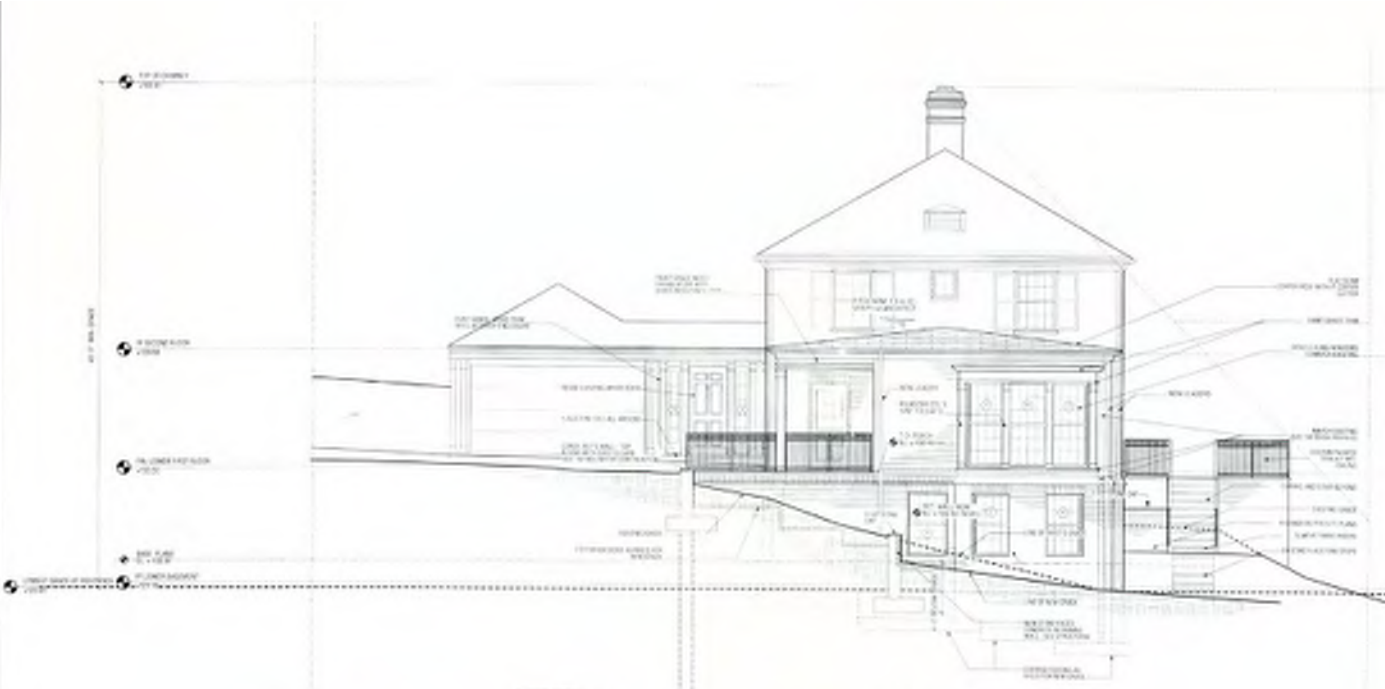
FRONT YARD VIEWS: STEEPLY SLOPED



EXISTING DRAWINGS - 2002 ENLARGEMENT

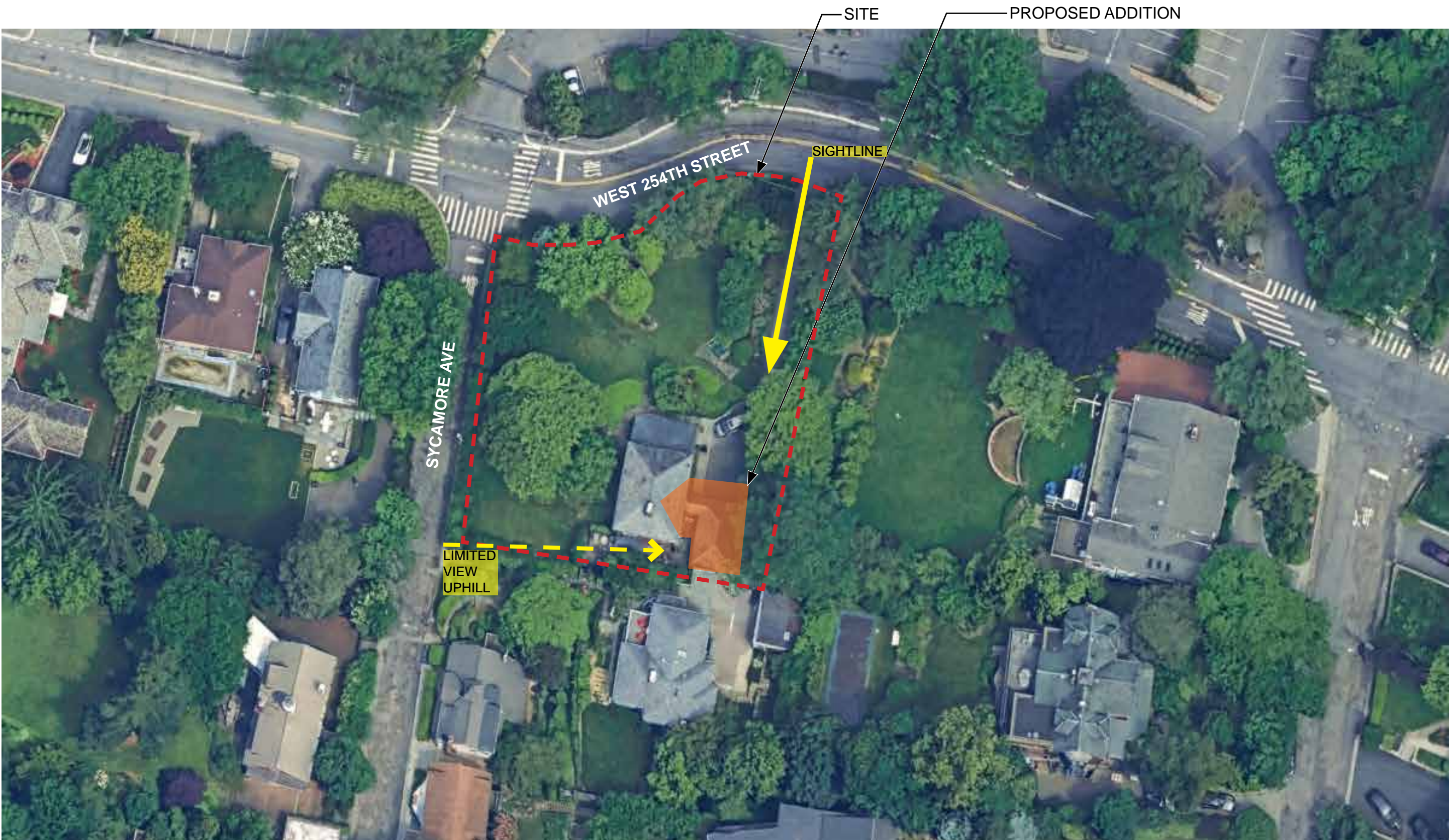


FIRST FLOOR PLAN

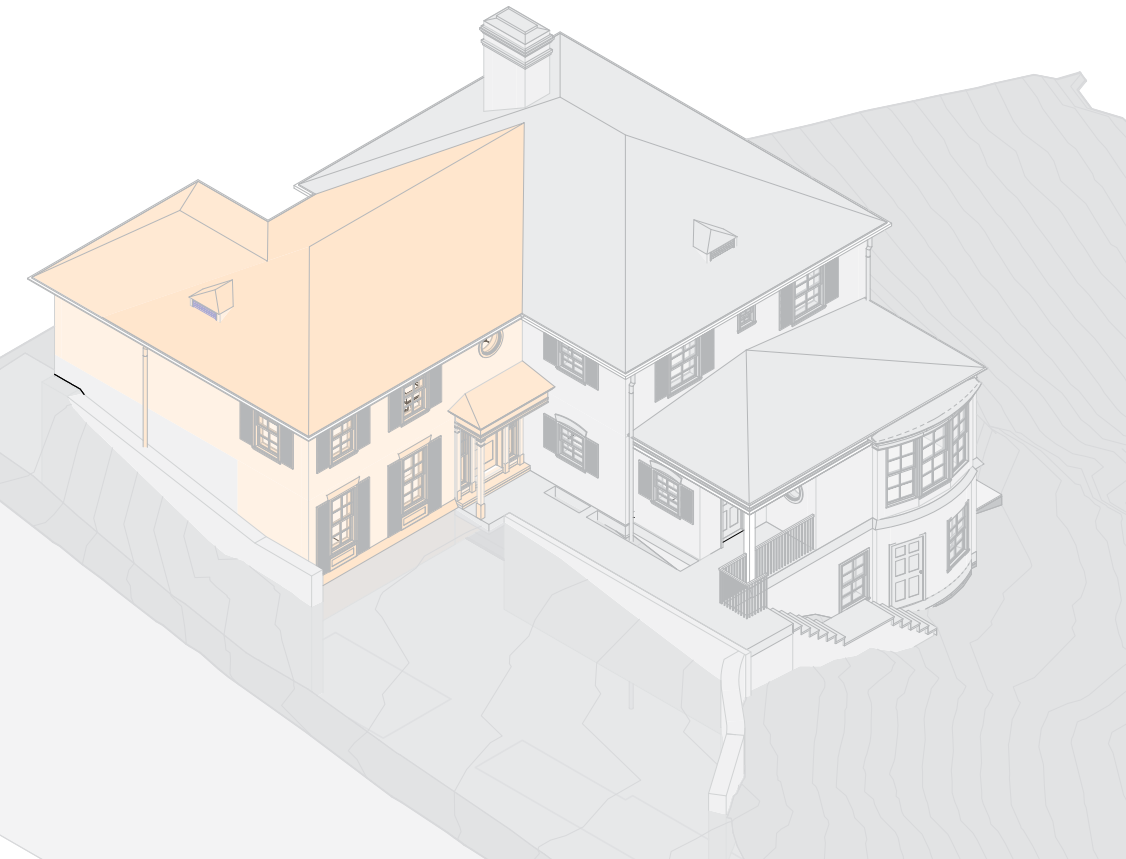


NORTH ELEVATION

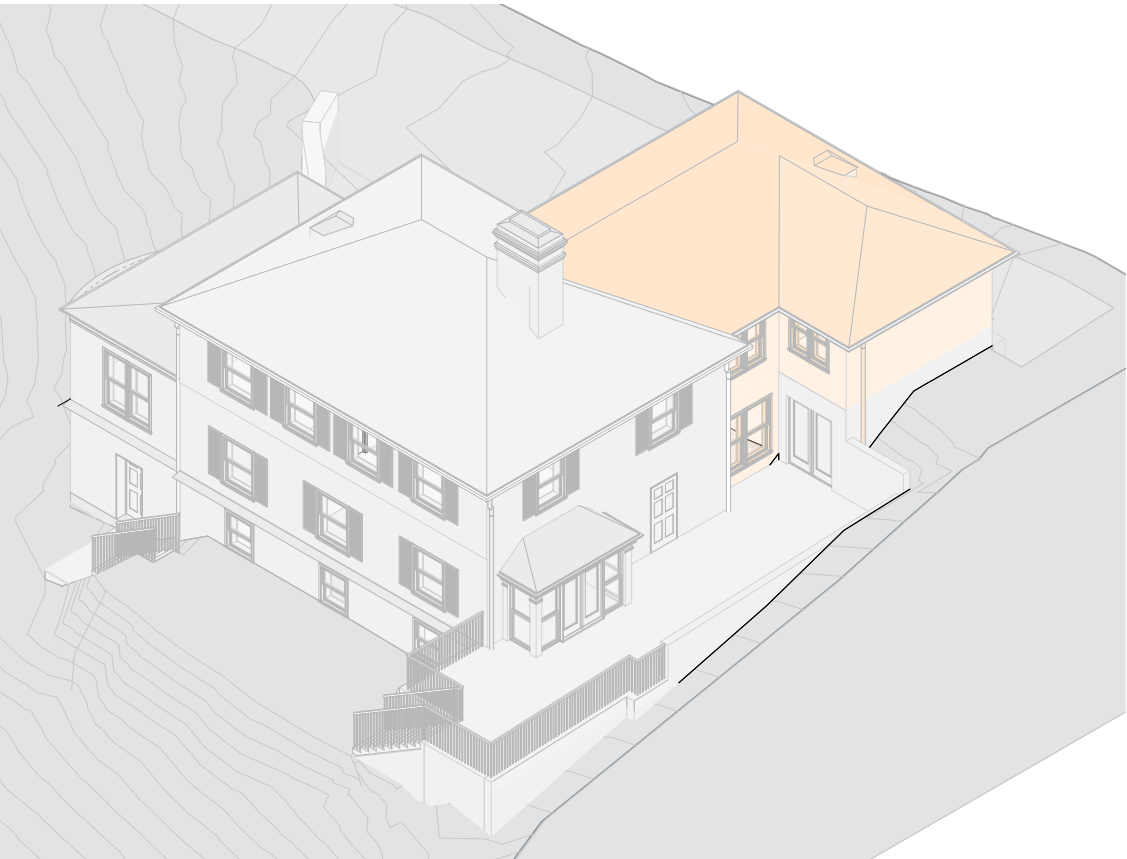
AERIAL VIEW



ISOMETRIC VIEWS



VIEW A WEST 254TH ST SIDE

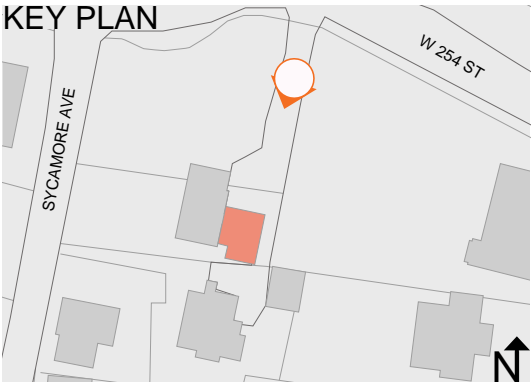


VIEW B SYCAMORE AVE SIDE



BUILDING STUDIO
ARCHITECTS

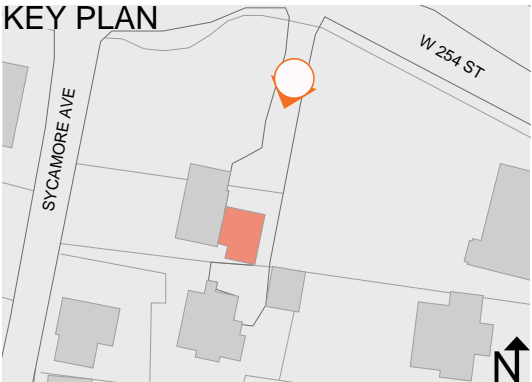
EXISTING SIDE DRIVEWAY VIEW



PROPOSED SIDE DRIVEWAY VIEW RENDERING



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MOCK-UP: VIEW UPHILL FROM SYCAMORE AVE



RENDERING: VIEW UPHILL FROM SYCAMORE AVE



[illegible]

| |
|-------------|
| 1,000-1,999 |
| 2,000-2,999 |
| 3,000-3,999 |
| 4,000-4,999 |
| 5,000-5,999 |
| 6,000-6,999 |

| SMALLER LOT COVERAGE ↑ | BUILDING | LOT COVERAGE | FOOTPRINT (SF) | LOT AREA (SF) | ESTIMATED FLOOR AREA (SF) |
|------------------------------|-----------------------|-----------------|-------------------|---------------------|---------------------------------|
| | 5255 SYCAMORE AVE | 9% | 3296 | 37373 | 5660 |
| LARGER LOT COVERAGE ↓ | 5260 SYCAMORE AVE | 9% | 3989 | 43487 | 7978 |
| | 5294 SYCAMORE AVE | 11% | 2514 | 22843 | 5231 |
| | 5220 SYCAMORE AVE | 13% | 4097 | 31702 | 8193 |
| | 5297 INDEPENDENCE AVE | 13% | 4086 | 31028 | 7796 |
| | 5249 SYCAMORE AVE | 16% | 1536 | 9559 | 3073 |
| | 5291 INDEPENDENCE AVE | 17% | 2974 | 17360 | 7692 |
| | 5251 INDEPENDENCE AVE | 19% | 5086 | 26906 | 10172 |
| | 5205 SYCAMORE AVE | 20% | 2066 | 10416 | 5992 |
| | 5200 SYCAMORE AVE | 20% | 3953 | 19858 | 11850 |
| | 5247 INDEPENDENCE AVE | 21% | 5530 | 26550 | 10000 |
| | 5270 SYCAMORE AVE | 21% | 2829 | 13336 | 7072 |
| | 5261 INDEPENDENCE AVE | 22% | 5575 | 25479 | 11150 |
| | 5215 SYCAMORE AVE | 22% | 4771 | 21440 | 2552 |
| | 5271 INDEPENDENCE AVE | 23% | 4889 | 20806 | 5800 |
| | 5243 SYCAMORE AVE | 25% | 2830 | 11349 | 5660 |
| | 5253 SYCAMORE AVE | 25% | 3106 | 12200 | 5436 |
| | 5245 SYCAMORE AVE | 26% | 3062 | 11720 | 6124 |
| | 5275 SYCAMORE AVE | 26% | 2135 | 8064 | 5948 |
| | 5281 INDEPENDENCE AVE | 27% | 6052 | 22094 | 6050 |
| | 5225 INDEPENDENCE AVE | 28% | 5058 | 18381 | 5058 |
| | 5209 SYCAMORE AVE | 29% | 2647 | 9137 | 5294 |
| | 5251 SYCAMORE AVE | 29% | 5373 | 18495 | 8060 |
| | 5286 SYCAMORE AVE | 43% | 1825 | 4263 | 3193 |
| | 5288 SYCAMORE AVE | 44% | 2912 | 6550 | 5824 |
| | 5268 SYCAMORE AVE | 68% | 2802 | 4148 | 5603 |

RIVERDALE PRECEDENT LPC APPROVALS: GARAGE ADDITION

5297 INDEPENDENCE AVE
LPC-19-2978 EXTENSION AND EXPANSION OVER GARAGE



PRIOR TO APPROVAL



AS APPROVED

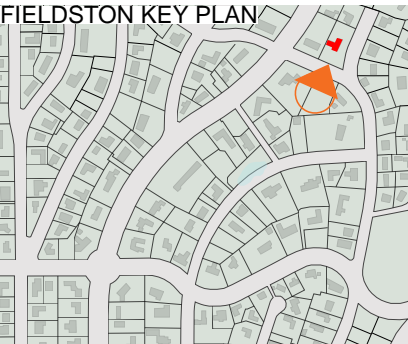


BUILDING STUDIO
ARCHITECTS

FIELDSTON PRECEDENT LPC APPROVALS: VISIBLE ADDITION
5011 WALDO: DWIGHT BAUM 1913
LPC-19-32730 CRAFTSMAN STYLE HOUSE WITH A 2ND FLOOR ADDITION ABOVE GARAGE + ENCLOSED EXISTING PORCH



PRIOR TO APPROVAL



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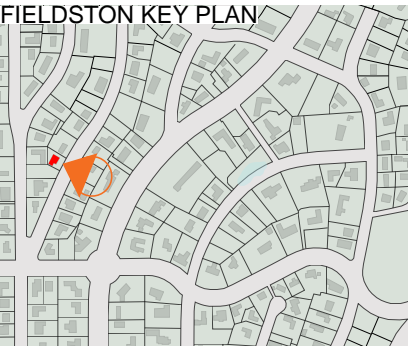
AS APPROVED

FIELDSTON PRECEDENT LPC APPROVALS: VISIBLE ADDITION

4637 GROSVENOR - DESIGN EDGAR & VERA COOK SALMONOSKY 1920
18-5037 / 19- 4624 EXTENSION AND EXPANSION OVER GARAGE.



PRIOR TO APPROVAL



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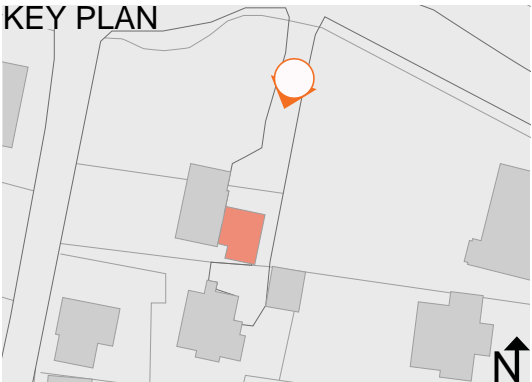


AS APPROVED

PROPOSED SIDE DRIVEWAY VIEW RENDERING

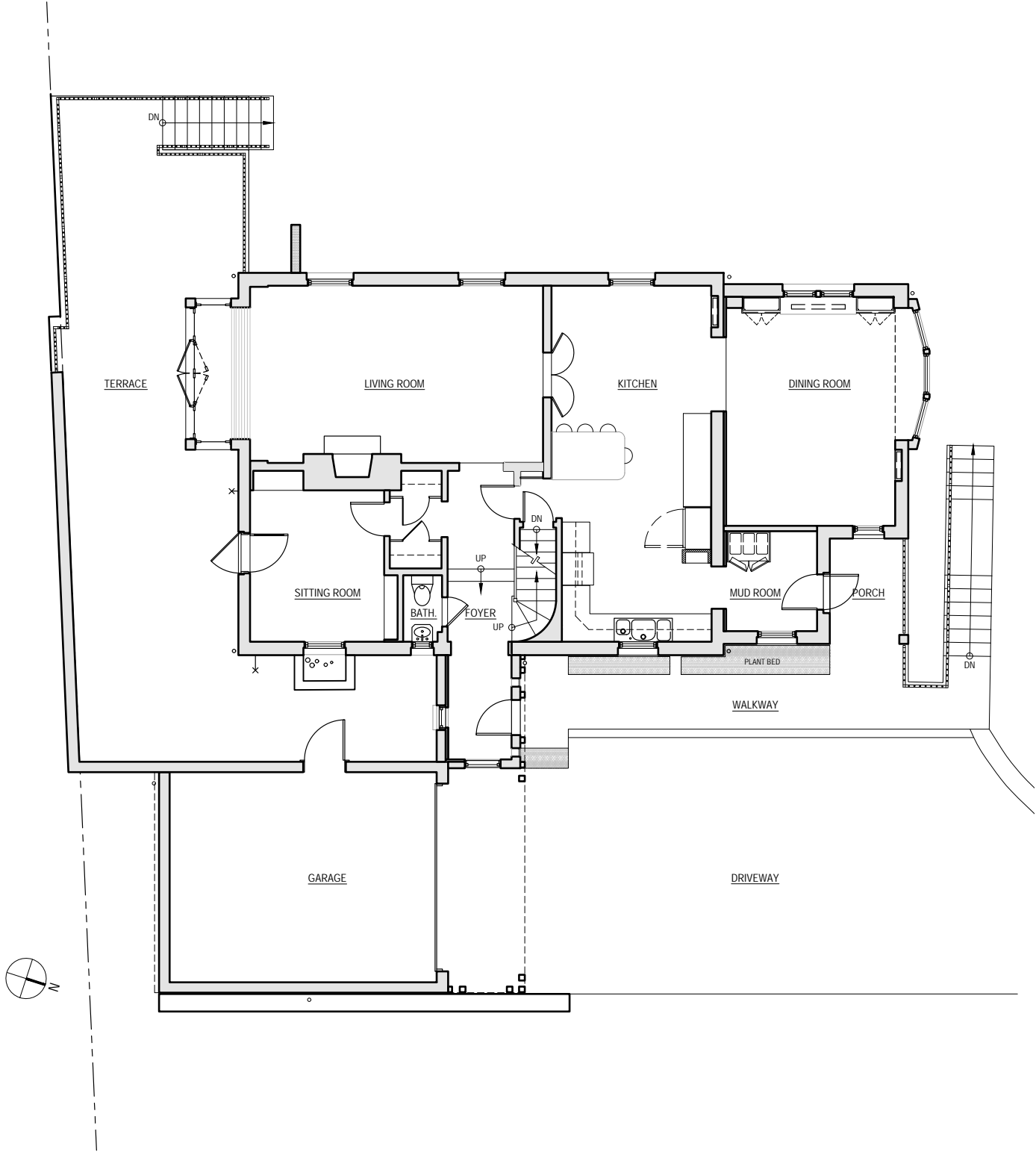


BUILDING STUDIO
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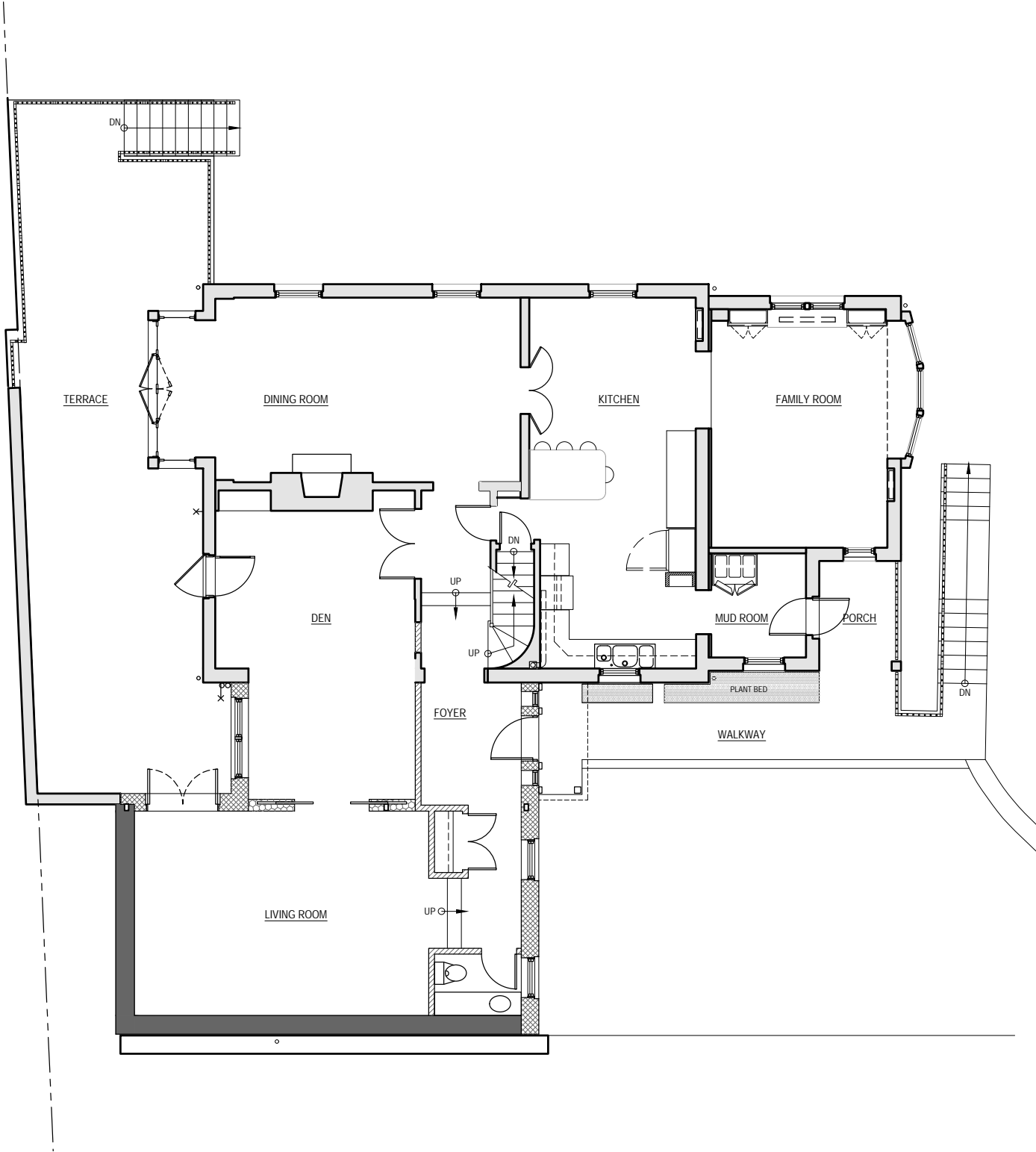
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FIRST FLOOR



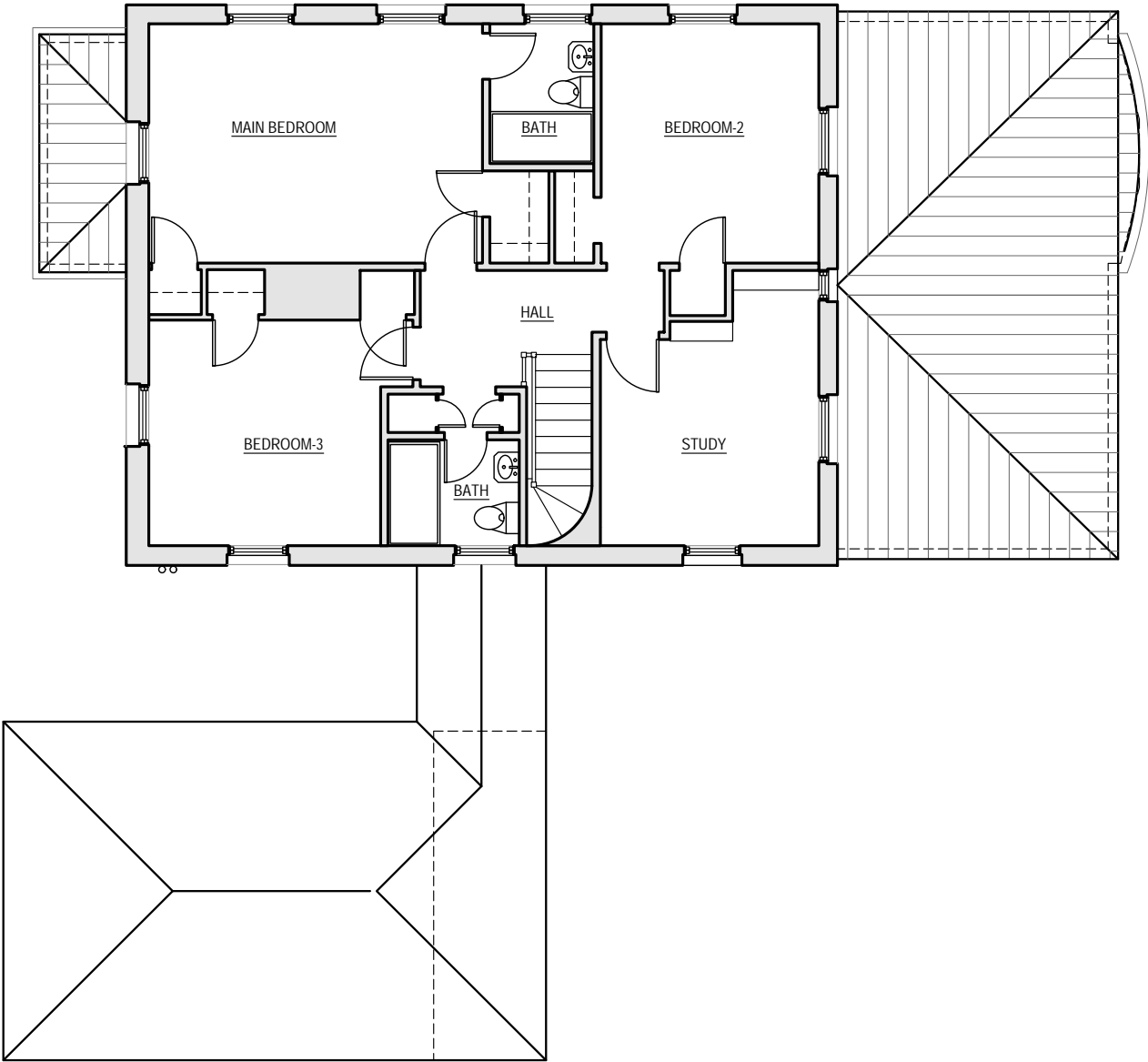
EXISTING

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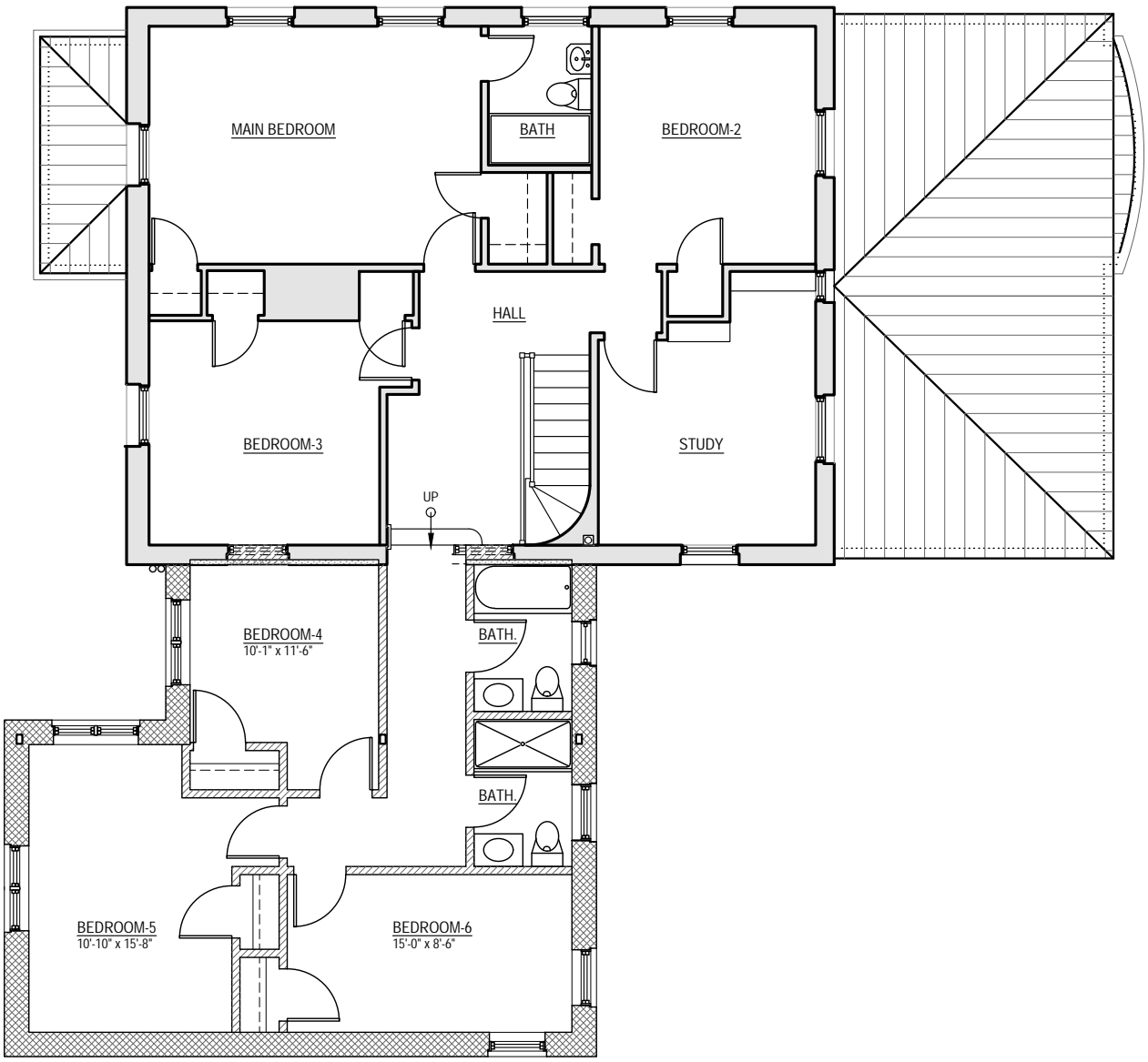
PROPOSED

SECOND FLOOR



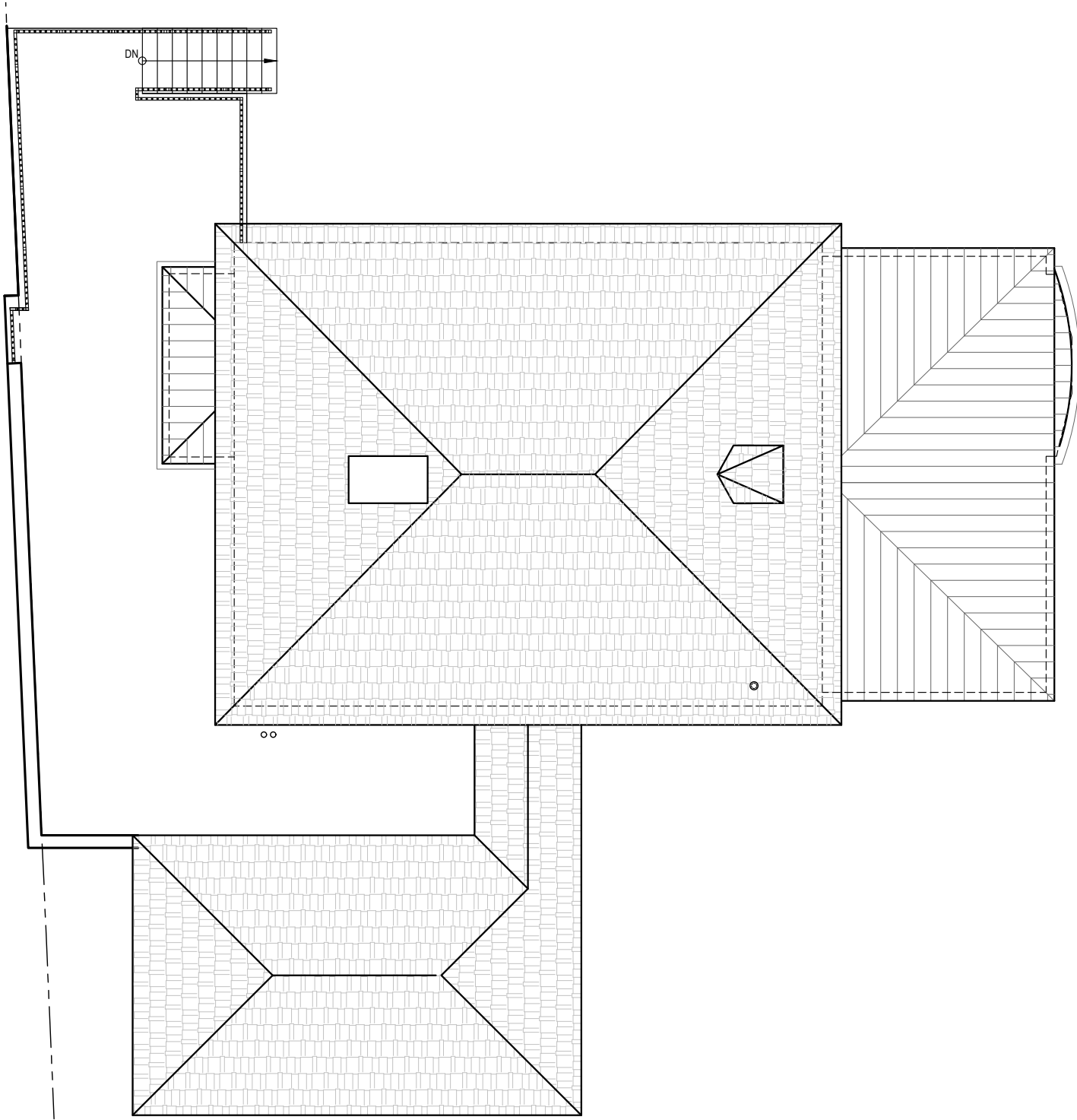
EXISTING

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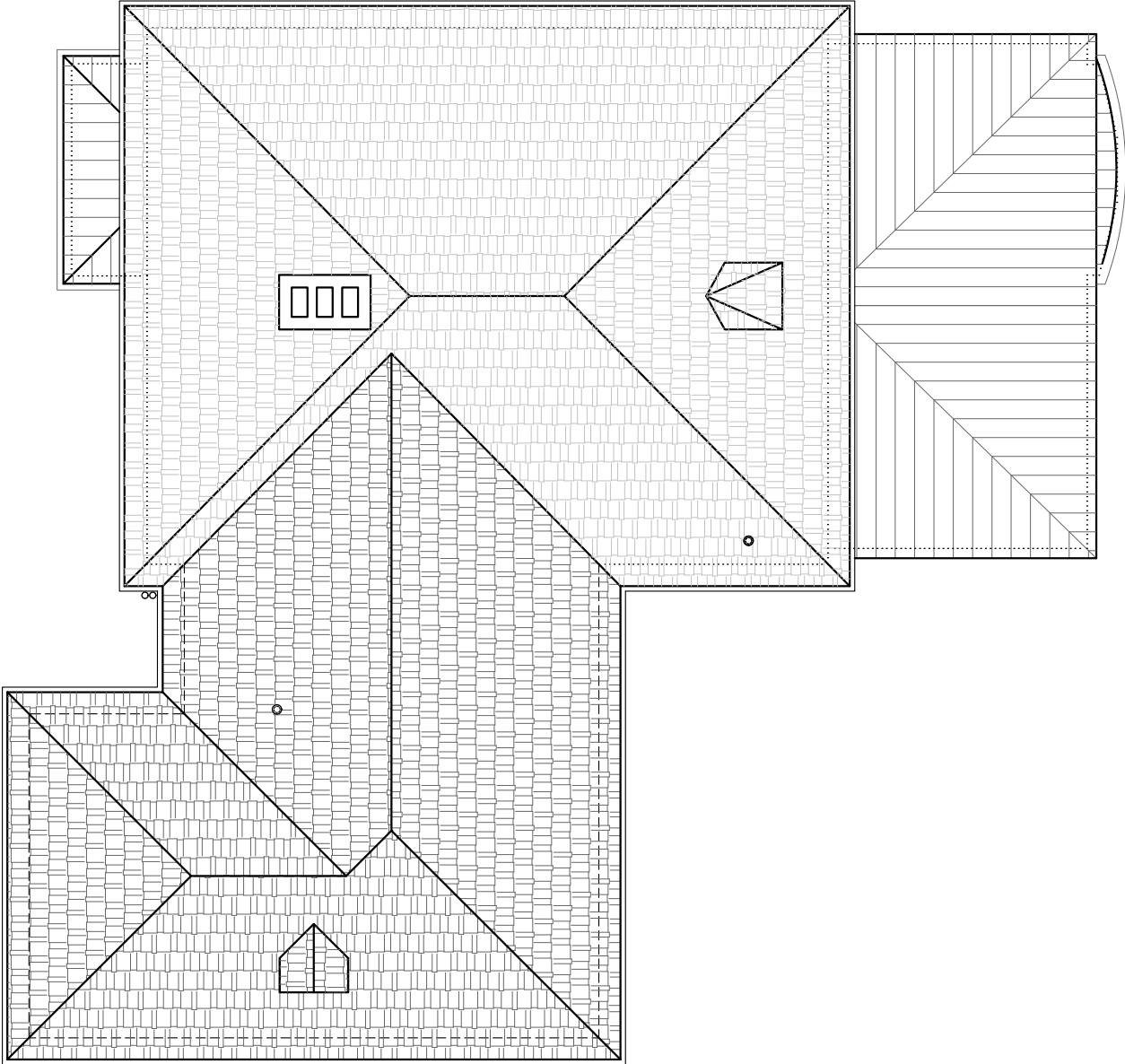


PROPOSED

ROOF



EXISTING

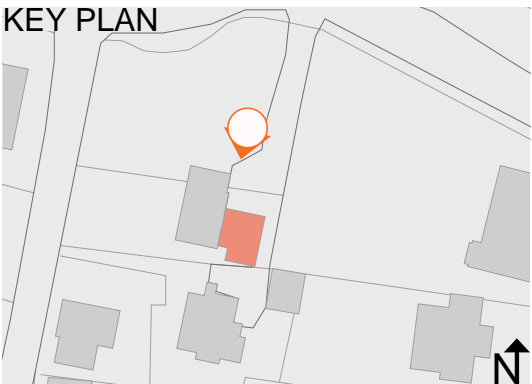


PROPOSED

NORTH ELEVATION

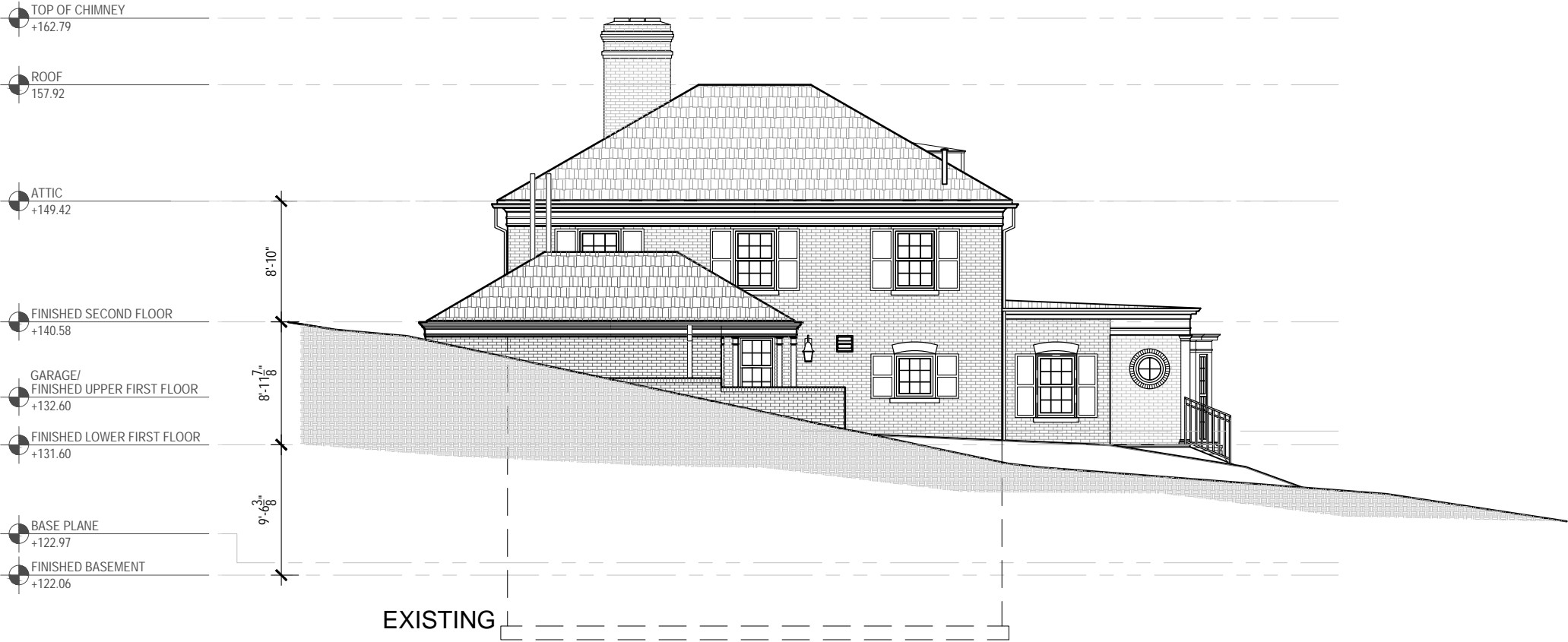


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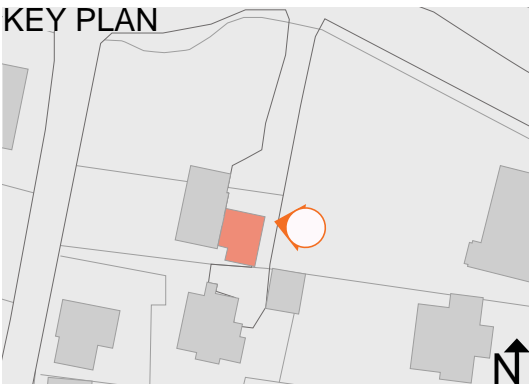


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EAST ELEVATION

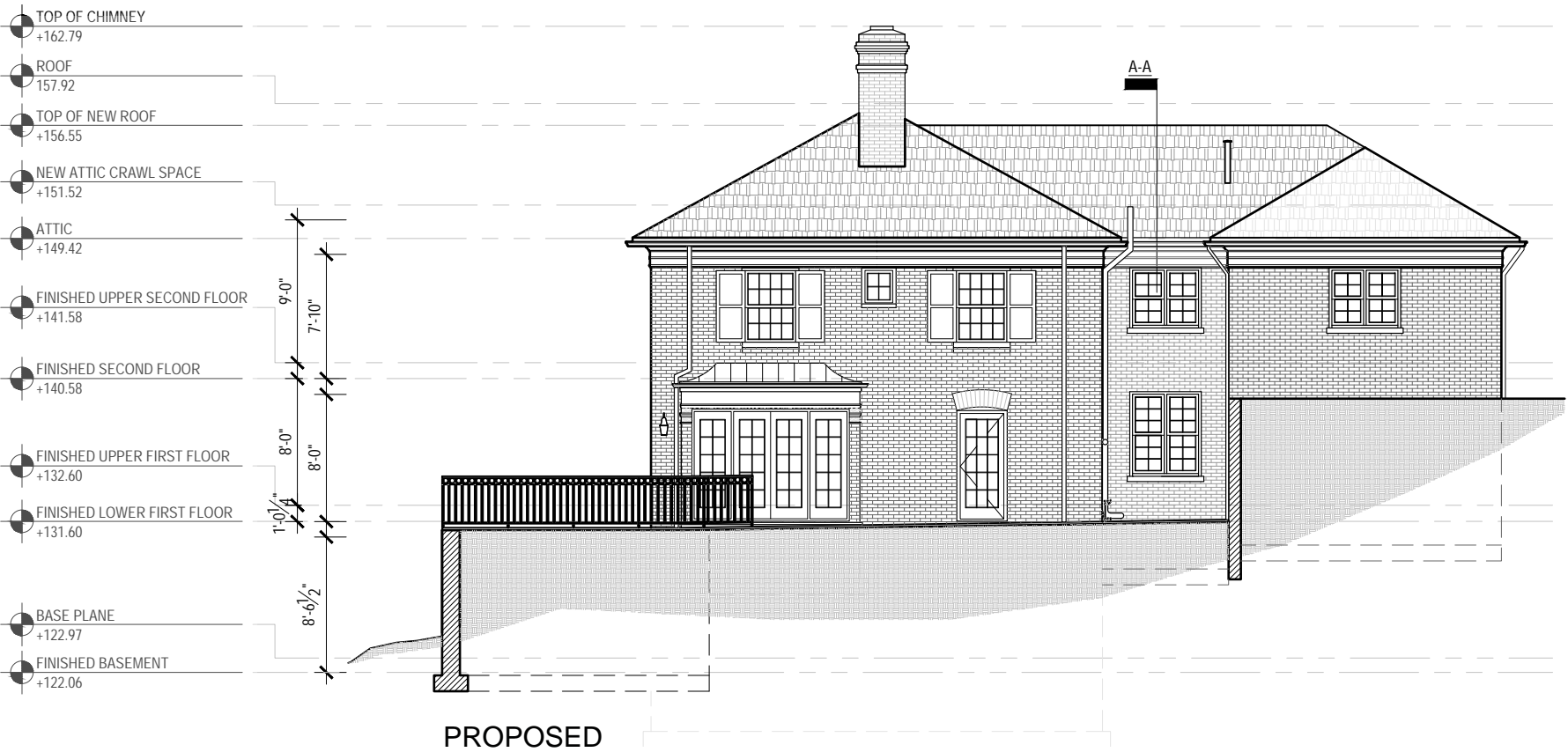
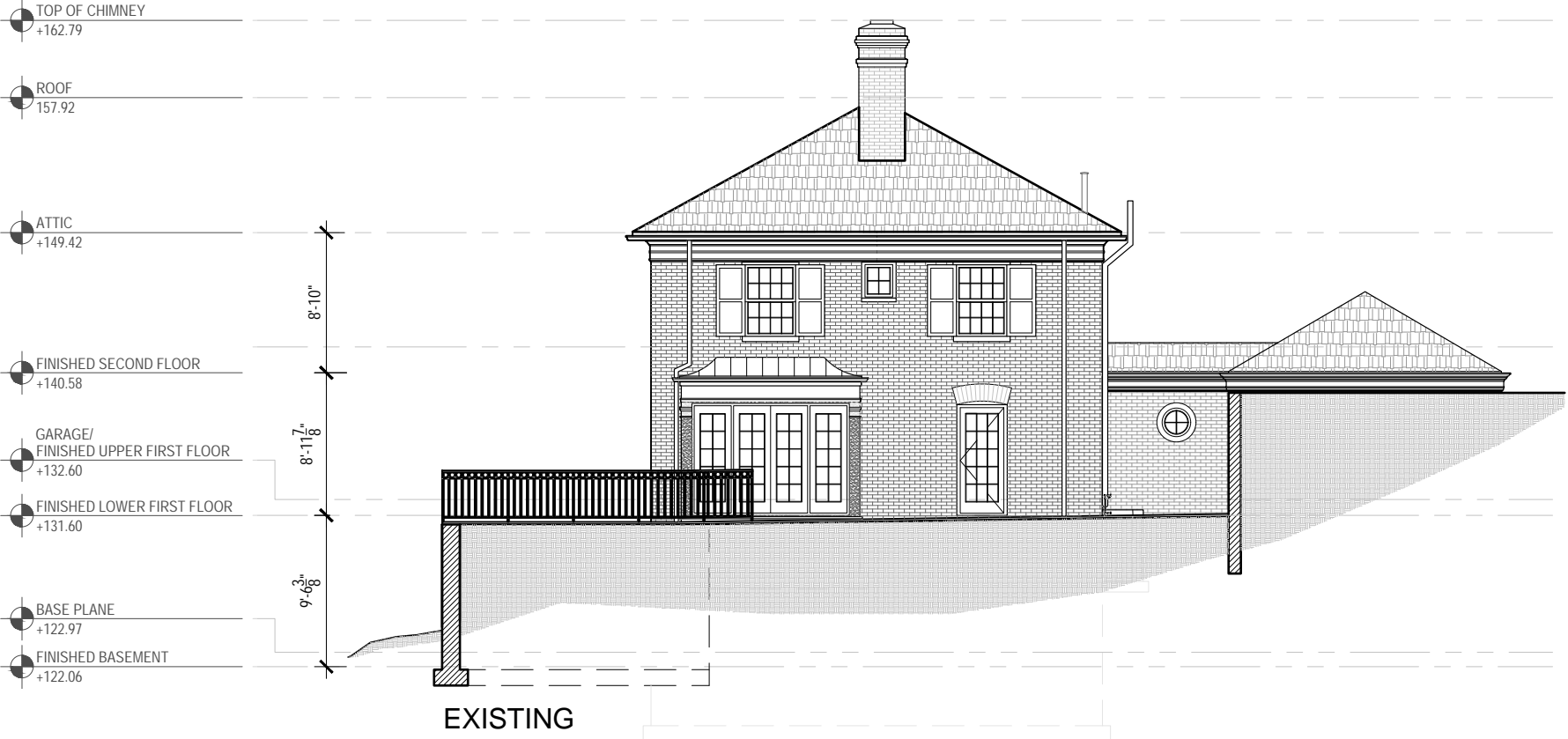


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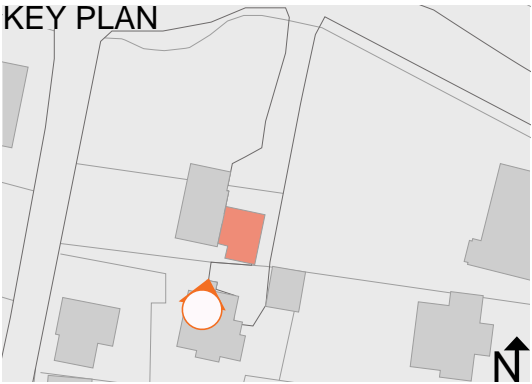


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SOUTH ELEVATION

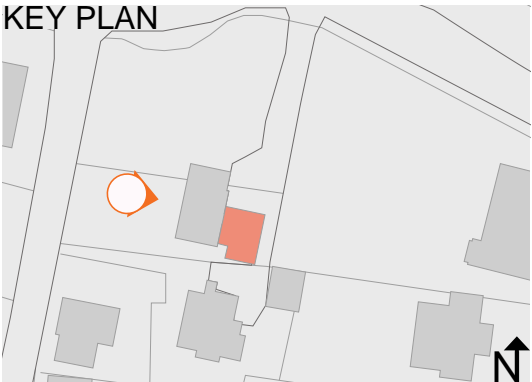
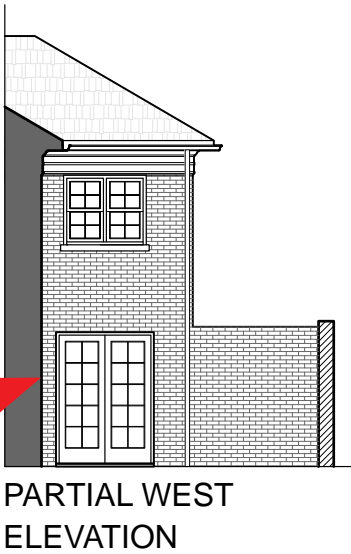
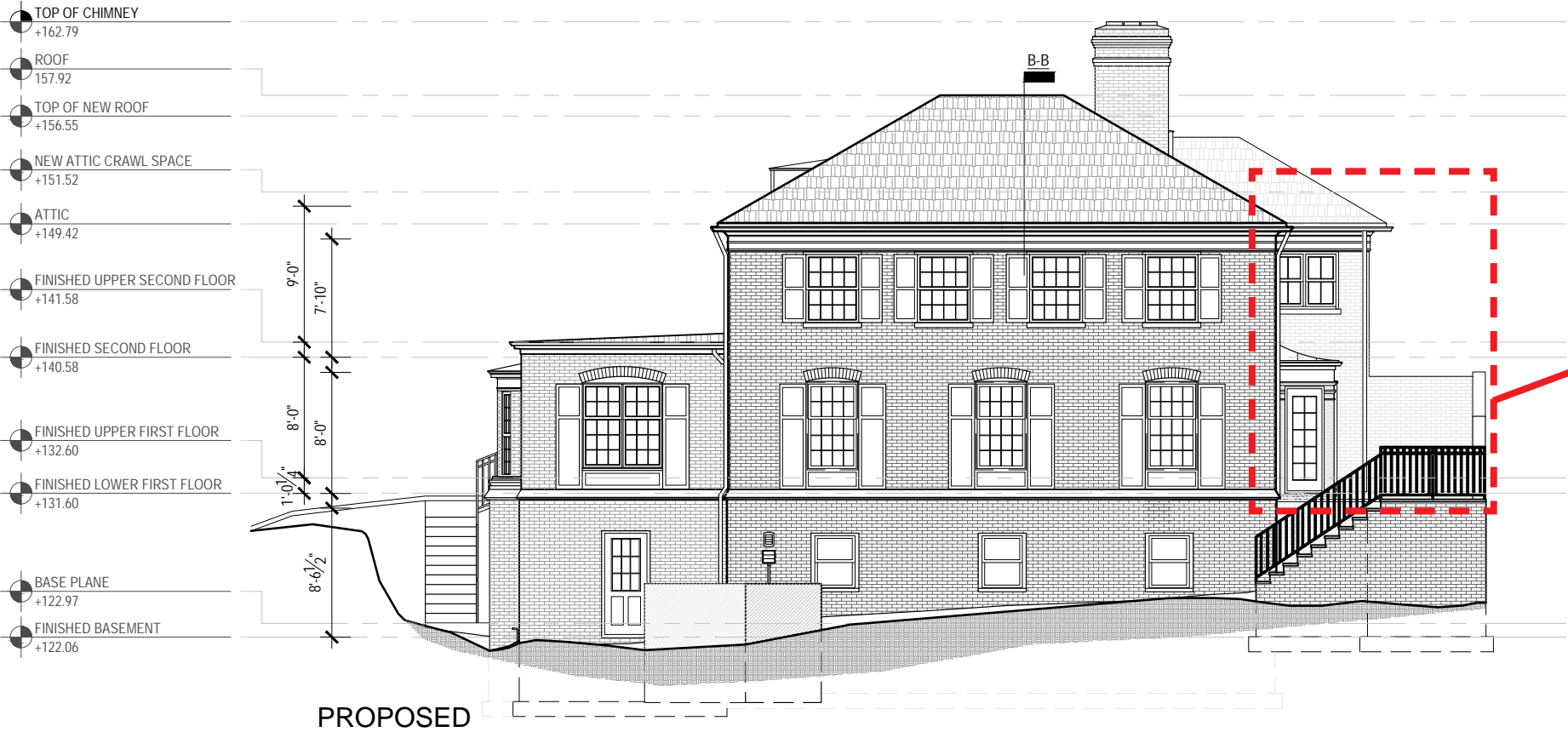


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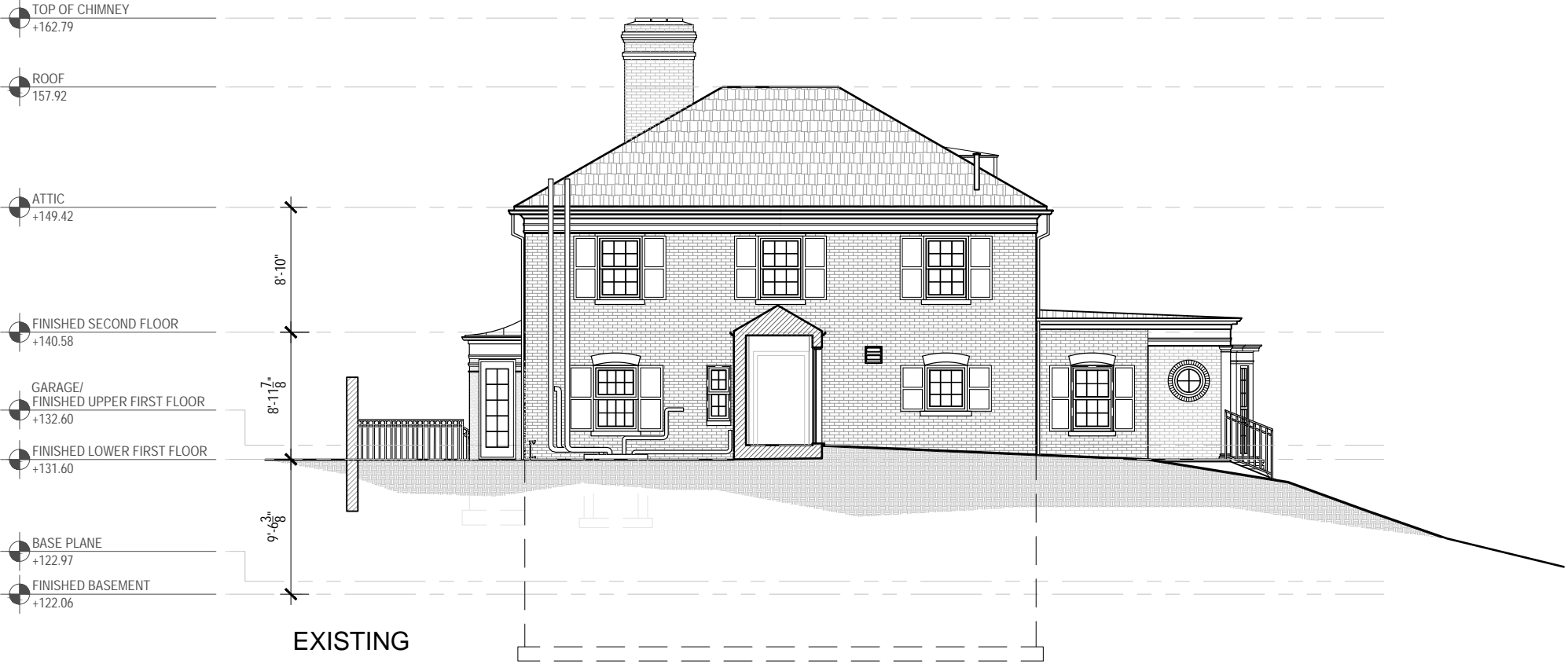


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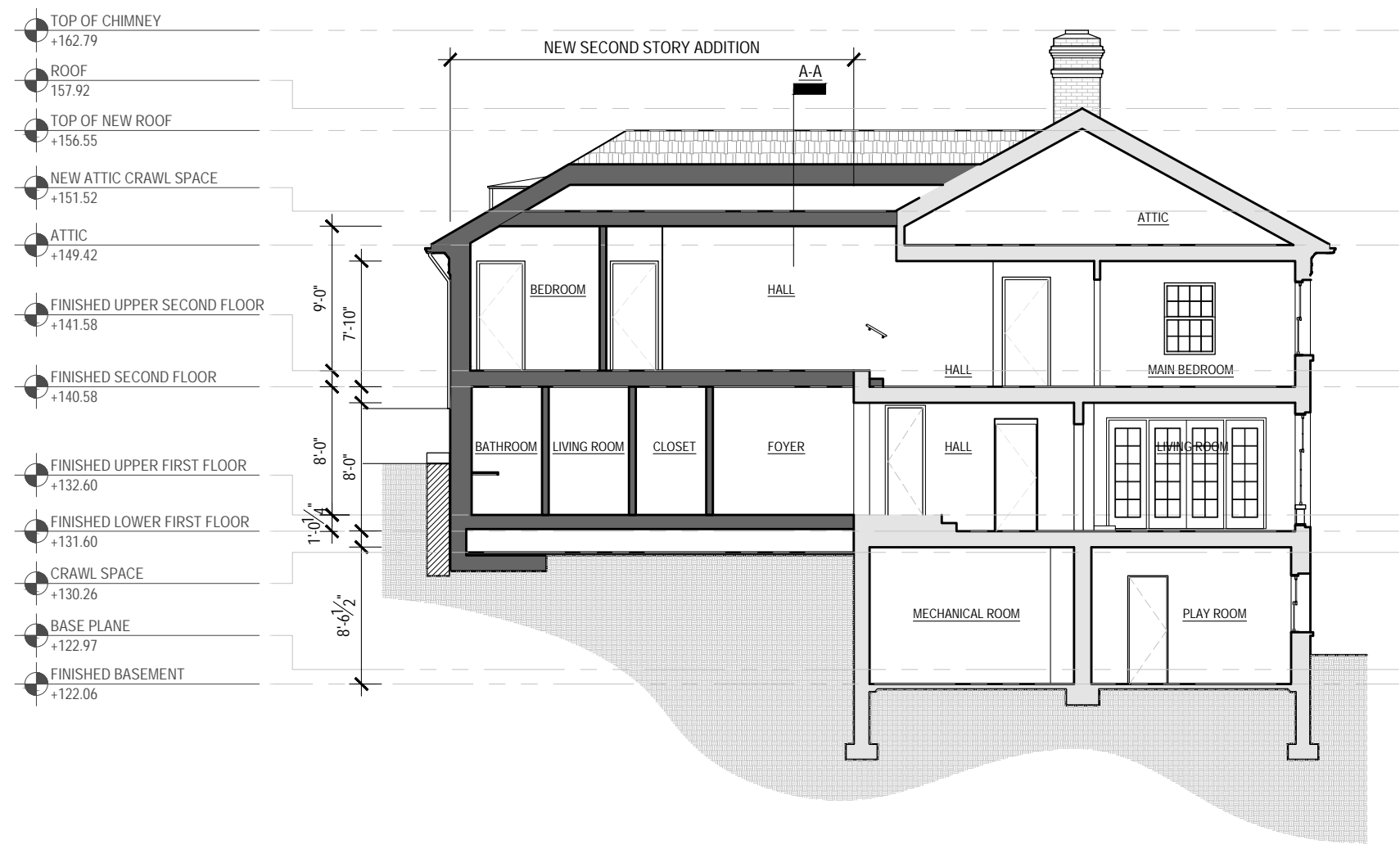
WEST ELEVATION



SECTION A-A



SECTION B-B



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MATERIALS



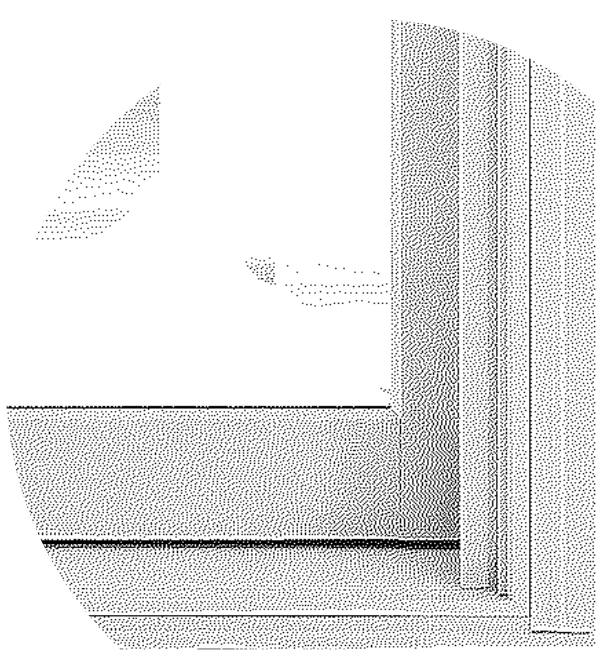
COMMON BRICK REAR FACADE



TRIM: BENJAMIN MOORE SUPER WHITE



SLATE ROOF



WINDOW: MARVIN ULTIMATE DOUBLE HUNG G2, STONE WHITE

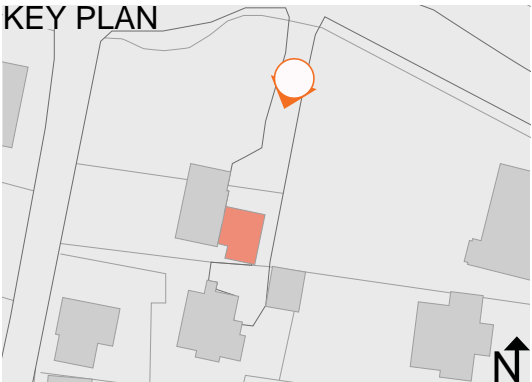


SHUTTERS: BENJAMIN MOORE SUPER WHITE

PROPOSED SIDE DRIVEWAY VIEW RENDERING



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