

AYONSTUDIO
ARCHITECTURE • PRESERVATION, P.C.

DÉRIVE
ENGINEERS

df a degree of freedom
structural engineer

260 LENOX AVENUE, NEW YORK, NY 10027

LPC SUBMISSION – SEPTEMBER 17, 2025

EXISTING CONDITIONS



CORNER OF LENOX AVENUE AND WEST 123RD STREET (LOOKING NORTHEAST)

EXISTING CONDITIONS



CORNER OF LENOX AVENUE AND WEST 123RD STREET EXISTING STOREFRONT
(LOOKING NORTHEAST)



CORNER OF LENOX AVENUE AND WEST 123RD STREET EXISTING MASONRY FACADES
(LOOKING NORTHEAST)

EXISTING CONDITIONS



EXISTING WEST 123RD STREET STOREFRONTS



EXISTING WEST 123RD STREET SECOND FLOOR STOREFRONTS AND MASONRY FACADE



EXISTING CELLAR (LOOKING EAST)



EXISTING CELLAR (LOOKING WEST)

EXISTING CONDITIONS



EXISTING FIRST FLOOR: REAR SECTION (LOOKING SOUTH)



EXISTING FIRST FLOOR (LOOKING WEST)

EXISTING CONDITIONS



EXISTING SECOND FLOOR (LOOKING NORTH)



EXISTING SECOND FLOOR (LOOKING SOUTH)

EXISTING CONDITIONS



EXISTING THIRD FLOOR (LOOKING WEST)



EXISTING THIRD FLOOR (LOOKING SOUTHWEST)

EXISTING CONDITIONS

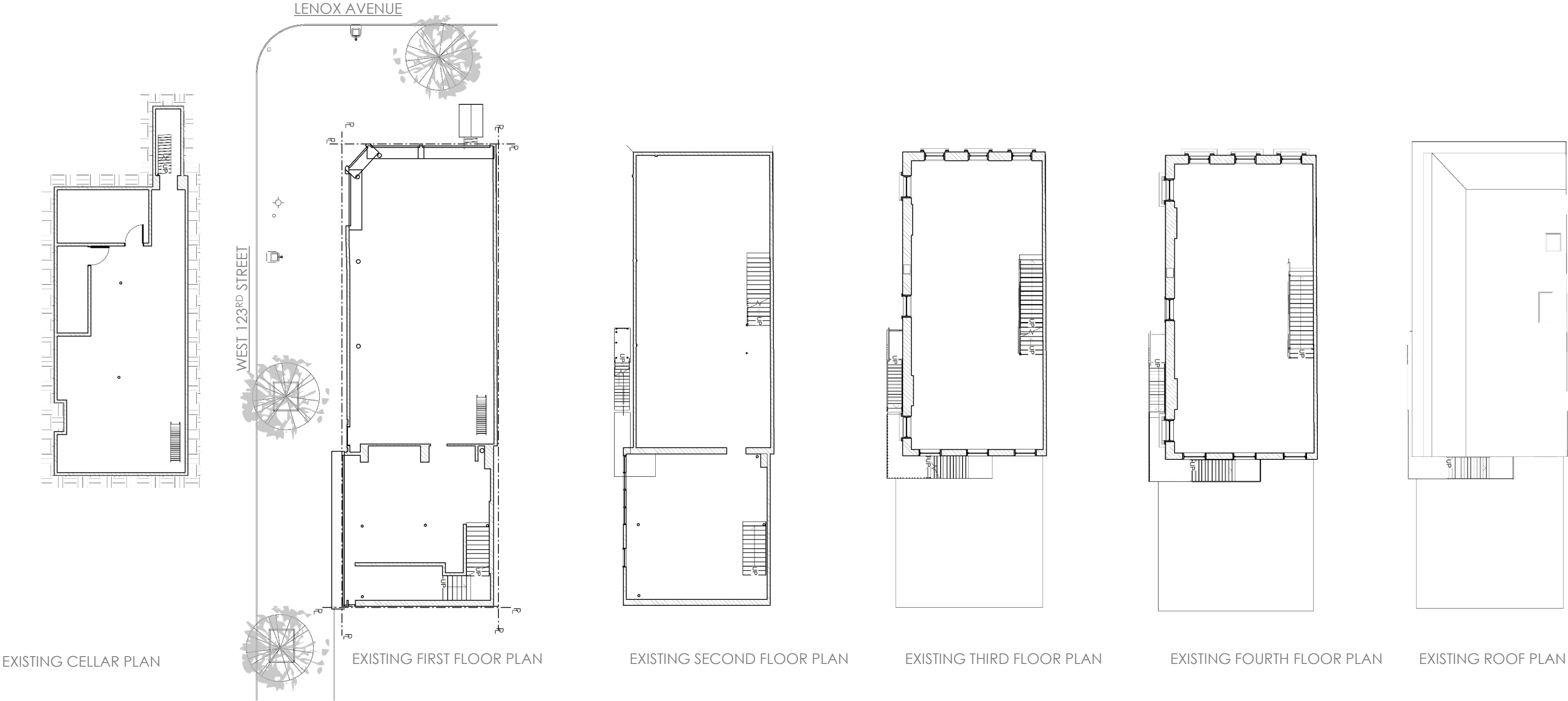


EXISTING FOURTH FLOOR (LOOKING SOUTH)



EXISTING FOURTH FLOOR (LOOKING SOUTHEAST)

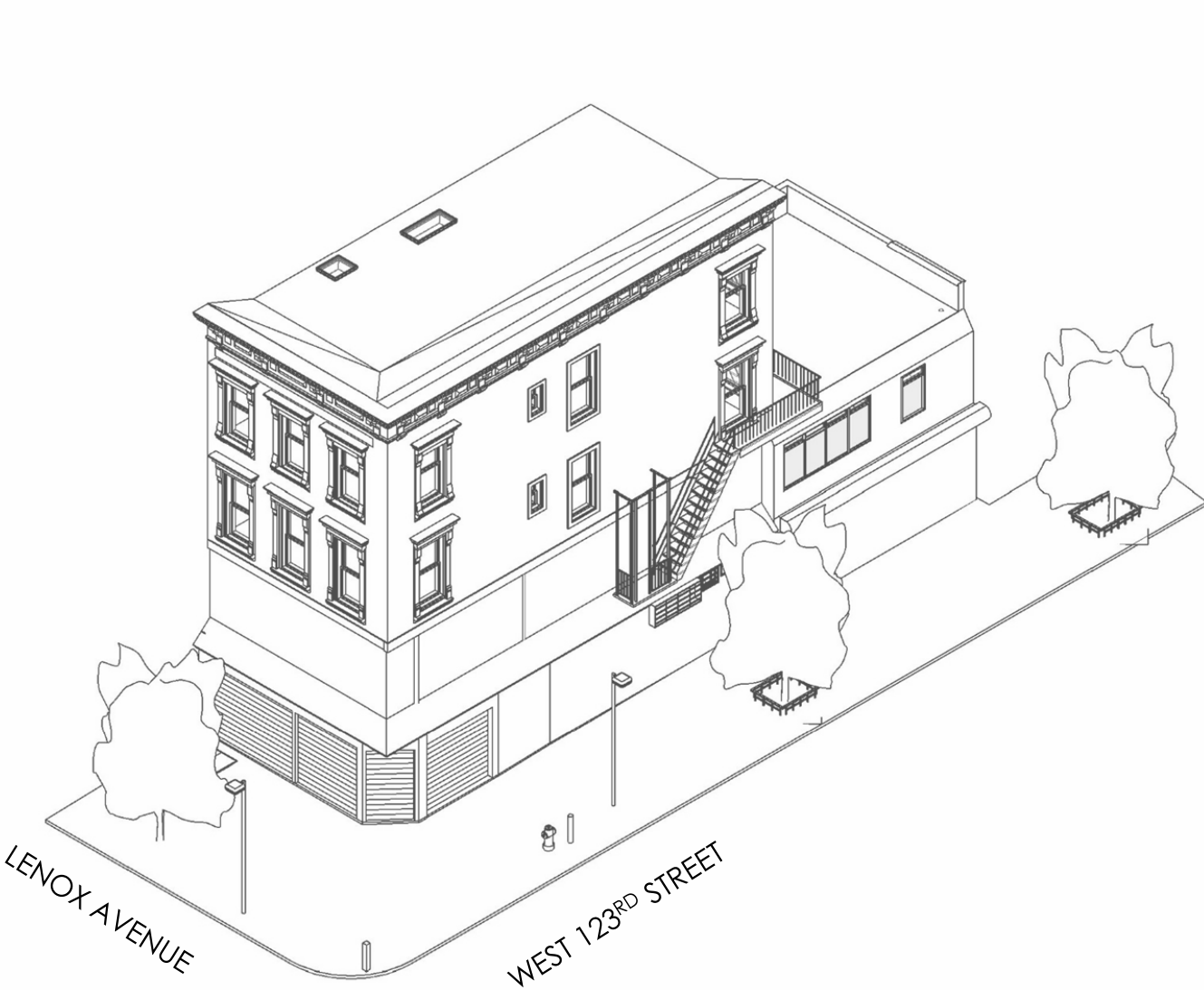
EXISTING CONDITIONS



EXISTING FLOOR PLANS

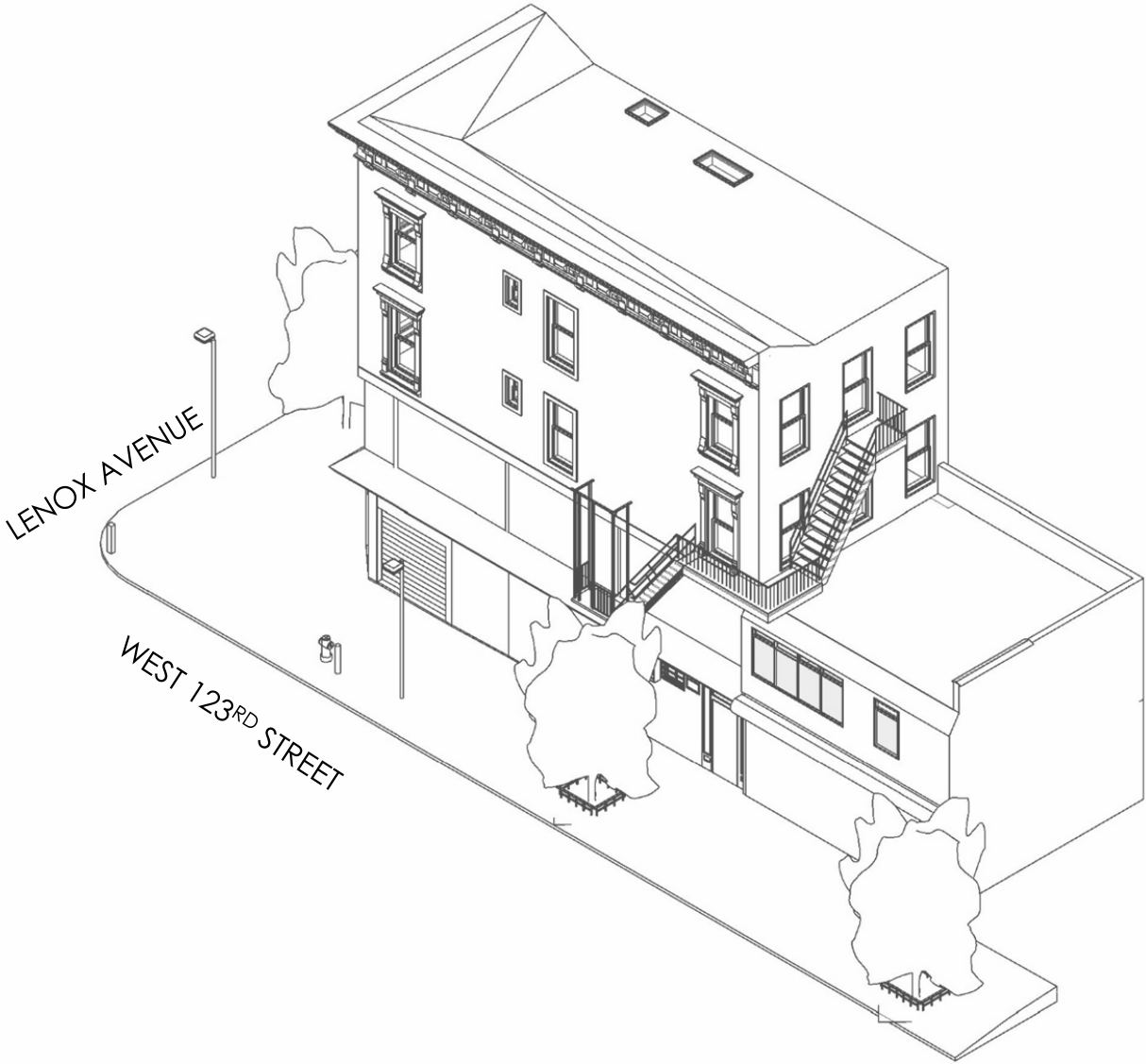


EXISTING CONDITIONS



EXISTING FRONT VIEW

EXISTING CONDITIONS

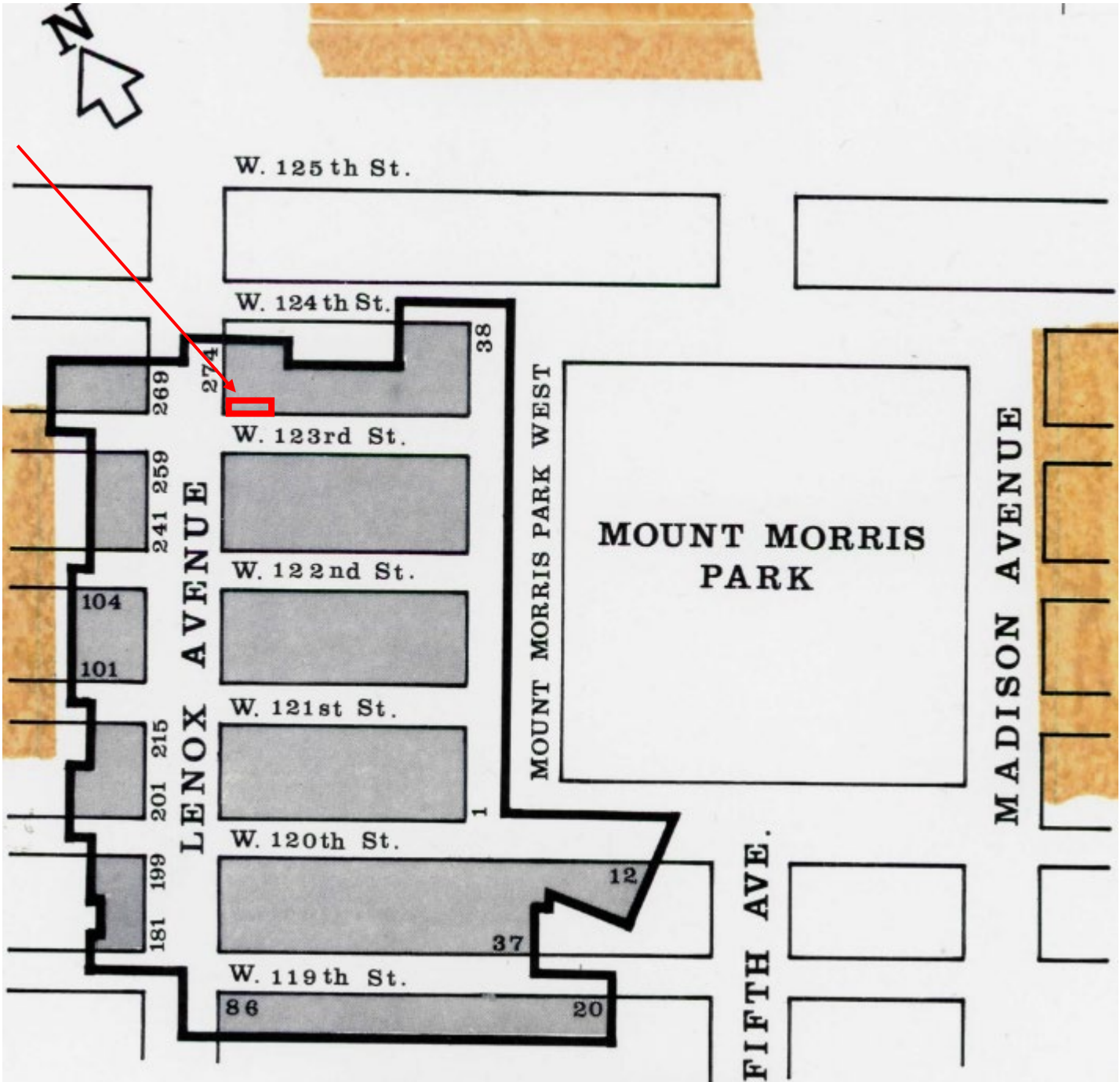


EXISTING REAR VIEW

HISTORIC CONTEXT

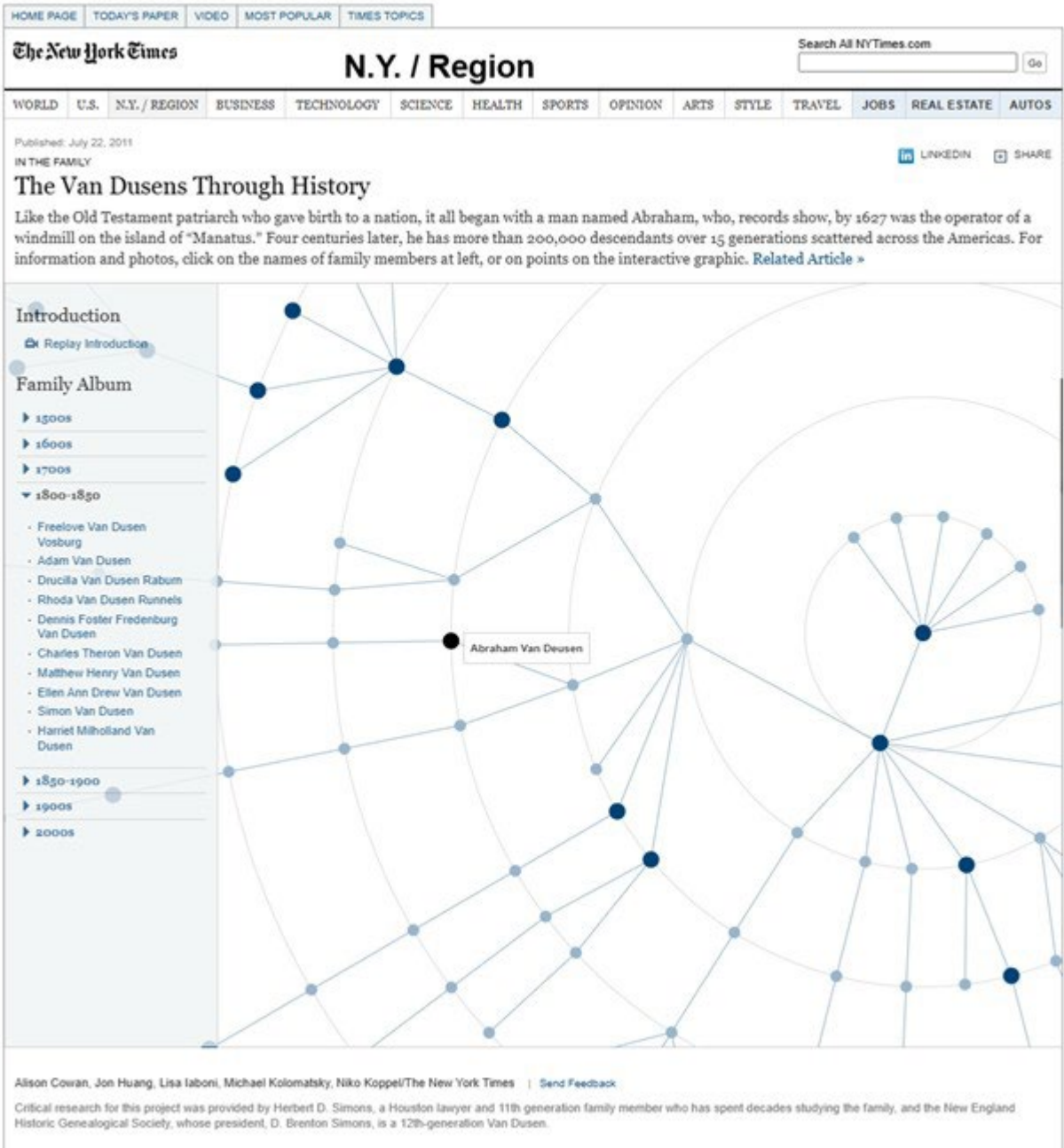


MOUNT MORRIS HISTORIC DISTRICT AND EXTENSION (LPC, 1971 AND 2015)



NATIONAL REGISTER OF HISTORIC PLACES MAP

HISTORIC CONTEXT



https://www.nytimes.com/interactive/2011/07/22/nyregion/20110722-family-tree.html?unlocked_article_code=1.704.YkUK.ZBFHrY4pWkak&smid=nytcore-android-share

A.B VAN DUSEN'S LINEAGE

HISTORIC CONTEXT

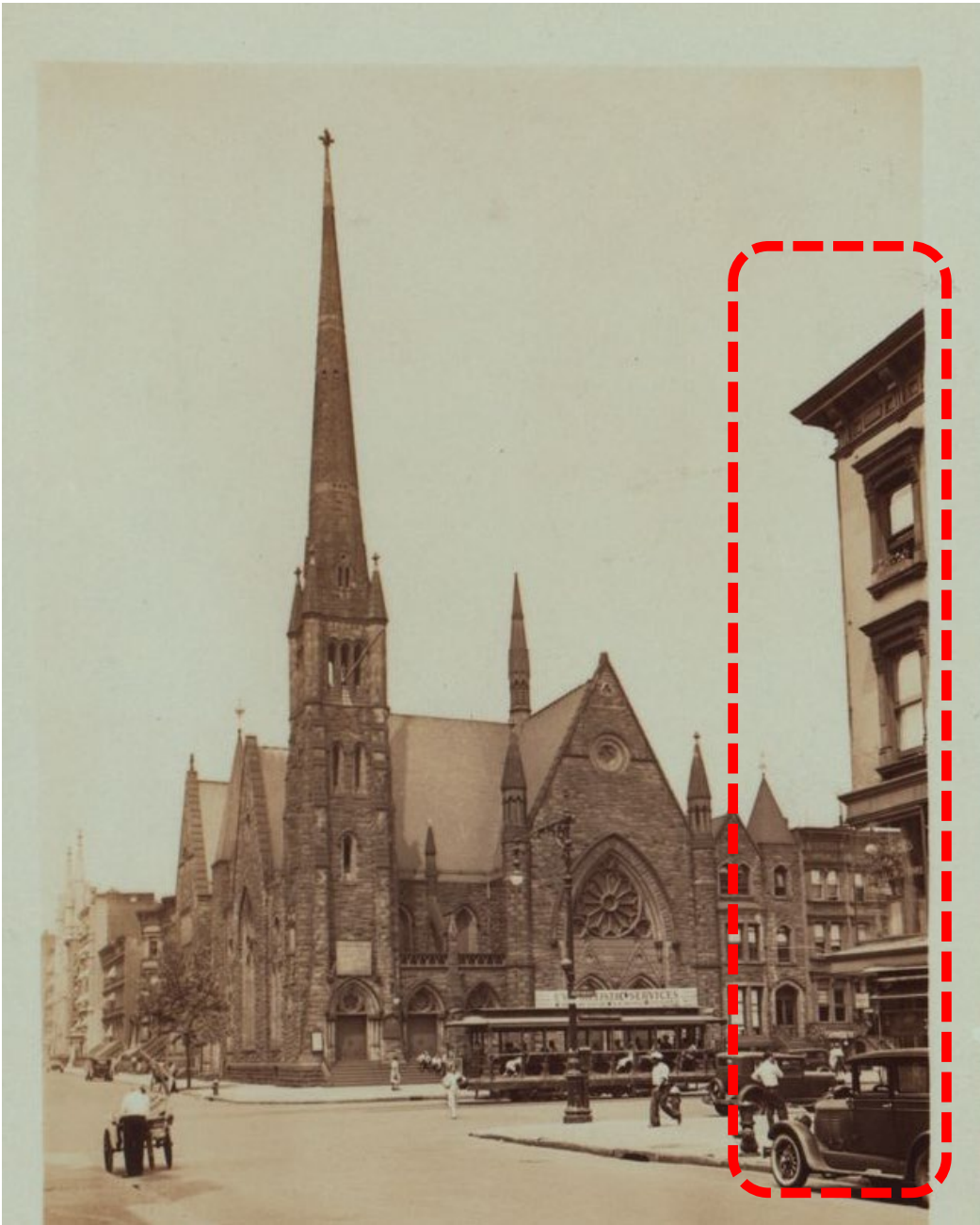
1

*FUNERAL OF
A.B. VAN DUSEN.*

Dec. 23, 1889

The funeral of Abraham Boves Van Dusen, the widely-known builder, was held yesterday at the home of his family, One Hundred and Twenty-second-street and Lenox-avenue. The house was filled with Mr. Van Dusen's friends,...

SOURCE: NEW YORK TIMES



VIEW OF STREET CORNER ALONG W 123RD STREET, ca. 1938 (COURTESY NYPL)



VIEW OF STREET CORNER ALONG LENOX AVENUE, ca. 1938 (COURTESY NYPL)





CORNER OF LENOX AVE & W 123RD STREET, ca. 1940 (COURTESY OF NYC MUNICIPAL ARCHIVE)

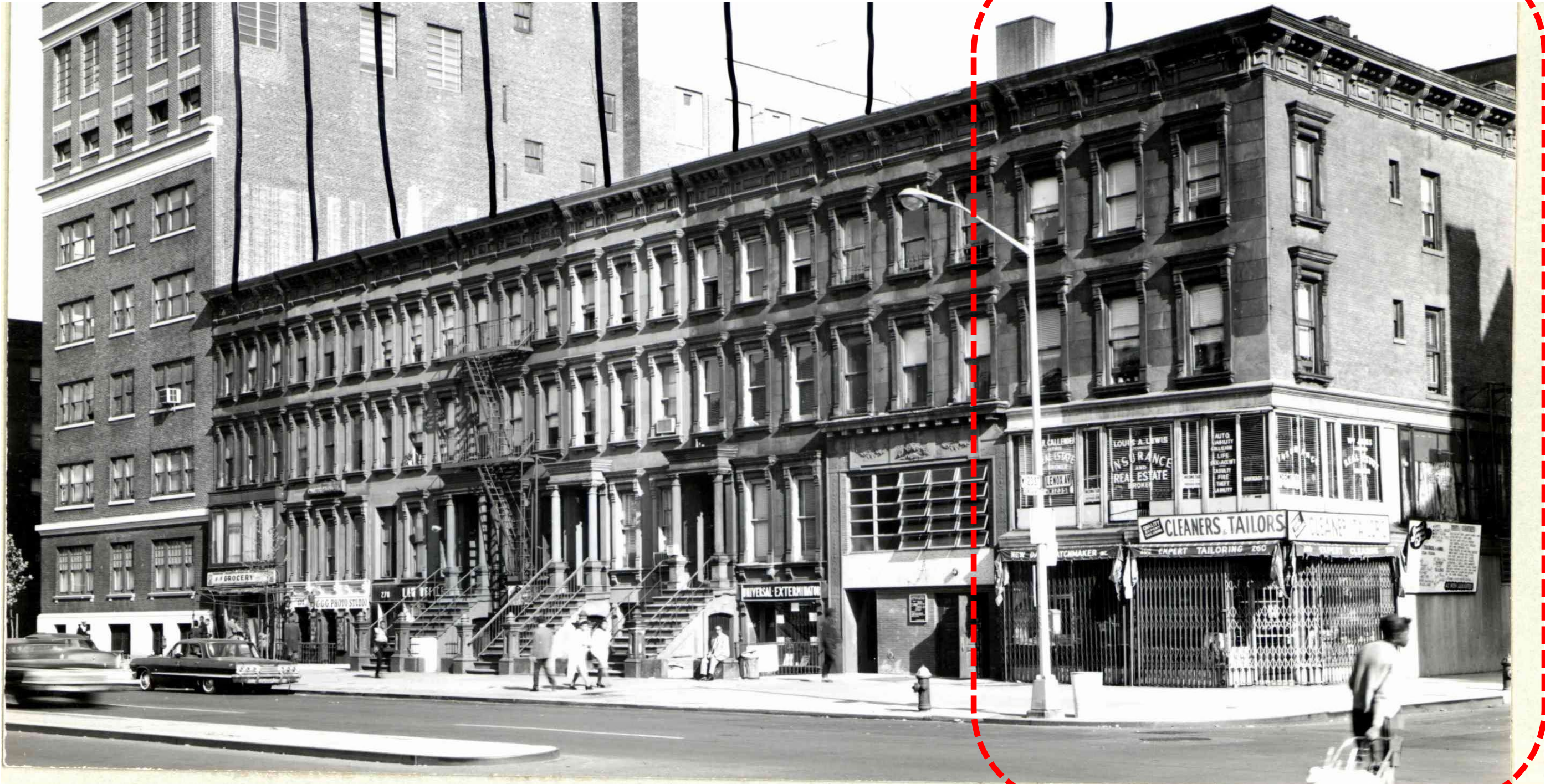


VIEW OF STREET FRONT AT W 123RD STREET, ca. 1940 (COURTESY NYC MUNICIPAL ARCHIVE)



VIEW OF STREET FRONT AT LENOX AVENUE, ca. 1940 (COURTESY NYC MUNICIPAL ARCHIVE)

HISTORIC CONTEXT



LPC DESIGNATION PHOTO, ca. 1971 (COURTESY OF NYC LANDMARKS PRESERVATION COMMISSION)

HISTORIC CONTEXT



LPC DESIGNATION PHOTO, ca. 1971 (COURTESY OF NYC LANDMARKS PRESERVATION COMMISSION)



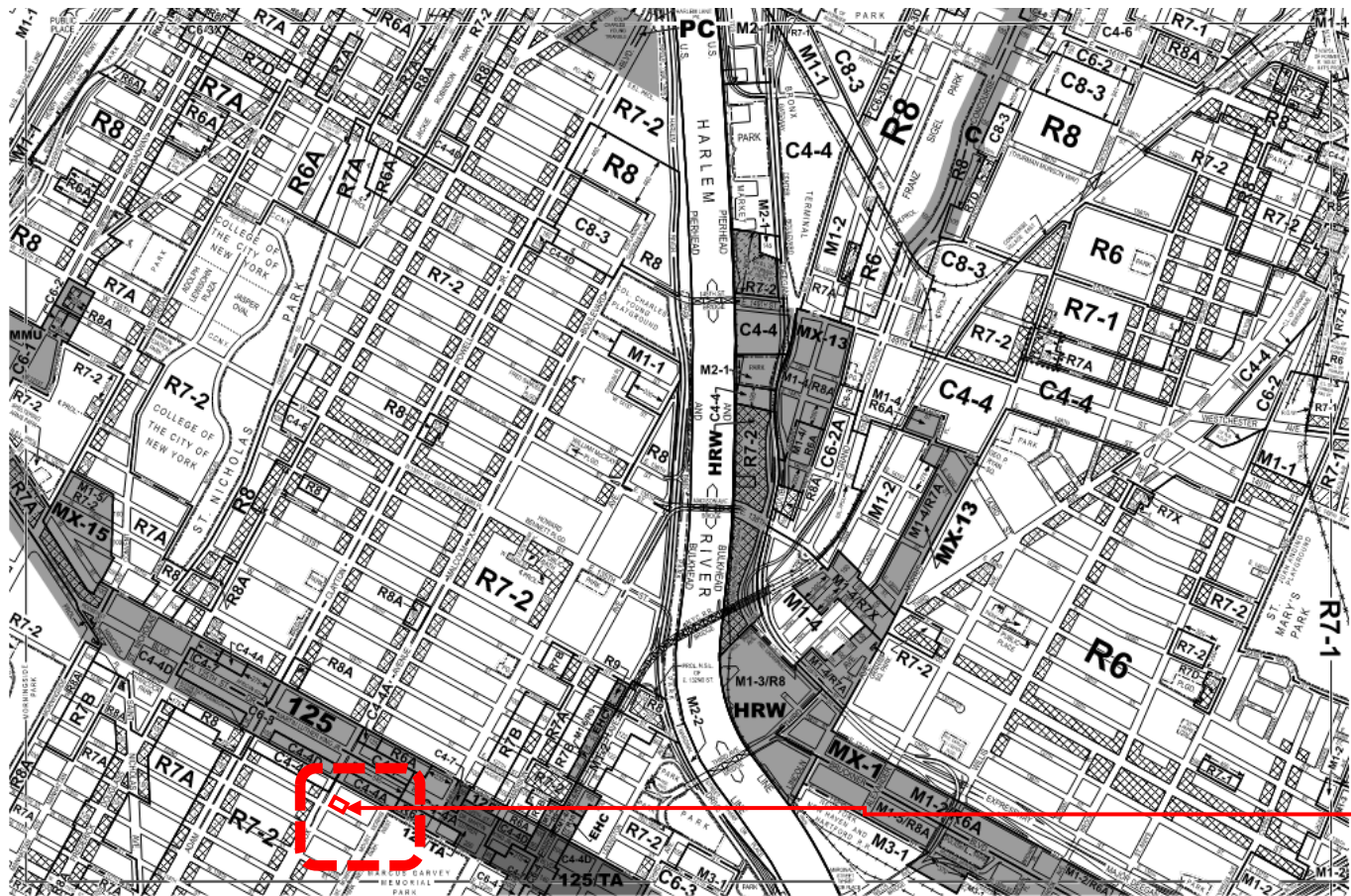
LPC DESIGNATION PHOTO, ca. 1971 (COURTESY OF NYC LANDMARKS PRESERVATION COMMISSION)

HISTORIC CONTEXT



CORNER OF LENOX AVE & W 123RD ST, ca 1980 (COURTESY OF NYC MUNICIPAL ARCHIVE)

ZONING ANALYSIS



SITE



SITE

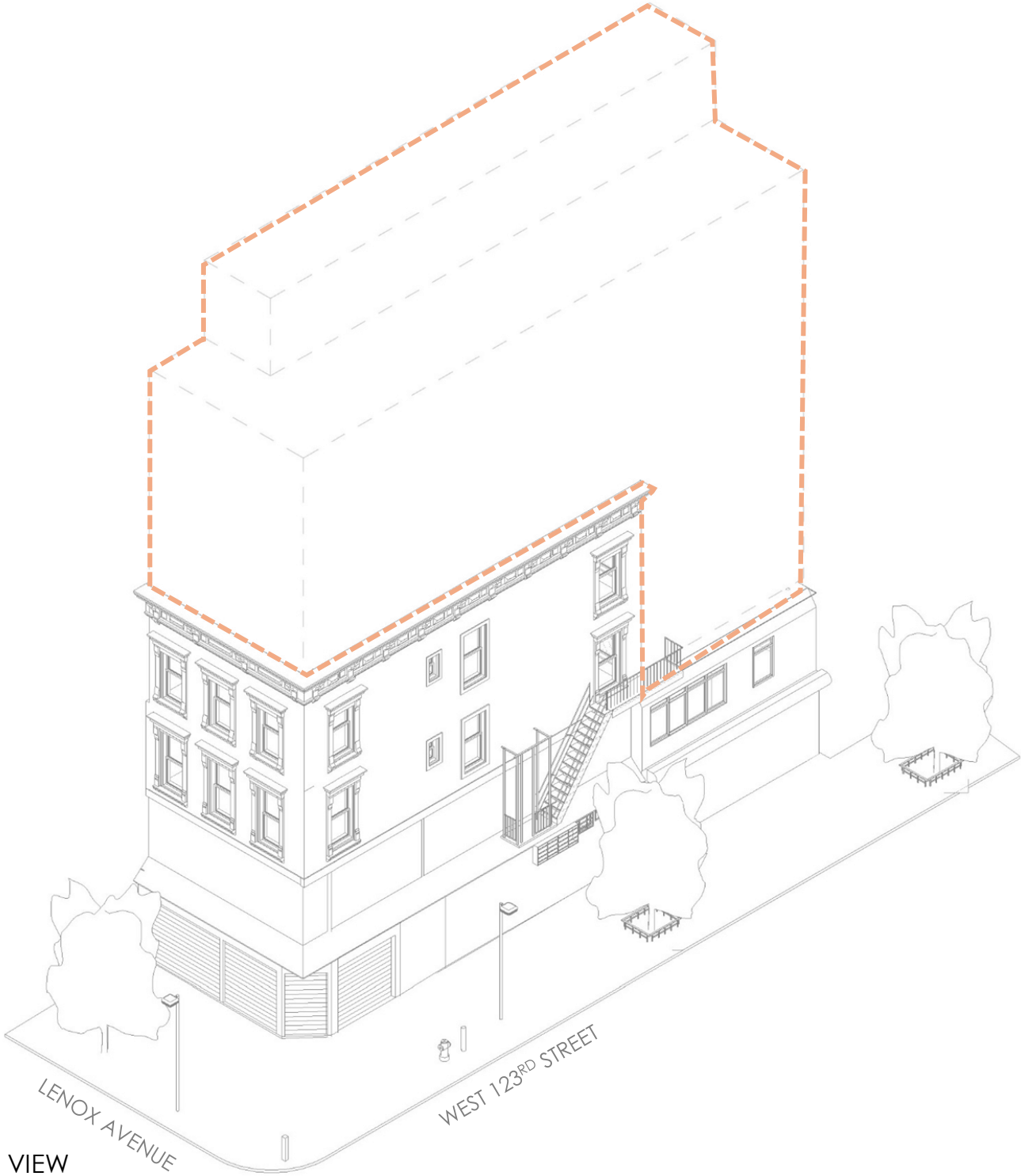
PRELIMINARY ZONING ANALYSIS

Existing Zoning Data:

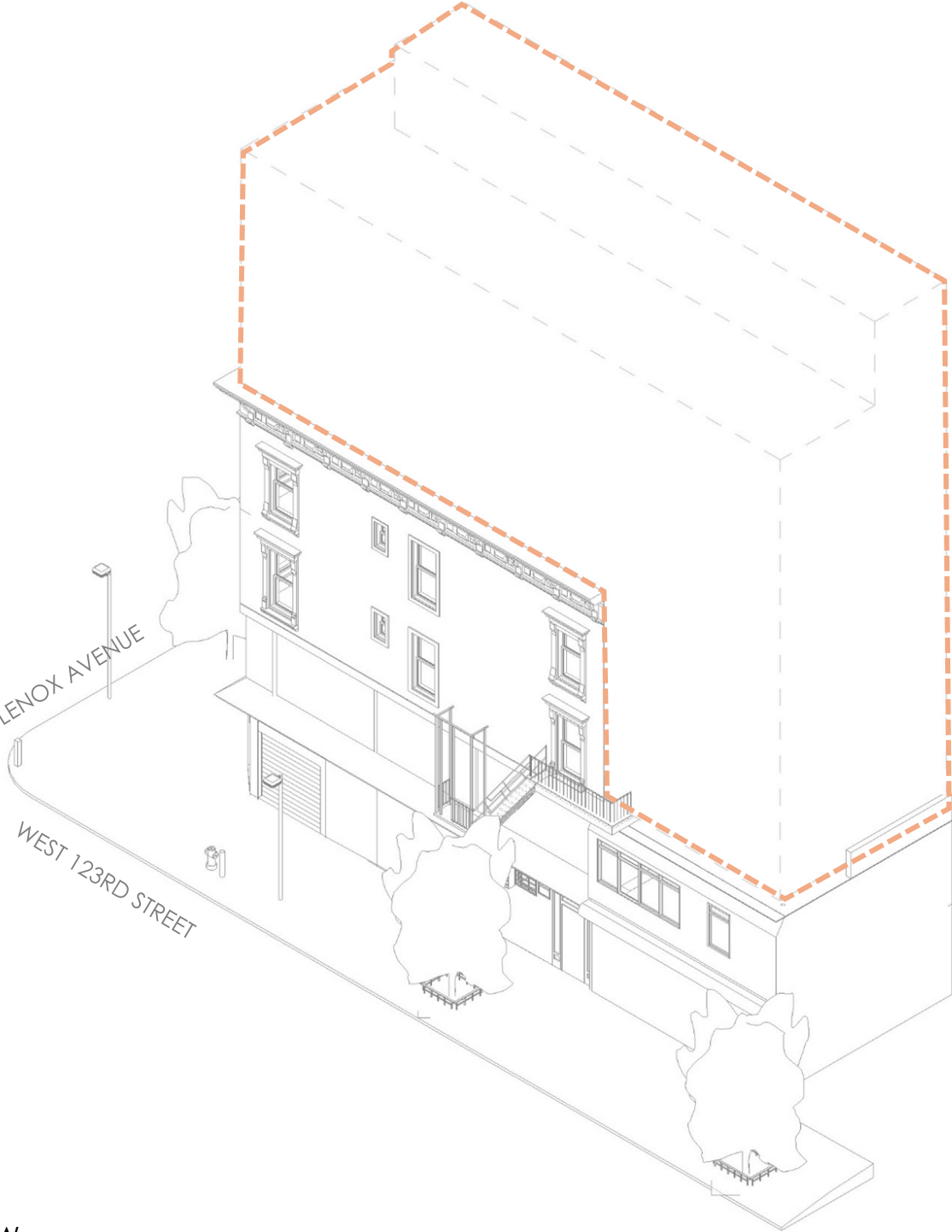
- a. Block: 1721/ Lot: 35
- b. Owner: Zamzam Realty
- c. Lot Size: 23.42 FT (Frontage) x 75 FT (Depth)
- d. Lot Area: 1,756 SF
- e. Year Built: 1886
- f. No. of Buildings: 1
- g. No. of Floors: 4
- h. Gross Floor Area: 5,896 SF
- i. Total # of Units: 5
- j. Land Use: Multi-Family Walk Up Building
- k. Zoning District: R7-2
- l. Zoning Map: 6A

Zoning Calculations:

- a. Existing Lot Area: 1,756 SF
- b. Height Factor: 3.35 (5,896 SF/1,756 SF)
- c. Maximum Permitted FAR: 4.00
- d. Allowable As-of-Right Floor Area: 7,024 SF
- e. Required rear yards: Not required
- f. Required front yards: Not required
- g. Required side yard: Not required
- h. Base Height: 40 – 75 FT
- i. Maximum Building Height: 85 FT
- j. Set back above base height: 10 FT (Along Lenox Ave), 15 FT (Along W 123rd Street)
- k. Max. allowed No. of dwelling units: 7 units (for 4 stories)
- l. Buildable As-of-Right Floor Area: **1,128 SF** (7,024 SF – 5,896 SF)



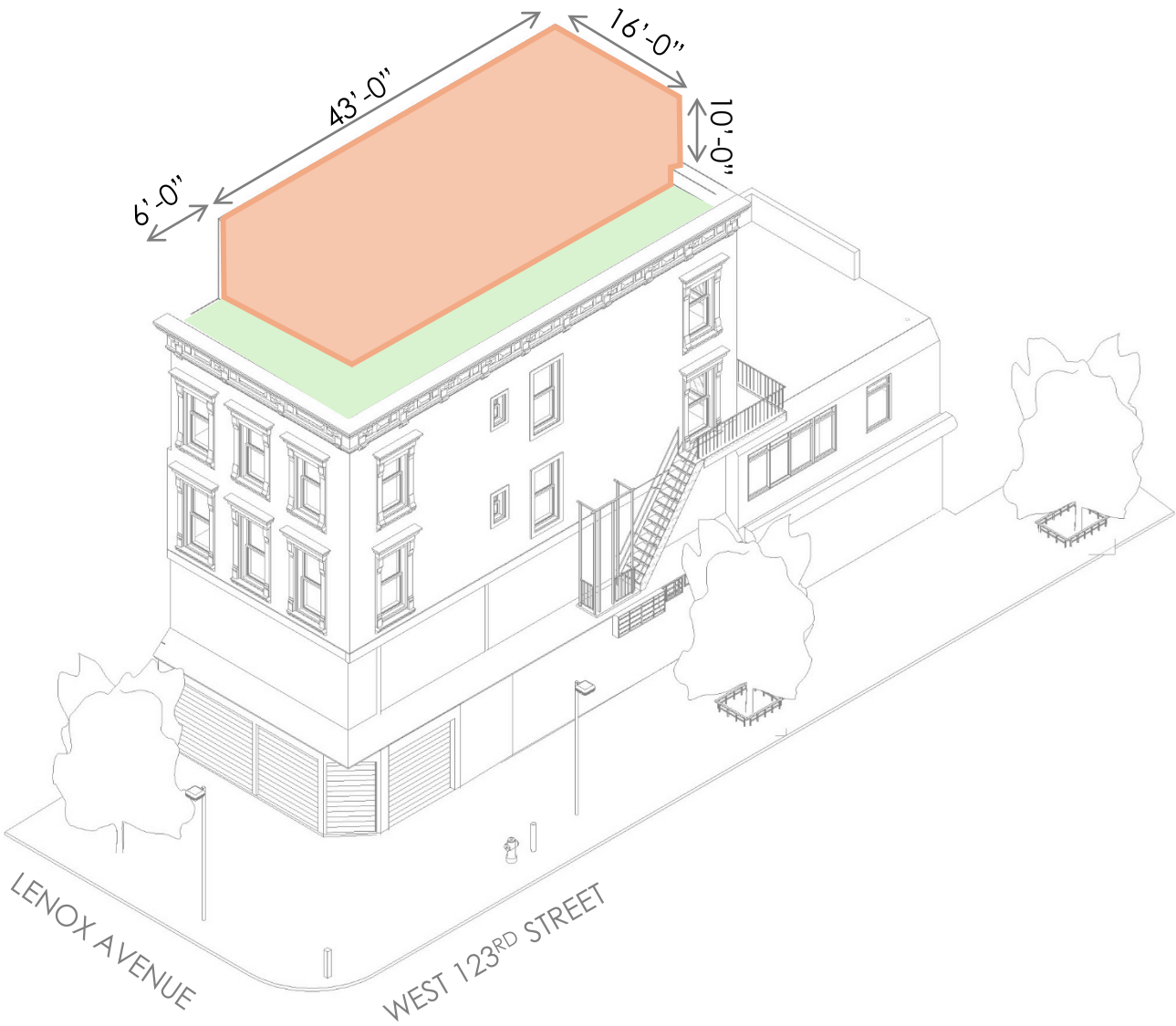
FRONT VIEW



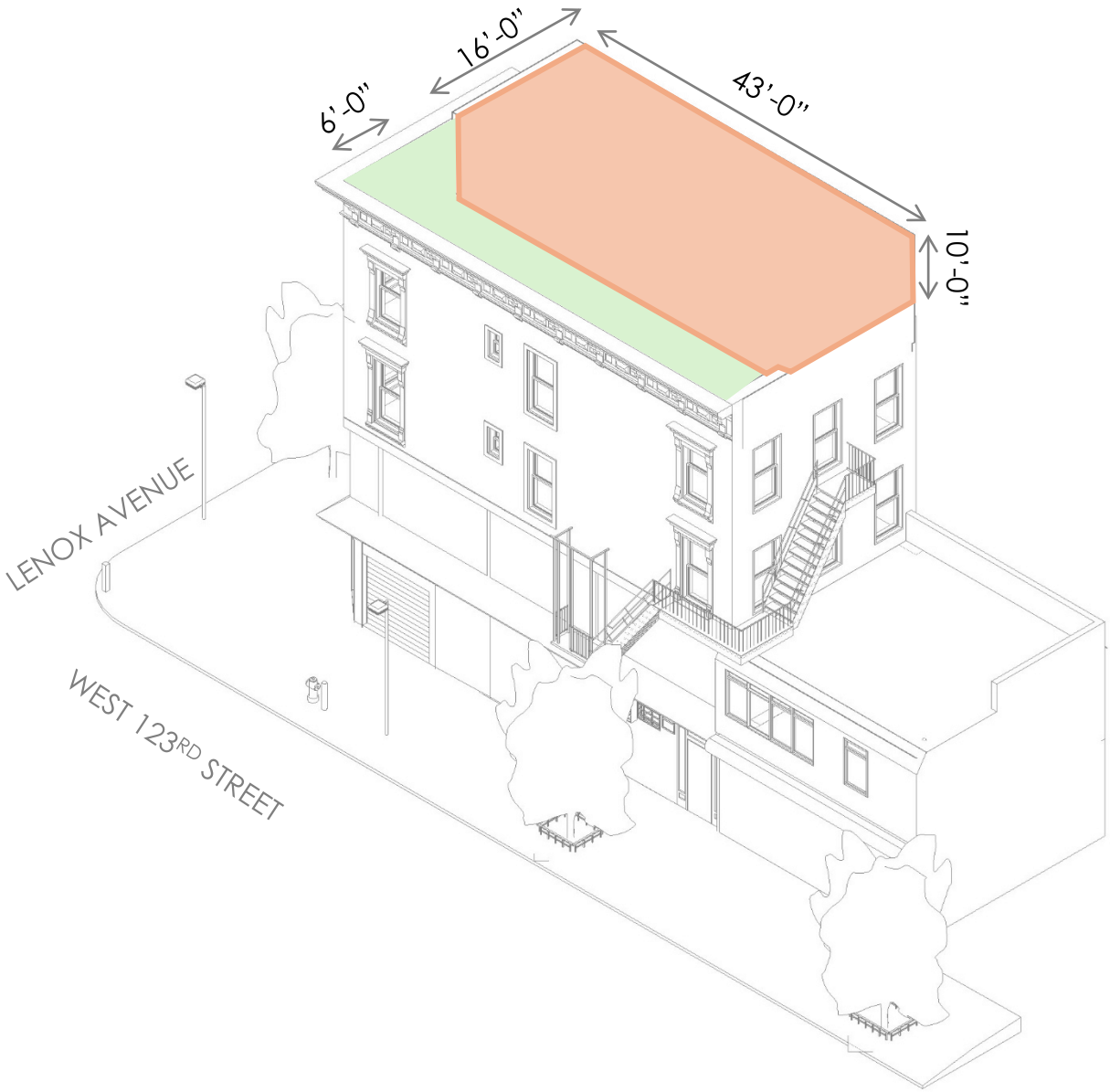
REAR VIEW

EXISTING AS-OF-RIGHT ENVELOPE

ZONING ANALYSIS



FRONT VIEW



REAR VIEW

RECOMMENDED HISTORIC PRESERVATION ENVELOPE

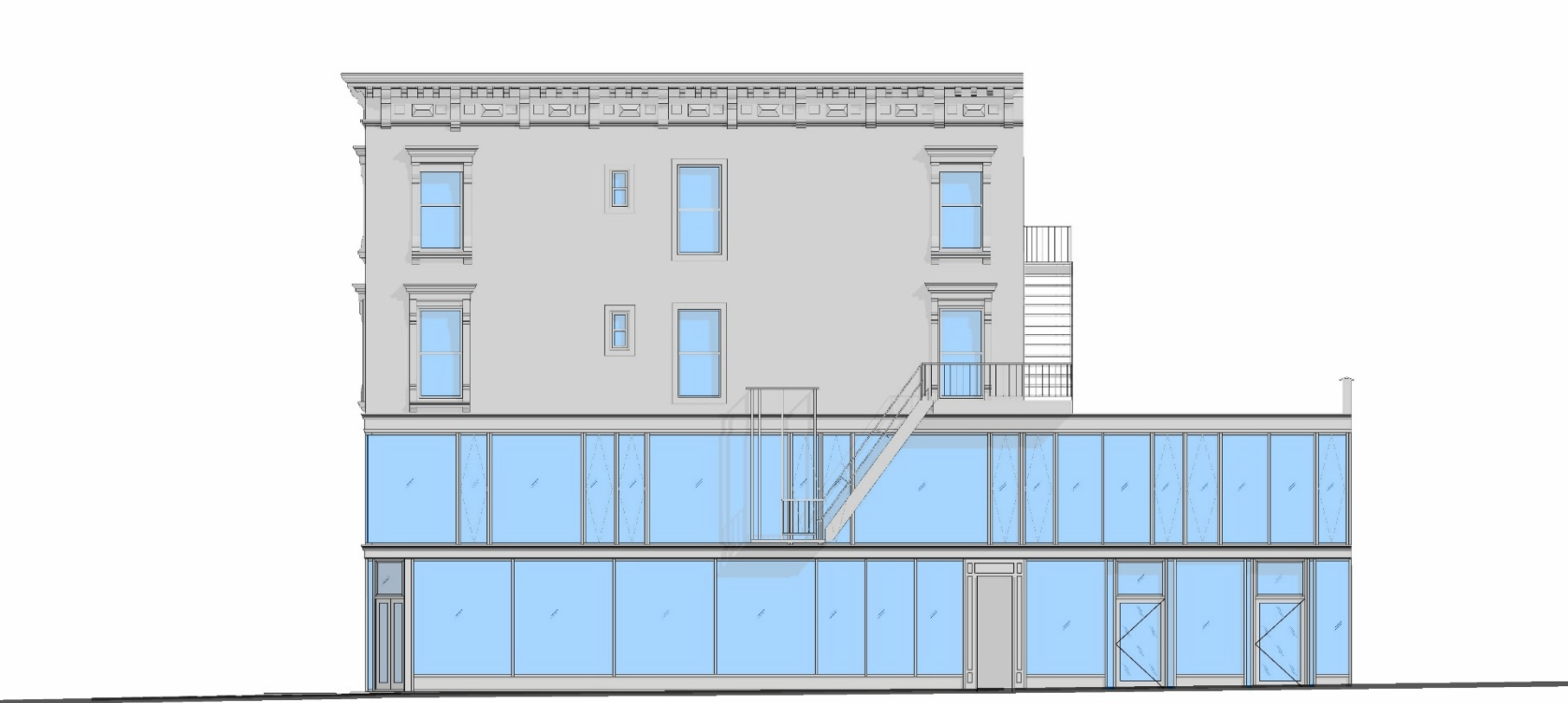
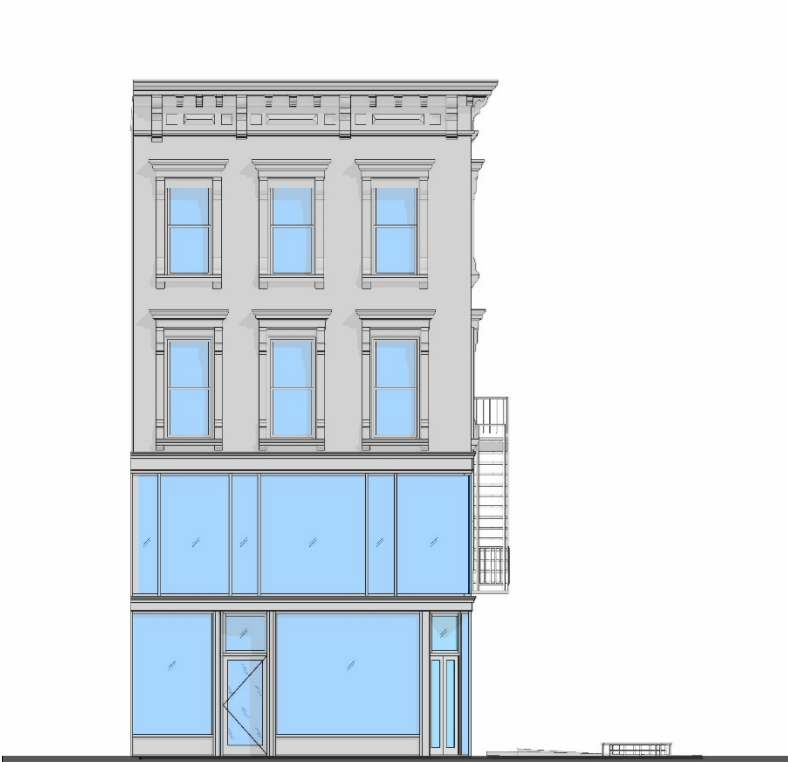
ZONING ANALYSIS

FAÇADE STUDIES



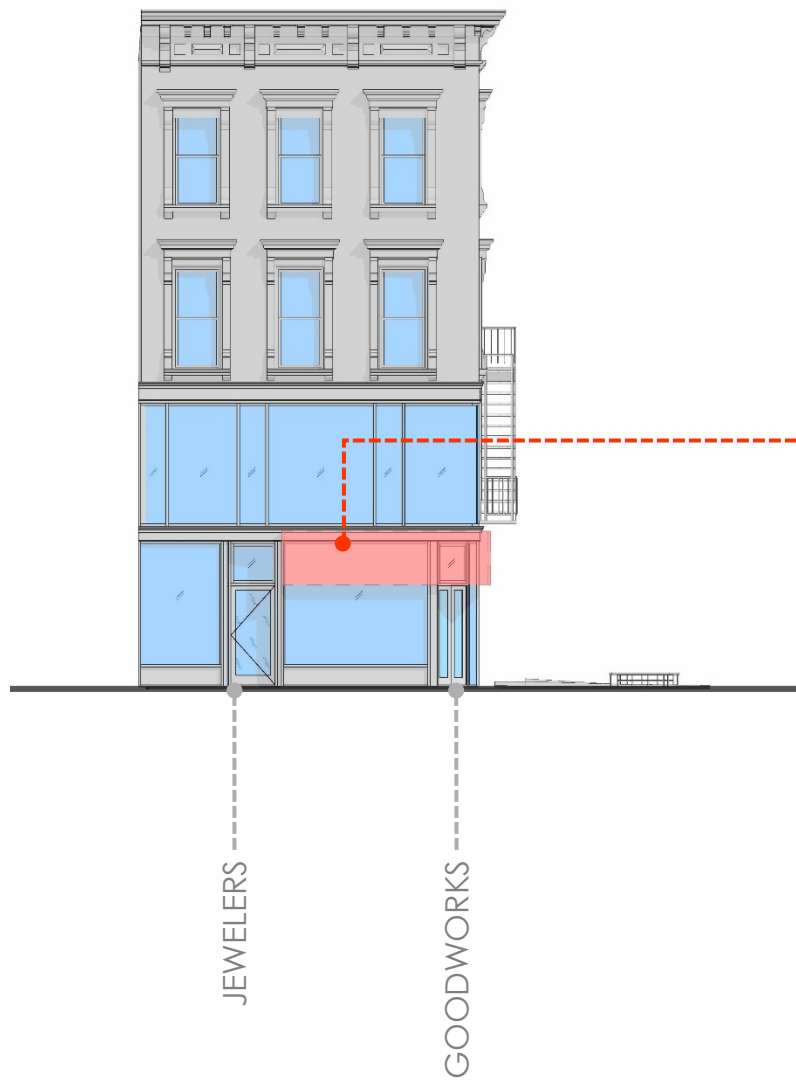
EXISTING WEST FACADE

EXISTING SOUTH FACADE



HISTORIC WEST FAÇADE c.a. 1930

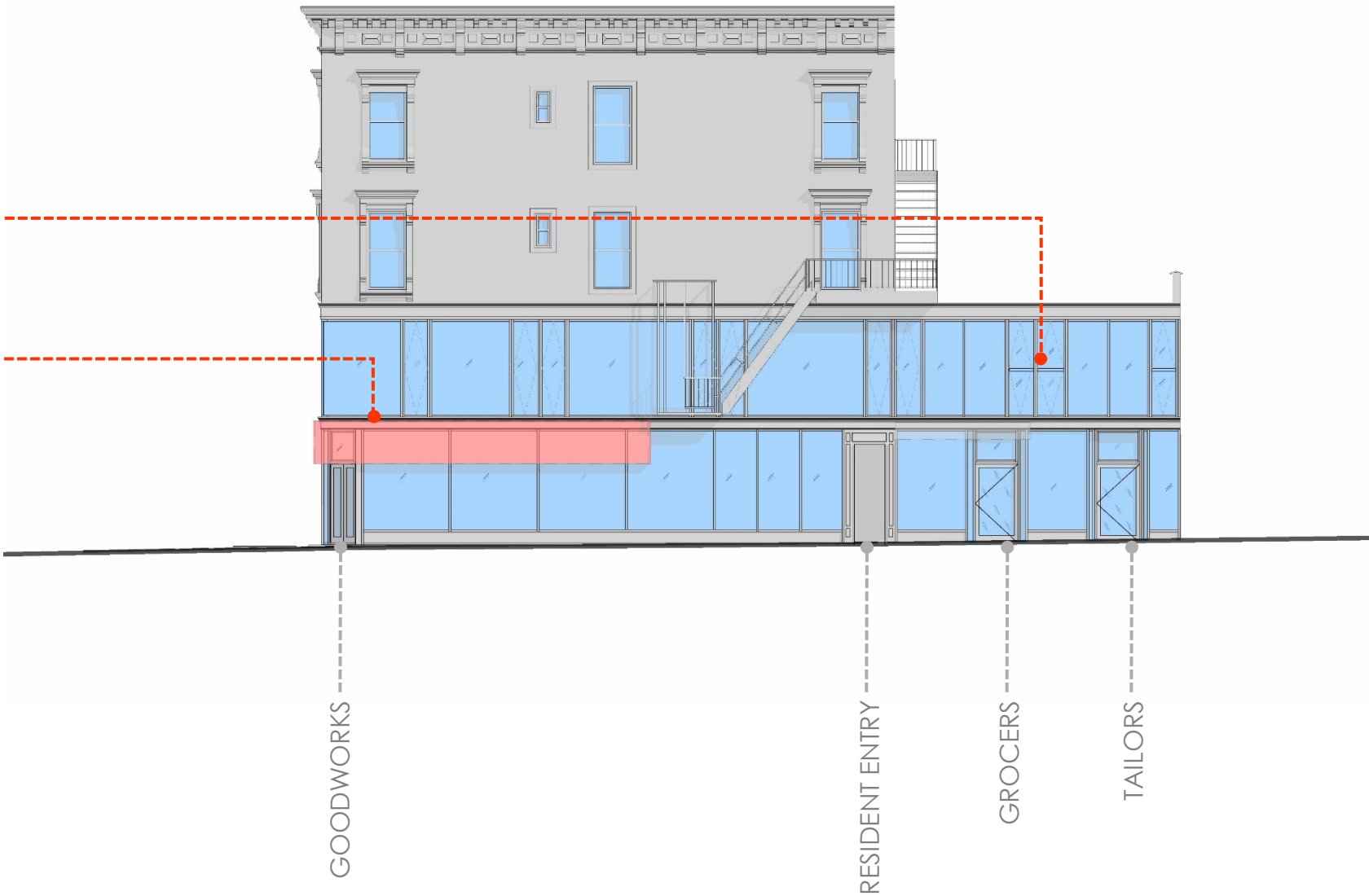
HISTORIC SOUTH FAÇADE c.a. 1930



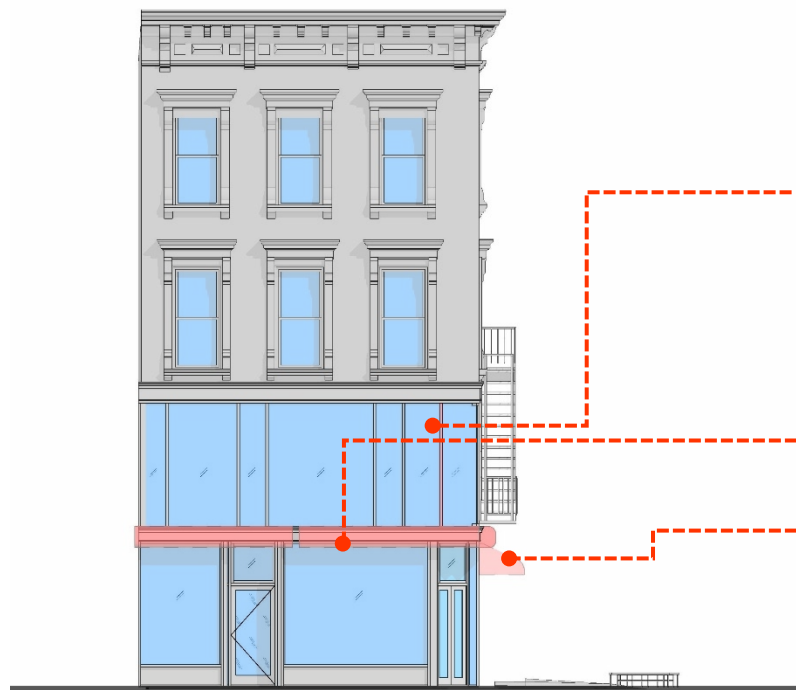
HISTORIC WEST FAÇADE c.a 1940

SASH ADDITION AT PANES

SIGNAGE

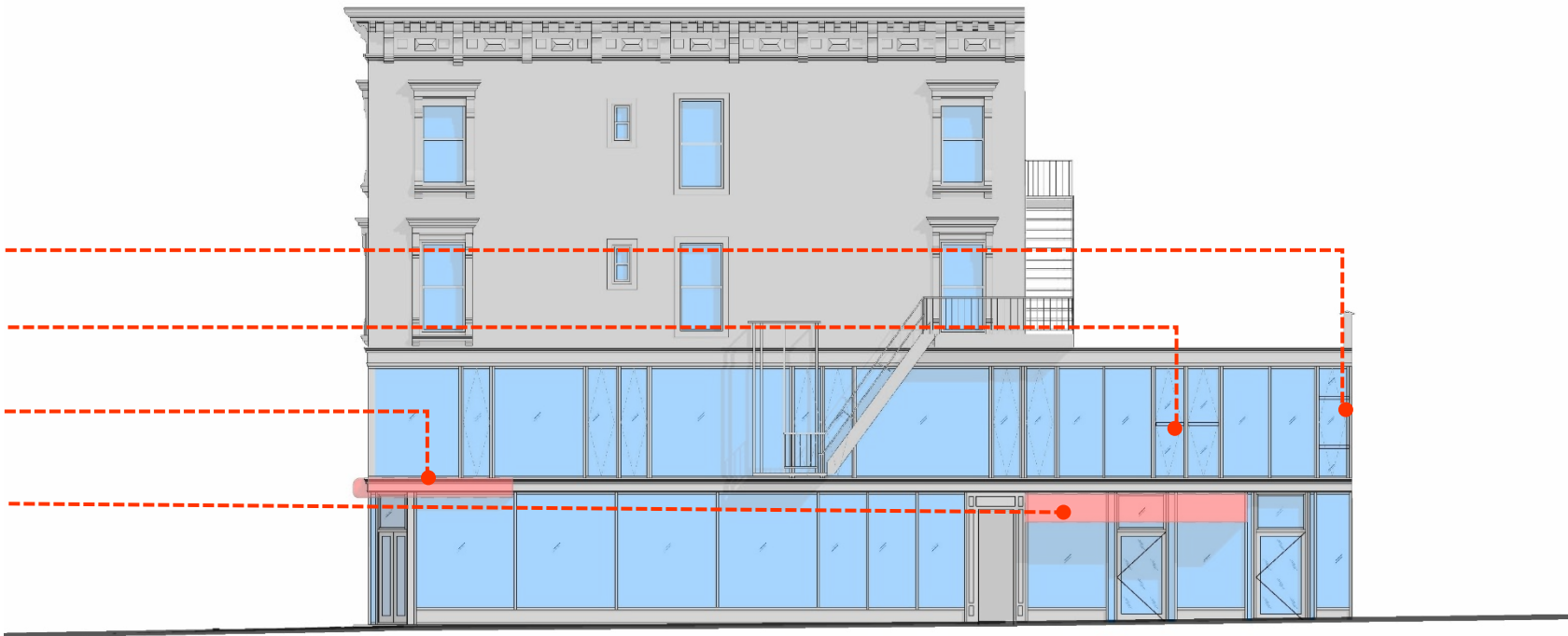


HISTORIC SOUTH FAÇADE c.a 1940



- MULLION ADDITION AT GLAZED PANE
- SASH ADDITION AT PANES
- SASH REMOVAL AT PANES
- ROLLING SHUTTERS ADDITION
- AWNING ADDITION

HISTORIC WEST FACADE c.a 1970



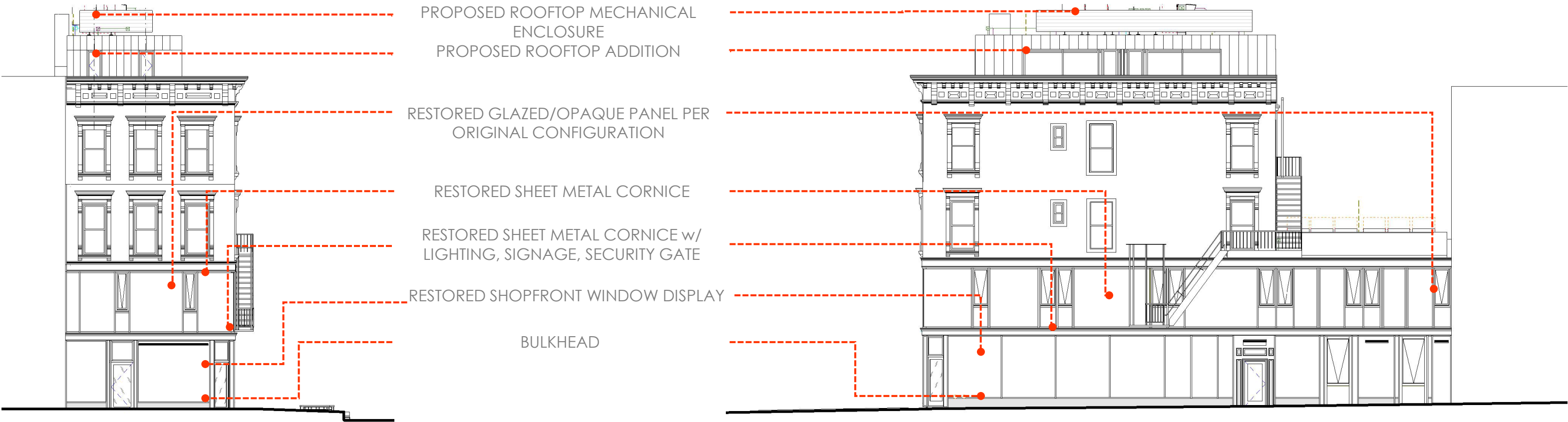
HISTORIC SOUTH FAÇADE c.a 1970



PROPOSED WEST FACADE



PROPOSED SOUTH FACADE



PROPOSED WEST FAÇADE - STRATEGY

PROPOSED SOUTH FAÇADE - STRATEGY

EXISTING AND PROPOSED EXTERIOR VIEWS



EXISTING CORNER VIEW AT LENOX AVENUE AND WEST 123RD STREET



PROPOSED CORNER VIEW AT LENOX AVENUE AND WEST 123RD STREET

EXISTING AND PROPOSED EXTERIOR VIEWS



EXISTING CORNER VIEW AT LENOX AVENUE AND WEST 123RD STREET



PROPOSED CORNER AT LENOX AVENUE AND WEST 123RD STREET

EXISTING AND PROPOSED EXTERIOR VIEWS



EXISTING VIEW ALONG LENOX AVENUE SIDEWALK



PROPOSED VIEW ALONG LENOX AVENUE SIDEWALK

EXISTING AND PROPOSED EXTERIOR VIEWS



EXISTING VIEW ALONG WEST 123RD STREET



PROPOSED VIEW ALONG WEST 123RD STREET

EXISTING AND PROPOSED EXTERIOR VIEWS



EXISTING VIEW LOOKING SOUTH FROM LENOX AVENUE



PROPOSED VIEW LOOKING SOUTH FROM LENOX AVENUE

EXISTING AND PROPOSED EXTERIOR VIEWS



EXISTING VIEW ALONG WEST 123RD STREET



PROPOSED VIEW ALONG WEST 123RD STREET

EXISTING AND PROPOSED EXTERIOR VIEWS



EXISTING VIEW LOOKING NORTH AT LENOX AVENUE



PROPOSED VIEW LOOKING NORTH AT LENOX AVENUE

EXISTING AND PROPOSED EXTERIOR VIEWS

PROPOSED ROOFTOP ADDITION



AERIAL VIEW ALONG WEST 123RD STREET (EAST)

PROPOSED ROOFTOP ADDITION



AERIAL VIEW AT CORNER OF LENOX AVENUE AND WEST 123RD STREET

PROPOSED ROOFTOP ADDITION



AERIAL VIEW AT CORNER OF LENOX AVENUE AND WEST 123RD STREET

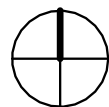
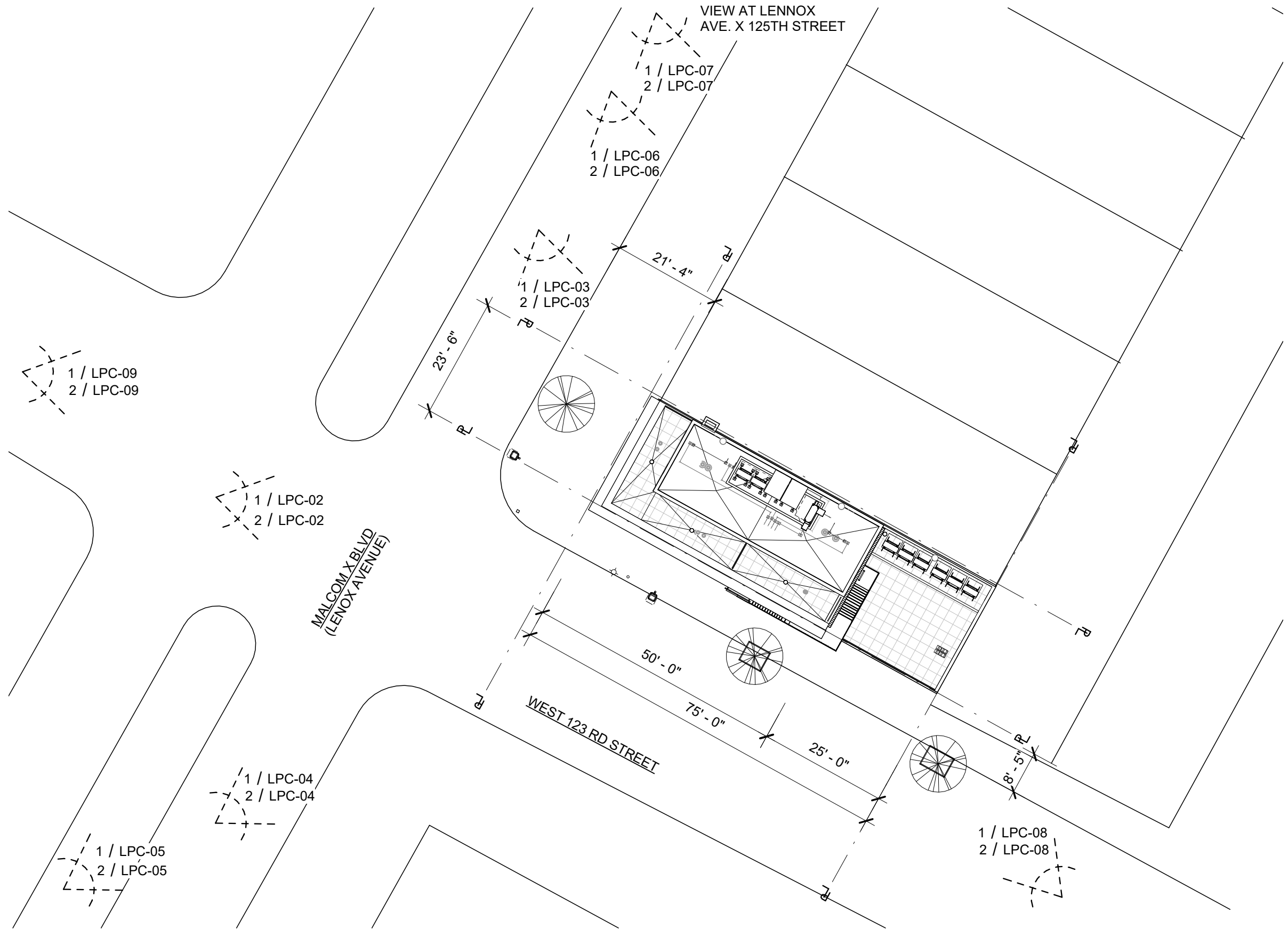
PROPOSED ROOFTOP ADDITION



AERIAL VIEW ALONG WEST 123RD STREET

PROPOSED ROOFTOP ADDITION

APPENDIX





1 EXISTING CORNER VIEW #1
LPC-02

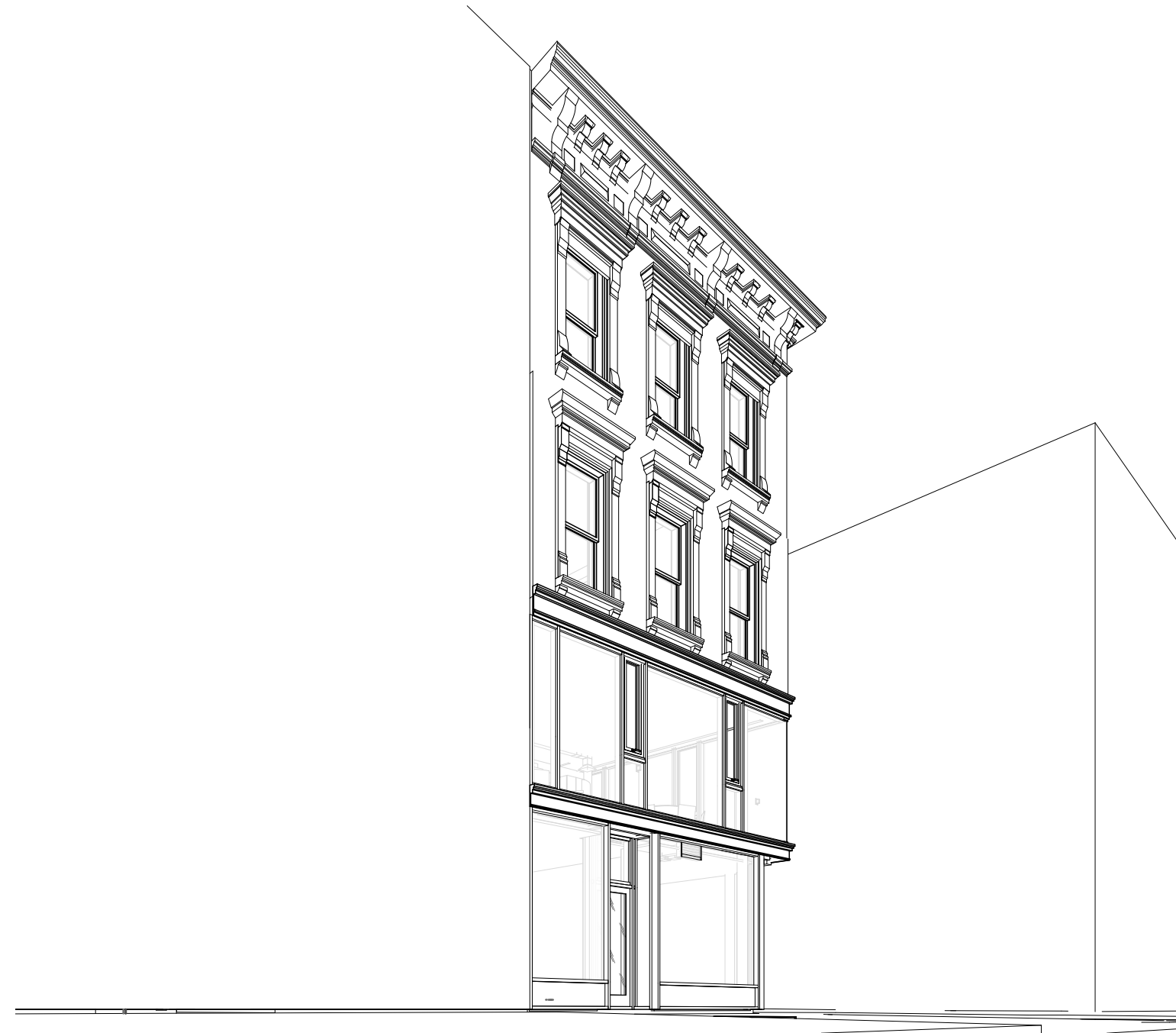


2 PROPOSED CORNER VIEW #1
LPC-02



1
LPC-03

EXISTING LENOX AVENUE VIEW #1



2
LPC-03

PROPOSED LENOX AVENUE VIEW #1



1 EXISTING LENOX AVENUE VIEW #2
LPC-04



2 PROPOSED LENOX AVENUE VIEW #2
LPC-04



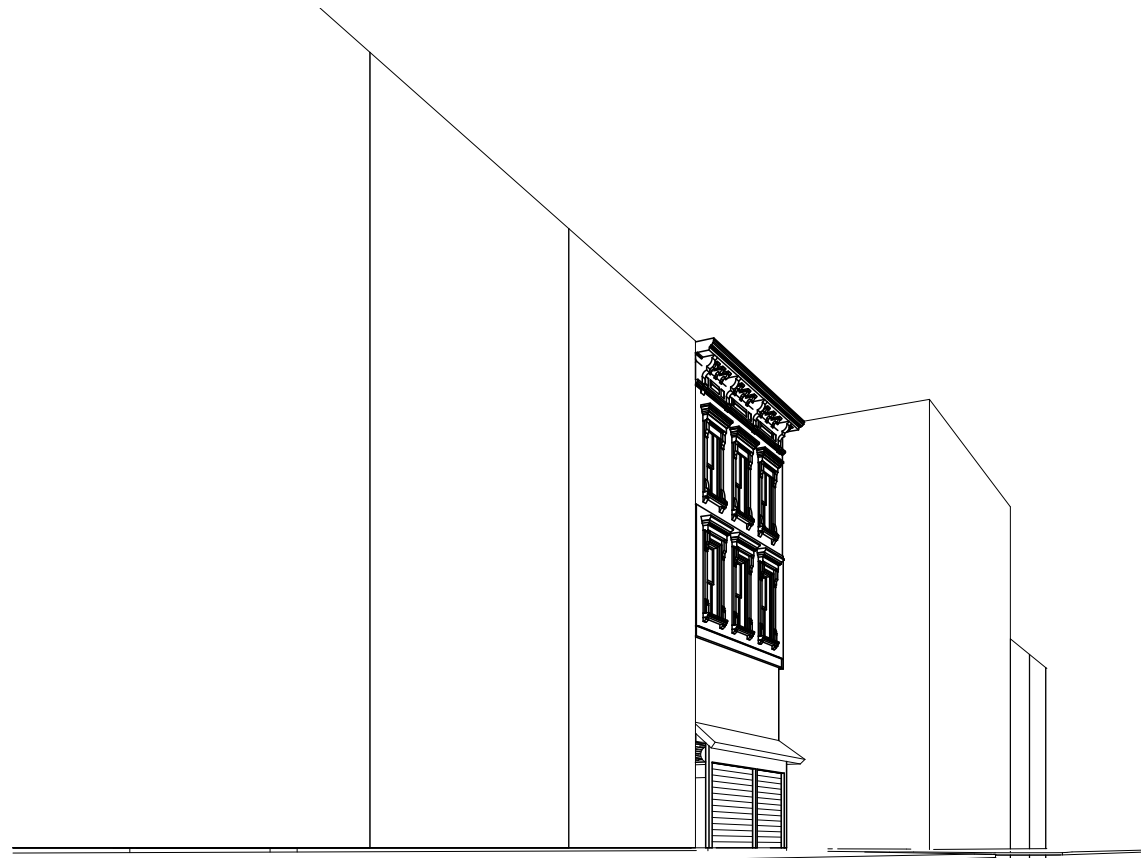
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LPC-05

EXISTING LENOX AVENUE VIEW #3



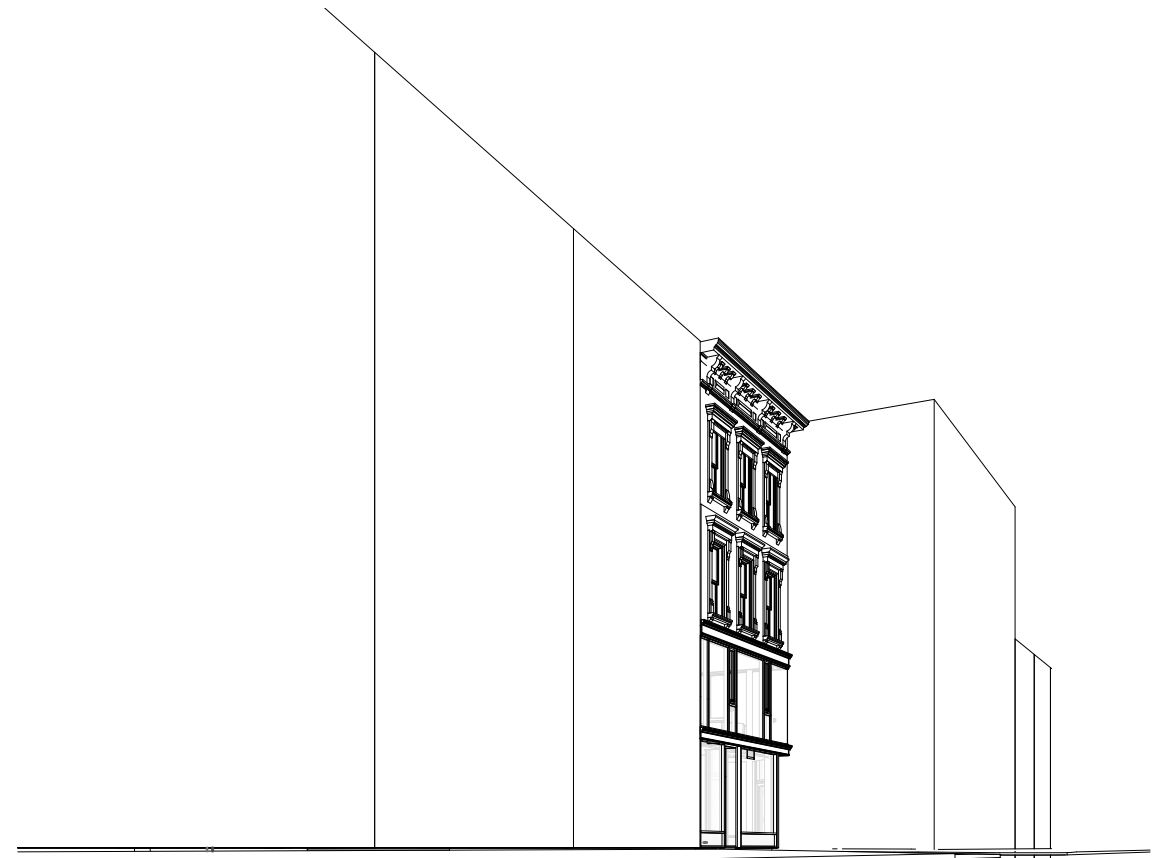
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LPC-05

PROPOSED LENOX AVENUE VIEW #3



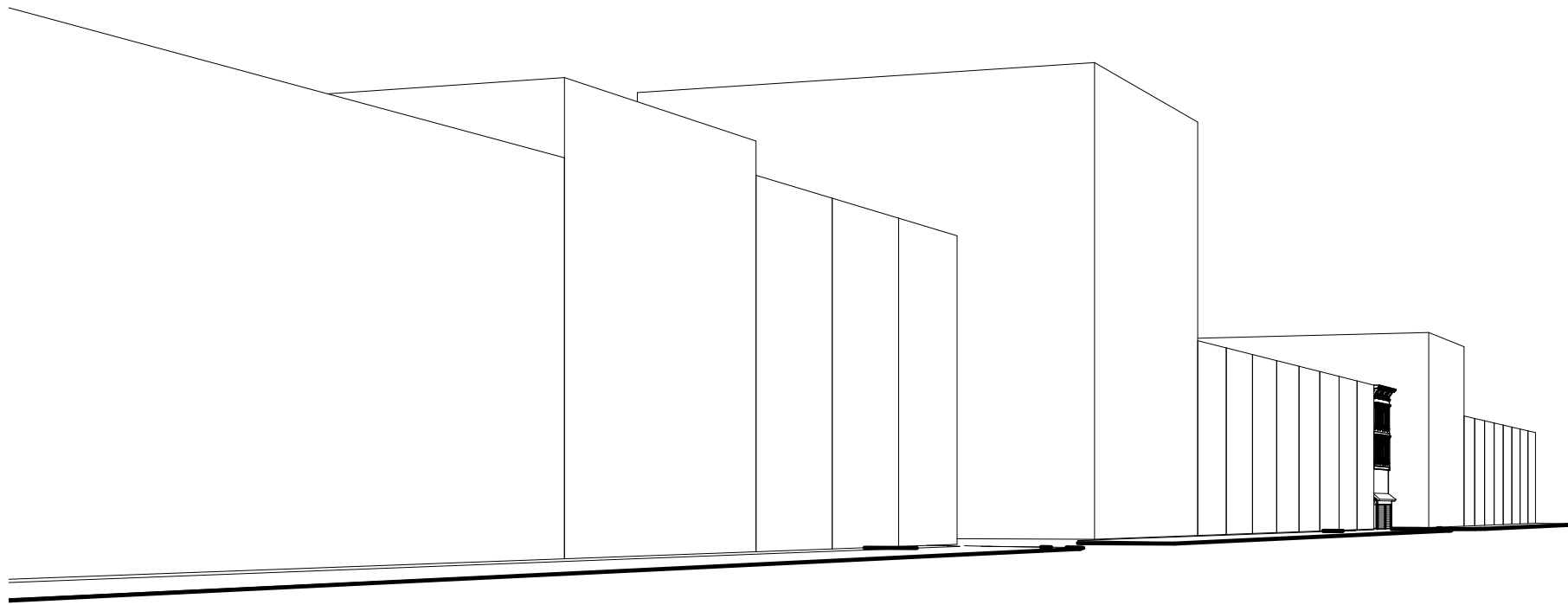
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LPC-06

EXISTING LENOX AVENUE VIEW #5

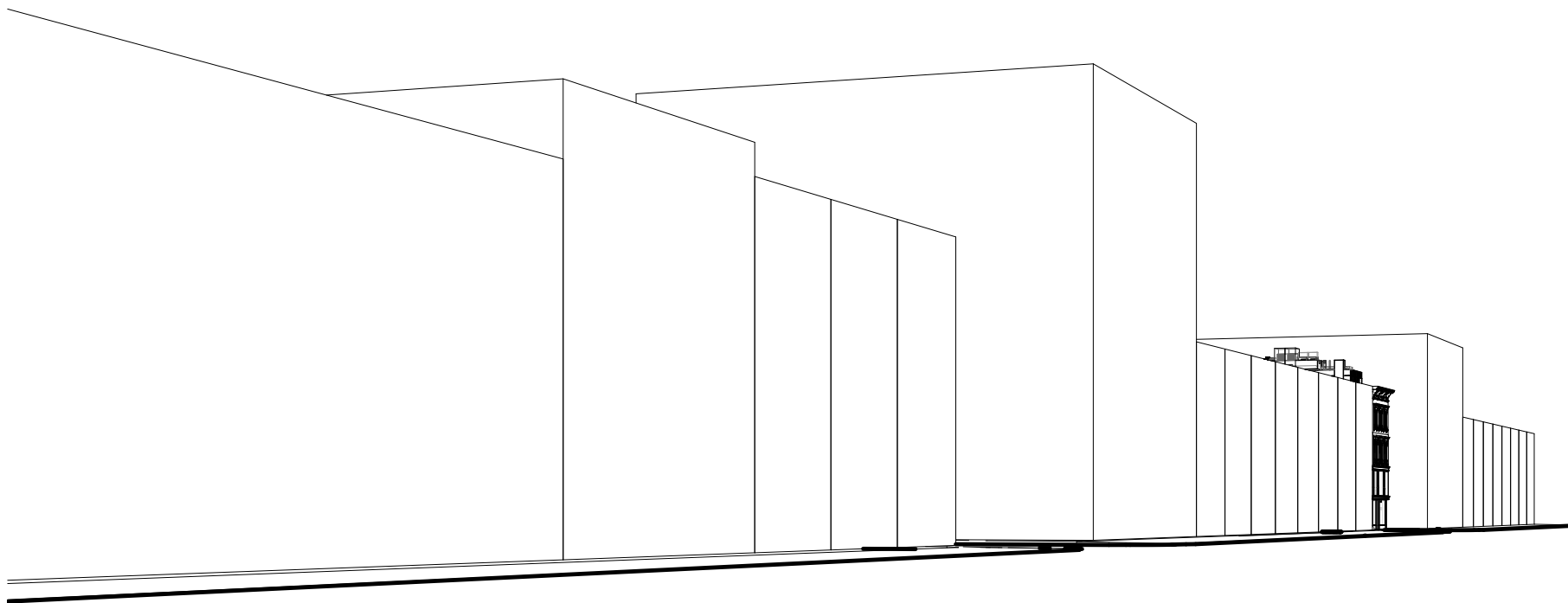


2
LPC-06

PROPOSED LENOX AVENUE VIEW #5



1 EXISTING LENOX AVENUE VIEW #6
LPC-07



2 PROPOSED LENOX AVENUE VIEW #6
LPC-07



1
LPC-08

EXISTING WEST 123RD STREET VIEW #1



2
LPC-08

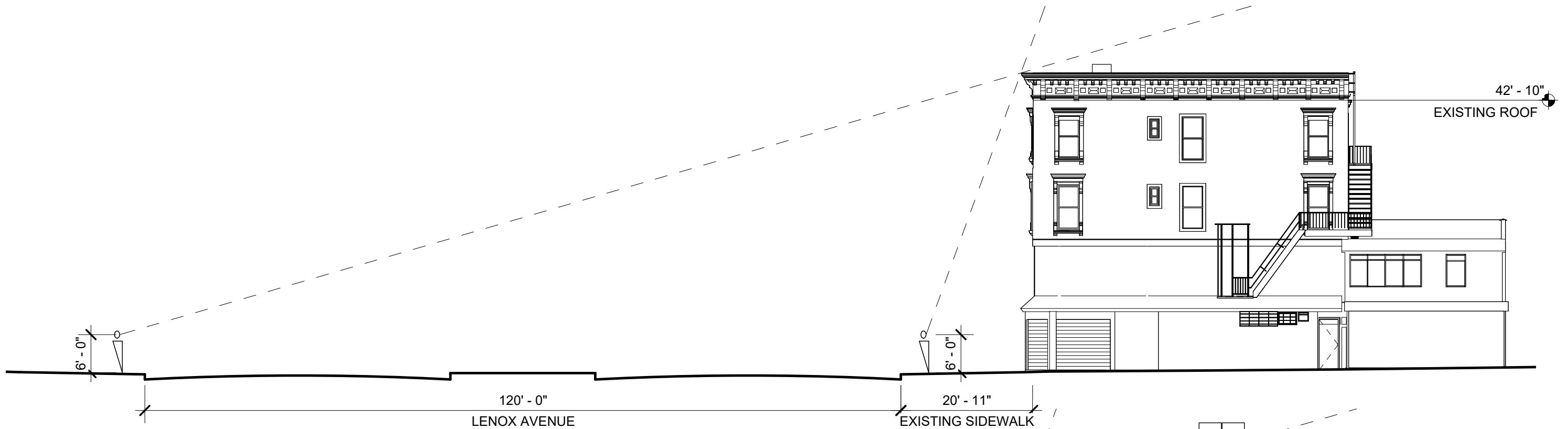
PROPOSED WEST 123RD STREET VIEW #1



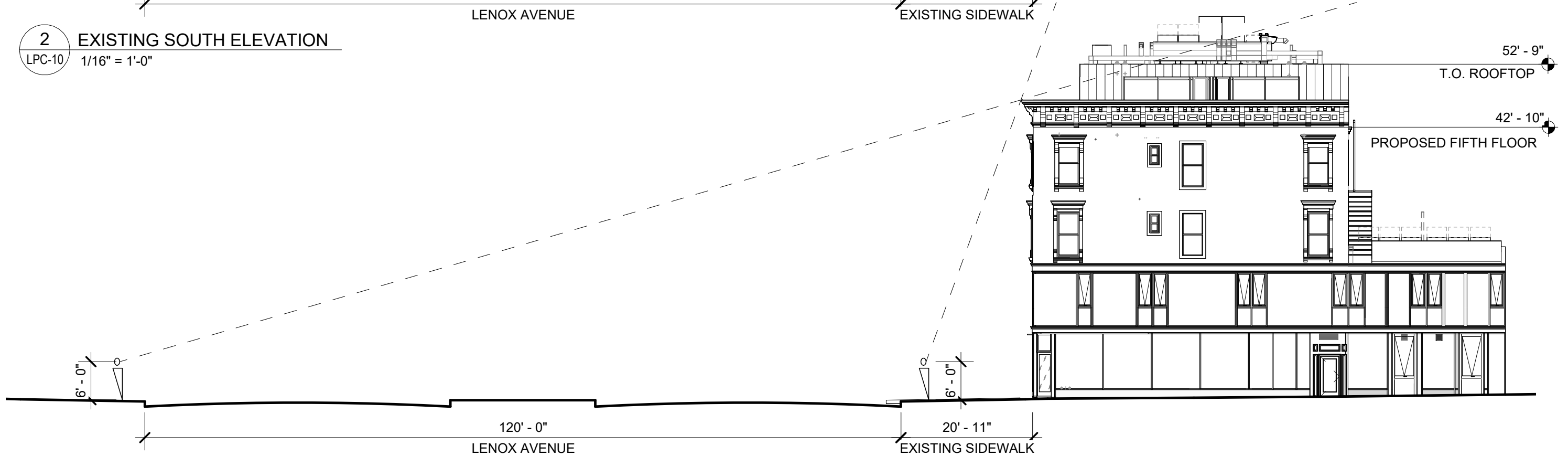
1 EXISTING WEST 123RD STREET VIEW #2
LPC-09



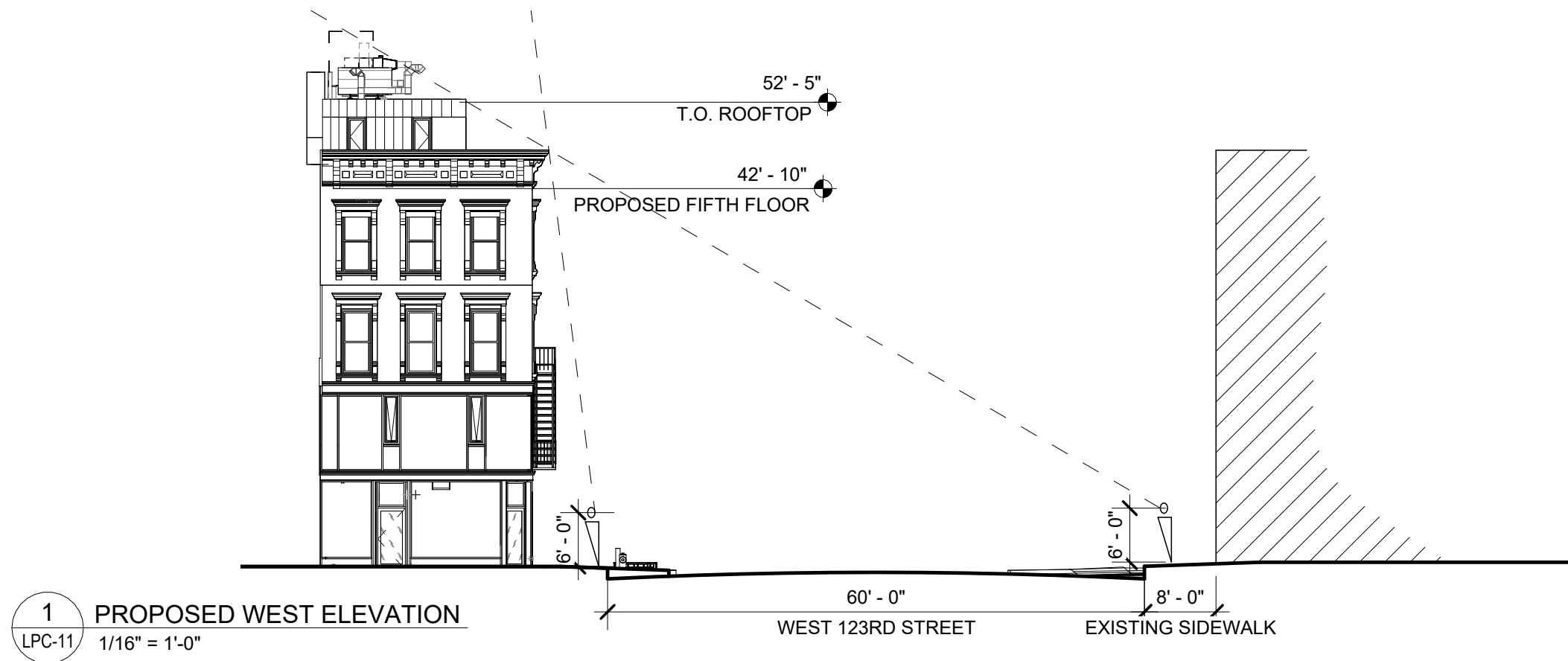
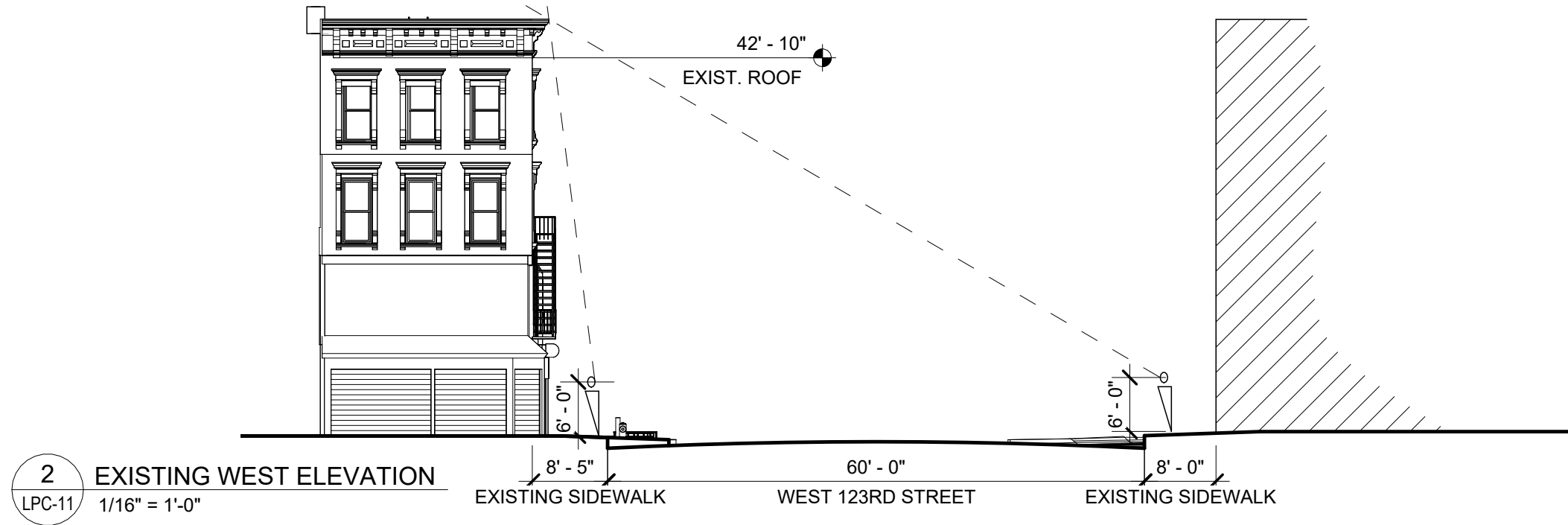
2 PROPOSED WEST 123RD STREET VIEW #2
LPC-09

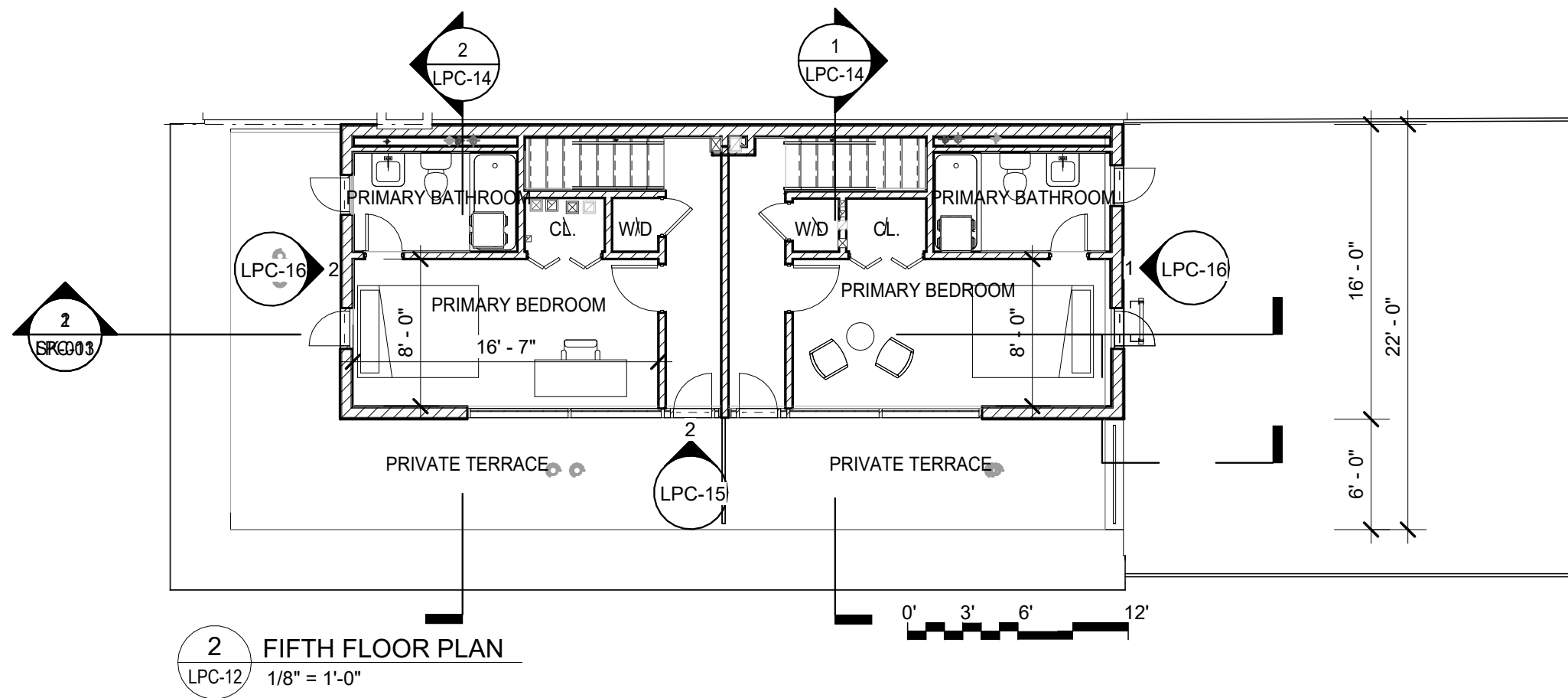


2 EXISTING SOUTH ELEVATION
LPC-10 1/16" = 1'-0"

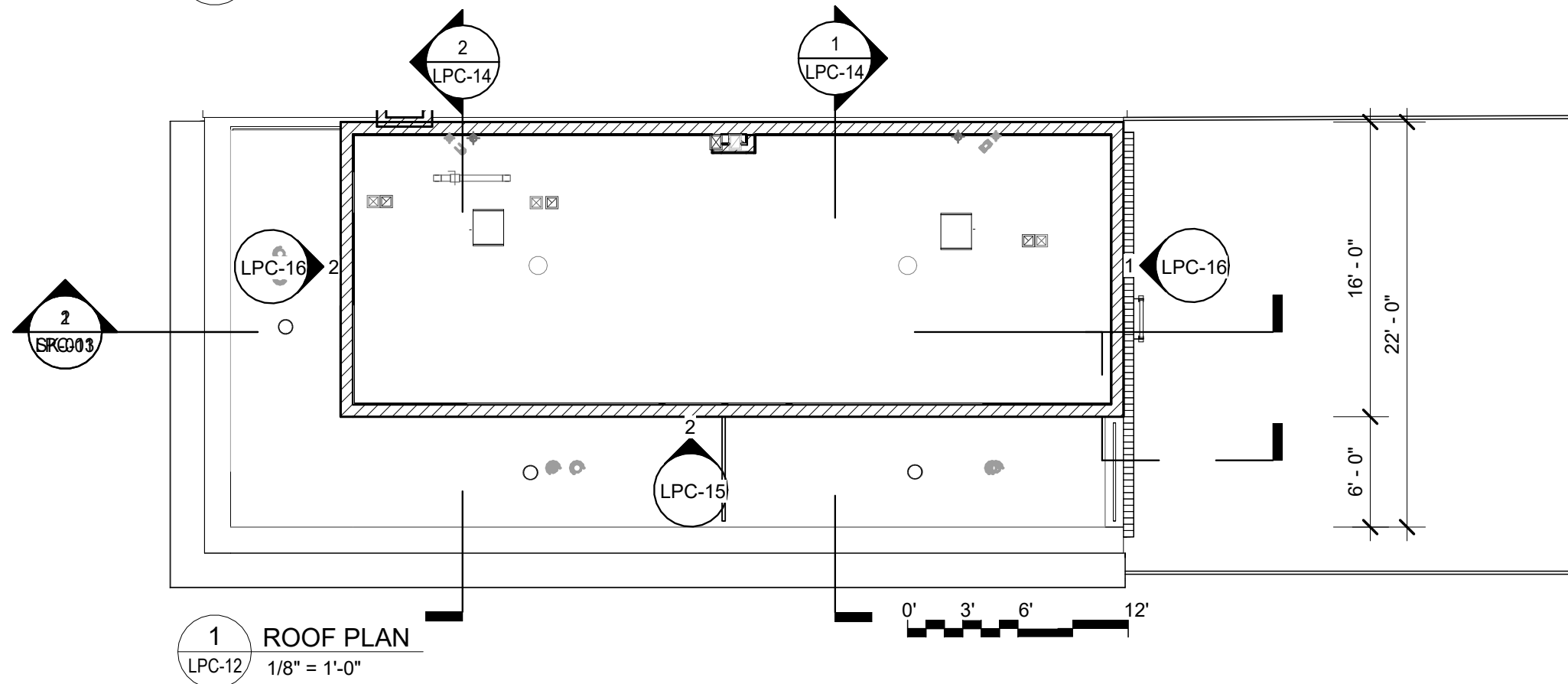


1 PROPOSED SOUTH ELEVATION
LPC-10 1/16" = 1'-0"

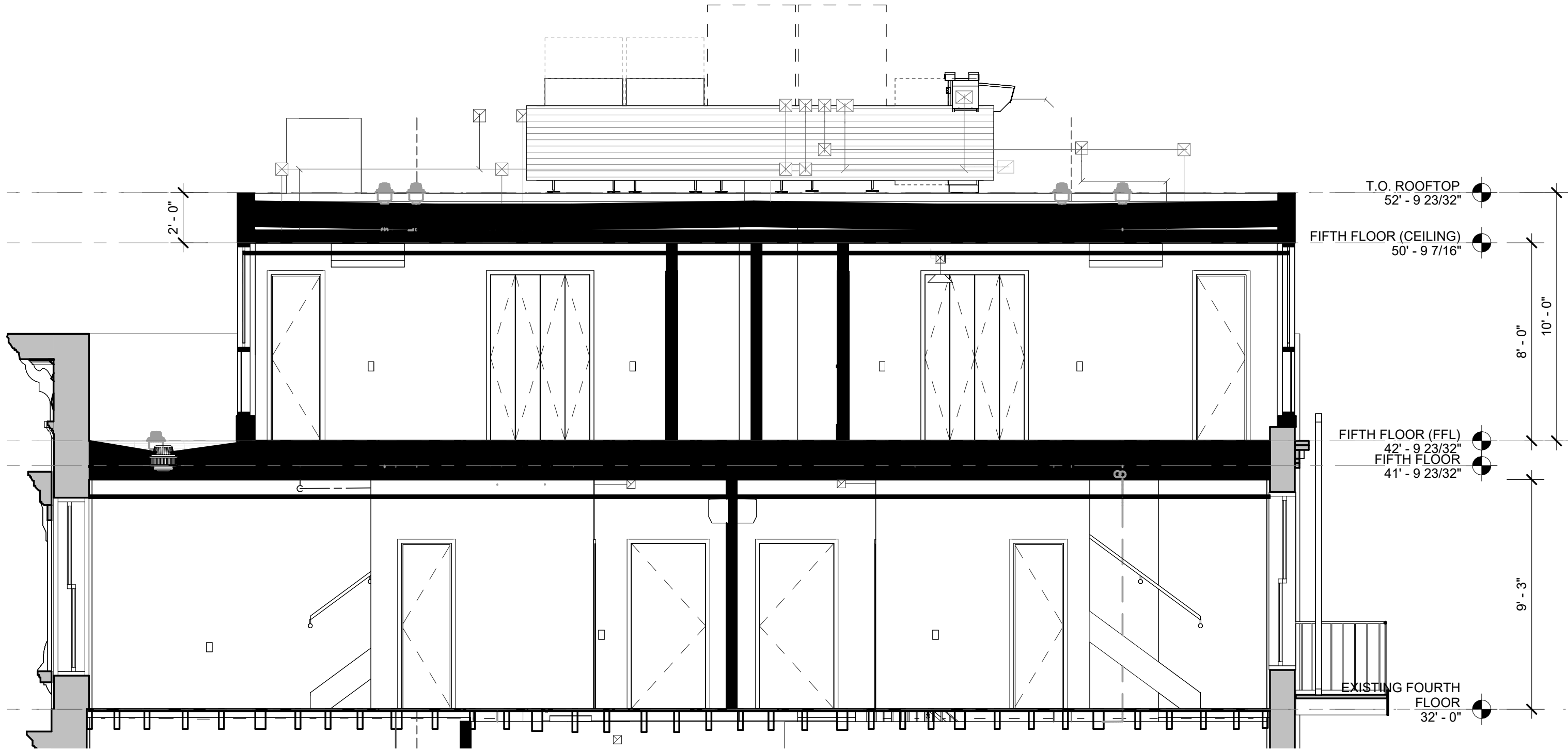




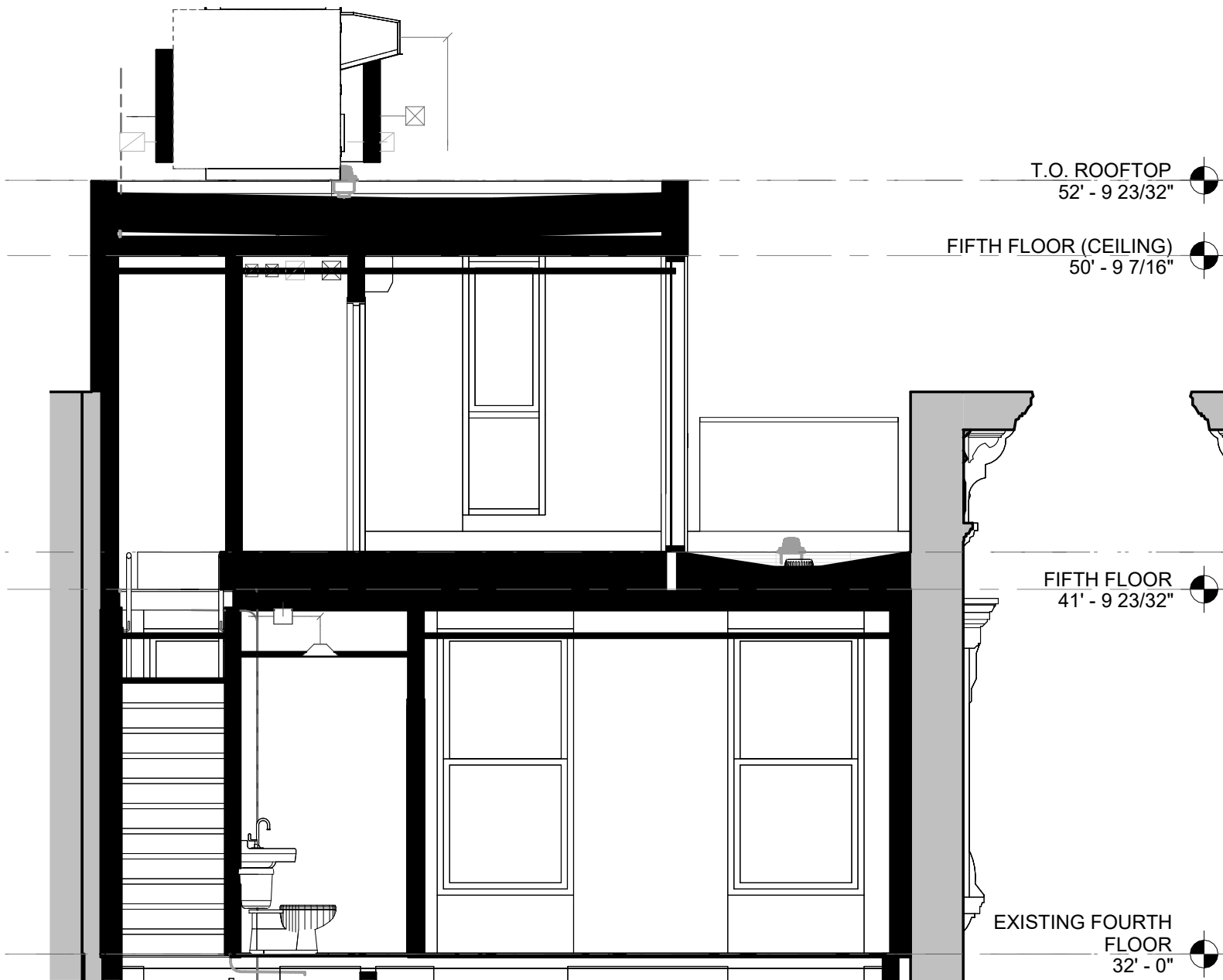
2 FIFTH FLOOR PLAN
LPC-12 1/8" = 1'-0"



1 ROOF PLAN
LPC-12 1/8" = 1'-0"



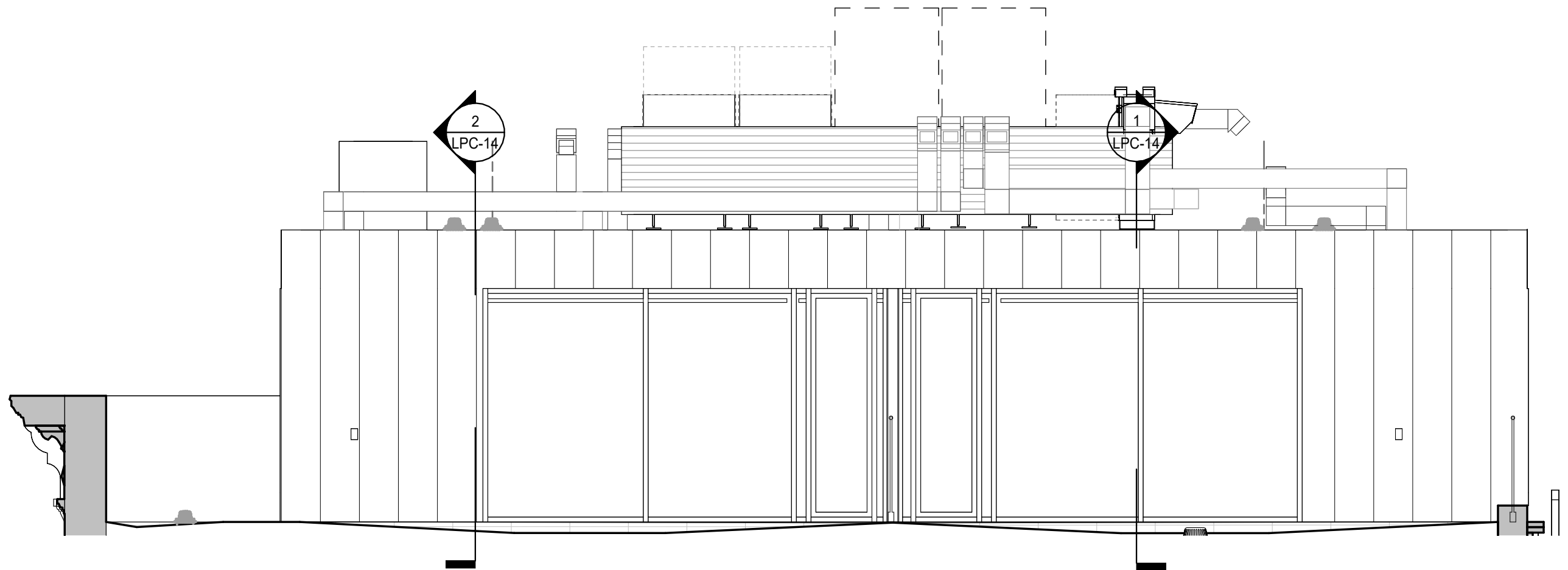
2 SECTION - ROOFTOP ADDITION (N-S SECTION)
LPC-13 1/4" = 1'-0"



1 SECTION - ROOFTOP ADDITION (E-W SECTION #1)
LPC-14 1/4" = 1'-0"



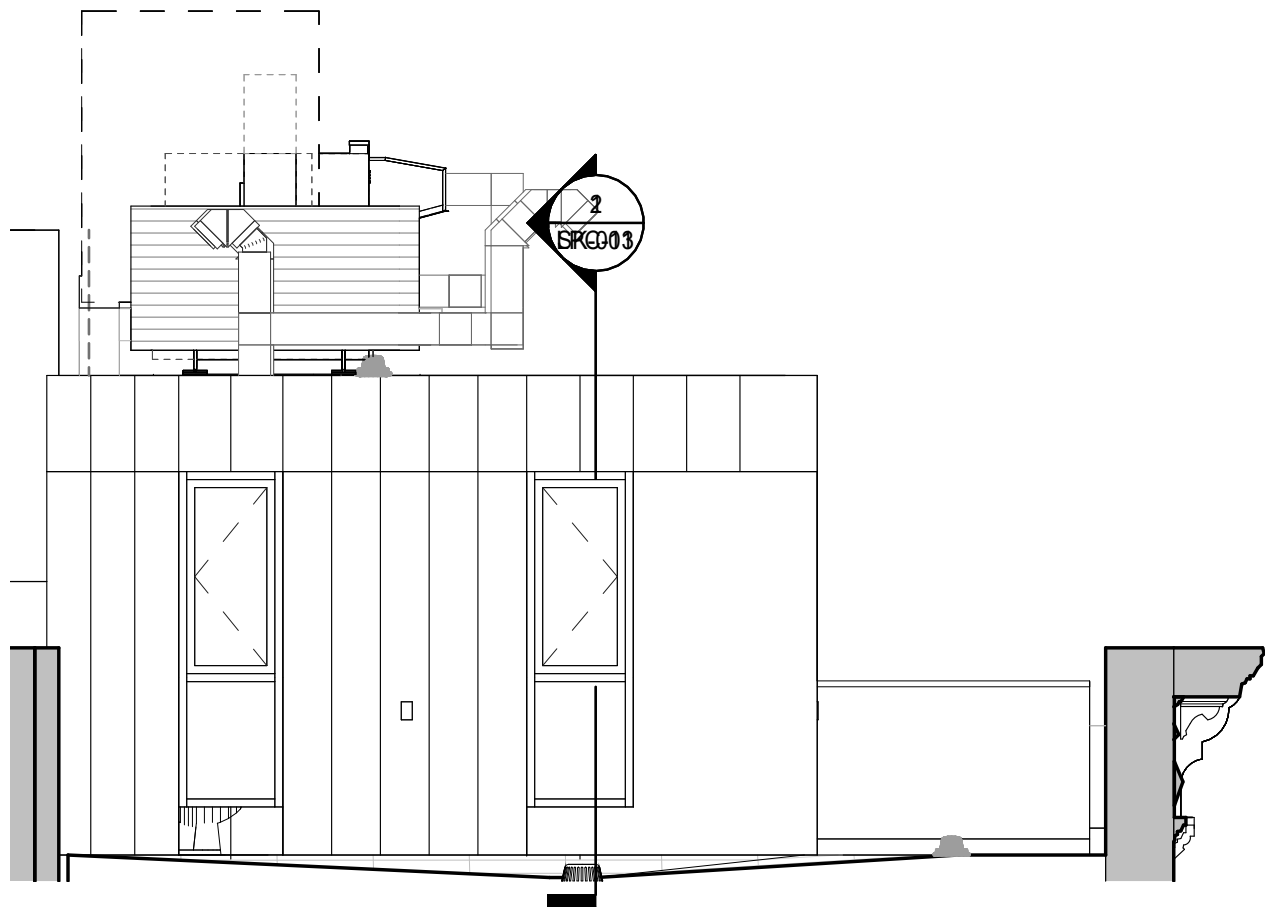
2 SECTION - ROOFTOP ADDITION (E-W SECTION #2)
LPC-14 1/4" = 1'-0"



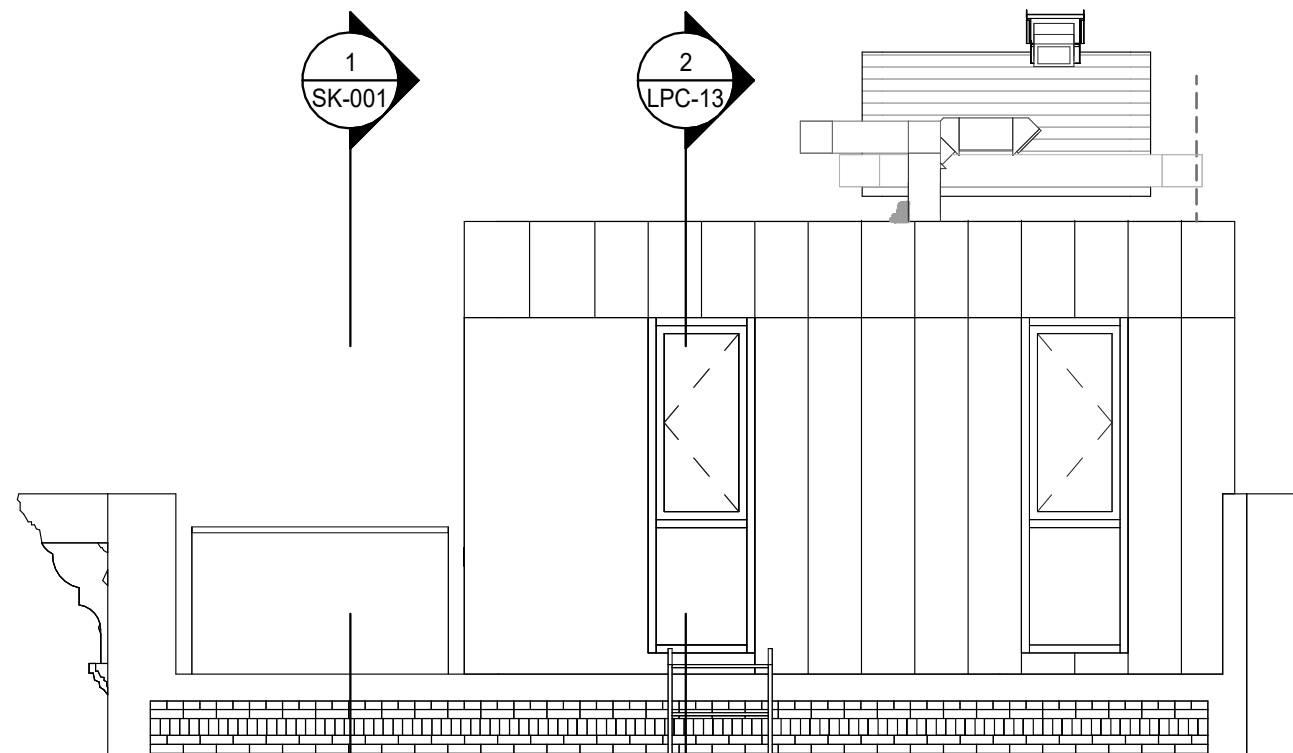
2
LPC-15

ELEVATION - ROOFTOP ADDITION (SOUTH)

1/4" = 1'-0"



2 ELEVATION - ROOFTOP ADDITION (WEST)
LPC-16 1/4" = 1'-0"



1 ELEVATION - ROOFTOP ADDITION (EAST)
LPC-16 1/4" = 1'-0"



1
LPC-17

PERSPECTIVE - ROOFTOP ADDITION (SOUTHWEST VIEW)



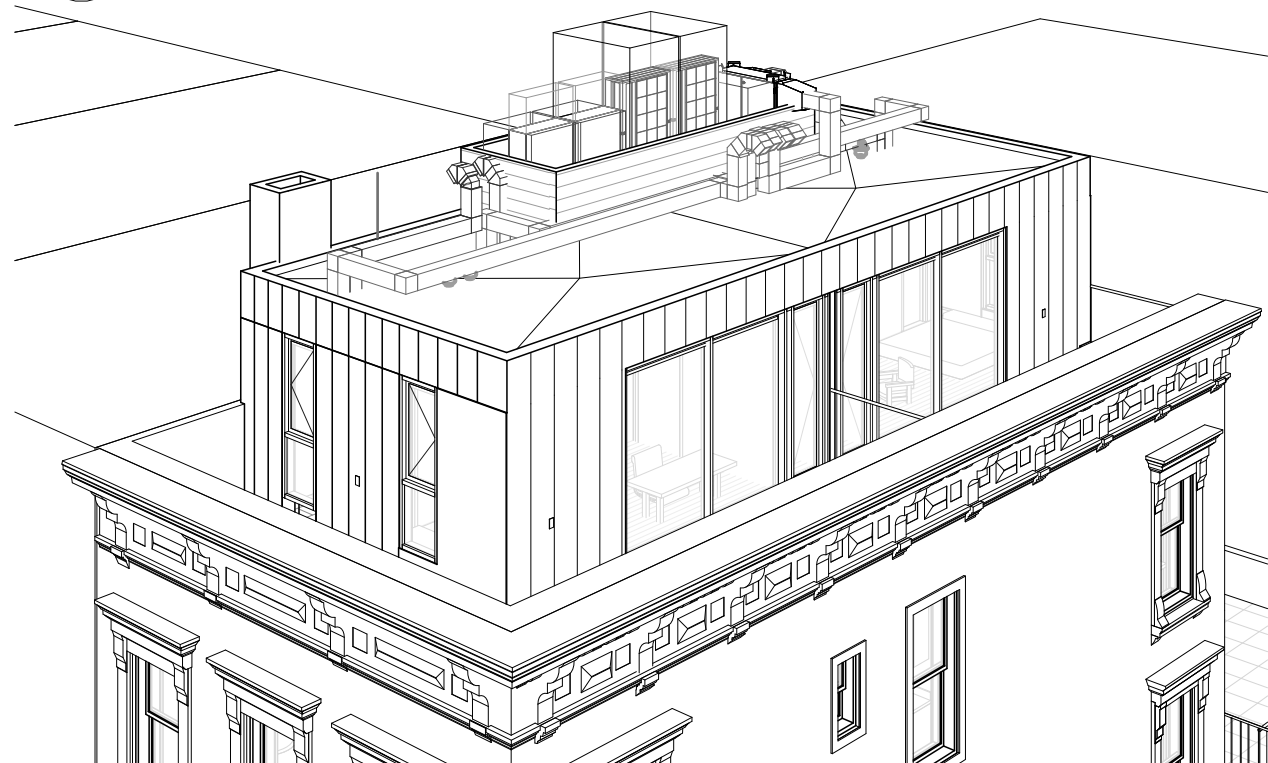
2
LPC-17

PERSPECTIVE - ROOFTOP EDITION (NORTHWEST VIEW)



3
LPC-17

PERSPECTIVE - ROOFTOP ADDITION (SOUTHEAST VIEW)



4
LPC-17

PERSPECTIVE ROOFTOP ADDITION (AERIAL VIEW)

260 LENOX AVENUE, NEW YORK, NY 10027

LPC SUBMISSION – SEPTEMBER 17, 2025