

May 5, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-06747

27 Hamilton Terrace – Hamilton Heights Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 198 1457

Passcode: 180173

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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**TOWNHOUSE RENOVATION,
27 HAMILTON TERRACE,
NEW YORK, NY, 10031**

Application: LPC-26-06747

Permit Type: Alteration Type I

Address: 27 Hamilton Terrace, 10031

Block/Lot: Manhattan-2050-103

Historic District: Hamilton Heights

Property Owner: Ray Short

Date: May 05, 2026

Prepared by:

Reform Architecture

287 Walton Ave, 3rd Floor

Bronx, NY 10451

781-676-0700

REFORM
ARCHITECTURE



SCOPE OF WORK

EXTERIOR SCOPE

- New backyard and terrace
- New exterior accessory stair to backyard
- Modification of a window opening at the second floor of the rear facade
- New stair bulkhead at roof
- Replacement of exterior entry door in kind and relocation of light fixtures on front facade (Review at Staff level)

INTERIOR SCOPE

- Renovation of Kitchen
- New interior stair
- New tile flooring in bathrooms and kitchen
- New Elevator



1940s TAX PHOTO



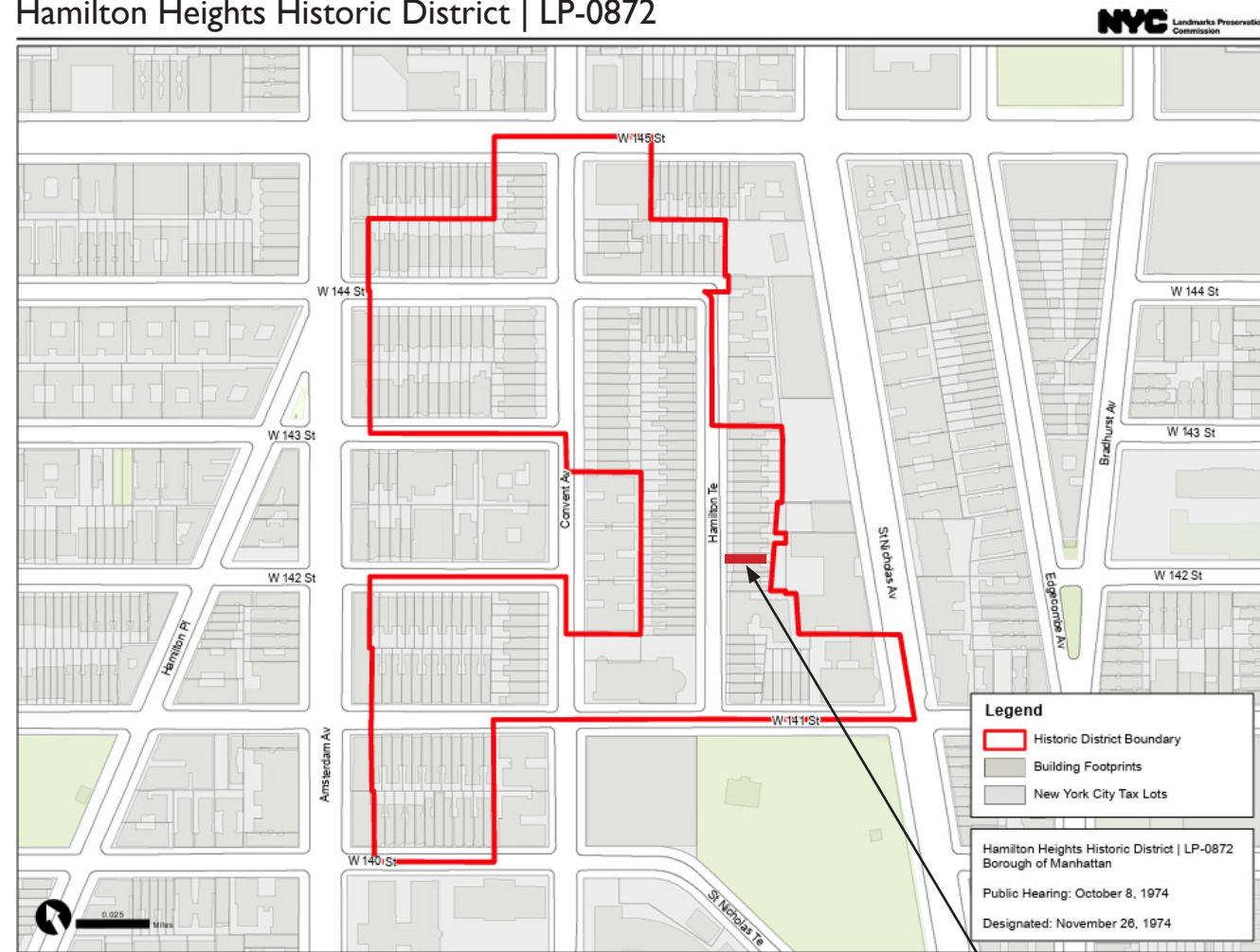
FRONT FACADE



REAR FACADE

PROPERTY LOCATION

Hamilton Heights Historic District | LP-0872



HISTORIC DISTRICT MAP

AREA OF WORK:
27 HAMILTON TERRACE
BLOCK: 2050
LOT: 103

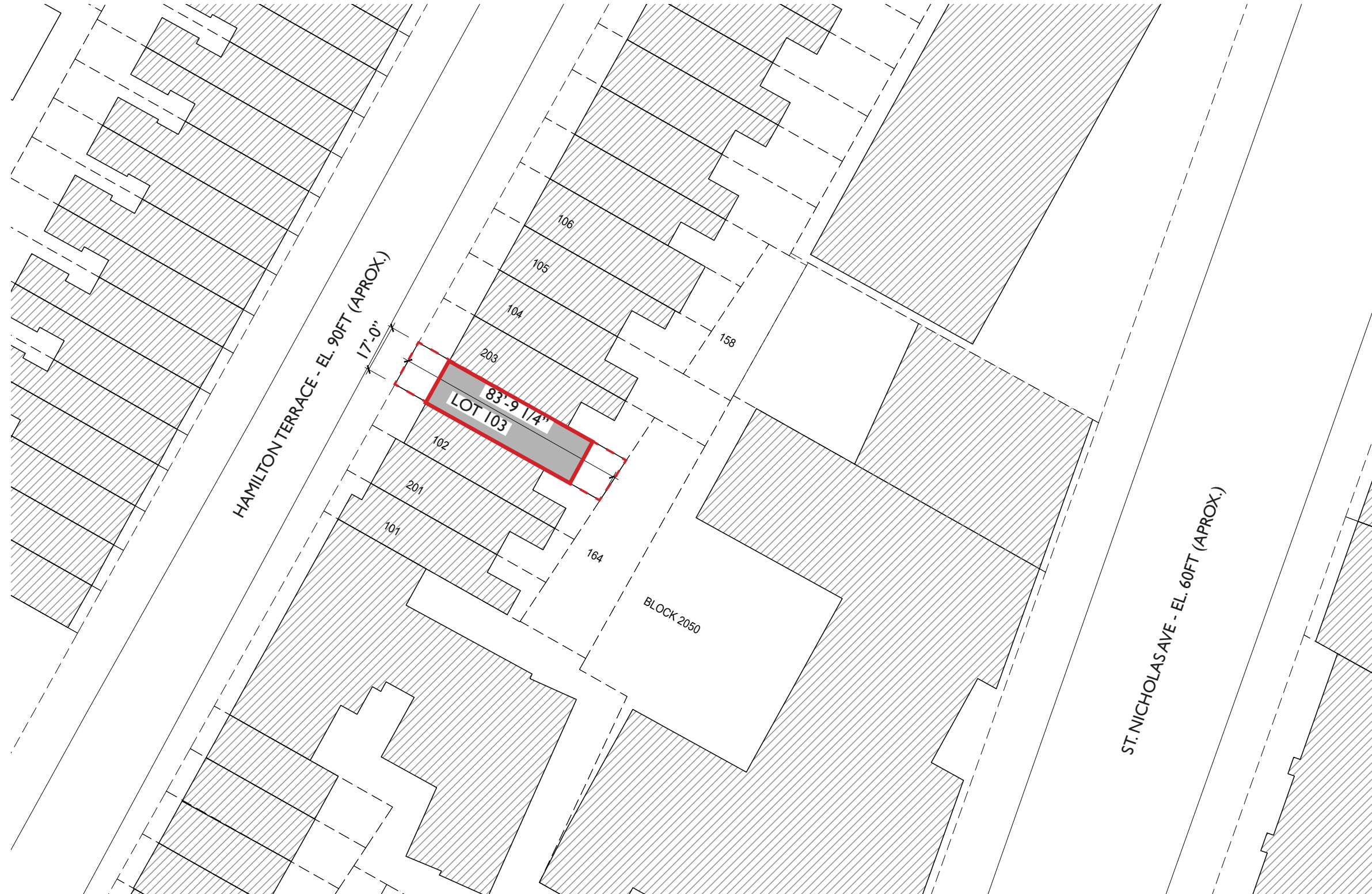


AERIAL MAP

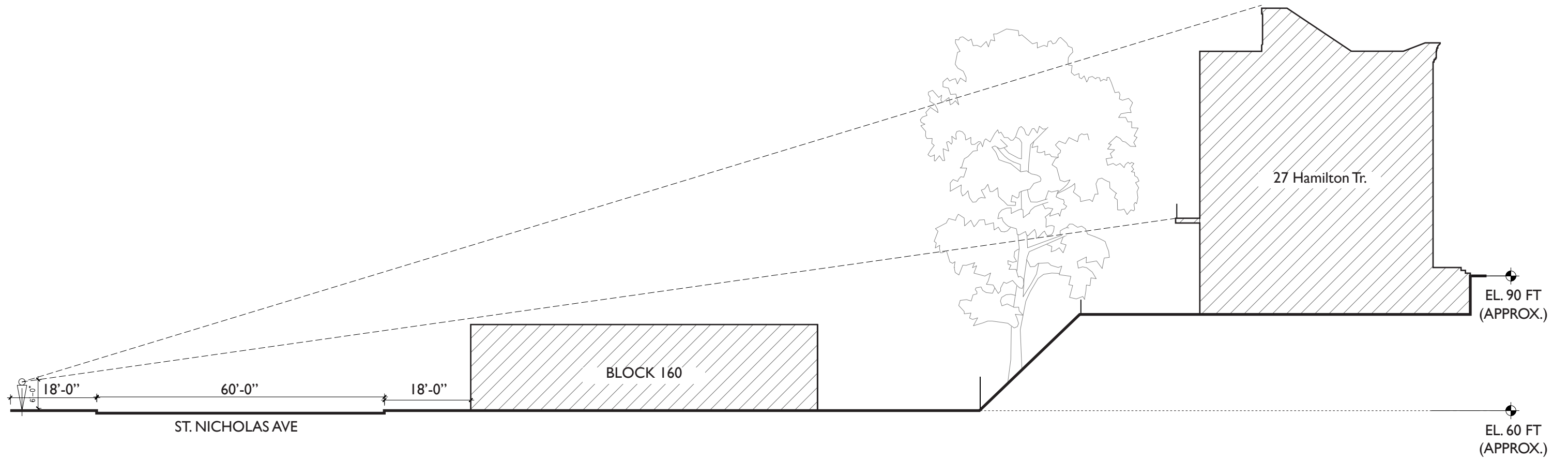
STREETSCAPE



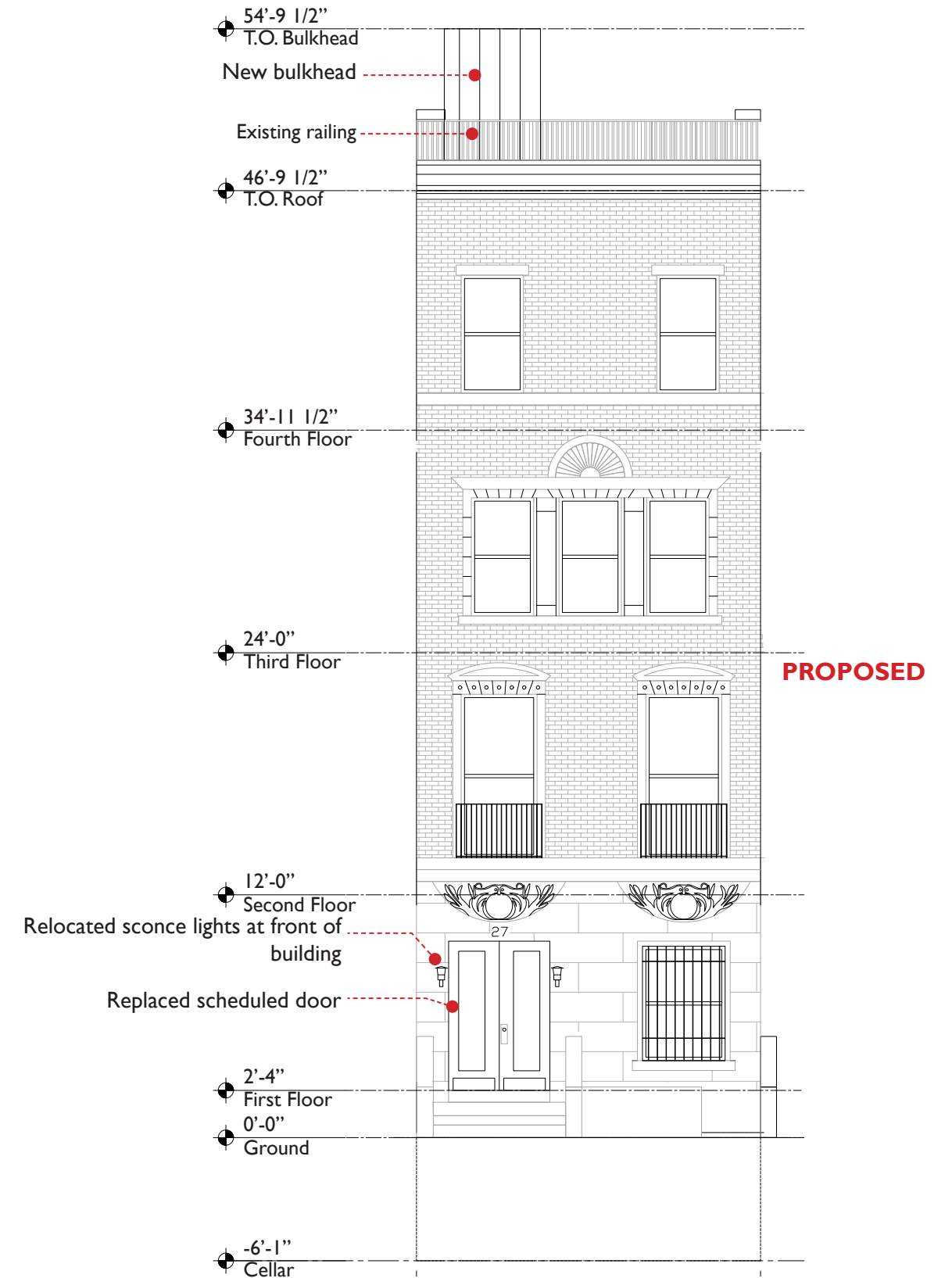
SITE PLAN



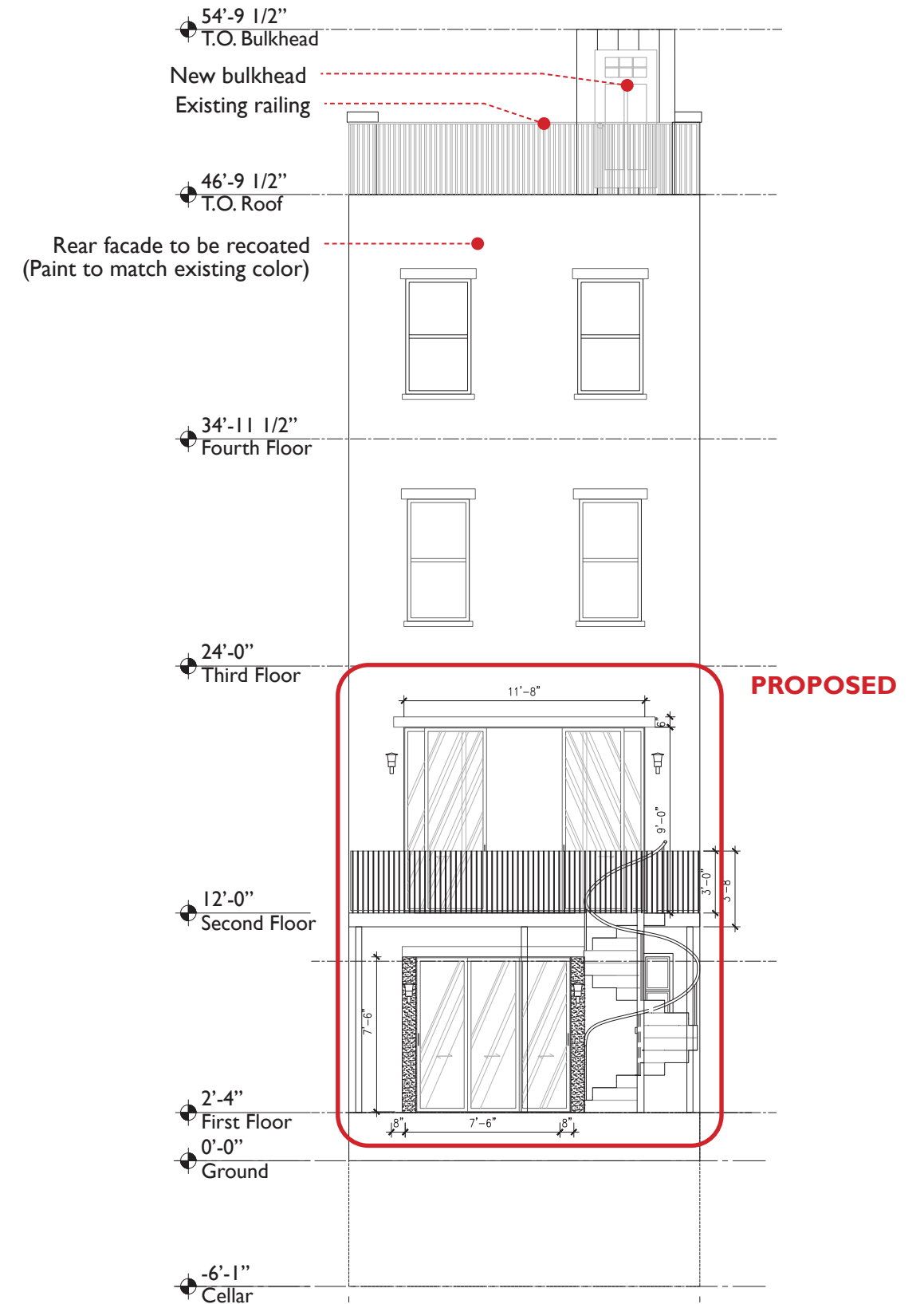
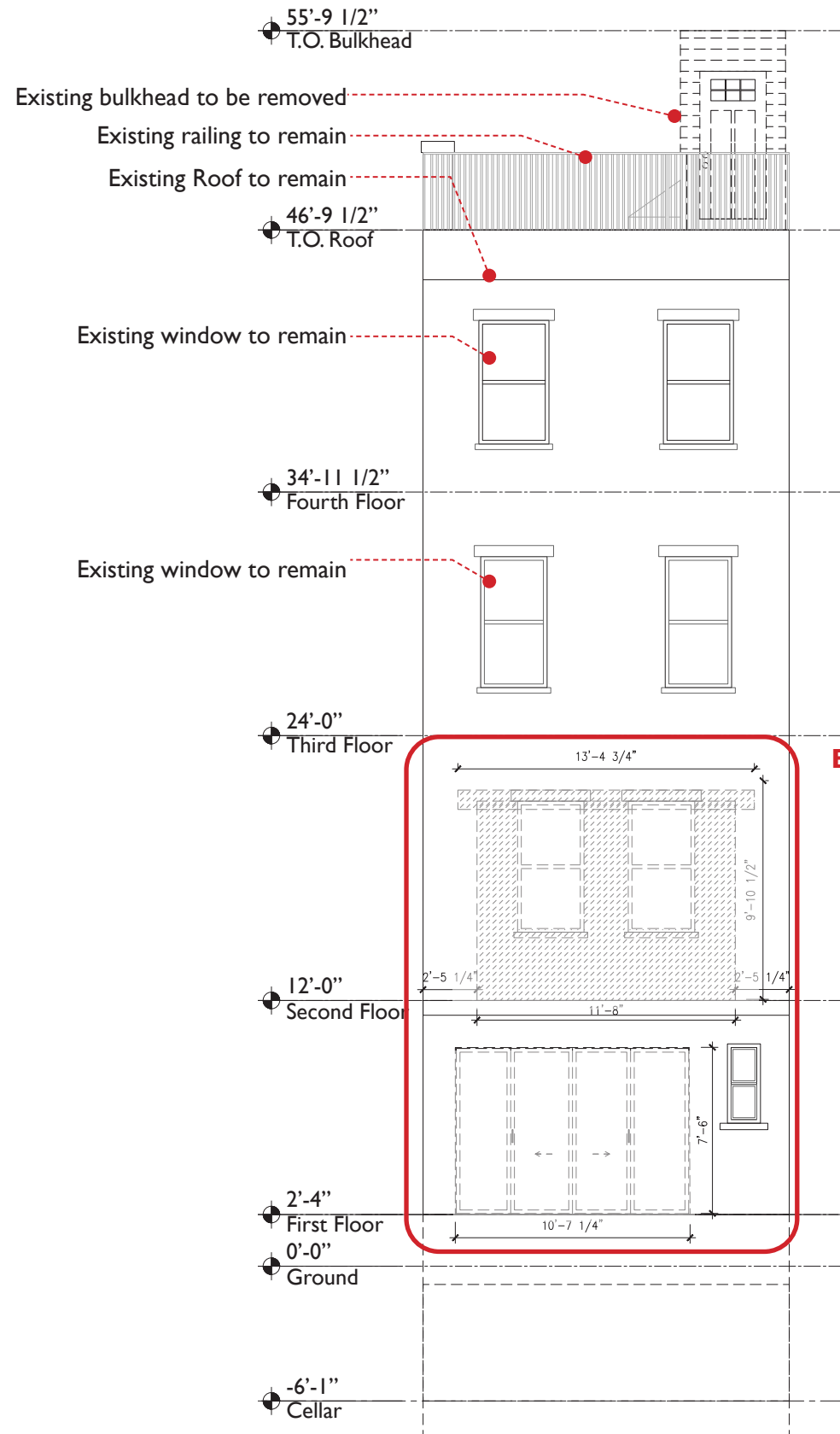
SITE SECTION



FRONT ELEVATION

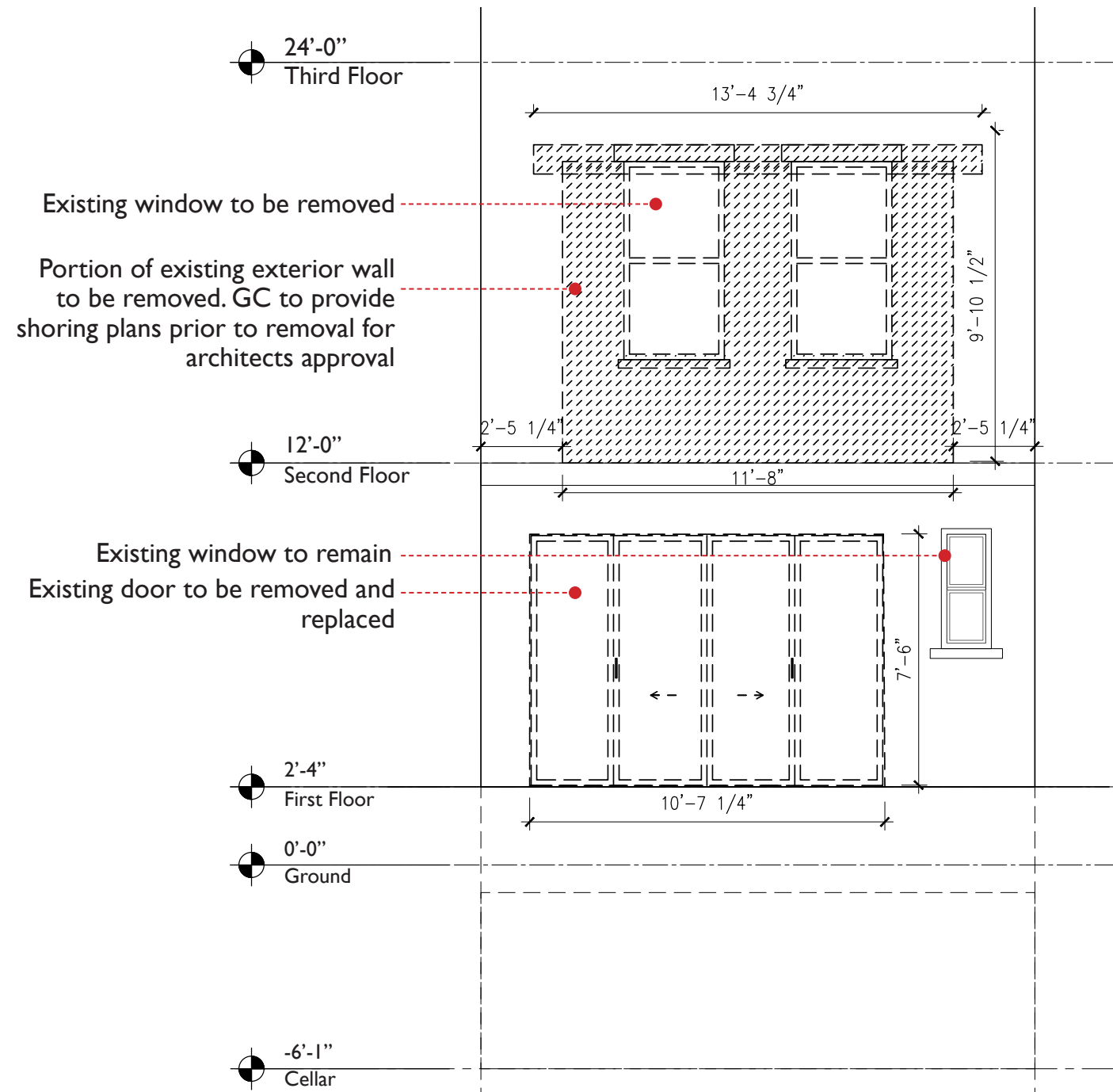


REAR ELEVATION

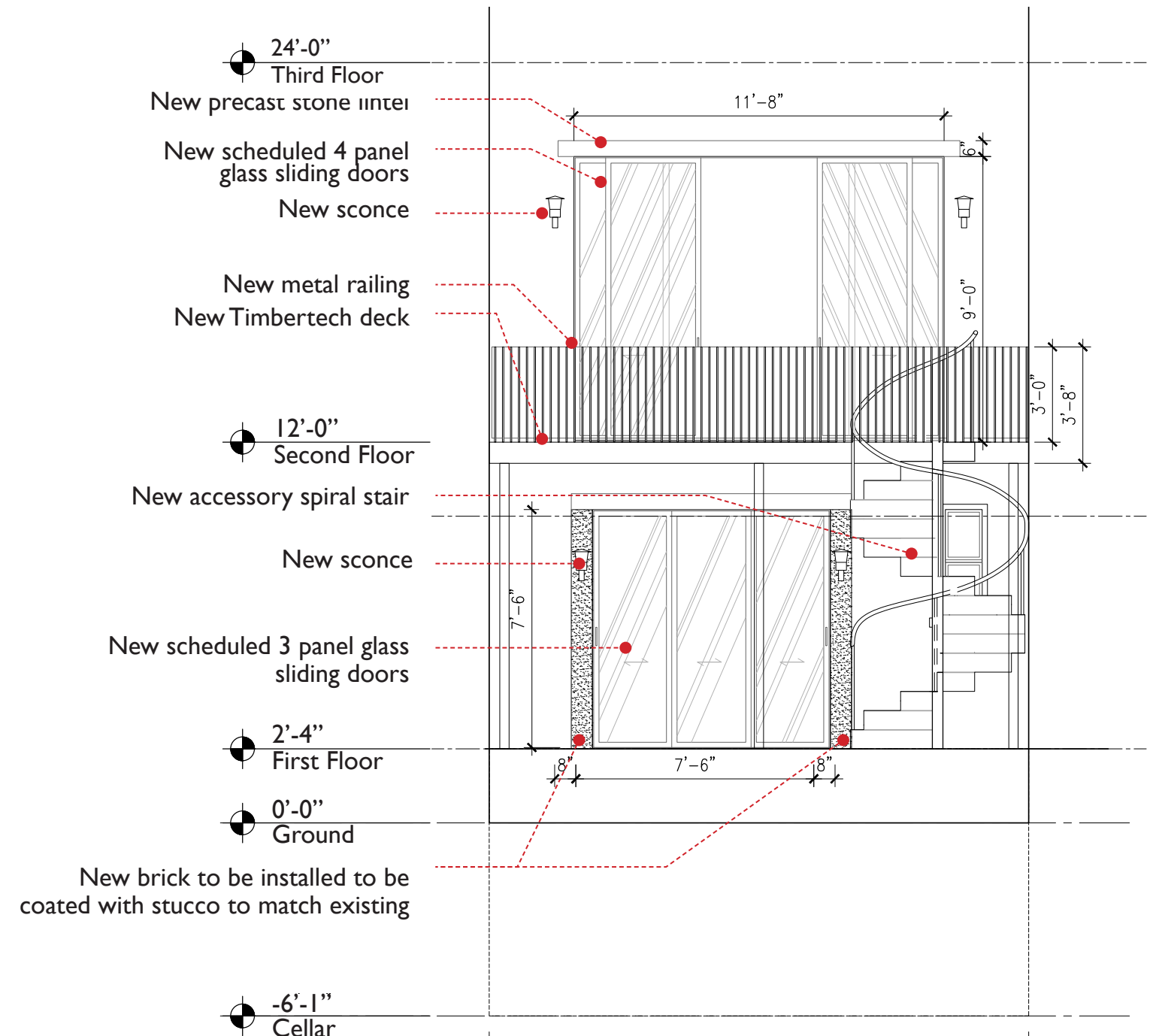


ENLARGED REAR ELEVATION

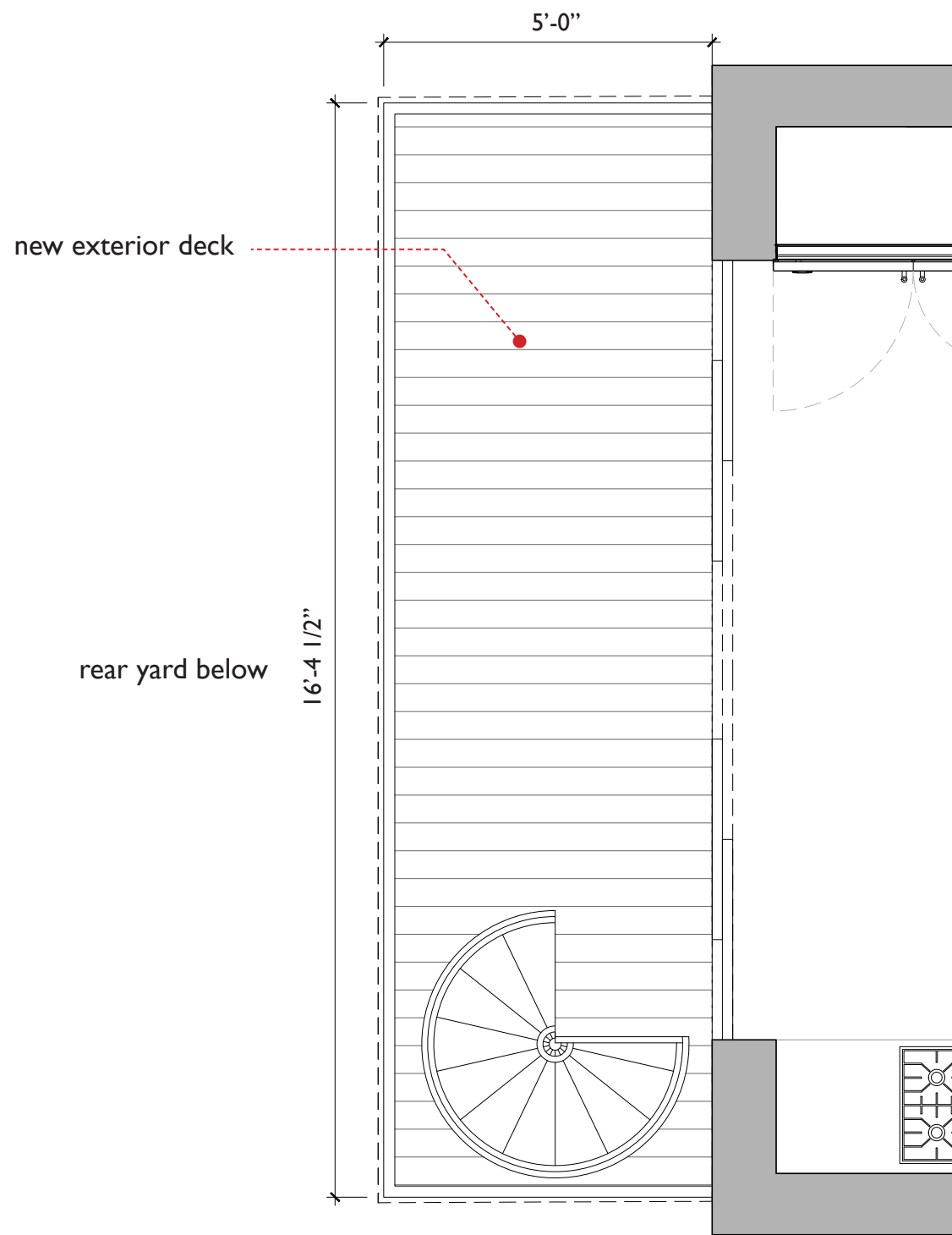
EXISTING



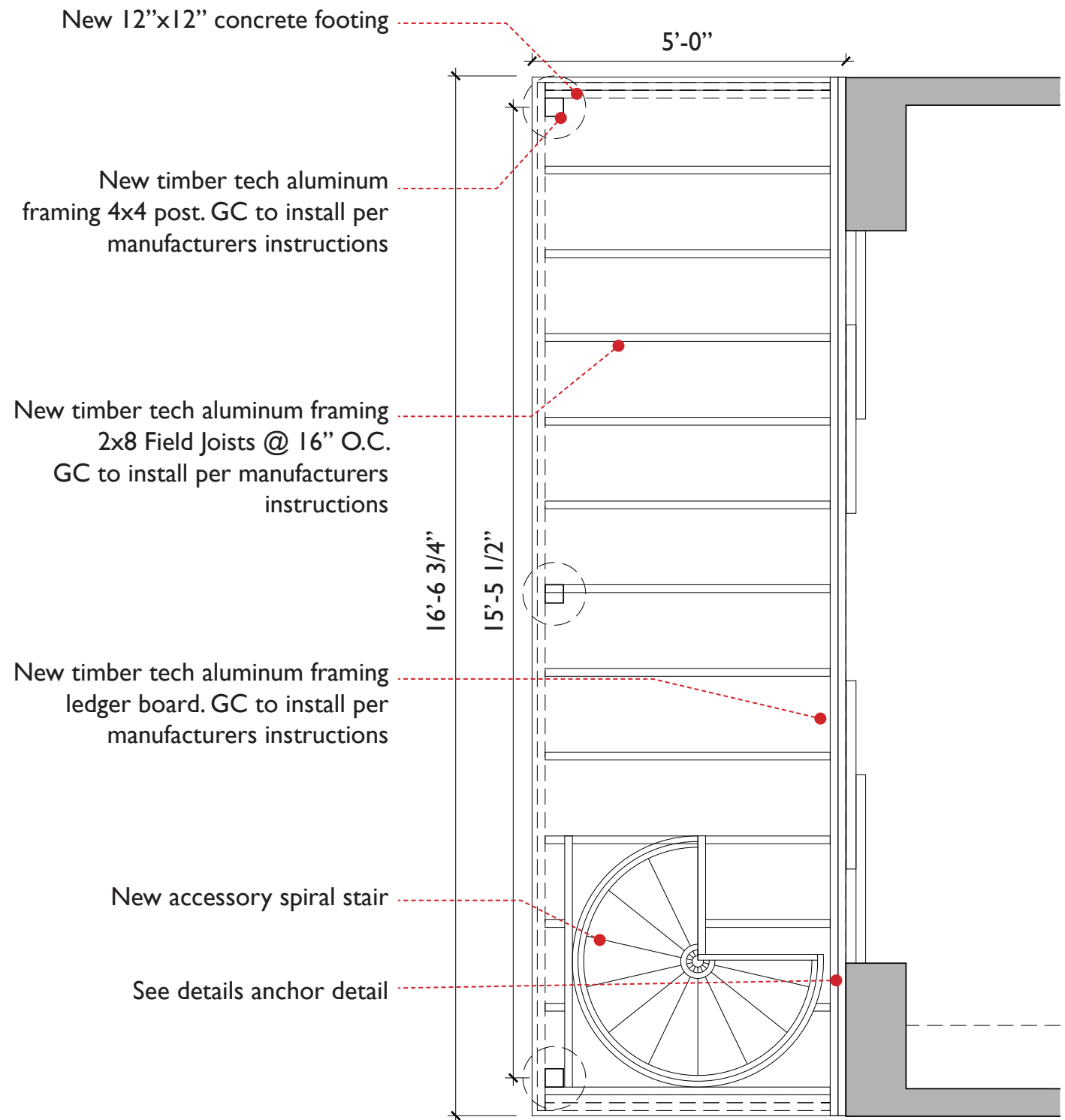
PROPOSED



ENLARGED DECK PLAN



DECK PLAN



FRAMING PLAN



MATERIALS - REAR FACADE



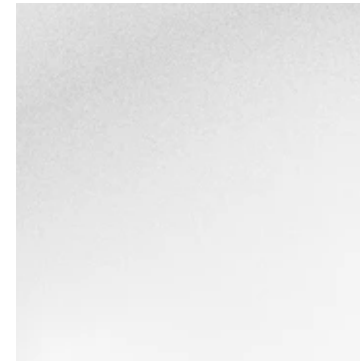
Back Facade (at Altered Openings)
Stucco (painted to match existing facade finish)
Color: HC-105 (Benjamin Moore)



Stone Lintel
Sandstone (color to match existing window lintel)



Sliding Door
Aluminum Frame
White Finish



Aluminum Frame
White Finish



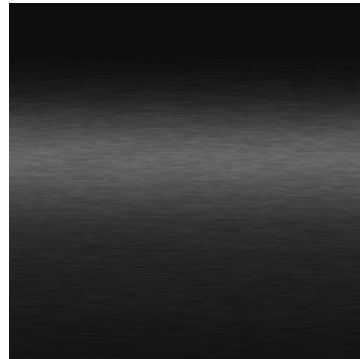
Exterior Lighting
Model# KB 5004
13.5 in. 1-Light Black Outdoor w/ Clear Glass



Exterior Stairs
Power Coated Aluminum
Black Finish



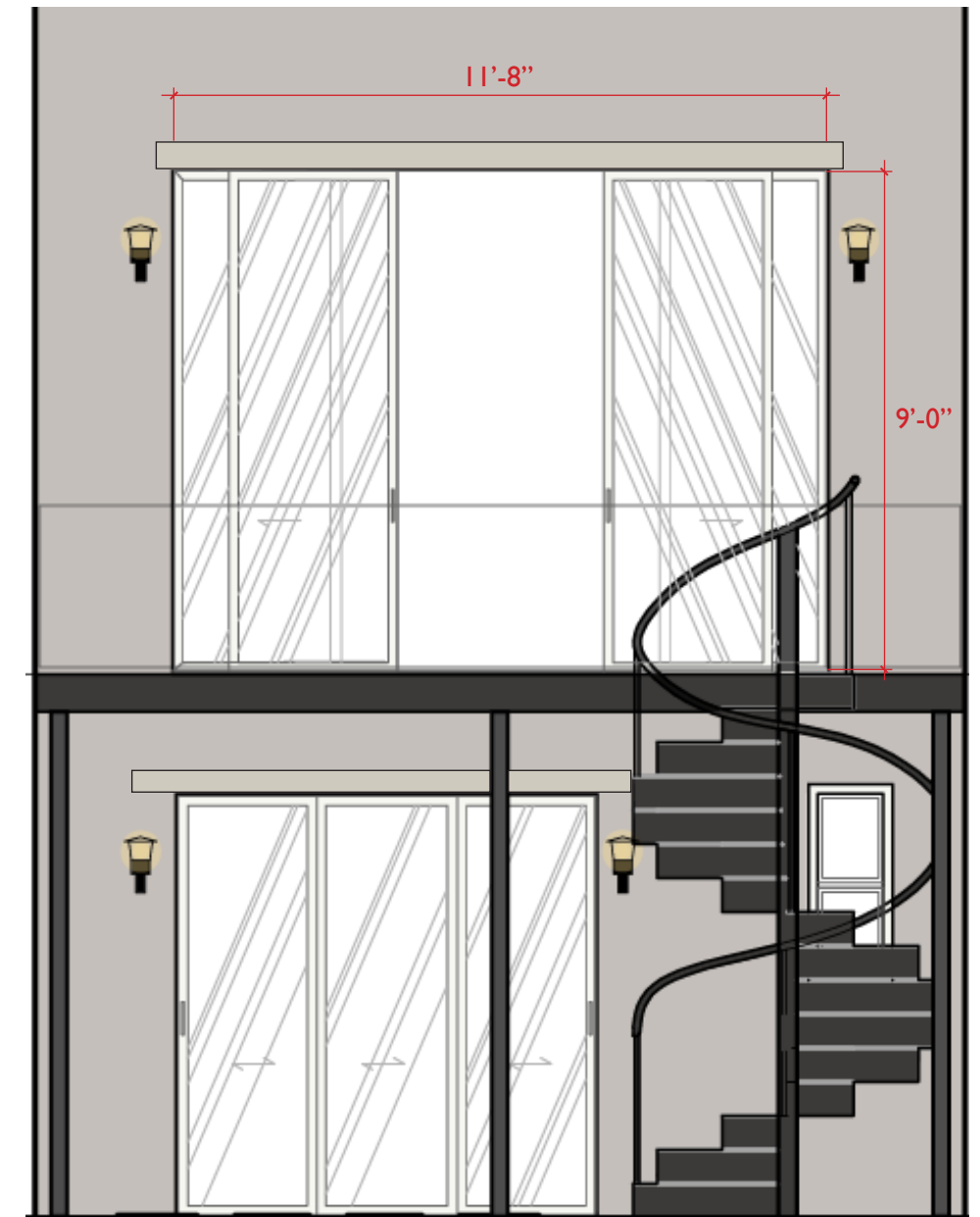
Exterior Decking
Timber Tech Composite Decking
Color: Espresso



Aluminum Deck
Black Satin Finish



Rear Facade
(painted to match existing facade finish)
Color: HC-105 (Benjamin Moore)



REAR ELEVATION



EXISTING REAR FACADE



PROPOSED REAR FACADE

REAR ELEVATION SINCE 1940s



1940s



1980s



CURRENT

REAR ELEVATION (WINTER)



EXISTING REAR FACADE



PROPOSED REAR FACADE

REAR ELEVATION (WINTER)



EXISTING REAR FACADE



PROPOSED REAR FACADE

REAR ELEVATION (SUMMER)



EXISTING REAR FACADE

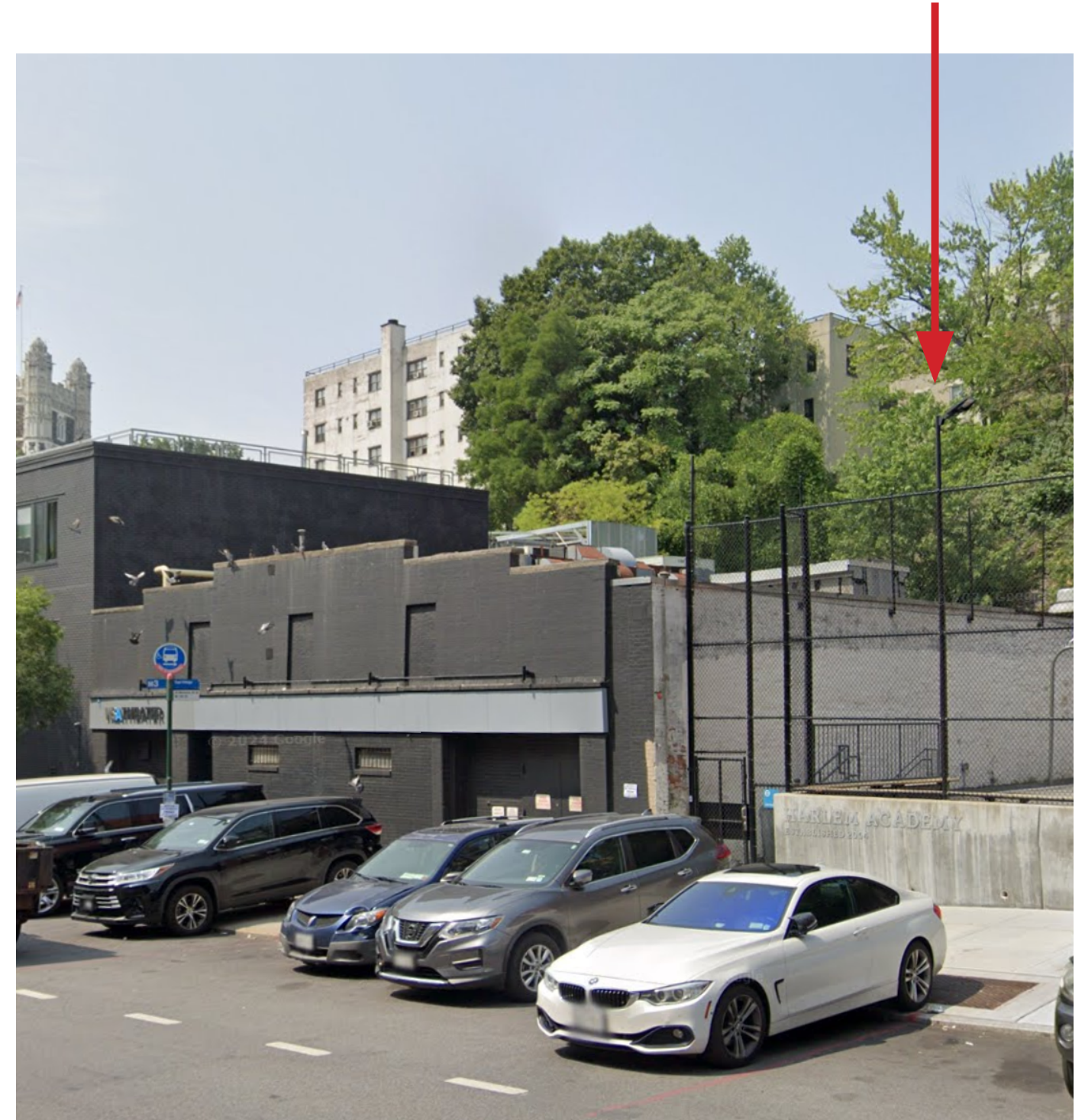


PROPOSED REAR FACADE

RANGE OF VISIBILITY FROM ST. NICHOLAS AVE.



SOUTH EXTENT



NORTH EXTENT

CONTACT

Owner:

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LPC Preservationist:

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Emma Waterloo

ewaterloo@lpc.nyc.gov

Prepared by:

Reform Architecture

287 Walton Ave, 3rd Floor

Bronx, NY 10451

781-676-0700

REFORM
ARCHITECTURE

END OF PRESENTATION.

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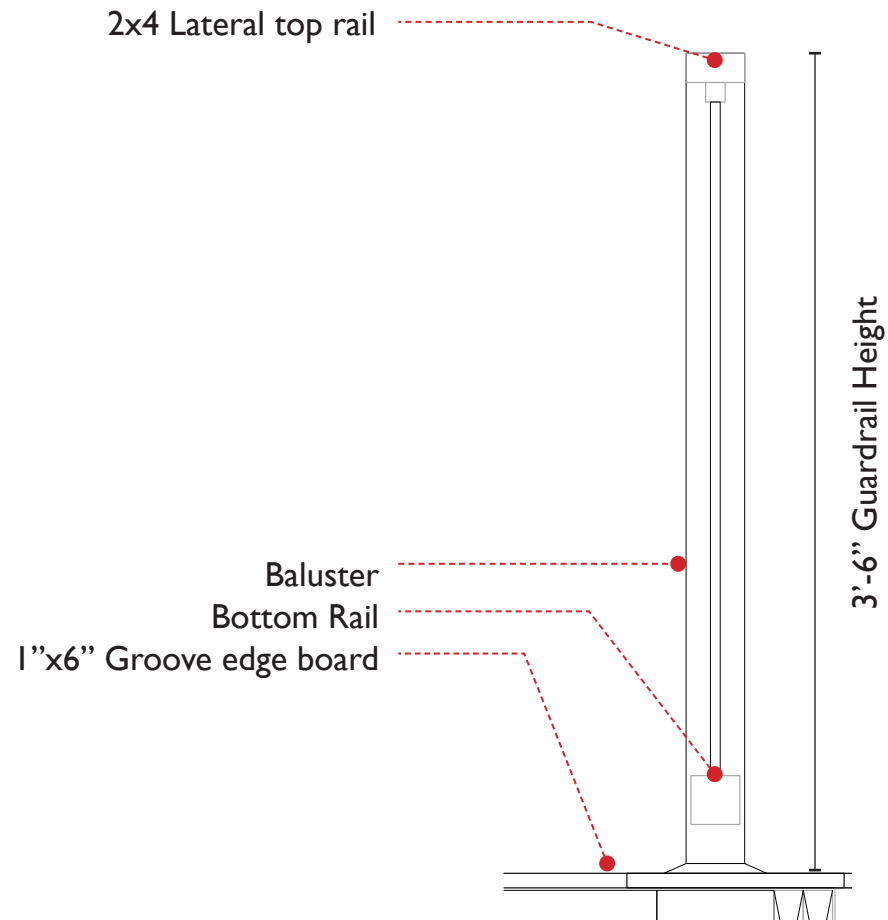
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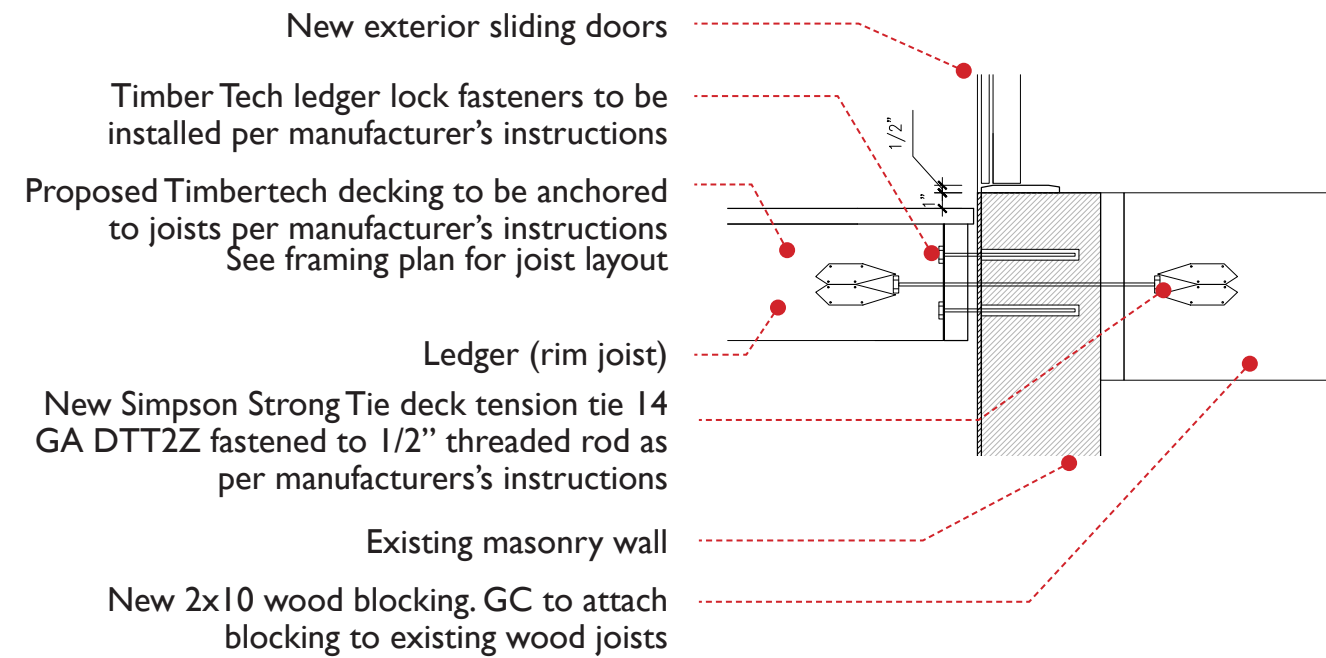
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DECK STRUCTURAL FRAMING PLAN



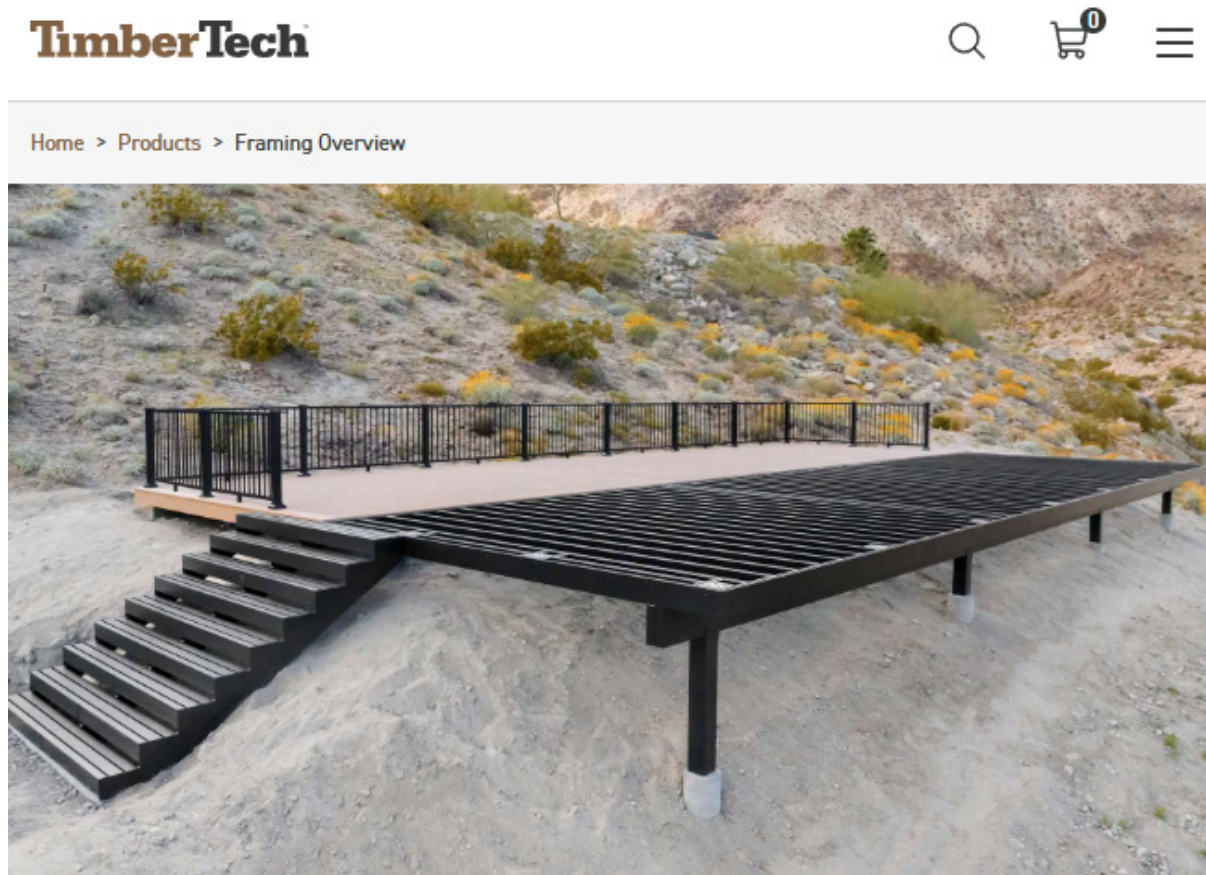
GUARDRAIL DETAIL



TRANSITION DETAIL



SPECIFICATIONS - DECKING AND FRAMING



The best foundation for a long-lasting deck

The substructure of a deck is crucial for its stability and longevity. A TimberTech Aluminum Frame means a beautiful, incredibly flat deck with superior performance for years to come.



CONTACT OUR SPEC TEAM SPECTEAM@AZEKCO.COM



Vintage Collection®

This collection captures the look of sought-after premium hardwoods – with a refined wire-brushed finish and multitoneal color blending featuring highlights and lowlights. The vintage collection is available in multi-width sizes to further expand on design potential.

Made of high-performance and recycled polymers (and absolutely no wood fibers), it's highly resistant to moisture damage like mold and mildew, and it won't splinter, crack, peel, or rot.

FEATURES

- Top-Rated Fire Resistance** Ignition Resistant designation, Class A Flame Spread Rating and WUI Compliance Flame Spread Rating is the highest available for decking.
- Real Wood Look** Detailed grain patterns and authentic finishes
- Low Maintenance** Maintain beauty without frequent upkeep
- Sustainable** Made in the USA from up to 65% recycled material, with a lower carbon footprint than wood
- Longevity** 50-Year Fade & Stain Warranty and Lifetime Limited Product Warranty
- Cooler under foot** Better for bare feet and paws, it stays up to 30° cooler to the touch** and features up to 40% better traction than competitive products.



PRODUCT VARIATIONS

VINTAGE COLLECTION								
BOARD SIZE	WIDTH X THICKNESS	SQUARE-SHOULDERED LENGTHS			GROOVED BOARD LENGTHS			
		12'	16'	20'	12'	16'	20'	
Standard Width	5.5" x 1"		X	X	X	X	X	
Narrow Width	3.5" x 1"		X	X				
Wide Width	7.25" x 1"		X	X				
Max Board	5.5" x 1-1/2"	X	X	X				
Fascia	11.75" x 1/2"	X						
Riser Board	7.25" x 3/4"	X						

COLORS

- Ignition Resistant
- Class A Flame Spread Rating
- WUI Compliant



Weathered Teak* Coastline** Cypress* Mahogany English Walnut* Dark Hickory

*Available in MAX **Although TimberTech Advanced PVC decking is cooler to the touch than many other composite deck boards, all decking products will get hot in the sun. Additionally, the darker the decking color, the hotter it will feel. For hotter climates, consider choosing a lighter color.

SPECIFICATIONS - STAIR

The Retreat Spiral Stair
Powder Coated Aluminum
Black Finish
5'-0" Dia.



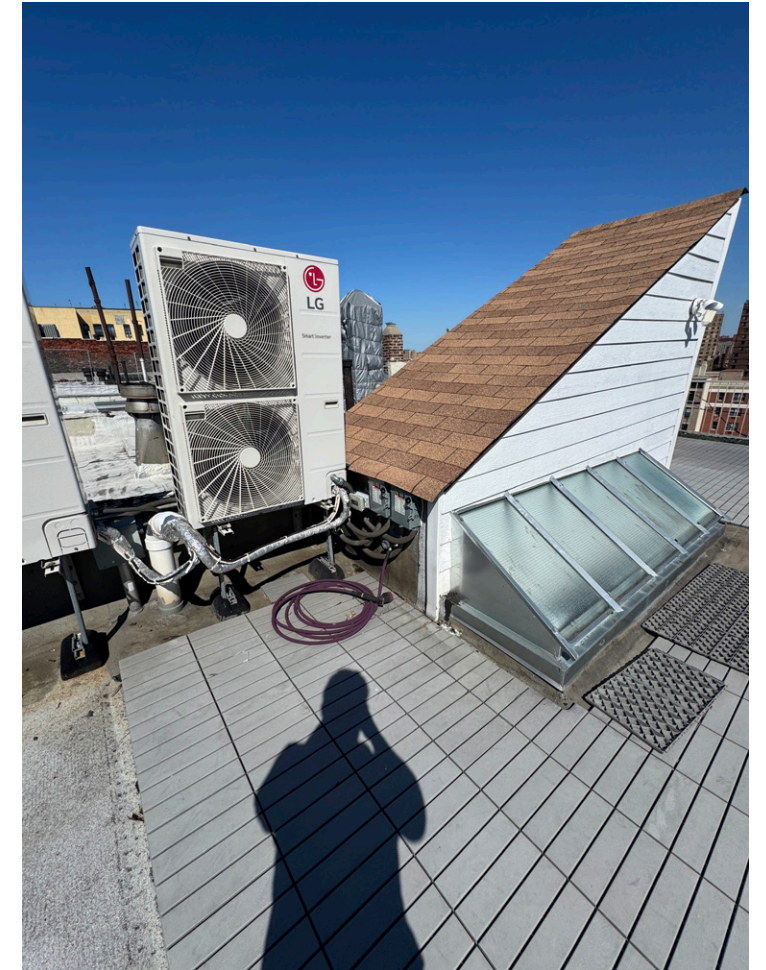
[← Back to Paragon](#)



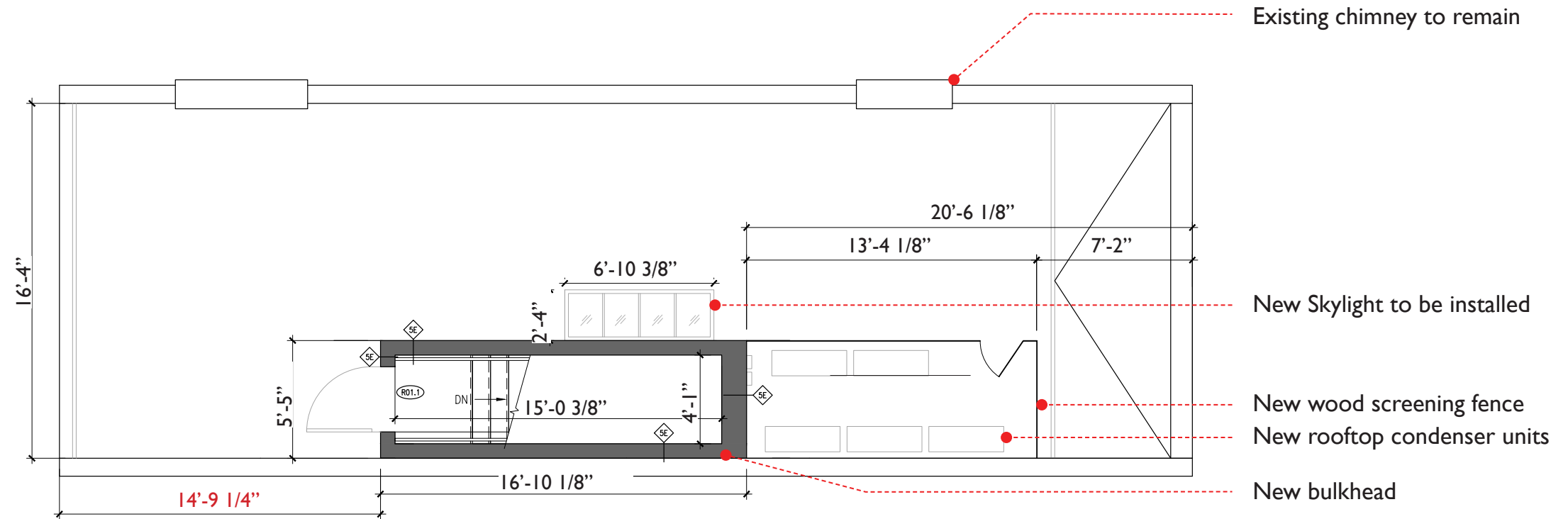
Google Rating
4.4 ★★★★★
Based on 1080 reviews

provided for aesthetic reference only and will not match all selected design options.

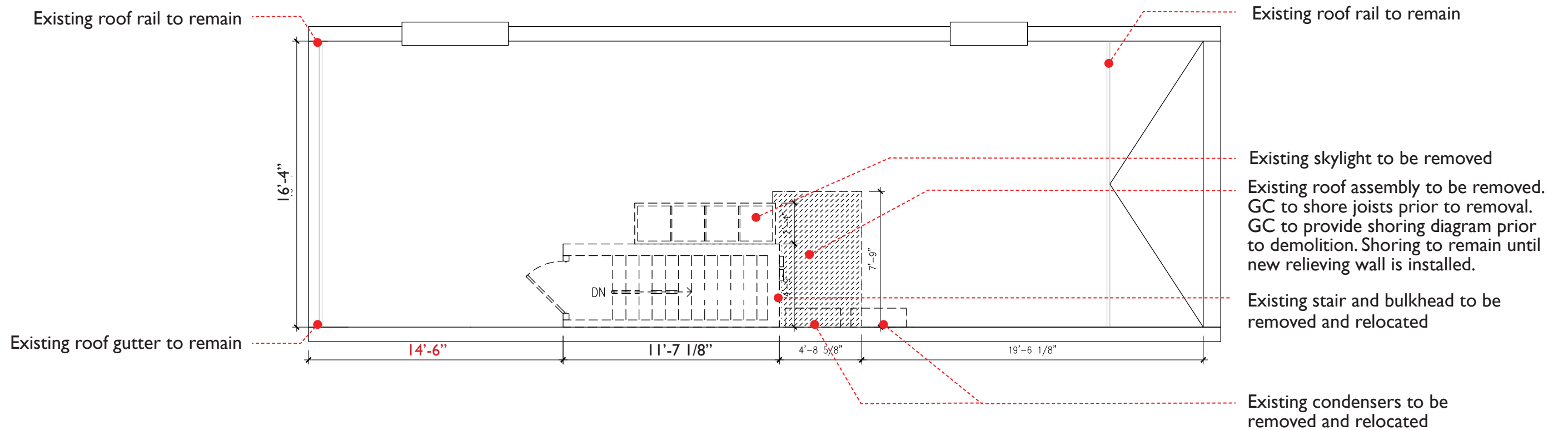
EXISTING BULKHEAD



ROOF FLOOR PLAN (BULKHEAD)

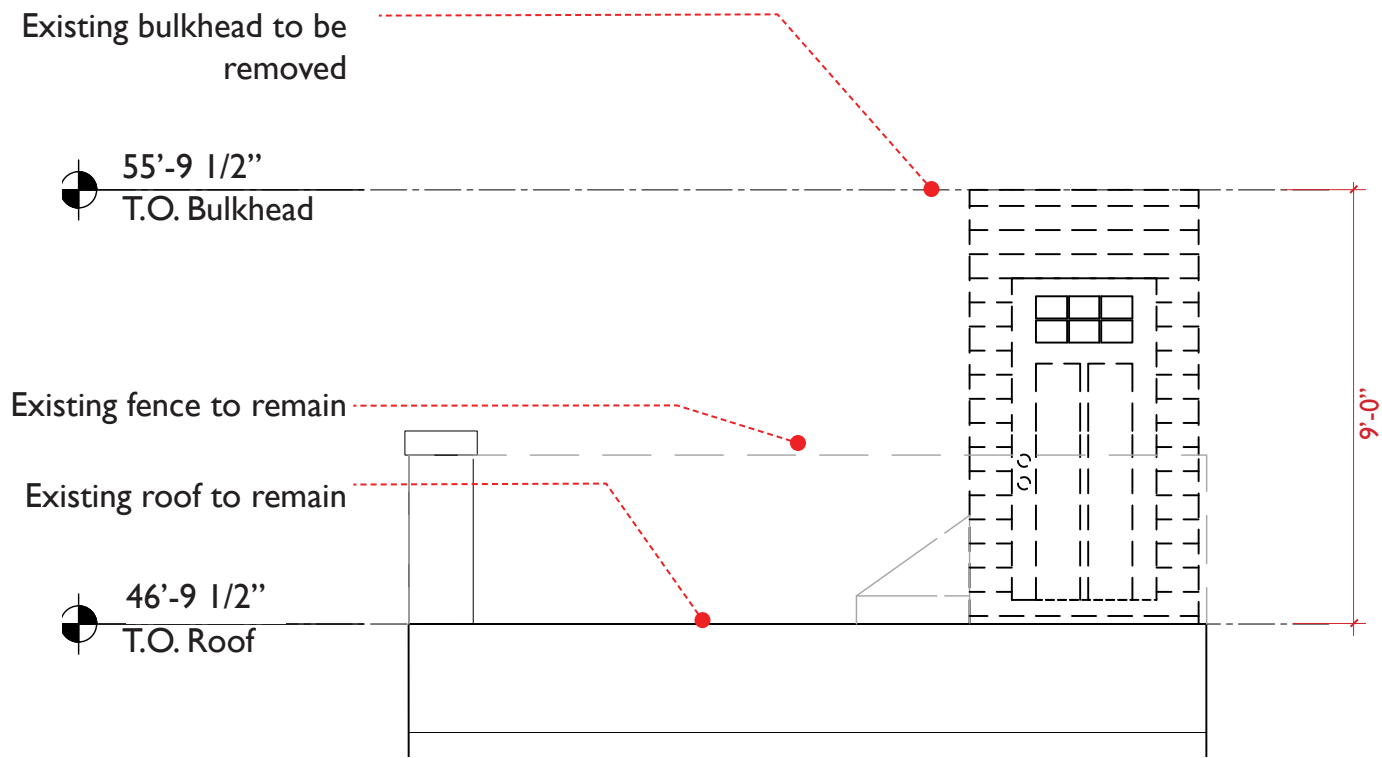


PROPOSED BULKHEAD

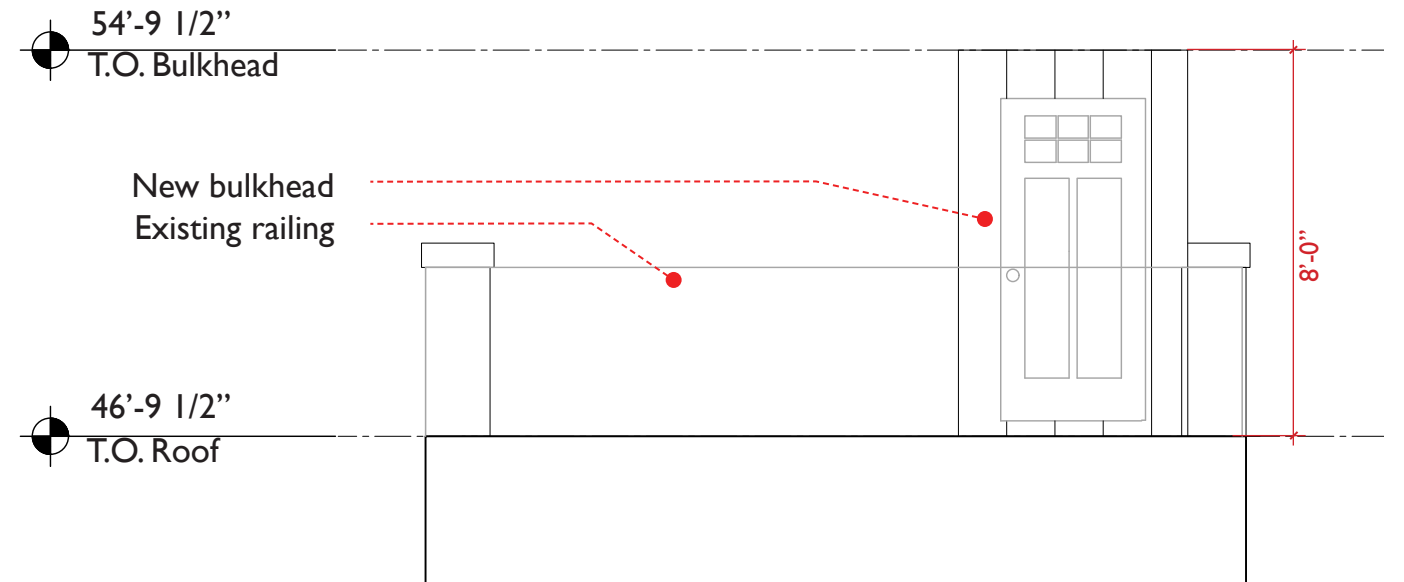


EXISTING BULKHEAD

REAR ELEVATION (BULKHEAD)



EXISTING BULKHEAD



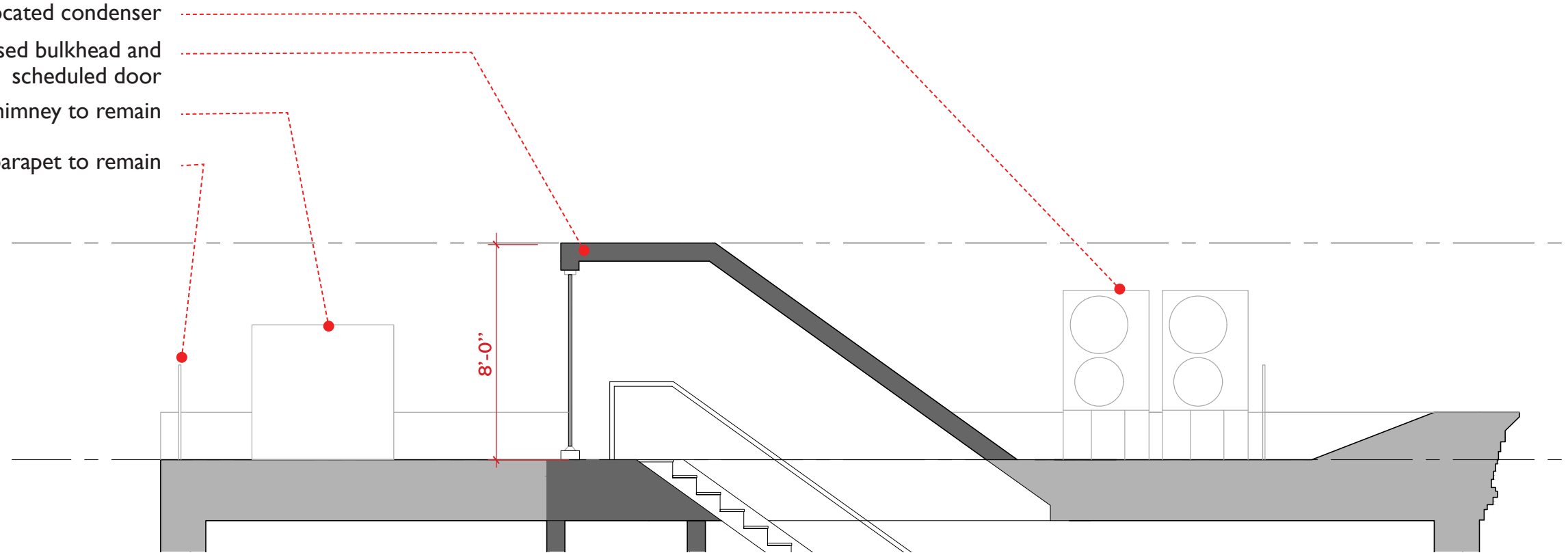
PROPOSED BULKHEAD

SECTION (BULKHEAD)

- New relocated condenser
- New proposed bulkhead and scheduled door
- Existing chimney to remain
- Existing parapet to remain

54'-9 1/2"
T.O. Bulkhead

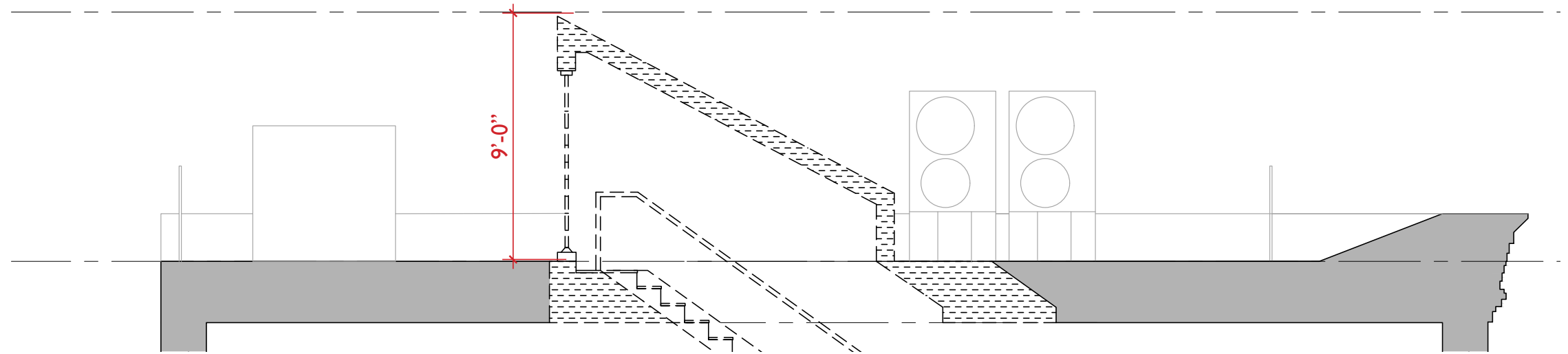
46'-9 1/2"
T.O. Roof



PROPOSED SECTION

55'-9 1/2"
T.O. Bulkhead

46'-9 1/2"
T.O. Roof

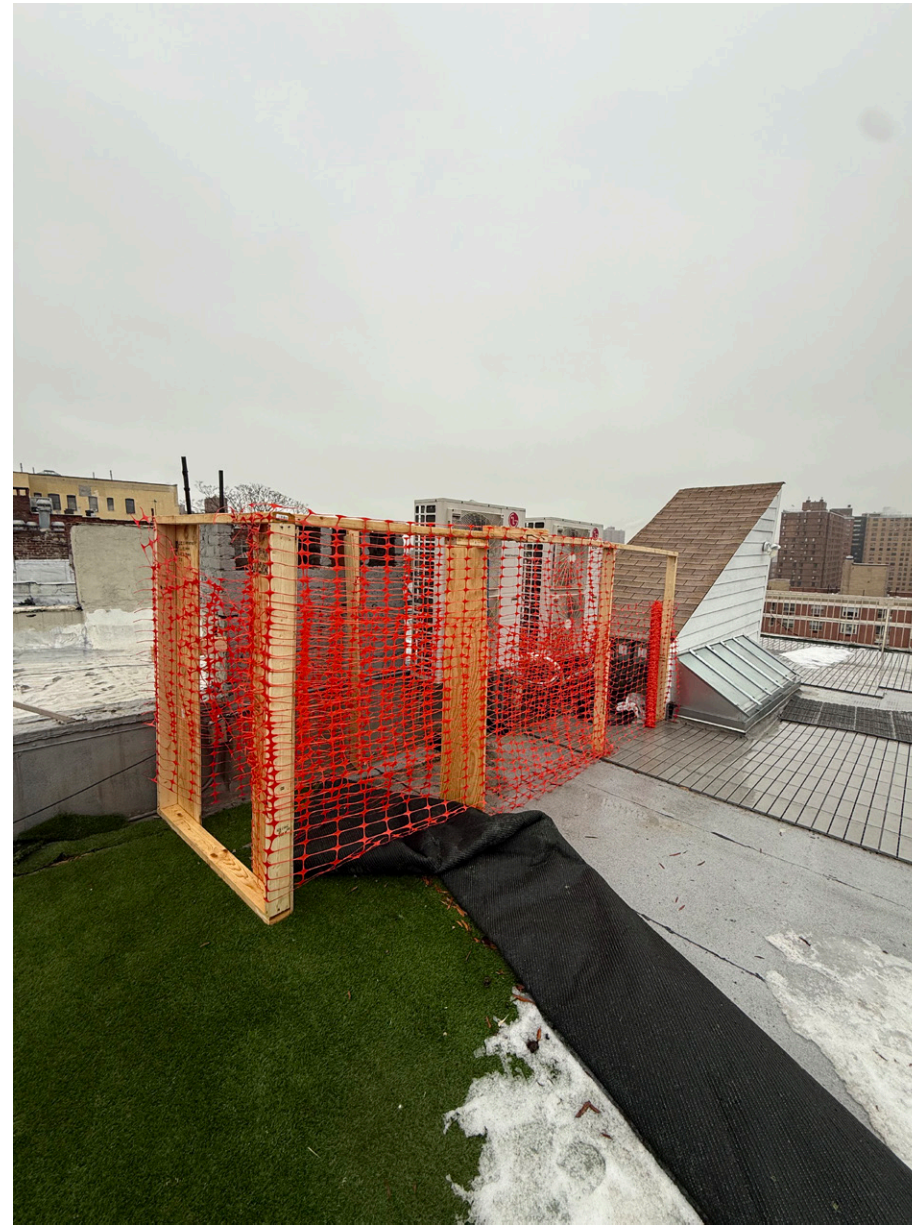


EXISTING SECTION

MOCK-UP PHOTOS



VIEW FROM HAMILTON TER



VIEW BUILDING ROOF



VIEW FROM ST. NICHOLAS AVE

MATERIALS - BULKHEAD

--- EXISTING BULKHEAD



Cladding
12" Aluminum
Standing Seam Siding, 22ga.
White Finish



Coping
Aluminum
White Finish



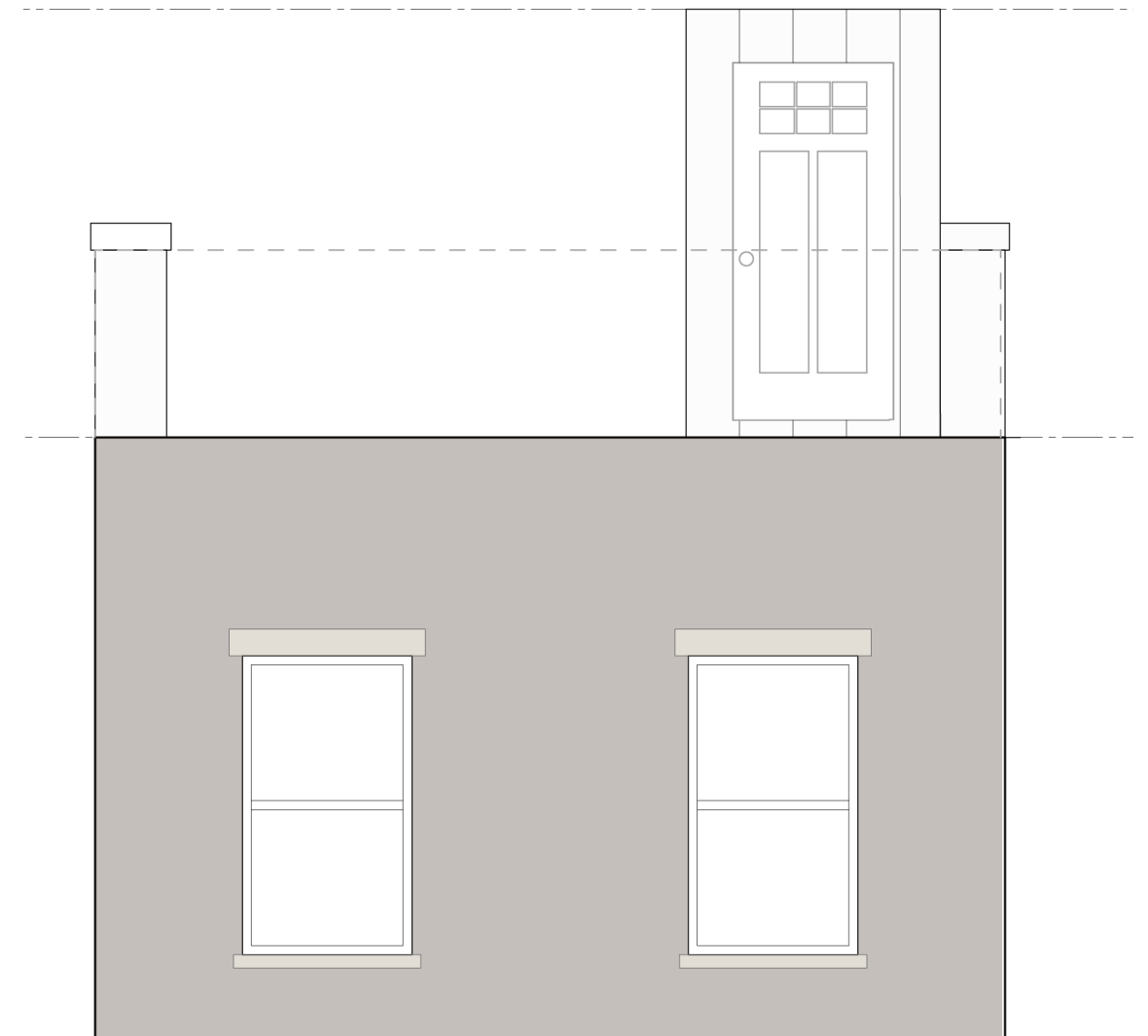
Roofing
12" 22ga. Aluminum
Standing Seam Siding
White Finish



Roof Screening Fence
Pressure-treated Wood
White Finish



Door
Aluminum
White Finish



PROPOSED BULKHEAD

REAR ELEVATION (BULKHEAD)

--- EXISTING BULKHEAD

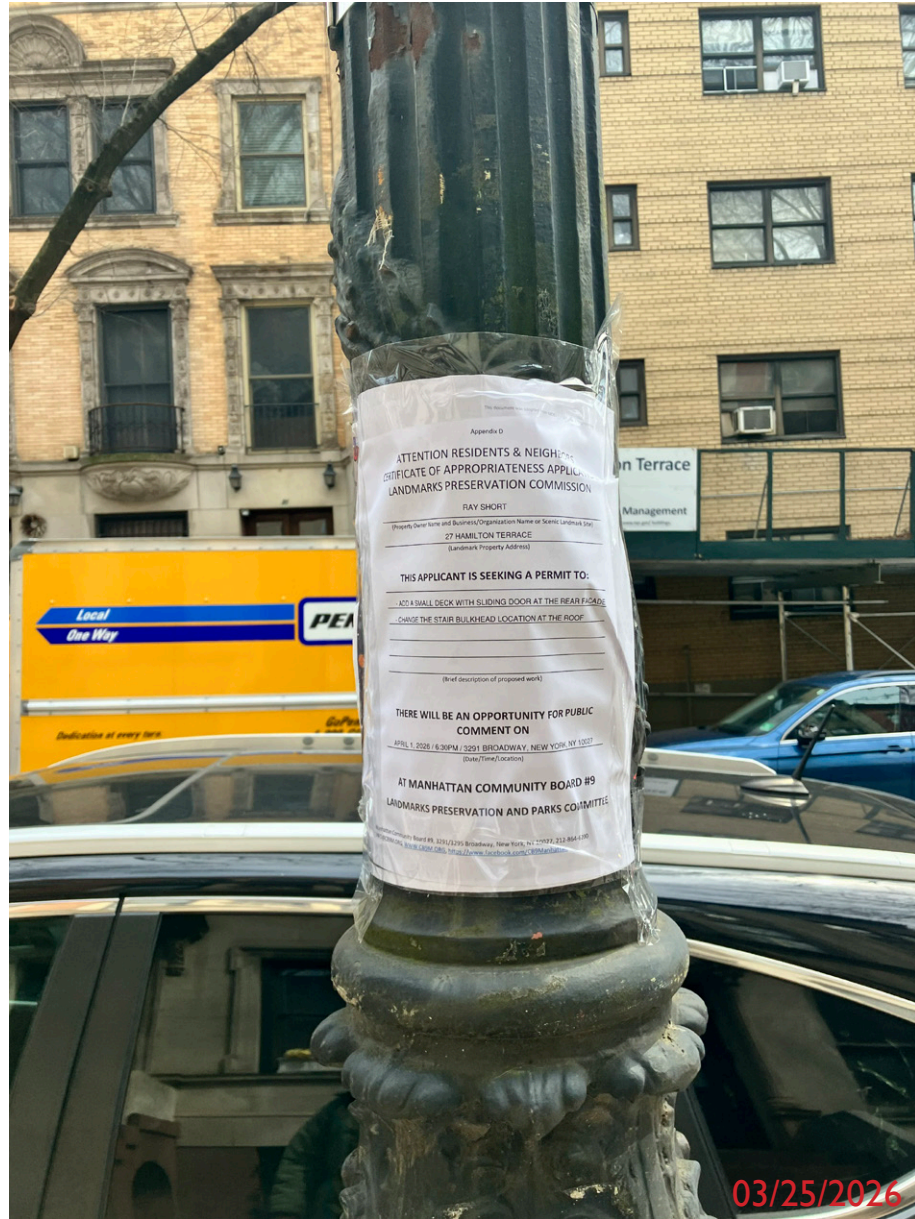


EXISTING BULKHEAD



PROPOSED BULKHEAD

LPC NOTICE



BLOCK PLAN & EXISTING ADDITIONS



475W 144th ST



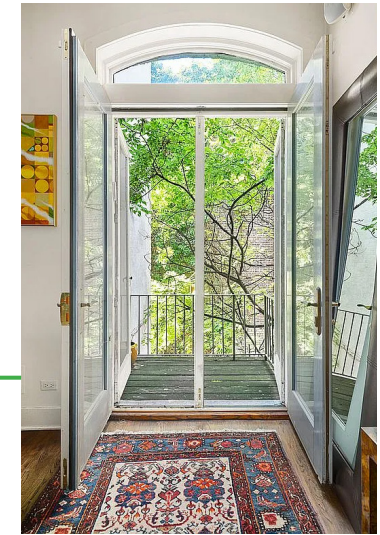
452W 144th ST



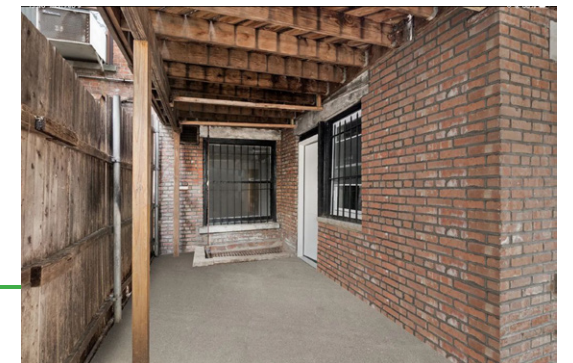
476W 142nd ST



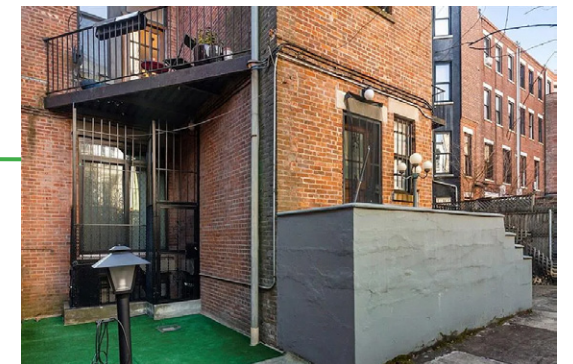
290 Convent Ave



420W 144th ST



58 HAMILTON TER

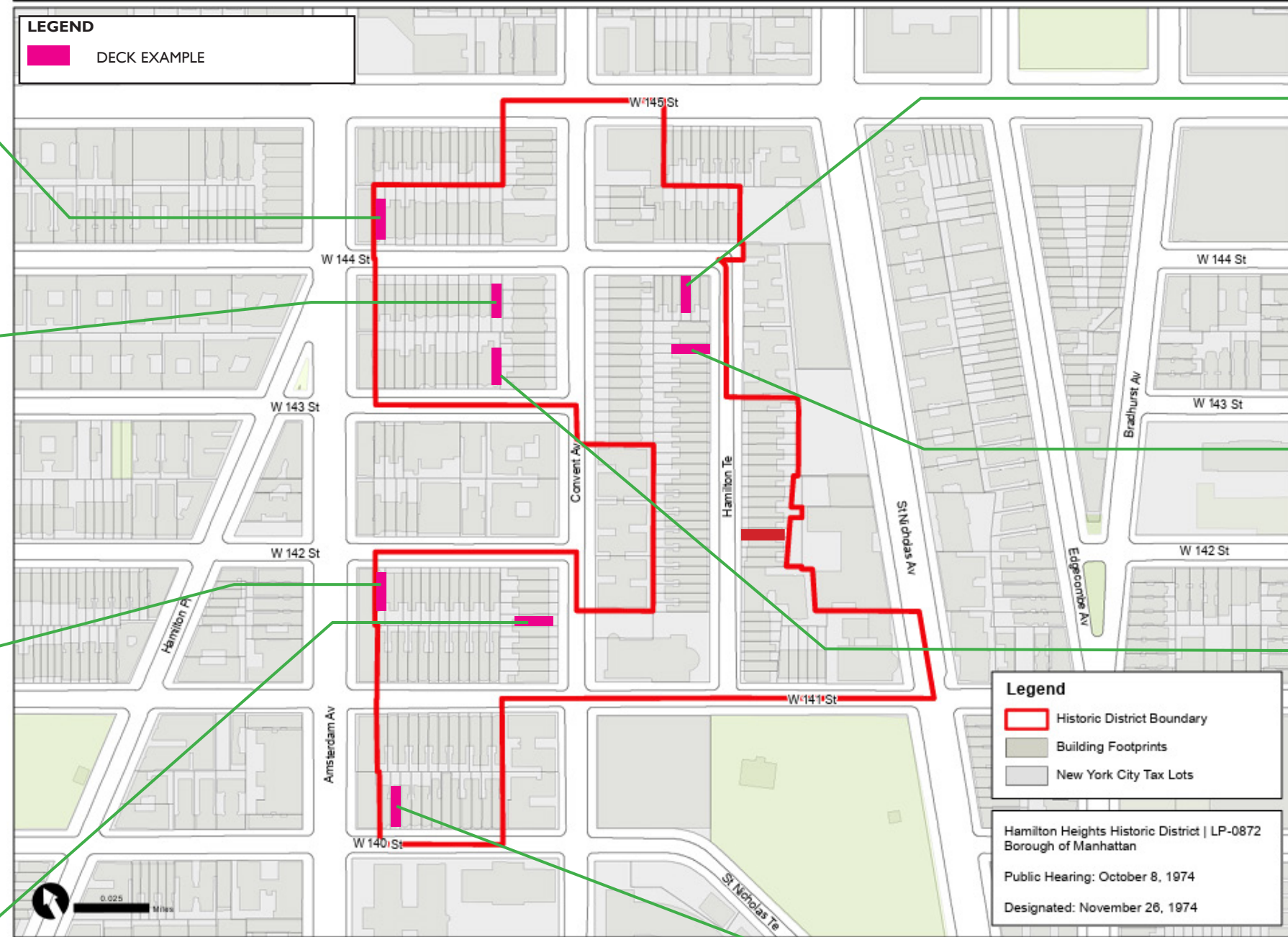


453W 143rd ST



473W 140th ST

Hamilton Heights Historic District | LP-0872



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.4.2019

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