

June 23 2026
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-26-08855

43 St. Nicholas Place – Hamilton Heights/Sugar Hill Northwest Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

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LPC-23-07671 43 ST NICHOLAS PLACE, MANHATTAN-2067-30

Application Goals: Improve accessibility and fire safety

- ENTRY: Reopen the historic central doorway to create an accessible entrance
- BULKHEAD: Extend the staircase to the roof for fire egress

Applicant: **Kota Alliance**

Community Facility, Non-Profit, Arts Organization



43 St. Nicholas Place, 1940
NYC Municipal Archives, colorized by norooft



43 St. Nicholas Place, 2022
Parked car blocking view digitally removed.



The Kota Alliance is a women-centered community based hub with a mission to create equity and empower marginalized women and girls through arts & culture, advocacy and championing gender equity and holistic wellness.

<https://www.kota-alliance.org/>



Saturday free yoga classes.
KOTA Alliance



Celebration of Light Opening
Photo: Michael Palma Mir



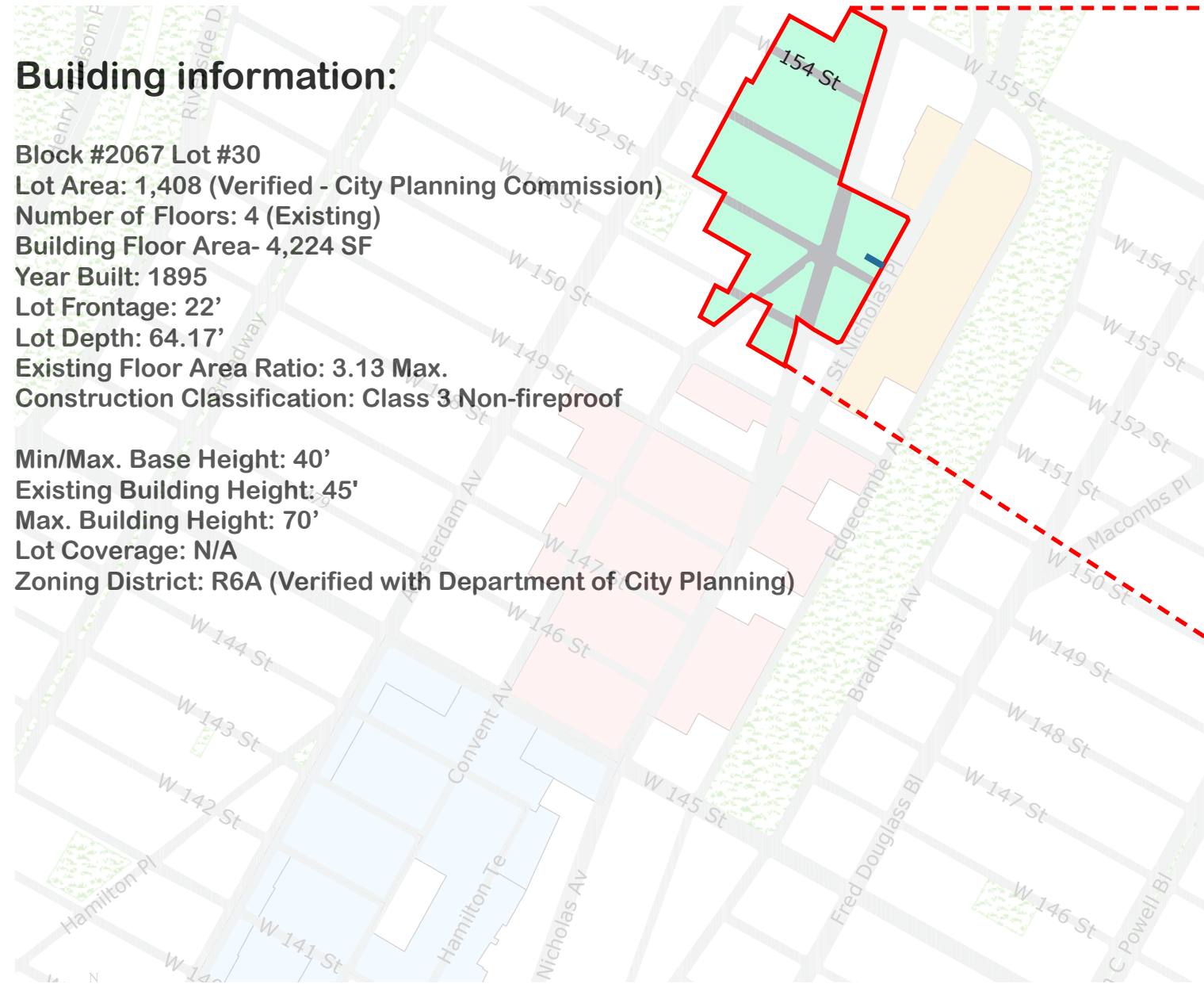
Kota Alliance

43 St Nicholas PL
New York NY 10031

Building information:

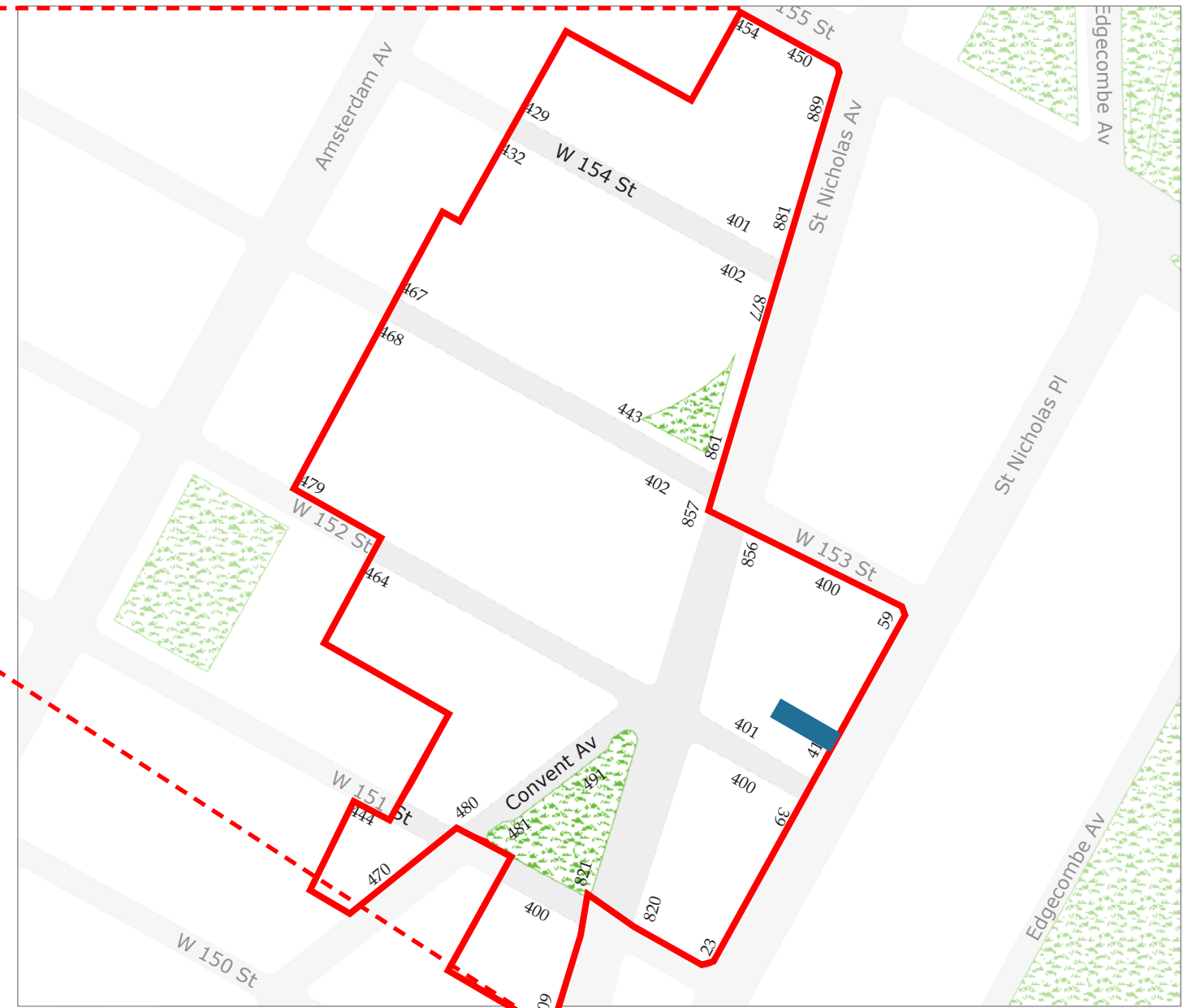
Block #2067 Lot #30
Lot Area: 1,408 (Verified - City Planning Commission)
Number of Floors: 4 (Existing)
Building Floor Area- 4,224 SF
Year Built: 1895
Lot Frontage: 22'
Lot Depth: 64.17'
Existing Floor Area Ratio: 3.13 Max.
Construction Classification: Class 3 Non-fireproof

Min/Max. Base Height: 40'
Existing Building Height: 45'
Max. Building Height: 70'
Lot Coverage: N/A
Zoning District: R6A (Verified with Department of City Planning)



Map of the Hamilton Heights / Sugar Hill Historic Districts, Landmarks Preservation Commission Northwest District outlined in red; KOTA project site highlighted in blue

Hamilton Heights / Sugar Hill Historic Districts



Map of the Hamilton Heights / Sugar Hill Northwest Historic District, Landmarks Preservation Commission KOTA project site highlighted in blue

Application Goals: Improve accessibility and fire safety

Goal 1 : Improve Accessibility

ENTRY

- Reopen the historic central doorway to create an accessible entrance

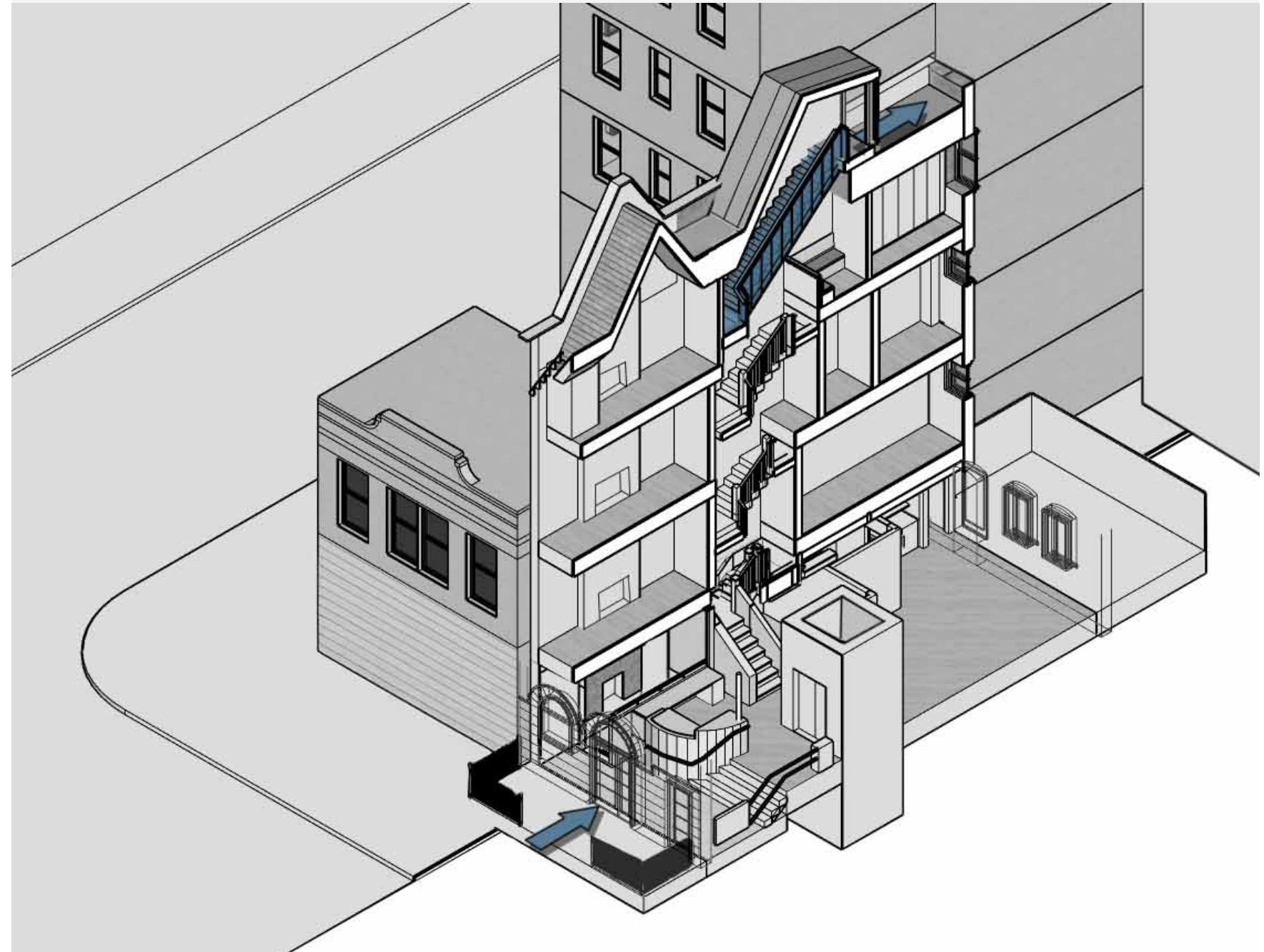


Colorized image of original central entry.
Stoop no longer in existence

Goal 2: Improve Safety

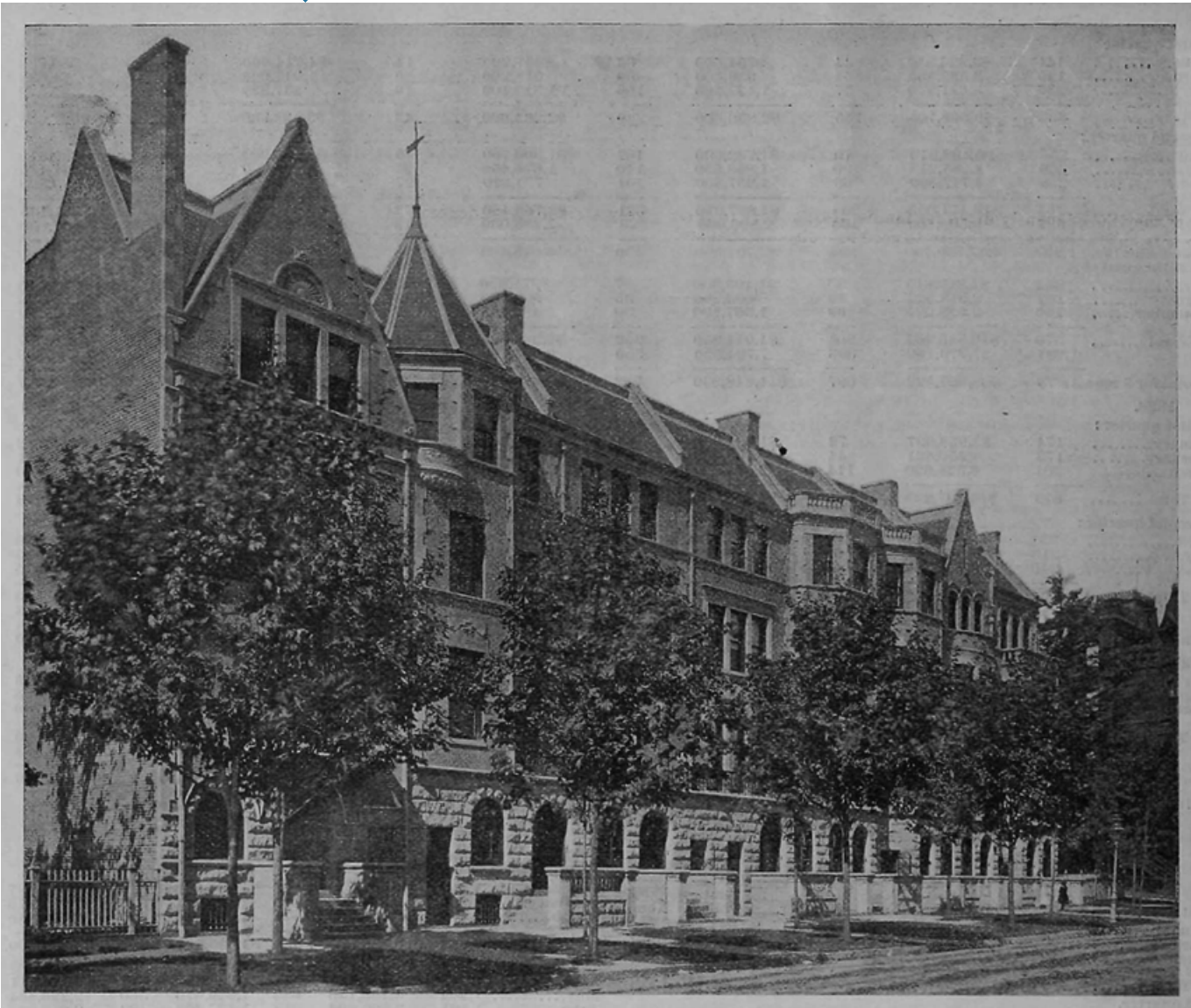
BULKHEAD

- Continue the staircase to the roof for fire egress



Proposed isometric section showing bulkhead/rooftop
access and accessible entry

Context:
Historic Images



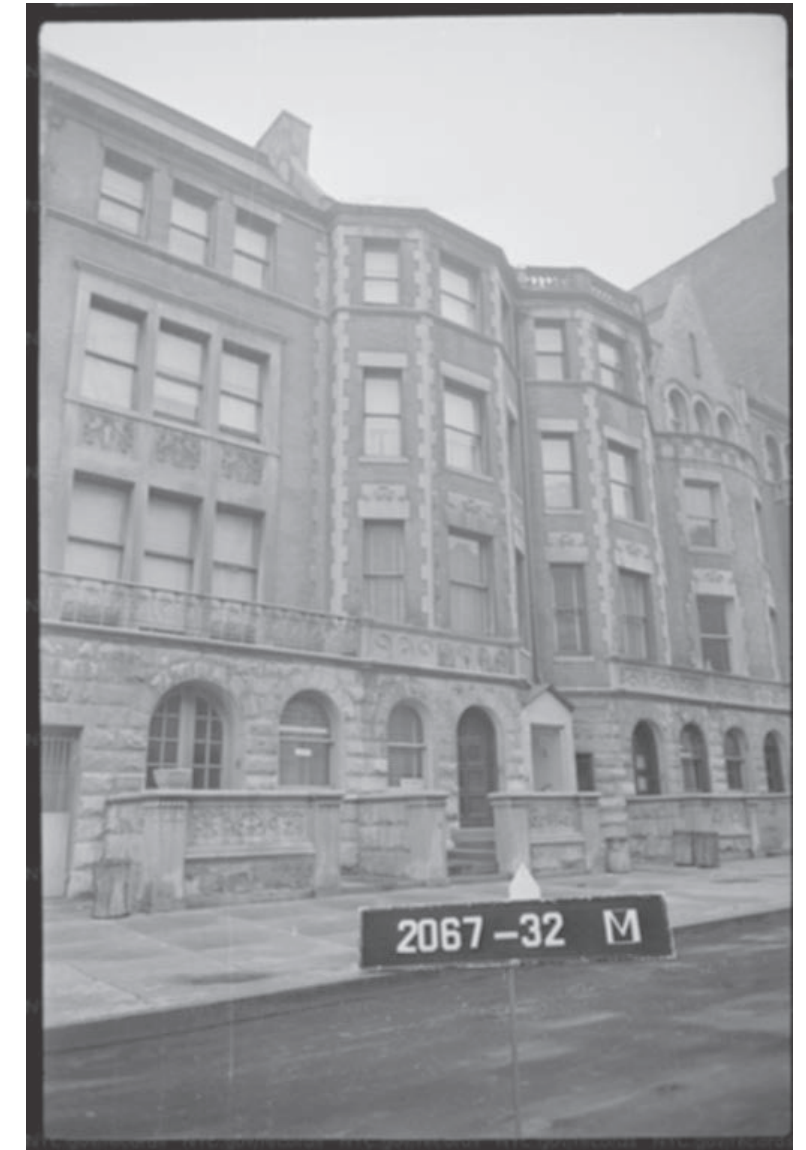
Historic photo of block, with site in the foreground (far left), circa 1895.

Real Estate Record and Builder's Guide. Vol. 54, No.1438., P.436.
Columbia University Libraries Digital Collections



Historic photo of site, circa 1940.

1940s Tax Department Photographs - 43 Saint Nicholas Avenue & 49 Saint Nicholas Avenue
New York City Municipal Archives



Historic photo of neighboring entry facades circa 1940

**Context:
Current Conditions**



View toward south party wall of 43 Saint Nicholas Place, seen beyond 41 Saint Nicholas Place / 401 W. 152nd Street



View toward south party wall of 43 Saint Nicholas Place, seen from intersection of Saint Nicholas Place and W. 152nd Street

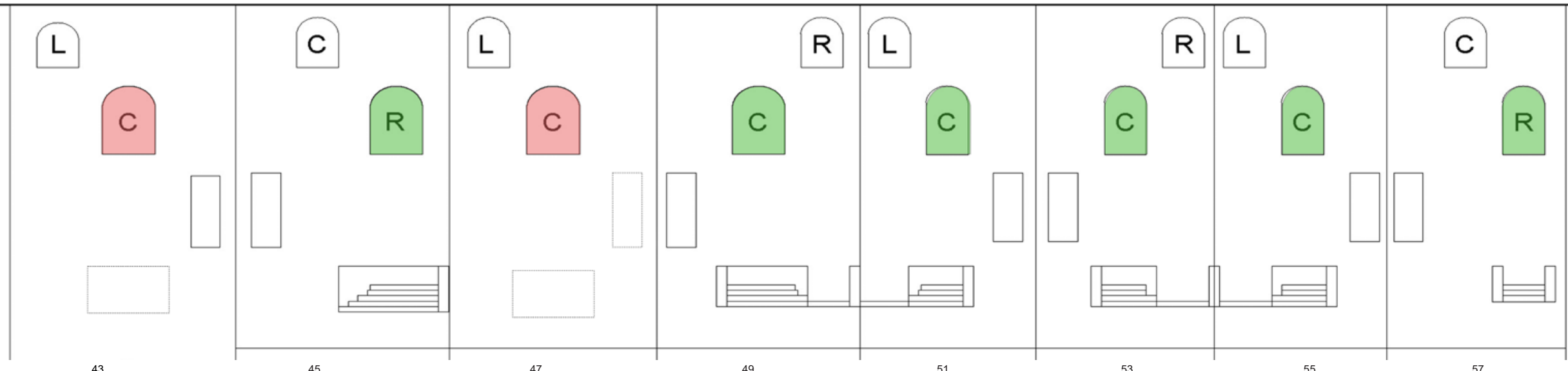


View toward primary facade of 43 Saint Nicholas Place from directly across Saint Nicholas Place

Entry Context:
Block Pattern
Study



- Key
- Historic stoop removed
 - Historic opening altered
 - No longer exists
 - Currently exists



41

43

45

47

49

51

53

55

57

6.23.26

Historic window
& door remain

6 of 33

Application Goals 1: Improve accessibility

ENTRY

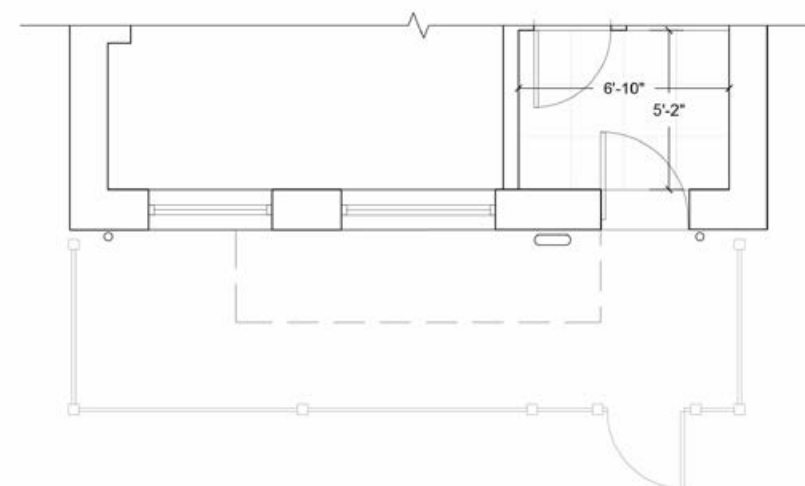
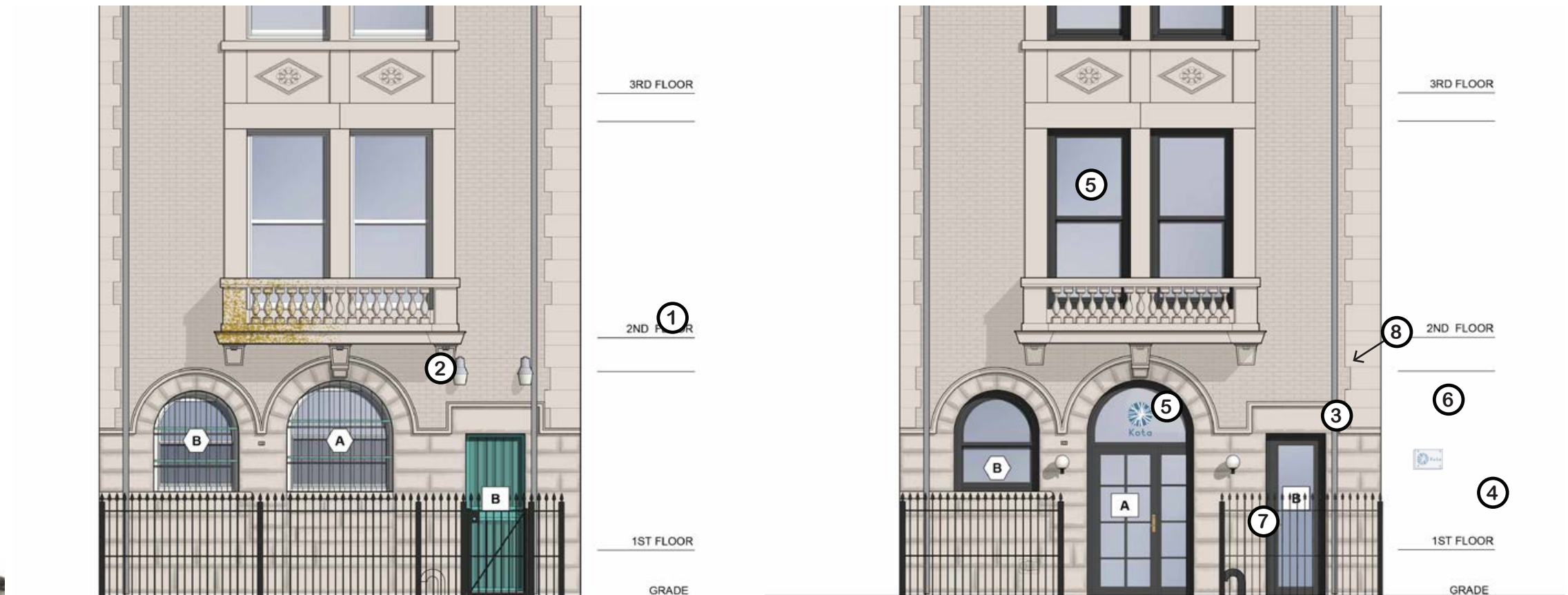
- Reopen the historic central doorway to create an accessible entrance

Front Elevation

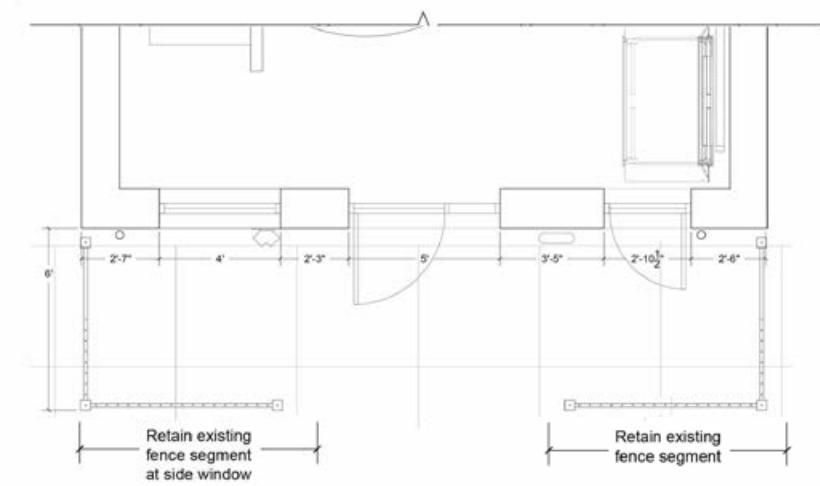
- ① Flood lamps removed
- ② Historic brass address plate preserved
- ③ Main entrance returns to historical location, dropped to grade for accessibility
- ④ Non-historic door & security grille replaced w/ glazed door
- ⑤ New simulated double-hung window with lunette above consistent with historical reference - reviewed at staff level
- ⑥ New lights at entry reviewed at staff level.
- ⑦ Portion of fence removed at entry
- ⑧ Signage - Vinyl signage reviewed at staff level



Entry facade of 43 Saint Nicholas Pl.



6.23.26



Rusticated Base

The tripartite organization of the block and heavily rusticated base accepts a diverse set of historic and non-historic doors and windows.



43 St. Nicholas Place



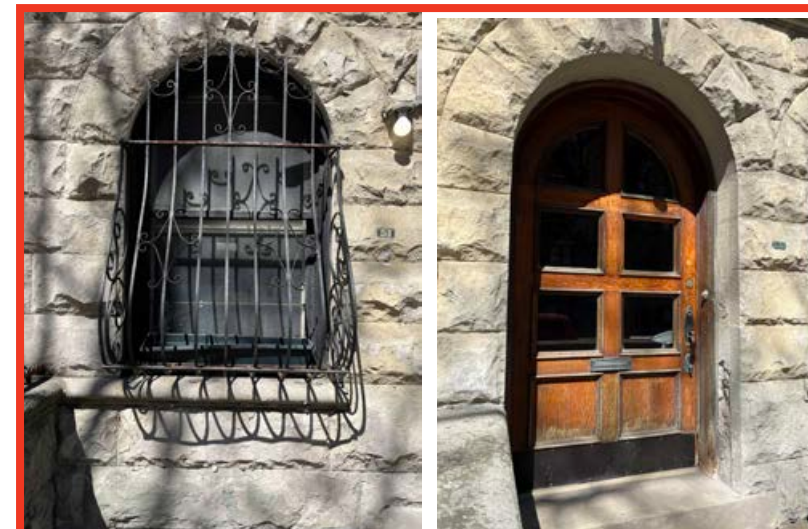
57 St. Nicholas Place



45 St. Nicholas Place



47 St. Nicholas Place



51 St. Nicholas Place

Historic window & door referenced



55 St. Nicholas Place

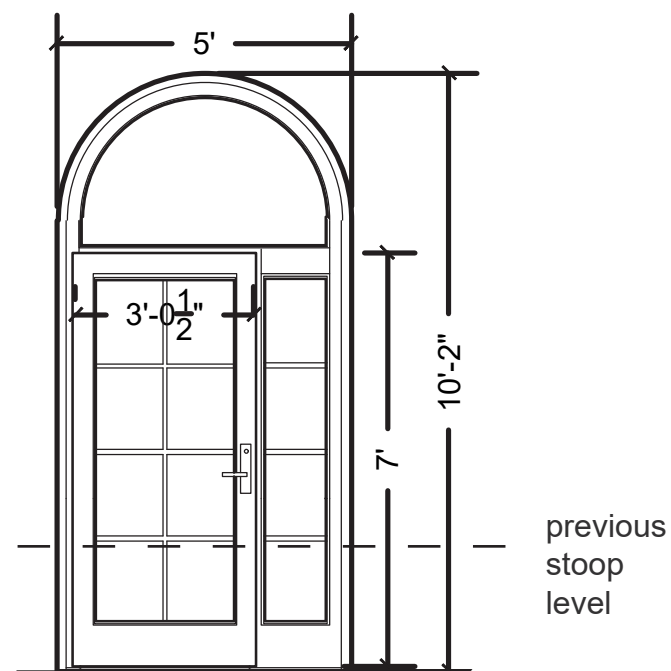
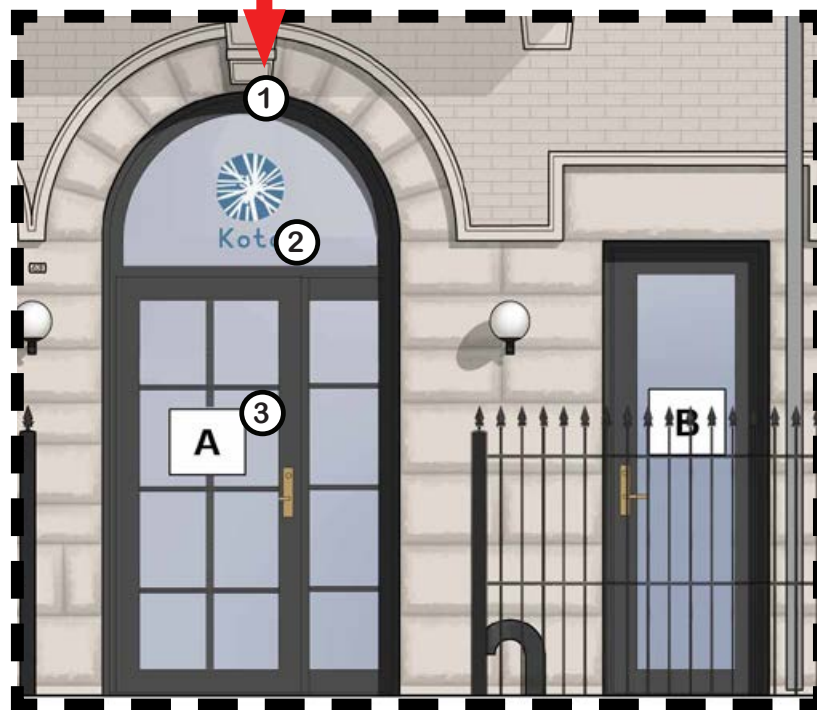
Entry

Proposed Entry Condition

The full arch is retained. A transparent infill distinguishes the entry as institutional rather than residential. ADA requirements including a flush entry and 3'-0" clear opening, result in asymmetrical configuration, expressed as a contemporary intervention



- ① Full arch retained
- ② Asymmetry driven by ADA accessibility requirements - 3' door width
- ③ Glazing with divided lites reference historic precedent



6.23.26

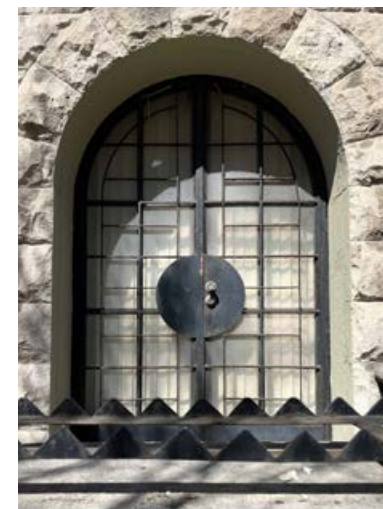
Context Comparison



Precedant A
51 St Nicholas Place
Full arch and existing historic door accessed by a stoop

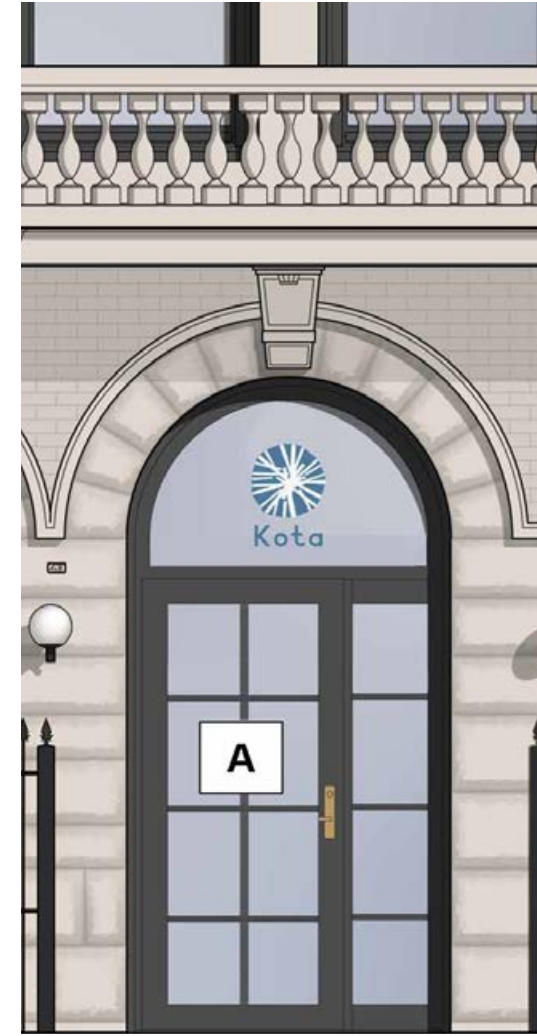
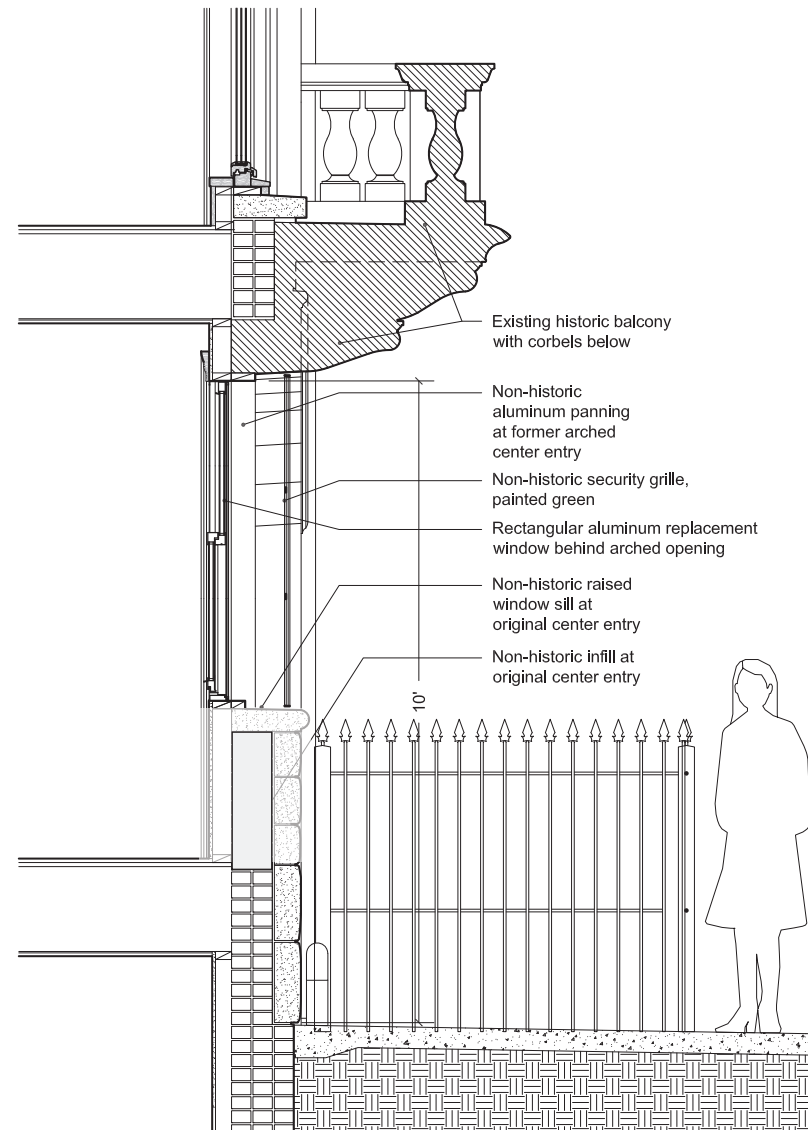
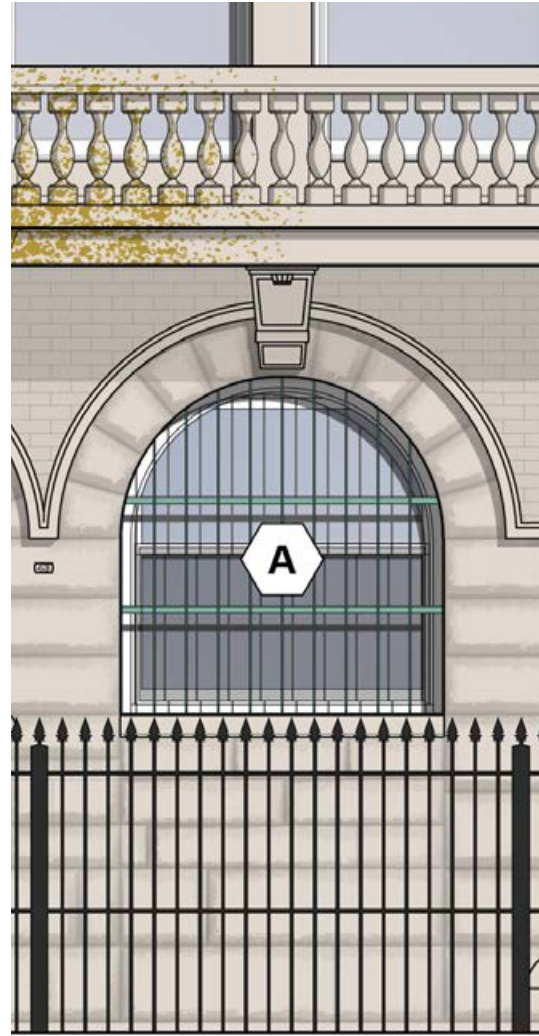


Precedant B
49 St Nicholas Place
Replacement wood door with glazing

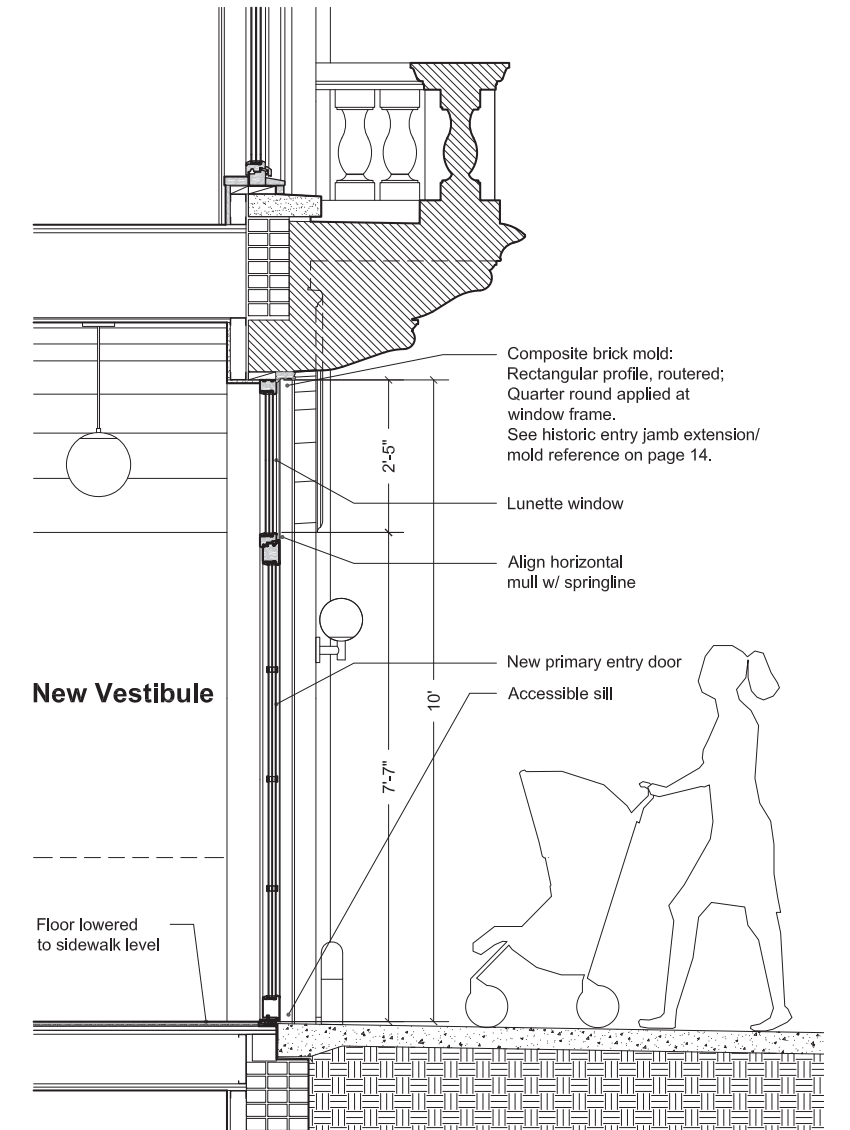


Precedant C
45 St Nicholas Place
Replacement steel door with glazing

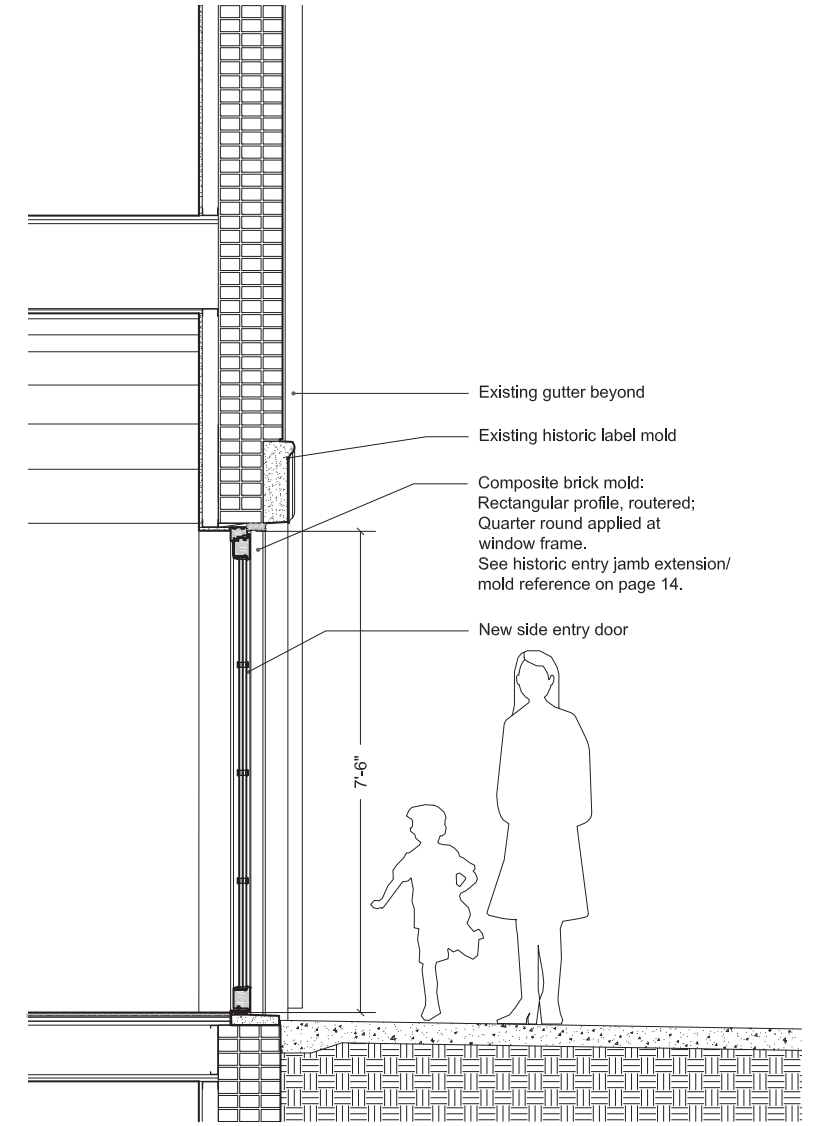
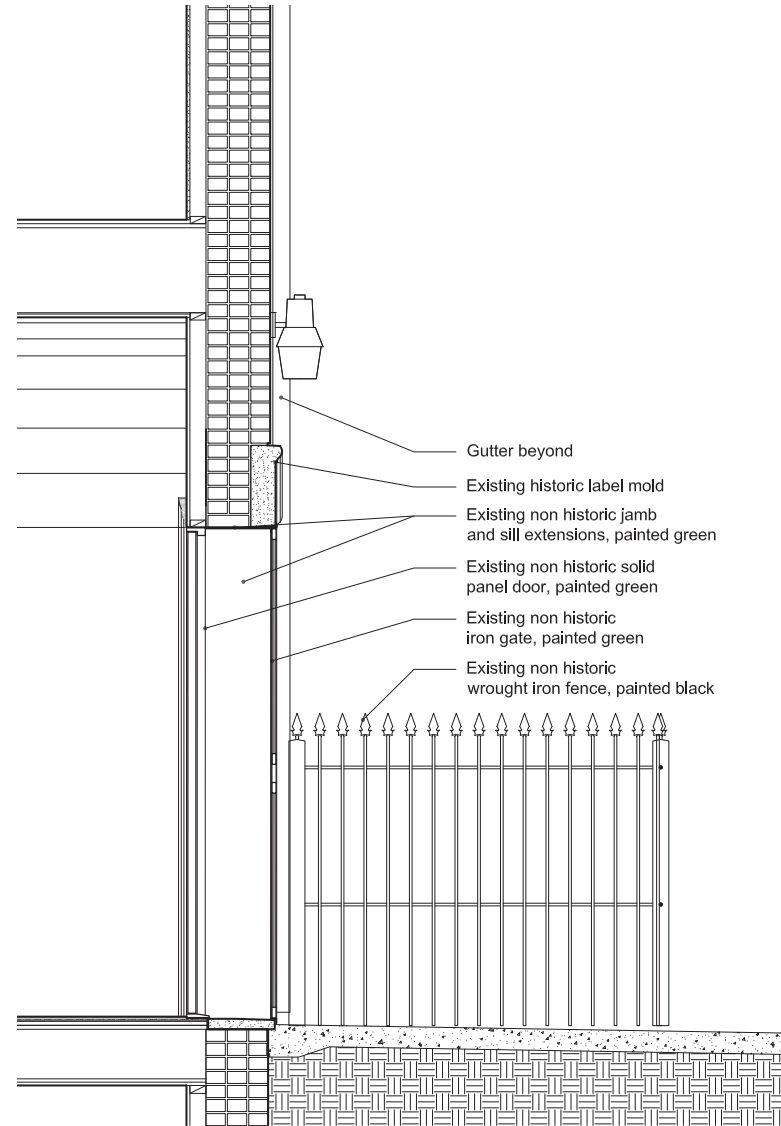
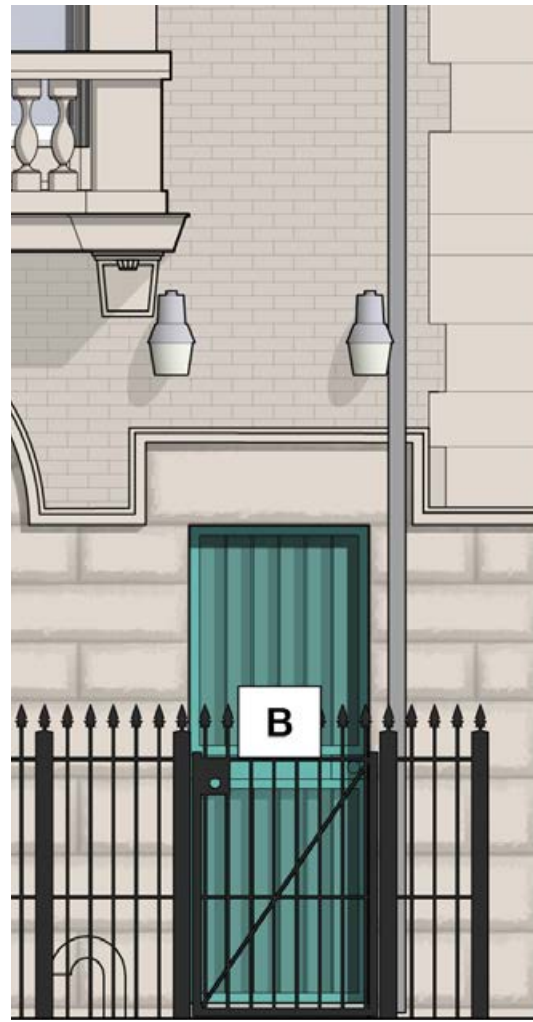
Entry Section at central entry - Existing (L) & Proposed (R)



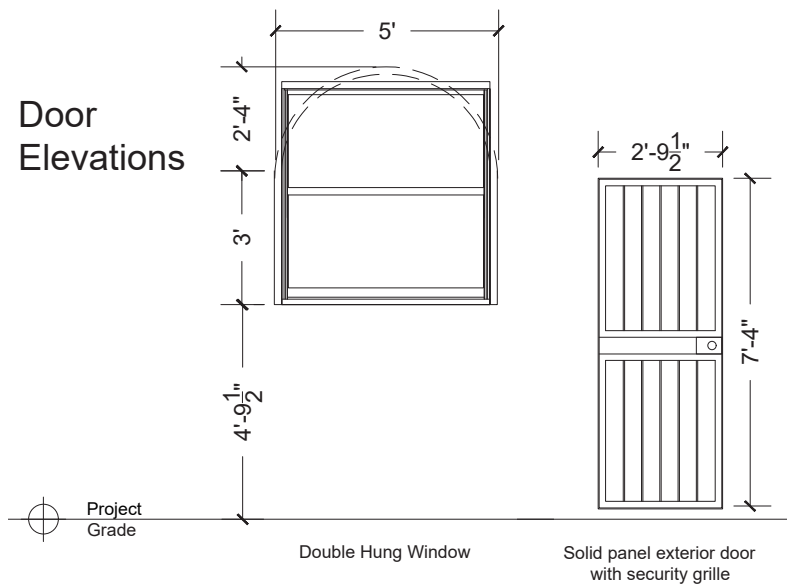
Note: Signage approved at staff level.



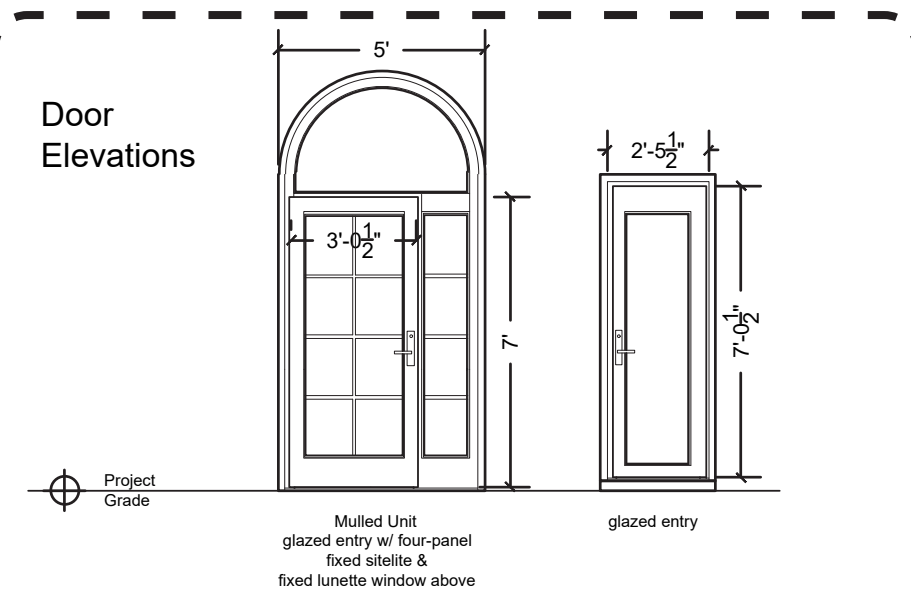
Entry Section at side entry - Existing (L) & Proposed (R)



Existing Non-Historic Infill



Existing Center Entry & Service Door Exterior Elevations



Proposed Center Entry & Service Door Exterior Elevations

Non-historic window, casing to be removed. Future entry A to be returned to arched opening, consistent with historical entry



Existing Window A

Non-historic white brake metal cladding @ head & jambs to be removed
 Non-historic security grille to be removed
 Non-historic sill to be removed



Existing Window A

Non-historic security grille to be removed
 Historic label mold & lintel preserved
 Non-historic break metal extensions @ head and jambs to be removed
 Non-historic door to be replaced

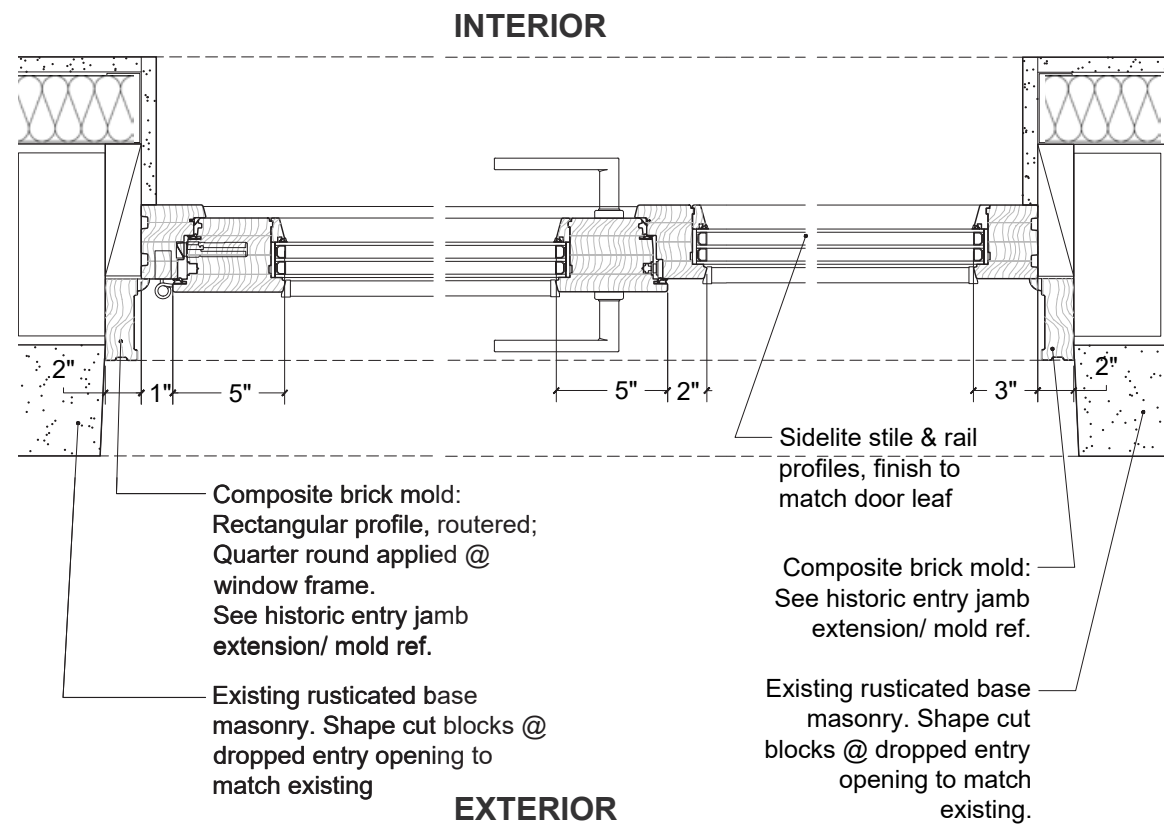


Existing Door B

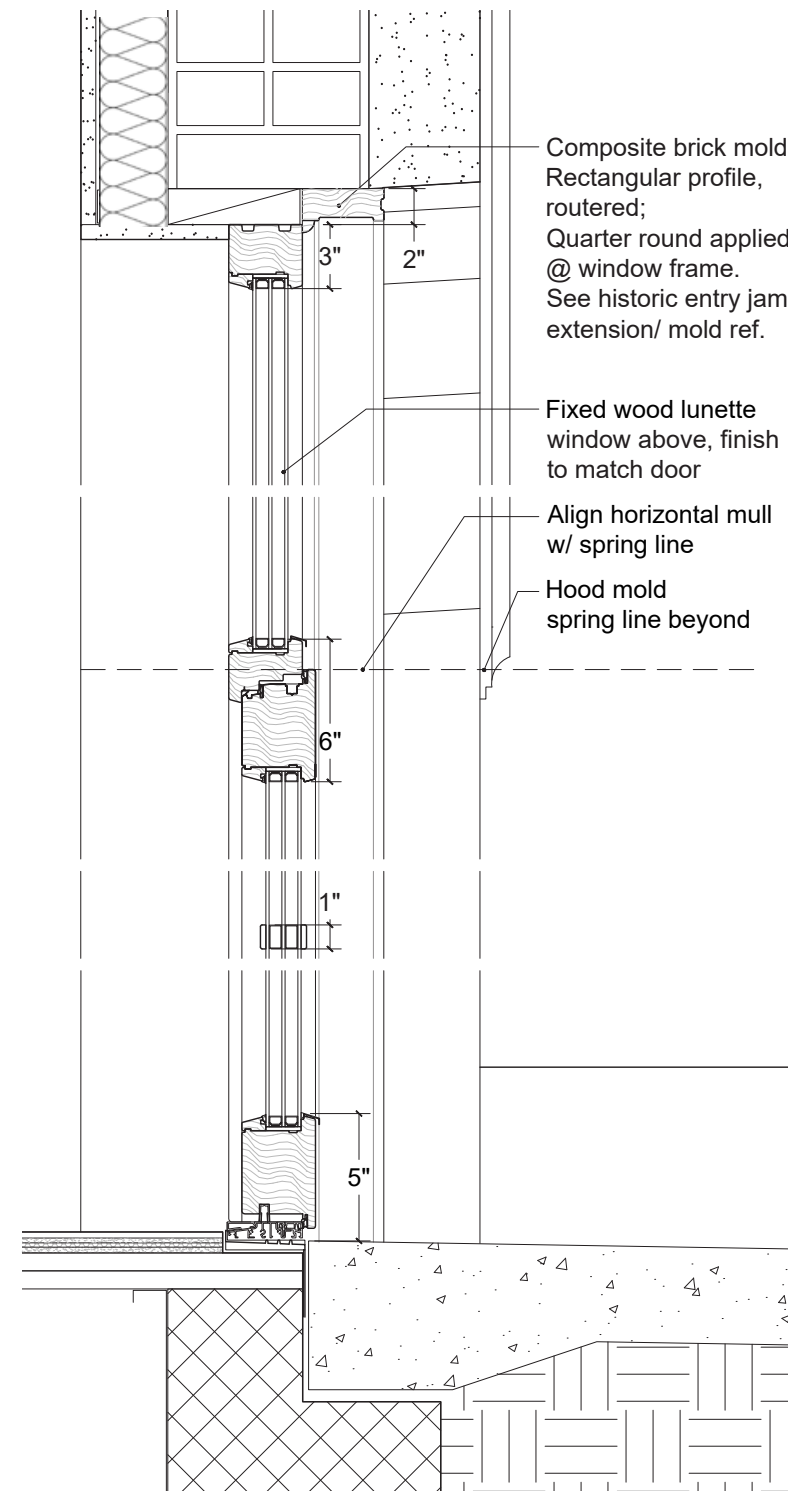
Entry

Proposed Door Details

51 Saint Nicholas Place
Entry door jamb reference



Proposed Jamb Detail (typ).



Proposed Head & Sill Details

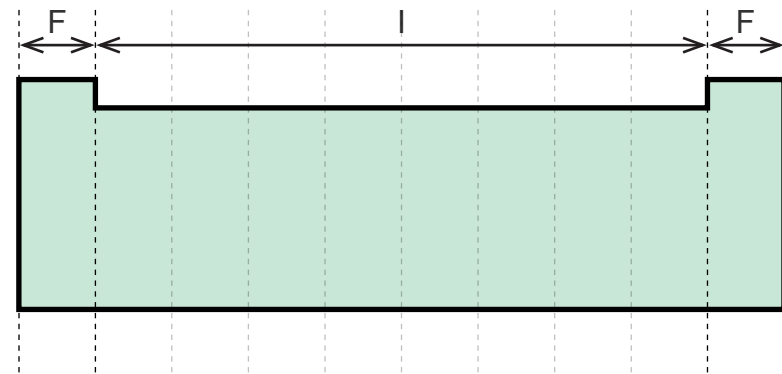


Front Elevation

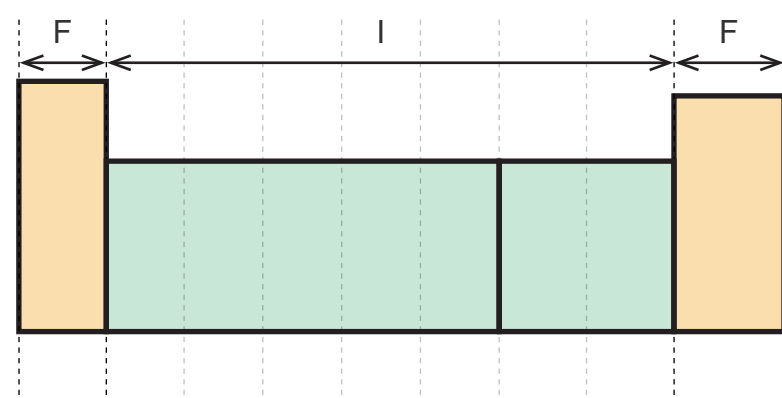
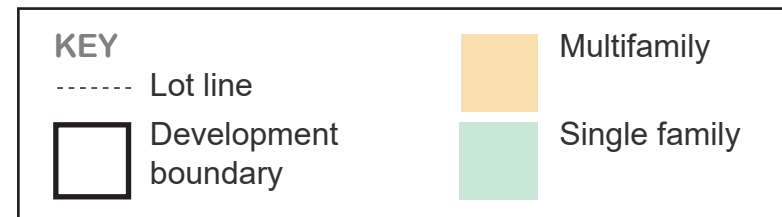
Application Goals 2: Improve Safety

BULKHEAD: Extend the staircase to the roof for fire egress

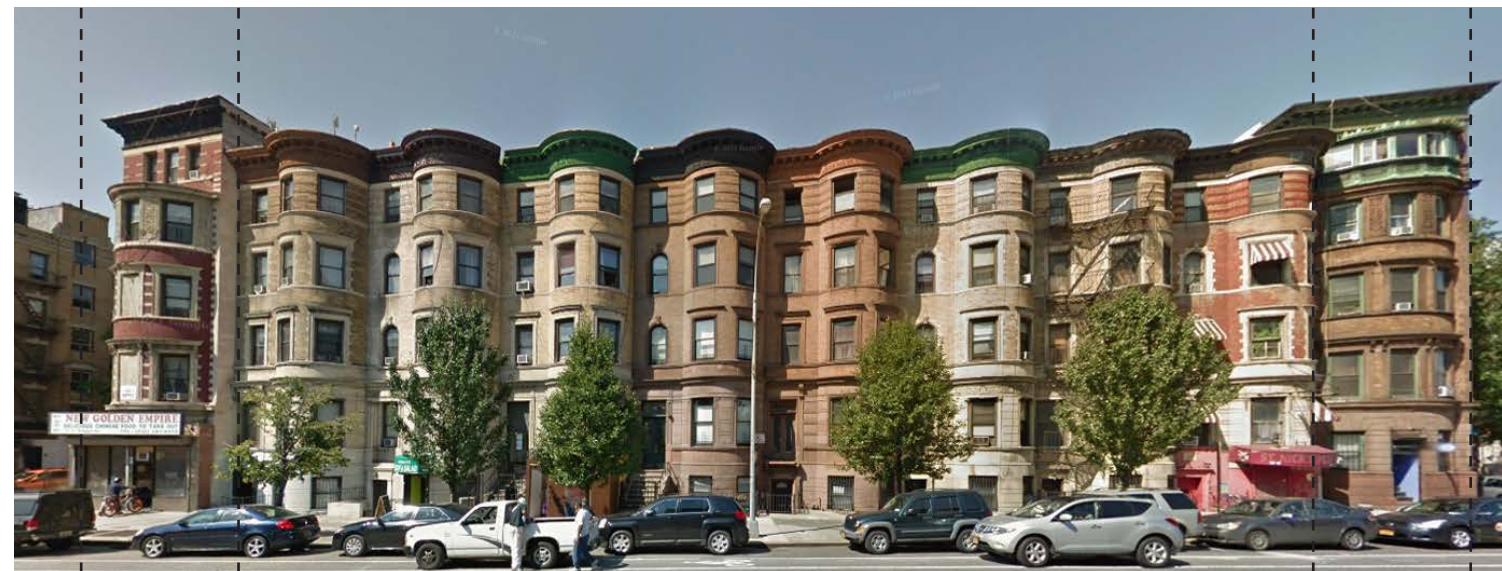
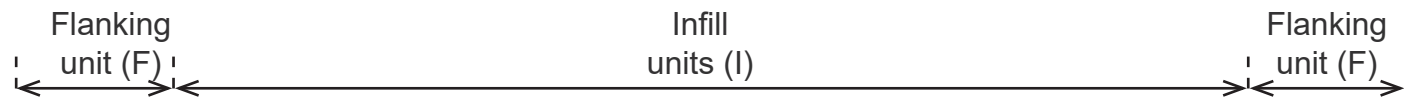
Bulkhead Context: Contemporaneous Developments Hamilton Heights/Sugar Hill Historic Districts, 1880-1900



Block Typology Diagram



Block Typology Diagram



757-775 Saint Nicholas Avenue, Frontal view



840-856 Saint Nicholas Avenue, Frontal view

Flanking Unit
Oblique view



Northeastern corner



Southwestern corner

Bulkhead Context: 41-61 St. Nicholas Place

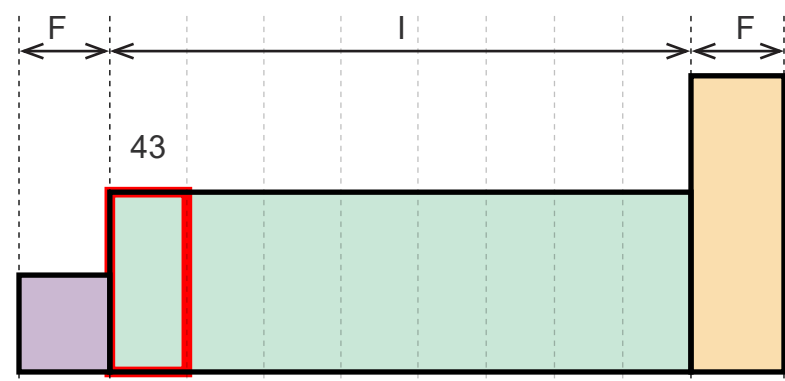


41-61 Saint Nicholas Place



Flanking Unit
Oblique view

Northeastern corner



Block Typology Diagram

KEY	
-----	Lot line
□	Development boundary
■ (Orange)	Multifamily
■ (Green)	Single family
■ (Purple)	Commercial

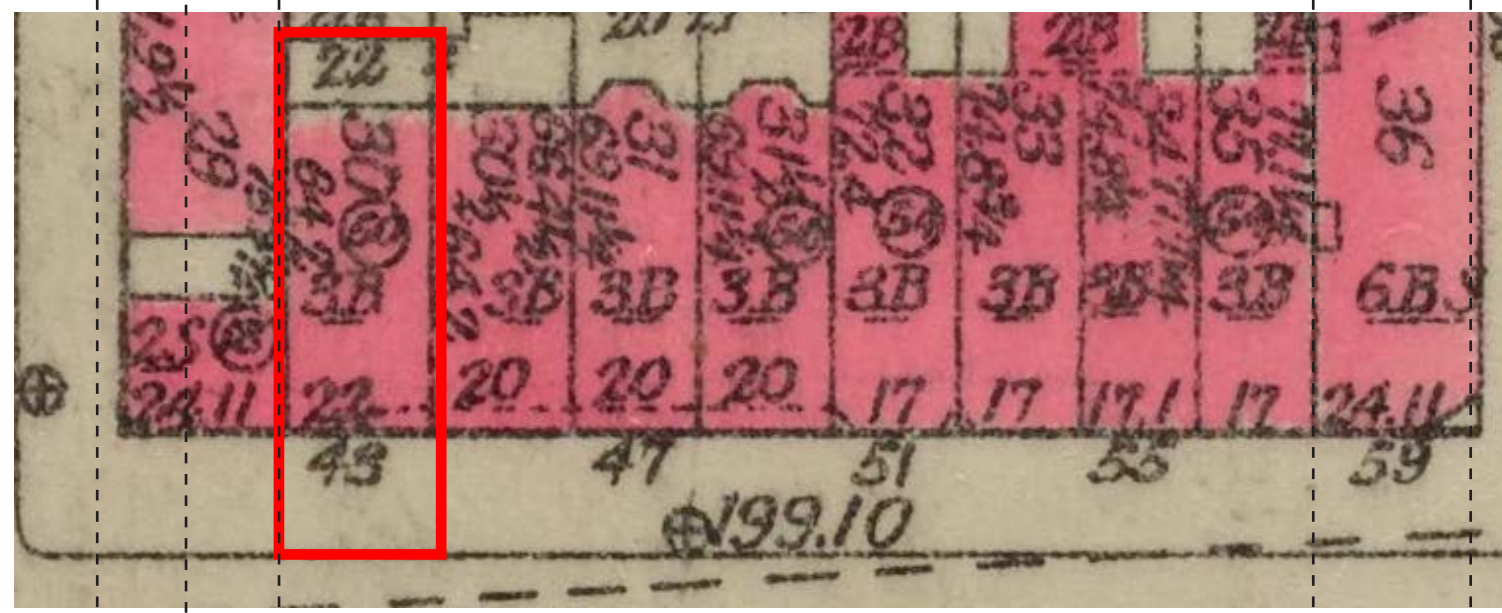


Plate 161, Atlas of the Borough of Manhattan, City of New York, 1923

Lionel Pincus and Princess Firyal
Map Division, NYPL



Southeastern corner

**Bulkhead:
View from Southeast**



View from intersection of
W. 152nd St. & Saint Nicholas Pl. - Existing



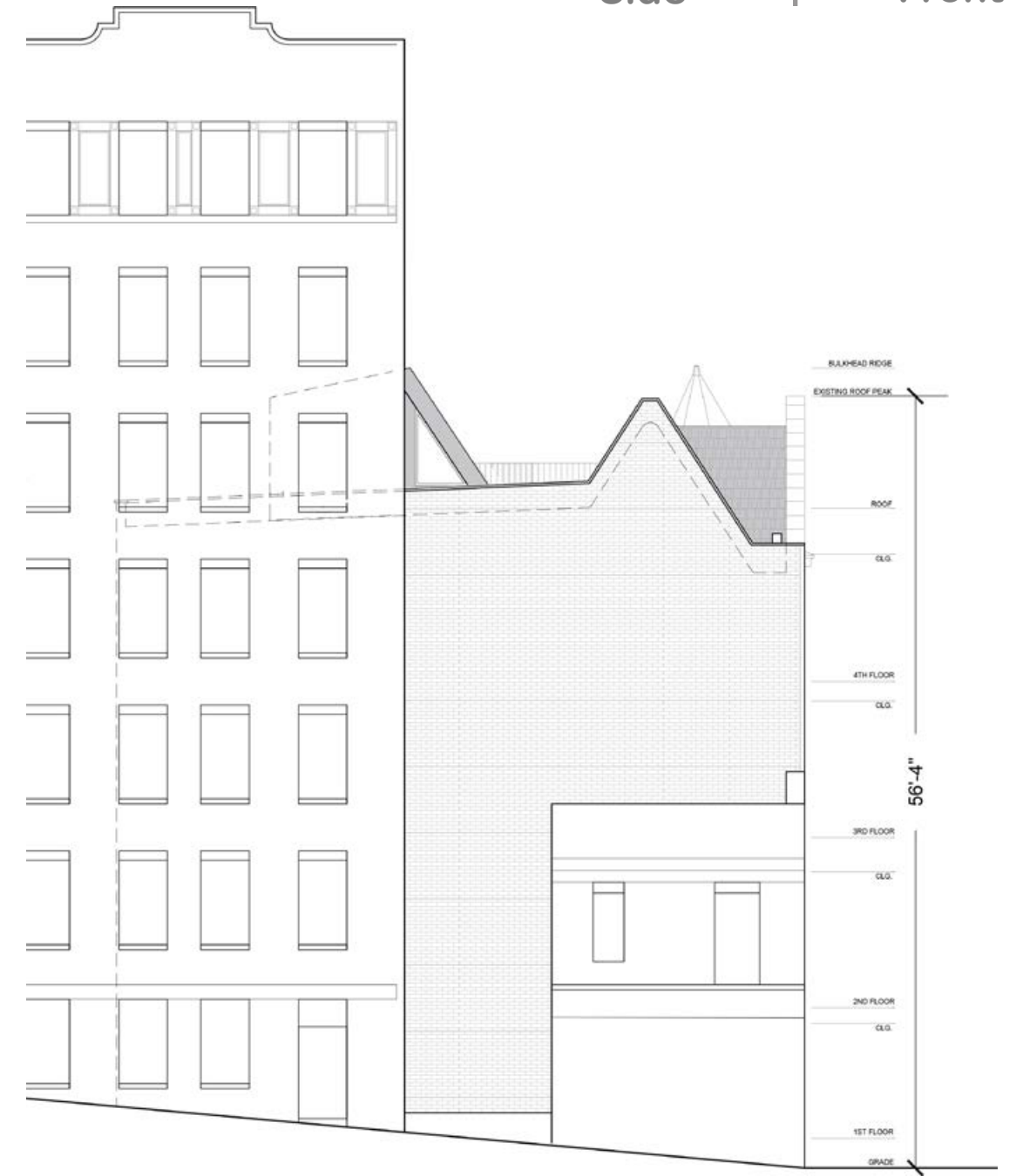
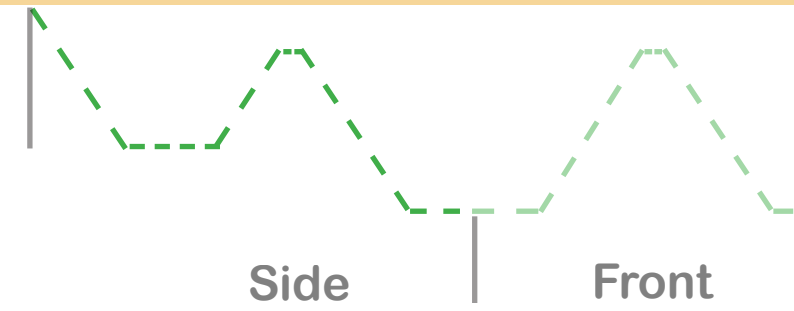
View from intersection of
W. 152nd St. & Saint Nicholas Pl. - Proposed

Bulkhead:
South Elevation



South elevation - existing

Gabling
Diagram

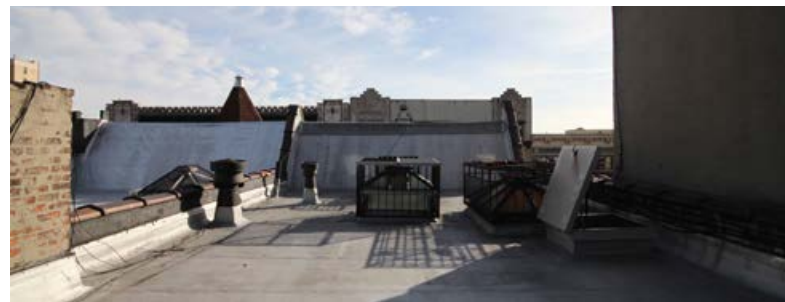


South elevation - proposed

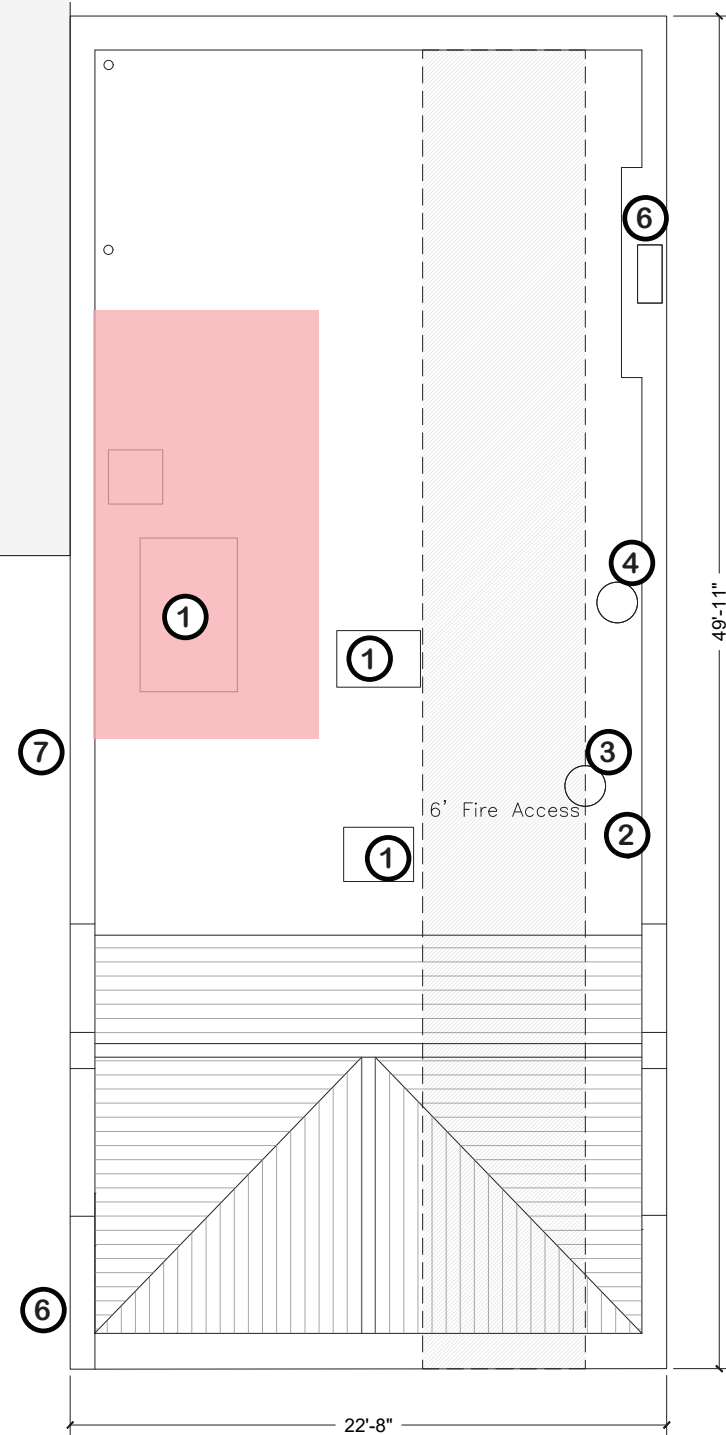
Bulkhead: Roof Plan

Exterior demo work highlighted in red

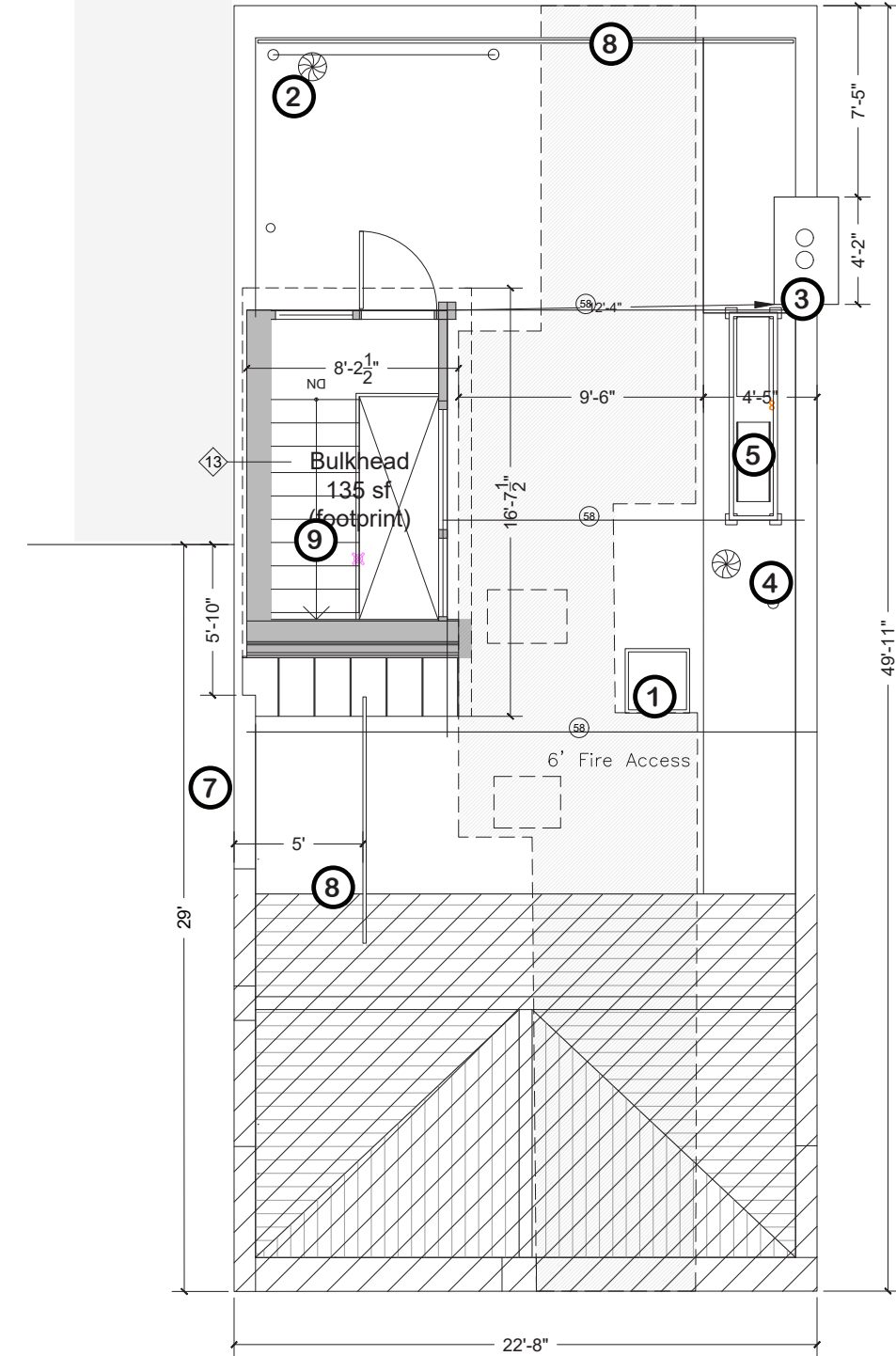
- ① Skylight
- ② Vent Stack
- ③ Boiler Stack
- ④ Bathroom Exhaust
- ⑤ HVAC Condensators
- ⑥ Former chimney missing
- ⑦ Party wall visible to south
- ⑧ New Guard Rail
- ⑨ New Bulkhead



Existing roof with access hatch & skylights



Existing roof plan



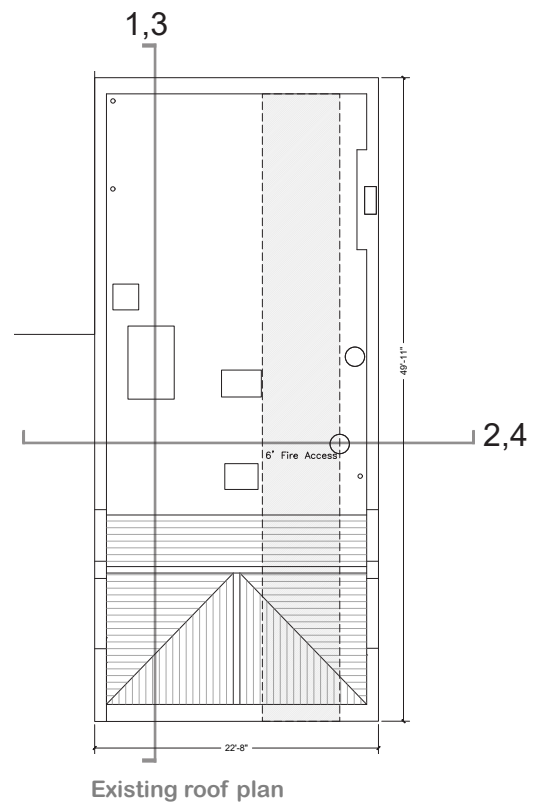
Proposed roof plan



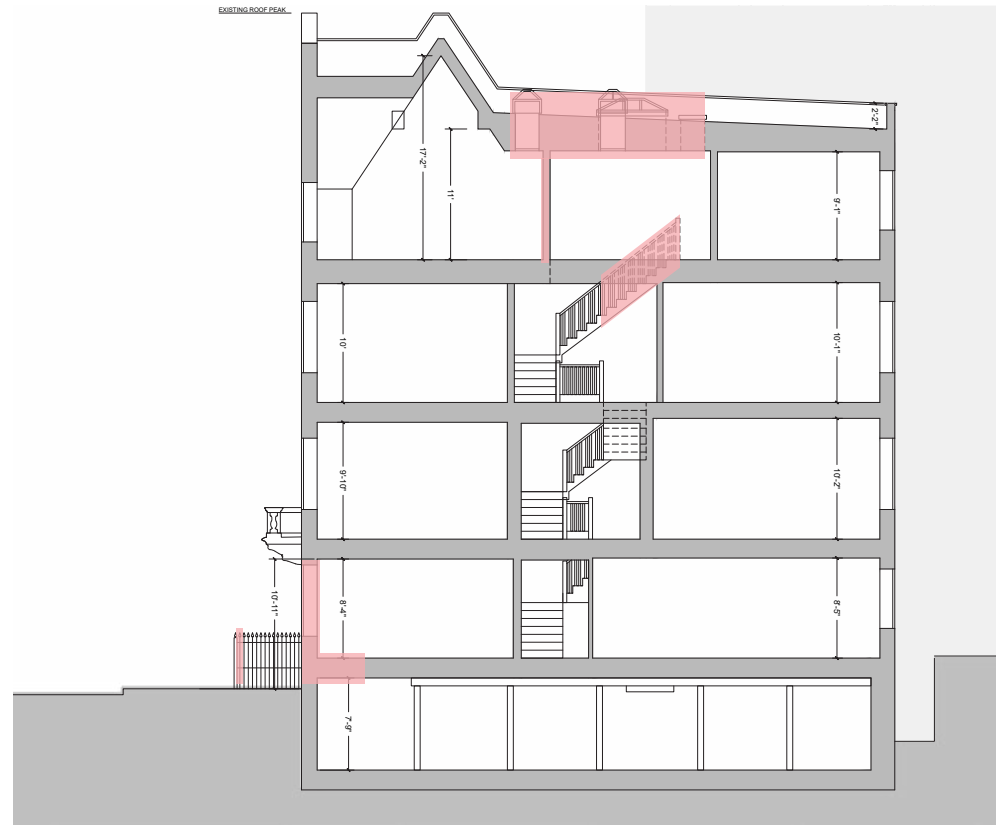
Bulkhead: Building Sections

Areas of work in red

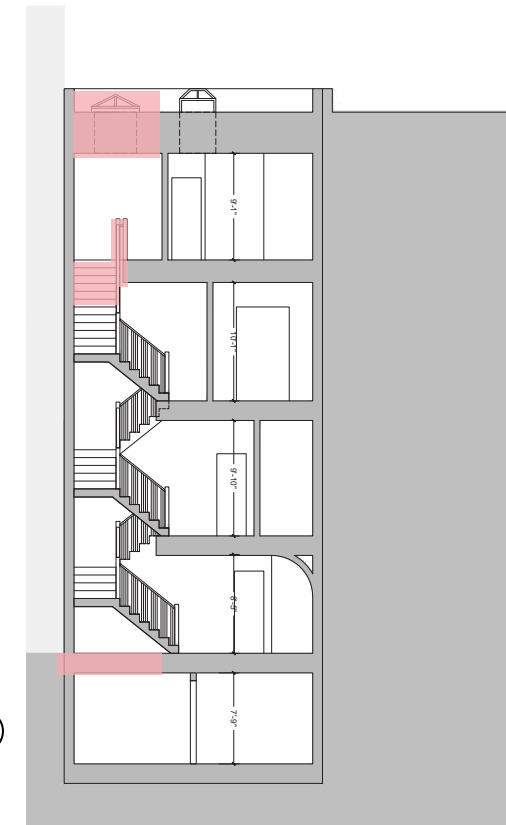
Areas of exterior work indicated with dashed lines



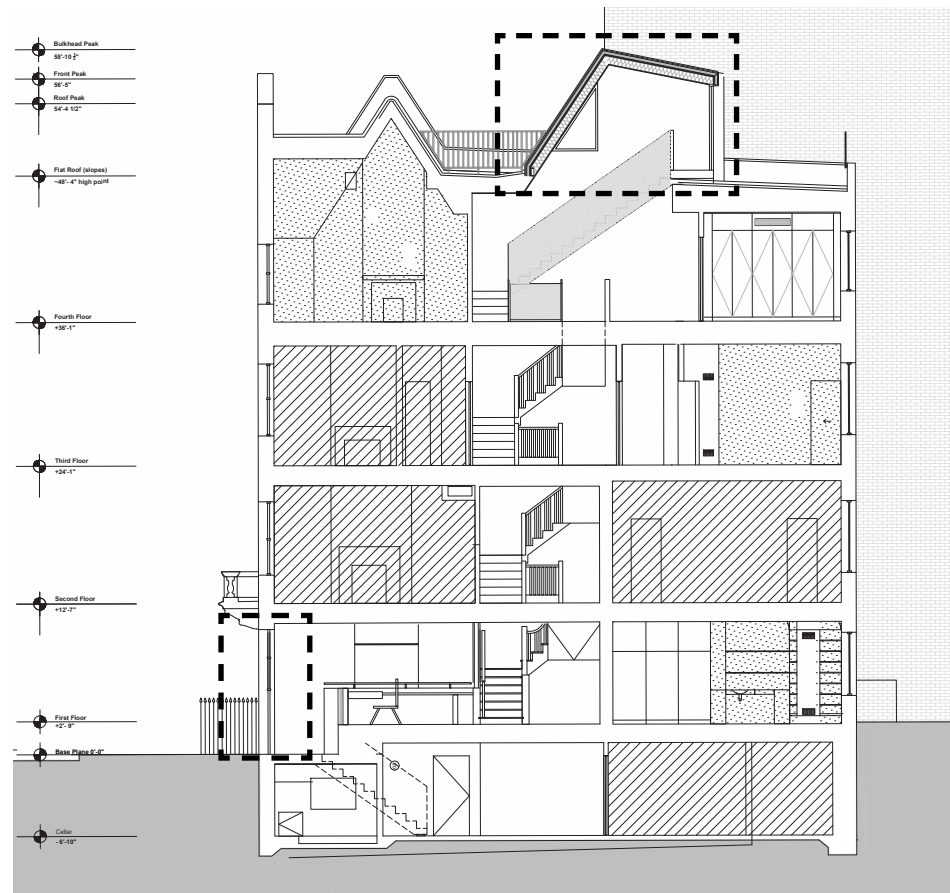
Existing sections ①



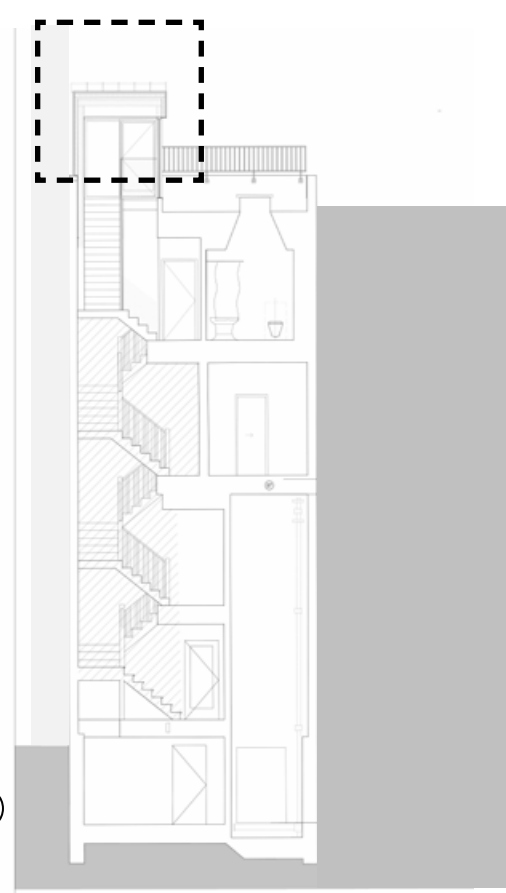
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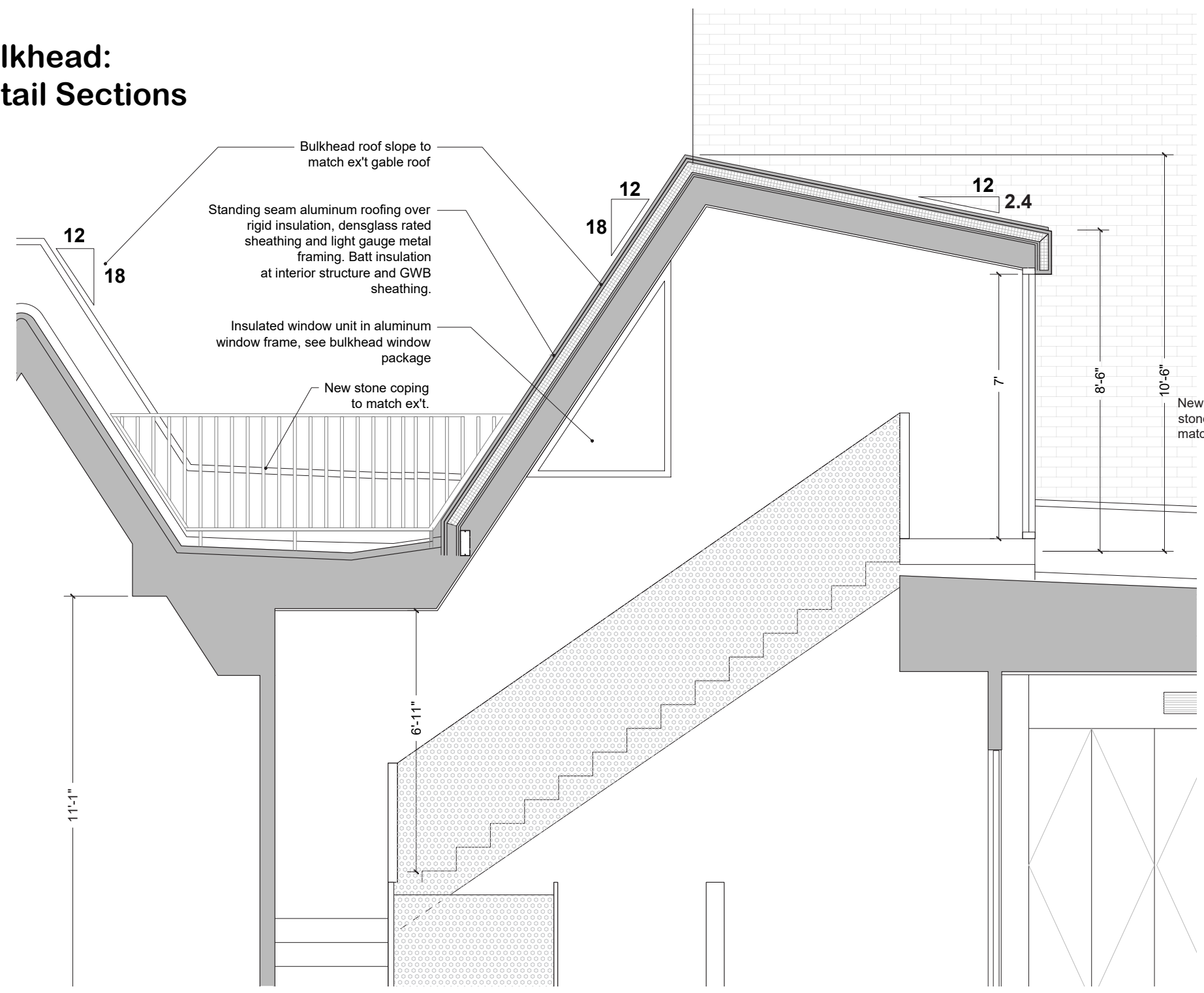
Proposed sections ③



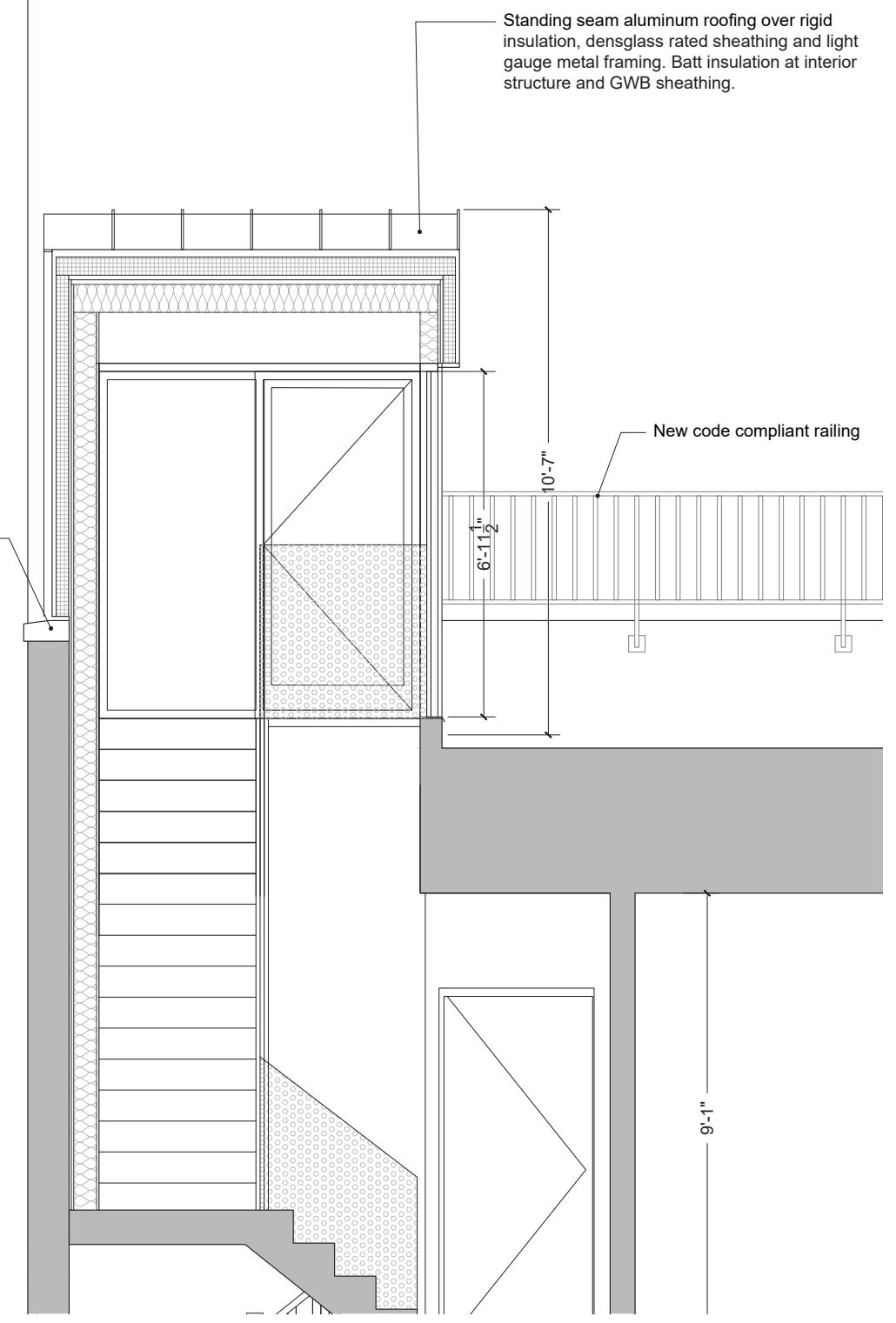
④



Bulkhead: Detail Sections



East/West Section (looking South)



North/South section (looking West)

**Bulkhead:
Roof Level Views**



View from Northwest

Bulkhead roof at 11.3 degrees (minimum slope to avoid guard rail).



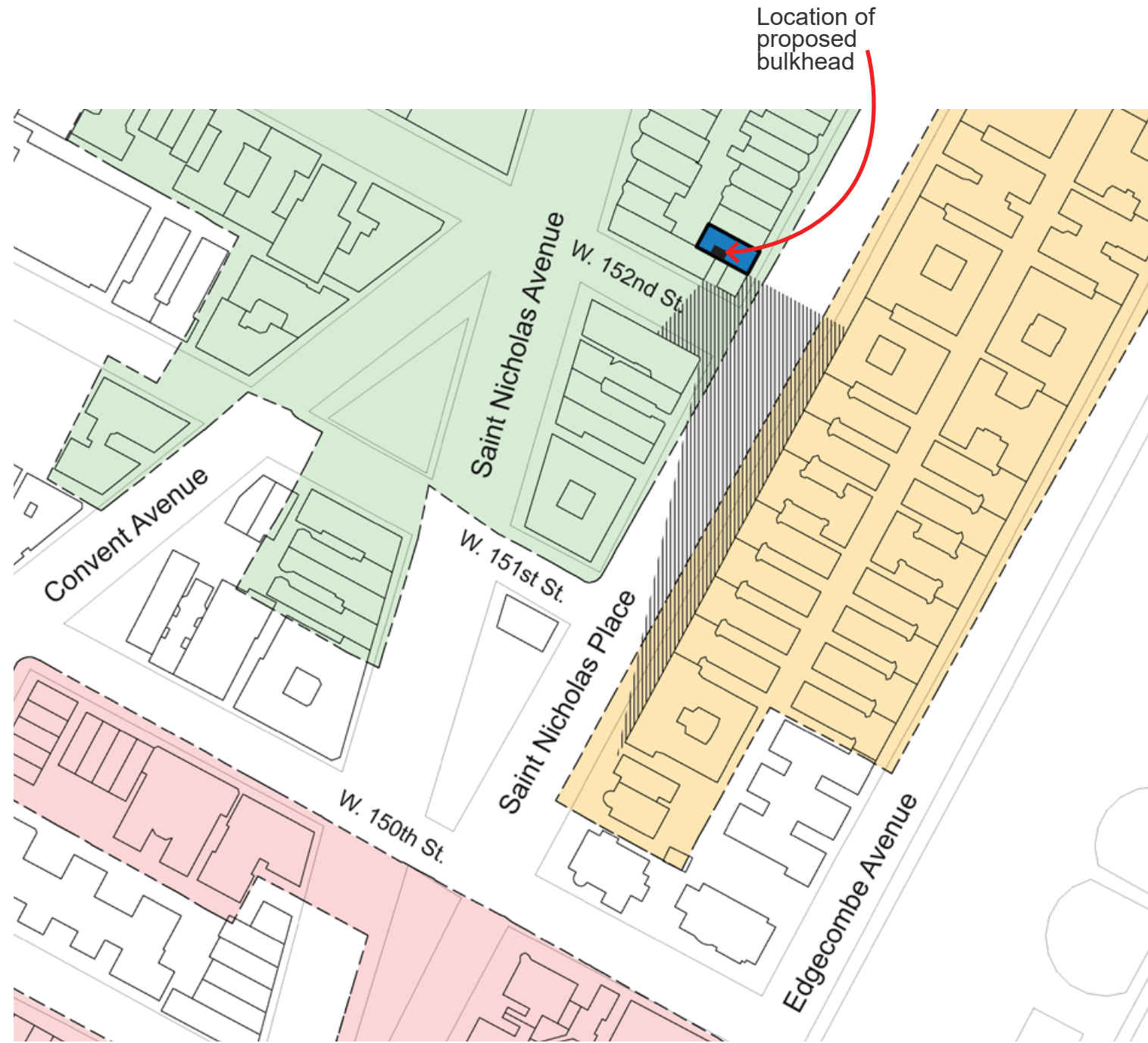
View from Northeast

Bulkhead roof pitch mimics existing historic roof pitch.



**View from W. 152nd
& Saint Nicholas Pl**

Bulkhead Mockup: Visibility Studies



KEY

	43 Saint Nicholas Place w/ proposed bulkhead		Proposed bulkhead
	Extent of visibility		HH/SH Northeast Historic Dist.
			HH/SH Northwest Historic Dist.
			HH/SH & Extension Historic Dist.

Diagram of Hamilton Heights / Sugar Hill Historic Districts illustrating the extent of visibility of the proposed bulkhead

Mockup: Visibility Studies View 1

Bulkhead
mockup (not visible)

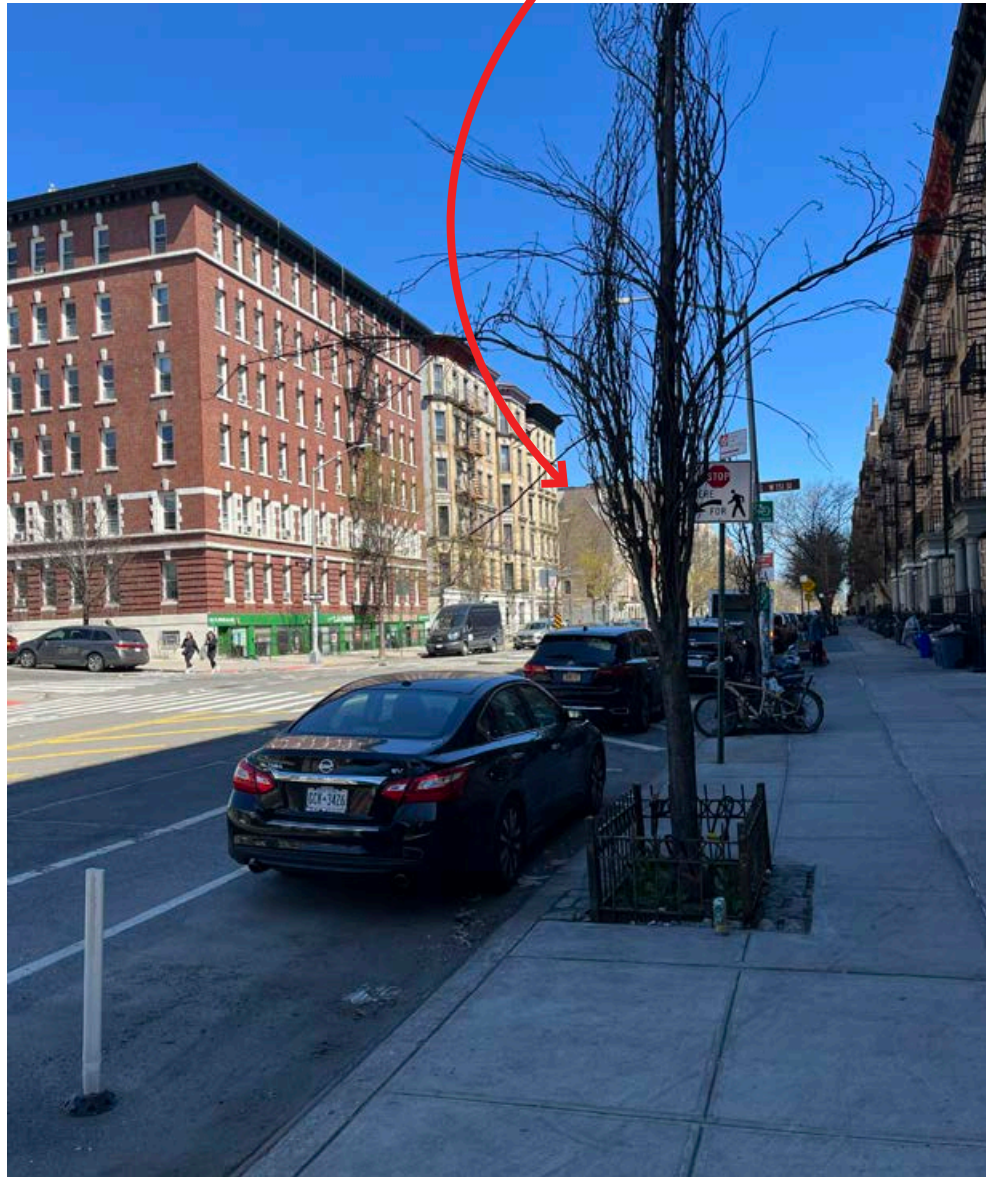
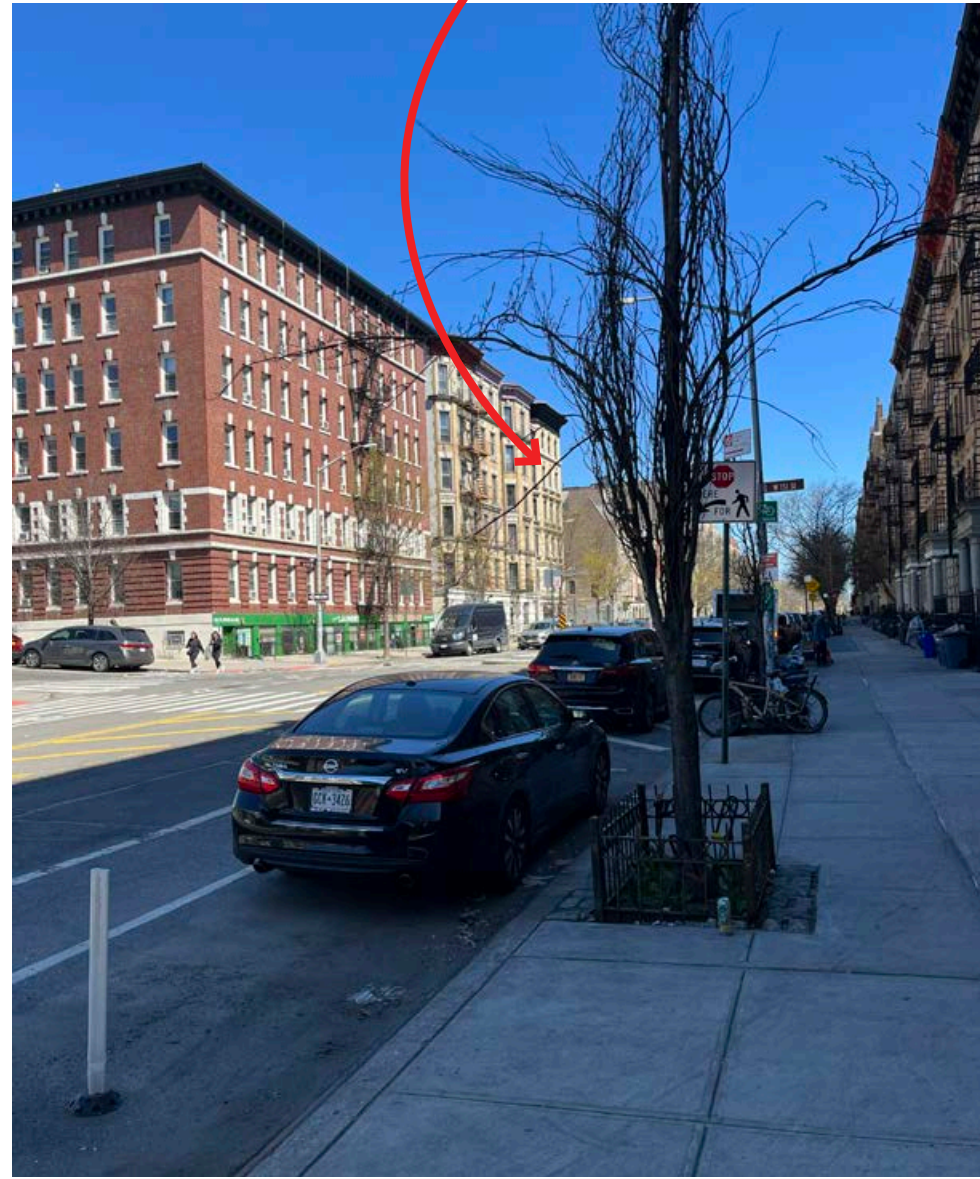
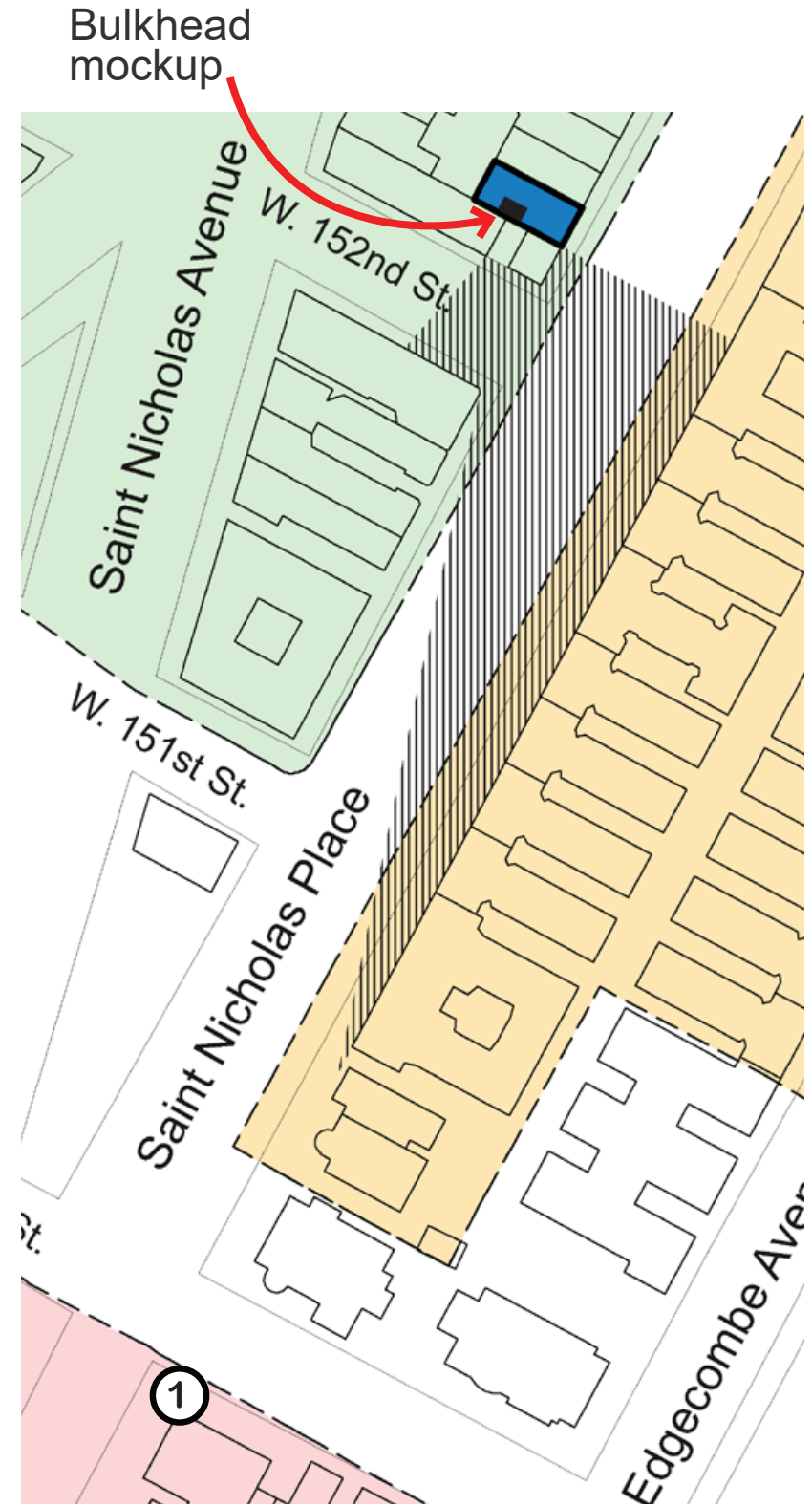


Photo - Mockup

Bulkhead
render (not visible)



Collage - Rendered Bulkhead over Mockup



Visibility Studies
Photo Key

Mockup: Visibility Studies View 2

Bulkhead
mockup
(not visible)

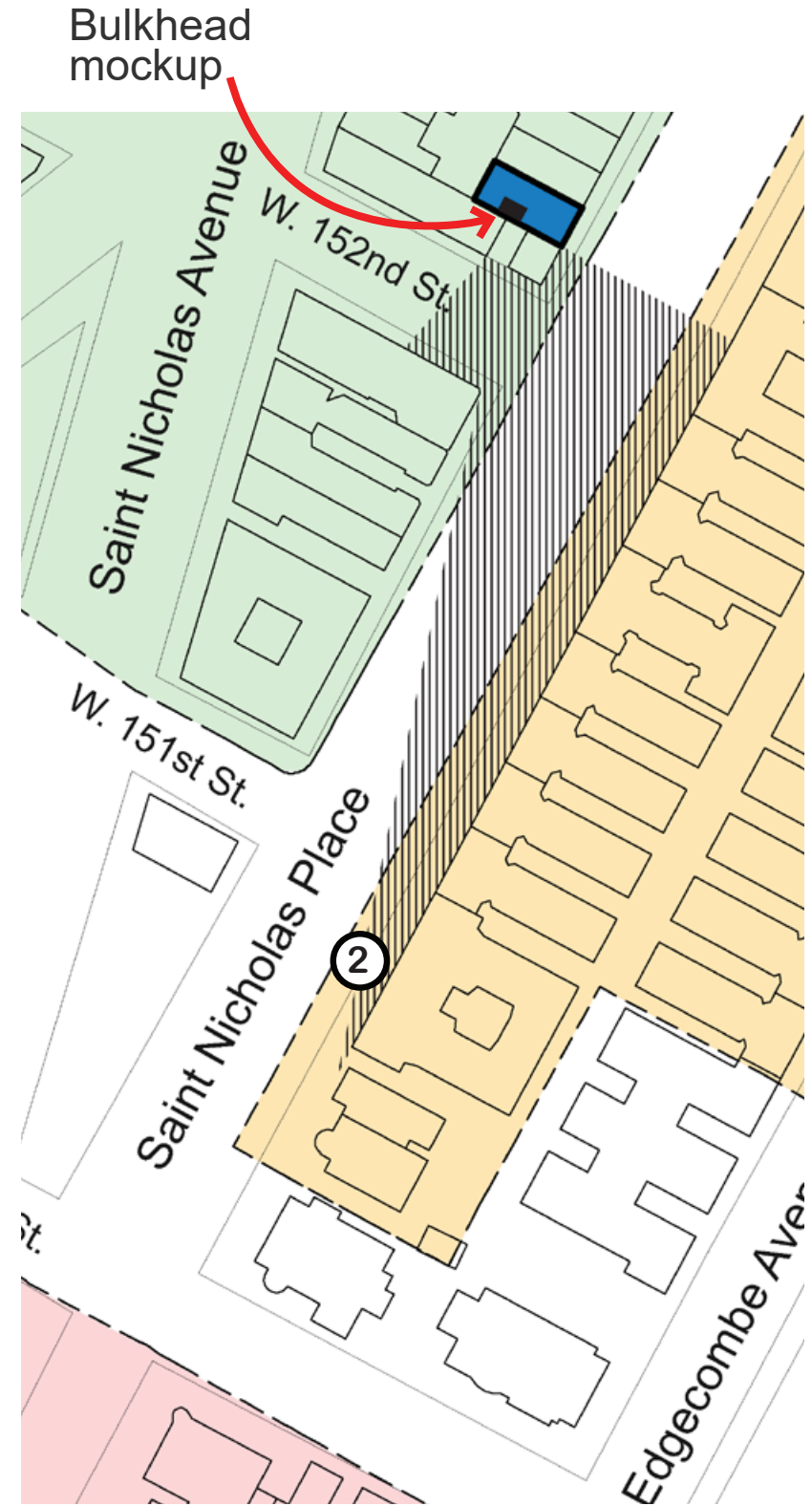


Photo - Mockup

Bulkhead
rendered
(not visible)



Collage - Rendered Bulkhead over Mockup



Visibility Studies
Photo Key

Mockup: Visibility Studies View 3

Bulkhead
mockup

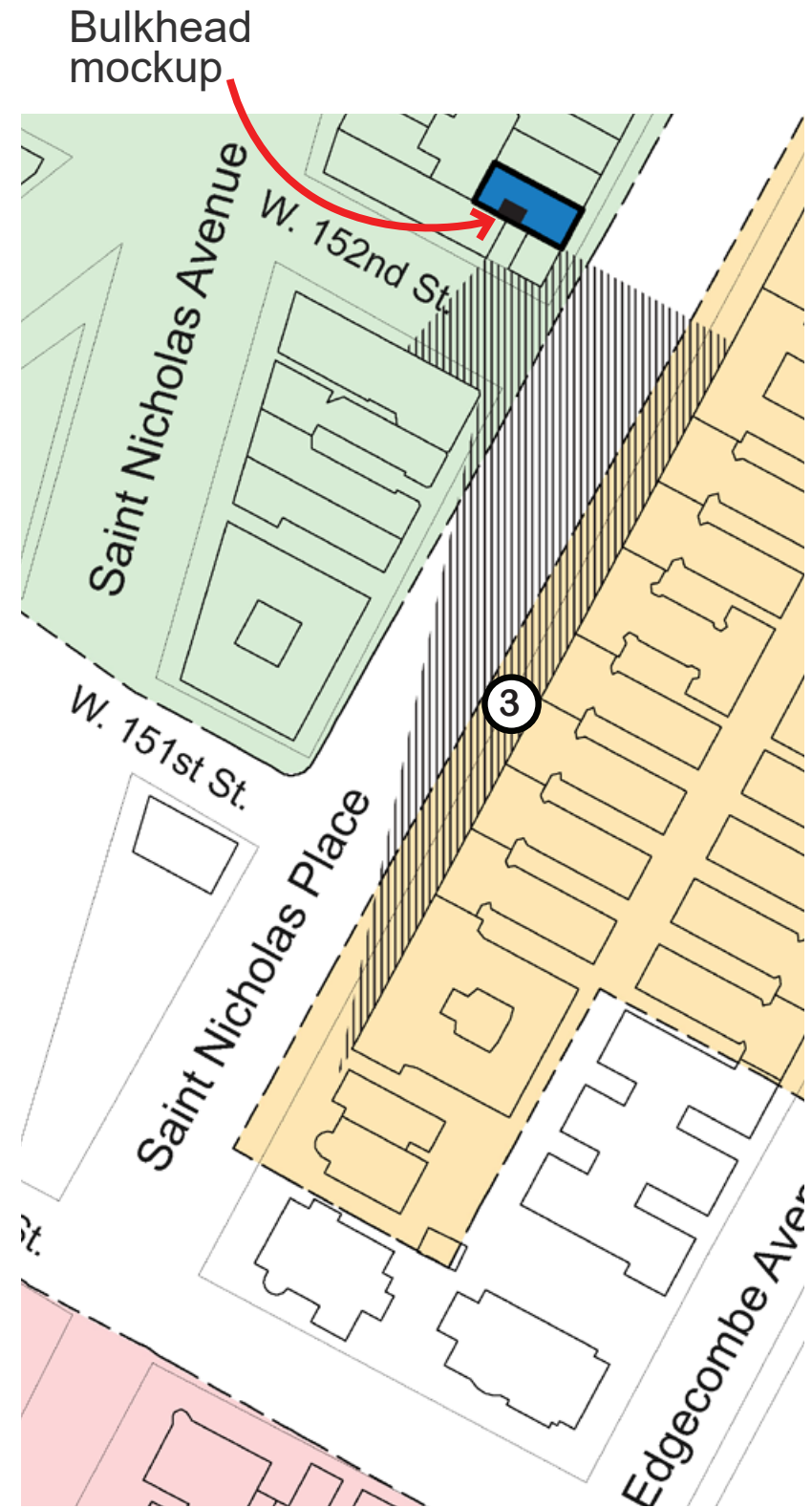


Photo - Mockup

Bulkhead
rendered



Collage - Rendered Bulkhead over Mockup



Visibility Studies
Photo Key

Mockup: Visibility Studies
View 4

Bulkhead
mockup

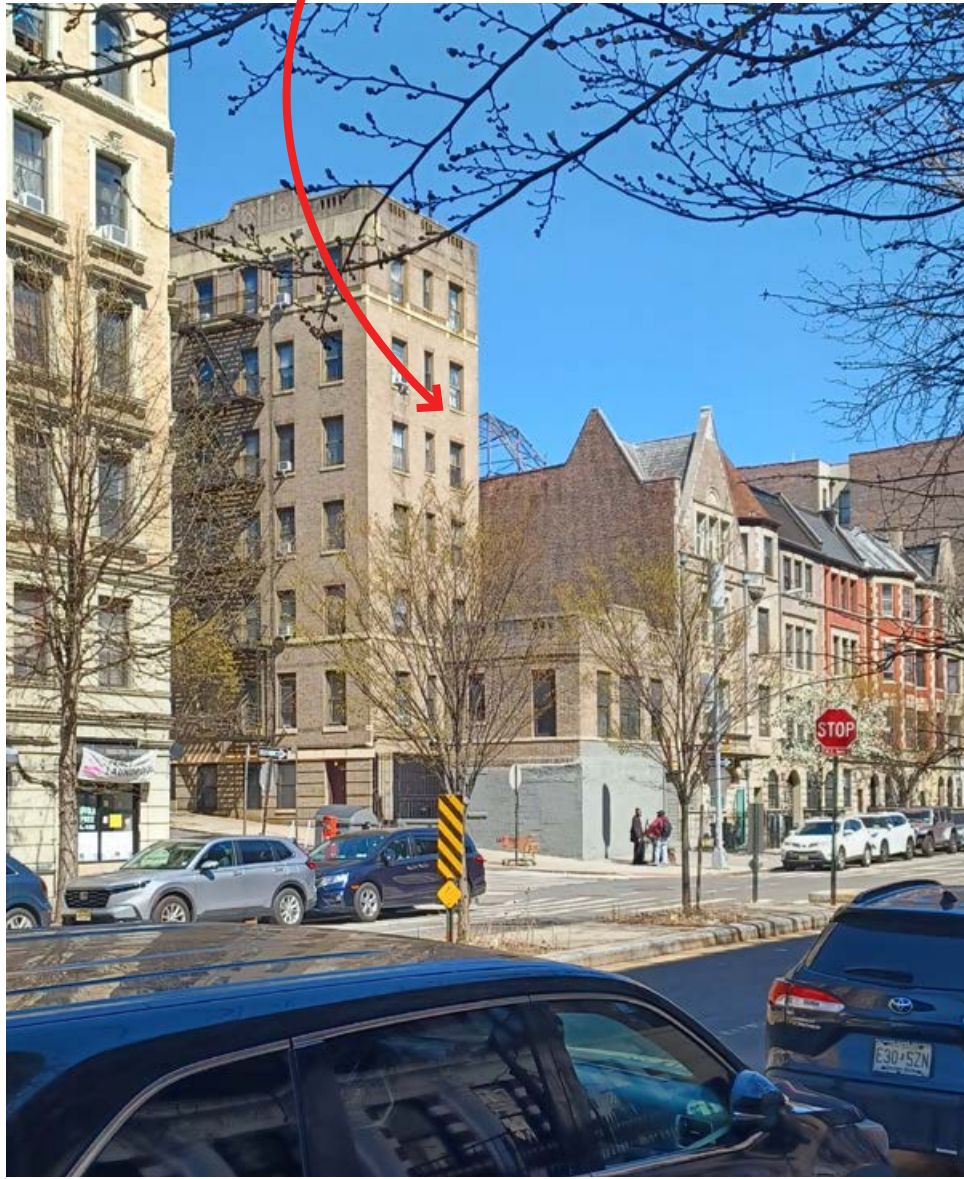
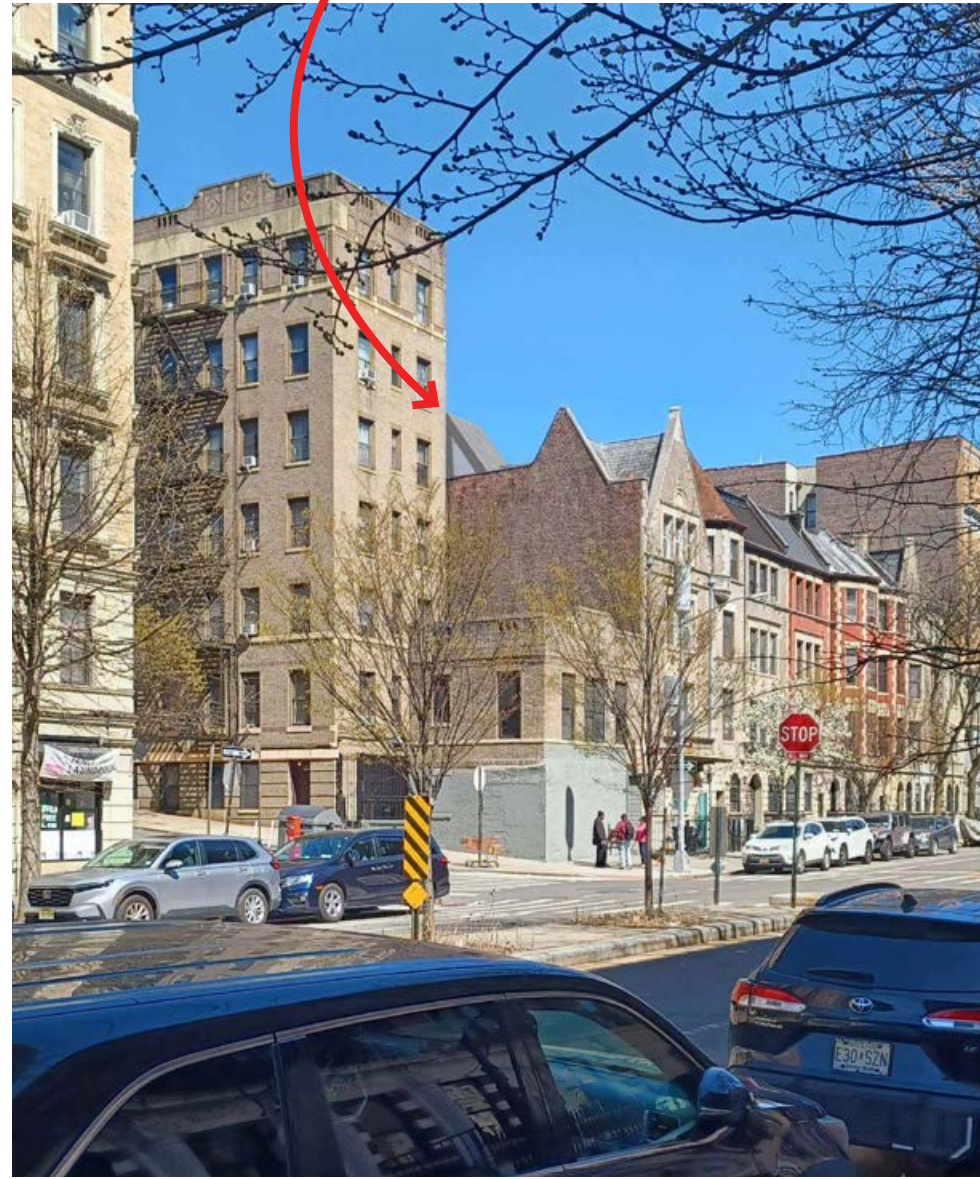


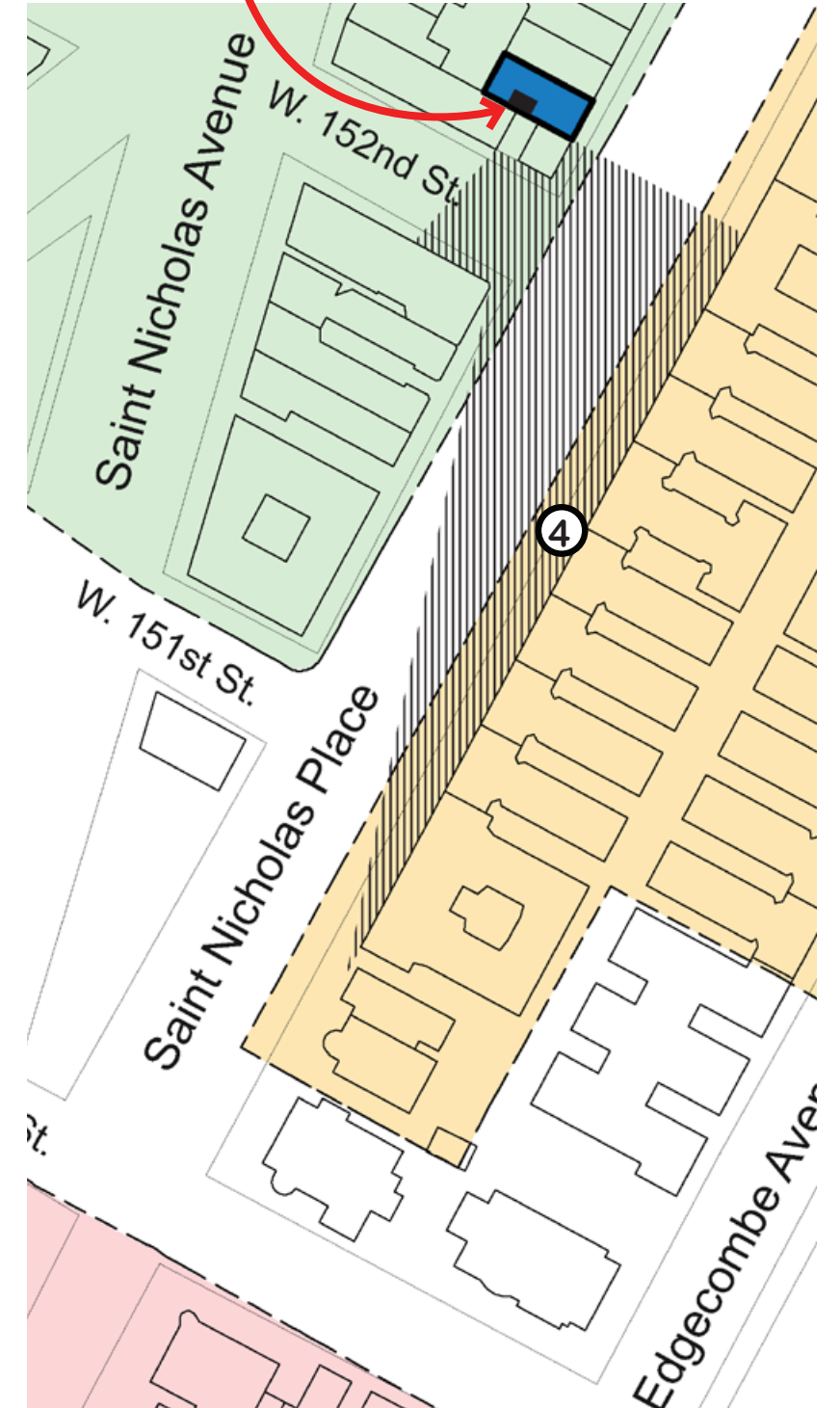
Photo - Mockup

Bulkhead
rendered



Collage - Rendered Bulkhead over Mockup

Bulkhead
mockup



Visibility Studies
Photo Key

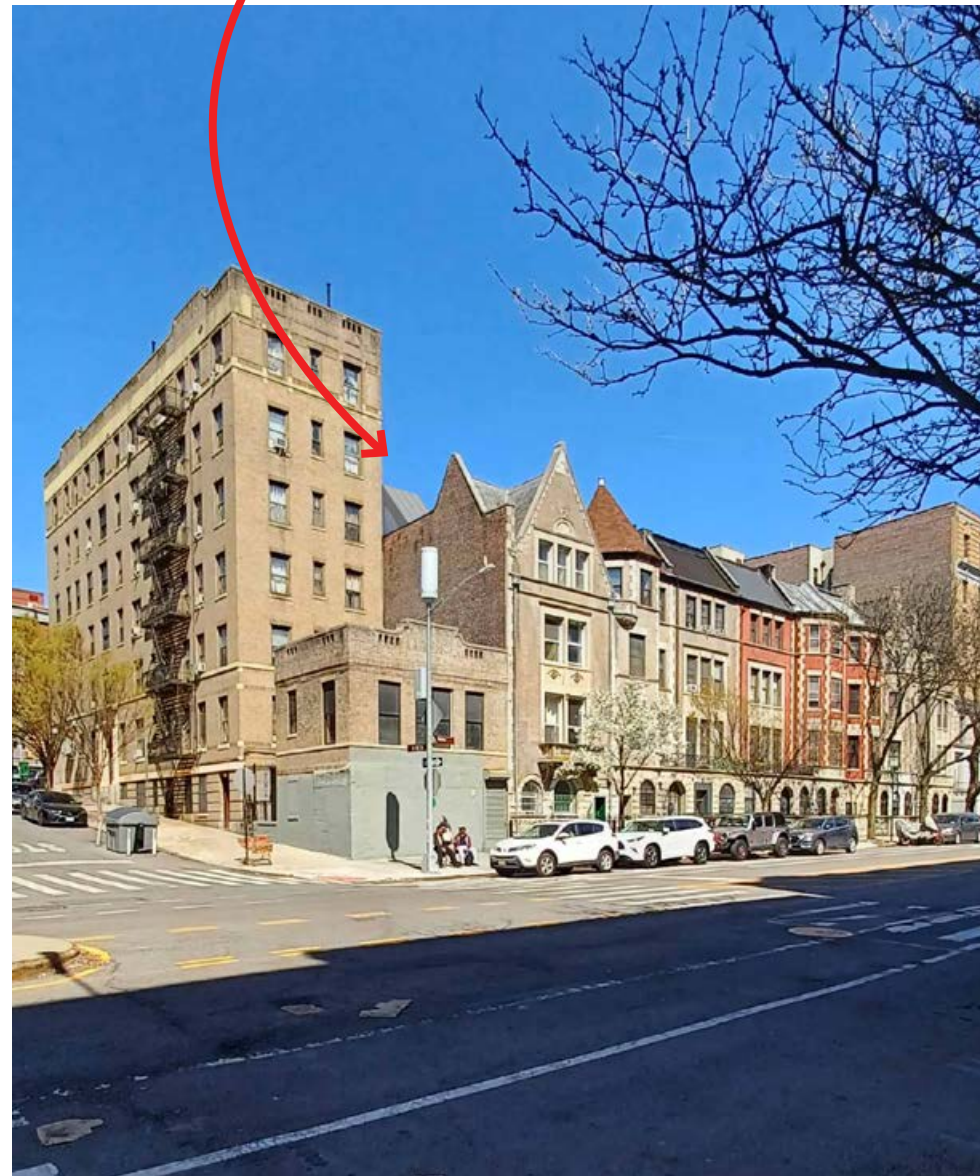
Mockup: Visibility Studies View 5

Bulkhead
mockup



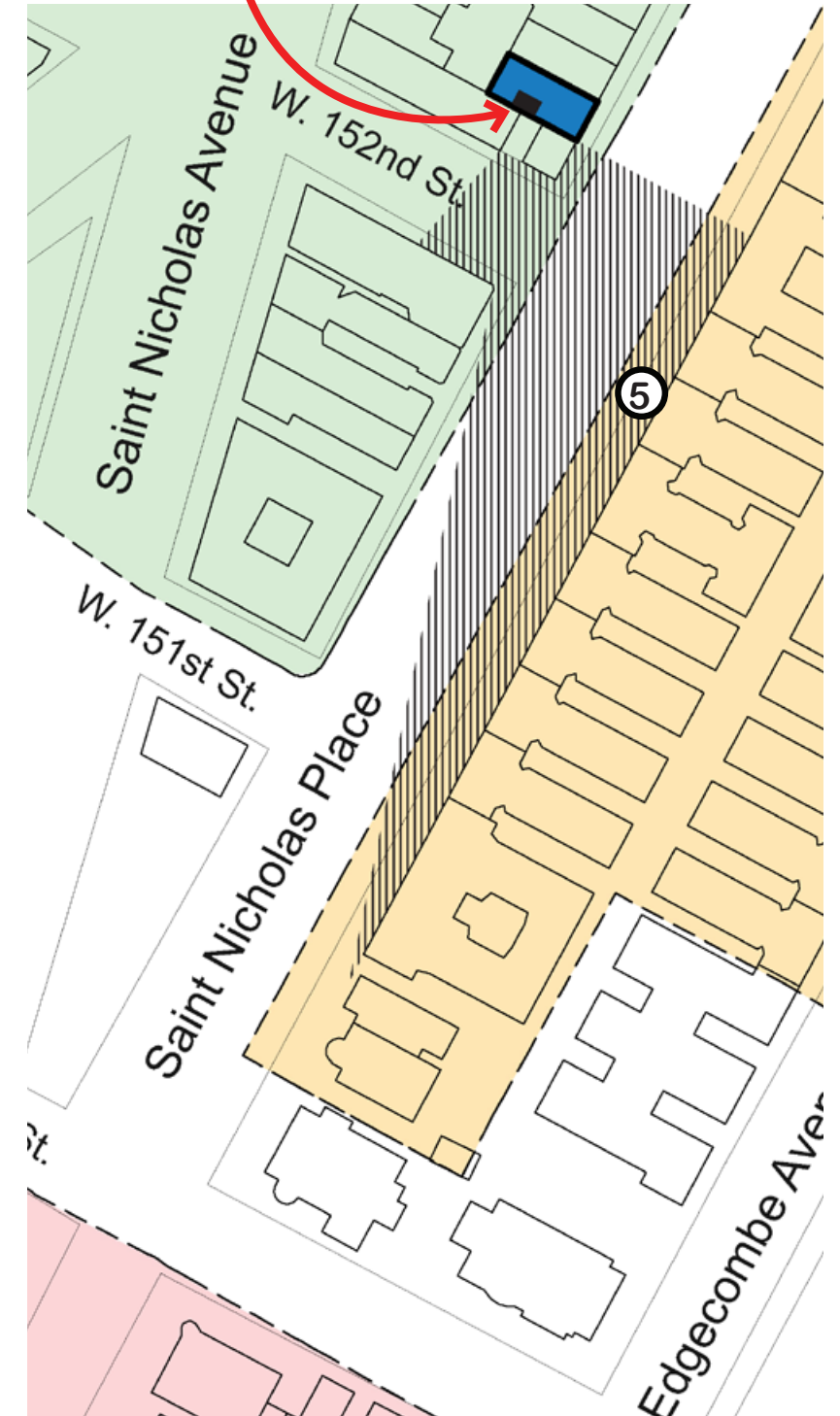
Photo - Mockup

Bulkhead
rendered



Collage - Rendered Bulkhead over Mockup

Bulkhead
mockup



Visibility Studies
Photo Key

Mockup: Visibility Studies
View 6

Bulkhead
mockup



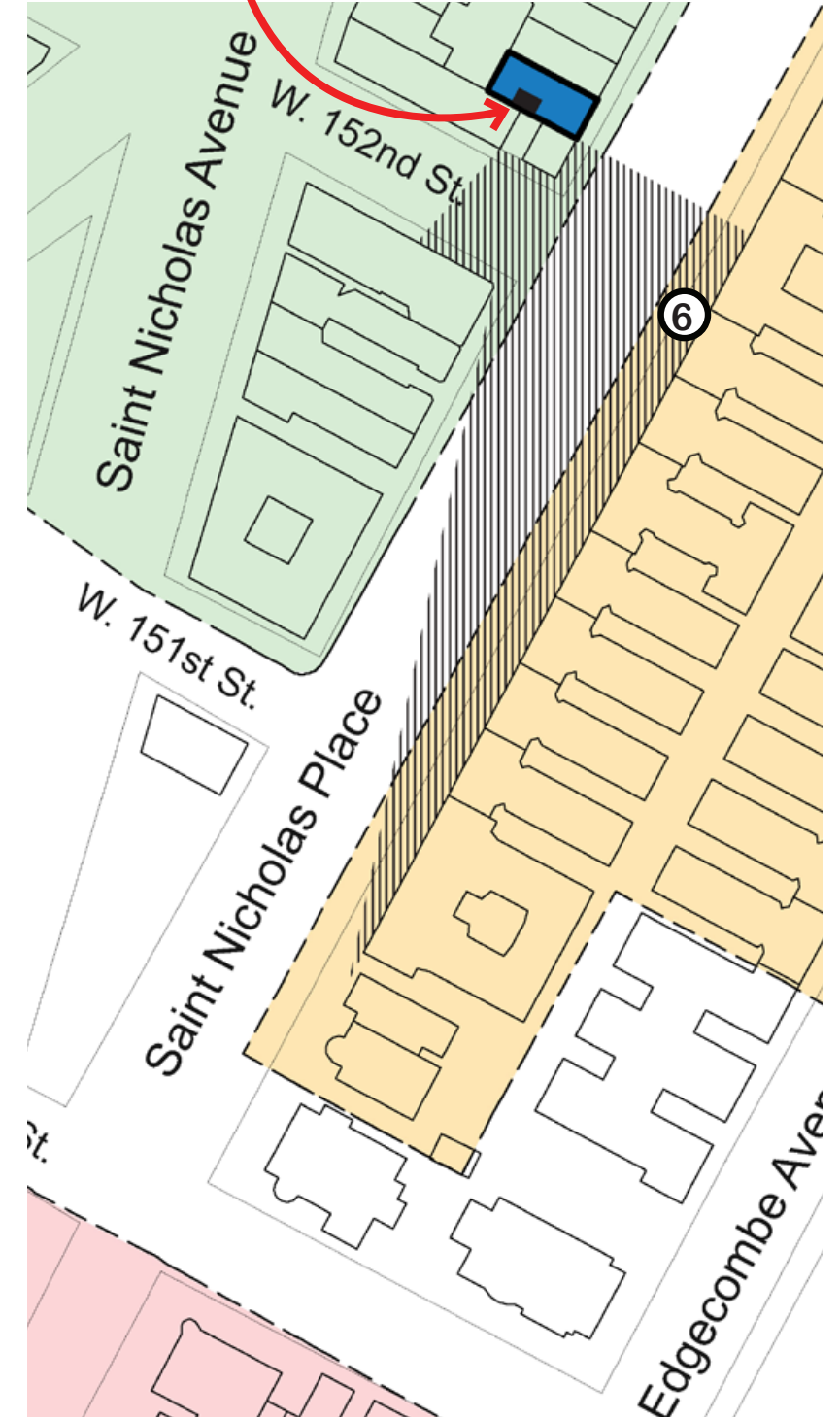
Photo - Mockup

Bulkhead
rendered



Collage - Rendered Bulkhead over Mockup

Bulkhead
mockup



Visibility Studies
Photo Key

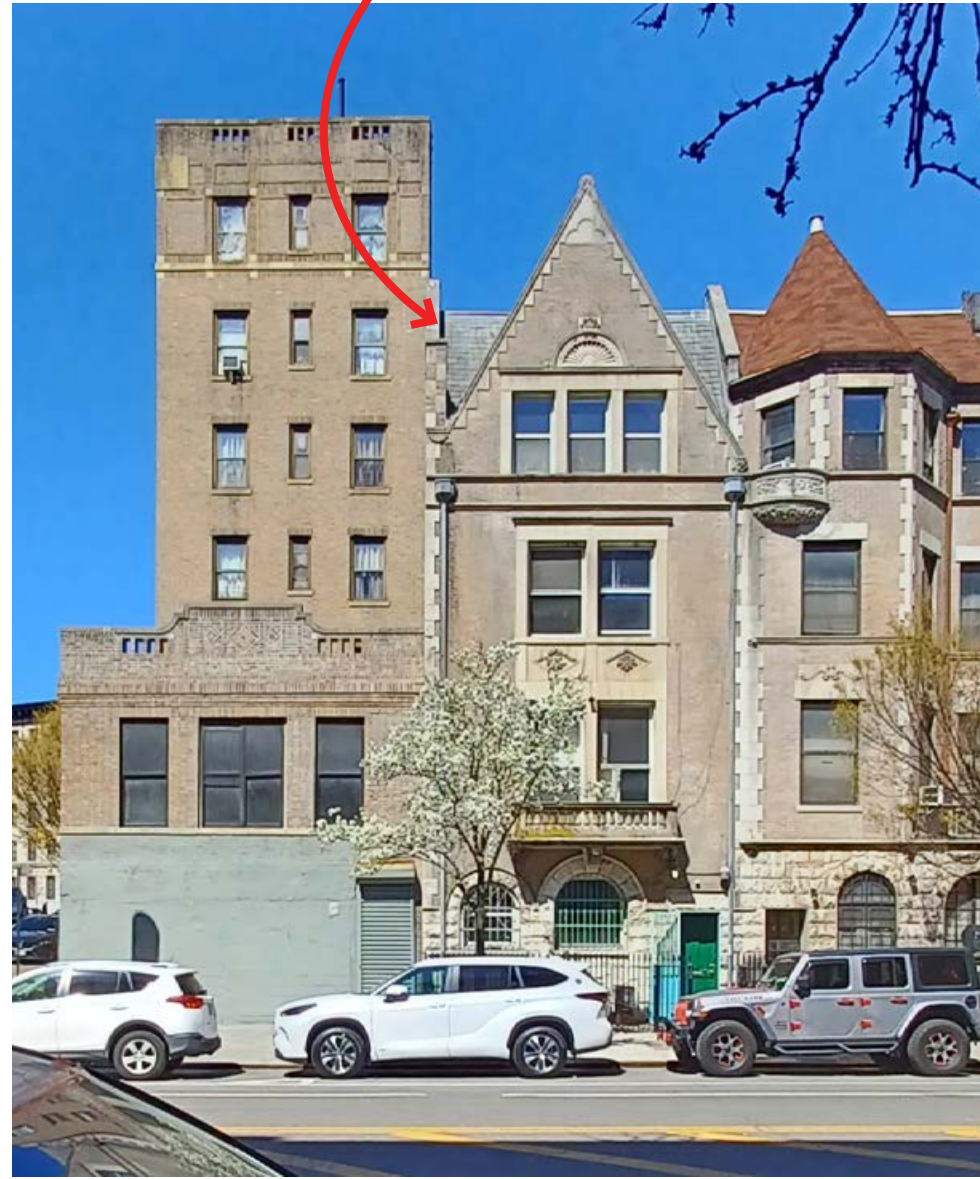
Mockup: Visibility Studies View 7

Bulkhead
mockup
(not visible)

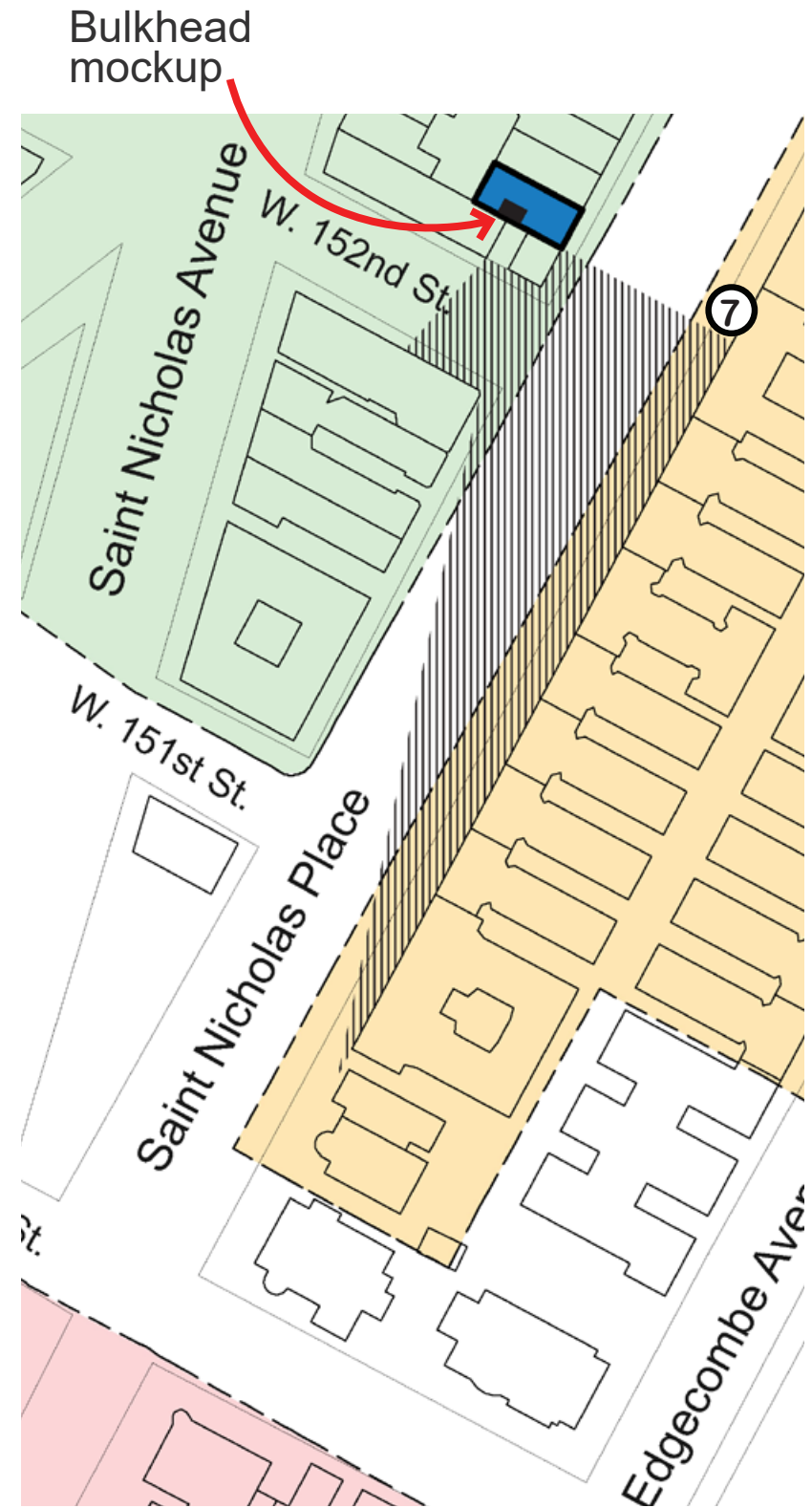


Photo - Mockup

Bulkhead
rendered
(not visible)



Collage - Rendered Bulkhead over Mockup



Visibility Studies
Photo Key

Mockup: Visibility Studies
View 8

Bulkhead
mockup



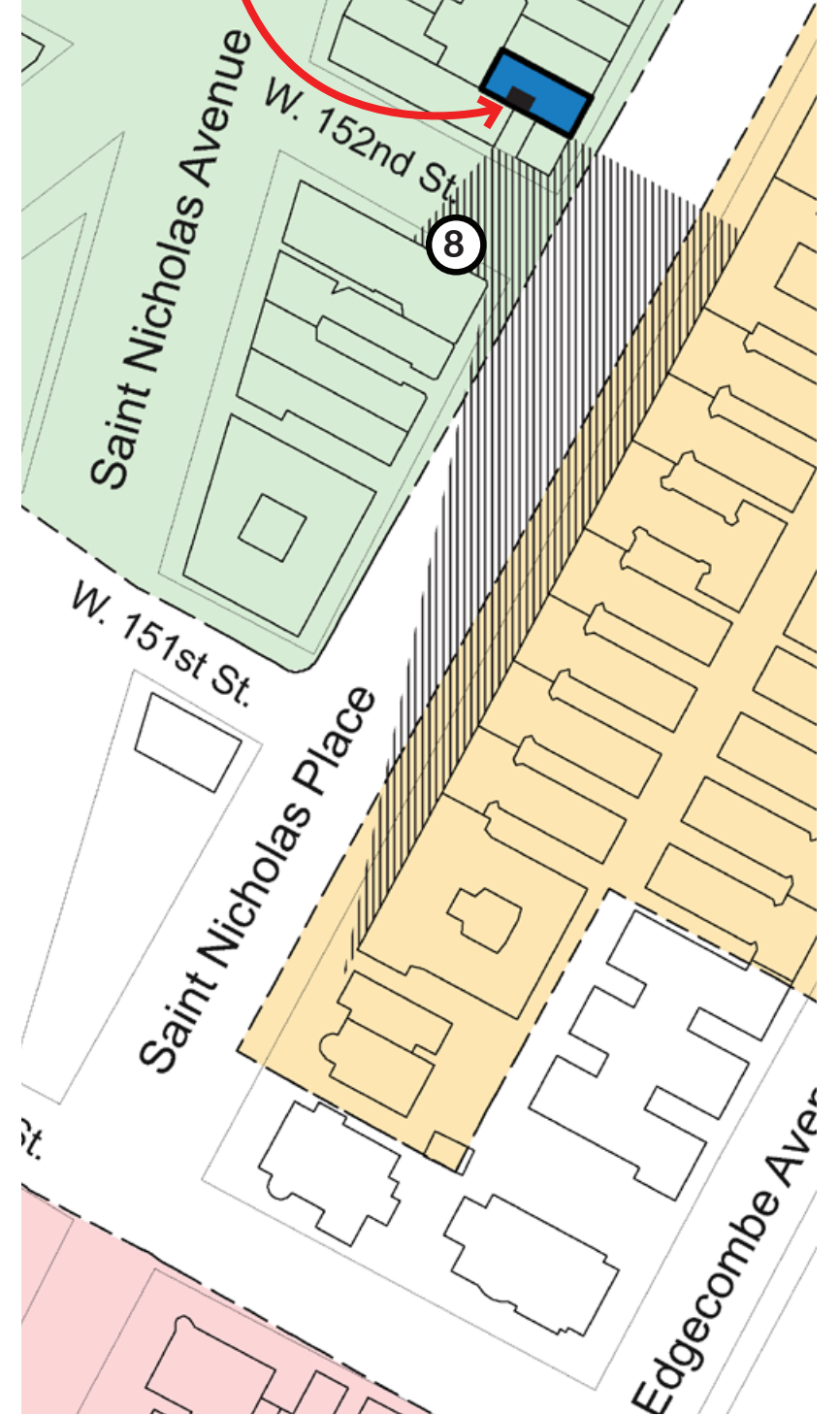
Photo - Mockup

Bulkhead
rendered



Collage - Rendered Bulkhead over Mockup

Bulkhead
mockup



Visibility Studies
Photo Key

Mockup: Visibility Studies View 9

Bulkhead
mockup

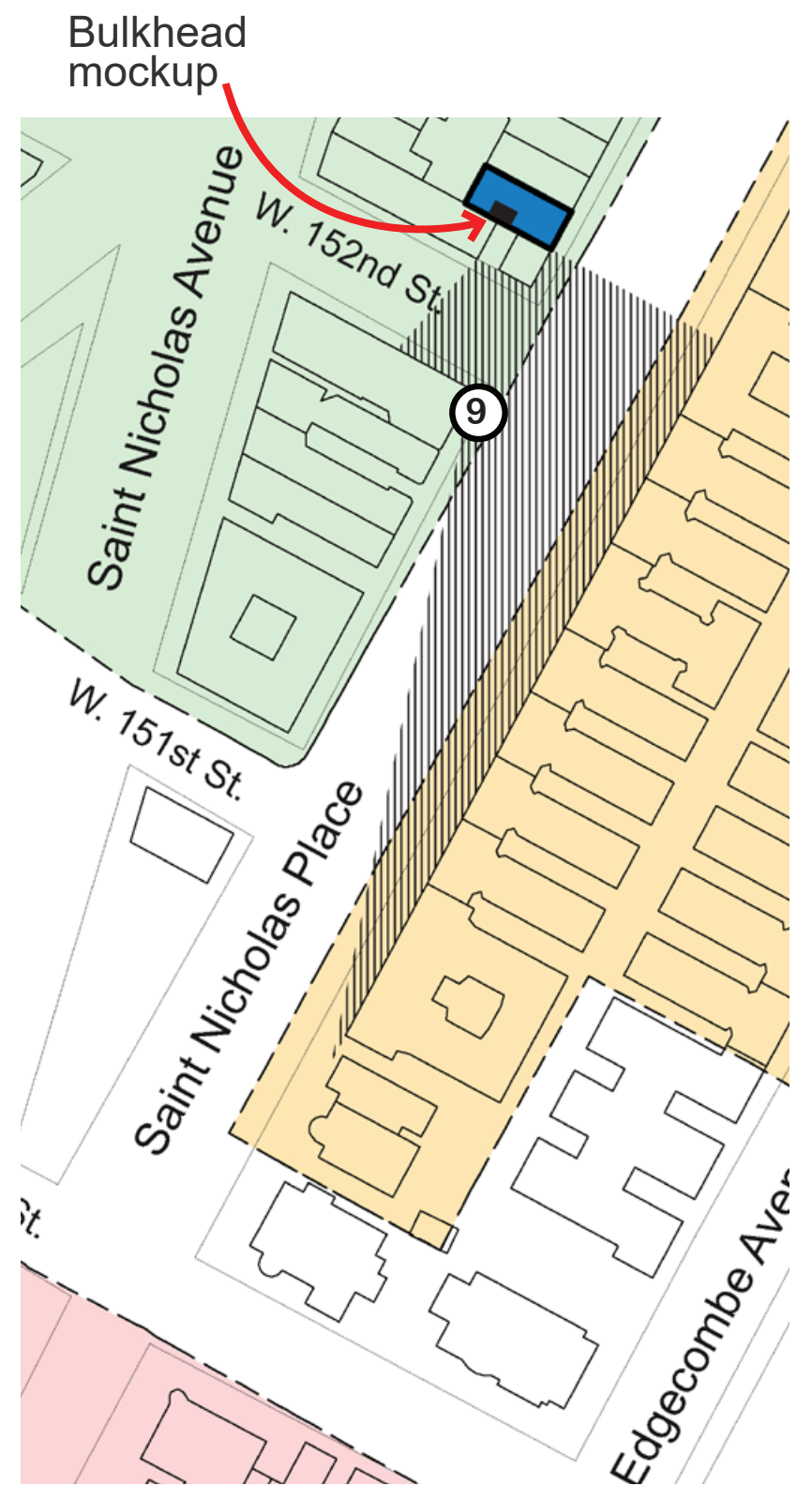


Photo - Mockup

Bulkhead
rendered



Collage - Rendered Bulkhead over Mockup



Visibility Studies
Photo Key

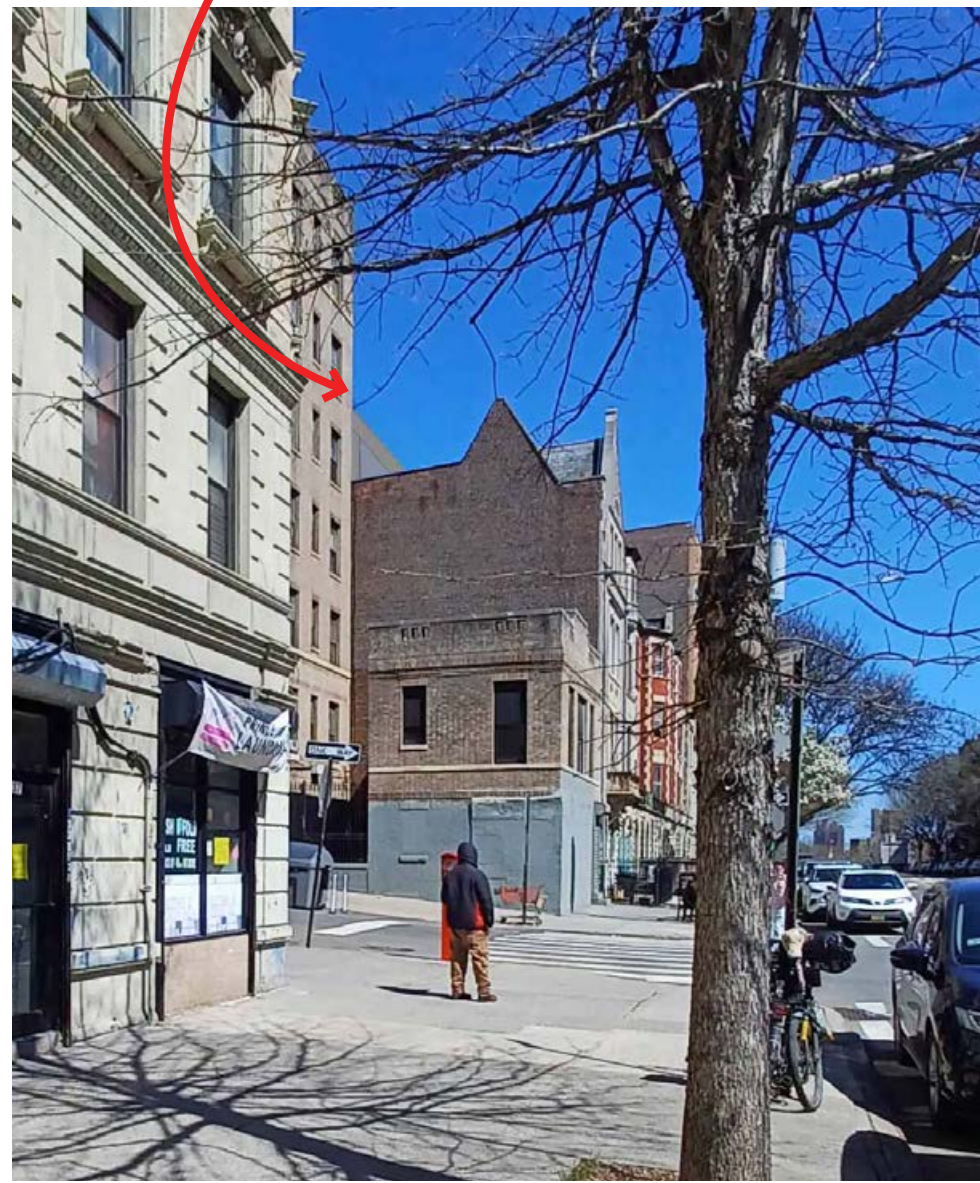
Mockup: Visibility Studies
View 10

Bulkhead
mockup



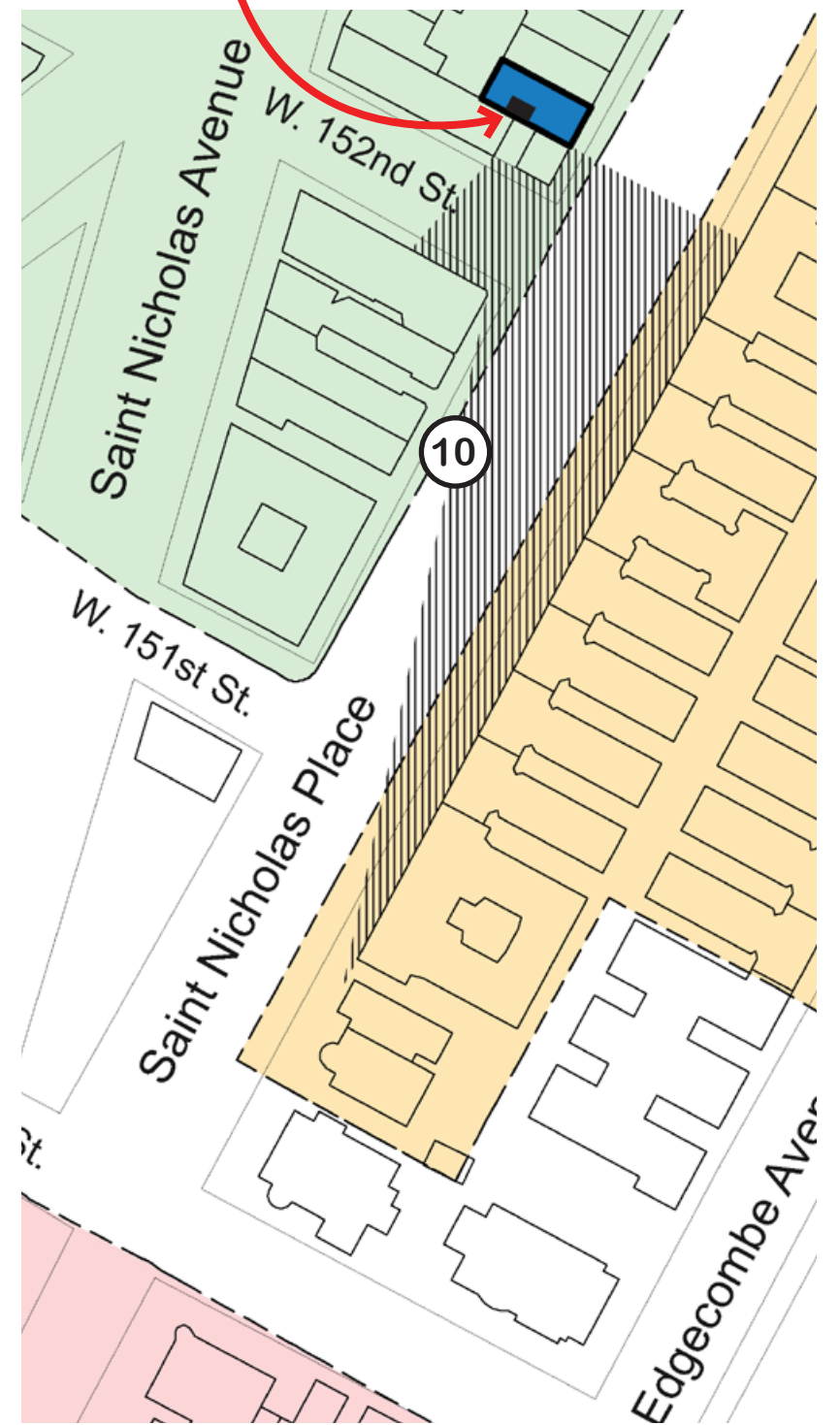
Photo - Mockup

Bulkhead
rendered



Collage - Rendered Bulkhead over Mockup

Bulkhead
mockup



Visibility Studies
Photo Key



Proposed exterior night view from Saint Nicholas Place

June 23 2026
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-26-08855

43 St. Nicholas Place – Hamilton Heights/Sugar Hill Northwest Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

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Appendix 1: General

Building floor plans A2

Metal Work A5

Additional window detailsA9
(to be approved at staff level)

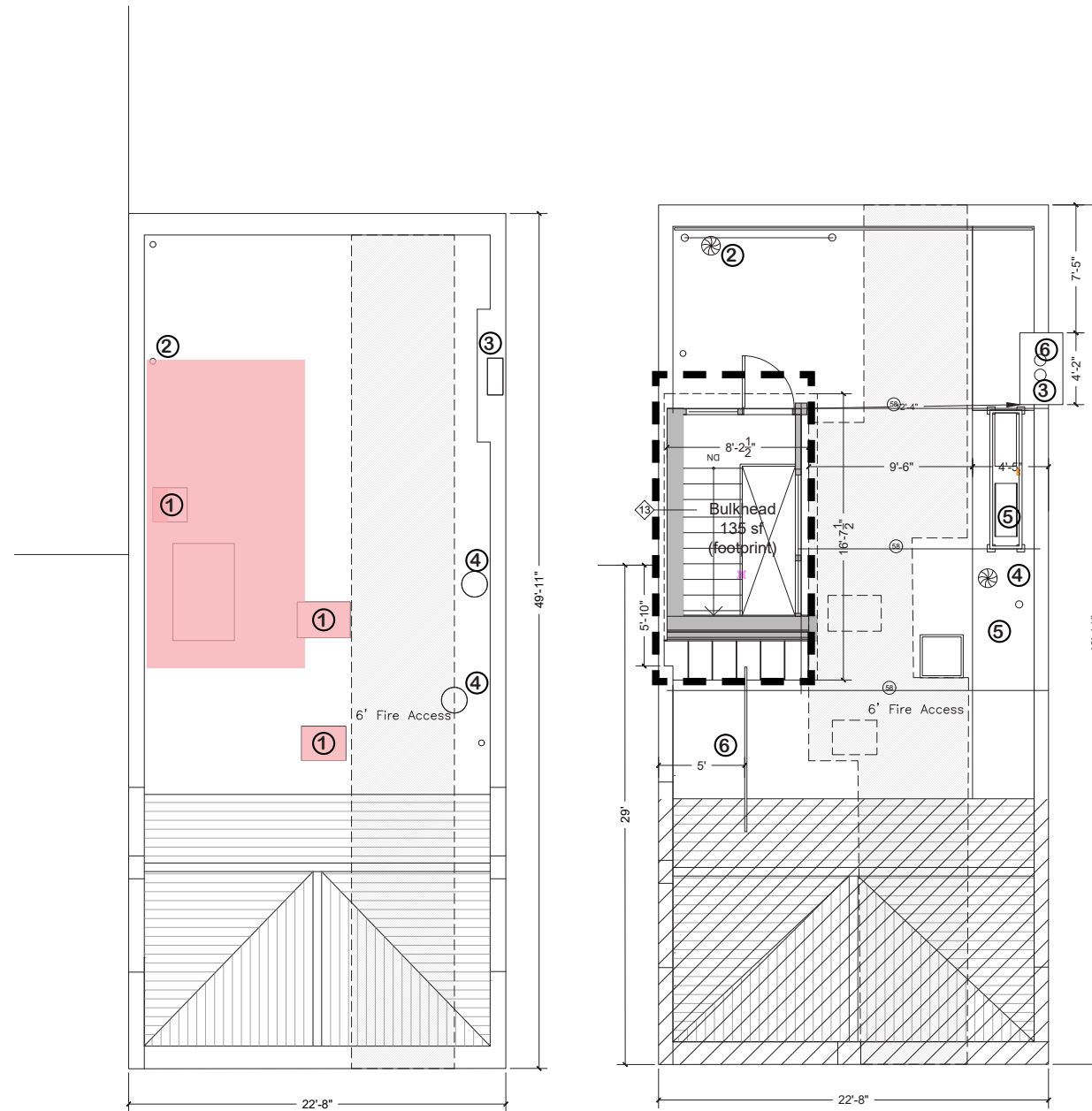
Application Scope of Work:

- A. Entry Renovation
- B. Bulkhead

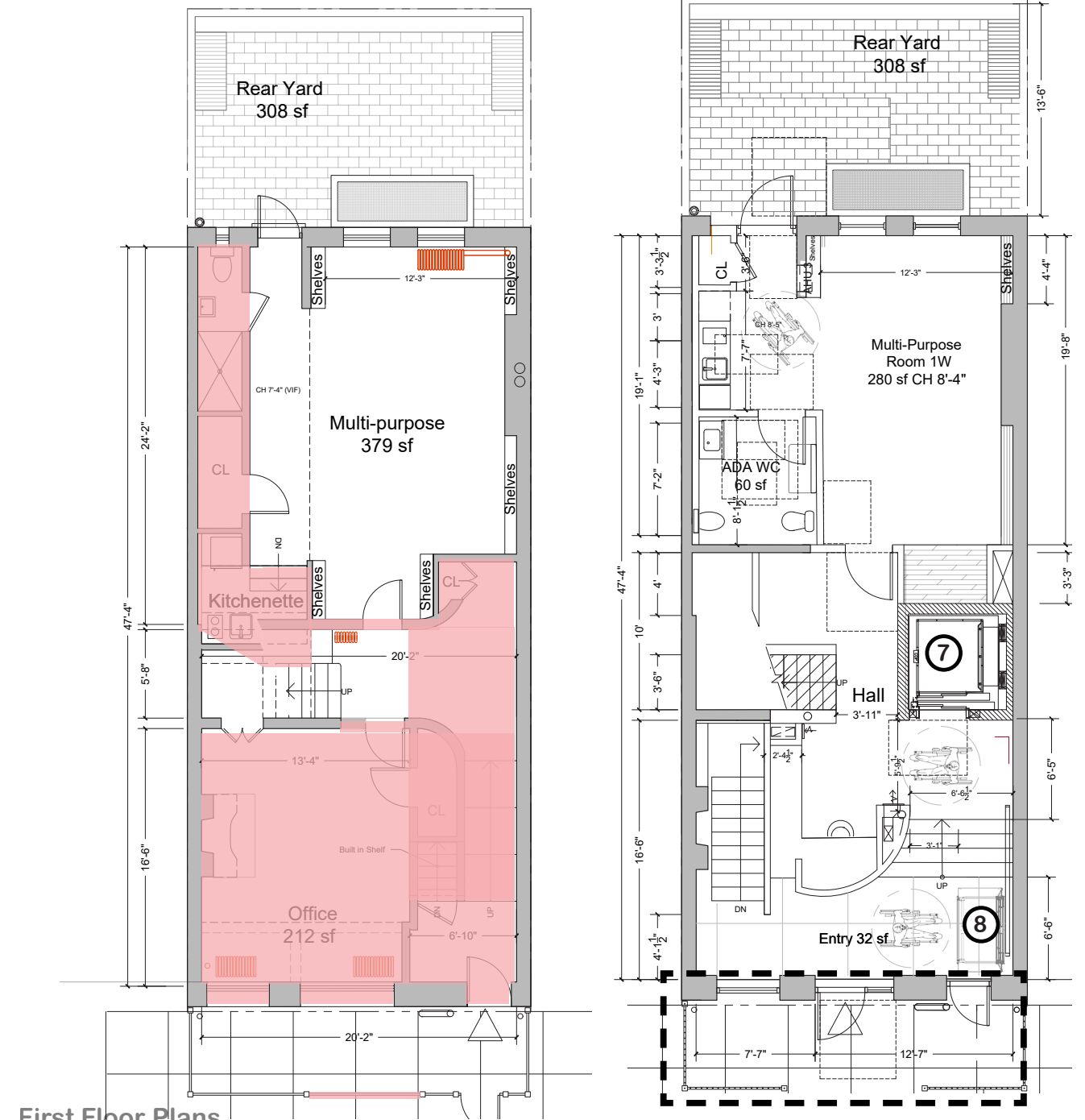
Demo work highlighted in red

Areas of exterior work indicated with dashed lines

- ① Skylight
- ② Vent Stack
- ③ Boiler Stack
- ④ Bathroom Exhaust
- ⑤ HVAC Condensators
- ⑥ Guard Rail
- ⑦ Future LULA (elevator)
- ⑧ Inclined Lift



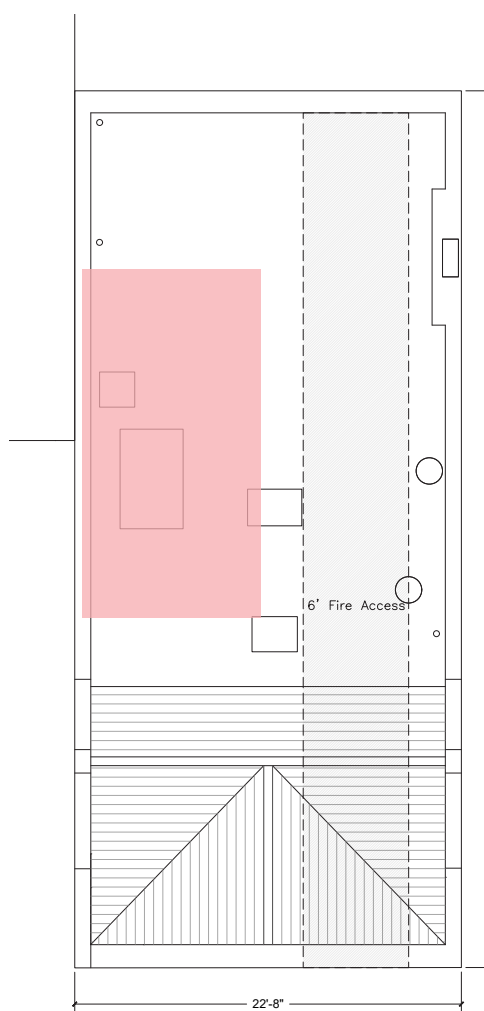
Roof Plans Existing (L) & proposed (R)



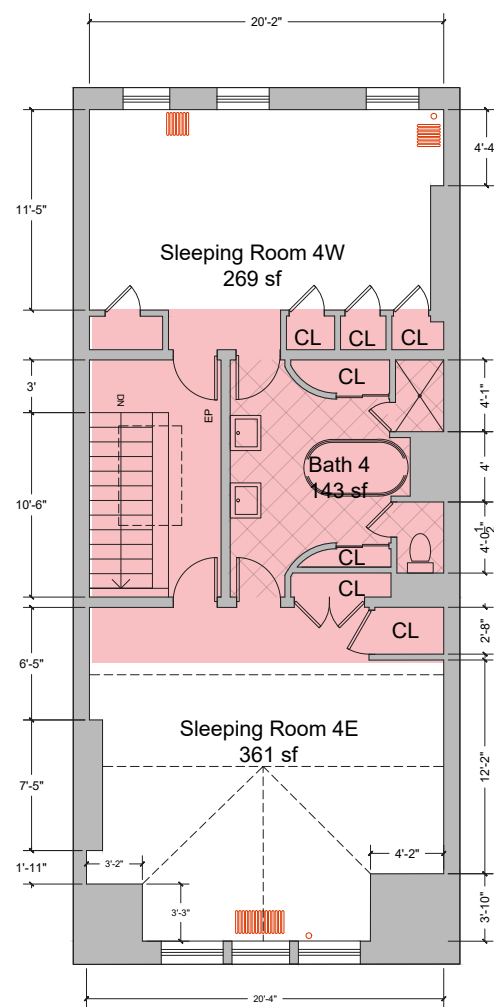
First Floor Plans Existing (L) & proposed (R)

Building Plans Existing

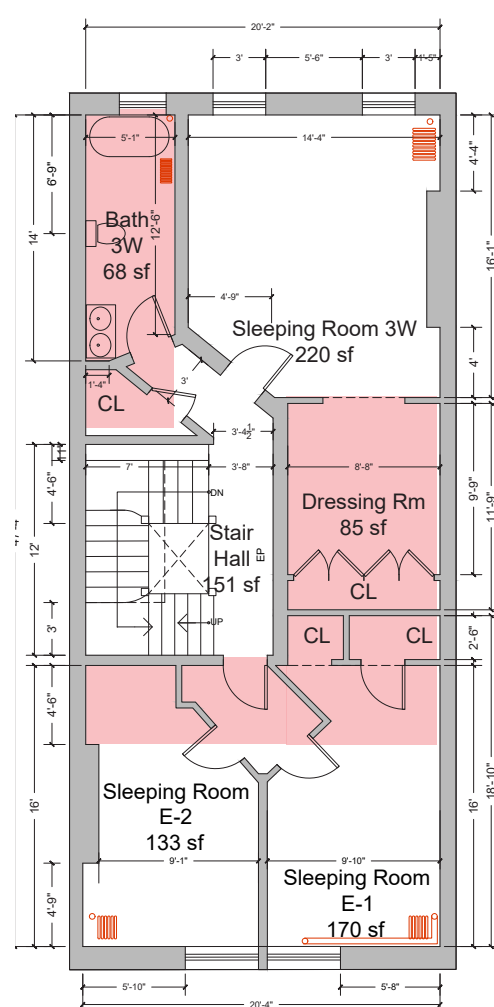
Areas of planned demo work highlighted in red



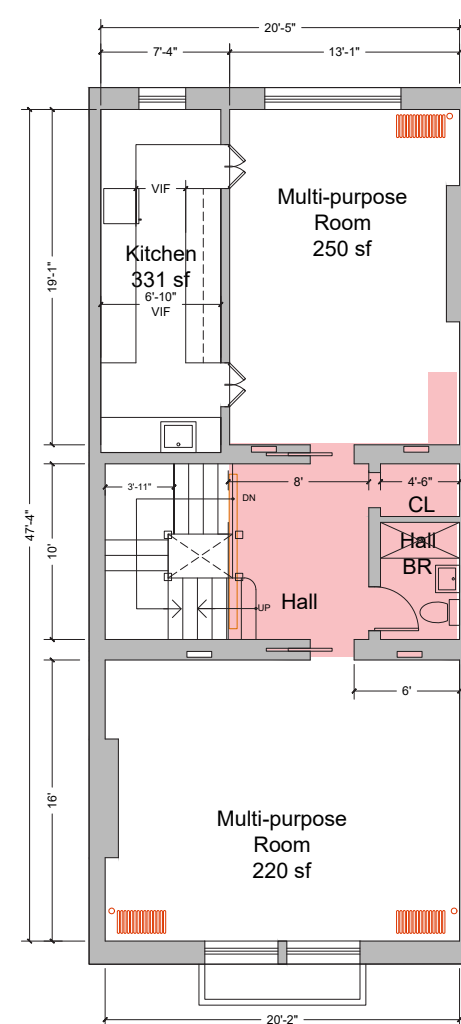
Roof



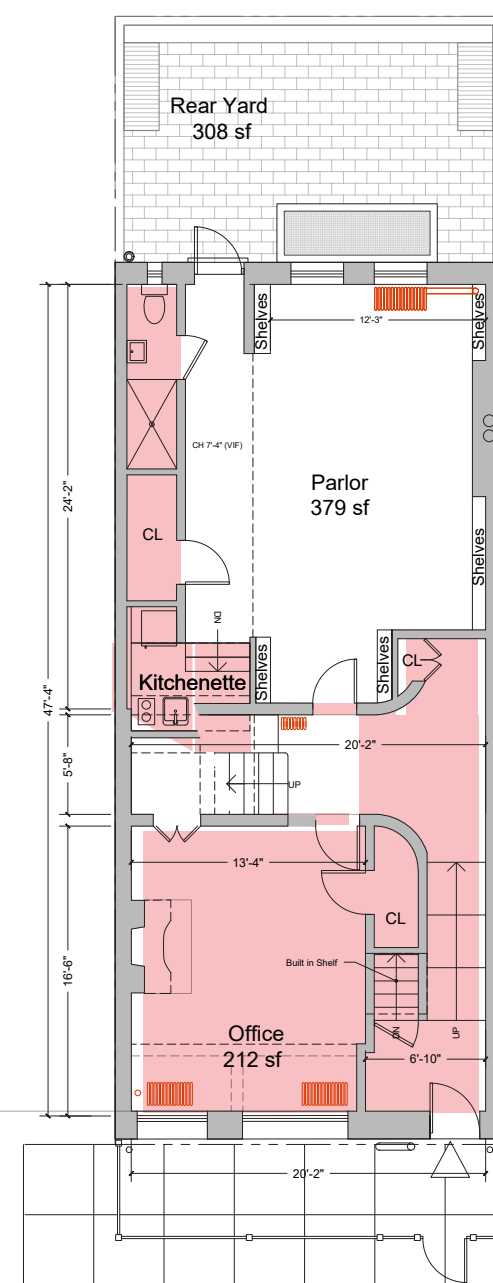
Fourth Floor



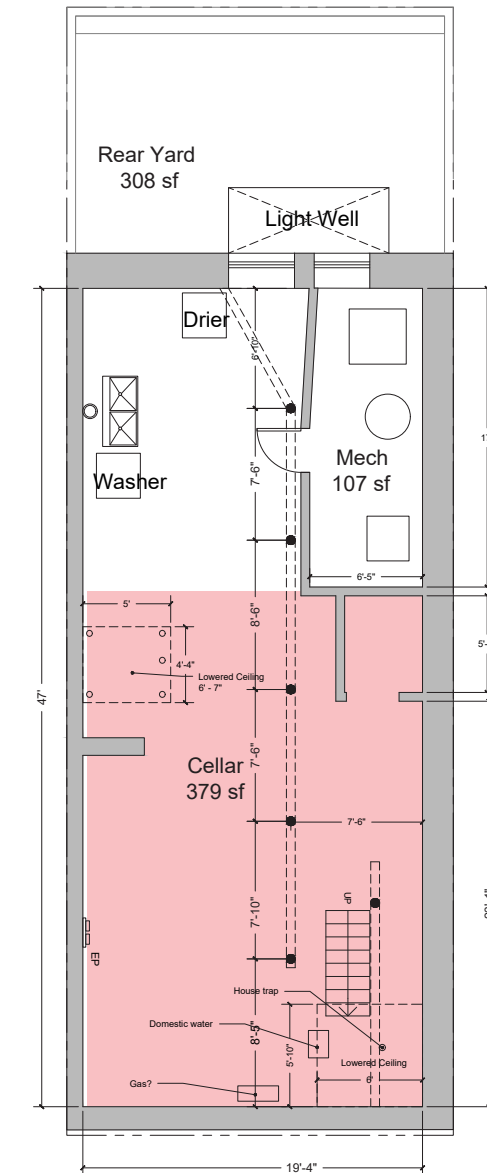
Third Floor



Second Floor





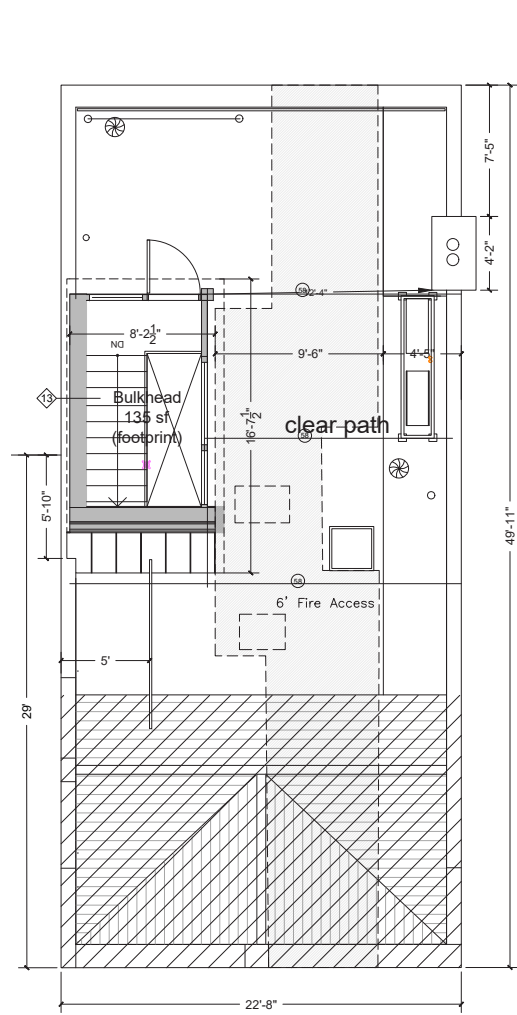
First Floor



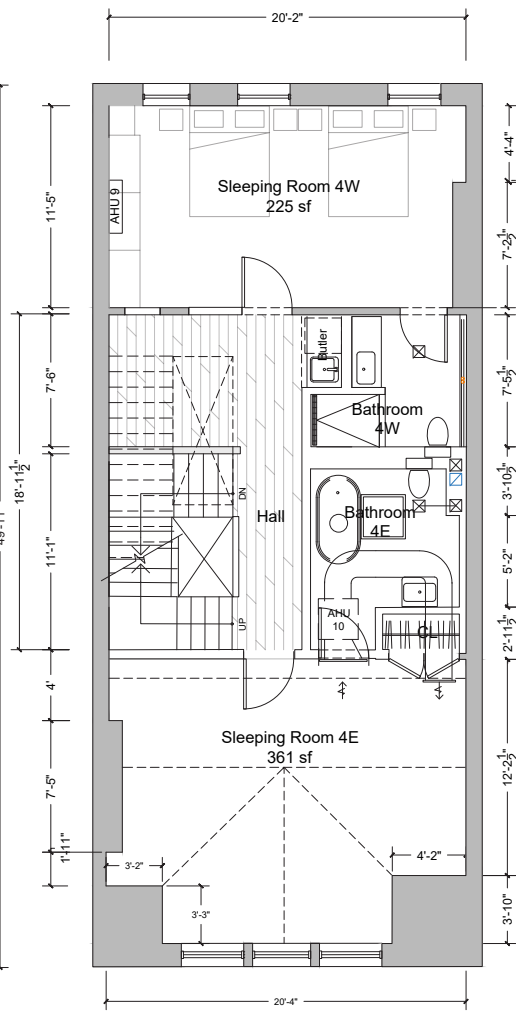
Cellar

Building Plans Proposed

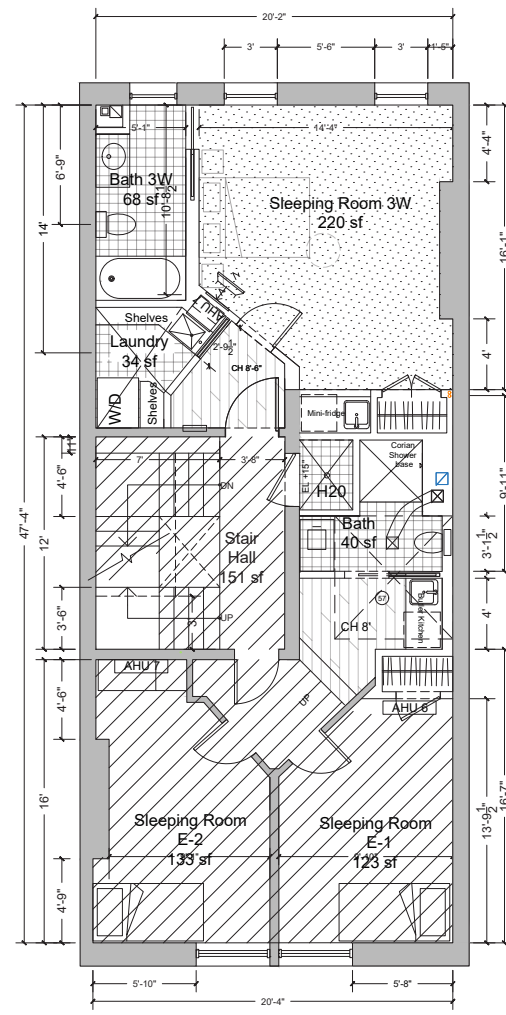
 Not in Scope of Work
 Electrical upgrade (snake & patching)



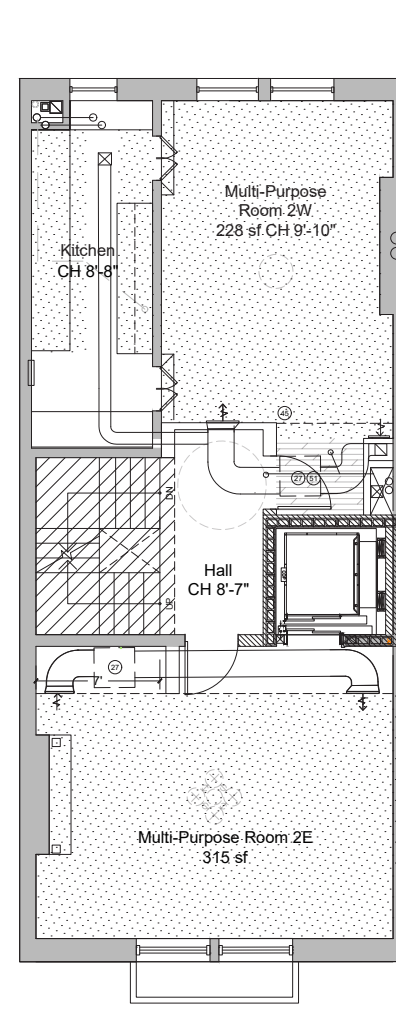
Roof



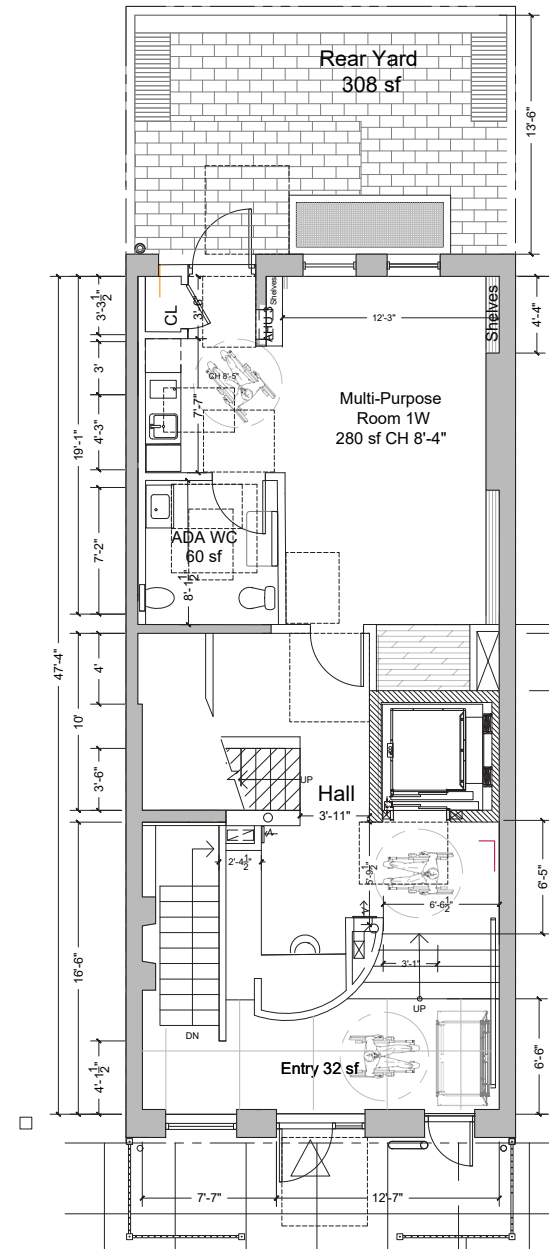
Fourth Floor



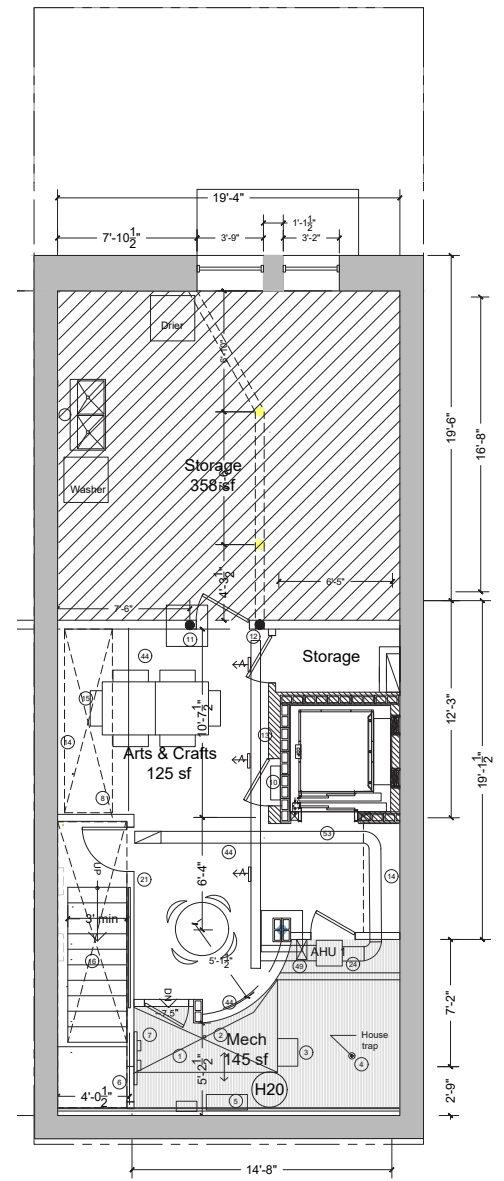
Third Floor



Second Floor



First Floor



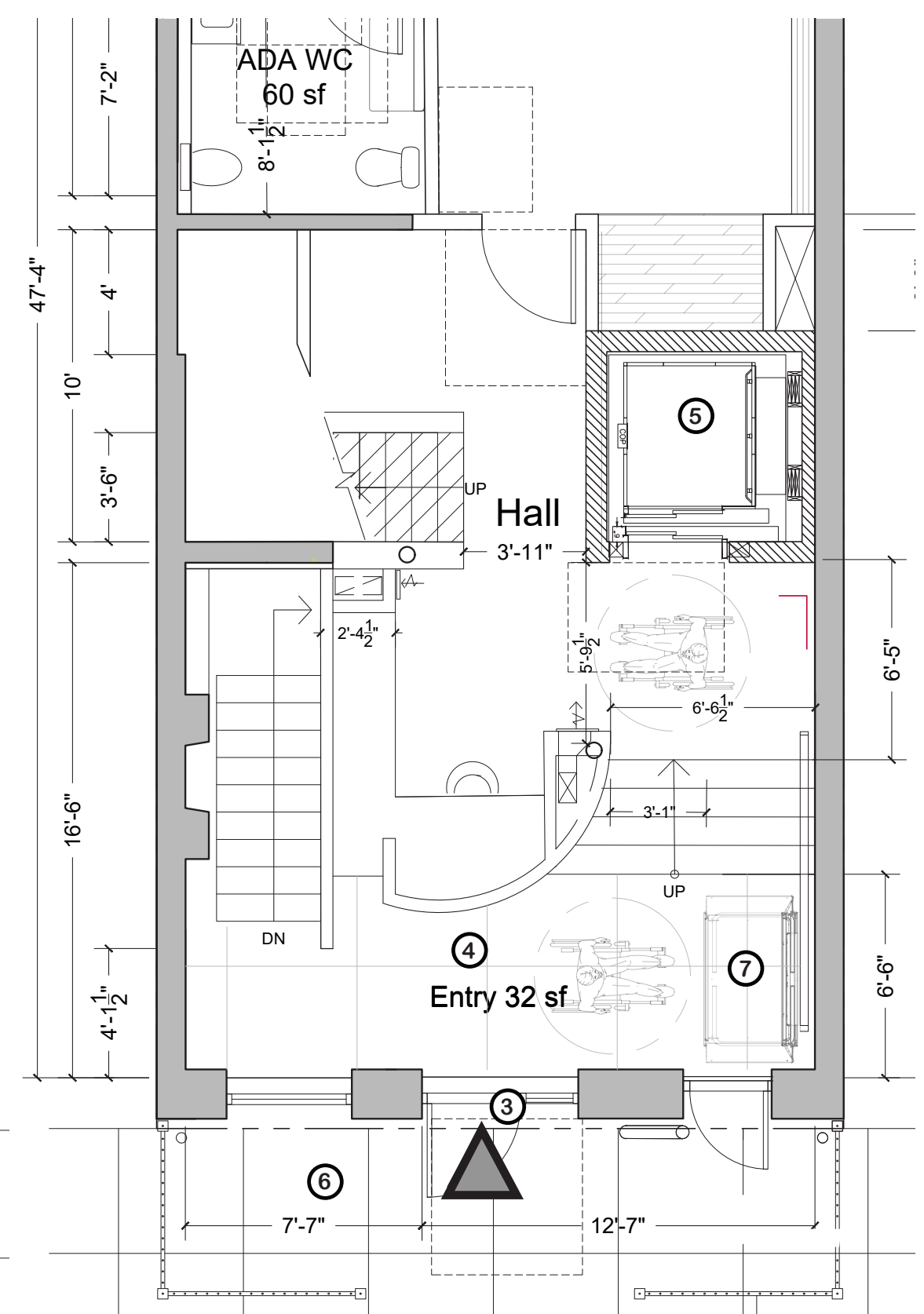
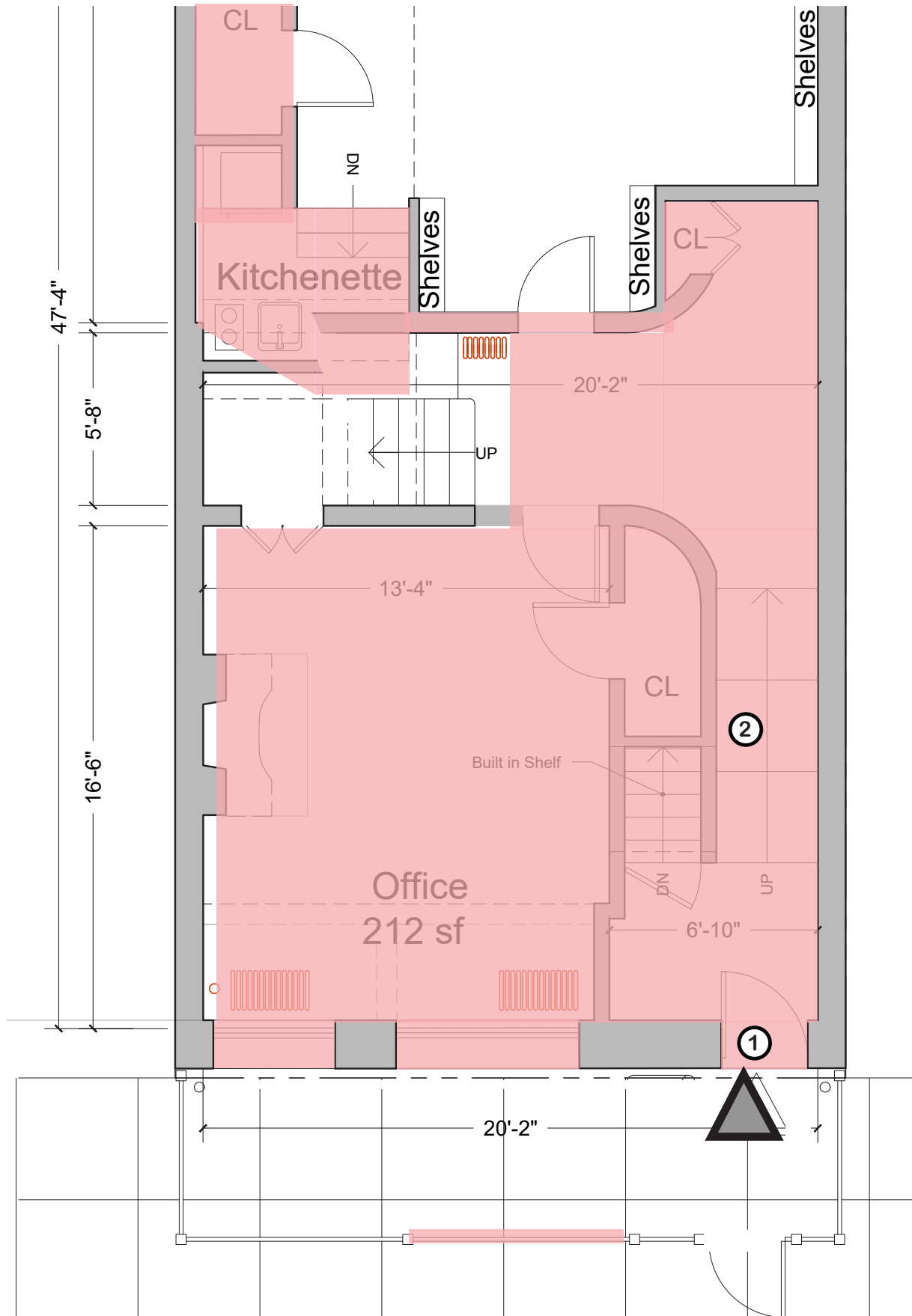
Cellar

Entry Context:
Iron Fencing



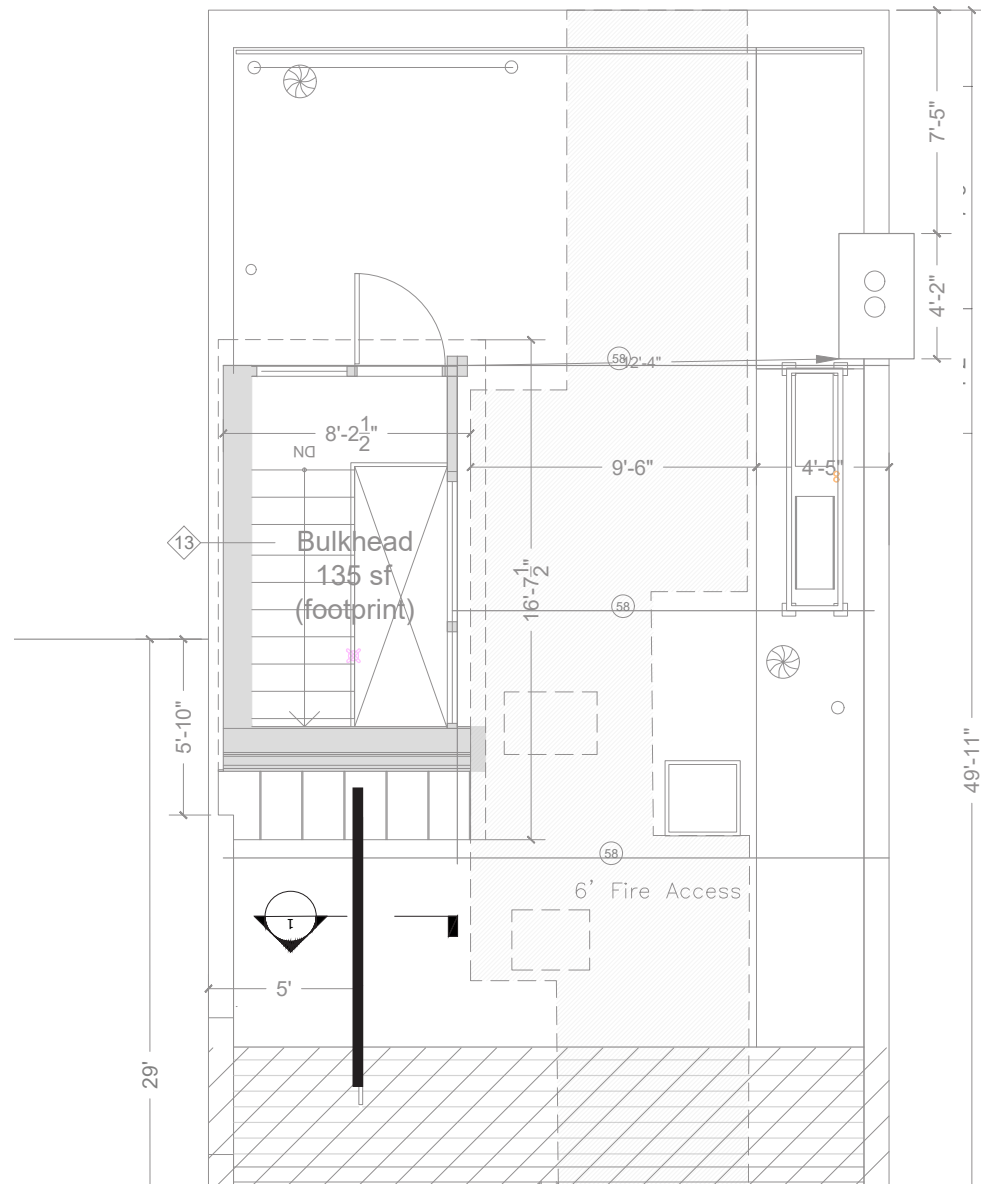
Demo work highlighted in red

- ① Narrow Entry through service door
- ② Steps
- ③ Reactivated Center Entry
- ④ Lowered Single-level Foyer
- ⑤ Future LULA (elevator)
- ⑥ Stroller/Bike Storage
- ⑦ Inclined lift

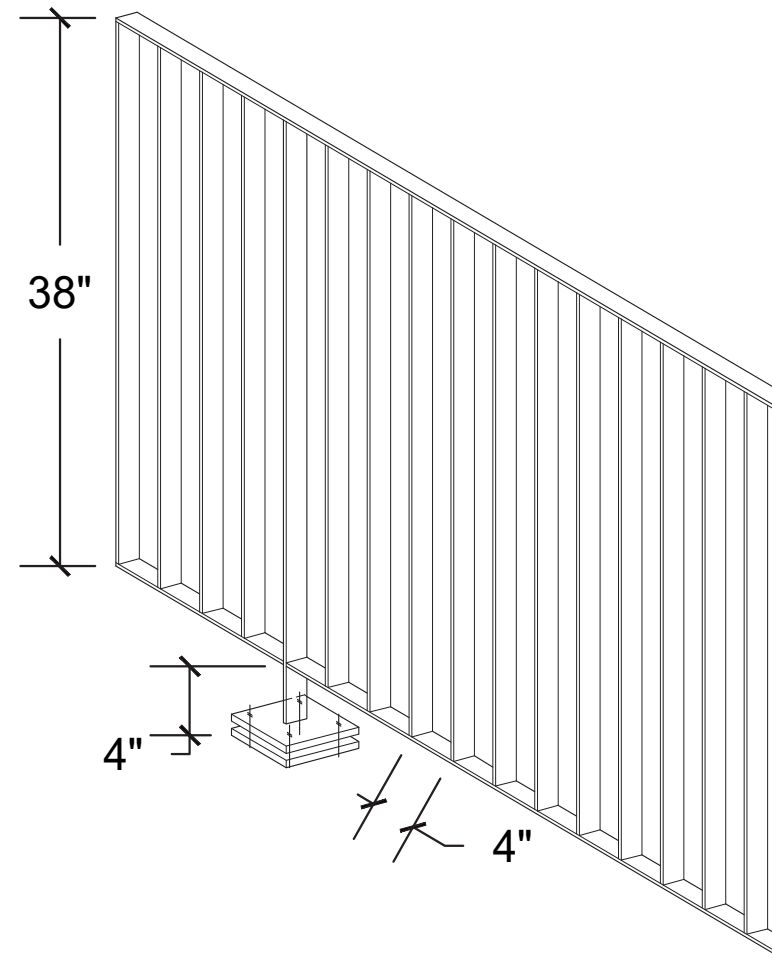


First Floor Plans Existing (L) & proposed (R)

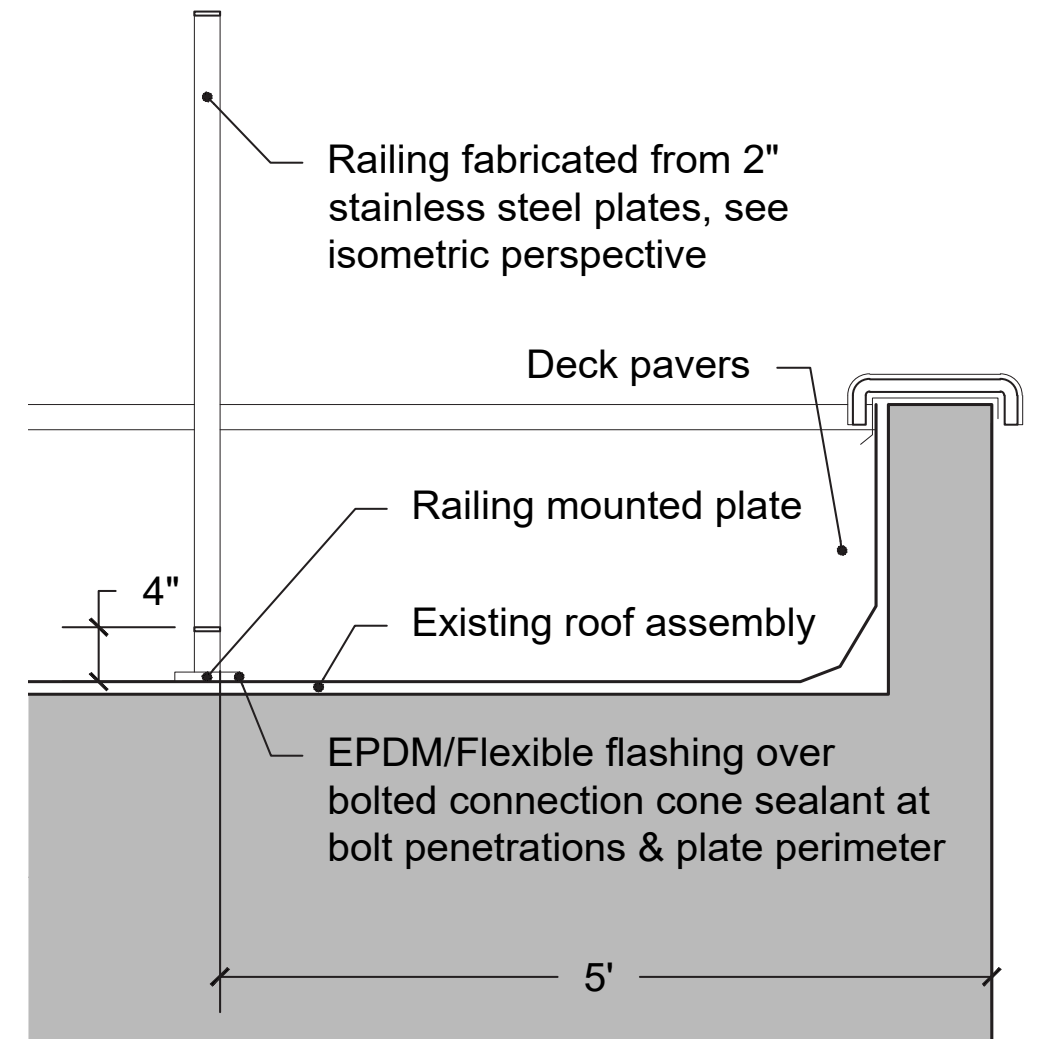
Roof Railings



Partial proposed roof plan, with proposed railings marked

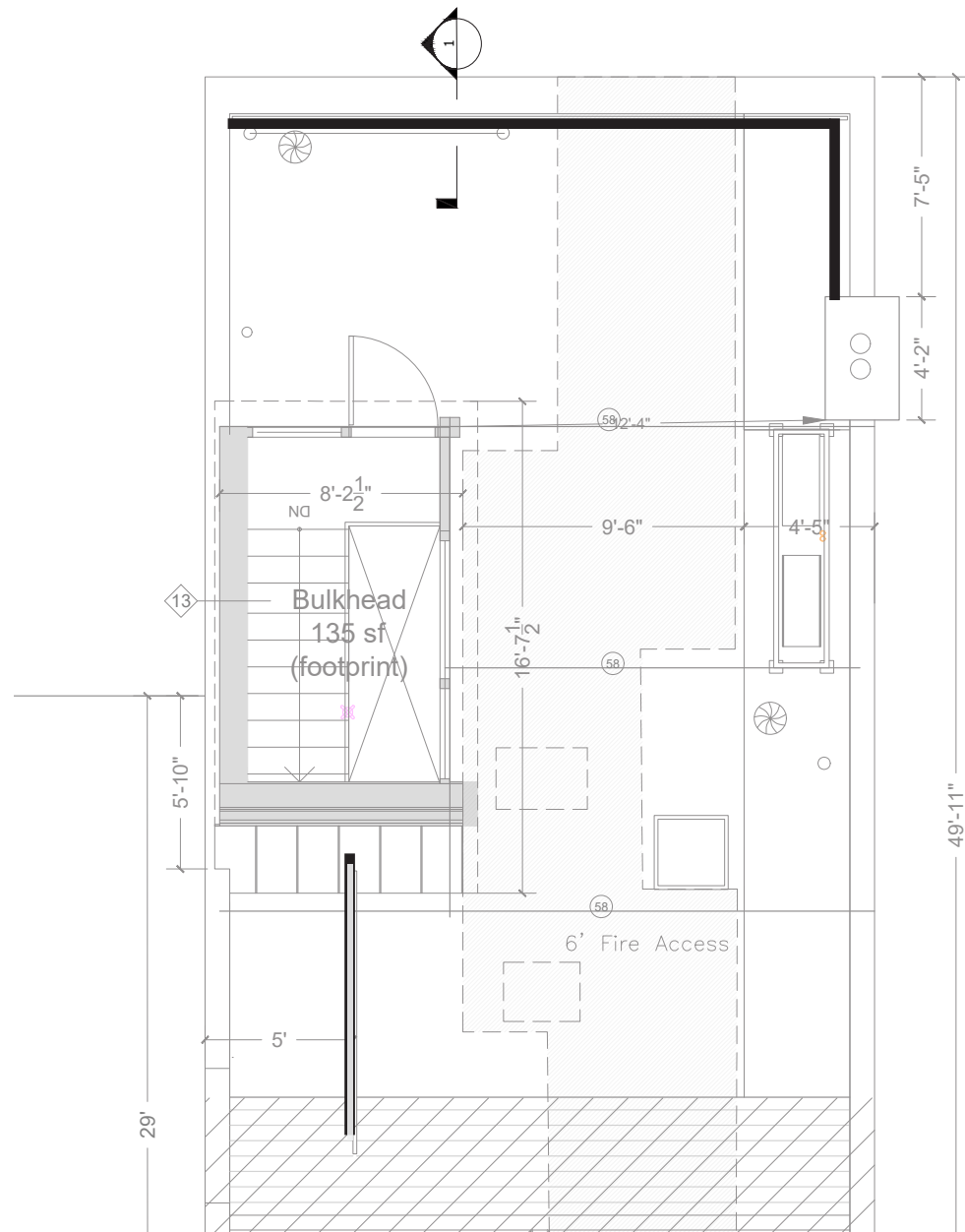


Isometric Perspective of Proposed Railing

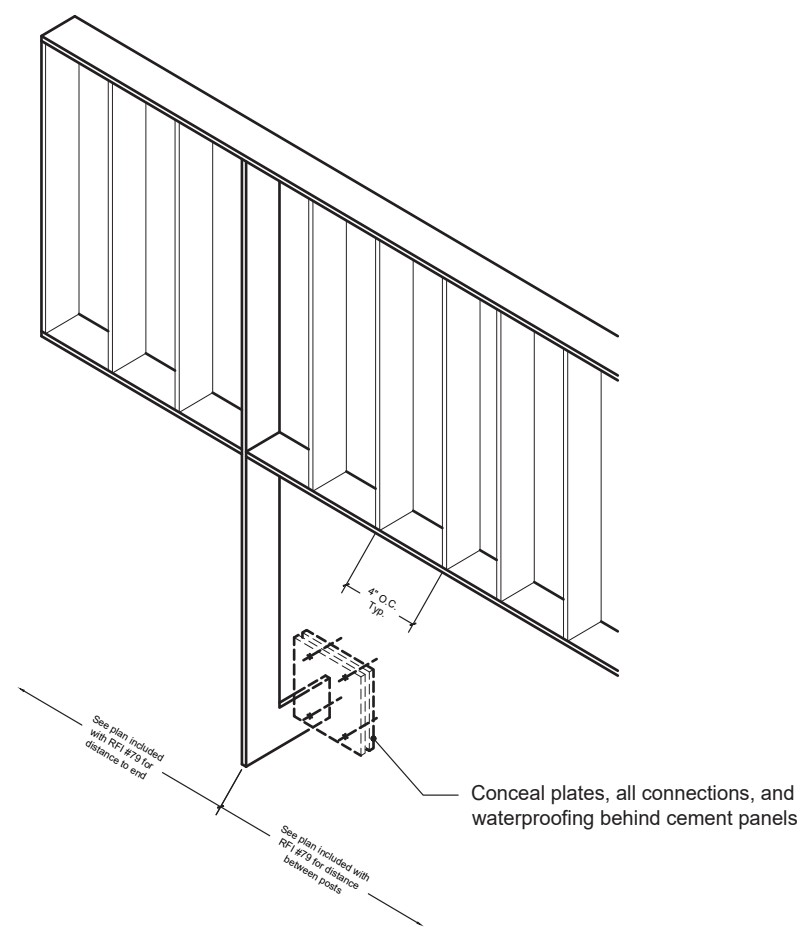


Detail Section of Proposed Railing

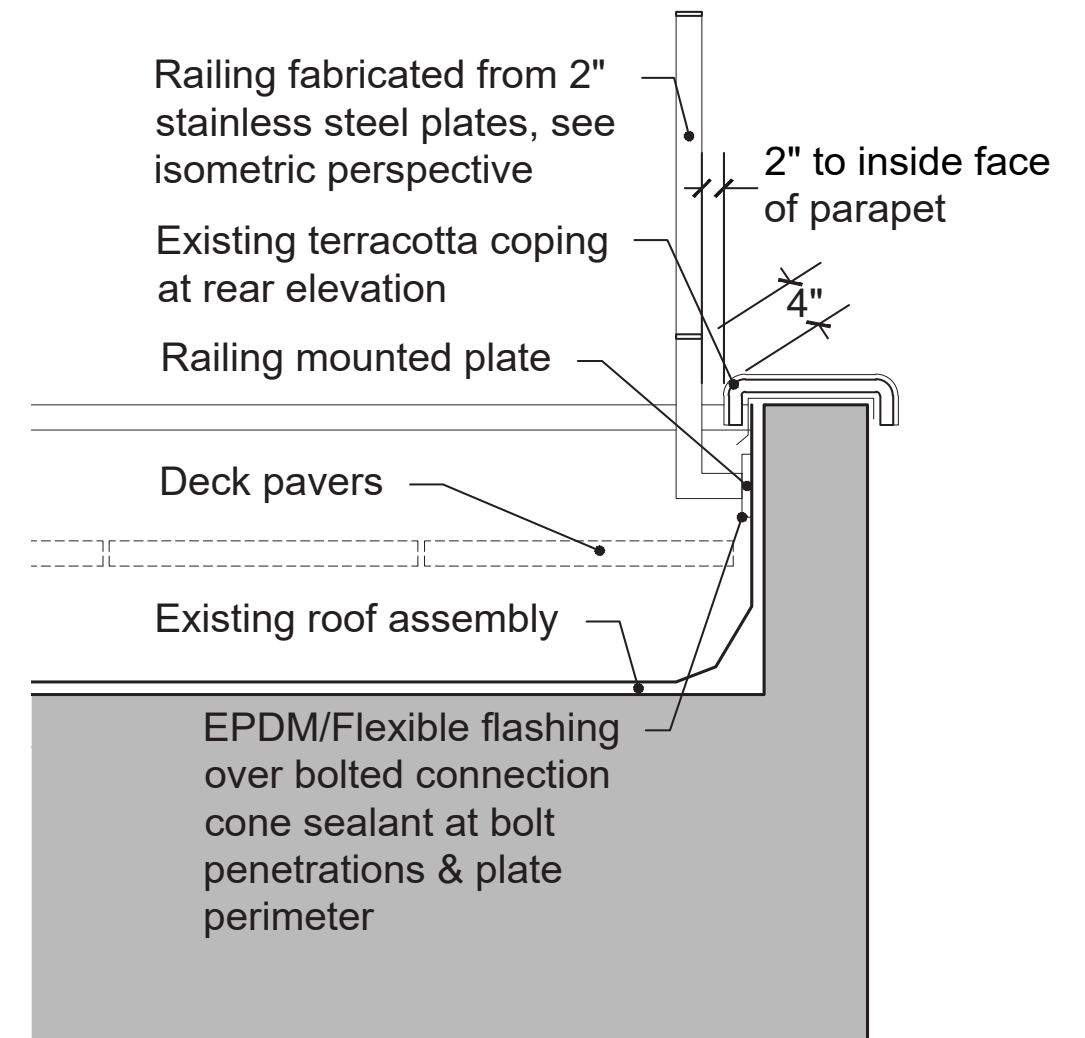
Roof Railings



Partial proposed roof plan, with proposed railings marked



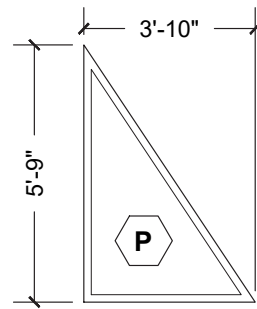
Isometric Perspective of Proposed Railing



Detail Section of Proposed Railing

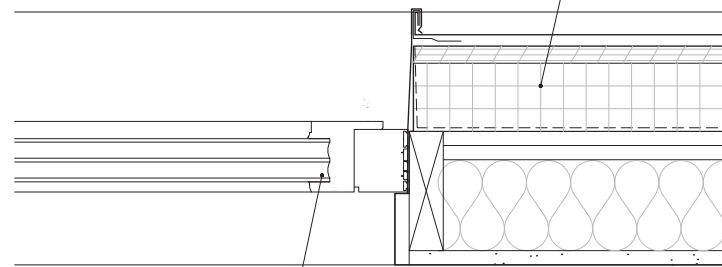
Bulkhead: Visible Proposed Window Details

Window
Elevation -
South Facade



Fixed Picture Window

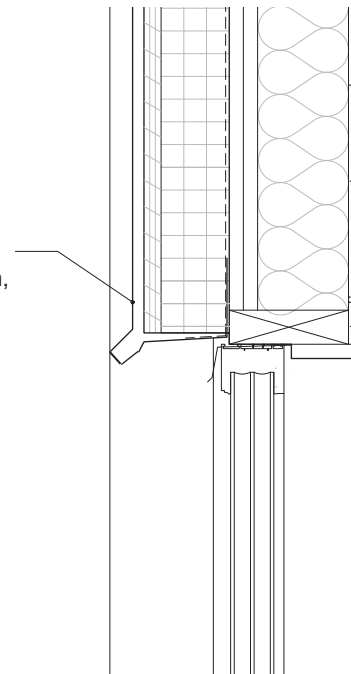
Standing seam aluminum cladding over rigid insulation, densglass rated sheathing and light gauge metal framing. Batt insulation at interior structure and GWB sheathing.



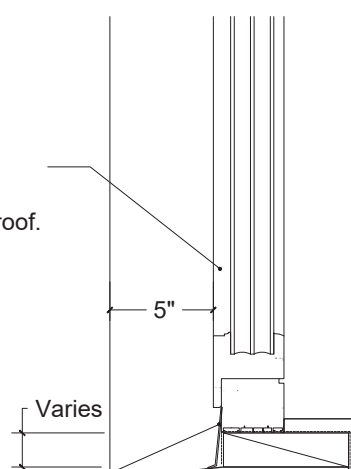
New aluminum bulkhead window. Finish to match bulkhead cladding & roof.

Proposed Jamb Detail (typ).

Standing seam aluminum cladding over rigid insulation, densglass rated sheathing and light gauge metal framing. Batt insulation at interior structure and GWB sheathing.



New aluminum window at bulkhead. Exterior finish to match bulkhead cladding & roof.

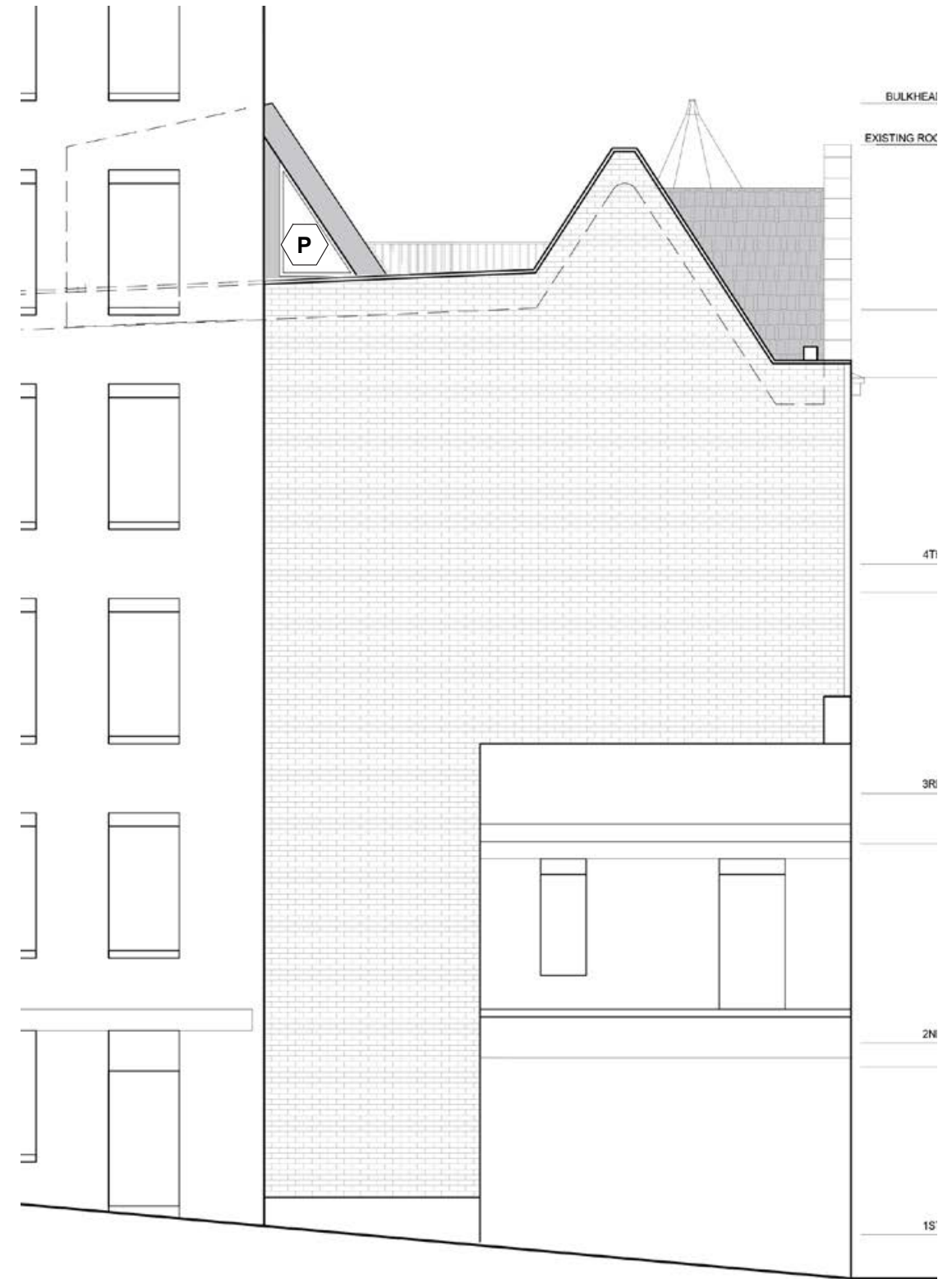


Aluminum flashing to fill between parapet and sill

Caulk sealant

Existing parapet at south party wall

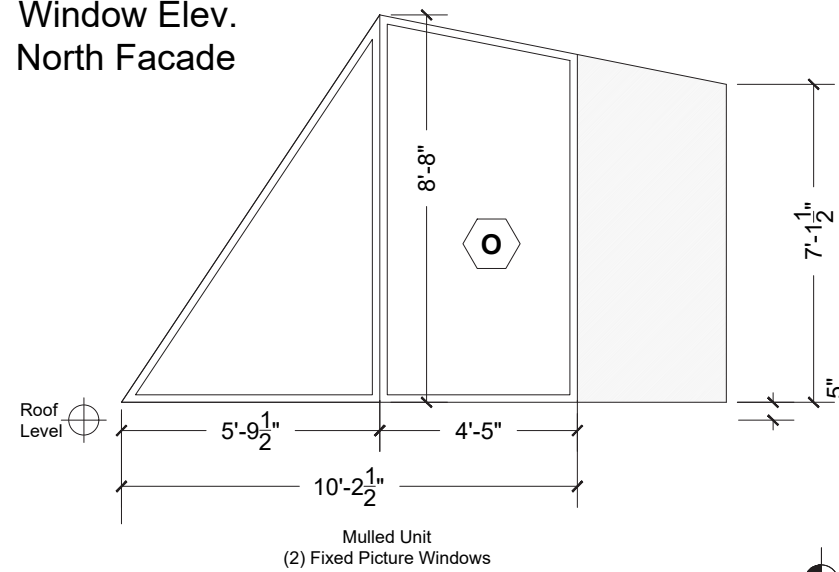
Proposed Head & Sill Details



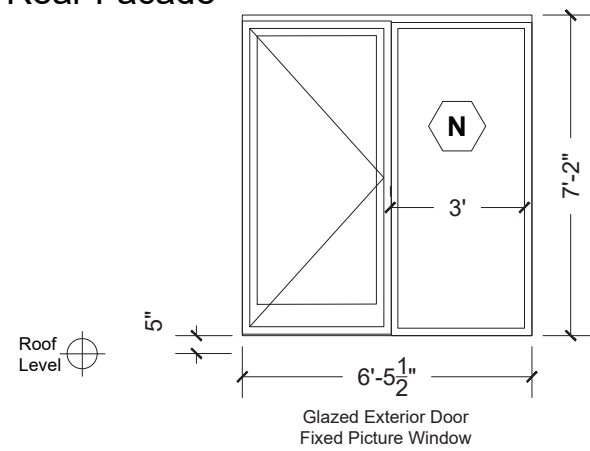
South Elevation





Bulkhead: Non-Visible Window & Door Package

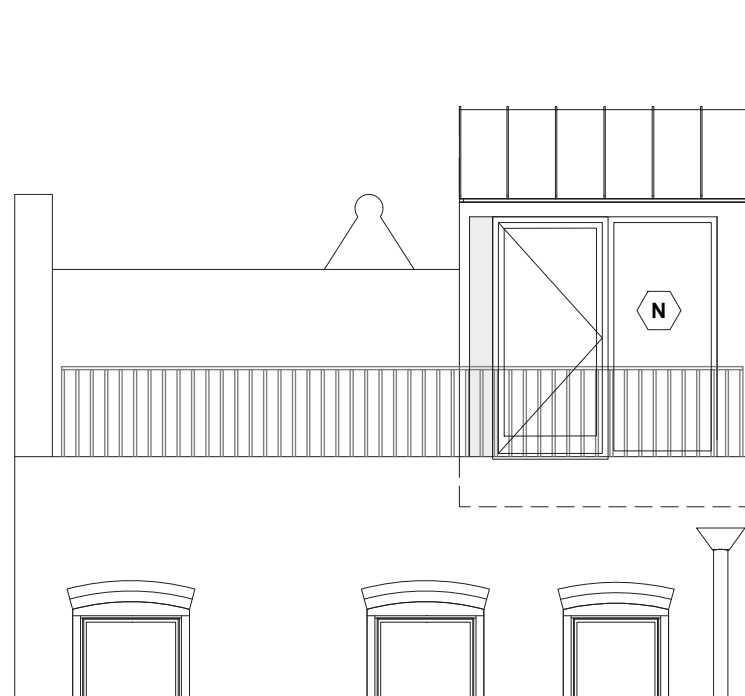
Window Elev.
North Facade



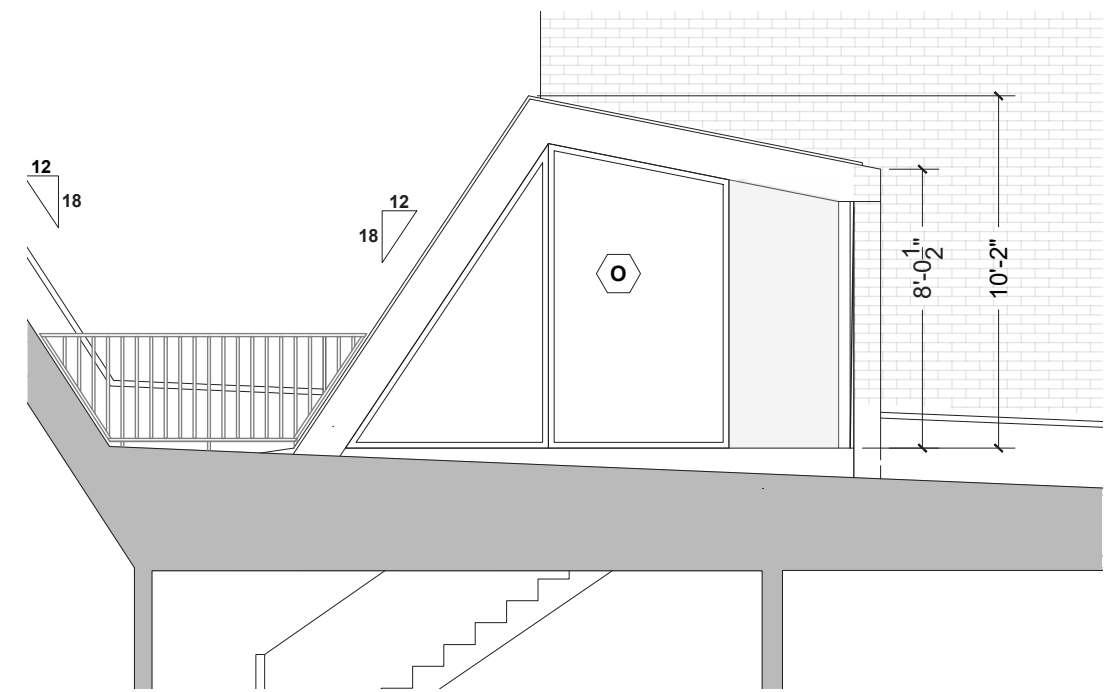
Window Elev.
Rear Facade



-  **Bulkhead Peak**
58'-10 1/2"
-  **Front Peak**
56'-5"
-  **Roof Peak**
54'-4 1/2"
-  **Flat Roof (slopes)**
~48'-4" high point



Rear Elevation

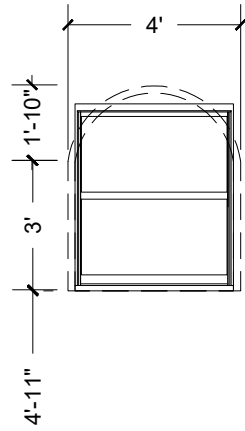


North Elevation

Entry

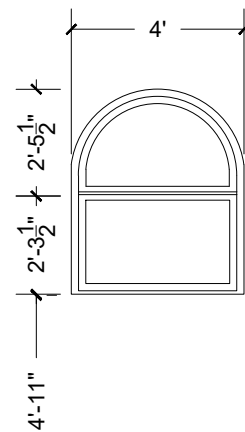
Proposed Side Window Condition

Historic window reference
51 St Nicholas Place



Floor Level
Elevation Varies
Double Hung Window

Existing Side Window Exterior Elevation



Floor Level
Elevation Varies
Mulled Unit
In-Swing Awning Window w/
Lunette Window

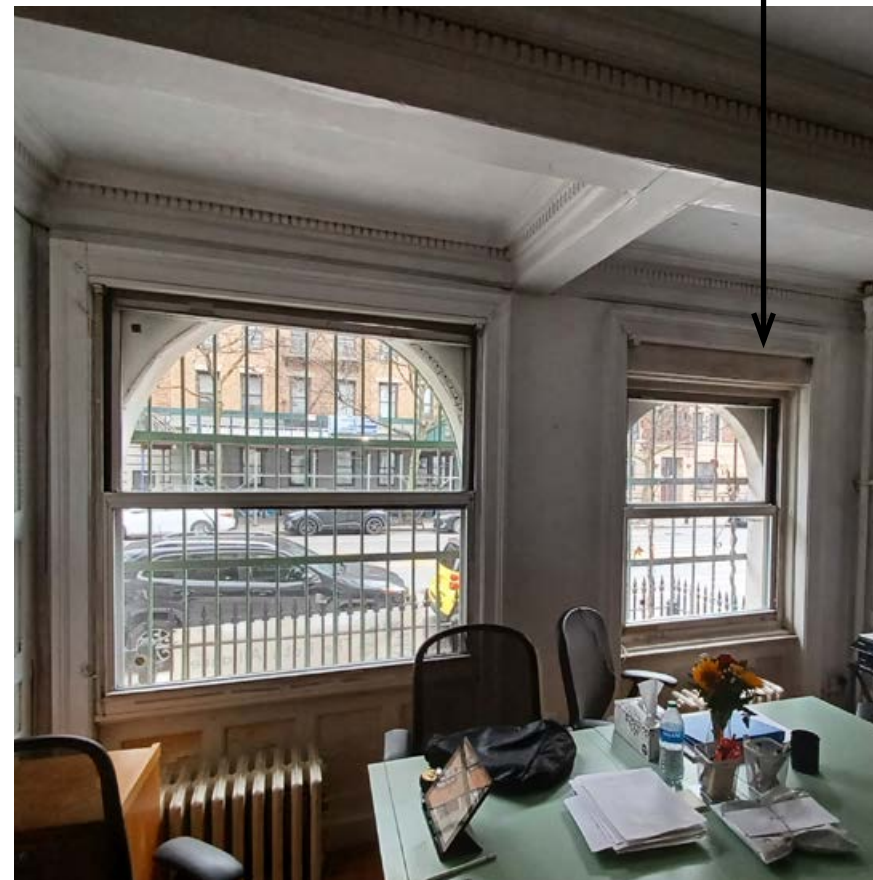
Proposed Side Window Exterior Elevation

Non-historic window, casing to be removed. Future window B to be set in arched aperture, consistent with historical and proposed entry opening

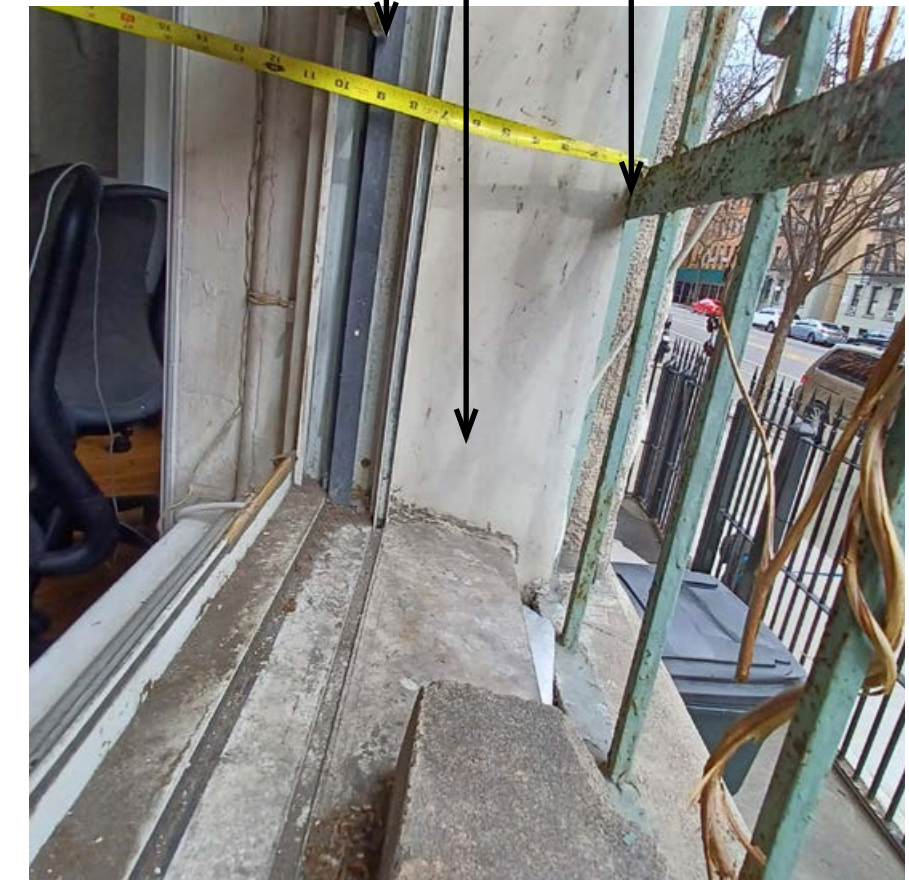
Non-historic aluminum window to be removed

Non-historic white brake metal cladding at jamb extension to be replaced

Non-historic security grille to be removed

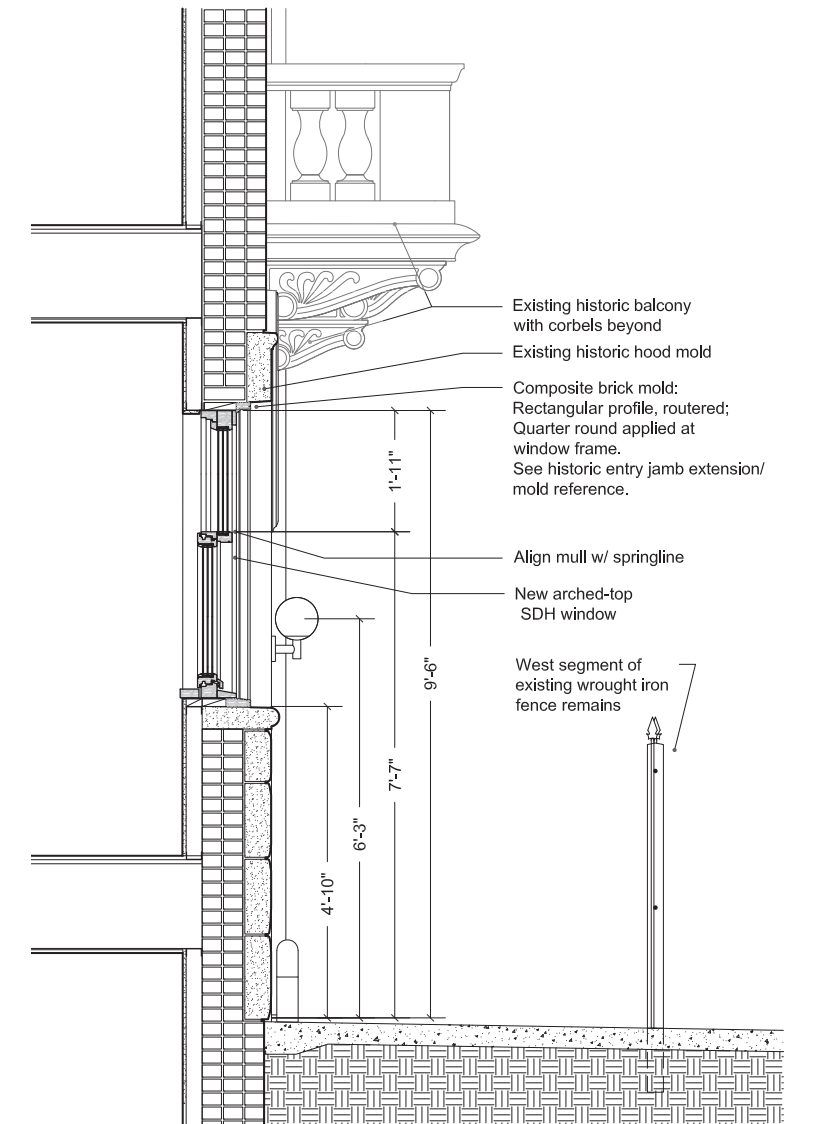
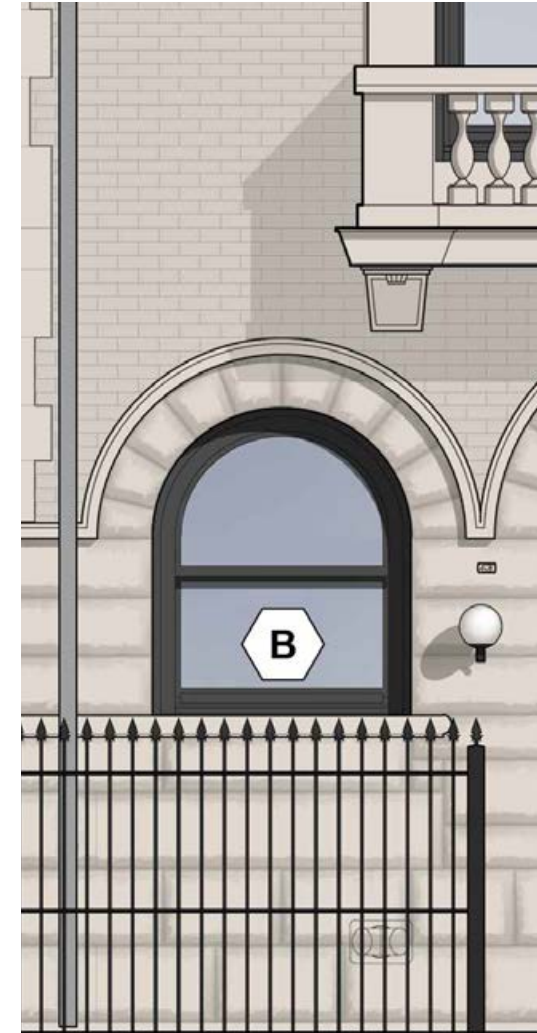
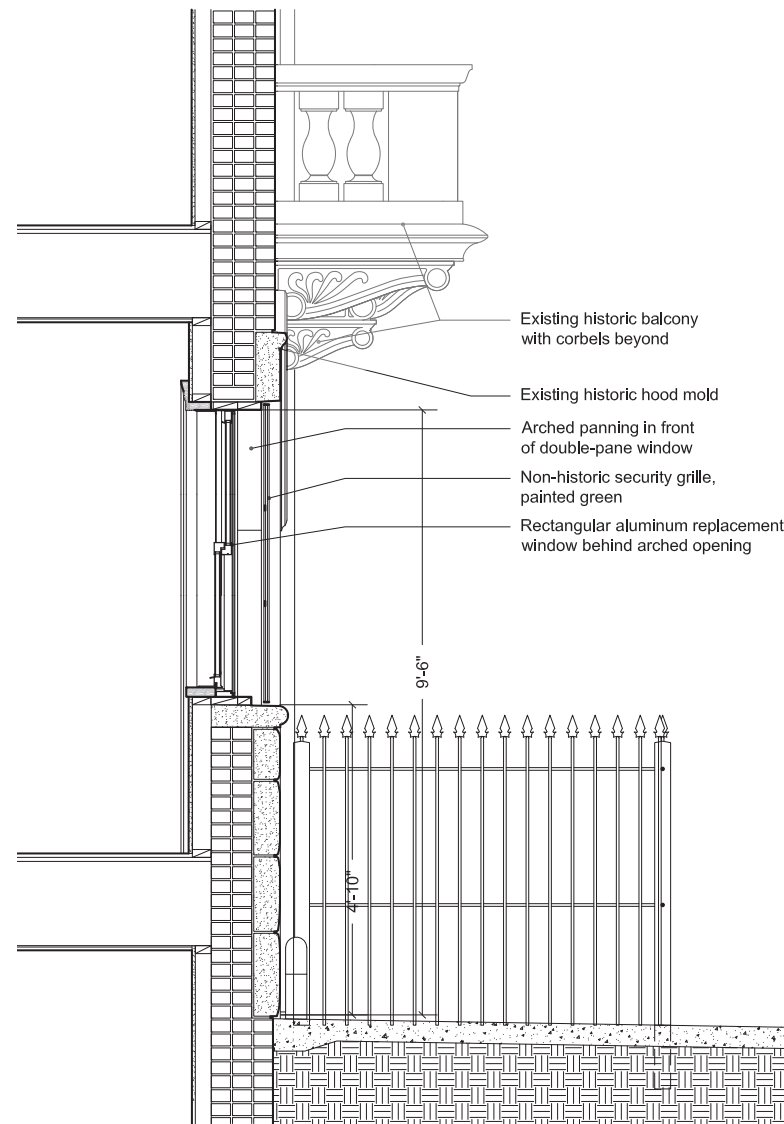
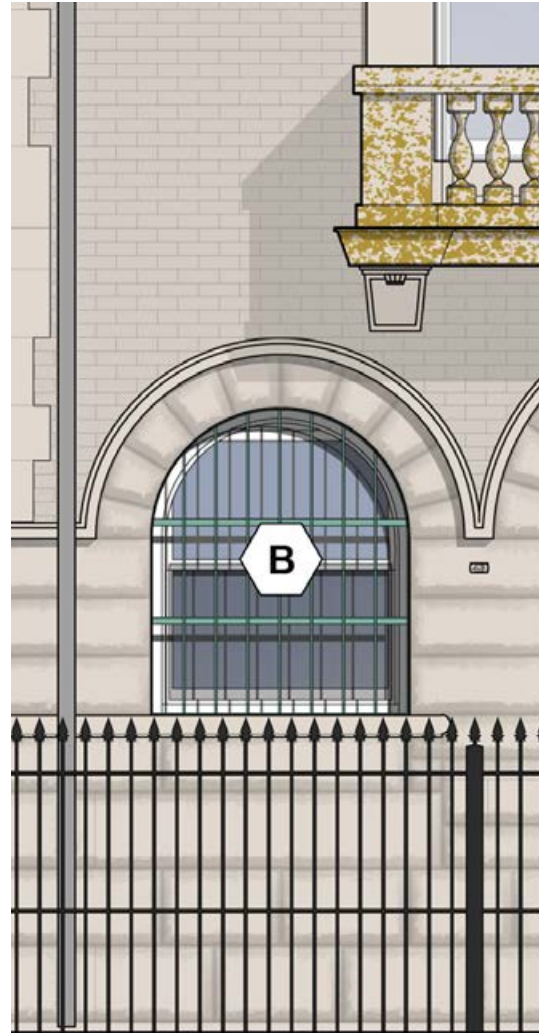


Existing Window A (left) & B (right).



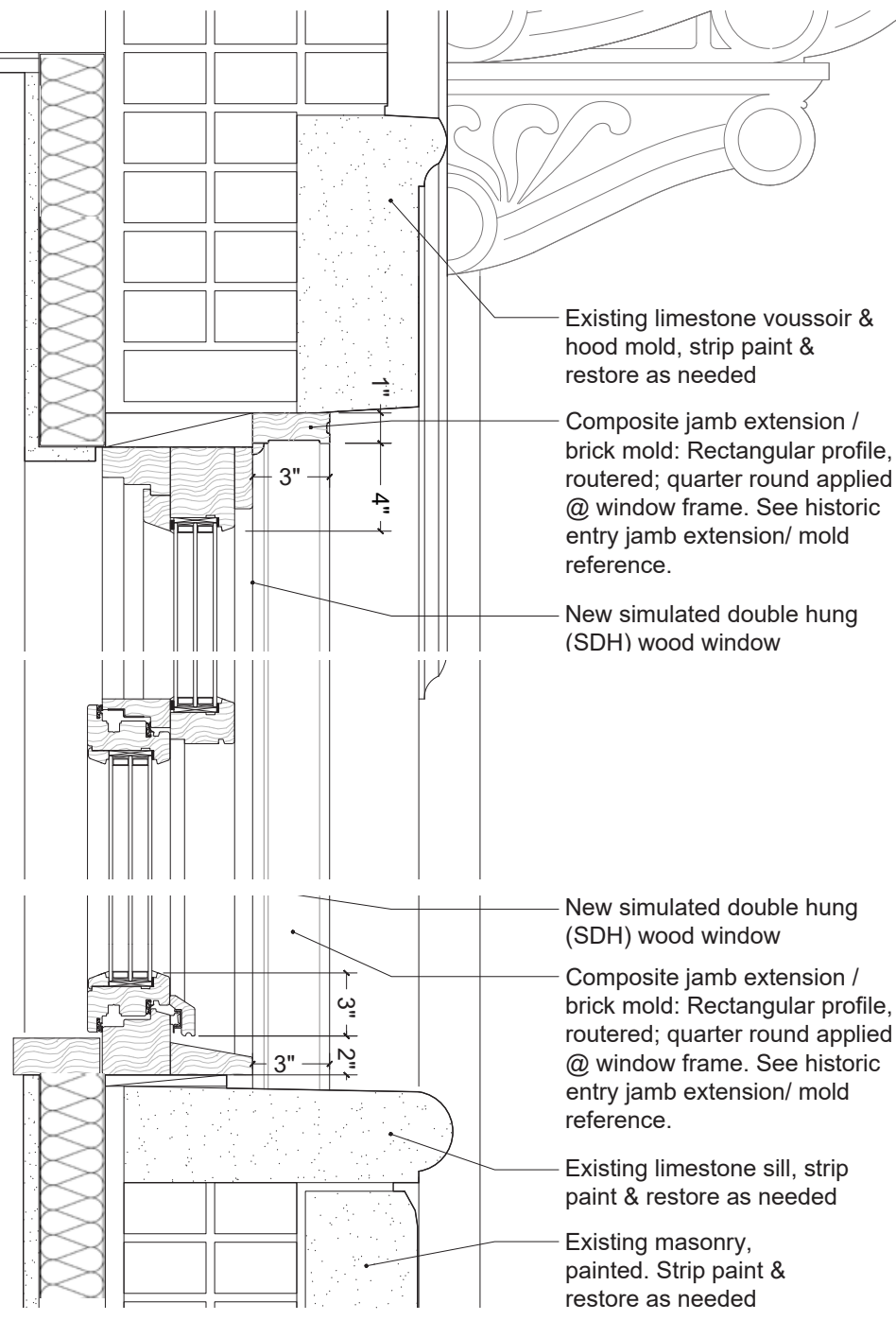
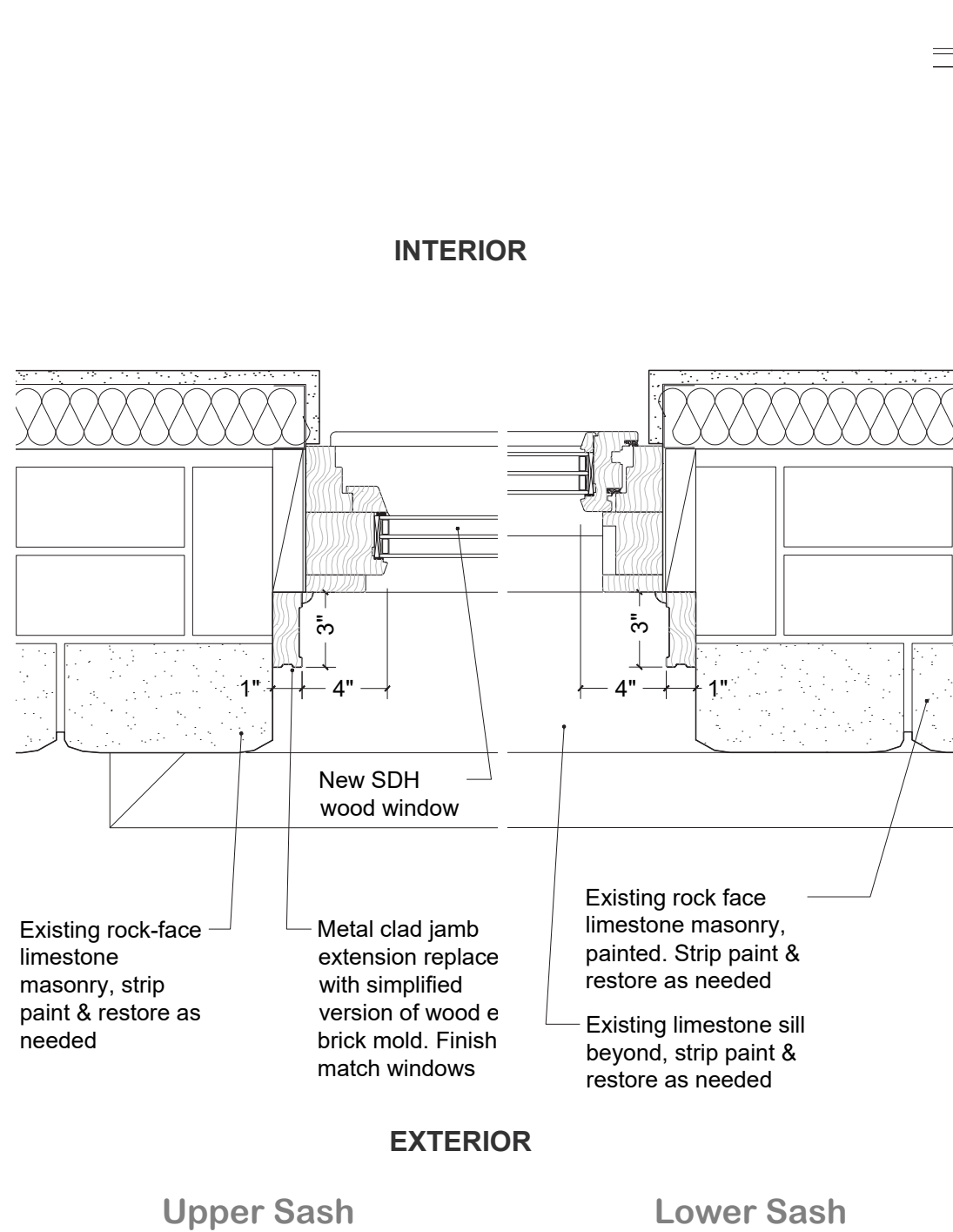
Existing Window B - window unit, aluminum clad sill, jambs & head to be removed. Original limestone surrounds to remain.

Entry Section at side window - Existing (L) & Proposed (R)



Entry

Proposed Side Window Condition



Proposed Jamb Details

Proposed Head & Sill Details

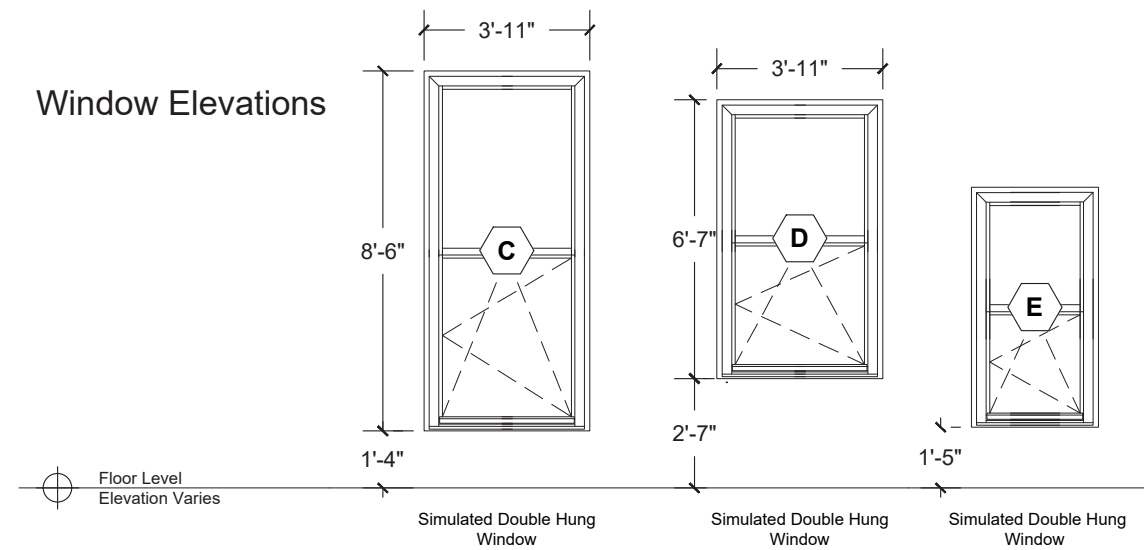
Front Elevation

Window Replacement: Primary Facade, Visible Glazing Area Reduction Calculations

Percentage Diminution per Window Designation

Note: Existing double-glazed aluminum frame windows are non-historic.
The proposed wood window frames feature thicker, historicizing profiles, producing reductions in clear area as described below.

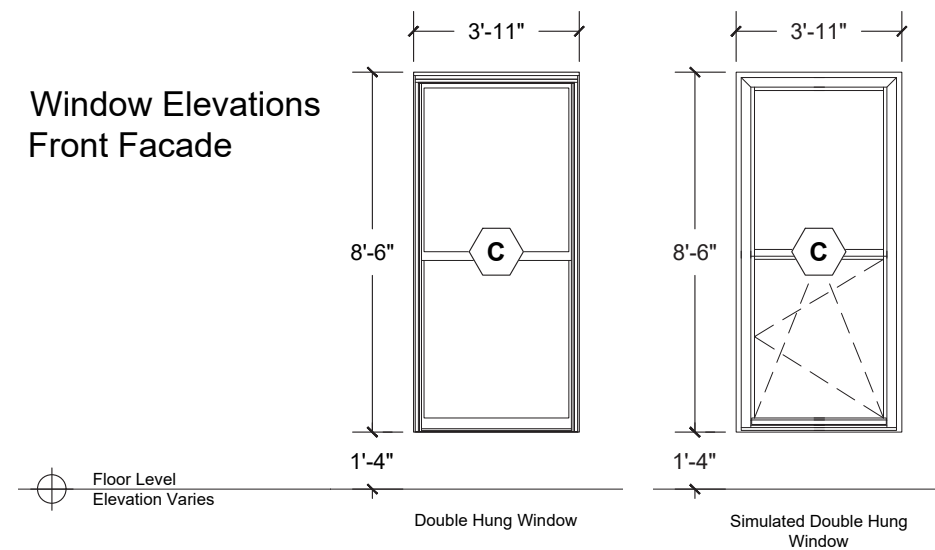
- C: 9.0%
- D: 9.4%
- E: 12.0%



Front Elevation

Window Replacement: Primary Facade, Visible Second Floor

Window Elevations
Front Facade



Existing Window
Exterior Elevation

Proposed Window
Exterior Elevation

Non-historic aluminum window & screen to be removed

Non-historic white brake metal cladding at head, jamb extension to be replaced

Limestone surrounds at jambs, limestone sill to be preserved



Existing Window C (typ.) - window unit, aluminum jambs to be removed. Original limestone sill to remain.

Non-historic aluminum window & screen to be removed

Non-historic white brake metal cladding at head, jamb extension to be replaced

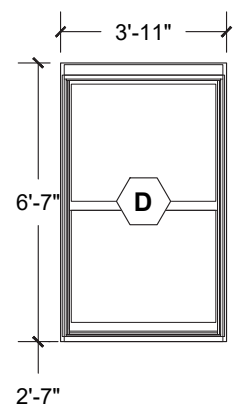
Limestone surrounds at head, jambs to be preserved



Existing Window C (typ.) - window unit, aluminum clad jambs & head to be removed. Original limestone surrounds to remain.

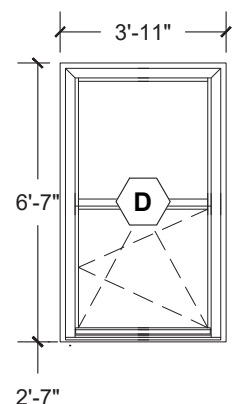
Window Replacement: Primary Facade, Visible Third Floor

Window Elevations
Front Facade



Double Hung Window

Existing Window
Exterior Elevation

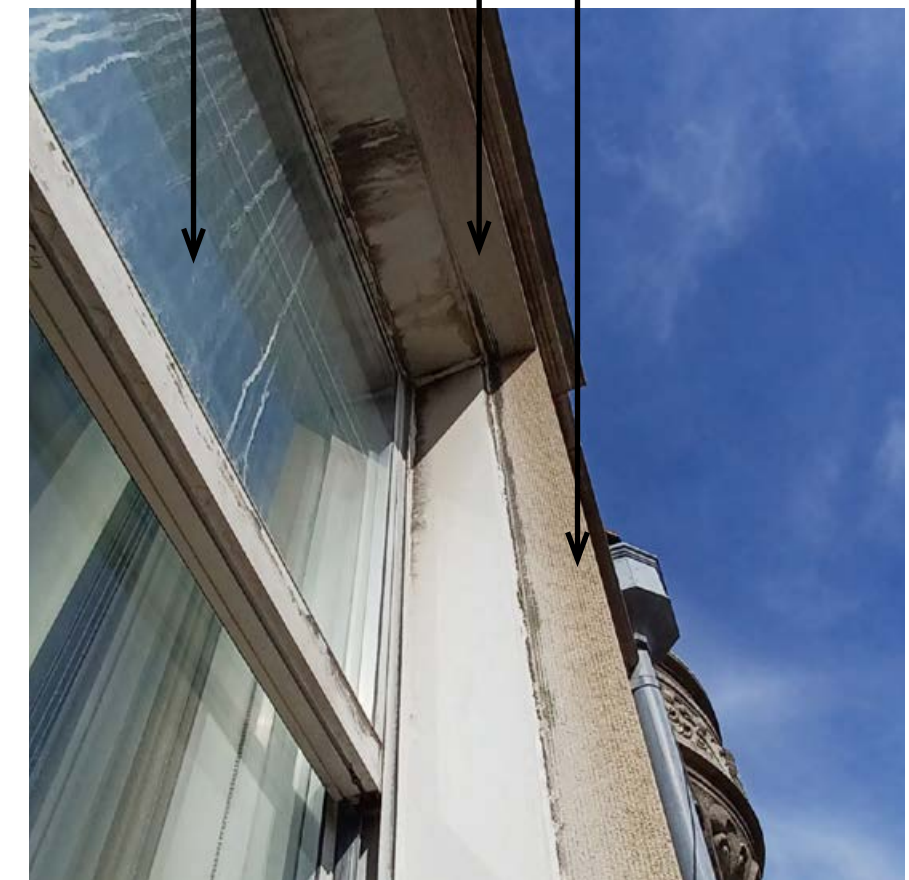


Simulated Double Hung
Window

Proposed Window
Exterior Elevation



Existing Window D (typ.) - window unit, aluminum clad sill & jambs to be removed. Original limestone sill to remain.



Existing Window D (typ.) - window unit, aluminum clad jambs & head to be removed. Original limestone surrounds to remain.

Non-historic aluminum window & screen to be removed

Non-historic white brake metal cladding at head, jamb extension, sill to be replaced

Limestone surrounds at jambs, limestone sill to be preserved

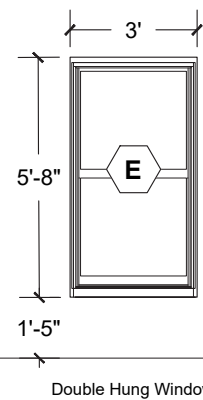
Non-historic aluminum window to be removed & replaced w/ heritage Simulated Double Hung window by IKON

Non-historic white brake metal cladding at head, jamb extension to be replaced

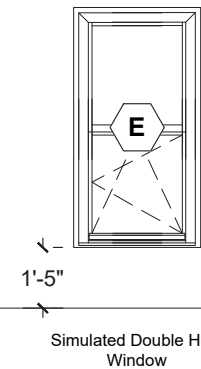
Limestone surrounds at head, jambs to be preserved

Window Replacement: Primary Facade, Visible Fourth Floor

Window Elevations Front Facade



Existing Window
Exterior Elevation

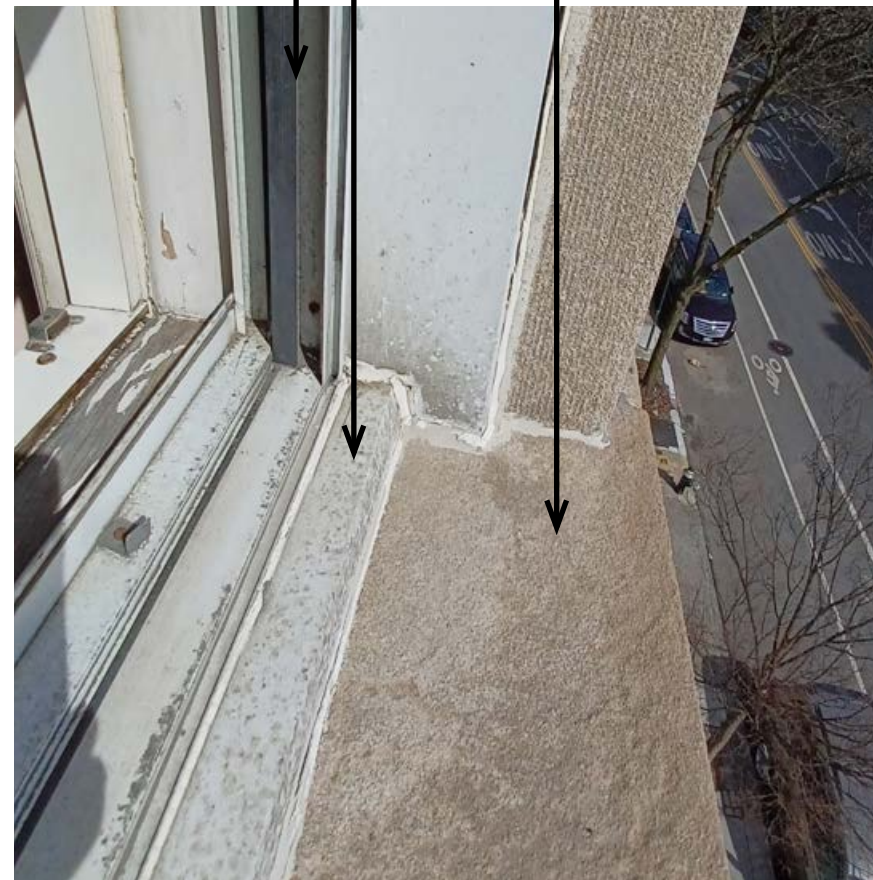


Proposed Window
Exterior Elevation

Non-historic aluminum window & screen to be removed

Non-historic white brake metal cladding at head, jamb extension, sill to be replaced

Limestone surrounds at jambs, limestone sill to be preserved

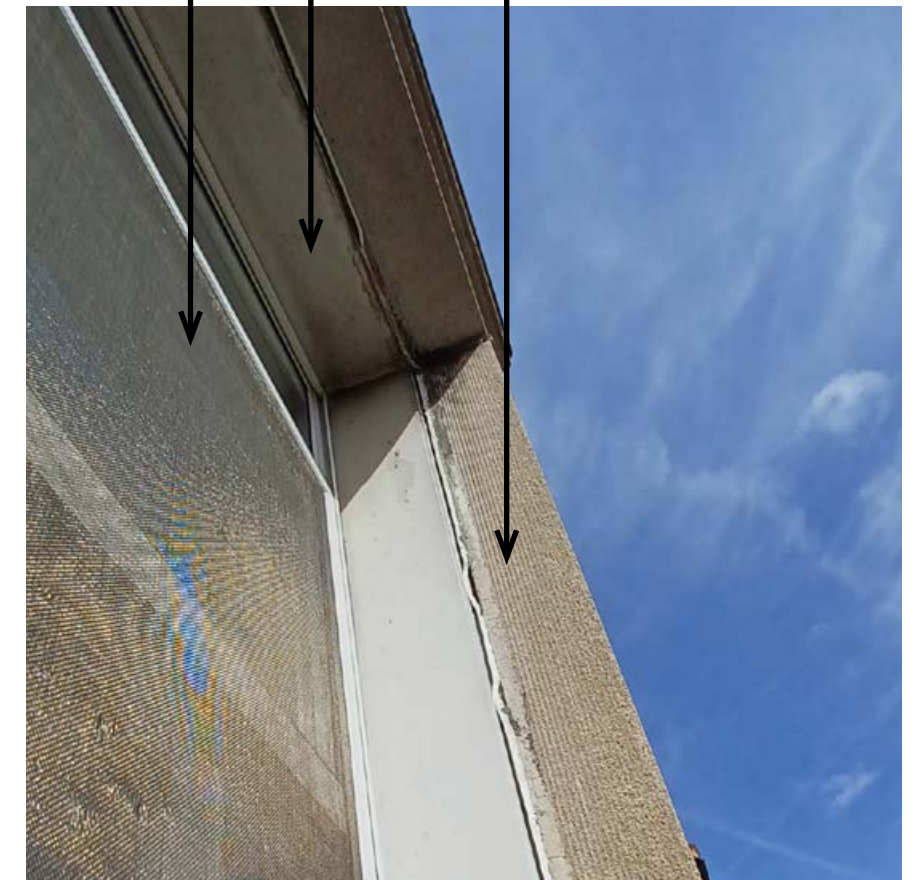


Existing Window E (typ.) - window unit, aluminum clad sill & jambs to be removed. Original limestone sill to remain.

Non-historic aluminum window to be removed & replaced w/ heritage Simulated Double Hung window by IKON

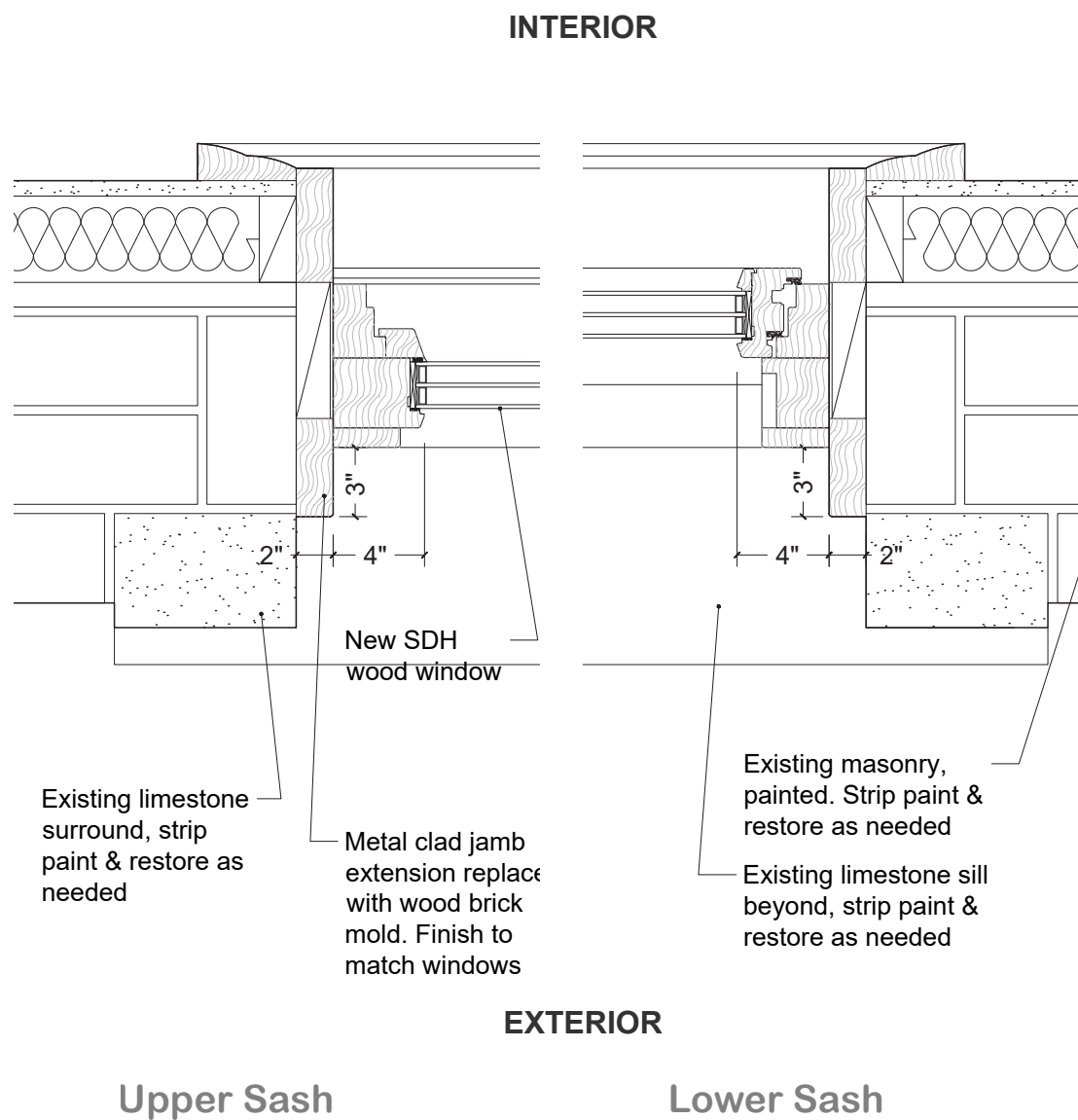
Non-historic white brake metal cladding at head, jamb extension to be replaced

Limestone surrounds at head, jambs to be preserved

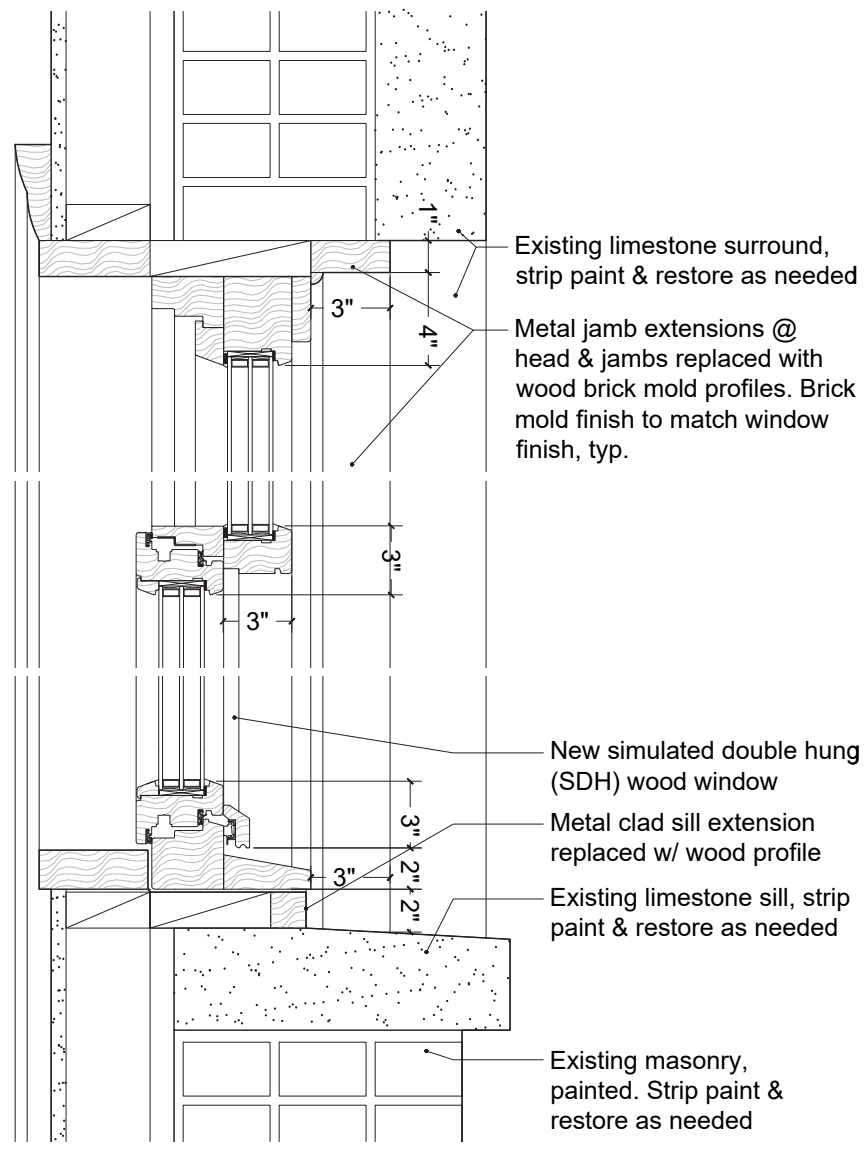


Existing Window E (typ.) - window unit, aluminum clad jambs & head to be removed. Original limestone surrounds to remain.

Window Replacement: Door & Window Package Window Details



Proposed Jamb Details



Proposed Head & Sill Details



Front Elevation

June 23 2026
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-26-08855

43 St. Nicholas Place – Hamilton Heights/Sugar Hill Northwest Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

By Phone: 646-828-7666 (NY)

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