The current proposal is:

**Preservation Department – Item 7, LPC-22-09211**

**459 West 140th Street – Hamilton Heights Historic District**

**Borough of Manhattan**

To Testify Please Join Zoom

**Webinar ID:** 810 6951 1417  
**Passcode:** 552242  
By Phone: 1 646-558-8656 US (New York)  
877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

**Note:** If you want to testify 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.
Application for the Gut-Renovation of 459 West 140th Street New York, New York 10031
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**Why is this approval important?** 52
PROJECT SUMMARY
Although environmental justice may seem to some like a new buzzword that has arisen in recent years as we reckon with climate change and racial bias, West Harlem Environmental Action (We-Act), a powerhouse of organizing in New York City and a cornerstone of the environmental justice movement nationwide, has been at the forefront of environmental activism in Harlem for decades.

We-Act’s work has been crucial in influencing New York’s environmental policies, as well as, those of the federal government.

**We-Act was founded in 1988 when Harlem needed someone to stand up against environmental racism and the organization has been fighting tirelessly for the Harlem community ever since.**
The transformation of 459 West 140th Street into a lively contemporary ‘Net Zero’ or ‘Net Positive’ headquarters for We-Act represents a positive for the West Harlem community.

- A severely deteriorated structure will be renovated in keeping with NYC’s Landmark Preservation guidelines and Zoning Resolution.
- The facility will provide climate education, career training, political engagement, etc. for local residents.
- West Harlem will be recognized as the home of one of America’s leading environmental justice organizations.
The general intent is to adapt, 459 West 140th Street, a vacant four (4) story masonry structure situated within the Hamilton Heights historic district into a new home for West Harlem Environmental Action (We-Act). The proposed gut-rehabilitation will transform the structure into a lively contemporary ‘Net Zero’ or ‘Net Positive’ community facility that will allow We-Act to consolidate its NYC staff under a single roof in a building that embodies its mission.

Built circa 1905-06, the building is a Beaux-Arts style townhouse designed by Neville & Bagge. The building’s style, scale, materials and details contributes to the special architectural and historic character for which the Hamilton Heights Historic District was designated.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission (LPC) approved an application for the gut-renovation of the referenced property in 2006. This approval (SUL 07-2183, LPC 06-4935) expired on September 19, 2012 without any work identified in the 2006 application having been executed.

Value engineering along with 2012 changes to NYC’s zoning regulations have resulted in a new design for the building. The new design retains the existing building envelope while adding an additional story along with a new elevator/stair bulkhead to the building. The additional story (5th floor) shall be set back 15’-0” from the front wall thereby maintaining the original scale of this rowhouse. Additionally, the roof line of the existing street wall as one looks eastward and westward along 140th Street from Amsterdam and Convent Avenues remains unchanged.

The circulation stair, located at the rear of the structure, extends from the cellar to the 5th floor and the bulkhead rises an additional story to the roof level. The rear extension has not been altered and the stair enclosure and bulkhead which rise above the main structure will not be visible from any southerly views and is minimally as one looks northward. This massing falls within the parameters set in the LPC’s 2006 approval letter which stated, “...the center of the block has been compromised by the presence of many rear yard incursions and is not characterized by a significant greenspace, therefore the proposed rear yard additions, which will not extend further into the rear yard than the existing addition, will not disrupt the special character of any significant greenspace.” Furthermore, a seven (7) story building along Amsterdam Avenue and a and eleven (11) story building along Convent Avenue provide a contextual backdrop for the new story and bulkhead which are partially obscured by existing bulkheads on adjacent properties.

Beyond the roof top elements, the design calls for the reconfiguration of the street level windows and doors that flank the building entrance. The low walls and wrought iron railing on each side of the stoop shall remain. Existing stone steps at the stoop will be reset and the stair treads and landing will receive new cast stone treads/risers, a new metal and glass entry door shall be installed in the existing opening and the original wrought iron work will be mounted on the entrance door. The door to the right of the stop will be partially sealed and a new fixed lite with cellar ventilation louver directly below will be installed in the reconfigured opening. On the left, the window opening is to be enlarged to accommodate a new door from the cellar with a transom above. The new door and windows will align with the height of the existing historic main entry door opening. The reconfigured doors and windows at the first floor shall be in keeping with the style and detailing of the building and the new assemblies will not detract from the character of the Hamilton Heights Historic District.

In addition to the work described above, the scope includes excavation of the cellar to achieve an 8'-0” fl-clg height, 100% repointing of masonry, low pressure power washing of the exterior, the removal of the fire escape, new fencing at rear yard perimeter and new simulated double hung windows.
Work Summary

The intent is to renovate the structure in order to transform it into a lively contemporary 'Net Zero' or 'Net Positive' community facility that consolidates all of We-Act’s staff under one roof in a structure that embodies We-Act’s mission. The scope of work shall include the following:

1. 100% gut-rehabilitation of interiors to include: partitions, lighting, plumbing, electrical, mechanical work and all new finishes.
2. 100% of the facade shall be power washed with water @ 500 PSI.
3. 100% raking and repointing of mortar joints.
4. 100% new triple glazed simulated double hung fiberglass windows with an operable tilt and turn lite in a color TBD by the LPC.
5. Isolated areas of chipped and/or cracked stone elements to be repaired.
6. One (1) story to be added to building.
7. New fiberglass cornice at parapet.
8. New elevator/stair with bulkhead to be erected at rear of main building.
9. Fire escape to be 100% removed.
10. New metal/glass main entry door to be installed.
11. New cast stone treads/risers to be installed at stoop.
12. New rear/side yard access to be provided at cellar level from side yard.
13. Window assembly to be removed and a new door is to be installed on left side at first floor.
14. Door assembly to be removed and a new window assembly is to be installed on the right side at first floor.

Contractor Qualifications

The work shall be performed by an established contractor with demonstrated experience in general construction, masonry restoration and preservation work. Contractor shall demonstrate experience with projects of similar scale and scope.

Field Measurements

The contractor shall take all necessary field measurements prior to the commencement of work and shall assume complete responsibility for the accuracy of all measurements taken.

Preservation

100% of all masonry and stone detailing and stop wrought iron railing to remain shall be protected against damage, cleaned and repaired as required to make like new.

- End of Summary -
Original Facade Elements vs. Existing Facade Elements

- Brick parapet and cornice will be restored.
- Masonry will be cleaned and repointed and minor chips and cracks in the stone will be repaired.
- Fire escape will be removed.
- New historic windows will be installed.
- All wrought iron work will be reused and restored.
- Stoop will be re-built.
PERMISSIBLE ZONING
The Community Facility use proposed for 459 West 140th Street, New York, New York located within zoning district 6a is in conformance with NYC’s zoning regulations.

- Land Use
- Building Bulk
459 West 140th Street, New York, New York 10031

Building Bulk

**LEGAL DESCRIPTION**

**LOT SIZE:**

- **Existing:** 1,700.00
- **Proposed:** 1,798.56

**FAR:**

- **Existing:** 3.00
- **Proposed:** 2.99

**MAXIMUM ALLOWABLE FLOOR AREA:**

- **Existing:** 5,395.68
- **Proposed:** 5,374.05

**LOT COVERAGE:**

- **Existing:** 60%
- **Proposed:** 77%

**YARD REQUIREMENTS:**

- **Front Yard:** None
- **Side Yard:** None / 8'-0" & 5'-0"
- **Rear Yard:** 30'-0" & 12'-6"

**HEIGHT / SETBACK REQUIREMENTS:**

- **Maximum Building Height:** 70'-0"
- **Minimum Base Height:** 40'-0"
- **Optional Base Height:** 45'-8"
- **Set Back on Narrow Street:** 15'-0" & 10' - 6"

**CIRCULATION:**

- **Category (Non-Profit, non-ambulatory Institution):** Total # of Spaces Required (.1 Per 20 People).
- **Existing:** 5
- **Proposed:** None

**STREET TRESS:**

- **Existing:** 1
- **Proposed:** 1

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**EXISTING (1938, Old Code) / PROPOSED (2014 Code) REQUIREMENTS**

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<th>ZONING REQUIREMENT(S)</th>
<th>REQUIRED ALLOWABLE (2014 Code)</th>
<th>PROPOSED (2014 Code)</th>
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**CIRCULATION:**

- **Category (Non-Profit, non-ambulatory Institution):** Total # of Spaces Required (.1 Per 20 People).
- **Existing:** 5
- **Proposed:** None

**STREET TRESS:**

- **Existing:** 1
- **Proposed:** 1

---

**SITE PLAN DIAGRAM**

- **Proposed addition to bulk and excavation @ cellar.**
- **Existing building bulk.**
- **Zoning Envelope.**
- **Rear yard and tree pits.**

---

**LEGEND**

- Proposed addition to bulk and excavation @ cellar.
- Existing building bulk.
- Zoning Envelope.
- Rear yard and tree pits.
EXISTING STREETSCAPE
Looking west from 140th Street and Convent Avenue.
Looking south from 140th Street and Convent Avenue.
Looking east from 140th Street and Amsterdam Avenue.
Roof top addition at 457 West 140th Street, New York, New York 10031.
Roof top addition at 463 West 140th Street, New York, New York 10031.
Pictured left are 455, 459 and 463 West 140th Street, three (3) houses in a row of seven (7) designed by Neville & Bagge, built circa 1905-06. The houses have buff brick, three sided bays and arched pediments at the 2nd floor.

- The metal *cornices* were removed from each at some point in the past.
- The masonry *parapets* are currently in various states of disrepair. 455 retains the original design, 459 appears to have been rebuilt with a running bond and capped with a new coping stone and 463, partially parged with cement, appears to have been rebuilt with a running bond as well and the original coping stone was either reused or replicated.
- The *stoop* at 455 appears to have been rebuilt and a new *wrought iron railing* inconsistent with the historical railing was installed. A construction fence partially impedes the view of 459 West 140th Street where the stoop has partially collapsed. The stoop at 463 appears to have been rebuilt as well and the wrought iron railing was not reinstalled.
Existing cornice, parapet, stoop and wrought iron work @ 455 West 140th Street, NY,

Existing cornice, parapet, stoop and wrought iron work @ 459 West 140th Street, NY,

Existing cornice, parapet, stoop and wrought iron work @ 463 West 140th Street, NY,
RESTORATION OF HISTORIC ELEMENTS
Existing wrought iron work at stoop, main entry door and windows at street level along 140th Street to be scraped of all peeling material, primed with a rust inhibitor, painted black w/ alkyd paint for metals and secured in place.
METAL FLASHING @ ROOF BULKHEAD.

FPSC DOOR TO UPPER ROOF W/ VISION PANEL.

BLUESTONE COPING.

METAL SOLAR PANEL SHEATHING.

FPSC DOOR W/ SIDE LITE TO ROOF TERRACE.

EXISTING PARAPET TO BE REMOVED AND REBUILT AND A NEW FIBERGLASS CORNICE IS TO BE INSTALLED.

TYPICAL SINGLE HUNG TRIPLE GLAZED REPLACEMENT WINDOW.

100% OF EXISTING BRICK TO BE REPOINTED AND LOW PRESSURE POWER WASHED.

EXISTING WINDOWS WERE RECONFIGURED TO ACCOMMODATE DOOR WITH FIXED LITE ABOVE.

EXISTING WINDOW AND DOOR OPENING WERE RECONFIGURED TO ACCOMMODATE NEW SINGLE HUNG WINDOW WITH FRESH AIR INTAKE LOUVERED OPENING

NEW METAL AND GLASS ENTRY DOOR.

EXISTING LOW WALLS AND WROUGHT IRON RAILING TO REMAIN.

NEW CAST STONE TREADS AND LANDING.

EXISTING STONE BASE TO BE CLEANED AND BREATHABLE SELANT TO BE APPLIED.

Existing wrought iron work at 1st floor side door and windows to be reinstalled at reconfigured openings.
The main entry door was discarded some time ago. The original door grille, pictured above, which remains on site, will be installed within a new metal/glass entry door.
Both the main entry door and side door from the cellar stair to street shall be fabricated so that all dimensions match the historic doors. The new entry door shall have a full glass panel and the new side door shall have a full recessed solid panel. Both new doors shall be painted a color similar to the coloring of the wood of the historic doors.
100% of all windows are to be replaced and the window and side door openings at the ground floor are being reconfigured. Window frames shall be colored ‘Sandstone’, shown below.

Details for the reconfigured side door and windows at the 1st floor outlined on the left are on the next two pages.
METAL SOLAR PANEL SHEATHING.

MARKET INCORPORATION SHEATHING.

FPSC DOOR W/ SIDE LITE TO ROOF TERRACE.

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NEW METAL AND GLASS ENTRY DOOR.

EXISTING LOW WALLS AND WROUGHT IRON RAILING TO REMAIN.

NEW CAST STONE TREADS AND LANDING.

EXISTING STONE BASE TO BE CLEANED AND BREATHABLE SELANT TO BE APPLIED.

A new fiberglass cornice replicating the original cornice will be installed. To the degree practicable will be installed. See next page for manufacturer’s detail. Additionally, the existing masonry parapet will be removed and rebuilt to replicate the historic design. See next page for parapet details.
METAL SOLAR PANEL SHEATHING.
BLUESTONE COPING.
100% OF EXISTING BRICK TO BE REPOINTED AND LOW PRESSURE POWER WASHED.
TYPICAL SINGLE HUNG TRIPLE GLAZED REPLACEMENT WINDOW.
EXISTING STONE BASE TO BE CLEANED AND BREATHABLE SELANT TO BE APPLIED.
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FPSC DOOR W/ SIDE LITE TO ROOF TERRACE.
FPSC DOOR TO UPPER ROOF W/ VISION PANEL.
METAL FLASHING @ ROOF BULKHEAD.
EXISTING WINDOWS WERE RECONFIGURED TO ACCOMMODATE DOOR WITH FIXED LITE ABOVE.
NEW CAST STONE TREADS AND LANDING.
EXISTING PARAPET TO BE REMOVED AND REBUILT AND A NEW FIBERGLASS CORNICE IS TO BE INSTALLED.
The Landmarks Preservation Commission (LPC) approved an application for the gut-renovation of the referenced property in 2006. This approval (SUL 07-2183, LPC 06-4935) expired on September 19, 2012 without any work identified in the 2006 application having been executed. The overall building height proposed in 2006 was approximately 67’-0” along 140th Street and 72’-5” at the rear of the building.

2006 PROPOSED HEIGHT 67’-0”

2006 PROPOSED HEIGHT 72’-5”

*Above are the 2006 LPC approved front and rear elevations.*
The 2006 proposal included adding bulk to the rear extension. The current proposal does not add bulk to the rear extension.

The 2006 proposal included adding bulk to the rear side yard. The current proposal does not add bulk to the rear side yard.
The 2006 proposal included the use of metal panels used for its aesthetic value. The current proposal utilizes a metal panel for its sustainability characteristics.
Proposed Cladding

The 5th floor addition and bulkhead will be clad in an energy efficient heat collector that is critical to the building achieving “Net Zero.”
The panel color chart on the left shows the panel manufacturer’s standard panel colors along with each color’s ‘Solar Absorptivity’. **The darker the panel, the more efficient the solar collector system will be.** The panel profile, The bottom left along with the color ‘Chocolat Brown’, enlarged below, is being proposed.

<table>
<thead>
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<th>Solar Absorptivity</th>
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<tr>
<td>Black</td>
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<td>Matte Black</td>
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<td>Dark Bronze Anodized</td>
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<td>Char Brown</td>
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<td>Redwood</td>
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<td>Hartford Green</td>
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<td>Chocolate Brown</td>
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<td>Thunder Grey</td>
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<td>Boysenberry</td>
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<table>
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<td>Hemlock Green</td>
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<td>Brilé Red</td>
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<td>Mission Red</td>
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<td>Patina Green</td>
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The proposed Inspire panel profile, typical.
METAL SOLAR PANEL SHEATHING.

BLUESTONE COPING.

100% OF EXISTING BRICK TO BE REPOINTED AND LOW PRESSURE POWER WASHED.

TYPICAL SINGLE HUNG TRIPLE GLAZED REPLACEMENT WINDOW.

EXISTING STONE BASE TO BE CLEANED AND BREATHABLE SELANT TO BE APPLIED.

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EXISTING PARAPET TO BE REMOVED AND REBUILT AND A NEW FIBERGLASS CORNICE IS TO BE INSTALLED.
EXISTING/ PROPOSED ELEVATIONS
## Site Plan Diagram

### Street Wall / East Side: Existing Bulk w/ Proposed Addition
![Diagram of Street Wall / East Side]

### Rear West Side: Existing Bulk w/ Proposed Addition
![Diagram of Rear West Side]

### Rear West Side: Zoning Envelope w/ Underlying Existing Bulk and Addition
![Diagram of Rear West Side]

### Street Wall / East Side: Zoning Envelope w/ Underlying Existing Bulk and Addition
![Diagram of Street Wall / East Side]

### Legend
- Proposed addition to bulk and excavation @ cellar.
- Existing building bulk.
- Zoning Envelope.
- Rear yard and tree pits.

### General

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<td>Two Family</td>
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<td>Street Trees</td>
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### Zoning Map

- Street Wall / East Side: Existing Bulk w/ Proposed Addition
- Rear West Side: Existing Bulk w/ Proposed Addition
- Rear West Side: Zoning Envelope w/ Underlying Existing Bulk and Addition
- Street Wall / East Side: Zoning Envelope w/ Underlying Existing Bulk and Addition
EXISTING ROOF DECK @ ADJACENT PROPERTY, N.I.C.

EXISTING MASONRY PARTY WALL RAISED TO 3'-6" ABOVE THE ROOF DECK.

REAR LOWER ROOF W/ 3'-6" HIGH PARAPET ON ALL SIDES AND CAST STONE COPING.

FRONT LOWER ROOF W/ 4'-9" HIGH MASONRY PARAPET, INCLUDING BLUE STONE COPING AND FIBERGLASS CORNICE ALONG ENTIRE PERIMETER.

UPPER ROOF W/ 3'-6" HIGH PARAPET, INCLUDING BLUE STONE COPING ALONG ENTIRE PERIMETER.

METAL SOLAR COLLECTOR PANEL SHEATHING.

PARTY WALL NEW CAST STONE TREADS AND LANDING. EXISTING LOW WALLS AND WROUGHT IRON RAILING TO REMAIN.

EXISTING CELLAR THRU FOURTH FLOOR BUILDING ADDITION

V.I.F. 3'-6"
9'-0"
9'-4"
11'-4"
10'-0" V.I.F./ 10'-4"
V.I.F./ 10'-0"
V.I.F./ 9'-0"
11'-0" 10'-0" V.I.F./ 10'-0"
7'-0" 9'-0"
1'-6" 6" 7'-0" 1'-0" 8'-9" 1'-0" 9'-0" 9'-9" 3'-6" 10'-4" 1'-0" 11'-3" 1'-0" 9'-0" 1'-0" 8'-0" 1'-0" 993x531 8'-0" V.F. 20'-6" 1'-0"

FIFTH FLOOR ADDITION

NEW STAIR/ELEVATOR BULKHEAD 8"

FL. 2
ELEV. 13'-4"

FL. 3
ELEV. 24'-8"

FL. 1
ELEV. 2'-0" (+/-)

FL. 4
ELEV. 35'-8"

UPPER ROOF PARAPET
ELEV. 54' - 8"

BULKHEAD ROOF
ELEV. 64'-0"

FL 5 AND ROOF
ELEV. 45' - 8"

UPPER ROOF PARAPET
ELEV. 58'-2"

CELLAR/ELEV.
-7' - 0" (+/-)

CELLAR ELEV. -9' - 0" (+/-)

ROOF ELEV. 17' - 9"

PARAPET ELEV. 21'-3"

1'-0"

EXISTING EXTENSION/ 21'-3"

9'-0" 9'-4"

11'-8" 12'-3"

10'-0"

METAL FLASHING @ ROOF BULKHEAD.

REAR YARD

FL. 3
ELEV. 29'-5"

FL. 4
ELEV. 41'-8"

8"
EXISTING REAR EXTENSION/ 21'-3" 

EXISTING WEST ELEVATION

EXISTING/ PROPOSED WEST ELEVATION (SIDE)

PROPOSED WEST ELEVATION

EXISTING MASONRY PARTY WALL RAISED TO 3'-6" ABOVE THE ROOF DECK.

REAR LOWER ROOF W/ 3'-6" HIGH PARAPET, INCLUDING BLUE STONE COPING ALONG ENTIRE PERIMETER.

NEW CAST STONE TREADS AND LANDING. EXISTING LOW WALLS AND WROUGHT IRON RAILING TO REMAIN.

EXISTING CELLAR THRU FOURTH FLOOR BUILDING ADDITION

5'-0" 

EXISTING CELLAR FL-CLG

8'-0" 

FINAL CELLAR FL-CLG.

4" 

FRONT LOWER ROOF W/ 3'-6" HIGH MASONRY PARAPET, INCLUDING BLUE STONE COPING AND FIBERGLASS CORNICE ALONG ENTIRE PERIMETER.

UPPER ROOF W/ 3'-6" HIGH PARAPET, INCLUDING BLUE STONE COPING ALONG ENTIRE PERIMETER.

EXISTING REAR YARD

PARTY WALL 

EXISTING ROOF DECK @ ADJACENT PROPERTY, N.I.C.

EXISTING MASONRY PARTY WALL RAISED TO 3'-6" ABOVE THE ROOF DECK.

REAR LOWER ROOF W/ 3'-6" HIGH PARAPET, INCLUDING BLUE STONE COPING ALONG ENTIRE PERIMETER.

NEW CAST STONE TREADS AND LANDING. EXISTING LOW WALLS AND WROUGHT IRON RAILING TO REMAIN.
SIGHT LINES
WE-ACT HEADQUARTERS : 459 West 140th Street, New York, New York 10031

CONE OF VISION DIAGRAM

WEST 140TH STREET
Looking west from 140th Street and Convent Avenue. View of additional bulk is partially visible from corner of 140th Street and Convent Avenue.
Looking east from 140th Street and Amsterdam Avenue. View of additional bulk is partially visible from corner of 140th Street and Amsterdam Avenue.
Looking West from 141st Street and Amsterdam Avenue. View of additional bulk is not visible from 141st Street.
Looking West from 141st Street and Convent Avenue.

View of additional bulk is not visible from 141st Street.
CLOSE-UP OF EXISTING BUILDING ELEMENTS AND RECAP OF WORK SCOPE
Close-Up Photographs of Facade Elements

Existing Parapet and 4th floor fenestration and fire escape.
Existing 3rd floor fenestration and fire escape.
Existing 2nd floor fenestration and fire escape.
Existing 1st floor fenestration and construction fence.
Entry Stoop
1. Wrought iron railing.
2. Frontal view showing wrought iron railing, steps and stoop walls.
3. West side view of stoop wall.
Facade Details.
1. Window and grille on top left side of entry door @ street level.
2. Fresh air intake on bottom side of entry door @ street level.
3. Window sill.
Facade Details.
1. Window and grille on top right side of entry door @ street level.
2. Secondary door on bottom side of entry door@ street level.
1st floor frieze and cornice line.

1. Center.
2. Left side.
3. Right side.
Facade Details.
1. Typical window with stone flat arch and water table.
2. 2nd floor center, stone arched pediment and scrolled brackets.
What happened between 2006 and 2022 and why is this approval important?

✓ Restoration work will eliminate blight on the block.
✓ Proposed zoning is permissible.
✓ Proposed renovation has less bulk than the 2006 approved application.
✓ Proposed height is lower than the 2006 approved application.
✓ Work scope will fully restore the historic parapet, cornice, stoop, wrought iron work. And windows.
✓ After renovation, 459 will be the only historically restored façade on West 140th Street between Convent and Amsterdam Avenues.
The current proposal is:

Preservation Department – Item 7, LPC-22-09211

459 West 140th Street – Hamilton Heights Historic District
Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 810 6951 1417
Passcode: 552242
By Phone: 1 646-558-8656 US (New York)
877-853-5257 (Toll free) US
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Note: If you want to testify 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.