

REQUEST FOR EVALUATION (RFE) - INDIVIDUAL, INTERIOR, SCENIC

INSTRUCTIONS:

The Landmarks Preservation Commission is responsible for identifying and designating the special buildings and sites that represent the architectural, historical and cultural heritage of New York City. The Commission's Research Department accepts suggestions from the public regarding potential historic resources throughout the five boroughs. If a suggested property appears to rise to the level of significance necessary to be considered for landmark designation, it is added to the department's survey inventory. Further consideration is based on agency priorities. Please note, Requests for Evaluation are not applications for designation.

Please complete all 5 sections of this form. Fields marked with an asterisk (*) are required. An incomplete submission may slow down review of your request. You may mail this form to the address above or send it by email to RFE@lpc.nyc.gov.

Requests will only be considered if a property is 30 years or older and if it is not already designated as a New York City Landmark. Please be advised that if a property is located within the boundaries of a Historic District or Scenic Landmark, the exterior of the property is already protected under the full extent of the law. LPC does not regulate the use or occupancy of designated buildings and sites.

1. SUBMISSION CHECKLIST

To request the evaluation of a property's Landmark eligibility, you must include ALL of the following materials:

- ☒ Completed Request for Evaluation form (Page 1, Sections 1-4)
- ☒ Statement of Significance (Page 2, Section 5)
- ☒ Current photographs of the site. Photographs should comprehensively reflect current conditions.

2. PROPOSED LANDMARK TYPE (Please select ONE of the following)

- ☒ **Individual:** The exteriors of individual structures, ranging from farmhouses to skyscrapers. (e.g., Woolworth Building; Pieter Wyckoff House; Cyclone Roller Coaster)
- ☐ **Interior:** Building interiors that are customarily open or accessible to the public, and meet the criteria for individual landmarks (e.g. Empire State Building lobby; Grand Central Terminal concourse and waiting room). The site cannot be a private residence or religious property
- ☐ **Scenic:** City-owned parks or other landscape features (e.g., Prospect Park; Central Park; Ocean Parkway)

3. REQUESTOR INFORMATION

NAME* Lucie Levine	TELEPHONE* 212-614-9107 x406	
E-MAIL ADDRESS* llevine@hdc.org	AFFILIATION/REPRESENTING* Historic Districts Council	
ADDRESS* 232 East 11th Street	APT./STE./FLR.*	
CITY, STATE* New York, NY	ZIP CODE* 10003	DATE OF REQUEST* 10/15/2024

4. PROPERTY TO BE EVALUATED

PROPERTY/ADDRESS* 2403 Third Avenue		BUILDING OR INTERIOR NAME (IF APPLICABLE)	
BOROUGH* The Bronx	TAX MAP BLOCK* 2319	TAX MAP LOT* 112	DATE OF CONSTRUCTION (IF KNOWN) Sections c. 1860s; main building, 1882; expanded c. 1890s
ORIGINAL USE (IF KNOWN) J.L. Mott Iron Works headquarters		ARCHITECT (IF KNOWN) Babcock & McAvoy	

5. STATEMENT OF SIGNIFICANCE

Please provide a statement explaining why you think this building or site should be considered for designation as an Individual, Interior, or Scenic Landmark by the Landmarks Preservation Commission.

The Bronx Mott Iron Works complex at 2403 Third Avenue in the Bronx, historically associated with the J.L. Mott Iron Works, stands as a significant architectural and cultural landmark within New York City. Established by Jordan L. Mott, an innovative entrepreneur and inventor of the first coal-fired cooking stove, the company thrived during the industrial boom of the 19th century. Its buildings not only represent the expansion and technological advancements of their era but also embody the growth of the Mott Haven neighborhood, named in honor of Mott himself.

Architecturally, the building at 2403 Third Avenue showcases features typical of the industrial style of the late Victorian period, including elements of the Queen Anne style. Designed by the prominent architectural firm Babcock & McAvoy. The complex includes a distinct five-story brick structure with stone and terra-cotta trim. This building illustrates a blend of functionality and aesthetic appeal, a hallmark of industrial architecture that sought to project solidity and permanence during a period of rapid industrial growth.

The façade of the main building faces east to Third Avenue and is marked by a systematic arrangement of windows, each framed with stone sills and segmental arches. These stylistic choices are not merely decorative; they also reflect the building's purpose and era. The segmental arches and the use of durable materials like brick and stone indicate an awareness of the need for fire-resistant structures, a significant consideration in industrial design following numerous devastating fires in urban settings during the 19th century.

Inside, the structure was designed to facilitate the kind of heavy industrial manufacturing that J.L. Mott Iron Works was known for. Spacious interiors with high ceilings and large, multi-paned windows provided ample light and air, essential for the foundry operations that produced everything from ornamental ironworks to essential cooking and heating appliances. These features not only highlight the industrial utility of the building but also its adaptability to modern uses, a key consideration in landmark preservation.

Socially and culturally, the J.L. Mott Iron Works was a cornerstone of the Mott Haven community. It provided employment for hundreds of local residents, contributing to the economic stability and growth of the area. The legacy of Jordan L. Mott and his contributions to New York City's industrial landscape are still remembered in the neighborhood's name and its historical narrative.

Moreover, the Mott Iron Works had a broader impact on American society through the widespread adoption of its products. Jordan L. Mott's inventions, especially the anthracite coal stove, revolutionized domestic life in America. By making home heating and cooking more efficient and accessible, Mott's innovations contributed significantly to the quality of life improvements during the 19th century.

Given these architectural and cultural merits, the Bronx- Mott Iron Works at 2403 Third Avenue rightly deserves recognition and preservation as a New York City landmark. Moreover, amidst the rapid modernization of the Mott Haven neighborhood, the preservation of this building becomes even more crucial. Currently sandwiched between two contemporary glassy towers, this historic structure serves as a tangible link to the area's industrial past. Without its preservation, the physical narrative of Mott Haven's transformation from a 19th-century industrial hub to a modern urban locale risks being lost.

The new developments threaten to overshadow the historical identity of the neighborhood. By designating this building as a landmark, New York City is ensuring that the legacy and historical insights of the Mott Haven district are maintained for future generations. This action would not only protect the architectural integrity of the J.L. Mott Iron Works building but would also preserve the unique character of the neighborhood amidst ongoing urban development.







