

# Burnham Building

**Irvington,  
New York**

Frank J. DiMauro  
Project: Smart Growth  
ENVS 664-660



# Burnham Building – History

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- ❑ Built by Fredrick A. Lord in 1881
- ❑ Greenhouses and Conservatories
- ❑ Lyndhurst Estate & New York Botanical Garden
- ❑ Later became a Boiler & Heater Manufacturing Facility
- ❑ Height of Operations - 1912 with 250 EE's
- ❑ In 1988 the building was abandoned

# Burnham Building – Early 1900's

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# New York Botanical Garden Greenhouse

Built in 1892

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# Burnham Building Conversion

## How it happened....

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- ❑ Highly seen location – near train station
- ❑ City of Irvington needed a Library
- ❑ Placed on the ballot and approved in 1992
- ❑ What to do with upper floors?
- ❑ Project stalled - lack of funding until 1998
- ❑ Affordable Housing Development Corp. NY
- ❑ Houses completed Sept. 1999
- ❑ Library opened Jan. 2000

# Burnham Building – Today

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# Burnham Building – Now

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# Bridgeview – History

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- ❑ Land was owned by Betsy Ross' Father
- ❑ Built in 1908 as a Boiler Mfg.
- ❑ Later became a Leather Goods
- ❑ Purchased by Thomas Scientific in 1956
- ❑ Sold to Historic Landmarks in 1984
- ❑ Conversion completed in 1986
- ❑ 165 units with deeded indoor and outdoor parking

# Bridgeview Condominium

315 New St. Philadelphia

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# Bridgeview – Entrance

Coal Furnace Doors from original heating system

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# Bridgeview – Inner Courtyard

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# Bridgeview – Interior Walls

Living room on left, Bedroom on right

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# Benefits of Building Conversions.....

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- ❑ Often situated in excellent locations
- ❑ Preserve the history and architecture
- ❑ Huge savings in land re-work & materials
- ❑ Monkey see, monkey do revitalization
- ❑ Seen as “different and unique”

# Downside of Building Conversions.....

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- ❑ Hazardous Waste
- ❑ Buildings are not “up to code”
- ❑ Conversion can cost more than new
- ❑ Confined by the space
- ❑ Typically not energy efficient
- ❑ Awkward to “make it work”
- ❑ Sometimes controversial

# Supplemental



**My House Conversion in Landisville, New Jersey**

# 313 S. Laurel St. Landisville, NJ

## Abandoned Building – December 2002

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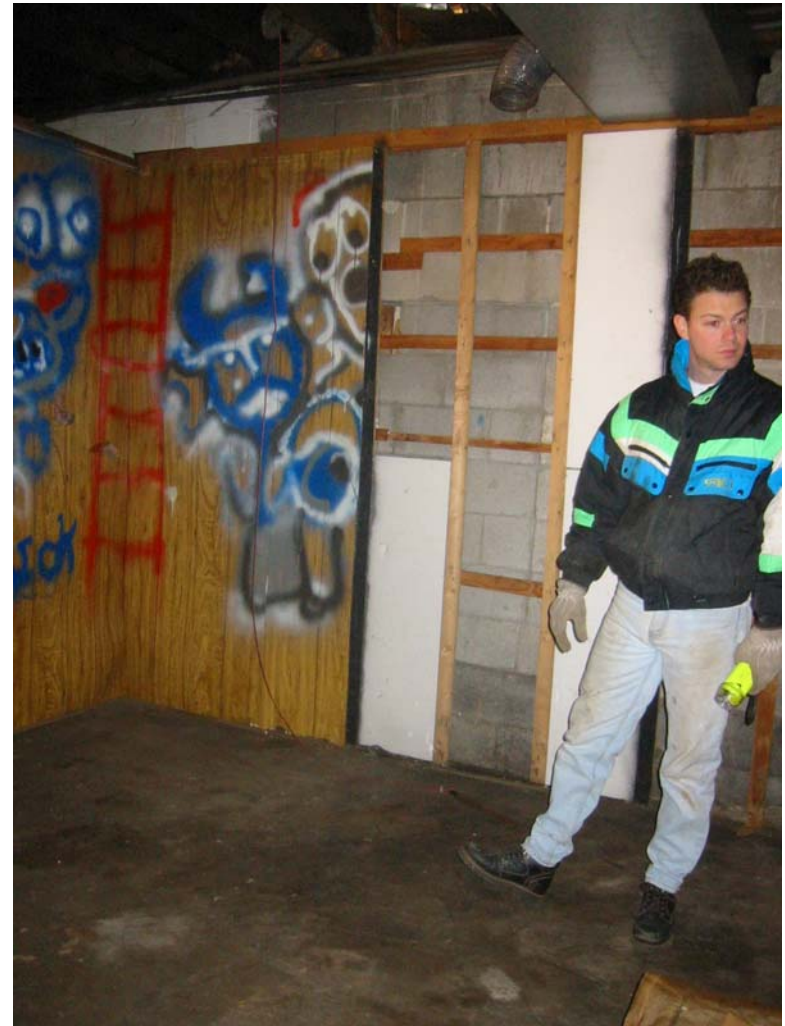


# History of the Building..

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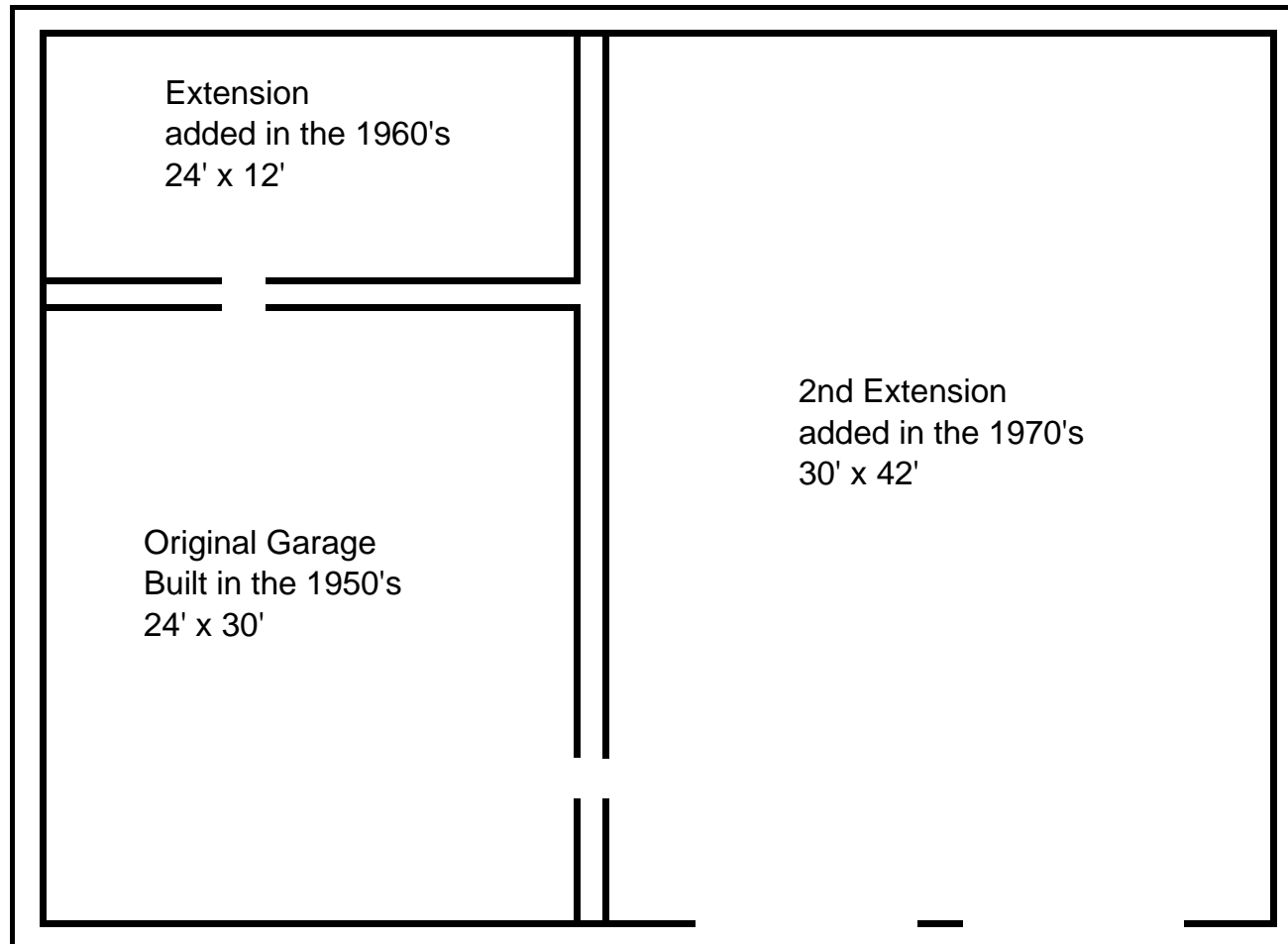
- ❑ Originally a 2 car garage built in 1950's
- ❑ 12 foot expansion added in 1960's
- ❑ Side garage added in 1970's
- ❑ Masonry Contractor
- ❑ Toy Manufacturer
- ❑ Drug Dealer
- ❑ Abandoned in 2000
- ❑ Purchased by me in 2002
- ❑ Reclaimed materials

# 313 S. Laurel St. – Inside Walls



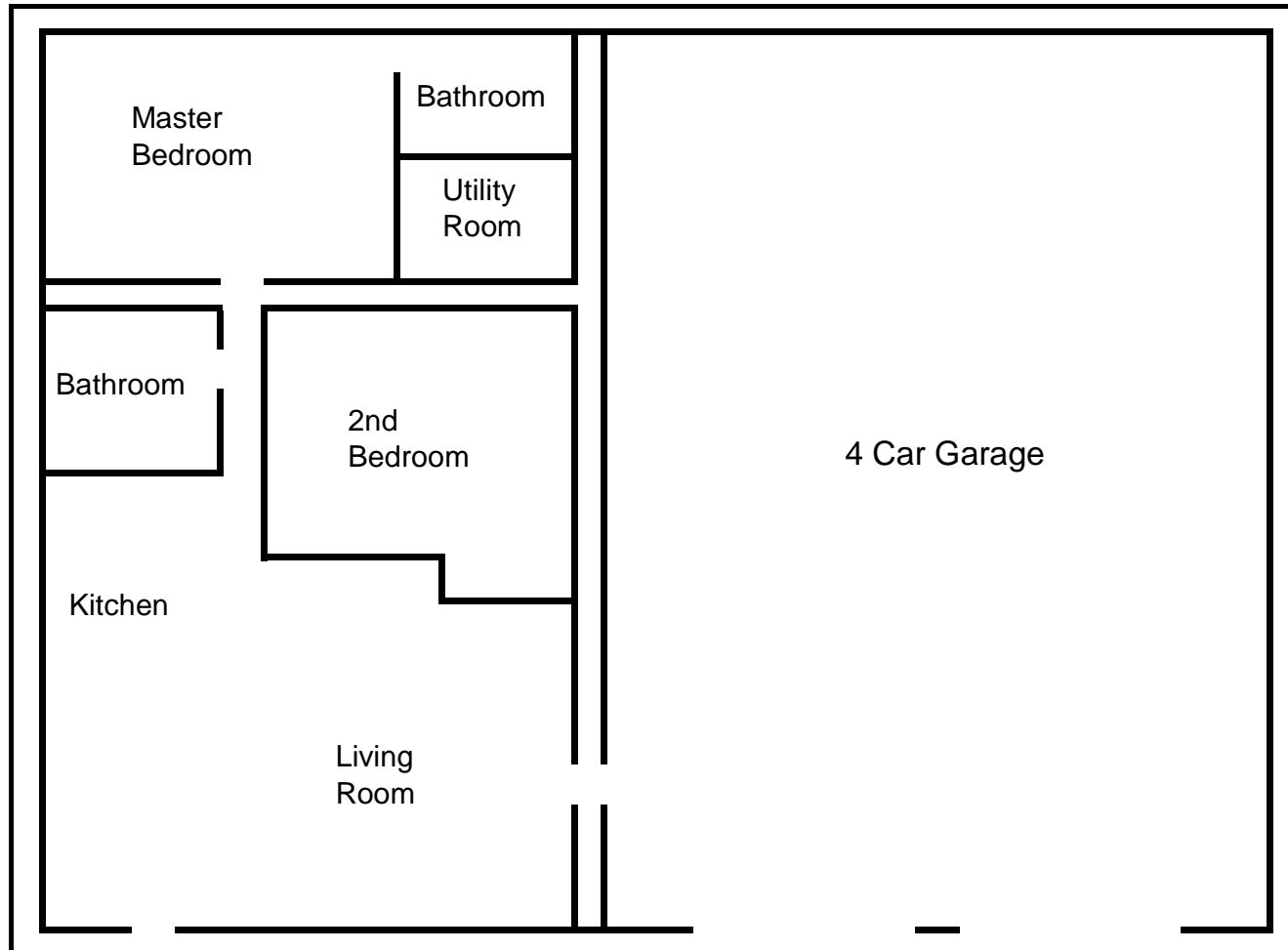
# 313 S. Laurel St. – Original Floor Plan

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# 313 S. Laurel St. – Revised Floor Plan

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# 313 S. Laurel St. – Completed in 2004

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# 313 S. Laurel St. – Kitchen Before

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# 313 S. Laurel St. – Kitchen After

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# 313 S. Laurel St. – Bathroom Before

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# 313 S. Laurel St. – Bathroom After



# 313 S. Laurel St. – Garage Sink

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