
505 West End Avenue, Apt. 6AAB
Application for window replacement
LPC 19-20380



This application pertains to Apt. 6AAB at 505 West End Avenue (replacing 18 windows)

505 West End Avenue, Apt. 6AAB



- Built in 1920 by architect Gaetano Ajello
- Cooperative ownership
- 14 floors, 4 to 6 units per floor (several combined)



- Apt. 6AAB on the 6th floor
- 18 windows, facing east on West End Avenue and south on West 84th Street



- One additional window in the back of the building (on 84th Street)
- Hard to see as blocked by fire escape, townhouse, trees

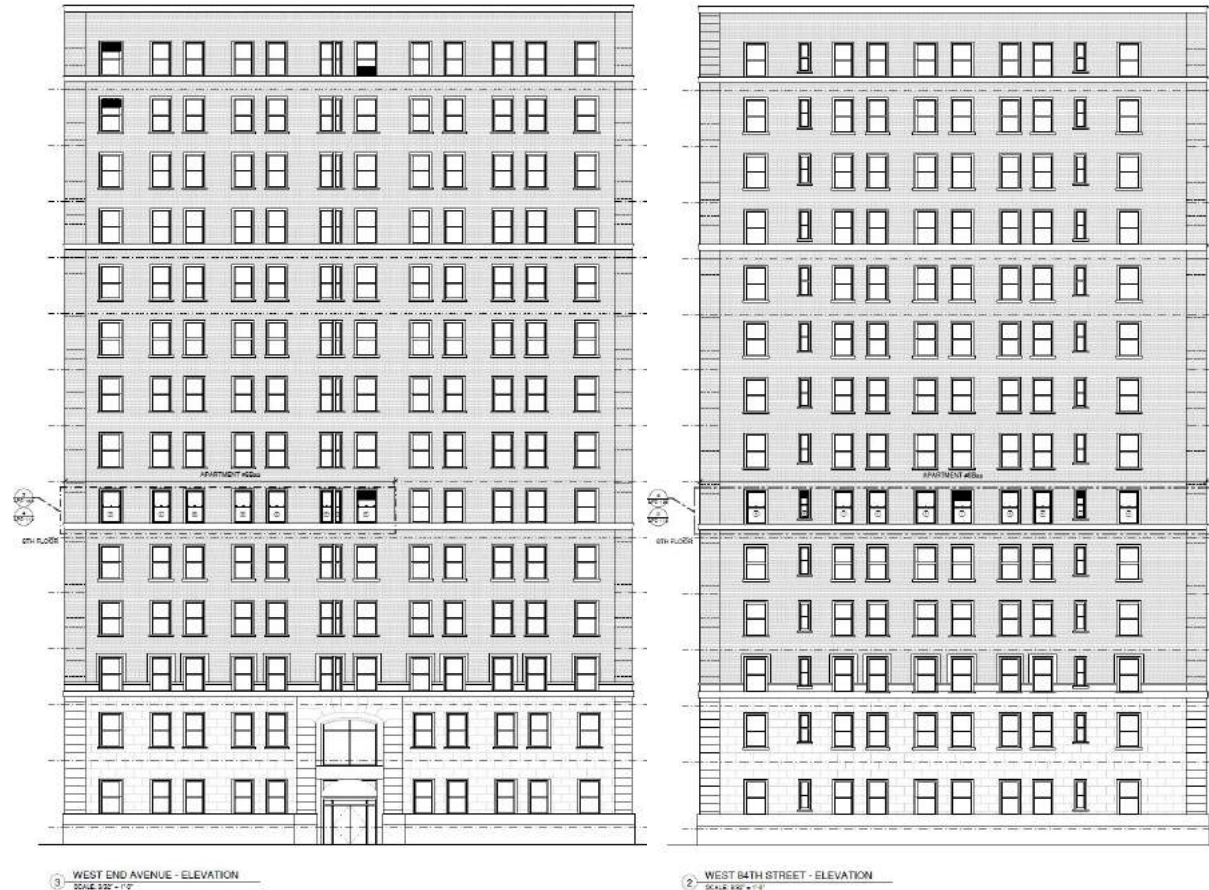
All windows in #6AAB turned out to be deteriorated beyond repair and dangerous to operate



- Broken lining along sides of the main window frames and weathered shoes which prevents the panels from sliding with ease
- Weathered tilts and lock mechanisms no longer operate well, making it hard for the windows to tilt and lock
- Holes left behind on the window frames by previous owners, which is causing water leaks, allowing rain water to run down the walls causing moisture and mould
- Broken or snapped balance rods never repaired by previous owners. This represents danger as the panel can drop down at any moment representing high risk of injury for the person using the window
- Rusty installation screws and shoe latches on the bottom of each window panel which makes operating them dangerous, as they can break off and fall down at any moment causing the glass to shatter

Important note: These window conditions are not common in the rest of the building (the building replaced all windows in the '80s) and attributed to apparent neglect of prior owner. For example, windows in our current Apt. #3B are in perfect condition and were not replaced when renovating in 2010

This application proposes replacing all windows with the exact same type of window (1/6)



Note

We will ONLY replace window/sash inserts and will keep the existing frame within the masonry opening exactly as-is (leaving completely untouched)

OUTSIDE COLOR



Bronze

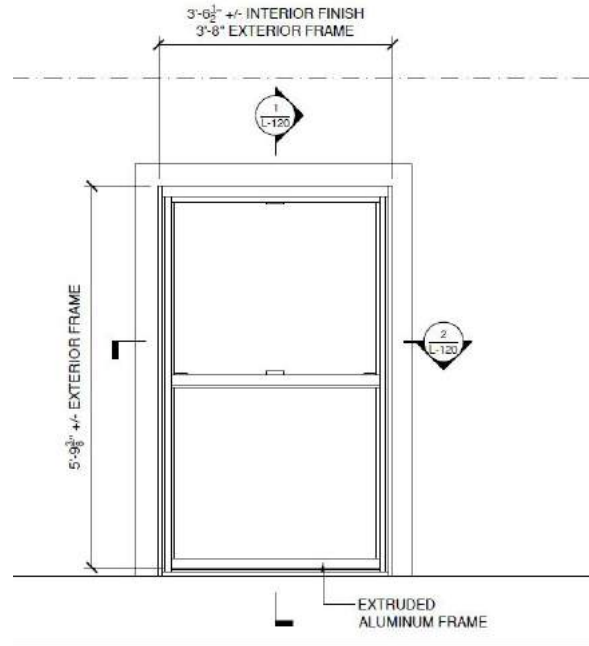
INSIDE COLOR



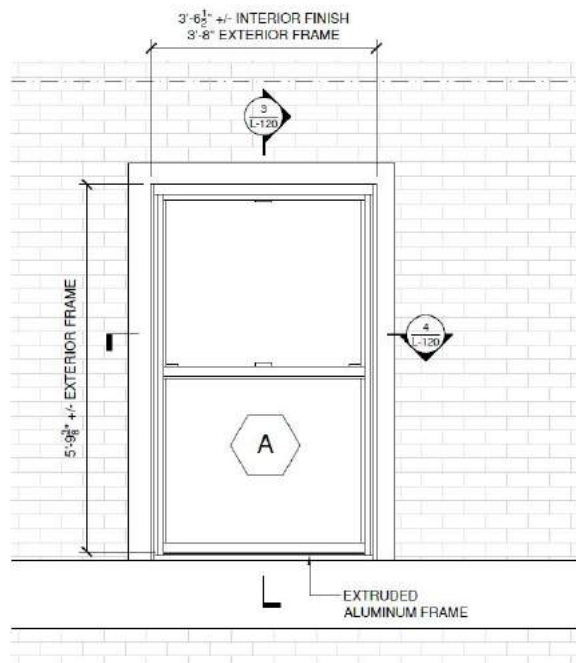
White

Grill scope approved under separate
LPC permit / Certificate of No Effect
#CNE-19-16942

This application proposes replacing all windows with the exact same type of window (2/6)



① WINDOW TYPE DETAIL ELEVATIONS - EXISTING
SCALE: 1/2" = 1'-0"



② WINDOW TYPE DETAIL ELEVATIONS - PROPOSED
SCALE: 1/2" = 1'-0"

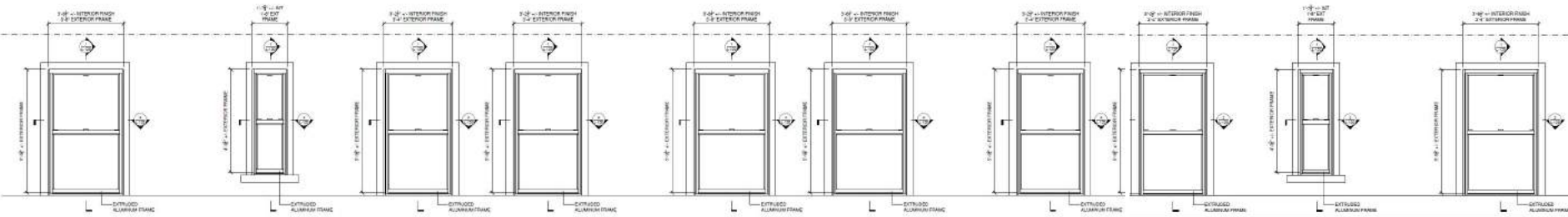
NOTE

There will be no change whatsoever to the configuration, operation, details, materials, and finish of the windows. This application proposes a carbon copy of the existing windows (no visual or operational difference from existing windows in the building)

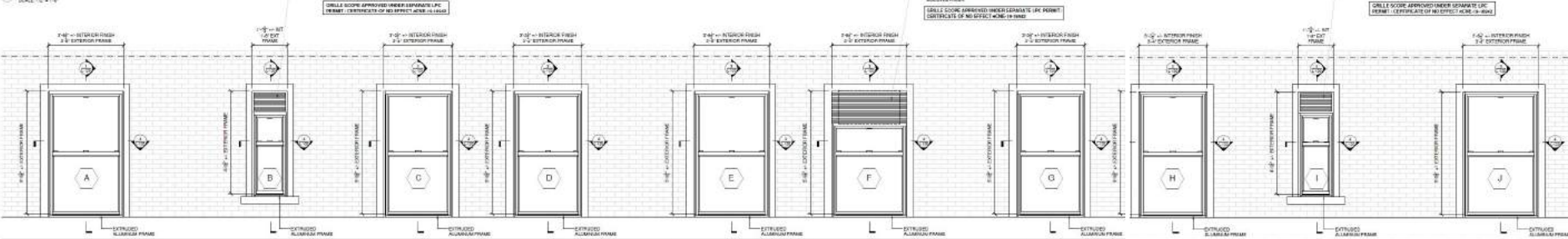
This application proposes replacing all windows with the exact same type of window (3/6)

GRILLE SCOPE APPROVED UNDER SEPARATE LPC
PERMIT / CERTIFICATE OF NO EFFECT #CNE-19-16942

West 84th Street facade



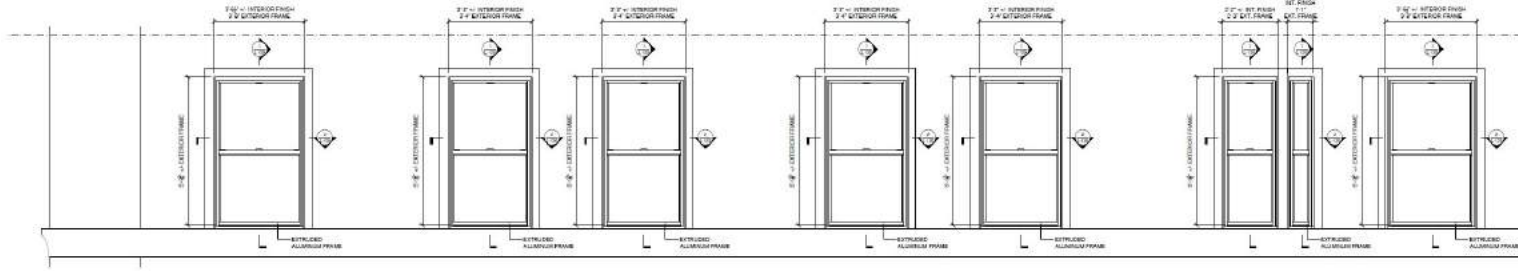
1 WINDOW TYPE DETAIL ELEVATIONS - EXISTING (WEST 84TH ST)



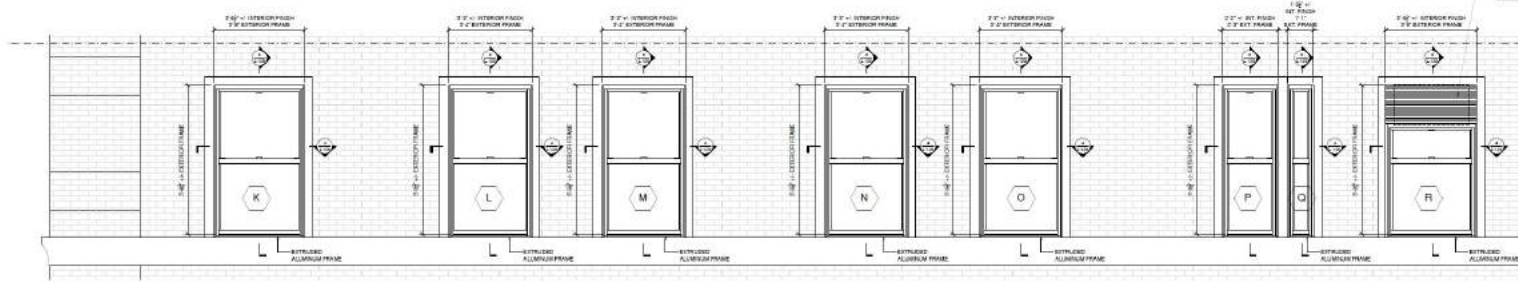
This application proposes replacing all windows with the exact same type of window (4/6)

GRILLE SCOPE APPROVED UNDER SEPARATE LPC
PERMIT / CERTIFICATE OF NO EFFECT #CNE-19-16942

West End Avenue facade

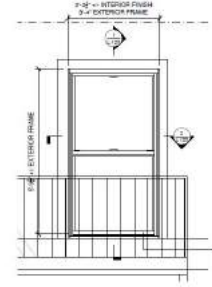


3 WINDOW TYPE DETAIL ELEVATIONS - EXISTING (WEST END AVE)
SCALE 1/2" = 1'-0"

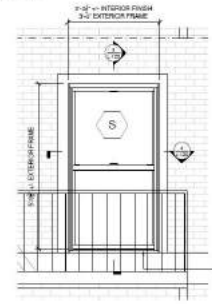


4 WINDOW TYPE DETAIL ELEVATIONS - PROPOSED (WEST END AVE)
SCALE 1/2" = 1'-0"

Back of the building
(84th Street)



5 WINDOW TYPE DETAIL ELEV - EXISTING (INNER COURT)
SCALE 1/2" = 1'-0"



6 WINDOW TYPE DETAIL ELEV - PROPOSED (INNER COURT)
SCALE 1/2" = 1'-0"

This application proposes replacing all windows with the exact same type of window (5/6)



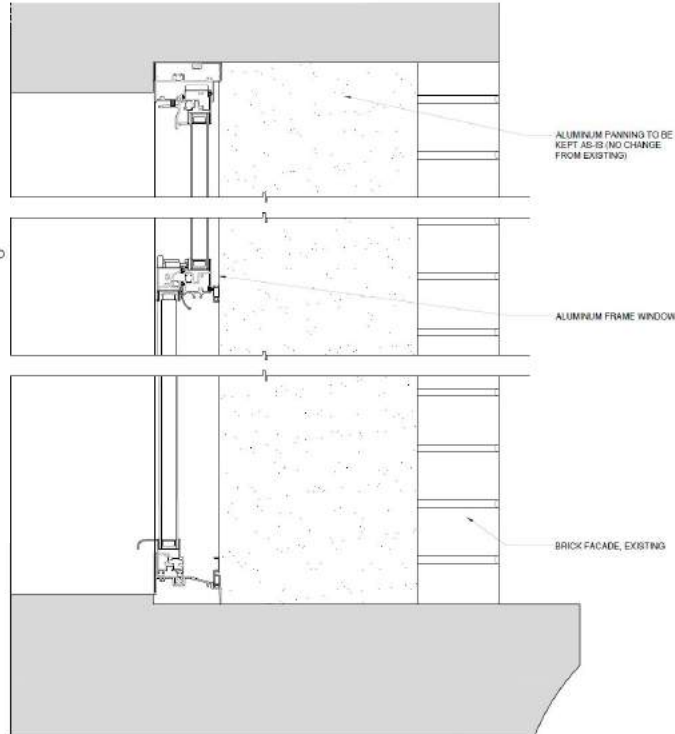
ALUMINUM PANNING, BUILDING STANDARD, TO BE KEPT AS-IS (NO CHANGE FROM EXISTING)

7

PHOTO DETAIL @ EXISTING PANNING

SCALE: NOT TO SCALE

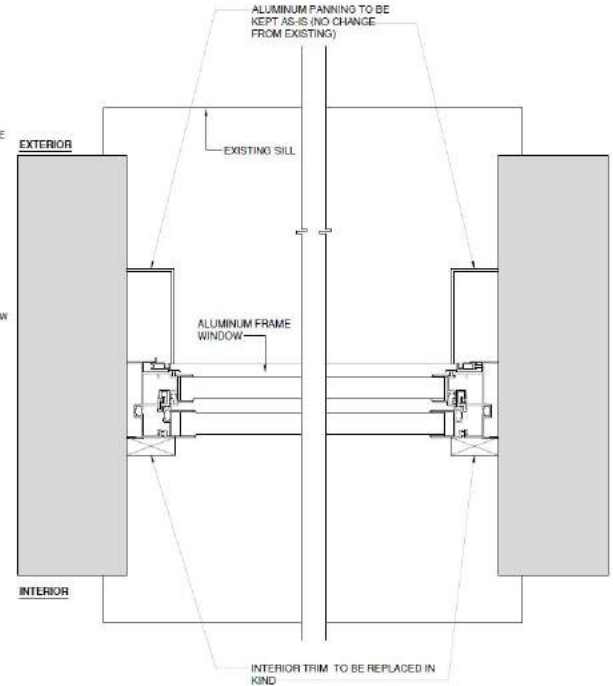
Note
We will ONLY replace window/sash inserts and will keep the existing frame within the masonry opening exactly as-is (leaving completely untouched)



1

EXISTING WINDOW - VERTICAL SECTION AT HEAD / JAMB

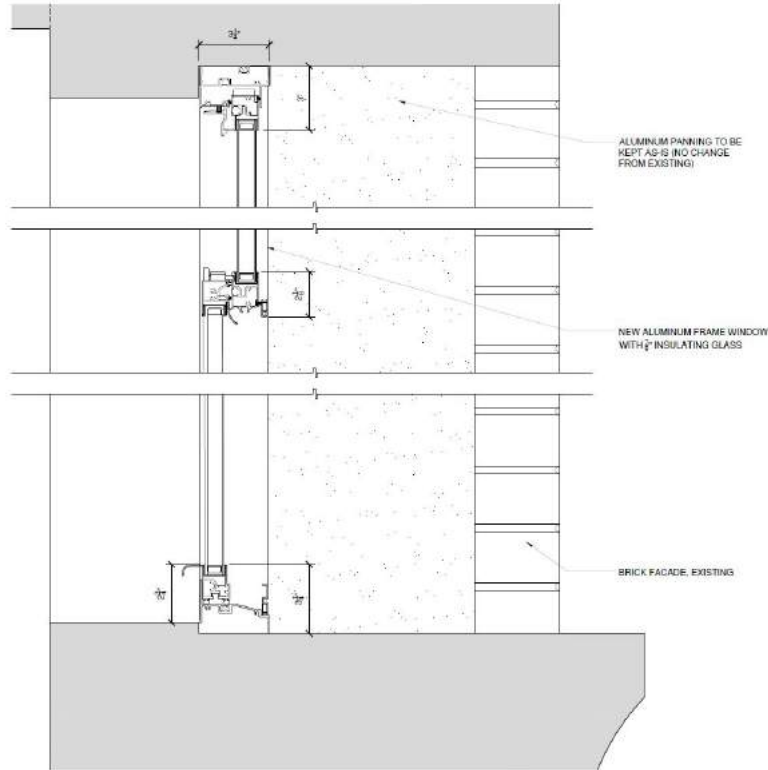
SCALE: 3/4" = 1'-0"



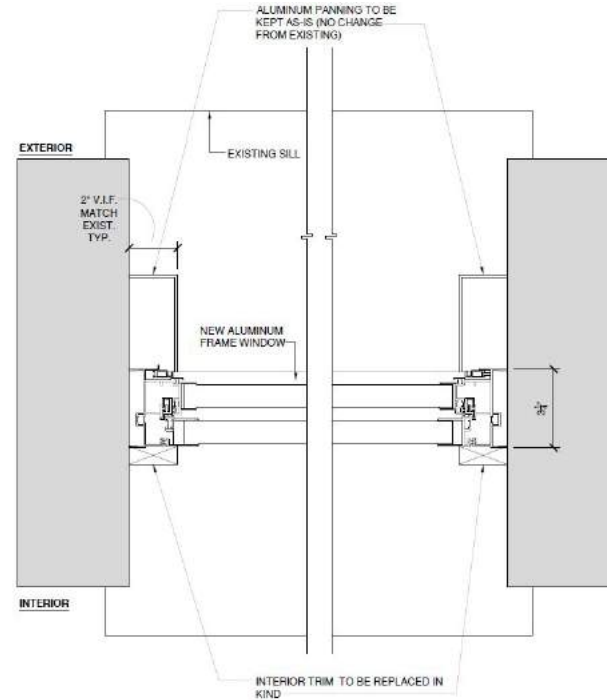
EXISTING WINDOW - PLAN AT UPPER AND LOWER JAMBS

SCALE: 3/4" = 1'-0"

This application proposes replacing all windows with the exact same type of window (6/6)



3 PROPOSED WINDOW - VERTICAL SECTION AT HEAD / JAMB
SCALE: 3" = 1'-0"



4 PROPOSED WINDOW - PLAN AT UPPER AND LOWER JAMBS
SCALE: 3" = 1'-0"

However, staff level approval requires a 6-over-1 double hung historical configuration

Historical picture



Current picture



- The original historical windows (based on historical pictures) had a 6-over-1 double hung historical configuration
- The building replaced all windows in the '80s with a 1-over-1 double hung configuration before the building was designated as part of the Landmark Historic District
- All windows (without exception) of the building facade facing West End Avenue and West 84th Street have the 1-over-1 double hung configuration
- It is this exact same 1-over-1 double hung configuration we are applying for. The replacement windows proposed in this application will have the exact same configuration, operation, details, materials, and finish of all the other current windows of the building

We would like to request approval for 1-over-1 replacement windows, for five reasons

1. The current facade of the building has a 1-over-1 configuration for all windows

2. The current facades of surrounding buildings have 1-over-1 window configurations

3. Historical facades of surrounding buildings had 1-over-1 window configurations

4. Historical facades of other buildings by the same architect had 1-over-1 windows

5. Historical facades of buildings by the same architect with 6-over-1 windows have been replaced with 1-over-1

1. The current facade of the building has a 1-over-1 configuration for all windows



- Apt. 6AAB constitutes 18 windows on the 6th floor, facing West End Avenue and West 84th Street
- Replacing the existing 1-over-1 windows with 6-over-1 windows would make the 6th floor the only floor on the East and South facade to have this configuration
- **This would create a strange and very noticeable inconsistent look** on both the West End Avenue facade and the West 84th Street facade - deteriorating the beauty and consistency of the building
- In addition, **the historical cornice was removed from the building before designation**, which in conjunction with the window replacement already altered the original style of the building

2. The current facades of surrounding buildings have 1-over-1 window configurations

495 WEA



498 WEA



500 WEA



515 WEA



318 West 84th Street



- The buildings on the block (either next to or across of 505 West End Avenue) have a predominant 1-over-1 double hung window configurations along their facades
- Replacing the existing 1-over-1 windows with 6-over-1 windows would make the 6th floor at 505 West End Avenue the only floor on the block to have this configuration
- **This would create a strange and very noticeable inconsistent look on both the block and with surrounding buildings - deteriorating the beauty of the block**

3. Historical facades of surrounding buildings had 1-over-1 window configurations

498 WEA - Historical 1-over-1
(built 1912)



318 West 84th Street - Historical 1-over-1
(built 1904)



Note

Surrounding buildings were built around the same period (early 1900's) as 505 West End Avenue

4. Historical facades of other buildings by the same architect had 1-over-1 windows

905 WEA - Historical 1-over-1
(built 1918 by same architect)



255 West 84th Street - Historical 1-over-1
(built 1915 by same architect)



310 West 85th Street - Historical 1-over-1
(built 1922 by same architect)



895 WEA - Historical 1-over-1
(built 1916 by same architect)



Note

Gaetano Ajello designed these buildings around the same period (early 1900's) as 505 West End Avenue

5. Historical facades of buildings by the same architect with 6-over-1 windows have been replaced with 1-over-1

473 WEA - Historical 6-over-1 replaced with 1-over-1
(built 1923 by same architect)



512 WEA - Historical 6-over-1 replaced with 1-over-1
(built 1924 by same architect)



Note

Gaetano Ajello designed these buildings around the same period (early 1900's) as 505 West End Avenue