APPLICATION TO THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

MASTER PLAN
WINDOW REPLACEMENT
771 WEST END AVENUE
NEW YORK, NY. 10025

PUBLIC MEETING MARCH 17TH, 2020

LIST OF DRAWINGS
T-001.00 TITLE PAGE: HISTORIC DISTRICT MAP & CONTEMPORARY PHOTOGRAPH
T-002.00 ARCHIVE, CONTEMPORARY PHOTOS, SANBORN MAP BUILDING FLOOR PLAN, LOCATION MAP & LPC DESIGNATION REPORT EXCERPT
T-003.00 CONTEMPORARY PHOTOGRAPHS ELEVATIONS A, B, C & D
T-004.00 AGENDA DETAILS
T-005.00 EXISTING AND PROPOSED WINDOW DETAILS
PHOTOGRAPHS ORIGINAL BRICK MOLDING, INTERMEDIATE STACK, & TYPICAL WINDOW TYPE F
T-006.00 LPC PRECEDENT COMMISSION FINDINGS
T-007.00 LPC PRECEDENT COMMISSION FINDINGS
T-008.00 LPC PRECEDENT COMMISSION FINDINGS

HISTORIC DISTRICT MAP
PUBLIC MEETING LPC DOCKET 19-40189

COMISSIONERS CONCERNS: PROPOSED WINDOW FINISH & CONFIGURATION

APPLICANT PROPOSAL: SEEKS UNIFORMITY IN OPERATION, CONFIGURATION & FINISH

PROPOSAL FEATURES: RETURNS ORIGINAL BRICKMOLD DETAIL, ONE OVER ONE BRONZE WINDOWS MAINTAINS UNIFORM FENESTRATION

LPC PRECEDENTS: HISTORIC WINDOWS NOT PRESENT AT DESIGNATION, PROPOSED ONE OVER ONE METAL WINDOW WITH PROFILE BRICKMOLDING & BRONZE FINISH WILL BE CONSISTANT WITH BUILDINGS OF THIS TYPE, STYLE & AGE. PROPOSED MAINTAINS A UNIFORM FENESTRATION
150 WEST 79 STREET - COFA ISSUED 7/24/2019

- UPPER WEST SIDE/CENTRAL PARK WEST HISTORIC DISTRICT
- SCHWARTZ & GROSS ARCHITECTS
- NEO-RENAISSANCE STYLE
- BUILT 1911
- ORIGINAL MULTI-Pane DOUBLE HUNG WOOD WINDOWS
- PROPOSED ONE OVER ONE DOUBLE HUNG ALUMINUM REPLACEMENT WINDOWS
- COFA ISSUED FOR WINDOW MASTER PLAN

COMMISSION FINDINGS:

- UNIFORM FENESTRATION
- HISTORIC WINDOWS NOT PRESENT AT DESIGNATION
- PROPOSED ONE OVER ON DOUBLE HUNG WINDOWS ARE IN KEEPING WITH HISTORIC IN TERMS OF OPERATION & FINISH
- WHILE NOT MATCHING THE HISTORIC MULTI-PANE CONFIGURATION, THE PROPOSED ONE OVER ONE CONFIGURATION WILL BE CONSISTANT WITH THAT OF OTHER BUILDINGS OF THIS TYPE, STYLE & AGE
- CONFIGURATION OF THE WINDOWS WAS HISTORICALLY A LESS PROMINENT COMPONENT OF THE BUILDING DESIGN, THEREFORE THE PROPOSED ONE OVER ONE WINDOWS WILL NOT DETRACT FROM THE CHARACTER OF THE BUILDING
771 WEST END AVENUE  12A - COFA ISSUED 11/30/17

- RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION II
- SCHWARTZ & GROSS ARCHITECTS
- RENAISSANCE REVIVAL STYLE
- BUILT 1915
- ORIGINAL MULTI-PANE DOUBLE HUNG WOOD WINDOWS
- PROPOSED ONE OVER ONE DOUBLE HUNG ALUMINUM REPLACEMENT WINDOWS
- COFA ISSUED FOR WINDOW REPLACEMENT

COMMISSION FINDINGS:

- HISTORIC MULTI-LIGHT DWELLING WINDOWS WERE REPLACED PRIOR TO DESIGNATION WITH ONE OVER ONE METAL WINDOWS WITH A BRONZE FINISH
- PROPOSED ONE OVER ON DOUBLE HUNG WINDOWS WILL RECALL THE HISTORIC IN TERMS OF OPERATION & DETAILS
- PROPOSED BRONZE FINISH WILL HARMONIZE WITH THE REMAINING WINDOWS THROUGHOUT THE BUILDING & IS CONSISTENT WITH THE HISTORIC FINISH ON A BUILDING OF THIS AGE AND STYLE
- PROPOSED ONE OVER ONE CONFIGURATION WILL MATCH THE REMAINING WINDOWS THROUGHOUT THE BUILDING, MAINTAINING UNITY OF FENESTRATION
370 RIVERSIDE DRIVE - COFA ISSUED 02/24/2020

- MORNINGSIDE HEIGHTS HISTORIC DISTRICT
- SCHWARTZ & GROSS ARCHITECTS
- GEORGIAN REVIVAL STYLE
- BUILT 1922
- ORIGINAL MULTI-PANE DOUBLE HUNG WOOD WINDOWS
- PROPOSED ONE OVER ONE DOUBLE HUNG ALUMINUM REPLACEMENT WINDOWS
- COFA ISSUED FOR WINDOW MASTER PLAN

COMMISSION FINDINGS:

- UNIFORM FENESTRATION
- HISTORIC WINDOWS NOT PRESENT AT DESIGNATION
- PROPOSED ONE OVER ON DOUBLE HUNG WINDOWS ARE IN KEEPING WITH HISTORIC IN TERMS OF OPERATION & FINISH
- PROPOSED PROFILED METAL PANNING WILL REPLICATE THE HISTORIC WOOD BRICKMOLDS IN TERMS OF BASIC PROFILES & DESIGN
- WHILE NOT MATCHING THE HISTORIC MULTI-PANE CONFIGURATION, THE PROPOSED ONE OVER ONE CONFIGURATION WILL BE CONSISTENT WITH THAT OF OTHER BUILDINGS OF THIS TYPE, STYLE & AGE
- ONE OVER ONE DOUBLE HUNG WINDOWS WILL ALLOW A RETURN TO A MORE UNIFORM FENESTRATION PATTERN IN A MORE TIMELY MANNER THAN IF A MULTI-LIGHT CONFIGURATION WERE REQUIRED