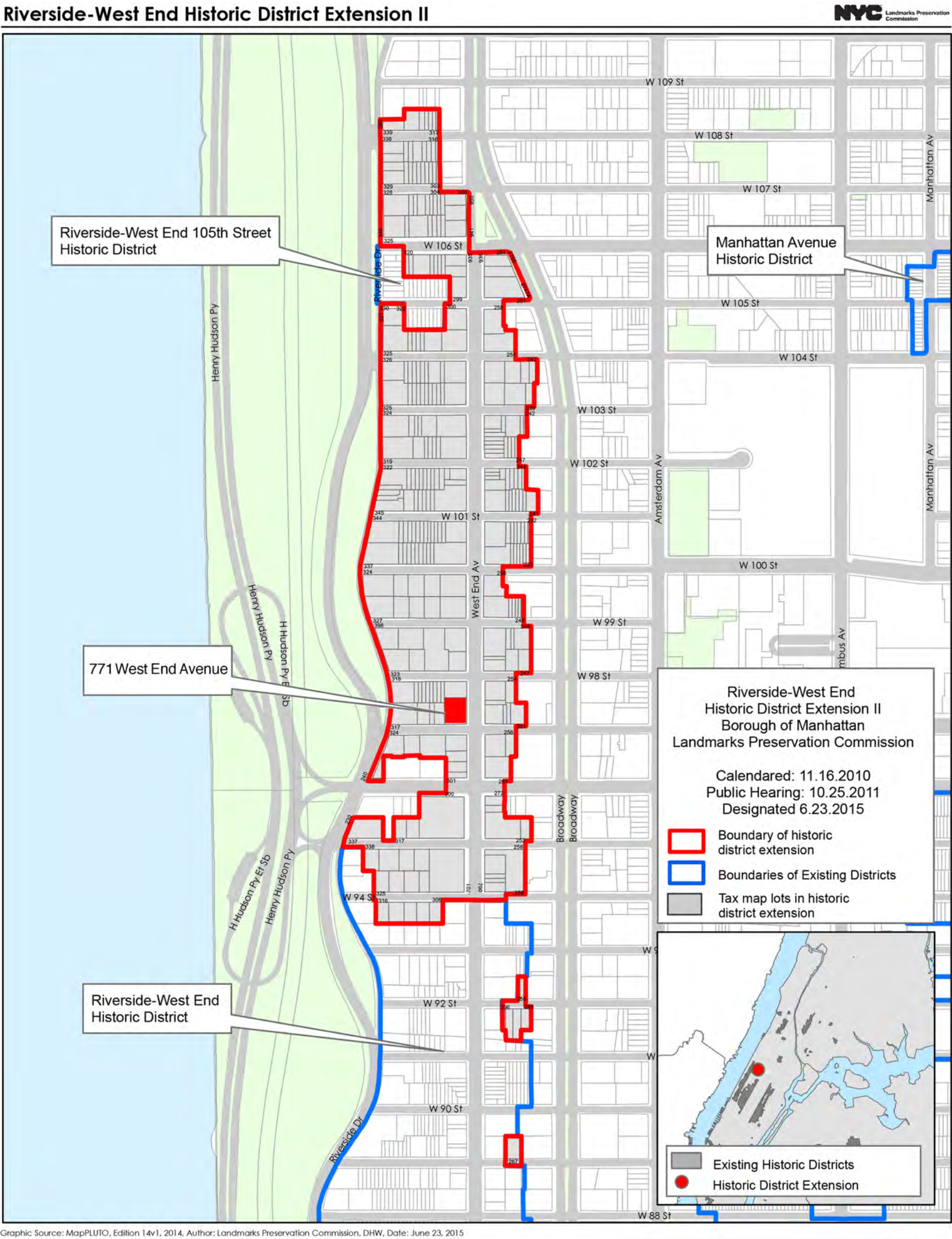


MASTER PLAN WINDOW REPLACEMENT 771 WEST END AVENUE NEW YORK, NY. 10025

PUBLIC MEETING MARCH 17TH, 2020



HISTORIC DISTRICT MAP

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



771 WEST END AVENUE

OWNER:
ELLEN KORNFELD, ASST. SEC
771 WEST END AVENUE, INC
C/O LOVETT COMPANY
1270 BROADWAY, SUITE 408
NEW YORK, NY. 10001

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

TITLE PAGE:
HISTORIC DISTRICT MAP
CONTEMPORARY PHOTOGRAPH

PREPARED BY:
AZAR ASSOCIATES, INC.
215 WEST 94 STREET
SUITE 517
NEW YORK, NY. 10025
212-222-3719

DATE:
03.17.20
SCALE:
NTS
DRAWN BY:
FSW/NKT/RDA

DRAWING NO.:
T-001.00



1 771 WEST END AVENUE
CIRCA 1915



771 WEST END AVENUE
1940 TAX PHOTOGRAPH



771 WEST END AVENUE
1980 TAX PHOTOGRAPH



771 WEST END AVENUE; N.W.CORNER W. 97 ST.
CIRCA 2018

771 West End Avenue (aka 301 West 97th Street)
Borough of Manhattan Tax Map Block 1887, Lot 50

Date: 1914-15 (NB 312-1914)
Architect/Builder: Schwartz & Gross
Original Owner: Princeton Construction Co.
Type: Apartment building
Style: Renaissance Revival
Stories: 12
Material(s): Brick; stone; terra cotta

Significant Architectural Features: H-plan; stone base; piers with terra-cotta molding at first and second stories; terra-cotta panels at third story; terra-cotta stringcourses; bracketed terra-cotta sills; terra-cotta balconies with foliate brackets; paneled band course and modillioned cornice at 10th story; two-story piers at 11th and 12th stories and denticulated wall cornice; partially designed central entrance court; classically decorated entrance pavilion; brick band courses and terra-cotta stringcourses; bracketed sills; some historic nine-over-one windows; railings in parapet
Alterations: Basement window infilled; marquee; lights; half grilles; spigot; vent in wall of light
Site Features: Concrete paved entrance court; siamese standpipe; wood planters in light court; possibly historic gate at service alley

East Facade: Designed (historic, patched)
Door(s): Possibly historic primary door
Windows: Mixed (upper stories); replaced (basement)
Security Grilles: Possibly historic (upper stories); possibly historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone; concrete with metal edge at corner

North Facade: Not designed (historic) (partially visible)
Facade Notes: Yellow brick, patched; segmental-arched windows at first story; brick lintels; windows replaced; water tank; railing at roof; metal gate at basement

South Facade: Designed (historic)
Facade Notes: Similar to primary facade; windows replaced; service entrance with stone stoop, non-historic railing, light, and metal gate; camera; possibly historic grilles at basement, one altered for air conditioner; entrance with granite step and check walls, denticulated transom bar and possibly historic six-light transom, and non-historic door; remote utility meter
Site: gooseneck pipe; moveable planters; concrete sidewalk; stone curb

West Facade: Not designed (historic) (partially visible)
Facade Notes: Yellow brick, patched; windows replaced

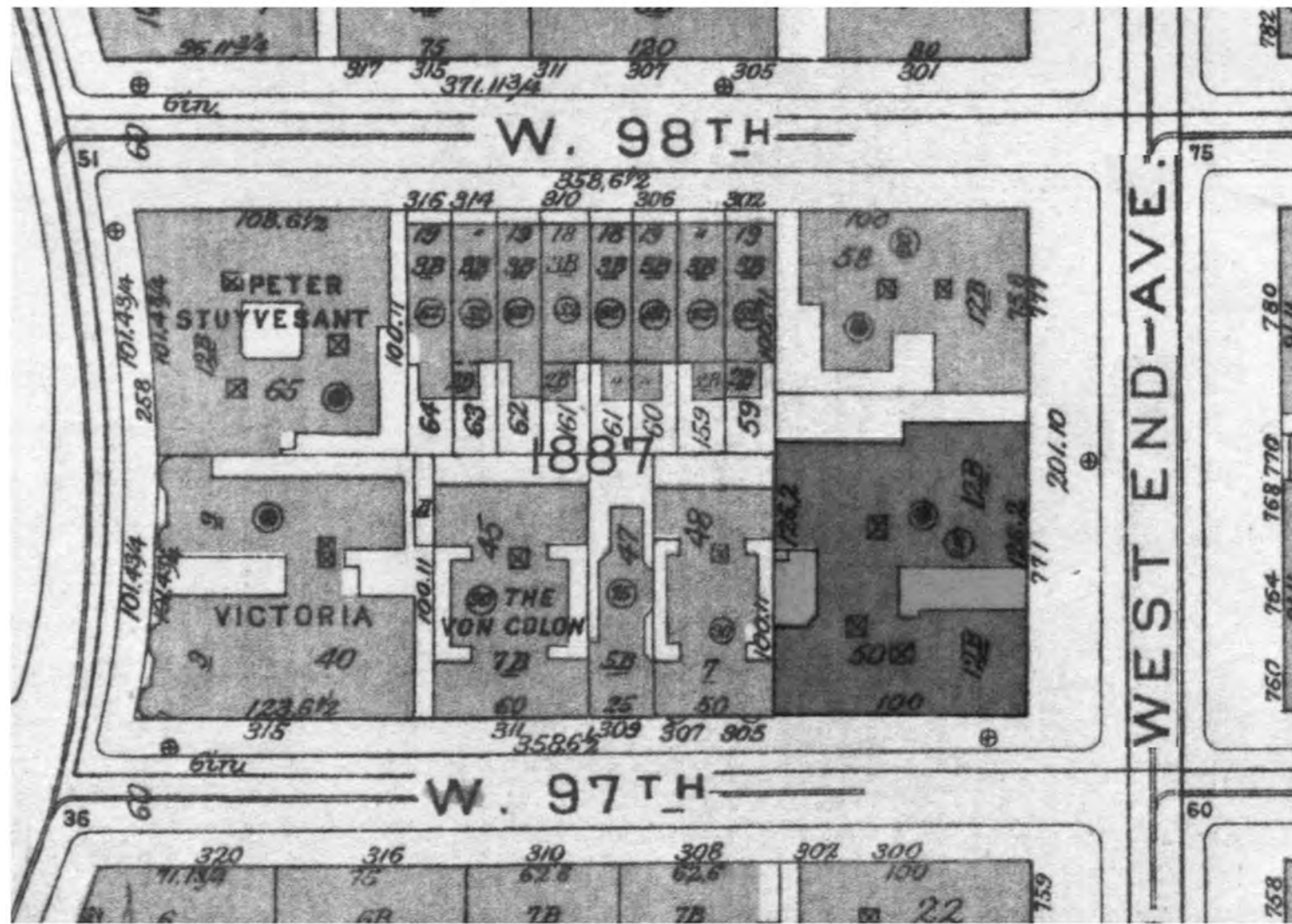
CITATION FROM LANDMARKS DESIGNATION REPORT



BUILDING PLAN
N.W. CORNER W.97 ST. & WEST END AVENUE



PLOT PLAN
N.W. CORNER W.97 ST. & WEST END AVENUE



LOCATION PLAN
BLOCK NO. 1887
LOT NO. 50
COMMUNITY BOARD. 107

OWNER:
ELLEN KORNFELD, ASST. SEC
771 WEST END AVENUE, INC
C/O LOVETT COMPANY
1270 BROADWAY, SUITE 408
NEW YORK, NY. 10001

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

ARCHIVE, CONTEMPORARY PHOTOS, SANBORN MAP,
BUILDING PLAN, LOCATION MAP AND
LPC DESIGNATION REPORT EXCERPT

PREPARED BY:
AZAR ASSOCIATES, INC.
215 WEST 94 STREET
SUITE 517
NEW YORK, NY. 10025
212-222-3719

DATE:
03.17.20
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NTS
DRAWN BY:
FW/NKT

DRAWING NO.:
T-002.00



1 N. W. CORNER WEST 97 ST & WEST END AVENUE
ELEVATIONS B & A



2 WEST END AVENUE ELEVATION
ELEVATION A

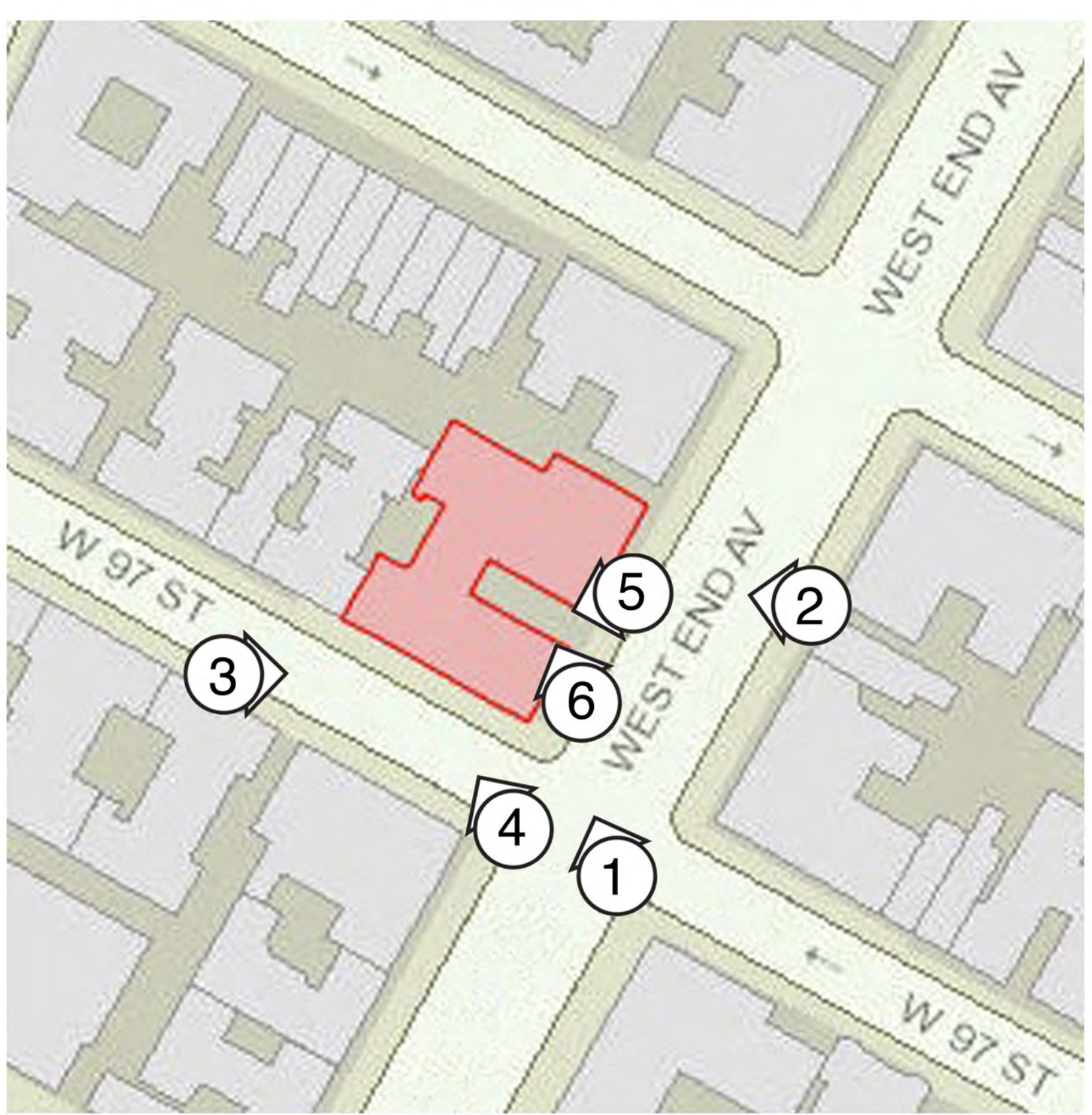


PHOTO KEY



3 WEST 97 ST. FACADE (SOUTH)
ELEVATION B



4 WEST 97 ST. FACADE (SOUTH)
ELEVATION B



5 ENTRANCE COURTYARD NORTH & EAST FACADES
ELEVATIONS C & A



6 ENTRANCE COURTYARD EAST & SOUTH FACADES
ELEVATIONS A & D

OWNER:
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1270 BROADWAY, SUITE 408
NEW YORK, NY. 10001

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

CONTEMPORARY PHOTOGRAPHS
ELEVATIONS A, B, C & D

PREPARED BY:
AZAR ASSOCIATES, INC.
215 WEST 94 STREET
SUITE 517
NEW YORK, NY. 10025
212-222-3719

DATE:
03.17.20
SCALE:
NTS
DRAWN BY:
KLS/RDA

DRAWING NO.:
T-003.00

PUBLIC MEETING LPC DOCKET 19-40189

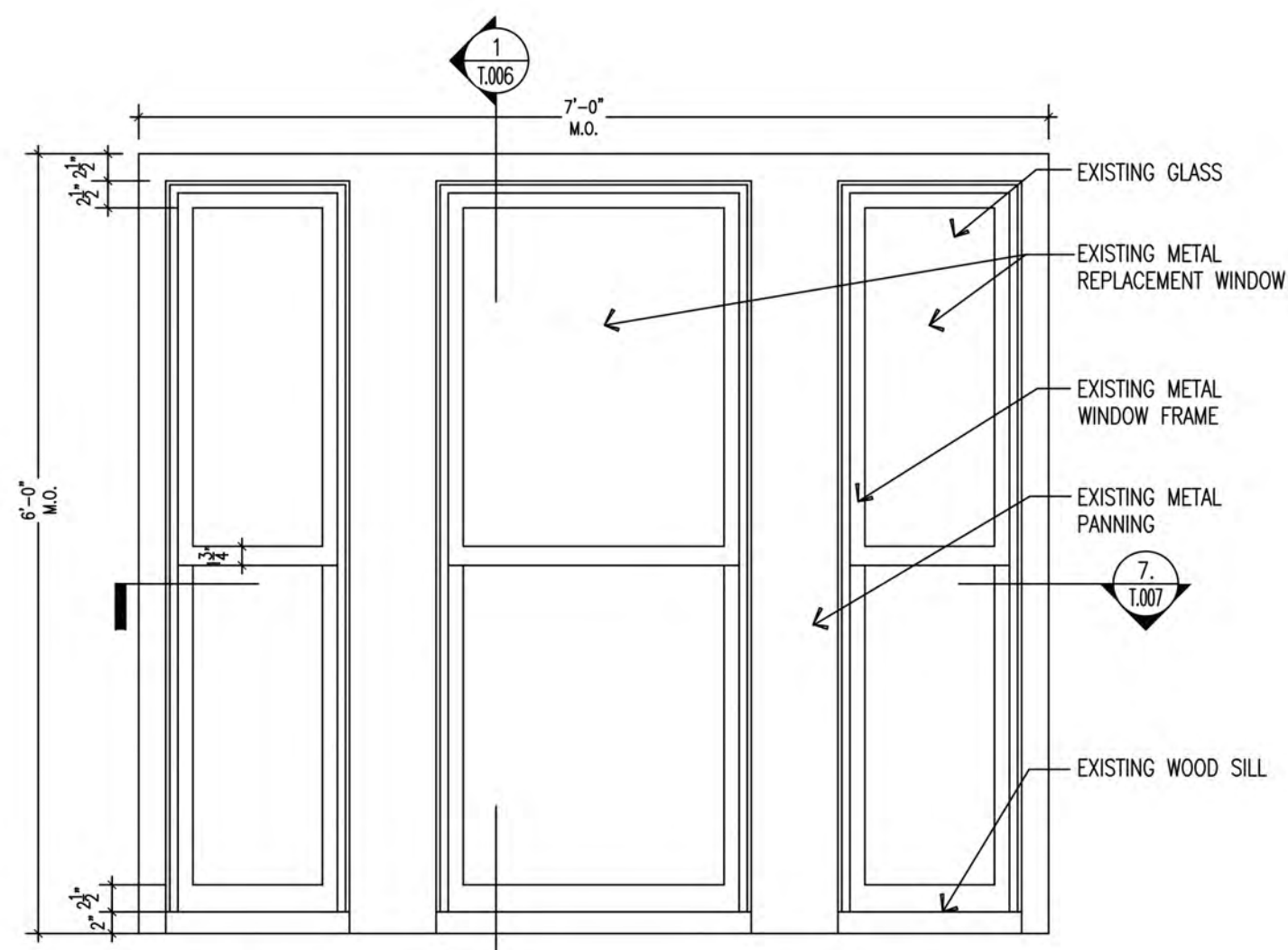
COMISSIONERS CONCERNS: PROPOSED WINDOW FINISH & CONFIGURATION

APPLICANT PROPOSAL: SEEKS UNIFORMITY IN OPERATION, CONFIGURATION & FINISH

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

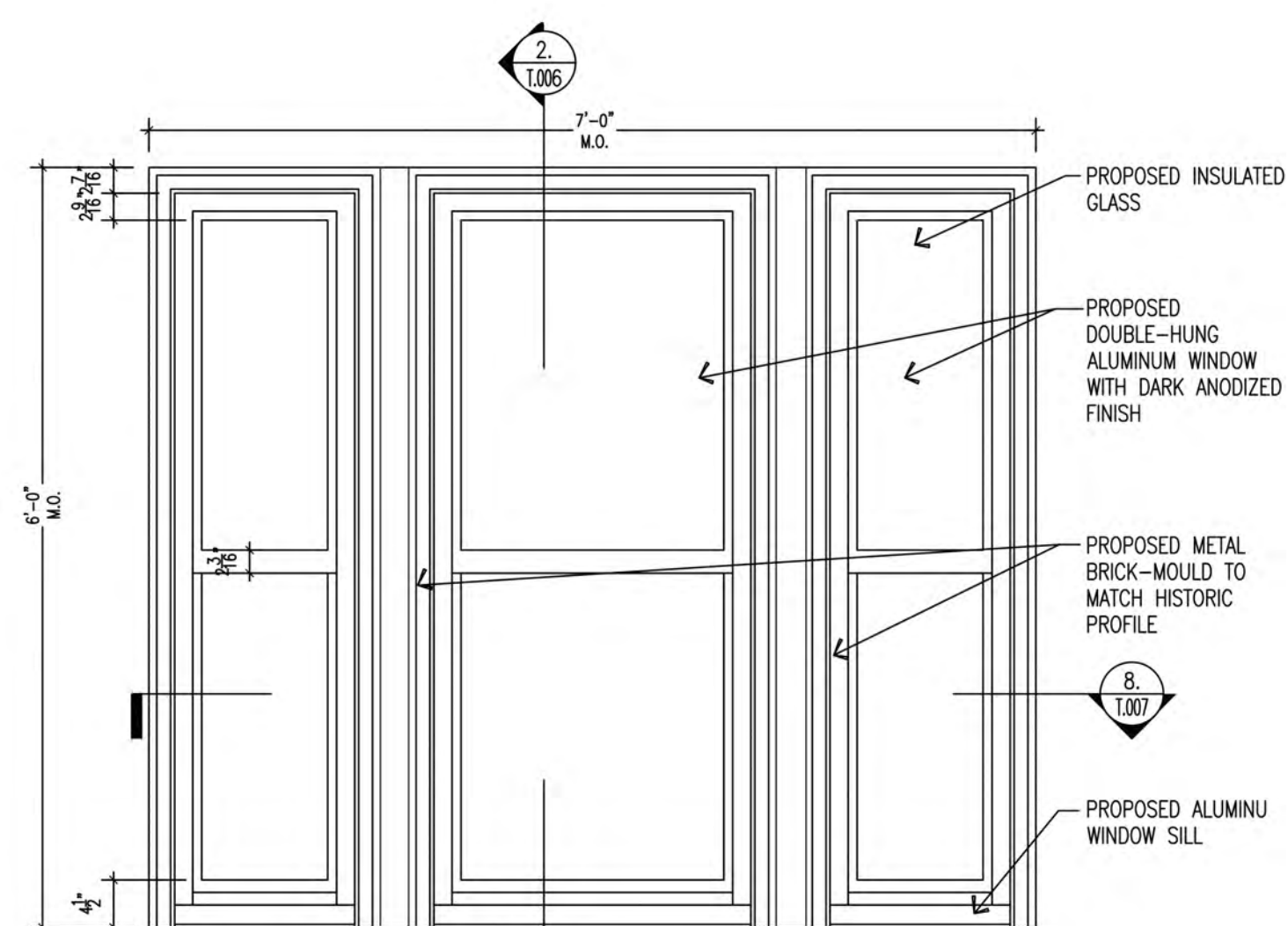
**LPC PRECEDENTS: HISTORIC WINDOWS NOT PRESENT AT DESIGNATION, PROPOSED
ONE OVER ONE METAL WINDOW WITH PROFILE BRICKMOLDING
& BRONZE FINISH WILL BE CONSISTANT WITH BUILDINGS OF
THIS TYPE, STYLE & AGE. PROPOSED MAINTAINS A UNIFORM
FENESTRATION**

OWNER: ELLEN KORNFELD, ASST. SEC 771 WEST END AVENUE, INC C/O LOVETT COMPANY 1270 BROADWAY, SUITE 408 NEW YORK, NY. 10001	LANDMARKS MASTER PLAN WINDOW REPLACEMENT 771 WEST END AVENUE NEW YORK, NY. 10025	LPC 03.17.20 PUBLIC MEETING AGENDA ITEMS	PREPARED BY: AZAR ASSOCIATES, INC. 215 WEST 94 STREET SUITE 517 NEW YORK, NY. 10025 212-222-3719	DATE: 03.17.20 SCALE: NTS DRAWN BY: NKT	DRAWING NO.: T-004.00
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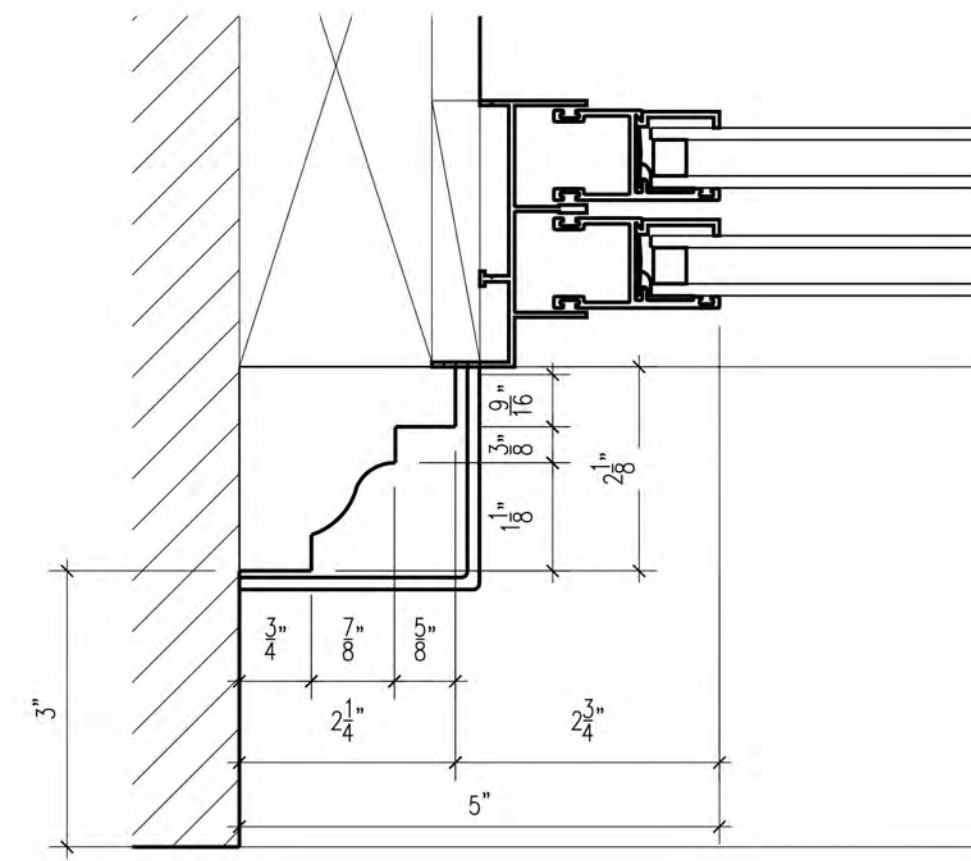


EXISTING CONDITION

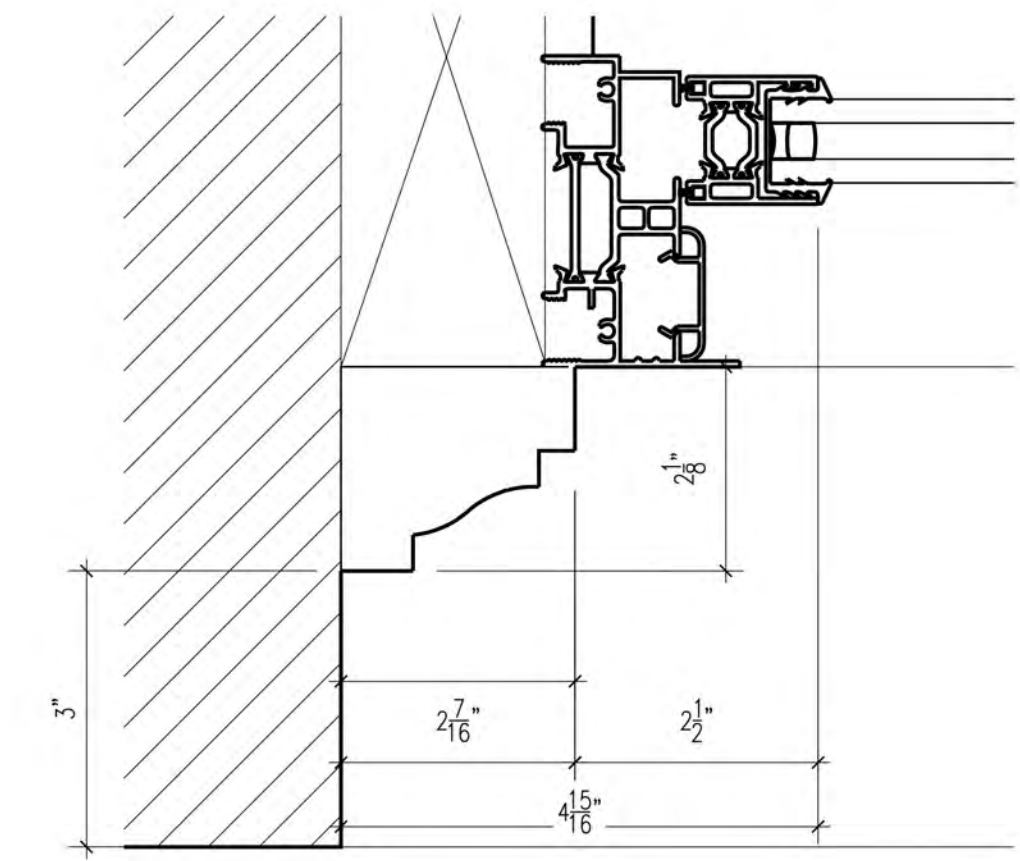
13. WINDOW TYPE T
T.006
SCALE: 1" = 1'-0"



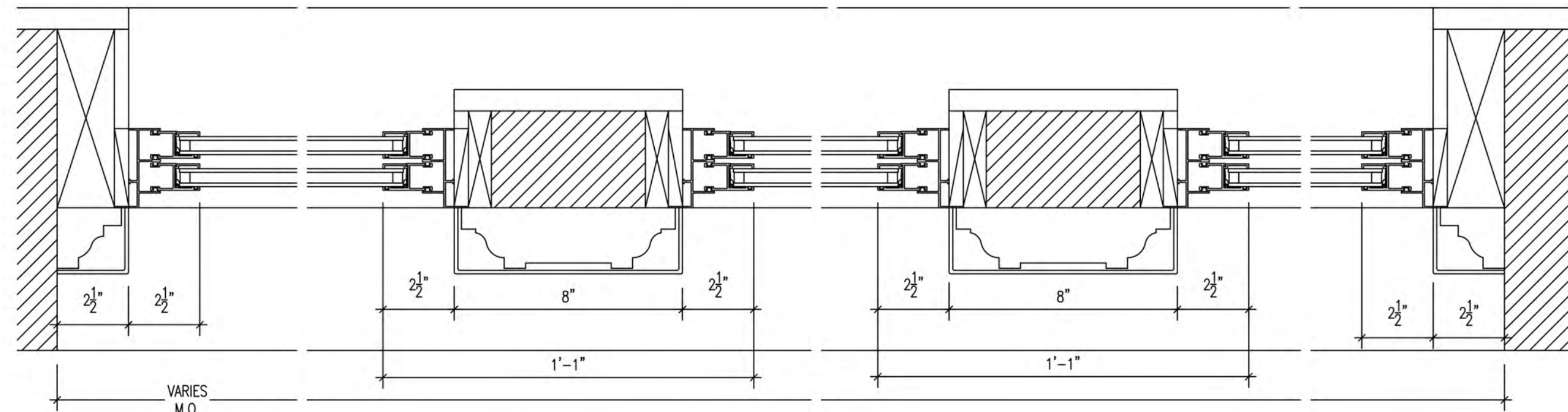
PROPOSED CONDITION



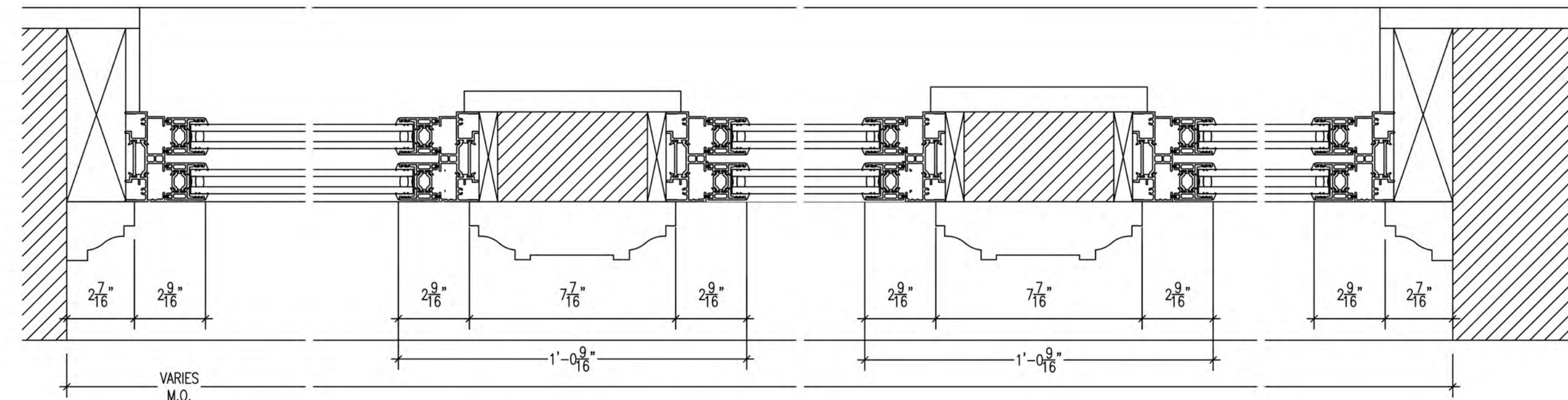
9. DETAIL AT ORIGINAL WD BRICKMOLD
T.007
SCALE: FULL SIZE



10. DETAIL AT PROPOSED MTL. BRICKMOLD
T.007
SCALE: FULL SIZE



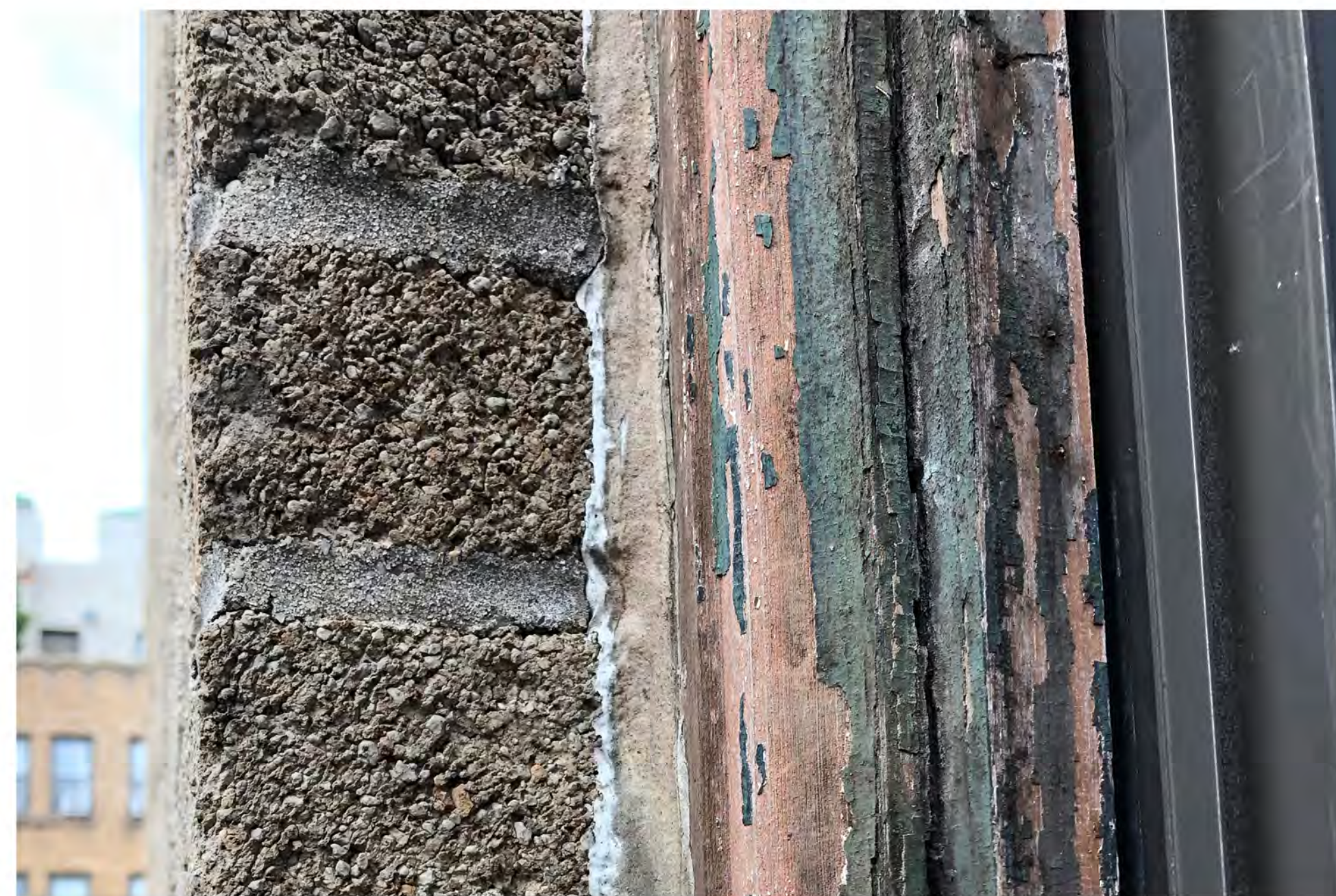
7. EXISTING PLAN SECTION: TRI-PARTITE WINDOW
T.007
SCALE: 3" = 1'-0"



8. PROPOSED PLAN SECTION: TRI-PARTITE WINDOW
T.007
SCALE: 3" = 1'-0"



TYPICAL TYPE 'F' WINDOW



ORIGINAL WOOD BRICKMOLDING AT JAMB WITH
METAL REPLACEMENT WINDOW



ORIGINAL INTERMEDIATE STACK



SECTION AT INTERMEDIATE STACK

OWNER:
ELLEN KORNFELD, ASST. SEC
771 WEST END AVENUE, INC
C/O LOVETT COMPANY
1270 BROADWAY, SUITE 408
NEW YORK, NY. 10001

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

**EXISTING & PROPOSED
TYPE F WINDOW TYPICAL DETAILS
EXISTING BRICKMOLD & MULLION PHOTOS**

PREPARED BY:
AZAR ASSOCIATES, INC.
215 WEST 94 STREET
SUITE 517
NEW YORK, NY. 10025
212-222-3719

DATE:
03.17.20
SCALE:
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NKT

DRAWING NO.
T-005.00



150 WEST 79 STREET

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 ONE 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

OWNER:
ELLEN KORNFELD, ASST. SEC
771 WEST END AVENUE, INC
C/O LOVETT COMPANY
1270 BROADWAY, SUITE 408
NEW YORK, NY. 10001

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

LANDMARKS PRECEDENT

WINDOW MASTER PLAN
150 WEST 79 ST.
COFA 19-39789

PREPARED BY:
AZAR ASSOCIATES, INC.
215 WEST 94 STREET
SUITE 517
NEW YORK, NY. 10025
212-222-3719

DATE:
03.03.20
SCALE:
NTS
DRAWN BY:
KLS/RDA

DRAWING NO.:
T-006.00



○ 771 WEST END AVENUE

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

OWNER: ELLEN KORNFELD, ASST. SEC 771 WEST END AVENUE, INC C/O LOVETT COMPANY 1270 BROADWAY, SUITE 408 NEW YORK, NY. 10001	LANDMARKS MASTER PLAN WINDOW REPLACEMENT 771 WEST END AVENUE NEW YORK, NY. 10025	LANDMARKS PRECEDENT WINDOW REPLACEMENT 771 WEST END AVENUE, 12A COFA 19-19083	PREPARED BY: AZAR ASSOCIATES, INC. 215 WEST 94 STREET SUITE 517 NEW YORK, NY. 10025 212-222-3719	DATE:	03.03.20	DRAWING NO.: T-007.00
				SCALE:	NTS	
				DRAWN BY:	KLS/RDA	



370 RIVERSIDE DRIVE

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 CONSISTANT 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

OWNER: ELLEN KORNFELD, ASST. SEC 771 WEST END AVENUE, INC C/O LOVETT COMPANY 1270 BROADWAY, SUITE 408 NEW YORK, NY. 10001	LANDMARKS MASTER PLAN WINDOW REPLACEMENT 771 WEST END AVENUE NEW YORK, NY. 10025	LANDMARKS PRECEDENT WINDOW MASTER PLAN 370 RIVERSIDE DRIVE COFA 20-07378	PREPARED BY: AZAR ASSOCIATES, INC. 215 WEST 94 STREET SUITE 517 NEW YORK, NY. 10025 212-222-3719	DATE: 03.03.20 SCALE: NTS DRAWN BY: KLS/RDA	DRAWING NO.: T-008.00
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