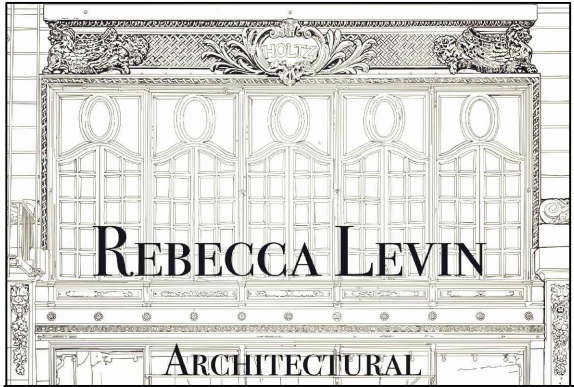


Landmarks Preservation Public Hearing Presentation:

Riverside- West End Historic District Extension I
Community Board #7
Window Replacement Project at:
400 West End Avenue
Apartment 17CD
New York, NY 10024
Tax Block: 1227; Tax Lot: 1

General Project Notes :

1. Installing Contractor is responsible for all final measurements (VIF).
2. Existing all-aluminum windows at all locations within apartment are not original to the building. Existing windows are in poor condition, are not energy efficient, and are difficult to operate.
3. All proposed windows and doors to be made by Marvin Windows with clad exteriors and wood interiors (*supplied and installed by Window & Door Pro. Contact: Chris Amplo*)
4. Proposed windows to be made with Marvin's bronze aluminum exterior to match what is currently seen at all windows at other apartments within building.
5. Reference previously approved application for window replacement at apartment 15AB- Similar details being proposed for window replacement in regards to finish, dimensions, and window operation.
6. All existing masonry openings to remain- no changes.



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11	FLOOR PLAN
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13	WINDOW ELEVATIONS
14-24	APPENDIX- SECTION DTLS

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WINDOW CONTRACTOR

WINDOW AND DOOR PRO
9208 DITMAS AVENUE
BROOKLYN, NY 11236
CONTACT: CHRIS AMPLO

PROJECT:

RIVERSIDE-WEST END HISTORIC
DISTRICT EXTENSION I

400 WEST END AVENUE
APARTMENT 17CD
NEW YORK, NY 10027

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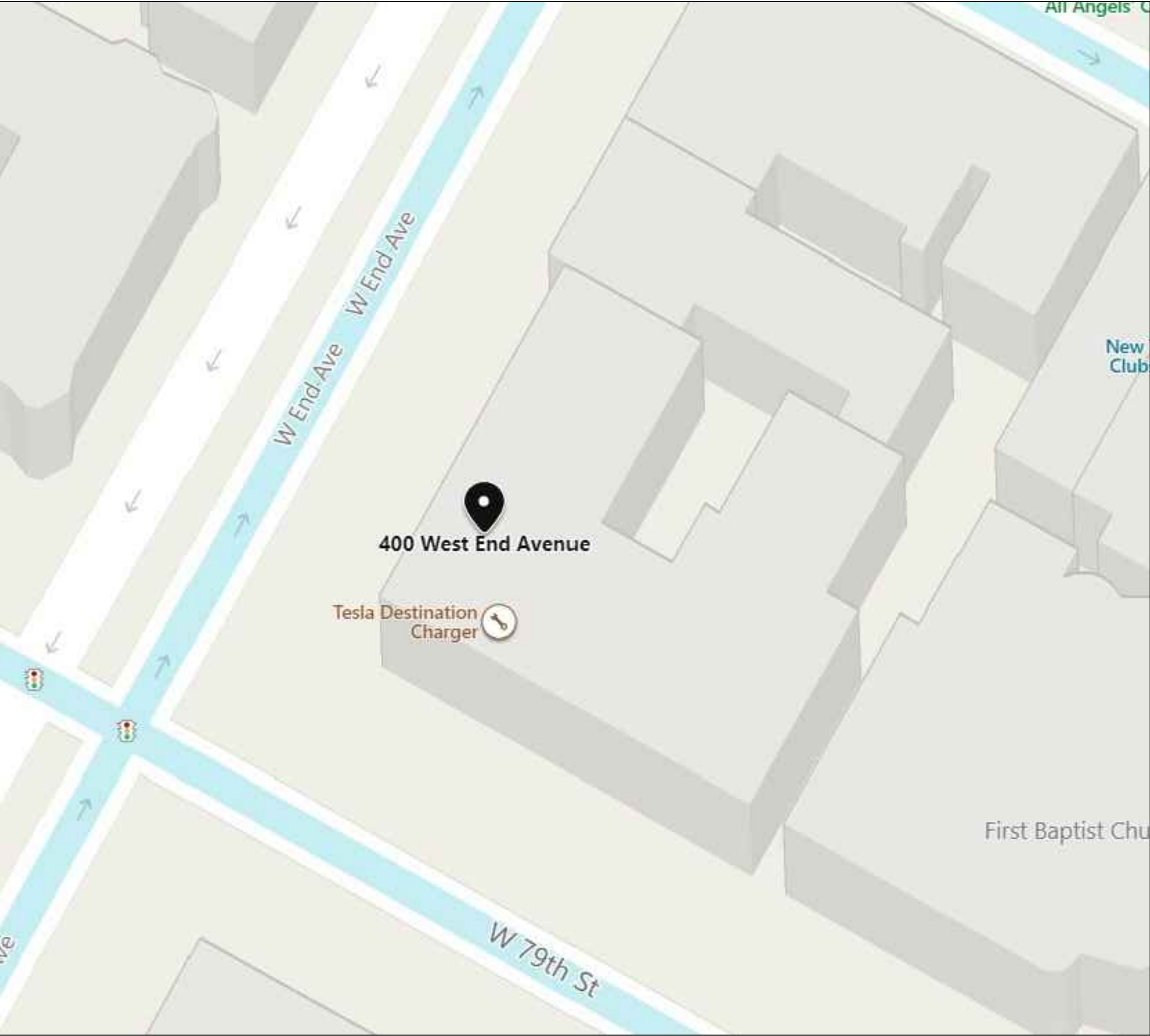
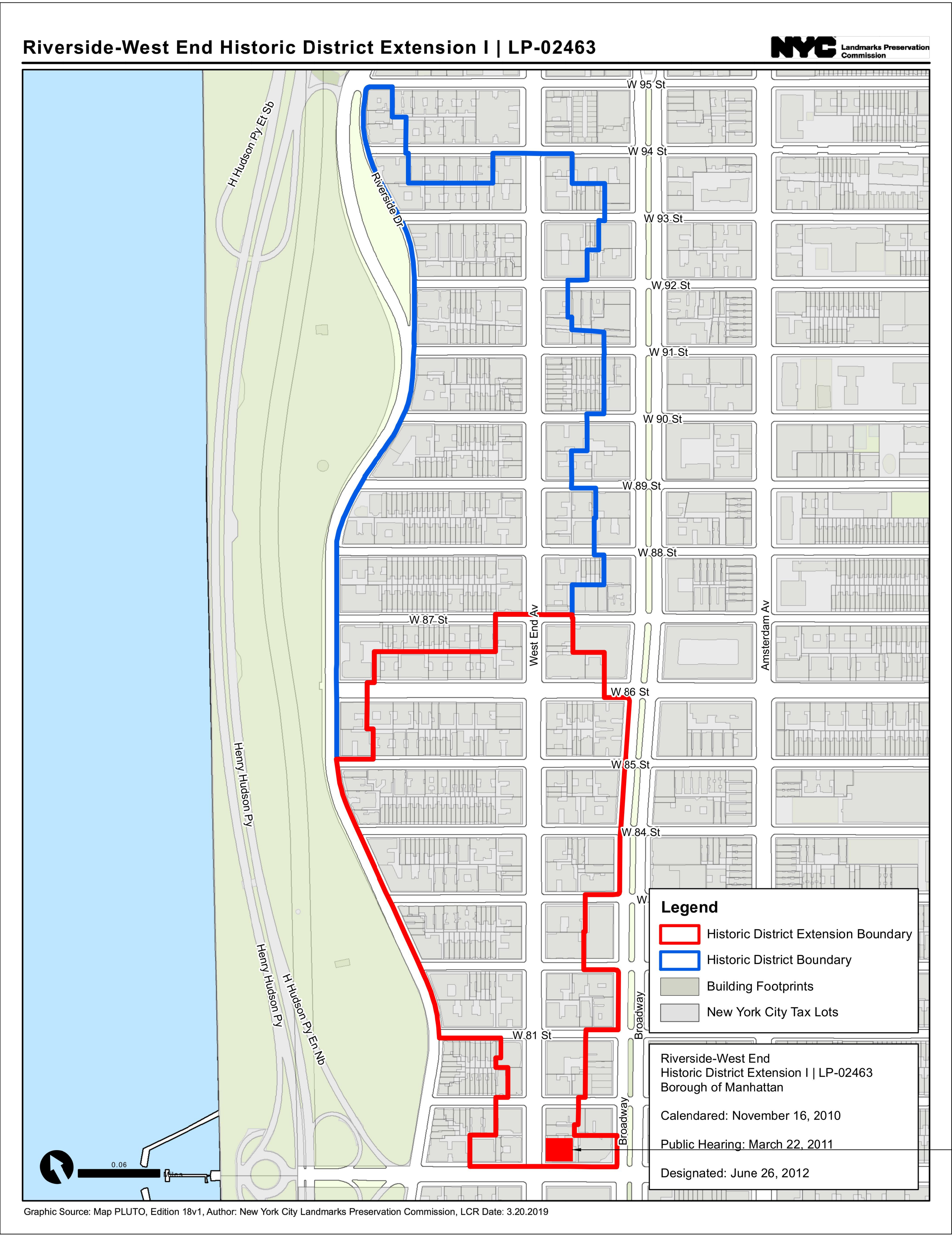
DATE:

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Riverside- West End Historic District Exterior 1- Block Plans



Block Plan

400 West End Avenue
(Located at corner of West 79th Street
and West End Avenue)

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400 WEST END AVENUE APARTMENT 17CD NEW YORK, NY 10027	
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400 West End Avenue- Historic Designation

Also known as: 400-406 West End Avenue; 267-269 West 79th Street

Building Name: Wexford

Construction Date: 1930-1931

Architect/Builder: Margon & Holder

Owner/ Developer: 267 West 79th Street Corp

Marjor Alterations: None

Style: Art Deco

Material(s): Brick, Cast Stone, Concrete Block

Building Use: Apartment Building/ Multi-Family

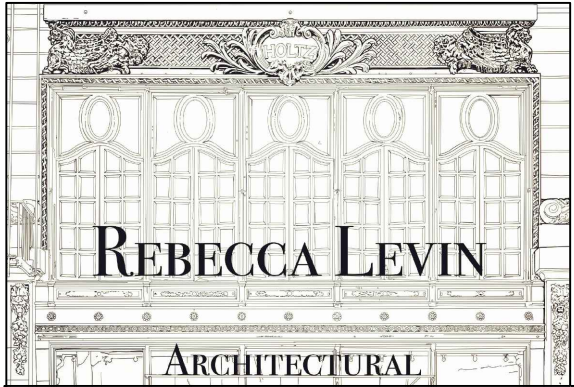
Decorative Metal Work: Window grilles on first story; possibly historic railings at setbacks

Significant Architectural Features: Two-story cast-stone base (partially on concrete water table); brick work with random raised bricks, center bays with decorative brick spandrels; cast-stone entrance surround with fluted pilasters and geometric and foliate decorations; metal-and-glass door, etched glass transom; professional office with recessed entrance and two steps; possibly historic 15-light door (now fixed) to south of main entrance; multiple setbacks with decorative cast-stone banding; possibly historic light fixtures; possibly historic railings at setbacks

Alterations: Windows replaced; non-historic door, railing, oculus windows, signage and light at professional office; through-wall air conditioners; marquee replaced; siamese connection and perforated vent in wall; non-historic grille on south door

Building Notes: The original Certificate of Occupancy gives the height as 19 and penthouse; the latest calls it 18 and penthouse.

Site Features: Possibly historic metal fence across service alley on south side; service alley with concrete ramp and metal staircase; metal grilles and diamond plate hatch in sidewalk on south side



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400 WEST END AVENUE
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NEW YORK, NY 10027

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400 West End Avenue- Historic Photographs




1940's Tax Photograph
Southwest Corner




Present Day Photograph
Southwest Corner

1940 Photo:
Casement Windows



2019 Photo:
Double Hung Windows



Window Types- Original versus current

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400 West End Avenue- Historic Photographs



1940's Tax Photograph
Southeast Corner



Present Day Photograph
Southeast Corner

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400 West End Avenue- Existing Building Photographs

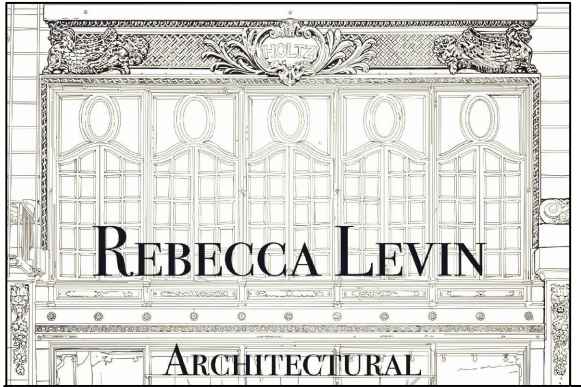


View from West 79th Street

Windows visible from West 79th Street from street. Please note that units located on balcony are set back and not visible from the street.



View from Amsterdam Avenue



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WINDOW SCOPE
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400 West End Avenue- Existing Building Photographs



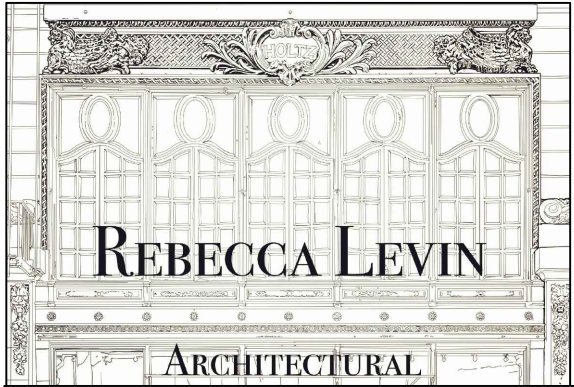
View from West End Avenue
Majority of windows are
one-over-one double hungs



Close-up View from West 79th Street
Majority of windows are one-over-one aluminum
double hungs with bronze exteriors



View from Amsterdam Avenue
showing secondary facade
Majority of windows are
one-over-one double hungs



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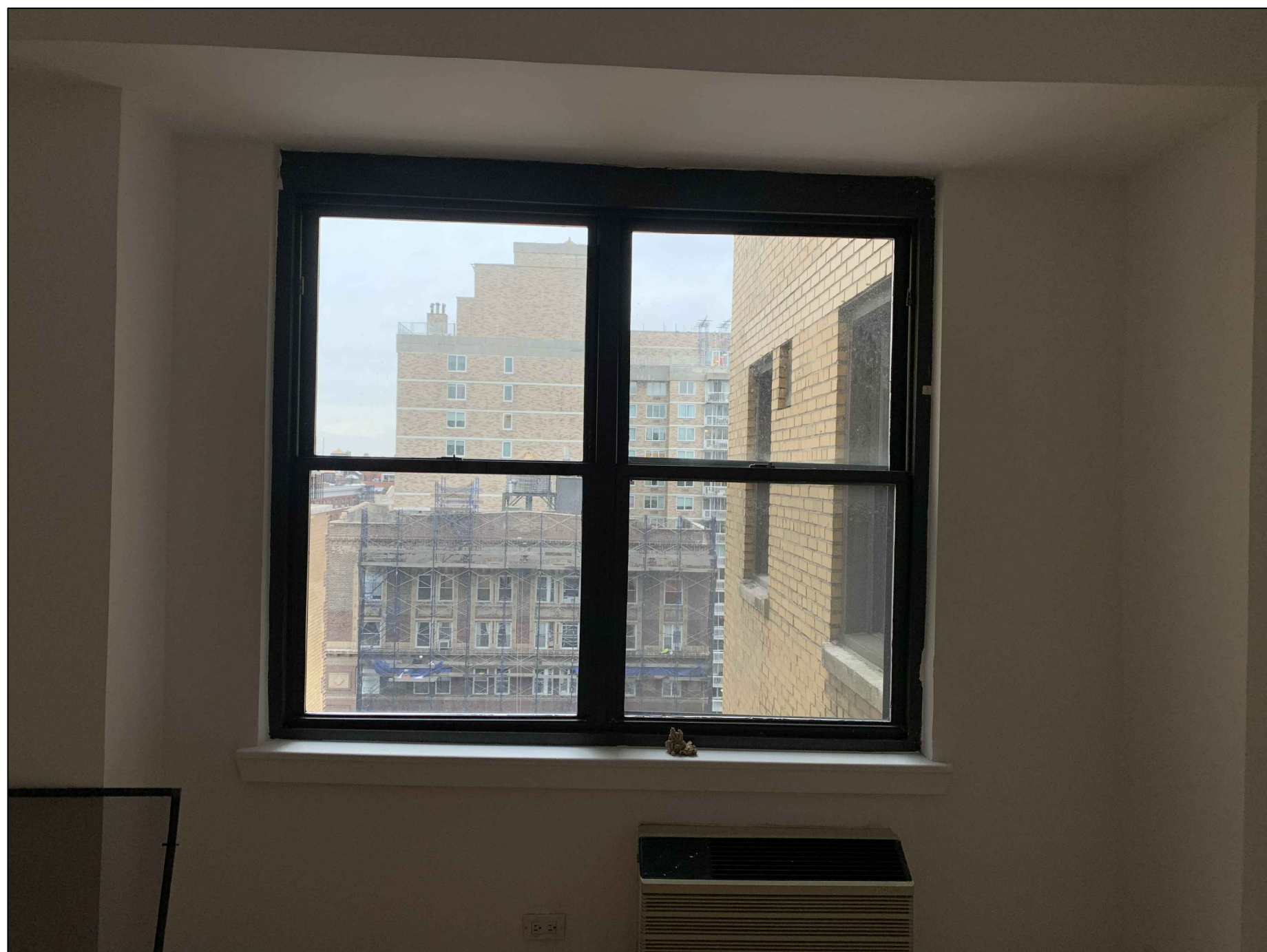
400 West End Avenue- Existing Photographs



Window 1708
Type A, C, E & H- Typical
(View of exterior)



Door Assembly- 1706
Type G
(Interior View)



Window Type B- Typical
(View of interior)- Unit 1722 pictured
showing a 2-wide double hung



Door - 1707
Type F
(Exterior View)



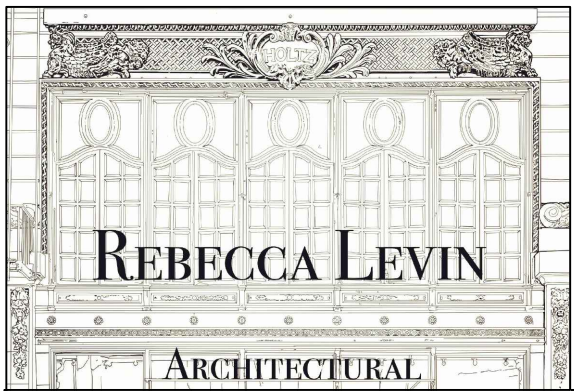
Interior view showing typical
one-over-one double hungs as they
current exist



Window Type B- Typical
(View of interior)- Unit 1710 pictured here



Probe completed to show
that no historic brickmold
casing exists under aluminum
panning.



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Neighboring Similar Buildings



5 RIVERSIDE DRIVE

Image from Google Street View 2017

Art Deco Style Building
West End-Collegiate Historic District
Historic Windows: six-over-one double hungs
Existing Windows: one-over-one double hungs



310 RIVERSIDE DRIVE

Image from Google Street View 2017

Art Deco Style Building
Riverside-West End Historic District Extension II
Historic Windows: one-over-one double hungs
Existing Windows: one-over-one double hungs



315 RIVERSIDE DRIVE

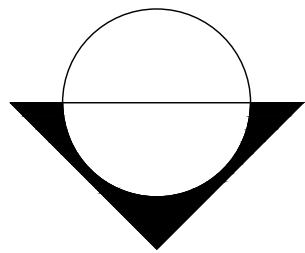
Image from Google Street View 2017

Art Deco Style Building
Riverside-West End Historic District Extension II
Historic Windows: six-over-one double hungs
Existing Windows: six-over-one double hungs

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400 West End Avenue

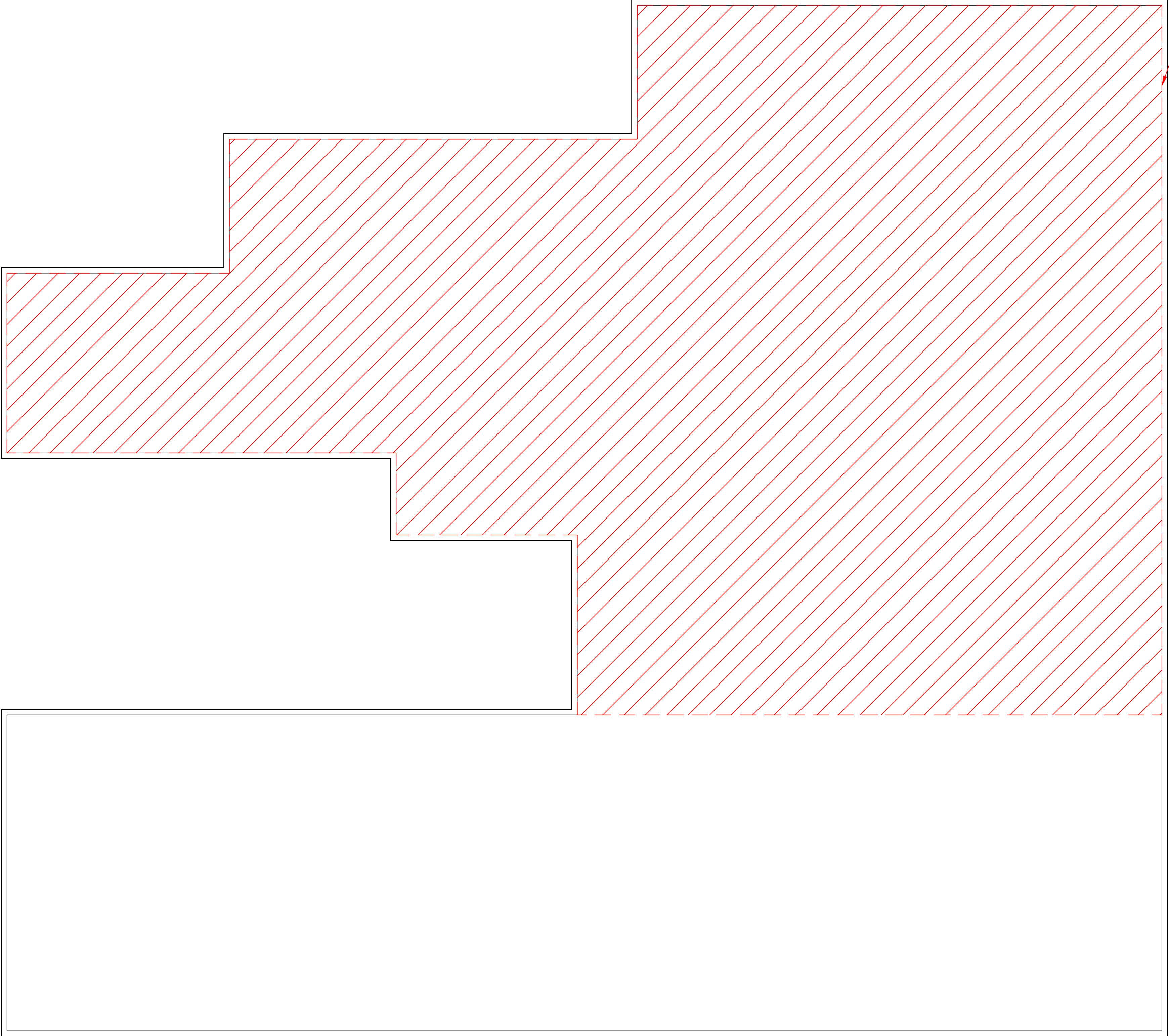
EAST FACADE
(Secondary Facade)
Partially visible from West 79th Street
and Amsterdam Avenue



RED HATCH
INDICATES LAYOUT
OF APARTMENT 17CD

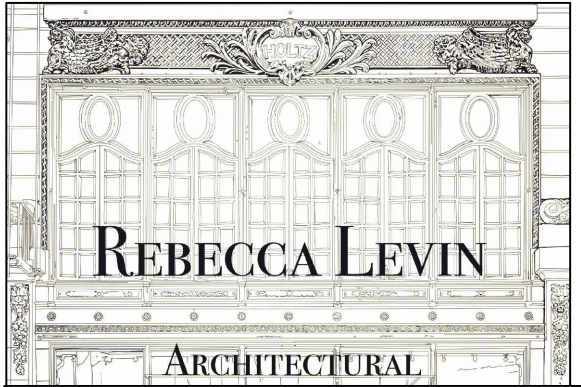
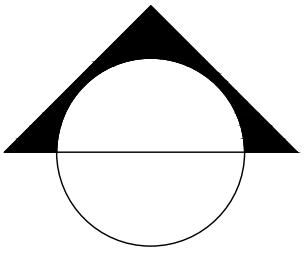
NORTH FACADE
(Secondary Facade)
Partially visible from West End Avenue

SOUTH FACADE
West 79th Street
(Primary Facade)



Buiding Foot Print
N.T.S.

WEST FACADE
West End Avenue
(Primary Facade)



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RIVERSIDE-WEST END HISTORIC
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400 WEST END AVENUE
APARTMENT 17CD
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BUILDING
FOOTPRINT

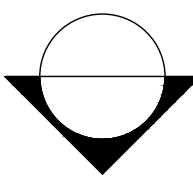
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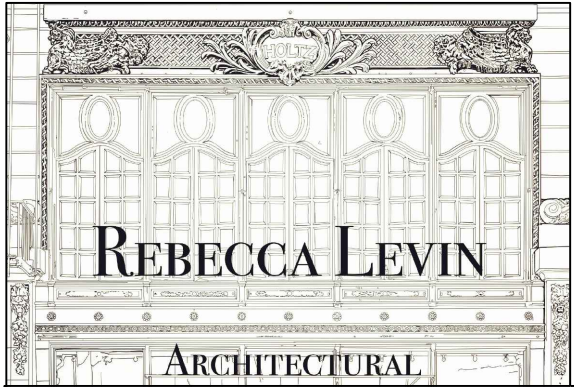
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400 West End Avenue- Floor Plan
APARTMENT 17CD

EAST FACADE
(Secondary Facade)
Partially Visible from West 79th Street



FLOOR PLAN LABELS:
RED INDICATES WINDOW IS FULLY
VISIBLE FROM THE STREET
BLUE INDICATES WINDOW IS NOT
VISIBLE FROM STREET
PINK INDICATES UNIT IS SET BACK,
NOT VISIBLE FROM THE FACADE, BUT
CONSIDERED PART OF PRIMARY
FACADE



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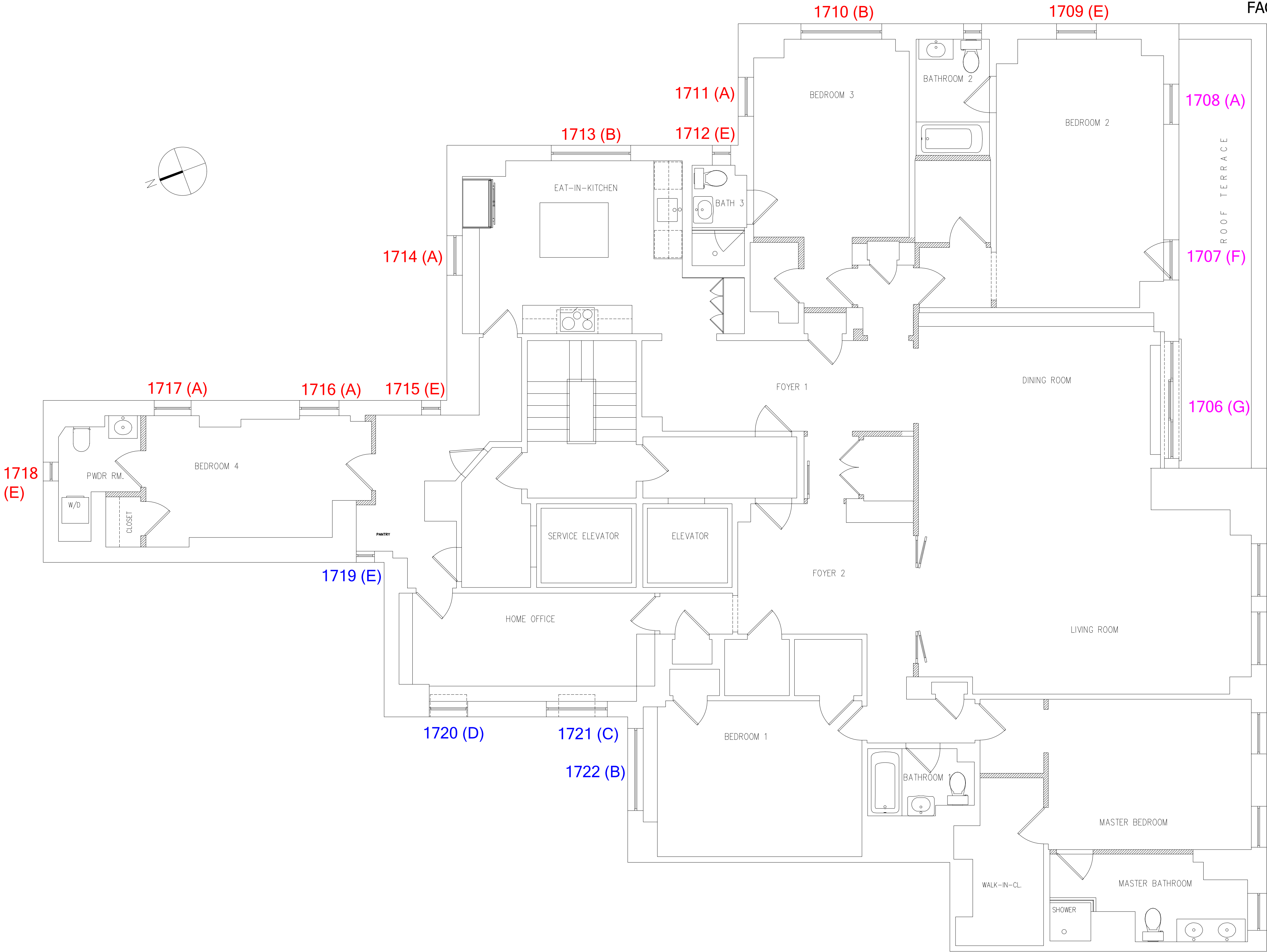
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NORTH FACADE
(Secondary Facade)
Windows within Apartment 17C are not visible from the street at this facade



SOUTH FACADE
West 79th Street
(Primary Facade)

400 West End Avenue, Apartment 17CD - Window Schedule

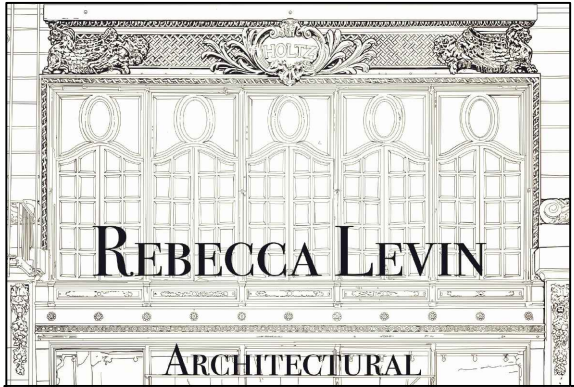
WINDOW AND DOOR SCHEDULE- 400 West End Avenue, Apartment 17CD										
NOTES: GC TO VERIFY ALL DIMENSIONS IN THE FIELD. GC TO COORDINATE INSTALLATION OF ALL UNITS										
MARK	LOCATION	Window Type	Existing Description	Proposed Description	Width "	Height "	Existing SQ"	Proposed SQ"	~	Glass Increase
1701	South Façade	A	Aluminum Double Hung	Marvin Clad/Wood Double Hung	38	65	713.609375	817.78125	104.171875	>1%
1702	South Façade	A	Aluminum Double Hung	Marvin Clad/Wood Double Hung	38	65	713.609375	817.78125	104.171875	>1%
1703	South Façade	A	Aluminum Double Hung	Marvin Clad/Wood Double Hung	38	65	713.609375	817.78125	104.171875	>1%
1704	South Façade	H	Aluminum Double Hung	Marvin Clad/Wood Double Hung	48	65	977.1210938	1085.90625	108.7851562	>1%
1705	South Façade	H	Aluminum Double Hung	Marvin Clad/Wood Double Hung	48	65	977.1210938	1085.90625	108.7851562	>1%
1706	South Façade	G	Aluminum Door Assembly	Marvin Sliding French Door	114.25	75	N/A- Unit Type is changing			
1707	South Façade	F	Aluminum French Door	Marvin Swinging Door	38	77	N/A- Unit Type is changing			
1707	South Façade	A	Aluminum Double Hung	Marvin Clad/Wood Double Hung	38	65	713.609375	817.78125	104.171875	>1%
1708	South Façade	A	Aluminum Double Hung	Marvin Clad/Wood Double Hung	38	65	713.609375	817.78125	104.171875	>1%
1709	East Façade	E	Aluminum Double Hung	Marvin Clad/Wood Double Hung	20	52.5	187.5	257.03125	69.53125	<1%
1710	East Façade	B	Aluminum CM- 2 Wide	Marvin Clad/Wood DH- 2 Wide	75	65	765.984375	817.78125	51.796875	<1%
1711	North Façade	A	Aluminum Double Hung	Marvin Clad/Wood Double Hung	38	65	713.609375	817.78125	104.171875	>1%
1712	East Façade	E	Aluminum Double Hung	Marvin Clad/Wood Double Hung	20	52.5	187.5	257.03125	69.53125	<1%
1713	East Façade	B	Aluminum CM- 2 Wide	Marvin Clad/Wood DH- 2 Wide	75	65	765.984375	817.78125	51.796875	<1%
1714	North Façade	A	Aluminum Double Hung	Marvin Clad/Wood Double Hung	38	65	713.609375	817.78125	104.171875	>1%
1715	East Façade	E	Aluminum Double Hung	Marvin Clad/Wood Double Hung	20	52.5	187.5	257.03125	69.53125	<1%
1716	East Façade	A	Aluminum Double Hung	Marvin Clad/Wood Double Hung	38	65	713.609375	817.78125	104.171875	>1%
1717	East Façade	A	Aluminum Double Hung	Marvin Clad/Wood Double Hung	38	65	713.609375	817.78125	104.171875	>1%
1718	North Façade	E	Aluminum Double Hung	Marvin Clad/Wood Double Hung	20	52.5	187.5	257.03125	69.53125	<1%
1719	West Façade	E	Aluminum Double Hung	Marvin Clad/Wood Double Hung	20	52.5	187.5	257.03125	69.53125	<1%
1720	West Façade	D	Aluminum Double Hung	Modern Picture Window w/ Louvers	33.5	65	N/A- Unit Type is changing			
1721	West Façade	C	Aluminum Double Hung	Marvin Clad/Wood Double Hung	56	65	713.609375	817.78125	104.171875	>1%
1722	North Façade	B	Aluminum DH- 2 Wide	Marvin Clad/Wood DH- 2 Wide	75	65	765.984375	817.78125	51.796875	<1%

Presentation Notes :

1. The purpose of this application and presentation is to propose one-over-one double hungs at visible window locations within apartment 17CD. These proposed windows will match what exists at entire building
2. While original makeup of windows throughout the building was multi-lite casements, there are no locations on building where this design currently exists.
3. Similar multi-family apartment buildings in district have the same window design (one-over-one double hung windows) as we are proposing for this apartment . The double hung window operation is a more common and historic window operation at the time of the construction of this building.
4. Our proposal includes windows to match what currently exists in the building for consistency in window operation type, design, and finish.
5. This window type (one-over-one double hung) has been approved on numerous applications previously approved by Landmarks Preservation for this same building.



Marvin Windows Bronze Finish-
Proposed for Exterior color to match
existing window finish seen at building



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11	FLOOR PLAN
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13	WINDOW ELEVATIONS
14-24	APPENDIX- SECTION DTLS

REVISIONS:	

FIRM:

RL ARCHITECTURAL SERVICES, INC.
516) 728-0196
REBECCA@RLARCHITECTURAL.COM

WINDOW CONTRACTOR

WINDOW AND DOOR PRO
9208 DITMAS AVENUE
BROOKLYN, NY 11236
CONTACT: CHRIS AMPLO

PROJECT:

RIVERSIDE-WEST END HISTORIC
DISTRICT EXTENSION I

400 WEST END AVENUE
APARTMENT 17CD
NEW YORK, NY 10027

DRAWING TITLE:

WINDOW
SCHEDULE

SCALE:

NTS

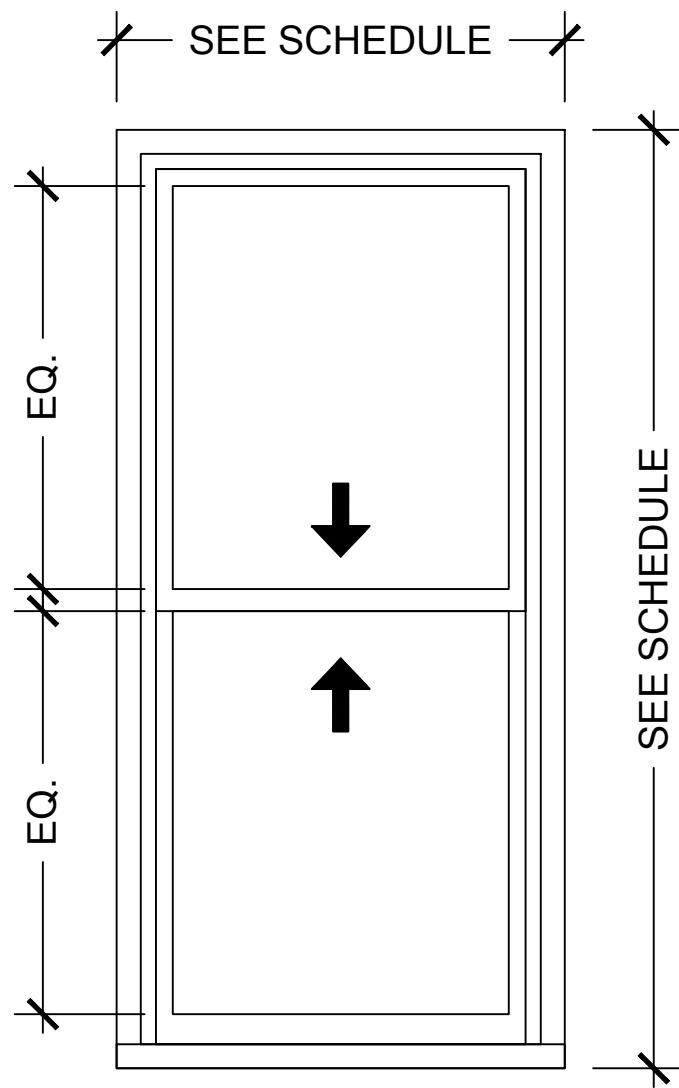
DATE:

JANUARY 20, 2023

PAGE:

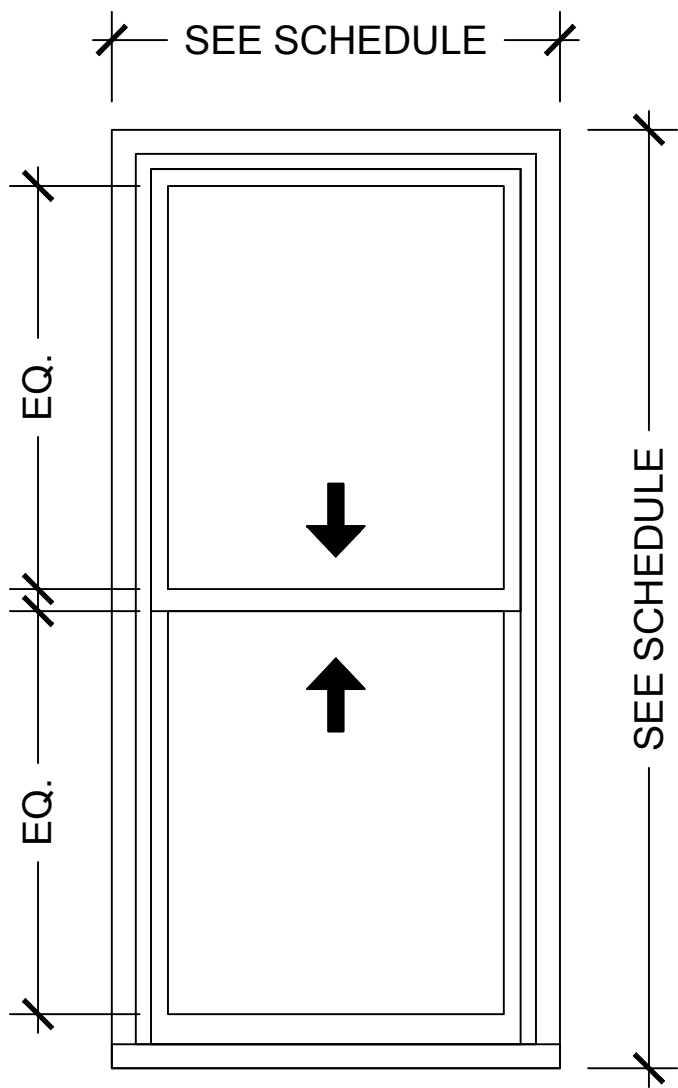
PAGE 12 OF 13

400 West End Avenue, Apartment 17CD- Window Elevations



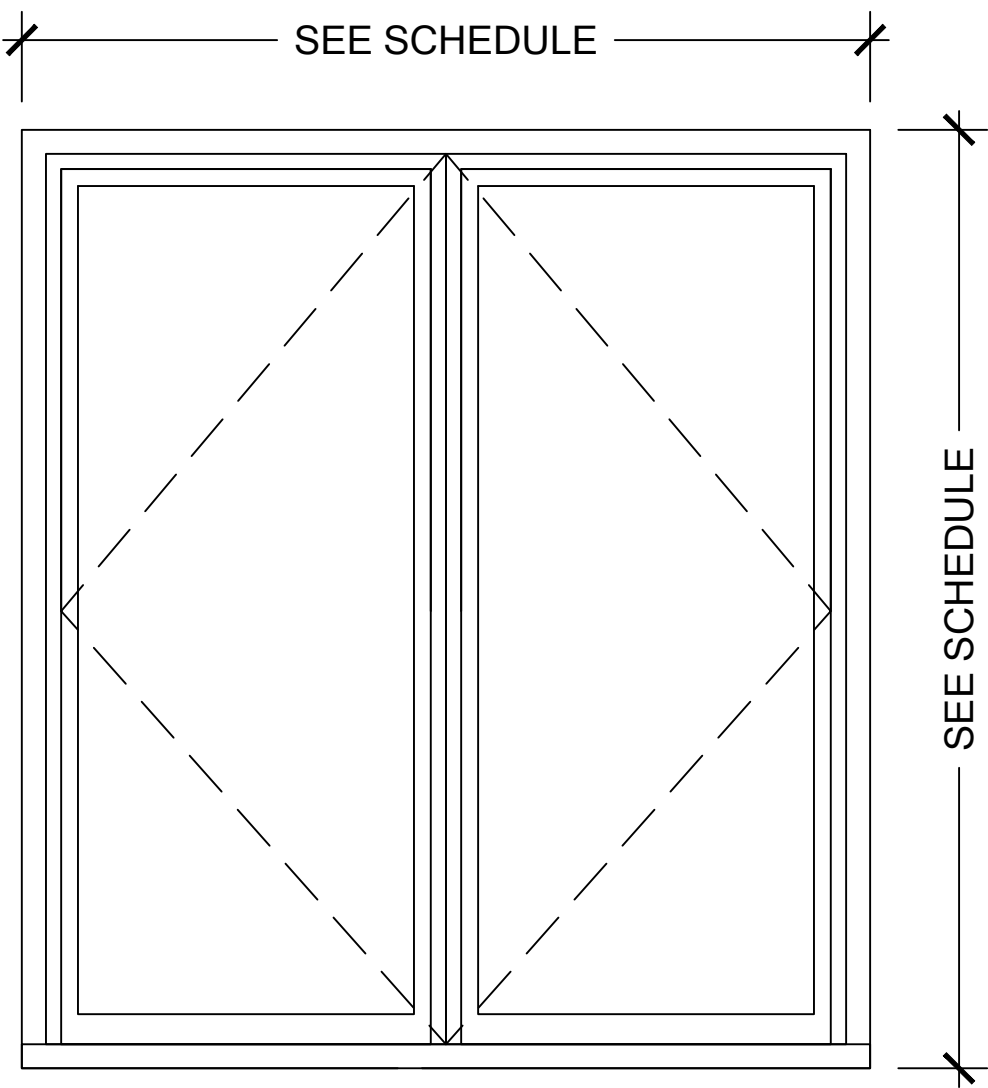
TYPE A, C, E & H- EXISTING
QUANTITY: 17

EXISTING ALUMINUM DOUBLE HUNG
BRONZE EXTERIOR
NON-ORIGINAL WINDOW



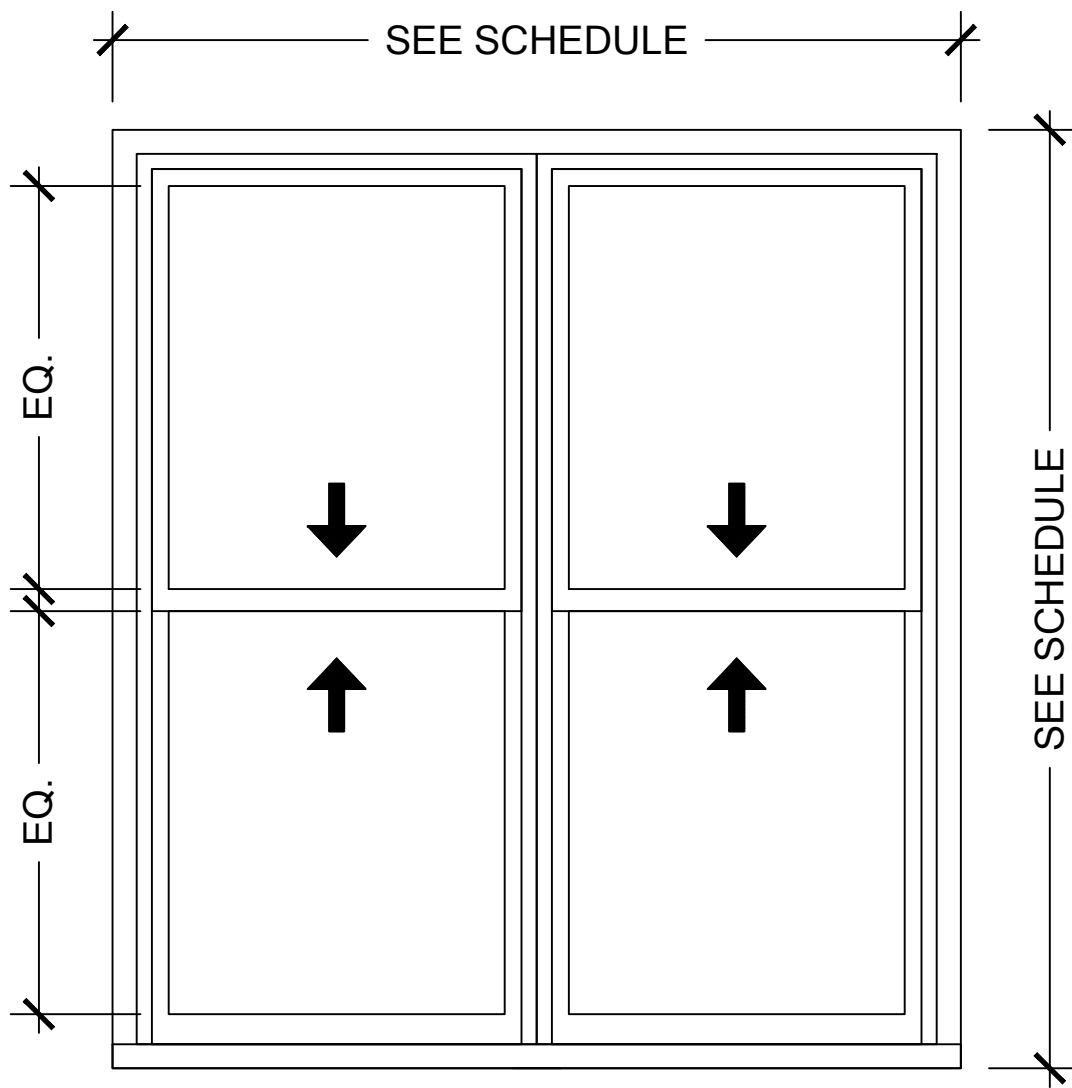
TYPE A, C, E & H- PROPOSED
QUANTITY: 17

PROPOSED MARVIN CLAD/WOOD DOUBLE HUNG G2
MARVIN'S BRONZE EXTERIOR



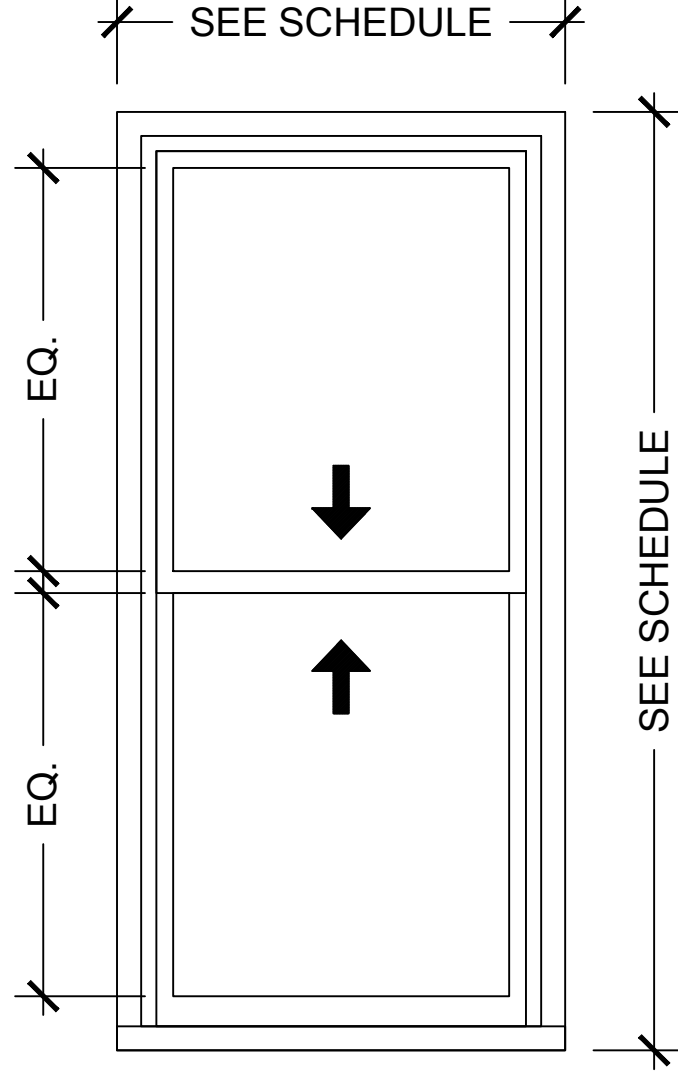
TYPE B- EXISTING
QUANTITY: 3

EXISTING ALUMINUM CASEMENT
2 WIDE ASSEMBLY
BRONZE EXTERIOR
NON-ORIGINAL WINDOW
(WINDOW 1722 IS A 2-WIDE DH)



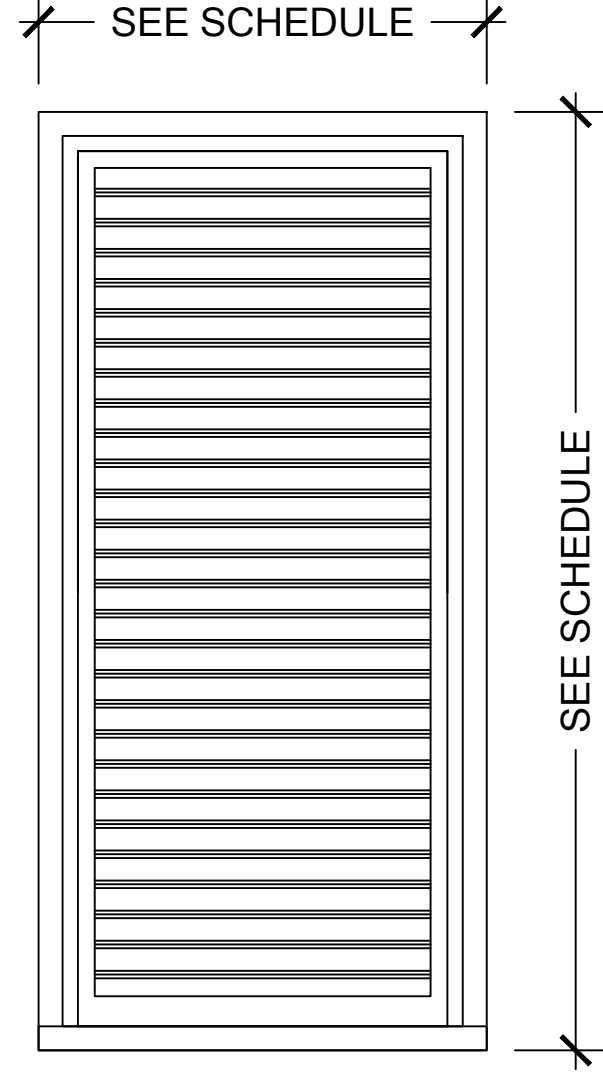
TYPE B- PROPOSED
QUANTITY: 3

PROPOSED MARVIN CLAD/WOOD DOUBLE HUNG G2
2-WIDE ASSEMBLY
MARVIN'S BRONZE EXTERIOR



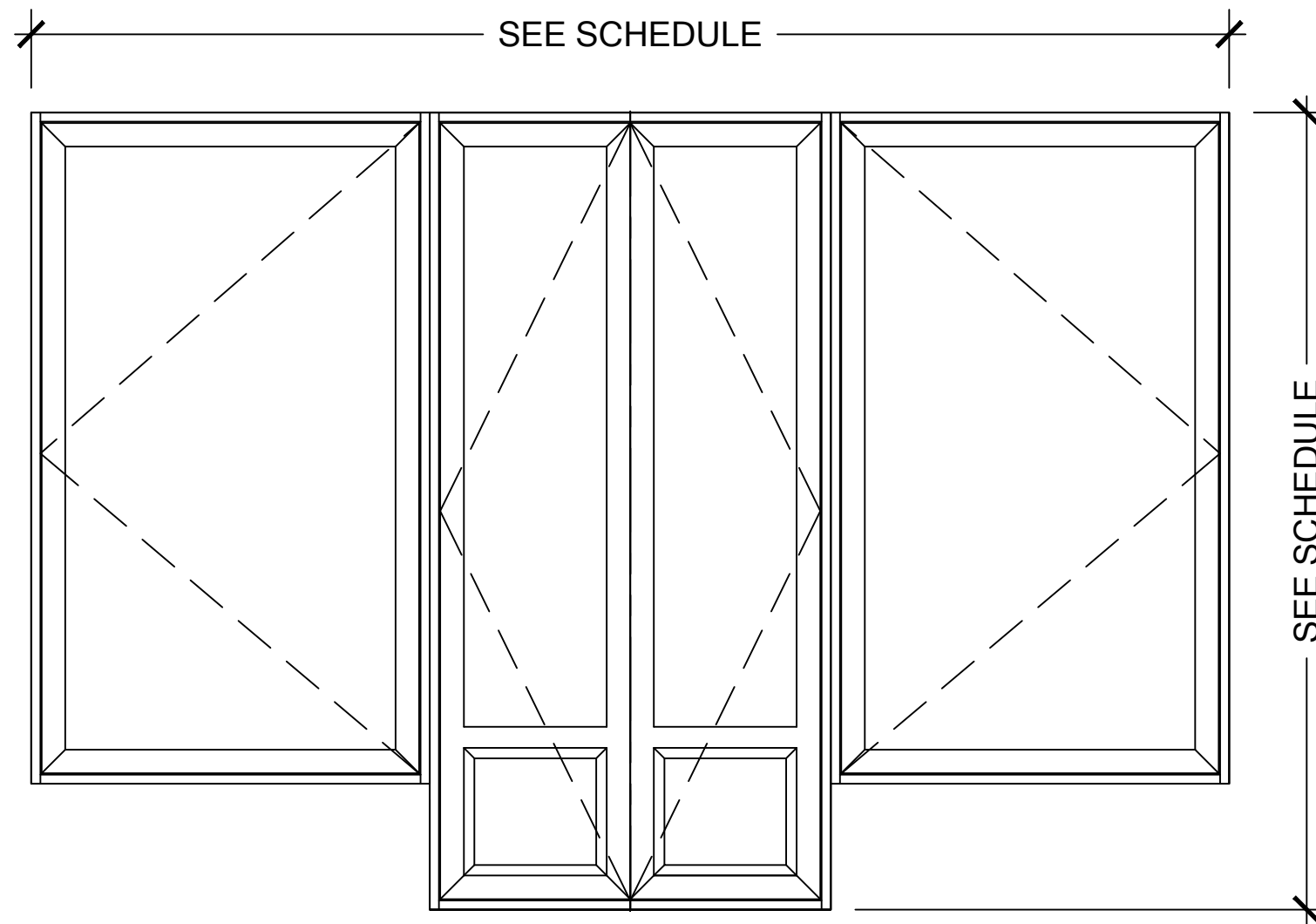
TYPE D- EXISTING
QUANTITY: 1

EXISTING ALUMINUM DOUBLE HUNG
BRONZE EXTERIOR
NON-ORIGINAL WINDOW



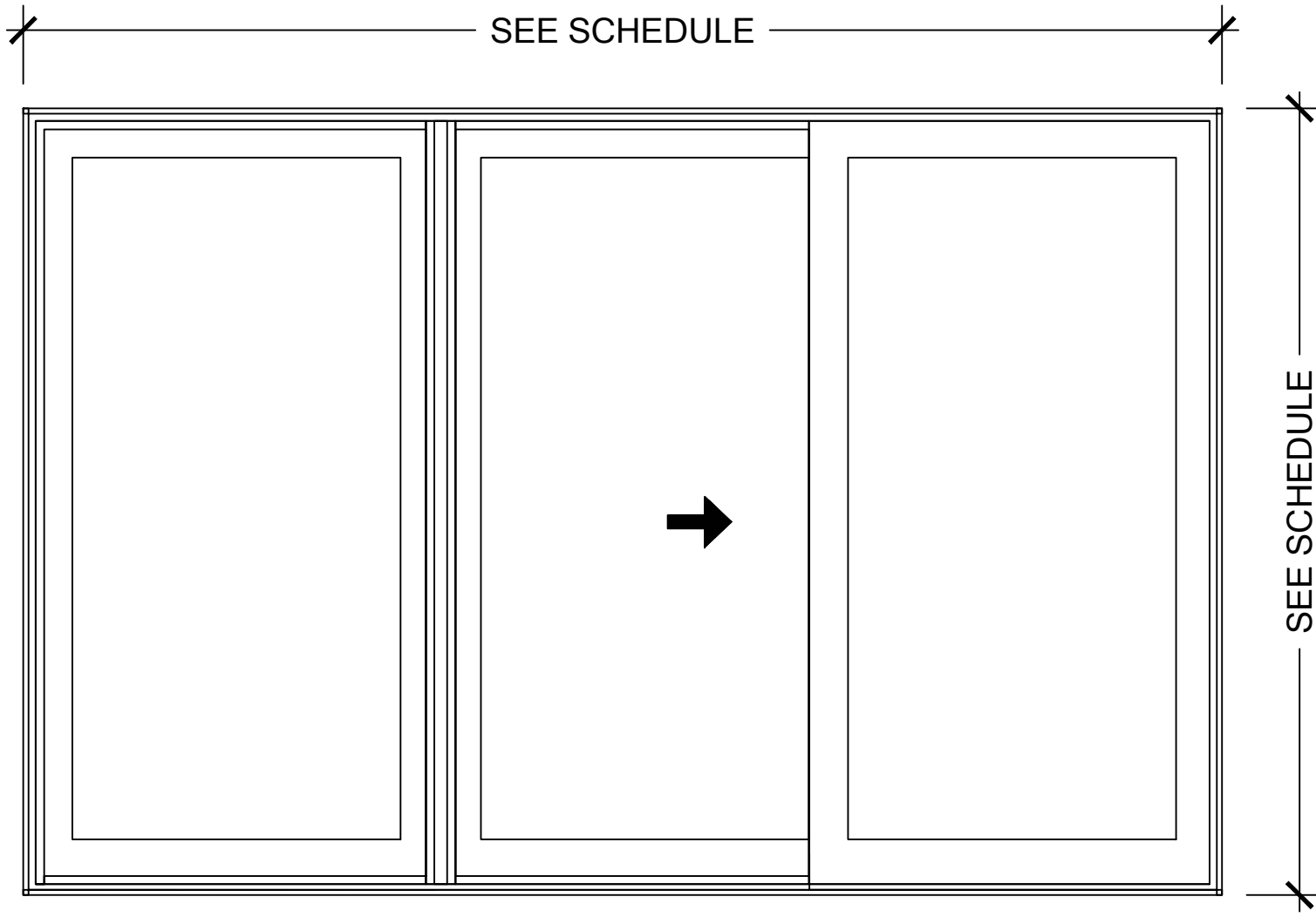
TYPE D- PROPOSED
QUANTITY: 1

PROPOSED MODERN PICTURE WINDOW
WITH ALUMINUM LOUVERS
BRONZE EXTERIOR



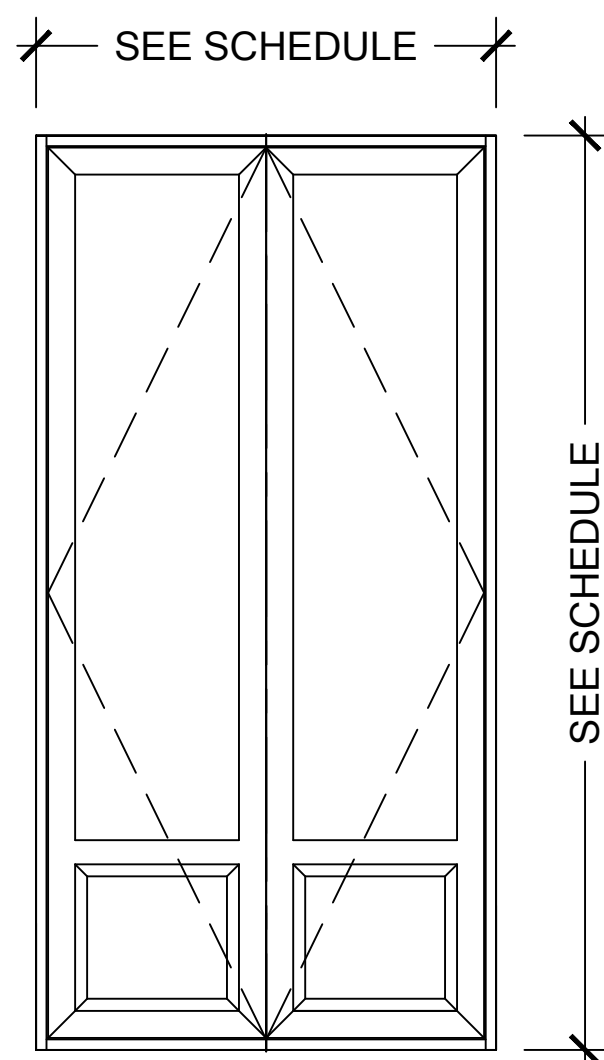
TYPE G- EXISTING
QUANTITY: 1

EXISTING ALUMINUM DOOR ASSEMBLY
CASEMENT, SWING DOOR, CASEMENT
BRONZE ALUMINUM EXTERIOR
NON-ORIGINAL DOOR ASSEMBLY



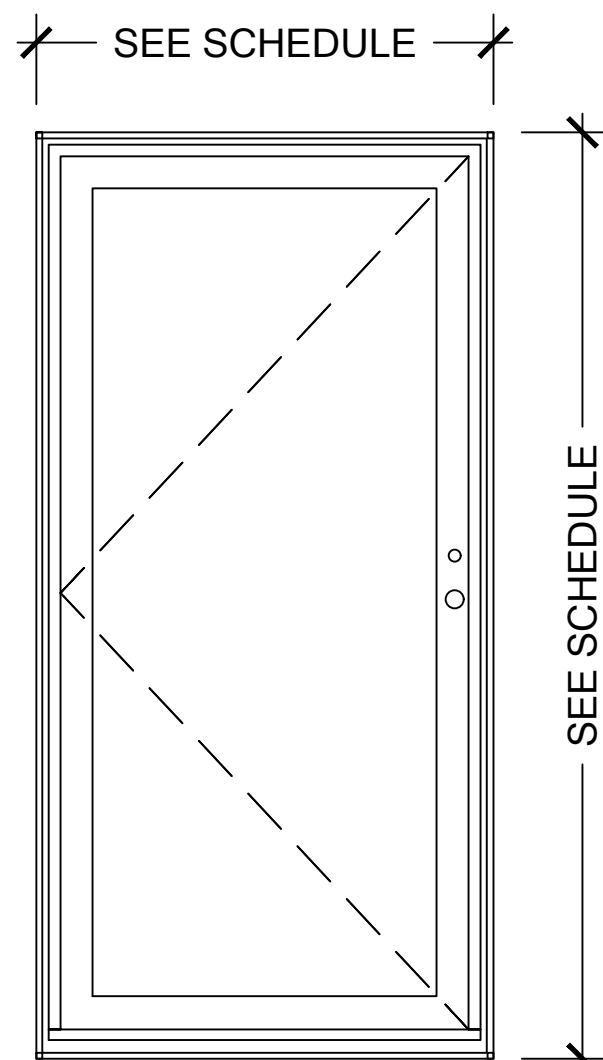
TYPE G- PROPOSED
QUANTITY: 1

PROPOSED MARVIN SLIDING FRENCH DOOR
OXO OPERATION
MARVIN'S BRONZE EXTERIOR



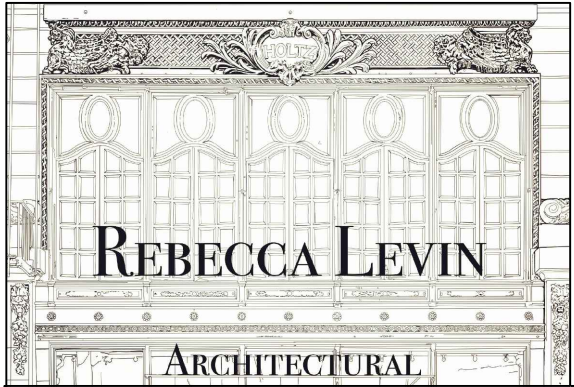
TYPE F- EXISTING
QUANTITY: 1

EXISTING ALUMINUM DOOR
BRONZE ALUMINUM EXTERIOR
NON-ORIGINAL DOOR ASSEMBLY



TYPE F- PROPOSED
QUANTITY: 1

MARVIN INSWING FRENCH DOOR
BRONZE ALUMINUM EXTERIOR
NON-ORIGINAL DOOR ASSEMBLY



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DISTRICT EXTENSION I

400 WEST END AVENUE
APARTMENT 17CD
NEW YORK, NY 10027

DRAWING TITLE:

WINDOW
ELEVATIONS

SCALE:

3/4"= 1'-0"

DATE:

JANUARY 20, 2023

PAGE:

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