



*As-Built / Proposed Revisions
of Secondary (West) Façade
Window Configuration for
381 West End Ave*

*presented to:
Landmarks Preservation Commission
June 17, 2025*

presented by: Altin Batska, XXII Eleven LLC

Building Information

381 West End Ave

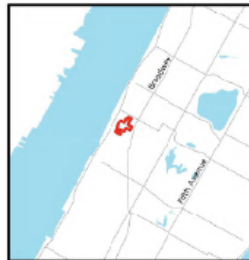
West End - Collegiate



West End-Collegiate
Historic District
Manhattan

Designated January 3, 1984

Historic District Boundaries



A Blazing Red That Reproached A Sea of Brown
(NY Times, July 2004)



- Located on the Northwest corner of West End Ave and 78th Street
- Built in 1886 as part of the Queen Anne Style Rowhouses
- Designed by 23-year-old architect Frederick B. White
- Row of Townhouses endured for 140 years, but Time was not kind to the corner house.

Project Timeline

historical photo circa 1940



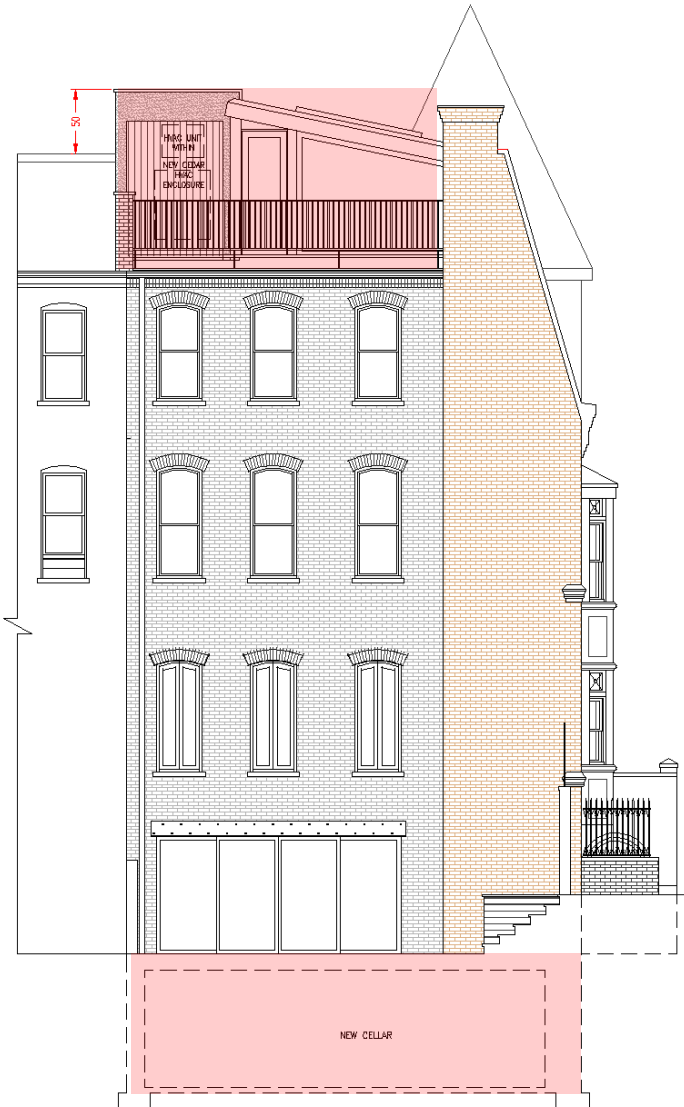
historical photo circa 1979



- 1886 Construction of Original Building
- 1940 Earliest Available Historic Photo – all original features apparently intact
- 1979 Sometime before this date the building lost many of the original architectural details
- 1984 Building Designated as Landmark as part of the West End Collegiate Historic District
- 2018 Building gut renovation and entire façade restoration project approved by LPC
- 2021 (January) Project stalled. Building unsafe. DOB mandated sidewalk bridge. Change of Ownership.
- 2021 (June) LPC Staff approves changes proposed by new ownership

2018 LPC Approved Scope

West Façade



South Façade



East Façade



Three Notable Elements of Original Approval

- Rooftop addition triggered objections from next door neighbor and did not meet CB7 approval.
- Excavation of a new cellar level, along with required underpinning, presented a considerable disruption to neighboring buildings, enhancing opposition from adjacent neighbor.
- Reconstruction of the East Chimney missing from the LPC-approved scope of work

2021 (January) – New Building Ownership

2021 photo



2021 photo



Project Status at change of Ownership:

- Stuck in litigation – NYC DOB withheld issue of permit for proposed improvements.
- Building declared unsafe to public by DOB.
- DOB-mandated sidewalk bridges installed

2021 (June) – New Ownership Proposed Scope – LPC Staff Approval

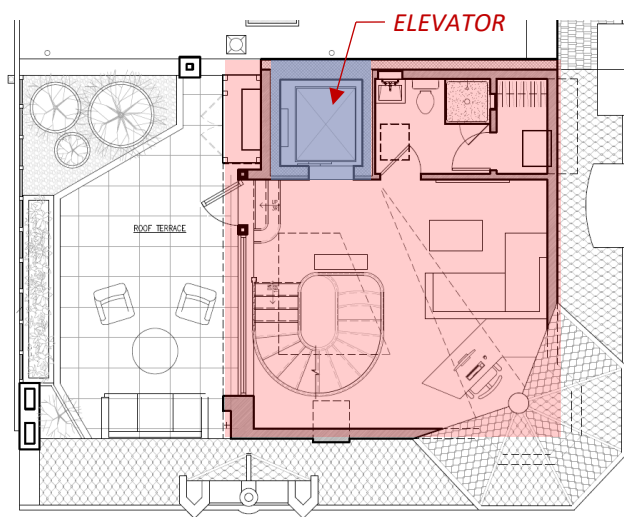
2018 – approved Rooftop Addition



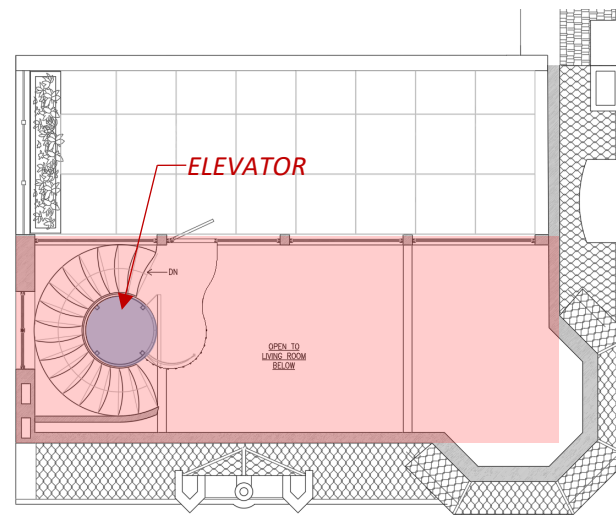
2021 – approved Rooftop Addition



2018 – approved Roof Plan



Current Roof Plan



Elements of the 2021 Staff Approval

- Replaced the Rooftop addition with a Bulkhead / Clerestory.
- Relocated elevator from shared north wall to the west wall, thus resolving the neighbors / CB7 main objection
- Height of Rooftop Addition was reduced from 50" to (currently) 14" above mansard elevation, essentially making the addition non-visible from public view.
- Removed excavation of cellar level from scope, thus removing a major disruption to the neighbors.
- (subsequently) Reconstructed the shared East Chimney at this owner expense, securing approval from neighbor and LPC Staff

Progress Photos

2021 photo



2025 progress photo



photo of original wood joists



Preserving the Building Inside and Out

Most existing joists were saved to be reused and repurposed for stair cladding and other millwork.

Progress Photos – East Façade

East Façade – 2021 photo



East Façade – 2025 photo



Additional Items Added during Restoration:

- Refabricated cornice details around the turret eve
- Refabricated all architectural details of the East Dormer.
- Reconstructed East Chimney

Progress Photos – South Façade

South Façade – 2021 photo



South Façade – 2025

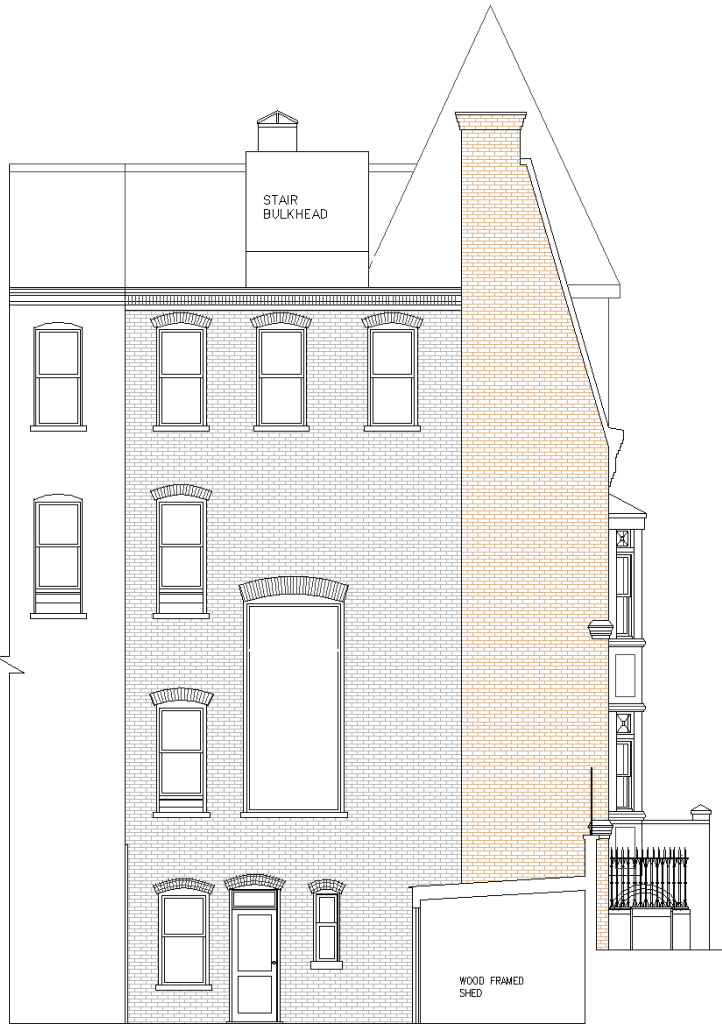


Additional Items Added during Restoration:

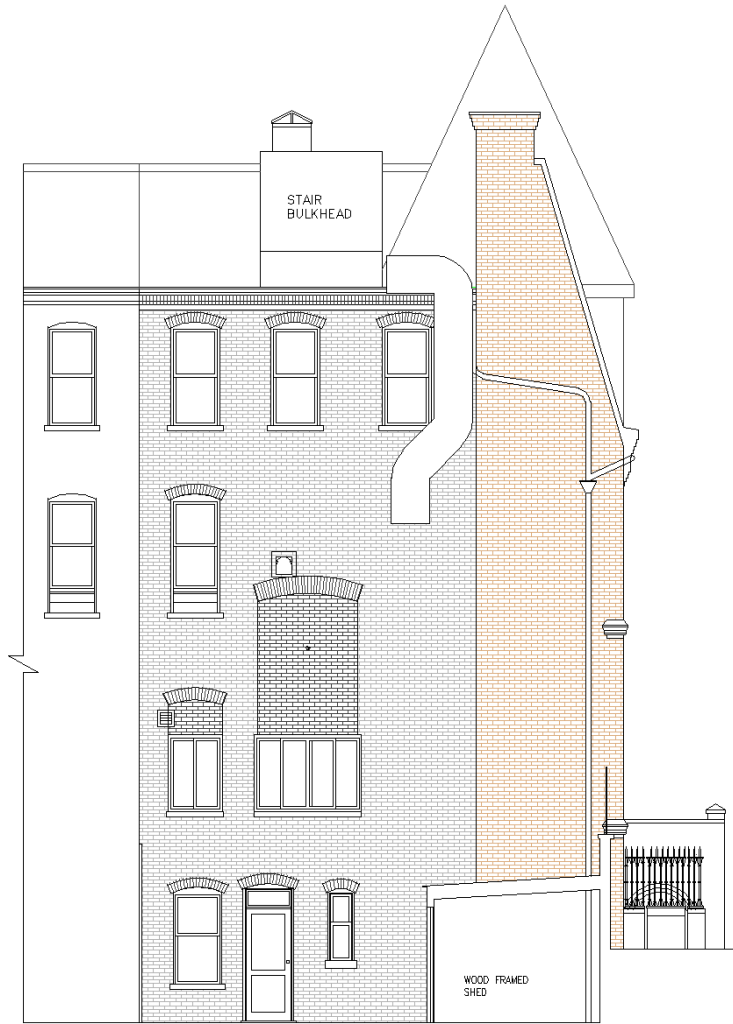
- Structurally reconstructed the South Dormer.
- Structurally reconstructed the West Chimney

Secondary (West) Façade – Visibility and Architectural Intent

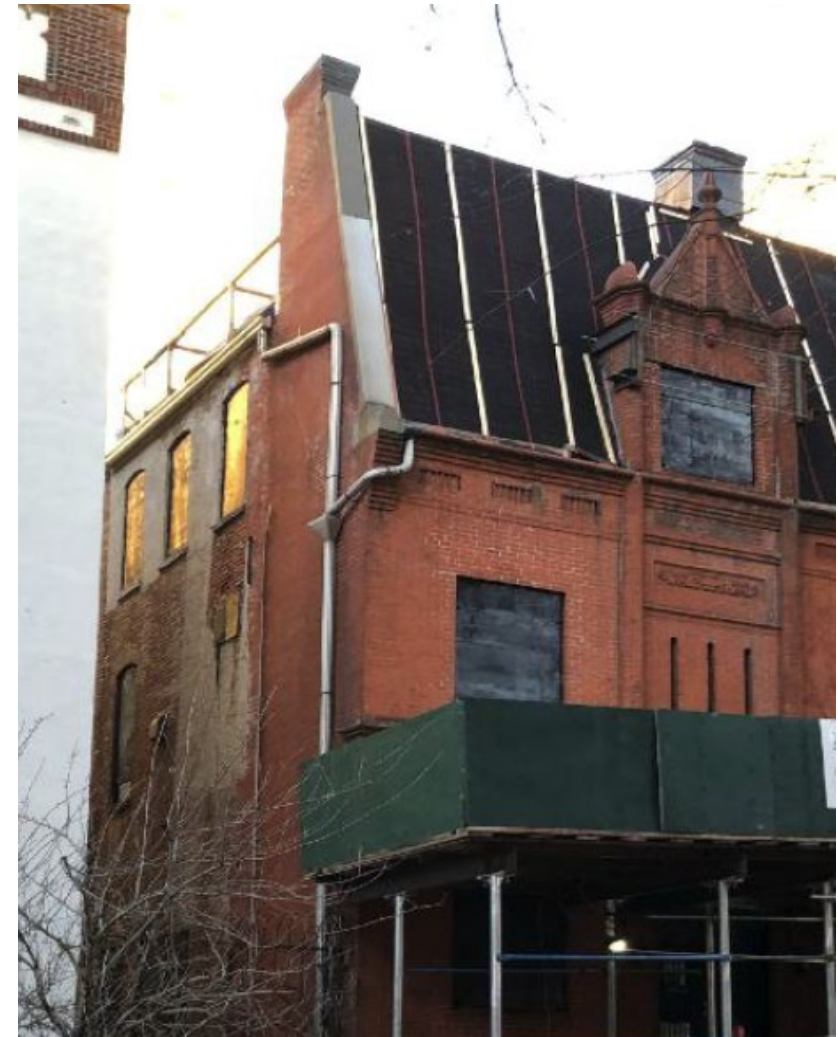
1886 Original Design



2018 Existing Condition

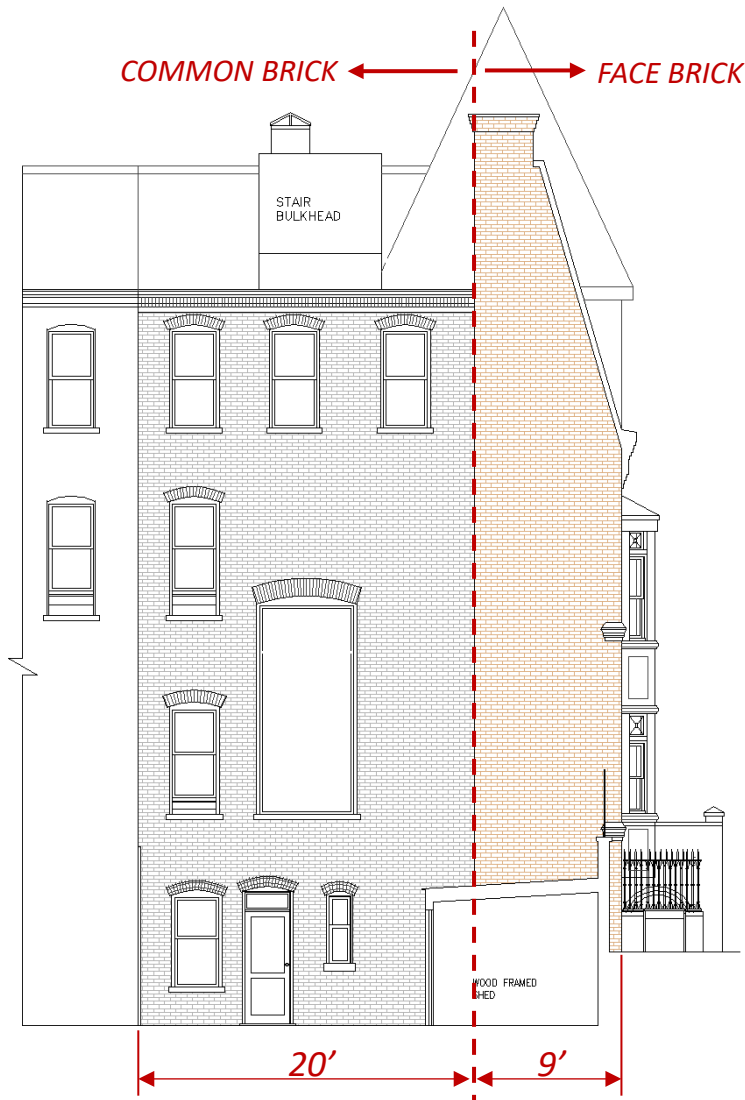


2021 photo

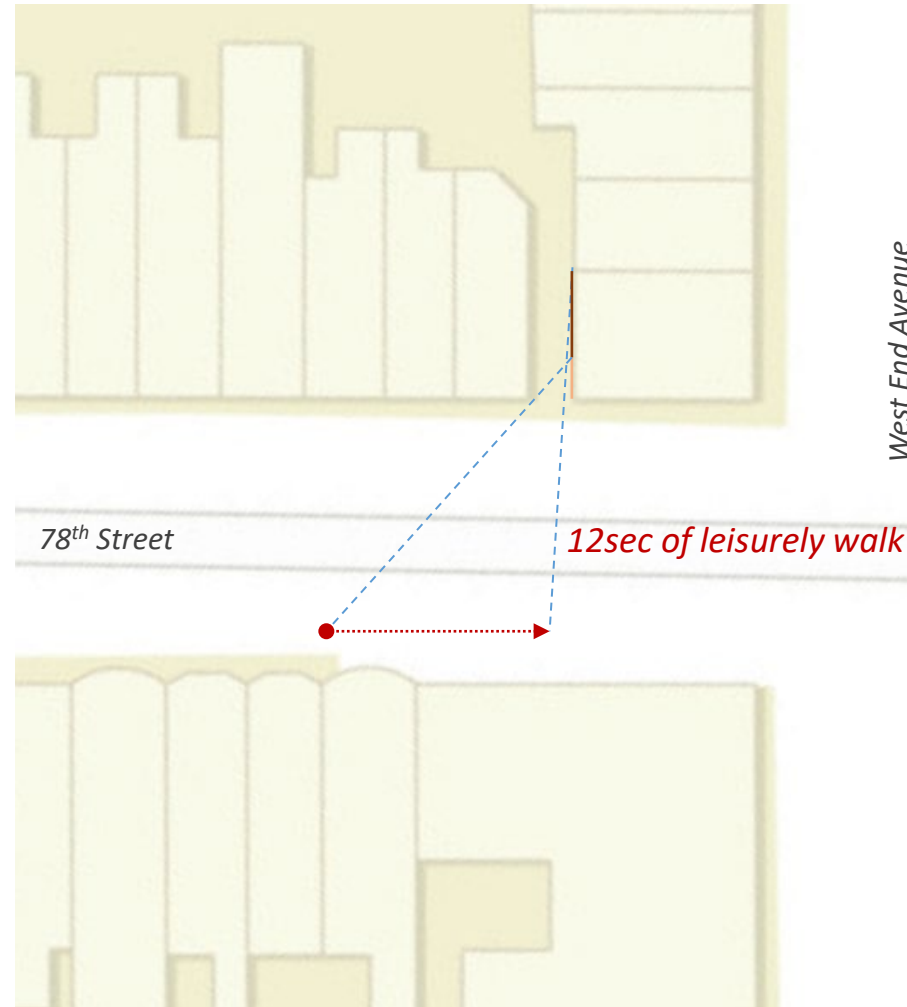


Secondary (West) Façade – Visibility and Architectural Intent

1886 Original Design



Secondary Façade Visibility from Opposing 78st Sidewalk



Visibility and Architectural Intent

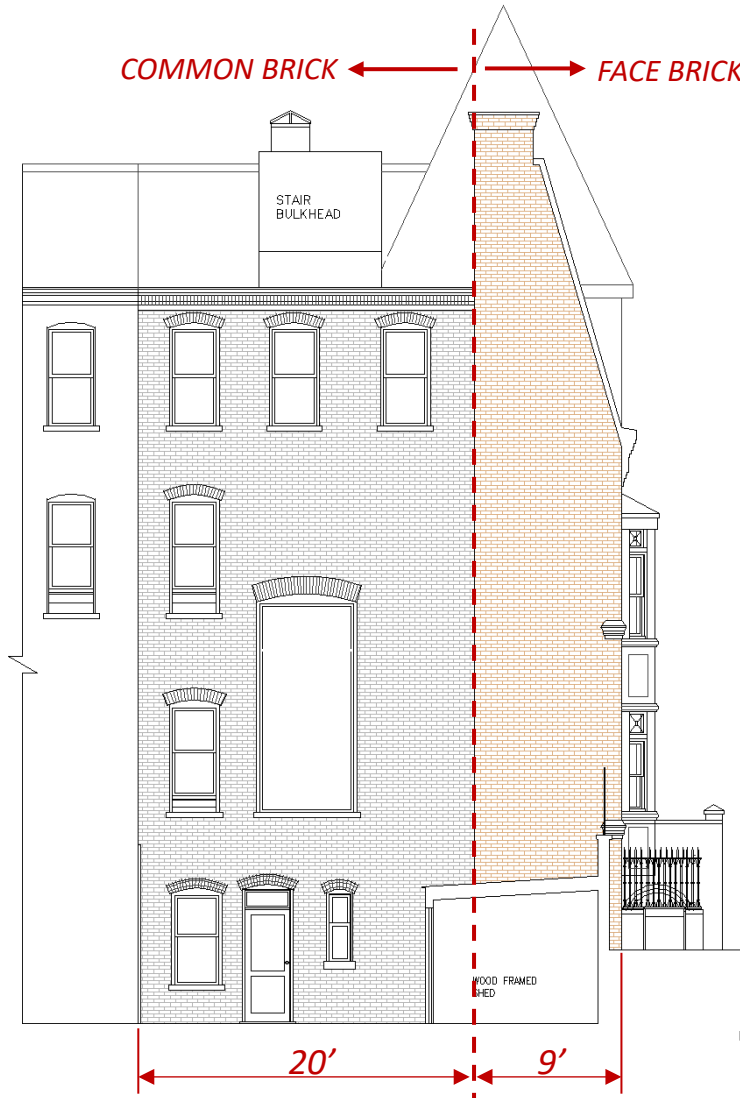
- The secondary (west) façade is *intentionally* designed in two distinct sections: Face Brick, and Common Brick.
- This deliberate differentiation clearly signals a *hierarchy of visibility* and *architectural intent*.
- Common brick section of the West Façade is *transiently visible*
- Window configuration seems a *function of interior layout*

LPC 2023 Revised Rules
Section 2-14(h)(5):

... a secondary façade is “minimally visible” if the façade is seen at such an angle that the configuration of the windows cannot be seen or is very difficult to discern, or *only a small portion of the façade is seen through a gap in the streetwall* and is visually disconnected from the primary façade of the building.

Secondary (West) Façade – Visibility and Architectural Intent

1886 Original Design



Primary (South) Façade



Primary (East) Façade



Visibility and Architectural Intent

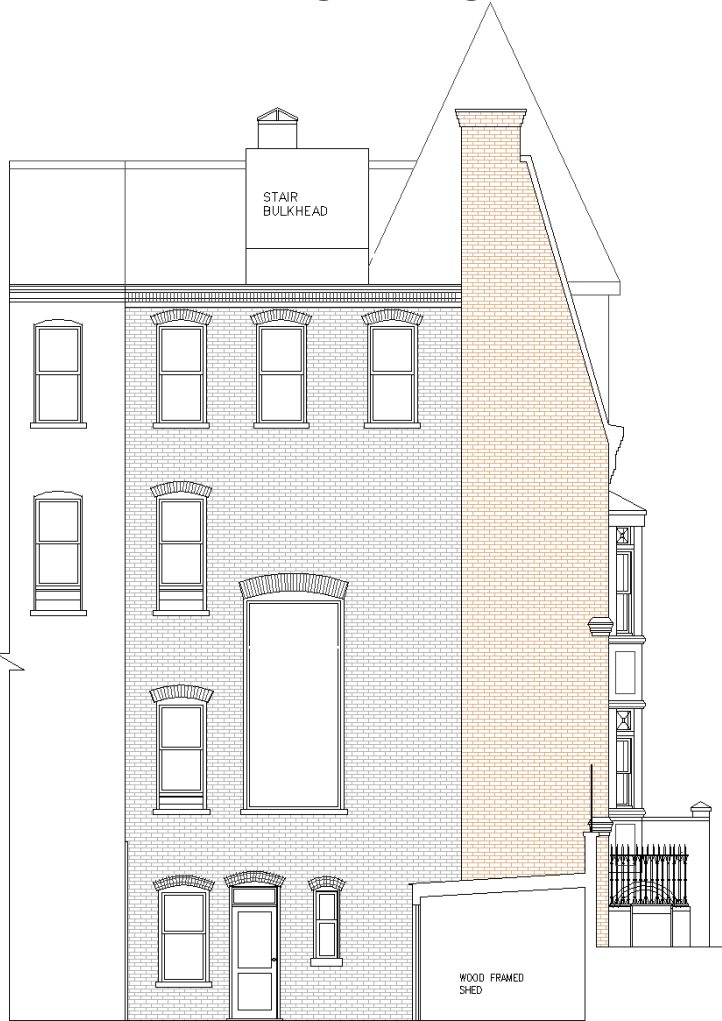
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Secondary (West) Façade – LPC Approval Progression

1886 Original Design



2018 Approved Elevation



Currently Approved Elevation



Secondary (West) Façade – As-Built

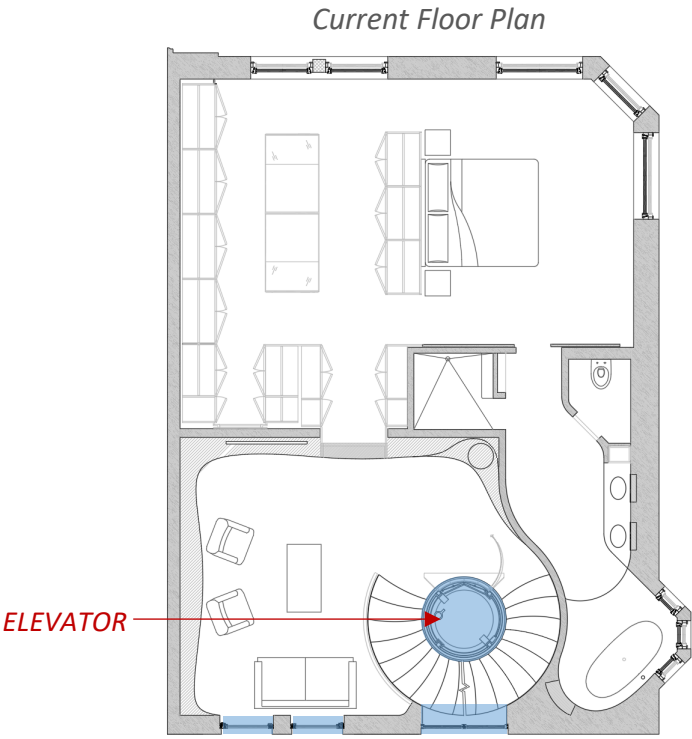
2025 – As-Built / CB7 Approved



344 SF Openings

Window column aligned with center of elevator

Relocation of Elevator triggered a new interior layout, which in turn triggered a need for a revised West Façade window configuration



ELEVATOR

Currently Approved Elevation



380 SF Openings

Secondary (West) Façade – As-Built Approved by CB7

2025 – As-Built / CB7 Approved



2025 Photo from 78th Street South Sidewalk



2025 Photo from 78th Street South Sidewalk



Secondary (West) Façade – Proposed Modification

Currently Approved Elevation



As-Built / CB7-approved



Proposed



Secondary (West) Façade – Proposed Modification

Summary of Overall Project Improvements

- *Revision of Rooftop Bulkhead and elimination of Cellar Excavation demonstrated community good will and allowed the project to re-commence*
- *Bulkhead addition visibility from the public view has been reduced significantly*
- *Voluntary reconstruction of the shared East Chimney restored the integrity of the entire rowhouse East Façade and demonstrates our commitment to preservation*
- *Refabrication of metal elements like the turret cornices and the east dormer – where simple restoration would have sufficed – reflects our focus on durability and architectural integrity that will endure for generations*

Proposed (rendering)

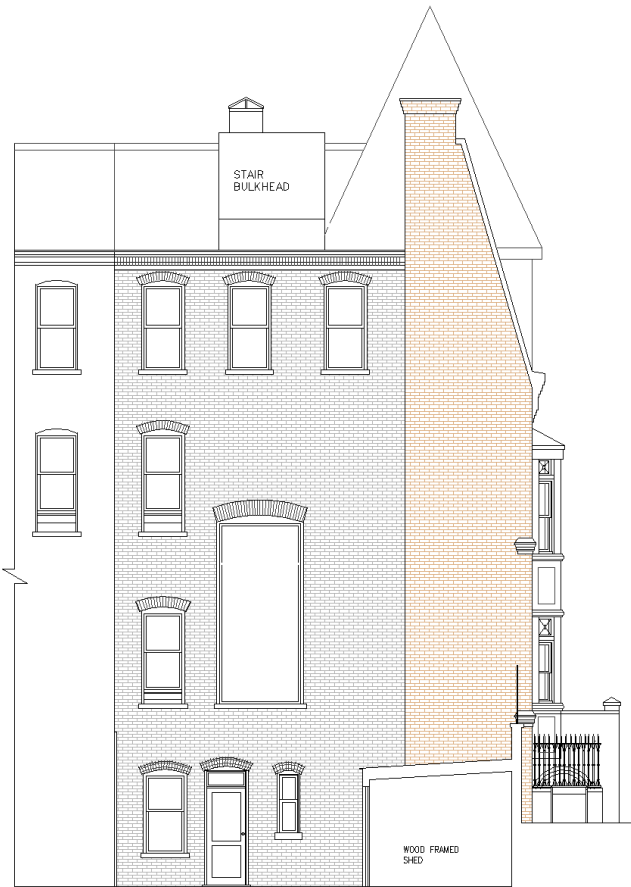


Proposed



Secondary (West) Façade – Proposed Modification

Original



Currently Approved



Proposed



We respectfully request LPC approval of this as-built / proposed layout based on the following:

- *The proposed layout maintains architectural intent and hierarchy of visibility*
- *Consistent with original design the window configuration is a function of interior layout*
- *The proposed bulkhead revision maintains the original roof line and brings this layout much closer to the currently approved version.*
- *The limited and transient visibility of the common brick section of the Secondary Façade does not compete with the primary facades in texture, color or composition.*
- *Proposed change improves on as-built elevation which CB7 approved*



Thank You!