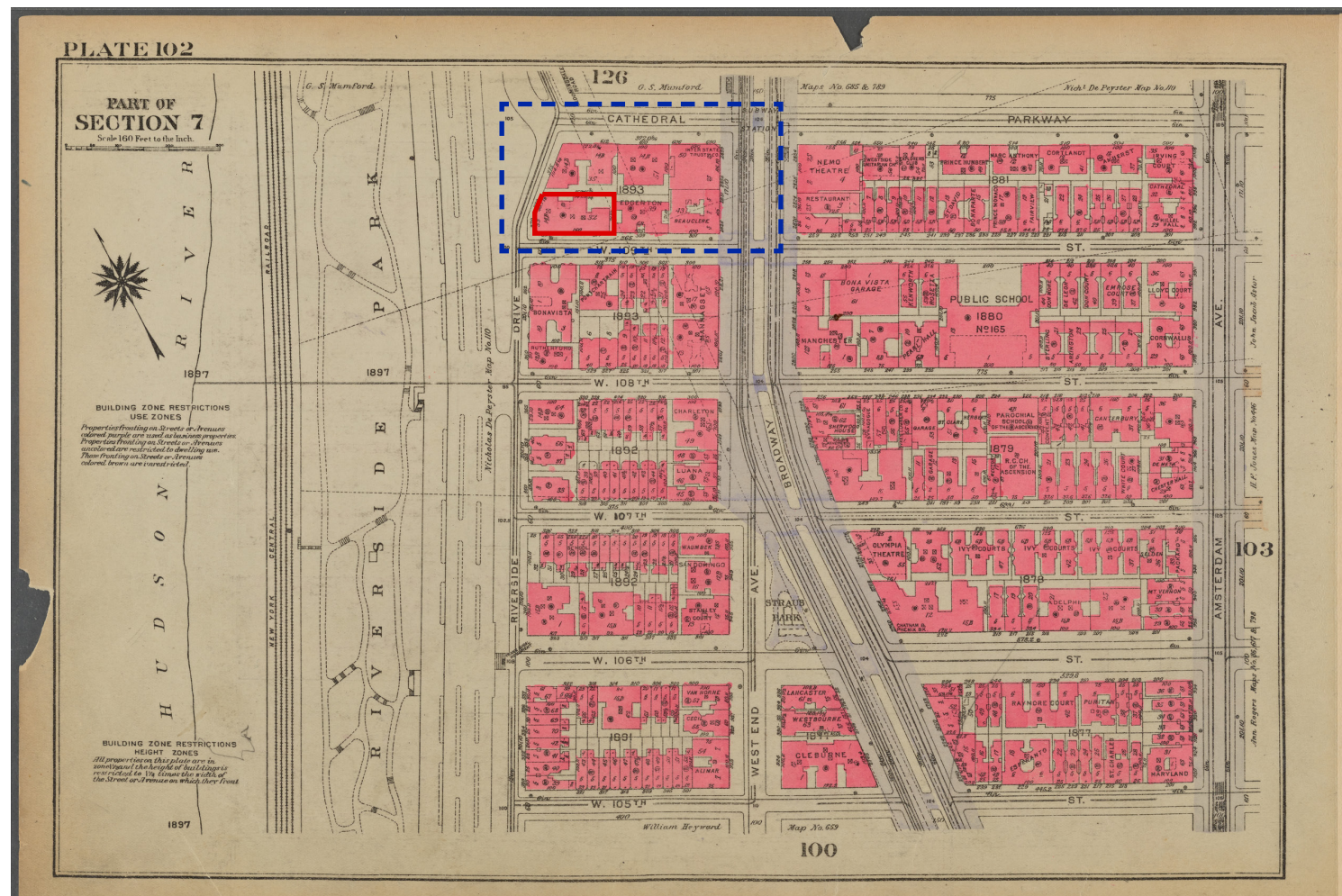


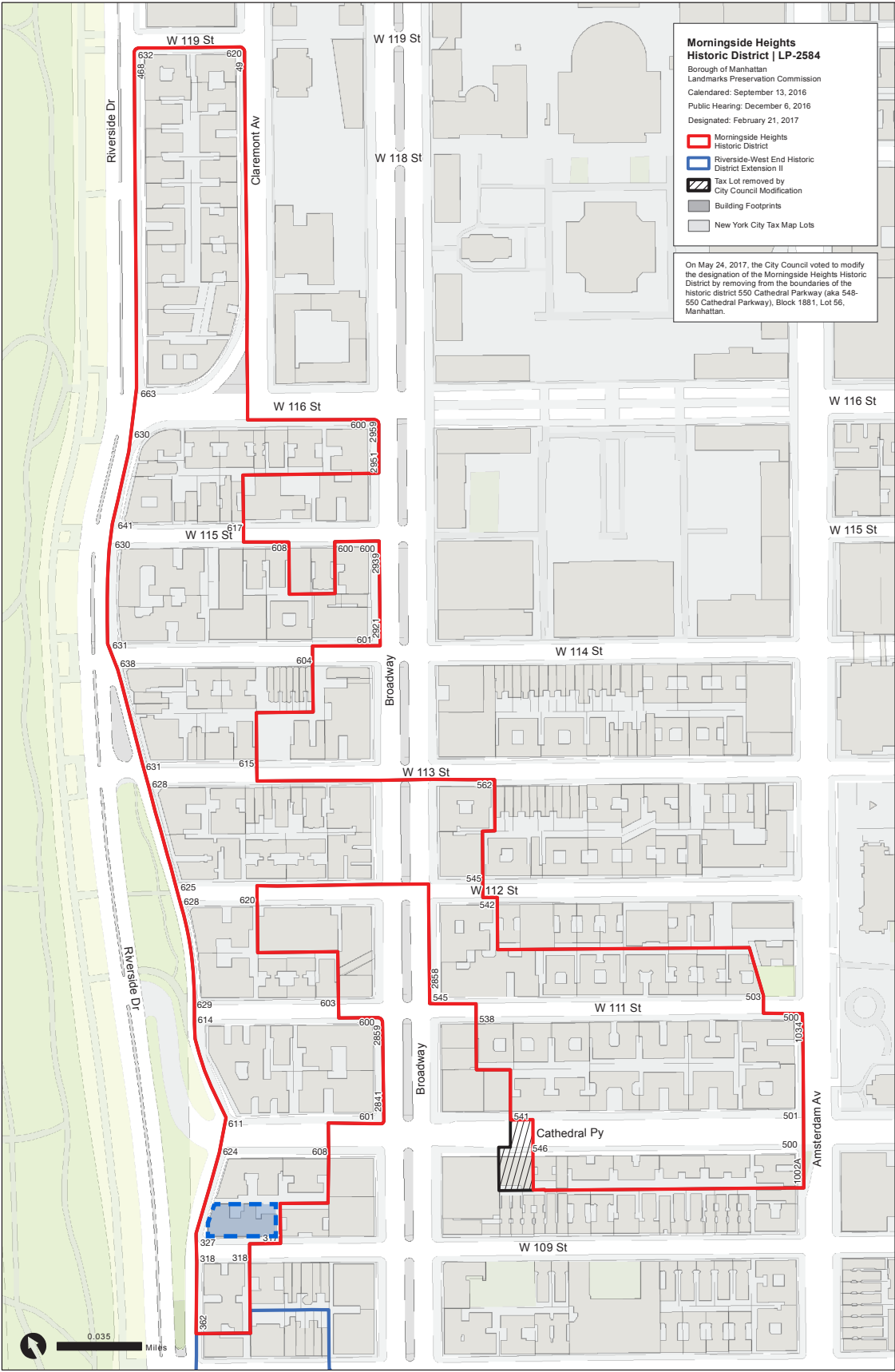
370 Riverside Drive **WINDOW MASTER PLAN**

370 RIVERSIDE DRIVE, NEW YORK, NY

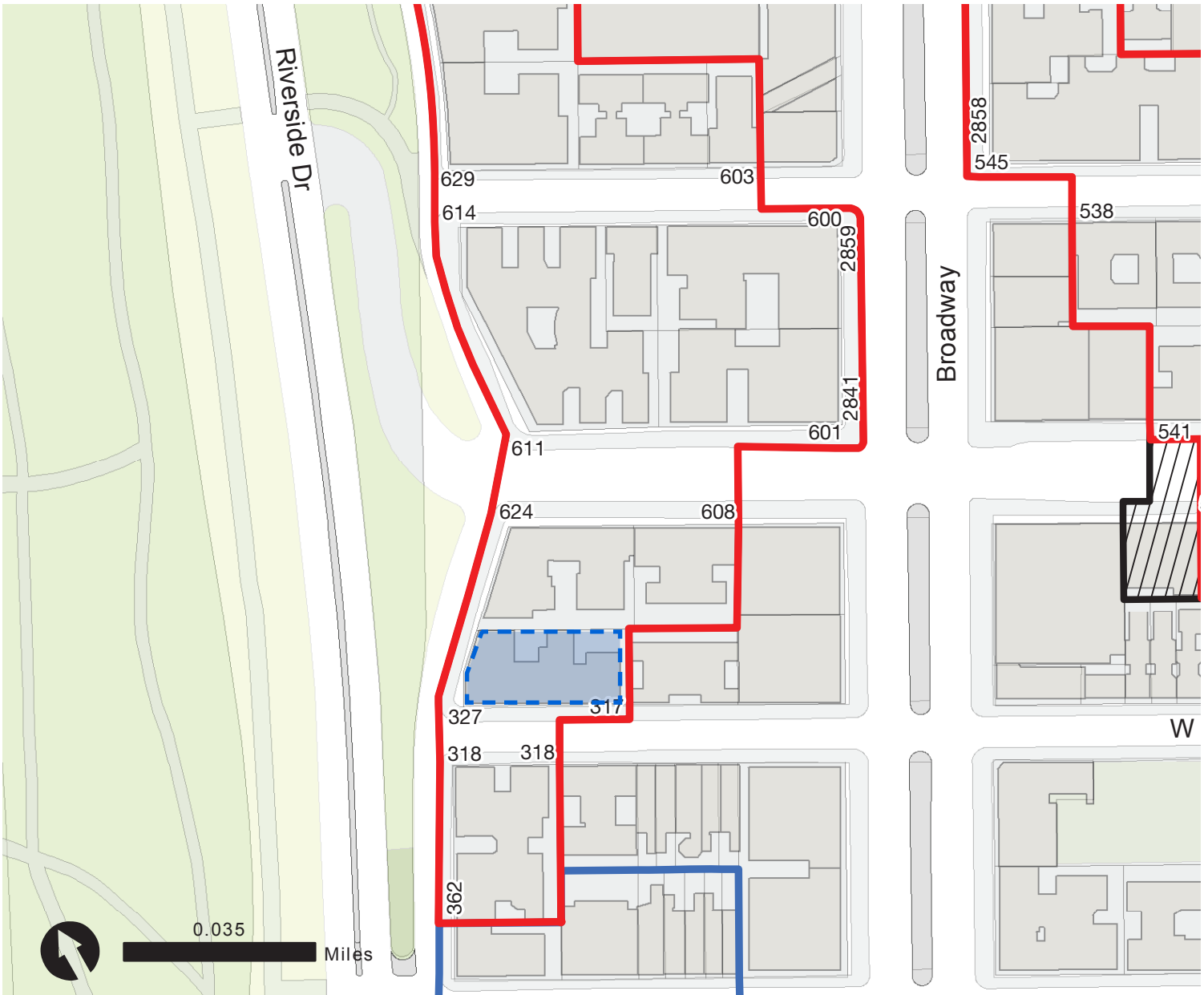
LPC Public Hearing Presentation - February 19, 2019







Graphic Source: MapPLUTO, Edition 16v2, Author: New York City Landmarks Preservation Commission, DHH, Date: 6.12.2017



Morningside Heights Historic District Map Enlargement - 370 Riverside Drive
Source: Landmarks Preservation Commission

Morningside Heights Historic District Map
Source: Landmarks Preservation Commission



370 Riverside Drive, View from Riverside Park, circa 1939
Source: NYC Municipal Archives Tax Photo Collection

370 Riverside Drive Window Master Plan

LPC Presentation
February 19, 2019



West 109th Street South Elevation Designation photo, 2017
Source: Landmarks Preservation Commission

Photographs: Historic
and Current

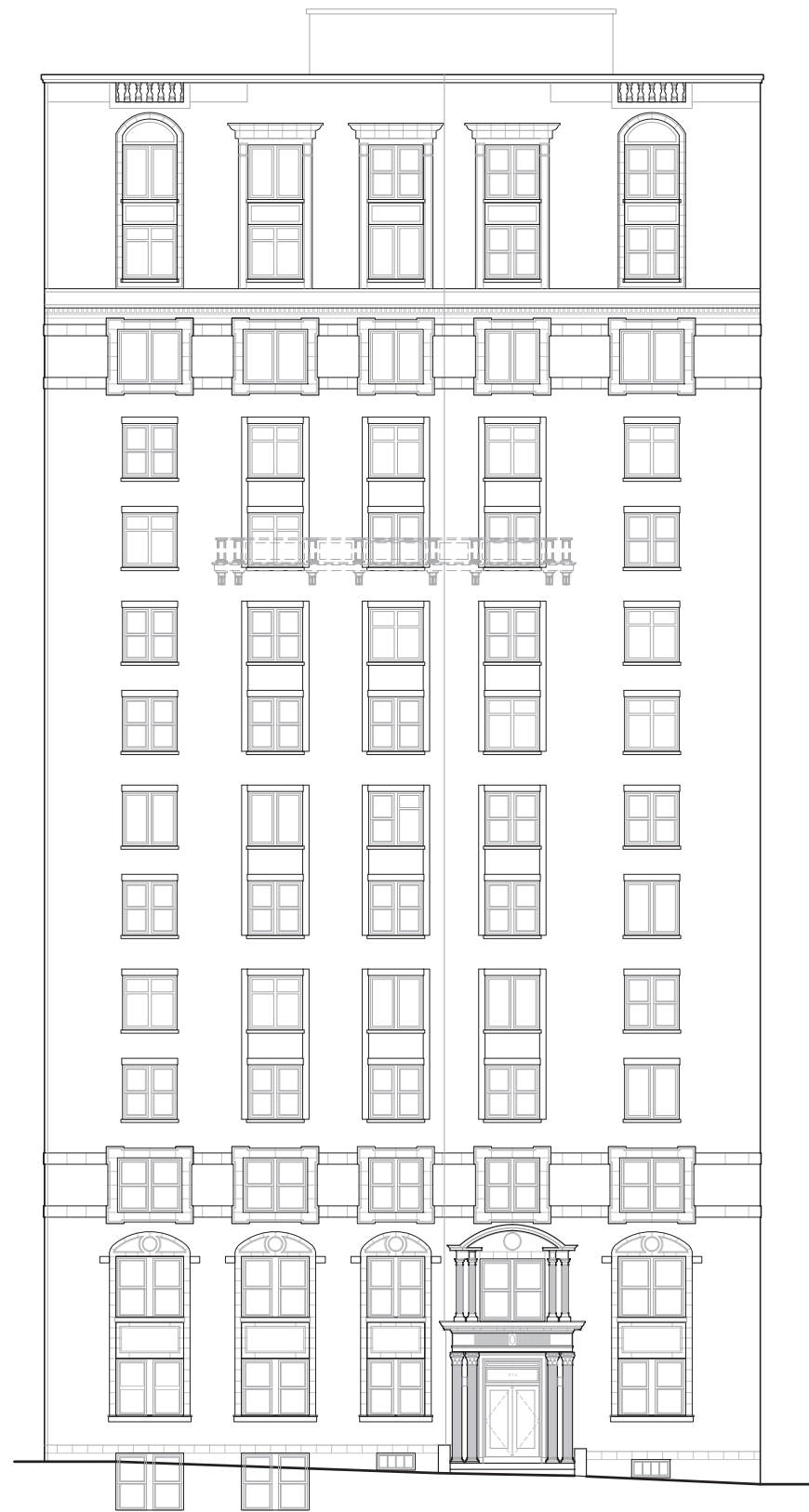
LI · SALTZMAN ARCHITECTS, PC
ARCHITECTURE AND PRESERVATION



Riverside Drive West Elevation Designation photo, 2017
Source: Landmarks Preservation Commission



West 109th Street South Elevation Designation photo, 2018
Source: Google Maps



Existing West Elevation



Existing South Elevation



Existing West Elevation



Existing South Elevation

Existing Window Types (By Quantity):

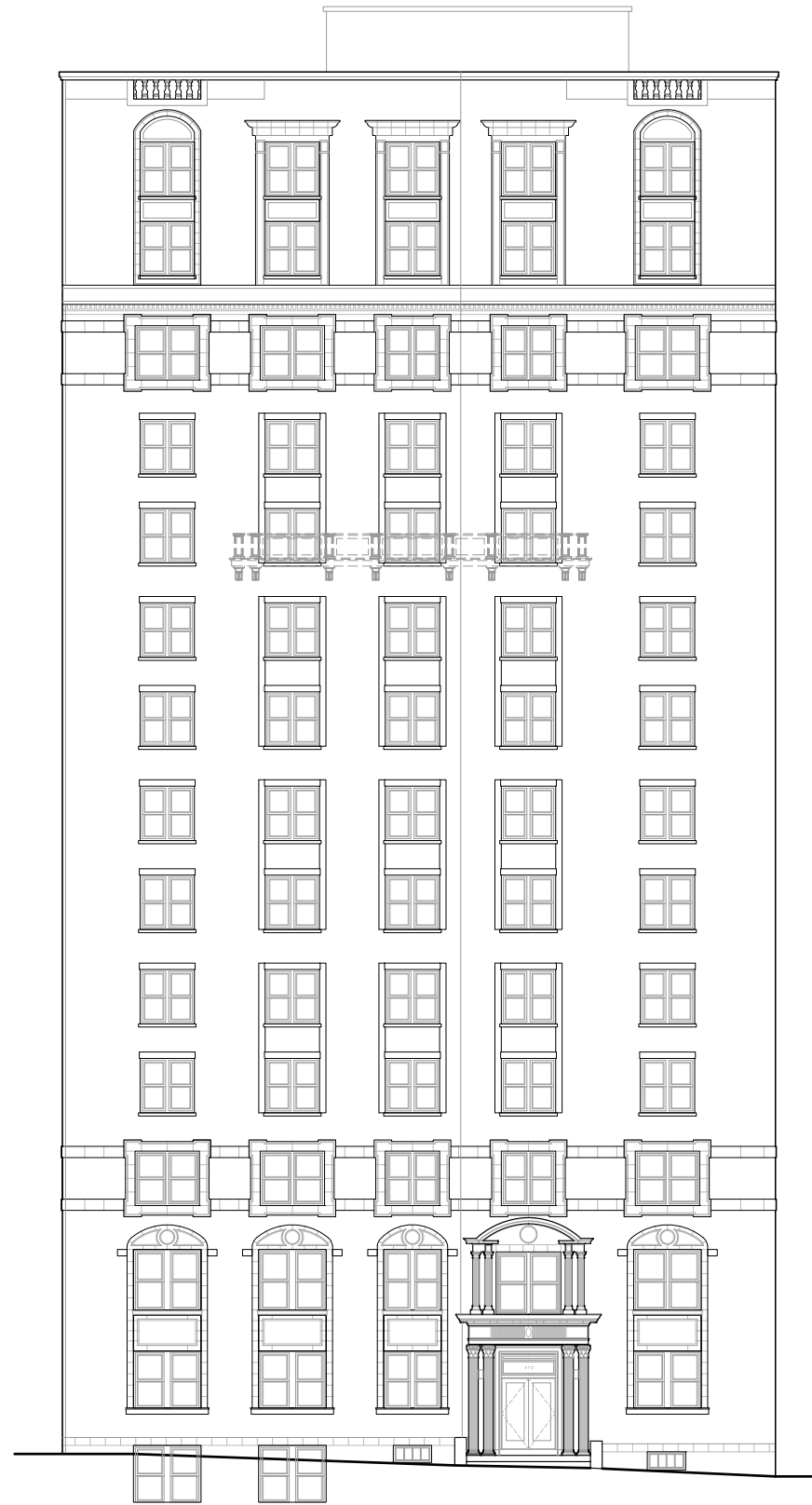
- Type A - Aluminum Paired 1/1 Double hung window w/ wide mullion (84 Units)
- Type B - Aluminum Paired 1/1 Double Hung windows wide mullion removed (45 Units)
- Type H - Aluminum 1/1 Double Hung windows (small) (26 Units)
- Type E - Aluminum 1/1 Double Hung windows (Large) (24 Units)
- Type A1 - Aluminum Paired 1/1 Double Hung windows non-central wide mullion (23 Units)
- Type C - Aluminum Paired casement windows (19 Units)
- Type C1 - Aluminum Paired casement w/ Transom (18 Units)
- Type I - Aluminum Tripartite Double Hung windows (rear facade only - not shown) (14 Units)
- Type D - Wood multi-light Awning windows (7 Units)
- Type C2 - Aluminum Paired windows - 1 casement, 1 Double Hung (5 Units)
- Type F - Aluminum single casement windows (4 Units)
- Type G - Aluminum 1/1 Double Hung windows (medium) (2 Units)



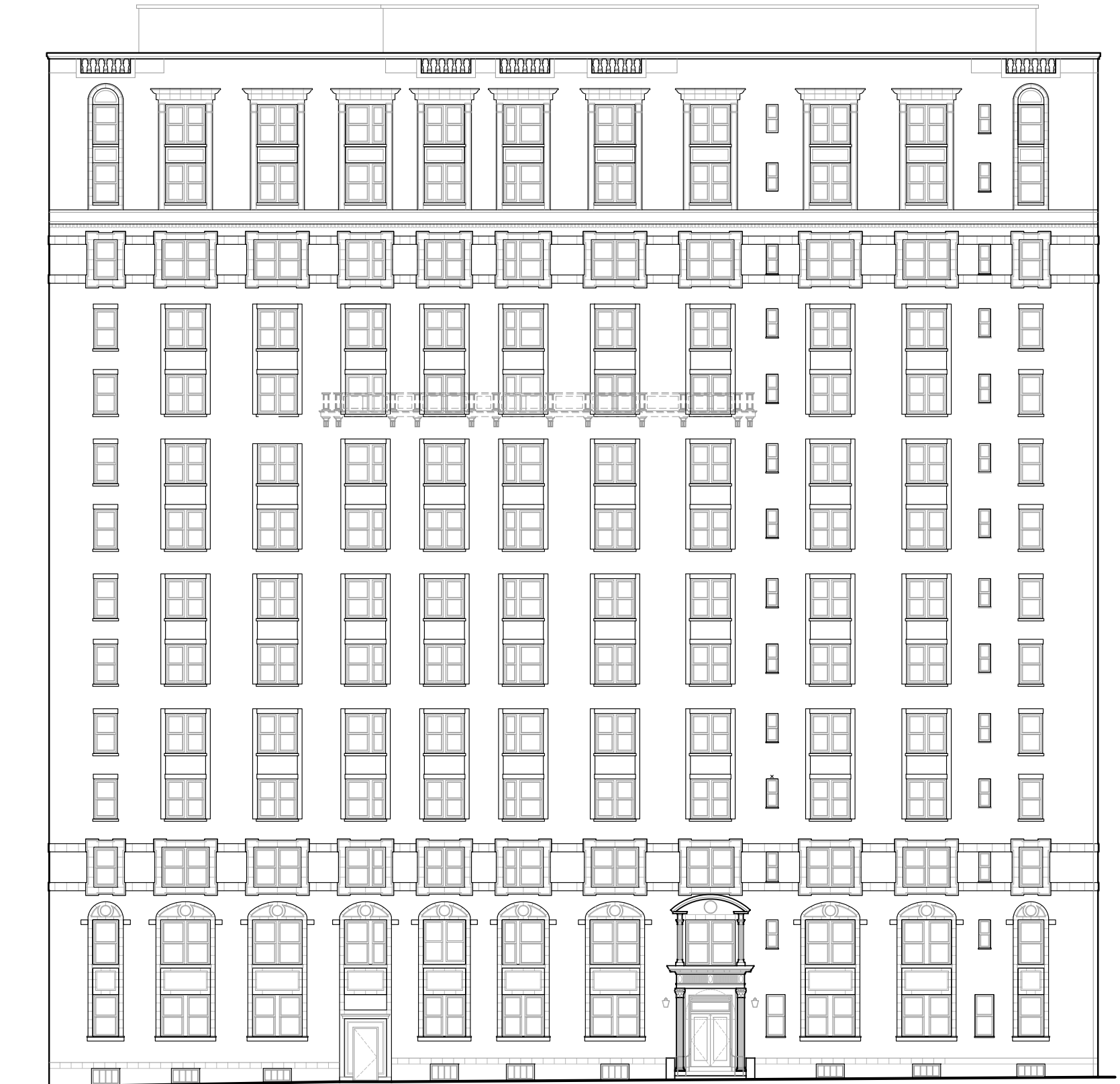
Detail views of extant historic “beaded casing” wood brick molding present on rear elevations



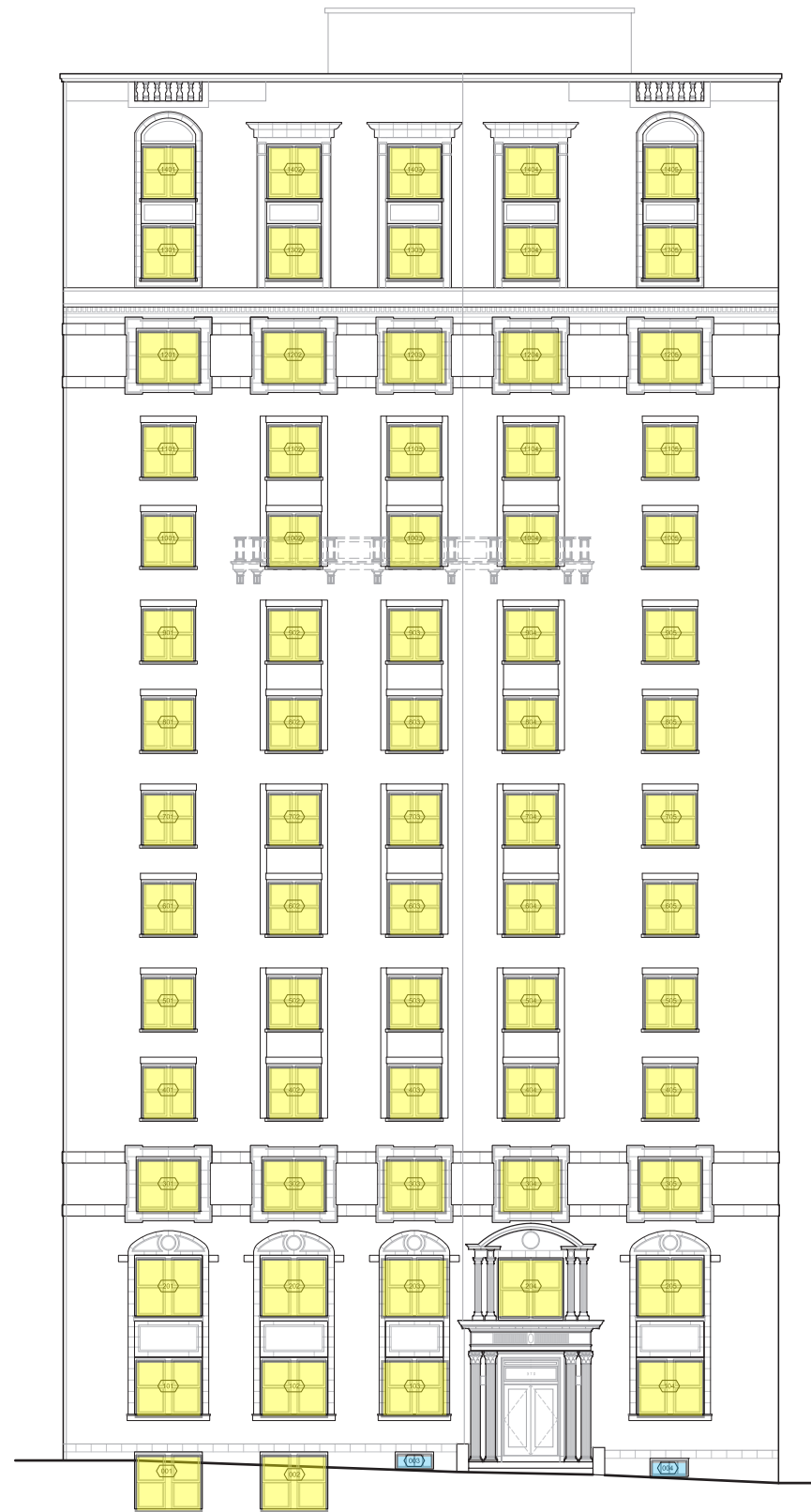
Detail views of extant historic terra cotta baluster prior to and after cleaning with CPS Heavy Duty Cleaner. Proposed windows will be finished to match this cleaned historic terra cotta.



Proposed West Elevation



Proposed South Elevation



Proposed West Elevation



Proposed South Elevation

Window Types:

- Type 1 - Paired 1/1 Double Hung aluminum clad wood windows w/ central mullion (171 units)
- Type 2 - Paired 1/1 Double Hung aluminum clad wood windows w/ non-central mullion (26 units)
- Type 3 - 1/1 Double Hung aluminum clad wood windows (Large) (28 units)
- Type 4 - 1/1 Double Hung aluminum clad wood windows (Medium) (2 units)
- Type 5 - 1/1 Double Hung aluminum clad wood windows (Small) (26 units)
- Type 6 - Tripartite. 1/1 Double Hung aluminum clad wood windows (Not on these elevations) (0 units)
- Type 7 - Multi-light wood awning windows (11 units)



Window Types:

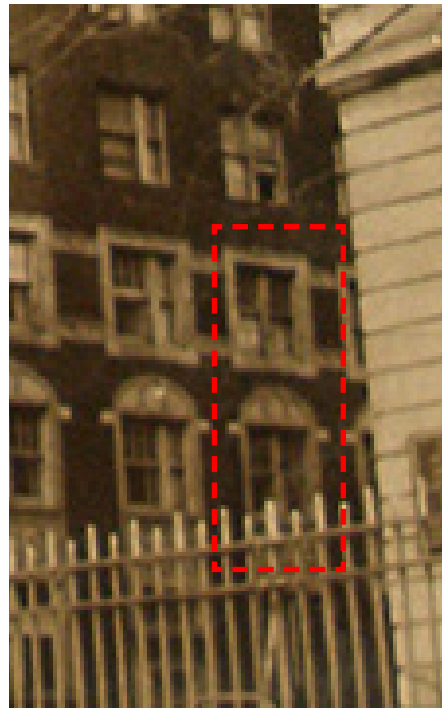
- Type 1 - Paired 1/1 Double Hung aluminum clad wood windows w/ central mullion (14 units)
- Type 2 - Paired 1/1 Double Hung aluminum clad wood windows w/ non-central mullion (0 units)
- Type 3 - 1/1 Double Hung aluminum clad wood windows (Large) (182 units)
- Type 4 - 1/1 Double Hung aluminum clad wood windows (Medium) (30 units)
- Type 5 - 1/1 Double Hung aluminum clad wood windows (Small) (68 units)
- Type 6 - Tripartite. 1/1 Double Hung aluminum clad wood windows (14 units)
- Type 7 - Multi-light wood awning windows (0 units)



Existing Historic Windows to Remain

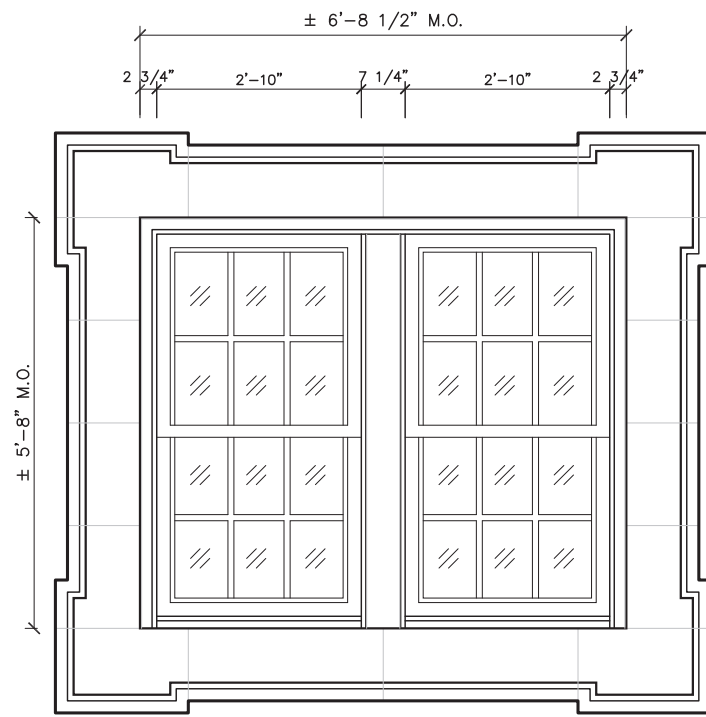
Proposed East Elevation

Proposed North Elevation

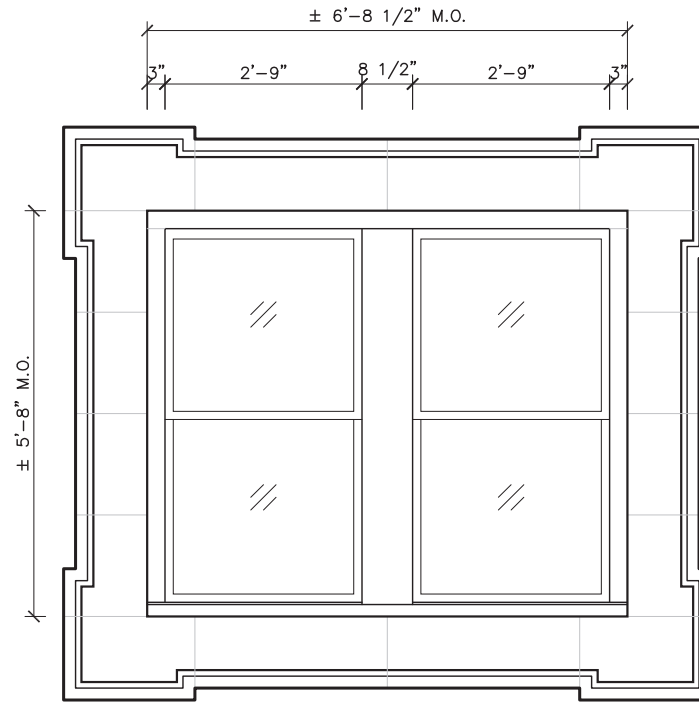


Historic Photo of Window Type 1

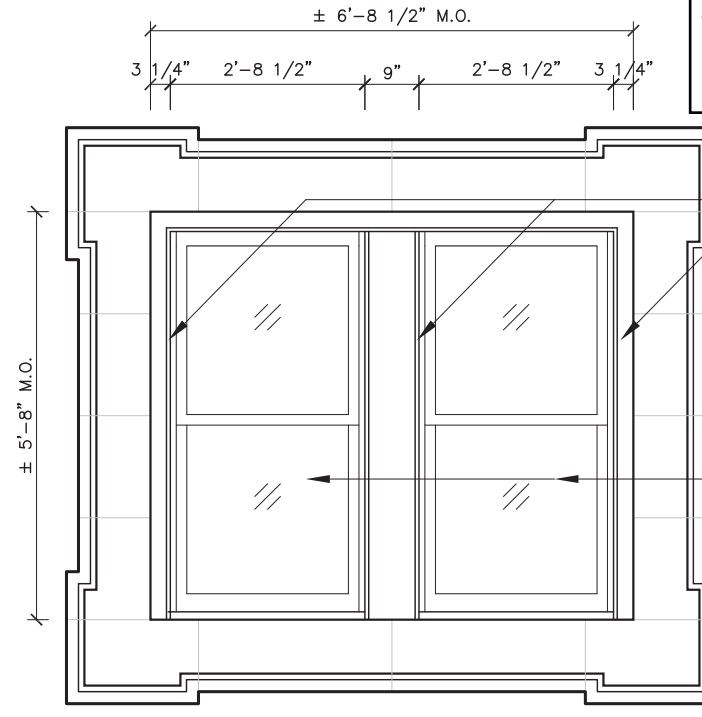
Total - 185 Units



1 HISTORIC WINDOW:
TYPICAL PAIRED 6/6
SCALE - 3/8" = 1'-0"



2 EXISTING WINDOW:
TYPICAL PAIRED 1/1
SCALE - 3/8" = 1'-0"



3 PROPOSED WINDOW TYPE 1:
PAIRED 1/1
SCALE - 3/8" = 1'-0"

Glazing Diminution
Historic -> Proposed = +2%
Existing -> Proposed = -12.5%

NEW MODIFIED ALUMINUM CASING "GRAYSON" BY MARVIN WINDOWS, TYP. PAINT BEST MATCHING MARVIN STANDARD COLOR TO CLEANED TERRA COTTA

NEW ONE-OVER-ONE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW ASSEMBLY, TYP. "NEXT GENERATION ULTIMATE" BY MARVIN WINDOWS. STANDARD COLOR TO MATCH CLEANED TERRA COTTA

EXISTING TERRA COTTA WINDOW SURROUND TO REMAIN



Typical Existing Type A Window - Paired 1/1 Double-Hung aluminum clad wood windows with Wide Mullion



Typical Existing Type B Window - Paired 1/1 Double-Hung aluminum clad wood window, Wide Mullion removed



Typical Existing Type C Window - Paired Casement Windows

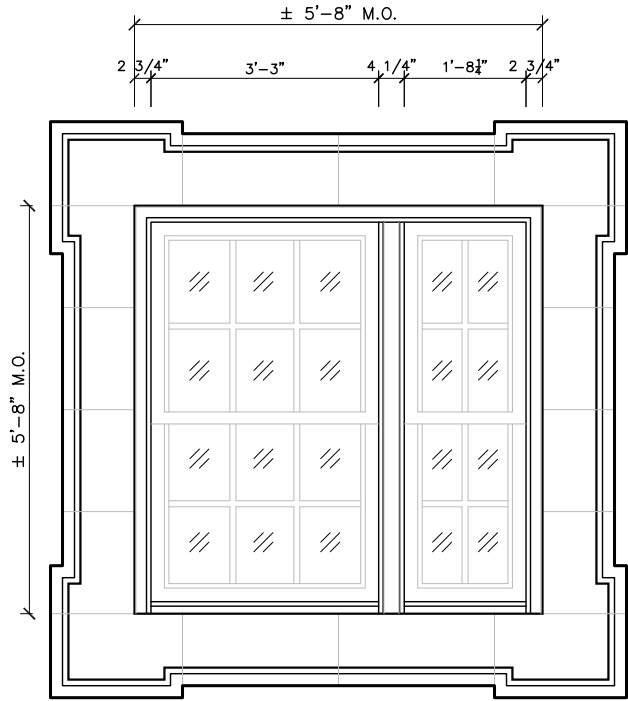


Typical Existing Type C1 - Paired Casement Windows with Transom

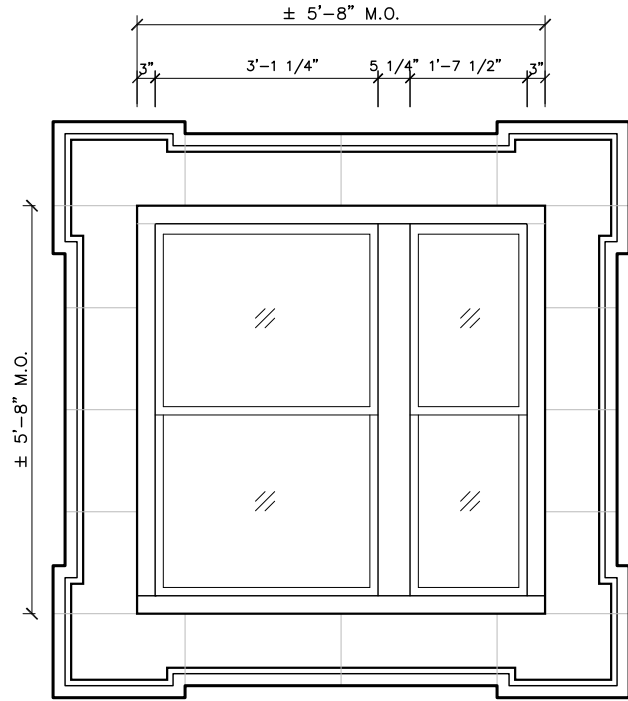


Historic Photo of Window Type 2

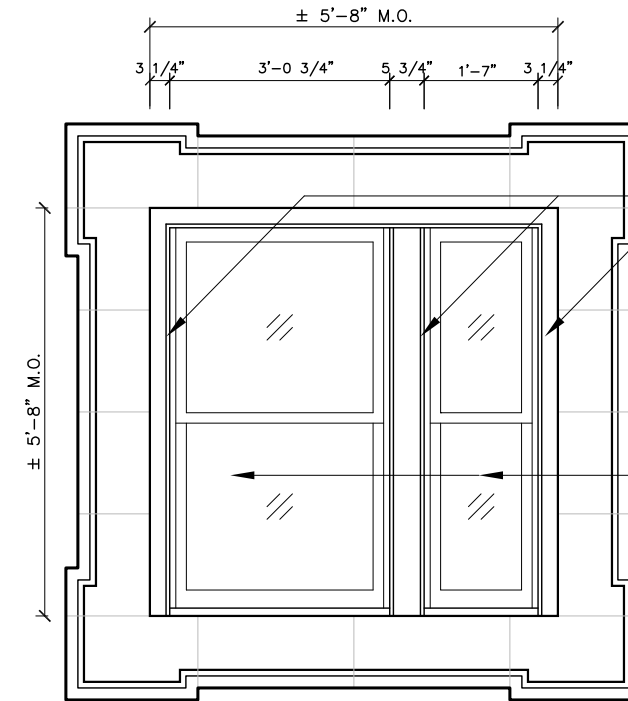
Total - 26 Units



1 HISTORIC WINDOW:
TYPICAL PAIRED 6/6 NON-CENTRAL MULLION
SCALE - 3/8" = 1'-0"



2 EXISTING WINDOW:
TYPICAL PAIRED 1/1 NON-CENTRAL MULLION TO LEFT
SCALE - 3/8" = 1'-0"



3 PROPOSED WINDOW TYPE 2:
PAIRED 1/1 NON-CENTRAL MULLION
SCALE - 3/8" = 1'-0"

NEW MODIFIED ALUMINUM CASING "GRAYSON" BY MARVIN WINDOWS, TYP. PAINT BEST MATCHING MARVIN STANDARD COLOR TO CLEANED TERRA COTTA

NEW ONE-OVER-ONE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW ASSEMBLY, TYP. "NEXT GENERATION ULTIMATE" BY MARVIN WINDOWS. STANDARD COLOR TO MATCH CLEANED TERRA COTTA

EXISTING TERRA COTTA WINDOW SURROUND TO REMAIN



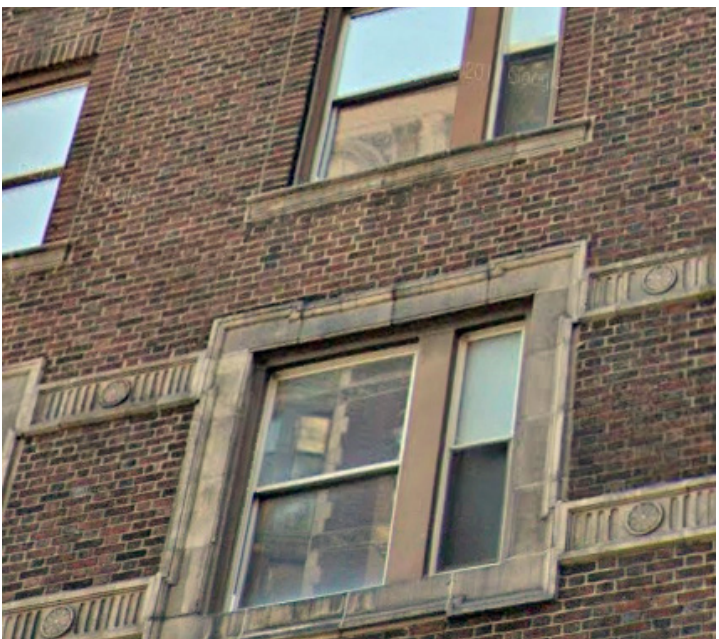
Typical Existing Type 2A Window - Paired 1/1 Double-Hung aluminum clad wood windows with non- central wide mullion to left



Typical Existing Type 2A Window - Paired 1/1 Double-Hung aluminum clad wood windows with non- central wide mullion to left



Typical Existing Type 2A Window - Paired 1/1 Double-Hung aluminum clad wood windows with non- central wide mullion to right

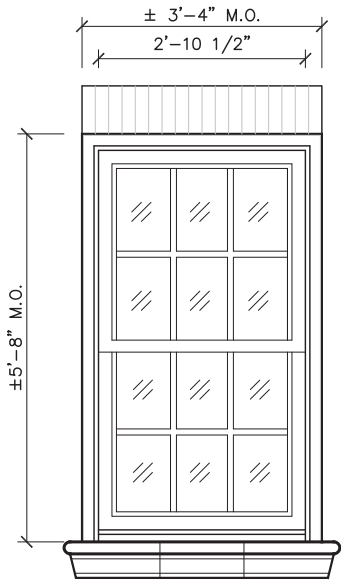


Typical Existing Type 2A Window - Paired 1/1 Double-Hung aluminum clad wood windows with non- central wide mullion to right

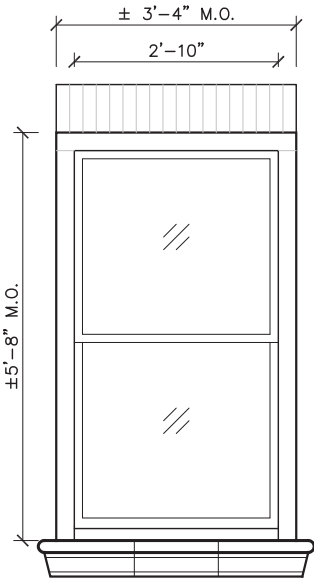


Historic Photo of Window Type 3

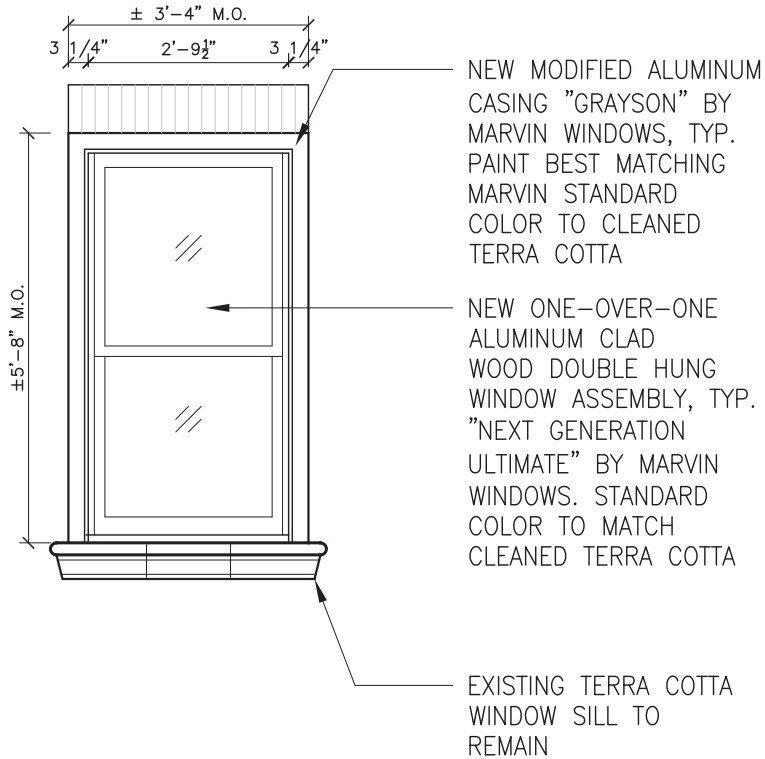
Total
Type 3 - 273 Units
Type 4 - 74 Units
Type 5 - 94 Units



1 HISTORIC WINDOW:
TYPICAL SINGLE 6/6
SCALE - 3/8" = 1'-0"



2 EXISTING WINDOW:
TYPICAL SINGLE 1/1
SCALE - 3/8" = 1'-0"



3 PROPOSED WINDOW TYPE 3 :
SINGLE 1/1
SCALE - 3/8" = 1'-0"



Typical Existing Type E Window - 1/1 Double Hung aluminum window (Large)



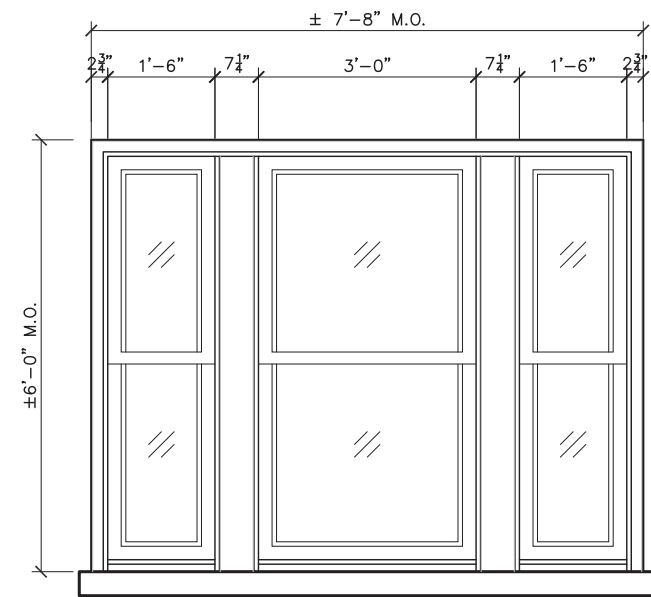
Typical Existing Type F Window - Aluminum casement



Typical Existing Type G Window - 1/1 Double Hung aluminum window (Medium)



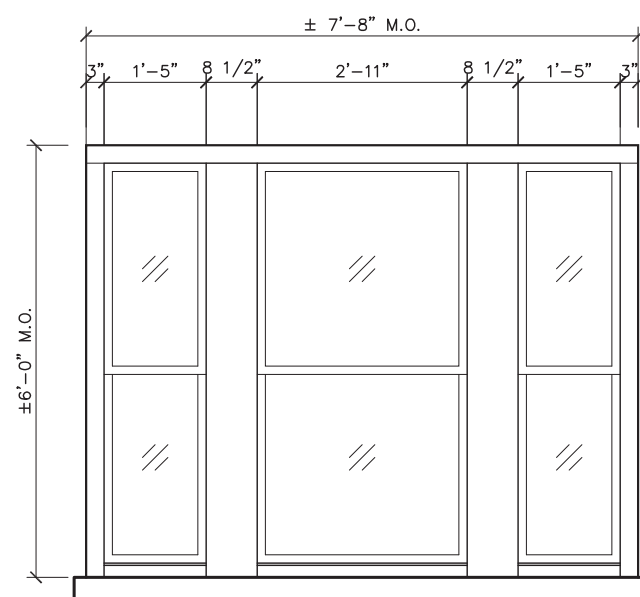
Modified Existing Type H Window - 1/1 Double Hung aluminum window (Small)



HISTORIC WINDOW:
TYPICAL TRIPARITE

1

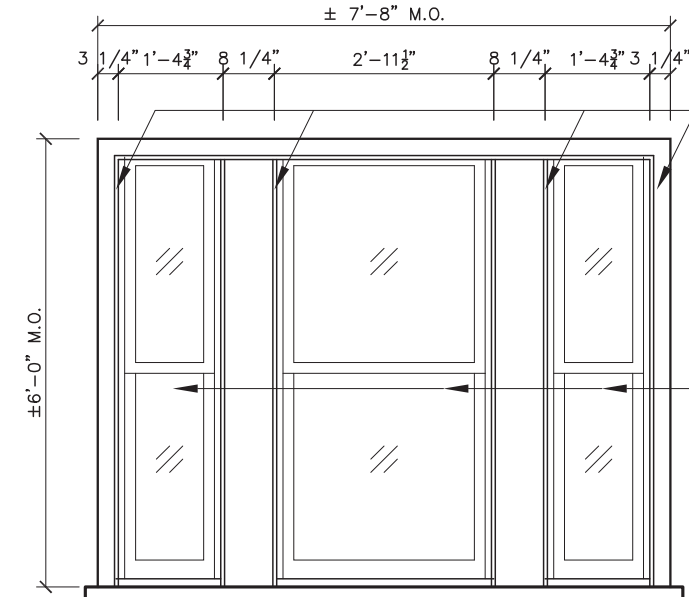
SCALE - $3/8" = 1'-0"$



EXISTING WINDOW:
TYPICAL TRIPARITE

2

SCALE - $3/8" = 1'-0"$



PROPOSED WINDOW TYPE 6: TRIPARITE

3

SCALE - $3/8" = 1'-0"$

NEW MODIFIED ALUMINUM CASING "GRAYSON" BY MARVIN WINDOWS, TYP. PAINT BEST MATCHING MARVIN STANDARD COLOR TO CLEANED TERRA COTTA

NEW ONE-OVER-ONE ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW ASSEMBLY, TYP. "NEXT GENERATION ULTIMATE" BY MARVIN WINDOWS. STANDARD COLOR TO MATCH CLEANED TERRA COTTA

EXISTING CAST STONE WINDOW SILL TO REMAIN

Total - 14 Units



Typical Existing Type I Window - Tripartite 1/1 Double-Hung



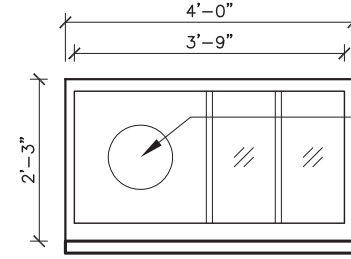
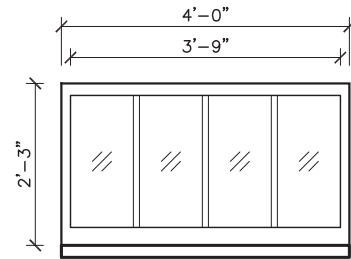
Existing Historic Wood Tripartite 1/1 Double Hung windows with original Brick molding present



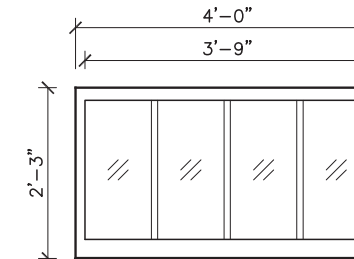
Existing Historic Wood Tripartite 1/1 Double Hung window in Lobby (only remaining)



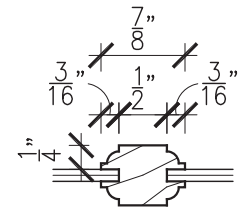
View of Historic Metal Clad wood 1/1 Double Hung window jamb at Lobby



WHERE MODIFIED,
INSTALL NEW MULTI-LIGHT
WOOD AWNING WINDOWS
WITH WIRE GLASS TO MATCH THE
ORIGINAL



NEW MULTI-LIGHT
WOOD AWNING WINDOWS
WITH WIRE GLASS TO
MATCH THE ORIGINAL



HISTORIC WINDOW:
TYPICAL MULTI-LIGHT AWNING

EXISTING WINDOW:
TYPICAL MULTI-LIGHT AWNING

PROPOSED WINDOW TYPE 7:
TYPICAL MULTI-LIGHT AWNING

ENLARGED MUNTIN
PROFILE - HISTORIC &
PROPOSED

SCALE - 3/8" = 1'-0"

SCALE - 3/8" = 1'-0"

SCALE - 3/8" = 1'-0"

SCALE - 6" = 1'-0"

Total -
7 Restore
4 Replace in kind



Typical Existing Type D Window -
Wood Multi-light Awning



Typical Existing Type D Window -
Wood Multi-light Awning



Modified Existing Type D Window -
Exhaust



Modified Existing Type D Window -
Infilled



PERMIT

CERTIFICATE OF APPROPRIATENESS

| | | | |
|--|--------------------------------|---------------------------|---------------------------|
| ISSUE DATE: 07/29/2009 | EXPIRATION DATE: 07/28/2015 | DOCKET #: 07-9246 | COFA #: COFA 10-1448 |
| ADDRESS 33 EAST 70TH STREET HISTORIC DISTRICT UPPER EAST SIDE | | BOROUGH: MANHATTAN | BLOCK/LOT: 1385/21 |

Display This Permit While Work Is In Progress

ISSUED TO:

Toni Hanson
33 East 70th Street
Douglas Elliman Property Manageman
675 Third Avenue
New York, NY 10017

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 28, 2009, following the Public Hearing of July 28, 2009, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on June 25, 2009.

The proposal is to establish a Master Plan governing the future installation of one-over-one double-hung windows in the existing masonry window openings above the second floor on the three primary facades, Madison Avenue, East 70th and East 71st Streets, and on all floors on the secondary east-facing and rear courtyard facades, partly visible from East 70th and 71st Street looking down existing alleys. The new windows will feature aluminum panning with a shaped profile, to match the historic brick mold, and a dark brown enamel finish, as shown in drawings 100 through 107, E1, E2, and A1 through A5, showing the proposed Tempest Windows, all dated July 6, 2009, a block plan, a floor plan, and photographs of the existing conditions, all prepared by Panorama Windows and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District Designation Report describes this building as a neo-Federal style apartment house, designed by Schwartz and Gross and built in 1928-1929; and that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the historic district. The Commission also noted that at the time of designation most of the original multi-light double-hung windows had been replaced with one-over-one double-hung windows; and that the installation of one-over-one, brown-enameled double-hung windows have been approved at this building pursuant to Permit for Minor Work 94-0637, issued on May 4, 1994; Permit for Minor Work 94-0836, issued on July 1, 1994; Permit for Minor Work 95-1710, issued on April 19, 1995; Permit for Minor Work 97-0236, issued on September 9, 1996; Permit for Minor Work 97-2504, issued on November 19, 1996; Permit for Minor Work 04-0938, issued on August 6, 2003; Permit for Minor Work 05-6217, issued on



Summary of Appropriateness Arguments:

1. All historic multi-light windows removed from the primary facades prior to designation.
2. 1/1 configuration was historically found on buildings of this age and type.
3. Configuration of the proposed will make match the majority of the existing window units on the main facades and will create a unity of fenestration.
4. The proposed panning will replicate the historic brick molding and will restore a level of detail and articulation to the facade fenestration.
5. The painted finish will be in keeping with the materials color palette of the building.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

| | | | |
|--|------------------|---------------------------|---------------------------|
| ISSUE DATE: 08/10/2011 | EXPIRATION DATE: | DOCKET #: 10-0756 | COFA #: COFA 12-2945 |
| ADDRESS 186 RIVERSIDE DRIVE HISTORIC DISTRICT RIVERSIDE- WEST END | | BOROUGH: MANHATTAN | BLOCK/LOT: 1251/37 |

Display This Permit While Work Is In Progress

ISSUED TO:

**Harvey Ginsberg
Orsid Realty Corporation
1740 Broadway, 2nd Floor
New York, NY 10019**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 14, 2011, following the Public Hearings of the same date and of May 17, 2011, voted to approve a proposal to establish a Master Plan governing the future replacement of windows, at the subject premises, as put forward in your application completed April 21, 2011.

The proposed work, as approved, consists of establishing a Master Plan for window replacement throughout the building, including installing either aluminum or aluminum clad wood, one-over-one, double-hung windows in single, paired, and tripartite configurations, including single-pane fixed windows at the center of tripartite windows at the Riverside Drive façade only, all finished warm gray (Benjamin Moore Fairview Taupe HC-85), as shown in drawings A-001.00 through A-019.00 dated April 12, 2011, prepared by WJE Engineers & Architects, submitted as components of the application, and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the Riverside- West End Historic District designation report describes 186 Riverside Drive as a neo-Renaissance style apartment building, designed by Emery Roth built in 1927-28; and that in terms of its style, scale, materials, and details, it contributes to the special architectural and historic character for which the Riverside- West End Historic District was designated. The Commission further noted that the original windows included light-finished, six-over-one and two-over-one, double-hung wood windows as documented in a historic photographs.

With regard to this proposal, the Commission found that because the vast majority of windows had been replaced prior to designation, the proposed work will not result in the removal of significant historic fabric; that the current fenestration is highly irregular and the proposed master plan will regularize the configurations and operations on each façade; that the one-over-one configuration was historically found on buildings of this age and type, in this historic district; that the proposed master plan will restore the mullion locations at the tripartite windows to their



Summary of Appropriateness Arguments:

1. All historic multi-light windows removed from the primary facades prior to designation.
2. 1/1 configuration was historically found on buildings of this age and type.
3. Configuration of the proposed will make match the majority of the existing window units on the main facades and will create a unity of fenestration.
4. The proposed panning will replicate the historic brick molding and will restore a level of detail and articulation to the facade fenestration.
5. The painted finish will be in keeping with the materials color palette of the building.



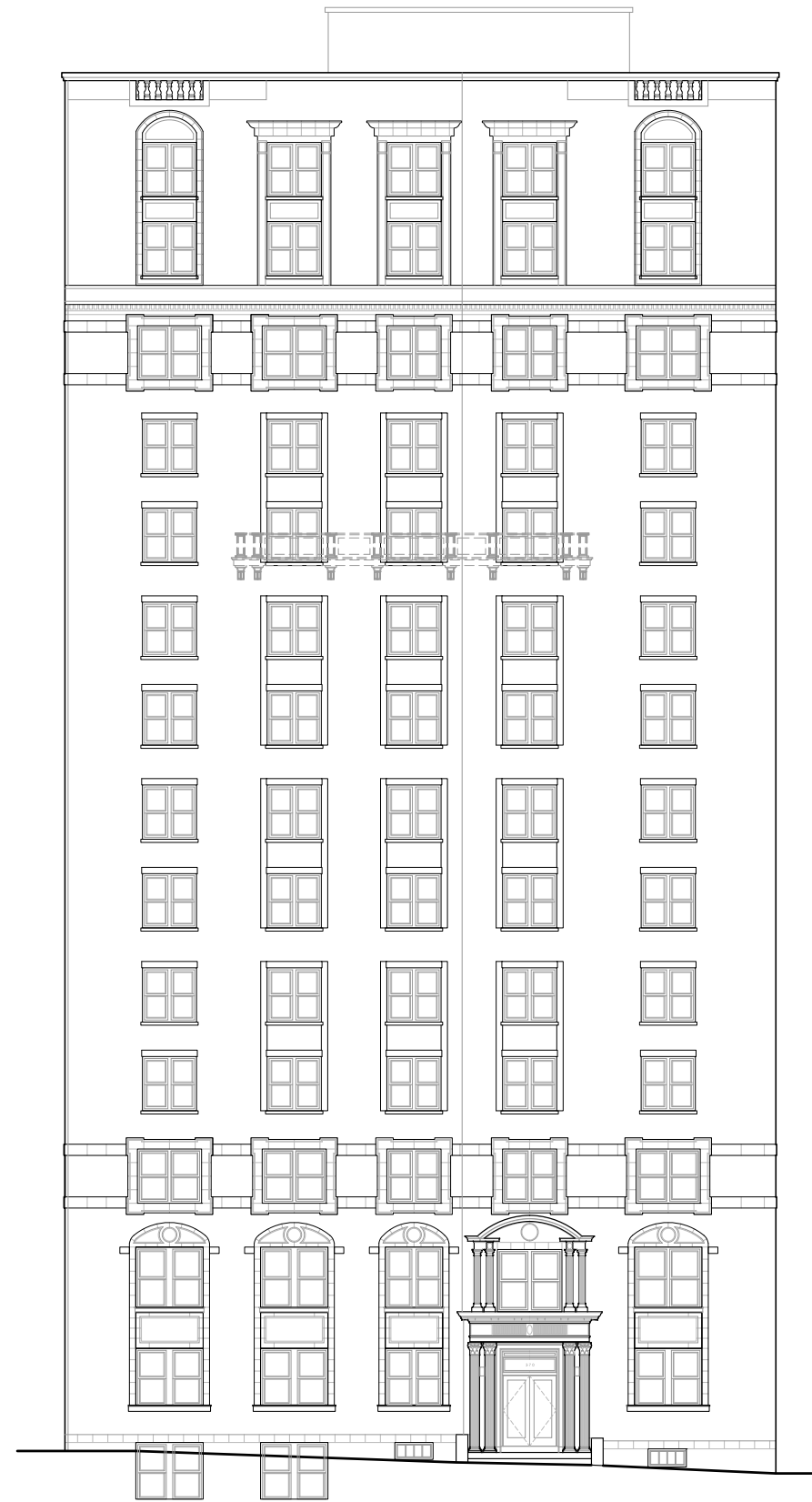
404 Riverside Drive, circa 1939
 Source: NYC Municipal Archives Tax Photo Collection
 Architect: Schwartz & Gross
 Historic District: Morningside Heights
 Fenestration: 1/1 Double-Hung windows



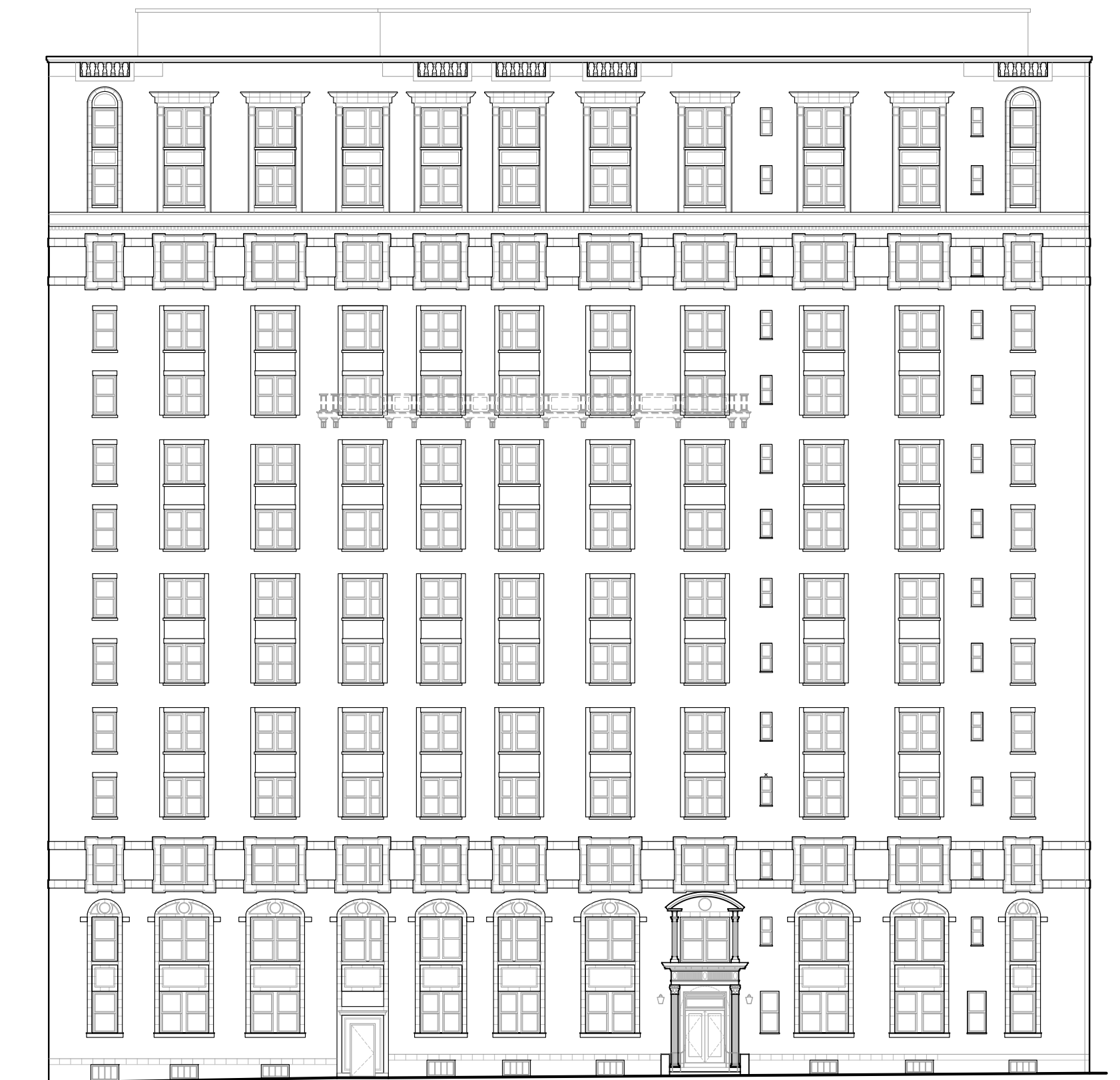
435 Riverside Drive, circa 1939
 Source: NYC Municipal Archives Tax Photo Collection
 Architect: Schwartz & Gross
 Historic District: Morningside Heights
 Fenestration: 1/1 Double-Hung windows



440 Riverside Drive, circa 1939
 Source: NYC Municipal Archives Tax Photo Collection
 Architect: Schwartz & Gross
 Historic District: Morningside Heights
 Fenestration: 1/1 Double-Hung windows



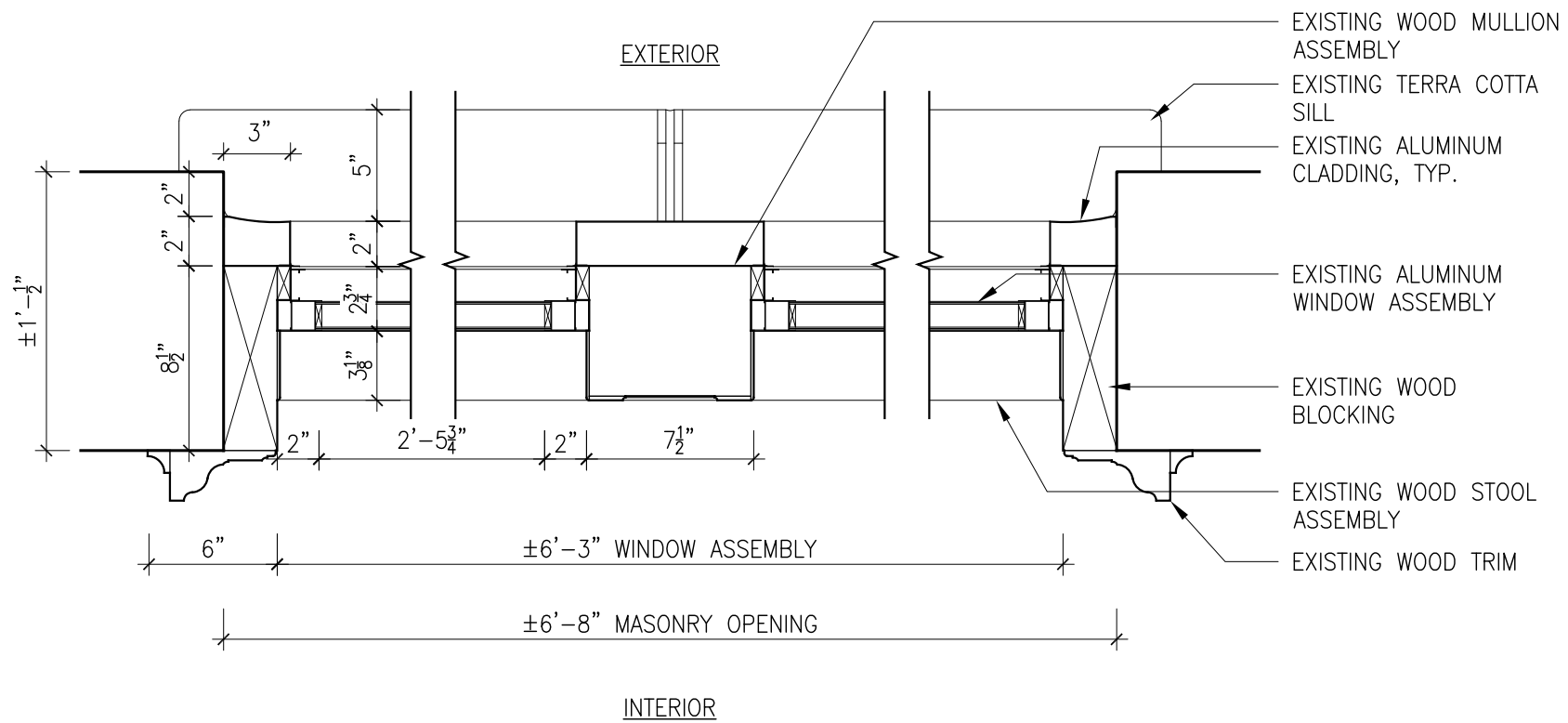
Proposed West Elevation



Proposed South Elevation

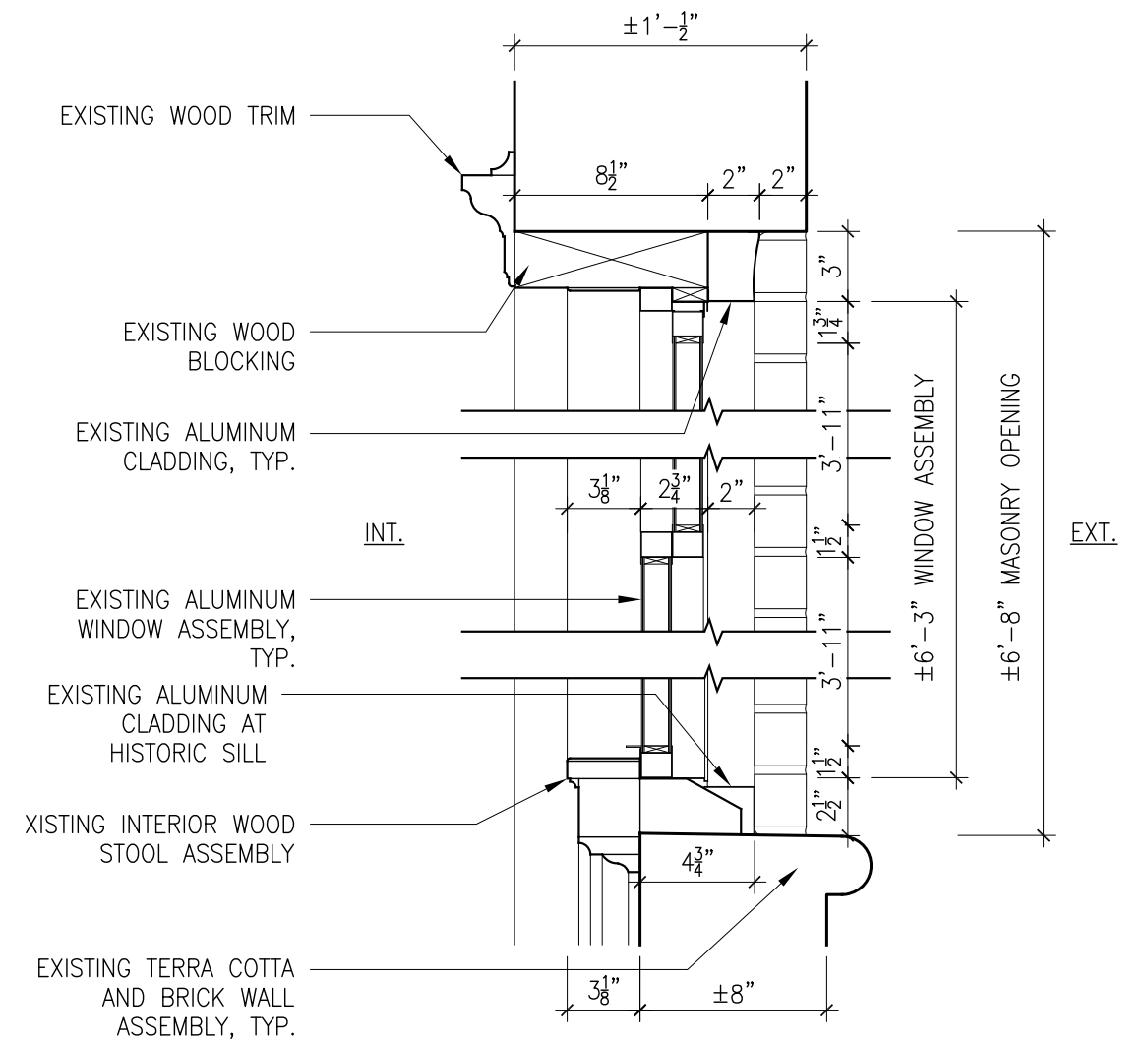
APPENDICES

Appendix 1: Window Details
Appendix 2: Rear Elevation Photos
Appendix 3: Typical Floor plan
Appendix 4: Window Survey



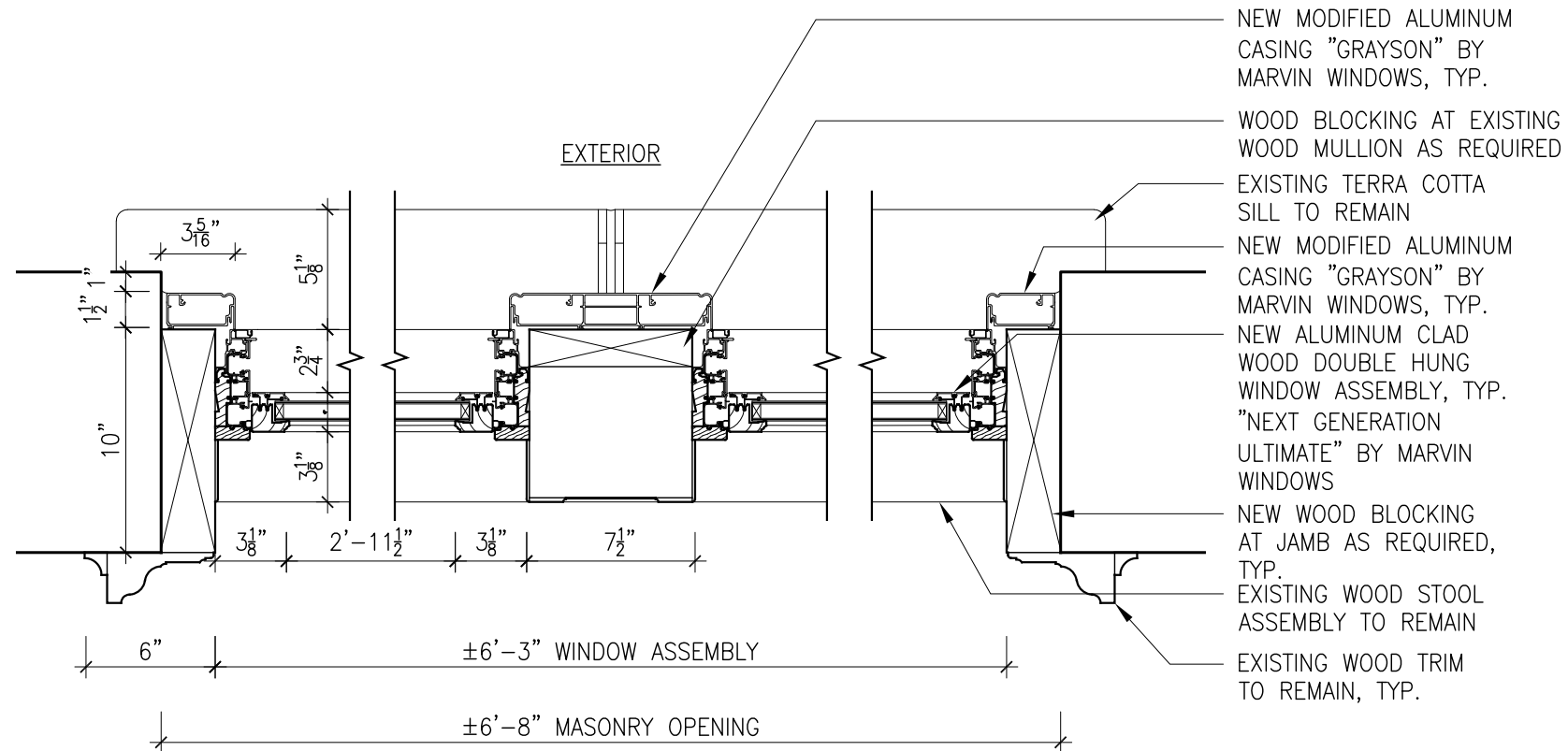
EXISTING TYPICAL TYPE 1 WINDOW
JAMB PLAN

SCALE - 1-1/2" = 1'-0"



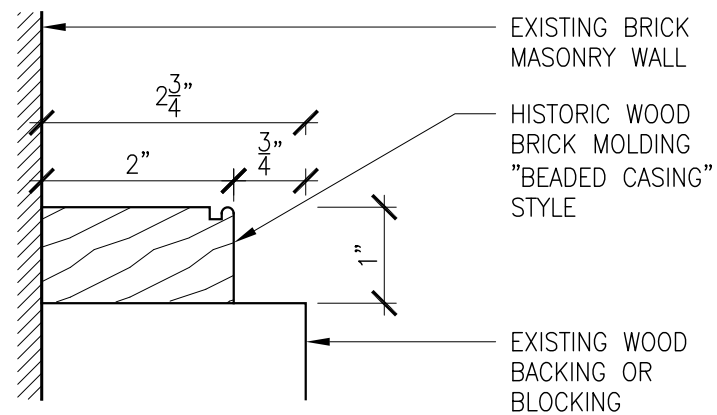
EXISTING TYPICAL TYPE 1 WINDOW
JAMB SECTION

SCALE - 1-1/2" = 1'-0"



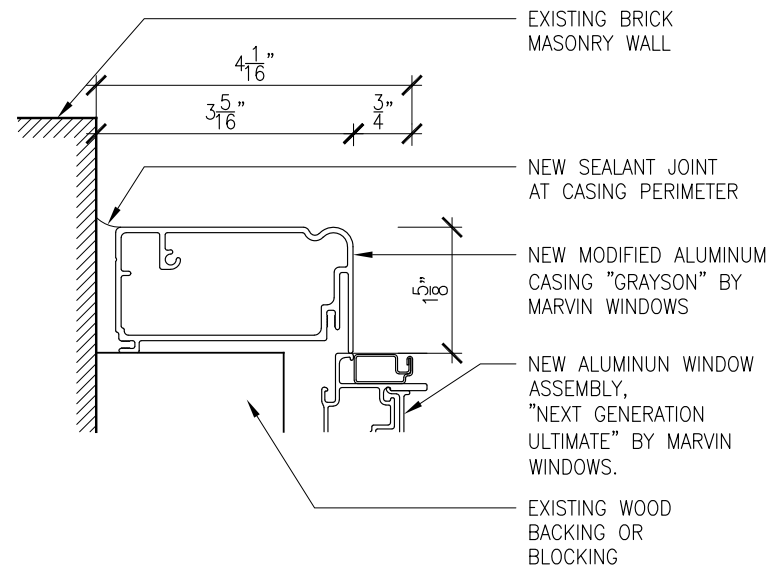
PROPOSED TYPICAL TYPE 1 WINDOW JAMB PLAN

SCALE - 1-1/2" = 1'-0"



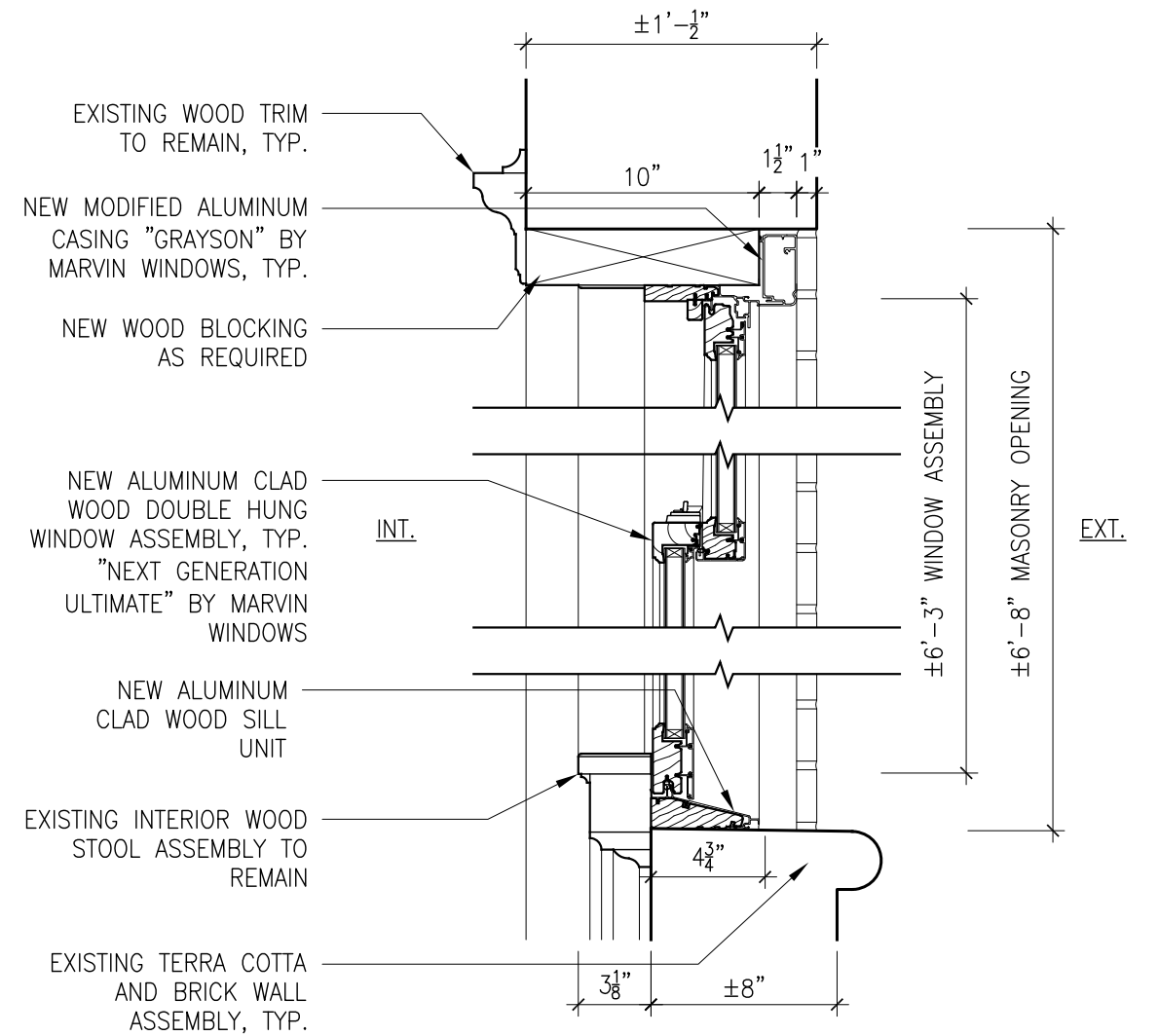
EXISTING BRICK MOLDING DETAIL

SCALE - 6" = 1'-0"



PROPOSED BRICK MOLDING DETAIL

SCALE - 6" = 1'-0"



PROPOSED TYPICAL TYPE 1 WINDOW JAMB SECTION

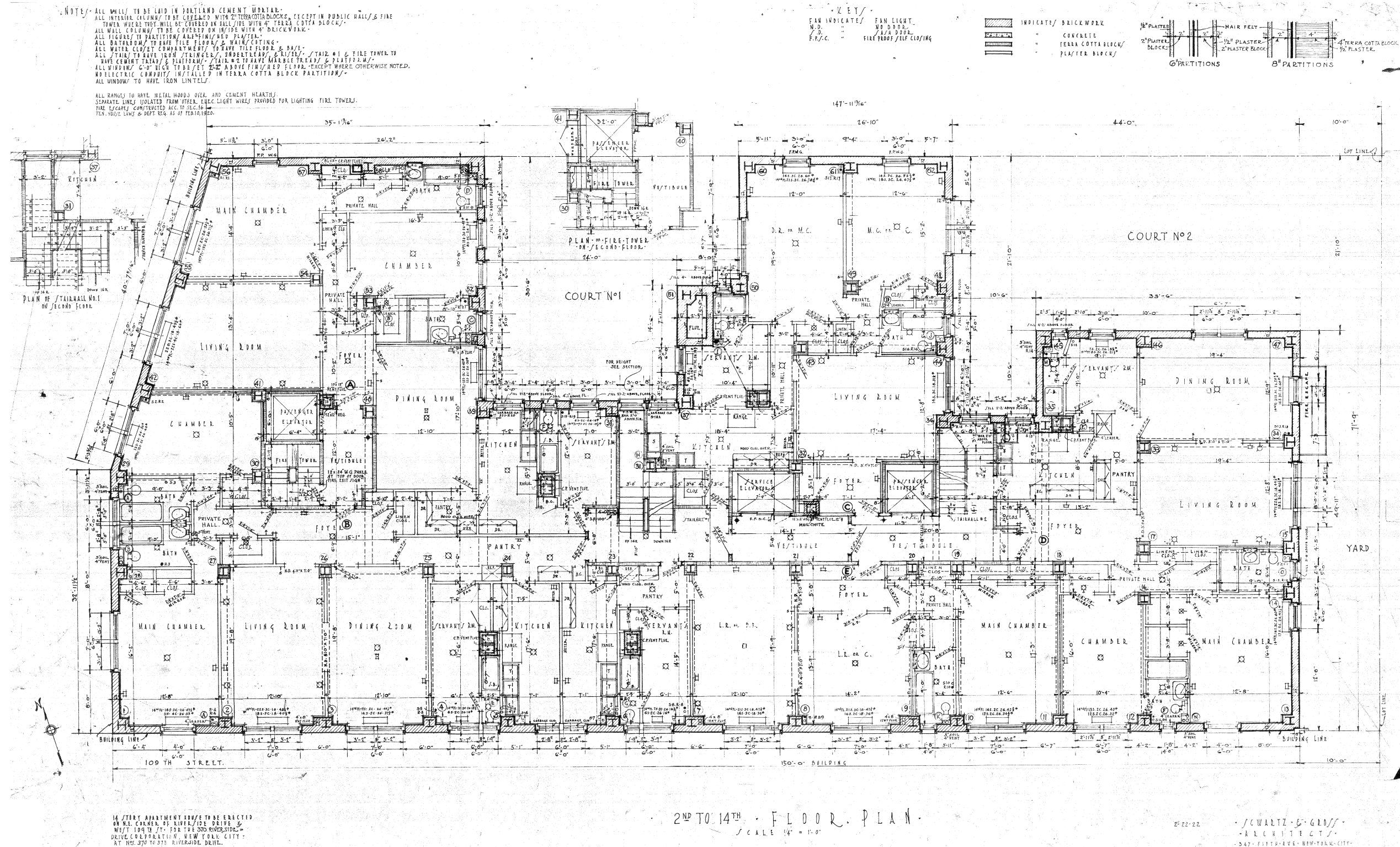
SCALE - 1-1/2" = 1'-0"



Partial North (Rear) Elevation



Partial East (Rear) Elevation



| Basement | | | |
|-----------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 13 | o: Historic Brick Mold Exposed, Double Hung | 20 |
| 2 | 1 | A: Clad Brick Mold, Double Hung | 10 |
| 3 | 4 | B: Clad Brick Mold, Missing Central Mullion | 0 |
| 4 | 0 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 0 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 0 | ic: infill concrete | 1 |
| 5 | 0 | iw: infill wood | 2 |
| 6 | 3 | L: louver | 1 |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 10 | | |
| BW2 | 2 | | |
| Basement Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 0 | o: Historic Brick Mold Exposed, Double Hung | 10 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 0 |
| 3 | 0 | B: Clad Brick Mold, Missing Central Mullion | 0 |
| 4 | 0 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 0 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 0 | ic: infill concrete | 1 |
| 5 | 0 | iw: infill wood | 2 |
| 6 | 0 | L: louver | 0 |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 10 | | |
| BW2 | 2 | | |

| 1st Floor | | | |
|------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 14 | o: Historic Brick Mold Exposed, Double Hung | 6 |
| 2 | 7 | A: Clad Brick Mold, Double Hung | 34 |
| 3 | 3 | B: Clad Brick Mold, Missing Central Mullion | 0 |
| 4 | 12 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 4 |
| 4-Var2 (Xx) | 0 | ic: infill concrete | 0 |
| 5 | 2 | iw: infill wood | 0 |
| 6 | 1 | L: louver | 0 |
| 7 | 0 | | |
| 8 | 1 | | |
| 9 | 1 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 1st Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 2 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 2 | A: Clad Brick Mold, Double Hung | 11 |
| 3 | 0 | B: Clad Brick Mold, Missing Central Mullion | 0 |
| 4 | 10 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 4 |
| 4-Var2 (Xx) | 0 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 2nd Floor | | | |
|------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 15 | o: Historic Brick Mold Exposed, Double Hung | 4 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 37 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 6 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 4 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 2nd Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 2 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 12 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 6 |
| 4 | 12 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 3rd Floor | | | |
|------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 15 | o: Historic Brick Mold Exposed, Double Hung | 4 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 35 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 8 |
| 4 | 12 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 5 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 3rd Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 2 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 13 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 5 |
| 4 | 12 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 4th Floor | | | |
|------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 15 | o: Historic Brick Mold Exposed, Double Hung | 3 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 39 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 4 |
| 4 | 12 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 0 | C1: Casement or picture window on 1 glass | 1 |
| 4-Var2 (Xx) | 2 | ic: infill concrete | 0 |
| 5 | 5 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 4th Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 2 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 14 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 3 |
| 4 | 12 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 0 | C1: Casement or picture window on 1 glass | 1 |
| 4-Var2 (Xx) | 2 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 5th Floor | | | |
|------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 14 | o: Historic Brick Mold Exposed, Double Hung | 3 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 32 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 6 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 2 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 4 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 5 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 5th Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 1 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 7 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 5 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 2 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 4 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 6th Floor | | | |
|------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 14 | o: Historic Brick Mold Exposed, Double Hung | 3 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 40 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 3 |
| 4 | 14 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 1 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 4 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 6th Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 1 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 15 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 2 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 1 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 7th Floor | | | |
|------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 14 | o: Historic Brick Mold Exposed, Double Hung | 3 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 38 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 3 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 1 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 2 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 5 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 7th Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 1 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 12 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 3 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 1 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 2 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 8th Floor | | | |
|------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 14 | o: Historic Brick Mold Exposed, Double Hung | 3 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 38 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 6 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 5 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 8th Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 1 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 12 |
| 3 | 0 | B: Clad Brick Mold, Missing Central Mullion | 6 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 9th Floor | | | |
|------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 14 | o: Historic Brick Mold Exposed, Double Hung | 3 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 40 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 4 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 5 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 9th Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 1 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 15 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 3 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 10th Floor | | | |
|-------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 14 | o: Historic Brick Mold Exposed, Double Hung | 3 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 40 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 4 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 5 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 10th Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 1 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 15 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 3 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 11th Floor | | | |
|-------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 14 | o: Historic Brick Mold Exposed, Double Hung | 3 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 32 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 11 |
| 4 | 14 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 4 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 11th Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 1 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 7 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 10 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 12th Floor | | | |
|-------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 14 | o: Historic Brick Mold Exposed, Double Hung | 4 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 30 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 3 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 3 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 7 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 5 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 12th Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 1 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 8 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 0 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 3 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 7 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 13th Floor | | | |
|-------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 14 | o: Historic Brick Mold Exposed, Double Hung | 4 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 31 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 11 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 1 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 5 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 2 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 13th Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 1 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 9 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 8 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 1 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| 14th Floor | | | |
|-------------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 14 | o: Historic Brick Mold Exposed, Double Hung | 2 |
| 2 | 4 | A: Clad Brick Mold, Double Hung | 32 |
| 3 | 5 | B: Clad Brick Mold, Missing Central Mullion | 10 |
| 4 | 14 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 2 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 4 | iw: infill wood | 0 |
| 6 | 0 | L: louver | 0 |
| 7 | 1 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 1 | | |
| 11 | 1 | | |
| BW | 0 | | |
| BW2 | 0 | | |
| 14th Floor Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 1 | o: Historic Brick Mold Exposed, Double Hung | 0 |
| 2 | 0 | A: Clad Brick Mold, Double Hung | 8 |
| 3 | 2 | B: Clad Brick Mold, Missing Central Mullion | 8 |
| 4 | 13 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 1 | C1: Casement or picture window on 1 glass | 2 |
| 4-Var2 (Xx) | 1 | ic: infill concrete | 0 |
| 5 | 0 | iw: infill wood | 0 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 0 | | |
| BW2 | 0 | | |

| Total | | | |
|--------------------|-------|---|-------|
| Types | Total | Conditions | Total |
| 1 | 212 | o: Historic Brick Mold Exposed, Double Hung | 68 |
| 2 | 60 | A: Clad Brick Mold, Double Hung | 508 |
| 3 | 72 | B: Clad Brick Mold, Missing Central Mullion | 79 |
| 4 | 182 | C2: Casement or picture window on 2 glass | 6 |
| 4-Var1 (xX) | 13 | C1: Casement or picture window on 1 glass | 22 |
| 4-Var2 (Xx) | 14 | ic: infill concrete | 1 |
| 5 | 63 | iw: infill wood | 2 |
| 6 | 4 | L: louver | 1 |
| 7 | 25 | | |
| 8 | 1 | | |
| 9 | 1 | | |
| 10 | 14 | | |
| 11 | 14 | | |
| BW | 10 | | |
| BW2 | 2 | | |
| Total Main Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 18 | o: Historic Brick Mold Exposed, Double Hung | 10 |
| 2 | 2 | A: Clad Brick Mold, Double Hung | 158 |
| 3 | 24 | B: Clad Brick Mold, Missing Central Mullion | 62 |
| 4 | 176 | C2: Casement or picture window on 2 glass | 6 |
| 4-Var1 (xX) | 13 | C1: Casement or picture window on 1 glass | 22 |
| 4-Var2 (Xx) | 14 | ic: infill concrete | 1 |
| 5 | 0 | iw: infill wood | 2 |
| 6 | 0 | | |
| 7 | 0 | | |
| 8 | 0 | | |
| 9 | 0 | | |
| 10 | 0 | | |
| 11 | 0 | | |
| BW | 10 | | |
| BW2 | 2 | | |
| Total Back Facades | | | |
| Types | Total | Conditions | Total |
| 1 | 194 | o: Historic Brick Mold Exposed, Double Hung | 58 |
| 2 | 58 | A: Clad Brick Mold, Double Hung | 350 |
| 3 | 48 | B: Clad Brick Mold, Missing Central Mullion | 17 |
| 4 | 6 | C2: Casement or picture window on 2 glass | 0 |
| 4-Var1 (xX) | 0 | C1: Casement or picture window on 1 glass | 0 |
| 4-Var2 (Xx) | 0 | ic: infill concrete | 0 |
| 5 | 63 | iw: infill wood | 0 |
| 6 | 4 | L: louver | 1 |
| 7 | 25 | | |
| 8 | 1 | | |