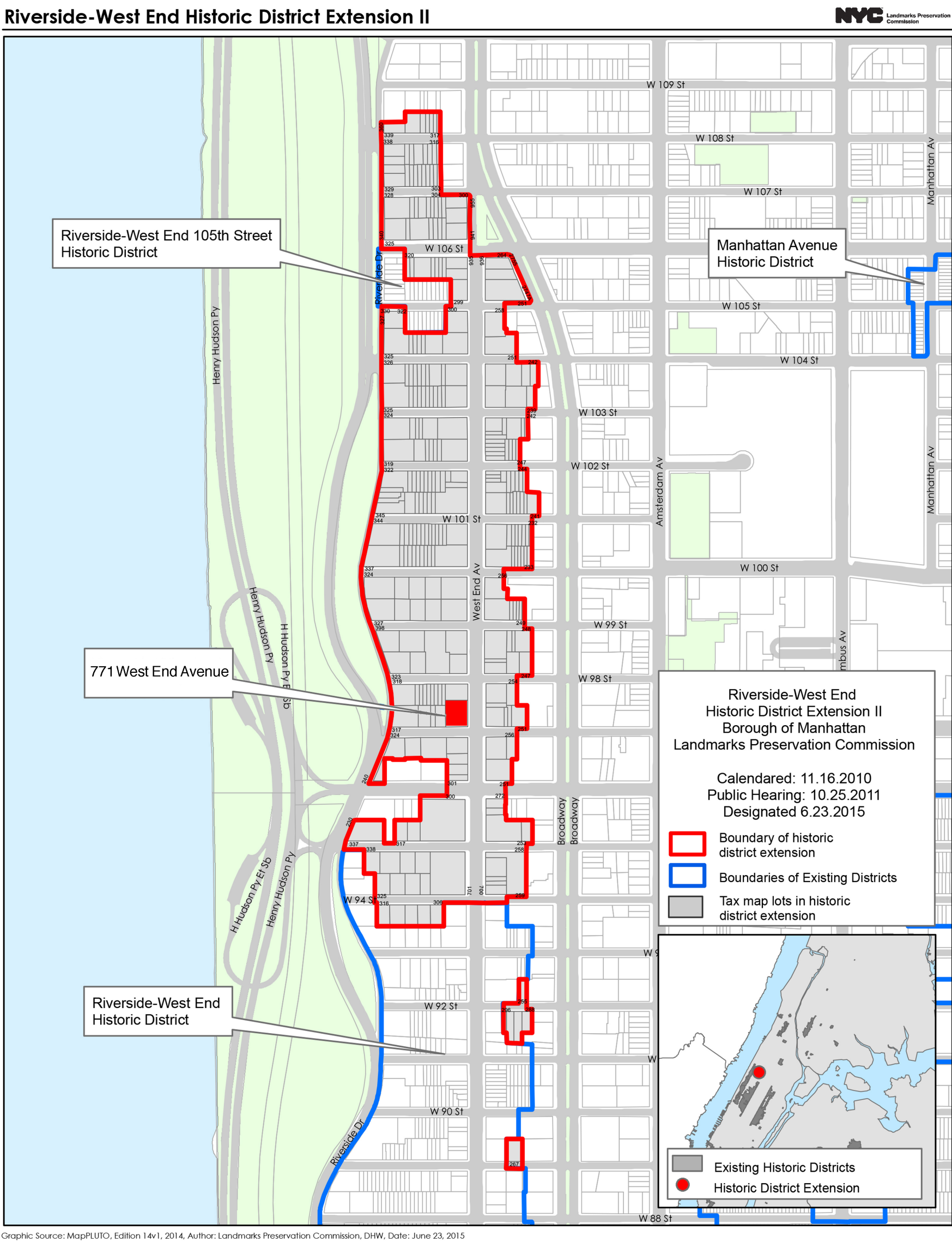


# MASTER PLAN

## WINDOW REPLACEMENT

### 771 WEST END AVENUE

### NEW YORK, NY. 10025



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 VICINITY MAP, PLOT PLAN, FLOOR PLAN
- T-004.00 EXISTING AND PROPOSED WINDOW ELEVATIONS
- T-005.00 EXISTING AND PROPOSED WINDOW ELEVATIONS
- T-006.00 EXISTING AND PROPOSED WINDOW ELEVATIONS, SECTIONS & DETAILS
- T-007.00 EXISTING AND PROPOSED WINDOW SECTIONS & DETAILS
- T-008.00 EXISTING AND PROPOSED CONDITION BUILDING ELEVATION A
- T-009.00 EXISTING AND PROPOSED CONDITION BUILDING ELEVATION B
- T-010.00 EXISTING AND PROPOSED CONDITION BUILDING ELEVATIONS C & D
- T-011.00 EXISTING AND PROPOSED CONDITION BUILDING ELEVATIONS E
- T-012.00 CONTEMPORARY PHOTOGRAPHS ELEVATIONS A, B, C & D
- T-013.00 CONTEMPORARY PHOTOGRAPHS ELEVATIONS B, C, D & E
- T-014.00 PHOTOGRAPHS ORIGINAL BRICK MOLDING, INTERMEDIATE STACK, & TYPICAL WINDOW TYPES
- T-015.00 LPC PRECEDENT COMMISSION FINDINGS
- T-016.00 LPC PRECEDENT COMMISSION FINDINGS
- T-017.00 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:  
05.15.19  
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 stringcourses; bracketed terra-cotta sills; 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 windows 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 cheek 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

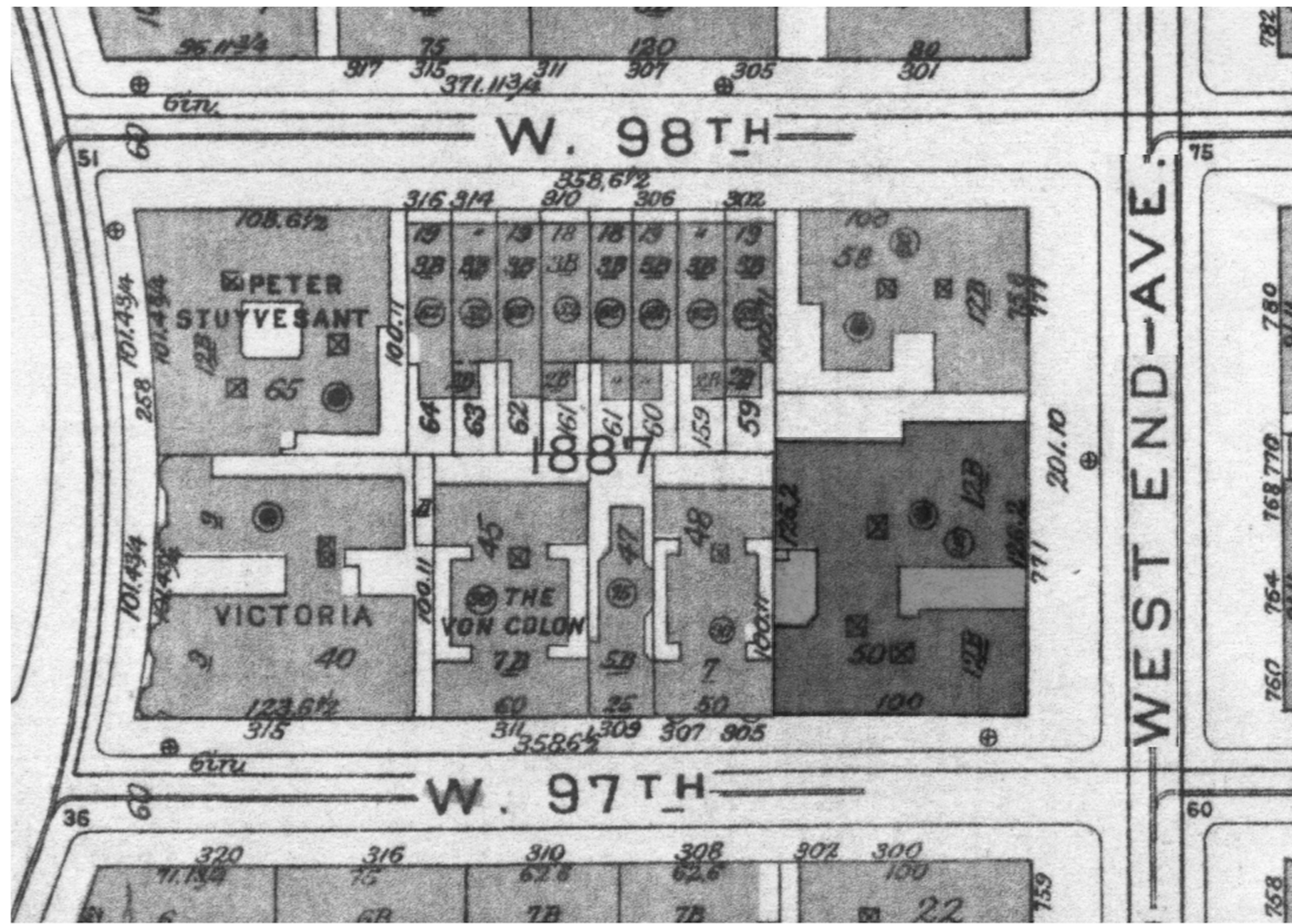
CITATION FROM LANDMARKS DESIGNATION REPORT



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:  
SCALE:  
DRAWN BY:  
DRAWING NO.:  
T-002.00

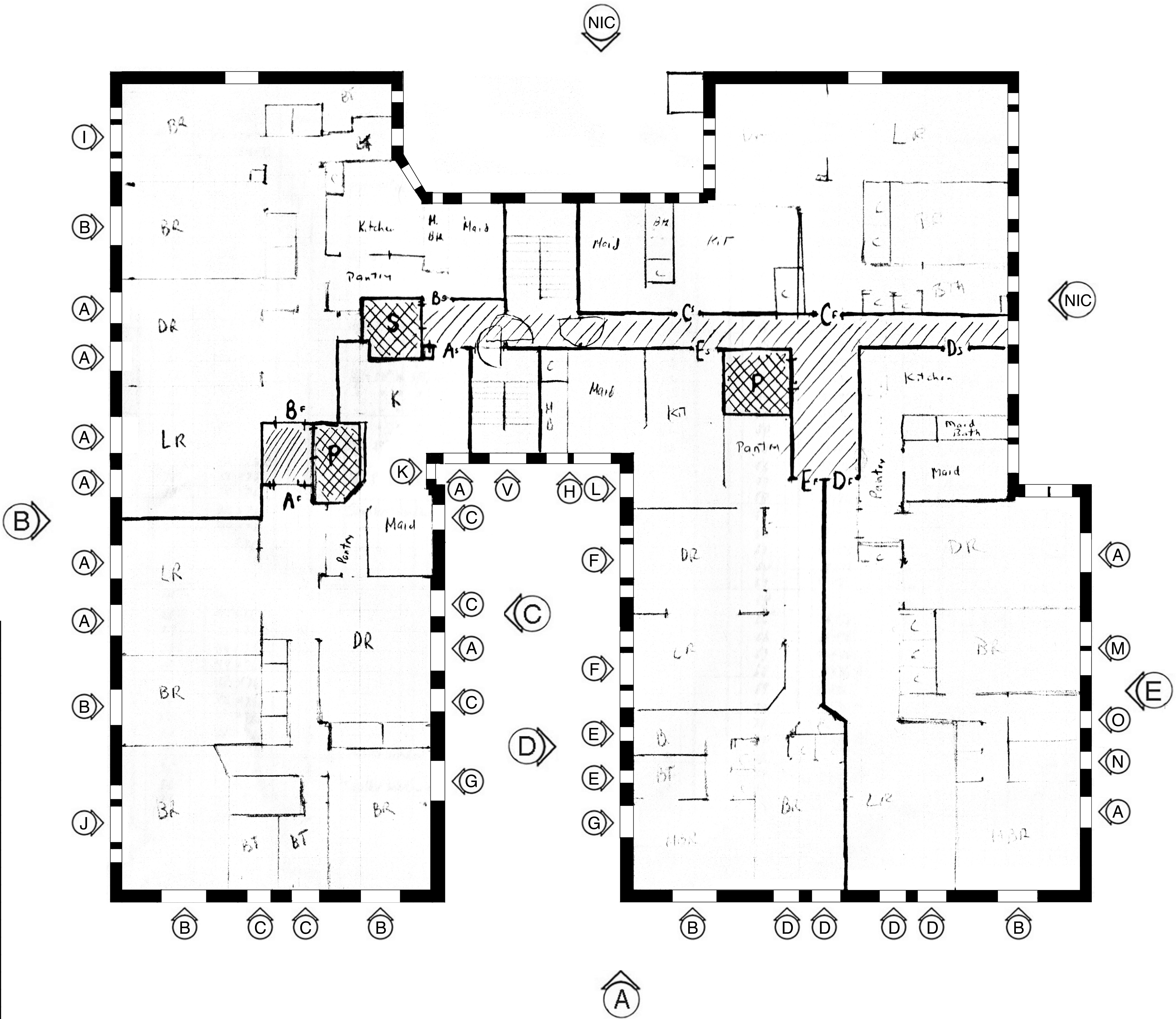




PLOT PLAN  
N.W. CORNER W.97 ST. & WEST END AVENUE

PROPOSED WINDOW SCHEDULE					
TYPE	QUANTITY	LOCATION	DESCRIPTION	SIZE	FINISH
A	95	ELEVATIONS A,B,C,E	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	48" W X 80" H	PAINTED BRONZE FINISH
B	82	ELEVATIONS A,B	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	60" W X 80" H	PAINTED BRONZE FINISH
C	57	ELEVATIONS A,C	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	36" W X 80" H	PAINTED BRONZE FINISH
D	95	ELEVATION A	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	40" W X 80" H	PAINTED BRONZE FINISH
E	23	ELEVATION D	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	30" W X 80" H	PAINTED BRONZE FINISH
F	23	ELEVATION D	TRI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	96" W X 80" H	PAINTED BRONZE FINISH
G	22	ELEVATIONS C,D	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	42" W X 80" H	PAINTED BRONZE FINISH
H	11	ELEVATION A	BI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	50" W X 80" H	PAINTED BRONZE FINISH
I	12	ELEVATION B	TRI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	84" W X 80" H	PAINTED BRONZE FINISH
J	12	ELEVATION B	TRI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	76" W X 80" H	PAINTED BRONZE FINISH
K	11	ELEVATION C	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	20" W X 80" H	PAINTED BRONZE FINISH
L	11	ELEVATION D	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	50" W X 80" H	PAINTED BRONZE FINISH
M	12	ELEVATION E	BI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	72" W X 80" H	PAINTED BRONZE FINISH
N	12	ELEVATION E	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	24" W X 50" H	PAINTED BRONZE FINISH
O	12	ELEVATION E	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	30" W X 50" H	PAINTED BRONZE FINISH
P	1	ELEVATION B	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	36" W X 50" H	PAINTED BRONZE FINISH
Q	5	ELEVATION B	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	48" W X 72" H	PAINTED BRONZE FINISH
R	1	ELEVATION B	BI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	50" W X 72" H	PAINTED BRONZE FINISH
S	1	ELEVATION B	BI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	74" W X 72" H	PAINTED BRONZE FINISH
T	1	ELEVATION B	TRI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	84" W X 72" H	PAINTED BRONZE FINISH
U	1	ELEVATION B	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	30" W X 80" H	PAINTED BRONZE FINISH
*V	12	ELEVATION A	SINGLE FIRE RATED ONE OVER ONE DOUBLE HUNG METAL WINDOW	48" W X 74" H	PAINTED BRONZE FINISH

WINDOW SCHEDULE

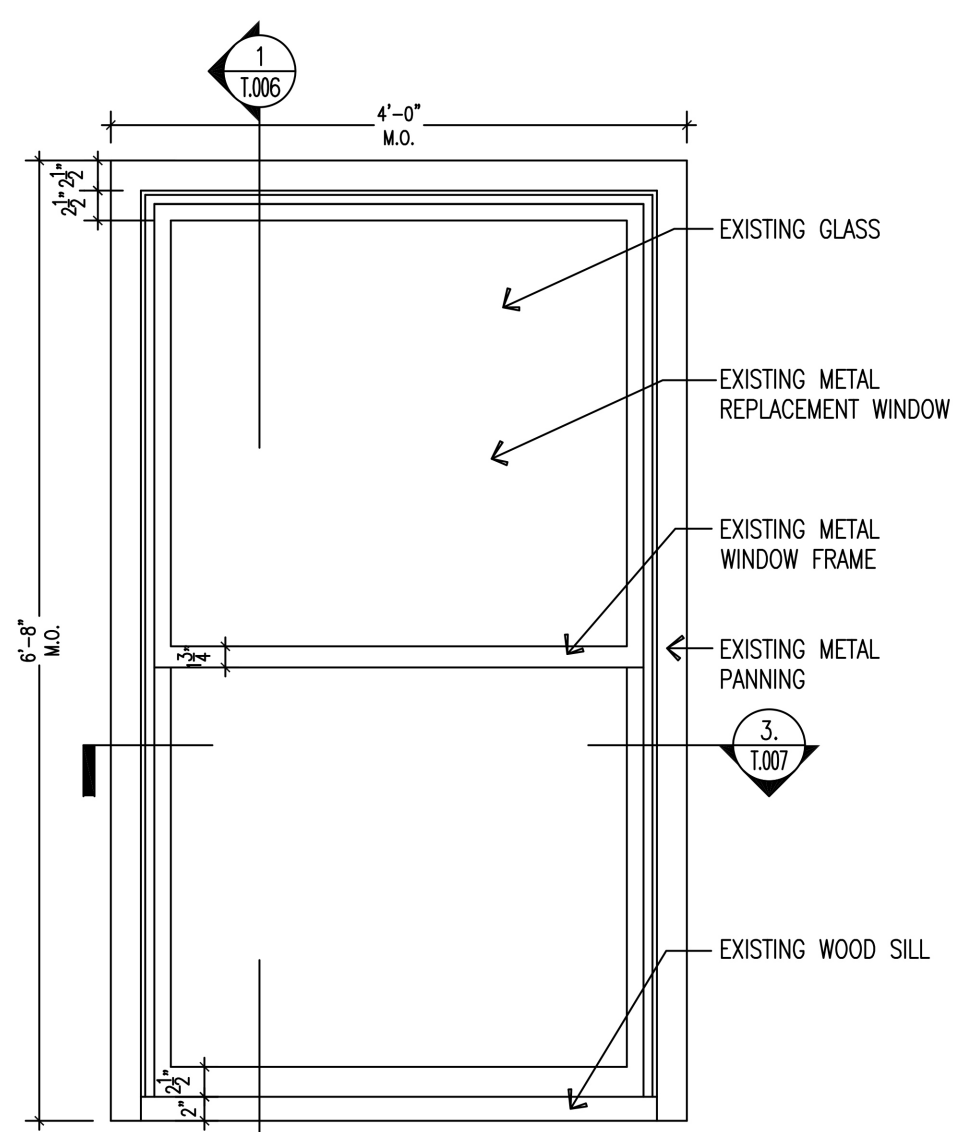


FLOOR PLAN

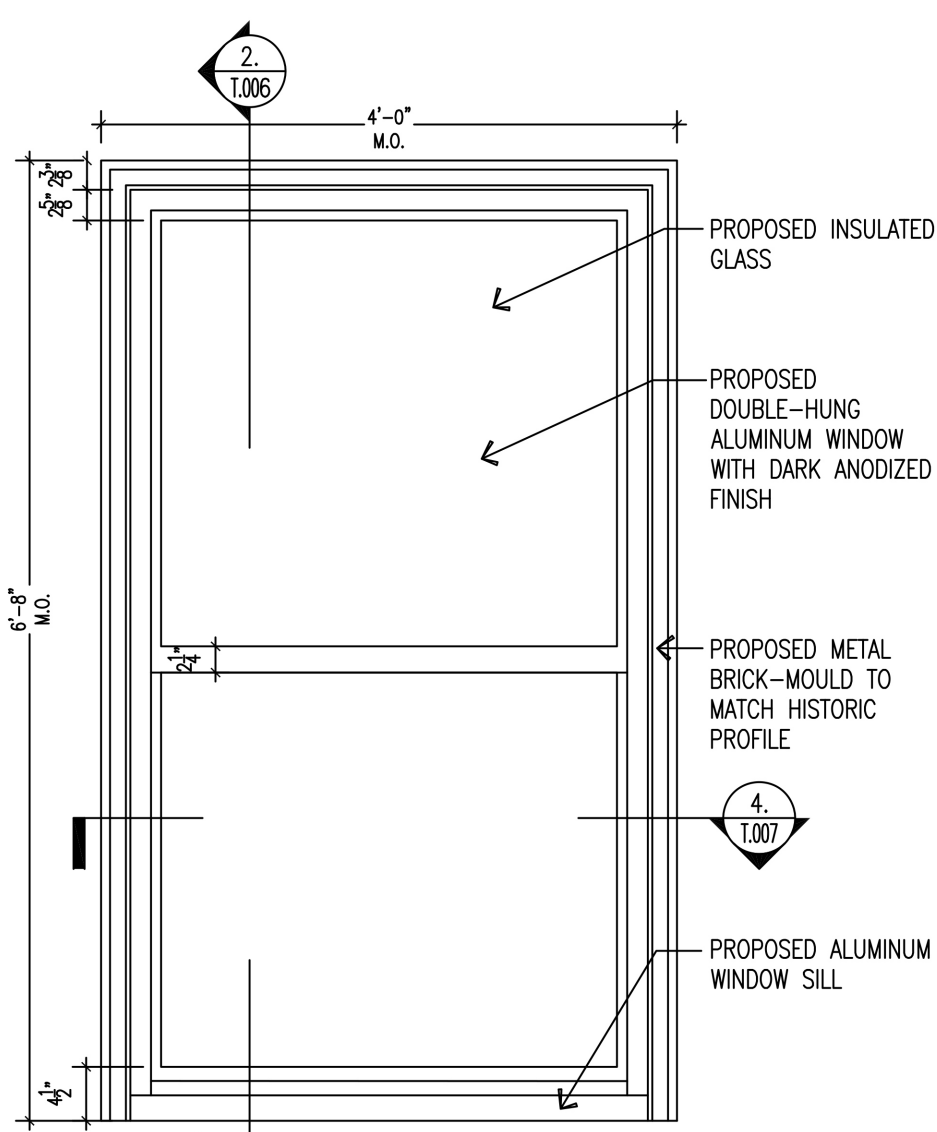
N.B.: MISCELLANEOUS  
MASONRY OPENINGS  
THAT DO NOT FALL INTO  
ESTABLISHED FENESTRATION  
ARE NOTED ON ELEVATIONS

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	PLOT PLAN WINDOW SCHEDULE FLOOR PLAN WITH WINDOW TYPES & LOCATION INDICATED	PREPARED BY: AZAR ASSOCIATES, INC. 215 WEST 94 STREET SUITE 517 NEW YORK, NY. 10025 212-222-3719	DATE: 05.15.19	DRAWING NO.:  T-003.00
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				DRAWN BY: FSW/WKT/RDA	

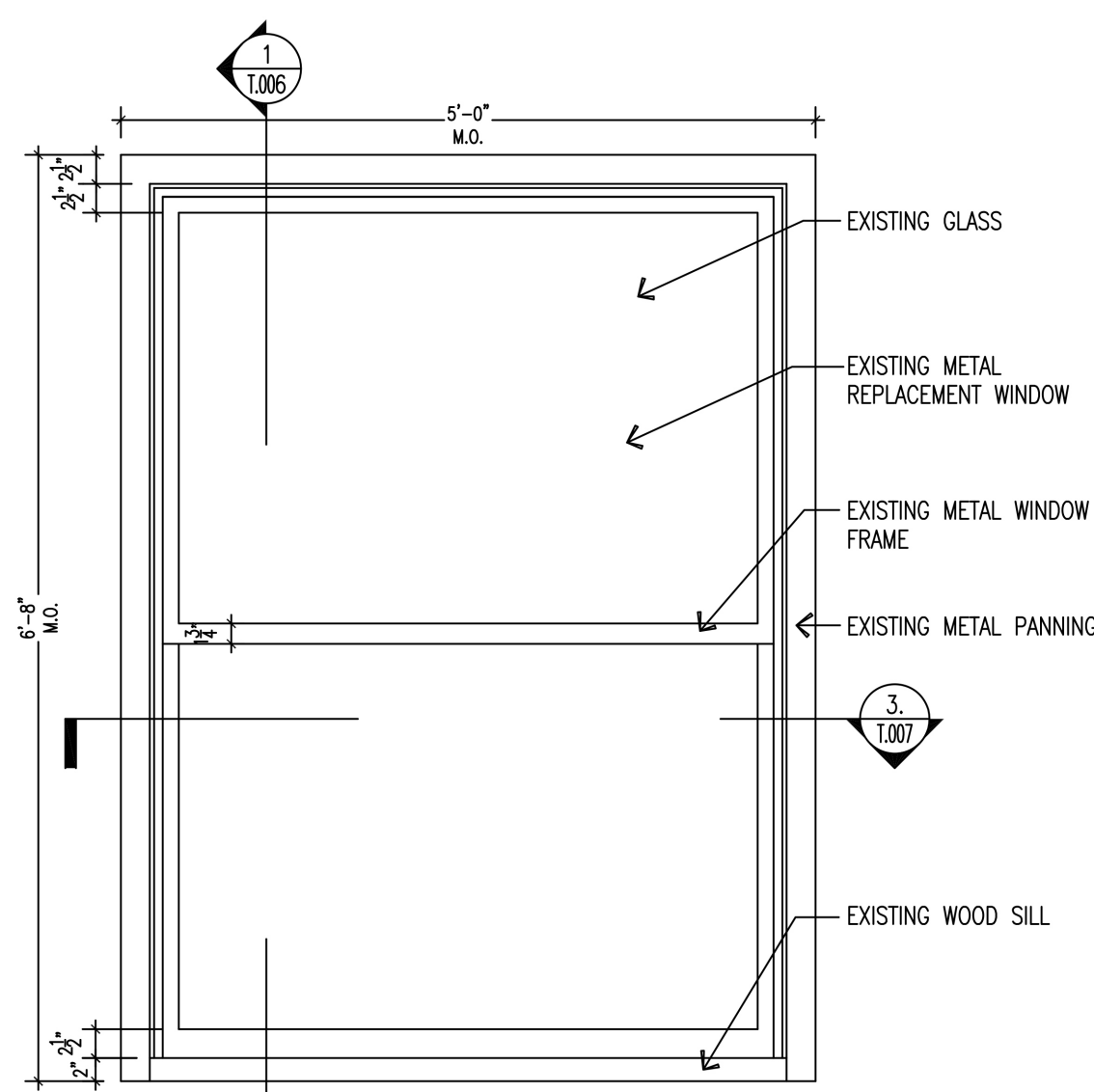




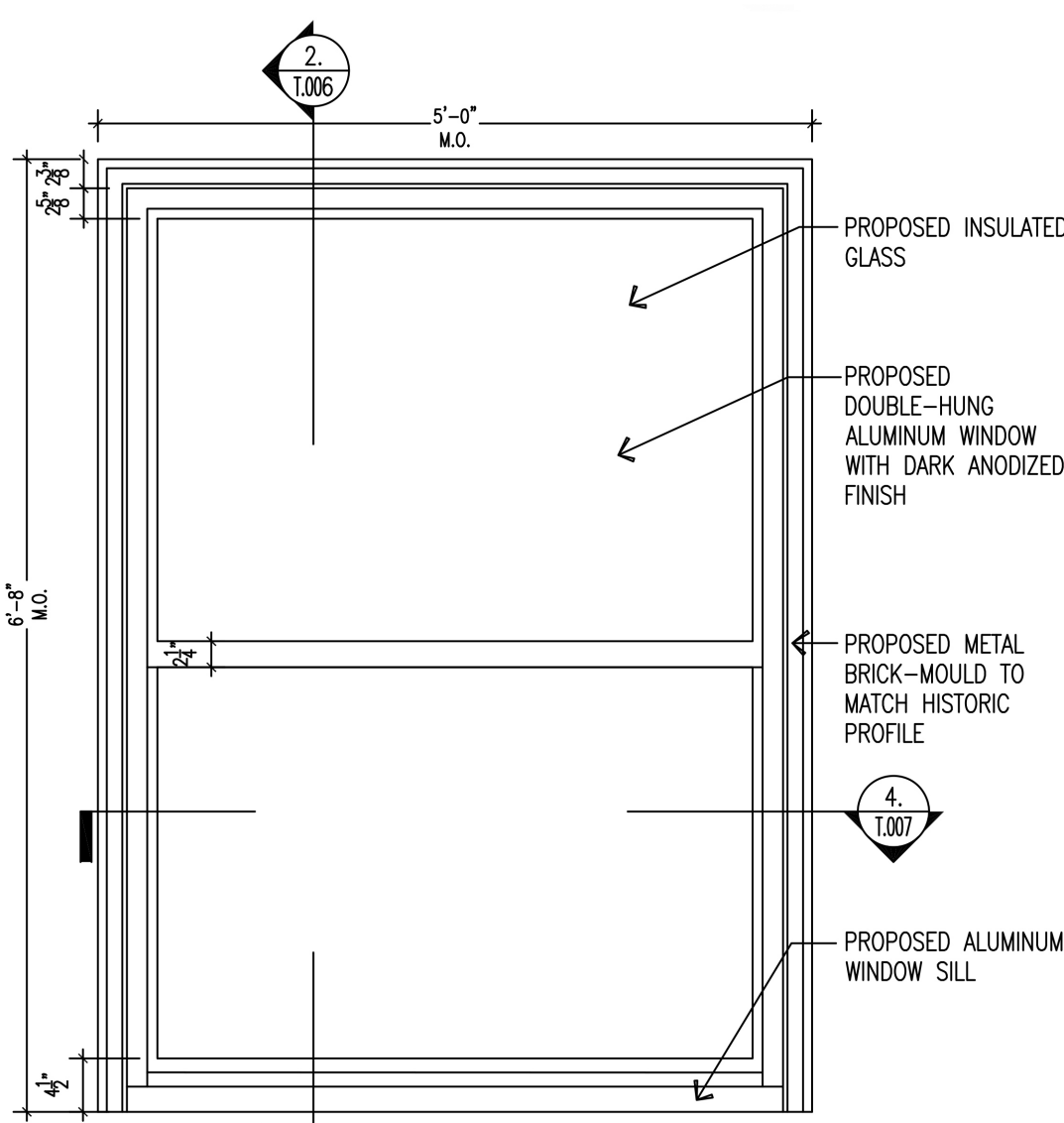
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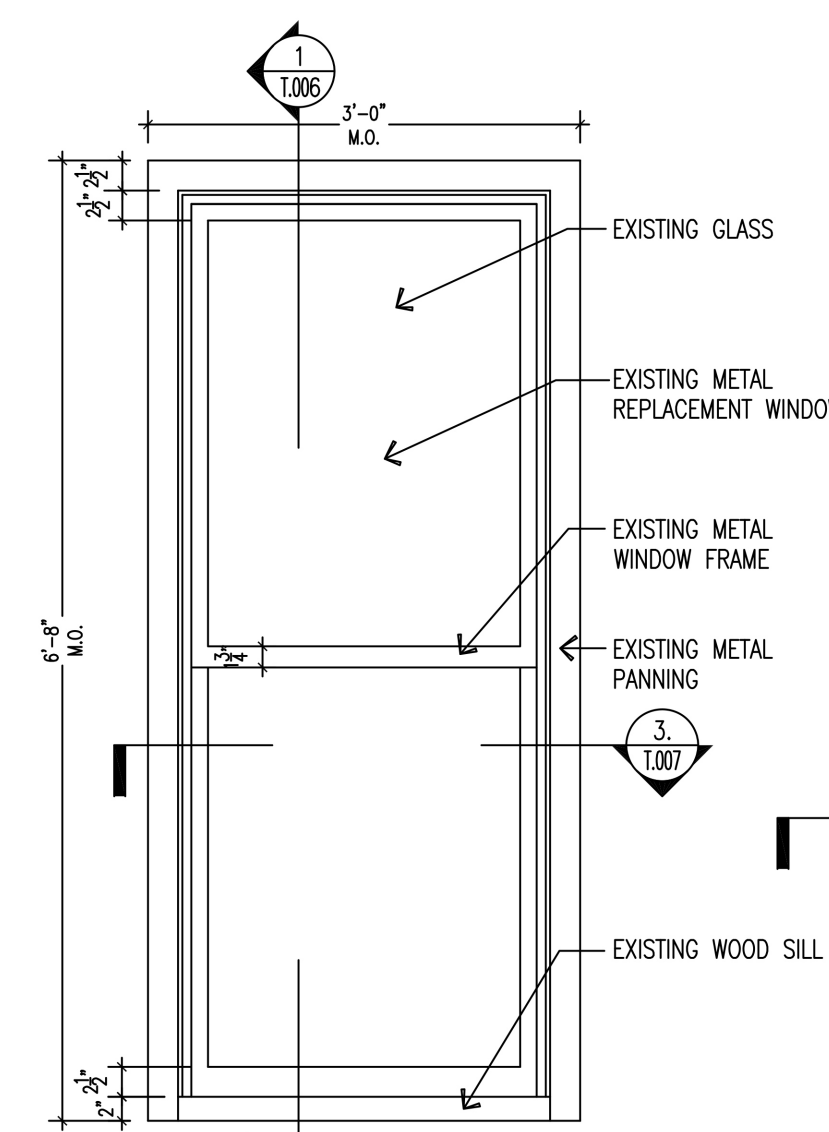
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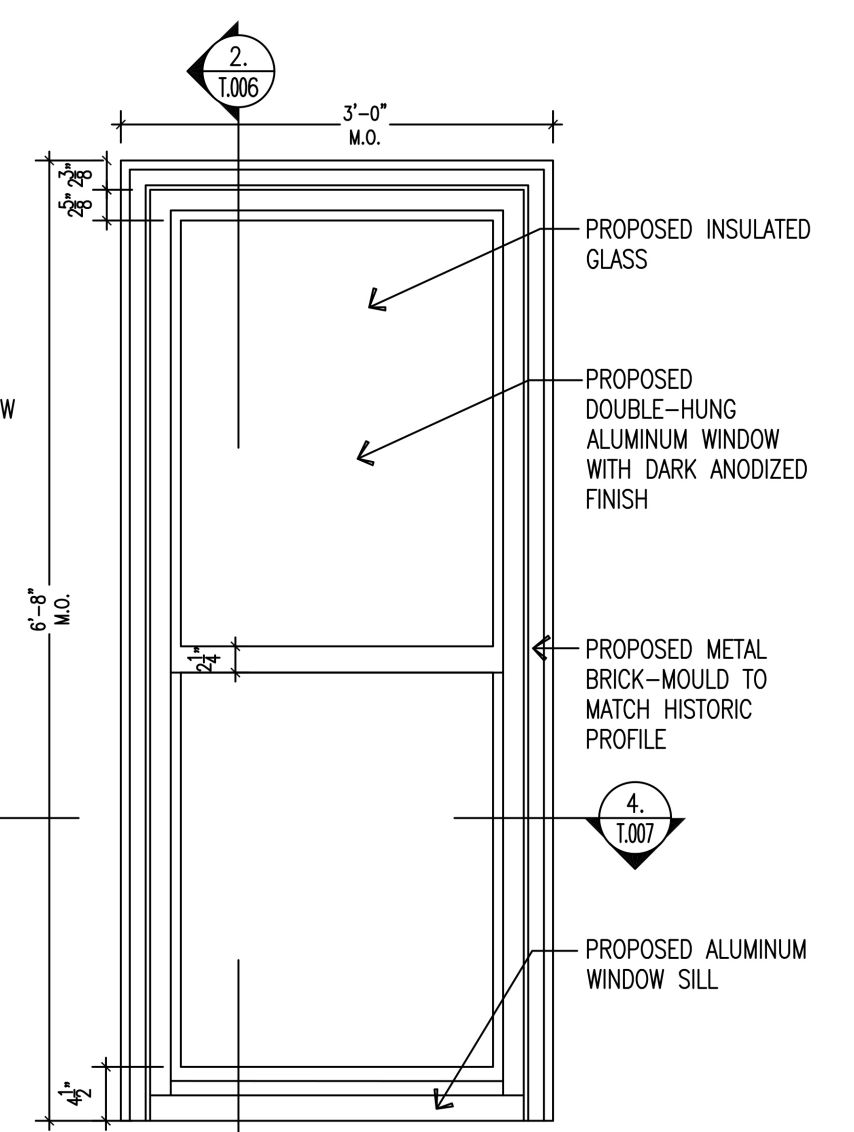
EXISTING CONDITION



PROPOSED CONDITION



EXISTING CONDITION

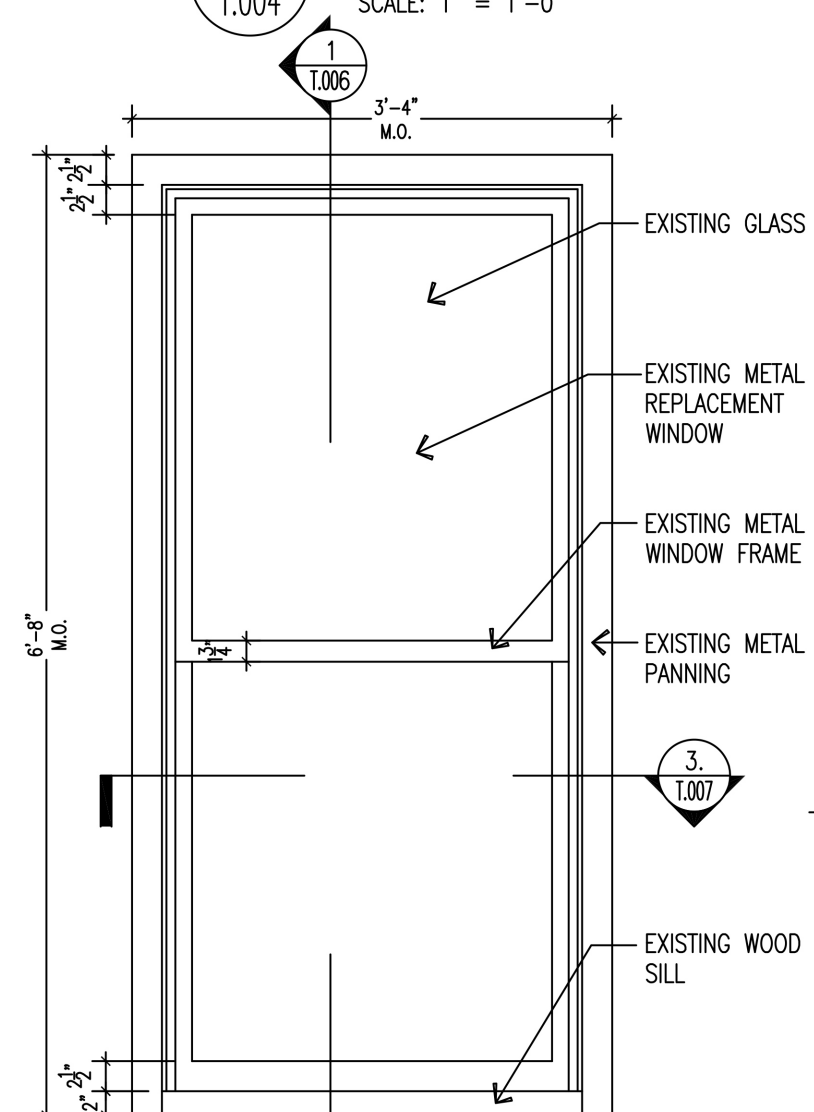


PROPOSED CONDITION

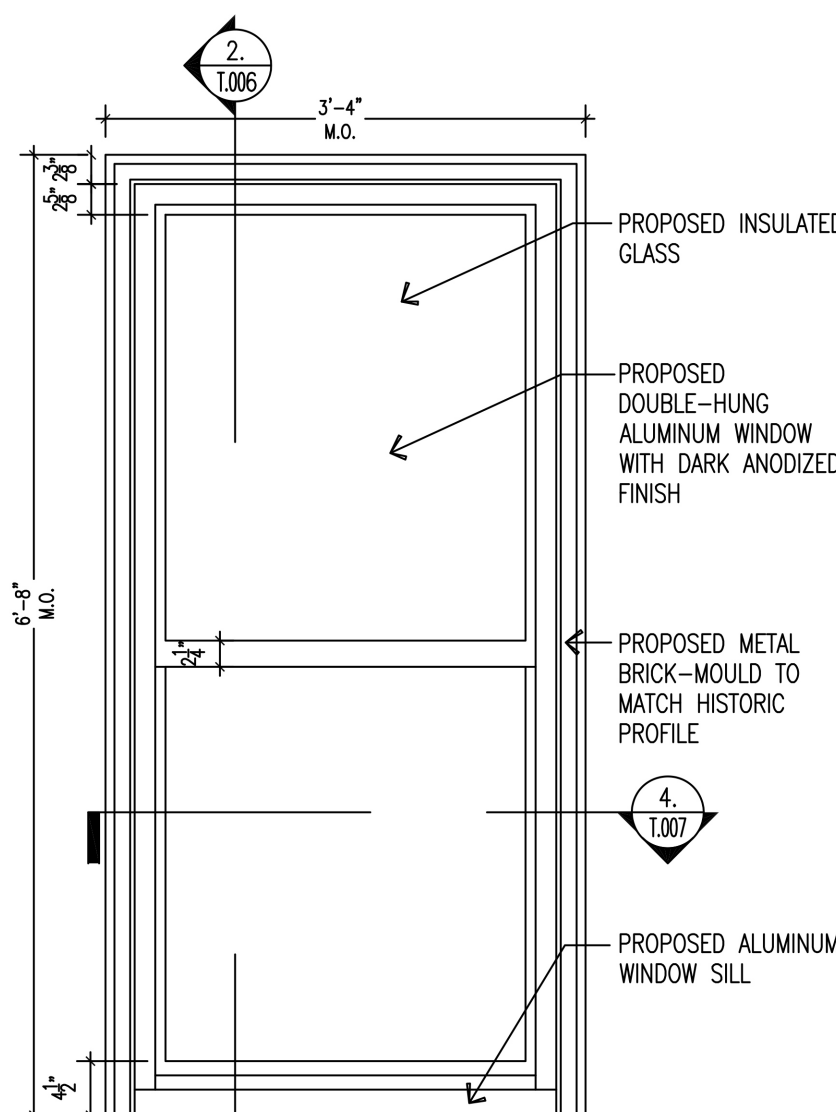
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T.004 SCALE: 1" = 1'-0"

2. WINDOW TYPE B  
T.004 SCALE: 1" = 1'-0"

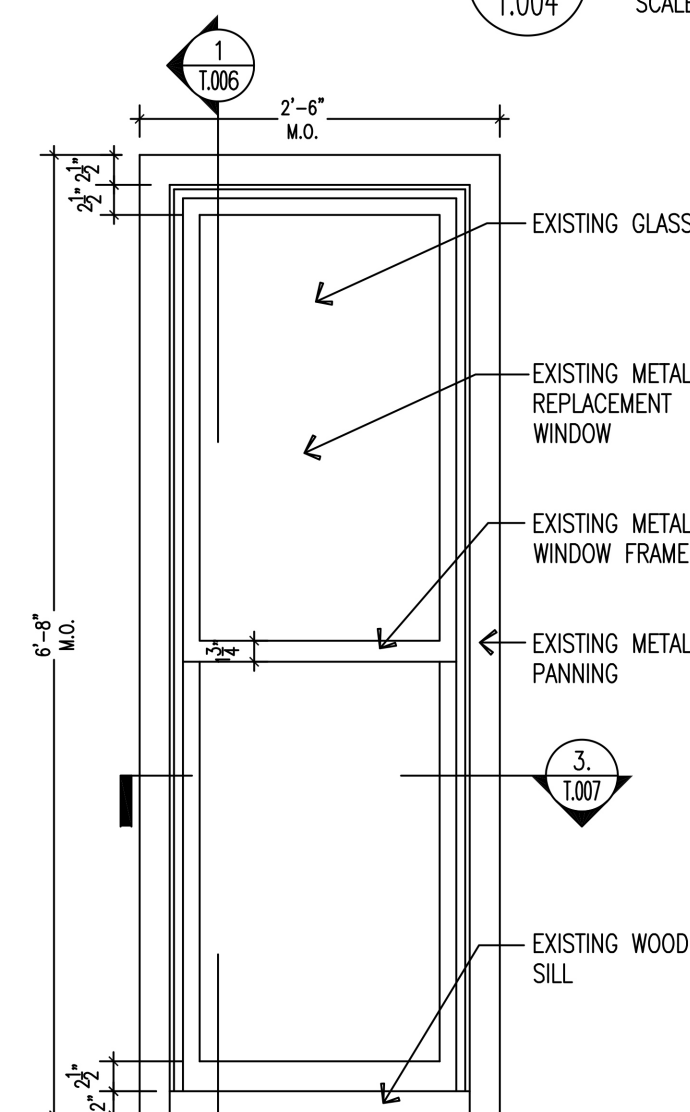
3. WINDOW TYPE C  
T.004 SCALE: 1" = 1'-0"



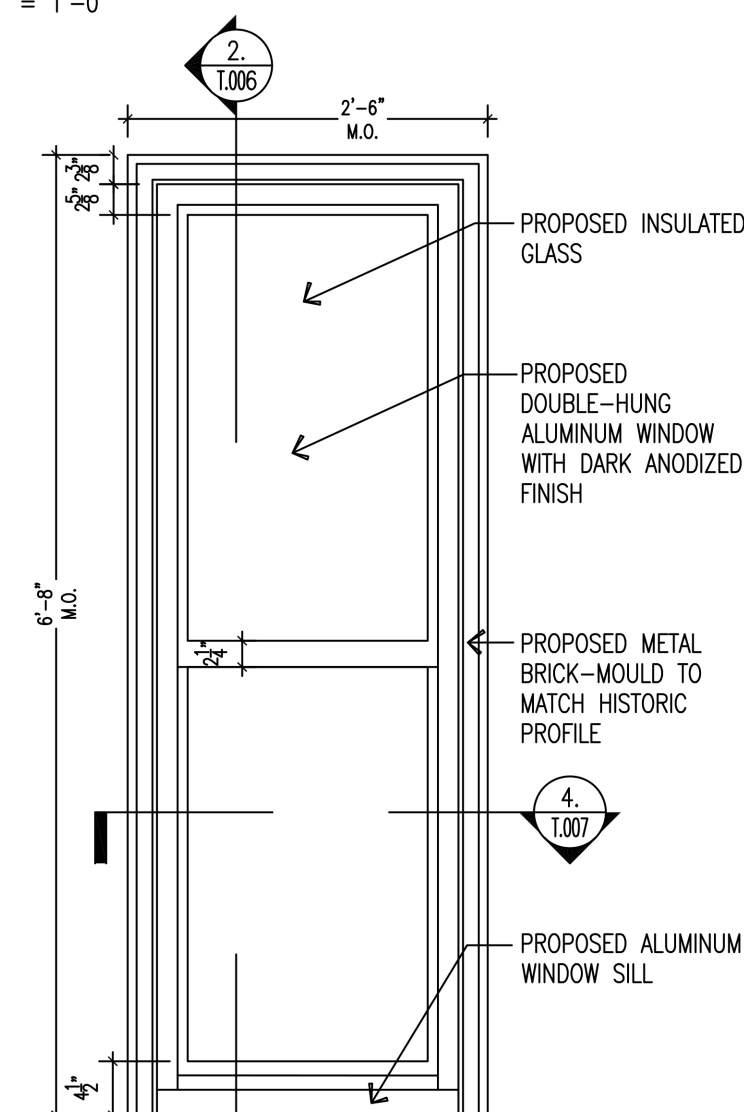
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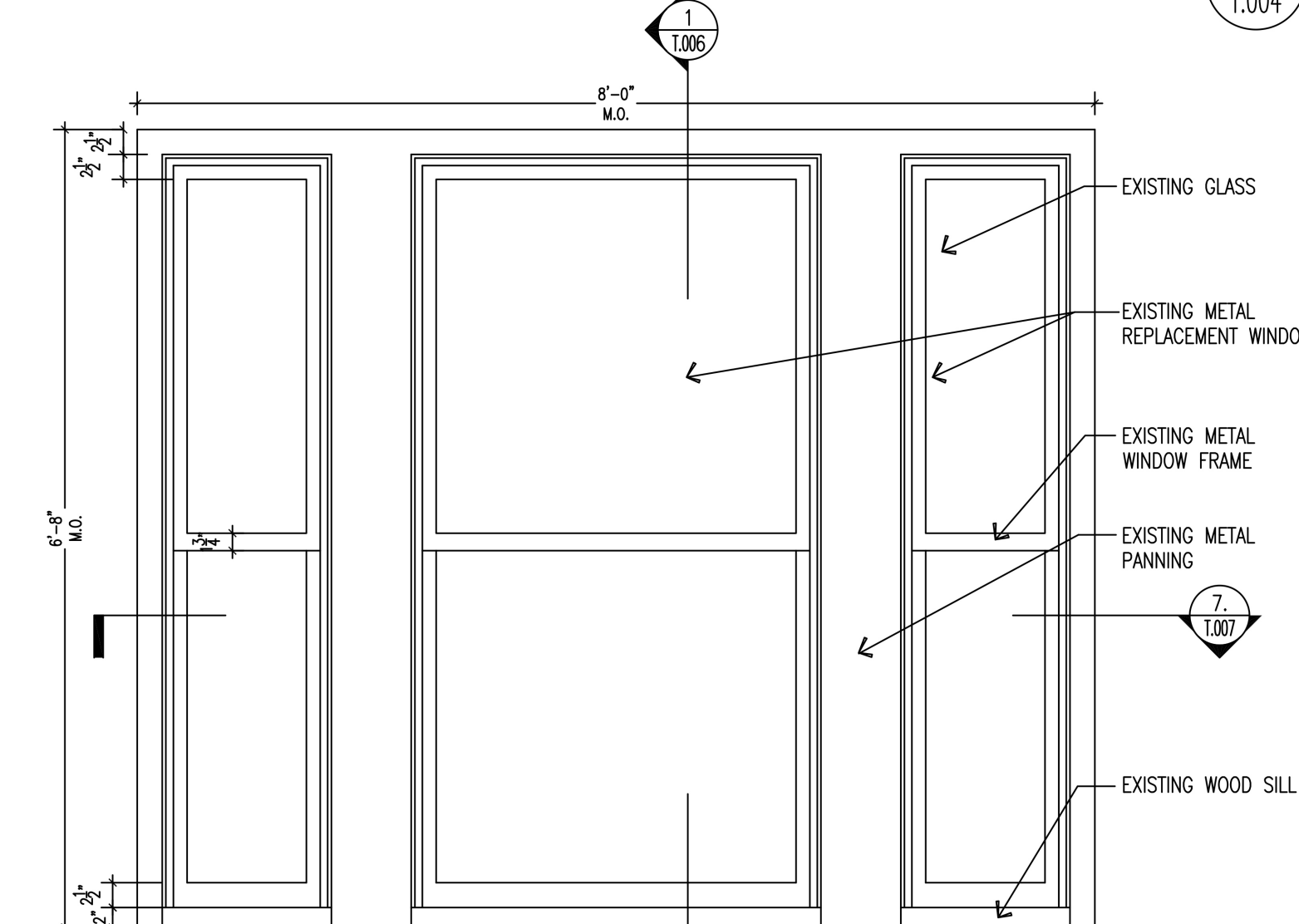
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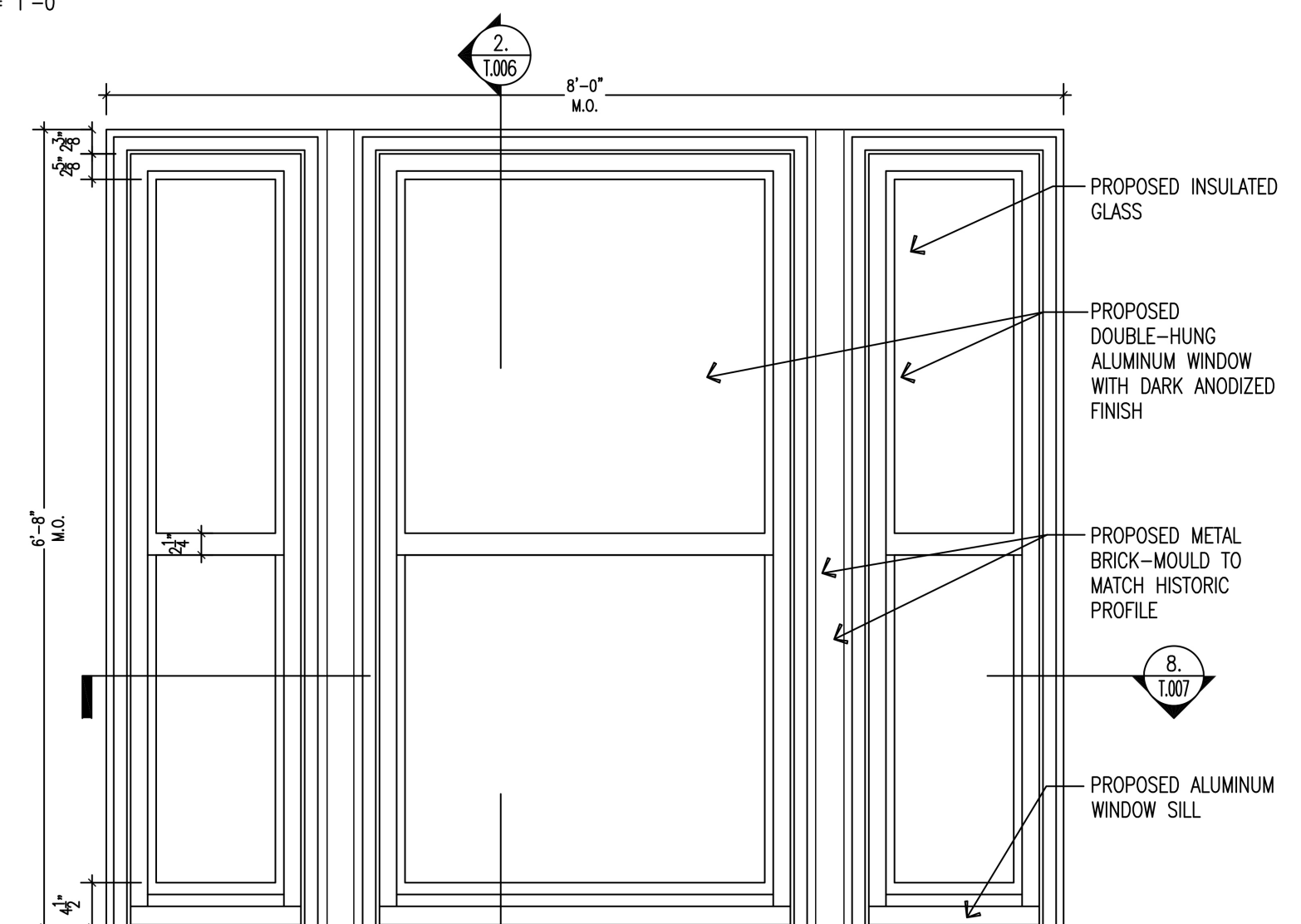
EXISTING CONDITION



PROPOSED CONDITION



EXISTING CONDITION

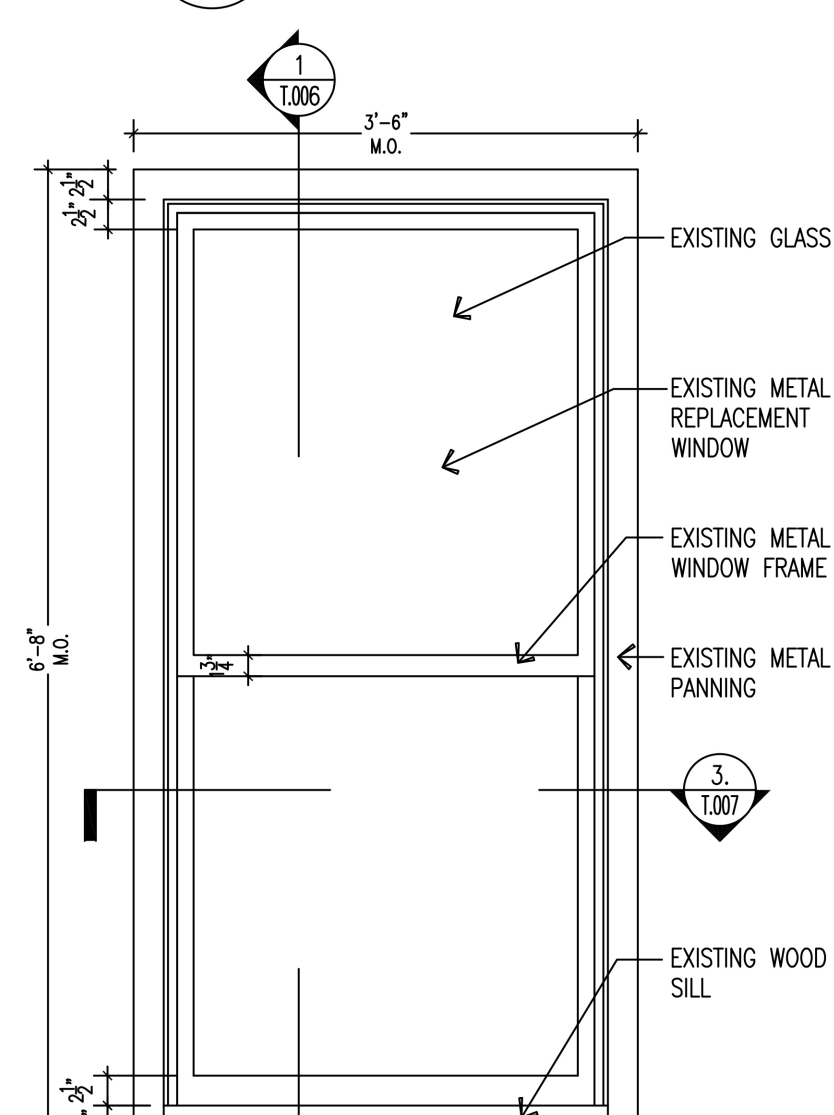


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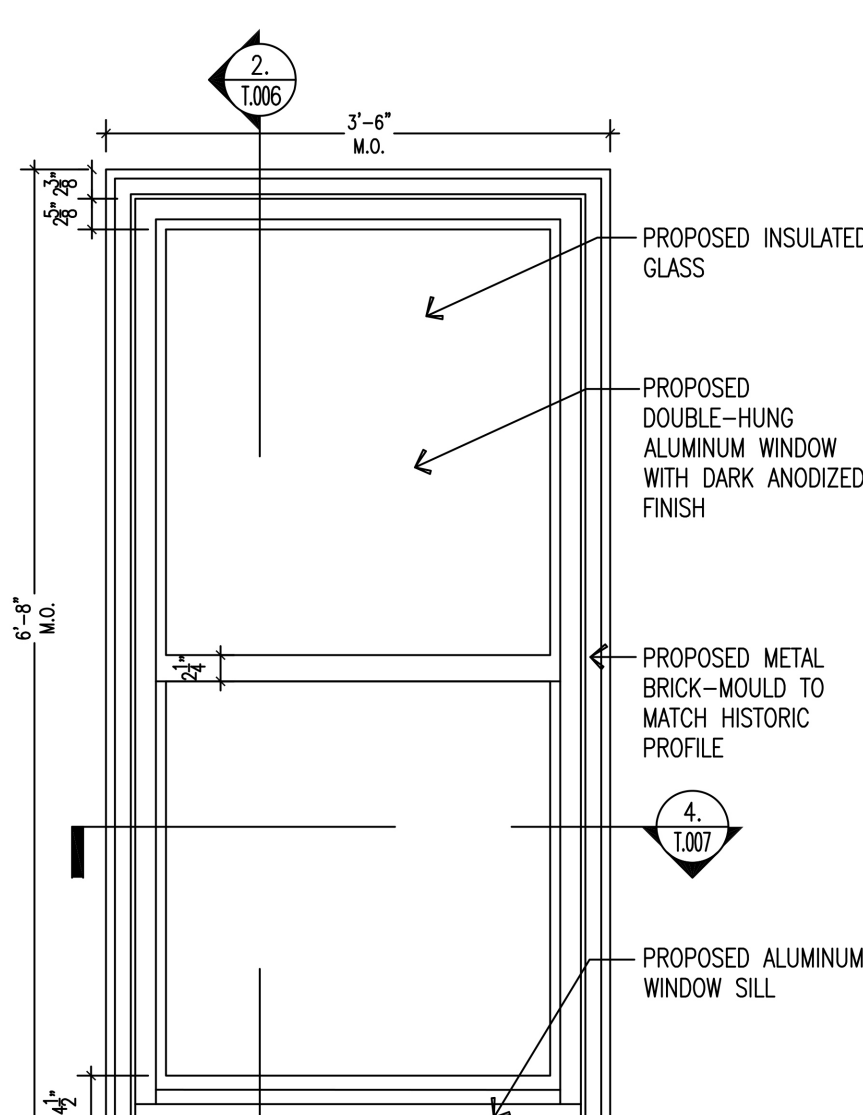
4. WINDOW TYPE D  
T.004 SCALE: 1" = 1'-0"

5. WINDOW TYPE E  
T.004 SCALE: 1" = 1'-0"

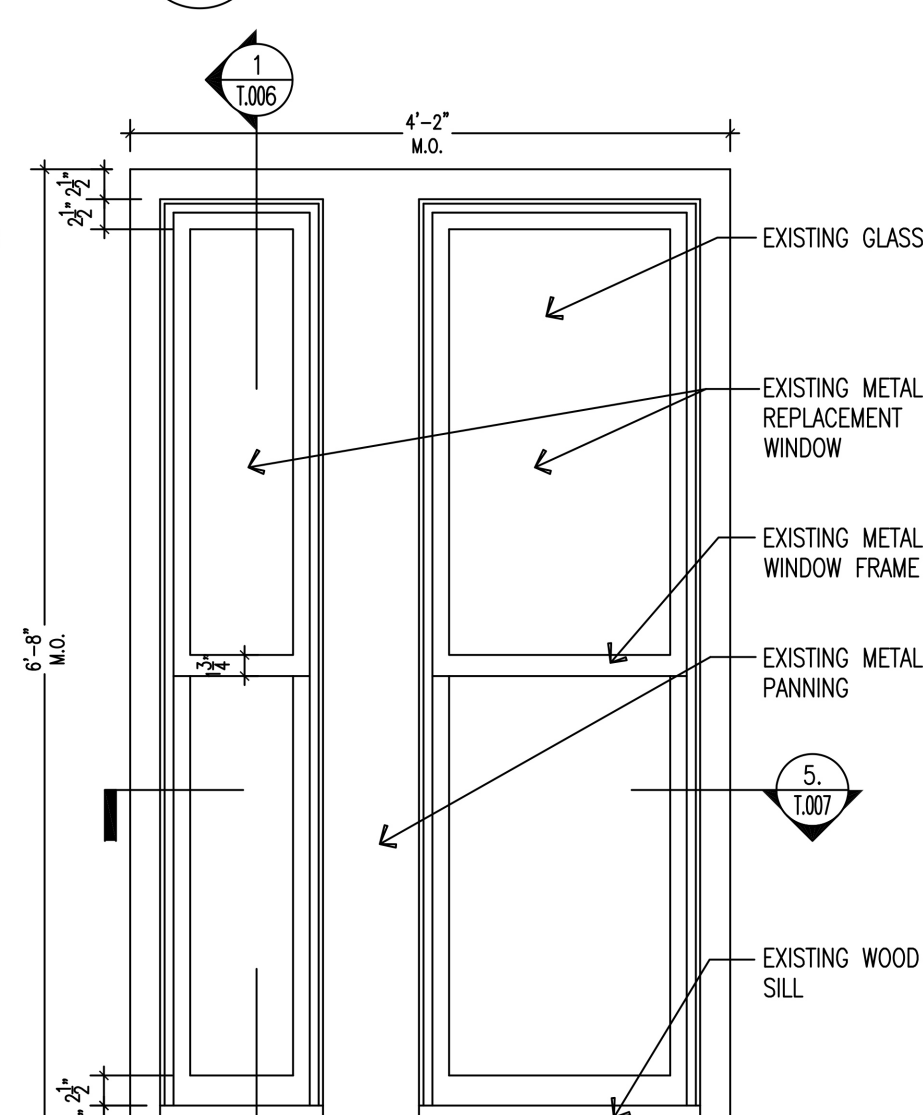
6. WINDOW TYPE F  
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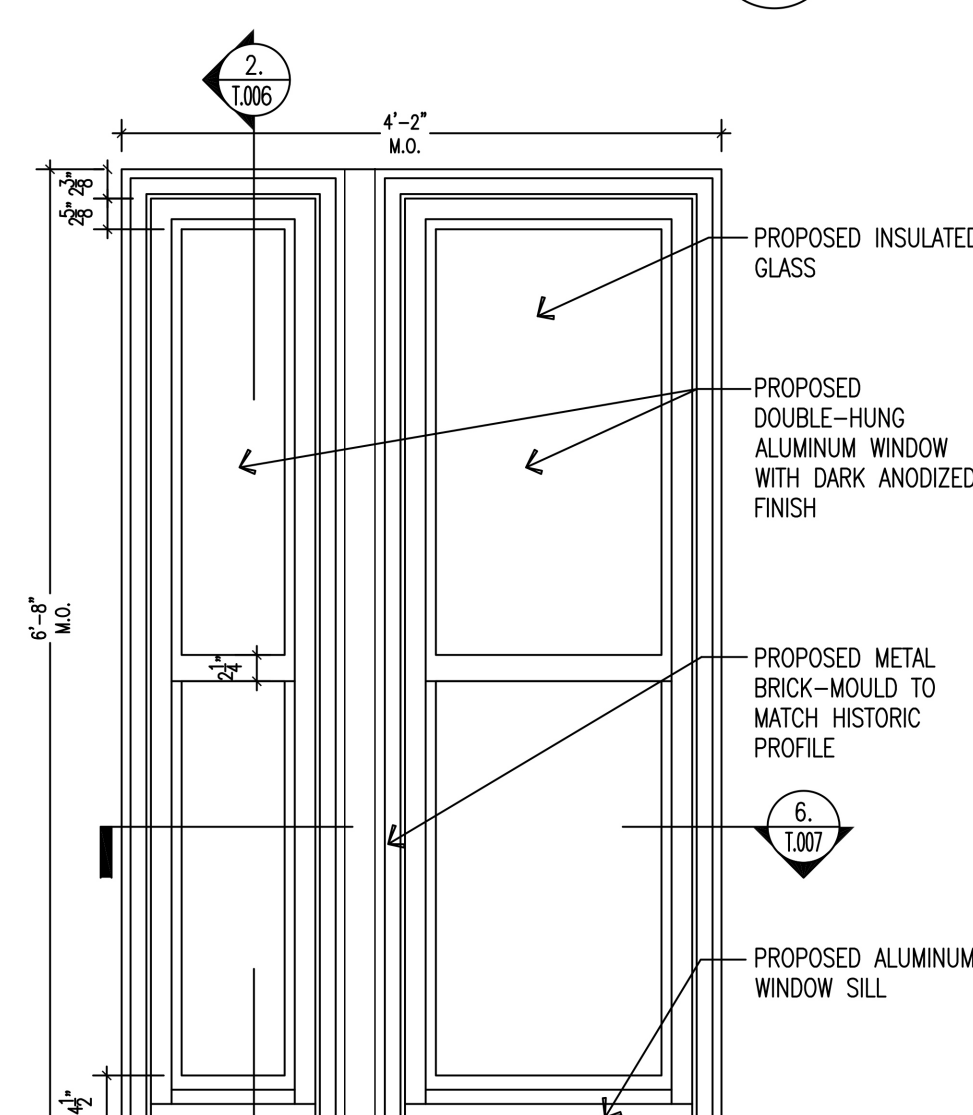
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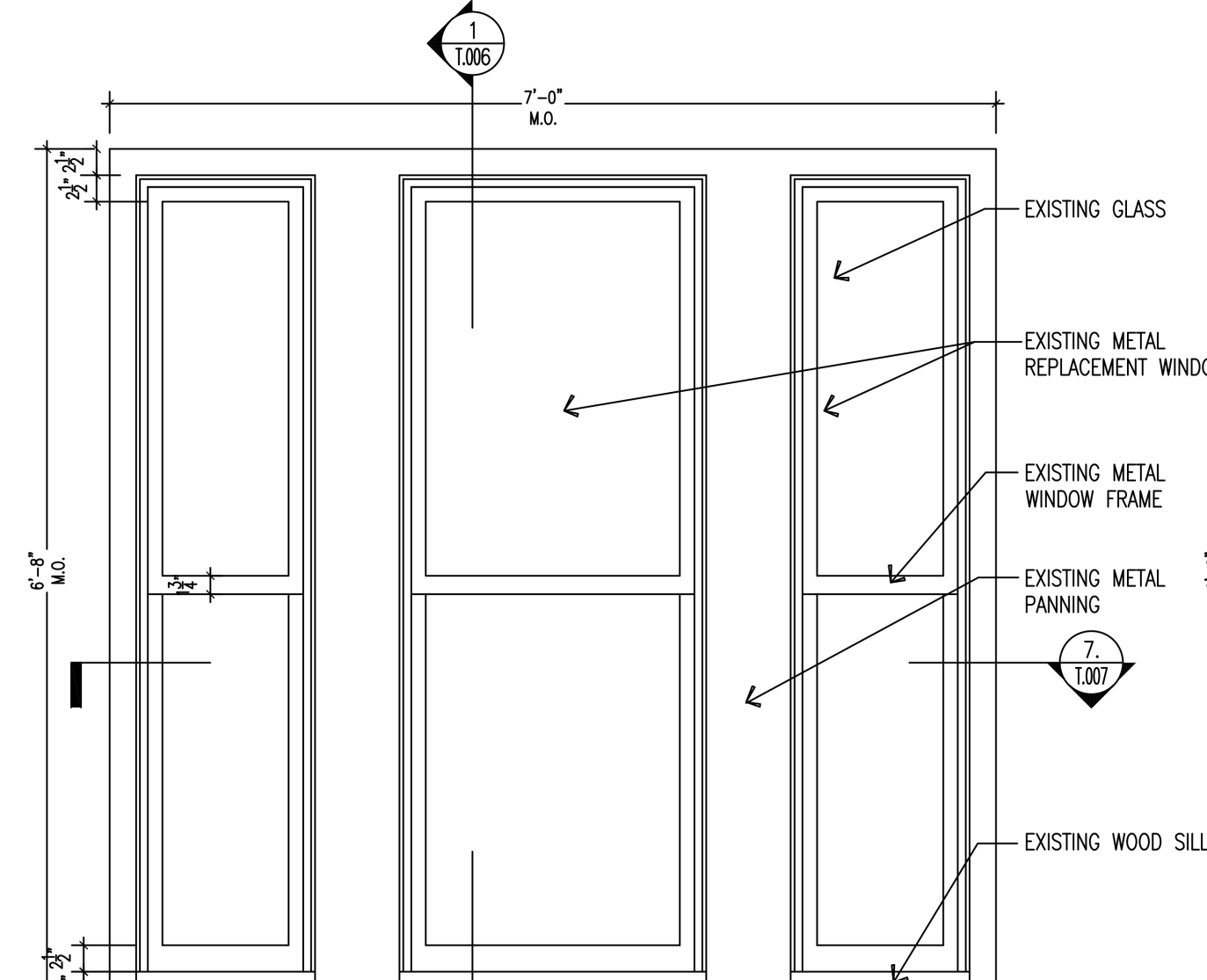
PROPOSED CONDITION



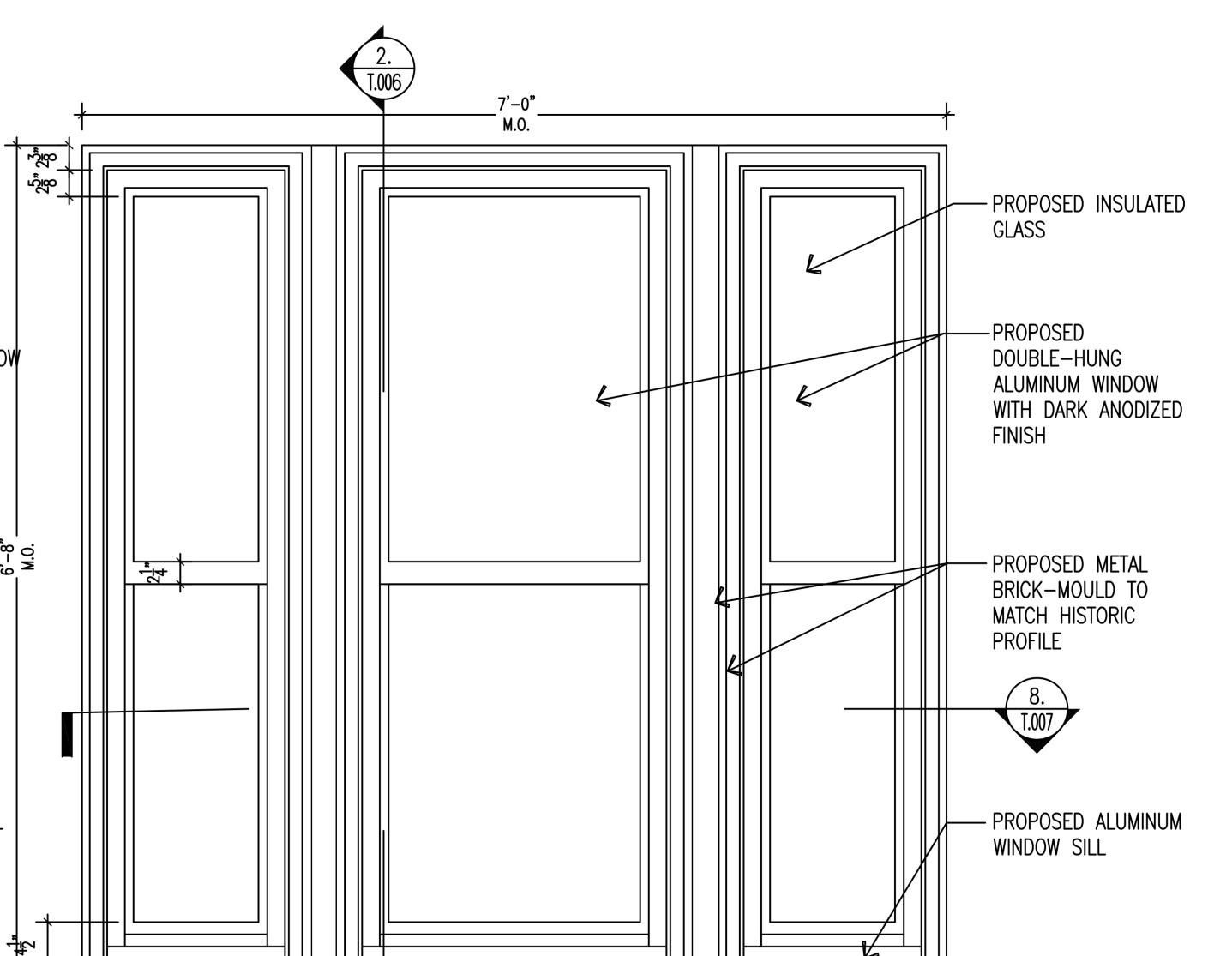
EXISTING CONDITION



PROPOSED CONDITION



EXISTING CONDITION



PROPOSED CONDITION

7. WINDOW TYPE G  
T.004 SCALE: 1" = 1'-0"

8. WINDOW TYPE H  
T.004 SCALE: 1" = 1'-0"

9. WINDOW TYPE I  
T.004 SCALE: 1" = 1'-0"

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 WINDOW ELEVATIONS

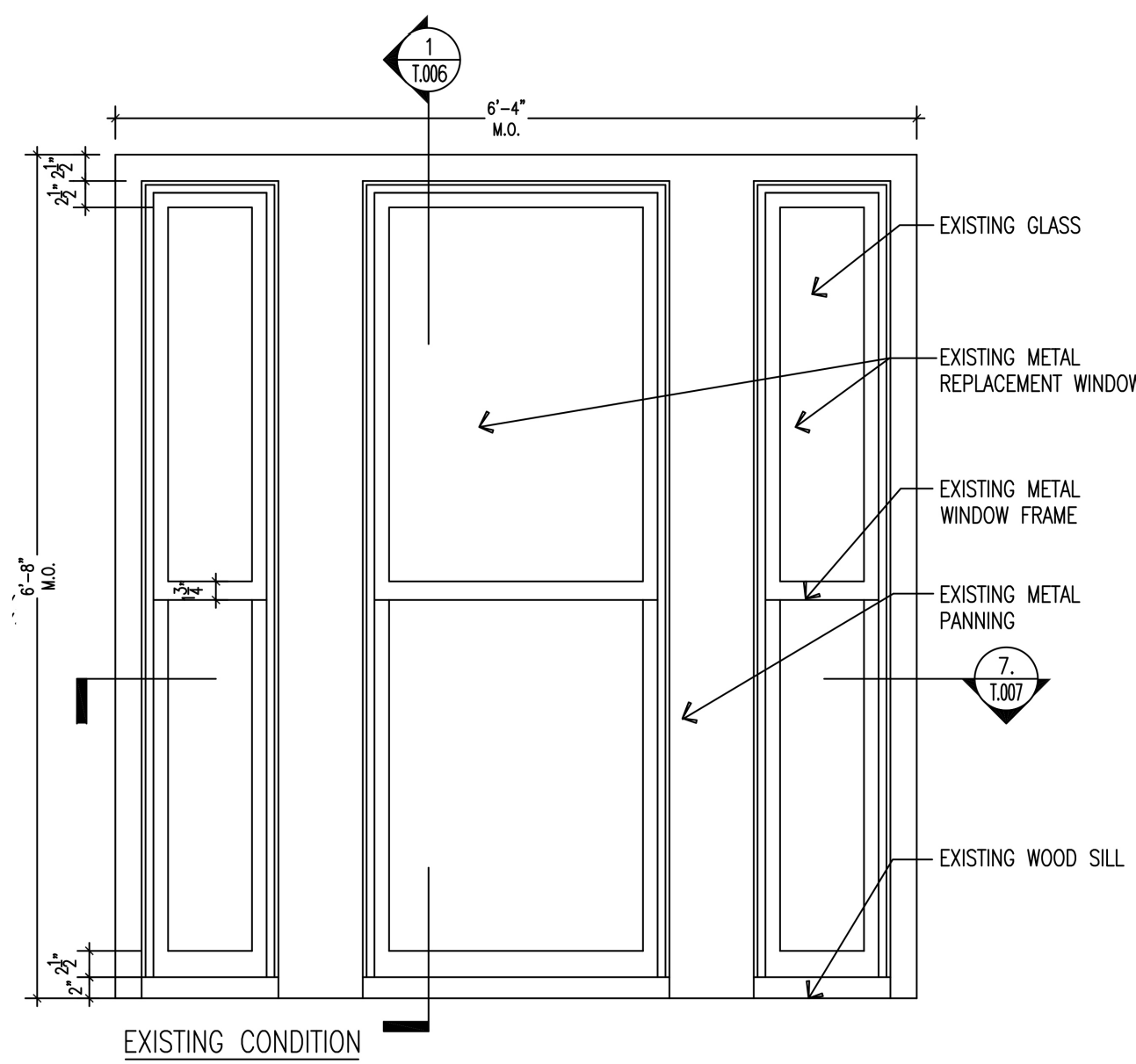
PREPARED BY:  
AZAR ASSOCIATES, INC.  
215 WEST 94 STREET  
SUITE 517  
NEW YORK, NY. 10025  
212-222-3719

DATE:  
05.15.19  
SCALE:  
DRAWN BY:  
NKT

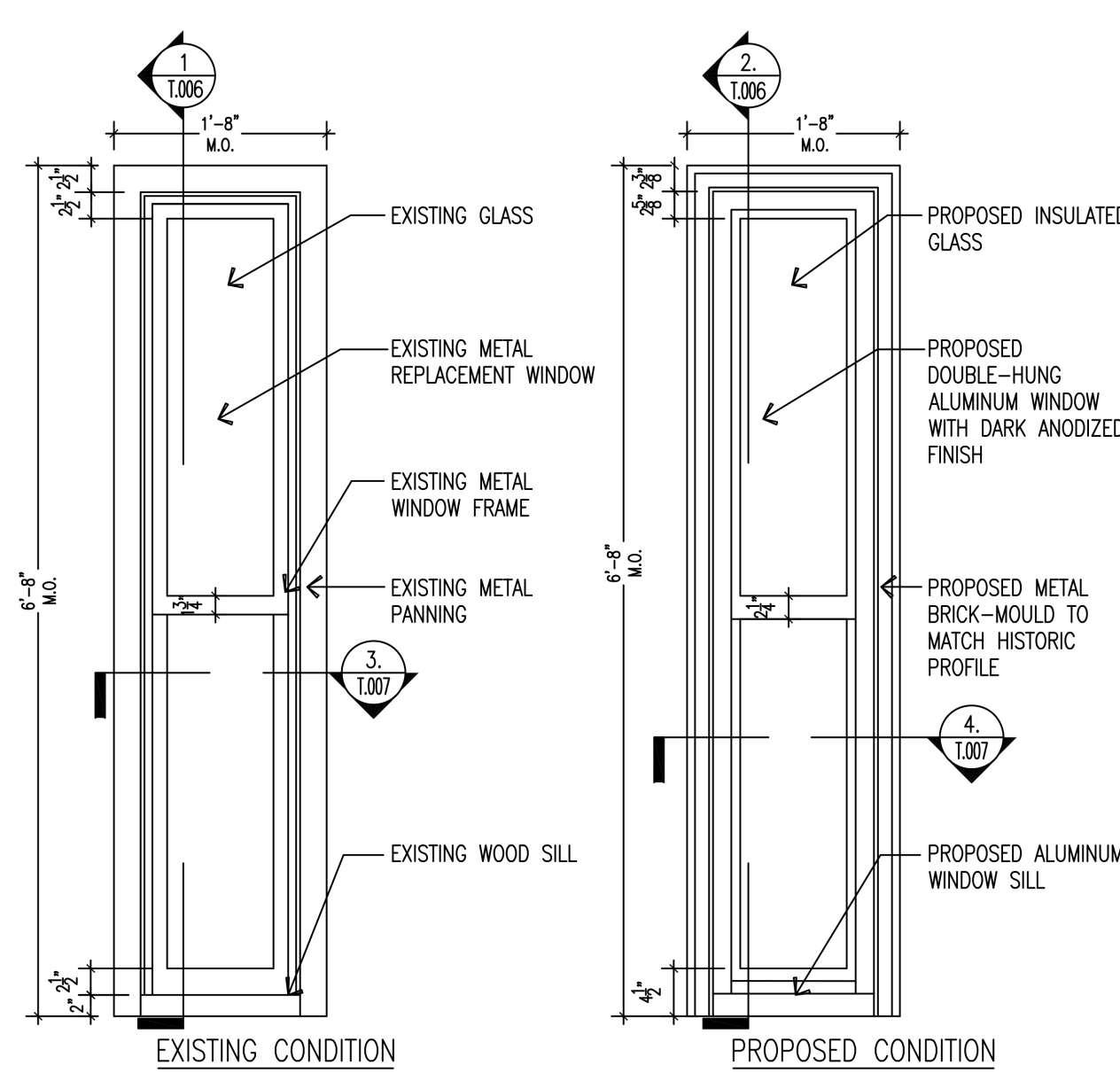
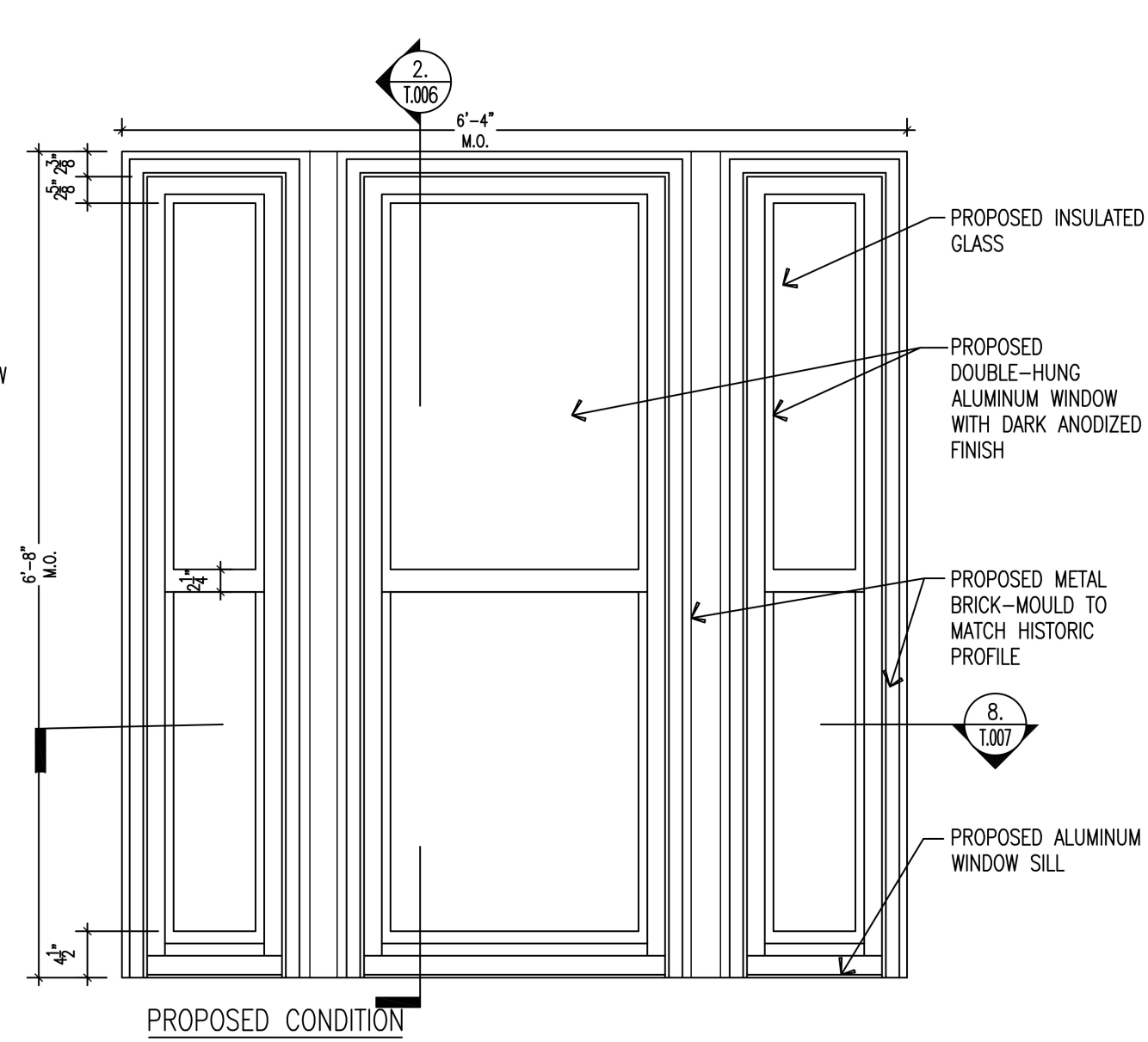
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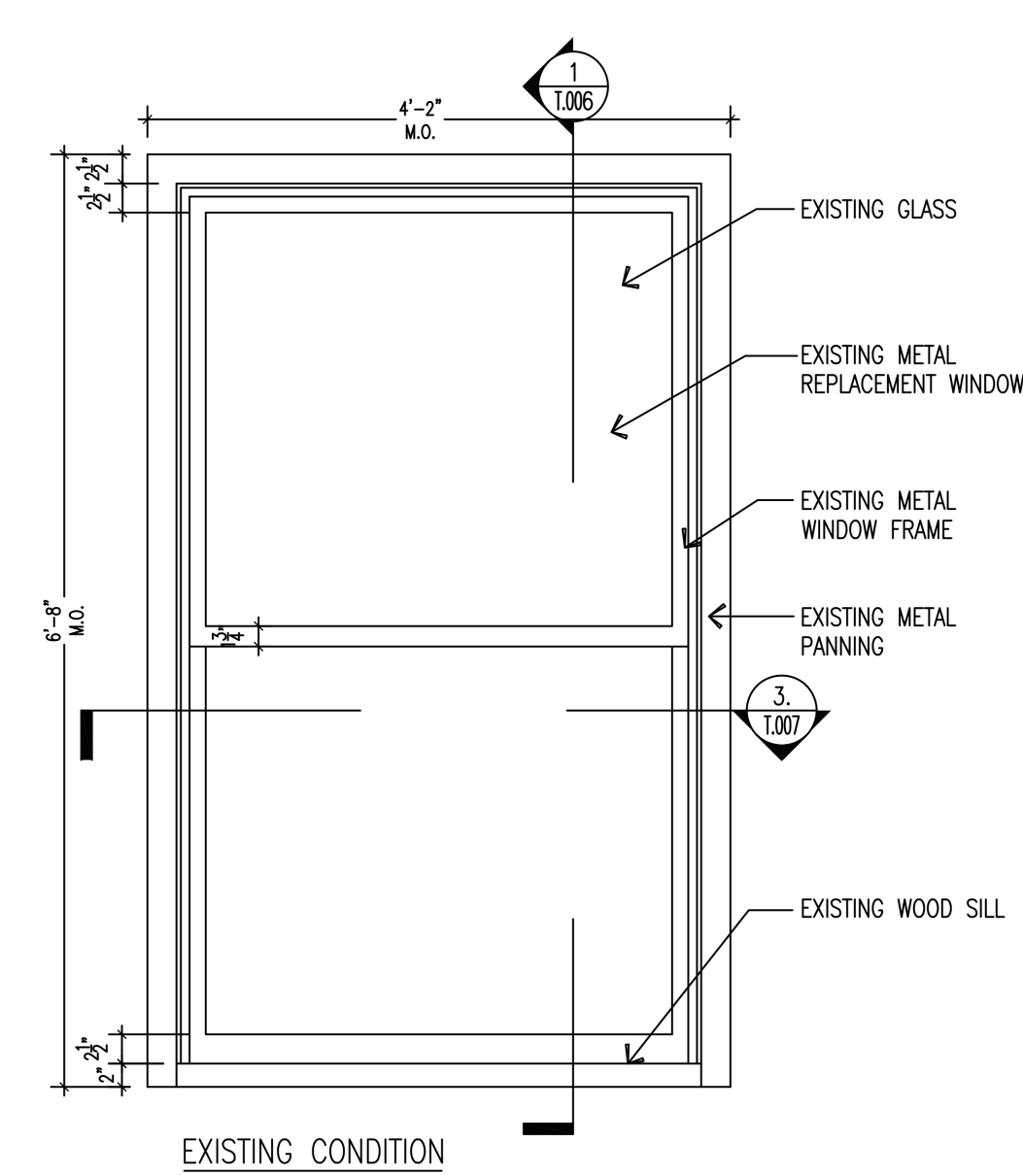
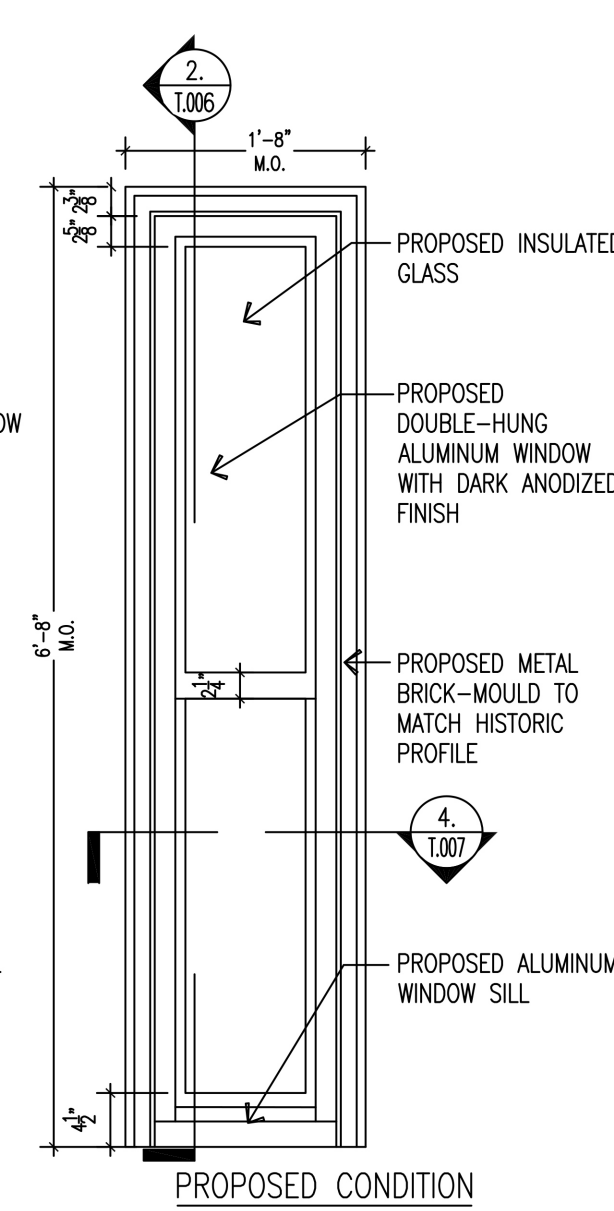




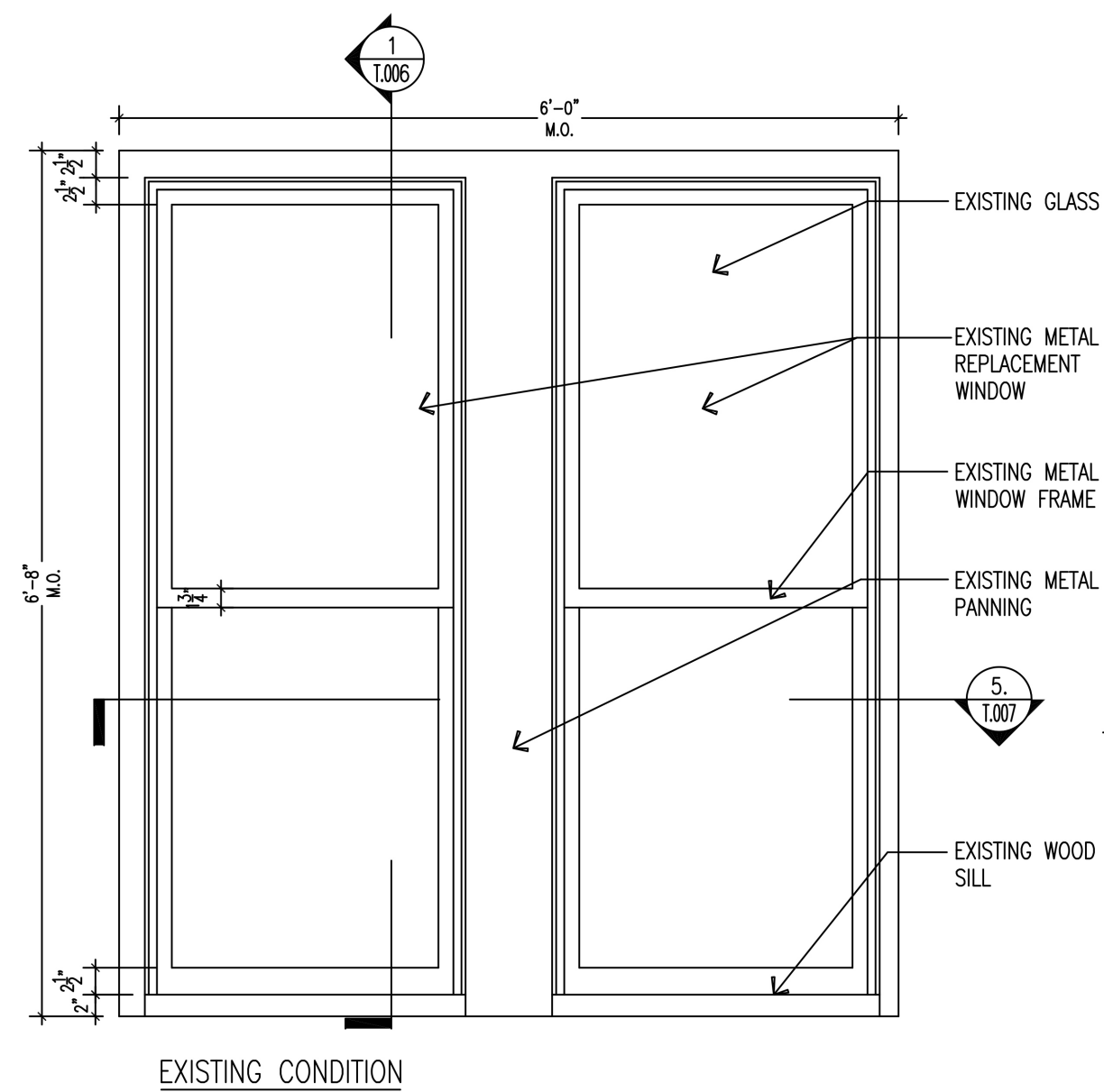
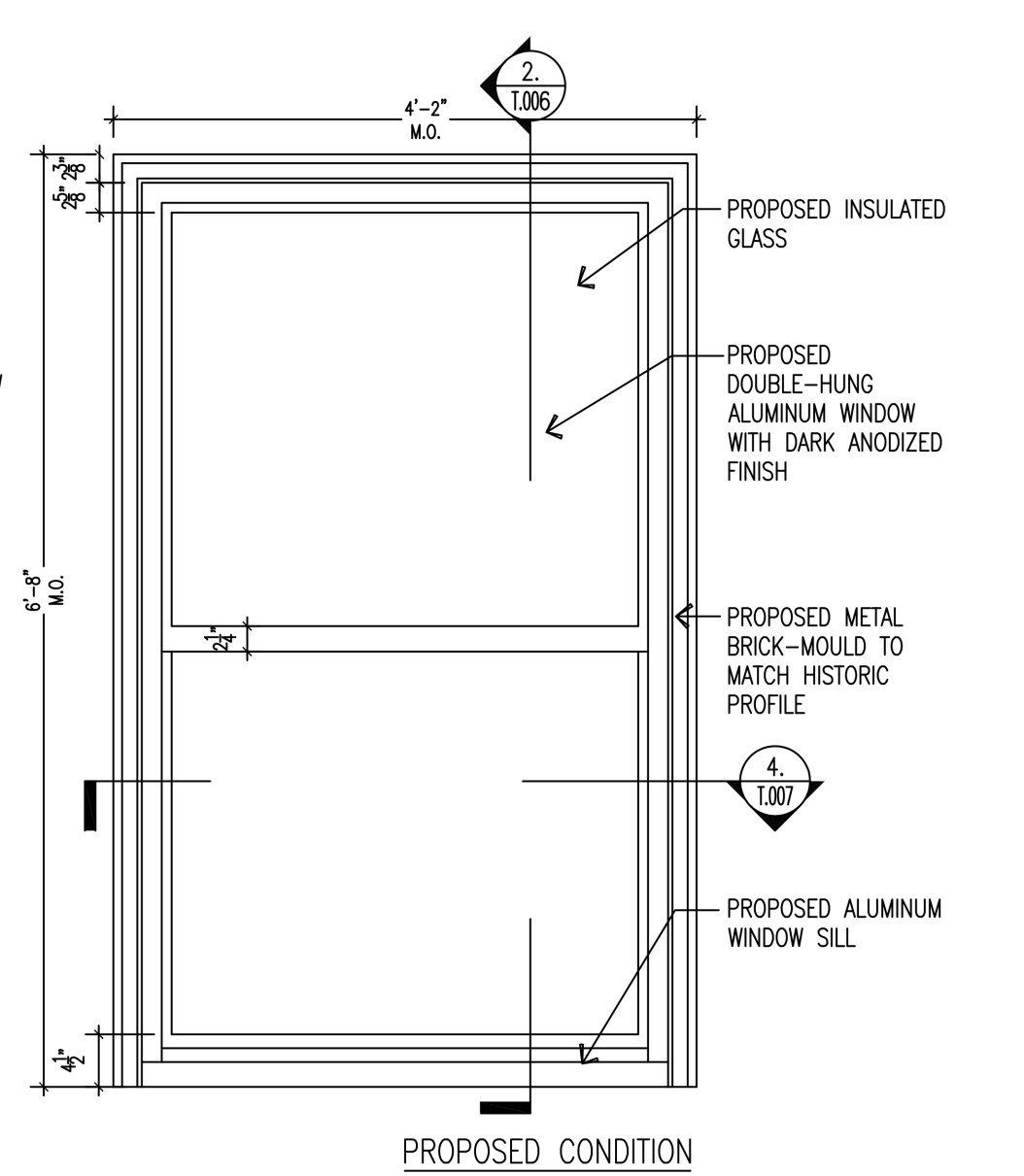
1. WINDOW TYPE J  
T.005 SCALE: 1" = 1'-0"



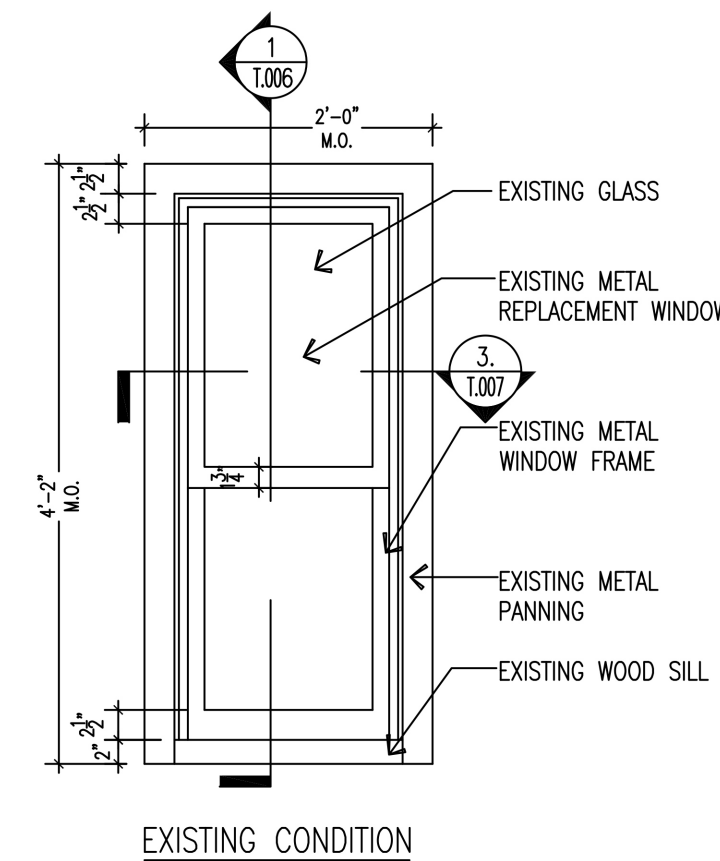
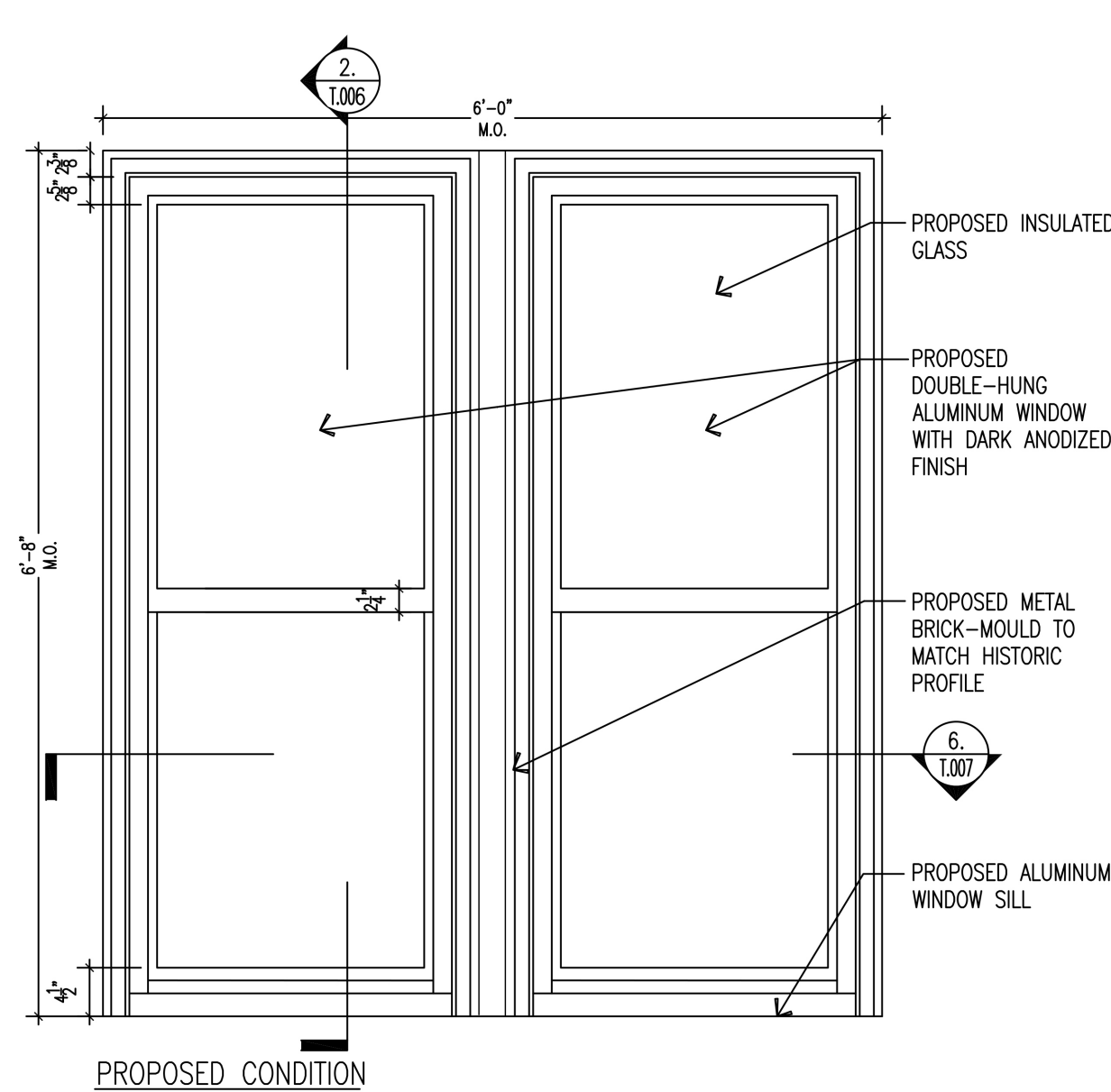
2. WINDOW TYPE K  
T.005 SCALE: 1" = 1'-0"



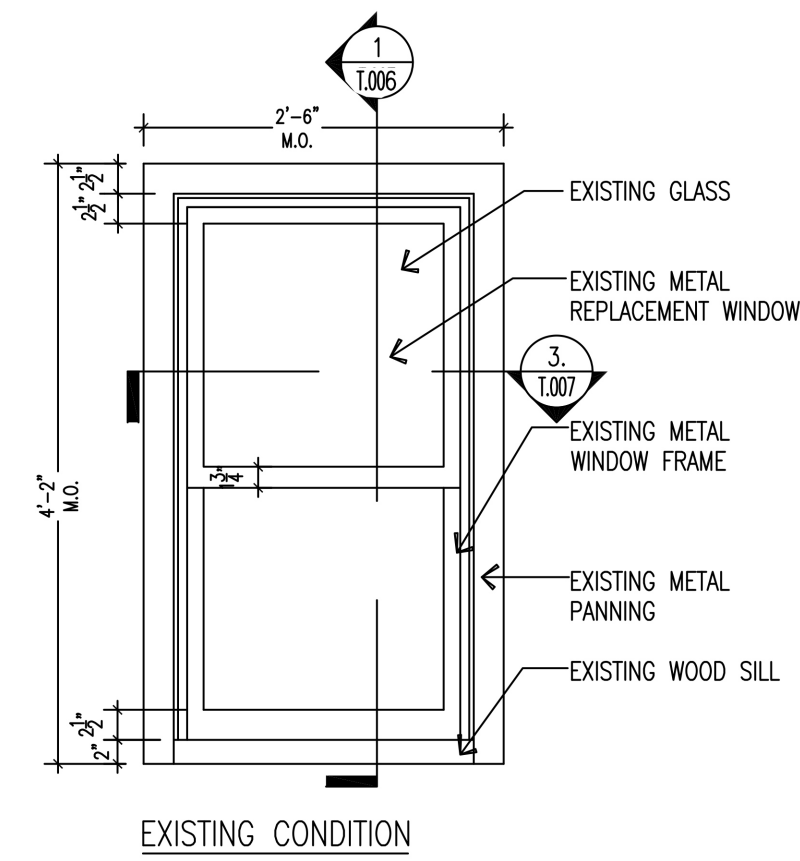
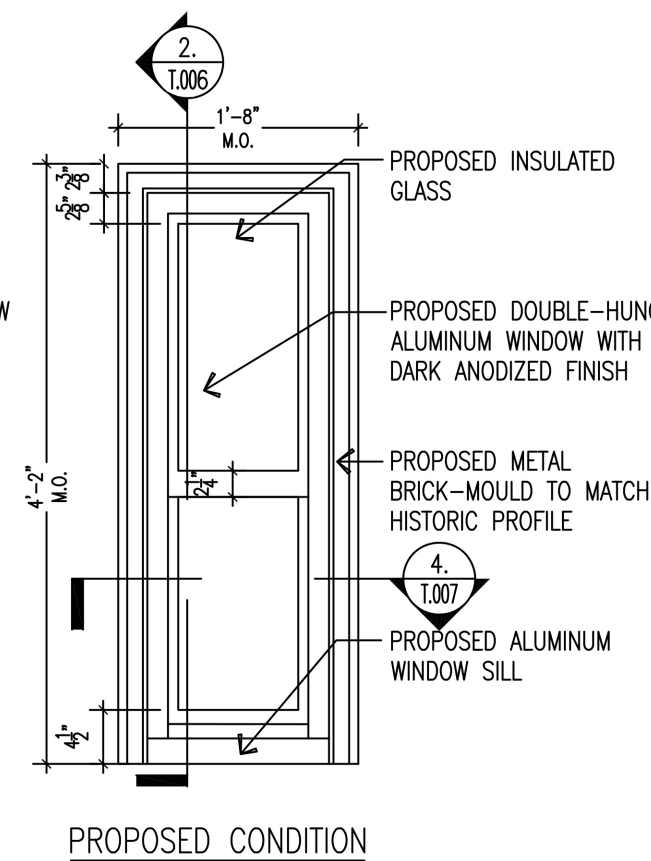
3. WINDOW ELEVATION: TYPE L  
T.005 SCALE: 1" = 1'-0"



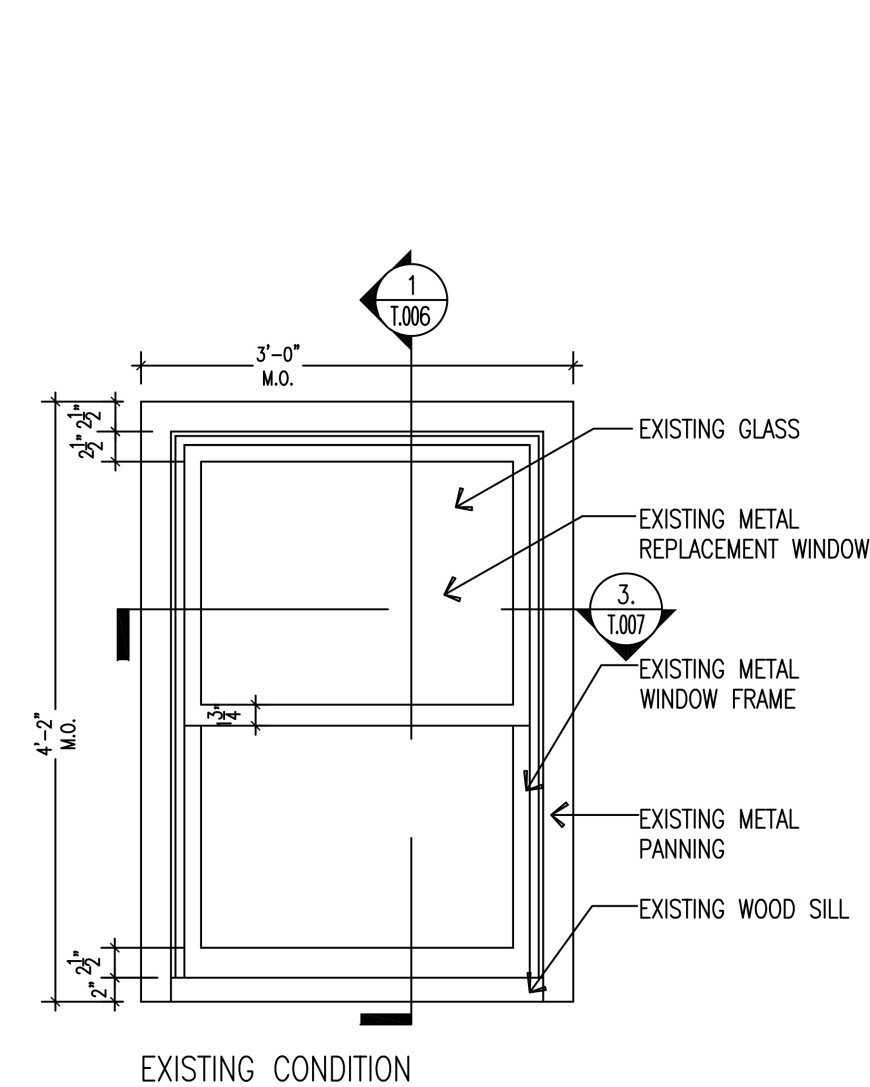
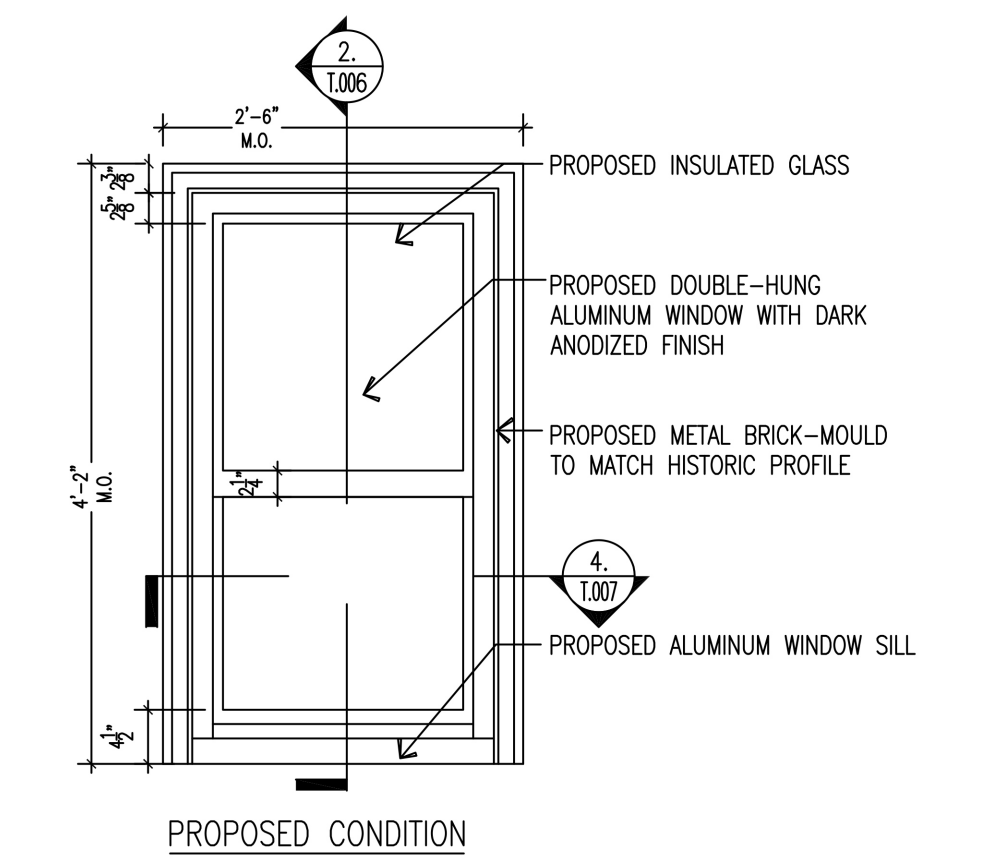
4. WINDOW TYPE M  
T.005 SCALE: 1" = 1'-0"



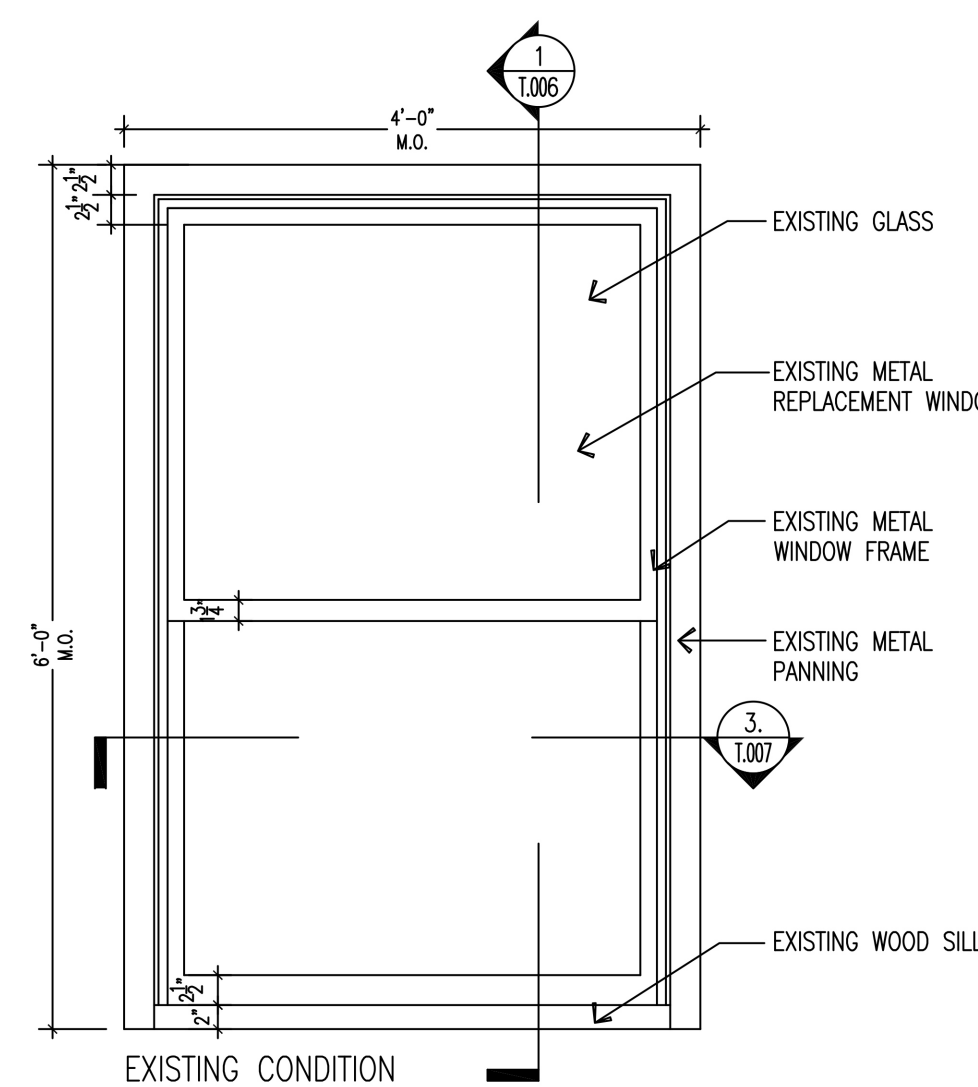
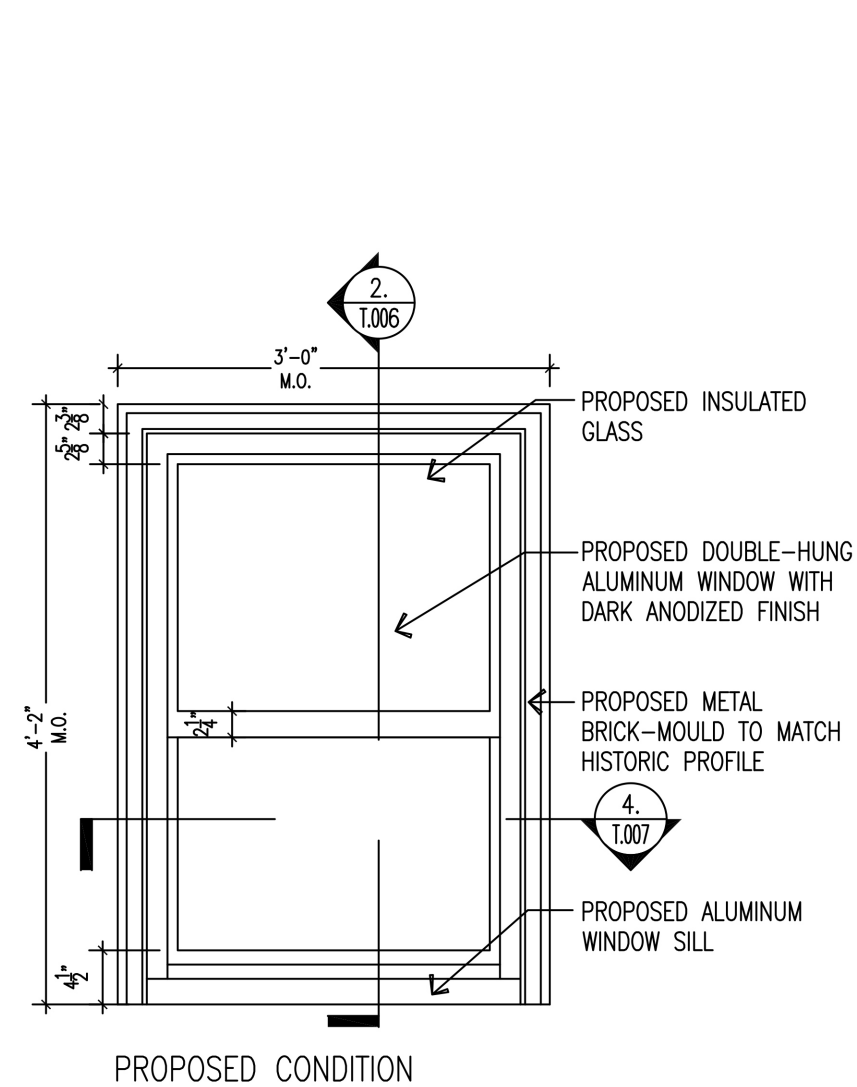
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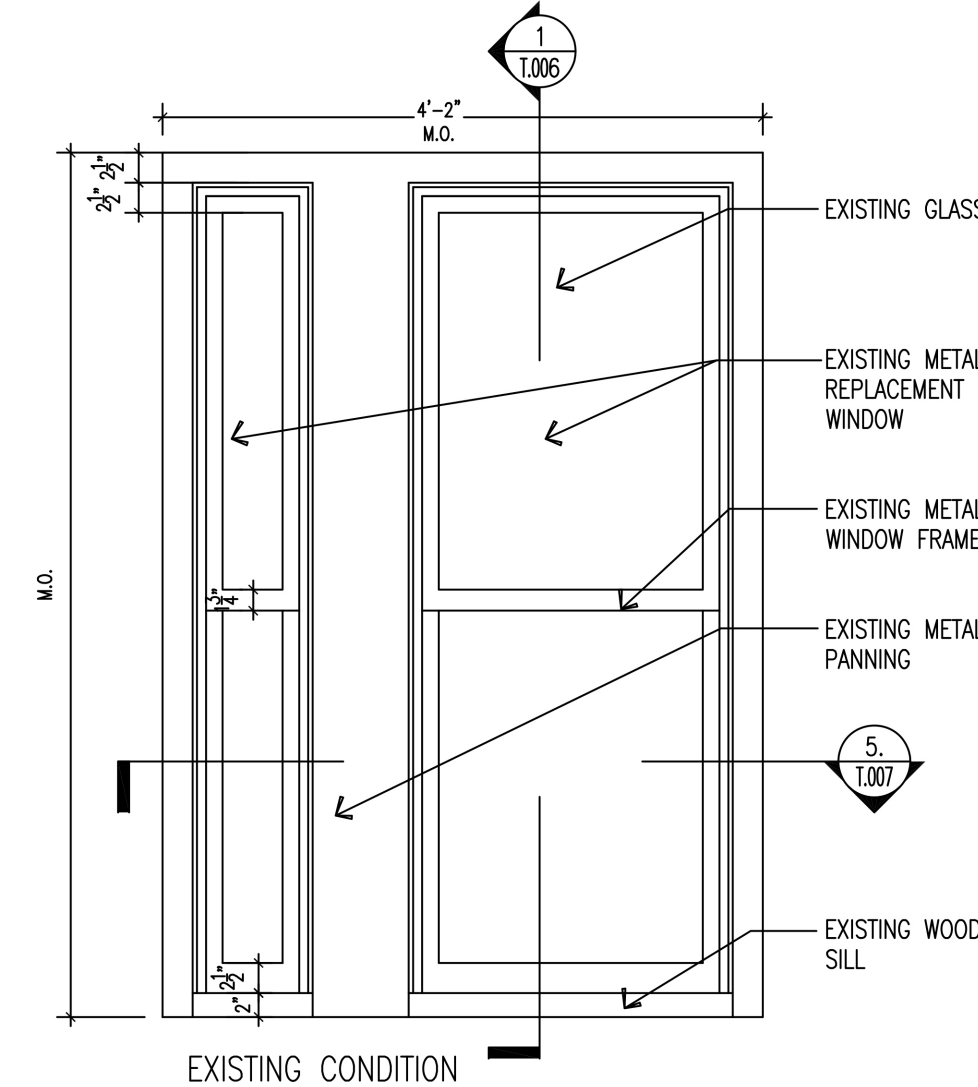
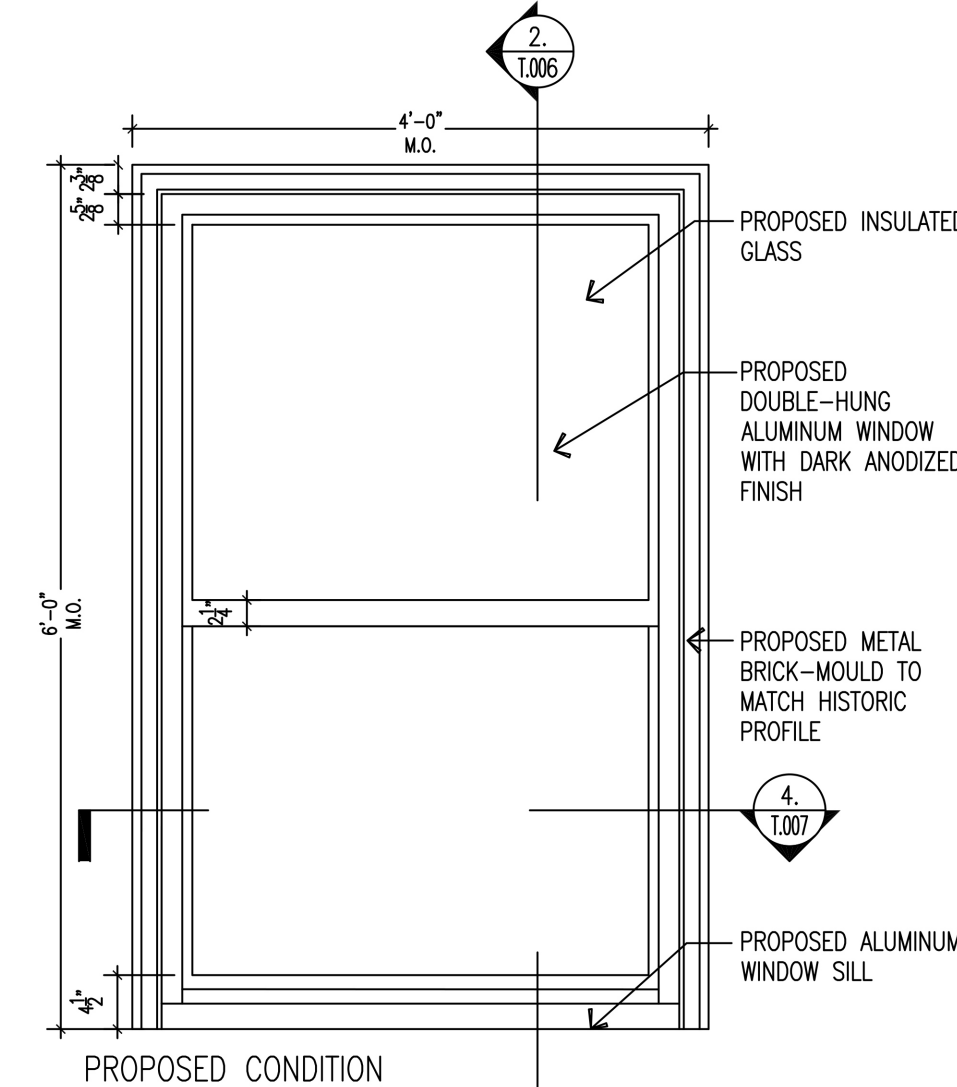
6. WINDOW TYPE O  
T.005 SCALE: 1" = 1'-0"



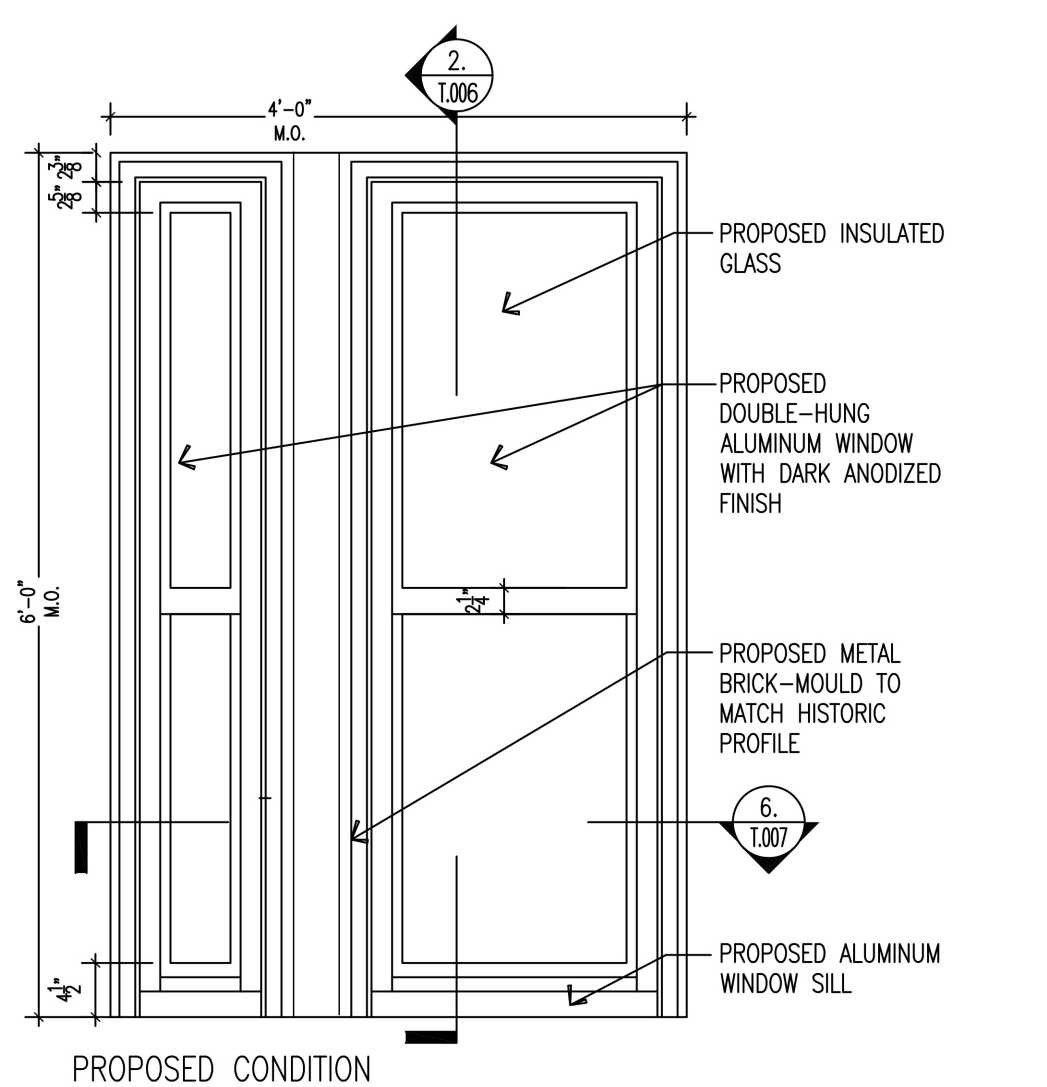
7. WINDOW ELEVATION: TYPE P  
T.005 SCALE: 1" = 1'-0"



8. WINDOW TYPE Q  
T.005 SCALE: 1" = 1'-0"



9. WINDOW TYPE R  
T.005 SCALE: 1" = 1'-0"



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

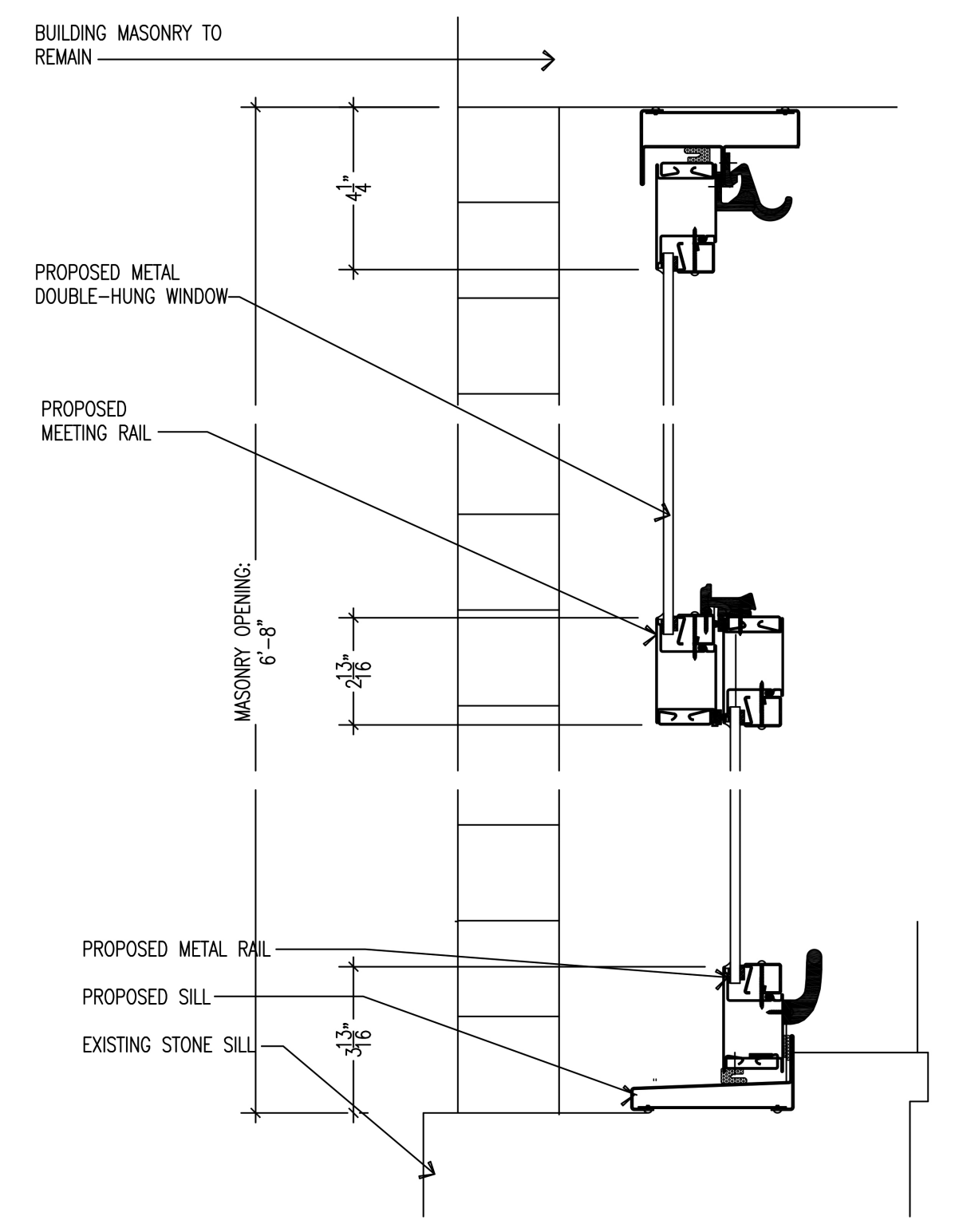
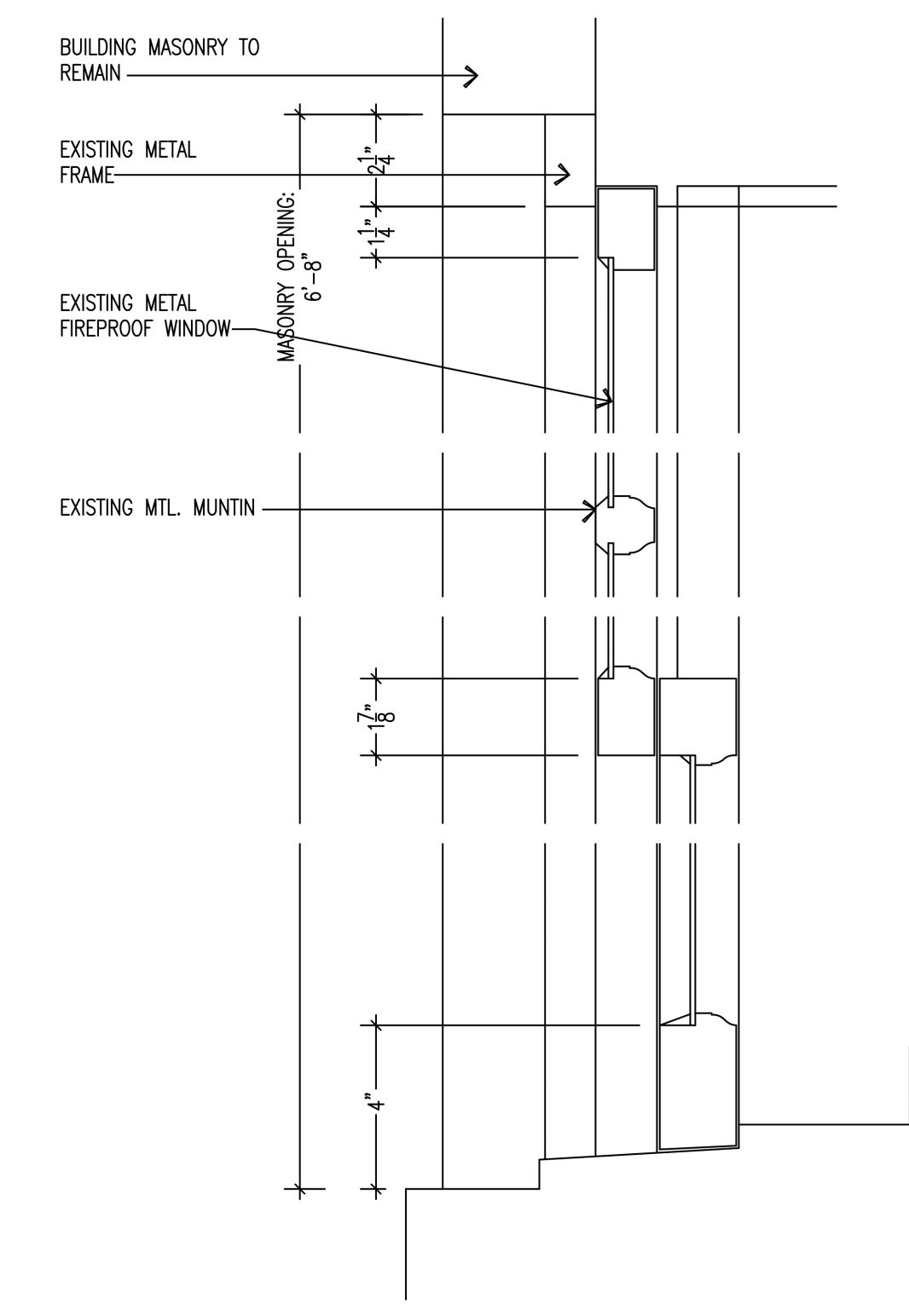
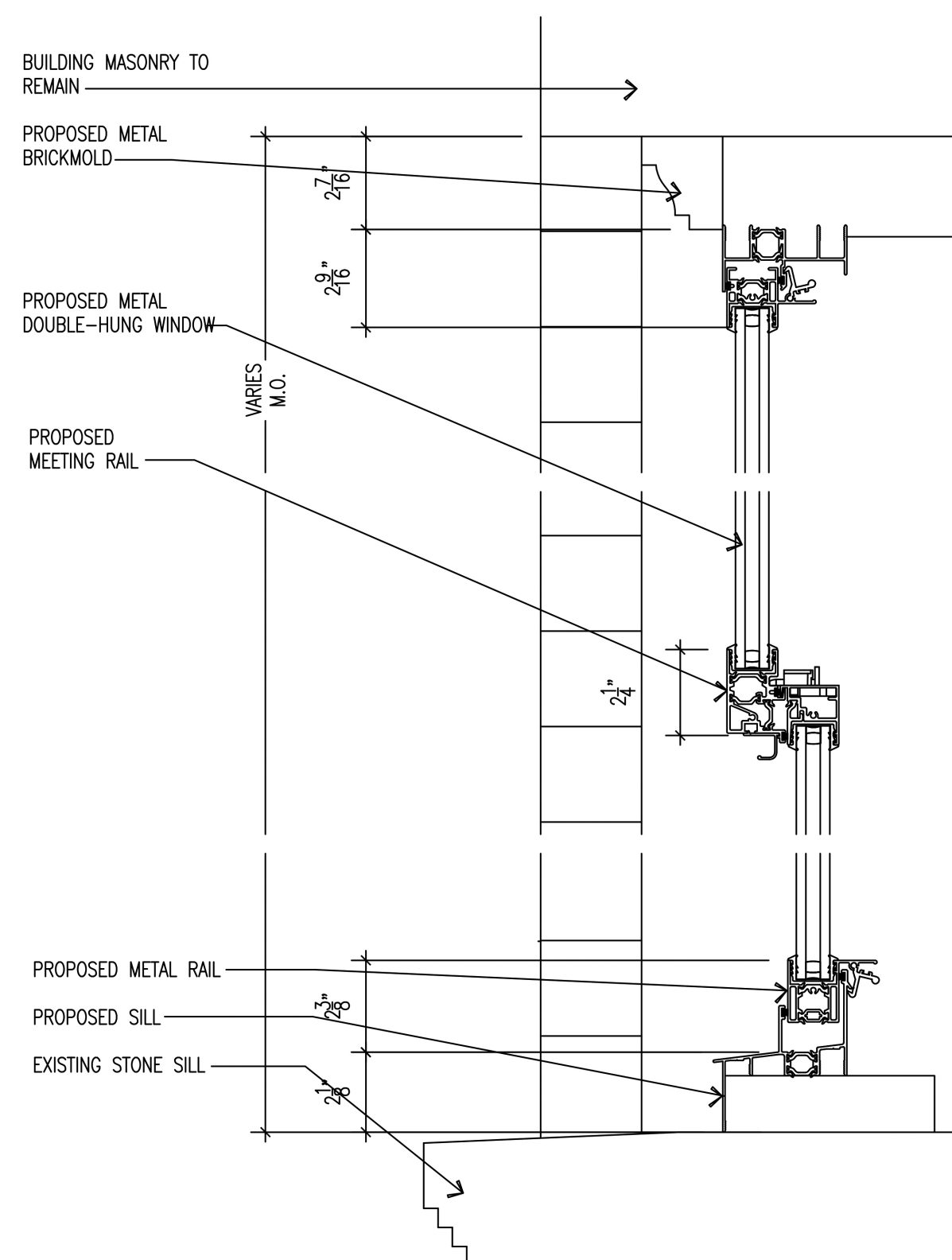
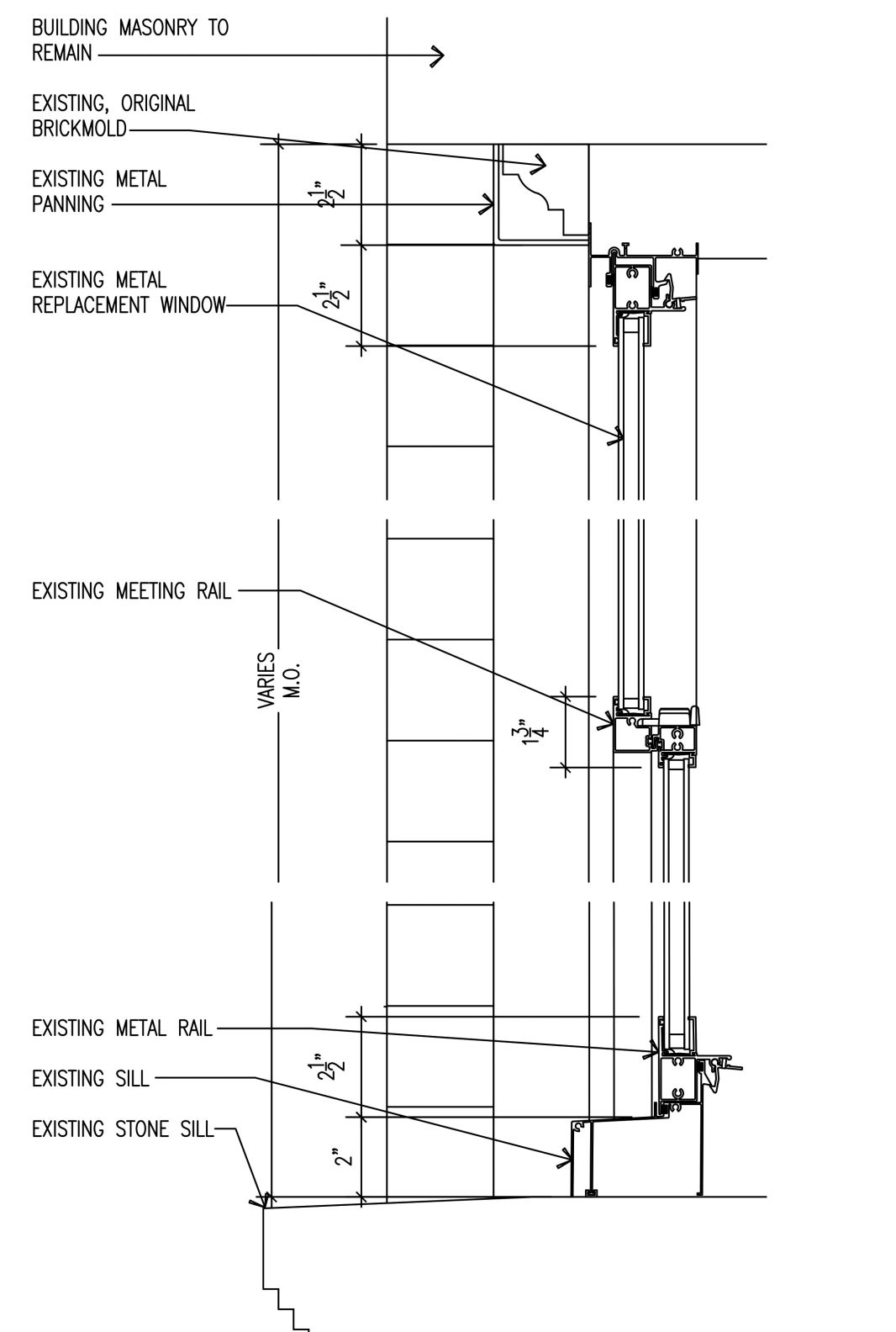
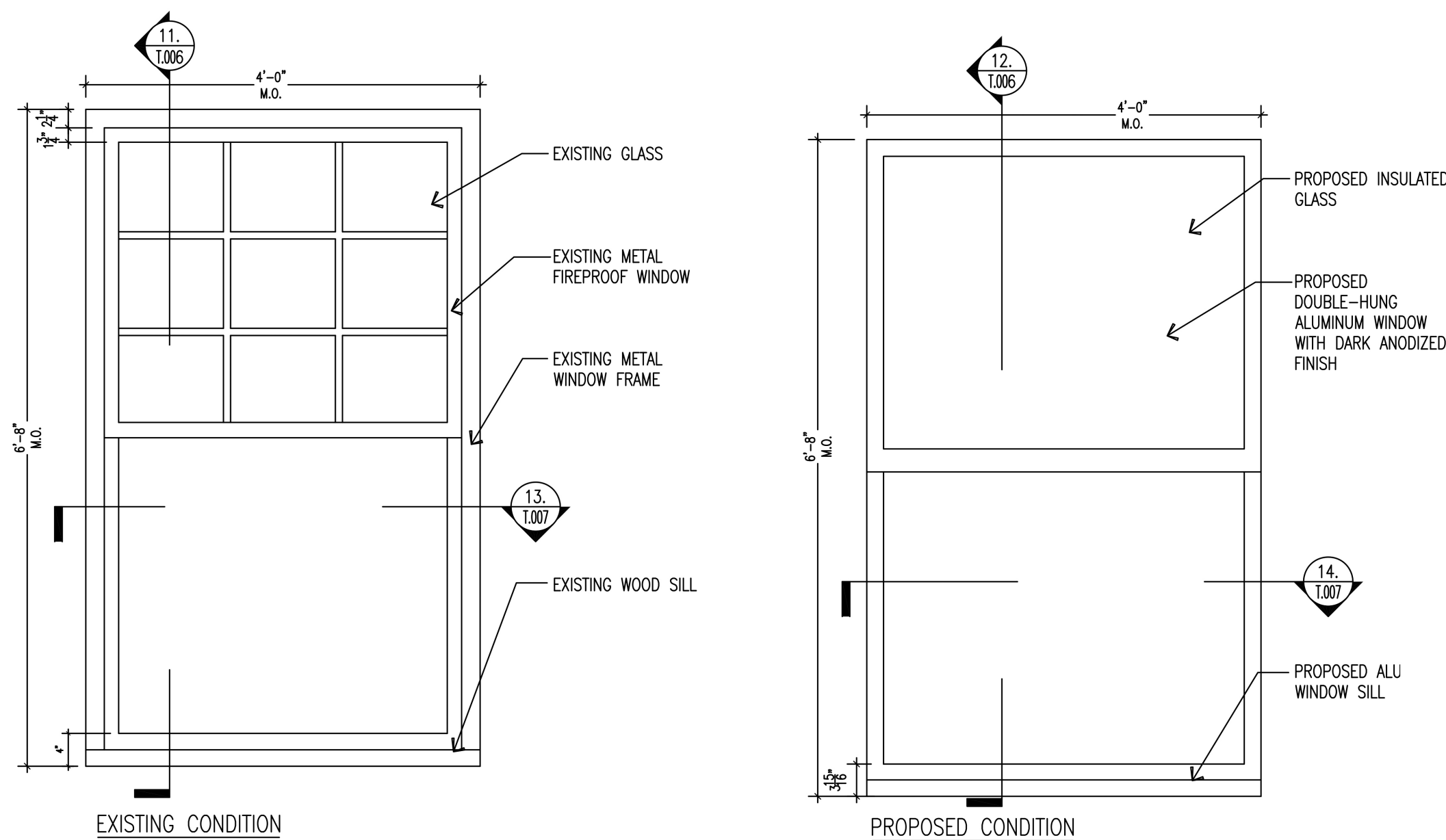
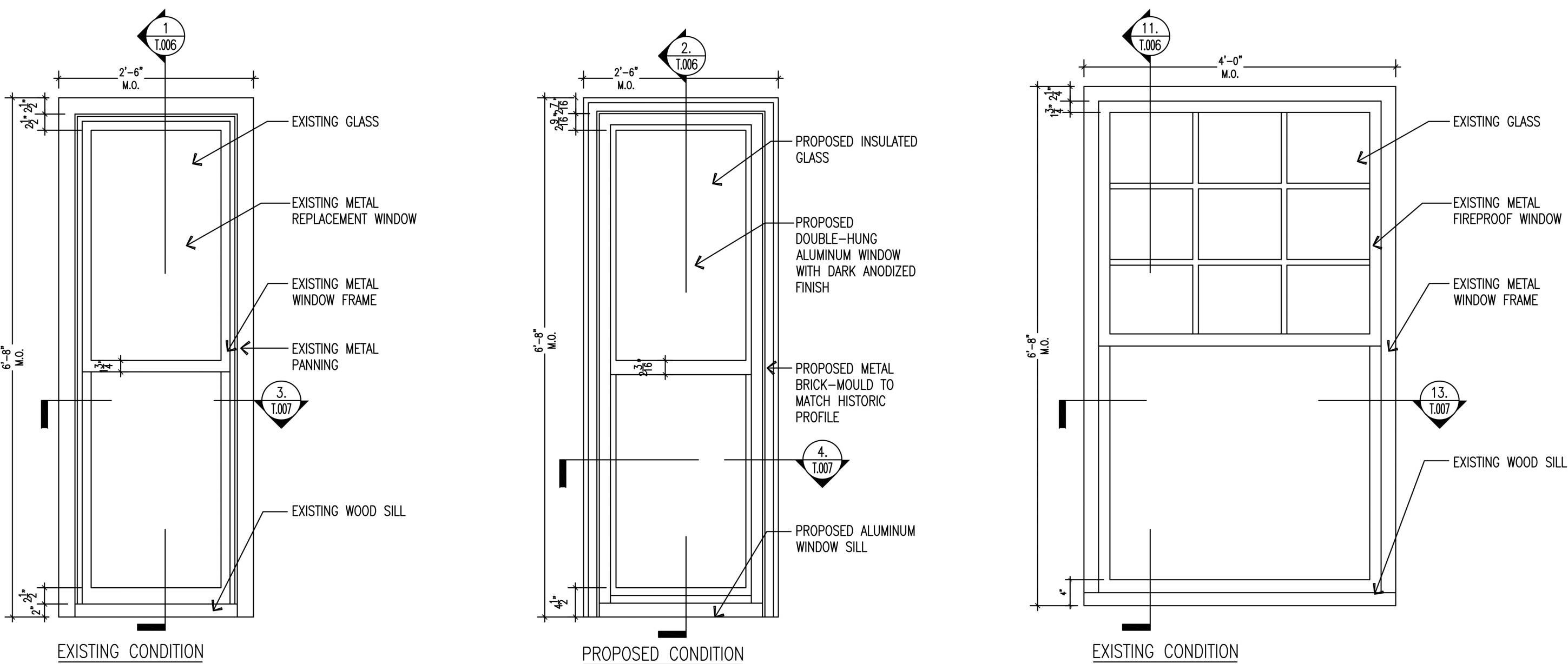
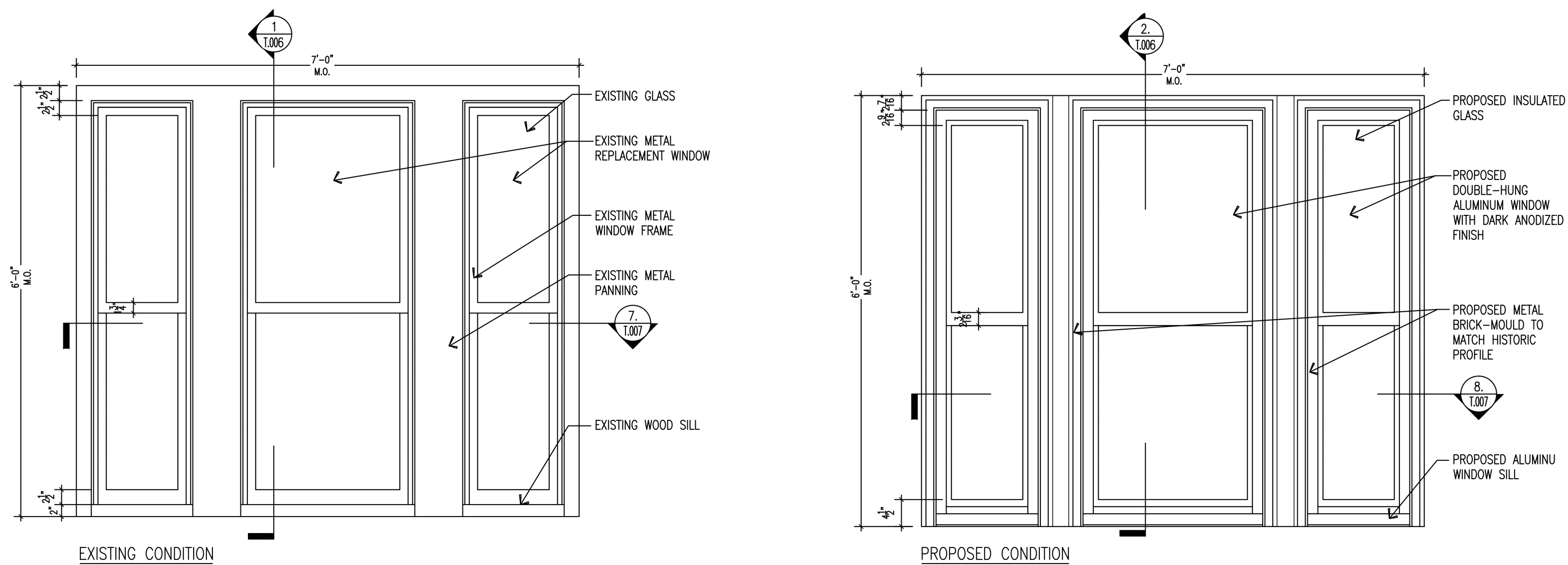
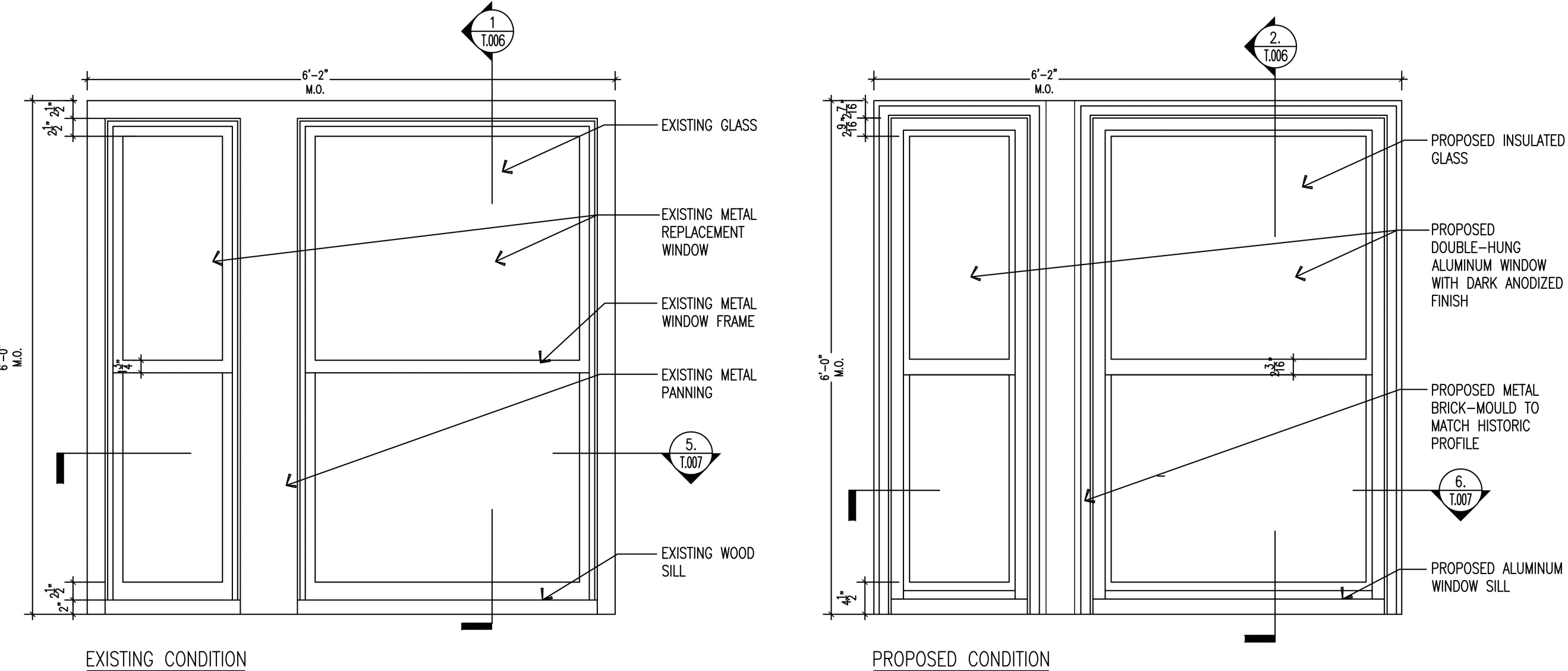
## EXISTING & PROPOSED WINDOW ELEVATIONS

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

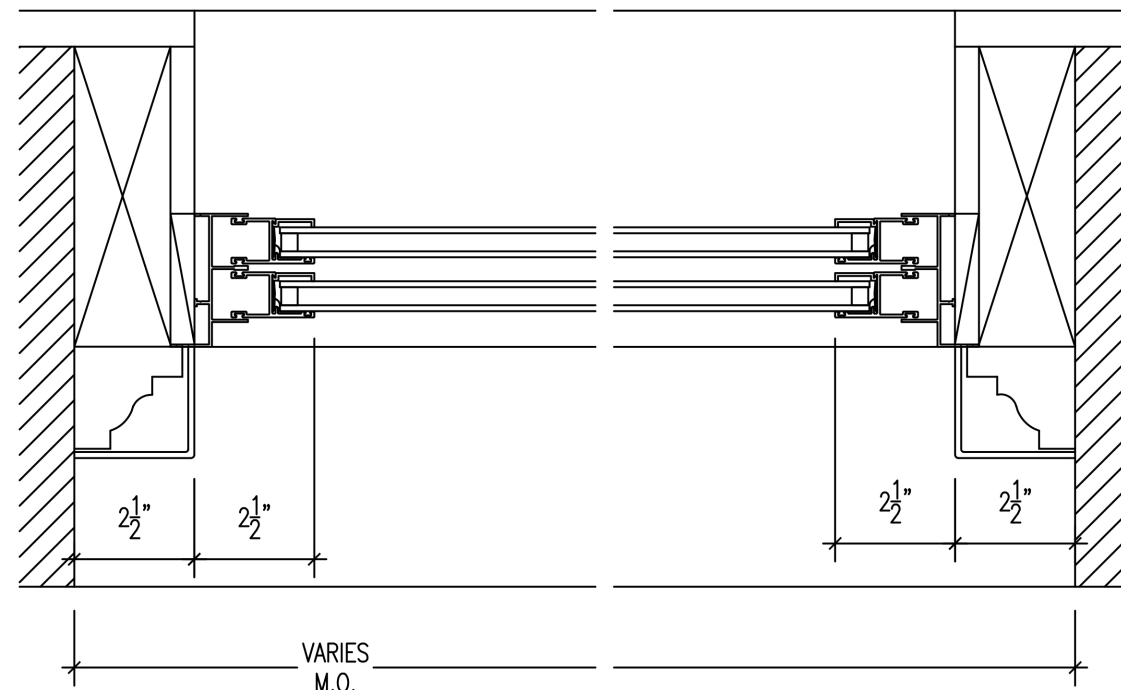
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NKT

DRAWING NO.:  
T-005.00

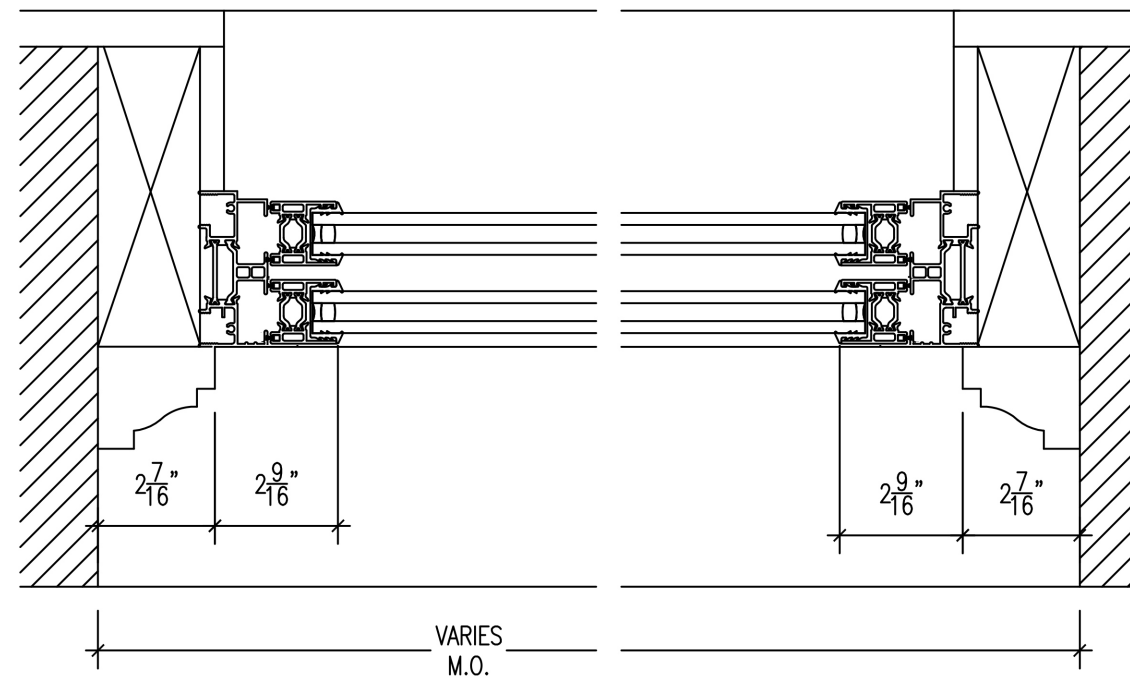




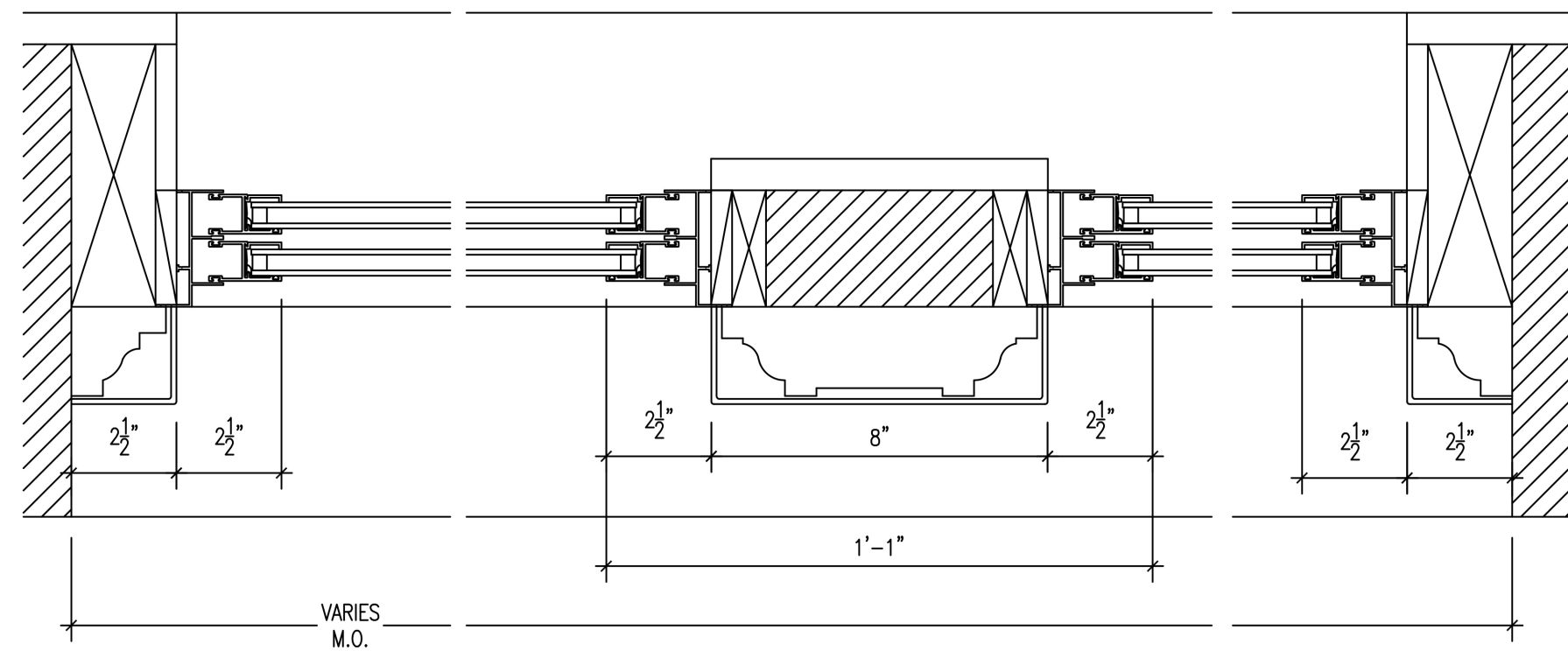




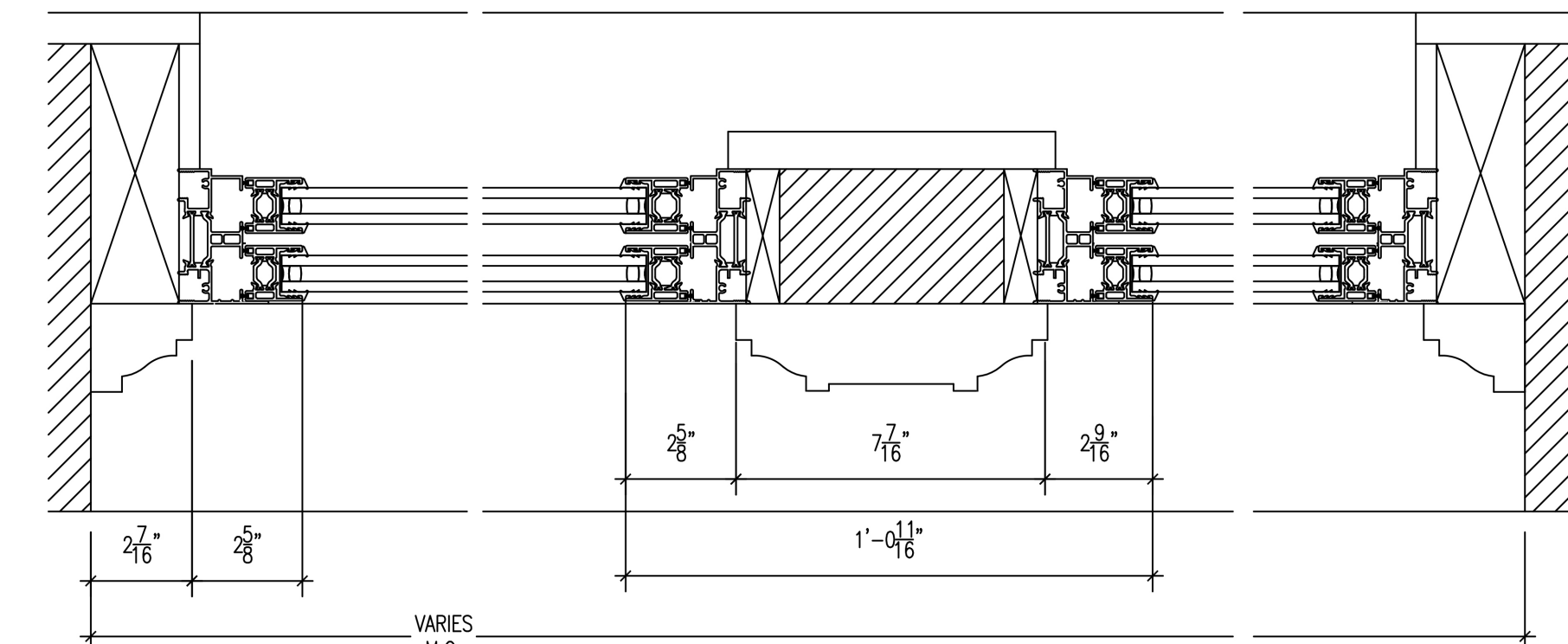
3. EXISTING PLAN SECTION: SINGLE WINDOW  
SCALE: 3" = 1'-0"



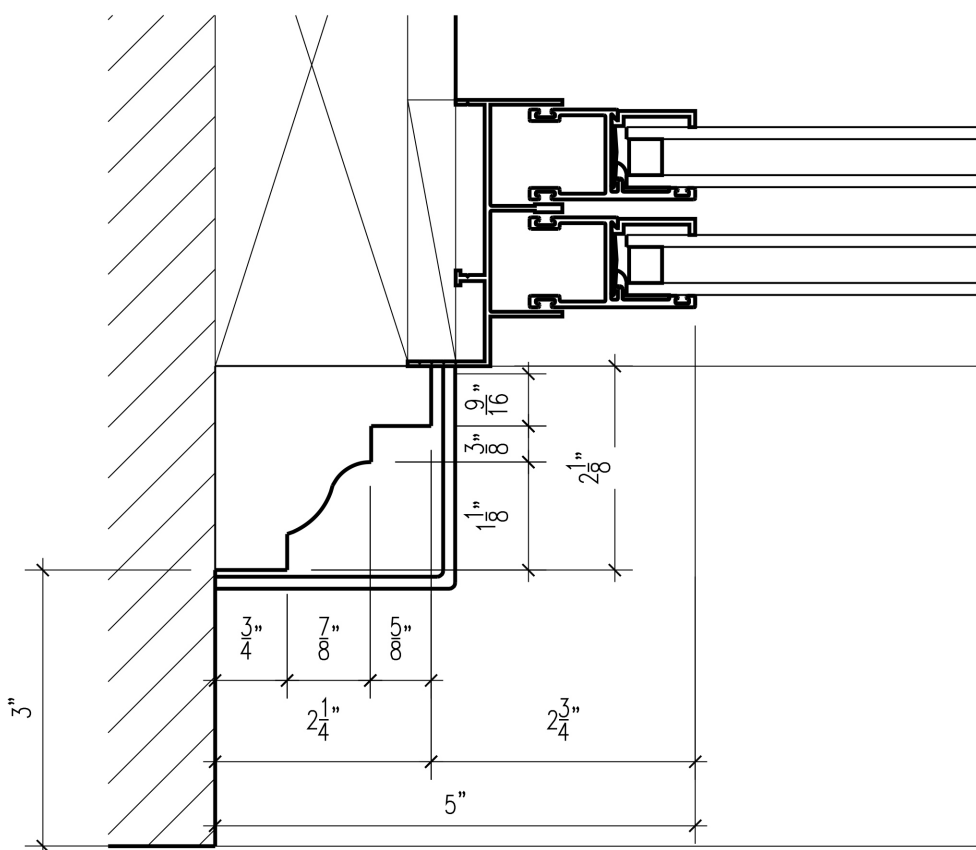
4. PROPOSED PLAN SECTION: SINGLE WINDOW  
SCALE: 3" = 1'-0"



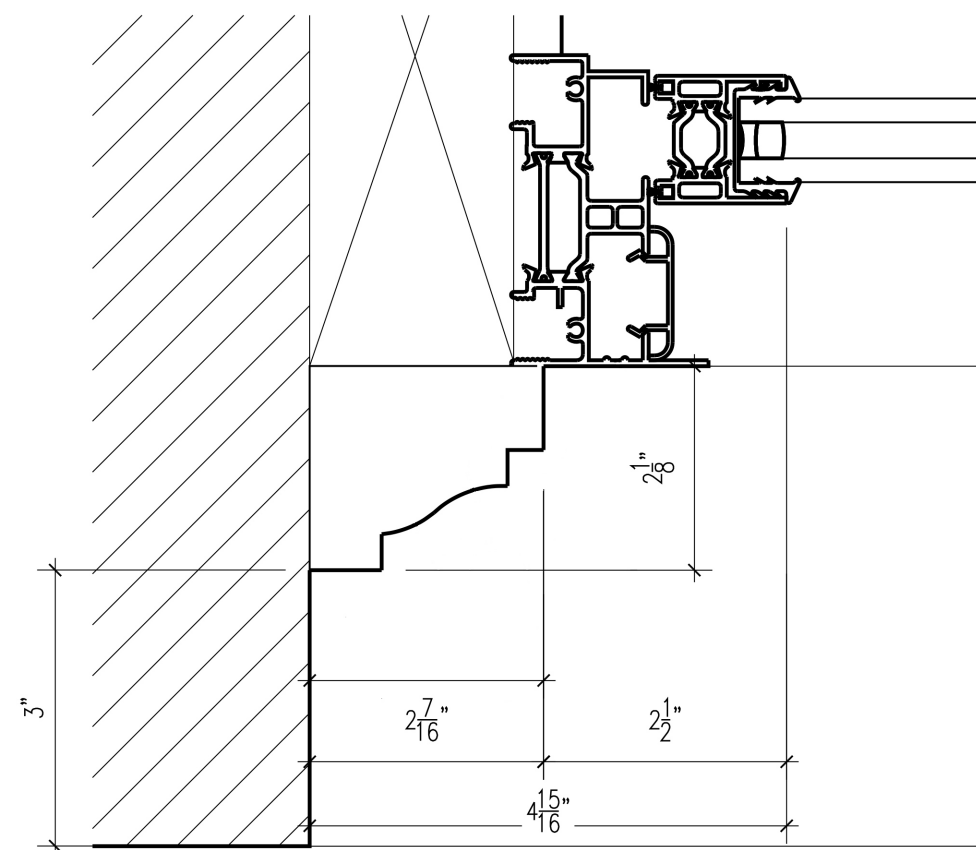
5. EXISTING PLAN SECTION: DOUBLE WINDOW  
SCALE: 3" = 1'-0"



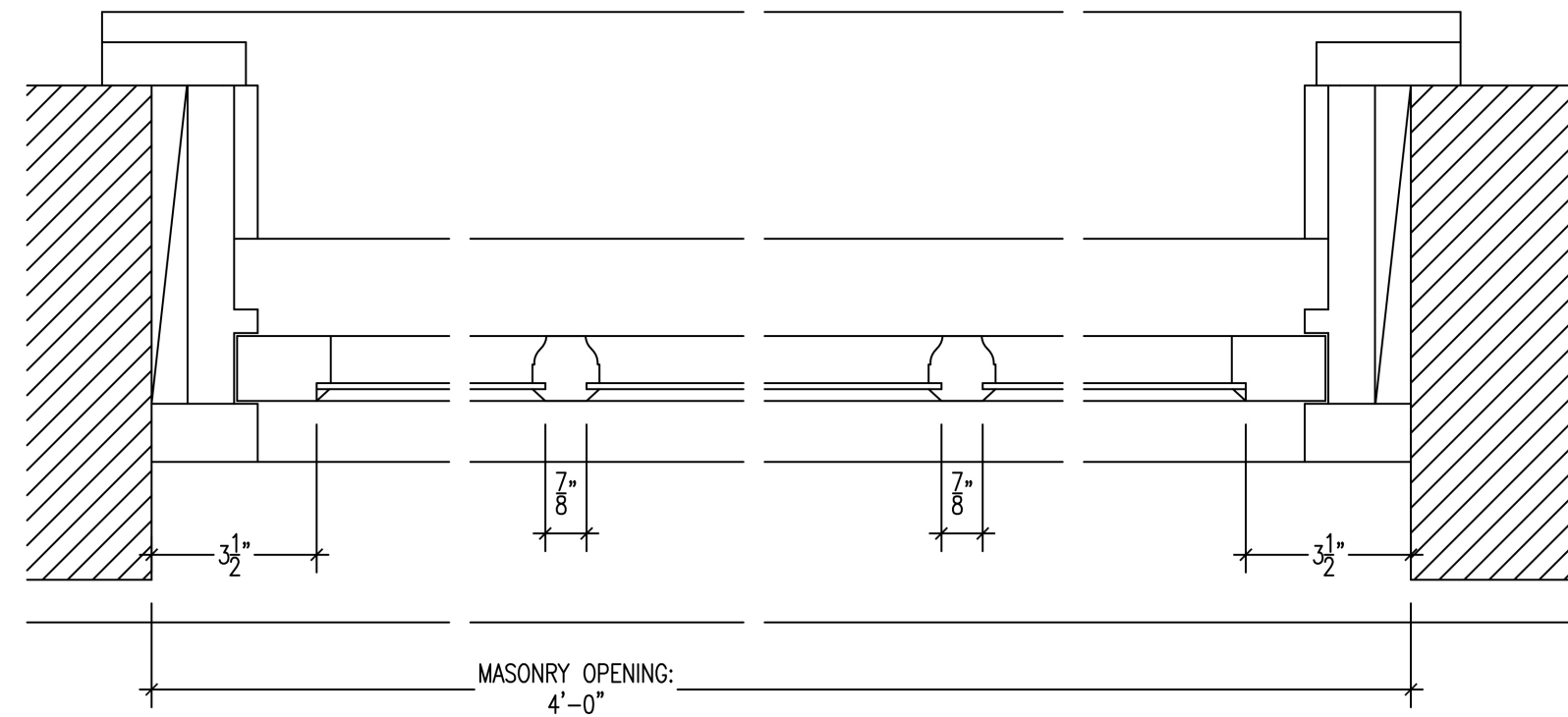
6. PROPOSED PLAN SECTION: DOUBLE WINDOW  
SCALE: 3" = 1'-0"



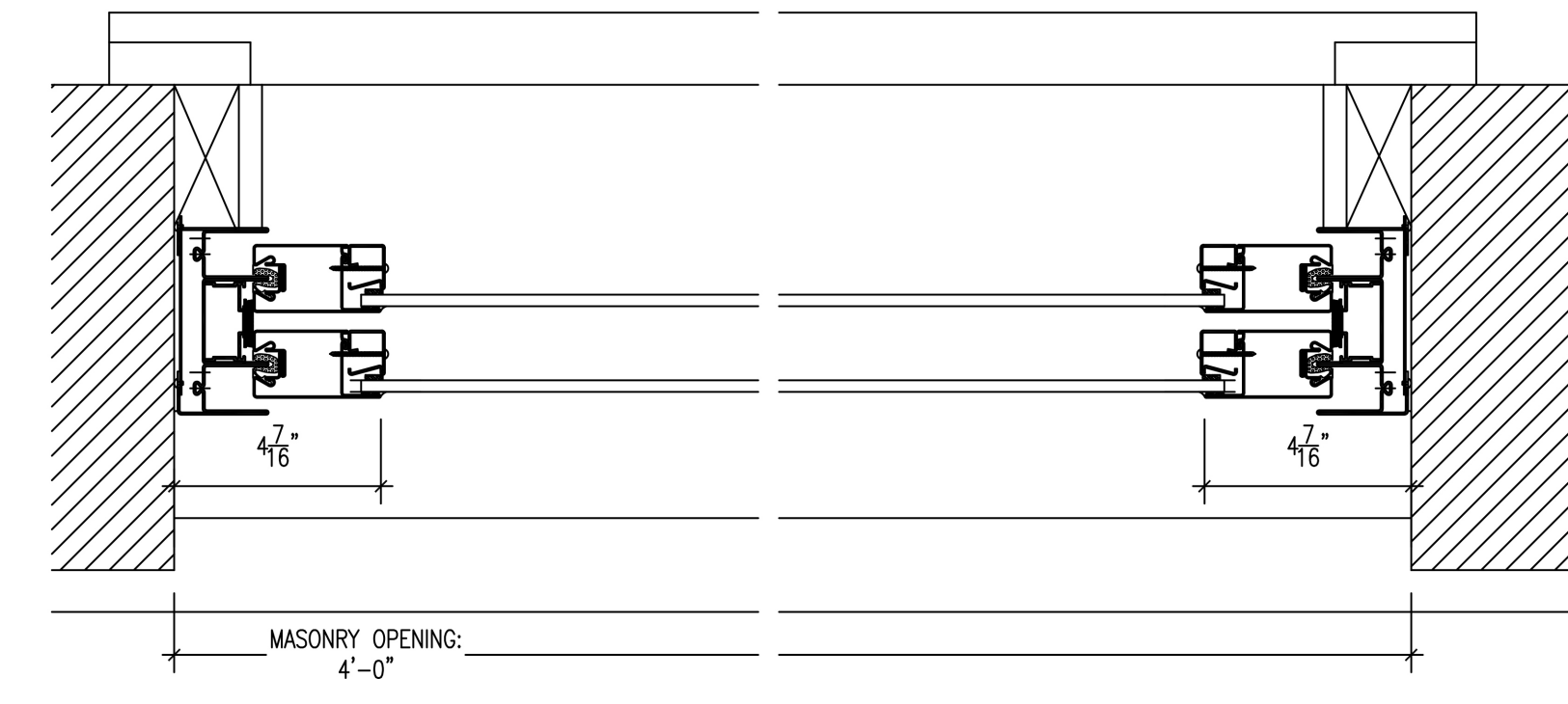
9. DETAIL AT ORIGINAL WD BRICKMOLD  
SCALE: FULL SIZE



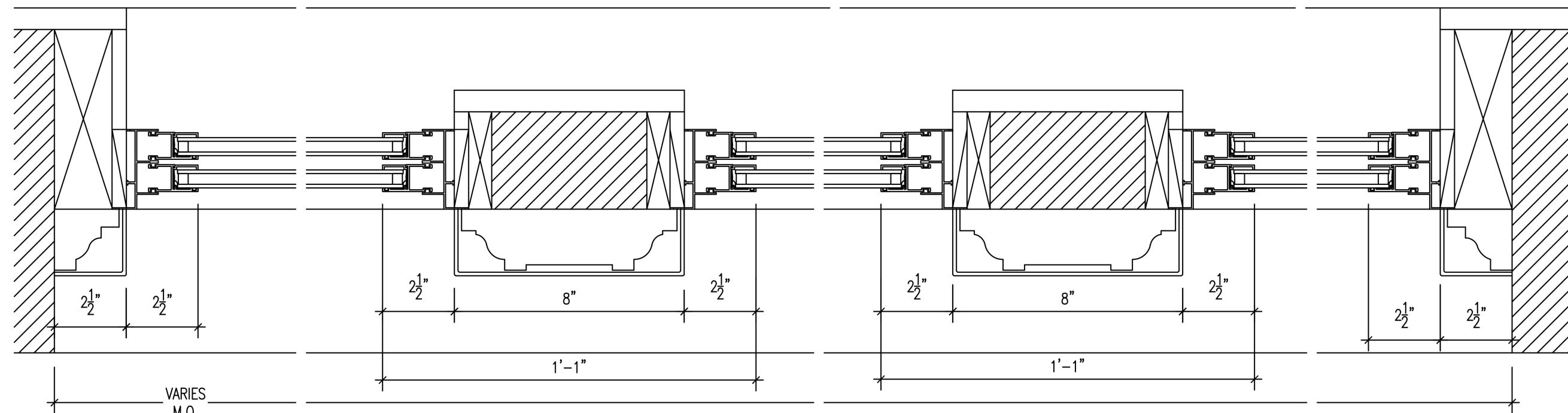
10. DETAIL AT PROPOSED MTL. BRICKMOLD  
SCALE: FULL SIZE



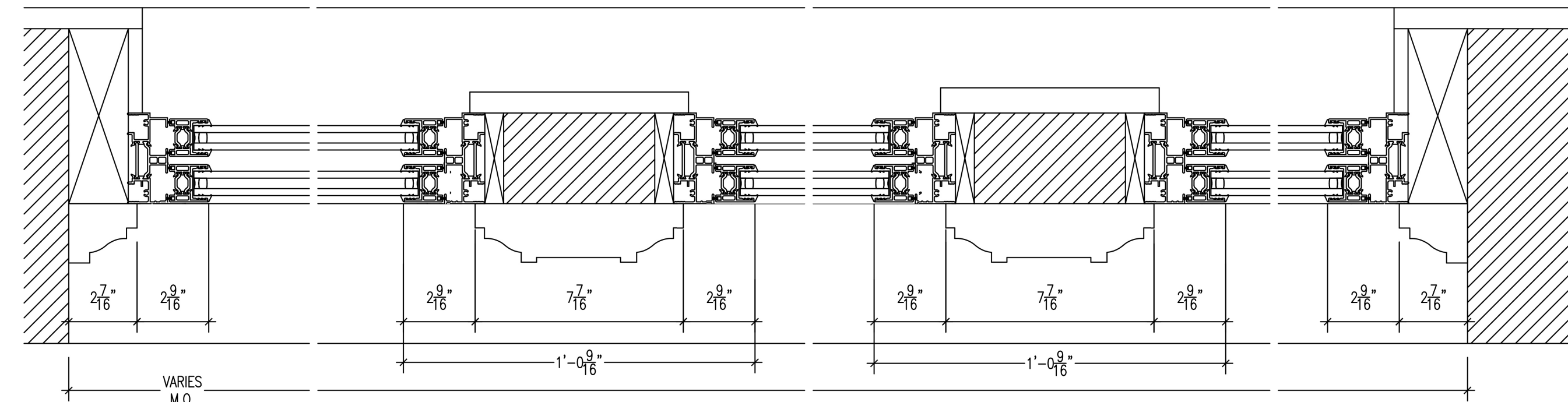
13. EXISTING PLAN: TYPE V WINDOW  
SCALE: 3" = 1'-0"



14. PROPOSED PLAN: TYPE V WINDOW  
SCALE: 3" = 1'-0"



7. EXISTING PLAN SECTION: TRI-PARTITE WINDOW  
SCALE: 3" = 1'-0"



8. PROPOSED PLAN SECTION: TRI-PARTITE WINDOW  
SCALE: 3" = 1'-0"

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 WINDOW SECTIONS

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

DATE:  
05.15.19  
SCALE:  
DRAWN BY:  
NKT

DRAWING NO.:  
T-007.00

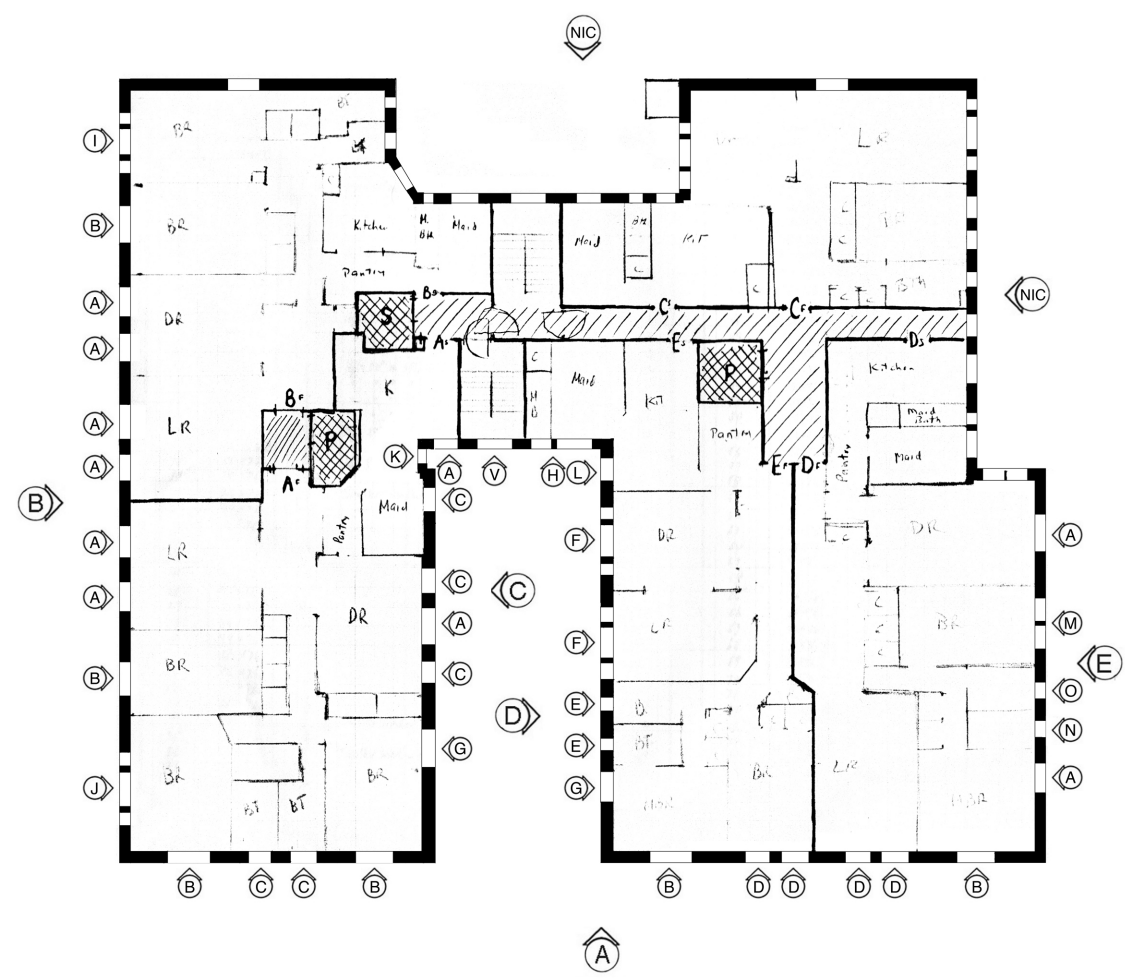




1 WEST END AVENUE ELEVATION - ELEVATION 'A'  
EXISTING



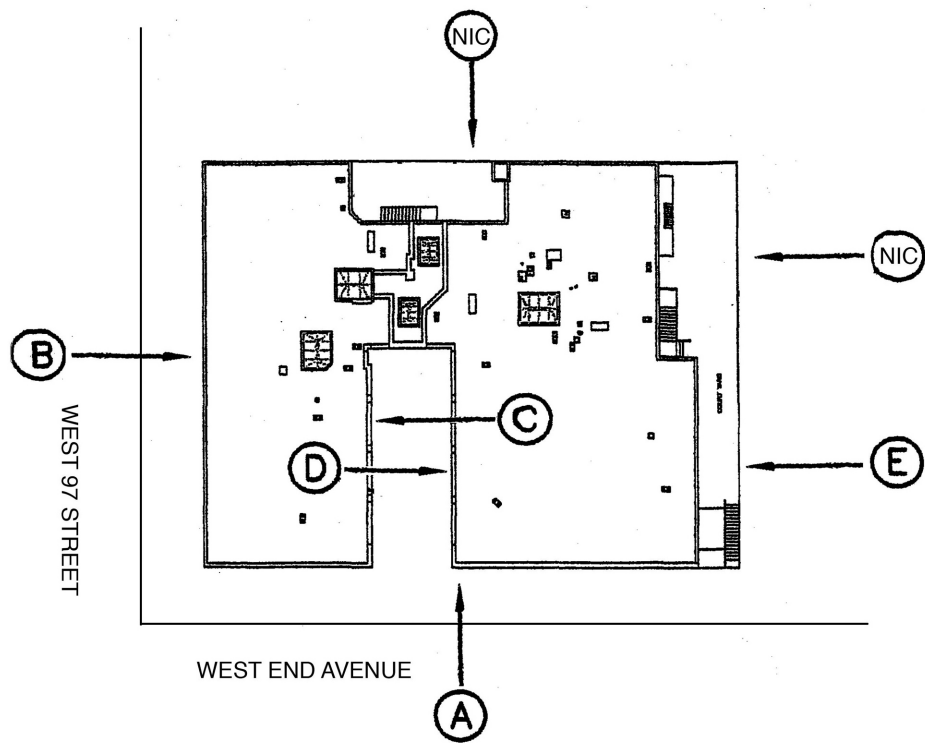
2 WEST END AVENUE ELEVATION - ELEVATION 'A'  
PROPOSED



FLOOR PLAN

WINDOW SCHEDULE

PROPOSED WINDOW SCHEDULE ELEVATION A					
TYPE	QUANTITY	LOCATION	DESCRIPTION	SIZE	FINISH
A	95	ELEVATIONS A,B,C,E	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	48" W X 80" H	PAINTED BRONZE FINISH
B	82	ELEVATIONS A,B	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	60" W X 80" H	PAINTED BRONZE FINISH
C	57	ELEVATIONS A,C	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	36" W X 80" H	PAINTED BRONZE FINISH
D	95	ELEVATION A	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	40" W X 80" H	PAINTED BRONZE FINISH
H	11	ELEVATION A	BI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	50" W X 80" H	PAINTED BRONZE FINISH
* V	12	ELEVATION A	SINGLE FIRE RATED ONE OVER ONE DOUBLE HUNG METAL WINDOW	48" W X 74" H	PAINTED BRONZE FINISH



ELEVATION KEY



ROOF

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

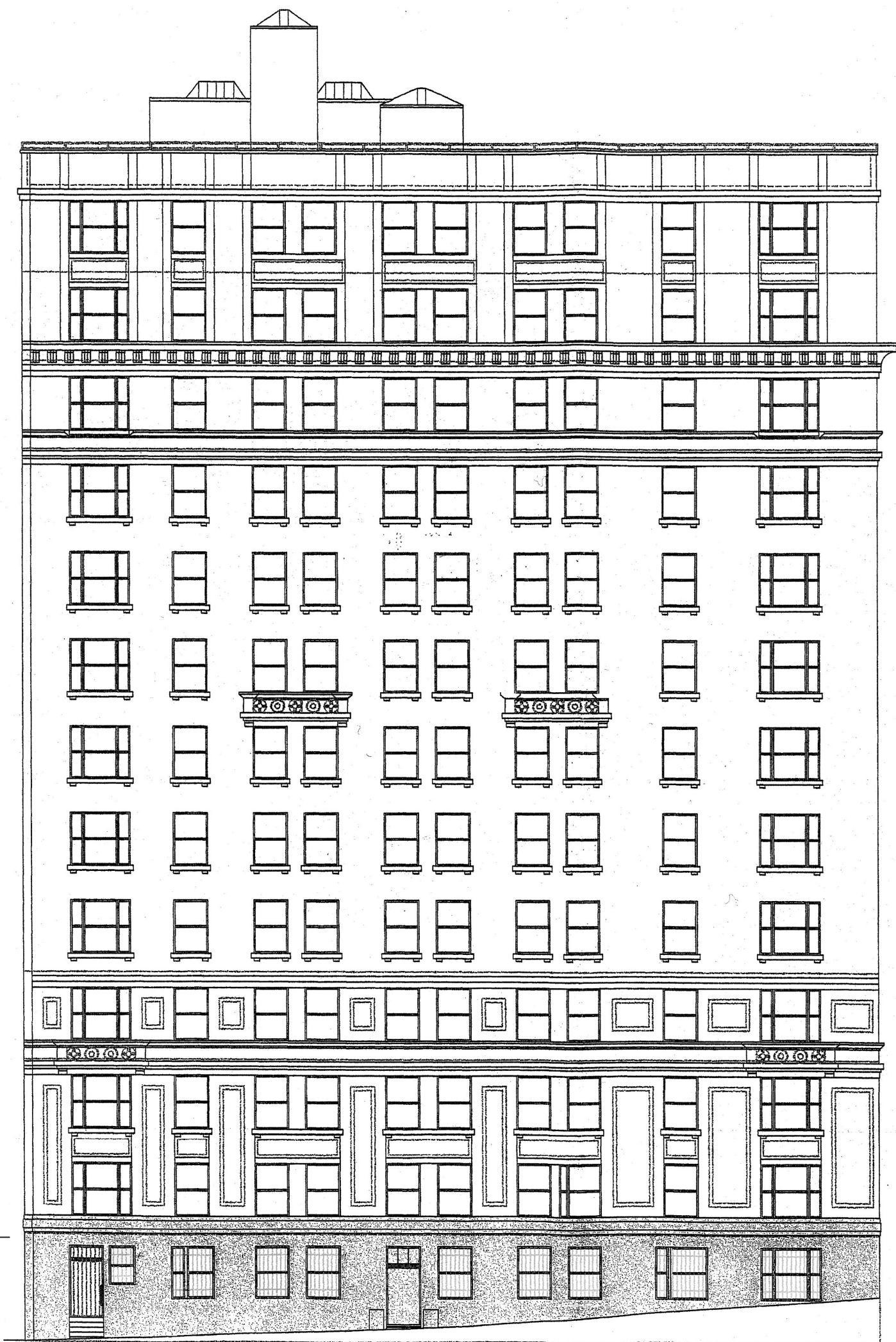
5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR



1 WEST 97TH STREET ELEVATION - ELEVATION 'B'

EXISTING

ROOF

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

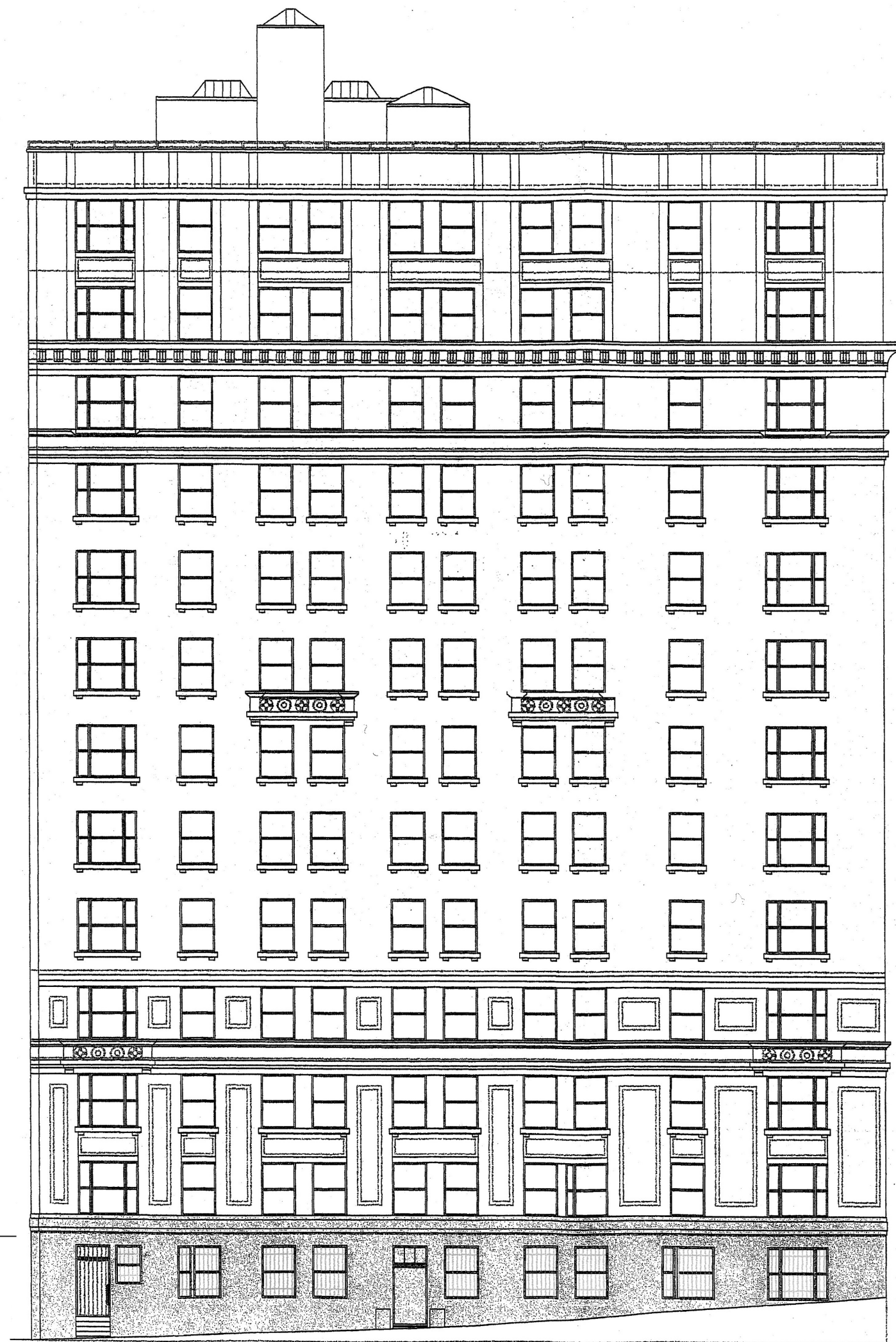
5TH FLOOR

4TH FLOOR

3RD FLOOR

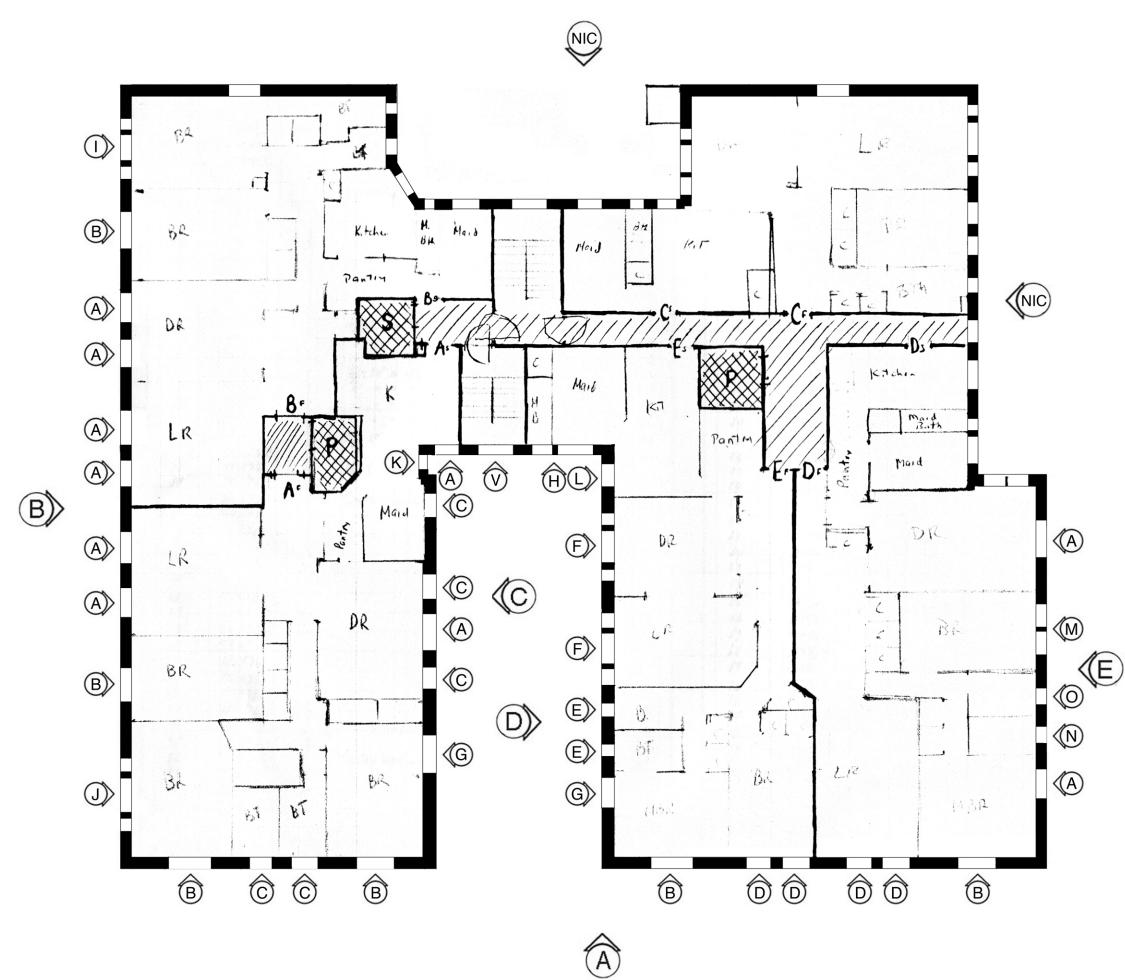
2ND FLOOR

1ST FLOOR



2 WEST 97TH STREET ELEVATION - ELEVATION 'B'

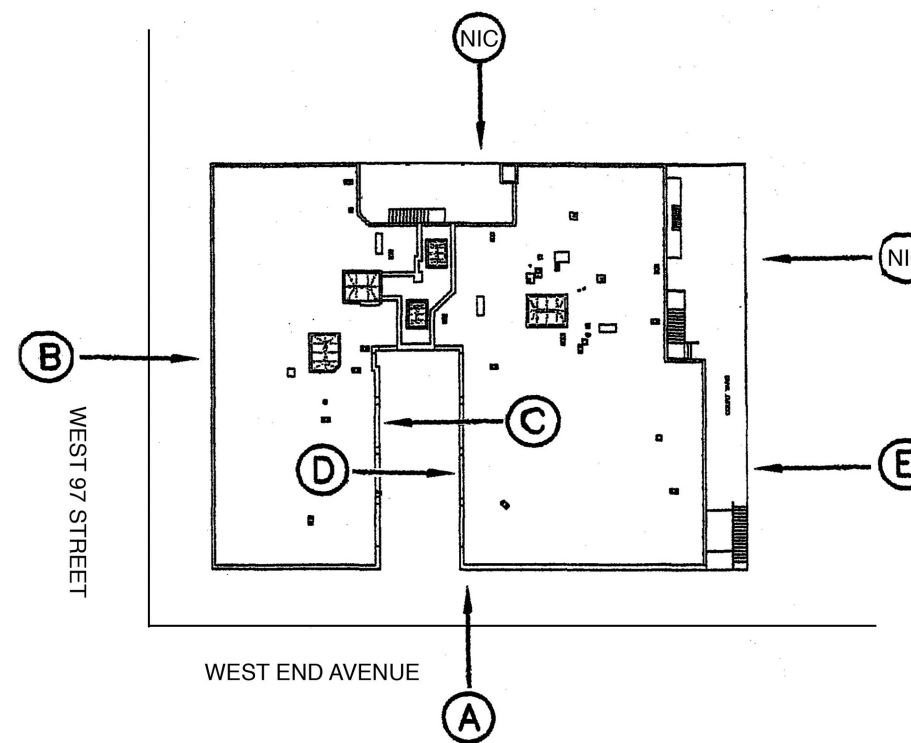
PROPOSED



FLOOR PLAN

## WINDOW SCHEDULE

PROPOSED WINDOW SCHEDULE ELEVATION B					
TYPE	QUANTITY	LOCATION	DESCRIPTION	SIZE	FINISH
A	95	ELEVATIONS A,B,C,E	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	48" W X 80" H	PAINTED BRONZE FINISH
B	82	ELEVATIONS A,B	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	60" W X 80" H	PAINTED BRONZE FINISH
I	12	ELEVATION B	TRI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	84" W X 80" H	PAINTED BRONZE FINISH
J	12	ELEVATION B	TRI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	76" W X 80" H	PAINTED BRONZE FINISH
P	1	ELEVATION B	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	36" W X 50" H	PAINTED BRONZE FINISH
Q	5	ELEVATION B	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	48" W X 72" H	PAINTED BRONZE FINISH
R	1	ELEVATION B	BI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	50" W X 72" H	PAINTED BRONZE FINISH
S	1	ELEVATION B	BI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	74" W X 72" H	PAINTED BRONZE FINISH
T	1	ELEVATION B	TRI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	84" W X 72" H	PAINTED BRONZE FINISH
U	1	ELEVATION B	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	30" W X 80" H	PAINTED BRONZE FINISH



ELEVATION KEY

### 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

## EXISITING & PROPOSED CONDITION BUILDING ELEVATION B

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

### DATE:

05.15.19

### SCALE:

NTS

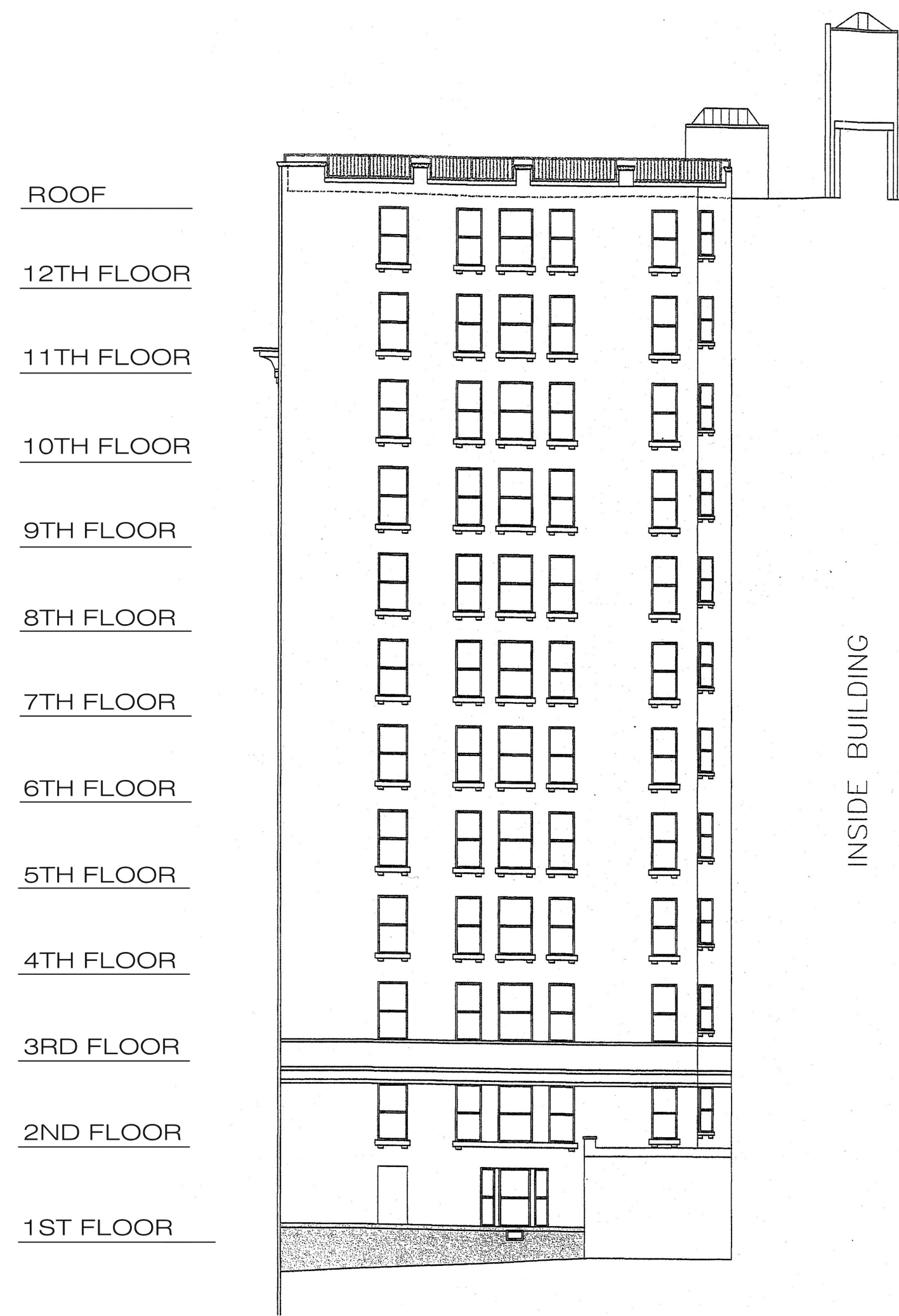
### DRAWN BY:

KLS

### DRAWING NO.:

T-009.00





1 ELEVATION C  
EXISTING



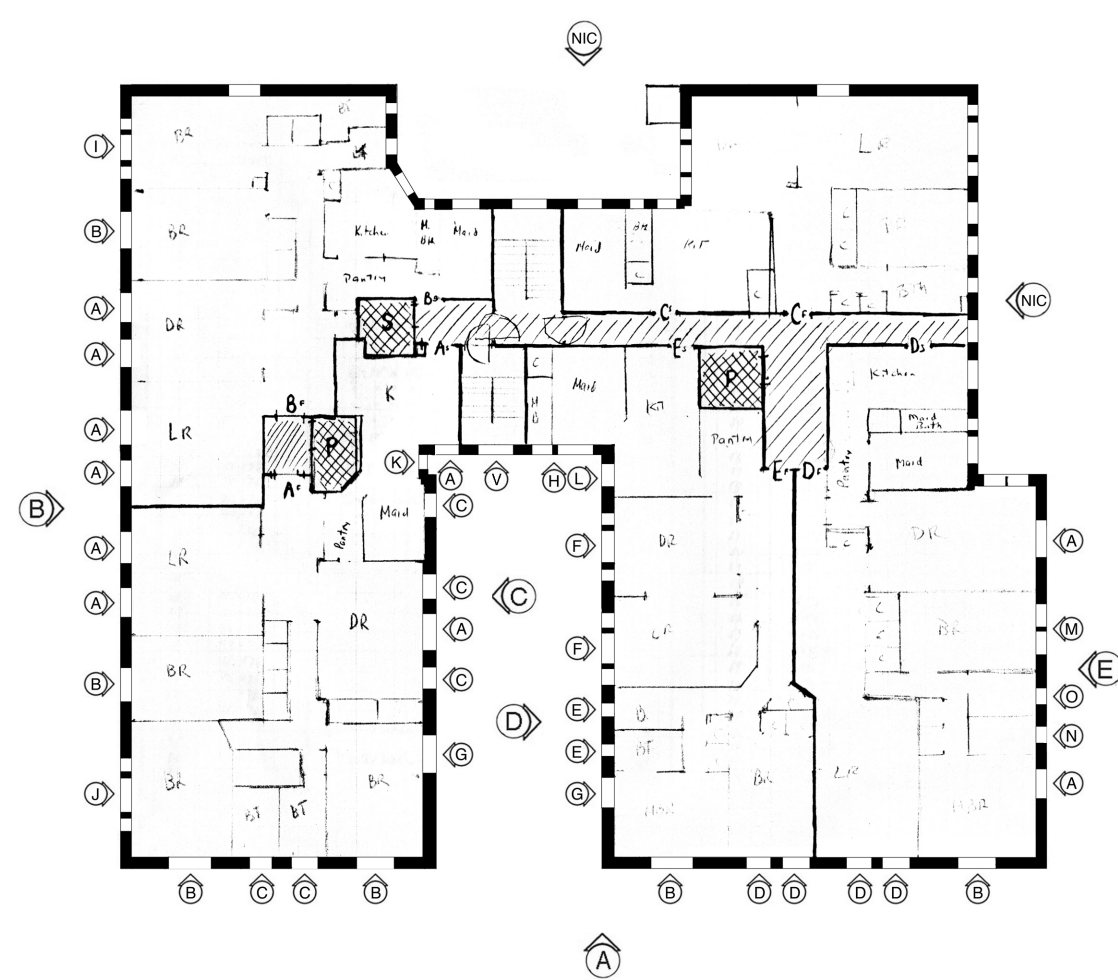
2 ELEVATION C  
PROPOSED



3 ELEVATION D  
EXISTING



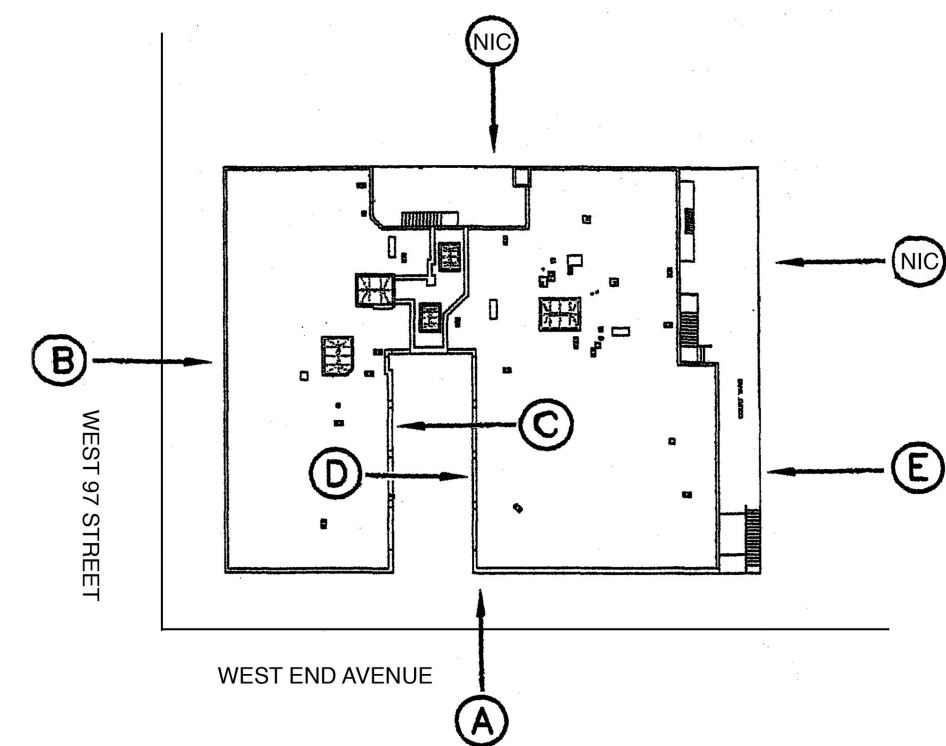
4 ELEVATION D  
PROPOSED



FLOOR PLAN

## WINDOW SCHEDULE

PROPOSED WINDOW SCHEDULE ELEVATIONS C & D					
TYPE	QUANTITY	LOCATION	DESCRIPTION	SIZE	FINISH
A	95	ELEVATIONS A,B,C,E	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	48" W X 80" H	PAINTED BRONZE FINISH
C	57	ELEVATIONS A,C	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	36" W X 80" H	PAINTED BRONZE FINISH
E	23	ELEVATION D	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	30" W X 80" H	PAINTED BRONZE FINISH
F	22	ELEVATION D	TRI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	96" W X 80" H	PAINTED BRONZE FINISH
F	1	ELEVATION C	TRI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	96" W X 80" H	PAINTED BRONZE FINISH
G	22	ELEVATIONS C,D	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	42" W X 80" H	PAINTED BRONZE FINISH
K	11	ELEVATION C	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	20" W X 80" H	PAINTED BRONZE FINISH
L	11	ELEVATION D	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	50" W X 80" H	PAINTED BRONZE FINISH



ELEVATION KEY

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 CONDITIONS BUILDING ELEVATIONS C & D	PREPARED BY: AZAR ASSOCIATES, INC. 215 WEST 94 STREET SUITE 517 NEW YORK, NY. 10025 212-222-3719	DATE: 09.14.18	DRAWING NO.:  T-010.00
				SCALE: 05.15.19	
				DRAWN BY: KLS	



ROOF

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

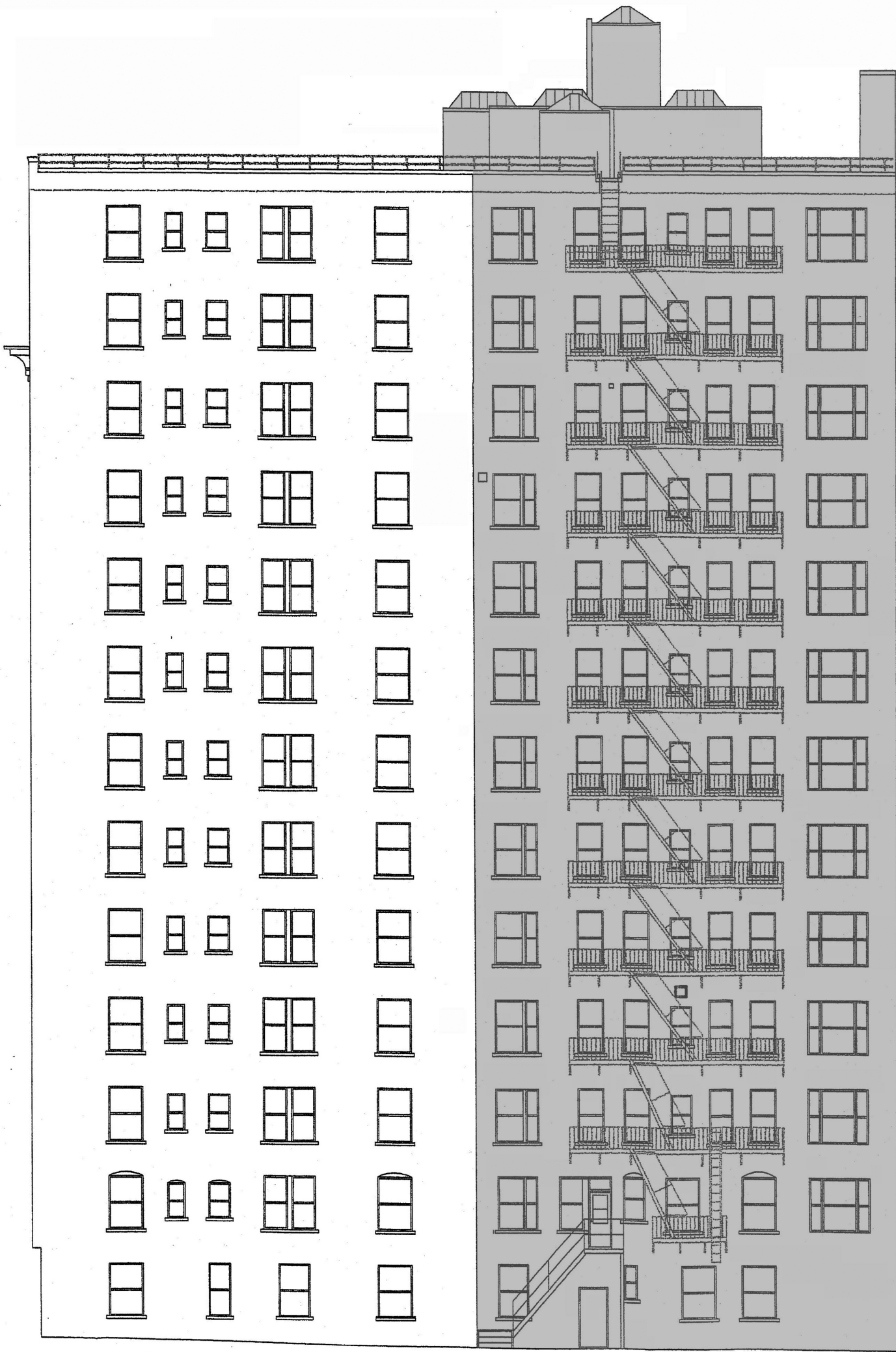
4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

BASEMENT



1

ELEVATION E  
EXISTING

ROOF

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

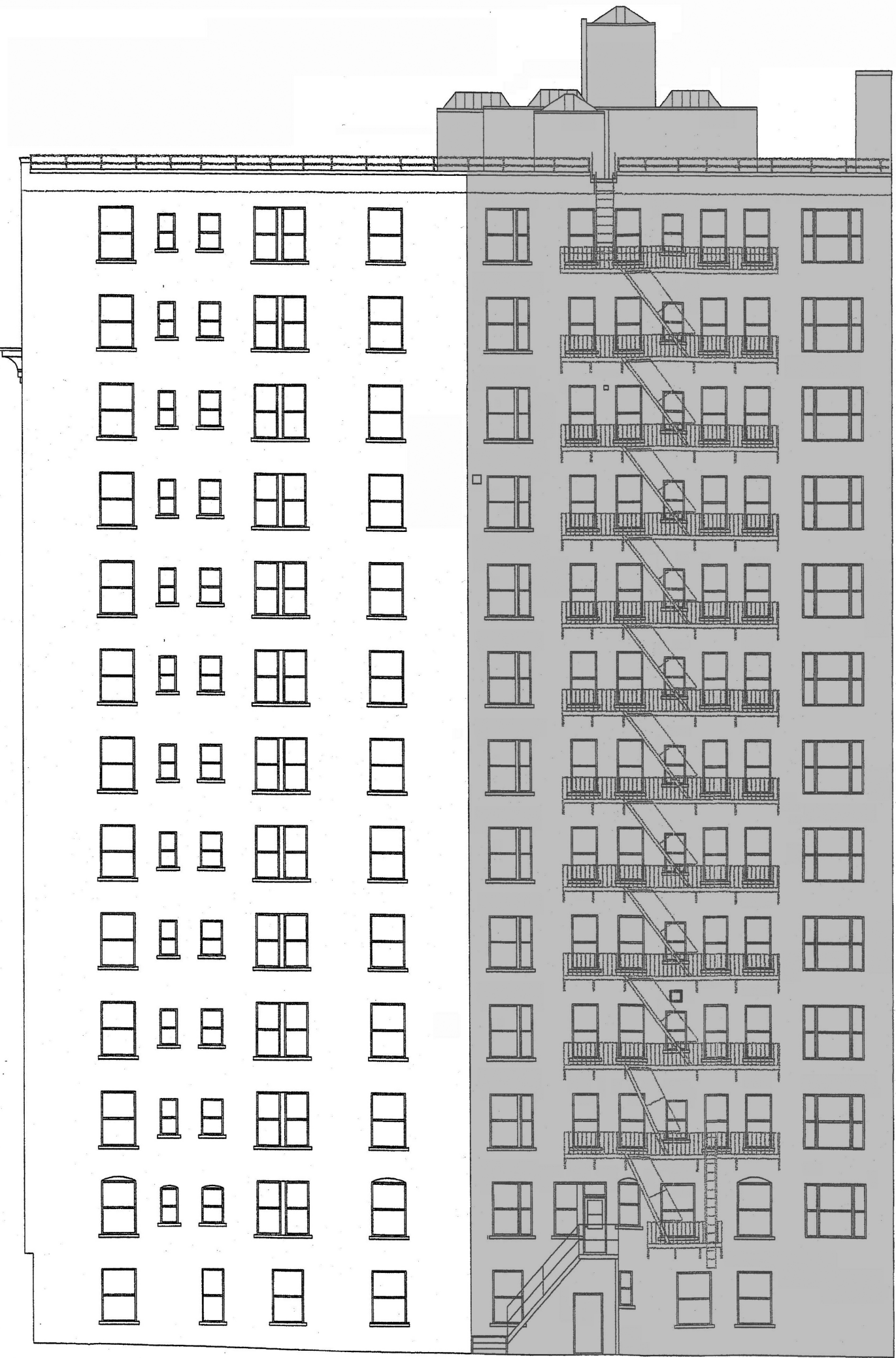
4TH FLOOR

3RD FLOOR

2ND FLOOR

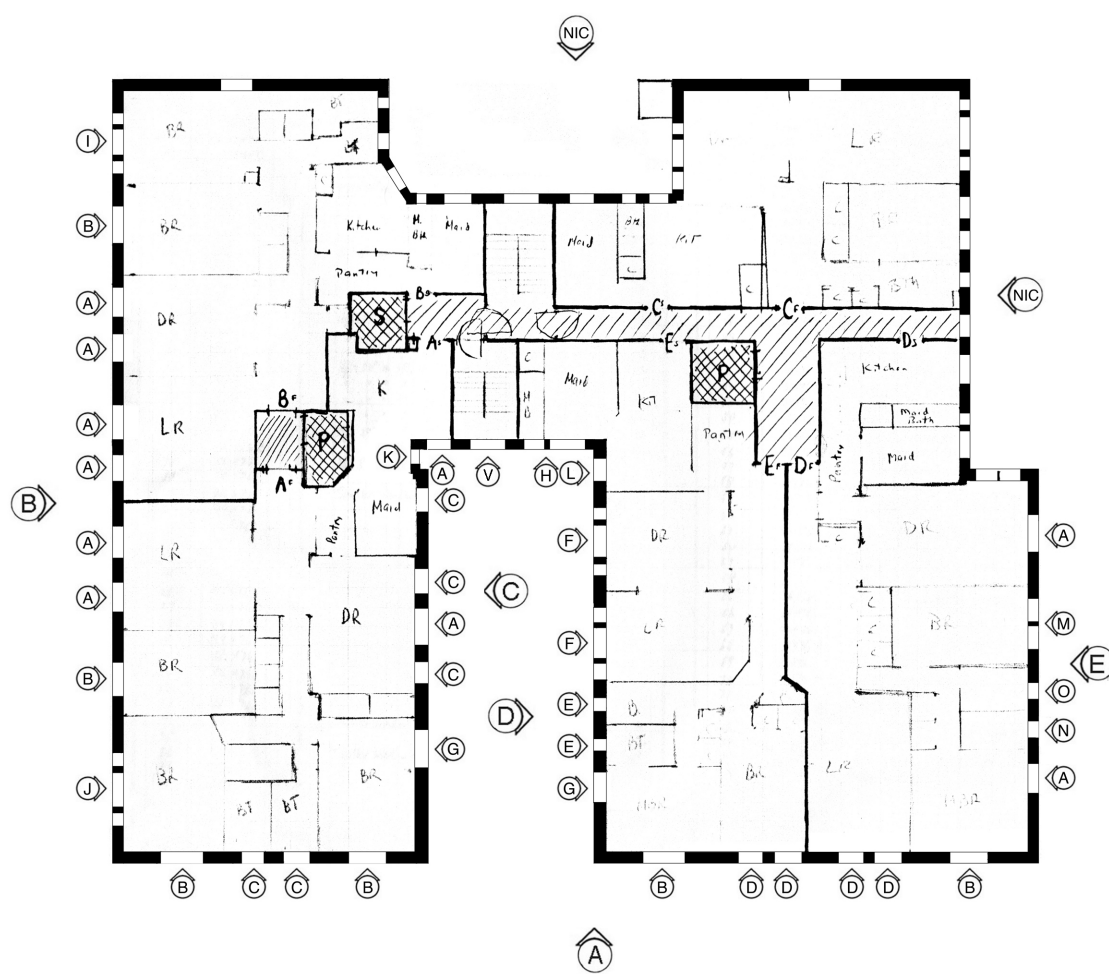
1ST FLOOR

BASEMENT



2

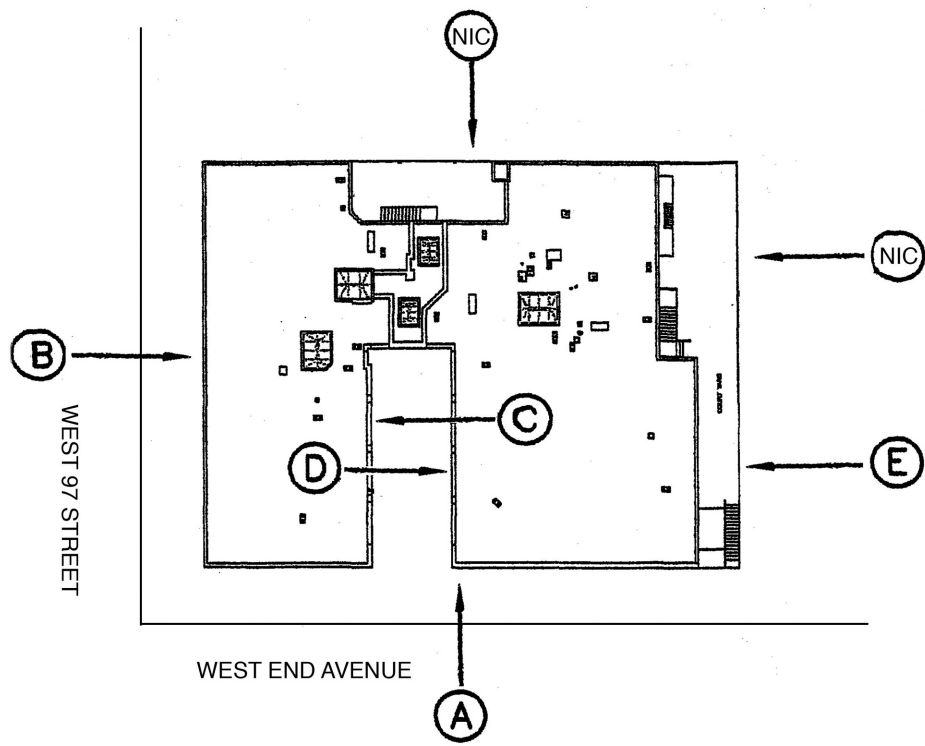
ELEVATION E  
PROPOSED



FLOOR PLAN

## WINDOW SCHEDULE

PROPOSED WINDOW SCHEDULE ELEVATION E					
TYPE	QUANTITY	LOCATION	DESCRIPTION	SIZE	FINISH
A	95	ELEVATIONS A,B,C,E	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	48" W X 80" H	PAINTED BRONZE FINISH
M	12	ELEVATION E	BI-PARTITE ONE OVER ONE DOUBLE HUNG METAL WINDOW	72" W X 80" H	PAINTED BRONZE FINISH
N	12	ELEVATION E	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	24" W X 50" H	PAINTED BRONZE FINISH
O	12	ELEVATION E	SINGLE ONE OVER ONE DOUBLE HUNG METAL WINDOW	30" W X 50" H	PAINTED BRONZE FINISH



ELEVATION KEY

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 CONDITIONS**  
**BUILDING ELEVATION E**

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

DATE:  
09.14.18  
SCALE:  
05.15.19  
DRAWN BY:  
KLS

DRAWING NO.:  
**T-011.00**





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



2 WEST END AVENUE ELEVATION  
ELEVATION A

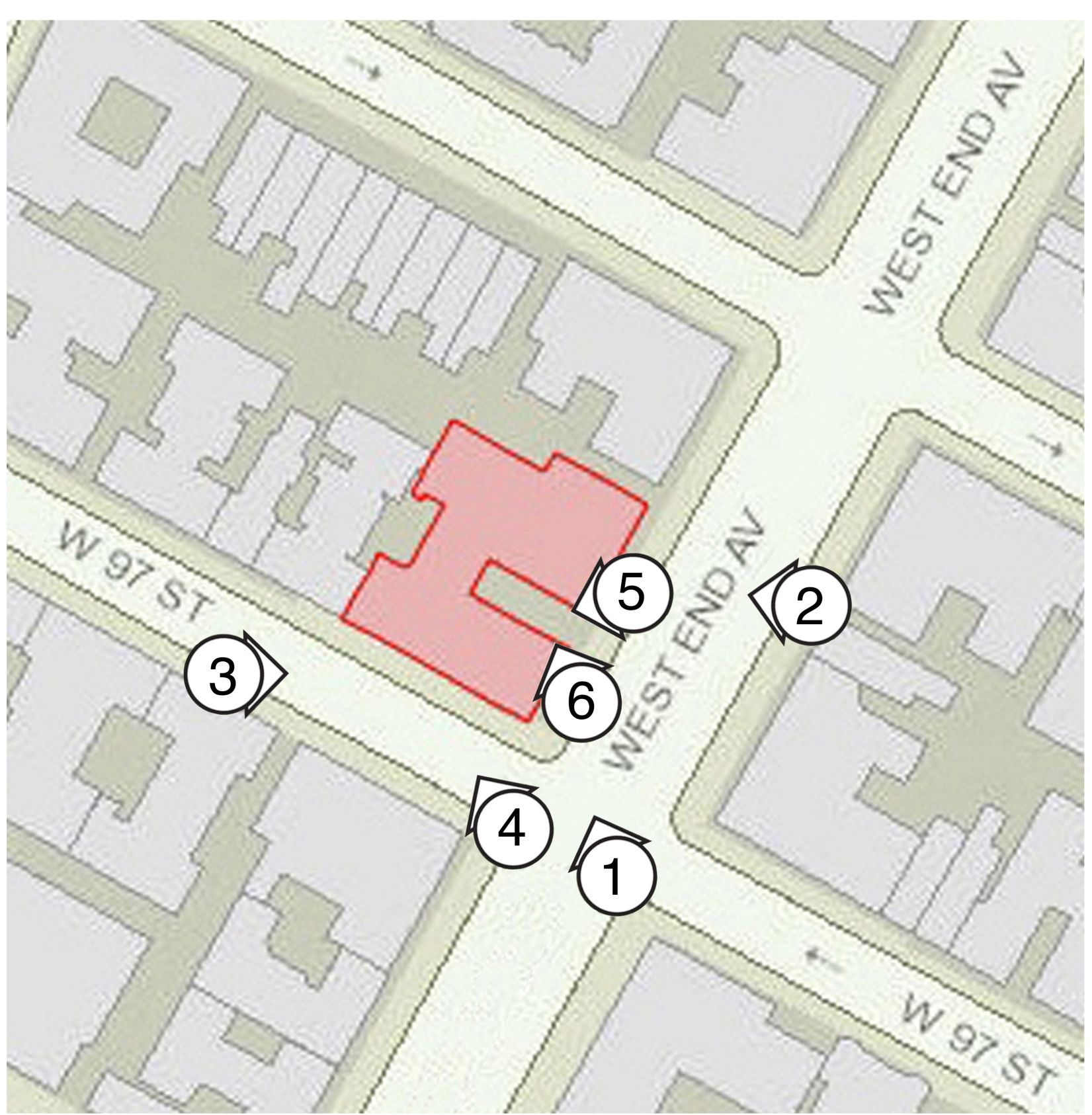


PHOTO KEY



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

<p>OWNER: ELLEN KORNFELD, ASST. SEC 771 WEST END AVENUE, INC C/O LOVETT COMPANY 1270 BROADWAY, SUITE 408 NEW YORK, NY. 10001</p>	<p><b>LANDMARKS MASTER PLAN</b> WINDOW REPLACEMENT 771 WEST END AVENUE NEW YORK, NY. 10025</p>	<p><b>CONTEMPORARY PHOTOGRAPHS</b> ELEVATIONS A, B, C &amp; D</p>	<p>PREPARED BY: AZAR ASSOCIATES, INC. 215 WEST 94 STREET SUITE 517 NEW YORK, NY. 10025 212-222-3719</p>	<p>DATE: 05.15.19 SCALE: NTS DRAWN BY: KLS/RDA</p>	<p>DRAWING NO.: <b>T-012.00</b></p>
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1 SIDE YARD FACADE (NORTH)  
ELEVATION E (PARTIAL VIEW)



2 ENTRANCE COURTYARD (NORTH)  
ELEVATION C (PARTIAL VIEW)

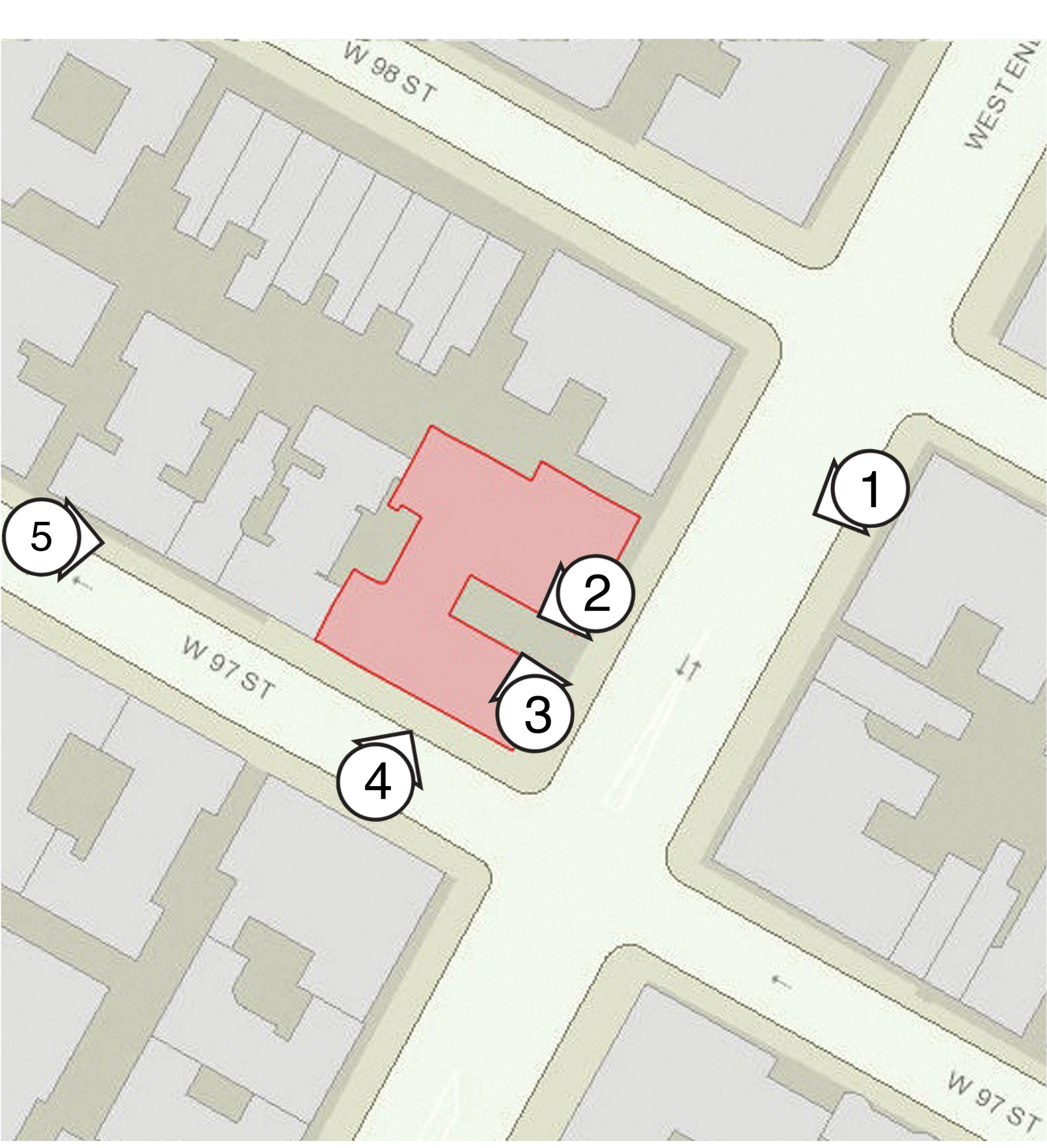


PHOTO KEY



3 ENTRANCE COURTYARD (SOUTH)  
ELEVATION D (PARTIAL VIEW)



4 WEST 97 ST. FACADE (SOUTH)  
ELEVATION B (PARTIAL VIEW AT BASE)



5 WEST LOT LINE ELEVATION  
NOT IN PLAN

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

**CONTEMPORARY PHOTOGRAPHS**  
ELEVATIONS B, C, D & E

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

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05.15.19  
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T-013.00





ORIGINAL TYPE 'F' & TYPE 'A' WINDOW



TYPICAL EXISTING TYPE 'A' WINDOW



TYPICAL TYPE 'H' WINDOW



TYPICAL TYPE 'F' WINDOW



ORIGINAL WOOD BRICKMOLDING AT JAMB WITH METAL REPLACEMENT WINDOW



ORIGINAL INTERMEDIATE STACK



SECTION AT INTERMEDIATE STACK



TYPICAL TYPE 'V' WINDOW

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

**HISTORIC BRICK MOLD**  
**ORIGINAL WINDOW CONFIGURATION**  
**TYPICAL EXISTING WINDOW ELEVATIONS**

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

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05.15.19  
SCALE:  
NTS  
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KLS/RDA

DRAWING NO.:  
**T-014.00**





150 WEST 79 STREET

## 150 WEST 79 STREET

- 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

<b>OWNER:</b> ELLEN KORNFELD, ASST. SEC 771 WEST END AVENUE, INC C/O LOVETT COMPANY 1270 BROADWAY, SUITE 408 NEW YORK, NY. 10001	<b>LANDMARKS MASTER PLAN</b> WINDOW REPLACEMENT 771 WEST END AVENUE NEW YORK, NY. 10025	LANDMARKS PRECEDENT <b>WINDOW MASTER PLAN</b> <b>150 WEST 79 ST.</b> <b>COFA 19-39789</b>	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-015.00
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○ 370 RIVERSIDE DRIVE

307 RIVERSIDE DRIVE

- 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 307 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	DRAWING NO.:  T-016.00
					SCALE:	NTS	
					DRAWN BY:	KLS/RDA	





771 WEST END AVENUE

771 WEST END AVENUE 12A

- 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-017.00
				SCALE: NTS	
				DRAWN BY: KLS/RDA	