

The current proposal is:

Preservation Department – Item 4, LPC-20-06753

**1000 Grand Concourse (aka 161 East 164th Street) – Grand
Concourse Historic District
Borough of Bronx**

To Testify Please Join Zoom

Webinar ID: 850 4237 0165

Passcode: 902007

By Phone:

1 646-558-8656

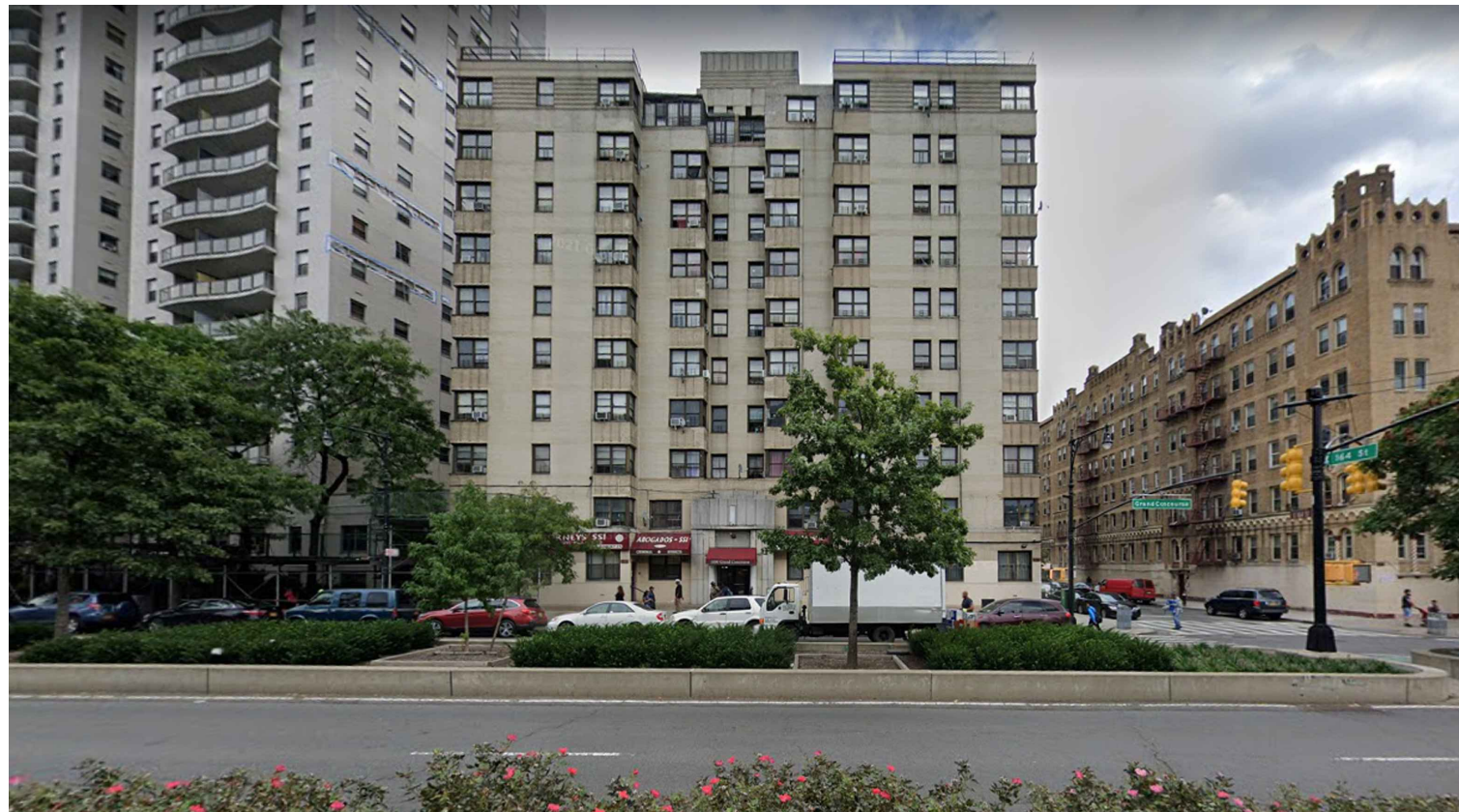
US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

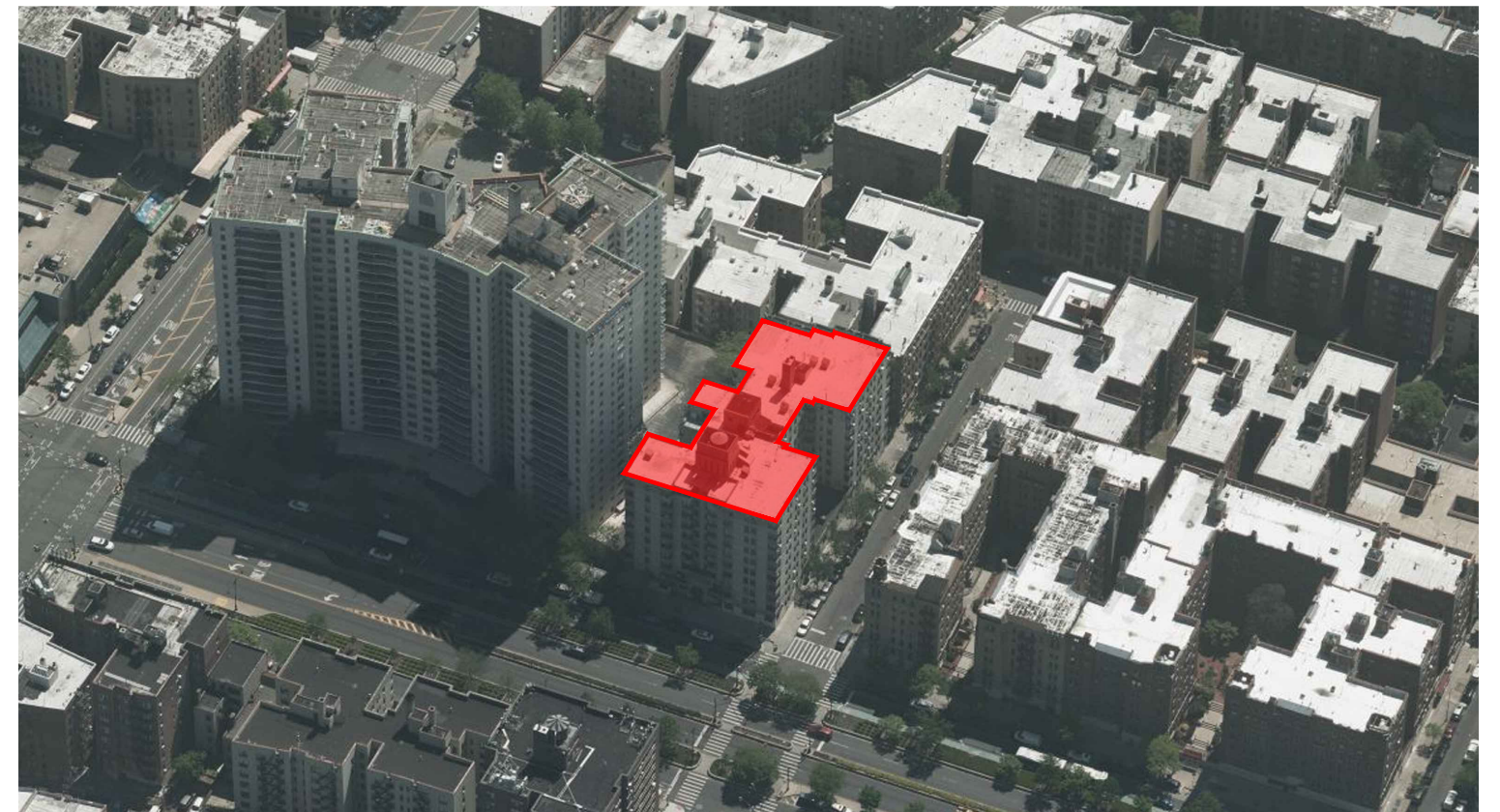
Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

1000 Grand Concourse, Bronx *Landmark Location*

 1000 Grand Concourse in red



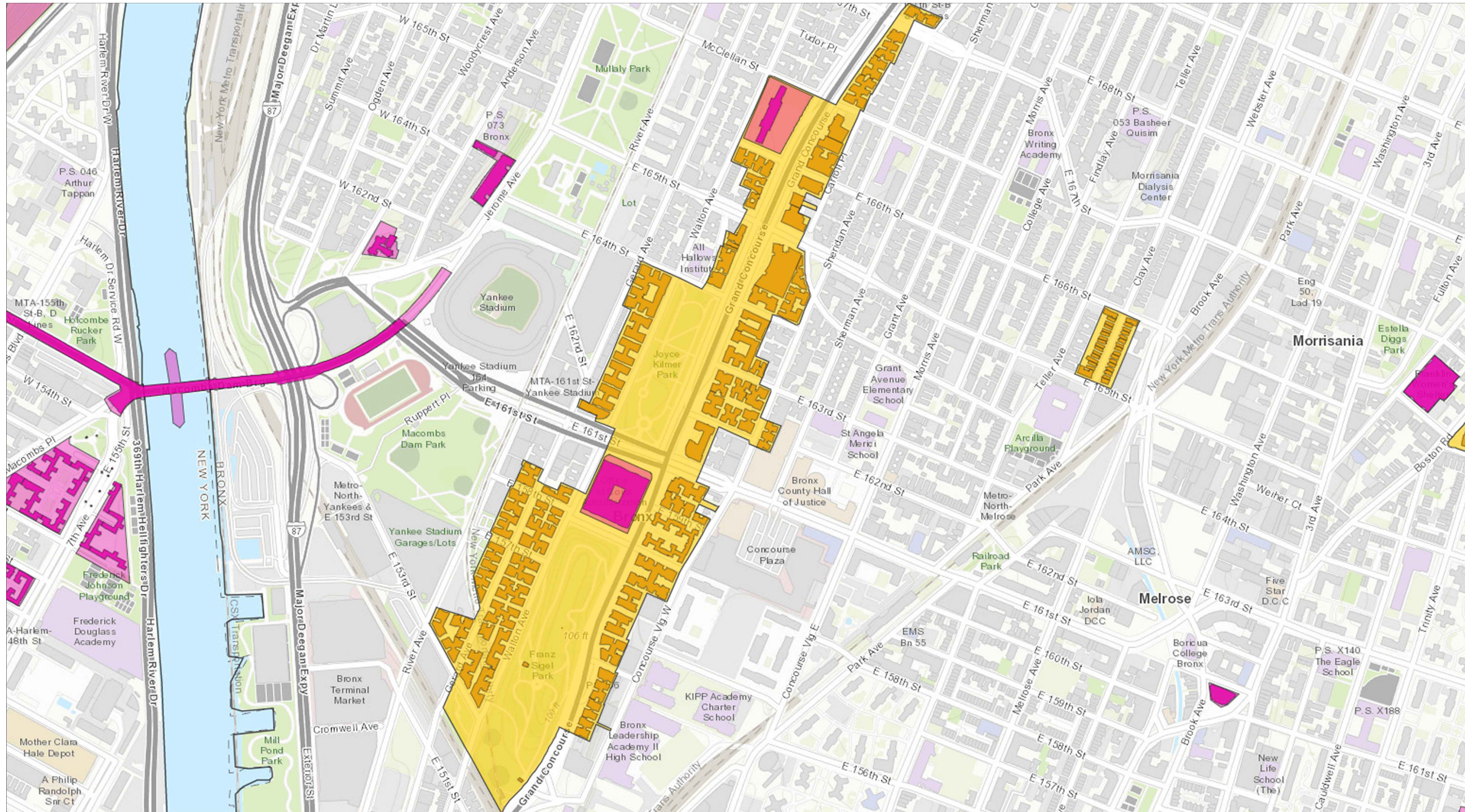
Street view



Concourse Village aerial view

WORK BEING PROPOSED

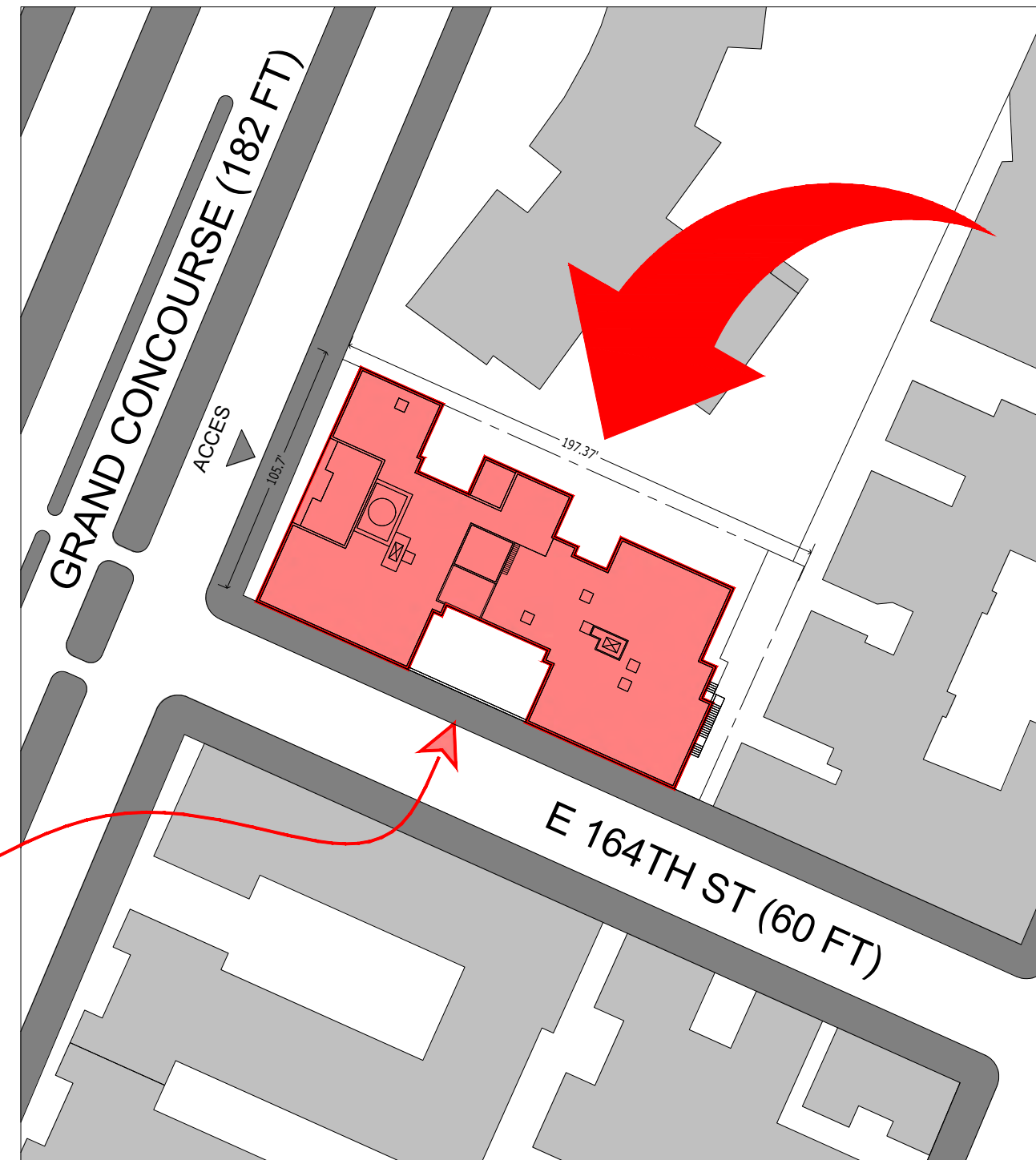
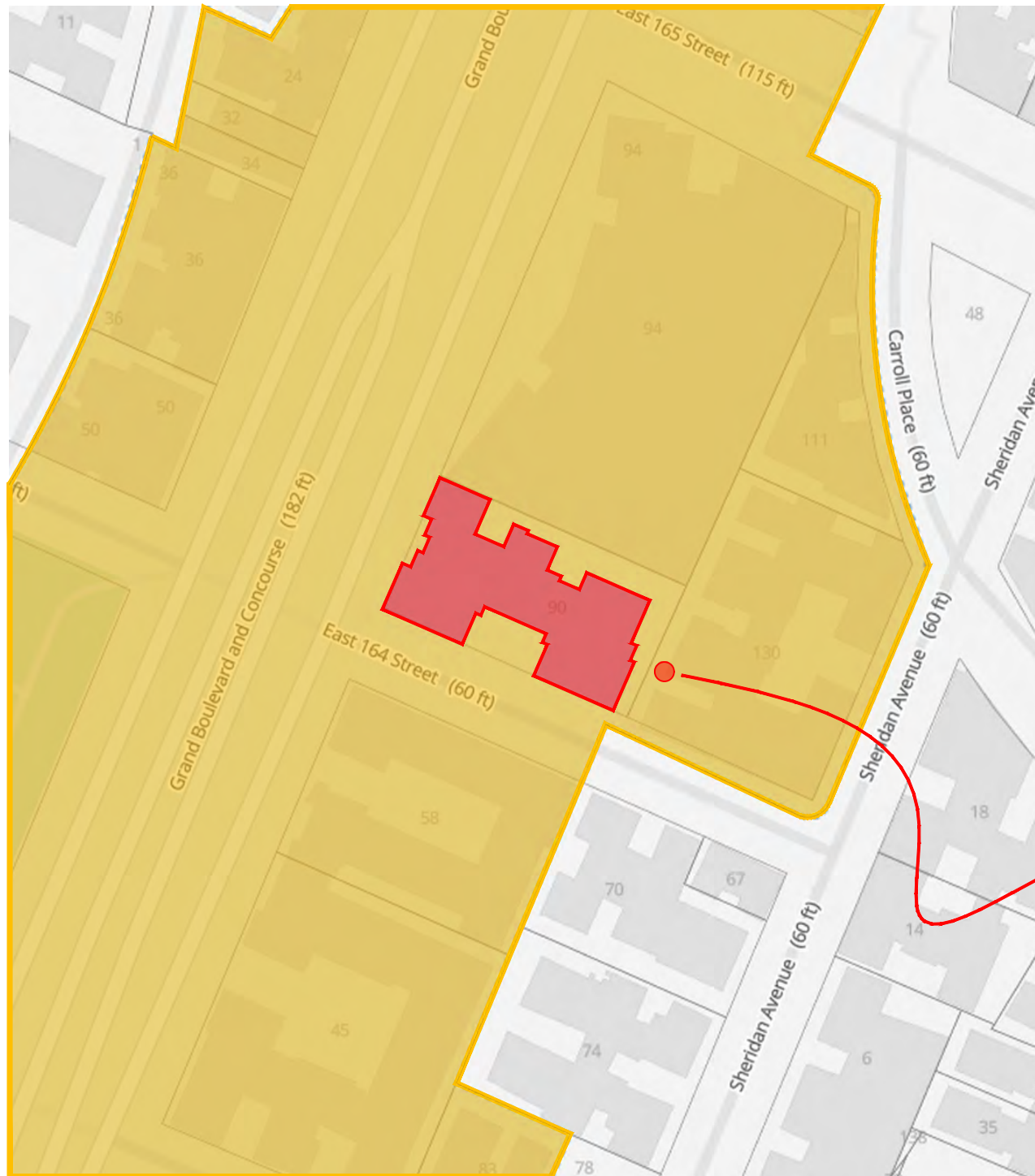
Historic District Building or Site Individual Landmark Building or Site



GRAND CONCOURSE HISTORIC DISTRICT | LP-2403

 Historic District Building or Site (partial)

 1000 Grand Concourse in Red



Typical Conditions in District



Typical Conditions in District



1940s Tax Photo

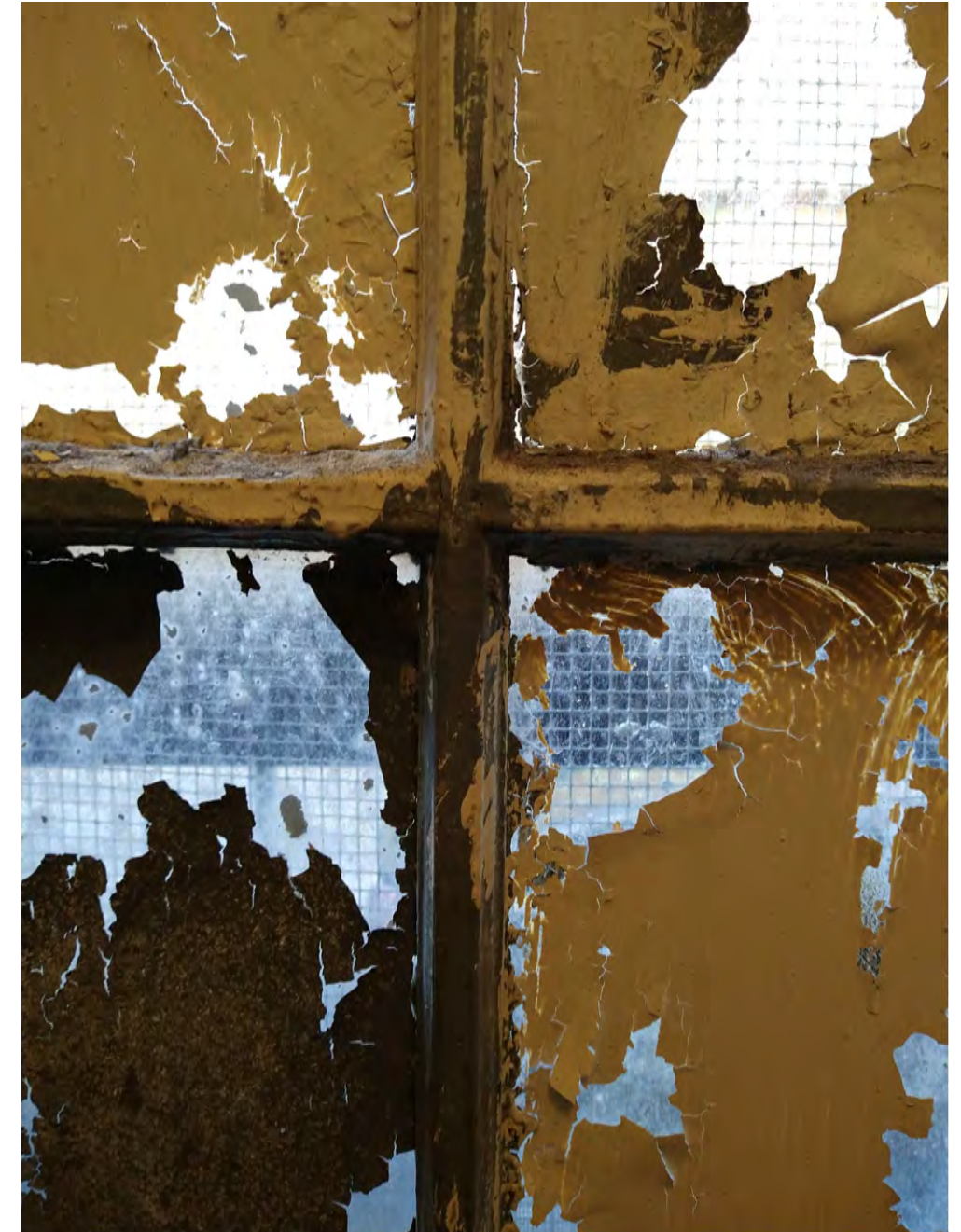
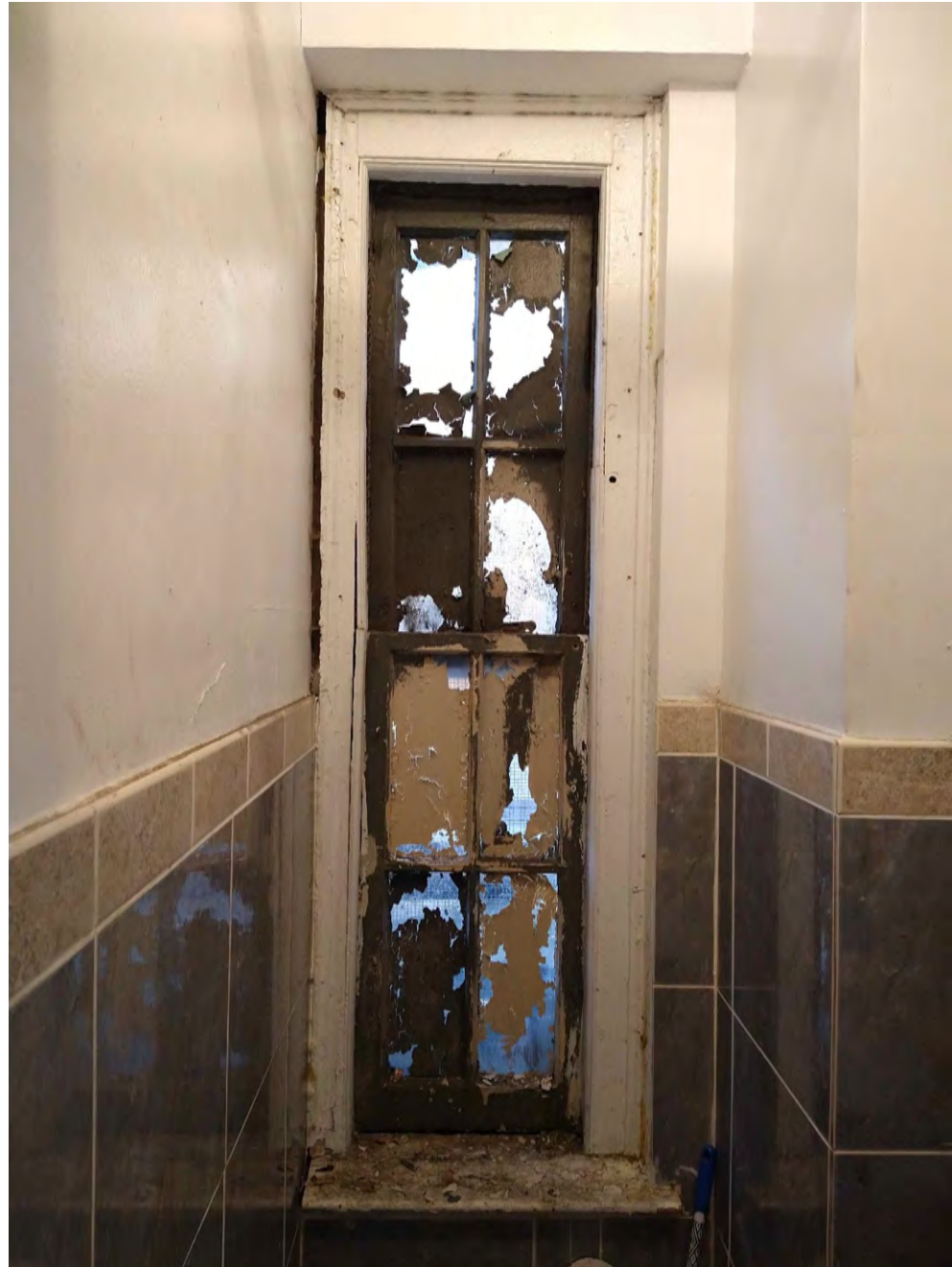


1936 MCNY Wurts Bros

Close-up pictures showing existing conditions



Close-up pictures showing remaining historic double-hung window



Close-up pictures showing color study



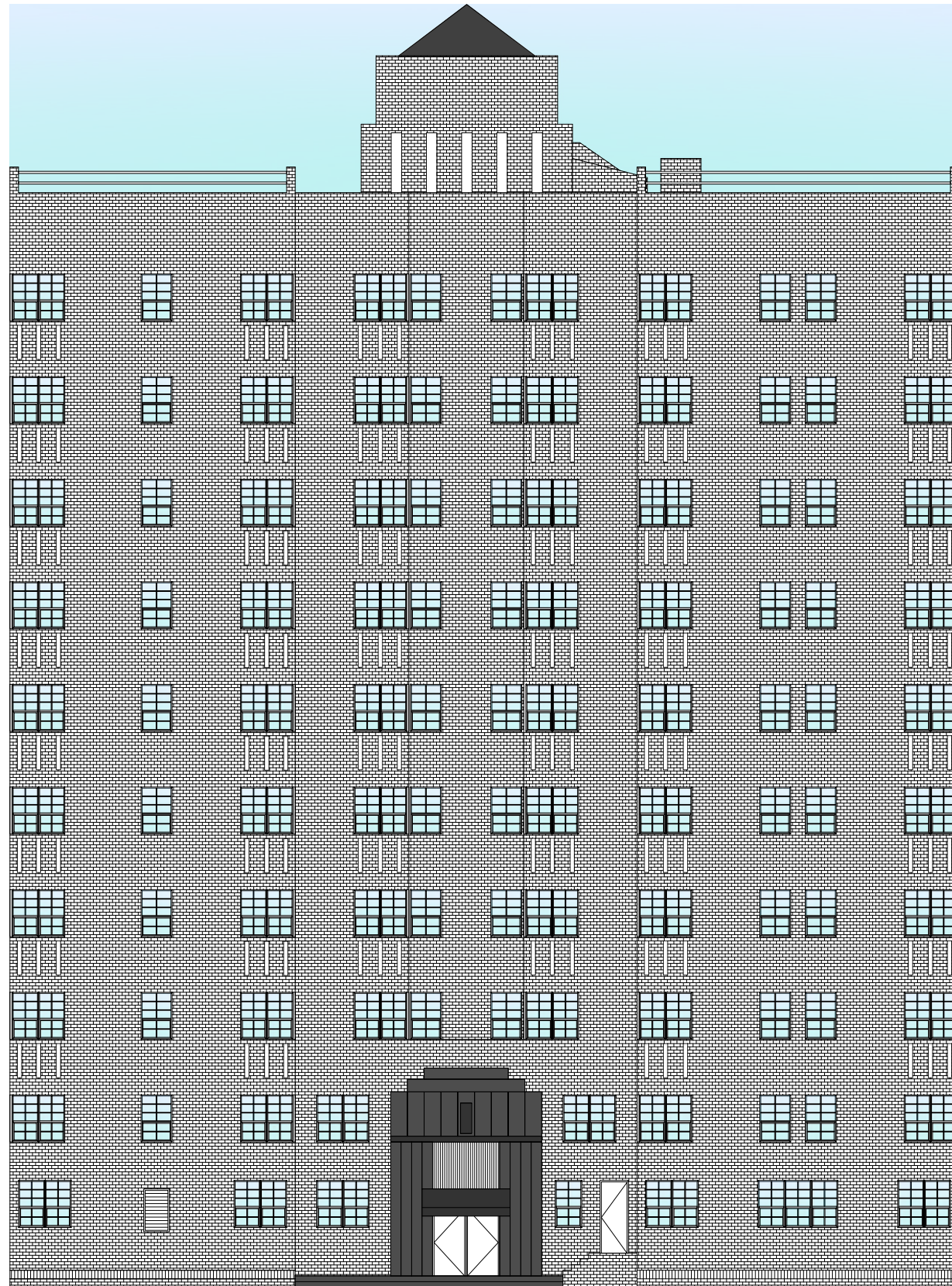


940 Grand Concourse



940 Grand Concourse





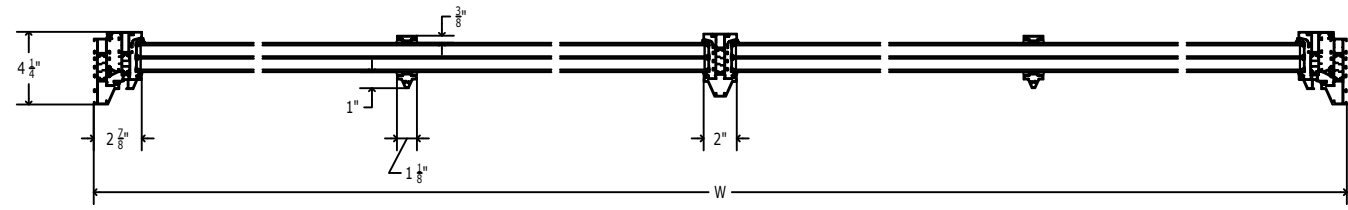
Facade facing Grand Concourse





Facade facing 164th Street

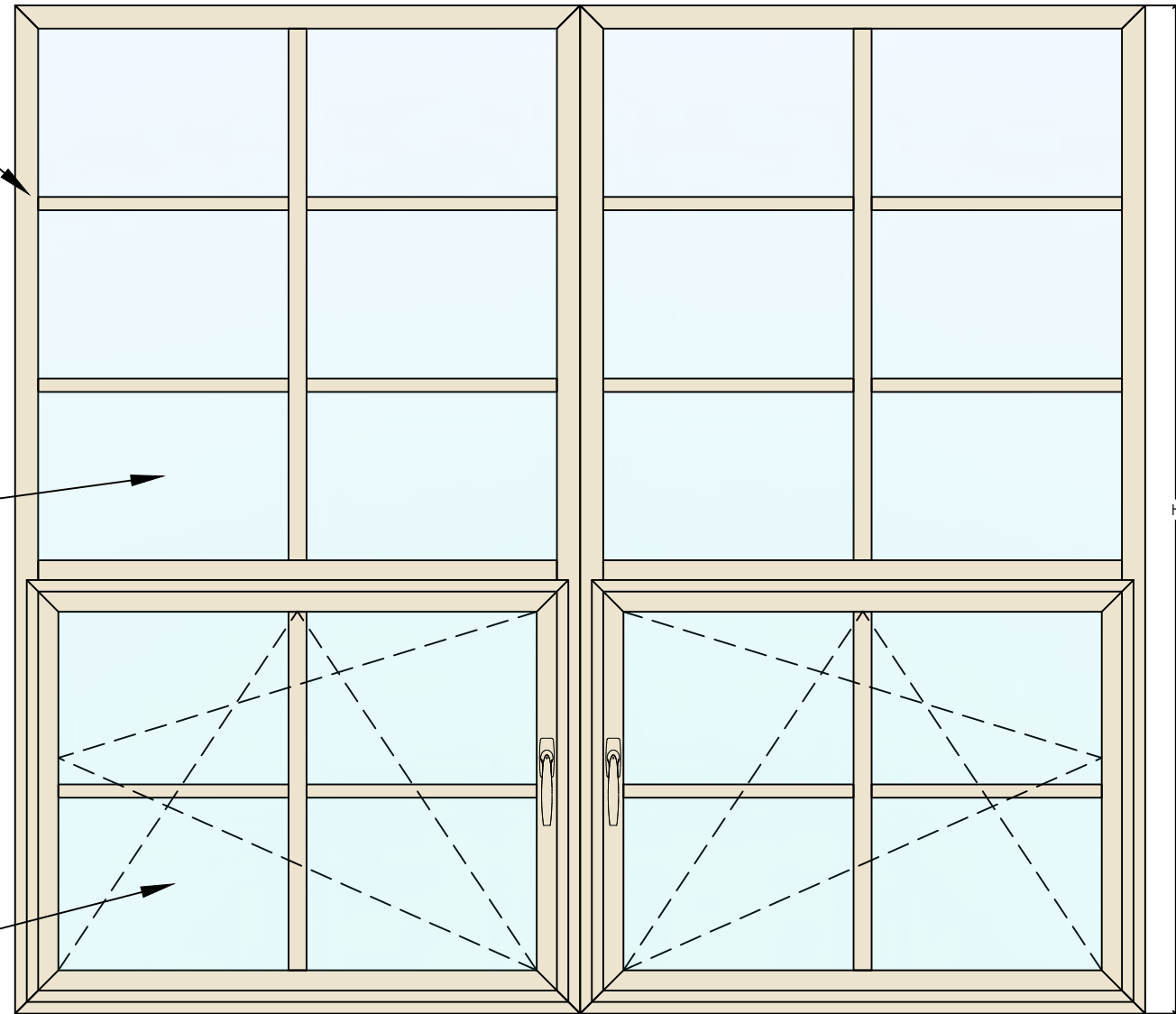




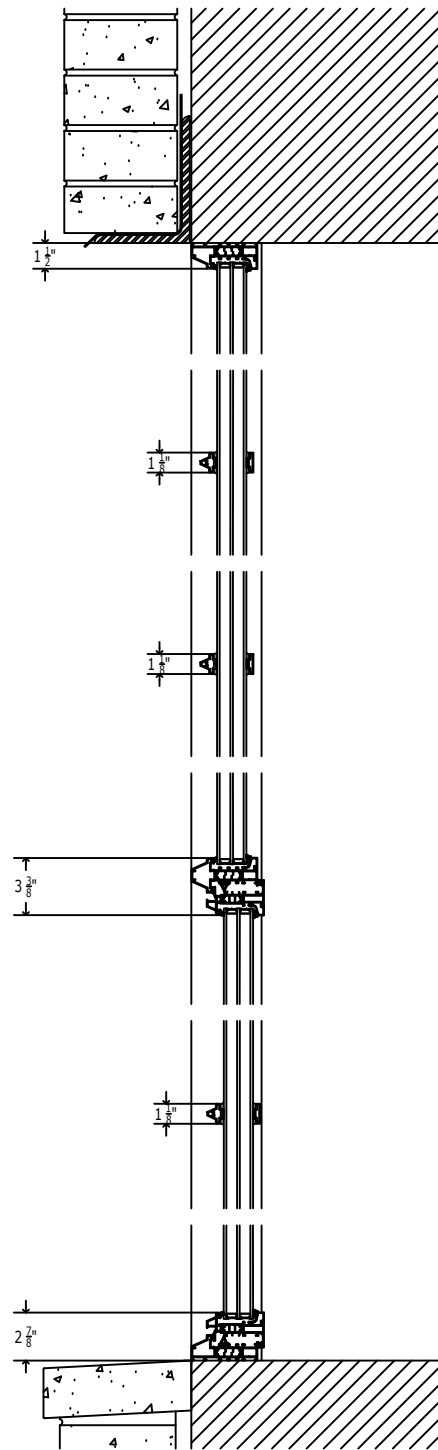
ALUMINUM
WARM 99 MM
COLOR:
RAL 9001

GLAZING:
NEUTRAL
WINTER NIGHT
TIME U-VALUE:
0.26 MAX.
SOLAR HEAT
GAIN
COEFFICIENT:
0.50 MAX.

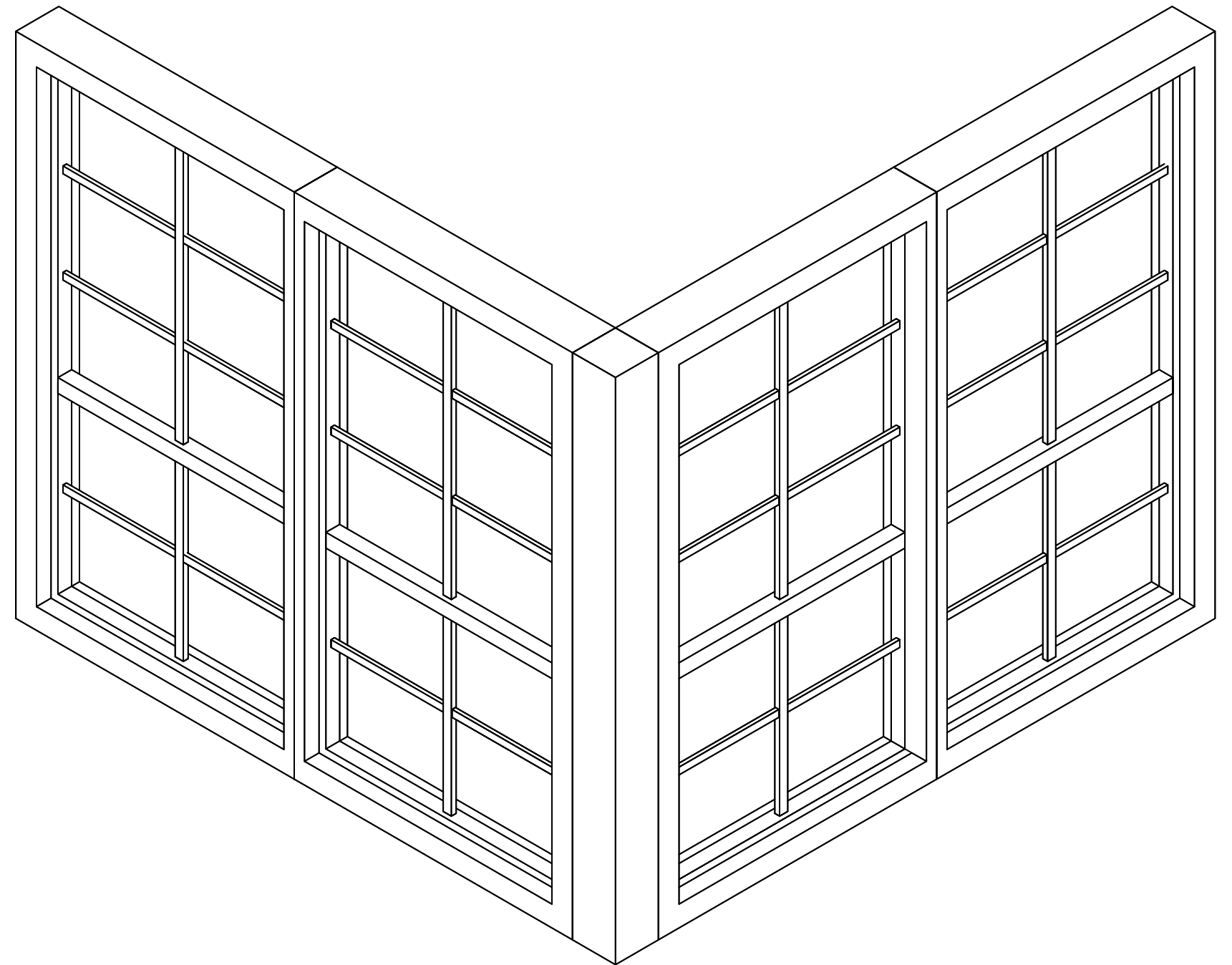
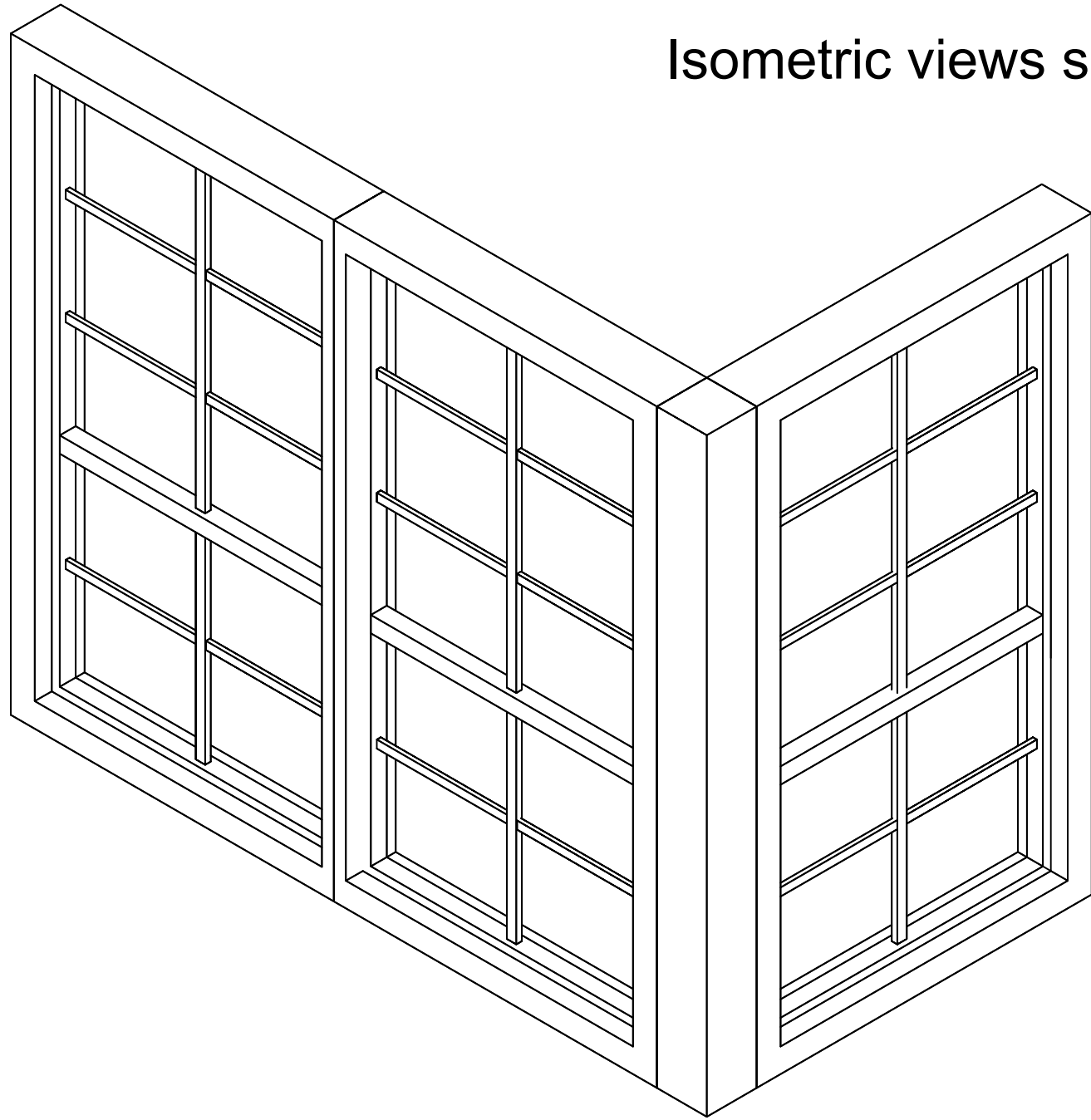
SINGLE TURN &
TILT RIGHT
WINDOW WITH
TRANSOM



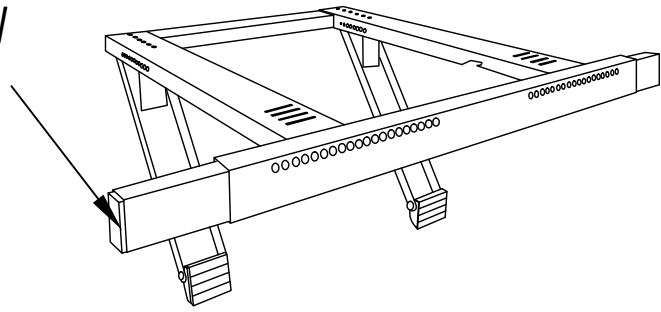
NOTE: INCREASED % OF GRAZING AREA FOR PROPOSED WINDOWS $\geq 12\%$



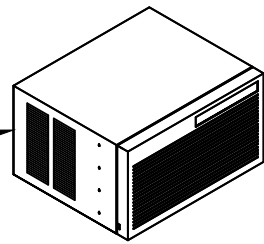
Isometric views showing corner windows with post



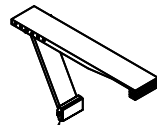
AC ADJUSTABLE WINDOW
SUPPORT MOUNTING
BRACKET BY IVATION



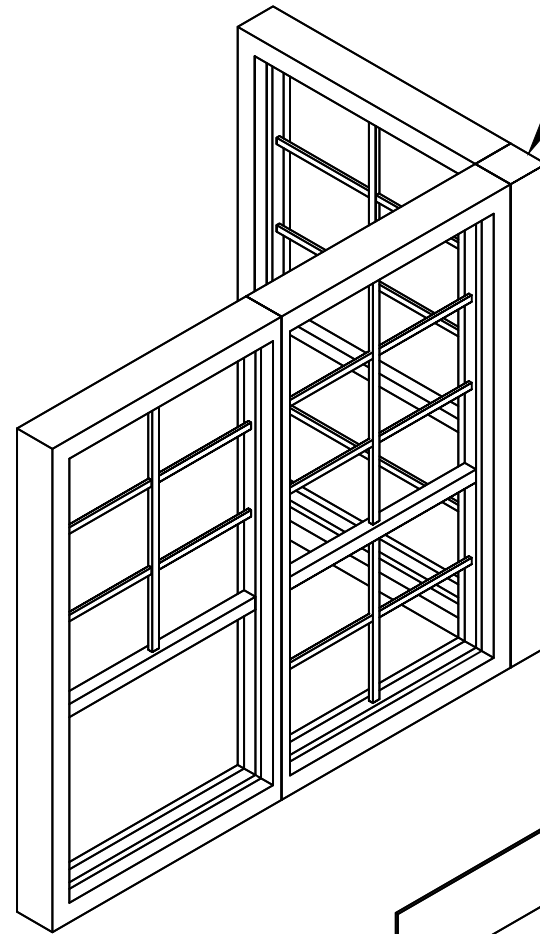
AC UNIT



AIR CONDITIONER ONE LEG WINDOW
SUPPORT MOUNTING BRACKET BY IVATION

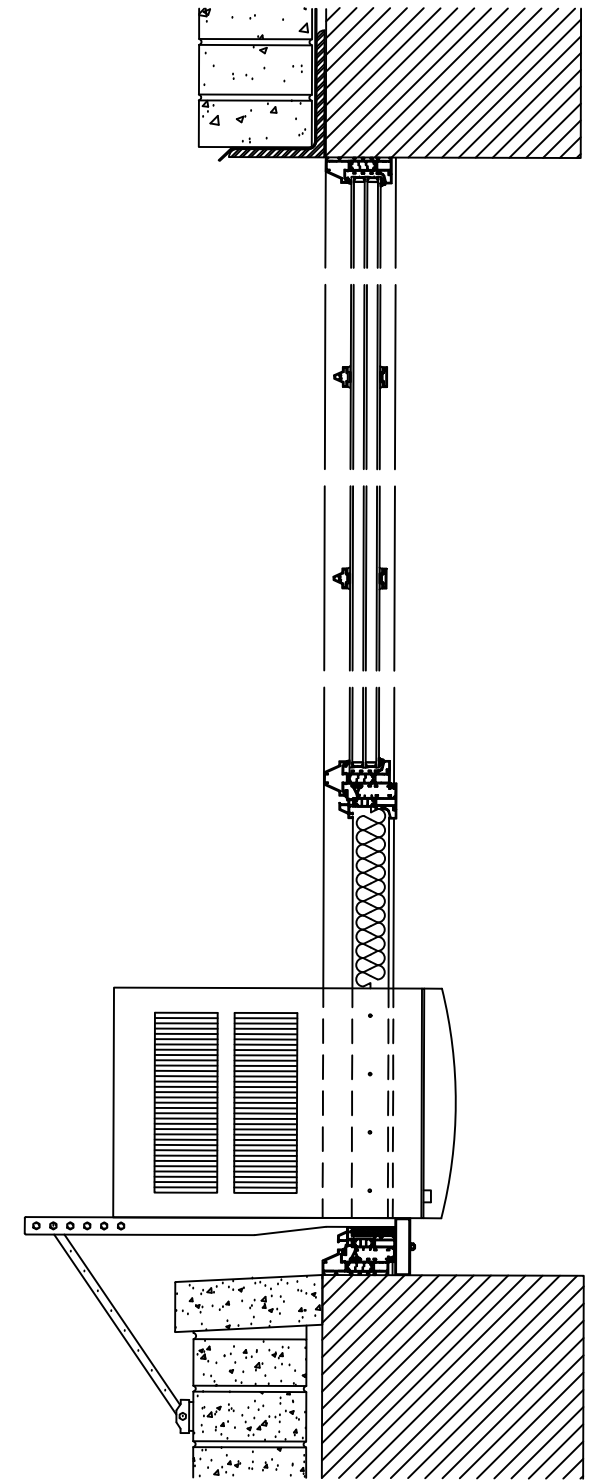
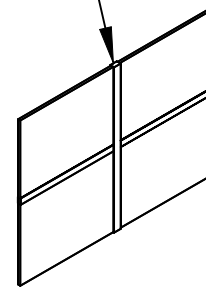


NEW CORNER WINDOW



FIXED PANEL W/ INSULATION OR
REMOVABLE AC INSULATING
FOAM PANELS

REMOVABLE PANEL TO BE SAVED
AND PROTECTED



Appendix

1000 GRAND CONCOURSE BRONX, NY 10451 LPC-19-36987

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NO.:	DATE:	DESCRIPTION:

ENGINEER: **JIM KUSI, P.E.**
84 AMHERST DRIVE, NEW ROCHELLE, NY 10804
T. 914-826-1691 E. JIMKUST@AOL.COM

OWNER/AGENT: **MICHAEL GOLDBERG**
1000 LLC
5600A BROADWAY BRONX, NY 10463
T. 718.432.1700 E. MGOLDBERG@NYRM.NET

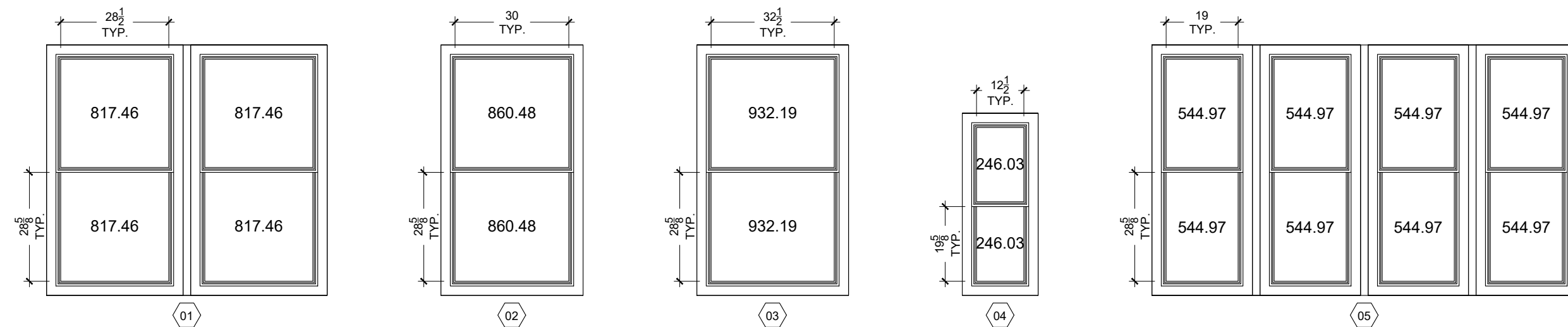
PROJECT: **WINDOW REPLACEMENT**

DRAWING TITLE:
EXISTING & PROPOSED WINDOWS, PHOTOGRAPHS



DATE: 08/19/2021
PROJECT NO.:
DWG BY: JM
CHD. BY: JK, DH
DWG. NO.: A-500.00
SHEET: 10 OF 18
CAD FOLDER:\PROJECTS\JIM KUSI\1000 GRAND CONCOURSE BRONX NY 10451

DOB NOW JOB #



1 EXISTING WINDOWS

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

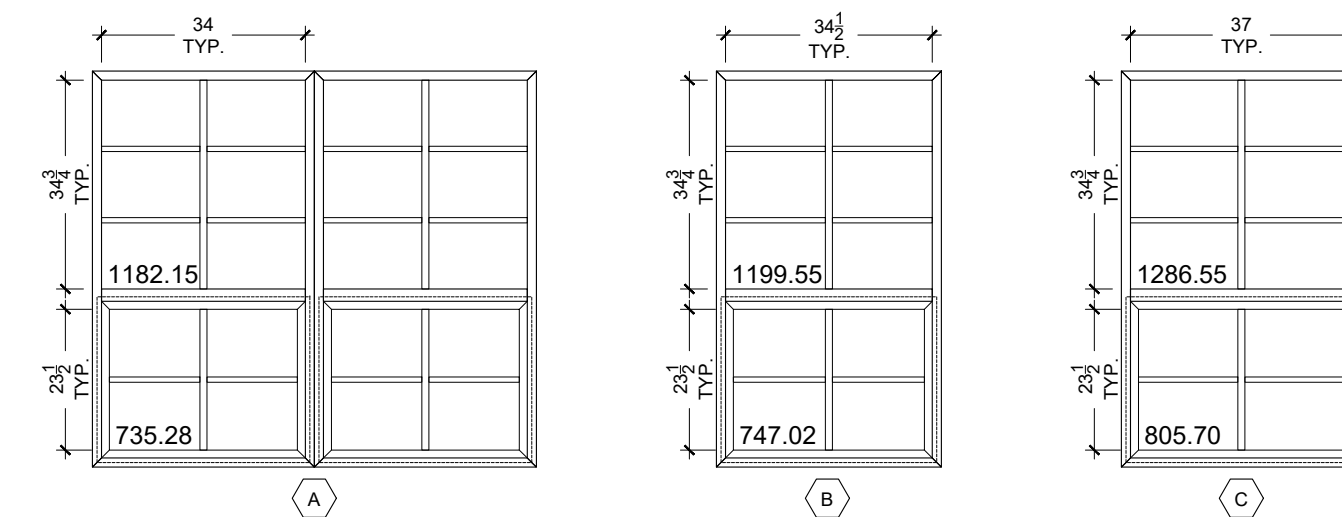
WIN TYPE	LOWER SASH	#	UPPER SASH	#	TOTAL (SQ IN)	DIFFERENCE (SQ IN)	(%)	NOTES
01	817.46	2	817.46	2	3269.84			
02	860.48	1	860.48	1	1720.96			
03	932.19	1	932.19	1	1864.38			
04	246.03	1	246.03	1	492.06			
05	544.97	4	544.97	4	4359.76			
A	735.28	2	1182.15	2	3834.86	+565.02	17% ¹	COMPARED TO EXISTING DOUBLE HUNG TYPE 01
B	747.02	1	1199.55	1	1946.57	+225.61	13% ¹	COMPARED TO EXISTING DOUBLE HUNG TYPE 02
C	805.7	1	1286.55	1	2092.25	+227.87	12% ¹	COMPARED TO EXISTING DOUBLE HUNG TYPE 03
D	269.48	1	364.15	1	633.63	+141.57	29% ¹	COMPARED TO EXISTING DOUBLE HUNG TYPE 04
E	749.04	3	1202.54	3	5854.74	+1494.98	34% ¹	COMPARED TO EXISTING DOUBLE HUNG TYPE 05

WINDOW GLAZING CALCULATIONS

"WHEN REPLACING A HISTORIC WINDOW AT A PRIMARY FACADE, YOU MAY BE REQUIRED TO PROVIDE GLAZING CALCULATIONS THAT COMPARE THE ORIGINAL AMOUNT OF GLAZED SURFACE WITH THE NEW AMOUNT. THE LPC RULES ALLOW A DECREASE OF UP TO 10 PERCENT OF THE GLAZED AREA FOR METAL WINDOWS AND UP TO 6% FOR WOOD WINDOWS. HOWEVER, THE SMALLEST INCREASE POSSIBLE MUST BE THE GOAL. FOLLOWING ARE STEP-BY-STEP INSTRUCTIONS ON HOW TO CALCULATE THIS PERCENTAGE." *

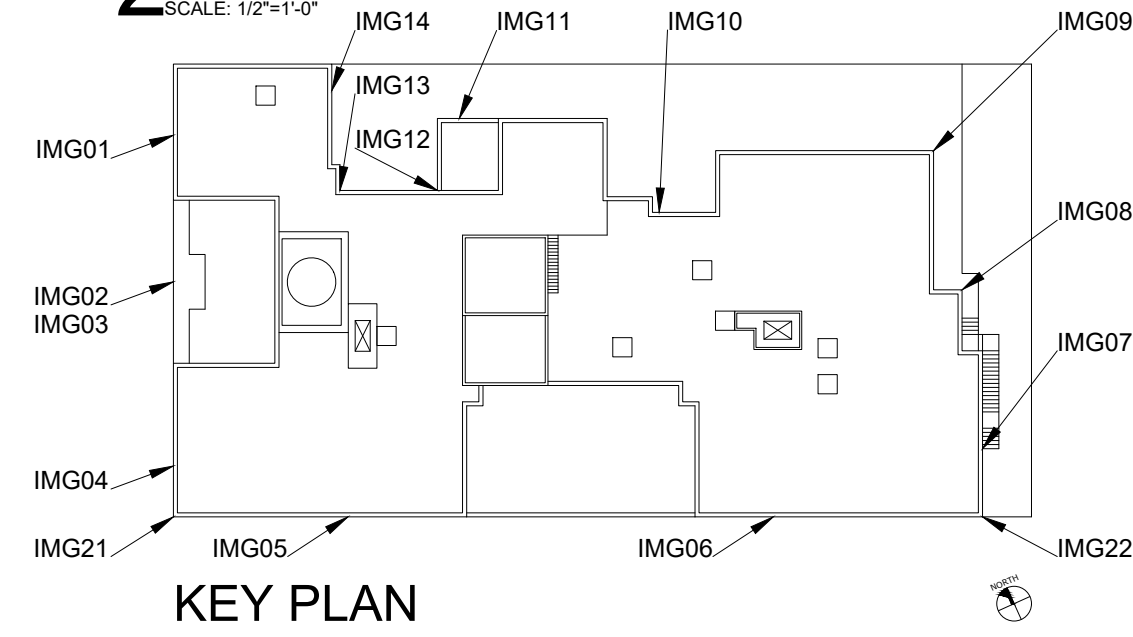
* - Chapter 2 - Windows and Doors - Section C - Window Glazing Calculations LPC Permit Guidebook - 2.28

NOTE:
1: DENOTES INCREASED PERCENTAGE OF GLAZING AREA

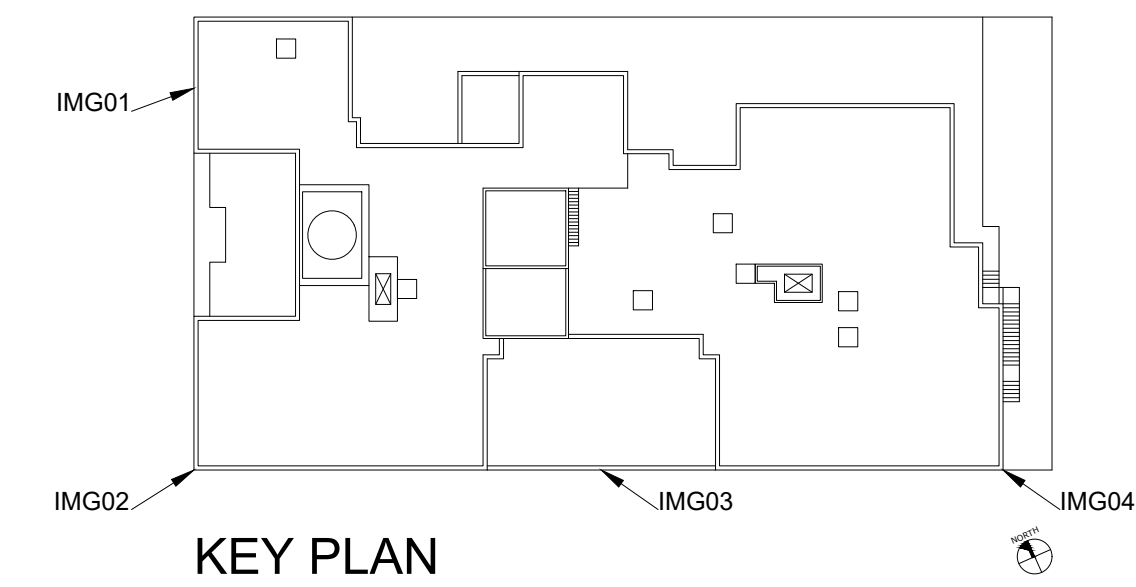


2 PROPOSED WINDOWS

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



DOB NOW JOB #



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LPC-19-36987**

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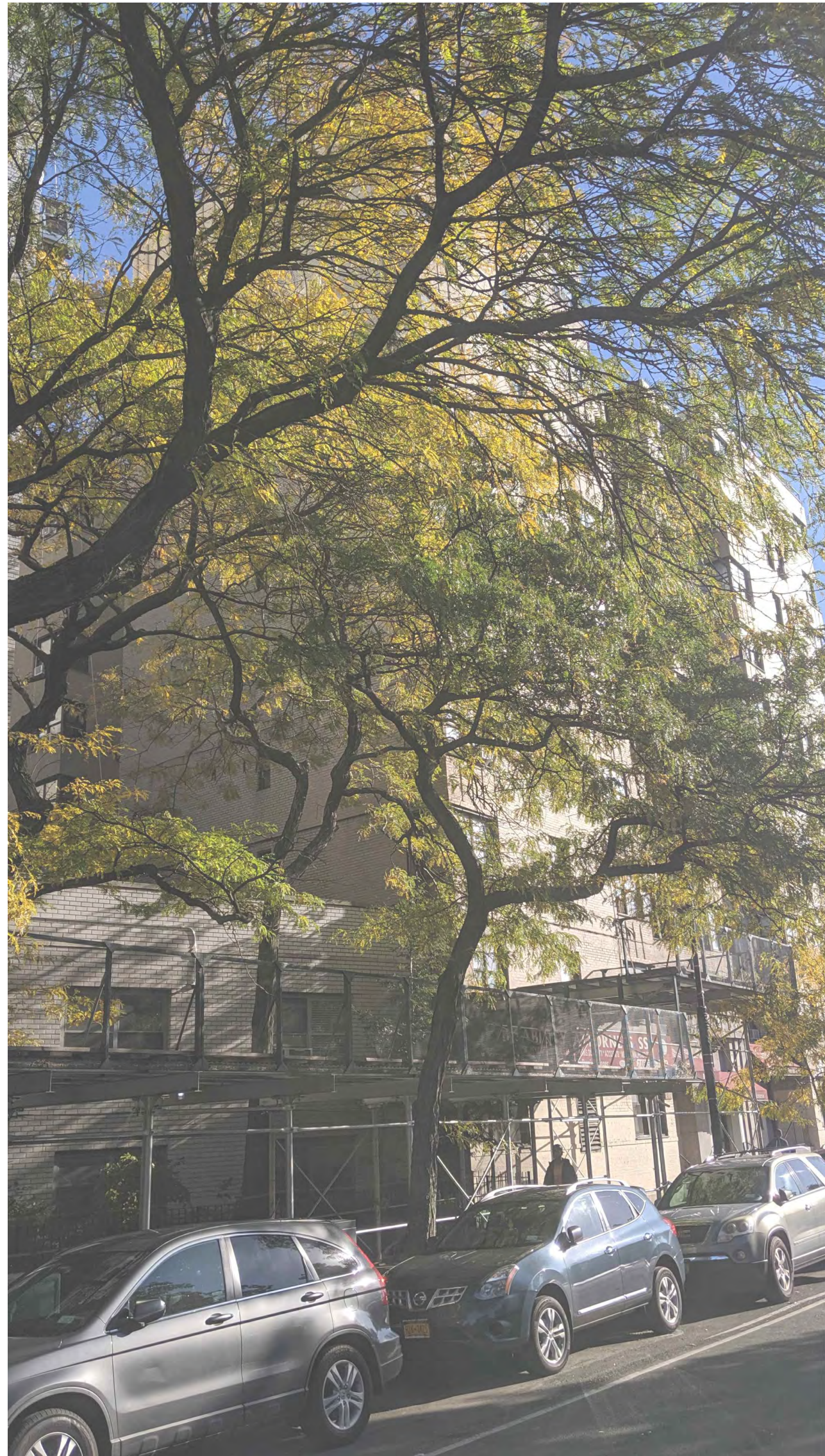
PROJECT: **WINDOW REPLACEMENT**

DRAWING TITLE:
COLOR PHOTOGRAPHS FROM POINTS OF PUBLIC THOROUGHFARES



<small>DATE:</small> 08/19/2021
<small>PROJECT NO.:</small>
<small>DWG BY:</small> JM
<small>CHD. BY:</small> JK, DH
<small>DWG. NO.:</small> A-501.00
<small>SHEET:</small> 11 OF 18
<small>CAD FOLDER:\PROJECTS\JIM KUSI\1000 GRAND CONCOURSE BRONX NY 10451</small>

DOB NOW JOB #



IMG01



IMG02



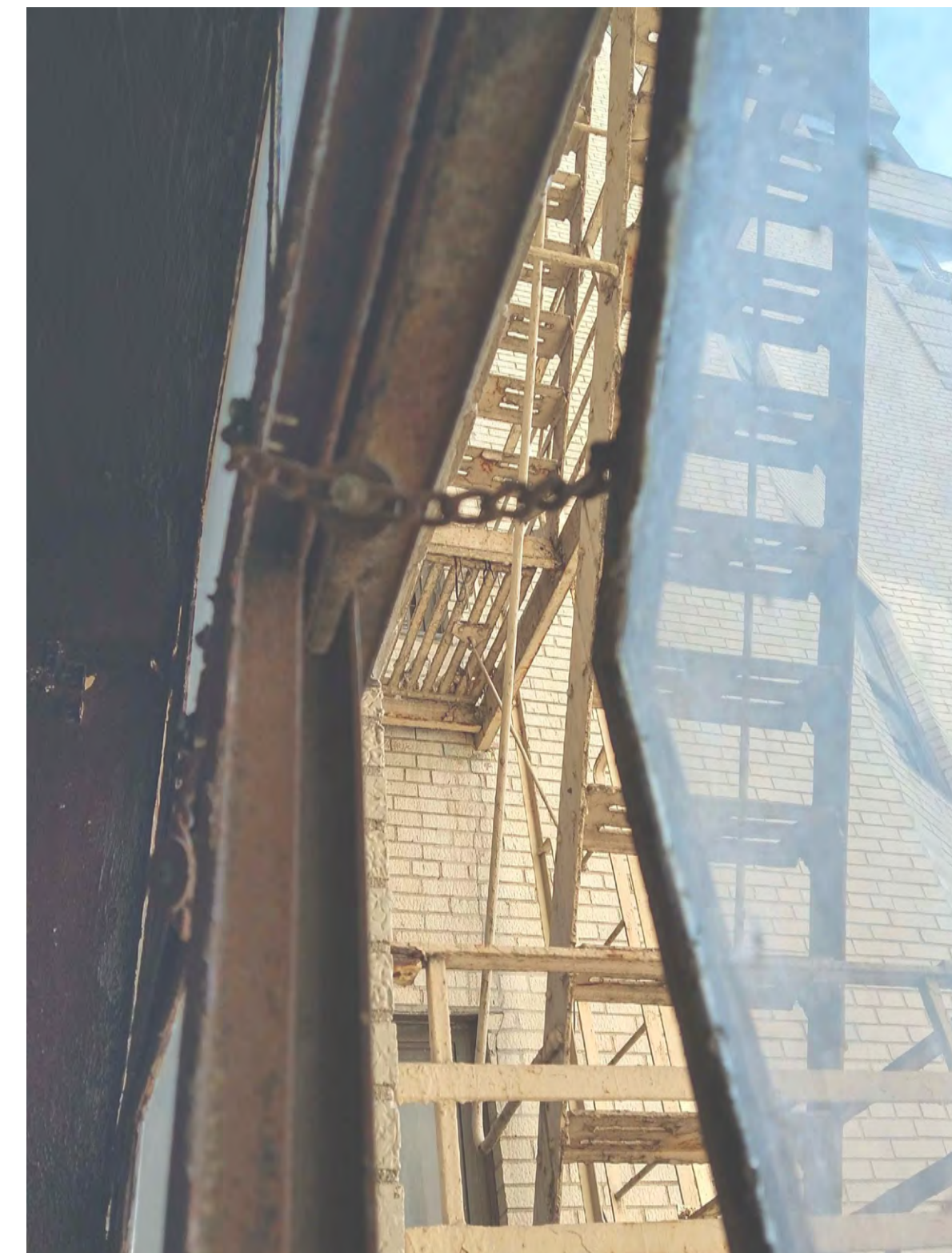
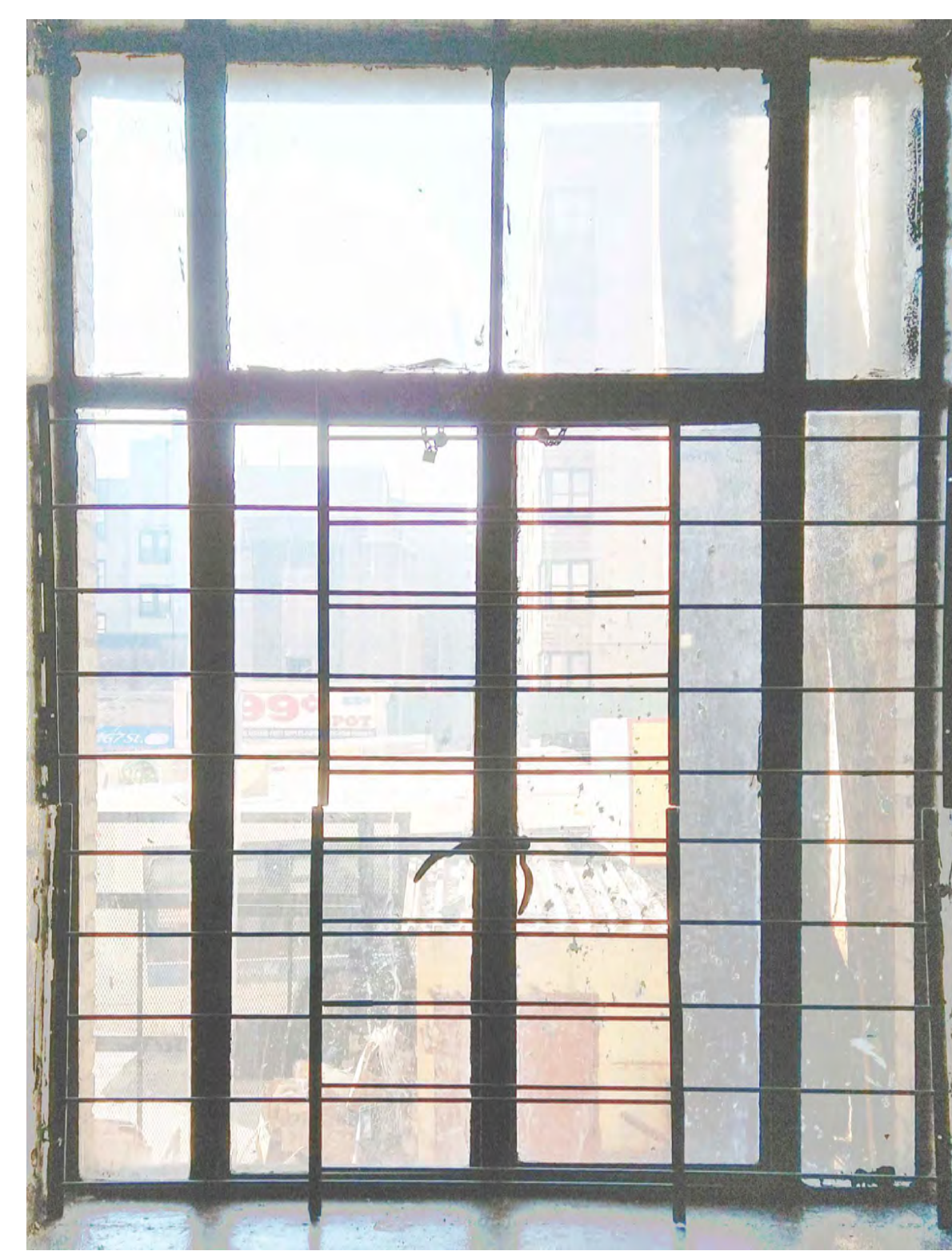
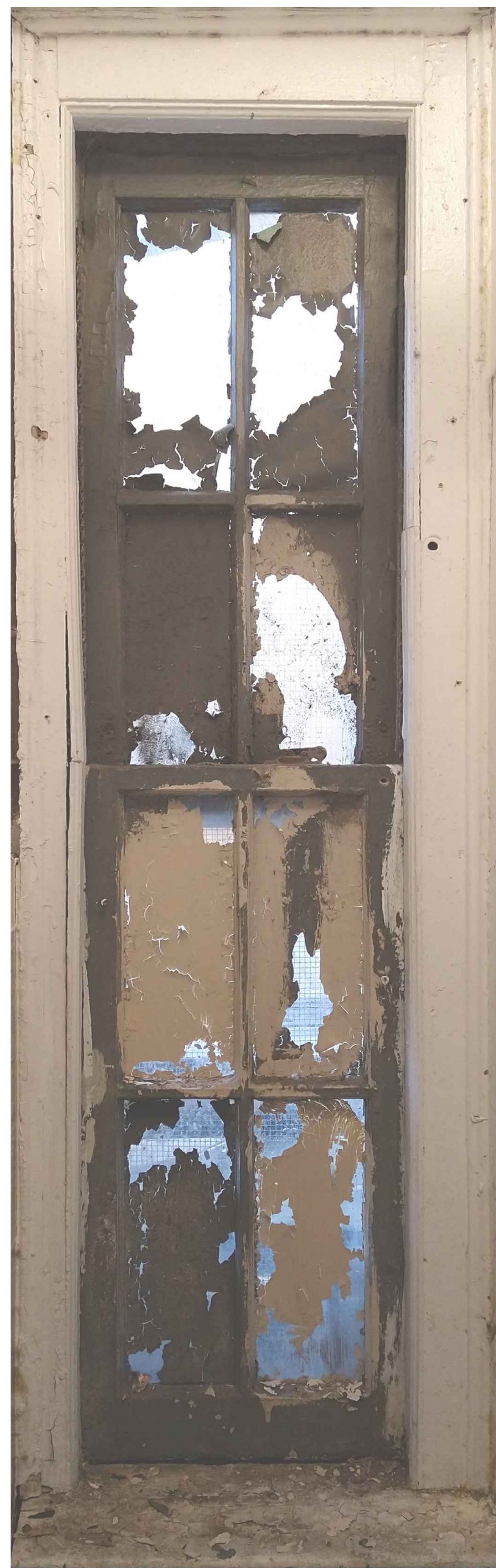
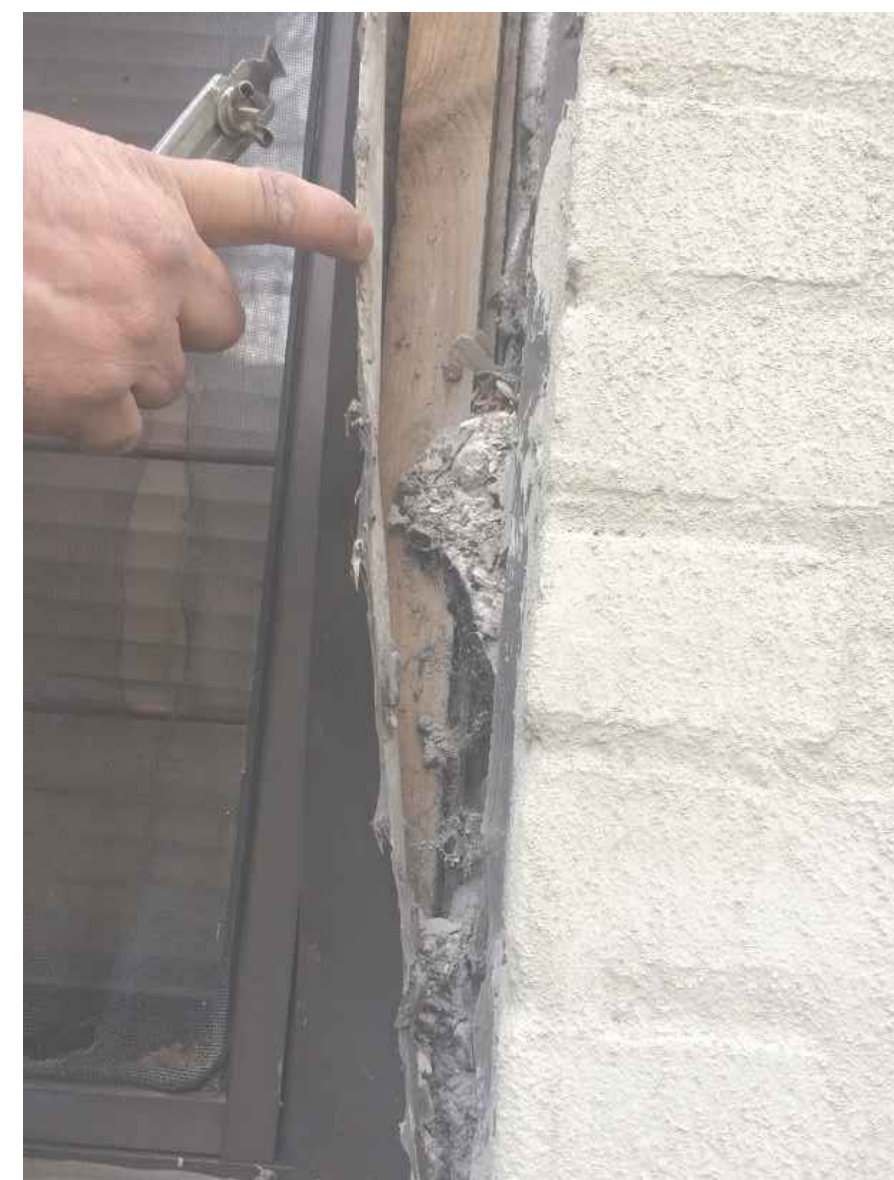
IMG03



IMG04

1 COLOR PHOTOGRAPHS OF EXISTING WINDOWS FROM POINTS OF PUBLIC THOROUGHFARES

SCALE: NTS



1 COLOR STUDY: EXISTING WINDOWS
SCALE: NTS

2 EXISTING CONDITIONS
SCALE: NTS

3 EXISTING HISTORIC DOUBLE HUNG
SCALE: NTS

4 EXISTING HISTORIC CASEMENT
SCALE: NTS

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LPC-19-36987**

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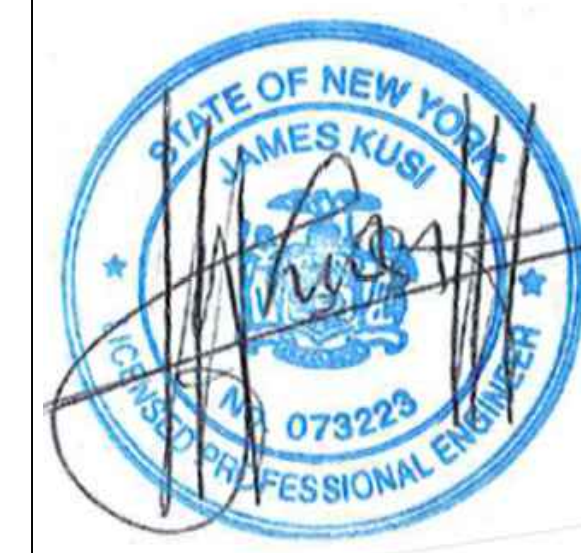
NO.:	DATE:	DESCRIPTION:

ENGINEER: JIM KUSI, P.E.
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OWNER/AGENT: MICHAEL GOLDBERG
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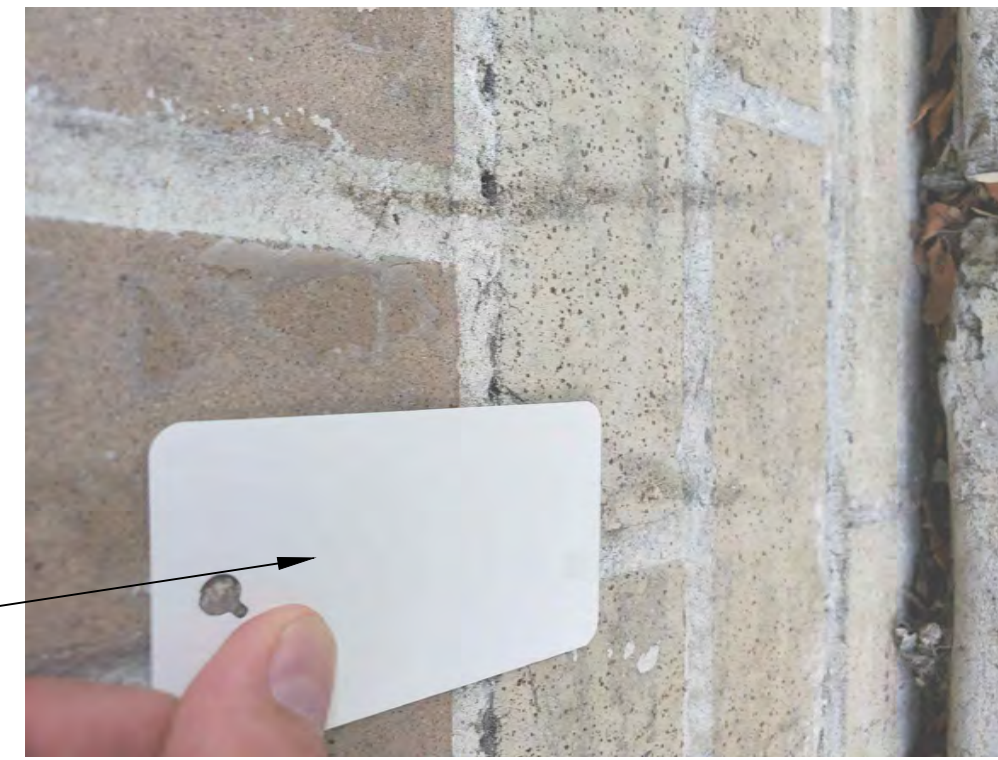
PROJECT: WINDOW REPLACEMENT

DRAWING TITLE: COLOR STUDY: EXISTING CONDITIONS



DATE: 08/19/2021
PROJECT NO.:
DWG BY: JM
CHD. BY: JK, DH
DWG. NO.: A-502.00
SHEET: 12 OF 18
CAD FOLDER:\PROJECTS\JIM KUSI\1000 GRAND CONCOURSE BRONX NY 10451

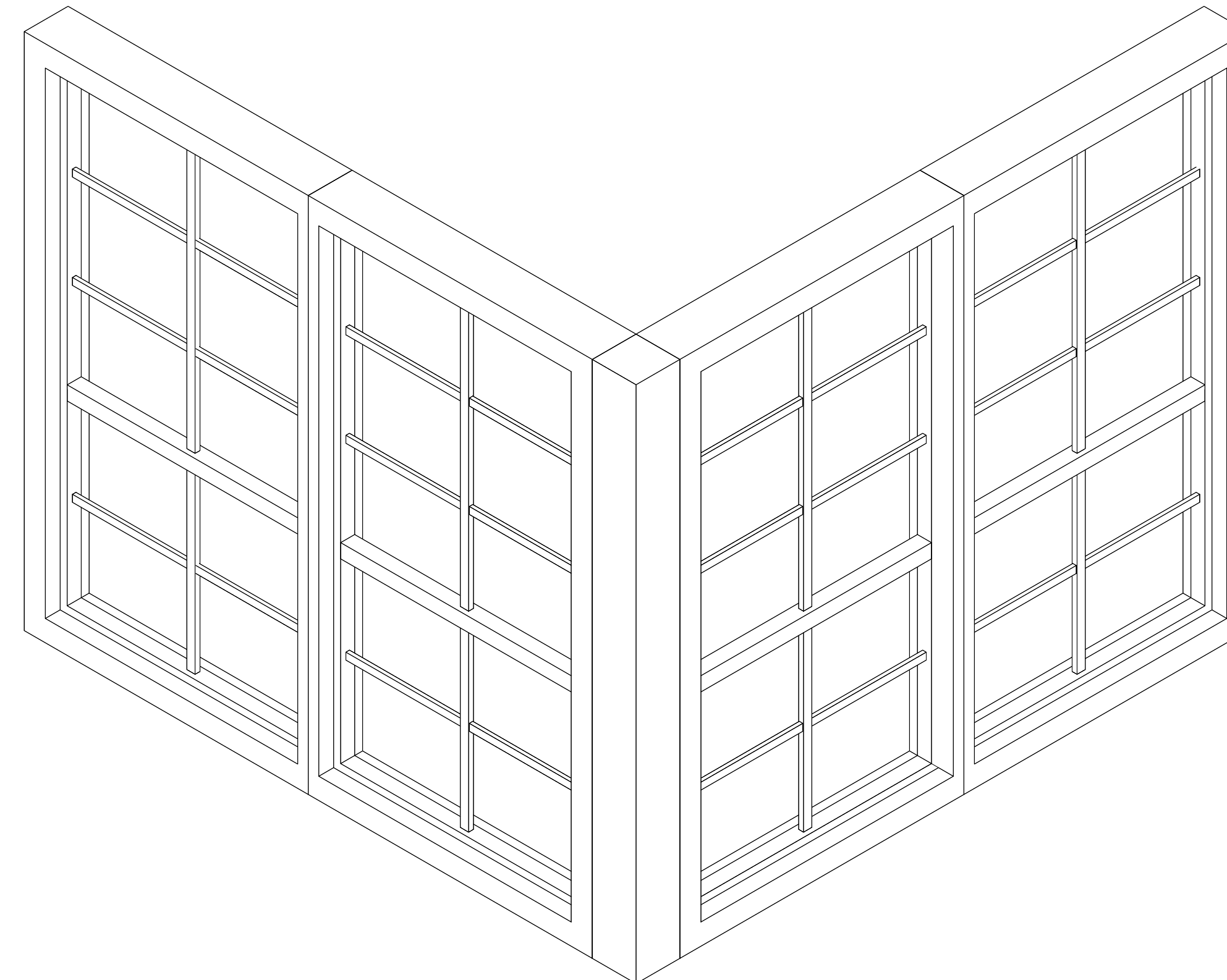
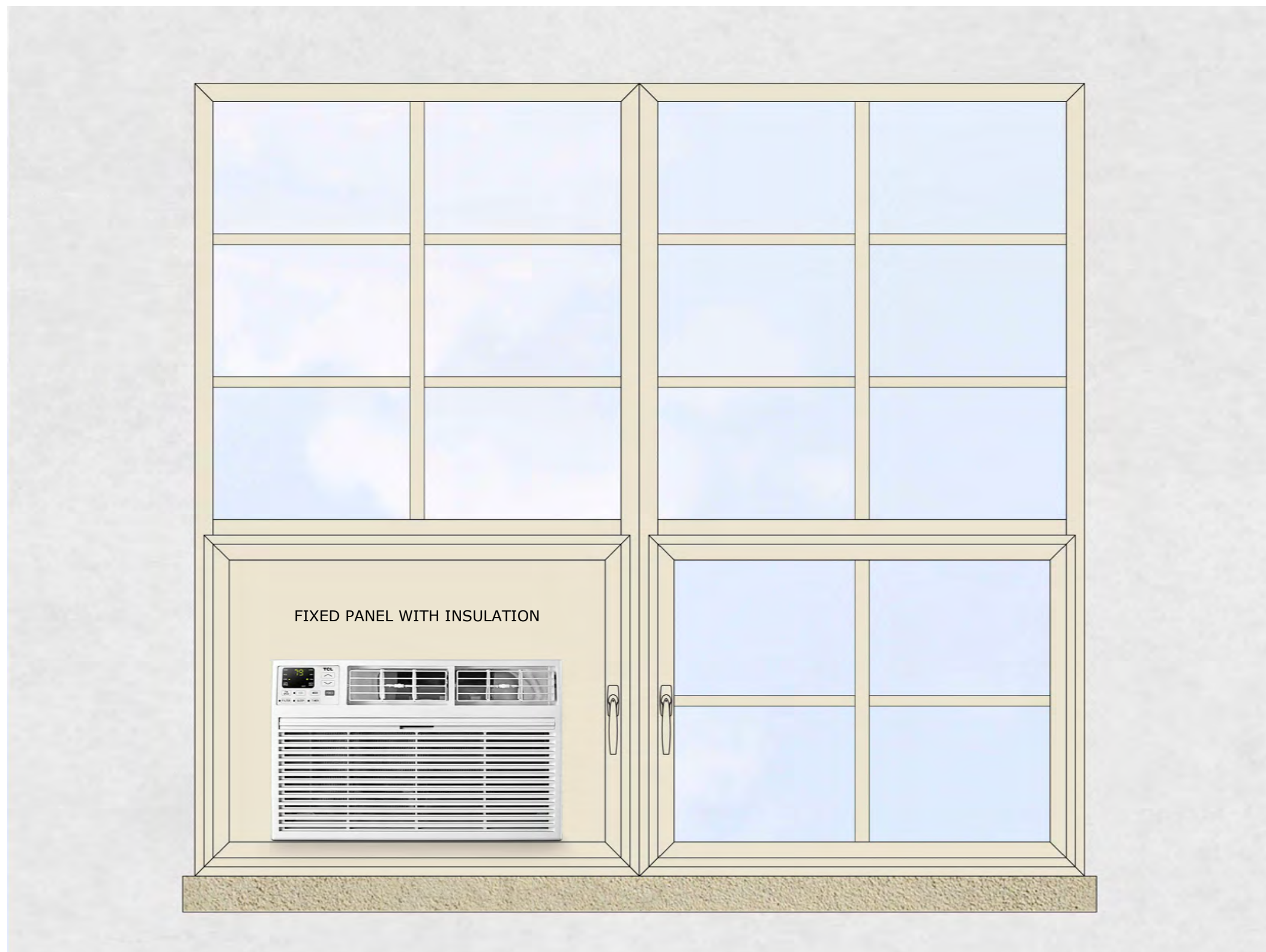
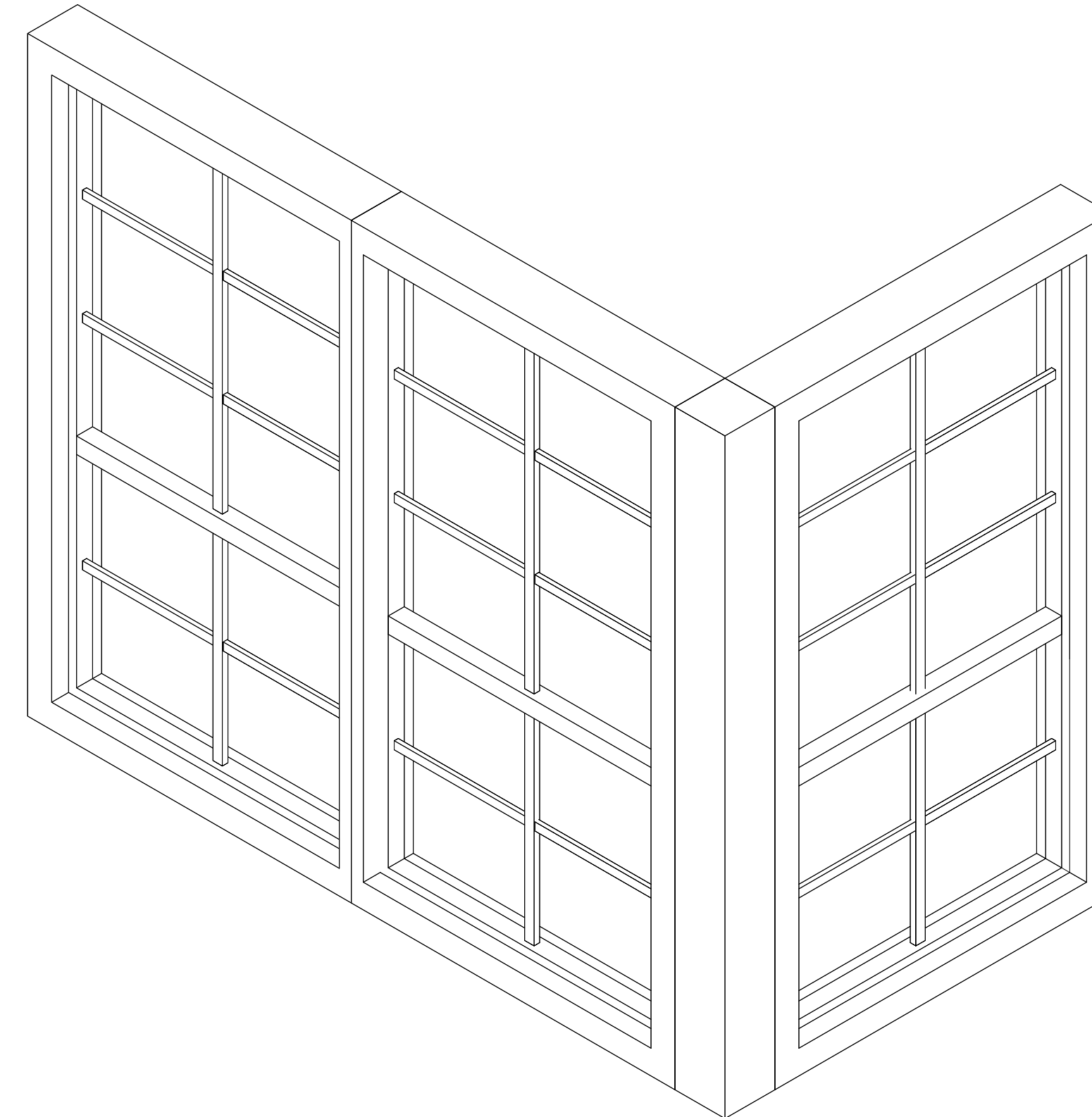
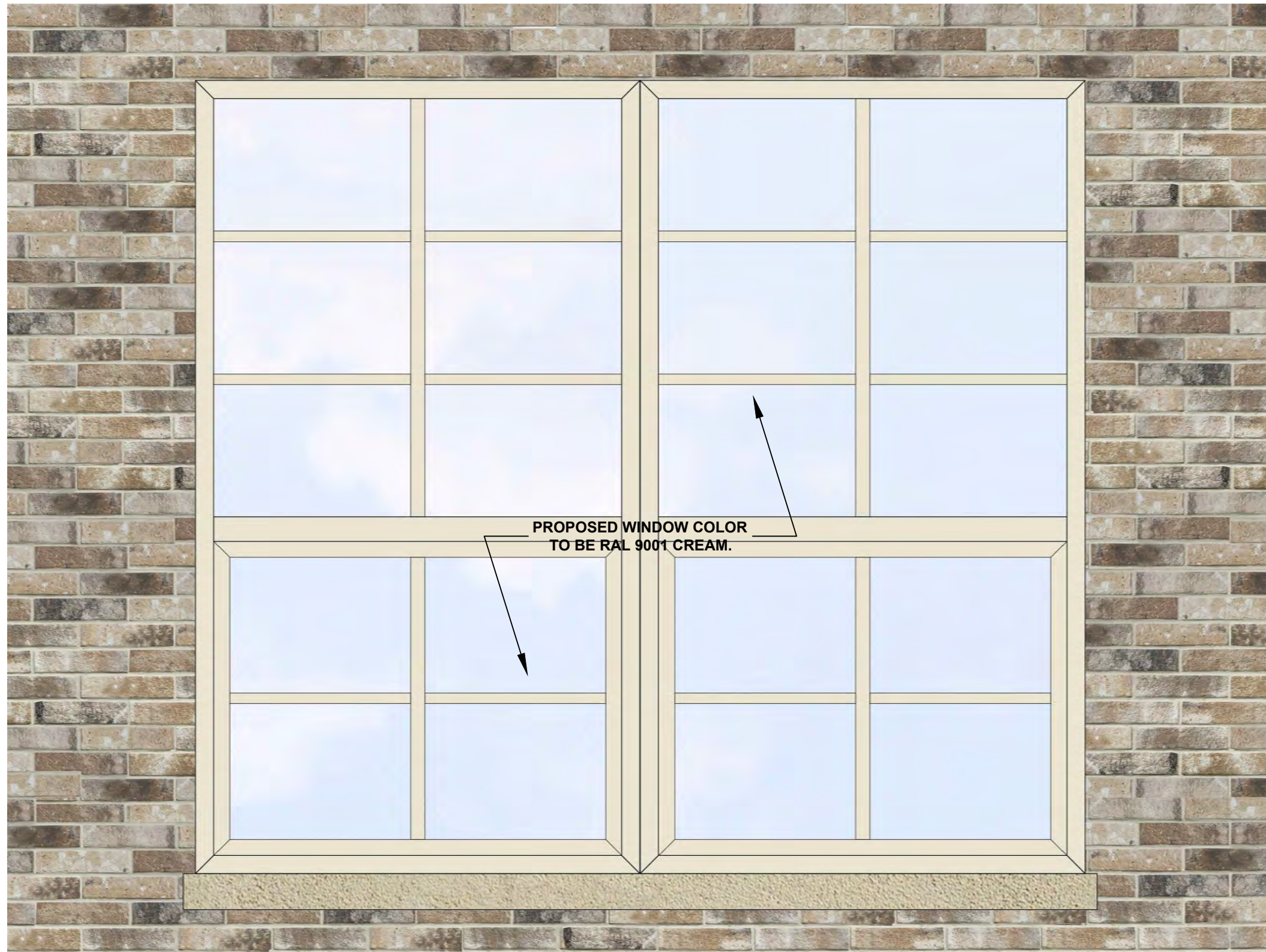
DOB NOW JOB #



1 PAINT ANALYSIS @ SITE
SCALE: 1/2"=1'-0"

2 COLOR STUDY @ SITE
SCALE: 1/2"=1'-0"

PROPOSED WINDOW COLOR TO BE RAL 9001 CREAM.



3 COLOR STUDY: PROPOSED WINDOWS
RAL 9001

4 CORNER WINDOW ISOMETRIC VIEWS
RAL 9001

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BRONX, NY 10451
LPC-19-36987**

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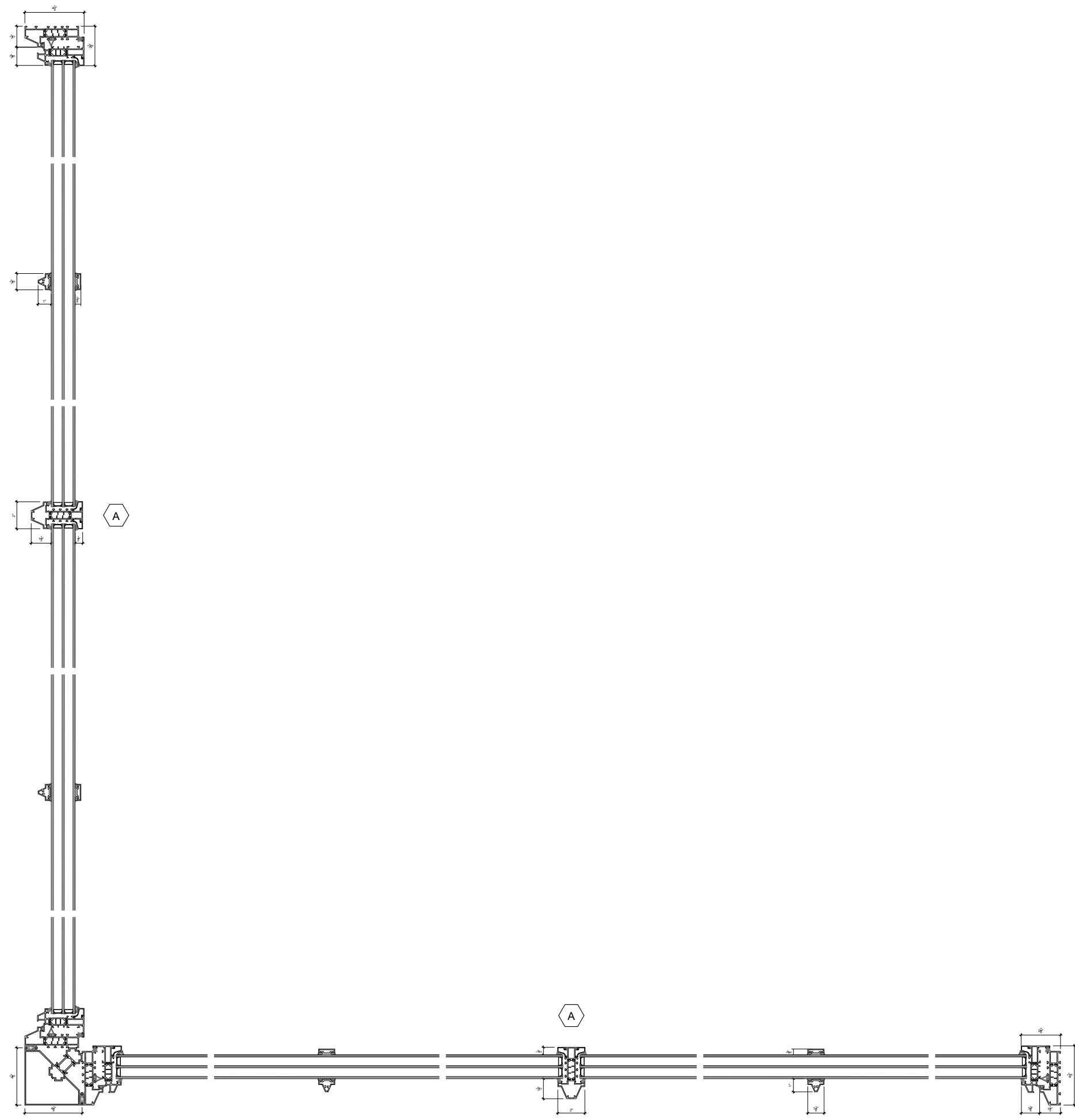
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PROJECT: **WINDOW REPLACEMENT**

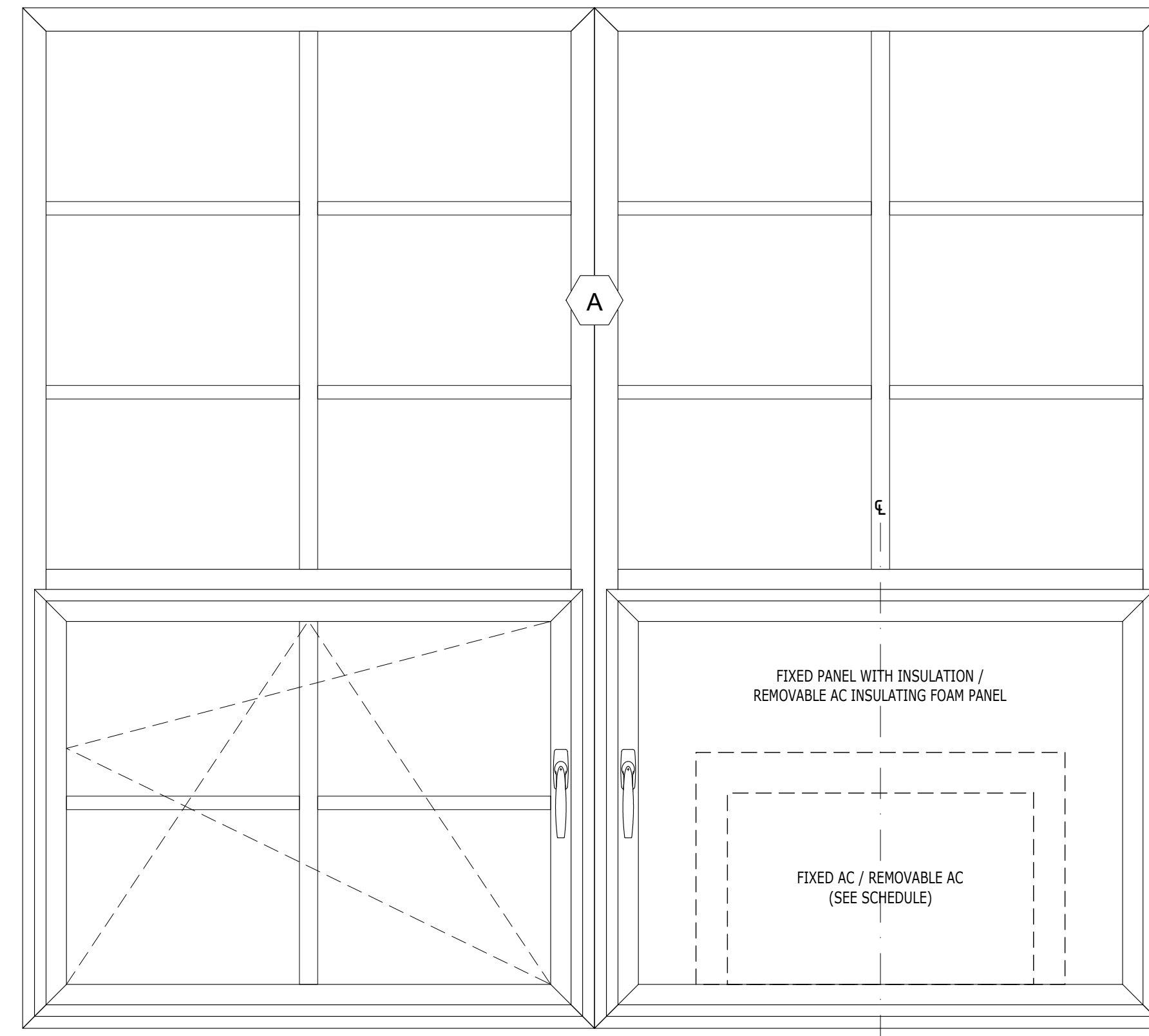
DRAWING TITLE:
**PAINT ANALYSIS, COLOR STUDY &
CORNER WINDOW ISOMETRIC VIEWS**

	DATE: 08/19/2021
	PROJECT NO.:
	DWG BY: JM
	CHD. BY: JK, DH
	DWG. NO.:
	A-503.00
	SHEET:
	13 OF 18
CAD FOLDER: \PROJECTS\JIM KUSI\1000 GRAND CONCOURSE BRONX NY 10451	

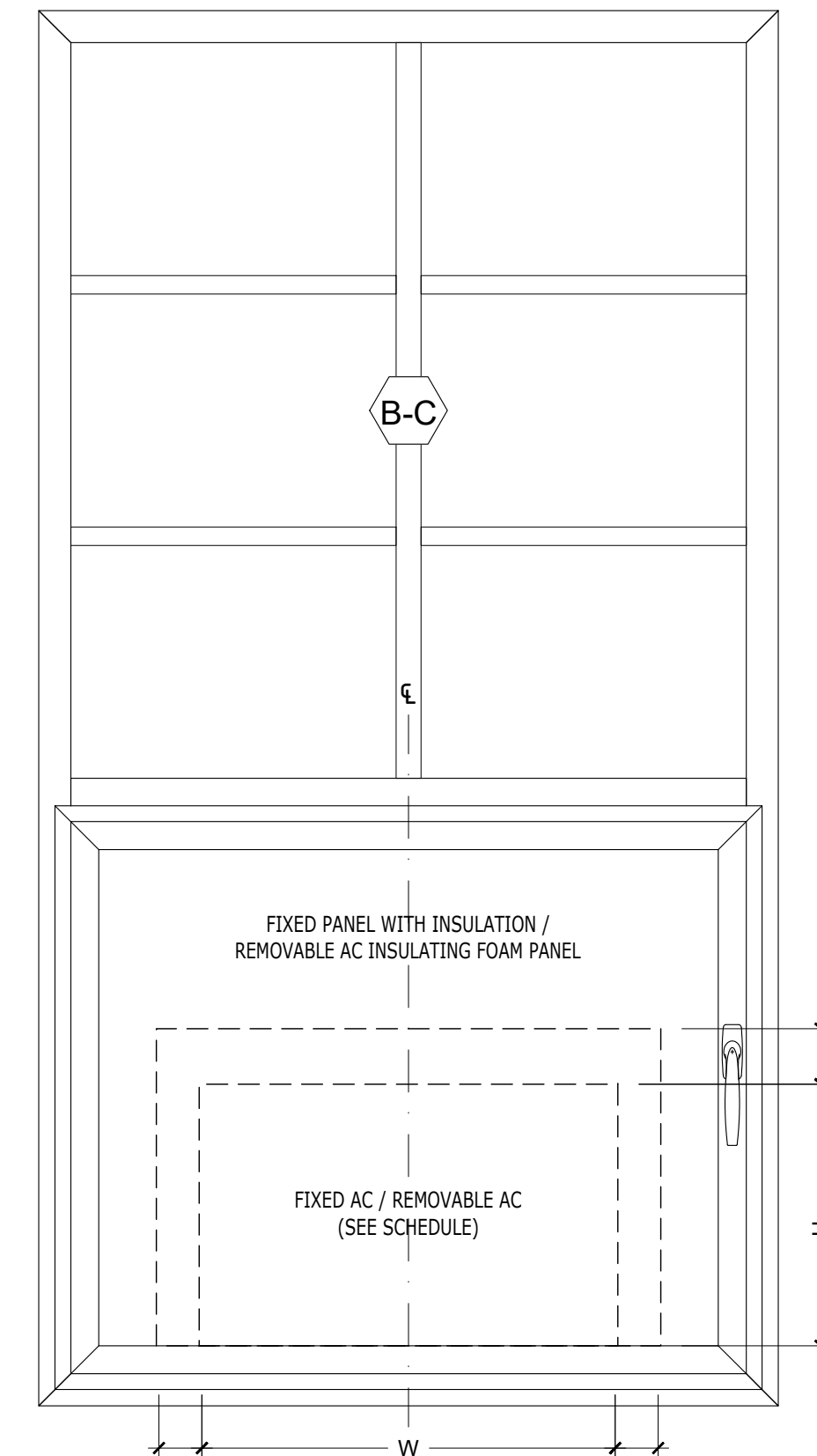
DOB NOW JOB #



1 CORNER WINDOW PLAN VIEW (A+POST+A)
SCALE: NTS



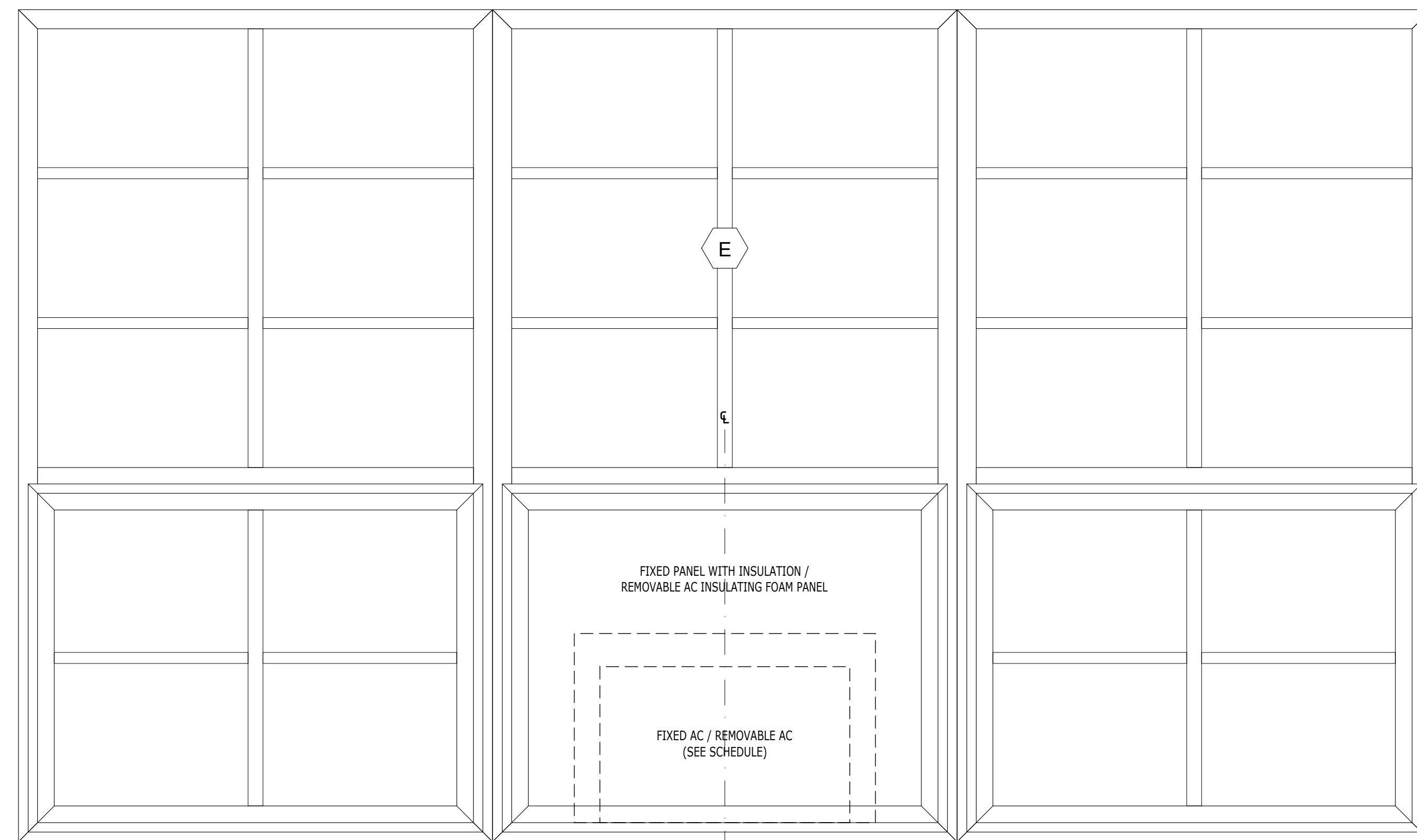
1 WIN TYPE A AC STUDY
SCALE: NTS



1 WIN TYPE B & C AC STUDY
SCALE: NTS



1 CORNER WINDOW PLAN VIEW (C+POST+A)
SCALE: NTS



1 WIN TYPE E AC STUDY
SCALE: NTS

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LPC-19-36987**

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1000 LLC**
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T. 718.432.1700 E. MGOLDBERG@NYRM.NET

PROJECT: **WINDOW REPLACEMENT**

DRAWING TITLE:
CORNER WINDOWS & AC STUDY

	DATE: 08/19/2021
	PROJECT NO.:
	DWG BY: JM
CHD. BY: JK, DH	
DWG. NO.:	
A-504.00	
SHEET:	
14 OF 18	
CAD FOLDER: PROJECTS\JIM KUSI\1000 GRAND CONCOURSE BRONX NY 10451	

DOB NOW JOB #

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BRONX, NY 10451
LPC-19-36987**

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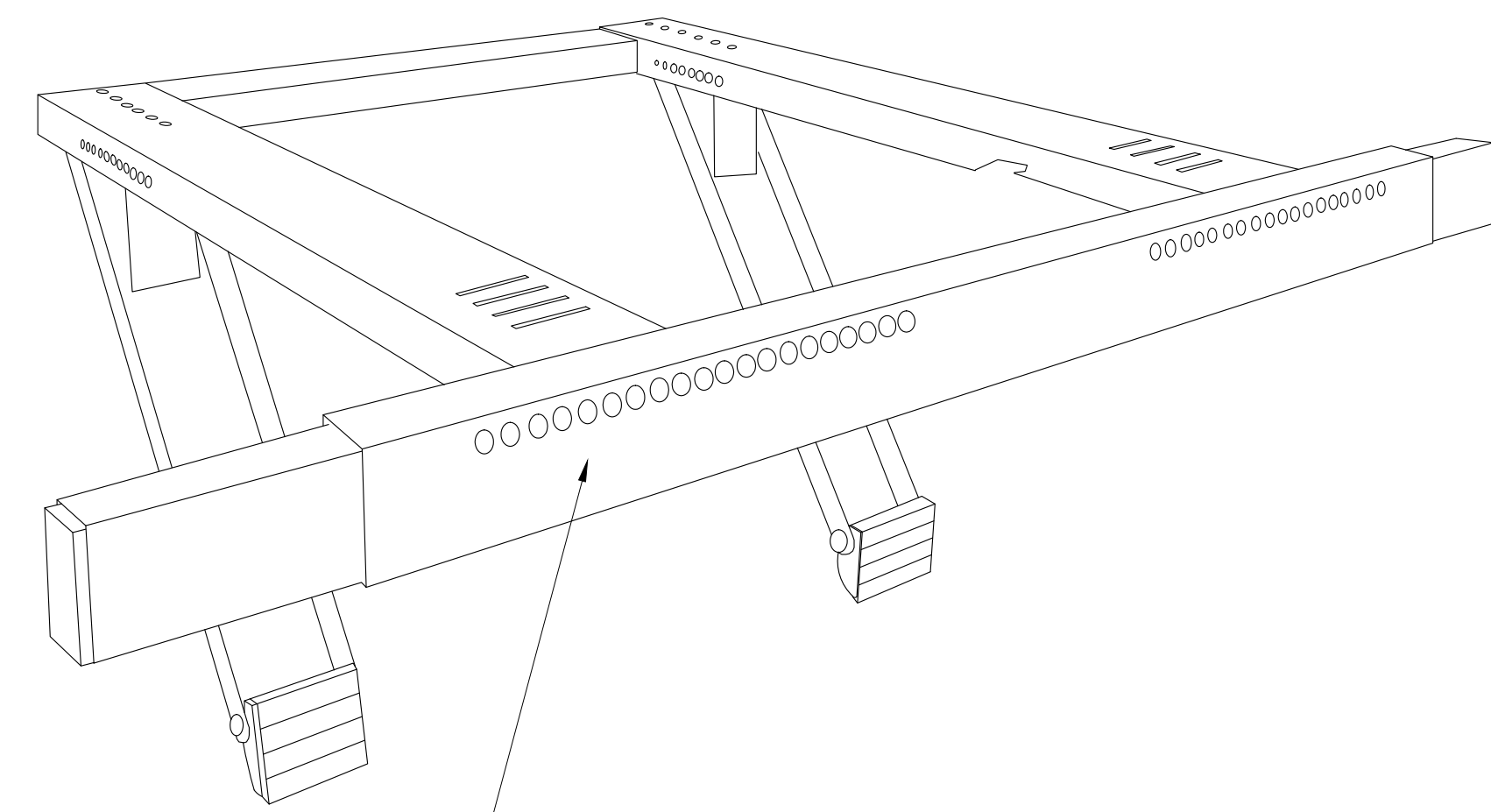
OWNER/AGENT:
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1000 LLC
5600A BROADWAY BRONX, NY 10463
T. 718.432.1700 E. MGOLDBERG@NYRM.NET

PROJECT: **WINDOW REPLACEMENT**

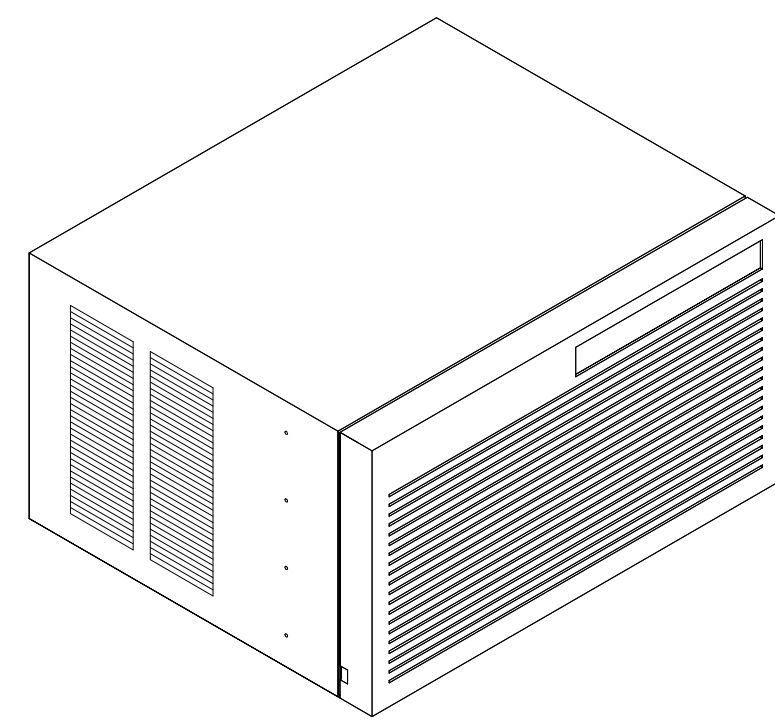
DRAWING TITLE:
AC STUDY ASSEMBLY DETAILS

	DATE: 08/19/2021
	PROJECT NO.:
	DWG BY: JM
	CHD. BY: JK, DH
DWG. NO.:	A-505.00
SHEET:	15 OF 18
<small>CAD FOLDER\PROJECTS\JIM KUSI\1000 GRAND CONCOURSE BRONX NY 10451</small>	

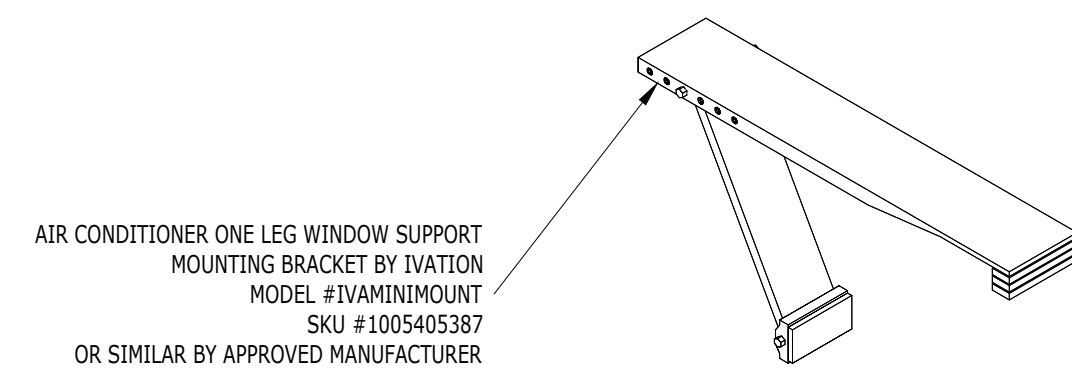
DOB NOW JOB #



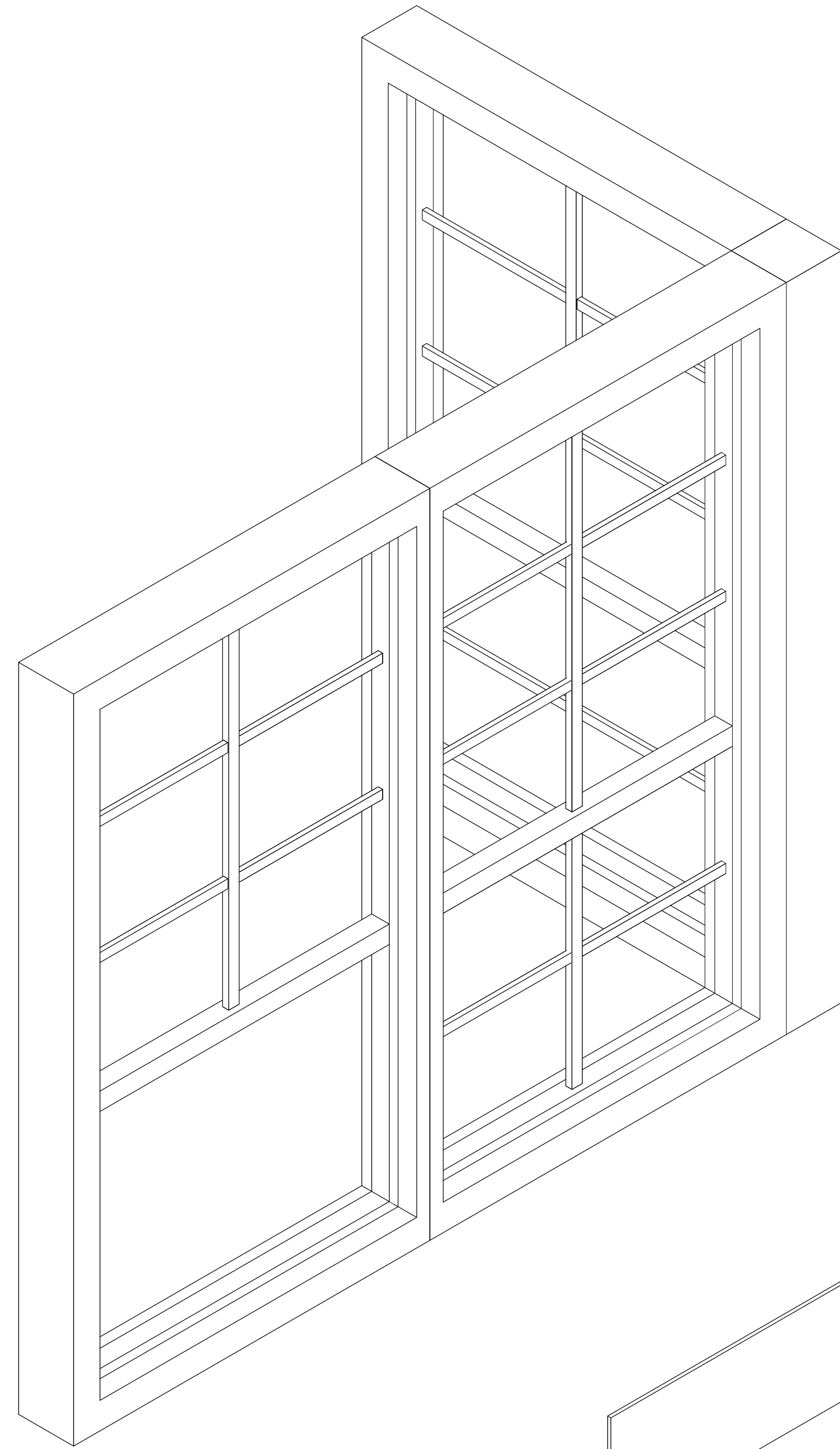
AC ADJUSTABLE WINDOW SUPPORT MOUNTING BRACKET BY IVATION MODEL #IVAACMOUNT STORE SKU #1005147556 OR SIMILAR BY APPROVED MANUFACTURER



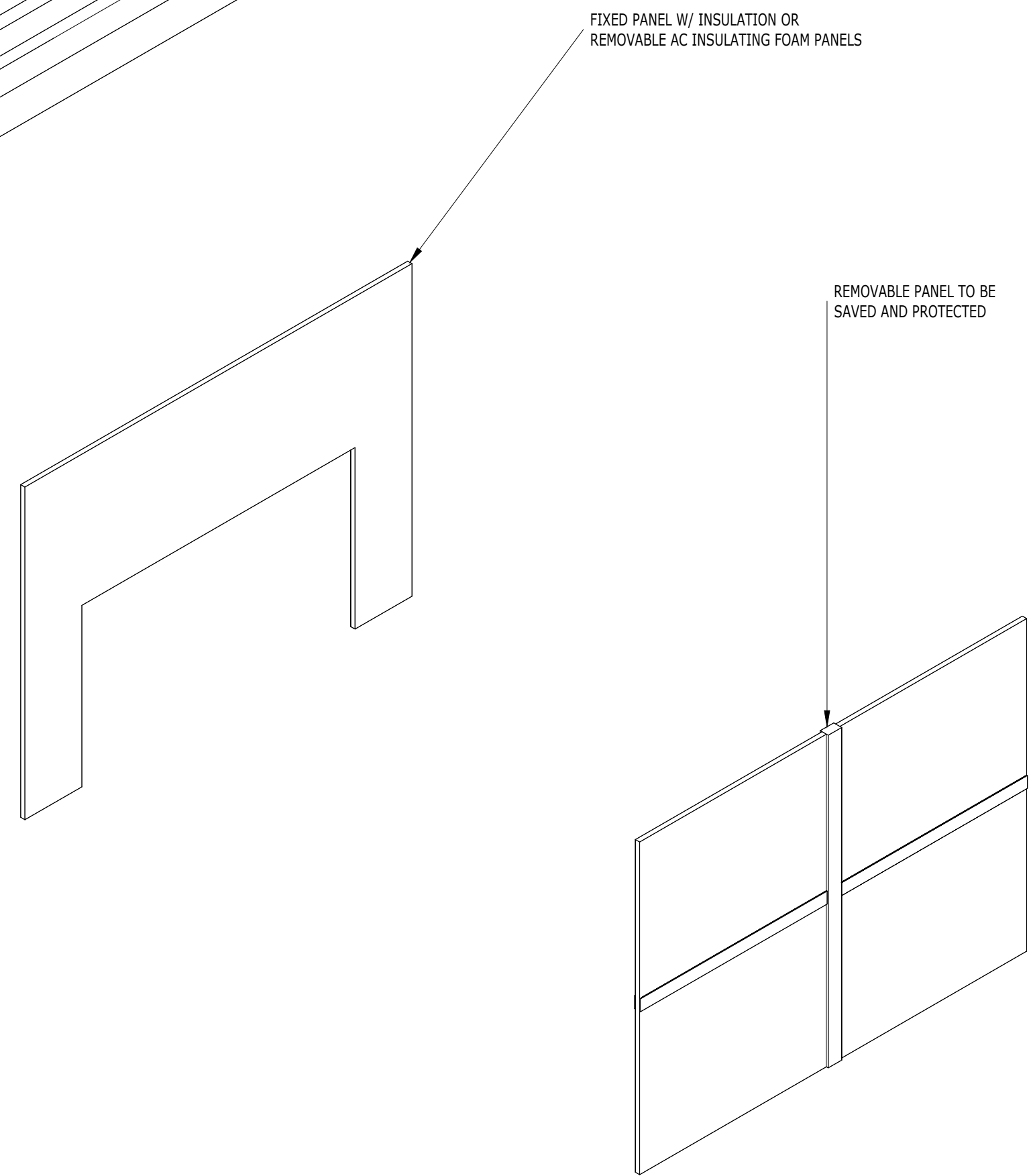
AC UNIT (REFER TO AC SCHEDULE)



AIR CONDITIONER ONE LEG WINDOW SUPPORT MOUNTING BRACKET BY IVATION MODEL #IVAMINIMOUNT SKU #1005405387 OR SIMILAR BY APPROVED MANUFACTURER



1 AC STUDY ASSEMBLY DETAILS
SCALE: NTS



FIXED PANEL W/ INSULATION OR REMOVABLE AC INSULATING FOAM PANELS

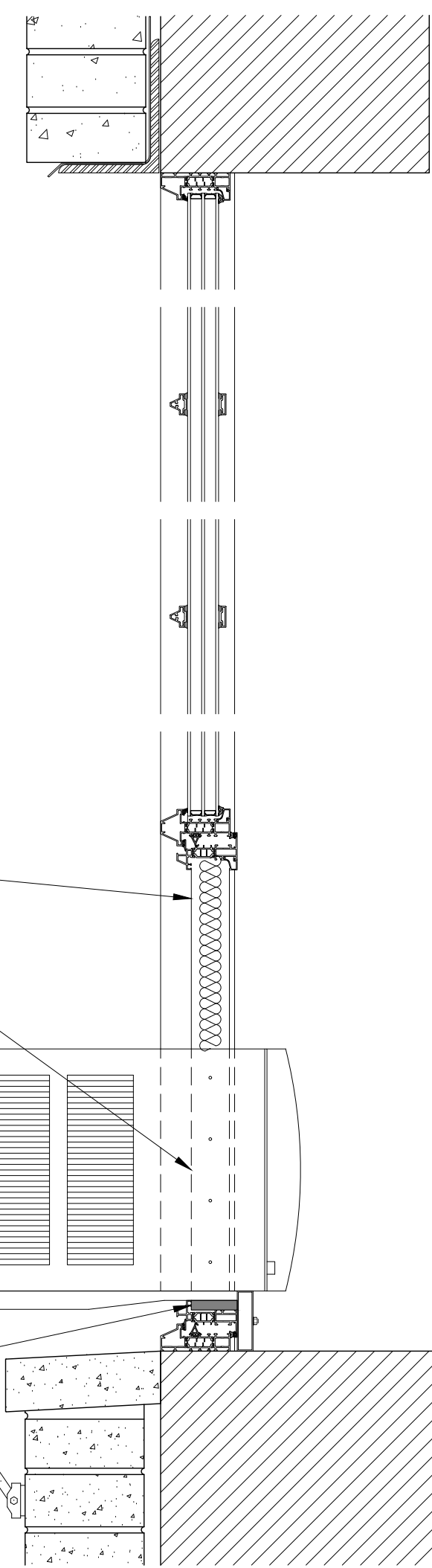
REMOVABLE PANEL TO BE SAVED AND PROTECTED

FIXED OR REMOVABLE PANELS W/ INSULATION

REMOVABLE SEASONAL AC UNIT (REFER TO AC SCHEDULE)

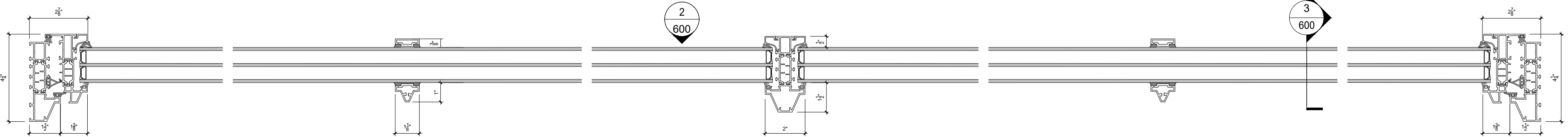
AC ADJUSTABLE WINDOW SUPPORT MOUNTING BRACKET BY IVATION MODEL #IVAACMOUNT STORE SKU #1005147556 OR SIMILAR BY APPROVED MANUFACTURER

PROVIDE WEATHER SEAL BY AC-SAFE OR SIMILAR BY APPROVED MANUFACTURER

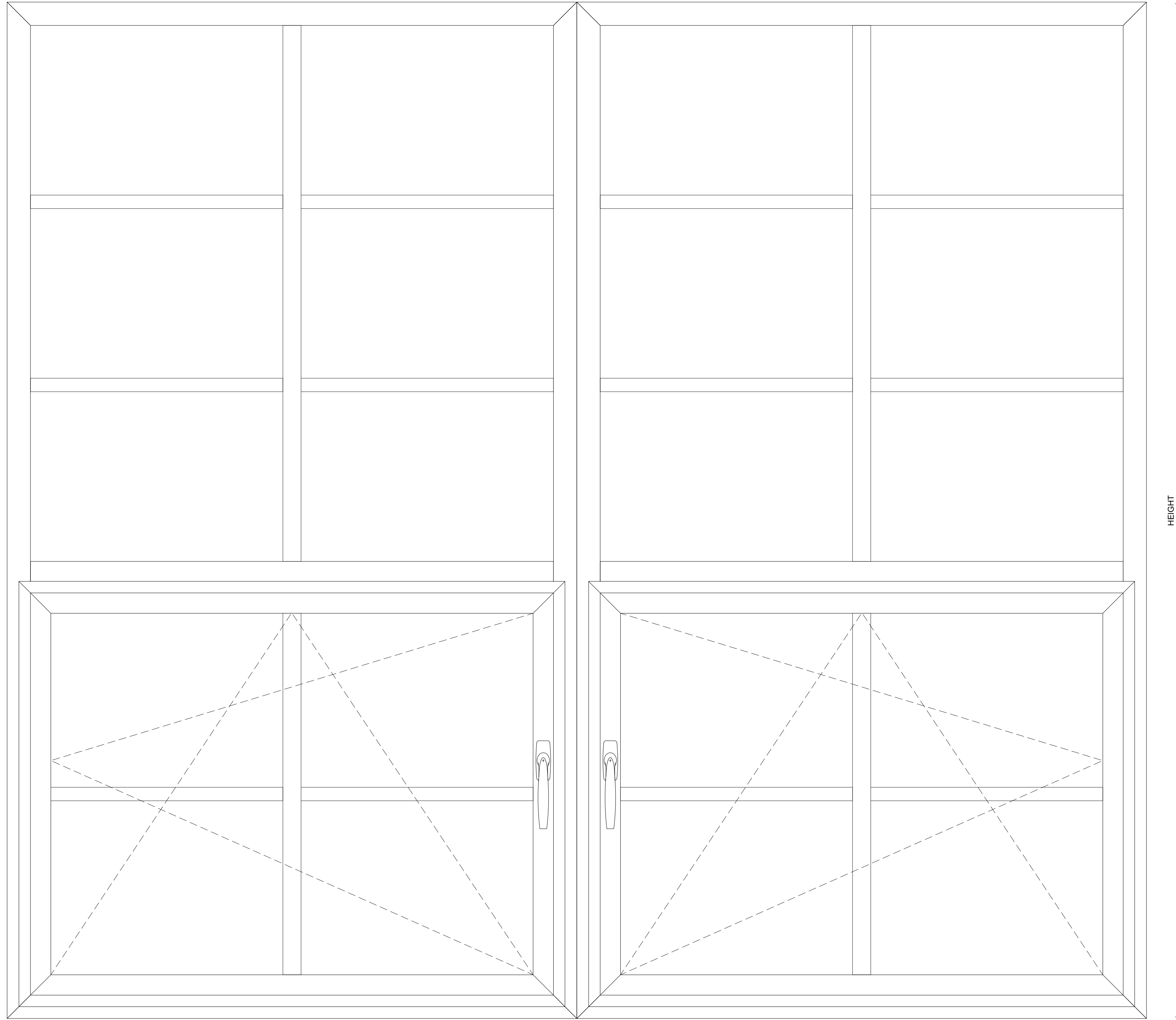


2 WIN SECTION W/ AC
SCALE: NTS

REF	STYLE / MODEL	MANUFACTURER	BTU	DIMENSIONS (WxHxD)	RECOMMENDED LOCATION
AC-01	LW8017ERSM	LG	8,000	19 9/16" x 12 3/8" x 19 3/8"	BEDROOM
AC-02	LW1017ERSM	LG	10,000	23 5/8" x 15" x 22 3/16"	MASTER BEDROOM
AC-03	LW1517VSM	LG	14,000	23 5/8" x 15" x 24 3/4"	LIVING / DINING ROOM



1 WIN TYPE A PLAN VIEW
SCALE: 3/4"=1'-0"

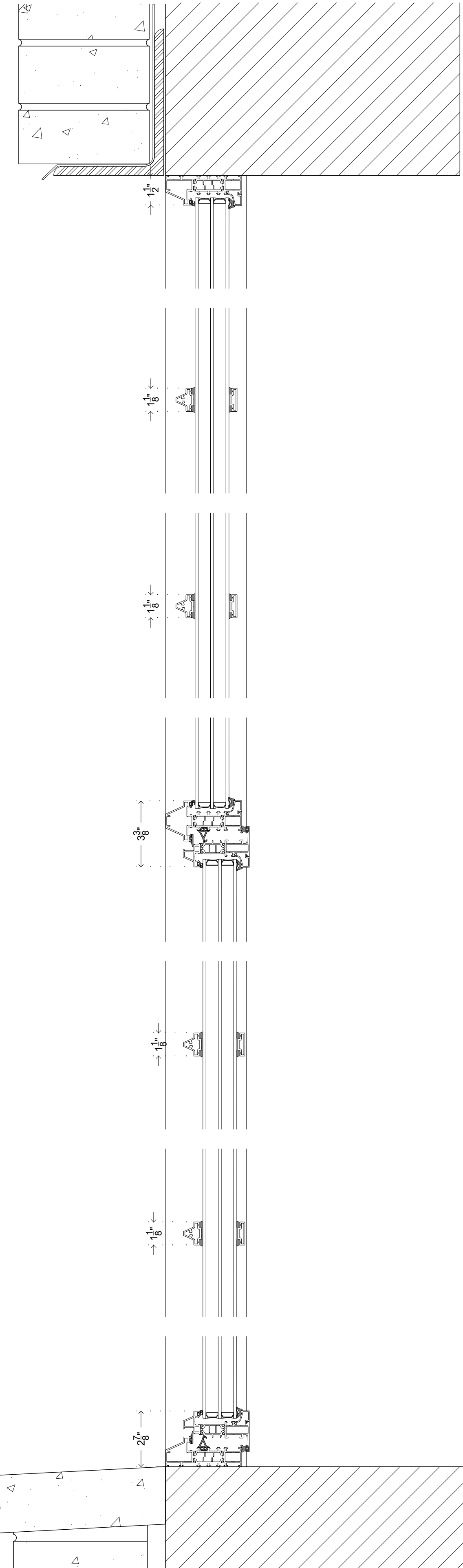


WIDTH
REFER TO ELEVATIONS FOR WINDOW LOCATION. REFER TO PAGE A-500.00 FOR WINDOW SIZE AND GLAZING CALCULATION

2 WIN TYPE A ELEVATION
SCALE: 3/4"=1'-0"

SYSTEM SL38 TECHNICAL SPECS

ALUMINUM WARM 99 MM COLOR: RAL 9001 SINGLE TURN & TILT RIGHT WINDOW WITH TRANSOM. GLAZING: 4 COMBI NEUTRAL 70/40/16AR/4/16AR/4 U=0,5W/M2K, G<0,4 WITH WARM SPACER. HARDWARE WITH CONCEALED HINGES HANDLE WITH SPINDLE



3 WIN TYPE A, B, C & E SECTION
SCALE: 3/4"=1'-0"

**1000
GRAND CONCOURSE
BRONX, NY 10451
LPC-19-36987**

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NO.:	DATE:	DESCRIPTION:

ENGINEER: **JIM KUSI, P.E.**
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OWNER/AGENT:
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1000 LLC**
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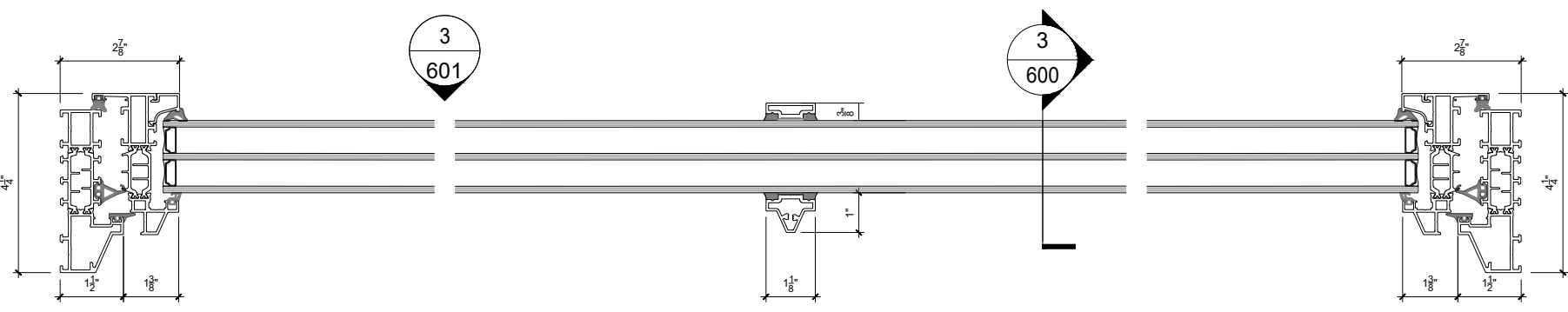
PROJECT: **WINDOW REPLACEMENT**

DRAWING TITLE: **DETAILS**

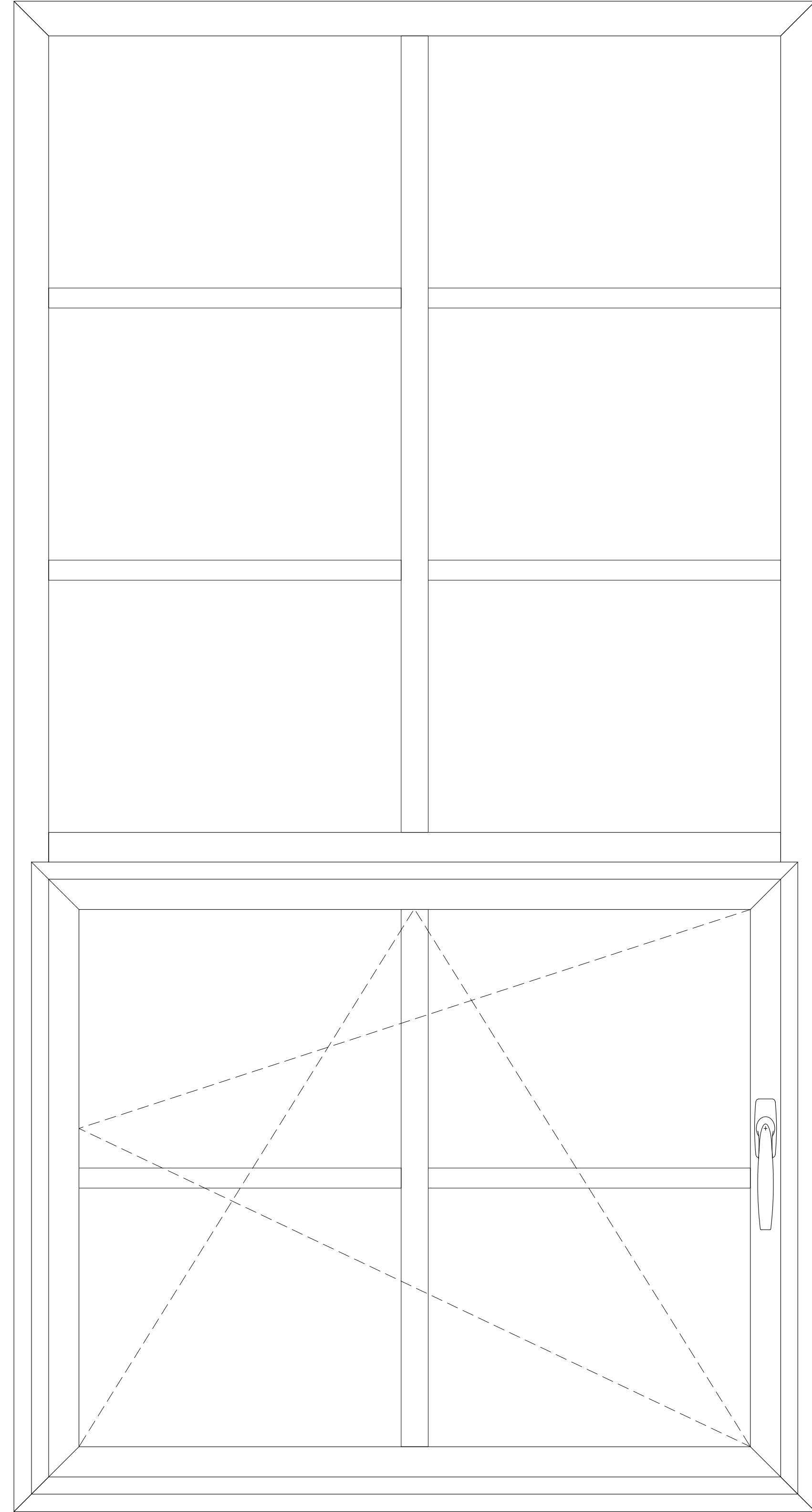


DATE:	08/19/2021
PROJECT NO.:	
DWG BY:	JM
CHD. BY:	JK, DH
DWG. NO.:	A-600.00
SHEET:	16 OF 18
<small>CAD FOLDER:\PROJECTS\JIM KUSI\1000 GRAND CONCOURSE BRONX NY 10451</small>	

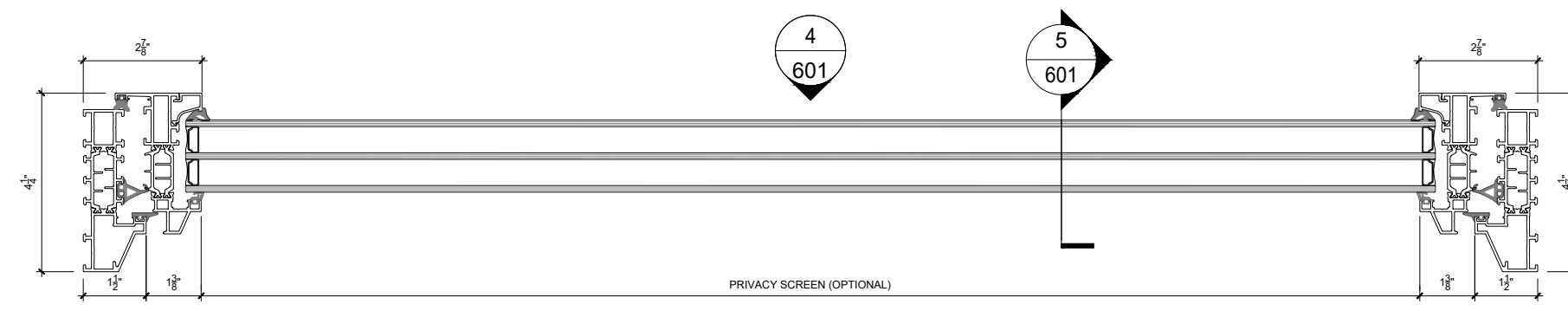
DOB NOW JOB #



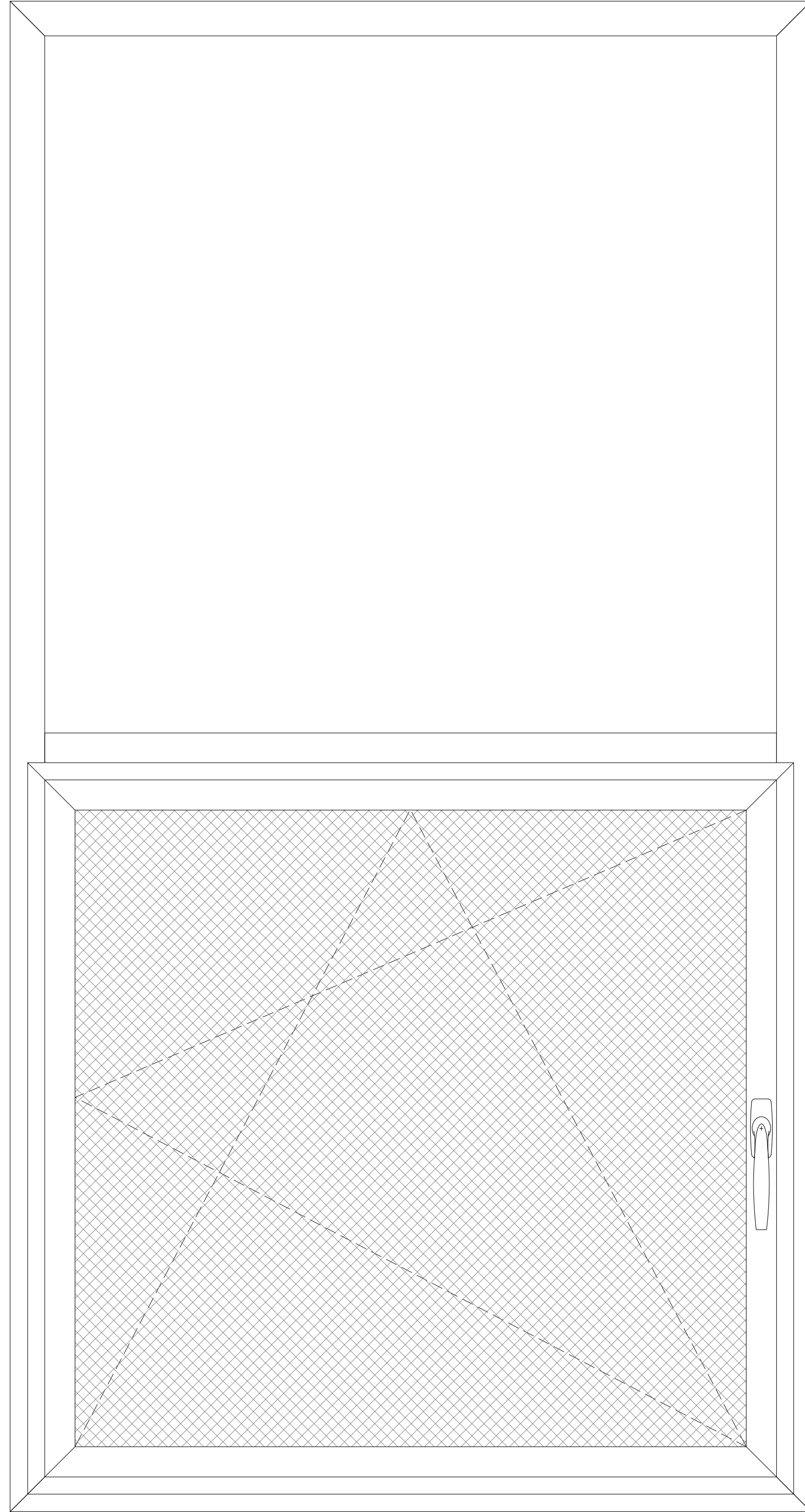
1 WIN TYPE B & C PLAN VIEW
SCALE: 3/4"=1'-0"



3 WIN TYPE B & C ELEVATION
SCALE: 3/4"=1'-0"



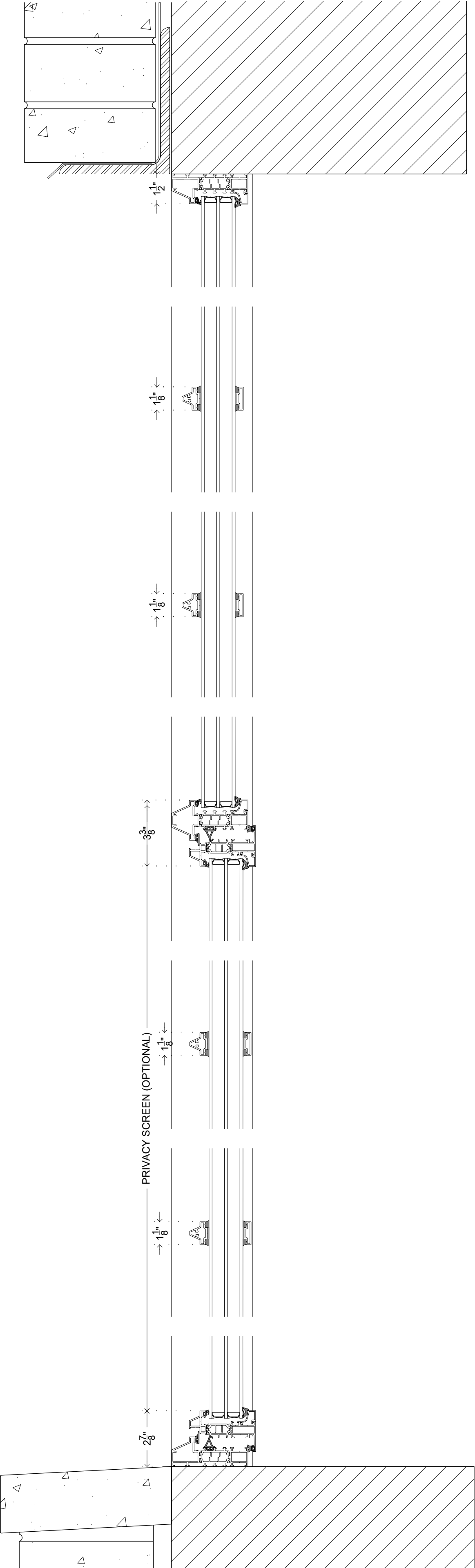
2 WIN TYPE D PLAN VIEW
SCALE: 3/4"=1'-0"



4 WIN TYPE D ELEVATION
SCALE: 3/4"=1'-0"

SYSTEM SL38 TECHNICAL SPECS

ALUMINUM WARM 99 MM COLOR: RAL 9001 SINGLE TURN & TILT RIGHT WINDOW WITH TRANSOM. GLAZING: 4 COMBI NEUTRAL 70/40/16AR/4/16AR/4 U=0.5W/M2K, G<0.4 WITH WARM SPACER. HARDWARE WITH CONCEALED HINGES HANDLE WITH SPINDLE



5 WIN TYPE D SECTION
SCALE: 3/4"=1'-0"

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PROJECT: **WINDOW REPLACEMENT**

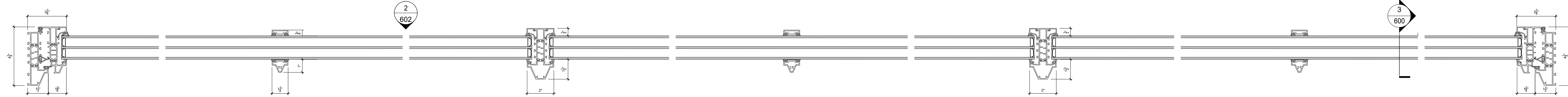
DRAWING TITLE:

DETAILS

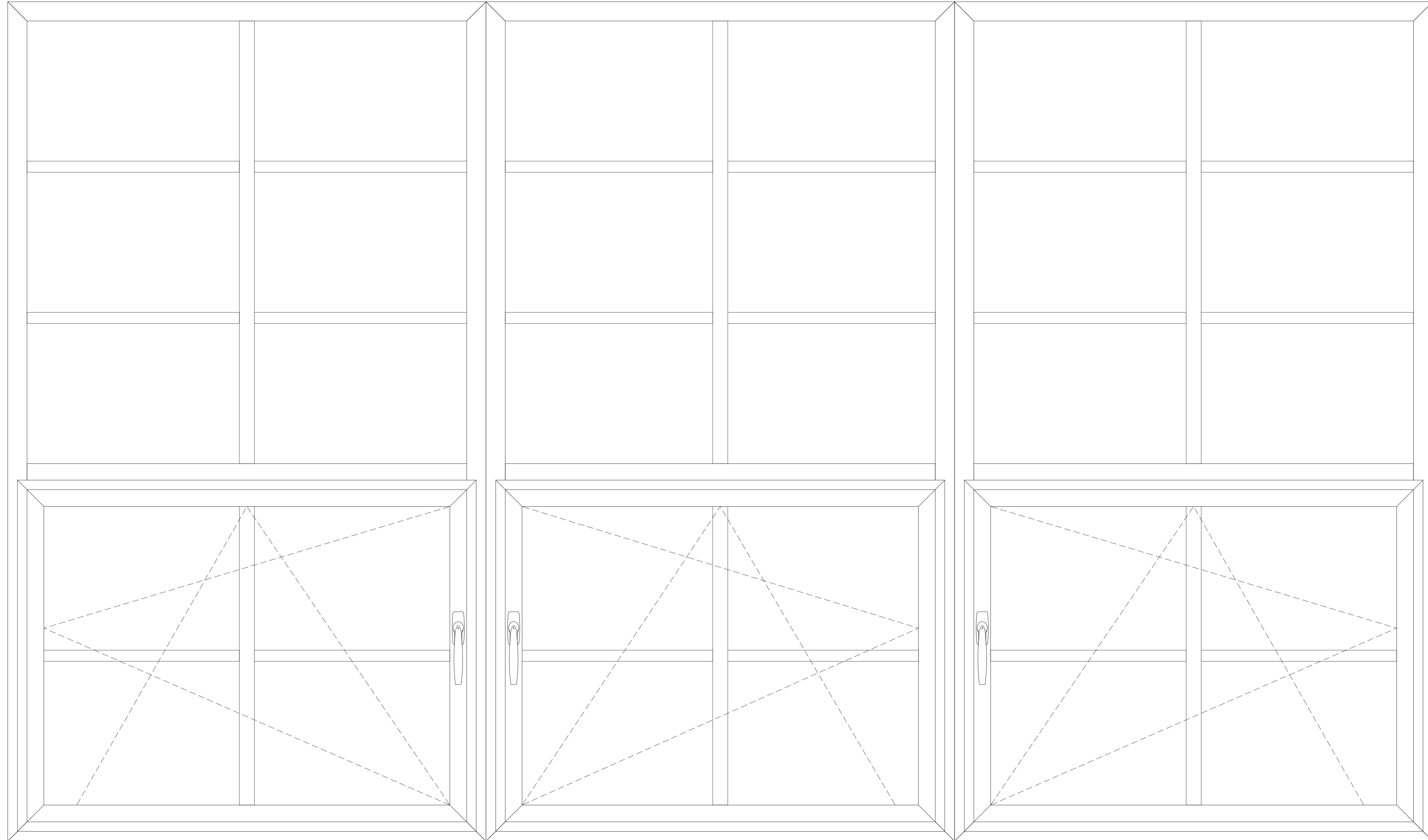


<small>DATE:</small>	08/19/2021
<small>PROJECT NO.:</small>	
<small>DWG BY:</small>	JM
<small>CHD. BY:</small>	JK, DH
<small>DWG. NO.:</small>	A-601.00
<small>SHEET:</small>	17 OF 18
<small>CAD FOLDER:</small>	PROJECTS\JIM KUSI\1000 GRAND CONCOURSE BRONX NY 10451

DOB NOW JOB #



1 WIN TYPE E PLAN VIEW
SCALE: 3/4"=1'-0"



2 WIN TYPE E ELEVATION
SCALE: 3/4"=1'-0"

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PROJECT: **WINDOW REPLACEMENT**

DRAWING TITLE: **DETAILS**



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DWG BY:	JM
CHD. BY:	JK, DH
DWG. NO.:	A-602.00
SHEET:	18 OF 18
CAD FOLDER:	PROJECTS\JIM KUSI\1000 GRAND CONCOURSE BRONX NY 10451

DOB NOW JOB #

The current proposal is:

Preservation Department – Item 4, LPC-20-06753

**1000 Grand Concourse (aka 161 East 164th Street) – Grand
Concourse Historic District
Borough of Bronx**

To Testify Please Join Zoom

Webinar ID: 850 4237 0165

Passcode: 902007

By Phone:

1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.