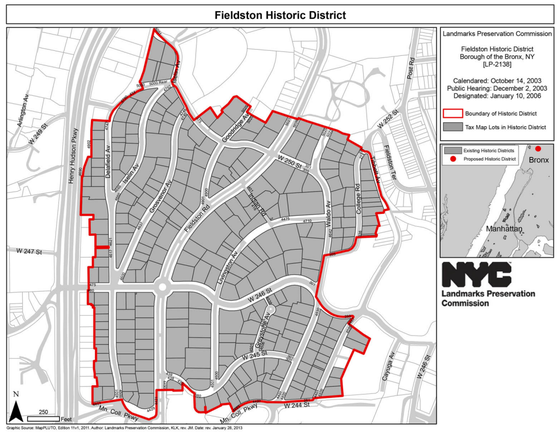
APPLICATION TO THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
IN THE MATTER OF
WINDOW REPLACEMENT
331 WEST 250 STREET, BRONX, NY. 10471
THE HOFFMAN RESIDENCE



FIELDSTON HISTORIC DISTRICT MAP

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NOTED ON PLANS
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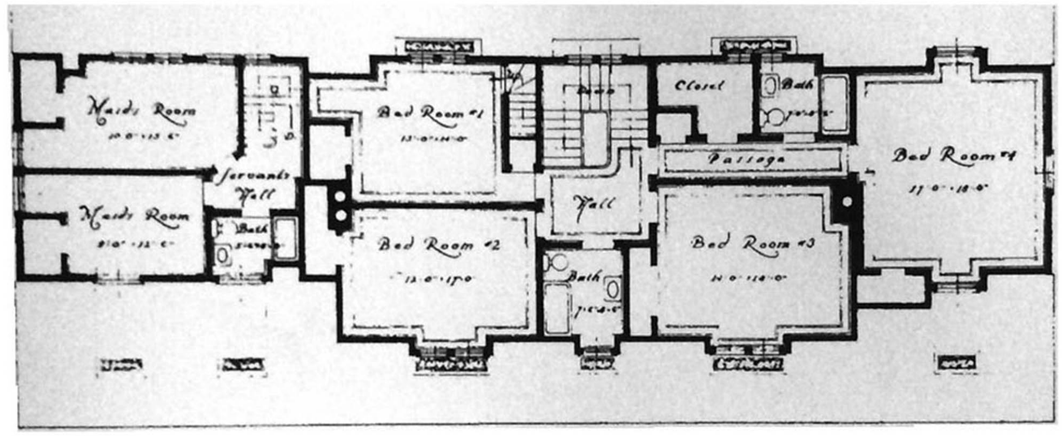
331 WEST 250 STREET, BRONX, NY. 10471 AKA 5001 FIELDSTON ROAD

DHD WINDOWS & DOORS LLC
220 MONROE TURNPIKE
P. O. BOX 620
MONROE, CT. 06468

SCOPE OF WORK: WINDOW SASH REPLACEMENT
LPC DOCKET: 15-3796

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

331 WEST 250 STREET
1940 NYC TAX PHOTO



2ND FLOOR PLAN
FROM THE BOOK "THE WORKS OF DWIGHT JAMES BAUM"
WILLIAM HELBURN PUBLISHER 1927

331 West 250th Street (aka 5001-5009 Fieldston Road)
Block/Lot: 5829/3601

Date: 1918-19 (NB 152-1918)
Architect: Dwight James Baum
Original Owner: Charles Evans
Style: Dutch Colonial Revival
Stories: Two with 1 ½-story side wings; portions of the second story are incorporated into the roof.
Structure/Materials: Wood frame clad in cut fieldstone and clapboards.
Major Alterations: Some of the original Doric columns replaced with narrower, square paneled columns.
Notable Site Features: Fieldstone retaining wall; mature trees; bluestone steps and walkway; asphalt driveway; concrete sidewalk on West 250th Street; bluestone curbs and sewer cover.

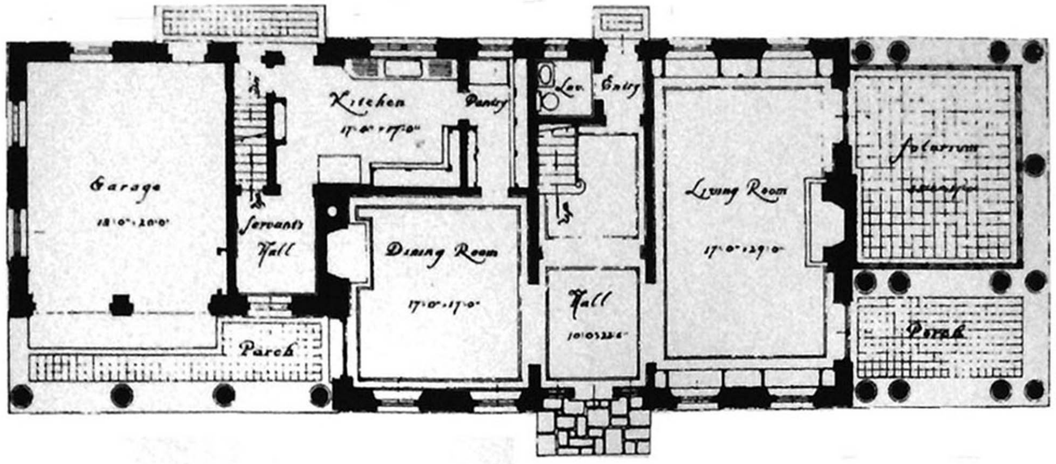
Description

Main Façade (overlooking West 250th Street): Five bays at the first story; three bays at the second story; centrally-located main entryway with historic paneled wood door with paneled sidelights, flat pilasters, and molded entablature; projecting sills and splayed, brick lintels at the first-story fenestration; historic paneled wood shutters; historic eight-over-eight wood sash. *Roofs:* Gambrel roofed central block with flared eaves; gabled side wings with flared eaves; slate roofing; shed dormers with paired fenestration at the central block; recessed dormers with curved roofs at the side wings; historic six-over-one wood sash at the central block; historic eight-over-eight wood sash on the side wings; historic copper drainpipes; prominent, fieldstone chimneys. *West Side Wing and Façade:* Two-bay garage, recessed with supporting Doric and square columns; historic paneled wood-and-glass vehicular doors with wrought-iron hinges; triangular vents in gambrel-end. *East Side Wing and Facade:* Recessed first-story with massive Doric columns supporting the roof; historic multi-pane glass casements with transom lights; triangular vents in gambrel-end; similar to the main façade. *North (rear) Façade:* Irregular bay arrangement; similar to the main façade; recessed secondary entryways.

History and Significance

This Dutch Colonial Revival style house was designed by prolific Fieldston architect Dwight James Baum and built in 1918-19 for Charles Evans at a time when the Fieldston neighborhood was being developed with homes in a variety of picturesque styles. Evans was the president of the C.& I. Co., Inc., makers of boys clothing, 701 Broadway, Manhattan, within the present-day NoHo Historic District. The house, which is distinguished by its cut fieldstone façade and Doric columns on the side wings, features Dutch Colonial Revival-style characteristics, such as its flared gambrel roof, central entryway with sidelights and entablature, and its prominent stone chimneys. The house is remarkably intact.

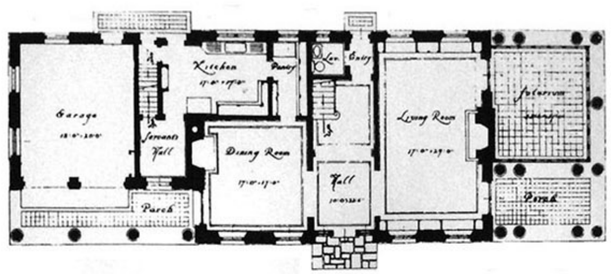
331 WEST 250 STREET
FROM THE LANDMARKS PRESERVATION COMMISSION DESIGNATION REPORT 2006



1ST FLOOR PLAN
FROM THE BOOK "THE WORKS OF DWIGHT JAMES BAUM"
WILLIAM HELBURN PUBLISHER 1927

DHD WINDOWS & DOORS LLC 220 MONROE TURNPIKE P. O. BOX 620 MONROE, CT. 06468	**WINDOW SASH REPLACEMENT** 331 WEST 250 STREET BRONX, NY. 10471	ARCHIVE IMAGES LPC DESIGNATION REPORT	PREPARED BY: AZAR ASSOCIATES 215 WEST 94th ST. ste 517 NEW YORK, NY. 10025 212-222-3719	DATE: SCALE: NTS DRAWN BY:	DRAWING NO: LPC.001

A 331 WEST 250 STREET (AKA 5001 FIELDSTON ROAD)
CIRCA 2015



B AT GARAGE AREA

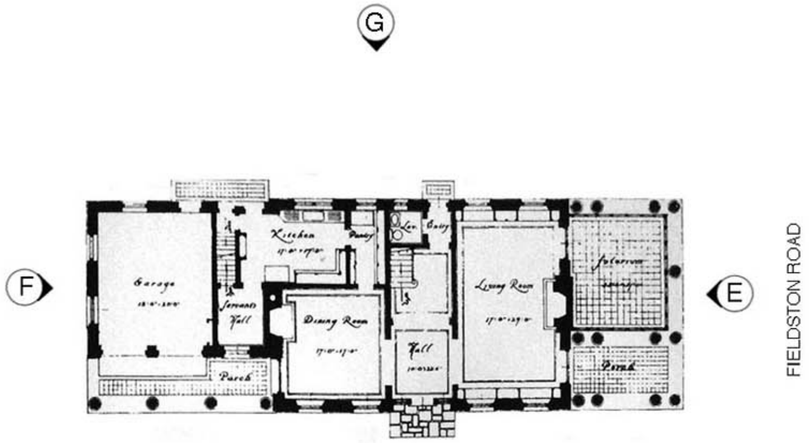
C AT FRONT ENTRANCE

D AT FIELDSTON ROAD CORNER

DHD WINDOWS & DOORS LLC 220 MONROE TURNPIKE P. O. BOX 620 MONROE, CT. 06468	**WINDOW SASH REPLACEMENT** 331 WEST 250 STREET BRONX, NY. 10471	CONTEMPORARY IMAGES PRIMARY ELEVATION: WEST 250 STREET	PREPARED BY: AZAR ASSOCIATES 215 WEST 94th ST. ste 517 NEW YORK, NY. 10025 212-222-3719	DATE: SCALE: NTS DRAWN BY: DRAWING NO: LPC.002

E FIELDSTON ROAD FACADE (EAST)

F FACADE AT LOT LINE (WEST)



G REAR YARD FACADE (NORTH)

DHD WINDOWS & DOORS LLC 220 MONROE TURNPIKE P. O. BOX 620 MONROE, CT. 06468	**WINDOW SASH REPLACEMENT** 331 WEST 250 STREET BRONX, NY. 10471	CONTEMPORARY IMAGES SIDE AND REAR ELEVATIONS	PREPARED BY: AZAR ASSOCIATES 215 WEST 94th ST. ste 517 NEW YORK, NY. 10025 212-222-3719	DATE: SCALE: NTS DRAWN BY:	DRAWING NO: LPC.003

A WINDOW TYPE 'A'
8 OVER 8 DOUBLE HUNG

C WINDOW TYPE 'C'
12 OVER 8 DOUBLE HUNG

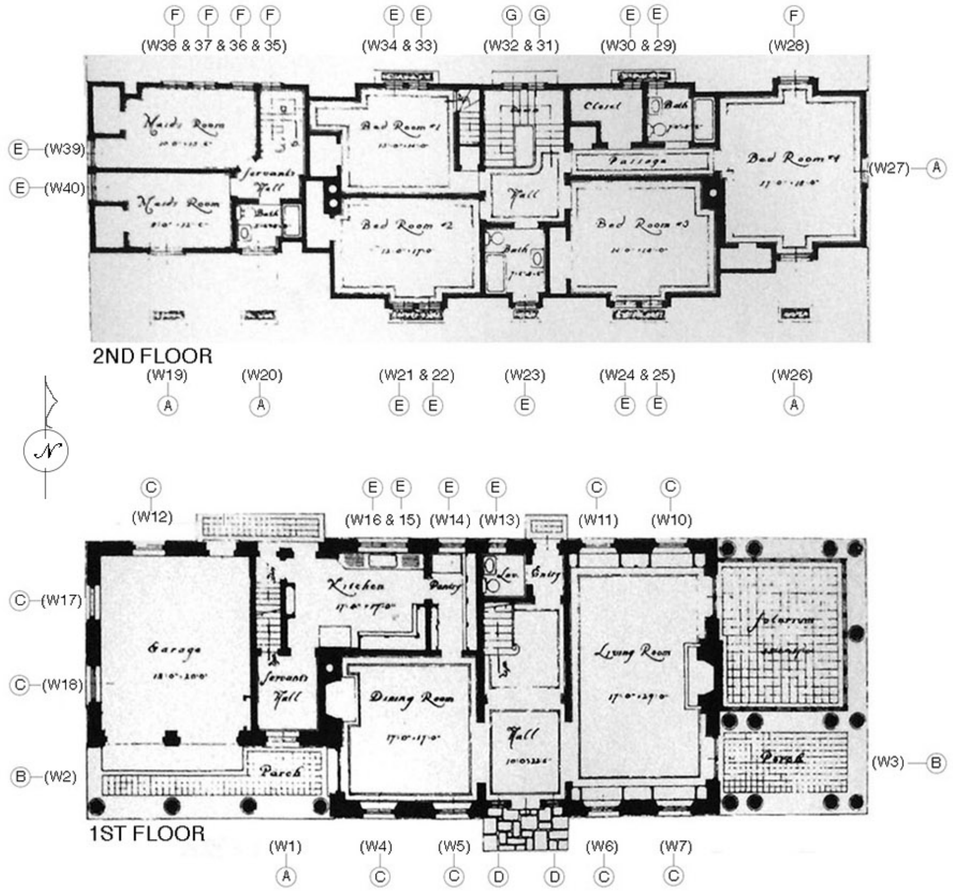
D WINDOW TYPE 'D'
FIXED 4 SIDE LIGHT

B DOOR TYPE 'B'
PAIRED 10 LIGHT FRENCH CASEMENT DOORS

E WINDOW TYPE 'E'
6 OVER 6 DOUBLE HUNG

F WINDOW TYPE 'F'
6 OVER 3 DOUBLE HUNG

G WINDOW TYPE 'G'
9 OVER 6 DOUBLE HUNG



PROPOSED WINDOW SASH REPLACEMENT SCHEDULE:

TYPE	UNIT #	LOCATION	DESCRIPTION	FINISH
A	W 01	1ST FL. SOUTH ELEV.	8 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
B	W 02	1ST FL. WEST ELEV.	10 LIGHT PAIRED FRENCH DOORS	WHITE
B	W 03	1ST FL. EAST ELEV.	10 LIGHT PAIRED FRENCH DOORS	WHITE
C	W 04	1ST FL. SOUTH ELEV.	12 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
C	W 05	1ST FL. SOUTH ELEV.	12 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
C	W 06	1ST FL. SOUTH ELEV.	12 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
C	W 07	1ST FL. SOUTH ELEV.	12 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
D	W 08	1ST FL. SOUTH ELEV.	4 LIGHT FIXED WOOD CLAD SIDE LIGHT	WHITE
D	W 09	1ST FL. SOUTH ELEV.	4 LIGHT FIXED WOOD CLAD SIDE LIGHT	WHITE
C	W 10	1ST FL. NORTH ELEV.	12 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
C	W 11	1ST FL. NORTH ELEV.	12 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
C	W 12	1ST FL. NORTH ELEV.	12 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 13	1ST FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 14	1ST FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 15	1ST FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 16	1ST FL. WEST ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
C	W 17	1ST FL. WEST ELEV.	12 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
C	W 18	1ST FL. WEST ELEV.	12 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE

PROPOSED WINDOW SASH REPLACEMENT SCHEDULE:

TYPE	UNIT #	LOCATION	DESCRIPTION	FINISH
A	W 19	2ND FL. SOUTH ELEV.	8 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
A	W 20	2ND FL. SOUTH ELEV.	8 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 21	2ND FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 22	2ND FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 23	2ND FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 24	2ND FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 25	2ND FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
A	W 26	2ND FL. SOUTH ELEV.	8 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
A	W 27	2ND FL. EAST ELEV.	8 OVER 8 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
F	W 28	2ND FL. NORTH ELEV.	6 OVER 3 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 29	2ND FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 30	2ND FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
G	W 31	2ND FL. NORTH ELEV.	9 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
G	W 32	2ND FL. NORTH ELEV.	9 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 33	2ND FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 34	2ND FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
F	W 35	2ND FL. NORTH ELEV.	6 OVER 3 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
F	W 36	2ND FL. NORTH ELEV.	6 OVER 3 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
F	W 37	2ND FL. NORTH ELEV.	6 OVER 3 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
F	W 38	2ND FL. NORTH ELEV.	6 OVER 3 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 39	2ND FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE
E	W 40	2ND FL. NORTH ELEV.	6 OVER 6 LIGHT WOOD CLAD DOUBLE HUNG	WHITE

DHD WINDOWS & DOORS LLC
220 MONROE TURNPIKE
P. O. BOX 620
MONROE, CT. 06468

WINDOW SASH REPLACEMENT
331 WEST 250 STREET
BRONX, NY. 10471

CONTEMPORARY IMAGES
WINDOW / DOOR TYPES

PREPARED BY:
AZAR ASSOCIATES
215 WEST 94th ST. ste 517
NEW YORK, NY. 10025
212-222-3719

DATE:
SCALE: NTS
DRAWN BY:
DRAWING NO: LPC.004

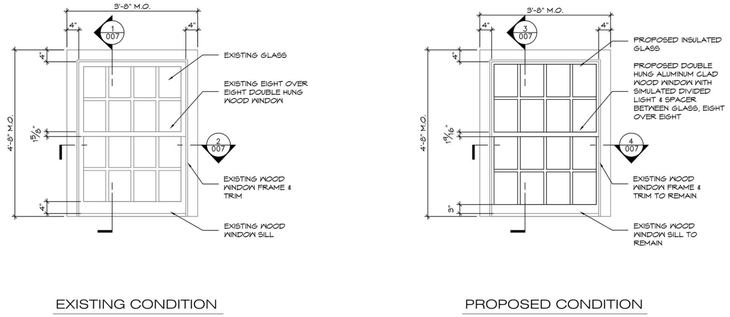
TYPICAL TYPE ‘C’ WINDOW

DETAIL AT HEAD

DETAIL AT MEETING RAIL

DETAIL AT SILL

DHD WINDOWS & DOORS LLC 220 MONROE TURNPIKE P. O. BOX 620 MONROE, CT. 06468	**WINDOW SASH REPLACEMENT** 331 WEST 250 STREET BRONX, NY. 10471	CONTEMPORARY IMAGES WINDOW DETAILS	PREPARED BY: AZAR ASSOCIATES 215 WEST 94th ST. ste 517 NEW YORK, NY. 10025 212-222-3719	DATE: SCALE: NTS DRAWN BY:	DRAWING NO: LPC.005

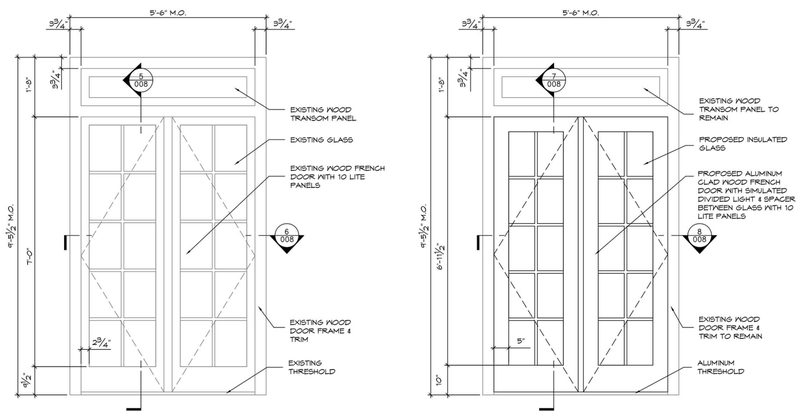


EXISTING CONDITION

PROPOSED CONDITION

1 WINDOW ELEVATION - TYPE 'A' (1ST FLOOR)

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

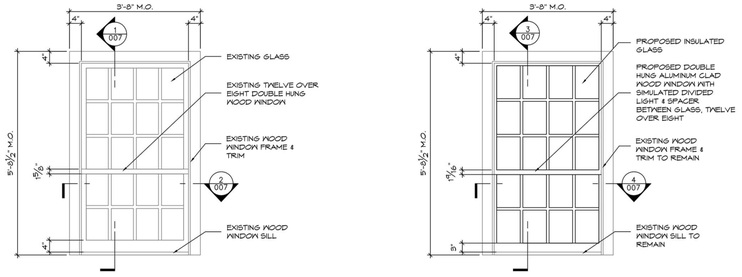


EXISTING CONDITION

PROPOSED CONDITION

2 FRENCH DOOR ELEVATION - TYPE 'B'

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

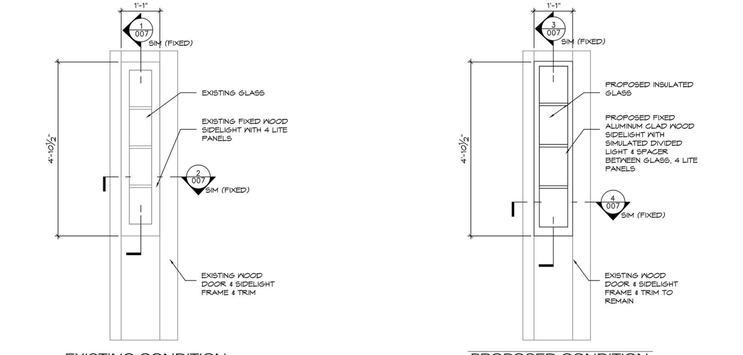


EXISTING CONDITION

PROPOSED CONDITION

3 WINDOW ELEVATION - TYPE 'C'

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

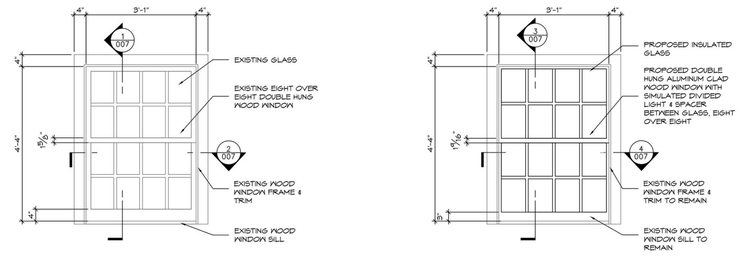


EXISTING CONDITION

PROPOSED CONDITION

4 SIDELIGHT ELEVATION - TYPE 'D'

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

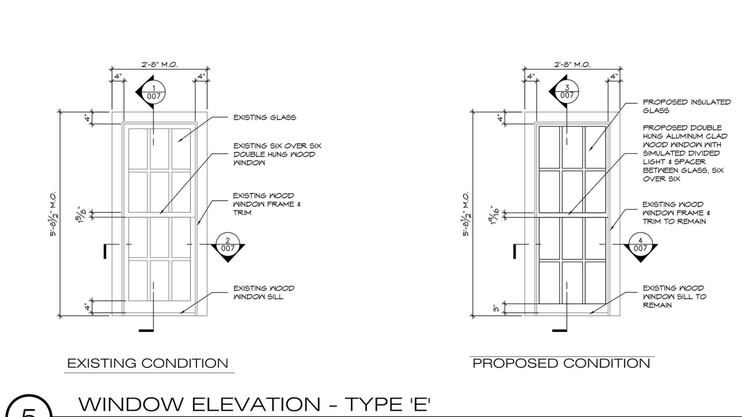


EXISTING CONDITION

PROPOSED CONDITION

5 WINDOW ELEVATION - TYPE 'E'

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

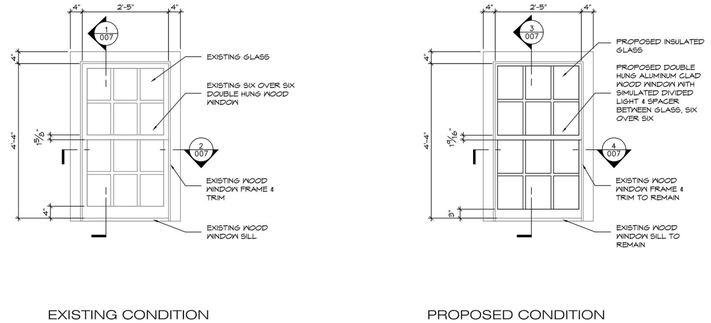


EXISTING CONDITION

PROPOSED CONDITION

7 WINDOW ELEVATION - TYPE 'A' (2ND FLOOR)

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

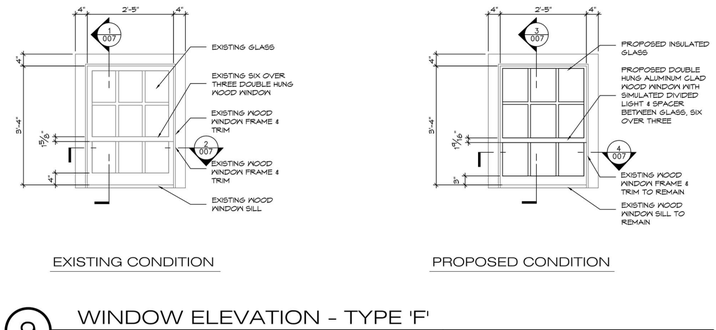


EXISTING CONDITION

PROPOSED CONDITION

8 WINDOW ELEVATION - TYPE 'E' (2ND FLOOR)

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

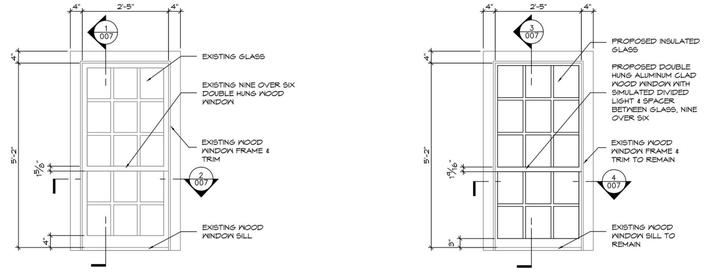


EXISTING CONDITION

PROPOSED CONDITION

9 WINDOW ELEVATION - TYPE 'F'

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



EXISTING CONDITION

PROPOSED CONDITION

10 WINDOW ELEVATION - TYPE 'G'

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

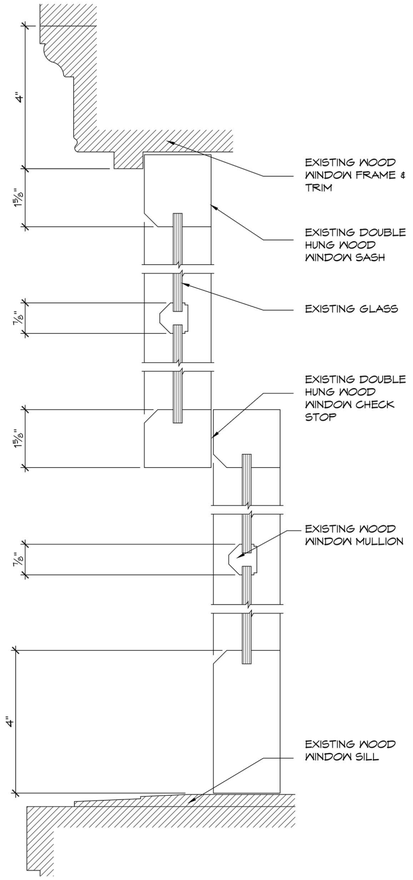
DHD WINDOWS & DOORS LLC
220 MONROE TURNPIKE
P. O. BOX 620
MONROE, CT. 06468

WINDOW SASH REPLACEMENT
331 WEST 250 STREET

EXISTING AND PROPOSED WINDOW ELEVATIONS: WINDOW TYPES 'A', 'B', 'C', 'D', 'E', 'A' 2ND FLR, 'E' 2ND FLR, 'F', 'G'

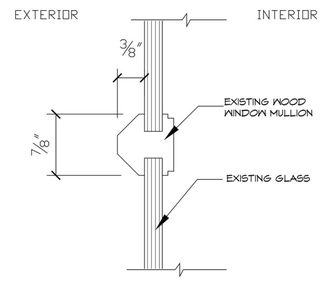
PREPARED BY:
AZAR ASSOCIATES
215 WEST 94th ST. ste 517
NEW YORK, NY. 10025
212-222-3719

JOB NUMBER:	-
DATE:	02/04/2015
SCALE:	AS NOTED
DRAWN BY:	FGW
DRAWING NO:	LPC.006



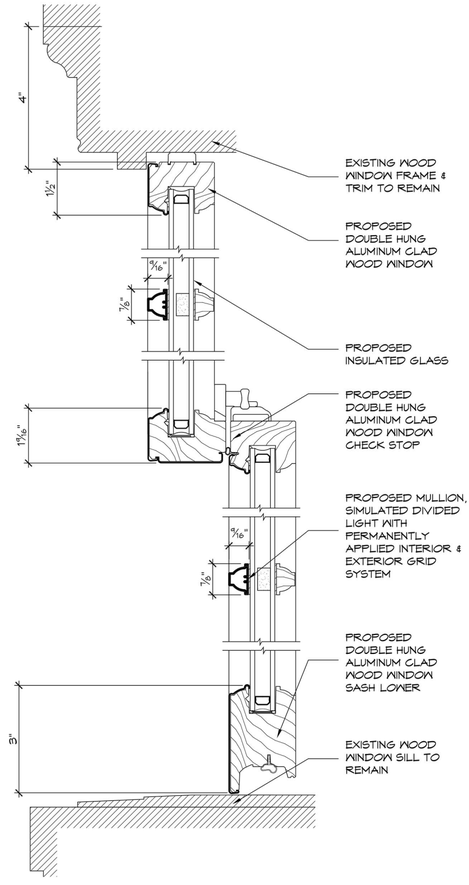
1 SECTION @ EXISTING WINDOW - TYPE 'A', 'C', 'E', 'A'2ND FLR, 'E'2ND FLR, "F" & 'G"

SCALE: 6" = 1'-0"



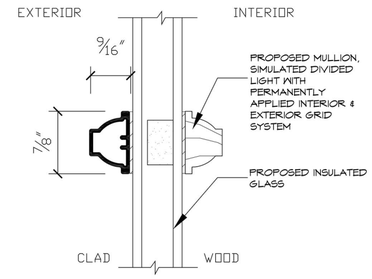
9 EXISTING MULLION DETAIL

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



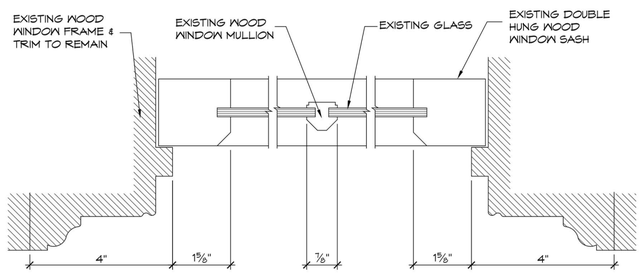
3 SECTION @ PROPOSED WINDOW - TYPE 'A', 'C', 'E', 'A'2ND FLR, 'E'2ND FLR, "F" & 'G"

SCALE: 6" = 1'-0"



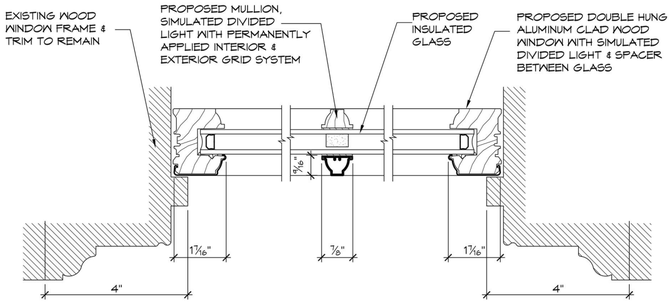
10 PROPOSED MULLION DETAIL

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



2 JAMB @ EXISTING WINDOW - TYPE 'A', 'C', 'E', 'A' 2ND FLR, "E" 2ND FLR, 'F' & "G"

SCALE: 6" = 1'-0"



4 JAMB @ PROPOSED WINDOW - TYPE 'A', 'C', 'E', 'A' 2ND FLR, "E" 2ND FLR, 'F' & "G"

SCALE: 6" = 1'-0"

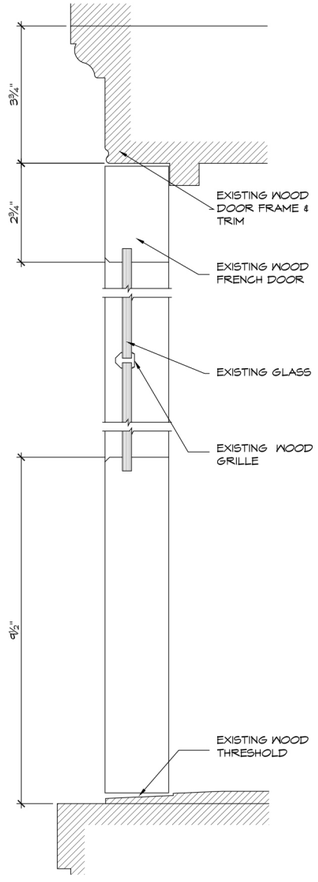
DHD WINDOWS & DOORS LLC
220 MONROE TURNPIKE
P. O. BOX 620
MONROE, CT. 06468

WINDOW SASH REPLACEMENT
331 WEST 250 STREET

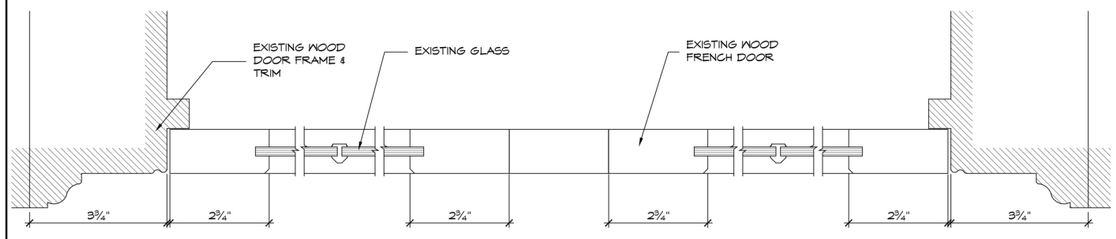
EXISTING AND PROPOSED SECTIONS AND DETAILS

PREPARED BY:
AZAR ASSOCIATES
215 WEST 94th ST. ste 517
NEW YORK, NY. 10025
212-222-3719

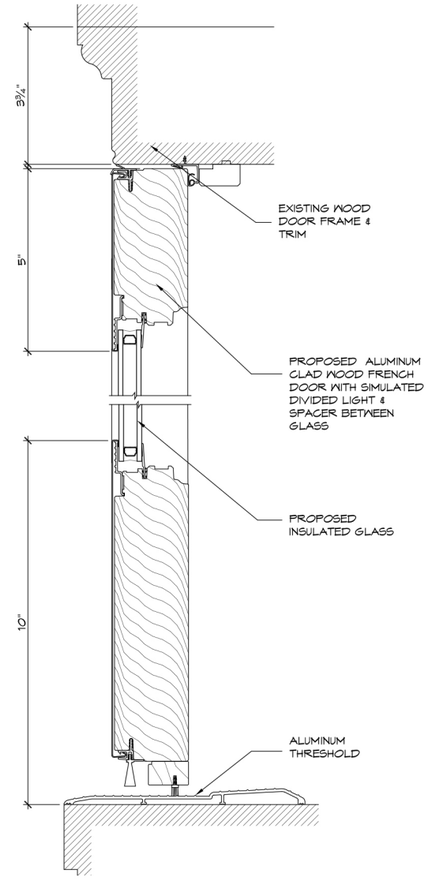
JOB NUMBER:	
DATE:	
SCALE:	AS NOTED
DRAWN BY:	
DRAWING NO:	LPC.007



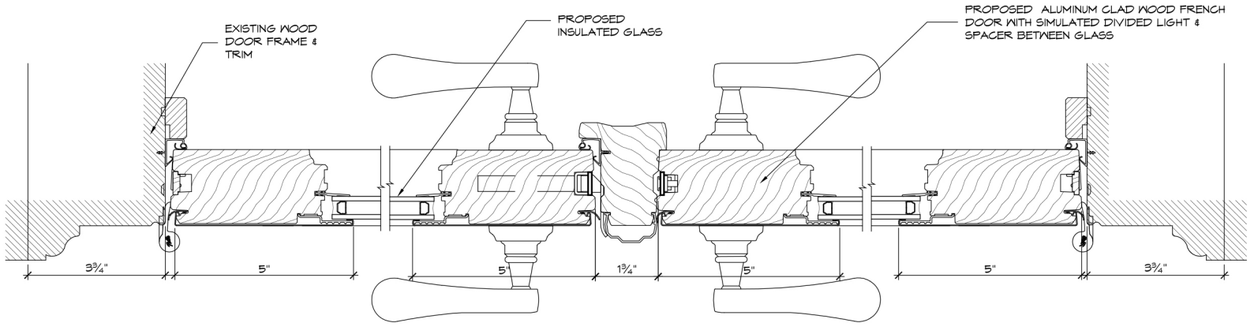
5 SECTION @ EXISTING FRENCH DOOR - TYPE 'B'
6" = 1'-0"



6 JAMB @ EXISTING FRENCH DOOR - TYPE 'B'
HALF SIZE



7 SECTION @ PROPOSED FRENCH DOOR - TYPE 'B',
6" = 1'-0"



8 JAMB @ PROPOSED FRENCH DOOR - TYPE 'B'
HALF SIZE

DHD WINDOWS & DOORS LLC
220 MONROE TURNPIKE
P. O. BOX 620
MONROE, CT. 06468

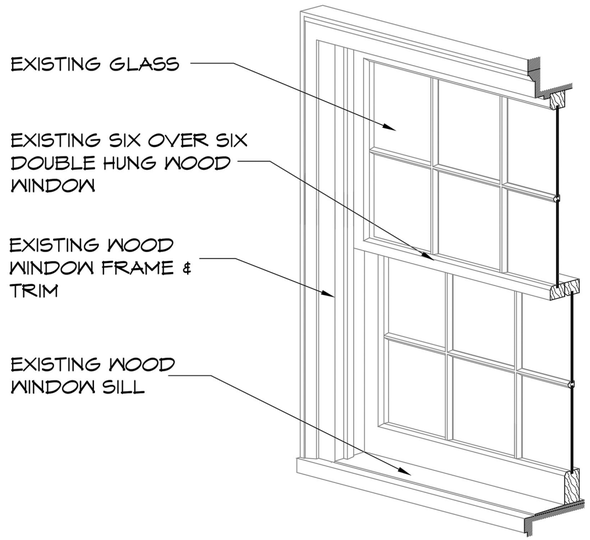
FRENCH DOOR REPLACEMENT
331 WEST 250 STREET

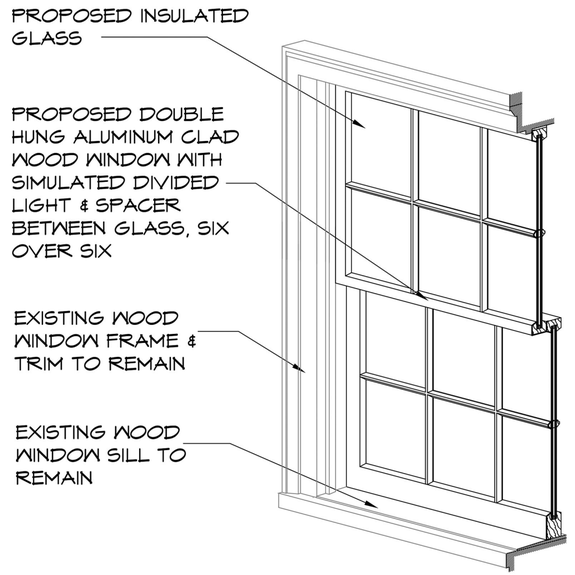
EXISTING AND PROPOSED
SECTIONS AND DETAILS

PREPARED BY:
AZAR ASSOCIATES
215 WEST 94th ST. ste 517
NEW YORK, NY. 10025
212-222-3719

JOB NUMBER:
DATE:
SCALE: AS NOTED
DRAWN BY:

DRAWING NO: LPC.008





EXISTING CONDITION

PROPOSED CONDITION

1 WINDOW ISO CUT AWAY - TYPE 'E' (2ND FLOOR)

SCALE: 1" = 1'-0"

DHD WINDOWS & DOORS LLC
220 MONROE TURNPIKE
P. O. BOX 620
MONROE, CT. 06468

WINDOW SASH REPLACEMENT
331 WEST 250 STREET

EXISTING AND PROPOSED WINDOW ISO CUT AWAY: SAMPLE WINDOW TYPE 'E' 2ND FLR

PREPARED BY:
AZAR ASSOCIATES
215 WEST 94th ST. ste 517
NEW YORK, NY. 10025
212-222-3719

JOB NUMBER:

DATE: 02/04/2015

SCALE: AS NOTED

DRAWN BY: FGW

DRAWING NO: LPC.009