

November 26, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-02645

21-43 45th Avenue – Hunters Point Historic District Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 161 709 3216

Passcode: 445660

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

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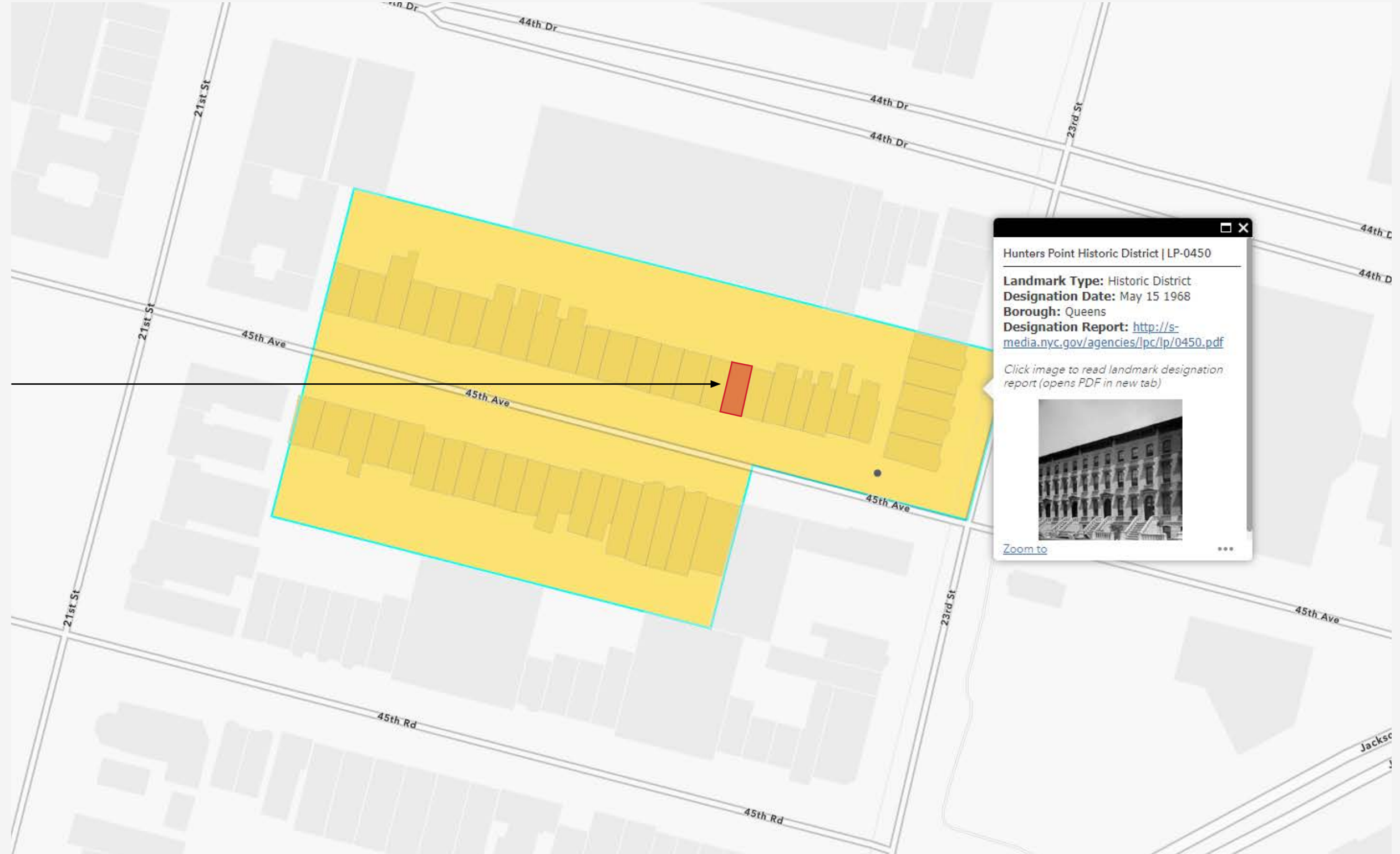
2143 45TH AVENUE

FRONT FACADE
WINDOW REPLACEMENT PROPOSAL
OCTOBER 16, 2024



2143 45TH AVE

BLOCK 78, LOT 21
R6B/LIC, ZONING MAP 9B



HUNTERS POINT HISTORIC DISTRICT

LONG ISLAND CITY

EST. - RAUCH - NYC
ARCHITECTURE
20 - D.P.C. - 17

EXISTING PHOTOS



PROPOSAL TO REPLACE FRONT FACADE WINDOWS IN EXISTING MASONRY OPENINGS

ASKING TO REPLACE WINDOWS WITH 2/2, DOUBLE HUNG, ALUMINUM CLAD WOOD WINDOWS WITH ALUMINUM BRICK MOLD, MATCHING EXISTING COLOR AND HISTORIC DETAILING

EXISTING PHOTOS



BASEMENT LEVEL WINDOW PHOTO



EXISTING FLAT
RECTANGULAR
BRICK MOLD

EXISTING 7/8" WIDE
MUNTIN

EXISTING 2/2 DIVIDED
LITE DOUBLE HUNG
WINDOWS

EXISTING DARK GREEN
EXTERIOR COLOR

ALL EXISTING STONE
AND MASONRY TO
REMAIN

PARLOR LEVEL WINDOW PHOTO

EXISTING DETAILING

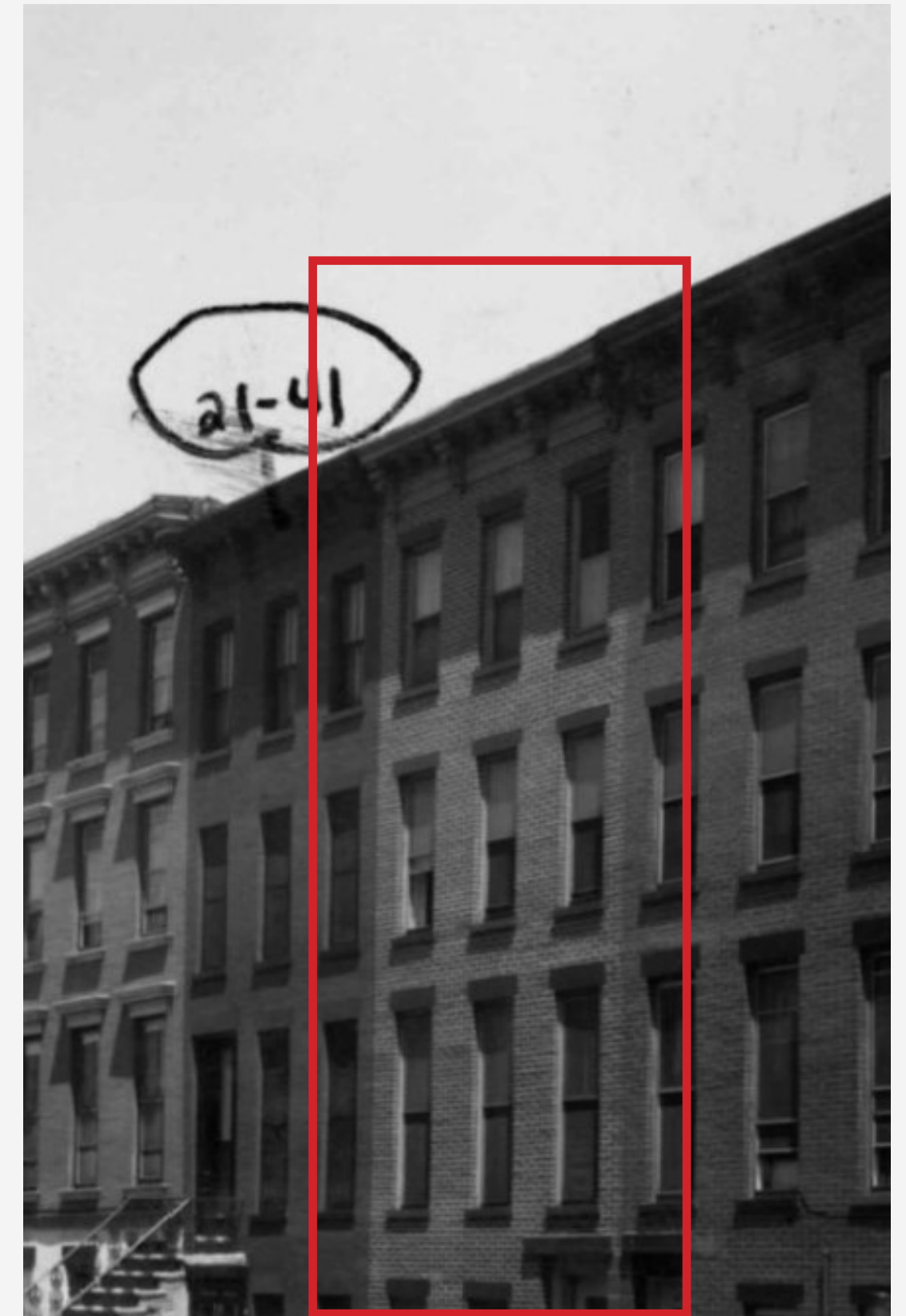
HISTORIC PHOTOS



1940s TAX PHOTOS



HISTORIC DETAILING
2/2 LITE DOUBLE HUNG WINDOWS



LANDMARKS DESIGNATION PHOTO

FRONT FACADE DRAWINGS

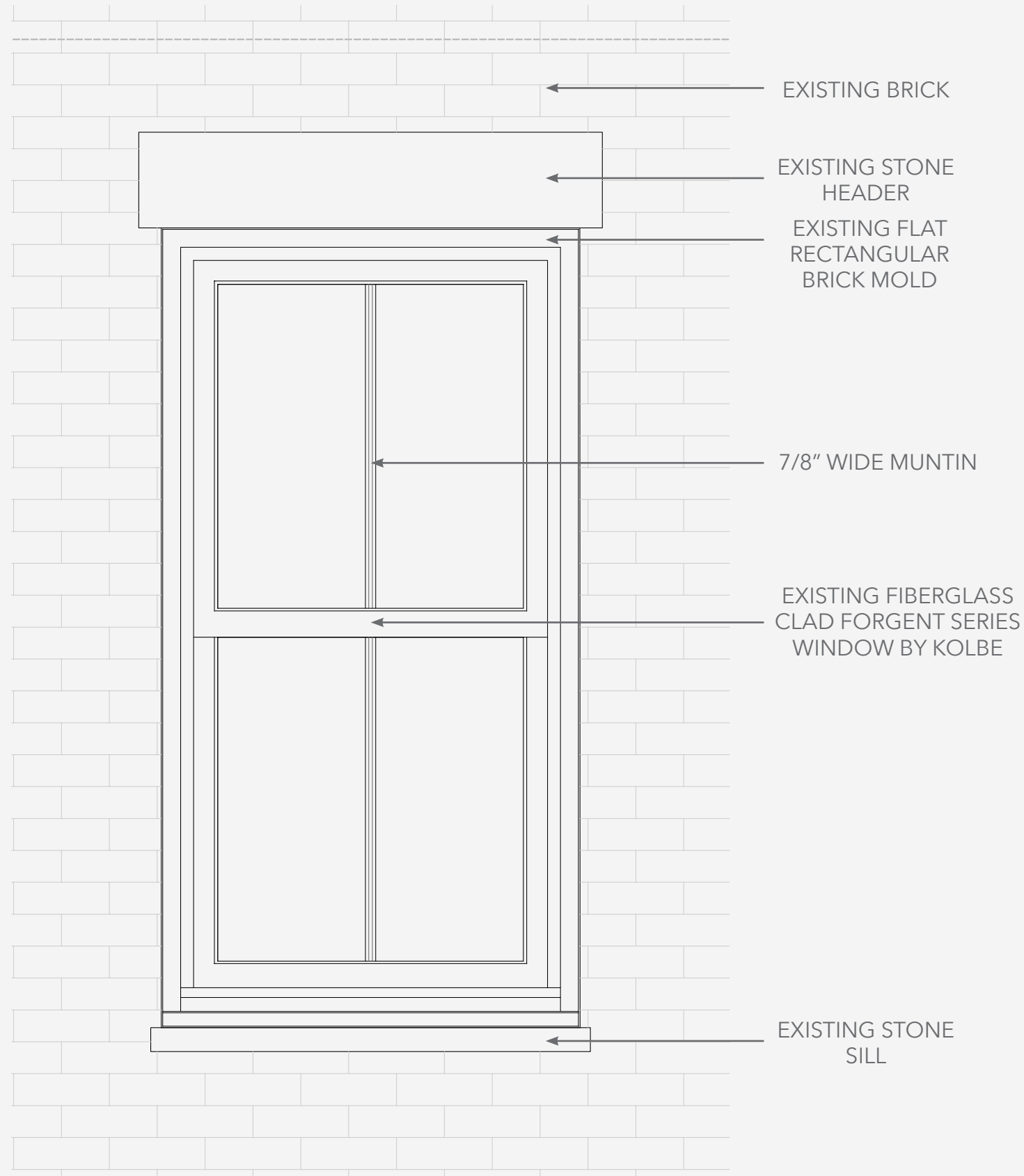


EXISTING FRONT FACADE ELEVATION

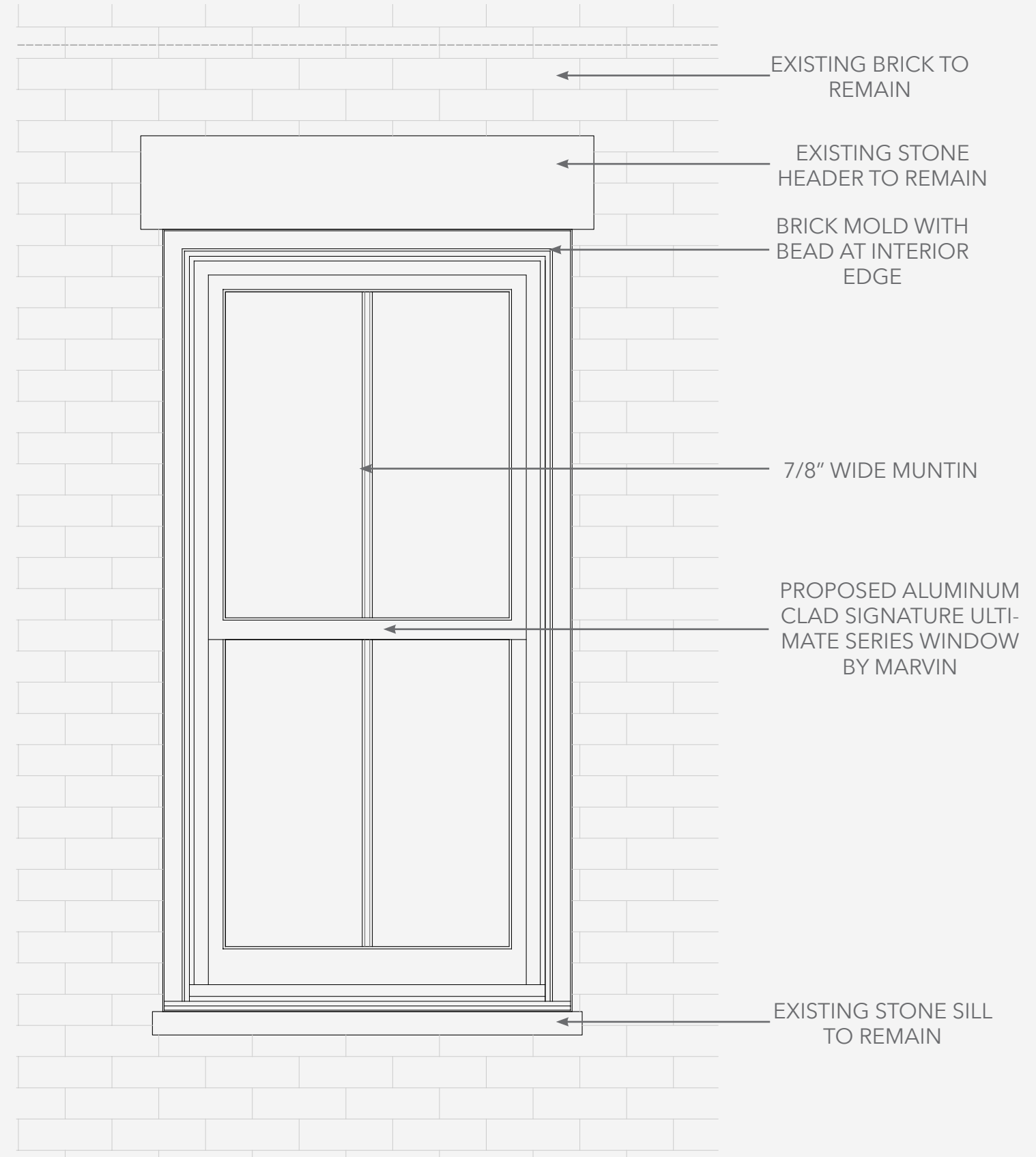


PROPOSED FRONT FACADE ELEVATION

ELEVATION DRAWINGS



EXISTING WINDOW ELEVATION



PROPOSED WINDOW ELEVATION

PROPOSED WINDOWS:
MARVIN SIGNATURE ULTIMATE DOUBLE HUNG WINDOWS



ALUMINUM CLAD WOOD WINDOW

REFERENCE DESIGN IMAGE OF
EXTERIOR OF WINDOW



ALUMINUM CLAD WOOD WINDOW

REFERENCE DESIGN IMAGE OF
INTERIOR OF WINDOW



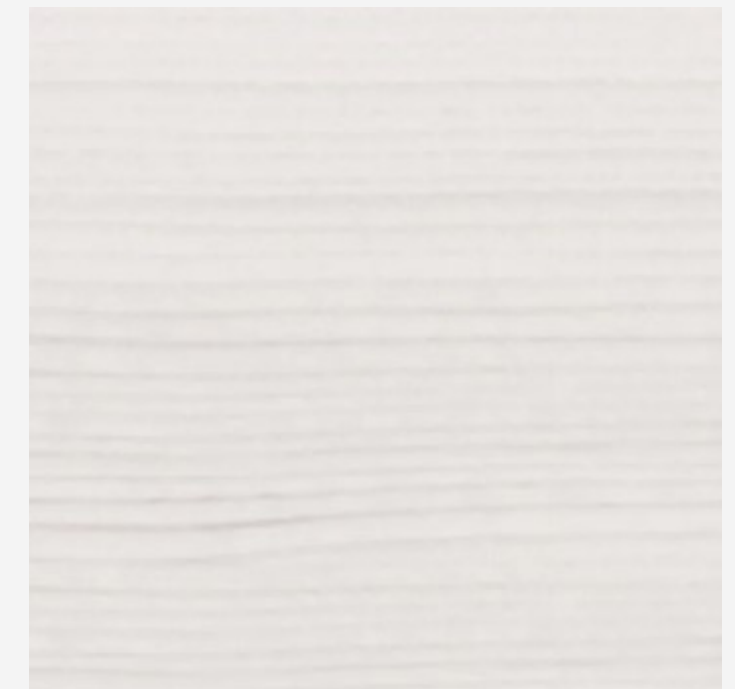
EXTERIOR: PUTTY EDGE



INTERIOR: OGEE EDGE



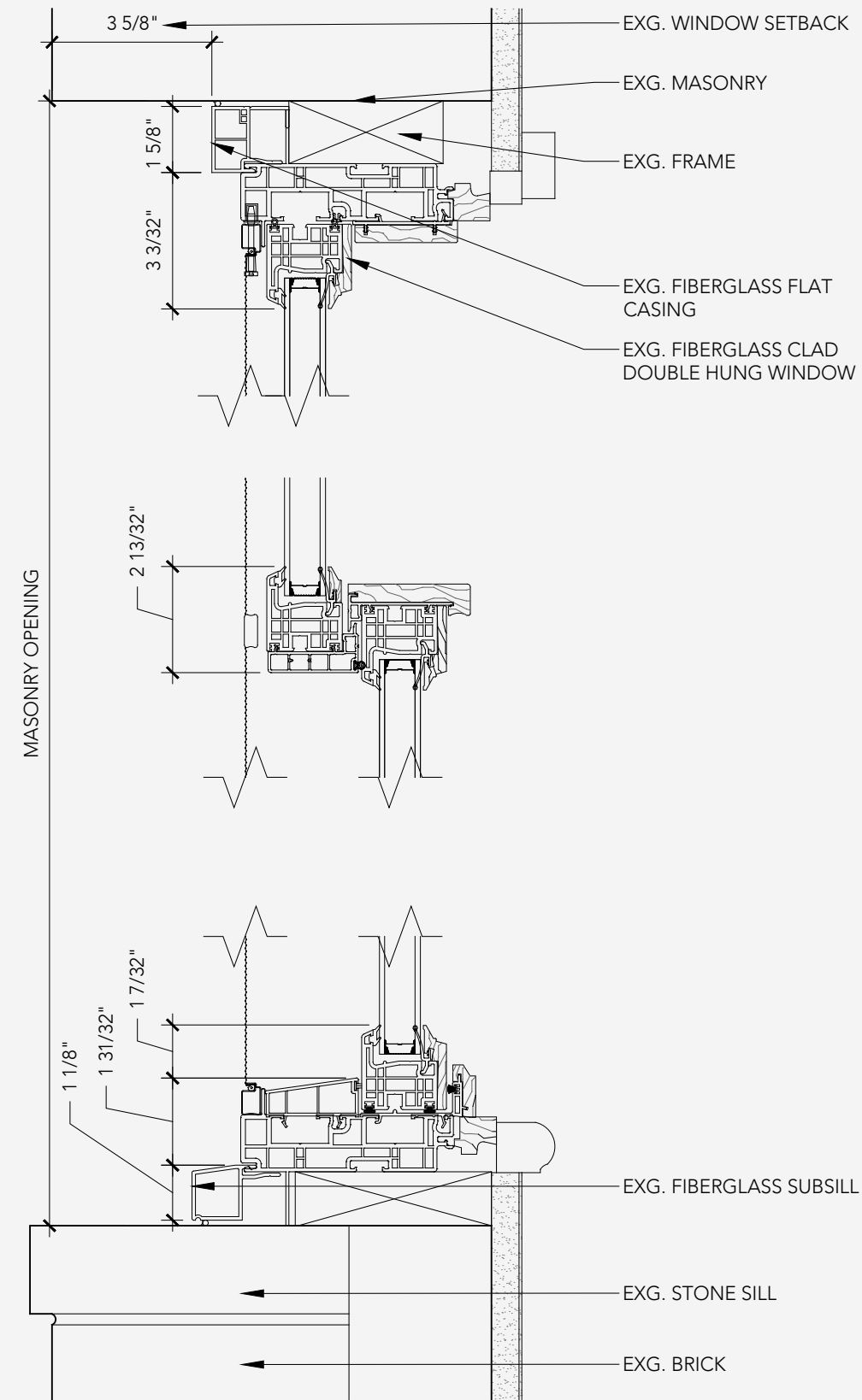
EXTERIOR: EVERGREEN ALUMINUM
CLADDING TO MATCH EXISTING
WINDOW COLOR



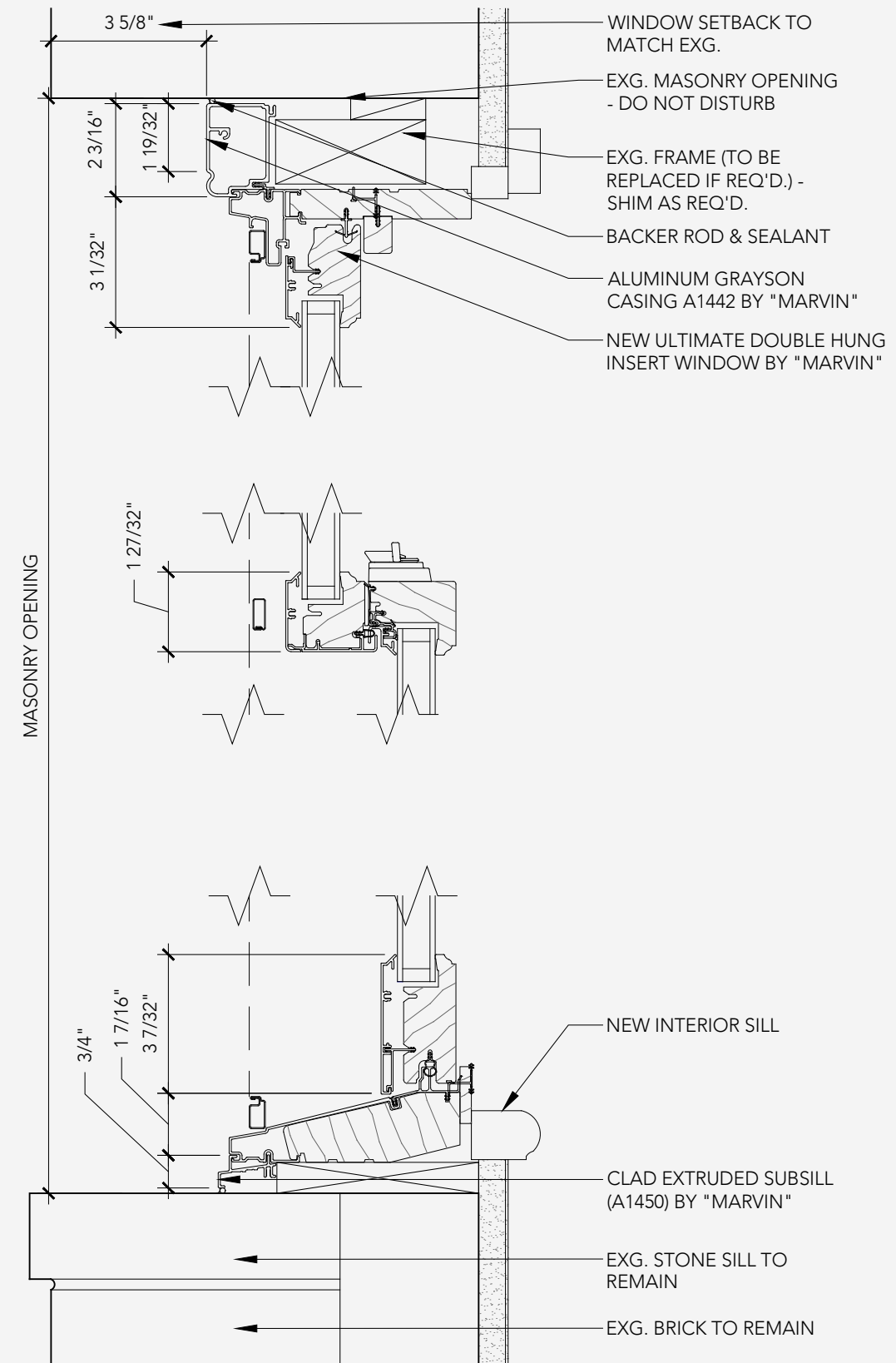
INTERIOR: PRIMED WHITE

PROPOSED COLORS AND DETAILING

PROPOSED WINDOWS:
DESIGN DETAILS

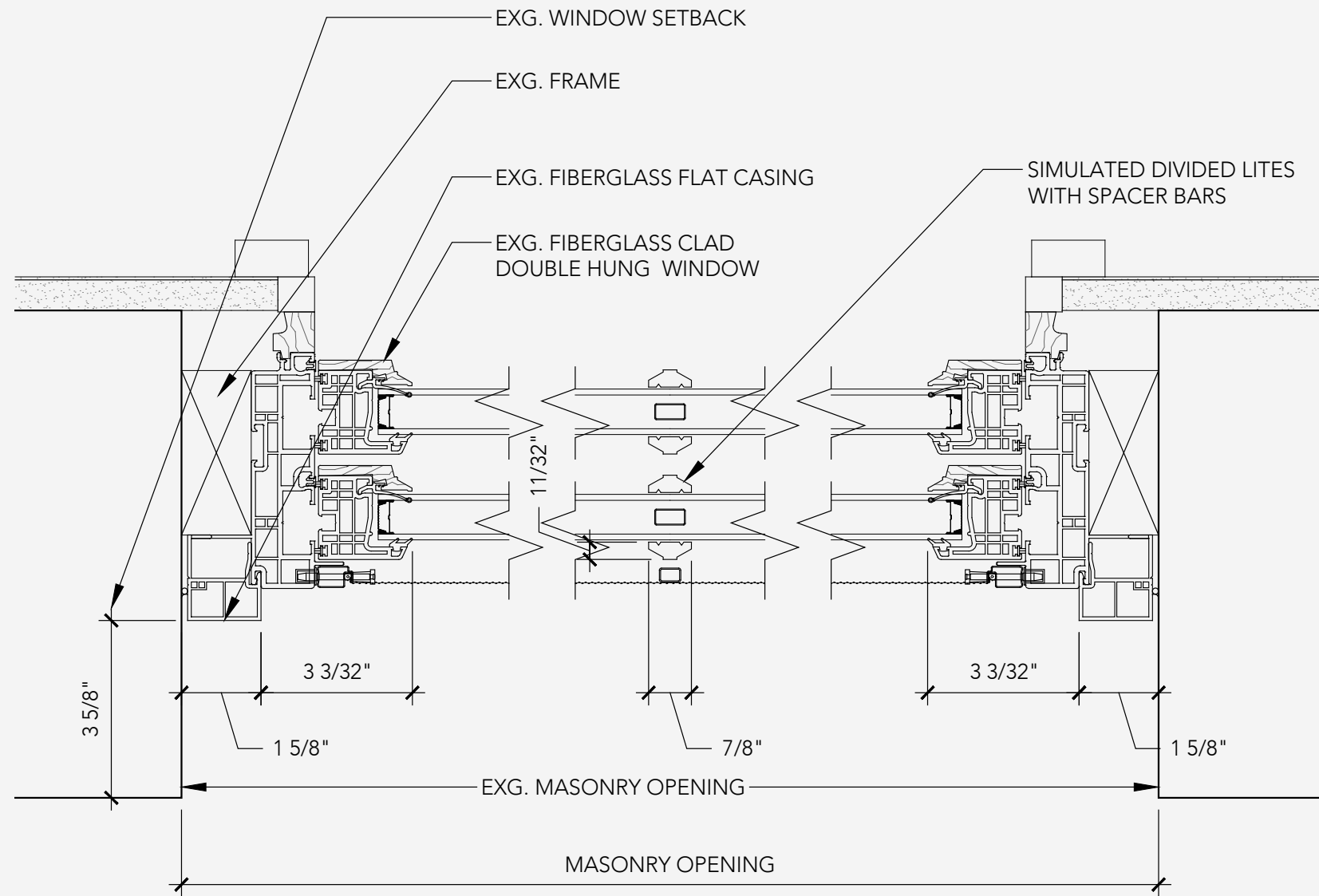


EXISTING SECTION THRU WINDOW

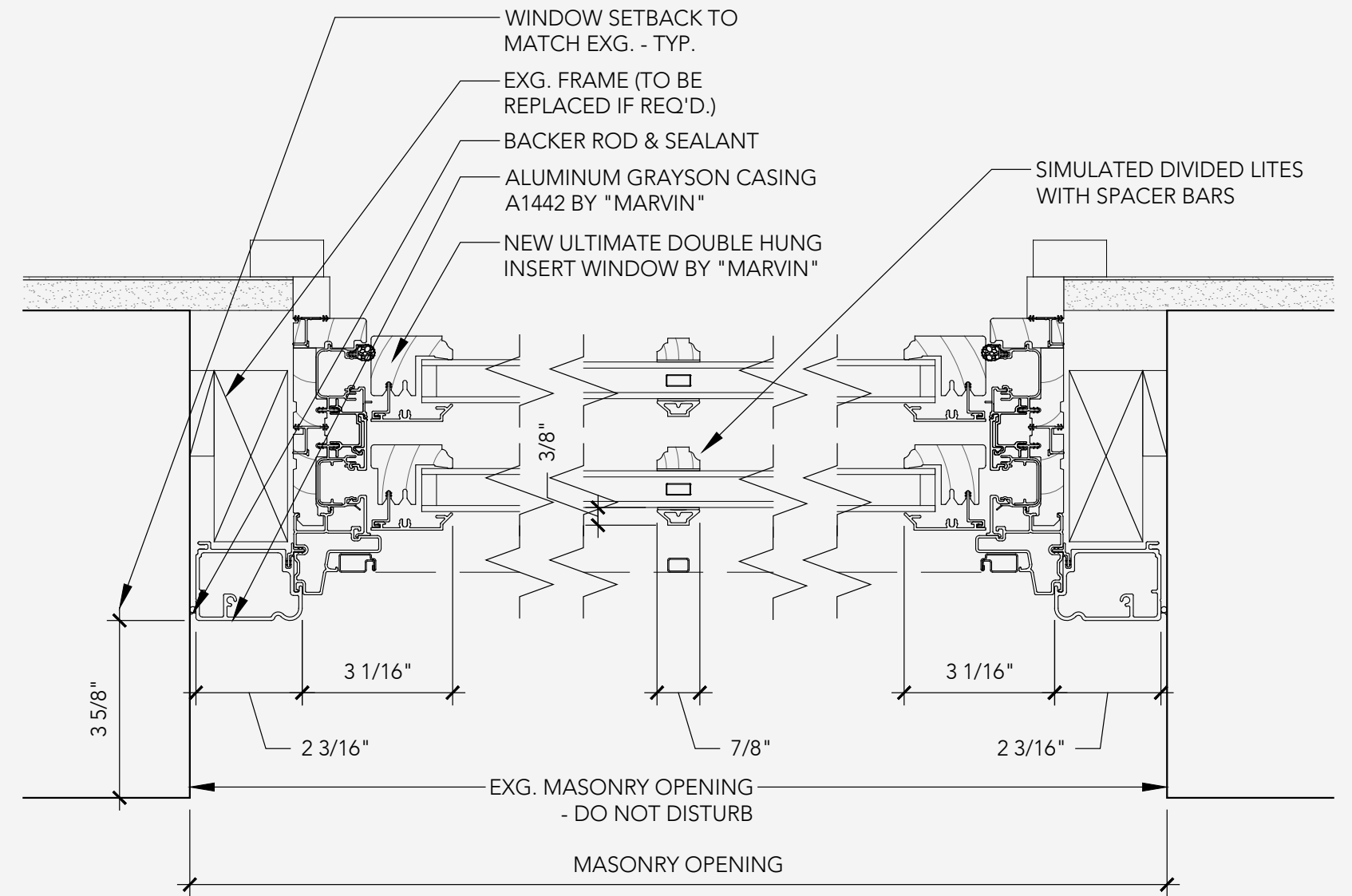


PROPOSED SECTION THROUGH WINDOW

PROPOSED WINDOWS:
DESIGN DETAILS



EXISTING PLAN SECTION THRU WINDOW



PROPOSED PLAN SECTION THROUGH WINDOW

PROPOSED WINDOWS:
DESIGN DETAILS



IMAGE FROM MARVIN WINDOWS
FOR DESIGN REFERENCE



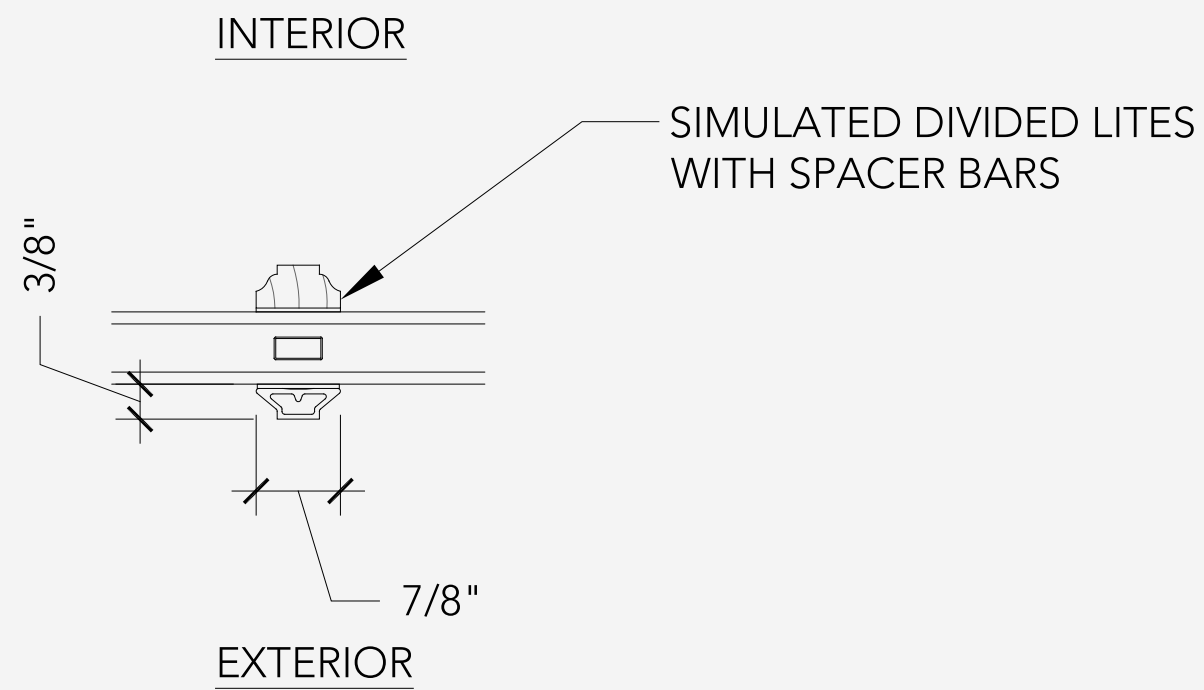
RENDERING FROM
MARVIN WINDOWS



COLOR TO BE EVERGREEN BY
MARVIN TO MATCH EXISTING

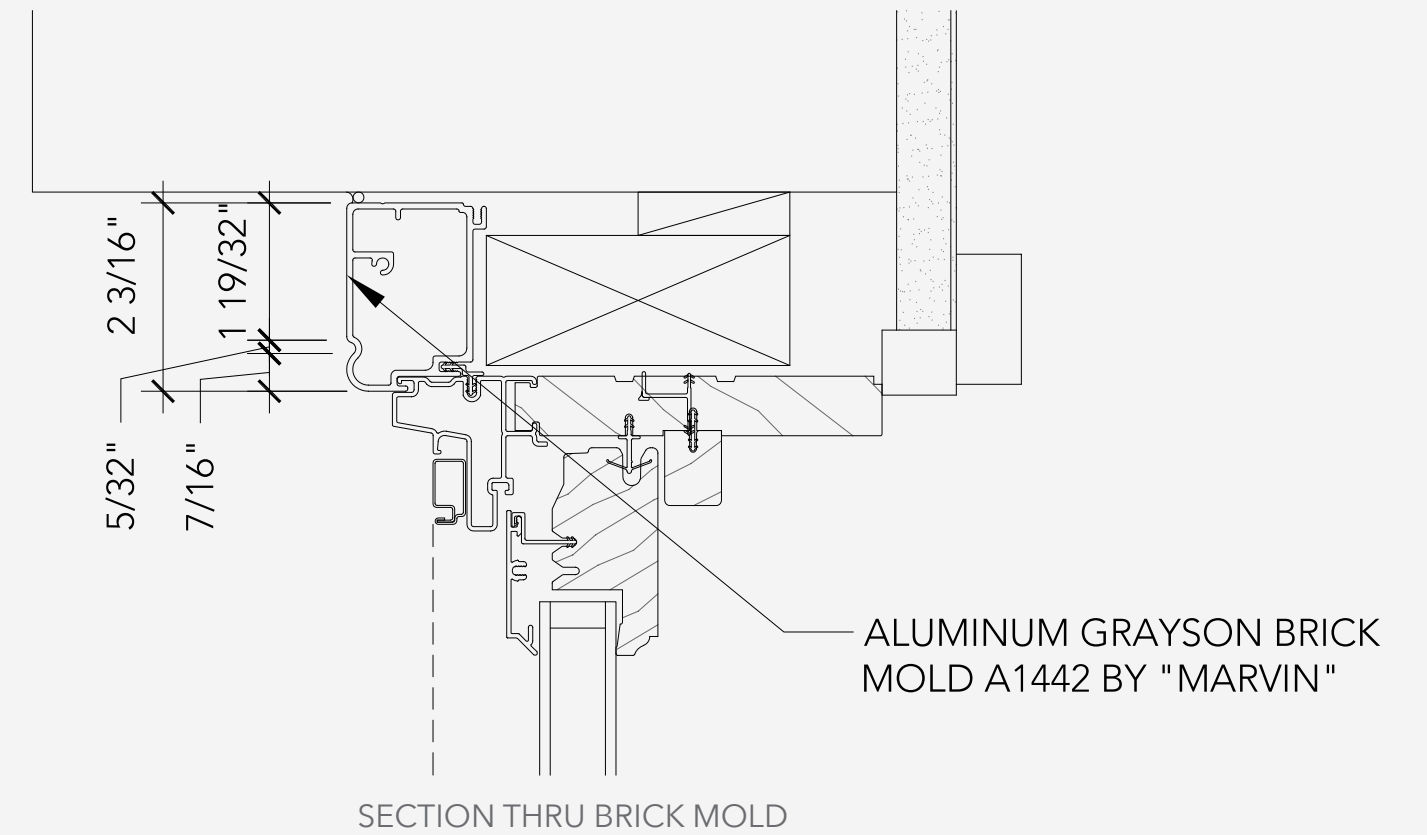


MARVIN COLOR CHIP AGAINST
EXISTING WINDOW



PLAN SECTION THRU MUNTIN

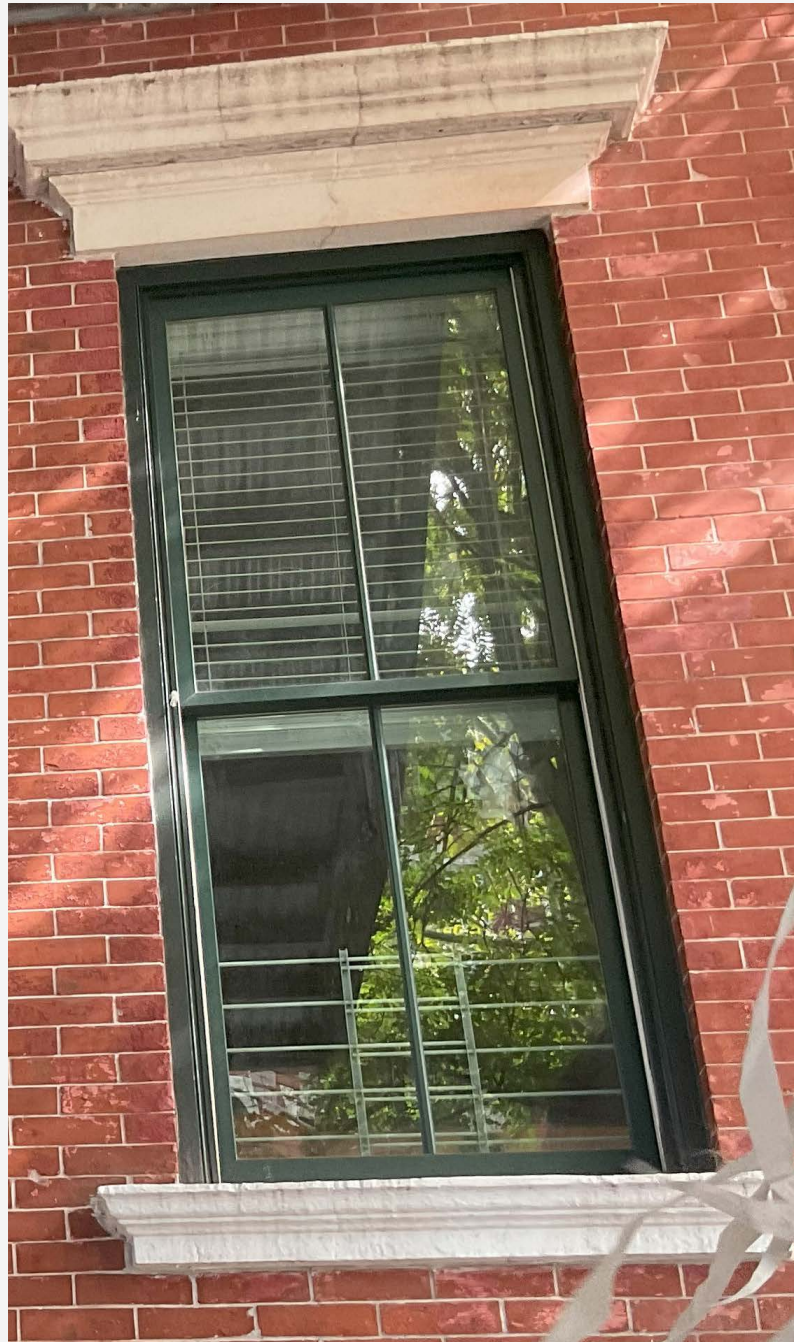
SIMULATED DIVIDED LITES



SECTION THRU BRICK MOLD

GRAYSON BRICK MOLD

NEIGHBORING WINDOW DETAILS



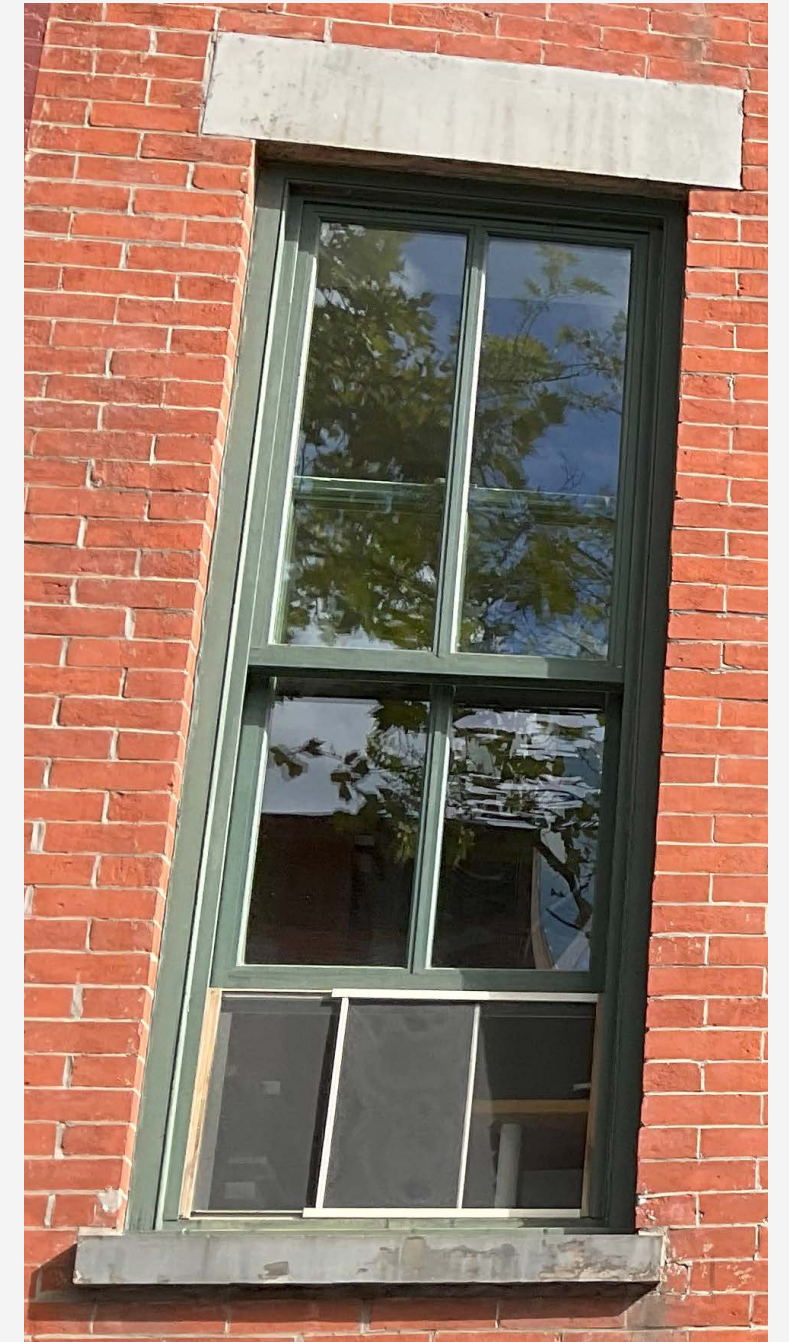
2139



2141



2145



2147

CLOSEST NEIGHBORS APPEAR TO HAVE BRICK MOLD WITH BEAD AT INTERIOR EDGE



KEY PLAN

174 BERGEN STREET BROOKLYN

Front Façade Window Replacement

Block 386, Lot 26
Zoning: R6-B
Boerum Hill Historic District

174 Bergen Street is a three-story plus basement, 2-family modified late Italiante brick with brownstone basement townhouse constructed in 1873-1874. Located on the south side of Bergen Street mid-block between Hoyt and Bond Streets.

Proposed work is the replacement of the post 1940 6-over-6 and 9-over-9 wood double hung windows and aluminum storms at the front façade with new 2-over-2 aluminum windows with a wood brick mold.

MICHAEL SCADUTO ARCHITECT

155 WATER STREET BROOKLYN, NY 11201
917-592-5449 WWW.MICHAELSCADUTO.COM



JULY 2021
BOERUM HILL HISTORIC DISTRICT
ITALIANATE TOWNHOUSE
PROPOSED ALUMINUM WINDOWS;
APPROVED FOR ALUMINUM CLAD WOOD WINDOWS

174 BERGEN STREET, BROOKLYN

WINDOW REPLACEMENT WITH ALUMINUM CLAD WOOD WINDOWS
MATCHING HISTORIC DETAILING

PRECEDENT PROJECTS



Historic District Map LPC-0973



Front Facade

64 South Portland Ave.
Brooklyn, NY 11217
Fort Greene Historic District
Block: 2099 Lot: 74

APRIL 2023
FORT GREENE HISTORIC DISTRICT
ITALIANATE TOWNHOUSE
PROPOSED AND APPROVED FOR REPLACING WOOD
WINDOWS WITH ALUMINUM CLAD WOOD WINDOWS

64 SOUTH PORTLAND AVENUE, BROOKLYN

WINDOW REPLACEMENT WITH ALUMINUM CLAD WOOD WINDOWS
MATCHING HISTORIC DETAILING

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