



New York University
19 Washington Square North Rear
New York, NY 10011
NYC Landmarks Preservation Commission Submission
Docket #LPC-19-40749

The Switzer Group
September 12, 2019
Community Board 2 Presentation



Scope of Work

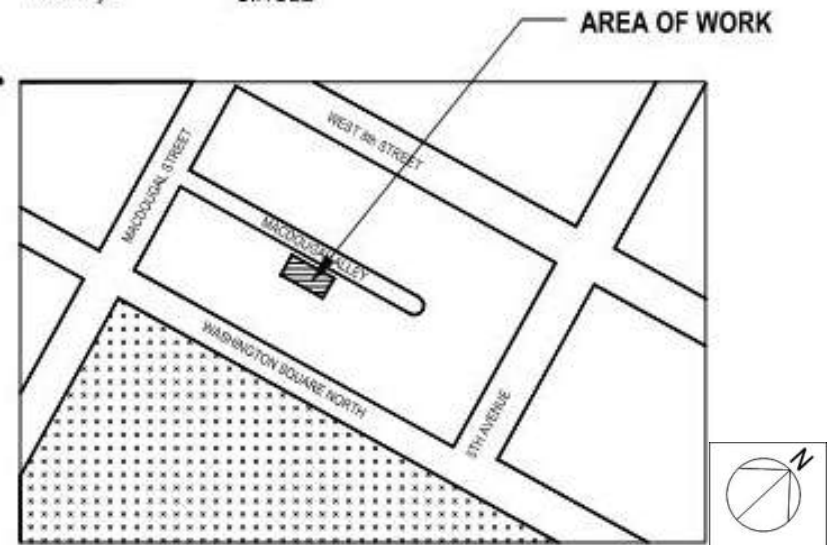
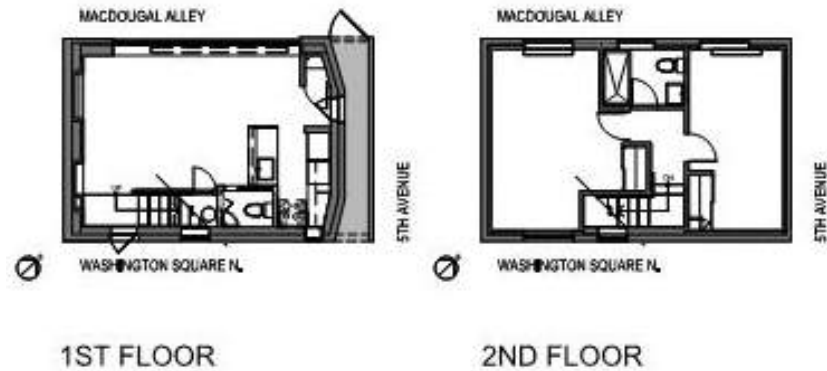
- The design intent is to replace the existing exterior windows on the first and second floors at 19 Washington Square North Rear with insulated aluminum windows to match the function and visual window divisions of the existing windows. The existing painted metal security bars will remain.
- The character of the building elevations and windows facing MacDougal Alley is eclectic and includes an assortment of double-hung and casement windows.
- First floor windows are typically protected by painted metal security bars that are mostly vertically oriented, with some wire-mesh security screens.

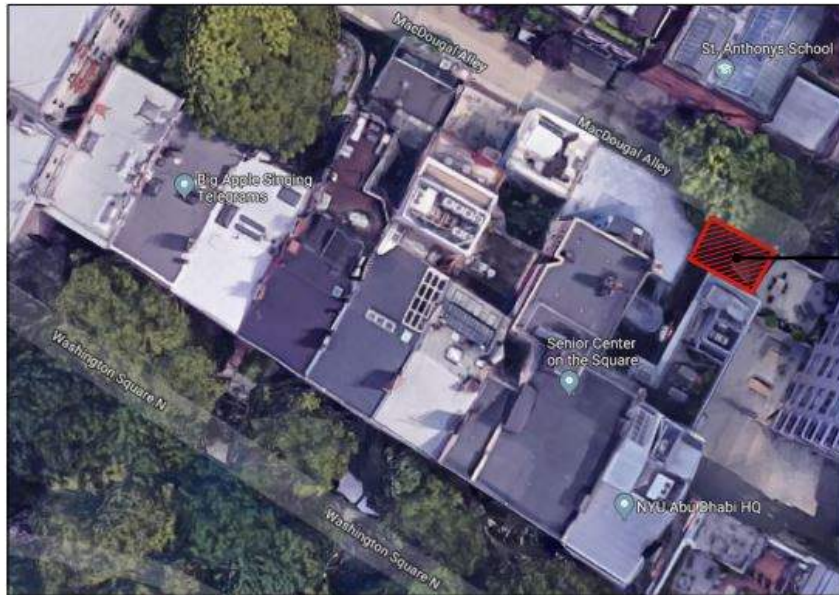


Site Information

Bin Number : 1005510007
Zoning District : R6
Zoning Map : 8d
Block Number : 551
Lot Number : 7
Construction Class : 1
Occupancy Class : O2-OFFICE
Tenancy : SINGLE

KEY PLANS





19 WSN (REAR)

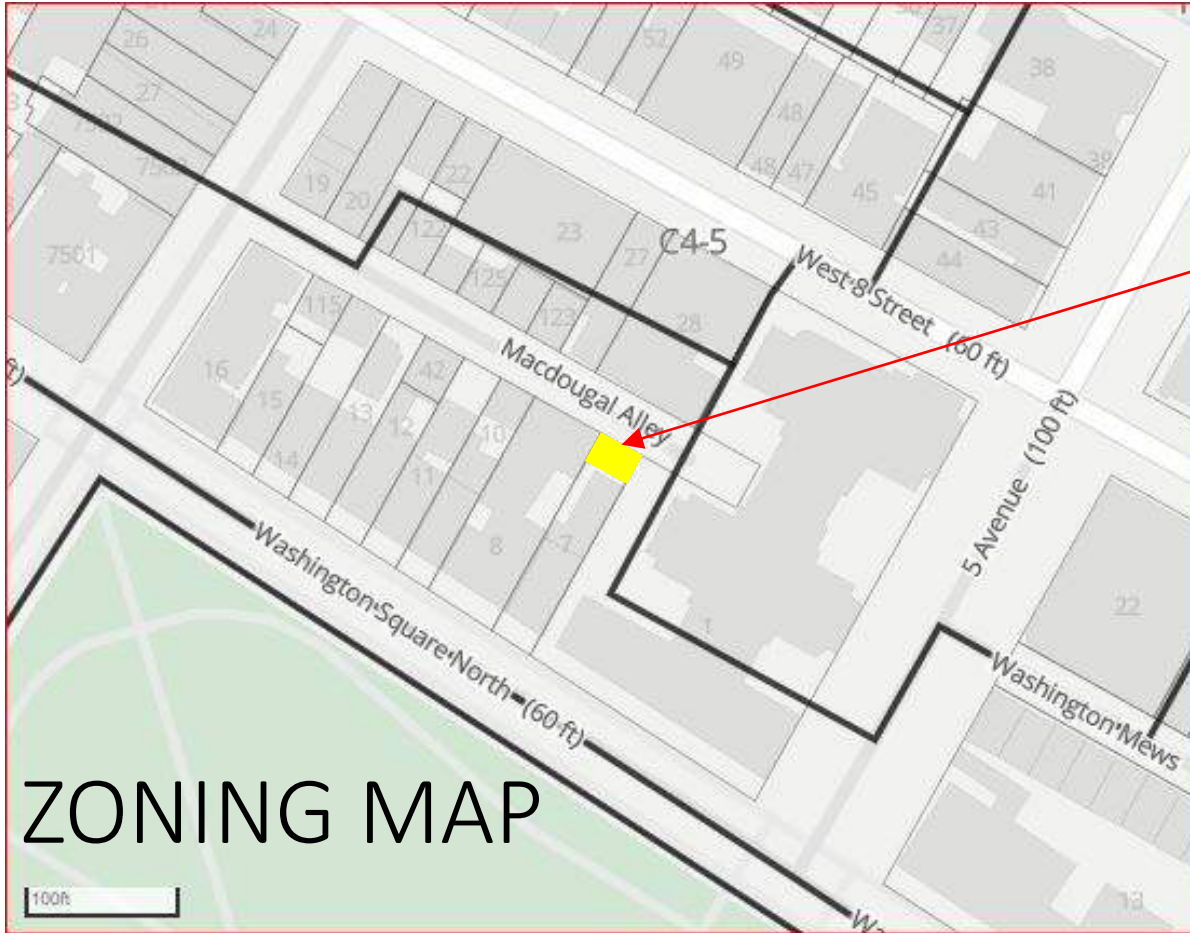
BUILDING INFORMATION & CONTEXT

Switzer

WINDOW REPLACEMENT OF 1st & 2nd FLOORS
19 WASHINGTON SQUARE NORTH (REAR), NEW YORK, NY 10011



NYC
Landmarks Preservation
Commission



19 WASHINGTON
SQUARE NORTH REAR
BLOCK: 551
LOT: 7
ZONING DISTRICT: R6

ZONING MAP

Switzer

WINDOW REPLACEMENT OF 1st & 2nd FLOORS
19 WASHINGTON SQUARE NORTH (REAR), NEW YORK, NY 10011

NYC
Landmarks Preservation
Commission

19 Washington Square North Rear North elevation facing MacDougal Alley



Scope of Work

1. Removal and replacement in kind of existing exterior windows facing MacDougal Alley.
2. Three (3) existing metal and glass casement windows on the second floor to be replaced with new insulated glass aluminum casement windows to match the existing windows in color, function, and window divisions.
3. Five (5) double-hung wood windows on the first floor to be replaced with new insulated glass aluminum double-hung windows to match the existing color, function, and window divisions.
4. Existing metal security grate on the first floor to remain.



19 Washington Square North Rear South elevation facing interior private court



Scope of Work

1. Removal and replacement in kind of existing exterior windows facing the interior private court.
2. One (1) existing metal and glass casement window on the second floor to be replaced with a new insulated glass aluminum casement window to match the existing window in color, function, and window divisions.
3. One (1) double-hung wood window on the first floor to be replaced with a new insulated glass aluminum double-hung window to match the existing color, function, and window divisions.
4. One (1) existing single-light casement window on the first floor to be replaced with a new insulated glass aluminum casement window to match the existing color, function, and window divisions.
5. Not visible from the street.



19 Washington Square North Rear South elevation facing interior private court



Scope of Work

1. Removal and replacement in kind of existing exterior windows facing the interior private court.
2. One (1) existing metal and glass casement window on the second floor to be replaced with a new insulated glass aluminum casement window to match the existing window in color, function, and window divisions.
3. One (1) double-hung wood window on the first floor to be replaced with a new insulated glass aluminum double-hung window to match the existing color, function, and window divisions.
4. One (1) existing single-light casement window on the first floor to be replaced with a new insulated glass aluminum casement window to match the existing color, function, and window divisions.
5. Not visible from the street.



MacDougal Alley Context



20 Washington Square North
Building elevation directly adjacent and to the
west of 19 Washington Square North Rear



MacDougal Alley Context



8 West 8th Street
Building elevation north across MacDougal
Alley from and facing 19 Washington Square
North Rear



MacDougal Alley Context



View of MacDougal Alley west from in front of 19 Washington Square North Rear



MacDougal Alley Context



MacDougal Alley Context



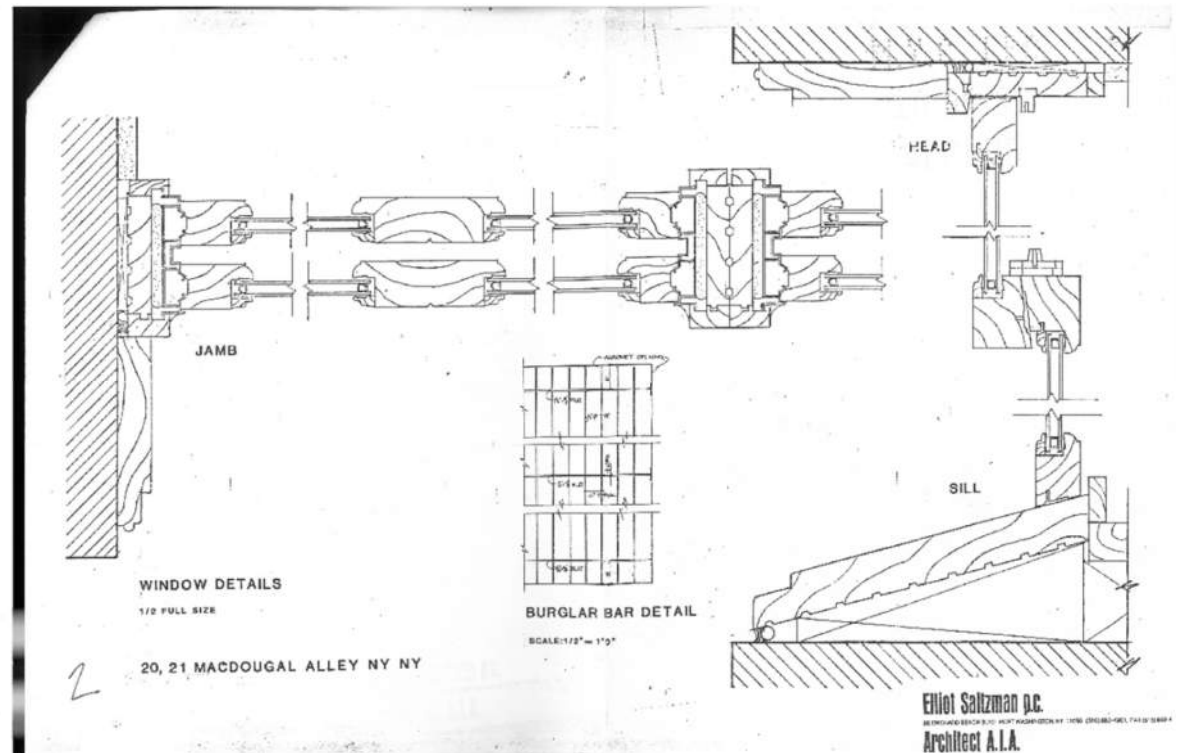
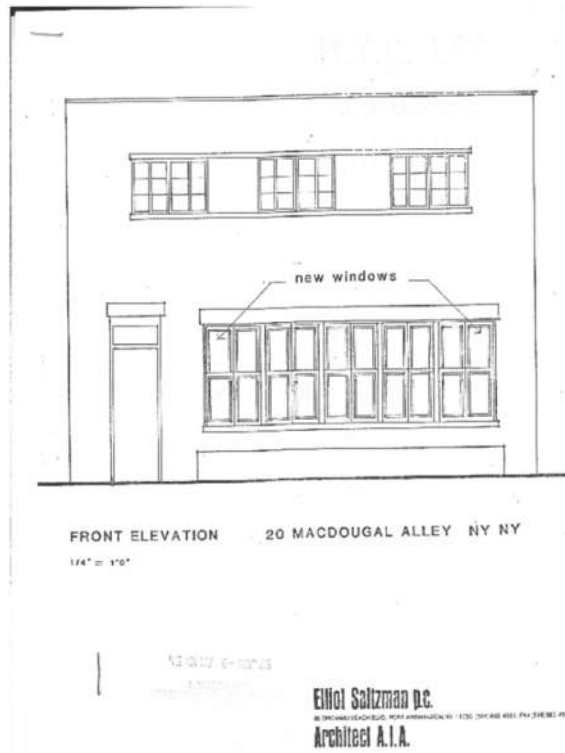
Historic photograph from 1992 NYC LPC Application



1930's glass block alteration



1992 NYC LPC Application Drawings



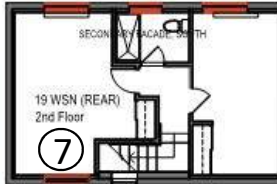


⑥ EXISTING SECOND FLOOR NORTH WEST WINDOW

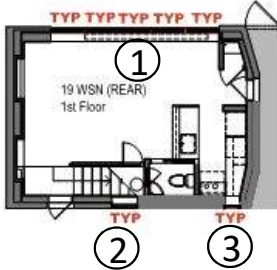


⑦ EXISTING SECOND FLOOR SOUTH WEST WINDOW

REPLACEMENT ONE-OVER-ONE, DOUBLE HUNG ALUMINUM WINDOW
TYP WINDOW TYPE



EXISTING SECOND FLOOR NORTH EAST WINDOW ④



REPLACED WINDOWS IN PLAN



EXISTING SECOND FLOOR NORTH EAST WINDOW ④



EXISTING FIRST FLOOR NORTH WINDOWS ①



REPLACE WINDOW TO MATCH ②



REPLACE WINDOW TO MATCH ③



REMOVE AC, AND REPLACE WITH BRICK AND MORTAR TO MATCH

THE PROPOSED WORK CONSISTS OF REPLACING FIVE (5) WINDOWS ON THE FIRST FLOOR NORTH FACE: TWO (2) WINDOWS ON THE 1ST FLOOR SOUTH FACADE; THREE (3) WINDOWS ON THE SECOND FLOOR NORTH FACADE AND ONE (1) WINDOW ON THE SECOND FLOOR FACADE.

THE FIRST FLOOR NORTH FACADE WINDOWS WILL RECEIVE METAL WINDOW GUARDS.

THE WINDOWS ARE TO BE ONE-OVER-ONE, SCHEDULED DOUBLE HUNG ALUMINUM WINDOWS. ALL WINDOW REPLACEMENTS ARE INDICATED ON THE PLAN BELOW AS "TYP".

ALL WINDOWS WILL CONFIRM TO THE FOLLOWING LPC APPROVED MASTER PLAN: CERTIFICATE OF APPROPRIATENESS 91-0116 (LPC 91-2321), ISSUED JANUARY 15, 1992 AND PERMIT FOR MINOR WORK 91-0457G-PC-2023, ISSUED JANUARY 18, 1991, BOTH AMENDED UNDER MISCELLANEOUS / AMENDMENTS 92-0021 (LPC 92-0631), ISSUED SEPTEMBER 23, 1991.

ALL WINDOWS WILL CONFIRM TO THE "TYPICAL PROPOSED REPLACEMENT WINDOWS, COURTYARD AND REAR" WINDOW TYPES AS SHOWN ON SHEET LE-2R

INTERIOR WINDOW COLOR: WHITE
EXTERIOR WINDOW COLOR: BRONZE
CLEAR ANNEALED 1/8" GLASS ANNEALED WITH SOLARBAN 60 ON SURFACE #3.
CLEAR ANODIZED SPACER WITH ARGON.
NO LOGO.

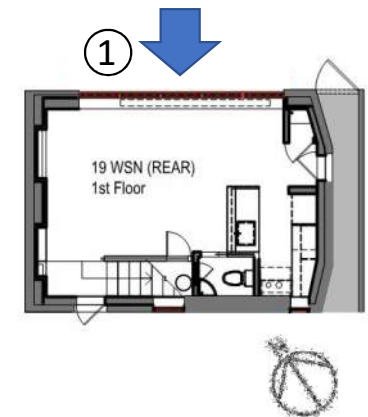
REPLACE EXISTING GUTTER AND DOWNSPOUT. MATCH EXISTING METALS.

VIEW FROM MACDOUGAL STREET FROM THE WEST END OF MACDOUGAL ALLEY

19 WASHINGTON SQUARE NORTH REAR

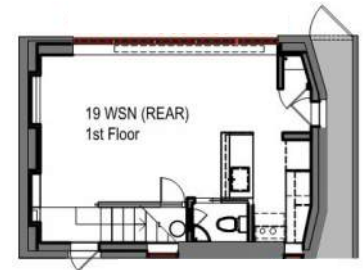


COLOR PHOTOGRAPHS OF BUILDING FACADES AND TYPICAL EXISTING WINDOWS AND DOORS



NORTH EXTERIOR
ELEVATION FACING
MACDOUGAL ALLEY

COLOR PHOTOGRAPHS OF BUILDING FACADES AND TYPICAL EXISTING WINDOWS AND DOORS

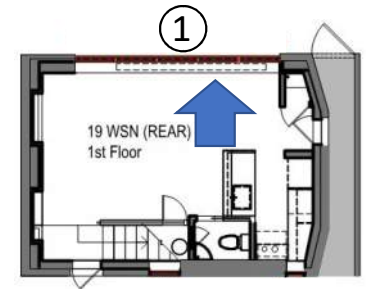


SOUTH EXTERIOR
ELEVATIONS
FACING INTERIOR
COURTYARD

WINDOW 1: FIRST FLOOR NORTH FACADE



1. REMOVE EXISTING INTERIOR “CITY WINDOWS”.
2. REMOVE (5) EXISTING DOUBLE-HUNG EXTERIOR WINDOWS
3. REPLACE (5) EXTERIOR WINDOWS WITH (5) INSULATED ALUMINUM DOUBLE-HUNG WINDOWS WITH PROFILES AND COLOR TO MATCH EXISTING EXTERIOR WINDOWS.



FIRST FLOOR
WINDOWS FACING
MACDOUGAL ALLEY

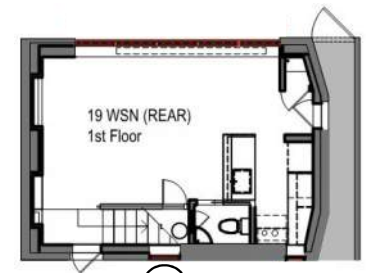


WINDOW 2: FIRST FLOOR SOUTH FACADE



EXTERIOR VIEW

1. REMOVE EXISTING DOUBLE-HUNG EXTERIOR WINDOW
2. REPLACE EXTERIOR WINDOW WITH INSULATED ALUMINUM DOUBLE-HUNG WINDOW WITH PROFILE AND COLOR TO MATCH EXISTING EXTERIOR WINDOW.
3. EXISTING SILL, JAMBS, AND HEAD TO REMAIN.



FIRST FLOOR
WINDOWS FACING
INTERIOR COURT

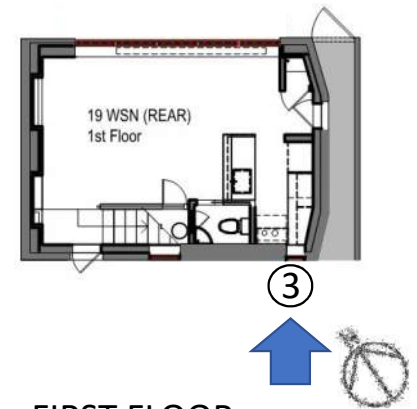


WINDOW 3: FIRST FLOOR SOUTH FACADE



VIEW FROM EXTERIOR

1. REMOVE EXISTING EXTERIOR CASEMENT WINDOW
2. REPLACE WITH NEW INSULATED ALUMINUM CASEMENT WINDOW WITH PROFILE AND COLOR TO MATCH EXISTING WINDOW.
3. EXISTING SILL, JAMBS, AND LINTEL TO REMAIN.



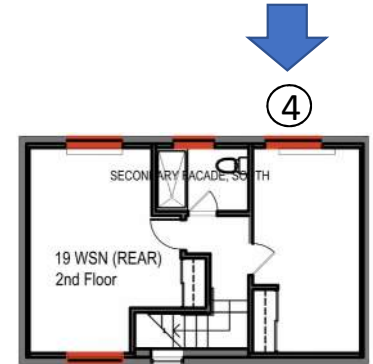
FIRST FLOOR
WINDOWS FACING
INTERIOR COURT

WINDOW 4: SECOND FLOOR NORTH FAÇADE



VIEW FROM EXTERIOR

1. REMOVE EXISTING CASEMENT WINDOW
2. REPLACE WITH NEW INSULATED ALUMINUM CASEMENT WINDOW WITH DIVIDED LIGHTS, PROFILES AND COLOR TO MATCH EXISTING CASEMENT WINDOW.



SECOND FLOOR
WINDOW FACING
MACDOUGAL ALLEY

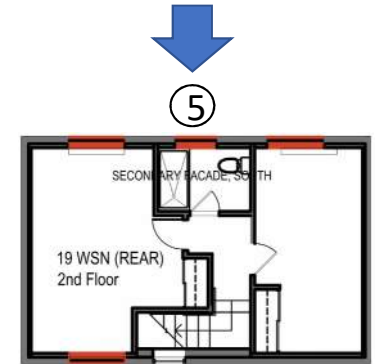


WINDOW 5: SECOND FLOOR NORTH FAÇADE



VIEW FROM EXTERIOR

1. REMOVE EXISTING CASEMENT WINDOW
2. REPLACE WITH NEW INSULATED ALUMINUM CASEMENT WINDOW WITH DIVIDED LIGHTS, PROFILES AND COLOR TO MATCH EXISTING CASEMENT WINDOW.



SECOND FLOOR
WINDOW FACING
MACDOUGAL ALLEY



WINDOW 6: SECOND FLOOR NORTH FAÇADE



VIEW FROM EXTERIOR

1. REMOVE EXISTING CASEMENT WINDOW
2. REPLACE WITH NEW INSULATED ALUMINUM CASEMENT WINDOW WITH DIVIDED LIGHTS, PROFILES AND COLOR TO MATCH EXISTING CASEMENT WINDOW.



⑥



SECOND FLOOR
WINDOW FACING
MACDOUGAL ALLEY



WINDOW 7: SECOND FLOOR SOUTH FAÇADE



VIEW FROM EXTERIOR

1. REMOVE EXISTING CASEMENT WINDOW
2. REPLACE WITH NEW INSULATED ALUMINUM CASEMENT WINDOW WITH DIVIDED LIGHTS, PROFILES AND COLOR TO MATCH EXISTING CASEMENT WINDOW.



7
SECOND FLOOR
WINDOWS FACING
INTERIOR COURT



SOUTHWEST CORNER FACING INTERIOR COURT – AC REMOVAL AND BRICK INFILL



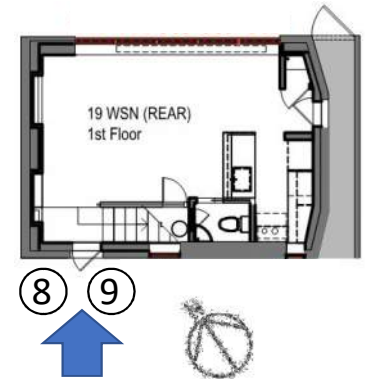
EXISTING CONDITION



PHOTOMONTAGE OF INFILL

VIEW FROM EXTERIOR

1. REMOVE EXISTING AIR CONDITIONER UNIT.
2. FILL VOID WITH BRICK, AND MORTAR TO MATCH ADJACENT, EXISTING BRICK AND MORTAR.



SOUTH EXTERIOR ELEVATION FACING INTERIOR COURTYARD

SOUTHEAST CORNER FACING INTERIOR COURT – AC REMOVAL AND BRICK INFILL



EXISTING CONDITION

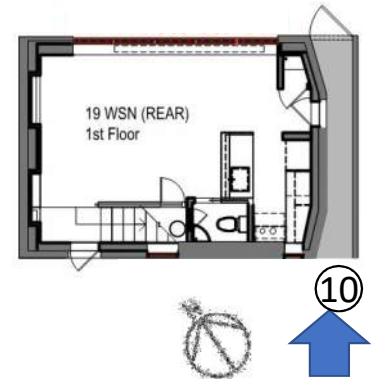


PHOTOMONTAGE OF INFILL

Note: for color and concept only, not for texture or pattern. Brick infill will match adjacent brick and mortar.

VIEW FROM EXTERIOR

1. REMOVE EXISTING AIR CONDITIONER UNIT.
2. FILL VOID WITH BRICK, AND MORTAR TO MATCH ADJACENT, EXISTING BRICK AND MORTAR.



SOUTH EXTERIOR ELEVATION FACING INTERIOR COURTYARD

Thank-you!

