

**June 6, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 2, LPC-23-04530**

## **21-26 45th Avenue – Hunters Point Historic District**

### **Borough of Queens**

**To Testify Please Join Zoom**

**Webinar ID:** 827 2876 7120

**Passcode:** 614134

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.

# PASSIVE HOUSE

RENOVATION TO ADDITION

21-26 45TH AVENUE, QUEENS, NY 11101

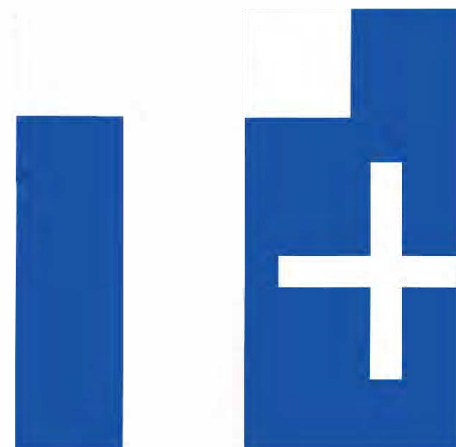
**RESPONSE TO LPC WARNING LETTER WL-23-0389**

**CONTENTS**

- A-002 - PLOT PLAN**
- EX-100 - EXISTING FACADE PHOTOS**
- A-201 - NORTH AND SOUTH FACADES (AS APPROVED**
- A-201.1 - NORTH FACADE AS-BUILT**

**ISSUE AND RESPONSE - SHEETS 1,2,3,4.5 AND 6**

LPC RE-SUBMISSION  
REV 5-24-23

ARCHITECT:		OWNER:	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	
<div></div> <div><b>T+ASSOCIATES ARCHITECTS</b> 525 SOUTH 4TH ST, STE 591 PHILADELPHIA, PA 19147 215 629 6374</div>		BERT KUPFERMAN 21-26 45TH AVENUE LONG ISLAND CITY, NY 11101	SILMAN 38 OLD SLIP, 10TH FLOOR NEW YORK, NY 10005	BAUKRAFT ENGINEERING PLLC 306 LAFAYETTE PL PEEKSKILL, NY 10566 TEL (347) 674-4287	



GENERAL NOTES

- JOB DESCRIPTION STATEMENT: FILING INTERIOR ALTERATIONS TO AN EXISTING DWELLING UNIT. WORK WILL CONSIST OF GENERAL CONSTRUCTION AND PLUMBING, AS PER PLANS SUBMITTED. THERE IS NO CHANGE TO THE USE, EGRESS OR OCCUPANCY UNDER THIS APPLICATION. THIS FILING IS AN ALTERATION TYPE 2 DESIGNATION.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK. NO CHANGES SHALL BE MADE TO ANY PLAN WITHOUT PRIOR COMMENT OF THE ARCHITECT.
- ALL DIMENSIONS ARE FROM THE FINISH FACE TO THE FINISH FACE UNLESS OTHERWISE NOTED OR SHOWN.
- CONTRACTOR SHALL MAINTAIN A COMPLETE AND CURRENT SET OF DRAWINGS, CONSTRUCTION SKETCHES, AND SUB-CONTRACTOR SHOP DRAWINGS AT THE JOB SITE AT ALL TIMES.
- WHERE THE ALTERATIONS OCCUR, OR NEW AND OLD WORK JOIN, THE IMMEDIATE SURFACES, CEILINGS, WALLS, AND ALL FINISH TRIM SHALL BE CUT, REMOVED, PATCHED, REPAIRED, OR REFINISHED AND LEFT IN AS GOOD A CONDITION AS EXISTING PRIOR TO THE COMMENCEMENT OF WORK.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED YET NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED IN THE WORK AND THE AGREED COST OF THE WORK AS IF THEY WERE INDICATED IN THE DRAWINGS.
- ALL WORK SHALL BE DONE IN A FIRST-CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE BUILDING OWNER AND ALL CITY, STATE, AND FEDERAL REGULATORY AGENCIES HAVING JURISDICTION OVER THE WORK.
- THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER ALL FABRICATION SHOP DRAWINGS AND FIXTURE CUTS FOR REVIEW.
- THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
- THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH AND WASTE MATERIAL FOR ITS OF SUBCONTRACTORS' WORK.
- PLUMBING AND ELECTRICAL WORK WILL BE CARRIED OUT BY EXPERIENCED PROFESSIONALS, LICENSED IN THE FIELDS, AND SHOULD MEET ALL LOCAL GOVERNING CODES. ELECTRICAL PLANS WILL BE FILED WITH THE ELECTRICAL CONTROL BOARD.
- THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS.

DEMOLITION NOTES

- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL-APPLICABLE FEDERAL, STATE AND LOCAL SAFETY AND HEALTH REGULATIONS REGARDING THE DEMOLITION OF STRUCTURES INCLUDING ANS/NFPA 241-BUILDING CONSTRUCTION AND DEMOLITION OPERATIONS.
- PROVIDE INTERIOR SHORING, BRACING, OR TEMPORARY SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND OF ADJACENT FACILITIES AND CONSTRUCTION TO REMAIN, UNLESS INDICATED. DO NO CUTTING OF BEAMS, SLABS, COLUMNS OR THE LIKE WITHOUT PRIOR NOTICE AND WRITTEN APPROVAL OF THE ARCHITECT.
- REMOVE ALL PARTITIONS AS INDICATED ON THE DRAWINGS WITH DASHED LINES.
- PROTECT ALL EXISTING WORK TO REMAIN. PROTECT ALL EXISTING WORK FROM DAMAGE BY IMPACT.
- PREVENT DAMAGE TO STRUCTURAL ELEMENTS TO REMAIN.
- AT JUNCTURE OF WORK TO REMAIN AND WORK DEMOLISHED, MAKE NEAT, STRAIGHT, PLUMB, EVEN CUTS.
- ANY DAMAGE INCURRED OUTSIDE SCOPE OF WORK MUST BE REPAIRED.
- REMOVE ALL INTERIOR FINISH SURFACES AND ALL TRIM, ETC.
- REMOVE ALL PLUMBING FIXTURES AND ALL BRANCH WATER, WASTE, AND GAS PIPING MADE OBSOLETE BY THIS WORK.
- REMOVE ALL ELECTRIC CONDUIT, WIREMOLD, BOXES, AND FIXTURES. DISCONNECT EXISTING CIRCUITS AT PANEL.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK, HE SHALL REMOVE ALL HIS WASTE MATERIALS FROM AND ABOUT THE PROJECT AS WELL AS ALL HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. UTILITIES MUST BE AVAILABLE AT ALL TIME - NOTIFY ARCHITECT OF ANY PLANNED STOPPAGE IN AMPLE TIME.
- AT COMPLETION OF DEMOLITION LEAVE ALL SPACES AND SURFACES BROOM CLEAN AND FREE OF ALL DEMOLISHED MATERIALS.
- IF THE CONTRACTOR FAILS TO CLEAN UP AT THE COMPLETION OF THE WORK, THE OWNER MAY DO SO AND THE COST THEREOF SHALL BE CHARGED TO THE CONTRACTOR.
- SALVAGED MATERIALS: THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND STORE OFF SITE FOR REUSE ALL MATERIALS SO DESIGNATED ON THIS PLAN. ALL MATERIALS OR FIXTURES DEMOLISHED AND NOT SALVAGED SHALL BECOME PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE IMMEDIATELY.

SMOKE AND CARBON MONOXIDE DETECTOR NOTES

(2014 NYC CONSTRUCTION CODE)

- CARBON MONOXIDE DETECTION DEVICES SHALL CONFORM TO SECTION 28-908.7.1.1.1 OF THE NYC BUILDING CODE (2014)
- CARBON MONOXIDE DETECTION DEVICES SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING. THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVERCURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
- A SINGLE STATION SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION SPECIFIED ON THE PLANS, AND IN EACH OF THE LOCATIONS DESCRIBED BELOW. SUCH DEVICES SHALL BE DESIGNED AND INSTALLED SO AS TO DETECT SMOKE AND ACTIVATE AS AN ALARM. BE REASONABLY FREE FROM FALSE ALARMS AND PROVIDE VISIBLE INDICATION THAT THE ALARM IS ENERGIZED. SUCH DEVICES SHALL BE DIRECTLY CONNECTED TO THE LIGHTING CIRCUIT OF THE DWELLING OR ROOMING UNIT WITH NO INTERVENING WALL SWITCH AND SHALL PROVIDE A WARNING SIGNAL CLEARLY AUDIBLE & VISUAL IN ALL SLEEPING QUARTERS WITH INTERVENING DOORS CLOSED. CORD CONNECTED INSTALLATIONS OF SMOKE DETECTORS WHICH RELY EXCLUSIVELY ON BATTERIES ARE NOT PERMISSIBLE.
- THEY SHALL BE PROVIDED AS FOLLOWS:
  - IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE OF EACH ROOM USED FOR SLEEPING PURPOSES.
  - WITHIN EACH ROOM USED FOR SLEEPING PURPOSES.
  - WITHIN EACH STORY OF THE DWELLING UNIT INCLUDING THE BASEMENT AND CELLAR.
- ALL CARBON MONOXIDE DETECTION DEVICES SHALL BE ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY. NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE WITH THIS PROVISION UNLESS IT IS OF EITHER THE IONIZATION OR PHOTO-ELECTRIC TYPE.

PLUMBING NOTES

(2014 NYC CONSTRUCTION CODE)

ALL PLUMBING WORK SHALL MEET THE REQUIREMENTS OF THE 2014 NEW YORK CITY PLUMBING CODE.

- PROTECTION OF PIPING AS OUTLINED IN PC 305 SHALL BE PROVIDED AS REQUIRED.
- ALL PIPING AND MATERIALS SHALL BE AS DIRECTED IN CHAPTERS 6 & 7.
- CONSTRUCTION, QUANTITIES, DEVICES, FIXTURES, FAUCETS, VALVES AND FACILITIES FOR THE DISABLED SHALL BE OUTLINED IN PC 404.
- TRAPS FOR CLEANOUTS SHALL BE AS PER CHAPTER 10.

- CONSTRUCTION AND SPACING OF HANGERS AND SUPPORTS SHALL BE AS DIRECTED IN PC 308.
- WATER SUPPLY SYSTEM. VALVES, TESTS SHALL BE AS DIRECTED IN CHAPTER 6. VALVES SHALL BE PROVIDED AT RISERS AND ELSEWHERE AS PER PC 606.
- SANITARY DRAINAGE PIPING, SIZING, GRADING, AND OFFSETS SHALL BE AS OUTLINED IN CHAPTER 7.
- VENT SIZING, GRADING, CONNECTIONS, LOCATIONS AND OFFSETS SHALL BE AS DIRECTED IN CHAPTER 9.
- STORM DRAINAGE PIPING AND SIZING SHALL BE IN ACCORDANCE WITH CHAPTER 11.
- SPECIAL AND MISCELLANEOUS PIPING SHALL BE AS DIRECTED IN CHAPTER 12.
- INDIRECT WASTE PIPING SHALL BE AS DIRECTED IN CHAPTER 8.
- GAS PIPING INSTALLATION, MATERIAL AND SIZES SHALL ADHERE TO THE FUEL GAS CODE CHAPTER 4.
- ALL PLUMBING FIXTURES SHALL COMPLY WITH LOCAL CAL 22/89 - LOW FLOW FIXTURES. SHALL BE OF TYPE AND MANUFACTURE APPROVED FOR USE IN NYC, AND SHALL BEAR BSA& APPROVAL.
- PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY, BASED ON CONDITIONS UNCOVERED IN FIELD, IN ORDER TO INSTALL ALL FIXTURES, EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NYC BUILDING CODE.
- PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

FEMA NOTE

THIS PROPERTY IS NOT LOCATED IN AN AREA THAT MAY BE AFFECTED BY TIDAL WETLANDS, FRESHWATER WETLANDS, COASTAL EROSION HAZARD AREA, OR SPECIAL FLOOD HAZARD AREA.

NYC ECC NOTE

THIS IS A HISTORICAL BUILDING EXEMPT FROM ECCNYS AS PER SECTION 101.4.2 OF THE NYC ECC.

SPECIAL & PROGRESS INSPECTIONS

THE FOLLOWING MATERIALS, OPERATIONS, AND EQUIPMENT RELATED TO THE WORK DESCRIBED IN THESE DOCUMENTS ARE SUBJECT TO CONTROLLED INSPECTIONS AS DESCRIBED BY THE 2014 NEW YORK CITY BUILDING CODE:

- |   |             |
|---|-------------|
| 1. STRUCTURAL STEEL - DETAILS             | BC 1704.3.2 |
| 2. MASONRY                                | BC 1704.5   |
| 3. FIRE-RESISTANT PENETRATIONS AND JOINTS | BC 1704.27  |
| 4. ENERGY CODE COMPLIANCE INSPECTIONS     | BC 110.3.5  |
| 5. FIRE-RESISTANCE RATED CONSTRUCTION     | BC 110.3.4  |
| 6. FINAL INSPECTION                       | NON-DIR 14  |

DRAWING ABBREVIATIONS

AFB	ABOVE FINISHED FLOOR	OC	ON CENTER
A.O.S.	FACE OF STUD	DIA	DIAMETER
A.O.B.	FACE OF BRICK	SBO	SUPPLIED BY OWNER
A.O.W.	FACE OF WALL	STL	STEEL
V.F.	VERIFY IN FIELD	SM	SIMILAR
A.F.E.	FINISH FLOOR ELEVATION	OH	OPPOSITE HAND
ELEV	ELEVATION	INT	INTERIOR
IBC	INSTALLED BY CONTRACTOR	EXT	EXTERIOR
N.I.C.	NOT IN CONTRACT		

ZONING MAP

NOT TO SCALE

21-26 45TH AVE. QUEENS 11101  
BLOCK: 77, LOT: 47  
PRIMARY ZONING: R6B



GENERAL DATA

NOT TO SCALE

21-26 45TH AVENUE

GENERAL DATA	
ADDRESS	21-26 45TH AVENUE
BIN	4000614
# OF FLOORS IN BUILDING	2
HEIGHT	
BLOCK	77
LOT	47
ZONING DISTRICT	R6B
ZONING MAP	9B
EXISTING CONSTRUCTION CLASS	
EXISTING OCCUPANCY	
PROPOSED OCCUPANCY	SINGLE-FAMILY
COMMUNITY BOARD	402
LANDMARKS	HUNTER'S POINT HISTORIC DISTRICT
WORK UNDER	1968 CODE

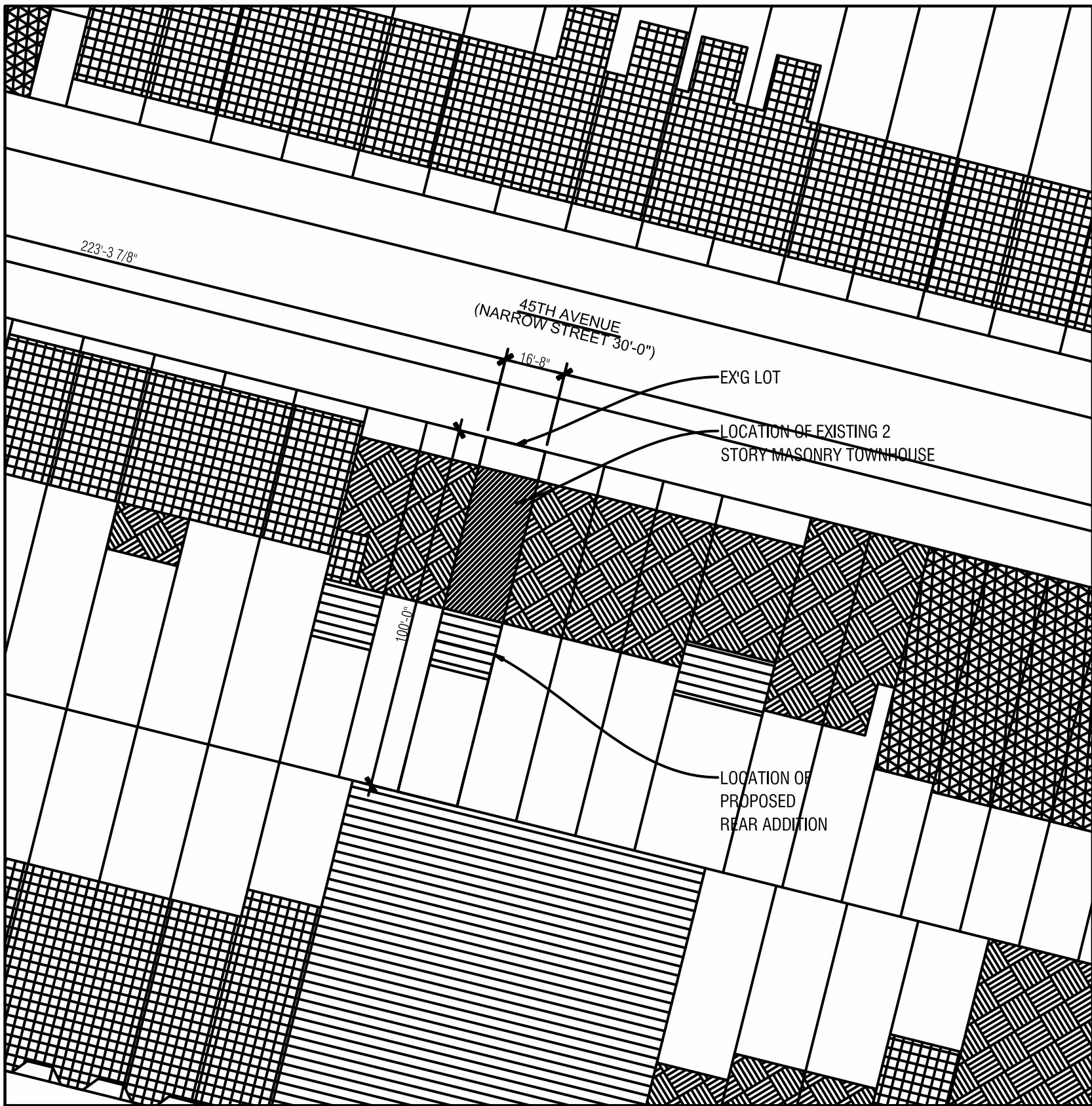
SYMBOL LEGEND

NOT TO SCALE

#	DRAWING TITLE		STRUCTURAL GRID
	ELEVATION		ELEVATION
	SECTION		WALL TYPE
	DETAIL		DOOR TYPE
	INTERIOR ELEVATION		WINDOW TYPE
			MILLWORK
			ITEM PER SCHEDULE
			FINISH PER SCHEDULE

PLOT MAP

1/32" = 1'



ARCHITECT:

T+ASSOCIATES  
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MECHANICAL ENGINEER:

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ENGINEERING PLLC

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TEL (347) 674-4287

STRUCTURAL ENGINEER:

SILMAN

32 OLD SLIP, 10TH FLOOR  
NEW YORK, NY 10005  
TEL (212) 620-7970

D.O.B.  
FILING SET  
3-20-23

PASSIVE HOUSE

21-26 45 AVE, QUEENS, NY 11101  
BIN: 4000614 BLOCK: 77 LOT: 47

TITLE:  
PLOT PLAN, SYMBOLS  
& GENERAL NOTES

SCALE: 1/4"=1'-0"  
JOB#: 1912-018  
DRAWN BY: PG  
APPROVED BY: AT

DWG. NO.  
A-02

ARCHITECT'S SEAL:



Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE





PHOTO 1: HISTORIC NORTH FACADE



PHOTO 2: SOUTH FACADE



PHOTO 3: HISTORIC FRONT DOOR



PHOTO 4: HISTORIC WINDOW DETAIL

LANDMARK PRESERVATION COMMISSION  
AMENDMENT TO CERTIFICATE OF  
APPROPRIATENESS  
DOCKET # LPC-19-31915



**T+ASSOCIATES  
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525 S. 4TH ST, STE 591  
PHILADELPHIA, PA 19147  
T: 215.629.6374

**ARCHITECT'S SEAL:**



**MEP ENGINEER:**

**STRUCTURAL ENGINEER:**  
**SILMAN**  
32 OLD SLIP, 10TH FLOOR,  
NEW YORK, NY 10005  
TEL (212) 620-7970

3-20-23 (RE-ISSUE)  
LPC AMEND. CERT.  
APPROPRIATENESS  
# LPC-19-31915

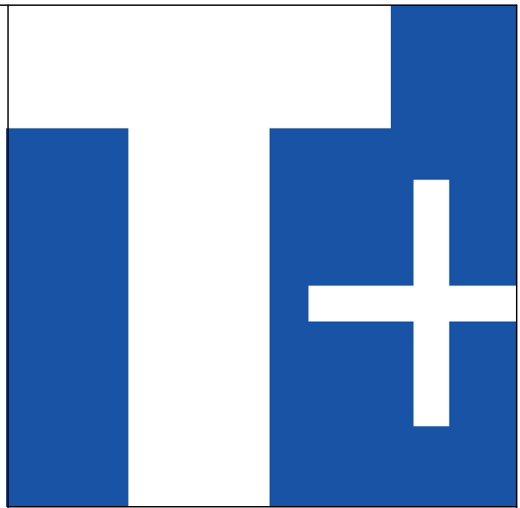
**PASSIVE HOUSE**  
21-26 45 AVE, QUEENS, NY 11101  
BIN: 4000614 BLOCK: 77 LOT: 47

**TITLE:**  
FACADE PHOTOS

**DWG. NO.**  
**EX-100**

SCALE: AS NOTED  
JOB#: 1912-018  
DRAWN BY: PG  
APPROVED BY: AT





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**3-20-23 (RE-ISSUE)  
LPC AMEND. CERT.  
APPROPRIATENESS  
# LPC-19-31915**

**PASSIVE HOUSE**

21-26 45 AVE, QUEENS, NY 11101  
BIN: 4000614 BLOCK: 77 LOT: 47

**TITLE:**  
**NORTH, NORTH L.L.  
& SOUTH ELEVATIONS**

SCALE: AS NOTED  
JOB#: 1912-018  
DRAWN BY: PG  
APPROVED BY: AT

**DWG. NO.**  
**A-201**

LANDMARK PRESERVATION COMMISSION  
AMENDMENT TO CERTIFICATE OF  
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DOCKET # LPC-19-31915

**NOTE:**

NEW EXTERIOR WALLS TO RECEIVE FIRE RATED  
ASSEMBLY:

**RATING - AISI/UL 263**

DESIGN NO. V302 - WOOD SIDING  
(2)X FIRE RATED GYPSUM BOARD (W)BOARD OF THE  
ASSEMBLY. THE EXTERIOR IS TO RECEIVE FIRE  
RATED ASSEMBLY CONSISTING OF 7/16" PS-2  
RATED OSB AS COVER BOARD BONDED TO 2" RIGID  
ISO INSULATION, FASTENED TO STUDS WITH MIN  
10D, GALV. NAILS, 2-7/8" @ 8" O.C. AT EDGES AND  
12" O.C. IN THE FIELD.

DESIGN NO. V314 - STUCCO FINISH  
(2)X FIRE RATED GYPSUM BOARD (W)BOARD OF THE  
ASSEMBLY. THE EXTERIOR IS TO RECEIVE FIRE  
RATED ASSEMBLY CONSISTING OF: 3/4" STUCCO  
FINISH, JOINTS AS SPECIFIED BY ARCHITECT.  
PRE-FURRED STUCCO NETTING, MIN 17 MSG  
GALVANIZED STEEL NETTING APPLIED OVER  
GYPSUM SHEATHING TO WOOD STUDS WITH 1-1/4"  
x 1" STEEL STAPLES SPACED 7" O.C.  
5/8" EXTERIOR GYPSUM SHEATHING.

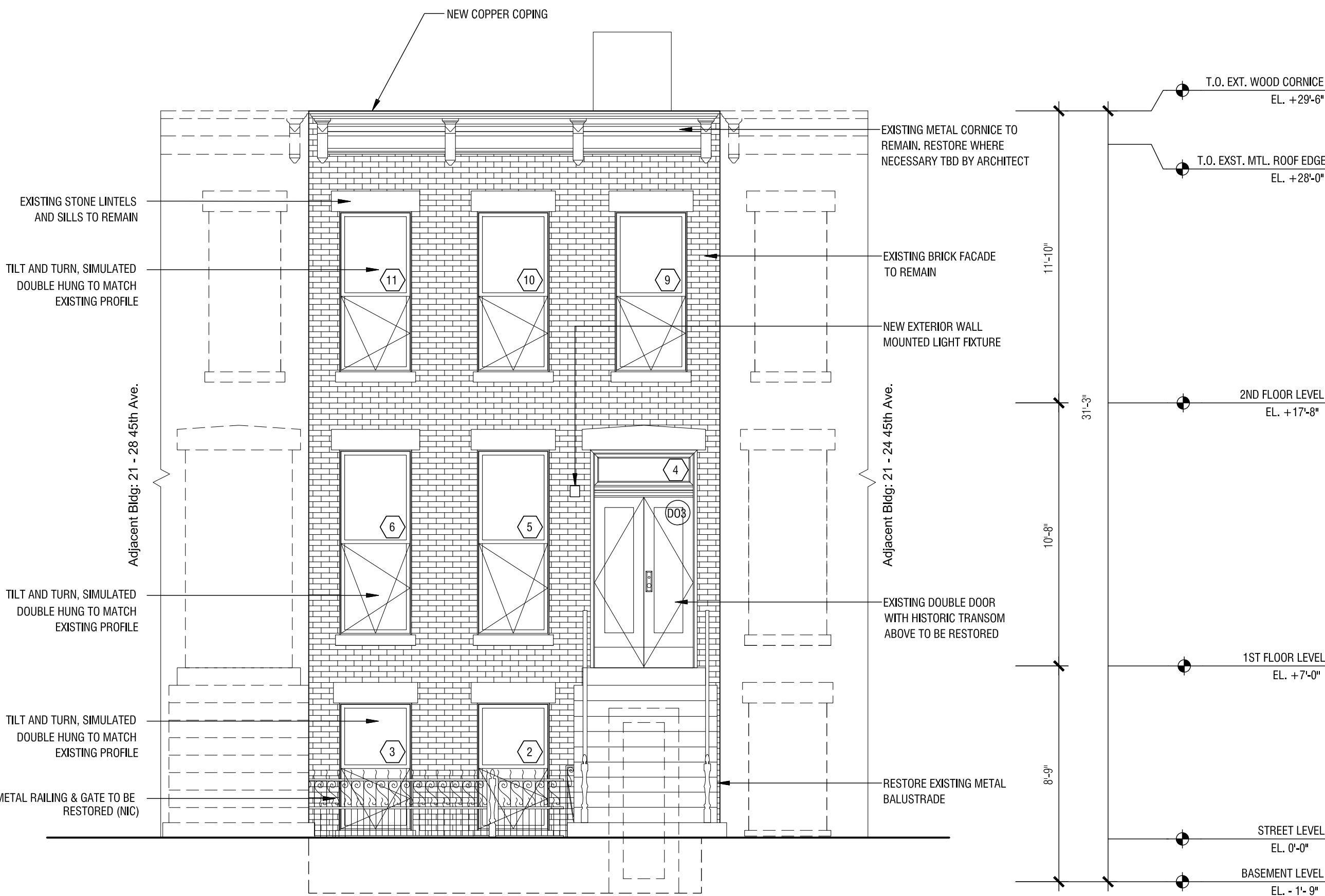
**MIXING TIPS**

ALL MEASUREMENTS ARE PARTS  
BY VOLUME.  
COMBINE DRY INGREDIENTS, THEN MIX  
WITH POTABLE WATER.  
WHEN CRUSHED STONE IS AN  
INSUFFICIENT COLOR MATCH, USE DRY  
PIGMENTS (NATURAL OR SYNTHETIC  
STABLE OXIDE PIGMENTS). DO NOT  
EXCEED RECOMMENDED MAXIMUM  
AMOUNTS, AS TOO MUCH PIGMENT  
CAN REDUCE STRENGTH AND RESULT IN  
UNSTABLE COLOR.  
THE BEST BROWNSTONE PATCHING  
CONTAINS ACTUAL CRUSHED STONE.  
CONSIDER USING STONE REMOVED  
FROM THE AREA BEING REPAIRED OR  
OLD STONE WITH THE SAME QUALITIES.  
CRUSHED STONE MUST BE GROUND,  
PASSED THROUGH A 14-MESH SCREEN,  
AND THOROUGHLY WASHED.

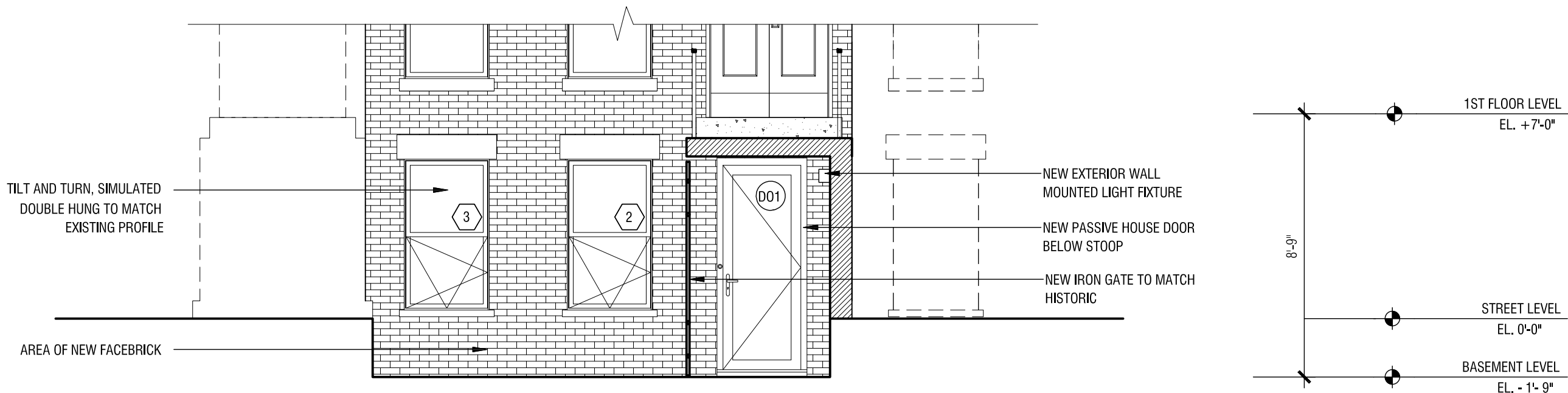
**SOFT MORTAR RECIPE FOR  
REPOINTING BRICK FACADE**

- 1 PART WHITE PORTLAND CEMENT
- 2 1/2 PARTS LIME
- 5-6 PARTS SAND

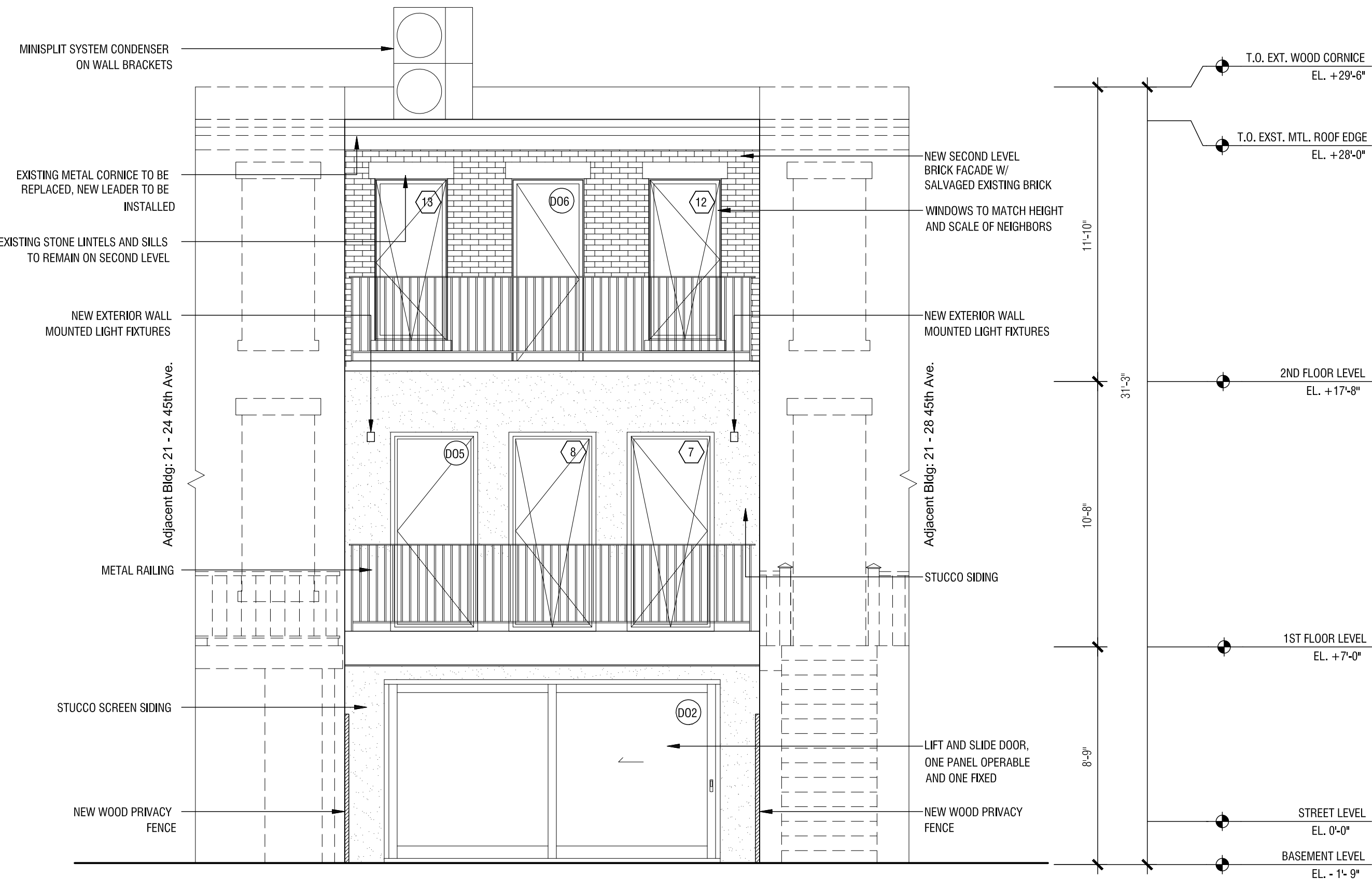
PARTS ARE NOTED BY VOLUME.  
MIX DRY INGREDIENTS FIRST,  
THEN ADD POTABLE WATER.  
USE DRY PIGMENTS (NATURAL OR  
SYNTHETIC STABLE OXIDE PIGMENTS)  
TO TINT OR COLOR MORTAR.  
THOROUGHLY MIX ALL INGREDIENTS.



**3 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



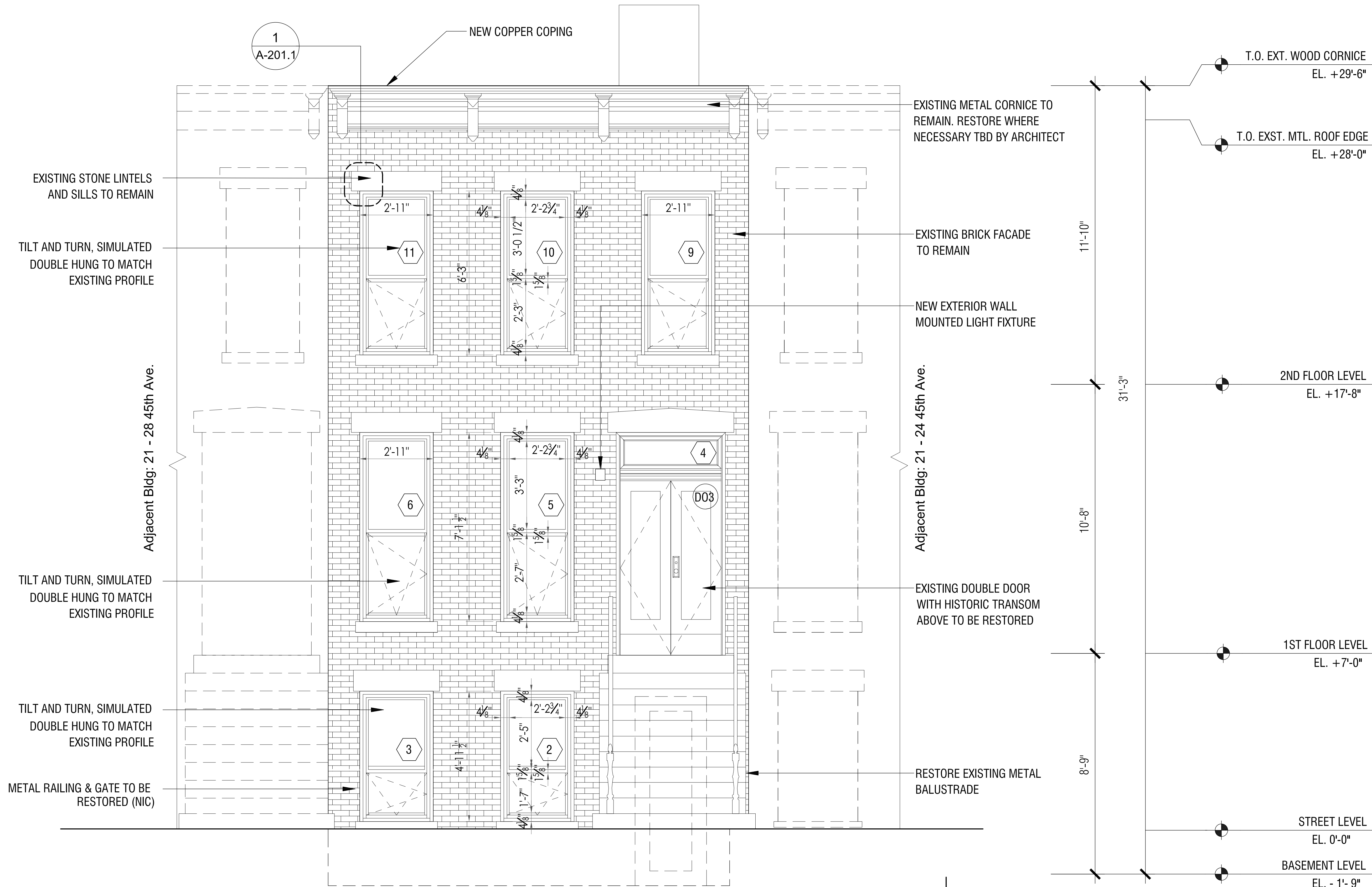
**1 NORTH ELEVATION LOWER LEVEL**  
SCALE: 1/4" = 1'-0"



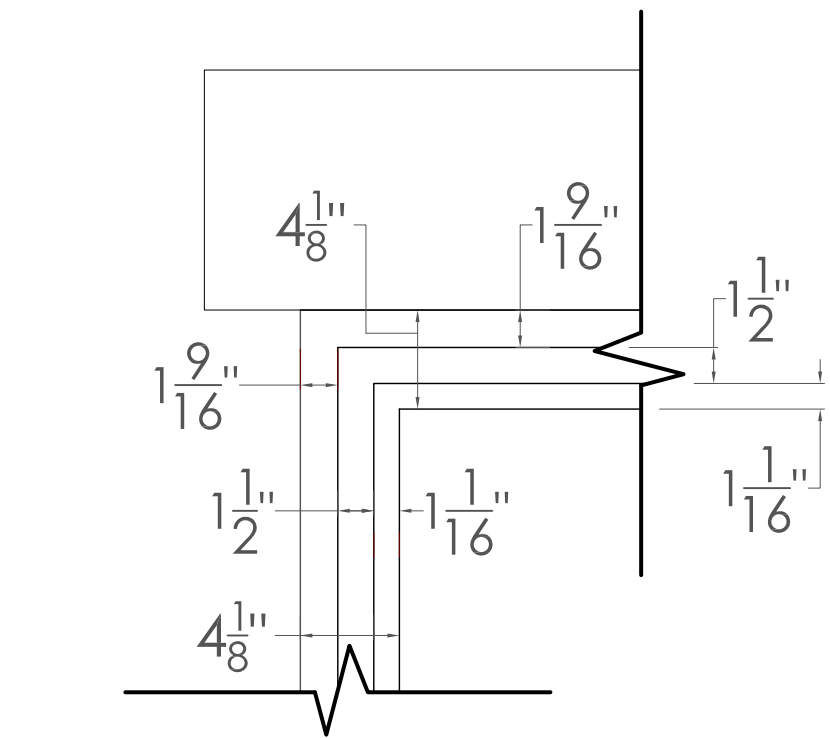
**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

SEE DETAIL ELEVATION  
SHEET A-404.00



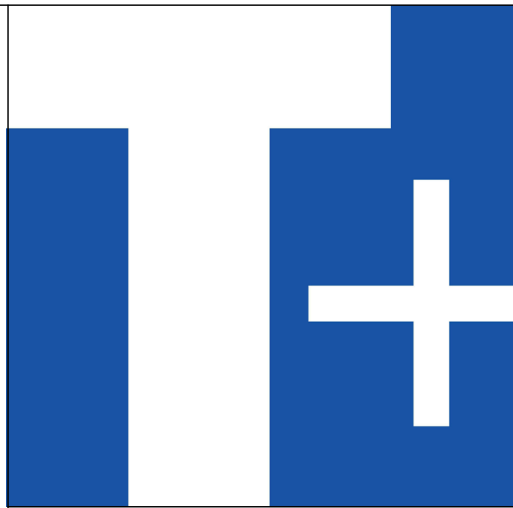


2 NORTH ELEVATION  
SCALE: 1/2" = 1'-0"

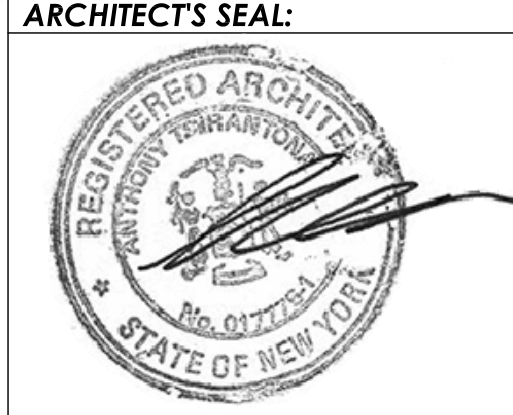


1 WINDOW FRAME DETAIL  
SCALE: 1 1/2" = 1'-0"

LANDMARK PRESERVATION COMMISSION  
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5-24-23 (RE-ISSUE)  
LPC AMEND. CERT.  
APPROPRIATENESS  
# LPC-19-31915

**PASSIVE HOUSE**  
21-26 45 AVE, QUEENS, NY 11101  
BIN: 4000614 BLOCK: 77 LOT: 47

TITLE:  
**ENLARGED NORTH ELEVATION  
& WINDOW FRAME DETAIL**  
SCALE: AS NOTED  
JOB#: 1912-018  
DRAWN BY: PG  
APPROVED BY: AT  
DWG. NO.  
**A-201.1**

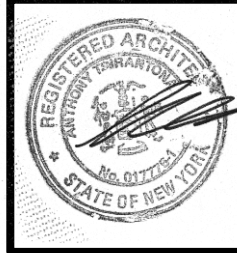




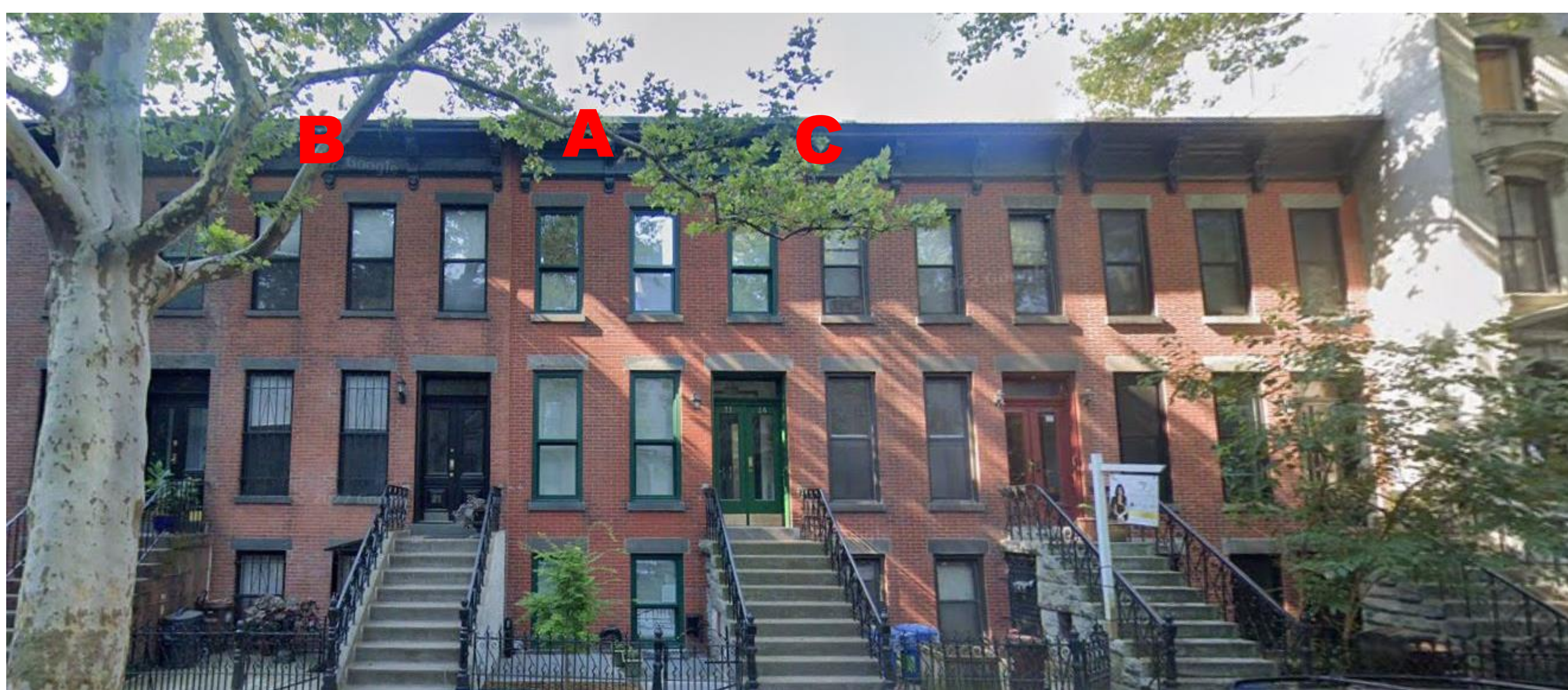
**FRONT FAÇADE WINDOWS**  
Context – South Side

**LEGEND**

- A - 21-26 45<sup>TH</sup> AVE**  
SUBJECT PROPERTY
- B - 21-24 45<sup>TH</sup> AVE**  
ADJACENT PROPERTY ON THE WEST
- C - 21-28 45<sup>TH</sup> AVE**  
ADJACENT PROPERTY ON THE EAST





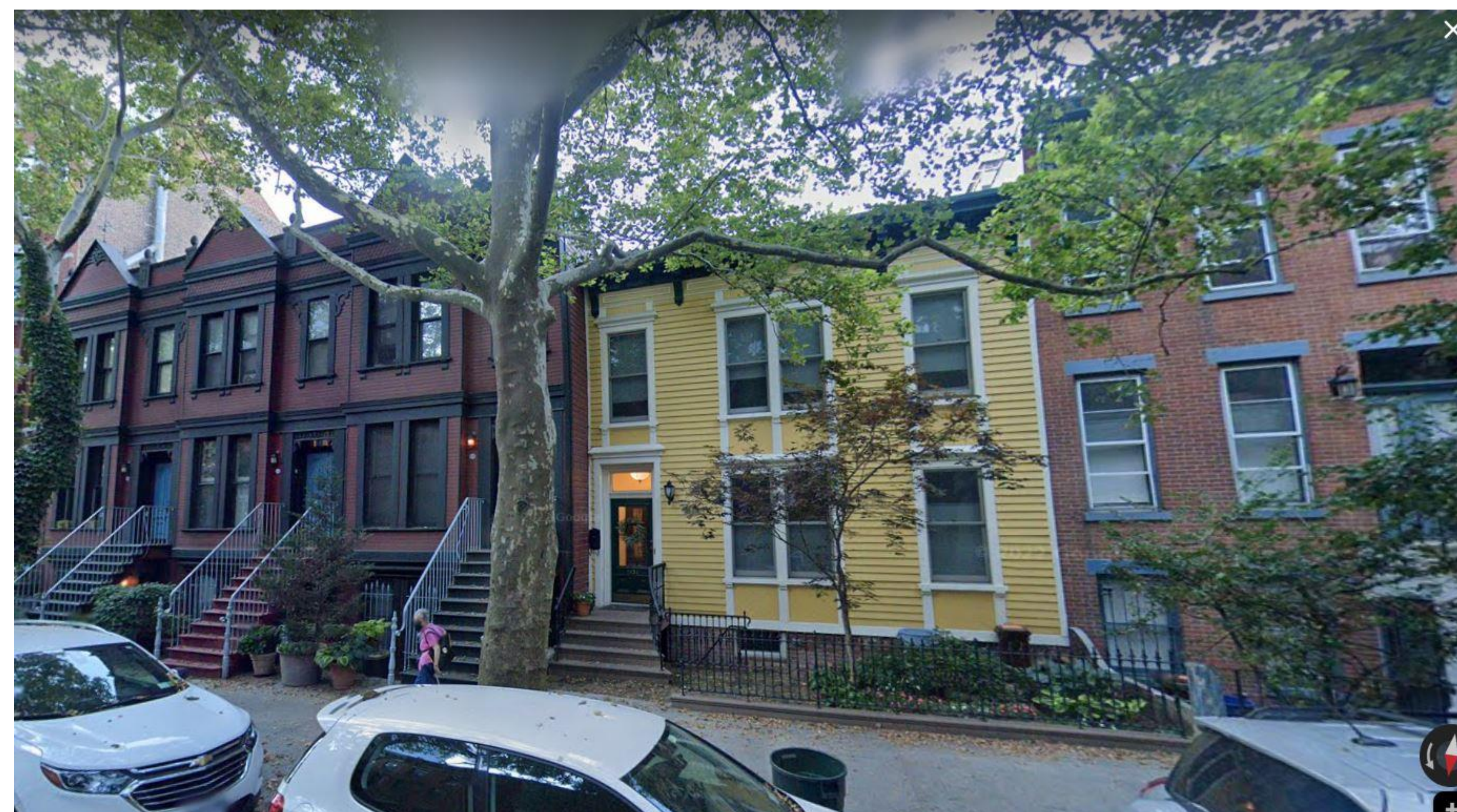


## FRONT FAÇADE WINDOWS

Context – South Side

### LEGEND

- A - 21-26 45<sup>TH</sup> AVE**  
SUBJECT PROPERTY
- B - 21-24 45<sup>TH</sup> AVE**  
ADJACENT PROPERTY ON THE WEST
- C - 21-28 45<sup>TH</sup> AVE**  
ADJACENT PROPERTY ON THE EAST



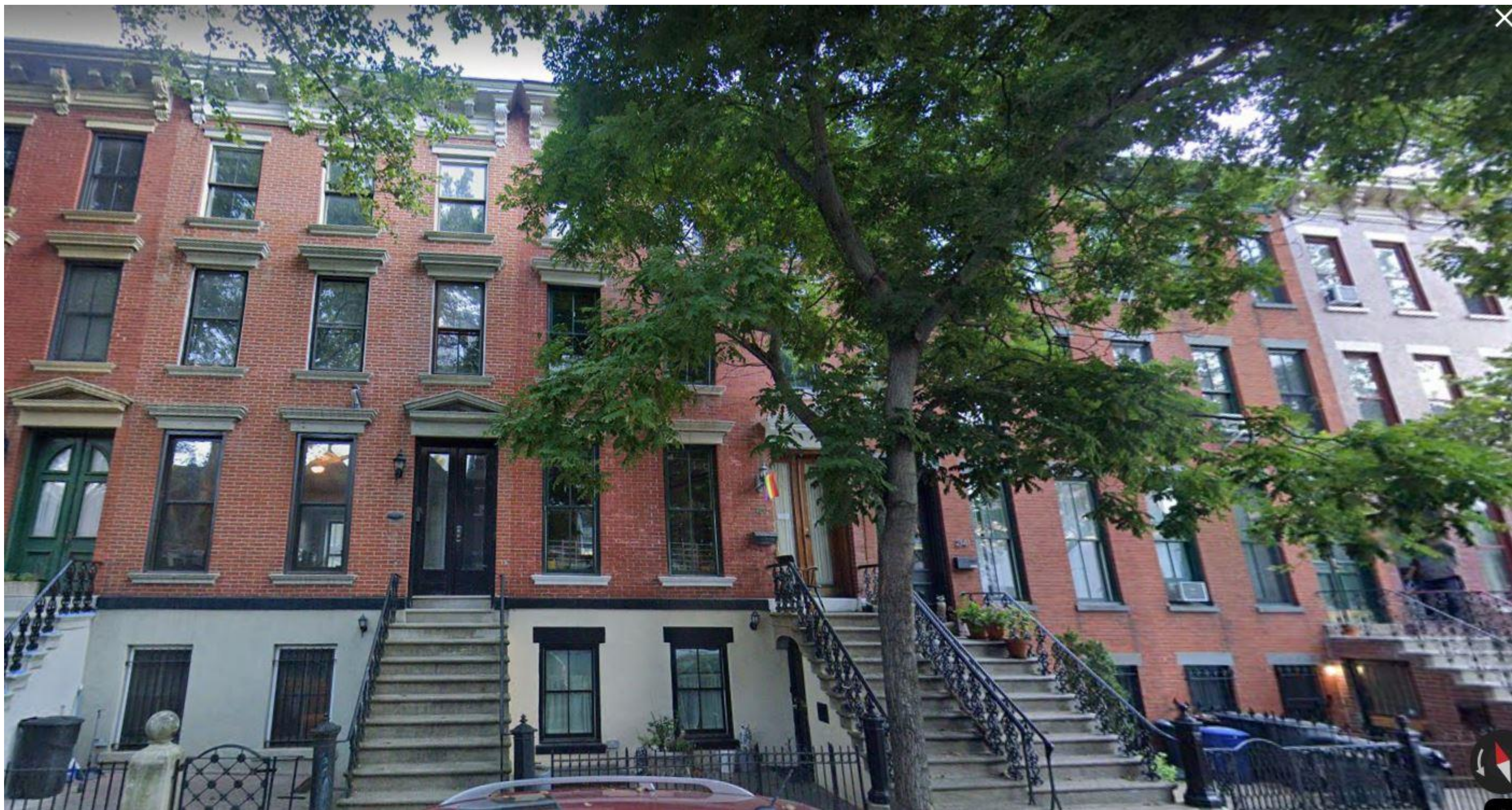
21-26 45<sup>TH</sup> AVENUE, QUEENS, NY LPC DOCKET # LPC-23-04530  
AMENDMENT TO PERMIT - CERTIFICATE OF APPROPRIATENESS

MAY 4, 2023

ANTHONY TSIRANTONAKIS R.A.

2





**FRONT FAÇADE WINDOWS**  
Context – North Side







## FRONT FAÇADE WINDOWS

**LPC COMMENT TO BE ADDRESSED:** Replacement of windows in noncompliance with Certificate of Appropriateness 19-31915 issued November 28, 2018.

**OUR RESPONSE:** The photographs on this sheet show we are in substantial compliance with the Certificate of Appropriateness referenced above. The First and Second floor installed windows conform to the window type, function and color as per the Approved Drawings. The First and Second floor windows substantially align at the meeting style with the adjacent double hung windows (see red guideline) creating the desired impression of a continues façade of similar double hung windows in punched opening of a brick façade. The existing installation is in line with the A[[rpved drawings except for minor dimensions differences between the top and bottom sashes at the First and Second floor - any remedy would essentially result in a very similar visual outcome after a very substantial financial outlay by the owner. Also we feel that the installed widows do not detract from the perception of the façade as being part of a historical fabric. The panoramic photograph below of the entire row of historical houses on the street serves to illustrate this point

## LEGEND

**A** - 21-26 45<sup>TH</sup> AVE - SUBJECT PROPERTY

**B** - 21-24 45<sup>TH</sup> AVE - ADJACENT PROPERTY ON THE WEST

**C** - 21-28 45<sup>TH</sup> AVE - ADJACENT PROPERRY ON THR EAST



21-26 45<sup>TH</sup> AVENUE, QUEENS, NY LPC DOCKET # LPC-23-04530  
AMENDMENT TO PERMIT - CERTIFICATE OF APPROPRIATENESS  
MAY 4, 2023

ANTHONY TSIRANTONAKIS R.A. 4



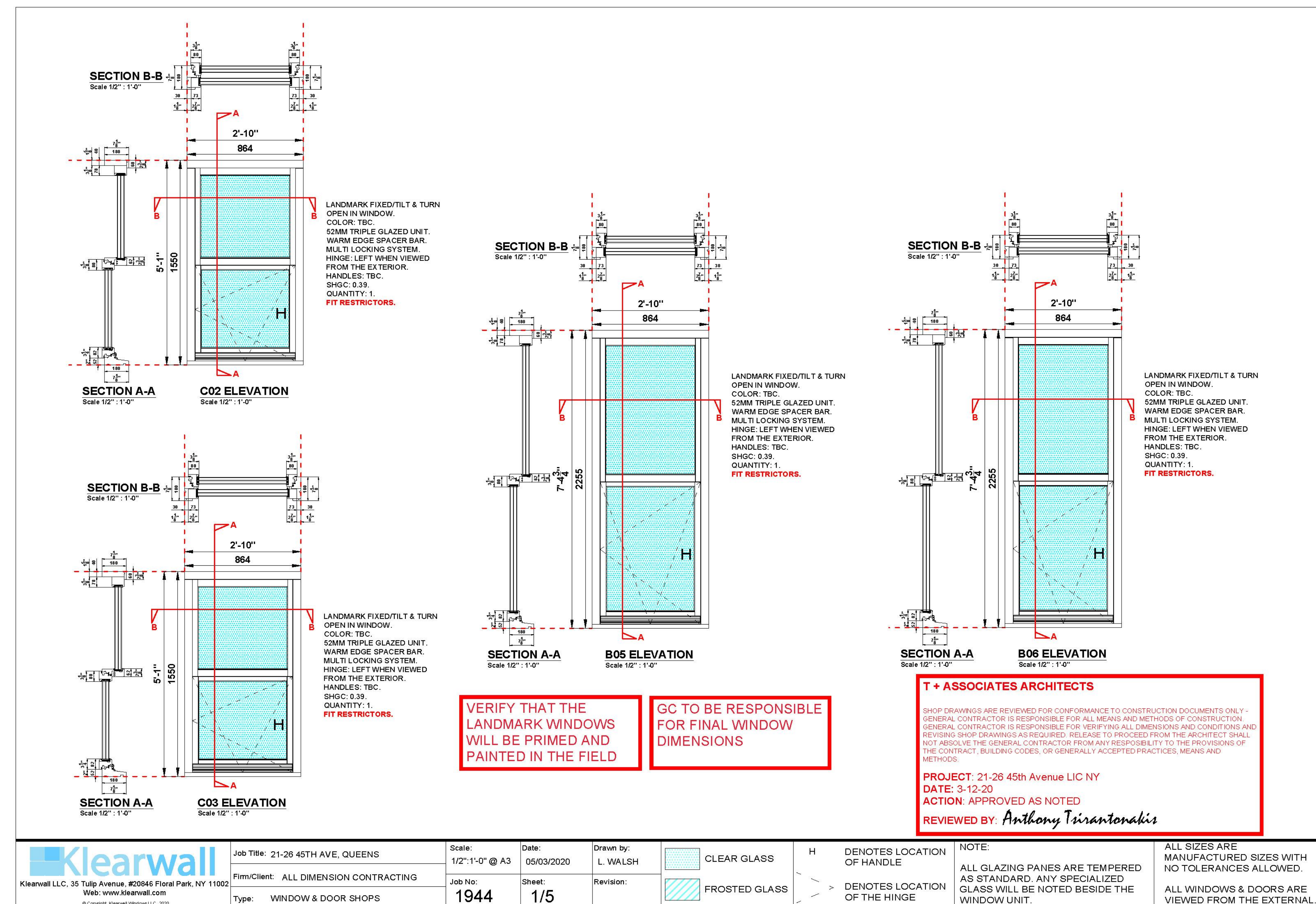


## WINDOW ISSUE

**LPC COMMENT TO BE ADDRESSED: Replacement of windows in noncompliance with Certificate of Appropriateness 19-31915 issued November 28, 2018.**

## OUR RESPONSE:

The LPC originally approved windows at the front façade that had a 2" sash and a 1-1/2" frame for a total of 3-1/2" on the exterior. The approved manufacturer was Klearwall and they were triple-glazed passive wall windows. What was installed was per the design drawings with minor dimensional changes - the shop drawings which reflect the installed windows show a sash of 2-7/8" with a visible part that is 1-1/8" (the actual visible part is 1-1/16") with a frame of 3-1/8" – on top of the frame is a brickmold of 1-1/16" (the actual brickmold is 1-9/16"). The total dimension on the approved design drawings for all the elements is 3-1/2" – what was installed totals 4-1/8". The windows that were installed are the one specified on the approved drawings in terms of color, pattern and nominal size. As you well know window types and schedules on CD plans are for design intent and the product sizes are nominal - the finished product dimensions are always a little different even when they are matching the specification. I would say that these windows fulfill the design intent of the original submission - the dimension changes do not instrumentally change the original intention of the design or detract from the perception of the façade as being part of a historical fabric.



DETAIL FROM SHEET A201.00 OF THE LPC APPROVED SET



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WINDOW ISSUE

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BASEMENT WINDOWS



PARLOR FLOOR WINDOWS



TOP FLOOR WINDWS





**June 6, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 2, LPC-23-04530**

**21-26 45th Avenue – Hunters Point Historic District**  
**Borough of Queens**

**To Testify Please Join Zoom**

**Webinar ID:** 827 2876 7120

**Passcode:** 614134

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.