

November 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-01875

473 West 22nd Street – Chelsea Historic District Extension

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 161 2069

Passcode: 557080

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.

Chelsea Historic District Extension

Window Replacement Project

473-475 West 22nd Street, Apartment 4

New York, NY 10011

Tax Block: 720; Tax Lot: 10



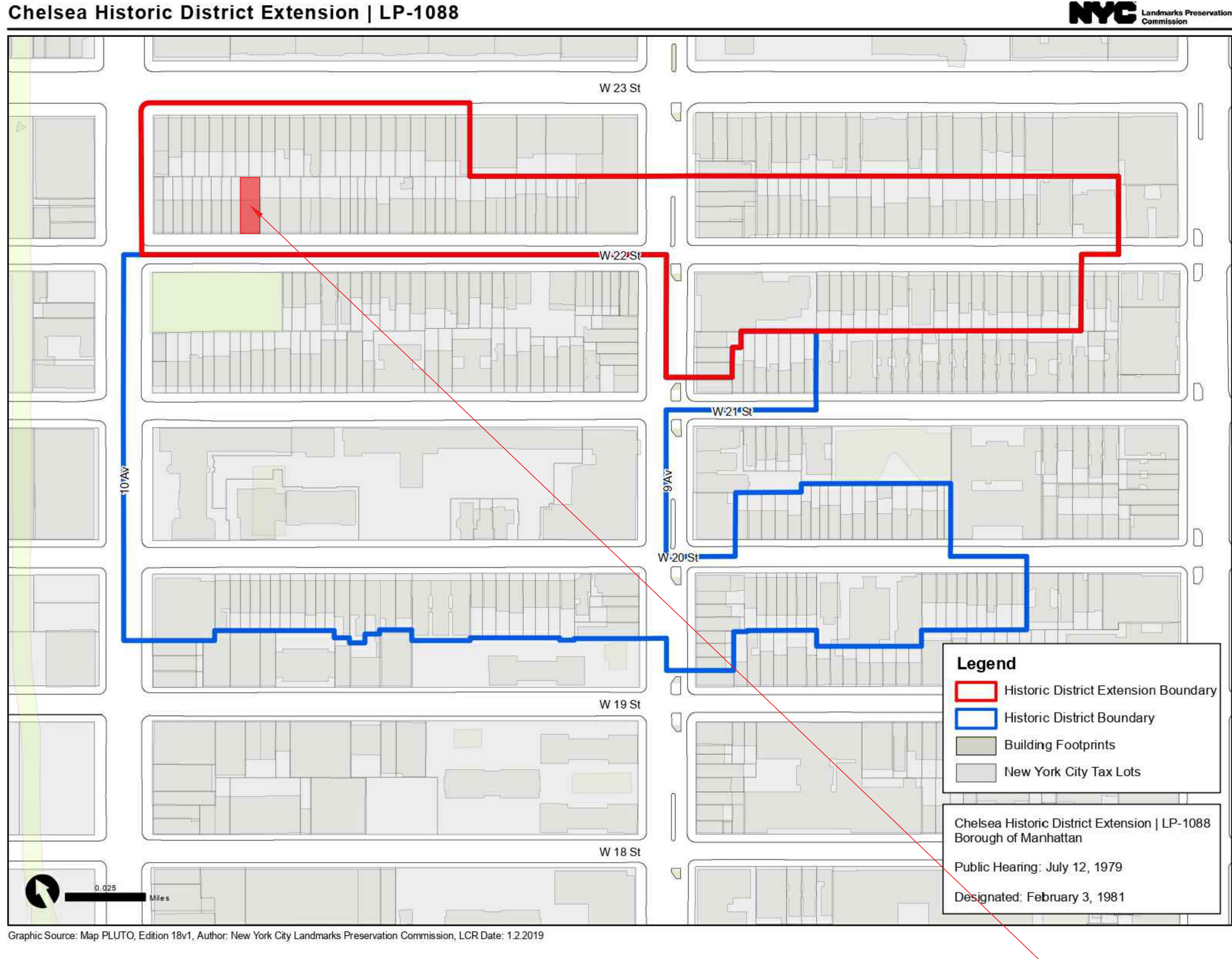
General Project Notes :

1. Installing Contractor is responsible for all final measurements.
2. Scope of work is located in Apartment 4, 3rd Floor. Existing windows are non-original to the building.
3. Proposed windows to be manufactured by Maison Janneau.
4. Existing units are in poor condition, not energy efficient, and a difficult to operate.
5. All windows to be replaced within existing masonry openings. No changes to opening dimensions.
6. Existing window exteriors are painted in black.
7. All proposed window exteriors to be painted in black
8. Rear facade is not visible from the street and to no affect.

REBECCA LEVIN ARCHITECTURAL	
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1	9-23-2025
2	10-6-2025
3	10-16-2025
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FIRM:	
RL ARCHITECTURAL SERVICES, INC. 516) 728-0196 REBECCA@RLARCHITECTURAL.COM	
WINDOW CONTRACTOR:	
MAISON JANNEAU 344 BOWERY STREET NEW YORK, NY 10012 CONTACT: MARC FAUCHREAU	
PROJECT:	
CHELSEA HISTORIC DISTRICT EXTENSION 473-475 WEST 22ND STREET, APARTMENT 4 NEW YORK, NY 10011	
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Chelsea Historic District Extension

- BLOCK PLAN



475 WEST 22ND STREET
NEW YORK, NY10011



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CONTACT: MARC FAUCHREAU

PROJECT:

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EXTENSION
473-475 WEST 22ND STREET,
APARTMENT 4
NEW YORK, NY 10011

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BLOCK PLAN

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473-475 West 22nd Street - Historic Designation

Construction Date: 1855
Architect / Builder: William B. Dixon (builder)
Owner / Developer: William B. Dixon
Major Alteration(s): None
Alteration Architect(s): None
Style(s): Italianate
Material(s): Brownstone, Red Brick, Pressed Metal
Building Type: Row House
Original Use: Residential
Tax Block: 720
Tax Lot: 10
Building Identification Number (BIN): 1012671

Designation:

These lots were bought from Clement Clarke Moore by William B. Dixon, an insurance surveyor, on May 11, 1855. Dixon built the twin houses and sold them both within a year. The contract from Moore to Dixon stated that they were to be "constructed with English basements of Brown cut stone, the balance of the front to be of the best Philadelphia stretchers (bricks) with Brownstone trimmings."

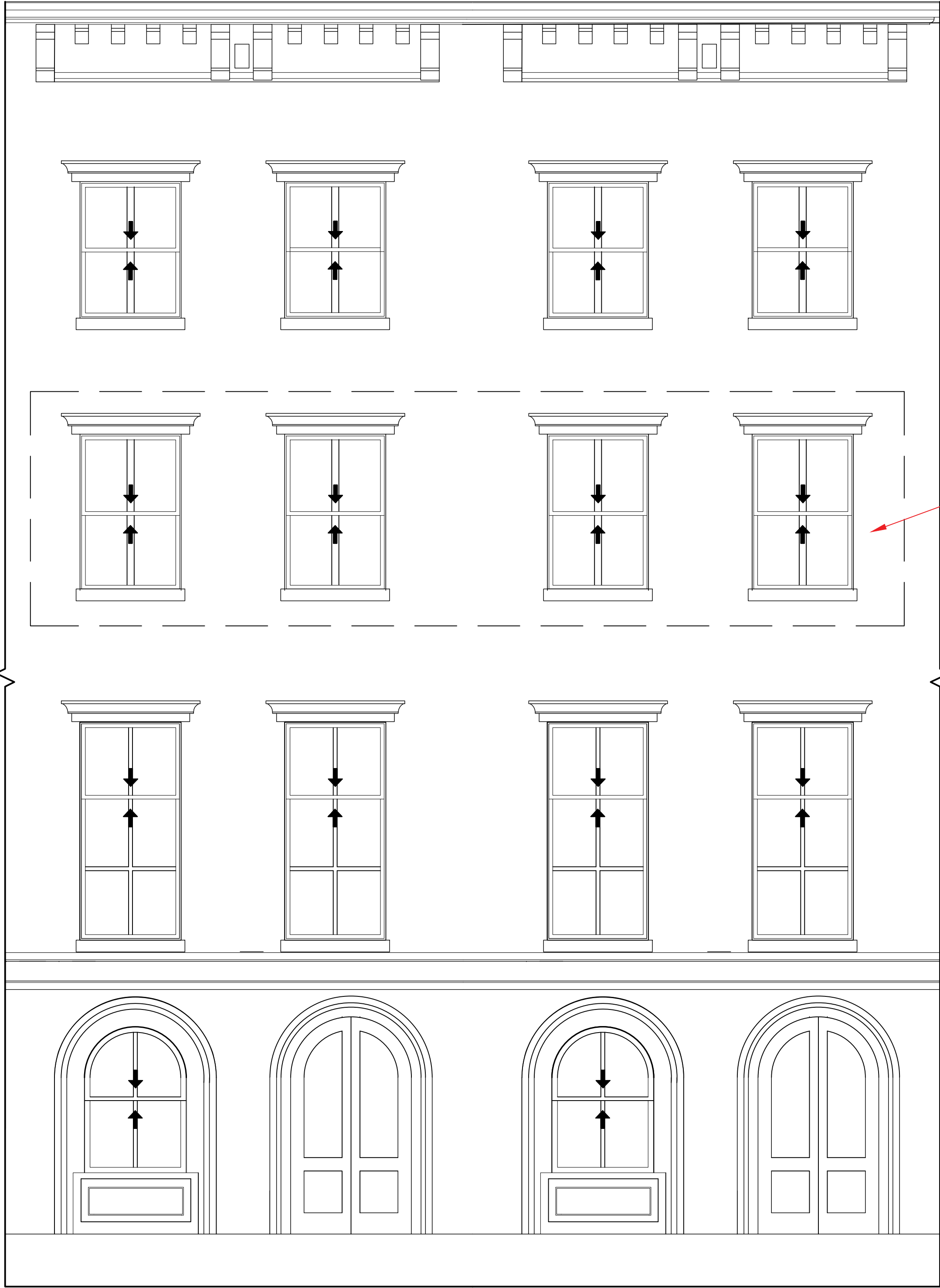
The two houses were built according to the requirement, having rusticated brownstone basements with voussoirs at the round-arched door and window openings, and above the basements, three floors of hard pressed red brick. No. 473 still retains some pressed metal lintels at the windows. These appear to have been later additions. It is likely that the lintels were originally plain and unadorned pieces of brownstone as at No. 475 and Nos. 487-491. This pair of houses is linked by a continuous Italianate style cornice with no division between the buildings. The cornice has eight acanthus-faced con sole brackets and four large and three small panels.



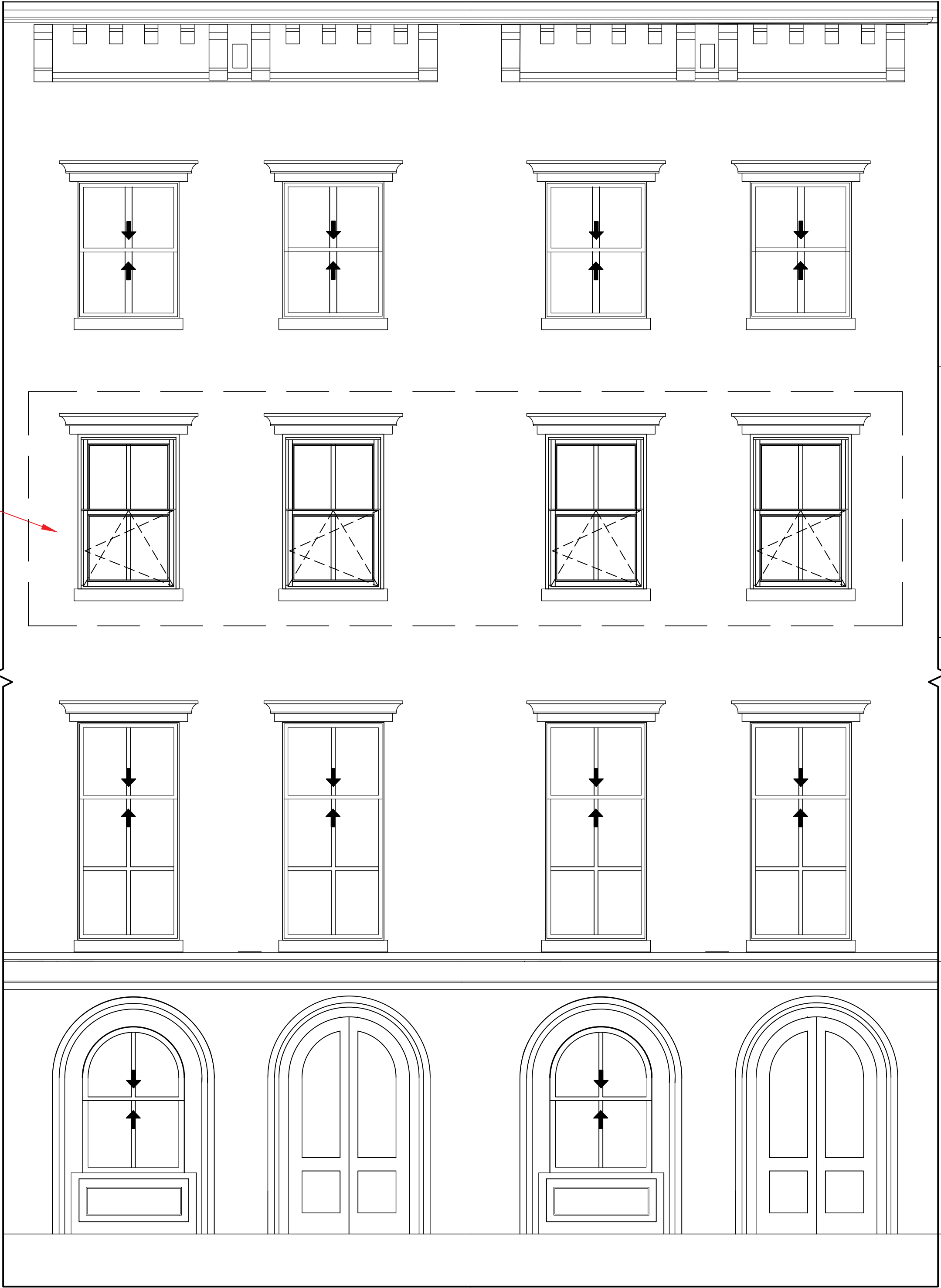
1940's HISTORIC TAX PHOTO

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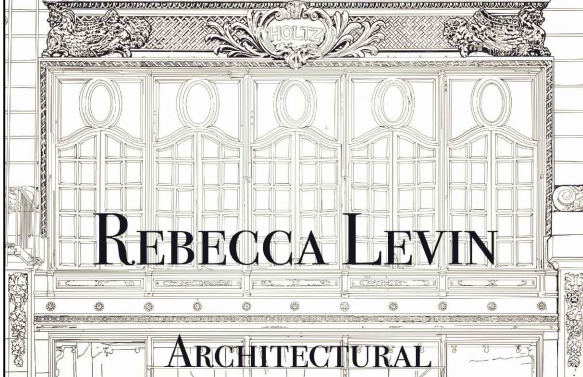
BUILDING ELEVATION



EXISTING



PROPOSED



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ELEVATIONS

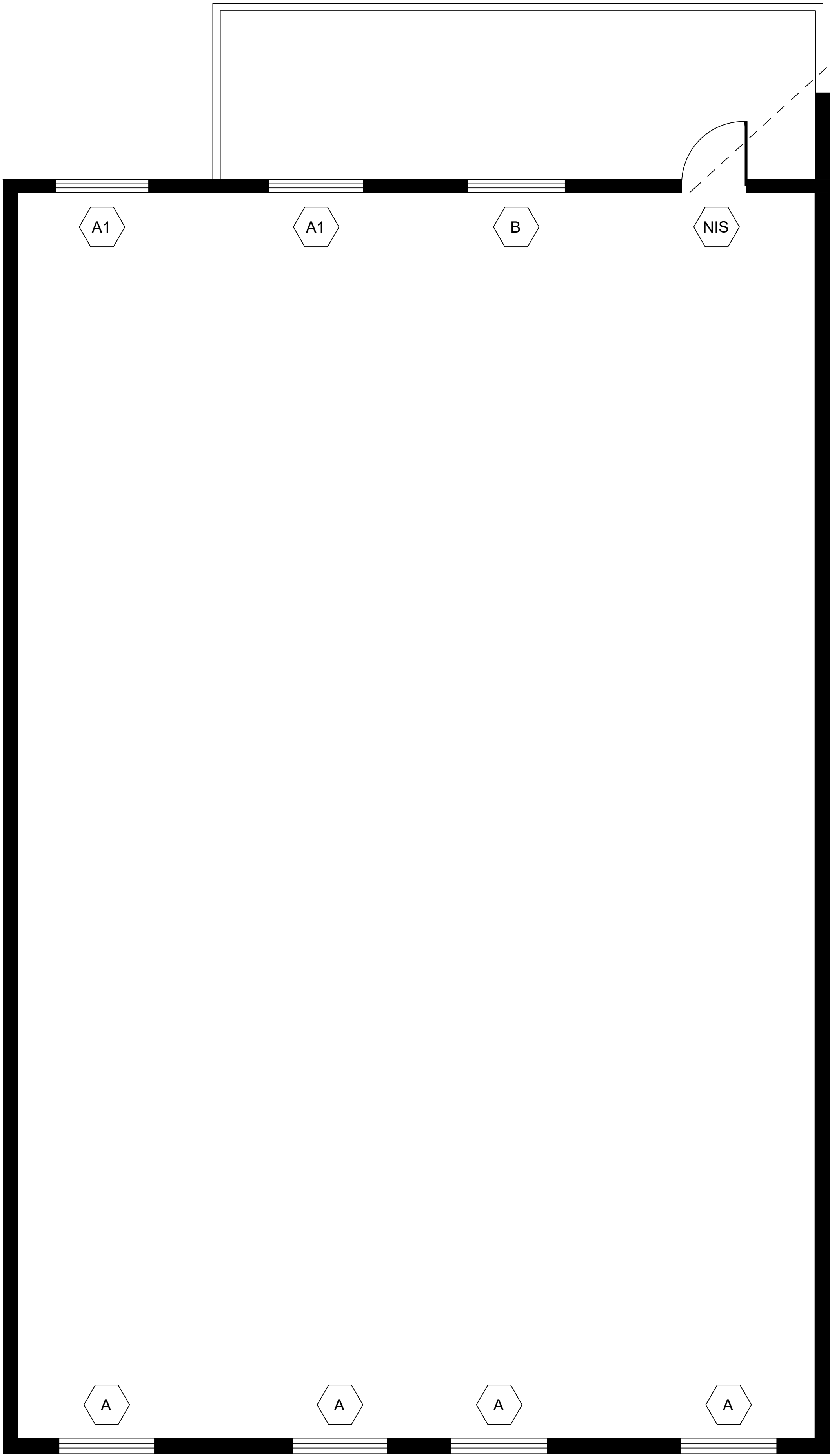
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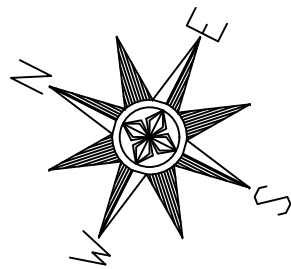
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FLOOR PLAN

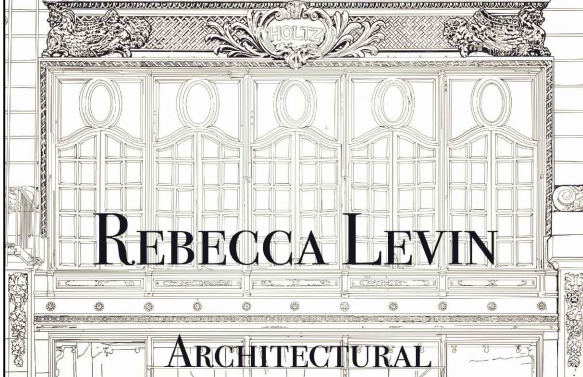
3RD FLOOR



WEST 22nd STREET



REAR FACADE SCOPE BEING REVIEWED
AT STAFF LEVEL BY LANDMARKS PRESERVATION



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FLOOR PLANS

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EXISTING PHOTOGRAPHS

Scope of work at 3rd
Floor Front



FRONT FACADE



FRONT FACADE- INTERIOR



EXISTING WOOD SPIRAL
BALANCE DH



FRONT FACADE-
NOVEMBER 2025



EXISTING WOOD SILL



EXISTING BOTTOM SASH



EXISTING MEETING RAIL



EXISTING WOOD CASING



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EXISTING PHOTOGRAPHS

REAR FACADE SCOPE BEING REVIEWED AT STAFF
LEVEL BY LANDMARKS PRESERVATION



REAR FACADE



WINDOW TO BE REPLACED



WINDOW TO BE REPLACED



EXISTING WOOD CASING



EXISTING WOOD CASING



EXISTING 2" SDL

<div>REBECCA LEVIN</div> <div>ARCHITECTURAL</div> <div>INDEX</div> <table><tr><th>PAGE</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>COVER PAGE</td></tr><tr><td>2</td><td>BLOCK PLAN</td></tr><tr><td>3</td><td>HISTORIC DESIGNATION</td></tr><tr><td>4</td><td>BUILDING ELEVATION</td></tr><tr><td>5</td><td>FLOOR PLAN</td></tr><tr><td>6</td><td>PHOTOGRAPHS</td></tr><tr><td>7</td><td>PHOTOGRAPHS</td></tr><tr><td>8</td><td>WINDOW SCHEDULE</td></tr><tr><td>9</td><td>WINDOW ELEVATION</td></tr><tr><td>10-15</td><td>SECTION DETAILS</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>		PAGE	DESCRIPTION	1	COVER PAGE	2	BLOCK PLAN	3	HISTORIC DESIGNATION	4	BUILDING ELEVATION	5	FLOOR PLAN	6	PHOTOGRAPHS	7	PHOTOGRAPHS	8	WINDOW SCHEDULE	9	WINDOW ELEVATION	10-15	SECTION DETAILS														
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WINDOW SCHEDULE

REAR FACADE SCOPE BEING REVIEWED
AT STAFF LEVEL BY LANDMARKS PRESERVATION

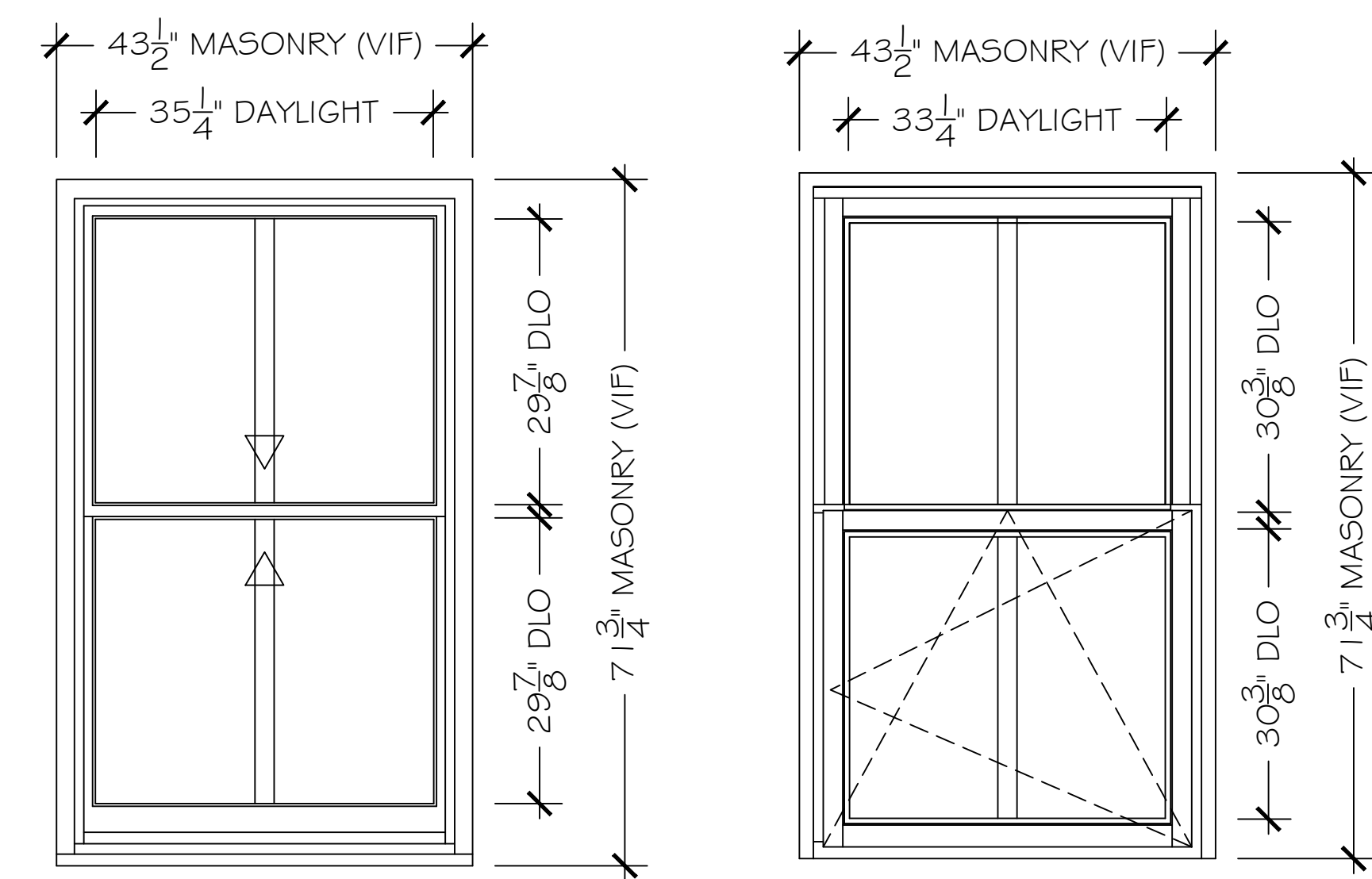
WINDOW AND DOOR SCHEDULE- 475 West 22nd Street, Apartment 4, New York									
NOTES: GC TO VERIFY ALL DIMENSIONS IN THE FIELD. GC TO COORDINATE INSTALLATION OF ALL UNITS									
Type	Façade	Existing Description	Proposed Description	Width "	Height "	Existing GLZ SQ"	Proposed GLZ SQ"	SQ" Difference	% Difference
A	3rd Floor Front	Wood Double Hung	Maison Janneau Simulated Hung	43.5	71.75	1982.53	1863.28	-119.25	-6.02%
A	3rd Floor Front	Wood Double Hung	Maison Janneau Simulated Hung	43.5	71.75	1982.53	1863.28	-119.25	-6.02%
A	3rd Floor Front	Wood Double Hung	Maison Janneau Simulated Hung	43.5	71.75	1982.53	1863.28	-119.25	-6.02%
A	3rd Floor Front	Wood Double Hung	Maison Janneau Simulated Hung	43.5	71.75	1982.53	1863.28	-119.25	-6.02%
A1	3rd Floor Rear	Wood Double Hung	Maison Janneau Tilt & Turn	42.5	55.5	1398.84	1468.00	69.16	4.94%
A1	3rd Floor Rear	Wood Double Hung	Maison Janneau Tilt & Turn	42.5	55.5	1398.84	1468.00	69.16	4.94%
B	3rd Floor Rear	Wood Double Hung	Maison Janneau Fixed	42.5	55.5	1398.84	1468.00	69.16	4.94%



PROPOSED WINDOWS
FINISH- BLACK

	
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WINDOW ELEVATIONS



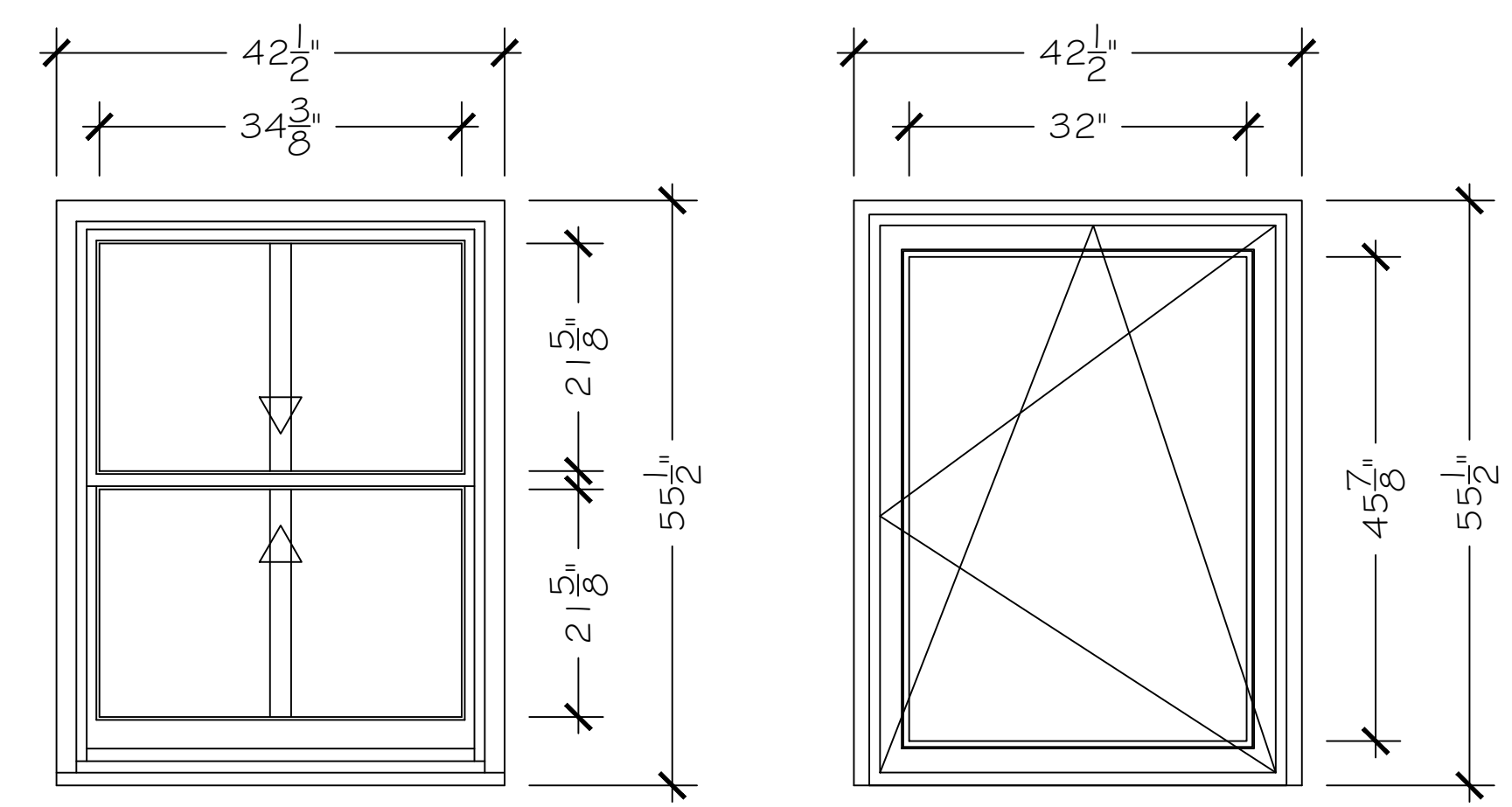
TYPE A- EXISTING

LOCATION: 3RD FLOOR FRONT
WOOD DOUBLE HUNG WINDOW
2" WOOD FLAT CASING
EXTERIOR IS FADED BLACK
QTY: 4

TYPE A- PROPOSED

LOCATION: 3RD FLOOR FRONT
MASSON JANEAU SIMULATED HUNG / TILT &
TURN WINDOW
2" WOOD BEADED CASING
EXTERIOR IS TO BE PAINTED BLACK
QTY: 4

REAR FACADE SCOPE BEING REVIEWED
AT STAFF LEVEL BY LANDMARKS PRESERVATION



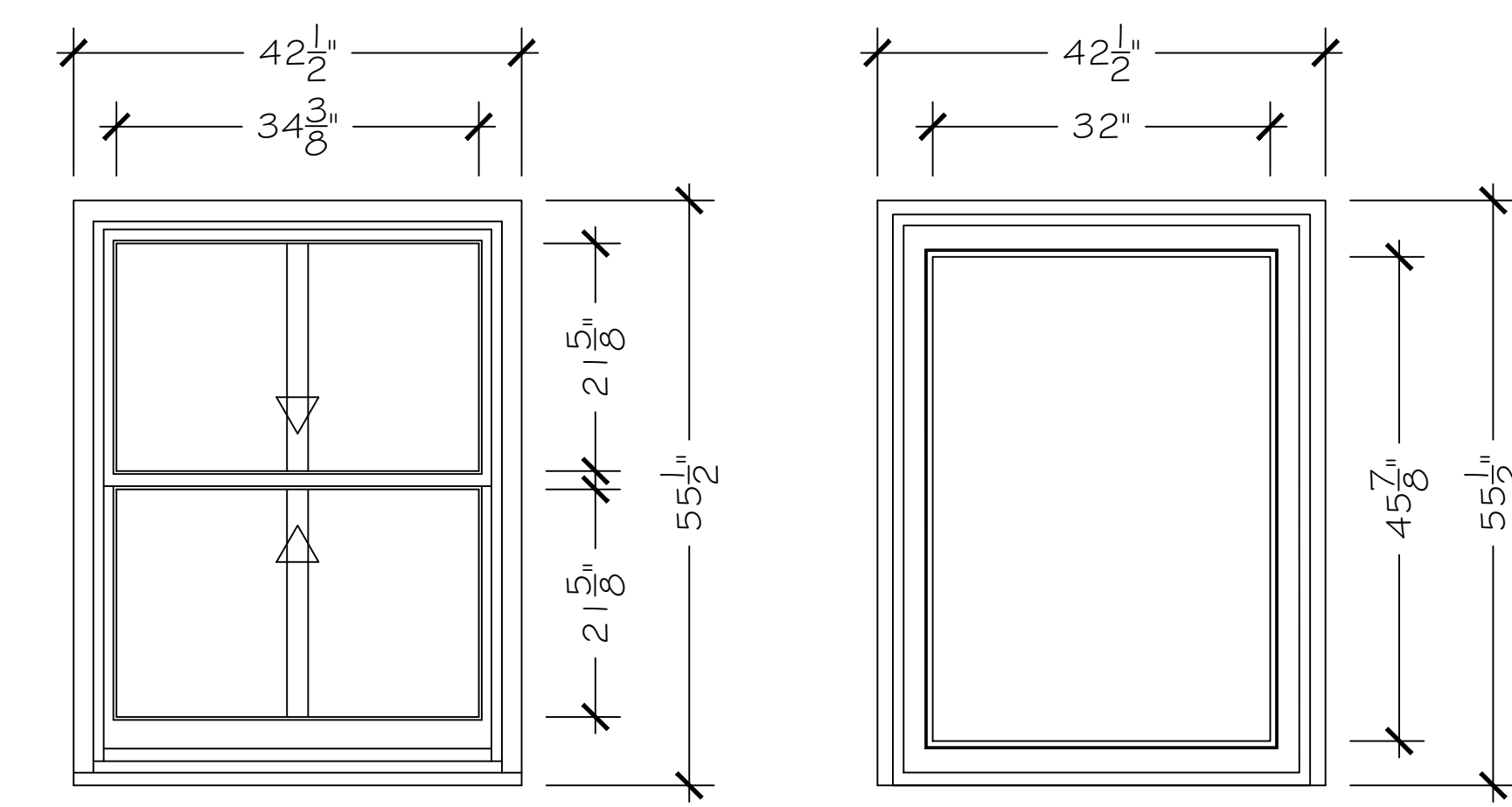
TYPE A1- EXISTING

LOCATION: 3RD FLOOR REAR
WOOD DOUBLE HUNG WINDOW
2" WOOD FLAT CASING
EXTERIOR IS FADED BLACK
QTY: 2

TYPE A1- PROPOSED

LOCATION: 3RD FLOOR REAR
MASSON JANEAU TILT & TURN WINDOW
2" WOOD BEADED CASING
EXTERIOR IS TO BE PAINTED BLACK
QTY: 2

NOT VISIBLE FROM THE STREET- TO NO AFFECT



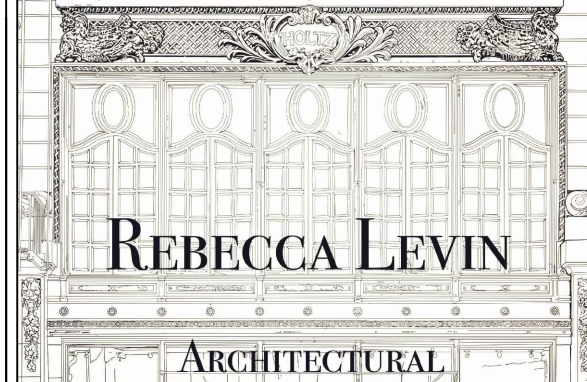
TYPE B- EXISTING

LOCATION: 3RD FLOOR REAR
WOOD DOUBLE HUNG WINDOW
2" WOOD FLAT CASING
EXTERIOR IS FADED BLACK
QTY: 1

TYPE B- PROPOSED

LOCATION: 3RD FLOOR REAR
MASSON JANEAU FIXED WINDOW
2" WOOD BEADED CASING
EXTERIOR IS TO BE PAINTED BLACK
QTY: 1

NOT VISIBLE FROM THE STREET- TO NO AFFECT



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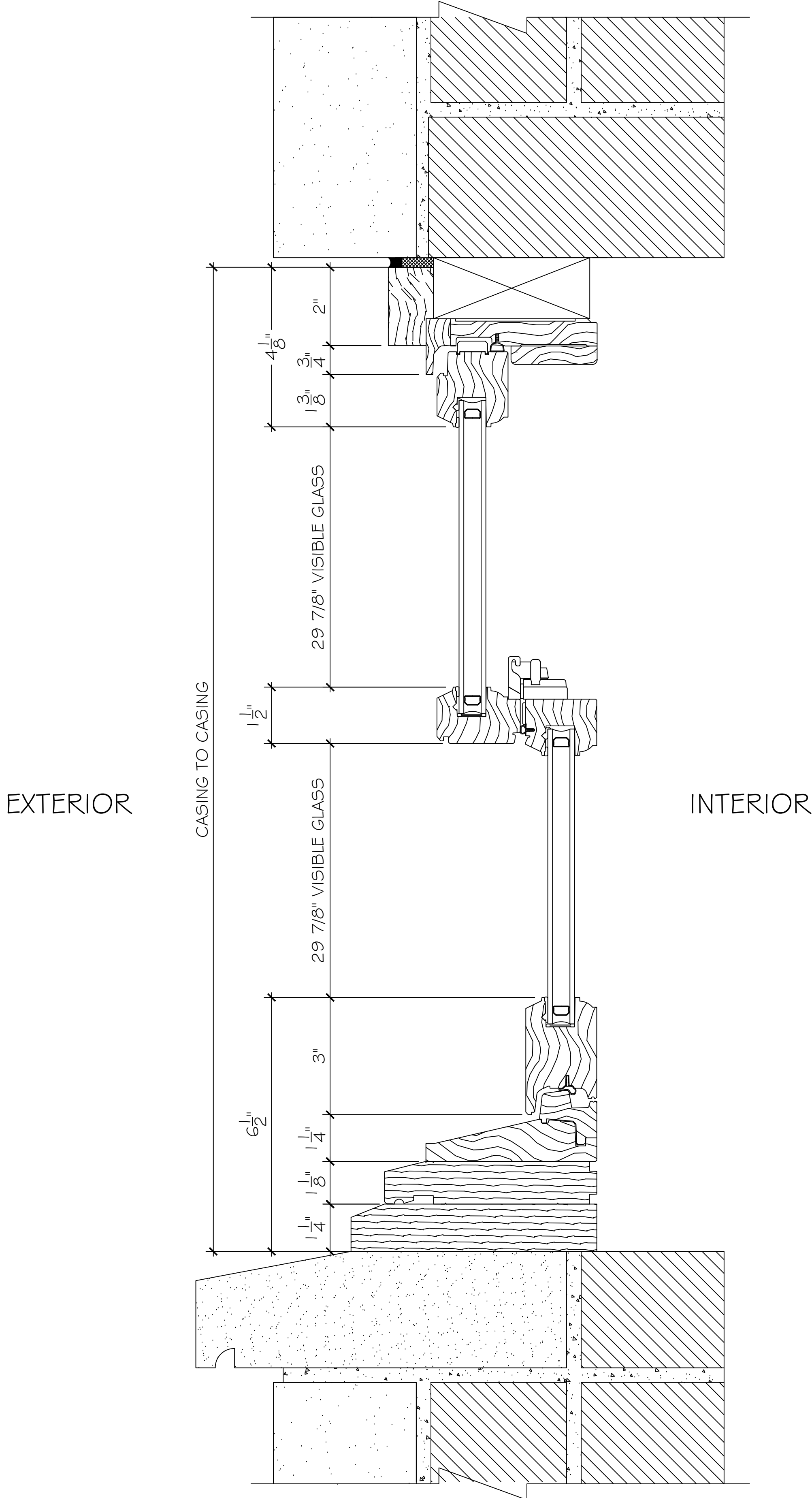
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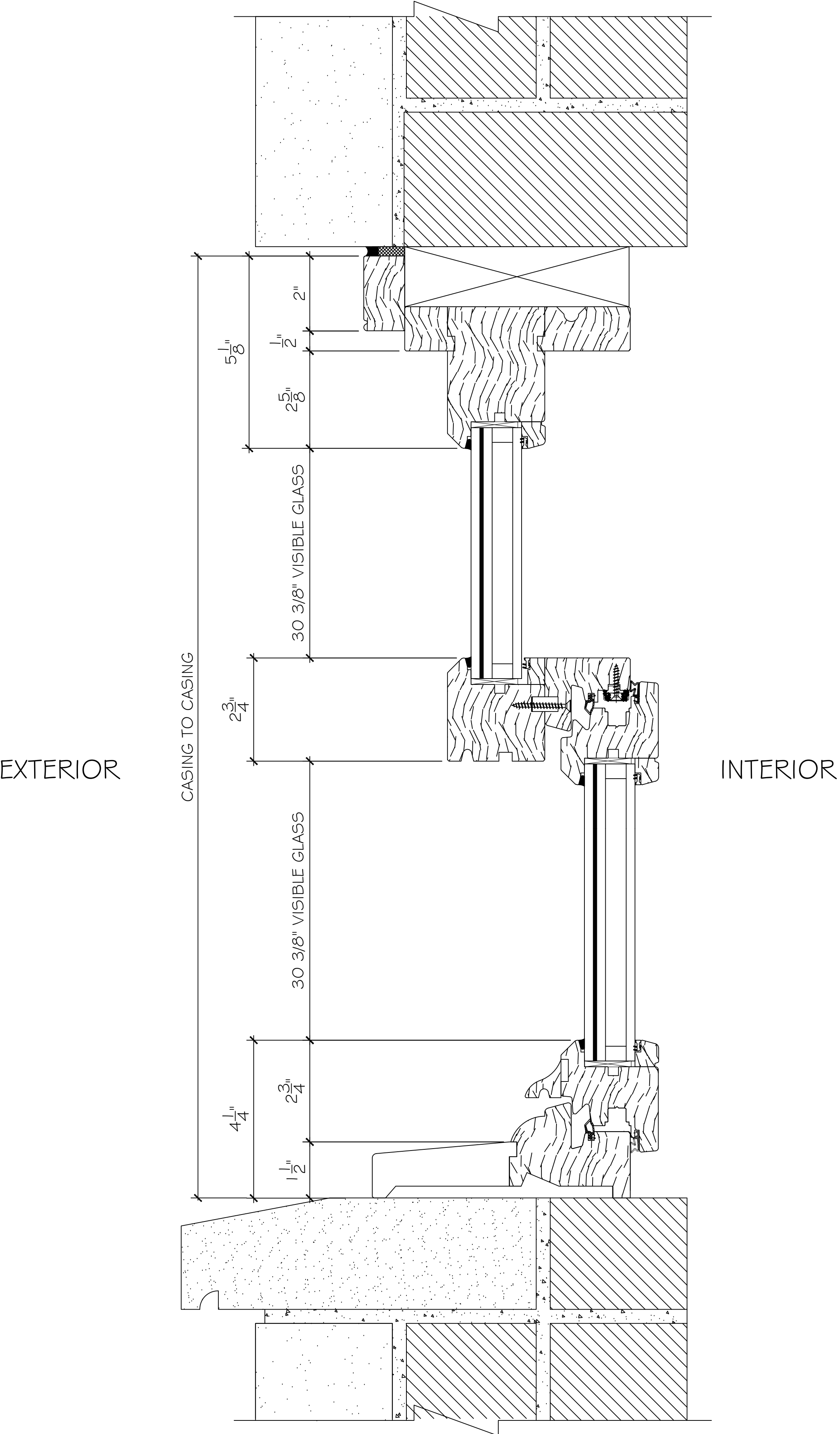
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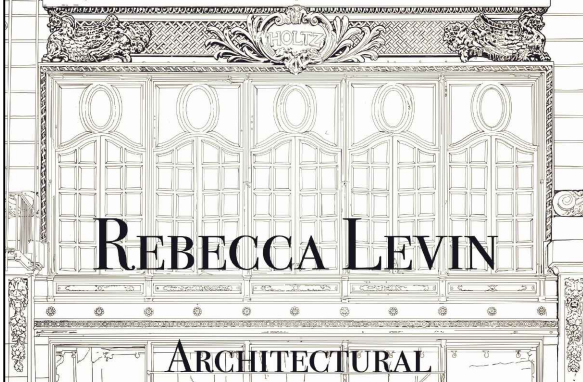
VERTICAL DETAILS
DOUBLE HUNG TYPE A



EXISTING VERTICAL
WOOD DOUBLE HUNG WINDOW



PROPOSED VERTICAL
MAISON JANNEAU SIMULATED HUNG



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CROSS SECTION
DETAILS

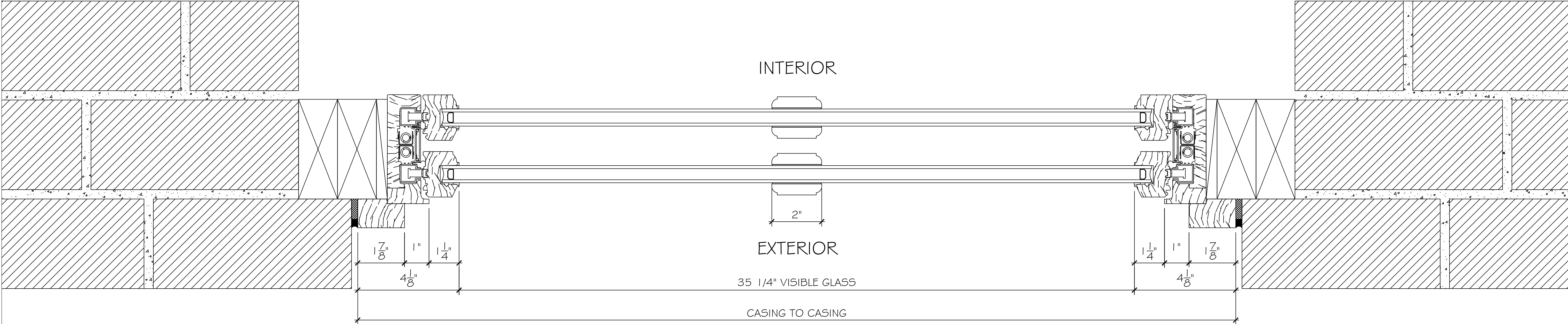
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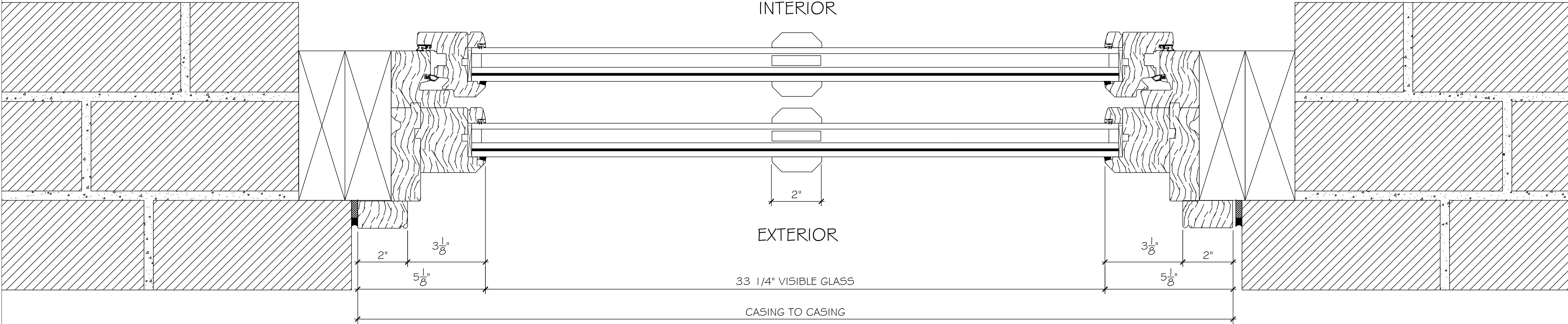
HORIZONTAL DETAILS

DOUBLE HUNG TYPE A



EXISTING HORIZONTAL

WOOD DOUBLE HUNG WINDOW



PROPOSED VERTICAL

MAISON JANNEAU SIMULATED HUNG



REBECCA LEVIN

ARCHITECTURAL

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SCALE:

6" = 1'0"

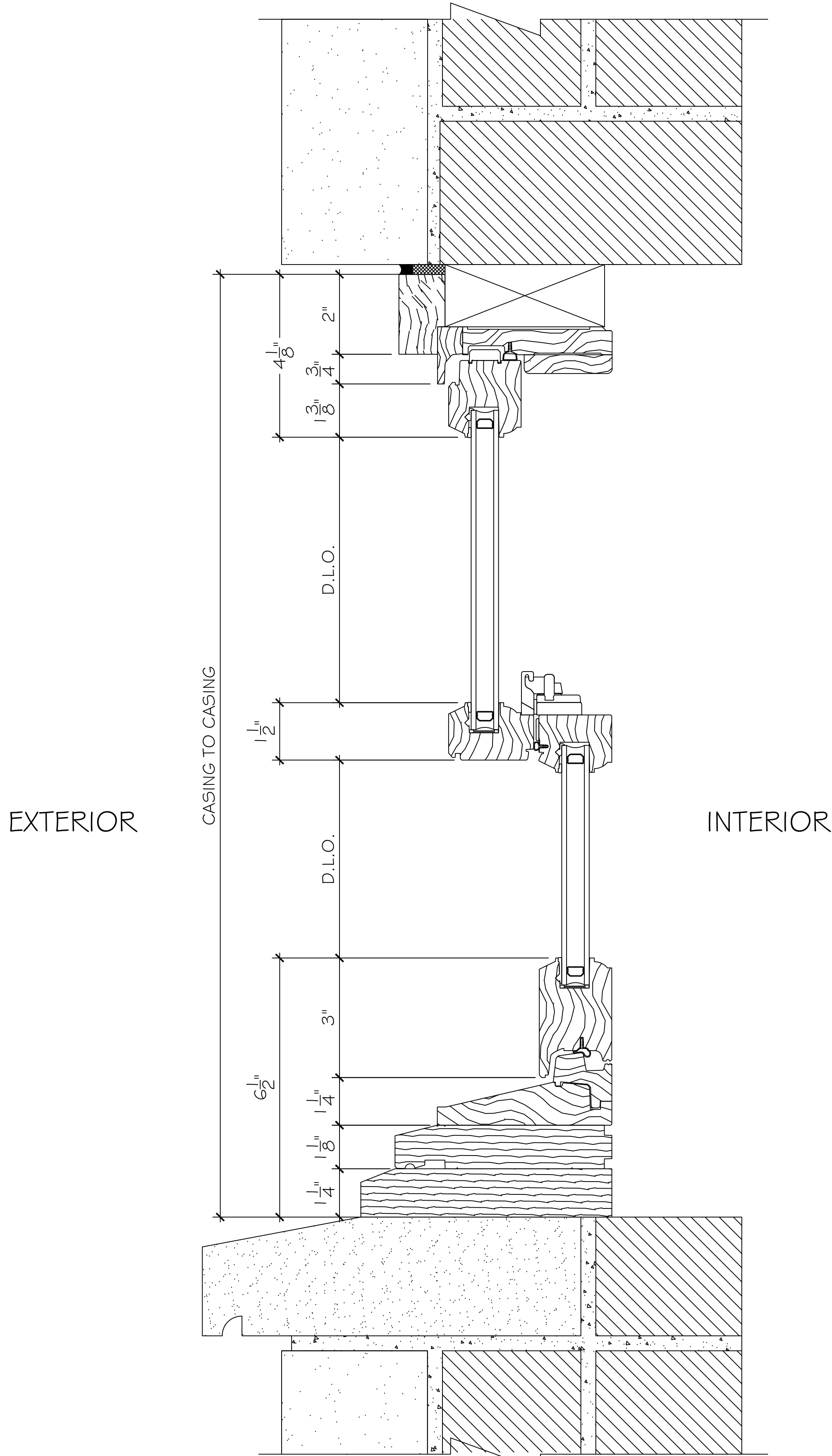
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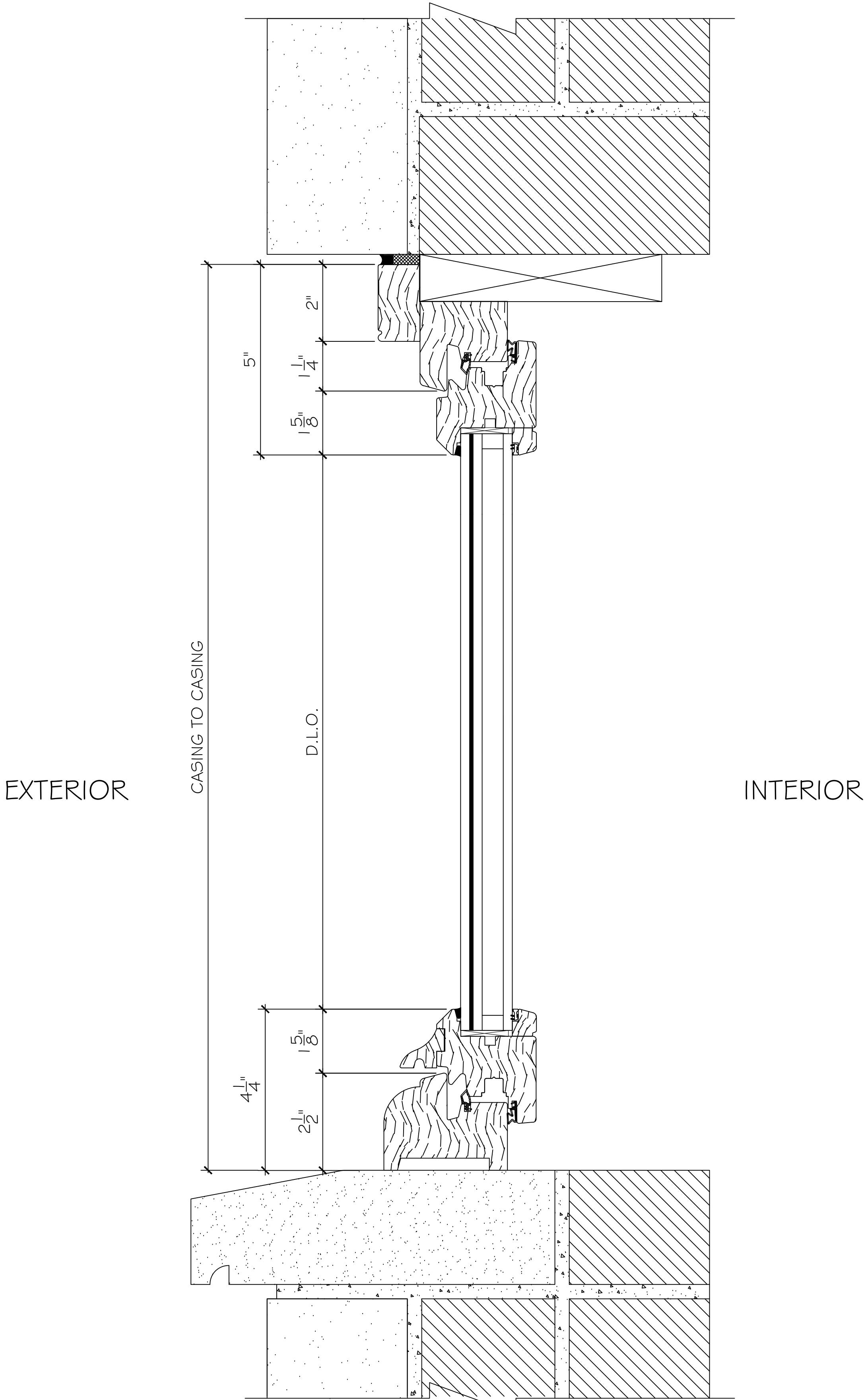
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VERTICAL DETAILS
DOUBLE HUNG TYPE A1

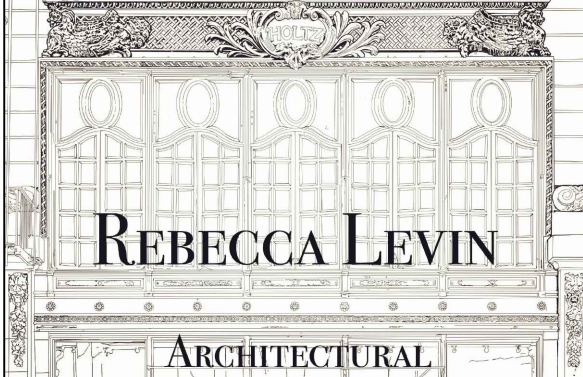


EXISTING VERTICAL
WOOD DOUBLE HUNG WINDOW

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION



PROPOSED VERTICAL
MAISON JANNEAU TILT & TURN
WINDOW



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10-15	SECTION DETAILS

REVISIONS:	
0	6-17-2025
1	9-23-2025
2	10-6-2025
3	10-16-2025
4	11-6-2025

FIRM:
RL ARCHITECTURAL SERVICES, INC.
516) 728-0196
REBECCA@RLARCHITECTURAL.COM

WINDOW CONTRACTOR:
MAISON JANNEAU
344 BOWERY STREET
NEW YORK, NY 10012
CONTACT: MARC FAUCHREAU

PROJECT:
CHELSEA HISTORIC DISTRICT
EXTENSION
473-475 WEST 22ND STREET,
APARTMENT 4
NEW YORK, NY 10011

DRAWING TITLE:
CROSS SECTION
DETAILS

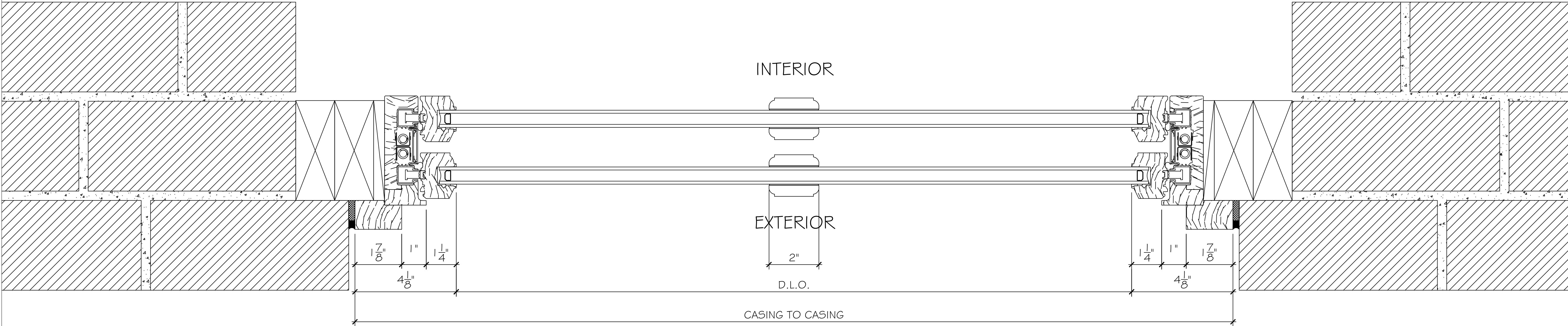
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DATE:
NOVEMBER 6, 2025

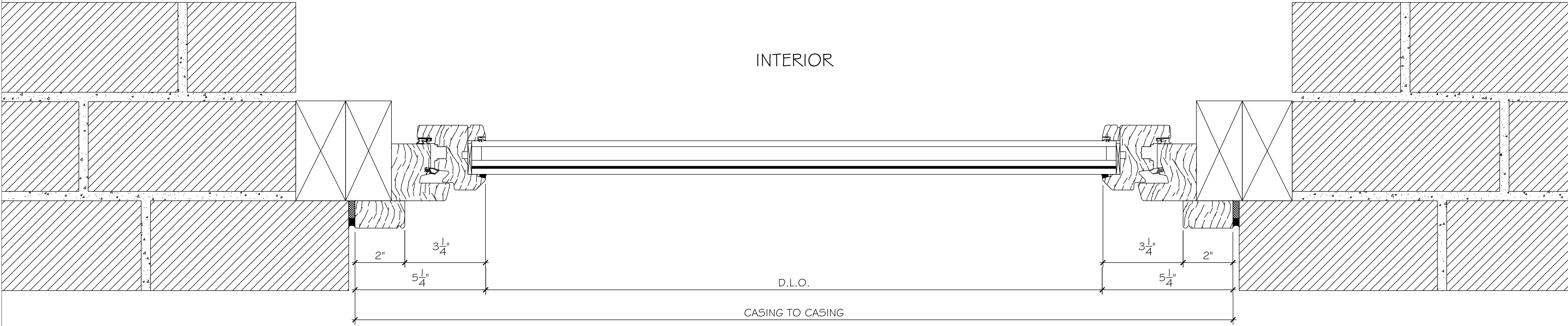
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HORIZONTAL DETAILS
DOUBLE HUNG TYPE A1

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION



EXISTING HORIZONTAL
WOOD DOUBLE HUNG WINDOW



PROPOSED VERTICAL
MAISON JANNEAU TILT & TURN
WINDOW

REBECCA LEVIN

ARCHITECTURAL

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3	HISTORIC DESIGNATION
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WINDOW CONTRACTOR

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CONTACT: MARC FAUCHREAU

PROJECT:

CHELSEA HISTORIC DISTRICT
EXTENSION
473-475 WEST 22ND STREET,
APARTMENT 4
NEW YORK, NY 10011

DRAWING TITLE:

CROSS SECTION
DETAILS

SCALE:

6" = 1'0"

DATE:

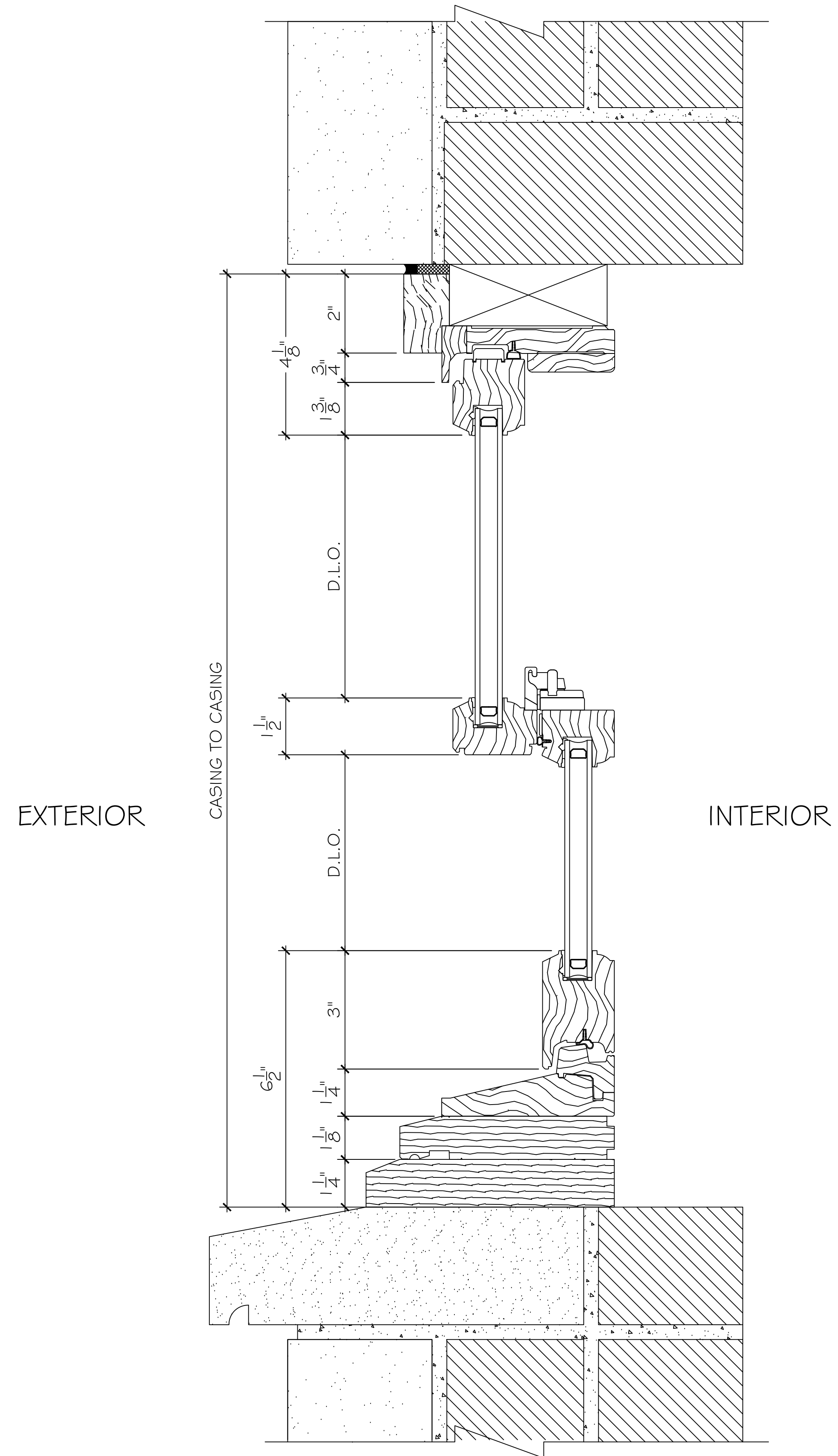
NOVEMBER 6, 2025

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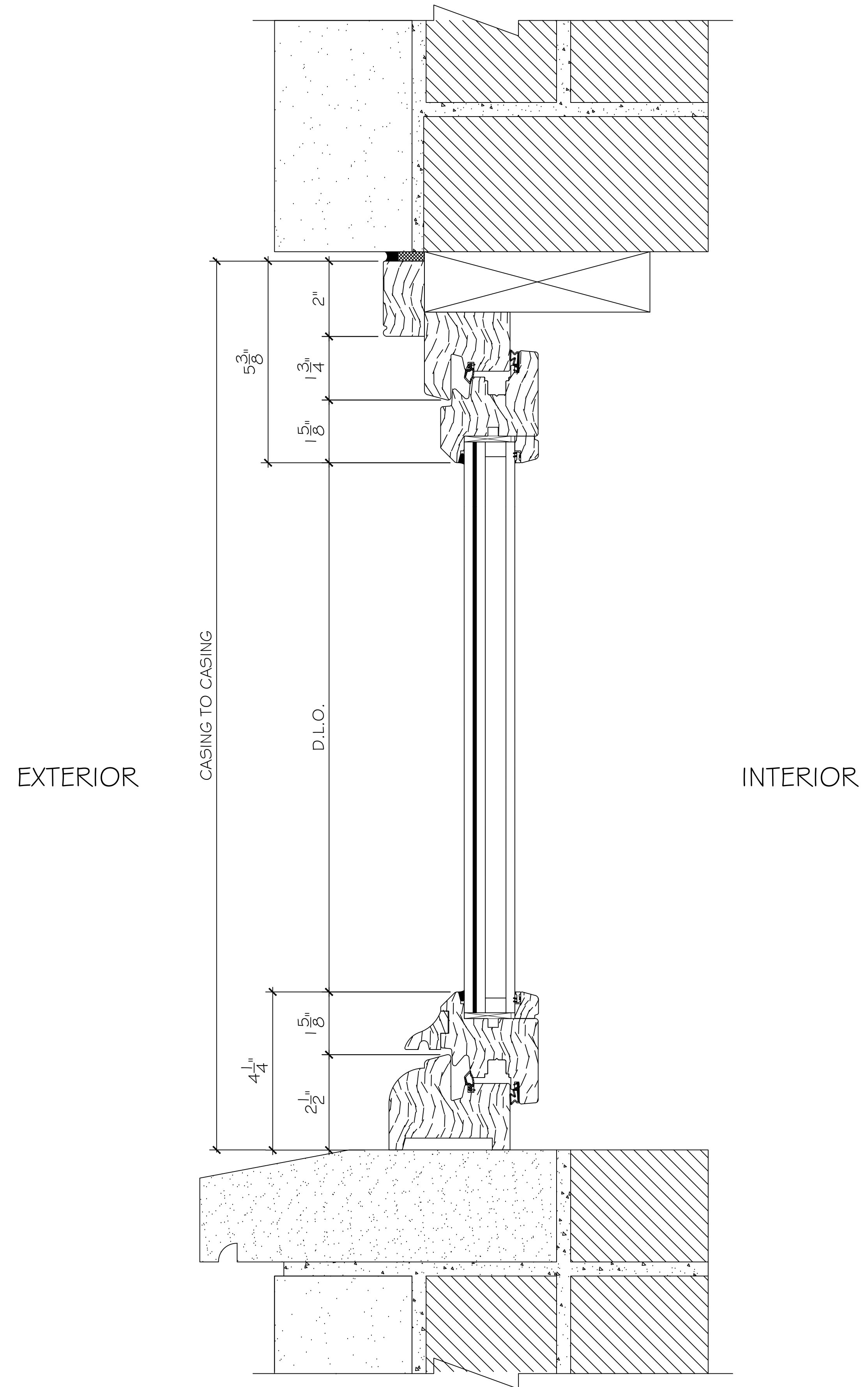
VERTICAL DETAILS

DOUBLE HUNG TYPE B

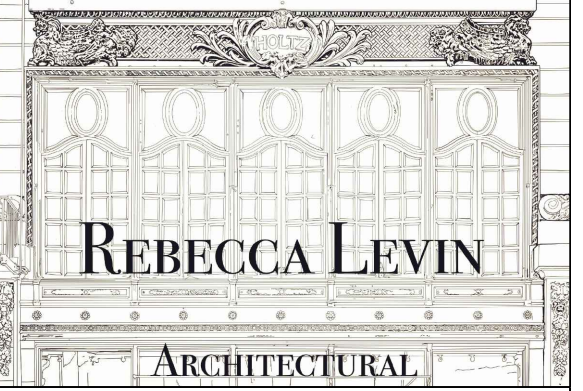


EXISTING VERTICAL
WOOD DOUBLE HUNG WINDOW

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION



PROPOSED VERTICAL
MAISON JANNEAU FIXED WINDOW



INDEX

[illegible]

REVISIONS:

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2	10-6-2025
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4	11-6-2025

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CHELSEA HISTORIC DISTRICT
EXTENSION
473-475 WEST 22ND STREET,
APARTMENT 4
NEW YORK, NY 10011

DRAWING TITLE:

CROSS SECTION DETAILS

SCALE:

$$6'' = 1'0''$$

DATE: _____

NOVEMBER 6, 2025

PAGE:

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HORIZONTAL DETAILS

DOUBLE HUNG TYPE B

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION

The drawing is a horizontal cross-section of a double hung window. The interior side is on the left, and the exterior side is on the right. The window consists of two sashes, each with a single pane of glass. The sashes are held in place by a frame. The drawing shows the internal components of the window, including the sash cords and the frame. The dimensions are as follows:

- Interior side (left):
 - Top sash: 1 7/8" (height of the sash cord area), 1" (height of the sash), 1 1/4" (height of the frame).
 - Bottom sash: 1 7/8" (height of the sash cord area), 1" (height of the sash), 1 1/4" (height of the frame).
 - Total height: 4 1/8" (from the top of the top sash to the bottom of the bottom sash).
- Exterior side (right):
 - Top sash: 1 1/4" (height of the sash cord area), 1" (height of the sash), 1 7/8" (height of the frame).
 - Bottom sash: 1 1/4" (height of the sash cord area), 1" (height of the sash), 1 7/8" (height of the frame).
 - Total height: 4 1/8" (from the top of the top sash to the bottom of the bottom sash).
- Overall dimensions:
 - Interior: 2" (width of the sash), 2" (width of the frame).
 - Exterior: 2" (width of the sash), 2" (width of the frame).
 - Total width: 4" (from the center of the top sash to the center of the bottom sash).

The drawing also includes hatching for different materials: diagonal lines for wood, cross-hatching for glass, and a stippled pattern for the frame. The text "INTERIOR" is on the left, "EXTERIOR" is on the right, and "D.L.O." is at the bottom center. The text "CASING TO CASING" is at the bottom left.

HORIZONTAL DETAILS

DOUBLE HUNG TYPE B

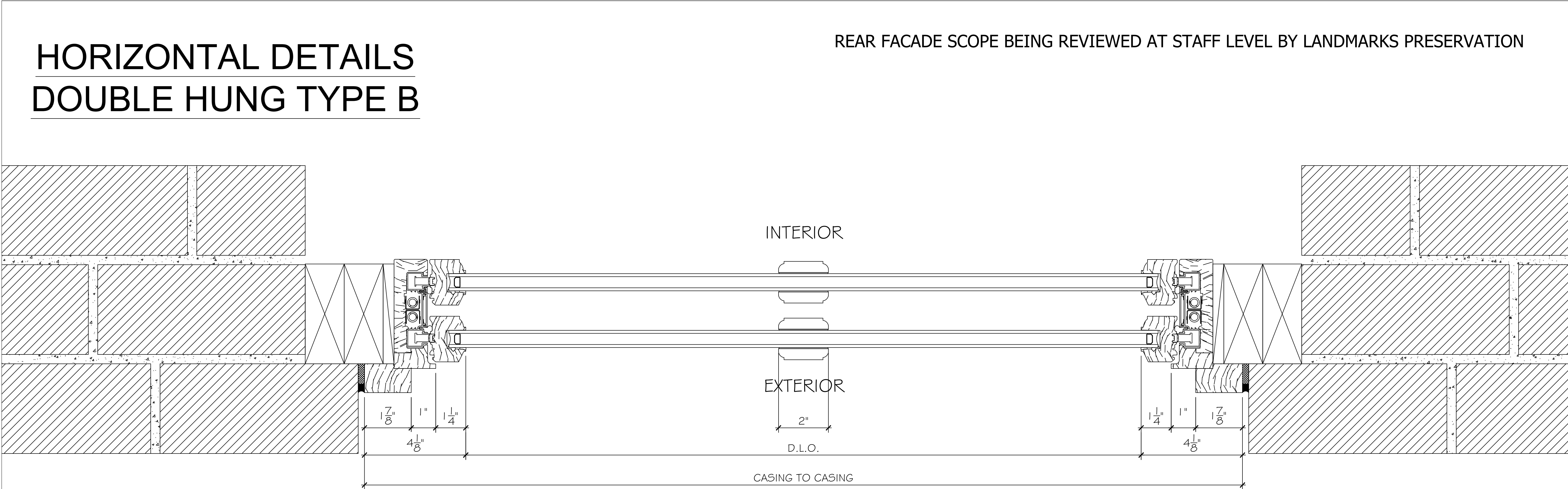
REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION

INTERIOR

EXTERIOR

D.L.O.

CASING TO CASING



HORIZONTAL DETAILS

DOUBLE HUNG TYPE B

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION

INTERIOR

EXTERIOR

D.L.O.

CASING TO CASING

[illegible]

HORIZONTAL DETAILS

DOUBLE HUNG TYPE B

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION

INTERIOR

EXTERIOR

2"

2"

4 1/8"

4 1/8"

D.L.O.

CASING TO CASING

HORIZONTAL DETAILS

DOUBLE HUNG TYPE B

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION

INTERIOR

EXTERIOR

2"

4 1/8"

4 1/8"

D.L.O.

CASING TO CASING

HORIZONTAL DETAILS

DOUBLE HUNG TYPE B

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION

The drawing is a horizontal cross-section of a double hung window. The interior side is on the left, and the exterior side is on the right. The window consists of two sashes, each with a top and bottom pane. The sashes are held in place by a frame. The drawing shows the internal components, including the pulleys and the sash cords. The exterior side shows the weatherstripping and the sash cord. The drawing includes dimensions for the various components: the top sash is 1 7/8" high, the bottom sash is 1" high, and the total height is 4 1/8". The width of the sash is 1 1/4". The distance between the sashes is 2". The drawing also shows the interior and exterior casing, with dimensions for the casing to casing distance. The drawing uses hatching to indicate different materials: diagonal lines for wood, cross-hatching for metal, and stippling for insulation. The text 'INTERIOR' is on the left, 'EXTERIOR' is on the right, and 'D.L.O.' is in the center. The text 'CASING TO CASING' is at the bottom.

INTERIOR

EXTERIOR

D.L.O.

CASING TO CASING

1 7/8"

1"

4 1/8"

1 1/4"

2"

HORIZONTAL DETAILS

DOUBLE HUNG TYPE B

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION

INTERIOR

EXTERIOR

D.L.O.

CASING TO CASING

HORIZONTAL DETAILS

DOUBLE HUNG TYPE B

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION

INTERIOR

EXTERIOR

D.L.O.

CASING TO CASING

HORIZONTAL DETAILS

DOUBLE HUNG TYPE B

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION

INTERIOR

EXTERIOR

2"

2"

C.A.S.I.N.G. TO C.A.S.I.N.G.

HORIZONTAL DETAILS

DOUBLE HUNG TYPE B

REAR FACADE SCOPE BEING REVIEWED AT STAFF LEVEL BY LANDMARKS PRESERVATION

INTERIOR

EXTERIOR

2"

2"

C.A.S.I.N.G. TO C.A.S.I.N.G.

Architectural section drawing of a window assembly, showing the interior and exterior views. The drawing includes dimensions for the window frame, sash, and surrounding structure.

Dimensions:

- Interior Sash Depth: $2''$
- Interior Frame Depth: $3\frac{1}{4}''$
- Interior Frame to Sash Distance: $5\frac{1}{4}''$
- Exterior Frame to Sash Distance: $5\frac{1}{4}''$
- Exterior Frame Depth: $3\frac{1}{4}''$
- Exterior Sash Depth: $2''$

Labels:

- INTERIOR
- EXTERIOR
- D.L.O. (Double Lead Overlay)
- CASING TO CASING

Architectural section drawing of a window assembly, showing the interior and exterior views. The drawing includes dimensions for the window frame, sash, and surrounding structure.

Dimensions:

- Interior Sash Depth: $2''$
- Interior Frame Depth: $3\frac{1}{4}''$
- Interior Frame to Sash Distance: $5\frac{1}{4}''$
- Exterior Frame to Sash Distance: $5\frac{1}{4}''$
- Exterior Frame Depth: $3\frac{1}{4}''$
- Exterior Sash Depth: $2''$

Labels:

- INTERIOR
- EXTERIOR
- D.L.O. (Double Lead Overlay)
- CASING TO CASING

Architectural section drawing of a door assembly, showing the interior and exterior views. The drawing includes the door frame, door leaf, and hardware (hinges and handle).

Dimensions:

- Door leaf thickness: $2''$
- Frame thickness (interior): $3\frac{1}{4}''$
- Frame thickness (exterior): $3\frac{1}{4}''$
- Distance from frame face to door edge (interior): $5\frac{1}{4}''$
- Distance from frame face to door edge (exterior): $5\frac{1}{4}''$

Labels:

- INTERIOR
- EXTERIOR
- D.L.O. (Door Leaf Opening)
- CASING TO CASING

Architectural section drawing of a door assembly, showing the interior and exterior views. The drawing includes the following dimensions and labels:

- Interior View (Left):**
 - Top section: 2" (height of the upper panel).
 - Bottom section: 2" (height of the lower panel).
 - Door frame: 3 1/4" (width of the frame).
 - Door leaf: 5 1/4" (width of the door leaf).
- Door Assembly:**
 - Door leaf: 5 1/4" (width of the door leaf).
 - Door frame: 3 1/4" (width of the frame).
 - Door leaf: 5 1/4" (width of the door leaf).
 - Door frame: 3 1/4" (width of the frame).
- Exterior View (Right):**
 - Top section: 2" (height of the upper panel).
 - Bottom section: 2" (height of the lower panel).
 - Door frame: 3 1/4" (width of the frame).
 - Door leaf: 5 1/4" (width of the door leaf).
- Labels:**
 - INTERIOR (top center)
 - EXTERIOR (bottom center)
 - D.L.O. (Door Leaf Opening, center)
 - CASING TO CASING (bottom center)

Architectural section drawing of a door assembly, showing the interior and exterior views. The drawing includes the door frame, door leaf, and surrounding wall structure. Dimensions are provided for the door leaf and the frame assembly.

Dimensions:

- Door leaf thickness: $2''$
- Frame assembly thickness (from exterior face to interior face): $5\frac{1}{4}''$
- Frame assembly thickness (from exterior face to door leaf centerline): $3\frac{1}{4}''$
- Frame assembly thickness (from interior face to door leaf centerline): $2''$

Labels:

- INTERIOR
- EXTERIOR
- D.L.O. (Door Leaf Opening)
- CASING TO CASING

Architectural section drawing of a door assembly, showing the interior and exterior views. The drawing includes the door frame, door leaf, and surrounding wall structure. Dimensions are provided for the door leaf and the frame assembly.

Dimensions:

- Door leaf thickness: $2''$
- Frame assembly thickness (from exterior face to interior face): $5\frac{1}{4}''$
- Frame assembly thickness (from exterior face to door leaf centerline): $3\frac{1}{4}''$
- Frame assembly thickness (from interior face to door leaf centerline): $2''$

Labels:

- INTERIOR
- EXTERIOR
- D.L.O. (Door Leaf Opening)
- CASING TO CASING

Architectural section drawing of a window assembly, showing the interior and exterior views. The drawing includes dimensions for the window frame, sash, and surrounding structure.

Dimensions:

- Interior Sash Depth: $2''$
- Interior Frame Depth: $3\frac{1}{4}''$
- Interior Frame to Sash Distance: $5\frac{1}{4}''$
- Exterior Frame to Sash Distance: $5\frac{1}{4}''$
- Exterior Frame Depth: $3\frac{1}{4}''$
- Exterior Sash Depth: $2''$

Labels:

- INTERIOR
- EXTERIOR
- D.L.O. (Double Lead Overlay)
- CASING TO CASING

EXISTING HORIZONTAL
WOOD DOUBLE HUNG WINDOW

INTERIOR

The drawing is a detailed architectural cross-section of a horizontal wood double hung window. It shows the window frame, sashes, and surrounding wall structure. The interior side is labeled 'INTERIOR'. The window is shown in a closed position. The drawing includes hatching for different materials and a detailed view of the window mechanism.



November 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-01875

473 West 22nd Street – Chelsea Historic District Extension

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 161 2069

Passcode: 557080

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.