

June 2, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-04616

## **311 West 245th Street – Fieldston Historic District Borough of Bronx**

**To testify virtually, please join Zoom**

**Webinar ID:** 165 104 6126

**Passcode:** 717488

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.



# WINDOW REPLACEMENT

## 311 WEST 245TH STREET, BRONX

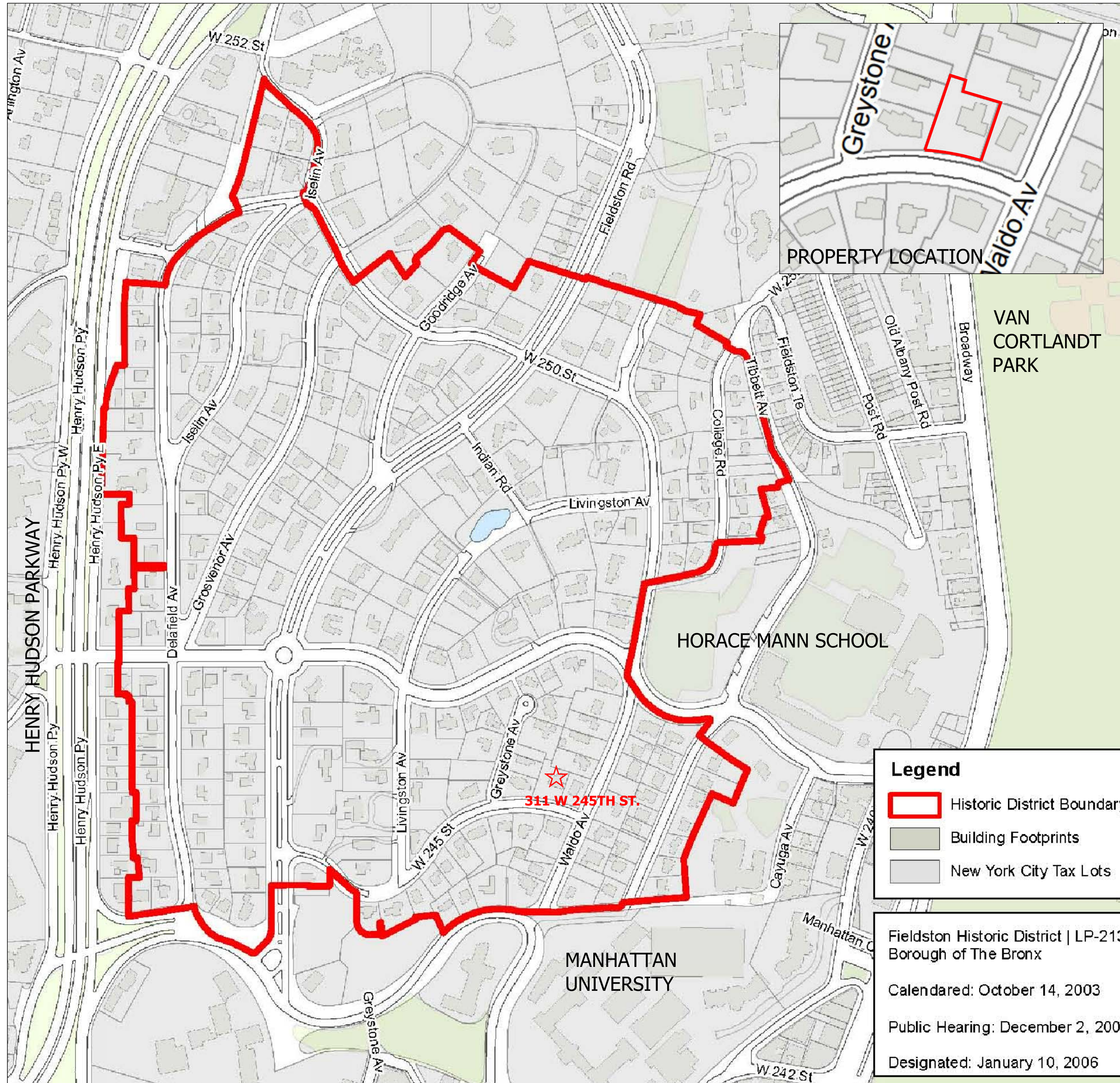
SCOPE OF WORK: REPLACEMENT OF NON-HISTORIC VINYL WINDOWS AT 11 OPENINGS

CRAFTSMAN / ENGLISH COTTAGE STYLE RESIDENCE DESIGNED BY THE ARCHITECTURAL FIRM MANN & MACNEILLE BUILT IN 1913-14 FOR DELAFIELD ESTATES, INC.

NOTE: THIS WORK HAS BEEN APPROVED BY THE NY SHPO FOR THE HISTORIC HOMEOWNER TAX CREDIT.

ISSUED / REVISED		
NO.	DATE	DESCRIPTION
10-01-25		NYSHPO SUBMISSION
3-16-26		NYC LPC APPROVALS
5-26-26		REVISED WINDOW COLOR

### FIELDSTON HISTORIC DISTRICT BOUNDARY



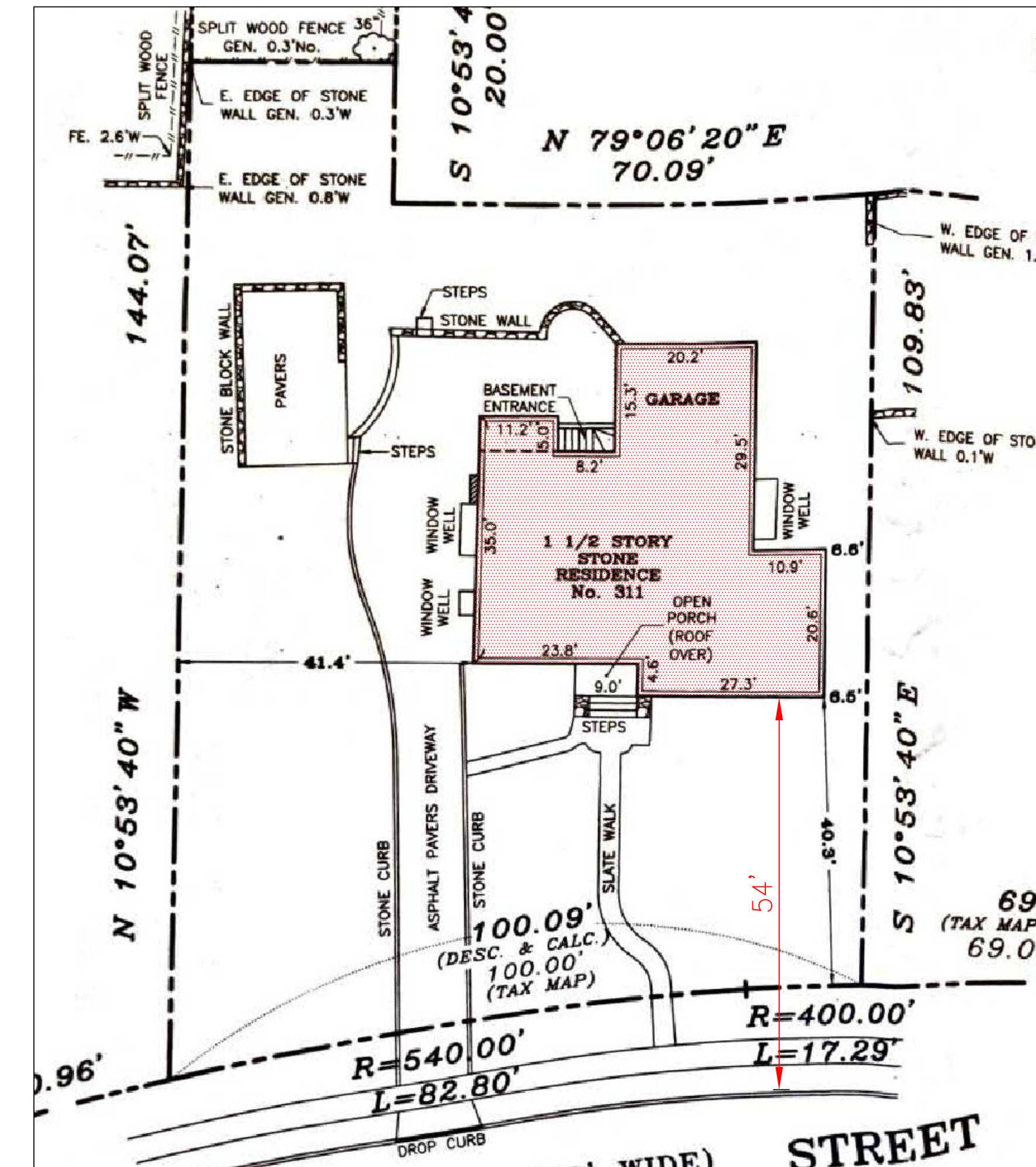
### PROJECT DESCRIPTION

1. THE SCOPE OF WORK INCLUDES REPLACEMENT OF NON-HISTORIC VINYL WINDOWS AT 11 OPENINGS (OUT OF A TOTAL OF 27). THERE WILL BE NO CHANGE TO THE SIZE OF THE OPENINGS.
2. CURRENT WINDOWS ARE DRAFTY AND DIFFICULT TO OPEN OR CLOSE.
3. THE PROPOSED WINDOWS WILL MATCH THE OPERATION (DOUBLE-HUNG OR CASEMENT) AND CONFIGURATION (GROUPING OF UNITS AND DIVIDED LITE PATTERN) AS OBSERVED IN THE 1980S TAX PHOTO.
4. THE PROPOSED WINDOWS ARE MARVIN ULTIMATE CLAD WOOD WINDOWS. THE DIFFERENCE IN THE WINDOW MATERIAL FROM WOOD TO ALUMINUM CLAD WOOD WILL NOT BE DISCERNABLE FROM FROM THE STREET WHICH IS OVER 50 FEET AWAY.
5. WINDOW TRIM WILL BE PAINTED WOOD.
6. MARVIN WINDOW COLOR WILL BE COCONUT CREAM. PAINTED TRIM WILL BE BENJAMIN MOORE EXTERIOR OC-9 BALLET WHITE.

### DRAWING INDEX

T-101	LOCATION PLANS, SURVEY
A-101	HISTORICAL PHOTOS
A-102	STREET VIEW CONTEXT PHOTOS PHOTOS WITH LOCATION OF WORK
A-201	FLOOR PLANS - WINDOW REPLACEMENT LOCATIONS
A-301	EXISTING SOUTH ELEVATION PROPOSED SOUTH ELEVATION
A-302	EXISTING EAST ELEVATION PROPOSED EAST ELEVATION
A-303	EXISTING NORTH ELEVATION PROPOSED NORTH ELEVATION
A-304	EXISTING WEST ELEVATION PROPOSED WEST ELEVATION
A-401	TYPICAL WINDOW ELEVATION AND DETAILS
A-402	CASEMENT WINDOW SECTIONS AND DIMENSIONS
A-403	DOUBLE HUNG WINDOW SECTIONS AND DIMENSIONS

### PROPERTY SURVEY



DOB APPROVALS:

DOB SCAN:

**Joseph Koebel**  
ARCHITECT  
398 LAFAYETTE AVENUE  
BROOKLYN, NY 11238  
Tel: (917) 603-2423  
N.Y.S. R.A. #026712-1

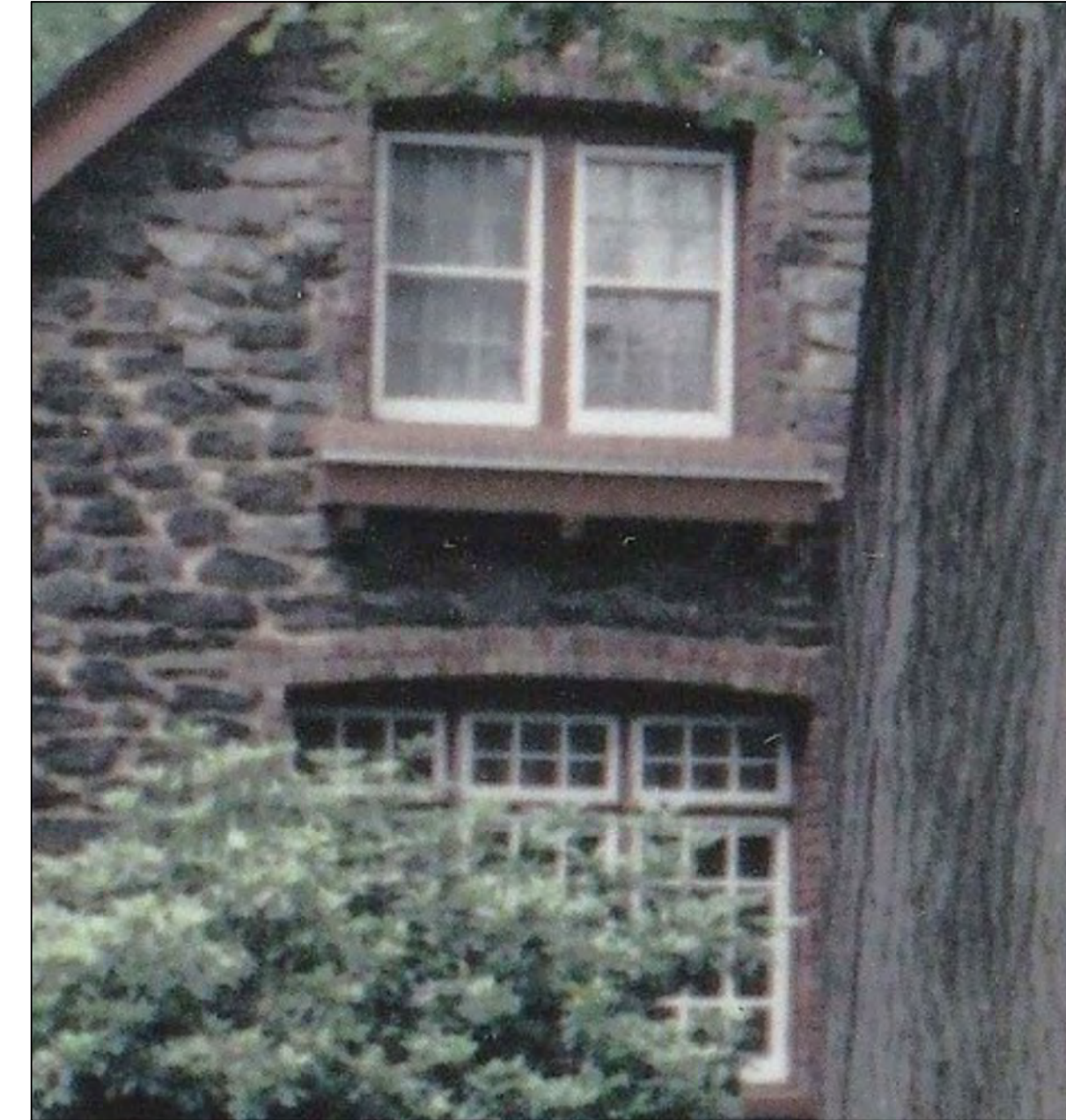
PROJECT:  
WINDOW REPLACEMENT AT SINGLE-FAMILY HOUSE  
**311 WEST 245TH STREET**  
BRONX, NEW YORK 10471  
BUILDING OWNER:  
ANNA RUDAWSKI

BLOCK / LOT: 5809 / 530	ZONING: R1-2, NA-2	MAP: ID	BOROUGH: BRONX
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LOCATION PLANS  
PROPERTY SURVEY

SEAL & SIGNATURE:	DATE: MARCH 16, 2026
	PROJECT NO.: 25RUD
	DRAWING BY: JTK
	CHK. BY:
	DWG. NO.:
	<b>T-101.00</b>
FILE NO.:	1 OF 11

VIEW FROM STREET - 1980'S TAX PHOTO



PROBABLE HISTORIC WOOD WINDOWS  
DOUBLE-HUNG AT SECOND FLOOR  
CASEMENT WITH TRANSOMS AT FIRST FLOOR

THE PROPOSED NEW WINDOWS WILL MATCH  
THE CONFIGURATION OBSERVED IN THIS  
PHOTO.

THERE IS NO 1940'S TAX PHOTO.

PHOTO FROM 2006 DESIGNATION REPORT



NON-HISTORIC ALUMINUM WINDOWS:  
"SEGMENTALLY-ARCHED FENESTRATION WITH  
BRICK SURROUNDS; NON-HISTORIC,  
ONE-OVER-ONE ALUMINUM SASH WITH PANE  
DIVIDERS"

VIEW FROM STREET - 2025



NON-HISTORIC VINYL WINDOWS:  
NON-HISTORIC, ONE-OVER-ONE VINYL SASH  
WITH PANE DIVIDERS

ISSUED / REVISED		
NO.	DATE	DESCRIPTION
△	10-01-25	NYSHPO SUBMISSION
△	3-16-26	NYC LPC APPROVALS

DOB APPROVALS:

DOB BSCAN:


**Joseph Koebel**  
**ARCHITECT**  
 398 LAFAYETTE AVENUE  
 BROOKLYN, NY 11238  
 Tel: (917) 603-2423  
 N.Y.S. R.A. #026712-1

PROJECT:  
 WINDOW REPLACEMENT AT SINGLE-FAMILY HOUSE  
**311 WEST 245TH STREET**  
 BRONX, NEW YORK 10471  
 BUILDING OWNER:  
 ANNA RUDAWSKI

BLOCK / LOT: 5809 / 530	ZONING: RI-2, NA-2	MAP: ID	BOROUGH: BRONX
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COMPARITIVE PHOTOS

SEAL & SIGNATURE:	DATE: MARCH 16, 2026
	PROJECT NO.: 25RUD
	DRAWING BY: JTK
	CHK. BY:
	DWG. NO.:
	<b>A-101.00</b>
	FILE NO.: 2 OF 11

**STREET VIEW OF PROPERTY**

4506 GREYSTONE AVE.

311 WEST 245TH ST.

4439 WALDO AVE.

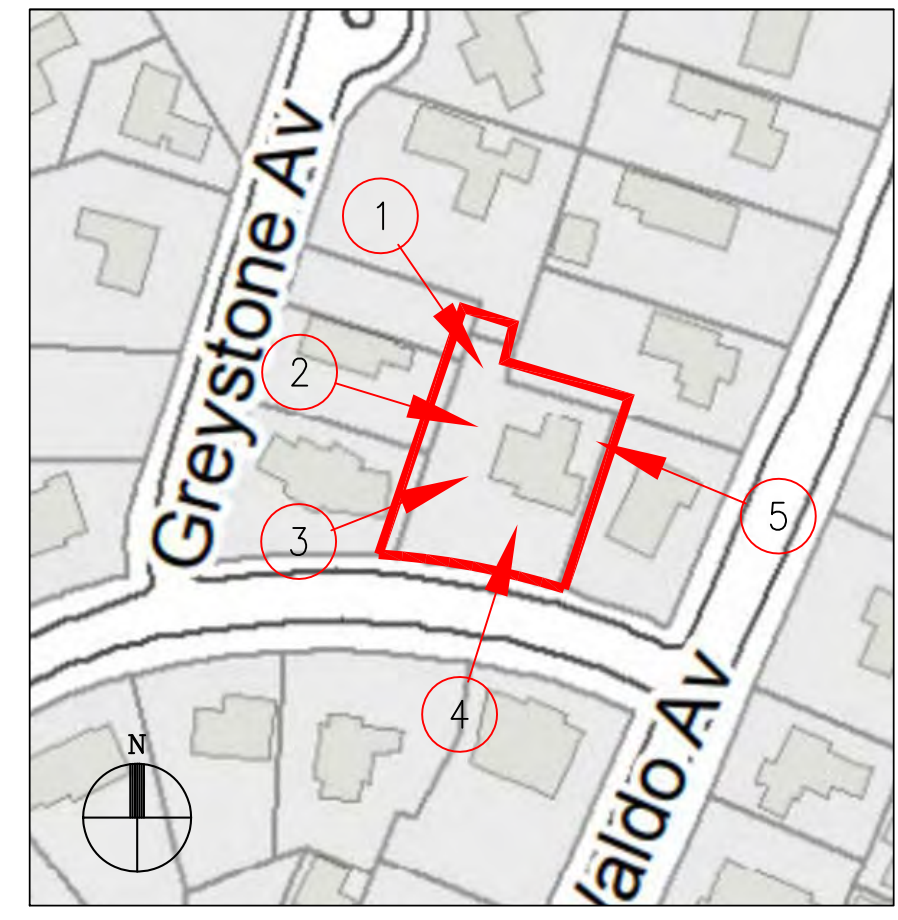


GREYSTONE AVENUE

WALDO AVENUE

245TH STREET

ISSUED / REVISED		
NO.	DATE	DESCRIPTION
△	10-01-25	NYSHPO SUBMISSION
△	3-16-26	NYC LPC APPROVALS



**LOCATIONS OF WINDOWS TO BE REPLACED**



1 NORTHWEST REAR/SIDE



2 WEST SIDE ELEVATION

WINDOWS TO BE REPLACED AT FIVE OPENINGS ON SECOND FLOOR, SIX OPENINGS AT FIRST FLOOR



3 SOUTHWEST SIDE/FRONT



4 SOUTH/FRONT ELEVATION



5 EAST SIDE ELEVATION

DOB APPROVALS:

DOB BSCAN:

Joseph Koebel  
ARCHITECT  
398 LAFAYETTE AVENUE  
BROOKLYN, NY 11238  
Tel: (917) 603-2423  
N.Y.S. R.A. #026712-1

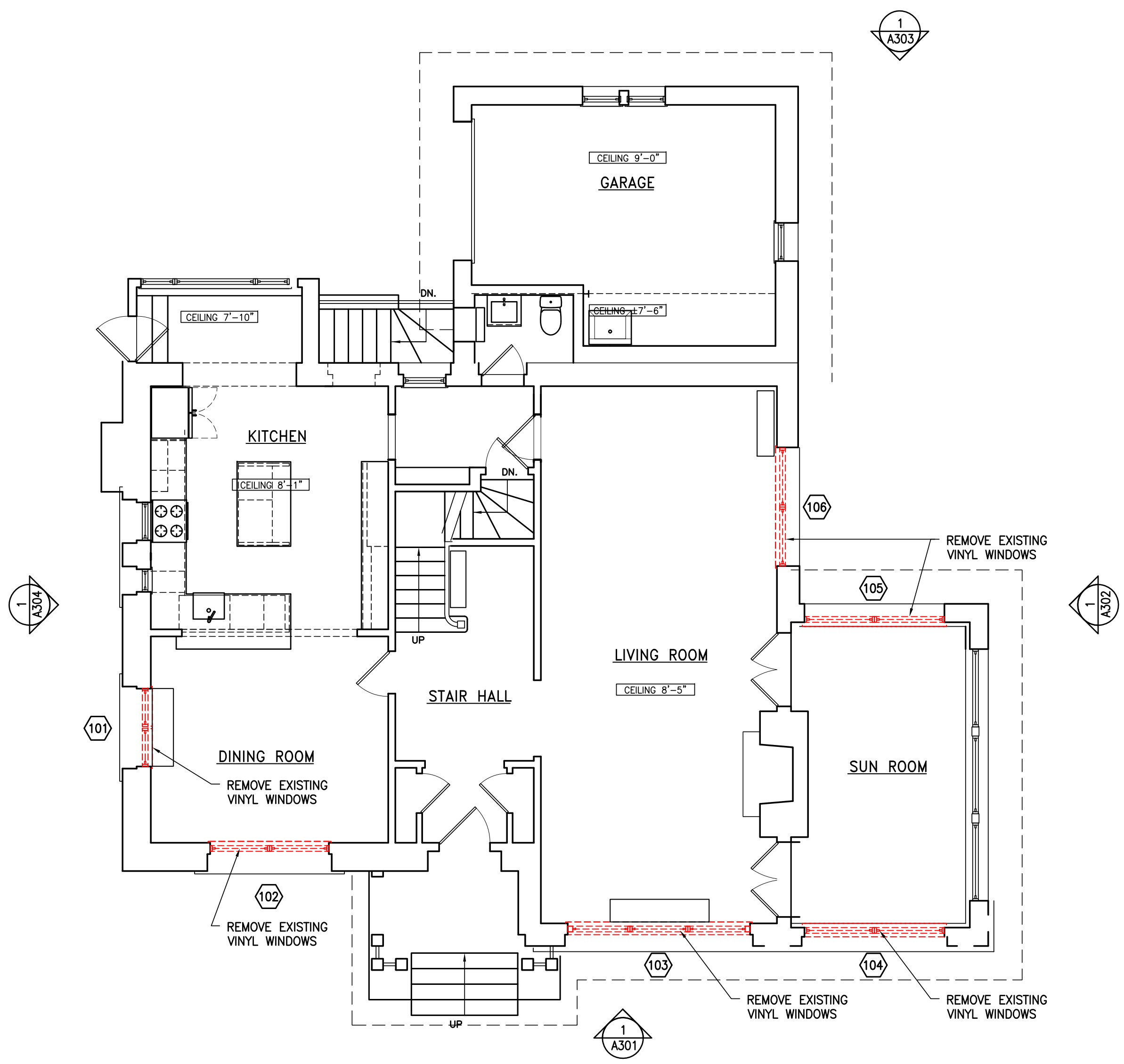
PROJECT:  
WINDOW REPLACEMENT AT SINGLE-FAMILY HOUSE  
311 WEST 245TH STREET  
BRONX, NEW YORK 10471  
BUILDING OWNER:  
ANNA RUDAWSKI

BLOCK / LOT: 5809 / 530	ZONING: RI-2, NA-2	MAP: ID	BOROUGH: BRONX
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STREET VIEW CONTEXT  
LOCATION OF WINDOWS

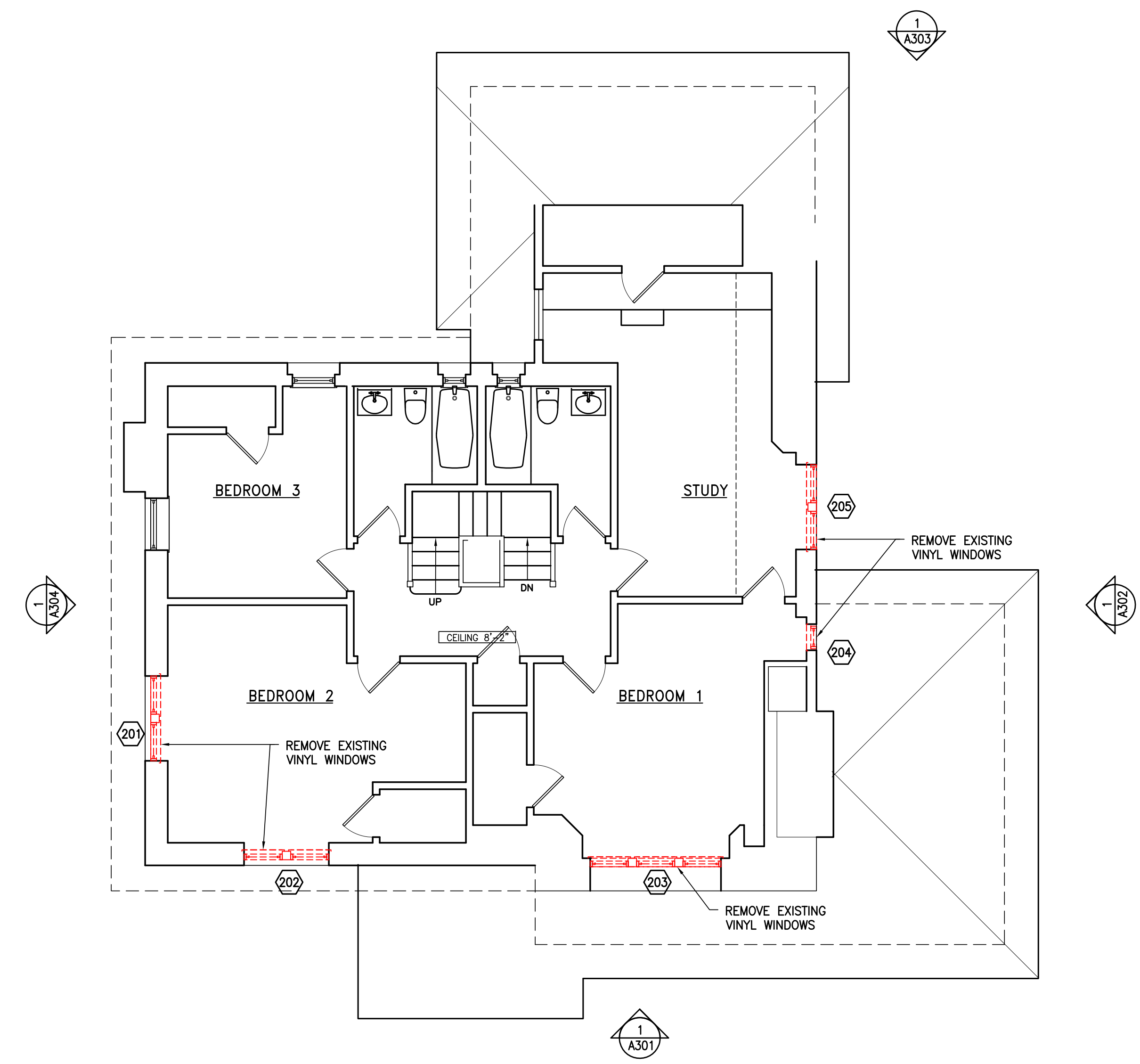
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	CHK. BY:
	DWG. NO.: <b>A-102.00</b>
	FILE NO.: 3 OF 11

ISSUED / REVISED		
NO.	DATE	DESCRIPTION
△	10-01-25	NYSHPO SUBMISSION
△	3-16-26	NYC LPC APPROVALS



**REMOVAL OF VINYL WINDOWS, REPLACED WITH NEW CLAD WOOD WINDOWS, SIX LOCATIONS**

**1 FIRST FLOOR PLAN**  
A201 SCALE: 1/4" = 1'-0"



**REMOVAL OF VINYL WINDOWS, REPLACED WITH NEW CLAD WOOD WINDOWS, FIVE LOCATIONS**

**2 SECOND FLOOR PLAN**  
A201 SCALE: 1/4" = 1'-0"

DOB APPROVALS:

DOB BSCAN:

**Joseph Koebel**  
ARCHITECT  
398 LAFAYETTE AVENUE  
BROOKLYN, NY 11238  
Tel: (917) 603-2423  
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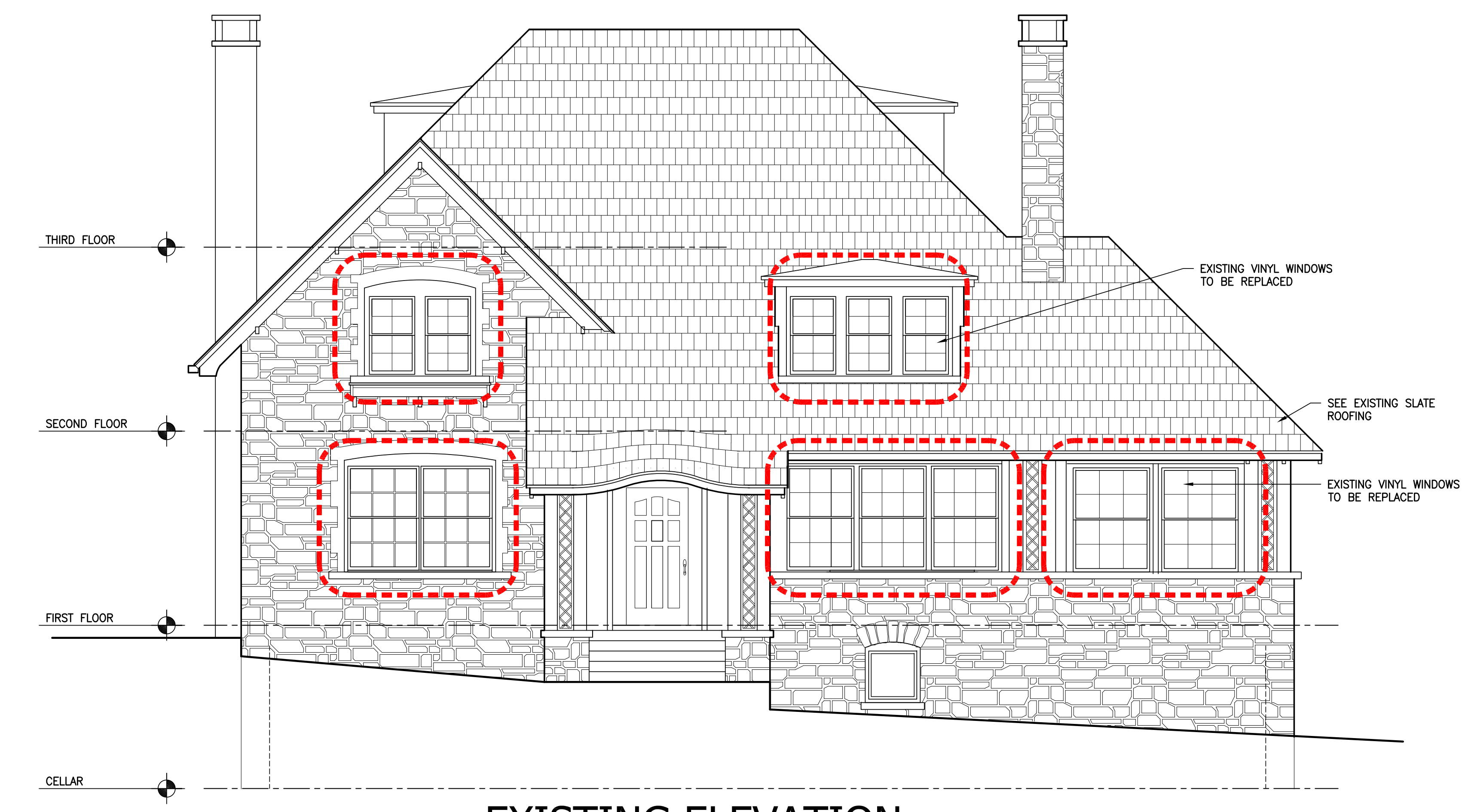
PROJECT:  
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**311 WEST 245TH STREET**  
BRONX, NEW YORK 10471  
BUILDING OWNER:  
ANNA RUDAWSKI

BLOCK / LOT: 5809 / 530	ZONING: R1-2, NA-2	MAP: ID	BOROUGH: BRONX
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**FIRST AND SECOND FLOOR WINDOW REPLACEMENT LOCATIONS**

SEAL & SIGNATURE:	DATE: MARCH 16, 2026
	PROJECT NO.: 25RUD
	DRAWING BY: JTK
	CHK. BY:
	DWG. NO.: <b>A-201.00</b>
	FILE NO.: 4 OF 11

ISSUED / REVISED		
NO.	DATE	DESCRIPTION
△	10-01-25	NYSHPO SUBMISSION
△	3-16-26	NYC LPC APPROVALS



2025 PHOTOS



1 SOUTH ELEVATION - EXISTING  
A-301 SCALE: 1/4" = 1'-0"

**EXISTING ELEVATION**

**REMOVAL OF VINYL WINDOWS**



1980'S TAX PHOTO



NOTE DOUBLE HUNG WINDOWS VISIBLE AT 2ND FLOOR, CASEMENT WINDOWS WITH TRANSOMS AT FIRST FLOOR

2 SOUTH ELEVATION - PROPOSED  
A-301 SCALE: 1/4" = 1'-0"

**PROPOSED ELEVATION**

**NEW CLAD WINDOWS TO MATCH HISTORIC OPERATION AND CONFIGURATION**

DOB APPROVALS:

DOB BSCAN:

**Joseph Koebel ARCHITECT**  
398 LAFAYETTE AVENUE  
BROOKLYN, NY 11238  
Tel: (917) 603-2423  
N.Y.S. R.A. #026712-1

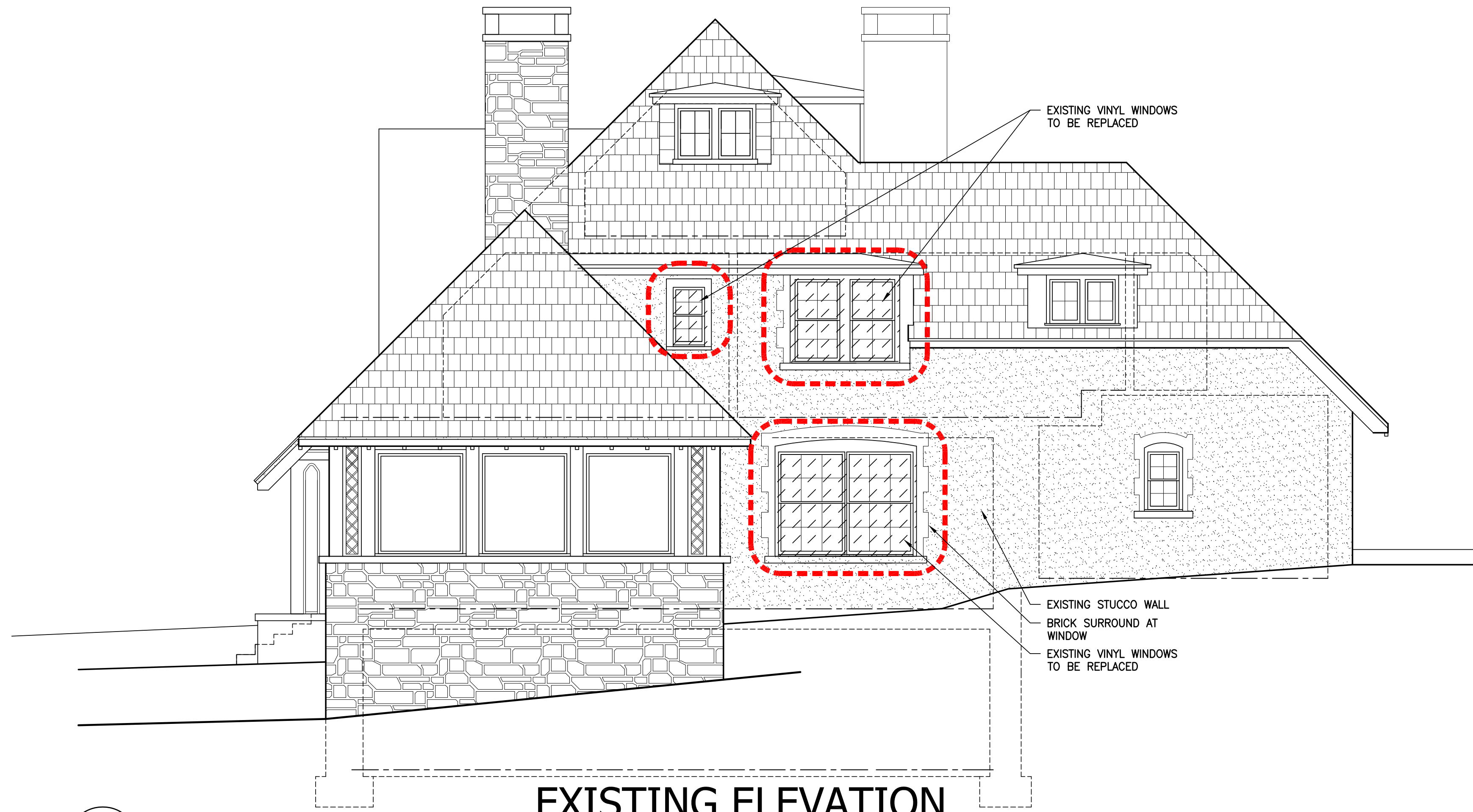
PROJECT:  
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**311 WEST 245TH STREET**  
BRONX, NEW YORK 10471  
BUILDING OWNER:  
ANNA RUDAWSKI

BLOCK / LOT: 5809 / 530	ZONING: R1-2, NA-2	MAP: ID	BOROUGH: BRONX
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EXISTING SOUTH ELEVATION  
PROPOSED SOUTH ELEVATION

SEAL & SIGNATURE:	DATE: MARCH 16, 2026
	PROJECT NO.: 25RUD
	DRAWING BY: JTK
	CHK. BY:
	DWG. NO.: <b>A-301.00</b>
	FILE NO.: 5 OF 11

ISSUED / REVISED		
NO.	DATE	DESCRIPTION
△	10-01-25	NYSHPO SUBMISSION
△	3-16-26	NYC LPC APPROVALS



2025 PHOTOS



1 EAST ELEVATION - EXISTING  
A-302 SCALE: 1/4" = 1'-0"

**EXISTING ELEVATION**

**REMOVAL OF VINYL WINDOWS**



2 EAST ELEVATION - PROPOSED  
A-302 SCALE: 1/4" = 1'-0"

**PROPOSED ELEVATION**

**NEW CLAD WINDOWS TO MATCH HISTORIC OPERATION AND CONFIGURATION**

DOB APPROVALS:

DOB BSCAN:

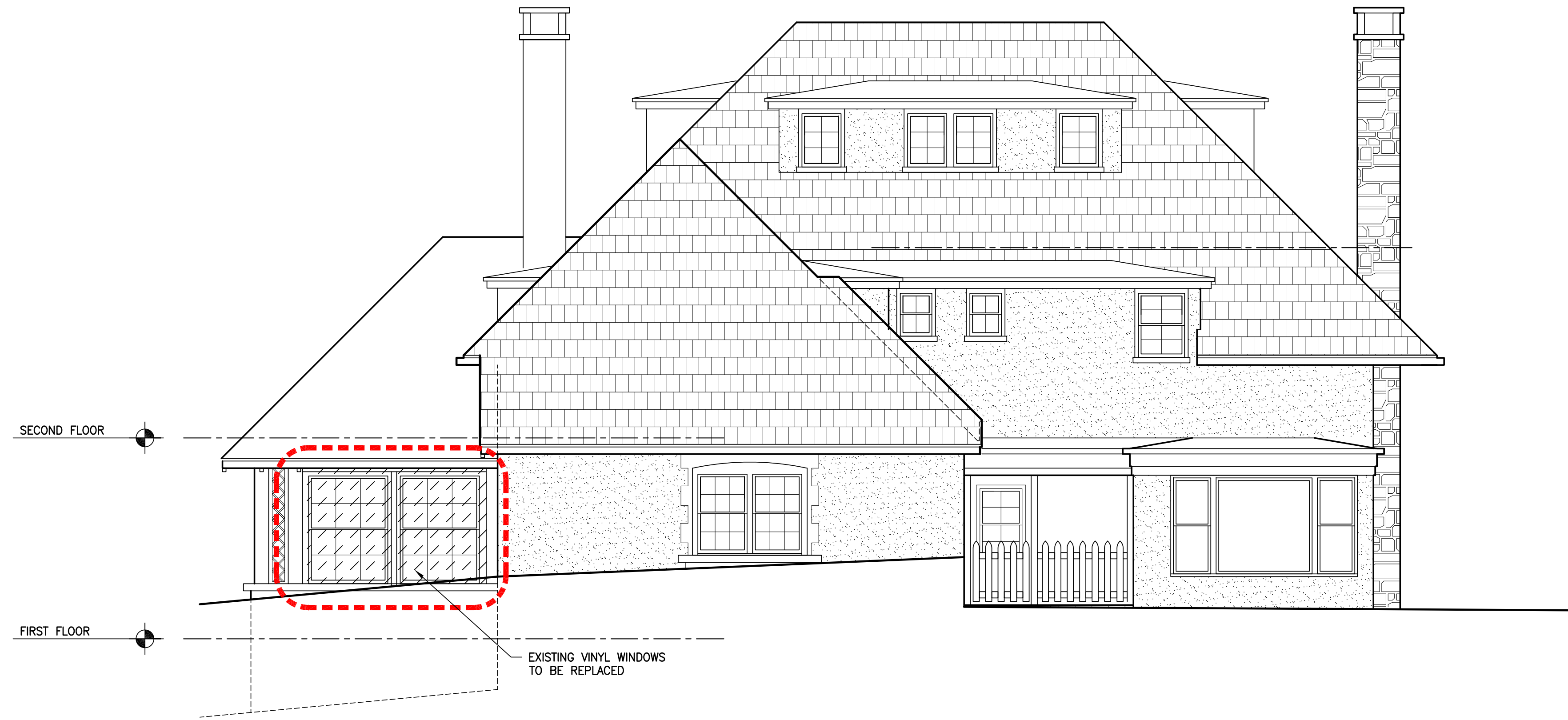
**Joseph Koebel**  
ARCHITECT  
398 LAFAYETTE AVENUE  
BROOKLYN, NY 11238  
Tel: (917) 603-2423  
N.Y.S. R.A. #026712-1

PROJECT:  
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BRONX, NEW YORK 10471  
BUILDING OWNER:  
ANNA RUDAWSKI

BLOCK / LOT: 5809 / 530	ZONING: RI-2, NA-2	MAP: ID	BOROUGH: BRONX
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EXISTING EAST ELEVATION  
PROPOSED EAST ELEVATION

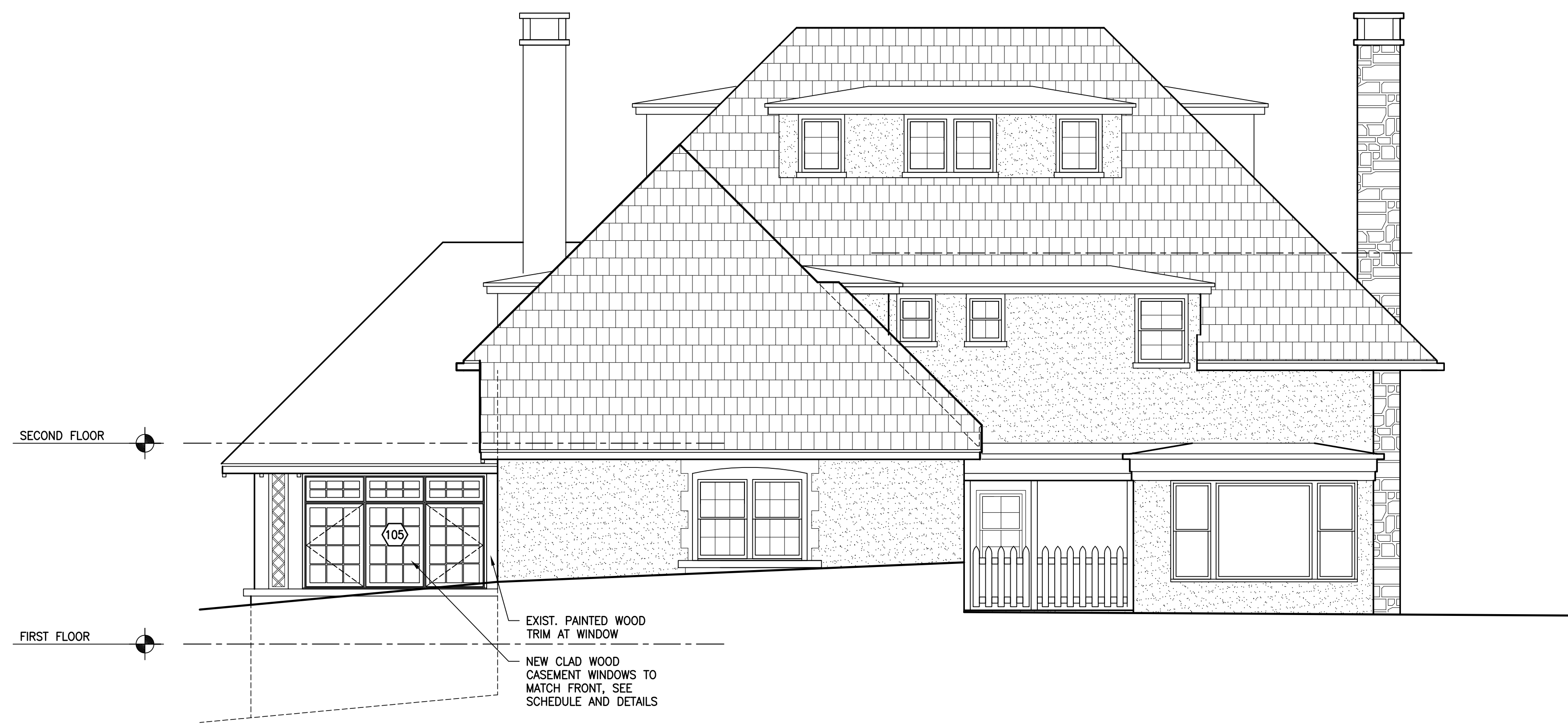
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	PROJECT NO.: 25RUD
	DRAWING BY: JTK
	CHK. BY:
	DWG. NO.: <b>A-302.00</b>
	FILE NO.: 6 OF 11



1 NORTH ELEVATION - EXISTING  
A-303 SCALE: 1/4" = 1'-0"

### EXISTING ELEVATION

REMOVAL OF VINYL WINDOWS



2 NORTH ELEVATION - PROPOSED  
A-303 SCALE: 1/4" = 1'-0"

### PROPOSED ELEVATION

NEW CLAD WINDOWS TO MATCH HISTORIC OPERATION AND CONFIGURATION



2025 PHOTOS



NORTH SIDE OF SUN ROOM

ISSUED / REVISED		
NO.	DATE	DESCRIPTION
△	10-01-25	NYSHPO SUBMISSION
△	3-16-26	NYC LPC APPROVALS

DOB APPROVALS: \_\_\_\_\_

DOB BSCAN: \_\_\_\_\_

**Joseph Koebel ARCHITECT**  
 398 LAFAYETTE AVENUE  
 BROOKLYN, NY 11238  
 Tel: (917) 603-2423  
 N.Y.S. R.A. #026712-1

PROJECT:  
 WINDOW REPLACEMENT AT SINGLE-FAMILY HOUSE  
**311 WEST 245TH STREET**  
 BRONX, NEW YORK 10471  
 BUILDING OWNER:  
 ANNA RUDAWSKI

BLOCK / LOT: 5809 / 530	ZONING: R1-2, NA-2	MAP: ID	BOROUGH: BRONX
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EXISTING NORTH ELEVATION  
 PROPOSED NORTH ELEVATION

SEAL & SIGNATURE: _____	DATE: MARCH 16, 2026
PROJECT NO.: 25RUD	DRAWING BY: JTK
CHK. BY: _____	DWG. NO.: <b>A-303.00</b>
FILE NO.: _____	7 OF 11

ISSUED / REVISED		
NO.	DATE	DESCRIPTION
△	10-01-25	NYSHPO SUBMISSION
△	3-16-26	NYC LPC APPROVALS



2025 PHOTOS

### EXISTING ELEVATION

1 WEST ELEVATION - EXISTING  
A-304 SCALE: 1/4" = 1'-0"

### REMOVAL OF VINYL WINDOWS



### PROPOSED ELEVATION

2 WEST ELEVATION - PROPOSED  
A-304 SCALE: 1/4" = 1'-0"

### NEW CLAD WINDOWS TO MATCH HISTORIC OPERATION AND CONFIGURATION

DOB APPROVALS:

DOB BSCAN:

**Joseph Koelbel ARCHITECT**  
 398 LAFAYETTE AVENUE  
 BROOKLYN, NY 11238  
 Tel: (917) 603-2423  
 N.Y.S. R.A. #026712-1

PROJECT:  
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**311 WEST 245TH STREET**  
 BRONX, NEW YORK 10471  
 BUILDING OWNER:  
 ANNA RUDAWSKI

BLOCK / LOT: 5809 / 530	ZONING: R1-2, NA-2	MAP: ID	BOROUGH: BRONX
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EXISTING WEST ELEVATION  
 PROPOSED WEST ELEVATION

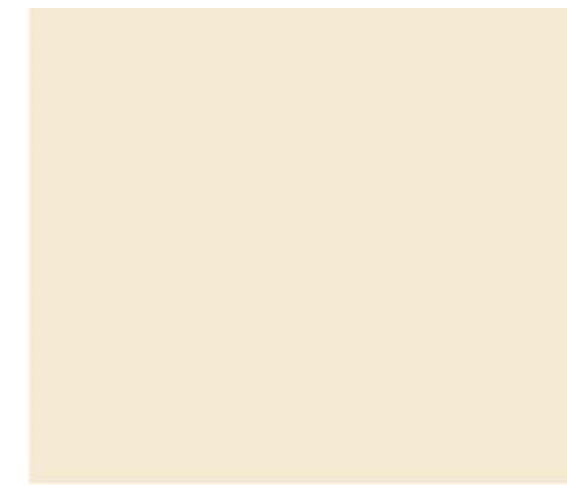
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	PROJECT NO.: 25RUD
	DRAWING BY: JTK
	CHK. BY:
	DWG. NO.:
	<b>A-304.00</b>
	FILE NO.: 8 OF 11

ISSUED / REVISED		
NO.	DATE	DESCRIPTION
△	10-01-25	NYSHPO SUBMISSION
△	3-16-26	NYC LPC APPROVALS
△	5-26-26	REVISED WINDOW COLOR



### EXISTING WINDOW

- TYPICAL VINYL WINDOWS TO BE REPLACED
- NON HISTORIC ONE-OVER-ONE WITH PANE DIVIDERS
- EXISTING WINDOWS ARE DRAFTY AND DIFFICULT TO OPERATE



Coconut Cream  
PROPOSED COLOR



### PROPOSED WINDOW

SAMPLE MARVIN ULTIMATE CLAD WOOD WINDOW  
SIMULATED DIVIDED LITE WITH SPACER BAR  
THE PROPOSED WINDOWS HAVE A PAINTED ALUMINUM EXTERIOR FINISH. WHILE NOT MATCHING THE PRESUMED HISTORIC MATERIAL (WOOD), WE BELIEVE THIS WILL NOT BE DISCERNABLE FROM THE STREET, WHICH IS IS OVER SIXTY FEET FROM THE HOUSE.

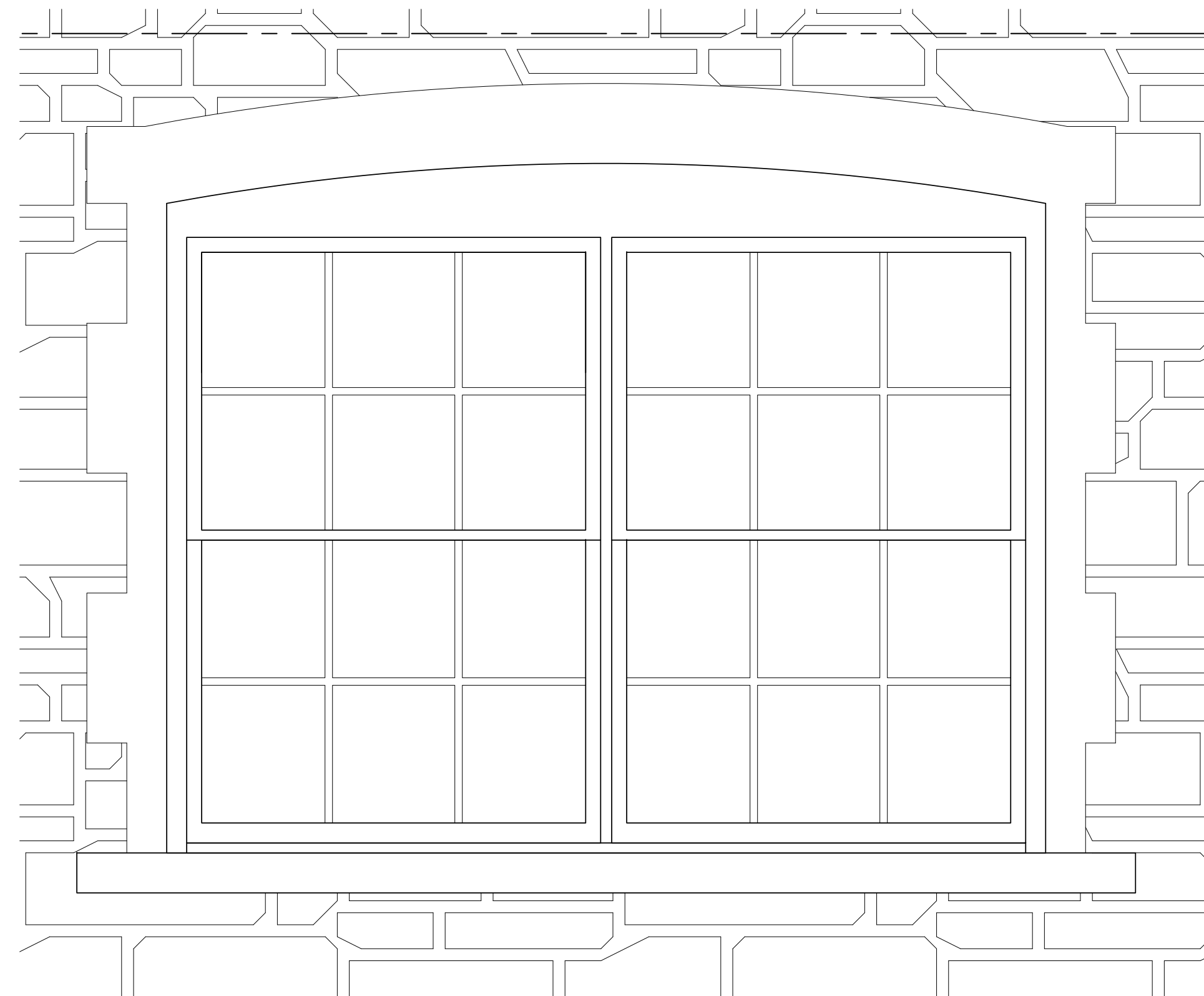


### EXISTING ATTIC WOOD WINDOW

WOOD WINDOW TO REMAIN – SHOWN FOR REFERENCE

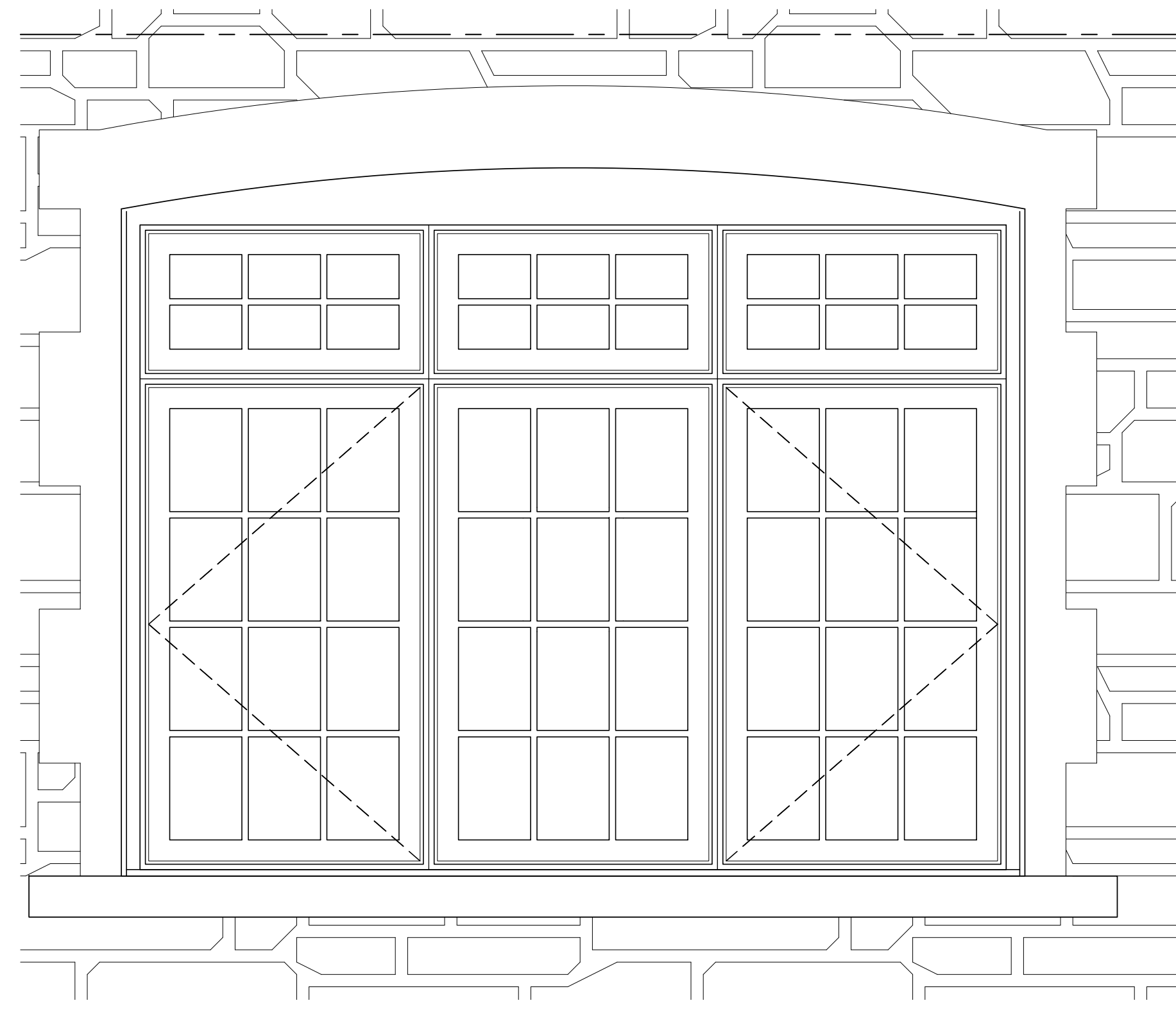
DOB APPROVALS:

DOB BSCAN:



### EXISTING VINYL WINDOWS

WINDOW 101 SHOWN



### PROPOSED CLAD WOOD WINDOWS

CONFIGURATION TO MATCH HISTORIC PHOTO



1980'S TAX PHOTO

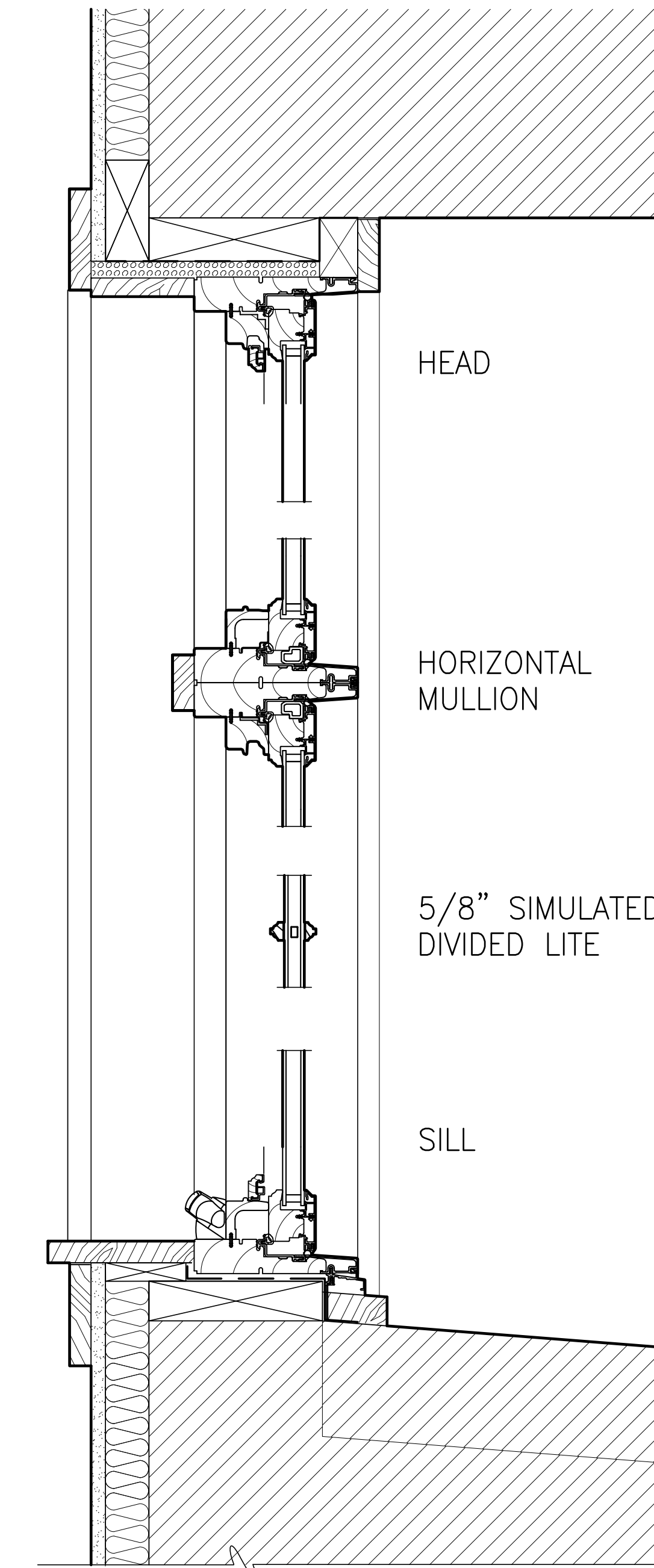
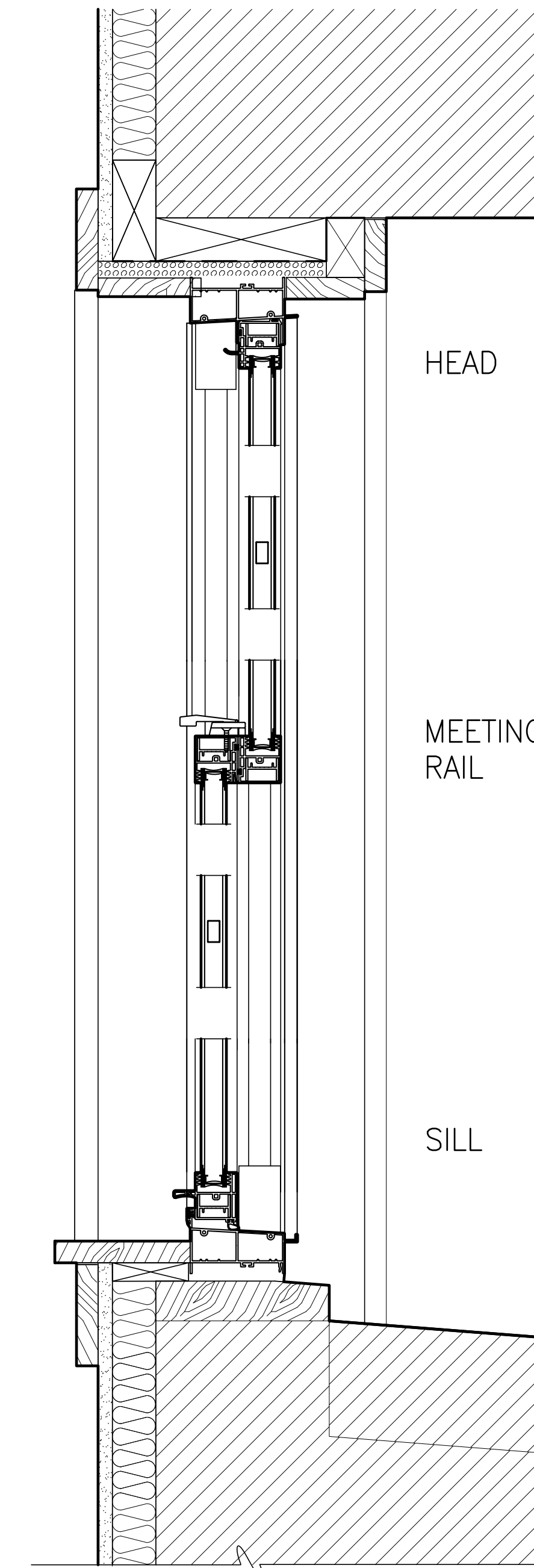
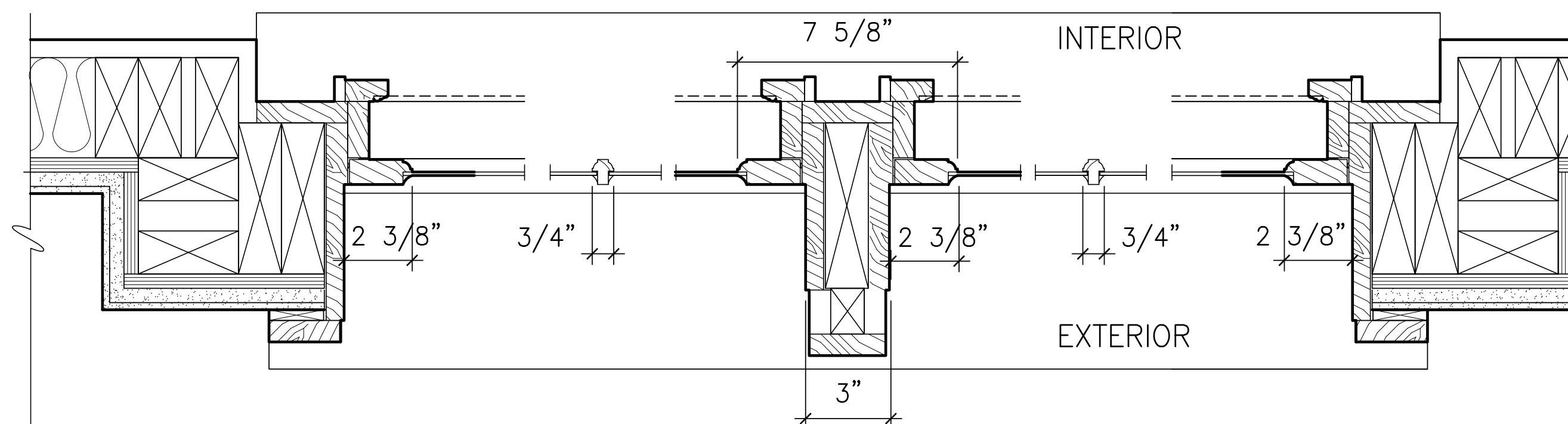
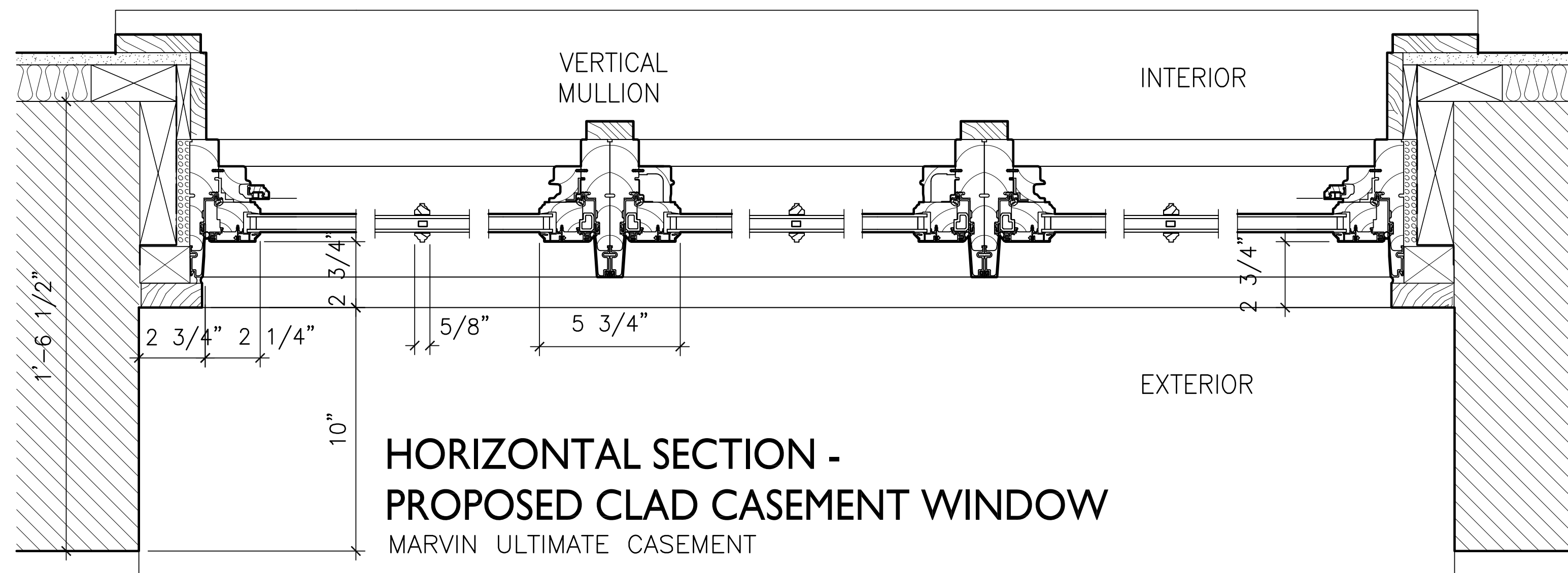
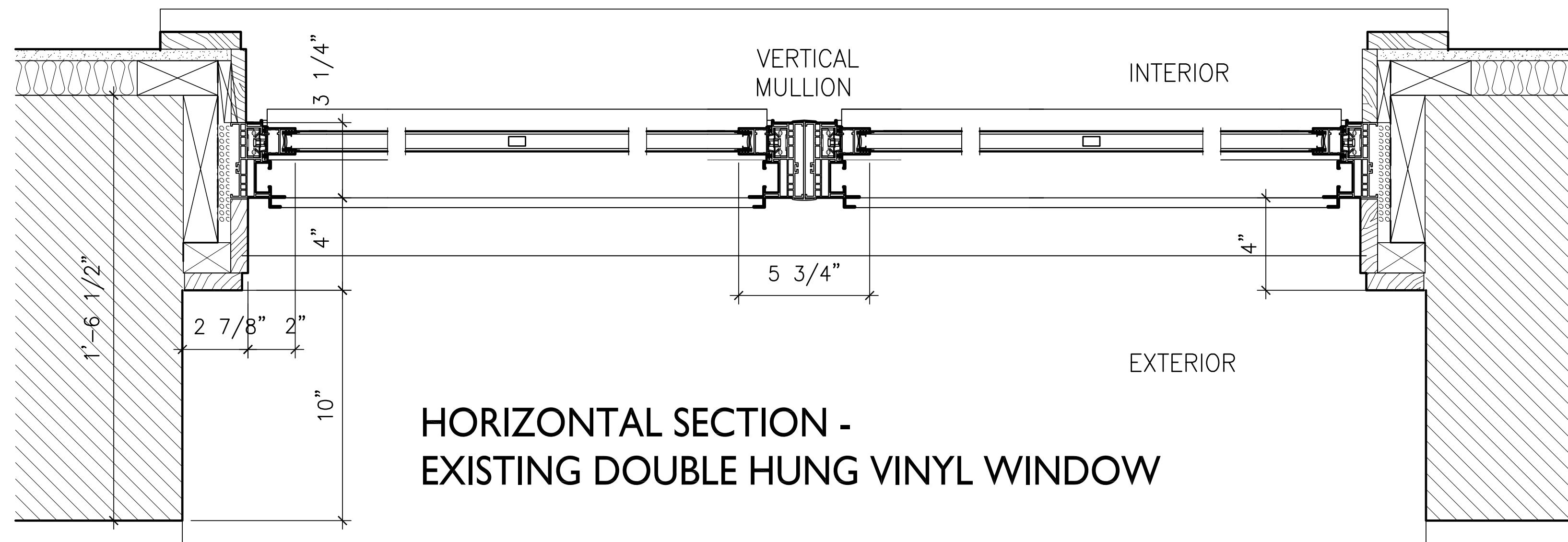
**Joseph Koebel**  
ARCHITECT  
398 LAFAYETTE AVENUE  
BROOKLYN, NY 11238  
Tel: (917) 603-2423  
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BRONX, NEW YORK 10471  
BUILDING OWNER:  
ANNA RUDAWSKI

BLOCK / LOT: 5809 / 530	ZONING: R1-2, NA-2	MAP: ID	BOROUGH: BRONX
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WINDOW COMPARISON  
WINDOW ELEVATION

SEAL & SIGNATURE:	DATE: MARCH 16, 2026
	PROJECT NO.: 25RUD
	DRAWING BY: JTK
	CHK. BY:
	DWG. NO.: A-401.00
	FILE NO.: 9 OF 11



**VERTICAL SECTION -  
EXISTING VINYL WINDOW**

**VERTICAL SECTION -  
PROPOSED CLAD CASEMENT WINDOW**



ISSUED / REVISED		
NO.	DATE	DESCRIPTION
△	10-01-25	NYSHPO SUBMISSION
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△	5-26-26	REVISED WINDOW COLOR

DOB APPROVALS:

DOB BSCAN:

**Joseph Koebel  
ARCHITECT**  
398 LAFAYETTE AVENUE  
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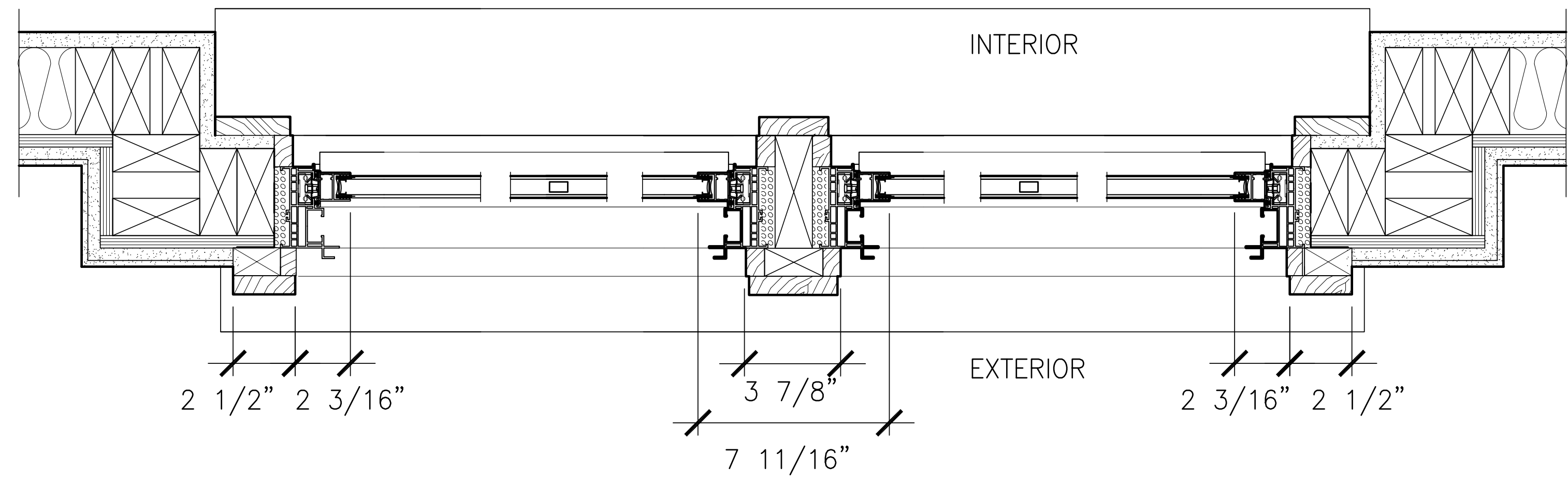
BLOCK / LOT: 5809 / 530 | ZONING: R1-2, NA-2 | MAP: ID | BOROUGH: BRONX

**WINDOW DIMENSIONS  
WINDOW DETAILS**

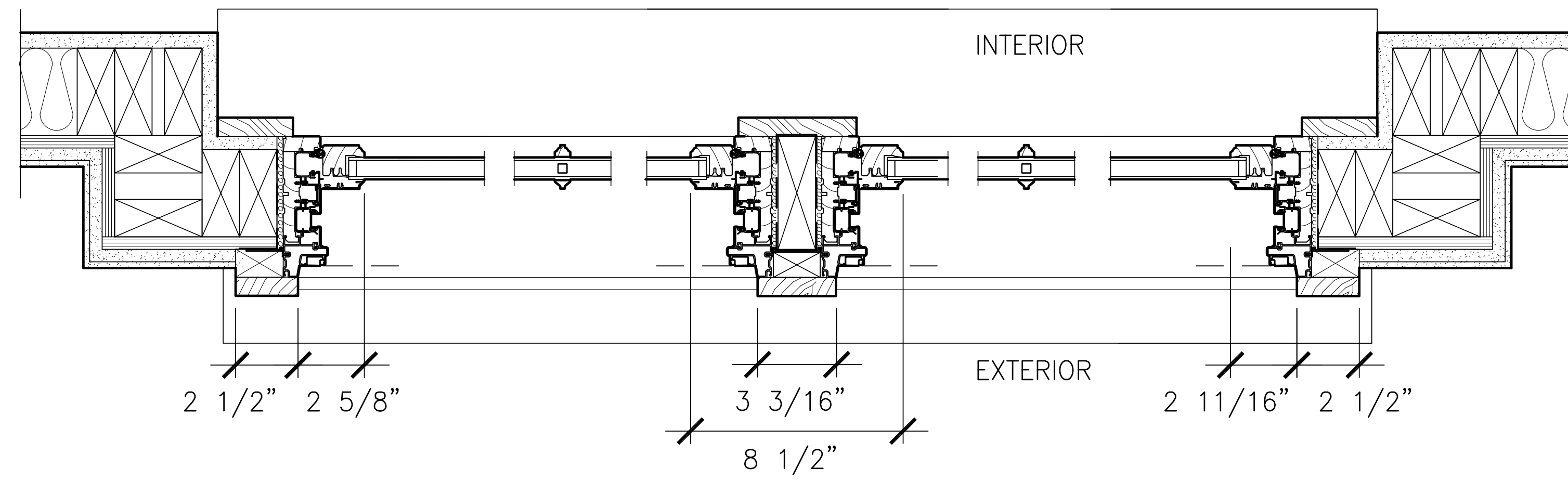
SEAL & SIGNATURE:

DATE: MARCH 16, 2026  
PROJECT NO.: 25RUD  
DRAWING BY: JTK  
CHK. BY:  
DWG. NO.: **A-402.00**  
FILE NO.: 10 OF 11

ISSUED / REVISED		
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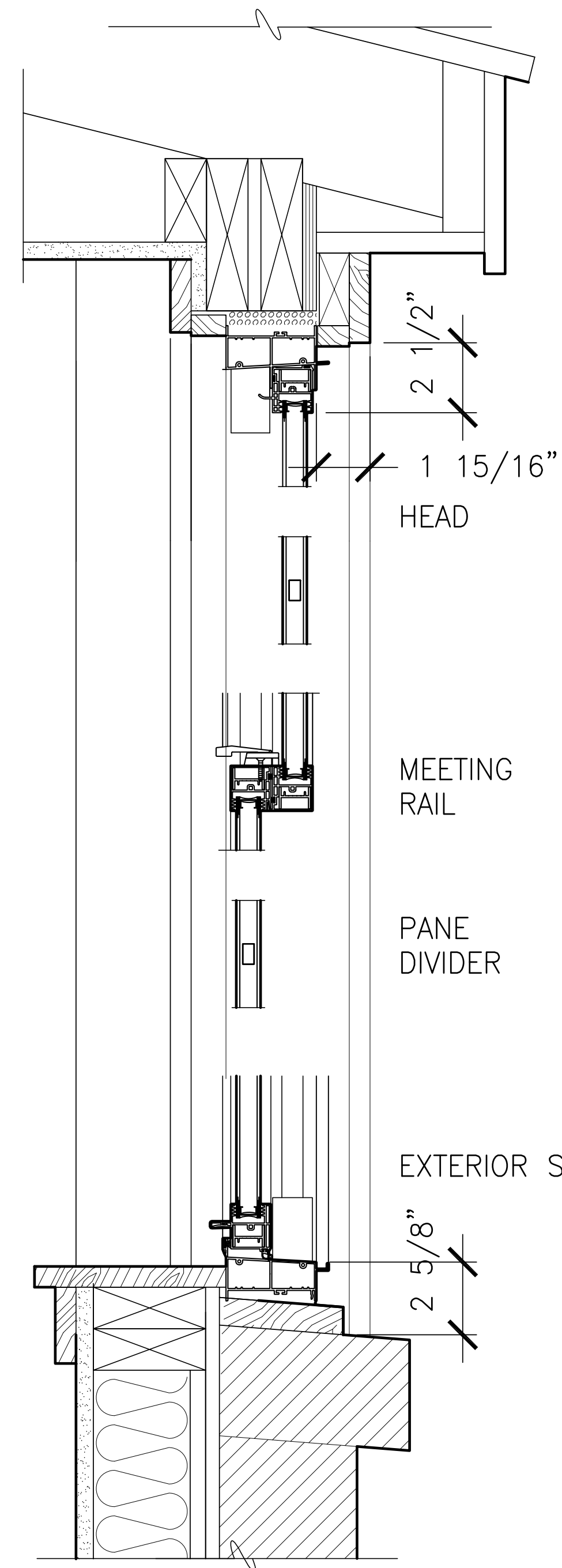
**HORIZONTAL SECTION -  
EXISTING DOUBLE HUNG VINYL WINDOW**



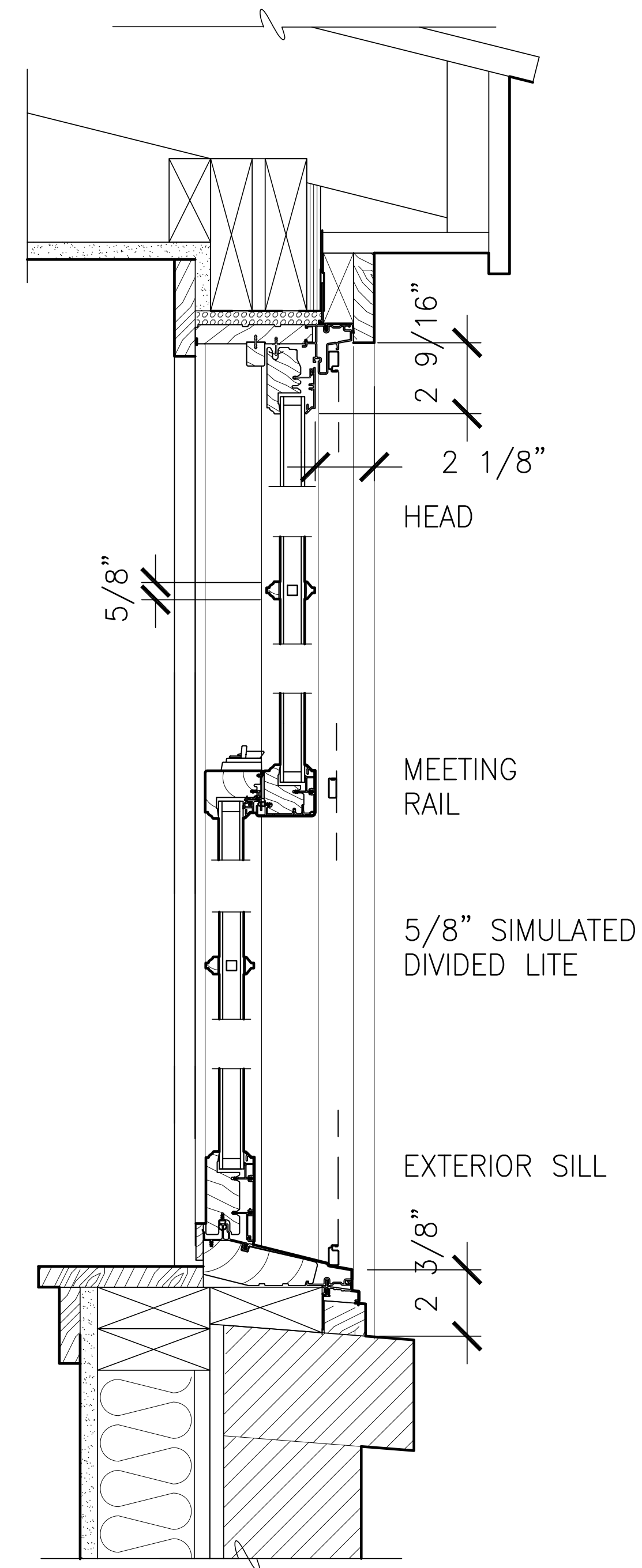
**HORIZONTAL SECTION -  
PROPOSED CLAD DOUBLE-HUNG WINDOW**  
MARVIN ULTIMATE DOUBLE HUNG



**EXISTING 2ND FLOOR DORMER WINDOW**  
VINYL WINDOWS TO BE REPLACED



**VERTICAL SECTION -  
EXISTING VINYL WINDOW**



**VERTICAL SECTION -  
PROPOSED CLAD  
DOUBLE-HUNG WINDOW**

DOB APPROVALS:  
  
DOB BSCAN:

**Joseph Koelbel  
ARCHITECT**  
398 LAFAYETTE AVENUE  
BROOKLYN, NY 11238  
Tel: (917) 603-2423  
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BUILDING OWNER:  
ANNA RUDAWSKI

BLOCK / LOT: 5809 / 530 | ZONING: R1-2, NA-2 | MAP: ID | BOROUGH: BRONX

WINDOW DIMENSIONS  
WINDOW DETAILS

SEAL & SIGNATURE: \_\_\_\_\_  
DATE: MARCH 16, 2026  
PROJECT NO.: 25RUD  
DRAWING BY: JTK  
CHK. BY: \_\_\_\_\_  
DWG. NO.: **A-403.00**  
FILE NO.: 11 OF 11

June 2, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-04616

## **311 West 245th Street – Fieldston Historic District Borough of Bronx**

**To testify virtually, please join Zoom**

**Webinar ID:** 165 104 6126

**Passcode:** 717488

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.