

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-11391

31 West 21st Street – Ladies' Mile Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 524 7850

Passcode: 283119

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US 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.



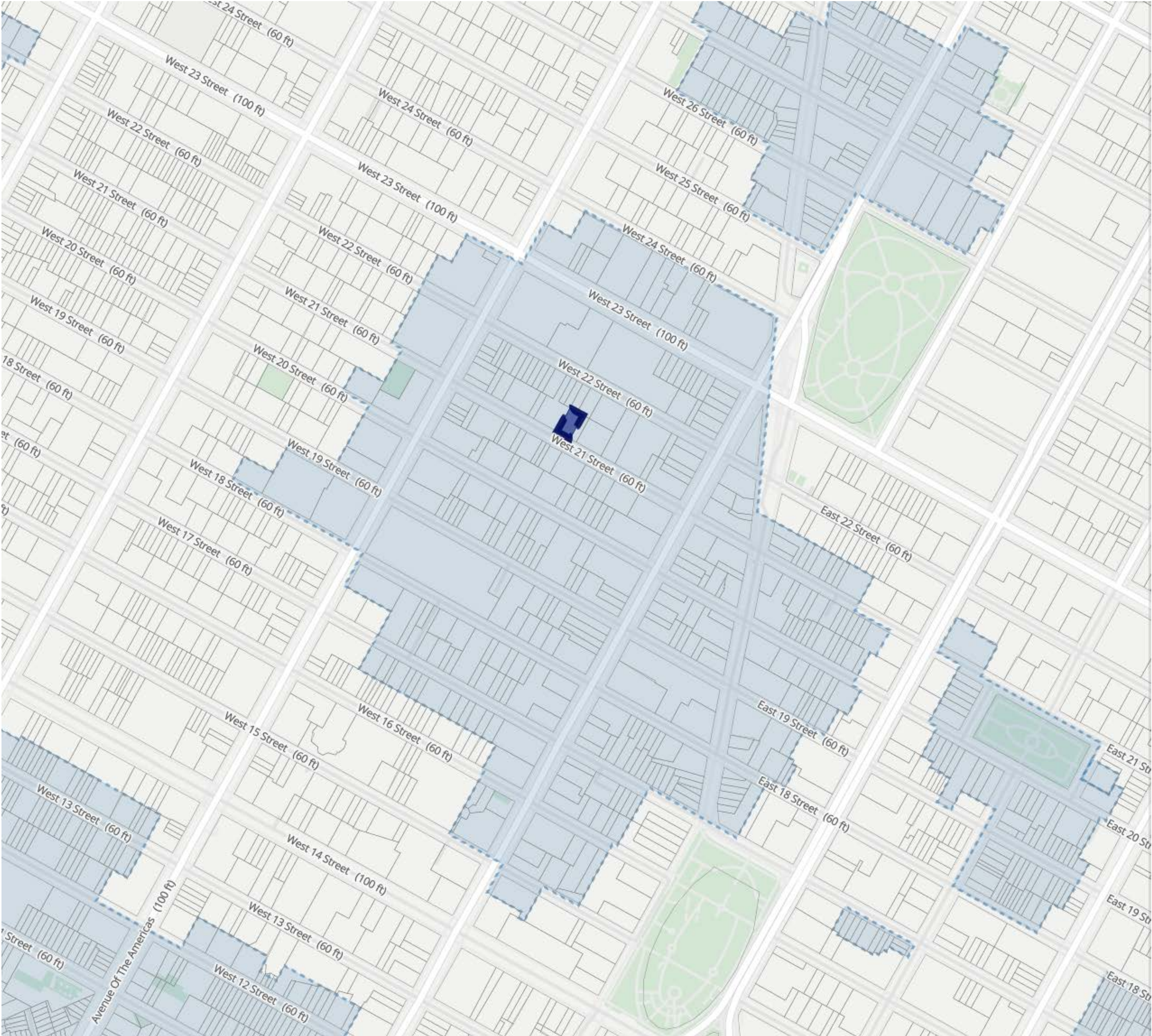
NORTHWORKS

31 WEST 21ST STREET #5 WINDOW REPLACEMENT

LPC MEETING

SEPTEMBER 28, 2026

HISTORIC DISTRICTS



TAX MAP



ENLARGED SITE PLAN



EXISTING AND PROPOSED

DOUBLE HUNG WINDOWS ON BAY SIDES



31 W 21ST STREET c. 2026(EXISTING)

DOUBLE HUNG WINDOWS ON BAY SIDES



31 W 21ST STREET c. 2027 (PROPOSED)

HISTORIC PHOTOS OF 31 W 21ST STREET



31 W 21ST STREET c.1940
SINGLE PANE WINDOWS ON BAY SIDES



31 W 21ST STREET c.1989 @ LANDMARKS DESIGNATION
“CHICAGO STYLE” DOUBLE HUNG WINDOWS ON BAY SIDES

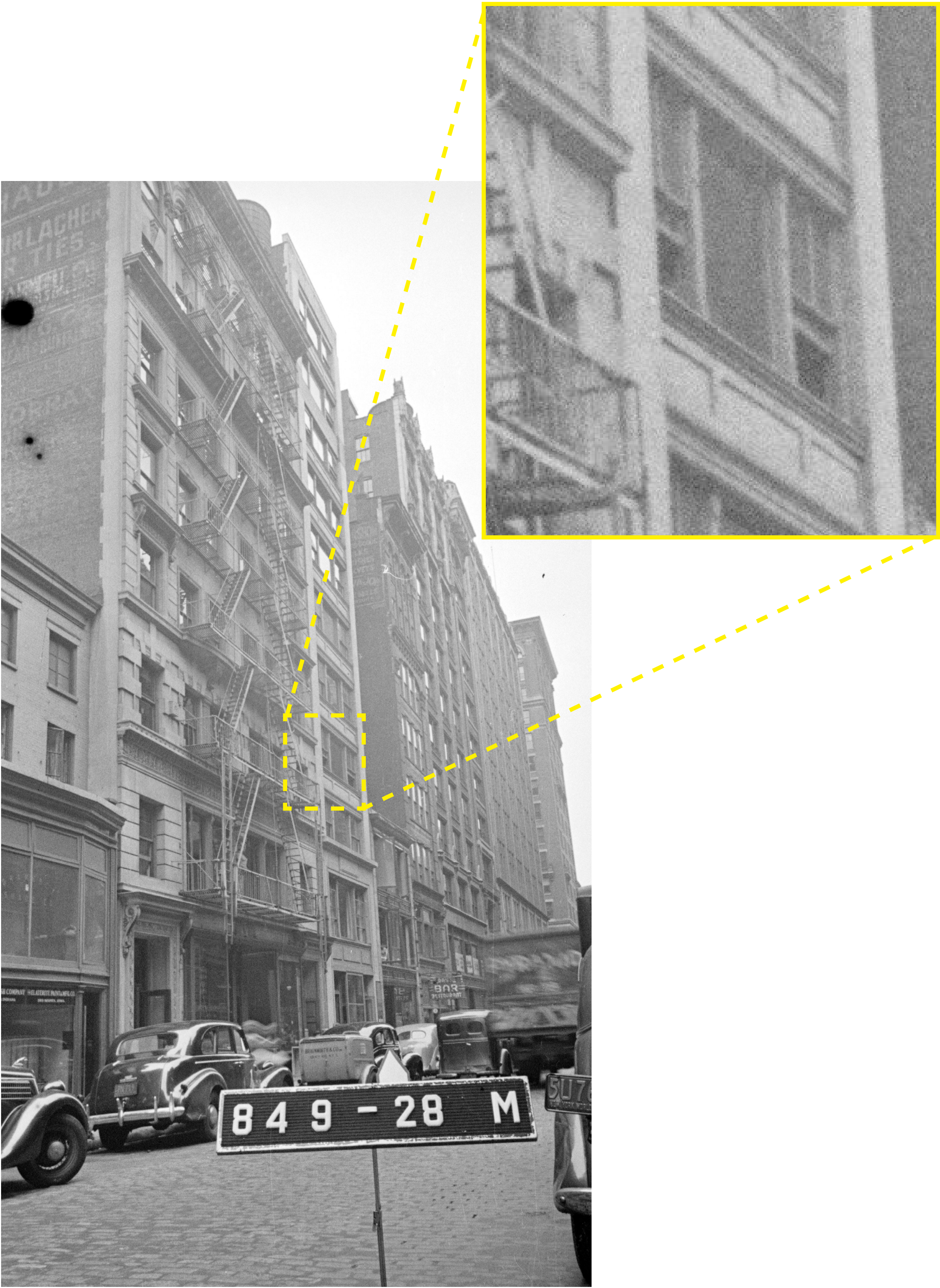


“Stories four through nine are faced in red brick and continue the pattern of the window openings of stories two and three; the chicago-style windows are canted to form projecting bays and have metal spandrel panels between stories.”

HISTORIC PRECEDENT IN THE LADIES MILE HISTORIC DISTRICT



9 W 20TH STREET C. 1940
CHICAGO STYLE BAY WINDOWS W/ METAL SPANDREL



39 EAST 20TH STREET C. 1940
CHICAGO STYLE WINDOWS

EXISTING CONDITIONS



CHICAGO-STYLE BAY WINDOWS WITH METAL SPANDREL AND METAL MULLION CAP



METAL MULLION CAP RELATIONSHIP TO EXISTING WINDOW | SILL DETAIL | EXISTING WINDOW PROFILES



SILL DETAIL AND RELATIONSHIP TO EXISTING BRICK FACADE



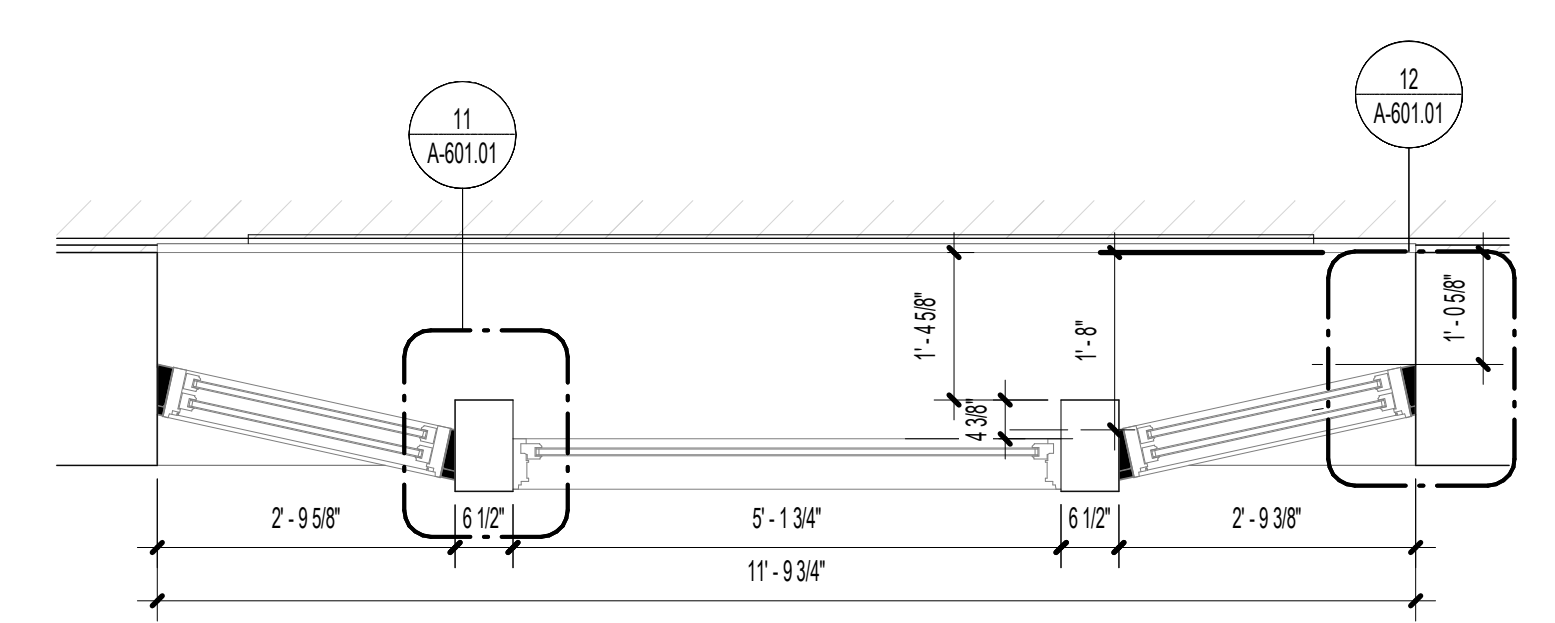
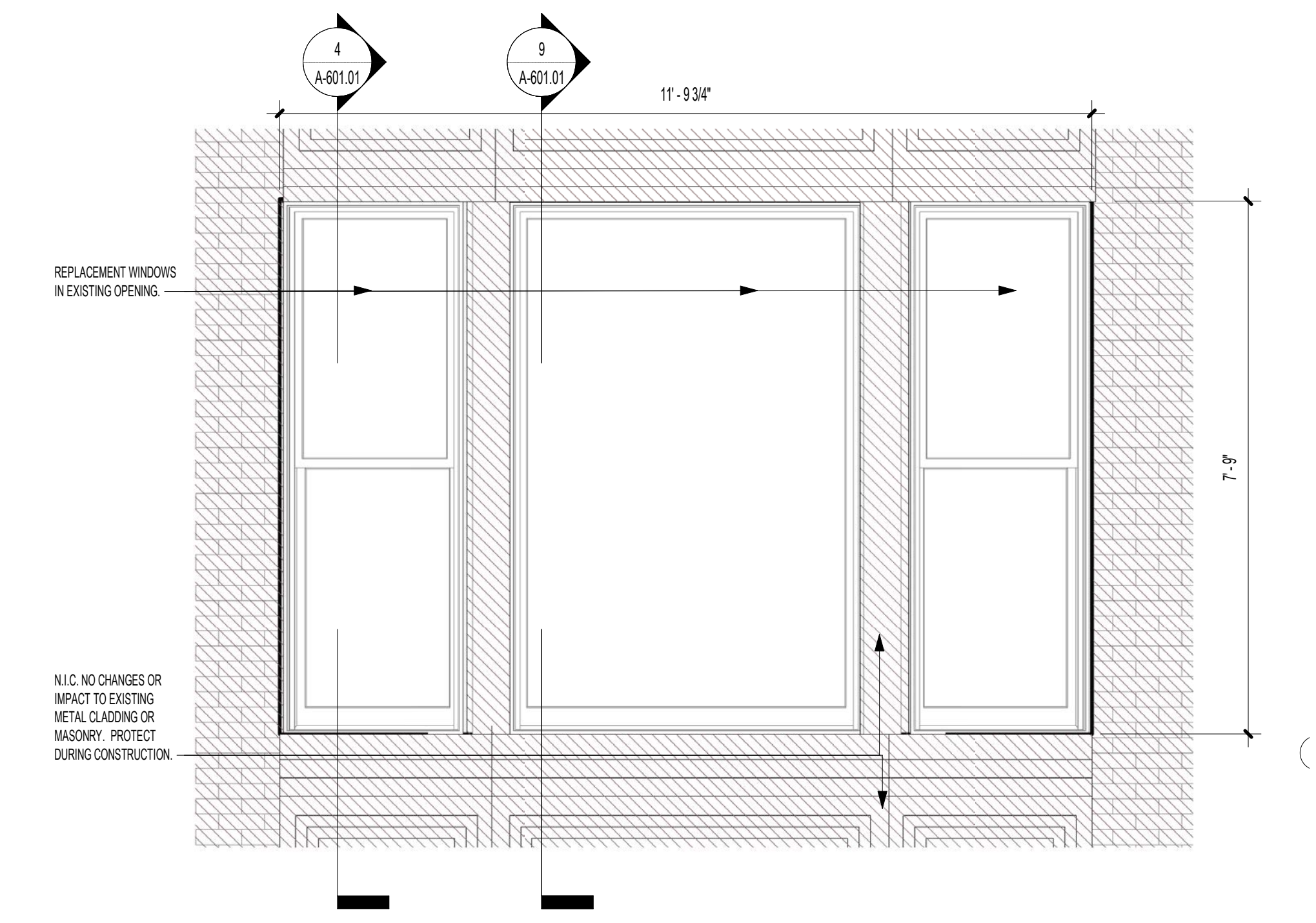
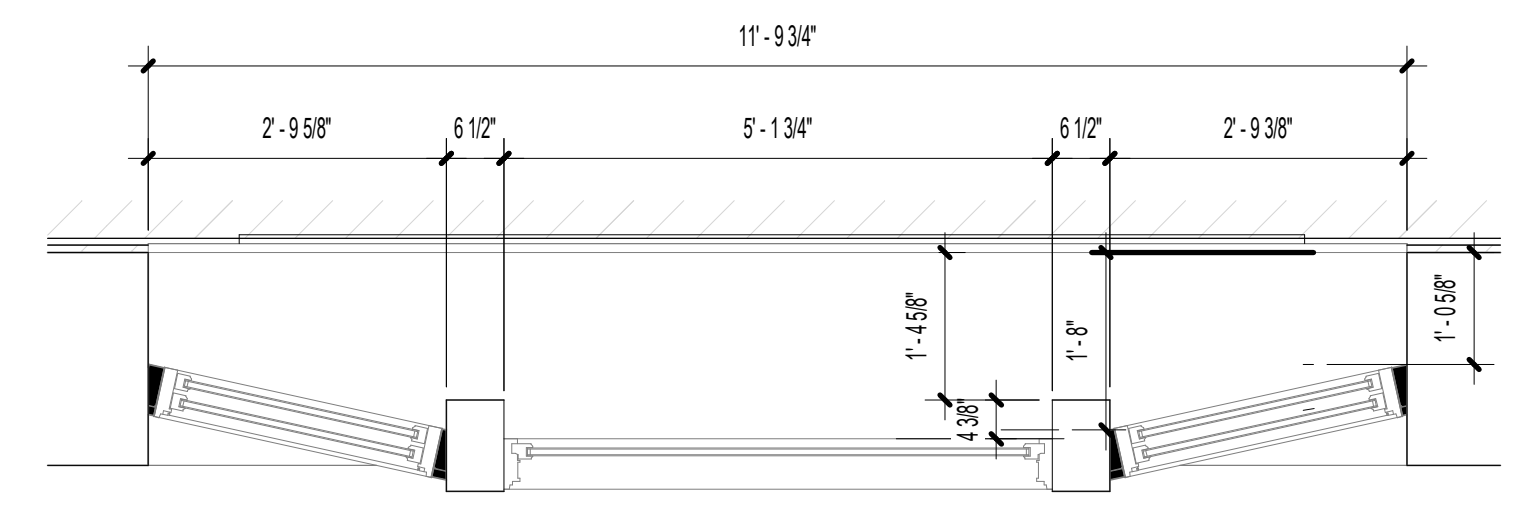
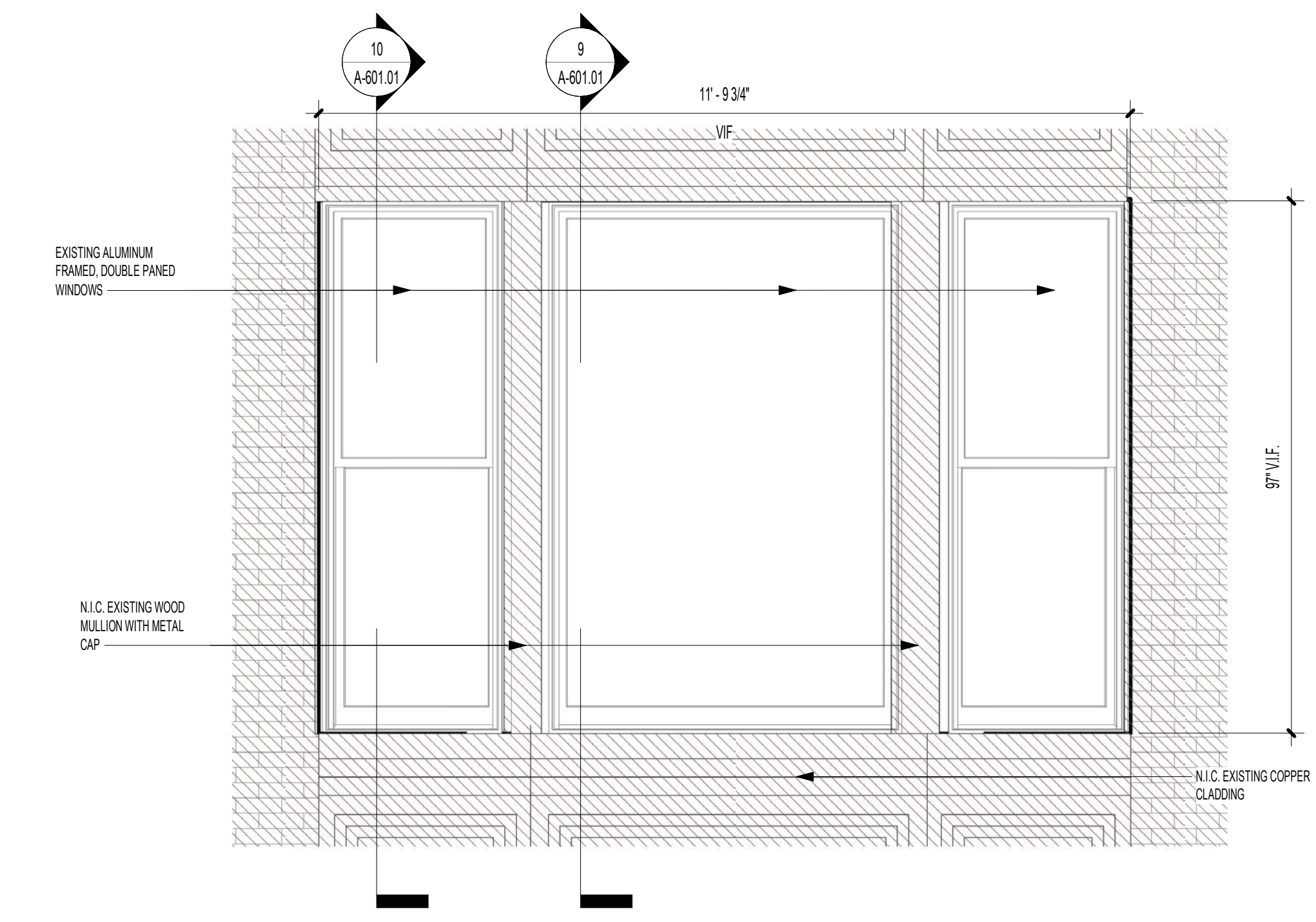
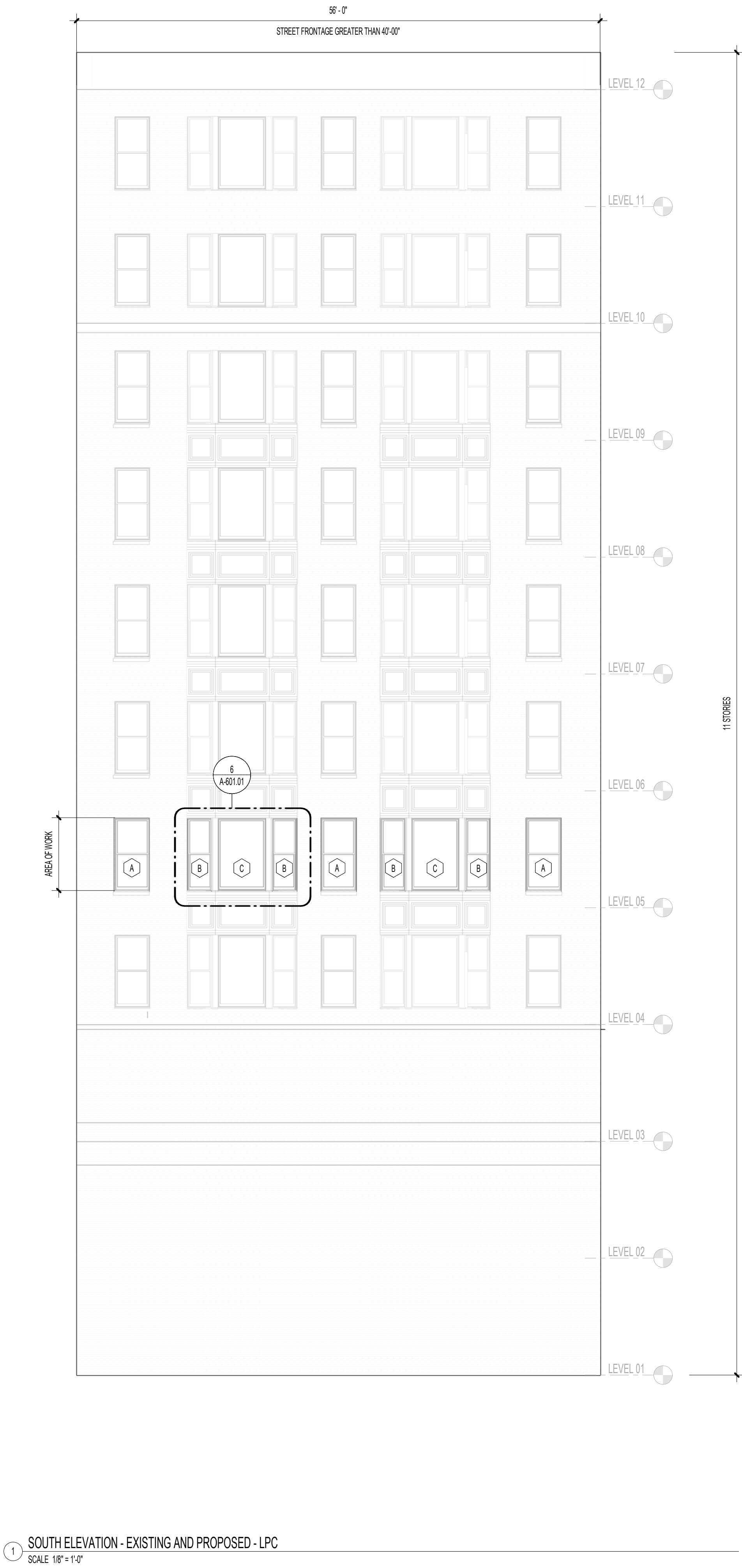
HEAD DETAIL @ OTHER DOUBLE HUNGS WITH STEEL LINTEL



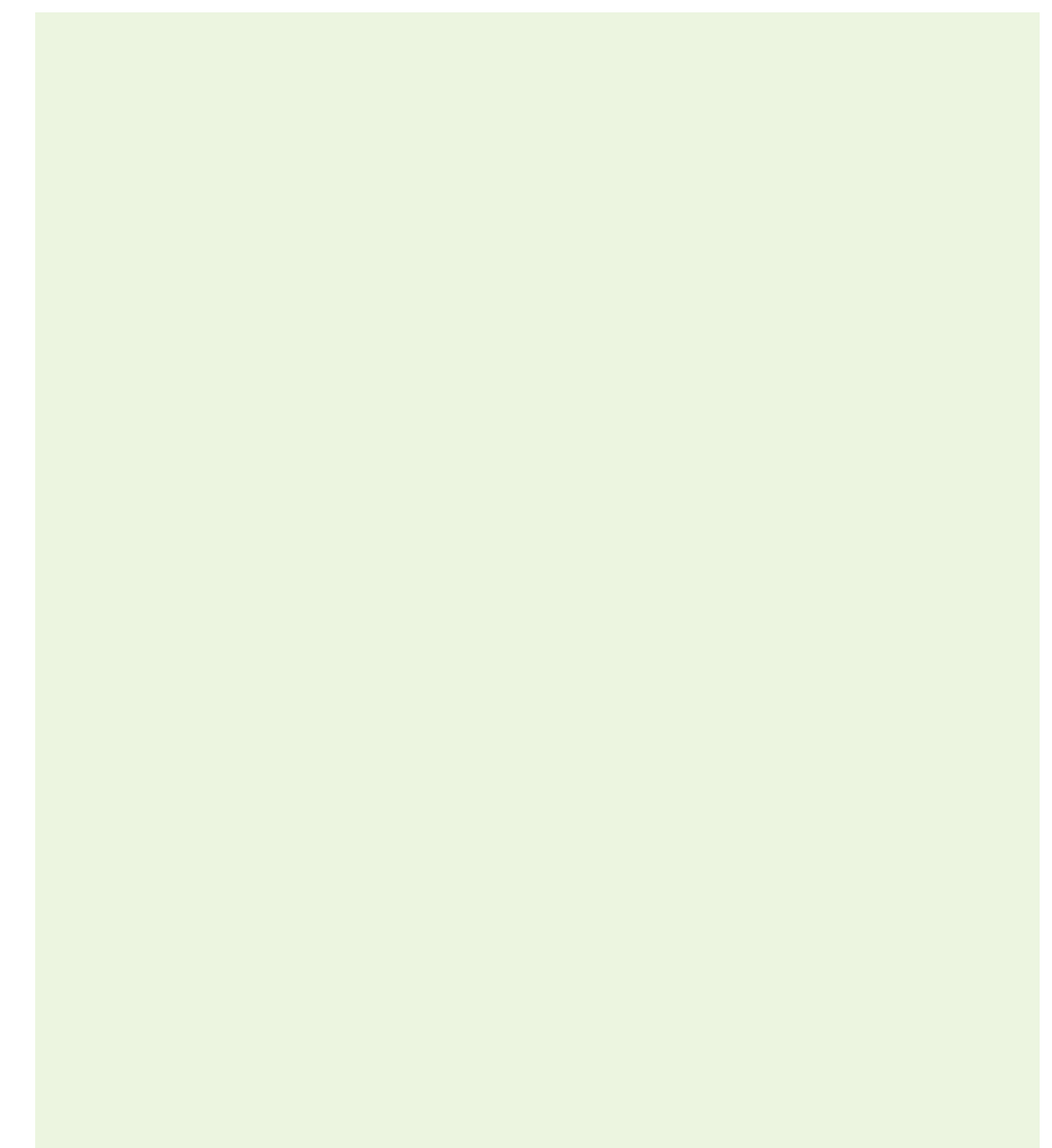
JAMB DETAIL: BRICK WITH NO BRICKMOLD
HEAD DETIAL: METAL SPANDREL



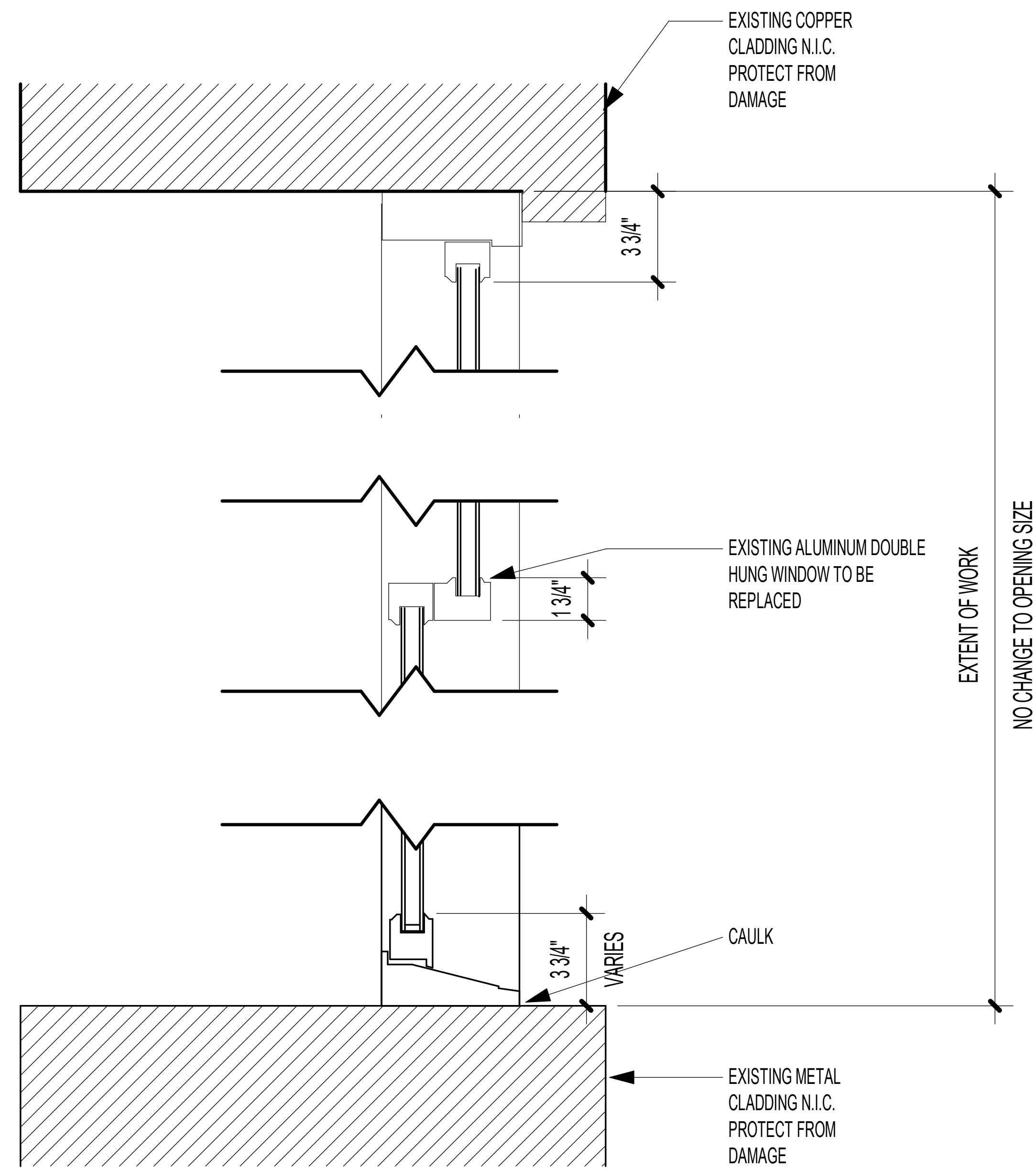
MULLION DETAIL



EXISTING WINDOW COLOR

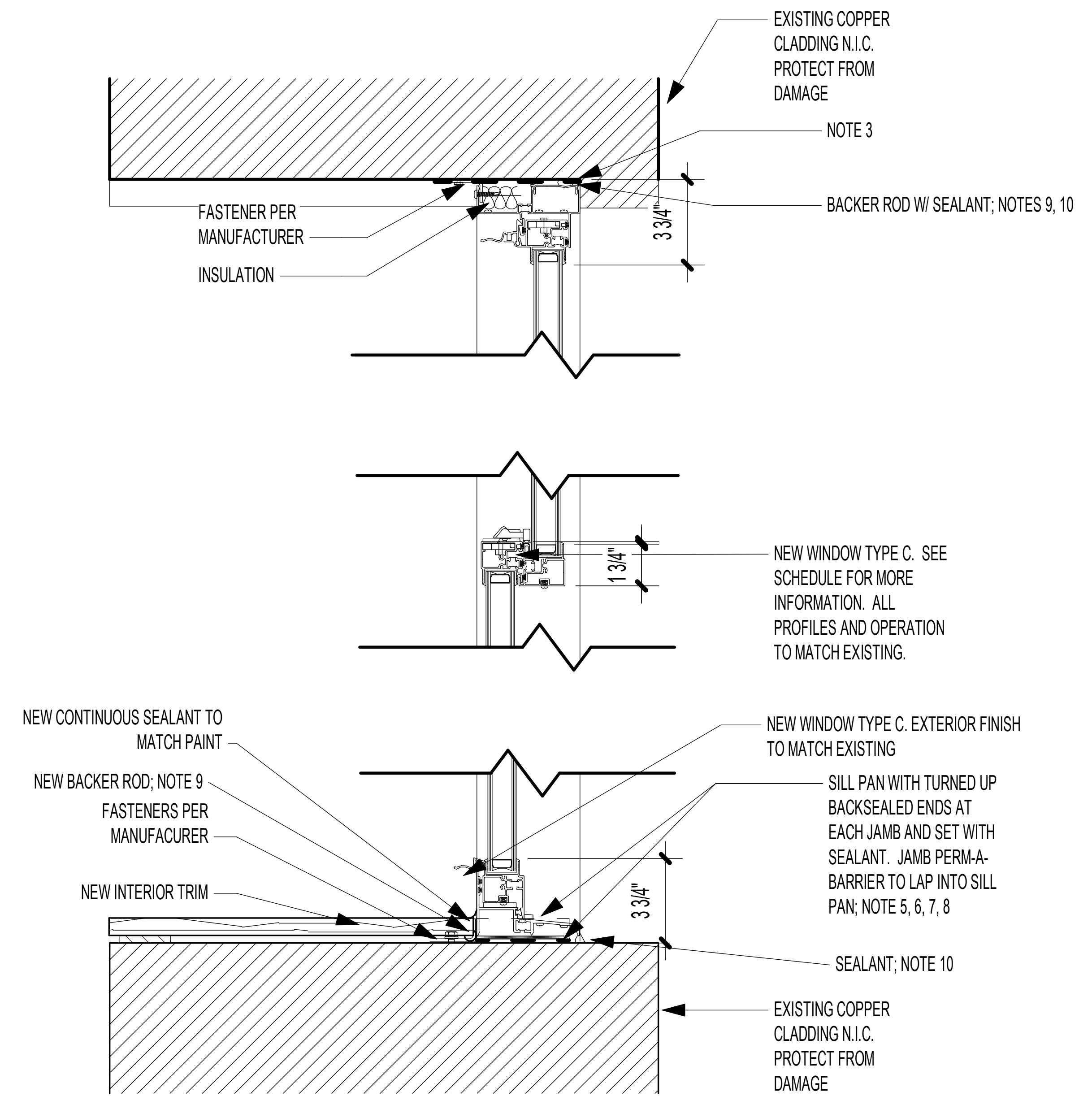


CUSTOM COLOR TO MATCH EXISTING



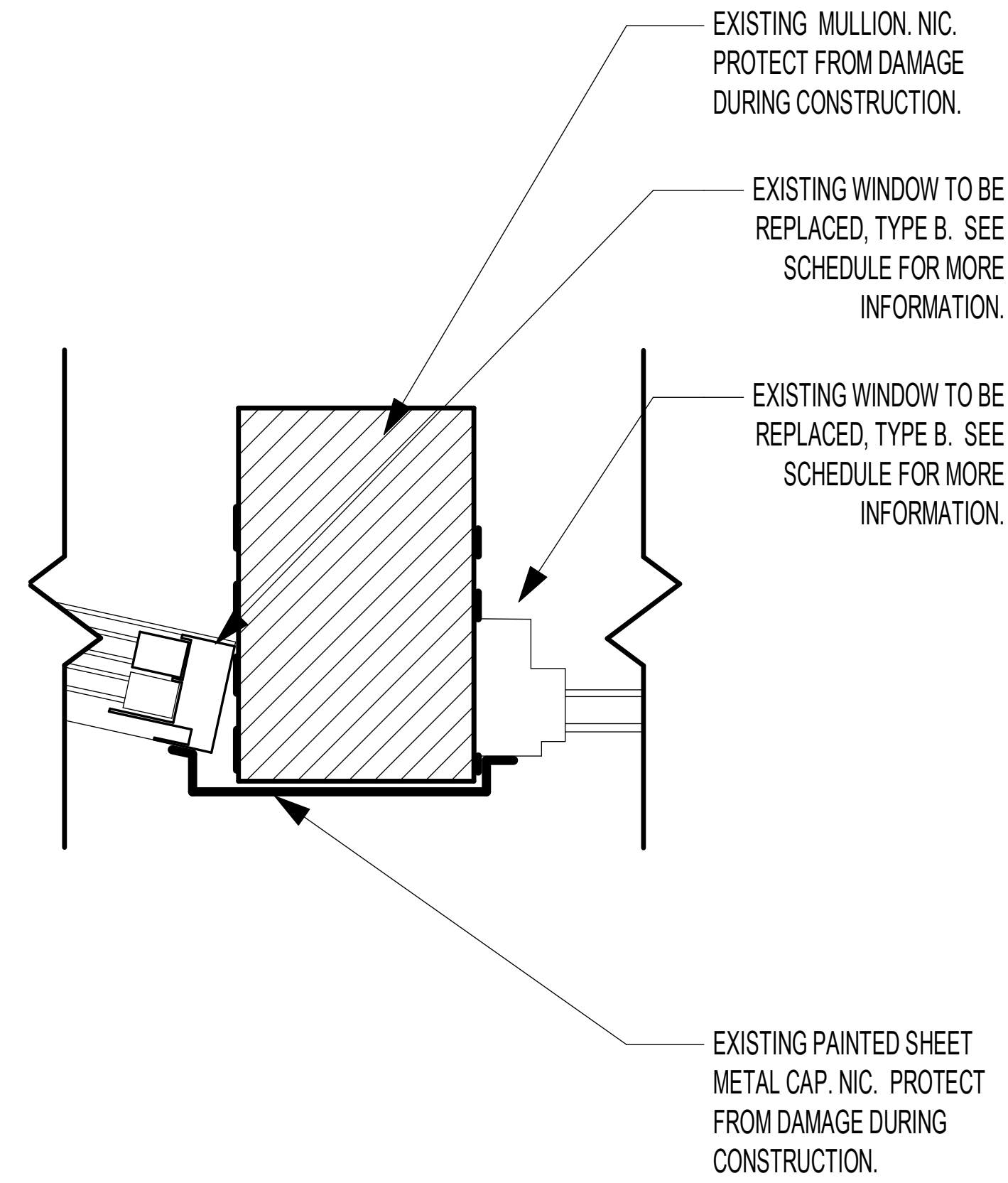
SECTION - SOUTH WINDOW - TYPE B - EXISTING

SCALE 1 1/2" = 1'-0"

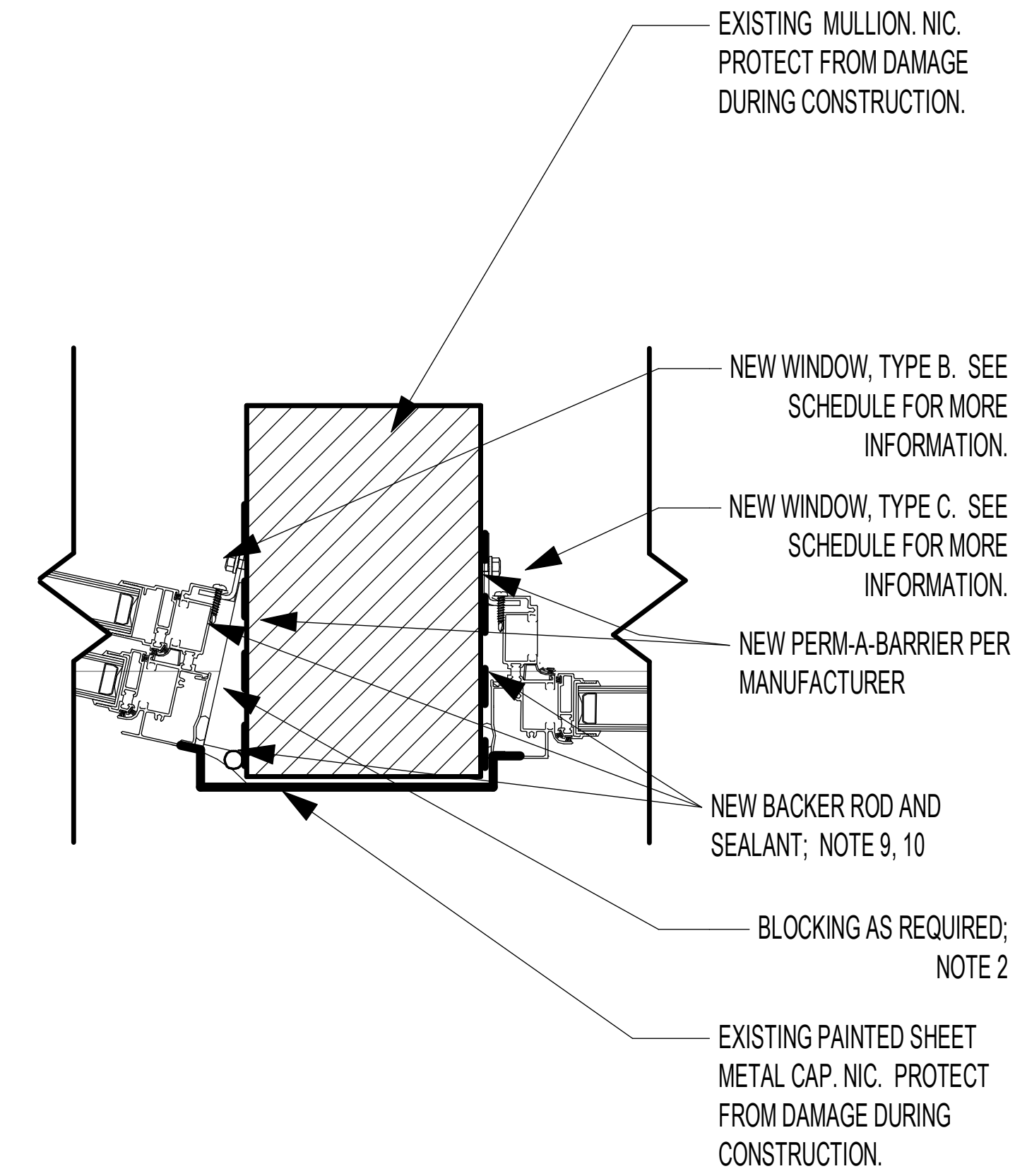


SECTION - SOUTH WINDOW - TYPE B - PROPOSED

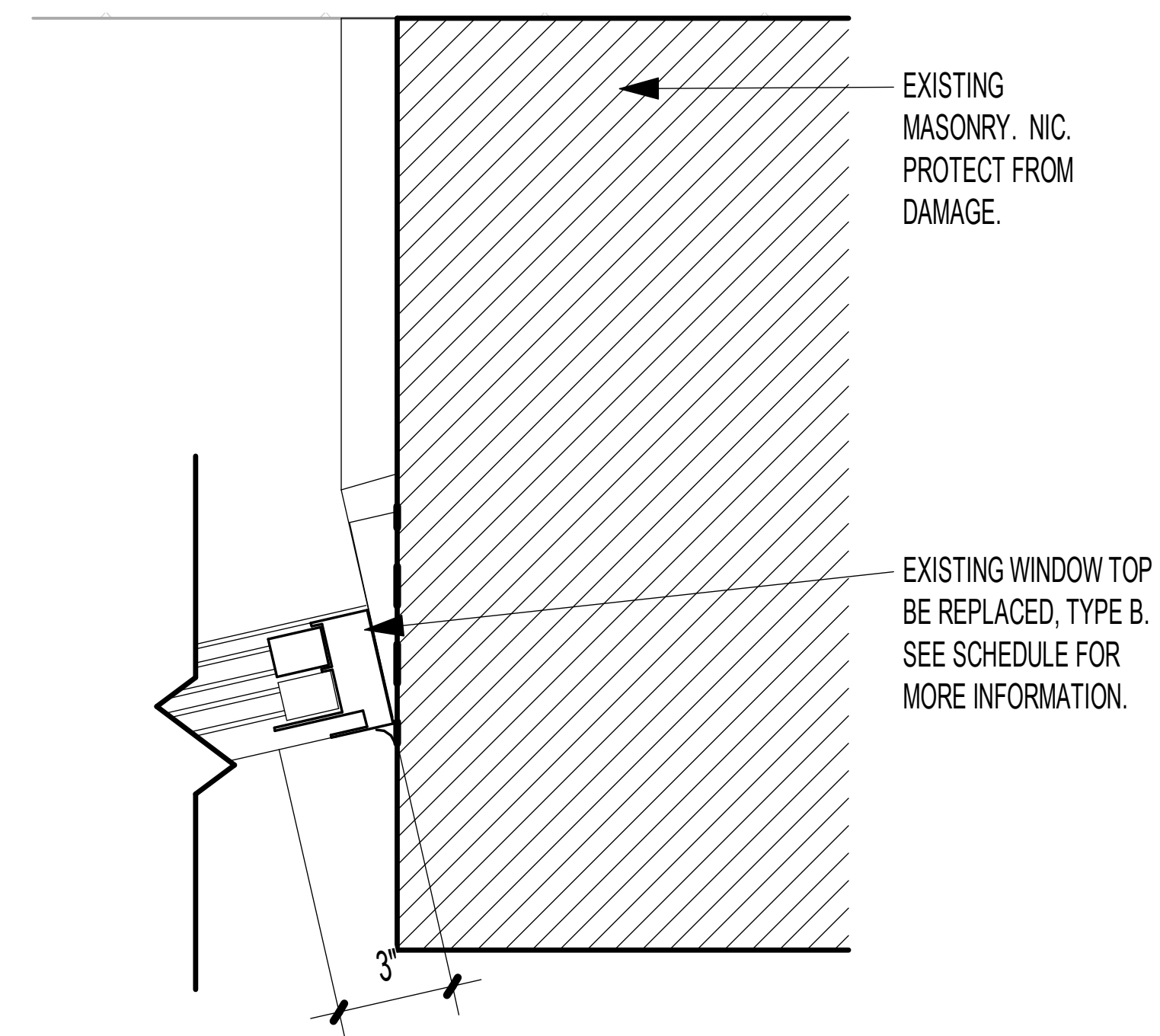
SCALE 1 1/2" = 1'-0"



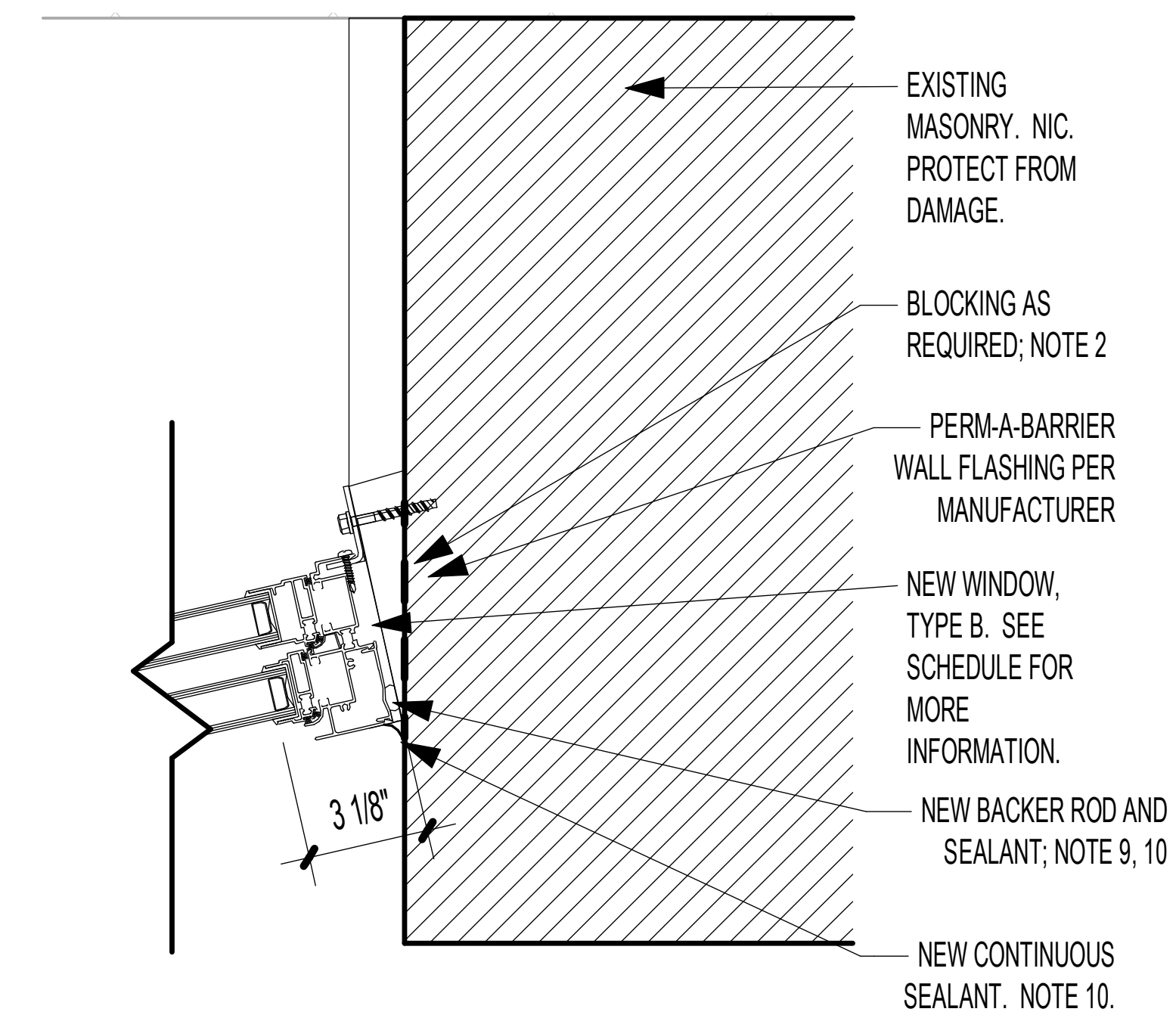
11 EXISTING DETAIL @ MULLION - SOUTH WINDOW TYPE B & C
SCALE 1 1/2" = 1'-0"



2 PROPOSED DETAIL @ MULLION - SOUTH WINDOW TYPE B & C
SCALE 1 1/2" = 1'-0"



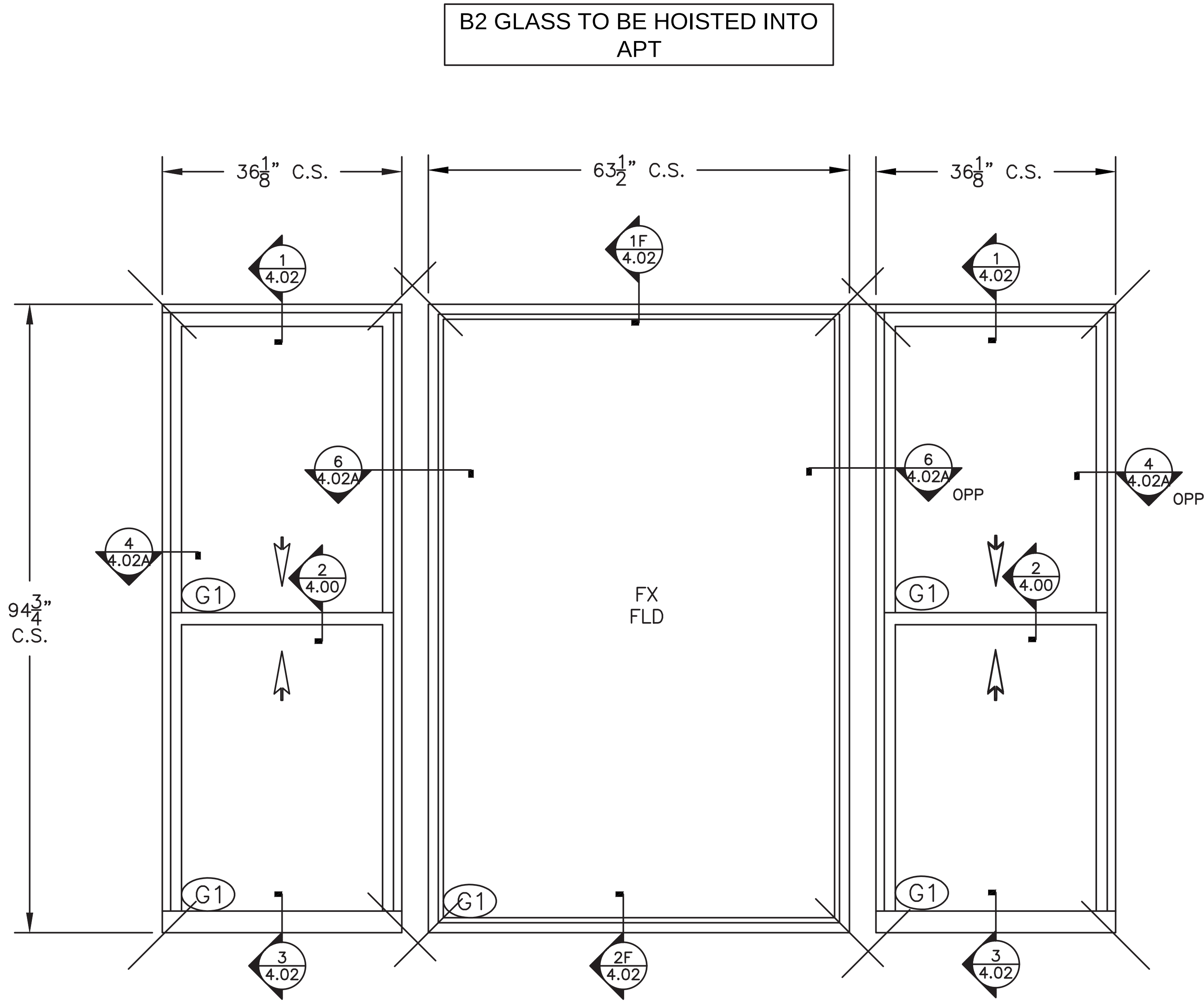
12 EXISTING DETAIL @ JAMB - SOUTH WINDOW TYPE B - BAY END
SCALE 1 1/2" = 1'-0"



1 PROPOSED DETAIL @ JAMB - SOUTH WINDOW TYPE B - BAY END
SCALE 1 1/2" = 1'-0"

WINDOW ELEVATION

INTERIOR VIEW
SCALE: 1" = 1'



B1 (2) REQUIRED THUS
SERIES: DH100
OPENING #: 2.1, 4.1
SPEC TYPE: S1
GLASS TYPE: G1
NOTES:
H1

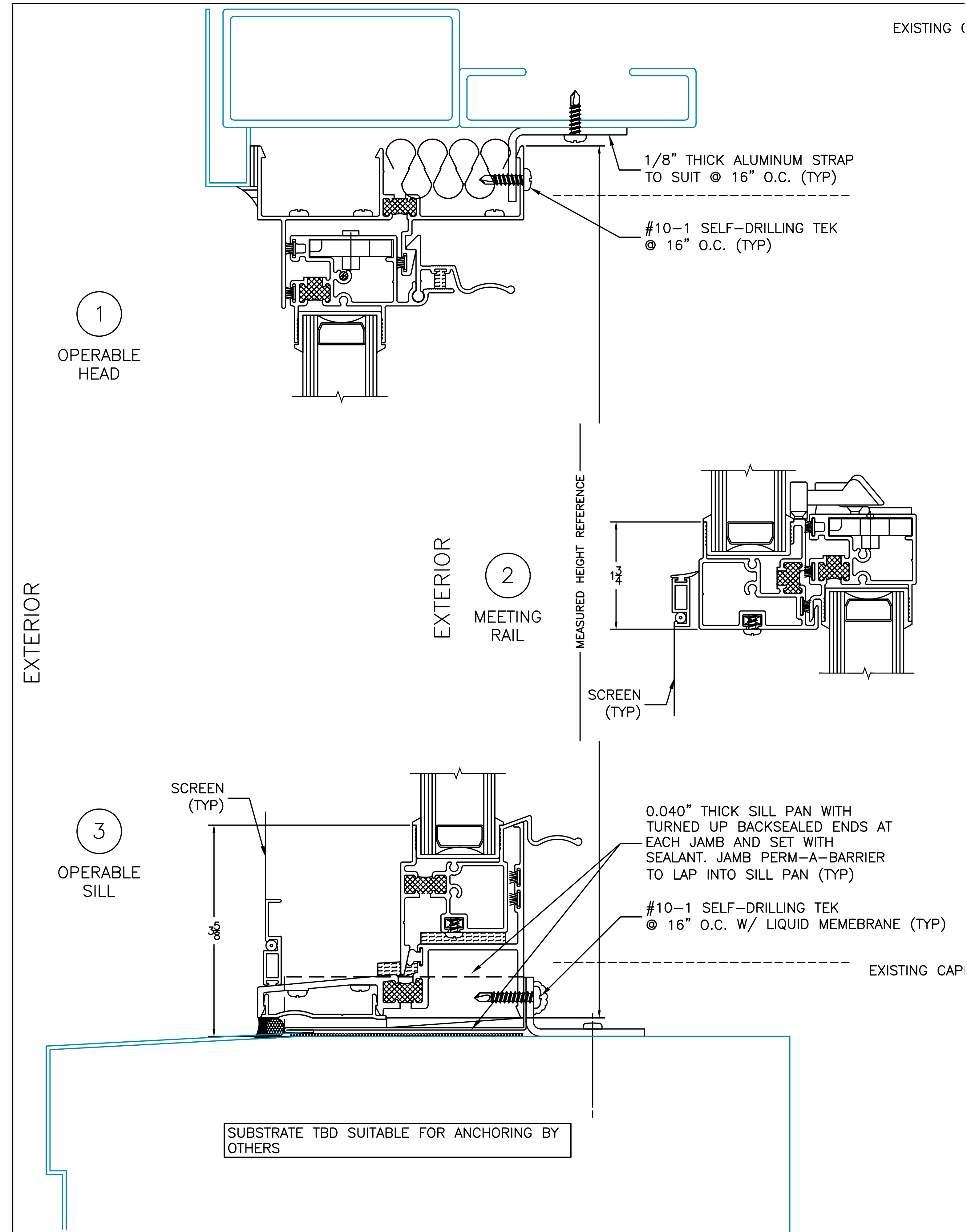
B2 (2) REQUIRED THUS
SERIES: 400FX
OPENING #: 2.2, 4.2
SPEC TYPE: S1
GLASS TYPE: G1
NOTES:

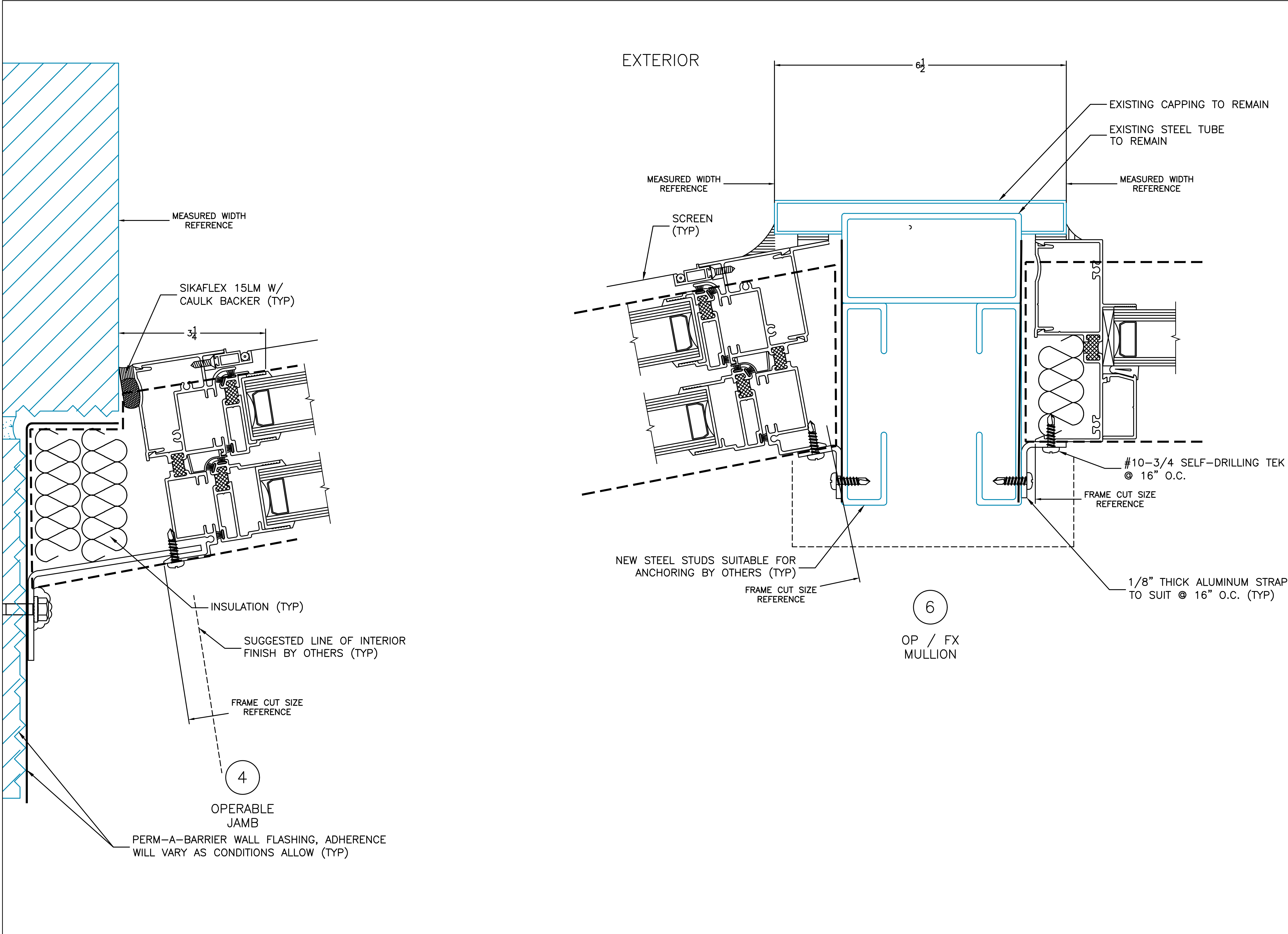
B3 (2) REQUIRED THUS
SERIES: DH100
OPENING #: 2.3, 4.3
SPEC TYPE: S1
GLASS TYPE: G1
NOTES:
H1

B0

KEY	
A.U.S. = ASSEMBLED UNIT SIZE	
C.S. = CUT SIZE	
D.L.O = DAYLIGHT OPENING	
M.O. = MASONRY OPENING	
R.O. = ROUGH OPENING	

PROJECT: PIERINI URBAN DESIGN		1ST SUBMISSION		8/24/26
LOCATION: 31 WEST 21ST ST - APT 5		DESCRIPTION		DATE
ARCHITECT:		1		BY
DWG TITLE: WINDOW ELEVATIONS		NO.		
220 EAST 138TH STREET, BROOKLYN, NEW YORK 10461 EST. 1921 • 212-491-3000 SKYLINE WINDOWS		THESE SHOP DRAWINGS CONTAIN PROPRIETARY INFORMATION OF SKYLINE WINDOWS, LLC. THEY ARE INTENDED SOLELY FOR THE INFORMATION AND USE OF SKYLINE WINDOWS, LLC. AND THE PARTIES MENTIONED HEREIN. SUCH PROPRIETARY INFORMATION MAY NOT BE USED, REPRODUCED OR DISCLOSED TO ANY OTHER PARTIES WITHOUT THE EXPRESSED PERMISSION OF SKYLINE WINDOWS, LLC.		
ENGINEER:	SALES PERSON:			
WT	JTC			
SCALE: NOT TO SCALE				
CONTRACT NO:		33189		
SHEET NO:		2.00		





PROJECT:	PIERINI URBAN DESIGN	ENGINEER:	WT	SALES PERSON:	JTC
LOCATION:	31 WEST 21ST ST - APT 5	SCALE:	FULL ON 24" X 36" PAPER HALF ON 11" X 17" PAPER		
ARCHITECT:		CONTRACT NO.:	33189		
DWG TITLE:	WINDOW DETAILS	SHEET NO.:	4.02A		
NO.	1	DESCRIPTION	1ST SUBMISSION	WT	8/24/26
BY		DATE			

220 EAST 138TH STREET, BRONX, NEW YORK 10451
EST. 1921 212-491-3000
SKYLINE WINDOWS
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