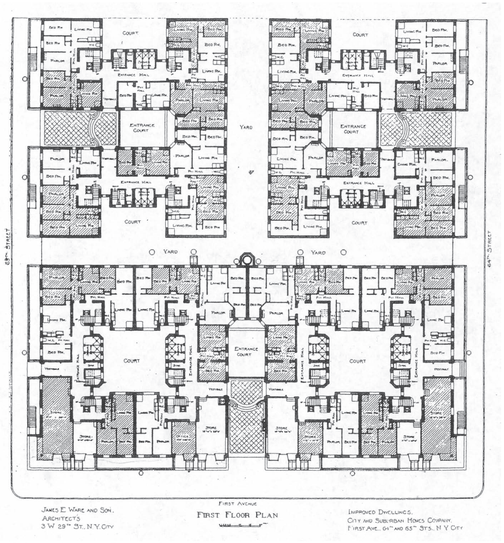
cosmetics DRUGS
DRUGS
Goldberger's
PHARMACY
CONVENIENCE STORE

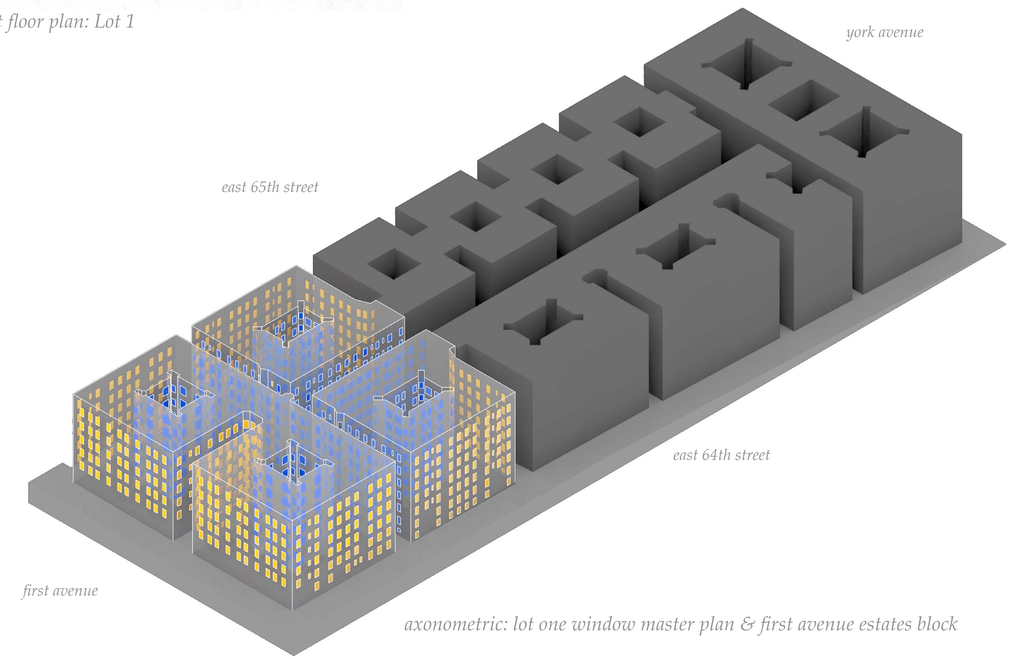
tax lot photograph: 1198-1190 First Avenue



historic 1st floor plan: Lot 1

64th Street and 1st Avenue Buildings.

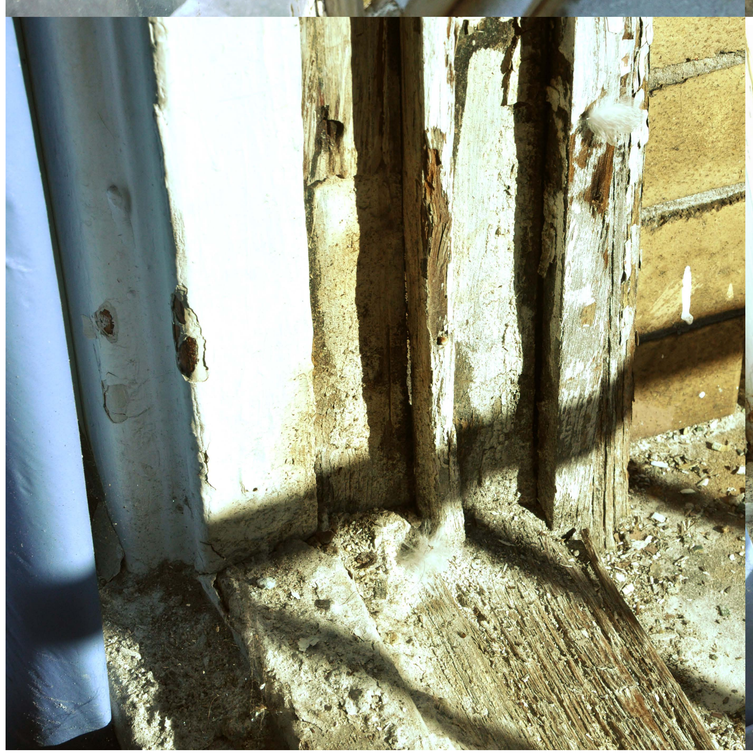
historic photograph: Lot 1

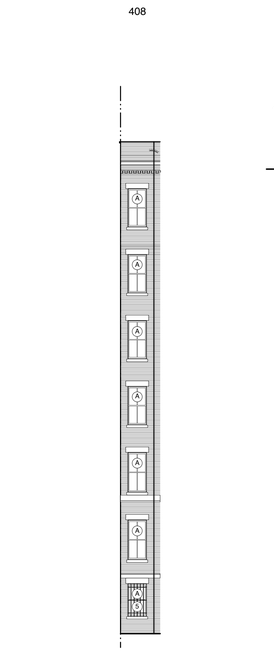


axonometric: lot one window master plan & first avenue estates block

401-409 East 64th Street

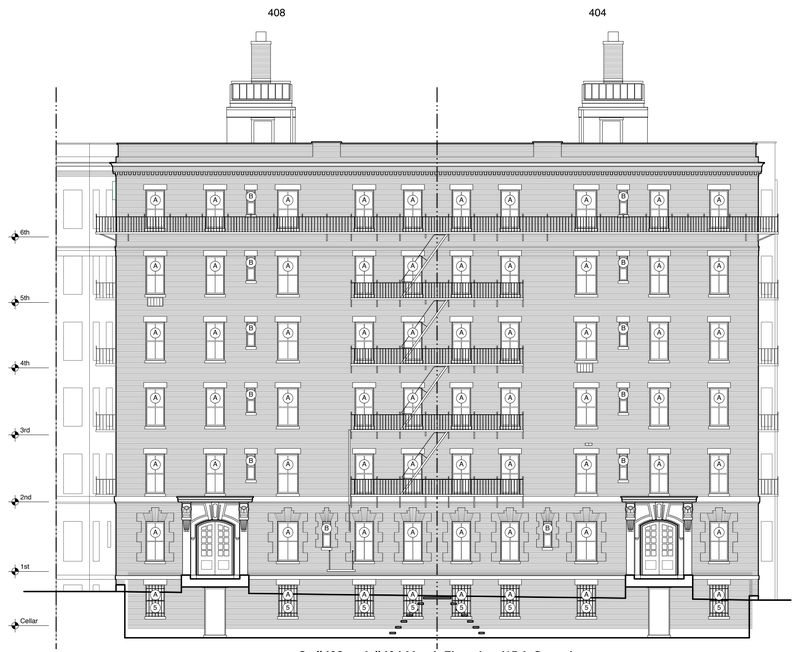
402-408 East 65th Street





1. #408 North Elevation (Exterior Court)
Scale: 3/32" = 1'-0"

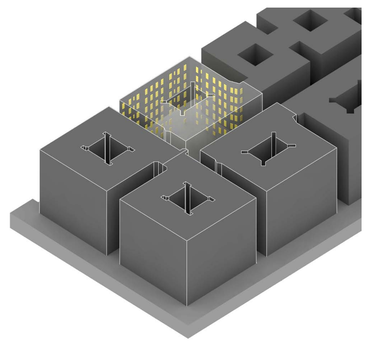
2. #408 East Elevation (Exterior Court)
Scale: 3/32" = 1'-0"



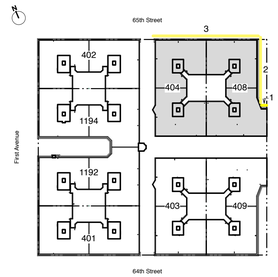
3. #408 and #404 North Elevation (65th Street)
Scale: 1/16" = 1'-0"

4. #402 North Elevation (65th Street)
Scale: 3/32" = 1'-0"

5. #402 and #1194 East Elevation (First Avenue)
Scale: 3/32" = 1'-0"



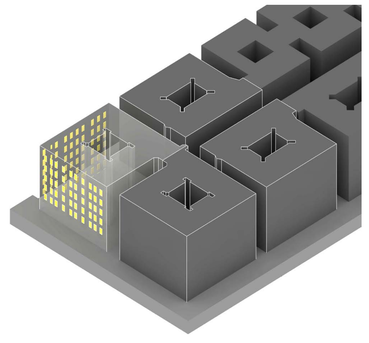
Key Plan



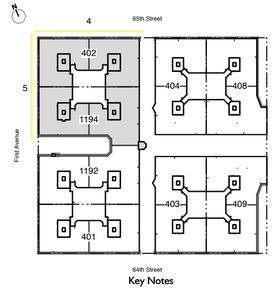
Key Notes

Existing Window	Replaced by Proposed:
Double Hung (A)	Double Hung (A) Refer to LM.9
Double Hung (B)	Double Hung (B) Refer to LM.9

(1) Not Used
(2) Ground Floor Commercial Storefronts, Signage, and Awnings. Refer to LPC Approved Master Plan: Certificate of Appropriateness 09-1602, 07.14.08
(3) Non-Historic Aluminum Windows to be Removed and Replaced with Proposed Window as Indicated
(4) Existing Sealed Openings: Excluded from Master Plan Scope
(5) Existing Non-Historic Steel Grille to Remain



Key Plan

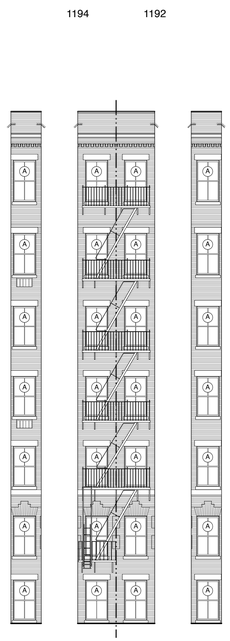


Key Notes

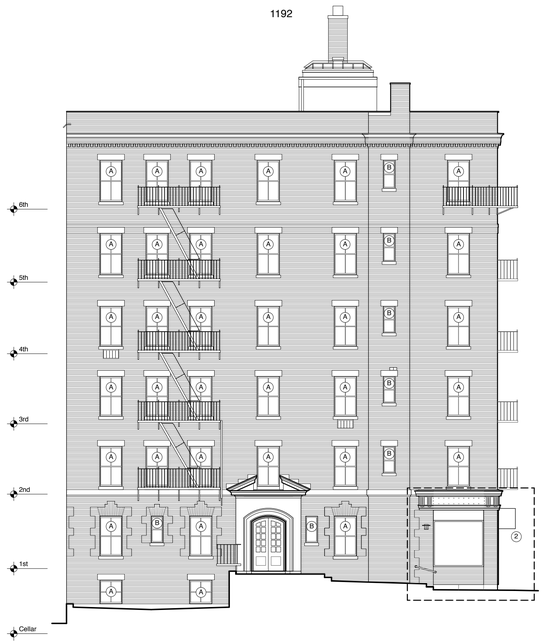
Existing Window	Replaced by Proposed:
Double Hung (A)	Double Hung (A) Refer to LM.9
Double Hung (B)	Double Hung (B) Refer to LM.9

(1) Not Used
(2) Ground Floor Commercial Storefronts, Signage, and Awnings. Refer to LPC Approved Master Plan: Certificate of Appropriateness 09-1602, 07.14.08
(3) Non-Historic Aluminum Windows to be Removed and Replaced with Proposed Window as Indicated
(4) Existing Sealed Openings: Excluded from Master Plan Scope
(5) Existing Non-Historic Steel Grille to Remain

1. #1194 North Elevation (Exterior Court)
Scale: 3/32" = 1'-0"



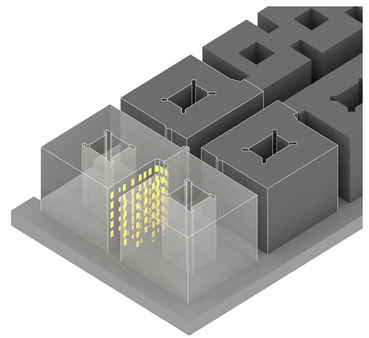
2. #1194 and #1192 West Elevation (Exterior Court)
Scale: 3/32" = 1'-0"



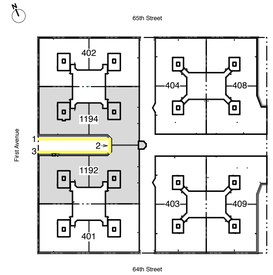
3. #1192 South Elevation (Exterior Court)
Scale: 3/32" = 1'-0"

4. #1192 and #401 East Elevation (First Avenue)
Scale: 3/32" = 1'-0"

5. #401 South Elevation (64th Street)
Scale: 3/32" = 1'-0"



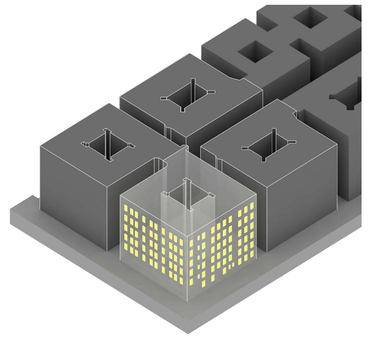
Key Plan



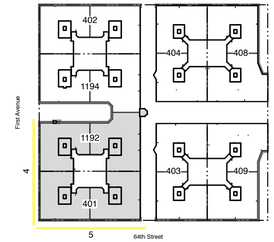
Key Notes

Existing Window	Replaced by Proposed:
Double Hung (A)	Double Hung (A) Refer to LM.9
Double Hung (B)	Double Hung (B) Refer to LM.9

(1) Not Used
(2) Ground Floor Commercial Storefronts, Signage, and Awnings. Refer to LPC Approved Master Plan: Certificate of Appropriateness 09-1602, 07.14.08
(3) Non-Historic Aluminum Windows to be Removed and Replaced with Proposed Window as Indicated
(4) Existing Sealed Openings: Excluded from Master Plan Scope
(5) Existing Non-Historic Steel Grille to Remain



Key Plan



Key Notes

Existing Window	Replaced by Proposed:
Double Hung (A)	Double Hung (A) Refer to LM.9
Double Hung (B)	Double Hung (B) Refer to LM.9

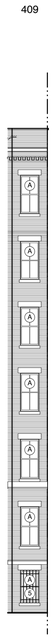
(1) Not Used
(2) Ground Floor Commercial Storefronts, Signage, and Awnings. Refer to LPC Approved Master Plan: Certificate of Appropriateness 09-1602, 07.14.08
(3) Non-Historic Aluminum Windows to be Removed and Replaced with Proposed Window as Indicated
(4) Existing Sealed Openings: Excluded from Master Plan Scope
(5) Existing Non-Historic Steel Grille to Remain

GBA GEORGEBOYLEARCHITECT, plc | 180 Duane Street | New York City | 10013

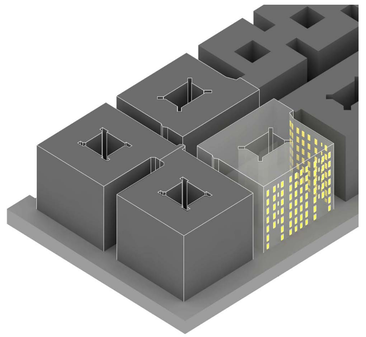
City & Suburban Homes | First Avenue Estates, Lot 1
Window Master Plan
Stahl York Properties, LLC

1. #403 and #409 South Elevation (64th Street)
Scale: 3/32" = 1'-0"

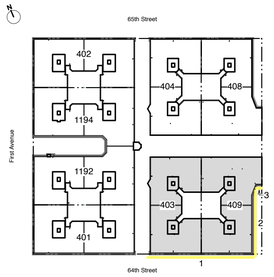
2. #409 East Elevation (Exterior Court)
Scale: 3/32" = 1'-0"



3. #409 South Elevation (Exterior Court)
Scale: 3/32" = 1'-0"



Key Plan



Key Notes

Existing Window	Replaced by Proposed:
Double Hung (A)	Double Hung (A) Refer to LM.9
Double Hung (B)	Double Hung (B) Refer to LM.9

(1) Not Used

(2) Ground Floor Commercial Storefronts, Signage, and Awnings. Refer to LPC Approved Master Plan Certificate of Appropriateness 09-1602, 07.14.08

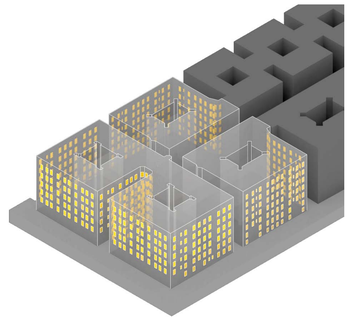
(3) Non-Historic Aluminum Windows to be Removed and Replaced with Proposed Window as Indicated

(4) Existing Sealed Openings: Excluded from Master Plan Scope

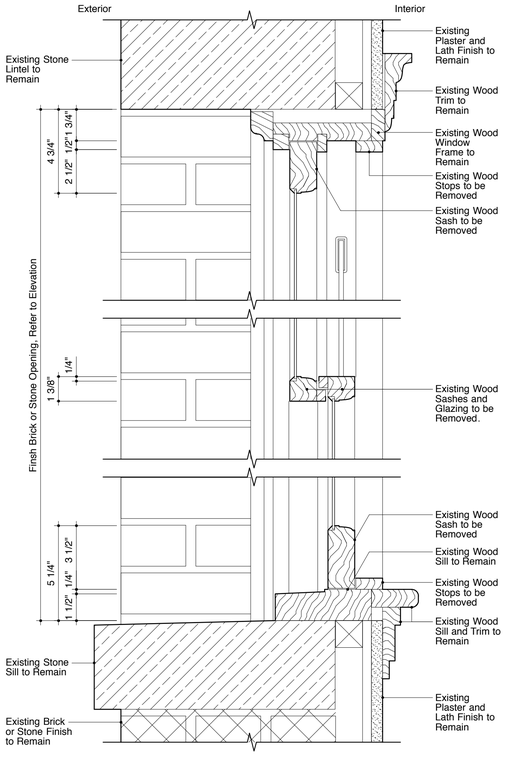
(5) Existing Non-Historic Steel Grille to Remain

Existing Conditions: Window ***"A"***

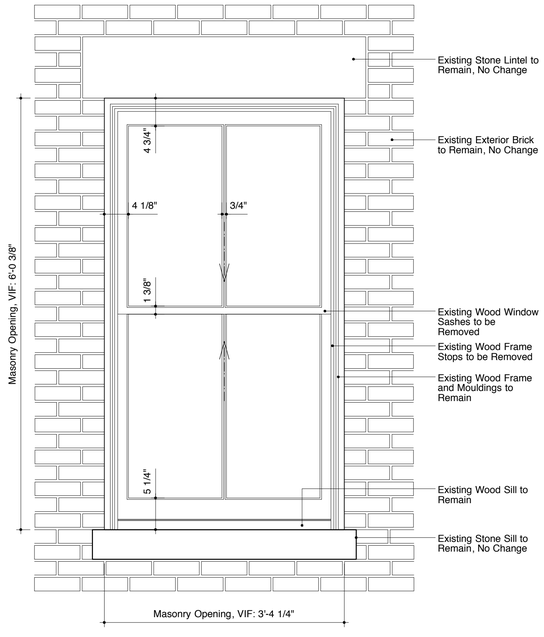
Existing Conditions: Window ***"B"***



Window Types: Street Facades [Yellow]

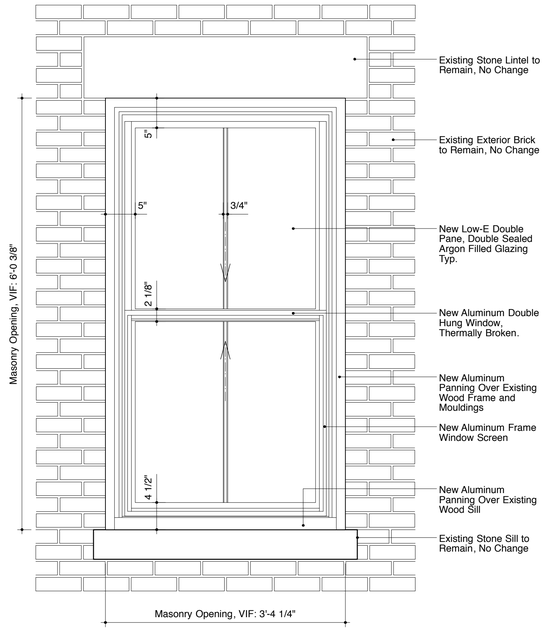


1. **Existing** Head / Meeting Rail / Sill Detail
Window Types A and B
Scale: 3" = 1'-0"

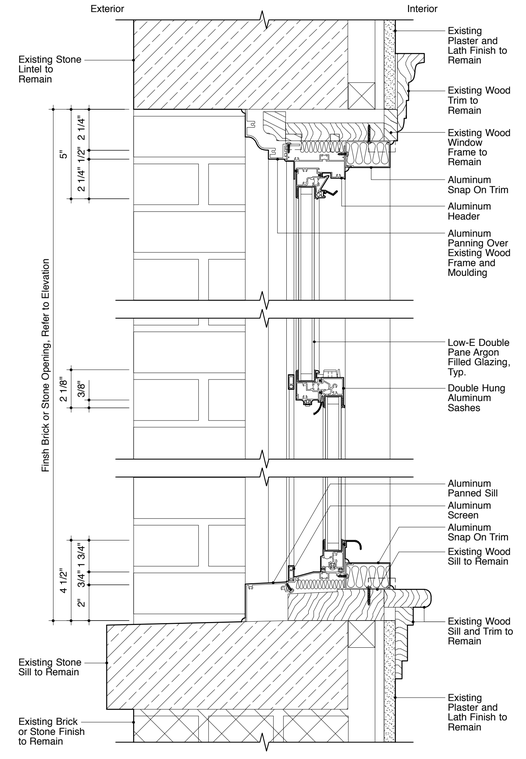


2. **Existing** Elevation
Window Type A
Scale: 1" = 1'-0"

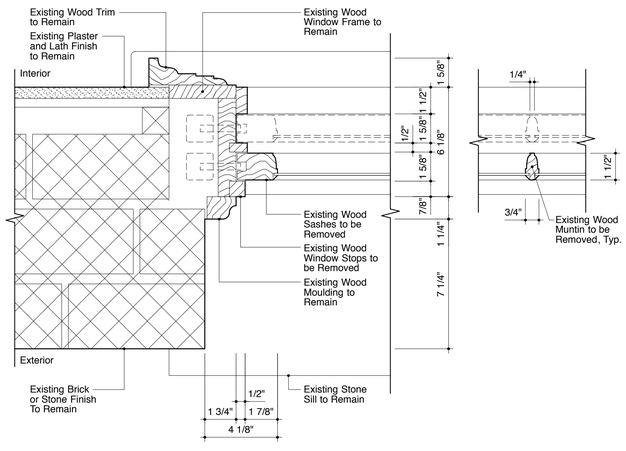
Proposed Aluminum Windows and Panning to be
Factory Applied AAMA 2605 Kynar Finish,
Color to Match PPG #1089-5 "Bleached Maple"



6. **Proposed** Elevation
Window Type A
Scale: 1" = 1'-0"

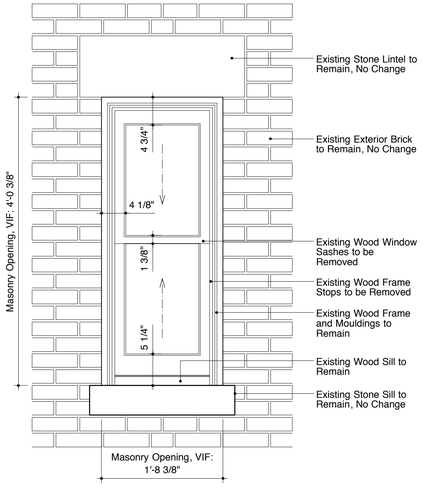


7. **Proposed** Head / Meeting Rail / Sill Detail
Window Types A and B
Scale: 3" = 1'-0"



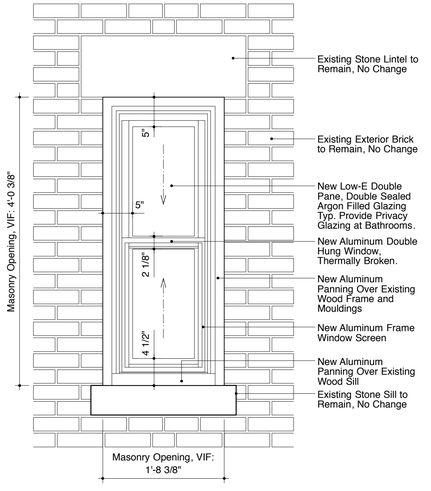
3. **Existing** Jamb Detail
Window Types A and B
Scale: 3" = 1'-0"

4. **Existing** Muntin Detail
Window Type A
Scale: 3" = 1'-0"

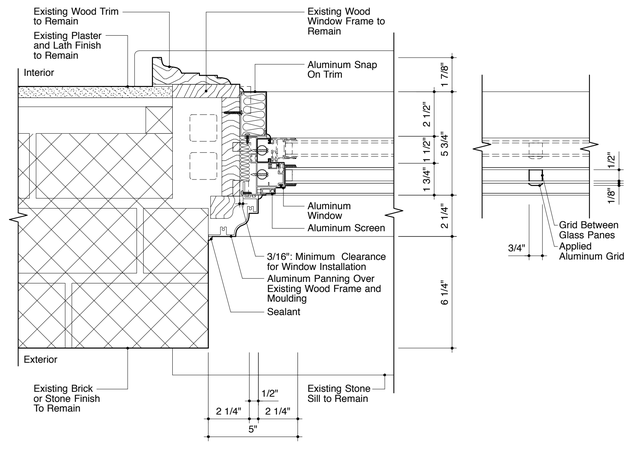


5. **Existing** Elevation
Window Type B
Scale: 1" = 1'-0"

Proposed Profiles Based on York 2000 Series
Double Hung Window. Installation to Conform to
All NYC Building Codes.

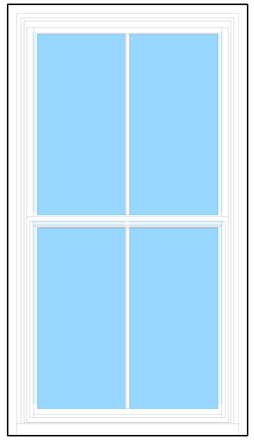


8. **Proposed** Elevation
Window Type B
Scale: 1" = 1'-0"



9. **Proposed** Jamb Detail
Window Types A and B
Scale: 3" = 1'-0"

10. **Proposed** Muntin Detail
Window Type A
Scale: 3" = 1'-0"



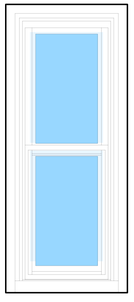
Existing Glazing Area: 1,914 Sq. In.

Proposed Glazing Area: 1,791 Sq. In.

Percent of Existing: 93.6%

Dimunition: 6.4%

Existing A - Proposed A



Existing Glazing Area: 453 Sq. In.

Proposed Glazing Area: 381 Sq. In.

Percent of Existing: 84.1%

Dimunition: 15.9%

Existing B - Proposed B

Existing Glazing Area:

Proposed Glazing Area:

LIMITED EXTERIOR FINISH INVESTIGATION
401/403/409 EAST 64TH STREET
New York, NY

Prepared for:
Stahl York Properties
277 Park Avenue
New York, NY 10172

Prepared by:
Jablonski Building Conservation
40 West 27th Street, 12th Floor
New York, NY 10001

October 8, 2015
Amended October 14, 2015

FINDINGS

The earliest finish identified on the windows of the First Avenue Estate was a complex finish that included three base coats of paint and two translucent glazes. Based on the paint and glaze colors and tool marks found on the samples in cross section, the original finish appears to be wood graining meant to imitate a light-colored wood. Based upon the colors used, it may be hypothesized that the wood species mimicked by this original finish was maple, which has warm undertones that complement the buff colored brick. This finding is consistent with architectural finishes trends at the turn of the 20th century that shifted away from the dark colors of the Victorian Era. A full understanding of the appearance of the original finish would require a window reveal.

The first base coat of the original finish was a yellowish white paint (Munsell 2.5Y 8.5/2) similar in color to Pittsburgh Paint's 1085-2 "Bone White," followed by a pale yellow paint (Munsell 2.5Y 8/4) similar in color to Pittsburgh Paint's 1105-4 "Foothills," followed by another layer of yellowish white paint (Munsell 2.5Y 8.5/2) similar in color to Pittsburgh Paint's 1085-2 "Bone White." These three paint layers were followed by a thin, brownish grey glaze (between Munsell 10YR 5/1 and N 5.25/) similar in color to Pittsburgh Paint's 1005-5 "Elephant Grey" which may have been used to create the appearance of wood rays. The final layer was a strong yellowish brown glaze (Munsell 10YR 5/6) similar in color to Pittsburgh Paint's 1088-7 "Sahara Splendor." Glazes are notoriously difficult to identify and match due to their thin and translucent properties and this final glaze was therefore not identified in the original edition of this report.

Several windows show evidence of having been stripped of early finishes and repainted. For example, the earliest finishes found on samples from windows facing 64th and 65th Streets were greens and greys. Those same greens and greys were found much later in the chromochronologies of other samples, and remnants of yellowish white paint were found in the pores of the wood below the first layer of green paint.

The first finish was followed by muted whites, greys, and yellows with a few bright greens and blacks. Samples 64E-009, 64E-011, 64E-012, and 64E-034 retained the most finishes, with 25 paint layers. Samples 64E-001, 64E-003, 64E-005, 64E-013, 64E-023, and 64E-033 were stripped of all early paint layers and retained one to five recent finishes.

INTRODUCTION

Jablonski Building Conservation was retained by Stahl York Properties to perform a limited paint color investigation of the exterior finishes of 401, 403, and 409 East 64th Street located in New York, NY. The purpose of this investigation was to determine the earliest known finish layer. Architectural Conservator Alafia Akhtar from JBC visited the site on September 14, 2015 and removed a total of 34 paint samples from the window frames and sashes. The number of paint samples and sample locations were determined by the conservator in consultation with the client. The majority of the samples were removed from vacant apartments where access was easily available. Therefore, samples from the front facades could not be obtained for all buildings.

In addition to the original historic finish, JBC was also requested to match the original complex finish to a modern commercial paint color. A paint color was selected based on a small exposed surface of the original finish, paint and glaze colors found in the original finish, and an understanding of color trends at the time of construction. The selected commercial color approximates the color of the original finish and does not replicate the overall aesthetic of the original finish.

METHODOLOGY

Samples measuring approximately three to six millimeters in length were removed from the window frames and sashes using a scalpel for further examination. A minimum of three paint chip samples were taken from each element. Upon returning to the laboratory, the samples were broken to reveal fresh cross-sections and cast in clear resin. Each sample was examined in normal reflected light for the purpose of color-corrected stratigraphy identification. The samples were examined microscopically during the investigation using a Motic Stereo Zoom microscope with 10X - 63X magnification and a Zeiss Axioskop 40 polarizing light microscope with ultraviolet illuminator.

All layers have been recorded using a descriptive color name rather than a standardized color notation system. This was done to document the seriation of the samples for comparative purposes. The layers were identified using both a standardized universal color system (Munsell) and a commercial paint color system (Benjamin Moore, Pittsburgh Paints, and Sherwin Williams). While an attempt was made to get all finishes in one commercial system, no one paint manufacturer had colors that matched all historic finishes.

Each paint layer was identified as a primer, base paint layer, or finish paint layer. Illustrations showing the location of paint sample removals are included in Appendix A, while Chromochronologies for each paint sample are included in Appendix B of this report. Photomicrographs of each sample, under normal reflected light and ultraviolet light can be found in Appendix C.

Primer

Pittsburgh Paint
1085-2
"Bone White"

2.5Y 8.5/2

Base Coat

Pittsburgh Paint
1105-4
"Foothills"

2.5Y 8/4

Decorative Layer

Pittsburgh Paint
1085-2
"Bone White"

2.5Y 8.5/2

Decorative Glaze Layer

Pittsburgh Paint
1005-5
"Elephant Grey"

10YR 5/1-N5.25/

*This is not a paint finish. A **translucent** glaze should be matched to this colour*

Glaze

Pittsburgh Paint
1088-7
"Sahara Splendor"

10YR 5/6

*This is not a paint finish. A **translucent** glaze should be matched to this colour*

The modern commercial paint color that best approximates the original complex finish is:

Commercial Paint Color

Pittsburgh Paint
1089-5
"Bleached Maple"