# Former Hotel Marseilles Window Modifications

230 West 103<sup>rd</sup> St., New York, NY 10025

Landmarks Preservation Commission November 28, 2017



# LI SALTZMAN ARCHITECTS, PC

ARCHITECTURE AND PRESERVATION

# Former Hotel Marseilles Window Modifications

230 West 103<sup>rd</sup> St., New York, NY 10025

**1902-1905**Building Construction<br/>(Architect Harry Allen Jacobs)

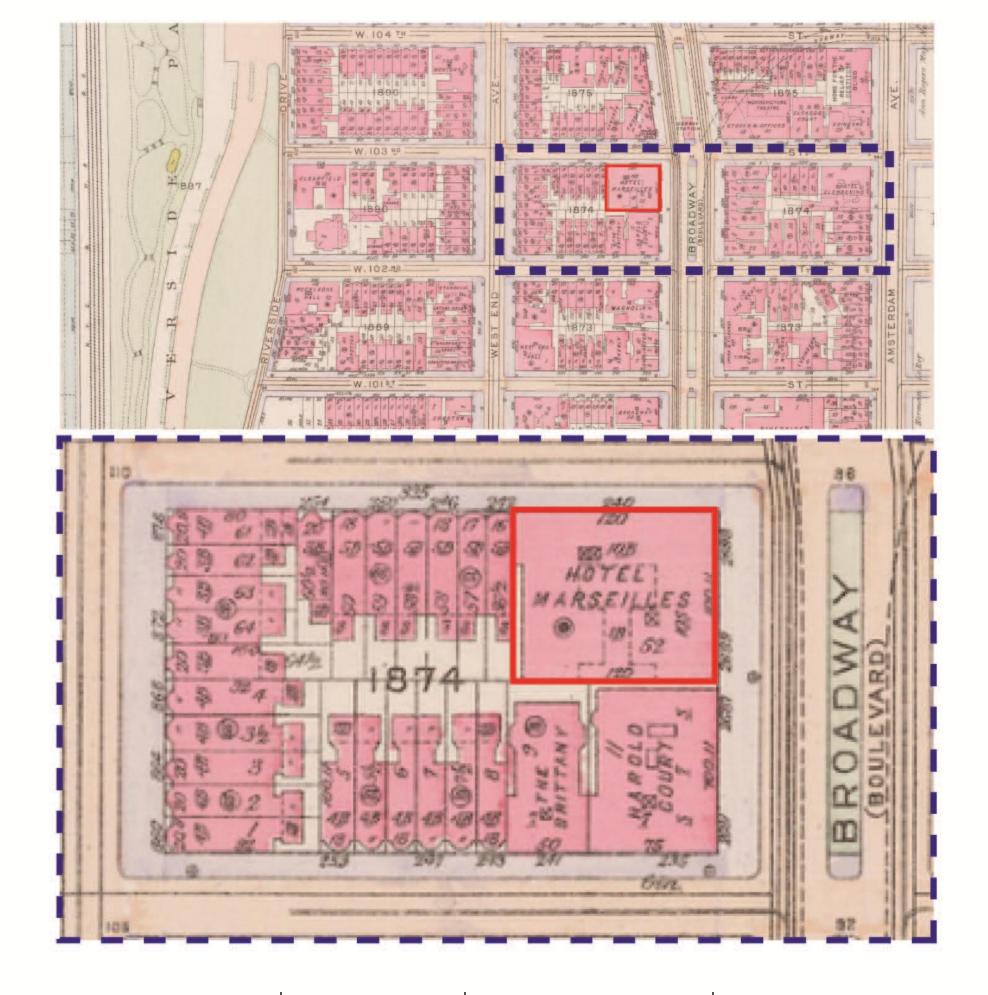
**1978** Building Purchased by WSFSSH

- **1980**Building Brought into Service<br/>(All windows replaced)
- **1990** LPC Individual Landmark Designation

2010 COFA 11-4194 Issued for Window Replacement

- **2014** Violation Issued for Replacement of Windows in in Non-compliance with COFA 11-4194
- 2017 Application to LPC for Legalization, Modification, and Replacement of Windows

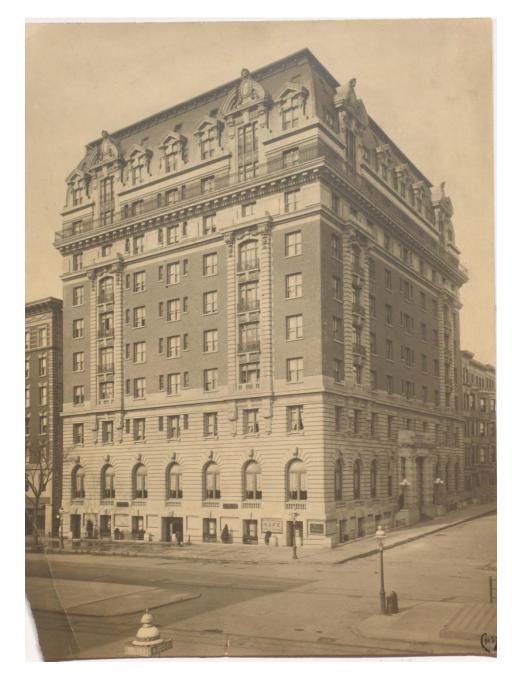




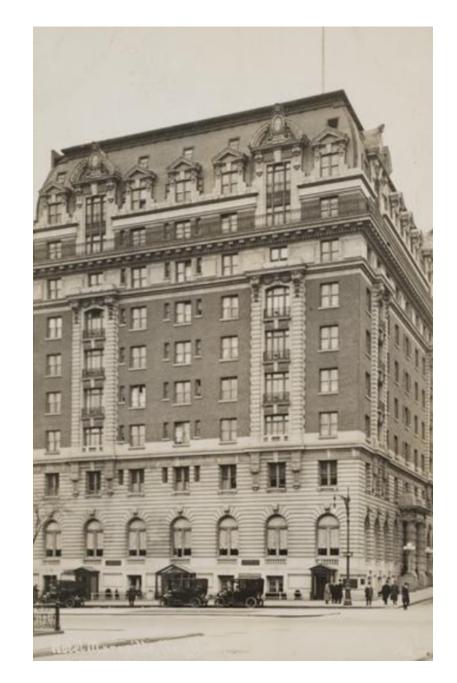
LPC PresentationBlock 1874: 1916 Bromley MapNovember 28, 2017Desk & Library Ed., Plate 100

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# LI SALTZMAN ARCHITECTS, PC



Hotel Marseilles Pre-1915



Hotel Marseilles Circa 1915



LPC Presentation November 28, 2017 Photographs: Historic

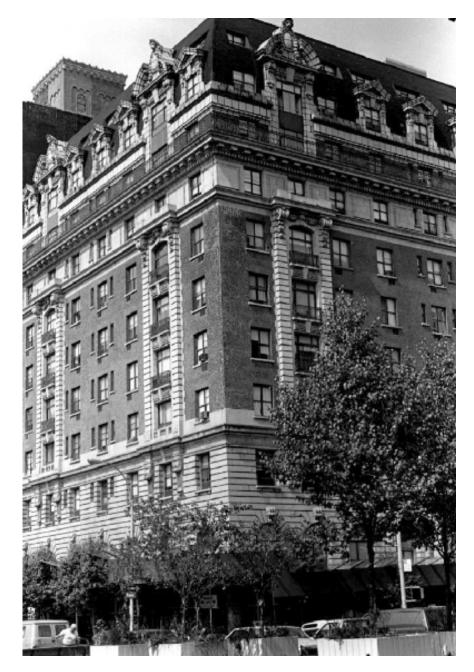
LI SALTZMAN ARCHITECTS, PC A R C H I T E C T U R E A N D P R E S E R V A T I O N



# Hotel Marseilles Circa 1920



Circa 1940 Tax Photo



Landmarks Designation Photo 1990



Current 2016 Photo

LPC Presentation November 28, 2017

Photographs: Historic & Existing LI SALTZMAN ARCHITECTS, PC A R C H I T E C T U R E A N D P R E S E R V A T I O N



# Current Broadway Elevation

Current West 103rd Street Elevation

Former Hotel Marseilles Window Modifications 230 W. 103rd St. New York, NY

LPC Presentation November 28, 2017 Photographs: Existing

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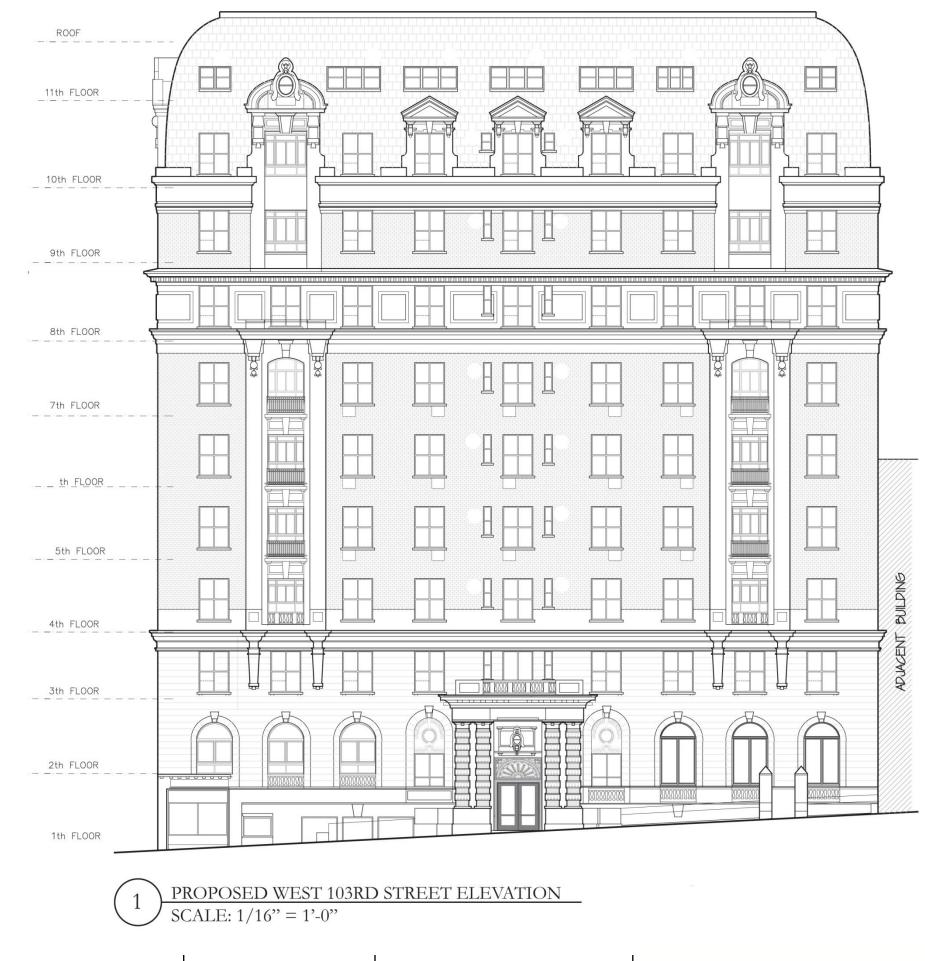




LPC Presentation November 28, 2017 Windows: Existing

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## LI SALTZMAN ARCHITECTS, PC



LPC Presentation November 28, 2017 Proposed West 103rd Street Elevation

ARCHITECTURE AND PRESERVATION

# LI SALTZMAN ARCHITECTS, PC

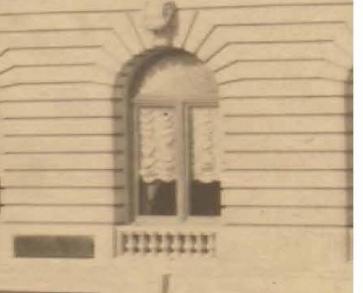
CIRCA 1915 WINDOW TYPE 1A

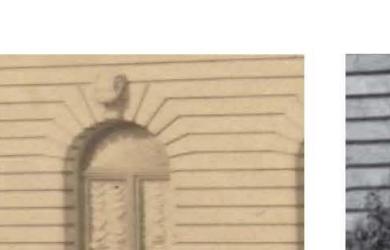
LPC Presentation November 28, 2017

WINDOW TYPE 1A

Existing Non-compliant Windows: Proposed for Modification Type 1A

EXAMPLES OF INSTALLED WINDOW TYPE 1A

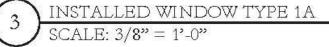


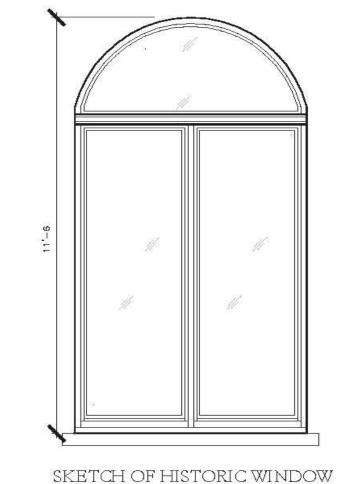




1990 LPC DESIGNATION PHOTO SHOWING

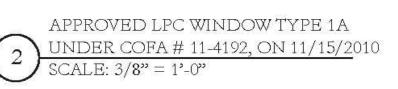


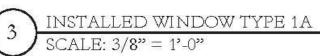


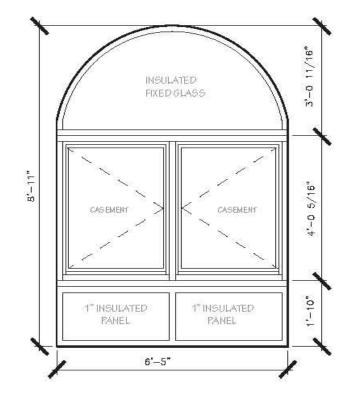


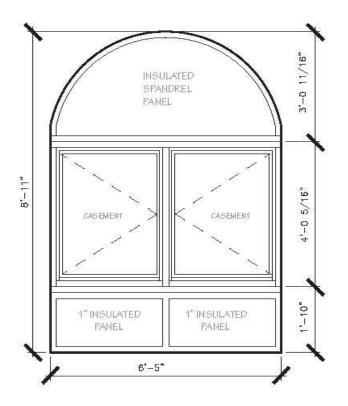
TYPE 1A

SCALE: 3/8" = 1'-0"





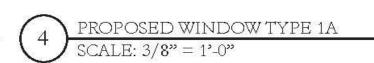


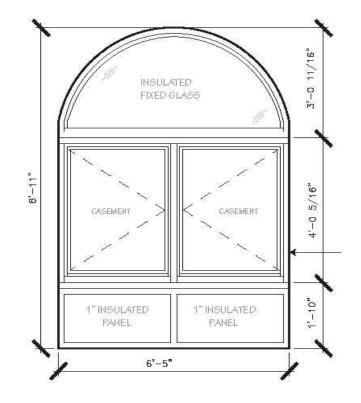


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CIRCA 1915 WINDOW TYPE 8A

1990 LPC DESIGNATION PHOTO SHOWING WINDOW TYPE 8A

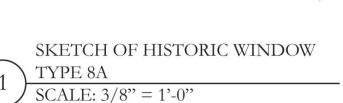
LPC Presentation November 28, 2017 Existing Non-compliant Windows: Proposed for Modification Type 8A

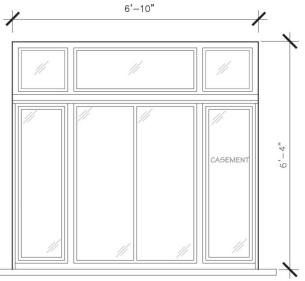
3

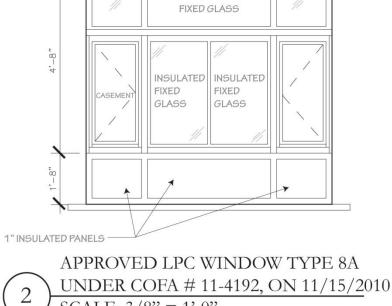


EXAMPLES OF INSTALLED WINDOW TYPE 8A





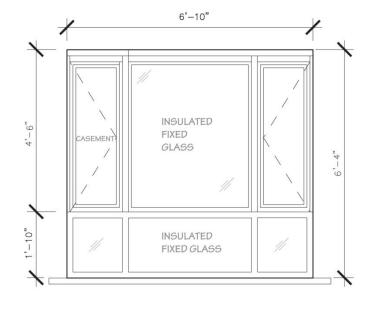




SCALE: 3/8" = 1'-0"

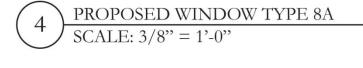
6'-10"

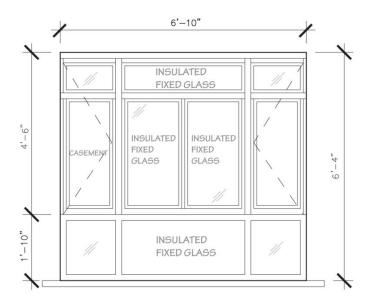
INSULATED

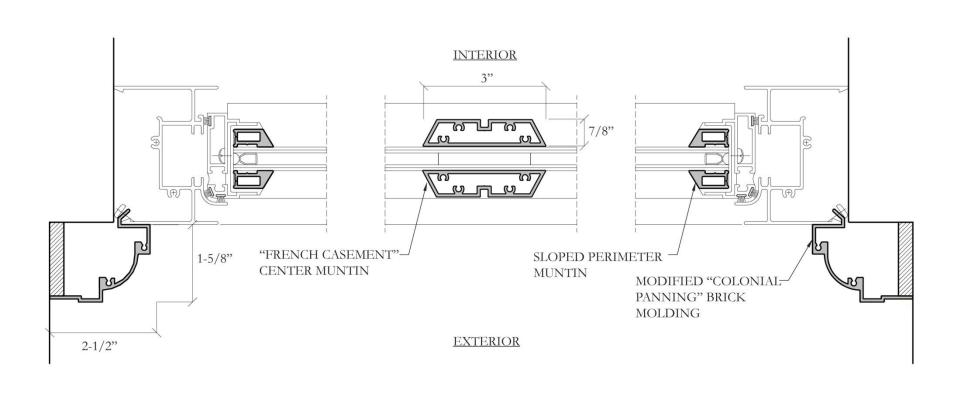


INSTALLED WINDOW TYPE 8A SCALE: 3/8" = 1'-0"









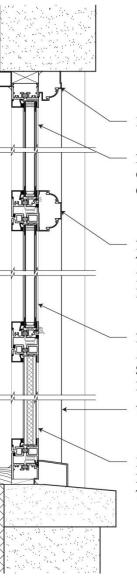
TYPICAL PROPOSED WINDOW PLAN AND PROFILES (8A, 8B, 8C, 8D) SCALE: 3" = 1'-0"

> TYPICAL PROPOSED WINDOW SECTION (8A, 8C, 8D) SCALE: 1-1/2" = 1'-0" 2

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Existing Non-compliant Windows: Proposed for Modification Type 8A



### EXISTING BRICK MOLDING

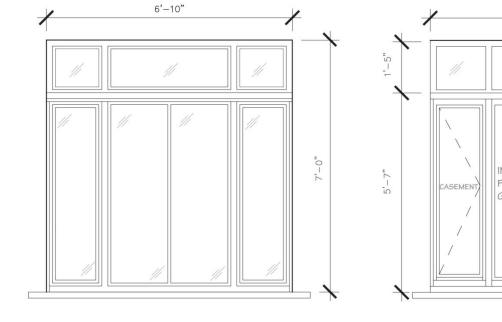
NEW ALUMINUM TRANSOM OR TRANSOM PORTION OF CASEMENT WINDOW

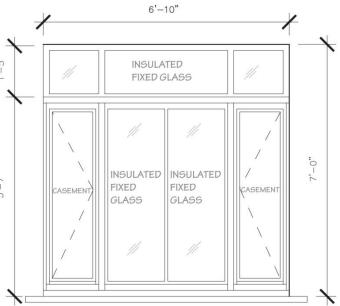
NEW CONTOURED ALUMINUM TRANSOM BAR TO MATCH PROFILE OF EXISTING BRICK MOLDING

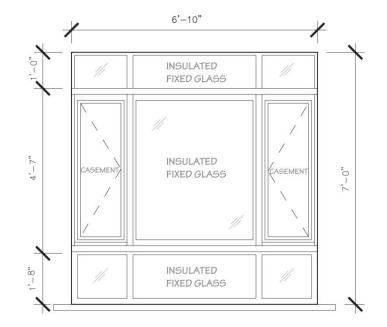
NEW FIXED OR OPERABLE ALUMINUM WINDOW ASSEMBLY SECURED TO EXISTING REGISTER BELOW.

VERTICAL MULLION BEYOND

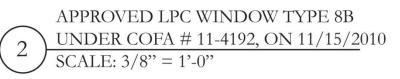
EXISTING INSULATED A/C LOWER REGISTER ASSEMBLY TO REMAIN

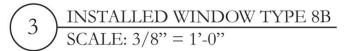






SKETCH OF HISTORIC WINDOW TYPE 8B SCALE: 3/8" = 1'-0"







CIRCA 1915 WINDOW TYPE 8B



1990 LPC DESIGNATION PHOTO SHOWING WINDOW TYPE 8B



INSTALLED WINDOW TYPE 8B AT 5TH FLOOR

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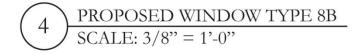
LPC Presentation November 28, 2017

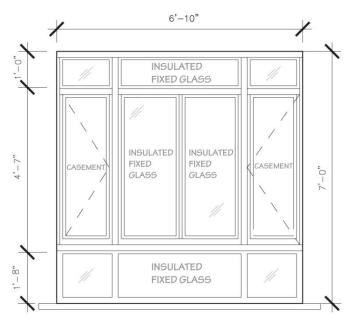
Existing Non-compliant Windows: Proposed for Modification Type 8B

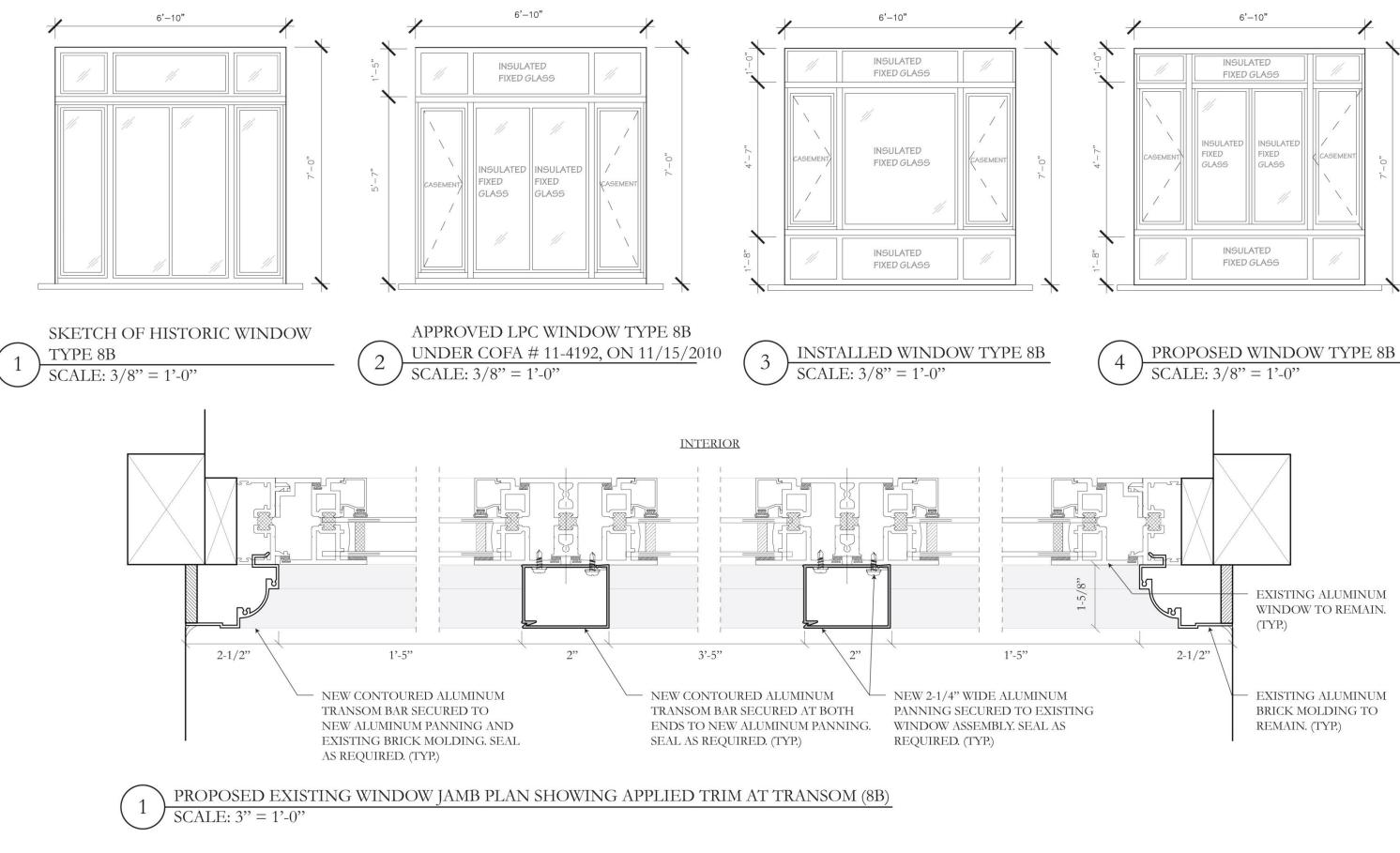
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INSTALLED WINDOW TYPE 8B AT 10TH FLOOR



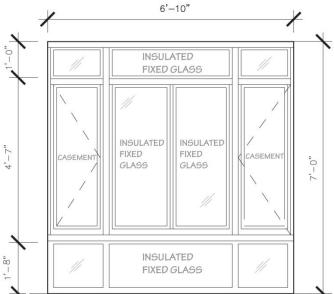


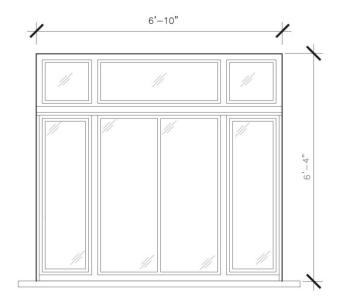


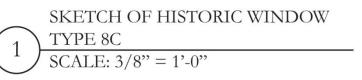


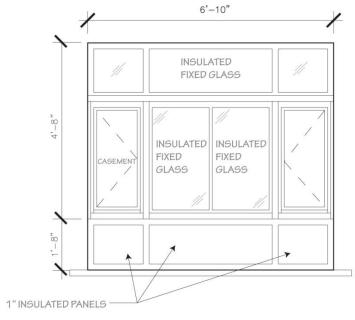
LPC Presentation November 28, 2017

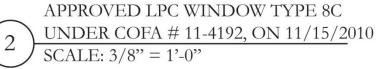
Existing Non-compliant Windows: Proposed for Modification Type 8B

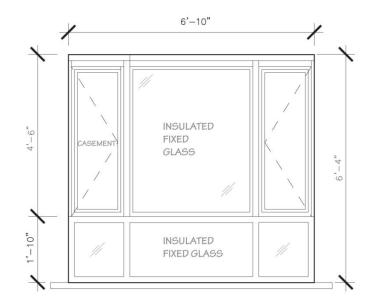


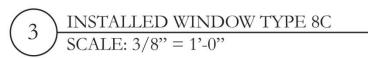














CIRCA 1915 WINDOW TYPE 8C



1990 LPC DESIGNATION PHOTO SHOWING WINDOW TYPE 8C



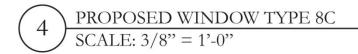
EXAMPLES OF INSTALLED WINDOW TYPE 8C

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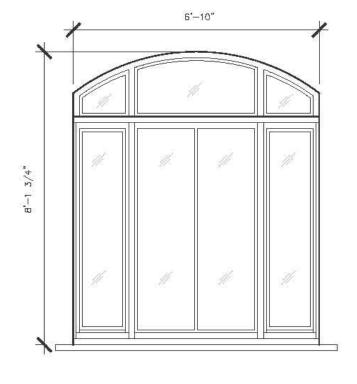
LPC Presentation November 28, 2017 Existing Non-compliant Windows: Proposed for Modification Type 8C

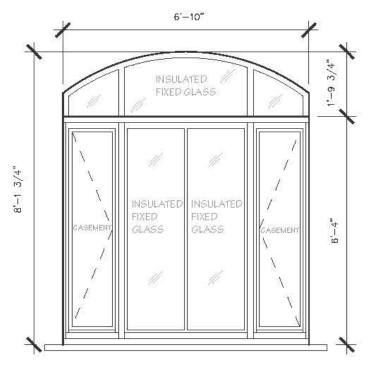


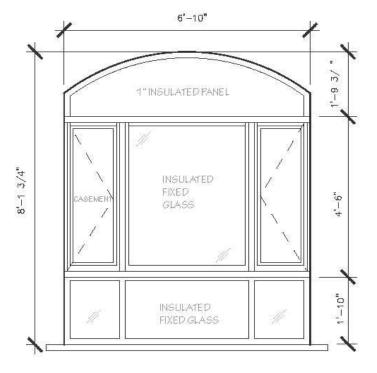
## 6'-10" INSULATED FIXED GLASS INSULATED INSULATED FIXED FIXED GLASS GLASS 1'-10" INSULATED FIXED GLASS

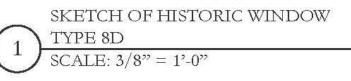


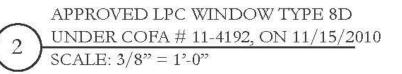


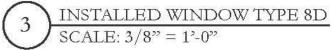














CIRCA 1915 WINDOW TYPE 8D

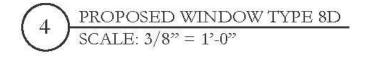


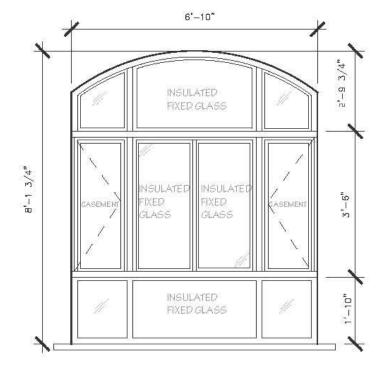


1990 LPC DESIGNATION PHOTO SHOWING EXAMPLES OF INSTALLED WINDOW TYPE 8D WINDOW TYPE 8D

LPC Presentation November 28, 2017 Existing Non-compliant Windows: Proposed for Modification Type 8D

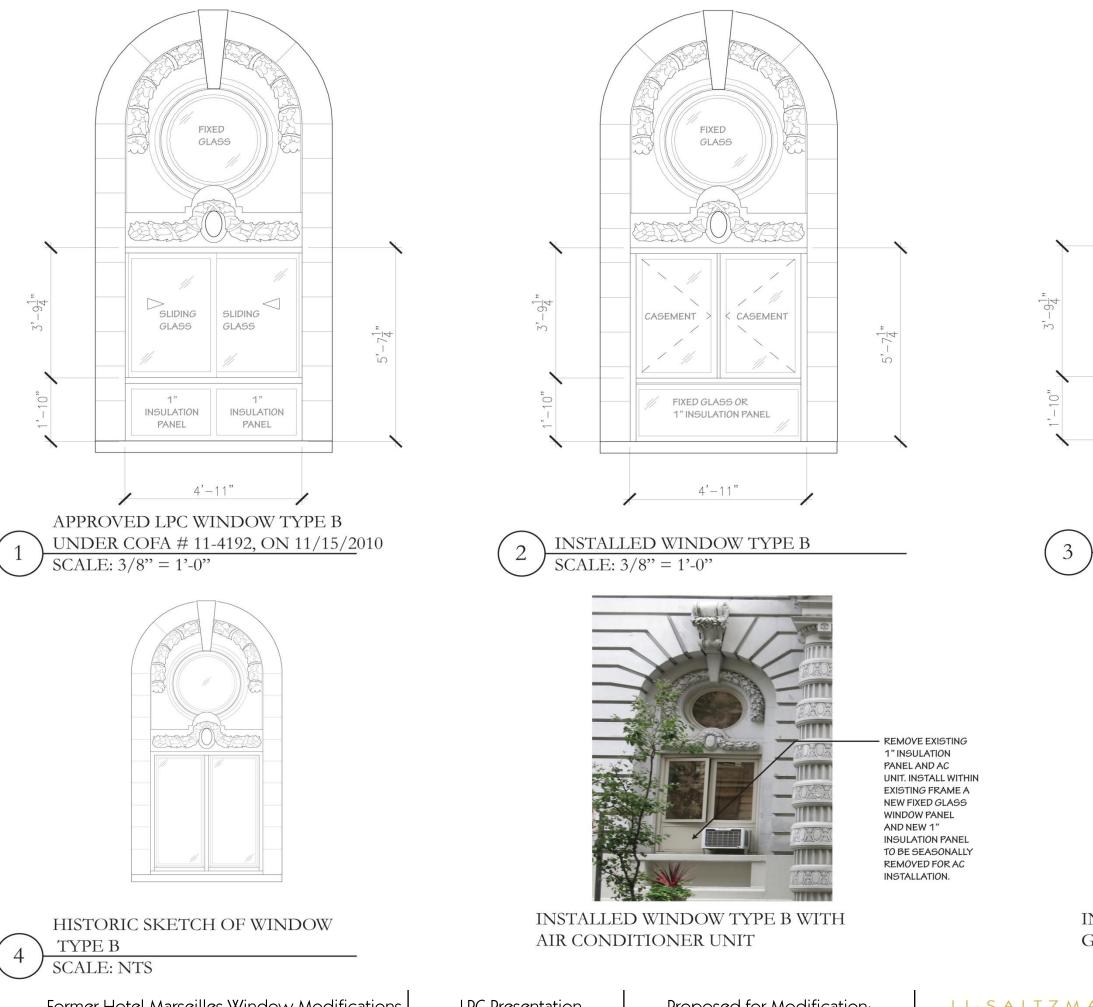








LPC Presentation November 28, 2017 Existing Non-compliant Windows: Proposed for Modification Type B



LPC Presentation November 28, 2017 Proposed for Modification: Type B

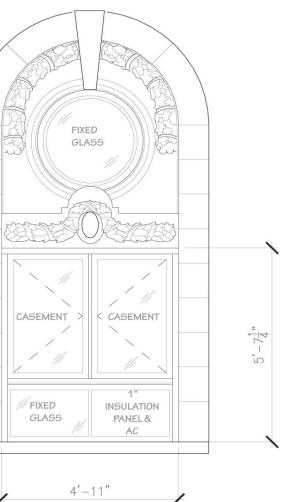
ITICATION: LISS

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## INSTALLED WINDOW TYPE B WITH GLASS PANEL BELOW CASEMENTS



## PROPOSED MODIFICATION TO WINDOW TYPE B SCALE: 3/8" = 1'-0"





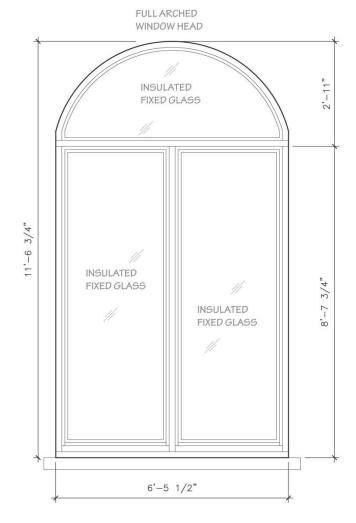
LPC Presentation November 28, 2017

Existing Non-compliant Windows: Proposed for Replacement Types A1, A2

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### CURRENT WINDOW TYPE A

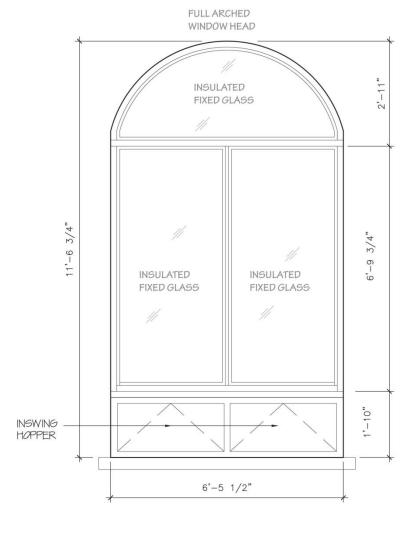


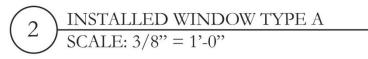
APPROVED LPC WINDOW TYPE A UNDER COFA # 11-4192, ON 11/15/2010 SCALE: 3/8" = 1'-0"



HISTORIC PHOTO OF WINDOW TYPE A CIRCA 1912

Former Hotel Marseilles Window Modifications 230 W. 103rd St. New York, NY



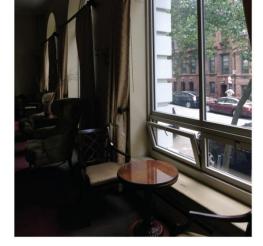




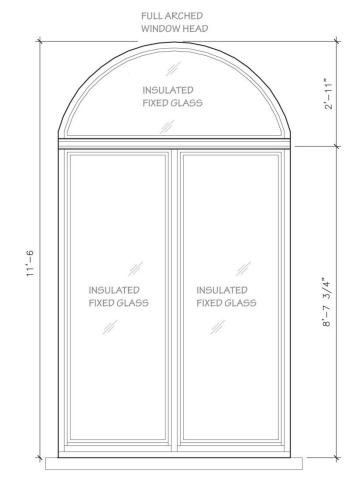
INSTALLED WINDOW TYPE A EXTERIOR

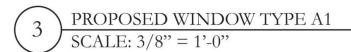
LPC Presentation November 28, 2017 Window Replacement: Proposed Type A1

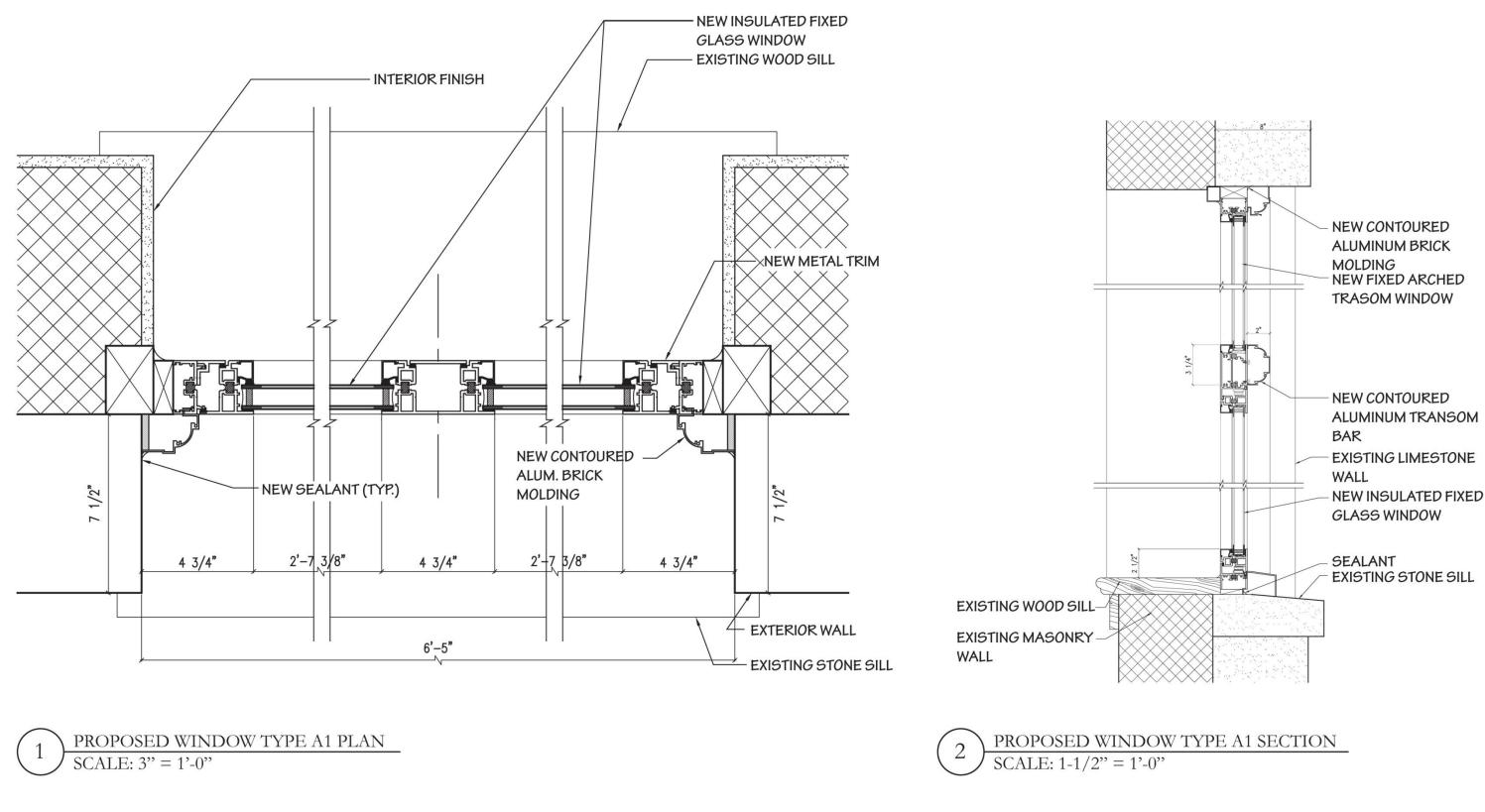
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INSTALLED WINDOW TYPE A INTERIOR

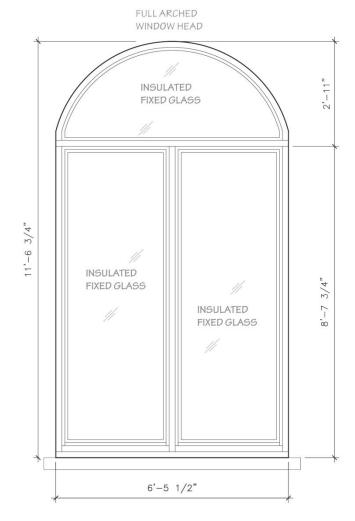






LPC Presentation November 28, 2017

Window Type A1: Proposed Plan & Section



APPROVED LPC WINDOW TYPE A UNDER COFA # 11-4192, ON 11/15/2010 SCALE: 3/8" = 1'-0"

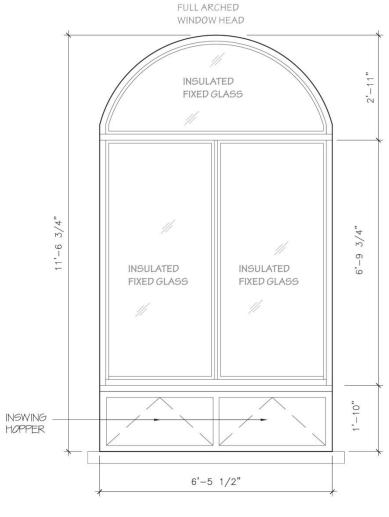


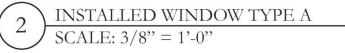
HISTORIC PHOTO OF WINDOW TYPE A CIRCA 1912

Former Hotel Marseilles Window Modifications 230 W. 103rd St. New York, NY

LPC Presentation November 28, 2017 Window Replacement: Proposed Type A2

LI SALTZMAN ARCHITECTS, PC ARCHITECTURE AND PRESERVATION



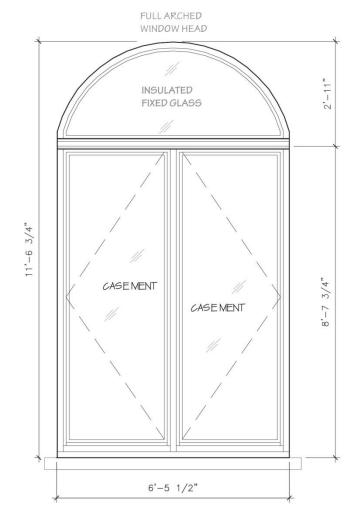


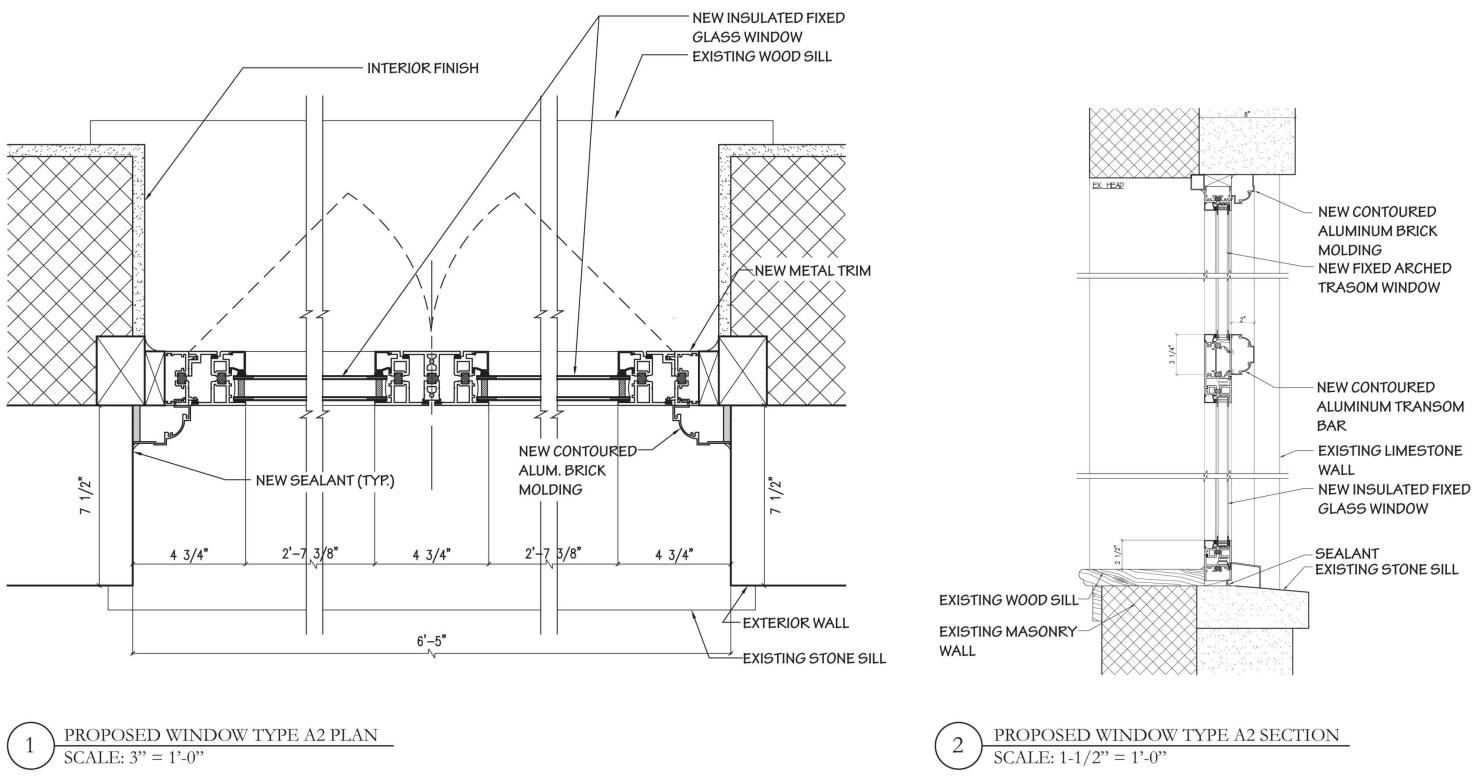






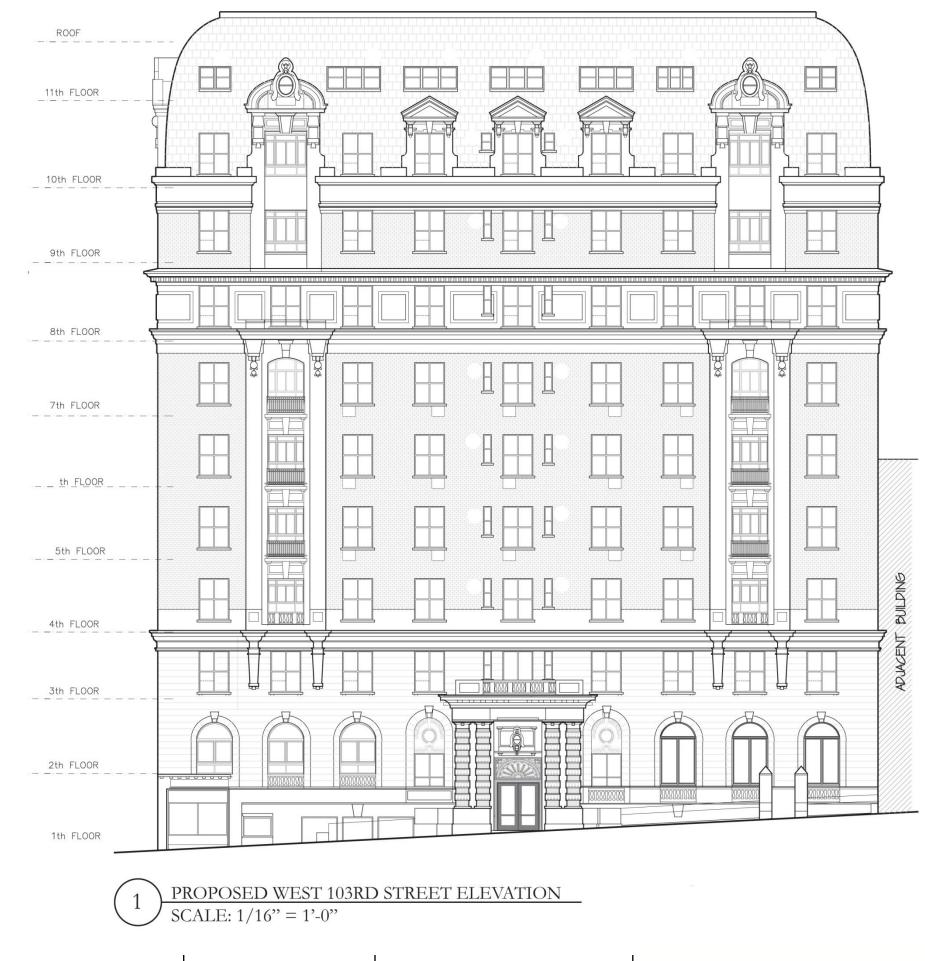
### PROPOSED WINDOW TYPE A2 3 SCALE: 3/8" = 1'-0"





LPC Presentation November 28, 2017

Window Type A2: Proposed Plan & Section



LPC Presentation November 28, 2017 Proposed West 103rd Street Elevation

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