

Former Hotel Marseilles Window Modifications
230 West 103rd St., New York, NY 10025

Landmarks Preservation Commission
November 28, 2017

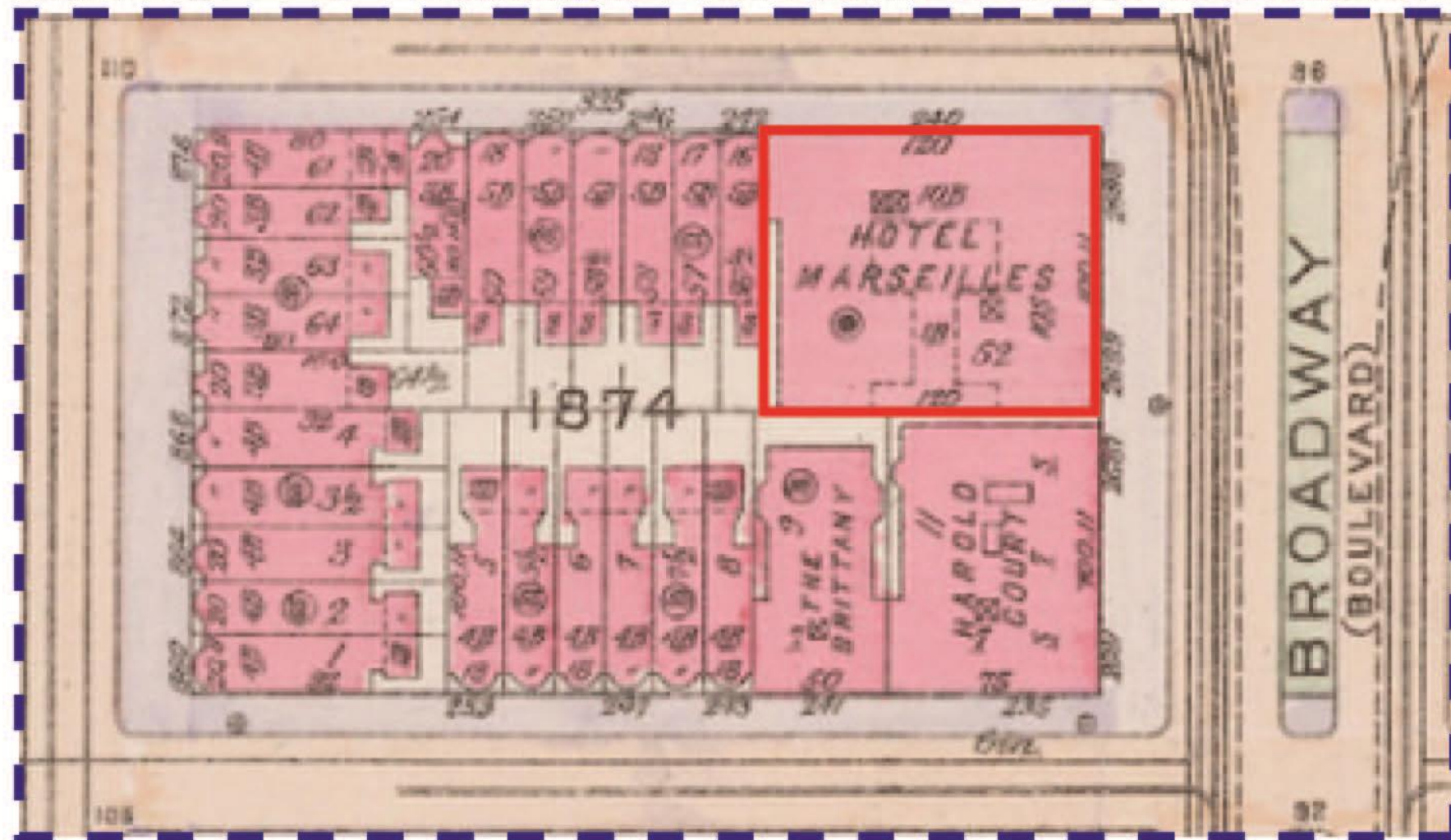


Former Hotel Marseilles Window Modifications

230 West 103rd St., New York, NY 10025

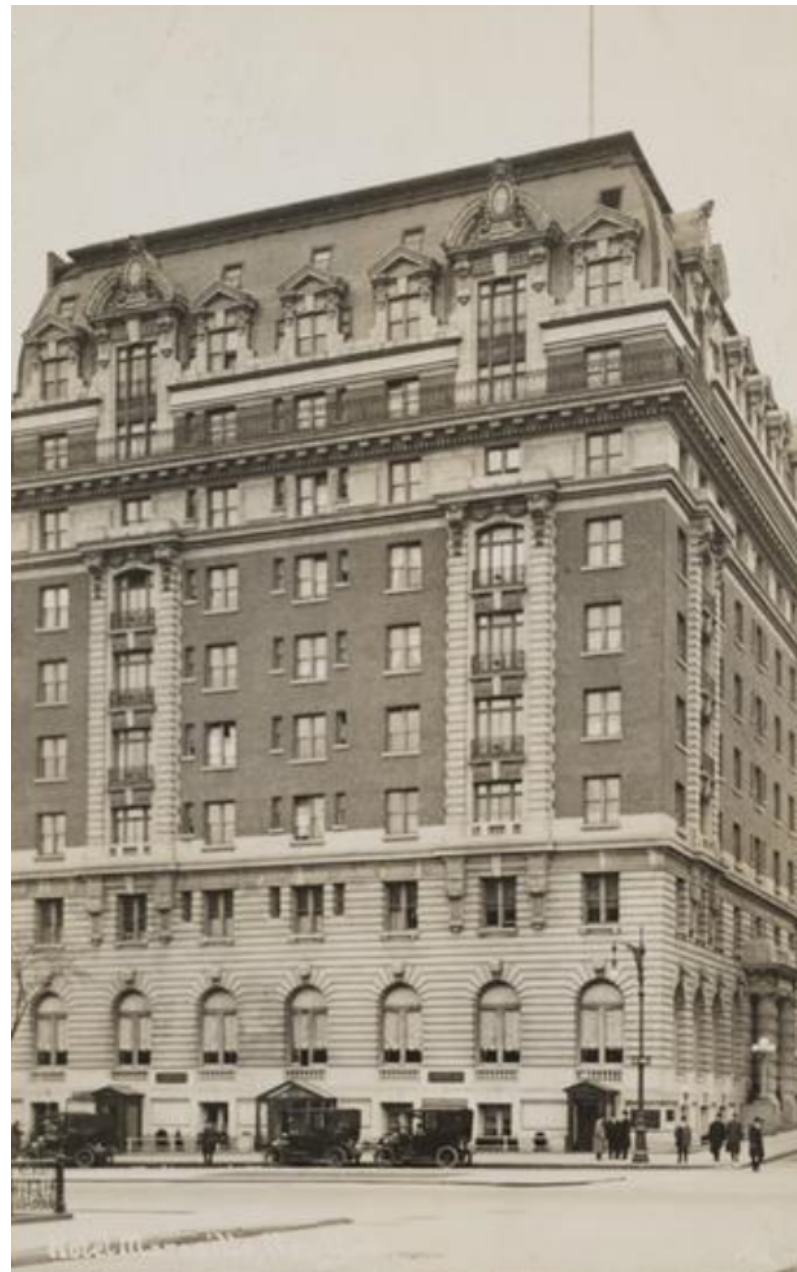
- | | |
|------------------|---|
| 1902-1905 | Building Construction
(Architect Harry Allen Jacobs) |
| 1978 | Building Purchased by WSFSSH |
| 1980 | Building Brought into Service
(All windows replaced) |
| 1990 | LPC Individual Landmark Designation |
| 2010 | COFA 11-4194 Issued for Window Replacement |
| 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 |







Hotel Marseilles Pre-1915



Hotel Marseilles Circa 1915



Hotel Marseilles Circa 1920



Circa 1940 Tax Photo



Landmarks Designation Photo 1990



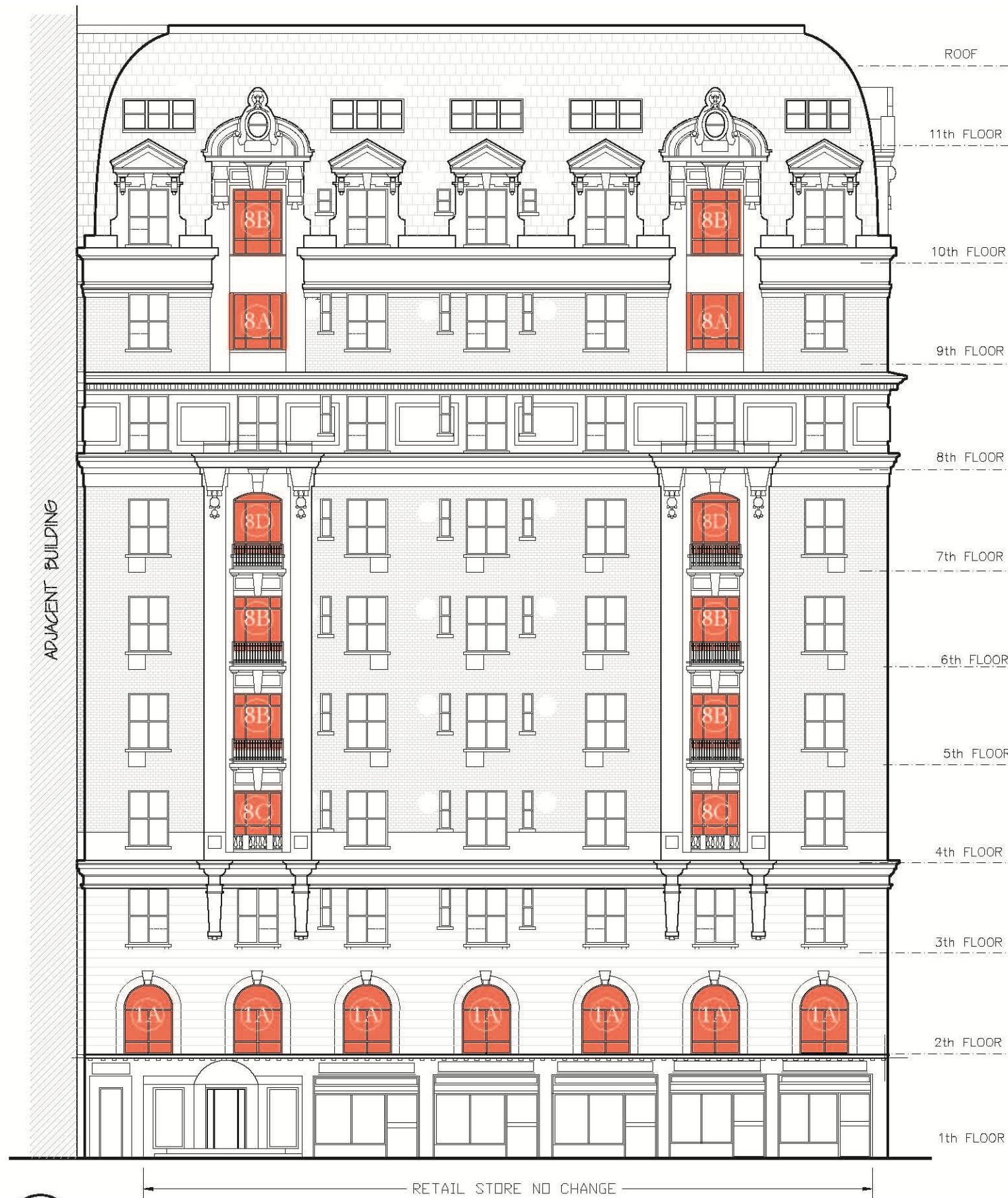
Current 2016 Photo



Current Broadway Elevation



Current West 103rd Street Elevation



1 BROADWAY ELEVATION
SCALE: 1/16" = 1'-0"

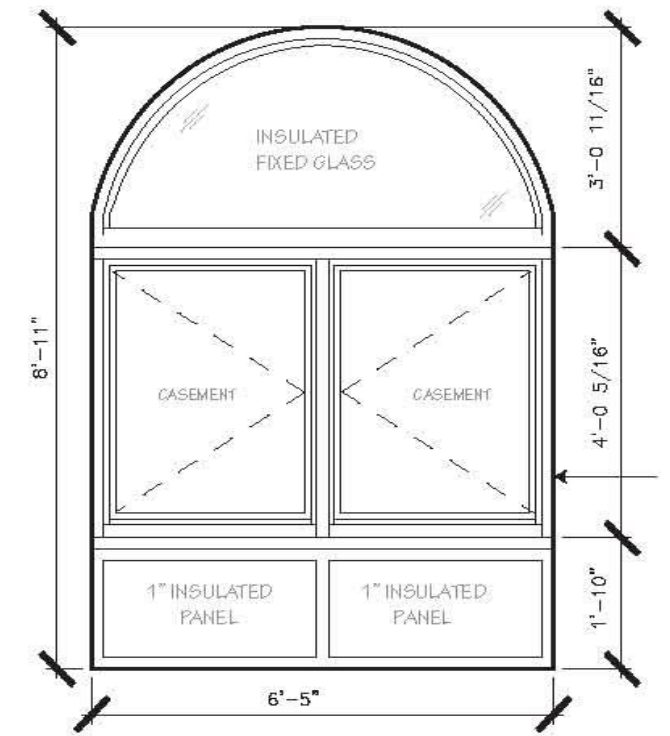
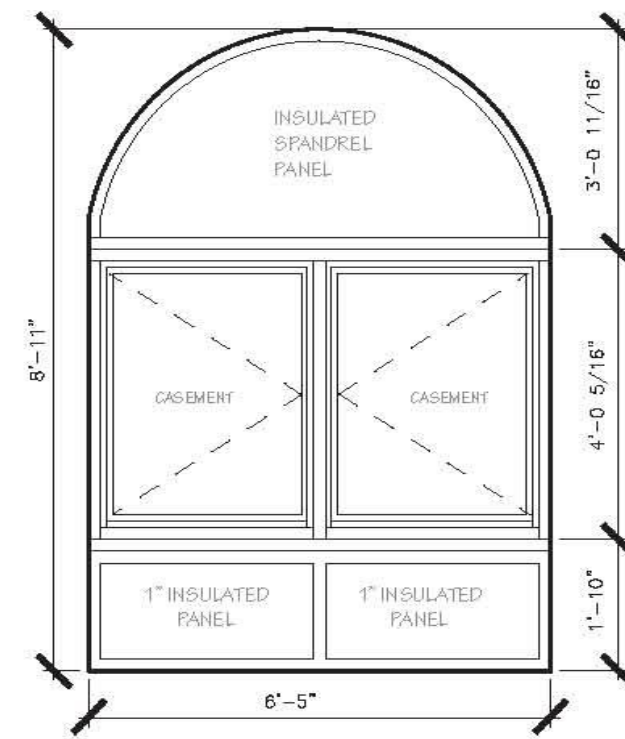
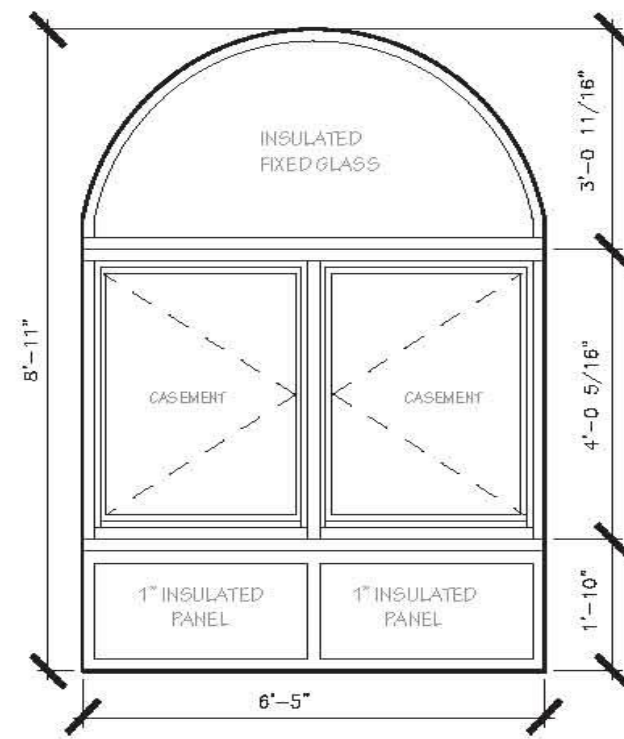
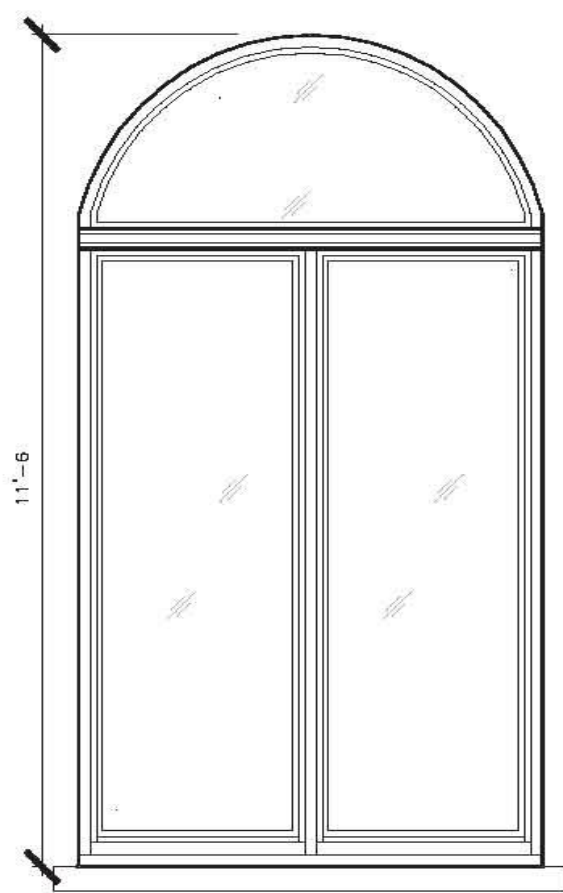


2 WEST 103RD STREET ELEVATION
SCALE: 1/16" = 1'-0"

KEY:
 Windows Proposed to be Replaced ■
 Windows Proposed to Modified ■



1 PROPOSED WEST 103RD STREET ELEVATION
SCALE: 1/16" = 1'-0"



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

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

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

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



CIRCA 1915 WINDOW TYPE 1A

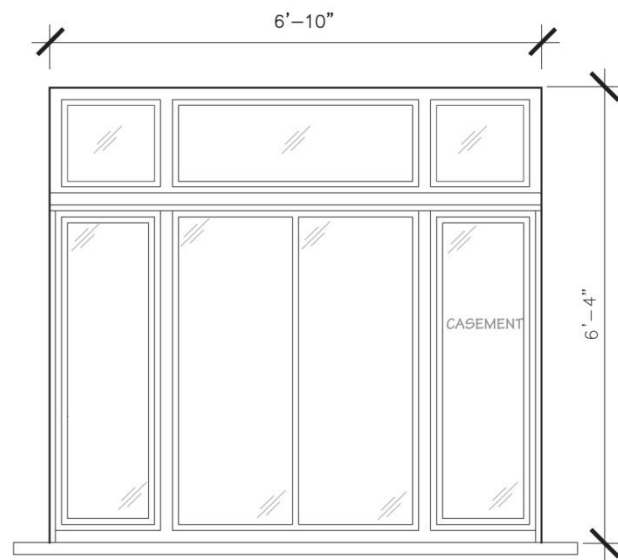


1990 LPC DESIGNATION PHOTO SHOWING
WINDOW TYPE 1A

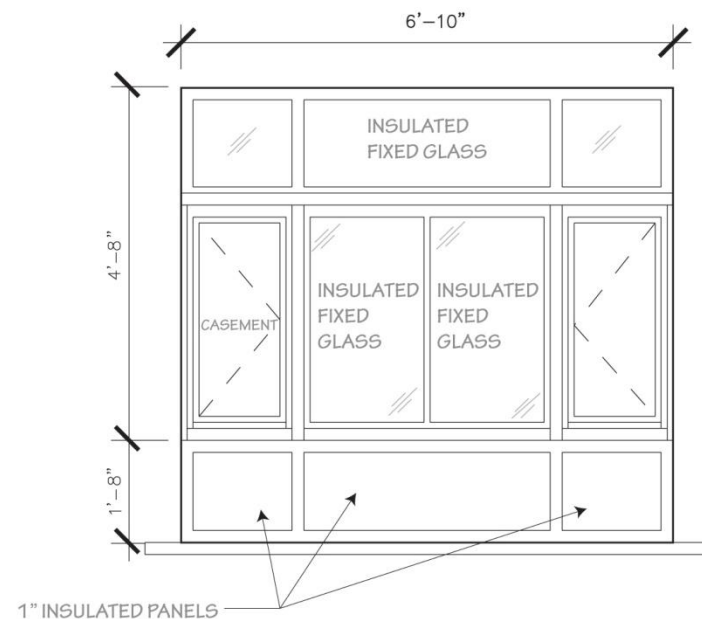


EXAMPLES OF INSTALLED WINDOW TYPE 1A

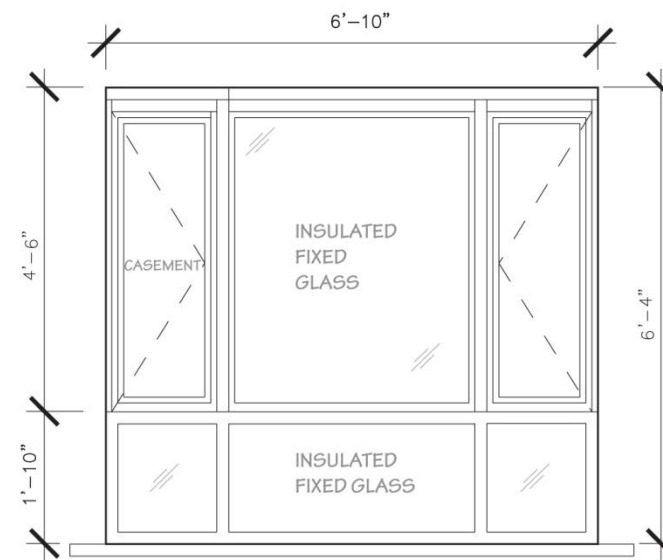




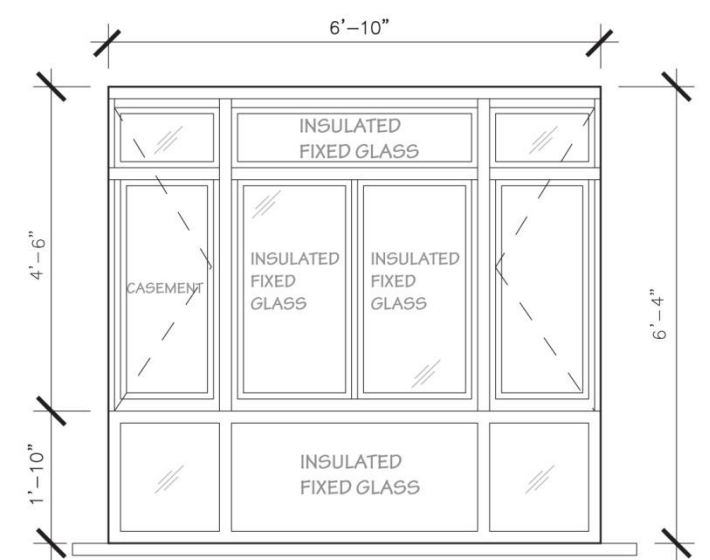
1 SKETCH OF HISTORIC WINDOW
TYPE 8A
SCALE: 3/8" = 1'-0"



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



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



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



CIRCA 1915 WINDOW TYPE 8A

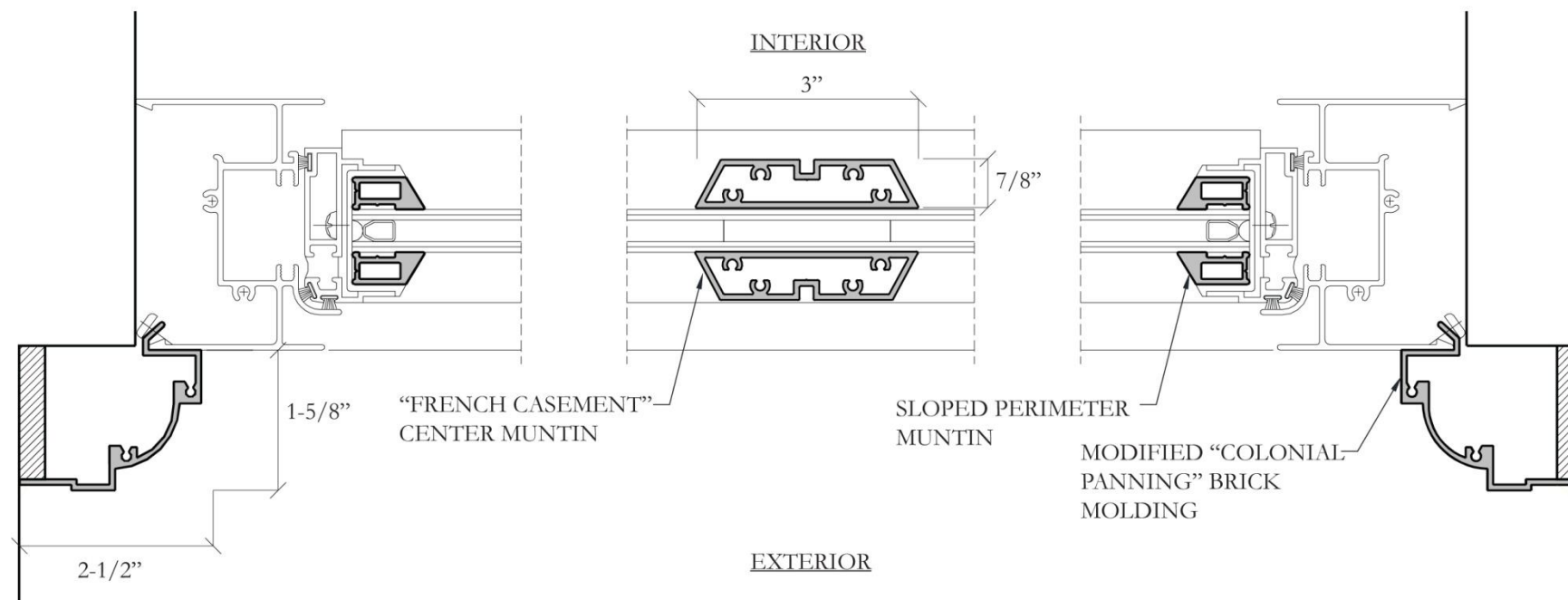


1990 LPC DESIGNATION PHOTO SHOWING
WINDOW TYPE 8A

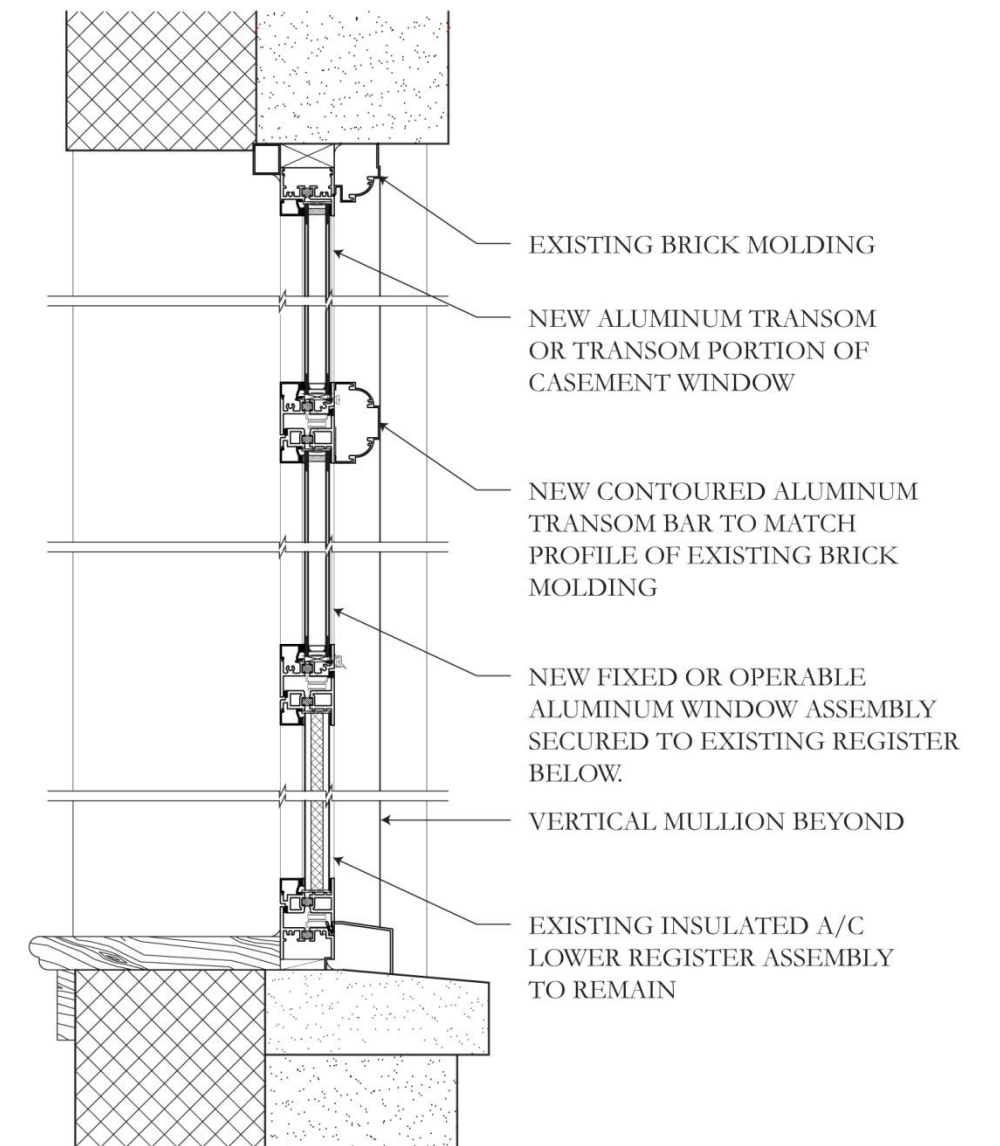


EXAMPLES OF INSTALLED WINDOW TYPE 8A

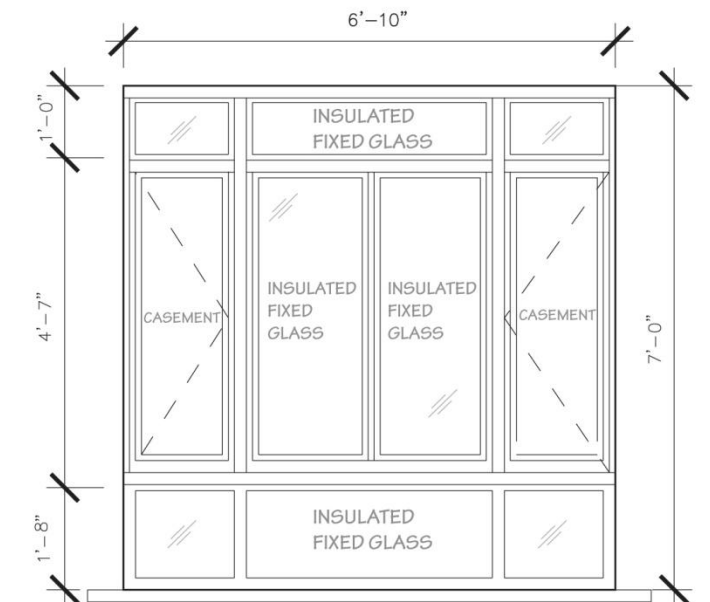
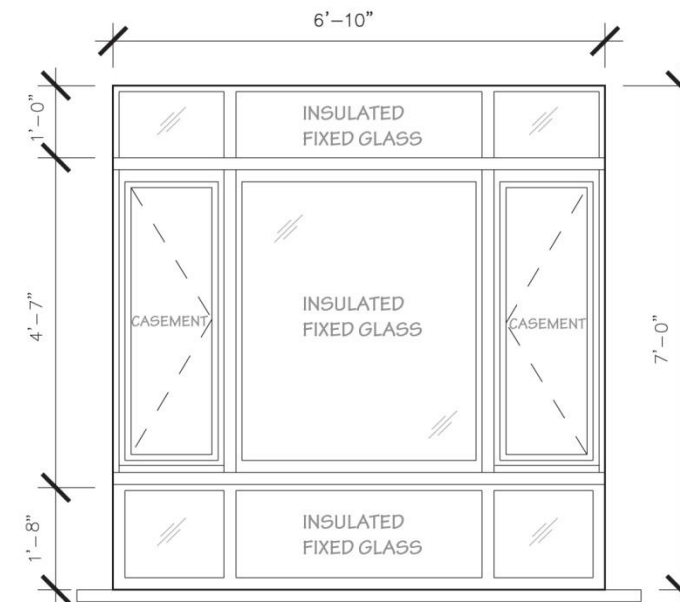
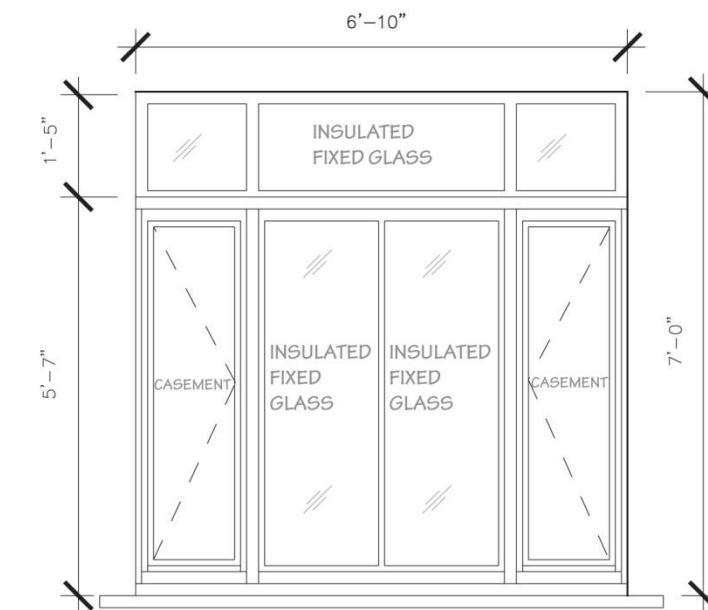
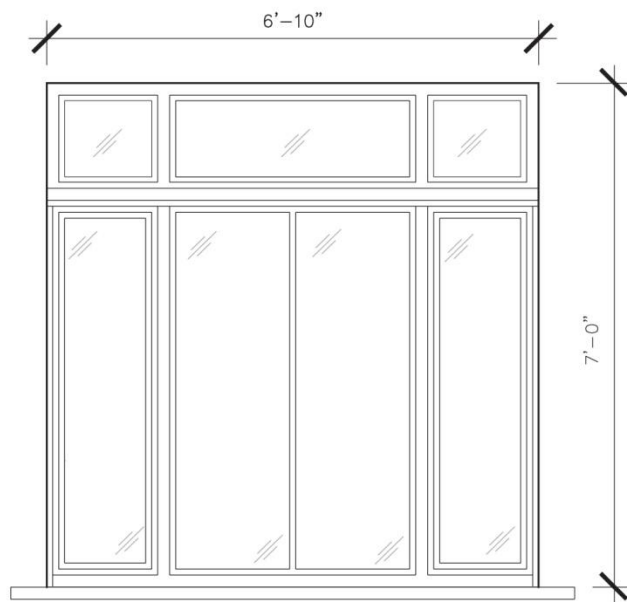




1 TYPICAL PROPOSED WINDOW PLAN AND PROFILES (8A, 8B, 8C, 8D)
SCALE: 3" = 1'-0"



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



1 SKETCH OF HISTORIC WINDOW
TYPE 8B
SCALE: $\frac{3}{8}'' = 1'-0''$

2 APPROVED LPC WINDOW TYPE 8B
UNDER COFA # 11-4192, ON 11/15/2010
SCALE: $\frac{3}{8}'' = 1'-0''$

3 INSTALLED WINDOW TYPE 8B
SCALE: $\frac{3}{8}'' = 1'-0''$

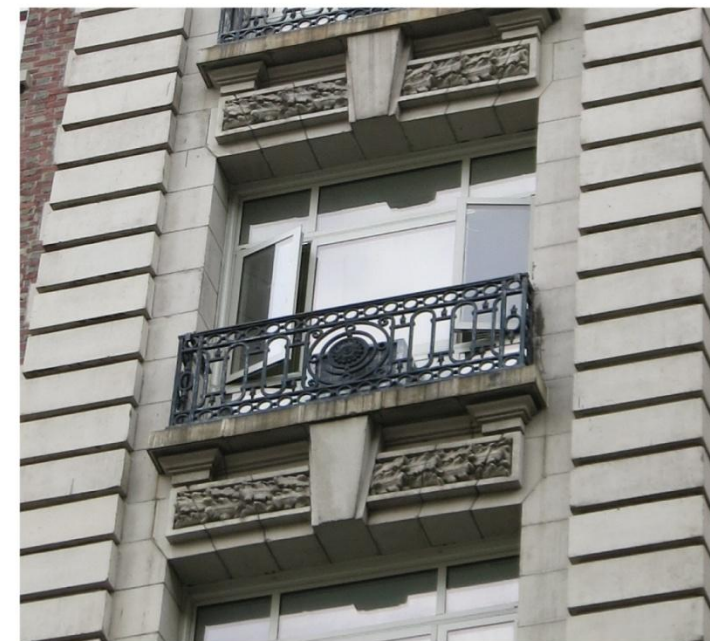
4 PROPOSED WINDOW TYPE 8B
SCALE: $\frac{3}{8}'' = 1'-0''$



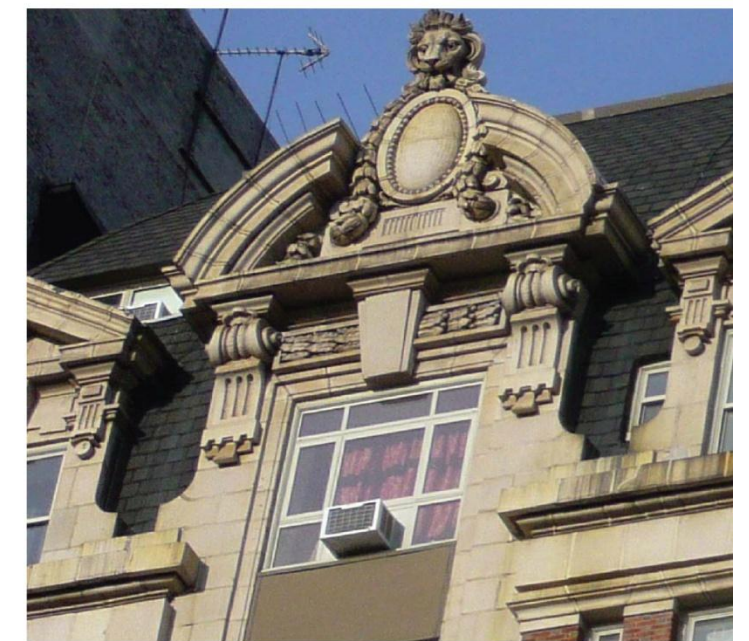
CIRCA 1915 WINDOW TYPE 8B



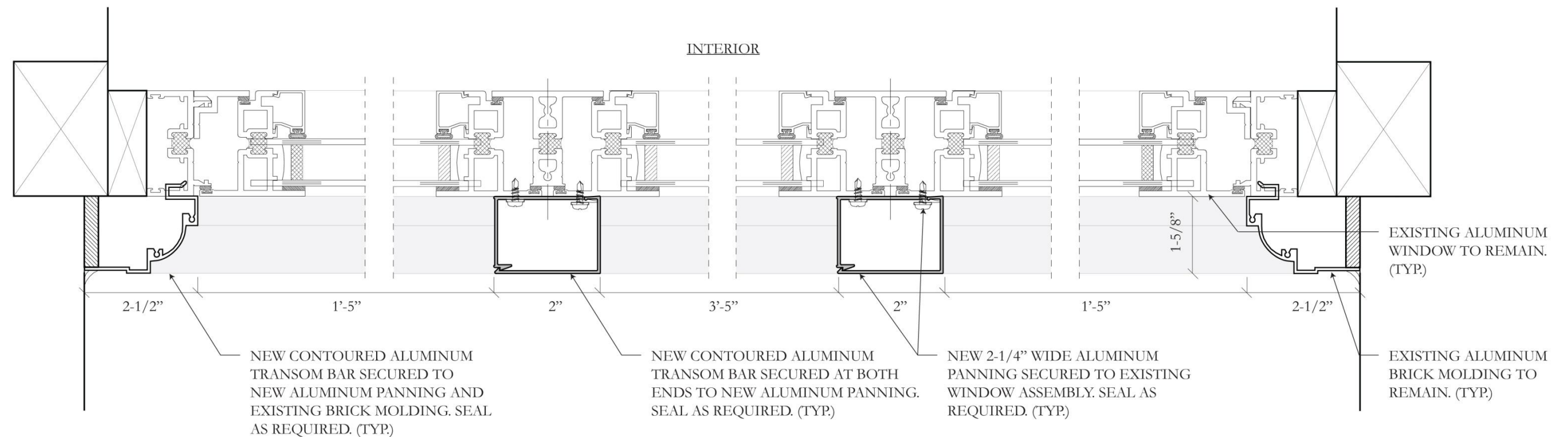
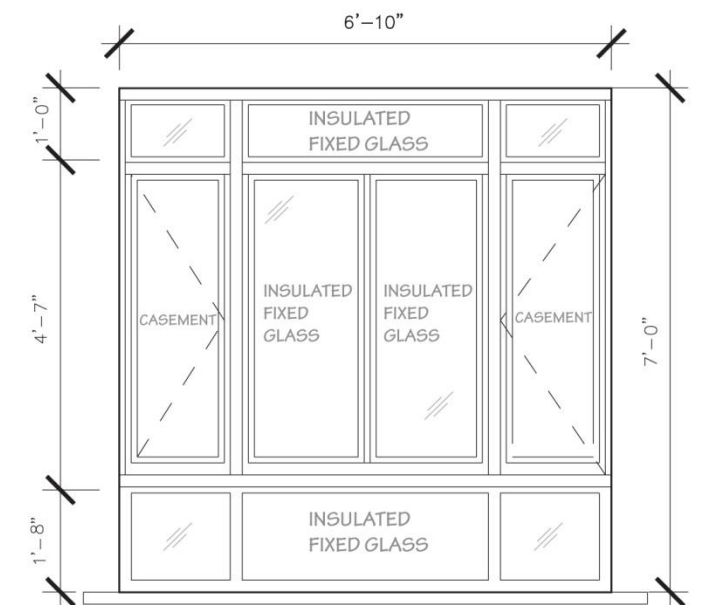
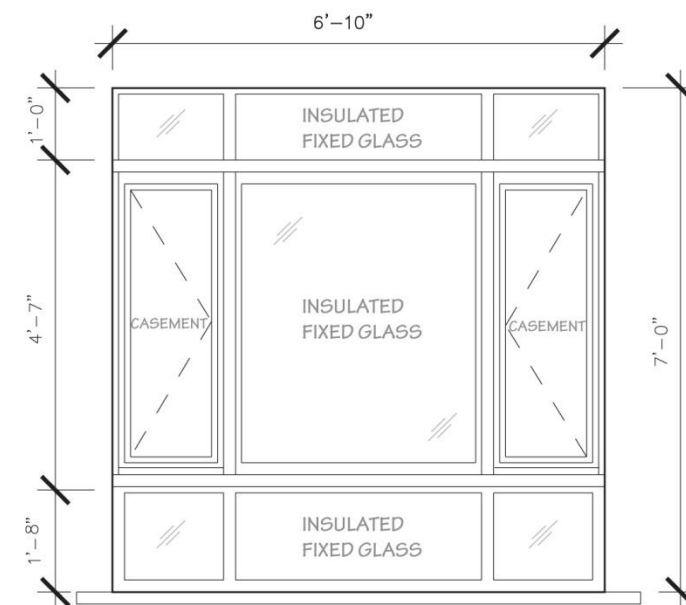
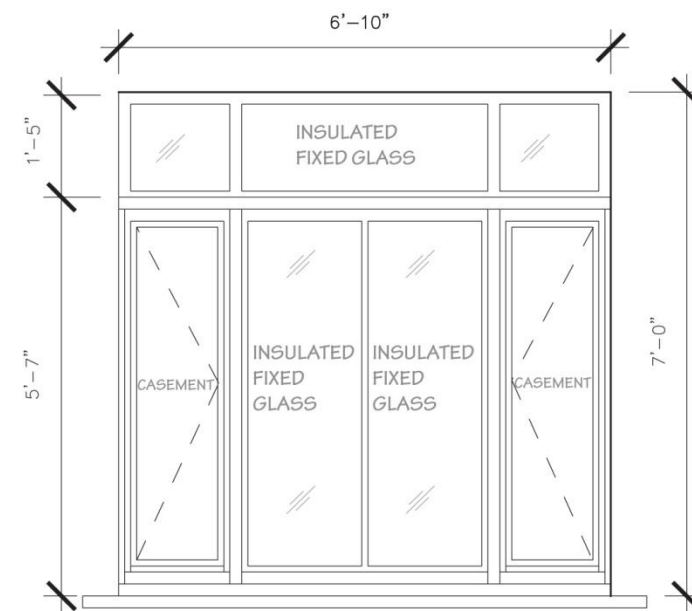
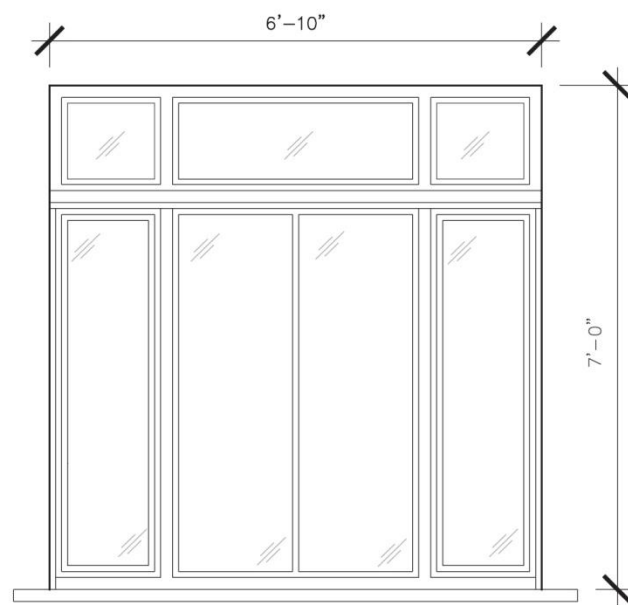
1990 LPC DESIGNATION PHOTO SHOWING
WINDOW TYPE 8B

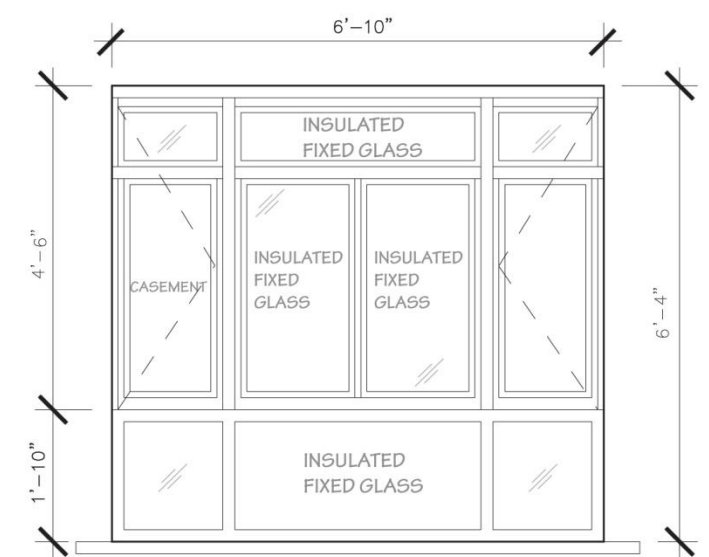
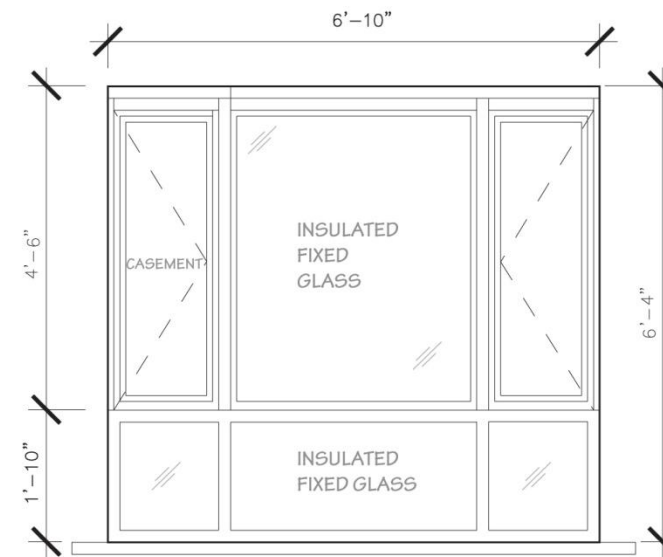
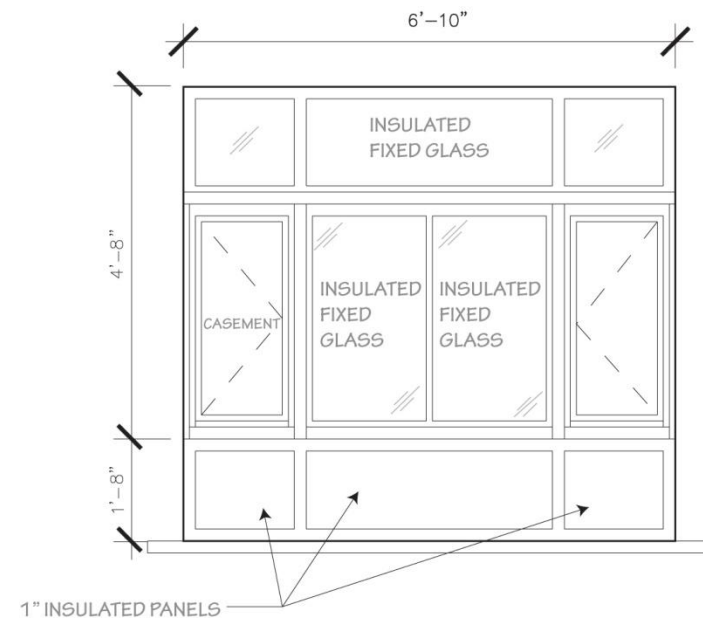
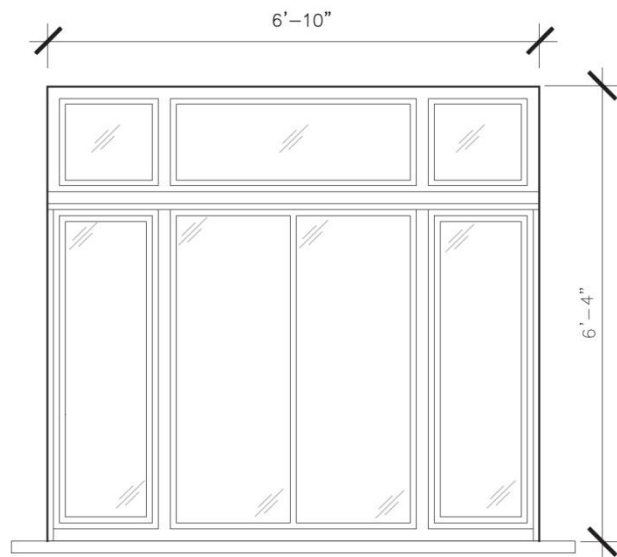


INSTALLED WINDOW TYPE 8B AT 5TH
FLOOR



INSTALLED WINDOW TYPE 8B AT 10TH
FLOOR





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

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

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

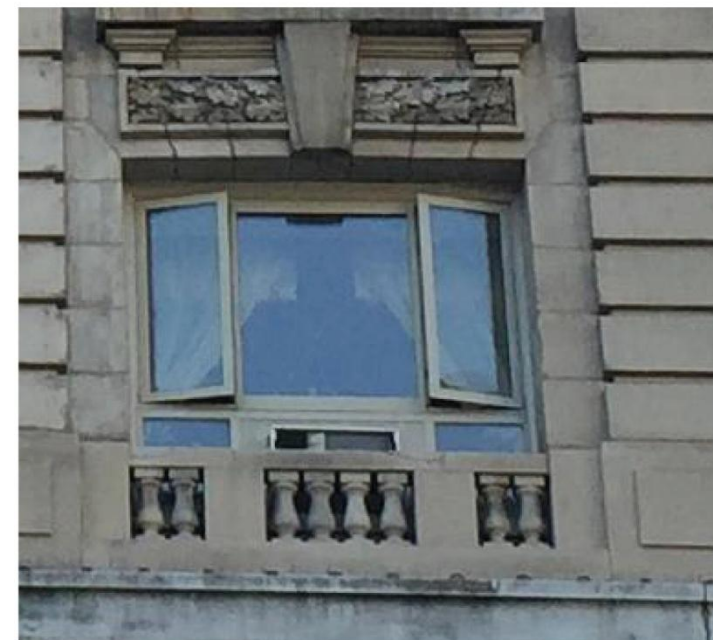
4 PROPOSED WINDOW TYPE 8C
SCALE: 3/8" = 1'-0"



CIRCA 1915 WINDOW TYPE 8C

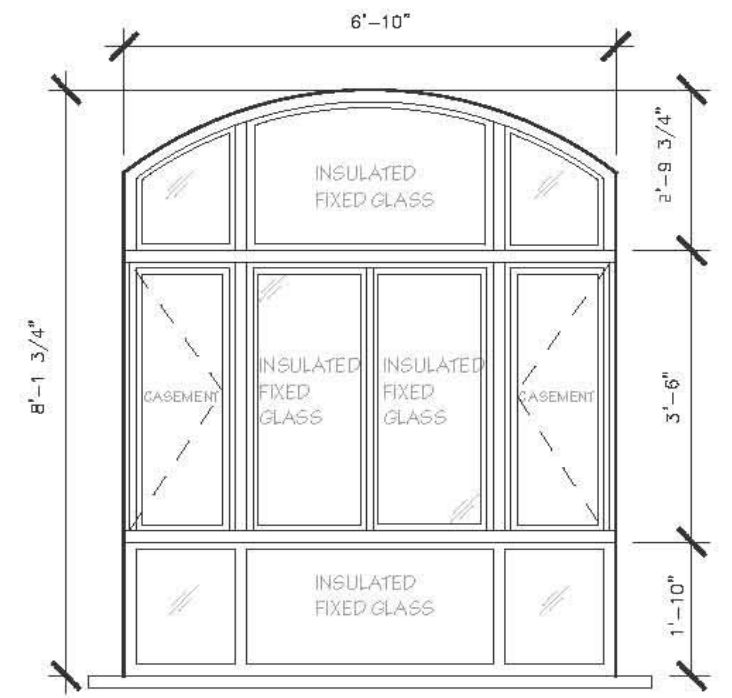
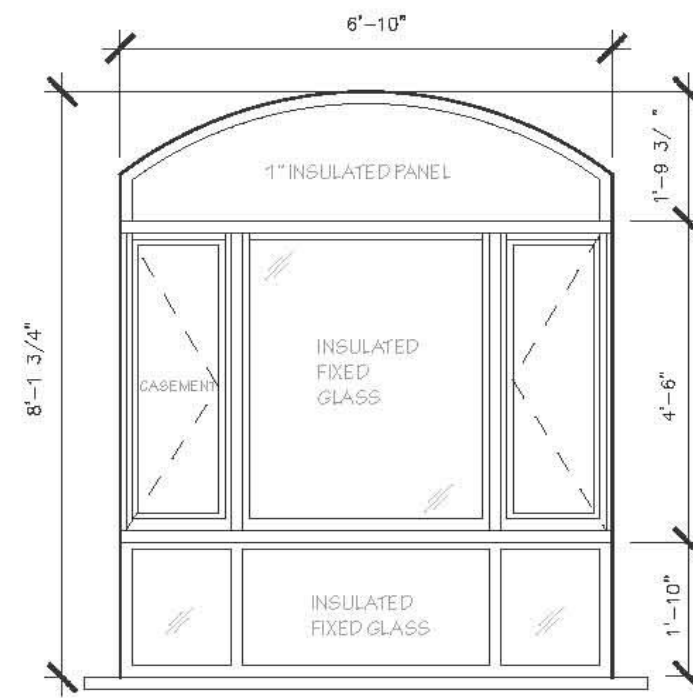
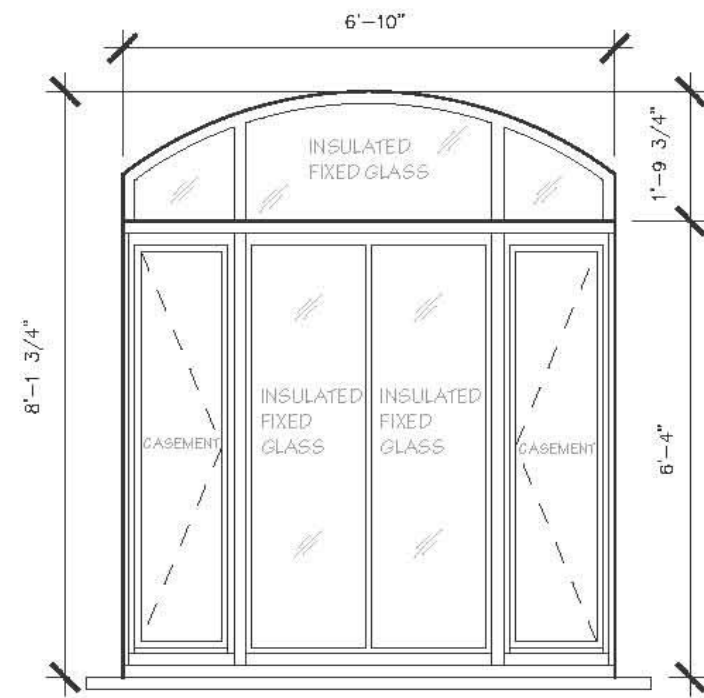
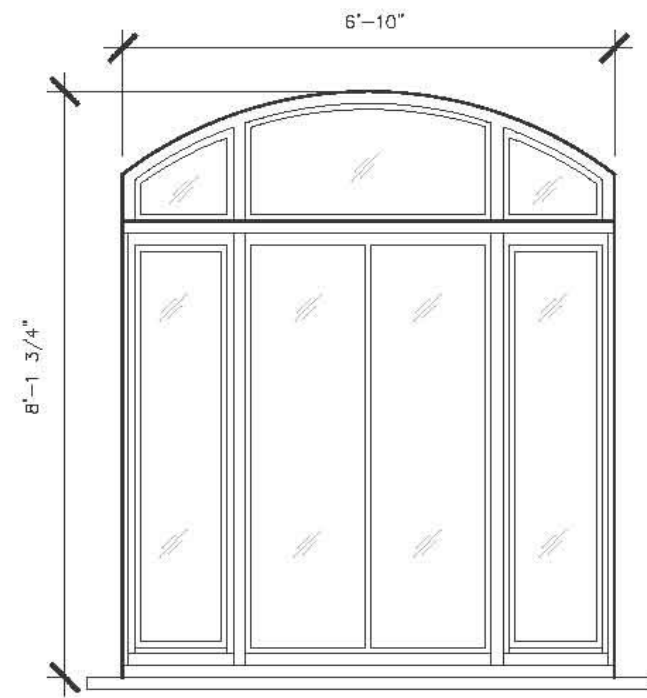


1990 LPC DESIGNATION PHOTO SHOWING
WINDOW TYPE 8C



EXAMPLES OF INSTALLED WINDOW TYPE 8C





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

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

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

4 PROPOSED WINDOW TYPE 8D
SCALE: 3/8" = 1'-0"



CIRCA 1915 WINDOW TYPE 8D



1990 LPC DESIGNATION PHOTO SHOWING
WINDOW TYPE 8D

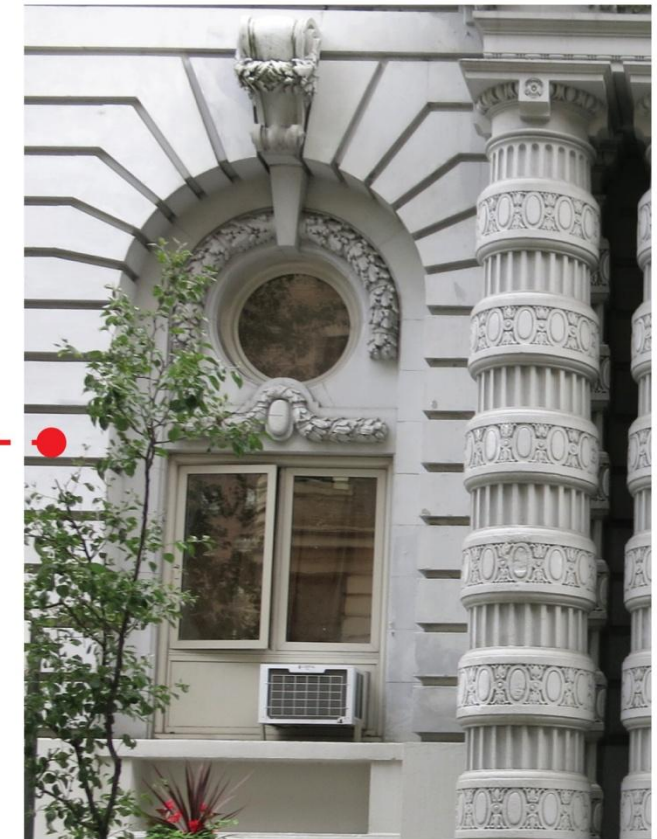


EXAMPLES OF INSTALLED WINDOW TYPE 8D

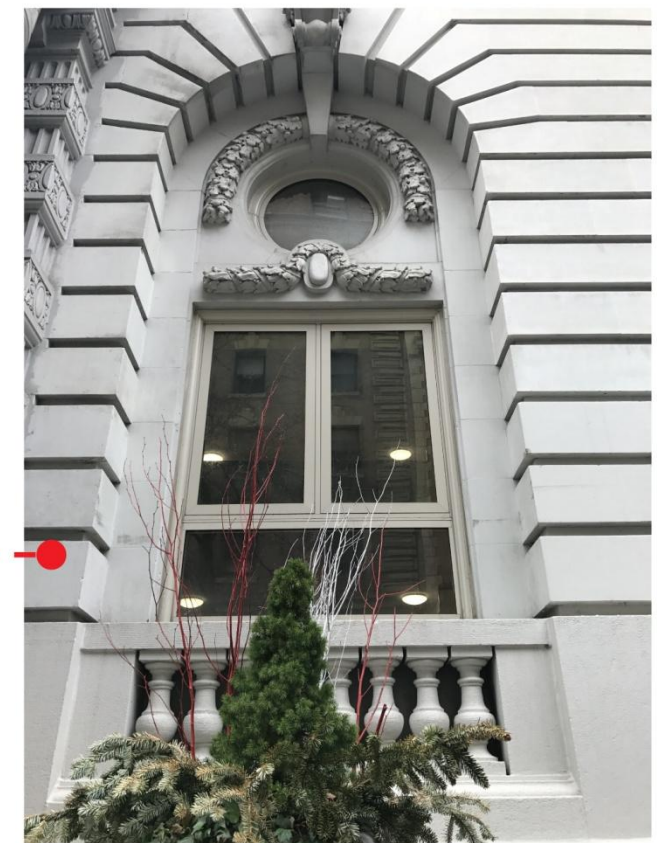




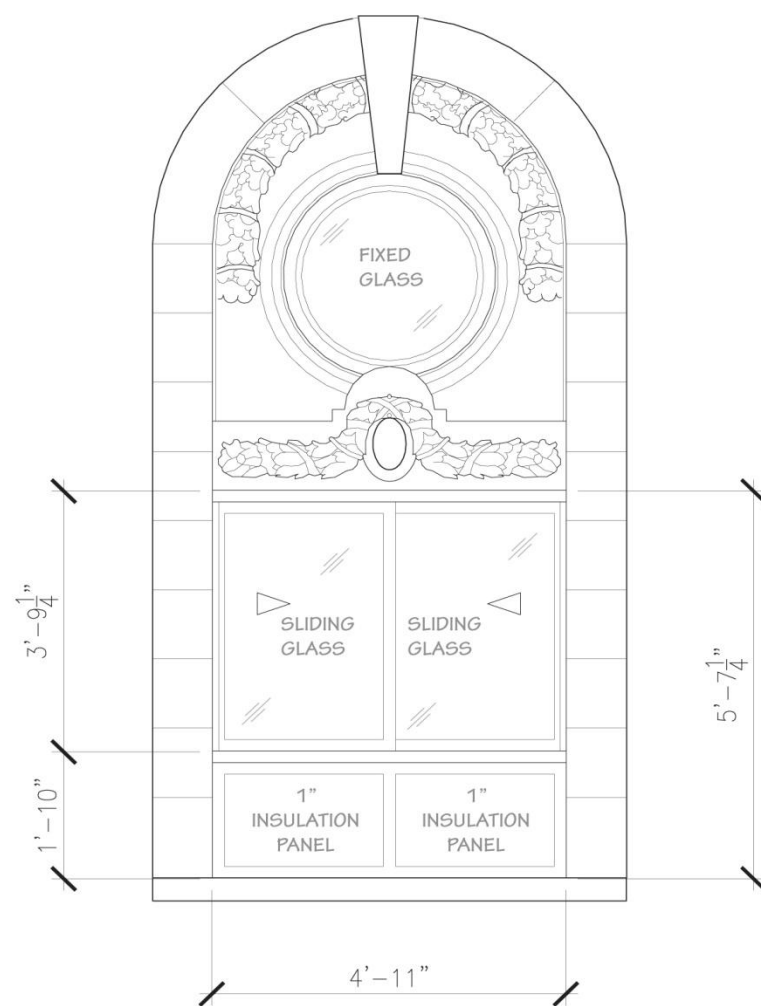
1 WEST 103RD STREET ELEVATION
SCALE: 1/16" = 1'-0"



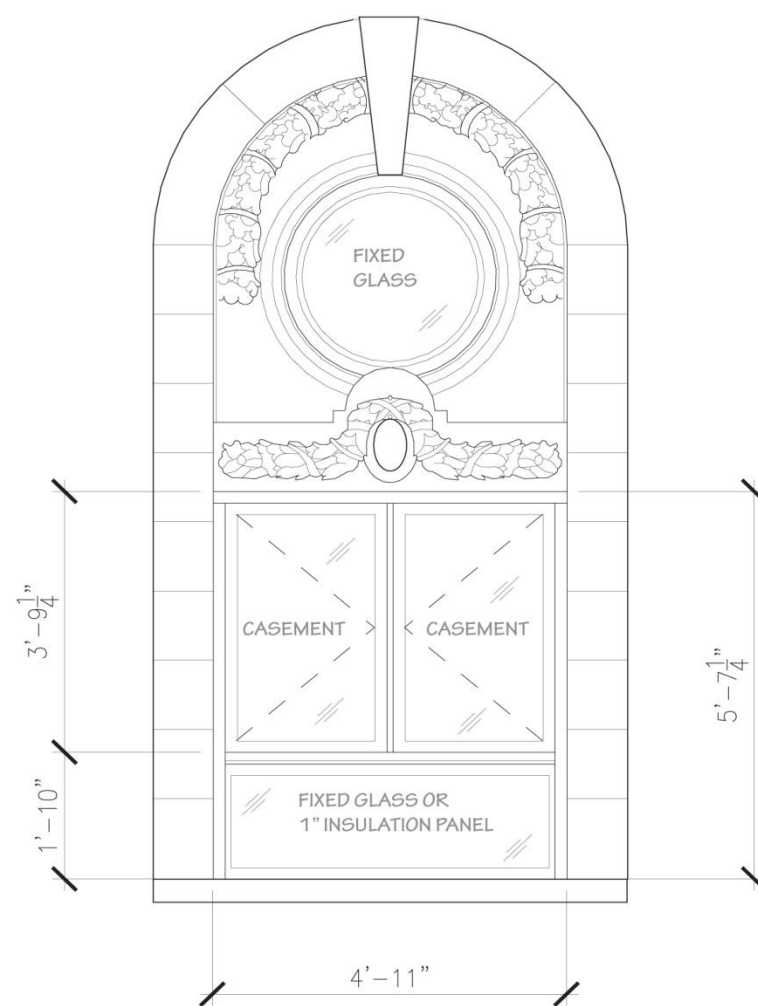
NORTH-EAST TYPE B WINDOW WITH PANELS
BELOW CASEMENTS



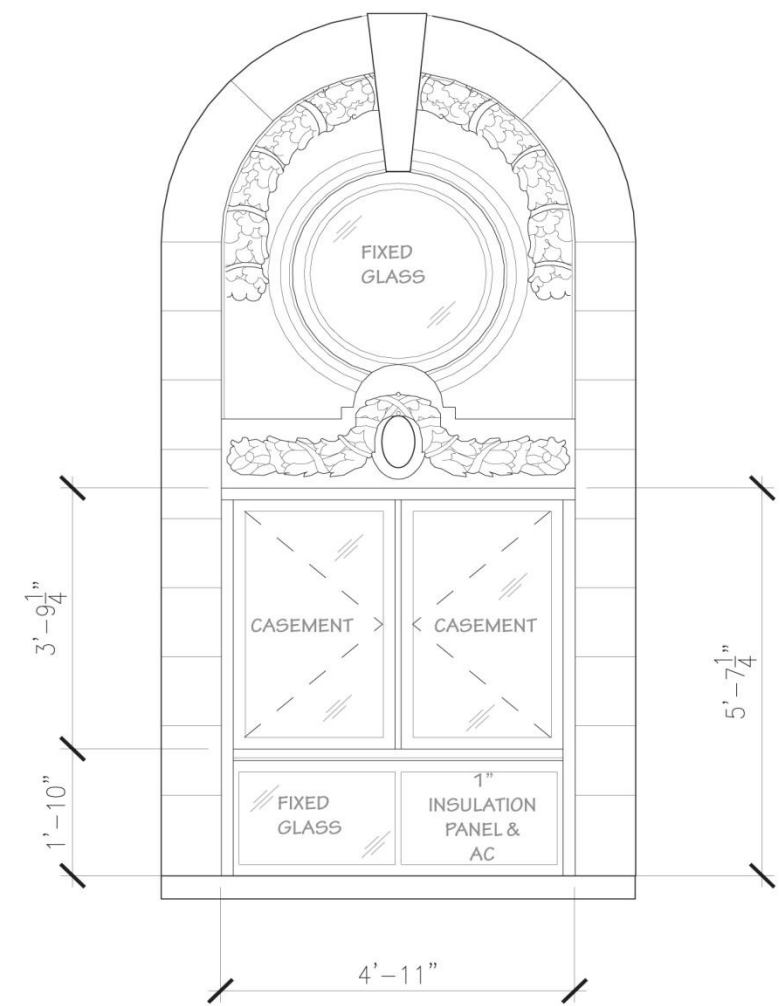
NORTH-WEST TYPE B WINDOW WITH GLAZING
BELOW CASEMENTS



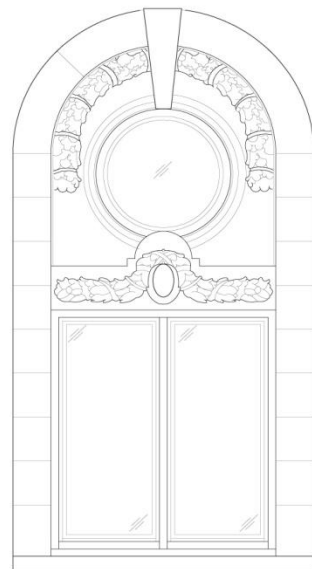
1 APPROVED LPC WINDOW TYPE B
UNDER COFA # 11-4192, ON 11/15/2010
SCALE: 3/8" = 1'-0"



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



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



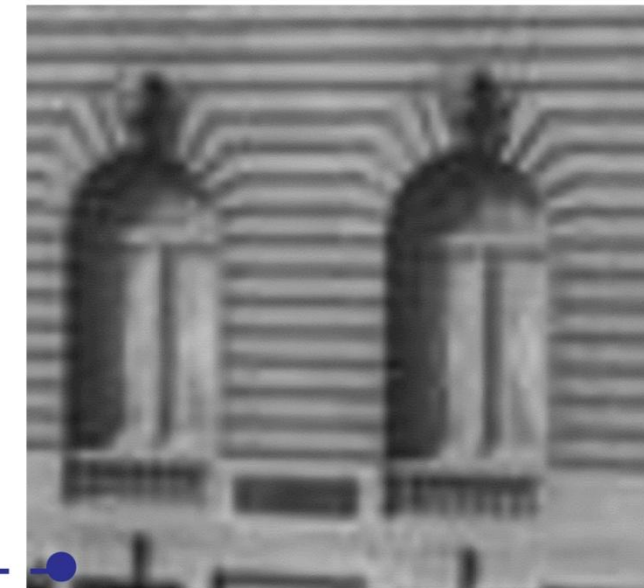
4 HISTORIC SKETCH OF WINDOW
TYPE B
SCALE: NTS



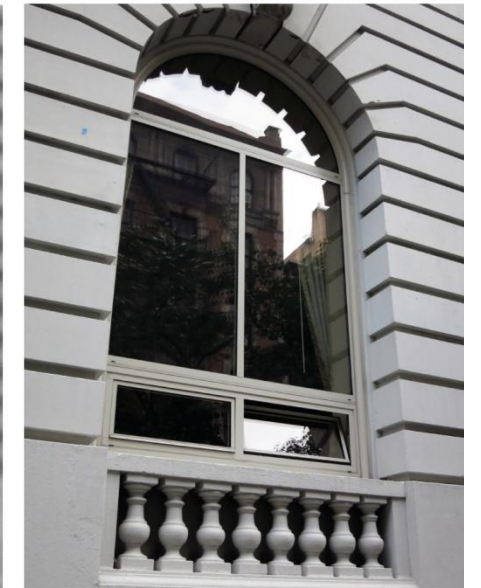
INSTALLED WINDOW TYPE B WITH
AIR CONDITIONER UNIT



INSTALLED WINDOW TYPE B WITH
GLASS PANEL BELOW CASEMENTS

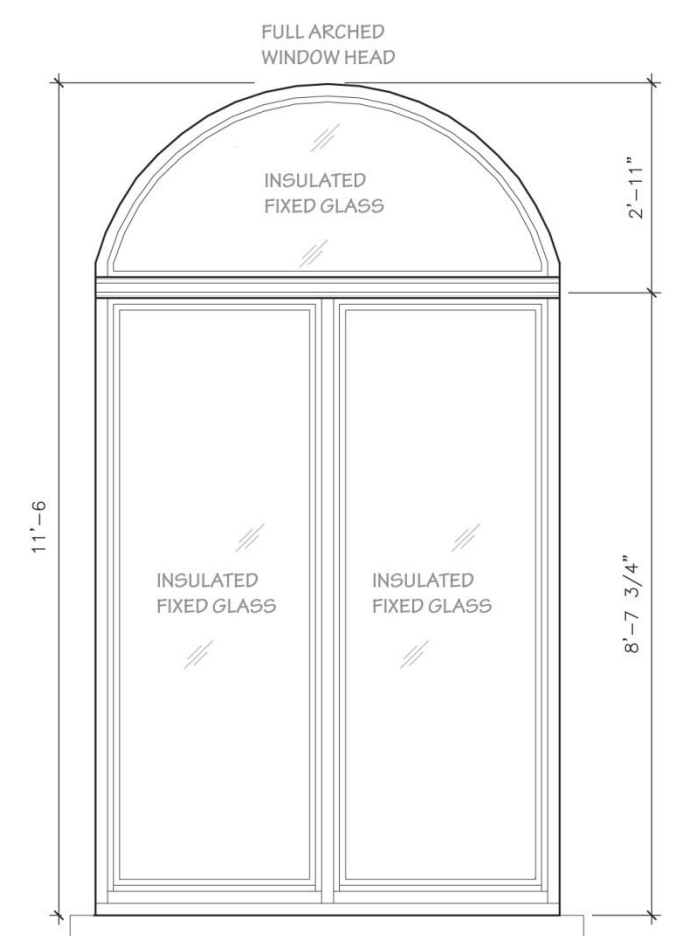
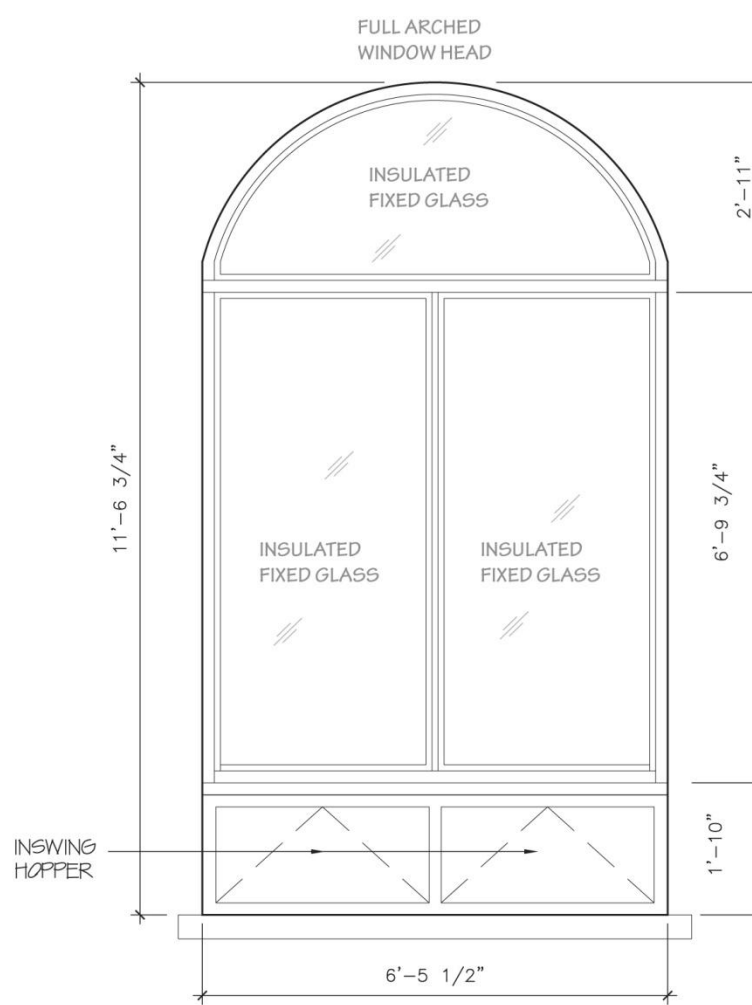
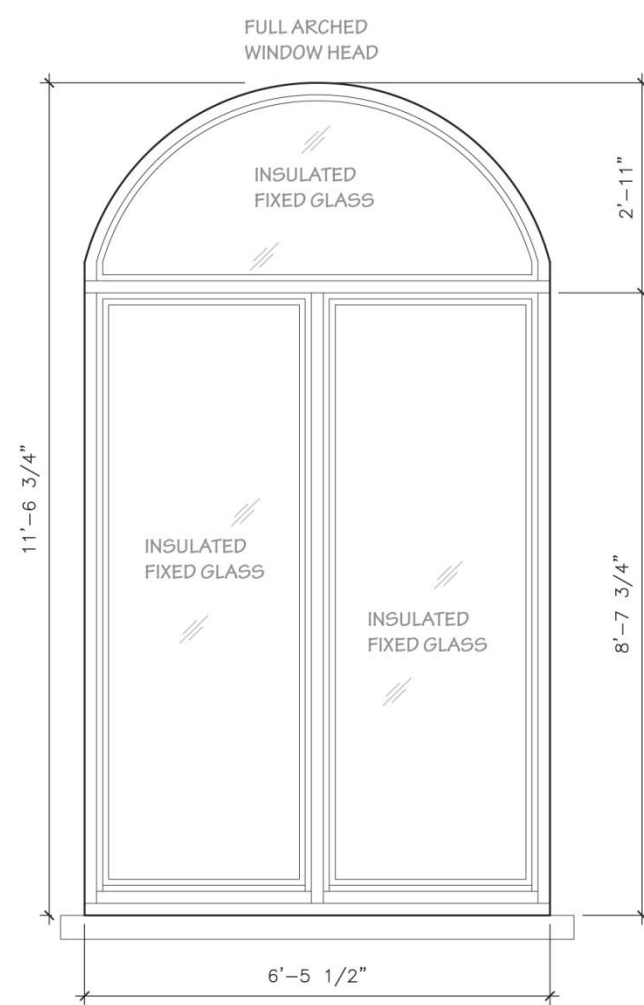


WINDOW TYPE A CIRCA 1912



CURRENT WINDOW TYPE A

1 WEST 103RD STREET ELEVATION
SCALE: 1/16" = 1'-0"



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

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

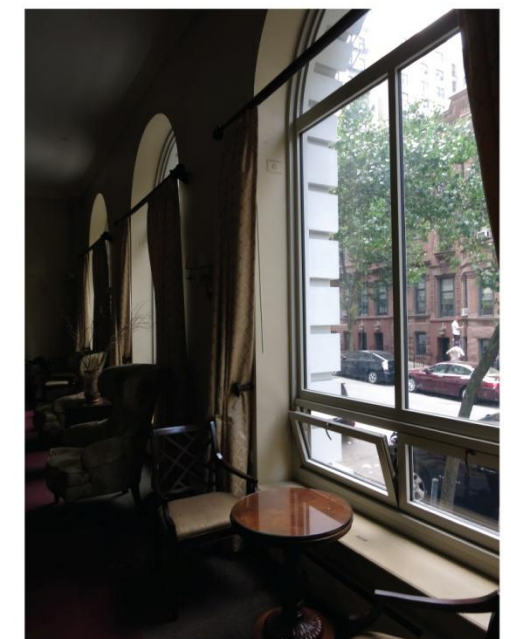
3 PROPOSED WINDOW TYPE A1
SCALE: 3/8" = 1'-0"



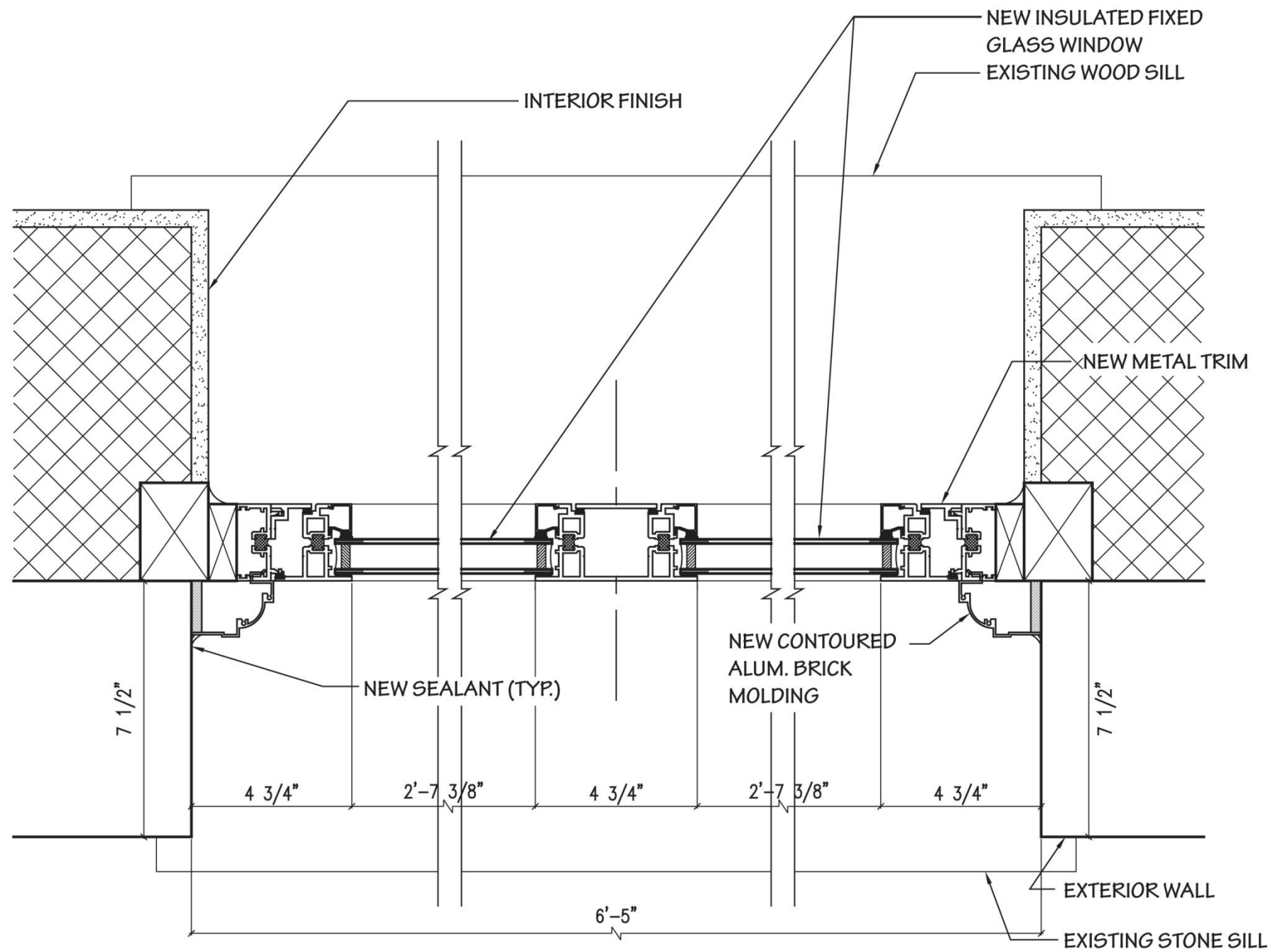
HISTORIC PHOTO OF WINDOW TYPE A CIRCA 1912



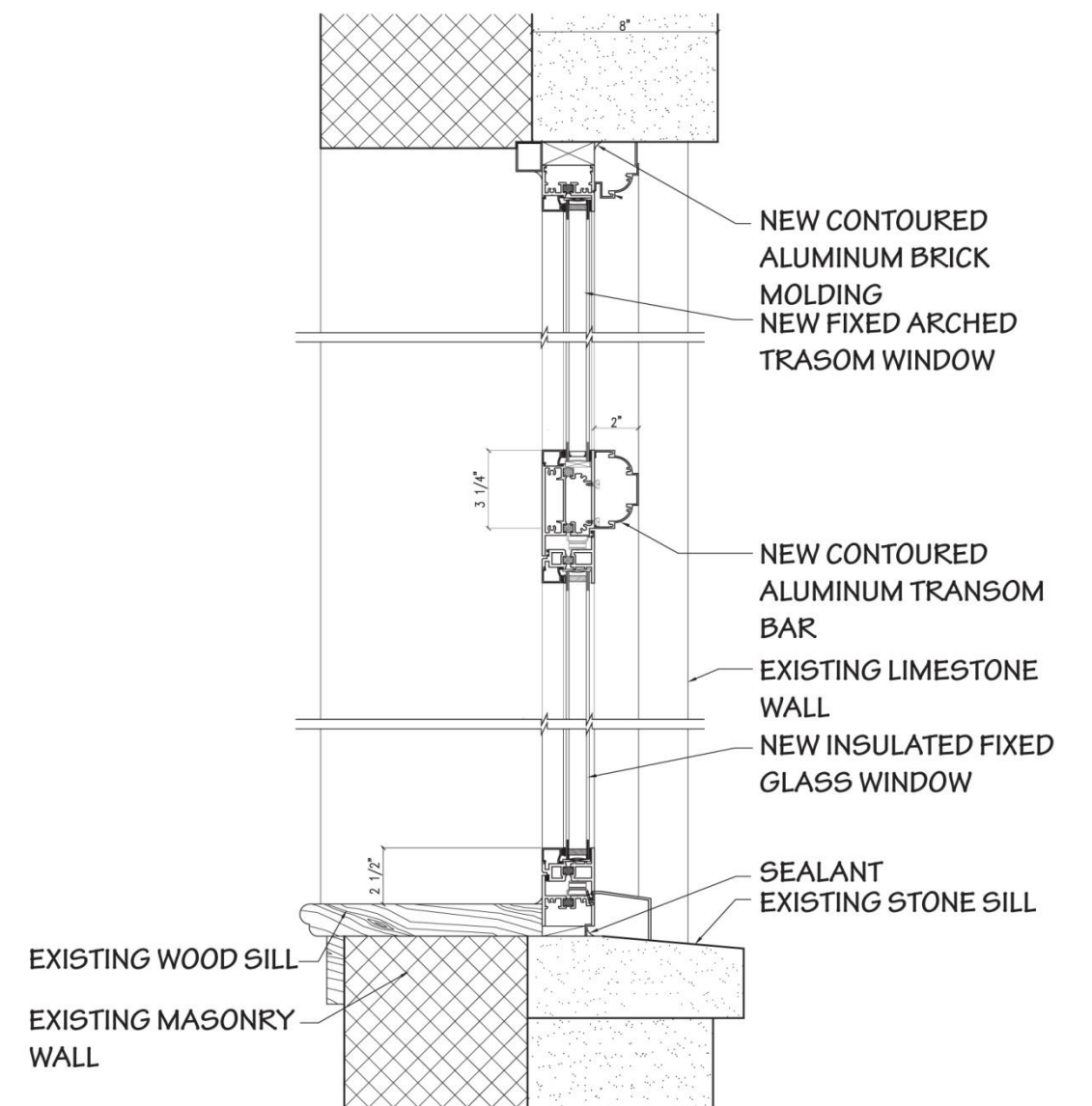
INSTALLED WINDOW TYPE A EXTERIOR



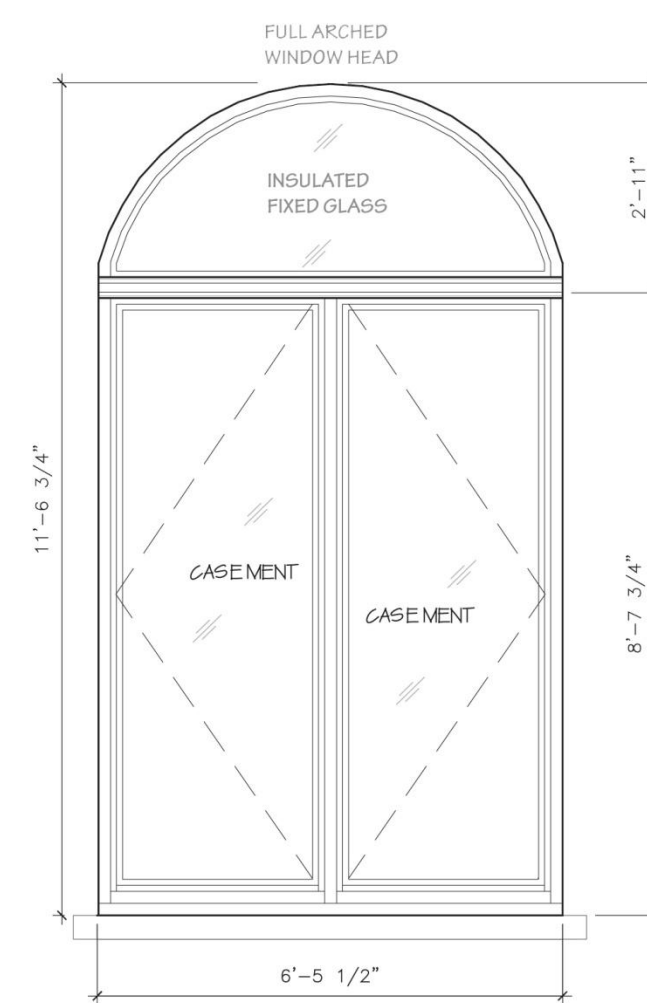
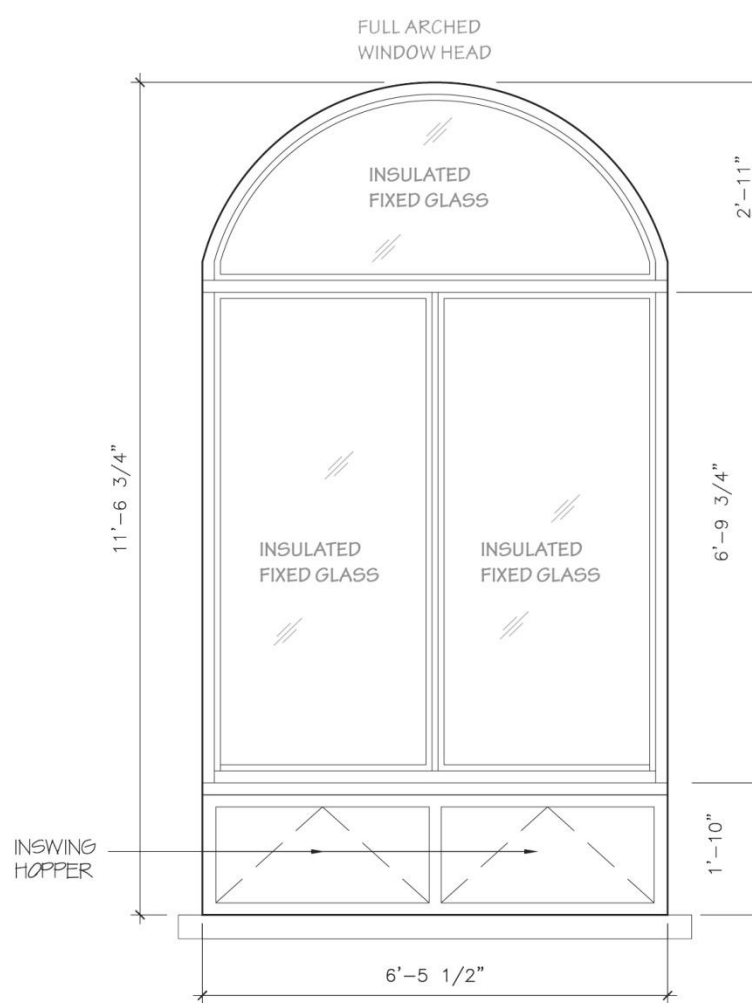
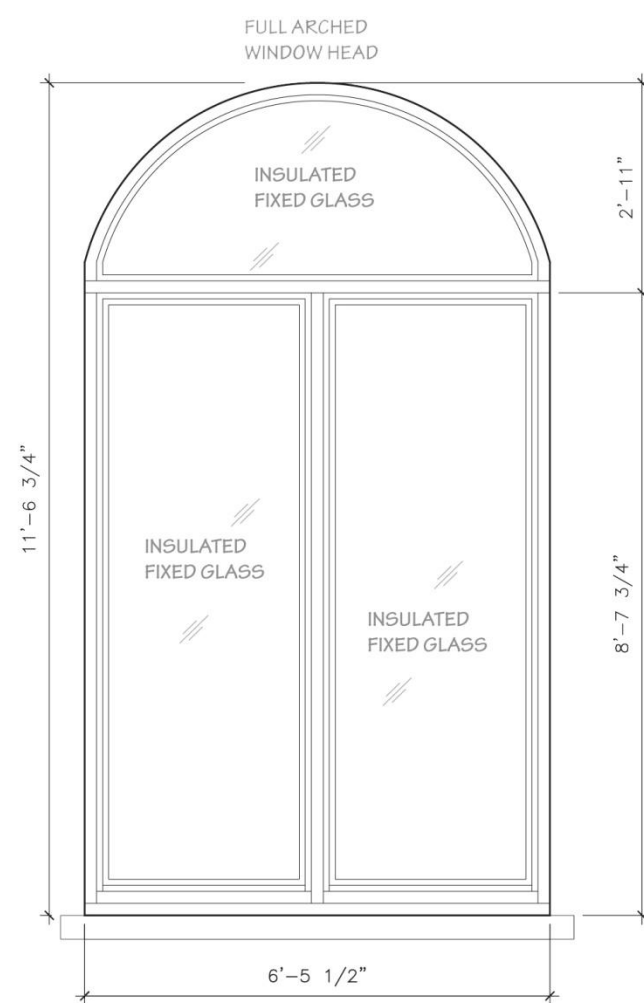
INSTALLED WINDOW TYPE A INTERIOR



1 PROPOSED WINDOW TYPE A1 PLAN
SCALE: 3" = 1'-0"



2 PROPOSED WINDOW TYPE A1 SECTION
SCALE: 1-1/2" = 1'-0"



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

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

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



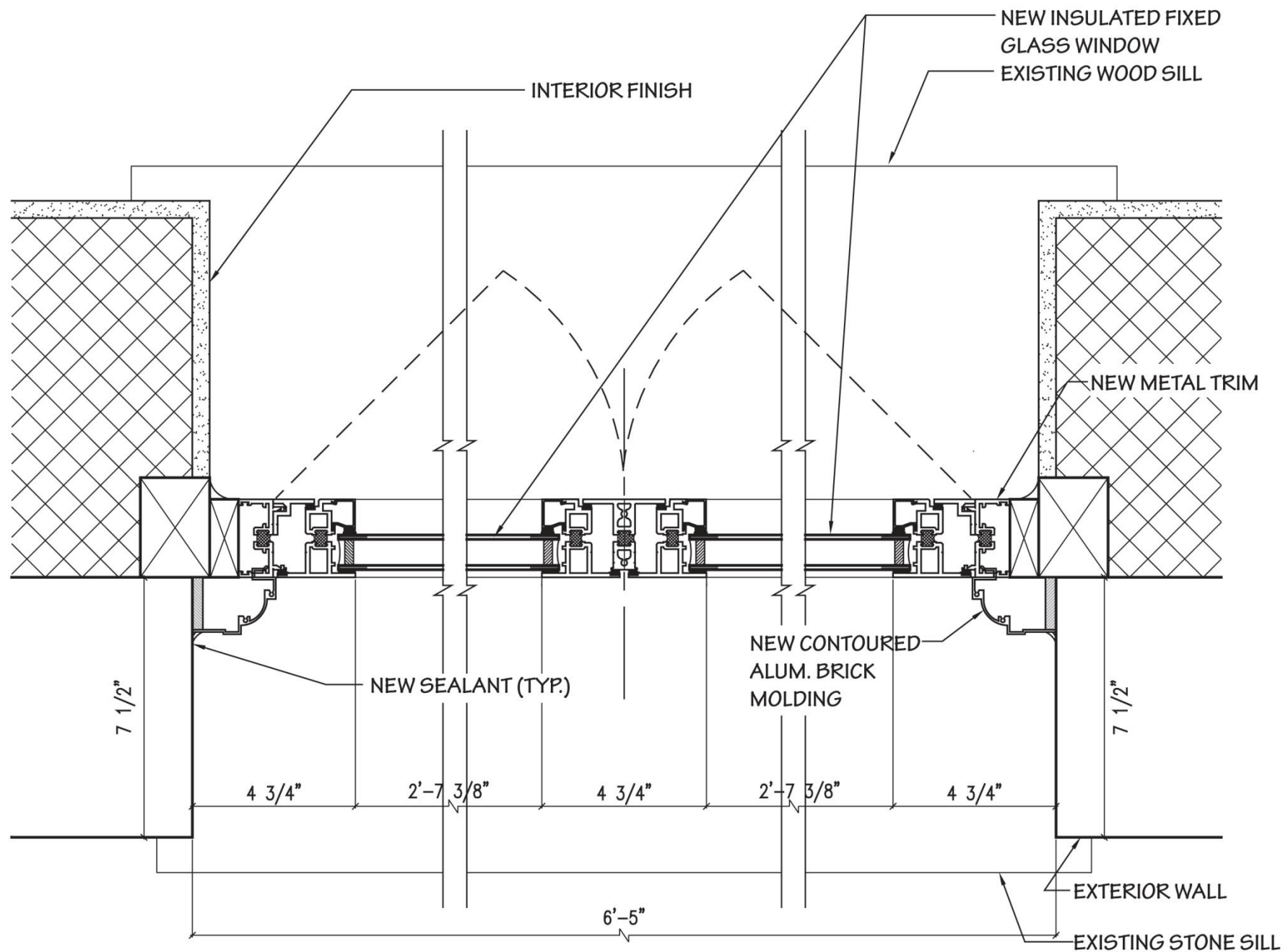
HISTORIC PHOTO OF WINDOW TYPE A CIRCA 1912



INSTALLED WINDOW TYPE A EXTERIOR

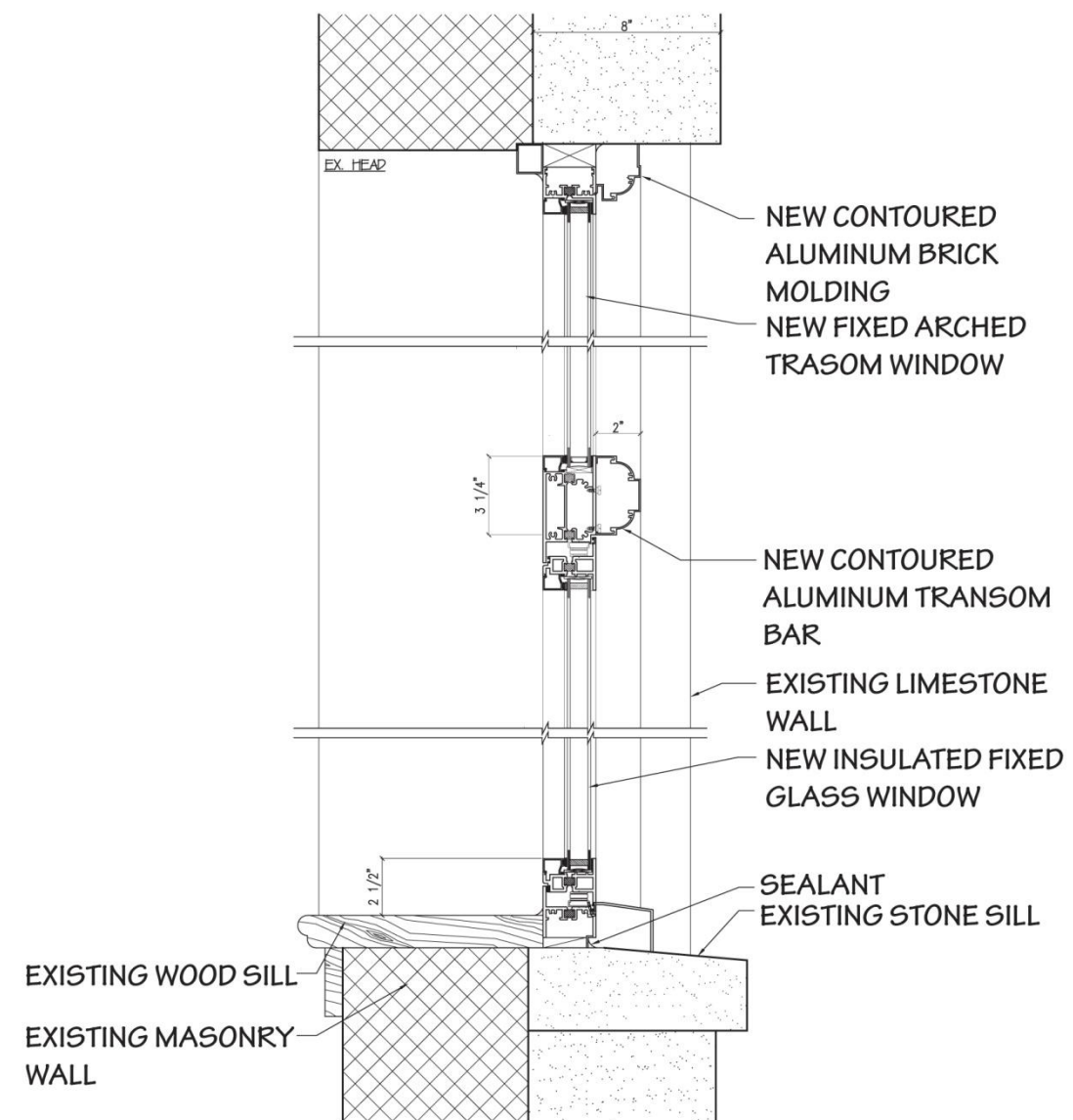


INSTALLED WINDOW TYPE A INTERIOR



1

PROPOSED WINDOW TYPE A2 PLAN
SCALE: 3" = 1'-0"



2

PROPOSED WINDOW TYPE A2 SECTION
SCALE: 1-1/2" = 1'-0"



1 PROPOSED WEST 103RD STREET ELEVATION
SCALE: 1/16" = 1'-0"