

The current proposal is:

Preservation Department – Item 6, LPC-20-10444

**170 Central Park West – New York Historical Society,
Borough of Manhattan**

How to Testify

Via Zoom: <https://us02web.zoom.us/j/89088348352?pwd=b2FRd3VaUjlZMDI3TUt6RjlmVmExUT09>

Meeting ID: 890 8834 8352

Password: 866423

By Phone: 1 646-558-8656

US (New York) 877-853-5257 (Toll free)

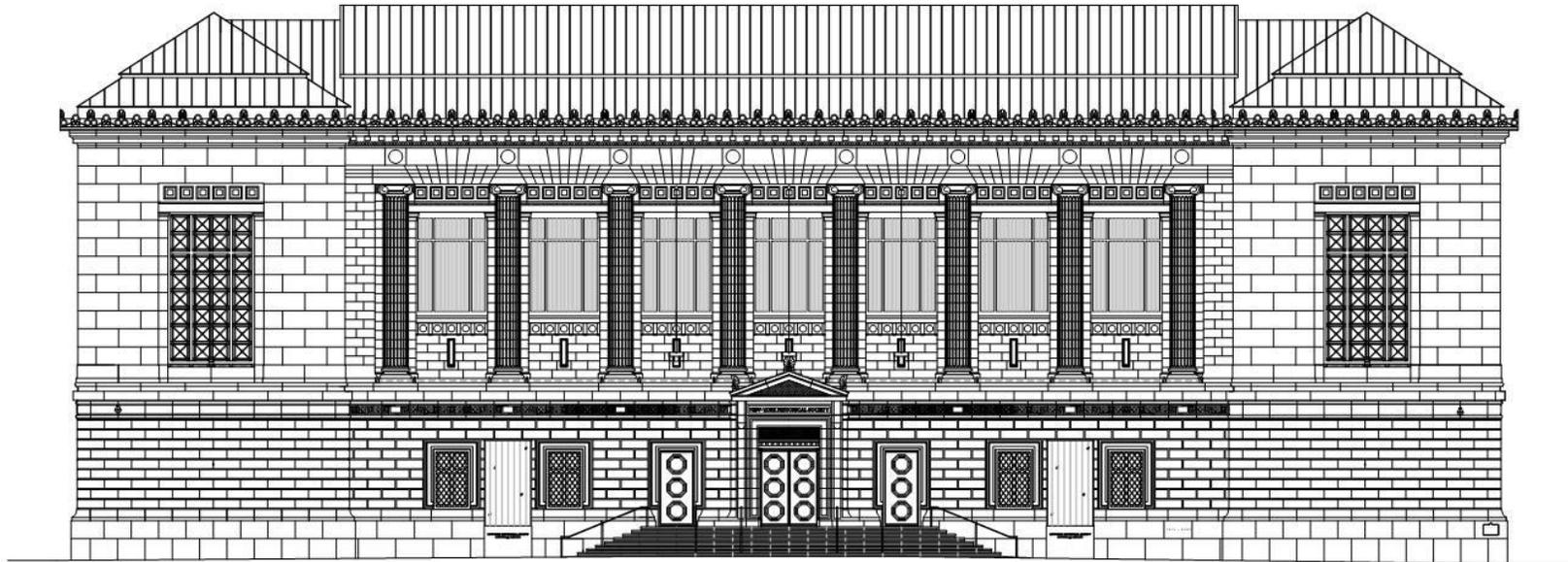
US 888 475 4499 (Toll free)

Note: If you want to testify 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 Master Plan

New-York Historical Society

July 14, 2020





CENTRAL PARK WEST & WEST 77th STREET ca. 1938

NEW-YORK HISTORICAL SOCIETY



**CENTRAL PARK WEST 2020
NEW-YORK HISTORICAL SOCIETY**



WEST 77TH STREET

NEW-YORK HISTORICAL SOCIETY

PBDW ARCHITECTS

WINDOW MASTER PLAN



WEST 76TH STREET

NEW-YORK HISTORICAL SOCIETY



WEST FACADE

NEW-YORK HISTORICAL SOCIETY



Condensation on gallery wall



Condensation on gallery wall

2018 GALLERY WALL CONDENSATION
NEW-YORK HISTORICAL SOCIETY



TEMPORARY EXTERIOR STORM WINDOW – WINDOW TYPE D



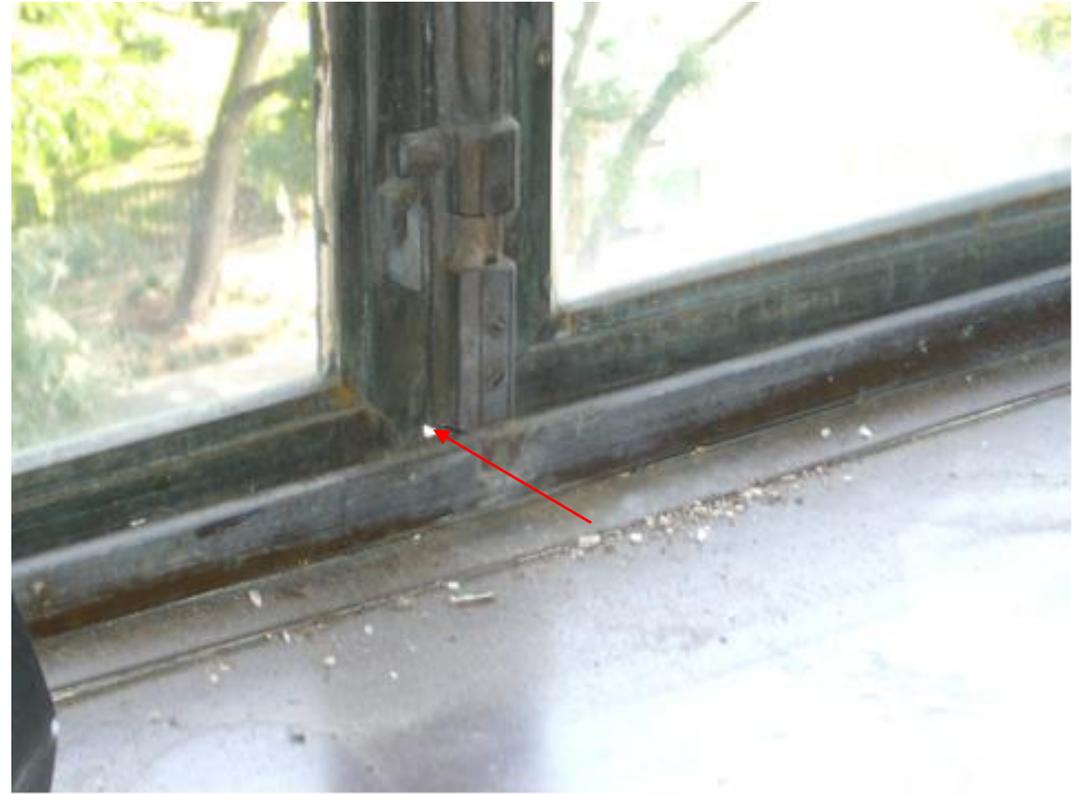
Condensation, ice and water pooling.



Deteriorated putty. Oxidation not allowing proper closing and locking.



Damaged hardware, signs of water run-off, deteriorated putty and pitting.



Typical gap between casement and frame.

EXISTING CONDITIONS



One type of existing interior storm window.



Water pooling and mold at existing interior storm window.

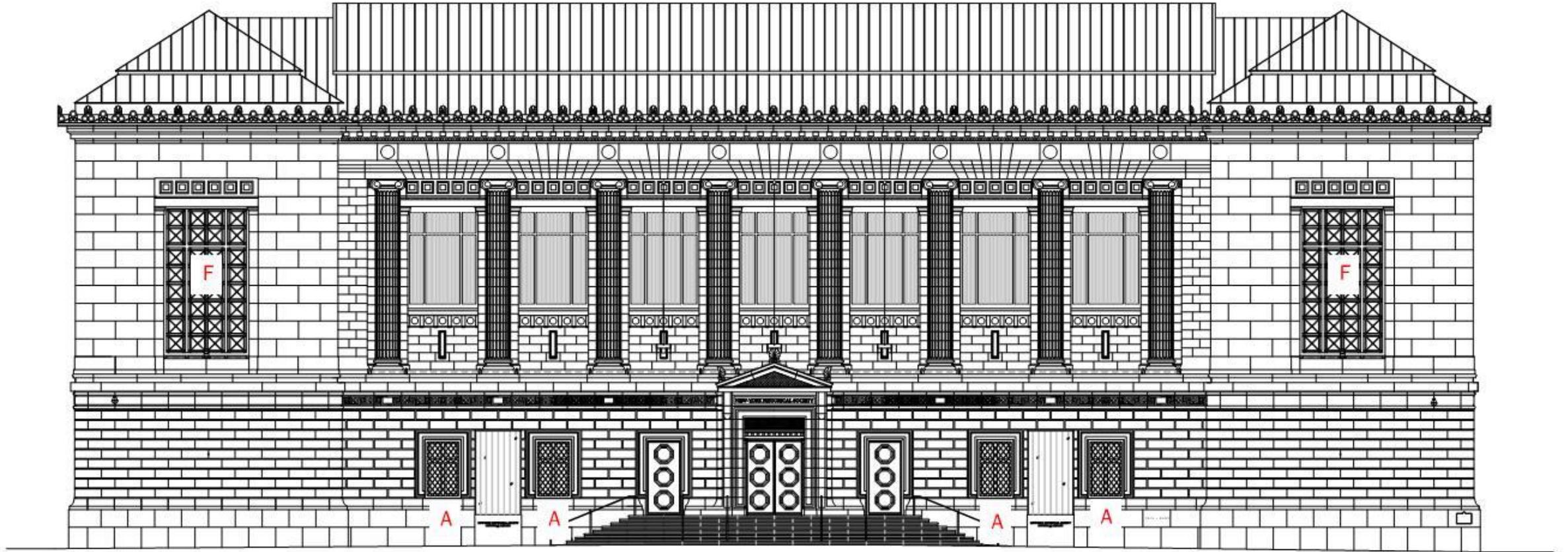


Finish damage and mold at interior storm window.

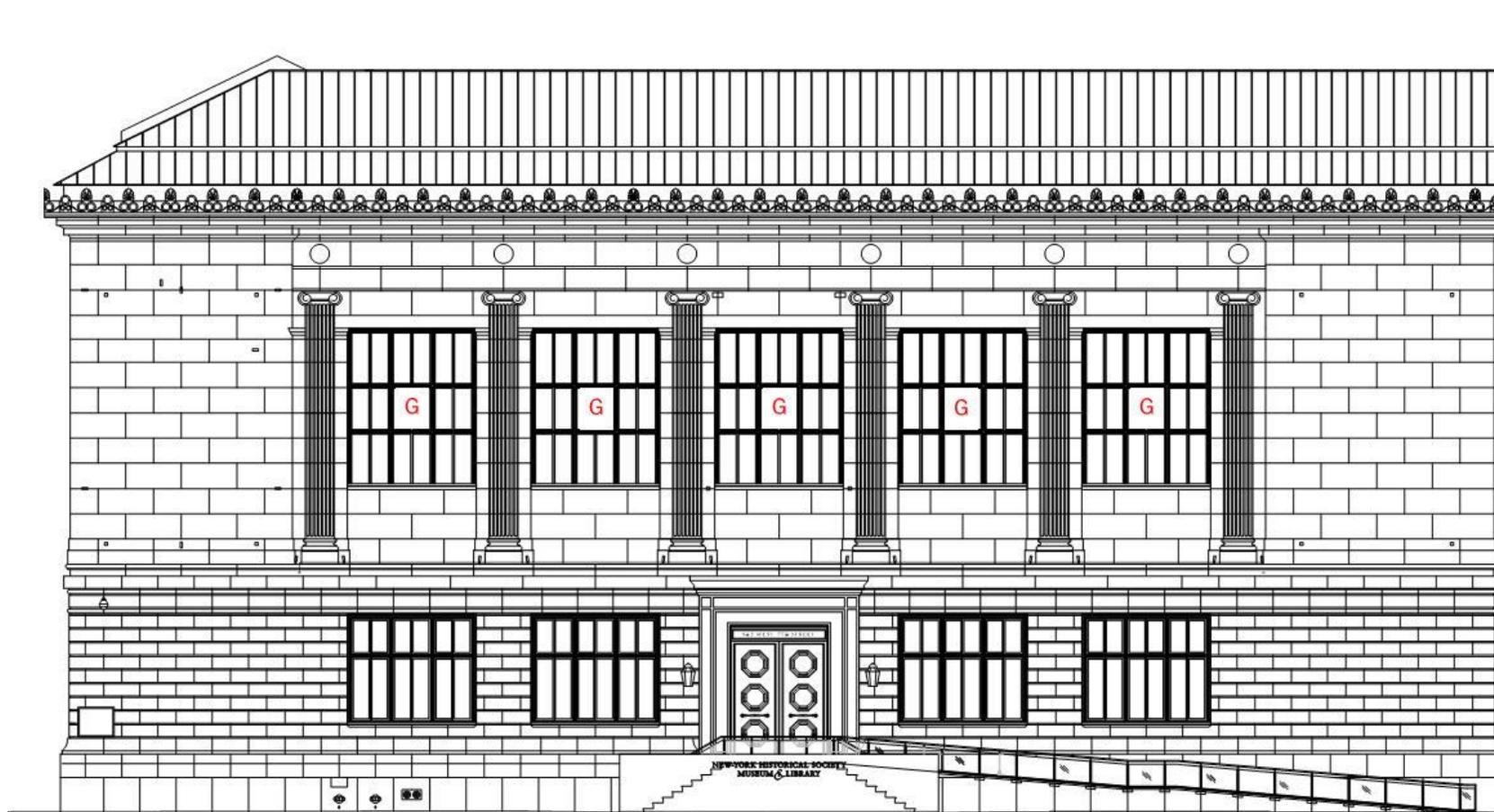


Finish damage and mold at interior storm window.

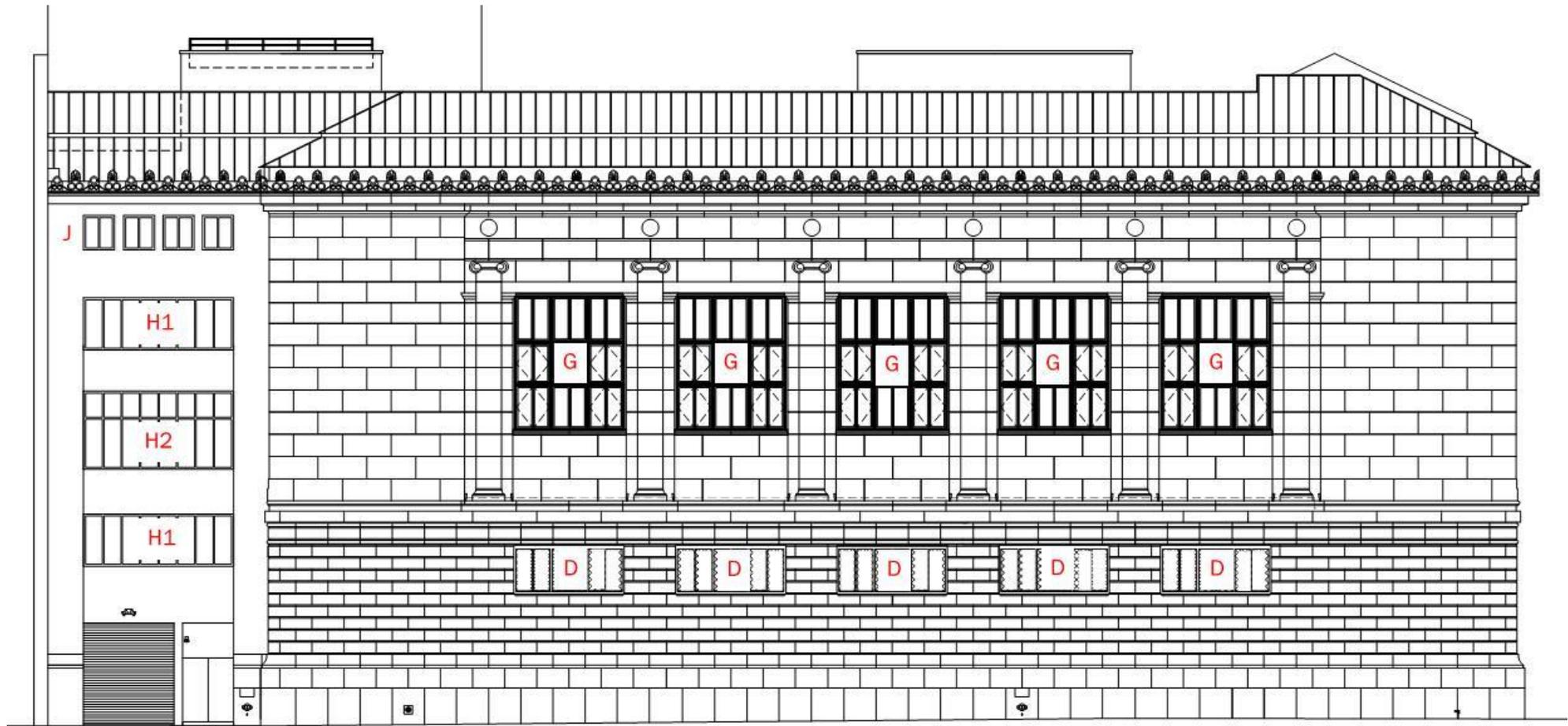
EXISTING CONDITIONS



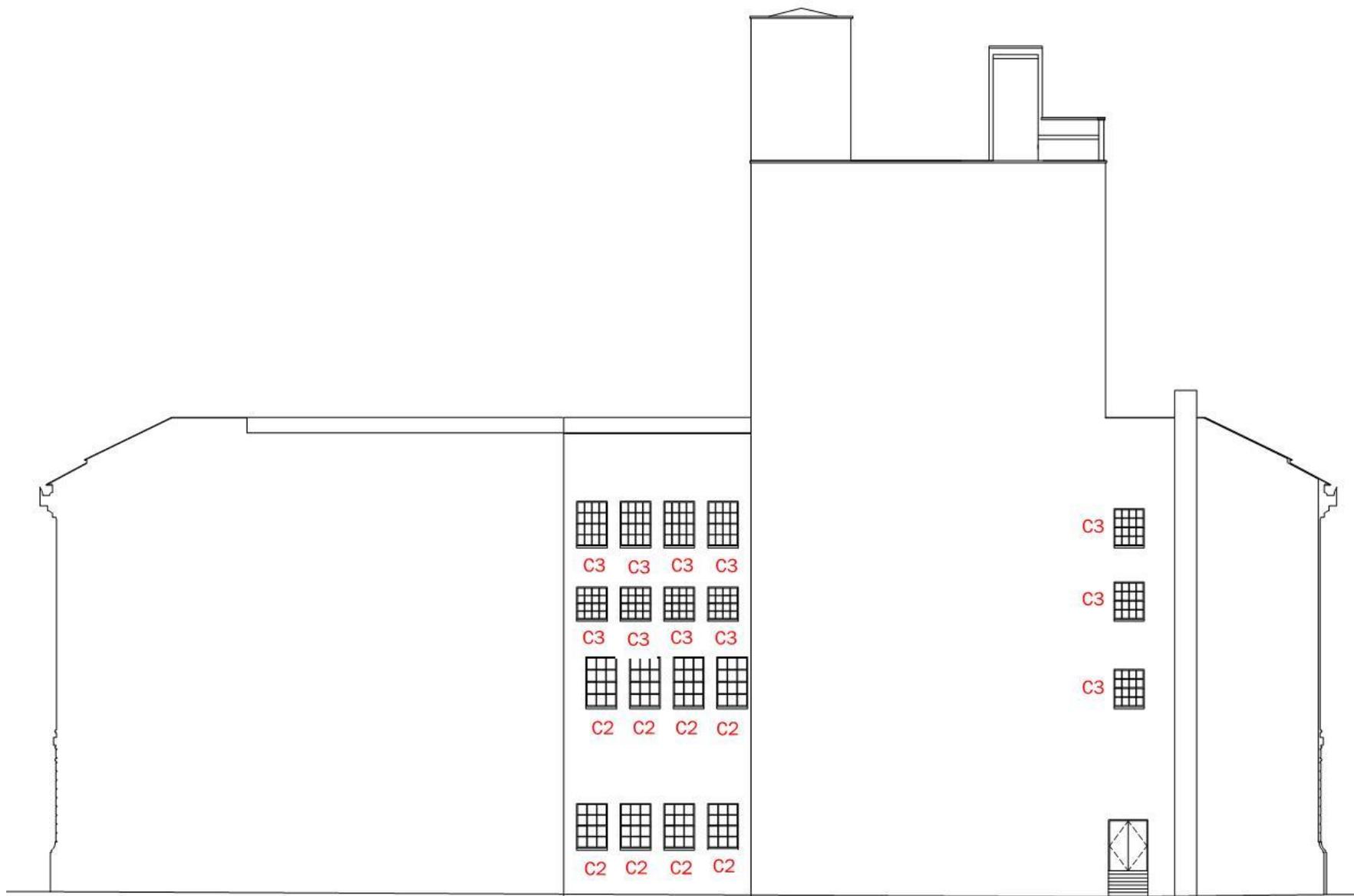
CENTRAL PARK WEST WINDOW TYPES
NEW-YORK HISTORICAL SOCIETY



WEST 77TH STREET WINDOW TYPES
NEW-YORK HISTORICAL SOCIETY



WEST 76TH STREET WINDOW TYPES
NEW-YORK HISTORICAL SOCIETY



WEST FAÇADE WINDOW TYPES
NEW-YORK HISTORICAL SOCIETY

Option	Replacement Components	Replacement Material	Thermal Breaks	U-Factor	Heat Loss Reduction	Life Span Years	Cost Estimate (1)	Comments
Existing	-	-	None	1.16	-			
1	Double Glazing	-	None	+/- .900	+/-30%	20	-	
2	Sashes, Glazing	Bronze	Sashes	0.639	45%	5-10	-	
3	Frames, Sashes, Glazing	Bronze	Frames, sashes	0.626	50%	30-50	\$10,200,000	
4	Full replacement	Bronze	Surrounds, frames & sashes	0.668	46%	60-100	\$11,500,000	Horus
	Full replacement	Bronze	Surrounds, frames & sashes	0.668	46%	60-100	\$4,980,000	Riviera
5	Full replacement	Aluminum	Surrounds, frames & sashes	0.482	61%	30-40	\$1,890,000	Skyline
6	Full replacement	Stainless Steel	Surrounds, frames & sashes	TBD	TBD	60-100 (2)	\$1,638,000	Riviera

Notes:

1. Does not include removals, abatement, general conditions or interior finishes
2. Regular finish maintenance required

WINDOW REPLACEMENT OPTIONS & RECOMMENDATION

Recommendations

- Aluminum Replacement Windows
- Double-Glazing
- Thermally Broken Construction
- Surround and Mullion Extrusions to Match Existing
- Kynar 2605 Finish
- Finish to Match First Floor North Bronze Windows



EXISTING FIRST FLOOR 77TH STREET BRONZE WINDOWS



TEMPORARY STORM WINDOW FINISH - UMBRA GREY

WINDOW REPLACEMENT FINISH RECOMMENDATION

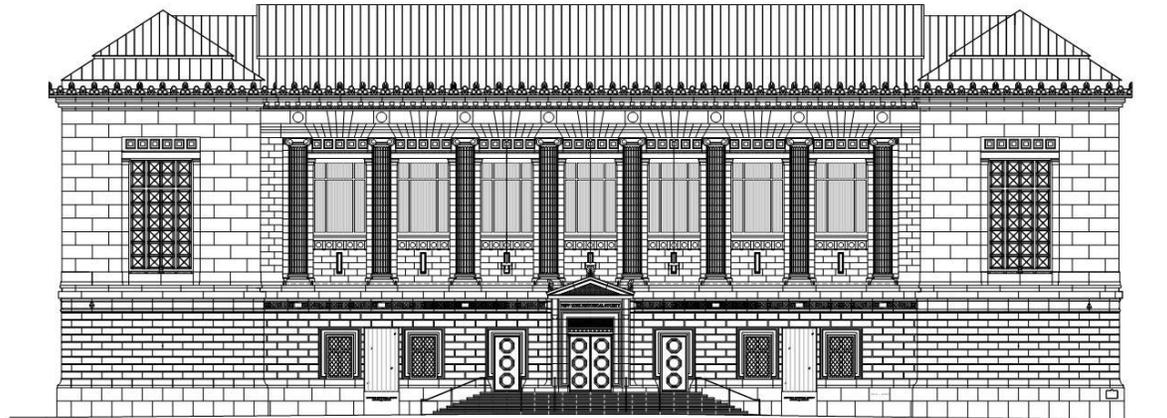


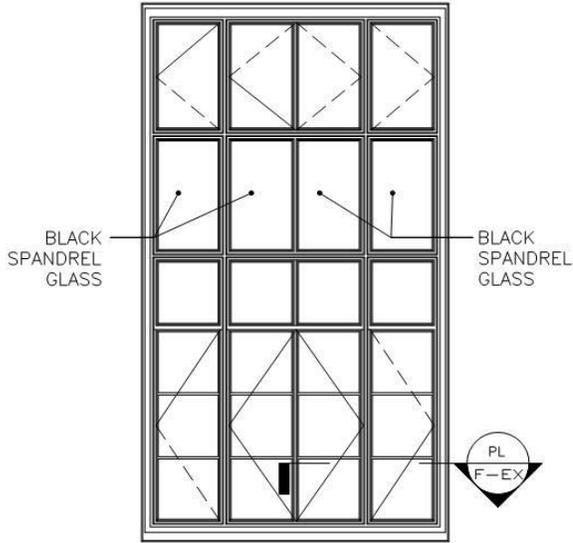
PROPOSED FINISH - UMBRA GREY

WINDOW REPLACEMENT FINISH RECOMMENDATION
NEW-YORK HISTORICAL SOCIETY

Proposed Window Details

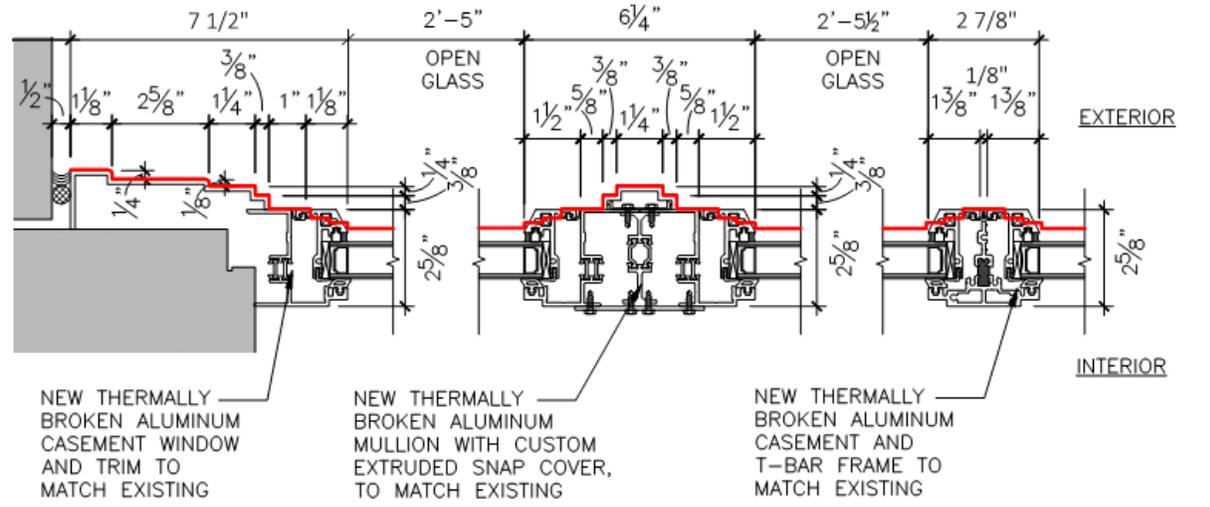
Primary Windows





EXTERIOR ELEVATION
DAYLIGHT AREA: 136.40 SF

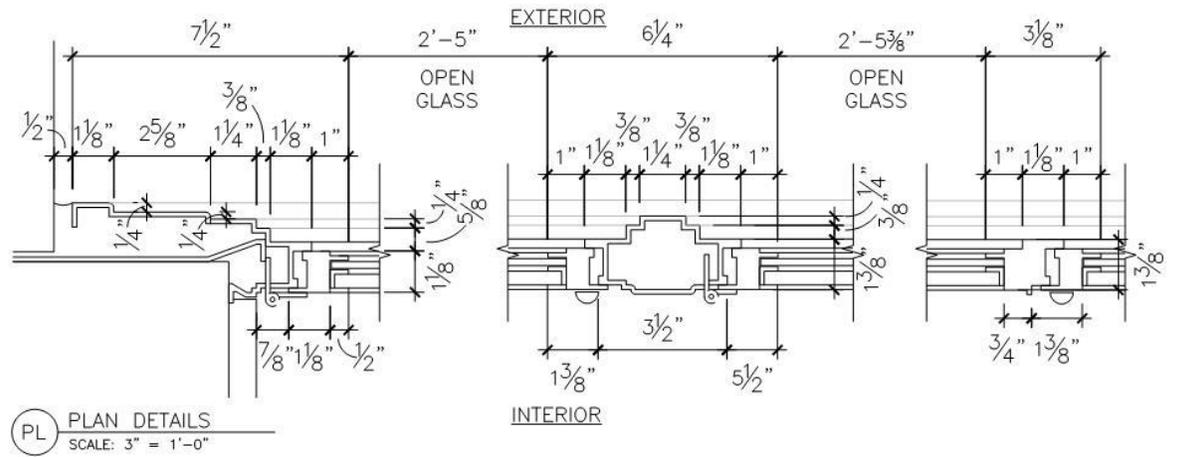
2nd & 3rd Floors, Central Park West



PL PLAN DETAILS THRU CASEMENT WINDOWS
SCALE: 3" = 1'-0"

DAYLIGHT AREA: 135.77 SF
(-0.46% CHANGE FROM EXISTING)

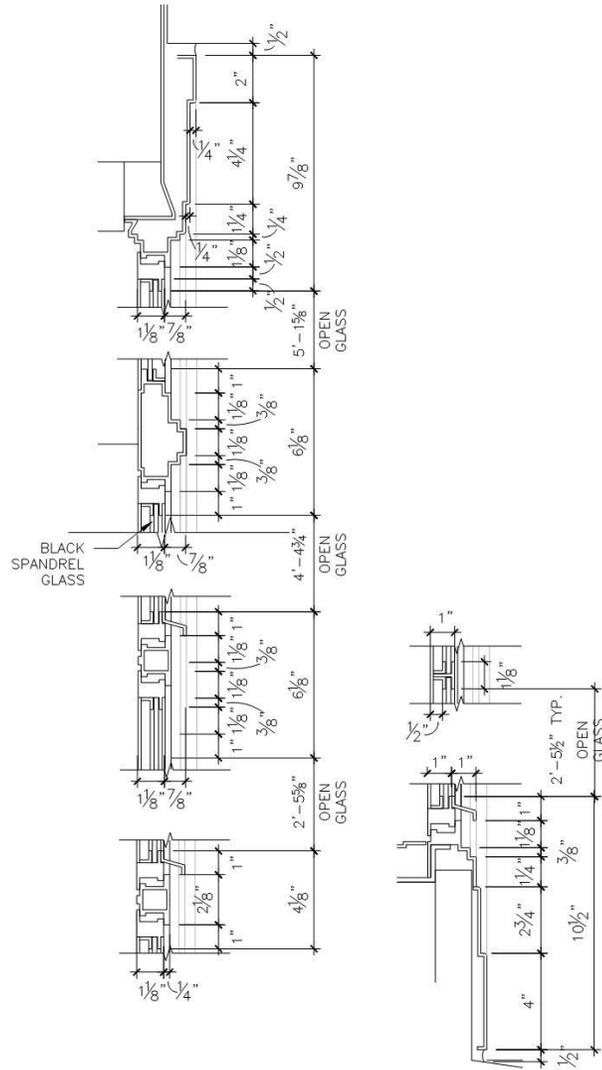
Proposed - Aluminum



PL PLAN DETAILS
SCALE: 3" = 1'-0"

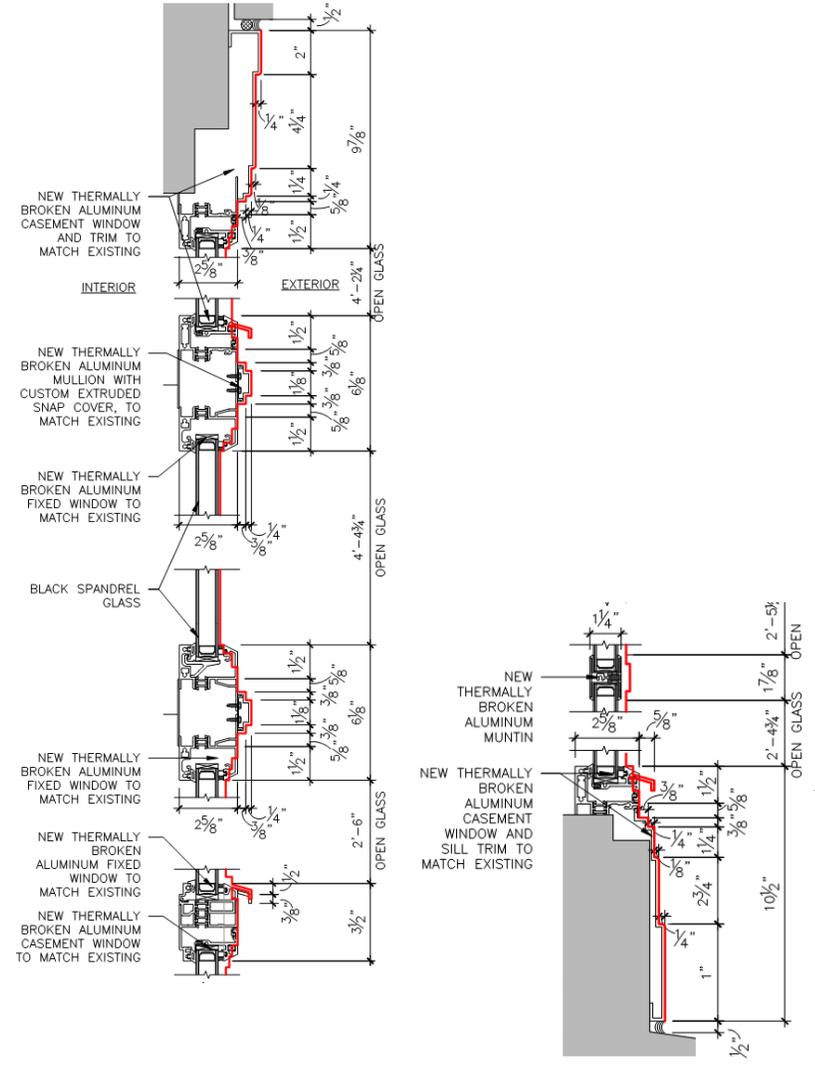
Existing - Bronze

WINDOW TYPE F



SC SECTION DETAILS
SCALE: 3" = 1'-0"

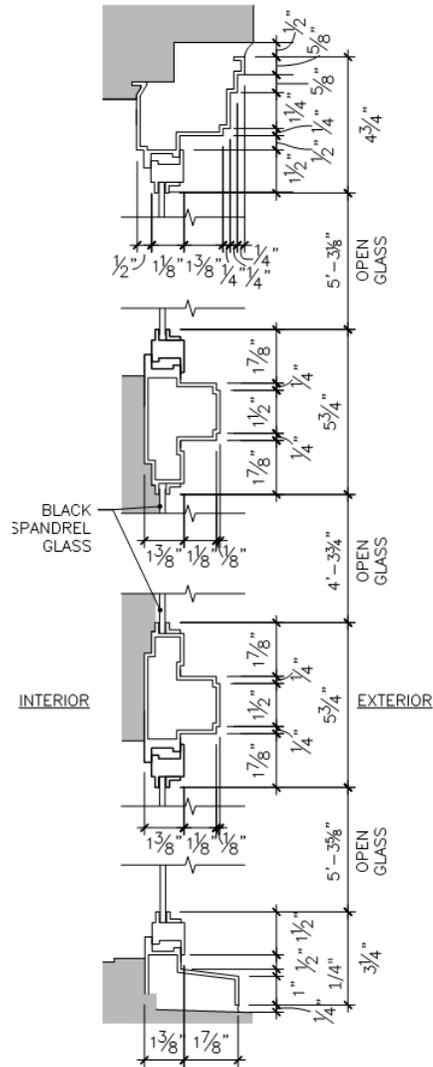
Existing - Bronze



SC SECTION DETAILS
SCALE: 3" = 1'-0"

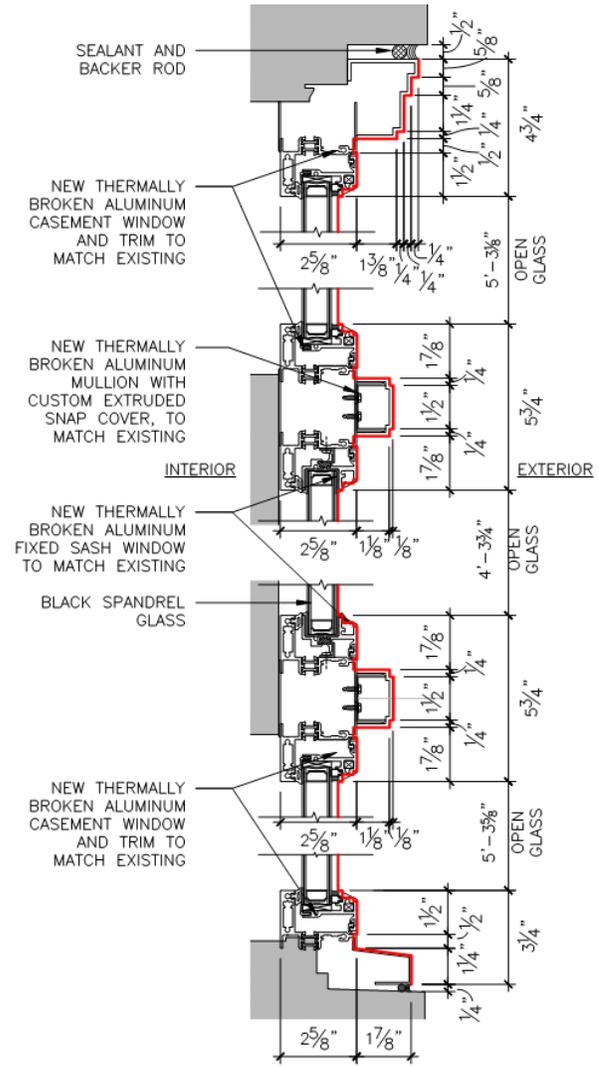
Proposed - Aluminum

WINDOW TYPE F



SC SECTION DETAILS
SCALE: 3" = 1'-0"

Existing - Bronze



SC SECTION DETAILS
SCALE: 3" = 1'-0"

Proposed - Aluminum

WINDOW TYPE G

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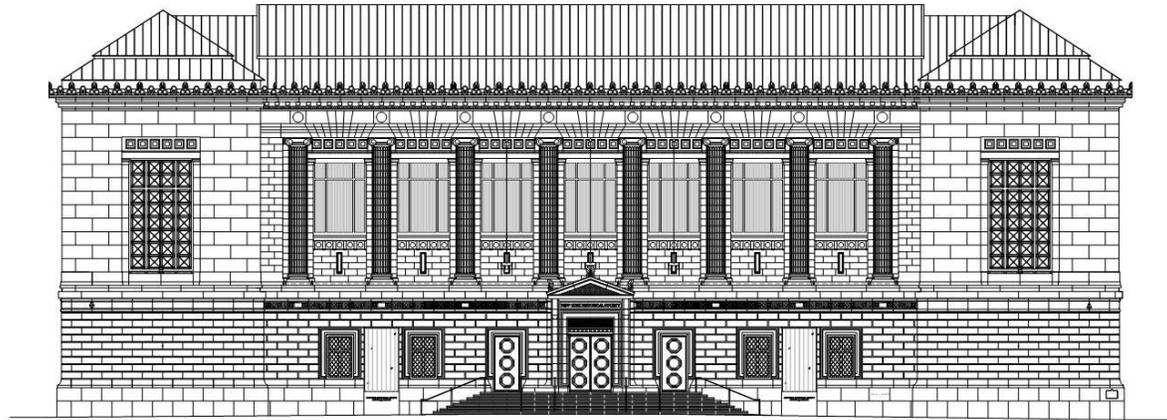
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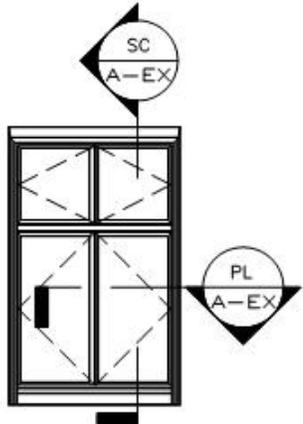
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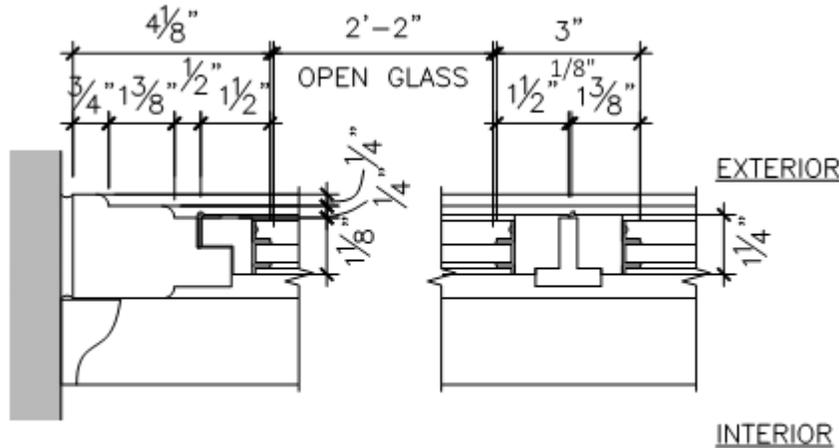
Appendix Additional Window Type Details





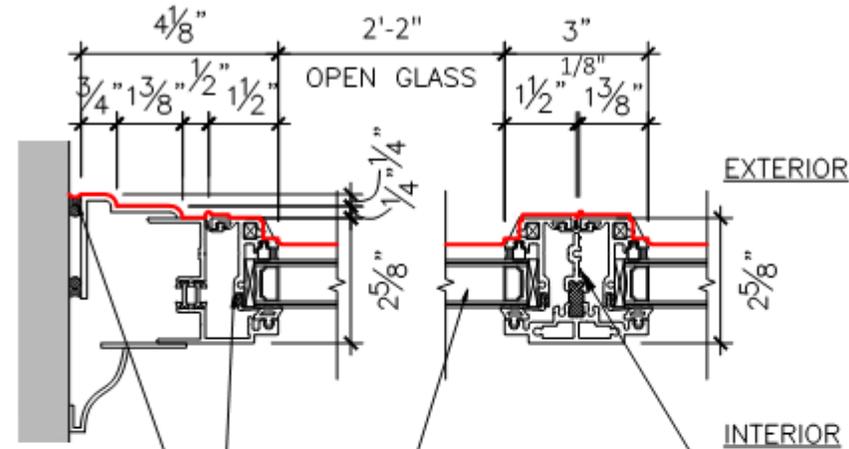
EXTERIOR ELEVATION
DAYLIGHT AREA: 28.99 SF

First Floor, Central Park West



PL PLAN DETAILS
SCALE: 3" = 1'-0"

Existing - Bronze



PROVIDE BACKER ROD AND SEALANT AT EXTERIOR JOINTS BETWEEN FRAMES AND MASONRY

THERMALLY BROKEN ALUMINUM JAMB TO MATCH EXISTING

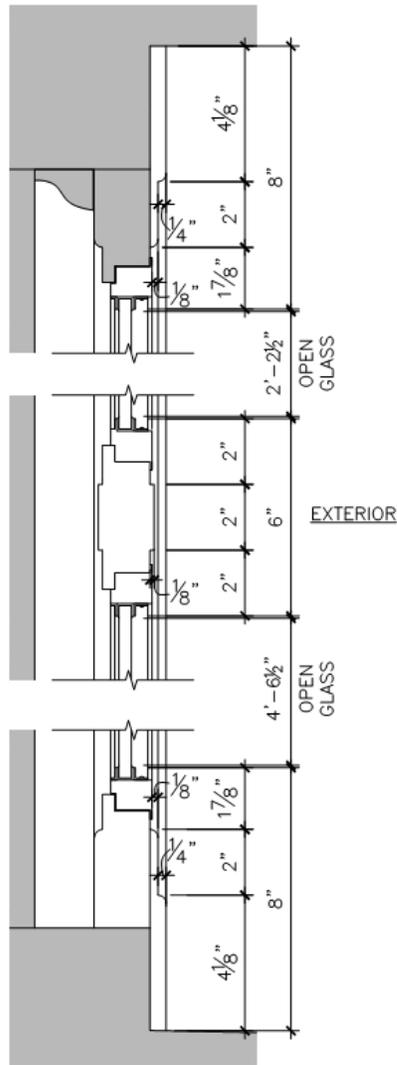
PL PLAN DETAILS
SCALE: 3" = 1'-0"

Proposed - Aluminum

NOTE: EXISTING GRILLE IN FRONT OF FIRST FLOOR EAST WINDOWS TO BE REMOVED, RESTORED, AND REPLACED

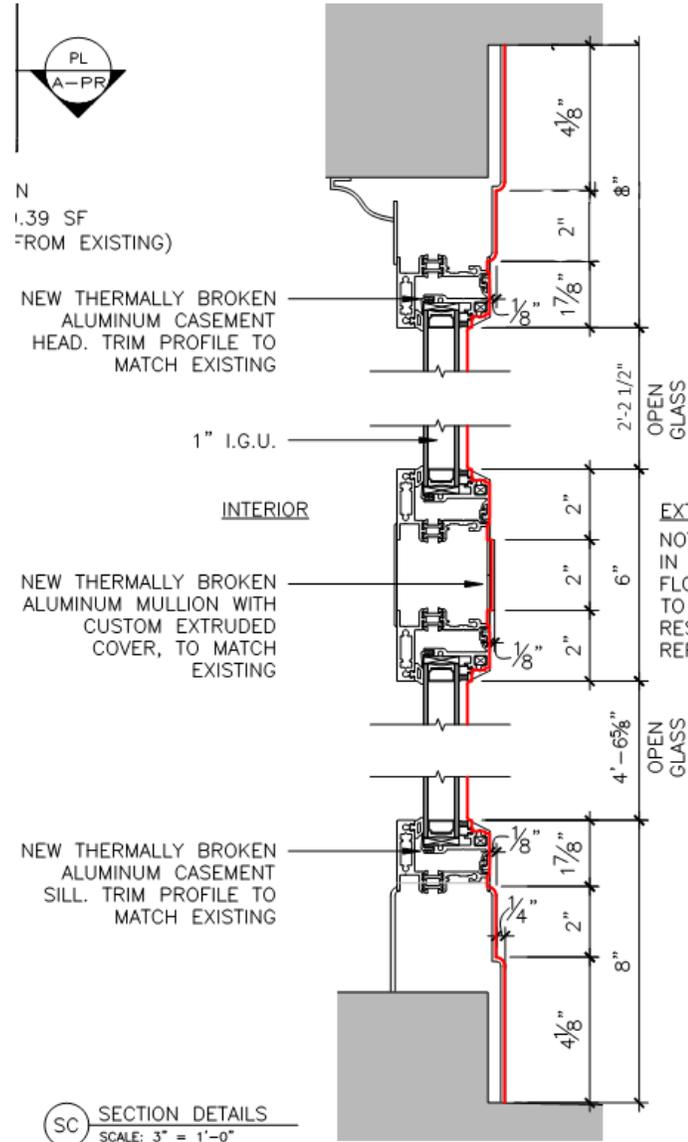
EXTERIOR ELEVATION
DAYLIGHT AREA: 29.39 SF
(+1.38% CHANGE FROM EXISTING)

WINDOW TYPE A



SC SECTION DETAILS
SCALE: 3" = 1'-0"

Existing - Bronze



SC SECTION DETAILS
SCALE: 3" = 1'-0"

Proposed - Aluminum

WINDOW TYPE A

N
1.39 SF
(FROM EXISTING)

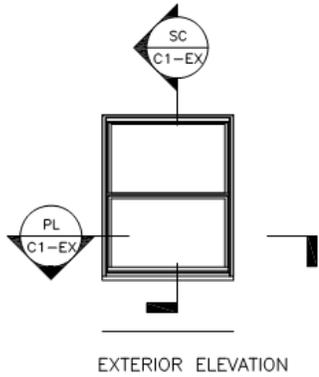
NEW THERMALLY BROKEN
ALUMINUM CASEMENT
HEAD. TRIM PROFILE TO
MATCH EXISTING

1" I.G.U.
INTERIOR

NEW THERMALLY BROKEN
ALUMINUM MULLION WITH
CUSTOM EXTRUDED
COVER, TO MATCH
EXISTING

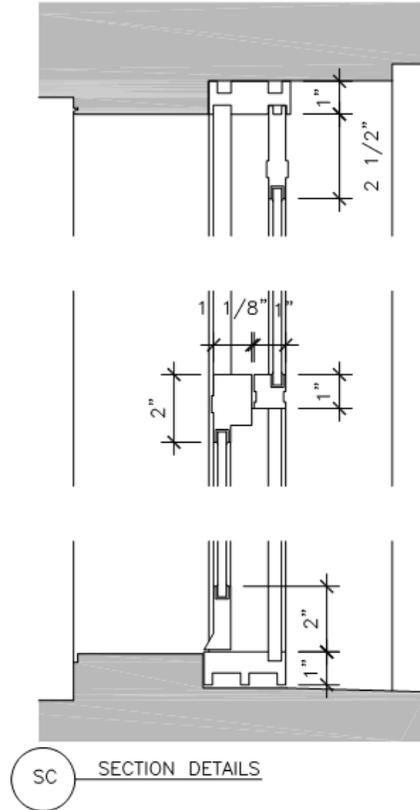
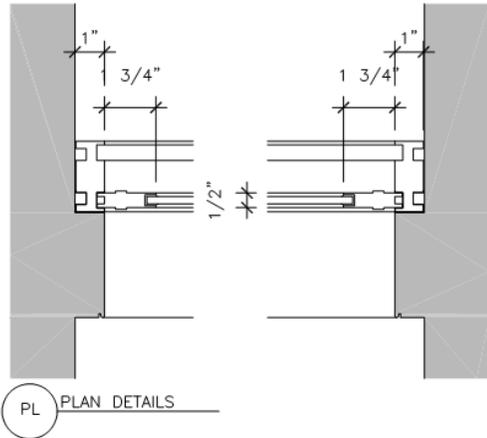
EXTERIOR
NOTE: EXISTING GRILLE
IN FRONT OF FIRST
FLOOR EAST WINDOWS
TO BE REMOVED,
RESTORED, AND
REPLACED

NEW THERMALLY BROKEN
ALUMINUM CASEMENT
SILL. TRIM PROFILE TO
MATCH EXISTING

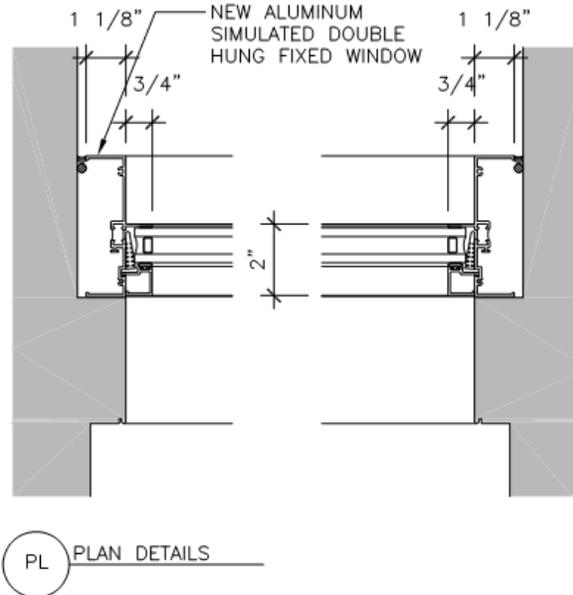


EXTERIOR ELEVATION

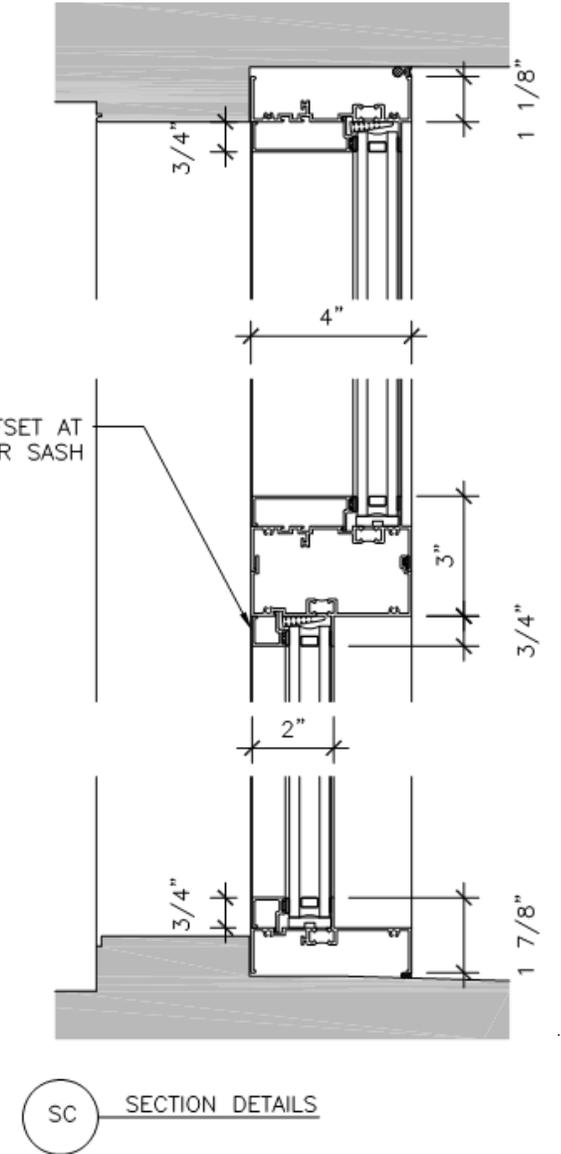
Interior Court



Existing - Steel

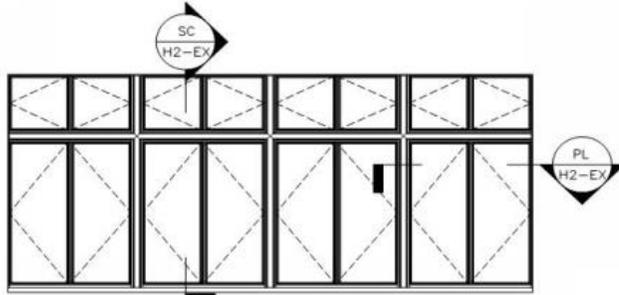


OPTIONAL OFFSET AT LOWER SASH



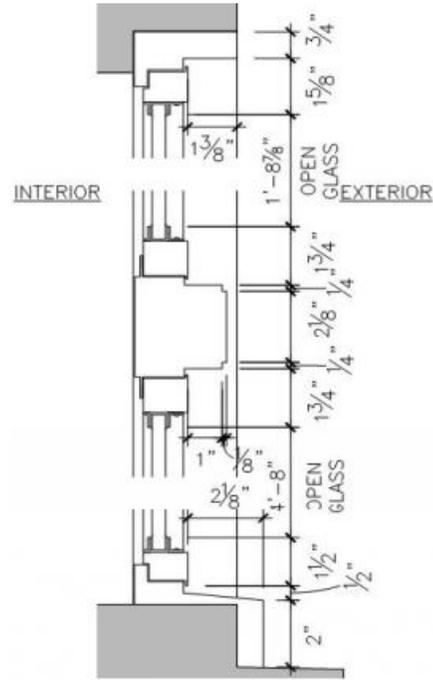
Proposed - Aluminum

WINDOW TYPE C1 (C2, C3, C4, M1 & M2 SIMILAR)

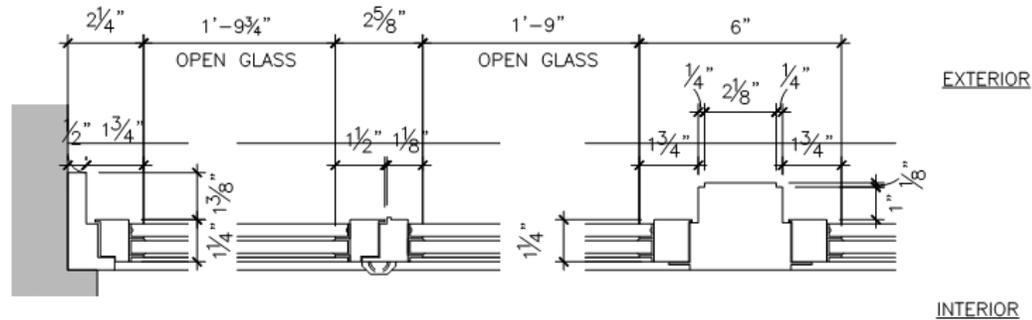


EXTERIOR ELEVATION
DAYLIGHT AREA: 89.32 SF

2nd Floor, West 76th

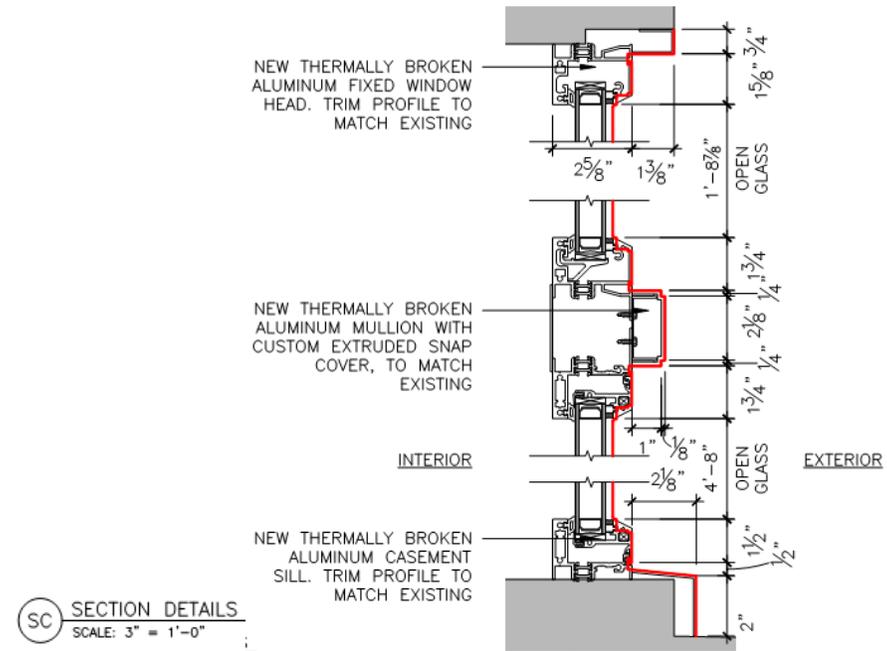


SECTION DETAILS
SCALE: 3" = 1'-0"

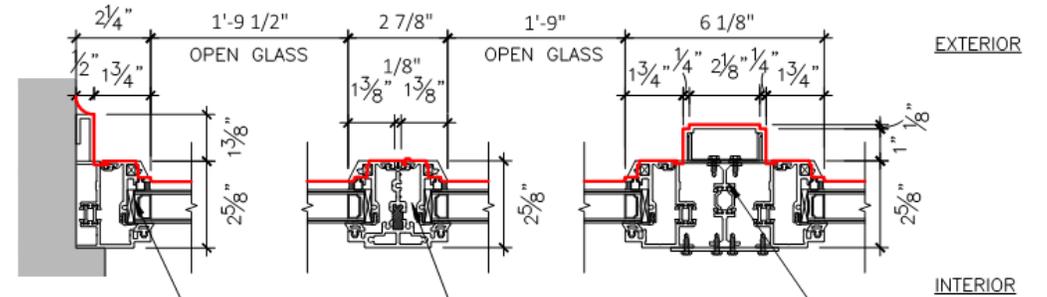


PLAN DETAILS
SCALE: 3" = 1'-0"

Existing - Bronze



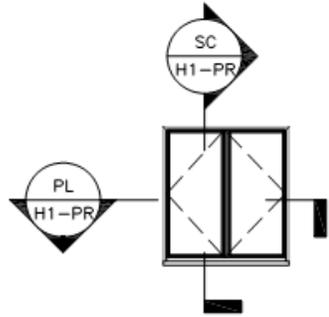
SECTION DETAILS
SCALE: 3" = 1'-0"



PLAN DETAILS THRU CASEMENT WINDOWS
SCALE: 3" = 1'-0"

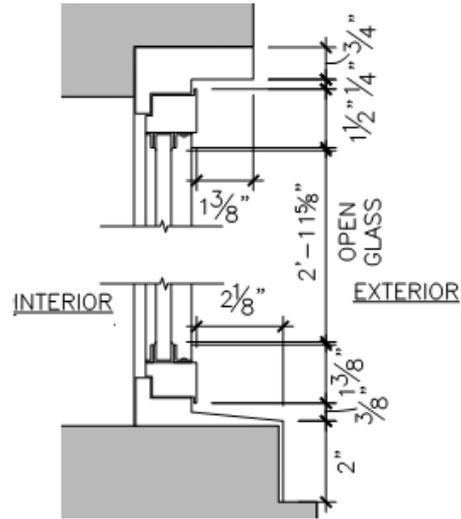
Proposed - Aluminum

EXTERIOR ELEVATION
DAYLIGHT AREA: 87.45 SF
(-2.1% CHANGE FROM EXISTING)

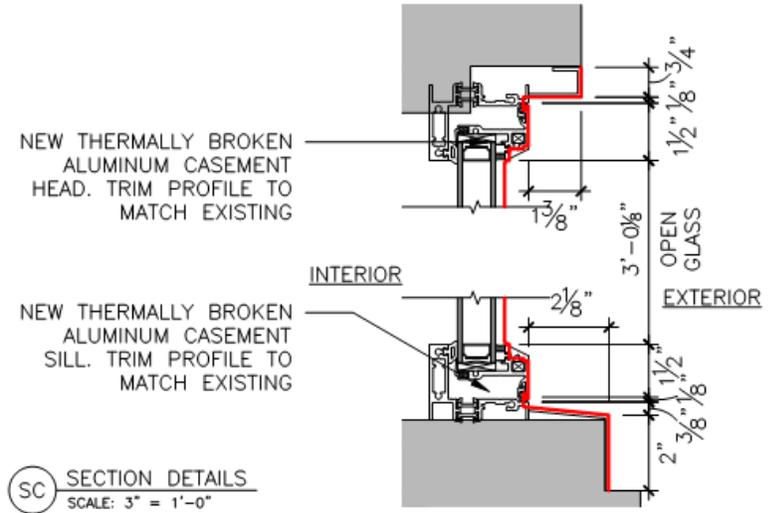


EXTERIOR ELEVATION

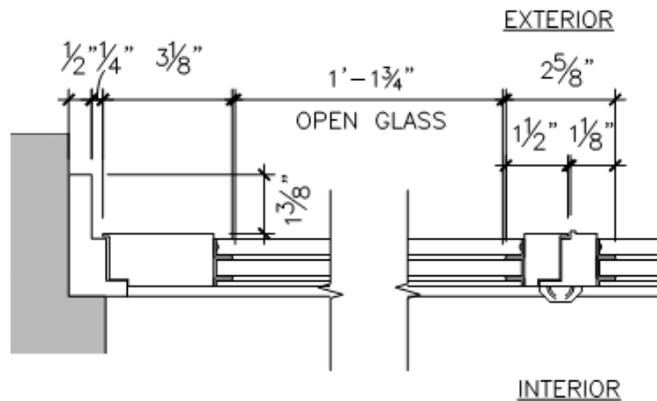
4th Floor, West 76th



SC SECTION DETAILS
SCALE: 3" = 1'-0"

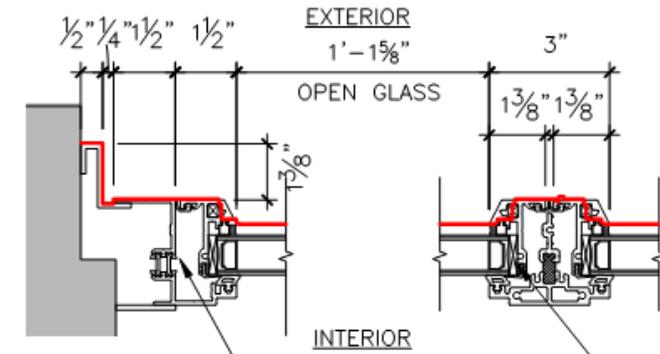


SC SECTION DETAILS
SCALE: 3" = 1'-0"



PL PLAN DETAILS
SCALE: 3" = 1'-0"

Existing - Bronze

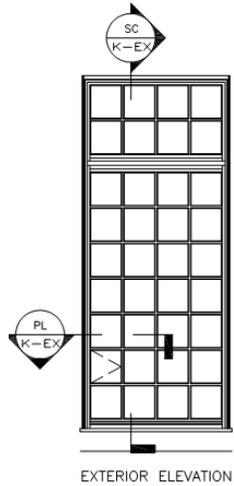


PL PLAN DETAILS
SCALE: 3" = 1'-0"

Proposed - Aluminum

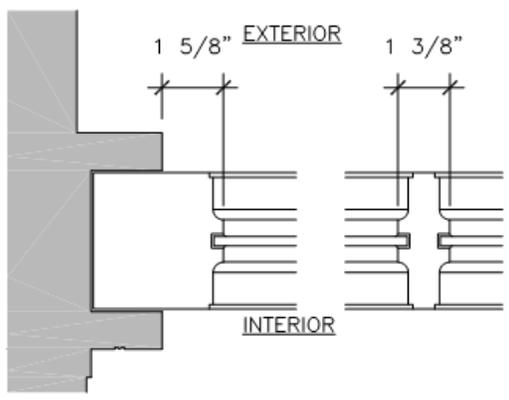
EXTERIOR ELEVATION
DAYLIGHT AREA: 6.83 SF
(+1.03% CHANGE FROM EXISTING)

WINDOW TYPE J

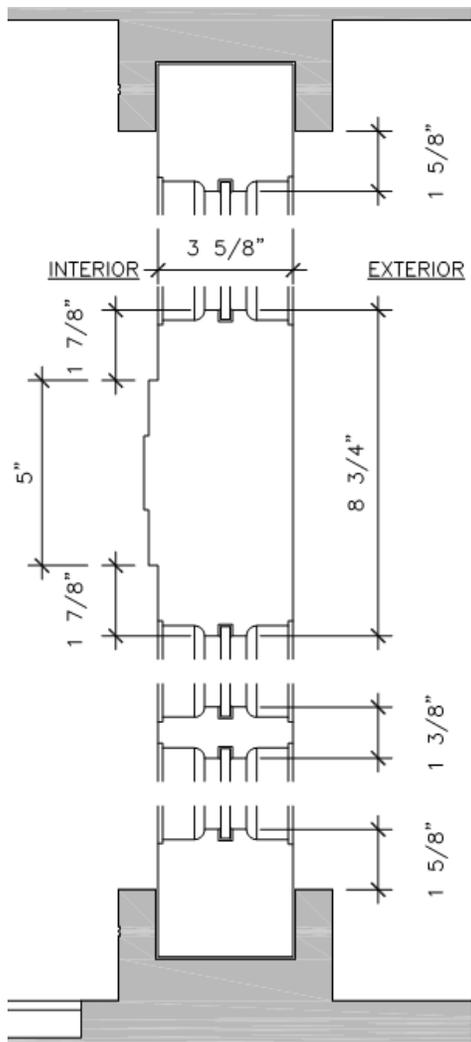


EXTERIOR ELEVATION

Interior Courts

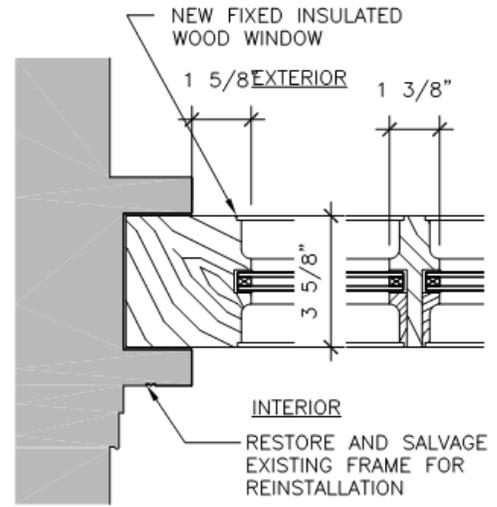


PL PLAN DETAILS



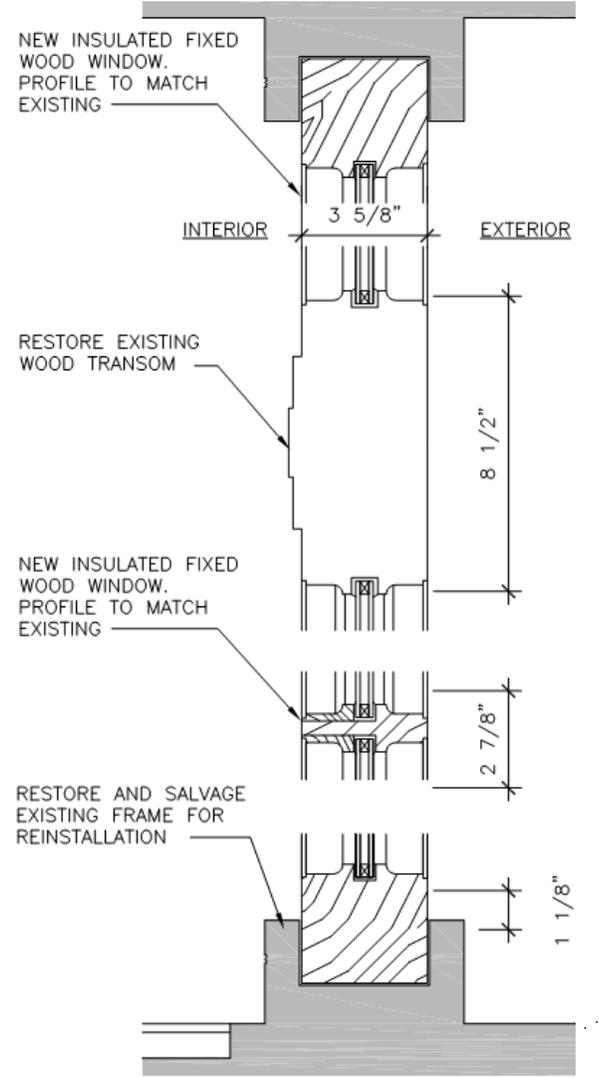
SC SECTION DETAILS

Existing - Wood



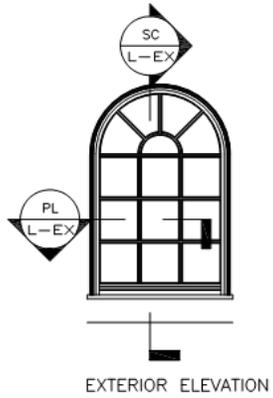
PL PLAN DETAILS

WINDOW TYPE K

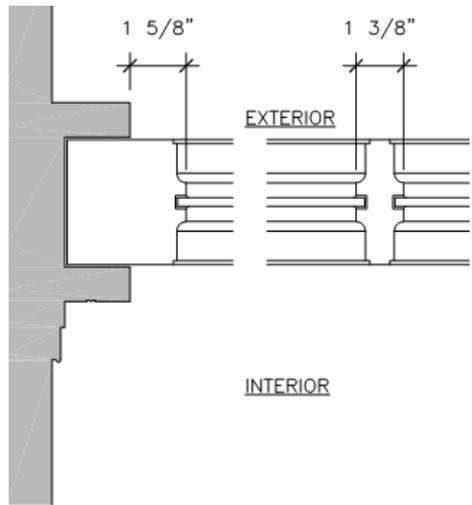


SC SECTION DETAILS

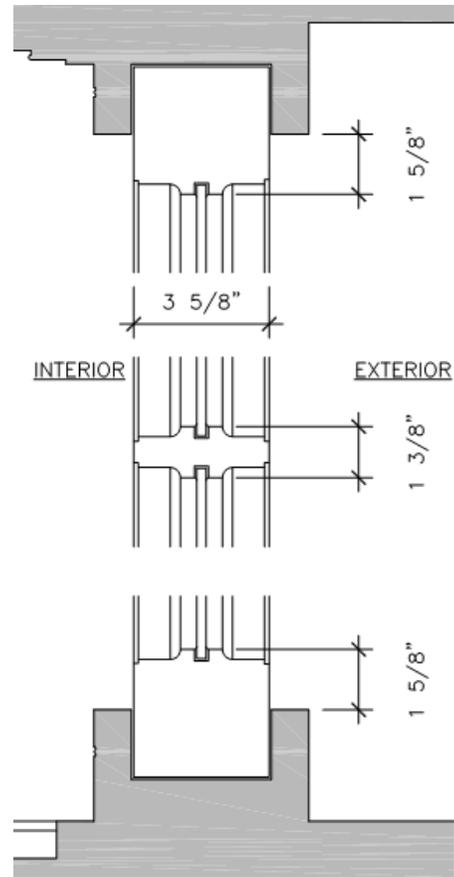
Proposed - Wood



Interior Courts

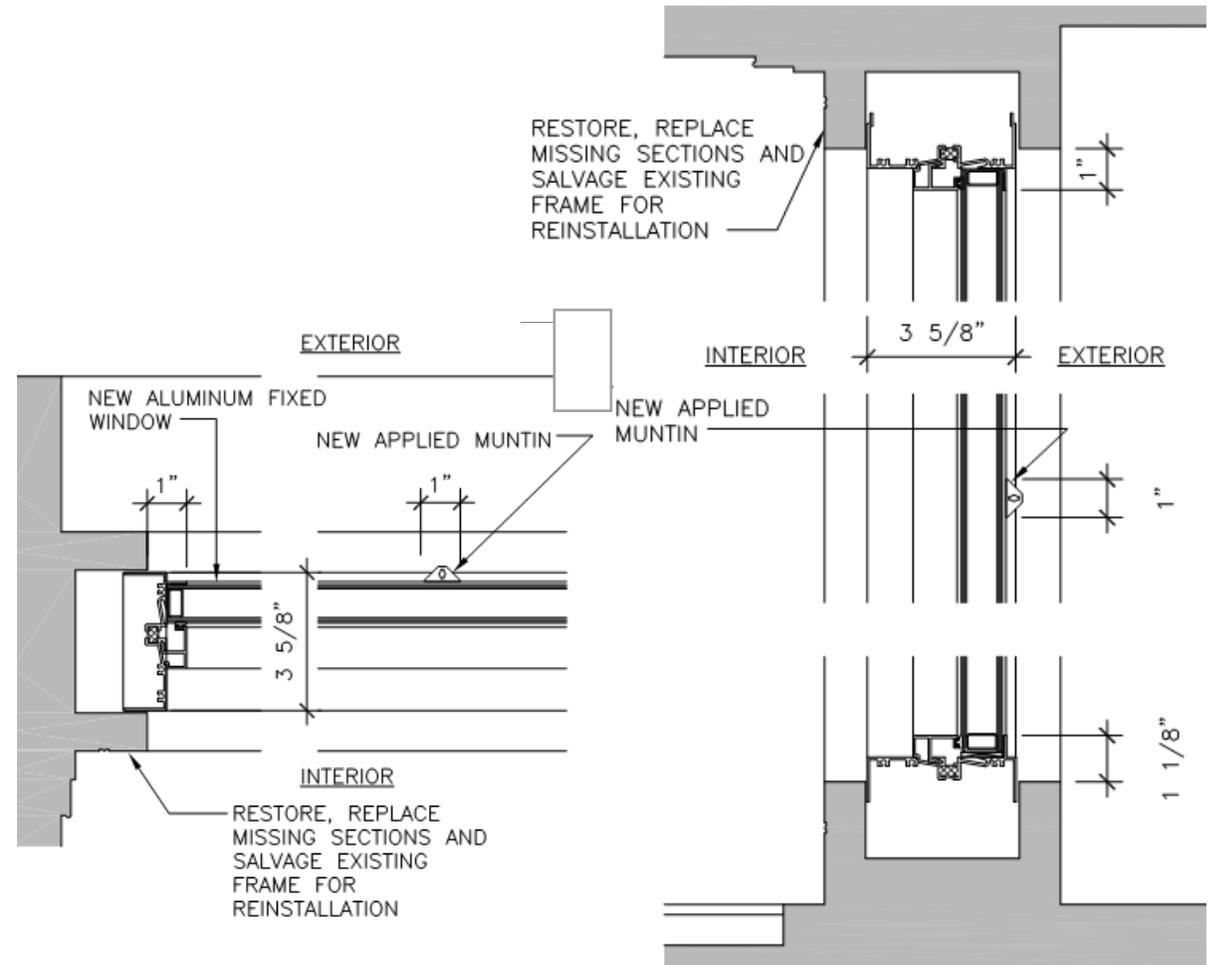


PL PLAN DETAILS



SC SECTION DETAILS

Existing - Wood

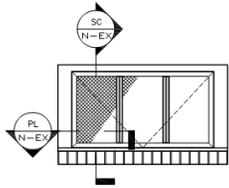


PL PLAN DETAILS

SC SECTION DETAILS

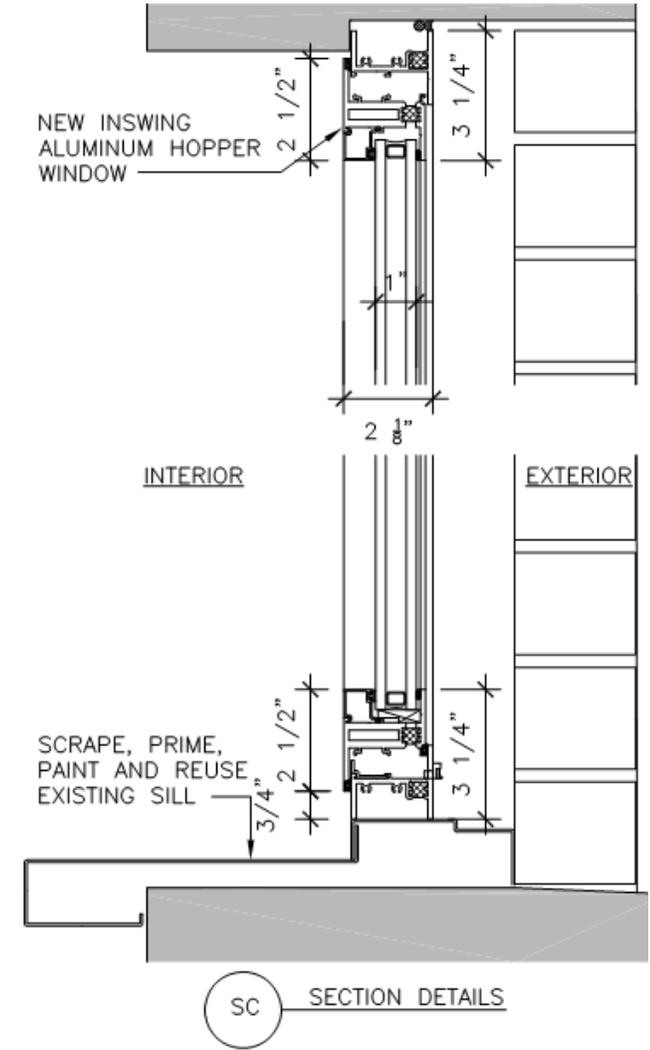
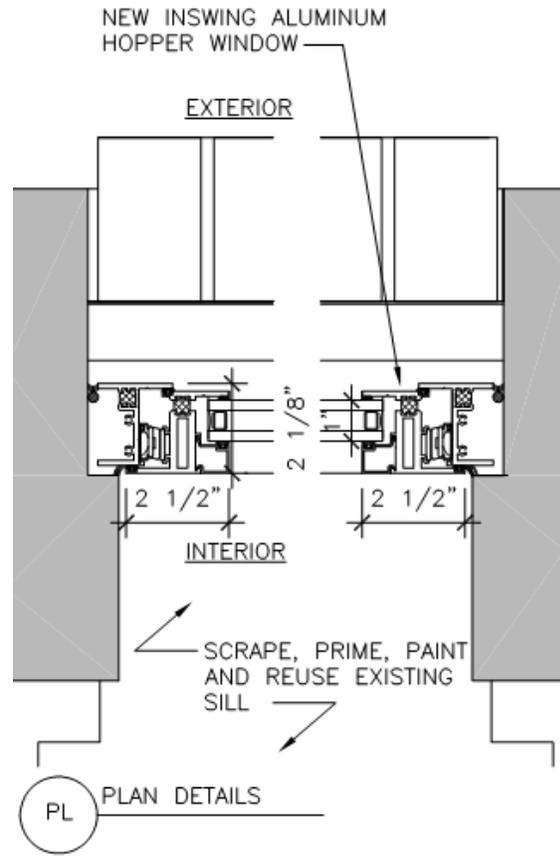
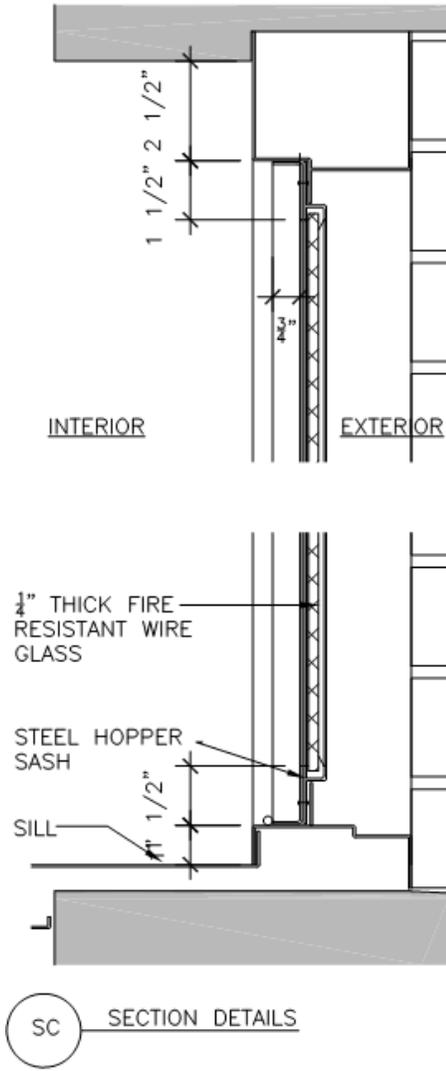
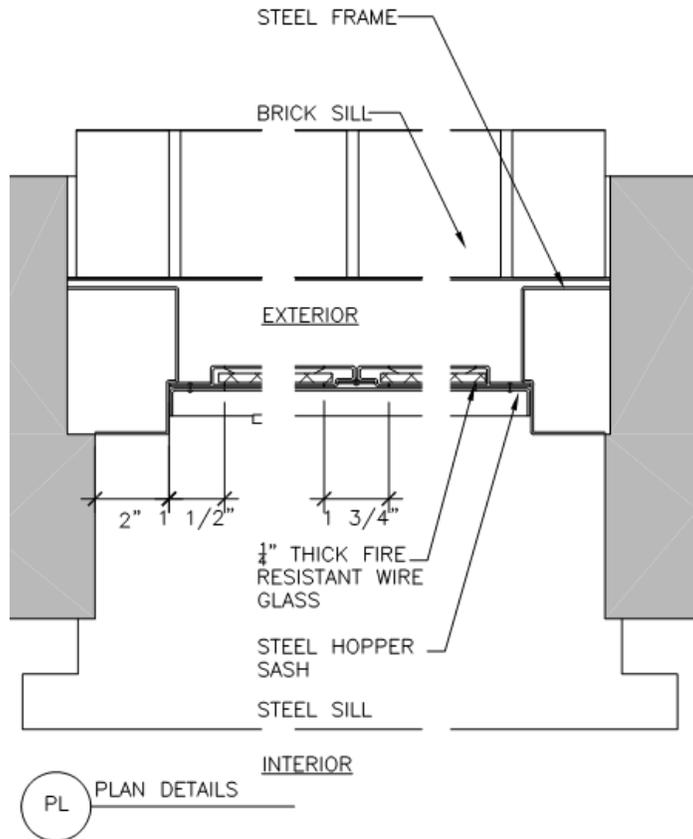
Proposed - Aluminum

WINDOW TYPE L



EXTERIOR ELEVATION

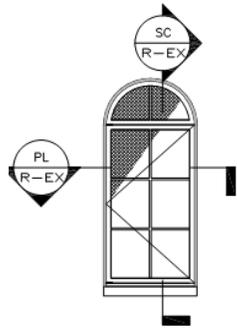
Roof



Existing - Steel

WINDOW TYPE N

Proposed - Aluminum

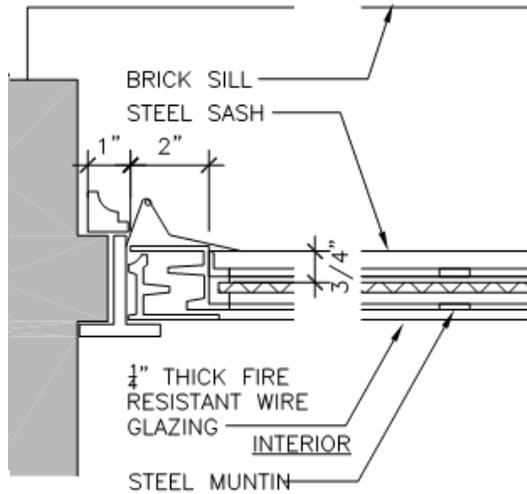


EXTERIOR ELEVATION



EXTERIOR

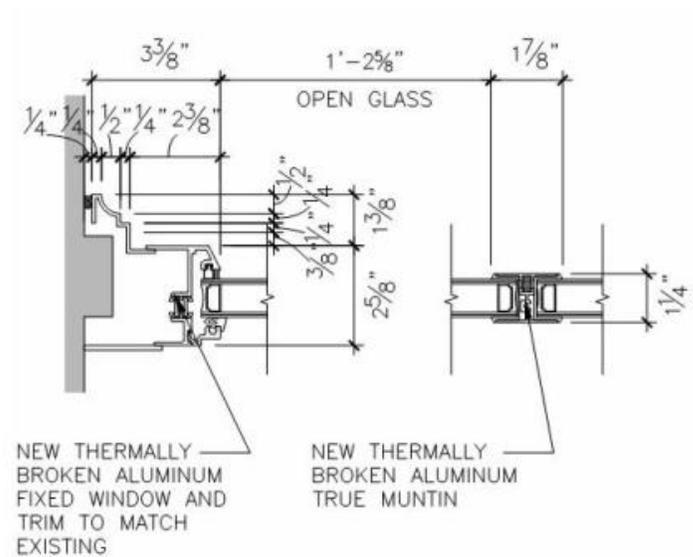
Interior Court



NOTE: WINDOW BLOCKED ON THE INTERIOR SIDE NOT ACCESSIBLE FOR SURVEY

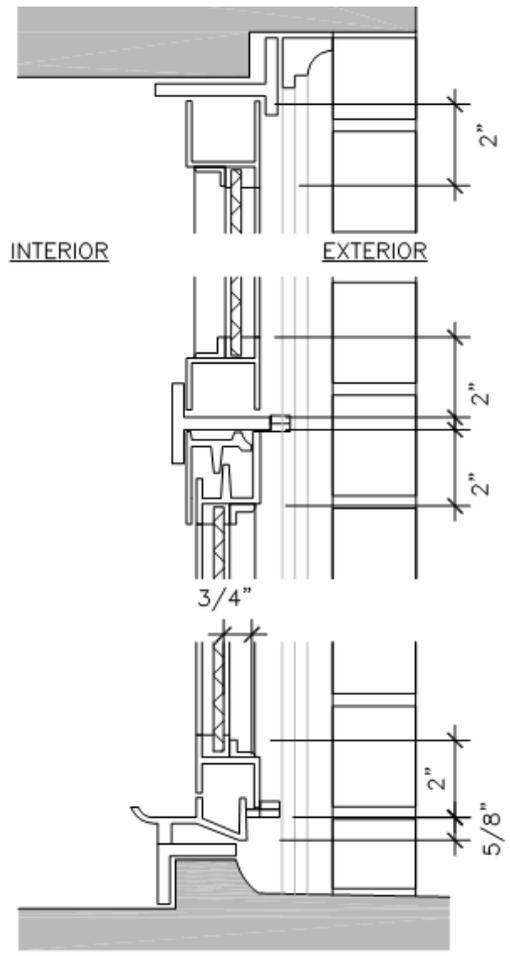


Existing - Steel



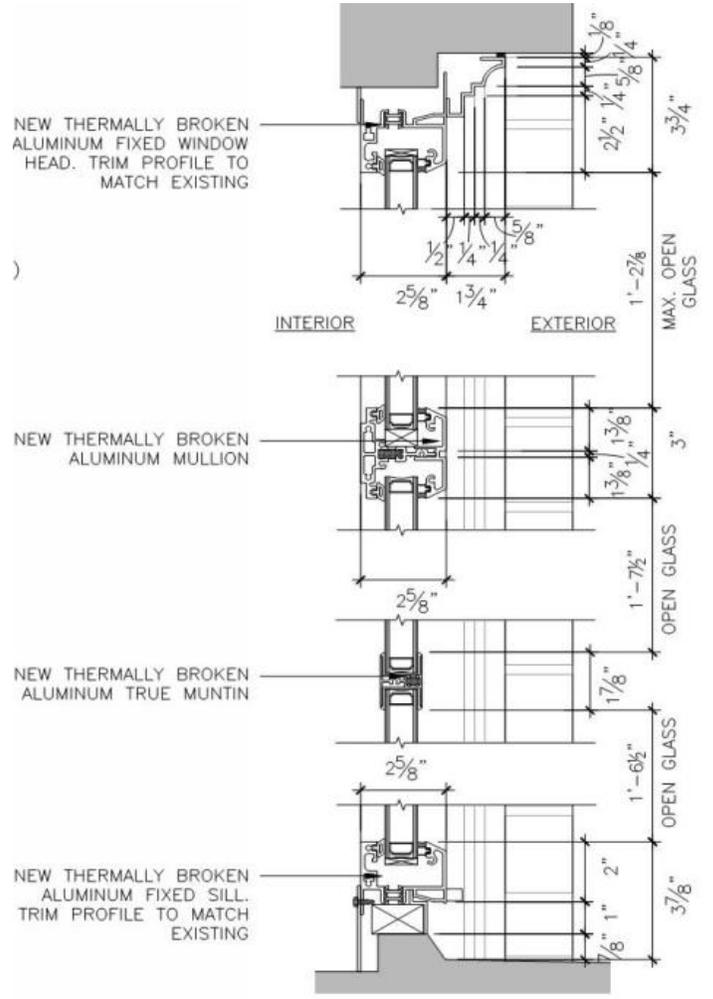
Proposed - Aluminum

WINDOW TYPE R



SC SECTION DETAILS

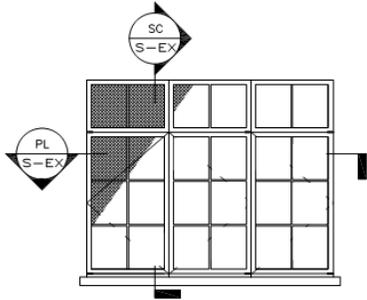
Existing - Steel



SC SECTION DETAILS
SCALE: 3" = 1'-0"

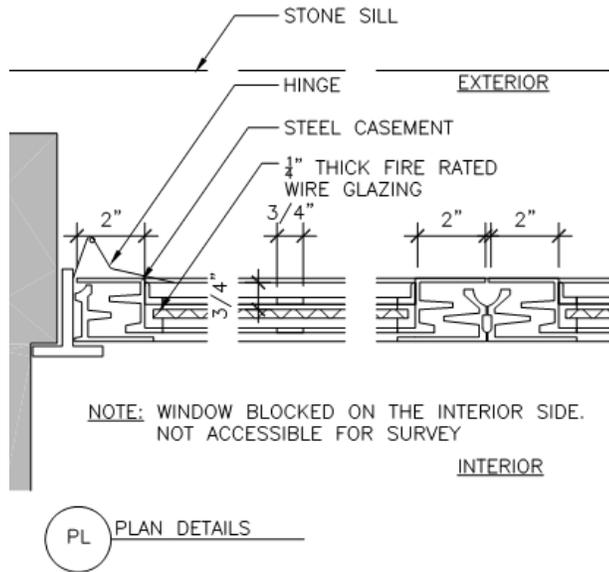
Proposed - Aluminum

WINDOW TYPE R

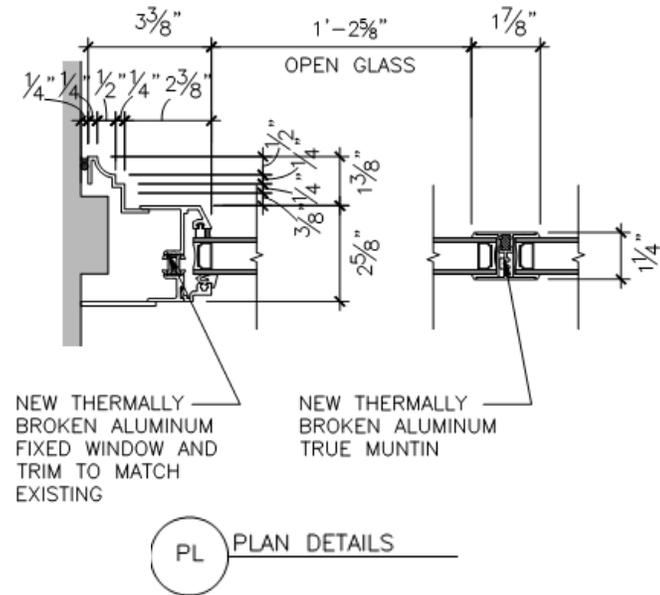


EXTERIOR ELEVATION

Interior Court

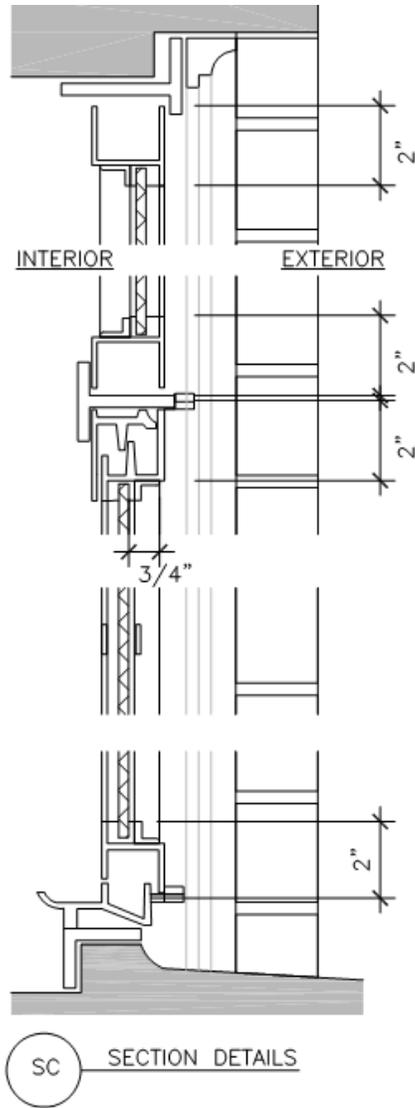


Existing - Steel

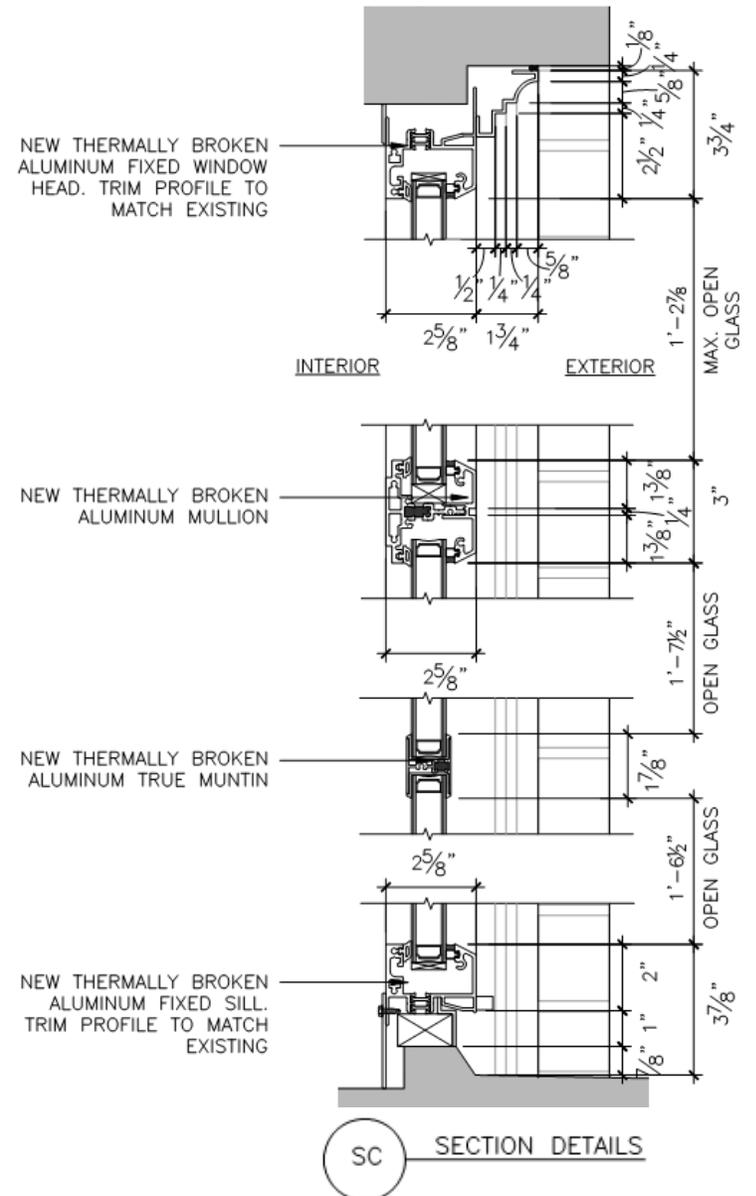


Proposed - Aluminum

WINDOW TYPE S

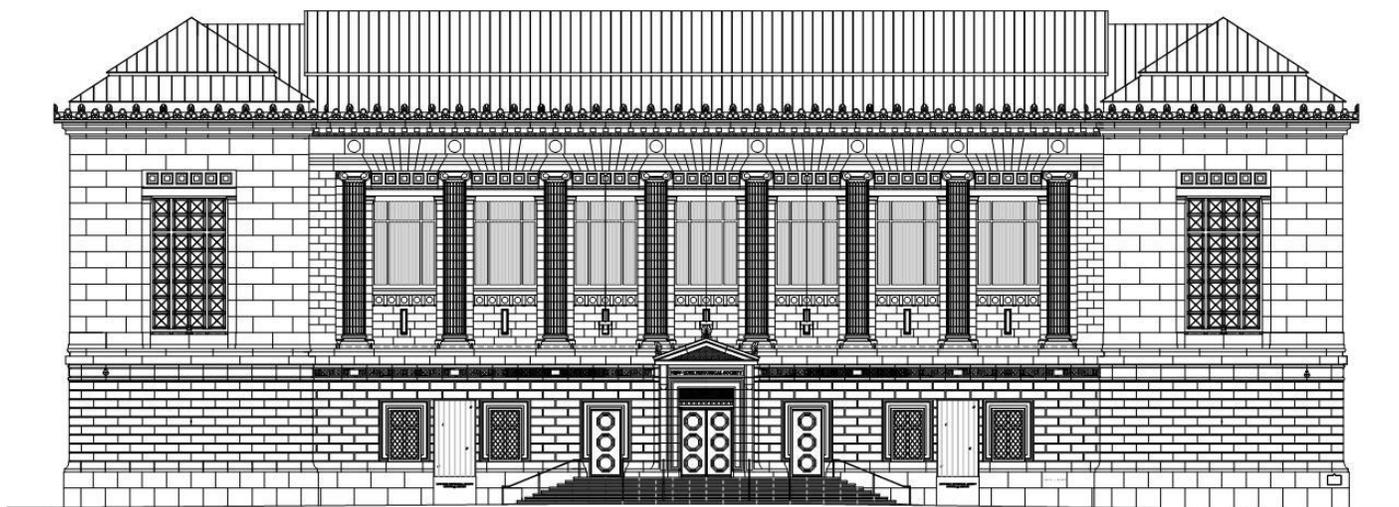


Existing - Steel



Proposed - Aluminum

WINDOW TYPE S



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**170 Central Park West – New York Historical Society,
Borough of Manhattan**

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