

The current proposal is:

Preservation Department – Item 3, LPC-20-09535

468 West 23rd Street,

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.

**468 WEST 23RD STREET APARTMENT #2F
THROUGH-WALL AC GRILLE
JULY 14, 2020**

PRESENTATION TO LANDMARK PRESERVATION COMMISSION

Construction Date: 1857
Architect / Builder: Morgan Pindar (builder)
Owner / Developer: Morgan Pindar
Major Alteration(s): 1927
Alteration Architect(s): Not determined
Style(s): Italianate
Material(s): Brownstone, Stucco, Half Timber

Building Type: Row House
Original Use: Residential
Tax Block: 720 Tax Lot: 7502

ARCHITECT:
OSSO ARCHITECTURE
180 CARLTON AVENUE #3
BROOKLYN, NY 11205

468 WEST 23RD STREET SITE INFORMATION



1 CHelsea HISTORIC DISTRICT EXTENSION LP-
23RD STREET BETWEEN 9TH AND 10TH AVENUES

AREA OF NEW WORK: APARTMENT 2F
AREA OF CORRIDOR AND STAIRS



2 PLOT PLAN
NTS

ARCHITECT:
OSSO ARCHITECTURE
180 CARLTON AVENUE #3
BROOKLYN, NY 11205

PROJECT NAME: THROUGH-WALL AC GRILLE

DRAWING NUMBER : A-001

PROJECT ADDRESS: 468 WEST 23RD STREET #2F, NEW YORK, NY

NOTES: PUBLIC HEARING (LPC AND

468 WEST 23RD STREET EXISTING PHOTOS



1 468 WEST 23RD STREET - EXISTING FACADE



2 EXISTING - VIEW OF WINDOW AC



3 EXISTING - VIEW FROM STOOP



4 EXISTING - VIEW FROM STOOP

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BROOKLYN, NY 11205

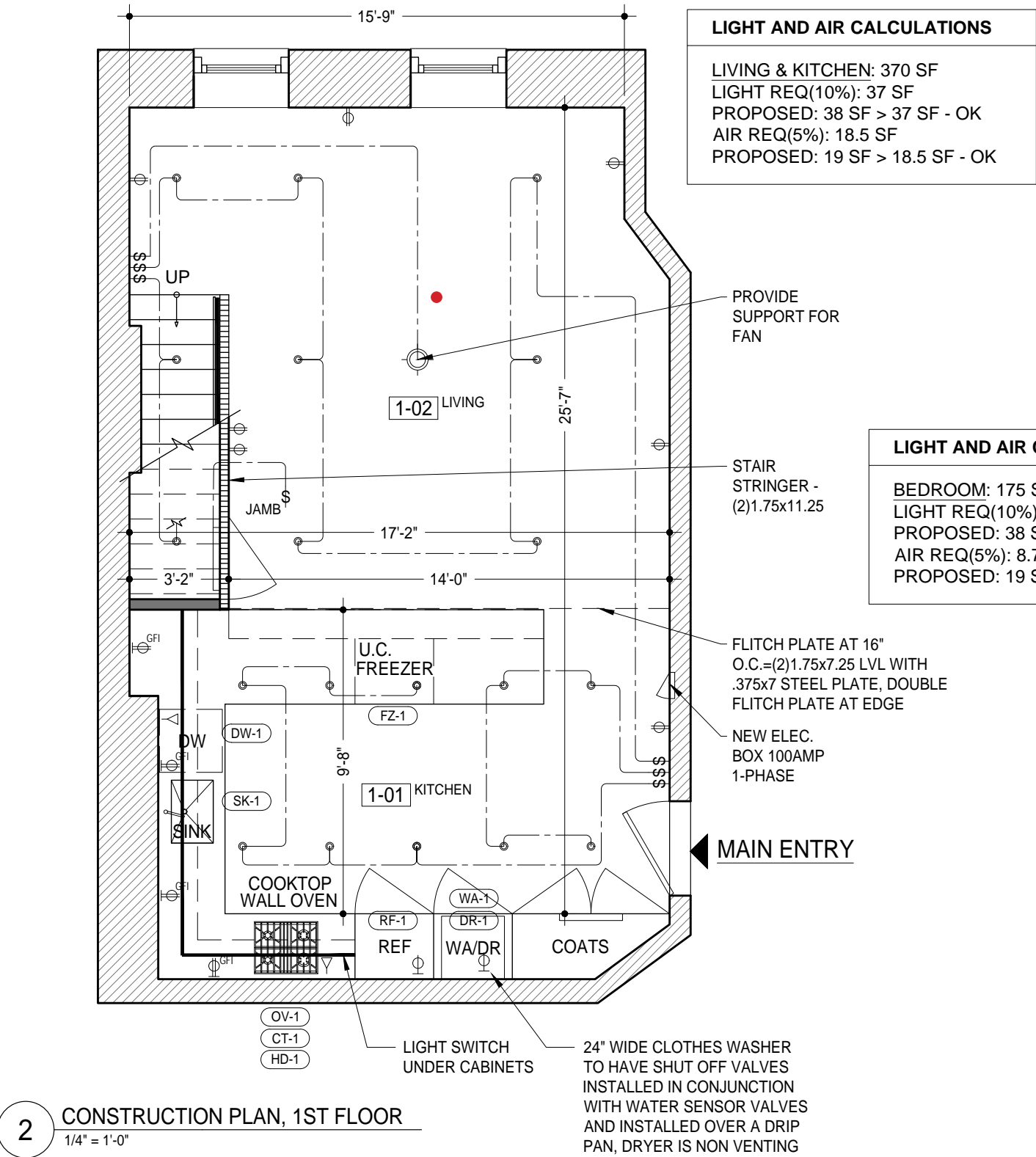
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DRAWING NUMBER : A-002

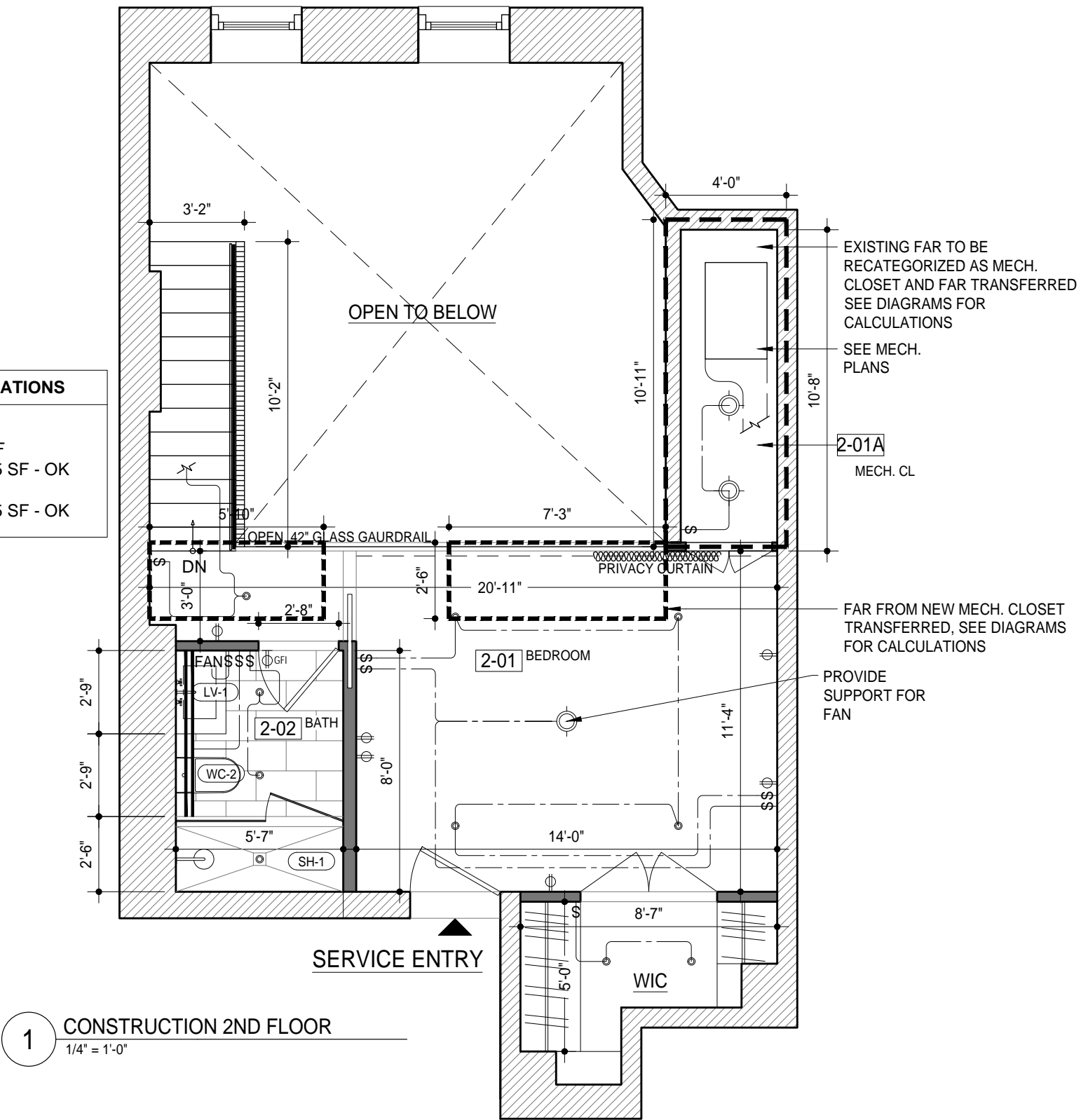
PROJECT ADDRESS: 468 WEST 23RD STREET #2F, NEW YORK, NY

NOTES: PUBLIC HEARING (LPC AND

468 WEST 23RD STREET PROPOSED FLOOR PLANS



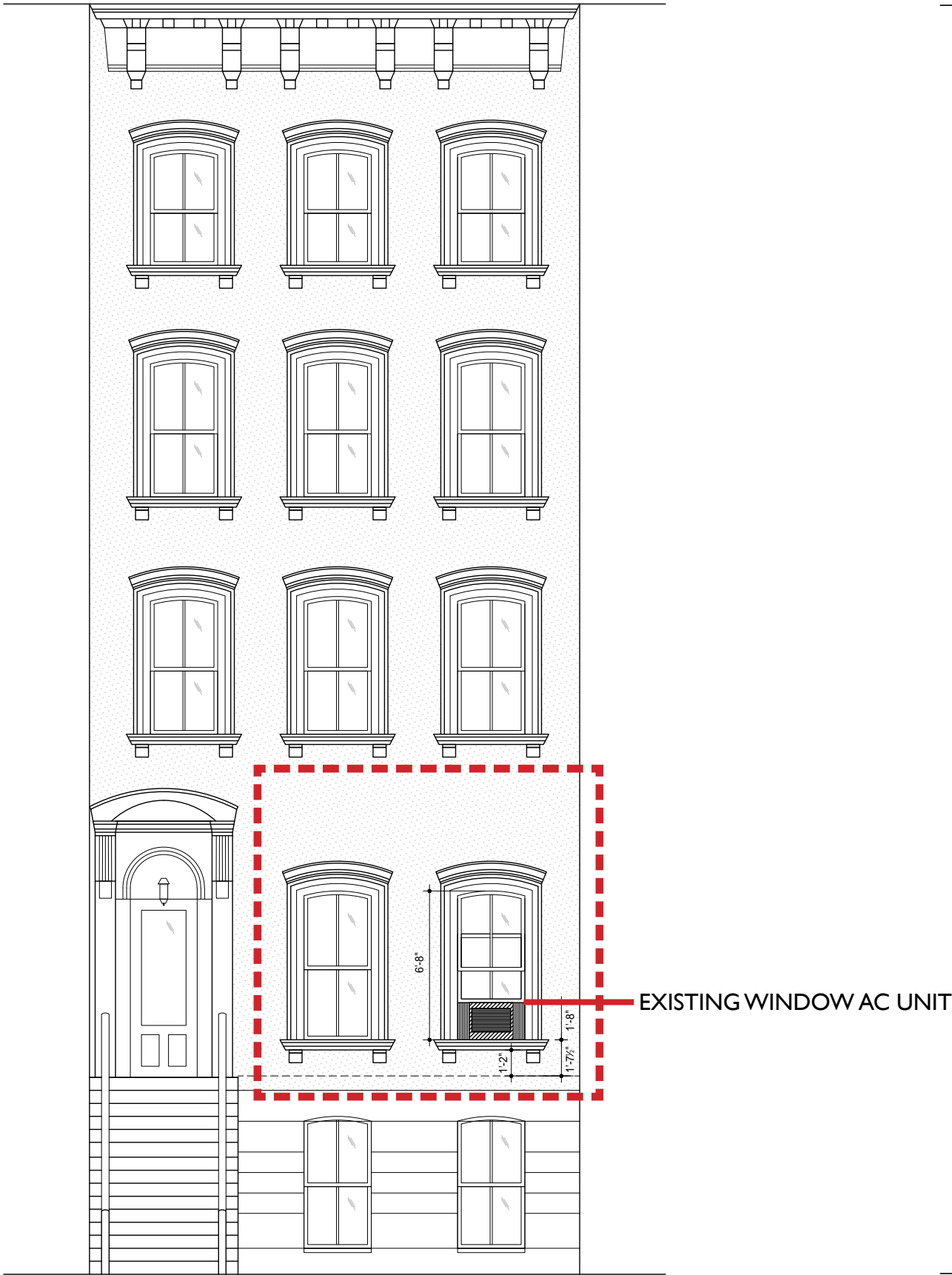
2 CONSTRUCTION PLAN, 1ST FLOOR
1/4" = 1'-0"



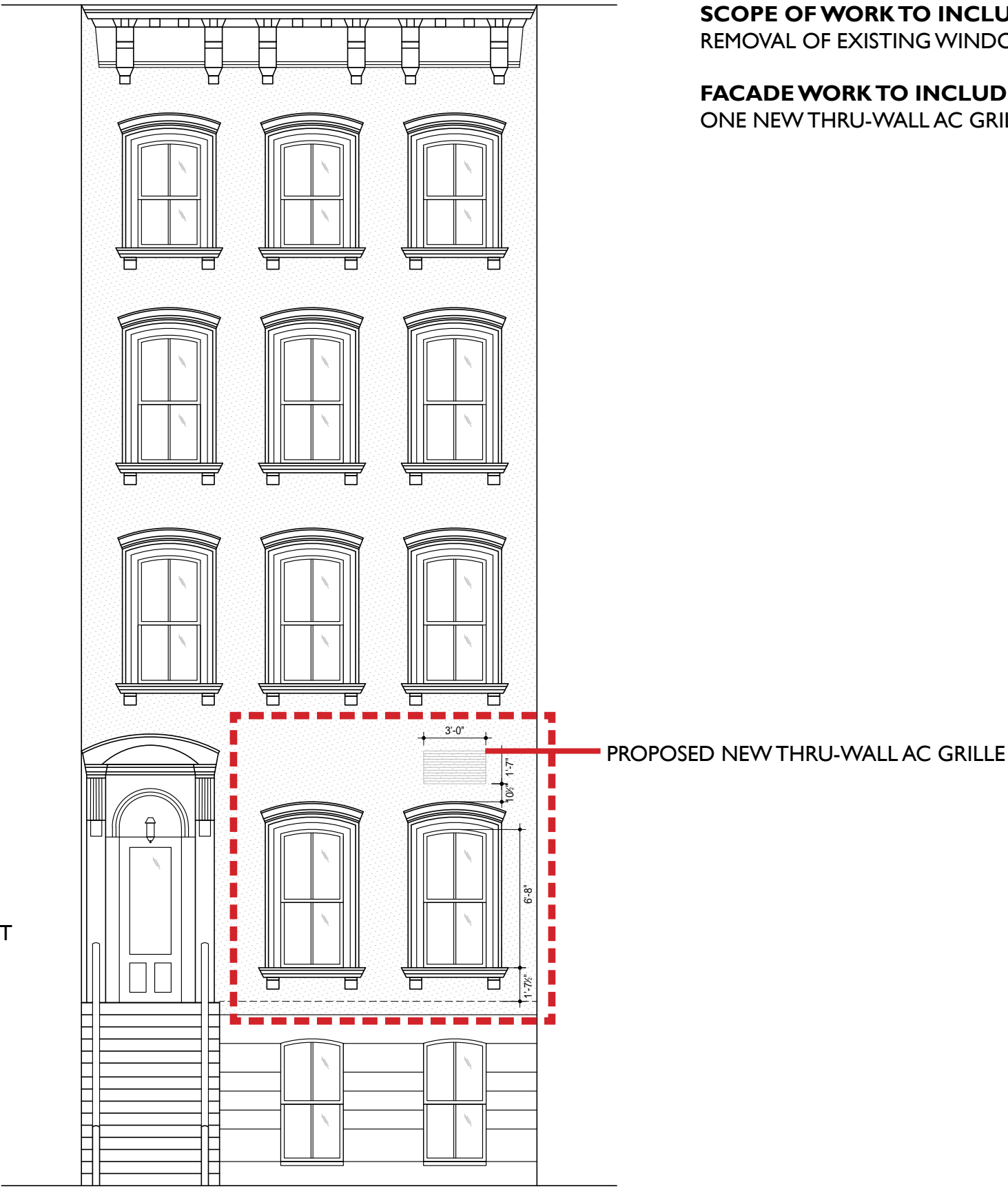
1 CONSTRUCTION 2ND FLOOR
1/4" = 1'-0"

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180 CARLTON AVENUE #3
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468 WEST 23RD STREET SCOPE OF WORK



1 EXISTING FACADE



2 PROPOSED GRILLE

SCOPE OF WORK TO INCLUDE:
REMOVAL OF EXISTING WINDOW AIR CONDITIONER

FACADE WORK TO INCLUDE:
ONE NEW THRU-WALL AC GRILLE ABOVE EXISTING WINDOW

ARCHITECT:
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BROOKLYN, NY 11205

468 WEST 23RD STREET PROPOSED CHANGE TO FACADE



1 PROPOSED - 1ST VIEW FROM STOOP
SCALE: NA

PROPOSED GRILL LOCATION
ABOVE WINDOW, TO REPLACE
WINDOW UNIT BELOW, GRILL
COLOR TO MATCH EXISTING
STUCCO

EXISTING WINDOW UNIT TO BE
REMOVED AND REPLACED BY
GRILL ABOVE



2 PROPOSED - 2ND VIEW FROM STOOP
SCALE: NA

PROPOSED GRILL LOCATION
ABOVE WINDOW, TO REPLACE
WINDOW UNIT BELOW, GRILL
COLOR TO MATCH EXISTING
STUCCO

EXISTING WINDOW UNIT TO BE
REMOVED AND REPLACED BY
GRILL ABOVE



3 PROPOSED - SECTION DETAIL VIEW
SCALE: NA

ARCHITECT:
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180 CARLTON AVENUE #3
BROOKLYN, NY 11205

THRU-WALL AC GRILL DETAIL AND LOUVER SPEC



ESU-154S

Thinline Louver
Frameless

Application and Design

ESU-154S is a frameless ultra thinline stationary louver commonly used for interior or exterior applications where high free area and low airflow resistance is required. The narrow depth makes this product ideal for installation into thru-wall air conditioning units.

Standard Construction

FrameFrameless

BladesThinline style, heavy gauge aluminum, 0.050 in. nominal wall thickness, positioned at 48° angles on approximately ¾ in. centers

Construction . . .Mechanically fastened

Finish.Mill

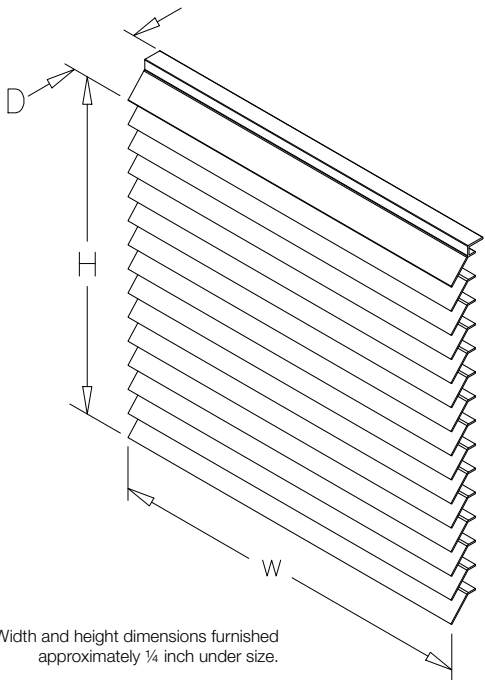
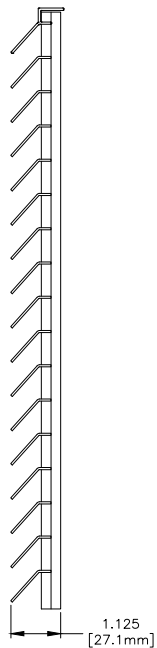
Minimum Size . . 12 ½ in. W x 6 in. H

Maximum Single

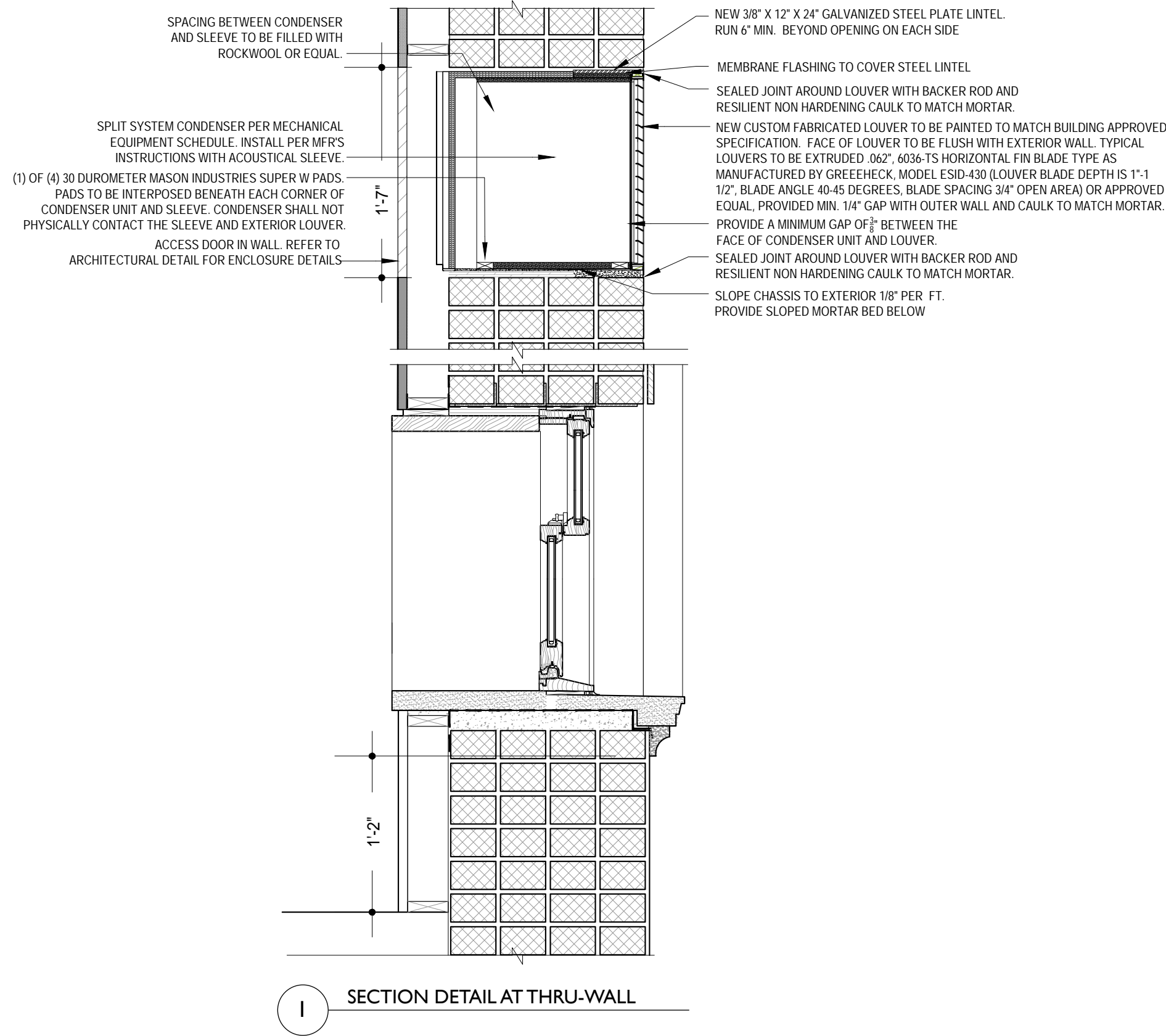
Section Size . . .96 in. W x 48 in. H

Options (at additional cost)

- A variety of architectural finishes including:
 - Kynar paint
 - Baked enamel paint
 - Clear anodize
 - Integral color anodize



*Width and height dimensions furnished approximately ¼ inch under size.



2 THRU-WALL LOUVER SPEC

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HISTORICAL PHOTOS

#460

#462

#464



1915 PHOTO OF 462-464 WEST 23RD, FROM NEW YORK HISTORICAL SOCIETY DIGITAL COLLECTION.

THESE BUILDINGS WERE ALL BUILT BY THE SAME ARCHITECT AT THE SAME TIME AS 468 W 23RD, AND WERE PART OF A ROW.

#464

#466

#468



1940 TAX PHOTO

FIRE ESCAPES ADDED, STOOP REMOVED, COMMERCIAL USE ADDED AT FIRST FLOOR

ARCHITECT:
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180 CARLTON AVENUE #3
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PROJECT NAME: THROUGH-WALL AC GRILLE

DRAWING NUMBER : A-004

PROJECT ADDRESS: 468 WEST 23RD STREET #2F, NEW YORK, NY

NOTES: PUBLIC HEARING (LPC AND

HISTORICAL PHOTO

#468

#470



1981 LANDMARKS DESIGNATION PHOTO OF 468-470 WEST 23RD STREET

#464

#466

#468

#470



CURRENT PHOTO OF 464-470 WEST 23RD STREET

THE STOOP, ENTRY DOOR AND FACADE DETAILS HAVE MORE RECENTLY BEEN REPLACED, WITH DIFFERENT DETAILING THAN THE ORIGINAL

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DRAWING NUMBER : A-004

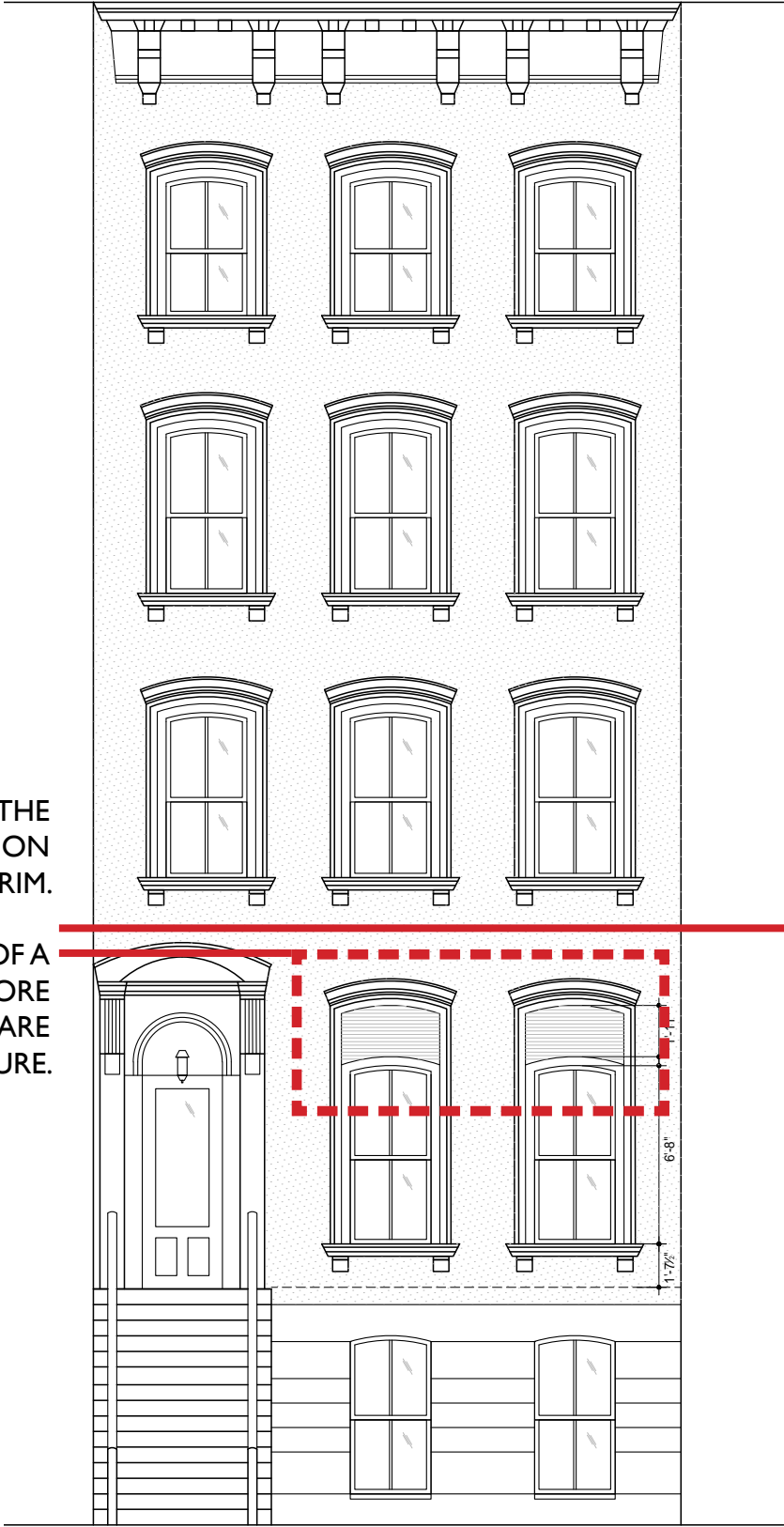
PROJECT ADDRESS: 468 WEST 23RD STREET #2F, NEW YORK, NY

NOTES: PUBLIC HEARING (LPC AND

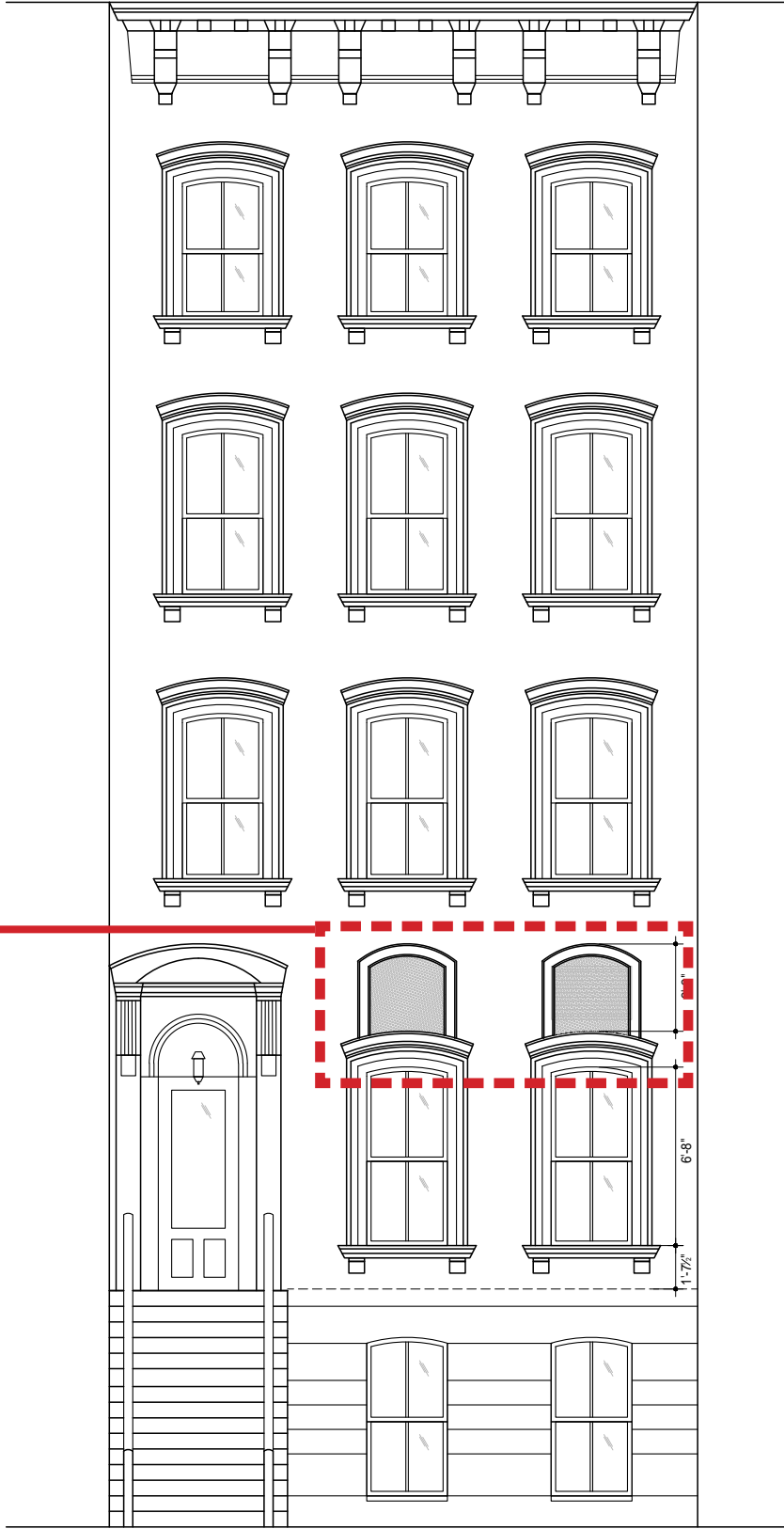
OTHER OPTIONS THAT WERE CONSIDERED

A THRU-WALL LOUVER WAS CONSIDERED ABOVE THE WINDOWS AS PART OF A DECORATIVE EXTENSION OF THE WINDOW TRIM.

THESE OPTIONS WERE DEEMED TOO GREAT OF A CHANGE TO THE HISTORIC FACADE, AND MORE DIFFICULT TO REVERSE IF THE AC UNITS ARE CHANGED IN THE FUTURE.



1 ALTERNATE OPTION



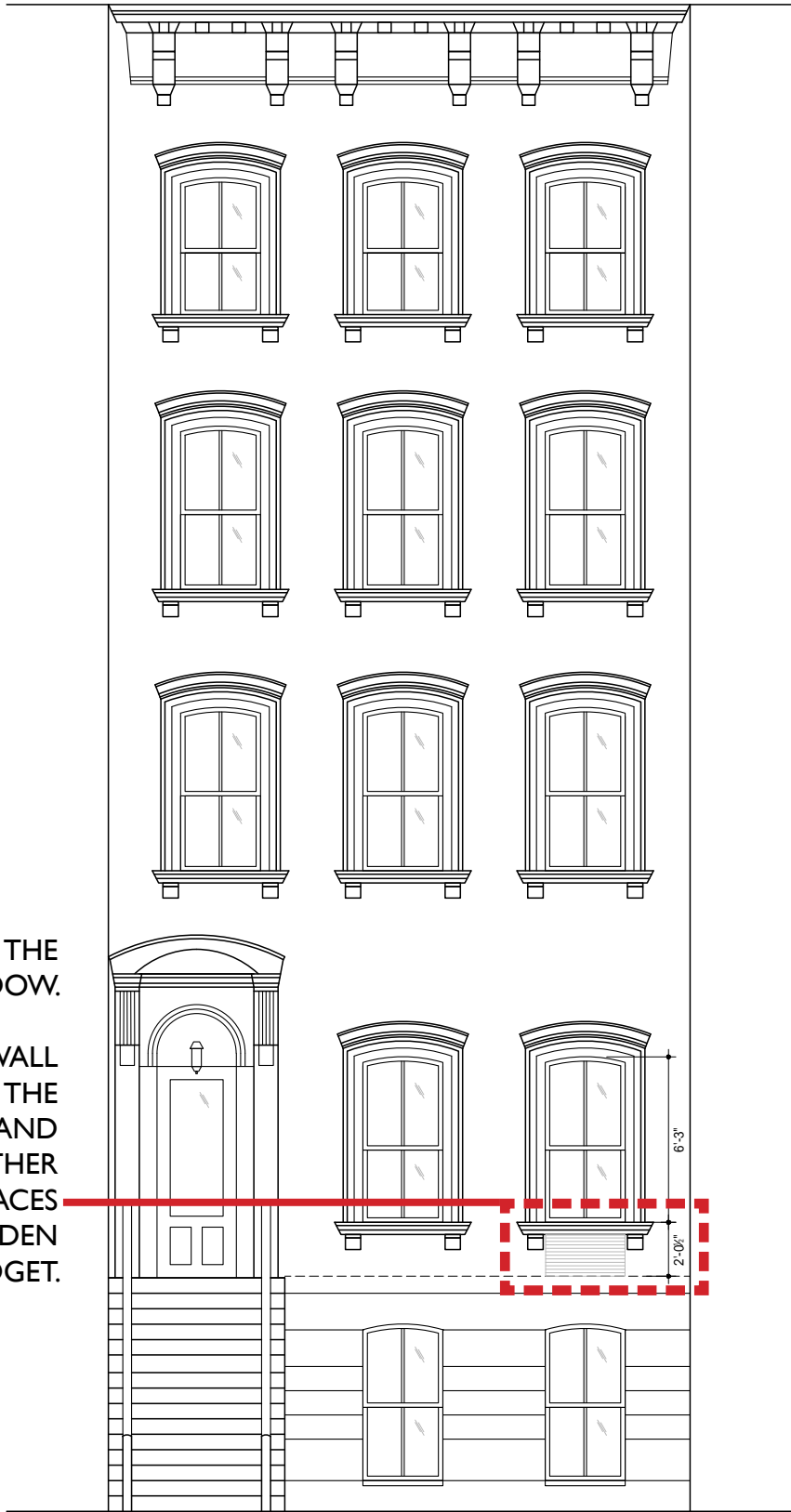
2 ALTERNATE OPTION

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OTHER OPTIONS THAT WERE CONSIDERED

A THRU-WALL LOUVER WAS CONSIDERED BELOW THE WINDOW.

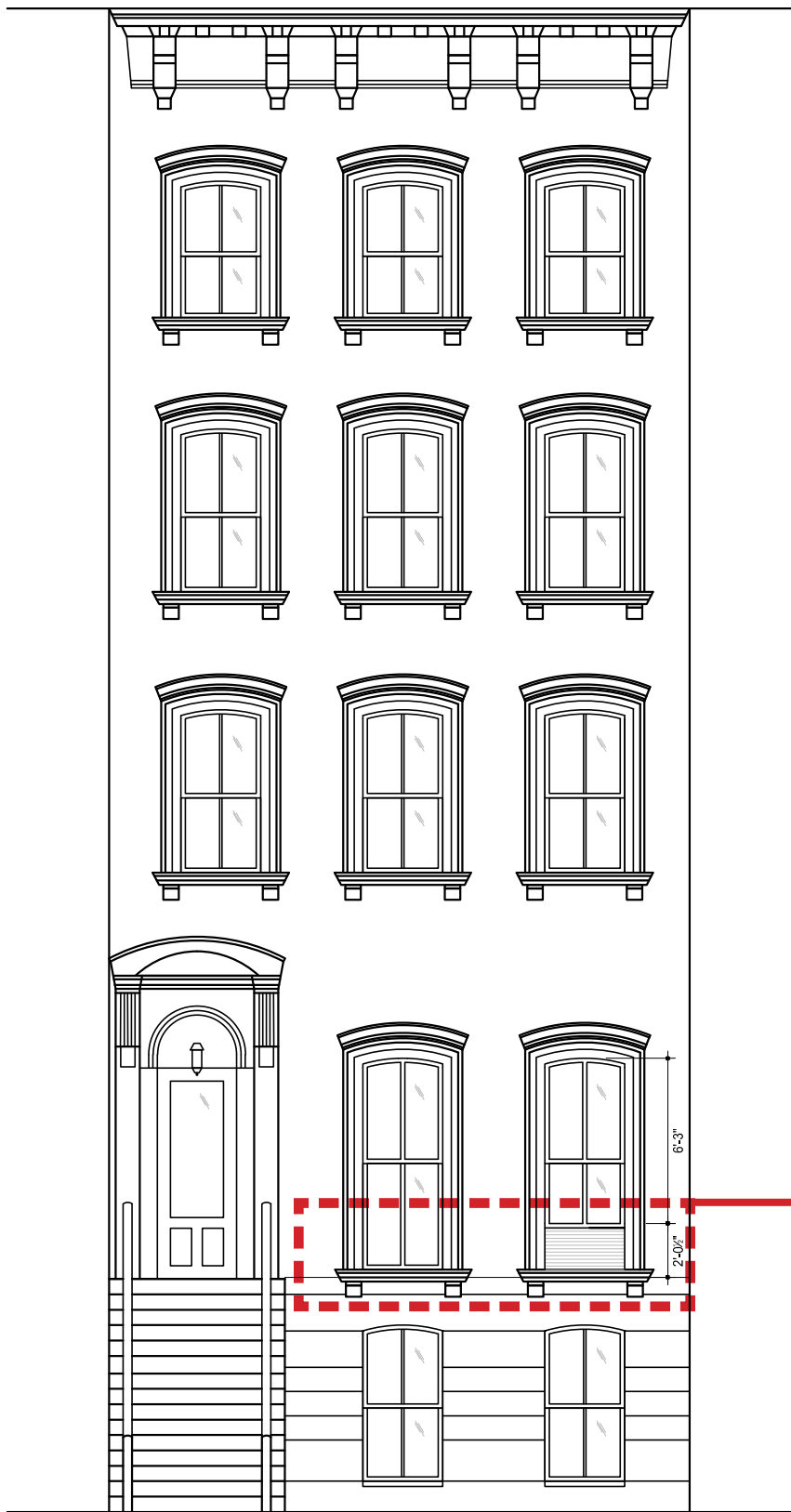
THERE IS NOT ENOUGH HEIGHT TO FIT A THRU-WALL UNIT UNDER THE EXISTING WINDOW SILL, SO THE WINDOW SILL WOULD NEED TO BE RAISED BY 5", AND WINDOW AND BROWNSTONE TRIM REPLACED, FURTHER REDUCING THE LIGHT & AIR FOR THE HABITABLE SPACES ON THE INTERIOR, AND INCREASING FINANCIAL BURDEN ON THE BUDGET.



3 ALTERNATE OPTION

A THRU-WALL LOUVER WAS CONSIDERED BELOW THE WINDOW.

THIS OPTION REQUIRES REPLACEMENT OF BOTH WINDOWS, AS WELL AS ADDITIONAL REMOVAL OF THE EXISTING MASONRY WALL AND RESTORING THE SURROUNDING TRIM, INCREASING THE FINANCIAL BURDEN ON THE BUDGET.



4 ALTERNATE OPTION

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NEIGHBORHOOD FACADE REFERENCES



EXAMPLES OF OTHER AC GRILLES ON WEST 23RD STREET

ARCHITECT:
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BROOKLYN, NY 11205

PROJECT NAME: THROUGH-WALL AC GRILLE

DRAWING NUMBER : A-011

PROJECT ADDRESS: 468 WEST 23RD STREET #2F, NEW YORK, NY

NOTES: PUBLIC HEARING (LPC AND

NEIGHBORHOOD FACADE REFERENCES



258 WEST 23RD STREET, EXAMPLE OF THRU-WALL GRILLES



256 WEST 23RD STREET, EXAMPLE OF THRU-WALL GRILLES

ARCHITECT:
OSSO ARCHITECTURE
180 CARLTON AVENUE #3
BROOKLYN, NY 11205

PROJECT NAME: THROUGH-WALL AC GRILLE

DRAWING NUMBER : A-012

PROJECT ADDRESS: 468 WEST 23RD STREET #2F, NEW YORK, NY

NOTES: PUBLIC HEARING (LPC AND

NEIGHBORHOOD FACADE REFERENCES



466 WEST 23RD STREET - THRU-WALL GRILLES



466 WEST 23RD STREET - THRU-WALL GRILLES

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BROOKLYN, NY 11205

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DRAWING NUMBER : A-013

PROJECT ADDRESS: 468 WEST 23RD STREET #2F, NEW YORK, NY

NOTES: PUBLIC HEARING (LPC AND

EXISTING VS. PROPOSED RENDERINGS



468 WEST 23RD STREET - EXISTING WINDOW UNIT AC



468 WEST 23RD STREET - PROPOSED FLUSH LOUVER ABOVE WINDOW



330 WEST 23RD STREET - EXAMPLE OF LOUVER THAT IS PAINTED SAME COLOR AS FACADE. THIS ONE IS ALMOST FLUSH WITH THE FACADE AS WELL. WE PROPOSE TO INSALL A LOUVER THAT IS COMPLETELY FLUSH WITH THE FACADE.

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