

The current proposal is:

Preservation Department – Item 11, LPC-21-00790

262 Central Park West,

Borough of Manhattan

How to Testify Via Zoom:

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

Webinar ID: 873 5169 1360

Passcode: 866444

By Phone:

1 646-558-8656

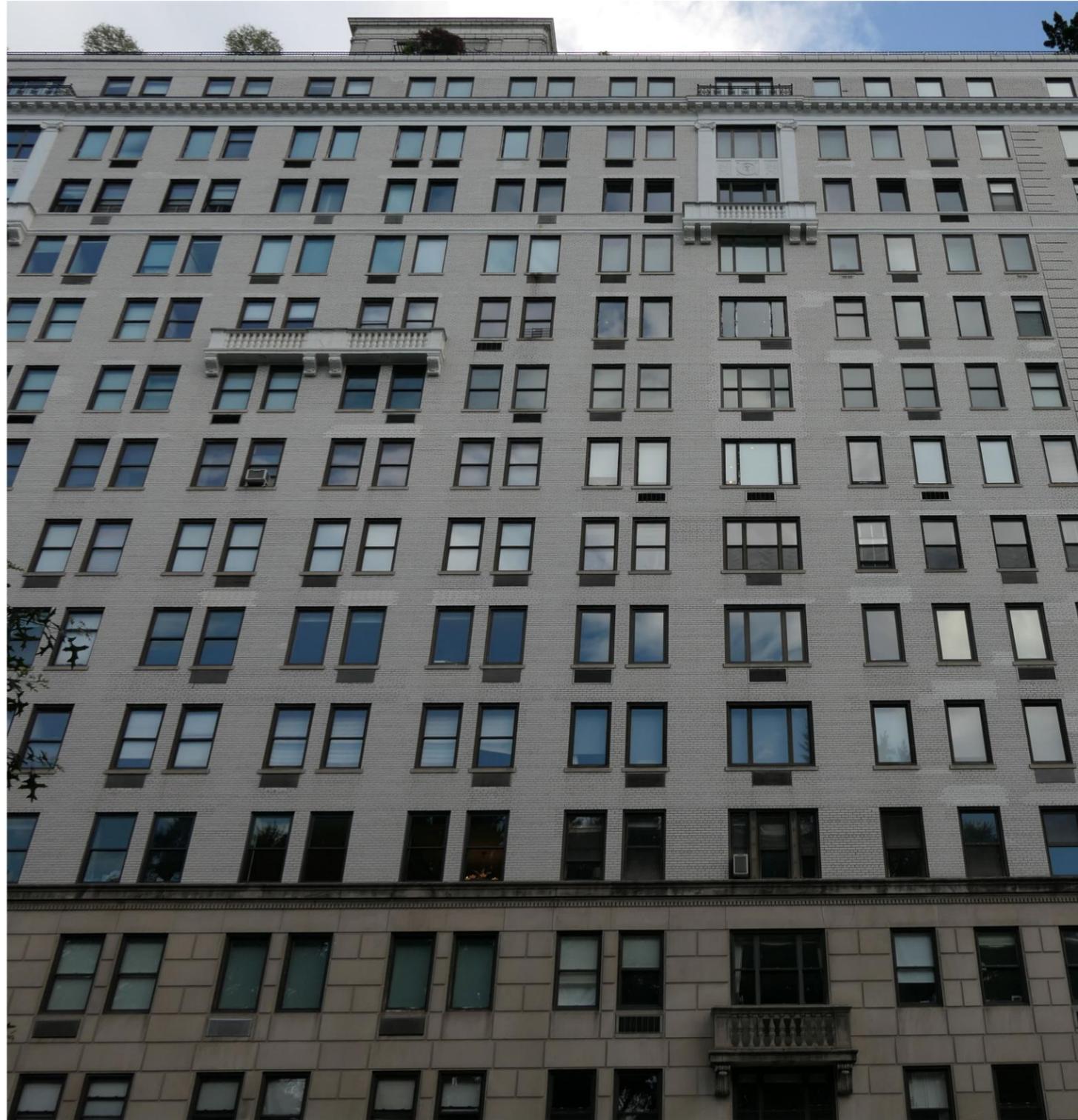
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US 888 475 4499 (Toll free)

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262 Central Park West, looking northwest
2019



Photos along Central Park West showing the variety of window configurations and operations.



The differences in window operations create variation in mullion size and projection.





Photos showing the variation in triple-gang windows across the facades. The mullion thicknesses, spacing and projections vary significantly. The result is a loss of articulation in these large window openings.



Photos showing the variation in double-gang windows across the facades. The mullion thicknesses and projections vary significantly.



NYC Municipal Archives ca. 1940s Tax Photo



NYC Municipal Archives ca. 1940s Tax Photo



ca. 1990 LPC Designation Photo



ca. 1990 LPC Designation Photo



155-61 West 79th Street
Schwartz & Gross, 1910-11



125-29 West 82nd Street
George F. Pelham, 1912-13



15-23 West 81st Street
Emery Roth, 1928-30



263 West End Avenue
Sugarman, Hess & Berger, 1923-46

Photos of neo-Renaissance buildings on the Upper West Side that historically had one-over-one double-hung windows.



271 Central Park West (at West 87th Street)
Schwartz & Gross, 1912-13
NYC Municipal Archives ca. 1940s Tax Photo



271 Central Park West (at West 87th Street)
2019
Master Plan Approval: 2001



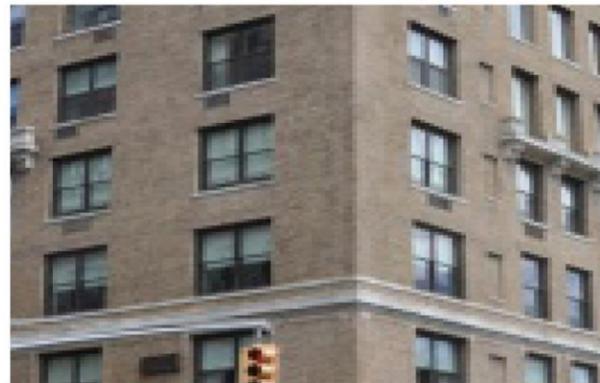
327 Central Park West (at West 93rd Street)
Nathan Korn, 1928-29
1929, Museum of the City of New York



327 Central Park West (at West 93rd Street)
2019
Master Plan Approval: 2011



Original configuration: six-over-one



LPC-approved configuration: one-over-one



Original configuration: six-over-six

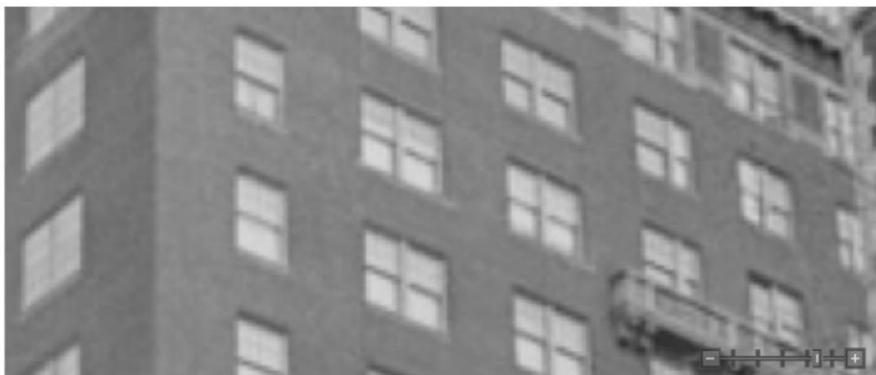


LPC-approved configuration: one-over-one





370 Riverside Drive (at West 109th Street)
Schwartz & Gross, 1922
NYC Municipal Archives ca. 1940s Tax Photo



Original configurations: eight-over-eight, six-over-six, and four-over-four



370 Riverside Drive (at West 109th Street)
2019
Master Plan Approval: 2019



LPC-approved configuration: one-over-one

GRAPHIC LEGEND

EXISTING DOUBLE HUNG WINDOW
REPLACEMENTS APPROVED BY
LPC 2000-PRESENT



LPC-Approved Window Replacements Since 2000

GRAPHIC LEGEND

- EXISTING DOUBLE HUNG SASH WINDOW
- EXISTING CASEMENT OR TILT TYPE WINDOW
- EXISTING CASEMENT OR TILT TYPE WINDOW (THICK FRAME)
- EXISTING OTHER TYPE WINDOW
- EXISTING WINDOW TO REMAIN
- PROPOSED DOUBLE HUNG SASH WINDOW



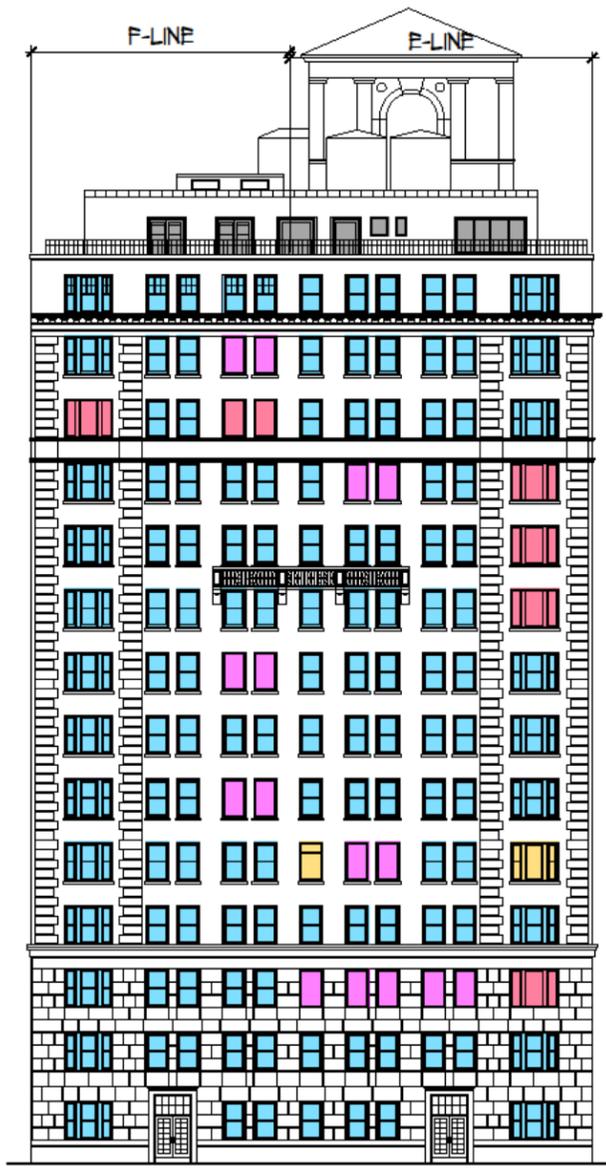
East Elevation – Existing Windows



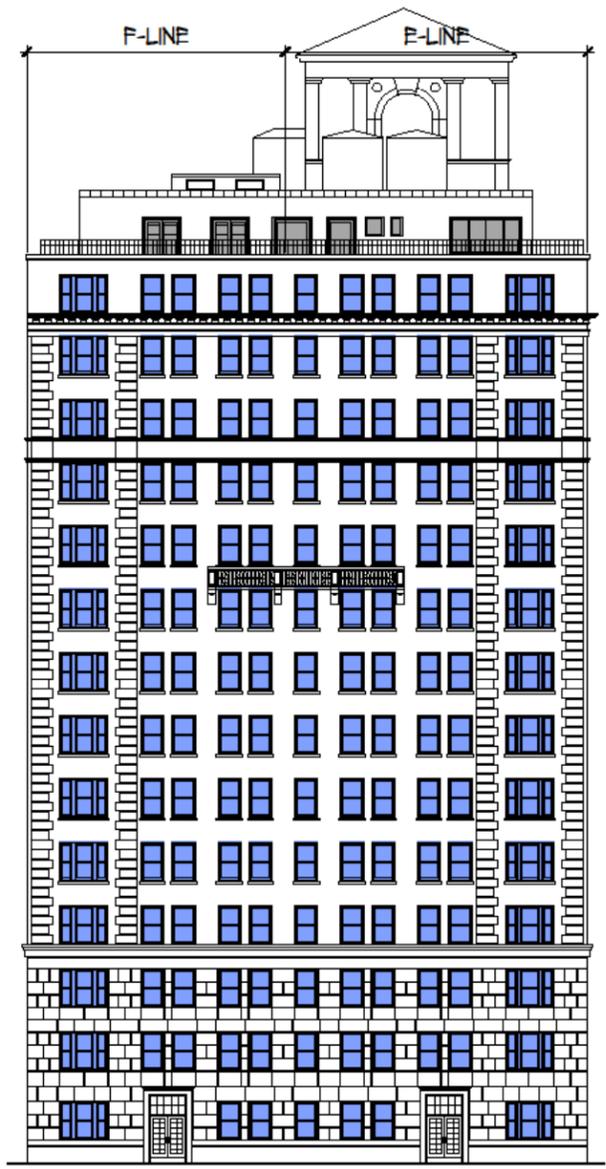
East Elevation – Proposed Windows

GRAPHIC LEGEND

- EXISTING DOUBLE HUNG SASH WINDOW
- EXISTING CASEMENT OR TILT TYPE WINDOW
- EXISTING CASEMENT OR TILT TYPE WINDOW (THICK FRAME)
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- EXISTING WINDOW TO REMAIN
- PROPOSED DOUBLE HUNG SASH WINDOW

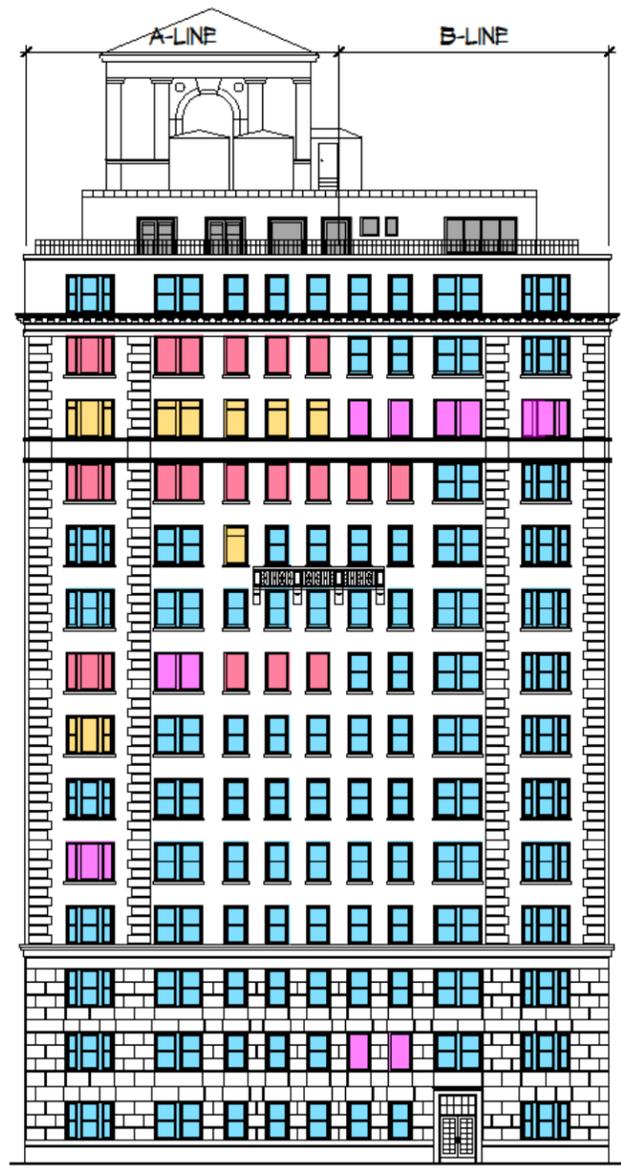


South Elevation – Existing Windows

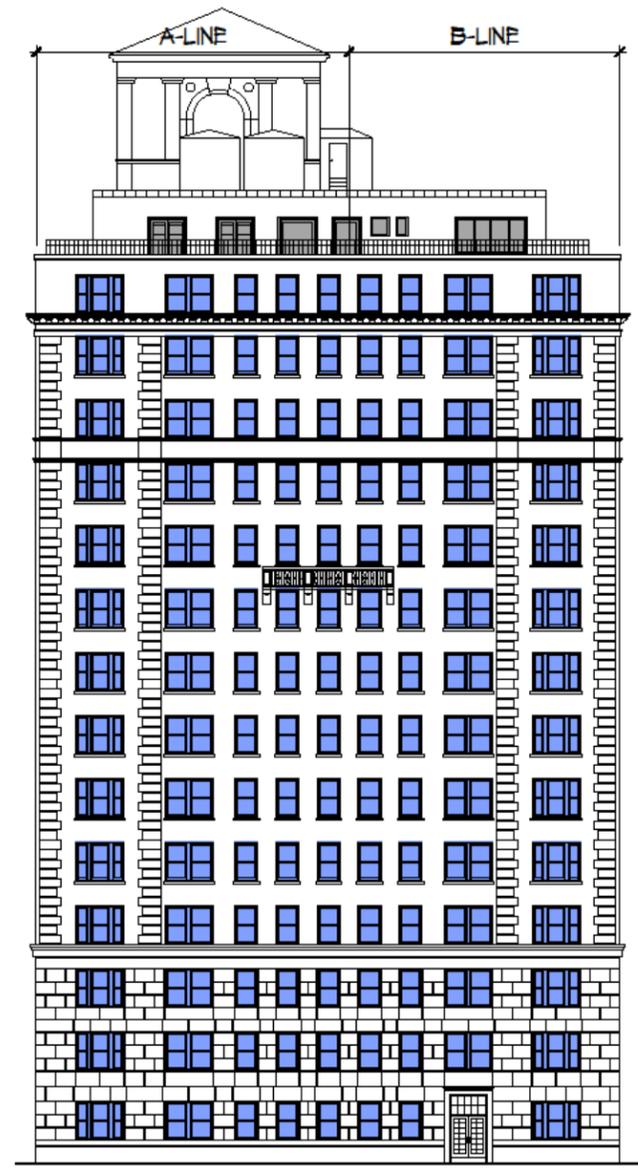


South Elevation – Proposed Windows

- ◆ 14TH FLOOR
- ◆ 13TH FLOOR
- ◆ 12TH FLOOR
- ◆ 11TH FLOOR
- ◆ 10TH FLOOR
- ◆ 9TH FLOOR
- ◆ 8TH FLOOR
- ◆ 7TH FLOOR
- ◆ 6TH FLOOR
- ◆ 5TH FLOOR
- ◆ 4TH FLOOR
- ◆ 3RD FLOOR
- ◆ 2ND FLOOR
- ◆ 1ST FLOOR

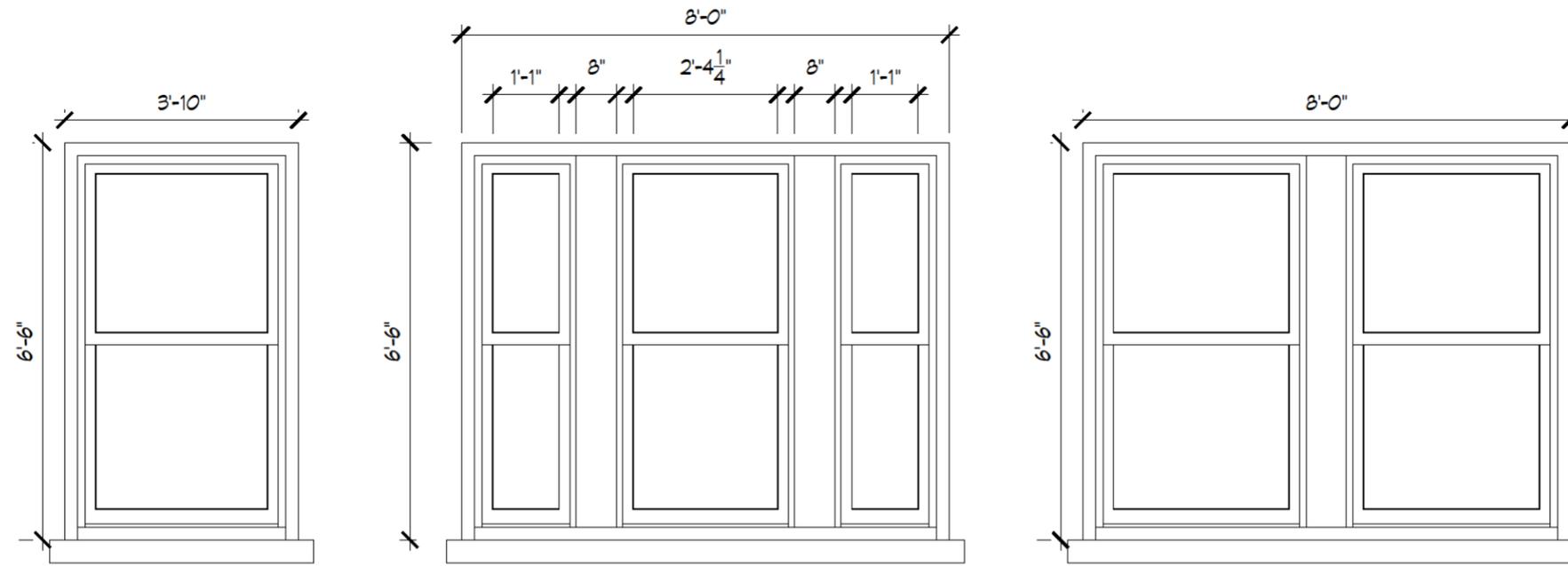


North Elevation – Existing Windows

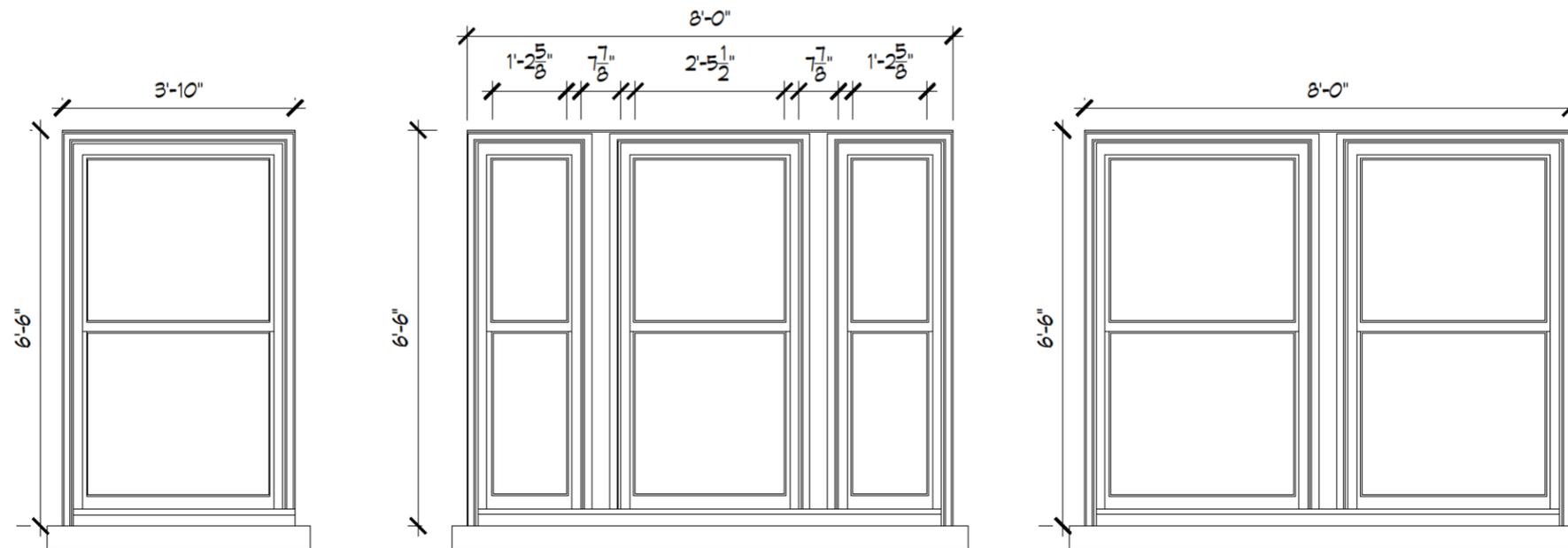


North Elevation – Proposed Windows

Existing and Proposed Elevations

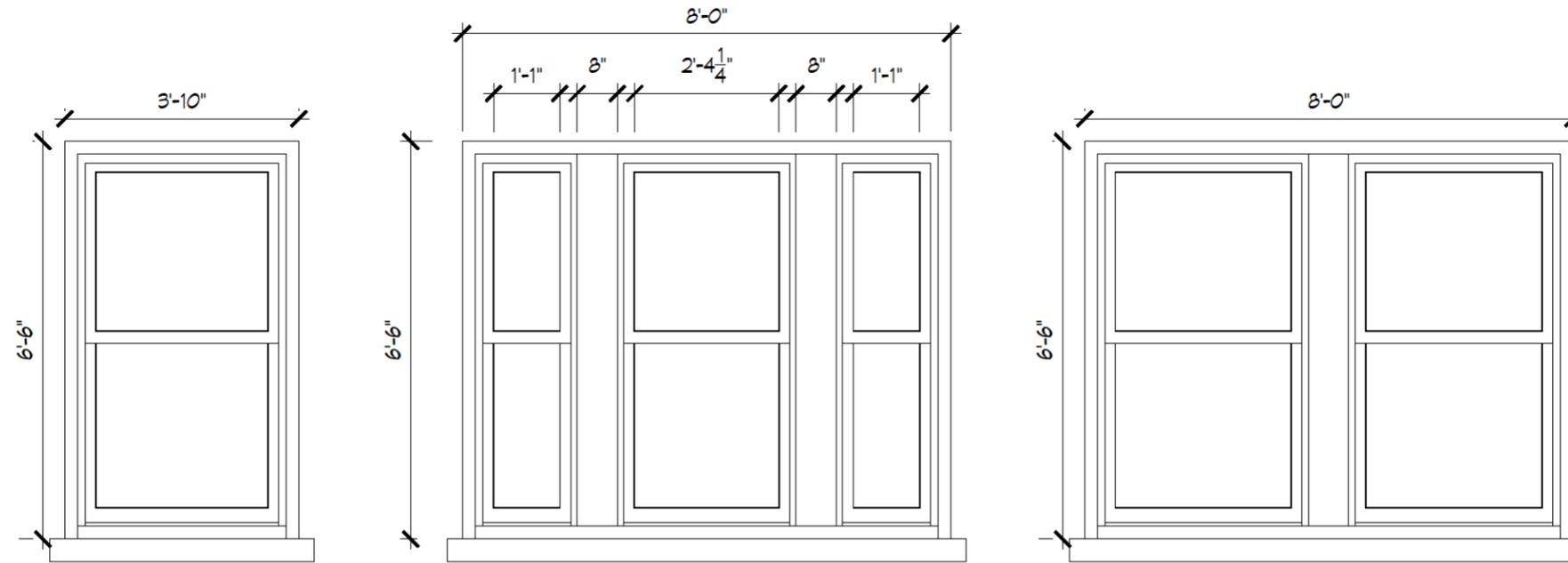


Existing Aluminum Double Hung Windows

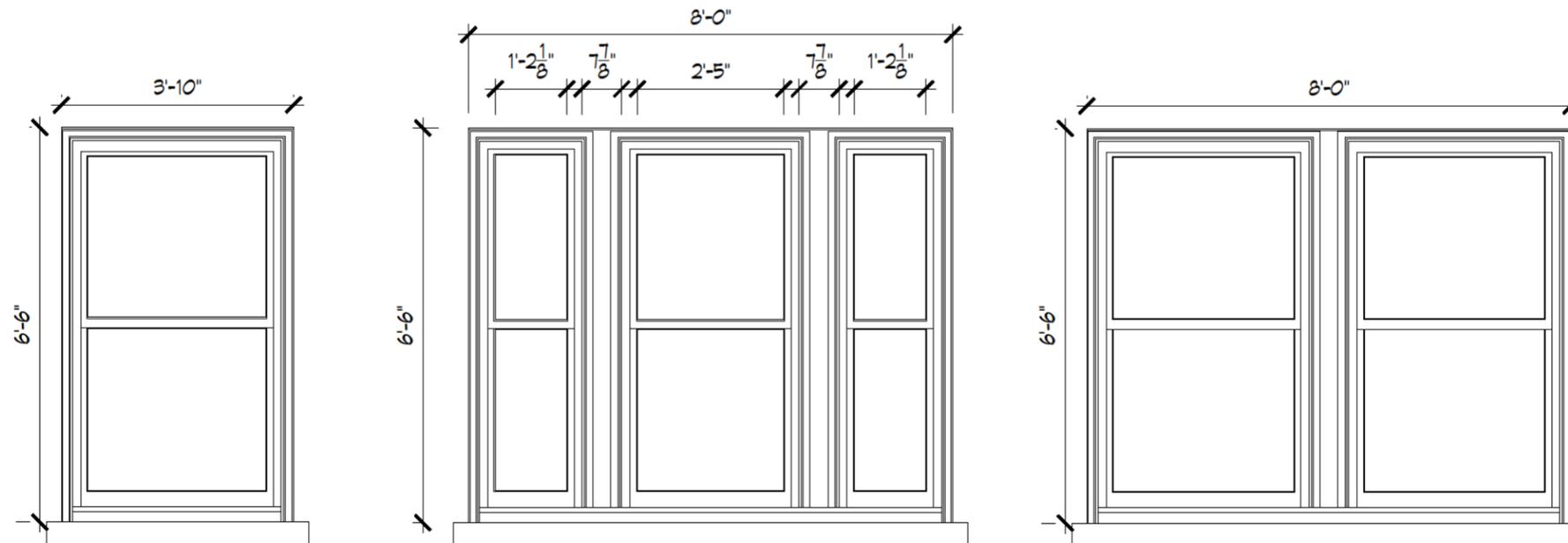


Proposed All-Aluminum Double Hung Windows
(Color: dark bronze, to match existing)

Existing and Proposed Elevations

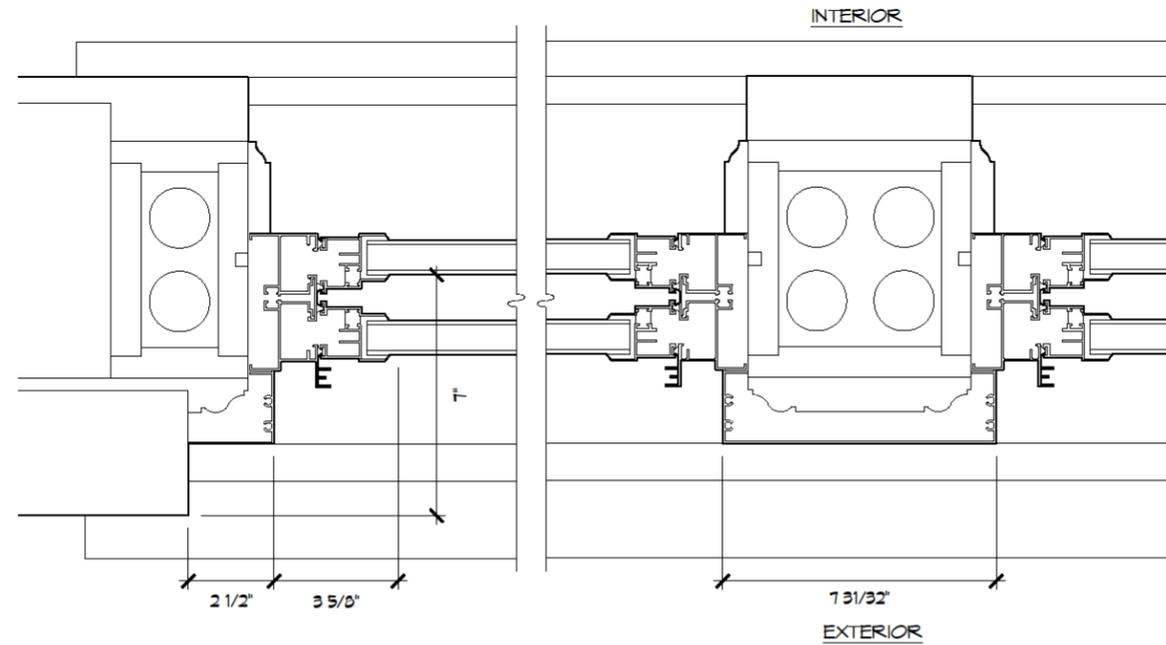


Existing Aluminum Double Hung Windows

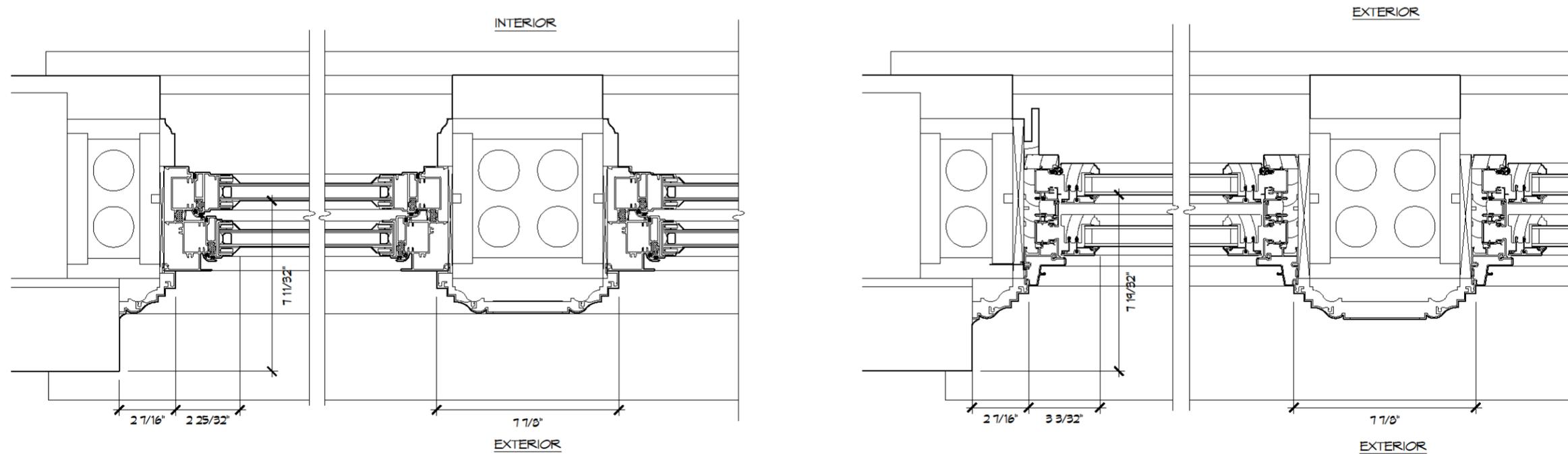


Proposed Aluminum-Clad Wood Double Hung Windows
(Color: dark bronze, to match existing)

Existing and Proposed Plan Sections



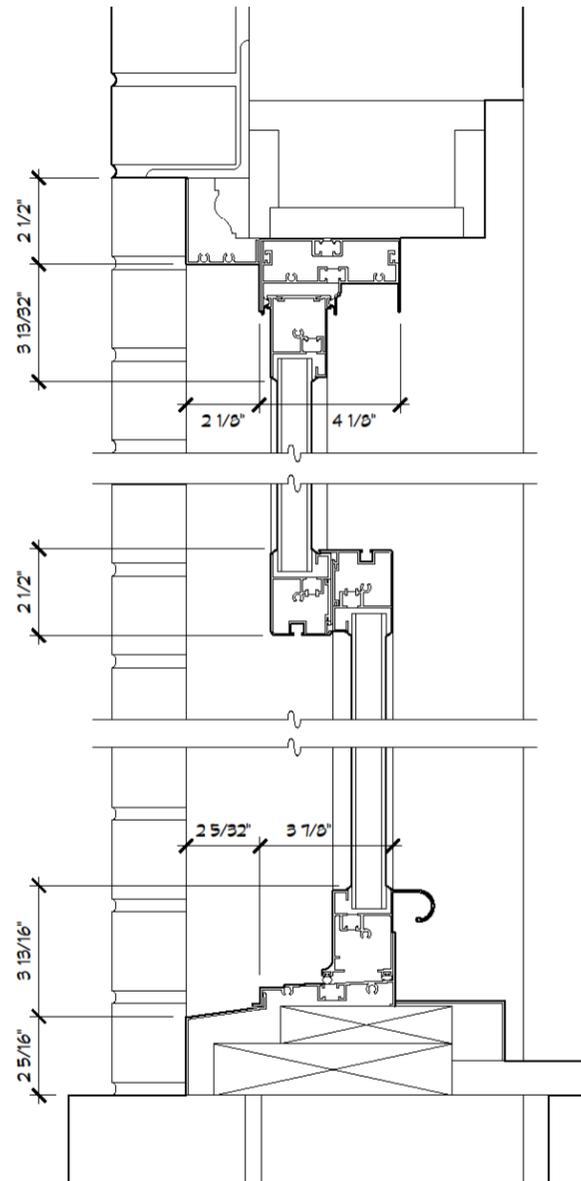
Existing Aluminum Double Hung



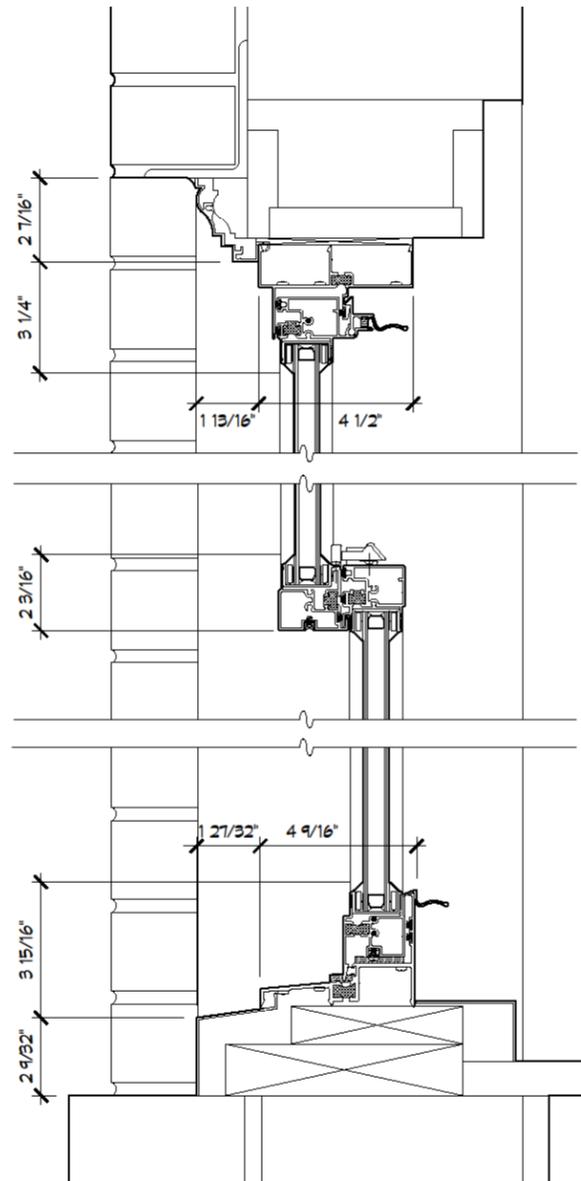
Proposed All-Aluminum Double Hung

Proposed Aluminum-Clad Wood Double Hung

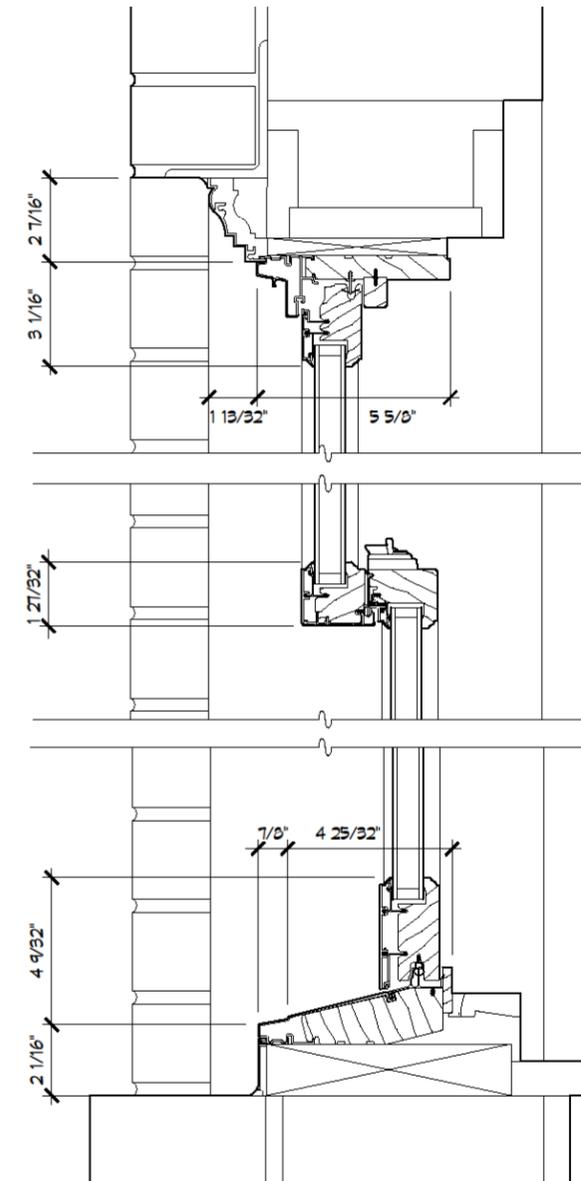
Existing and Proposed Cross Sections



Existing Aluminum Double Hung



Proposed All-Aluminum Double Hung



Proposed Aluminum-Clad Wood Double Hung

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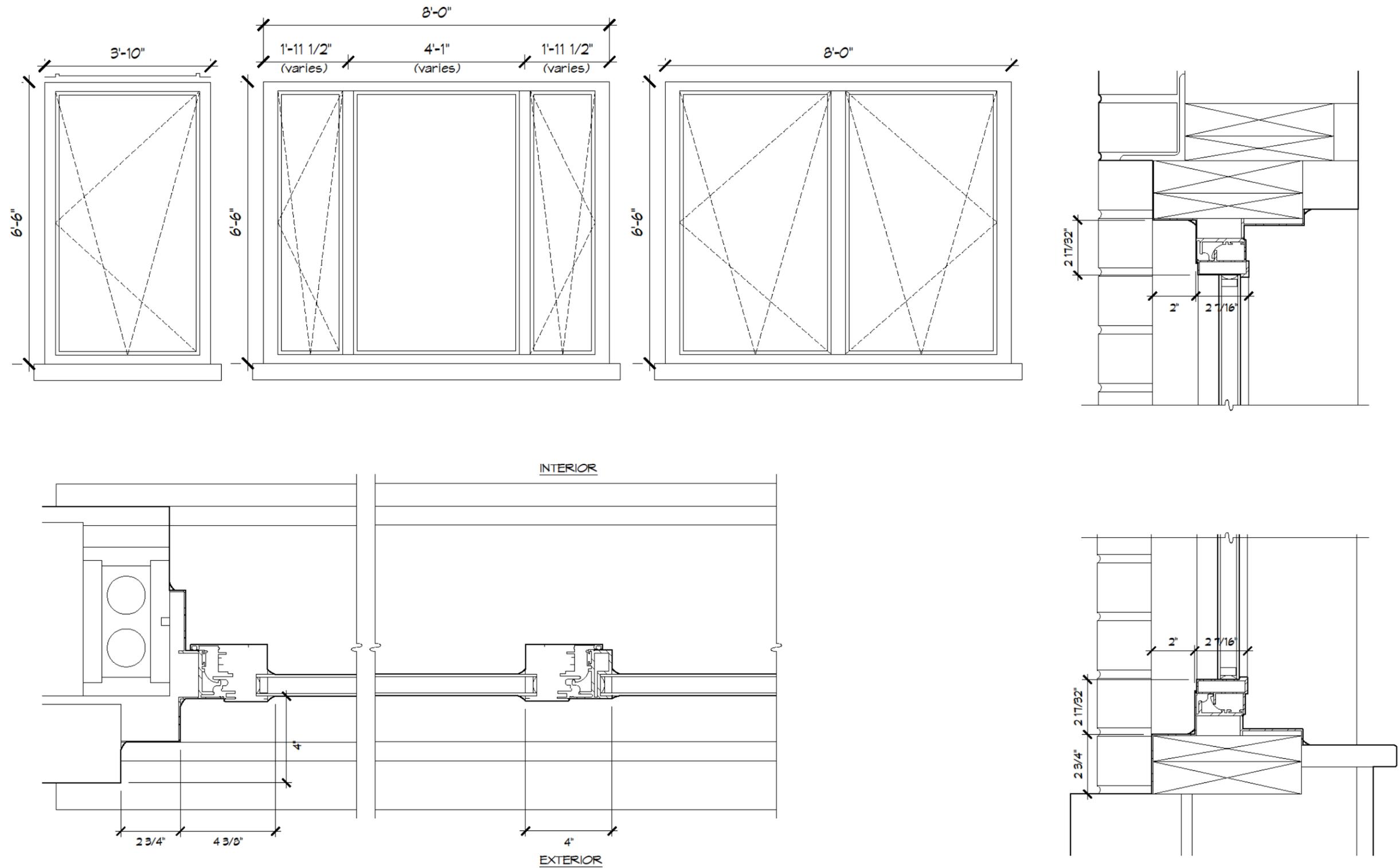
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Appendix



Existing Aluminum Tilt-and-Turn

Appendix



263 West End Avenue
Sugarman, Hess & Berger, 1923-46



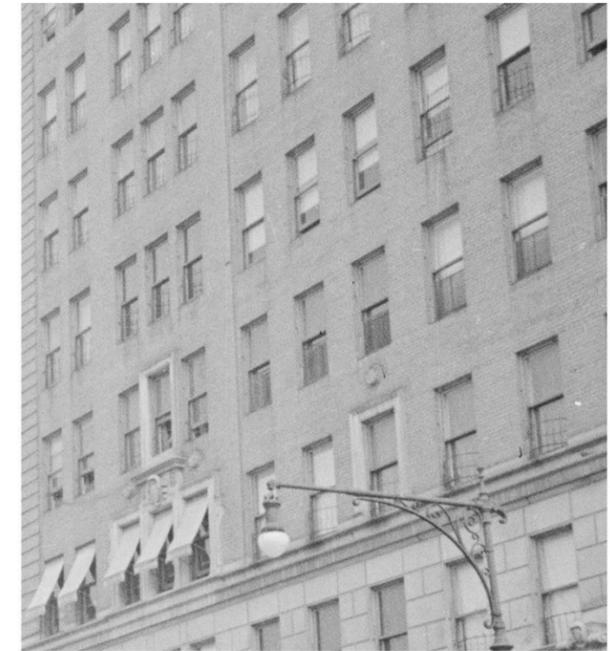
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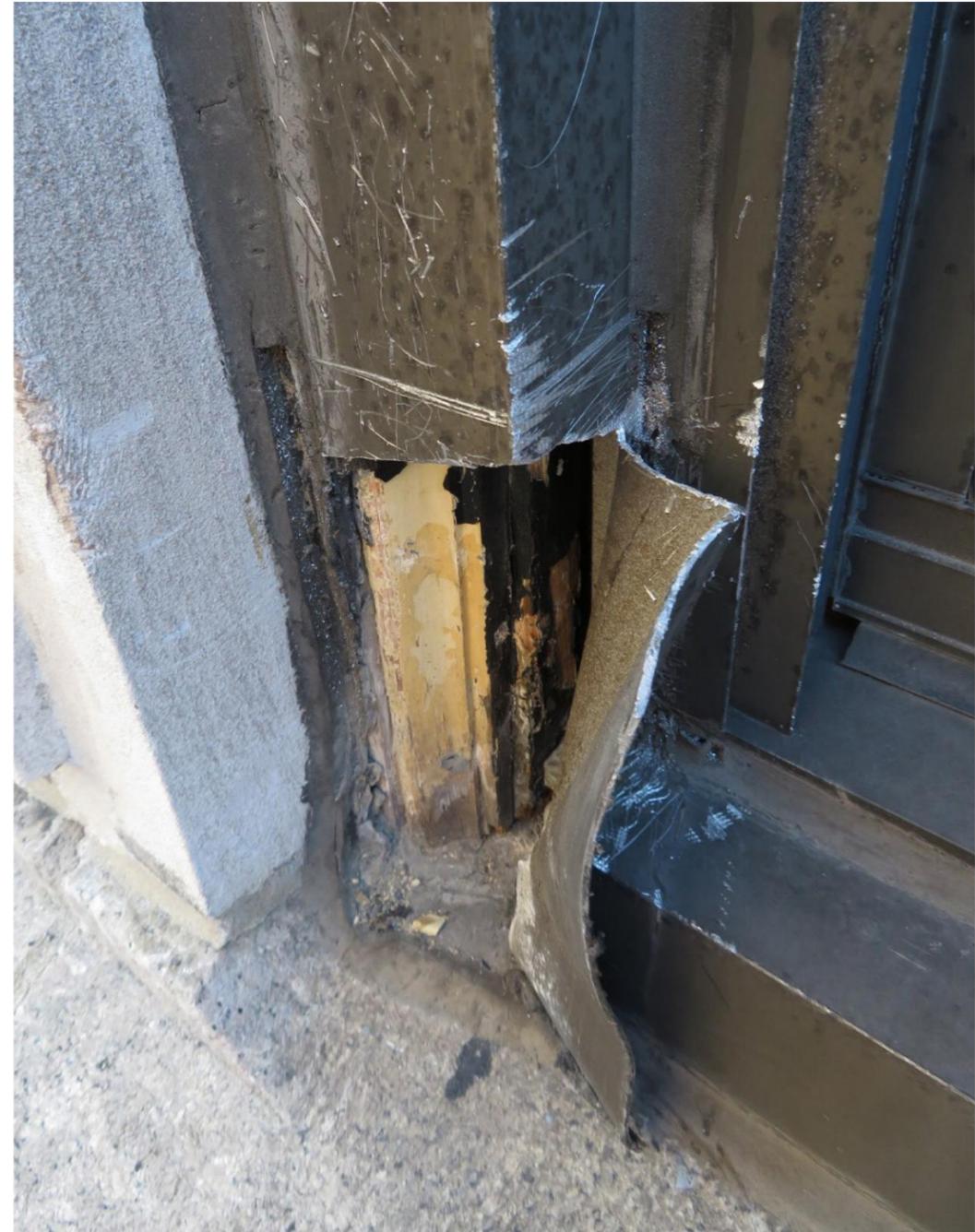


15-23 West 81st Street
Emery Roth, 1928-30





Probe at West 87th Street showing original brick mold



Probe at West 87th Street showing original brick mold

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