Application to the Landmarks Preservation Commission for Window Replacement

17 West 67th Street Apt. 5A
Reasons for Window Replacement

• Current windows in apartment 5A are a mix of original casement windows that are in dilapidated condition and cheap, replacement double hung windows – windows are not currently uniform in the apartment
• New windows will be uniform, high quality double hung and will match the character and color of the existing building façade windows
• New windows match style of landmarked Neo-Renaissance buildings in the neighborhood
• Co-op board has fully signed off on application and supports our proposed new windows and Community Board 7 approves our plans
Double-hung windows

124 total front facing windows. 75 double hung windows. 61% are double hung windows.
Pictures of Existing Apartment Windows
Close-up Street bedroom, note dilapidated state, windows do not fully close without large gap due to warping. Window has been altered to accommodate AC.
Pictures of Existing Apartment Windows
Street Facing Living Room, note replacement with double hung that does not match bedroom casement
Double Hung Windows Consistent with Neo-Renaissance Style

• We reviewed the LPC Historic District Designation Report for the Upper West Side and identified Neo-Renaissance buildings
• All the Neo-Renaissance buildings that we identified in the report have double hung windows, many with divided light, similar to the style we are suggesting
• We focused on Neo-Renaissance buildings near our location and by notable architects such as Rosario Candela
Notable Neo-Renaissance Buildings on Upper West Side

Building 1: 75 Central Park West at 67th

Building 2: 40 West 67th
Notable Neo-Renaissance Buildings on Upper West Side

Building 3: 6-16 West 77th
Architect: Nathan Korn (A-84 of Designation Report)

Building 4: 41 Central Park West
Notable Neo-Renaissance Buildings on Upper West Side

Building 5: 40 West 72nd
Architect: Emery Roth (p. 282 of Designation Report)

Building 6: 18-20 West 77th
Architect: George Pelham (p. 420 of Designation Report)
Drawings Existing Versus Proposed

Street facing

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

Existing Window Elevations

Aluminum DH
Bedroom
Steel Casement
Bathroom
Steel Casement
Kitchen
Steel Casement
Bathroom
Steel Casement
Master Br
Steel Casement
Master Br
Aluminum DH
Living Room

EXISTING WINDOW ELEVATIONS

Marvin CUH-N42
Bedroom
Marvin CUH-N42
Bathroom
Steel Casement
Kitchen
Marvin CUH-N42
Master Br
Marvin CUH-N42
Master Br
Marvin CUH-N42
Living Room

PROPOSED WINDOW ELEVATIONS

Existing & Proposed Window Elevations

Proposed FabriCN Estimating Steel Frame

Scale 1:40

Guberina Residence
17 West 67th St.
Apartment, NY

PANORAMA

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Existing & Proposed Window Elevations

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Drawings Existing Versus Proposed

Existing & Proposed Window Section Details
Proposal Facade Within Existing Masonry Openings

Scale 1:4

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Guberina Residence
17 West 67th St
Apartment, NY

Panorama

Project Name and Address

Sheet 1 of 1

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Sheet

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Tax Photo