

Hearing Date: 11/23/2004
LPC Docket Number: 052689
Manhattan, Block: 1206, Lot: 29

322 Central Park West/aka 1 West 92nd Street - Upper West Side/Central Park West Historic District

A Neo-Renaissance style apartment building with Gothic style elements built in 1926 designed by George and Edward Blum. Application is to create a master plan governing the future installation of windows and through-the-wall air conditioner units.

HDC Testimony

HDC has several recommendations for this master plan. Regarding the master plan for windows on the east elevation, we recommend that all original window openings be preserved. However, on the fifth floor, middle bay, we can accept the reconfiguration as proposed, providing that the third floor center bay, right picture window is restored to two double hung windows. The master plan should suggest that the change to the fifth floor is contingent on the change to the third floor happening at the same time.

Regarding the windows on the south elevation, using the applicant's own logic of attempting to regularize the pattern of windows, the existing picture windows on the 11th and 15th floors should return to the original configuration of single windows. Otherwise, the logic proposed for the south elevation falls apart.

In addition, the master plan for air conditioners proposes the piercing of the limestone base of this building, a practice generally not permitted. We recommend that the applicant preserve this base and not add any more through-the-wall air conditioners. On the south elevation this proposal calls for an increase of more than 100% of through-the-wall air conditioners. Therefore, we recommend using window air conditioners on this façade.

This document was created with Win2PDF available at <http://www.daneprairie.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.