



1 West 67<sup>th</sup> Street  
Presentation to the Preservation  
Committee of Community Board 7

### Hotel Des Artistes – 1917

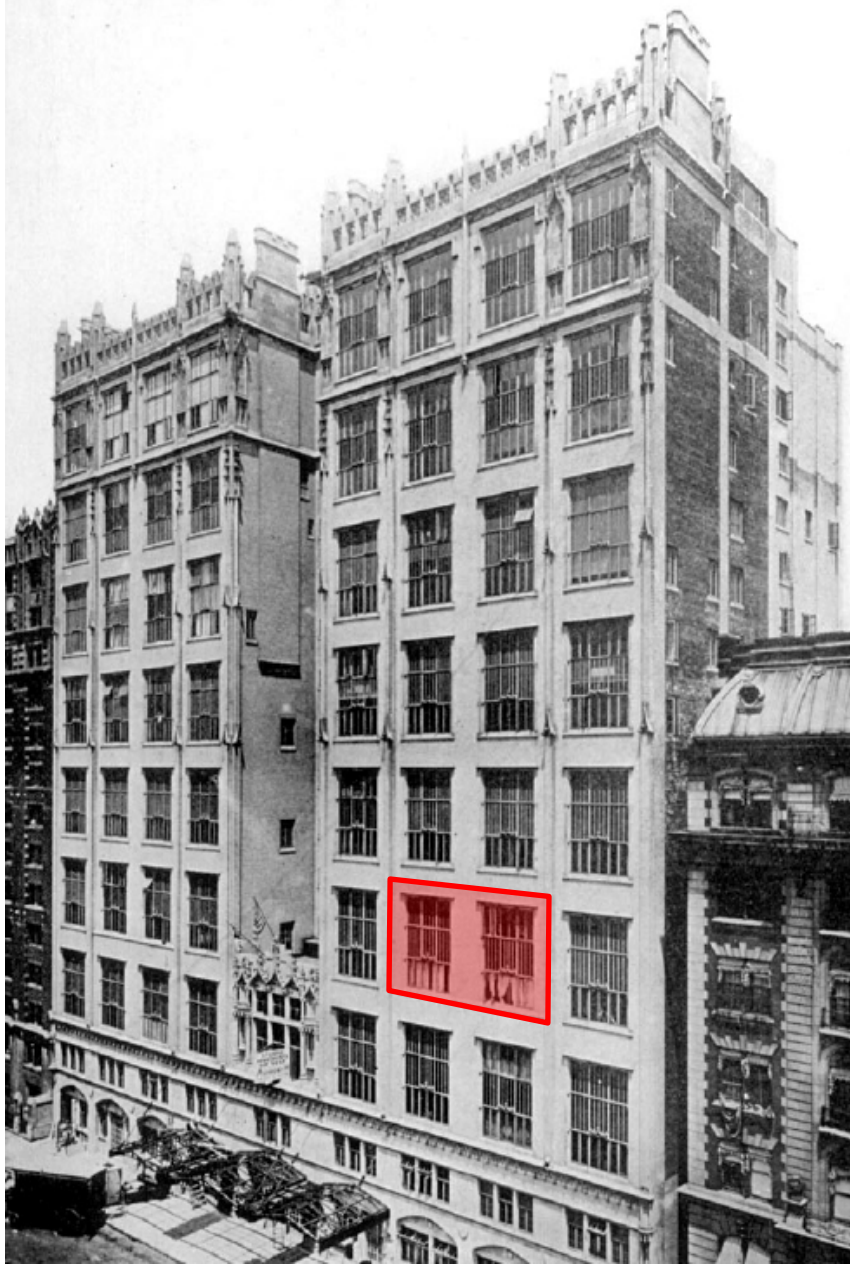
The Hotel des Artistes was completed in 1917, following the lead of several other buildings on the block it was intended as live-work space for artists. The building's gothic 67<sup>th</sup> street façade boasted south facing double-height windows that would have been coveted by artists.



## Hotel Des Artistes – Today

While the spirit of the existing design remains, many apartments have replaced their windows over the years leaving the façade a mishmash of designs and operations.

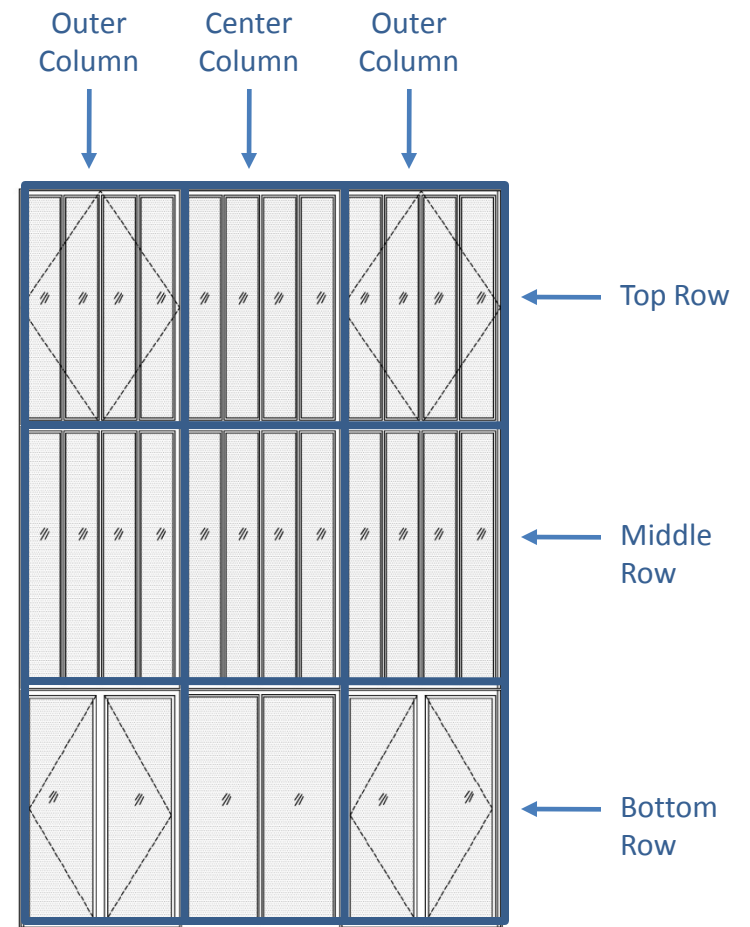




Hotel Des Artistes - 1917

Hotel Des Artistes - Today

**Project Scope** This application is for the partial replacement of two window bays located on the 4<sup>th</sup> floor.

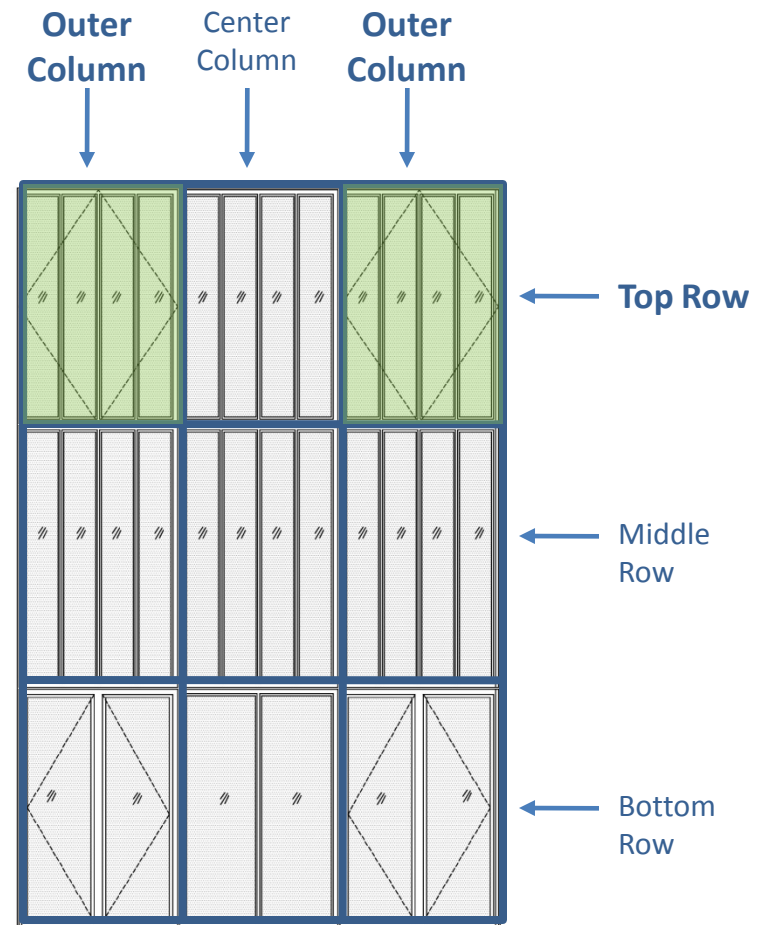


1917 Window Bay Design





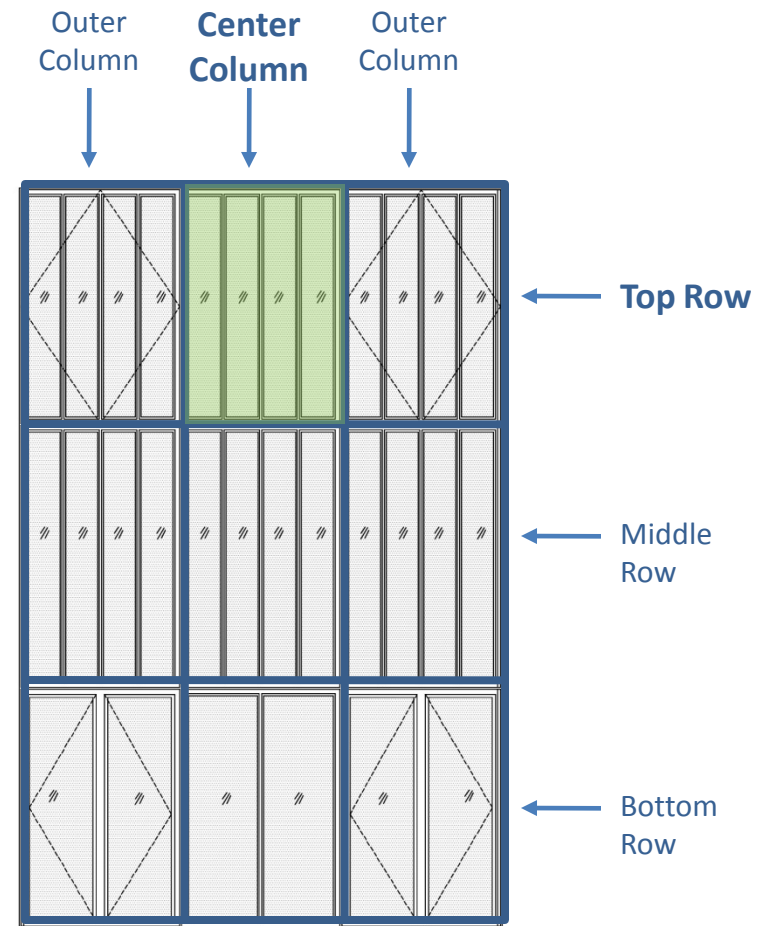
**Horizontal Pivot** it swings equally to the interior and exterior via a pivot on the center horizontal axis. **Muntins** divides the glass into four panes



1917 Window Bay Design



Fixed Unit with Muntins divides the glass into four panes

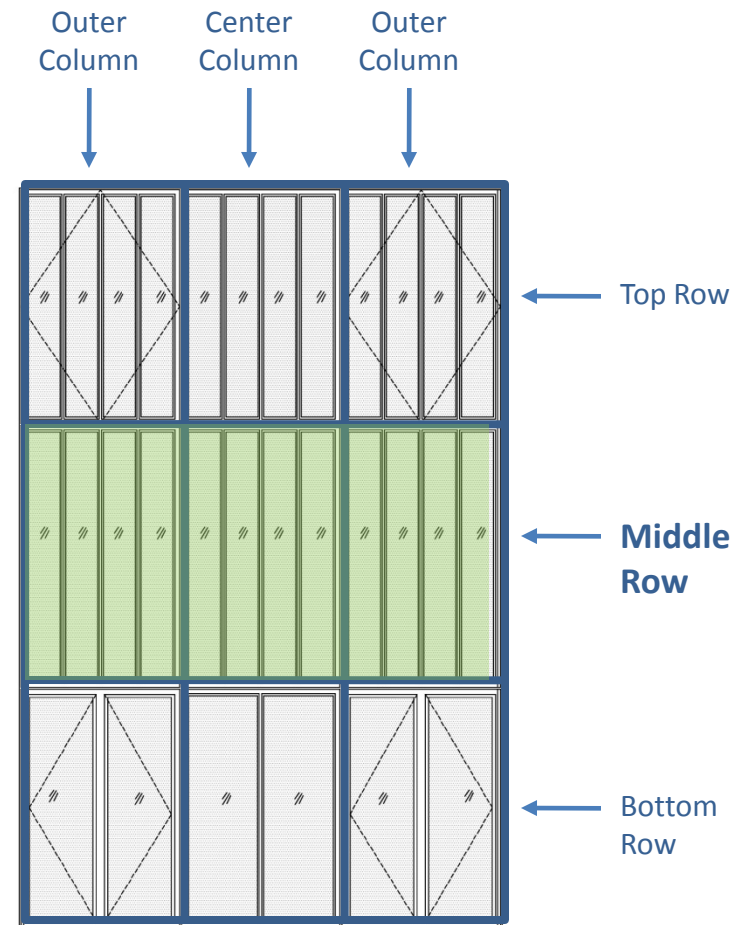


1917 Window Bay Design





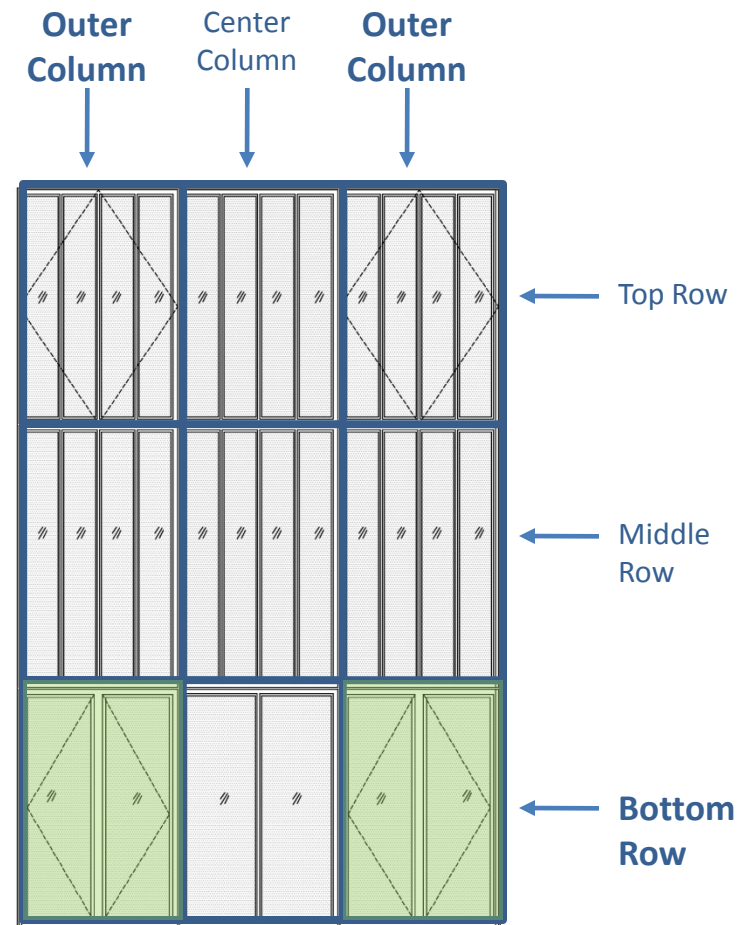
**The Middle Row** is still the original steel frame with divided lights with milky cast textured glass. The character of these units cannot be replicated and therefore are not a part of this proposal.



1917 Window Bay Design



**Out-swing Casements** windows open from the center out on a vertical pivot

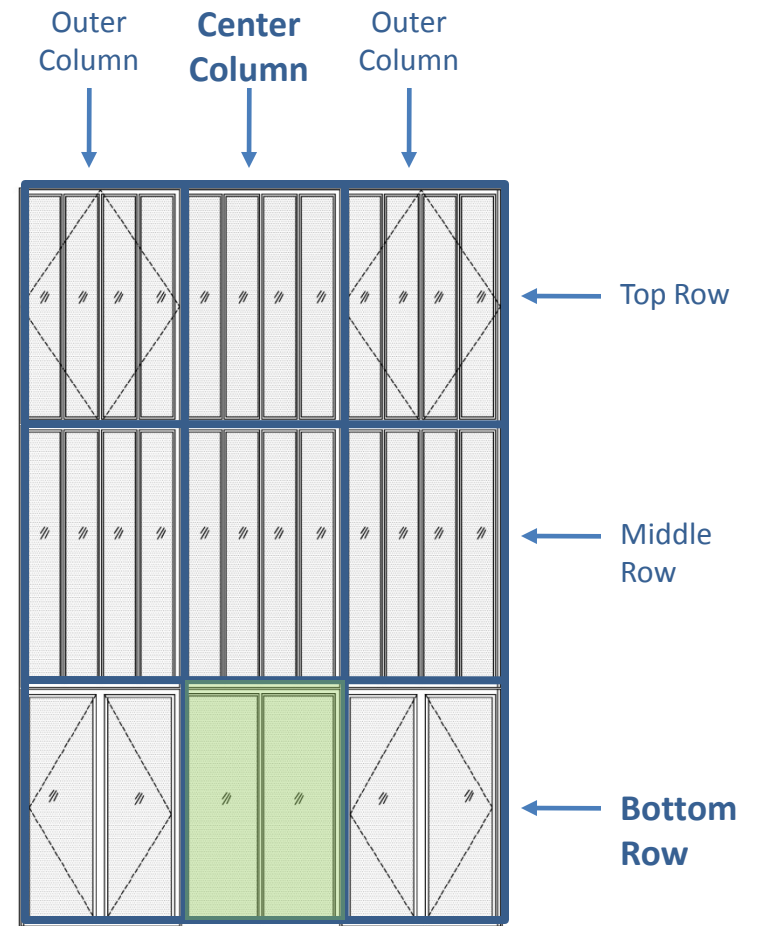


1917 Window Bay Design





Fixed Unit with one Muntin dividing the glass in half



1917 Window Bay Design

**West Bay**

**East Bay**

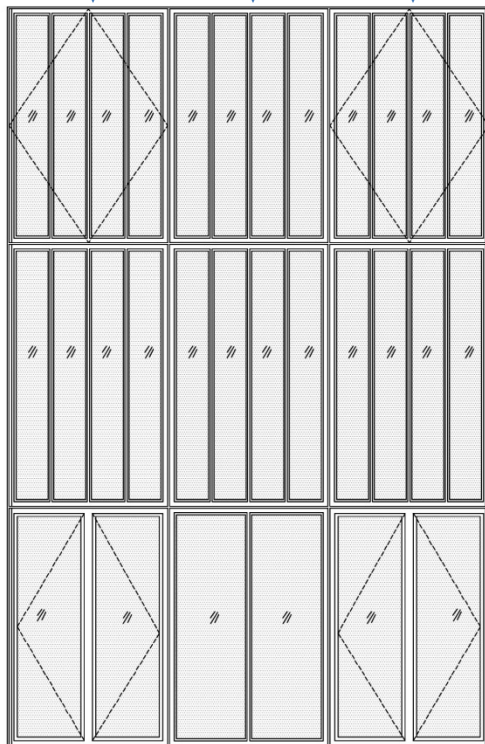


Outer  
Column

Center  
Column

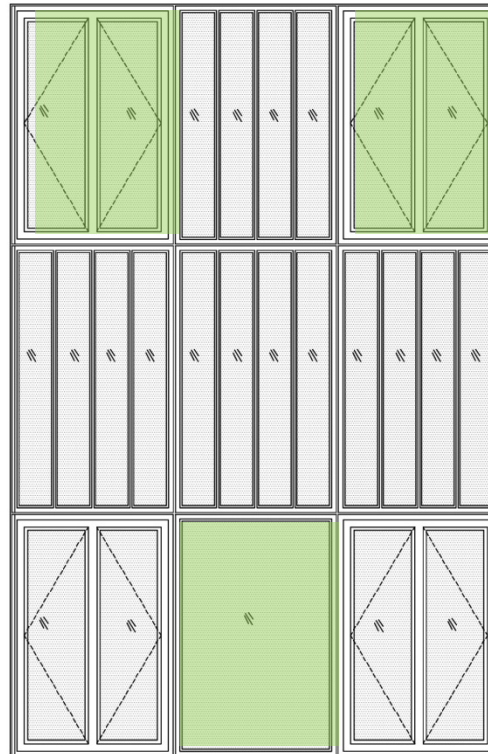
Outer  
Column

Top Row →



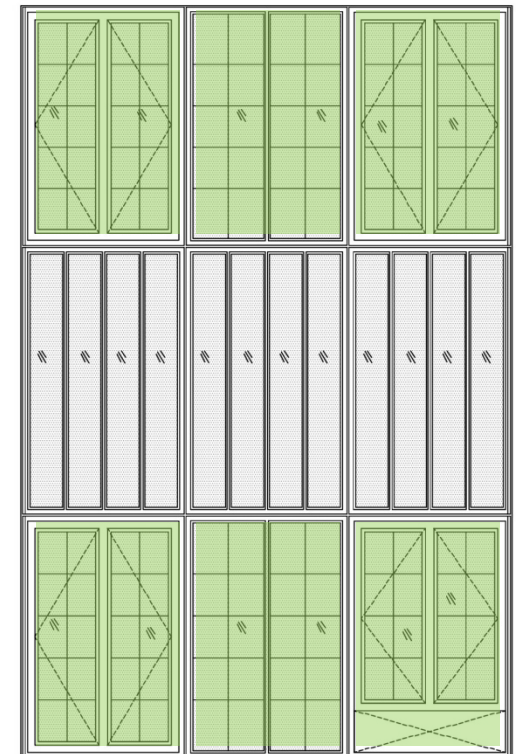
**Typical Bay 1917**

Bottom Row →



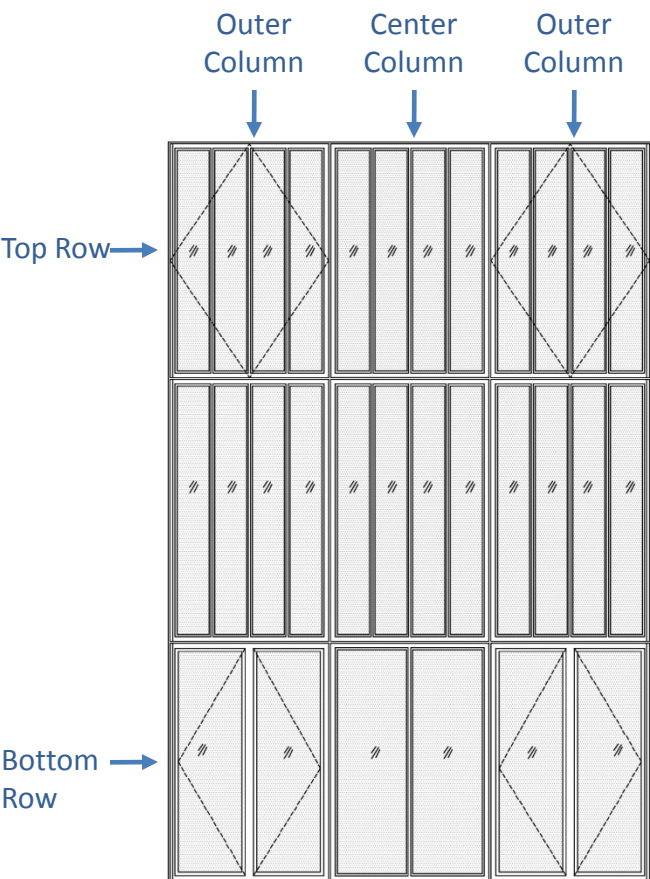
**Existing West Bay**

Highlighted windows have been replaced and do not match the 1917 design

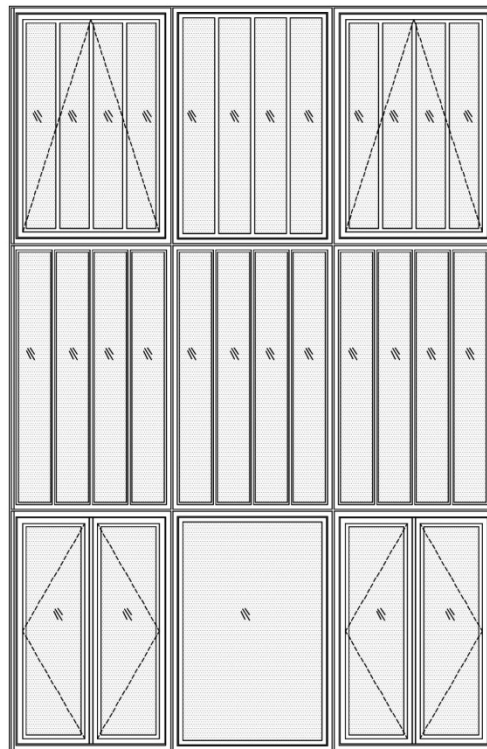


**Existing East Bay**

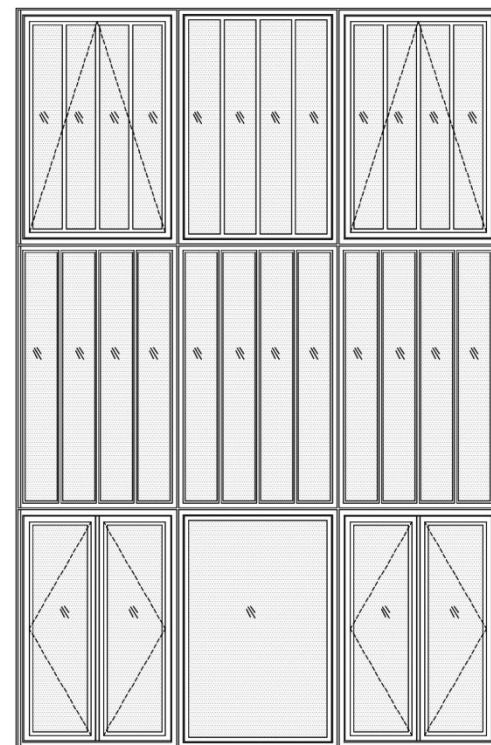




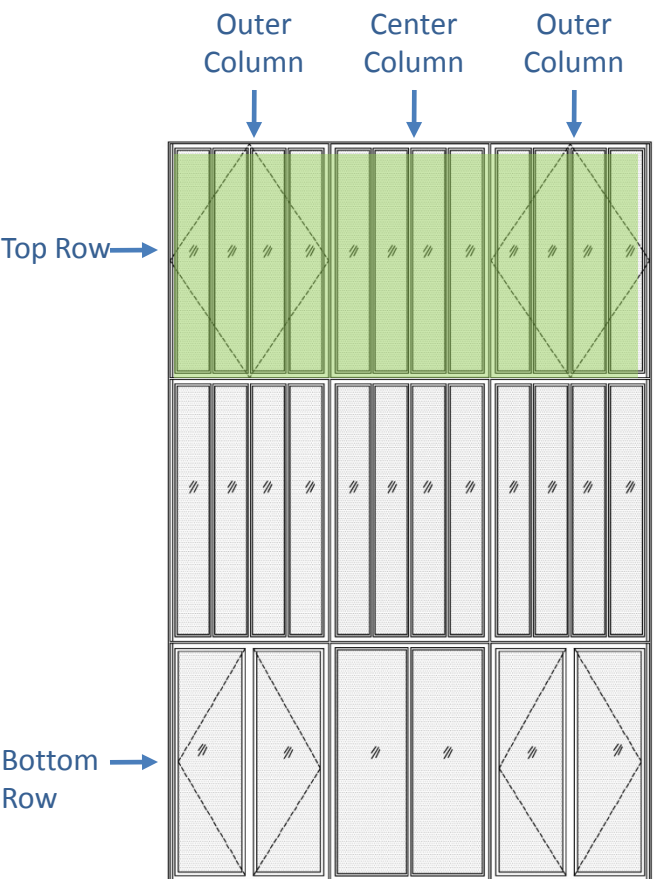
Typical Bay 1917



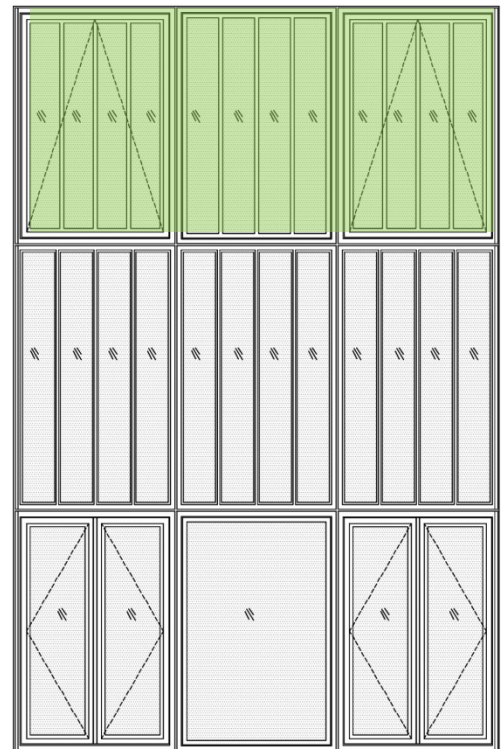
Proposed West Bay



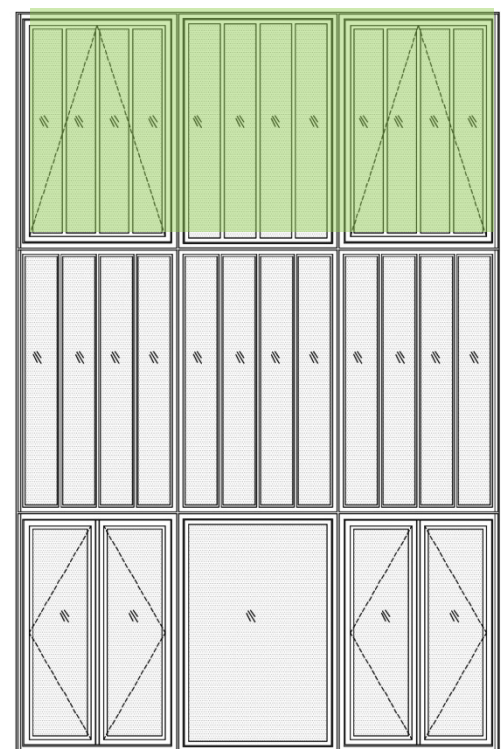
Proposed East Bay



Typical Bay 1917



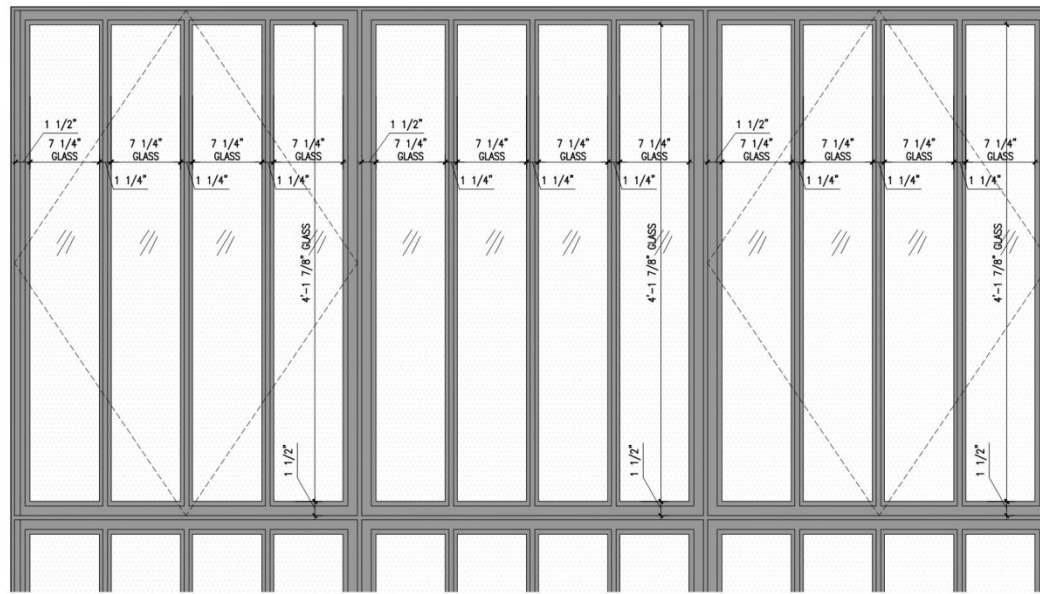
Proposed West Bay



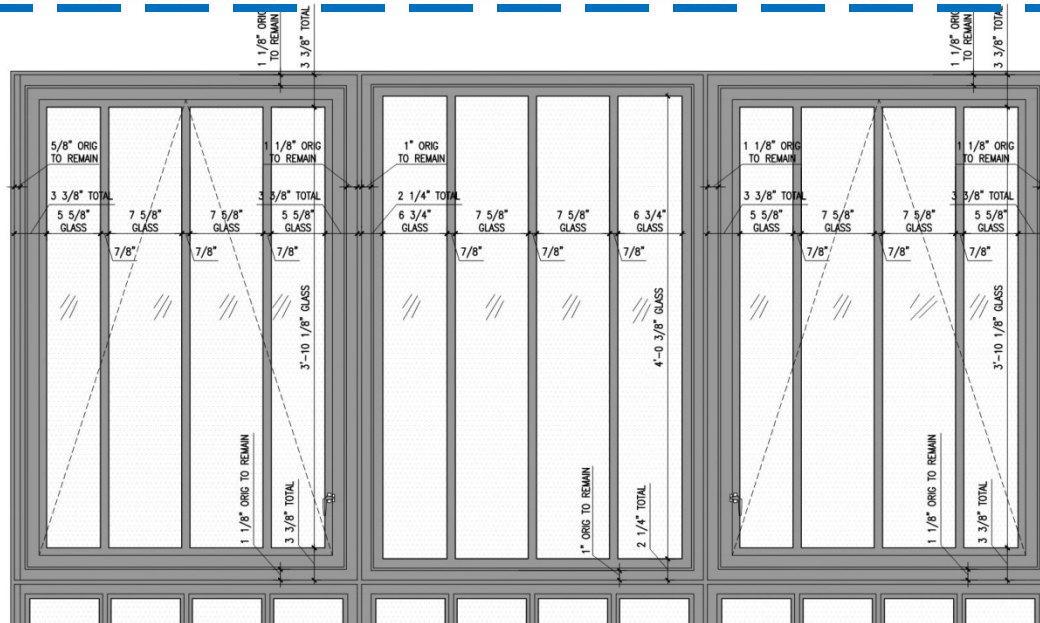
Proposed East Bay

Both the West Bay and East Bay are proposed to be identical





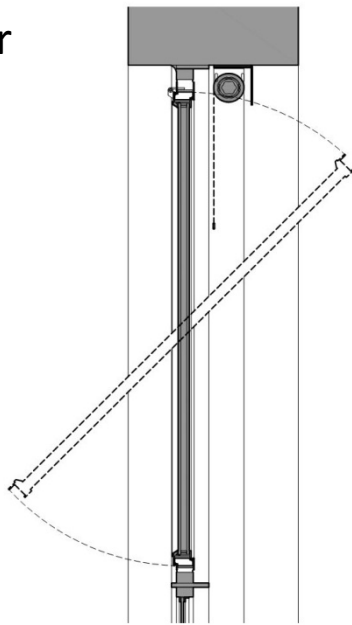
**1917** All three windows at the top row were divided by muntins into four lights each. The center window was fixed and the two outer windows operated as horizontal pivots.



**Proposal** All three windows are proposed to be divided by a simulated muntin to re-create the existing design. The exception taken to the original design is the operation of the two outer windows.

Top Row

Exterior

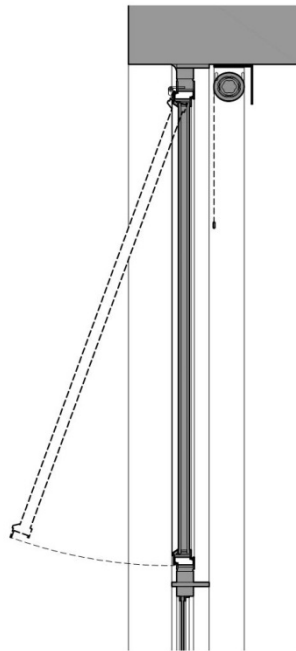


Interior

## Horizontal Pivot –

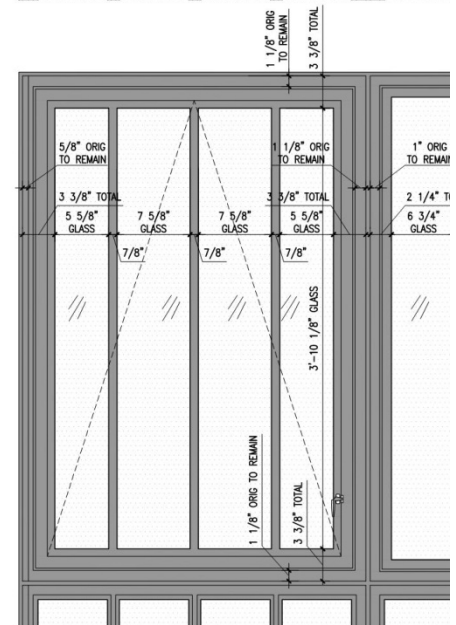
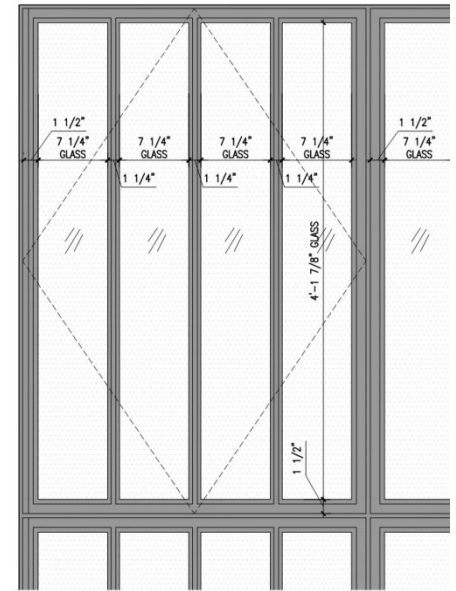
While this was the operation of this window in 1917, building standards have changed significantly since. This operation will not provide acceptable thermal performance, or acoustic separation. For these reasons this window is not commercially manufactured and would have to be custom engineered.

Additionally it does not allow for the use of an interior sun shade or curtain, which is necessary for a south facing window.



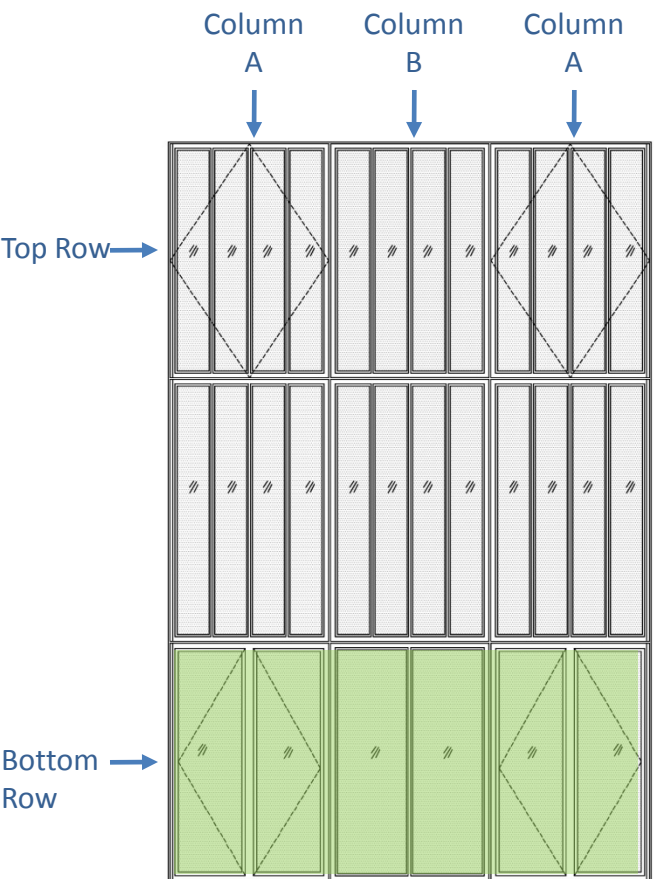
## Awning –

This window re-creates the 1917 window design, however by changing the operation of the window to an out-swing awning the thermal and acoustic performance of this window will perform to today's standards. Since there is no component of this window that swings into the room, a shade or curtain can be used.

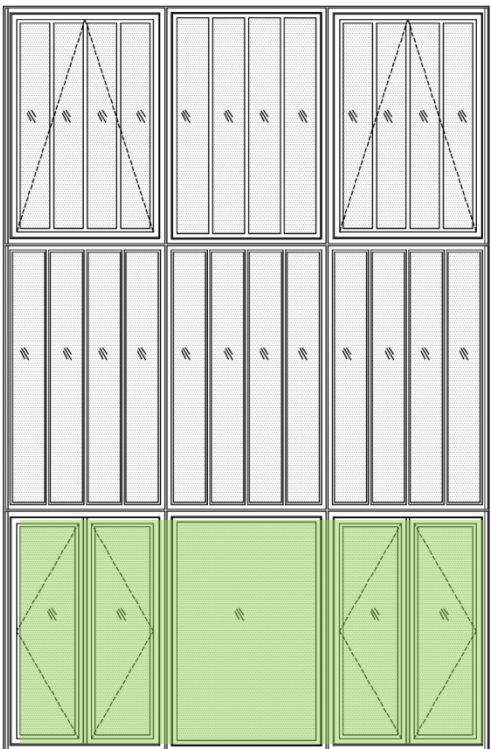


## Window Operation

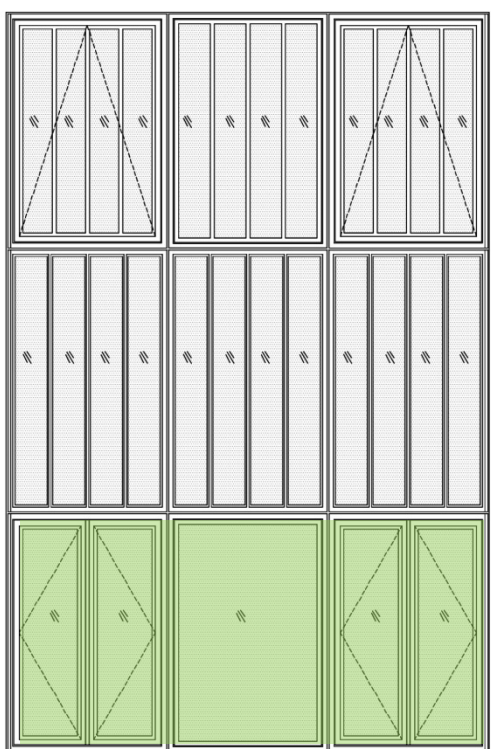




Typical Bay 1917

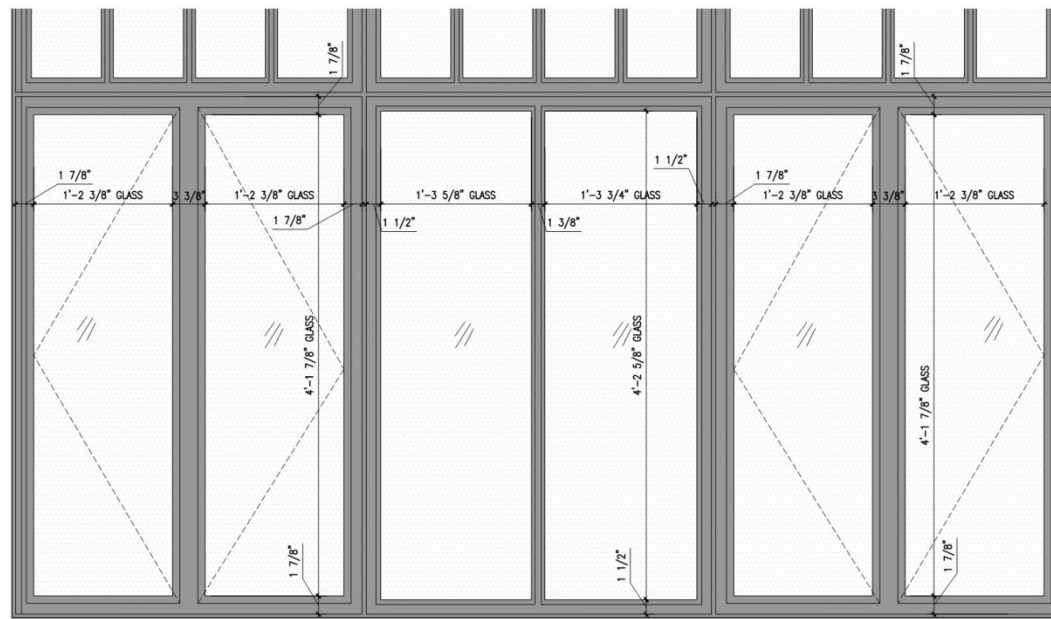


Proposed West Bay

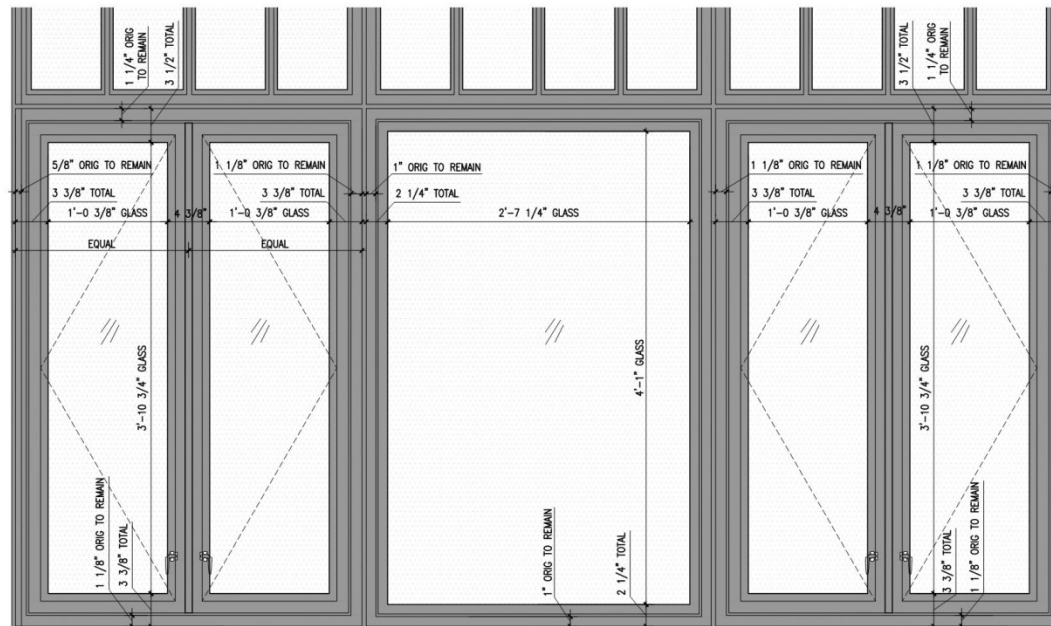


Proposed East Bay

Both the West Bay and East Bay are proposed to be identical



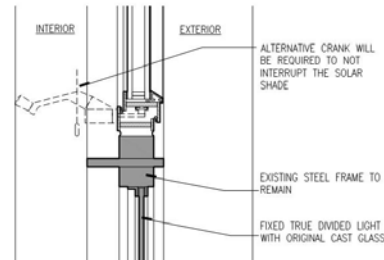
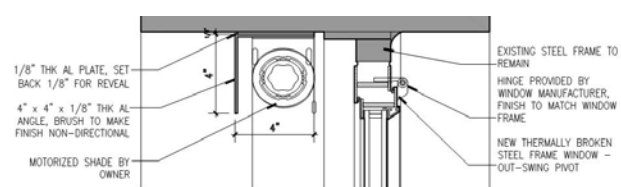
**1917** The three windows at the bottom row were divided once in the middle, the two outer windows operated as out-swing casements and the center window was fixed.



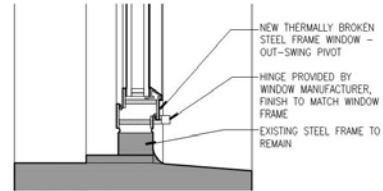
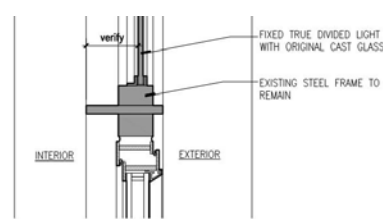
**Proposal** The two outer windows are proposed to recreate the original windows in design and operation. Exception is taken on the center window; this submission proposes to replace it as a single fixed window as it exists, rather than to further divide it and decrease the glass area. The thermal performance of the window will also be improved as a single pane.

Bottom Row

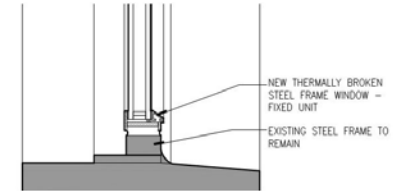
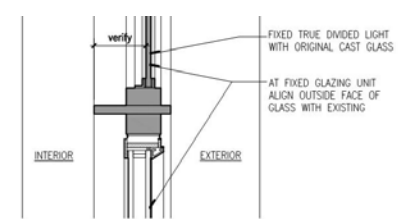




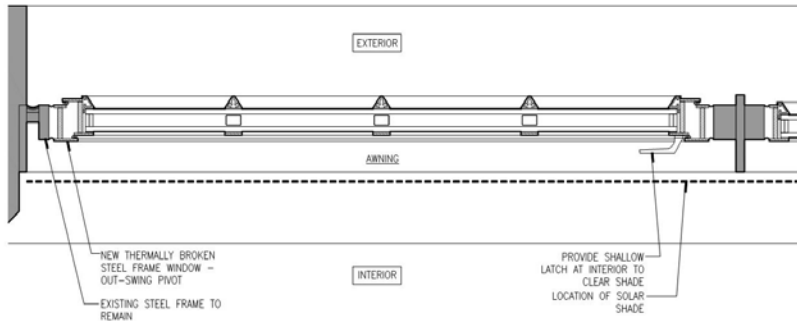
5 PROPOSED AWNING WINDOW - SECTION  
3" = 1'-0"



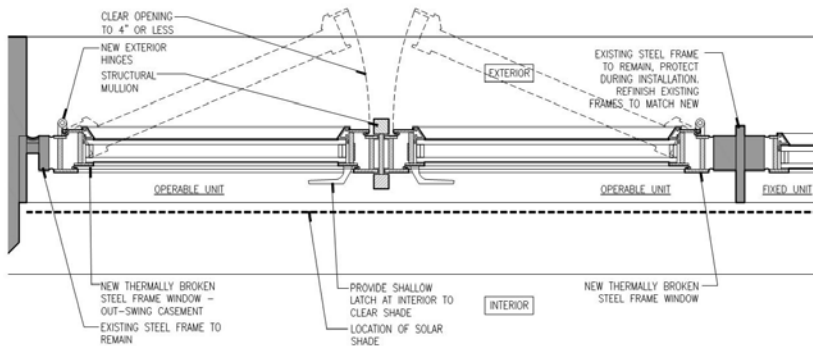
4 PROPOSED CASEMENT WINDOW - SECTION  
3" = 1'-0"



3 PROPOSED FIXED WINDOW - SECTION  
3" = 1'-0"



2 PROPOSED WINDOW TOP ROW- PLAN DETAIL  
3" = 1'-0"



1 PROPOSED WINDOW BOTTOM ROW - PLAN DETAIL  
3" = 1'-0"

**Window Construction** - The 1917 window bays are structured by steel plates that run horizontally and vertically, dividing the bay into the nine smaller window units. Our proposal is to save and restore this frame then infill it with new windows. The proposed windows are thermally broken steel frames with insulated glass units. In the details above the grey tones are the existing frames that will remain.