NYC Landmarks Preservation Commission  
One Centre Street  
New York, NY 10007  
RE: 51 West 81st Street, Master Plan Application  
January 20, 2016

Under advisement from the LPC, the board members of the Galaxy, 51 West 81st Street, voted to apply for a Master Plan covering window replacements in the building. Below I outline a brief history of the building and the windows and then the proposed Master Plan for windows. Attached are current and historic photos along with detailed building elevations and window detail drawings.

**The Galaxy (general history and designation):**  
The building was designed in the Beaux-Arts style by architect Frederick C. Browne (active from 1890-1925), and built between 1903-1905 as the Hotel Colonial for the owner Manhattan Square Realty Company. It was then converted into residential apartments in 1979.

The designation report, from when the Upper West Side District was Landmarked in 1990, notes that the windows were “one over one double-hung/wood”, and that the building included store-fronts on the lower floor, with some additional details about the construction of the building but no additional information about the windows.

**The Windows**  
Attached are historic photos that show the historic windows as:

- Single one over one double-hungs.  
- Paired one over one double-hungs.  
- And then each of those with top fixed transoms.

It also appears that at some point the paired windows were changed to a single double-hung in the center with side lites, and then changed again in 80s in a building wide replacement back to pairs.

Note that there is a unique condition likely created when the building was converted in 1979. If you look closely (attachment #11) you will see that there is a South facing window opening bifurcated by the wall separating the H & J apartment lines. This window was modified during the 1979 conversion to allow for each apartment to get about half of the window opening. It is possible that when the building was converted this was either necessary to meet air and light requirements and/or was done to achieve a certain range of apartment sizes to allow for a more varied price range on units being offered in the building. Whatever the reason, the decision was made and that is reflected in the building today.

Note that the proposed single and paired double-hung windows, to be painted on the exterior in a dark brown finish, are to be installed to the brick, removing the entire aluminum replacement window. The exception is the unique window split by the H&J apartment lines. It is not possible to do this bifurcated window brick to brick and it must be installed within the existing frames. This means that the “site-lines”, or the visible metal sections of the windows on the exterior, will be slightly thicker on the windows straddling the H & J lines. Instead of the frame going all the way to the brick, the new frame will sit inside the existing frame, and add to the thickness of the visible metal. This detail is reflected in the attached drawings.

**Other buildings by Frederick C. Browne with paired double-hung windows:**

- The Hargrave, 104 West 72nd Street  
- The Collect Pond House, 366 Broadway, 1908-1909  
- 684 Broadway, 1905  
- 652 Broadway, 1906  
- Croisic Building, 218-220 5th avenue, 1912  
- Hotel Maryland, 104 West 49th Street, 1905

Cordially,

Ian Carlevarini
The Galaxy in the background
Elevated Train
All Windows Double Hung
See next slide for zoom view
Note cars on Columbus and no elevated train - later image than previous:
3 Window configuration – see zoomed view next slide
Zoom View – Scroll down
Extra Large Windows – 3 Part: double hung center, open sidelights – J, J/H
Prior to split into separate apartments, both F Windows
Large Windows – Double Hung Side by Side OR Possibly oversized double hung: H and G
J Line One Extra Large: 76” W
G Line One Large: 60”W
H Line – do not have the measurement of the double window – likely same as G
F Line Two Extra Large: 76”W
This is the oldest most original image – note green space in front no trees
Zoomed view next slide
The Galaxy Apartments on West 81st Street

Here is a structure conceived and built to the highest architectural standards. Each interior feature has been carefully selected for comfort and convenience. Apartment areas have been planned to give each unit charm, beauty and spaciousness seldom found.

The Galaxy Apartments is directly across the street from the Museum of Natural History and Hayden Planetarium. The IND subway is less than one block away. Central Park with all its recreational and athletic facilities is also at hand. However, it has more to offer than an unsurpassed location...

- Air conditioning available with individual room controls
- Refrigerator freezers
- Hampers
- Master TV antenna & TV outlets
- Automatic laundry facilities provided EACH FLOOR
- Abundant closet space including walk-ins
- Venetian blinds
- Hollywood kitchens and baths, some with automatic dishwashers
- Designer decorated lobby in elegant taste
- Apartment entrance interviewers and intercom-phone system
- Fully insulated roof and sound retardant walls and ceilings
- Mail chute
- Automatic passenger elevators
- WINDOWED kitchens and Hollywood baths
- Studios, 2½, 3½ and 4½ room apartments, brilliantly designed and handsomely appointed
- FREE GAS
- Carpeted hallways
- Music in lobby and elevators
- Venetian medicine chests
- Louvered doors
- Deluxe, heat-controlled gas ranges
- Separate storage rooms
- Spacious rooms off large foyers.

Most apartments FRONT on city streets. Most rooms have 9½' ceiling heights. Living rooms and bedrooms have oak floors, kitchens, vinyl asbestos. A wonderfully accessible location — and last — though not least — ownership management.
The Galaxy Apartments
directly across from the Hayden Planetarium
51 West 81st St
New York City
Agent on Premises
Job Phone
877-2000
Office Phone
516-872-8882
1. Central Park
2. Ball Field
3. Met. Museum of Art
4. Amphitheater
5. IND Subway
6. 81st St. Crosstown Bus
7. Planetarium
8. Planetarium Park
9. Museum of Natural History
10. Downtown Bus
11. Synagogue
12. P.S. 87
13. West End Collegiate Church
14. Holy Trinity R.C. Church & School
EXISTING WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW

81ST STREET SOUTH ELEVATION
EXISTING BUILDING ELEVATIONS

Skyline Windows
220 East 135th St, Bronx, NY 10451

[Diagram of window elevations with different types indicated for each floor from 12th to 1st.]

MAIN ENTRANCE
# Proposed Window Elevations

**Not to Scale**

**Exterior View**

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**81st Street South Elevation**

**Proposed Building Elevations**

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**Project:** 81 W 81st St - Apts Various

**Company Name:** Skyline Windows

**Signature of Approval:**

**Date of Approval:**
PROPOSED WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW

TYPE D

12TH FL
11TH FL
10TH FL
9TH FL
8TH FL
7TH FL
6TH FL
5TH FL
4TH FL
3RD FL
2ND FL
1ST FL

SOUTHWEST ELEVATION
PROPOSED BUILDING ELEVATIONS
EXISTING WINDOW ELEVATIONS
NOT TO SCALE
EXTERIOR VIEW

COLOMBO AVENUE WEST ELEVATION
EXISTING BUILDING ELEVATIONS
### Skyline Window Specification

**Skyline Model** | Color: Interior / Exterior | Hardware Type | Handle Color/Finish | Screens | Notes
--- | --- | --- | --- | --- | ---
DH100 | White - Dark Brown (UC# 85487) | H1 | BRONZECRAFT | WHITE BROWN | NO

**Optimum Window Specification**

**Skyline Model** | Color: Interior / Exterior | Hardware Type | Handle Color/Finish | Screens | Notes
--- | --- | --- | --- | --- | ---
SC7650 | Standard - Custom | H2 | STANDARD | STANDARD | NO

**Skyline Glass Specification**

**Model** | Glass Type | IGU | Exterior Thickness | Composition | Interior Thickness | Composition | Spacer | Logo | Notes
--- | --- | --- | --- | --- | --- | --- | --- | --- | ---
DH100 | G1 | 1 1/4 | CLEAR ANNEALED | STANDARD | 1/8 | ANNEALED W/ SOLARBAN 60 AT SURFACE #3 | CLEAR ANODIZED | NO

**Optimum Glass Specification**

**Model** | Glass Type | IGU | Exterior Thickness | Composition | Interior Thickness | Composition | Spacer | Logo | Notes
--- | --- | --- | --- | --- | --- | --- | --- | --- | ---
SC7650 | G3 | STANDARD | STANDARD | MISCO WIRED | STANDARD | MISCO WIRED | STANDARD | NO

### Schedule

| Opening Number | Location | Elevation Type | Assembly/Frame Marks | Measured Width | Measured Height | Assembly Cut Width | Assembly Cut Height | Frame Cut Width | Frame Cut Height | Manufacturer | Model | Glass Type | Hardware | Comments |
--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
1 | Living Room | A | 40 | 84 | 40 | 84 | OPTIMUM | SC7650 | G3 | H2 |
2 | Dining Room/Kitchen | A | 56 | 84 | 56 | 84 | OPTIMUM | SC7650 | G3 | H2 |
3 | Bathroom | B | 38 | 64 | 38 | 64 | OPTIMUM | SC7650 | G3 | H2 |
4 | Living Room | C | 44 | 95 | 44 | 95 | OPTIMUM | SC7650 | G3 | H2 |
5 | Living Room | C | 44 | 95 | 44 | 95 | OPTIMUM | SC7650 | G3 | H2 |
6 | Dining Room/Kitchen | C | 56 | 95 | 56 | 95 | OPTIMUM | SC7650 | G3 | H2 |
7 | Bathroom | B | 38 | 64 | 38 | 64 | OPTIMUM | SC7650 | G3 | H2 |
8 | Dining Room/Kitchen | C | 42 | 95 | 42 | 95 | OPTIMUM | SC7650 | G3 | H2 |
9 | Dining Room | D | 54 | 95 | 54 | 95 | SKYLINE | DH100 | G1 | H1 |
10 | Dining Room | D | 46 | 95 | 46 | 95 | SKYLINE | DH100 | G1 | H1 |
11 | Living Room | E | 76 | 95 | 76 | 95 | SKYLINE | DH100 | G1 | H1 |
12 | Kitchen | D | 52 | 95 | 52 | 95 | SKYLINE | DH100 | G1 | H1 |
13 | Bathroom | F | 36 | 64 | 36 | 64 | SKYLINE | DH100 | G1 | H1 |
14 | Bedroom | G | 47 | 82 | 47 | 82 | SKYLINE | DH100 | G1 | H1 |
15 | Bed | G | 46 | 82 | 46 | 82 | SKYLINE | DH100 | G1 | H1 |
16 | Living Room | G | 40 | 82 | 40 | 82 | SKYLINE | DH100 | G1 | H1 |
17 | Living Room | E | 76 | 82 | 76 | 82 | SKYLINE | DH100 | G1 | H1 |
18 | Bedroom | E | 76 | 82 | 76 | 82 | SKYLINE | DH100 | G1 | H1 |
19 | Living Room | E | 63 | 82 | 63 | 82 | SKYLINE | DH100 | G1 | H1 |
20 | Bathroom | F | 36 | 55 | 36 | 55 | SKYLINE | DH100 | G1 | H1 |
21 | Living Room | E | 63 | 82 | 63 | 82 | SKYLINE | DH100 | G1 | H1 |
22 | Bathroom | E | 36 | 55 | 36 | 55 | SKYLINE | DH100 | G1 | H1 |
23 | Living Room | E | 36 | 82 | 36 | 82 | SKYLINE | DH100 | G1 | H1 |
24 | Living Room | E | 36 | 82 | 36 | 82 | SKYLINE | DH100 | G1 | H1 |
25 | Dining Room | H | 30 | 78 | 30 | 78 | SKYLINE | DH100 | G1 | H1 |
26 | Dining Room | H | 30 | 78 | 30 | 78 | SKYLINE | DH100 | G1 | H1 |
27 | Living Room | E | 76 | 83 | 76 | 83 | SKYLINE | DH100 | G1 | H1 |
28 | Living Room | D | 46 | 91 | 46 | 91 | SKYLINE | DH100 | G1 | H1 |
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**Comments:**
- **OPENING NUMBER:** The unique identifier for each window opening.
- **LOCATION:** The area of the house where the window is located.
- **ELEVATION:** The height measurement.
- **ASSEMBLY TYPE:** The type of assembly used for the window.
- **MEASURED WIDTH:** The width of the window as measured.
- **MEASURED HEIGHT:** The height of the window as measured.
- **ASSEMBLY CUT WIDTH:** The width of the window cut during assembly.
- **ASSEMBLY CUT HEIGHT:** The height of the window cut during assembly.
- **FRAME CUT WIDTH:** The width of the frame cut.
- **FRAME CUT HEIGHT:** The height of the frame cut.
- **MANUFACTURER:** The company that produced the window.
- **MODEL:** The specific model of the window.
- **GLASS TYPE:** The type of glass used in the window.
- **HARDWARE:** The type of hardware used with the window.
- **COMMENTS:** Any additional notes or information about the window.
EXISTING WINDOW DETAILS

DRAWING FOR OFFICE OF LANDMARKS AND SKYLINE INSTALLATION PURPOSES. NOT TO BE USED BY ANY OTHER TRADE FOR SCALE OR ANY OTHER PURPOSE.
EXISTING WINDOW DETAILS

DRAWING FOR OFFICE OF LANDMARKS AND SKYLINE INSTALLATION PURPOSES. NOT TO BE USED BY ANY OTHER TRADE FOR SCALE OR ANY OTHER PURPOSE.
PROPOSED DETAILS  INTERIOR FINISH BY OTHERS  OPTIMUM SC7650

DRAWING FOR SKYLINE INSTALLATION PURPOSES.
NOT TO BE USED BY ANY OTHER TRADE FOR SCALE OR ANY OTHER PURPOSE.
PROPOSED DETAILS

INTERIOR FINISH BY OTHERS

SKYLINE DOUBLE HUNG 100 SERIES

DRAWING FOR OFFICE OF LANDMARKS AND SKYLINE INSTALLATION PURPOSES. NOT TO BE USED BY ANY OTHER TRADE FOR SCALE OR ANY OTHER PURPOSE.
PROPOSED DETAILS | INTERIOR FINISH BY OTHERS | SKYLINE DOUBLE HUNG 100 SERIES

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EXTERIOR

SKIFLEX 15LM (TYP)
FLANGE PANNING (TYP)
SEALANT (TYP)
#10-1 SELF-DRILLING SMS
@ 8" O.C. (TYP)
1 x 2 1/4 SNAP THIN (TYP)

0.040" THICK ALUMINUM
BRACKET-METAL COVER (TYP)
Rivet @ 24" O.C. (TYP)

EXISTING MULLION
EXISTING WALL
SEPARATING
APARTMENTS

FRAME CUT SIZE
REFERENCE
MEASURE WIDTH SIZE
REFERENCE

FRAME CUT SIZE
REFERENCE
MEASURE WIDTH SIZE
REFERENCE

8

6F
OPERABLE
JAMB

7F
FX - FX
MULLION

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