

39 WEST 67TH STREET
NEW YORK, NY 11217

UPPER WEST SIDE-CENTRAL PARK
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

RAND
ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844 / FAX (212) 691-7972

39 WEST 67TH STREET
NEW YORK, NY 10023
DOCKET #16-2263

UPPER WEST SIDE-CENTRAL PARK
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

COVER PAGE

M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

BLOCK: 1120

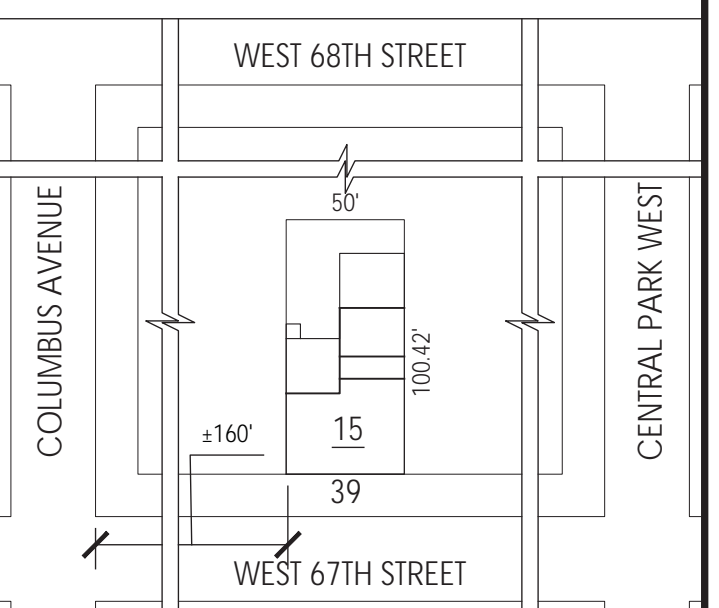
LOT: 7

MAP: 8C

ZONING DISTRICT: R8

LANDMARK: YES

SITE PLAN




COVER

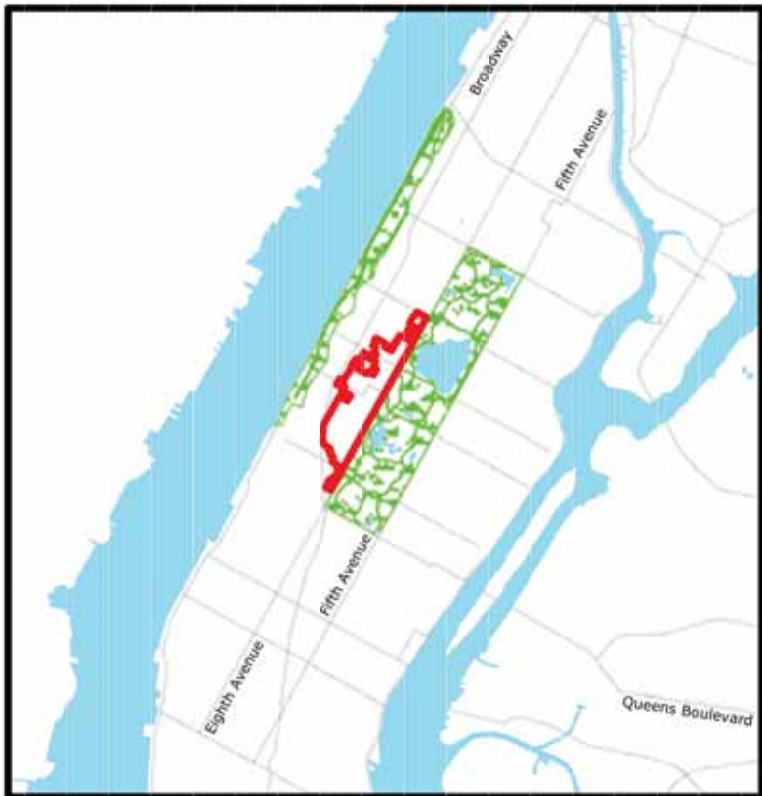
Upper West Side-Central Park West



Upper West Side-Central Park West
Historic District
Manhattan

Designated April 24, 1990

 Historic District Boundaries



UPPER WEST SIDE-CENTRAL PARK WEST HISTORIC DISTRICT MAP
SCALE: NOT TO SCALE



TAX LOT PHOTO

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MASTER PLAN

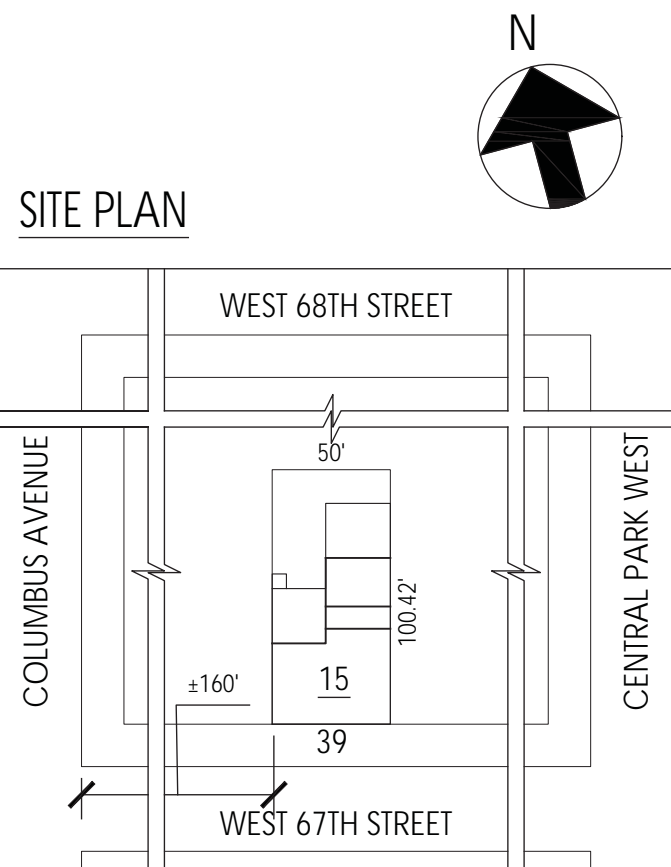
HISTORIC DISTRICT MAP
& TAX LOT PHOTO

M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

BLOCK: 1120
LOT: 7
MAP: 8C
ZONING DISTRICT: R8
LANDMARK: YES



LPC-001

A black and white photograph of a tall, multi-story brick building with many windows, viewed from a low angle. Bare trees are in the foreground, and a car is visible at the bottom left.

DESIGNATION REPORT - PRIMARY ELEVATION



RECENT PHOTOGRAPH - PRIMARY ELEVATION



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WINDOW REPLACEMENT MASTER PLAN

DESIGNATION REPORT PHOTO
& EXISTING PHOTO

M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

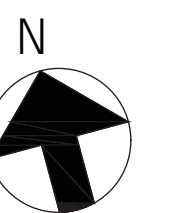
BLOCK: 1120

LOT: 7

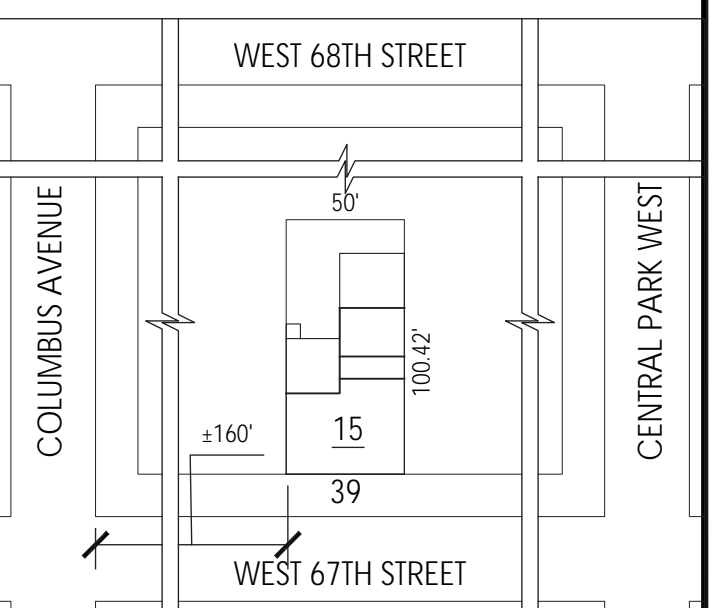
MAP: 8C

ZONING DISTRICT: R8

LANDMARK: YES



SITE PLAN



LPC-002



EXISTING WOOD
DOUBLE-HUNG
WINDOWS

EXISTING ALUM.
DOUBLE-HUNG
WINDOWS

EXISTING WOOD
DOUBLE-HUNG
WINDOWS

SOUTH (PRIMARY) FACADE
FACING WEST 67TH STREET
WINDOW TYPES : A,B,C,D,J



EXISTING
WOOD &
ALUMINUM
DOUBLE-HUNG
WINDOWS

BOTTOM HALF OF SOUTH (PRIMARY) FACADE
FACING WEST 67TH STREET
WINDOW TYPES : B,C,J



EXTERIOR ELEVATION
WINDOW TYPE : A



EXISTING WOOD
DOUBLE-HUNG
WINDOWS

TOP HALF OF SOUTH (PRIMARY) FACADE
FACING WEST 67TH STREET
WINDOW TYPES : C,D



EXTERIOR ELEVATION
WINDOW TYPE : C



INTERIOR ELEVATION
WINDOW TYPE : C



TYPICAL MUNTIN W/TAPE MEASURE
WINDOW TYPE : C



EXISTING
ALUMINUM
DOUBLE-HUNG
& FIXED
WINDOWS

TOP HALF OF NORTH FACADE
FACING REAR YARD
WINDOW TYPES : P, Q

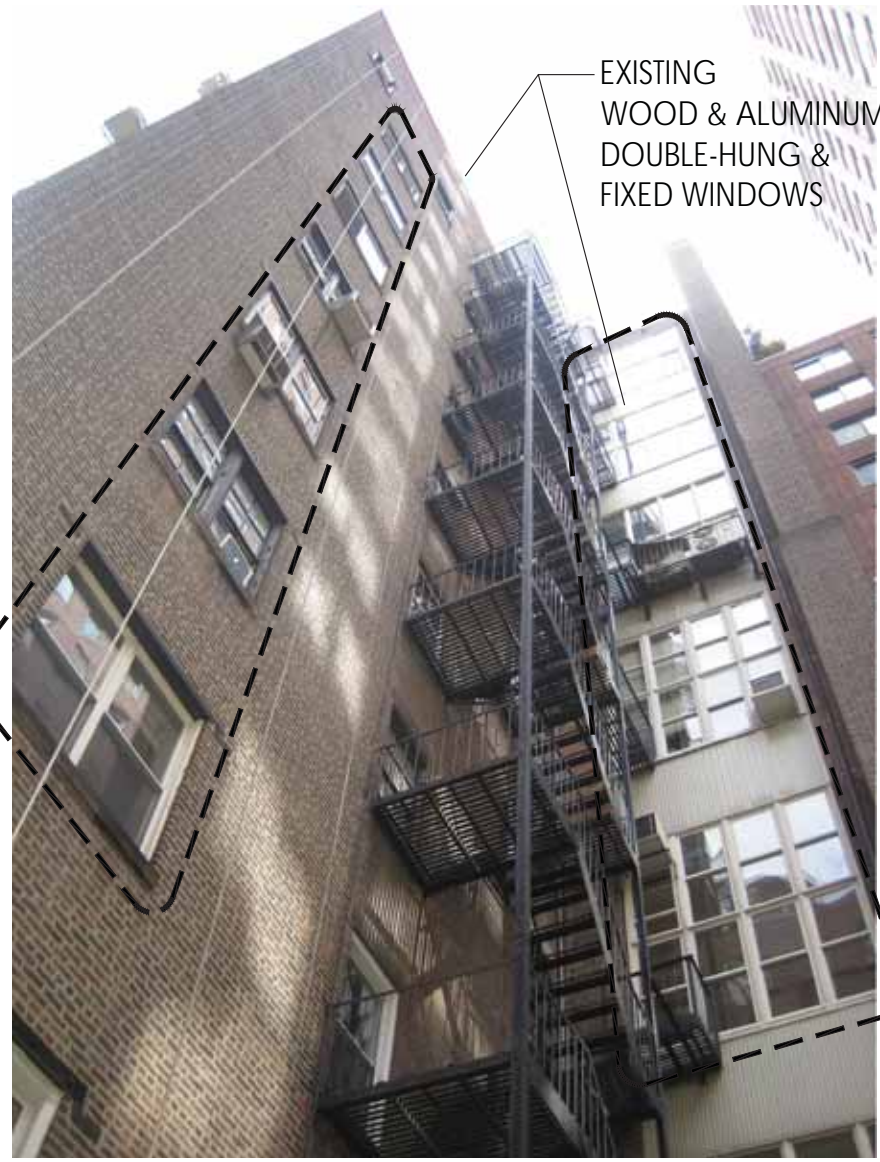


EXISTING
WOOD &
ALUMINUM
DOUBLE-HUNG
& FIXED
WINDOWS

TOP HALF OF EAST FACADE
WINDOW TYPES : E, F, G, H, L, M, N,



EXTERIOR CONDITION AT COPPER
CLADDING W/TAPE MEASURE
WINDOW TYPE : C



EXISTING
WOOD & ALUMINUM
DOUBLE-HUNG &
FIXED WINDOWS

TOP HALF OF WEST FACADE
FACING REAR YARD
WINDOW TYPES : E, F, K, L, T, U, V



BRICKMOLD CONDITION
WINDOW TYPE : E



JAMB CONDITION
WINDOW TYPE : C



SILL & JAMB CONDITION
WINDOW TYPE : C



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HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

EXISTING CONDITIONS -
BUILDING PHOTOGRAPHS

M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

BLOCK: 1120

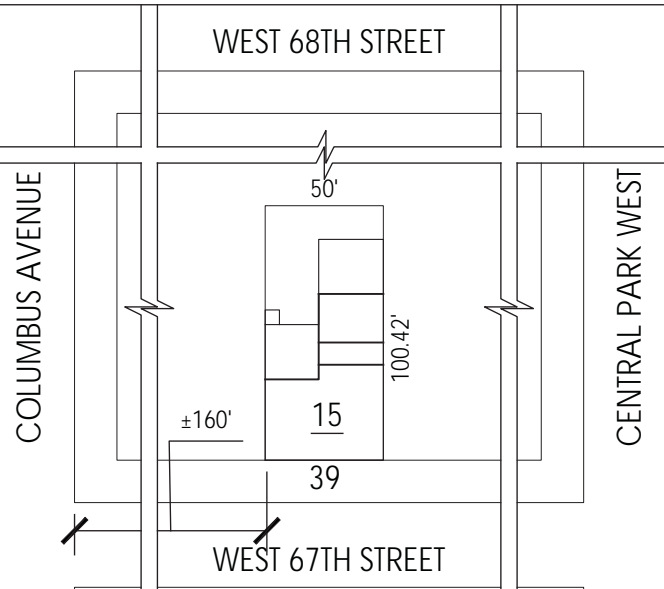
LOT: 7

MAP: 8C

ZONING DISTRICT: R8

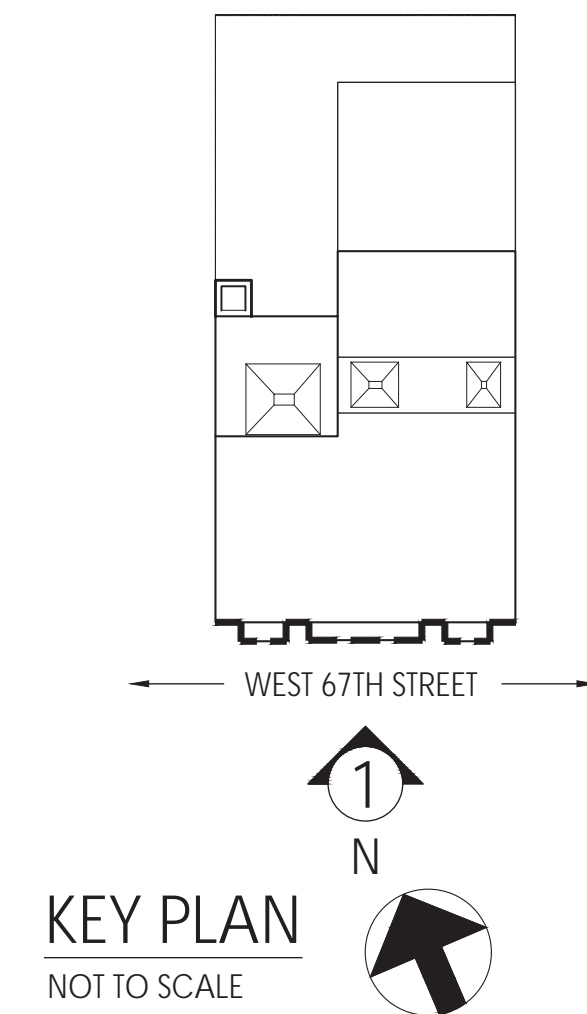
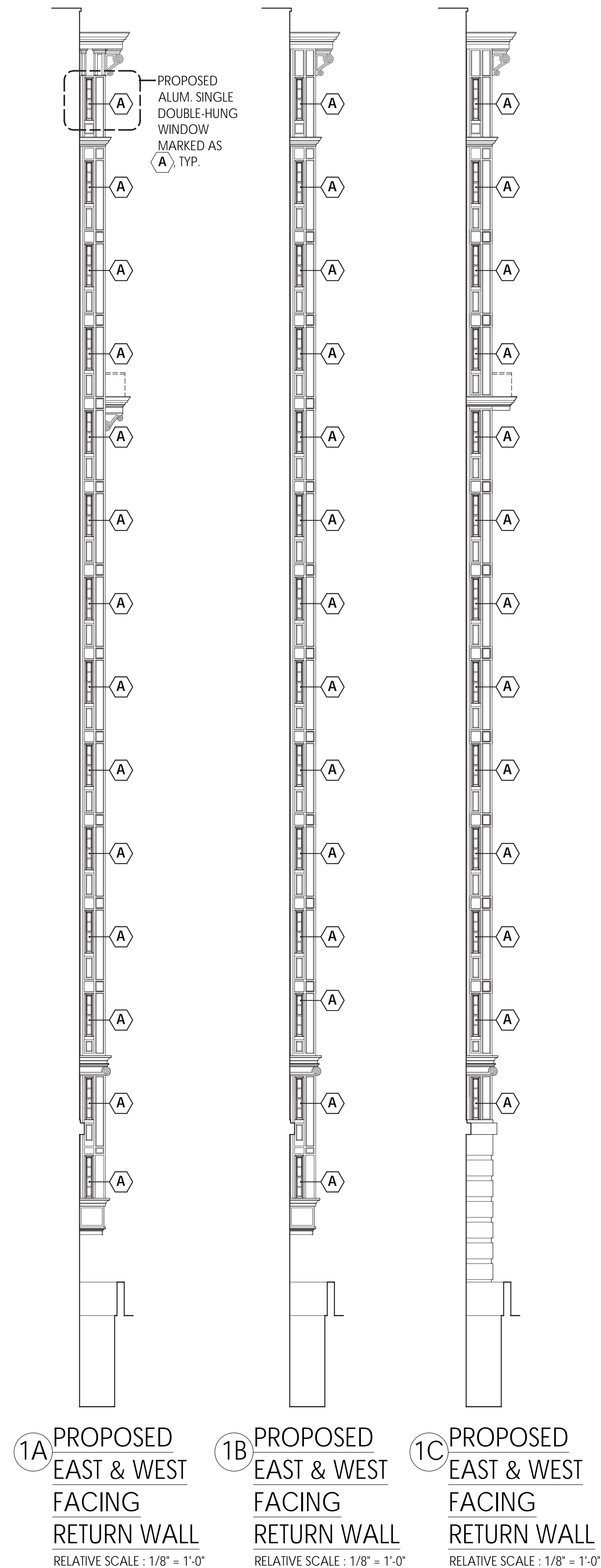
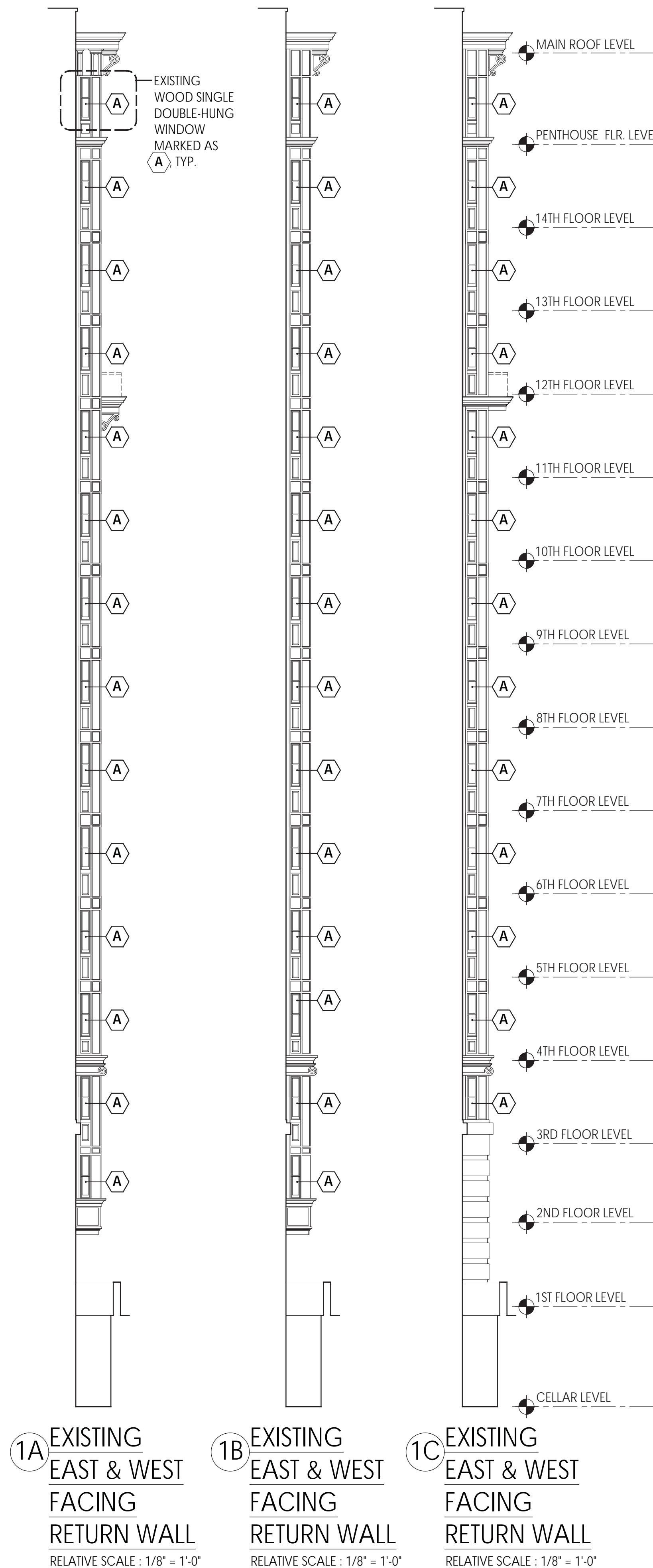
LANDMARK: YES

SITE PLAN



LPC-003





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UPPER WEST SIDE-CENTRAL PARK
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

EXISTING AND PROPOSED
(PRIMARY FACADE) SOUTH
ELEVATION RETURN WALLS

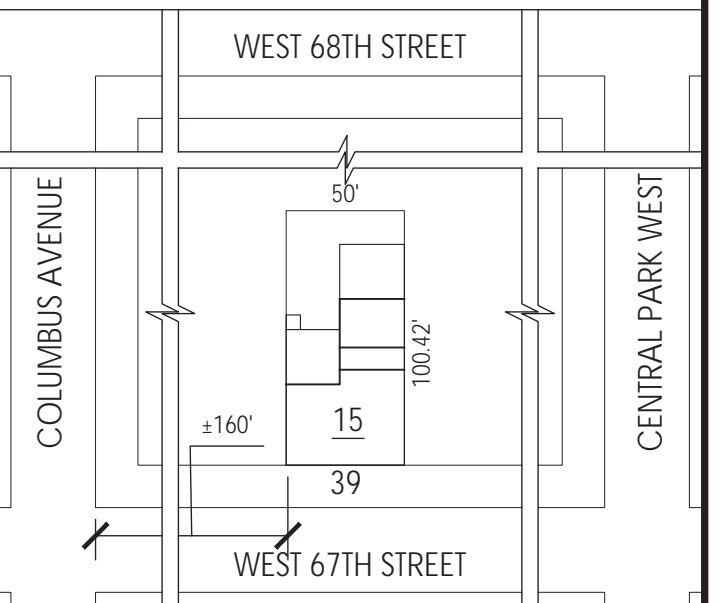
M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

BLOCK: 1120
LOT: 7
MAP: 8C
ZONING DISTRICT: R8
LANDMARK: YES

SITE PLAN



LPC-005

39 WEST 67TH STREET
NEW YORK, NY 10023
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UPPER WEST SIDE-CENTRAL PARK
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

EXISTING WEST & NORTH
(OFF-STREET FACADES)
ELEVATIONS

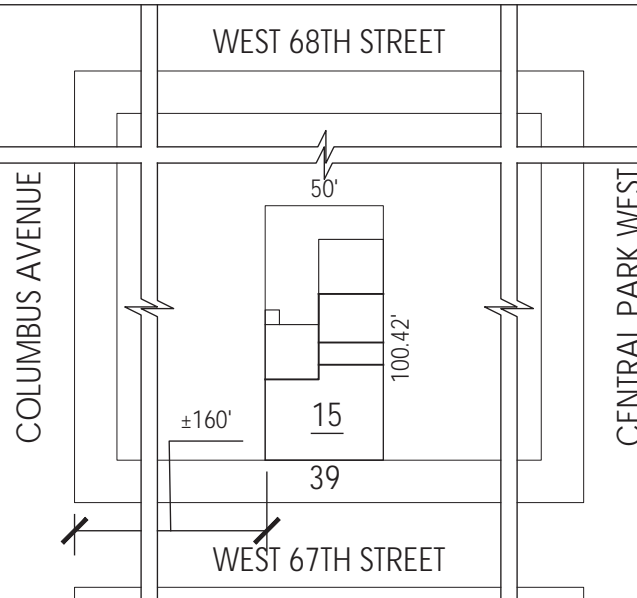
M140305

NOVEMBER 10, 2016

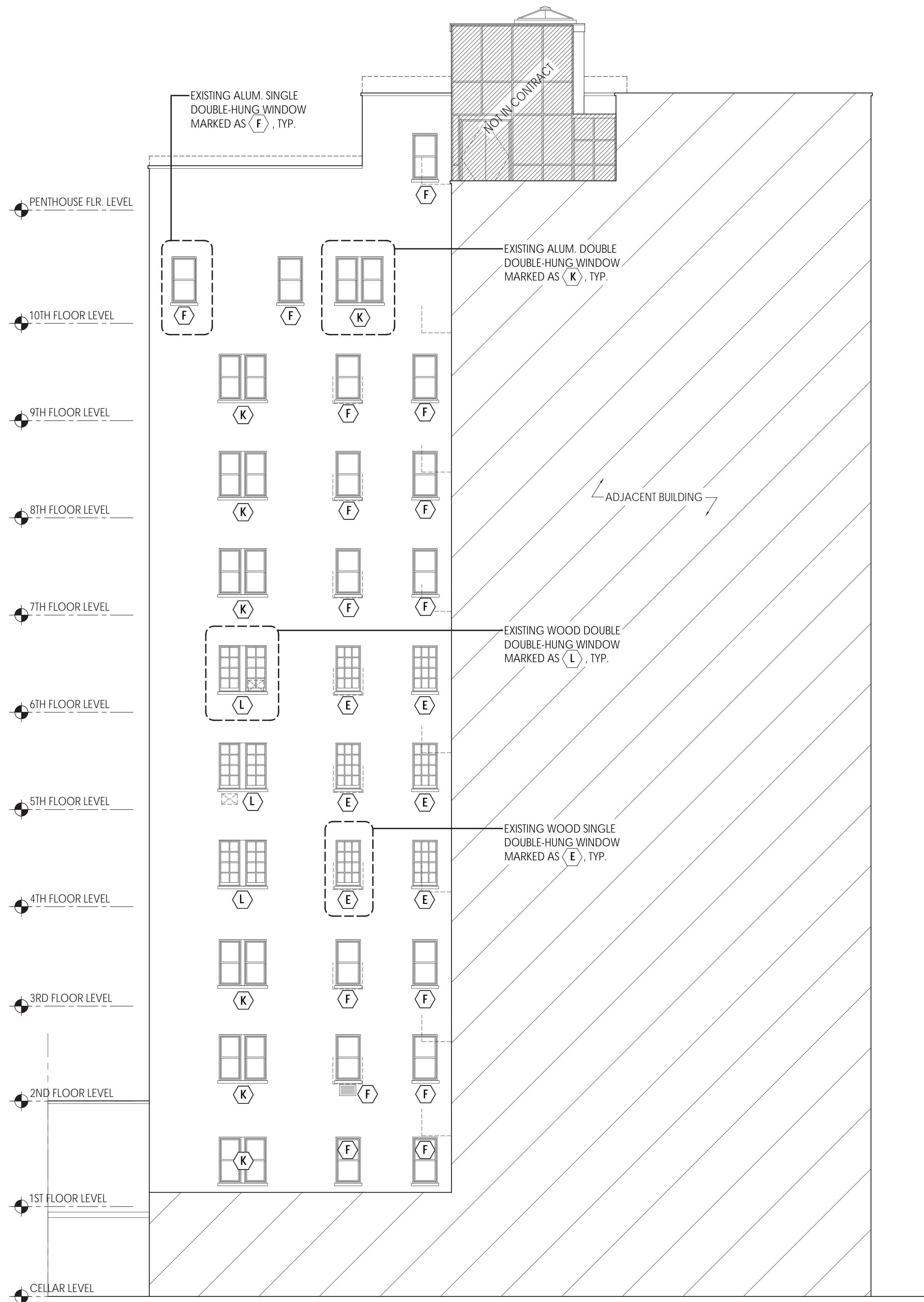
BUILDING INFORMATION

BLOCK: 1120
LOT: 7
MAP: 8C
ZONING DISTRICT: R8
LANDMARK: YES

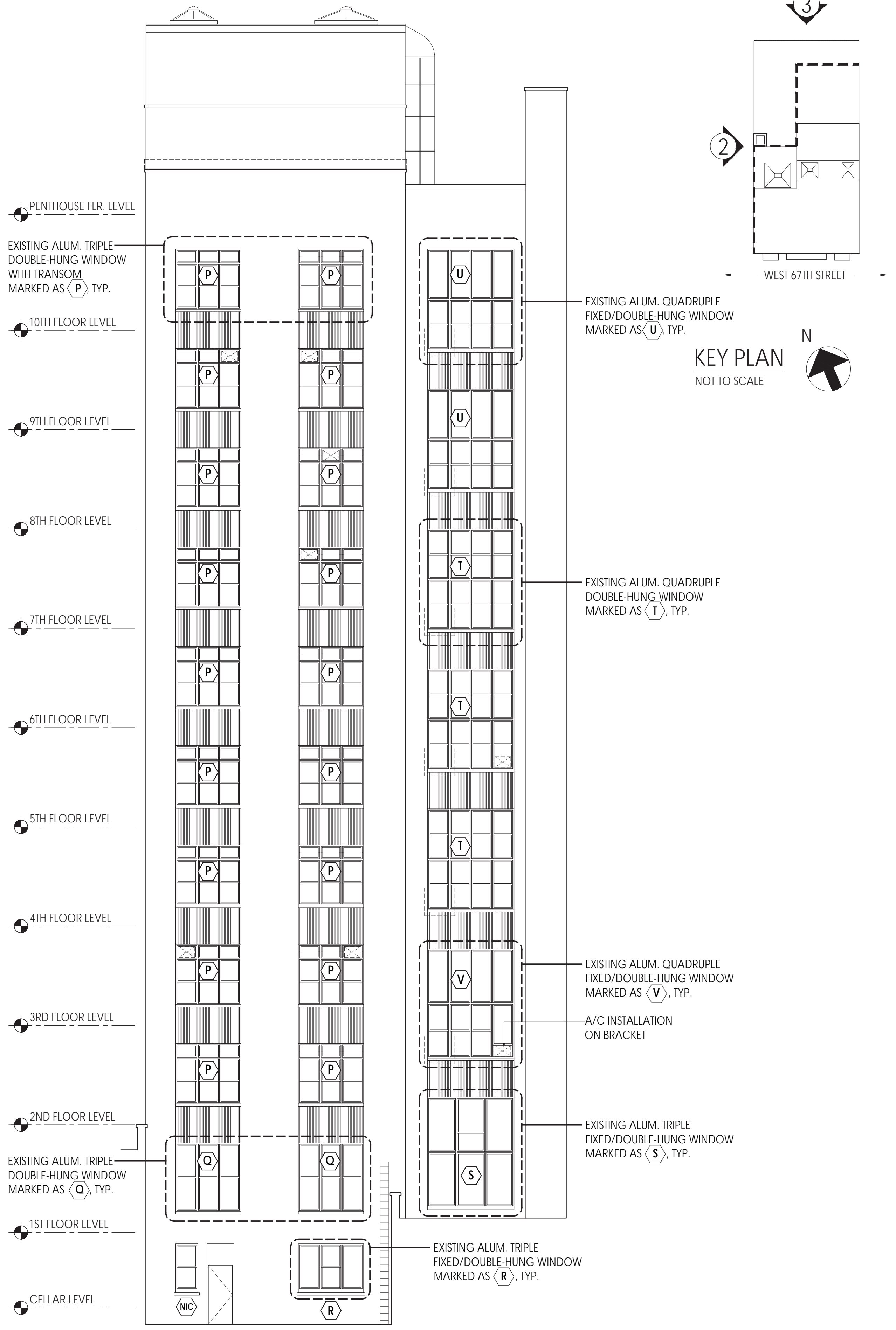
SITE PLAN



LPC-006



2 EXISTING WEST ELEVATION
SCALE : 1/8" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE : 1/8" = 1'-0"

BUILDING INFORMATION

BLOCK: 1120

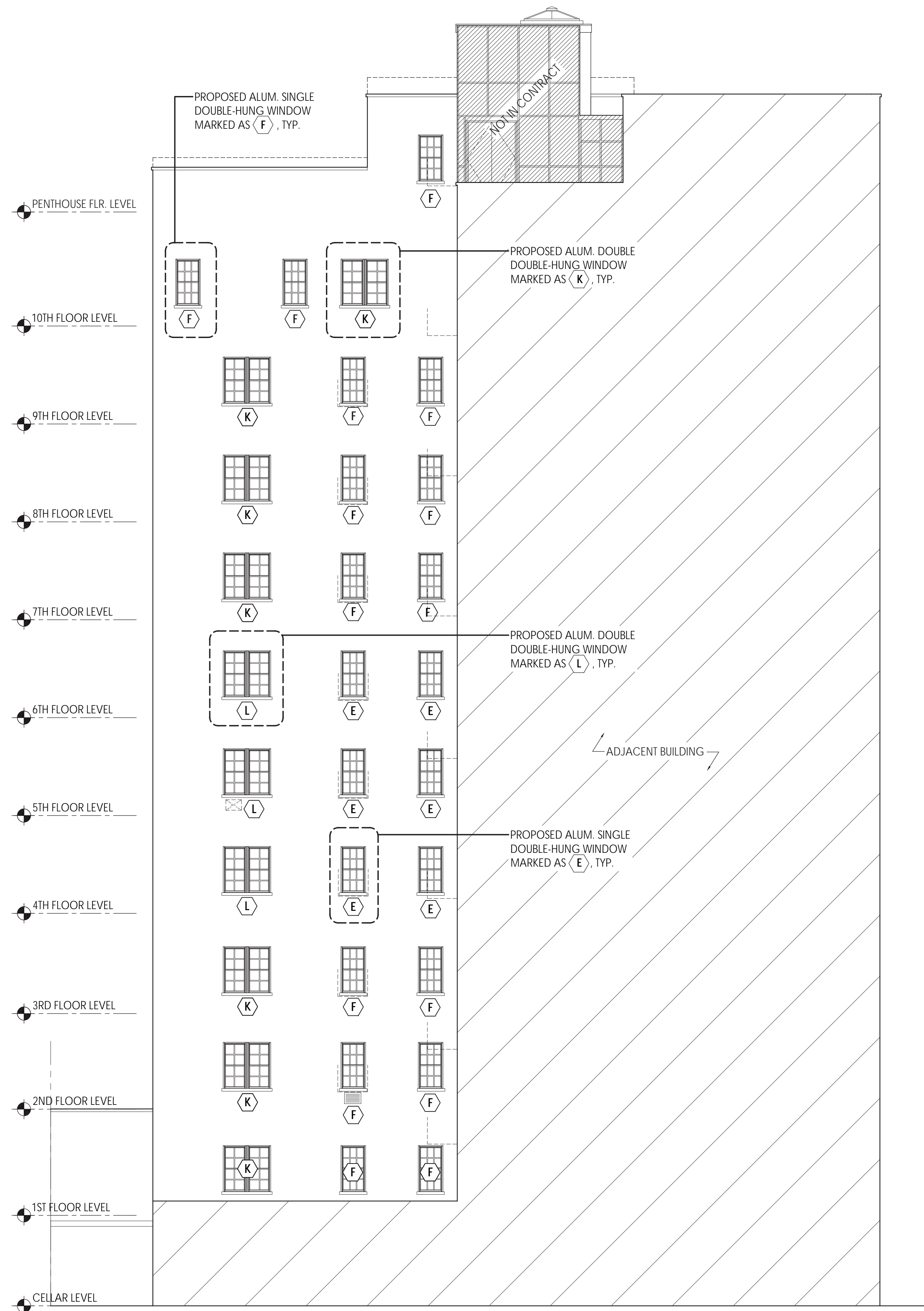
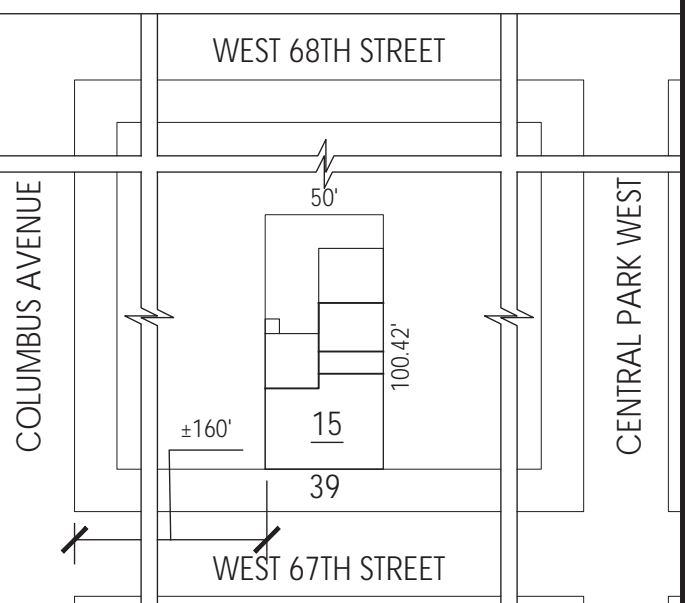
LOT: 7

MAP: 8C

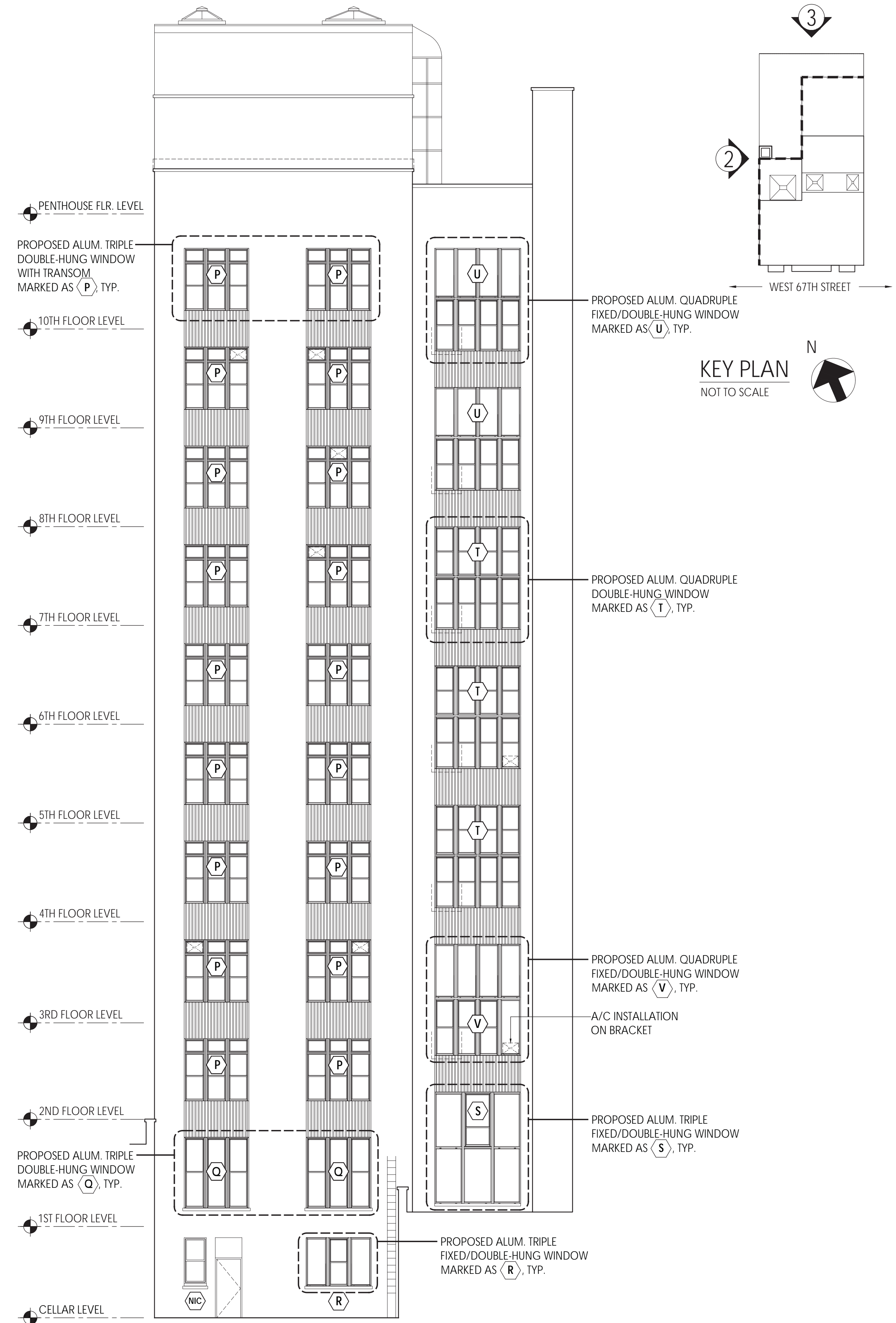
ZONING DISTRICT: R8

LANDMARK: YES

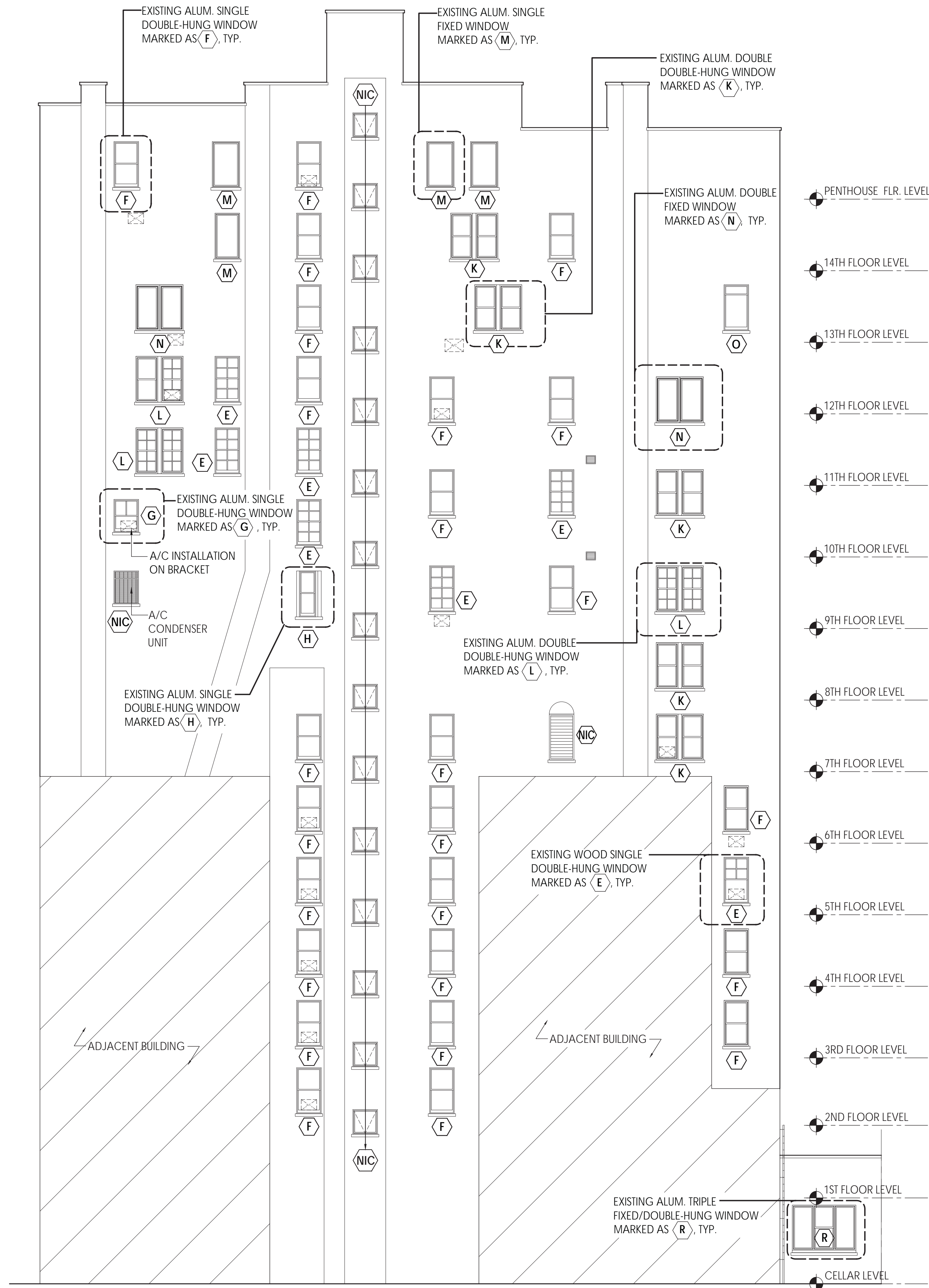
SITE PLAN



2 PROPOSED WEST ELEVATION
SCALE : 1/8" = 1'-0"

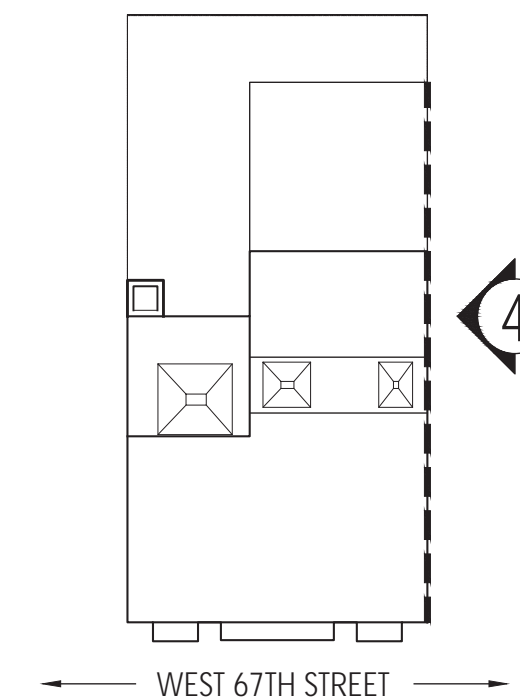


3 PROPOSED NORTH ELEVATION
SCALE : 1/8" = 1'-0"



4 EXISTING EAST ELEVATION
SCALE : 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE



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MASTER PLAN

EXISTING EAST
(OFF-STREET FACADE)
ELEVATION

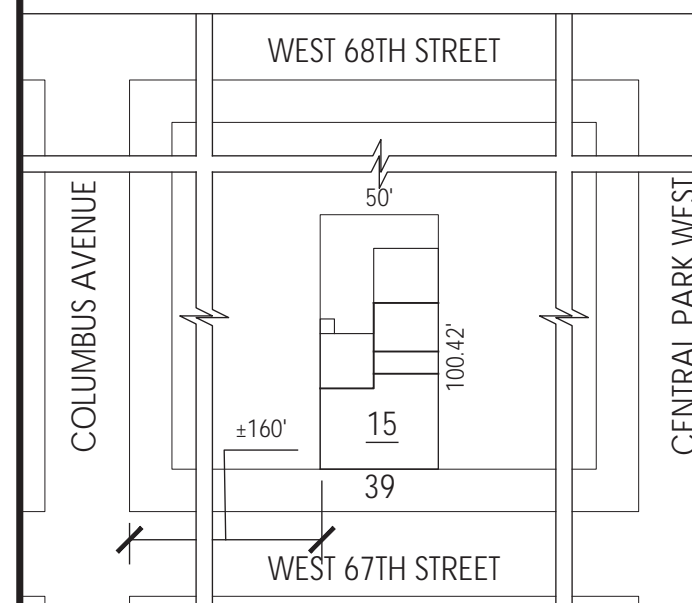
M140305

NOVEMBER 10, 2016

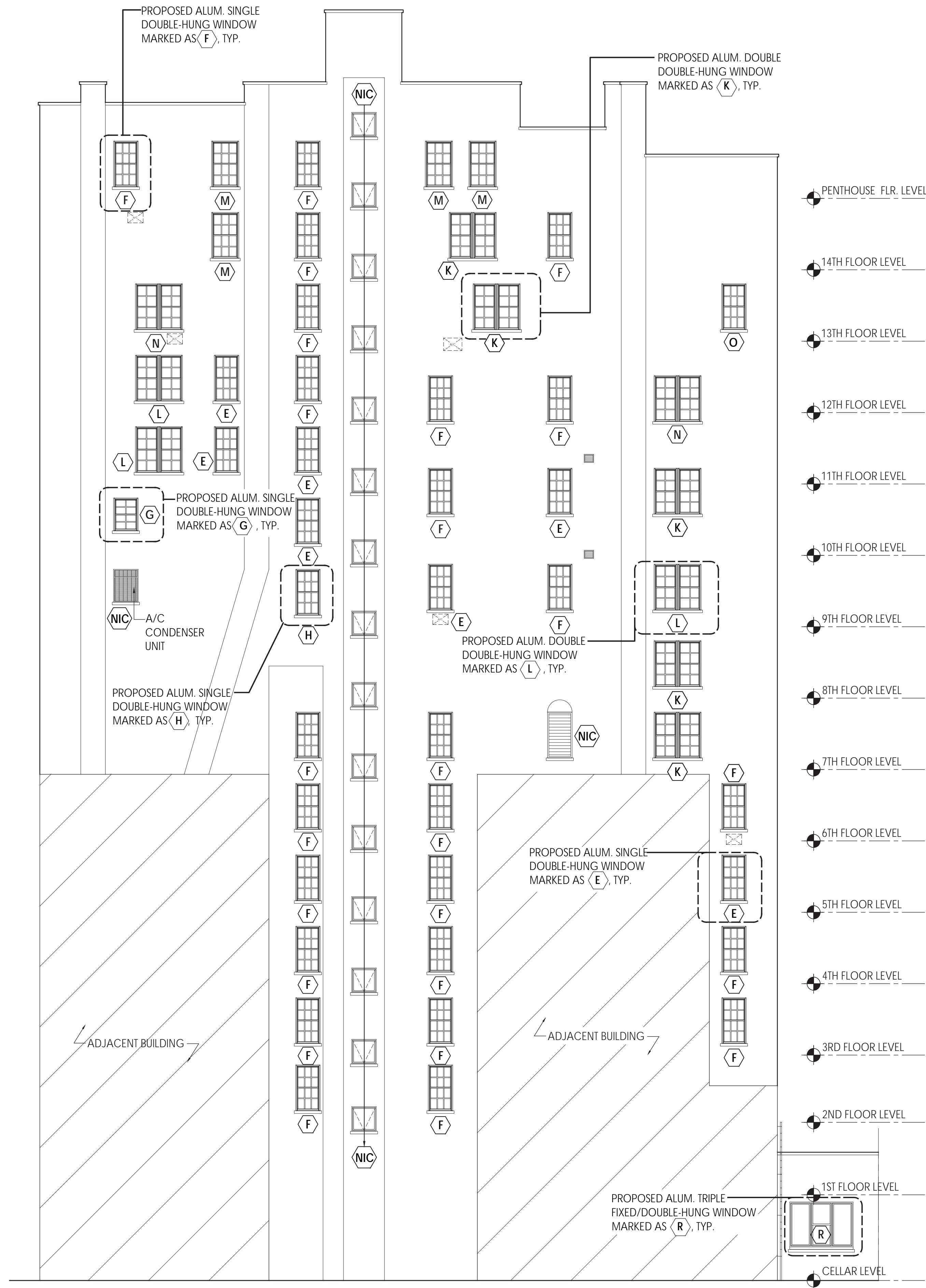
BUILDING INFORMATION

BLOCK: 1120
LOT: 7
MAP: 8C
ZONING DISTRICT: R8
LANDMARK: YES

SITE PLAN



LPC-008



KEY PLAN
NOT TO SCALE

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UPPER WEST SIDE-CENTRAL PARK
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

PROPOSED EAST
(OFF-STREET FACADE)
ELEVATION

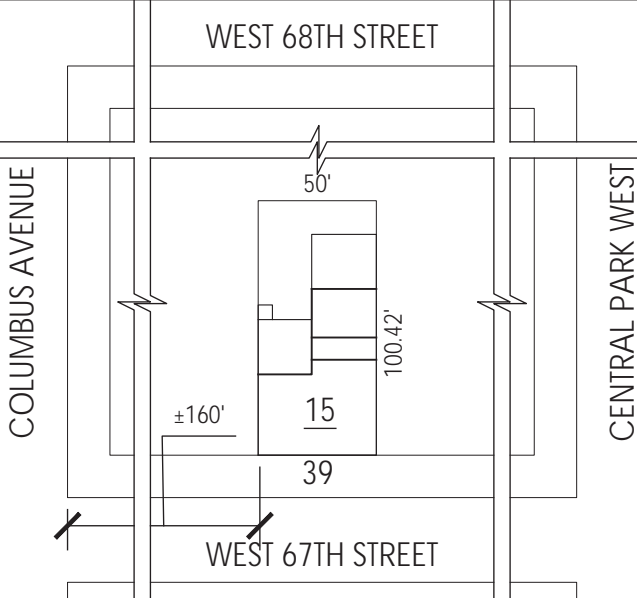
M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

BLOCK: 1120
LOT: 7
MAP: 8C
ZONING DISTRICT: R8
LANDMARK: YES

SITE PLAN



LPC-009

39 WEST 67TH STREET
NEW YORK, NY 10023
DOCKET #16-2263

UPPER WEST SIDE-CENTRAL PARK
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

EXISTING WINDOW ELEVATIONS

M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

BLOCK: 1120

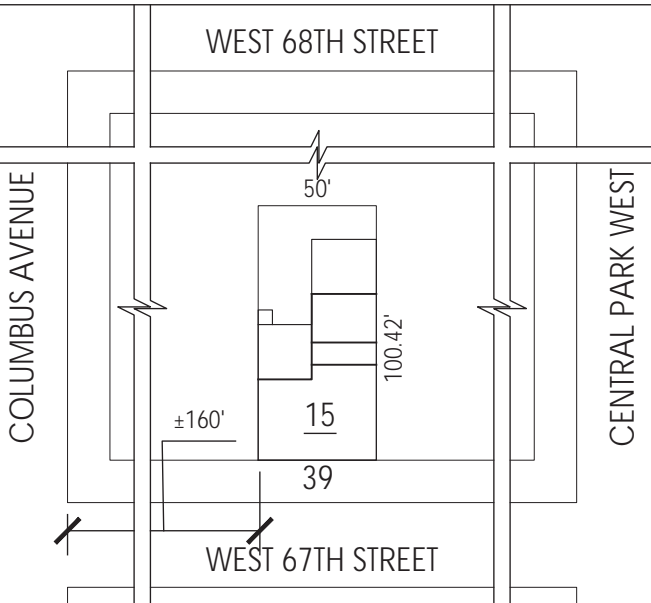
LOT: 7

MAP: 8C

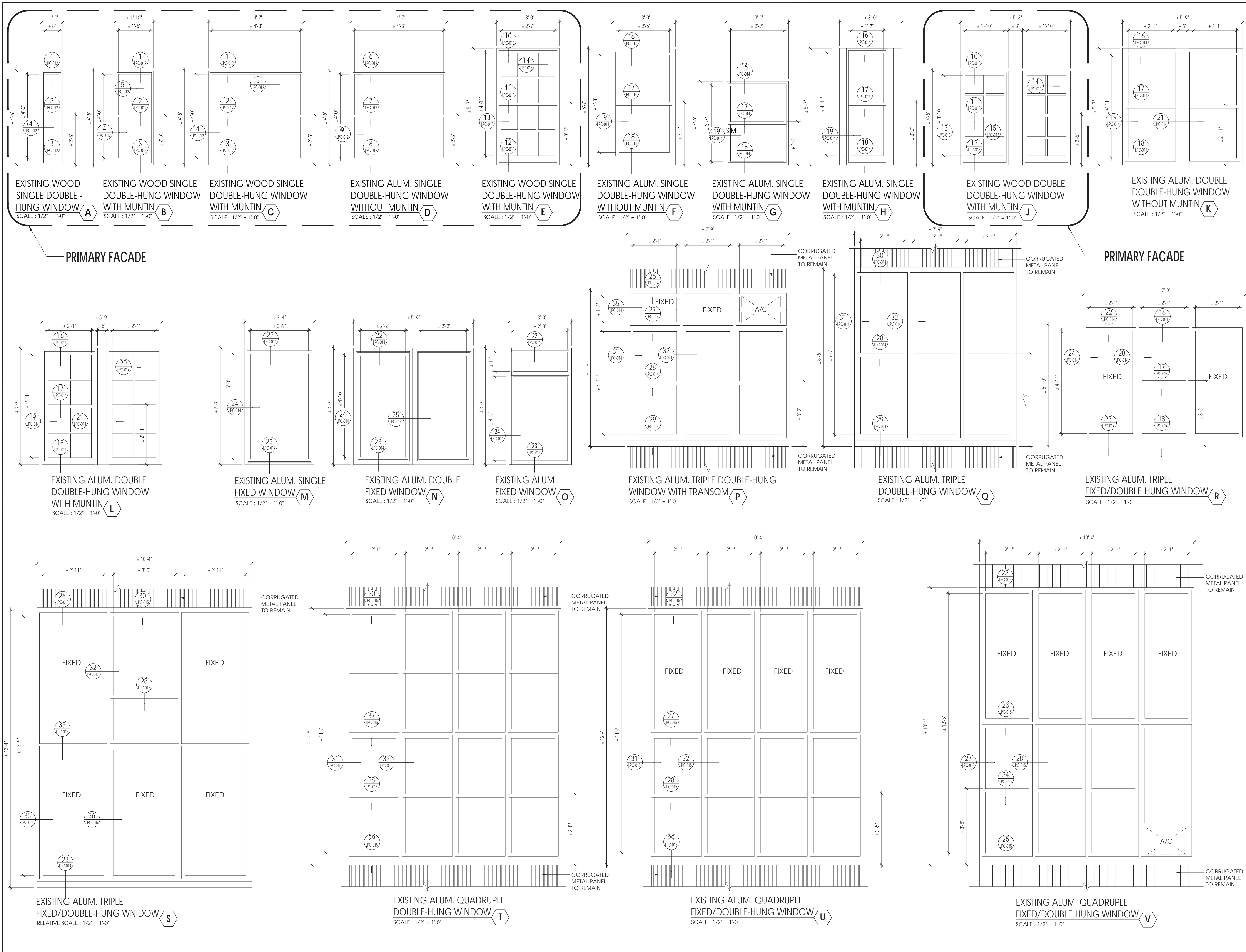
ZONING DISTRICT: R8

LANDMARK: YES

SITE PLAN



LPC-010



39 WEST 67TH STREET
NEW YORK, NY 10023
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UPPER WEST SIDE-CENTRAL PARK
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

PROPOSED WINDOW
ELEVATIONS & PAINT COLOR

M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

BLOCK: 1120

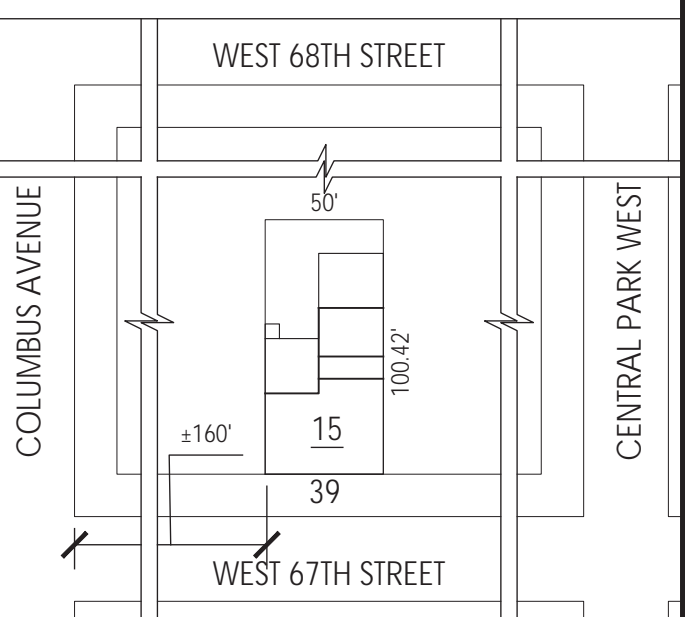
LOT: 7

MAP: 8C

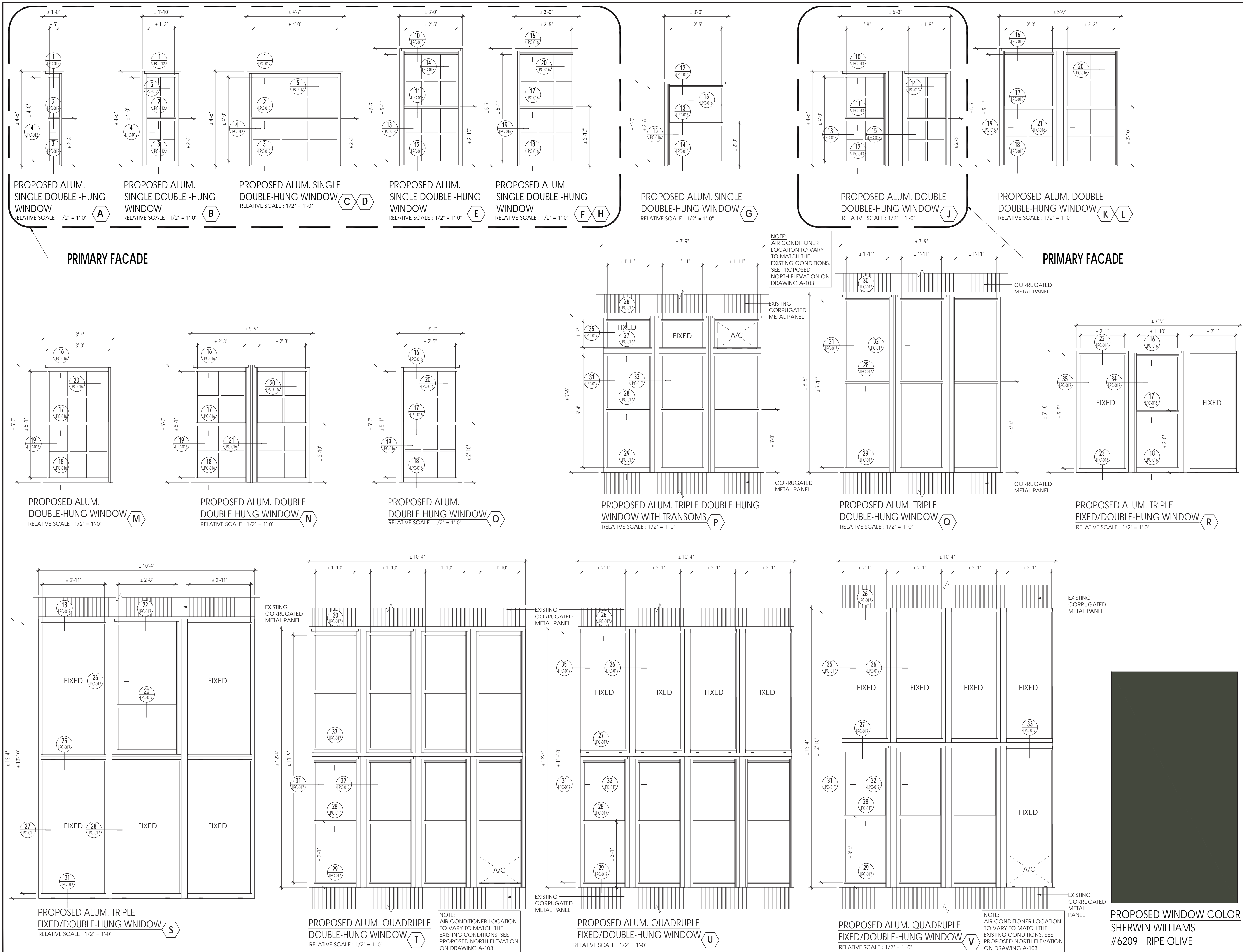
ZONING DISTRICT: R8

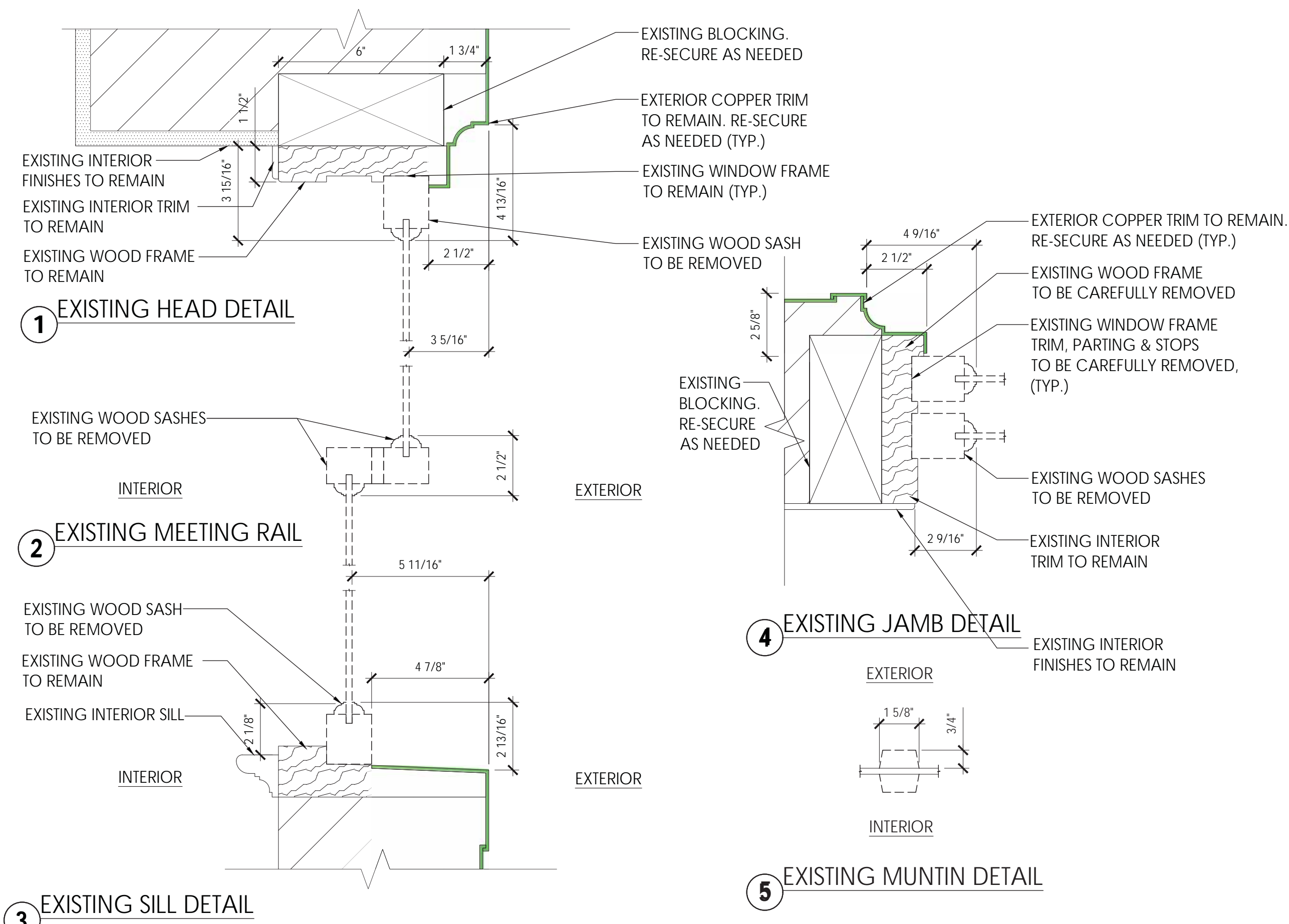
LANDMARK: YES

SITE PLAN



PROPOSED WINDOW COLOR
SHERWIN WILLIAMS
#6209 - RIPE OLIVE

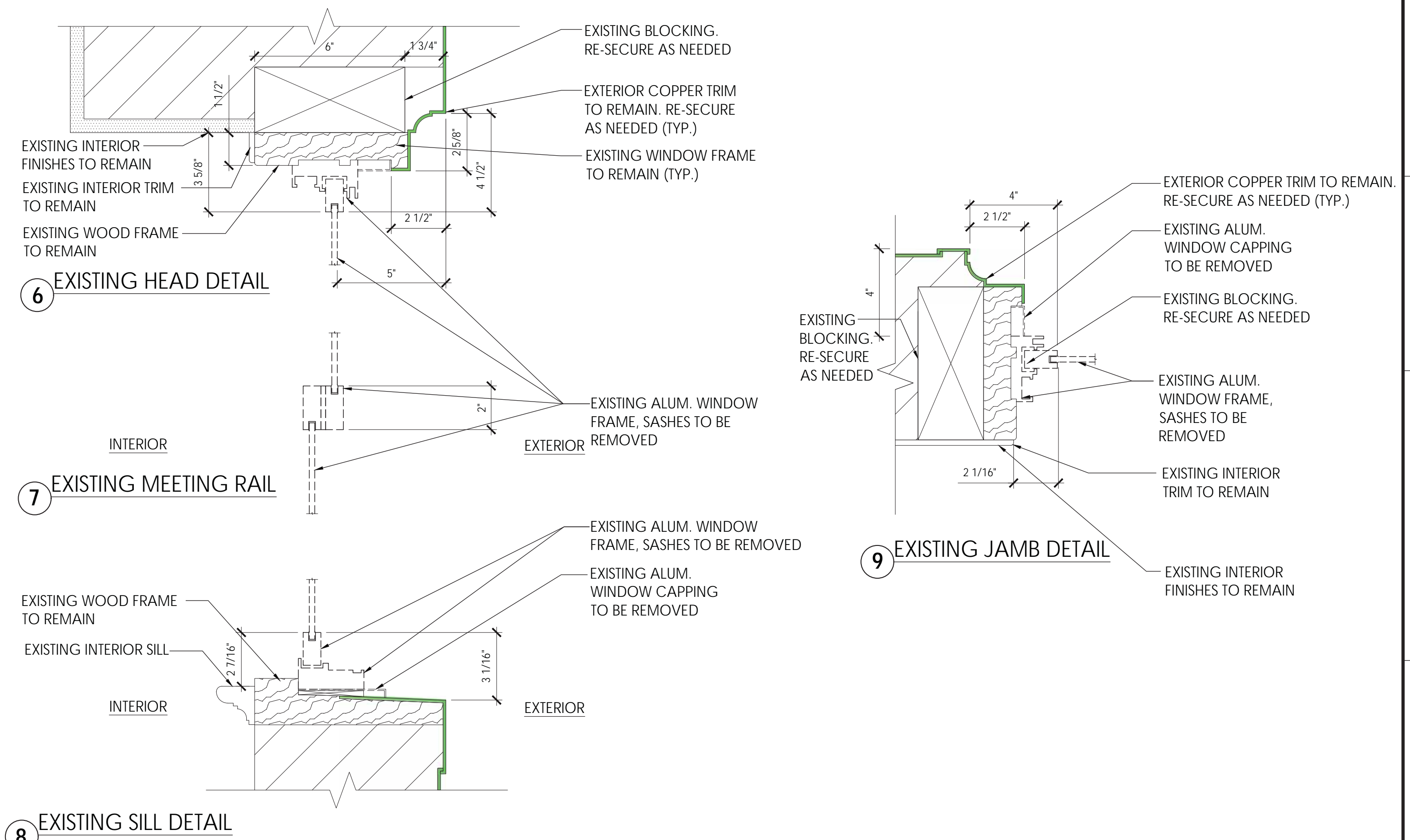




EXISTING WOOD DOUBLE-HUNG WINDOW DETAILS

RELATIVE SCALE : 3" = 1'-0"

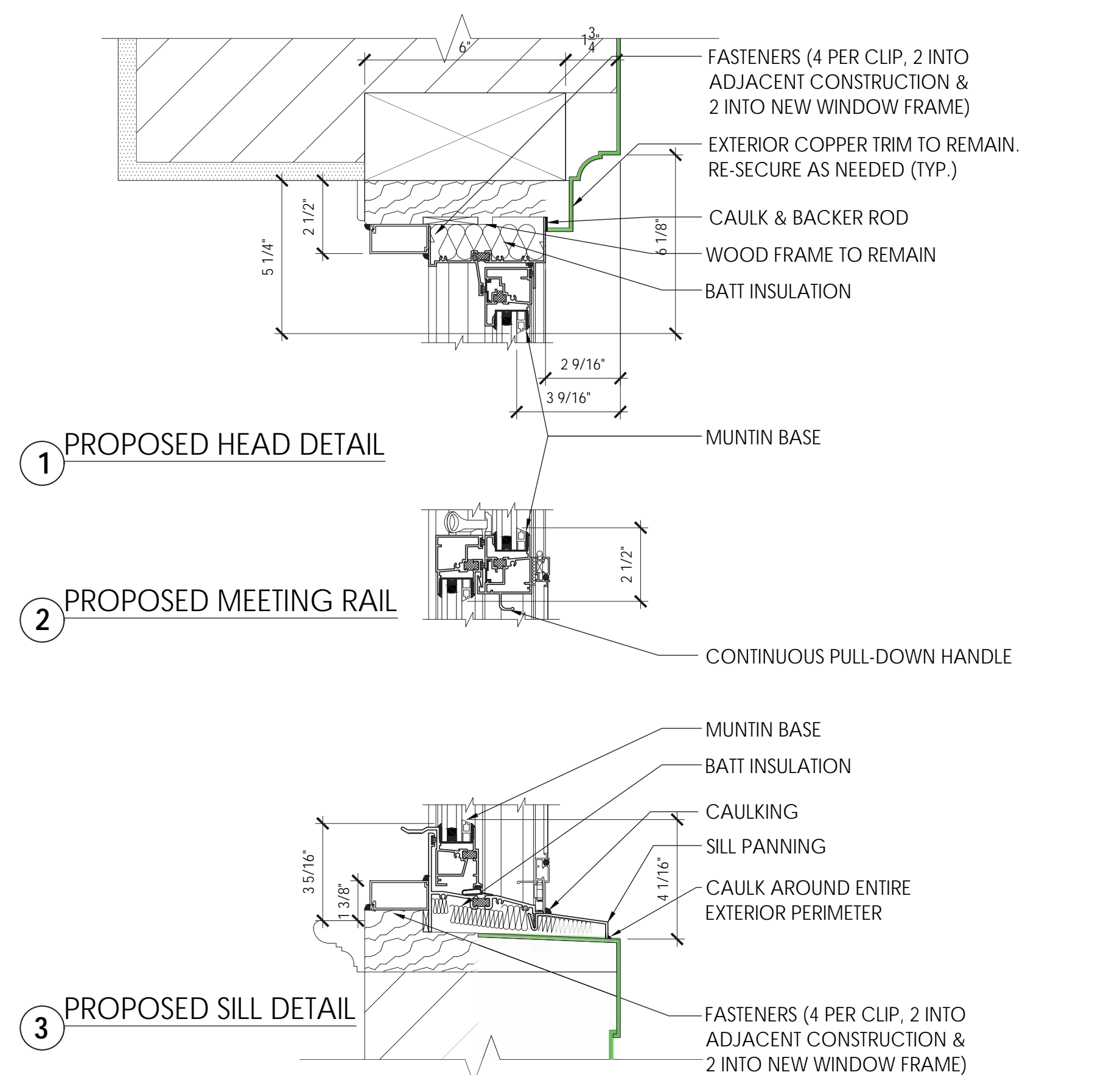
A B C



EXISTING ALUMINUM DOUBLE-HUNG WINDOW DETAILS

RELATIVE SCALE : 3" = 1'-0"

D



PROPOSED ALUM. DOUBLE-HUNG WINDOW DETAILS

RELATIVE SCALE : 3" = 1'-0"

A B C D

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WINDOW REPLACEMENT
MASTER PLAN

EXISTING & PROPOSED
PRIMARY FACADE
WINDOW DETAILS (1 OF 2)

M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

BLOCK: 1120

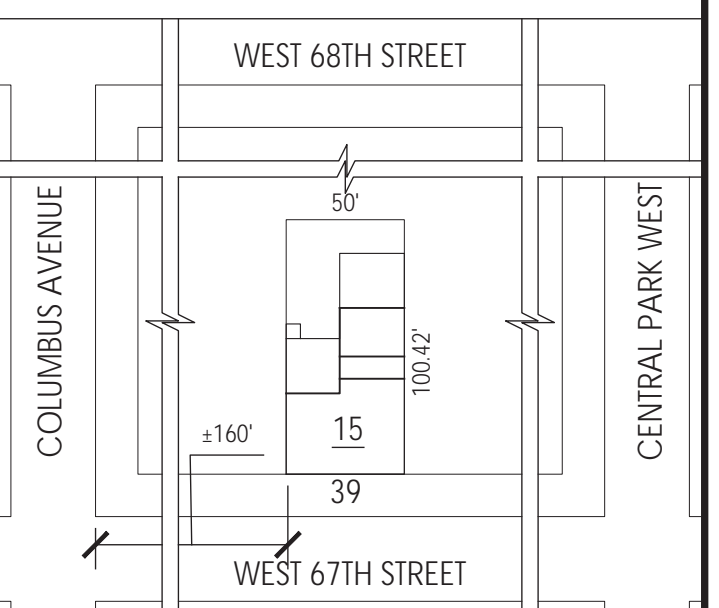
LOT: 7

MAP: 8C

ZONING DISTRICT: R8

LANDMARK: YES

SITE PLAN



LPC-012

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UPPER WEST SIDE-CENTRAL PARK
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

EXISTING & PROPOSED
PRIMARY FACADE
WINDOW DETAILS (2 OF 2)

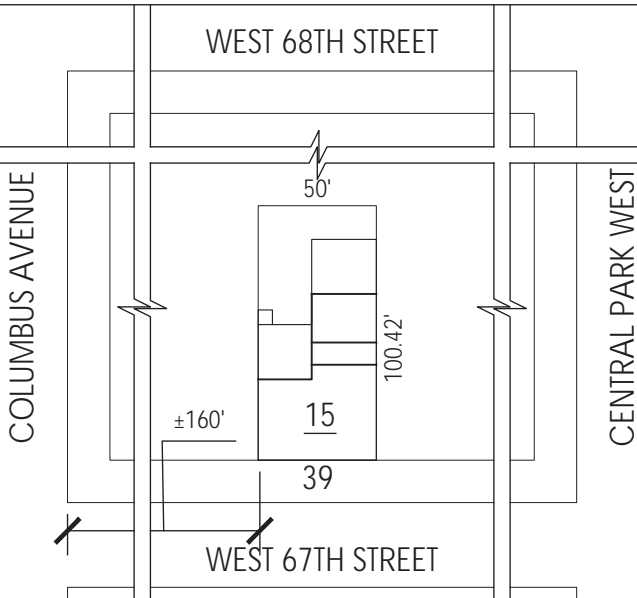
M140305

NOVEMBER 10, 2016

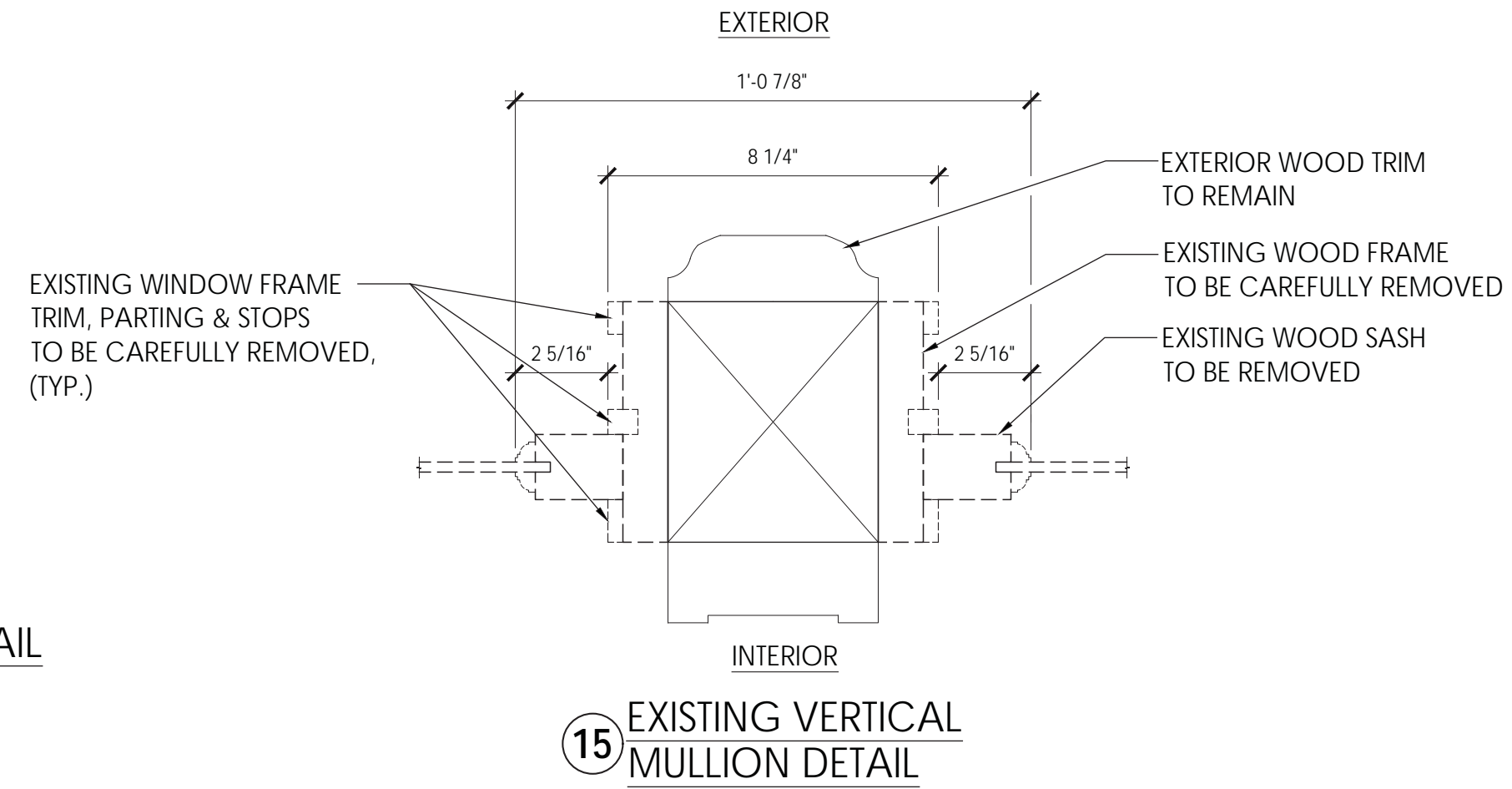
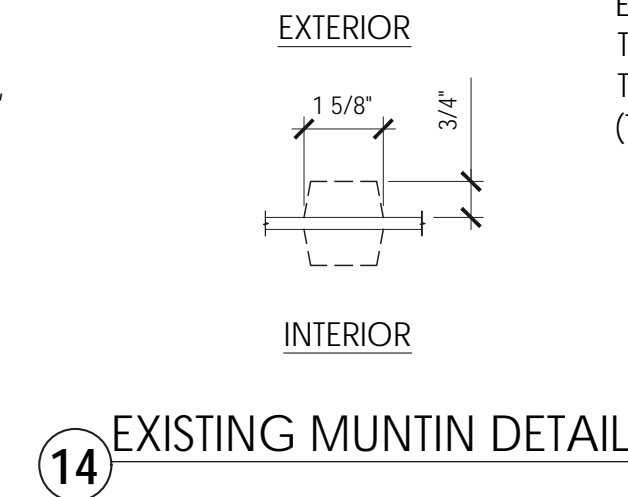
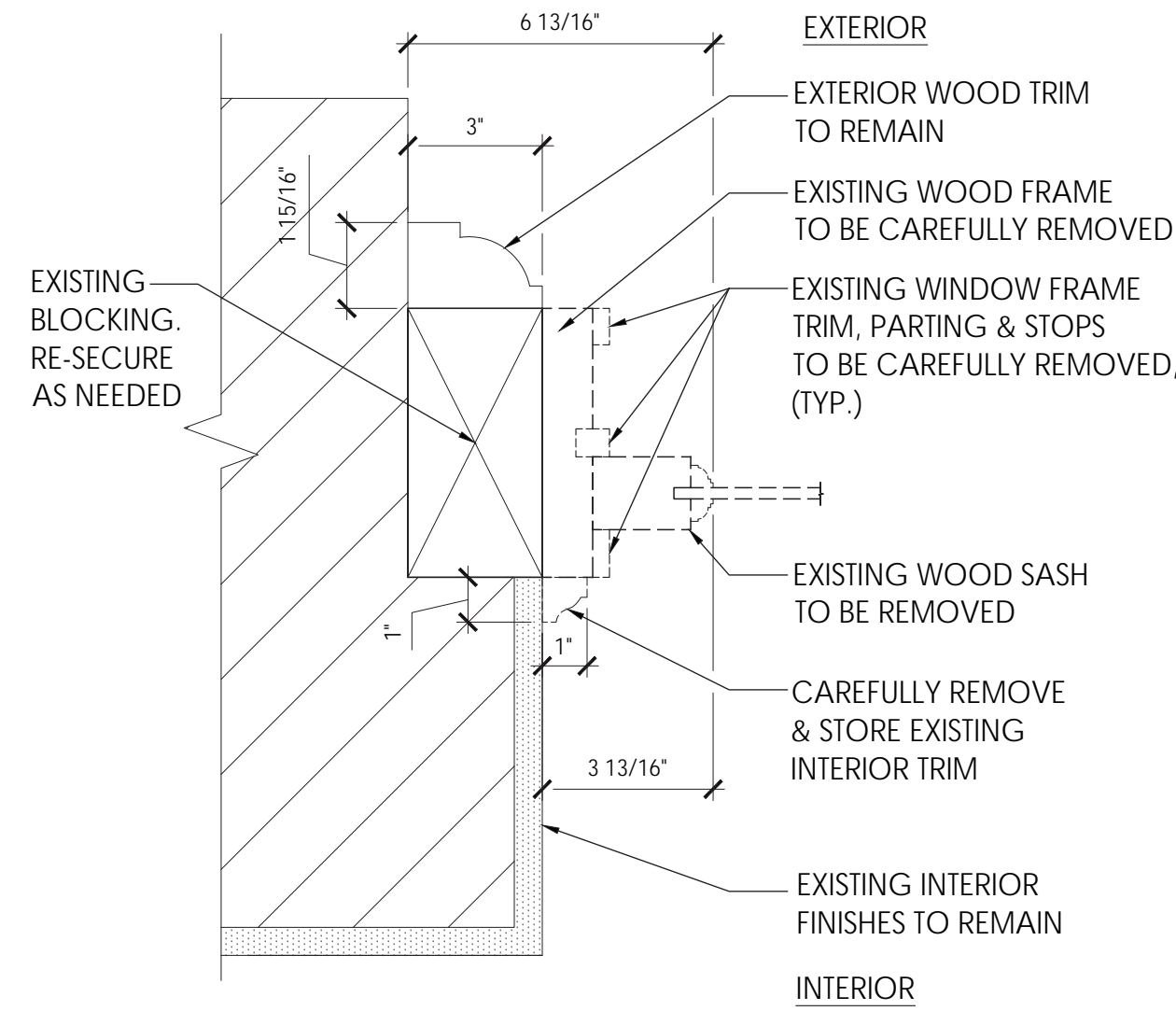
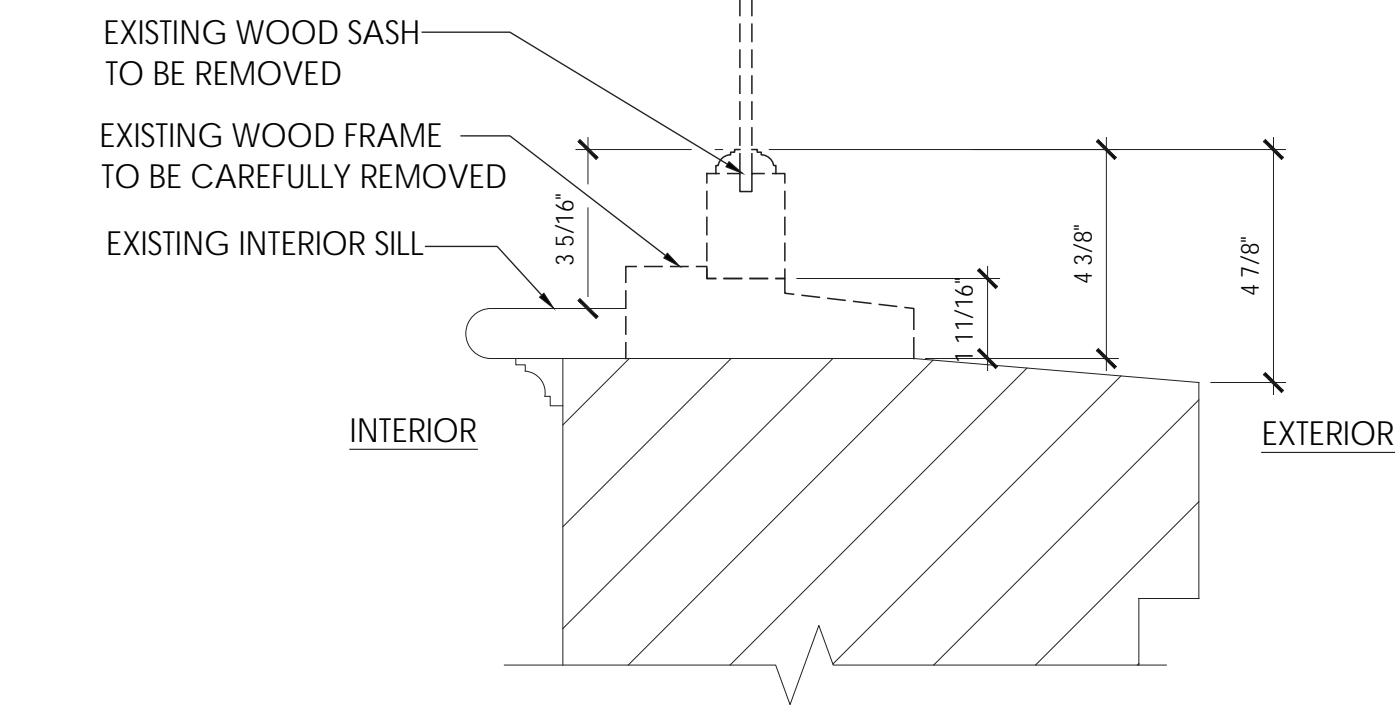
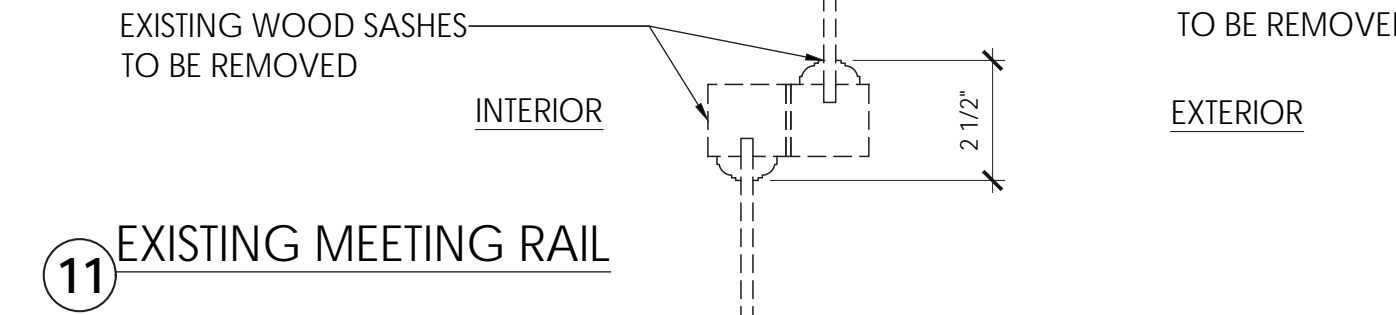
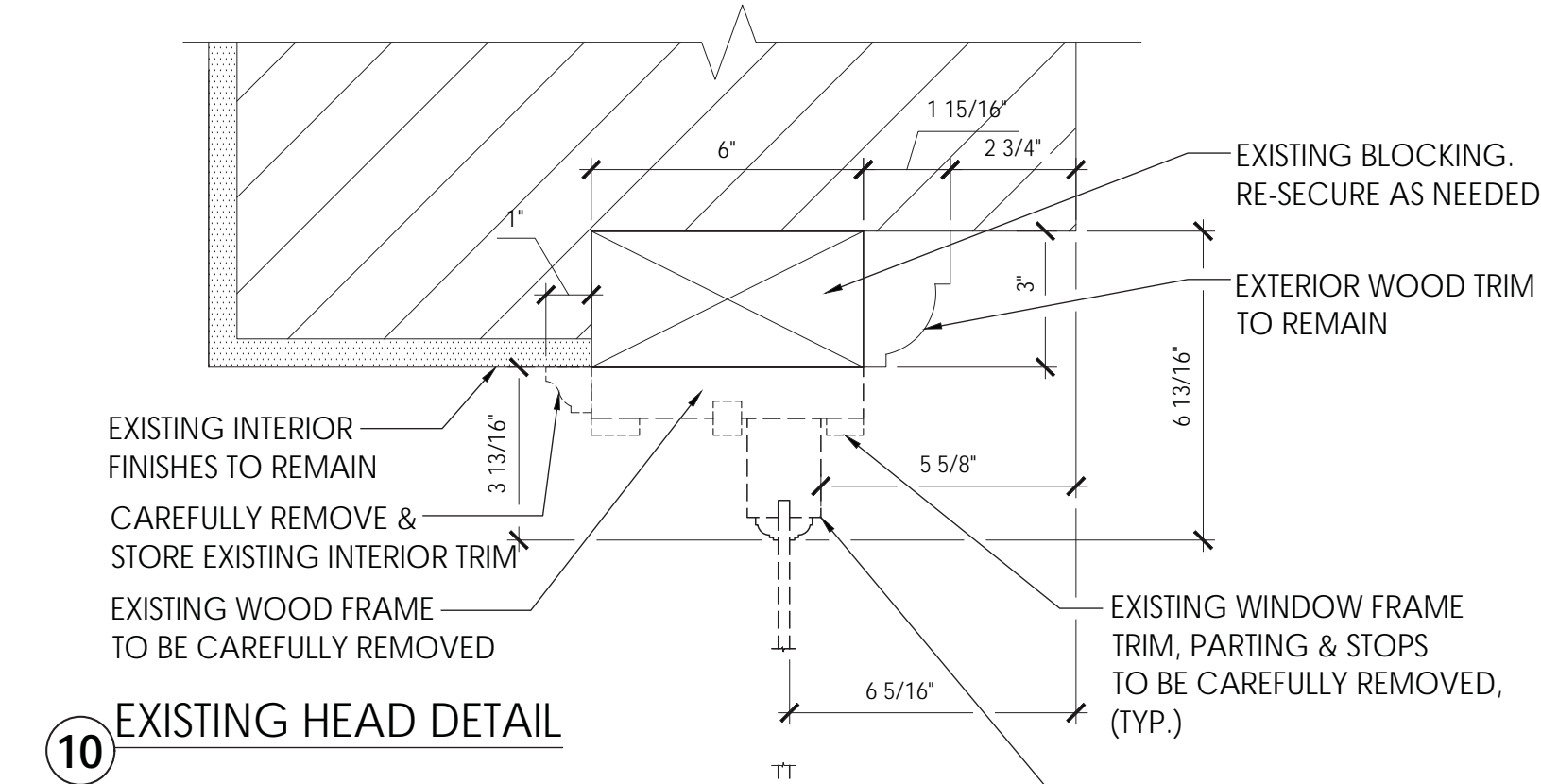
BUILDING INFORMATION

BLOCK: 1120
LOT: 7
MAP: 8C
ZONING DISTRICT: R8
LANDMARK: YES

SITE PLAN



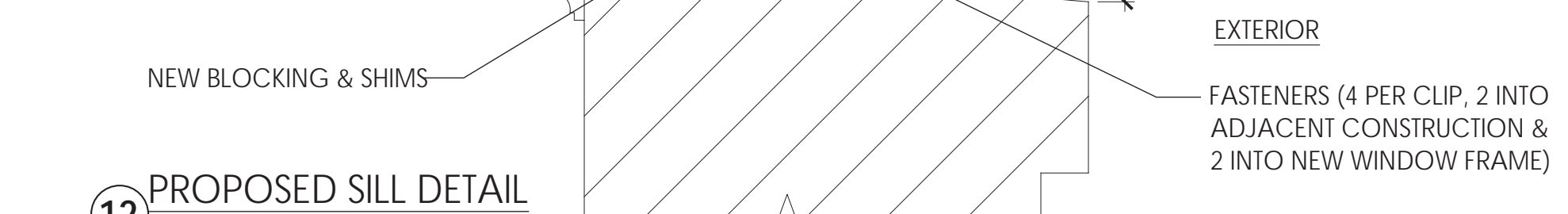
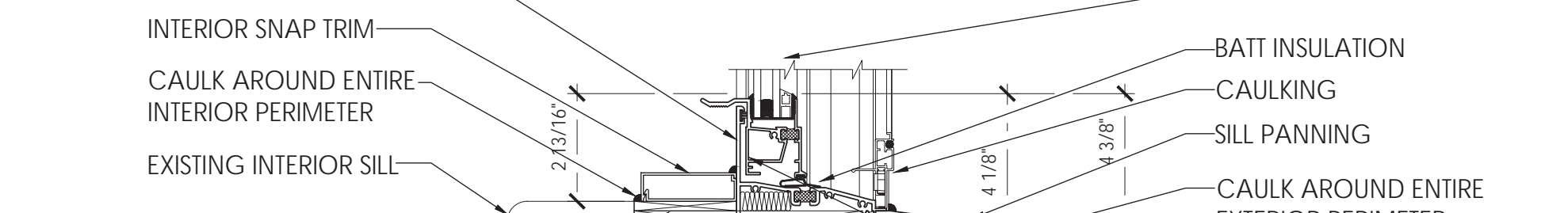
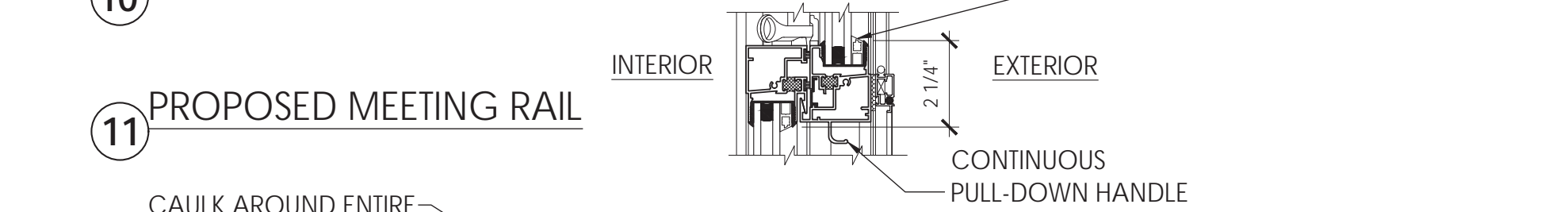
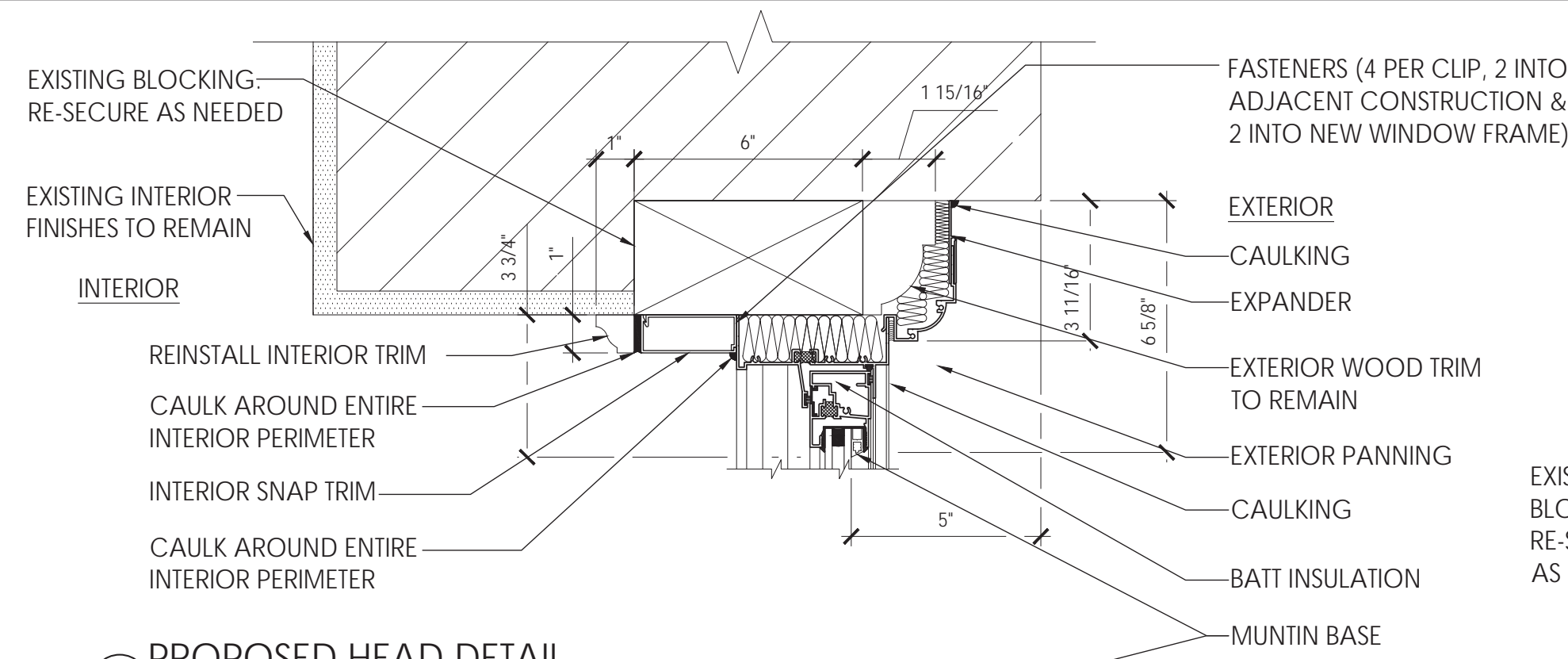
LPC-013



12 EXISTING SILL DETAIL

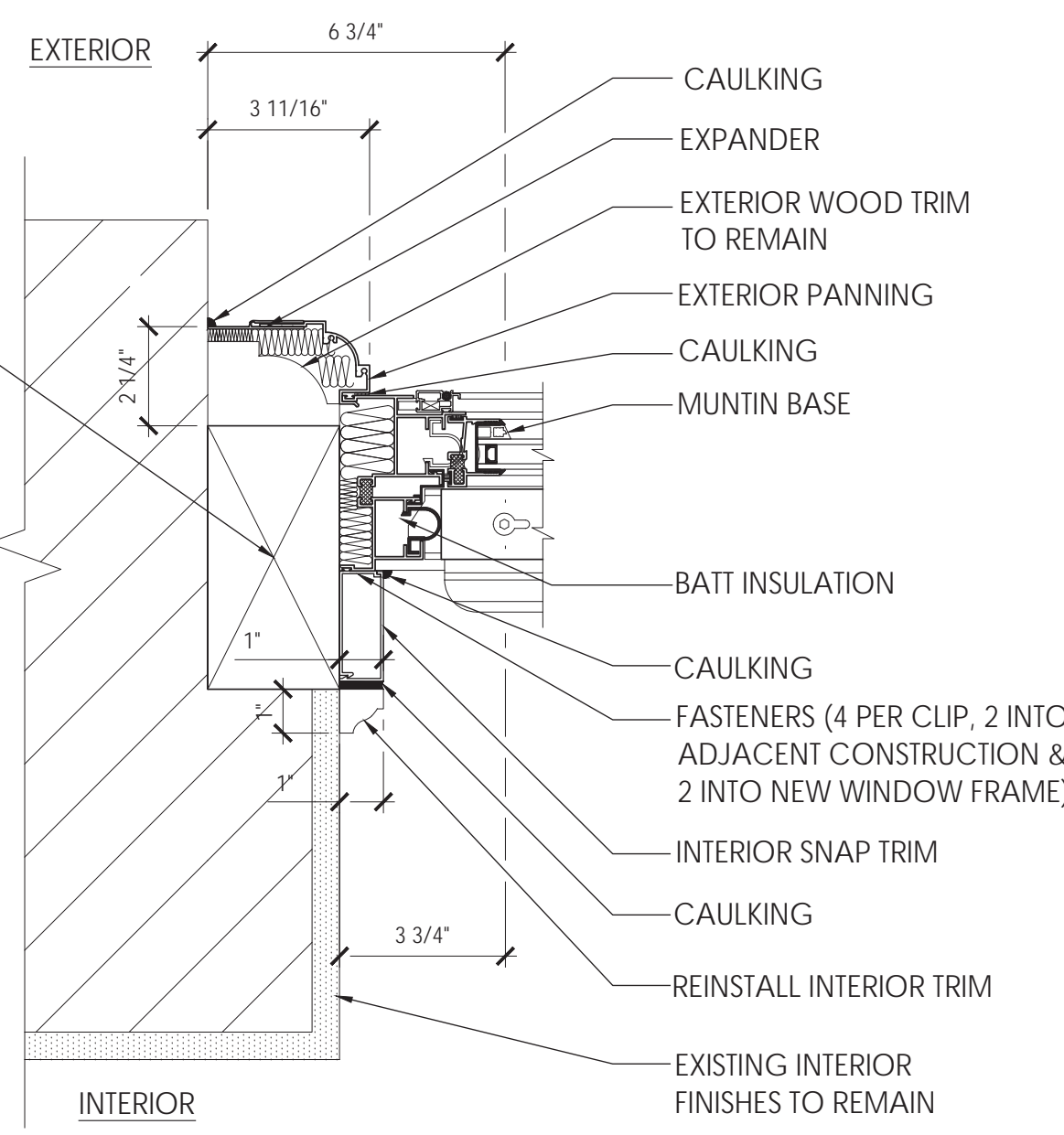
EXISTING WOOD DOUBLE-HUNG WINDOW DETAILS
RELATIVE SCALE : 3" = 1'-0"

E J

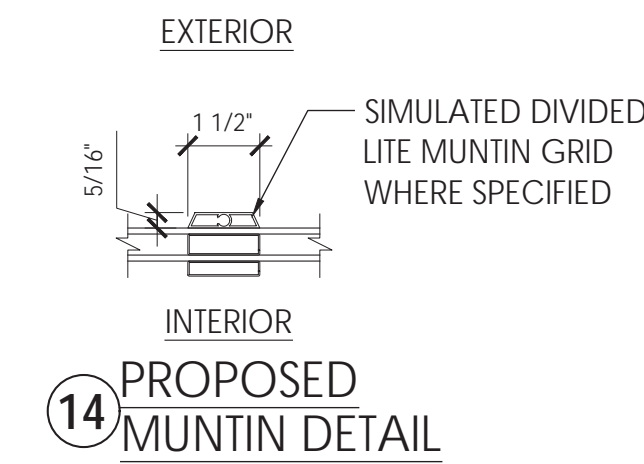


PROPOSED ALUM. DOUBLE-HUNG WINDOW DETAILS
RELATIVE SCALE : 3" = 1'-0"

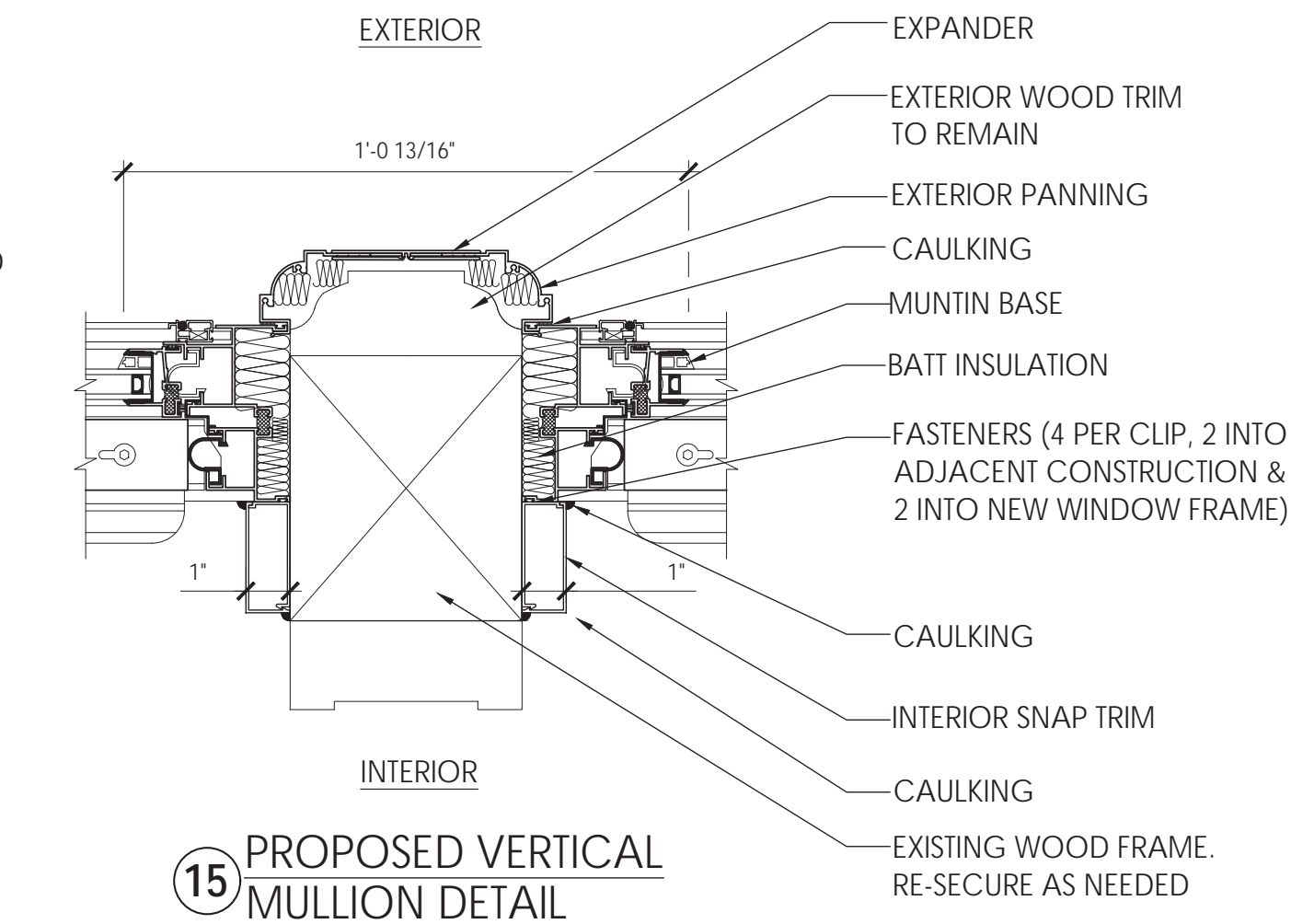
E J



13 PROPOSED JAMB DETAIL



14 PROPOSED MUNTIN DETAIL



15 PROPOSED VERTICAL MULLION DETAIL

NOTE :
-- ONLY ONE (1) WINDOW TYPE (J) THROUGHOUT BUILDING, LOCATED ON THE STREET FACADE
-- WINDOW TYPE (E) IS LOCATED ON OFF-STREET FACADES

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EXISTING OFF-STREET
FACADE WINDOW DETAILS
(1 OF 2)

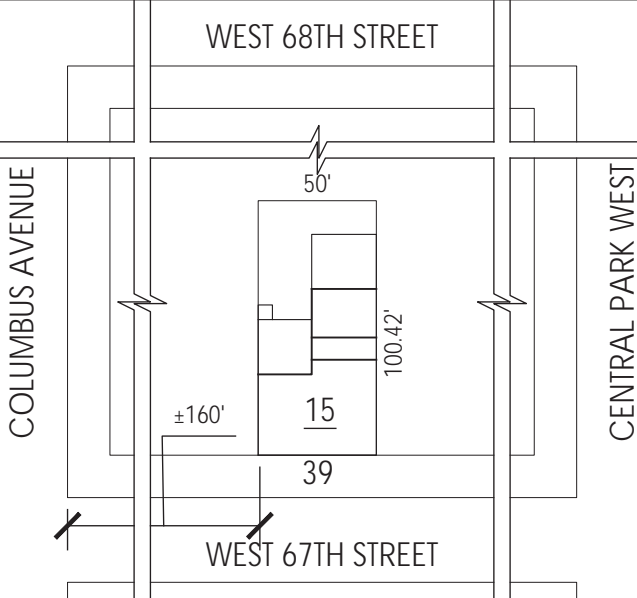
M140305

NOVEMBER 10, 2016

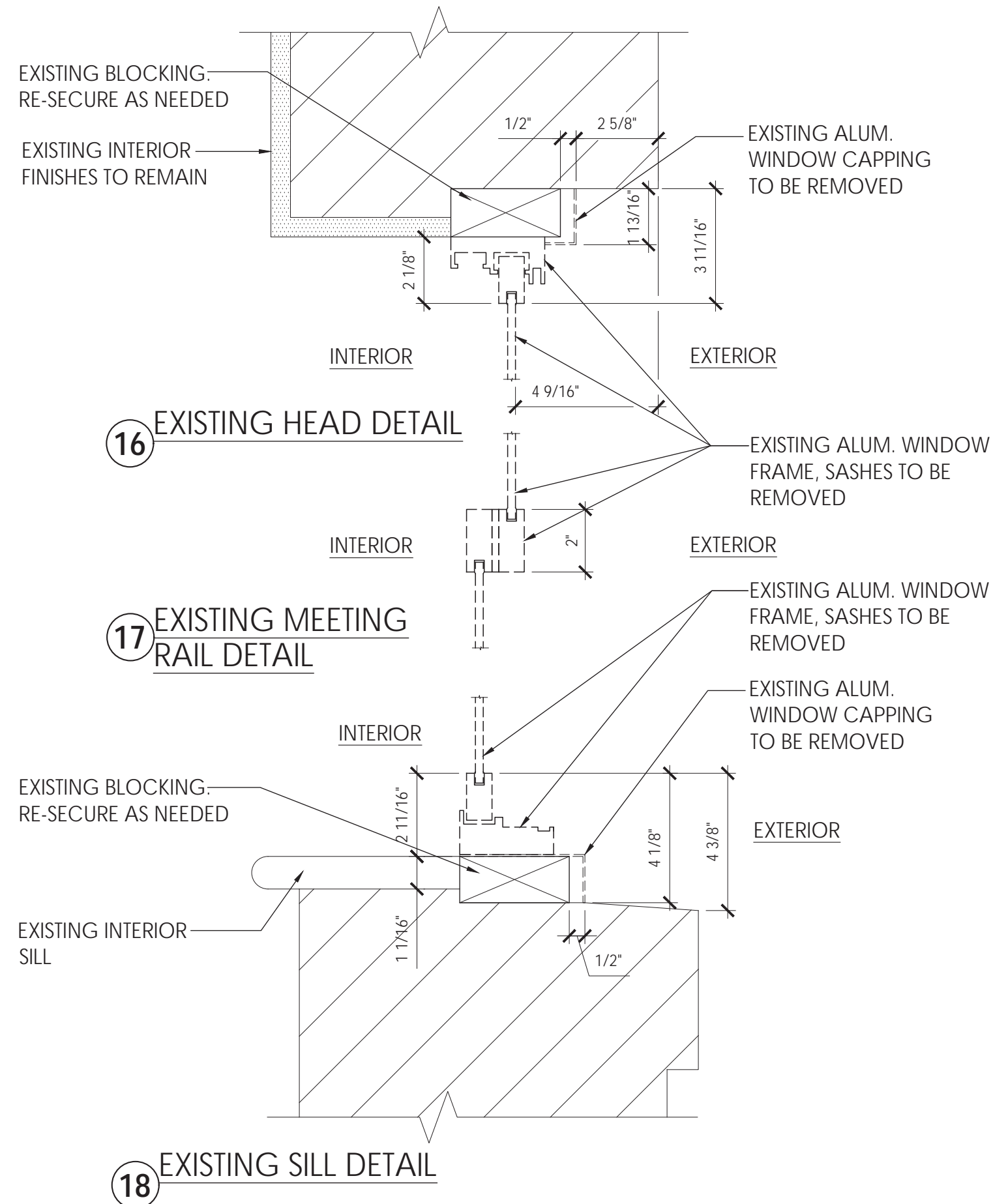
BUILDING INFORMATION

BLOCK: 1120
LOT: 7
MAP: 8C
ZONING DISTRICT: R8
LANDMARK: YES

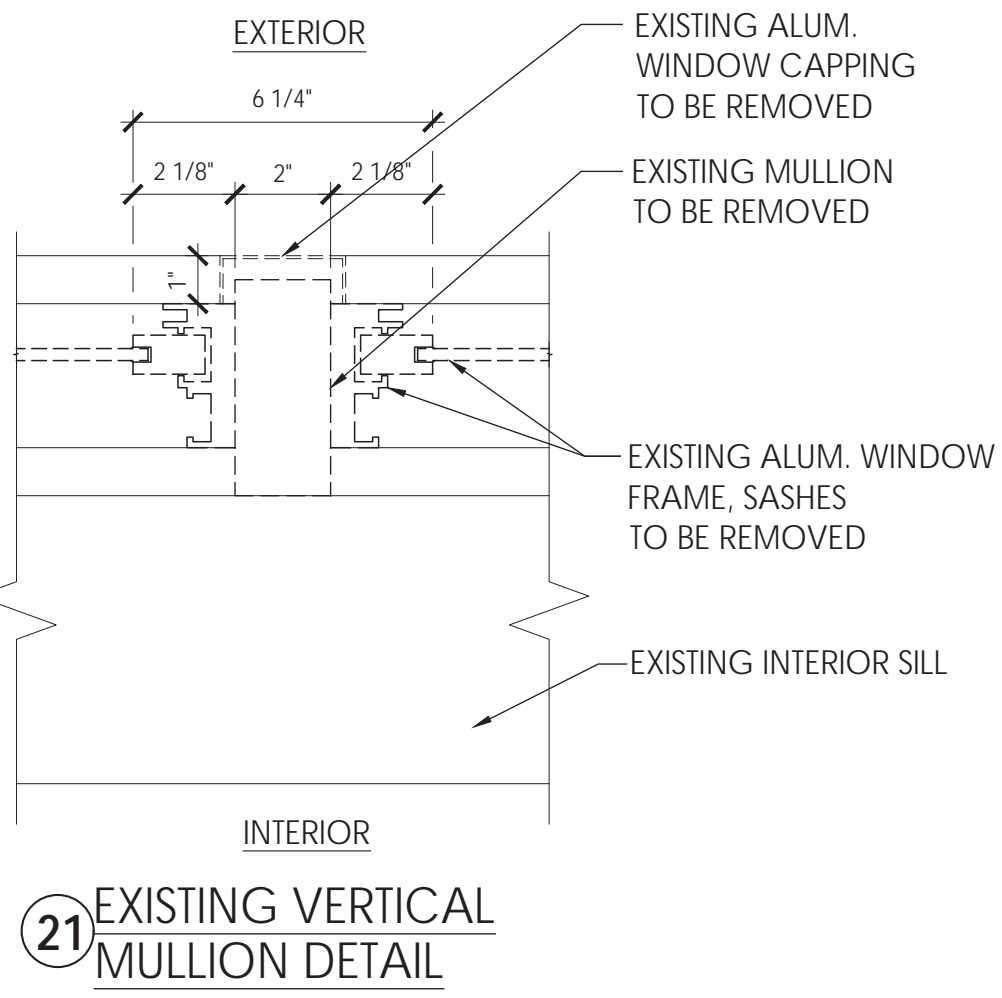
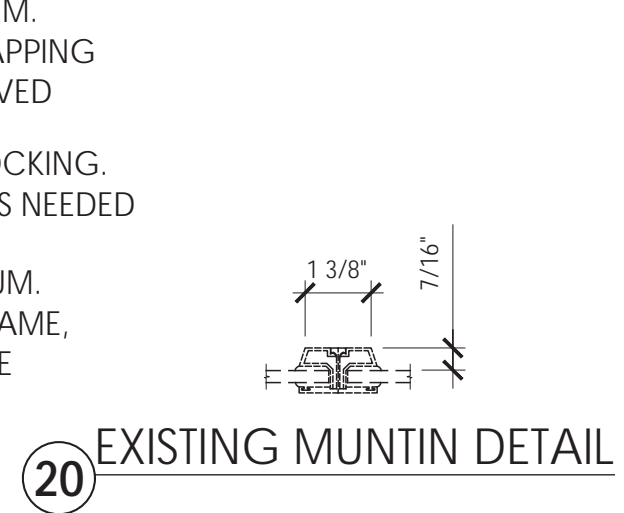
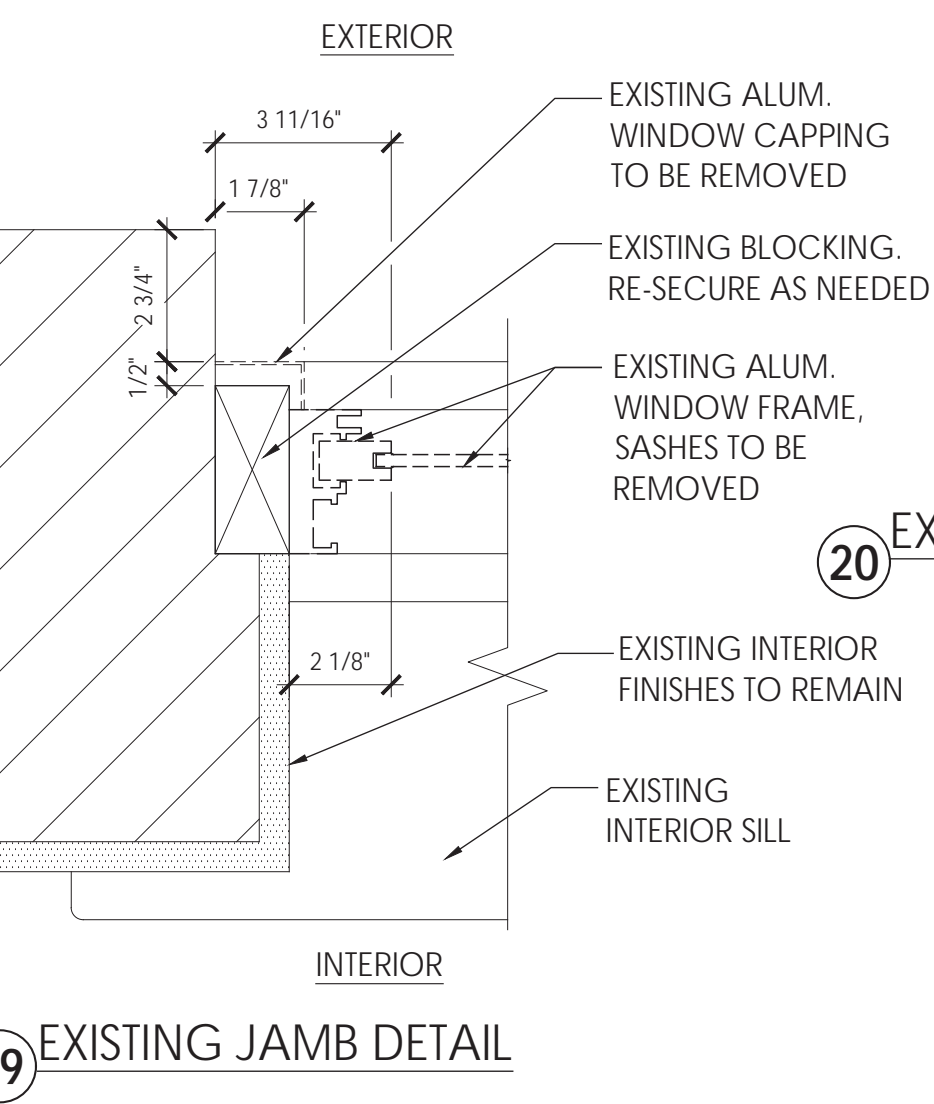
SITE PLAN



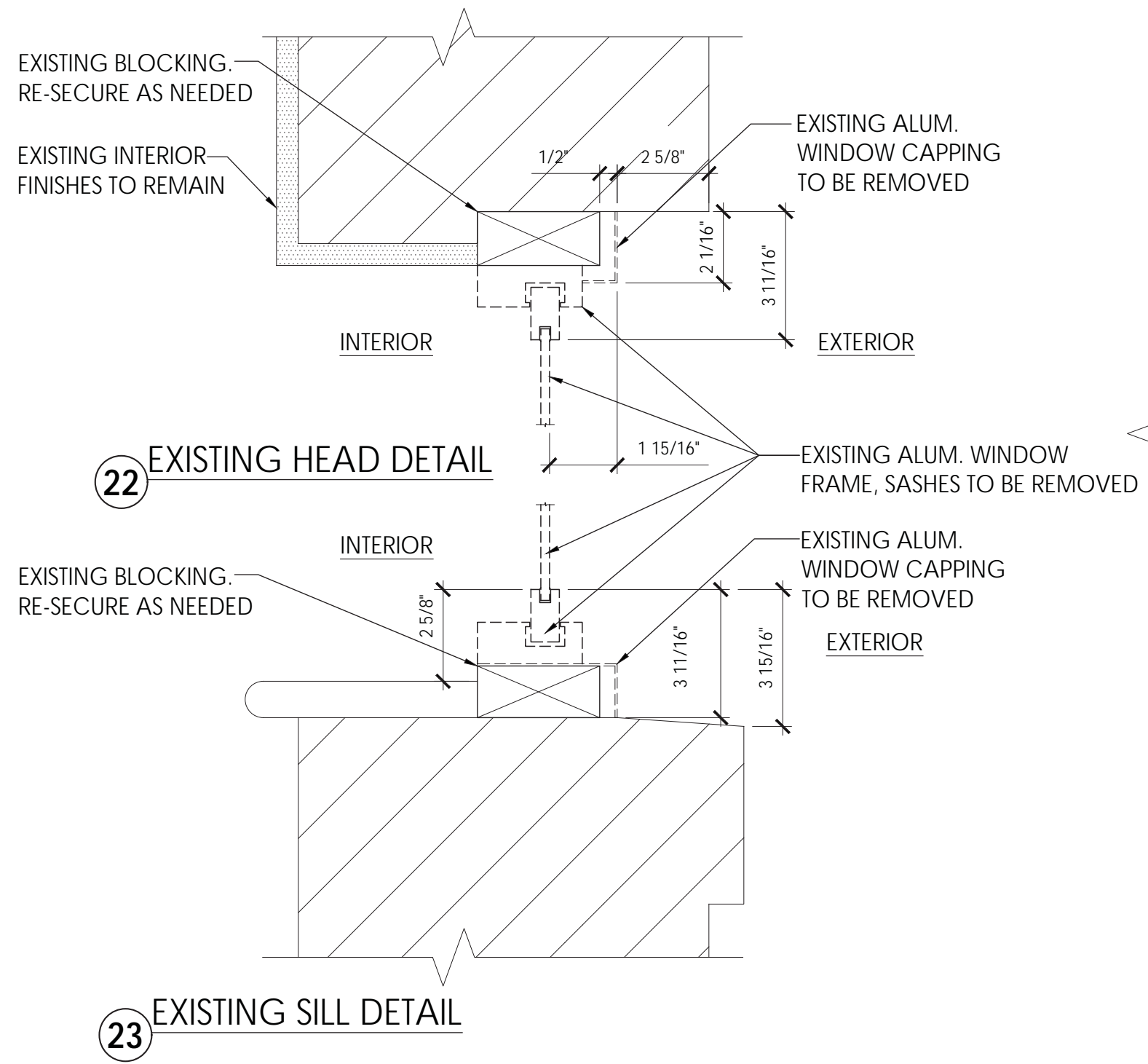
LPC-014



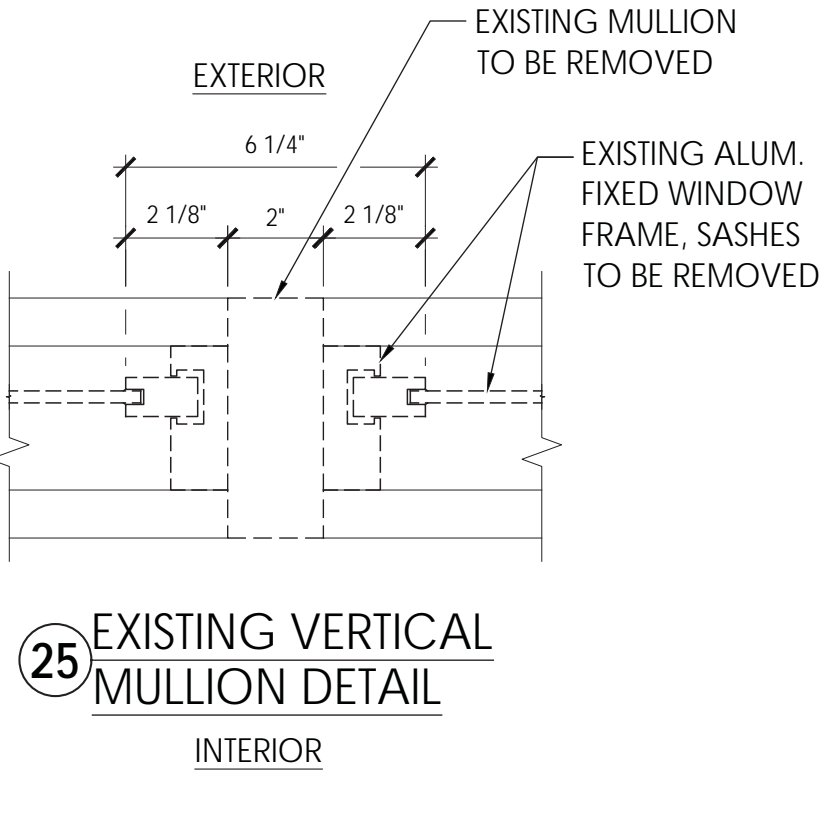
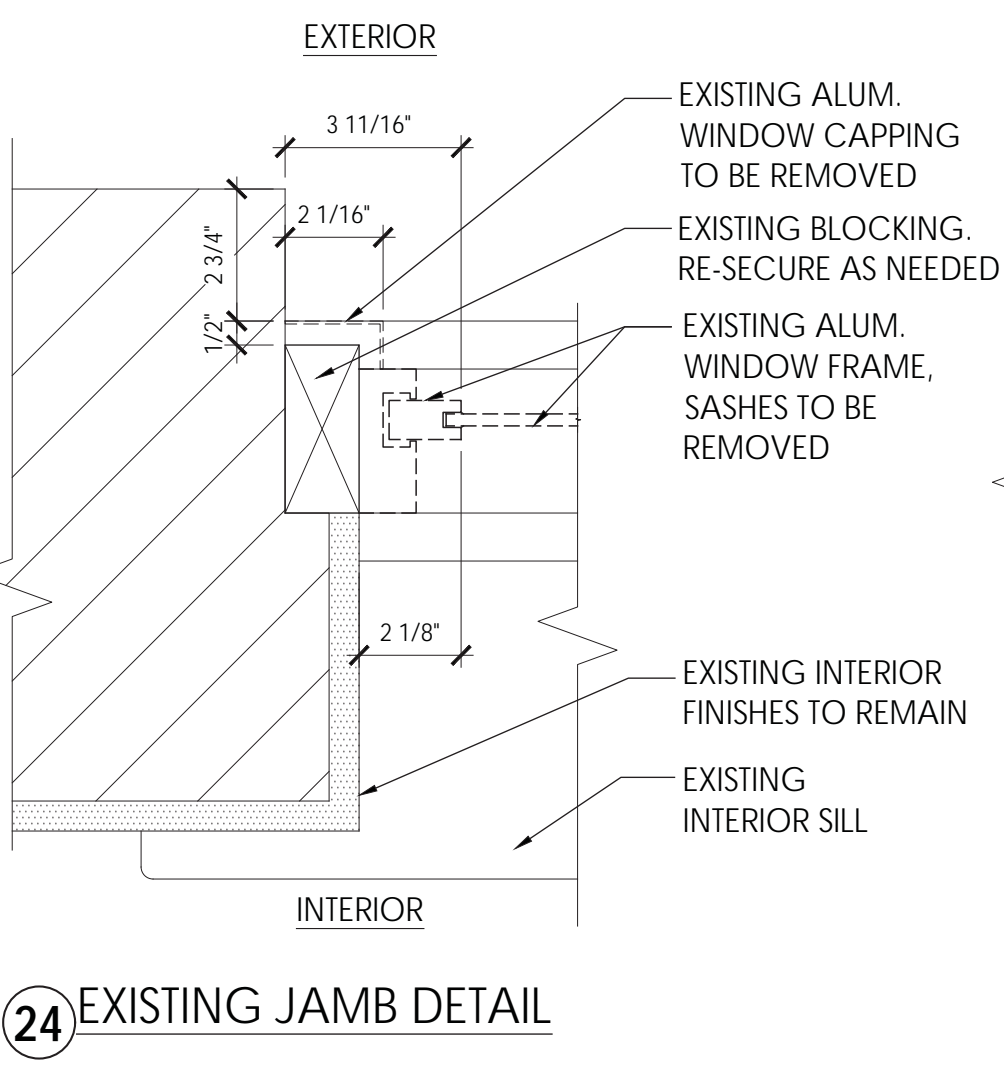
EXISTING ALUM. DOUBLE -HUNG WINDOW DETAILS
RELATIVE SCALE : 3"= 1'-0"

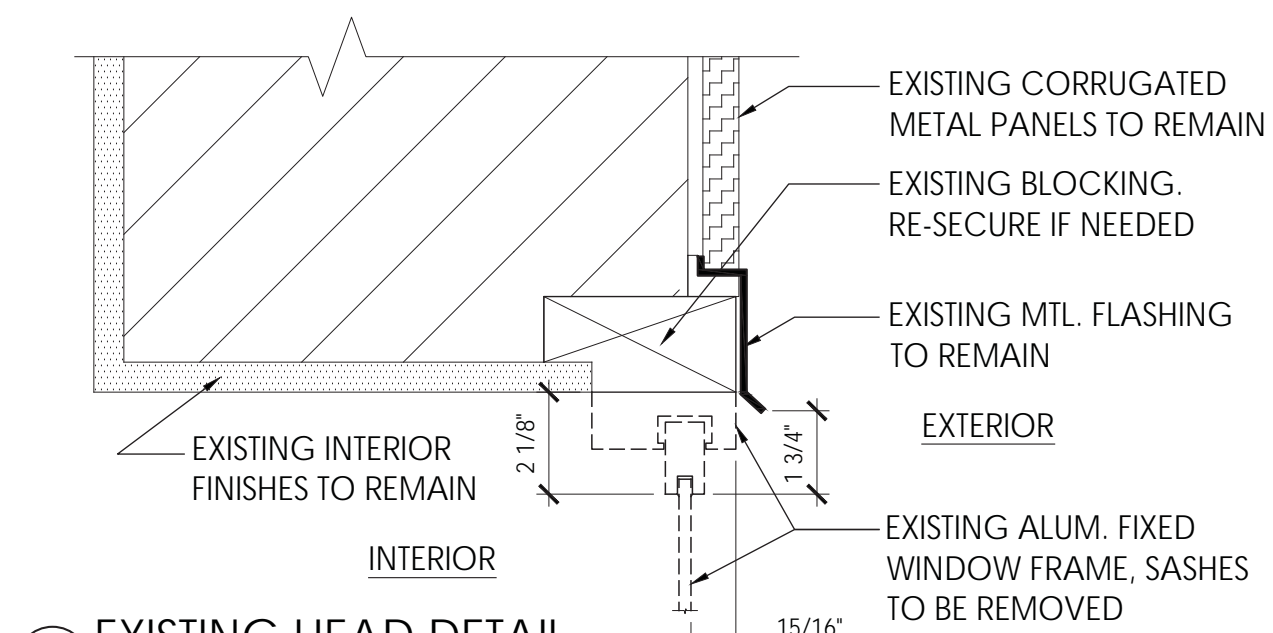


NOTE :
DETAILS FOR WINDOW TYPES (K) & (R) ARE SIMILAR.

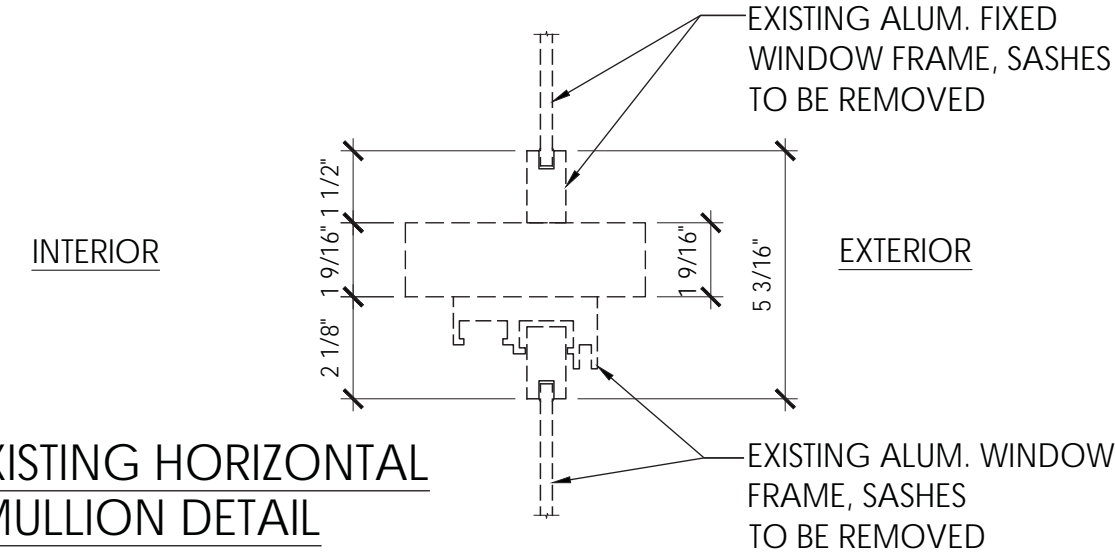


EXISTING ALUM. WINDOW DETAILS
RELATIVE SCALE : 3"= 1'-0"

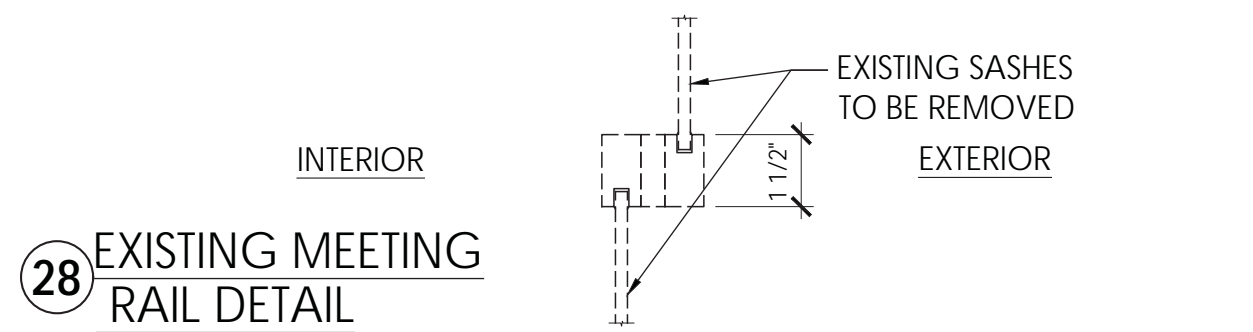




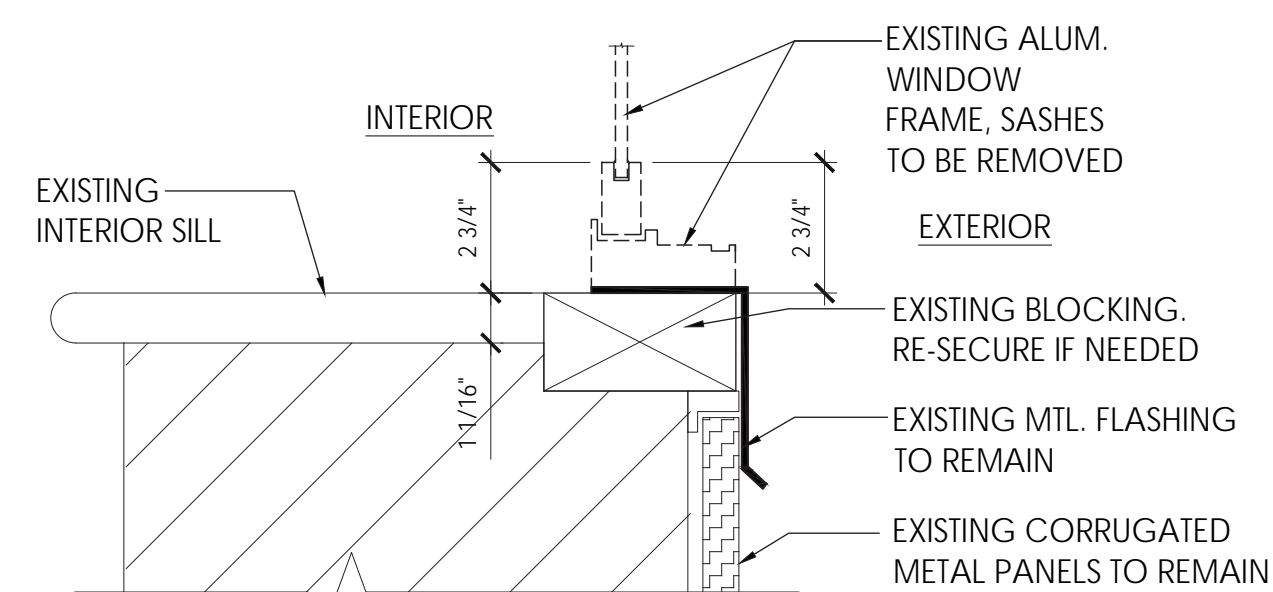
26 EXISTING HEAD DETAIL



27 EXISTING HORIZONTAL MULLION DETAIL



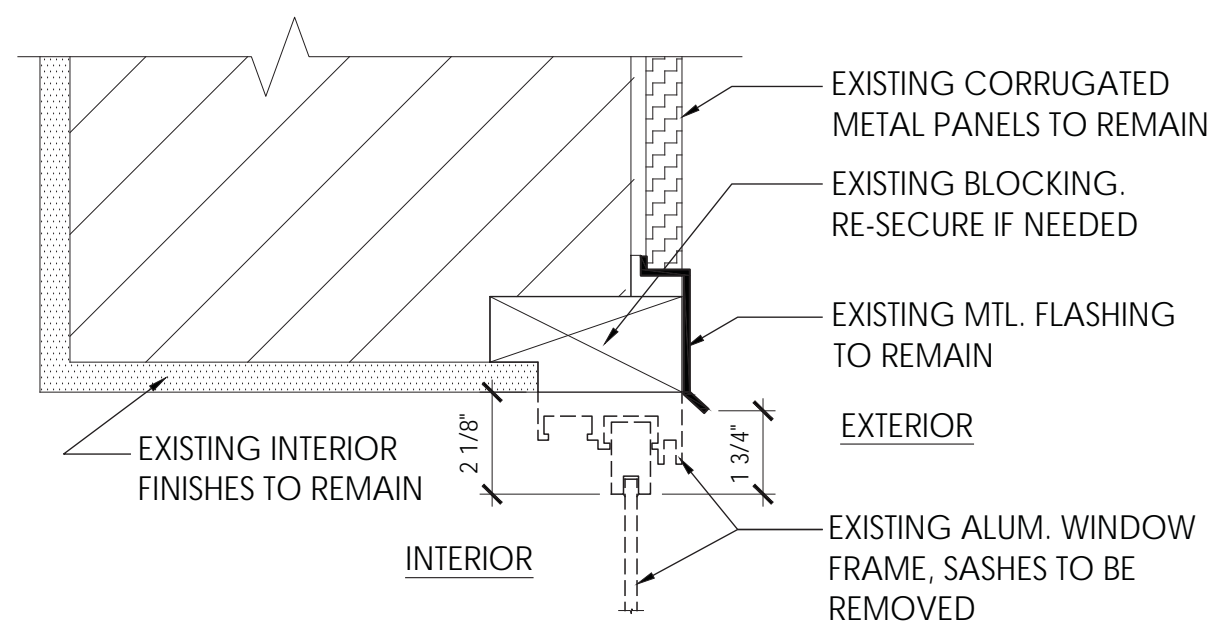
28 EXISTING MEETING RAIL DETAIL



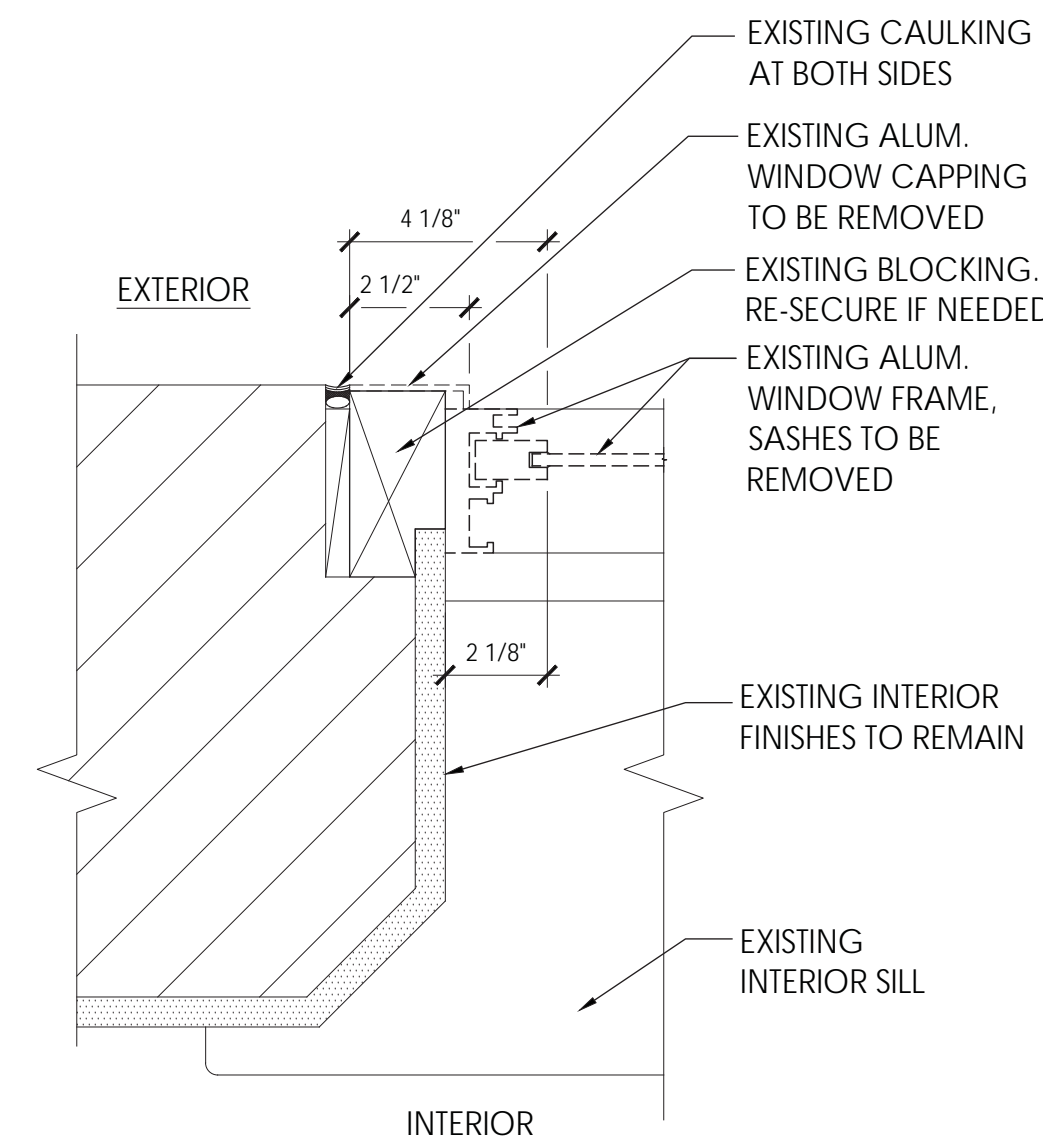
29 EXISTING SILL DETAIL

EXISTING ALUM. WINDOW DETAILS

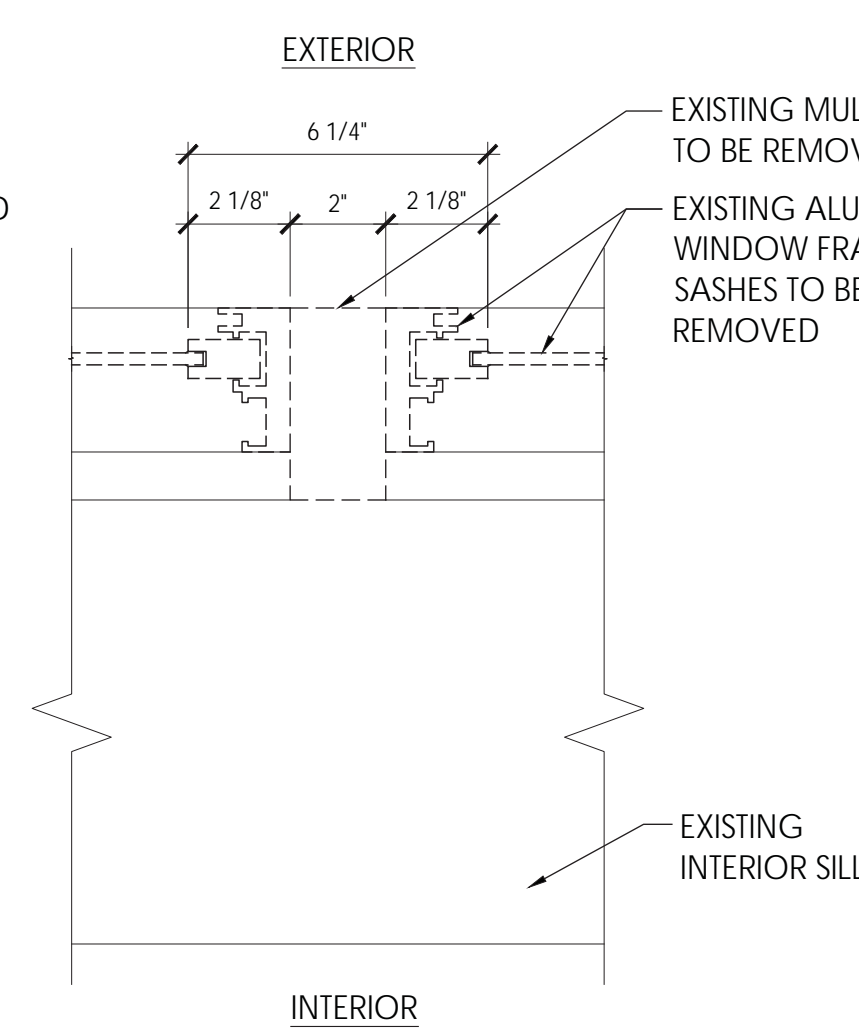
RELATIVE SCALE : 3"= 1'-0"



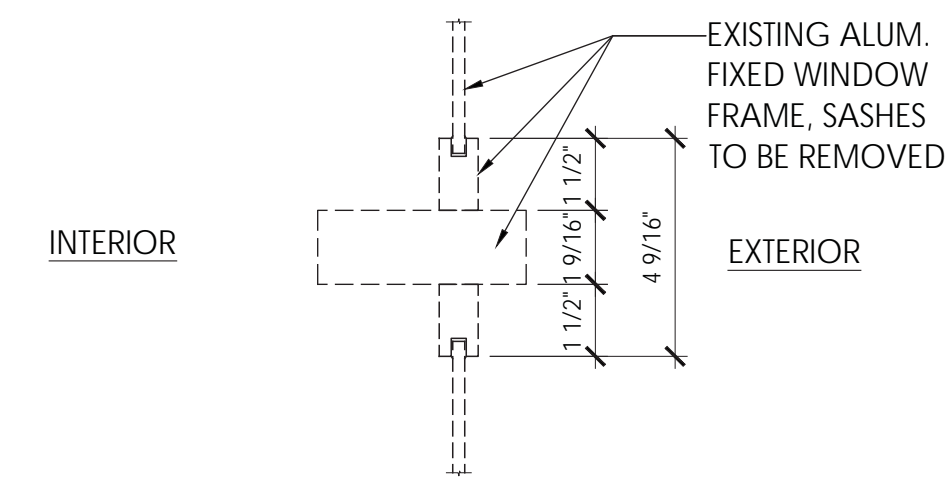
30 EXISTING HEAD DETAIL



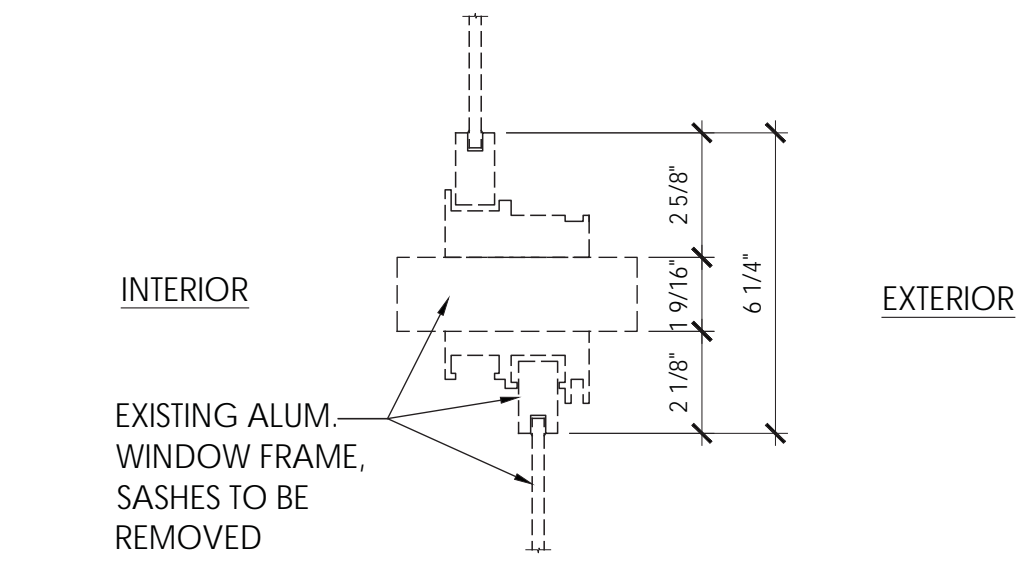
31 EXISTING JAMB DETAIL



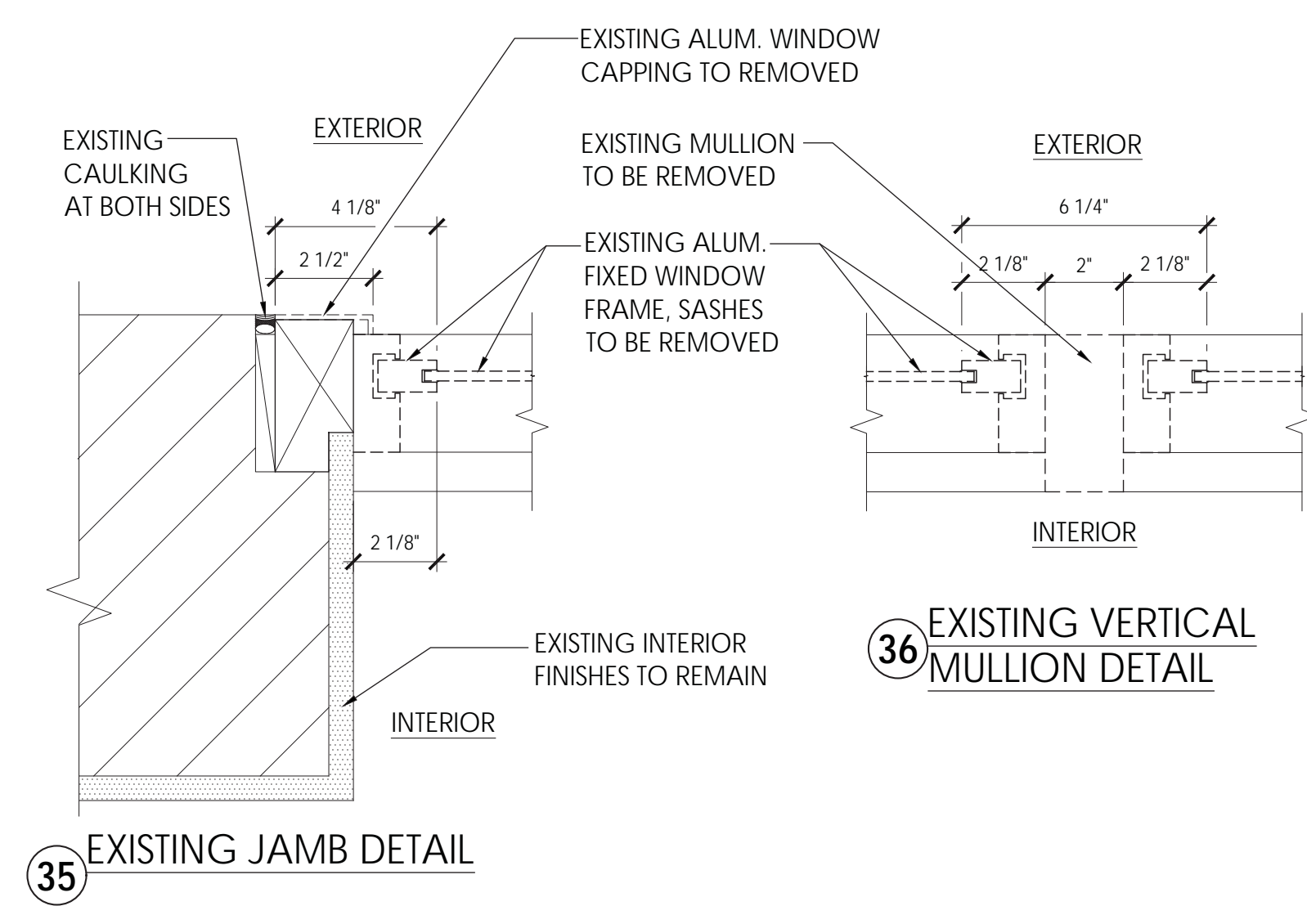
32 EXISTING VERTICAL MULLION DETAIL



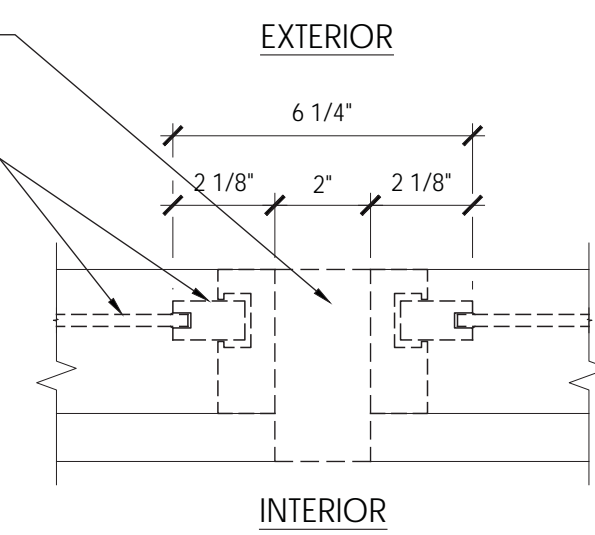
33 EXISTING HORIZONTAL MULLION DETAIL



37 EXISTING HORIZONTAL MULLION DETAIL



35 EXISTING JAMB DETAIL



36 EXISTING VERTICAL MULLION DETAIL

P Q S T U V

39 WEST 67TH STREET
NEW YORK, NY 10023
DOCKET #16-2263

UPPER WEST SIDE-CENTRAL PARK
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

EXISTING OFF-STREET
FACADE WINDOW DETAILS
(2 OF 2)

M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

BLOCK: 1120

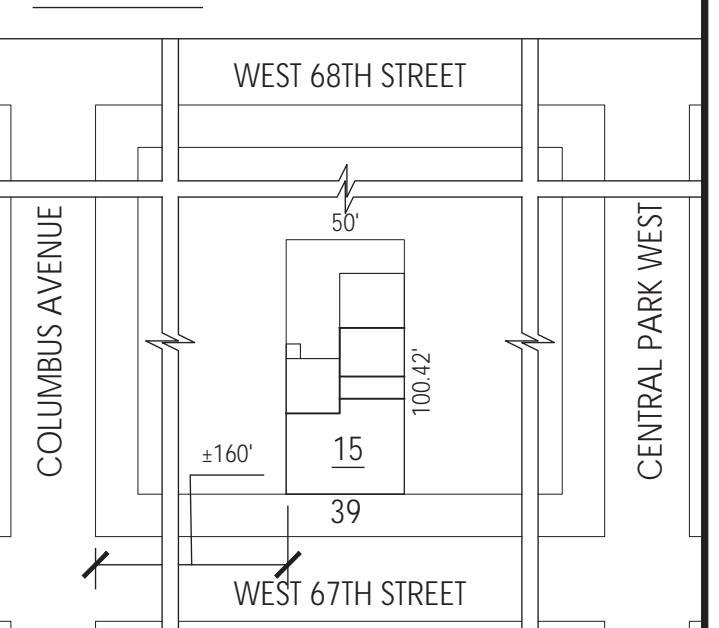
LOT: 7

MAP: 8C

ZONING DISTRICT: R8

LANDMARK: YES

SITE PLAN



LPC-015



ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844 / FAX (212) 691-7972

39 WEST 67TH STREET
NEW YORK, NY 10023
DOCKET #16-2263

UPPER WEST SIDE-CENTRAL PARK
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

PROPOSED OFF-STREET
FACADE WINDOW DETAILS
(1 OF 2)

M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

BLOCK: 1120

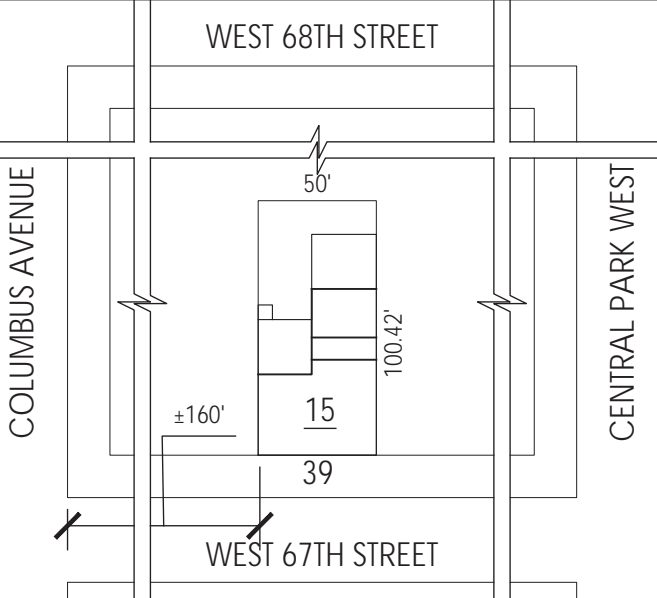
LOT: 7

MAP: 8C

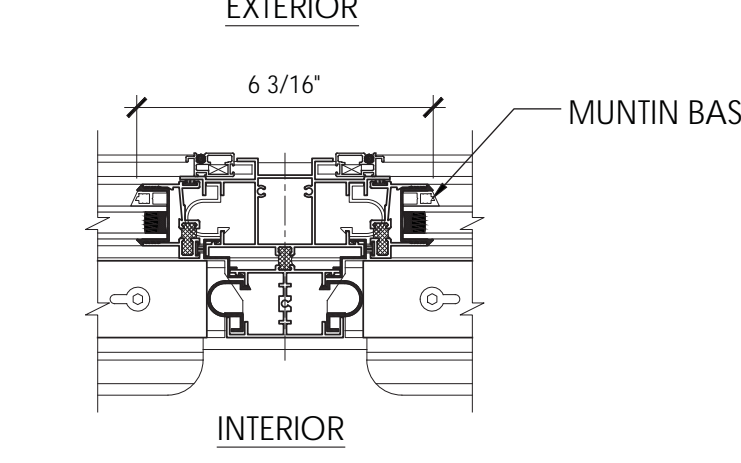
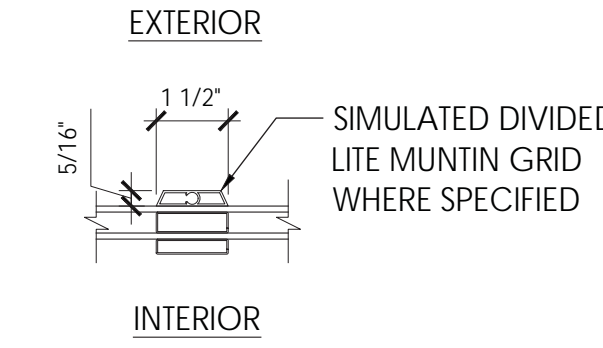
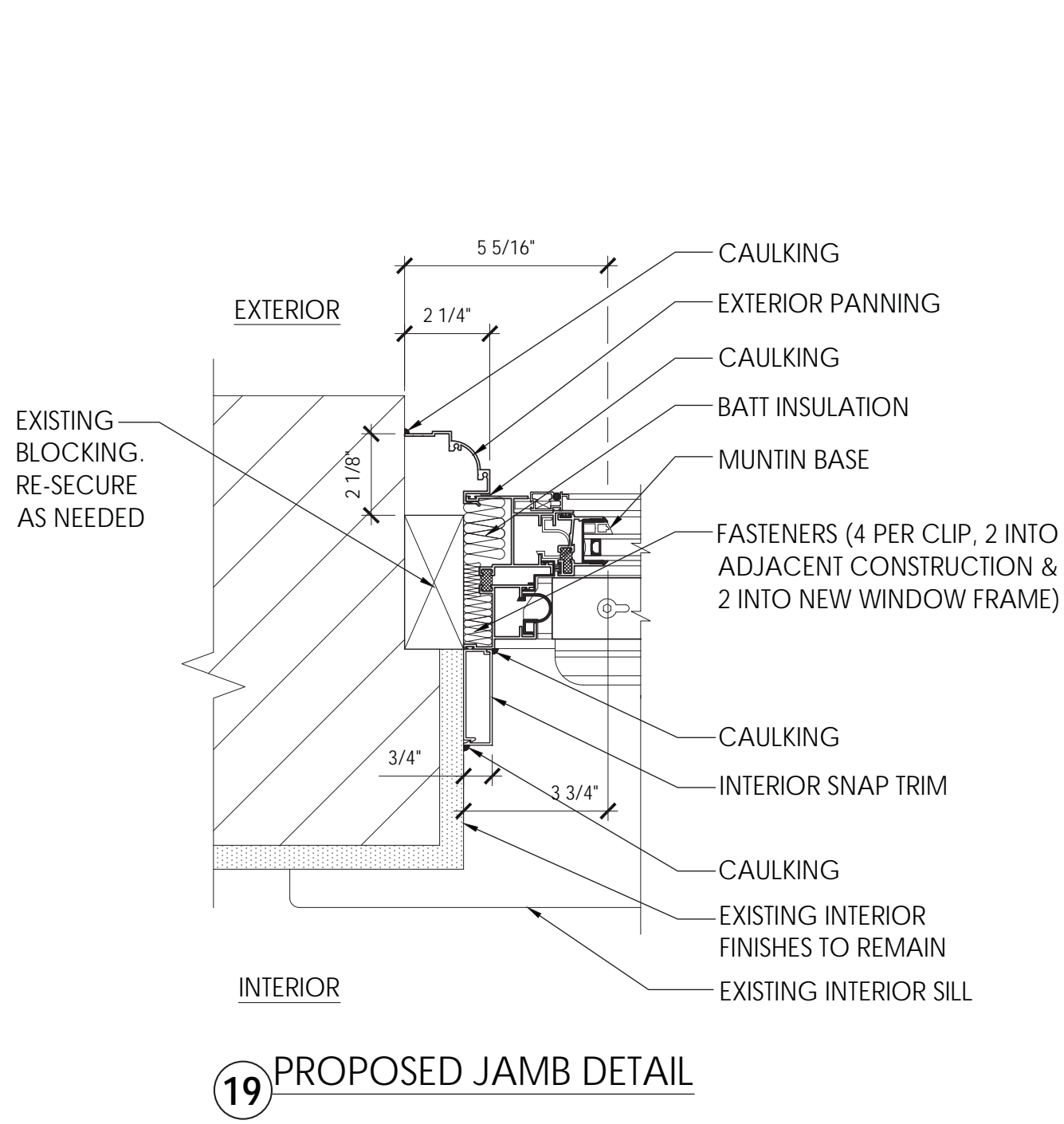
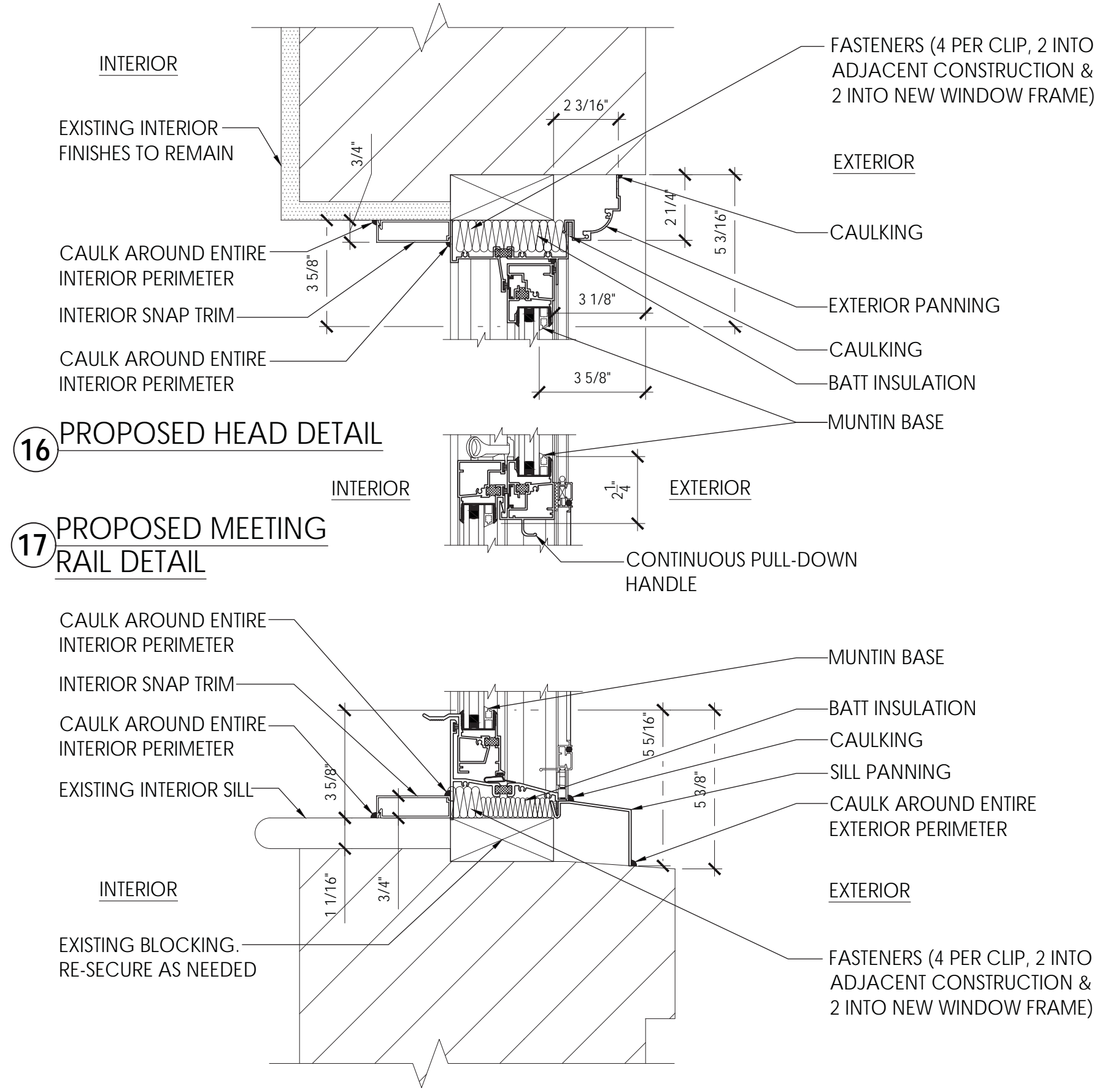
ZONING DISTRICT: R8

LANDMARK: YES

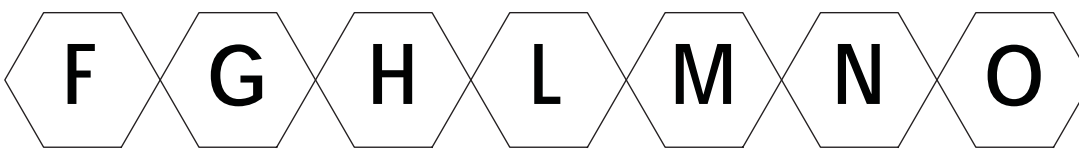
SITE PLAN



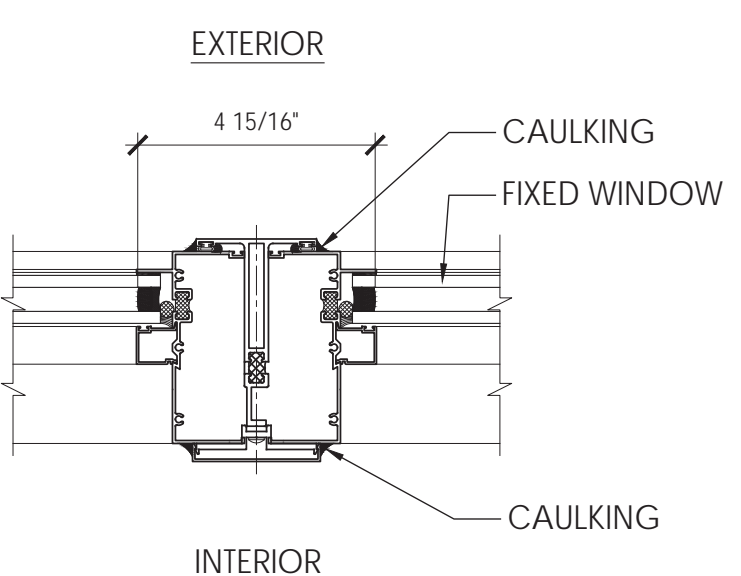
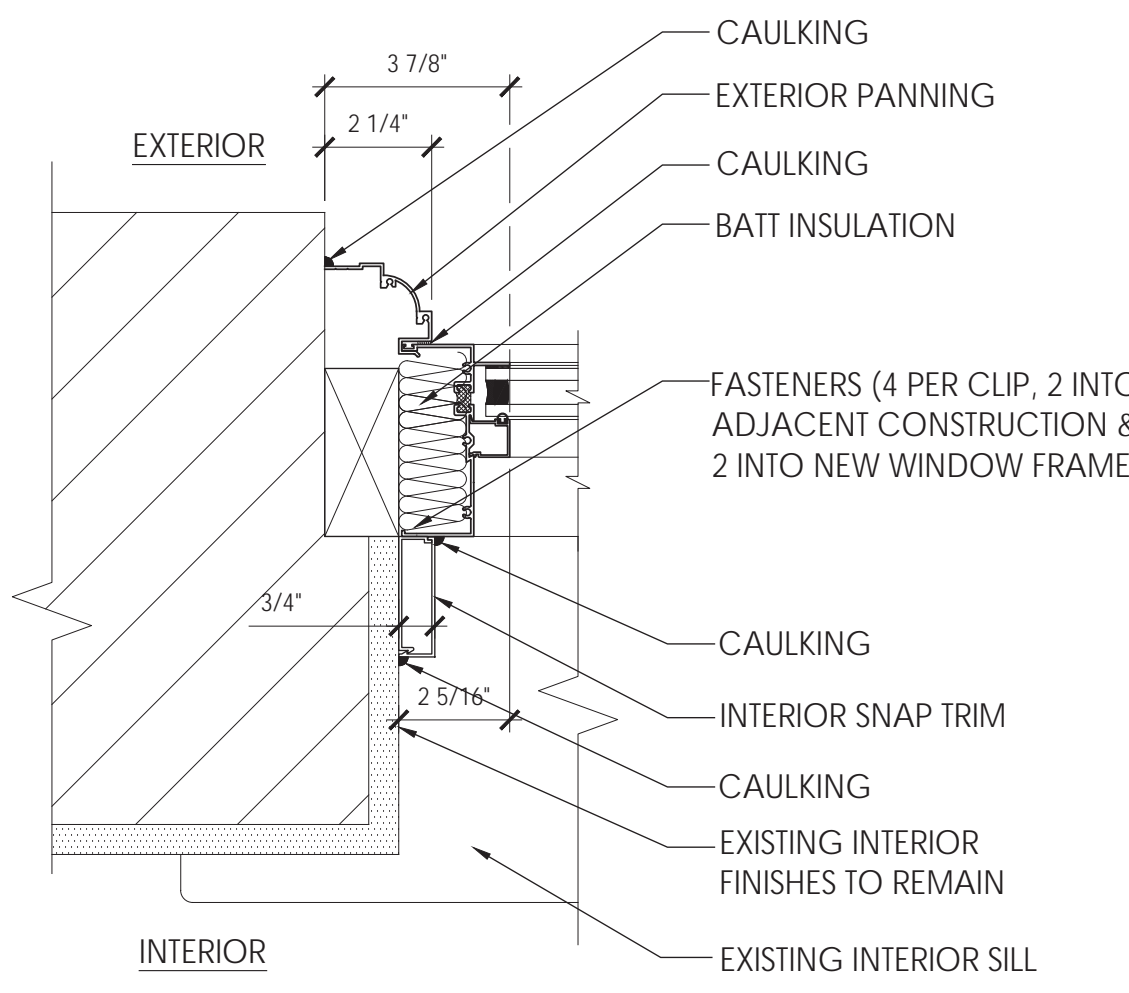
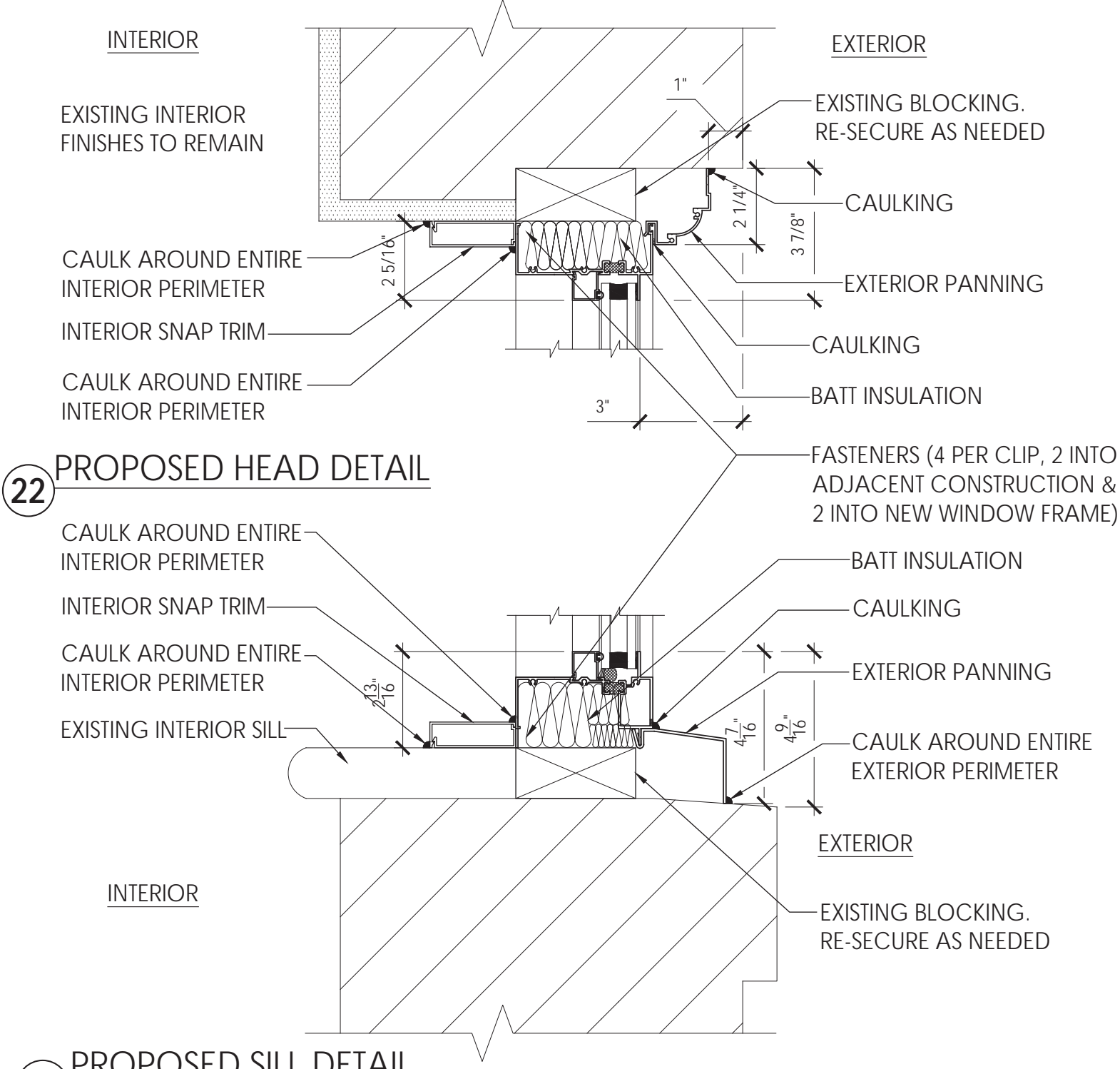
LPC-016



PROPOSED ALUM. DOUBLE -HUNG WINDOW DETAILS
RELATIVE SCALE : 3"= 1'-0"



NOTE :
- DETAILS FOR WINDOW TYPES (K) & (R) ARE SIMILAR



PROPOSED ALUM. WINDOW DETAILS
RELATIVE SCALE : 3"= 1'-0"



PROPOSED VERTICAL MULLION DETAIL

39 WEST 67TH STREET
NEW YORK, NY 10023
DOCKET #16-2263

UPPER WEST SIDE-CENTRAL PARK
HISTORIC DISTRICT

WINDOW REPLACEMENT
MASTER PLAN

PROPOSED OFF-STREET
FACADE WINDOW DETAILS
(2 OF 2)

M140305

NOVEMBER 10, 2016

BUILDING INFORMATION

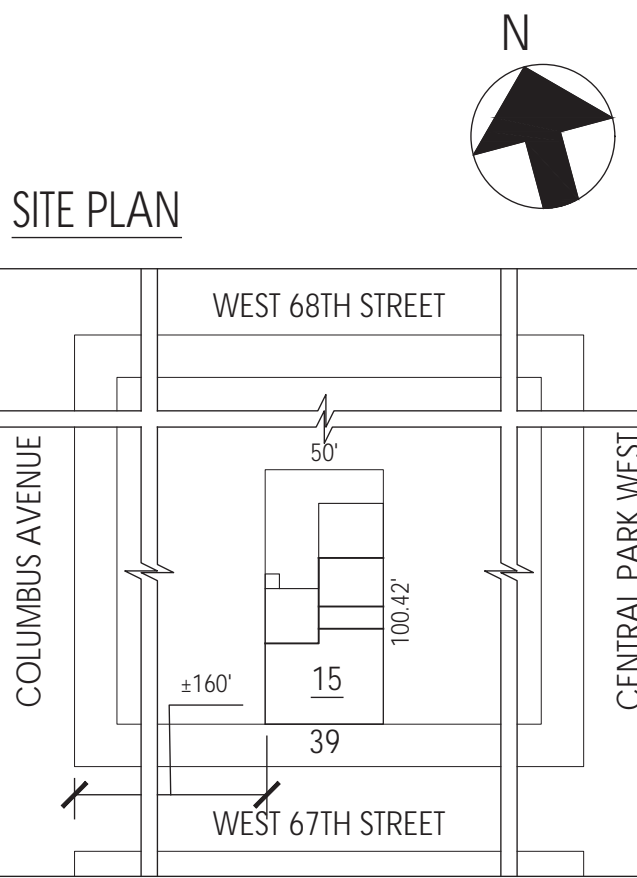
BLOCK: 1120

LOT: 7

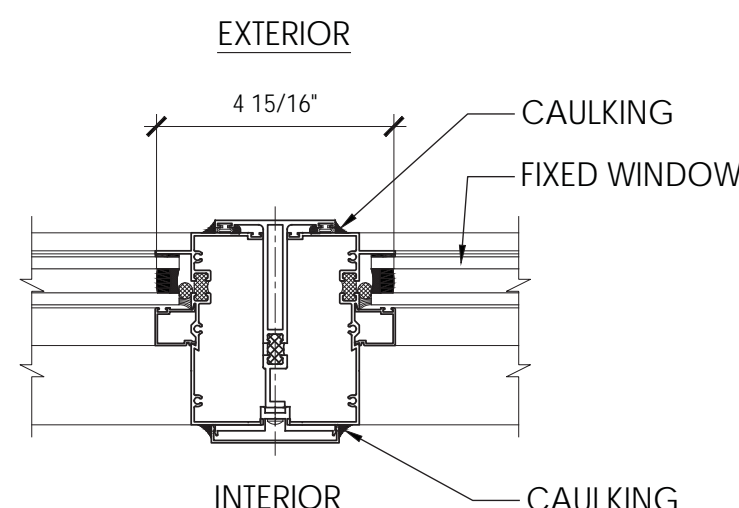
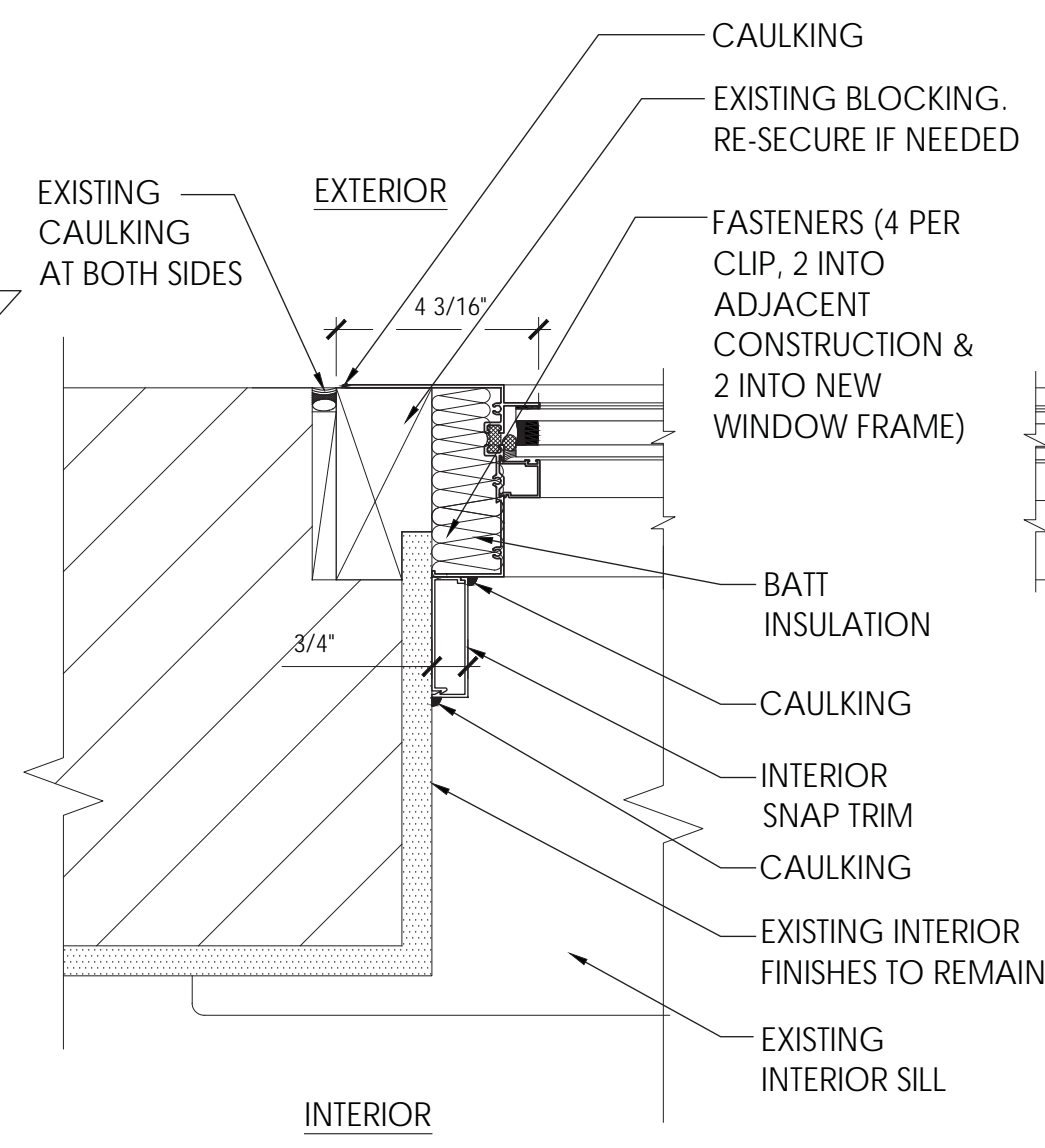
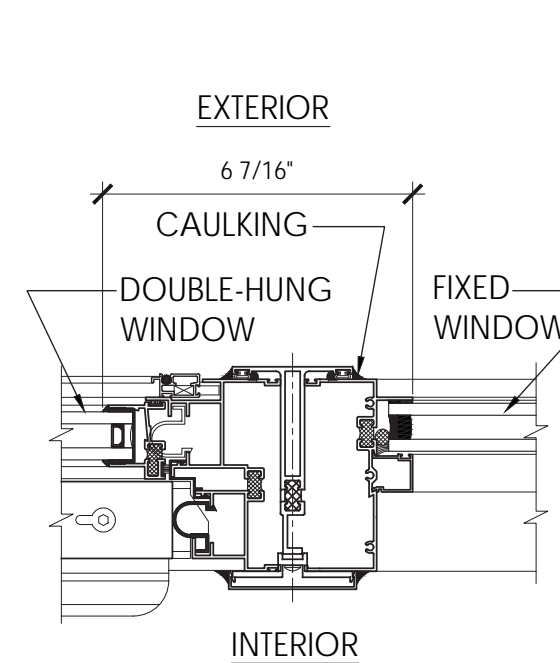
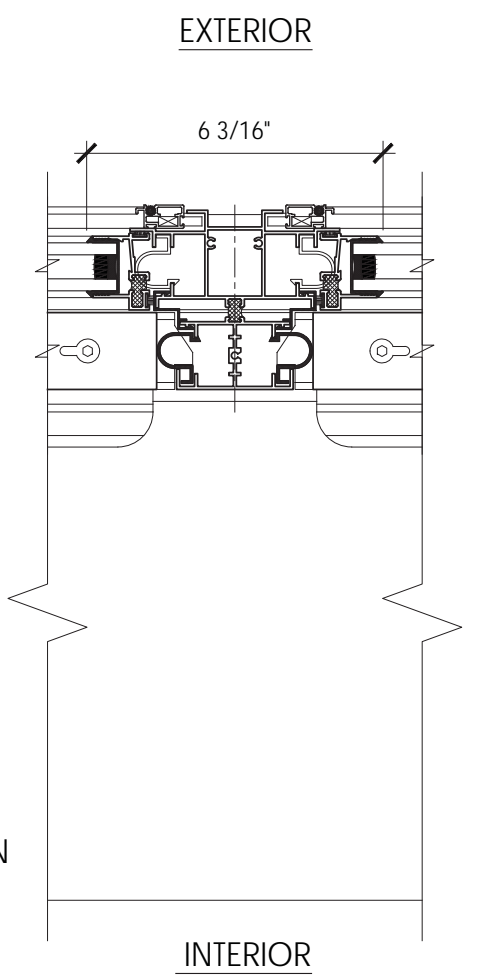
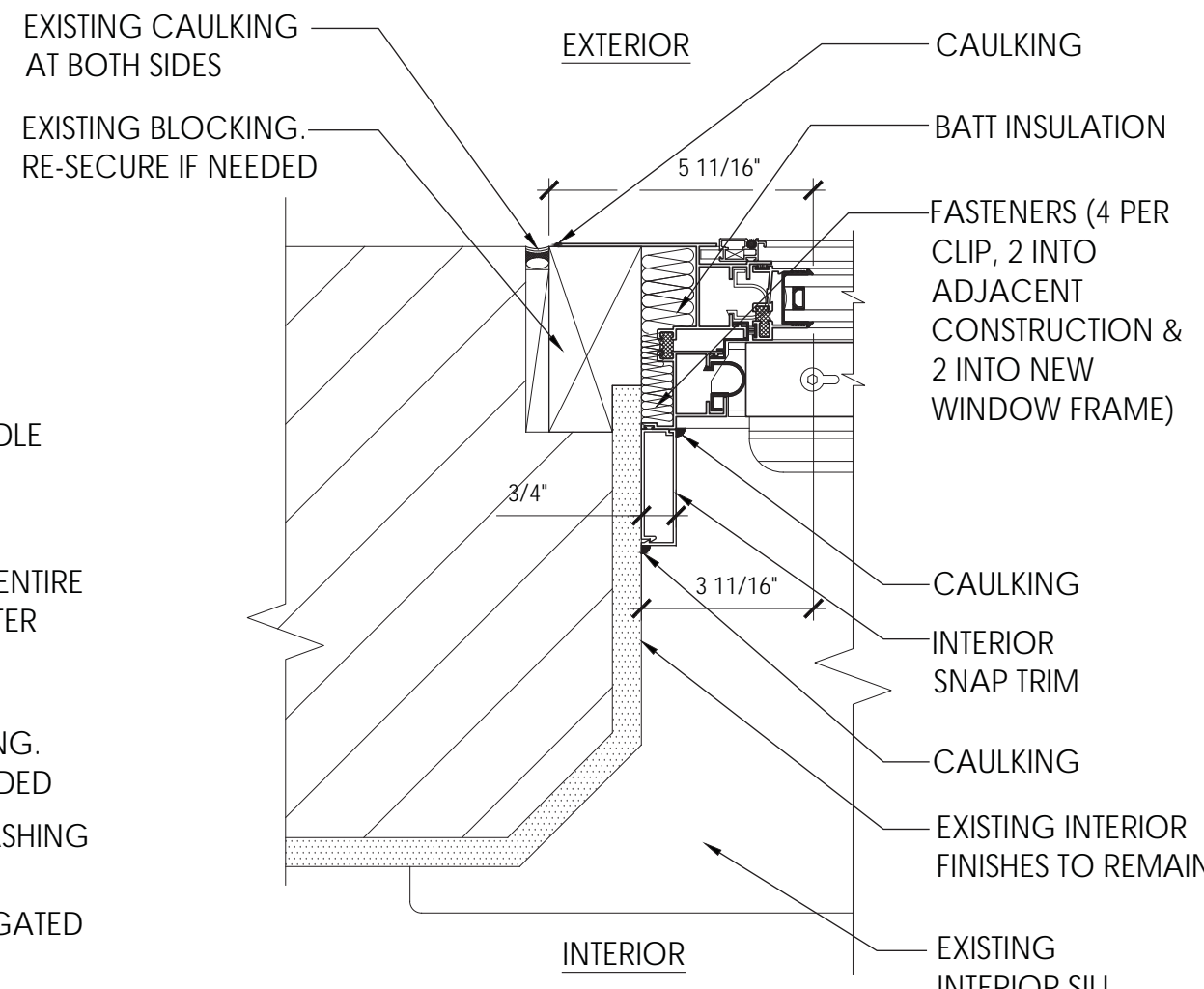
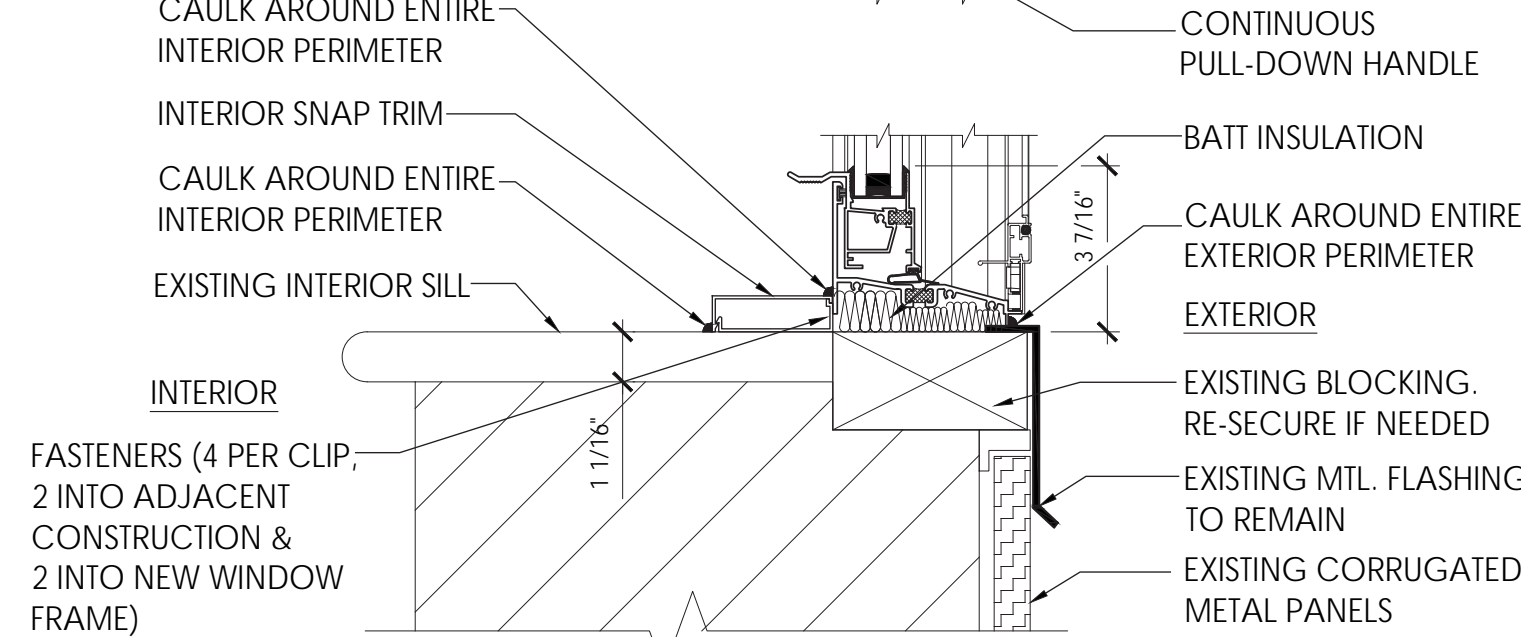
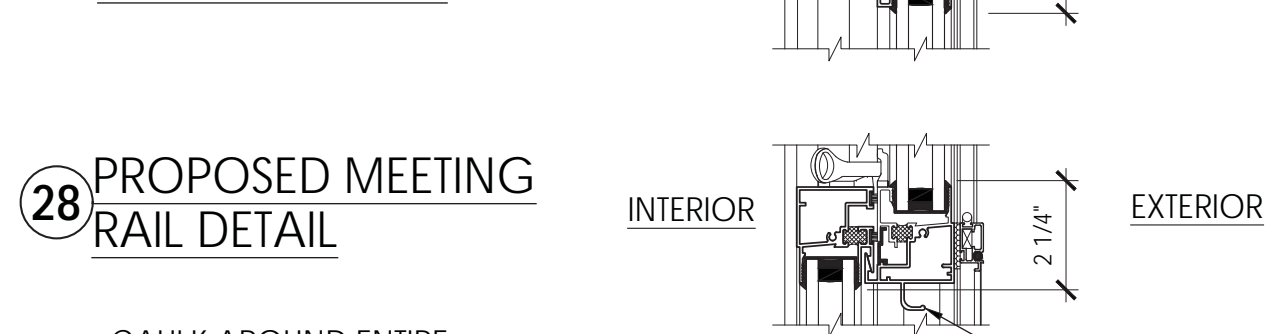
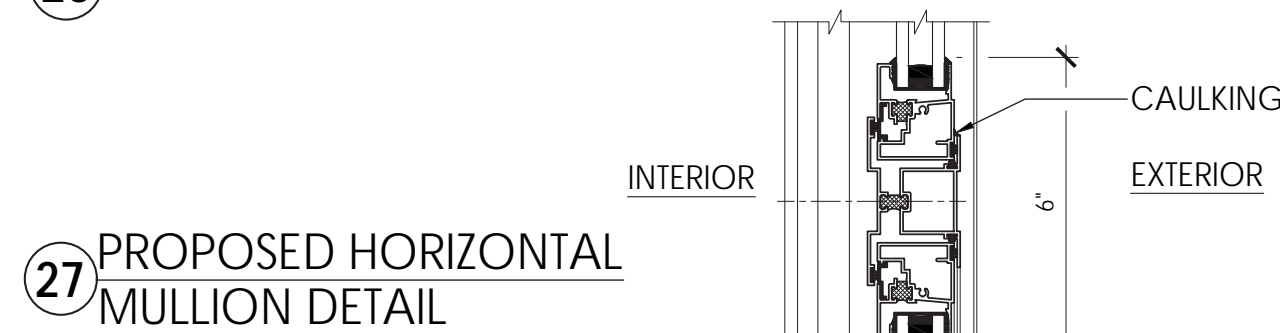
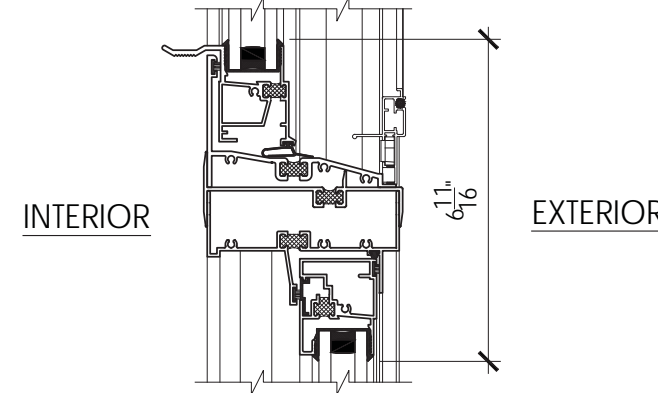
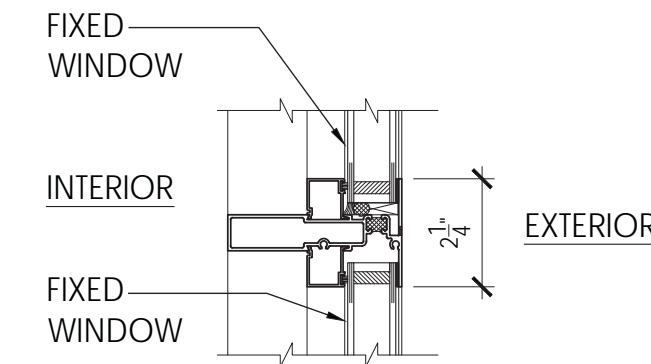
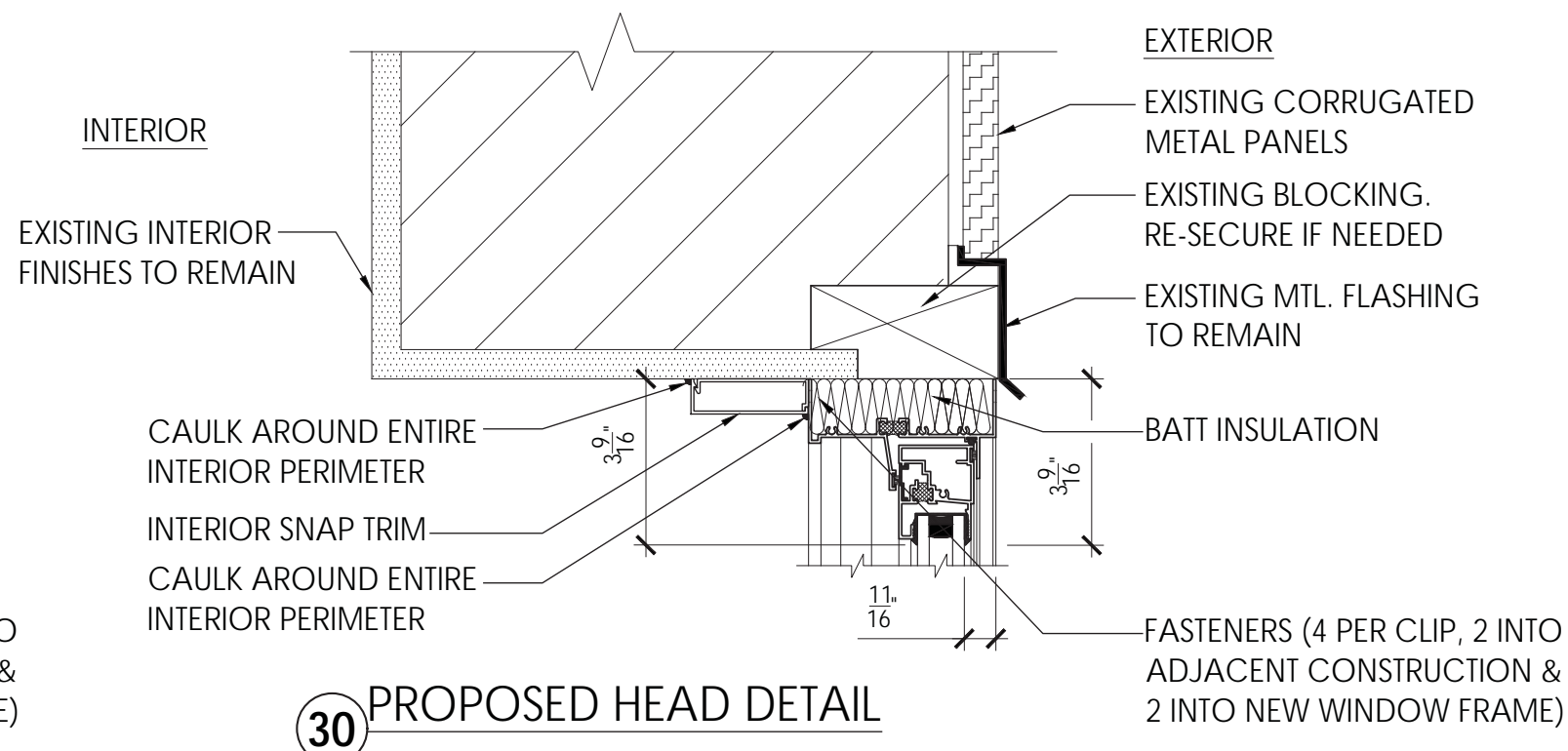
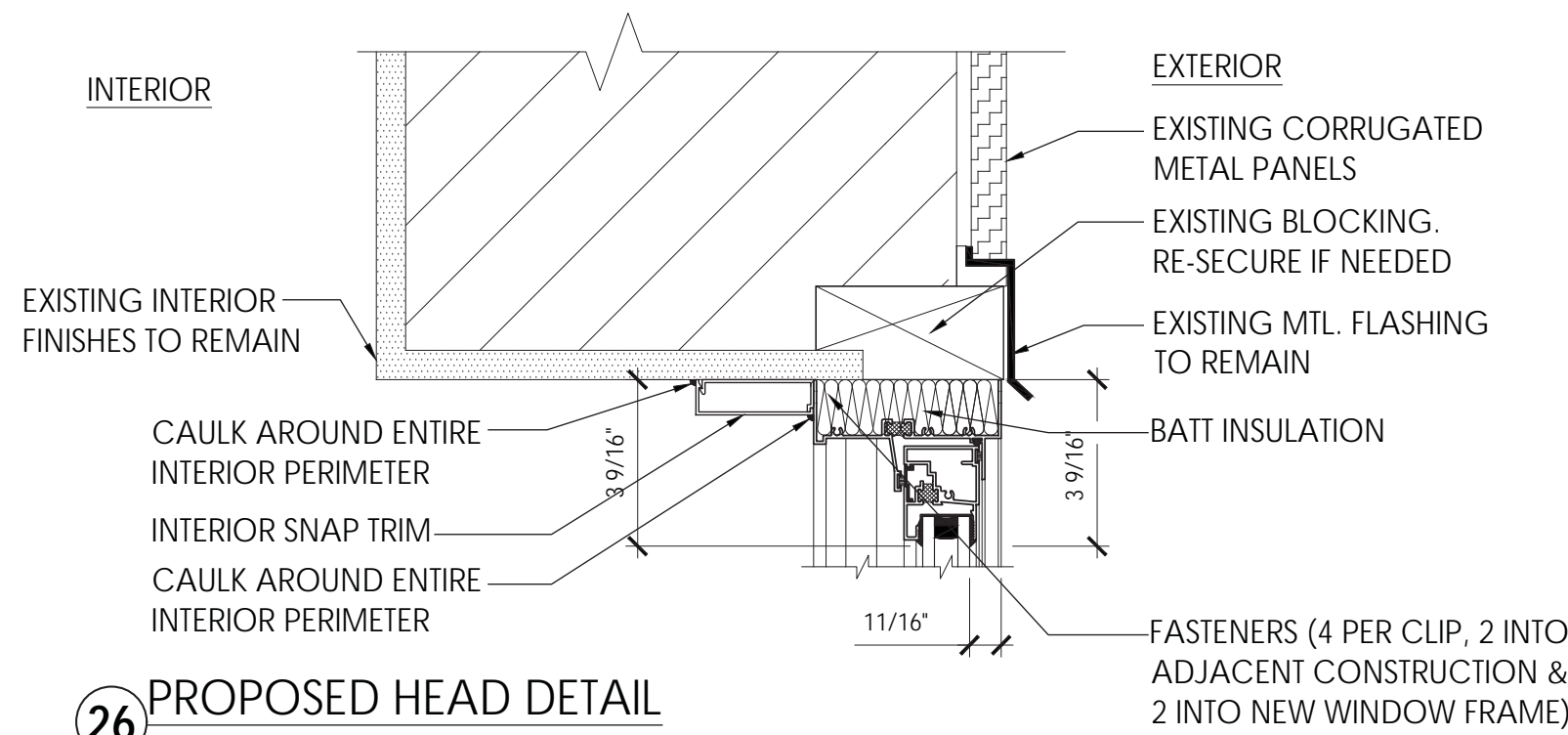
MAP: 8C

ZONING DISTRICT: R8

LANDMARK: YES



LPC-017



PROPOSED ALUM. WINDOW DETAILS

RELATIVE SCALE : 3" = 1'-0"

P Q S T U V