

Window Replacement Master Plan

LPC Application No. 19-28629

150 West 79th Street, Manhattan

LPC Public Hearing

April 30, 2019

akerman

Upper West Side – Central Park West HD

Historic District Map and Designation Report Entry (1990)

150-158 West 79th Street
Tax Map Block/Lot: 1150/55

ORIGINAL BUILDING DATA

DATE: 1911 [NB 556-1910]

TYPE: Apartment Building

ARCHITECT: Schwartz & Gross

OWNER/DEVELOPER: Vadrick Realty Co.

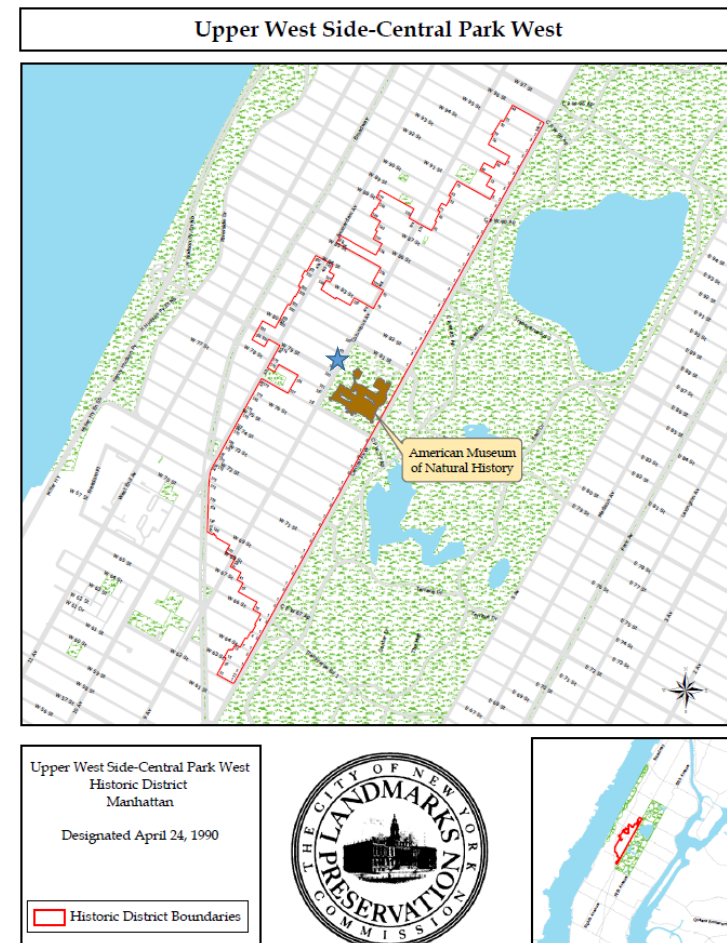
STYLE/ORNAMENT: Neo-Renaissance

Facade(s): Brick, stone, and terra cotta

Number of Stories: 12

Window Type/Material: Six-over-one double-hung/Wood
Tripartite six-over-one double-hung/Wood
multi-paned sidelights/Wood

Site formerly occupied by: Five rowhouses



Upper West Side – Central Park West HD

Designation Report Photos (1990)



Historic Tax Photo



Existing Building Photos

Front Façade Windows



Existing Building Photos

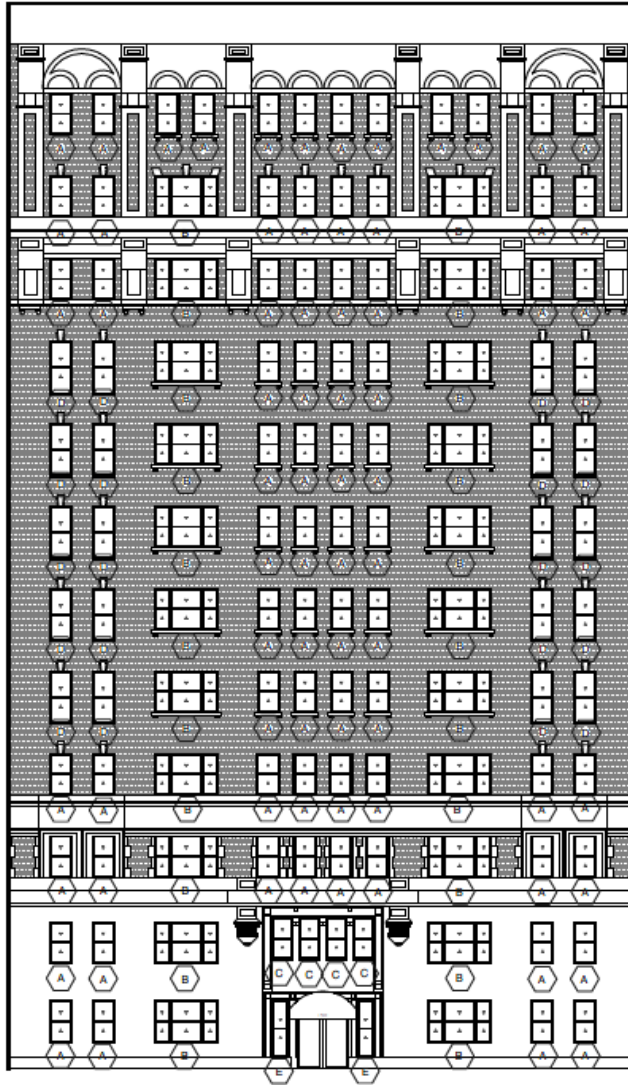
East Side Façade Windows



Existing Window Probe

Front Below-grade Window





Proposed Window Replacement*

Front Façade

- (72) Type A single double-hung windows
- (22) Type B triple double-hung window units (66 windows)
- (4) Type C single double-hung windows
- (20) Type D single double-hung windows
- (2) Type E single double-hung windows

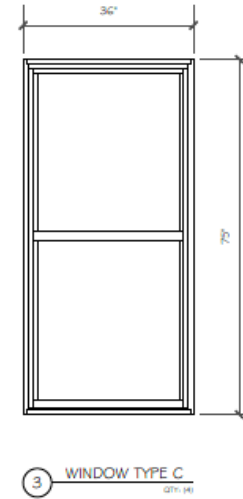
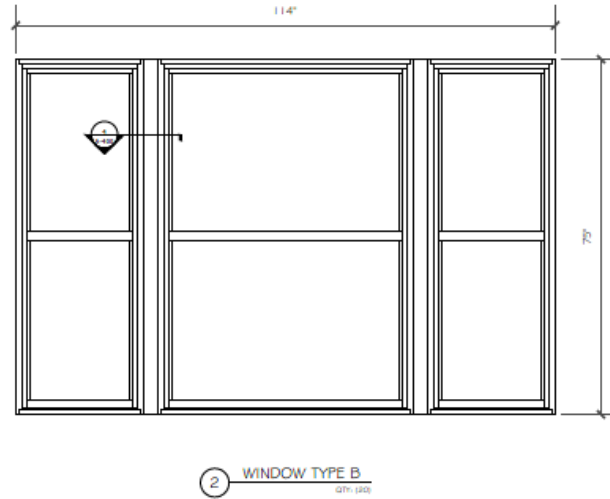
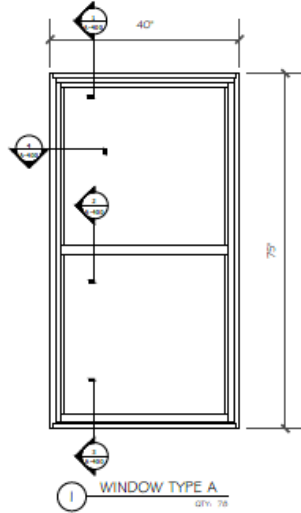
East Side Façade

- (6) Type A single double-hung windows

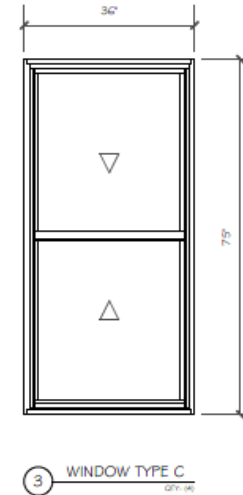
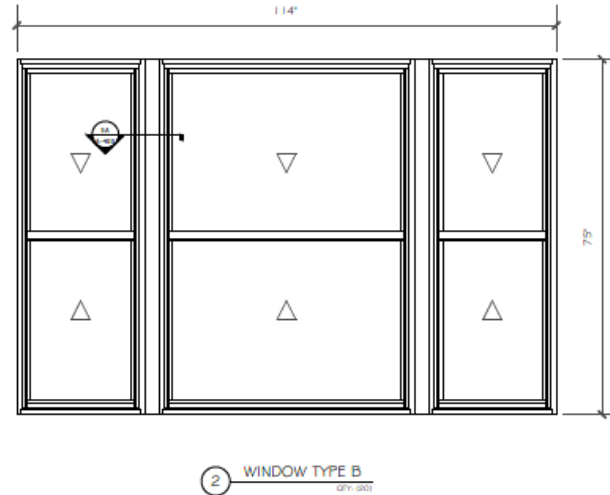
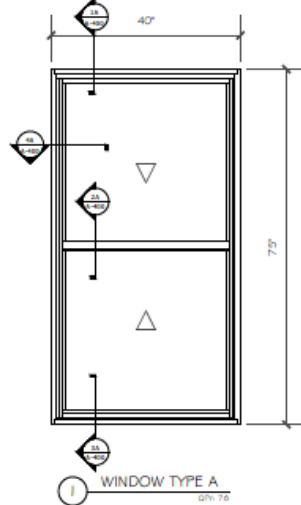
*see Drawing A-300 for full window schedule

 ADLER WINDOWS 175-16 LIBERTY AVENUE JAMAICA, NEW YORK TEL: 718-291-0001 FAX: 718-291-0003		
REVISION	REVISION DATE	BY
PROJECT ADDRESS: 150 WEST 79TH ST NEW YORK, NY 10021		
DRAWING TITLE: FRONT ELEVATION		
DATE: 8-29-16		
SCALE: 3/32" = 1'-0"		
DRAWN BY: O.P.		
JOB NUMBER: 15-10934		
SHEET NUMBER: A-100		

EXISTING WINDOW TYPES



PROPOSED WINDOW TYPES



ADLER WINDOWS
175-16 LIBERTY AVENUE
JAMAICA, NEW YORK
TEL: 718-291-0001
FAX: 718-291-0003

REVISION	REVISION DATE	BY

PROJECT ADDRESS:
150 WEST 79TH ST
NEW YORK, NY 10021

WINDOW TITLE:
**WDW TYPE A-C
ELEVATIONS**

DATE:
8-29-16

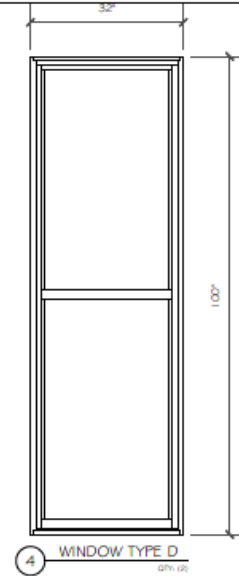
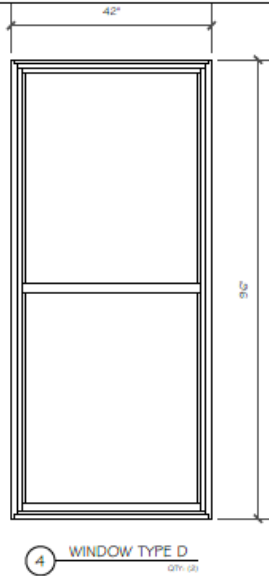
SCALE:
1/2" = 1'-0"

DRAWN BY:
O.P

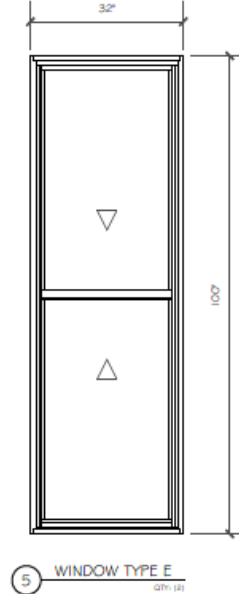
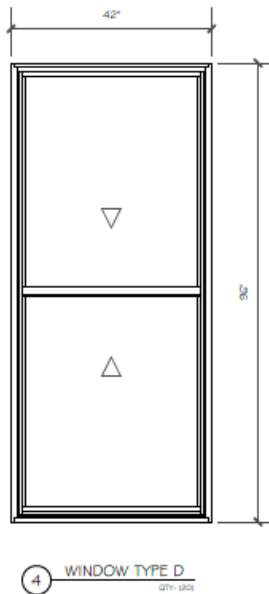
JOB NUMBER:
15-10934

SHEET NUMBER:
A-200

EXISTING WINDOW TYPES



PROPOSED WINDOW TYPES



ADLER WINDOWS
175-16 LIBERTY AVENUE
JAMAICA, NEW YORK
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REVISION	REVISION DATE	BY

150 WEST 79TH ST
NEW YORK, NY 10021

DRAWING TITLE
WDW TYPE D & E
ELEVATIONS

DATE
8-29-16

SCALE
1/2" = 1'-0"

DRAWN BY
O.P

JOB NUMBER
15-10934

SHEET NUMBER
A-201



ADLER WINDOWS
175-16 LIBERTY AVENUE
JAMAICA, NEW YORK
TEL: 718-291-0001
FAX: 718-291-0003

SECTION	REVISION DATE	BY

PROJECT ADDRESS:
150 WEST 79TH ST
NEW YORK, NY 10021

DRAWING TITLE:
**NOTES &
PICTURES**

DATE:
8-29-16

SCALE:
NTS

DRAWN BY:
O.P

JOB NUMBER:
15-10934

SHEET NUMBER:
A-300

JOB SPECIFICATIONS

MANUFACTURER:	UNIVERSAL WINDOWS
WINDOW SERIES:	400 SERIES
INTERIOR FINISH:	WHITE
EXTERIOR FINISH:	BRONZE
GLAZING:	GL1: INSULATED DOUBLE PANE LOW-E W/ ARGON
HARDWARE:	H1: STANDARD LOCKS & LIFTS
BALANCES:	B1: ULTRA-LIFT BALANCES (BOTTOM SASH)
EXTERIOR TRIM:	ET1: HEAVY GAUGE ALUMINUM CAPPING (MATCHING WINDOW FINISH)
SCREENS:	HALF SCREENS

WINDOW SCHEDULE

TYPE	QTY:	DESCRIPTION:	EXTERIOR FINISH:	INTERIOR FINISH:	GLAZING:	HARDWARE:	BALANCES:	EXTERIOR TRIM	SCREENS:	INSTALLATION METHOD:
A	76	UNIVERSAL 400 SERIES SINGLE DOUBLE HUNG WINDOWS (includes 6 East Facade windows)	BRONZE	WHITE	GL1	H1	B1	ET1	HALF	RETRO-FIT INSTALLATION
B	22	UNIVERSAL 400 SERIES TRIPLE DOUBLE HUNG WINDOW UNITS (DH / PW / DH) (66 WINDOWS)	BRONZE	WHITE	GL1	H1	B1	ET1	HALF	RETRO-FIT INSTALLATION
C	4	UNIVERSAL 400 SERIES SINGLE DOUBLE HUNG WINDOWS	BRONZE	WHITE	GL1	H1	B1	ET1	HALF	RETRO-FIT INSTALLATION
D	20	UNIVERSAL 400 SERIES SINGLE DOUBLE HUNG WINDOWS	BRONZE	WHITE	GL1	H1	B1	ET1	HALF	RETRO-FIT INSTALLATION
E	2	UNIVERSAL 400 SERIES SINGLE DOUBLE HUNG WINDOWS	BRONZE	WHITE	GL1	H1	B1	ET1	HALF	RETRO-FIT INSTALLATION



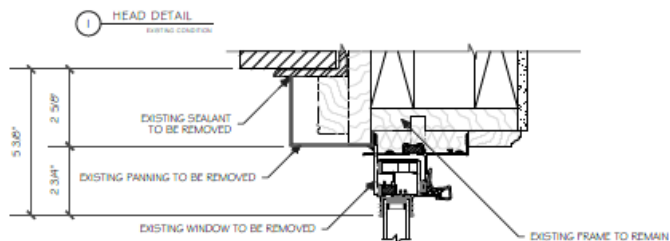
ADLER WINDOWS
175-16 LIBERTY AVENUE
JAMAICA, NEW YORK
TEL: 718-291-0001
FAX: 718-291-0003

REVISION	APPROVAL DATE	BY

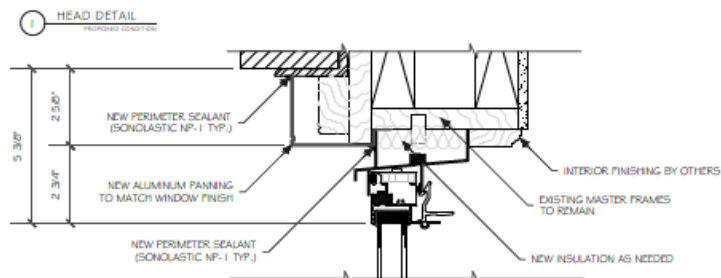
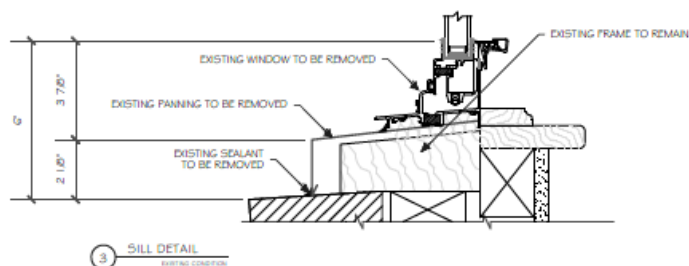
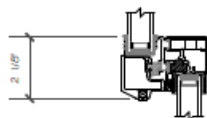
PROJECT ADDRESS:
150 WEST 79TH ST
NEW YORK, NY 10021

DATE	8-29-16
SCALE	3"=1'-0"
DRAWN BY	O.P
CAD NUMBER	15-10934
SHEET NUMBER	A-400

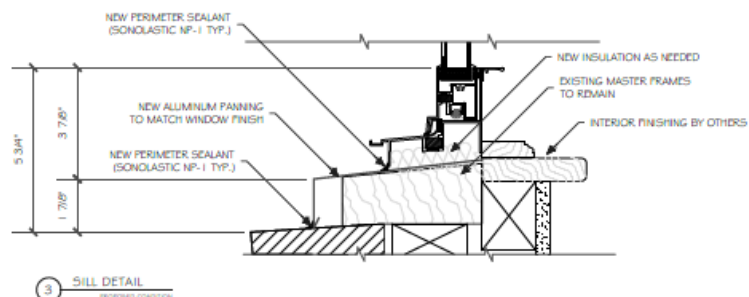
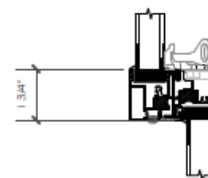
WINDOW INSTALLATION



2 MEETING RAIL
EXISTING CONDITION



2 MEETING RAIL
PROPOSED CONDITION





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REVISION	REVISION DATE	BY

150 WEST 79TH ST
NEW YORK, NY 10021

PROJECT ADDRESS

WINDOW TITLE

WINDOW
INSTALLATION

DATE
8-29-16

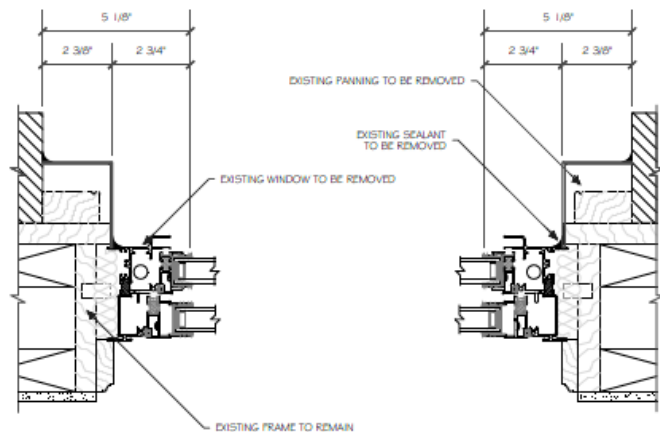
SCALE
3"=1'-0"

DESIGN BY
O.P.

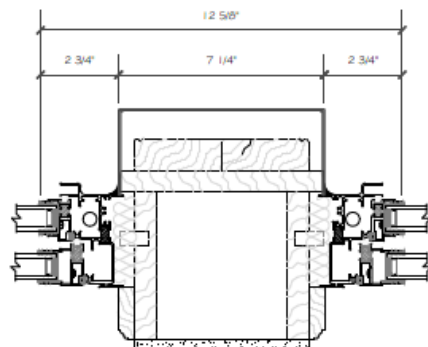
JOB NUMBER
15-10934

SHEET NUMBER

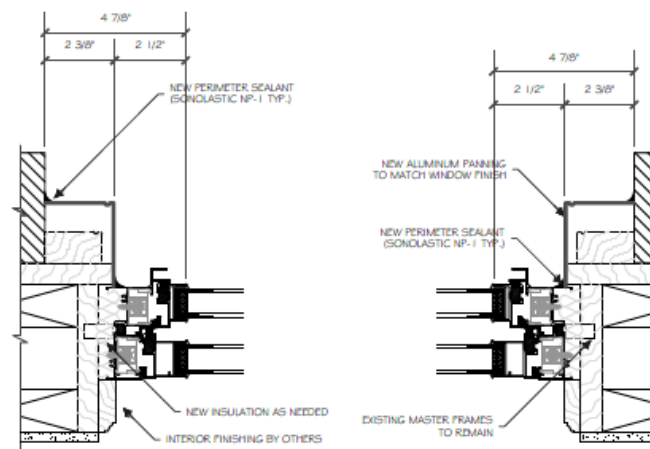
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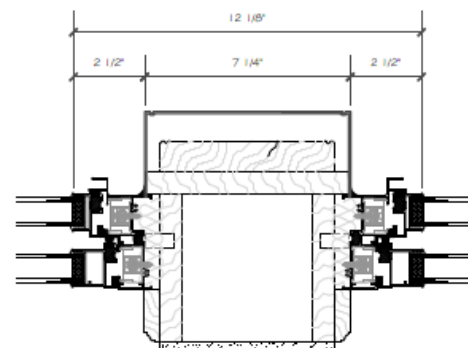
4 JAMB DETAILS
EXISTING CONDITION



5 MULLION DETAIL
EXISTING CONDITION



4 JAMB DETAILS
PROPOSED CONDITION



5 MULLION DETAIL
PROPOSED CONDITION

Building Precedent

88 Central Park West

- Upper West Side – Central Park West Historic District
- Designed by Schwartz & Gross
- Beaux-Arts/Neo-Renaissance
- Built in 1909-1910
- Original 1 over 1 tripartite double-hung wood windows
- No original divided-light windows (per designation report)



Building Precedent

271 Central Park West

- Upper West Side – Central Park West Historic District
- Designed by Schwartz & Gross
- Neo-Renaissance
- Built in 1912-1913
- Original paired and single double-hung wood windows
- No original divided light windows (per designation report)



Building Precedent

111-115 West 71st Street

- Upper West Side – Central Park West Historic District
- Designed by Schwartz & Gross
- Neo-Renaissance
- Built in 1913
- Original tripartite and single 1 over 1 double-hung wood windows
- No original divided light windows (per designation report)



LPC Precedent

145 West 79th Street

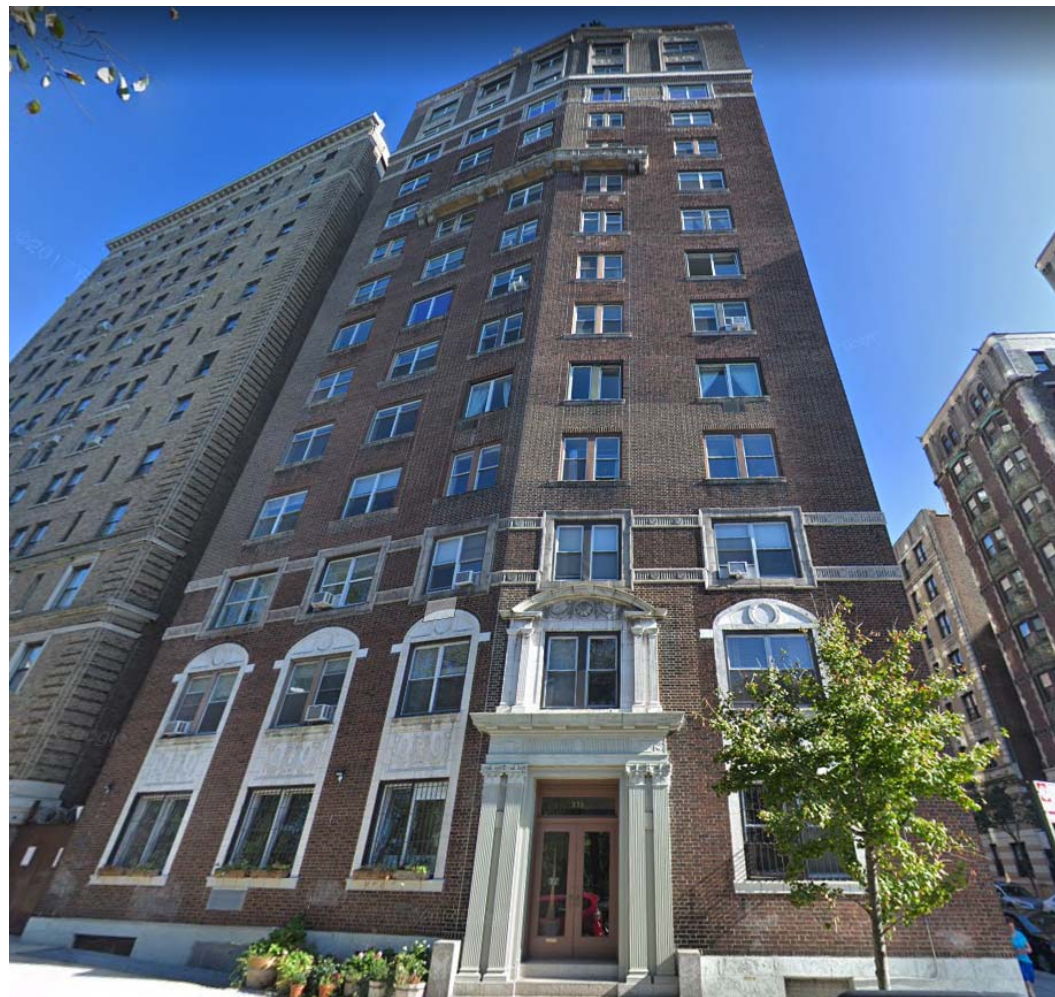
- Upper West Side – Central Park West Historic District
- Designed by Emery Roth
- Neo-Romanesque style
- Built in 1928
- Original 6 over 6 double-hung wood windows
- Proposed 1 over 1 double-hung aluminum windows
- Cof A issued for Master Plan for Window Replacement on 9/17/2003



LPC Precedent

370 Riverside Drive

- Morningside Heights Historic District
- Designed by Schwartz & Gross
- Georgian Revival
- Built in 1922
- Original 6 over 1 double-hung wood windows
- Proposed 1 over 1 double-hung aluminum windows
- Master Plan for Window Replacement approved by LPC at 2/19/19 hearing



Akerman LLP
700+ Lawyers
24 Offices

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