Window Replacement Master Plan
LPC Application No. 19-28629
150 West 79th Street, Manhattan

LPC Public Hearing
April 30, 2019
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
### JOB SPECIFICATIONS

- **Manufacturer:** Universal Windows
- **Window Series:** 400 Series
- **Interior Finish:** White
- **Exterior Finish:** Bronze
- **Glazing:** CLT: Insulated Double Pane Low E w/ Argon
- **Hardware:** SL: Standard Locks & Lifts
- **Balances:** DL: Ultra-Lift Balances (Bottom DASH)
- **Exterior Trim:** FT: Heavy Gauge Aluminum Capping (Matching Window Finish)
- **Screen:** HALF SCREEN

### WINDOW SCHEDULE

<table>
<thead>
<tr>
<th>TYPE</th>
<th>QTY</th>
<th>DESCRIPTION</th>
<th>EXTERIOR FINISH</th>
<th>INTERIOR FINISH</th>
<th>GLAZING</th>
<th>HARDWARE</th>
<th>BALANCES</th>
<th>EXTERIOR TRIM</th>
<th>SCREENS</th>
<th>INSTALLATION METHOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>15</td>
<td>Universal 400 Series Single Double Hung Windows (Sash in Each Panel window)</td>
<td>BRONZE</td>
<td>WHITE</td>
<td>DS</td>
<td>H</td>
<td>BI</td>
<td>FT</td>
<td>H</td>
<td>Retrofit Installation</td>
</tr>
<tr>
<td>B</td>
<td>20</td>
<td>Universal 400 Series Triple Double Hung Windows (3 Sash / 3 Sides) (All Windows)</td>
<td>BRONZE</td>
<td>WHITE</td>
<td>DS</td>
<td>H</td>
<td>BI</td>
<td>FT</td>
<td>H</td>
<td>Retrofit Installation</td>
</tr>
<tr>
<td>C</td>
<td>4</td>
<td>Universal 400 Series Single Double Hung Windows</td>
<td>BRONZE</td>
<td>WHITE</td>
<td>DS</td>
<td>H</td>
<td>BI</td>
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<td>D</td>
<td>20</td>
<td>Universal 400 Series Single Double Hung Windows</td>
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<td>H</td>
<td>Retrofit Installation</td>
</tr>
<tr>
<td>E</td>
<td>2</td>
<td>Universal 400 Series Single Double Hung Windows</td>
<td>BRONZE</td>
<td>WHITE</td>
<td>DS</td>
<td>H</td>
<td>BI</td>
<td>FT</td>
<td>H</td>
<td>Retrofit Installation</td>
</tr>
</tbody>
</table>
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