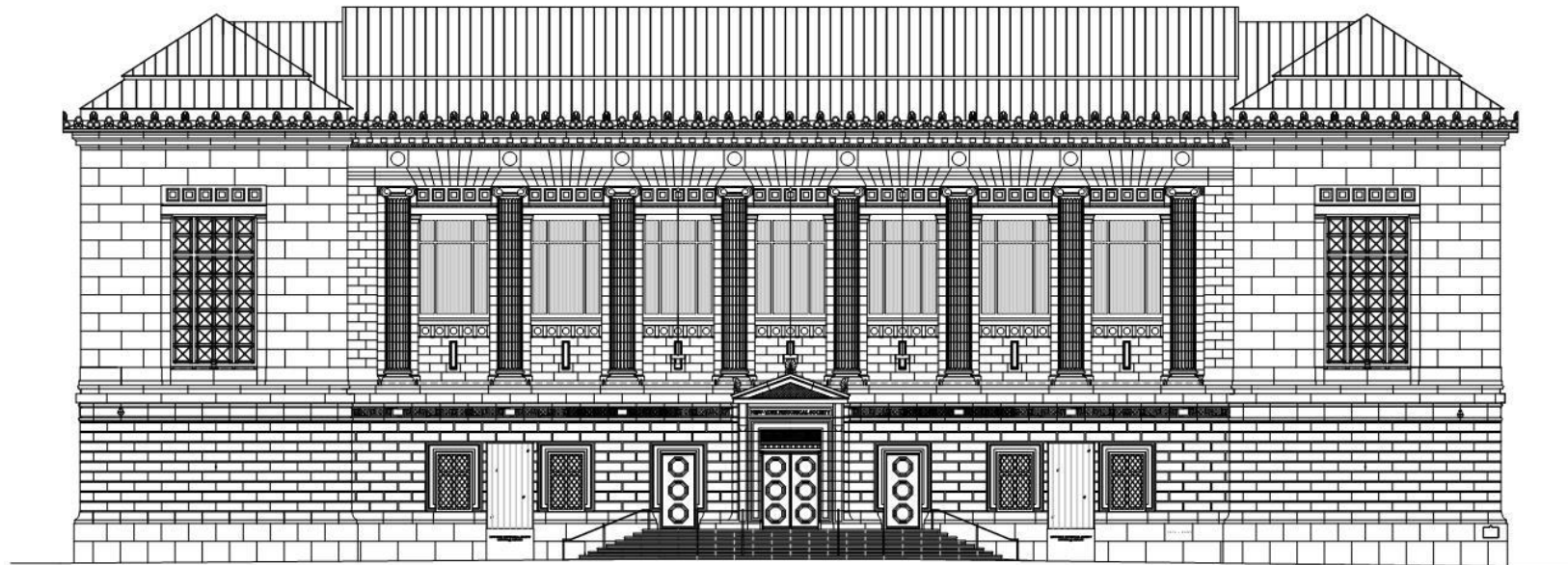


Window Master Plan

New-York Historical Society

July 14, 2020





CENTRAL PARK WEST & WEST 77th STREET ca. 1938
NEW-YORK HISTORICAL SOCIETY





WEST 77TH STREET

NEW-YORK HISTORICAL SOCIETY

PBDW ARCHITECTS

WINDOW MASTER PLAN



WEST 76TH STREET
NEW-YORK HISTORICAL SOCIETY



WEST FACADE



Condensation on gallery wall



Condensation on gallery wall

2018 GALLERY WALL CONDENSATION
NEW-YORK HISTORICAL SOCIETY



TEMPORARY EXTERIOR STORM WINDOW – WINDOW TYPE D



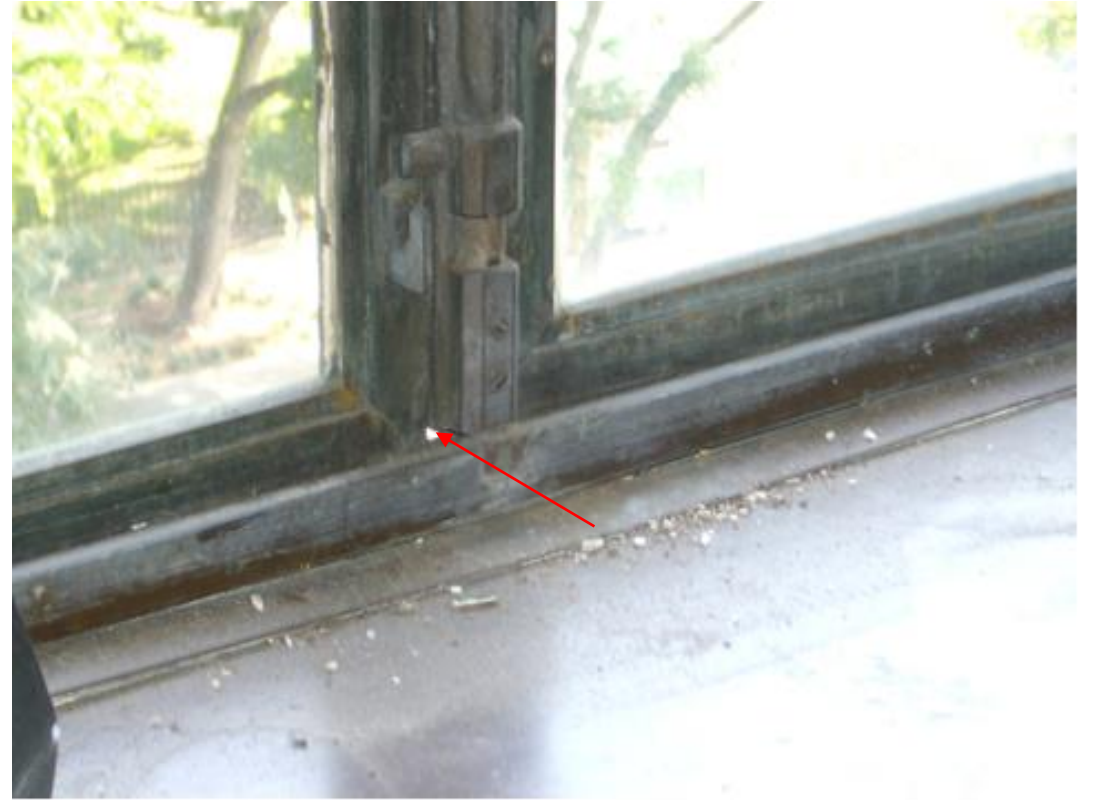
Condensation, ice and water pooling.



Deteriorated putty. Oxidation not allowing proper closing and locking.



Damaged hardware, signs of water run-off, deteriorated putty and pitting.



Typical gap between casement and frame.



One type of existing interior storm window.



Water pooling and mold at existing interior storm window.

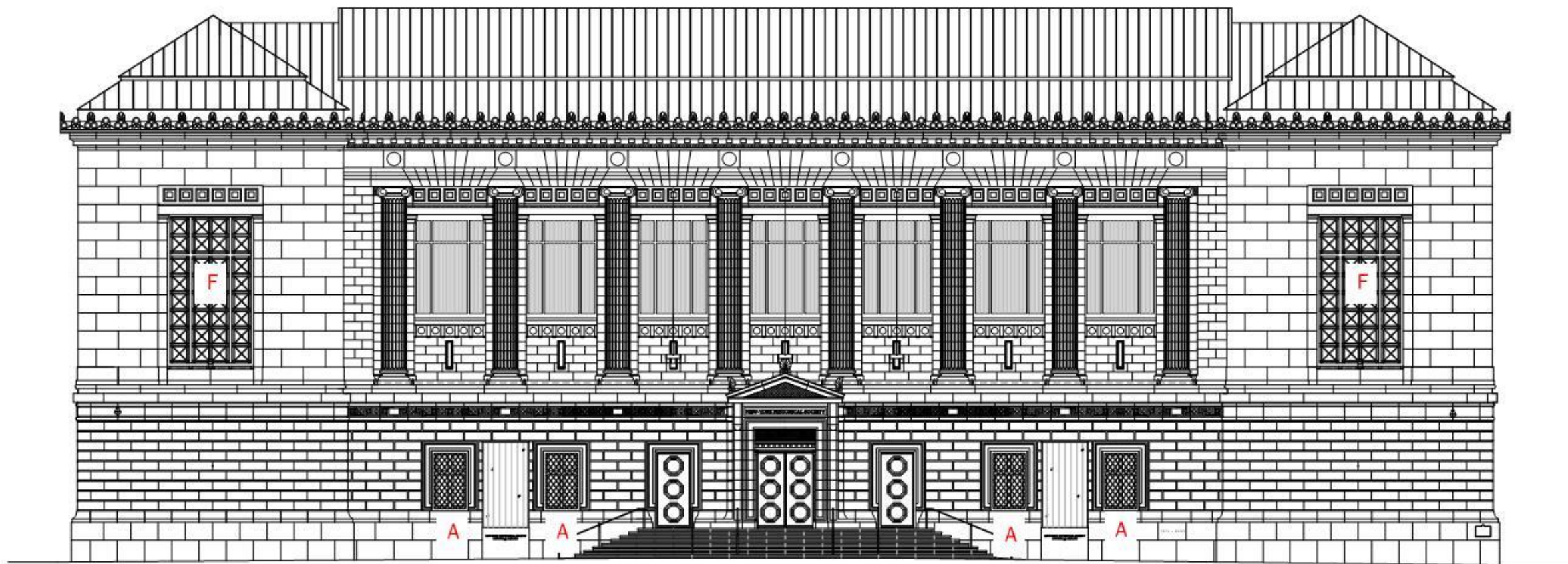


Finish damage and mold at interior storm window.

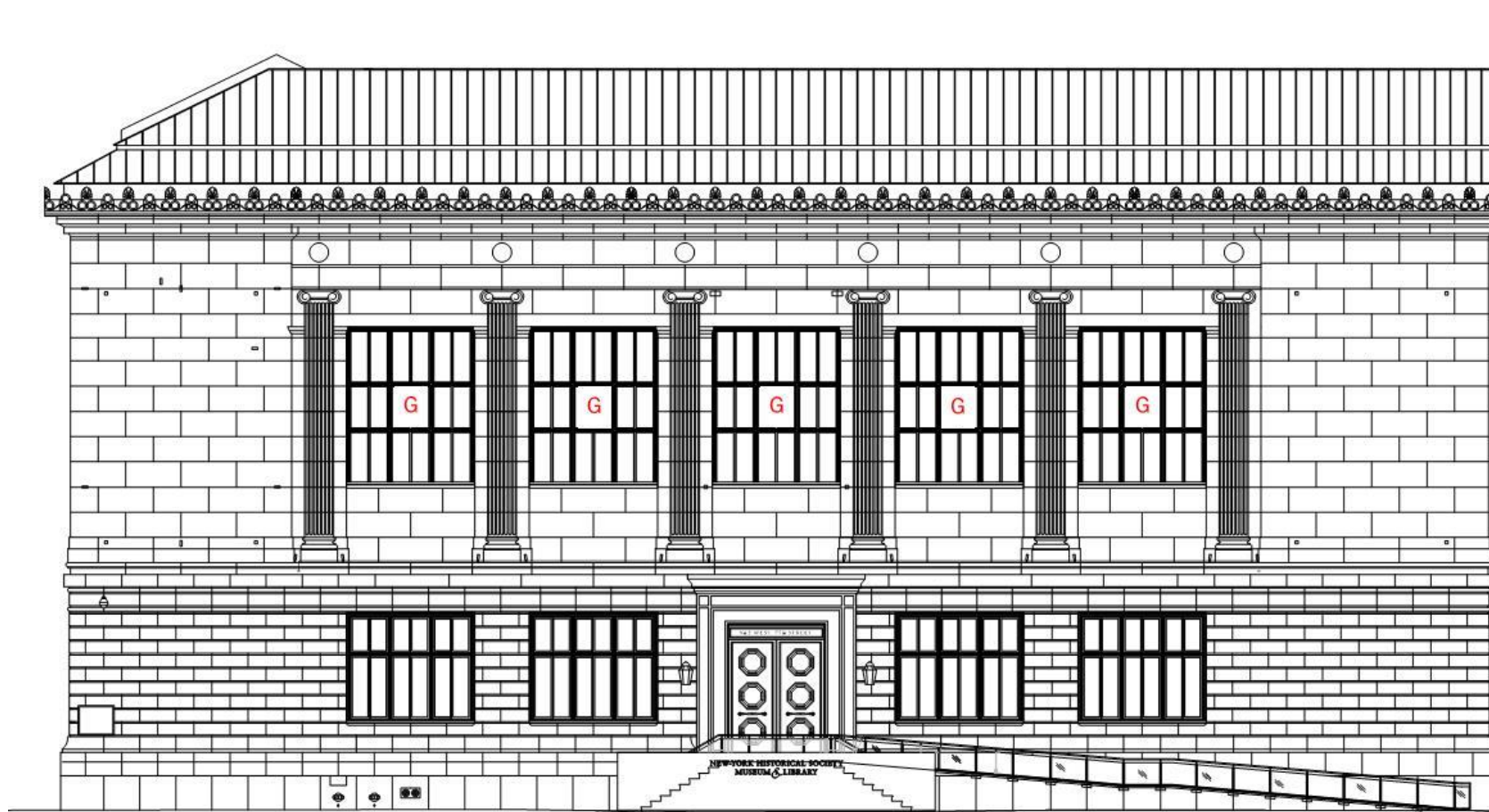


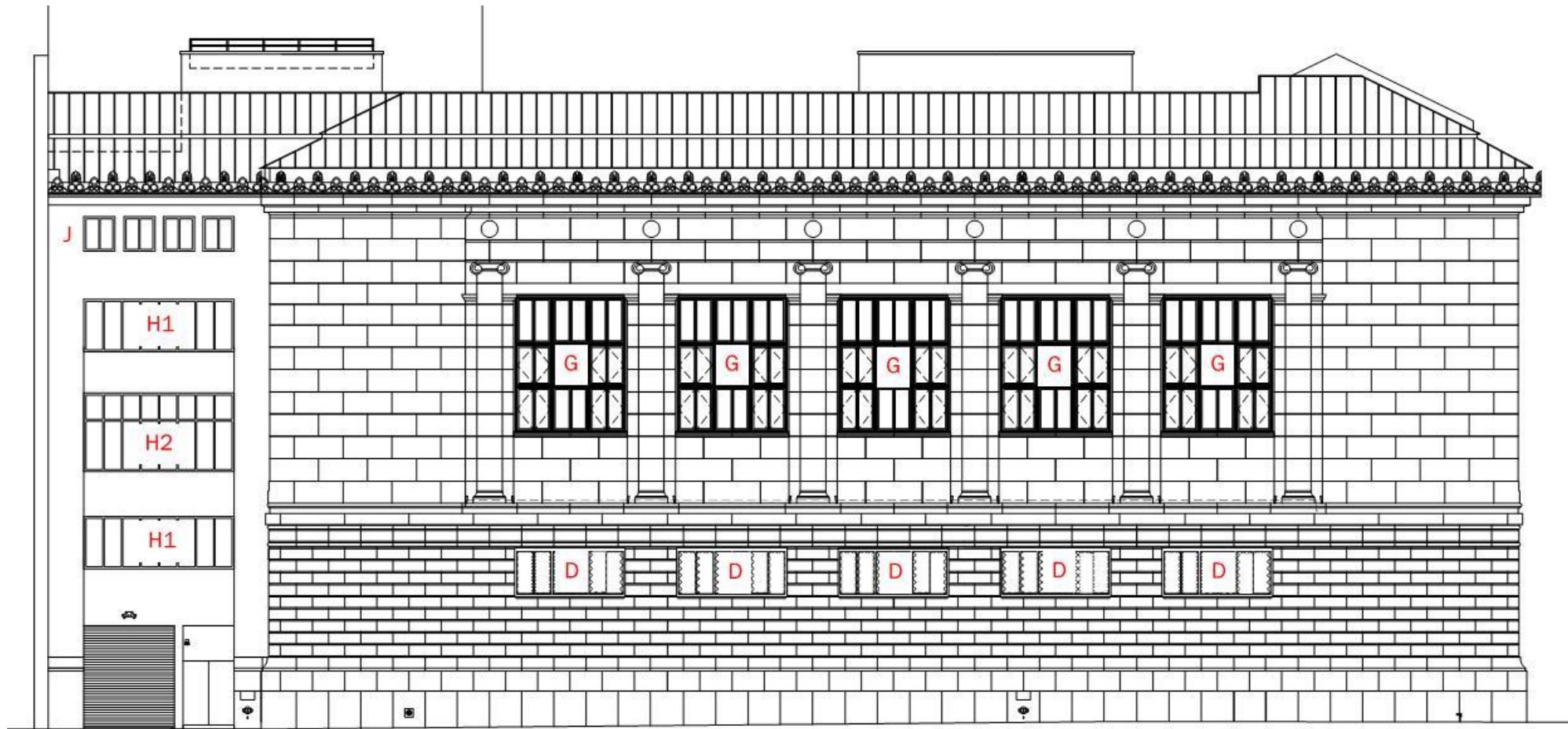
Finish damage and mold at interior storm window.

EXISTING CONDITIONS

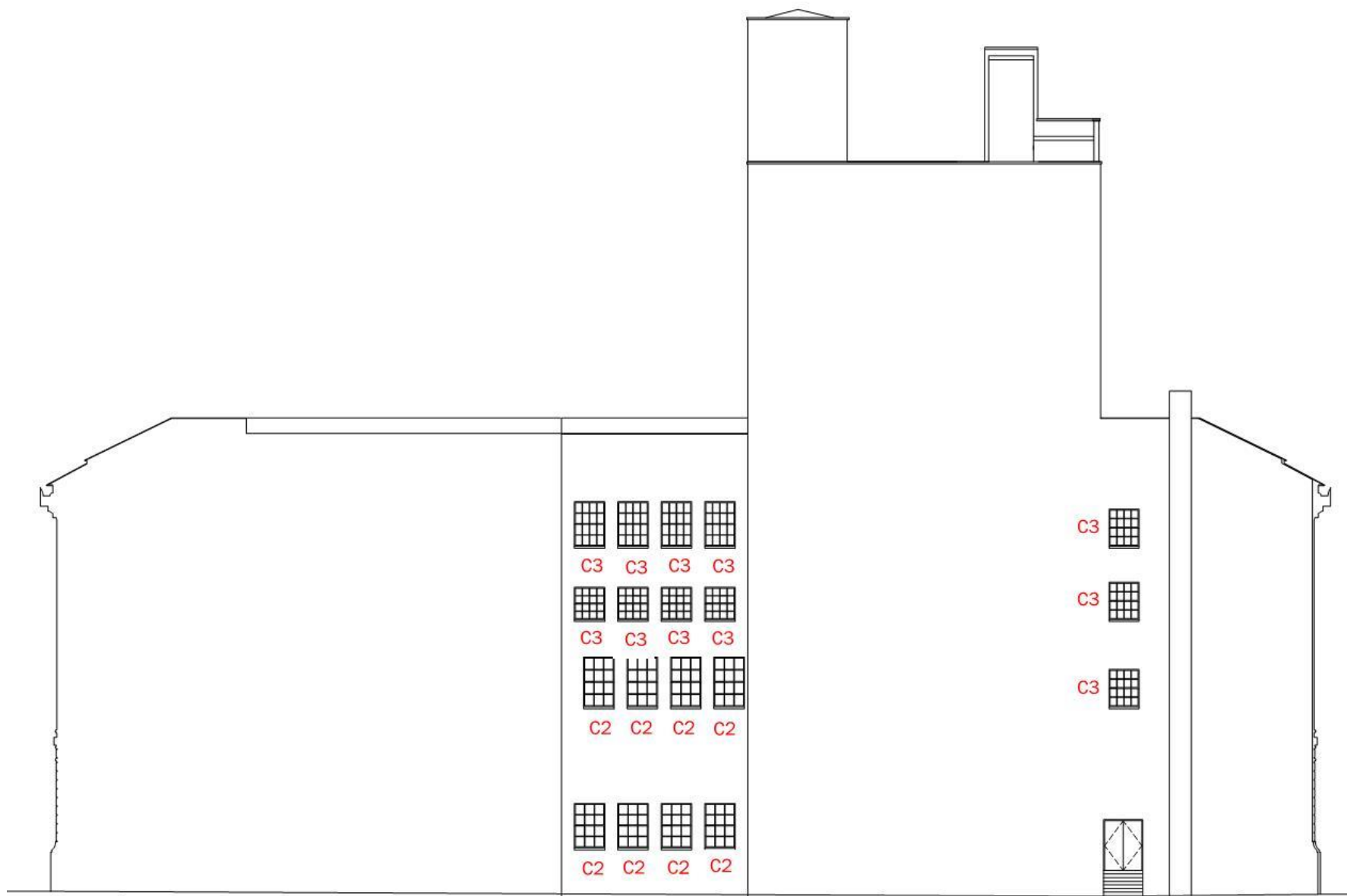


CENTRAL PARK WEST WINDOW TYPES
NEW-YORK HISTORICAL SOCIETY





WEST 76TH STREET WINDOW TYPES
NEW-YORK HISTORICAL SOCIETY



WEST FAÇADE WINDOW TYPES
NEW-YORK HISTORICAL SOCIETY

Option	Replacement Components	Replacement Material	Thermal Breaks	U-Factor	Heat Loss Reduction	Life Span Years	Cost Estimate (1)	Comments
Existing	-	-	None	1.16	-			
1	Double Glazing	-	None	+/- .900	+/-30%	20	-	
2	Sashes, Glazing	Bronze	Sashes	0.639	45%	5-10	-	
3	Frames, Sashes, Glazing	Bronze	Frames, sashes	0.626	50%	30-50	\$10,200,000	
4	Full replacement	Bronze	Surrounds, frames & sashes	0.668	46%	60-100	\$11,500,000	Horus
	Full replacement	Bronze	Surrounds, frames & sashes	0.668	46%	60-100	\$4,980,000	Riviera
5	Full replacement	Aluminum	Surrounds, frames & sashes	0.482	61%	30-40	\$1,890,000	Skyline
6	Full replacement	Stainless Steel	Surrounds, frames & sashes	TBD	TBD	60-100 (2)	\$1,638,000	Riviera

Notes:

1. Does not include removals, abatement, general conditions or interior finishes
2. Regular finish maintenance required

WINDOW REPLACEMENT OPTIONS & RECOMMENDATION

Recommendations

- Aluminum Replacement Windows
- Double-Glazing
- Thermally Broken Construction
- Surround and Mullion Extrusions to Match Existing
- Kynar 2605 Finish
- Finish to Match First Floor North Bronze Windows



EXISTING FIRST FLOOR 77TH STREET BRONZE WINDOWS



TEMPORARY STORM WINDOW FINISH - UMBRA GREY

WINDOW REPLACEMENT FINISH RECOMMENDATION

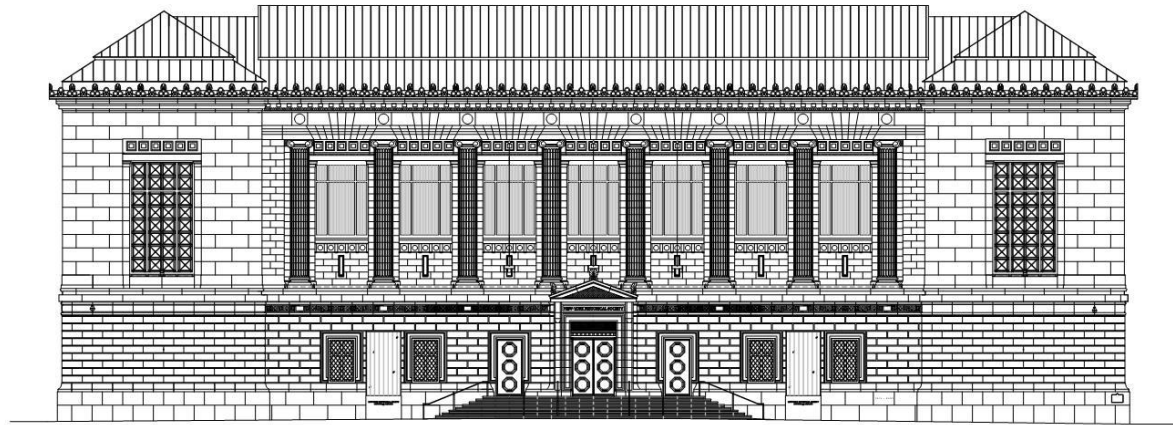


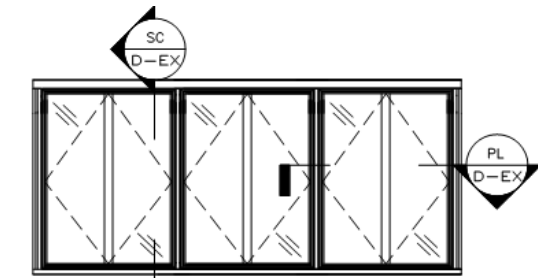
PROPOSED FINISH - UMBRA GREY

WINDOW REPLACEMENT FINISH RECOMMENDATION
NEW-YORK HISTORICAL SOCIETY

Proposed Window Details

Primary Windows

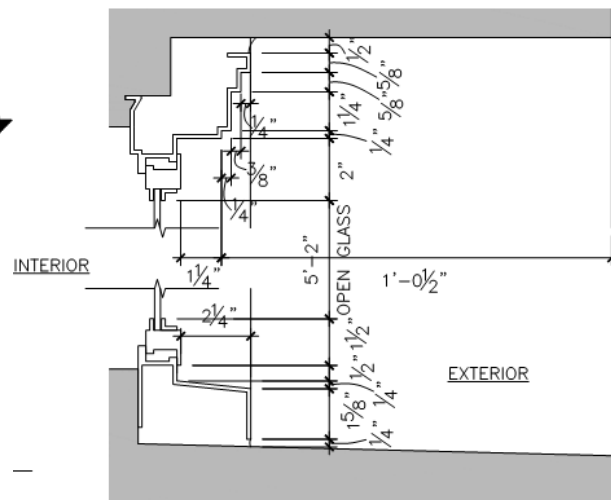




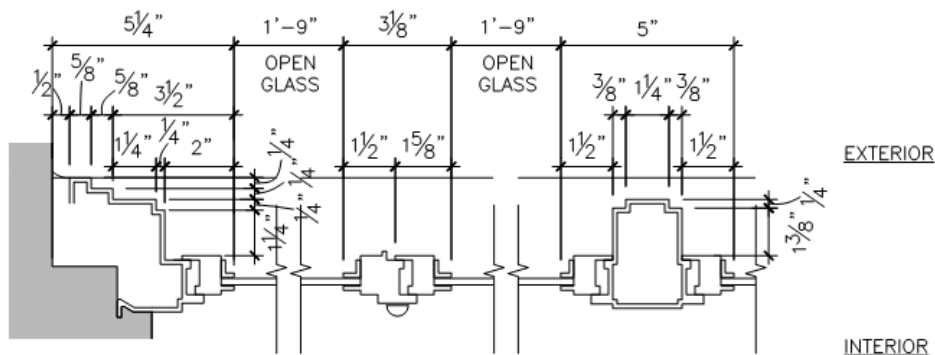
EXTERIOR ELEVATION
DAYLIGHT AREA: 53.77 SF



First Floor, West 76th

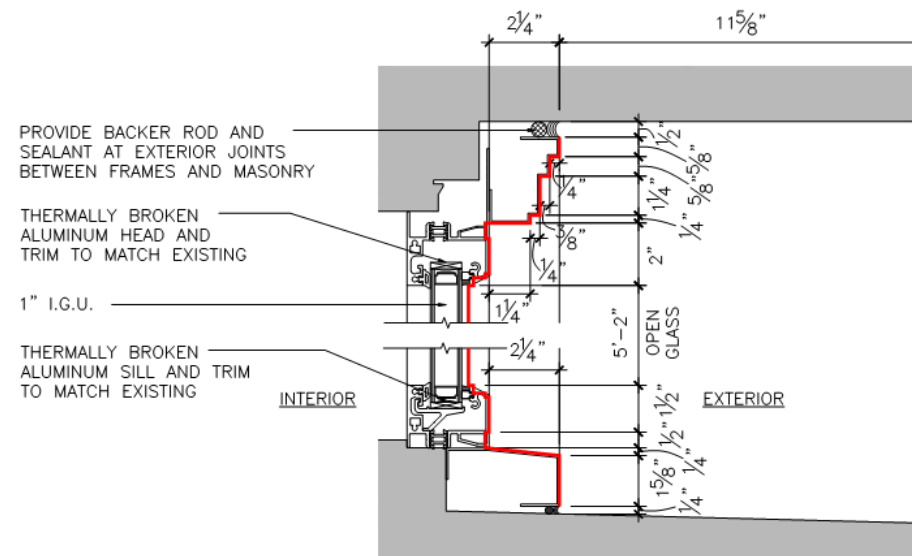


SC SECTION DETAILS
SCALE: 3" = 1'-0"

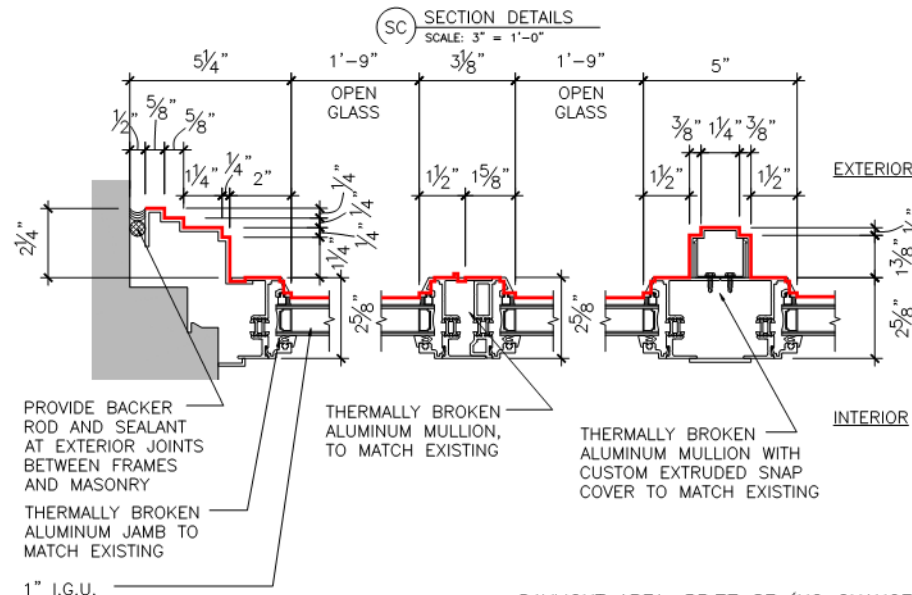


PL PLAN DETAILS
SCALE: 3" = 1'-0"

Existing - Bronze



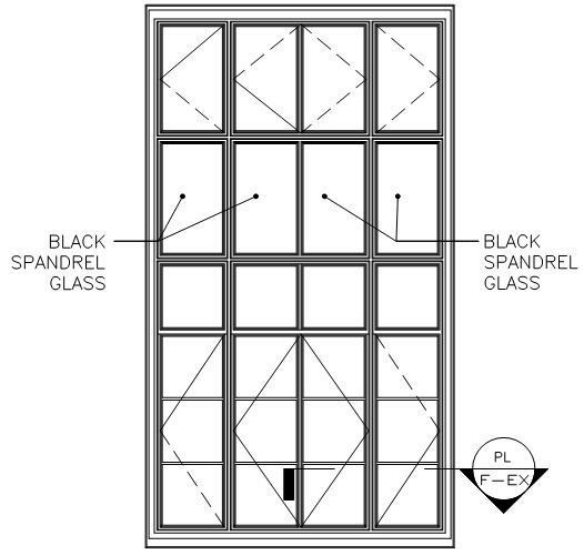
SC SECTION DETAILS
SCALE: 3" = 1'-0"



PL PLAN DETAILS
SCALE: 3" = 1'-0"

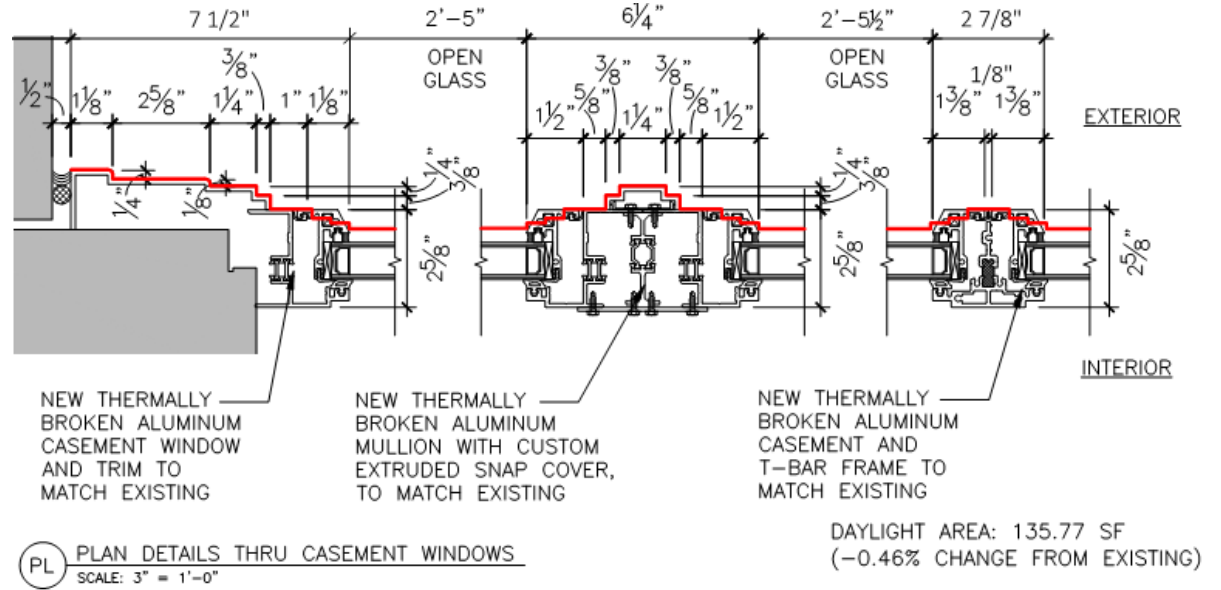
DAYLIGHT AREA: 53.77 SF (NO CHANGE FROM EXISTING)

Proposed - Aluminum

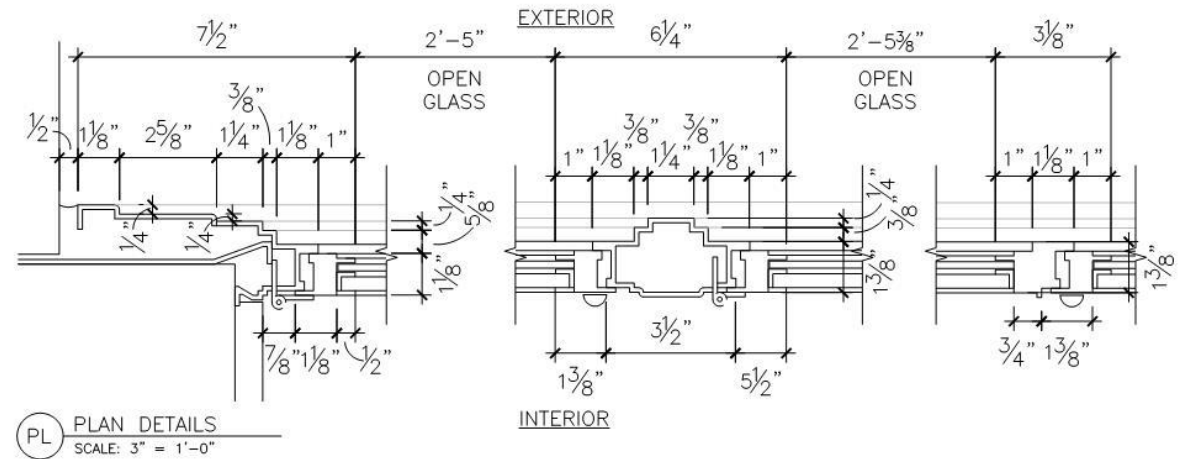


EXTERIOR ELEVATION
DAYLIGHT AREA: 136.40 SF

2nd & 3rd Floors, Central Park West



Proposed - Aluminum

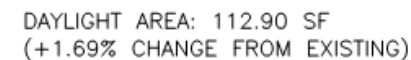


Existing - Bronze

WINDOW TYPE F



2nd & 3rd Floors, West 76th & 77th



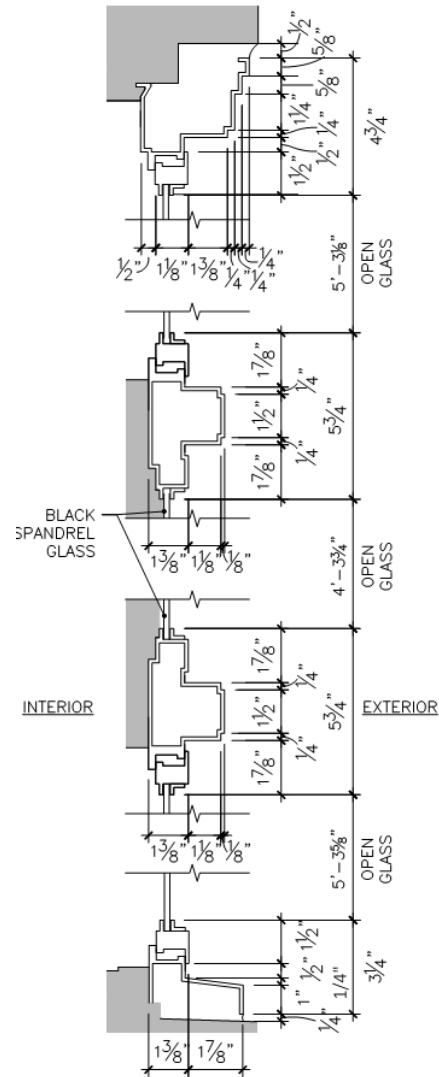
PL2 PLAN DETAILS THRU CASEMENT WINDOWS
SCALE: 3" = 1'-0"

Proposed - Aluminum



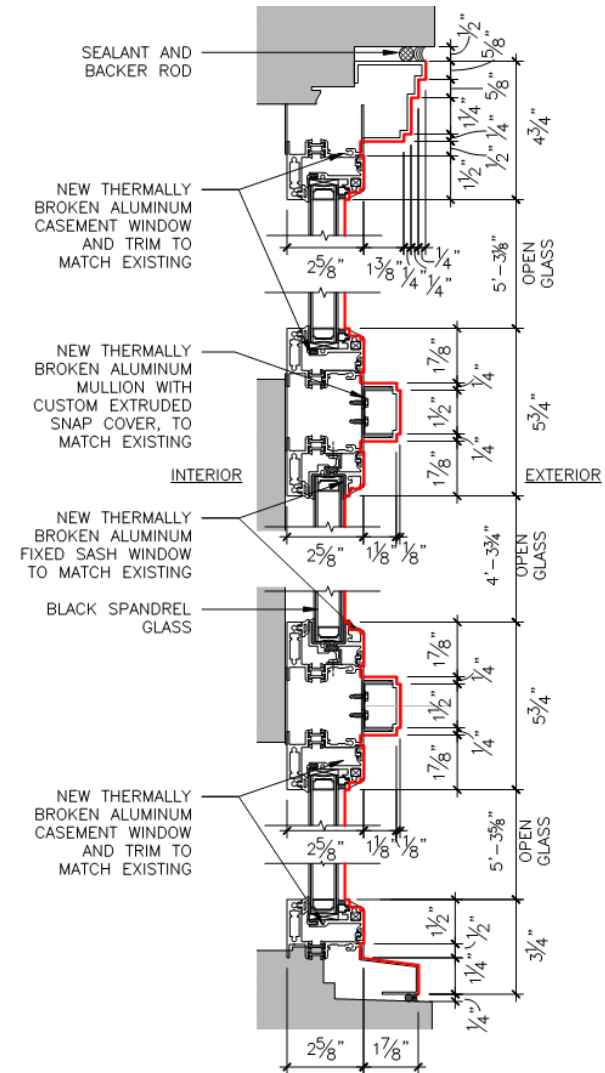
Existing - Bronze

NEW-YORK HISTORICAL SOCIETY



SC SECTION DETAILS
SCALE: 3" = 1'-0"

Existing - Bronze



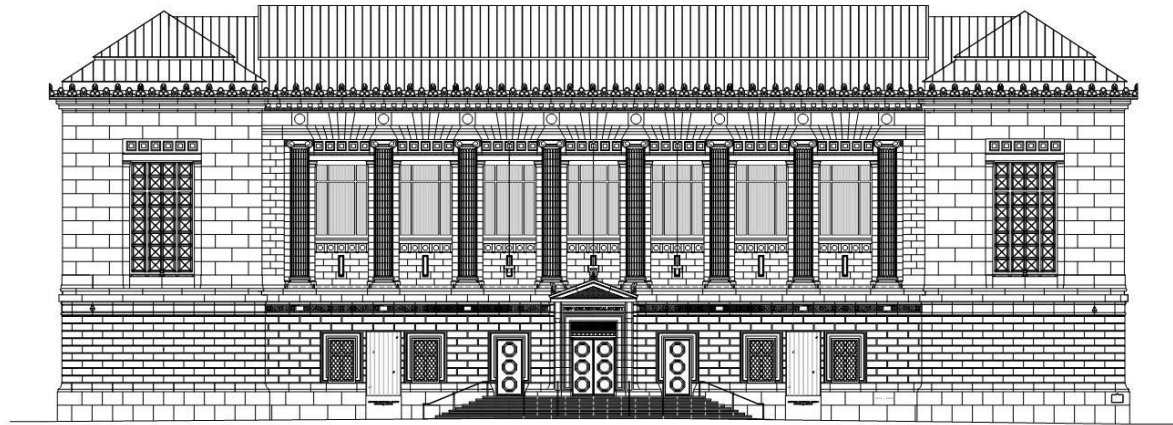
SC SECTION DETAILS
SCALE: 3" = 1'-0"

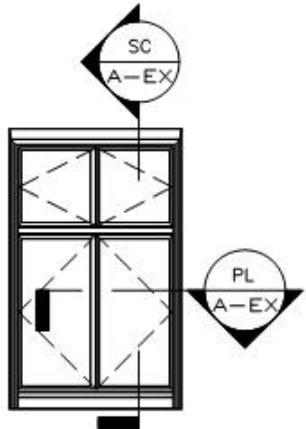
Proposed - Aluminum

WINDOW TYPE G

Appendix

Additional Window Type Details

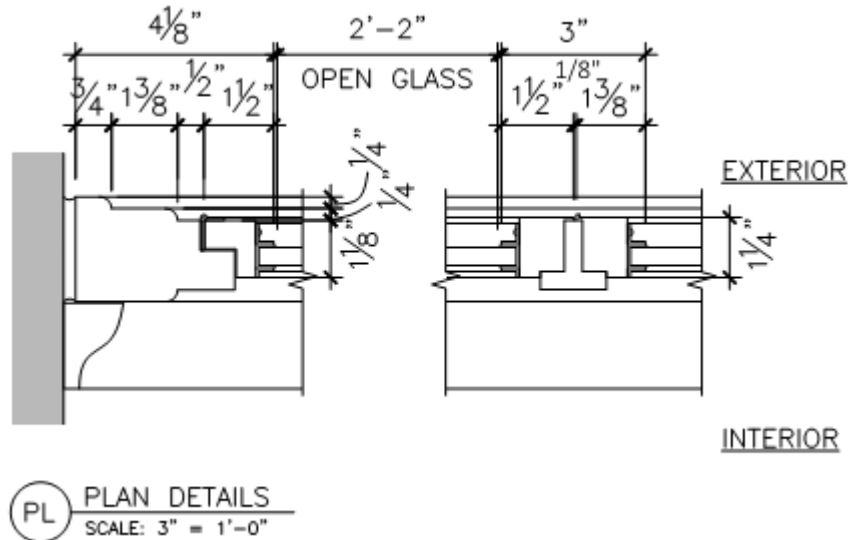




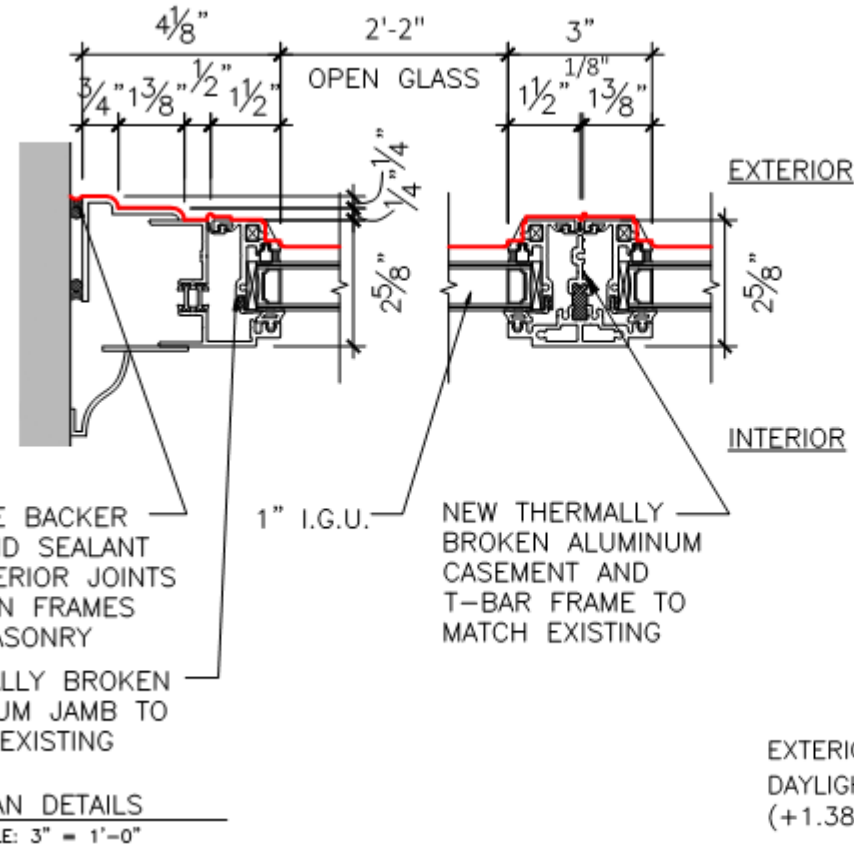
EXTERIOR ELEVATION
DAYLIGHT AREA: 28.99 SF



First Floor, Central Park West



Existing - Bronze

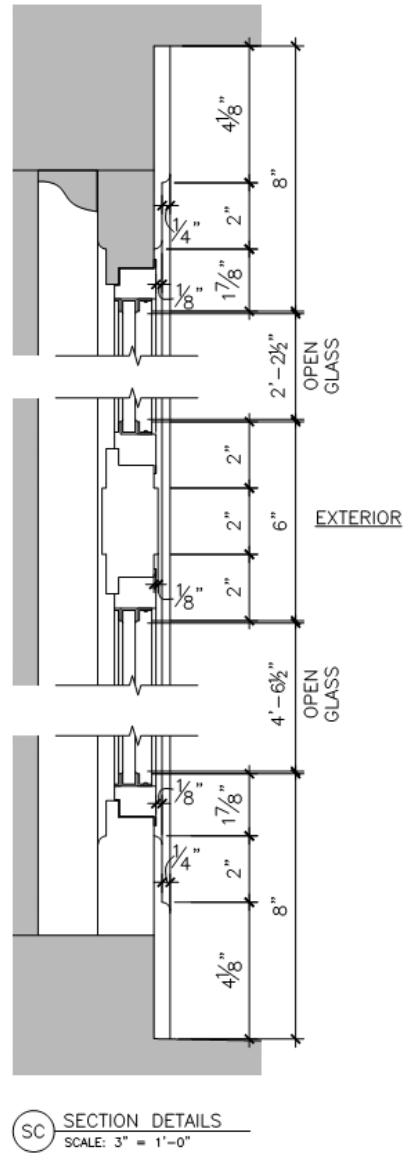


Proposed - Aluminum

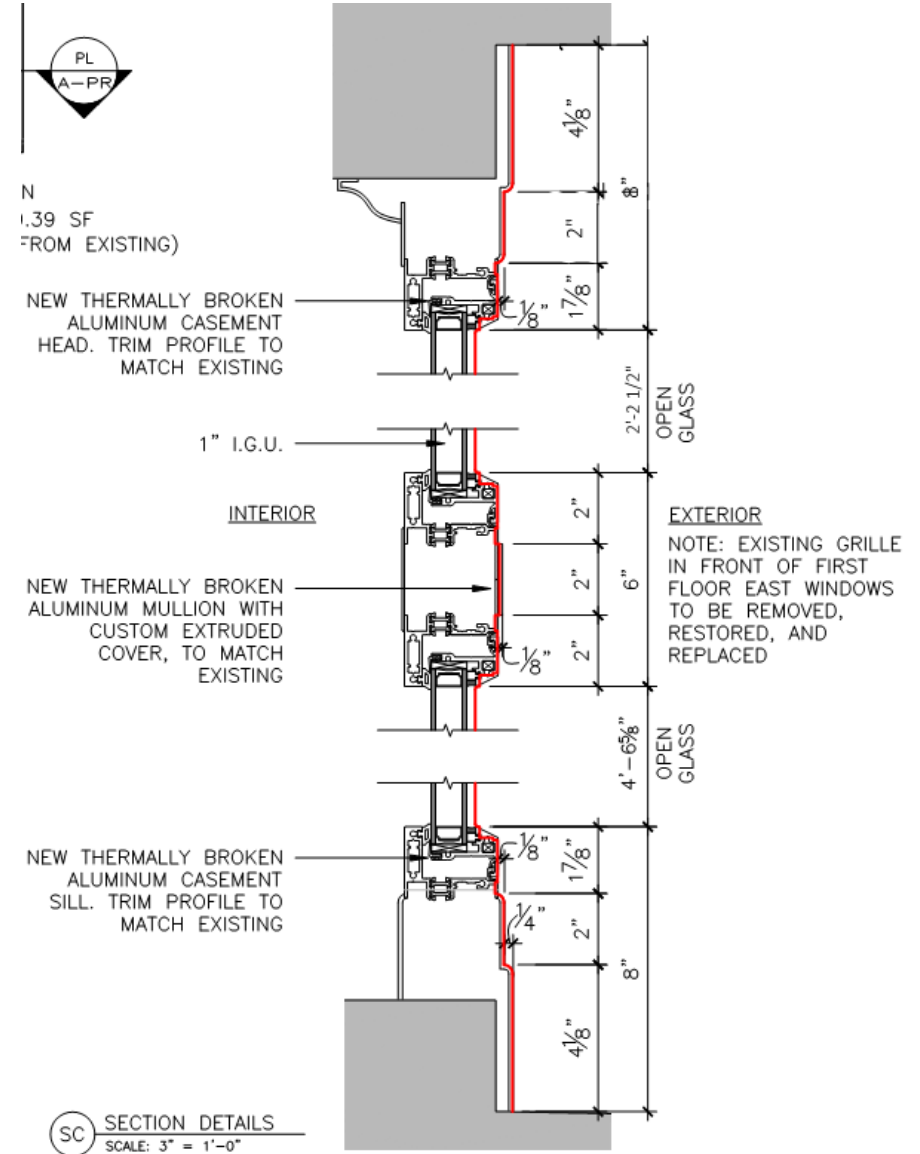
NOTE: EXISTING GRILLE
IN FRONT OF FIRST
FLOOR EAST WINDOWS
TO BE REMOVED,
RESTORED, AND
REPLACED

EXTERIOR ELEVATION
DAYLIGHT AREA: 29.39 SF
(+1.38% CHANGE FROM EXISTING)

WINDOW TYPE A

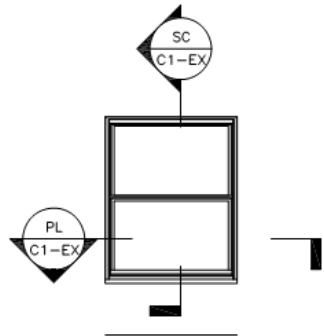


Existing - Bronze



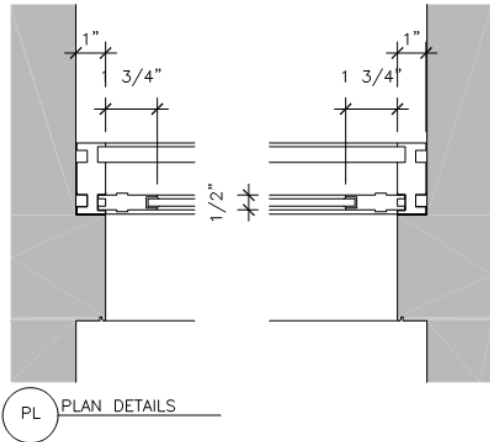
Proposed - Aluminum

WINDOW TYPE A

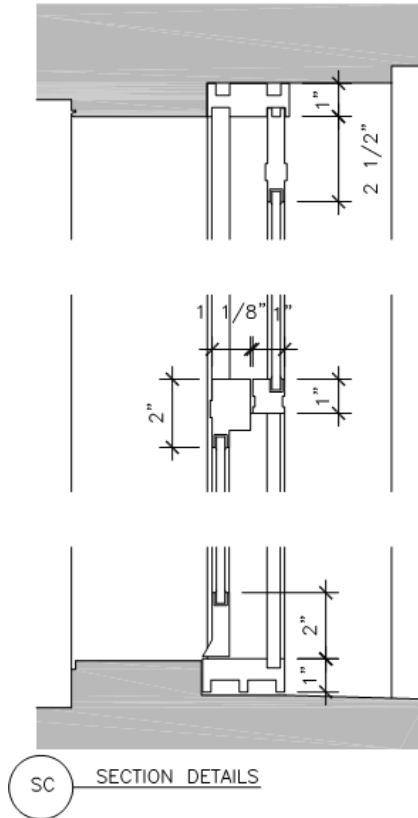


EXTERIOR ELEVATION

Interior Court

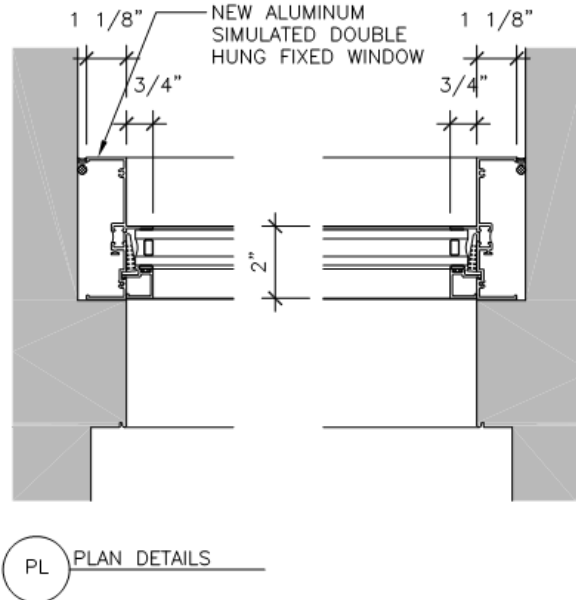


PL PLAN DETAILS

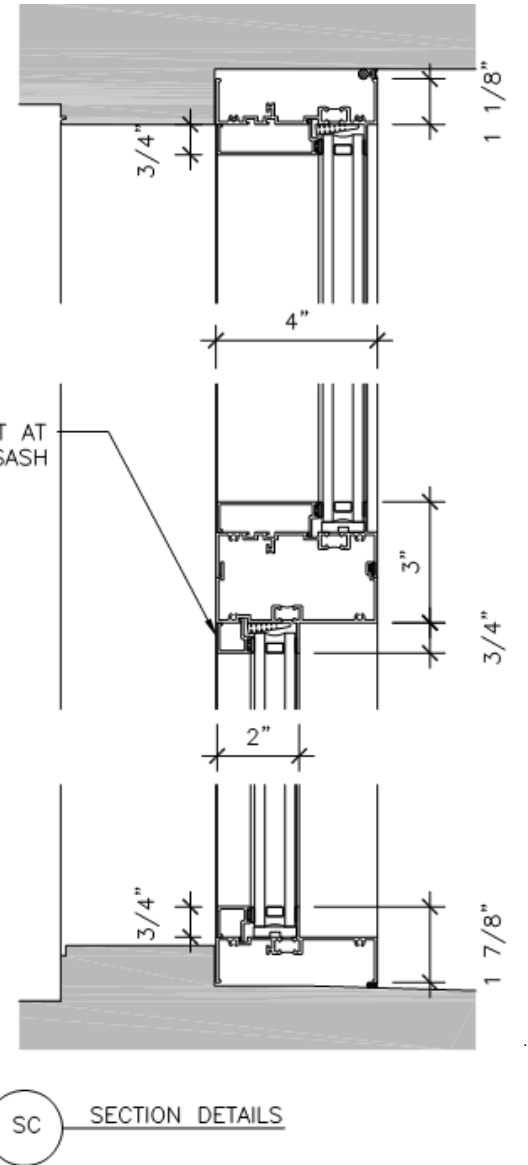


SC SECTION DETAILS

Existing - Steel



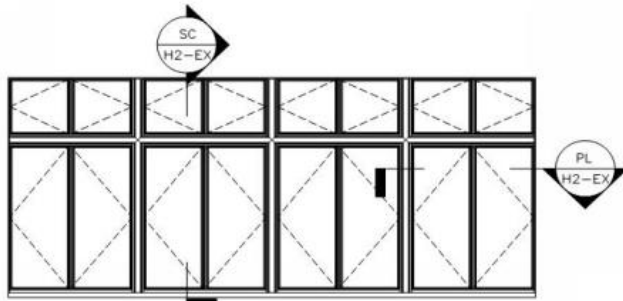
PL PLAN DETAILS



SC SECTION DETAILS

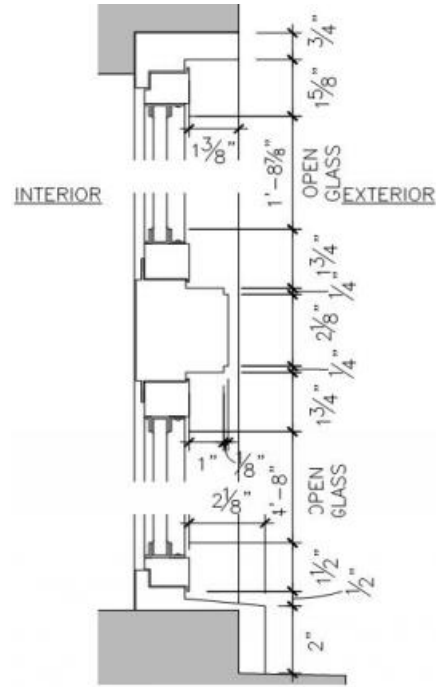
Proposed - Aluminum

WINDOW TYPE C1 (C2, C3, C4, M1 & M2 SIMILAR)

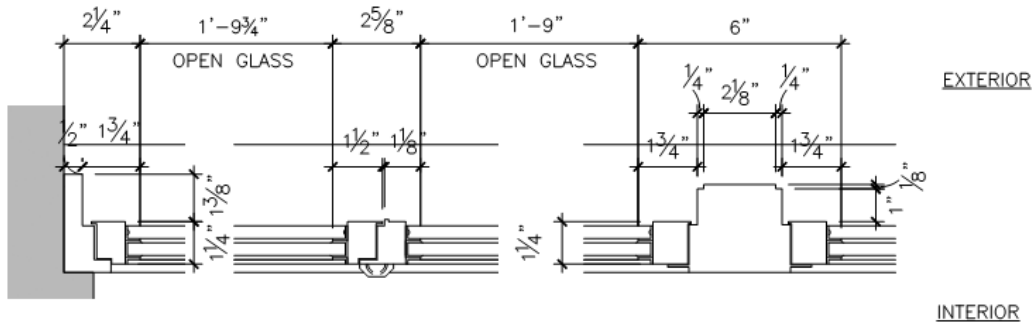


EXTERIOR ELEVATION
DAYLIGHT AREA: 89.32 SF

2nd Floor, West 76th

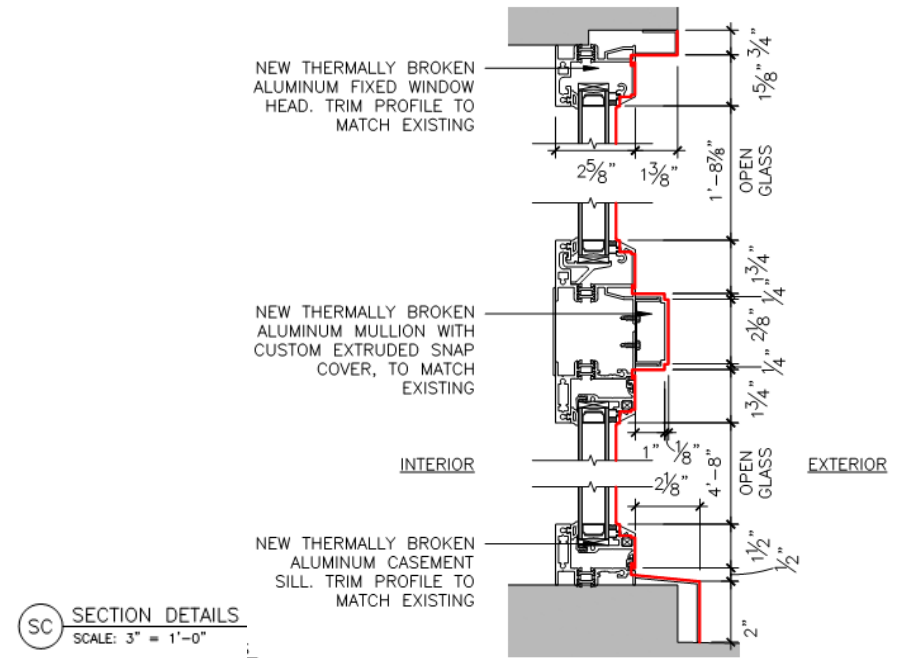


SC SECTION DETAILS
SCALE: 3" = 1'-0"

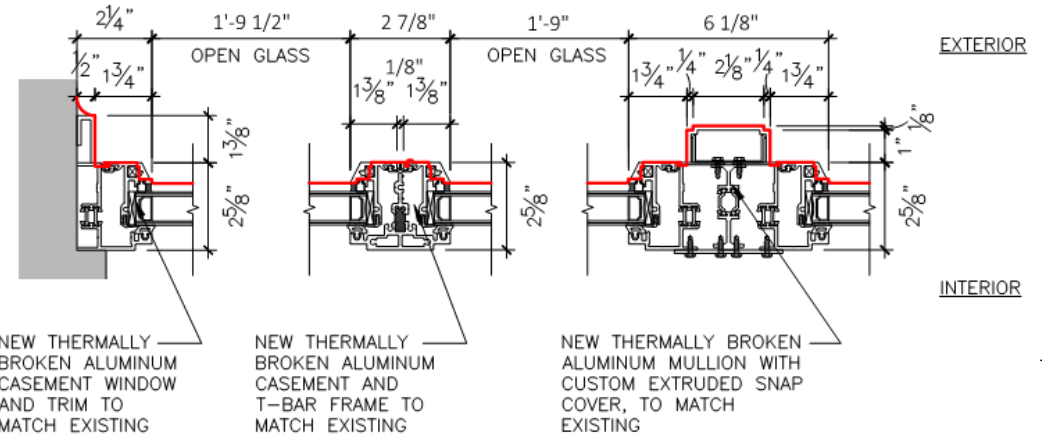


PL PLAN DETAILS
SCALE: 3" = 1'-0"

Existing - Bronze



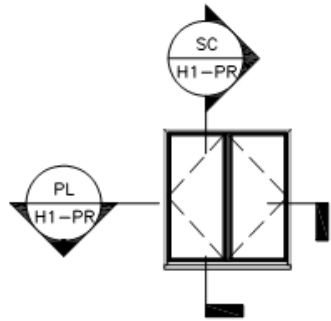
SC SECTION DETAILS
SCALE: 3" = 1'-0"



PL PLAN DETAILS THRU CASEMENT WINDOWS
SCALE: 3" = 1'-0"

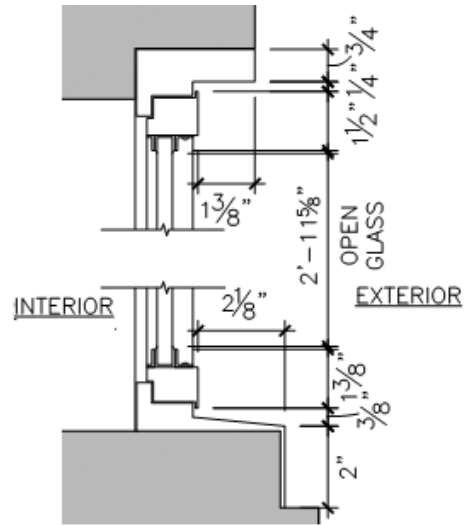
Proposed - Aluminum

EXTERIOR ELEVATION
DAYLIGHT AREA: 87.45 SF
(-2.1% CHANGE FROM EXISTING)

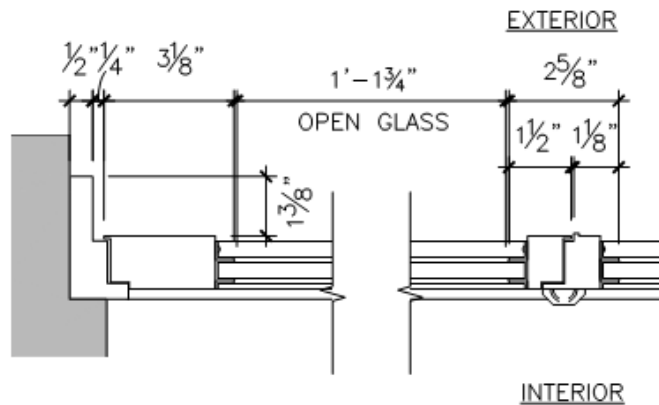


EXTERIOR ELEVATION

4th Floor, West 76th

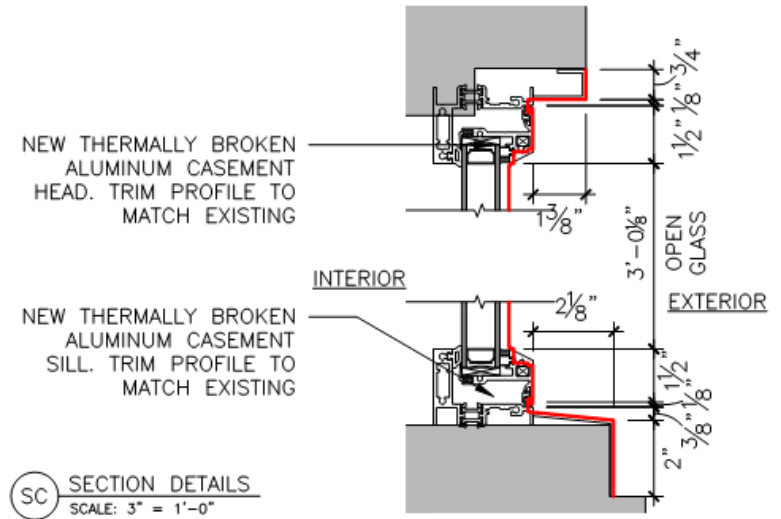


SC SECTION DETAILS
SCALE: 3" = 1'-0"

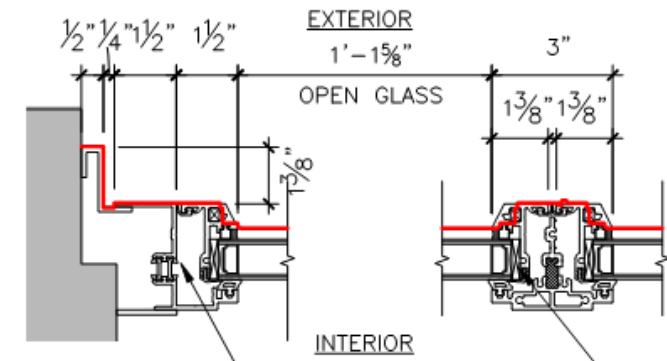


PL PLAN DETAILS
SCALE: 3" = 1'-0"

Existing - Bronze



SC SECTION DETAILS
SCALE: 3" = 1'-0"

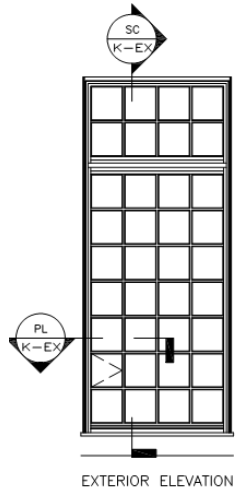


PL PLAN DETAILS
SCALE: 3" = 1'-0"

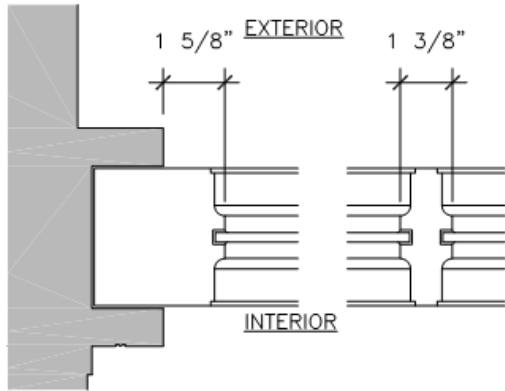
Proposed - Aluminum

EXTERIOR ELEVATION
DAYLIGHT AREA: 6.83 SF
(+1.03% CHANGE FROM EXISTING)

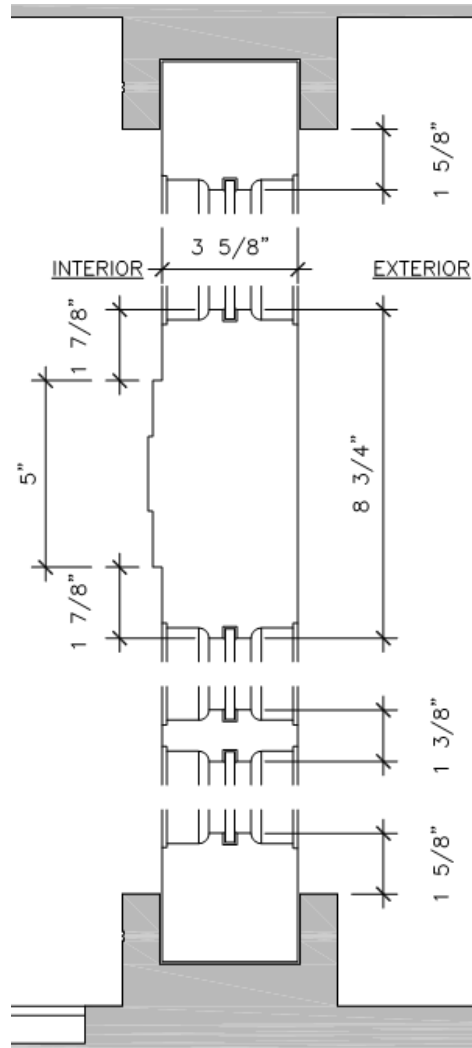
WINDOW TYPE J



Interior Courts

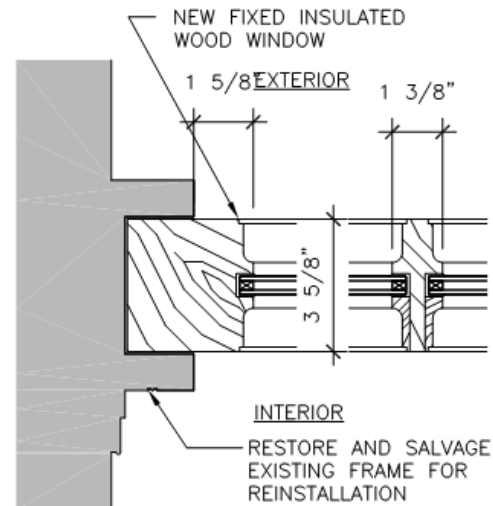


PL PLAN DETAILS

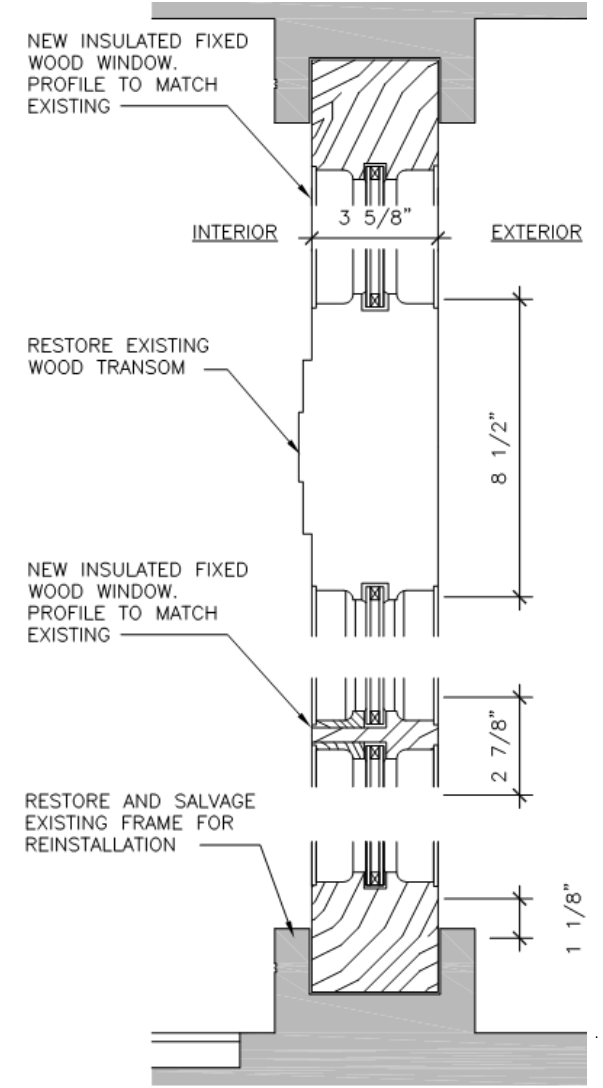


SC SECTION DETAILS

Existing - Wood



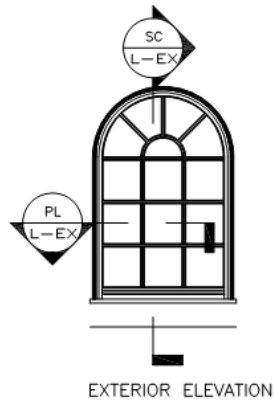
PL PLAN DETAILS



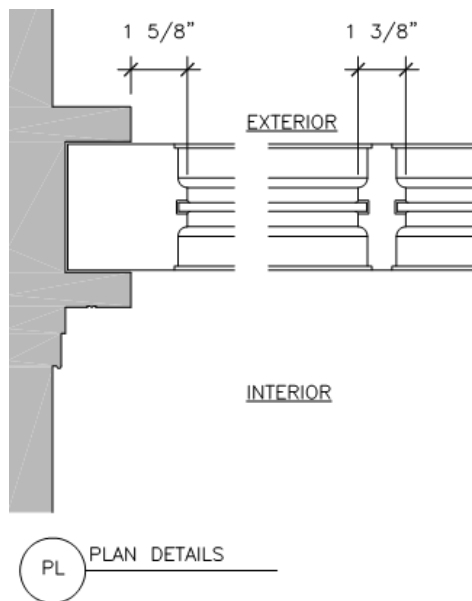
SC SECTION DETAILS

Proposed - Wood

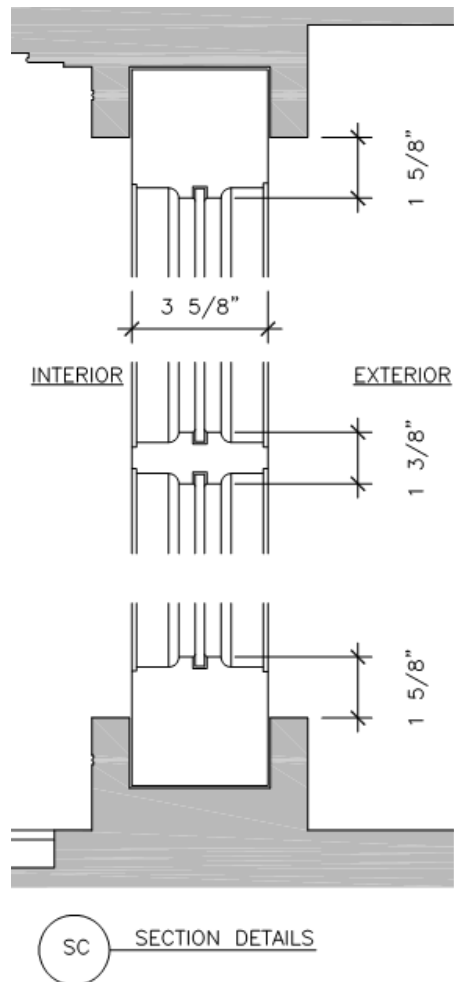
WINDOW TYPE K



Interior Courts

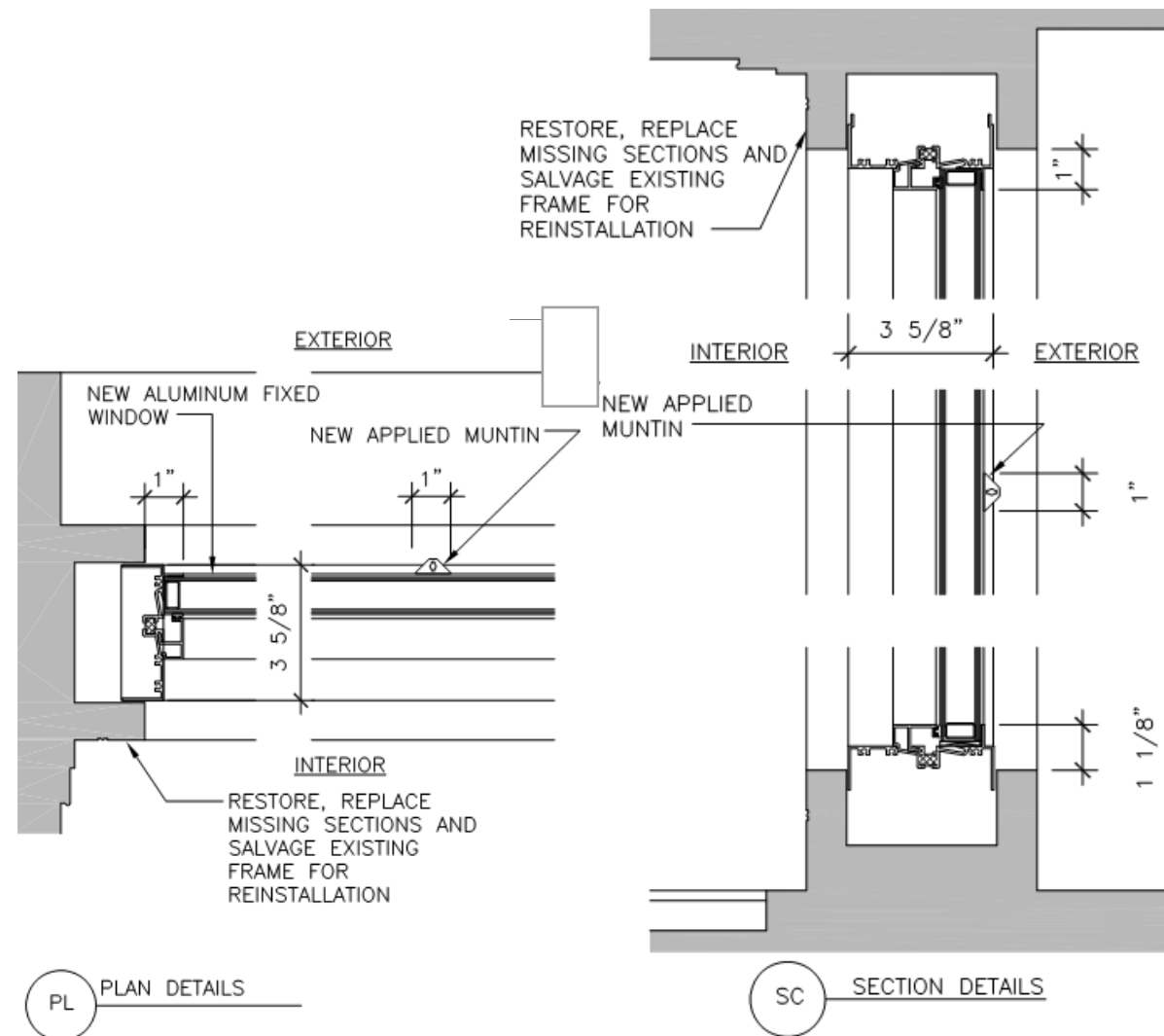


Existing - Wood



WINDOW TYPE L

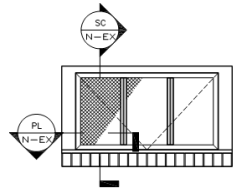
NEW-YORK HISTORICAL SOCIETY



Proposed - Aluminum

PBDW ARCHITECTS

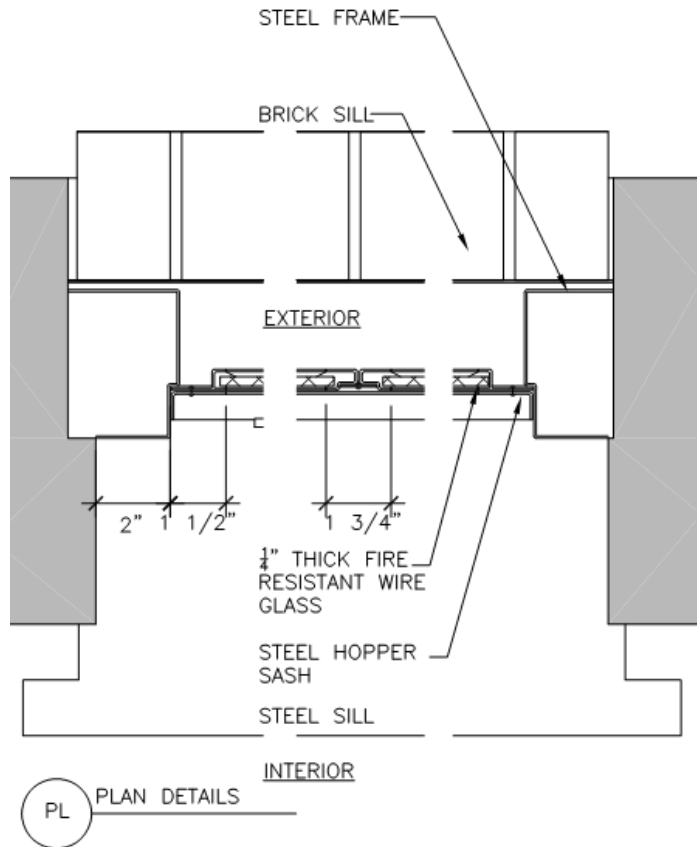
WINDOW MASTER PLAN



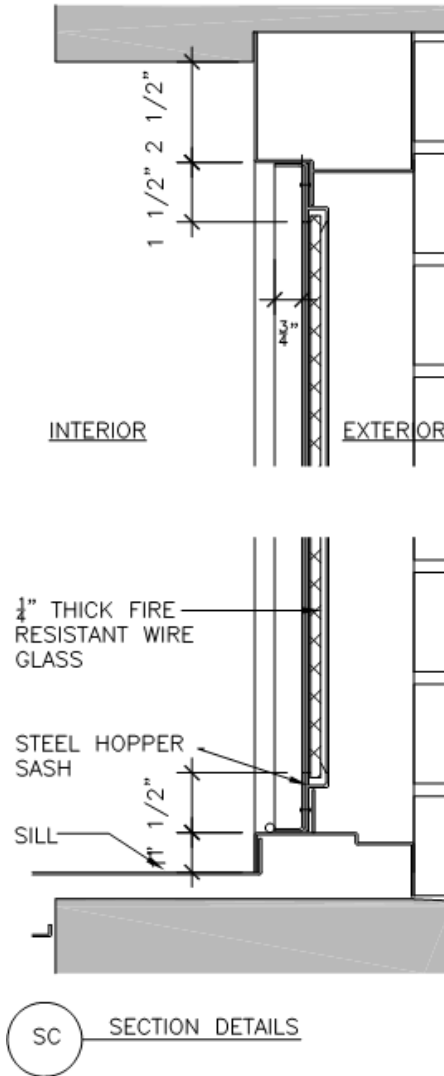
EXTERIOR ELEVATION



Roof

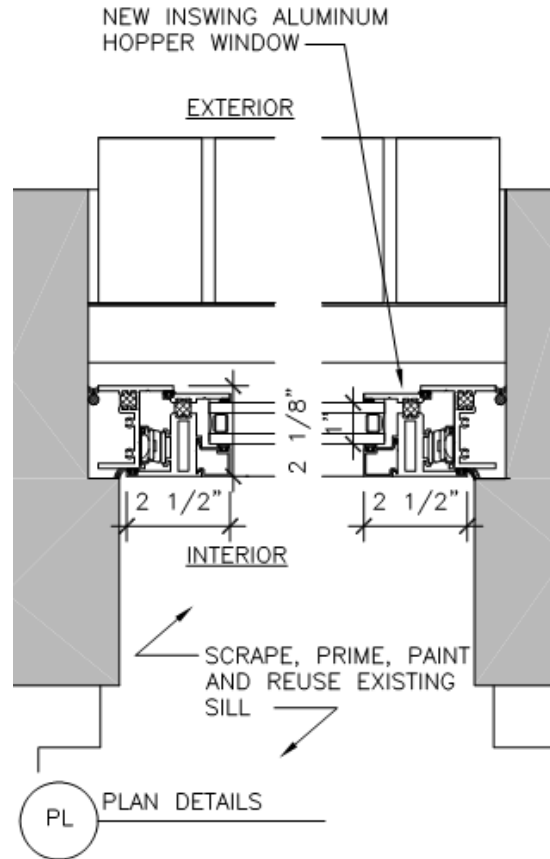


Existing - Steel

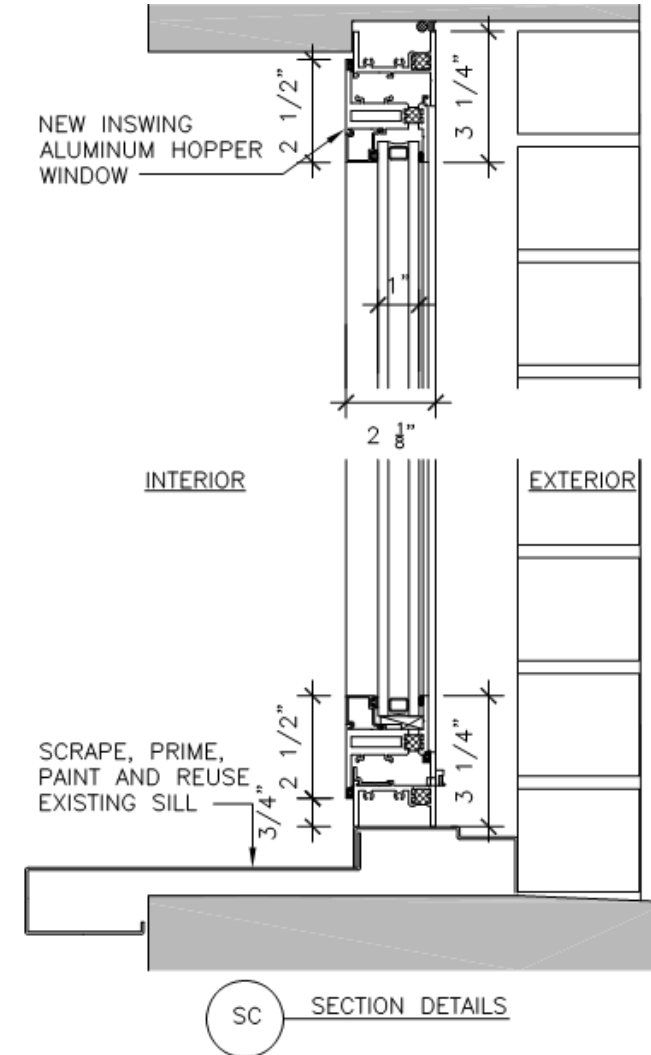


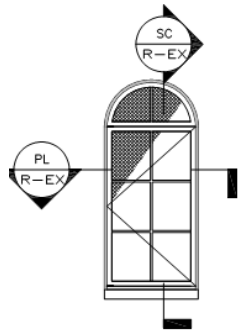
WINDOW TYPE N

NEW-YORK HISTORICAL SOCIETY



Proposed - Aluminum



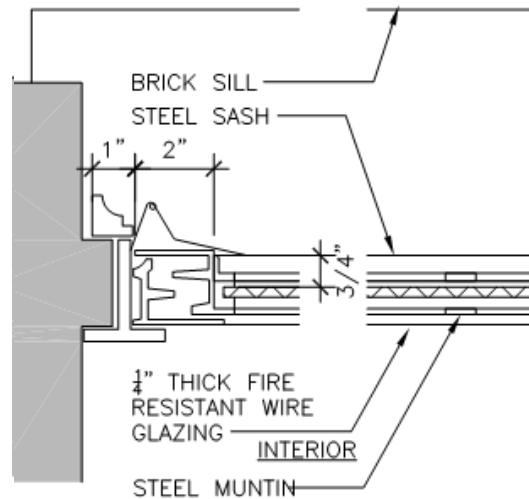


EXTERIOR ELEVATION

Interior Court



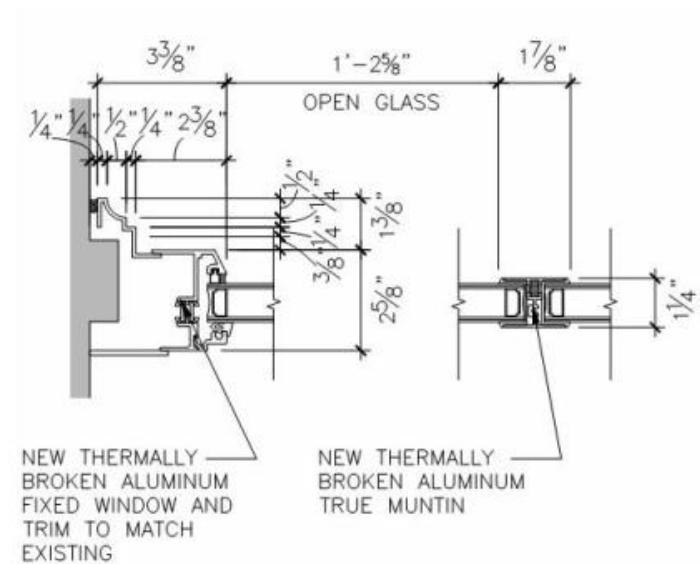
EXTERIOR



NOTE: WINDOW BLOCKED ON THE INTERIOR SIDE
NOT ACCESSIBLE FOR SURVEY

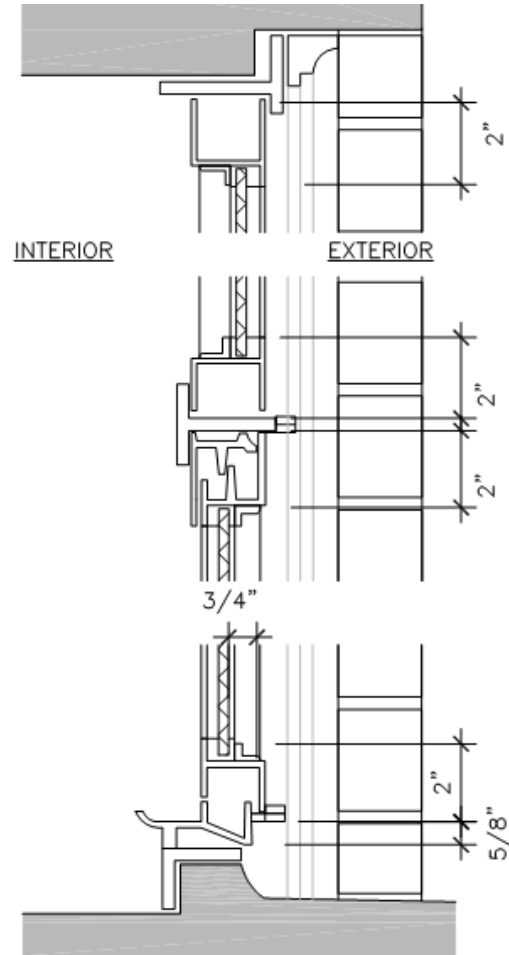


Existing - Steel



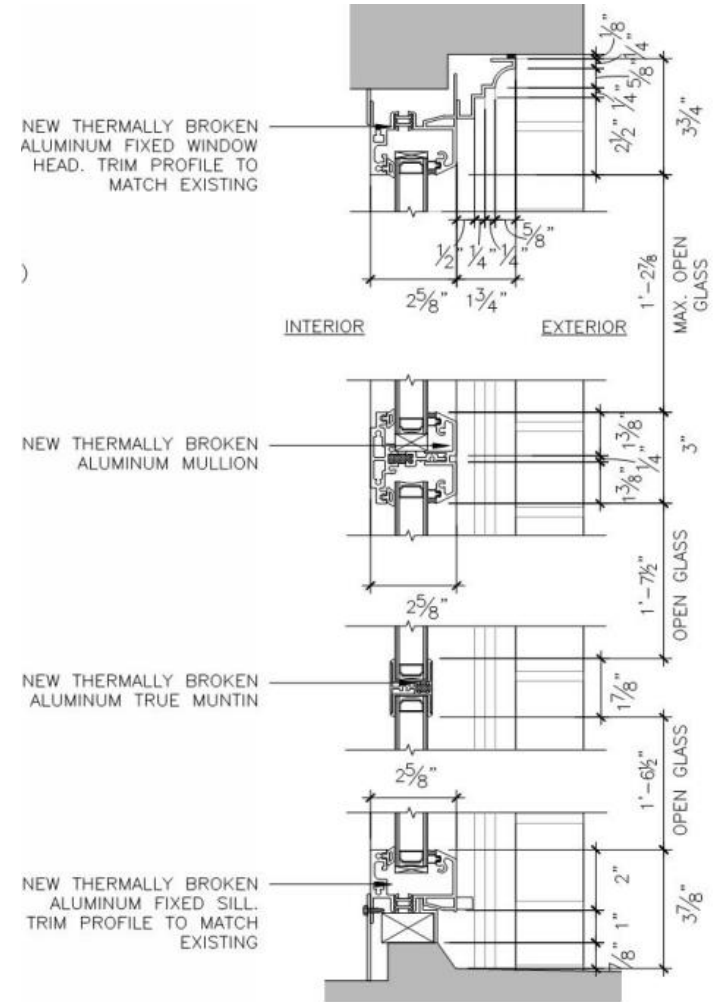
Proposed - Aluminum

WINDOW TYPE R



SC SECTION DETAILS

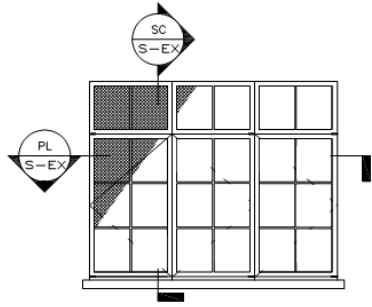
Existing - Steel



SC SECTION DETAILS
SCALE: 3" = 1'-0"

Proposed - Aluminum

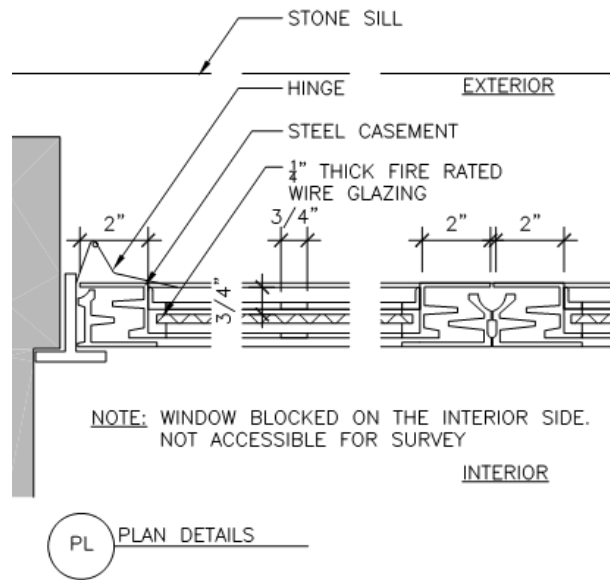
WINDOW TYPE R



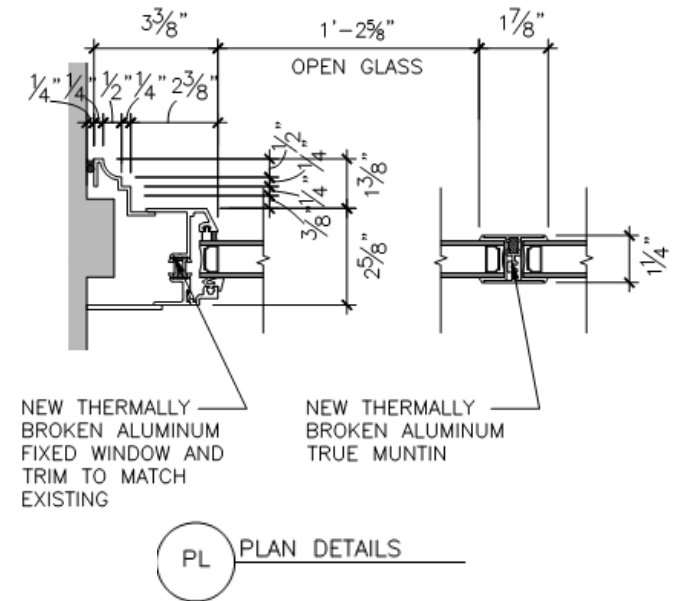
EXTERIOR ELEVATION



Interior Court

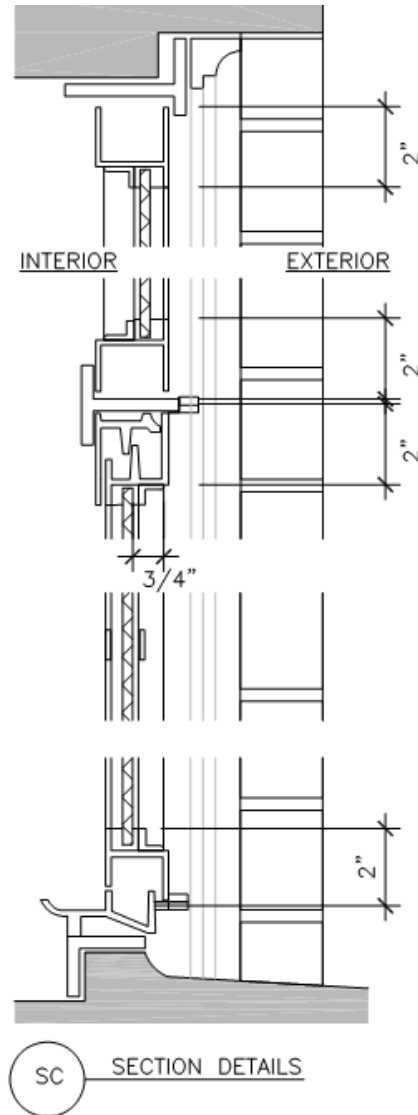


Existing - Steel

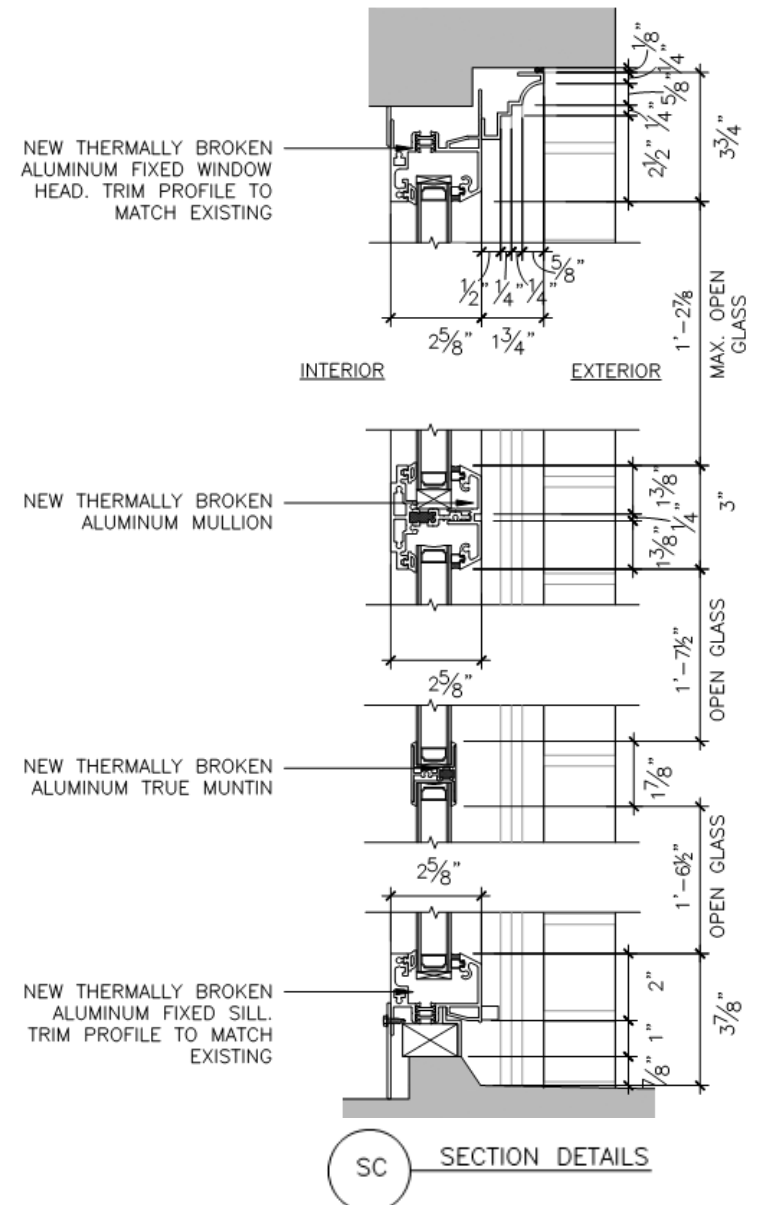


Proposed - Aluminum

WINDOW TYPE S



Existing - Steel



Proposed - Aluminum

WINDOW TYPE S

