Window Master Plan
New-York Historical Society
July 14, 2020
CENTRAL PARK WEST & WEST 77th STREET ca. 1938

NEW-YORK HISTORICAL SOCIETY

PBDW ARCHITECTS

WINDOW MASTER PLAN
Condensation on gallery wall

Condensation on gallery wall
TEMPORARY EXTERIOR STORM WINDOW – WINDOW TYPE D
EXISTING CONDITIONS

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WINDOW MASTER PLAN

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.
CENTRAL PARK WEST WINDOW TYPES
NEW-YORK HISTORICAL SOCIETY
WINDOW MASTER PLAN
WEST 77TH STREET WINDOW TYPES

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WINDOW MASTER PLAN
<table>
<thead>
<tr>
<th>Option</th>
<th>Replacement Components</th>
<th>Replacement Material</th>
<th>Thermal Breaks</th>
<th>U-Factor</th>
<th>Heat Loss Reduction</th>
<th>Life Span</th>
<th>Cost Estimate (1)</th>
<th>Comments</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1.16</td>
<td>+/- .900 +/- -30%</td>
<td>20</td>
<td></td>
<td></td>
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<tr>
<td>1</td>
<td>Double Glazing</td>
<td>-</td>
<td>None</td>
<td></td>
<td></td>
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<tr>
<td>2</td>
<td>Sashes, Glazing</td>
<td>Bronze</td>
<td>Sashes</td>
<td>0.639</td>
<td>45%</td>
<td>5-10</td>
<td></td>
<td></td>
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<tr>
<td>3</td>
<td>Frames, Sashes, Glazing</td>
<td>Bronze</td>
<td>Frames, sashes</td>
<td>0.626</td>
<td>50%</td>
<td>30-50</td>
<td>$10,200,000</td>
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<td>4</td>
<td>Full replacement</td>
<td>Bronze</td>
<td>Surrounds, frames &amp; sashes</td>
<td>0.668</td>
<td>46%</td>
<td>60-100</td>
<td>$11,500,000</td>
<td>Horus</td>
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<td>5</td>
<td>Full replacement</td>
<td>Aluminum</td>
<td>Surrounds, frames &amp; sashes</td>
<td>0.482</td>
<td>61%</td>
<td>30-40</td>
<td>$1,890,000</td>
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<td>6</td>
<td>Full replacement</td>
<td>Stainless Steel</td>
<td>Surrounds, frames &amp; sashes</td>
<td>TBD</td>
<td>TBD</td>
<td>60-100 (2)</td>
<td>$1,638,000</td>
<td>Riviera</td>
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Notes:
1. Does not include removals, abatement, general conditions or interior finishes
2. Regular finish maintenance required
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
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WINDOW MASTER PLAN
PROPOSED FINISH – UMBRA GREY
Proposed Window Details
Primary Windows
First Floor, West 76th

**Existing - Bronze**

**Proposed - Aluminum**

- **SECTION DETAILS**
  - SCALE: 3” = 1'-0"

- **PLAN DETAILS**
  - SCALE: 3” = 1'-0"

- **PROVIDE BACKER ROD AND SEALANT AT EXTERIOR JOINTS BETWEEN FRAMES AND MASONRY**
- **THERMALLY BROKEN ALUMINUM HEAD AND TRIM TO MATCH EXISTING**
- **1” I.G.U.**
- **THERMALLY BROKEN ALUMINUM SILL AND TRIM TO MATCH EXISTING**

- **DAYLIGHT AREA: 53.77 SF (NO CHANGE FROM EXISTING)**
WINDOW TYPE F

EXISTING - BRONZE

2nd & 3rd Floors, Central Park West

PROPOSED - ALUMINUM

DAYLIGHT AREA: 135.40 SF
(-0.46% CHANGE FROM EXISTING)

NEW THERMALLY BROKEN ALUMINUM CASMENT WINDOW AND TRIM TO MATCH EXISTING

NEW THERMALLY BROKEN ALUMINUM MULLION WITH CUSTOM EXTRUDED SNAP COVER, TO MATCH EXISTING

NEW THERMALLY BROKEN ALUMINUM CASMENT AND T-BAR FRAME TO MATCH EXISTING

DAYLIGHT AREA: 135.77 SF

SCALE: 3” = 1’-0”

PLAN DETAILS THRU CASEMENT WINDOWS

PL

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NEW-YORK HISTORICAL SOCIETY
WINDOW MASTER PLAN
Existing - Bronze

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

NEW THERMALLY BROKEN ALUMINUM CASMENT WINDOW AND TRIM TO MATCH EXISTING

Proposed - Aluminum

DAYLIGHT AREA: 112.90 SF
(+1.00% CHANGE FROM EXISTING)
WINDOW TYPE G

EXISTING - BRONZE

SECTION DETAILS
SCALE 3" = 1'-0"

PROPOSED - ALUMINUM

SECTION DETAILS
SCALE 3" = 1'-0"
Appendix
Additional Window Type Details
First Floor, Central Park West

**WINDOW TYPE A**

**EXTERIOR**
- Daylight Area: 28.99 SF
- Proposed - Aluminum
- Existing - Bronze

**INTERIOR**
- Provide backer rod and sealant at exterior joints between frames and masonry
- Thermally broken aluminum jamb to match existing

**NOTE:** Existing grille in front of first floor east windows to be removed, restored, and replaced

**NEW THERMALLY BROKEN ALUMINUM CASEMENT AND T-BAR FRAME TO MATCH EXISTING**

**EXTERIOR ELEVATION**
- Daylight Area: 29.39 SF
- (+1.38% change from existing)
NEW THERMALLY BROKEN ALUMINUM CASMENT HEAD, TRIM PROFILE TO MATCH EXISTING

1" I.G.U.

NEW THERMALLY BROKEN ALUMINUM MULLION WITH CUSTOM EXTRUDED COVER, TO MATCH EXISTING

NEW THERMALLY BROKEN ALUMINUM CASMENT SILL, TRIM PROFILE TO MATCH EXISTING

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

SECTION DETAILS
SCALE: 3" = 1'-0"
WINDOW MASTER PLAN

EXISTING - STEEL

SECTION DETAILS

PL PLAN DETAILS

NEW ALUMINUM SIMULATED DOUBLE HUNG FIXED WINDOW

1 1/8"

3/4"

3/4"

3/4"

2 1/2"

2 1/2"

5/16"

5/16"

5/16"

1 3/4"

PL PLAN DETAILS

SC SECTION DETAILS

PROPOSED - ALUMINUM

OPTIONAL OFFSET AT LOWER SASH

3/4"

3/4"

3/4"

3/4"

1 1/8"

1 1/8"

1 1/8"

4"

2"

1 3/4"

1 7/8"

3/4"

3/4"

3/4"

3/4"

3/4"

1 3/4"

1 7/8"

3/4"

3/4"

3/4"

3/4"

3/4"

3/4"

3/4"

3/4"

3/4"

3/4"

3/4"

3/4"

PL PLAN DETAILS

SC SECTION DETAILS

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

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2nd Floor, West 76th

**Existing - Bronze**

**Proposed - Aluminum**

**WINDOW TYPE H2 (H1 SIMILAR)**

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WINDOW MASTER PLAN
**WINDOW MASTER PLAN**

**WINDOW TYPE J**

**Existing** - Bronze

- **4th Floor, West 76th**

**Proposed** - Aluminum

- **NEW THERMALLY BROKEN ALUMINUM CASEMENT HEAD, TRIM PROFILE TO MATCH EXISTING**
- **NEW THERMALLY BROKEN ALUMINUM CASEMENT SILL, TRIM PROFILE TO MATCH EXISTING**
- **NEW THERMALLY BROKEN ALUMINUM CASEMENT WINDOW AND TRIM TO MATCH EXISTING**
- **NEW THERMALLY BROKEN ALUMINUM CASEMENT AND T-BAR FRAME TO MATCH EXISTING**

**DAYLIGHT AREA**: 6.83 SF (+1.03% CHANGE FROM EXISTING)
Roof

**Existing - Steel**

- Steel Frame
- Brick Sill
- Exterior
  - 2\" 1 1/2\"  1 3/4\"
- 1/2\" Thick Fire Resistant Wire Glass
- Steel Hopper Sash
- Steel Sill
- Interior

**Proposed - Aluminum**

- New Inswing Aluminum Hopper Window
- Exterior
  - 3 1/4\"  2 3/8\"  1\"
- Interior
  - 2 1/2\"  1/2\"
- Scrape, Prime, Paint and Reuse Existing Sill
- Exterior
  - 3 1/4\"  2 1/4\"  3 1/4\"

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WINN-TYPE N

PLAN DETAILS

SECTION DETAILS
Interior Court

**Existing - Steel**

- BRICK SILL
- STEEL SASH
- 1” THICK FIRE RESISTANT WIRE GLazing
- STEEL MUNTIN

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

**Proposed - Aluminum**

- NEW THERMALLY BROKEN ALUMINUM FIXED WINDOW AND TRIM TO MATCH EXISTING
- TRUE MUNTIN

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**WINDOW MASTER PLAN**

PBDW ARCHITECTS

NEW-YORK HISTORICAL SOCIETY
WINDOW TYPE R

Existing - Steel

Proposed - Aluminum
Interior Court

**Existing - Steel**

- **Stone Sill**
- **Hinge**
- **Steel Casement**
- 2” x 2”
- 3/4”
- 1” Thick Fire Rated Wire Glazing

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

**Proposed - Aluminum**

- NEW THERMALLY BROKEN ALUMINUM FIXED WINDOW AND TRIM TO MATCH EXISTING
- OPEN GLASS

- 3 1/6”
- 1’-2 1/8”
- 1 7/8”

**PLAN DETAILS**
WINDOW TYPE S

Existing - Steel

Proposed - Aluminum

NEW THERMALLY BROKEN ALUMINUM FIXED WINDOW HEAD TRIM PROFILE TO MATCH EXISTING

NEW THERMALLY BROKEN ALUMINUM MULLION

NEW THERMALLY BROKEN ALUMINUM TRUE MUNTIN

NEW THERMALLY BROKEN ALUMINUM FIXED SILL TRIM PROFILE TO MATCH EXISTING

SECTION DETAILS