LANDMARKS PRESERVATION COMMISSION:
PARAPET MODIFICATION, SKYLIGHT MODIFICATION,
AND WINDOW REPLACEMENTS

HOTEL DES ARTISTES: 1 WEST 67TH ST, NEW YORK, NY 10023
PENTHOUSE #901/905
1. BUILDING INFORMATION
KEY BUILDING INFORMATION

Address: 1 West 67th Street
Tax Map Block/Lot: 1120/23

Building Name: Hotel des Artistes
Date: 1915-18 [NB 42-1915]
Type: Studio Building
Architect: George M. Pollard
Owner/Developer: Hotel des Artistes, Inc.
Style/Ornament: Neo-Gothic with Tudor elements
Facade: Brick and Stone
Number of Stories: 9
Window Type/Material:
- Multipane casements with transoms/Steel
- Multipane pivoting/Steel
Method of Construction:
- Steel frame construction
- Fireproof
HOTEL DES ARTISTES LOCATION

NYC MAP
HOTEL DES ARTISTES LOCATION

NYC MAP

Upper West Side / Central Park West Historic District: Designated 1990
Hotel des Artistes
HOTEL DES ARTISTES LOCATION

UPPER WEST SIDE MAP

Upper West Side / Central Park West
Historic District: Designated 1990
Hotel des Artistes
HOTEL DES ARTISTES LOCATION

Location of Hotel des Artistes within the block
HOTEL DES ARTISTES LOCATION

AXONOMETRIC OF SECONDARY FACADES
SELECTION OF APARTMENT #901 / 905 IN AXONOMETRIC
2. PHOTO DOCUMENTATION
HISTORIC CONTEXT

Other Buildings in West 67th Street Artists’ Colony Historic District

27 West 67th Street
Completed: 1903
Architect: Sturgis & Simonson

33 West 67th Street
Completed: 1905
Architect: Simonson, Pollard, and Steinam

15 West 67th Street
Completed: 1905
Architect: Simonson, Pollard, and Steinam
HISTORIC PHOTOGRAPHS

SOUTH FACADE

IMAGE OF SOUTH FACADE FROM 67TH STREET CIRCA 1917

NYC TAX MAP IMAGE CIRCA 1940
HISTORIC PHOTOGRAPHS

SOUTH FACADE

IMAGE OF THE SOUTH FACADE FROM 67TH STREET CIRCA 1989
INTERIOR PHOTOGRAPH OF THE SOUTH FACING APARTMENT SUBLET BY ARCHITECTURE CRITIC PAUL GOLDBERGER CIRCA 1978.
ARCHITECT GEORGE MORT POLLARD’S TYPICAL PLAN CIRCA 1917
PHOTOGRAPH OF EAST AND NORTH FACADES FROM CENTRAL PARK AVENUE CIRCA 1929
PHOTOGRAPH FROM CENTRAL PARK AVENUE WITH NORTH AND EAST FACADES VISIBLE CIRCA 1929

PHOTOGRAPH OF EAST FACADE CIRCA 1929

HISTORIC PHOTOGRAPHS
NYC PUBLIC LIBRARY IMAGES
NYC TAX MAP PHOTOGRAPH OF NORTH FACADE FROM 68TH STREET CIRCA 1940.
BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

VIEW FROM CENTRAL PARK WEST
BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

VIEW FROM CENTRAL PARK WEST
BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 07/17/20

VIEW FROM CENTRAL PARK WEST
VIEW FROM CENTRAL PARK WEST

BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 07/17/20
BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

VIEW FROM WEST 68TH STREET
BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

VIEW FROM WEST 68TH STREET
BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

VIEW FROM WEST 68TH STREET
BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

VIEW FROM WEST 68TH STREET
BUILDING PHOTOGRAPHS
PHOTOGRAPH TAKEN 05/28/19

VIEW FROM WEST 68TH STREET
BUILDING PHOTOGRAPHS

PHOTOGRAPH TAKEN 05/28/19

VIEW FROM WEST 68TH STREET
3. DRAWING DOCUMENTATION
ESTIMATED ORIGINAL SOUTH ELEVATION

PRIMARY FACADE ON 67TH STREET
ESTIMATED EXISTING NORTH ELEVATION

VISIBLE SECONDARY FACADE
PROPOSED NORTH ELEVATION

VISIBLE SECONDARY FACADE
ESTIMATED EXISTING EAST ELEVATION

VISIBLE SECONDARY FACADE

PROFILE OF BUILDING DIRECTLY TO THE EAST
PROPOSED EAST ELEVATION

VISIBLE SECONDARY FACADE

PROFILE OF BUILDING DIRECTLY TO THE EAST
ESTIMATED APARTMENT AXONOMETRIC

EAST AND NORTH FACADES
PROPOSED APARTMENT AXONOMETRIC

EAST AND NORTH FACADES
4. PARAPET
DOCUMENTS OF PREVIOUS PARAPET CHANGE APPROVAL

COMMUNITY BOARD 7  Manhattan

RESOLUTION

Date: July 5, 2011
Committee of Origin: Preservation
Ref: 1 West 67th Street (Central Park West) Application to the Landmarks Preservation Commission for an alteration of an existing parapet.
Full Board Vote: 34 In Favor 0 Against 0 Abstentions 0 Present

The following facts and concerns were taken into account in arriving at our conclusion:

- As part of a waterproofing masonry repair project of the building’s rear facade, the existing brick parapet wall was removed and replaced by taller brick parapet walls at both the east and west wings.
- This new facade is visible from 66th Street to the north.
- Filling the parapet, a metal-framed glass wall had been installed above the original 24’ high brick parapet wall of the west wing for safety, maintaining views out from the penthouse terrace.
- The replacement parapet wall, in being 42” high solid brick, limits the view out compared to the pre-renovation conditions.
- The proportion of this replacement parapet wall appears heavy compared to the original 24” high parapet.
- The new-proposed replacement parapet – a 6” high masonry base with a 36” high glass extension, made up of butt-jointed, clear glass panels installed at the inner face of the masonry base – appears proportionately light in a cip above the top floor windows.
- The Preservation Committee recommends that the 42” high solid masonry parapet wall be altered to be 24” high as originally built, with an 18” high glass extension above, made of clear butt-jointed glass as proposed.
- The Committee further supports the recommendation to the neighboring tenant that this same modification be made for the west wing of the rear facade to restore the building’s original masonry symmetry.

The Preservation Committee of Community Board 7 Manhattan believes that the parapet alteration as described above in its modified form with a 24” high masonry parapet wall topped by an 18” high glass wall extension is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7 Manhattan approves as modified the alteration of an existing parapet wall.

Committee: 5-1-0-8 Board Member: 1-0-0-0

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Re: STATUS UPDATE LETTER
LPC - 11724
BIL 13-2907
1 WEST 67TH STREET
HISTORIC DISTRICT
UPPER WEST SIDE-CFW
Borough of Manhattan
BlockLot: 1120/23

May 30, 2012

Re: 1 WEST 67TH STREET

This letter is to inform you that at the Public Meeting of November 22, 2011, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal to alter the parapets at the subject premises, as put forward in your application completed October 27, 2011. The approval will expire November 22, 2017

The Commission voted to approve removing the upper portion of the masonry parapets, and re-building the parapets with glass railings set behind the lowered masonry parapets. However, the Commission made its determination subject to the conditions that the applicant work with staff to balance the proportion of the masonry section and glass section; and that two sets of signed and sealed Department of Building Construction drawings be submitted to the Commission for review.

No work can begin until a Certificate of Appropriateness is issued. Upon receipt, review, and approval of the referenced copies of the presentation photographs and drawings, and two signed and sealed copies of the signed Department of Buildings filing drawings for the approved work, a Certificate of Appropriateness will be issued.

Please note that all drawings, including attachments which are to be filed at the Department of Buildings, must be approved by the Landmarks Preservation Commission. Thank you for your cooperation.

CHRISTOFF : FINIO ARCHITECTURE
HOTEL DES ARTISTES PENTHOUSE # 901 / 905
4, PARAPET 38
EXISTING OVERALL BUILDING SECTION

SIGHTLINE DIAGRAM

EXISTING PENTHOUSE PARAPET AT 4'

VIEW FROM 68TH STREET

67TH STREET

HOTEL DES ARTISTES

68TH STREET
PROPOSED OVERALL BUILDING SECTION

SIGHTLINE DIAGRAM

PROPOSED PENTHOUSE PARAPET AT 2’ WITH 1’-6” GLASS RAILING

VIEW FROM 68TH STREET
PROPOSED APARTMENT SECTION

SIGHTLINE DIAGRAM

- EXG UPPER ROOF_LVL 37' 6"
- EXG LOWER ROOF_LVL 31' 7"
- EXG CH T.O. F.F. 19' 8"
EXISTING PARAPET IMAGES

APPARENT RESIDUE OF TERRACOTTA COPING WHERE PARAPET ORIGINALLY RETURNED TO FRONT WALL; PARAPET APPEARS TO HAVE BEEN REBUILT AND RAISED CA. 30 YRS AGO.

PTD MARBLE COPING PAINTED GRAY. LIKELY INSTALLED W/ RAISED REPLACEMENT PARAPET

WATER DAMAGE VISIBLE. LIME LINE ALONG MORTAR AND METAL FLASHING
EXISTING PARAPET DETAIL

EXISTING PARAPET

VIEW FROM TERRACE
PROPOSED PARAPET DETAIL

PROPOSED PARAPET VIEW FROM ROOF TERRACE

1' - 6"
2' - 0"
MORTAR TO MATCH EXG.
COPPER THROUGH WALL FLASHING TO MATCH EXG.
INTERMITTENT DOWELS SECURING COPING STONE TO MASONRY, TO BE FULLY COVERED WITH COPPER CAP SOLDERED TO FLASHING TYP.
COPING STONE TO MATCH EXG. SLOPE TO DRAIN. BACKER ROD AND SEALANT AT ALL HORIZ. AND VERT. JTS.
3/4" THK. LAMINATED LOW IRON GLASS RAILING WITH SENTRYGLAS INTERLAYER
EXG. MASONRY COURSING, VIF CONTINUOUS BEAD OF SEALANT TERMINATION BAR FASTENER. 12" O.C.
CONTINUOUS BEAD OF WATERBLOCK BONDING ADHESIVE
ROOFING MEMBRANE COUNTERFLASHING LET IN TO MORTAR BETWEEN BRICKS SLOPE TO DRAIN
TERRACE SIDE
316 ST. STL. EDGE PROTECTION CAP RAIL 42" A.F.F.
STONE PANELS
STEEL STRUCTURE AS REQUIRED CR LAURENCE TAPER LOC GLASS GUARD RAIL SHOE

EXG. BRICK PARAPET. V.I.F. HINGE LOCK
STONE PANEL SWINGS OPENS FOR CORNICE HOOK ACCESS
HSS SUPPORT FOR STONE PANEL. REFER TO SCHED.
PARAPET AND SOLARIUM ALTERATION

EXISTING CONDITION

PROPOSED CONDITION
PARAPET AND SOLARIUM ALTERATION

EXISTING CONDITION

PROPOSED CONDITION
5. SKYLIGHT
EXISTING SKYLIGHT AND ROOF IMAGES
EXISTING SKYLIGHT AND ROOF IMAGES
EXISTING CONDITION

PROPOSED CONDITION
WEST ELEVATION COMPARISON

EXISTING CONDITION

PROPOSED CONDITION
PARAPET AND SOLARIUM ALTERATION

EXISTING CONDITION

PROPOSED CONDITION
6. WINDOW REPLACEMENT
NORTH LIGHT COURT
FLOOR PLAN & INTERIOR PHOTOGRAPHS

16 - VISIBLE SECONDARY
17 - VISIBLE SECONDARY
27 - VISIBLE SECONDARY
36 - VISIBLE SECONDARY

9TH LEVEL
MEZZANINE LEVEL
PENTHOUSE LEVEL
NORTH LIGHT COURT

EXISTING CONDITION PHOTOGRAPHS
PHOTOS TAKEN FROM WITHIN THE BUILDING. NOT VISIBLE FROM STREET OR PUBLIC RIGHT OF WAY.
NORTH LIGHT COURT COMPARISON

EXISTING CONDITION

PROPOSED CONDITION
EAST FACADE

FLOOR PLAN & INTERIOR PHOTOGRAPHS

9TH LEVEL

MEZZANINE LEVEL

20 - VISIBLE SECONDARY

19 - VISIBLE SECONDARY

18 - VISIBLE SECONDARY

28 - VISIBLE SECONDARY

6. WINDOW REPLACEMENT
EAST FACADE
EXISTING CONDITIONS PHOTOGRAPHS
EAST FACADE

VIEW OF STREET FROM WINDOWS
EAST FACADE

HISTORIC PHOTOGRAPHS

1917 HISTORIC PHOTOGRAPH WITH EAST AND SOUTH FACADE VISIBLE

1929 HISTORIC PHOTOGRAPH WITH EAST AND NORTH FACADE VISIBLE
SIMILAR WINDOWS ON EAST FACADE WITH DIVISIONS CIRCA 1929.
TRIPLE DIVISION WINDOWS

WINDOW ELEVATION COMPARISON

ESTIMATED ORIGINAL WINDOW

EXISTING WINDOW CONDITION

REPLACEMENT PROPOSAL
SINGLE DIVISION WINDOWS

WINDOW ELEVATION COMPARISON

ESTIMATED ORIGINAL WINDOW

EXISTING WINDOW CONDITION

REPLACEMENT PROPOSAL
EAST WINDOWS

OPTIMUM AND WALL DETAILS

CASEMENT WINDOW HEADER

FIXED WINDOW HEADER

CASEMENT WINDOW SILL

FIXED WINDOW SILL

CASEMENT FRENCH RAIL AND MULLION
7. APPENDIX
EXISTING SOLARIUM IMAGES
AXONOMETRIC COMPARISON

WEST AND NORTH FACADES

EXISTING CONDITION

PROPOSED CONDITION
SPECIAL WINDOWS
FLOOR PLAN & INTERIOR PHOTOGRAPHS

01 - SPECIAL WINDOW
02 - SPECIAL WINDOW
03 - SPECIAL WINDOW

9TH LEVEL
SPECIAL WINDOWS
EXISTING CONDITION PHOTOGRAPHS
SPECIAL WINDOWS
VIEW OF STREET FROM WINDOW 01
SPECIAL WINDOWS

HISTORIC PHOTOGRAPHS

HISTORIC PHOTOGRAPH FROM 1929
SPECIAL WINDOWS

HISTORIC WINDOW DETAIL PHOTOGRAPH

DETAIL VIEW OF SIMILAR WINDOWS ON NORTH FACADE FROM TAX MAP PHOTOGRAPH FROM 1940
NORTH FACADE DESIGN PROPOSAL

EXISTING CONDITION

PROPOSED CONDITION
SPECIAL WINDOWS

WINDOW ELEVATION COMPARISON

EXISTING WINDOW

REPLACEMENT PROPOSAL

REPLACEMENT REPLICAES ORIGINAL WINDOW CONDITION.
SPECIAL WINDOW PRECEDENT
SOUTH WINDOW REPLACEMENT DOCUMENTATION

EXISTING WINDOW
GLAZED AREA: 136.4 SF (76.7%)
STEEL AREA: 41.6 SF (23.3%)
TOTAL OPENING AREA: 178 SF (100%)

PROPOSED WINDOW
GLAZED AREA: 137.3 SF (77.2%)
STEEL AREA: 40.7 SF (22.8%)
TOTAL OPENING AREA: 178 SF (100%)

SOUTH WINDOWS ARE 3 BAYS RATHER THAN 4. DIMENSIONS REMAIN THE SAME WITHIN BAYS.
SPECIAL WINDOWS
COLOR SELECTION

ACCEPTABLE COLOR CHOICES TO MATCH HISTORIC CONDITION
NORTH FACADE WINDOW DESIGN PROPOSAL

SPECIAL WINDOWS

EXISTING WINDOWS

PROPOSED REPLACEMENT
STUDIO APARTMENT LOCATION

PENTHOUSE LEVEL PLAN

67th Street
STUDIO #1022

PRIMARY FACADE

35 - PRIMARY FACADE  36 - PRIMARY FACADE  37 - PRIMARY FACADE  38 - PRIMARY FACADE  39 - PRIMARY FACADE  40 - PRIMARY FACADE

CHRISTOFF : FINIO ARCHITECTURE

HOTEL DES ARTISTES

7, APPENDIX 98
EXISTING WINDOW CONDITIONS

EXISTING GLAZING RATIO
TOTAL: 568 SQ IN
GLAZING: 337.5 SQ IN
FRAMING: 230.5 SQ IN

REPLACEMENT PROPOSAL

EXISTING GLAZING RATIO
TOTAL: 568 SQ IN
GLAZING: 304.44 SQ IN
FRAMING: 263.56 SQ IN
STUDIO #1022

WINDOW SECTION COMPARISON

EXISTING WINDOW CONDITIONS

REPLACEMENT PROPOSAL
STUDIO #1022
EXISITING CONDITION INTERIOR ELEVATION
STUDIO #1022
PROPOSED WINDOW REPLACEMENT INTERIOR ELEVATION