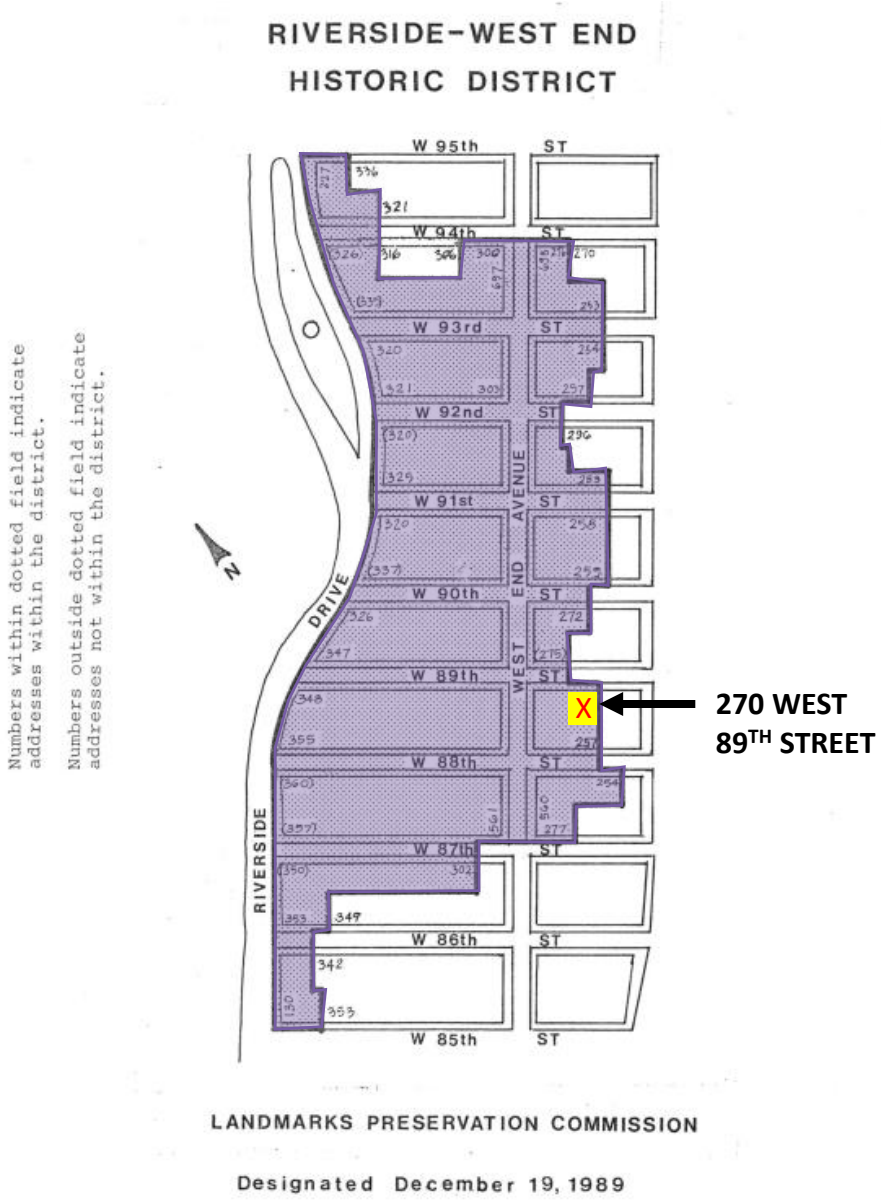
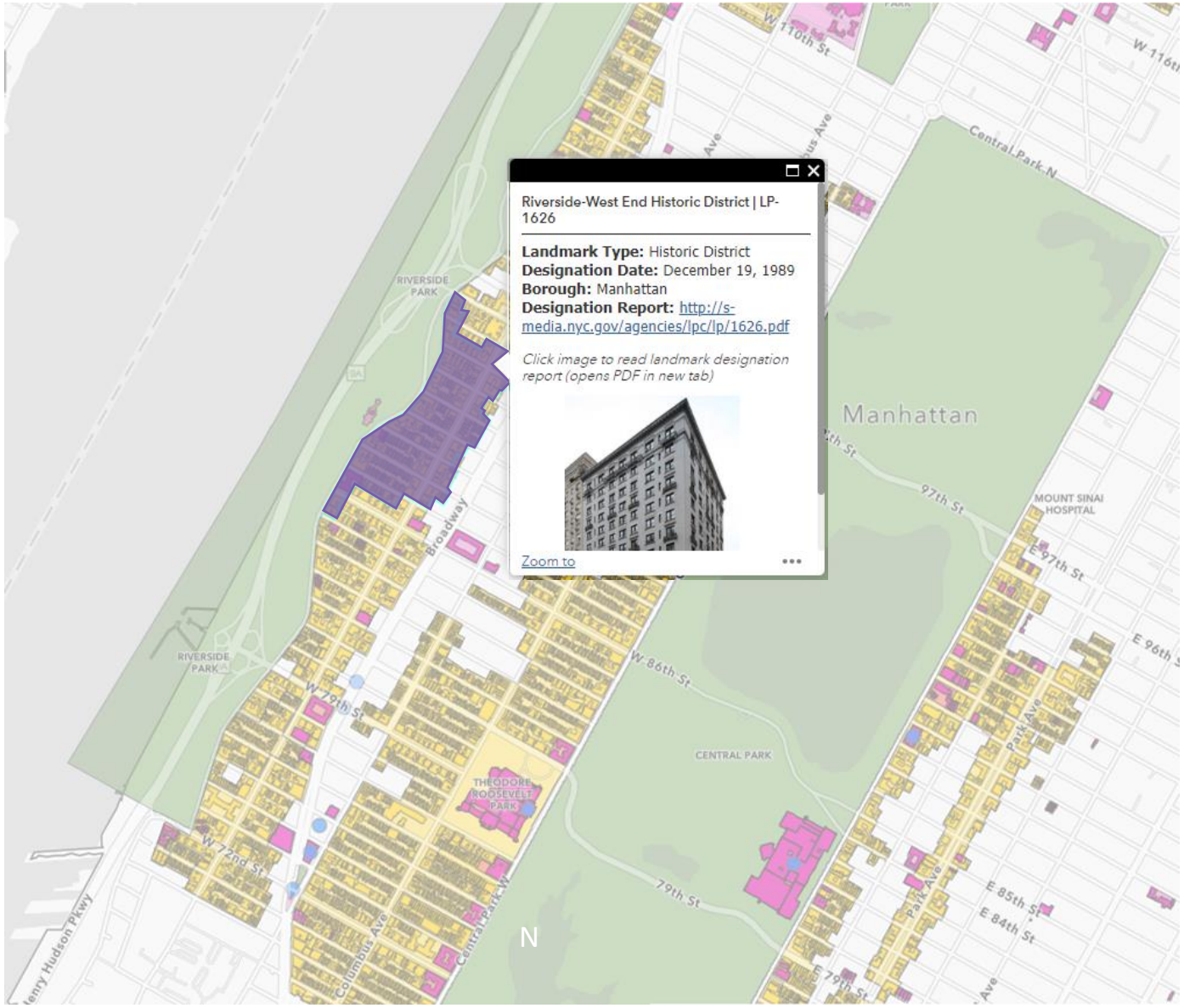
B'NAI JESHURUN COMMUNITY HOUSE FIRE-RATED AND LOT-LINE WINDOW REPLACEMENT

REVISION#2 September 12th, 2022

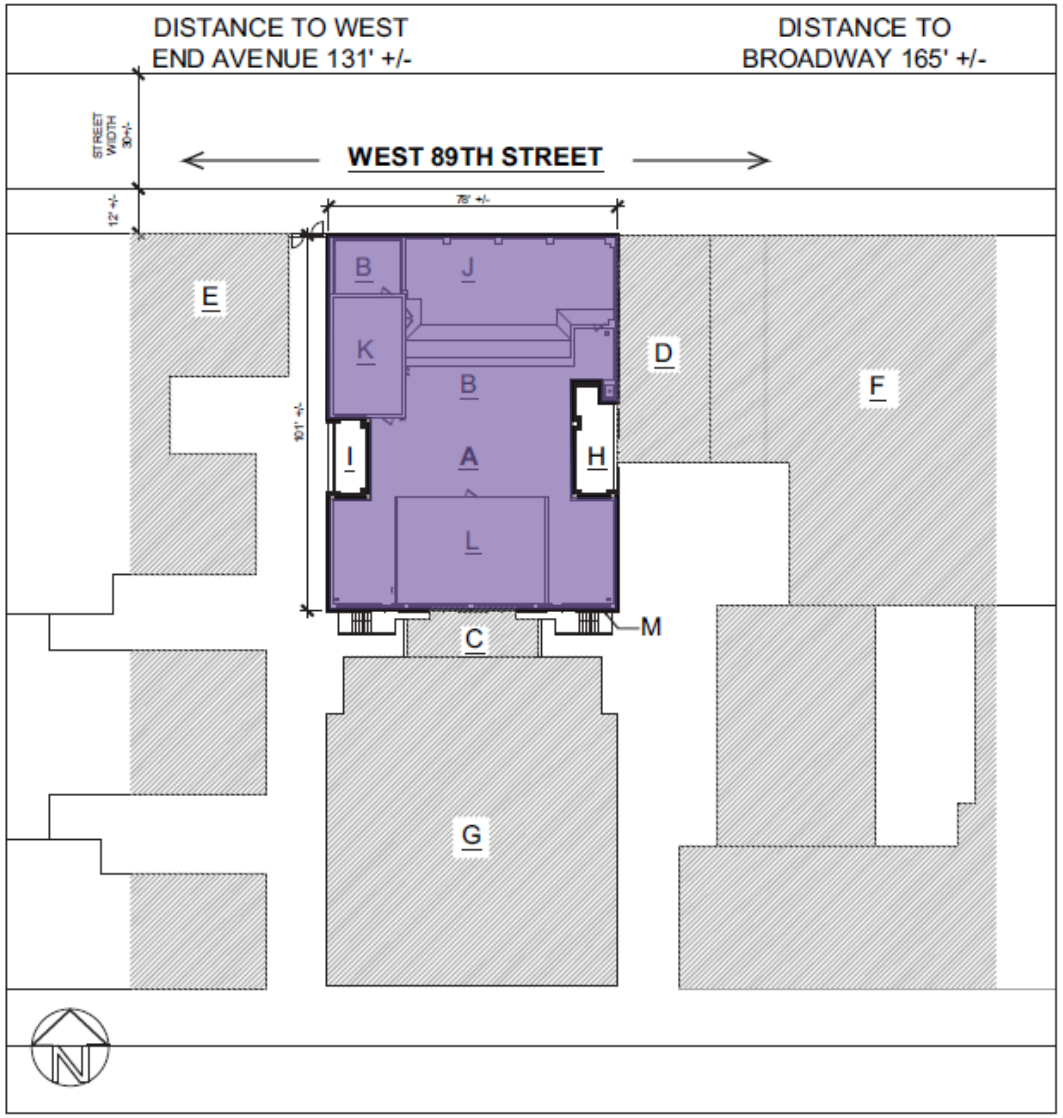

RIVERSIDE-WEST END
HISTORIC DISTRICT
Numbers within dotted field indicate addresses within the district.
Numbers outside dotted field indicate addresses not within the district.
W 95th ST
W 94th ST
W 93rd ST
W 92nd ST
W 91st ST
W 90th ST
W 89th ST
W 88th ST
W 87th ST
W 86th ST
W 85th ST
RIVERSIDE DRIVE
WEST END AVENUE
N
X
270 WEST
89TH STREET
LANDMARKS PRESERVATION COMMISSION
Designated December 19, 1989


Riverside-West End Historic District | LP-1626
Landmark Type: Historic District
Designation Date: December 19, 1989
Borough: Manhattan
Designation Report: http://s-media.nyc.gov/agencies/lpc/lp/1626.pdf
Click image to read landmark designation report (opens PDF in new tab)
Zoom to
Manhattan
RIVERSIDE PARK
Broadway
CENTRAL PARK
MOUNT SINAI HOSPITAL
THEODORE ROOSEVELT PARK
Columbus Ave
Central Park W
Park Ave
W 86th St
79th St
97th St
N

270 West 89th Street
B'Nai Jeshurun Community Center

257 West 88th Street
B'Nai Jeshurun Synagogue

PLOT PLAN:



PLOT PLAN KEY:

A	270 WEST 89TH STREET EXISTING 7-STORY BUILDING
B	MAIN ROOF LEVEL
C	3-STORY ANNEX
D	ADJACENT 4-STORY BUILDING
E	ADJACENT 12-STORY BUILDING
F	ADJACENT 18-STORY BUILDING
G	ADJACENT 3-STORY BUILDING
H	1ST FLOOR EAST COURTYARD
I	1ST FLOOR WEST COURTYARD
J	6TH FLOOR COURTYARD
K	NORTH BULKHEAD ROOF
L	SOUTH BULKHEAD ROOF
M	PROPERTY LINE

270 West 89th Street
B'Nai Jeshurun Community House

GENERAL NOTES:

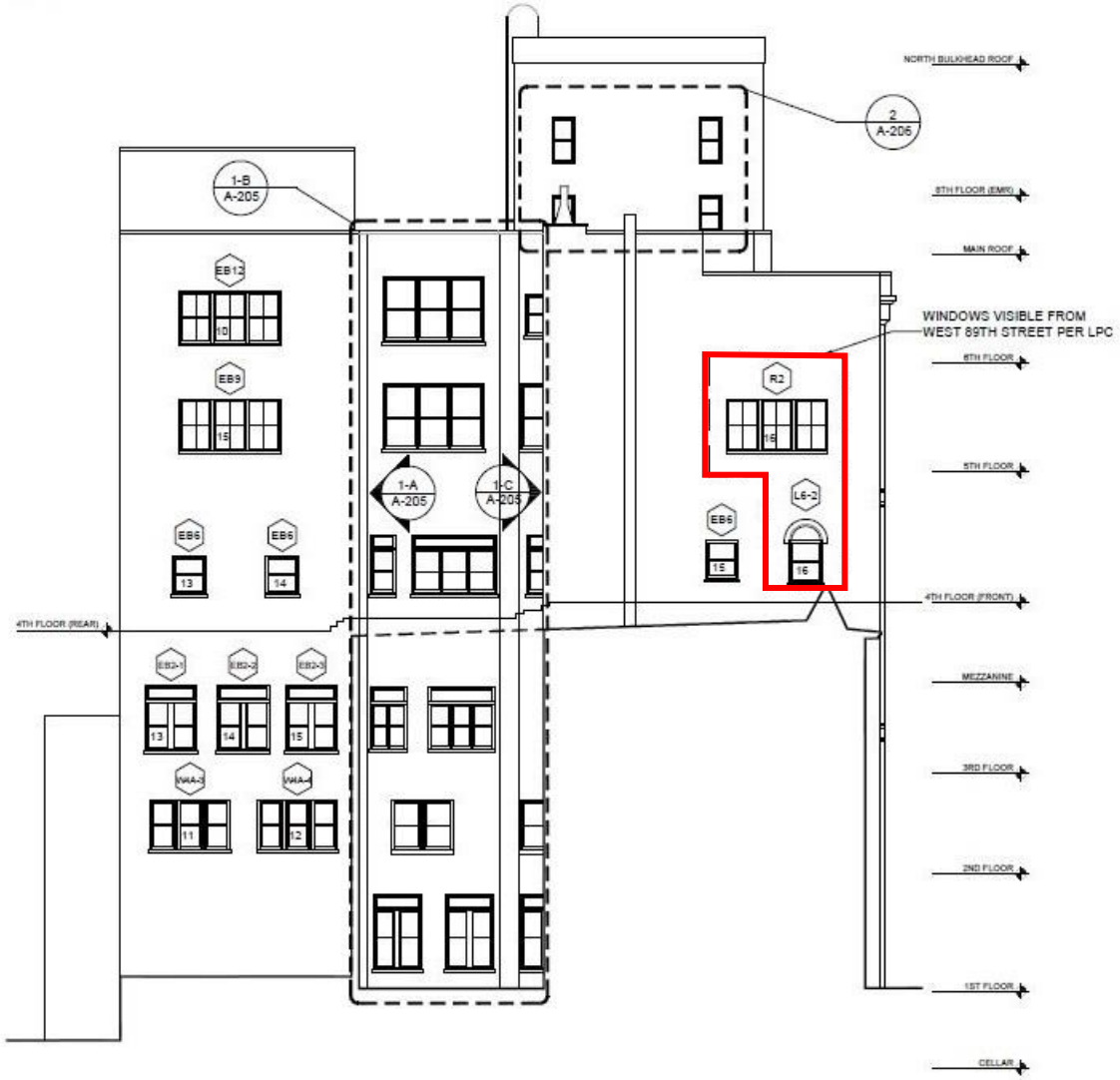
1. ALL WINDOWS ARE IN SCOPE:
2. ALL EXISTING STEEL FIRE-RATED WINDOWS ARE TO BE REPLACED.
3. ALL WOOD & STAINED-GLASS WINDOWS TO BE *RESTORED* IN KIND (UNDER LPC STAFF LEVEL REVIEW)
4. 46 WINDOWS VISIBLE FROM WEST 89TH STREET
5. 13 WINDOWS ARE MINIMALLY VISIBLE FROM WEST 89TH STREET
6. 60 WINDOWS ARE NOT VISIBLE FROM WEST 89TH STREET

A

B

A - B . Building façade on 89th Street, 1928, Wurts Brothers, Courtesy of the Museum of the City of New York.

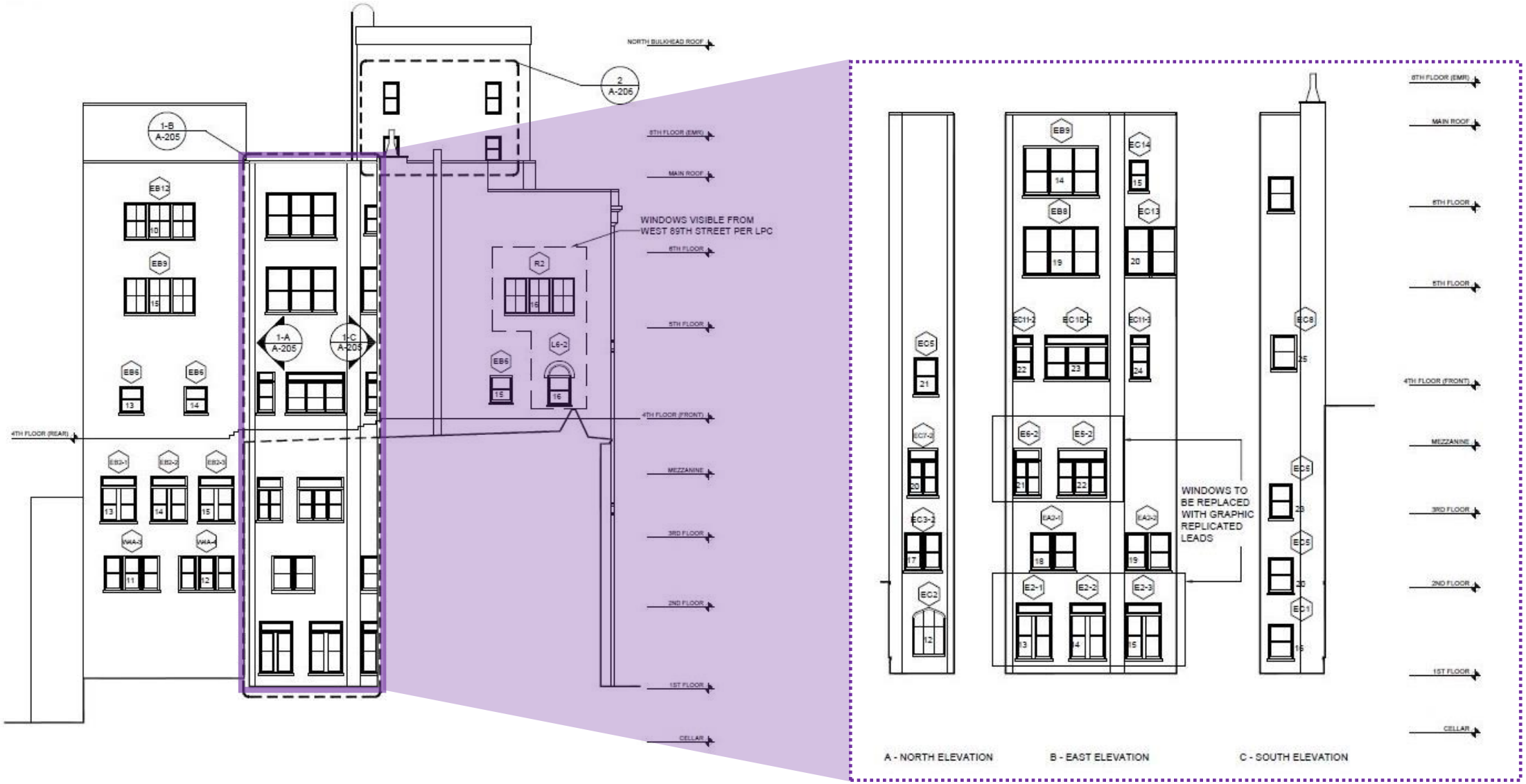
Image Source:
Museum of the City of New York | Museum of the City of New York - Search Result (mcny.org)



2 WINDOWS AT THE EAST ELEVATION
ARE VISIBLE FROM WEST 89TH STREET

1 EAST ELEVATION
1/16" = 1'-0"

270 WEST 89TH STREET



1 EAST ELEVATION
1/16" = 1'-0"

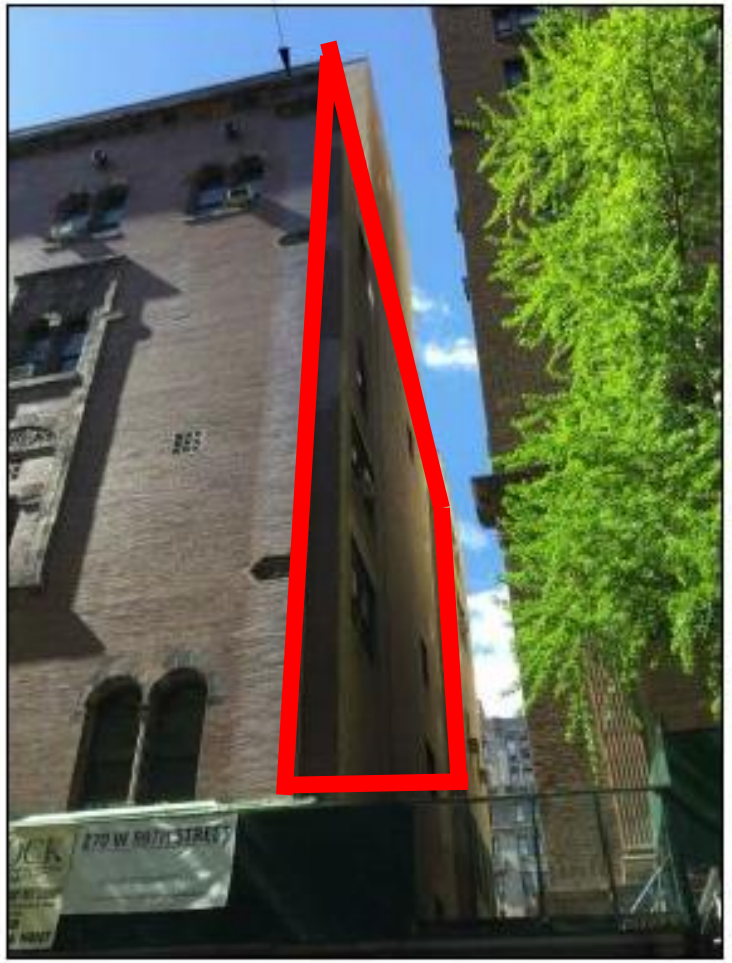
EAST COURTYARD ELEVATION WINDOWS ARE NOT VISIBLE FROM WEST 89TH STREET

SECONDARY ELEVATION: EAST COURTYARD ELEVATION

10 WINDOWS AT THE WEST ELEVATION ARE VISIBLE FROM WEST 89TH STREET

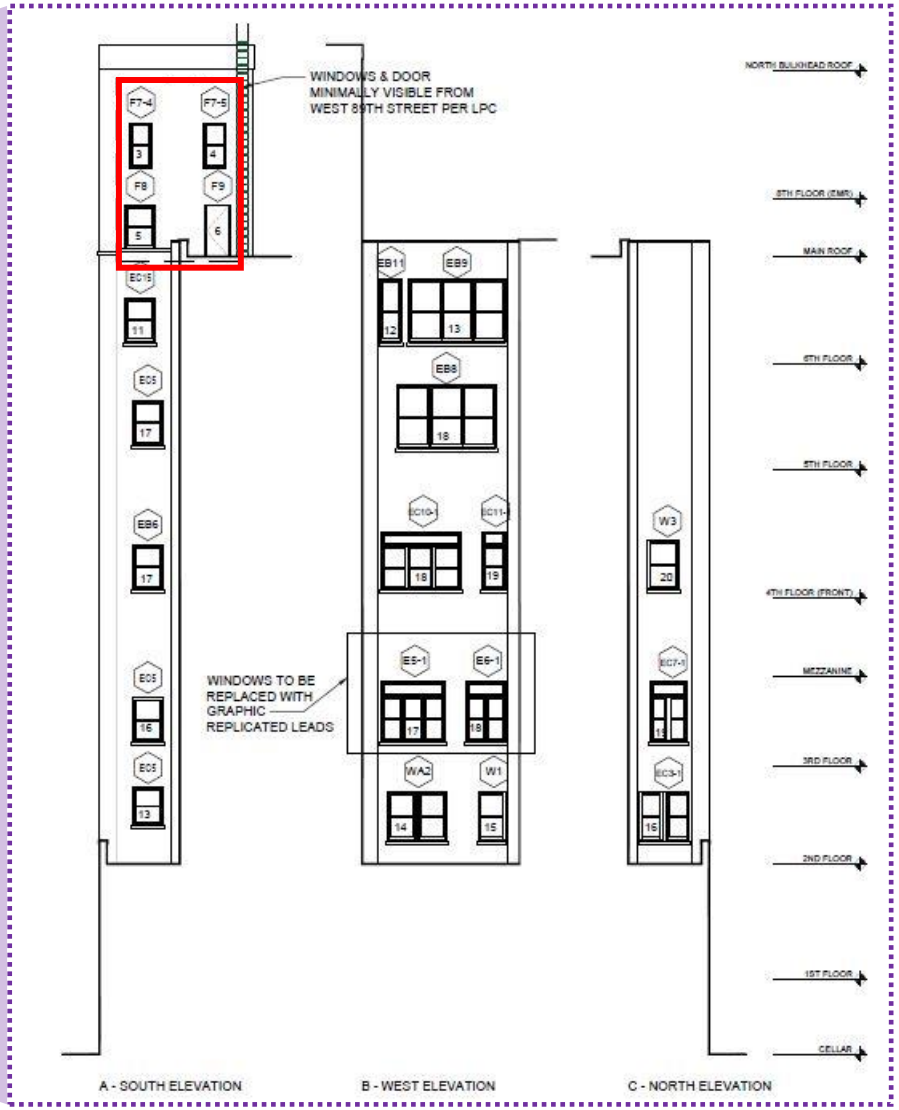
1 WEST ELEVATION
1/16" = 1'-0"

270 WEST 89TH STREET



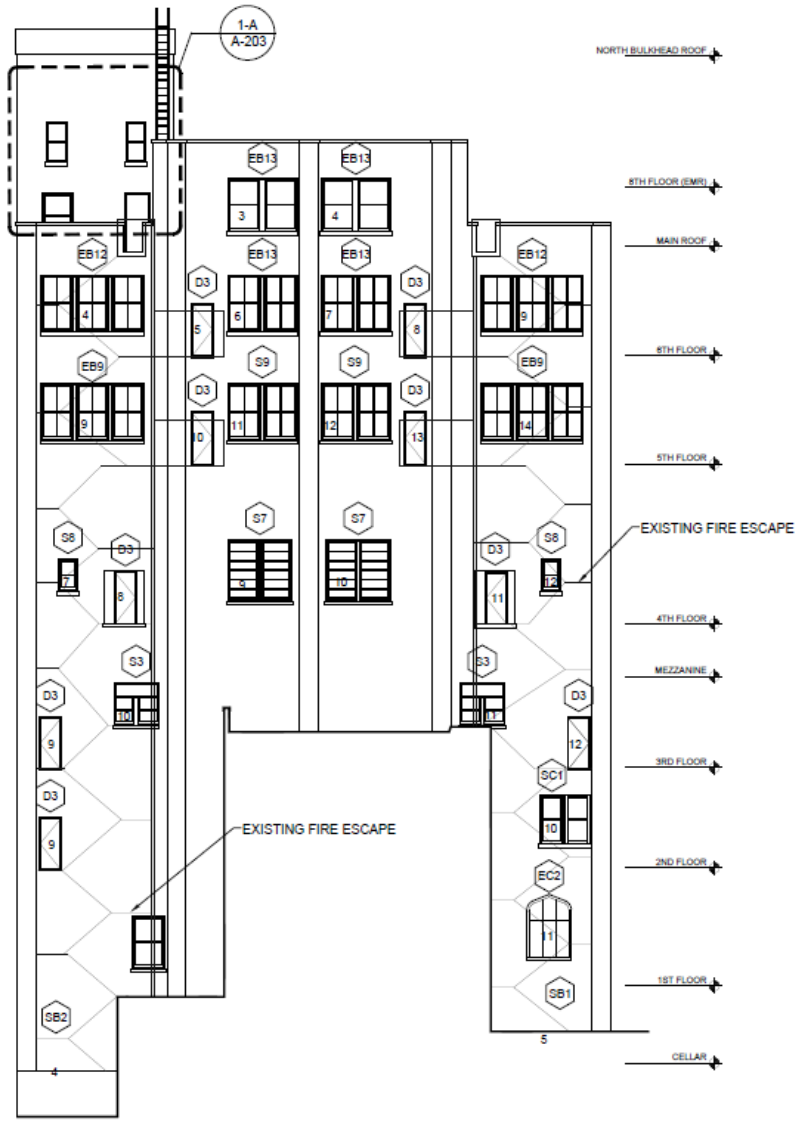
2 WEST ELEVATION – EXT. PHOTO

1 WEST ELEVATION
1/16" = 1'-0"



4 WINDOWS AT THE WEST COURTYARD ELEVATION ARE MINIMALLY VISIBLE FROM WEST 89TH STREET

SECONDARY ELEVATION: WEST COURTYARD ELEVATION



2 SOUTH ELEVATION
1/16" = 1'-0"

ALL WINDOWS AT THE SOUTH ELEVATION ARE NOT VISIBLE FROM W. 88TH STREET & W. 89TH STREET

HOWARD L. ZIMMERMAN ARCHITECTS & ENGINEERS, DPC

SECONDARY ELEVATION: SOUTH ELEVATION – ALL WINDOWS NOT VISIBLE FROM THE STREET

EXISTING FIRE-RATED WINDOW – INTERIOR PHOTO

PARTS OF MODIFIED SASH:

1. **FIRE-RATED WIRED GLASS (BEHIND)**
2. **COLORED GLASS LITES**
3. **LEAD CAMING**

EXISTING FIRE-RATED WINDOW – EXTERIOR PHOTO

The steel windows are located on the secondary façades: South, East and West. They are all fixed or double-hung.

MODIFIED SASH: the existing assembly consists of:

1. **Fire-rated window** (double-hung, wired glass)
2. **Colored glass lites** (interior-side)
3. **Lead caming** in a secondary sash frame.

In many of these applications, the windows are rendered inoperable after the modification.

EXISTING FIRE-RATED WINDOW – CONDITIONS

TEMPORARY INSULATION, GAPS PRESENT

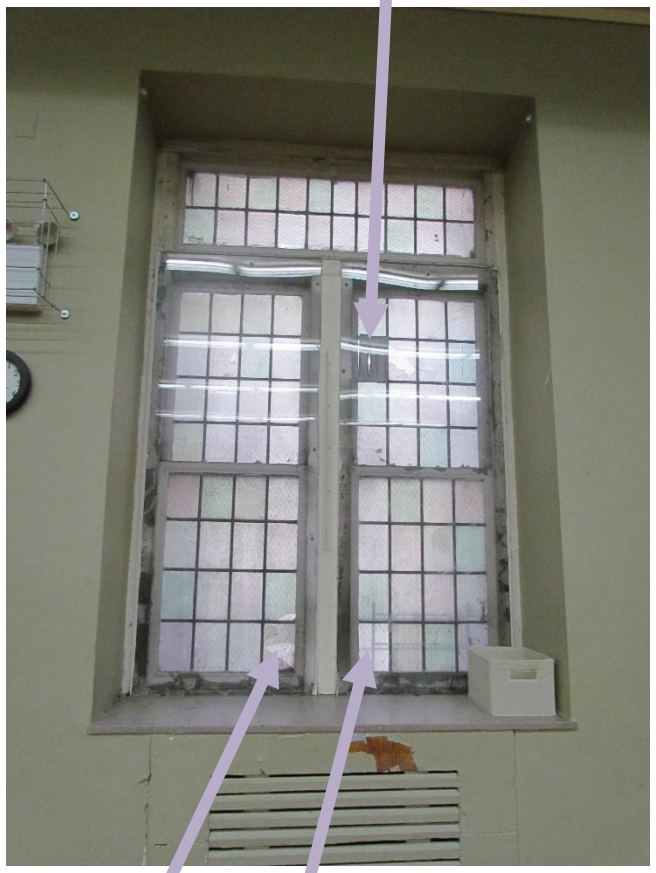
CRACKED GLAZING

CRACKED GLAZING

CRACKED GLAZING

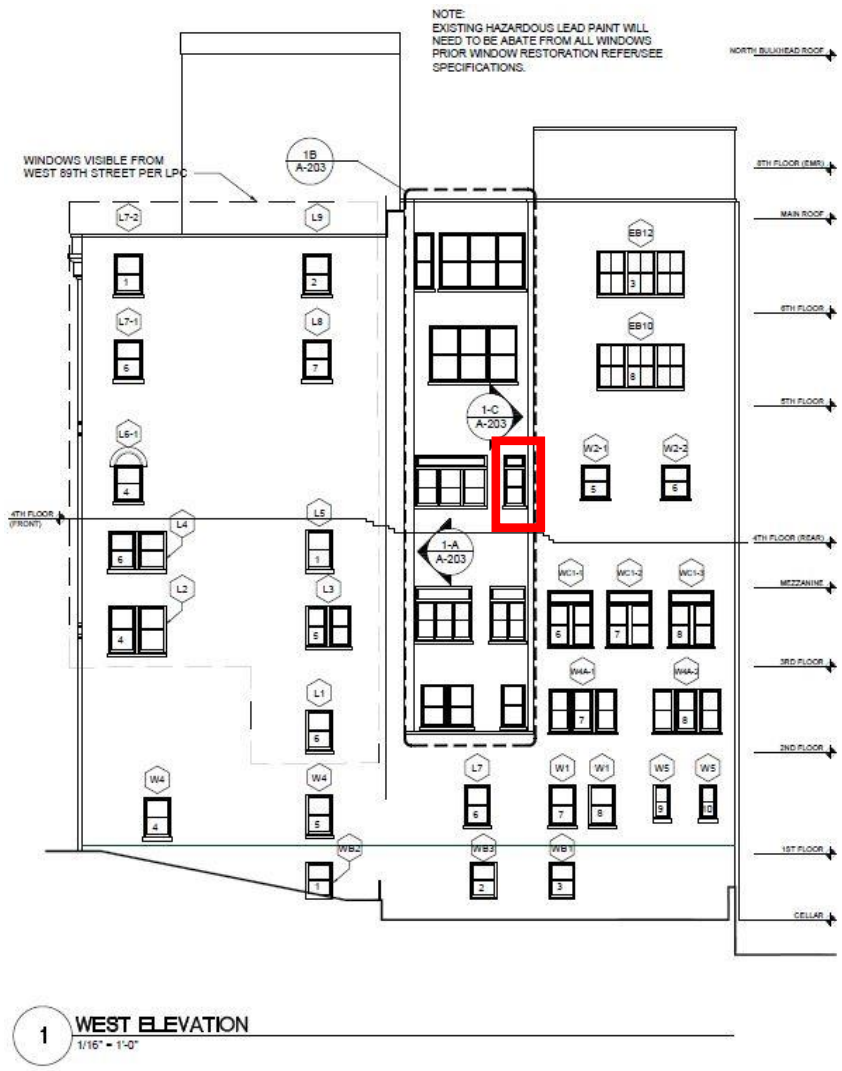
INOPERABLE UNIT

EXISTING FIRE-RATED WINDOW – CONDITIONS



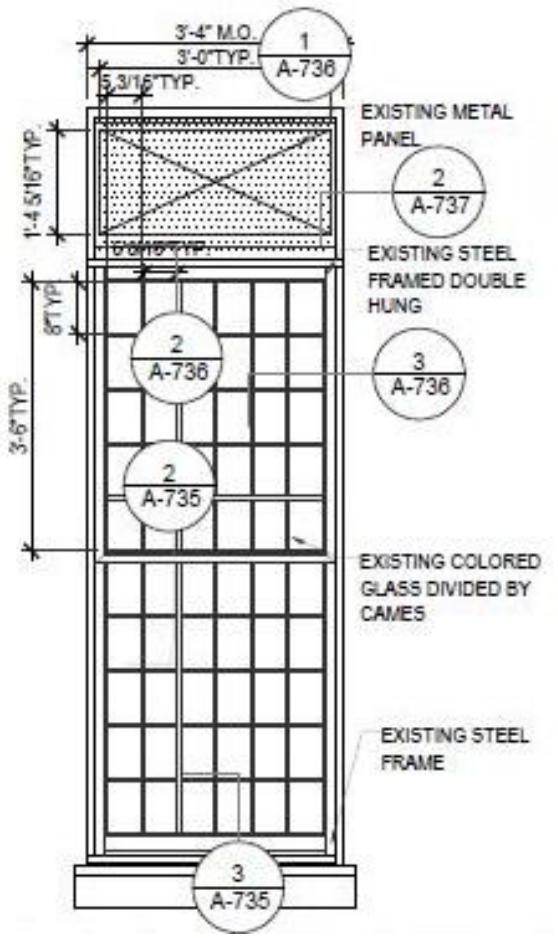
EXISTING FIRE-RATED SINGLE WINDOW PHOTO

EXISTING FIRE-RATED SINGLE WINDOW AT WEST ELEVATION

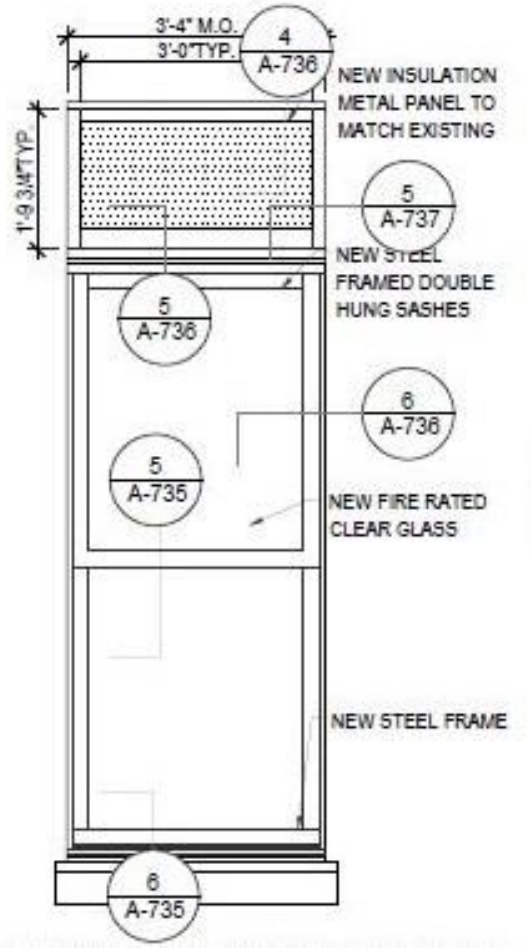


EXISTING FIRE-RATED SINGLE WINDOW PHOTO AND LOCATION AT WEST ELEVATION

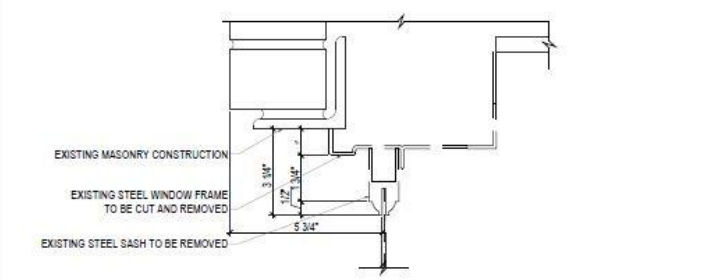
EXISTING FIRE-RATED SINGLE WINDOW ELEVATION



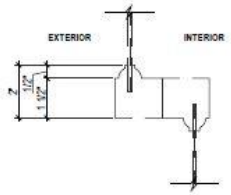
PROPOSED FIRE-RATED SINGLE WINDOW ELEVATION



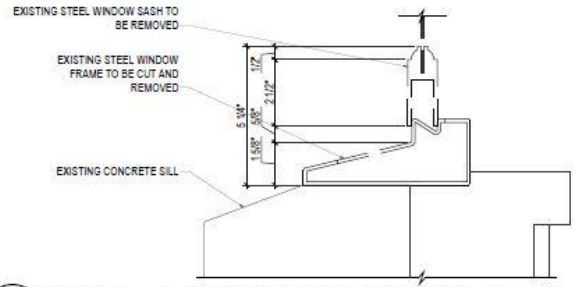
EXISTING FIRE-RATED SINGLE WINDOW DETAILS



1 EXIST. STEEL FRAME WDW OPERABLE HEAD DETAIL
SCALE: 6" = 1'-0"

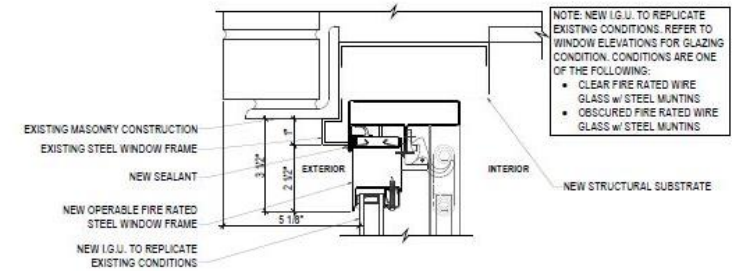


2 EXIST. STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL
SCALE: 6" = 1'-0"

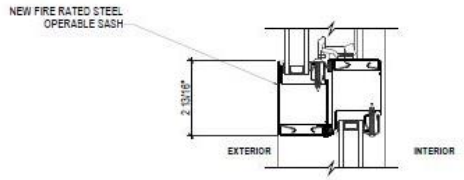


3 EXIST. STEEL FRAME WDW OPERABLE SILL DETAIL
SCALE: 6" = 1'-0"

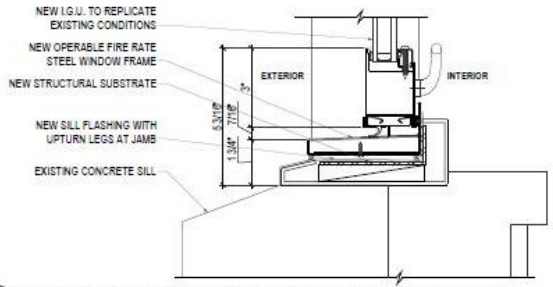
PROPOSED FIRE-RATED SINGLE WINDOW DETAILS



4 NEW STEEL FRAME WDW OPERABLE HEAD DETAIL
SCALE: 6" = 1'-0"



5 NEW STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL
SCALE: 6" = 1'-0"



6 NEW STEEL FRAME WDW OPERABLE SILL DETAIL
SCALE: 6" = 1'-0"

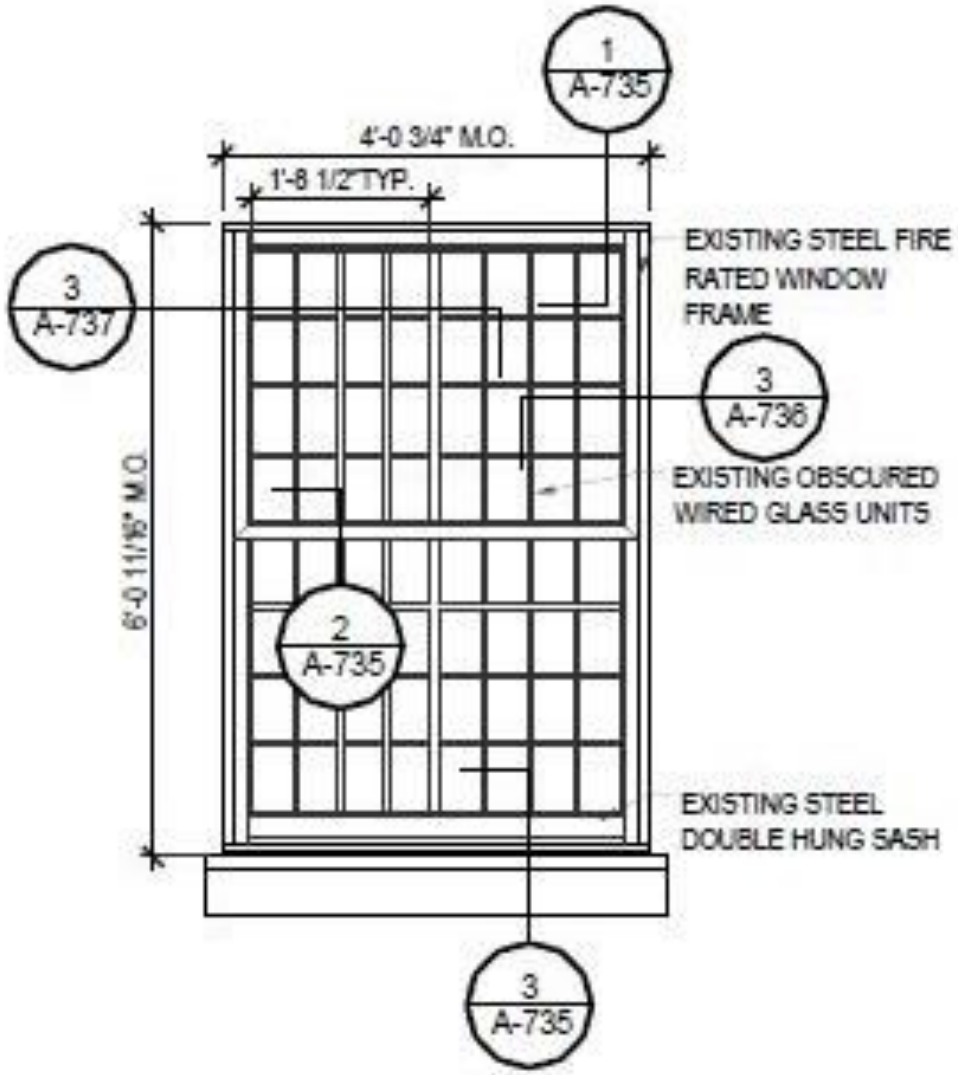
EXISTING FIRE-RATED SINGLE TYPE L7 WINDOW PHOTO

EXISTING FIRE-RATED SINGLE WINDOW TYPE L7 AT WEST ELEVATION

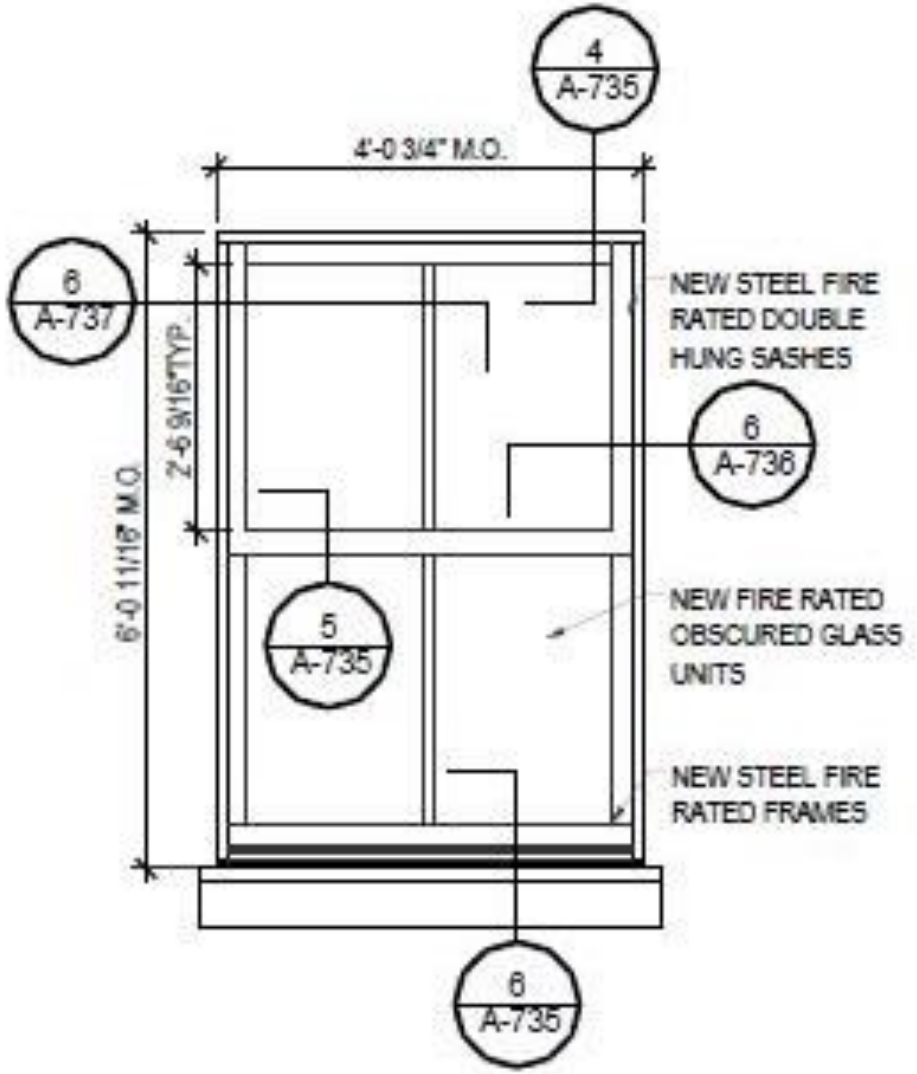
1 WEST ELEVATION
1/16" = 1'-0"

EXISTING FIRE-RATED SINGLE WINDOW TYPE L7 PHOTO AND LOCATION AT WEST ELEVATION

EXISTING FIRE-RATED SINGLE WINDOW TYPE L7 ELEVATION

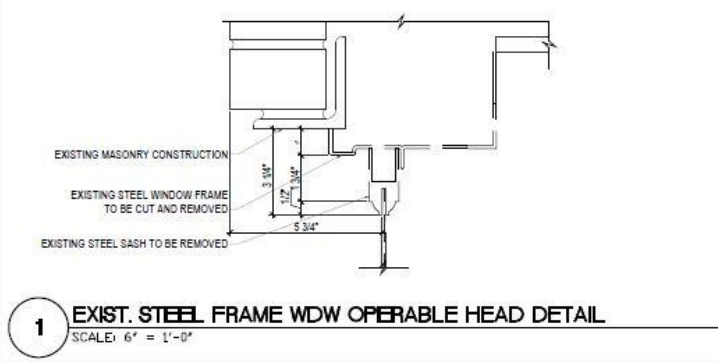


PROPOSED FIRE-RATED SINGLE WINDOW TYPE L7 ELEVATION

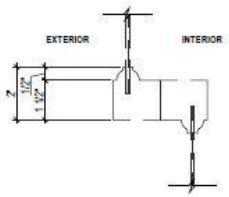


EXISTING AND PROPOSED FIRE-RATED SINGLE WINDOW TYPE L7 ELEVATIONS

EXISTING FIRE-RATED SINGLE WINDOW TYPE L7 DETAILS



1 EXIST. STEEL FRAME WDW OPERABLE HEAD DETAIL
SCALE: 6" = 1'-0"



2 EXIST. STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL
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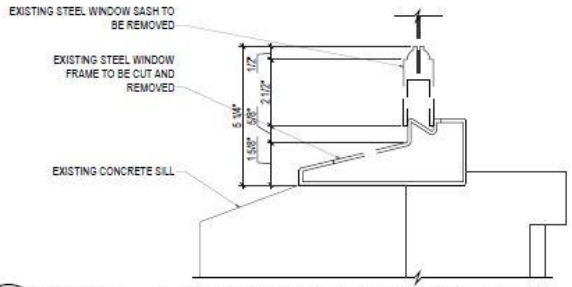
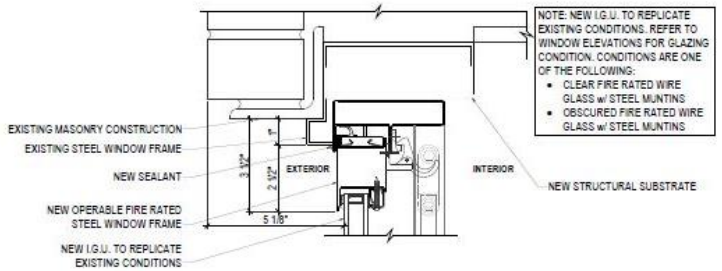
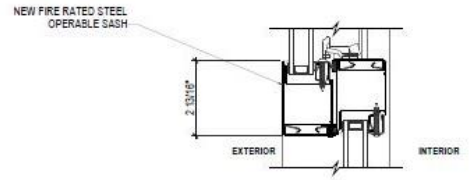


3 EXIST. STEEL FRAME WDW OPERABLE SILL DETAIL
SCALE: 6" = 1'-0"

PROPOSED FIRE-RATED SINGLE WINDOW TYPE L7 DETAILS



4 NEW STEEL FRAME WDW OPERABLE HEAD DETAIL
SCALE: 6" = 1'-0"



5 NEW STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL
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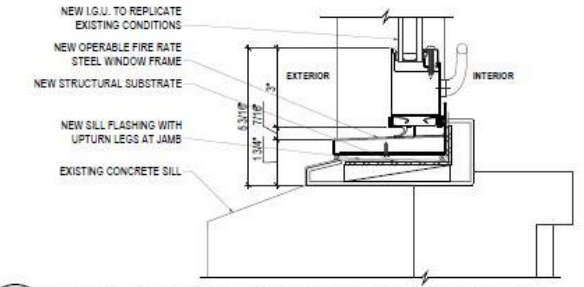


6 NEW STEEL FRAME WDW OPERABLE SILL DETAIL
SCALE: 6" = 1'-0"

EXISTING FIRE-RATED DOUBLE WINDOW ELEVATION

GLASS LOSS CALCULATION - E2
EXISTING: 35.5 SF
PROPOSED: 38.8 SF
GLASS GAINED: +9.1%

NOTE: WINDOW E2 IS LOCATED IN MEETING ROOM, GLAZING TO RECEIVE PRINTED MUNTIN PATTERN TO MATCH PROPORTION & PATTERN OF EXISTING CAMING.

FIRE-RATED DOUBLE-WINDOWS AT THE EAST COURTYARD ELEVATION

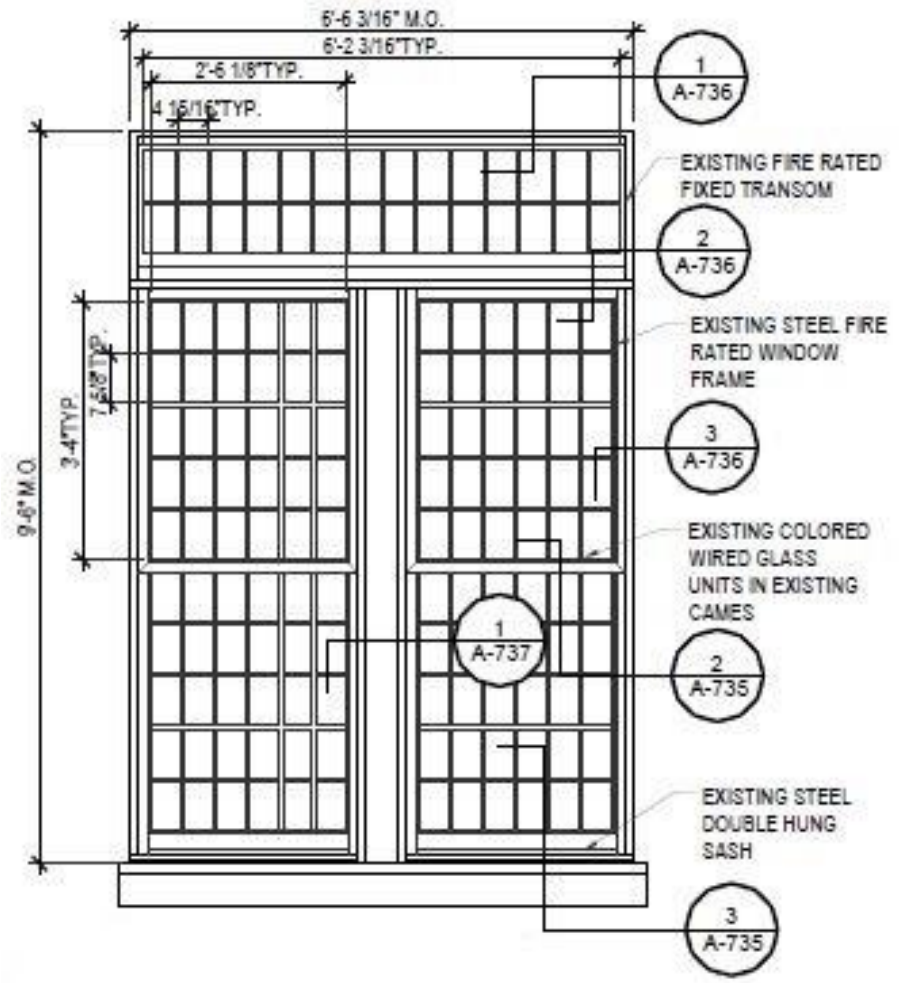
1 EAST COURTYARD ELEVATION
1/16" = 1'-0"

KEY PLAN

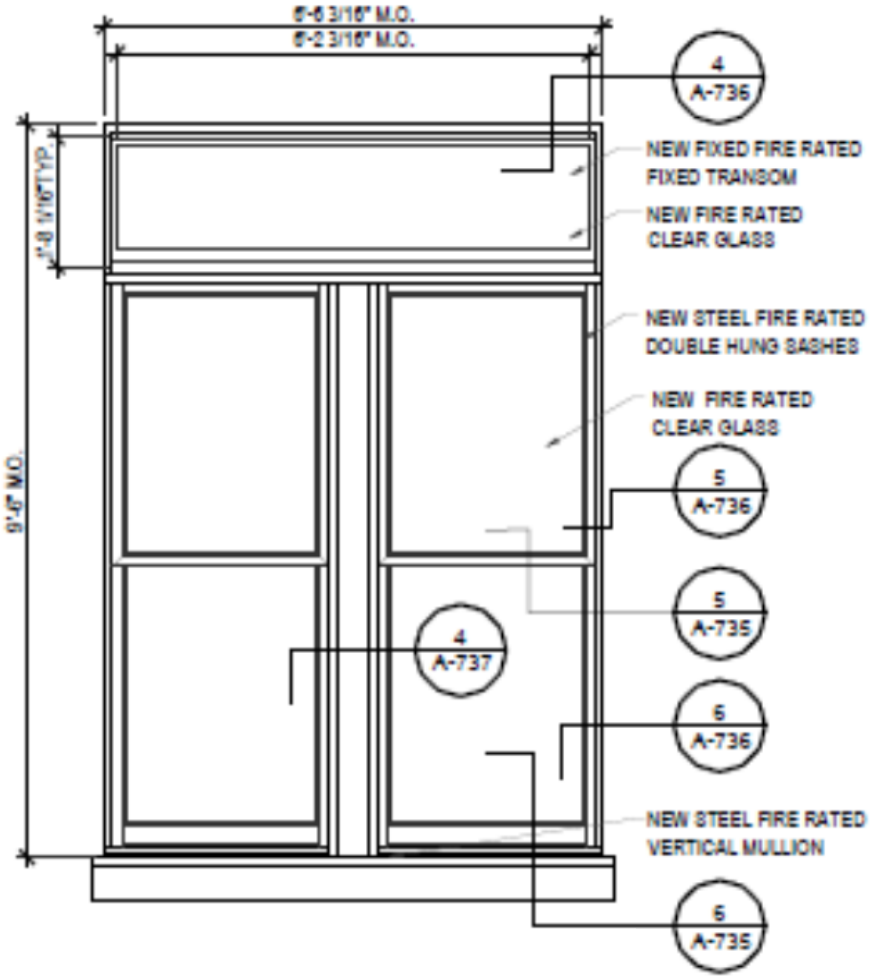
HOWARD L. ZIMMERMAN ARCHITECTS & ENGINEERS, DPC

EXISTING FIRE-RATED DOUBLE WINDOW ELEVATIONS AND LOCATION AT THE EAST ELEVATION

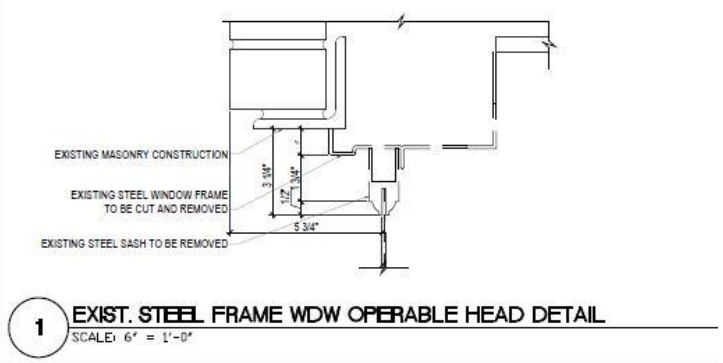
EXISTING FIRE-RATED DOUBLE WINDOW ELEVATION



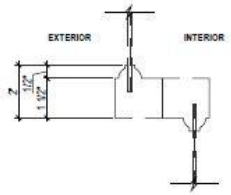
PROPOSED FIRE-RATED DOUBLE WINDOW ELEVATION



EXISTING FIRE-RATED DOUBLE WINDOW DETAILS



1 EXIST. STEEL FRAME WDW OPERABLE HEAD DETAIL
SCALE: 6" = 1'-0"



2 EXIST. STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL
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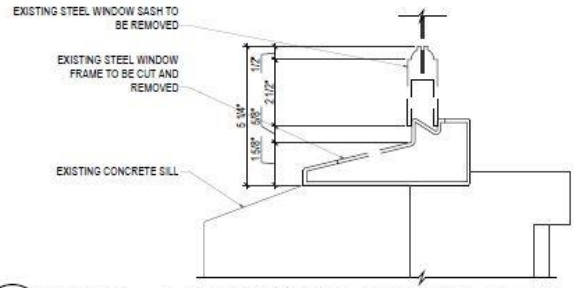
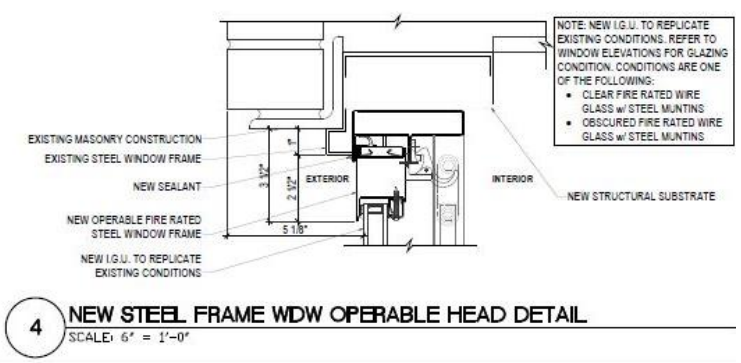
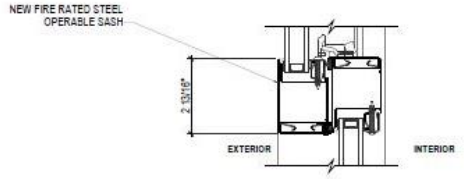


3 EXIST. STEEL FRAME WDW OPERABLE SILL DETAIL
SCALE: 6" = 1'-0"

PROPOSED FIRE-RATED DOUBLE WINDOW DETAILS



4 NEW STEEL FRAME WDW OPERABLE HEAD DETAIL
SCALE: 6" = 1'-0"



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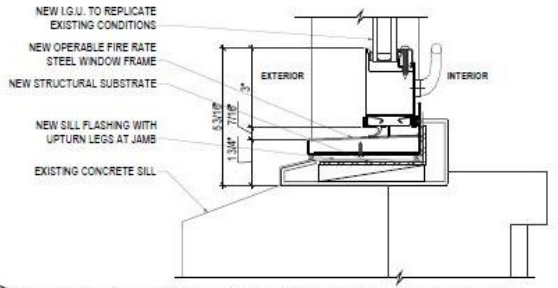
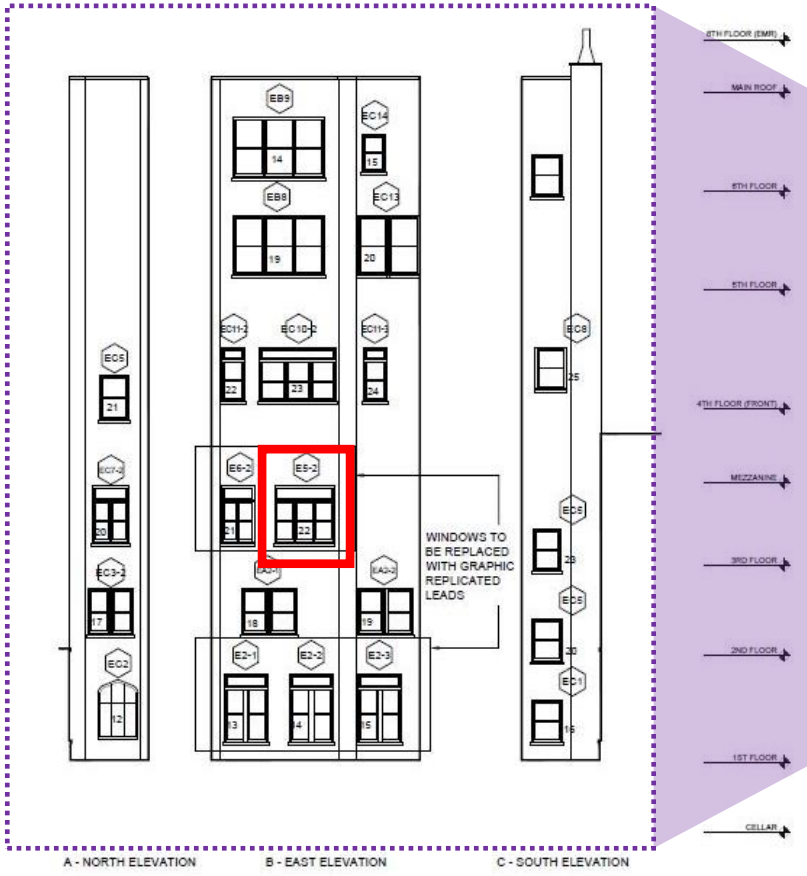


6 NEW STEEL FRAME WDW OPERABLE SILL DETAIL
SCALE: 6" = 1'-0"

EXISTING FIRE-RATED TRIPLE WINDOW ELEVATION

NOTE: WINDOW IS NOT VISIBLE FROM THE STREET

FIRE-RATED TRIPLE WINDOWS AT THE EAST COURTYARD ELEVATION



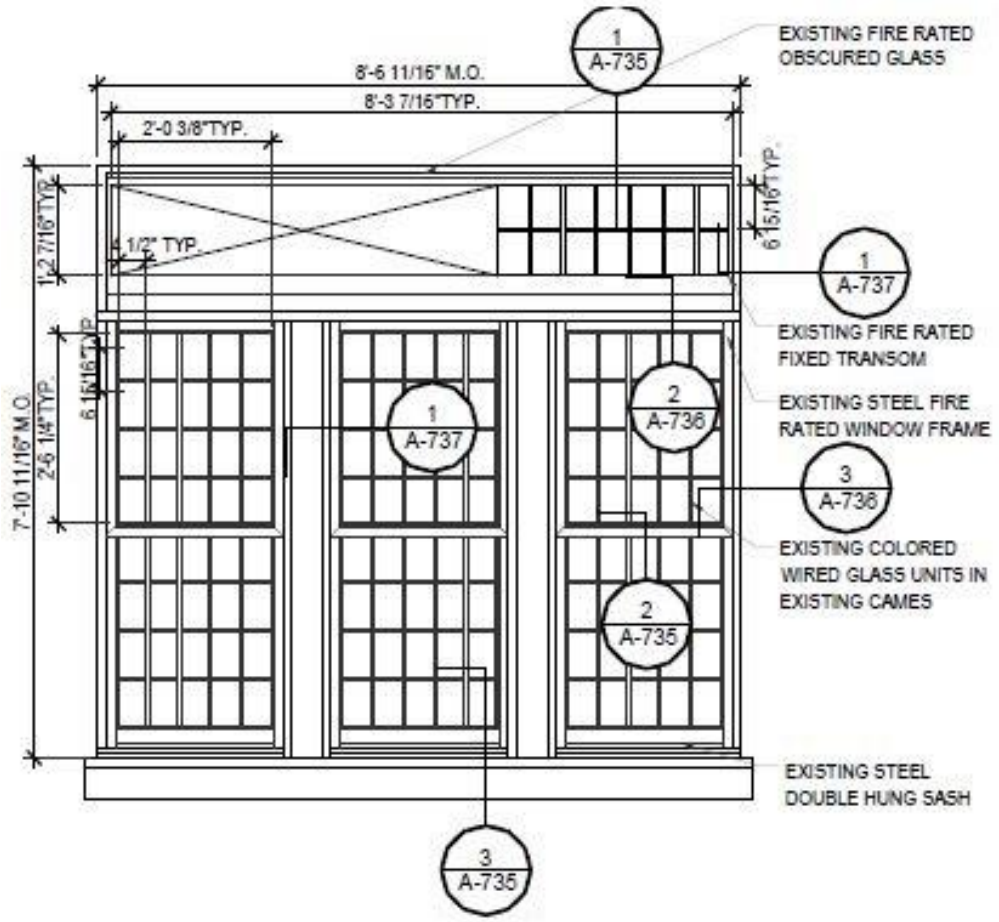
1 EAST COURTYARD ELEVATION
1/16" = 1'-0"

KEY PLAN

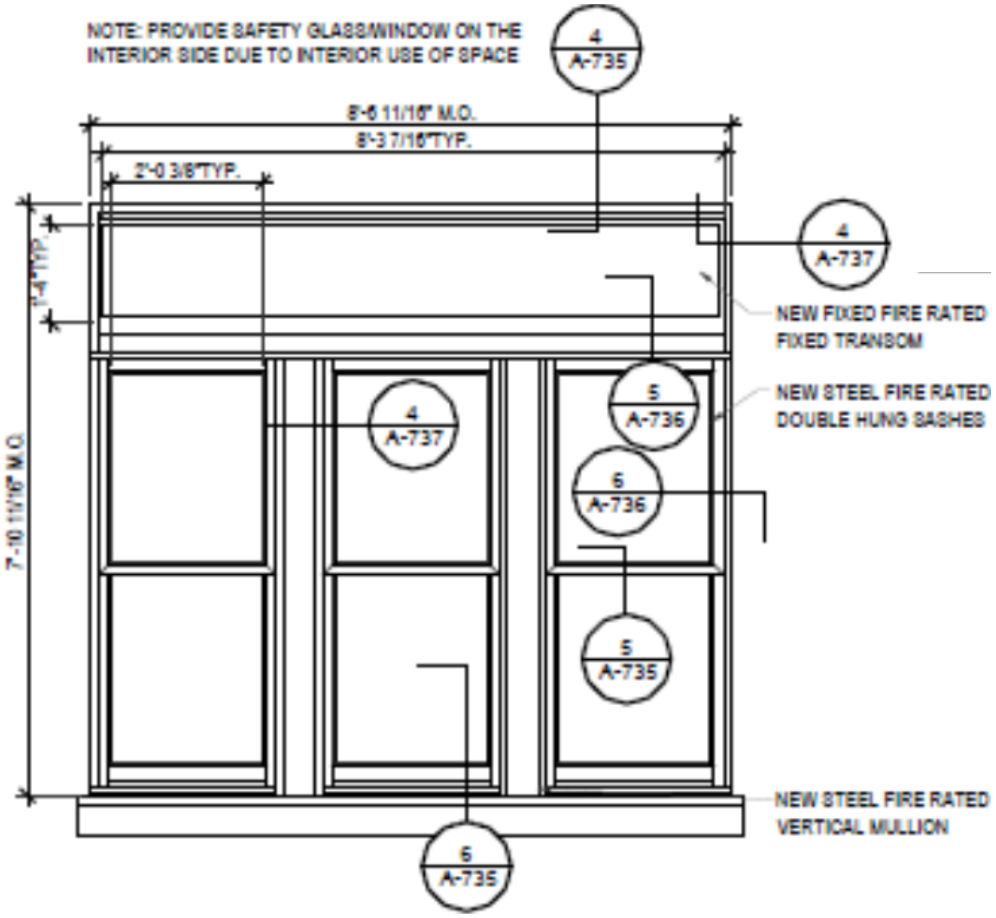
HOWARD L. ZIMMERMAN ARCHITECTS & ENGINEERS, DPC

EAST ELEVATION WINDOWS VISIBLE FROM 89TH STREET

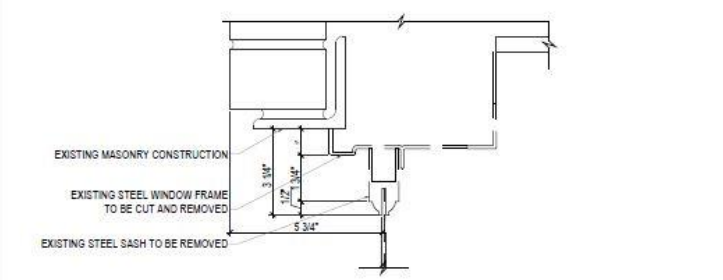
EXISTING FIRE-RATED TRIPLE WINDOW ELEVATION



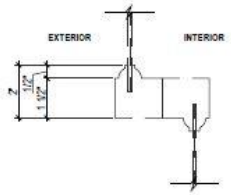
PROPOSED TRIPLE WINDOW ELEVATION



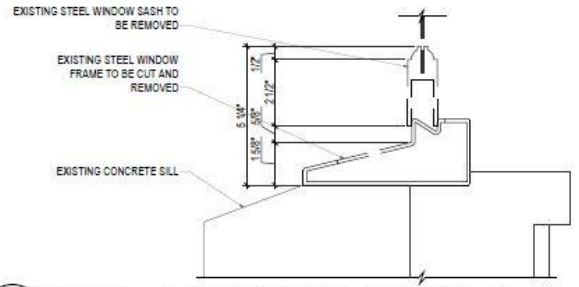
EXISTING FIRE-RATED TRIPLE WINDOW DETAILS



1 EXIST. STEEL FRAME WDW OPERABLE HEAD DETAIL
SCALE: 6" = 1'-0"

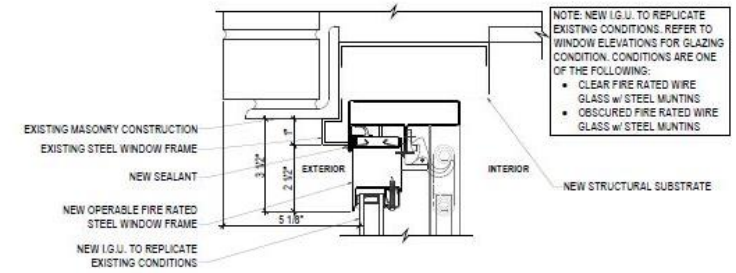


2 EXIST. STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL
SCALE: 6" = 1'-0"

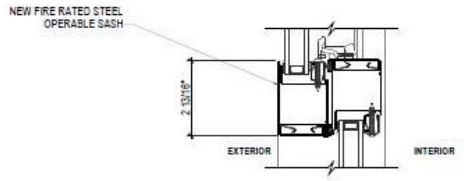


3 EXIST. STEEL FRAME WDW OPERABLE SILL DETAIL
SCALE: 6" = 1'-0"

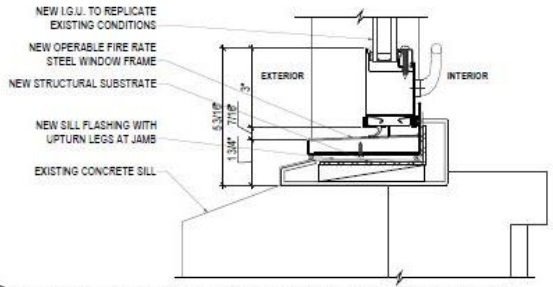
PROPOSED FIRE-RATED TRIPLE WINDOW DETAILS



4 NEW STEEL FRAME WDW OPERABLE HEAD DETAIL
SCALE: 6" = 1'-0"



5 NEW STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL
SCALE: 6" = 1'-0"



6 NEW STEEL FRAME WDW OPERABLE SILL DETAIL
SCALE: 6" = 1'-0"

APPENDIX A: HISTORIC PHOTOGRAPHS


121080.
WURTS BROS.


121170.
WURTS BROS.
PHOTO. N.Y.C.


"121091.
WURTS BROS.
SAN FRANCISCO, CAL.


121981.
WURTS BROS.
PHOTS. N.Y.C.


"121087.
WURTS BROS.
PHOTO. N.Y.C.


"121088.
WURTS BROS.
PHOTO. N.Y.C.


121090
WURTS BROS.


121087
WURTS BROS.
PHOTOGRAPHERS


12116
WURTS BROS.
PHOTO N.Y.C.


121169
WURTS BROS.
PHOTO. N.Y.C.


"12117".
WURTS BROS.
PHOTO-N.Y.C.

APPENDIX B: WINDOWS CONDITIONS REPORT

HOWARD L.
ZIMMERMAN
ARCHITECTS PC

August 5, 2022

New York City Landmarks
Preservation Commission
1 Centre Street, 9th Floor
New York, NY 10007

Re: **DOCKET: #LPC-22-07597**
WOOD WINDOW RESTORATION AND FIRE-RATED WINDOW REPLACEMENT
270 WEST 89TH STREET
MANHATTAN, NEW YORK 10024
BLOCK: 1236 LOT: 58

Dear Mr. Russiello,

Howard L. Zimmerman Architects, P.C. (HLZA) has been retained by the Owners of the above building to generate drawings for wood window restoration and fire-rated window replacement at the address above. The scope of work will include the following items:

- Restoration of the existing historic wood windows at the primary façade, scope of work to include restoring and refurbishing wood frames, brickmolds, and sashes, refurbish or replace hardware, and repair and/or reglaze clear, stained, and colored glass where required.
- Replacement of steel framed fire-rated windows. Scope of work to include new fire-rated windows with clear, ceramic fire-rated glazing to replace existing.
- Installation of new blast-proof and ballistics-rated fixed windows installed on the inside of the historic wood windows of the first floor, primary façade.

The following conditions assessment accounts for all special windows as defined by LPC. The condition and location are outlined for every window that falls under this designation.

Sincerely,

Lauren Printz, Associate Director
HOWARD L. ZIMMERMAN, Architects, P.C.

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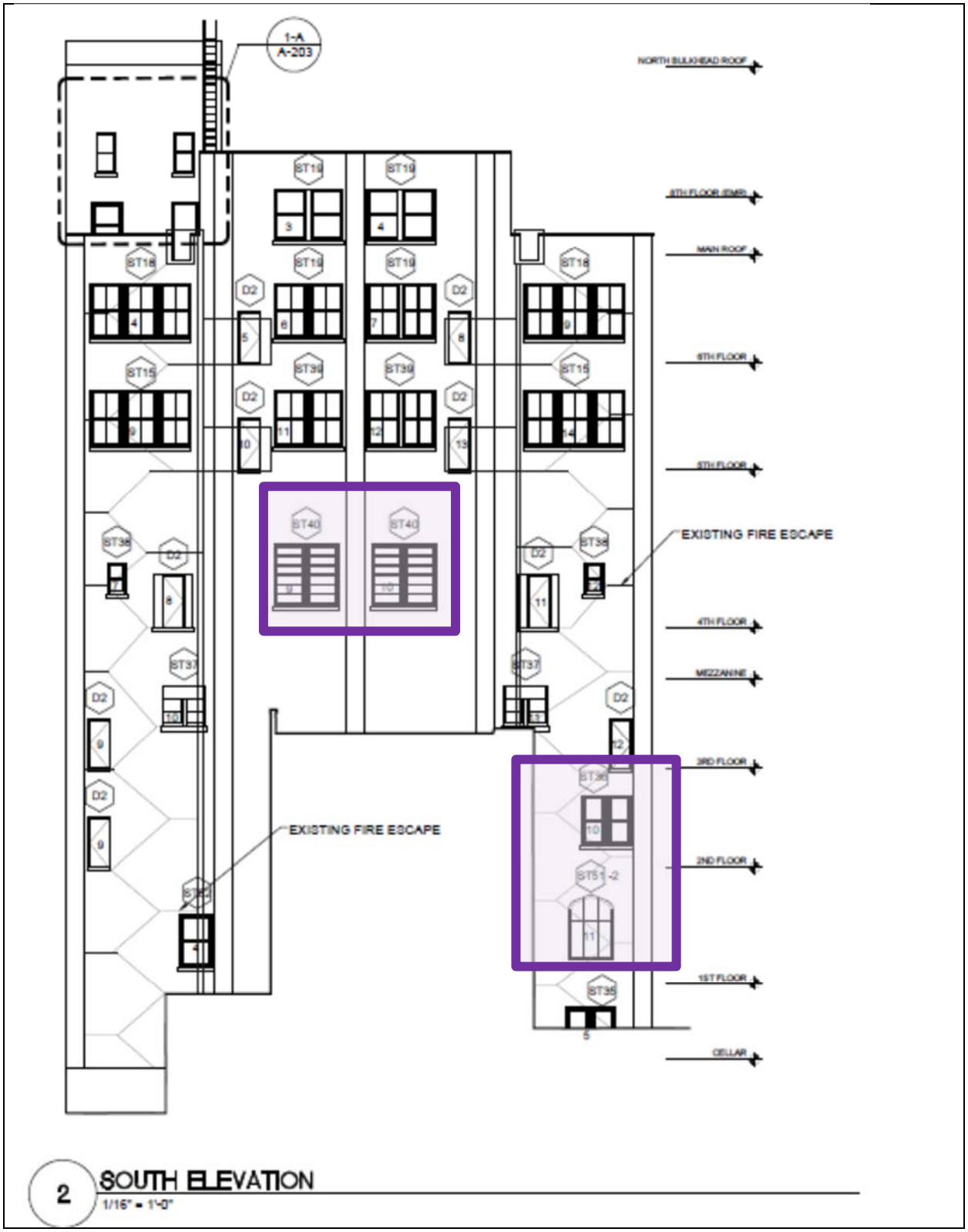

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Steel Fire-Rated Windows

The steel windows are located on the secondary façades: South, East and West. They are all fixed or double-hung.

Where the colored glass panes are installed: the existing assembly consists of a typical steel frame fire-rated window (double-hung, wired glass). The operable sashes were then modified with an interior-side applied colored glass panes (individual), lead caming and a secondary sash frame. In many of these applications, the windows are rendered inoperable after the modification.

The client has selected priority rooms and windows to receive a graphic screen-printed grid matching the existing muntin's pattern and proportion.

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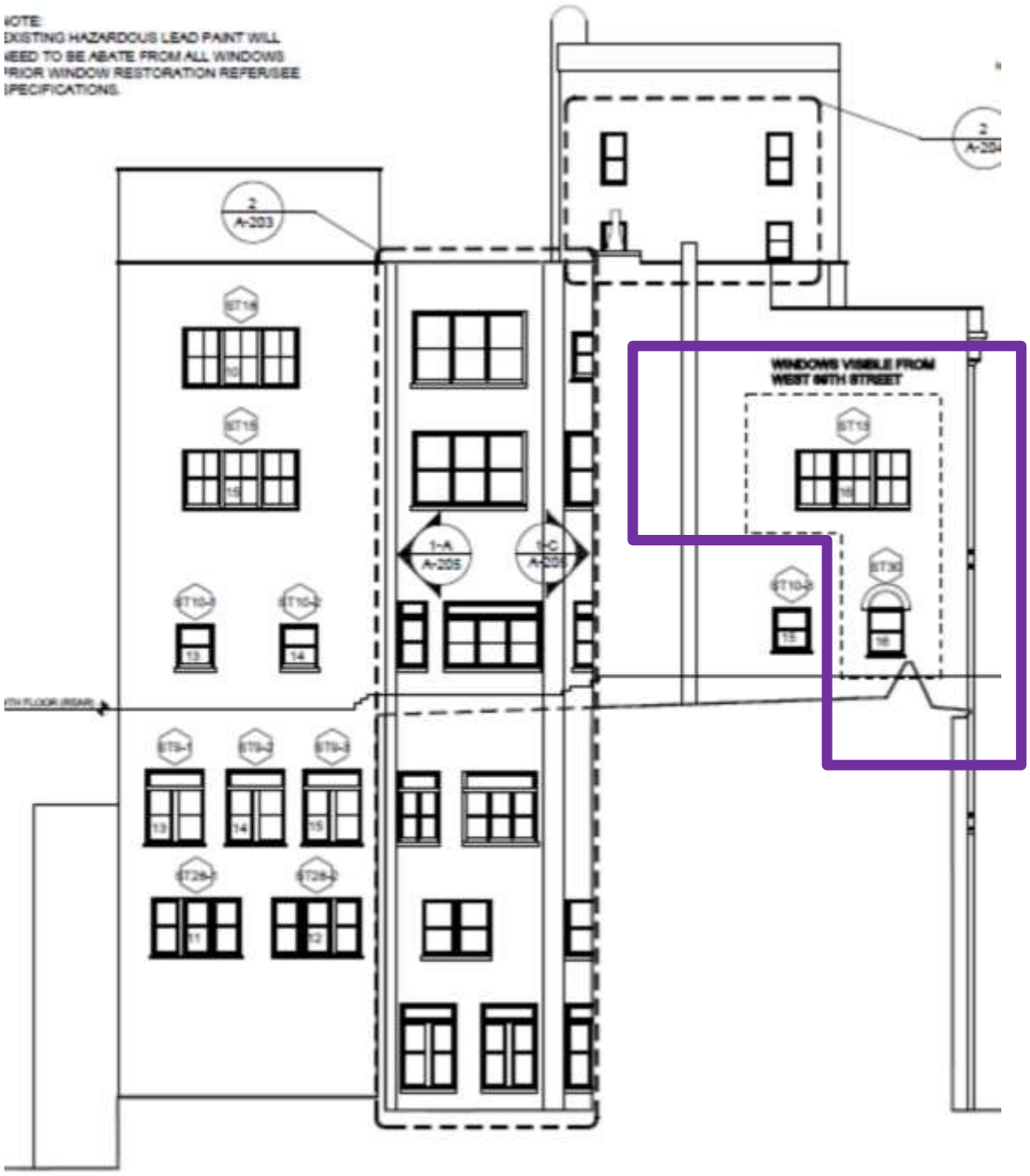

EAST ELEVATION:
Fourth Floor, Windows ST30-1
Fifth Floor, Windows ST13-1
NOTE: ST30-1 Special Window, visible from West 89th Street

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Photo 18:

ST30-1 existing conditions, interior: Deteriorated sash, gaps present between frame and sash (plastic adhered to mitigate draft)

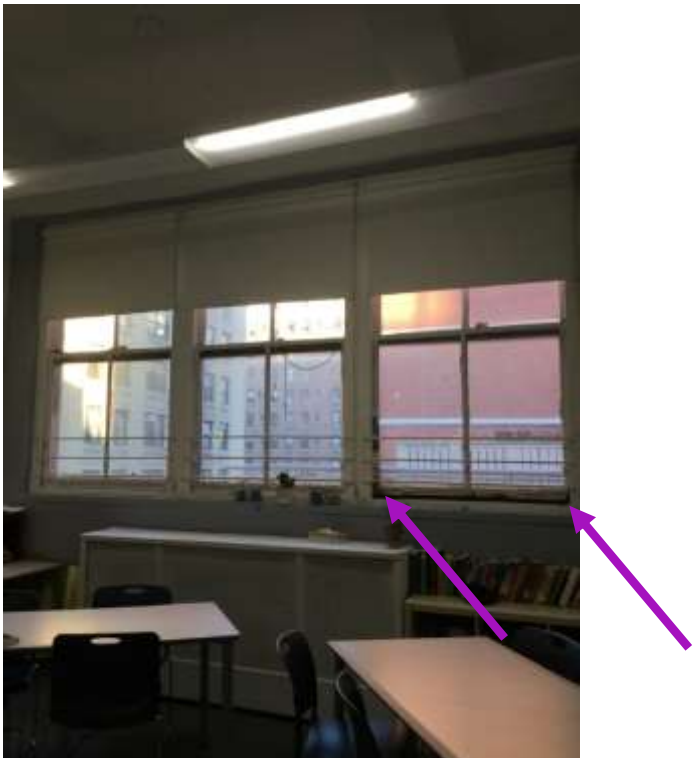

Photo 19:

ST13-1 existing conditions, interior: Deteriorated sills, gaps present. Sashes inoperable.

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EAST ELEVATION:
Third Floor, Windows ST9:
ST9-1, ST9-2, ST9-3

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Photo 20:

ST9 existing conditions, exterior.

Photo 21:

ST9 existing conditions, interior.

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Photo 22:

ST9-1 existing conditions, interior: Deteriorated frames and sash, cracked colored lites, sash does not close properly.

Photo 23:

ST9-1 existing conditions, interior: Cracked glass lites at lower sash, deformed caming

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Photo 24:

ST9-2 existing conditions, interior: Deteriorated frames and sash, clear replacement sash, cracked colored lites.

Photo 25:

ST9-3 existing conditions, interior: Deteriorated frames and sash, cracked colored lites.

Photo 26:

ST9-3 existing conditions, interior: Cracked glass lites at upper sash.

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EAST ELEVATION:
Second Floor, Windows ST28:
ST28-1, ST28-2

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Photo 27:

ST28-1 existing conditions, interior: Cracked colored lites, gaps present between frame and sash (plastic adhered to mitigate draft)

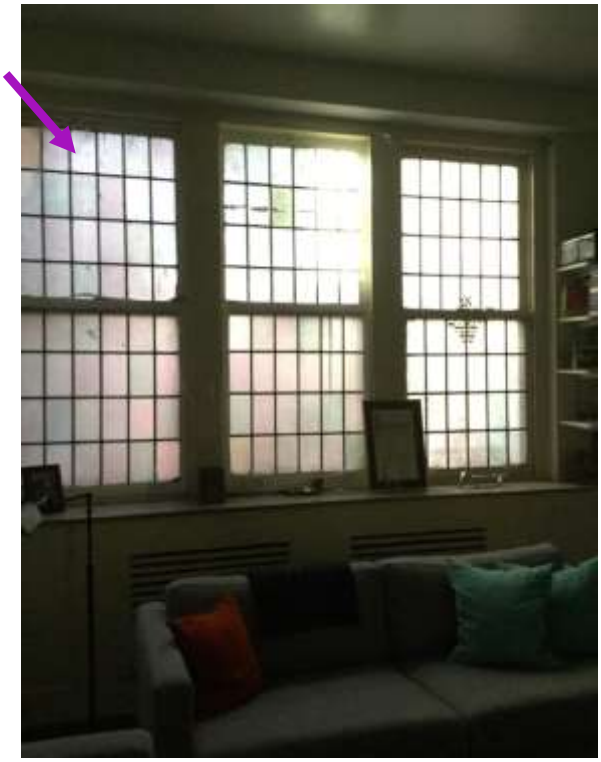

Photo 28:

ST28-2 existing conditions, interior: Cracked colored lites, gaps present between frame and sash (plastic adhered to mitigate draft)

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EAST COURTYARD ELEVATION:
First Floor, Windows ST1:
ST1-1, ST1-2, ST1-3
First Floor, Windows ST51-1

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Photo 29:

ST51-1 existing conditions, exterior. Deteriorated exterior frame, corrosion present.

Photo 30:

ST51-1 existing conditions, interior.

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Photo 31:

ST1 existing conditions, exterior.

Photo 32:

ST1 existing conditions, interior.

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Photo 33:

ST1-1 existing conditions, interior: Cracked glass lites, some missing completely.

Photo 34:

ST1-2 existing conditions, interior: Cracked glass lites, some missing completely, warped caming.

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Photo 35:

ST1-3 existing conditions, interior: Cracked glass lites, some missing completely.

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EAST COURTYARD ELEVATION:
Second Floor, Windows ST3:
ST3-1, ST3-2
Second Floor, Windows ST4

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Photo 36:

ST3 existing conditions, exterior.

Photo 37:

ST3 existing conditions, interior.

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Photo 38:

ST3-1 existing conditions, interior: Temporary insulation installed at sash perimeter due to gaps, drafts present.

Photo 39:

ST3-2 existing conditions, interior: Gaps present at sash perimeter.

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Photo 40:

ST4 existing conditions, exterior.

Photo 41:

ST4 existing conditions, interior.

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Photo 42:

ST4 existing conditions, interior:
Cracked glass lites upper sash.

Photo 43:

ST4 existing conditions, interior.
Cracked glass lites upper sash.

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EAST COURTYARD ELEVATION:
Third Floor, Windows ST6-1
Third Floor, Windows ST7-1
Third Floor, Windows ST8-1

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Photo 44:

ST6-1 existing conditions, exterior.

Photo 45:

ST6-1 existing conditions, interior.

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Photo 46:

ST6-1 existing conditions, interior. Cracked glass at sash and colored lites at lower sash.

Photo 47:

ST7-1 existing conditions, exterior.

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Photo 48:

ST7-1 existing conditions, interior: Replacement sashes installed.

Photo 49:

ST7-1 existing conditions, interior: Deteriorated frames and sashes, cracked glass lites and bulging lites at lower sash.

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Photo 50:

ST7-1 existing conditions, interior: Deteriorated frames and sashes, cracked glass lites at lower sash.

Photo 51:

ST8-1 existing conditions, exterior.

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Photo 52:

ST8-1 existing conditions, interior.

Photo 53:

ST8-1 existing conditions, interior: Deteriorated frames and sashes, cracked glass lites, some missing completely.

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EAST COURTYARD ELEVATION:
Fourth Floor, Windows ST11
Fourth Floor, Windows ST12:
ST12-1, ST12-2

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Photo 54:

ST11 existing conditions, exterior.

Photo 55:

ST11 existing conditions, interior: Replacement sash installed.

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Photo 56:

ST11 existing conditions, interior: Cracked glass lites at lower sash.

Photo 57:

ST12 existing conditions, exterior.

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Photo 58:

ST12 existing conditions, interior: Deteriorated frames and sashes.

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WEST ELEVATION:
Fourth Floor, Windows ST30-2
NOTE: ST30-2 Special Window, visible from West 89th Street

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Photo 59:

ST30-2 existing conditions, exterior.

Photo 60:

ST30-2 existing conditions, interior.

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Photo 61:

ST30-2 existing conditions, interior. Deteriorated snap trim at jamb.

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WEST ELEVATION:
First Floor, Windows ST23-3

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Photo 62:

ST28-1 existing conditions, interior: Cracked colored lites, gaps present between frame and sash (plastic adhered to mitigate draft)

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WEST ELEVATION:
Fifth Floor, Windows ST28:
ST28-3, ST28-4

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Photo 63:

ST28 existing conditions, exterior.

Photo 64:

ST28 existing conditions, interior.

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Photo 65:

ST27-3 existing conditions, interior: Cracked colored lites, gaps present between frame and sash (plastic adhered to mitigate draft).

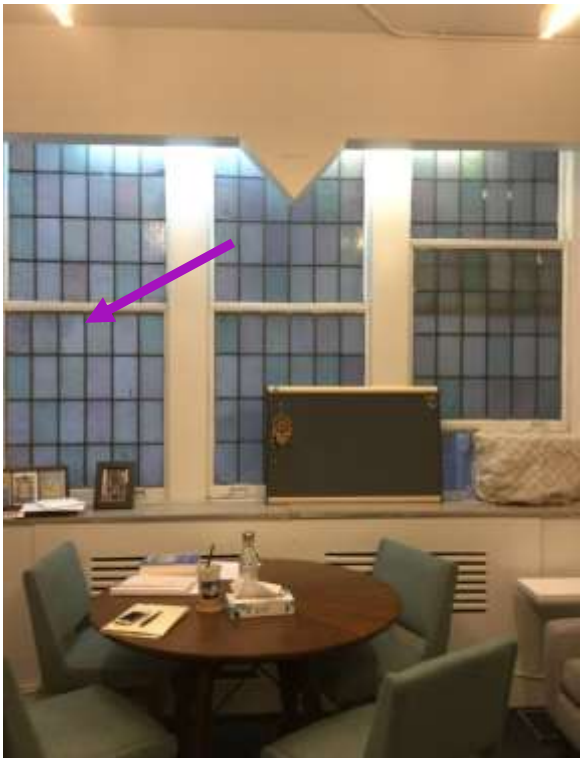

Photo 66:

ST27-4 existing conditions, interior: Deteriorated frames and sashes, cracked and broken colored glass lites.

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WEST ELEVATION:
Fifth Floor, Windows ST27:
ST27-1, ST27-2, ST27-3

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Photo 67:

ST27 existing conditions, exterior.

Photo 68:

ST27-1 existing conditions, interior: Deteriorated frames and sashes.

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Photo 69:

ST27-2 existing conditions, interior: Deteriorated frames and sashes, cracked and broken colored glass lites.

Photo 70:

ST27-3 existing conditions, interior. Deteriorated interior frame.

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WEST COURTYARD ELEVATION:
Third Floor, Windows ST6-2
Third Floor, Windows ST7-2
Third Floor, Windows ST8-2

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Photo 71:

ST6-2 existing conditions, interior: Some windows inoperable (transom behind drop ceiling).

Photo 72:

ST7-2 existing conditions, interior: Deteriorated frames and sashes, cracked glass lites, some missing completely.

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Photo 73:

ST8-2 existing conditions, interior: Deteriorated frames and sashes, cracked glass lites, some missing completely.

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WEST COURTYARD ELEVATION:
Fourth Floor, Windows ST11
Fourth Floor, Windows ST12

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Photo 74:

ST11 existing conditions, interior: Deteriorated frames and sashes, cracked glass lites, some missing completely.

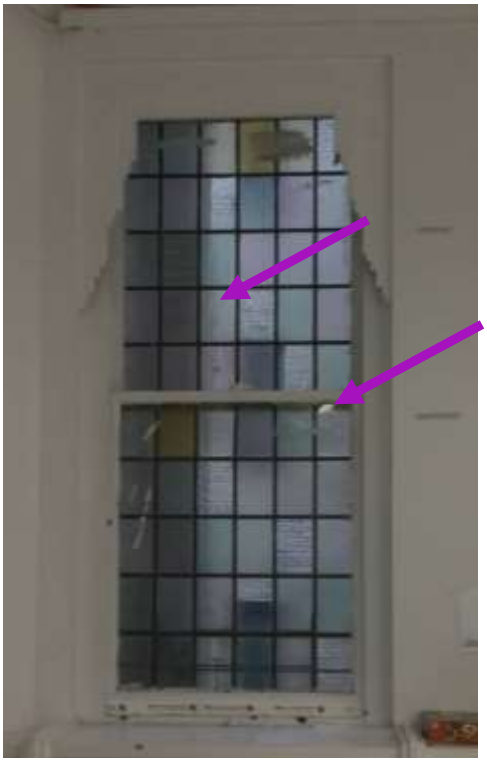

Photo 75:

ST12 existing conditions, interior: Deteriorated frames and sashes, cracked glass lites, some missing completely.

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SOUTH ELEVATION:
Ground Floor, Windows ST51-2
Second Floor, Windows ST36

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Photo 76:

ST51-2 existing conditions, interior: Deteriorated exterior frame, corrosion present.

Note: exterior window covered by metal louver, to be removed during current façade repair campaign.

Photo 77:

SC1 existing conditions, exterior.

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Photo 78:

SC1 existing conditions, interior.

Photo 79:

SC1 existing conditions, interior.
Cracked glass lite at lower sash.

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Photo 80:

SC1 existing conditions, interior. Plexiglass installed at lower sash, making it inoperable.

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