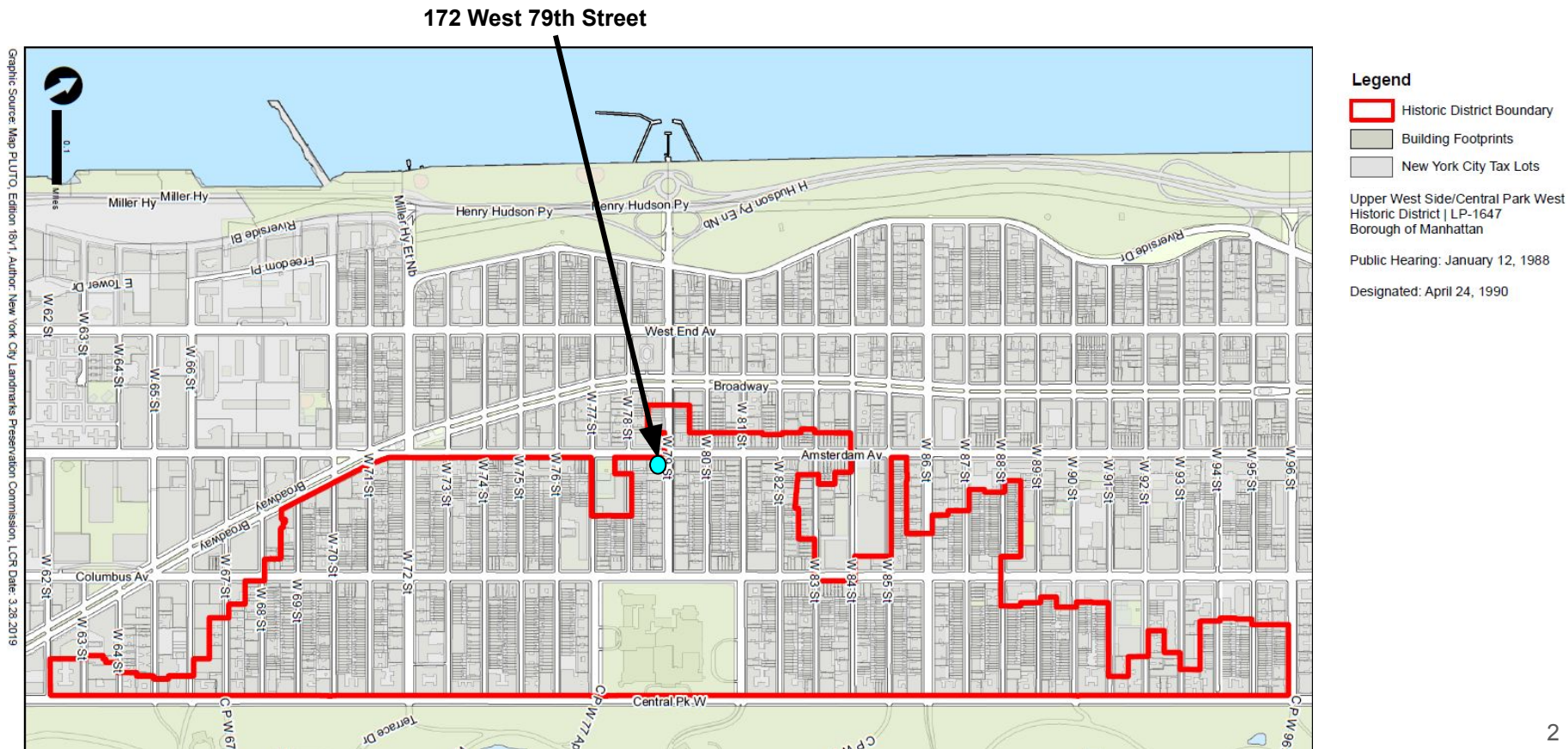


**172 West 79th Street, Apartment 18F**  
**Upper West Side/Central Park West Historic District**

# Upper West Side/Central Park West Historic District



# LPC Designation Report

172-174 West 79th Street (a/k/a 383-391 Amsterdam Avenue)

## LPC Designation Report Description:

Facade(s):	Brick
Number of Stories:	18
Window Type/Material:	Six-over-one double-hung/Wood Paired six-over-one double-hung/Wood

## LPC Designation Report Photo:



## Current facade:





# Primary façades: West 79th street (North) & Amsterdam avenue (West)



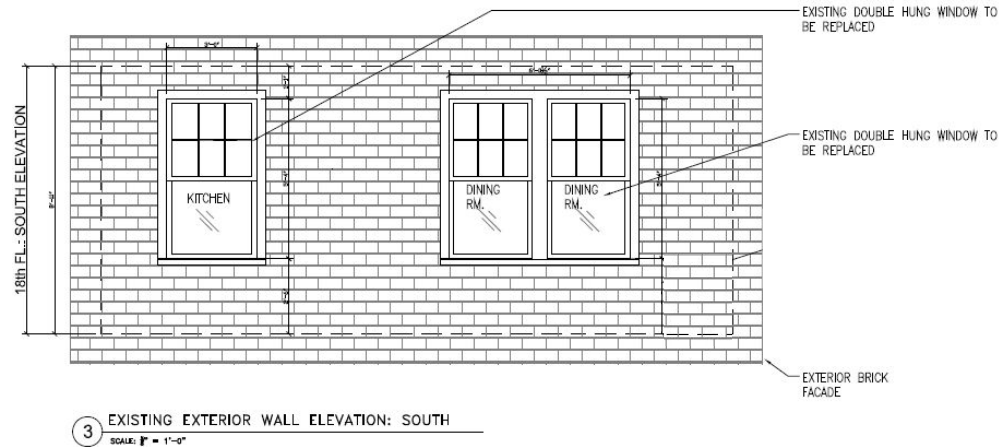
# Secondary façade (South) window replacement petition

Petitioning for a Certificate of Appropriateness for the replacement of two double-hung windows on the South facing secondary façade (green box - apartment 18F). *Secondary façade with no relationship to the primary façade.*



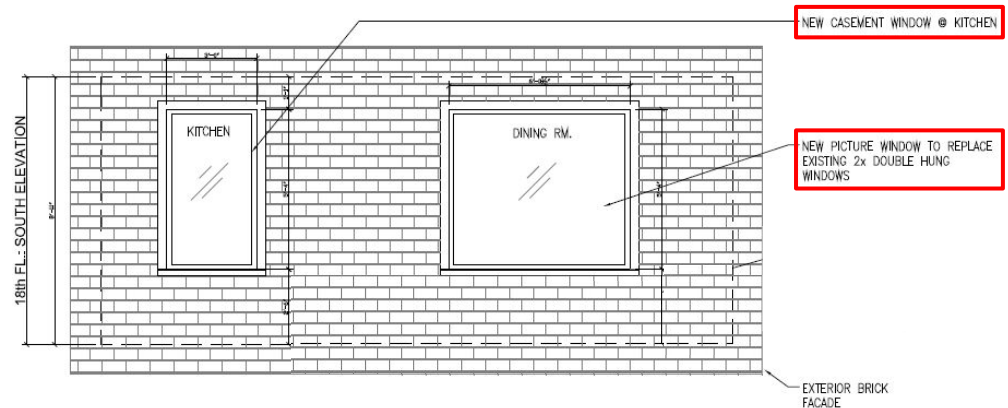
# Proposed window modification

## Current window configuration:



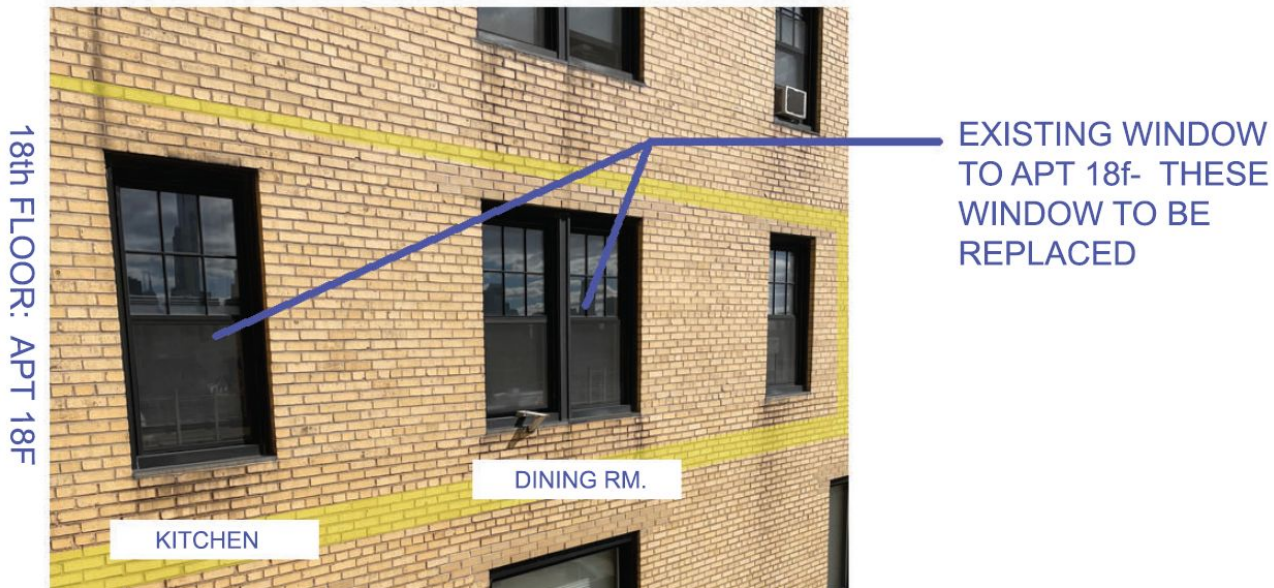
## Proposed new window configuration:

- Picture window to replace 6-over-1 double hung window in kitchen
- Picture window to replace 6-over-1 paired double hung window in dining room
- Finish will match existing materials (*black aluminum & double glazed window*)



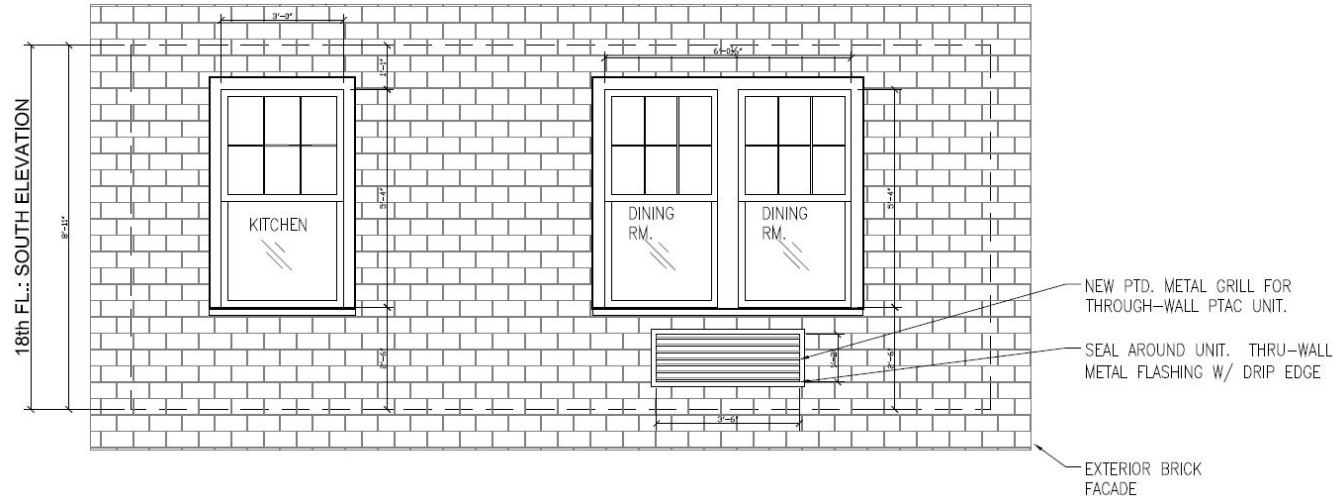


# Exterior visual



# Related LPC approvals & communication

1. Per LPC staff email communication, we are not required to maintain the double-hung function of the windows (Docket # LPC-22-11138)
2. The Landmarks Preservation Commission has already approved a through-wall louver installed through plain brickwork on the south courtyard facade (CNE-22-11138)
  - *"The Commission finds that the work is in accordance with [...] Section 2-21(d)(2) for through-wall HVAC equipment on visible secondary facades"*
  - *"The Commission [...] finds that the work will have no effect on significant protected features of the building"*



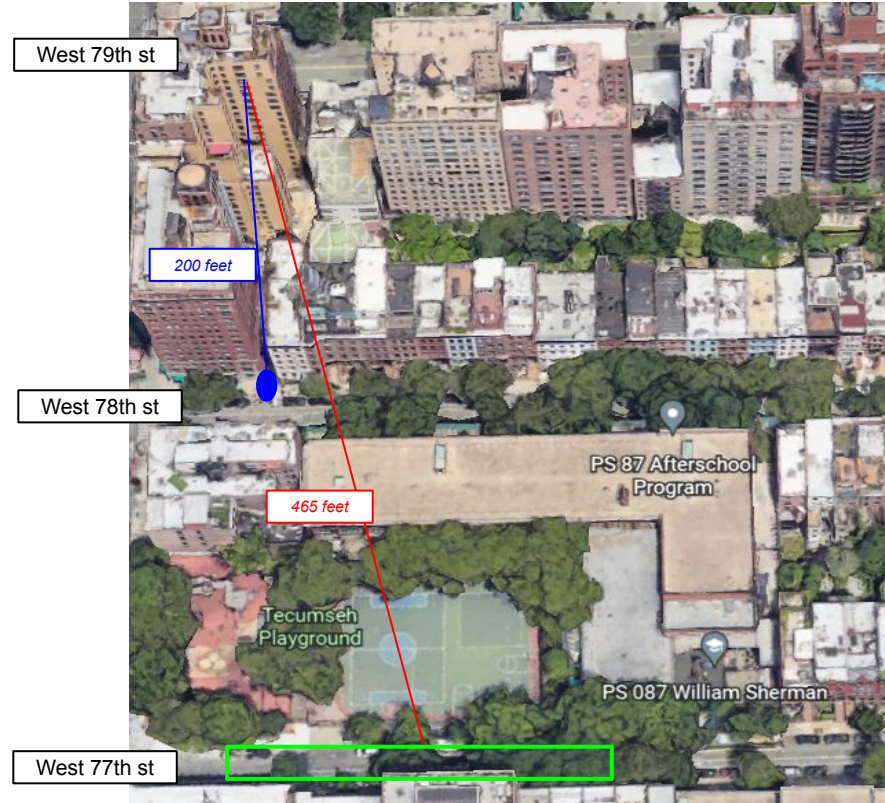


# Windows have limited visibility from the streets

Photo taken from the double window opening, red circles indicate *unobstructed* visible street sections:



Map view - street areas where the windows can be seen (including with tree obstruction for West 77th street):



# West 78th street

Photo taken from the location where one of the two windows is visible, an 8 ft opening between 173 and 169 West 78th street:





# West 77th street

The windows are visible without tree obstruction in front of 154 West 77th street and 160 West 77th street:



# West 77th street (alternate views)

Sunny morning in winter:



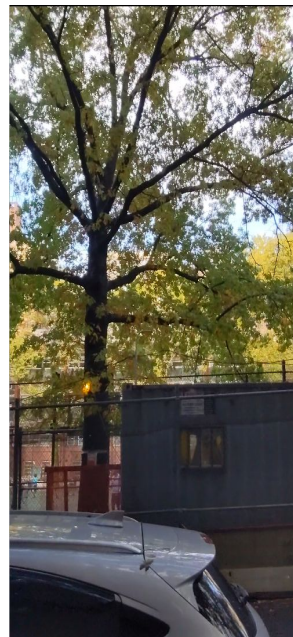
Summer with leaves:





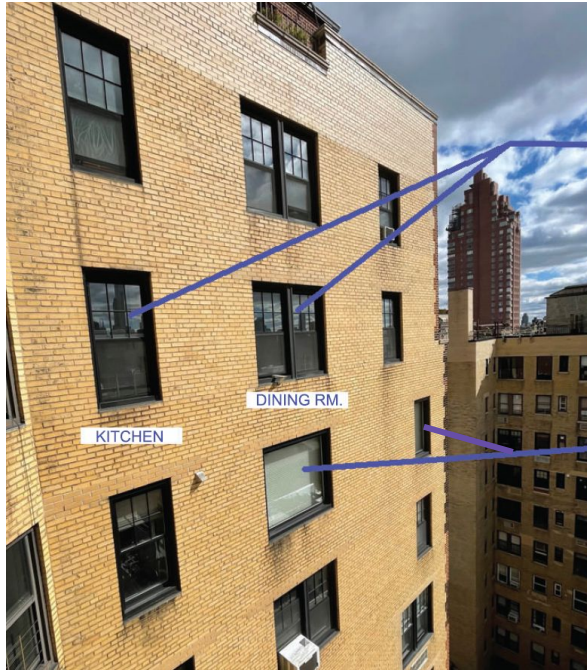
# West 77th street - view from rest of the block

Views from South side of West 77th street walking West (excluding two sections shown on slides #11-12)



# Precedents - floor below and next-door building

LPC permit issued for new windows on the same façade on the floor below in 2014 (LPC-16-4449):



EXISTING WINDOW  
TO APT 18f- THESE  
WINDOW TO BE  
REPLACED

WINDOW FOR  
APARTMENT BELOW-  
17F HAS ALREADY  
BEEN CONVERTED TO  
PICTURE WINDOW-  
SIMILAR TO OUR  
PROPOSAL

Four picture windows on two different floors of 164 West 79th street, all visible from same area on West 77th street:

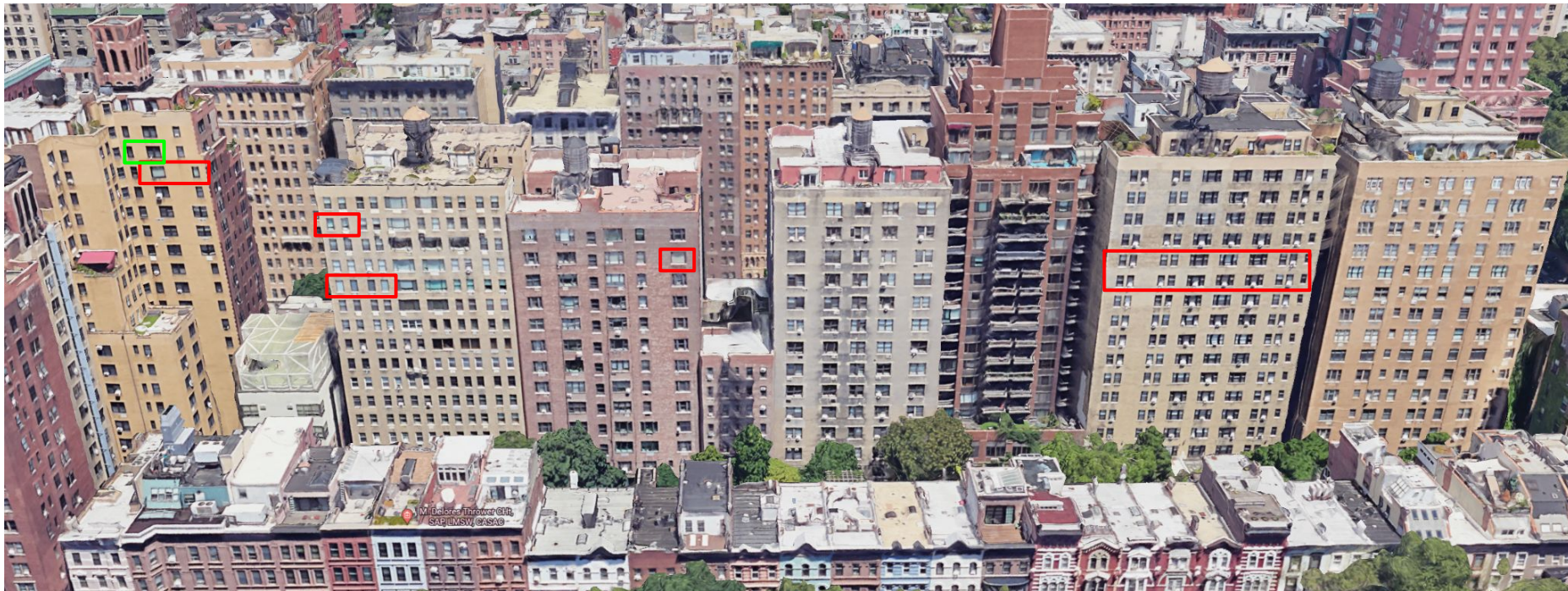




# Precedents - West 79th street, secondary facades

**Green:** our application

**Red:** Twenty-seven 6-over-1 windows previously replaced with picture windows for buildings on the South side of West 79th street  
(secondary facades facing South - all identified walking on West 77th street between Amsterdam & Columbus Avenues)



# Petition rationale

We kindly petition the Landmarks Preservation Commission to consider our request for a Certificate of Appropriateness based on:

- There is only limited visibility of the windows
- The visibility is only from a far distance (two blocks away) and mostly obstructed by trees
- The configuration change isn't always noticeable depending on sunlight/shadows and season
- The windows are located on a visible secondary façade with no relationship with the primary façade
- There are nearby precedents: on the floor below and nearby buildings

Our windows do not meet the “minimally visible” LPC definition, but we hope the Commission considers some of the similarities: *“A window is considered minimally visible if it is seen at such an angle that its configuration cannot be recognized, or only a small portion of the facade can be seen through a gap in the street wall and is visually disconnected from the building’s primary facade”.*



# Appendix

# Application - second window

Our request includes our kitchen window, which is even less visible

View from kitchen window:



Relative placement vs. single window approved on 17th floor:

