

Proposal to Replace Existing Windows with New Windows

Apt 16A at 230 Central Park West, New York, New York



1. Location and proposed area of work

- Apartment located on top floor in the Central Park West Historic District (Central Park West, between 61st + 97th St)

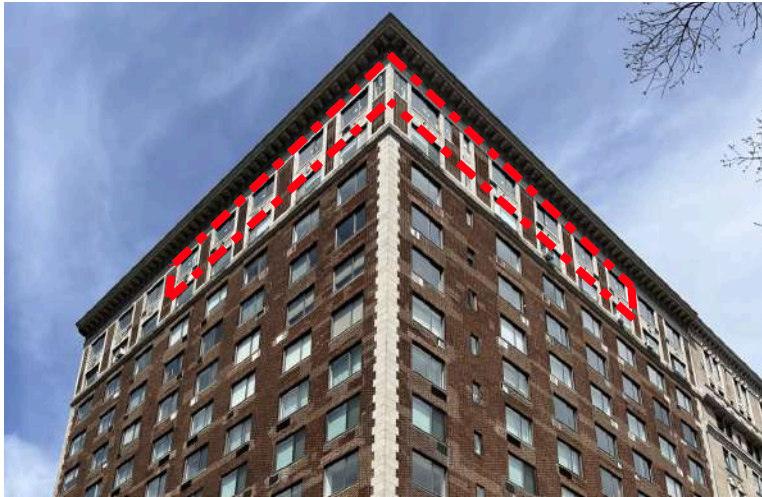




Central Park West Facade



83rd Street Facade



Corner View: 83rd + CPW



CPW Facade from Central Park

1940s TAX PHOTO



2. LPC Guidelines

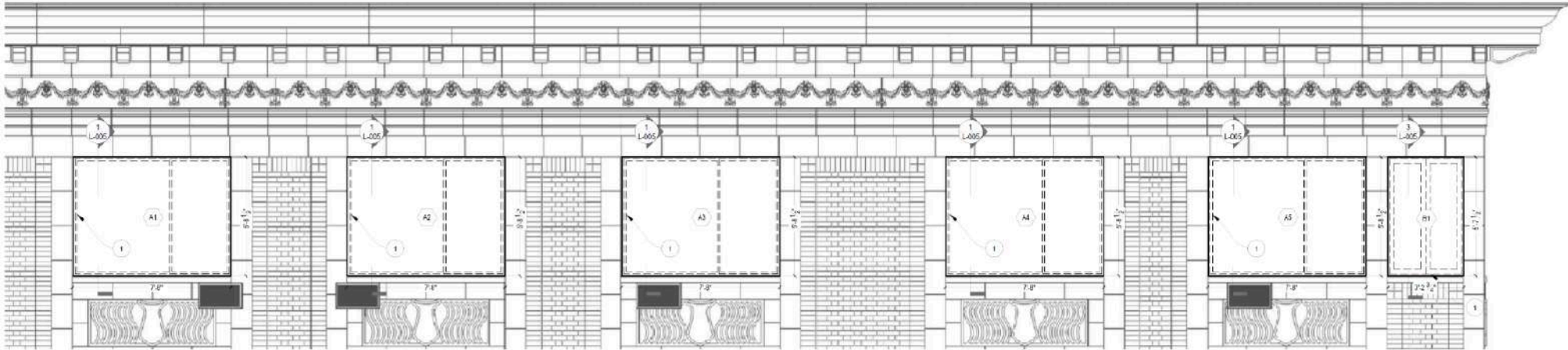


Existing “historic” sliding windows, 230 Central Park West Tax Photo (1980s)

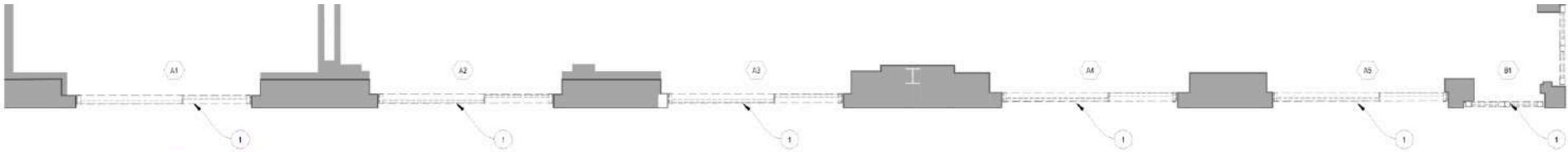
3. Exploration of options to match the windows (measurements, color, proportion, operation and same material)

- Existing windows and the proposed “in kind” windows below.

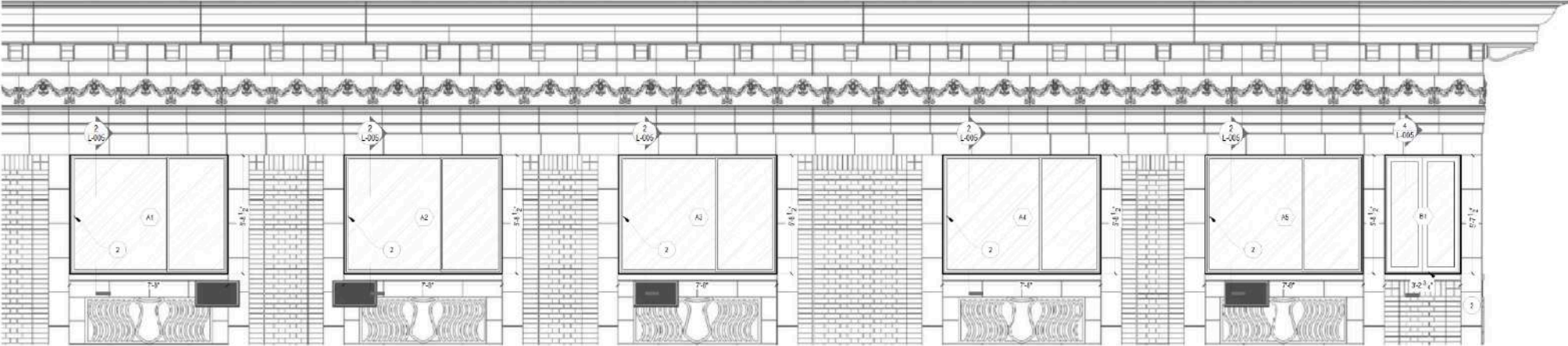
83RD STREET ELEVATION / EXISTING WINDOWS TO BE REMOVED:



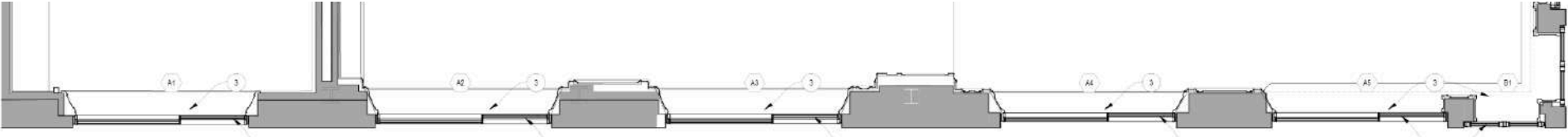
83RD STREET PLAN / EXISTING WINDOWS TO BE REMOVED:



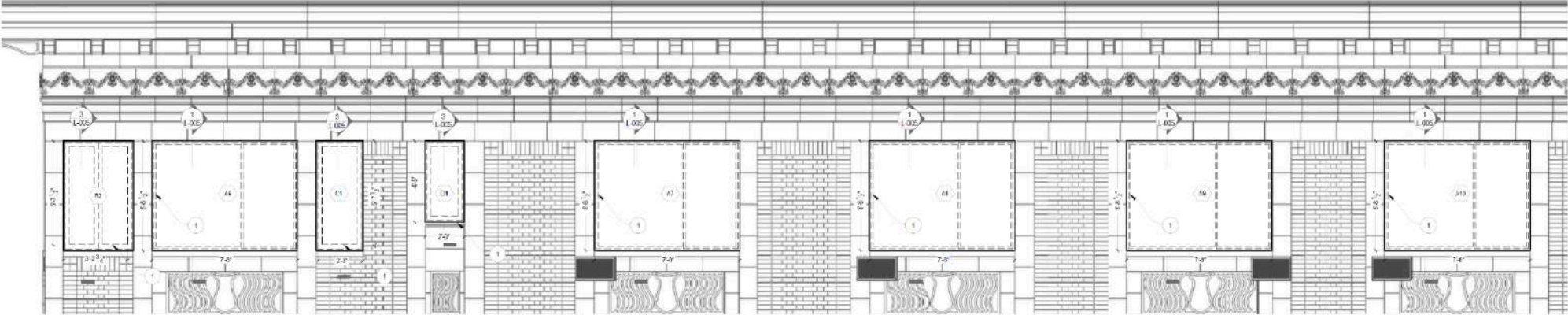
83RD STREET ELEVATION / PROPOSED WINDOW:



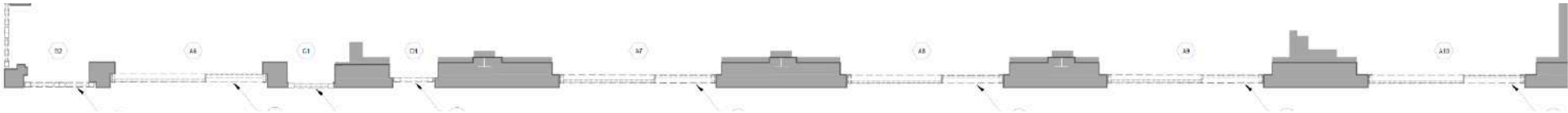
83RD STREET PLAN / PROPOSED WINDOW:



CENTRAL PARK WEST ELEVATION / EXISTING WINDOWS TO BE REMOVED:



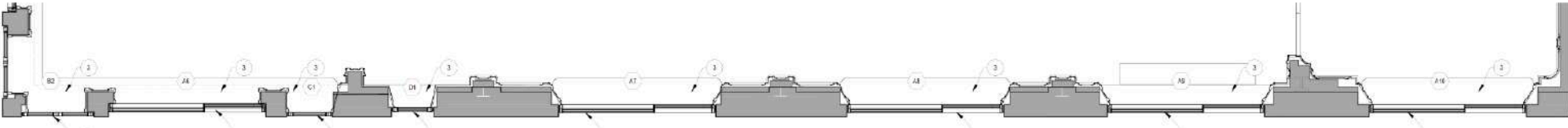
CENTRAL PARK WEST PLAN / EXISTING WINDOWS TO BE REMOVED:



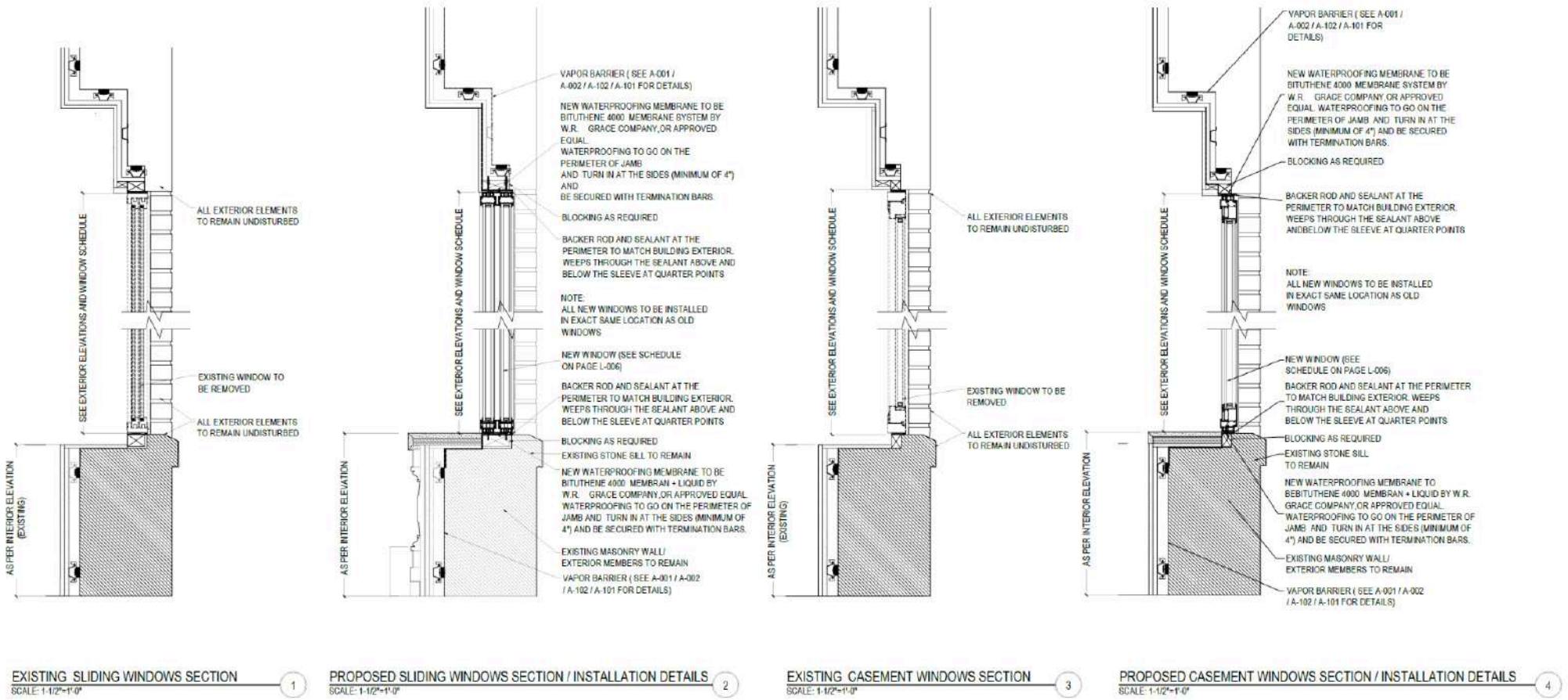
CENTRAL PARK WEST ELEVATION / PROPOSED WINDOW:



CENTRAL PARK WEST PLAN / PROPOSED WINDOW:



WINDOW SECTION:



EXISTING WINDOW COLOR:



PROPOSED COLOR TO MATCH EXISTING:



4. Highly decorative features, allowing windows to recede

- Major building full facade renovation beginning in 1976 and completed by 1978.





5. Consistency and uniformity for the last 46 years

- Uniformity and consistency of the fenestration since major facade alteration in 1976 - 1978.



6. State of Current Windows

- Frames are wracked, not properly anchored, defective frames/sashes, condensation, etc.



Photo 8: The gasketing and glass stop at the window sash frame of window #6 was visibly loose and able to be removed by hand.



7. Precedent for in kind window replacement at 950 Park Avenue and 990 Fifth Avenue

950 Park Avenue certificate of appropriateness docket # 1919188



950 Park Avenue



990 Fifth Avenue

8. Proposed Scope of Work

- Extenuating circumstances due to location so a site-specific solution is needed



Thank you very much for your time.

Appendix A

- No vestiges of the “original” windows remained on street facing facades. Both major facades replaced starting in 1976, completed in 1978.
- Under LPC guidelines of ‘historic’ (any building that is 30+ years old), The Bolivar would qualify.

1. Windows

Replacing Windows at Primary Facades

Staff can approve new windows at primary facades if they match original or historic windows in terms of configuration, operation, details, materials, and finish. However, variations are permitted in certain situations. See *Acceptable Variations* below and on page 2.8.

Configuration

New windows must match the original design in terms of number, shape, organization, and relationship of panes (lights) of glass, mullions, and muntins. Check historic tax photos to determine historic window configuration.

Operation

New windows must open, close, and function generally in the same manner as historic windows, e.g., casement or double-hung. Variations are acceptable, depending on type. See *Acceptable Variations* below.

Details

New window details—the dimensions and contours of stationary and movable portions of windows and moldings—must be as dimensionally close to historic window details as possible.

Materials

New windows must generally match historic windows. Exceptions are allowed based on the size of the building and window type:

For small buildings classified by LPC as six stories or less with street frontage of 40 feet or less, if original windows had a one-over-one configuration, replacements may be made of other alternative materials.

Other materials, including wood, metal, or fiberglass (but not vinyl), may be used for windows and brick molds.

For large buildings, classified by LPC as seven or more stories or with street frontage of more than 40 feet, replacement windows may be made of other alternative materials.

Other materials, including wood, metal, or fiberglass (but not vinyl), may be used for windows and brick molds.

2.

Chapter 2
 Subchapter B
 Subsection 2-14
 Windows & Doors

Fenestration. “Fenestration” means the arrangement, proportioning and design of windows in a building.

Finish. “Finish” means the visual characteristics, including color, texture and reflectivity of exterior material. Finish can be based on the original or historic finish, or finishes used at similar buildings in later eras of significance typical of a particular historic district as an alternative to matching the original or historic finish.

Frame. “Frame” means the stationary portion of a window or door unit that is affixed to the facade and holds the sash or other operable portions of the window or door.

Glazing. “Glazing” means the material, usually glass, that fills spaces between sash members (rails, stiles and muntins), commonly referred to as panes or lights. Note: glazing may consist of multiple layers of glass, including laminated glass and insulated glass with or without low-e coatings, provided the glass is otherwise clear.

Head. “Head” means the upper horizontal part of a window or door frame or opening.

Historic window or historic door. “Historic window” or “historic door” means:

- (1) a window or door installed at time of construction of the building; or
- (2) a window or door of a type installed at time of construction of similar buildings in similar periods and styles; or
- (3) a window or door installed at time of major facade alterations 30 or more years ago.

Jamb. “Jamb” means the side parts of a window or door frame or opening, as distinct from head and sill.

Landmarks law. “Landmarks Law” means [Title 25, Chapter 3](#) of the Administrative Code of the City of New York.

- When The Bolivar was designated as an LPC-building, the current windows existed in the *entire* building. These “in-kind” windows we are submitting have been in existence since LPC designated the area.

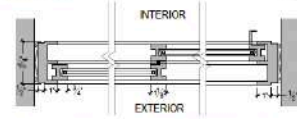
Appendix B



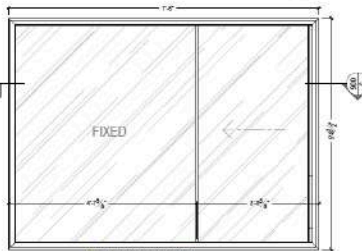
VIEW FROM INTERIOR
WINDOW TYPE "A": EXIST. WINDOW PHOTO
NTS 1



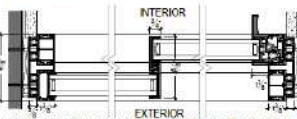
VIEW FROM EXTERIOR
WINDOW TYPE "A": EXIST. WINDOW EXT. ELEV
SCALE 3/4"=1'-0" 2



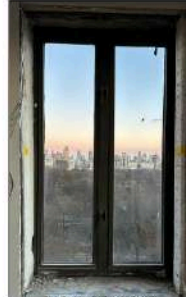
WINDOW TYPE "A": EXIST. WINDOW SECTION
SCALE 3/8"=1'-0" 3



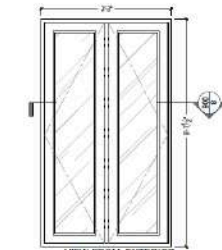
VIEW FROM EXTERIOR
WINDOW TYPE "A": PROPOSED WINDOW EXT. ELEV
SCALE 3/4"=1'-0" 4



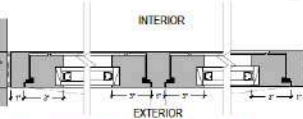
WINDOW TYPE "A": PROPOSED WINDOW SECTION
SCALE 3/8"=1'-0" 5



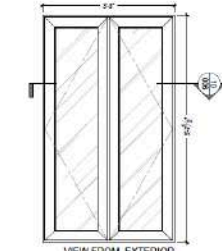
VIEW FROM INTERIOR
WINDOW TYPE "B": EXIST. WINDOW PHOTO
NTS 6



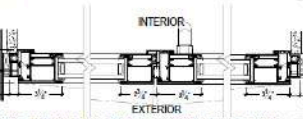
VIEW FROM EXTERIOR
WINDOW TYPE "B": EXIST. WINDOW EXT. ELEV
SCALE 3/4"=1'-0" 7



WINDOW TYPE "B": EXIST. WINDOW SECTION
SCALE 3/8"=1'-0" 8



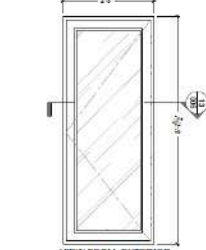
VIEW FROM EXTERIOR
WINDOW TYPE "B": PROPOSED WINDOW EXT. ELEV
SCALE 3/4"=1'-0" 9



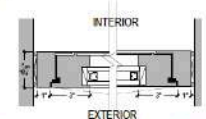
WINDOW TYPE "B": PROPOSED WINDOW SECTION
SCALE 3/8"=1'-0" 10



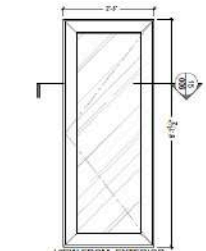
VIEW FROM INTERIOR
WINDOW TYPE "C": EXIST. WINDOW PHOTO
NTS 11



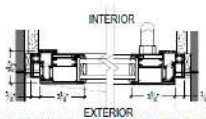
VIEW FROM EXTERIOR
WINDOW TYPE "C": EXIST. WINDOW EXT. ELEV
SCALE 3/4"=1'-0" 12



WINDOW TYPE "C": EXIST. WINDOW SECTION
SCALE 3/8"=1'-0" 13



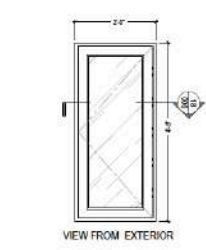
VIEW FROM EXTERIOR
WINDOW TYPE "C": PROPOSED WINDOW EXT. ELEV
SCALE 3/4"=1'-0" 14



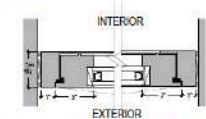
WINDOW TYPE "C": PROPOSED WINDOW SECTION
SCALE 3/8"=1'-0" 15



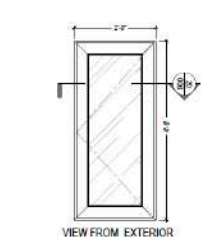
VIEW FROM INTERIOR
WINDOW TYPE "D": EXIST. WINDOW PHOTO
NTS 16



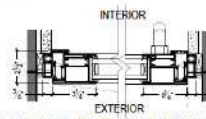
VIEW FROM EXTERIOR
WINDOW TYPE "D": EXIST. WINDOW EXT. ELEV
SCALE 3/4"=1'-0" 17



WINDOW TYPE "D": EXIST. WINDOW SECTION
SCALE 3/8"=1'-0" 18



VIEW FROM EXTERIOR
WINDOW TYPE "D": PROPOSED WINDOW EXT. ELEV
SCALE 3/4"=1'-0" 19



WINDOW TYPE "D": PROPOSED WINDOW SECTION
SCALE 3/8"=1'-0" 20