

May 14, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-24-04741

**1 West 67th Street – Upper West Side/Central Park West
Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 825 9802 2468

Passcode: 721460

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

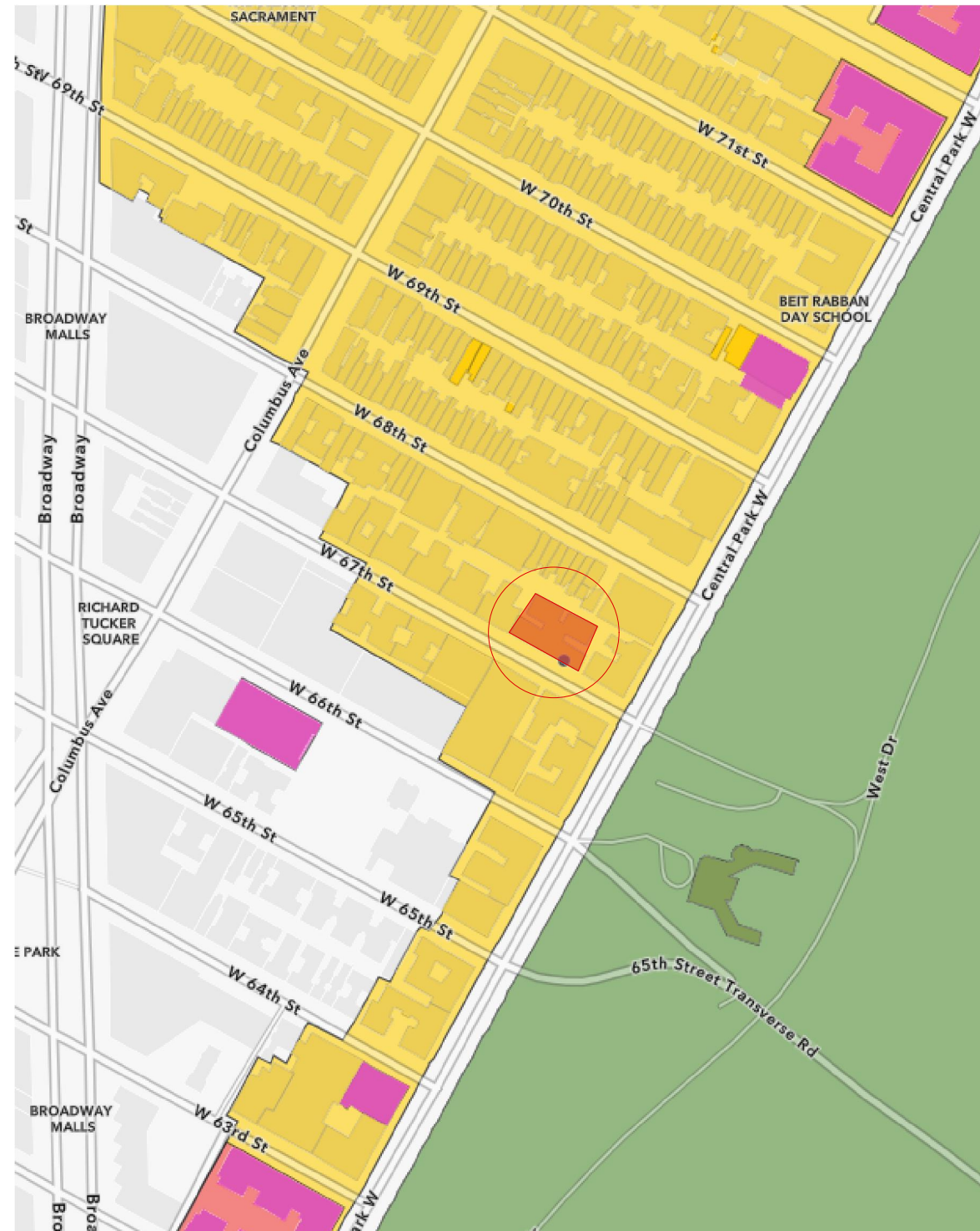
PROPOSED SCOPE OF WORK

IN THE MATTER OF REPLACING WINDOWS AT 1 West 67th Street, NEW YORK, NY 10023



HISTORIC DISTRICT MAP

N.T.S.



INDEX OF DRAWINGS

TITLE SHEET:

PAGE	DESCRIPTION
1. T1	Historic District Map + Existing Building Facade
2. TP1	North Facade - Partial Tax Photo
3. BE1	North Facade Elevation
4. T2	North Facade - Proposed Scope of Work
5. H1	Window Elevations
6. P1	701-702 summary

CURRENT BUILDING PHOTO



Building Fact/ Historic Designation:

1 West 67th Street | Hotel des Artistes
 Date of Construction: 1915-1918
 Architect: George M. Pollard
 Owner/ Developer: Hotel des Artistes, Inc.
 Major Alteration(s): None
 Alteration Architect(s): None
 Style: neo-Gothic, Tudor
 Material(s): Brick, Stone

Building Type: Studio Building
 Original Use: Residential, Multi-Family
 Tax Block: 1120
 Tax Lot: 23

<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address: 1 West 67th Street New York, NY 10023	Drw. Title: Historic District map + Location Map existing and proposed Building Facades & Index Of Drawings	Drw. EF	Rev. 1	Sheet: T1
			Date: 4/2/2024		
			Scale: NOT TO SCALE		

PROPOSED SCOPE OF WORK

IN THE MATTER OF REPLACING WINDOWS AT 1 West 67th Street, NEW YORK, NY 10023



1 - West 67th Street - 701-702 - Public Hearing Presentation.dwg

© panorama windows, ltd.



Project Name and Address:
1 West 67th Street
New York, NY 10023

Drw. Title:

North Facade
Partial Tax Photo

Drw. EF	Rev. 1
Date: 4/3/2024	
Scale: NOT TO SCALE	

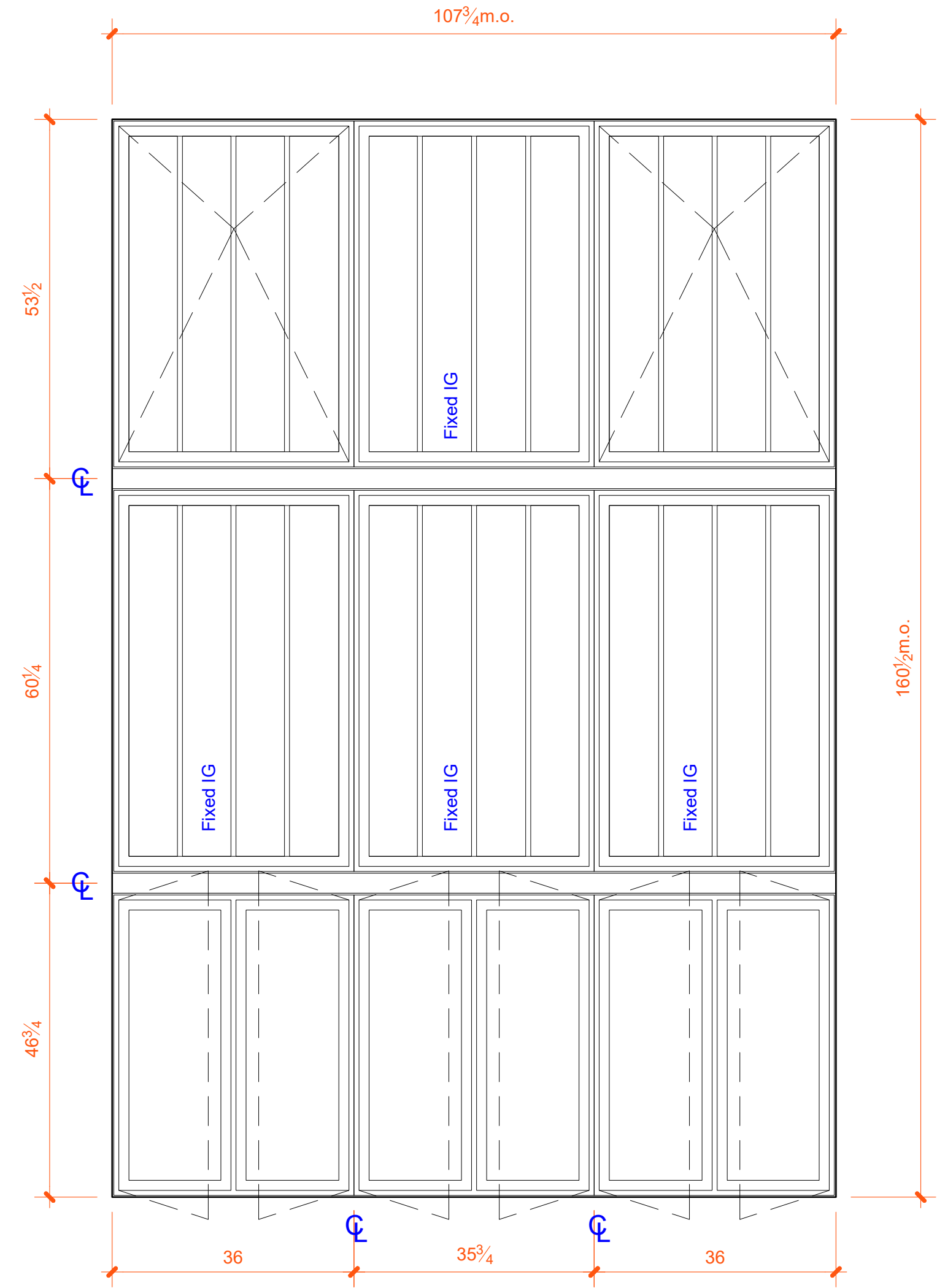
Sheet:

TP1

Sheet 2 of 6



Existing North Facade



Exist. Steel Casement Library

Existing Windows Elevation

NORTH

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	<p>Project Name and Address: 1 West 67th Street New York, NY 10023</p>	<p>Drw. Title: North Facade Historic and Existing Elevation</p>	<p>Drw. EF</p>	<p>Rev. 1</p>	<p>Sheet: BE1</p>
			<p>Date: 4/3/2024</p>		
			<p>Scale: NOT TO SCALE</p>		

PROPOSED SCOPE OF WORK

IN THE MATTER OF REPLACING WINDOWS AT 1 West 67th Street, NEW YORK, NY 10023

1 - West 67th Street - 701-702 - Public Hearing Presentation.dwg

© panorama windows, ltd.



Existing North Facade



Project Name and Address:
1 West 67th Street
New York, NY 10023

Drw. Title:

North Facade
Proposed Scope of work

Drw. EF	Rev. 1
Date: 4/3/2024	
Scale: NOT TO SCALE	

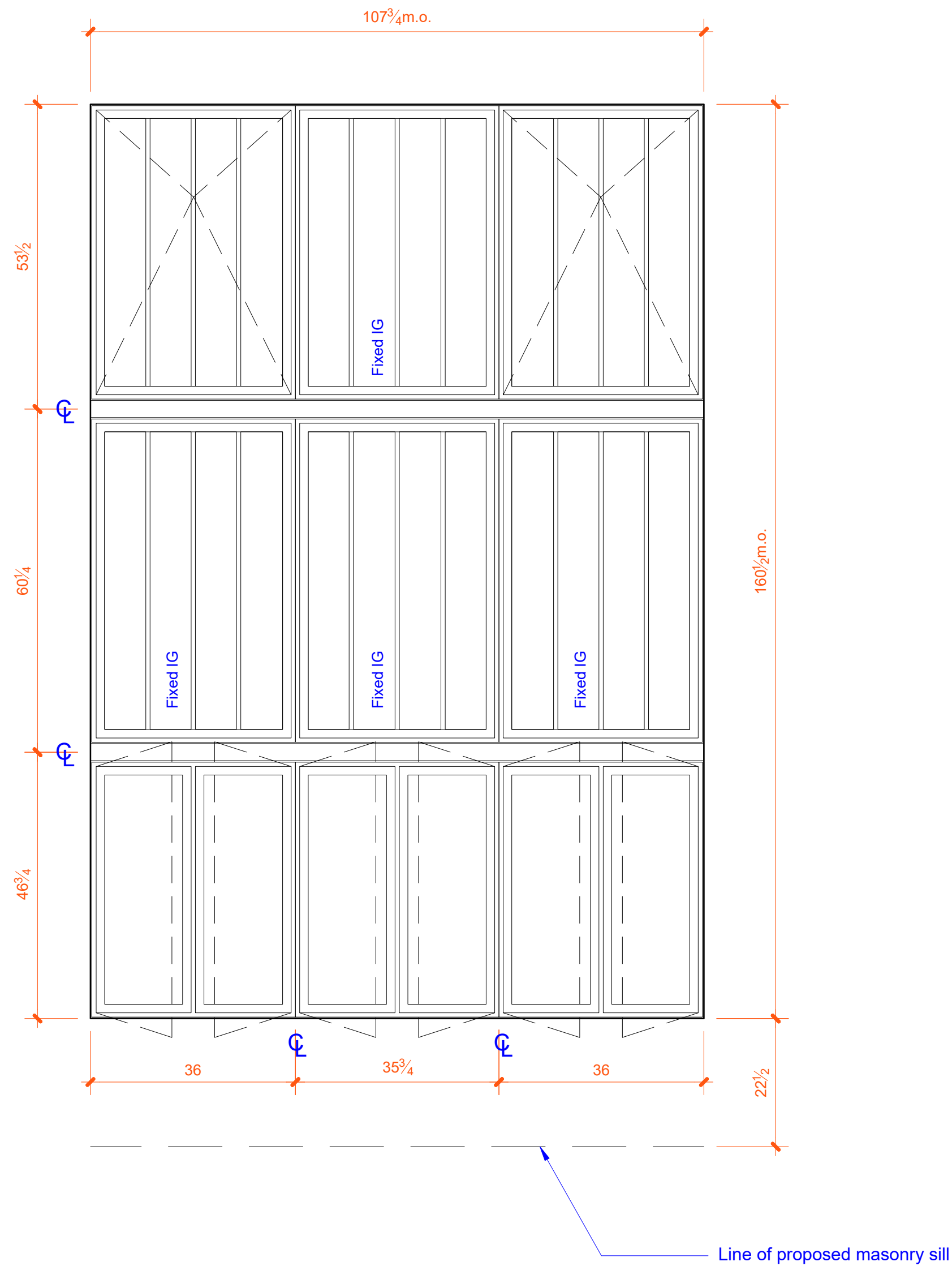
Sheet:

T2

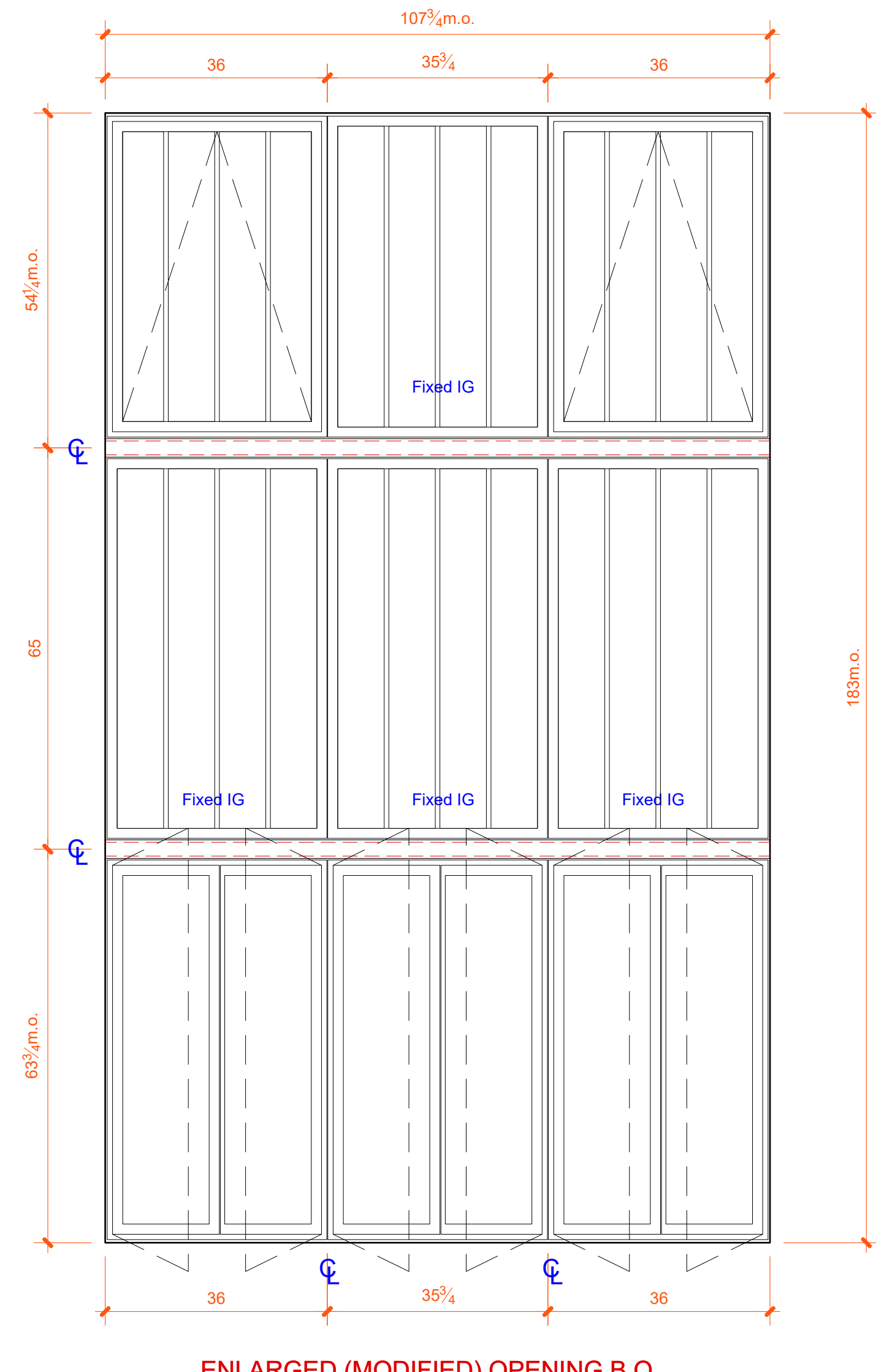
Sheet 4 of 6

PROPOSED SCOPE OF WORK

IN THE MATTER OF REPLACING WINDOWS AT 1 West 67th Street, NEW YORK, NY 10023



Exist. Steel Casement Library



ENLARGED (MODIFIED) OPENING B.O.

Ottostumm W75BT Library

Existing Windows Elevation NORTH

Proposed Windows Elevation NORTH

ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
1 West 67th Street
New York, NY 10023

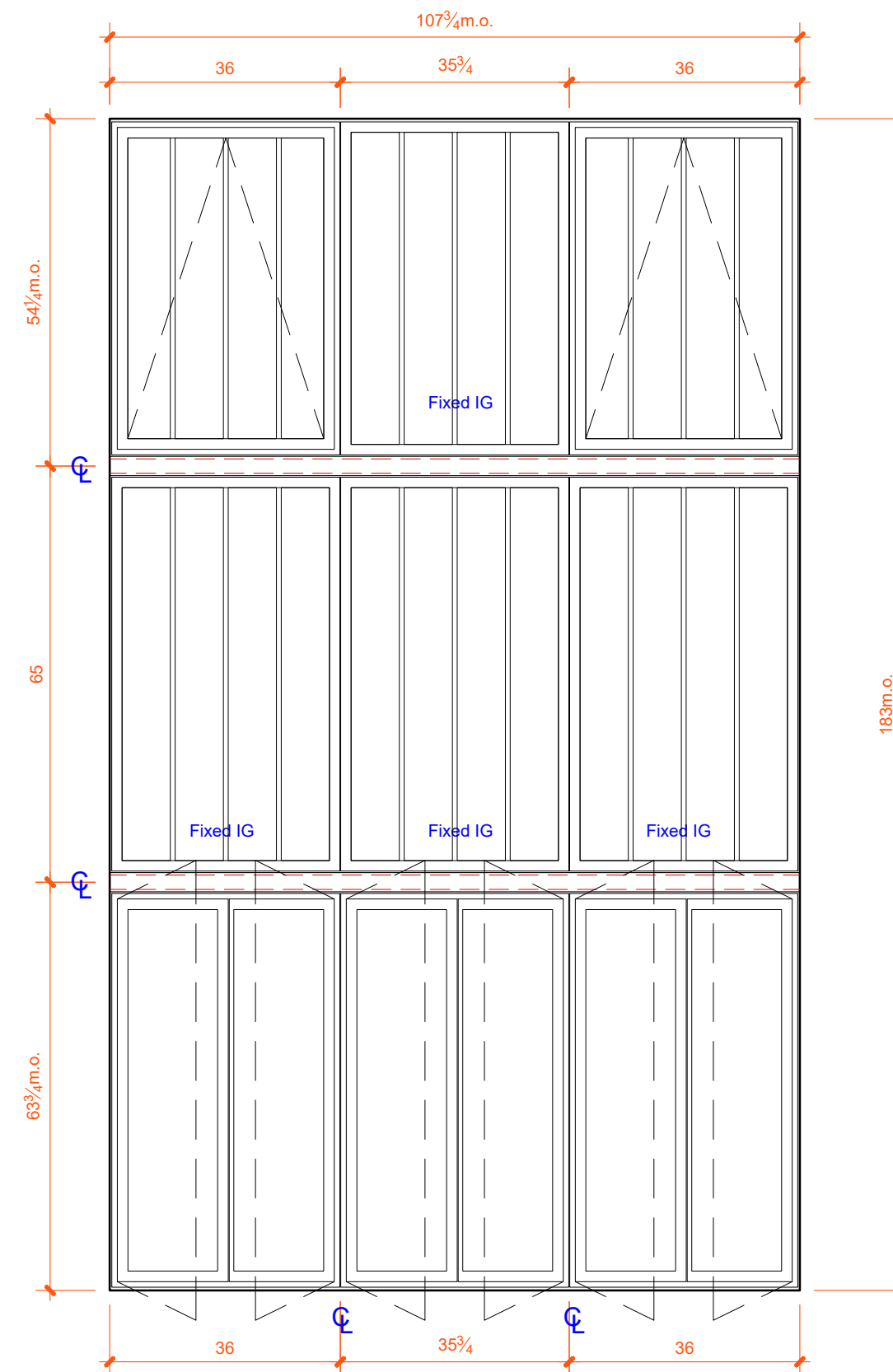
Drw. Title: Window Elevations		
Drw. EF	Rev. 1	Sheet:
Date: 4/3/2024		H1
Scale: As Shown		

PROPOSED SCOPE OF WORK

IN THE MATTER OF REPLACING WINDOWS AT 222 Central Park South, NEW YORK, NY 10019

701-702 Windows

- Enlarge the height of the masonry opening to match the immediate adjacent window
- There is little to no uniformity throughout the North facing facade
- The proposed window reverts back to the historic aesthetic as opposed to the rest of the windows on the facade



ENLARGED (MODIFIED) OPENING B.O.

Ottostumm W75BT
Library

Proposed Windows Elevation

NORTH

ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
1 West 67th Street
New York, NY 10023

Drw. Title: 701-702 Summary

Drw. EF Rev. 1 Sheet:

Date: 4/3/2024

Scale: As Shown

P1

May 14, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-24-04741

**1 West 67th Street – Upper West Side/Central Park West
Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 825 9802 2468

Passcode: 721460

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

APPENDIX

PANORAMA WINDOWS, LTD.



Private Residence
1 West 67th Street – Apartment 701/702
New York, NY 10023

767 East 132nd Street
Bronx, New York 10454
T 718-292-9882
F 718-402-5683
License No. 781029

February 13, 2024

WINDOW CONDITION REPORT

Per the NYC Landmarks Preservation Commission Upper West Side/Central Park West Historic District Designation Report (1990), **1 West 67th Street** was constructed between 1915 and 1918 of neo-Gothic/ Tudor style using brick and stone. The original fenestration for this building is described as “multipane casements with transoms/ steel multipane pivoting” windows. Since its construction there have been no major alternations noted on the designation report.

The window(s) in question are located on the North façade of the building, on the 7th story. A large portion of this façade is visible from both Central Park West and West 68th Street. The residence consists of 10, originally steel casement windows and steel double hung windows, replacement steel windows as well as two, steel, double height casement *studio* windows, of which 2/3 of one of the windows is original. These two windows consist of 3 vertical portions, stack on top of each other. The original configuration consists of:

- Top row of multipane pivoting windows flanking a center fixed window
- Middle row of multipane fixed windows
- Bottom row of single pane casement windows

Currently, one of the two *studio* windows have been replaced in its entirety (using all single lite units). The remaining window’s operable (lower row) portion was replaced at the same time.

Panorama recommends the replacement of both windows with new, thermally efficient, steel casement windows matching the historic configuration. The replacement of the partially historic window is necessary as there are many structural and aesthetic flaws which are irreparable.

In addition, it is proposed that the smaller of the two *studio* windows will have its masonry opening enlarged so that the heights of the two windows align. This will allow the alignment of the horizontal mullions across the openings, creating uniformity.

Of the 7 **fully** visible, double height *studio* windows on the North façade, there is only 1 completely historic remaining. Replacing these two windows will not only offer a more structurally sound window, enhance the buildings thermal efficiency, but also help repair the historic aesthetic of the North façade.

Upon further inspection of the window in question, Panorama has found the following:

1. Glazing of the historic windows is not consistent
2. Essential structural members have rusted beyond repair
3. Glazing putty is damaged beyond repair
4. Operable units are not historic

Please see the attached appendix for photo documentation of the aforementioned issues.

Sincerely,

Elliott Folsom
Principal
Panorama Windows, Ltd.

1 West 67th Street - 701/702



Page 3 of 5

Page 4 of 5
1a

Page 4 of 5
1b

Page 4 of 5
1c

Page 4 of 5
1d

Page 5 of 5

1 West 67th Street - 701/702



Historic Glazing Historic Glazing Replacement Glazing Historic Glazing Historic Glazing Historic Glazing

Historic Glazing Historic Glazing Historic Glazing Historic Glazing Replacement Glazing Historic Glazing

1 West 67th Street - 701/702



Rust through historic steel



Rust through historic steel structural members

Rust through historic steel structural members



Rust through historic steel



Rust through historic steel

1 West 67th Street - 701/702



Replacement windows
matching replacement
windows in adjacent room

Replacement windows

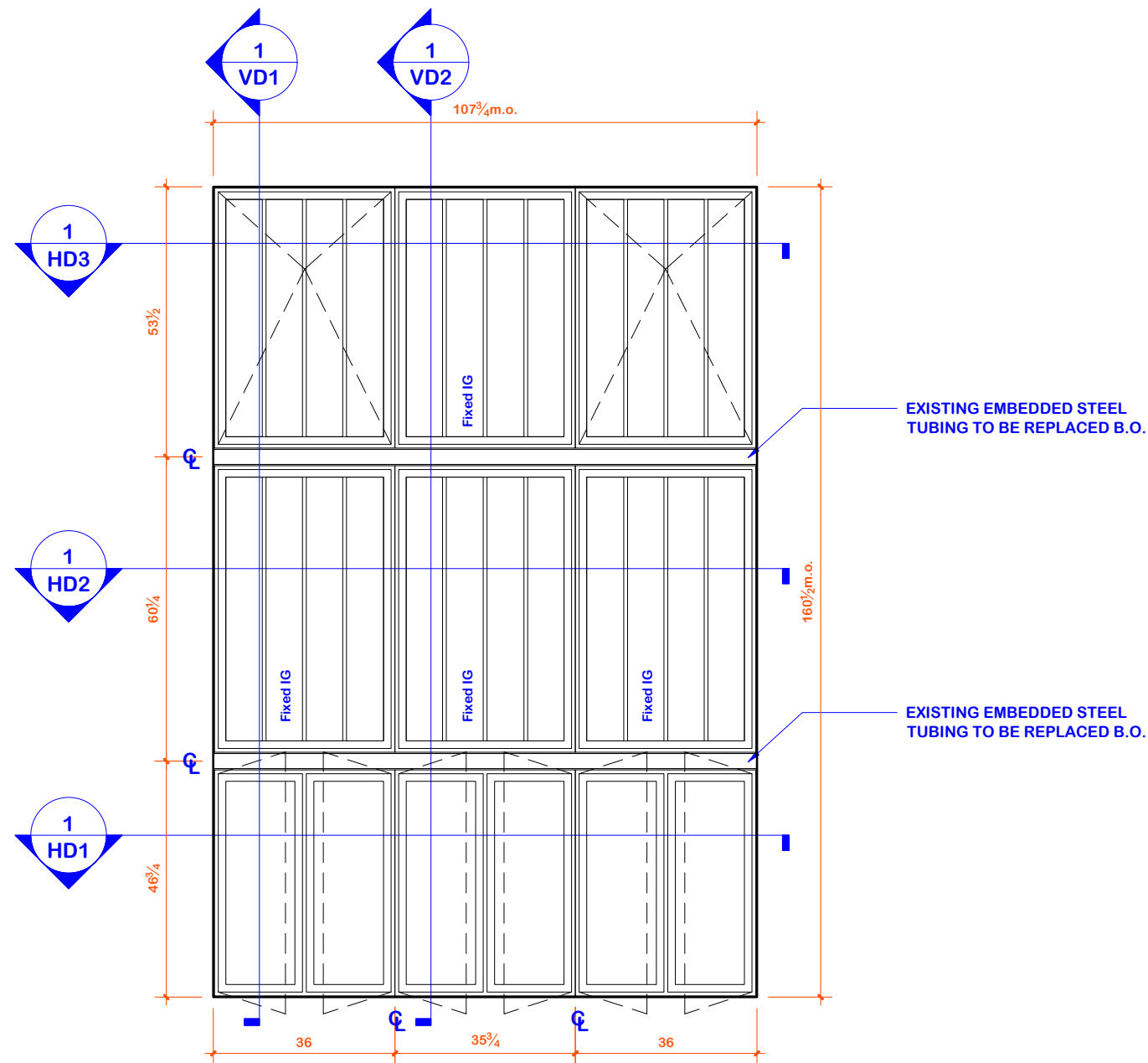


Insulated Glass Unit

Insulated Glass Unit

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

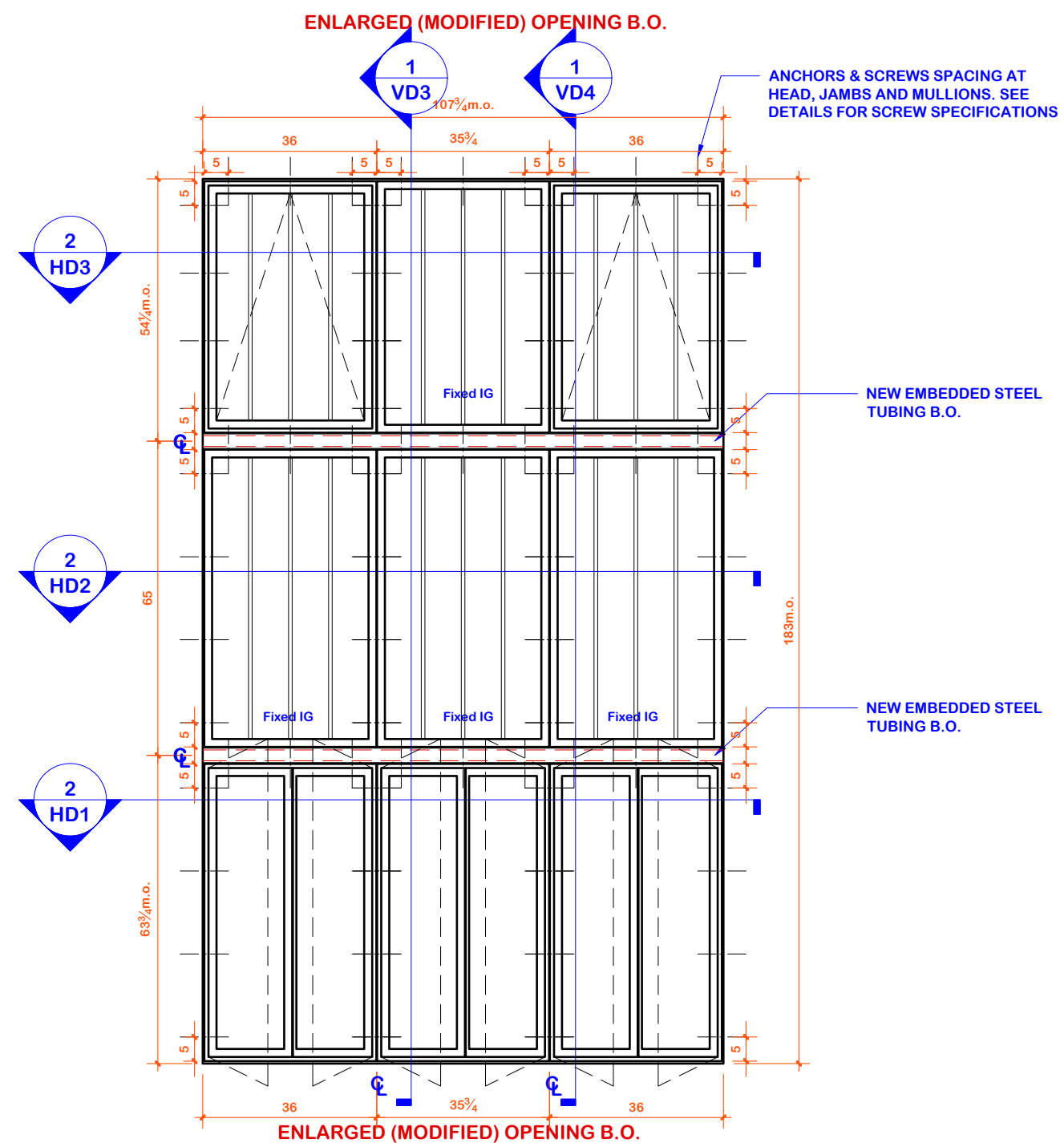
Client Approval _____ Date: _____ Sign: _____



Exist. Steel Casement Library
 7 8 9
 4 5 6
 1 2 3

Existing Windows Elevation

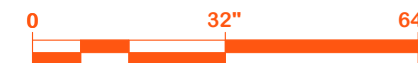
NORTH



Ottostumm W75BT Library
 7 8 9
 4 5 6
 1 2 3

Proposed Windows Elevation

NORTH



EL1 Existing & Proposed Window Elevations
 Scale: 3/8" = 1'-0" Proposed Fasten Within Existing Masonry Opening

<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Existing & Proposed Windows Elevations		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 3/8" = 1'-0"	Rev. 3 10/27/2023	Rev. 6 ----	

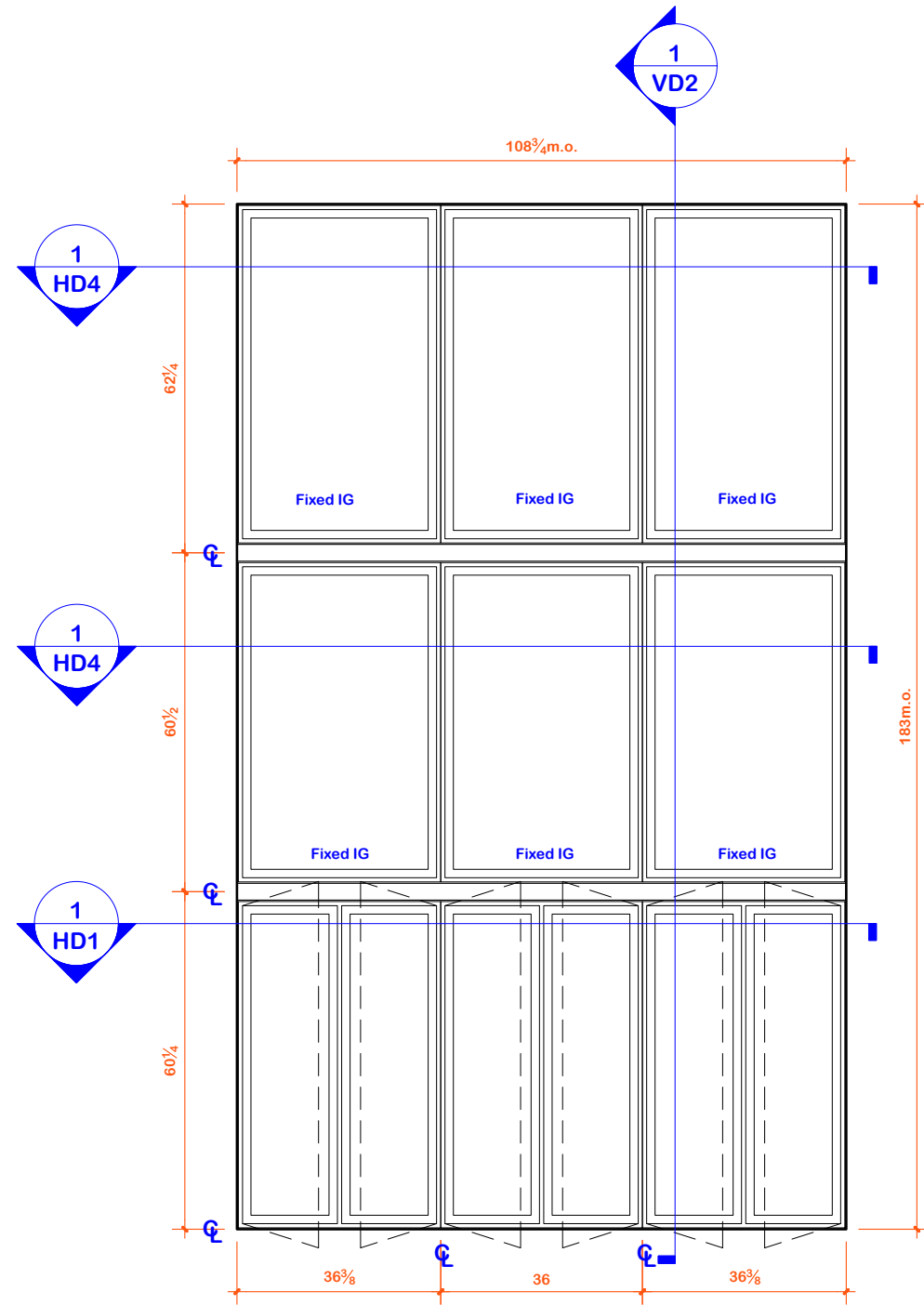
Sheet: **EL-1**

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

Client Approval

Date:

Sign:

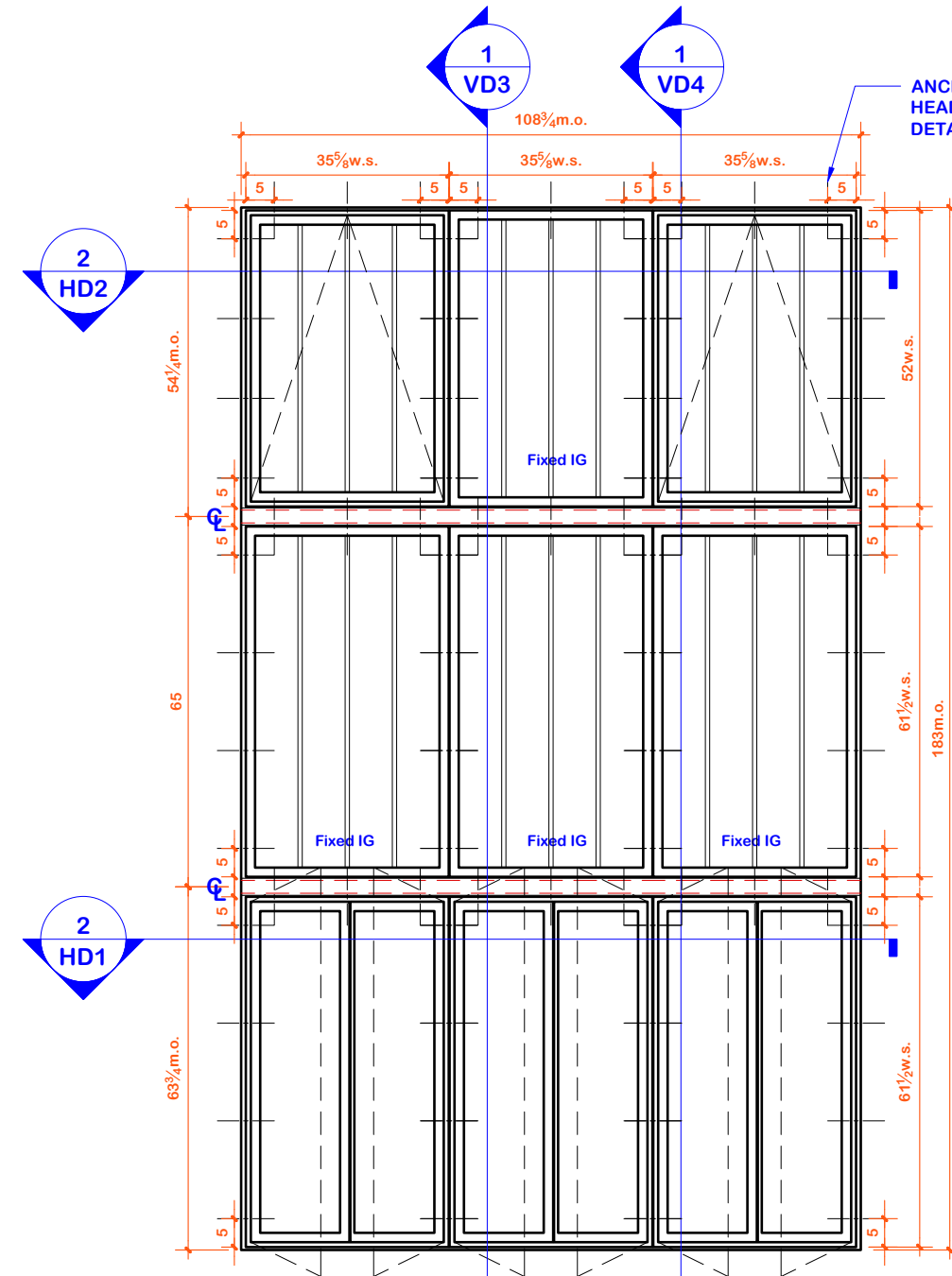


Exist. Steel Casement Living Room

- 16 17 18
- 13 14 15
- 10 11 12

Existing Windows Elevation

NORTH



Ottostumm W75BT Living Room

- 16 17 18
- 13 14 15
- 10 11 12

Proposed Windows Elevation

NORTH

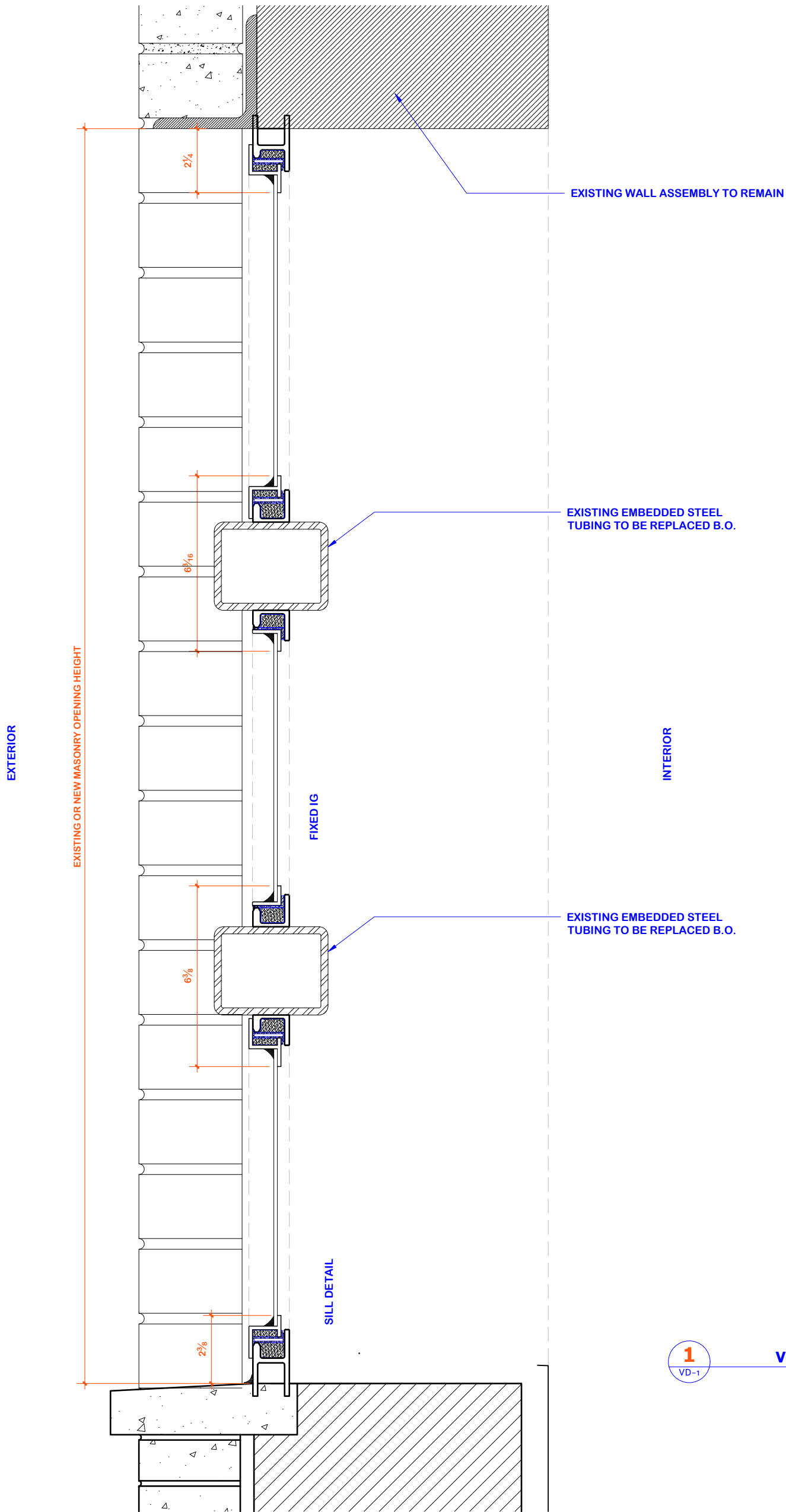


EL2 Existing & Proposed Window Elevations

Scale: 3/8" = 1'-0"

Proposed Fasten Within Existing Masonry Opening

<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address: LEIBINGER, REGINE, Residence 1 WEST 67TH ST Apartment, 701 - 702		Drw. Title: Existing & Proposed Windows Elevations	
	Drw. j. millan Date: 8/10/2023 Scale: 3/8" = 1'-0"	Rev. 1 8/18/2023 Rev. 2 10/02/2023 Rev. 3 10/27/2023	Rev. 4 1/9/2024 Rev. 5 4/17/2024 Rev. 6 ----	Sheet: EL-2



Existing Steel Casement Windows

1
VD-1

Vertical Detail
Openings

1 4 7
3 6 9

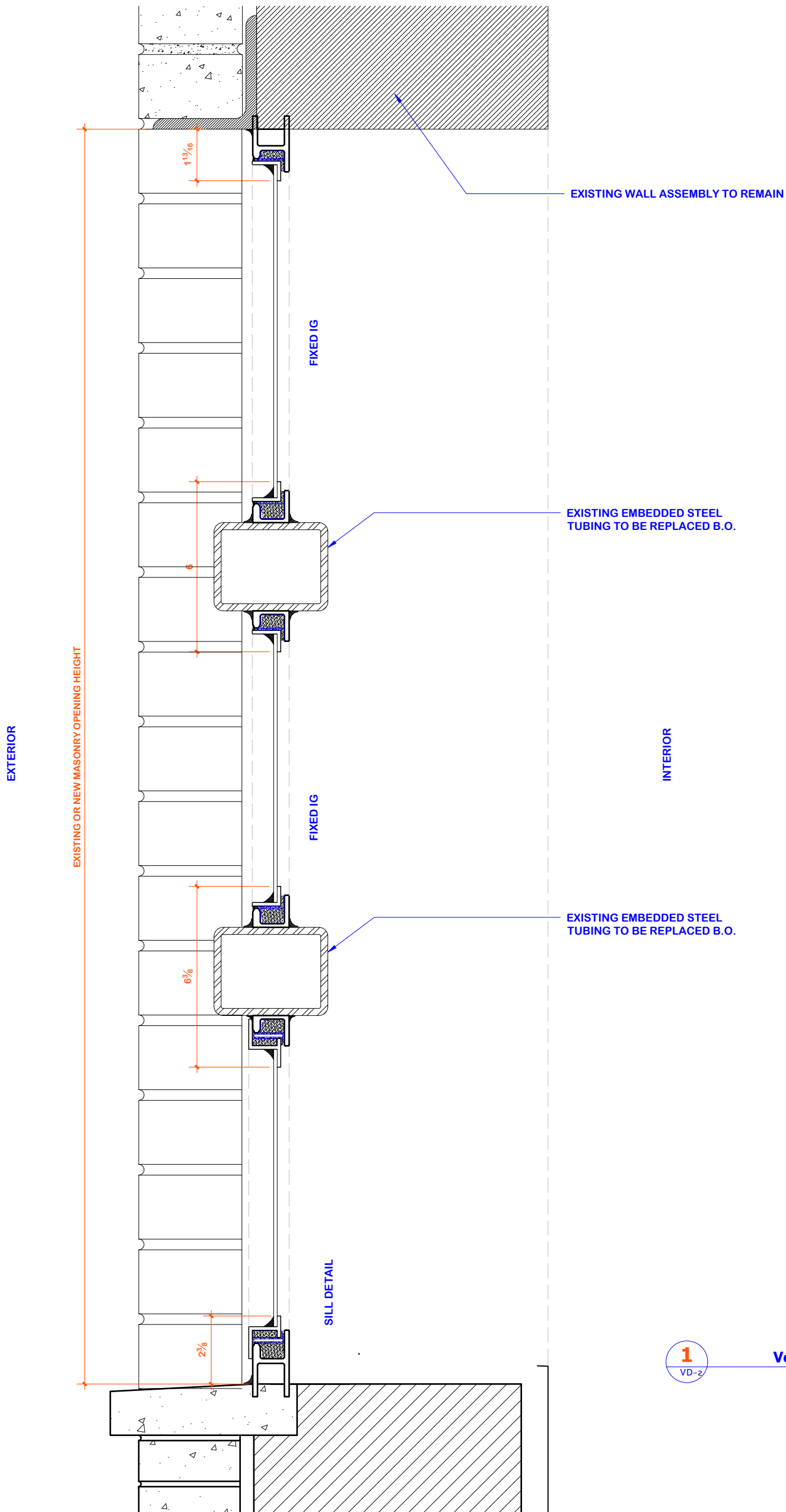
VD1

Existing Windows Section Details

Proposed Fasten Within Existing Masonry Opening
Scale: 3" = 1'-0"



<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:	
	LEIBINGER, REGINE, Residence		Existing Windows Section Details	
	1 WEST 67TH ST Apartment, 701 - 702		Drw. j. millan	Rev. 1 8/18/2023
		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ----
				Sheet: VD-1



Existing Steel Casement Windows

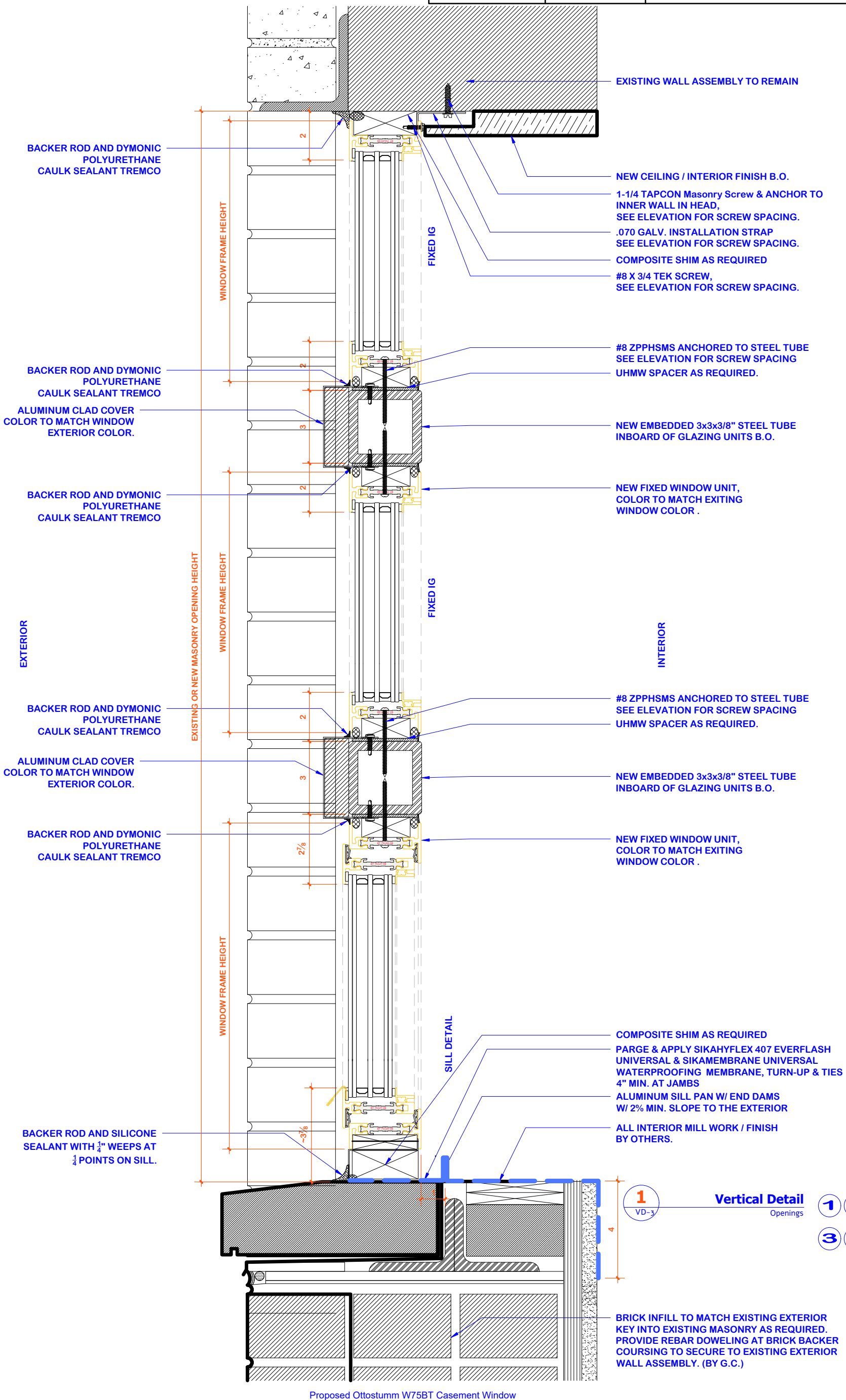
1 Vertical Detail
VD-2 Openings **2 5 8**
10 - 18

VD2 Existing Windows Section Details

Proposed Fasten Within Existing Masonry Opening
Scale: 3" = 1'-0"



<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Existing Windows Section Details		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ---	
				Sheet: VD-2	



Proposed Ottostumm W75BT Casement Window

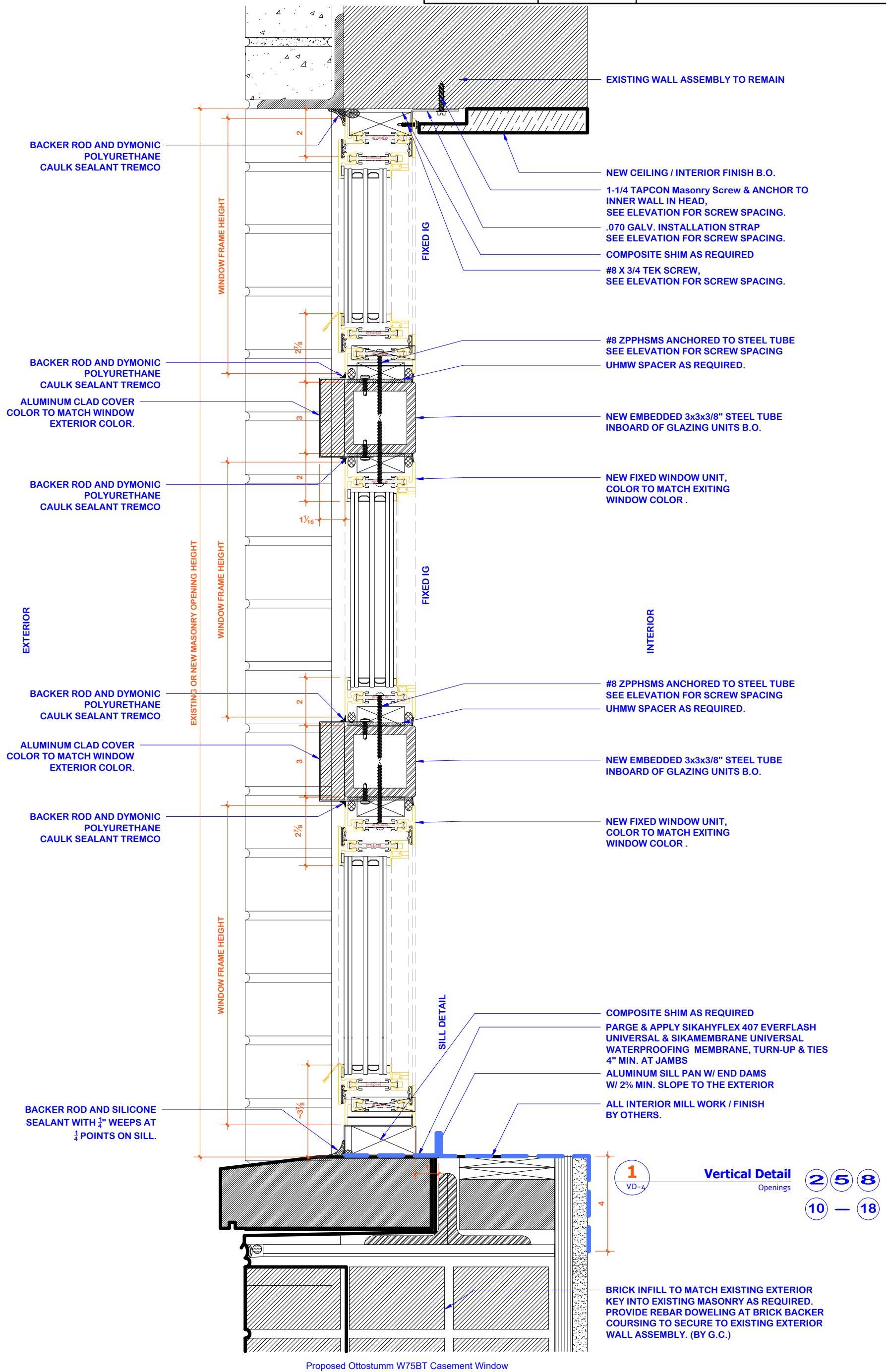
VD3 Proposed Windows Section Details

Proposed Fasten Within Existing Masonry Opening
Scale: 3" = 1'-0"



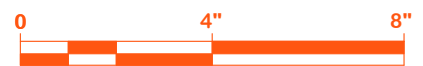
Project Name and Address:
LEIBINGER, REGINE, Residence
1 WEST 67TH ST
Apartment, 701 - 702

Drw. Title: Proposed Windows Section Details			
Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet: VD-3
Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	
Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ---	

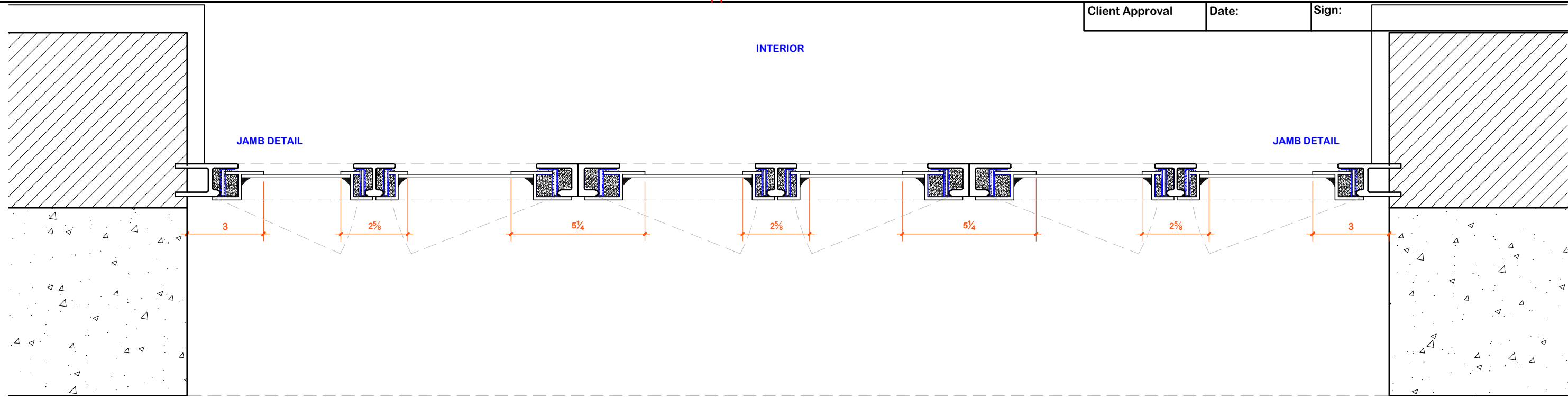


Proposed Ottostumm W75BT Casement Window

VD4 Proposed Windows Section Details
 Proposed Fasten Within Existing Masonry Opening
 Scale: 3" = 1'-0"

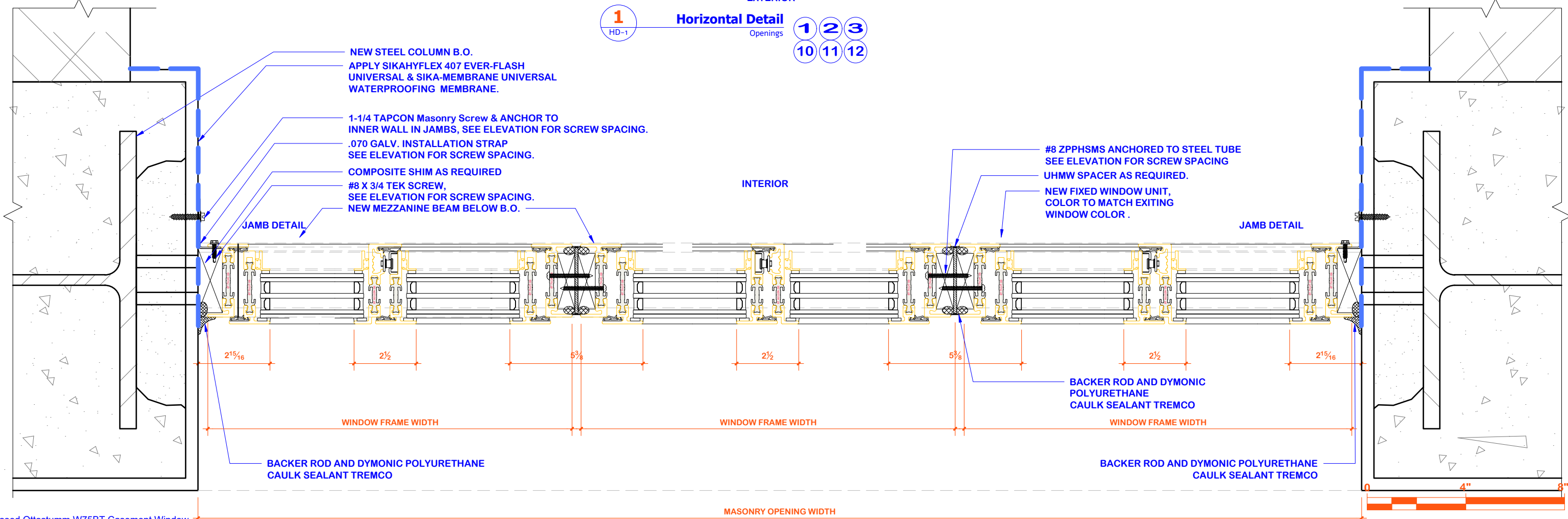


 PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address:		Drw. Title:		
	LEIBINGER, REGINE, Residence		Proposed Windows Section Details		
	1 WEST 67TH ST		Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024
	Apartment, 701 - 702		Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024
		Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ---	
				Sheet: VD-4	



Existing Steel Casement Windows

1 HD-1 Horizontal Detail Openings 1 2 3 10 11 12



HD1 Existing & Proposed Windows Section Details
Scale: 3" = 1'-0"

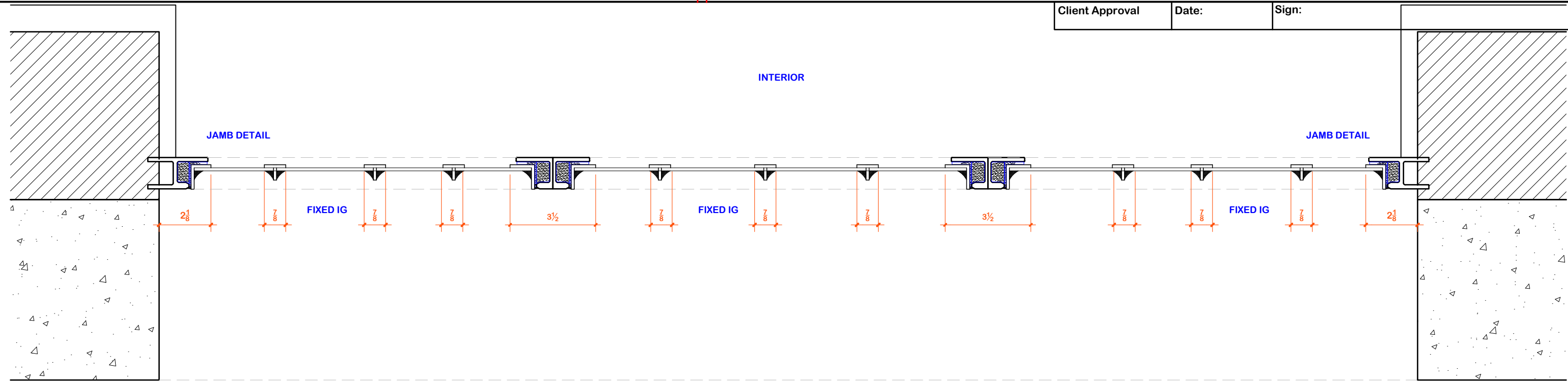
Proposed Fasten Within Existing Masonry Opening

2 HD-1 Horizontal Detail Openings 1 2 3 10 11 12

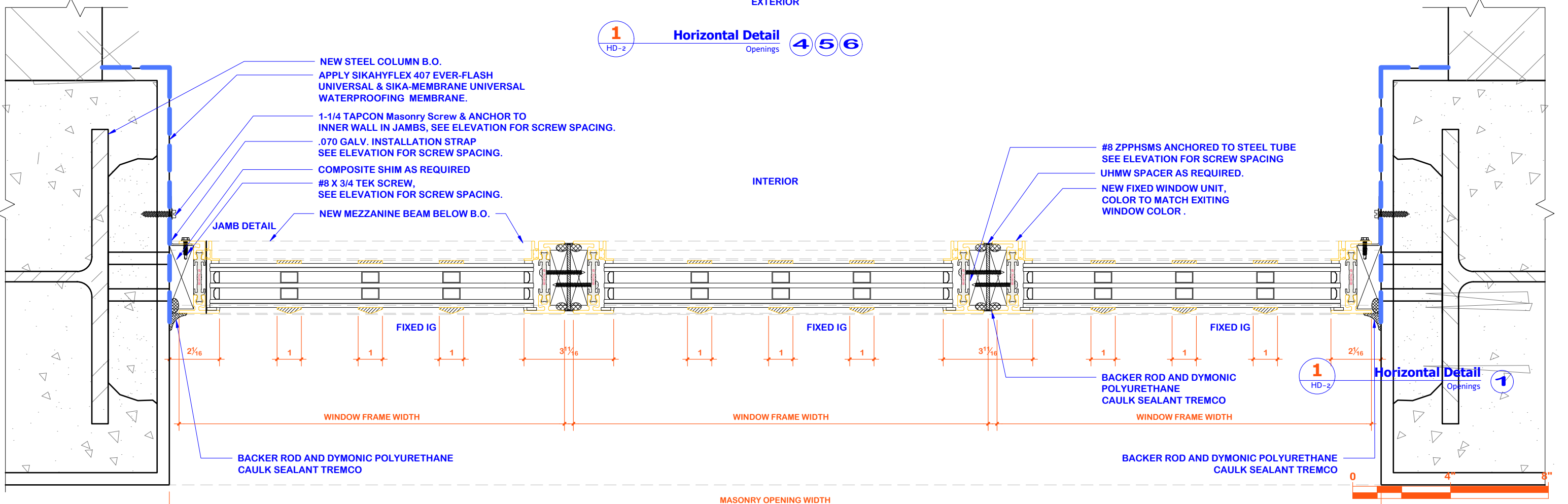
PANORAMA
PANORAMA WINDOWS, LTD.
767 East 132nd Street
Bronx, New York 10454

Project Name and Address:
LEIBINGER, REGINE, Residence
1 WEST 67TH ST
Apartment, 701 - 702

Drw. Title: Existing & Proposed Windows Section Details			
Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet:
Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	HD-1
Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ----	



Existing Steel Casement Windows



Proposed Ottostumm W75BT Casement Window

Existing & Proposed Windows Section Details

Scale: 3" = 1'-0"

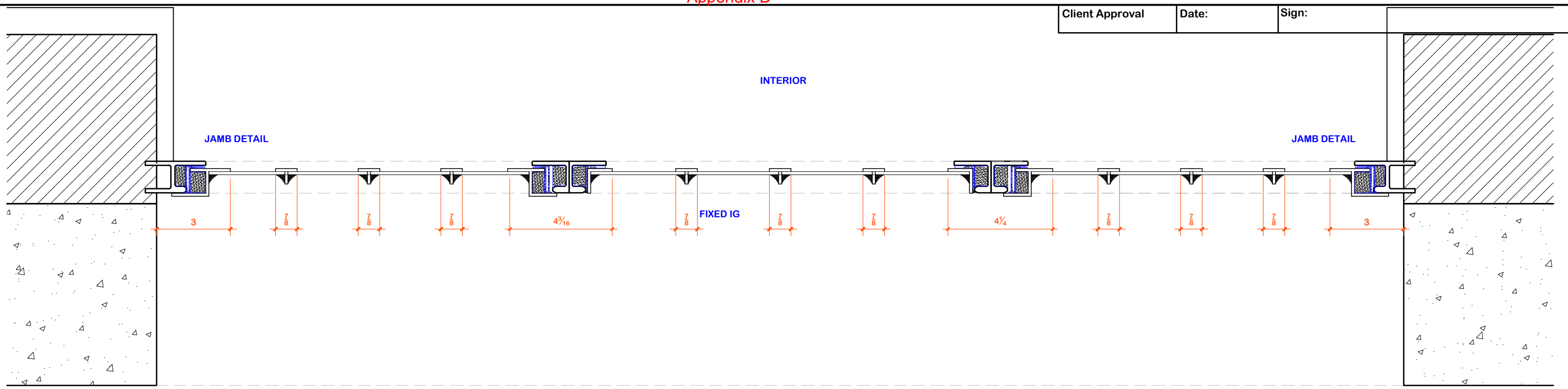
Proposed Fasten Within Existing Masonry Opening



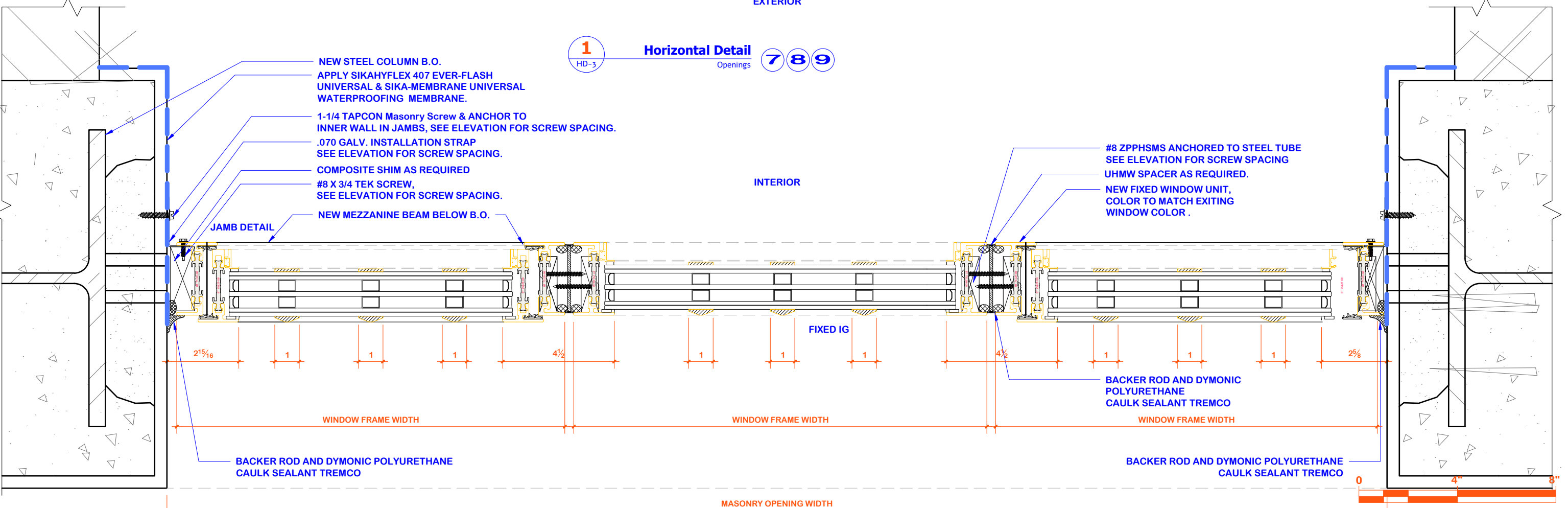
PANORAMA
PANORAMA WINDOWS, LTD.
767 East 132nd Street
Bronx, New York 10454

Project Name and Address:
LEIBINGER, REGINE, Residence
1 WEST 67TH ST
Apartment, 701 - 702

Drw. Title: Existing & Proposed Windows Section Details			
Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet:
Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	HD-2
Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ----	



Existing Steel Casement Windows



HD3

Existing & Proposed Windows Section Details

Scale: 3" = 1'-0"

2
HD-3

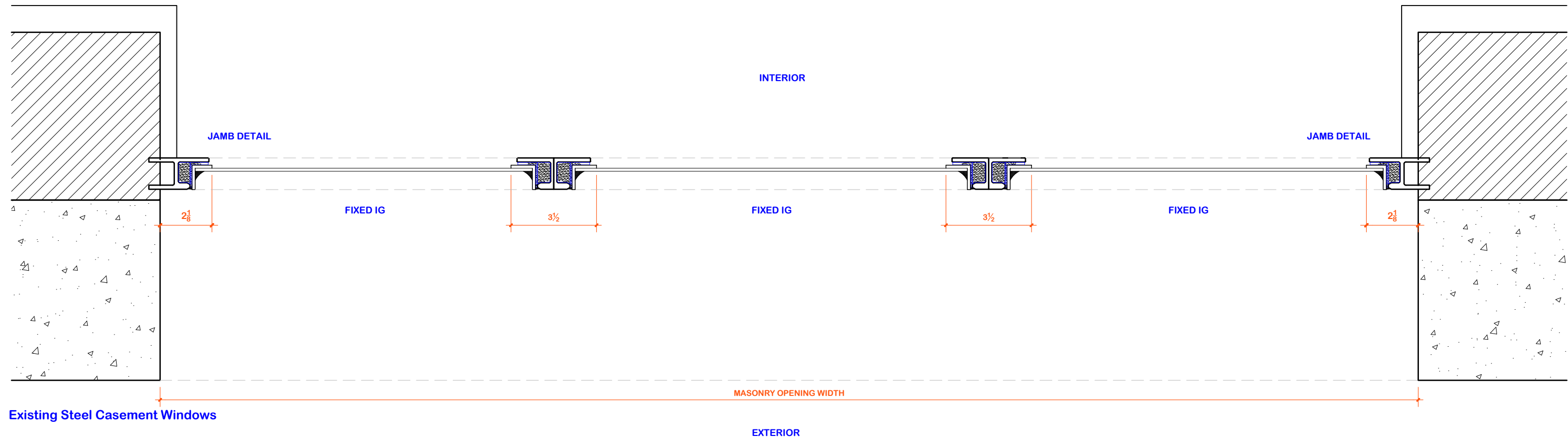
Horizontal Detail

Openings 7 8 9
16 17 18

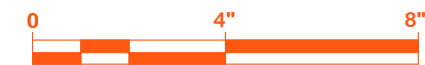
PANORAMA
PANORAMA WINDOWS, LTD.
767 East 132nd Street
Bronx, New York 10454

Project Name and Address:
LEIBINGER, REGINE, Residence
1 WEST 67TH ST
Apartment, 701 - 702

Drw. Title: Existing & Proposed Windows Section Details			
Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet:
Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	HD-3
Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ----	



1 Horizontal Detail
 HD-4 Openings **13** — **18**



HD4 Existing & Proposed Windows Section Details
 Scale: 3" = 1'-0"
 Proposed Fasten Within Existing Masonry Opening

PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address:		Drw. Title:	
	LEIBINGER, REGINE, Residence 1 WEST 67TH ST Apartment, 701 - 702		Existing Windows Section Details	
	Drw. j. millan	Rev. 1 8/18/2023	Rev. 4 1/9/2024	Sheet:
	Date: 8/10/2023	Rev. 2 10/02/2023	Rev. 5 4/17/2024	HD-4
	Scale: 1:4	Rev. 3 10/27/2023	Rev. 6 ----	

May 14, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-24-04741

**1 West 67th Street – Upper West Side/Central Park West
Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 825 9802 2468

Passcode: 721460

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.