

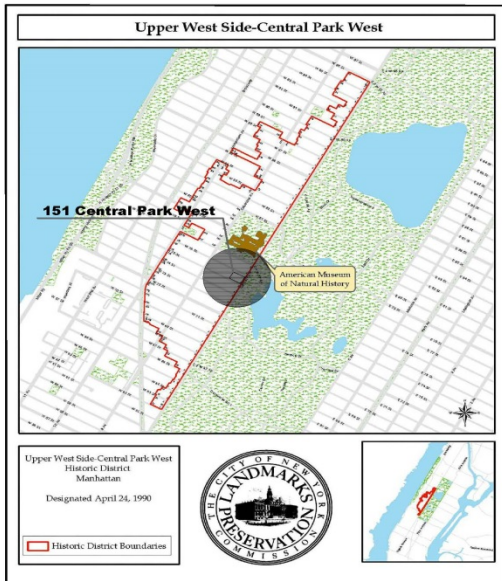
PROPOSED IMPROVEMENTS

IN THE MATTER OF REPLACING EXISTING WINDOW AT 151 Central Park West, APT. 1W, NEW YORK, NY 10023



HISTORIC DISTRICT MAP

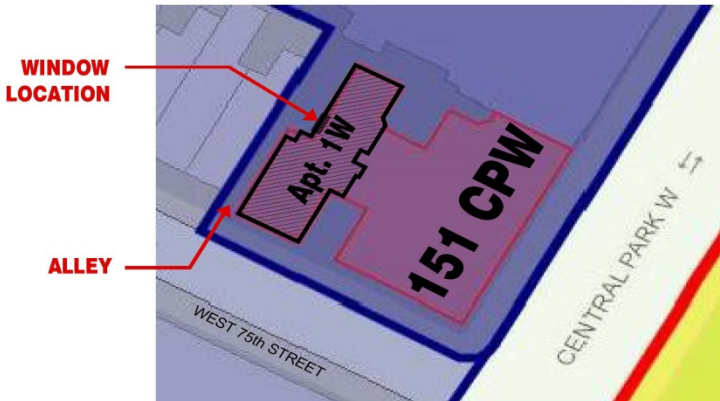
N.T.S.



LOCATION MAP

N.T.S.

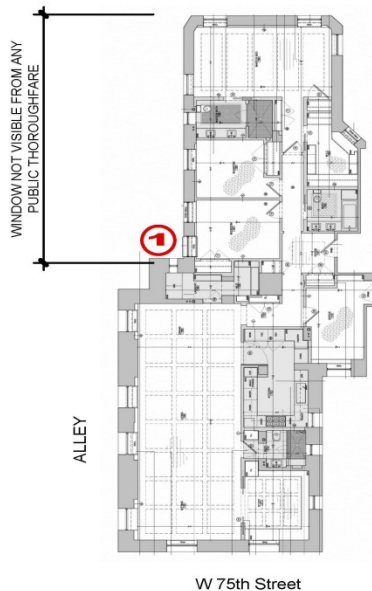
151 Central Park West, APT. 1W



WINDOW KEY PLAN

N.T.S.

151 Central Park West, APT. 1W



INDEX OF DRAWINGS

TITLE SHEET:

Page	Description
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2. EL1	Window Schedule and Index of Drawings
3. PIC1	Existing & Proposed Window elevations - West Facade
4. PIC2	Window Location & Window Interior Condition
5. PIC3	Window Close-Up
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7. PIC5	LPC Permit & Color Sample
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Window Schedule

Window #	Location	Manufacturer	Window Type	Width	Height	Ext. Finish	Int. Finish	Hardware Finish	Glazing:		Glass Thickness		
									Exterior	Interior	Top	Bottom	Screens
1-1	Bedroom (W)	Optimum Windows	OPT-T&T	45.5	86.5	Black	White	White	316CG7138A #2	316CA + Argon	1"	1"	NO

CLIENT APPROVAL



Project Name and Address:

MANDIGO Residence

151 Central Park West, Apt. 1W

Drw. Title:

Historic District Map + Location Map
Window Key Plan & Index of Drawings

Drw. JM

Date: 12/09/2016

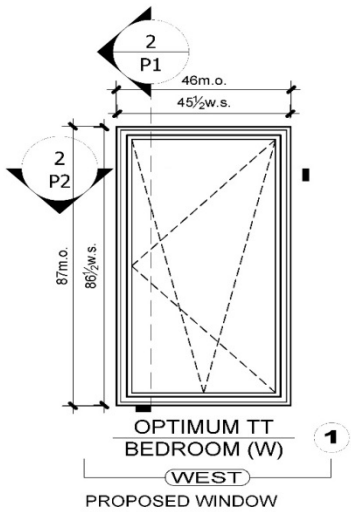
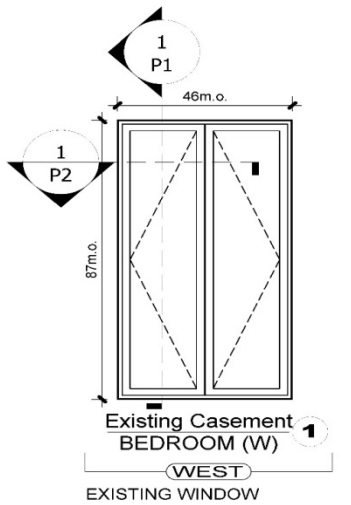
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Rev. 1

Sheet:

T-1

ALL ELEVATIONS VIEWED FROM THE EXTERIOR



EXISTING WINDOW CONDITION - INTERIOR VIEW



EXISTING WINDOW CONDITION - EXTERIOR VIEW

EL1

EXISTING & PROPOSED WINDOW ELEVATION

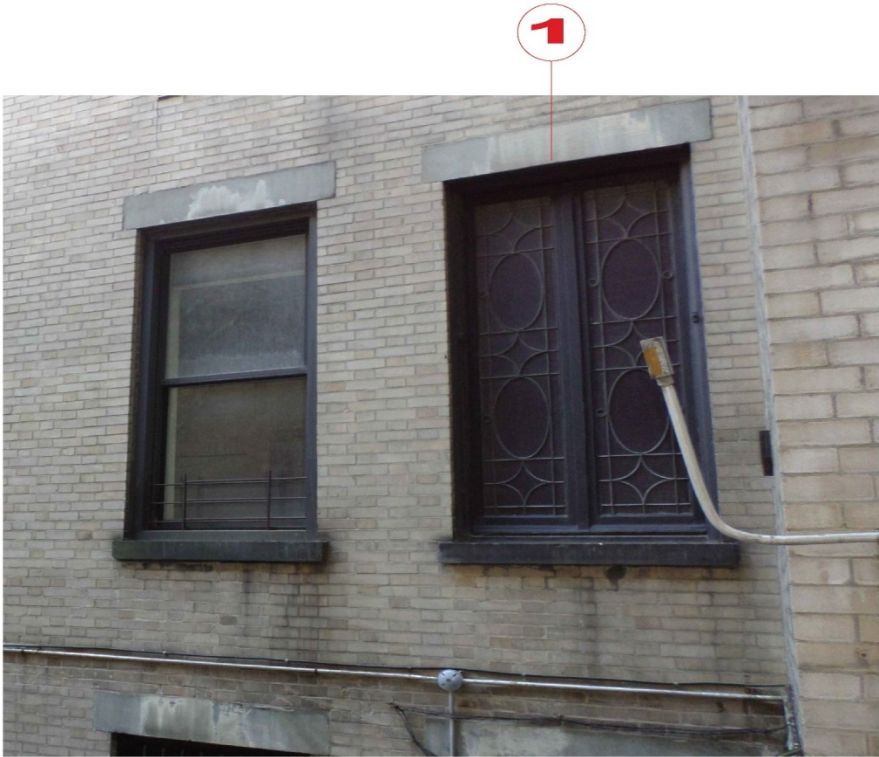
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PROPOSED WINDOWS FASTEN WITHIN EXISTING MASONRY OPENINGS

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

Project Name and Address:
MANDIGO Residence
151 Central Park West
Apartment, 1W

Drw. Title: Existing & Proposed Window Elevations		
Drw. JM	Rev. 1	Sheet:
Date: 12/09/2016		EL-1
Scale: 1:40		



Partial Building West Facade - Apartment 1W

- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor



Existing Partial Building West Facade Courtyard

 PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address: MANDIGO Residence 151 Central Park West Apartment, 1W	Drw. Title: Partial Building West Facade - Courtyard	
		Drw. JM	Rev. 1
		Date: 12/09/2016	Sheet:
		Scale: 1:40	PIC-1

WINDOW LOCATION
BEHIND STAIR



West 75th St. Service Entrance

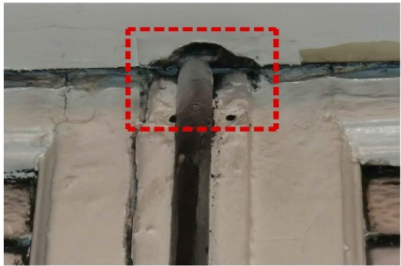
WINDOW LOCATION
BEHIND CORNER



West Facade Courtyard Corridor at Service Area



Window Interior View. Window Design For Interior Decoration Purpose.



Window Interior View Close-Ups:

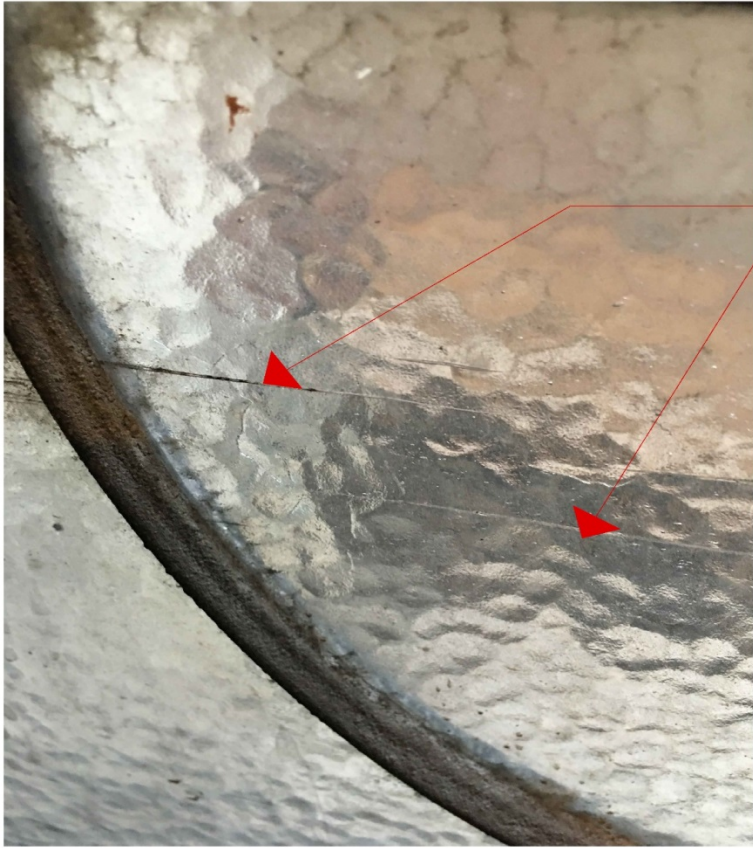
- The window shows signs of rot at the sill.
- It is missing a bolt stay at the top.
- The window is very hard to get open and even harder to close properly, consequently it is very drafty and not energy efficient.
- The Cremorne bolt is difficult to engage because it is warped. It does not fit through the top bracket to close and consequently that bracket was discarded a long time ago. This means the window cannot be secured at the head adding to the draftiness
- The leaded glass is cracked in at least 3 places.
- The glass is very thin monolithic glass and allows cold air to come right through



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Apartment, 1W

Drw. Title: Courtyard Service Area & Window Interior View		Sheet: PIC-2
Drw. JM	Rev. 1	
Date: 12/09/2016		
Scale: 1:40		



Window Close-Up

EXISTING BROKEN GLASS



Window Close-Up

 PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address: MANDIGO Residence 151 Central Park West Apartment, 1W	Drw. Title: Window Close-Up	Sheet: PIC-3
		Drw. JM Date: 12/09/2016 Scale: 1:40	
		Rev. 1	



STAIRWELL EXTERIOR



STAIRWELL INTERIOR



WINDOW REMAINING IN OWNERS APARTMENT

LEADED GLASS WINDOWS REMAINING INTACT IN VISIBLE
AREAS OF 151 CENTRAL PARK WEST

 PANORAMA PANORAMA WINDOWS, LTD. 757 East 132nd Street Bronx, New York 10454	Project Name and Address: MANDIGO Residence 151 Central Park West Apartment, 1W		Drw. Title: Existing Leaded Glass Windows	
	Drw. JM	Rev. 1	Sheet:	
	Date: 12/09/2016		PIC-4	
	Scale: 1:40			



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT FOR MINOR WORK

ISSUE DATE: 11/28/16	EXPIRATION DATE: 11/30/2020	DOCKET #: 194149	PMW #: PMW 19-5715
ADDRESS: 151 CENTRAL PARK WEST-1W HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1128 / 29

Display This Permit While Work Is In Progress

ISSUED TO:

Beth Oeera, Asst. Secretary
Kenilworth Apartments
415 Madison Avenue
Fifth Floor
New York, NY 10017

Pursuant to Section 25-310 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on November 14, 2016.

The approved work consists of window replacement at apartment 1W, consisting of the removal of fifteen black-painted double-hung windows featuring aluminum sashes and wood brickmolds, including two facing south on the primary West 75th Street facade (windows 3 and 4), two opening onto a south-facing courtyard, partly visible from the street (windows 1 and 2), four facing west, partly visible looking from the sidewalk down an alley (windows 5 through 8), and seven facing the rear courtyard and not visible from the street (windows 10 through 16), and the installation of eight new double-hung one-over-one black-finished windows featuring aluminum sash with shaped aluminum brickmold similar in section to the historic wood brickmold in windows 1 through 8, and seven single-pane tilt-and-turn windows in windows 10 through 16, all set into the existing masonry openings, as shown in drawings T-1, WS-1, EL-1 through EL-3, P-1 through P-3, PIC-1 and PIC-2, all dated November 8, 2016, including a floor plan and photographs of the existing conditions, all prepared and submitted as components of this application by Panorama Windows.

In reviewing the proposal, the Commission notes that the Upper West Side/Central Park West Historic District designation report describe 151 Central Park West as a Beaux Arts style apartment building designed by Townsend, Steinle and Haskell and built in 1906; and that the building's style, materials, details and scale are among the features that contribute to the special architectural and historic character of the

historic district. The Commission further notes that the existing windows are in a deteriorated condition.

With regard to this proposal, the Commission finds, in accordance with the provisions of Title 63 of the Rules of the City of New York, Section 3 04, that the replacement of the existing windows is warranted by their deteriorated conditions; that the windows to be removed are not special windows, as defined by Section 3 or Appendix C of the Rules; that the proposed replacement windows on the primary facade will match the historic windows in terms of configuration, operation, details, and finish; that the proposed replacement windows on the visible secondary facades will be installed within existing masonry openings at a secondary facade; that the replacement windows on the visible secondary facades will match the historic windows in terms of configuration and finish; and that the replacement windows on the facades which are not visible from the street will be installed within existing masonry openings at a secondary facade. Based on these findings, the Commission determined that the work is appropriate to the building and to the Upper West Side/Central Park West Historic District. The work, therefore, is approved.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

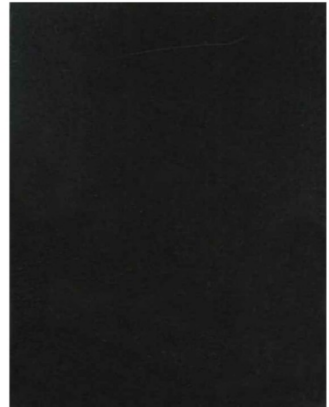
All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to John Graham.

Meenakshi Srinivasan (v) 
Meenakshi Srinivasan
Chair

PLEASE NOTE: A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Murielle C. Trenard-Bejin, Panorama Windows, Ltd.

cc: Panorama Windows, Ltd., attn: Murielle C. Trenard-Bejin

Page 2
Issued: 11/28/16
DOCKET #: 194149



The exterior surface shall have Black painted finish, This shall be Optimum TT series windows.

Permit For Minor Work at 151 Central Park West, Apt. 1W
Tempest Double Hung & Optimum Tilt and Turn Windows.



PANORAMA
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767 East 132nd Street
Bronx, New York 10454

Project Name and Address:

MANDIGO Residence
151 Central Park West
Apartment, 1W

Drw. Title:

LPC Permit & Color Sample

Drw. JM

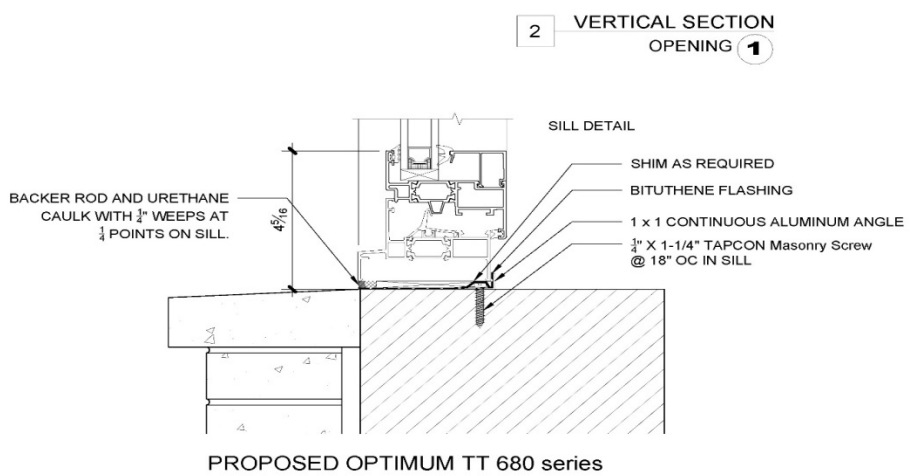
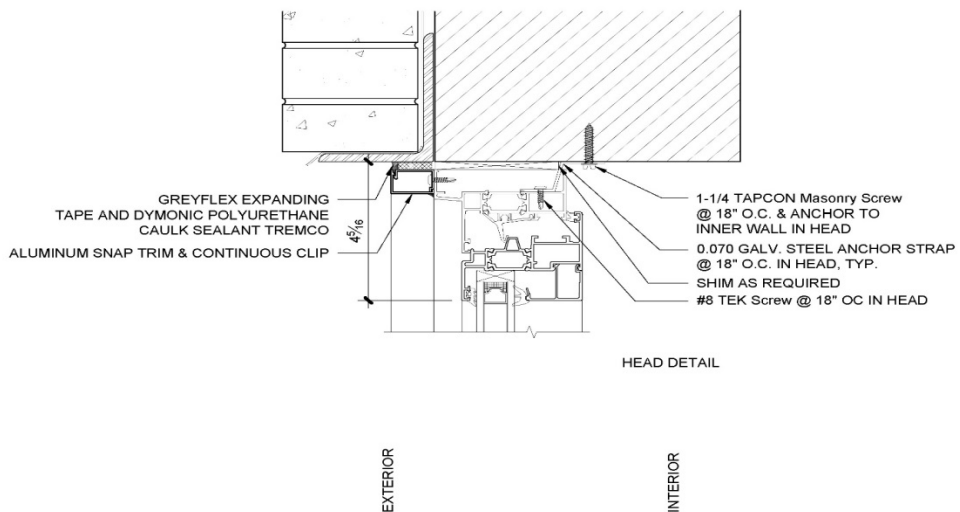
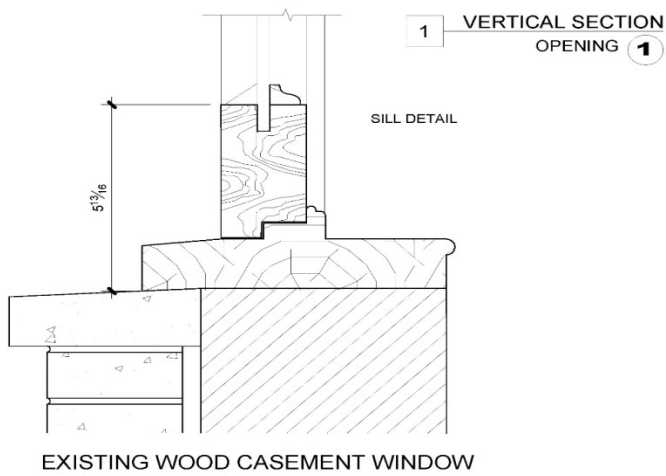
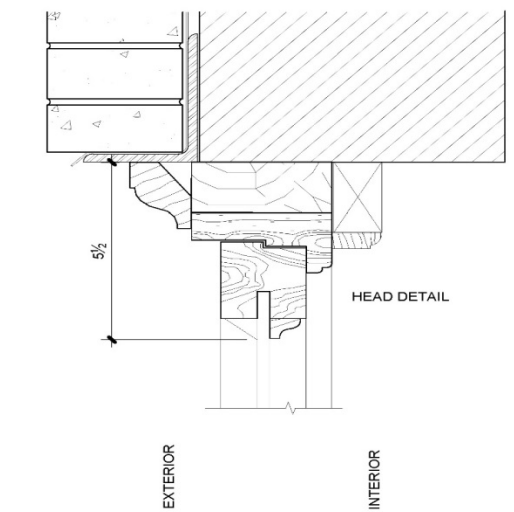
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PIC-4

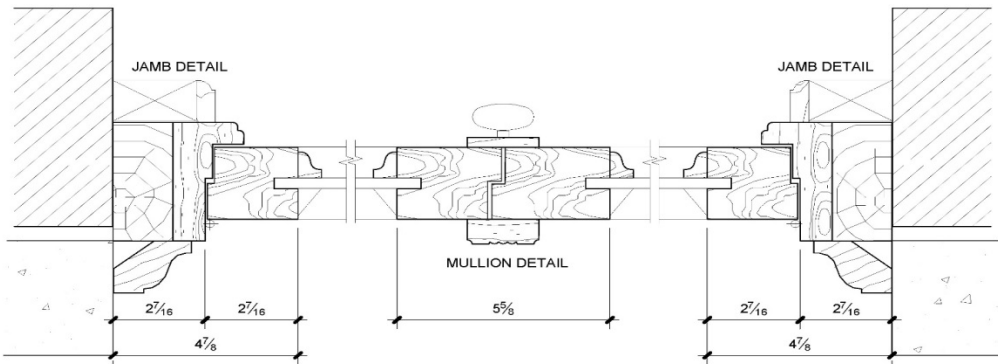


P1 Existing & Proposed Windows Section Details
Proposed Optimum TT window Fasten Within Existing Masonry Opening



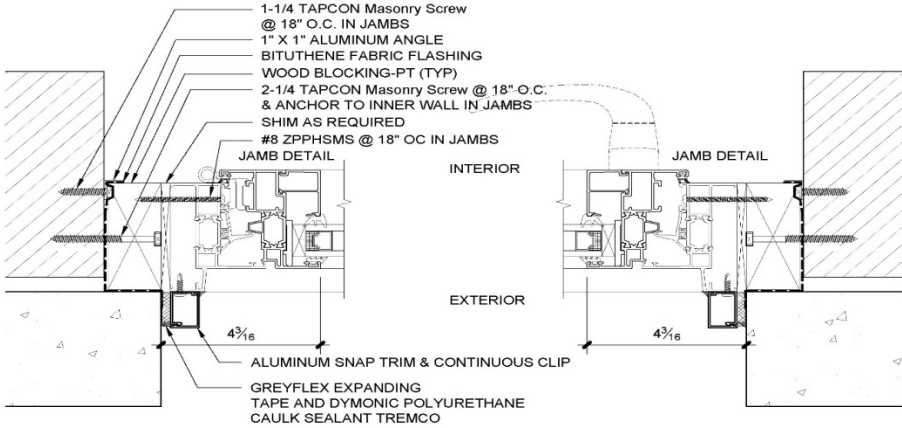
PANORAMA
PANORAMA WINDOWS, LTD.
767 East 132nd Street
Bronx, New York 10454

Project Name and Address: MANDIGO Residence 151 Central Park West Apartment, 1W		Drw. Title: Existing & Proposed Window Section Details	
Drw. JM	Rev. 1	Sheet: P-1	
Date: 12/09/2016			
Scale: 1:4			



EXISTING WOOD CASEMENT WINDOW

1 HORIZONTAL SECTION
OPENING 1



PROPOSED OPTIMUM TT 680 series

2 HORIZONTAL SECTION
OPENING 1

P2 Existing & Proposed Windows Section Details

Proposed Optimum TT window Fasten Within Existing Masonry Opening

 PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address:		Drw. Title:		
	MANDIGO Residence		Existing & Proposed Window Section Details		
	151 Central Park West		Drw. JM	Rev. 1	Sheet
	Apartment, 1W		Date: 12/09/2016		P-2
		Scale: 1:4			