

The current proposal is:

Preservation Department – Item 1, LPC-22-08221

330 West 72nd Street – West End - Collegiate Historic

District Extension

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

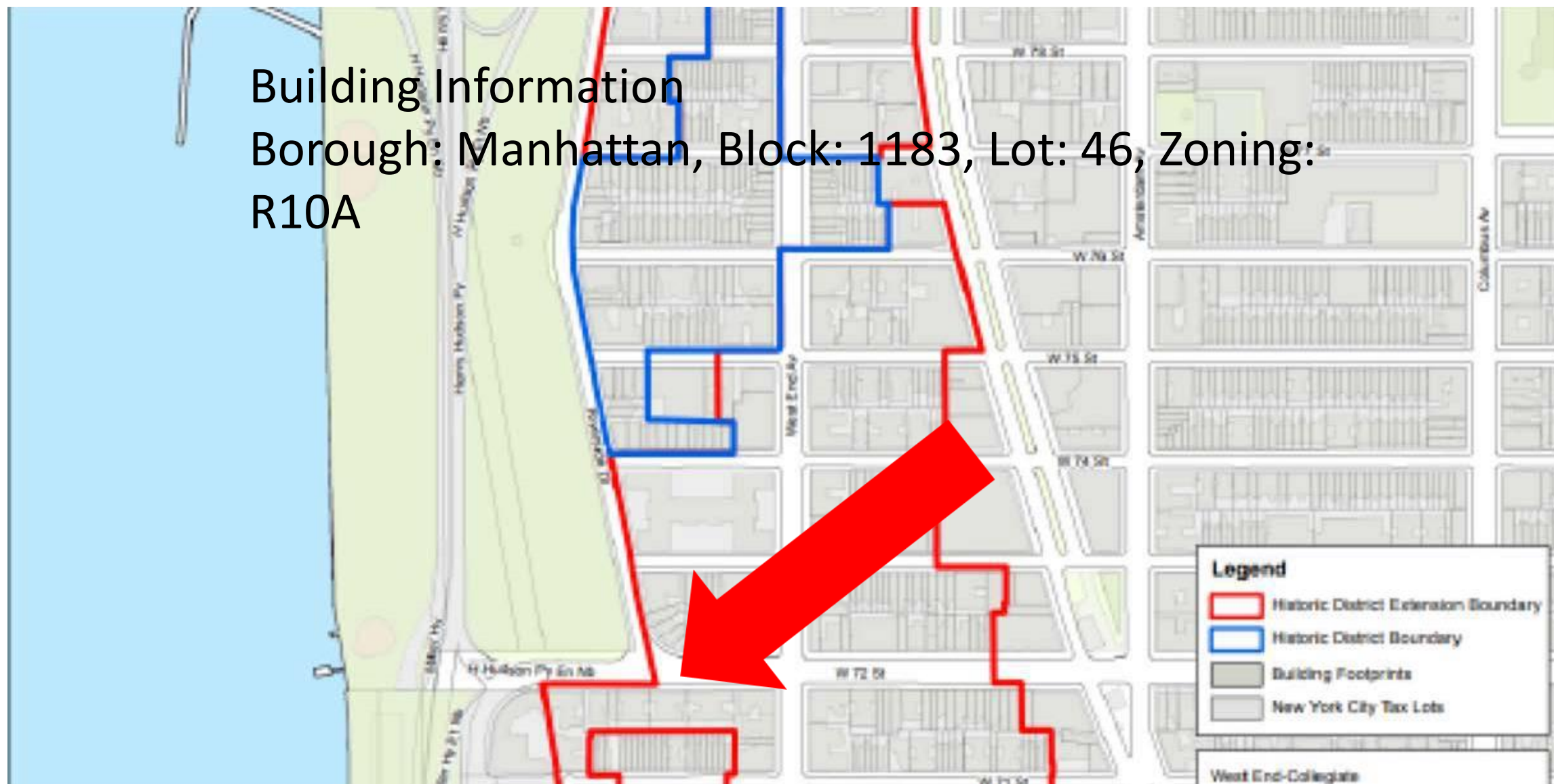
In the matter of 330 West 72 Street Apt 7B

Application – LPC-22-08221

Façade Window Replacement In Kind

Building Information

Borough: Manhattan, Block: 1183, Lot: 46, Zoning: R10A



Project Location: West End-Collegiate Historic District Extension.

330 West 72nd Street, Manhattan

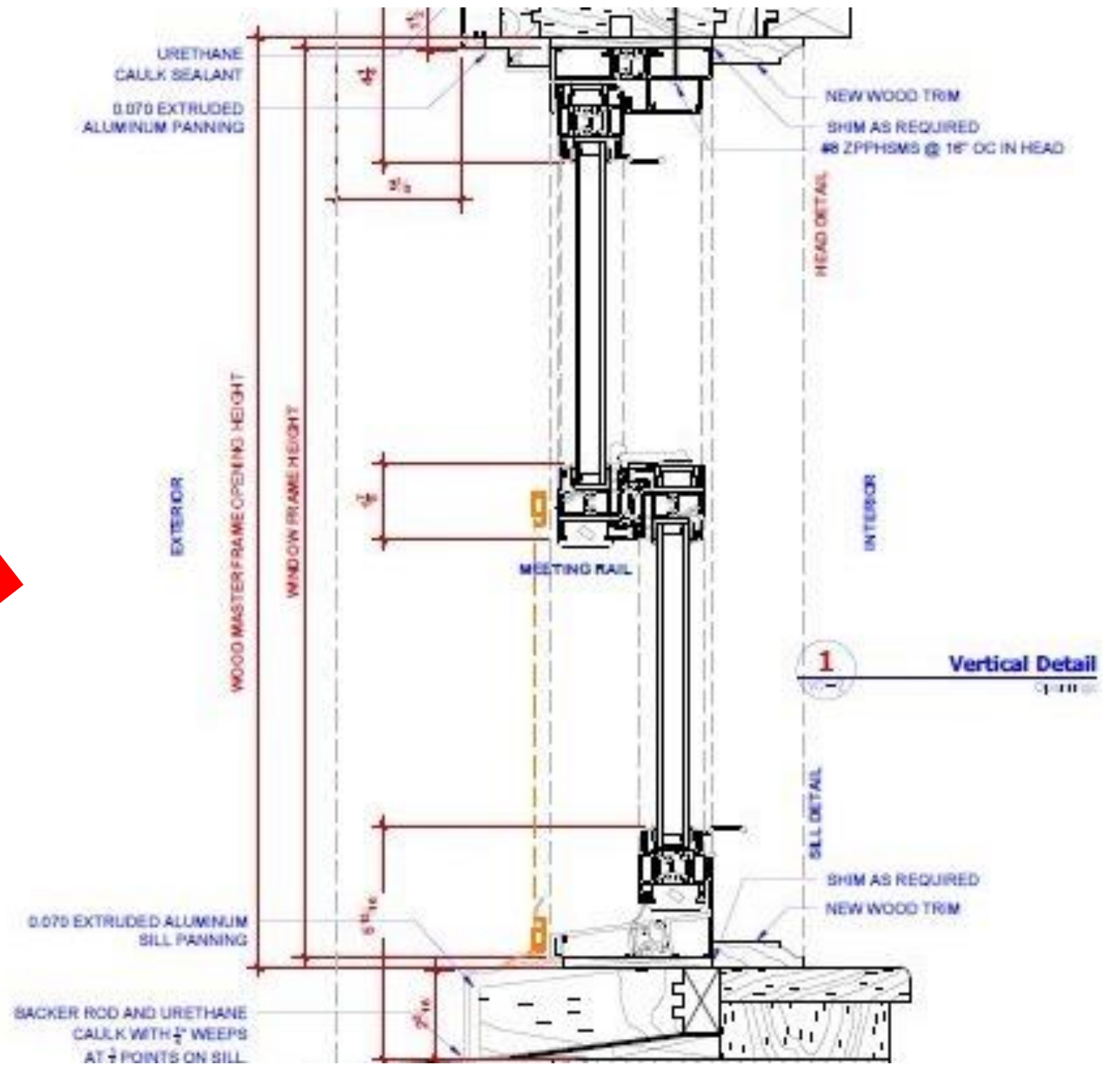
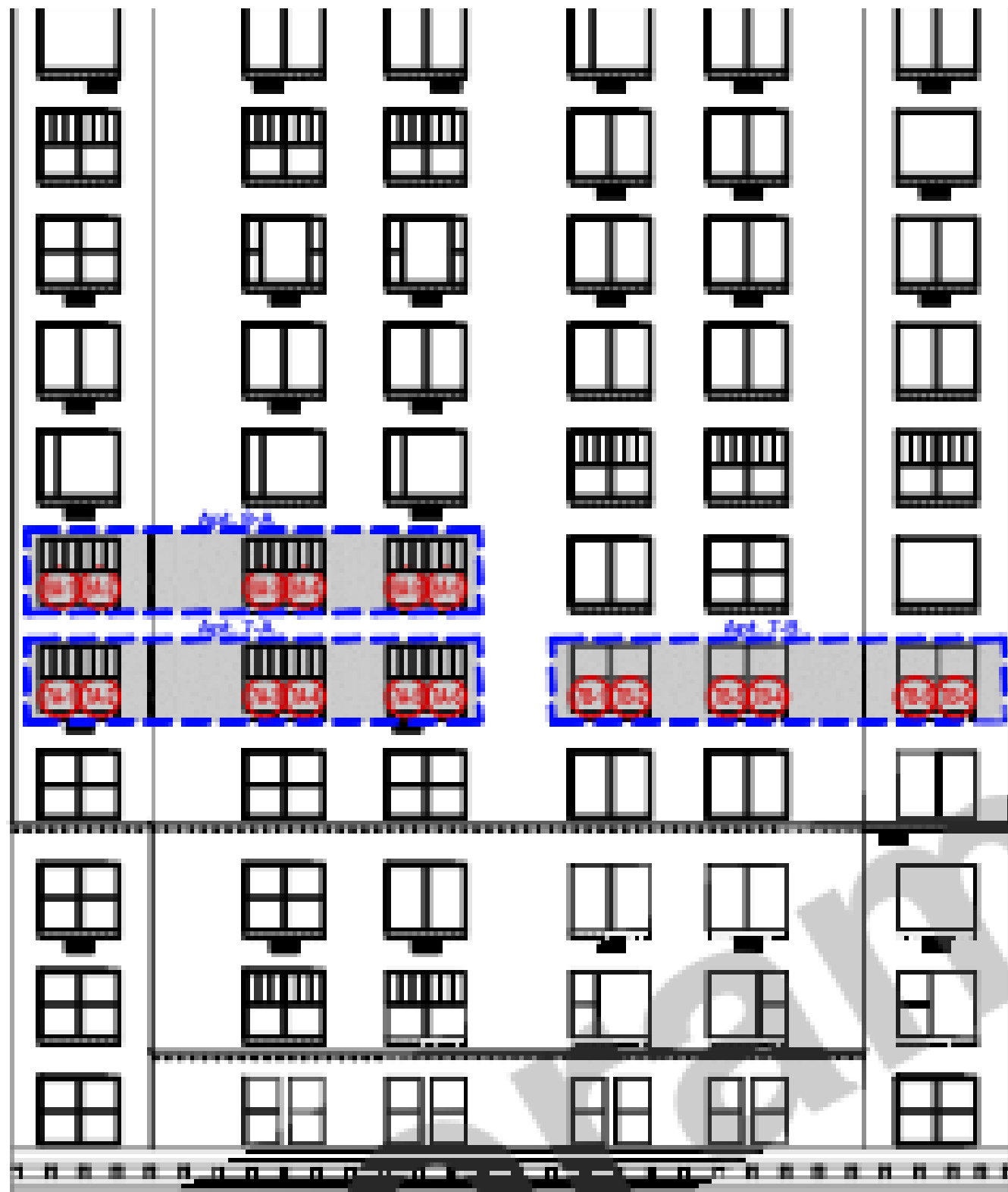
West End-Collegiate Historic District Extension

Window Replacement at 330 West 72nd Street



This Application is for a certificate of the “appropriateness” to replace the existing façade original wood double-hung one-over-one window (i.e. clear upper sash) with a conforming one-over-one double-hung requested by the Applicant. The LPC staff denied the applicant a certificate of “no effect” based on the sole reason that the historic window is a divided light three vertical bar muntin upper sash based on a 1939-c tax map photo. That same photo is referenced in the West End-Collegiate Historic District Extension Designation Report (the “Report”), to confirm that the original historic window designed by the architects, George & Edward Blum for the 330 West 72nd Street (the “Site”) was a divided light six-over-one or six-over-six. A Municipal Archives 1932 Photo confirms this.

Proposed Work



Architectural Drawings and Window Detail for Proposed Work (See Panorama Windows Application LPC-22-7-89 – Certificate of Appropriateness March 2022)

Current Conditions: Interior Photographs of Apartment 7B and the Existing Building Facade



Interior 330 West 72nd Street – Apt. 7B



View from the Interior of 330 West 72nd Street – Apt. 7B through original One-Over-One Double Hung Windows

Current Conditions: Interior Photographs of Apartment 7B and the Existing Building Facade



View from the Interior of 330 West 72nd Street – Apt. 7B through original One-Over-One Double Hung Windows





To Applicant's knowledge every Blum & Blum Building designated by the West End-Collegiate Historic District Extension Designation Report has had the six over one windows replaced by one-over-one double hung windows as have the Blum buildings in adjacent historic districts.,



Hodgepodge Façade

330 West 72nd Street does not have a master plan.

Many of the higher floors have tilt and turn windows installed in anticipation of LPC designation in 2013. Other windows have been mullied together, collectively destroying the architectural significance of the window compounded by the effect of LPC 's determination following the Report that it was mistaken in the Report and that vertical upper bars three are "historic window." This "historic window" is not found in any Blum and Blum apartment Building according to Dolkart and Tunick. The unsightly AC units and the vertical bars do more harm to the significant architectural features, than the horizontality of the dominant double hung.

Historic Condition (Photo c. 1932)



Collection Name: Borough President Manhattan

Identifier: bpm_0692-a

Description: Looking Southwest from Riverside Drive

Date: April 19, 1932

Zooming in: Historic Condition (Photo c. 1932)



Collection Name: Borough President Manhattan

Identifier: bpm_0692-a

Description: Looking Southwest from Riverside Drive

Date: April 19, 1932



Tax Map Photo c. 1939 (1183-50)



Tax Map Photo c. 1939 (1183-46)

West End-Collegiate Historic District Extension

DESIGNATION REPORT

The Report describes 330 West 72nd Street (aka 330-336 West 72nd Street) as a Medieval Revival / Art Deco Stories: 15 and penthouse in buff brick; masonry/cast stone; terra cotta designed by Architect/Builder: George & Edward Blum) in 1927.

Significant Architectural Features: Tripartite vertical configuration; masonry/cast stone base capped by small molded, bracketed cornice; brick at shaft and capital with slightly projecting central bays with stylized edging; crenellated cast-stone sills at most window openings; stylized 127 balconettes at ninth story, slender molded and modillioned bands at third and fifth stories, and small cast-stone shields at third story; patterned cast-stone frieze, continuous with balconettes, separates shaft from capital; double-height, continuous cast-stone window surrounds at central bays at capital feature stylized details including segmental-arched pediments with roundels; decorative brickwork at roofline; **Alterations: Cornice apparently simplified (after c. 1939 tax photograph but prior to c. 1980s tax photograph); replaced sashes (historic configuration appears to be six-over-six or six-over-one double-hung windows in c. 1939 tax photograph)**



Designation Photograph 1

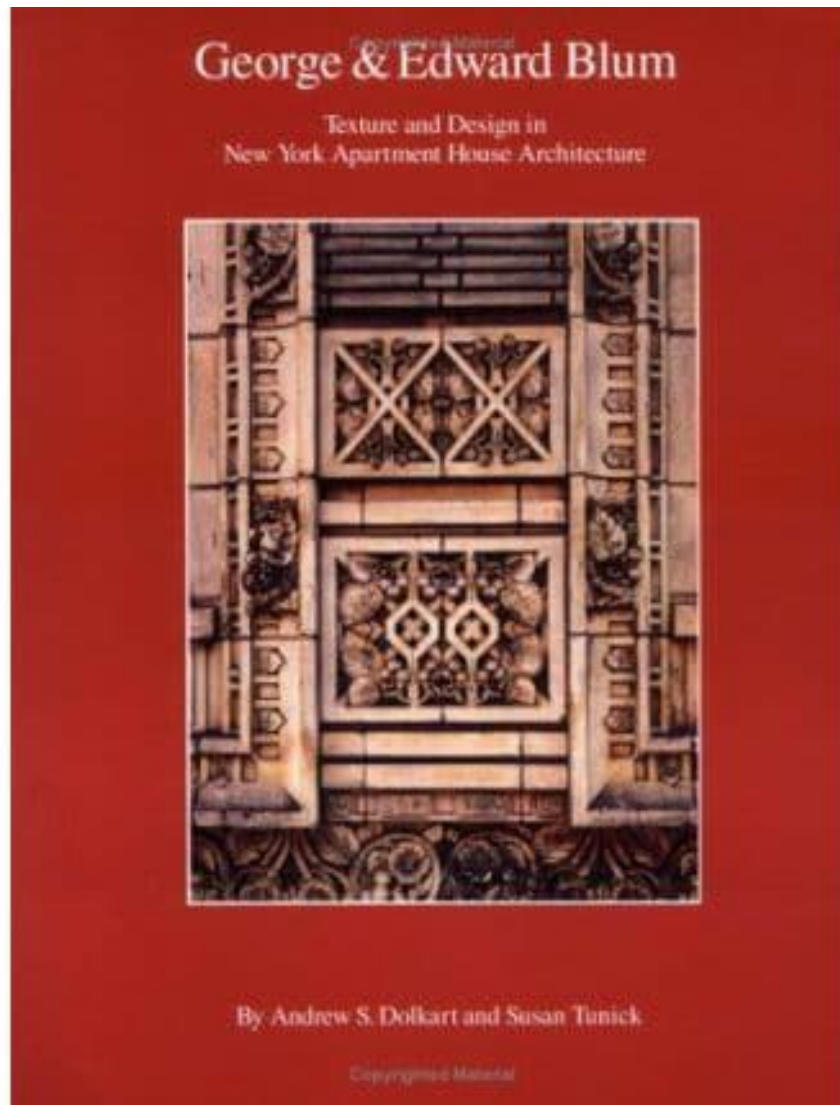


Designation Photograph 2

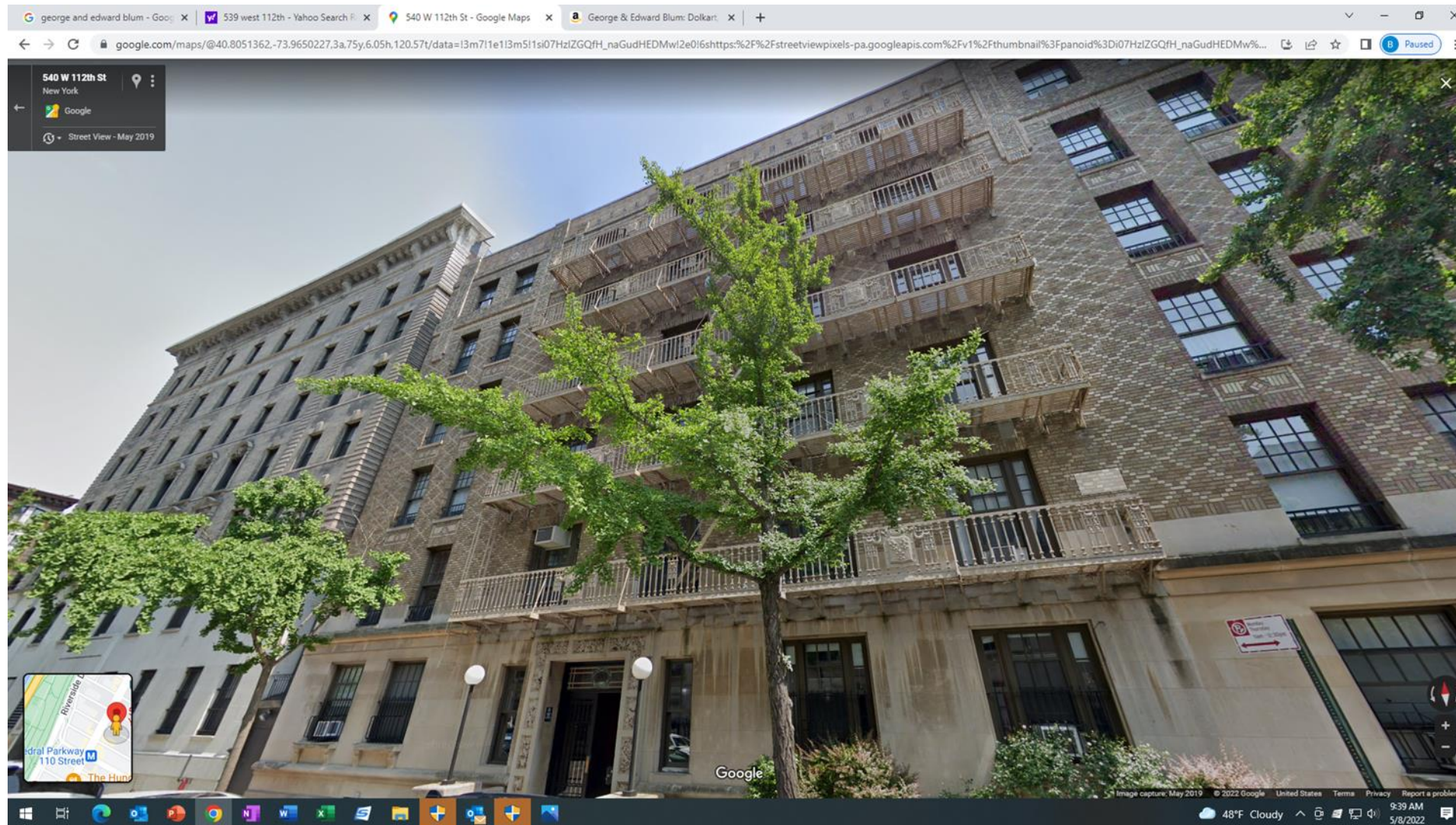


Designation Photograph 3

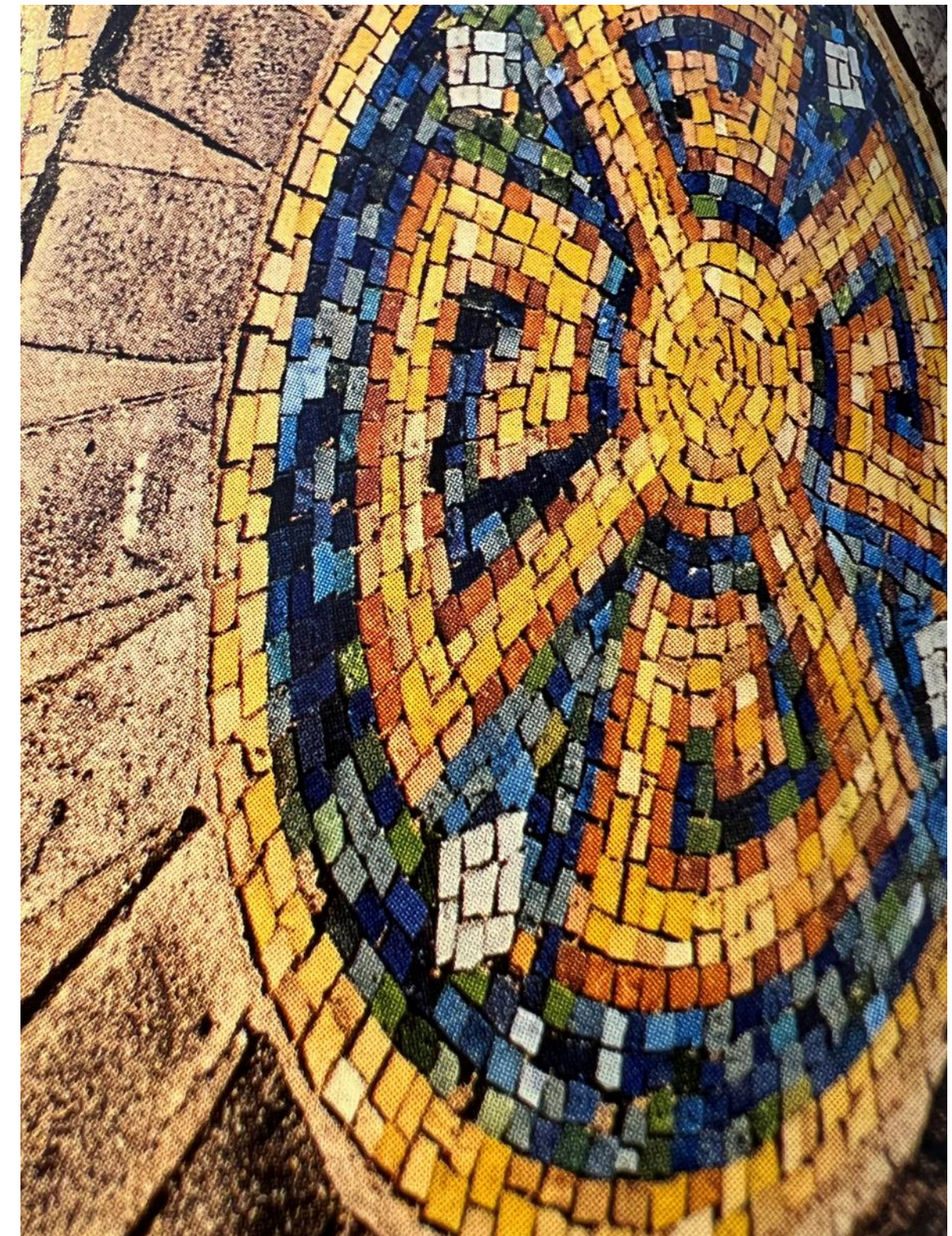
George and Edward Blum



George was born in New York in 1870, and Edward in Paris in 1876. After 1888, the family settled permanently in New York. The brothers studied at the École des Beaux-Arts in Paris in the early 1900s and opened their architectural practice in New York in 1909. They quickly developed a trademark apartment-house design, with textile like facades of tapestry brick, and tile and terra cotta in intricate designs, influenced by their Paris studies. Best known for their sinuous, carefully crafted Art Nouveau apartment houses built from 1909-1917 in New York. Andrew S. Dolkart and Susan Tunick in *Texture and Design in New York Apartment House Architecture* (1993) identify the period from 1909 to 1917 as their most exuberant period. Of eight buildings designed in 1912, three are on the West Side.



Google Street View (May 8, 2022)



Detail of Parisian-inspired glass mosaic at the sixth story



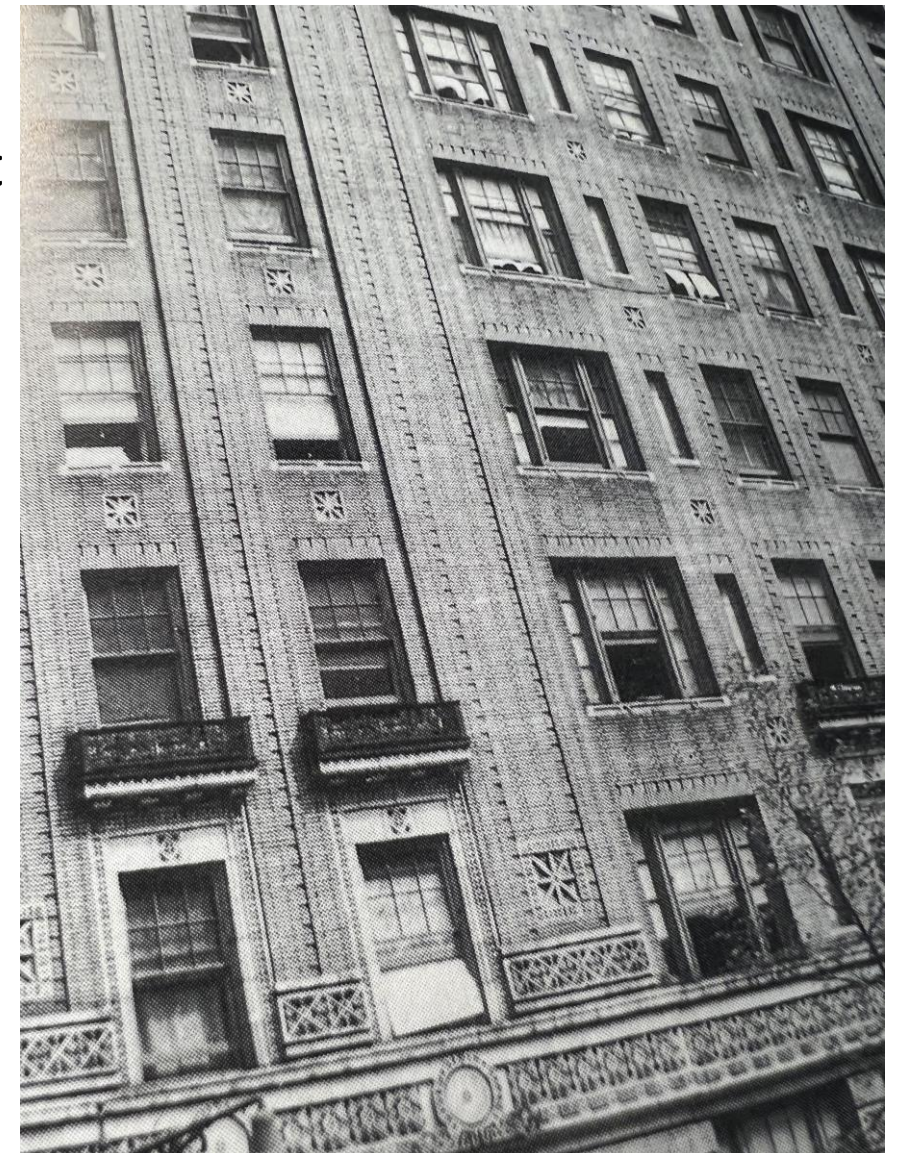
The Dallieu at 838 West End Avenue and 101st Street (1912-13) is covered with rich geometric terra cotta panels.

The Blum use mosaic tile, art tile, elongated roman brick and sumptuous panels of terra cotta to treat the building surface as a textile.

Dallieu is a wonderful example of texture in architecture, designed by New York masters George and Edward Blum. *The New York Times'* Christopher Gray called it, "one of the great apartment buildings of the West Side."

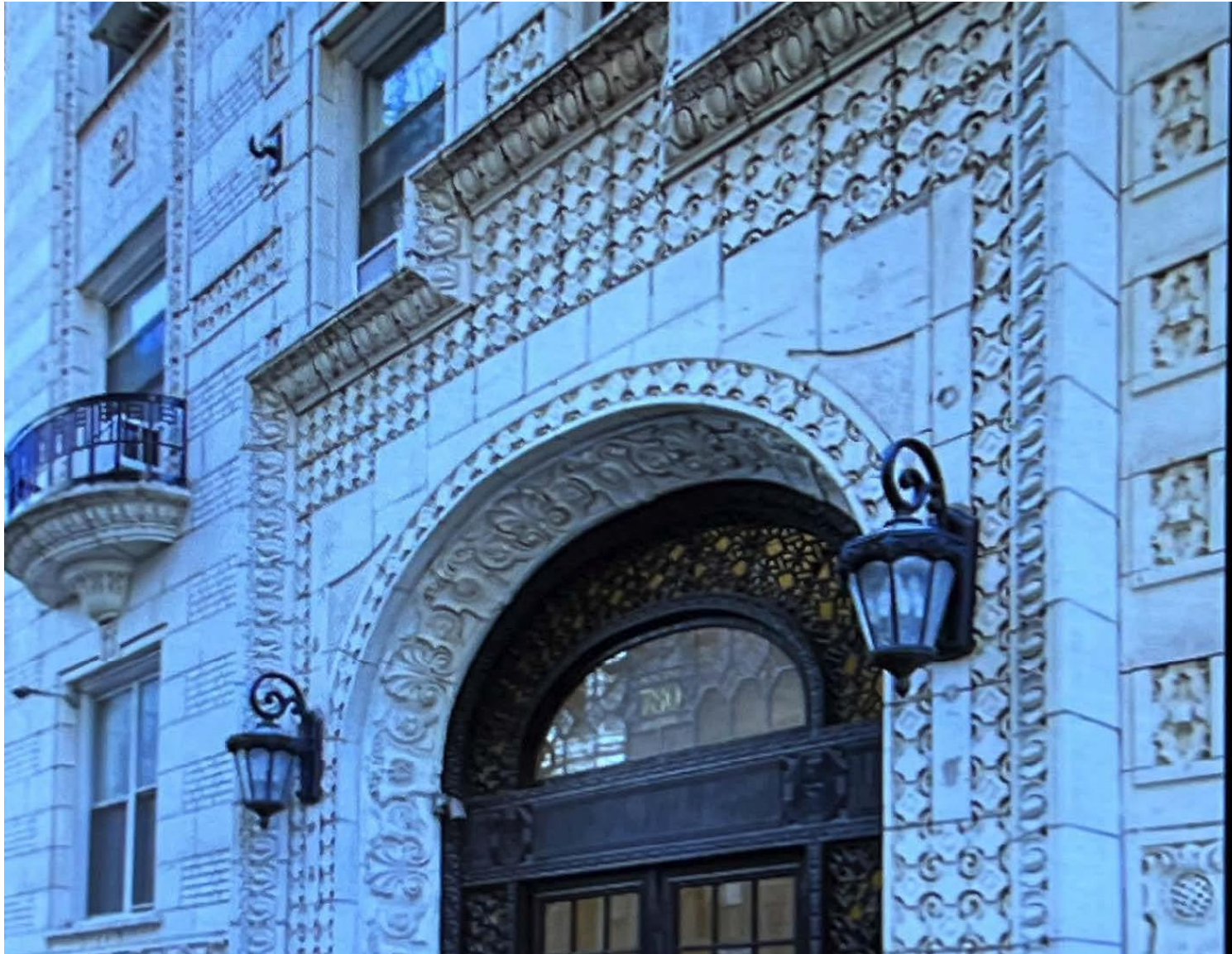
The Evanston 610 West End Avenue 1910-11;
The Admanston 251 West 89th Street 1910-113

The Oxford Hall 454 Riverside all had Six-Over-One, Six-Over-Six and Eight-Over-Eight respectively.



Historical Photograph of The Dallieu

Source: Dolkart, p. 35



780 West End Avenue



780 West End Avenue

Landmarks Preservation Commission determined the original windows were three-over-three double hung.

See Landmarks Docket No.: LPC-21-08658



780 West End Avenue (May 8, 2022)

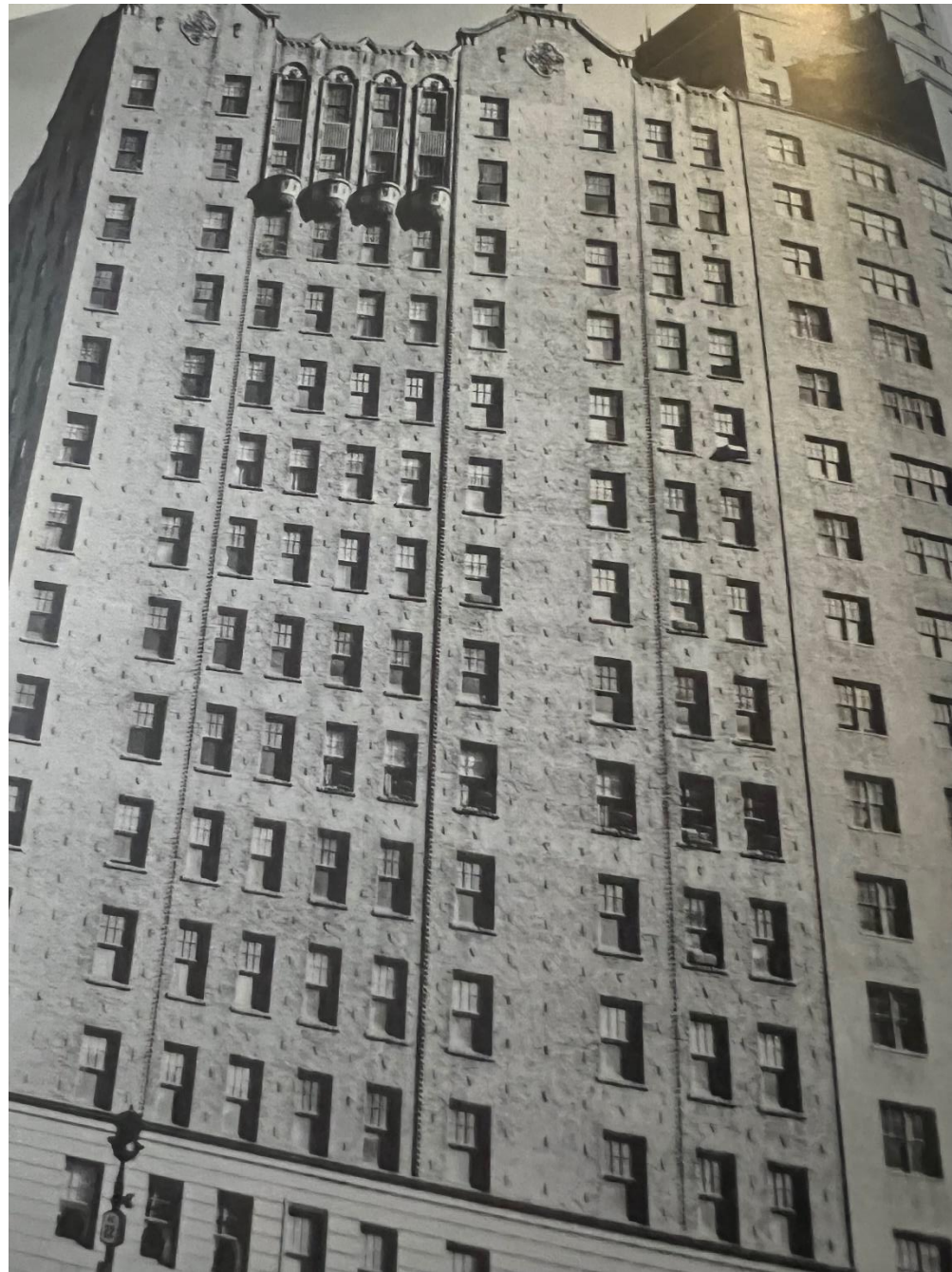
At the time of the designation report of 2015, façade was uniform double hung one-over-one.



780 West End Avenue

Landmarks Preservation Commission determined the original windows were three-over-three double hung.

See Landmarks Docket No.: LPC-21-08658



791 Park Avenue

In the 1920s while the window designs continued to use the grid of the earlier apartment houses, they used different decorative forms and ornamentations. Between 1921 and 1930 the Blums built 26 apartment buildings, including 8 on the West Side especially on West End Avenue, West 72nd Street, 79th Street and 86th Street.

Salient features include an eccentric roofline and tiny grids. Window grids are six-over-one.



322 West 72nd Street (1925)

The Report for 322 West 72nd St, another Blum & Blum building describes the historic windows as six-over-one. The Report states that the windows were removed and the windows are not noted as a significant architectural feature. The entire facade of 322 West 72nd St. is currently one-over-one double hung windows. The proposed one over one windows for 7b are thus consistent with the adjacent Blum building.



322 West 72nd Street



The Chatsworth



322 West 72nd Street



244 West 72nd Street (1927)

Architectural Features: Three-story masonry base capped by stylized egg-and-dart molding; terra-cotta/masonry Gibbs surrounds at central bays at fourth-story window openings, capped by oversized, stylized masonry lintels; double-height, molded terra-cotta window surrounds at alternating bays at 14th and 15th stories, with stylized balconettes at 14th story; stepped roofline with molded terra-cotta coping and stylized decorative elements; irregularly-arched main entry portico with stylized molding and foliate keystone, supported on fluted pilasters 119

Alterations: Replaced sashes throughout (six-over-one double-hung sashes present in c. 1939 tax photograph); painted at first through third stories; masonry/terra-cotta details painted; screen windows; awnings at commercial storefronts; lights at commercial storefronts; lights at main entry; metal rail at parapet.



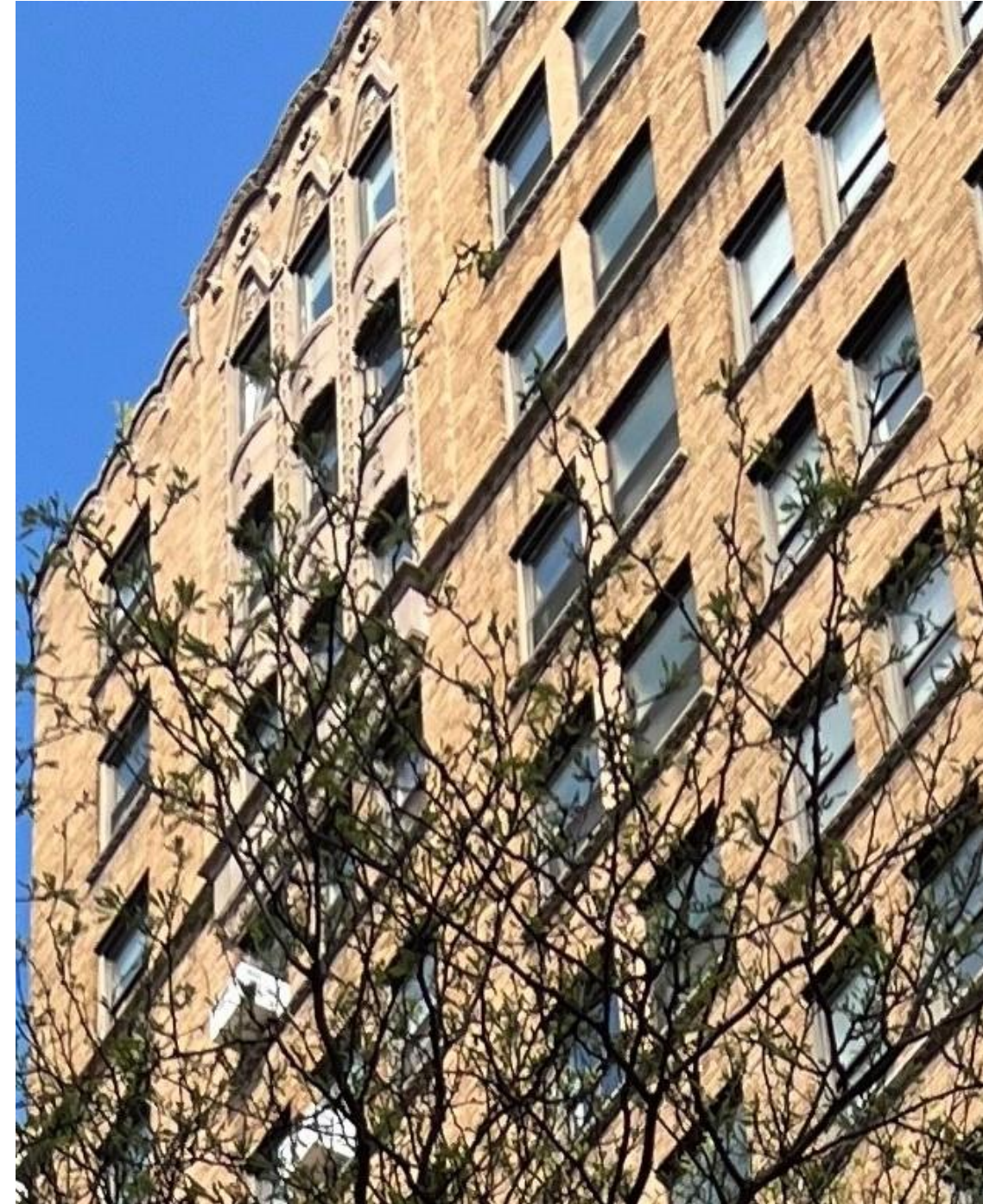
277 West End Avenue 1925-1926

The Report States ... Significant Architectural Features: Tripartite vertical configuration; elaborate terra-cotta ornament at capital including triangular and pointed-arch pediments, crenellation, foliate bands, decorative panels, semi-circular balconettes, and modillioned hooded lintels **Alterations: replaced sashes (six-over-one or six-over-six double-hung sashes present in c. 1939 tax photograph)**

760 West End Avenue (1923-1926)



760-780 West End Avenue



760 West End Avenue



322 e 57 Street (1929-30)



617 West End Avenue (1923)

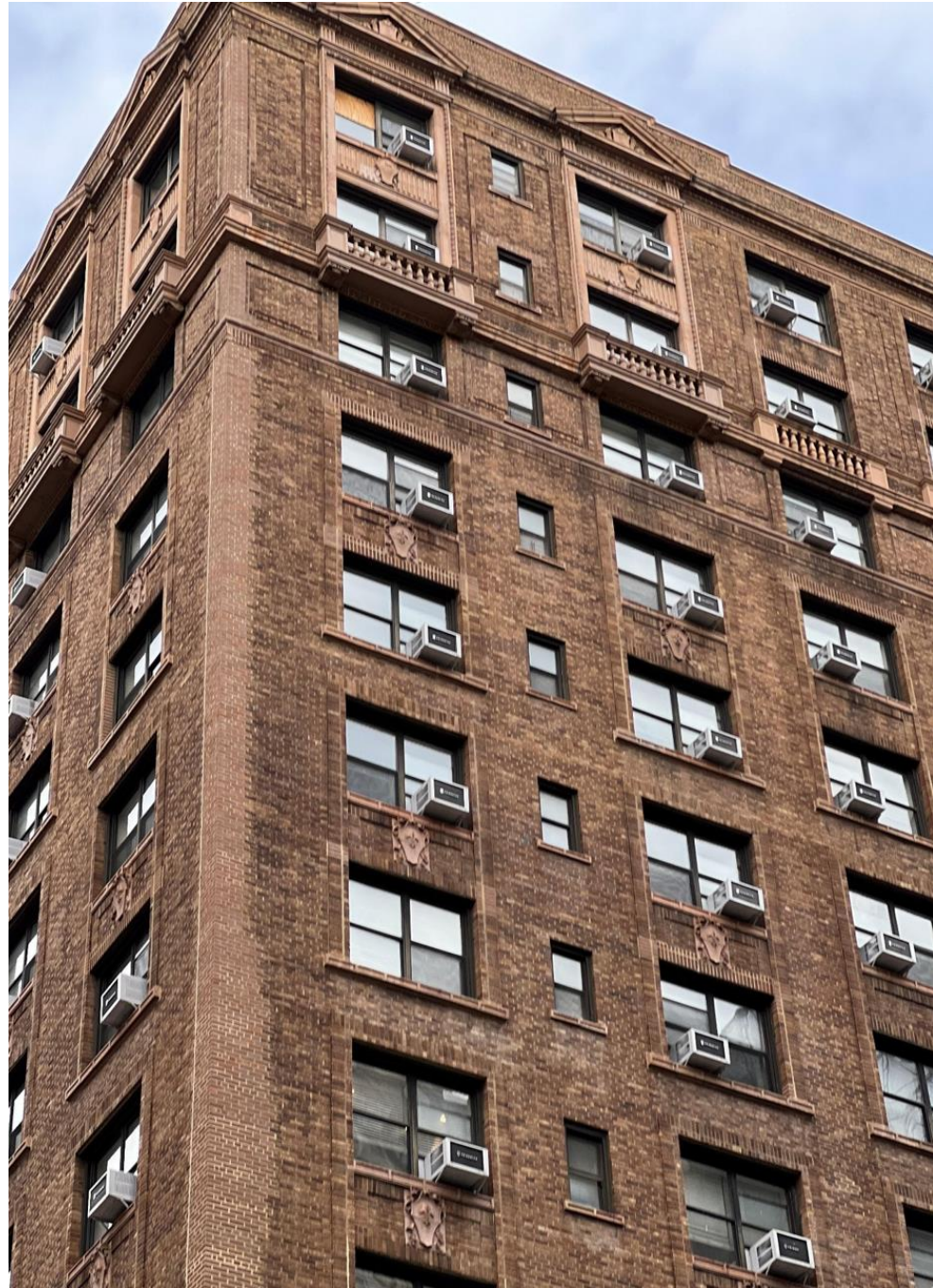


670-676 West End Avenue (1925-1927).



210 East 68th Street is one of the last Blum building. Not in the district , the image is shown to illustrate the special features and architectural detail of the Blums architecture including; some of the most notable art deco terra cotta in New York; six-over-one or multiple grid windows. (now replaced with one-over-ones).

210 East 68th Street (1928-29)



305 West End Avenue at 75th Street



305 West End Avenue at 75th Street



West End Avenue and 72nd Street



View facing North from 330 West 72nd Street



View facing North from 330 West 72nd Street

The Administrative Code of City of NY § 25-307 provides that “... in any case where a [CNE] on protected architectural features is denied and the applicant thereafter, pursuant to the provisions of section 25-306 of this chapter, files a request for a COA, the commission shall determine whether the proposed work would be appropriate for and consistent with the effectuation of the purposes of this chapter. Applicant proposes to replace one-over-one. A hearing before the Community Board 7 is thus, required.

Section 25-307 is triggered whenever an applicant intends to construct, reconstruct, or diminish any improvement in a historic district. When deciding as to whether to issue a COA regarding the proposed project, the Landmarks Preservation Commission must consider the effect of the proposed work in creating, changing or destroying the architectural features of the structure on which the work is to be done, as well as the effect upon the exterior architectural features of neighboring buildings. The decision must be based on architectural and esthetic factors, not on economic factors. *Hilbertz v. City of New York*, 2019 WL 1591995 (Sup. Ct. Kings Co.).



Current photo facing southeast facade

The majority of the Blum & Blum Buildings have replaced the historic windows with double hung One-Over-One to no detriment of the façade aesthetic or exterior. Applicant is unaware of any similar factual situation as precedent for the LPC to deny the application for a certificate of appropriateness. 330 West 72nd Street at designation had no existing historic windows.



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 CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 02/12/16	EXPIRATION DATE: 2/2/2022	DOCKET #: LPC-18-1820	COFA COFA-18-2189
ADDRESS: 277 WEST END AVENUE Apt/Floor: 12B		BOROUGH: Manhattan	BLOCK/LOT: 1184 / 19
West End-Collegiate Historic District Extension			

Display This Permit While Work Is In Progress

ISSUED TO:

Ben Hawkins
 C/O Orsid Realty Corp
 Viewest Owners LTD
 1740 Broadway
 New York, NY 10019



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 2, 2016, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed January 7, 2016, and as you were notified in Status Update Letter 18-1954 (LPC 17-7292), issued on February 8, 2016.

The proposal, as approved, consists of removing existing windows and installing fifteen (15) one-over-one double-hung aluminum windows with profiled aluminum brickmolds, all with a bronze finish, at the twelfth floor (Apt 12B), at the West 73rd Street and West End Avenue facades; as shown in presentation, photographs and drawings labeled T-1, WS-1, PIC, PIC2, EL-1, EL-2, P-1, P-2, and P-3 dated January 15, 2016, prepared by Panorama Windows, LTD, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the West End - Collegiate Historic District Extension Designation Report describes 277 West End Avenue as a Medieval Revival style apartment building designed by George & Edward Blum and built in 1925-26; and that the building's style, scale, materials and details, are among the features that contribute to the special architectural and historic character of the West End - Collegiate Historic District Extension. The Commission further noted that the historic six-over-one

277 West End LPC- 18-1820

The Commission further noted that the historic six-over-one double-hung wood windows were replaced building-wide approximately 30-35 years ago, prior t designation.

With regard to this proposal, the Commission found that all of the historic six-over-one windows at this large apartment building were replaced prior to designation, with one-over-one double-hung aluminum windows with a bronze finish; that the proposed one-over-one aluminum windows will be limited to installation at one apartment at the 12th floor, and will recall the historic wood windows in terms of their double-hung operation; that the proposed bronze, factory applied baked-on finish will harmonize with the remaining windows in the building, and is consistent with the historic finish on a building of this age and style; that the proposed one-over-one configuration will match the remaining windows throughout the building, thereby maintaining unity of fenestration; that the profile of the proposed aluminum panning will more closely match the profile of the original wood brickmold than the current panning; and that the proposed work will not detract from the special architectural and historic character of the building and the West End - Collegiate Historic District Extension. Based on these findings, the Commission determined the work to be appropriate to the building and to the West End - Collegiate Historic District Extension and voted to approve this application

HISTORIC WINDOWS ARE NOT FUNGIBLE. George and Albert Blum intended to use the grid of six-over-six or six-over-one to emphasize overlapping and weaving of elements, the interplay of positive and negative motifs and the alternation of identical decorative elements to create varied patterns on the façade . LPC's claimed mistake in the Report, at a minimum proves three vertical bars on the upper sash is not a " significant architectural feature".

Requiring any historic window rather makes no sense It is arbitrary particularly in view of the Applicant's long history with the building and her desire to preserve 7B as it is and has been for more than fifty years .

The proposed work does not destroy significant architectural feature or structure

To permit Applicant to install one-over-one double hung to replace her one-over-one double hung façade windows is an improvement, the construction of which does not affect the Site or cause disharmony with the external appearance of other, neighboring improvements or in the historic district.

A Certificate of Appropriateness should be issued.

Thank You

The current proposal is:

Preservation Department – Item 1, LPC-22-08221

330 West 72nd Street – West End - Collegiate Historic

District Extension

Borough of Manhattan

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