

**September 20th, 2022**  
Public Hearing

The current proposal is:

**Preservation Department – Item 9, LPC-22-07597**

**270 West 89th Street – Riverside - West End Historic District**  
**Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 846 5008 0041

**Passcode:** 554001

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 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.

# B'NAI JESHURUN COMMUNITY HOUSE FIRE-RATED AND LOT-LINE WINDOW REPLACEMENT

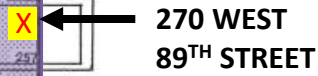
REVISION#2 September 12<sup>th</sup>, 2022



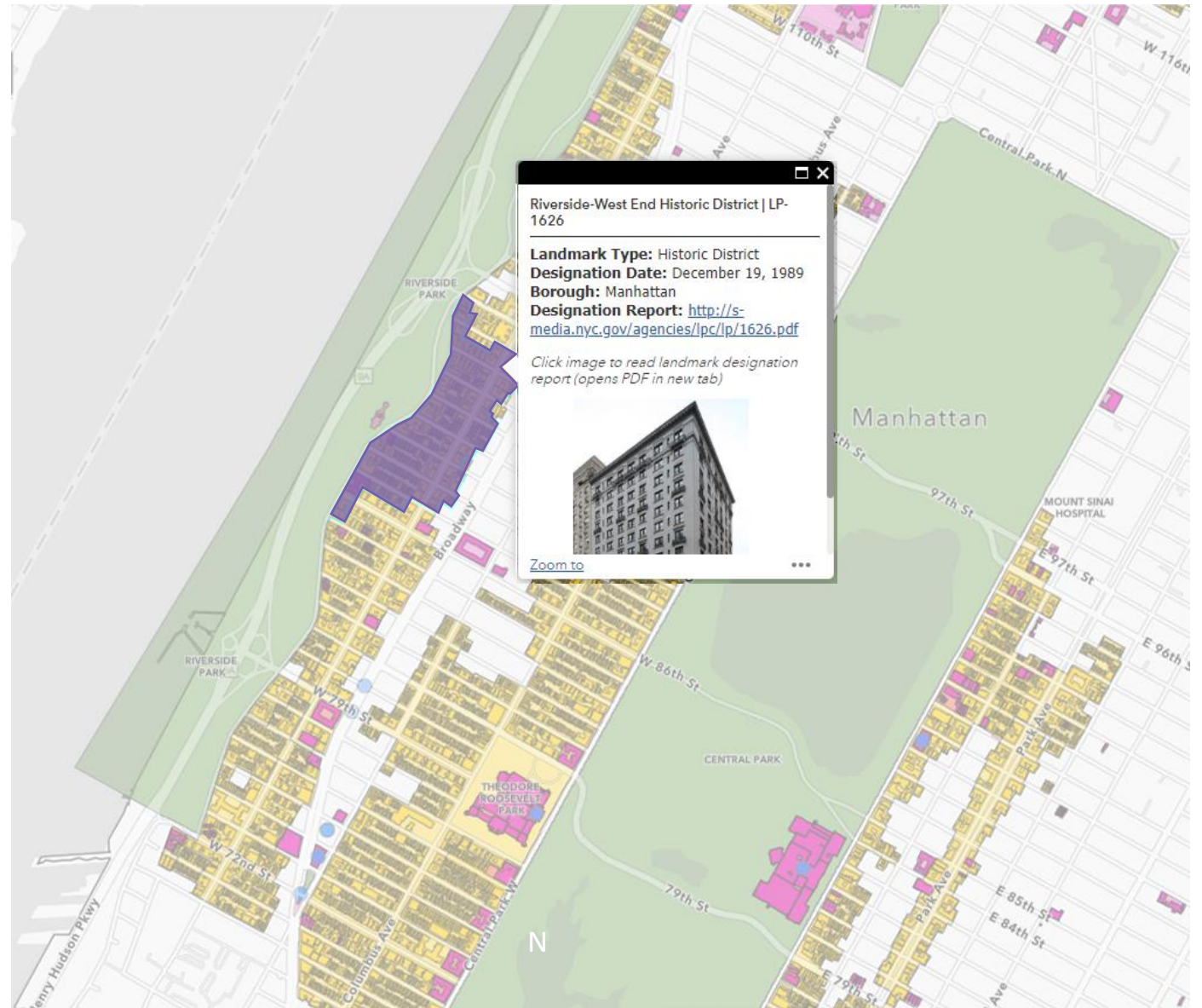


Numbers within dotted field indicate addresses within the district.

Numbers outside dotted field indicate addresses not within the district.



Designated December 19, 1989







**270 West 89<sup>th</sup> Street**  
**B’Nai Jeshurun Community Center**

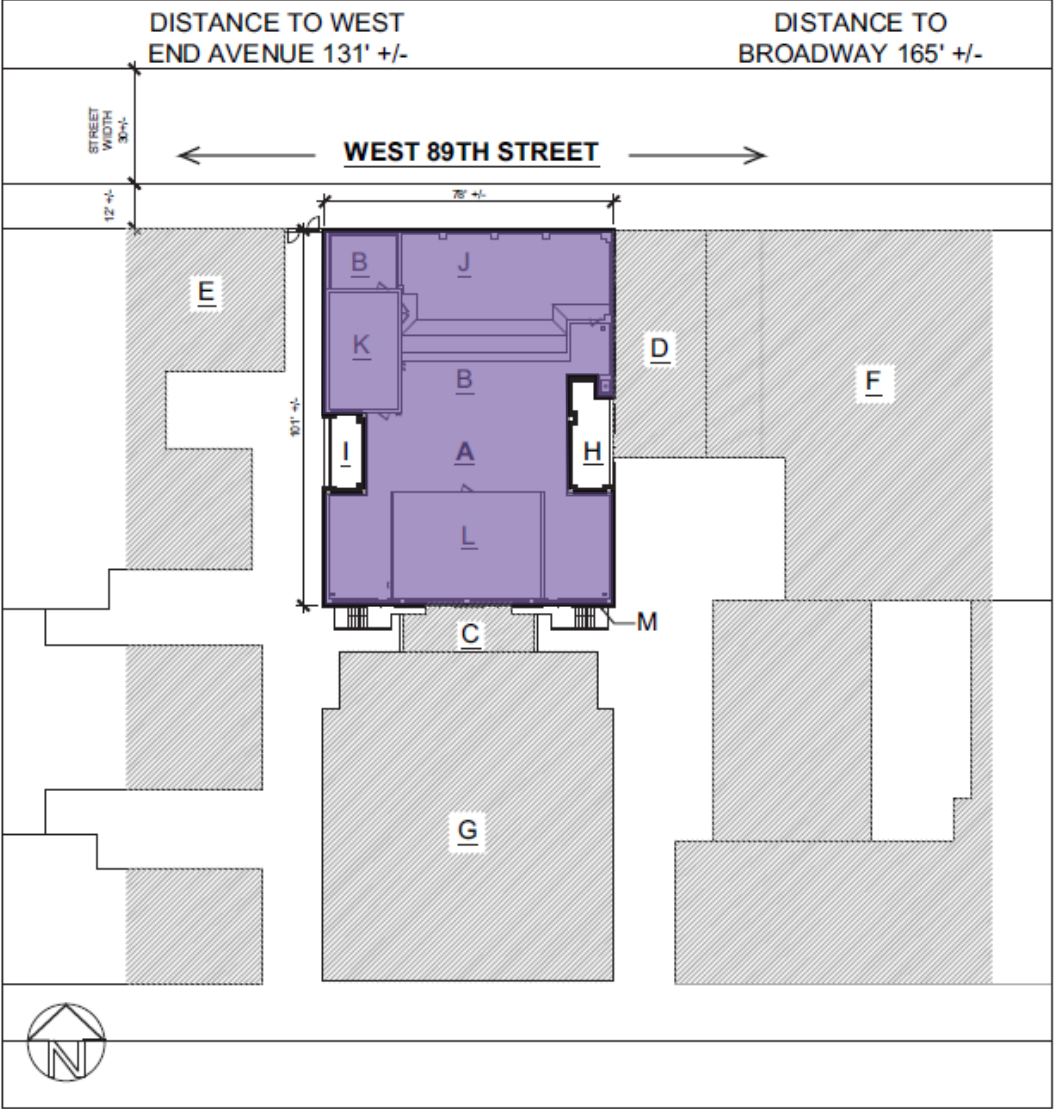


**257 West 88<sup>th</sup> Street**  
**B’Nai Jeshurun Synagogue**





PLOT PLAN:



PLOT PLAN KEY:

- A 270 WEST 89TH STREET EXISTING 7-STORY BUILDING
- B MAIN ROOF LEVEL
- C 3-STORY ANNEX
- D ADJACENT 4-STORY BUILDING
- E ADJACENT 12-STORY BUILDING
- F ADJACENT 18-STORY BUILDING
- G ADJACENT 3-STORY BUILDING
- H 1ST FLOOR EAST COURTYARD
- I 1ST FLOOR WEST COURTYARD
- J 6TH FLOOR COURTYARD
- K NORTH BULKHEAD ROOF
- L SOUTH BULKHEAD ROOF
- M PROPERTY LINE

270 West 89<sup>th</sup> Street  
B’Nai Jeshurun Community House



GENERAL NOTES:

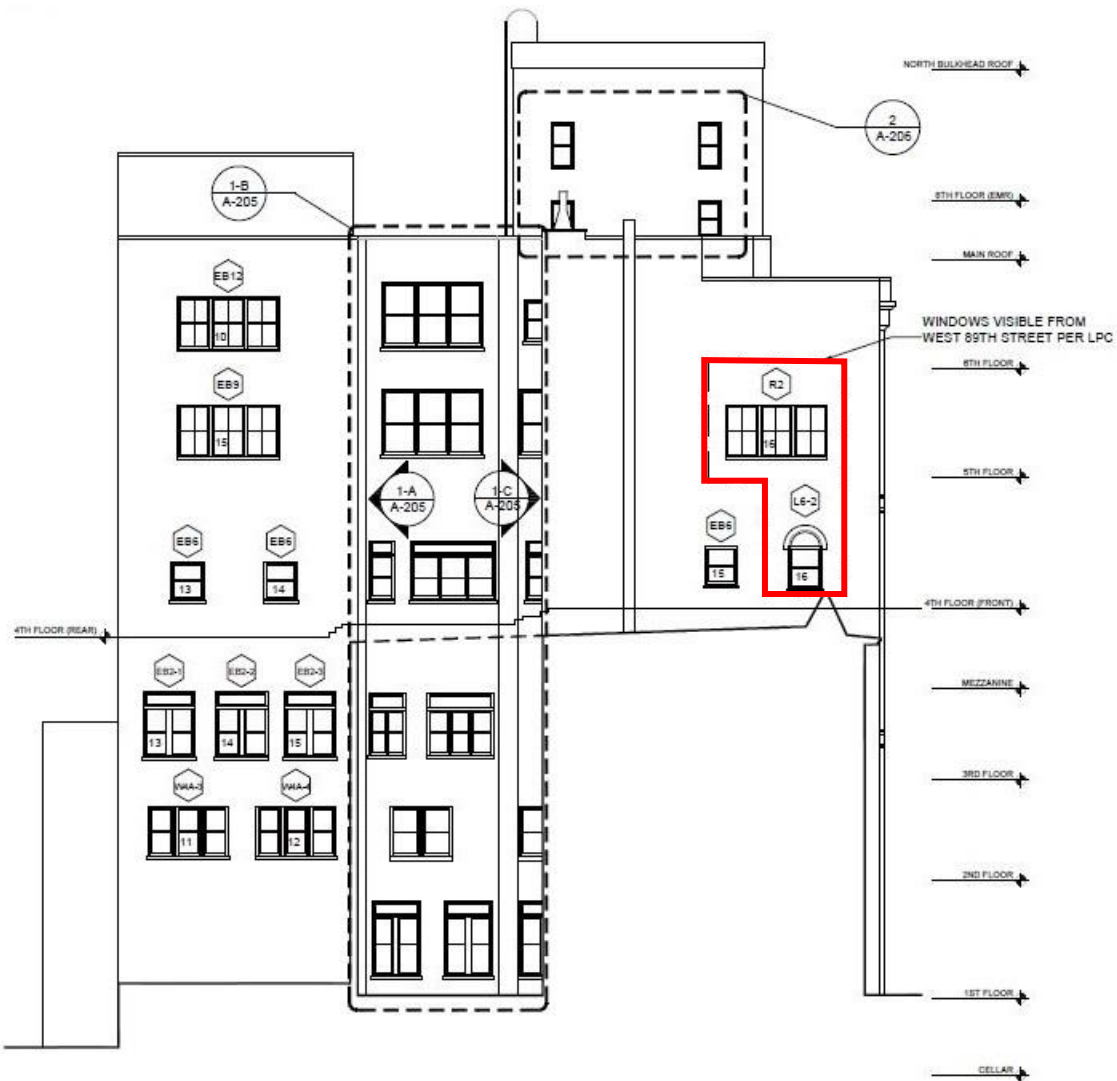
1. ALL WINDOWS ARE IN SCOPE:
2. ALL EXISTING STEEL FIRE-RATED WINDOWS ARE TO BE REPLACED.
3. ALL WOOD & STAINED-GLASS WINDOWS TO BE *RESTORED* IN KIND (UNDER LPC STAFF LEVEL REVIEW)
4. 46 WINDOWS VISIBLE FROM WEST 89<sup>TH</sup> STREET
5. 13 WINDOWS ARE MINIMALLY VISIBLE FROM WEST 89<sup>TH</sup> STREET
6. 60 WINDOWS ARE NOT VISIBLE FROM WEST 89<sup>TH</sup> STREET



**A - B** . Building façade on 89<sup>th</sup> Street, 1928, Wurts Brothers, Courtesy of the Museum of the City of New York.

*Image Source:  
Museum of the City of New York |  
[Museum of the City of New York - Search Result \(mcny.org\)](#)*



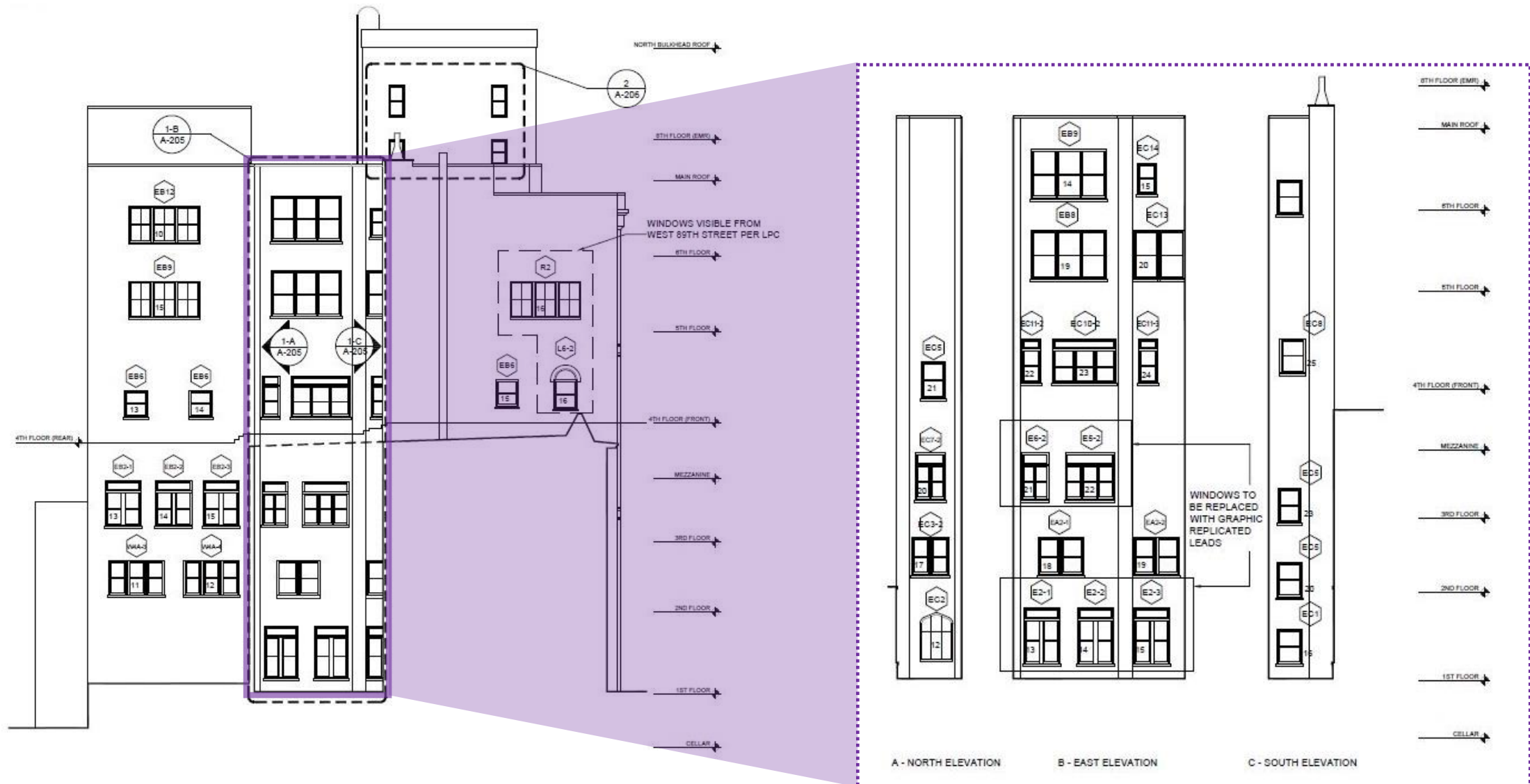


2 WINDOWS AT THE EAST ELEVATION  
ARE VISIBLE FROM WEST 89<sup>TH</sup> STREET

1 EAST ELEVATION  
1/16" = 1'-0"

270 WEST 89TH STREET





**EAST COURTYARD ELEVATION WINDOWS  
ARE NOT VISIBLE FROM WEST 89TH STREET**

1 EAST ELEVATION  
1/16" = 1'-0"





10 WINDOWS AT THE WEST ELEVATION ARE VISIBLE FROM WEST 89TH STREET

1

WEST ELEVATION

1/16" = 1'-0"

270 WEST 89TH STREET



2

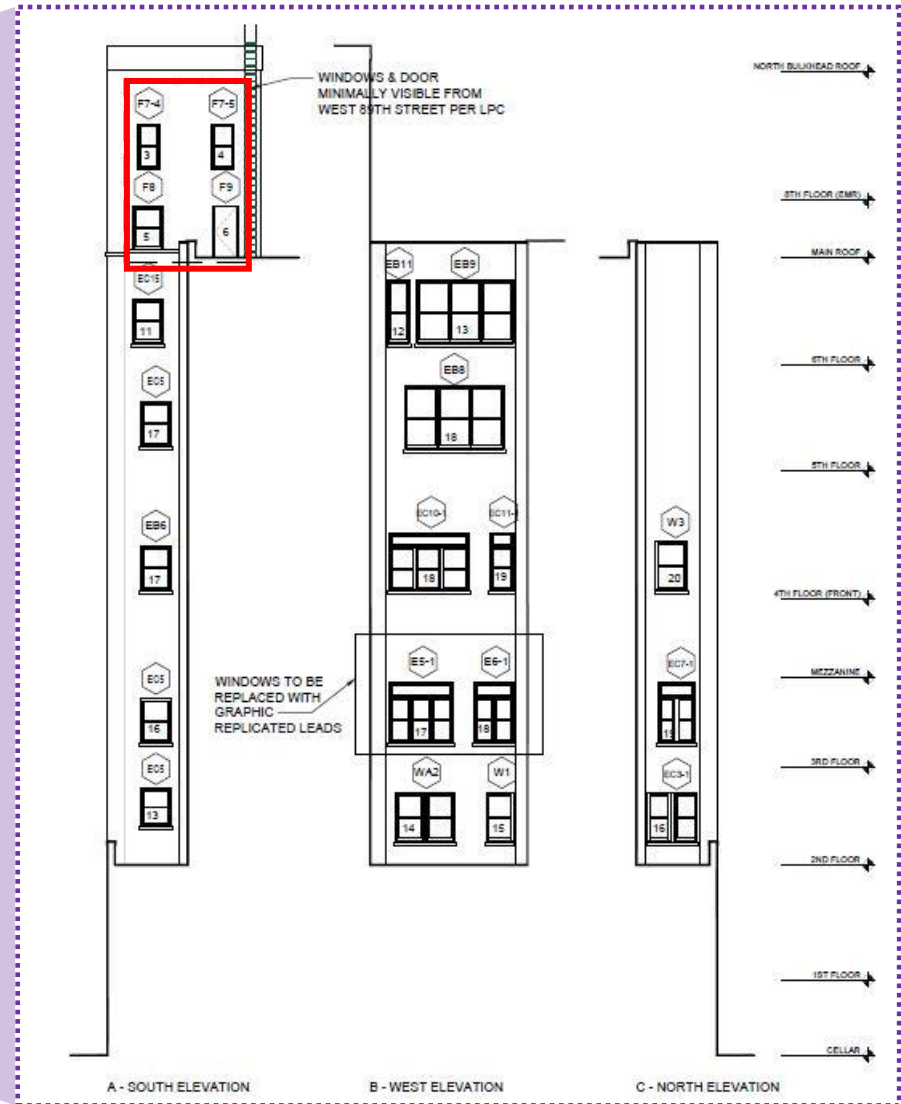
WEST ELEVATION - EXT. PHOTO



1

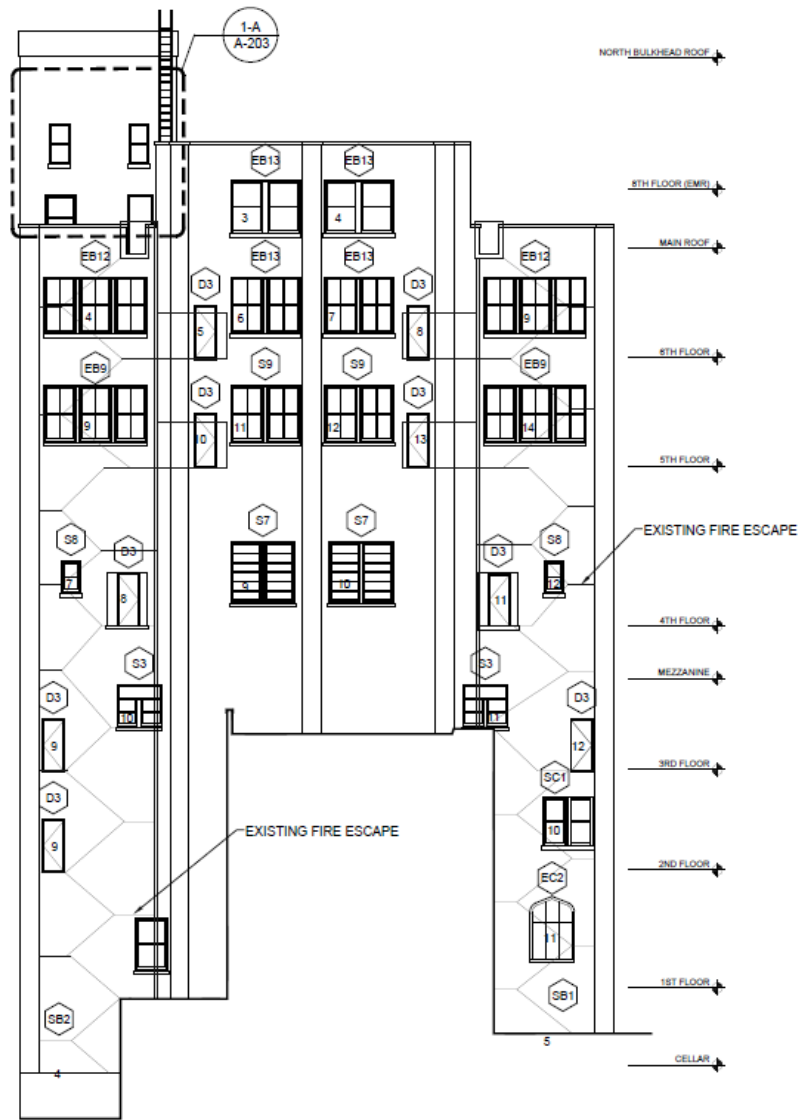
## WEST ELEVATION

1/16" = 1'-0"



4 WINDOWS AT THE WEST COURTYARD ELEVATION ARE MINIMALLY VISIBLE FROM WEST 89<sup>TH</sup> STREET





ALL WINDOWS AT THE SOUTH ELEVATION ARE NOT VISIBLE FROM W. 88<sup>TH</sup> STREET & W. 89<sup>TH</sup> STREET



## EXISTING FIRE-RATED WINDOW – INTERIOR PHOTO



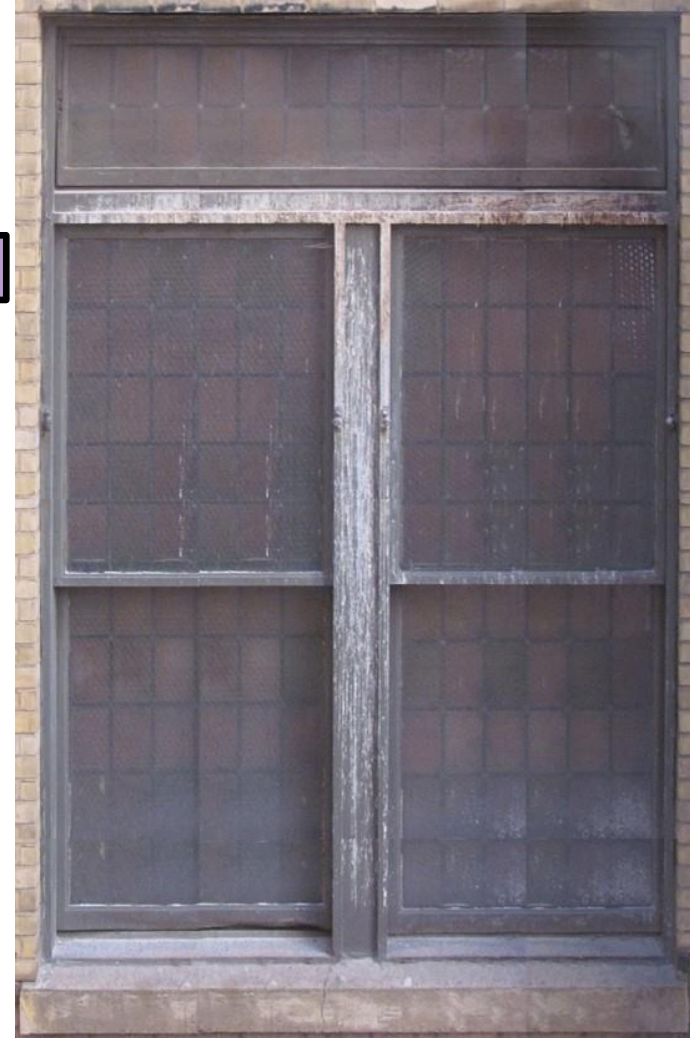
### PARTS OF MODIFIED SASH:

1. FIRE-RATED WIRED GLASS (BEHIND)

2. COLORED GLASS LITES

3. LEAD CAMING

## EXISTING FIRE-RATED WINDOW – EXTERIOR PHOTO



The steel windows are located on the secondary façades: South, East and West. They are all fixed or double-hung.

MODIFIED SASH: the existing assembly consists of:

1. **Fire-rated window** (double-hung, wired glass)
2. **Colored glass lites** (interior-side)
3. **Lead caming** in a secondary sash frame.

In many of these applications, the windows are rendered inoperable after the modification.



## EXISTING FIRE-RATED WINDOW – CONDITIONS



**TEMPORARY INSULATION,  
GAPS PRESENT**

**CRACKED GLAZING**



**CRACKED GLAZING**



**CRACKED GLAZING**

**INOPERABLE UNIT**

## EXISTING FIRE-RATED WINDOW – CONDITIONS

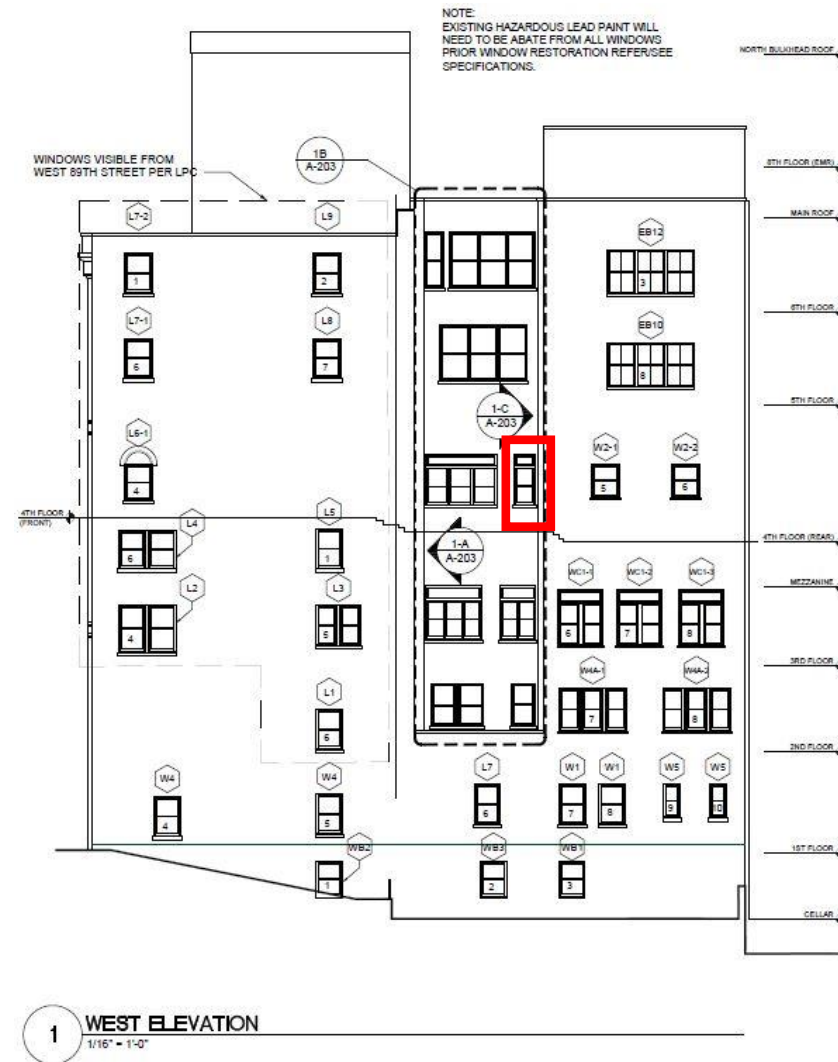




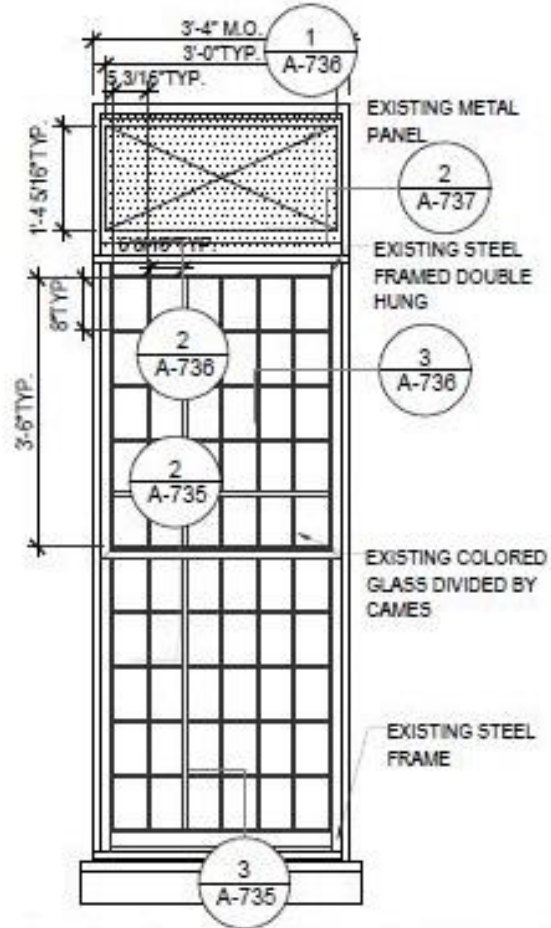
## EXISTING FIRE-RATED SINGLE WINDOW PHOTO



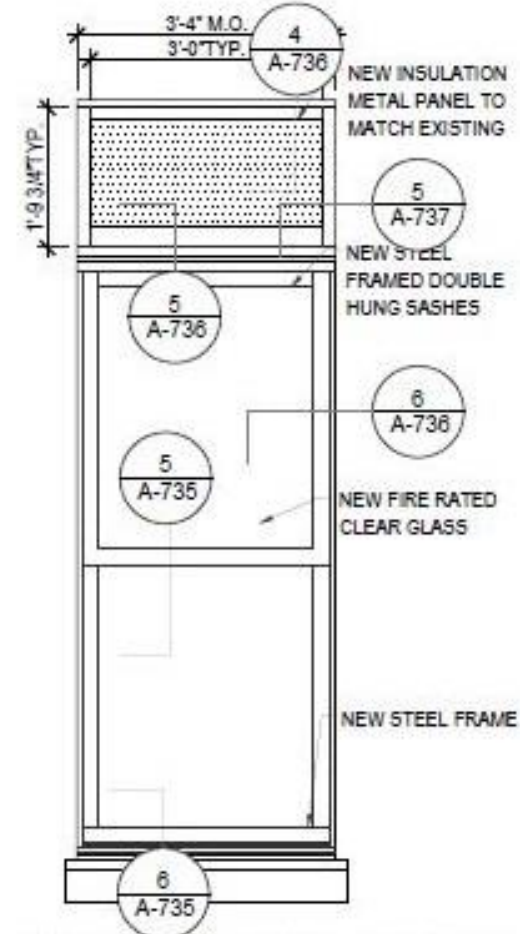
## EXISTING FIRE-RATED SINGLE WINDOW AT WEST ELEVATION



## EXISTING FIRE-RATED SINGLE WINDOW ELEVATION

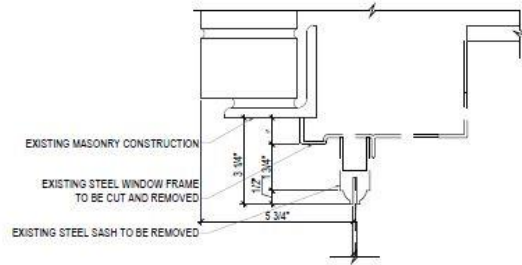


## PROPOSED FIRE-RATED SINGLE WINDOW ELEVATION

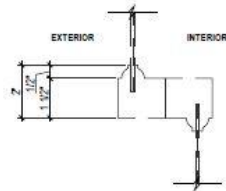




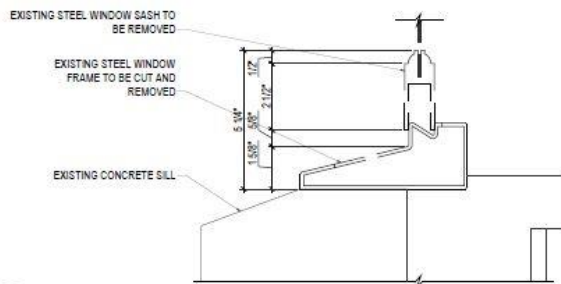
## EXISTING FIRE-RATED SINGLE WINDOW DETAILS



**1 EXIST. STEEL FRAME WDW OPERABLE HEAD DETAIL**  
SCALE: 6" = 1'-0"

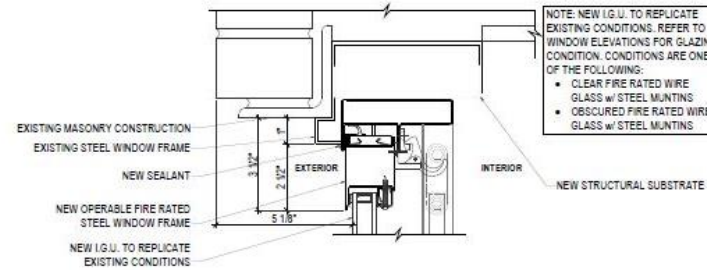


**2 EXIST. STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL**  
SCALE: 6" = 1'-0"

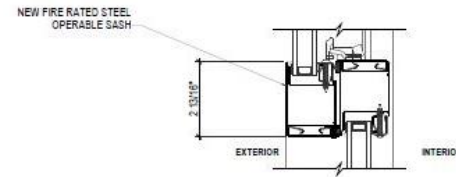


**3 EXIST. STEEL FRAME WDW OPERABLE SILL DETAIL**  
SCALE: 6" = 1'-0"

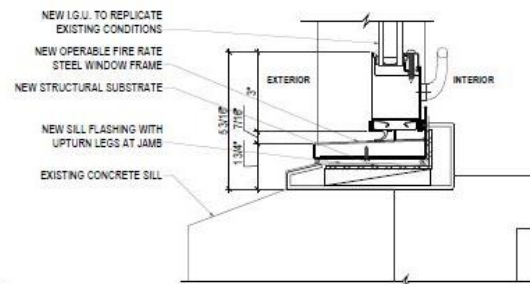
## PROPOSED FIRE-RATED SINGLE WINDOW DETAILS



**4 NEW STEEL FRAME WDW OPERABLE HEAD DETAIL**  
SCALE: 6" = 1'-0"



**5 NEW STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL**  
SCALE: 6" = 1'-0"



**6 NEW STEEL FRAME WDW OPERABLE SILL DETAIL**  
SCALE: 6" = 1'-0"

EXISTING FIRE-RATED SINGLE TYPE L7 WINDOW PHOTO

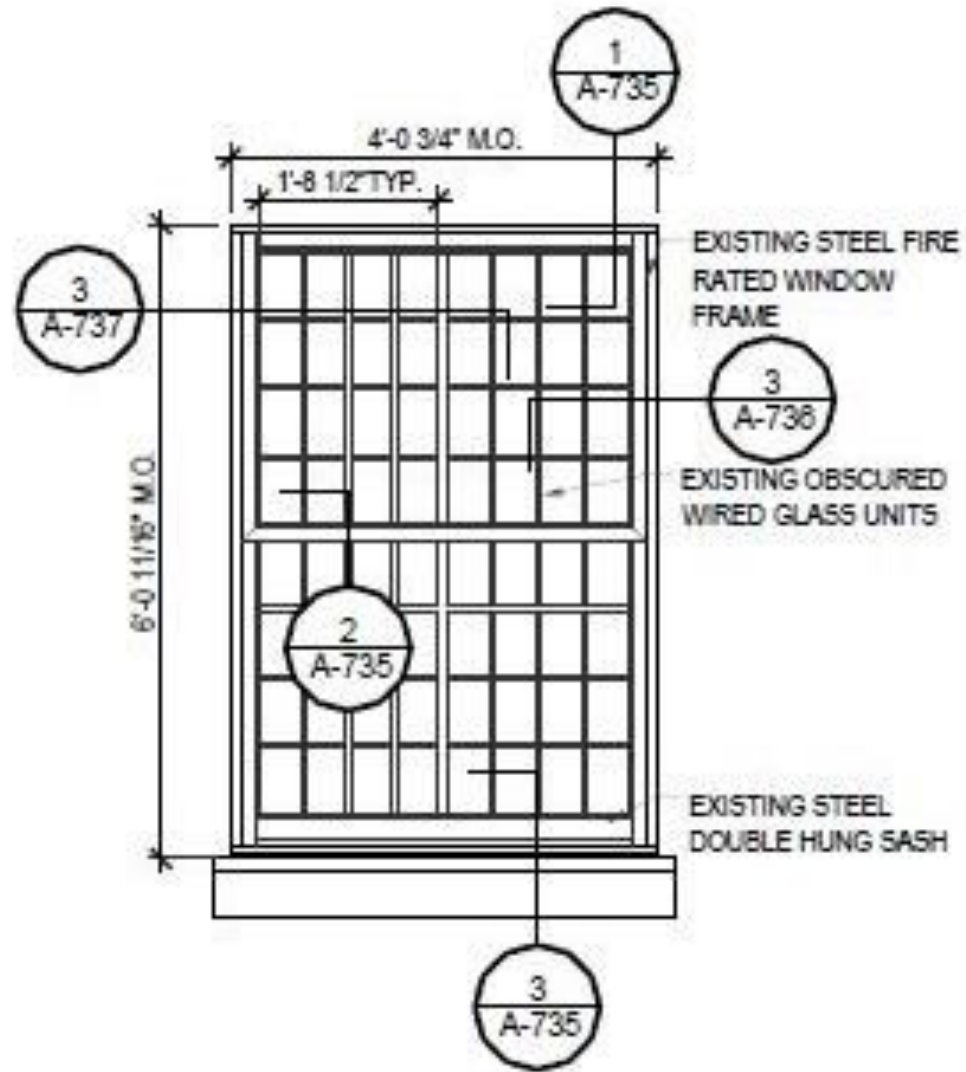


EXISTING FIRE-RATED SINGLE WINDOW TYPE L7 AT WEST ELEVATION

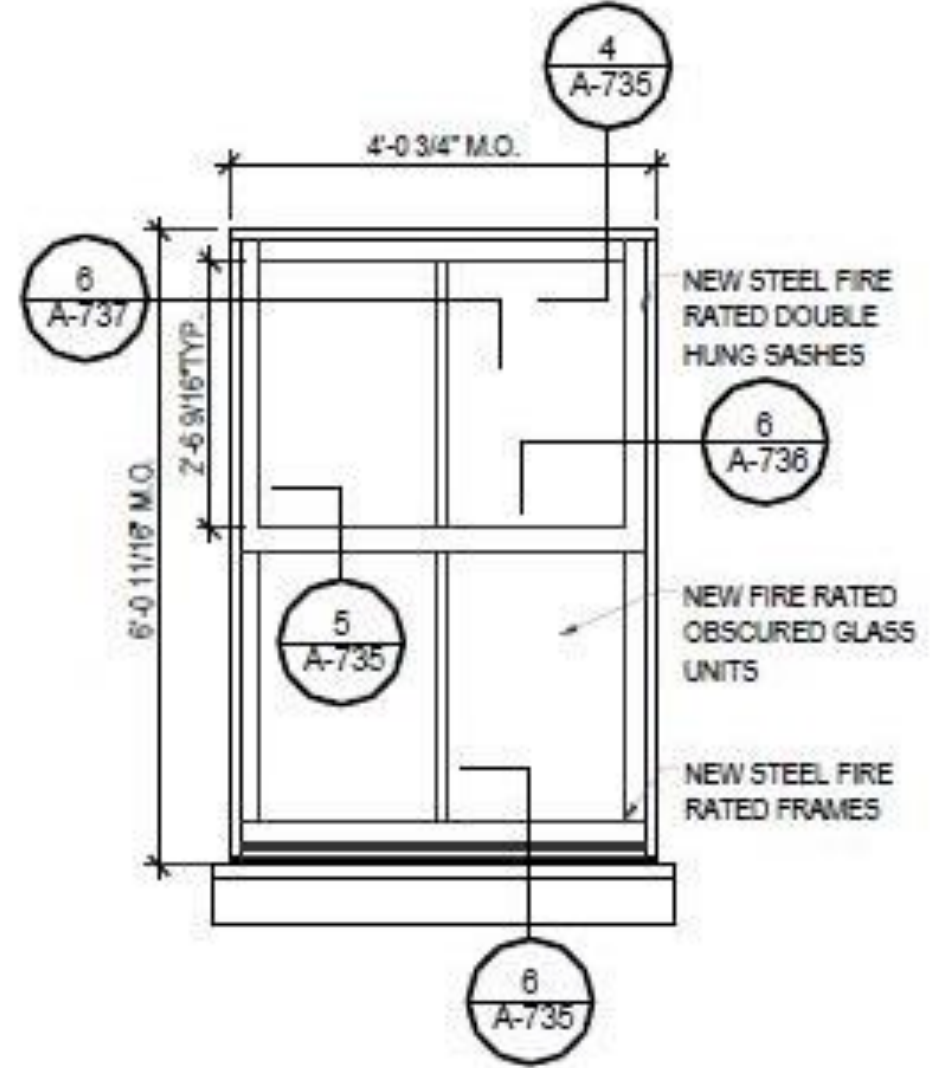




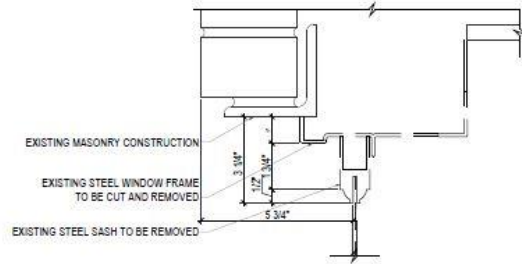
## EXISTING FIRE-RATED SINGLE WINDOW TYPE L7 ELEVATION



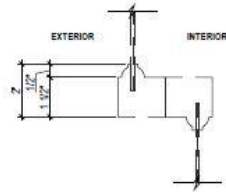
## PROPOSED FIRE-RATED SINGLE WINDOW TYPE L7 ELEVATION



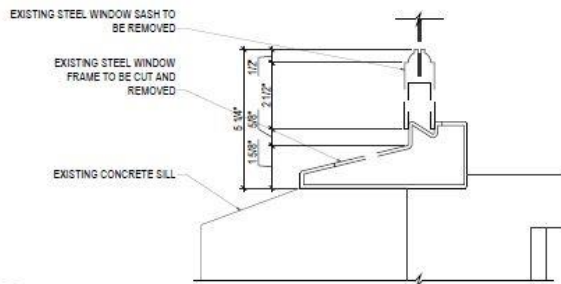
## EXISTING FIRE-RATED SINGLE WINDOW TYPE L7 DETAILS



**1 EXIST. STEEL FRAME WDW OPERABLE HEAD DETAIL**  
SCALE: 6" = 1'-0"

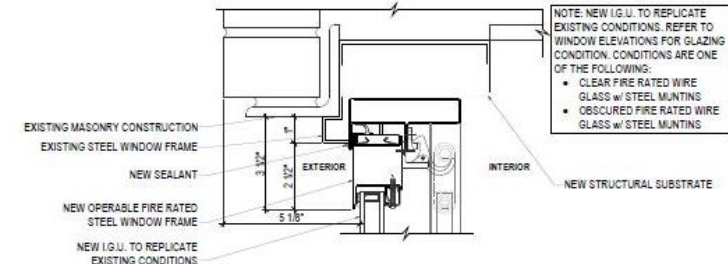


**2 EXIST. STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL**  
SCALE: 6" = 1'-0"

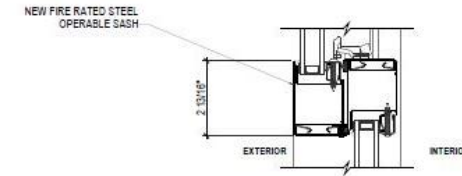


**3 EXIST. STEEL FRAME WDW OPERABLE SILL DETAIL**  
SCALE: 6" = 1'-0"

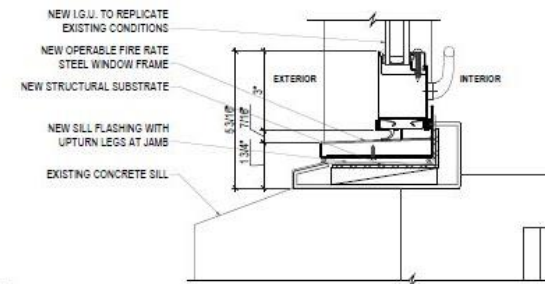
## PROPOSED FIRE-RATED SINGLE WINDOW TYPE L7 DETAILS



**4 NEW STEEL FRAME WDW OPERABLE HEAD DETAIL**  
SCALE: 6" = 1'-0"



**5 NEW STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL**  
SCALE: 6" = 1'-0"



**6 NEW STEEL FRAME WDW OPERABLE SILL DETAIL**  
SCALE: 6" = 1'-0"

## EXISTING FIRE-RATED DOUBLE WINDOW ELEVATION

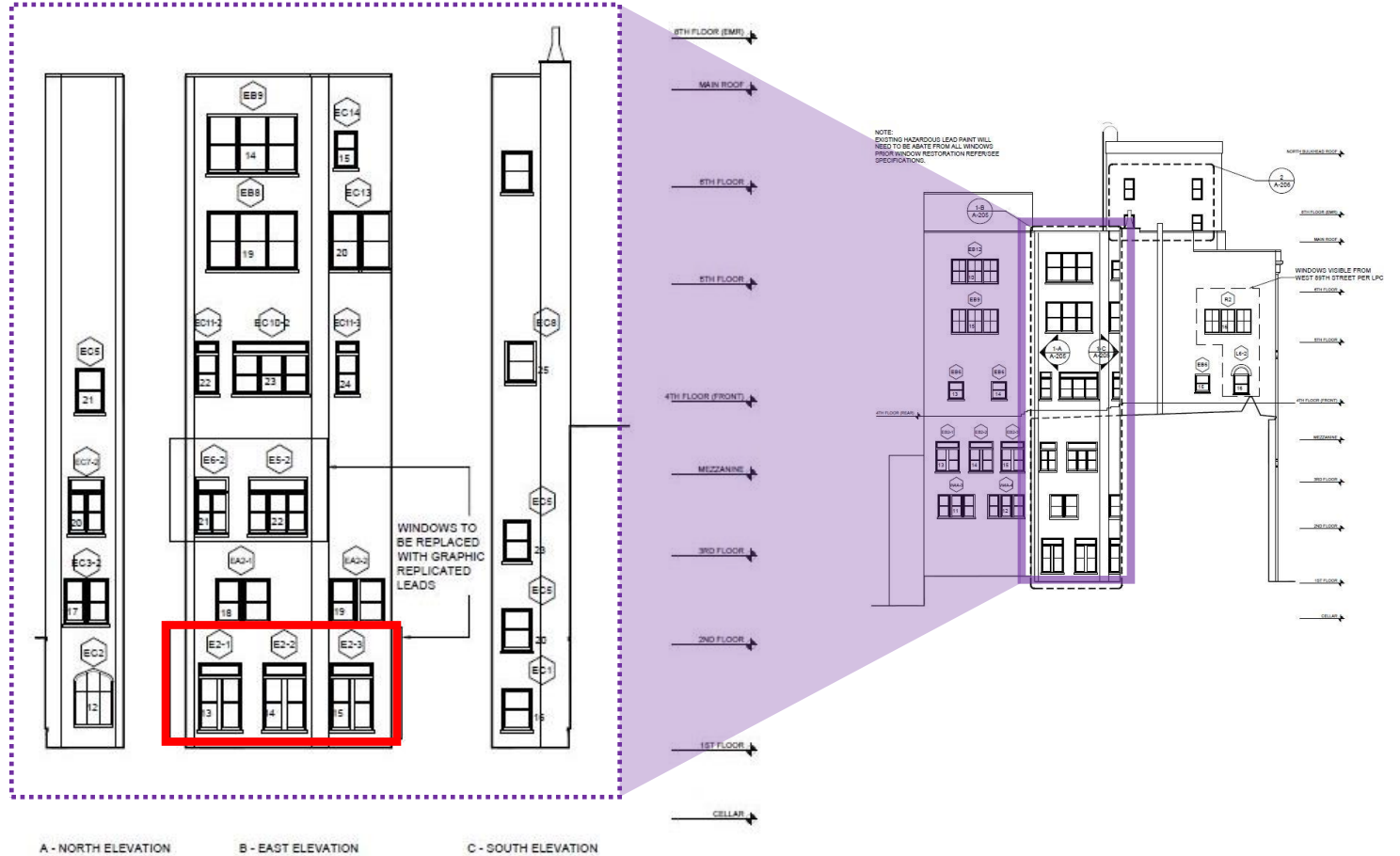
GLASS LOSS CALCULATION - E2
EXISTING: 35.5 SF
PROPOSED: 38.8 SF
GLASS GAINED: +9.1%

NOTE: WINDOW E2 IS LOCATED IN MEETING ROOM, GLAZING TO RECEIVE PRINTED MUNTIN PATTERN TO MATCH PROPORTION & PATTERN OF EXISTING CAMING.



## FIRE-RATED DOUBLE-WINDOWS AT THE EAST COURTYARD ELEVATION

## KEY PLAN

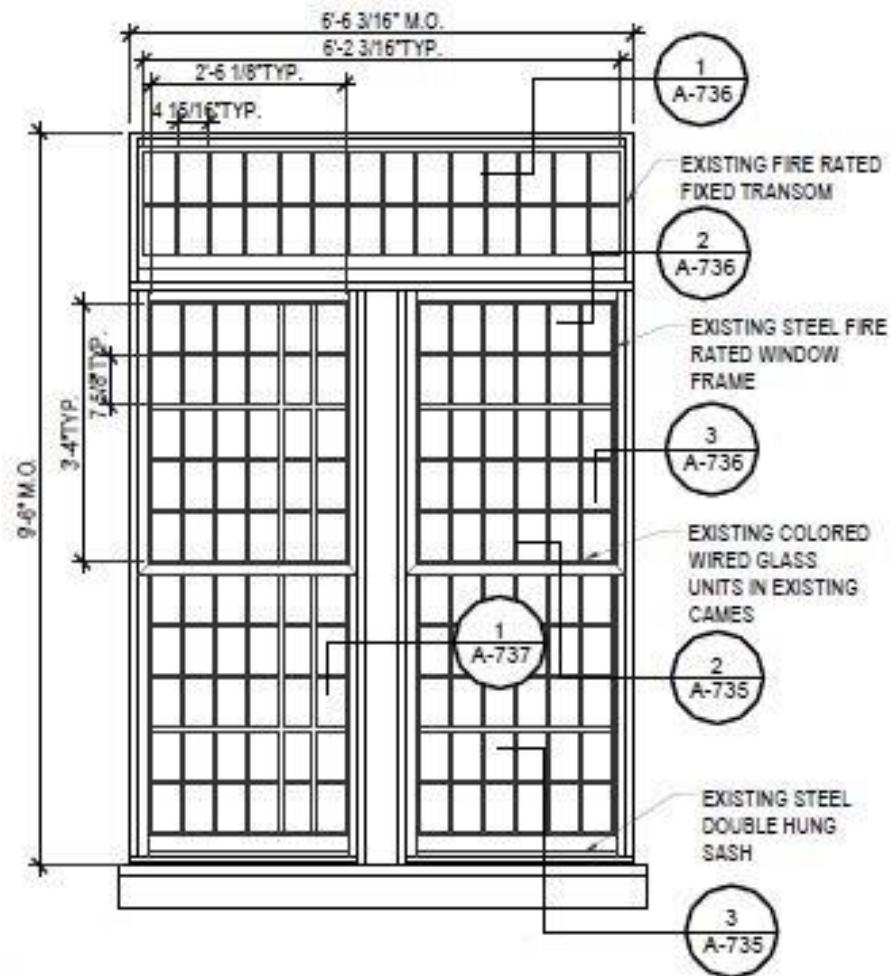


C - SOUTH ELEVATION

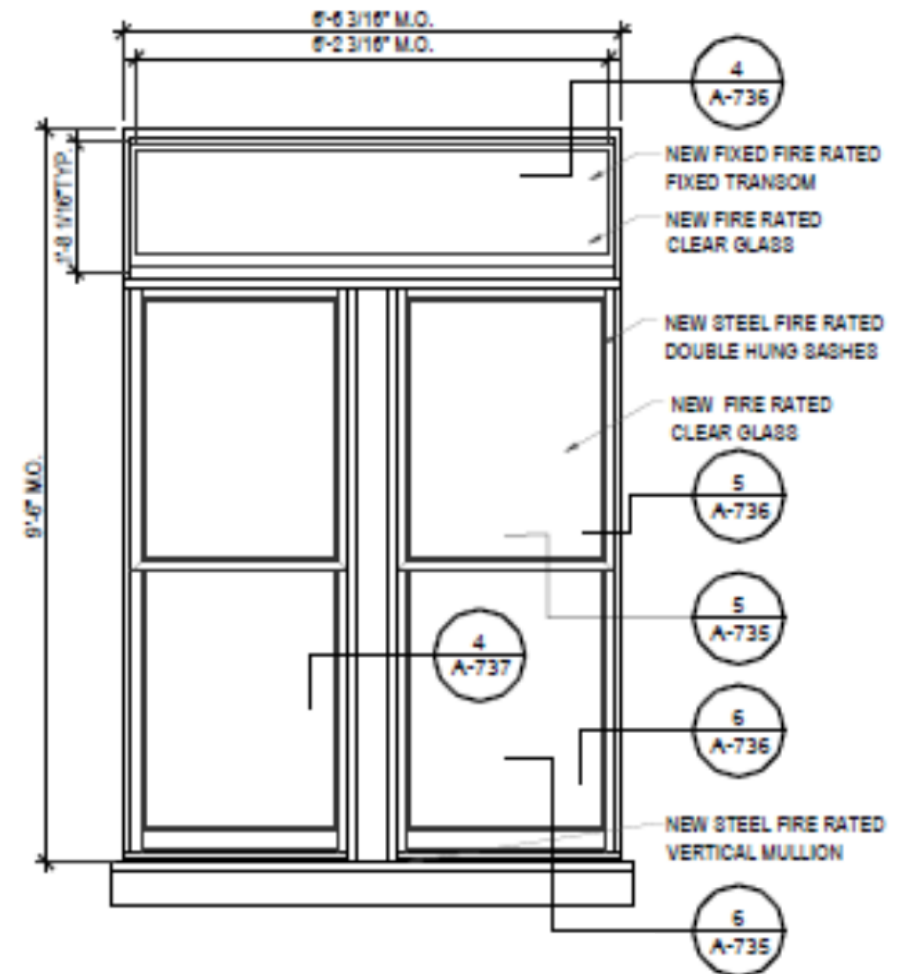
1 EAST COURTYARD ELEVATION  
1/16" = 1'-0"



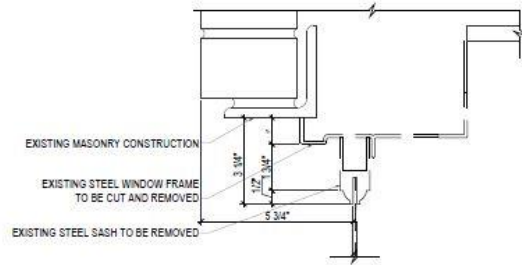
## EXISTING FIRE-RATED DOUBLE WINDOW ELEVATION



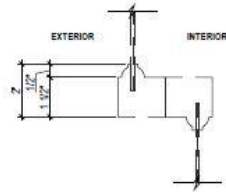
### PROPOSED FIRE-RATED DOUBLE WINDOW ELEVATION



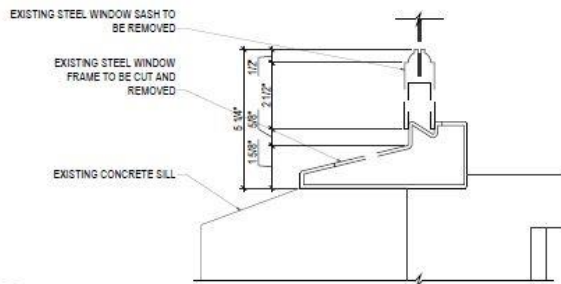
## EXISTING FIRE-RATED DOUBLE WINDOW DETAILS



**1 EXIST. STEEL FRAME WDW OPERABLE HEAD DETAIL**  
SCALE: 6" = 1'-0"

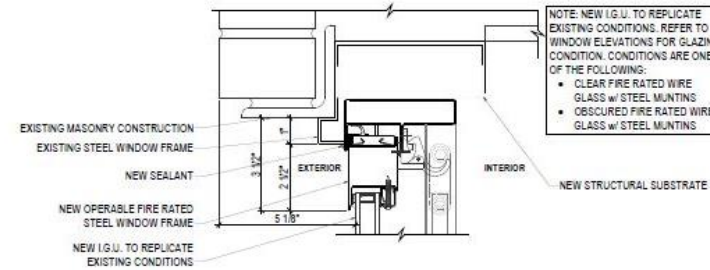


**2 EXIST. STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL**  
SCALE: 6" = 1'-0"

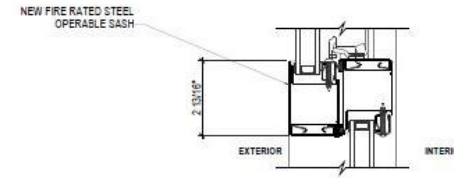


**3 EXIST. STEEL FRAME WDW OPERABLE SILL DETAIL**  
SCALE: 6" = 1'-0"

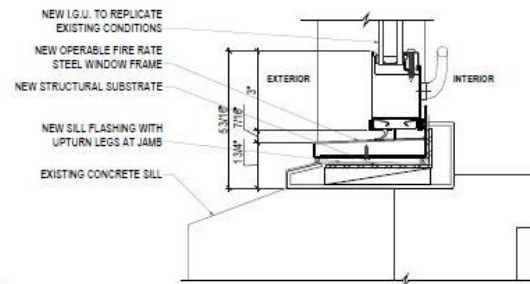
## PROPOSED FIRE-RATED DOUBLE WINDOW DETAILS



**4 NEW STEEL FRAME WDW OPERABLE HEAD DETAIL**  
SCALE: 6" = 1'-0"



**5 NEW STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL**  
SCALE: 6" = 1'-0"



**6 NEW STEEL FRAME WDW OPERABLE SILL DETAIL**  
SCALE: 6" = 1'-0"

## EXISTING FIRE-RATED TRIPLE WINDOW ELEVATION



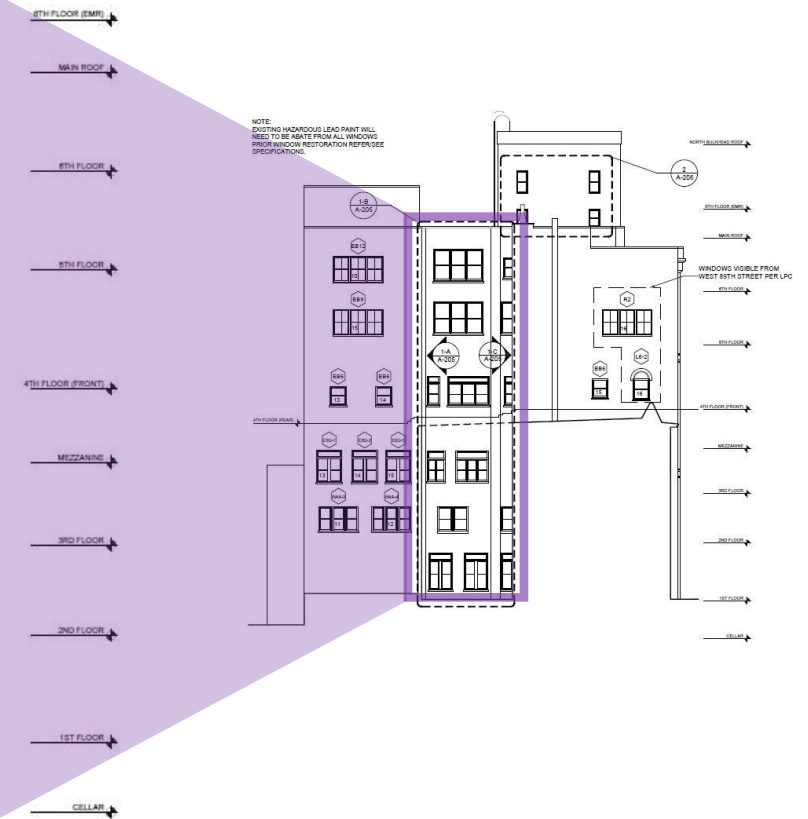
NOTE: WINDOW IS NOT VISIBLE FROM  
THE STREET

## FIRE-RATED TRIPLE WINDOWS AT THE EAST COURTYARD ELEVATION



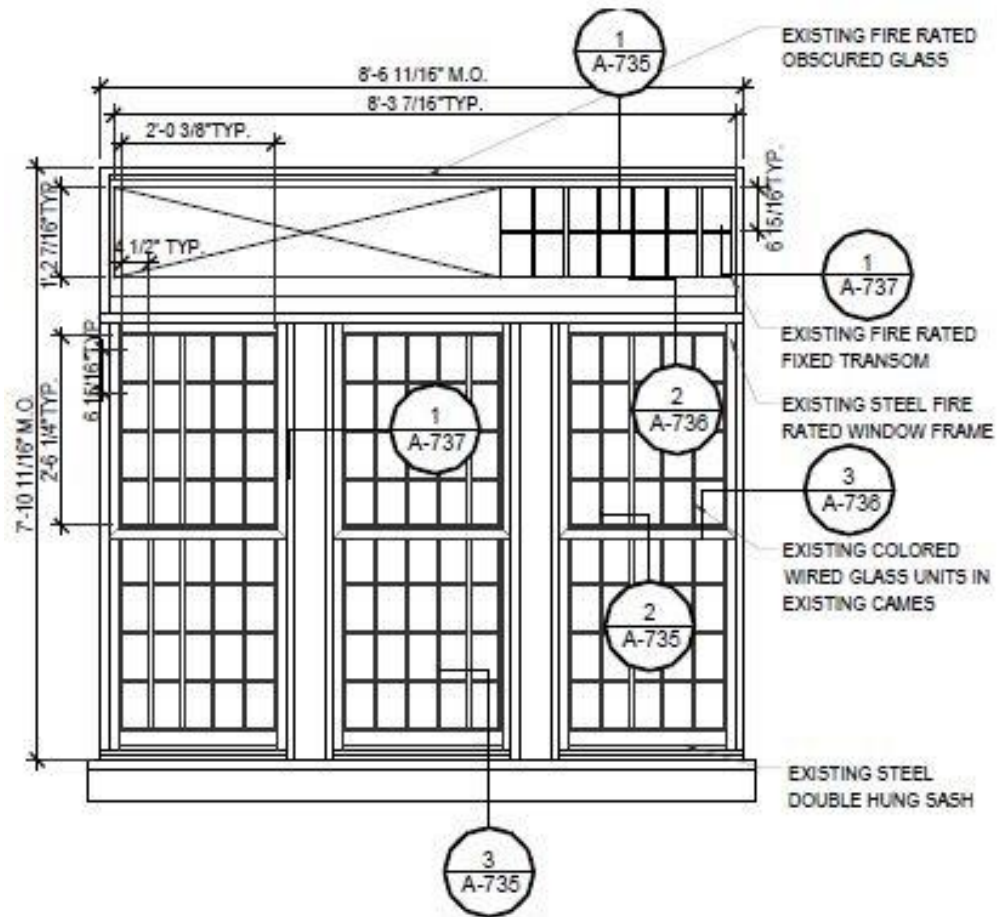
1 EAST COURTYARD ELEVATION  
1/16" = 1'-0"

## KEY PLAN

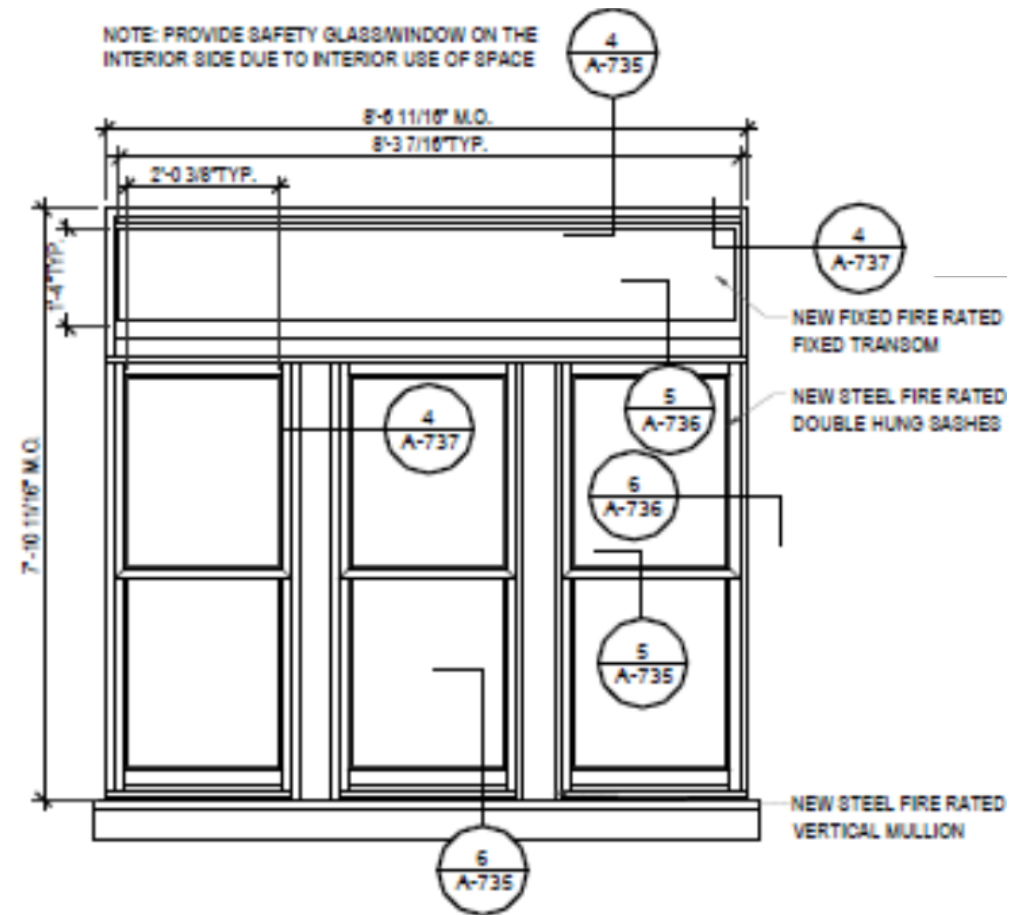




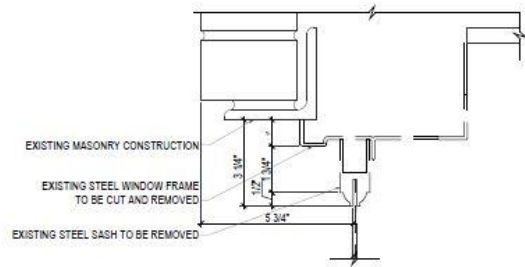
## EXISTING FIRE-RATED TRIPLE WINDOW ELEVATION



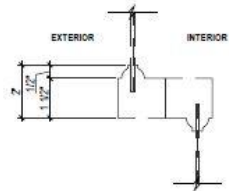
## PROPOSED TRIPLE WINDOW ELEVATION



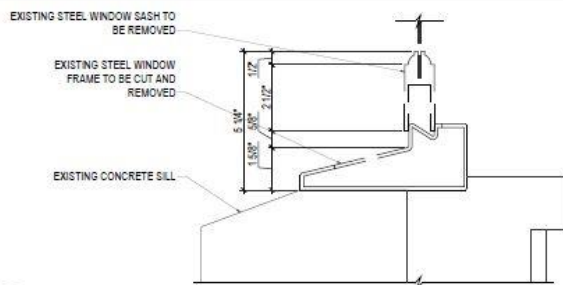
## EXISTING FIRE-RATED TRIPLE WINDOW DETAILS



**1 EXIST. STEEL FRAME WDW OPERABLE HEAD DETAIL**  
SCALE: 6" = 1'-0"

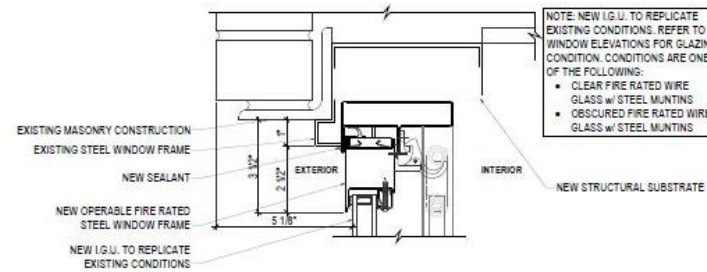


**2 EXIST. STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL**  
SCALE: 6" = 1'-0"

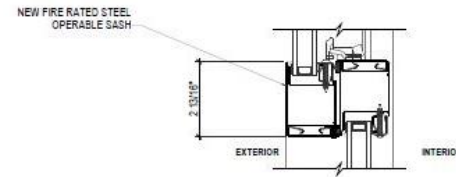


**3 EXIST. STEEL FRAME WDW OPERABLE SILL DETAIL**  
SCALE: 6" = 1'-0"

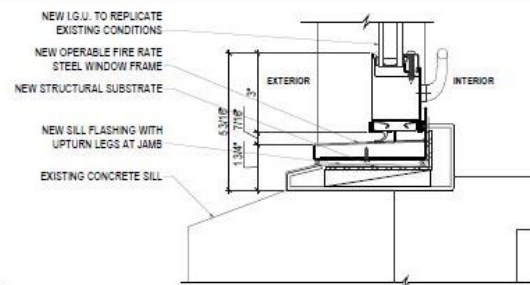
## PROPOSED FIRE-RATED TRIPLE WINDOW DETAILS



**4 NEW STEEL FRAME WDW OPERABLE HEAD DETAIL**  
SCALE: 6" = 1'-0"

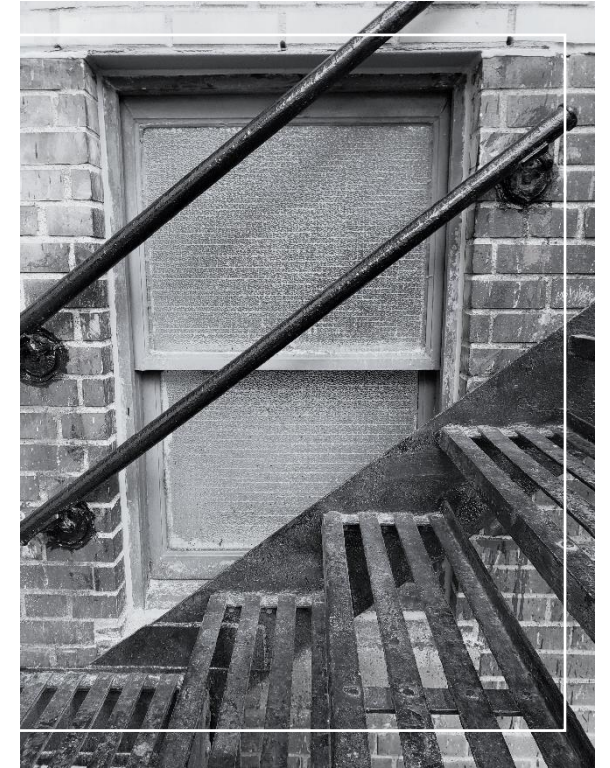


**5 NEW STEEL FRAME WDW OPERABLE MEETING RAIL DETAIL**  
SCALE: 6" = 1'-0"



**6 NEW STEEL FRAME WDW OPERABLE SILL DETAIL**  
SCALE: 6" = 1'-0"

## APPENDIX A: HISTORIC PHOTOGRAPHS





























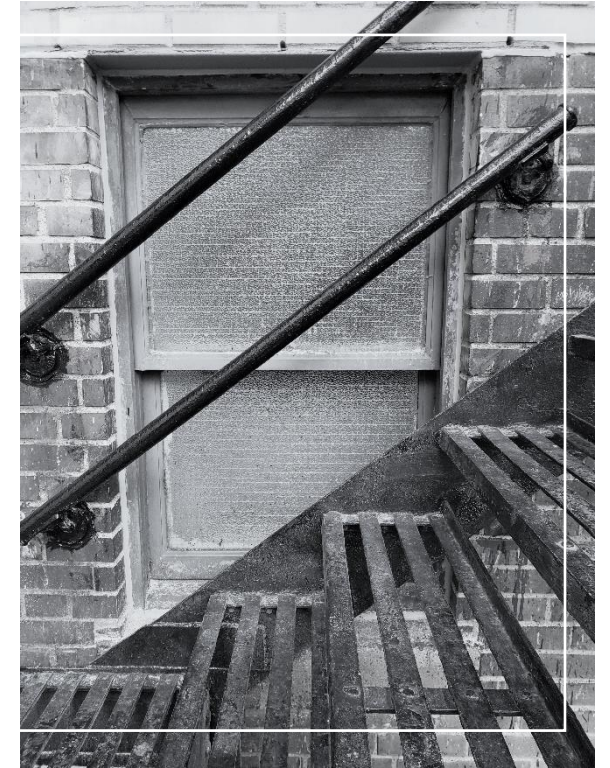








## APPENDIX B: WINDOWS CONDITIONS REPORT





August 5, 2022

**New York City Landmarks  
Preservation Commission**

1 Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

Re: **DOCKET: #LPC-22-07597  
WOOD WINDOW RESTORATION AND FIRE-RATED WINDOW REPLACEMENT  
270 WEST 89<sup>TH</sup> STREET  
MANHATTAN, NEW YORK 10024  
BLOCK: 1236 LOT: 58**

Dear Mr. Russiello,

Howard L. Zimmerman Architects, P.C. (HLZA) has been retained by the Owners of the above building to generate drawings for wood window restoration and fire-rated window replacement at the address above. The scope of work will include the following items:

- Restoration of the existing historic wood windows at the primary façade, scope of work to include restoring and refurbishing wood frames, brickmolds, and sashes, refurbish or replace hardware, and repair and/or reglaze clear, stained, and colored glass where required.
- Replacement of steel framed fire-rated windows. Scope of work to include new fire-rated windows with clear, ceramic fire-rated glazing to replace existing.
- Installation of new blast-proof and ballistics-rated fixed windows installed on the inside of the historic wood windows of the first floor, primary façade.

The following conditions assessment accounts for all special windows as defined by LPC. The condition and location are outlined for every window that falls under this designation.

Sincerely,

A handwritten signature in black ink, appearing to read "LP", with a long horizontal line extending to the right.

Lauren Printz, Associate Director  
**HOWARD L. ZIMMERMAN, Architects, P.C.**



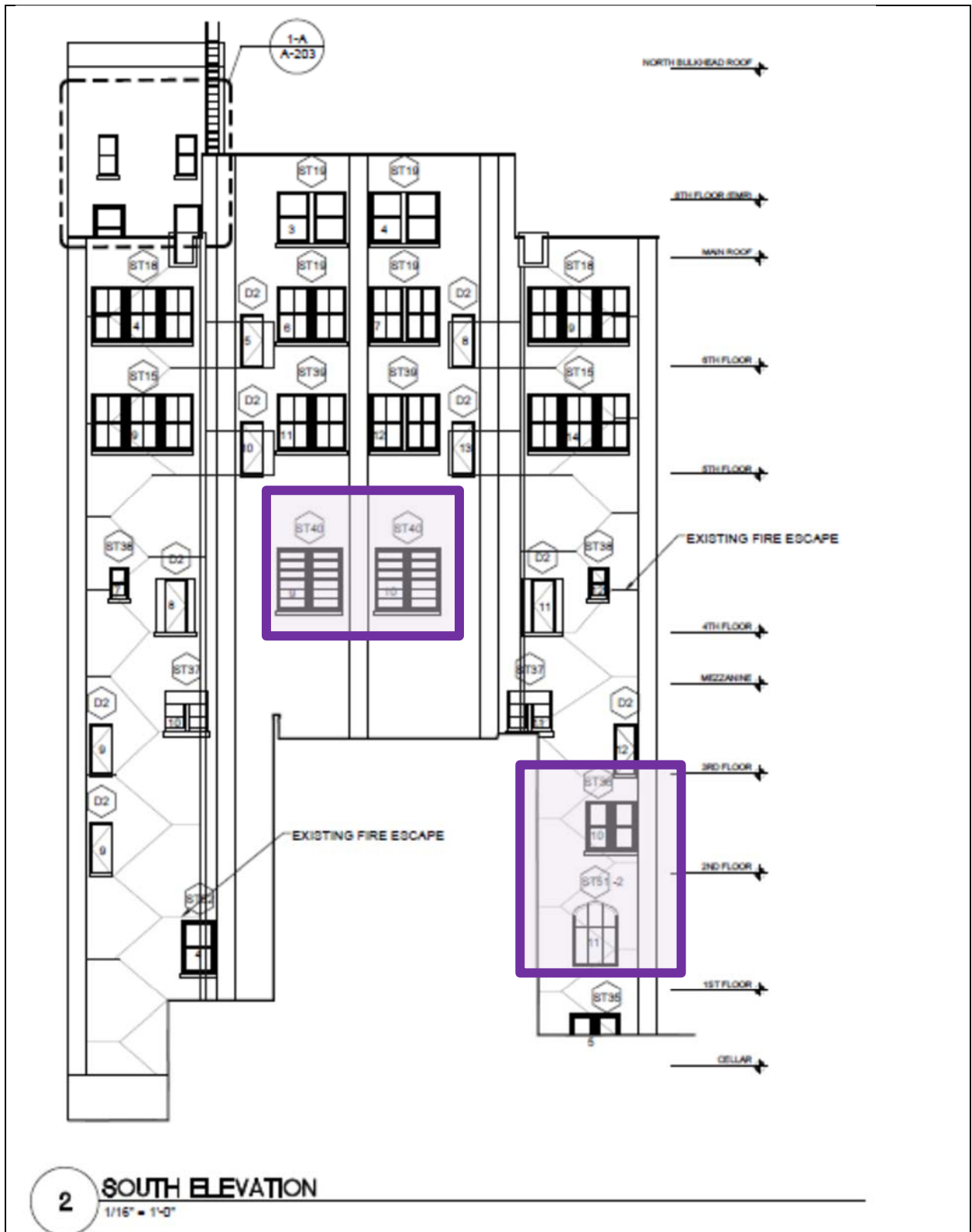














### Steel Fire-Rated Windows

The steel windows are located on the secondary façades: South, East and West. They are all fixed or double-hung.

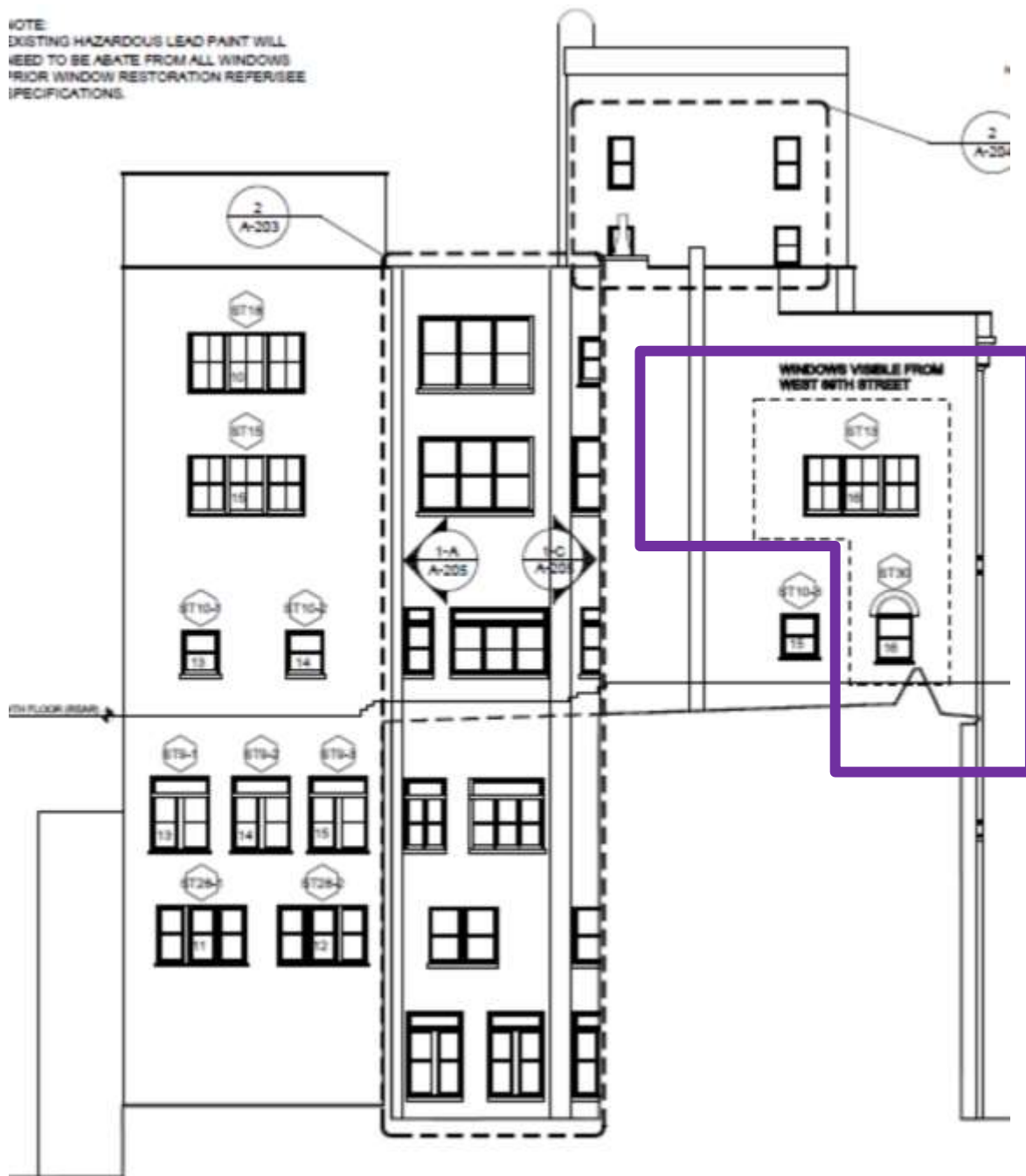
Where the colored glass panes are installed: the existing assembly consists of a typical steel frame fire-rated window (double-hung, wired glass). The operable sashes were then modified with an interior-side applied colored glass panes (individual), lead coming and a secondary sash frame. In many of these applications, the windows are rendered inoperable after the modification.

The client has selected priority rooms and windows to receive a graphic screen-printed grid matching the existing muntin's pattern and proportion.





NOTE:  
 EXISTING HAZARDOUS LEAD PAINT WILL  
 NEED TO BE ABATE FROM ALL WINDOWS  
 PRIOR WINDOW RESTORATION REFER/SEE  
 SPECIFICATIONS.



**EAST ELEVATION:**

Fourth Floor, Windows ST30-1

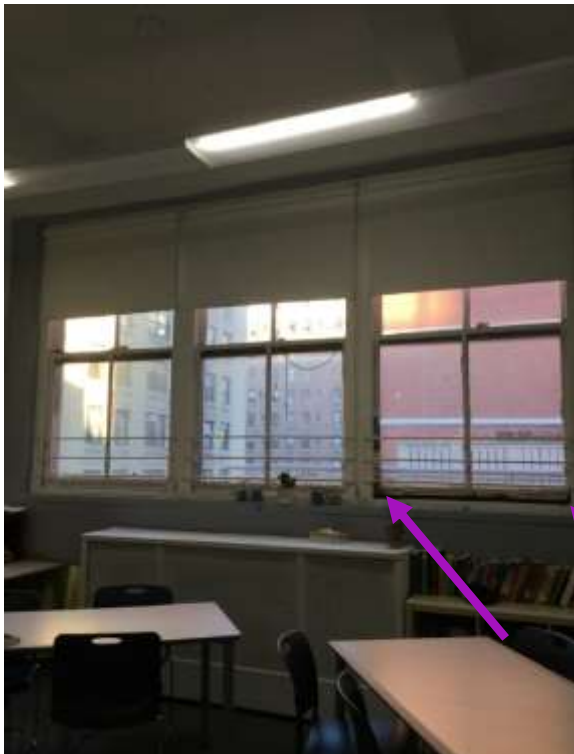
Fifth Floor, Windows ST13-1

**NOTE: ST30-1 Special Window, visible from West 89<sup>th</sup> Street**



**Photo 18:**

ST30-1 existing conditions, interior:  
Deteriorated sash, gaps present  
between frame and sash (plastic  
adhered to mitigate draft)



**Photo 19:**

ST13-1 existing conditions, interior:  
Deteriorated sills, gaps present.  
Sashes inoperable.





Third Floor, Windows ST9:  
ST9-1, ST9-2, ST9-3



**Photo 20:**

ST9 existing conditions, exterior.



**Photo 21:**

ST9 existing conditions, interior.



**Photo 22:**

ST9-1 existing conditions, interior:  
Deteriorated frames and sash,  
cracked colored lites, sash does not  
close properly.



**Photo 23:**

ST9-1 existing conditions, interior:  
Cracked glass lites at lower sash,  
deformed casing



**Photo 24:**

ST9-2 existing conditions, interior:  
Deteriorated frames and sash, clear  
replacement sash, cracked colored  
lites.



**Photo 25:**

ST9-3 existing conditions, interior:  
Deteriorated frames and sash,  
cracked colored lites.





**Photo 26:**

ST9-3 existing conditions, interior:  
Cracked glass lites at upper sash.



NOTE:  
 EXISTING HAZARDOUS LEAD PAINT WILL  
 NEED TO BE ABATE FROM ALL WINDOWS  
 PRIOR WINDOW RESTORATION REFER/SEE  
 SPECIFICATIONS.



**EAST ELEVATION:**  
 Second Floor, Windows ST28:  
 ST28-1, ST28-2



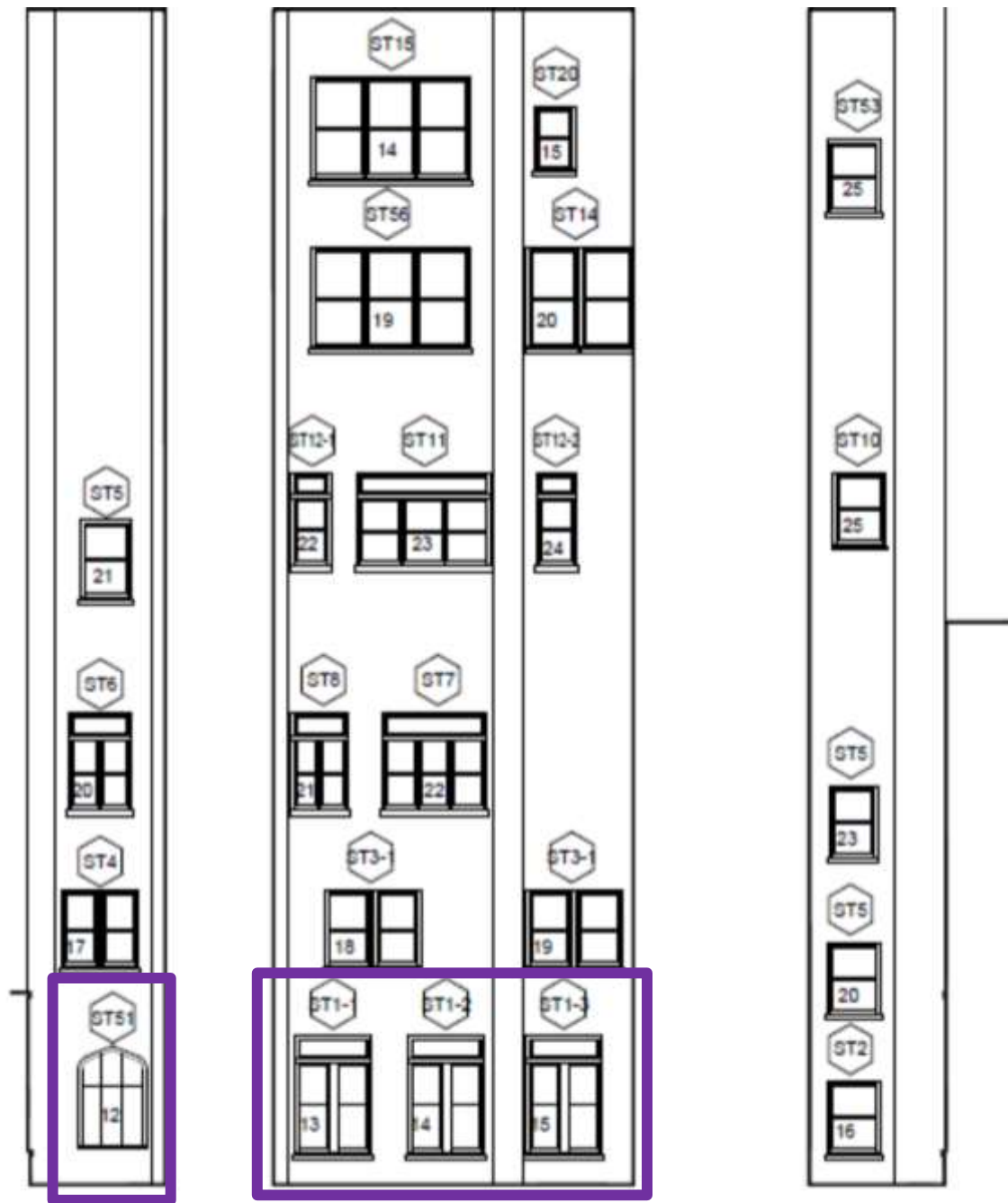
**Photo 27:**

ST28-1 existing conditions, interior:  
Cracked colored lites, gaps present  
between frame and sash (plastic  
adhered to mitigate draft)



**Photo 28:**

ST28-2 existing conditions, interior:  
Cracked colored lites, gaps present  
between frame and sash (plastic  
adhered to mitigate draft)



**EAST COURTYARD ELEVATION:**

First Floor, Windows ST1:

ST1-1, ST1-2, ST1-3

First Floor, Windows ST51-1





**Photo 29:**

ST51-1 existing conditions, exterior.  
Deteriorated exterior frame,  
corrosion present.



**Photo 30:**

ST51-1 existing conditions, interior.



**Photo 31:**

ST1 existing conditions, exterior.



**Photo 32:**

ST1 existing conditions, interior.



**Photo 33:**

ST1-1 existing conditions, interior:  
Cracked glass lites, some missing  
completely.



**Photo 34:**

ST1-2 existing conditions, interior:  
Cracked glass lites, some missing  
completely, warped casing.



**Photo 35:**

ST1-3 existing conditions, interior:  
Cracked glass lites, some missing  
completely.





#### EAST COURTYARD ELEVATION:

Second Floor, Windows ST3:

ST3-1, ST3-2

Second Floor, Windows ST4



**Photo 36:**

ST3 existing conditions, exterior.



**Photo 37:**

ST3 existing conditions, interior.



**Photo 38:**

ST3-1 existing conditions, interior:  
Temporary insulation installed at  
sash perimeter due to gaps, drafts  
present.



**Photo 39:**

ST3-2 existing conditions, interior:  
Gaps present at sash perimeter.



**Photo 40:**

ST4 existing conditions, exterior.



**Photo 41:**

ST4 existing conditions, interior.





**Photo 42:**

ST4 existing conditions, interior:  
Cracked glass lites upper sash.



**Photo 43:**

ST4 existing conditions, interior.  
Cracked glass lites upper sash.



**EAST COURTYARD ELEVATION:**

Third Floor, Windows ST6-1  
 Third Floor, Windows ST7-1  
 Third Floor, Windows ST8-1



**Photo 44:**

ST6-1 existing conditions, exterior.



**Photo 45:**

ST6-1 existing conditions, interior.



**Photo 46:**

ST6-1 existing conditions, interior.  
Cracked glass at sash and colored  
lites at lower sash.



**Photo 47:**

ST7-1 existing conditions, exterior.



**Photo 48:**

ST7-1 existing conditions, interior:  
Replacement sashes installed.



**Photo 49:**

ST7-1 existing conditions, interior:  
Deteriorated frames and sashes,  
cracked glass lites and bulging lites  
at lower sash.





**Photo 50:**

ST7-1 existing conditions, interior:  
Deteriorated frames and sashes,  
cracked glass lites at lower sash.



**Photo 51:**

ST8-1 existing conditions, exterior.



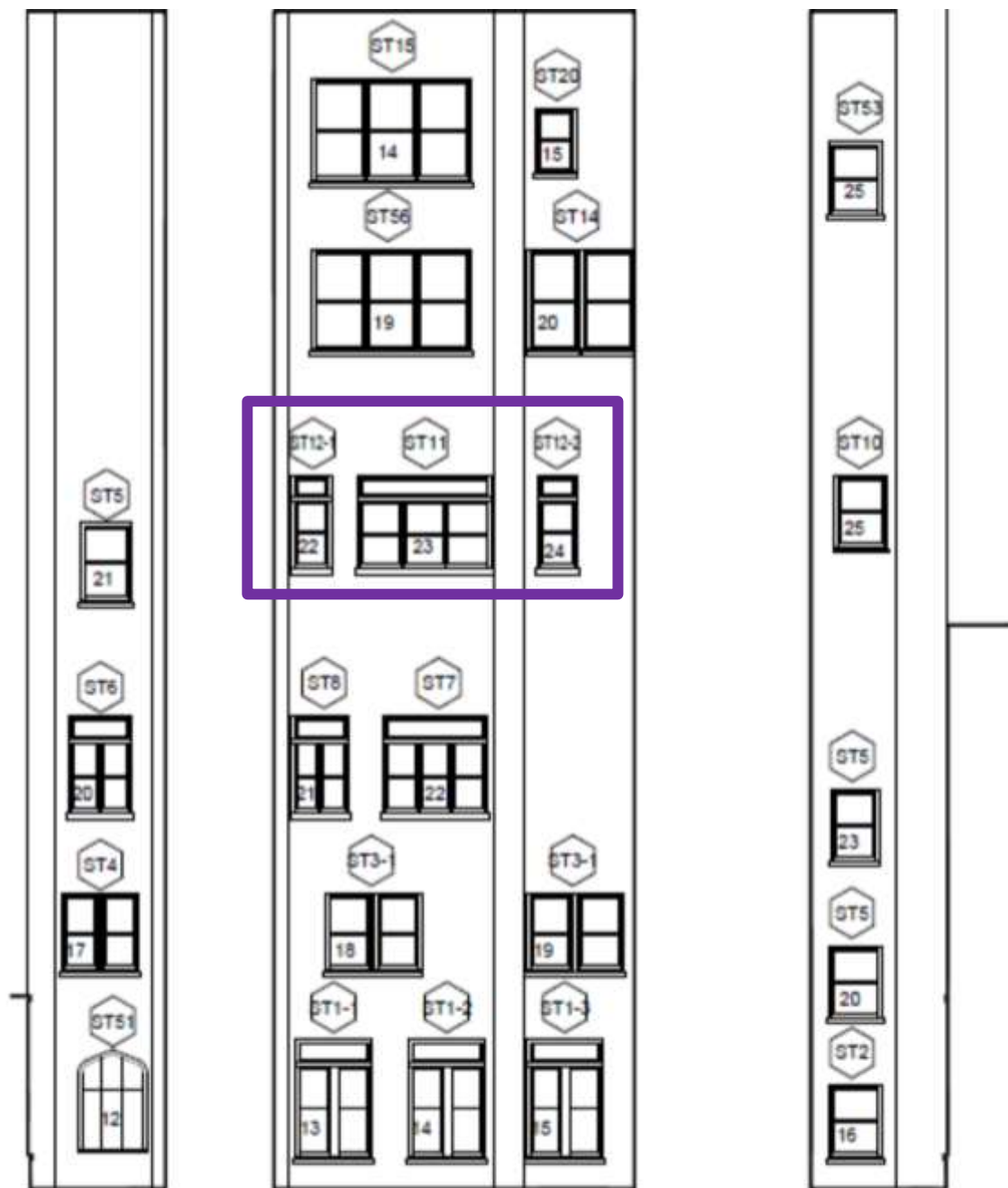
**Photo 52:**

ST8-1 existing conditions, interior.



**Photo 53:**

ST8-1 existing conditions, interior:  
Deteriorated frames and sashes,  
cracked glass lites, some missing  
completely.



**EAST COURTYARD ELEVATION:**

Fourth Floor, Windows ST11

Fourth Floor, Windows ST12:

ST12-1, ST12-2



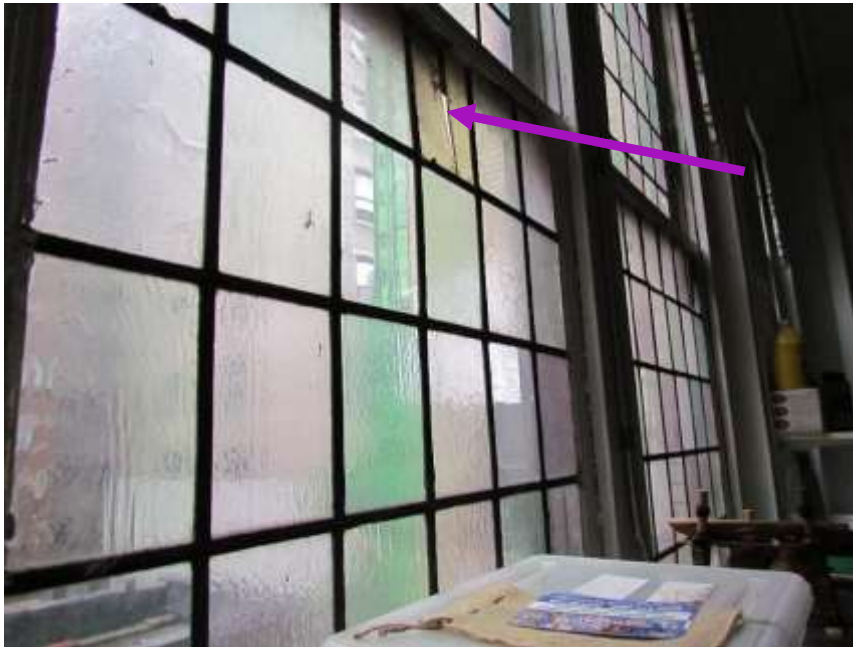
**Photo 54:**

ST11 existing conditions, exterior.



**Photo 55:**

ST11 existing conditions, interior:  
Replacement sash installed.



**Photo 56:**

ST11 existing conditions, interior:  
Cracked glass lites at lower sash.



**Photo 57:**

ST12 existing conditions, exterior.





**Photo 58:**

ST12 existing conditions, interior:  
Deteriorated frames and sashes.



**WEST ELEVATION:**

Fourth Floor, Windows ST30-2

**NOTE: ST30-2 Special Window, visible from West 89<sup>th</sup> Street**



**Photo 59:**

ST30-2 existing conditions, exterior.



**Photo 60:**

ST30-2 existing conditions, interior.



**Photo 61:**

ST30-2 existing conditions, interior.  
Deteriorated snap trim at jamb.



**WEST ELEVATION:**





**Photo 62:**

ST28-1 existing conditions, interior:  
Cracked colored lites, gaps present  
between frame and sash (plastic  
adhered to mitigate draft)



**WEST ELEVATION:**  
 Fifth Floor, Windows ST28:  
 ST28-3, ST28-4



**Photo 63:**

ST28 existing conditions, exterior.



**Photo 64:**

ST28 existing conditions, interior.



**Photo 65:**

ST27-3 existing conditions, interior:  
Cracked colored lites, gaps present  
between frame and sash (plastic  
adhered to mitigate draft).



**Photo 66:**

ST27-4 existing conditions, interior:  
Deteriorated frames and sashes,  
cracked and broken colored glass  
lites.



**WEST ELEVATION:**  
 Fifth Floor, Windows ST27:  
 ST27-1, ST27-2, ST27-3





**Photo 67:**

ST27 existing conditions, exterior.



**Photo 68:**

ST27-1 existing conditions, interior:  
Deteriorated frames and sashes.



**Photo 69:**

ST27-2 existing conditions, interior:  
Deteriorated frames and sashes,  
cracked and broken colored glass  
lites.



**Photo 70:**

ST27-3 existing conditions, interior.  
Deteriorated interior frame.



**WEST COURTYARD ELEVATION:**

Third Floor, Windows ST6-2  
 Third Floor, Windows ST7-2  
 Third Floor, Windows ST8-2



**Photo 71:**

ST6-2 existing conditions, interior:  
Some windows inoperable (transom  
behind drop ceiling).



**Photo 72:**

ST7-2 existing conditions, interior:  
Deteriorated frames and sashes,  
cracked glass lites, some missing  
completely.



**Photo 73:**

ST8-2 existing conditions, interior:  
Deteriorated frames and sashes,  
cracked glass lites, some missing  
completely.



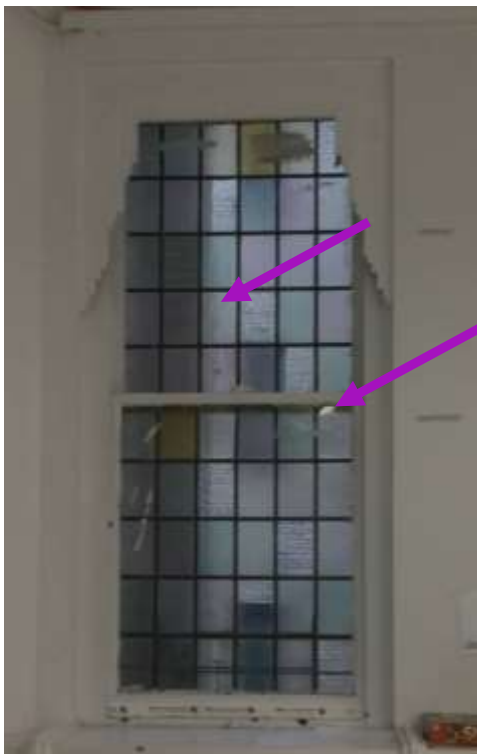


**WEST COURTYARD ELEVATION:**  
 Fourth Floor, Windows ST11  
 Fourth Floor, Windows ST12



**Photo 74:**

ST11 existing conditions, interior:  
Deteriorated frames and sashes,  
cracked glass lites, some missing  
completely.



**Photo 75:**

ST12 existing conditions, interior:  
Deteriorated frames and sashes,  
cracked glass lites, some missing  
completely.



**SOUTH ELEVATION:**  
Ground Floor, Windows ST51-2  
Second Floor, Windows ST36



**Photo 76:**

ST51-2 existing conditions, interior:  
Deteriorated exterior frame,  
corrosion present.

Note: exterior window covered by  
metal louver, to be removed during  
current façade repair campaign.



**Photo 77:**

SC1 existing conditions, exterior.



**Photo 78:**

SC1 existing conditions, interior.



**Photo 79:**

SC1 existing conditions, interior.  
Cracked glass lite at lower sash.





**Photo 80:**

SC1 existing conditions, interior.  
Plexiglass installed at lower sash,  
making it inoperable.

**September 20th, 2022**  
Public Hearing

The current proposal is:

**Preservation Department – Item 9, LPC-22-07597**

**270 West 89th Street – Riverside - West End Historic District**  
**Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 846 5008 0041

**Passcode:** 554001

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 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.