

April 18, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-23-04677

222 Central Park South – Gainsborough Studios – Individual Landmark Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 899 5814 5262

Passcode: 014519

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

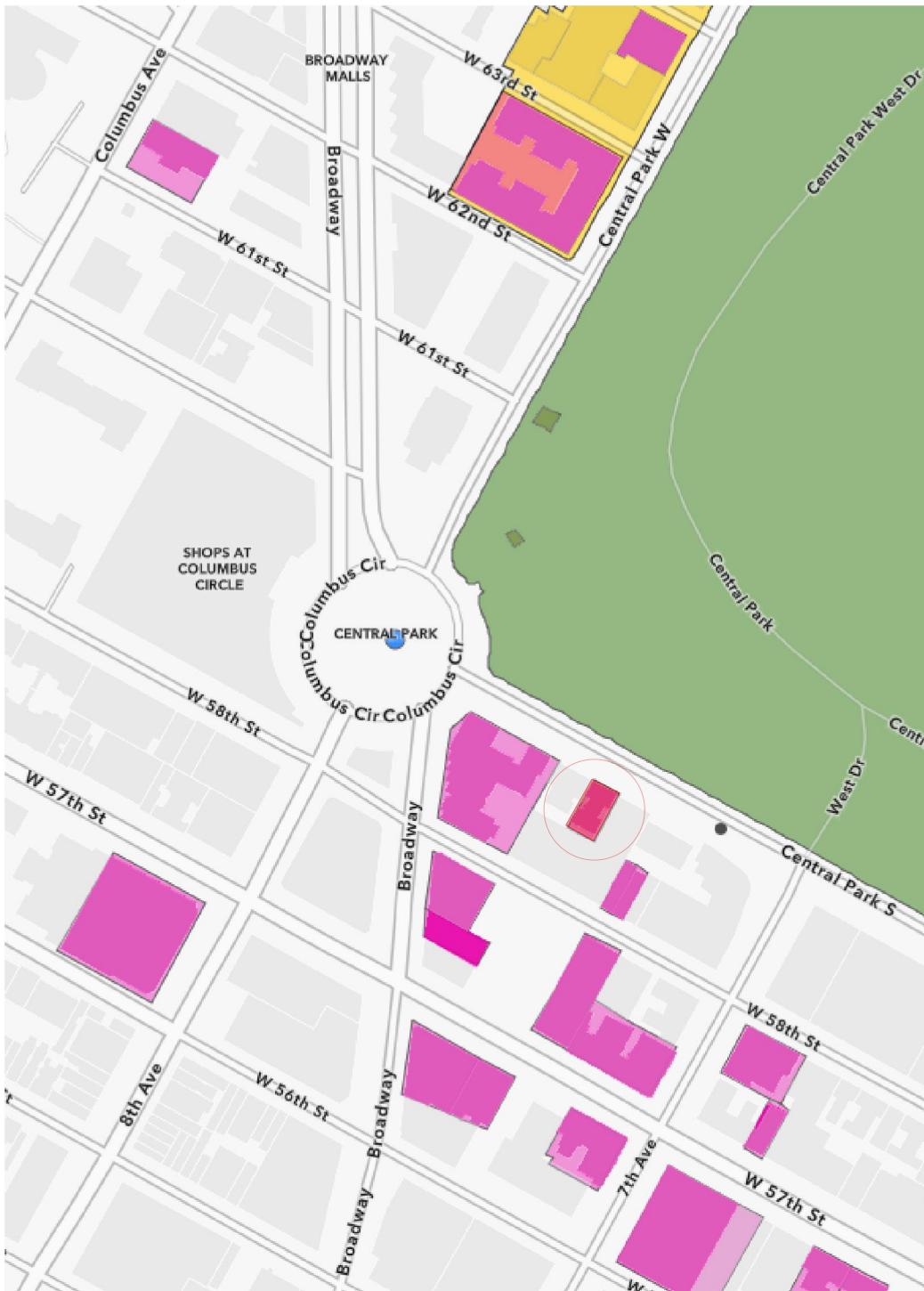
888 475 4499 (Toll free)

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.

PROPOSED SCOPE OF WORK

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

 HISTORIC DISTRICT MAP
N.T.S.



INDEX OF DRAWINGS

TITLE SHEET:

PAGE	DESCRIPTION
1. T1	Historic District Map + Location Map + Existing and Proposed Building Facades
2. BE1	Building Elevations - Park Avenue
3. T1	North Facing Historic and Existing Facade Proposed Scope of work
4. H1	Historic 14th Floor Elevations
5. E1	Existing 14th Floor Elevations
6. P1	Proposed 14th Floor Elevations
7. D1	Existing and Proposed Section Details
8. S1	14th Floor Summary
9. F	Final Summary

CURRENT BUILDING PHOTO



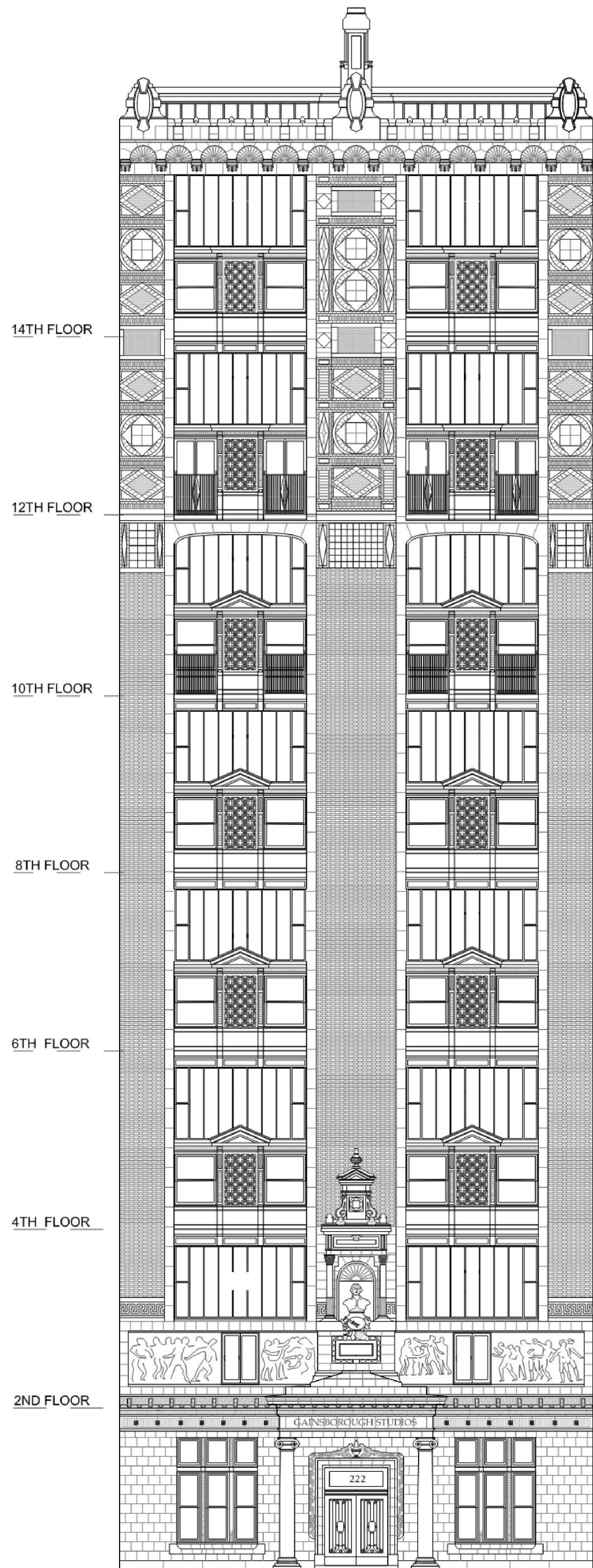
Building Fact/ Historic Designation:

222 Central Park South - Gainsborough Studios
Date of Construction: 1907
Architect: Charles W. Buckham
Owner/ Developer: Gainsborough Corporation
Major Alteration (s): None
Alteration Architect(s): None
Style: Not determined
Material(s): Limestone, Brick, Cement, Granite, Tiles

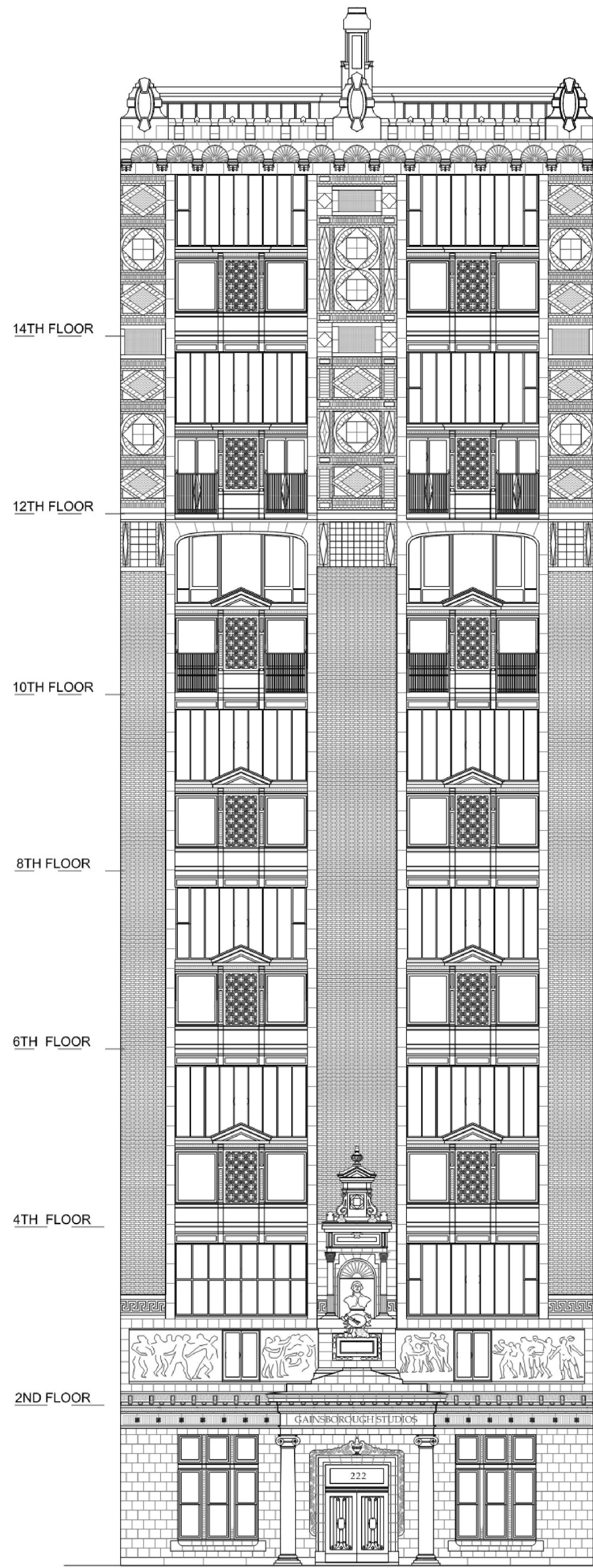
Building Type: Apartment Building
Original Use: Residential, Multi-Family
Tax Block: 1030
Tax Lot: 46

1940'S TAX PHOTO





Historic South Facade



Existing South Facade

ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
222 Central Park South
New York, NY 10019

Drw. Title:
Central Park South Facade
Historic and Existing Elevations

Drw. EF
Date: 8/30/2022
Scale: NOT TO SCALE

Rev. 1

Sheet:
BE1

PROPOSED SCOPE OF WORK

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



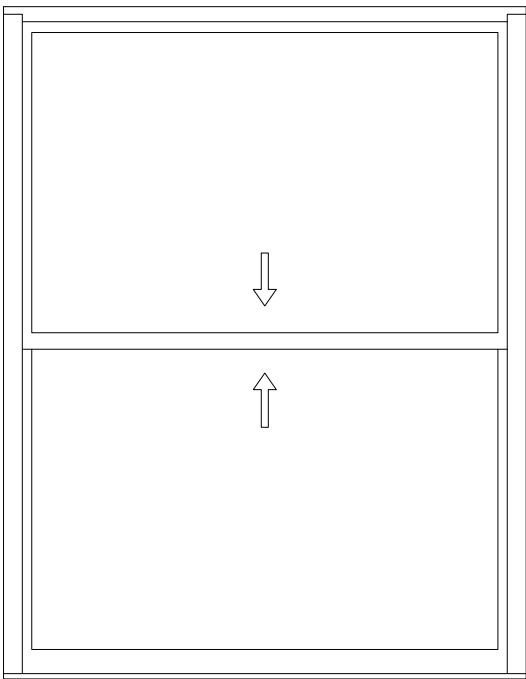
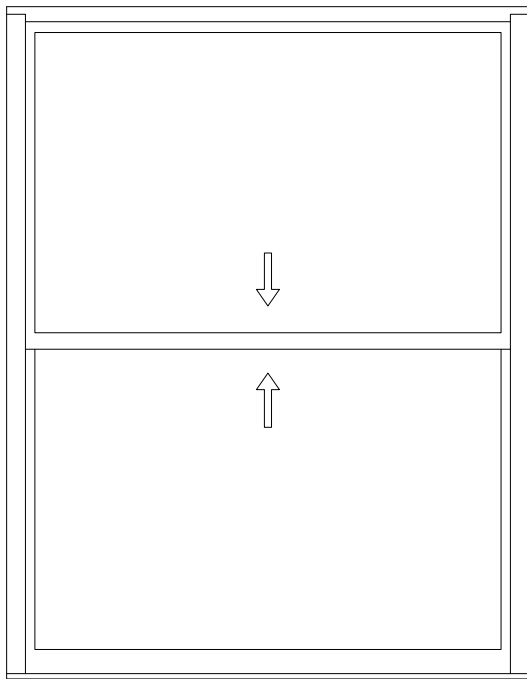
14th Floor Windows on the Primary Facade

PROPOSED SCOPE OF WORK

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



Historic Double Hung Windows on the 14th Floor



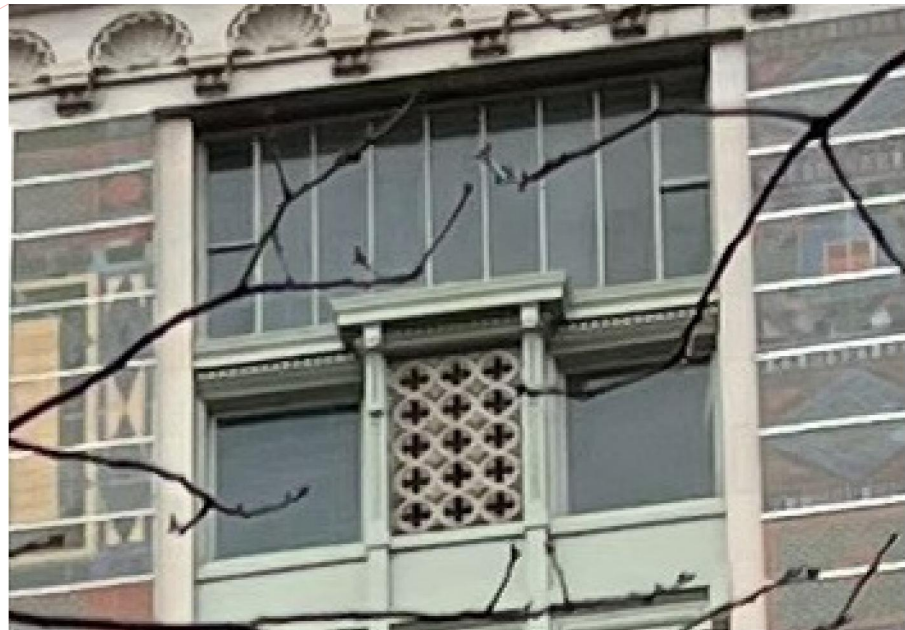
ALL ELEVATIONS VIEWED FROM THE EXTERIOR



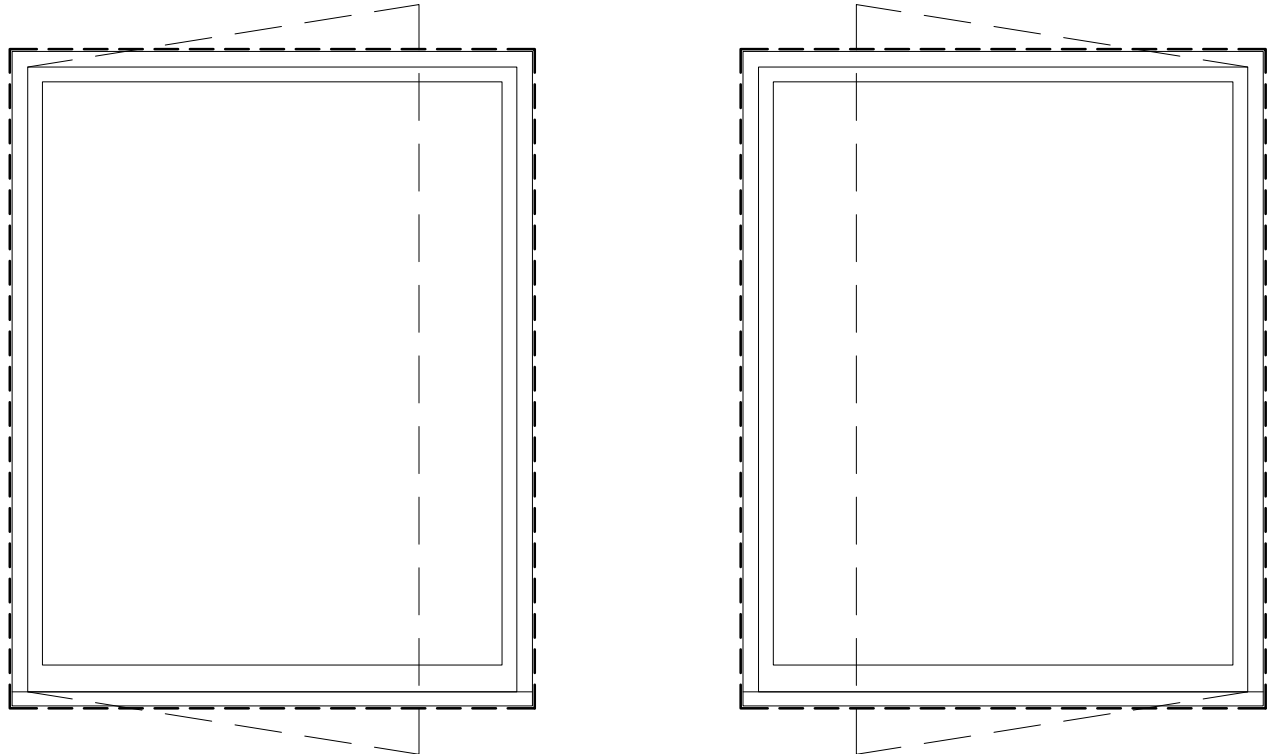
Project Name and Address: 222 Central Park South New York, NY 10019	Drw. Title: Historic 14th Floor Elevations		
	Drw.	EF	Rev. 1
	Date:	8/24/2022	Sheet:
	Scale:	As Shown	H1

PROPOSED SCOPE OF WORK


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



Existing Windows on the 14th Floor

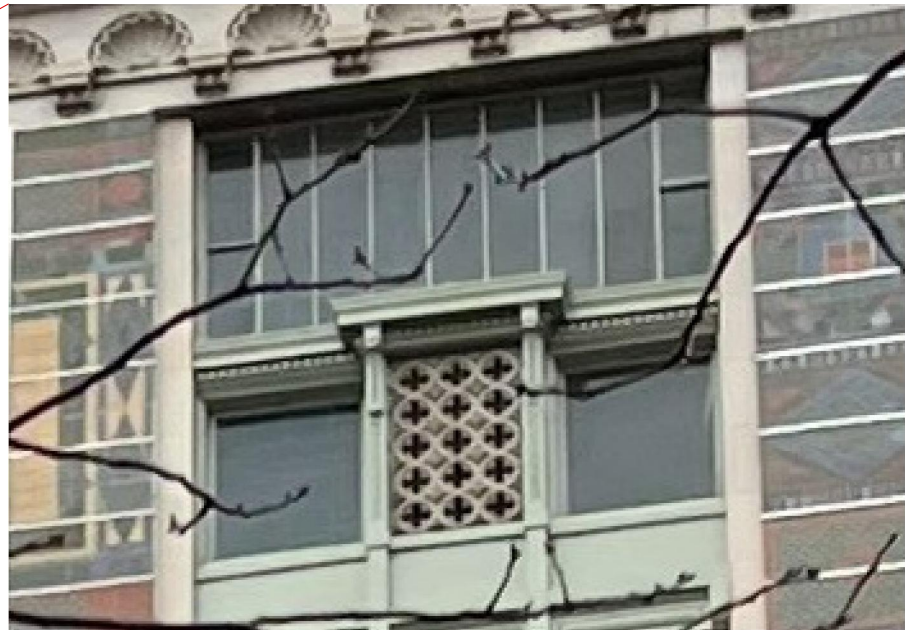


ALL ELEVATIONS VIEWED FROM THE EXTERIOR

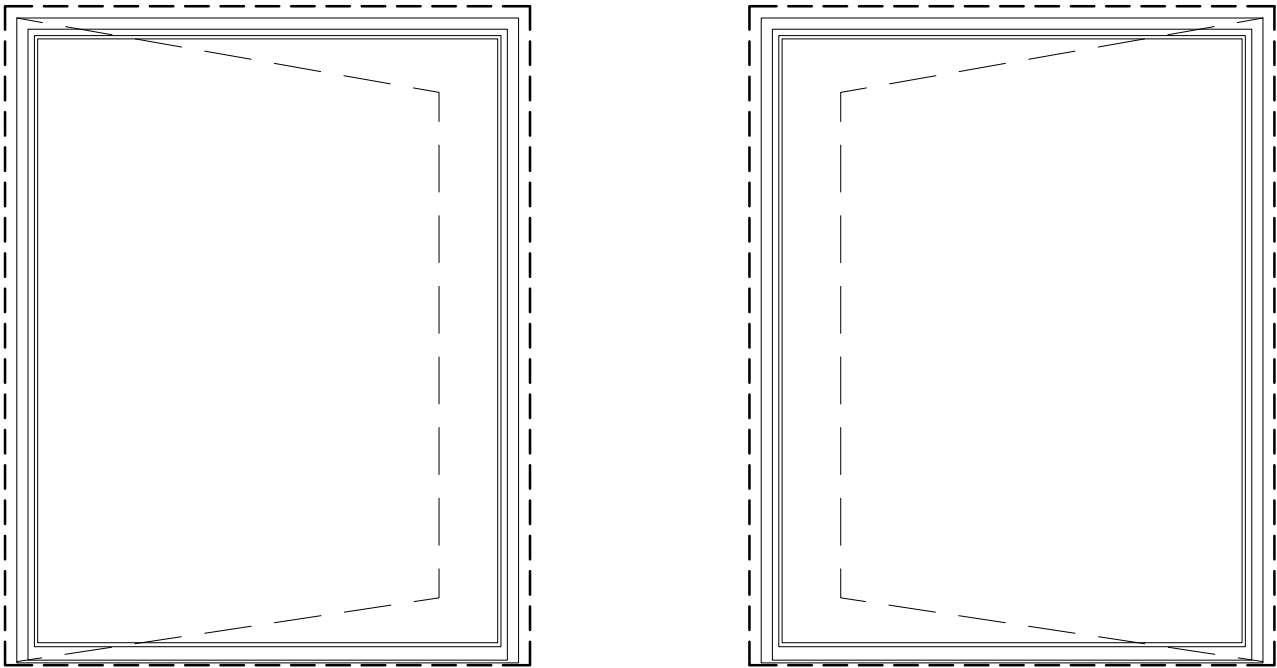
	Project Name and Address:		Drw. Title: Existing 14th Floor Elevations	
	222 Central Park South New York, NY 10019		Drw. EF	Rev. 1
			Date: 8/24/2022	Sheet: E1
			Scale: As Shown	

PROPOSED SCOPE OF WORK

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




Proposed Windows on the 14th Floor



To create uniformity throughout the building

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

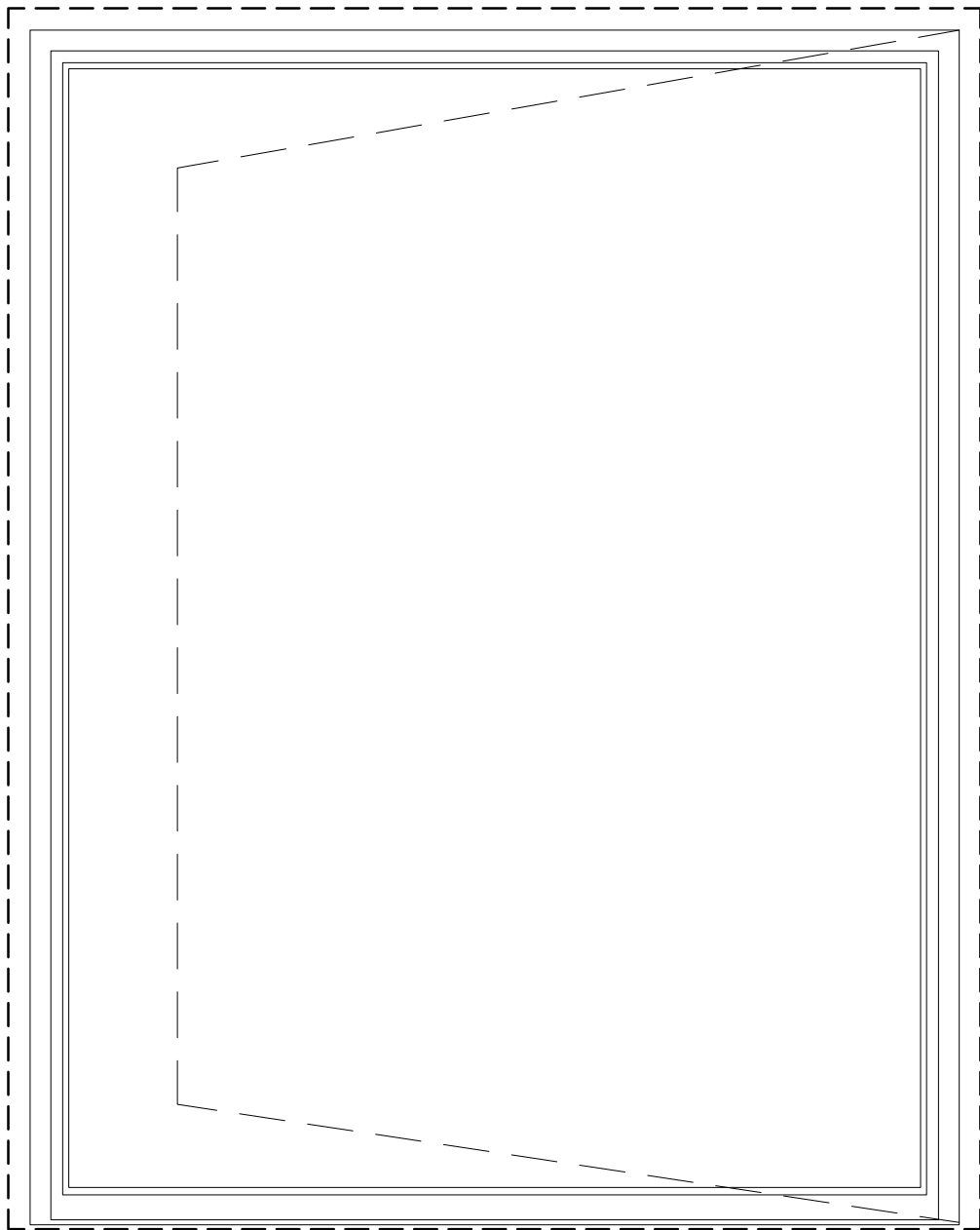
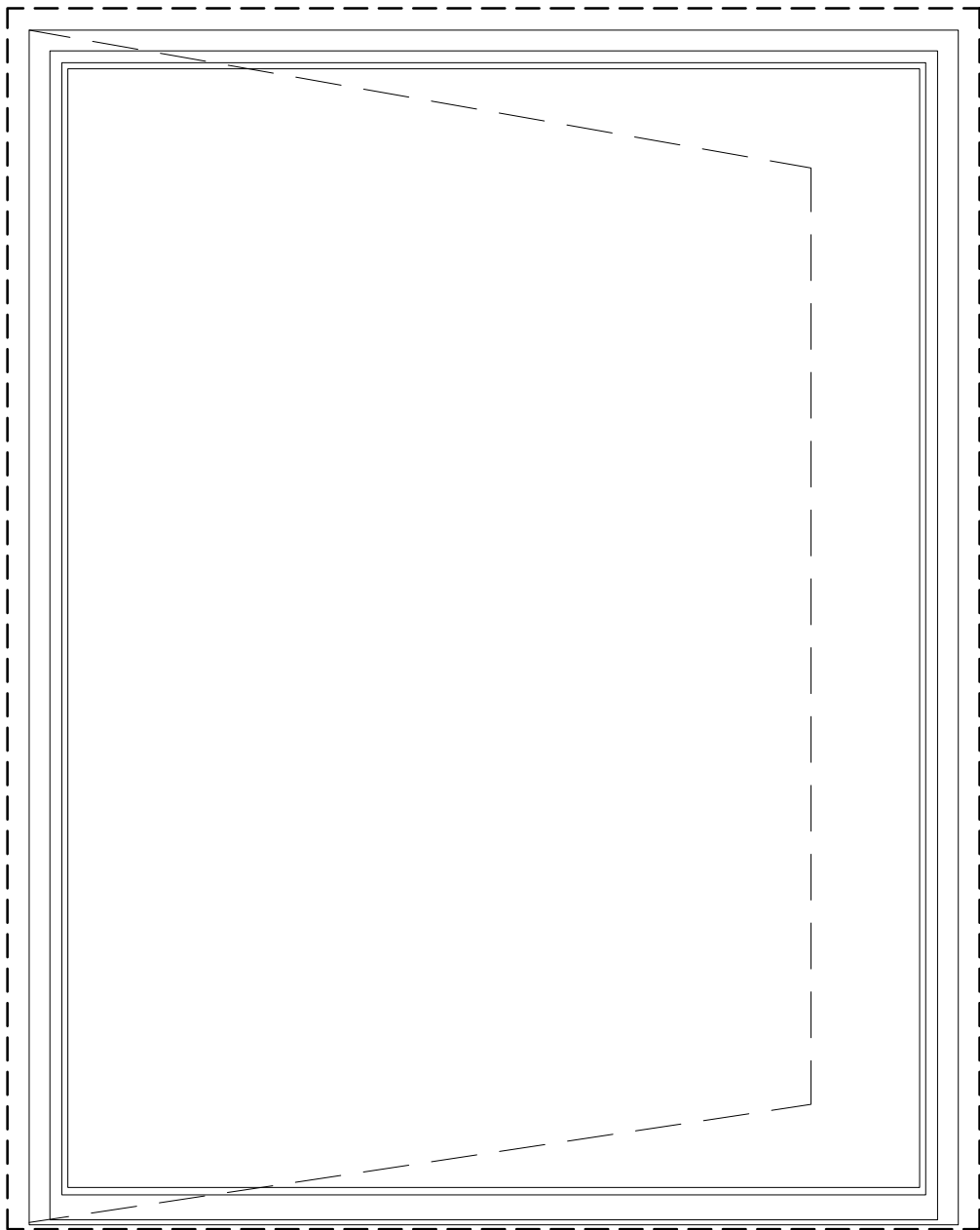
 <div>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</div>	Project Name and Address:		Drw. Title: Proposed 14th Floor Elevations	
	222 Central Park South		Drw. EF	Rev. 1
	New York, NY 10019		Date: 8/24/2022	Sheet: P1
			Scale: As Shown	

PROPOSED SCOPE OF WORK


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

14th Floor Windows

- Historic windows were double hung windows with no divided lites
- Existing windows are center pivoting windows with one single lite
- Proposed windows inswing casement windows with one single lite
- Proposed windows differ from historic in order to maintain the aesthetic consistent throughout the building
- Proposed windows match LPC approved permits issued in both 2000 (PMW 00-5017) and 2006 (PMW 07-4136)



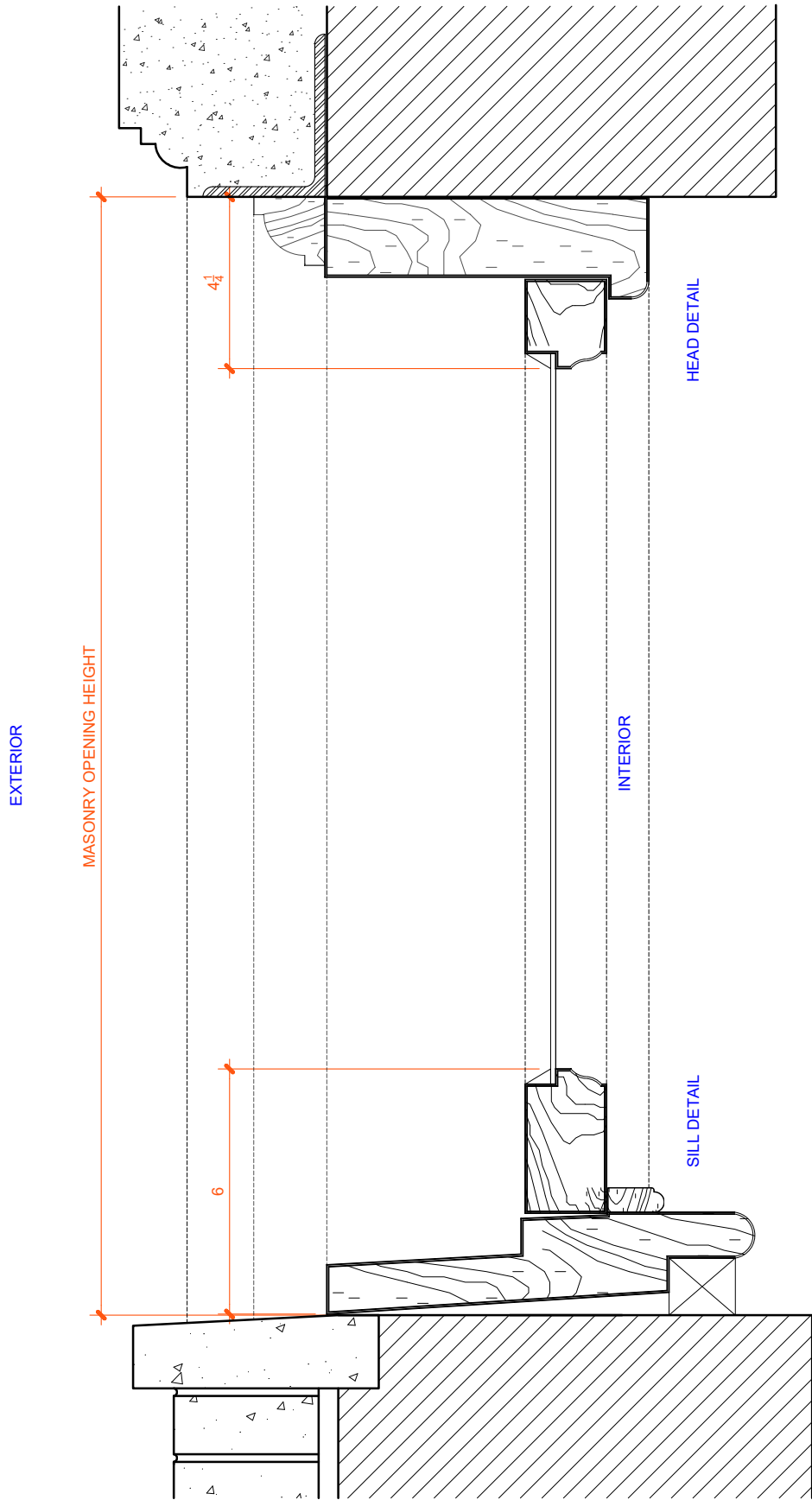
ALL ELEVATIONS VIEWED FROM THE EXTERIOR

 <div>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</div>	Project Name and Address:		Drw. Title: 14th Floor Summary	
	222 Central Park South New York, NY 10019		Drw. EF	Rev. 1
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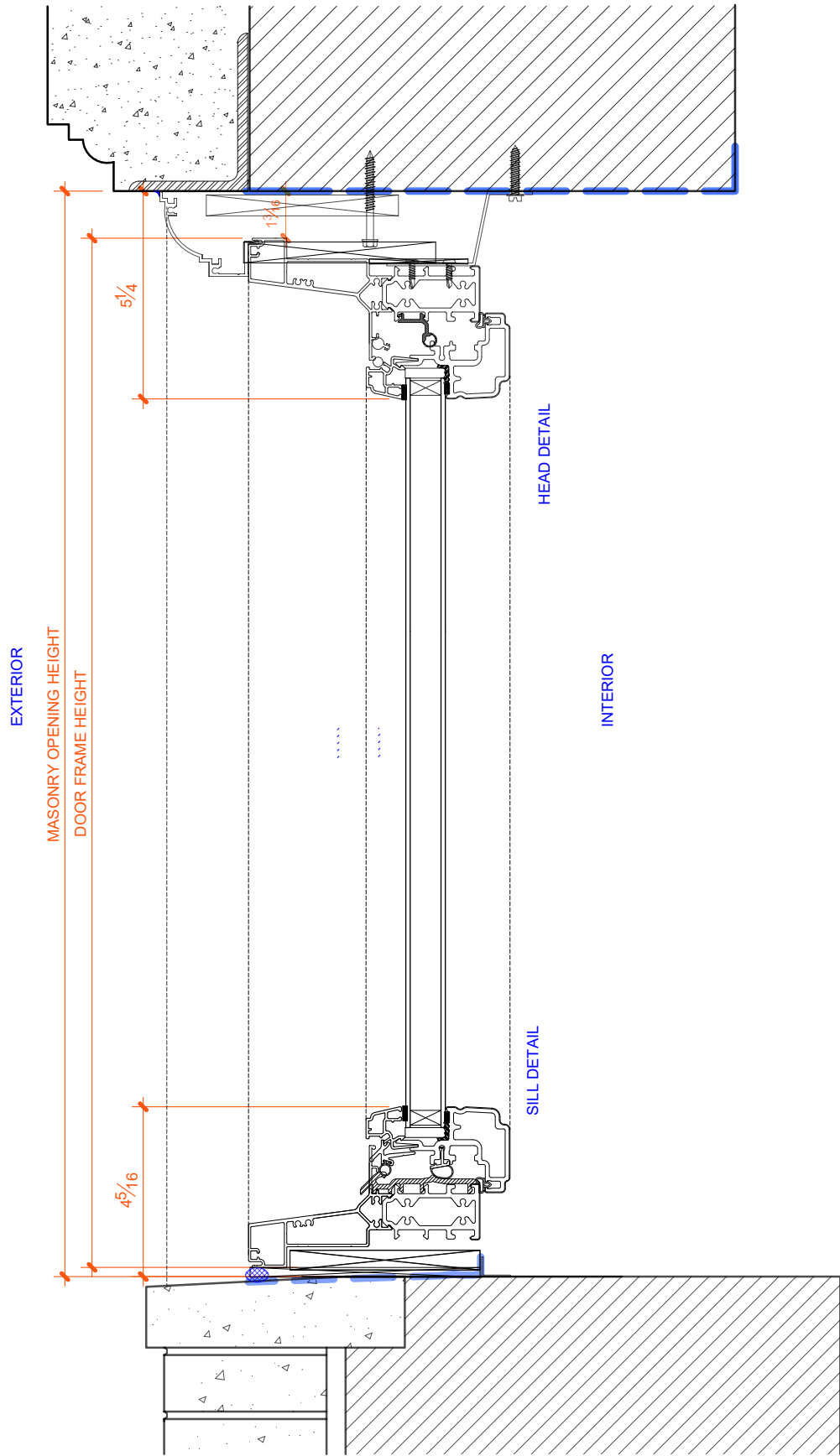
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IN THE MATTER OF REPLACING WINDOWS AT 222 Central Park South, NEW YORK, NY 10019

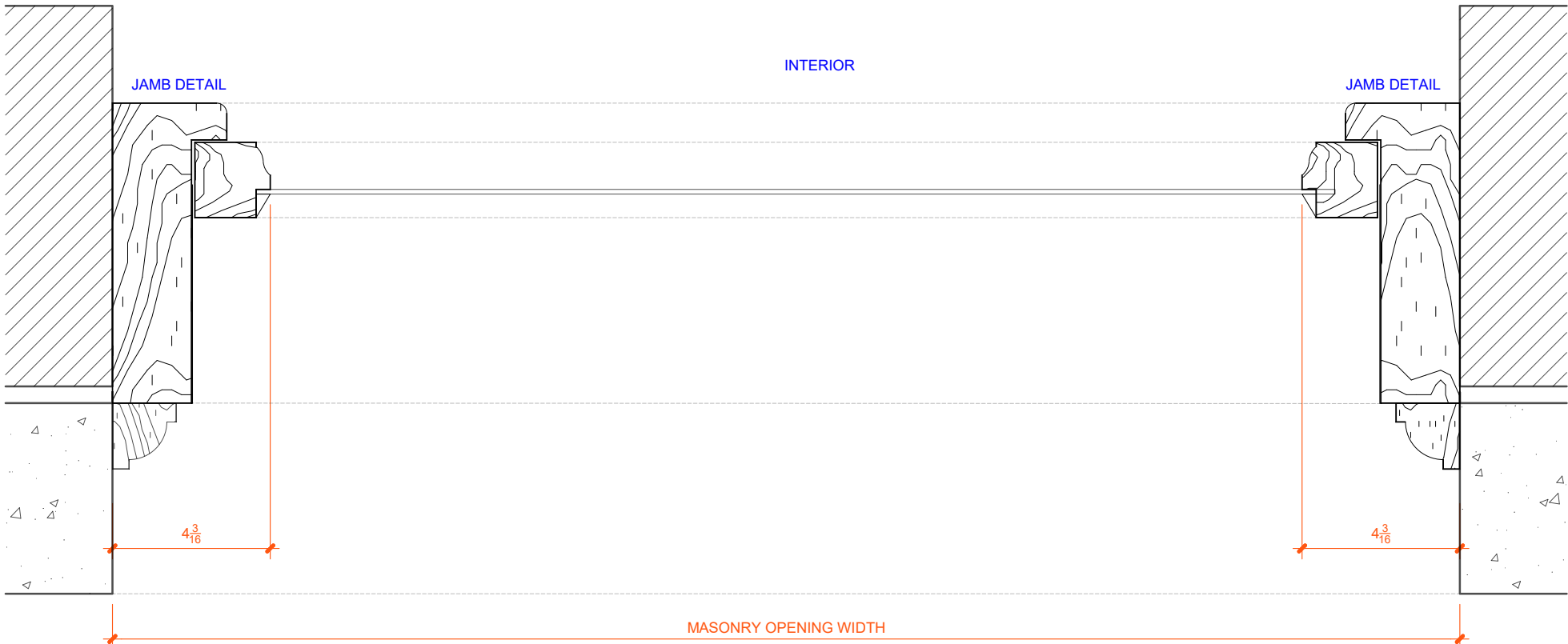
Existing vs Proposed Vertical and Horizontal Details



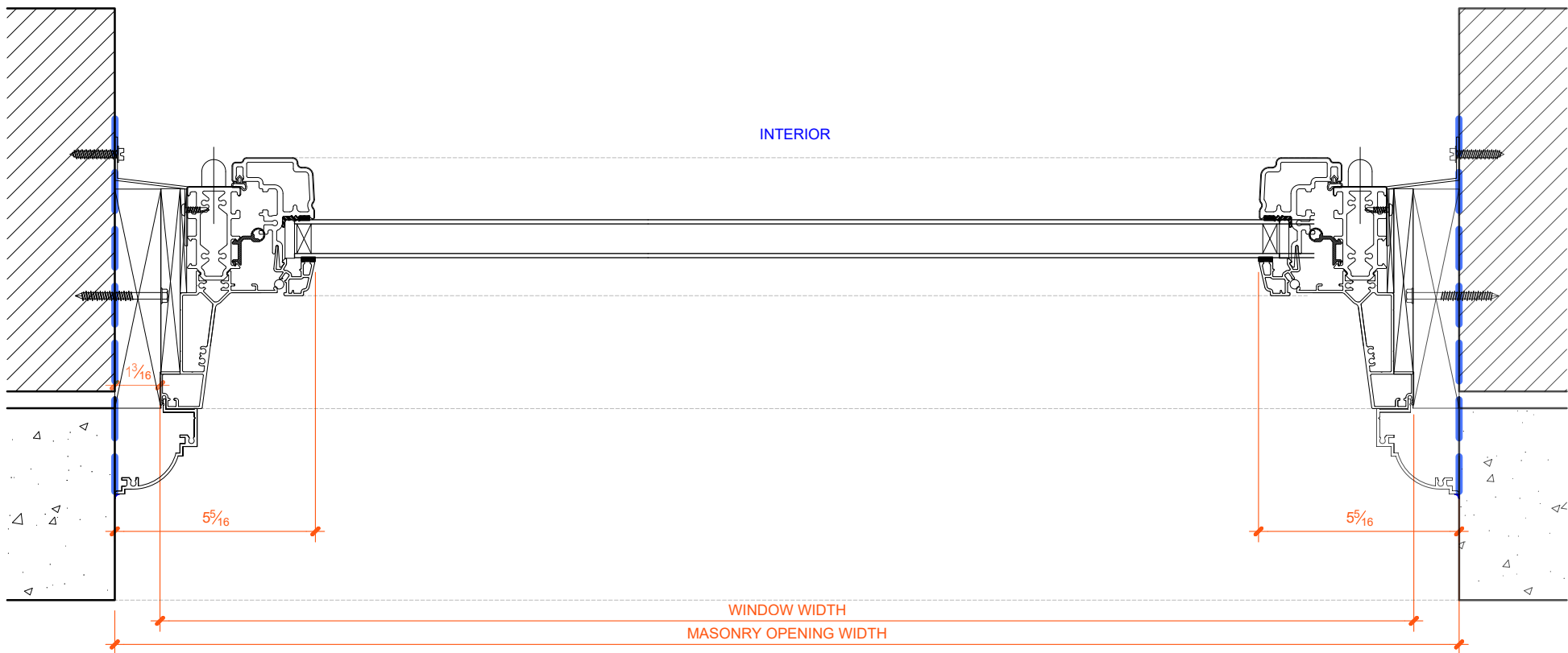
(Existing Wood Casement Window)



(PROPOSED MARCHAND CONCEPT II WINDOW)




(Existing Wood Casement Window)



(PROPOSED MARCHAND CONCEPT II WINDOW)

ALL ELEVATIONS VIEWED FROM THE EXTERIOR



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

Project Name and Address:
222 Central Park South
New York, NY 10019

Drw. Title:
14th Floor Section Details

Drw. EF

Date: 8/24/2022

Scale: As Shown

Rev. 1

Sheet: P1

PROPOSED SCOPE OF WORK

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CURRENT BUILDING PHOTO



1940'S TAX PHOTO



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