

January 6, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-24-11041

## **45 Tudor City Place – Tudor City Historic District Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 160 2251

**Passcode:** 968680

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.

# 45 TUDOR CITY PLACE

LANDMARKS PRESERVATION  
COMMISSION

*WINDOW MASTER PLAN*



## PROJECT PURPOSE:

### WINDOW MASTERPLAN

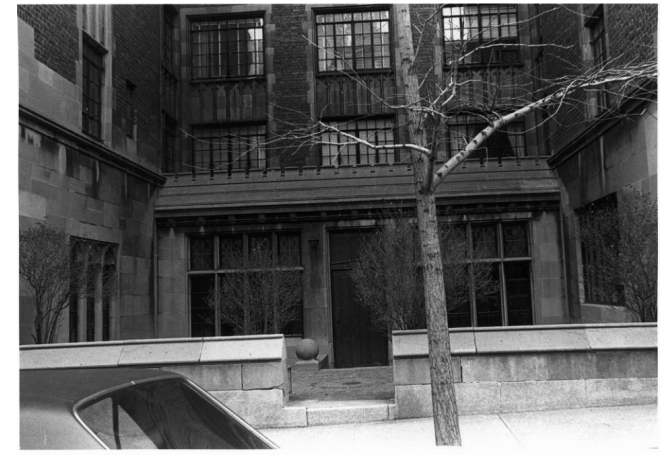
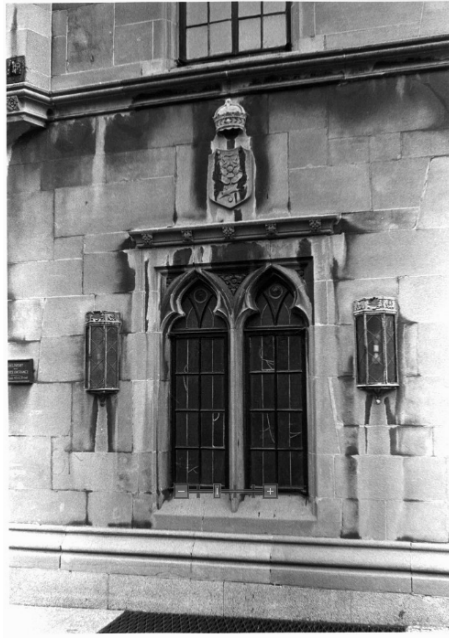
*The intent of this project is to create a window master plan for the Landmarked building at 45 Tudor City Place. This will allow shareholders in the building to more quickly receive approval for replacement of their windows.*

*The goal of our window selection and layout design is to preserve the historical integrity of the building while improving its energy efficiency, water tightness, and overall functionality. The window replacement will address the many problems with the existing deteriorated windows, such as damaged and rusted steel frames, failing anchorage, and un-insulated single pane glass. These issues have been the cause of many leaks into the apartments.*

*An approved window master plan that will allow individual shareholders who choose to replace their windows to use the master plan as a preapproved guide to make their selections.*



# HISTORICAL PHOTOS





## WEST ELEVATION

*LEFT IMAGE:  
Overview of the west  
elevation fronting  
Tudor City Place*

*RIGHT IMAGES:  
Close-up photos of  
the existing window  
Types 1, 1A, and 2*

*There are window  
units with terra cotta  
stones below the  
sills, which will not be  
disturbed. In these  
locations, window air  
conditioners are  
proposed.*

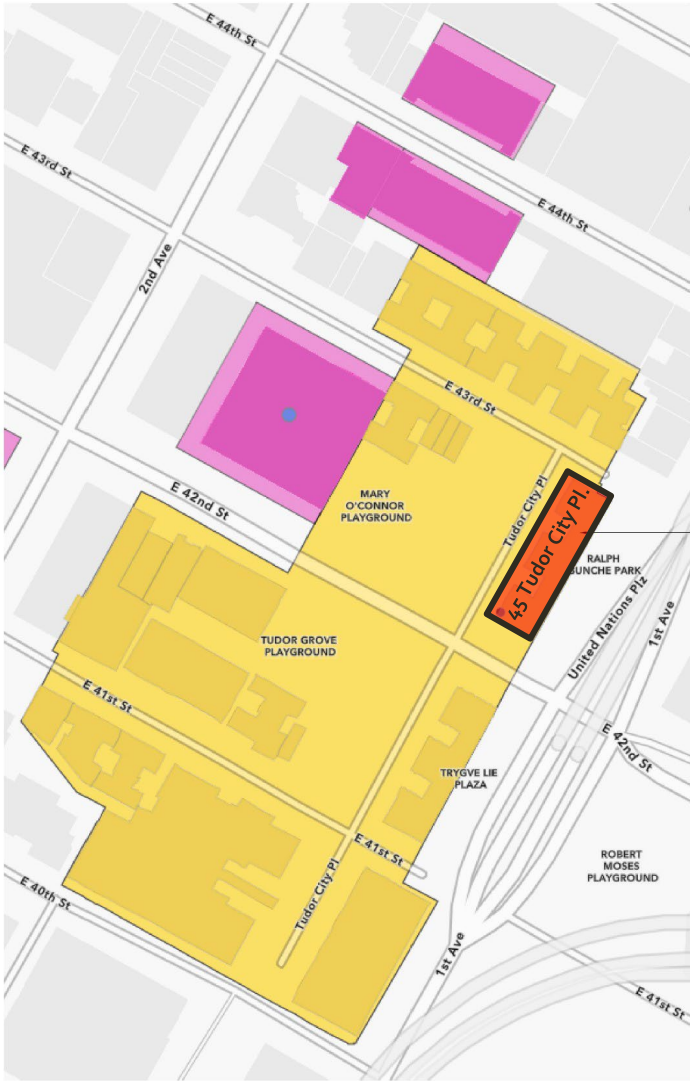


LOCATION:

TUDOR CITY  
HISTORIC  
DISTRICT AND  
SITE PLAN

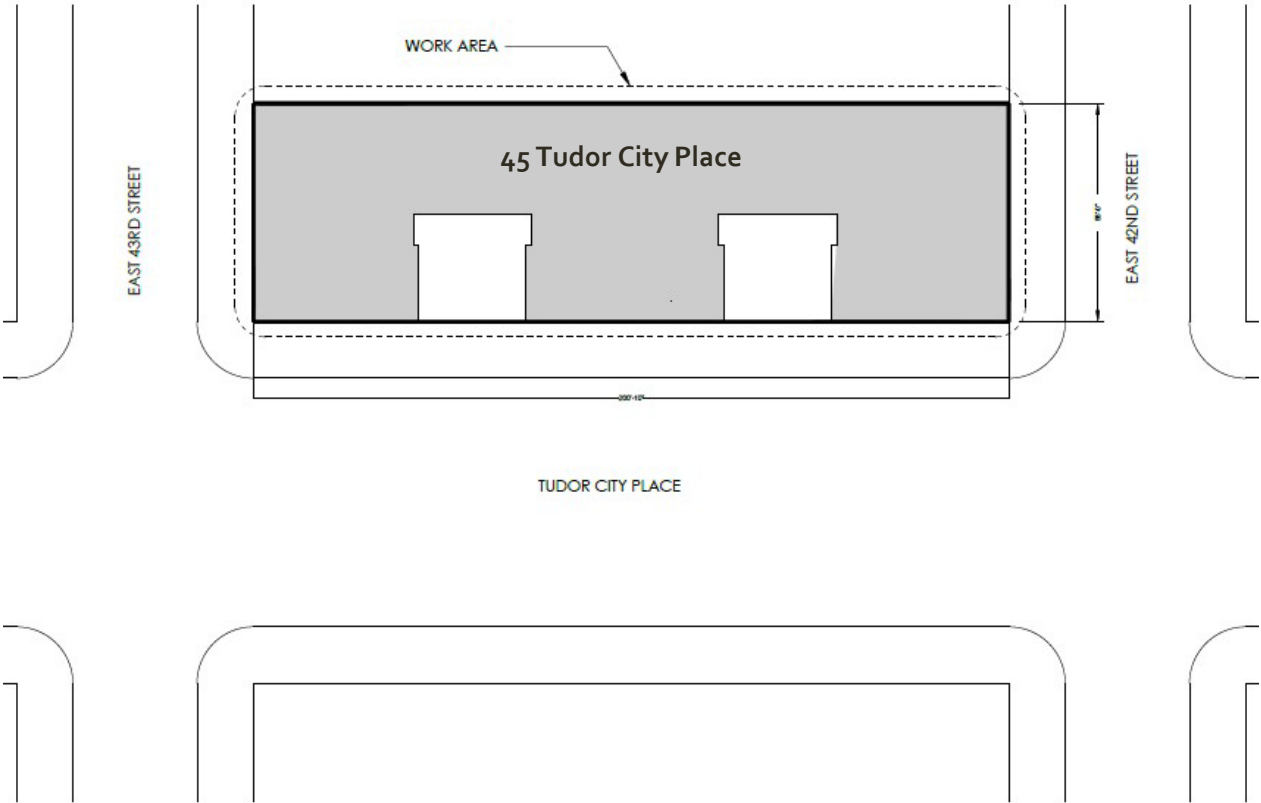
LEFT IMAGE: Historic  
District Map

RIGHT IMAGE: Site  
Plan



**PLOT PLAN:**  
NOT TO SCALE

ADDRESS: 45 TUDOR CITY PLACE  
BOROUGH: MANHATTAN  
BLOCK: 1335  
TAX LOT: 22  
ZONING: R10  
MAP: 8D



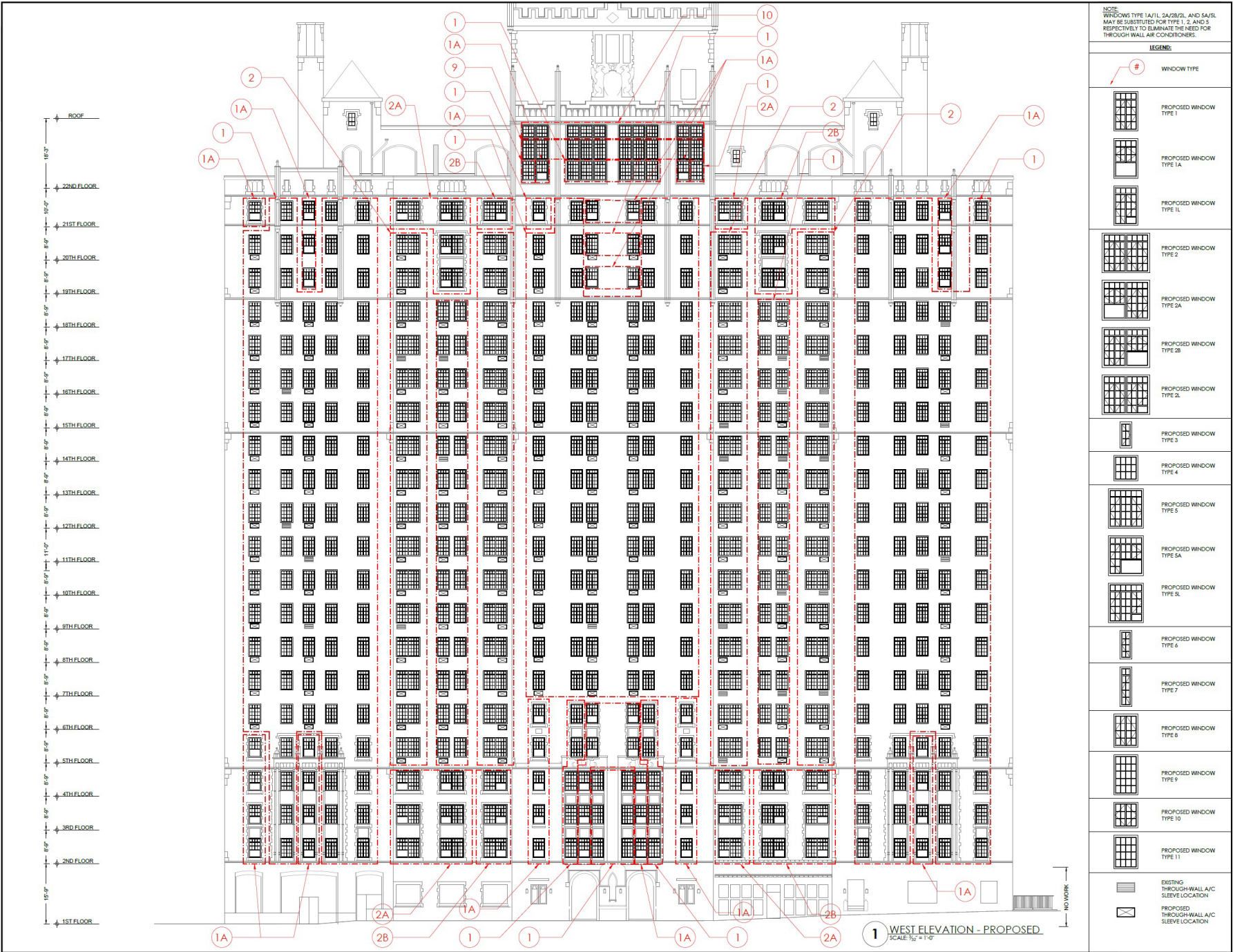


WEST  
ELEVATION:

PROPOSED

DRAWING: Proposed  
window types for the  
west elevation

Skyline Windows DL 96





# EAST ELEVATION

*LEFT IMAGE:  
Overview of the east  
elevation at First  
Avenue and Ralph  
Bunche Park*

*RIGHT IMAGES:  
Close-up photos of the  
existing window Types  
11, 1, and 2*

*No air conditioners are  
proposed in these  
locations as most of  
the windows in the  
hallway*

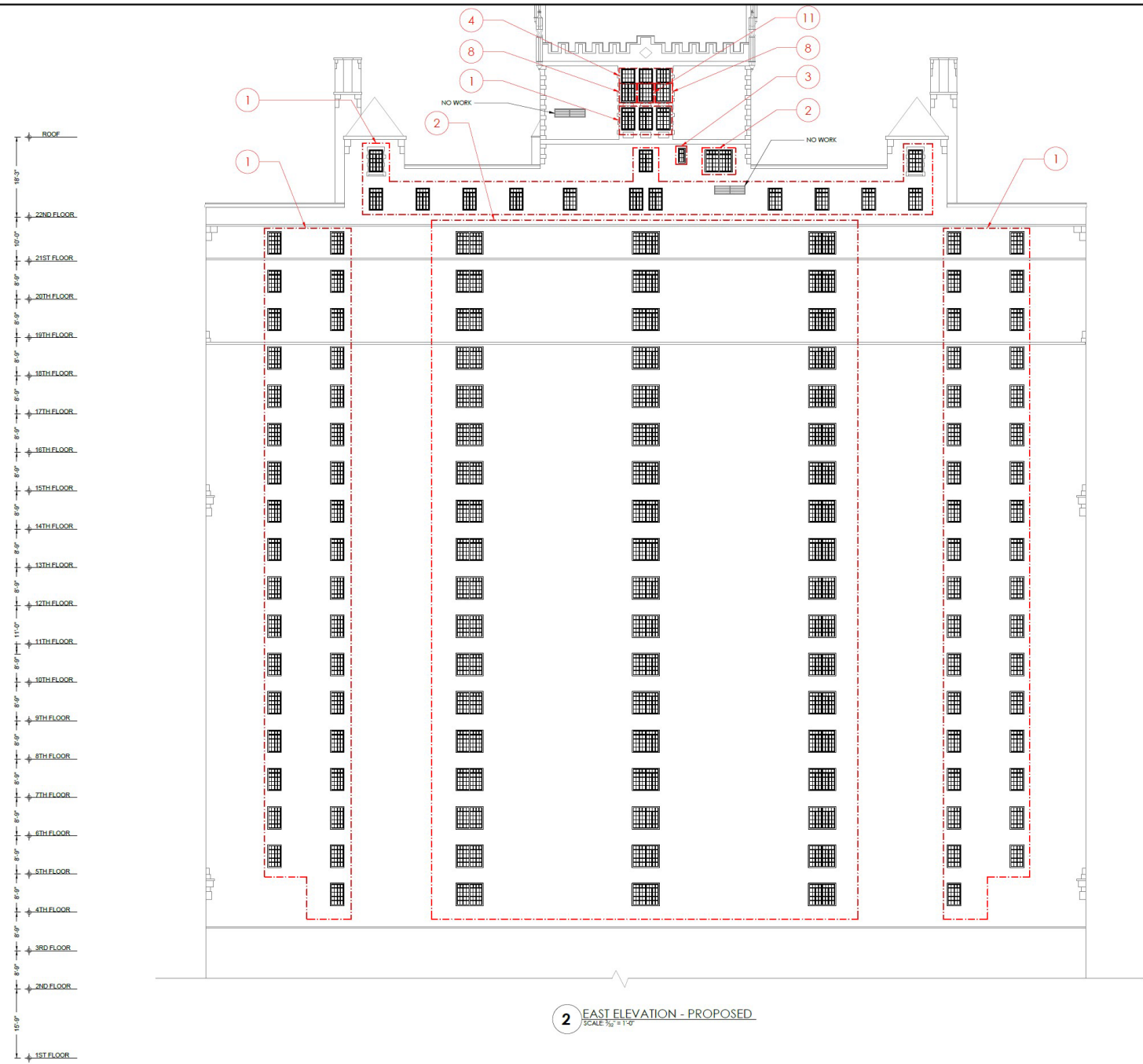


# EAST ELEVATION:

PROPOSED

DRAWING: Proposed  
window types for the  
east elevation

Skyline Windows DL 96



NOTE: WINDOWS TYPE 1A/1L, 2A/2L AND 5A/5L MAY BE SUBSTITUTED FOR TYPE 1, 2, AND 5 RESPECTIVELY TO ELIMINATE THE NEED FOR THROUGH WALL AIR CONDITIONERS.	
LEGEND:	
#	WINDOW TYPE
1	PROPOSED WINDOW TYPE 1
2	PROPOSED WINDOW TYPE 1A
3	PROPOSED WINDOW TYPE 1L
4	PROPOSED WINDOW TYPE 2
5	PROPOSED WINDOW TYPE 2A
6	PROPOSED WINDOW TYPE 2B
7	PROPOSED WINDOW TYPE 2L
8	PROPOSED WINDOW TYPE 3
9	PROPOSED WINDOW TYPE 4
10	PROPOSED WINDOW TYPE 5
11	PROPOSED WINDOW TYPE 5A
12	PROPOSED WINDOW TYPE 5L
13	PROPOSED WINDOW TYPE 6
14	PROPOSED WINDOW TYPE 7
15	PROPOSED WINDOW TYPE 8
16	PROPOSED WINDOW TYPE 9
17	PROPOSED WINDOW TYPE 10
18	PROPOSED WINDOW TYPE 11



# NORTH ELEVATION

*LEFT IMAGE:  
Overview of the north  
elevation*

*RIGHT IMAGES: Close-  
up photos of the  
existing window Types  
1 and 3*

*There are window  
units with terra cotta  
stones below the sills,  
which will not be  
disturbed. In these  
locations, window air  
conditioners are  
proposed.*





## SOUTH ELEVATION

*LEFT IMAGE: Overview  
of the south elevation*

*RIGHT IMAGES: Close-  
up photos of the  
existing window Types 1  
and 3*

*There are window units  
with terra cotta stones  
below the sills, which  
will not be disturbed. In  
these locations, window  
air conditioners are  
proposed.*

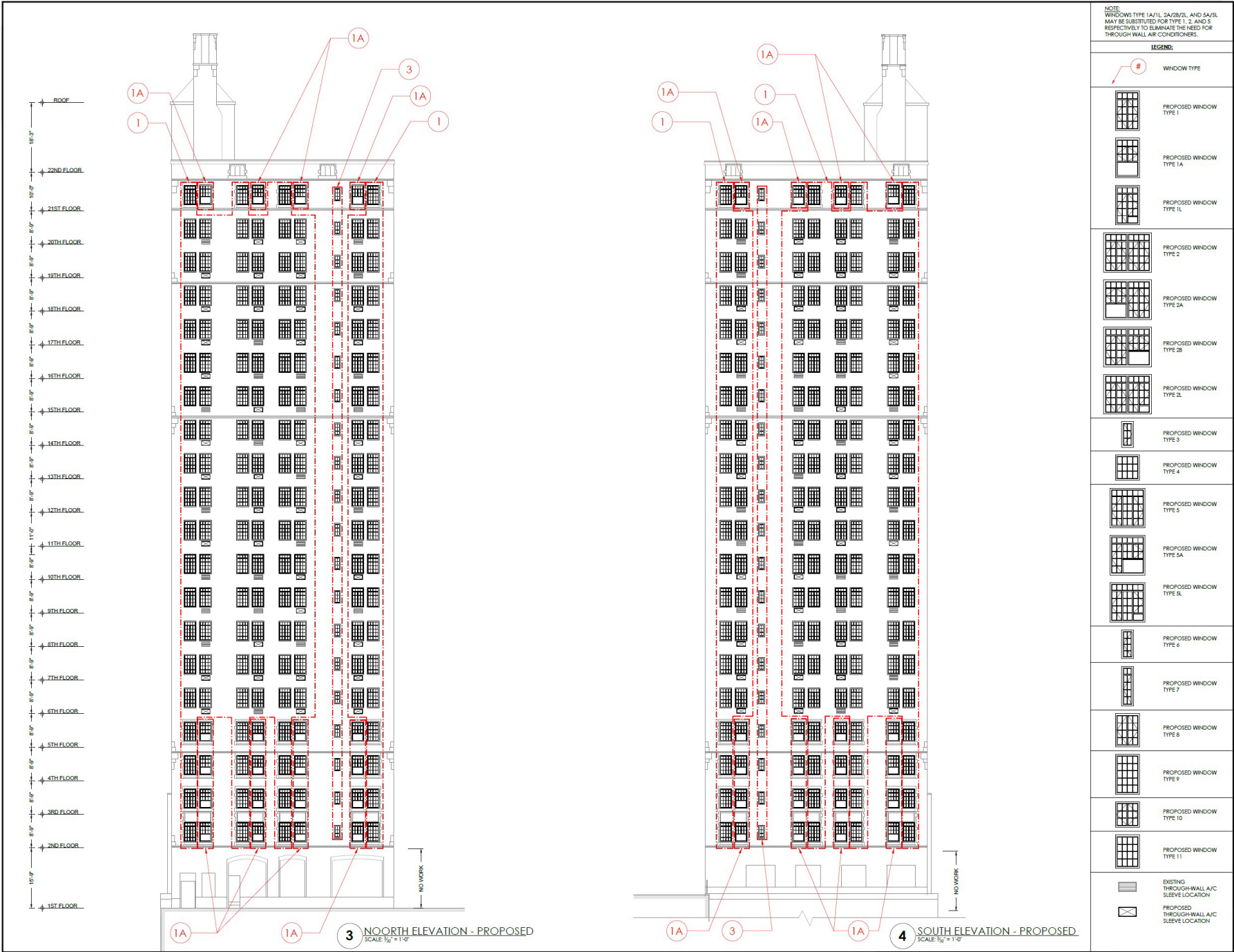


# NORTH & SOUTH ELEVATIONS:

PROPOSED

DRAWING: Proposed window types for the north and south elevations

Skyline Windows DL 96





# NORTH COURTYARD ELEVATION

*LEFT IMAGE: Overview  
of the north courtyard  
elevation*

*RIGHT IMAGES: Close-  
up photos of the  
existing window Types 2  
and 5*

*There are window units  
with terra cotta stones  
below the sills, which  
will not be disturbed. In  
these locations, window  
air conditioners are  
proposed.*





## SOUTH COURTYARD ELEVATION

*LEFT IMAGE: Overview  
of the south courtyard  
elevation*

*RIGHT IMAGES: Close-  
up photos of the  
existing window Types 2  
and 5*

*There are window units  
with terra cotta stones  
below the sills, which  
will not be disturbed. In  
these locations, window  
air conditioners are  
proposed.*



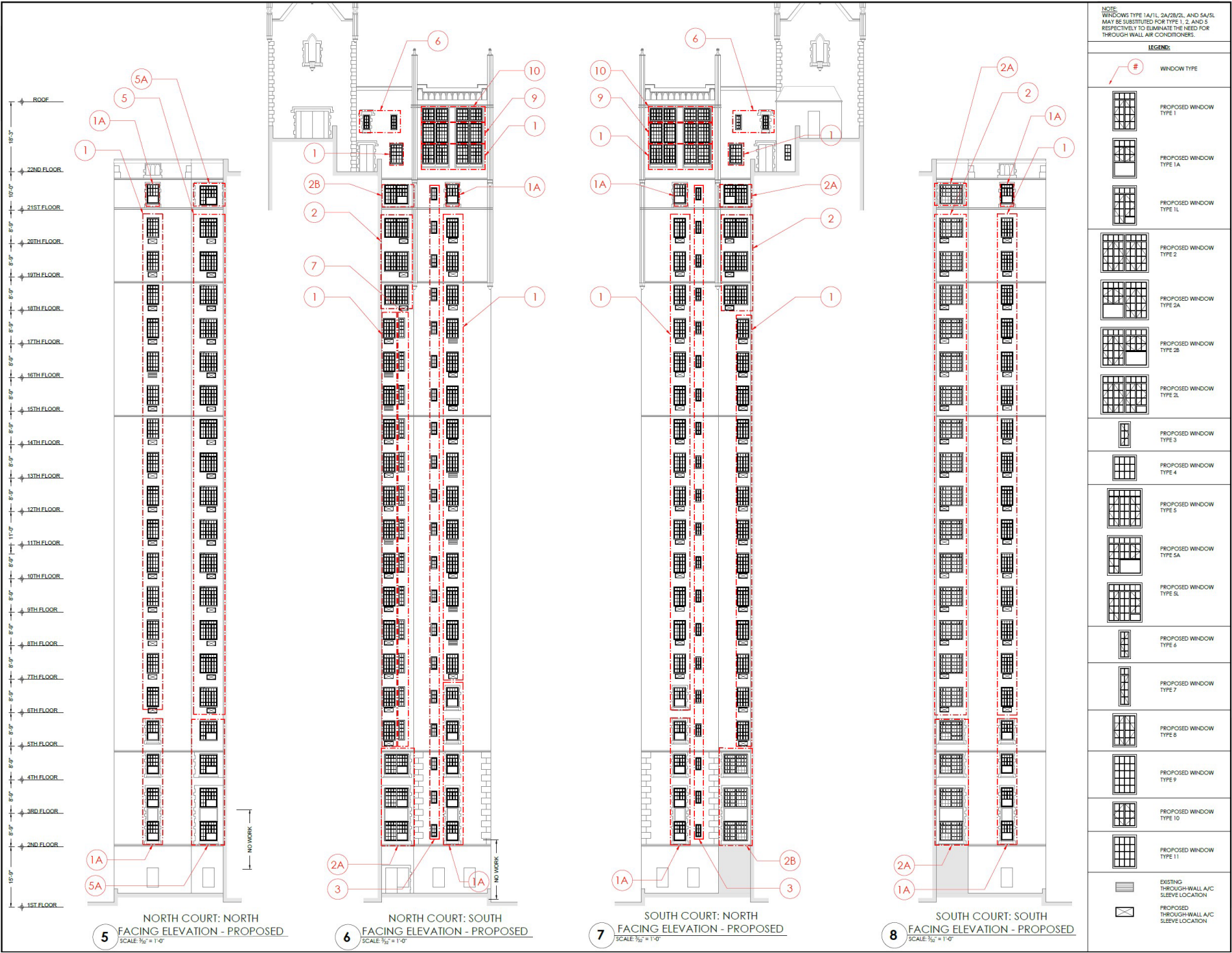


# COURTYARD ELEVATIONS:

PROPOSED

DRAWING: Proposed  
window types for the  
north/south courtyard  
elevations

Skyline Windows DL 96



## WINDOW MATERIAL, COLOR AND FINISH

*WINDOW: Skyline  
Windows DL 96*

*MATERIAL:  
Aluminum*

*COLOR/FINISH: Black  
UC#60305*





## AIR CONDITIONER OPTIONS

*LEFT IMAGE: Through wall opening below window with louver for through wall air conditioner*

*LOUVER: Reliable AEL-30  
Thinline, dark bronze*

*CENTER IMAGE: Infill panel to replace eight panes of glass to support window air conditioner*

*INFILL PANEL: 1"  
Thermolite  
.032"aluminum, black,  
with polystyrene core*

*RIGHT IMAGE: Louver infill to replace two panes of glass to allow interior ducting for freestanding air conditioner*

*INFILL PANEL: Reliable  
Louver AEL-42 black with  
7116 Frame*



*Through-Wall Louver*



*Infill Panel*



*Louver Infill*



# INSTALLATIONS AT SIMILAR BUILDINGS:

25 TUDOR CITY  
PLACE

LEFT IMAGE: Collection  
of installed windows at  
the Penthouse level

RIGHT IMAGE: Window  
Type 1





## WINDOW STYLES:

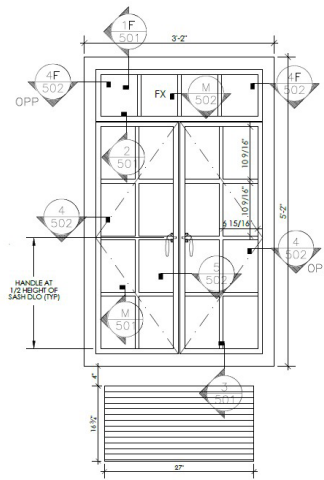
*TYPES 1, 1A, 1L*



### EXISTING WINDOW TYPE 1

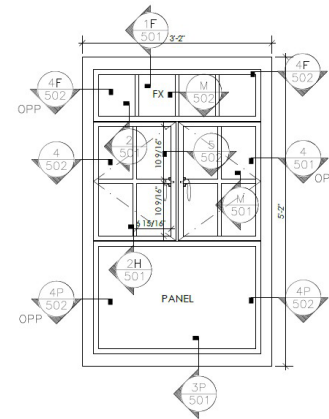
SCALE: N.T.S.

WINDOW TYPE 1			
EXISTING		PROPOSED	
WINDOW	2356 SQ. IN	WINDOW	2356 SQ. IN
FRAME	532 SQ. IN	FRAME	796 SQ. IN
GLAZING	1824 SQ. IN	GLAZING	1580 SQ. IN
1414 X (100/1824) = 85.53 = -14.47%			



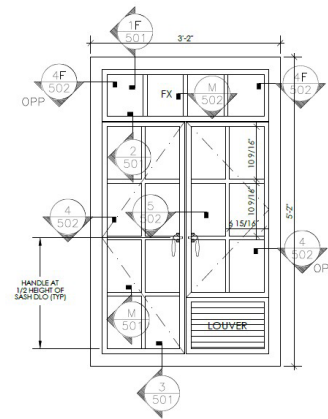
### PROPOSED WINDOW TYPE 1

SCALE: N.T.S.



PROPOSED WINDOW TYPE 1A

SCALE: N.T.S.



PROPOSED WINDOW TYPE 1L

SCALE: N.T.S.

WINDOW  
STYLES:

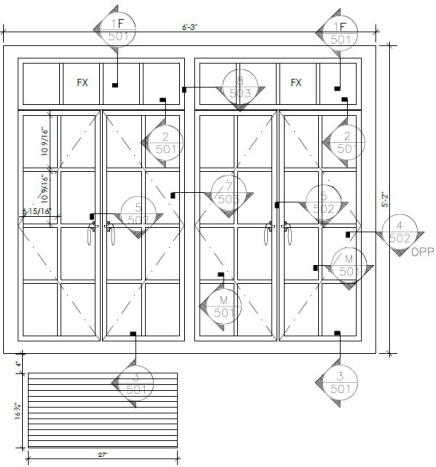
TYPES 2, 2A, 2B,  
2L



EXISTING WINDOW TYPE 2

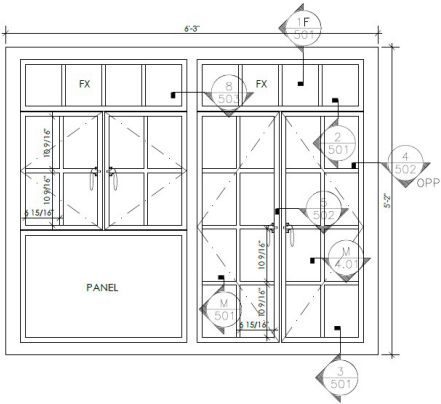
SCALE: N.T.S.

WINDOW TYPE 2			
EXISTING		PROPOSED	
WINDOW	4450 SQ. IN.	WINDOW	4650 SQ. IN.
FRAME	1002 SQ. IN.	FRAME	1825 SQ. IN.
GLAZING	3598 SQ. IN.	GLAZING	3120 SQ. IN.
3120 X (100/3598) = 86.71 = -13.29%			



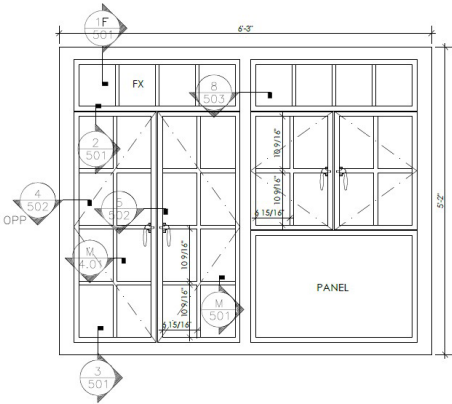
PROPOSED WINDOW TYPE 2

SCALE: N.T.S.



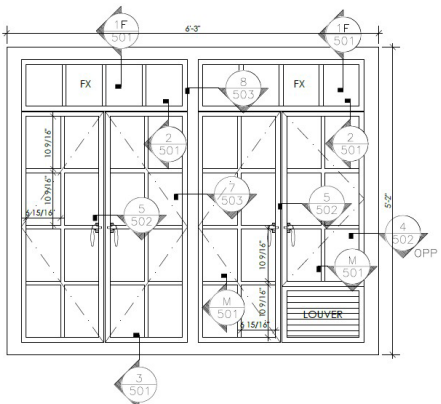
PROPOSED WINDOW TYPE 2A

SCALE: N.T.S.



PROPOSED WINDOW TYPE 2B

SCALE: N.T.S.



PROPOSED WINDOW TYPE 2L

SCALE: N.T.S.



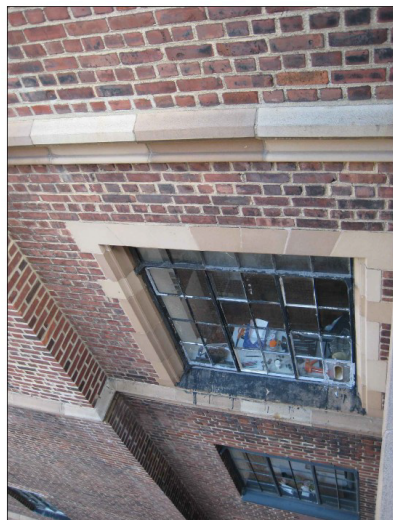
*TYPES 3, 4, 5, 5A, 5L*



### EXISTING WINDOW TYPE 3

SCALE: N.T.S.

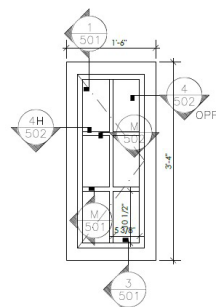
WINDOW TYPE 3			
EXISTING		PROPOSED	
WINDOW	720 SQ. IN	WINDOW	720 SQ. IN
FRAME	217 SQ. IN	FRAME	288 SQ. IN
GLAZING	503 SQ. IN	GLAZING	432 SQ. IN
$432 \times (100/503) = 85.88 = -14.12\%$			



### EXISTING WINDOW TYPE 5

SCALE: N.T.S.

WINDOW TYPE 5			
EXISTING		PROPOSED	
WINDOW	3410 SQ. IN	WINDOW	3410 SQ. IN
FRAME	260 SQ. IN	FRAME	573 SQ. IN
GLAZING	3150 SQ. IN	GLAZING	2837 SQ. IN
2837 X (100/3150) = 90.06 = -9.94%			



### PROPOSED WINDOW TYPE 3

SCALE: N.T.S.

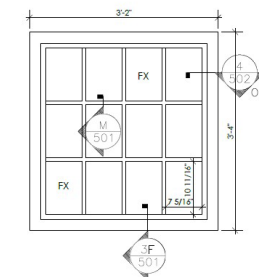


#### EXISTING WINDOW TYPE 4

SCALE: N.T.S.

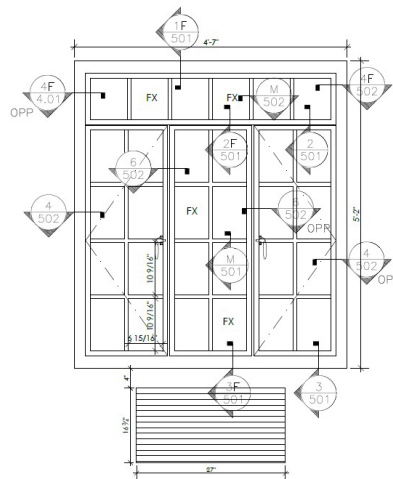
WINDOW TYPE 4			
EXISTING		PROPOSED	
WINDOW	1377 SQ. IN	WINDOW	1377 SQ. IN
FRAME	136 SQ. IN	FRAME	294 SQ. IN
GLAZING	1241 SQ. IN	GLAZING	1083 SQ. IN

1083 X (100/1241) = 87.26 = -12.74%



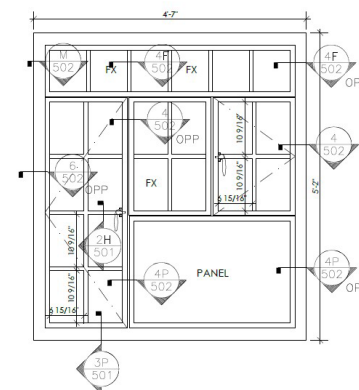
#### PROPOSED WINDOW TYPE 4

SCALE: N.T.S.



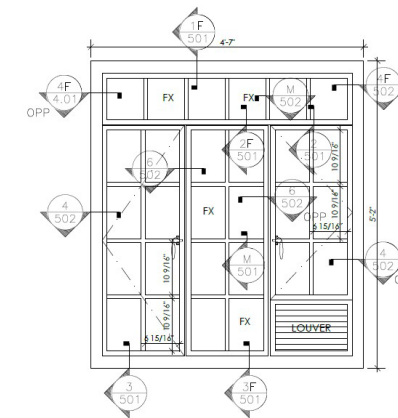
### PROPOSED WINDOW TYPE 5

SCALE: N.T.S.



### PROPOSED WINDOW TYPE 5A

SCALE: N.T.S.



PROPOSED WINDOW TYPE 5L

SCALE: N.T.S.

WINDOW  
STYLES:

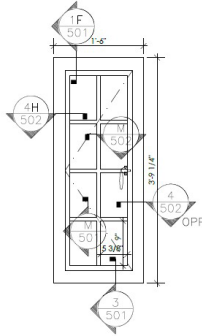
TYPES 6,7,8,9



EXISTING WINDOW TYPE 6

SCALE: N.T.S.

WINDOW TYPE 6			
EXISTING		PROPOSED	
WINDOW	814 SQ. IN.	WINDOW	814 SQ. IN.
FRAME	155 SQ. IN.	FRAME	273 SQ. IN.
GLAZING	629 SQ. IN.	GLAZING	541 SQ. IN.
541 X (100/629) = 86.01 = -13.99%			



PROPOSED WINDOW TYPE 6

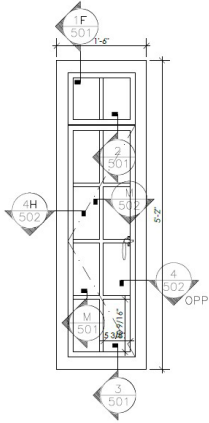
SCALE: N.T.S.



EXISTING WINDOW TYPE 7

SCALE: N.T.S.

WINDOW TYPE 7			
EXISTING		PROPOSED	
WINDOW	1116 SQ. IN.	WINDOW	1116 SQ. IN.
FRAME	198 SQ. IN.	FRAME	348 SQ. IN.
GLAZING	898 SQ. IN.	GLAZING	768 SQ. IN.
768 X (100/898) = 85.52 = -14.48%			



PROPOSED WINDOW TYPE 7

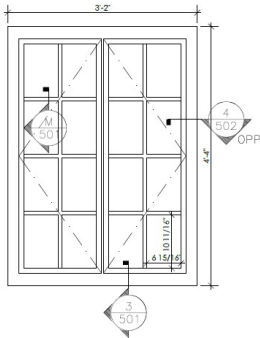
SCALE: N.T.S.



EXISTING WINDOW TYPE 8

SCALE: N.T.S.

WINDOW TYPE 8			
EXISTING		PROPOSED	
WINDOW	1628 SQ. IN.	WINDOW	1628 SQ. IN.
FRAME	370 SQ. IN.	FRAME	600 SQ. IN.
GLAZING	1258 SQ. IN.	GLAZING	1082 SQ. IN.
1082 X (100/1258) = 86.01 = -13.99%			



PROPOSED WINDOW TYPE 8

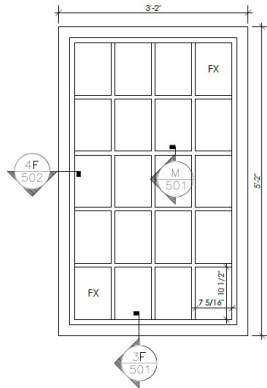
SCALE: N.T.S.



EXISTING WINDOW TYPE 9

SCALE: N.T.S.

WINDOW TYPE 9			
EXISTING		PROPOSED	
WINDOW	2356 SQ. IN.	WINDOW	2356 SQ. IN.
FRAME	505 SQ. IN.	FRAME	730 SQ. IN.
GLAZING	1851 SQ. IN.	GLAZING	1626 SQ. IN.
1626 X (100/1851) = 87.84 = -12.20%			



PROPOSED WINDOW TYPE 9

SCALE: N.T.S.



# WINDOW STYLES:

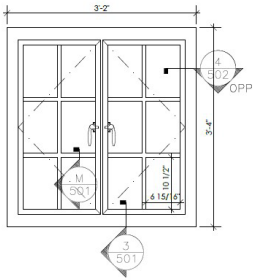
TYPES 10, 11



EXISTING WINDOW TYPE 10

SCALE: N.T.S.

WINDOW TYPE 10			
EXISTING		PROPOSED	
WINDOW	1377 SQ. IN.	WINDOW	1377 SQ. IN.
FRAME	158 SQ. IN.	FRAME	330 SQ. IN.
GLAZING	1219 SQ. IN.	GLAZING	1047 SQ. IN.
1413 X (100/1639) = 85.89 +/-14.11%			



PROPOSED WINDOW TYPE 10

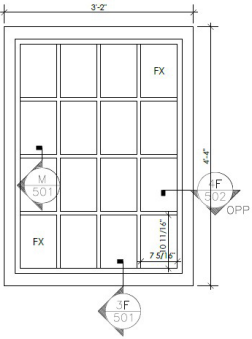
SCALE: N.T.S.



EXISTING WINDOW TYPE 11

SCALE: N.T.S.

WINDOW TYPE 11			
EXISTING		PROPOSED	
WINDOW	1976 SQ. IN.	WINDOW	1976 SQ. IN.
FRAME	348 SQ. IN.	FRAME	559 SQ. IN.
GLAZING	1628 SQ. IN.	GLAZING	1417 SQ. IN.
1417 X (100/1628) = 87.03 +/-12.97%			

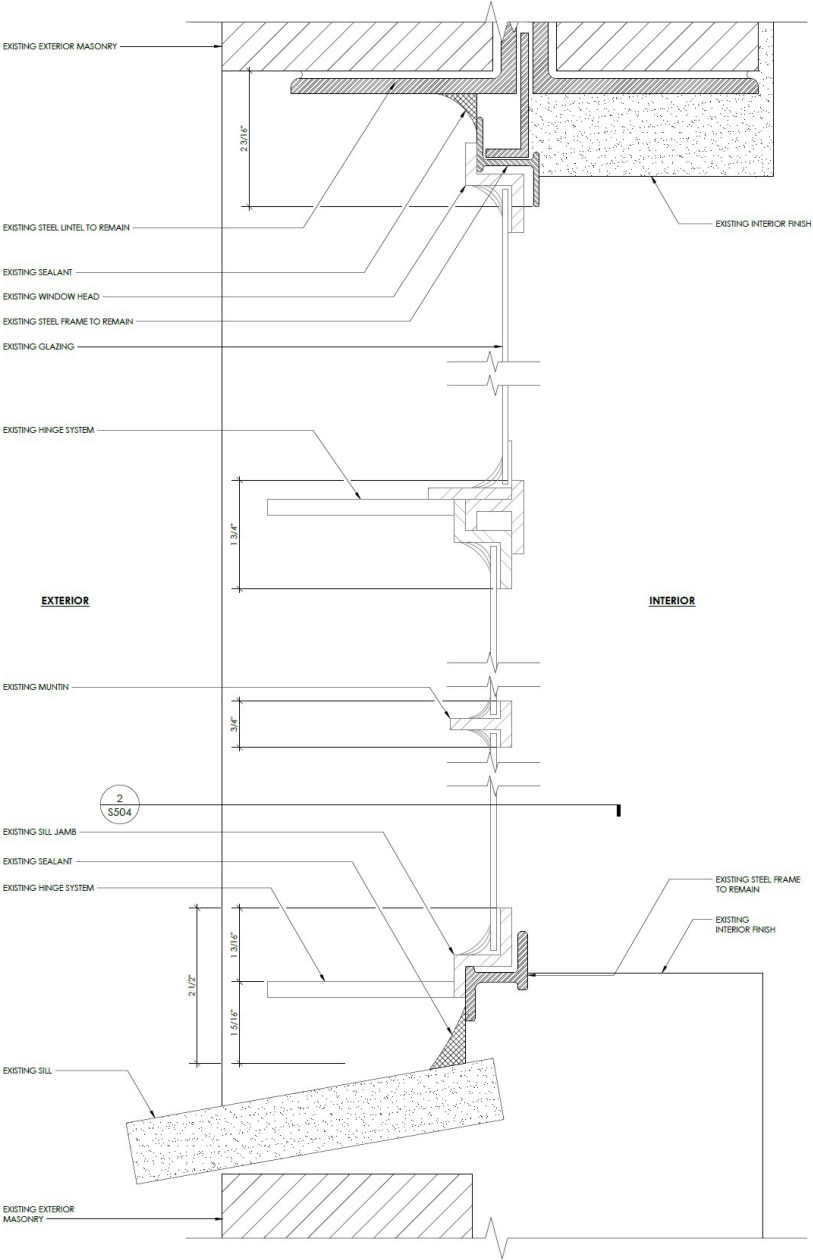


PROPOSED WINDOW TYPE 11

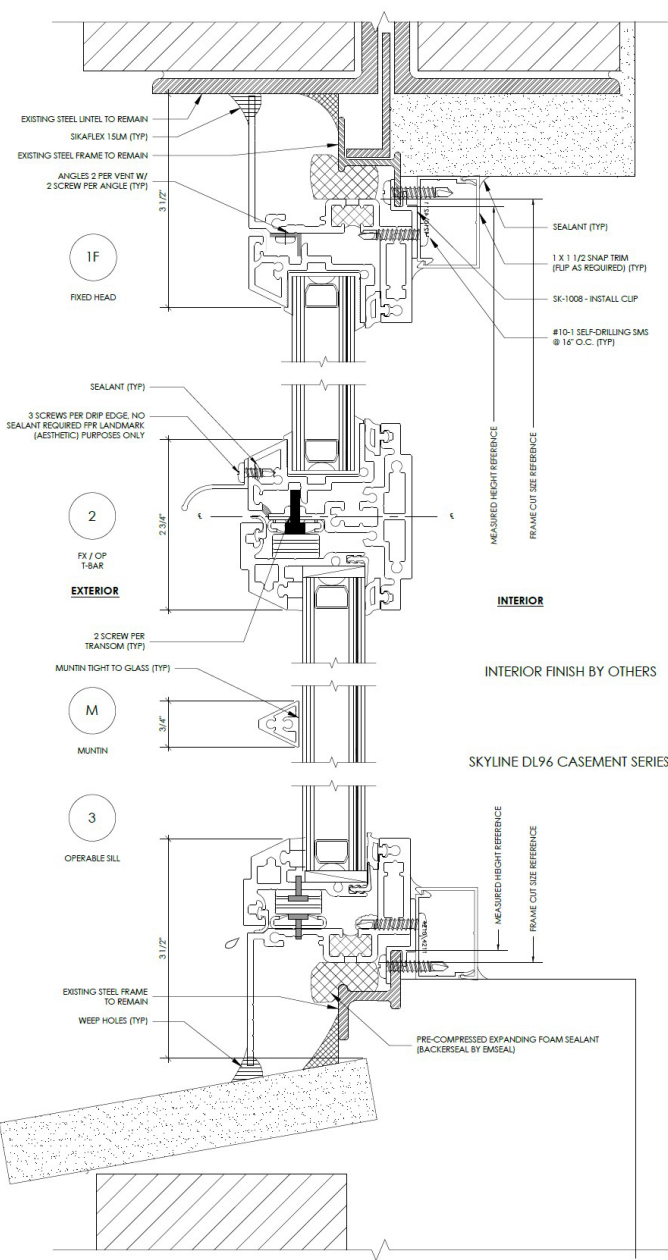
SCALE: N.T.S.

WINDOW  
DETAILS:

EXISTING (LEFT)  
AND  
PROPOSED  
(RIGHT) SECTION  
AT HEADER AND  
SILL WITH  
FIXED TRANSOM



1 EXISTING HISTORICAL VERTICAL SECTION DETAIL  
SCALE: N.T.S.

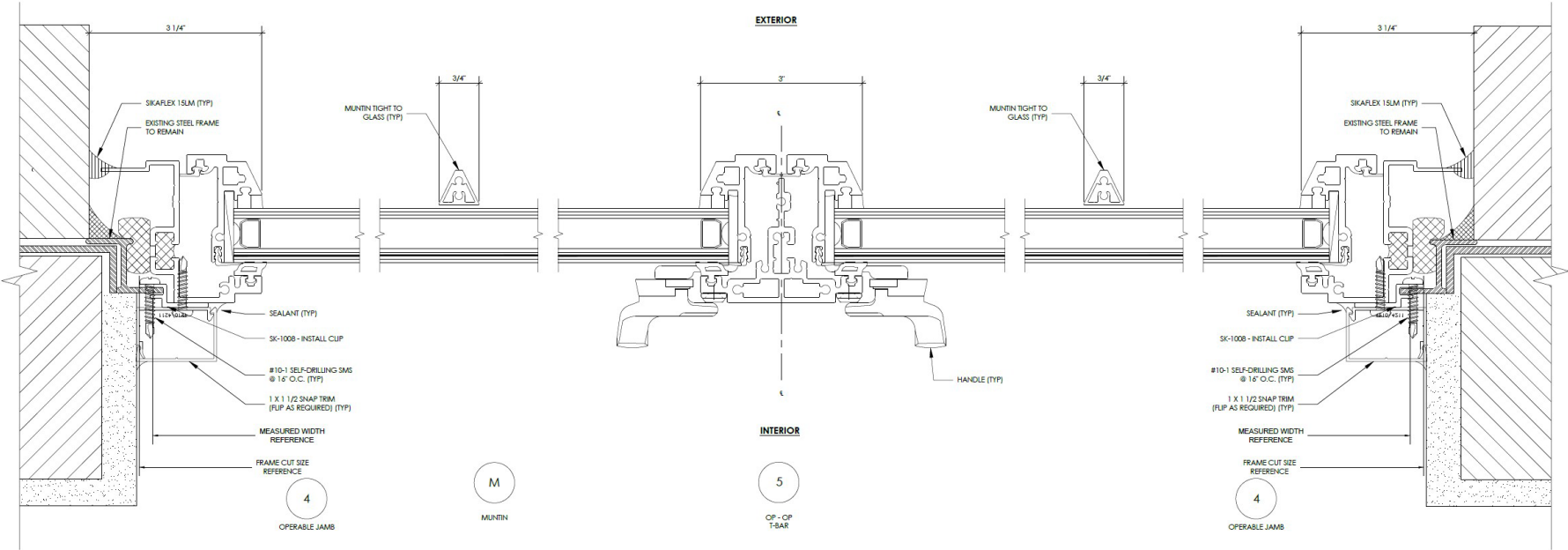
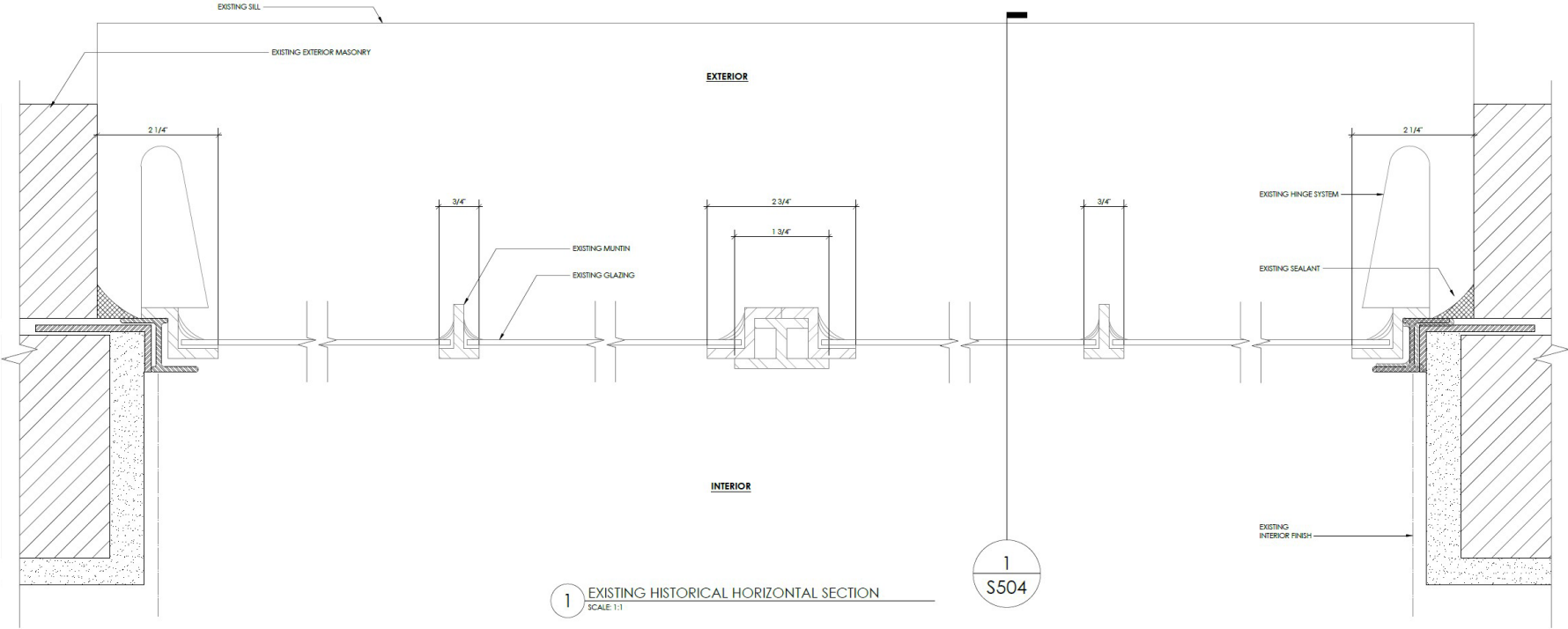


2 PROPOSED VERTICAL SECTION DETAIL  
SCALE: N.T.S.



WINDOW  
DETAILS:

EXISTING  
(TOP) AND  
PROPOSED  
(BOTTOM)  
PLAN SECTION  
AT JAMBS



## HVAC OPTIONS:

*Option 1:  
Through-wall air  
conditioner sleeve*

*Option 2:  
Through-window  
mounted air  
conditioner*

*Option 3: Small  
through-window  
louver for interior  
air conditioner*

*It is difficult to account for the installation of air conditioner units with historic buildings that have casement windows and no internal, building-wide HVAC systems such as 45 Tudor City Place. Double hung windows allow for easy installation and removal, but that is not possible with casements.*

*There are three options available with casement windows:*

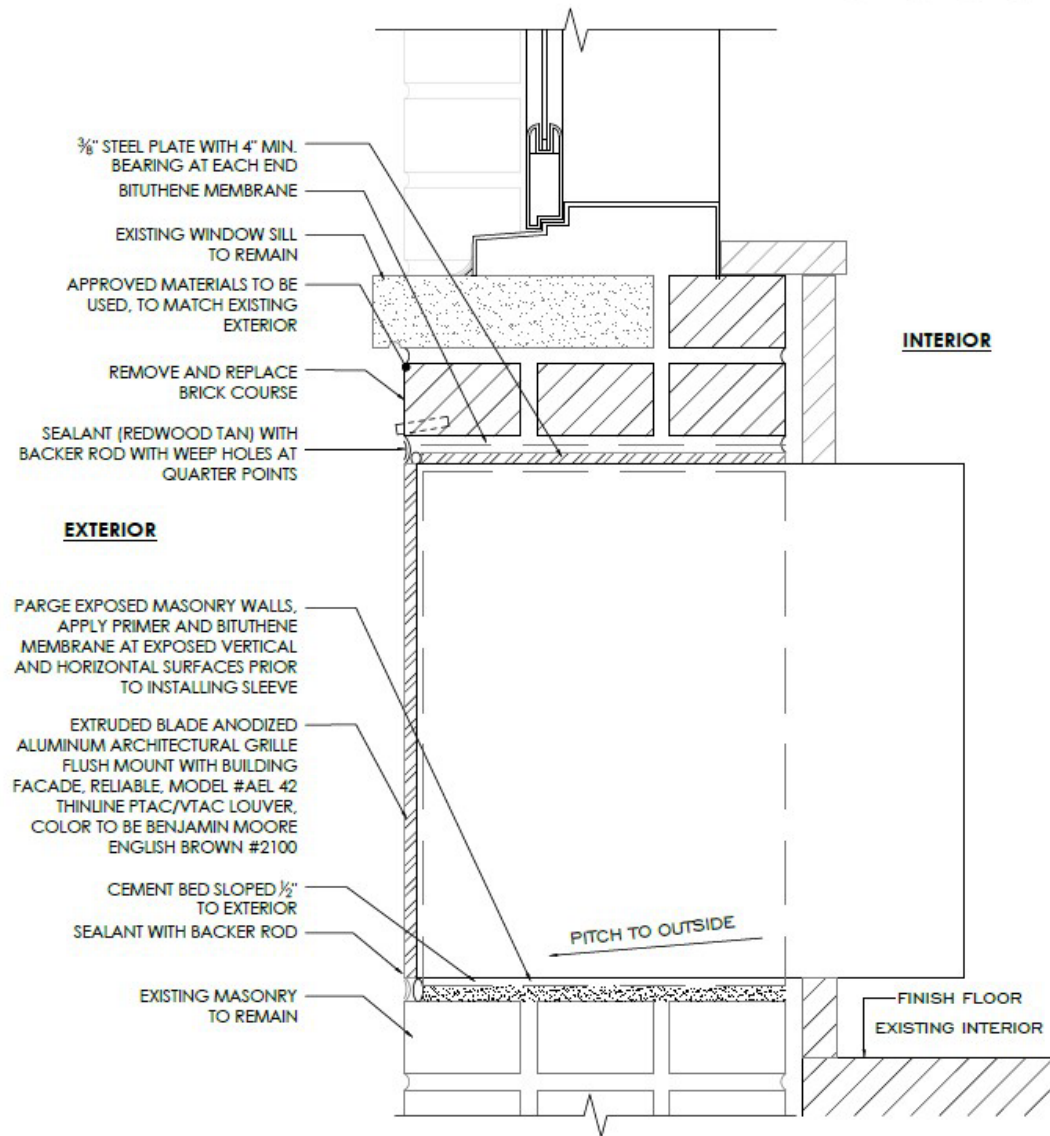
- Option 1: Through-wall air conditioner sleeve*
- Option 2: Through-window mounted air conditioner*
- Option 3: Small through-window louver for interior air conditioner*

*The window master plan for 45 Tudor City Place allows for all three variations to account for different façade conditions and installation costs. For apartments with terra cotta below their windows, only options 2 and 3 are available. For all others, all three are available.*



## HVAC OPTION 1:

*Through-wall air  
conditioner  
sleeve*



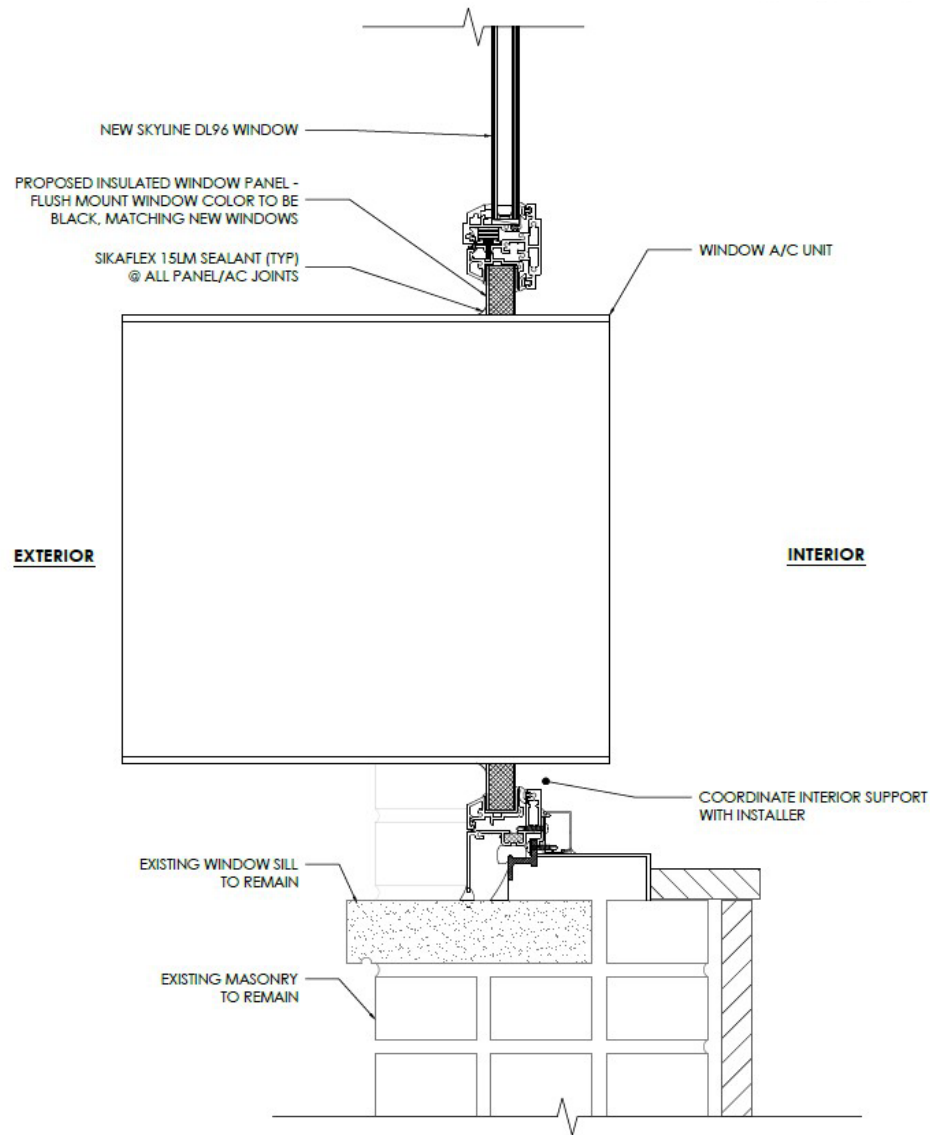
2

DETAIL - AIR CONDITIONER SLEEVE THROUGH WALL

SCALE: 3" = 1'-0"

HVAC  
OPTION 2:

*Through-window  
mounted air  
conditioner*



3

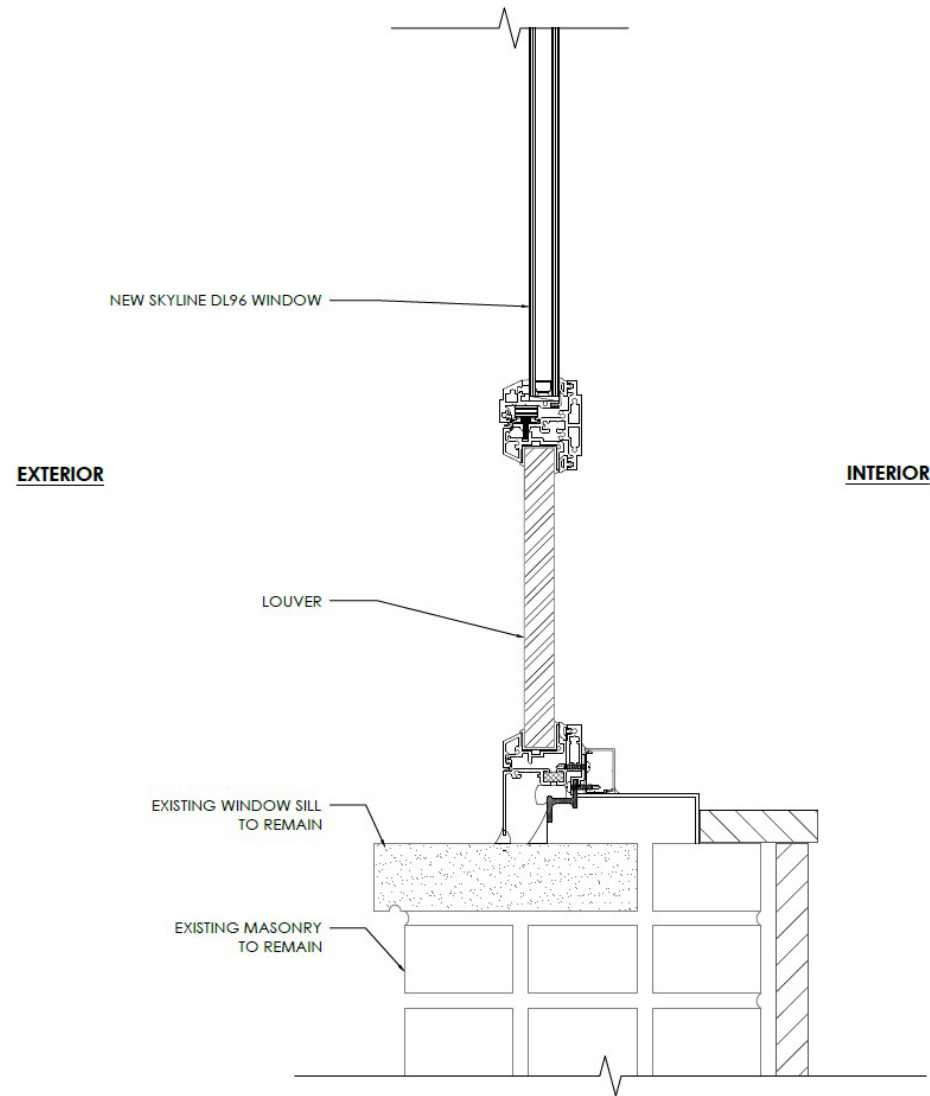
DETAIL - AIR CONDITIONER THROUGH WINDOW

SCALE: 3" = 1'-0"



## HVAC OPTION 3:

*Small through-  
window louver for  
interior air  
conditioner*



4

DETAIL - LOUVER THROUGH WINDOW

SCALE: 3" = 1'-0"

January 6, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-24-11041

## **45 Tudor City Place – Tudor City Historic District Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 160 2251

**Passcode:** 968680

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.