

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)

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45 TUDOR CITY PLACE

LANDMARKS PRESERVATION
COMMISSION

WINDOW MASTER PLAN



PROJECT PURPOSE:

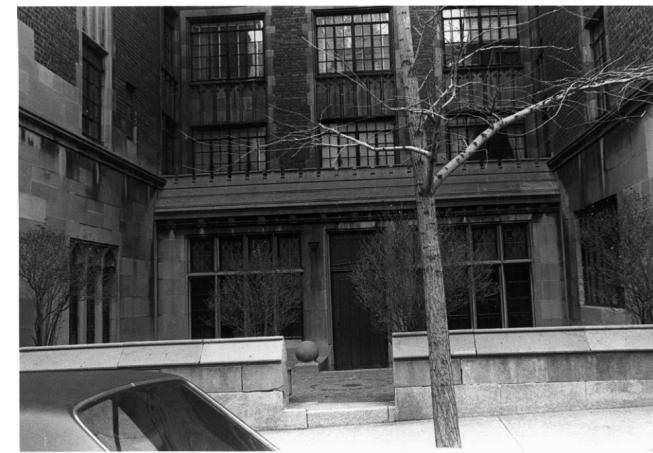
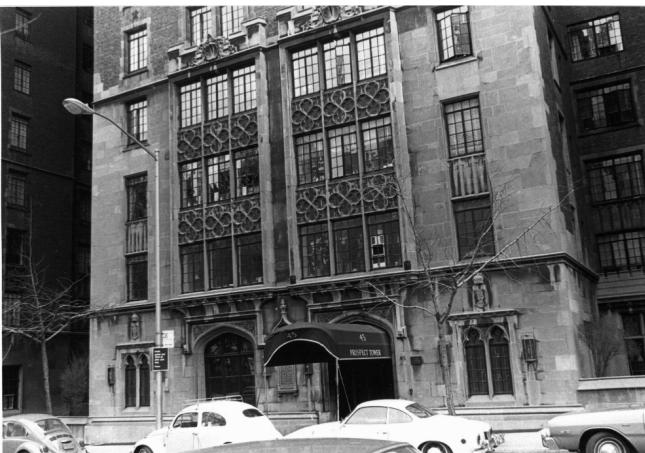
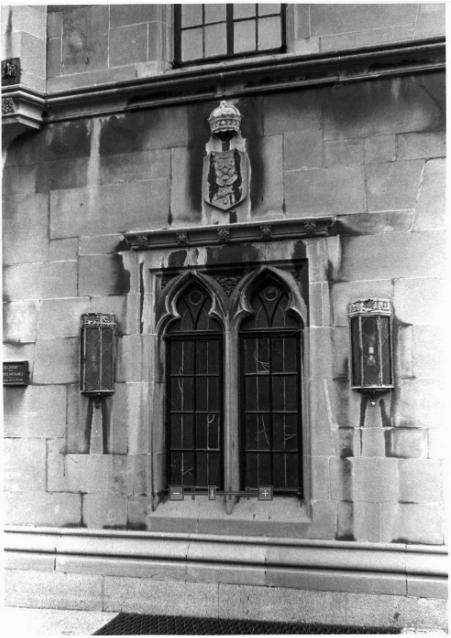
WINDOW MASTER PLAN

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.

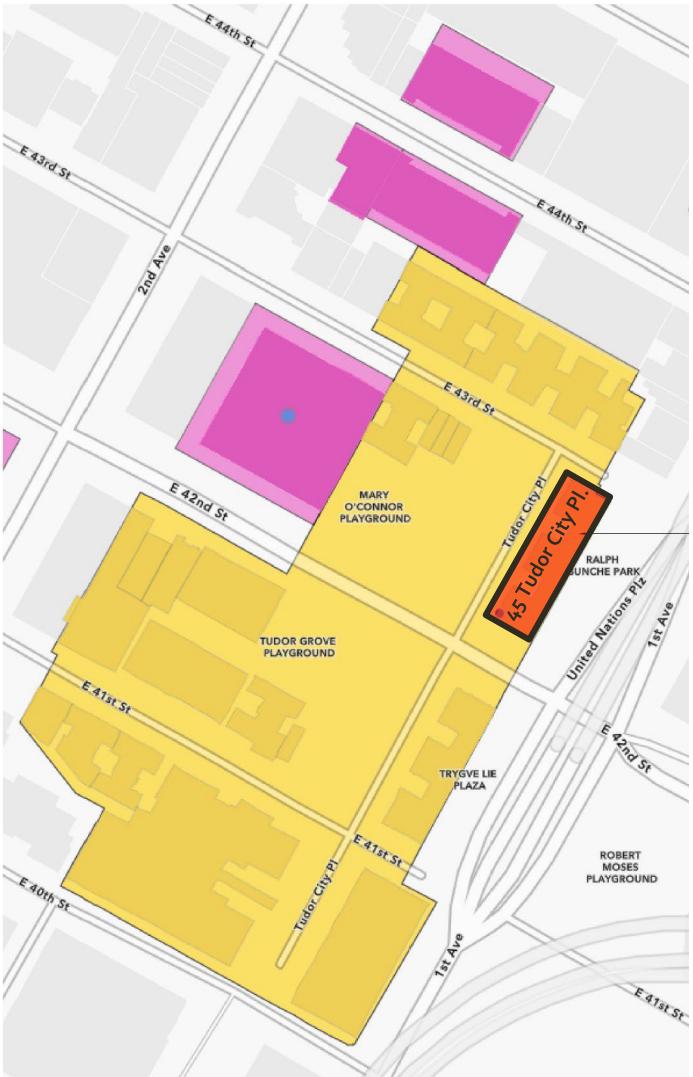


LOCATION:

*TUDOR CITY
HISTORIC
DISTRICT AND
SITE PLAN*

*LEFT IMAGE: Historic
District Map*

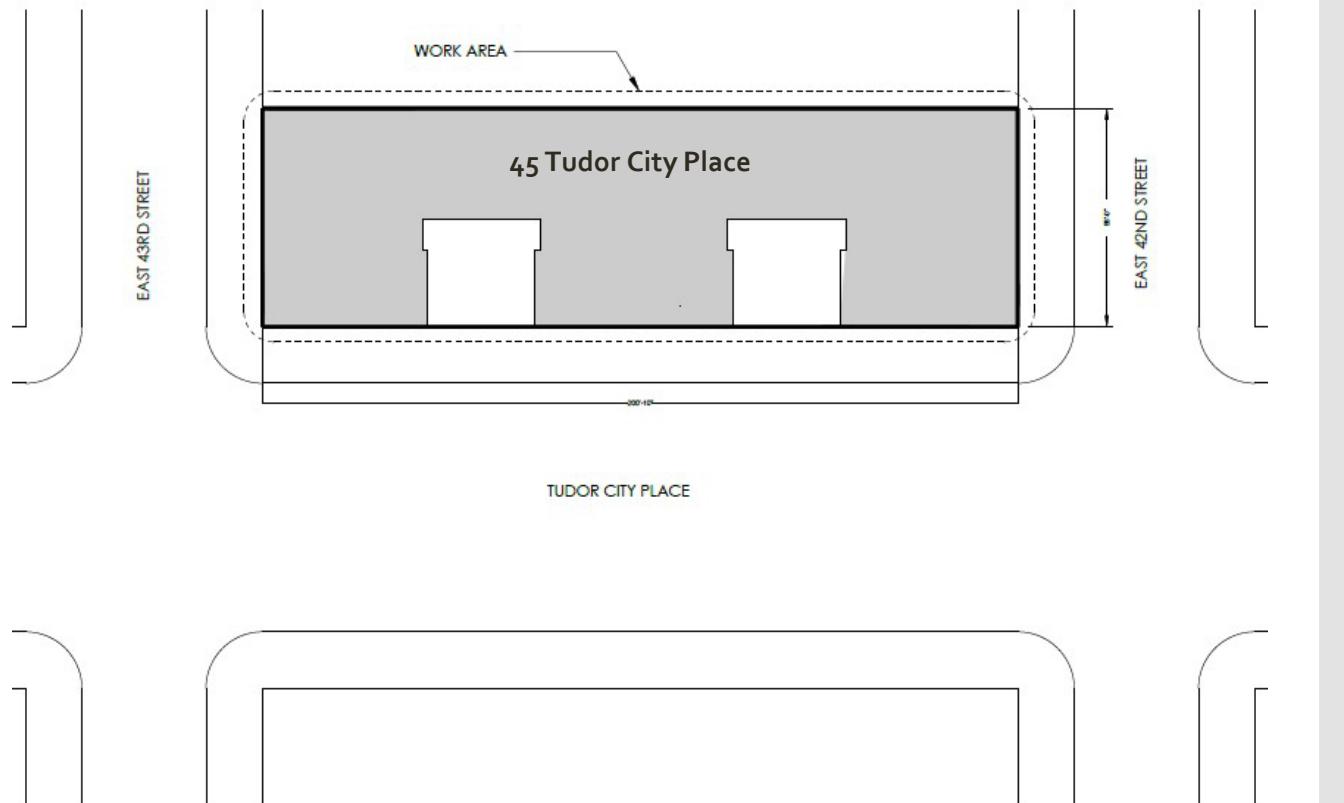
*RIGHT IMAGE: Site
Plan*



1 TUDOR CITY HISTORIC DISTRICT
NTS

PLOT PLAN: NOT TO SCALE

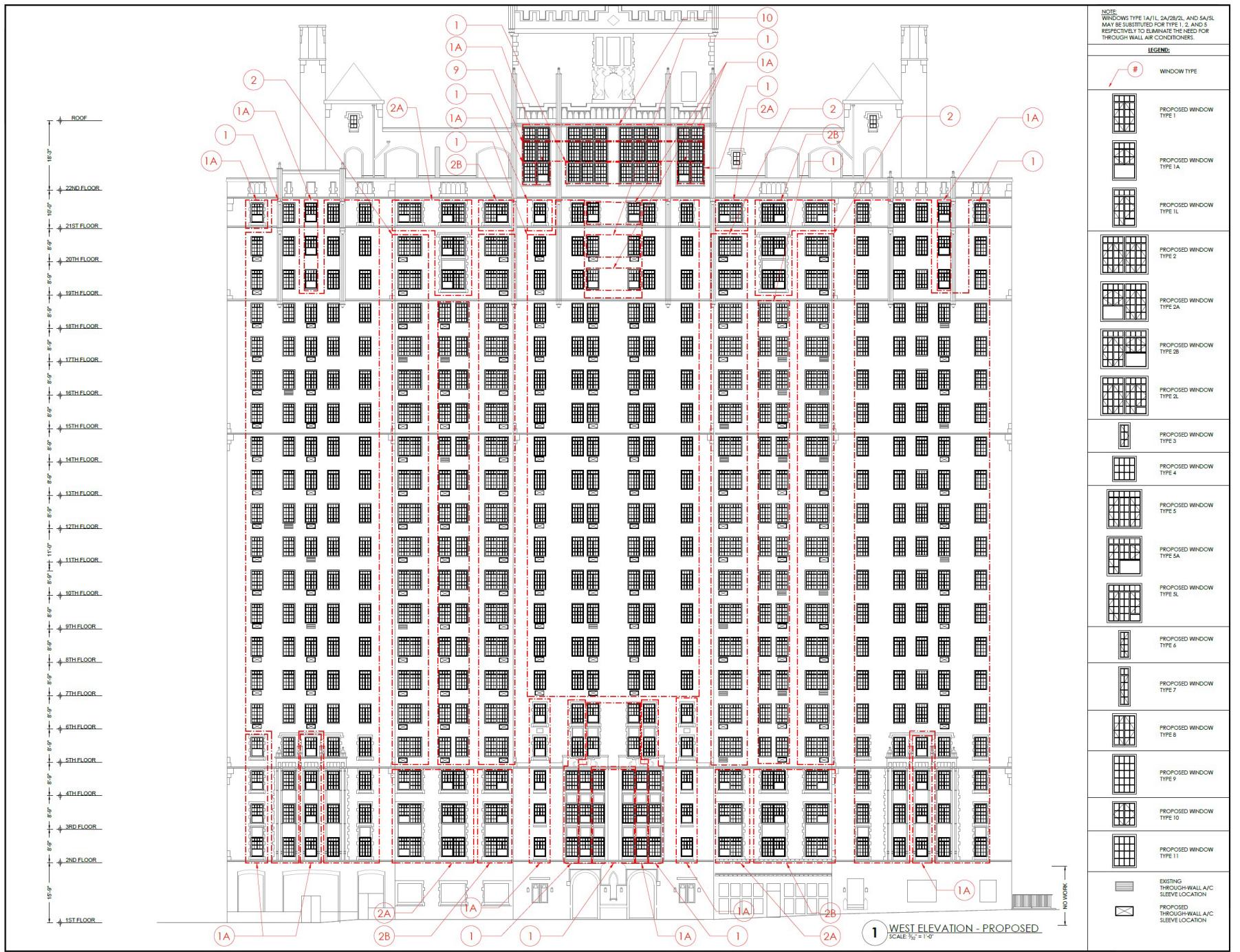
ADDRESS: 45 TUDOR CITY PLACE
BOROUGH: MANHATTAN
BLOCK: 1335
TAX LOT: 22
ZONING: R10
MAP: 8D



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

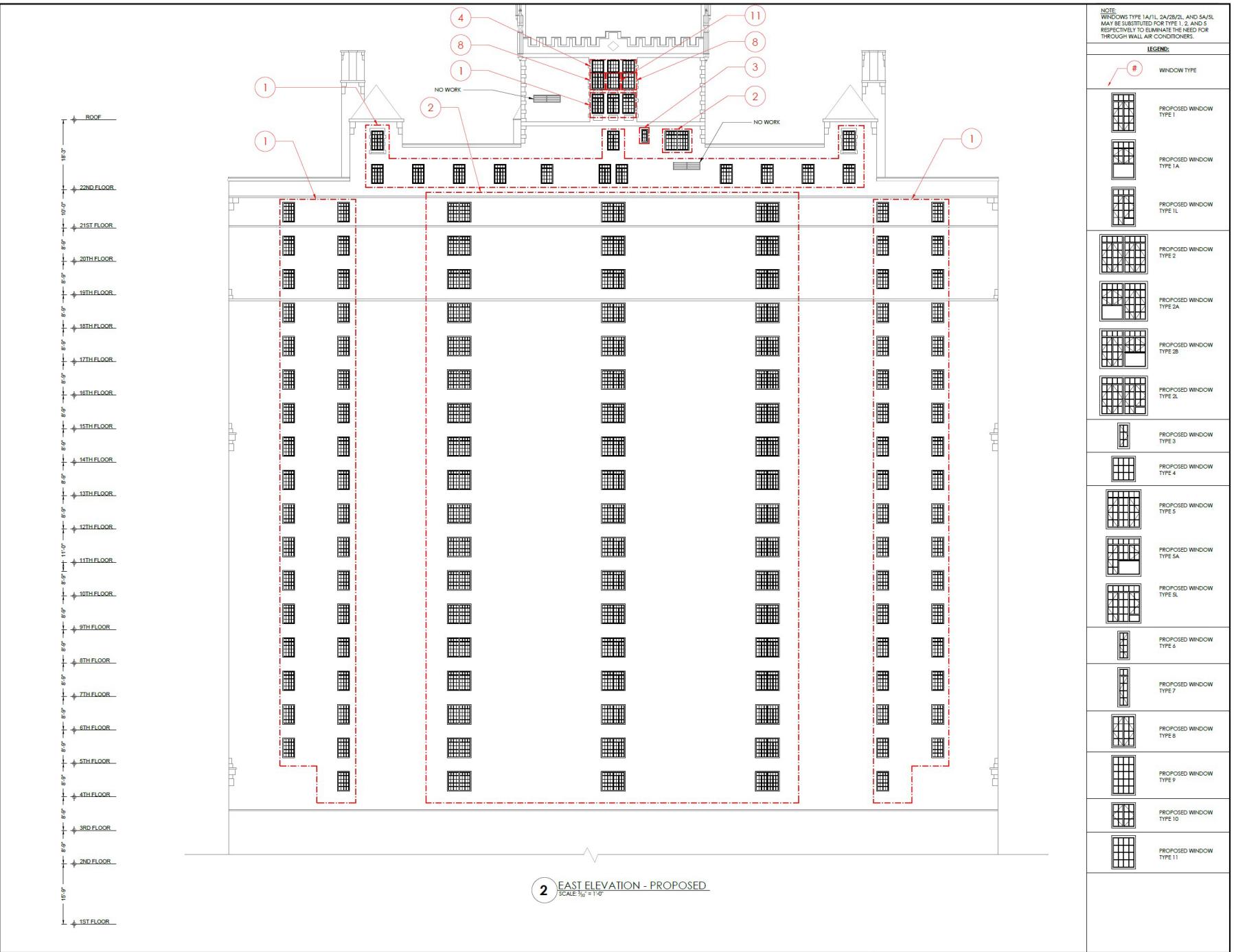
No air conditioners are proposed in these locations as most of the windows in the hallway



EAST ELEVATION: PROPOSED

DRAWING: Proposed window types for the east elevation

Skyline Windows DL 96



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.

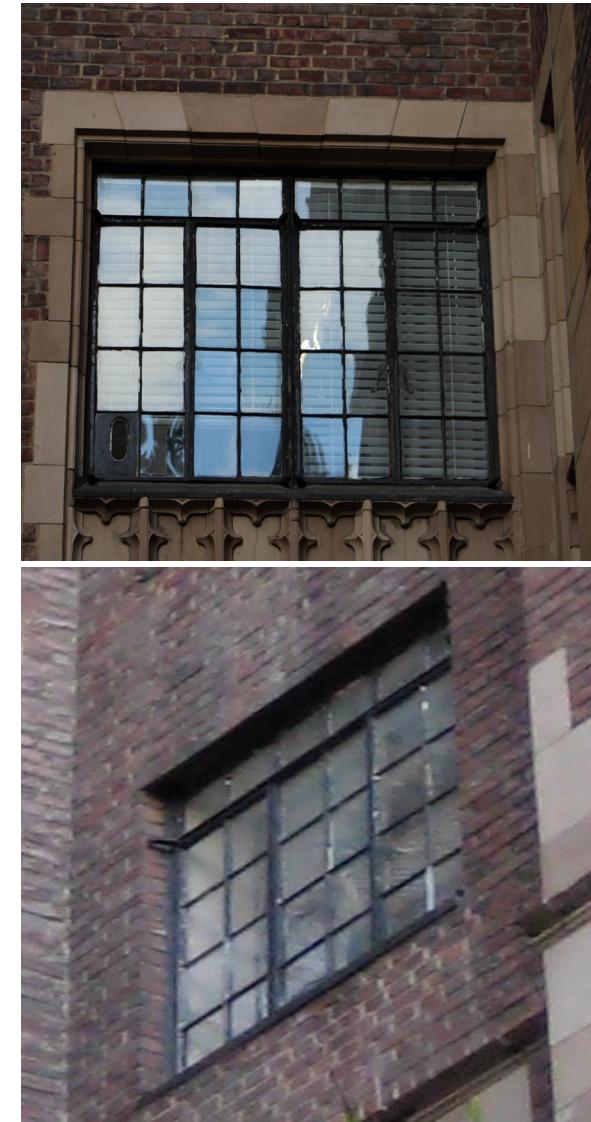


SOUTH COURTYARD ELEVATION

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.

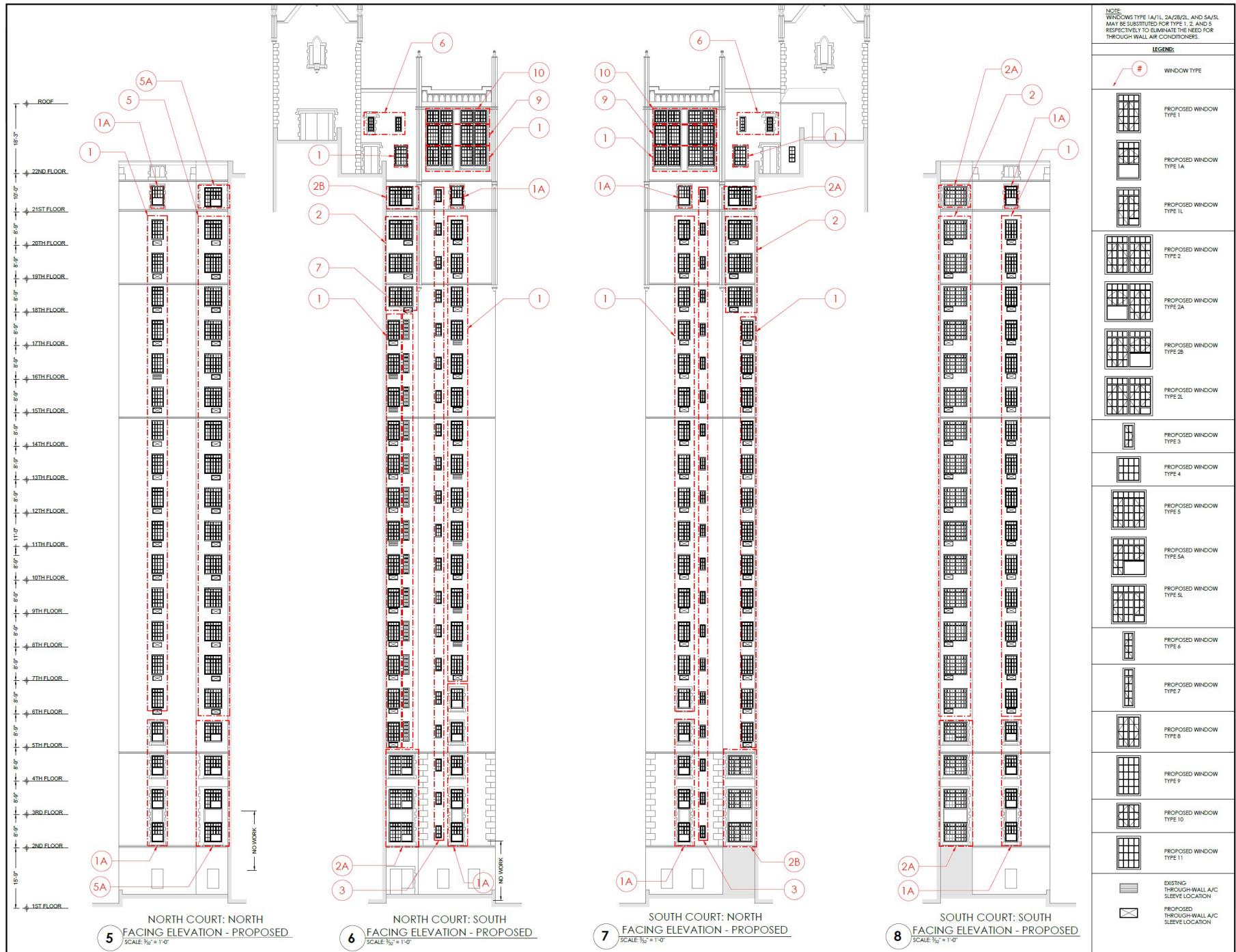


COURTYARD ELEVATIONS:

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

INSTALLA- TIONS 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

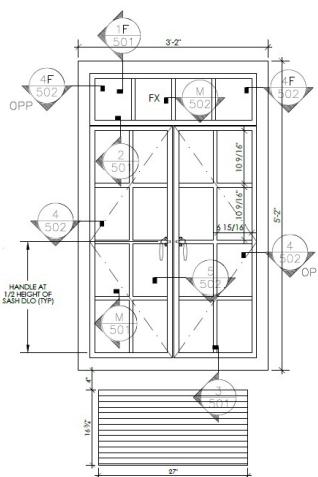


EXISTING WINDOW TYPE 1

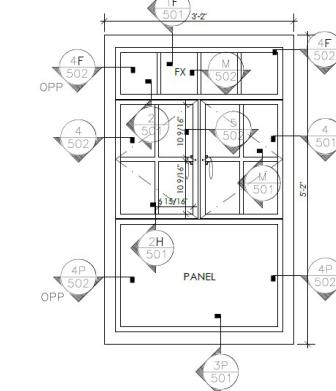
SCALE: N.T.S.

WINDOW TYPE 1	
EXISTING	PROPOSED
WINDOW	2356 SQ. IN
FRAME	532 SQ. IN
GLAZING	1824 SQ. IN
WINDOW	2356 SQ. IN
FRAME	796 SQ. IN
GLAZING	1560 SQ. IN

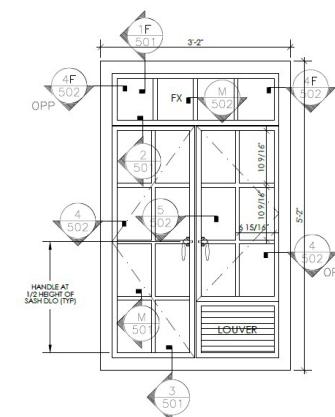
$1414 \times (100/1824) = 85.53 \approx -14.47\%$



PROPOSED WINDOW TYPE 1



PROPOSED WINDOW TYPE 1A



PROPOSED WINDOW TYPE 1L

WINDOW STYLES:

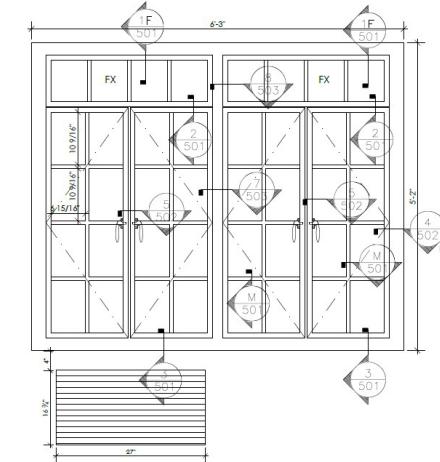
TYPES 2, 2A, 2B, 2L



EXISTING WINDOW TYPE 2

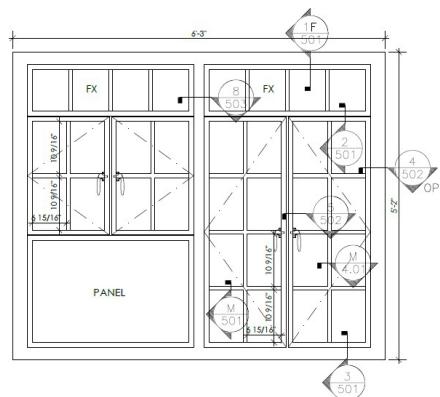
SCALE N.T.S.

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

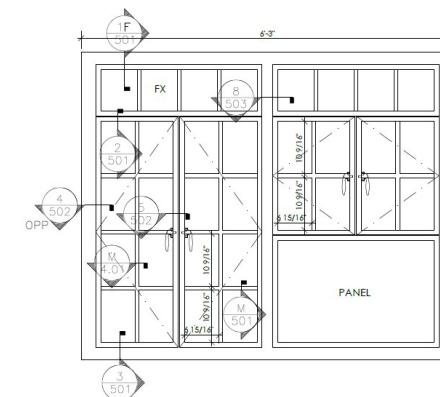


PROPOSED WINDOW TYPE 2

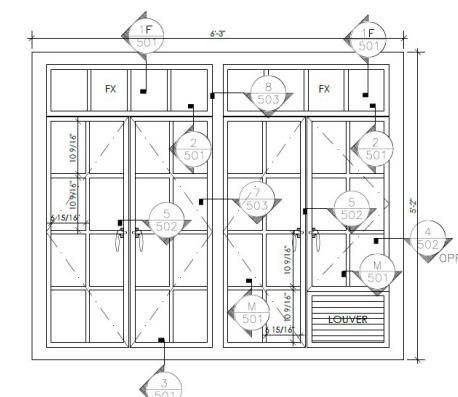
SCALE N.T.S.



PROPOSED WINDOW TYPE 2A



PROPOSED WINDOW TYPE 2B



PROPOSED WINDOW TYPE 2L

WINDOW STYLES:

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



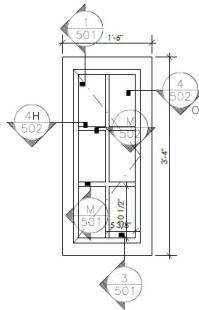
EXISTING WINDOW TYPE 3
SCALE N.T.S.

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

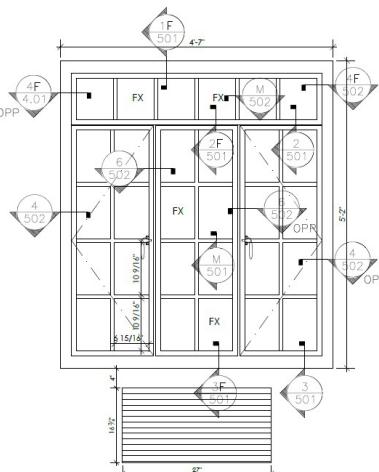


EXISTING WINDOW TYPE 5
SCALE N.T.S.

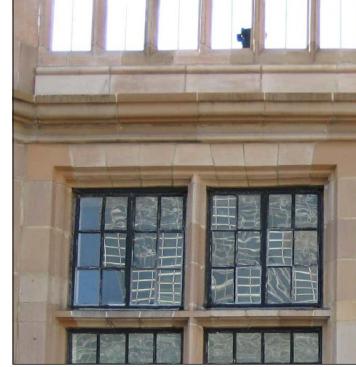
WINDOW TYPE 5	
EXISTING	PROPOSED
WINDOW	3410 SQ. IN
FRAME	260 SQ. IN
GLAZING	3150 SQ. IN
$2837 \times (100/3150) = 90.05 = -9.94\%$	



PROPOSED WINDOW TYPE 3
SCALE N.T.S.

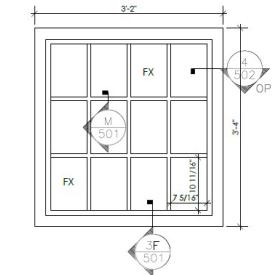


PROPOSED WINDOW TYPE 5
SCALE N.T.S.

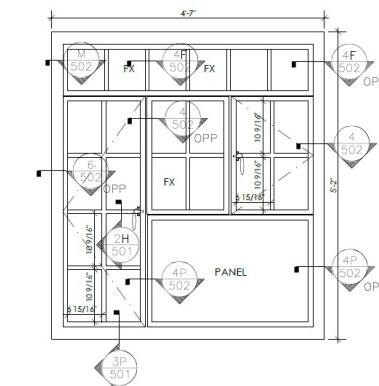


EXISTING WINDOW TYPE 4
SCALE N.T.S.

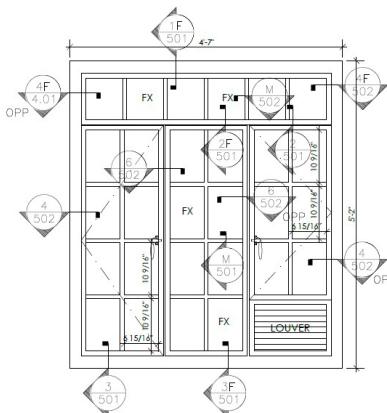
WINDOW TYPE 4	
EXISTING	PROPOSED
WINDOW	1377 SQ. IN
FRAME	134 SQ. IN
GLAZING	1241 SQ. IN
$1083 \times (100/1241) = 87.26 = -12.74\%$	



PROPOSED WINDOW TYPE 4
SCALE N.T.S.



PROPOSED WINDOW TYPE 5A
SCALE N.T.S.



PROPOSED WINDOW TYPE 5L
SCALE N.T.S.

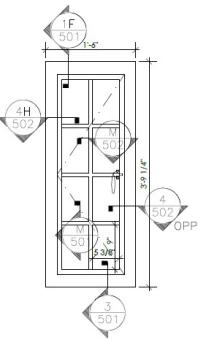
WINDOW STYLES:

TYPES 6, 7, 8, 9



EXISTING WINDOW TYPE 6
SCALE: N.T.S.

WINDOW TYPE 6	
EXISTING	PROPOSED
WINDOW	814 SQ. IN
FRAME	155 SQ. IN
GLAZING	429 SQ. IN
541 X (100/629) = 86.01 = -13.99%	
WINDOW	814 SQ. IN
FRAME	273 SQ. IN
GLAZING	541 SQ. IN

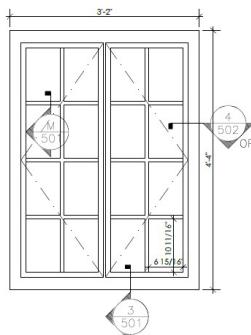


PROPOSED WINDOW TYPE 6
SCALE: N.T.S.



EXISTING WINDOW TYPE 8
SCALE: N.T.S.

WINDOW TYPE 8	
EXISTING	PROPOSED
WINDOW	1628 SQ. IN
FRAME	370 SQ. IN
GLAZING	1256 SQ. IN
1082 X (100/1256) = 86.01 = -13.99%	
WINDOW	1628 SQ. IN
FRAME	600 SQ. IN
GLAZING	1082 SQ. IN

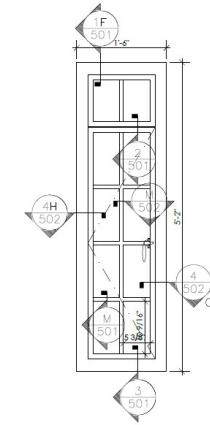


PROPOSED WINDOW TYPE 8
SCALE: N.T.S.



EXISTING WINDOW TYPE 7
SCALE: N.T.S.

WINDOW TYPE 7	
EXISTING	PROPOSED
WINDOW	1116 SQ. IN
FRAME	198 SQ. IN
GLAZING	898 SQ. IN
788 X (100/898) = 85.52 = 14.48%	
WINDOW	1116 SQ. IN
FRAME	348 SQ. IN
GLAZING	748 SQ. IN

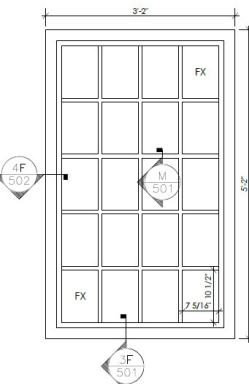


PROPOSED WINDOW TYPE 7
SCALE: N.T.S.



EXISTING WINDOW TYPE 9
SCALE: N.T.S.

WINDOW TYPE 9	
EXISTING	PROPOSED
WINDOW	2356 SQ. IN
FRAME	505 SQ. IN
GLAZING	1851 SQ. IN
1536 X (100/1851) = 87.84 = -12.26%	
WINDOW	2356 SQ. IN
FRAME	730 SQ. IN
GLAZING	1626 SQ. IN



PROPOSED WINDOW TYPE 9
SCALE: N.T.S.

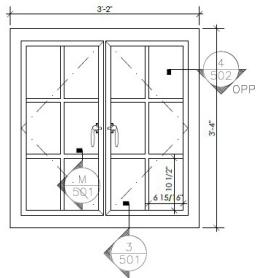
WINDOW STYLES:

TYPES 10, 11



EXISTING WINDOW TYPE 10
SCALE: N.T.S.

WINDOW TYPE 10	
EXISTING	PROPOSED
WINDOW	1377 SQ. IN
FRAME	158 SQ. IN
GLAZING	1219 SQ. IN
$1413 \times (100/1639) = 85.89 \approx -14.11\%$	

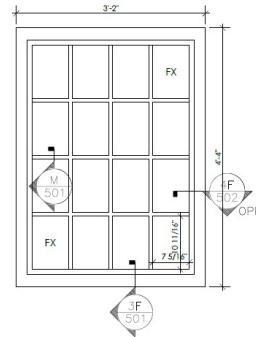


PROPOSED WINDOW TYPE 10
SCALE: N.T.S.



EXISTING WINDOW TYPE 11
SCALE: N.T.S.

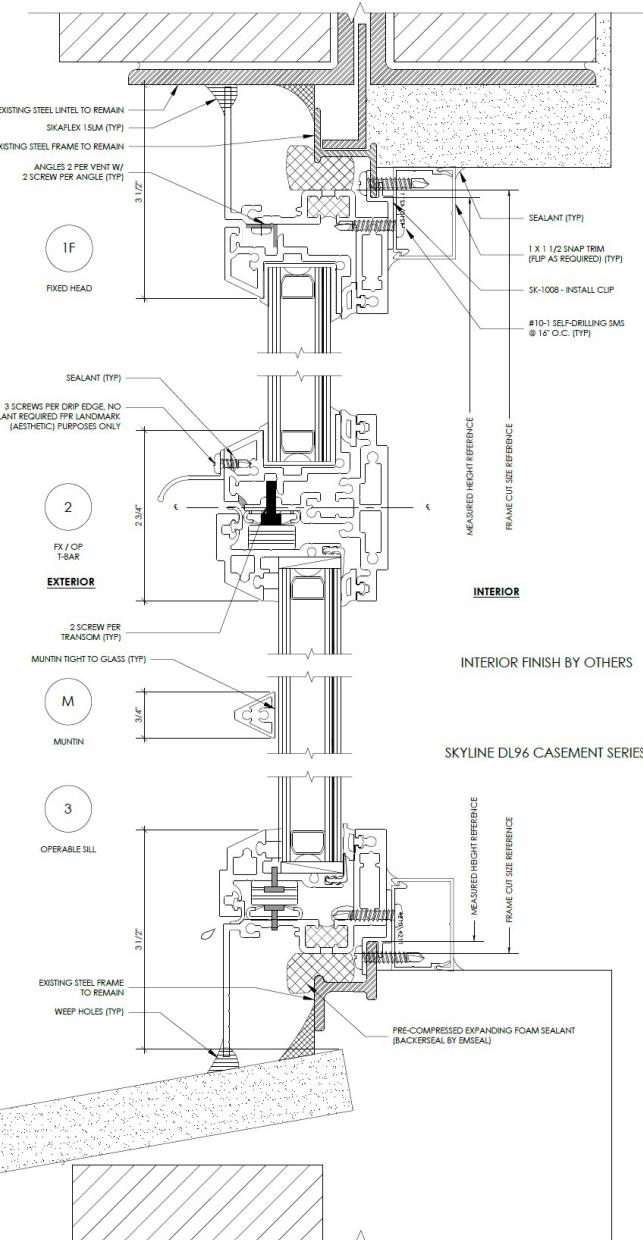
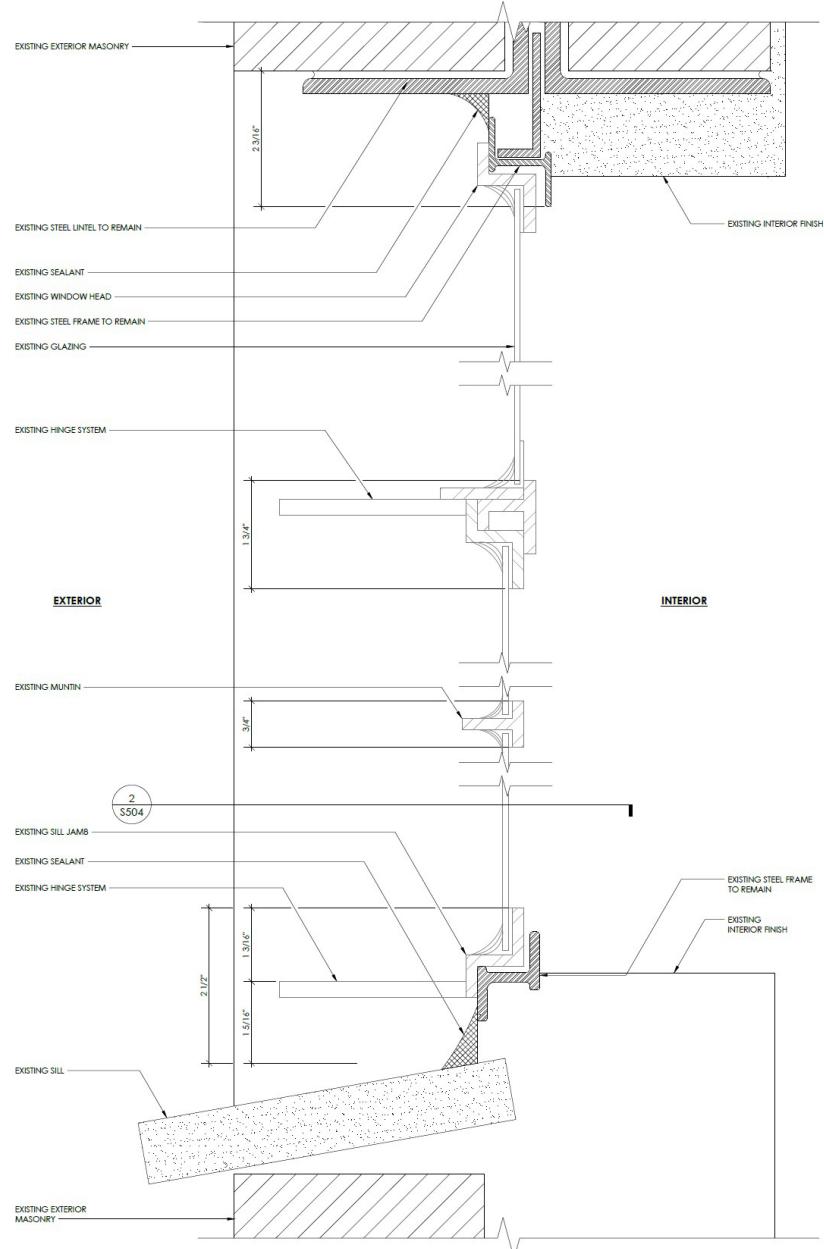
WINDOW TYPE 11	
EXISTING	PROPOSED
WINDOW	1976 SQ. IN
FRAME	348 SQ. IN
GLAZING	1428 SQ. IN
$1417 \times (100/1628) = 87.03 \approx -12.97\%$	



PROPOSED WINDOW TYPE 11
SCALE: N.T.S.

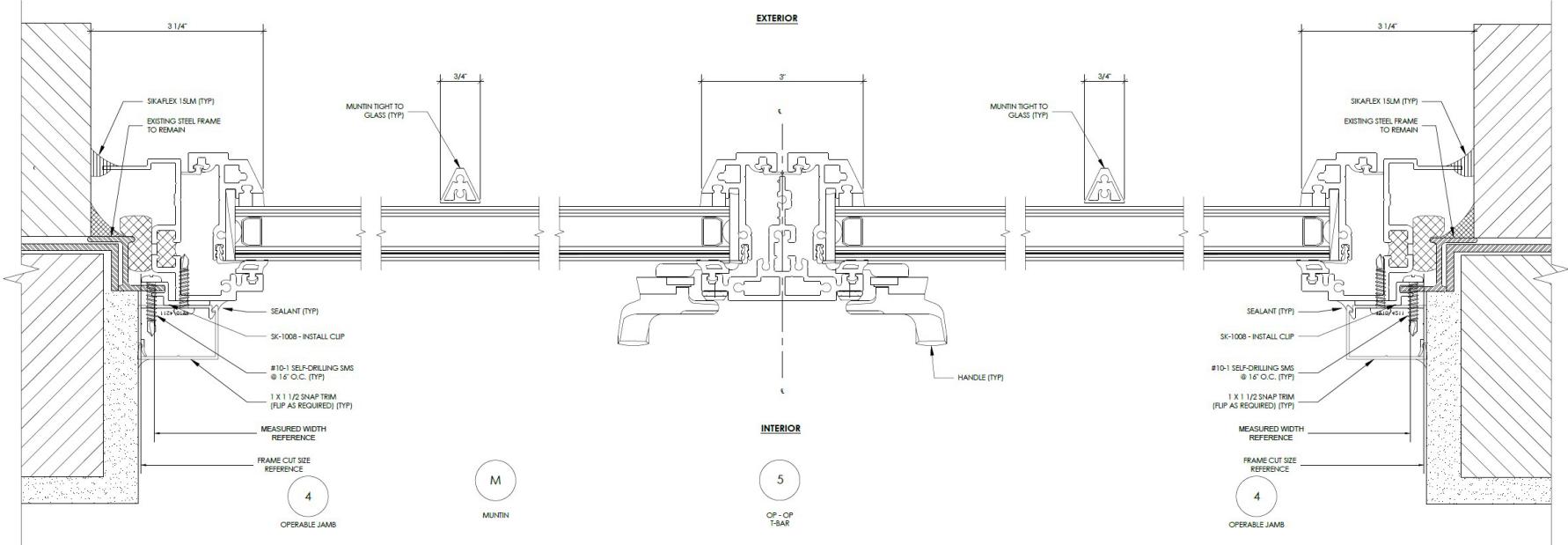
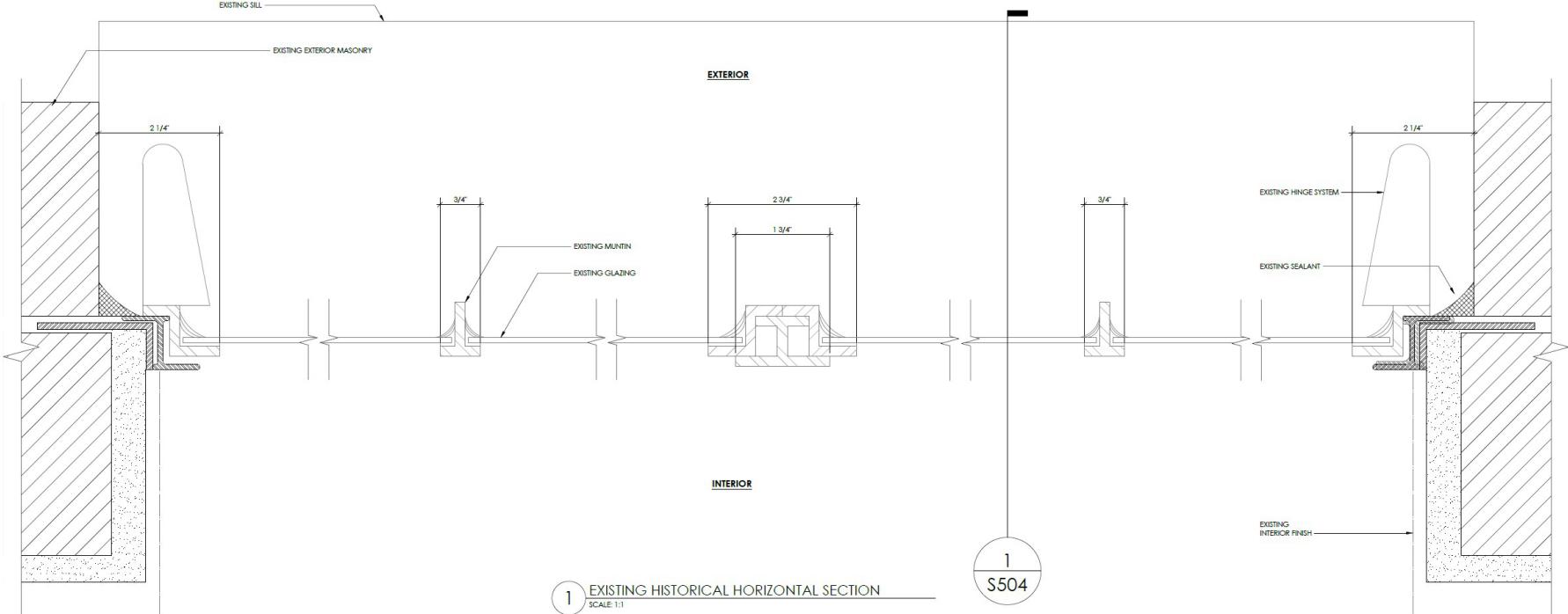
WINDOW DETAILS:

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



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.

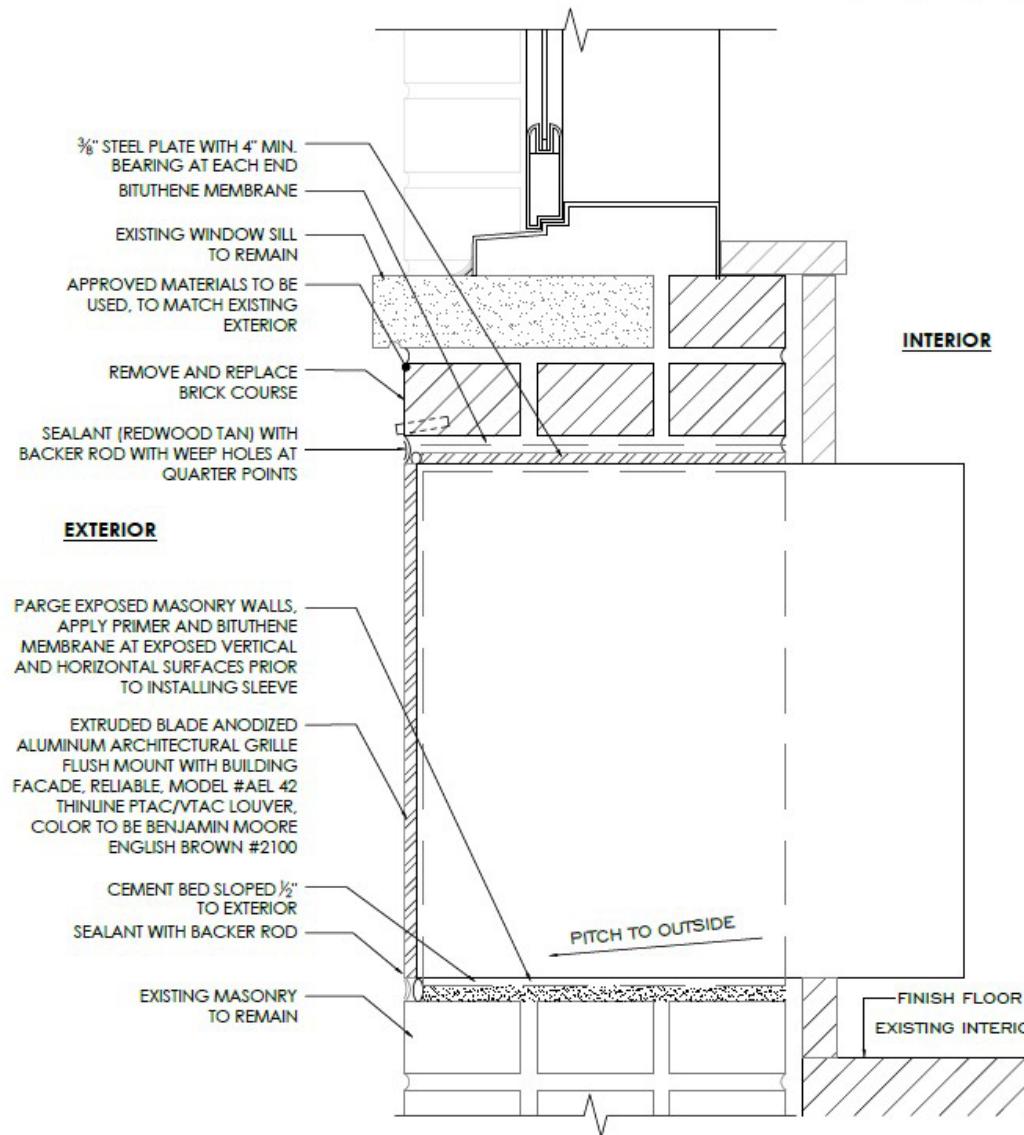
There are three options available with casement windows:

- *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*

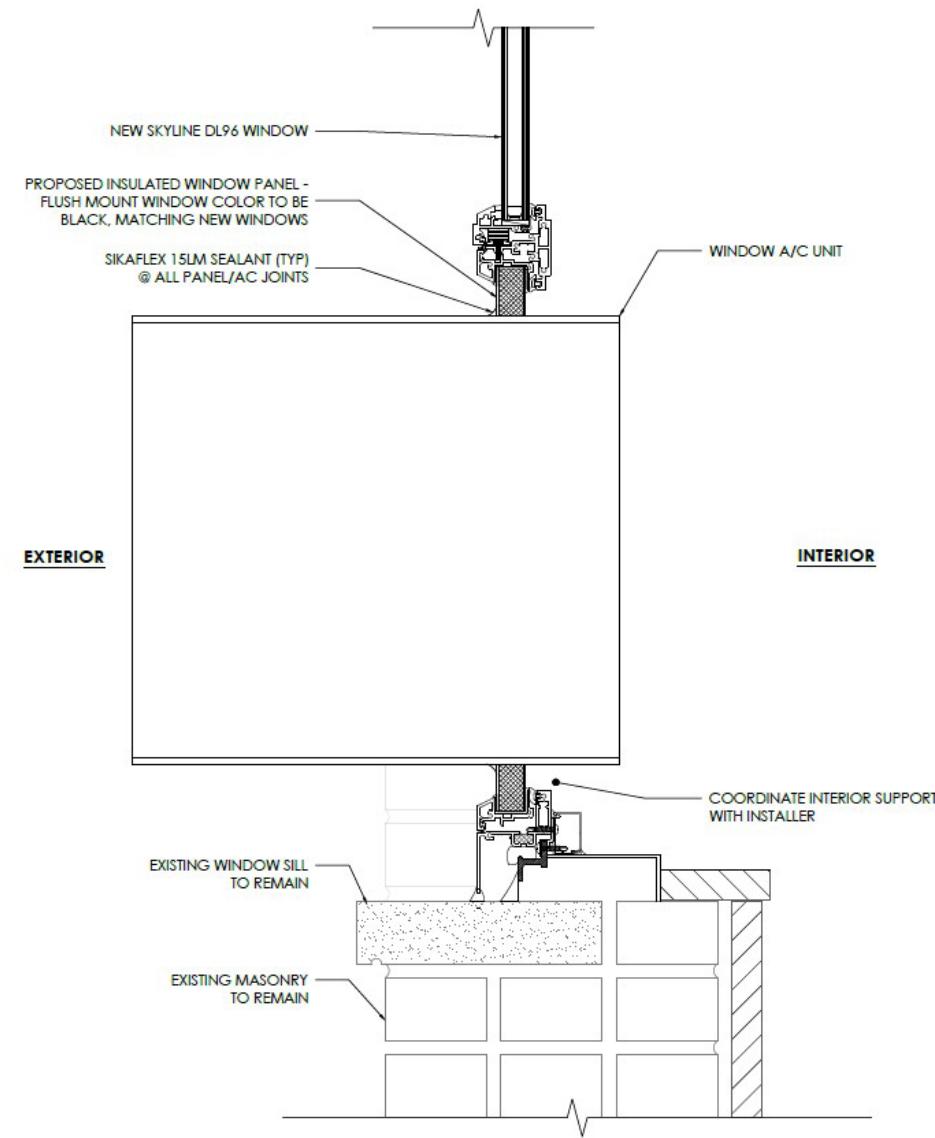


2

DETAIL - AIR CONDITIONER SLEEVE THROUGH WALL
SCALE: 3" = 1'-0"

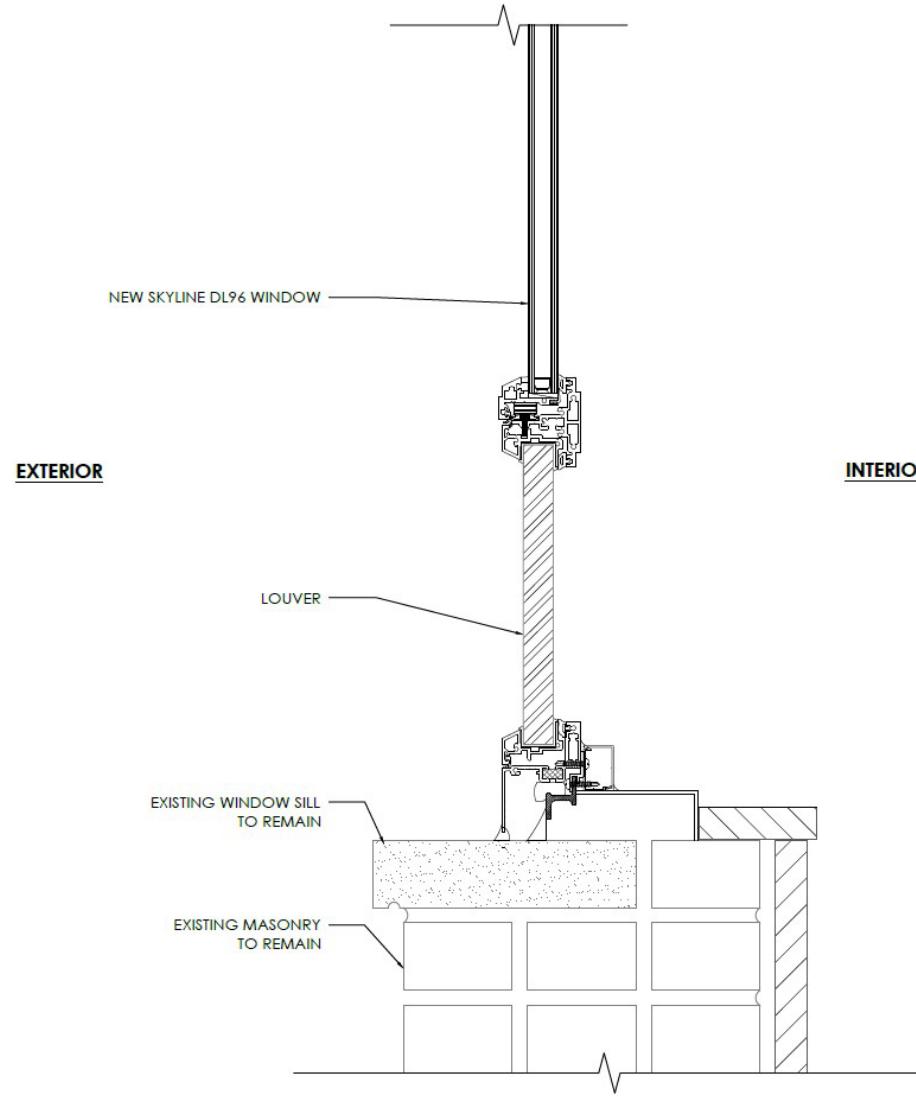
HVAC OPTION 2:

*Through-window
mounted air
conditioner*



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

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Borough of Manhattan**

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