

July 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-26-06596

128 West 72nd Street – Upper West Side/Central Park West Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 925 1200

Passcode: 259056

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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128 WEST 72ND STREET

LEGALIZATION OF PRIOR WINDOW AIR CONDITIONER INSTALLATION

LPC Public Hearing Presentation

Docket #: LPC-26-06596

Block 1143, Lot 44

Upper West Side | Central Park West Historic District

Applicant: Darius Toraby Architects, P.C.

This application is being made to address LPC Violation #06-0646 which was issued for modification of historic steel casement windows to accommodate window air conditioners without prior approval by the Commission. The violation was issued in 2006.

The application seeks to legalize the window air conditioner installations by modifying them to place the air conditioners in a consistent location and by restoring muntins removed at the two top floor windows. Modification of one additional window is proposed, which would allow installation of a window air conditioner at the one remaining street-facing room that does not have one.



PROPERTY LOCATION & DESIGNATION

BOROUGH:	MANHATTAN
BLOCK:	1143
LOT:	44
ADDRESS:	128 WEST 72ND STREET
LOT AREA:	464 SQ FT
LOT FRONTAGE:	24.11 FT
LOT DEPTH:	102.2 FT
YEAR BUILT:	1935
NUMBER OF BUILDINGS:	2
NUMBER OF FLOORS:	5
GROSS FLOOR AREA:	10,969 SQ FT
TOTAL # OF UNITS:	9
RESIDENTIAL UNITS:	7
ZONING MAP:	8C



1 PLOT PLAN
T-001 SCALE: NTS

AREA OF WORK
128 W 72ND ST
NEW YORK, NY
10023

WEST 72ND STREET ADJACENT BUILDINGS



EXISTING CONDITIONS

The steel casement windows, which are original to the building, consist of two 2x8 out-opening sashes and a fixed 4x2 transom.

Five windows were altered without prior LPC approval. At the 3rd and 4th Floor windows, the prior modifications were limited to cutting and removing horizontal and vertical members of the casement sashes. At the 5th Floor windows, the entire left sash was removed to accommodate the air conditioners and the lites above the air conditioners were replaced with a single glass pane.

The outer window frame, center dividing mullion, and fixed transoms were not altered at any window. Original locking hardware and hinges remain in place.

The air conditioners are supported by standard air conditioner support brackets and an interior horizontal steel angle secured to the casement window frame.





PROPOSED SCOPE OF WORK

1. Relocate both 3rd Floor air conditioners to the left (east) sash to align with the air conditioners at the 4th and 5th floors.
2. Install an air conditioner at the 4th Floor, westmost window. This would provide air conditioning in the apartment's bedroom, the only room in the front-facing apartments that does not currently have one.
The east window has a damaged outer frame that will be straightened and repaired.
3. At the 5th Floor, the previously removed muntins above the air conditioners are to be reinstalled.

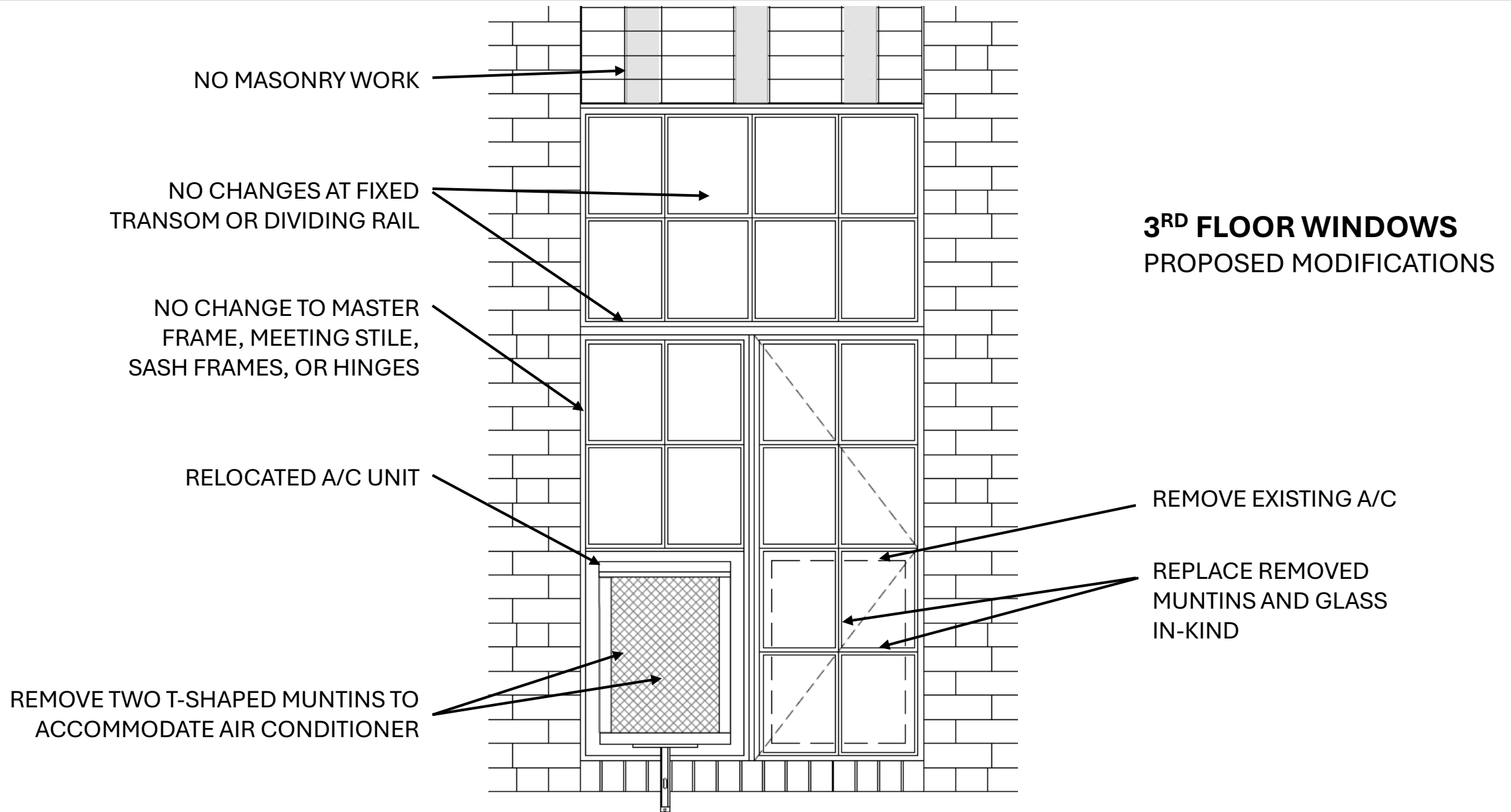
MATERIAL & FINISHES

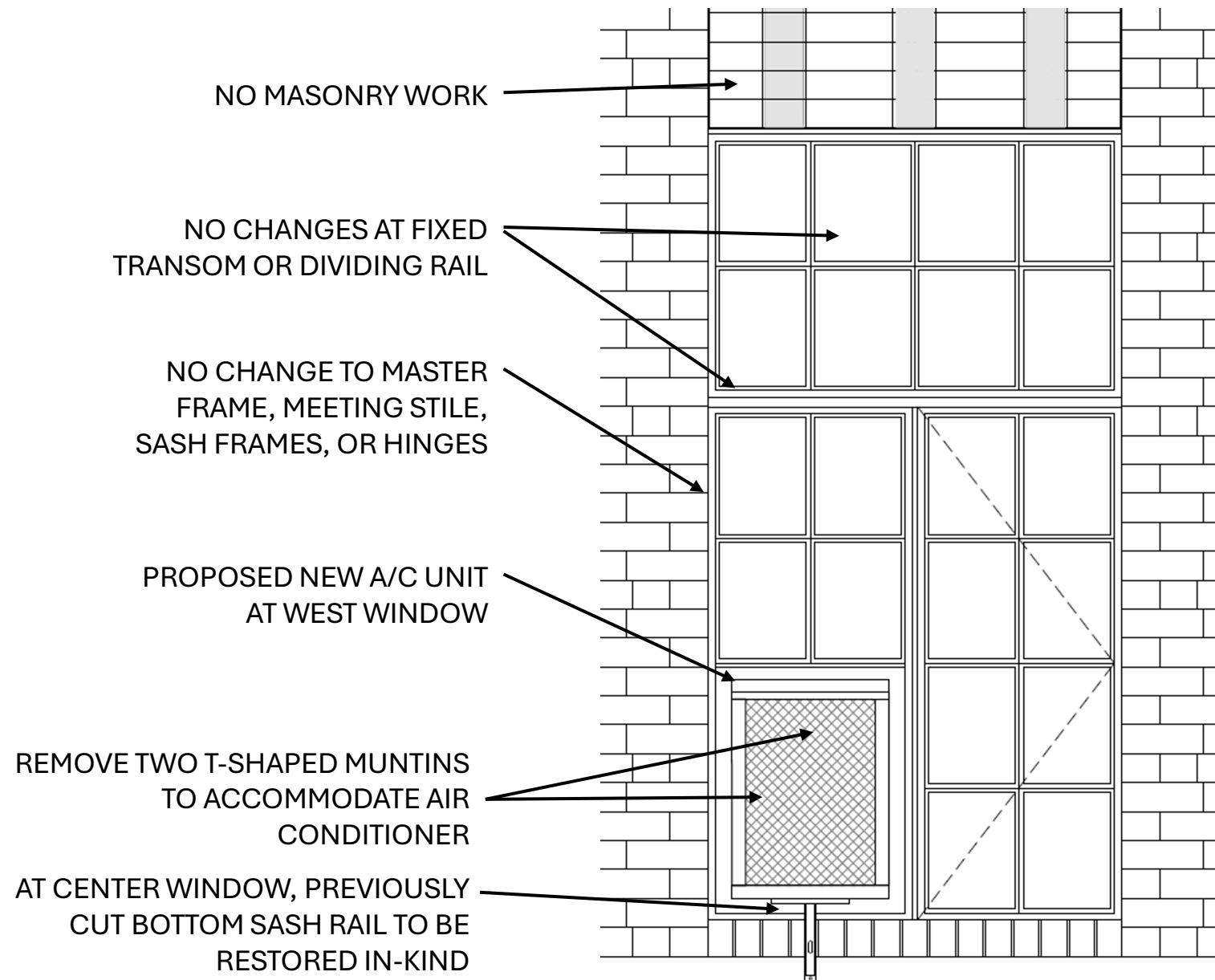
Steel Profiles: New muntin profiles to match existing T-shaped muntin and Z-shaped sash rails.

Glazing: Putty tooled to match original glazing compound profile.

Finish: Paint existing satin black to match.







4th FLOOR WINDOWS PROPOSED MODIFICATIONS

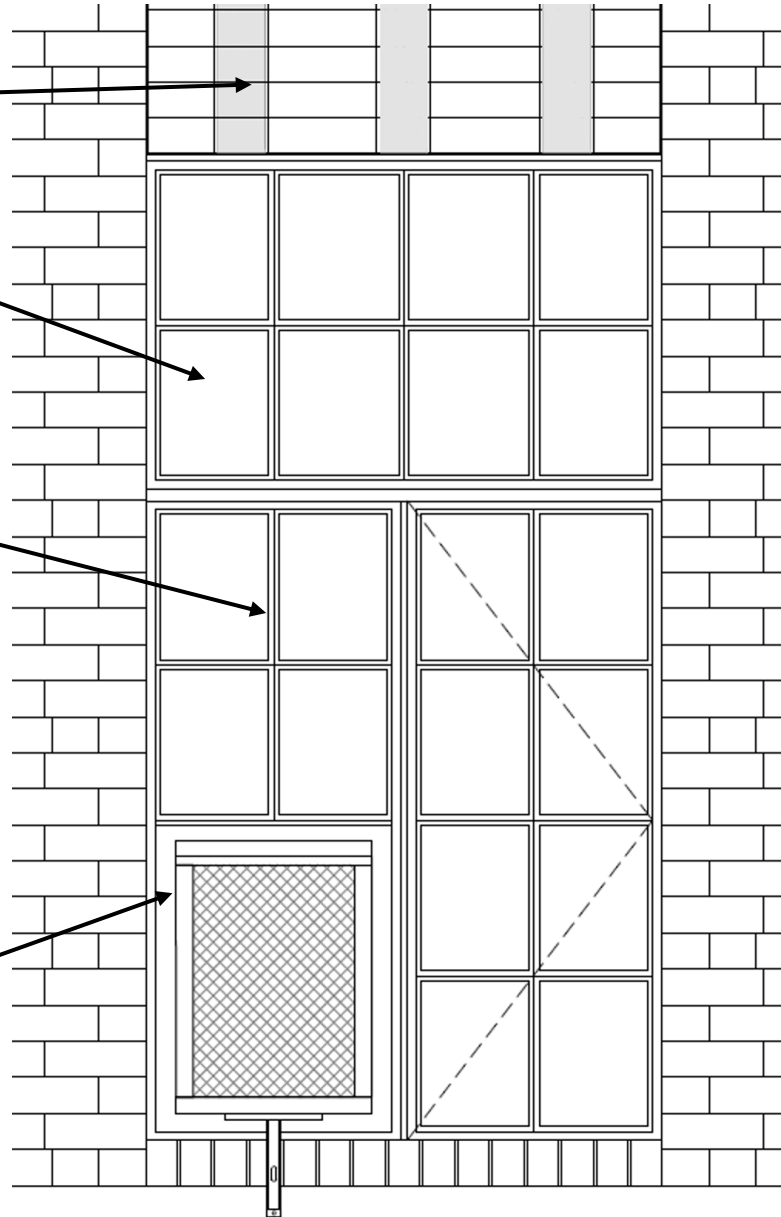
NOTE: EAST WINDOW FRAME WITHOUT AIR CONDITIONER TO BE STRAIGHTENED TO RESTORE PROPER OPERATION.

NO MASONRY WORK

NO CHANGES AT FIXED
TRANSOM OR DIVIDING RAIL

REPLACE PREVIOUSLY
REMOVED MUNTINS IN-KIND

REINSTALL EXISTING
A/C UNIT



5TH FLOOR WINDOWS PROPOSED MODIFICATIONS

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