

July 21, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-08125

49 West 88th Street – Upper West Side/Central Park West Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 203 3961

Passcode: 648880

646-828-7666 US (New York)

833 435 1820 US Toll-free

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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.

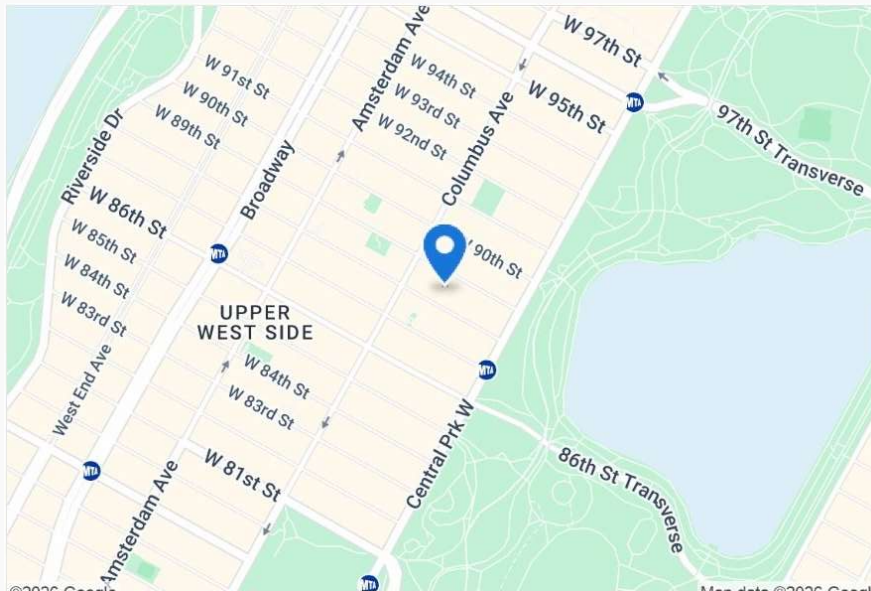
July 09, 2026

49 West 88th Street, Apt 2

Upper West Side/Central Park West Historic District

Application to Replace Existing Balcony Door

Location



The property is located at 49 West 88th Street within the Upper West Side/Central Park West Historic District (LP-1647), designated April 24, 1990.

Historic Conditions



Tax photo (1940s)



Designation photo (1990s)

Historic Conditions



West 88th Street context



Current facade

Existing Conditions



*Interior view of existing balcony door —
deteriorated glazing seals*



*Interior view — multiple supplemental
locking devices visible along center stile*



*Close-up: rusted bolt lock at base — one of
five locks added to keep door secured*

Existing Conditions



Exterior view of current balcony door

Proposed Door Specifications



Andersen A-Series Frenchwood®
Hinged Inswing Patio Door

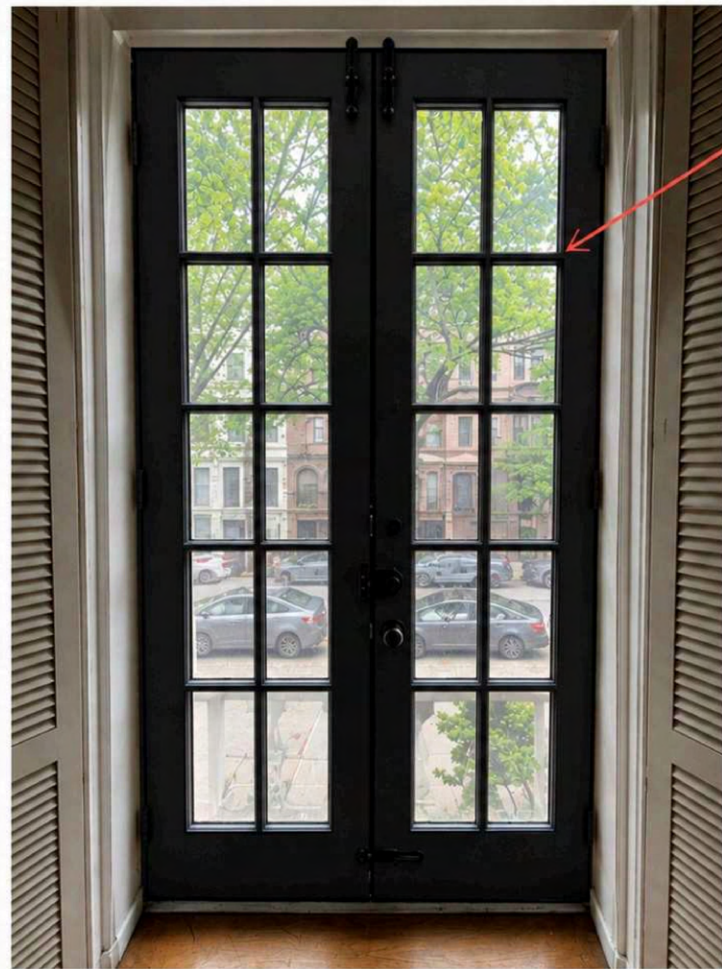
Door Style	Inswing A-Series Traditional — 2 Panel Active/Passive (Left/Right)
Dimensions	51" W × 91" H
Exterior Color	Black
Interior Finish	Pine Interior, Pre-Finish White
Glass Type	Tempered High Performance (Low-E ⁴)
Grille Style	Simulated Divided Light (FDL w/o spacer) — Colonial 2w × 5h
Hardware	Albany, Black
Screen	Double Hinged Full Screen
Exterior Capping	Black
Performance	PG Rating: 45 DP Rating: +45 / -55
Material	Fibrex® composite (A-Series Architectural Collection)
Certifications	Energy Star • NFRC • Green Seal

Installation: 10–12 weeks after LPC/association approval. Estimated 1–2 days on-site. All work EPA Lead-Safe compliant. Old unit and debris removed by contractor.



Current photo of door

vs



Rendering of proposed door

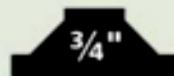
Proposed Muntin Configuration for Replacement Door



Full Divided Light Grilles

Full divided light grilles provide a visual replication of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths.

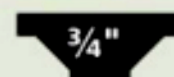
Home Interior



Between Glass

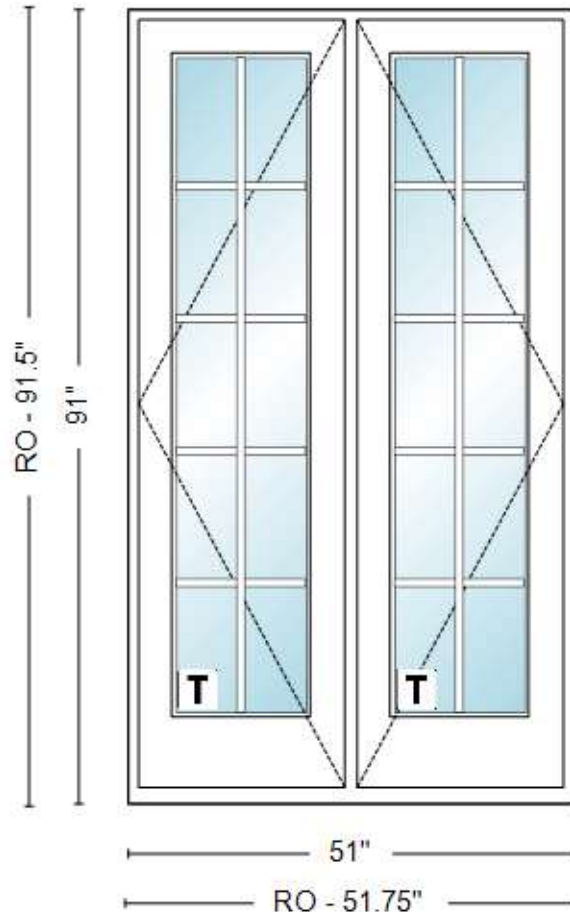


Home Exterior



Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Unassigned Quote	Unassigned Project	8560617		



Room: None Assigned

<u>Item</u>	<u>Qty</u>	<u>Operation</u>
100-1	1	Active Left-Passive Right

RO Size = 51 3/4" x 91 1/2"

Unit Size = 51" x 91"

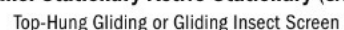
Comments:

A Series Inswing Patio Door - 2 Panel - Traditional, Low-E4 SmartSun HeatLock, Tempered , Grilles: SDL, Colonial, Typical, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, 3/4", Black, Pine, White, 2W5H

Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.27	0.14	NO

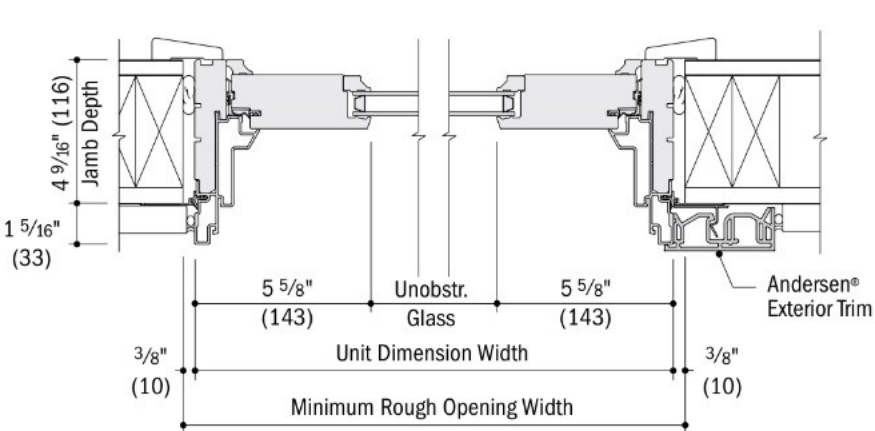
Scale $1\frac{1}{2}"$ (38) = $1'-0"$ (305) – 1:8



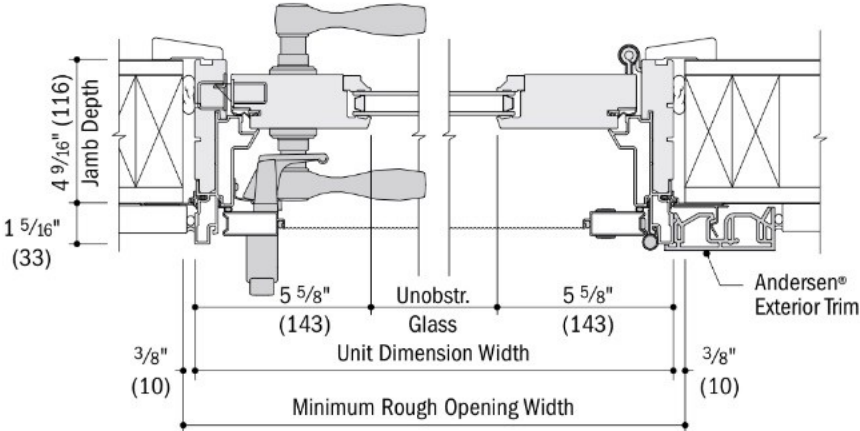
FRENCHWOOD® HINGED INSWING PATIO DOORS

Frenchwood® Hinged Inswing Patio Door Details – 4 9/16" (116) Jamb Depth

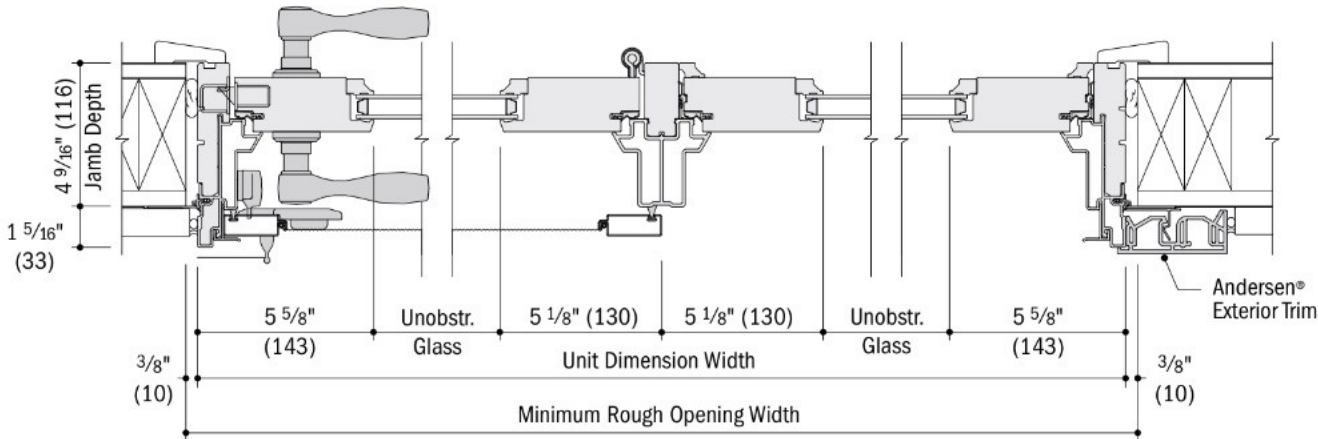
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



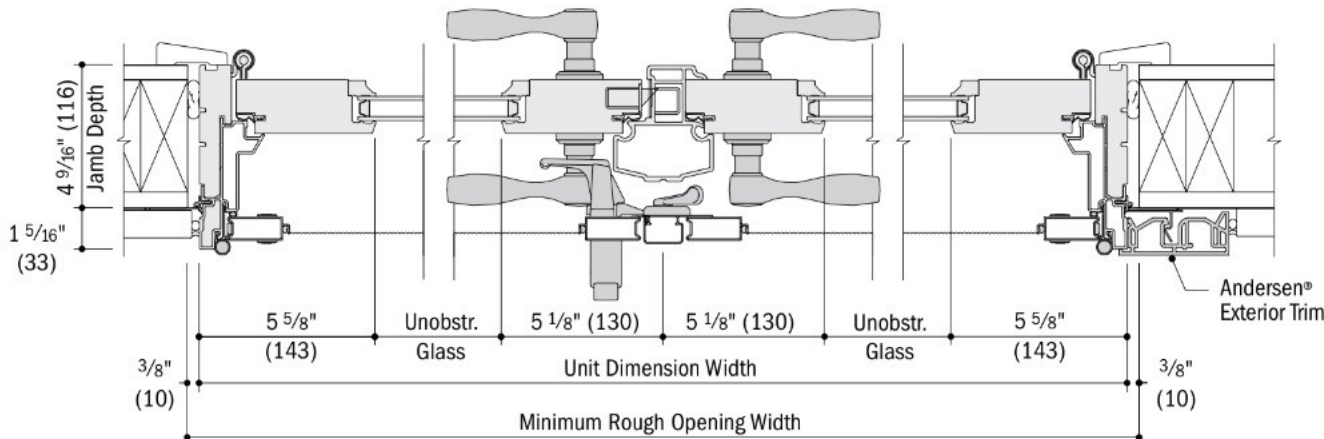
Horizontal Section – Stationary (S)



Horizontal Section – Active (AR/AL)
Hinged Insect Screen



Horizontal Section – Two-Panel Active-Stationary (ASR/ASL/SAL/SAR)
Top-Hung Gliding or Gliding Insect Screen



Horizontal Section – Two-Panel Active-Passive (APLR/PALR)
Hinged Insect Screen

FEATURES

FRENCHWOOD® HINGED INSWING PATIO DOORS

Frame

A Frame constructed with a wood core and a fiberglass exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

B Wood members are treated with a water-repellent preservative for long-lasting protection and performance.

The interior wood jamb has an extension jamb kerf, making it easy to add interior extension jambs matching wall thicknesses.

Frenchwood hinged inswing patio doors are available in 4 1/8" (116) and 6 1/8" (167) jamb depths.

Sill

C One-piece fiberglass design provides superior water management. The nonconductive fiberglass construction enhances energy performance, and its superior strength eliminates the need for a sill support.

Slip- and wear-resistant poly bead finish available in either neutral gray or dark bronze color.

A factory-applied drop-nose channel attachment is optional for enhanced water protection. See below for details.



Panel

D Panel stiles and rails are constructed of an engineered LVL core. This LVL core provides strength and helps prevent warping for consistent smooth operation.

E Interior panel surfaces are constructed from premium wood veneer available in pine, maple, oak, cherry, mahogany and vertical grain douglas fir. All prefinished interior options use water-based paints and stains.

F The exterior of the wood panel is protected with a Flexacron® paint system; this stabilized polyester paint is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous, low-maintenance finish.

G Factory-applied, one-piece (welded corners), compression-type weatherstrip made from a durable thermoplastic material is attached directly to the panel, not the frame, creating a continuous plane around the panel to provide maximum effectiveness against air and water infiltration. This system provides a long-lasting, energy-efficient barrier against wind, water and dust.

Two-panel doors are available with one or two active panels. For doors with one active panel, hinges can be located along either the jamb or astragal.

Adjustable Hinges

Adjustable hinges have ball-bearing pivots for smooth, frictionless movement and feature easy horizontal and vertical adjustments, plus a quick-release feature for easy panel removal. This release feature is ideal

for transporting large units up stairs or to other hard-to-reach areas. Gold dust finish is standard on wood interior doors. For units with a prefinished White interior, white finish hinges are standard. Also available in finishes that coordinate with most hardware.



Glass

See below for details.

Hardware

Multi-Point Locking System



The Frenchwood hinged patio door has a multi-point locking system with a hook bolt above and below the center deadbolt. This system provides added weathertightness and enhanced security.

Optional Corrosion-Resistant Hardware

Optional corrosion-resistant locking mechanism is available and recommended for applications within two miles of the coast and other harsh environments.

Existing Conditions — Need for Replacement

Key Finding: The existing balcony door is not original to the building and has been substantially altered over time through the addition of multiple supplemental locking devices.

AGE & ORIGINAL CHARACTER

- Existing balcony door is over 60 years old.
- Door is not original to the building and does not constitute a contributing historic feature.
- The door has undergone repeated alterations that have compromised its original appearance and integrity.

CONDITION & DETERIORATION

- Existing wood components show visible signs of warping and weather-related deterioration.
- Long-term exposure to NYC humidity, precipitation, and freeze-thaw cycles has accelerated material breakdown.
- Paint applied to conceal weathering makes it difficult to distinguish the door material on visual inspection, undermining arguments that the current appearance must be preserved in-kind.

SECURITY & OPERATION

- Five separate supplemental locks have been added to the balcony door to keep it secured — a clear indicator of hardware failure.
- The existing locking system is difficult to operate and provides inadequate security.
- The supplemental locks represent a cumulative alteration to the door well beyond any original design intent.

Proposed Replacement — Benefits & Compatibility

The proposed Renewal by Andersen A-Series door maintains the existing opening dimensions, traditional two-panel appearance, and black exterior finish while delivering meaningful improvements in security, durability, and energy performance.

VISUAL COMPATIBILITY

- Proposed door matches the black exterior color of existing doors.
- Traditional two-panel configuration and Colonial grille (2w × 5h) preserve historic character.
- Existing opening dimensions maintained; no facade or masonry changes proposed.
- Because existing doors are painted with thick black paint, the composite-material door will be visually indistinguishable from the current installation.

DURABILITY & MOISTURE RESISTANCE

- Fibrex® composite provides substantially greater resistance to moisture, humidity, and freeze-thaw cycling than wood.
- Material will not warp, swell, or deteriorate under the weather conditions that have caused visible damage to the existing door.
- Projected lifespan significantly exceeds that of a wood replacement door in an equivalent NYC urban environment.

SECURITY

- Modern multi-point locking system replaces the existing patchwork of five supplemental locks.
- Albany Black hardware provides smooth, reliable operation for residents.
- Active/Passive (Left/Right) operation retains the full two-panel opening function.

ENERGY PERFORMANCE

- Tempered High Performance glass with Low-E⁴ coating and Argon/Nitrogen gas fill provides improved thermal insulation.
- Waterproof silicone-based sealant ensures effective weather sealing at all joints.
- Unit is Energy Star, National Fenestration Rating Council (NFRC), and Green Seal certified.

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