

September 15, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-26-10254

**12-18 West 72nd Street – Upper West Side/Central
Park West Historic District – Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 165 187 7336

Passcode: 066380

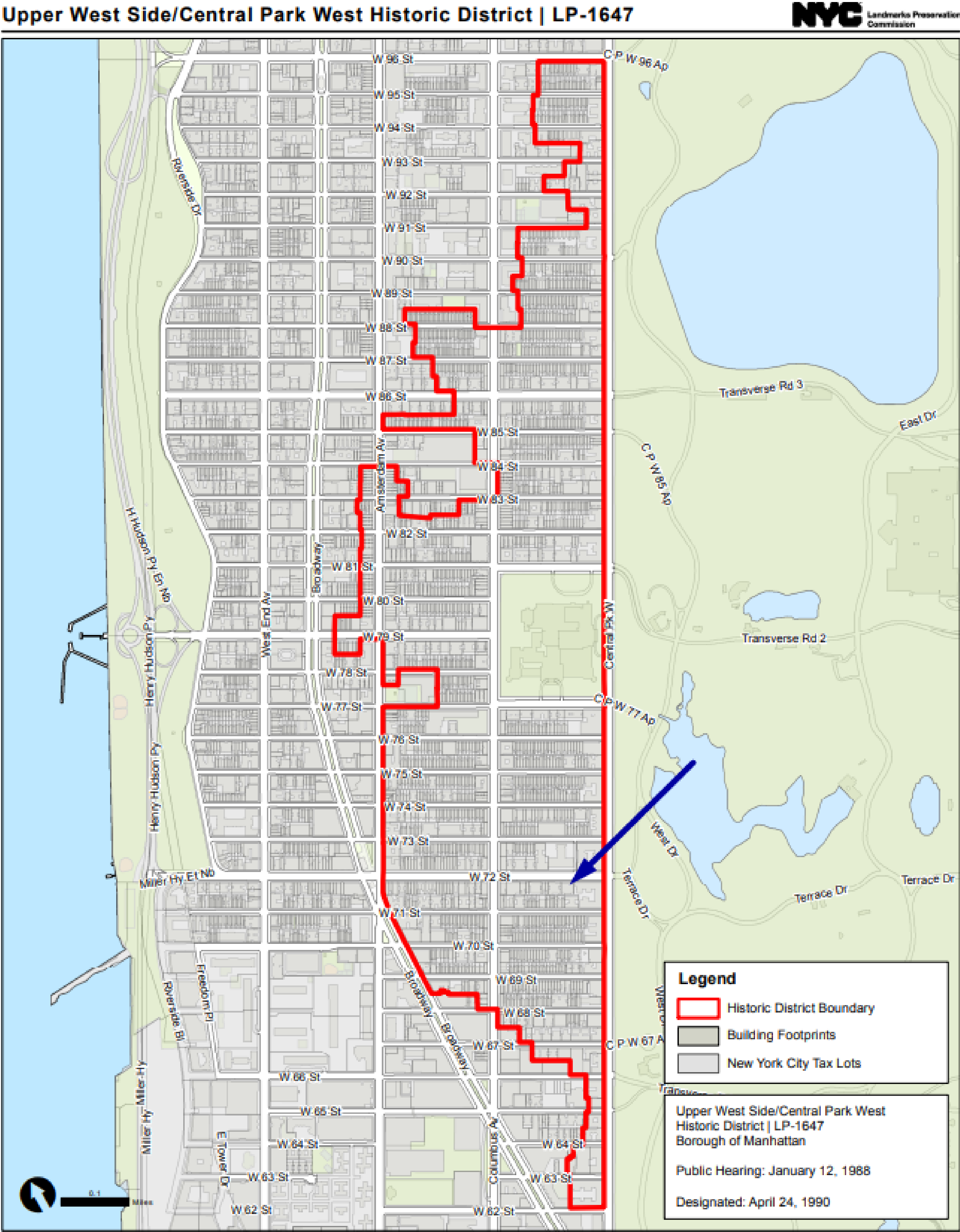
By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US Toll-free

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Address: 12-18 West 72nd St, Apt. 19A
DOCKET:LPC-26-10254

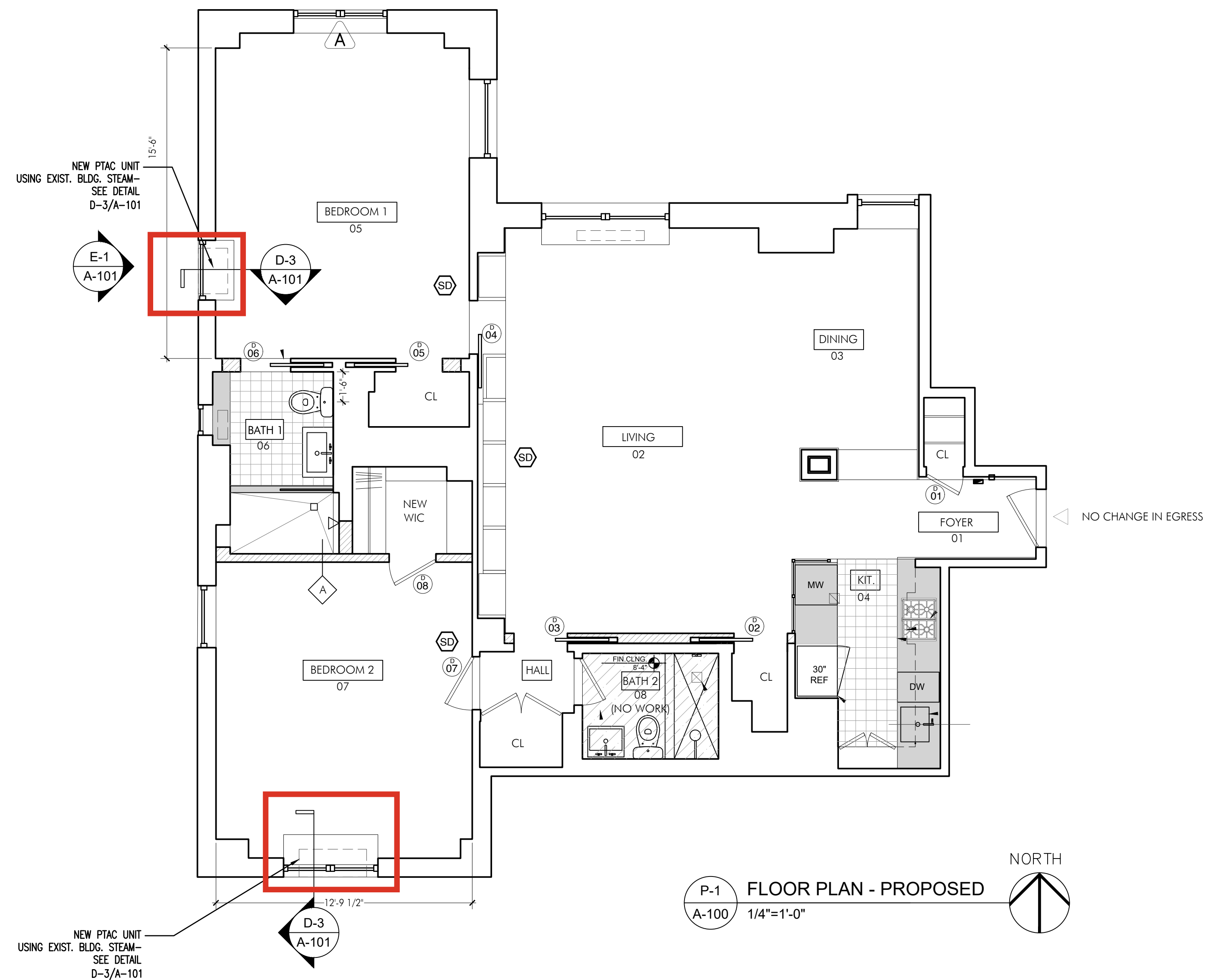
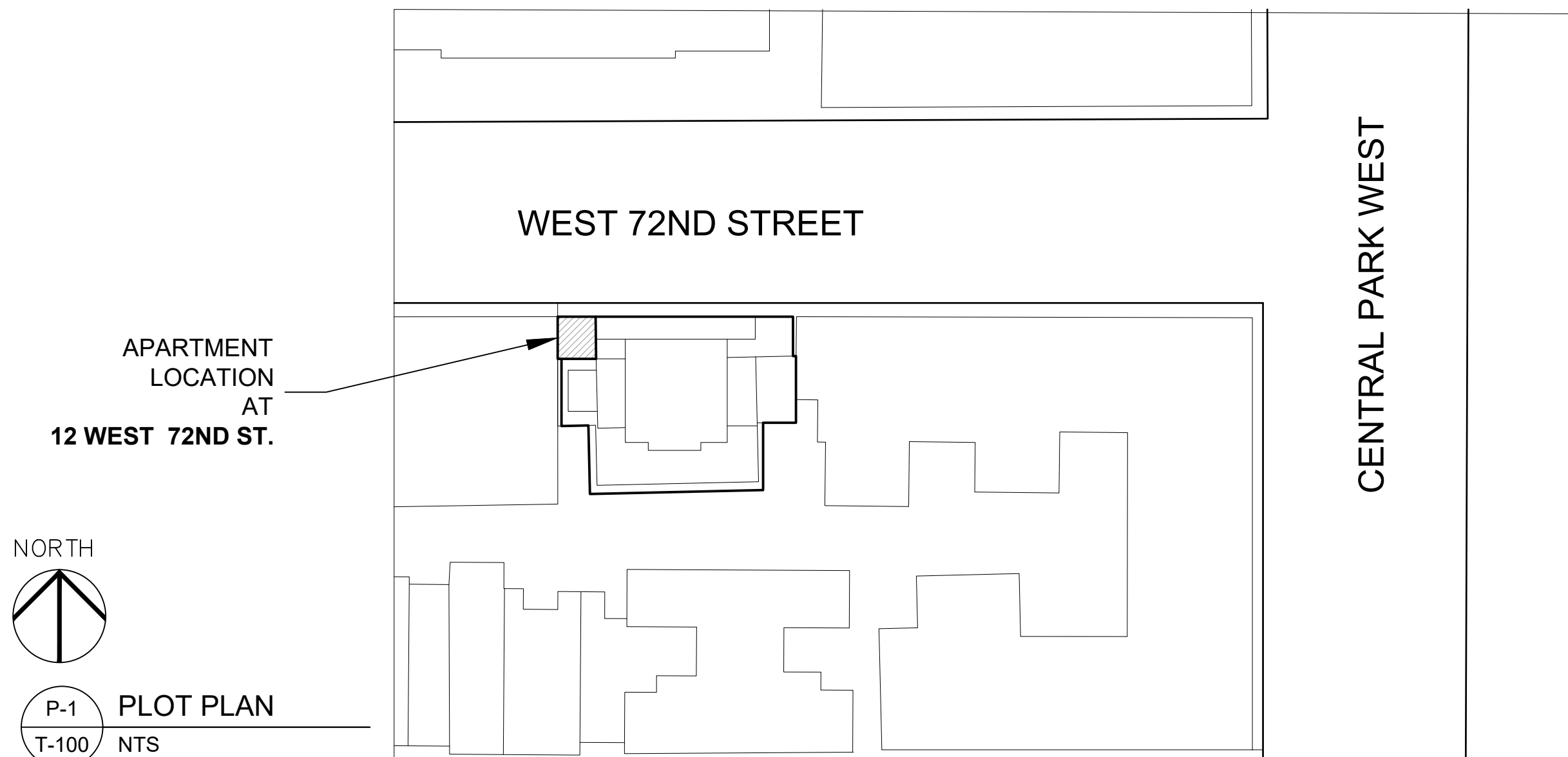
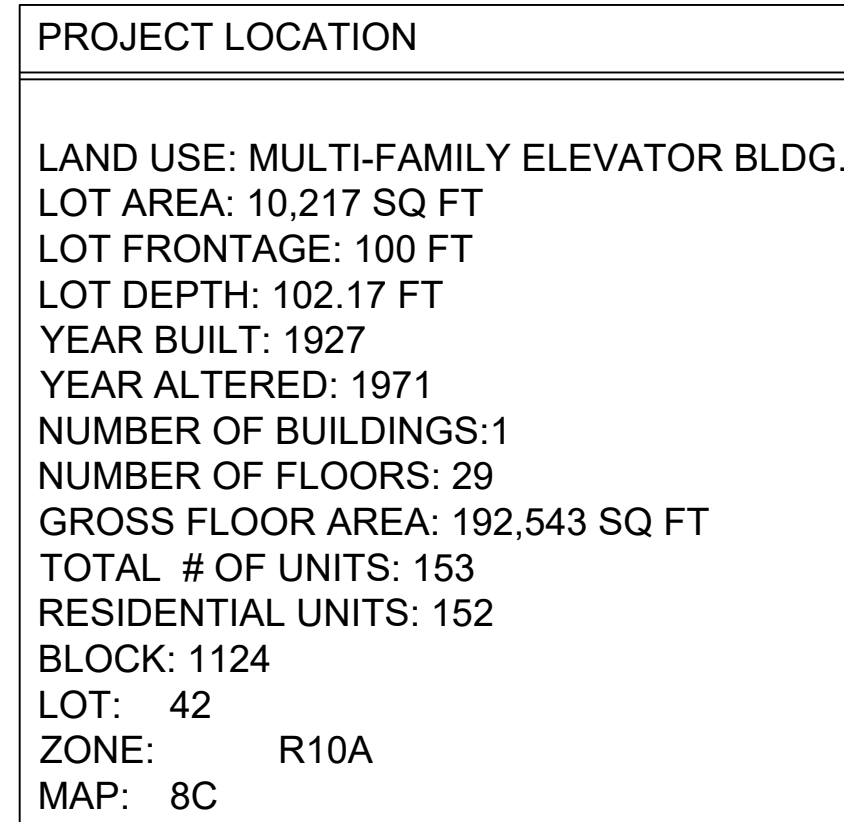


12 West 72nd Street , New York, NY 10023

- **T-100.00** - TITLE SHEET, DRAWING INDEX AND NOTES
- **T-101.00** - ADA COMPLIANCE
- **A-100.00** - DEMO AND PROPOSED FLOOR PLANS, DOOR SCHEDULE
- **EN-100.00** - ENERGY COMPLIANCE AND LIGHTING PLAN
- **A-101.00** - DETAILS AND SPECS
- **A-102.00** - WINDOW ELEVATIONS AND DETAILS
- **A-200.00** - REFLECTED CEILING AND LIGHTING PLAN

ASSOCIATED WORK FOR PLUMBING FILED UNDER
APPL. DOB NOW JOB: PL M01346967-S1

- MINOR INTERIOR RENOVATION AND REPLACEMENT OF FIXTURES AT EXIST. KITCHEN + PRIMARY BATHROOM.
- WORK FILED UNDER 1968 CODE
- NO CHANGE IN USE OR EGRESS PROPOSED UNDER THIS APPLICATION



P-1 FLOOR PLAN - PROPOSED
A-100 1/4"=1'-0"

NORTH

A circular compass rose with a vertical line pointing up labeled 'NORTH', a vertical line pointing down labeled 'SOUTH', a horizontal line pointing right labeled 'EAST', and a horizontal line pointing left labeled 'WEST'. The lines are thick and black.

T-100.00



PHOTO TAKEN FROM NEARBY STREET INTERSECTION:
COLUMBUS AVE & W 72 ST

WINDOW LOCATION AND LOUVERS
ARE ENTIRELY COVERED BY THE
ADJACENT BUILDING AND ARE NOT
VISIBLE FROM THE STREET.

The proposed work does not meet the requirements of §2-21 (d)(1)(ii)(B)(a)(6) installations of Through-Wall HVAC Equipment....
“(6) The installation will not damage or remove decorative masonry or a significant architectural feature of the building and will not detract from the significant architectural features of adjacent buildings. For purposes of this clause (B), removal of small areas of plain masonry to accommodate the through-wall unit shall not be considered damage or removal of a significant architectural feature.”

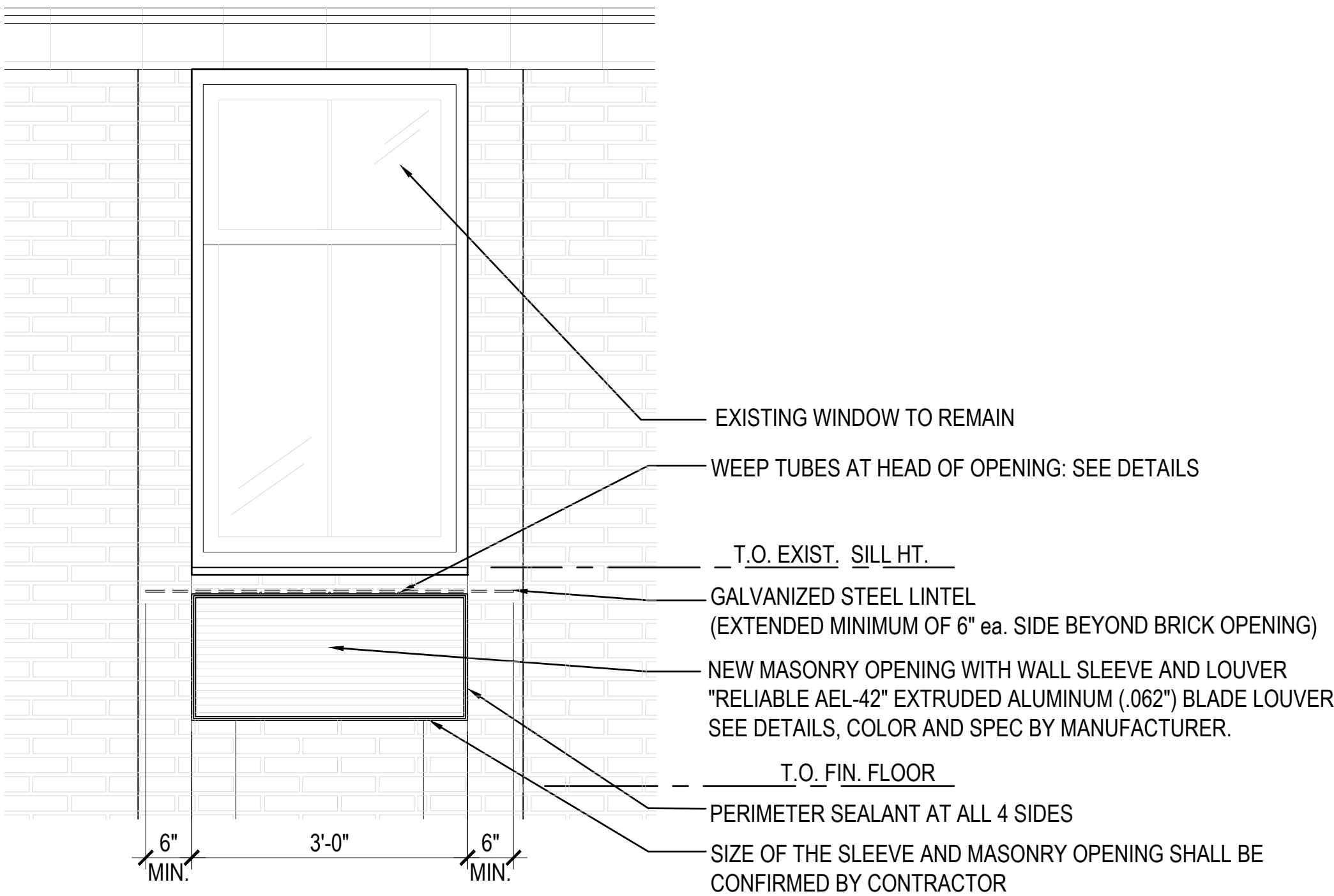
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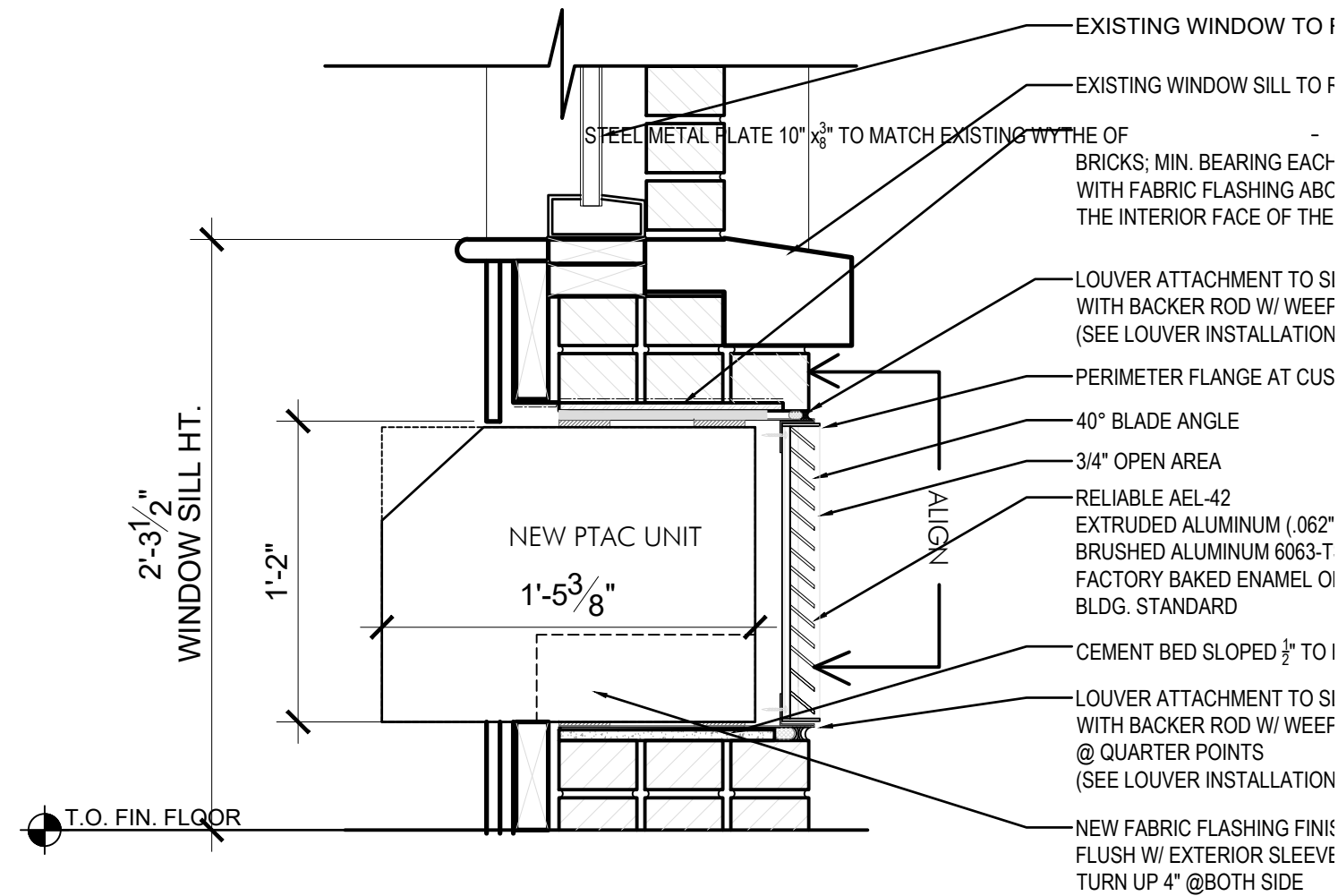
CLOSE-UP PHOTO TAKEN FROM THE SIDEWALK ACROSS
FROM THE BUILDING, NEARBY STREET INTERSECTION



PHOTO OF CLOSE-UP PAINT CARD/SAMPLE OF COLOR FROM MANUFACTURER TO MATCH SURROUNDING MASONRY. SPEC PDF ATTACHED TO SUBMISSION. STANDARD COLOR NAME FROM "RELIABLE" LOUVER MANUFACTURER: **SHELBURNE (69)**

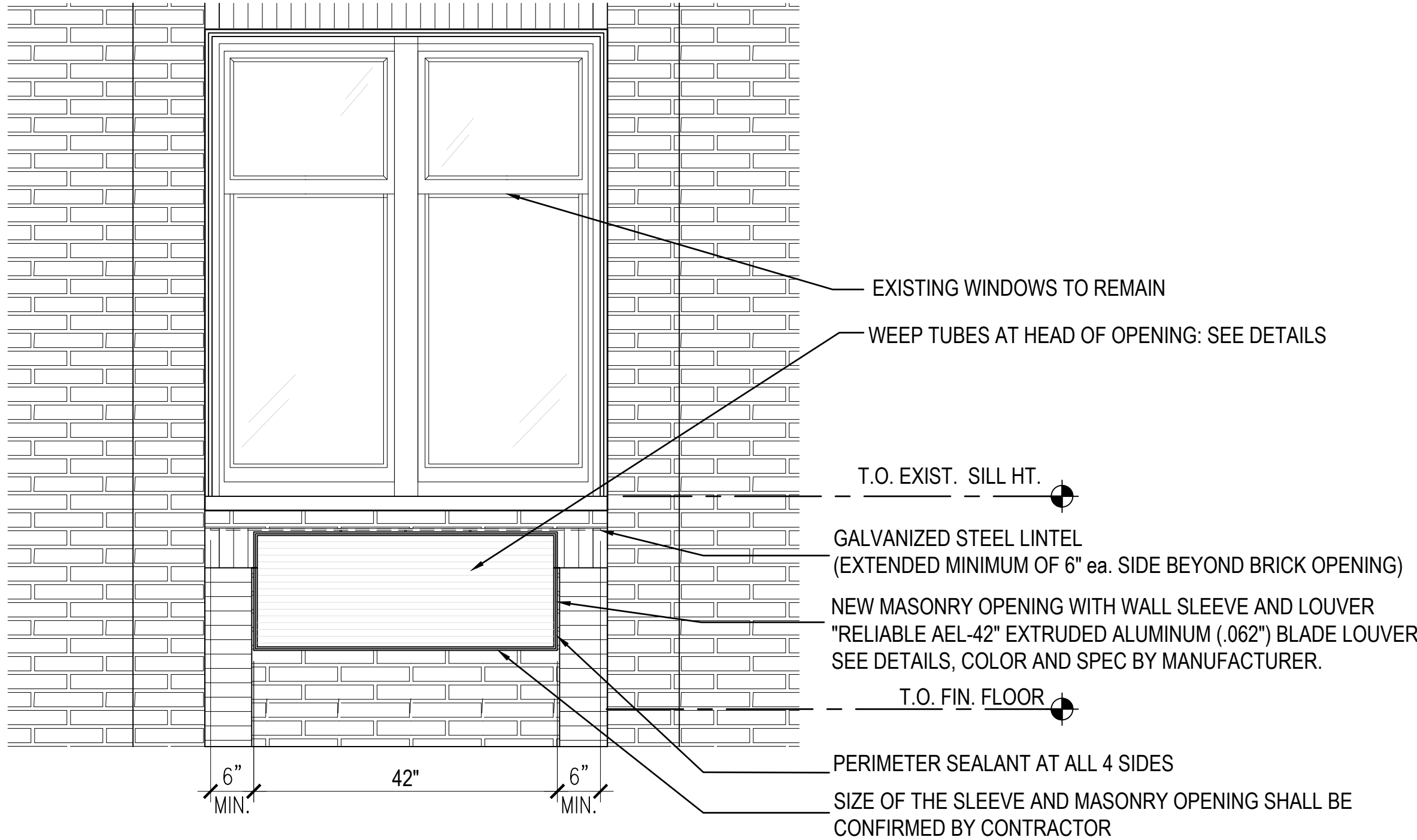


E-1 LOUVER ELEVATION: SINGLE WINDOW FACING WEST
A-103 3/4"=1'-0"



LOUVER INSTALLATION:
THE LOUVERS FOR THROUGH-WALL EQUIPMENT UTILIZING AN ISOLATED SLEEVE SHALL BE SECURED TO THE MANUFACTURER'S SLEEVE BUT S MAINTAIN A MINIMUM 1/4" GAP BETWEEN THE LOUVER AND THE WALL. GAP SHALL BE SEALED USING CLOSED-CELL FOAM. WEEPS SET AT 1/4" POI PROVIDED ABOVE THE WATERPROOFING MEMBRANE. SEALANT AND BACKER ROD SHOULD BE APPLIED BETWEEN THE SLEEVE AND MASONRY I SETTING THE LOUVER. SEALANT COLOR IS TO MATCH BRICK

D-1 SECTION @ THROUGH WALL SLEEVE
A-103 1-1/2"=1'-0"



E-2 LOUVER ELEVATION: DOUBLE-HUNG WINDOWS FACING SOUTH
A-103 3/4"=1'-0"

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151 W 42nd Street, 24th Floor
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PROJECT:
THE OLIVER CROMWELL
Apartment 19A

12 West 72nd Street,
New York, NY 10023

REVISIONS		
DATE	NO.	REVISION
06/03/26		LPC CHECKLIST SUBMISSION
04/30/26		LPC CHECKLIST SUBMISSION

SEAL & SIGNATURE:

DOB NOW JOB No:

SHEET TITLE:
WINDOWS ELEVATIONS
AND DETAILS

DRAWN:
SCALE: **AS NOTED**
DATE:
JOB No:
DWG No:
A-103.00

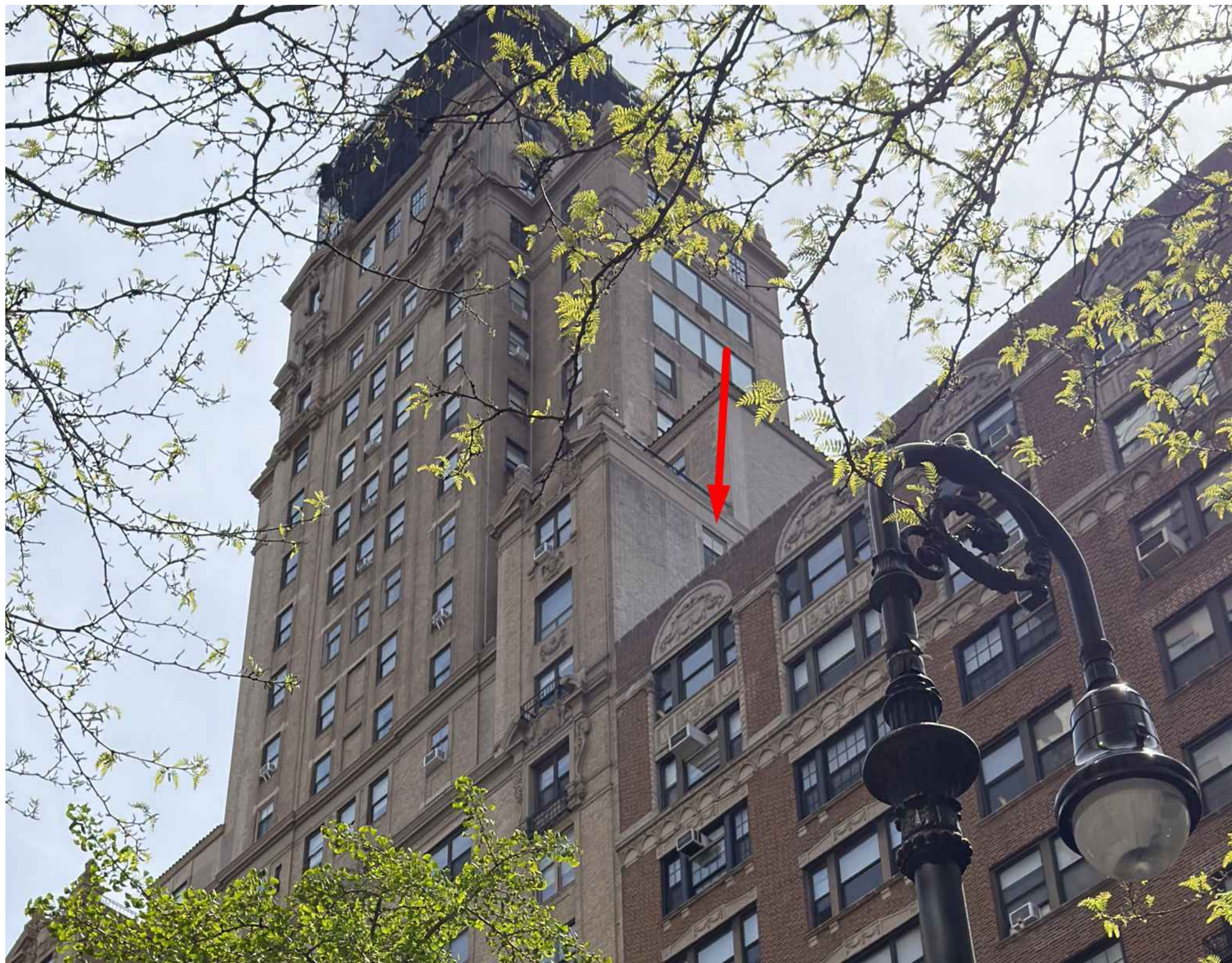


PHOTO 1
WINDOW LOCATION AT WEST FACADE



PHOTO 2
CLOSE-UP WINDOW LOCATION



PHOTO 3
LOCATION OF PTAC UNIT



PHOTO 3
WINDOW LOCATION AT SOUTH FACADE



PHOTO TAKEN FROM THE SIDEWALK ACROSS FROM THE BUILDING.

PROPOSED LOUVERS ARE ENTIRELY COVERED BY THE ADJACENT BUILDING AND ARE NOT VISIBLE FROM THE STREET.

WINDOW LOCATION AND LOUVERS ARE ENTIRELY COVERED BY THE ADJACENT BUILDING AND ARE NOT VISIBLE FROM THE STREET.



CLOSE-UP PHOTO TAKEN FROM THE SIDEWALK ACROSS FROM THE BUILDING, NEARBY STREET INTERSECTION



EXISTING LOUVERS AND UNIT SLEEVE AT THE SAME SOUTH FACADE OF THE BUILDING ARE NOT CONFORMING TO THE SOLDIER-COURSED BRICK AND DECORATIVE LPC RULES.



EXISTING LOUVERS AND UNIT SLEEVE AT THE SAME SOUTH FACADE OF THE BUILDING ARE NOT CONFORMING TO THE SOLDIER-COURSED BRICK AND DECORATIVE LPC RULES.

CLOSE-UP PHOTO TAKEN FROM THE SOUTH WINDOW OF APARTMENT LOOKING AT THE EXISTING BUILDING SOUTH FACADES

ARCHITECT OF RECORD:
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DATE	NO.	REVISION
06/24/26		LPC CHECKLIST SUBMISSION
06/03/26		LPC CHECKLIST SUBMISSION
04/30/26		LPC CHECKLIST SUBMISSION

SEAL & SIGNATURE:

DOB NOW JOB No:

SHEET TITLE:

**ADDITIONAL PHOTOS
AND COMMENTS**

	DRAWN:
	SCALE: AS NOTED
	DATE:
	JOB No:
	DWG No: A-104.00

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