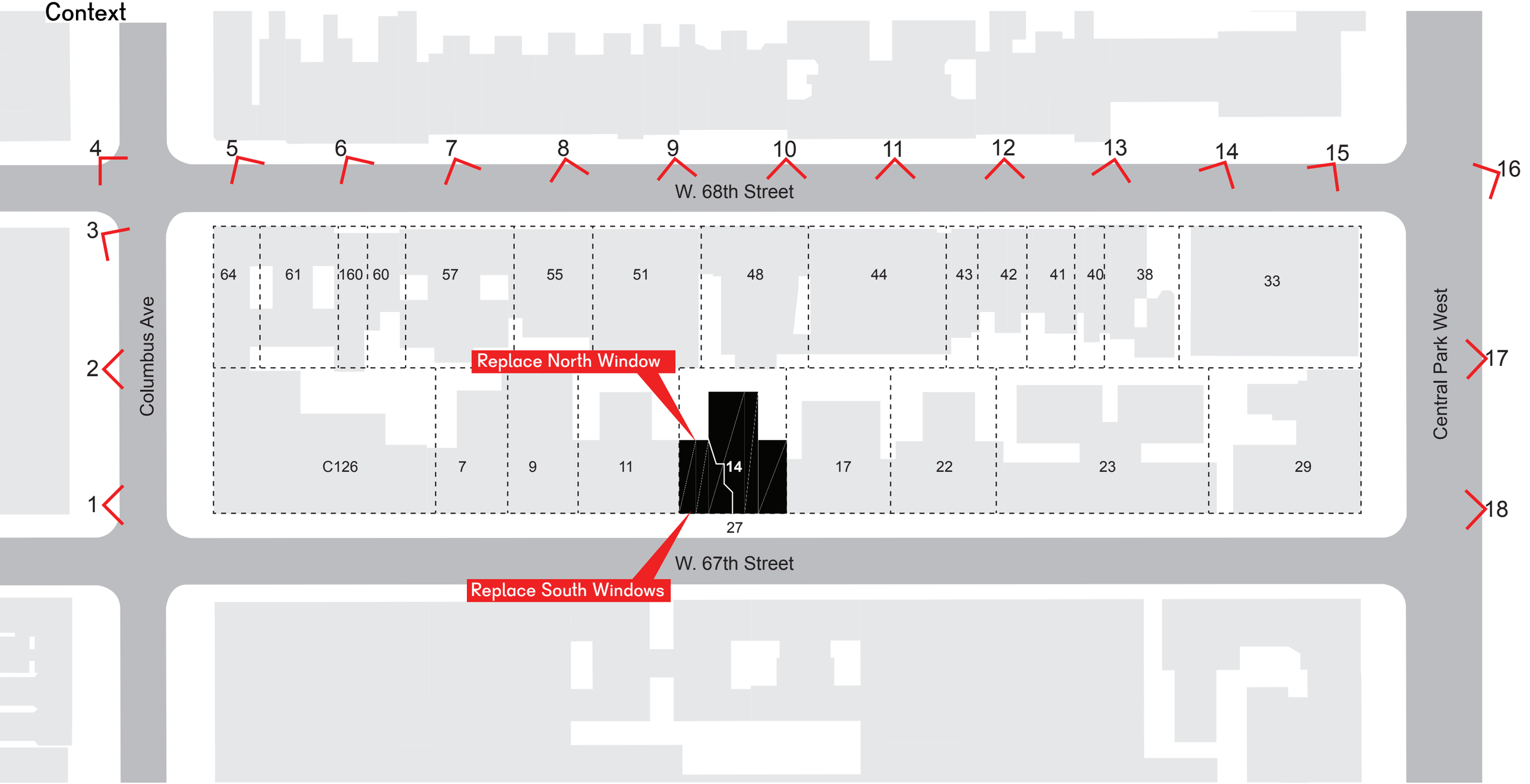
27 West 67th Street: Apartment #5FW
Proposed Window Replacement

Only If Architecture, PLLC

Context



- The North Facade is NOT visible from surrounding streets

0 64 ft 128 ft 256 ft

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Context

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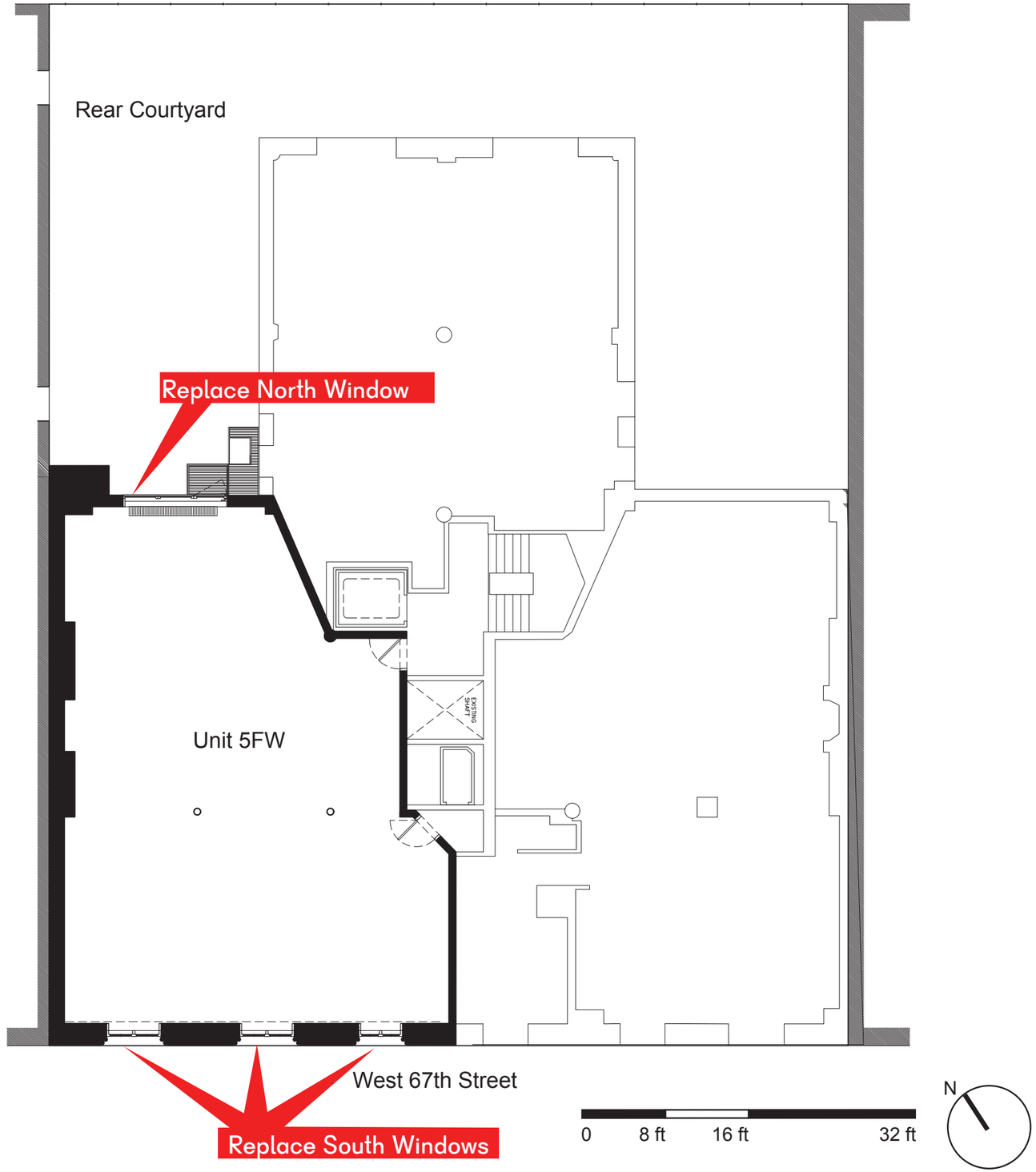
Context

Project Information:

Building Address:	27 West 67th Street
Block Number:	1120
Lot Number:	14
Zoning Type:	R-8 Residential
Construction Class:	Class “1” Fireproof
Existing Occupancy:	Residential
Proposed Occupancy:	No Change
Mult. Dwelling Class:	Class “A”
Fire Protection:	Non-Sprinklered
Project Architect:	Adam Frampton, Only If- Architecture PLLC.
Historic Designation:	Art Nouveau & Crafts Style studio building designed by Simonson and Sturgis and built in 1903. The original windows consist of predominantly wooden multi-lite casement windows. Designated to Upper West Side / Central Park West Historic District in 1990.



Historic Condition

1905

Museum of the City of New York Collections Portal.
Museum of the City of New York, 2013.

1940

Tax Department Photograph, ca. 1940. Image Address: 27 W. 67th St. 1940. 31 Chambers St. RM.103 . New York, NY. 10007.

1980

Tax Department Photograph, ca. 1980. Image Number: 27 W. 67th St., ca 1980. 31 Chambers St. RM.103 . New York, NY. 10007.

Historic Condition

1903

ENTRANCE TO THE CO-OPERATIVE STUDIO BUILDING.
No. 25 West 67th Street, New York City. Sturgis & Simonson, Architects.

Sturgis and Simonson, Architects. “A Co-Operative Studio Building.” The Architectural Record: Vol.1 No. 4. Oct. 1903: 232-35.

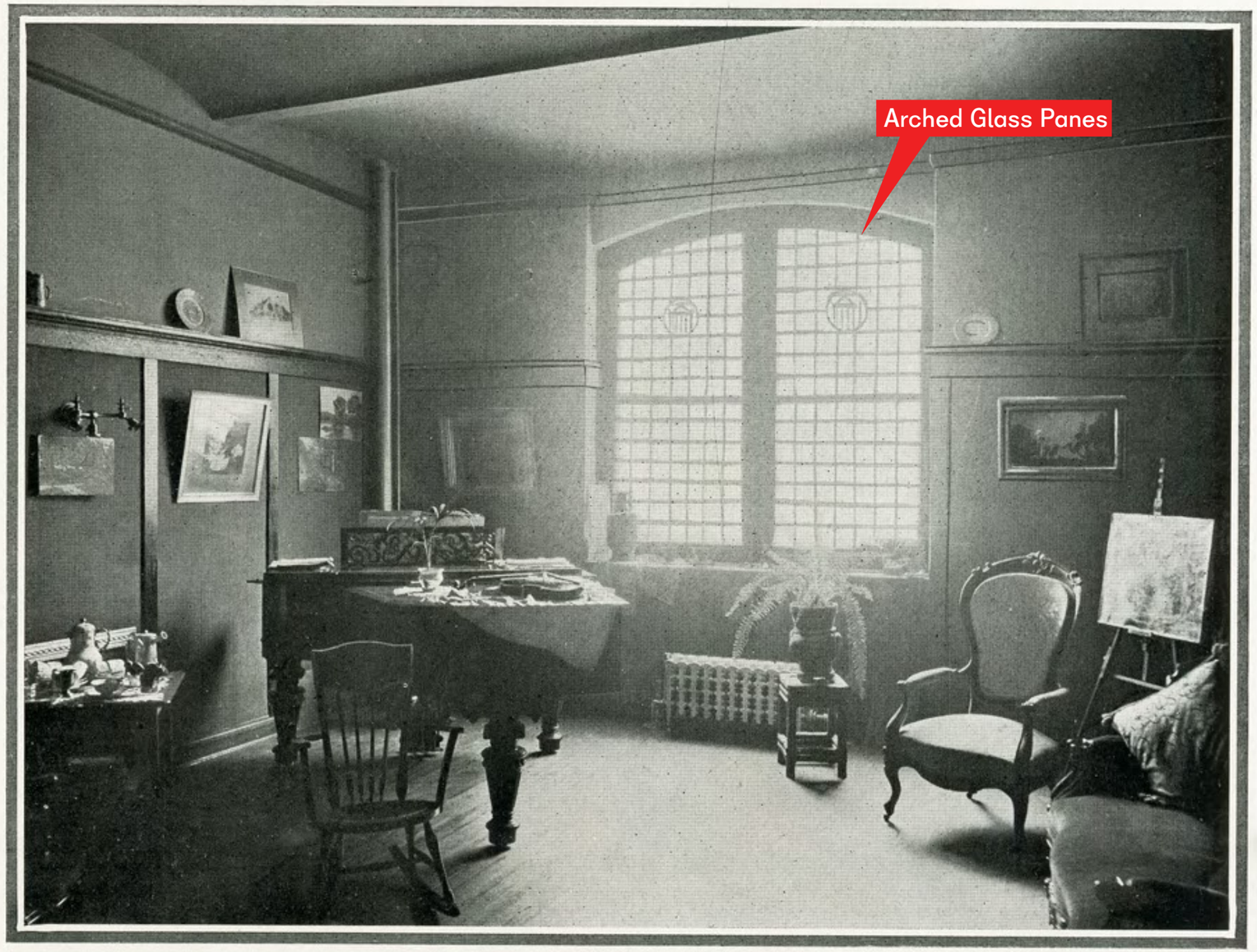
“Window Type/Material: Multipane Casement/Wood, Six-over-six double hung/Wood”

- LPC Upper West Side / Central Park West Historic District Designation Report, 1990.

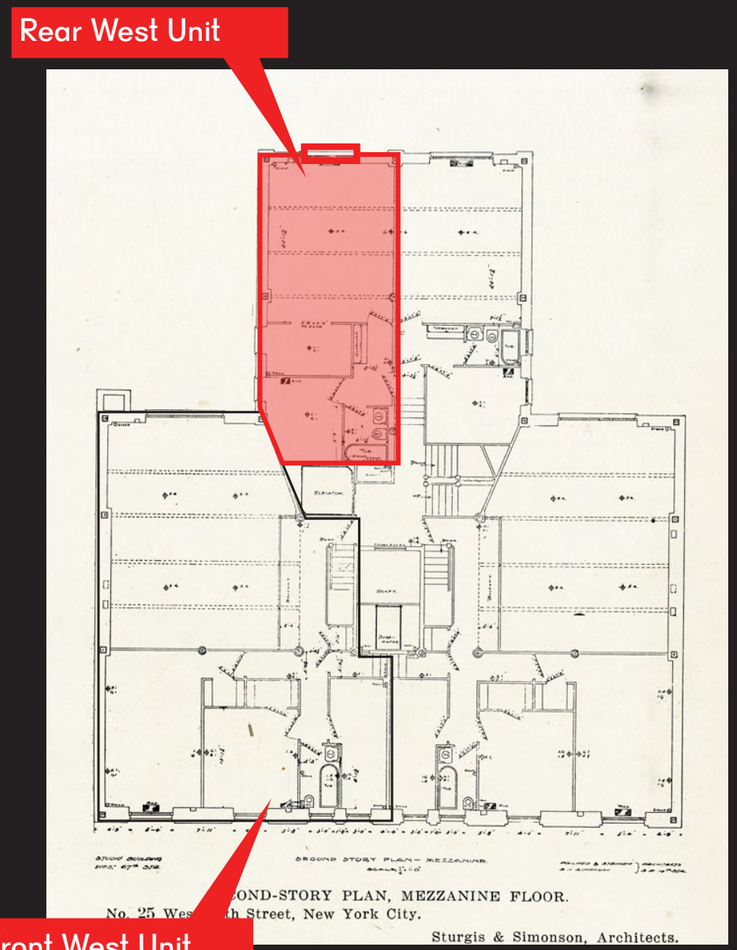
THE DINING-ROOM IN THE APARTMENT OF MR. FRANK V. DUMOND.
No. 25 West 67th Street, New York City. Sturgis & Simonson, Architects.

Historic Condition

1903



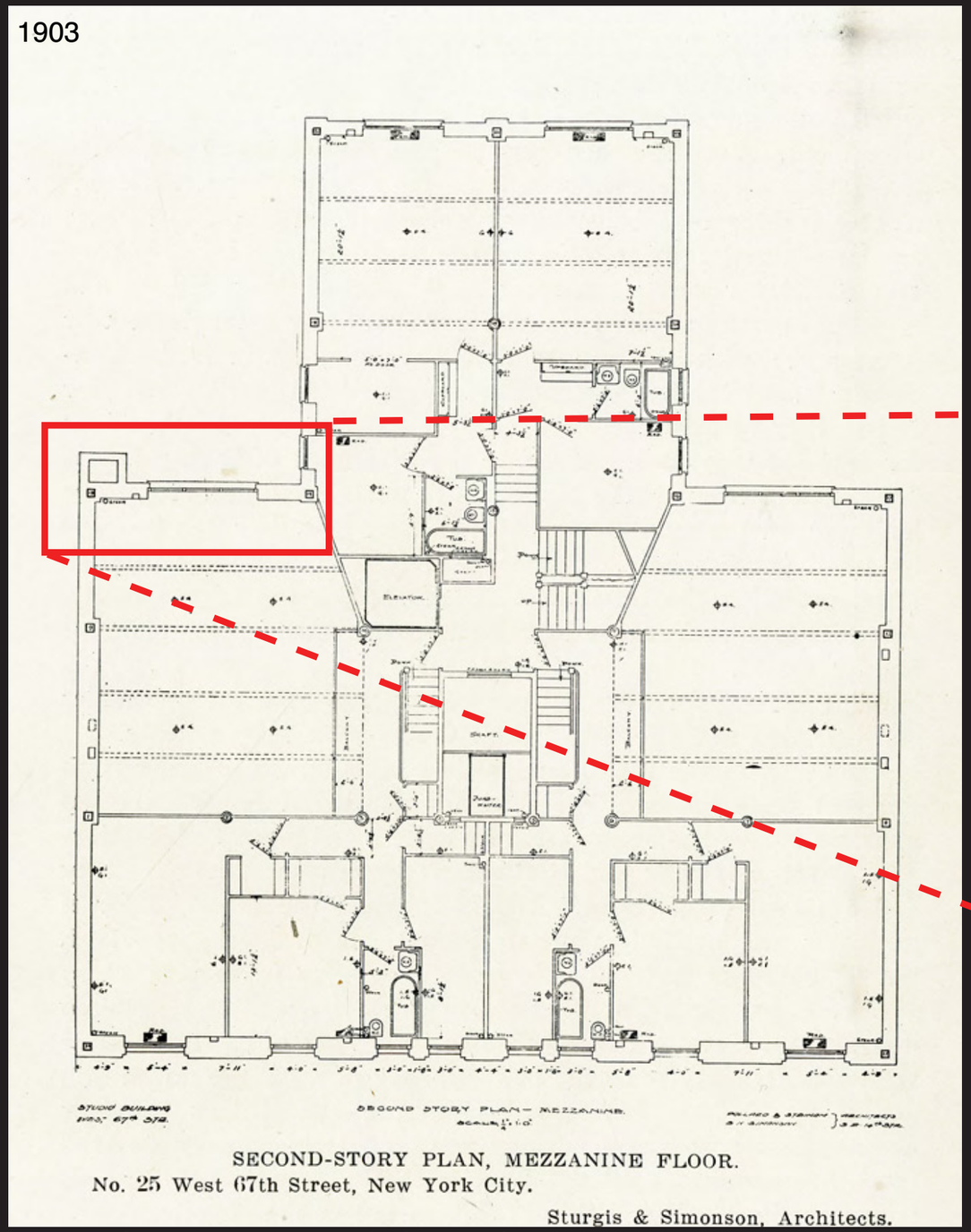
APARTMENT OF MR. B. H. SIMONSON.
No. 25 West 67th Street, New York City.
Sturgis & Simonson, Architects.



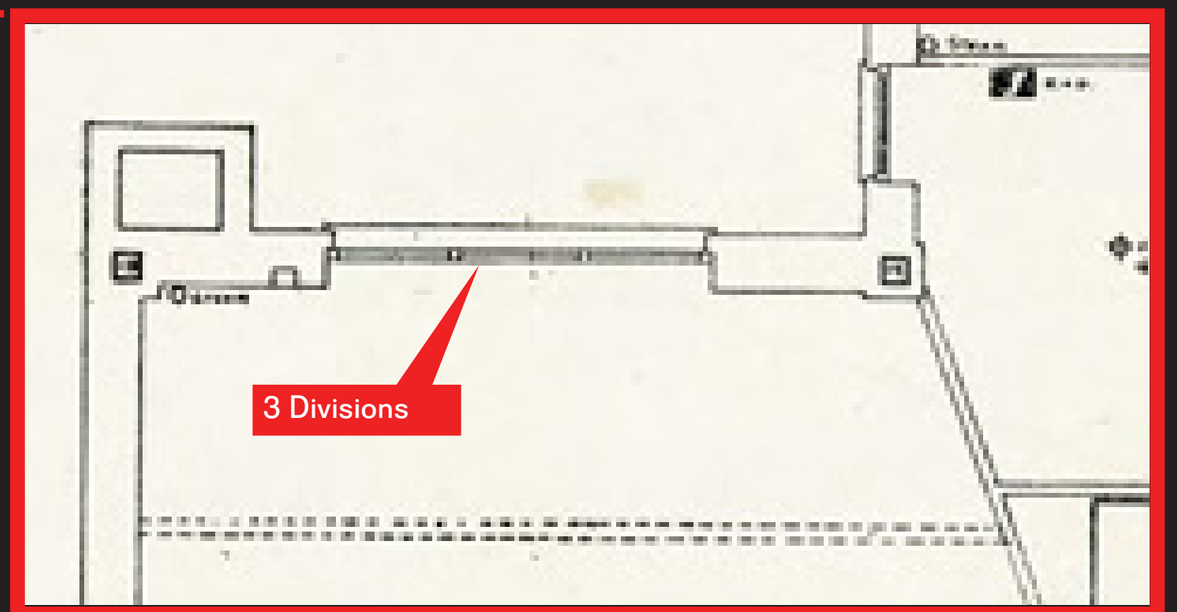
Sturgis and Simonson, Architects. “A Co-Operative Studio Building.” The Architectural Record: Vol.1 No. 4. Oct. 1903: 232-35.

Historic Condition

1903



SECOND-STORY PLAN, MEZZANINE FLOOR.
No. 25 West 67th Street, New York City.
Sturgis & Simonson, Architects.



Sturgis and Simonson, Architects. “A Co-Operative Studio Building.”
The Architectural Record: Vol.1 No. 4. Oct. 1903: 232-35.

Existing Condition

View from West - January 05, 2015

View from East - January 05, 2015

Existing South Elevation

South Facade: January 05, 2015

Existing South Windows

L.10 West Window
January 05, 2015

Wood Frame
2 outswing casement panes, 1 fixed pane

November 11, 2014

L.10 Central Window
May 06, 2014

Wood Frame
Outswing double casement panes

November 11, 2014

L.10 East Window
January 05, 2015

Wood Frame
Outswing double casement panes

August 04, 2014

L.09 West Window
January 05, 2015

Wood frame, leaded lites
2 outswing casement panes, 4 fixed panes

August 04, 2014

L.09 Central Window
August 14, 2014

Wood frame, leaded lites
2 outswing casement panes, 4 fixed panes

August 04, 2014

L.09 East Window
May 06, 2014

Wood Frame
Outswing double casement panes w/ simulated lites

August 04, 2014

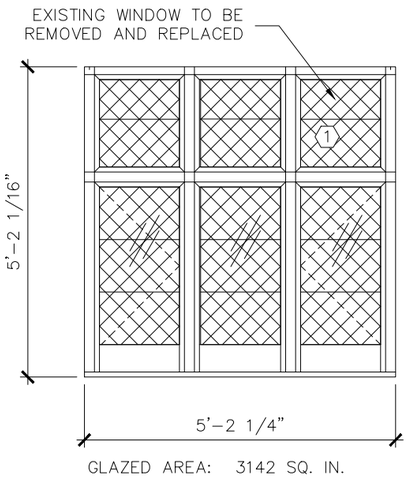
Existing South Elevation

27

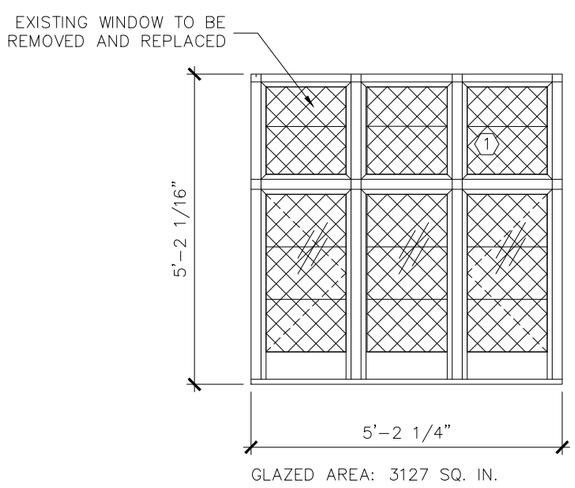
Proposed South Elevation

27

Existing South Windows

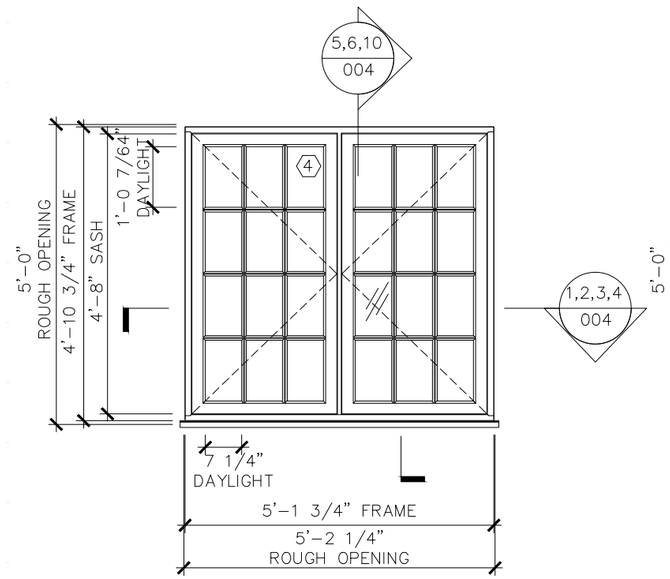


L.09 West Window

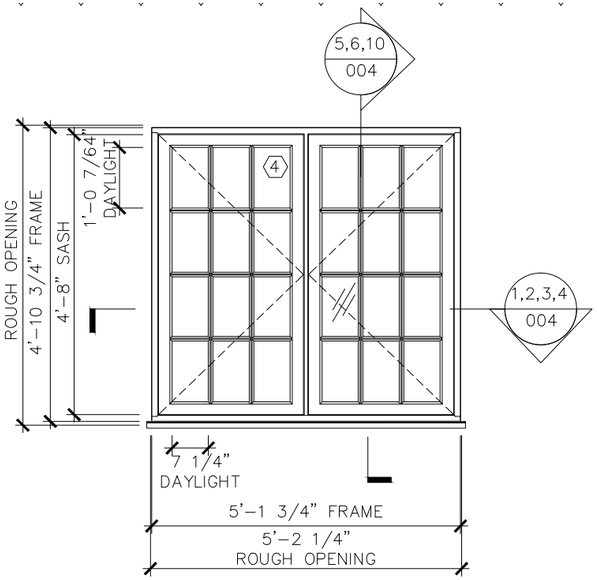


L.09 Central Window

Proposed South Windows

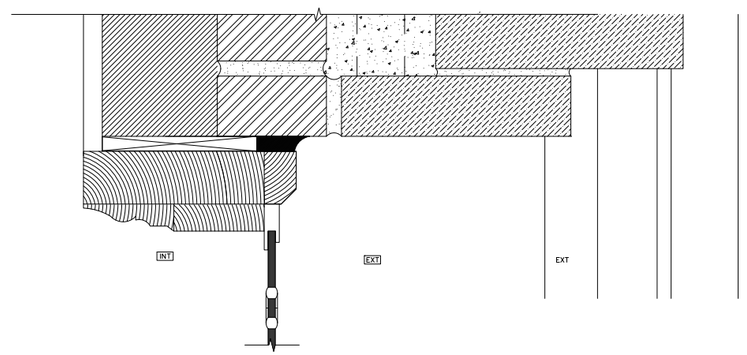


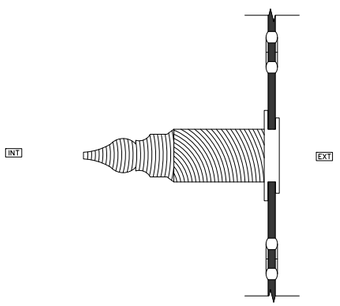
L.09 West Window

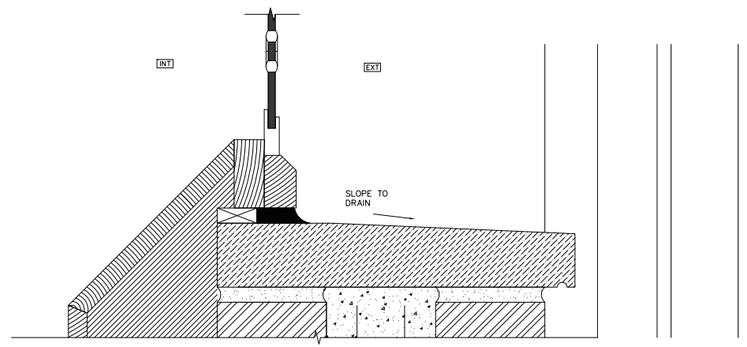


L.09 Central Window

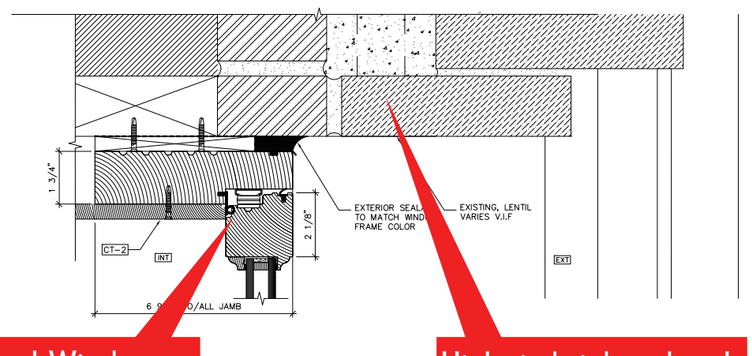
Existing South Window Section





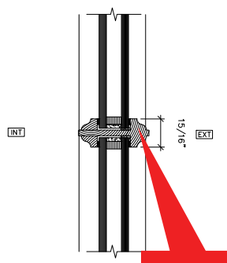


Proposed South Window Section



Wood Frame Casement Windows

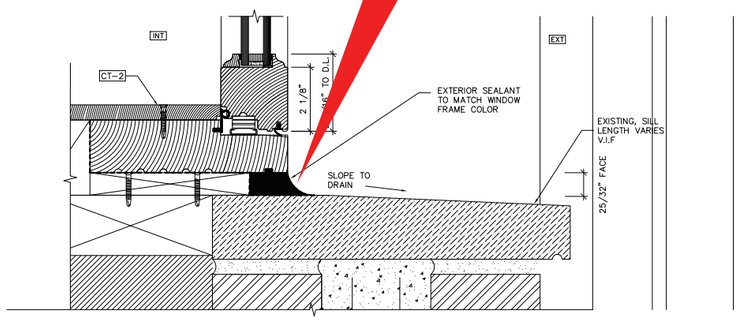
Historic brickwork not to be disturbed



True divided lites

Color to match previously LPC-Approved window replacements.
2007 Apartment 7FW, PMW# 07-3823

Exterior sealant to match window frame color



Existing North Facade

January 05, 2015

Existing North Window

January 5, 2015

"The district, which is composed of eight contributing structures on West 67th Street between Central Park West and Columbus Avenue, consists primarily of buildings erected for artists ... it was necessary to find a suitable site for the studio building.
It was essential that the site chosen have unimpeded access to north light.."

"The most important feature of the building is the series of studio spaces—fourteen, two–story, eighteen–foot–high studios with large windows facing north ... Each of these apartments receives studio light."

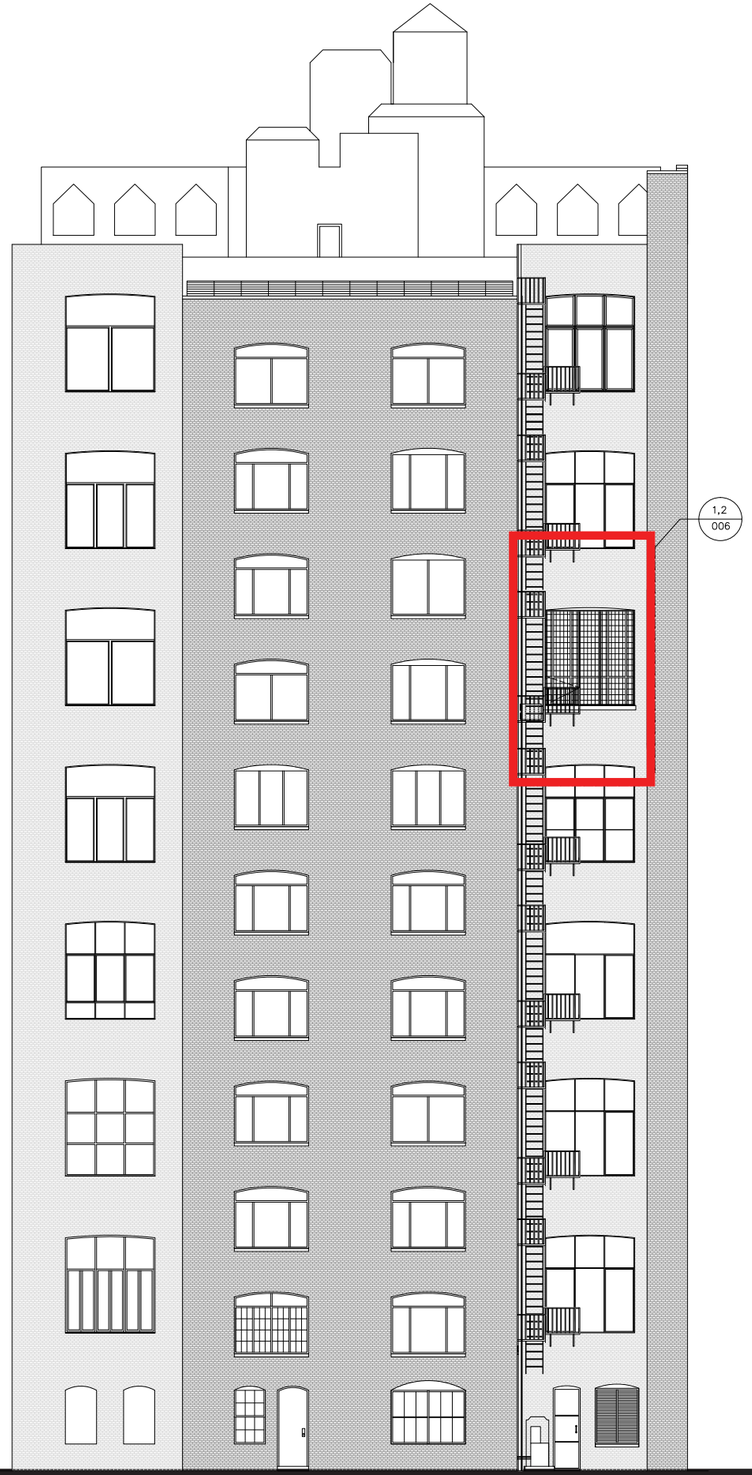
- National Register of Historic Places West 67th Street Artists' Colony Historic District Designation Report. 1985.

November 5, 2014

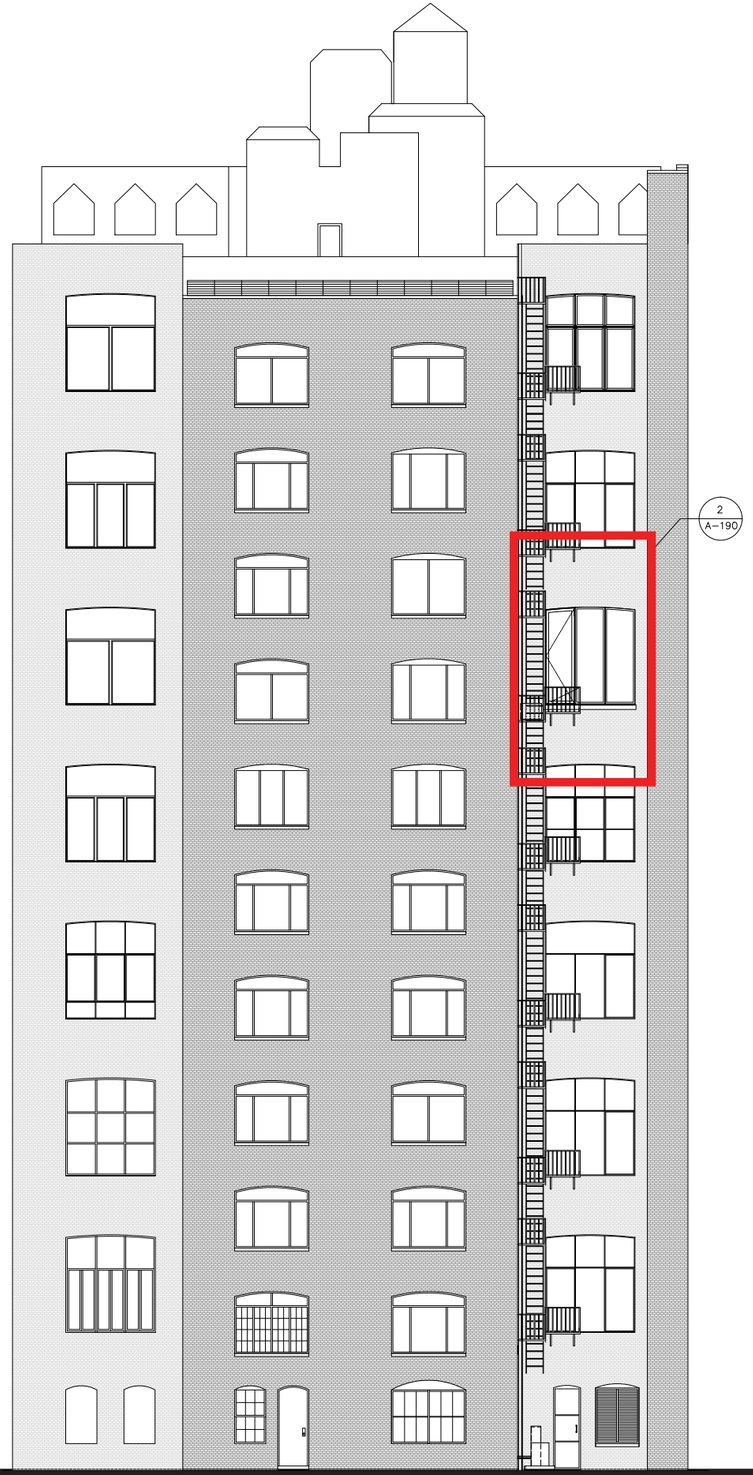
November 5, 2014

November 5, 2014

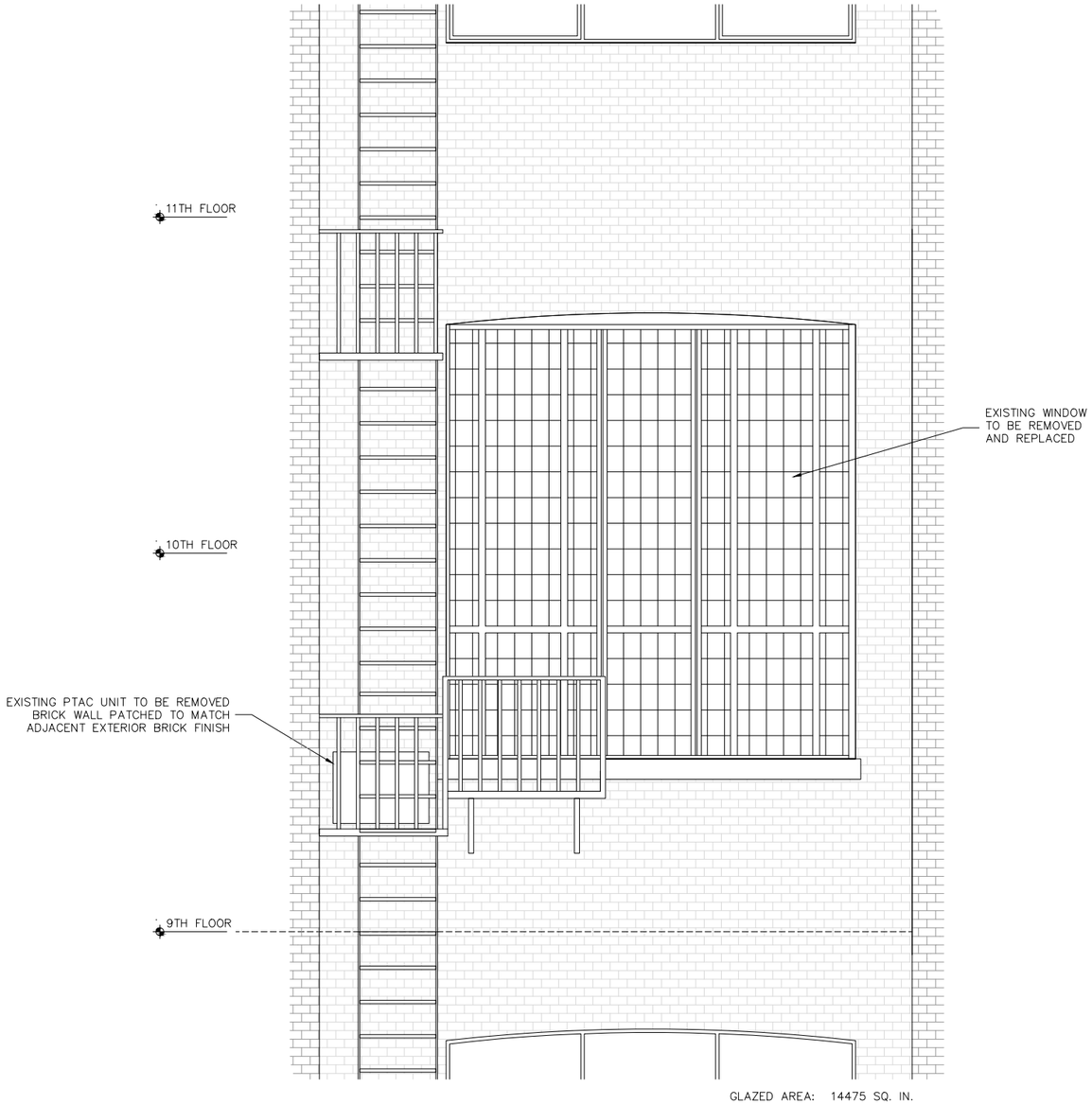
Existing North Elevation



Proposed North Elevation

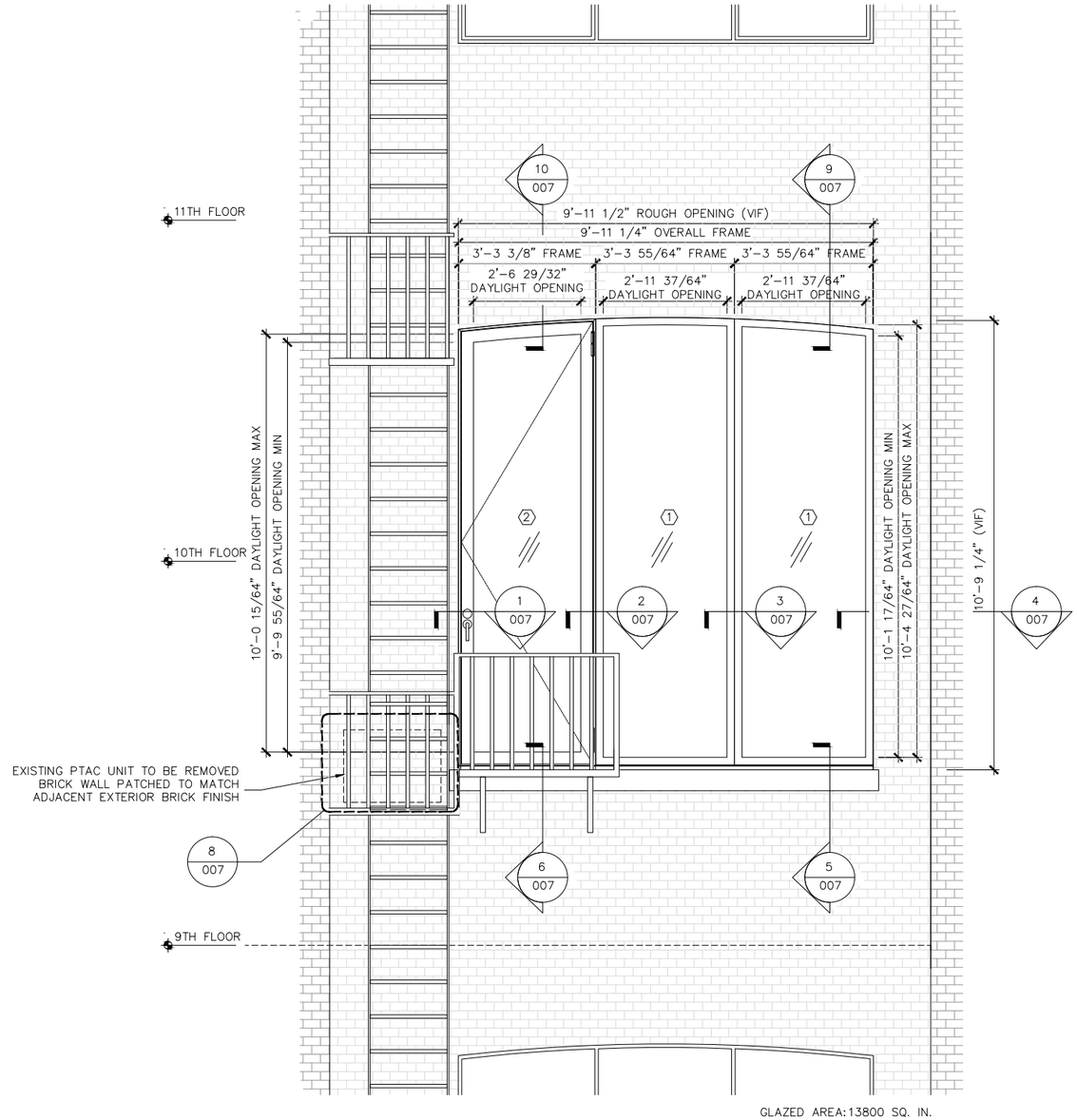


Existing North Window



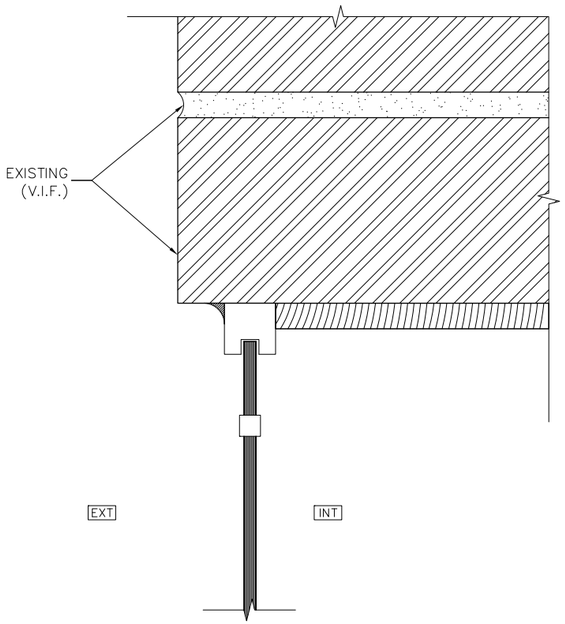
GLAZED AREA: 14475 SQ. IN.

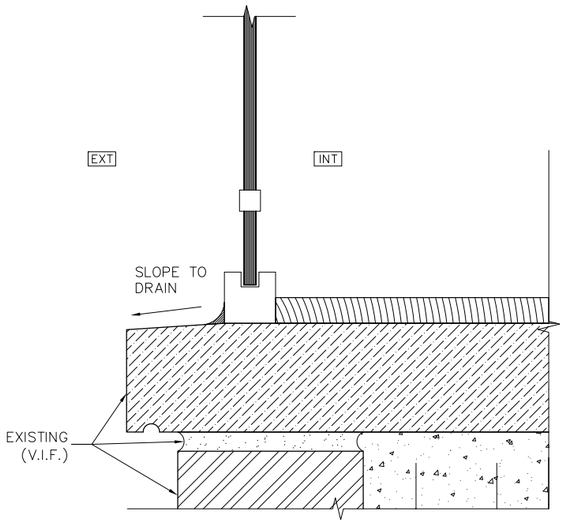
Proposed North Window



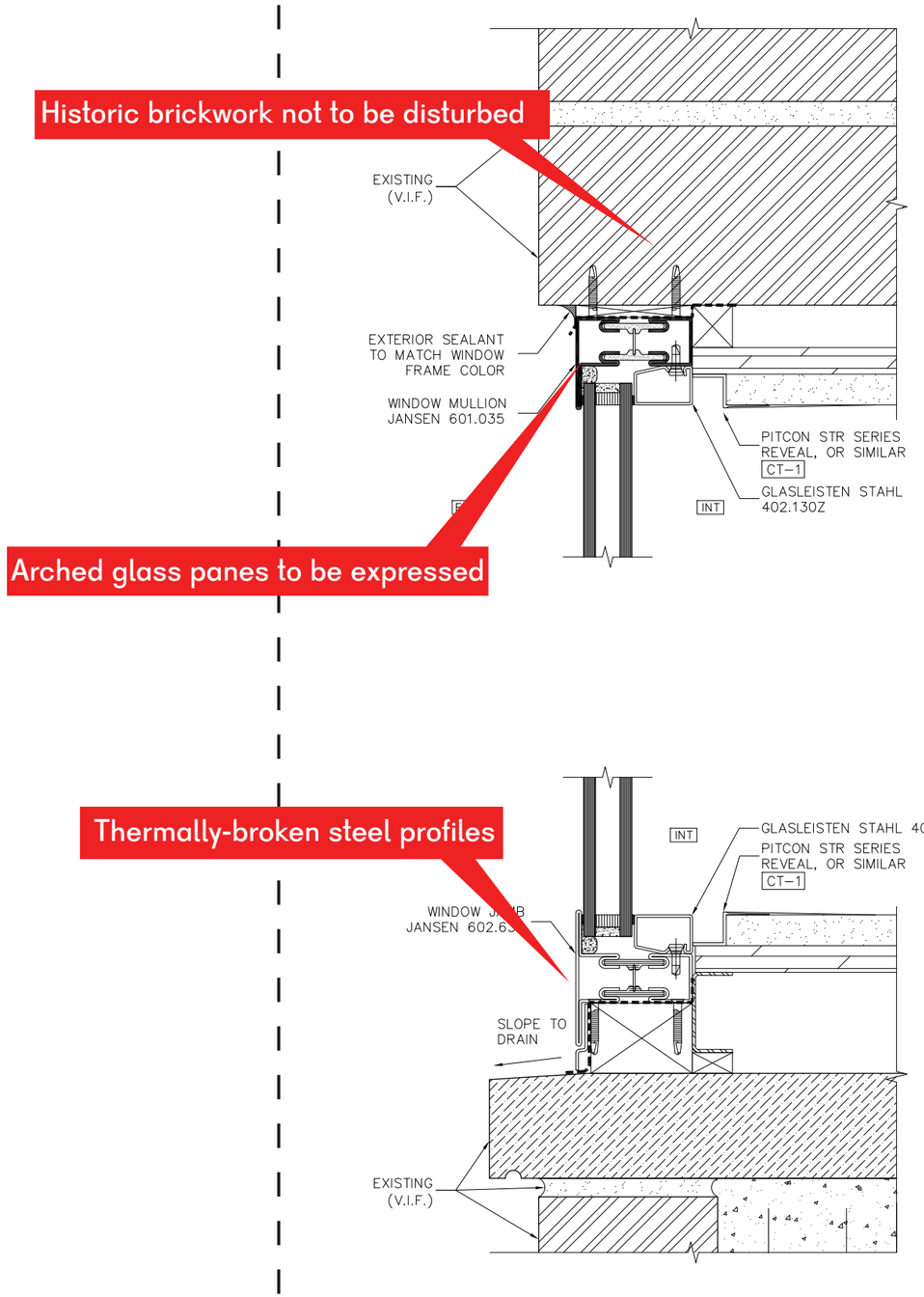
GLAZED AREA:13800 SQ. IN.
2.6% DECREASE IN GLAZING AREA

Existing South Window Section





Proposed South Window Section



Steel to be powder-coated “Midsummer Night”, in order to match existing pallet on current window and rest of North facade as required by building architect.

Operational door swing maintained, consistent with existing window providing access to fire stair.

Three divisions as shown in historic plans.

Over 5% operable window area