

The Franklin Tower

Application for Window Replacement Unit 9N / 10S



DESIGNATED PROPERTY:

271 Church Street a.k.a 90 Franklin Street

New York, NY 10013

Borough: Manhattan **Block:** 175 **Lot:** 7504



The Franklin Tower

Application for Window Replacement Unit 9N / 10S

History of Building

- Located at the northwest corner of Church & Franklin Street in the Tribeca East historic district
- Designed by Cross & Cross Architects in the Art Deco style
- Constructed in 1930 by Marc Eidlitz & Son (completed in 1931)
- Originally intended as a seventeen-story office building



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History of Windows

- *Original Windows*
 - Metal hung windows with a 3-over 3 grid configuration.
 - Paint analysis indicates original paint color was a dark green. The closest match is Pittsburgh Paints Midnight Clover 403-7 finish.



1941 Tax Photo



1941 Tax Photo

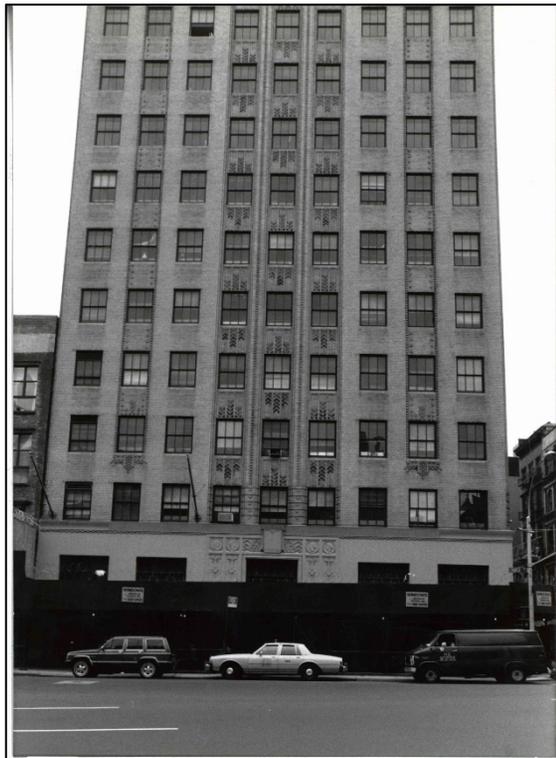
The Franklin Tower

Application for Window Replacement Unit 9N / 10S

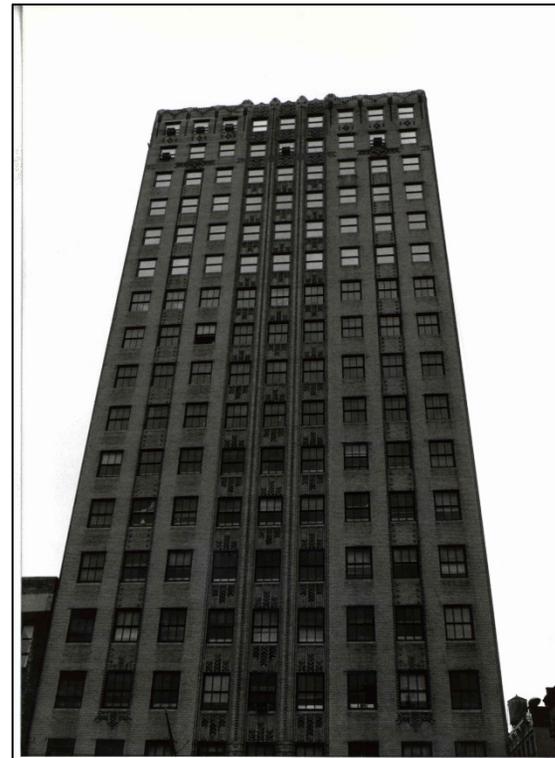
History of Windows

- ***Windows at time of Designation (December 8, 1992)***
 - Metal double hung windows with dark brown finish and 1-over-1 grid configuration
 - All Windows (excluding mechanical room at roof) were changed to 1-over-1 double hung in 1991.
 - Photos below were taken before the district designation was approved.

DESIGNATION PHOTO # 1



DESIGNATION PHOTO # 2



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History of Windows

• *Windows Today*

- The Franklin Tower was re-developed in 1999 into 25 luxury loft apartments.
- Since 2007, individual condo owners have replaced windows during apartment renovations representing more than 33% of the building.
- Permits for Minor Work were issued approving a metal 1-over-1 double hung window with a dark brown finish previously.
 - **PMW – 10-7320 issued on March 23, 2010 – UNIT 9S**
 - **PMW – 08-5705 issued on December 17, 2007 – UNIT 10N**
 - PMW – 11-4142 issued on November 12, 2010
 - PMW – 10-6180 issued on February 1, 2010
 - PMW – 09-3815 issued on September 19, 2008
 - PMW – 09-0881 issued on June 17, 2008
 - PMW – 08-5835 issued on January 2, 2008

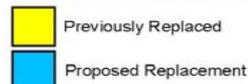
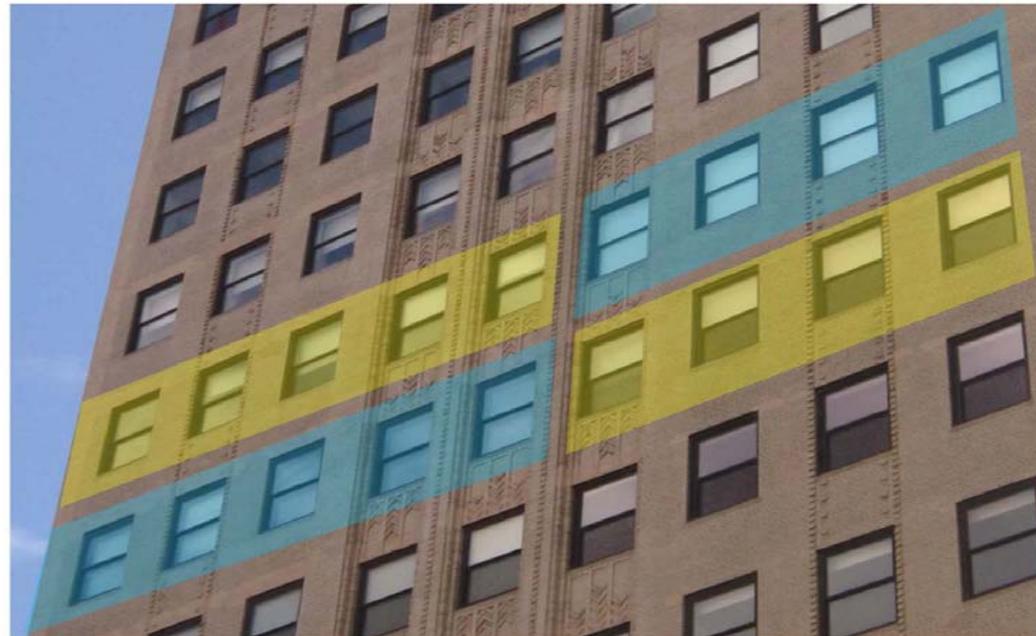


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Proposed Work

- Apartment owners of unit 9S & 10N purchased neighboring apartments and are combining both units.
- Current windows in Unit 9N & 10S are 1-over-1 double hung windows with a dark brown finish
- Current windows are unsafe, energy inefficient and must be replaced
- **To match the previously approved windows in unit 9S & 10N, we propose to install matching windows in unit 9N & 10S**



90 Franklin Street
Units #9NS / 10NS
New York, NY 10013



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Application for Window Replacement Unit 9N / 10S

LPC Drawings



The Franklin Tower

Application for Window Replacement Unit 9N / 10S

LPC Drawings



ADLER WINDOWS
 175-15 JEROME AVENUE
 JAMAICA, NEW YORK
 TEL: 718-781-0001
 FAX: 718-439-4008

Drawn by	Revision	Date	By

90 FRANKLIN STREET
 NEW YORK, NY 10013

DRAWING TITLE:

CHURCH STREET
 ELEVATION

DATE: 4/22/09-3

SCALE: 3/16" = 1'-0"

DRAWN BY: O.P.

DATE PLOTTED:

BY: J.M. (jml)

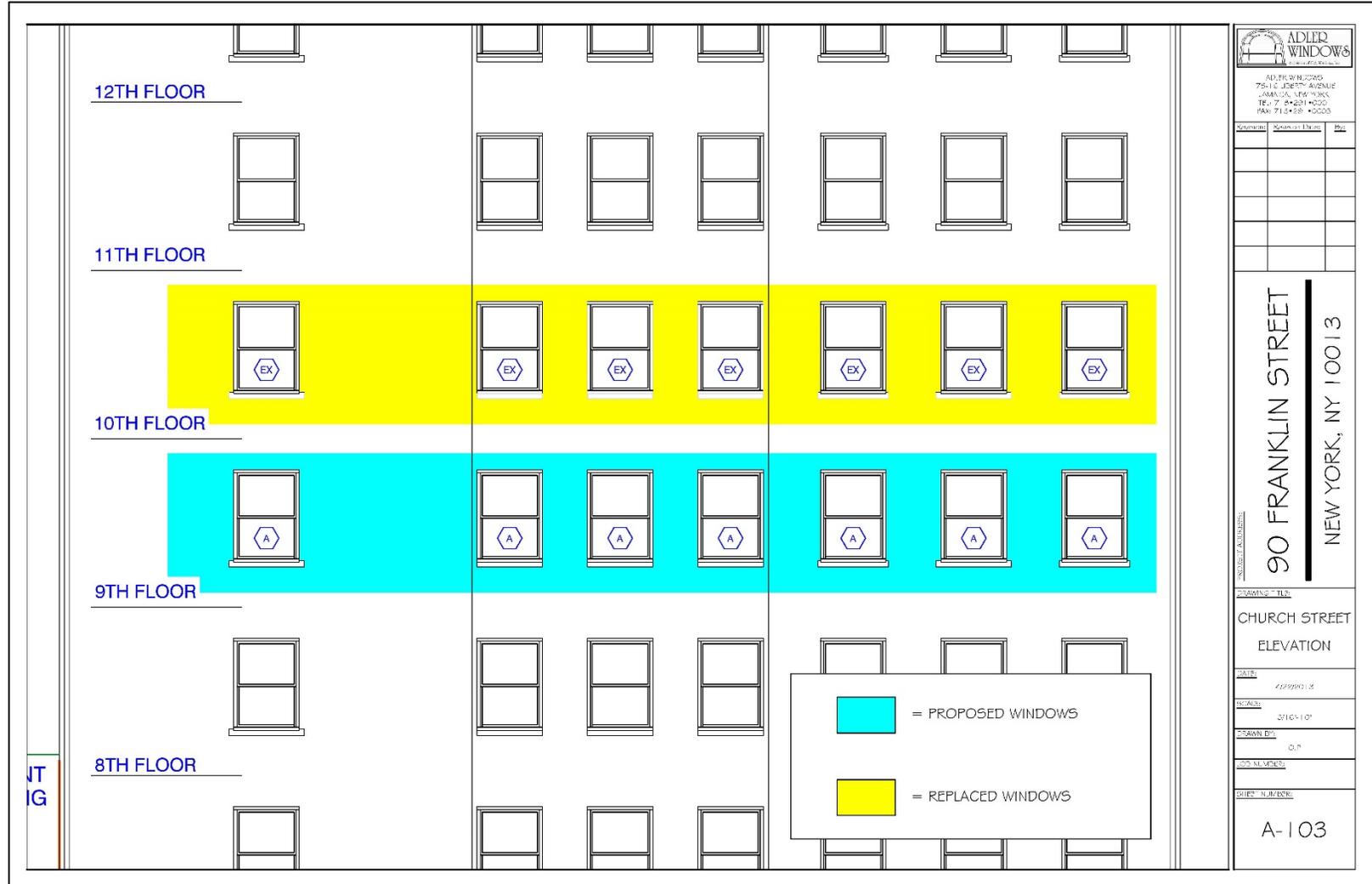
A-102



The Franklin Tower

Application for Window Replacement Unit 9N / 10S

LPC Drawings



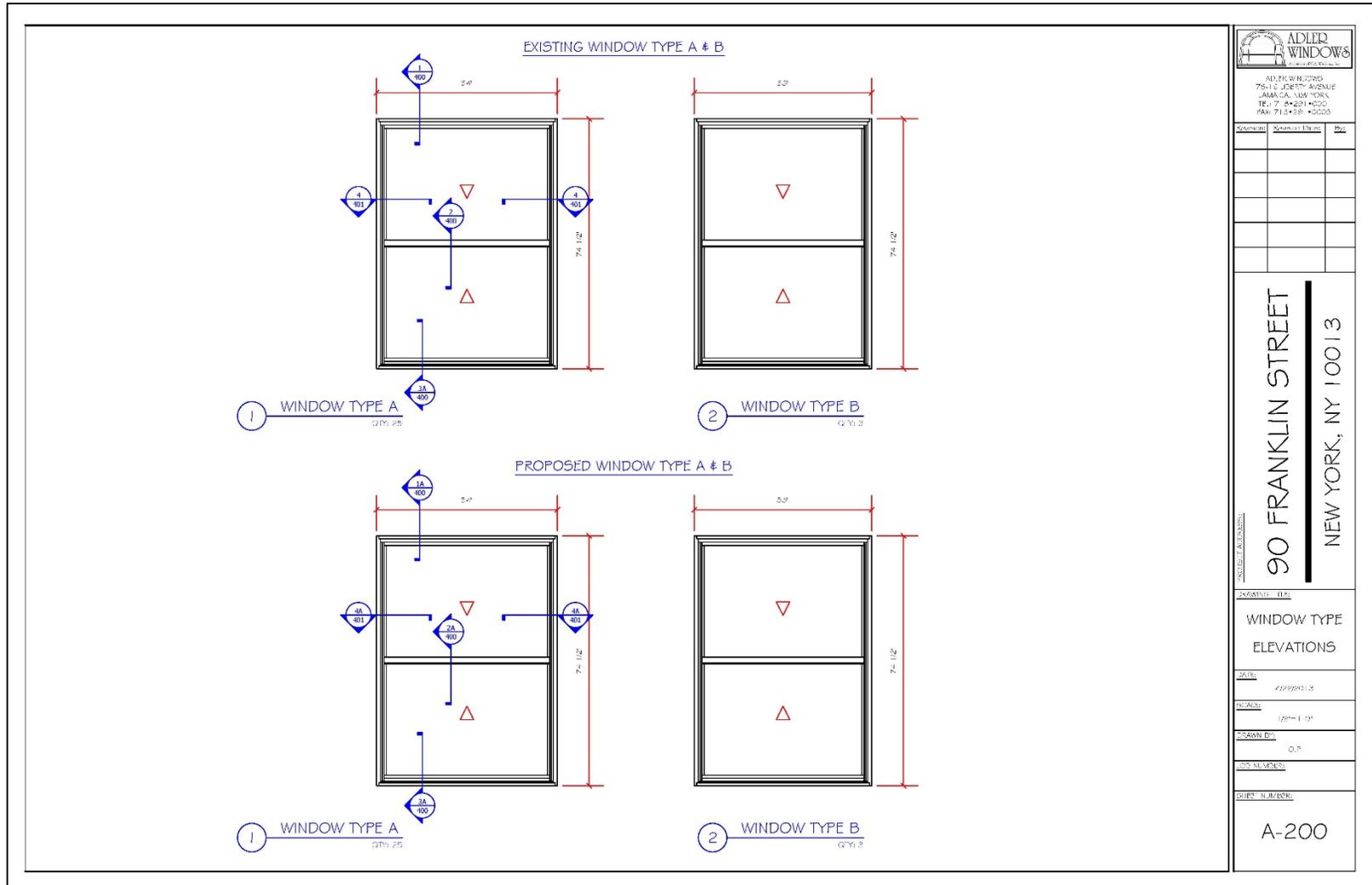
ADLER WINDOWS 750 G. JEROME AVENUE JAMAICA, NY 11432 TEL: 718-421-4000 FAX: 718-421-4000		
Scale:	Series:	File:
90 FRANKLIN STREET NEW YORK, NY 10013		
CHURCH STREET ELEVATION		
DATE:	4/28/2013	
SCALE:	3/16"=1'-0"	
DRAWN BY:	C.P.	
COS NUMBER:		
SHEET NUMBER:	A-103	



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LPC Drawings



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Application for Window Replacement Unit 9N / 10S

LPC Drawings



① CHURCH STREET ELEVATION



② FRANKLIN STREET ELEVATION



③ EAST FACADE ELEVATION



④ NORTH FACADE ELEVATION



⑤ EXISTING CONDITIONS 1
2ND - 14TH FLOOR



⑥ EXISTING CONDITIONS 2
2ND - 14TH FLOOR



⑦ EXISTING CONDITIONS 3
15TH - 17TH FLOOR



⑧ EXISTING CONDITIONS 4
15TH - 17TH FLOOR

EXISTING CONDITION STATEMENT:

- EXISTING ALUMINUM DOUBLE HUNG WINDOWS DO NOT OPERATE PROPERLY.
- EXISTING WINDOWS ARE UNSAFE, DRAFTY, LEAKY, UNSIGHTLY AND ENERGY INEFFICIENT.

PROPOSED WINDOW NOTES:

- SUPPLY AND INSTALL NEW HEAVY COMMERCIAL GRADE THERMALLY BROKEN ALUMINUM DOUBLE HUNG WINDOWS.
- NEW WINDOWS TO INCLUDE:
 - FRAME: THERMALLY BROKEN ALUMINUM
 - FINISH: DARK BROWN (LPC APPROVED)
 - GLAZING: DOUBLE PANE INSULATED LOW-E ARGON
 - HARDWARE: STANDARD
 - EXTERIOR TRIM: ALUMINUM CAPPING (MATCHING WINDOW FINISH)
 - INTERIOR TRIM: SNAP TRIM WITH CLIP (AS NEEDED)
 - SCREENS: HALF (FIBERGLASS MESH)
- NEW WINDOWS SHALL MATCH EXISTING IN FINISH, CONFIGURATION & OPERATION.



ADLER WINDOWS
175-16 LIBERTY AVENUE
JAMAICA, NEW YORK
TEL: 718-251-0000
FAX: 718-251-0003

Revision	Revision Date	By

PROJECT ADDRESS:
90 FRANKLIN STREET
NEW YORK, NY 10013

DRAWING TITLE:

PICTURES
NOTES

DATE:
4/22/2013

SCALE:
N/A

DRAWN BY:
D.J.

JOB NUMBER:

SHEET NUMBER:

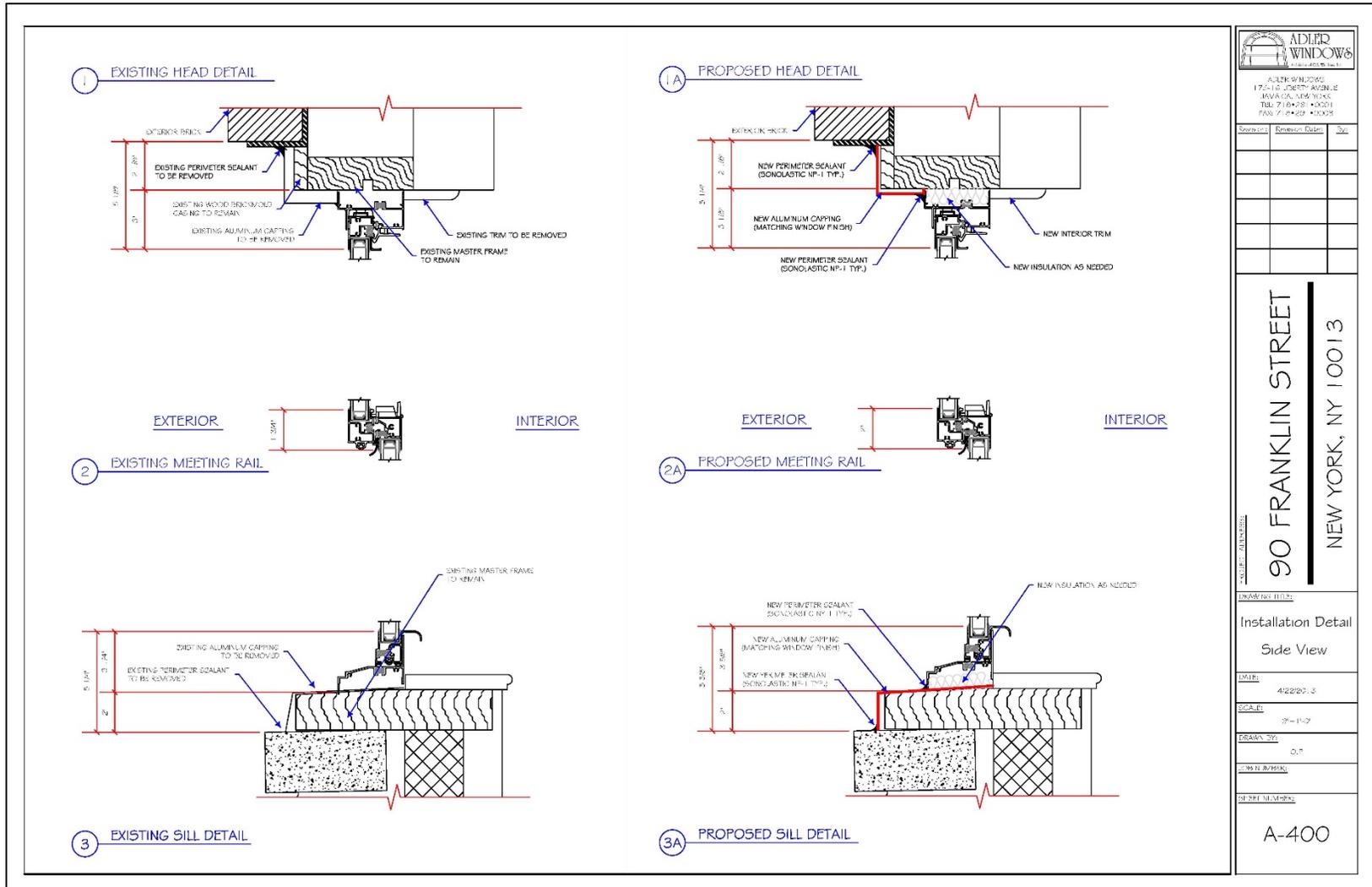
A-300



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LPC Drawings



ADLER WINDOWS
175-10 JEROME AVENUE
BROOKLYN, NY 11213
TEL: 718-738-4000
FAX: 718-429-4000

Revision	By	Date

90 FRANKLIN STREET
NEW YORK, NY 10013

DRAWING TITLE:	
Installation Detail	
Side View	
DATE:	4/22/00 - 3
SCALE:	3/4" = 1'-0"
DRAWN BY:	C.T.
CHECKED BY:	
ADLER NUMBER:	A-400



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Conclusion

- Windows at subject property are currently 1-over-1 double hung windows in a dark brown finish. (excluding mechanical room at roof)
- The owners of unit 9S & 10N have recently acquired neighboring units 9N & 10S and would like to replace window units to match those currently installed in unit 9S / 10N.
- Previous window replacement in unit 9S was approved per permit (PMW # 10-7320)
- Previous window replacement in unit 10N was approved per permit (PMW #08-5705)
- Having differently configured windows within the same residence is unsightly and may detract from the value of the residence.
- Landmarks previous approvals in these units should warrant approval in the combined units.



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EXISTING CONDITION PICTURE 1



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EXISTING CONDITION PICTURE 2

