

**September 15, 2026**  
Public Hearing

The current proposal is:

**Preservation Department – Item 9, LPC-26-08619**

**180 Riverside Drive (aka 327-337 West 90th Street)**

**Riverside - West End Historic District – Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 165 187 7336

**Passcode:** 066380

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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.

# 180 RIVERSIDE DRIVE

NEW YORK, NY 10024

## WINDOW REPLACEMENT MASTER PLAN

### DRAWING LIST

|         |                                                               |
|---------|---------------------------------------------------------------|
| PAGE 1  | COVER SHEET                                                   |
| PAGE 2  | PHOTOS                                                        |
| PAGE 3  | HISTORIC DISTRICT MAP AND DESIGNATION REPORT ENTRY            |
| PAGE 4  | SOUTH FACADE PHOTOS - CURRENT & DESIGNATION PHOTOS            |
| PAGE 5  | SOUTHWEST CORNER FACADE PHOTOS - CURRENT & DESIGNATION PHOTOS |
| PAGE 6  | WEST FACADE PHOTOS - CURRENT & DESIGNATION PHOTOS             |
| PAGE 7  | PROPOSED STREET FACING ELEVATIONS                             |
| PAGE 8  | PROPOSED REAR ELEVATIONS                                      |
| PAGE 9  | PROPOSED INNER COURTYARD ELEVATIONS                           |
| PAGE 10 | WINDOW DETAILS                                                |
| PAGE 11 | WINDOW DETAILS                                                |
| PAGE 12 | BUILDING PRECEDENT 1                                          |
| PAGE 13 | BUILDING PRECEDENT 2                                          |
| PAGE 14 | BUILDING PRECEDENT 3                                          |
| PAGE 15 | BUILDING PRECEDENT 4                                          |

PHOTOS



1940 TAX PHOTO, NYC MUNICIPAL ARCHIVES

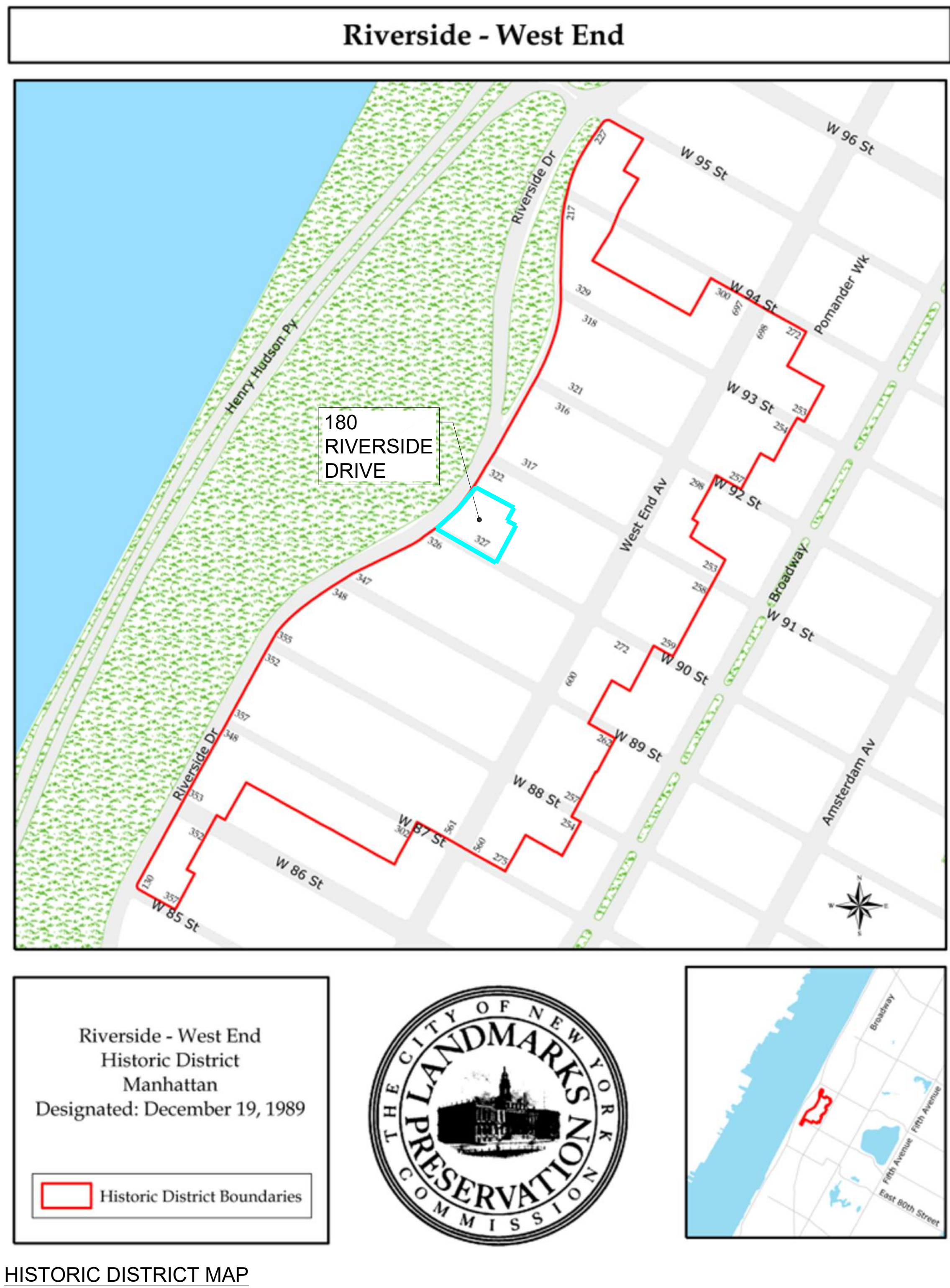


1989 LPC DESIGNATION PHOTO



2025 PRESENT PHOTO

# HISTORIC DISTRICT MAP AND DESIGNATION REPORT ENTRY



## ORIGINAL BUILDING DATA

Riverside Drive Between West 90th Street and West 91st Street (East Side)

180-185 Riverside Drive [a/k/a 327-337 West 90th Street]

Tax Map Block/Lot: 1251/1

Date of Construction: 1921-22 [NB 313-1921]

Architect: Schwartz & Gross

Original Owner: West 90th Street Realty Corporation

Type: Apartment Building

### ARCHITECTURE

Style: Neo-Georgian

## ORIGINAL WINDOW CONFIGURATION

WOOD DOUBLE-HUNG SASH

SIX-OVER-SIX CONFIGURATION

## DESIGNATION RECORD (1990)

AT THE TIME OF DESIGNATION, THE MAJORITY OF ORIGINAL SIX-OVER-SIX WINDOWS HAD ALREADY BEEN REPLACED WITH ONE-OVER-ONE ALUMINUM UNITS.

AT THIS TIME, **ALL STREET-FACING WINDOWS HAVE BEEN REPLACED.**

**ALTERATION(s):** The majority of the original wood-framed six-over-six sash windows have been replaced by white one-over-one aluminum windows on both facades. The stone water table is painted off-white. Iron balconies at the second story probably replaced more ornate balconies with railings such as those found above the entrance, which is covered by a recent red canopy. Patch repointing of the brickwork is evident at the northern end of the Riverside Drive facade between the sixth and seventh stories and at the eleventh story.

SOUTH FACADE PHOTOS (W 90TH ST) - CURRENT & DESIGNATION PHOTOS



SOUTH FRONT FACADE PHOTO - OVERALL



SOUTH FRONT FACADE WINDOW - CURRENT PHOTO



SOUTH FRONT FACADE - CURRENT PHOTO

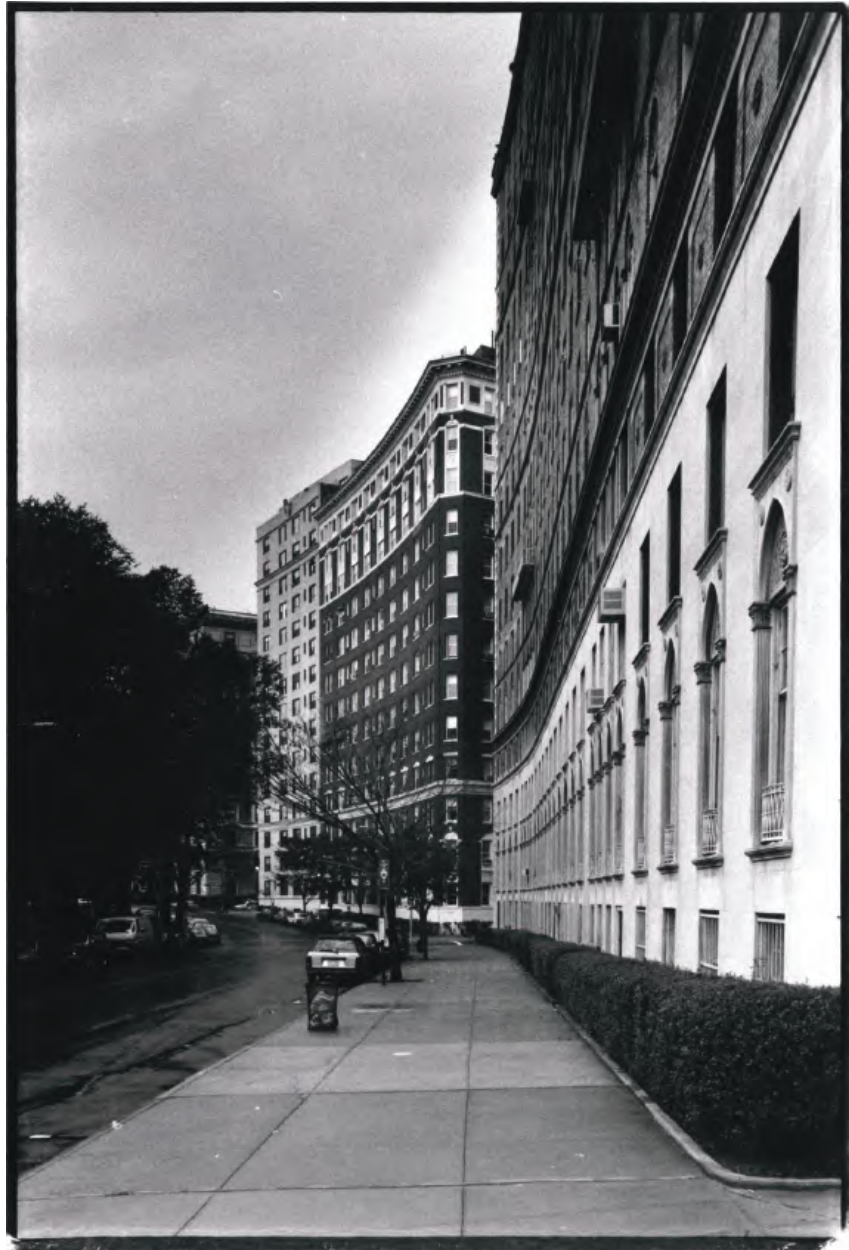


SOUTH FRONT FACADE - 1899 DESIGNATION PHOTO

SOUTHWEST CORNER PHOTOS - CURRENT & DESIGNATION PHOTOS



SOUTHWEST CORNER FACADE PHOTO - CURRENT



SOUTHWEST CORNER FACADE - 1989 DESIGNATION PHOTO



SOUTHWEST CORNER FACADE CURRENT  
PHOTO - TOP LEVEL



SOUTHWEST CORNER FACADE CURRENT  
PHOTO - LOWER LEVEL

## WEST FACADE PHOTOS (RIVERSIDE DR) - CURRENT PHOTOS



WEST FACADE PHOTO - OVERALL



WEST FACADE PHOTO - OVERALL

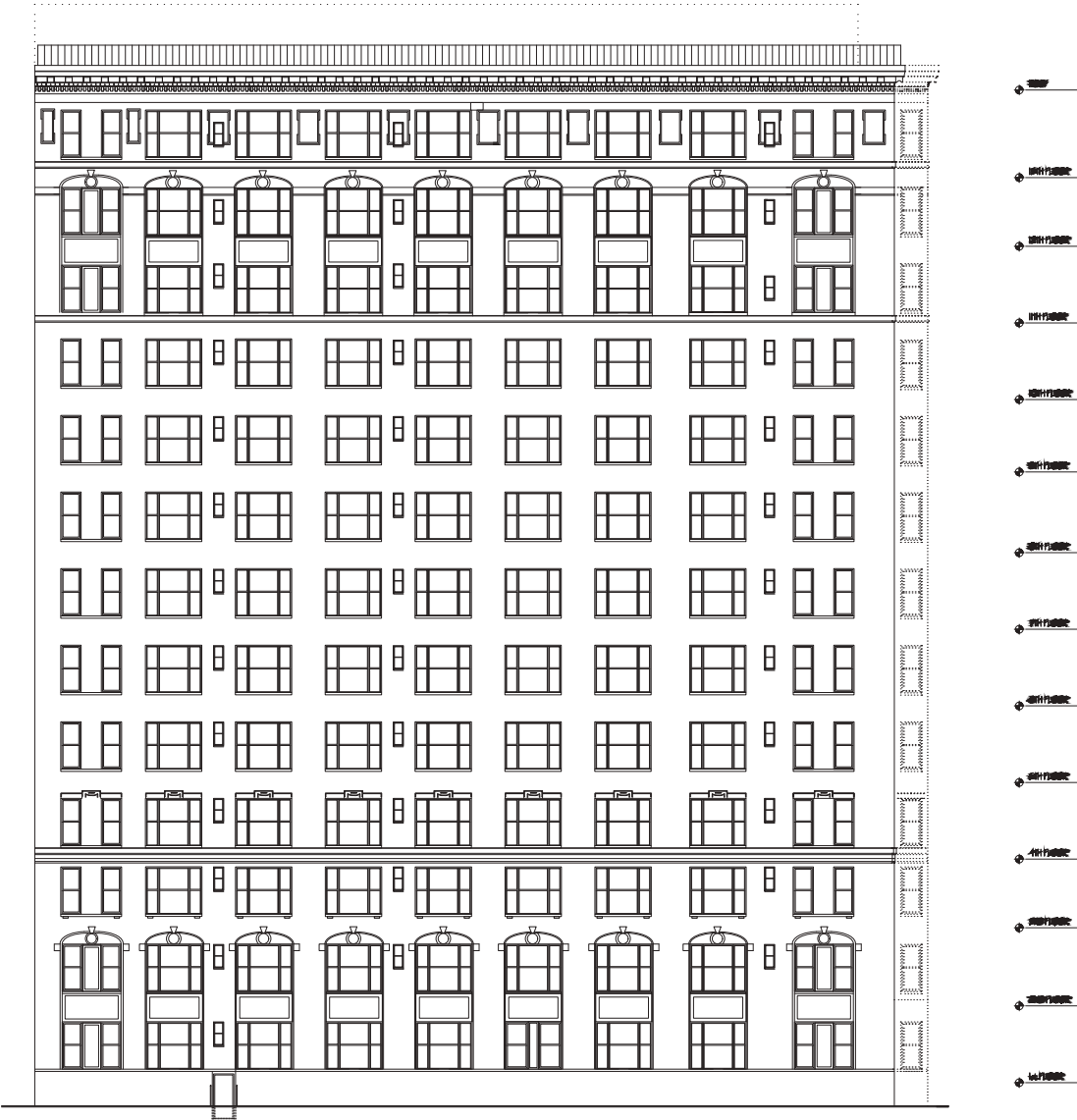
# PROPOSED STREET FACADE ELEVATIONS - REPLACEMENT WINDOWS MASTER PLAN



FRONT ELEVATION AT W 90TH STREET  
SCALE: 3/32" = 1'-0"



CORNER STREET-FACING ELEVATION  
SCALE: 3/32" = 1'-0"



FRONT ELEVATION AT RIVERSIDE DRIVE  
SCALE: 3/32" = 1'-0"

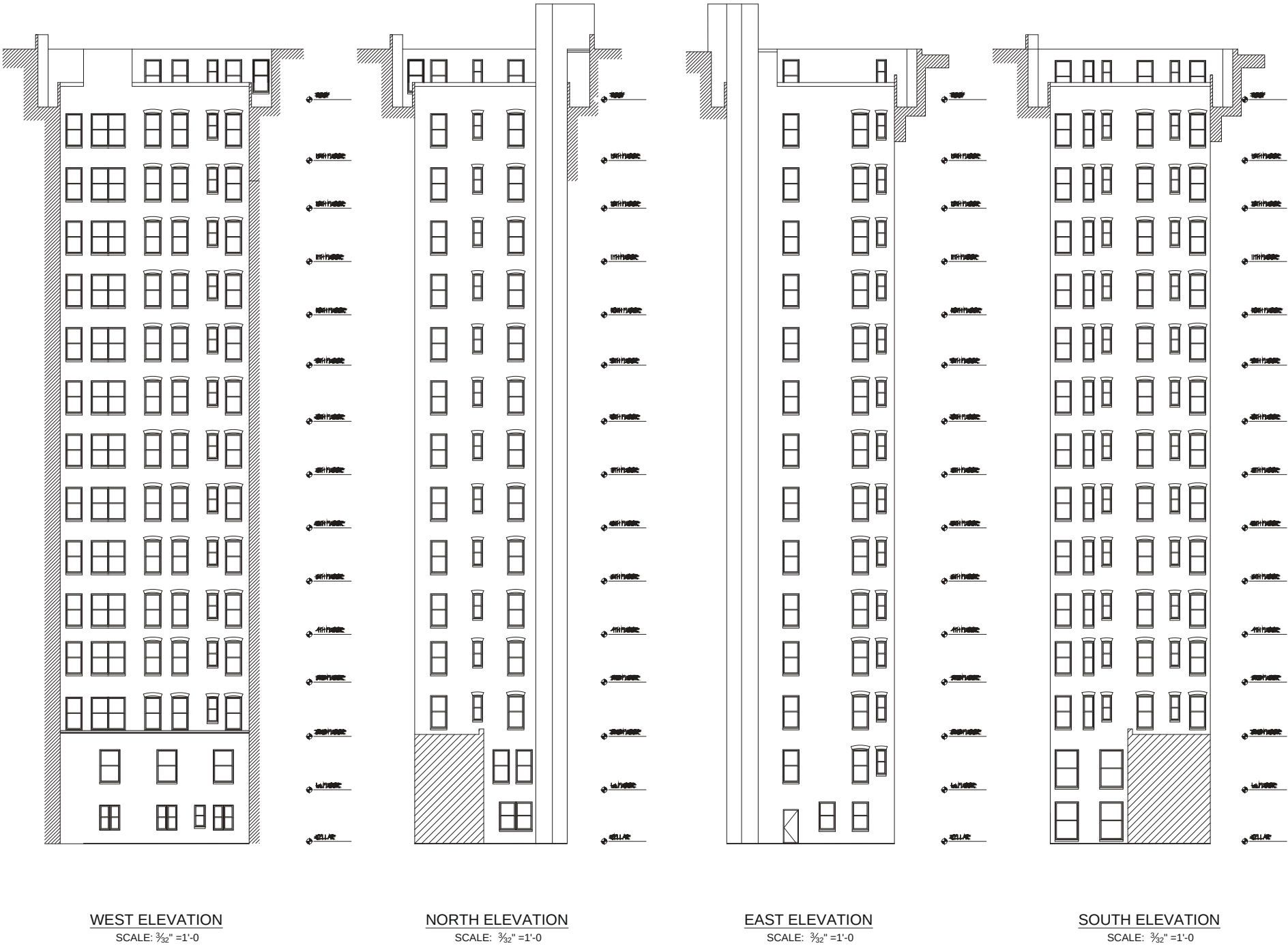
EXISTING REAR ELEVATIONS OVERVIEW - FOR REFERENCE ONLY, NOT PART OF MASTER PLAN FILING, NOT VISIBLE FROM PUBLIC WAYS



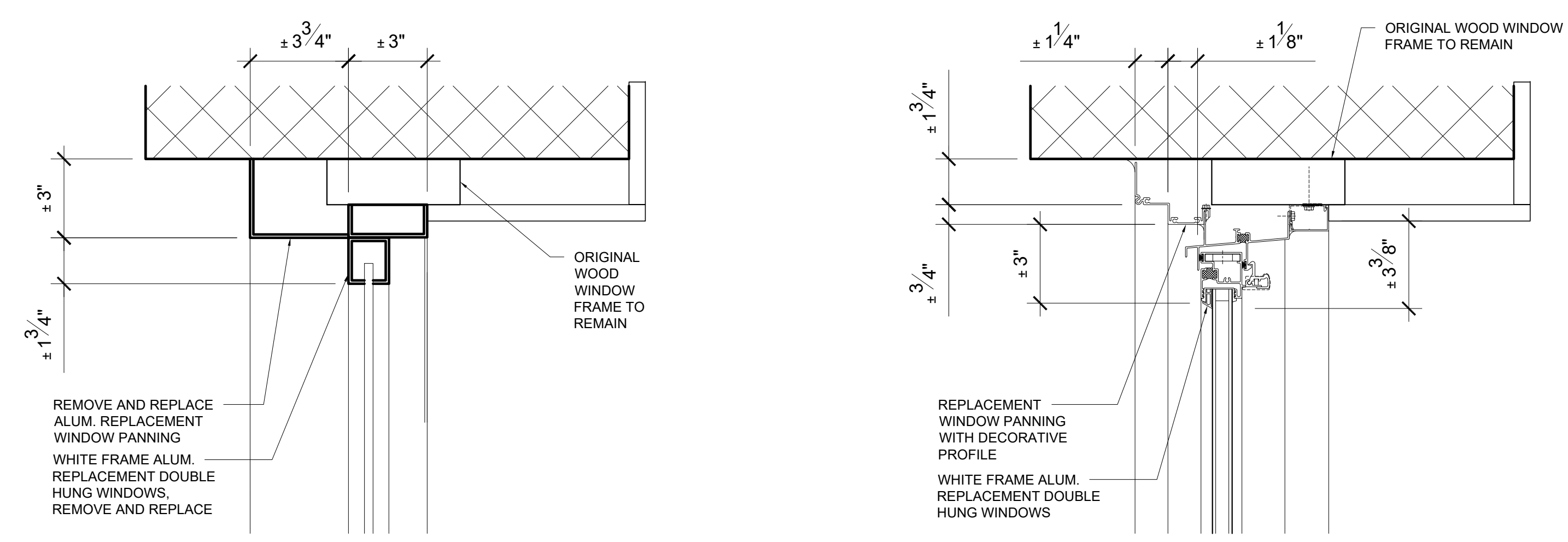
REAR BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

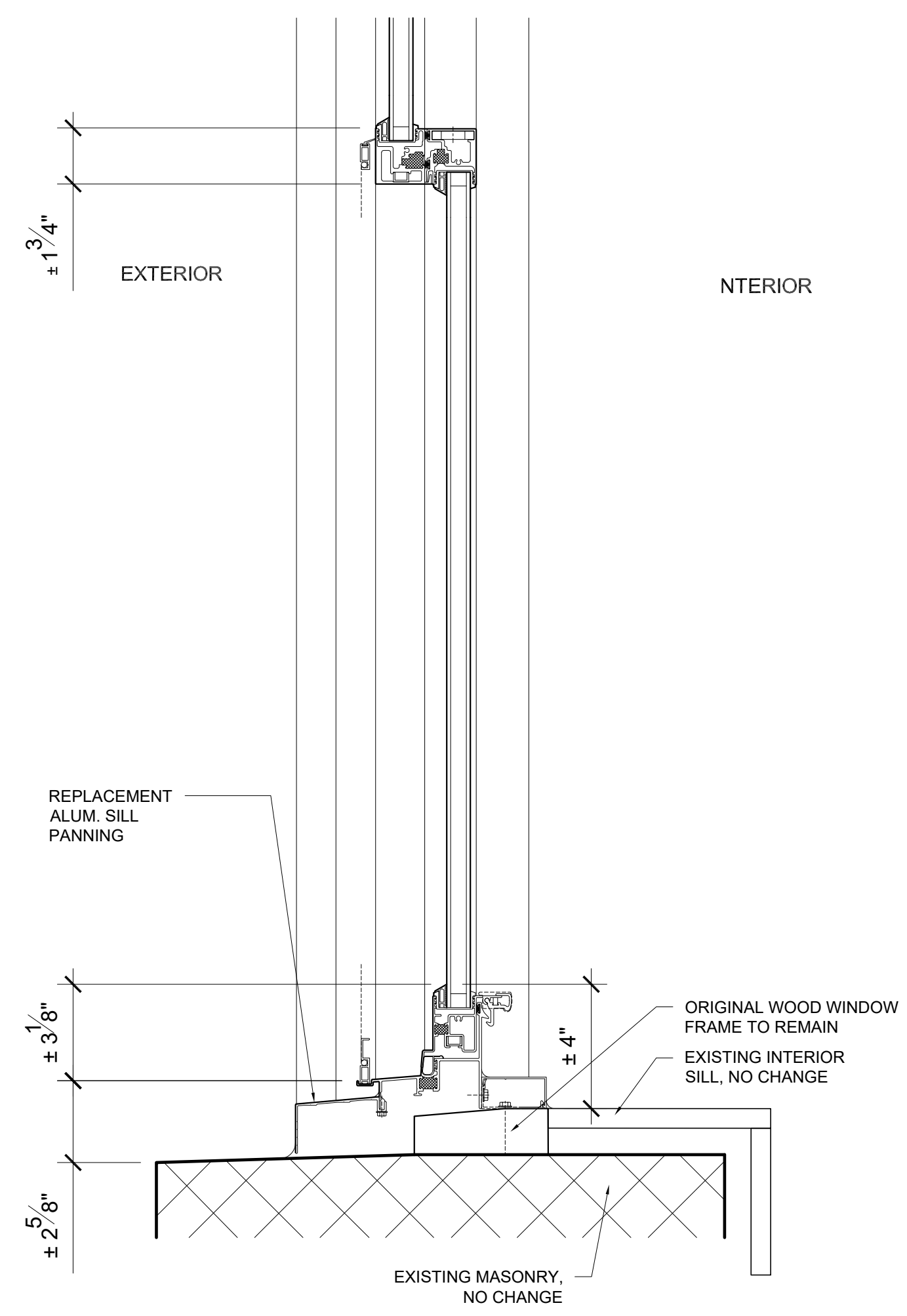
EXISTING INNER COURTYARD ELEVATIONS OVERVIEW - FOR REFERENCE ONLY, NOT PART OF MASTER PLAN FILING,  
NOT VISIBLE FROM PUBLIC WAYS



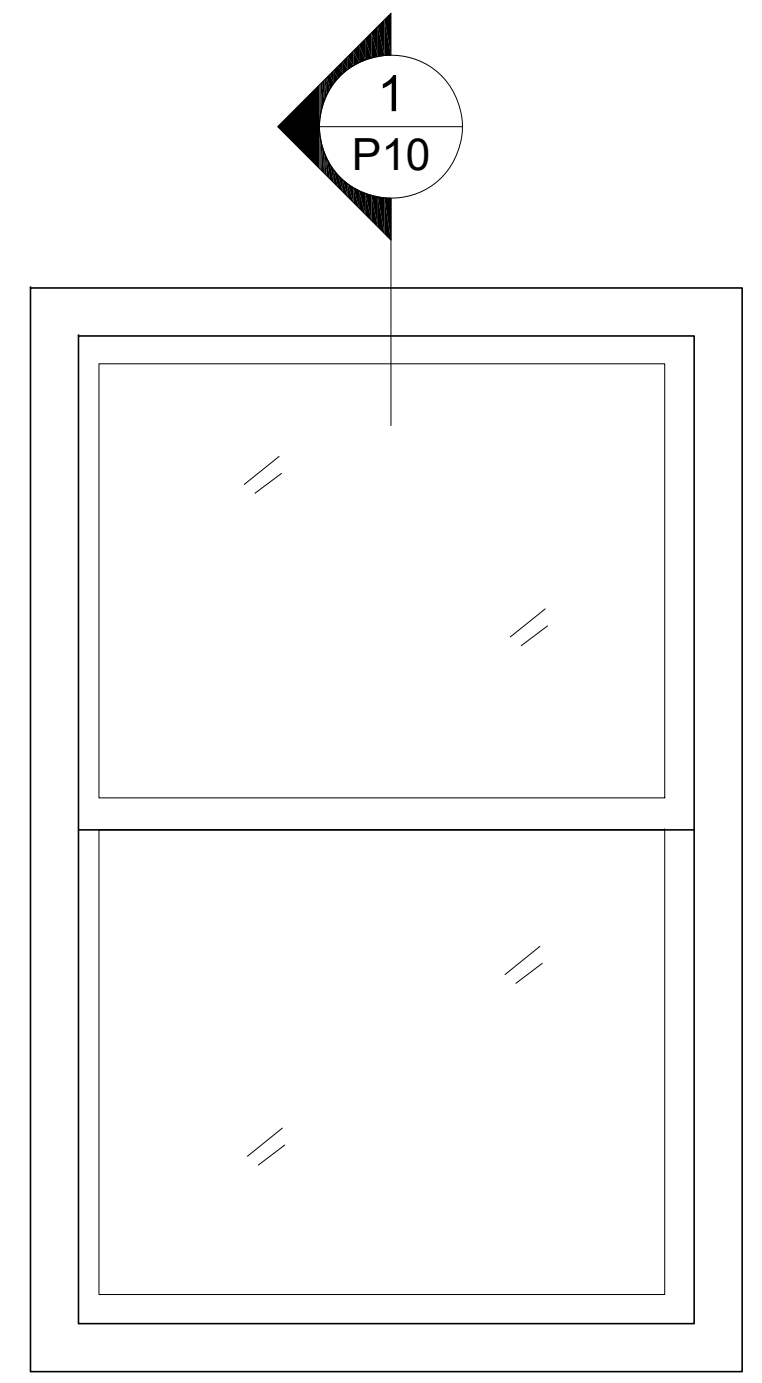
WINDOW DETAILS - VERTICAL SECTIONS



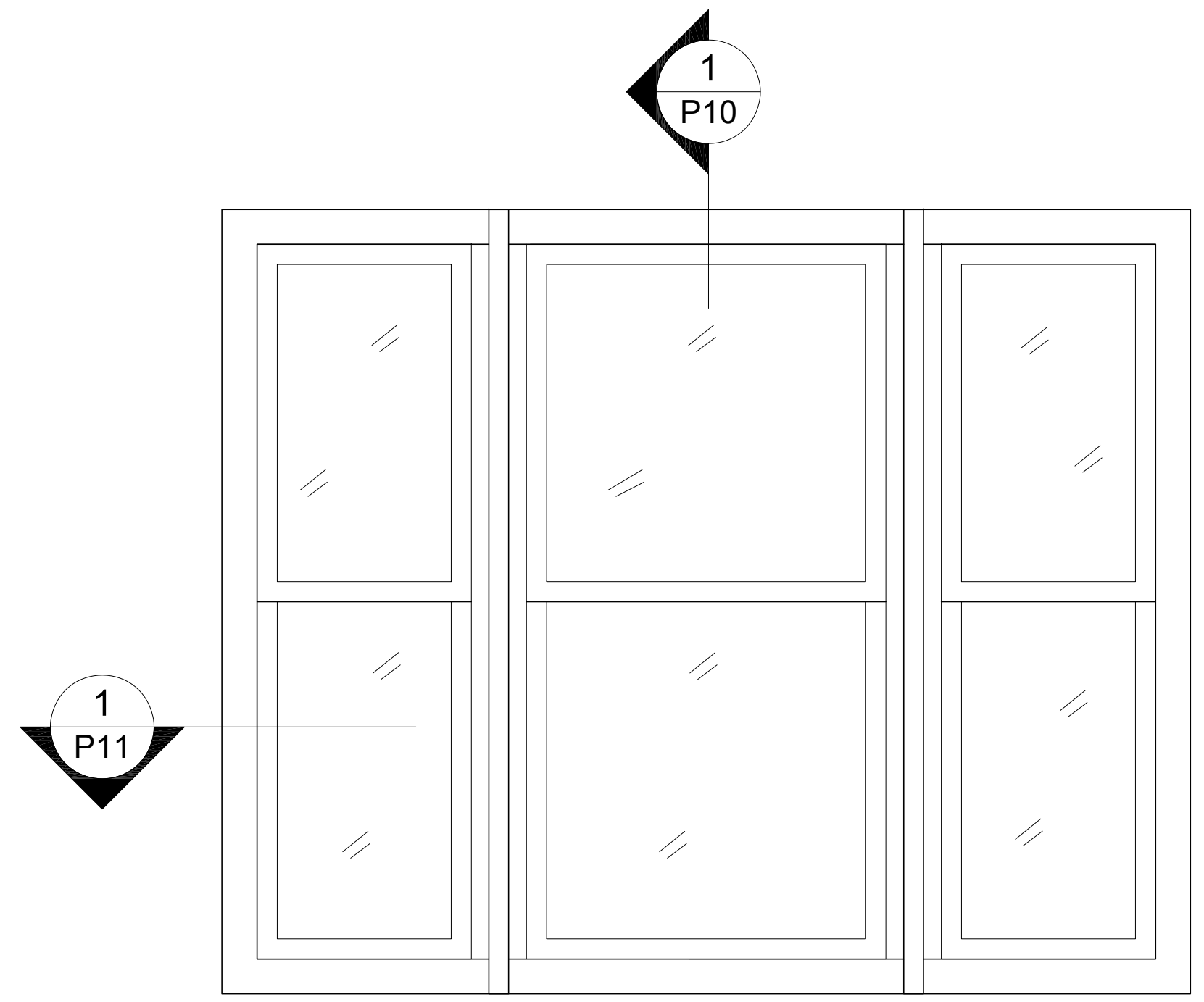
EXISTING WINDOW SECTION DETAILS (TYP.)



PROPOSED WINDOW SECTION DETAILS



TYPICAL SINGLE DOUBLE-HUNG WINDOW

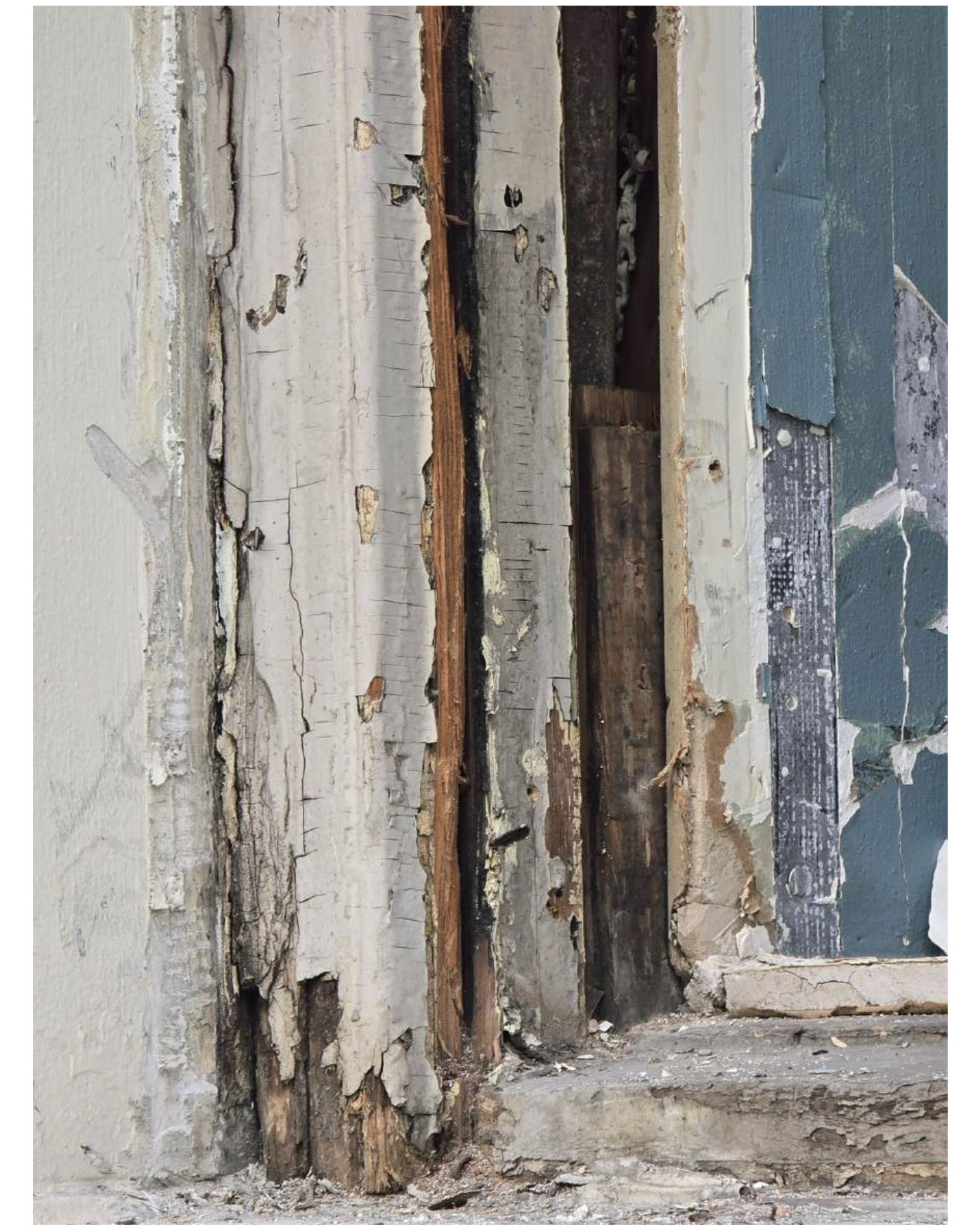


TYPICAL TRIPLE DOUBLE-HUNG WINDOW

ALL WINDOW FRAME COMPONENTS TO BE WHITE TO MATCH EXISTING.

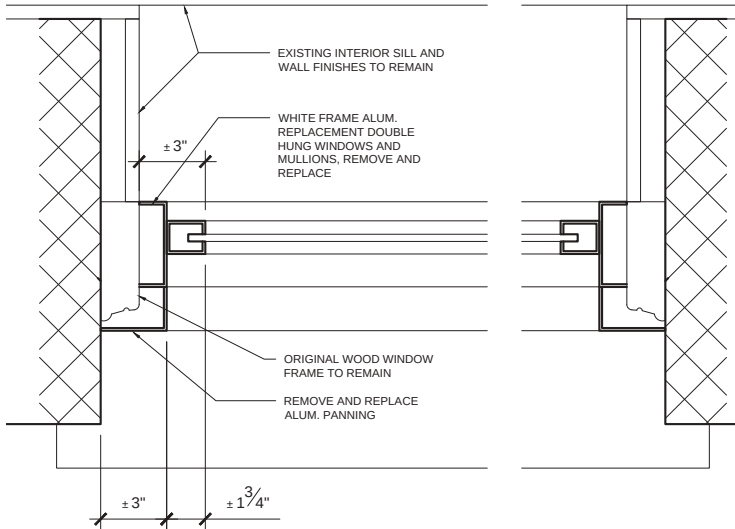
WHITE WAS FOUND TO BE ONE OF THE COMMON HISTORIC COLORS FROM THE ORIGINAL WOOD FRAMES' PAINT ANALYSIS.

THE WOOD WINDOW RETAINED ELEVEN PAINTING CAMPAIGNS. YELLOWISH GRAY AND YELLOWISH WHITE FINISHES WERE REPEATED FOR MULTIPLE CAMPAIGNS WITH LATER FINISH COLORS BEING AN OLIVE GREEN, BLACK, REDDISH BROWN, AND SEVERAL CAMPAIGNS OF THE EXISTING WHITE.

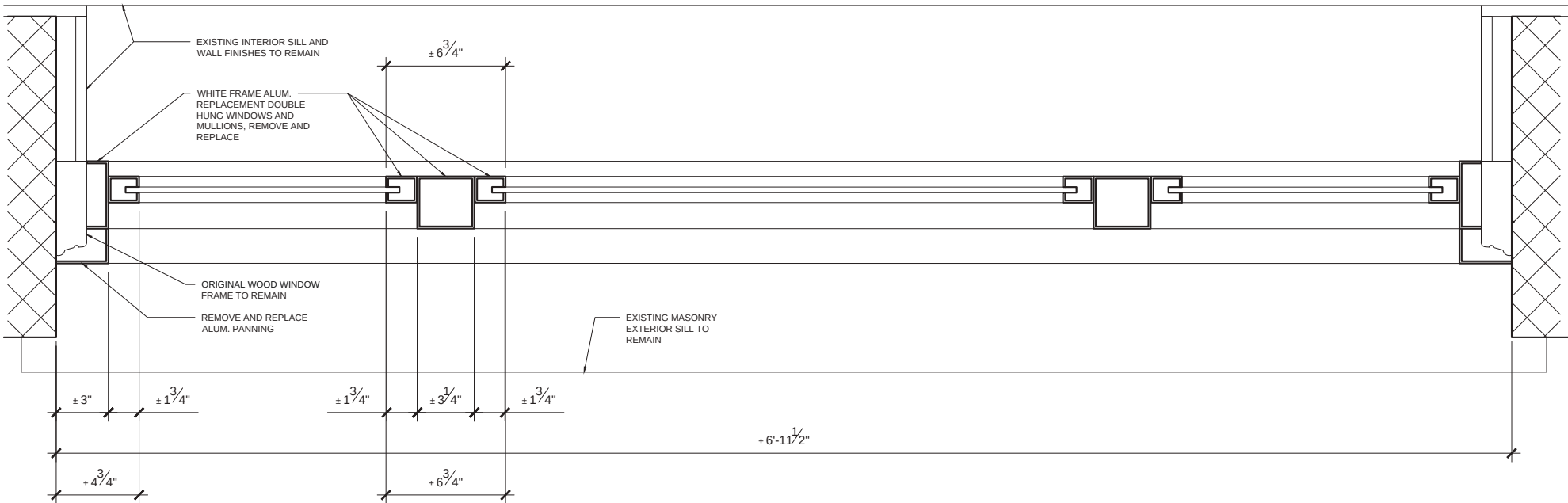


ORIGINAL BRICK MOLD WITH BEADED EDGE

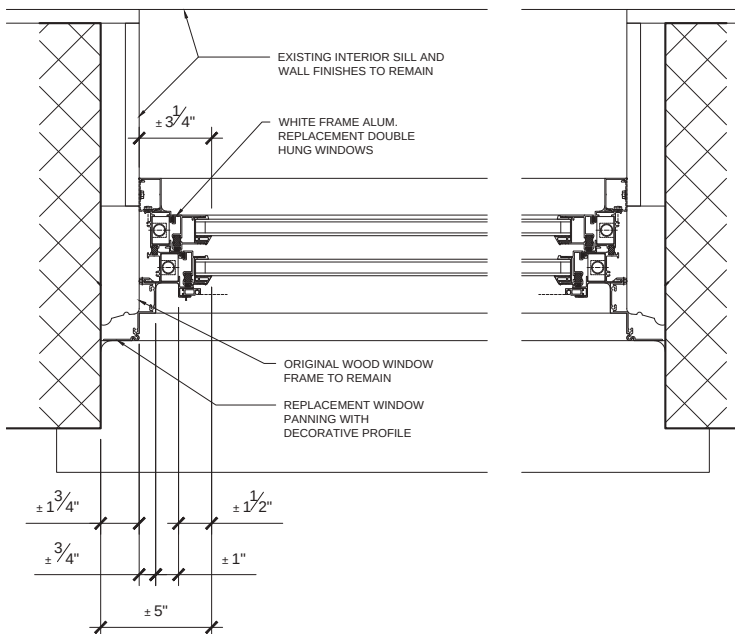
# WINDOW DETAILS - HORIZONTAL SECTIONS



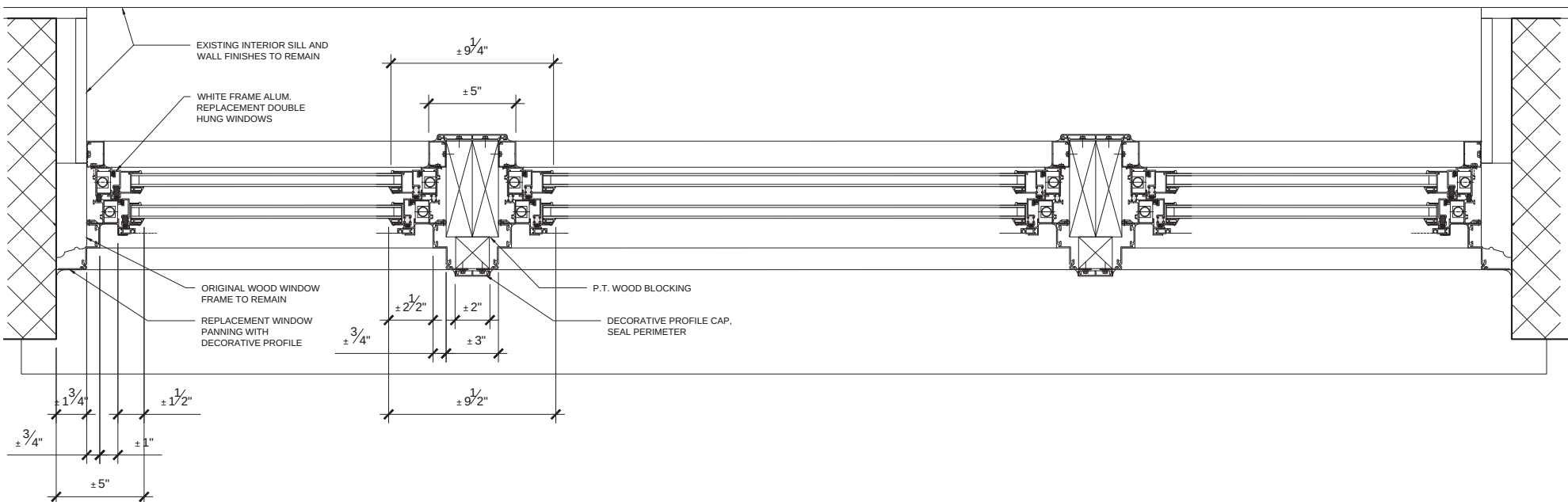
EXISTING DOUBLE-HUNG WINDOW  
PLAN SECTION DETAIL (TYP.)



EXISTING TRIPLE DOUBLE-HUNG WINDOW  
PLAN SECTION DETAIL (TYP.)



PROPOSED DOUBLE-HUNG WINDOW  
PLAN SECTION DETAIL (TYP.)



PROPOSED TRIPLE DOUBLE-HUNG WINDOW  
PLAN SECTION DETAIL (TYP.)

BUILDING PRECEDENT - 6/6 REPLACED WITH 1/1 WINDOWS  
MASTER PLAN APPROVED BY LPC IN COFA-02-2080 (LPC-01-7660)

## 271 Central Park West

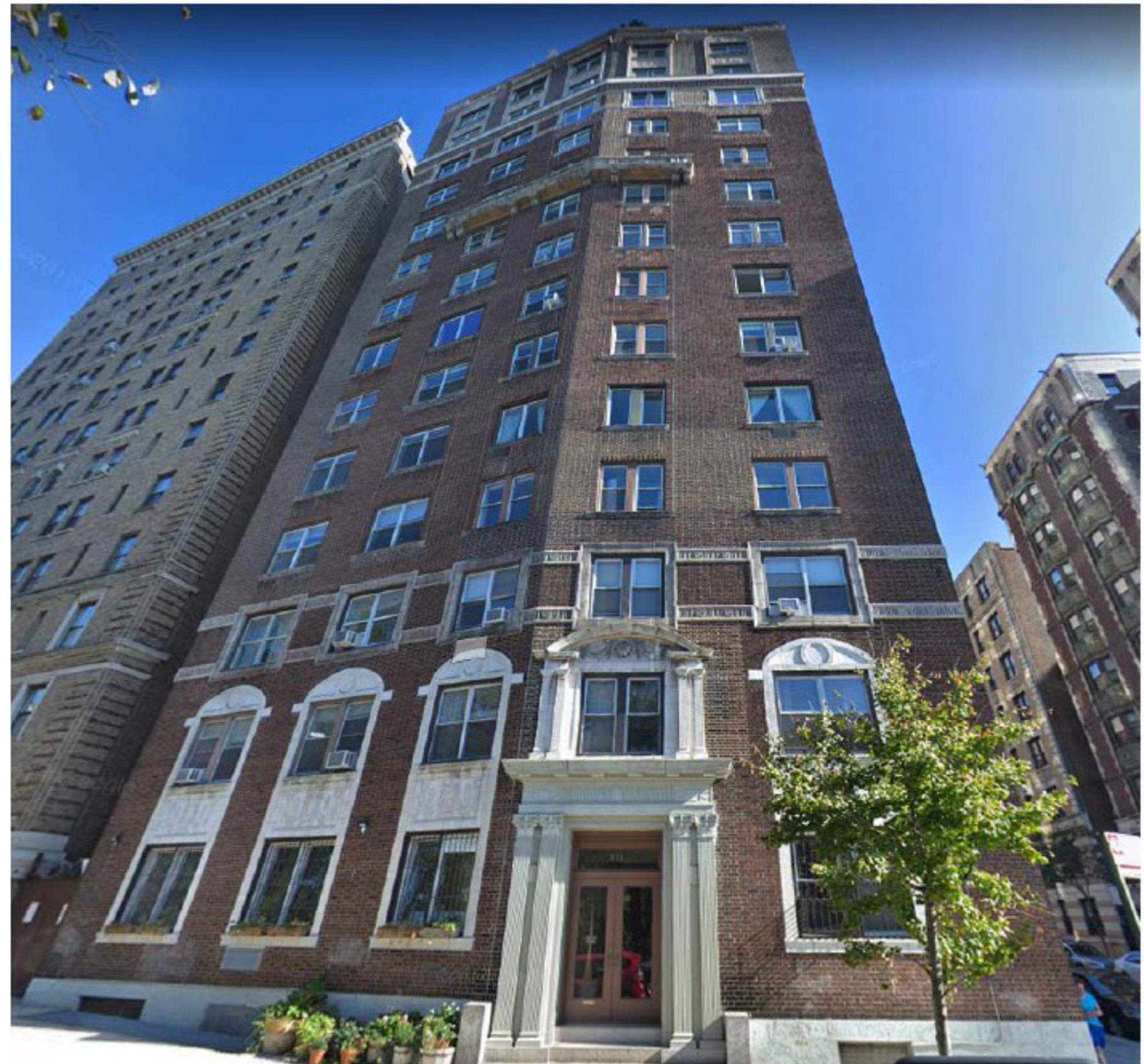
- Upper West Side – Central Park West Historic District
- Designed by Schwartz & Gross
- Neo-Renaissance
- Built in 1912-1913
- Original paired and single double-hung wood windows
- No original divided light windows (per designation report)



BUILDING PRECEDENT - 6/1 REPLACED WITH 1/1 WINDOWS  
MASTER PLAN APPROVED BY LPC IN COFA-20-07378 (LPC-20-07378)

### 370 Riverside Drive

- Morningside Heights Historic District
- Designed by Schwartz & Gross
- Georgian Revival
- Built in 1922
- Original 6 over 1 double-hung wood windows
- Proposed 1 over 1 double-hung aluminum windows
- Master Plan for Window Replacement approved by LPC at 2/19/19 hearing



## BUILDING PRECEDENT

### 111-115 West 71<sup>st</sup> Street

- Upper West Side – Central Park West Historic District
- Designed by Schwartz & Gross
- Neo-Renaissance
- Built in 1913
- Original tripartite and single 1 over 1 double-hung wood windows
- No original divided light windows (per designation report)



## BUILDING PRECEDENT

### 404 Riverside Drive

- Morningside Heights Historic District
- Designed by Schwartz & Gross
- Beaux Arts
- Built in 1909
- Original 1-over-1 double-hung wood windows (tripartite, paired, and single configurations)
- No original divided-light windows (per designation report)



### 116 West 72<sup>nd</sup> Street

- Central Park West Historic District
- Designed by Schwartz & Gross
- Neo-Georgian
- Built in 1930
- Original 1-over-1 double-hung wood windows (tripartite, paired, and single configurations)



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