

COMMUNITY BOARD 7/MANHATTAN
JUNE 2023 PROPOSED RESOLUTIONS

Preservation Committee, K Karpen and Madge Rosenberg, Co-Chairpersons

Resolution Re: 230 Riverside Drive, Apartment 6K (West 95th – 96th Streets). Application to the Landmarks Preservation Commission for a certificate of appropriateness for window replacement.

This resolution is based on the following facts:

- The subject building is an 18-story plus basement and penthouse apartment building constructed ca. 1930-31 in the Medieval Revival style by architect Charles H. Lench. It is included in the Riverside Drive – West End Historic District Extension II. The front façade is composed of brick and stone with stone and terra cotta decorative elements.
- The application seeks to replace the 5 windows solely in apartment 6K in the building (the “Apartment”). The windows are in the primary façade facing West 95th Street.
- The original condition on the primary and secondary facades of the building were paired steel casement windows with muntins creating a divided light effect on the panes and the transom above.
- Aside from the 5 original windows still extant in the Apartment, only approximately 4% of the original windows remain on the primary facades of the building – i.e. the 5 windows in the Apartment plus 24 other original windows as compared with 693 windows that were replaced prior to designation.
- The overwhelming majority of the replaced windows now extant on the current façade consist of 1:1 double-hung aluminum windows. The remaining replacement windows include modern replacement paired casements and some single-opening casements.
- The proposal is to replace the original windows with 1:1 double-hung aluminum clad double-glazed modern replacement windows.
- The color of the proposed windows will be deep bronze to approximate the current condition and that of the majority of the other replacement windows in the building.
- The building façade needs to return to uniformity – approving 1:1 double-hung windows is the surest path to uniformity.
- There is no master plan for window replacement in this Building. A master plan is essential to achieve a uniform façade.
- The decorative stone and terra cotta elements are minimally adequate to survive the elimination of the divided light from the façade.
- The proposed replacement windows are minimally appropriate to the character of the Building and the Historic District.

BE IT RESOLVED, THEREFORE, THAT Community Board 7/Manhattan (MCB7) recommends **approval** of the window replacement application. Based on the level of decoration remaining on the primary facades, MCB7 approves the application as presented as minimally appropriate to the character of the Building and the Historic District, with a strong recommendation that the building adopt a master plan for future window replacement.

Committee: 5-0-0-0.