

# Landmarks Preservation Public Hearing Presentation:

Riverside- West End Historic District Extension II

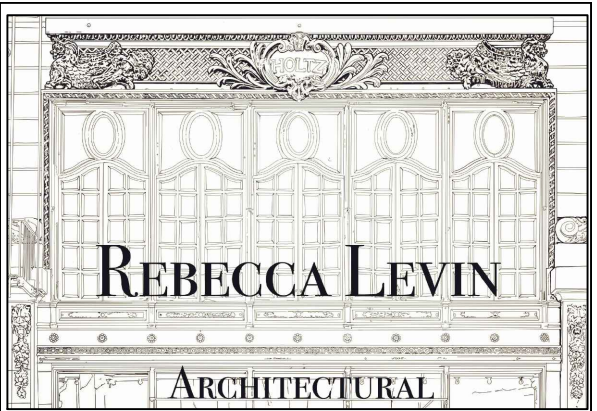
Community Board #7

Window Replacement Project at:  
230 Riverside Drive, Apartment 6K  
New York, NY 10025

Tax Block: 1253; Tax Lot: 7503

## General Project Notes :

1. Installing Contractor is responsible for all final measurements (VIF).
2. Existing steel casement windows within Apartment 6K are believed to be original to the building.
3. Existing windows are in very poor condition, are not energy efficient, and are difficult to operate.
4. All proposed windows to be made with Crystal Windows, Series 2000A aluminum thermally-broken double hung windows to match all other windows at buildings primary and secondary facades.
5. Proposed window exteriors to be made with Crystal's Bronze Aluminum Exterior (AAMA 2604) to match all other windows at buildings primary and secondary facades.
6. All proposed windows to be energy efficient windows with Low E coating w/ argon gas glazing upgrade
7. All existing masonry openings to remain- no changes.



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## REVISIONS:

NO.	DATE
0	4/25/2023
1	6/15/2023
2	6/26/2023
3	8/2/2023

## FIRM:

RL ARCHITECTURAL SERVICES, INC.  
516) 728-0196  
REBECCA@RLARCHITECTURAL.COM

## ARCHITECT:

GLICKMAN SCHLESINGER ARCHITECTS  
66-57 60TH PLACE  
RIDGEWOOD, NY 11385  
718-775-3270

## PROJECT:

RIVERSIDE-WEST END HISTORIC  
DISTRICT EXTENSION II  
  
230 RIVERSIDE DRIVE  
APARTMENT 6K  
NEW YORK, NY 10025

## DRAWING TITLE:

COVER PAGE

## SCALE:

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## DATE:

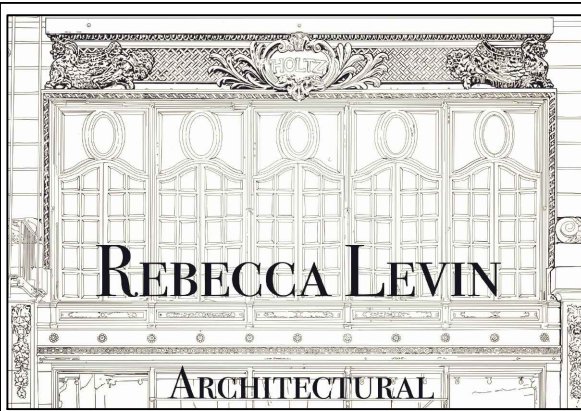
AUGUST 2, 2023

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# Riverside- West End Historic District Exterior II- Block Plans



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RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION II  
  
250 RIVERSIDE DRIVE  
APARTMENT 6K  
NEW YORK, NY 10025

## DRAWING TITLE:

BLOCK PLAN

## SCALE:

NTS

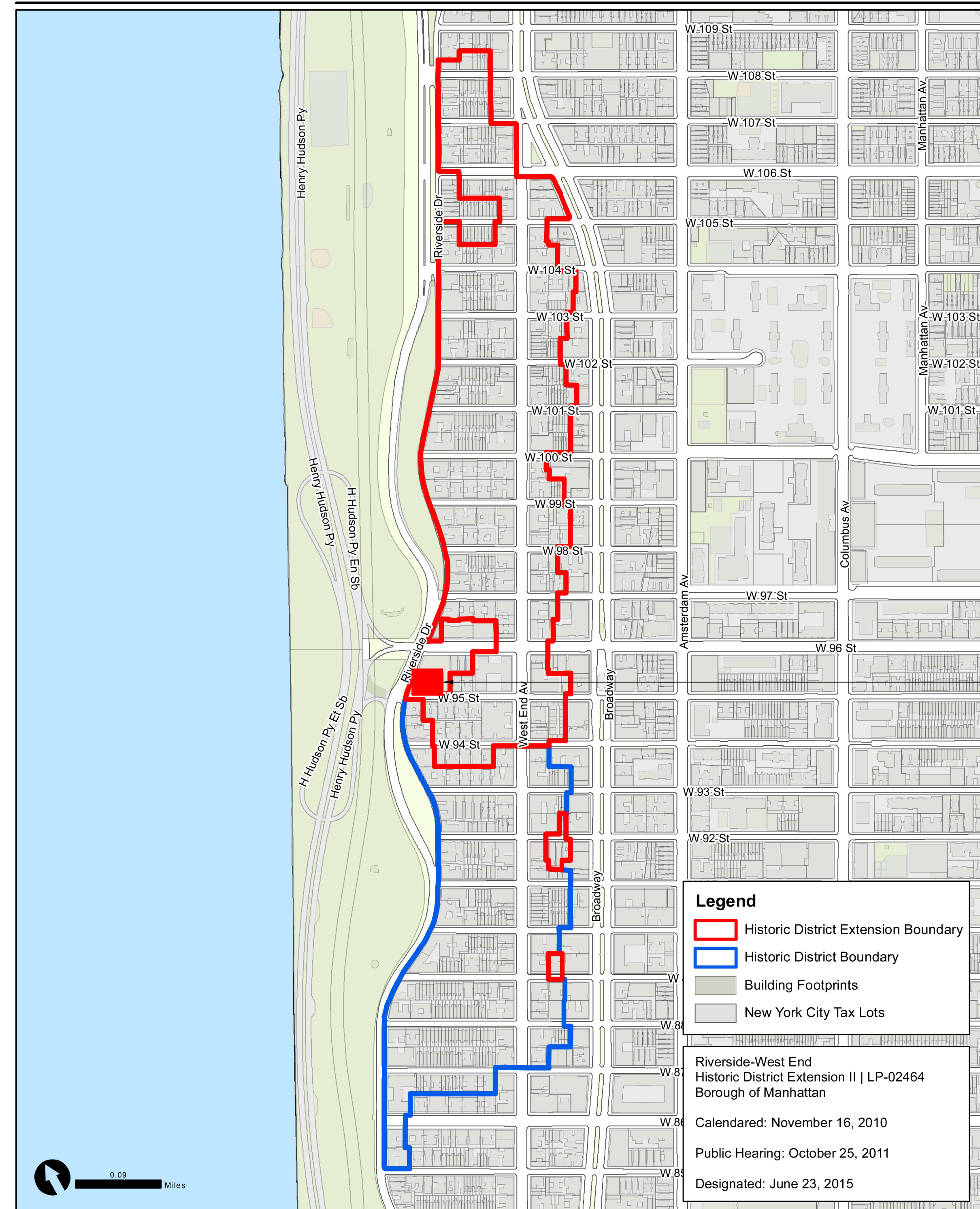
## DATE:

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## Riverside-West End Historic District Extension II | LP-02464



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.20.2019



Block Plan

230 Riverside Drive  
(Located at corner of West 95th Street  
and Riverside Drive)



# 230 Riverside Drive- Historic Designation

Also known as: 337 West 95th Street

Construction Date: 1930-1931

Architect/Builder: Charles H. Lench

Owner/ Developer: Ciluzzi Construction

Marjor Alterations: None

Style: Medieval Revival

Material(s): Brick, Stone, Terra Cotta

Building Use: Apartment Building/ Multi-Family

Stories: 18 and Penthouse

Special Windows: Metal Casements

Decorative Metal Work: Railings at balconette and setbacks; possibly historic metal-and-glass door and transom

Significant Architectural Features: Stone water table; entrance with full surround, columns, and carved lintel and details; denticulated band course at first story; sill course and diagonal-bond brick spandrel with diamond-shaped decoration at second story; molded band course at third story; chamfered corner offset by decorative mouldings terminating in griffin gargoyles; bracketed hoods at 13th story; partially denticulated band course at 15th story incorporating bracketed balconette; two-story arcade at 16th and 17th stories with twisted columns; setbacks with denticulated coping; crenelated water tank enclosure with round arched openings and gargoyles; possible historic glass canopy at penthouse.

Alterations: Through-wall air conditions; marquee; first story grilles altered for air conditions; siamese hose connection; lights; signage; camera; conduit; louvered vents.

Building Notes: Entrances on West and South Facades. Originally lot 52, it is now condo lots 1301 through 1561

West Facade: Designed (historic, painted, patched, repointed)

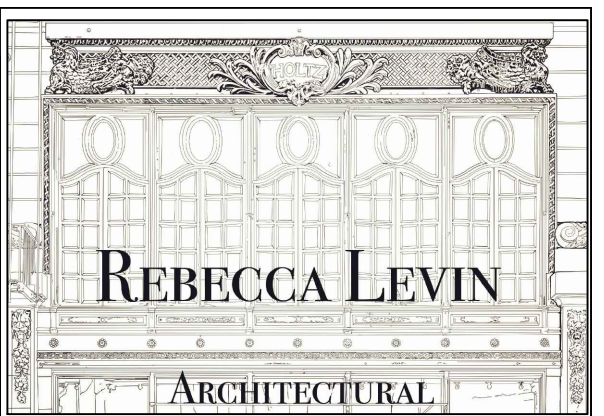
Door(s): Possibly historic primary door

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not Historic (upper stories); mixed (basement)

Sidewalk material(s): Concrete

Curb Material(s): Concrete with metal edge



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250 RIVERSIDE DRIVE  
APARTMENT 6K  
NEW YORK, NY 10025

## DRAWING TITLE:

HISTORIC  
DESIGNATION

## SCALE:

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# 230 Riverside Drive- Historic Photographs



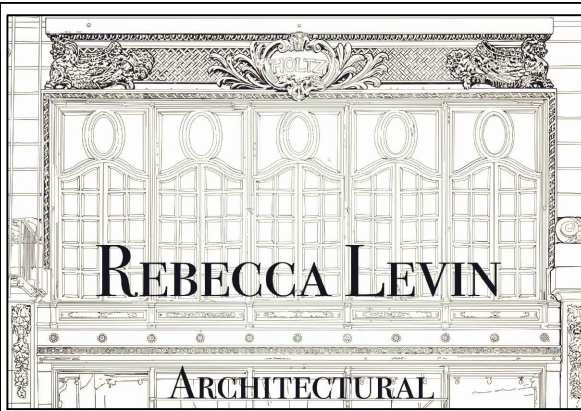
1940's Tax Photograph  
Southwest Corner



1940's Tax Photograph of 227 Riverside Drive  
See left side of photograph where you can see  
historic photograph of 230 Riverside Drive



1980's Tax Photograph  
Southwest Corner



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HISTORIC  
PHOTOGRAPHS

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# 230 Riverside Drive- Existing Photographs



LOCATION OF  
WINDOWS ON  
WEST 95TH STREET

**2022 Current Photograph  
Southwest Corner**



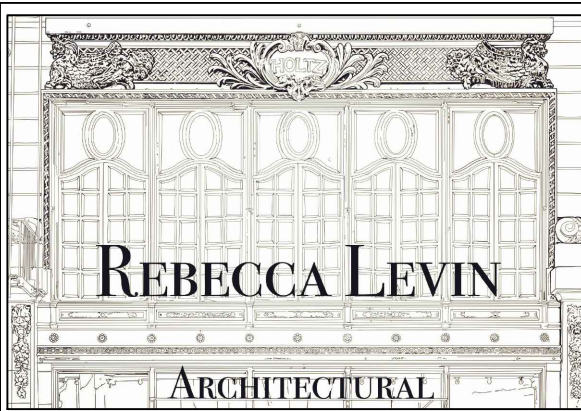
**West 95th Street Facade-**

Historic Windows seen at current facade and within this application scope.  
(Reference building survey for other locations)



**Riverside Drive Facade-**

Historic Windows seen at Riverside Drive Facade  
(reference building survey for other locations)



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# 230 Riverside Drive- Existing Photographs



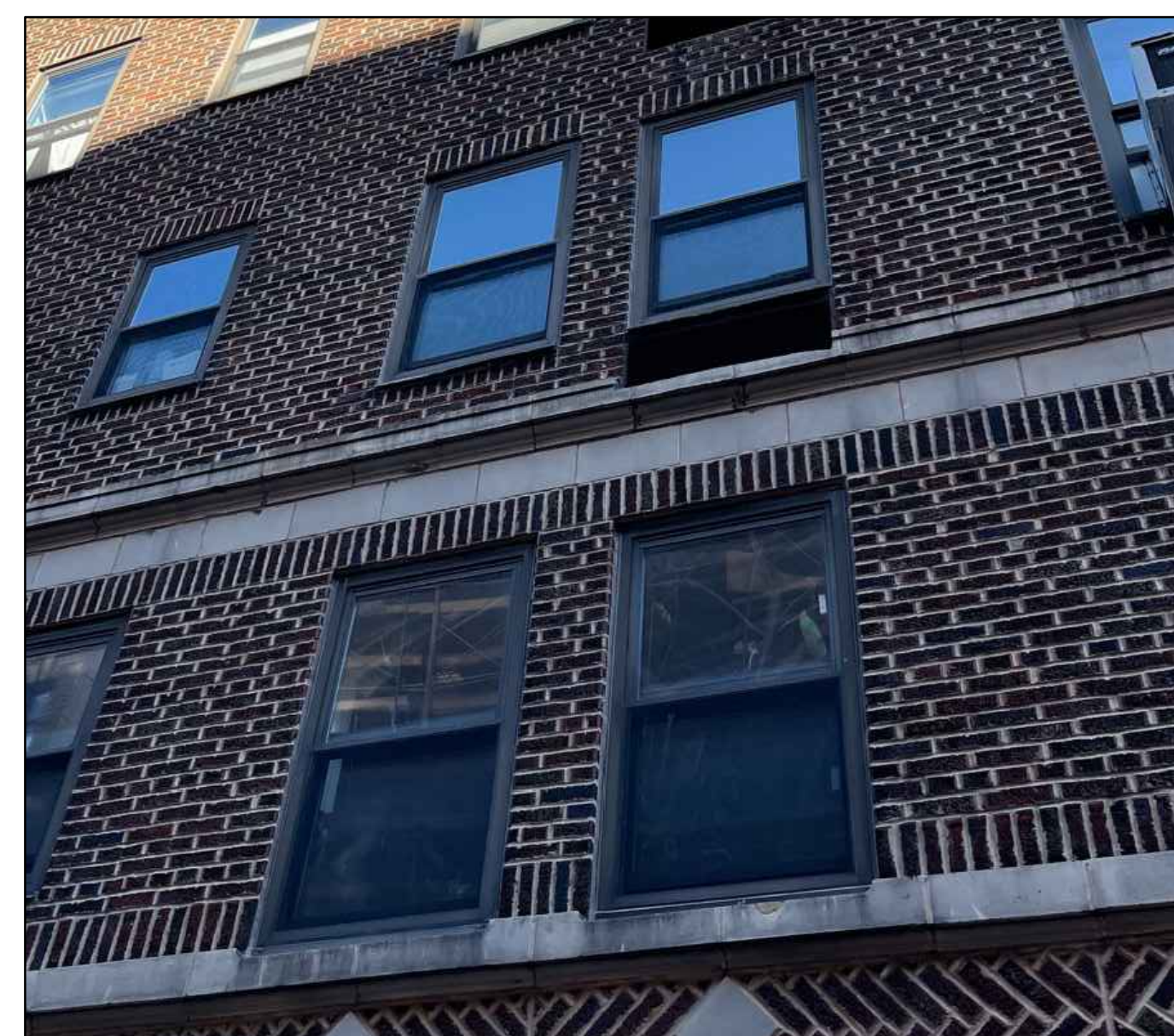
Existing Photograph  
Typical for Types  
A, B, D, & E



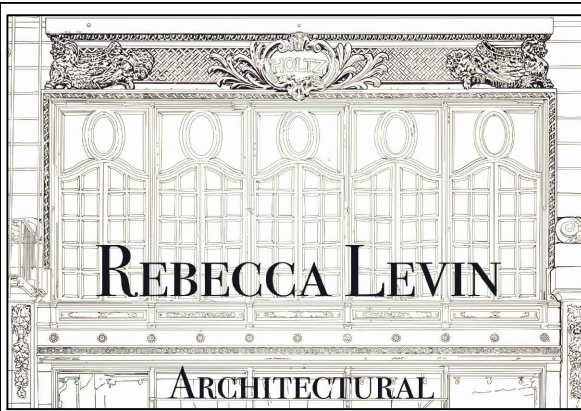
Existing Photograph  
Types C



Exterior view of windows in scope of work



Photograph of existing windows seen at all other window openings- aluminum double hungs (95% of building currently has these windows types)



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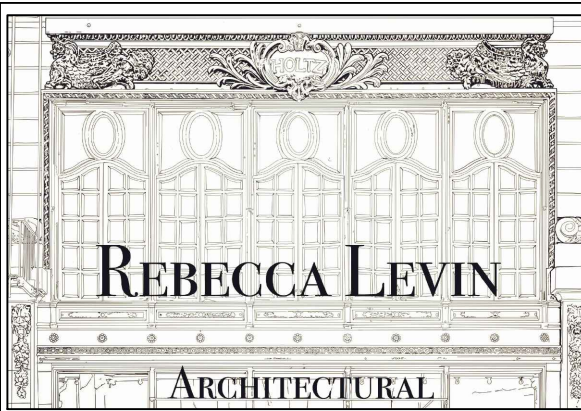


# Similar Style Buildings



120 Riverside Drive  
Image from Streeteasy

Medieval Revival Style Building  
Riverside-West End Historic District  
Historic Windows: one-over-one double hungs  
Existing Windows: one-over-one double hungs



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NEW YORK, NY 10025

**DRAWING TITLE:**  
  
NEIGHBORING  
BUILDINGS

**SCALE:**  
  
NTS

**DATE:**  
  
AUGUST 2, 2023

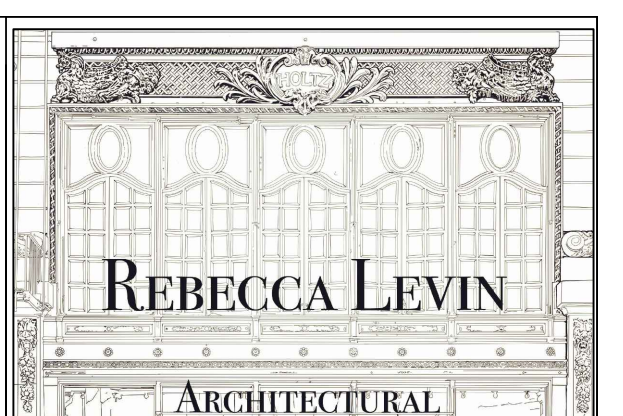
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# 230 Riverside Drive, 6K- Floor Plan



  
 SOUTH FACADE  
 West 95th Street  
 (Primary Facade)



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**DRAWING TITLE:**  
 FLOOR PLANS

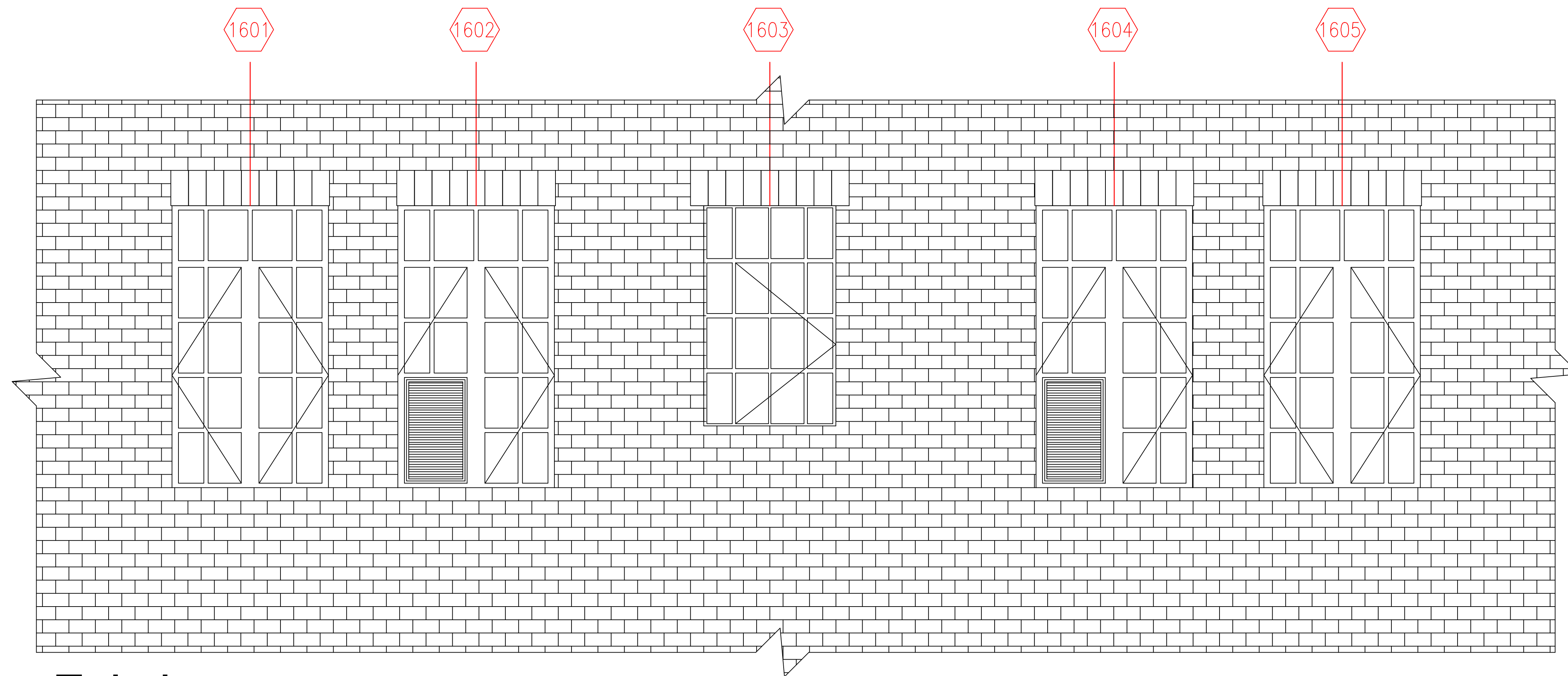
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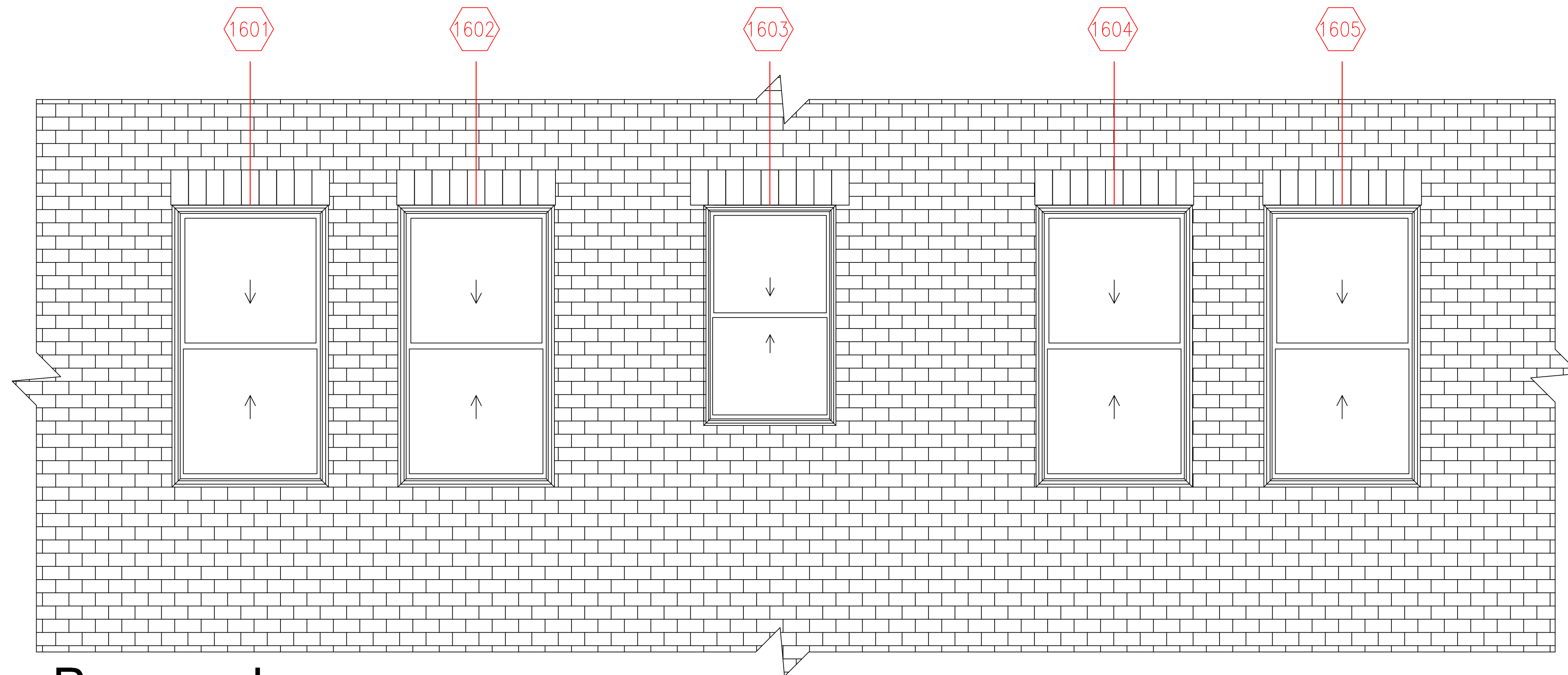
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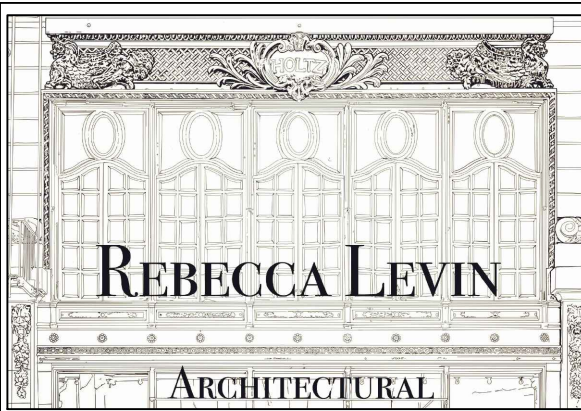
# 230 Riverside Drive, 6K- Elevations



**Existing**



**Proposed**



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## DRAWING TITLE:

WINDOW  
ELEVATIONS

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# 230 Riverside Drive, 6K- Window Schedule



WINDOW SCHEDULE							
WINDOW NUMBER	LOCATION	EXISTING TYPE	DESCRIPTION	PROPOSED TYPE	DESCRIPTION	HEIGHT	WIDTH
1601	WEST 95TH STREET FACADE	A	STEEL CASEMENT WITH OPERABLE OUT SWING AND FIXED PANES	C	CRYSTAL SERIES 2000A ALUMINUM THERMAL-BREAK DOUBLE HUNG TILT WINDOW	5'-4"	5'-11 1/2"
1602	WEST 95TH STREET FACADE	A	STEEL CASEMENT WITH OPERABLE OUT SWING AND FIXED PANES	C	CRYSTAL SERIES 2000A ALUMINUM THERMAL-BREAK DOUBLE HUNG TILT WINDOW	5'-4"	5'-11 1/2"
1603	WEST 95TH STREET FACADE	B	STEEL CASEMENT WITH OPERABLE OUT SWING AND FIXED PANES	C	CRYSTAL SERIES 2000A ALUMINUM THERMAL-BREAK DOUBLE HUNG TILT WINDOW	4'-2"	2'-6"
1604	WEST 95TH STREET FACADE	A	STEEL CASEMENT WITH OPERABLE OUT SWING AND FIXED PANES	C	CRYSTAL SERIES 2000A ALUMINUM THERMAL-BREAK DOUBLE HUNG TILT WINDOW	5'-4"	5'-11 1/2"
1605	WEST 95TH STREET FACADE	A	STEEL CASEMENT WITH OPERABLE OUT SWING AND FIXED PANES	C	CRYSTAL SERIES 2000A ALUMINUM THERMAL-BREAK DOUBLE HUNG TILT WINDOW	5'-4"	5'-11 1/2"

WINDOW GLAZING CALCULATION			
WINDOW	EXISTING GLAZING AREA	PROPOSED GLAZED AREA	CHANGE IN GLAZED AREA
1601	1,558.25 SQ. IN.	1,688.3 SQ. IN.	+8.35%
1602	1,558.25 SQ. IN.	1,688.3 SQ. IN.	+8.35%
1603	1,219 SQ. IN.	1,128.4 SQ. IN.	-7.4%
1604	1,558.25 SQ. IN.	1,688.3 SQ. IN.	+8.35%
1605	1,558.25 SQ. IN.	1,688.3 SQ. IN.	+8.35%

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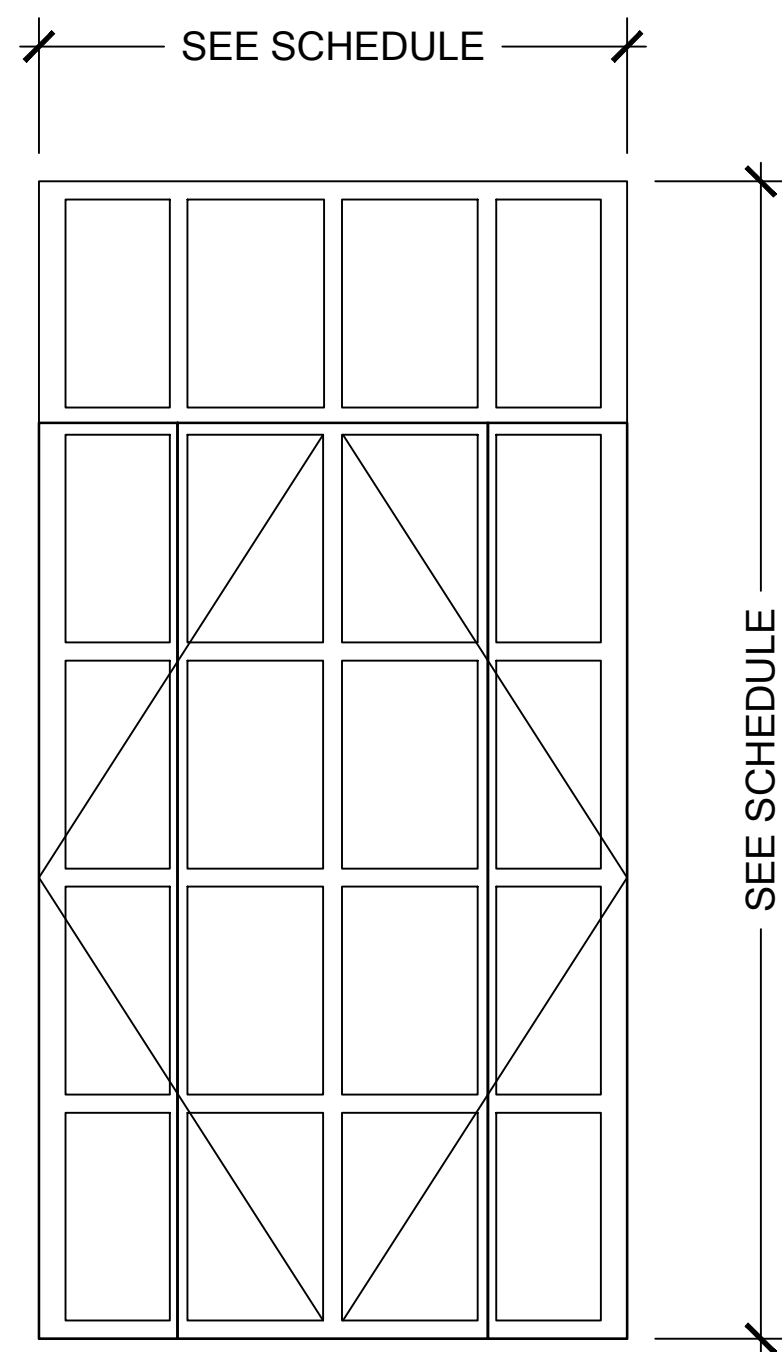
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**DRAWING TITLE:**  
 WINDOW SCHEDULE

**SCALE:**  
 3/4"=1'0"

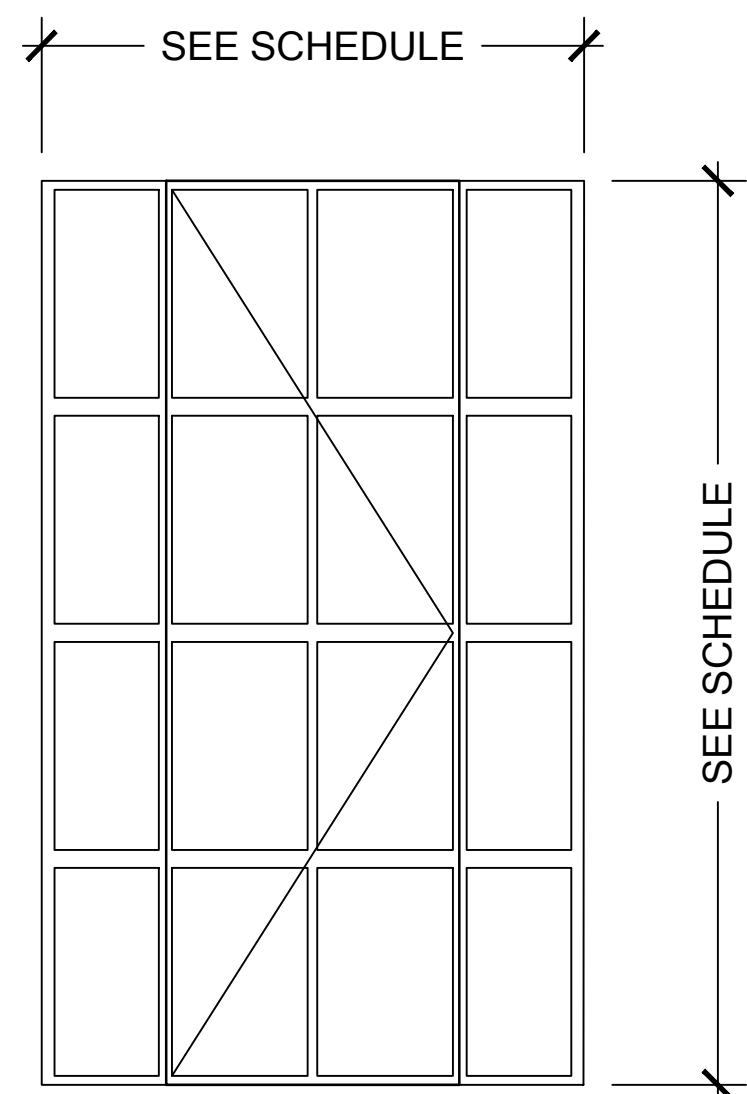
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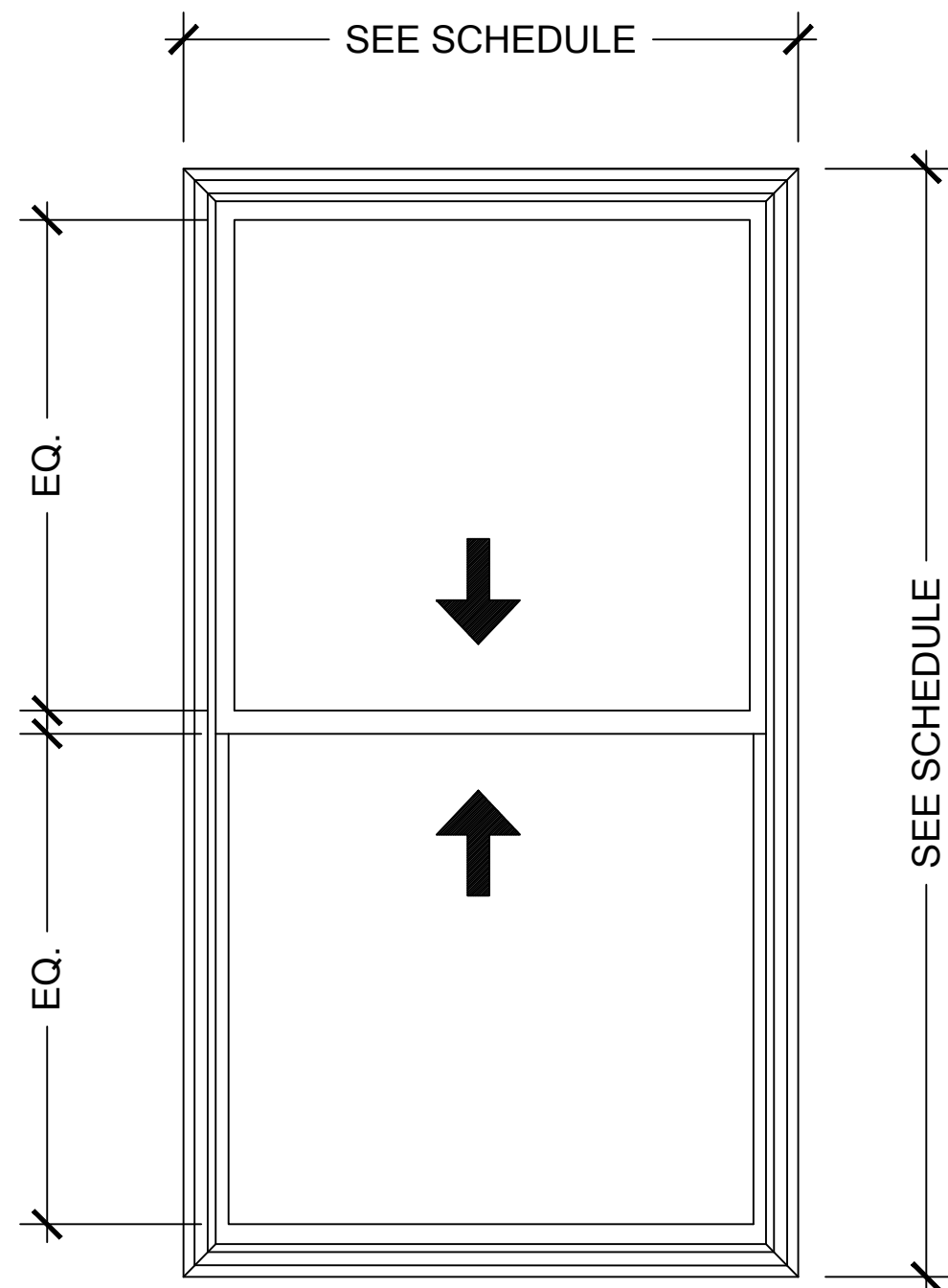
**TYPE A- EXISTING**  
 QUANTITY: 4

WINDOW UNITS 1601,1602,1604,1605  
 EXISTING STEEL CASEMENT ASSEMBLY  
 BRONZE EXTERIOR  
 BELIEVED TO BE ORIGINAL WINDOW



**TYPE B- EXISTING**  
 QUANTITY: 1

WINDOW UNITS 1603  
 EXISTING STEEL CASEMENT ASSEMBLY  
 BRONZE EXTERIOR  
 BELIEVED TO BE ORIGINAL WINDOW



**TYPE C- PROPOSED**  
 QUANTITY: 5

WINDOW UNITS 1601,1602, 1603, 1604,1605  
 PROPOSED ALUMINUM DOUBLE HUNG  
 CRYSTAL SERIES 2000A DH  
 BRONZE EXTERIOR

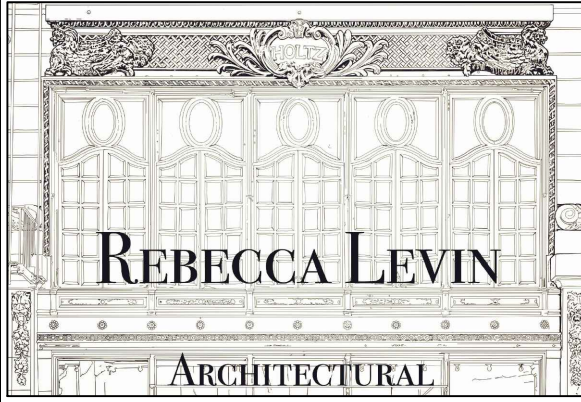
**Presentation Notes :**

- The purpose of this application and presentation is to propose one-over-one double hungs at visible window locations within apartment 6K. These proposed windows will match what primarily exists at entire building
- While original makeup of windows throughout the building was multi-lite steel casements, there are few locations on building where this design currently exists.
- Similar multi-family apartment buildings in district have the same window design (one-over-one double hung windows) as we are proposing for this apartment .
- The double hung window operation is a more common and historic window operation at the time of the construction of this building. This is also an easier window type to maintain for homeowners as the double hung window tilts in for cleaning, unlike the outswing casement
- Our proposal includes windows to match what currently exists in the building for consistency in window operation type, design, and finish.



**PROPOSED FINISH- CRYSTAL STANDARD "BRONZE"  
 FINISH AAMA 2604**





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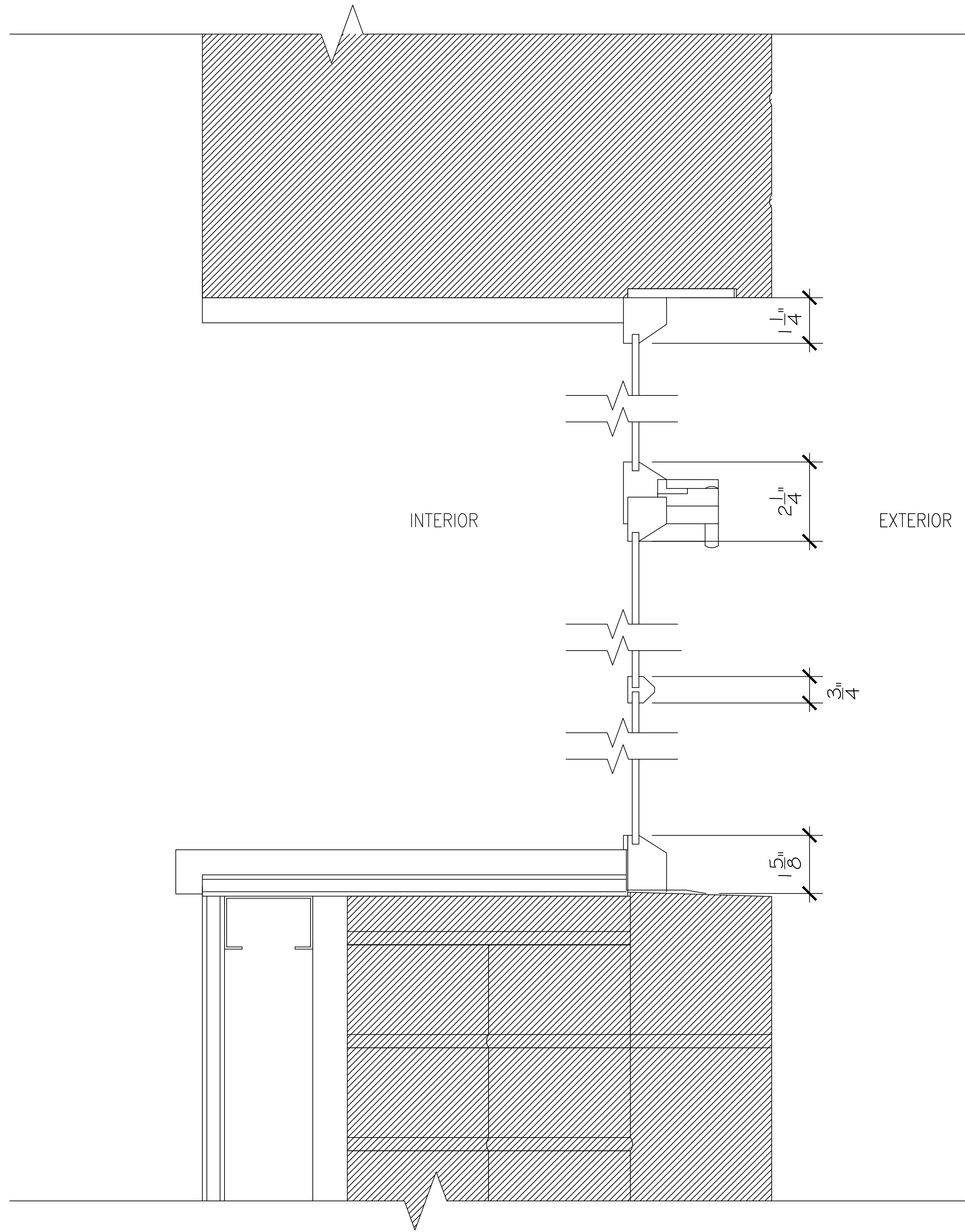
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 250 RIVERSIDE DRIVE  
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 NEW YORK, NY 10025

**DRAWING TITLE:**  
 VERTICAL DETAILS

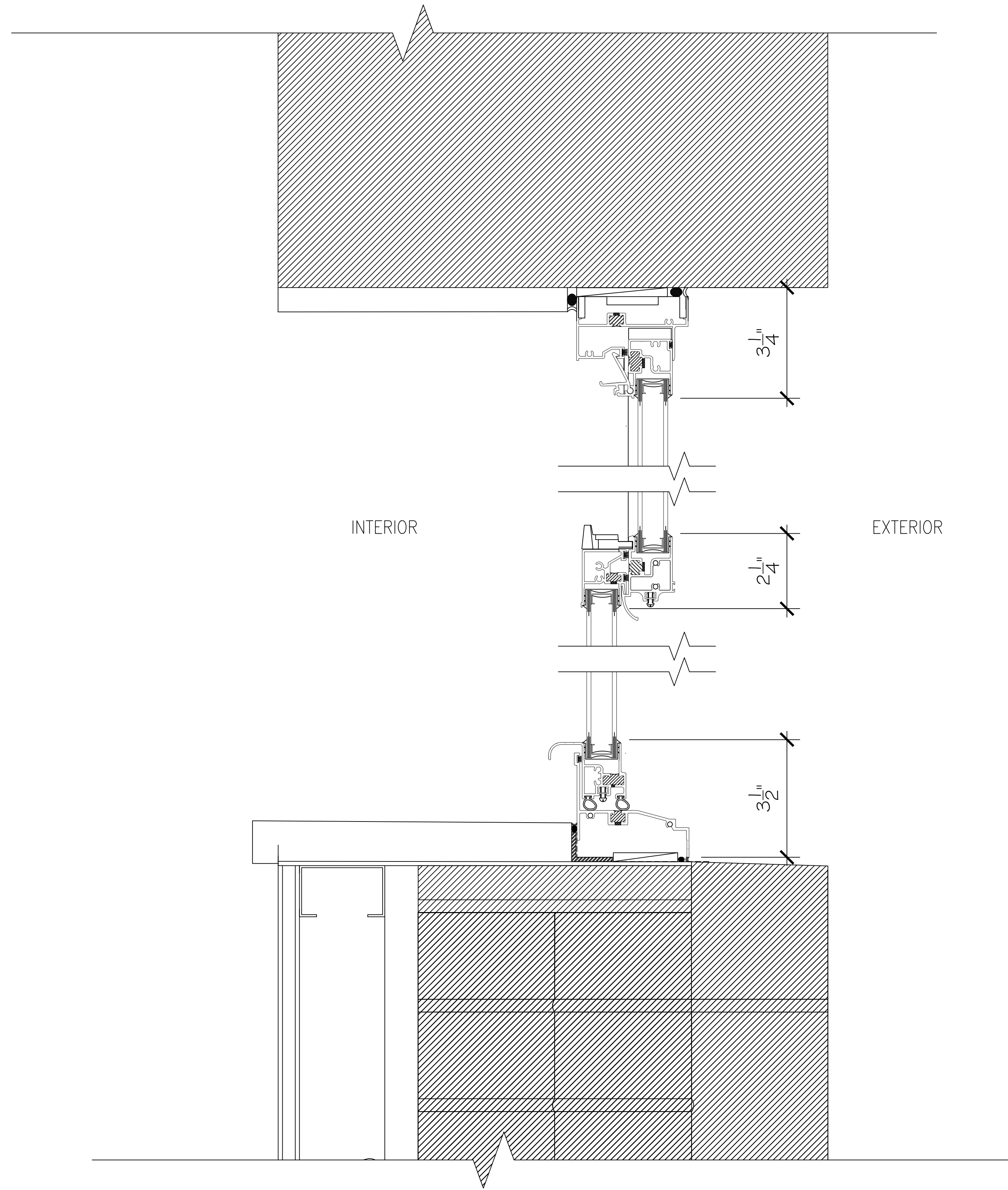
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**DATE:**  
 AUGUST 2, 2023

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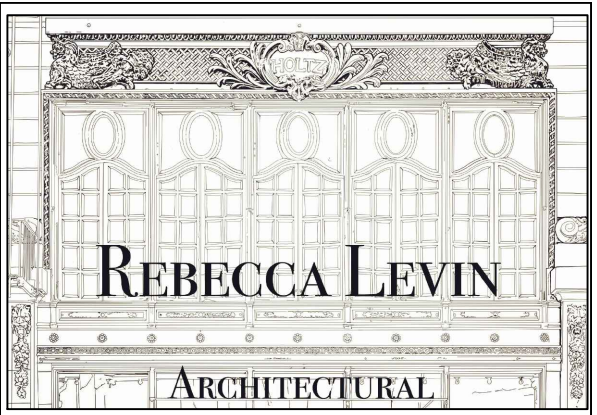


**EXISTING VERTICAL DETAIL**



**PROPOSED VERTICAL DETAIL**





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**REVISIONS:**

0	4/25/2023
1	6/15/2023
2	6/26/2023
3	8/2/2023

**FIRM:**

RL ARCHITECTURAL SERVICES, INC.  
516) 728-0196  
REBECCA@RLARCHITECTURAL.COM

**ARCHITECT:**

GLICKMAN SCHLESINGER ARCHITECTS  
66-57 60TH PLACE  
RIDGEWOOD, NY 11385  
718-775-3270

**PROJECT:**

RIVERSIDE-WEST END HISTORIC  
DISTRICT EXTENSION II  
  
250 RIVERSIDE DRIVE  
APARTMENT 6K  
NEW YORK, NY 10025

**DRAWING TITLE:**

HORIZONTAL  
DETAILS

**SCALE:**

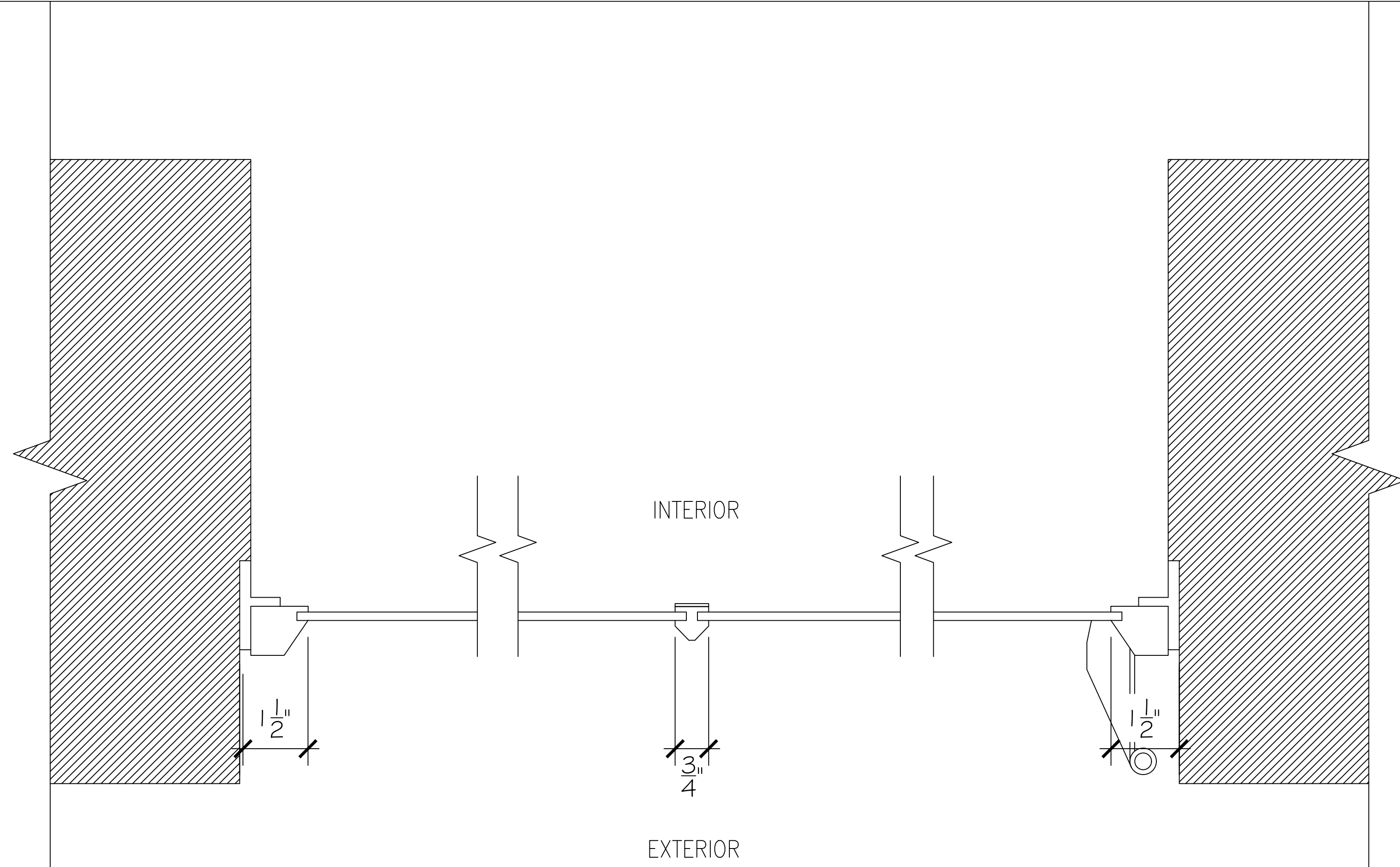
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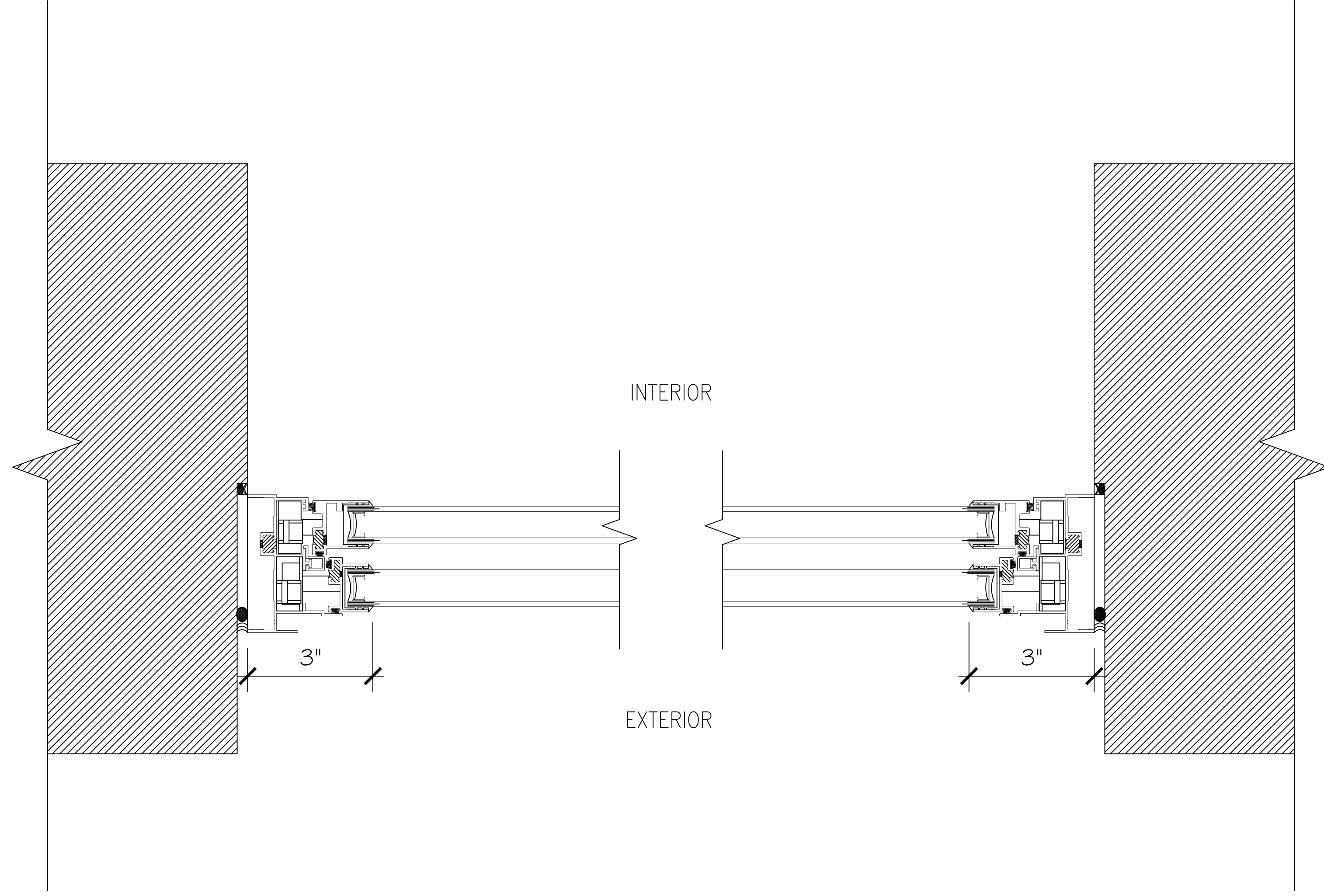
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**EXISTING HORIZONTAL DETAIL**



**PROPOSED HORIZONTAL DETAIL**



# 230 Riverside Drive- Facade Survey for original windows



2 OPENINGS WITH STEEL CASEMENTS

6 OPENINGS WITH STEEL CASEMENTS

5 OPENINGS WITH STEEL CASEMENTS

5 OPENINGS WITH STEEL CASEMENTS

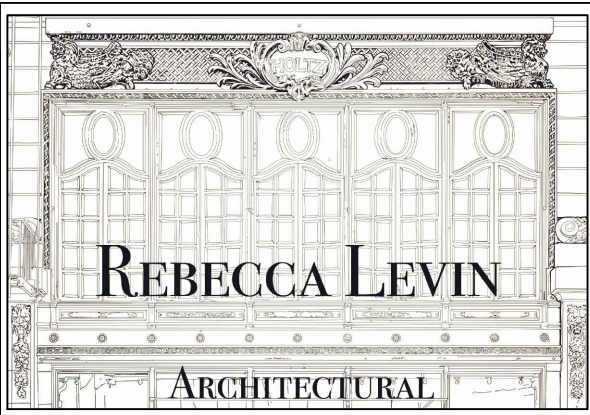
11 OPENINGS WITH STEEL CASEMENTS

APPROXIMATE TOTAL NUMBERS OF WINDOWS AS PER WHAT CAN BE SEEN FROM THE STREET= 693. OF THESE 693 VISIBLE OPENINGS, 29 ARE THOSE THAT CAN BE SEEN WITH ORIGINAL WINDOWS STILL EXISTING. THIS ACCOUNTS FOR 4.18%

(NOTE THAT WINDOW COUNT IS FOR PRIMARY FACADES ONLY)

ALL UNITS SHOWN IN RED ARE THOSE THAT CAN BE SEEN FROM THE STREET THAT APPEAR TO BE ORIGINAL STEEL CASEMENT WINDOWS. ALL OTHER WINDOWS WERE REPLACED AT SOME POINT WITH ALUMINUM DOUBLE HUNG WINDOWS

RIVERSIDE DRIVE/ WEST 95TH STREET



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 718-775-3270

PROJECT:  
 RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION II  
 230 RIVERSIDE DRIVE  
 APARTMENT 6K  
 NEW YORK, NY 10025

DRAWING TITLE:  
 FACADE SURVEY

SCALE:  
 NTS

DATE:  
 AUGUST 2, 2023

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# 230 Riverside Drive- Facade Survey for original windows

TOTAL WINDOW COUNT  
NOT PERFORMED AS  
NOT ALL LOCATIONS  
ARE VISIBLE FROM THE  
STREET



3 OPENINGS WITH STEEL CASEMENTS

3 OPENINGS WITH STEEL CASEMENTS

**SECONDARY FACADE- EAST FACING**

ALL UNITS SHOWN IN RED  
ARE THOSE THAT CAN BE  
SEEN FROM THE STREET THAT APPEAR  
TO BE ORIGINAL STEEL CASEMENT  
WINDOWS. ALL OTHER WINDOWS WERE  
REPLACED AT SOME POINT WITH  
ALUMINUM DOUBLE HUNG WINDOWS



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250 RIVERSIDE DRIVE  
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**DRAWING TITLE:**  
  
FACADE SURVEY

**SCALE:**  
  
NTS

**DATE:**  
  
AUGUST 2, 2023

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# 230 Riverside Drive- Facade Survey for original windows

TOTAL WINDOW COUNT  
NOT PERFORMED AS  
NOT ALL LOCATIONS  
ARE VISIBLE FROM THE  
STREET

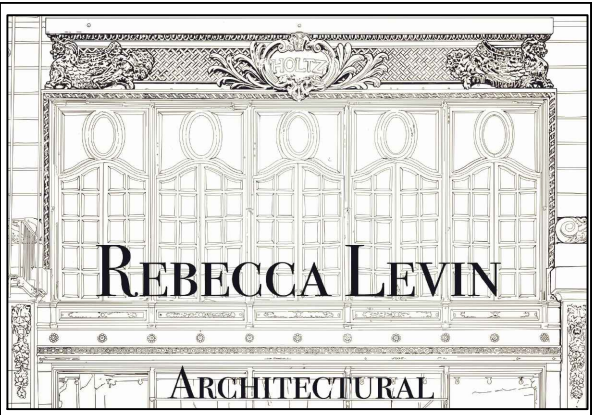


4 OPENINGS WITH STEEL CASEMENTS

2 OPENINGS WITH STEEL CASEMENTS

**SECONDARY FACADE- NORTH FACING**

ALL UNITS SHOWN IN RED  
ARE THOSE THAT CAN BE  
SEEN FROM THE STREET THAT APPEAR  
TO BE ORIGINAL STEEL CASEMENT  
WINDOWS. ALL OTHER WINDOWS WERE  
REPLACED AT SOME POINT WITH  
ALUMINUM DOUBLE HUNG WINDOWS



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