

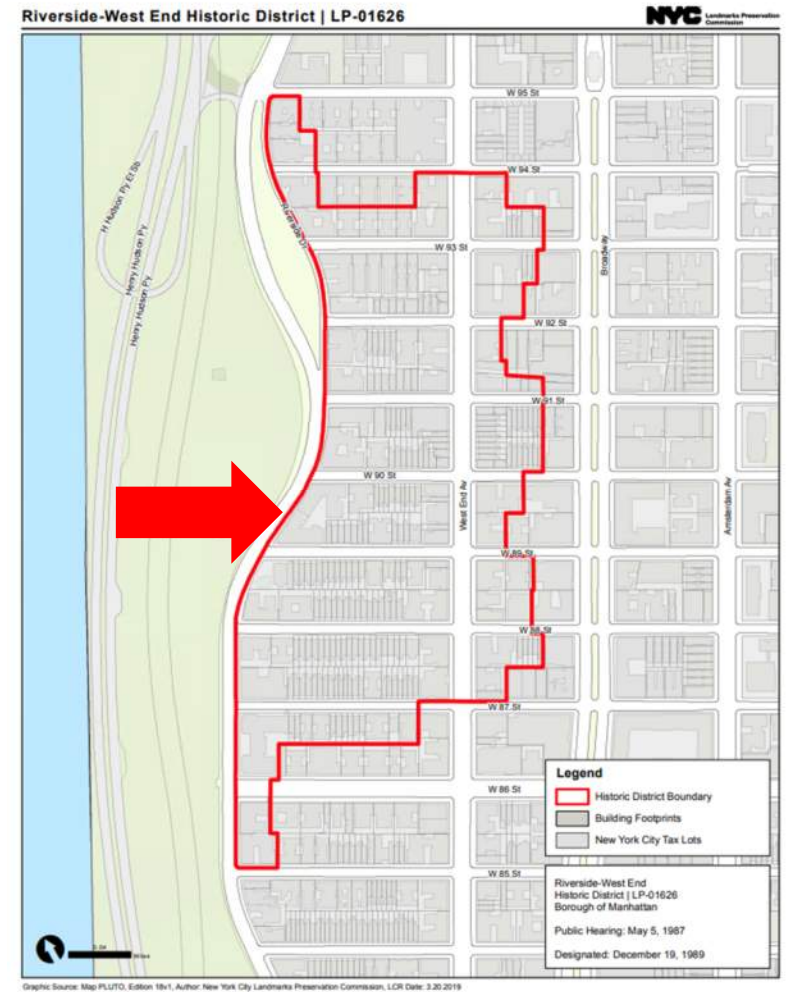
173-175 Riverside Drive, Manhattan



2nd Floor Spandrel Panel Replacement (Master Plan)

Location

173-175 Riverside Drive, Manhattan



The property occupies the full block between 89th and 90th Streets along Riverside Drive

Historic Conditions

173-175 Riverside Drive, Manhattan



1940s tax photo



Historic photo - National Park Service archives

Existing Conditions

173-175 Riverside Drive, Manhattan



Existing spandrel panels along west (Riverside Drive) façade



Existing spandrel panels along north (90th Street) façade

Existing Conditions

173-175 Riverside Drive, Manhattan



Existing spandrel panel – wood rot, paint failure



Existing spandrel panel – paint failure

Existing Conditions

173-175 Riverside Drive, Manhattan



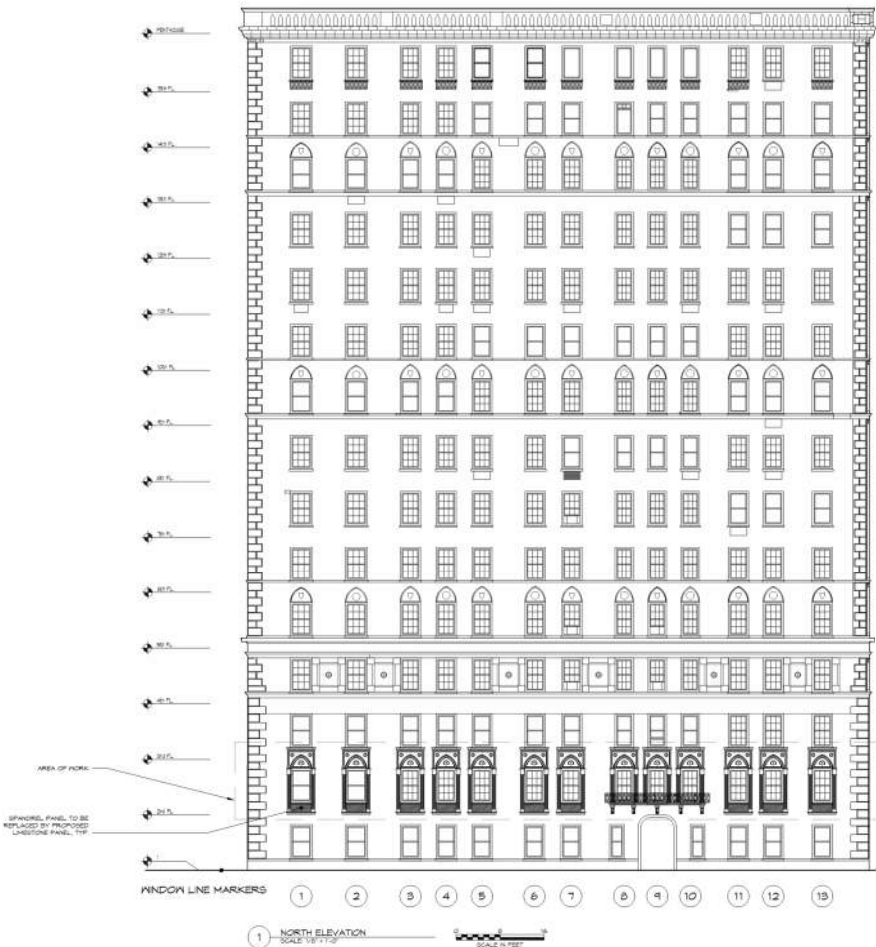
Existing modified spandrel panel – note the louver stops roughly 6" short of the jamb at either side, leaving remnants of the original spandrel panels



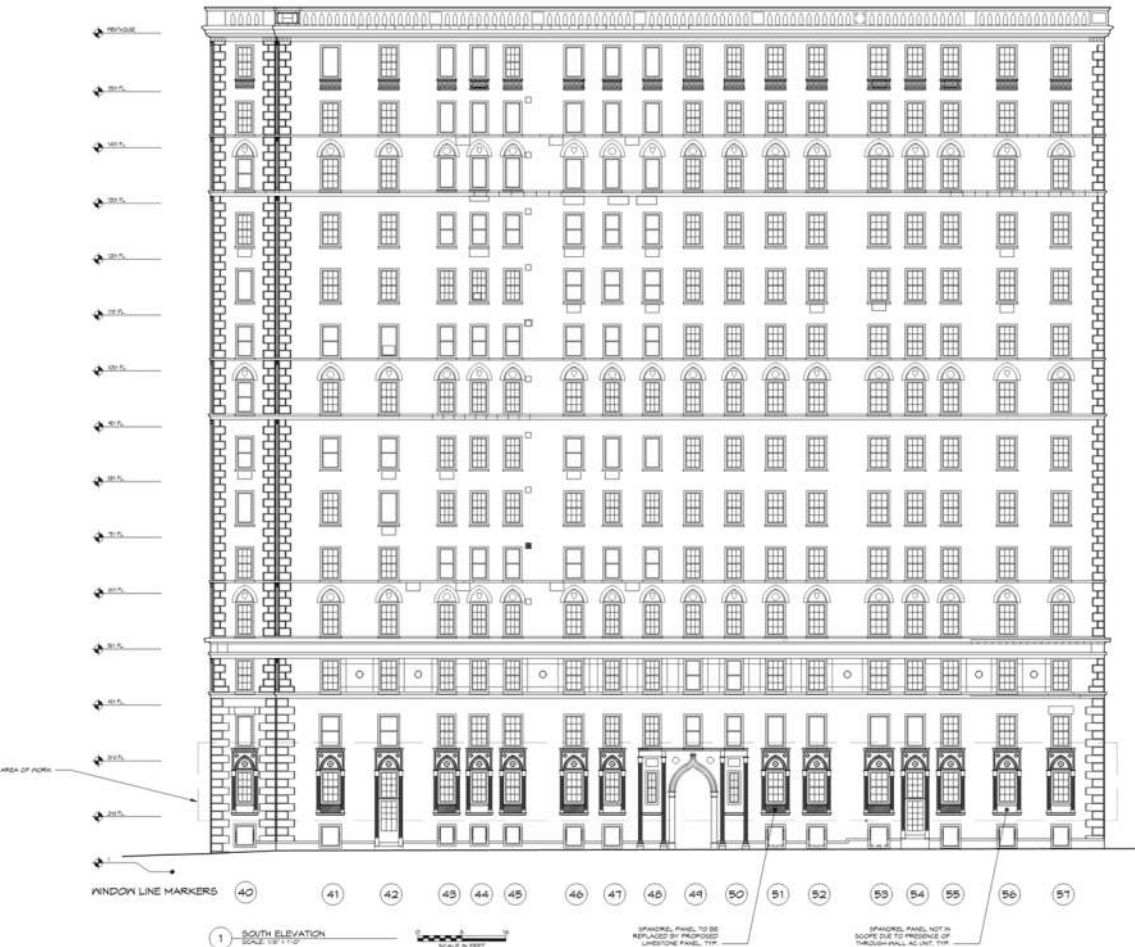
Existing modified spandrel panel – note louver encompasses nearly the entire width of the opening; this is the general intent for future louver installations

Work Being Proposed

173-175 Riverside Drive, Manhattan



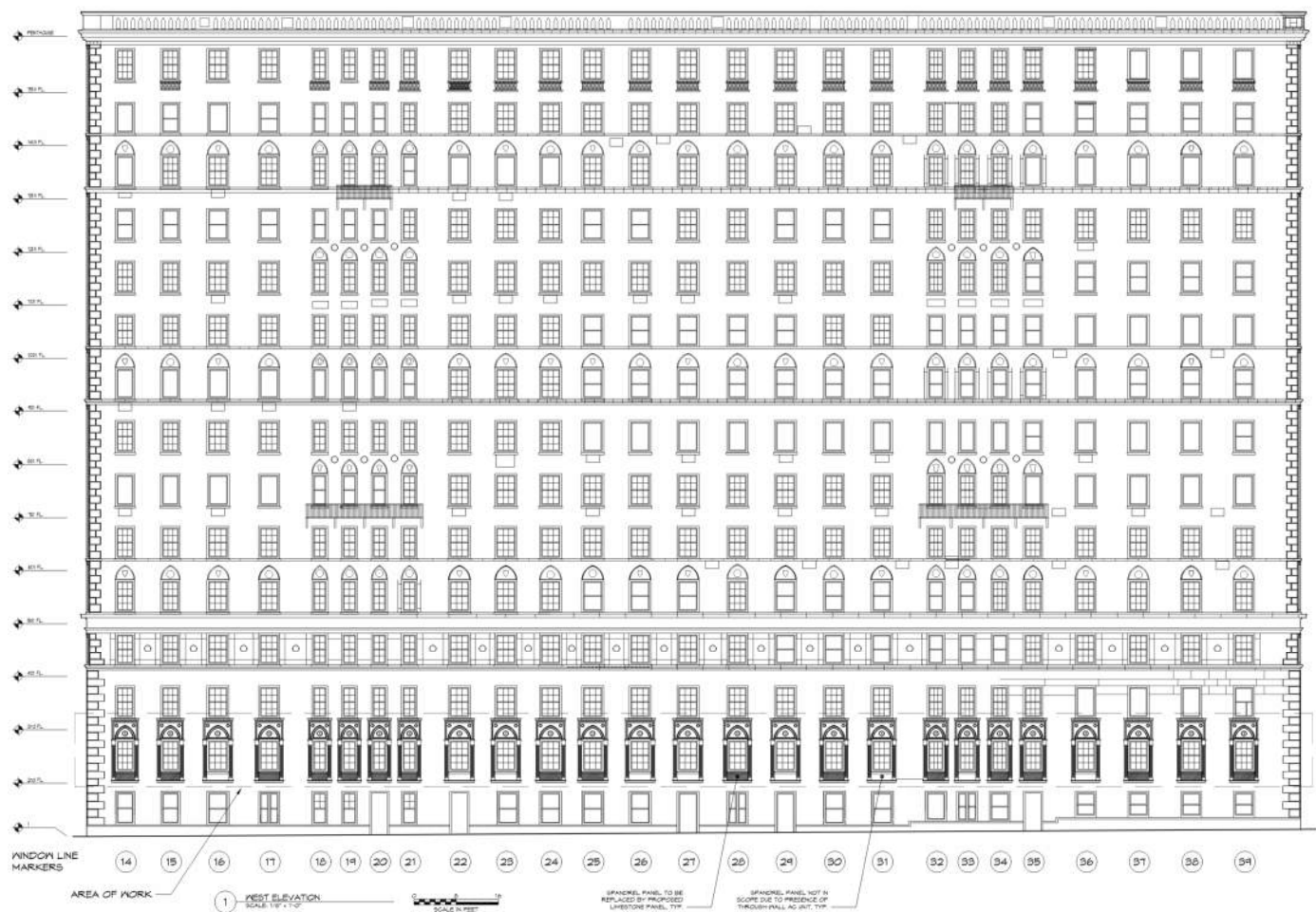
North façade – 10 out of 10 existing unmodified panels to be supplied with new limestone panels



South façade – 8 out of 13 existing unmodified panels to be supplied with new limestone panels; the remainder have existing penetrations for through-wall AC

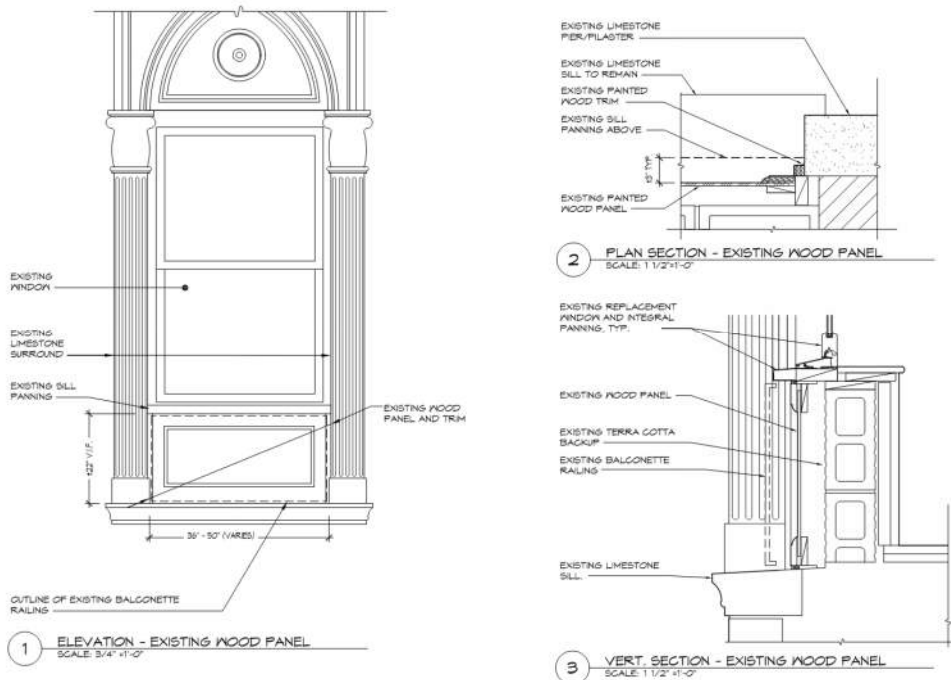
Work Being Proposed

173-175 Riverside Drive, Manhattan

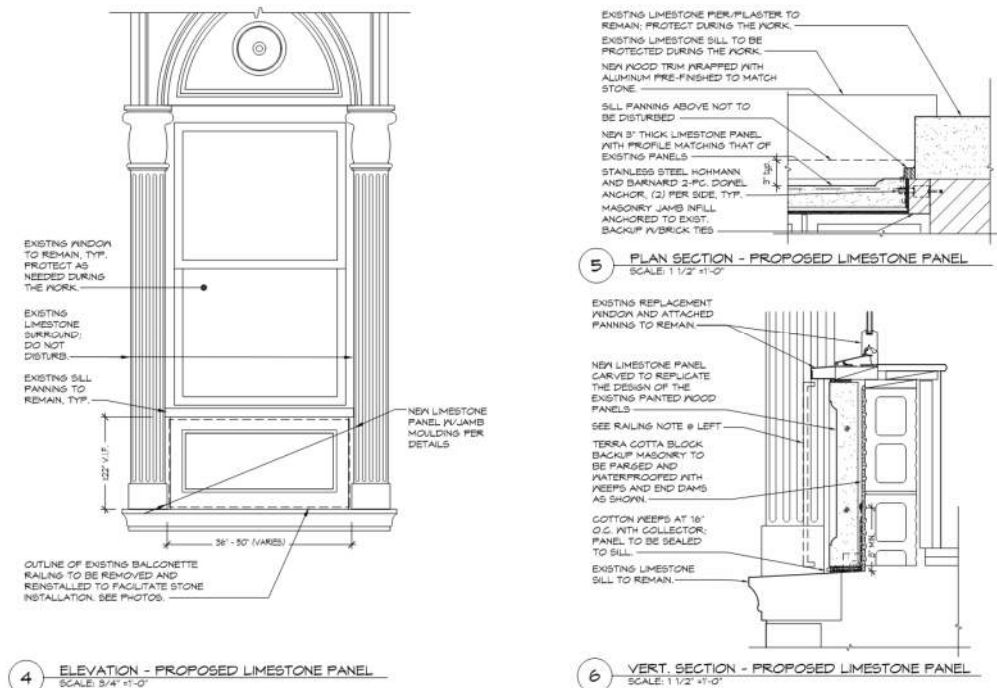


West façade – 17 out of 26 existing unmodified panels to be supplied with new limestone panels; the remainder have existing penetrations for through-wall AC

EXISTING CONDITION - UNMODIFIED SPANDREL PANELS

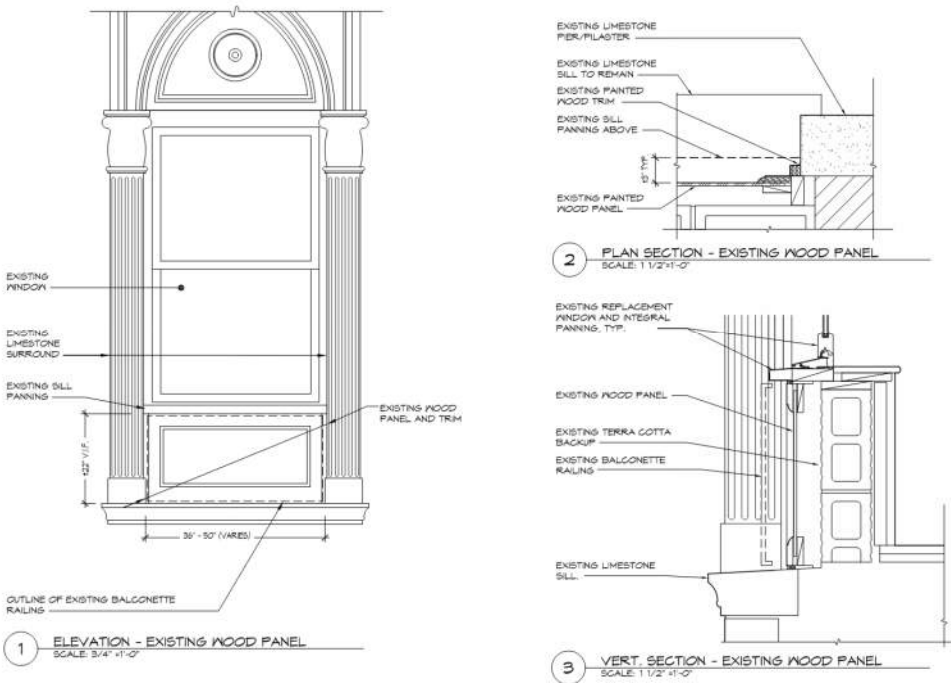


PROPOSED REPLACEMENT PANEL FOR ALL UNMODIFIED LOCATIONS

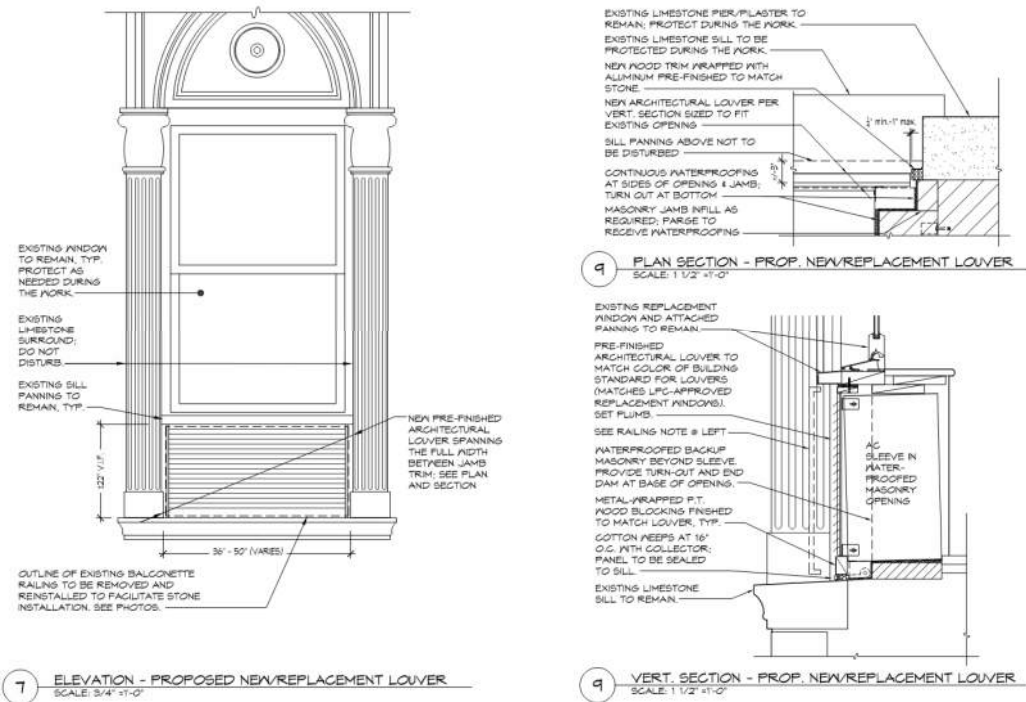


Details: Existing and Proposed Spandrel Panels

EXISTING CONDITION - UNMODIFIED SPANDREL PANELS



PROPOSED CONDITION FOR FUTURE NEW OR REPLACEMENT AC LOUVERS



Details: Existing Spandrel Panel, Proposed New Louver



Upper façade detail - existing 15th floor spandrel panel



Probe/removals at existing spandrel panel