



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



PERMIT FOR MINOR WORK

ISSUE DATE: 11/30/23	EXPIRATION DATE: 11/30/2027	DOCKET #: LPC-23-07299	PMW PMW-23-07299
ADDRESS: 230 RIVERSIDE DRIVE Apt/Floor: 6TH FL / APT 6K		BOROUGH: MANHATTAN	BLOCK/LOT: 1253 / 7503
Riverside-West End Historic District Extension II			

Display This Permit While Work Is In Progress

ISSUED TO:

Seth Schochet
ROC Riverside
135 East 57th Street
New York, NY 10022

**NOT ORIGINAL
COMPUTER-GENERATED COPY**

Pursuant to Section 25-310 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on November 27, 2023.

The approved work consists of exterior work at the sixth floor (apartment 6K) of the south (West 95th Street) facade, including replacing dark brown finished steel window assemblies with dark brown finished fiberglass window assemblies, including four (4) assemblies, featuring a four-light fixed transom over a pair of eight-light casement windows; and one (1) assembly, featuring an eight-light casement window flanked by two (2) four-light fixed windows, all matching the existing configurations, as shown on drawings 1 through 17, dated (revised) November 26, 2023, prepared by Rebecca Levin, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Riverside-West End Historic District Extension II Designation Report describes 230 Riverside Drive (aka 337 West 95th Street) as a Medieval Revival style apartment building, designed by Charles H. Lench, and built in 1930-31; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district. The Commission also notes that this application originally included a proposal to install windows with a different material, configuration, and operation, which was presented at the Public Hearing and Public Meeting of August 15, 2023; that no action was taken at that time; and that the proposal was

subsequently revised.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-14 for Window and Doors, including Section 2-14(f)(2)(iii)(B) for new windows and doors at primary facades at large residential and commercial buildings. Based on these findings, the Commission determined that the work is appropriate to the building and to the Riverside-West End Historic District Extension II. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Janelle Gunther.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Rebecca Levin, RL Architectural Services, Inc.

cc: Emma Waterloo, Deputy Director; Rebecca Levin, RL Architectural Services, Inc.