



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

June 25th, 2025

Sarah Carroll, Chair  
Dr. Margaret Herman, Director of Research  
NYC Landmarks Preservation Commission  
253 Broadway  
11th Floor  
New York, NY 10007

**Re: Caro Building, 135 West 225th St., Marble Hill**

Dear Chair Carroll and Dr. Herman,

HDC is writing in support of tenants of the Caro Building at 135 West 225th Street who are seeking landmark designation for their apartment building.

The Caro Building is a 1937 Art Deco apartment house developed by Benjamin Caro - father of the biographer Robert Caro - and designed by prolific Art Deco architect Horace Ginsbern. Ginsbern's work includes Individual Landmarks such as Noonan Plaza Apartments, and several apartment houses within the Grand Concourse Historic District (designated 2011).

The Caro building, which stands out for its Art Deco corner multi-light steel casement windows, sawtoothed patterned brick, and original curvilinear ornamental firescapes deserves the same recognition as Ginsbern's other designated buildings. Designation would be especially meaningful for this building and its residents, because the building's special, character defining, steel casement windows are at imminent risk of being removed by the building's current owners, and replaced with inappropriate, non-historic windows which let in significantly less light. This is an example of the way in which preservation of the building's original windows, or their original configuration, directly improves quality of life for people who live in the building.

The building's tenants have already begun sustained advocacy to safeguard these historic features, circulating a petition that has gained nearly 450 signatures. Though some of those windows have already

been removed, designation at this stage would help document the original window configuration, and ensure that existing historic windows are safeguarded, and that new, stylistically appropriate windows are chosen when it comes time to replace either original or currently-existing windows.

Thank you,

A handwritten signature in blue ink, appearing to read "Frampton Tolbert", with a stylized flourish at the end.

Frampton Tolbert  
Executive Director