WEST 88TH STREET TOWNHOUSE

LANDMARKS PRESERVATION COMMISSION
AND COMMUNITY BOARD 7
PRESENTATION
124 West 88th Street

The New York Public Library Digital Collections

Historic Photograph, c. 1911
The New York Public Library Digital Collections

Tax Lot Photograph 1940s
Showing the 1886 Reed Facade

Tax Lot Photograph 1980s
Showing the 1962 Ifill & Johnson Alteration Facade

124 West 88th Street

LPC Designation Report West 88th Street

Alteration(s)
No. 124 West 88th Street
Removal of cornice and masonry bearing walls.

No. 124 West 88th Street

Removal of new brick and window plastering on facade.
New window configurations.

Architect — Ifill & Johnson
Owner — Aaron Wells

LPC District Map

Site Map

LPC-002

SCE SITE MAP: BELOW

LPC-002

Property Location and Information

Scale: NTS

124 West 88th Street

SITE MAP

WEST 88TH STREET TOWNHOUSE

2017 August 8

OLIVER FREUNDLICH DESIGN
No. 110 EXISTING EMPTY LOT
NEW BUILDING PROPOSED, APPROVED
BY DOB AND LPC DOCKET No. 160384

No. 124
EXISTING STREET CONDITIONS PHOTOGRAPHIC MONTAGE

No. 110 EXISTING EMPT Y LOT
NEW BUILDING PROPOSED, APPROVED
BY DOB AND LPC DOCKET No. 160384

No. 124
EXISTING STREET CONDITIONS PHOTOGRAPHIC MONTAGE
EXISTING AND PROPOSED FENESTRATION DETAILS AT STREET FACADE
SCALE: 3" = 1'-0" AT ARCH D
NEIGHBORING STOOP AT No. 128

PAINTED STEEL BARS NOT ORIGINAL

PAINTED STEEL FENCE NOT ORIGINAL

INFILL AREAWAY AT FORMER STAIR TO BASEMENT IFILL & JOHNSON RENOVATION

RUBBISH STORAGE AND STEEL GATE NOT ORIGINAL

WOOD DOOR AND VALENCE ARE NOT ORIGINAL, NOT PART OF THE IFILL & JOHNSON RENOVATION

CONCRETE STAIR WITH UNEQUAL RISERS

EXISTING CONDITIONS PHOTOGRAPHY: AREAWAY

SCALE: NTS

WEST 88TH STREET TOWNHOUSE

2017 AUGUST 8

OLIVER FREUNDLICH DESIGN

LPC-010
ENLARGED PROPOSED AREAWAY AND STREETSCAPE
SCALE: 1/2" = 1'-0" AT ARCH D

WEST 88TH STREET TOWNHOUSE
OLIVER FREUNDLICH DESIGN

LPC-011

2017 AUGUST 8
EXISTING WINDOWS IN DISREPAIR, WINDOWS ARE NOT ORIGINAL, TYPICAL

MINOR BRICK REPAIR REQUIRED, NEW FINISH TO MATCH EXISTING

EXISTING WOOD FENCE

EXISTING METAL DECK, STAIR WITH UNEQUAL RISERS, AND UNCONDITIONED ENCLOSED AREA BELOW DECK

EXISTING PAVERS

EXISTING PLANTERS WITH DEAD TREE

EXISTING WOOD PLATFORM

EXISTING CONDITIONS PHOTOGRAPHY: REAR FACADE

SCALE: NTS
EXISTING CONDITIONS PHOTOGRAPHY: REAR FACADE

SCALE: NT6

2017 AUGUST B

OLIVER FREUNDLICH DESIGN
THIN BRICK VENEER AT THRESHOLD, WOOD DOOR AND VALENCE ARE NOT ORIGINAL NOR PART OF THE IFILL & JOHNSON RENOVATION

CRACKING AT VENEER BRICK FACADE, TYPICAL NEAR OPENINGS

EVIDENCE OF MINOR AND SUPERFICIAL REPAIR WORK BY PREVIOUS OWNERSHIP

STEPPE VENEER BRICK, VISIBLE WATER DAMAGE

CONDITION BETWEEN 124 AND 122 WEST 88TH STREET

BRICK SILL WITH OVERSIZED RAKED MORTAR JOINTS, VISIBLE WATER DAMAGE

EXPOSED STRUCTURAL LINTEL WITH POTENTIAL WATER DAMAGE

EXISTING CONDITIONS PHOTOGRAPHY: STREET FACADE MASONRY SCALE: NTS

WEST 88TH STREET TOWNHOUSE OLIVER FREUNDLICH DESIGN

2017 AUGUST 8

LPC-022
GAPS AT WINDOW FRAMES AND BRICK SILL WITH SIGNS OF WATER PENETRATION

WOOD CASEMENT WINDOW FRAME AND SILL ARE ROTTING

SUPERFICIAL REPAIR WORK BY PRIOR OWNERS TO SLOW WATER INFILTRATION; EXTENSIVE WOOD ROT AT DIRECT GLAZING

ALUMINUM AWNING WINDOW DOES NOT OPERATE UNLESS FORCE; VISIBLE SIGNS OF ALUMINUM CORROSION

SUPERFICIAL REPAIR WORK BY PRIOR OWNERS TO SLOW WATER INFILTRATION

DIRECT GLAZED WINDOW; WATER DAMAGE AT INTERIOR OF FRAME

WOOD SILL IS ROTTING
No. 110 EXISTING EMPTY LOT
NEW BUILDING PROPOSED
APPROVED BY DOB AND LPC DOCKET No. 160384
IMAGE COURTESY OF DXA STUDIO

No. 124

LPC-024

STREET CONTEXT: 110 WEST 88TH STREET
SCALE: NTS