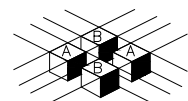


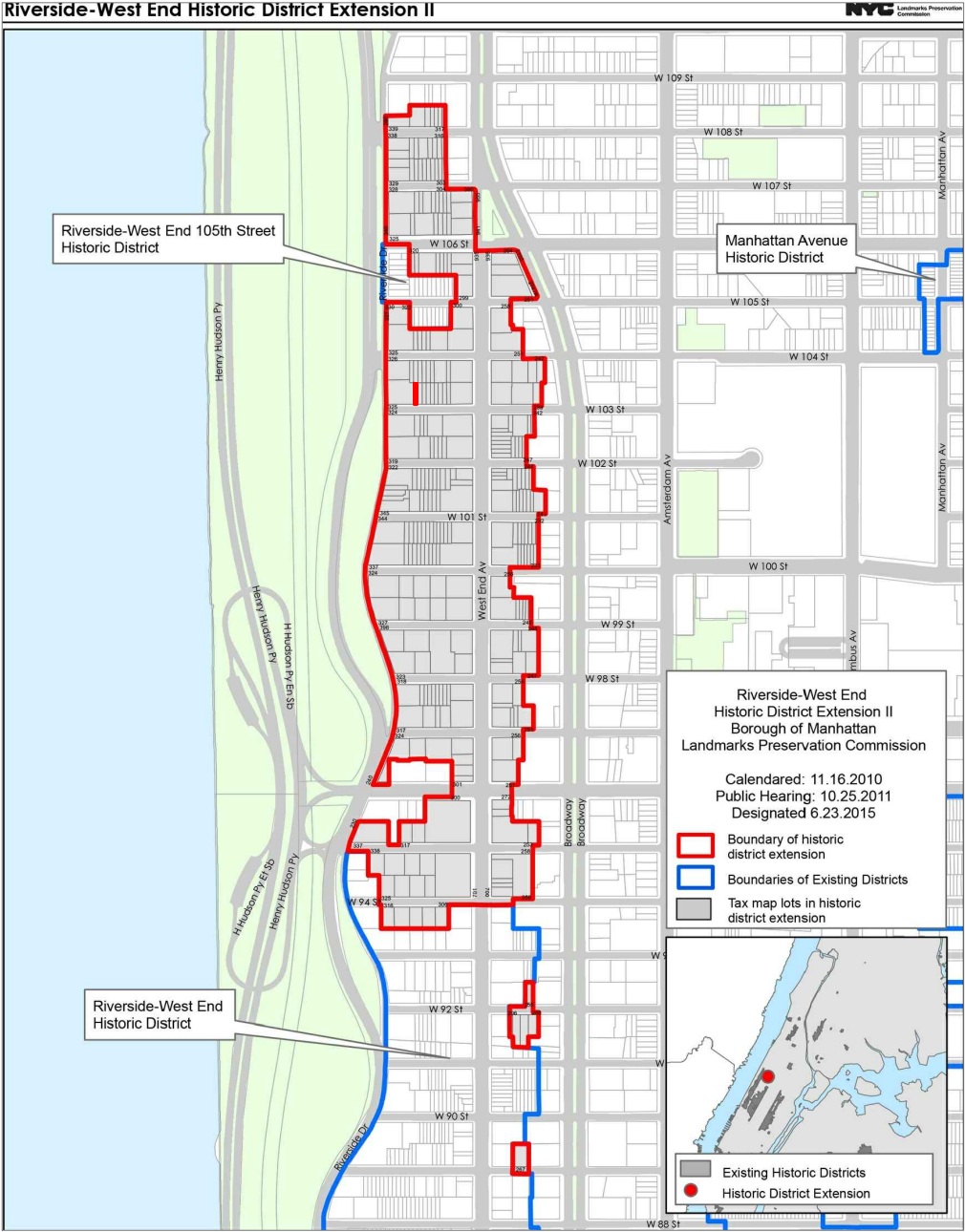
# LANDMARK PRESERVATION COMMISSION PRESENTATION

August 10, 2017

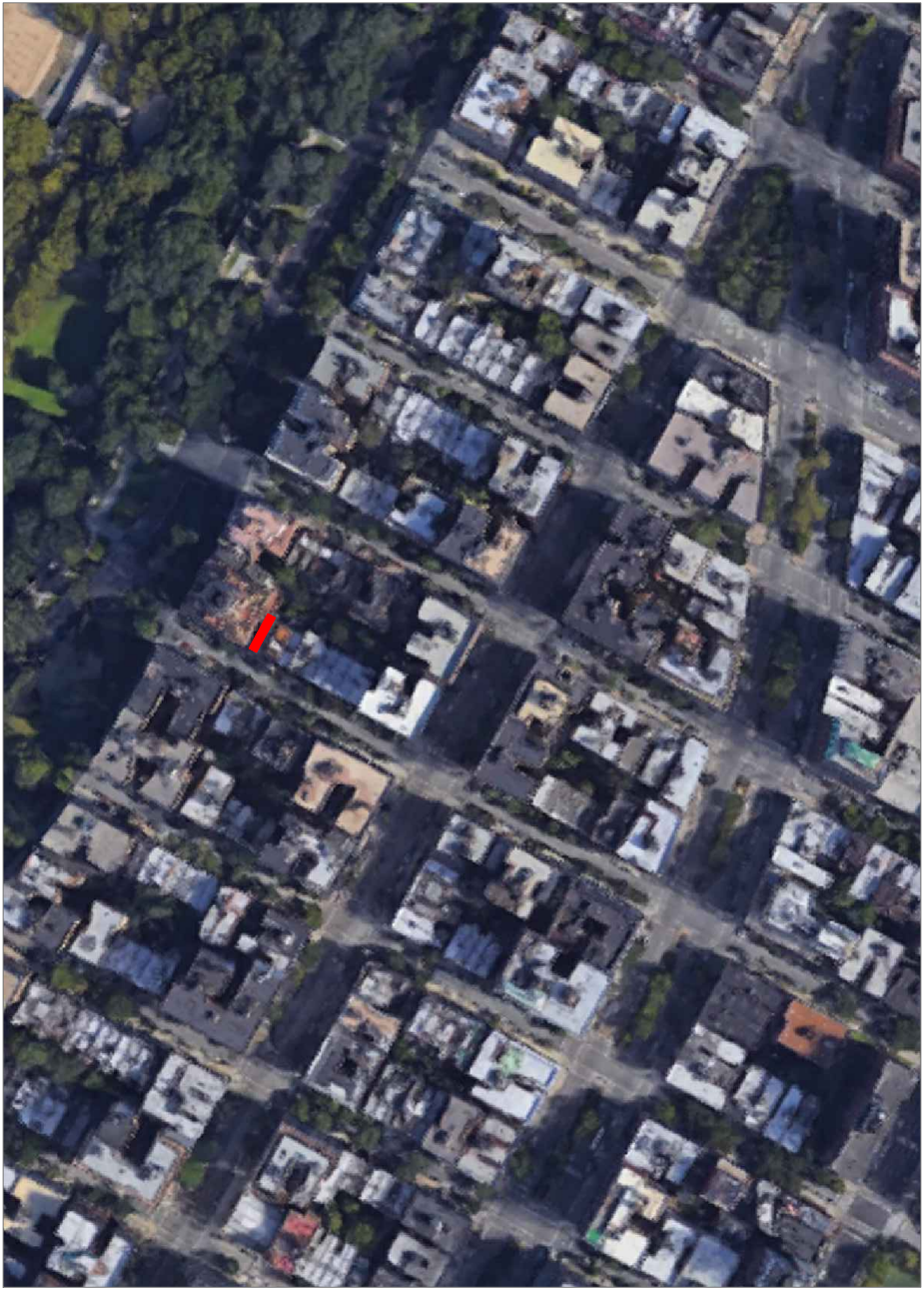
**321 WEST 103RD STREET NY, NY 10025**  
EXTERIOR ENTRY SURROUND AND AREA WAY



**ABBArchitects**  
611 Broadway #706  
New York, NY 10012



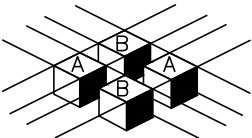
Historic District Map - Riverside West End Extension II



Satellite Photo



Tax Map







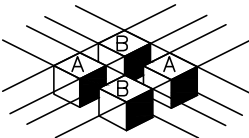
1940's Tax Photo ID

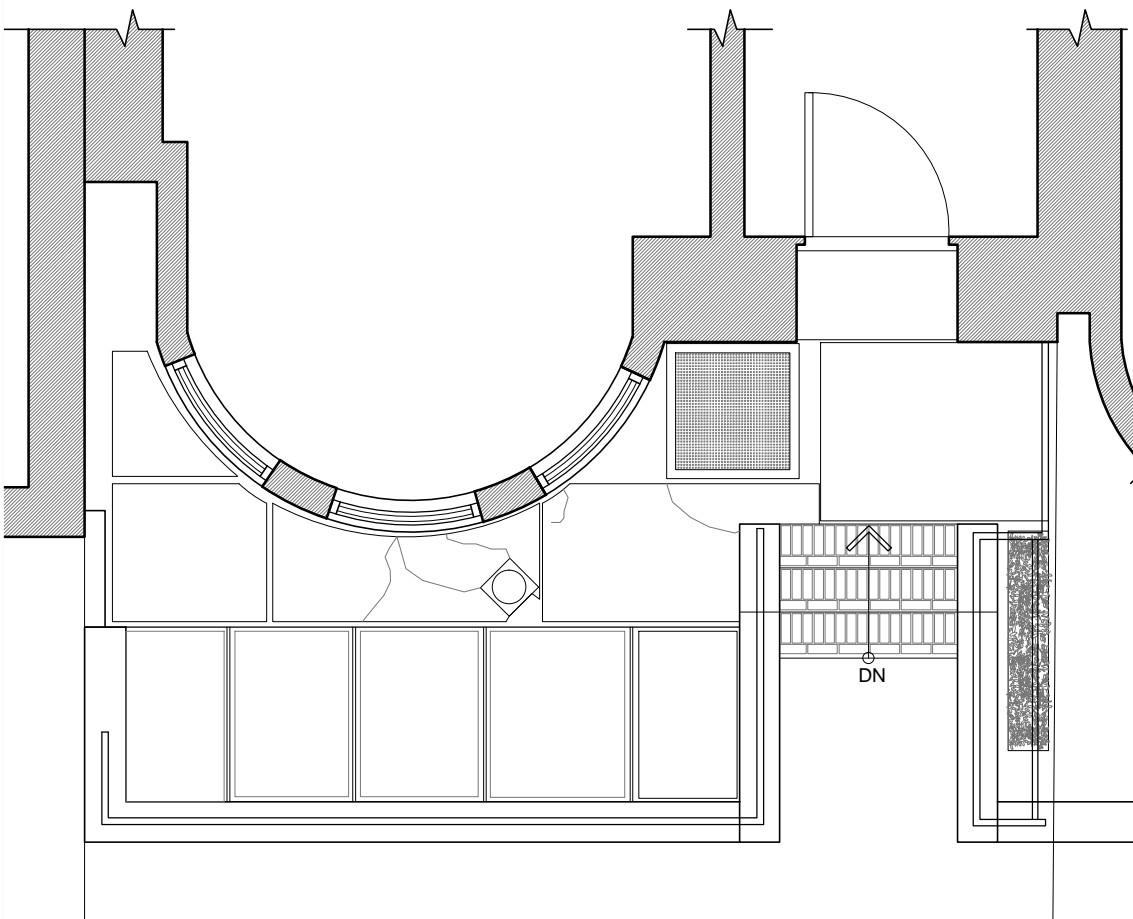


1980's Tax Photo ID



June 2017 Photo





Areaway floor plan

1/4"=1'-0"



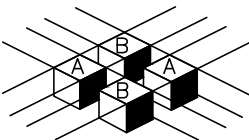
Entrance elevation at Areaway

1/4"=1'-0"



Entrance elevation at street level

1/4"=1'-0"

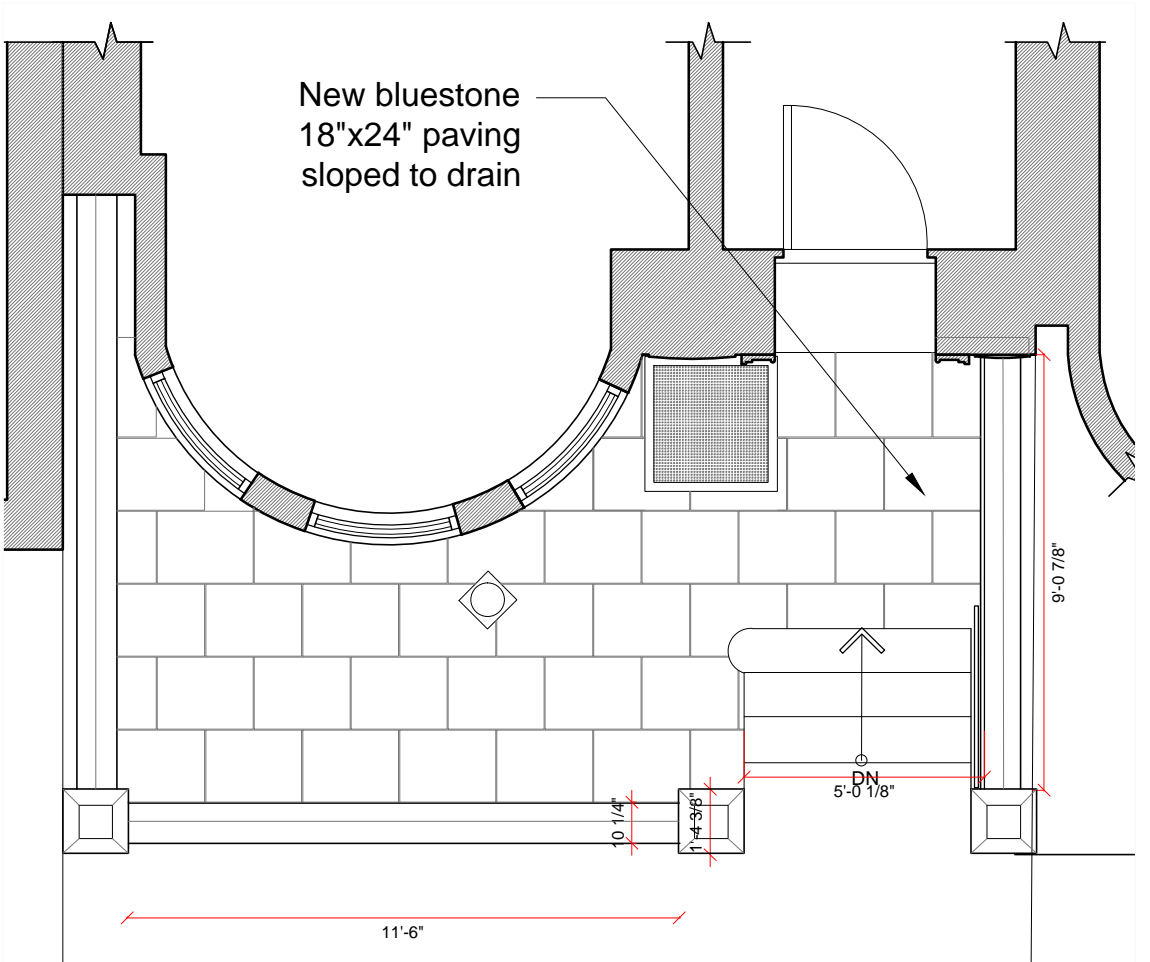


ABBARCHITECTS

EXISTING CONDITIONS

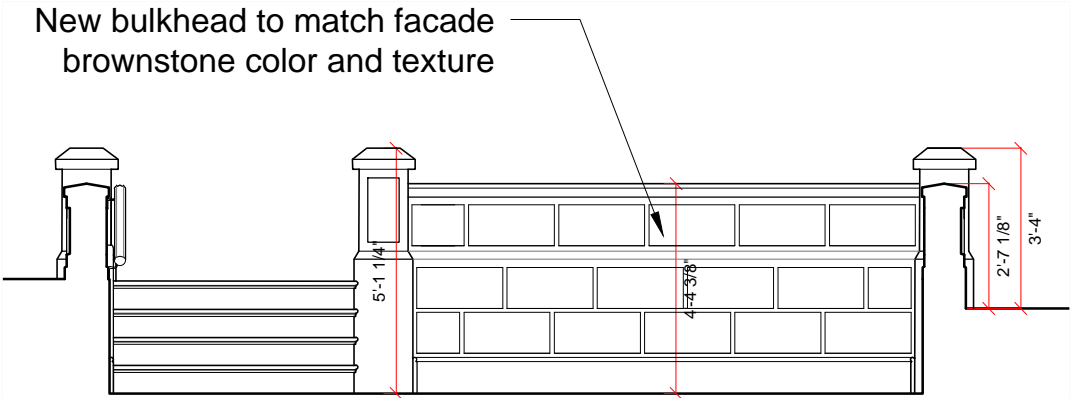
321 West 103rd Street  
New York City, NY 10025





Areaway floor plan

1/4"=1'-0"



Interior elevation of areaway

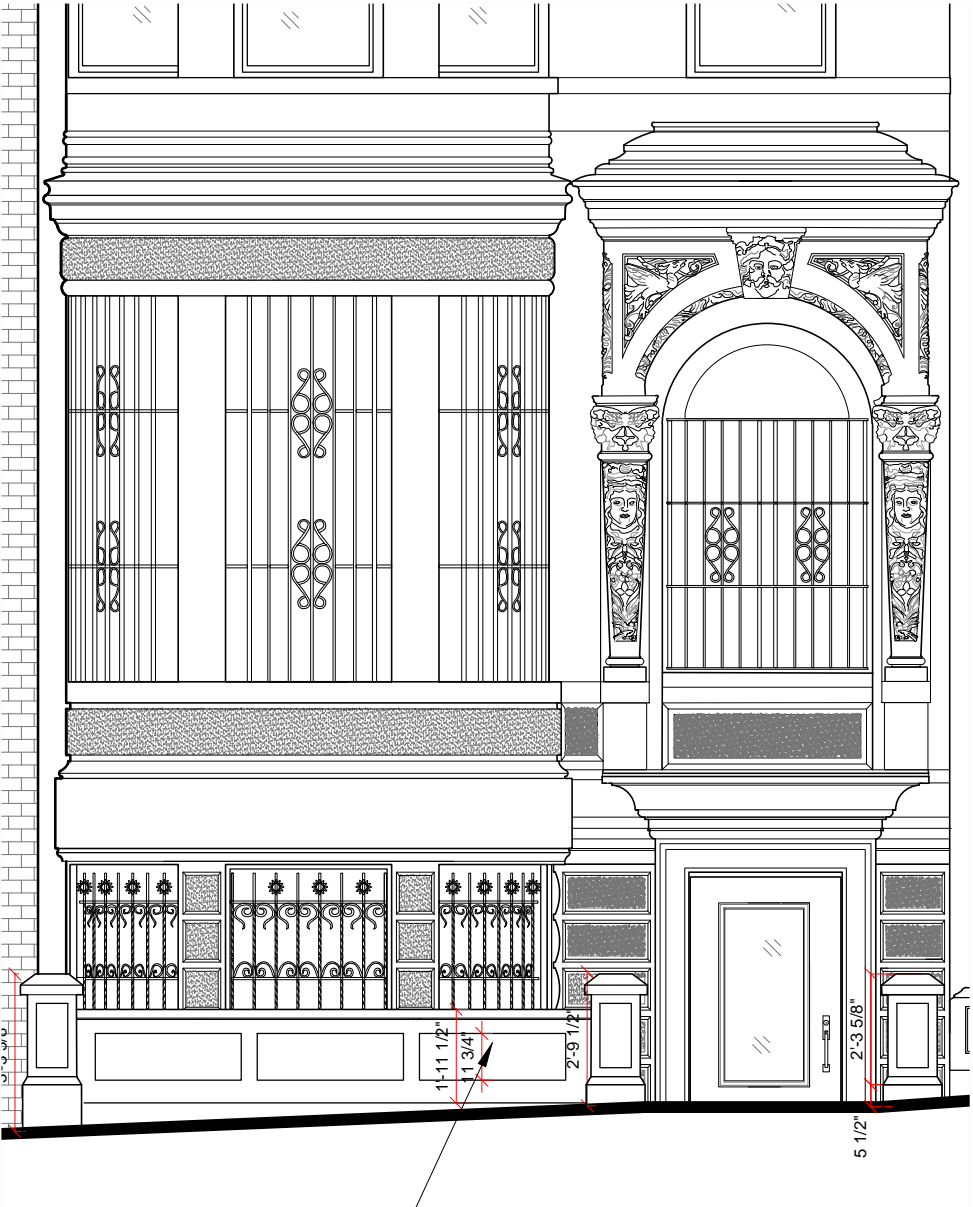
1/4"=1'-0"



Entrance elevation at areaway

1/4"=1'-0"

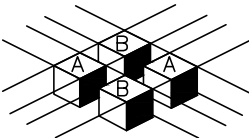
New newel posts and bulkhead at areaway  
Color and texture to match brownstone facade



Entrance elevation at street level

1/4"=1'-0"

SCOPE OF WORK:  
New door and new entrance surround  
New newel posts and bulkhead  
New brownstone steps  
New bluestone pavers





Existing conditions

3/16"=1'-0"



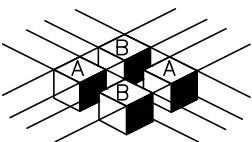
Proposed design

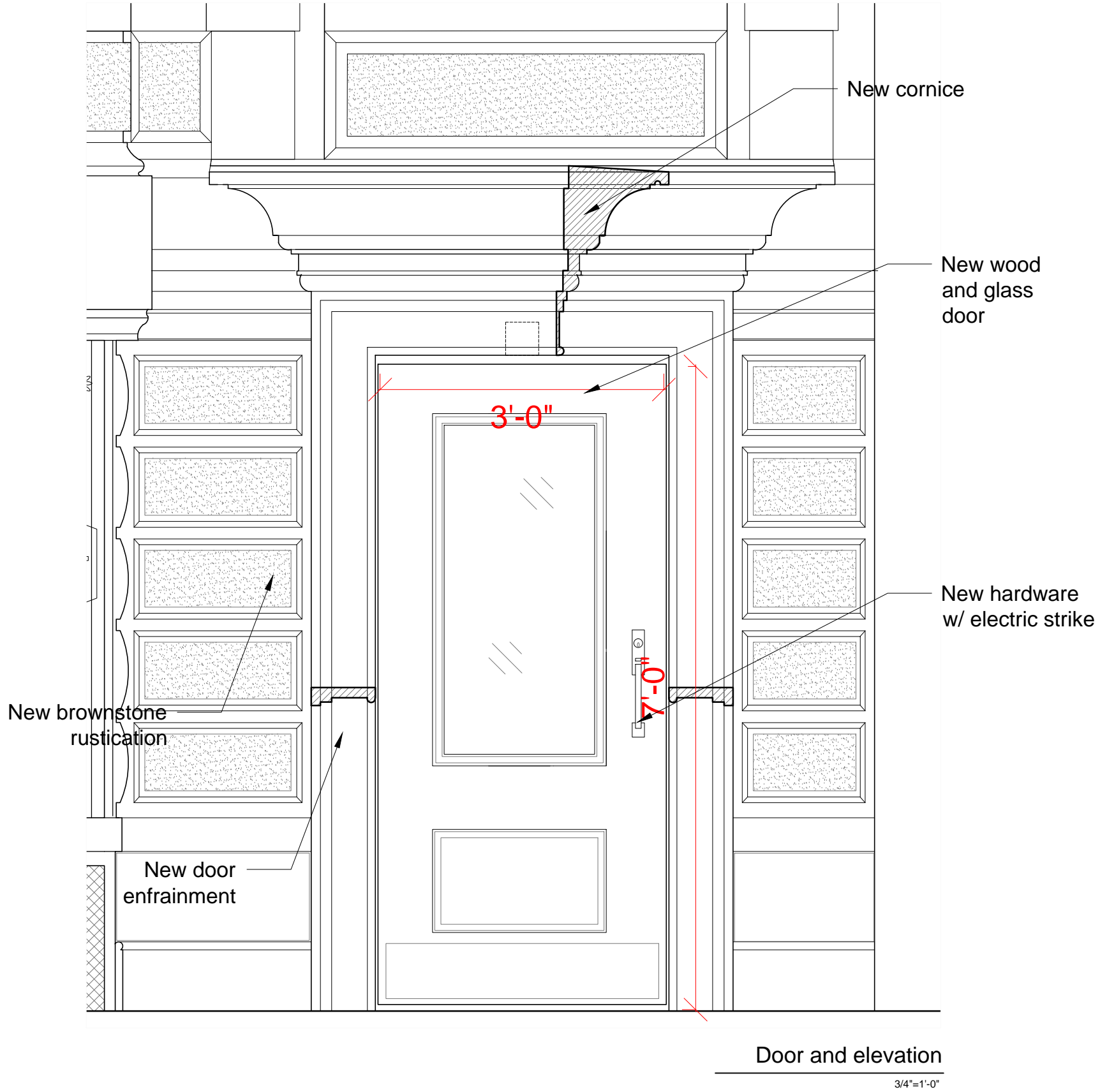
3/16"=1'-0"

## ELEVATIONS COMPARISONS

ABBARCHITECTS

321 West 103rd Street  
New York City, NY 10025

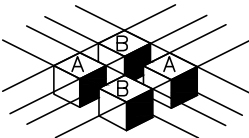


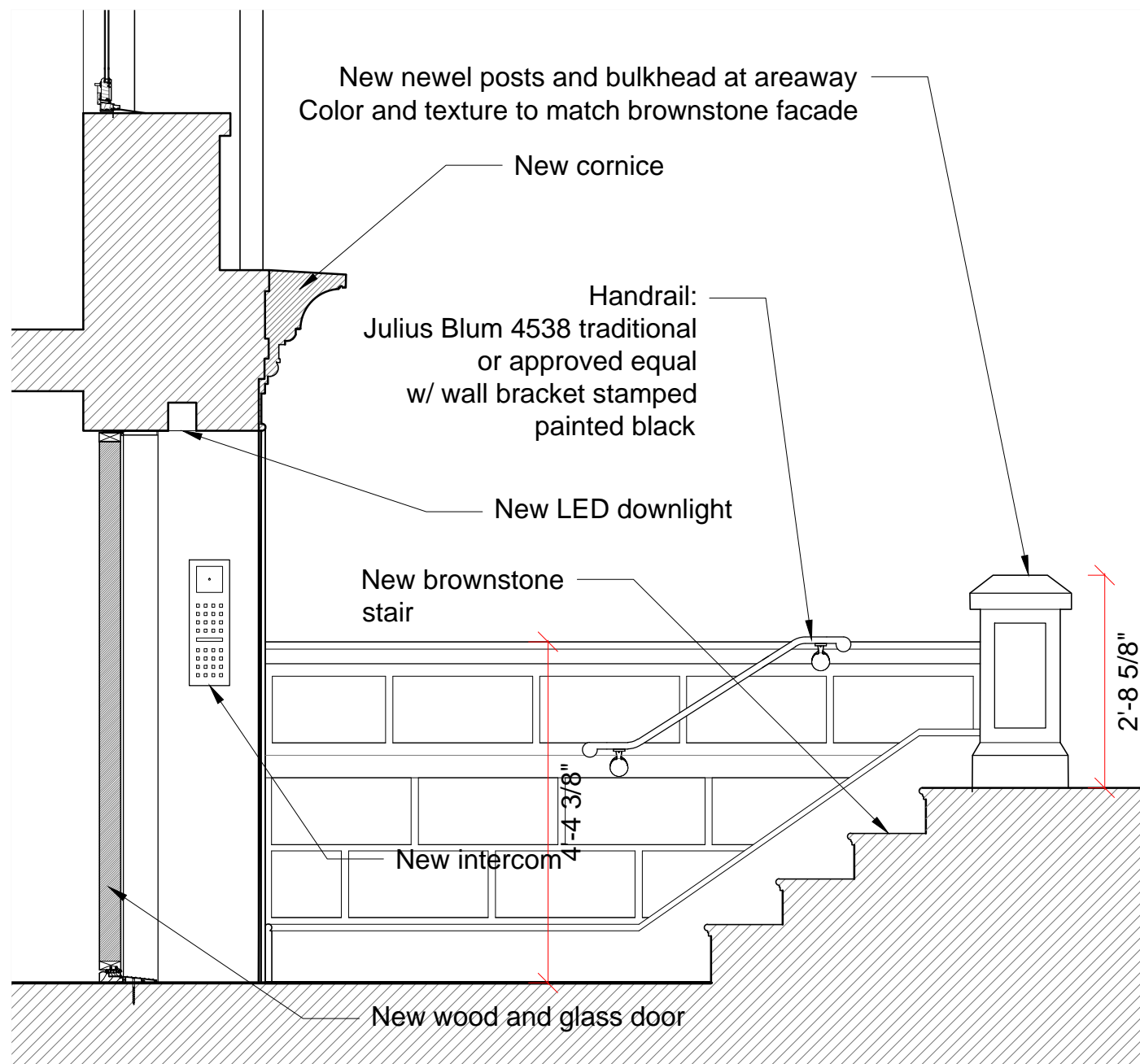


Wood door color: Benjamin Moore  
Wrought Iron 2124-10



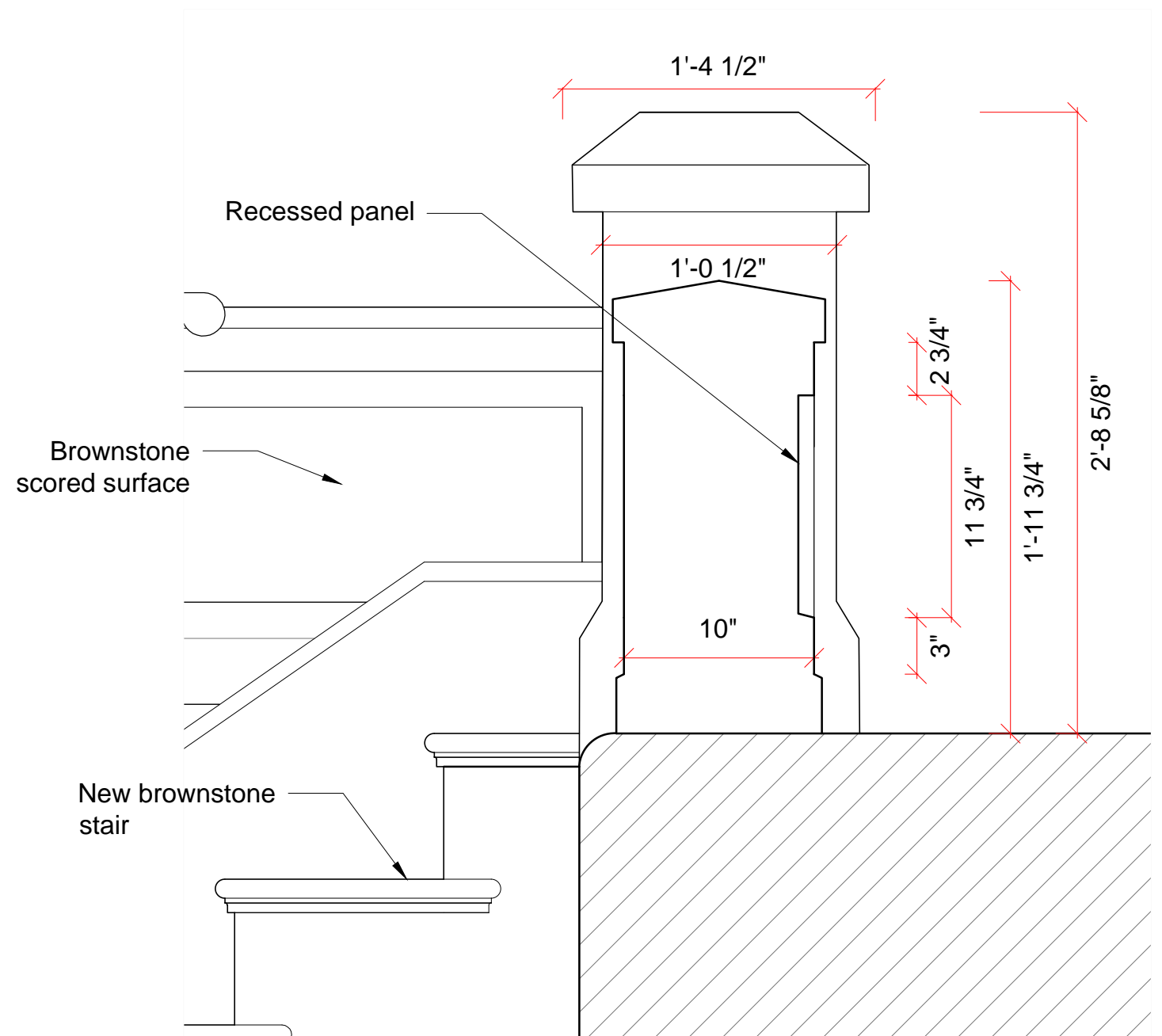
Hardware: Baldwin  
New York Entrance - Satin nickel





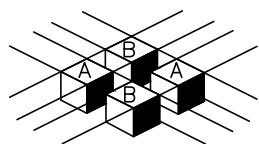
Areaway section

1/2"=1'-0"



Areaway section

1-1/2"=1'-0"



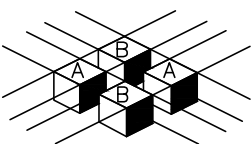




321 West 103rd - Existing conditions



Proposed design



ABBARCHITECTS

REFERENCES

321 West 103rd Street  
New York City, NY 10025

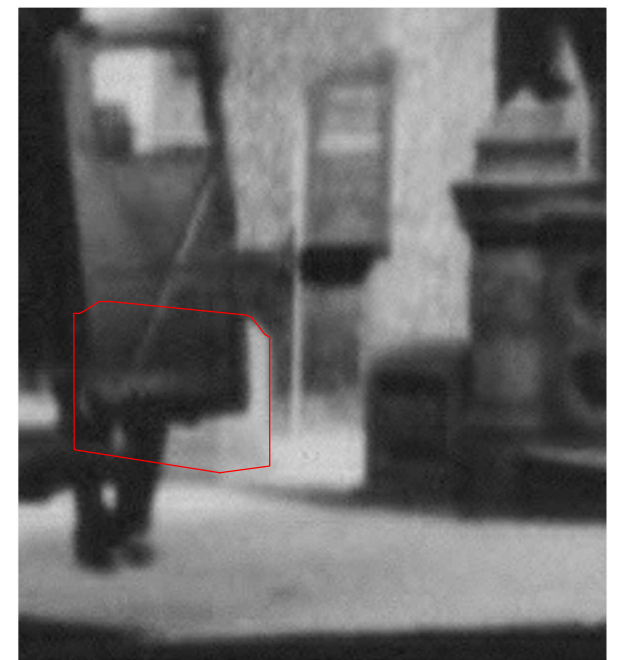




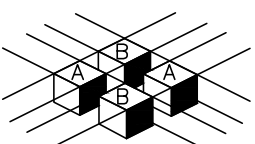
319 West 103rd - Parapet



313 West 103rd - Parapet



321 West 103rd Street '20s Tax Photo



ABBARCHITECTS

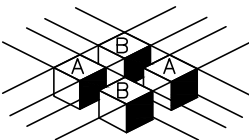
REFERENCES

321 West 103rd Street  
New York City, NY 10025





305 West 103rd



ABBARCHITECTS

# REFERENCES

321 West 103rd Street  
New York City, NY 10025