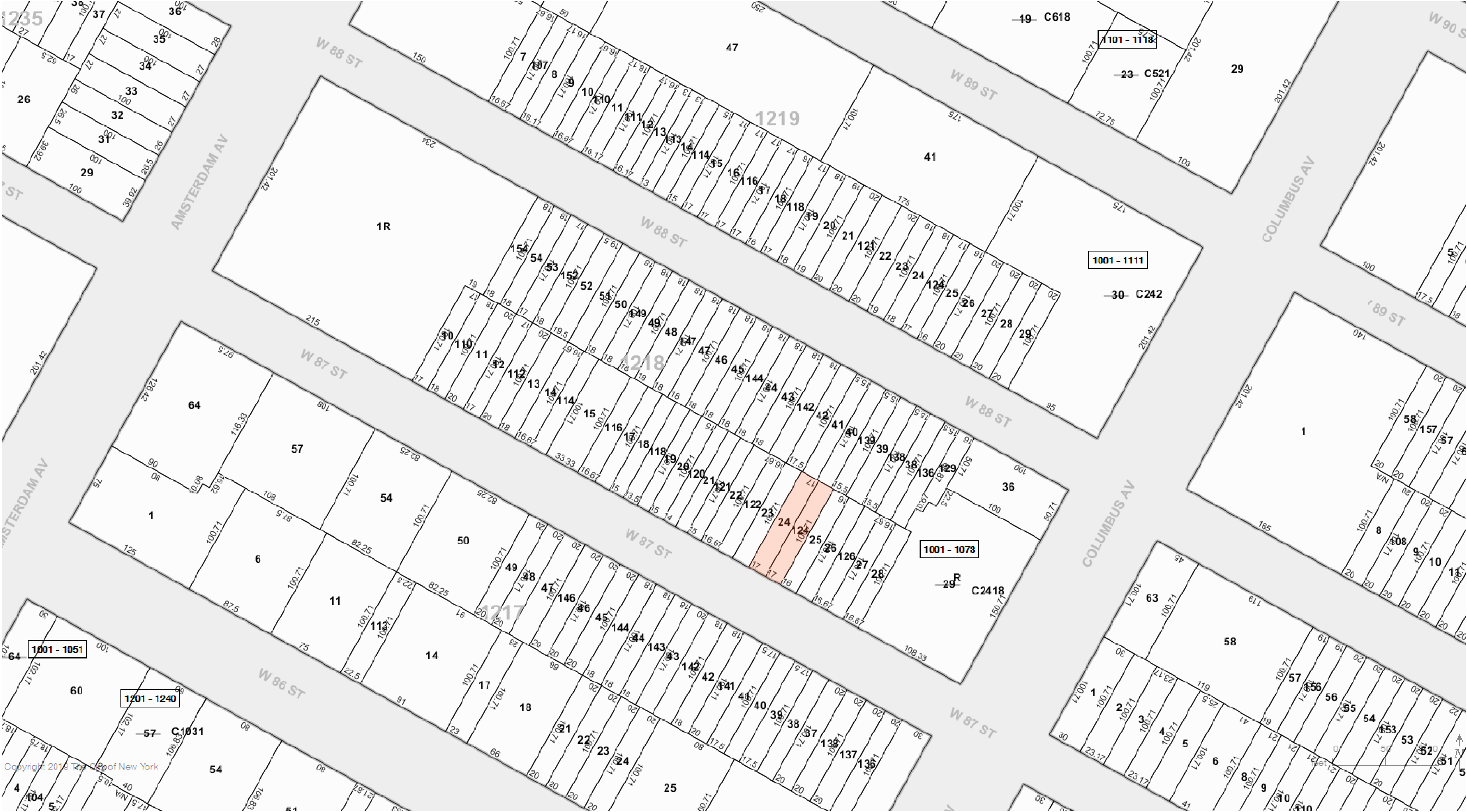


123 & 125 WEST 87TH STREET

BLOCK 1218 | LOT 124 & 24



125 W 87TH ST

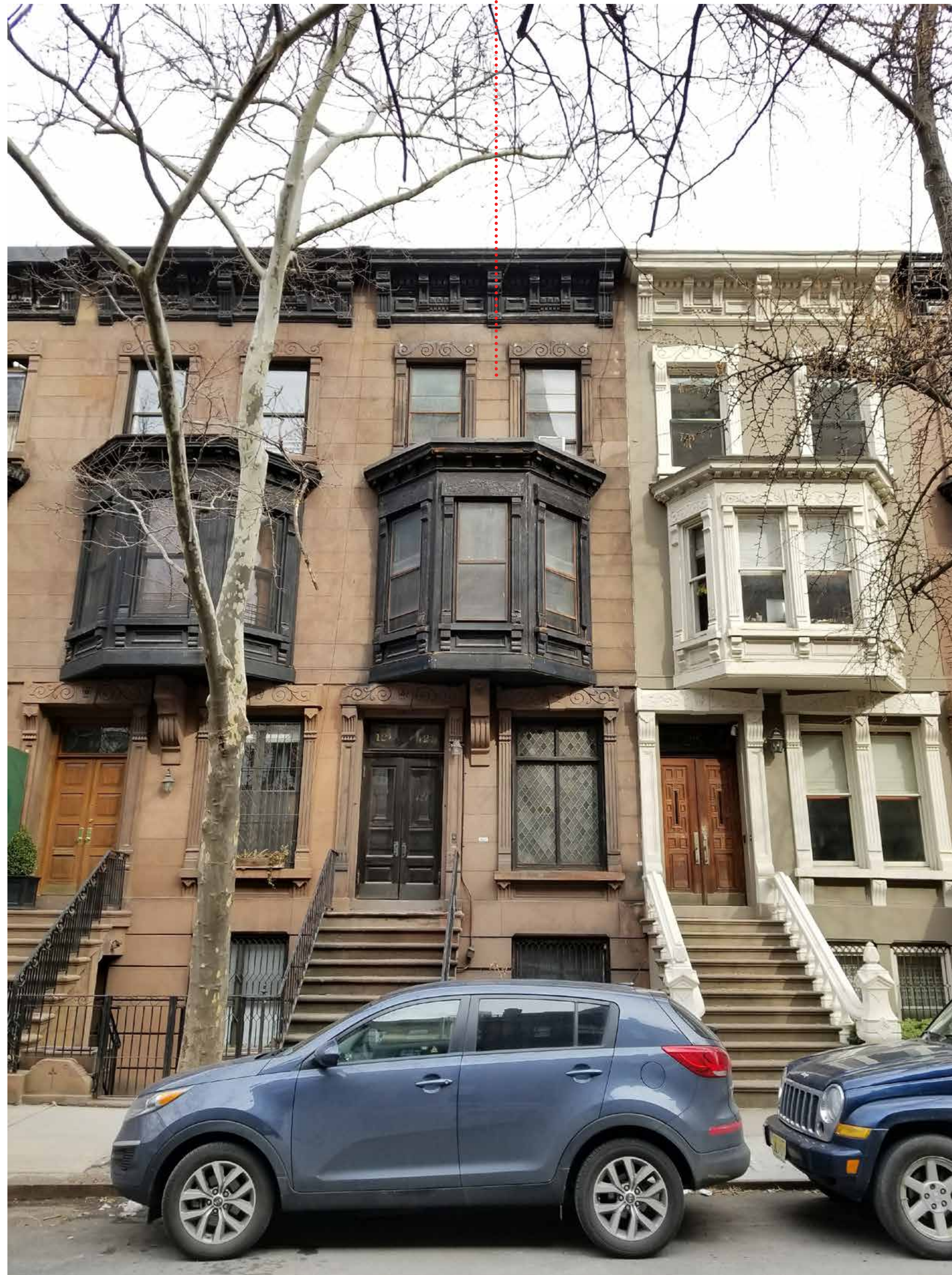


123 W 87TH ST



EXISTING FRONT FACADES

121 W 87TH ST



119 W 87TH ST

117 W 87TH ST



EXISTING FRONT FACADES OF NEIGHBORS



TAX PHOTOS

NOTE: 117 AND 119 HAVE THE SAME NEWEL POSTS AND BALUSERS IN THE ABOVE PHOTOS, EVEN THOUGH PRESENTLY 117 HAS DIFFERENT RAILINGS AND NO POSTS



1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

EXISTING AND PROPOSED FACADES AND SCOPE OF WORK

PROPOSED WORK SCOPE SUMMARY (DETAILS IN SUBSEQUENT SLIDES):

- 123 & 125 W 87TH: REPLACE NON-HISTORIC STAIR RAILING WITH NEW CAST CONCRETE NEWEL POST AND BALUSTERS TO MATCH 119 WEST 87TH ST, RAISE BALUSTERS AND NEWEL POST 4" IN HEIGHT FOR RAILING TO BE 28" ABOVE NOSING, PAINT BLACK
- 123 & 125 W 87TH: REPLACE PARLOR DOORS WITH NEW WOOD DOORS WITH FOUR PANELS, SECOND TO TOP IS GLASS AND OTHERS ARE WOOD, PAINT BLACK

125 W 87TH ST



123 W 87TH ST



125 W 87TH ST



123 W 87TH ST

PHOTO DETAIL OF EXISTING STOOPS AND RAILINGS

REPLACE NON-HISTORIC STAIR RAILINGS AT 123 AND 125 WEST 87TH STREET
WITH NEW CAST CONCRETE POST AND BALUSTRADE TO MATCH 119 WEST 87TH ST,
RAISE POST AND BALUSTERS 4" FOR RAIL TO BE 28" ABOVE NOSING, PAINT BLACK

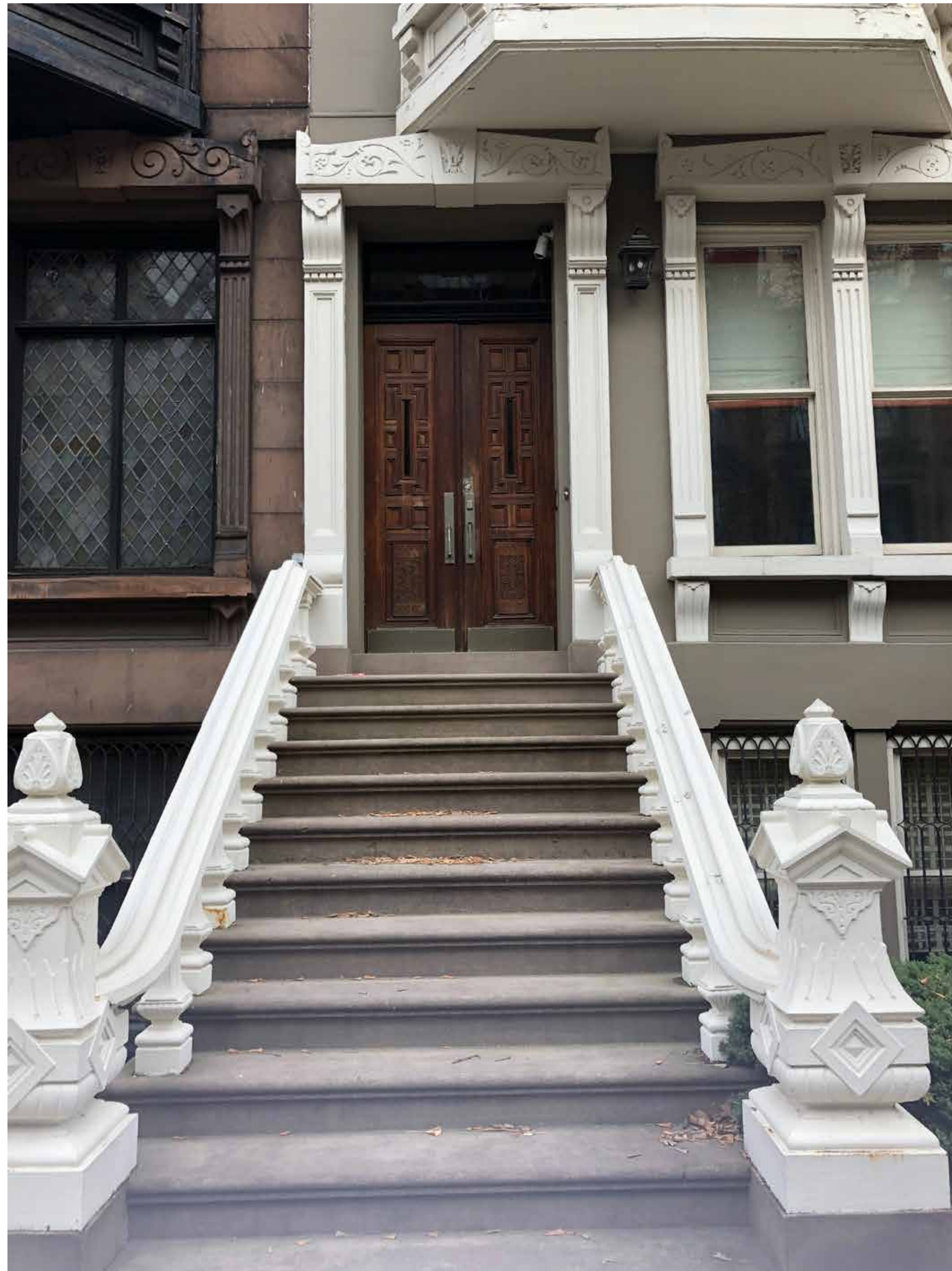


PHOTO DETAIL OF 119 WEST 87TH STREET

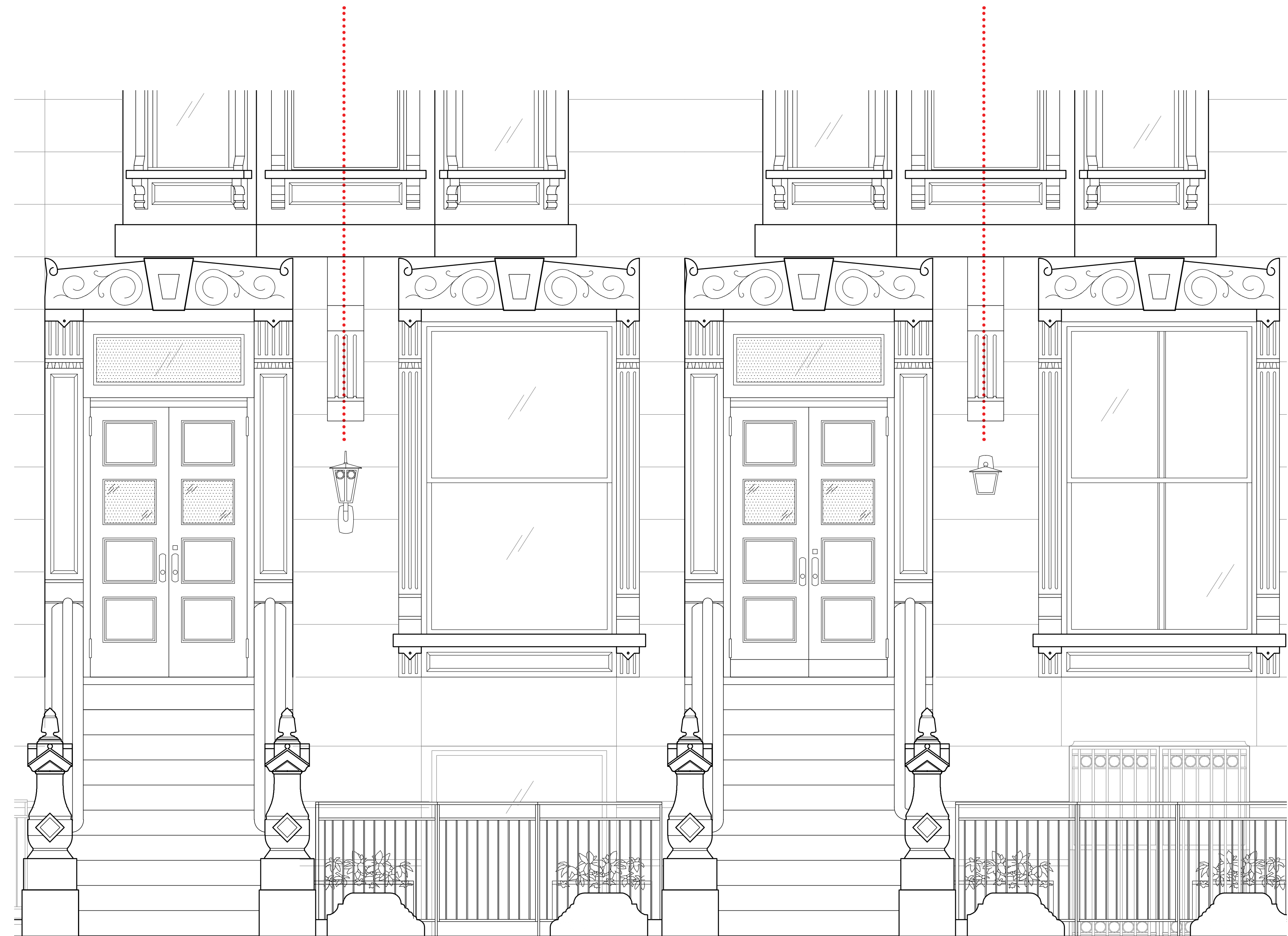
REPLACE NON-HISTORIC STAIR RAILINGS AT 123 AND 125 WEST 87TH STREET
WITH NEW CAST CONCRETE POST AND BALUSTRADE TO MATCH 119 WEST 87TH ST,
RAISE POST AND BALUSTERS 4" FOR RAIL TO BE 28" ABOVE NOSING, PAINT BLACK

125 W 87TH ST
EXISTING

123 W 87TH ST
EXISTING

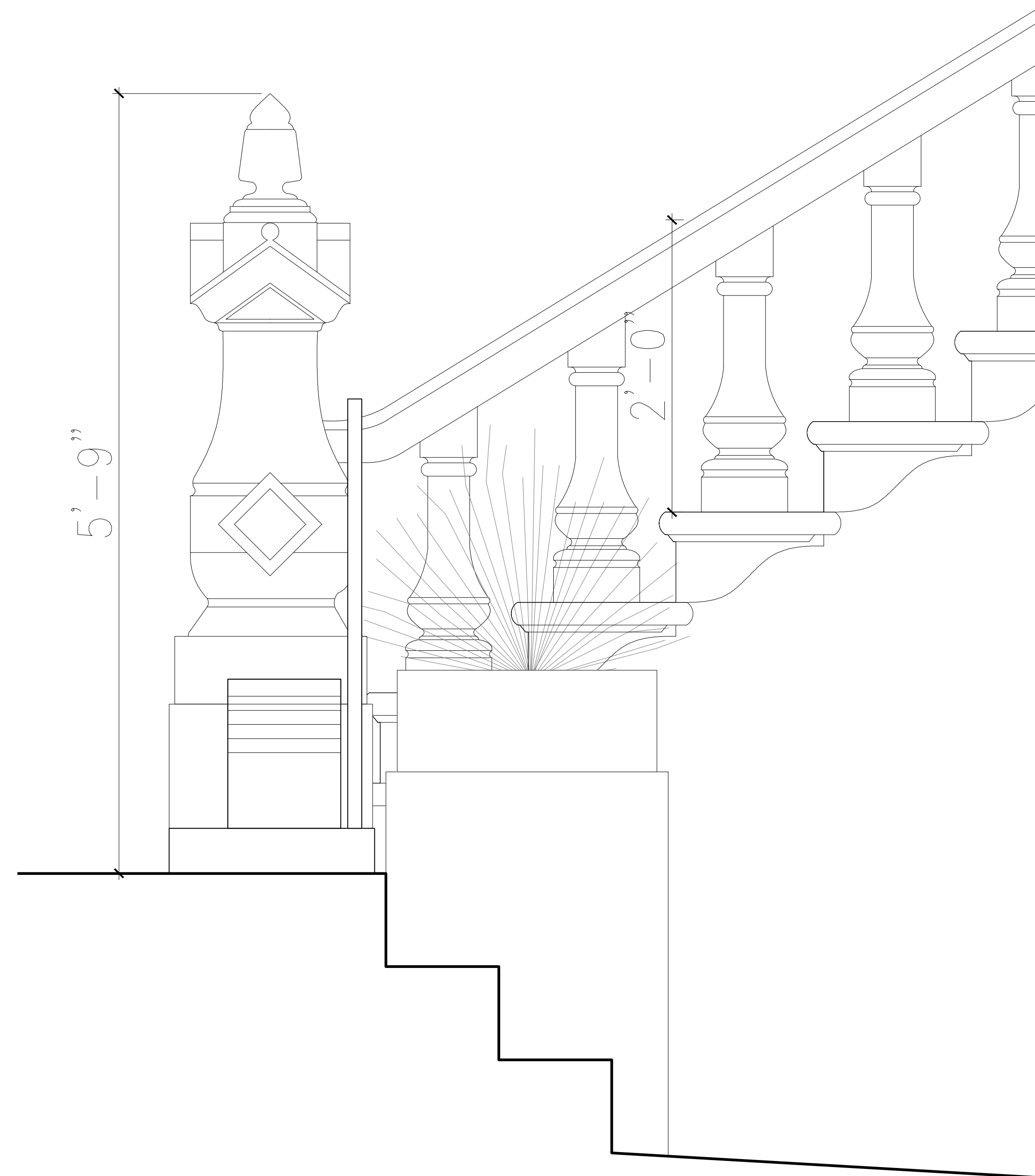
125 W 87TH ST
PROPOSED

123 W 87TH ST
PROPOSED



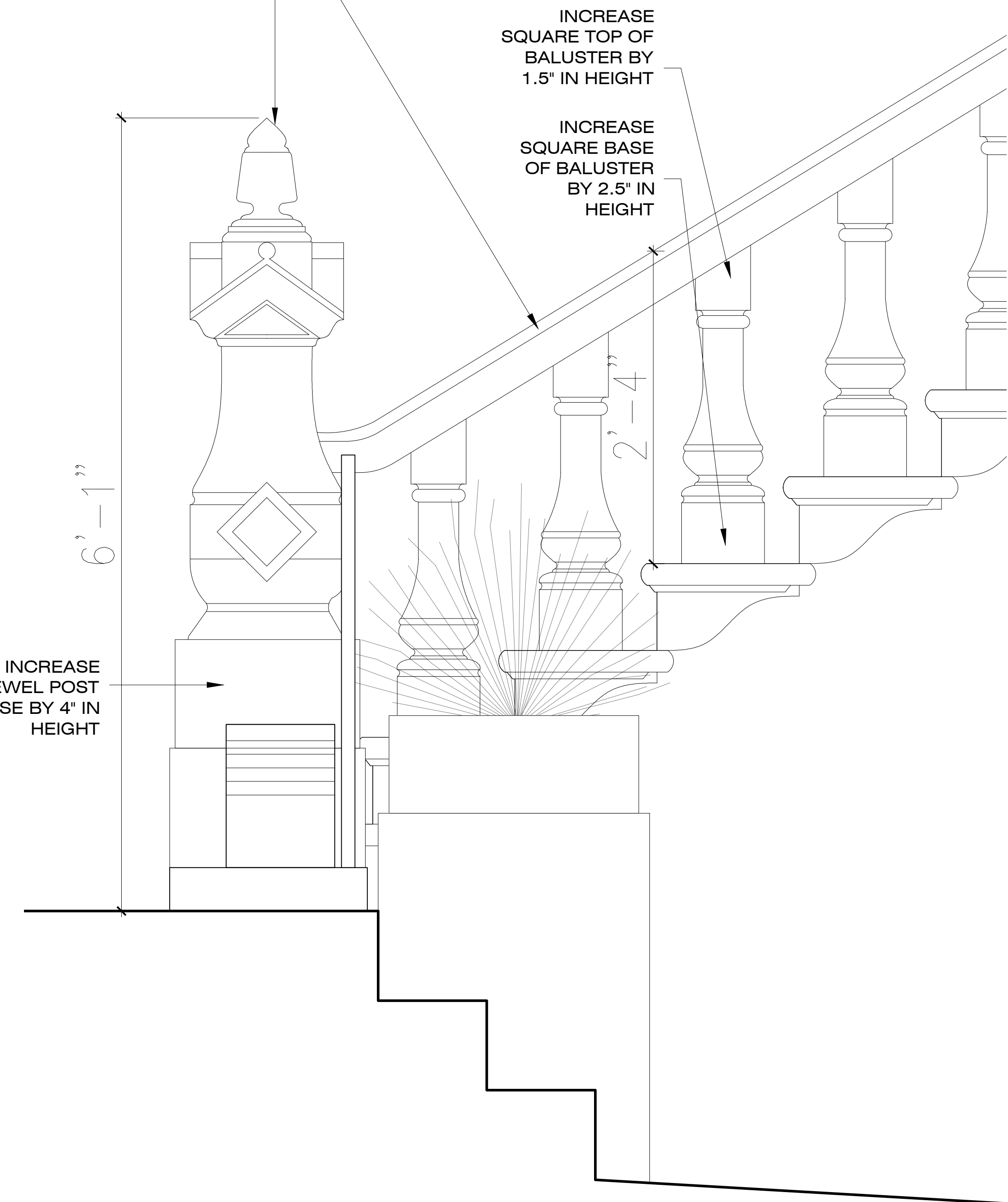
EXISTING RAILINGS AND PROPOSED NEWEL POSTS AND BALUSTERS DRAWING

**ACTUAL HEIGHT OF POST AND RAILING
AT 119 WEST 87TH STREET**



**PROPOSED INCREASED HEIGHT OF POST AND RAILING
COMPARED TO 119 WEST 87TH STREET**

NEW CAST CONCRETE POST &
BALUSTRADE TO MATCH
119 W 87TH ST, RAISE 4" IN
HEIGHT OVERALL



ENLARGED DRAWING OF PROPOSED NEWEL POST AND BALUSTERS



CAST CONCRETE QUALITY SAMPLE & CLOSE UP OF 119 WEST 87TH NEWEL POST & BALUSTER

WE ARE PROPOSING CAST CONCRETE INSTEAD OF CAST IRON / ALUMINUM DUE TO SIGNIFICANT COST SAVINGS

CAST IRON : ESTIMATED AT \$110,000 PER HOUSE

CAST ALUMINUM: ESTIMATED AT \$80,000 FOR MATERIAL & FABRICATION PER HOUSE, NOT INCLUDING ENGINEERING

CAST CONCRETE : \$35,000 PER HOUSE

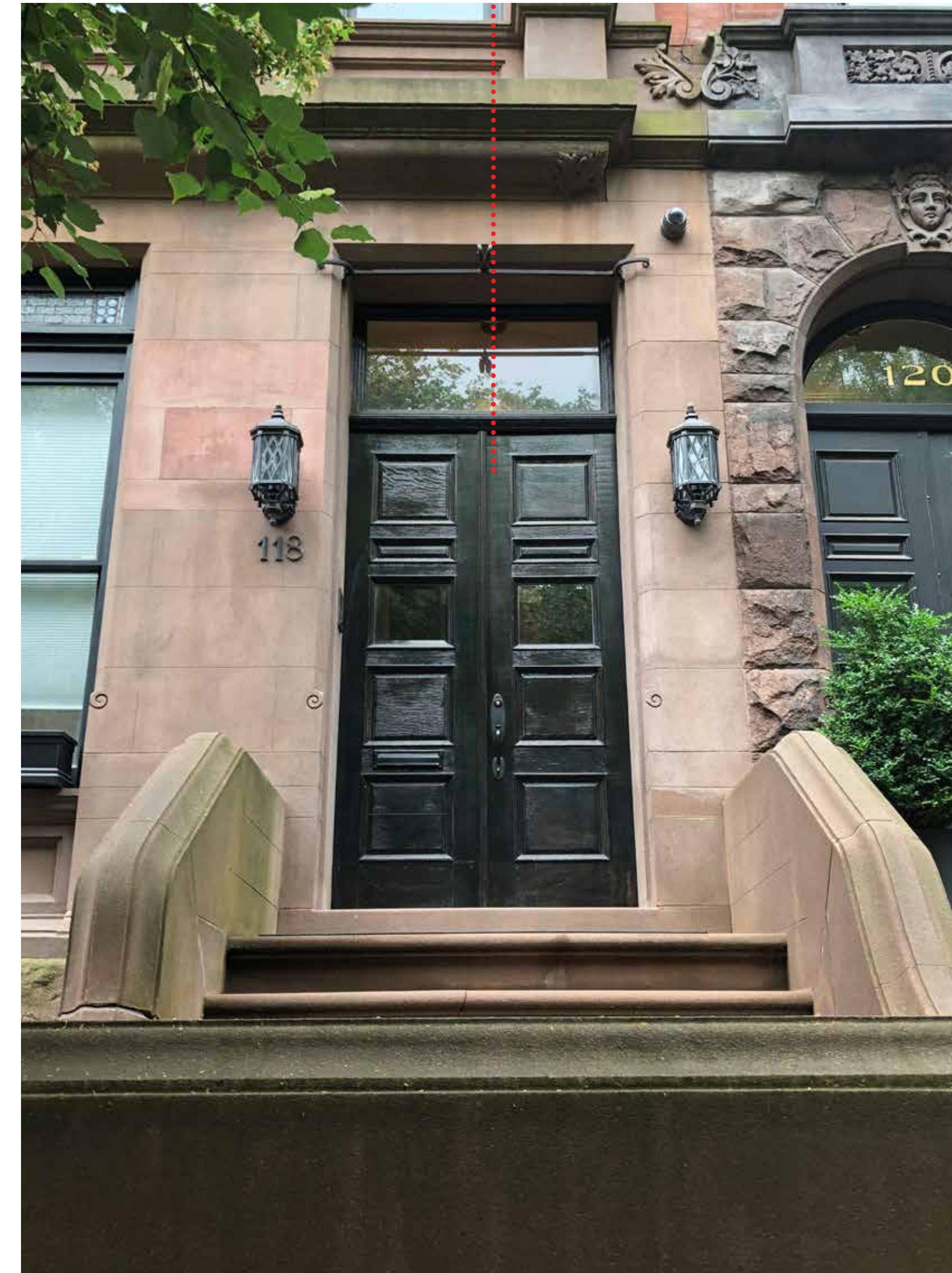
125 W 87TH ST



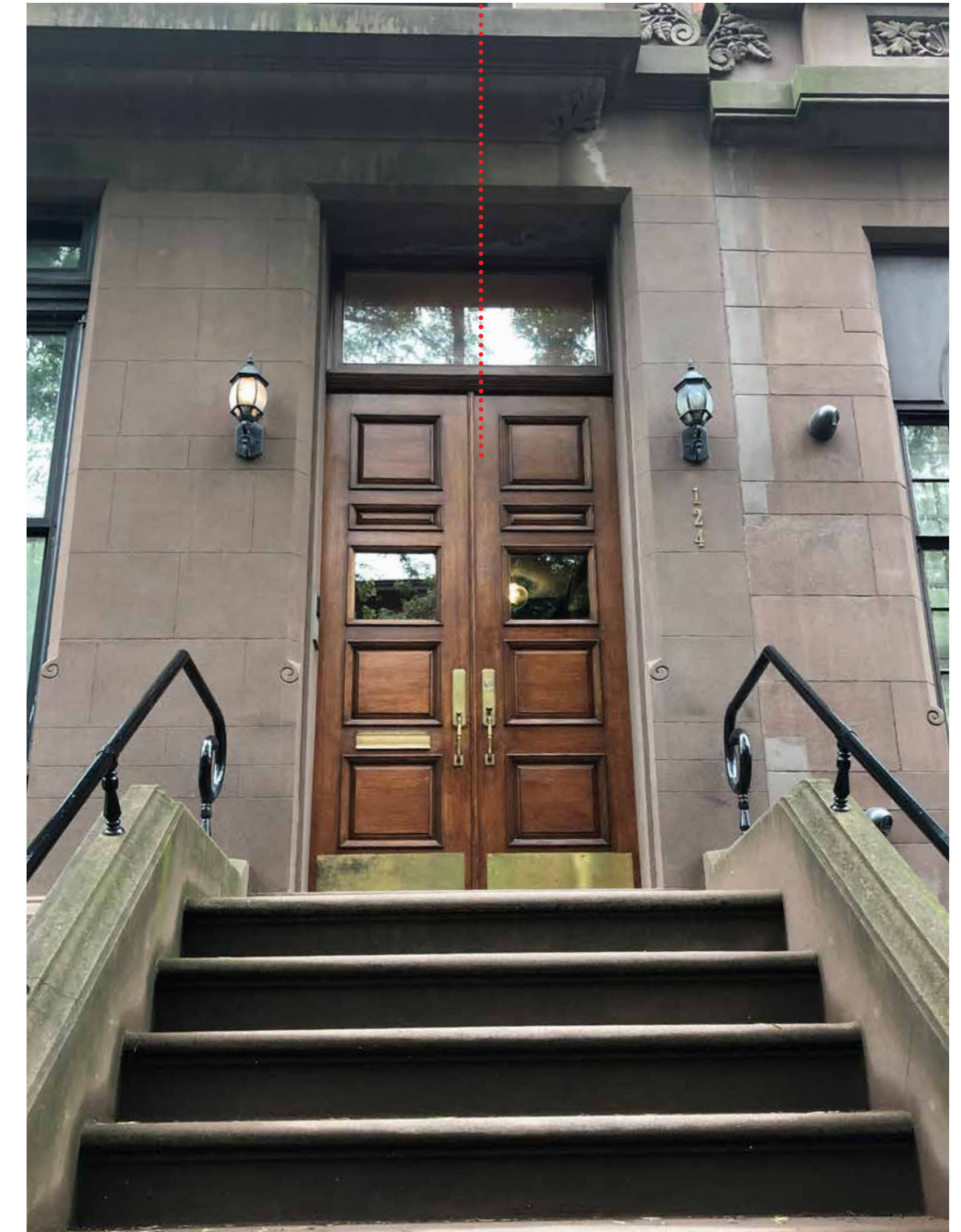
123 W 87TH ST



118 W 87TH ST



124 W 87TH ST



EXISTING PARLOR DOORS

DOORS WERE PHOTOGRAPHED ON JUNE 20, 2019. WE ARE PROPOSING DOORS SIMILAR TO OTHER HOMES ON THE SAME BLOCK.



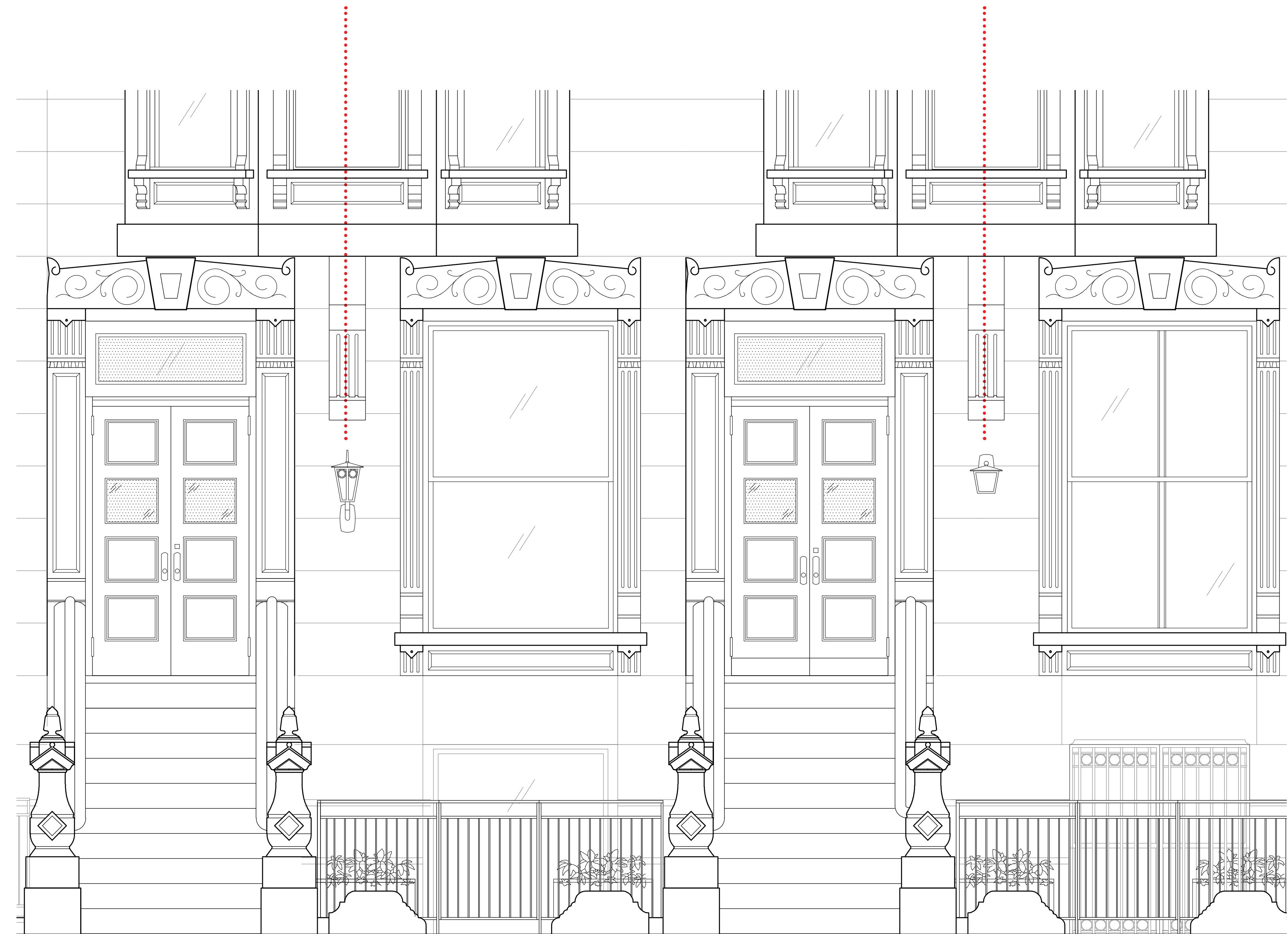
DISTRICT DESIGNATION PHOTOS OF 125 AND 123 WEST 87TH STREET
123 WEST 87TH STREET SHOWS REPLACEMENT OUTER DOORS

125 W 87TH ST
EXISTING

123 W 87TH ST
EXISTING

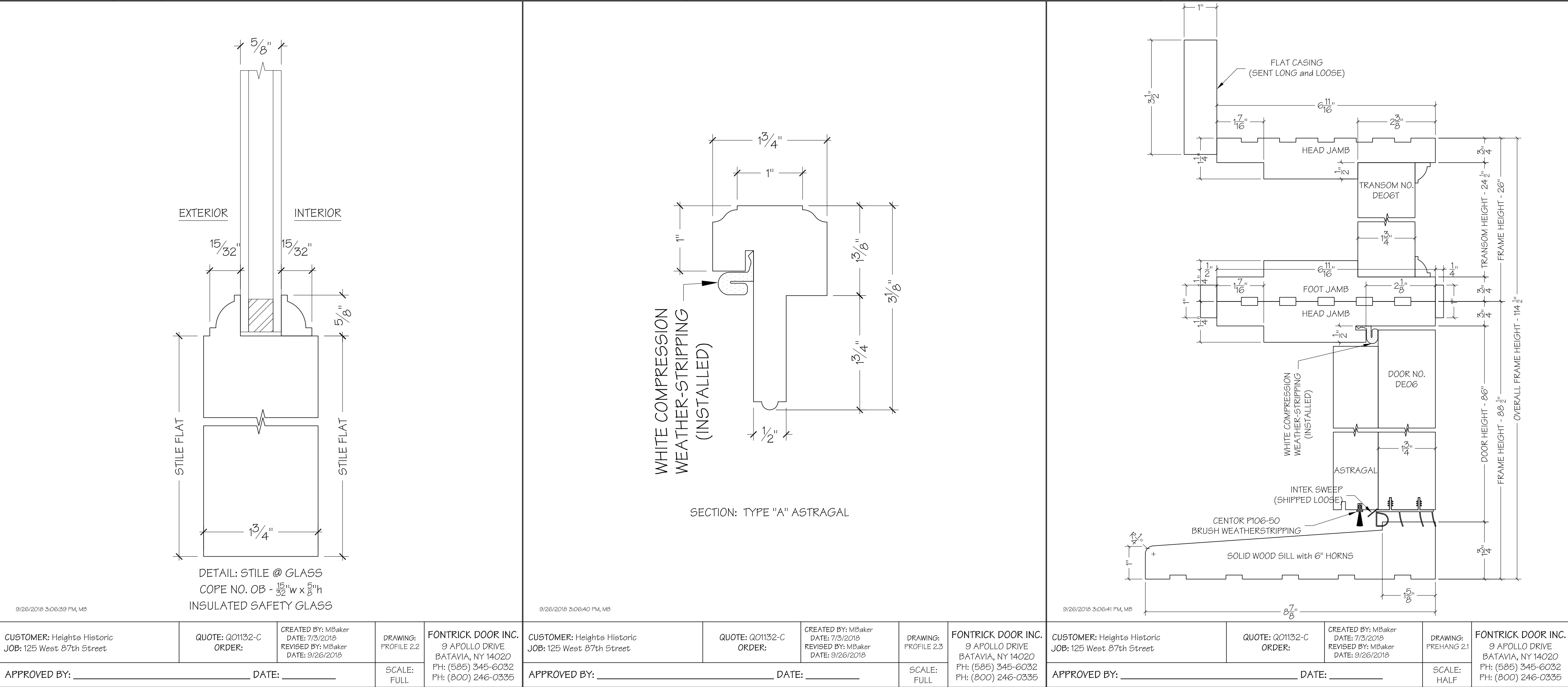
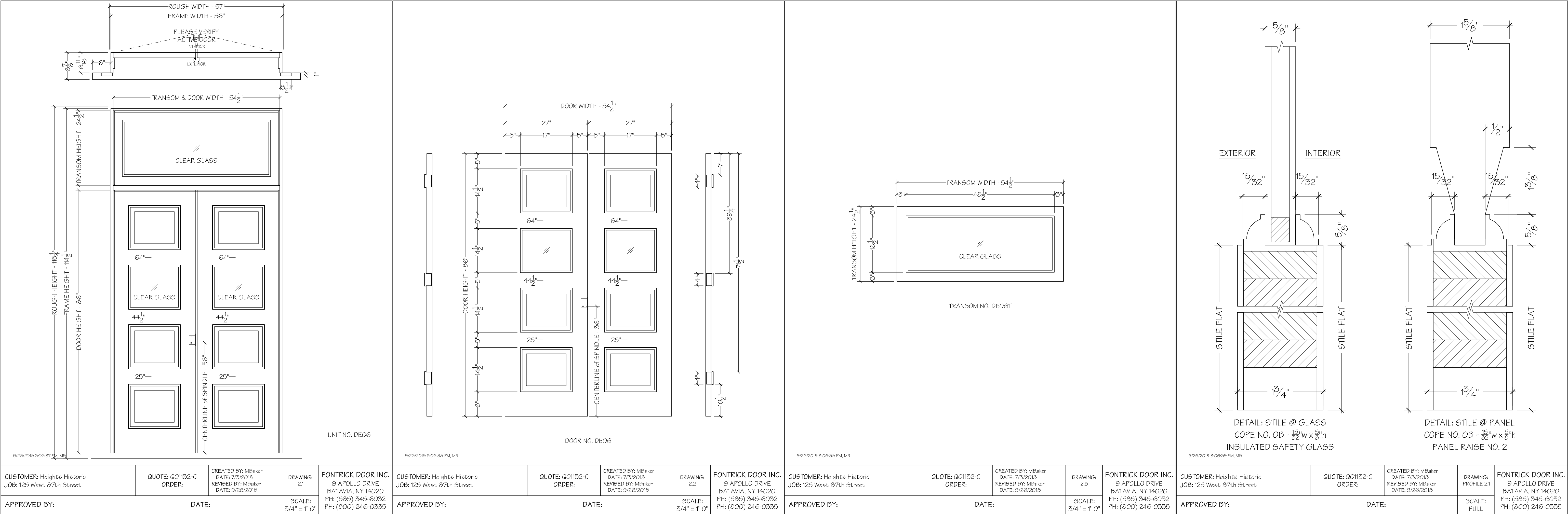
125 W 87TH ST
PROPOSED

123 W 87TH ST
PROPOSED



EXISTING AND PROPOSED PARLOR DOOR DRAWINGS

BECAUSE THE EXISTING PARLOR DOORS ARE ONLY ONE LAYER, WE ARE PROPOSING A DOOR WITH MORE WOOD AND LESS GLASS FOR SECURITY,
SIMILAR TO THE ONES AT 118 AND 124 WEST 87TH STREET, PAINT BLACK



PROPOSED PARLOR DOOR DETAILS