The current proposal is:

**Preservation Department – Item 3, LPC-21-04576**

110 West 88th Street,
Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed
Upper West Side-Central Park West Historic District
Manhattan
Designated April 24, 1990

American Museum of Natural History

110 W 88TH STREET

UPPER WEST SIDE-CENTRAL PARK WEST HISTORIC DISTRICT SITE LOCATED ON 88TH ST

SITE PLAN

110W88|TOWNHOUSE - HISTORIC DISTRICT + SITE PLAN KEYS
SITE PLAN KEY: CONTEXT PHOTOGRAPHY PERSPECTIVE VIEWS

PHOTO 1 • 88TH ST LOOKING SOUTH
PHOTO 2 • 88TH ST LOOKING NORTH
PHOTO 3 • 88TH ST LOOKING NORTH
PHOTO 4 • 88TH ST LOOKING SOUTHWEST
PHOTO 5 • 88TH ST LOOKING SOUTH
PHOTO 6 • 88TH ST LOOKING SOUTH
PHOTO 7 • 88TH ST LOOKING NORTH
PHOTO 8 • 87TH ST LOOKING NORTH
SUMMARY OF LPC COMMENTS FROM THE PREVIOUS PROPOSAL AND RESPONSES:

- **COMMENT:** TONE OF LIMESTONE TOO LIGHT
  - **RESPONSE:** CHANGED LIMESTONE TO TRAVERTINE, WHICH HAS A WARMER TONE AND HAS STRIATION TO EXAGGERATE THE HORIZONTAL BRICK WORK

- **COMMENT:** REVISIT THE FENESTRATION PROPORTION
  - **RESPONSE:** INCREASED HEIGHT OF HOPPER WINDOWS, MORE IN LINE WITH 1 OVER 1’S IN REED BUILDINGS, PUSHED WINDOWS CLOSER TOGETHER

- **COMMENT:** DETAILING PERHAPS TOO SUBTLE
  - **RESPONSE:** REVISED DETAILING IN THE CORNICE AREA FOR INCREASED DEPTH AND SHADOWS, USED CHANGE IN MATERIALITY TO AMPLIFY DESIGN

- **COMMENT:** REVIEW THE FRAME AND SPANDREL PROPORTIONS
  - **RESPONSE:** INCREASED WIDTH OF OVERALL FRAME AND THINNED OUT SLAT SCREENS, INCREASED PEDIMENT AREA, CHANGED CORNICE FROM METAL TO STONE
UPPER FACADE DETAIL - PREVIOUS PROPOSAL

UPPER FACADE DETAIL - CURRENT PROPOSAL

110W88 | TOWNHOUSE · TOWNHOUSE FACADE RENDERING DETAILS

SCALE: AS NOTED
CLIENT: 101W87 OWNER LLC
PROJECT NUMBER: 12.30
DATE: FEBRUARY 09, 2021
110W88|TOWNHOUSE · PROPOSED FACADE DETAILS AT FIRST FLOOR - PREVIOUS PROPOSAL

- Transom signage, etched address
- Painted steel frame windows and wood door
- Recessed overhead lighting
- Indiana limestone facade
- Painted steel handrail
- Integrated flower box

SCALE: AS NOTED
CLIENT: 101W87 OWNER LLC
PROJECT NUMBER: 12.30
DATE: FEBRUARY 09, 2021
TRANSOM SIGNAGE, ETCHED ADDRESS
PAINTED STEEL FRAME WINDOWS AND WOOD DOOR
RECESSED OVERHEAD LIGHTING
TRAVERTINE FACADE
PAINTED STEEL HANDRAIL
INTEGRATED FLOWER BOX

110W88|TOWNHOUSE - PROPOSED FACADE DETAILS AT FIRST FLOOR - CURRENT PROPOSAL
SCALE: AS NOTED
CLIENT: 101W87 OWNER LLC
PROJECT NUMBER: 12.30
DATE: FEBRUARY 09, 2021

110W88 TOWNHOUSE - PROPOSED FACADE DETAILS AT SECOND FLOOR - PREVIOUS PROPOSAL

SCALE: 1" = 1'-0"
SCALÉ: AS NOTED
CLIENT: 101W87 OWNER LLC
PROJECT NUMBER: 12.30
DATE: FEBRUARY 09, 2021

110W88|TOWNHOUSE - PROPOSED FACADE DETAILS AT TYPICAL FLOOR - PREVIOUS PROPOSAL

SCALE: 1” = 1'-0”

- SCALE + PLANE SHIFT IN LIMESTONE BRICK
- STEEL FRAMED LIMESTONE SLAT SCREEN
- FIXED STEEL WINDOW
- OPERABLE HOPPER WINDOW FOR FLOWER BOX MAINTENANCE

DXA studio
DXA studio
894 6th Avenue, 5th Floor
New York, NY 10001
T 212 874 0567
www.dxastudio.com
SCALE: AS NOTED
CLIENT: 101W87 OWNER LLC
PROJECT NUMBER: 12.30
DATE: FEBRUARY 09, 2021

SCALE: 1" = 1'-0"

110W88|TOWNHOUSE · PROPOSED FACADE DETAILS AT TYPICAL FLOOR · CURRENT PROPOSAL
110W88|TOWNHOUSE - ENLARGED FACADE DETAIL AT SECOND FLOOR SILL - PREVIOUS PROPOSAL
110W88|TOWNHOUSE · ENLARGED FACADE DETAIL AT SECOND FLOOR SILL - CURRENT PROPOSAL
ROMAN TRAVERTINE

MORS CERAMICAS BRICK - DIANA
The current proposal is:

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PREVIOUS APPROVAL

PREVIOUS LPC APPROVED 1ST FLOOR PLAN BY CMA

PREVIOUS LPC APPROVED 2ND FLOOR PLAN BY CMA

PREVIOUS LPC APPROVED 3RD & 4TH FLOOR PLANS BY CMA

PREVIOUS LPC APPROVED 6TH FLOOR PLAN BY CMA
110W88|TOWNHOUSE - MID-BLOCK TO CORNER LOT TRANSITION
TOWNHOUSE TYPES

BELT COURSING

PEDIMENT/CAP EXPRESSIONS

RUSTICATED BASE

110W88|TOWNHOUSE · EXISTING FACADE COMPOSITION STUDIES
EXISTING WINDOW STUDIES

1 OVER 1 DOUBLE HUNG WINDOWS

GROUPED WINDOWS

BAY WINDOWS

MULTI-LIGHT WINDOWS
The current proposal is:

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