

The current proposal is:

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

**110 West 88<sup>th</sup> 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 SITE LOCATED ON 88TH ST



SITE PLAN

110W88|TOWNHOUSE · HISTORIC DISTRICT + SITE PLAN KEYS

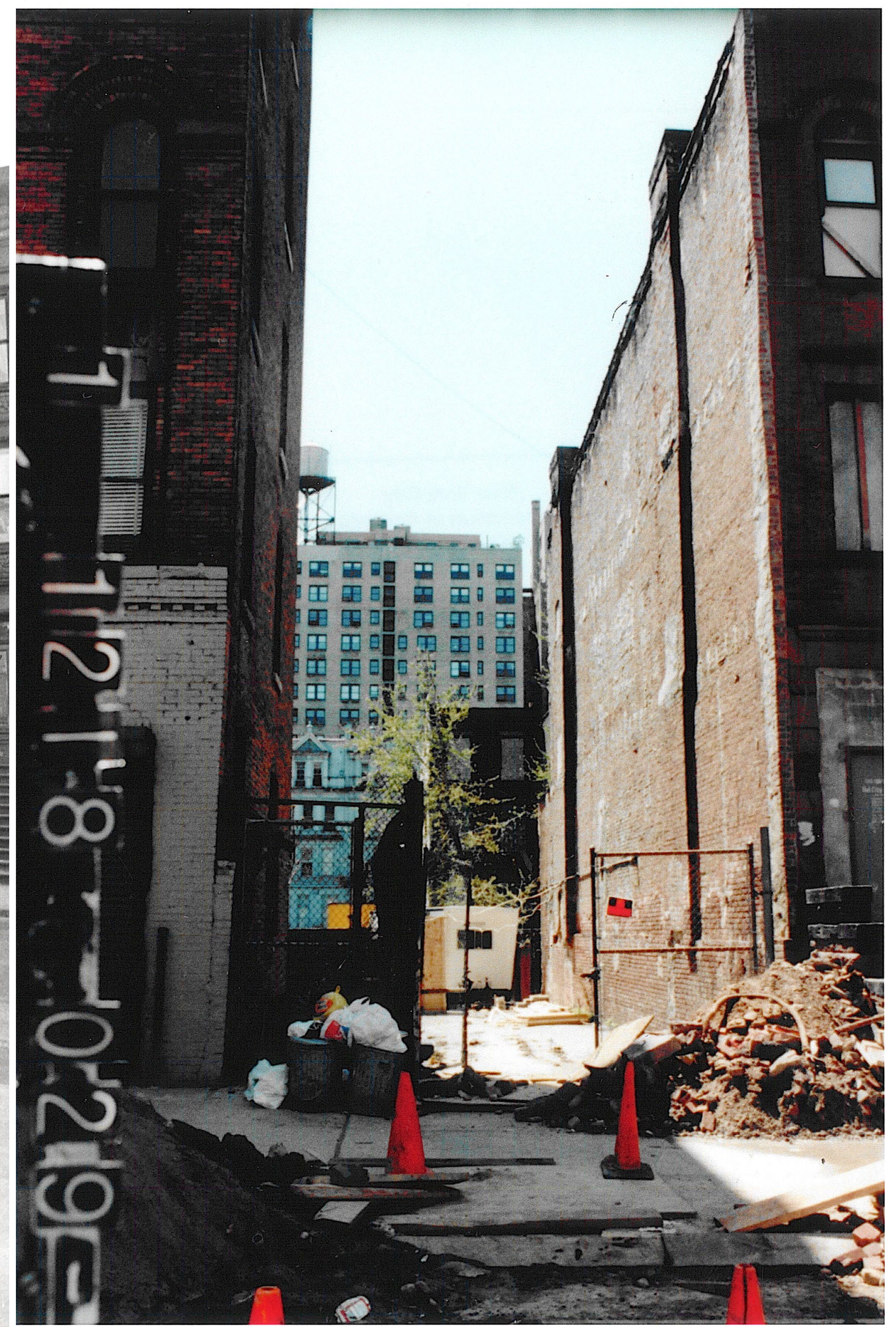




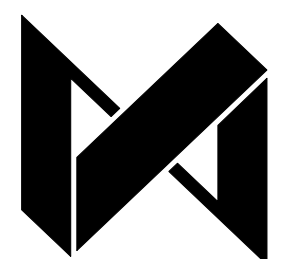
1940: LOOKING SOUTH ON 88TH ST



1940: LOOKING SOUTH ON 88TH ST (118-132 WEST 88TH ST)



1980: LOOKING SOUTH ON 88TH ST



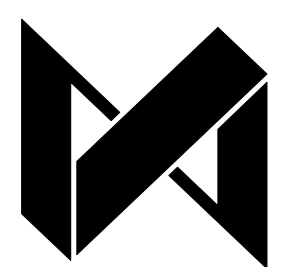
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110W88|TOWNHOUSE · HISTORIC TAX PHOTOS

SCALE: AS NOTED  
CLIENT: 101W87 OWNER LLC  
PROJECT NUMBER: 12.30  
DATE: FEBRUARY 09, 2021

02





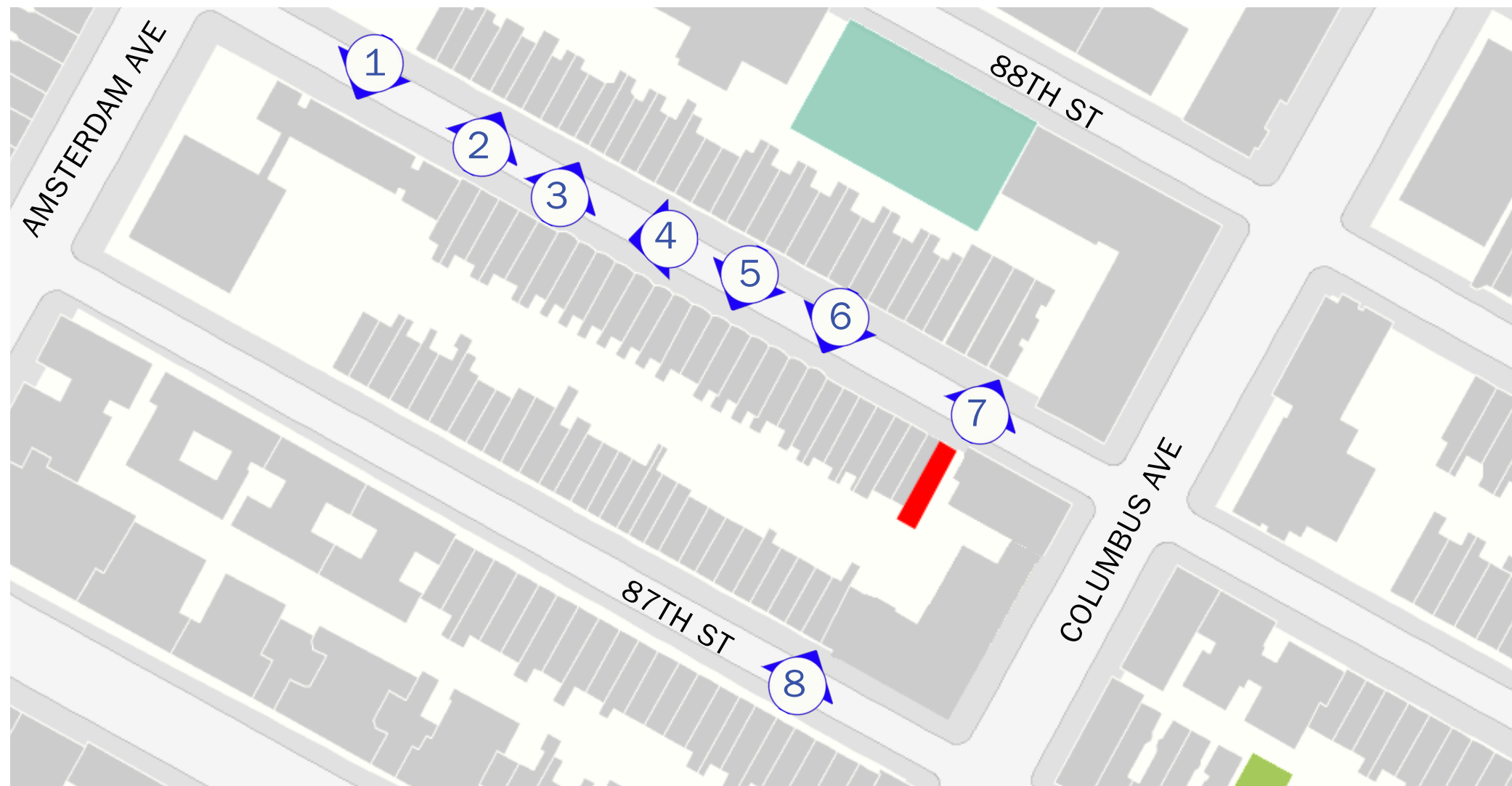
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110W88|TOWNHOUSE · IMMEDIATE CONTEXT PHOTOGRAPHY

SCALE: AS NOTED  
 CLIENT: 101W87 OWNER LLC  
 PROJECT NUMBER: 12.30  
 DATE: FEBRUARY 09, 2021

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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



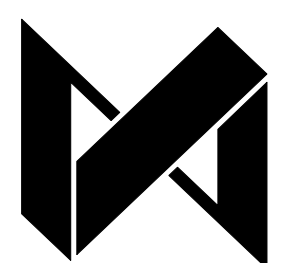
**SUMMARY OF LPC COMMENTS FROM THE PREVIOUS PROPOSAL AND RESPONSES :**

- 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





110W88|TOWNHOUSE · TOWNHOUSE FACADE RENDERING - PREVIOUS PROPOSAL



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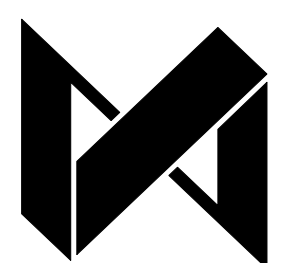
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06





110W88|TOWNHOUSE · TOWNHOUSE FACADE RENDERING - CURRENT PROPOSAL



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07



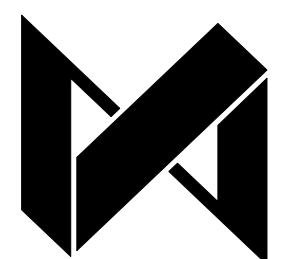


LOWER FACADE DETAIL - PREVIOUS PROPOSAL



LOWER FACADE DETAIL - CURRENT PROPOSAL

## 110W88|TOWNHOUSE · TOWNHOUSE FACADE RENDERING DETAILS



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08



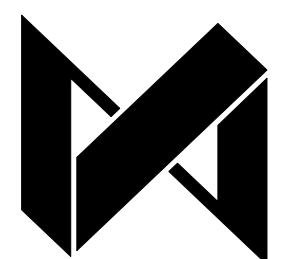


UPPER FACADE DETAIL - PREVIOUS PROPOSAL



UPPER FACADE DETAIL - CURRENT PROPOSAL

110W88|TOWNHOUSE · TOWNHOUSE FACADE RENDERING DETAILS



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09









110W88|TOWNHOUSE · PROPOSED ELEVATION MONTAGE - PREVIOUS PROPOSAL





110W88|TOWNHOUSE · PROPOSED ELEVATION MONTAGE - CURRENT PROPOSAL





FRONT FACADE - PREVIOUS PROPOSAL

FRONT FACADE - CURRENT PROPOSAL

NORTH ELEVATION: 1/4" = 1'-0"

SOUTH ELEVATION: 1/4" = 1'-0"





TRANSOM SIGNAGE, ETCHED ADDRESS

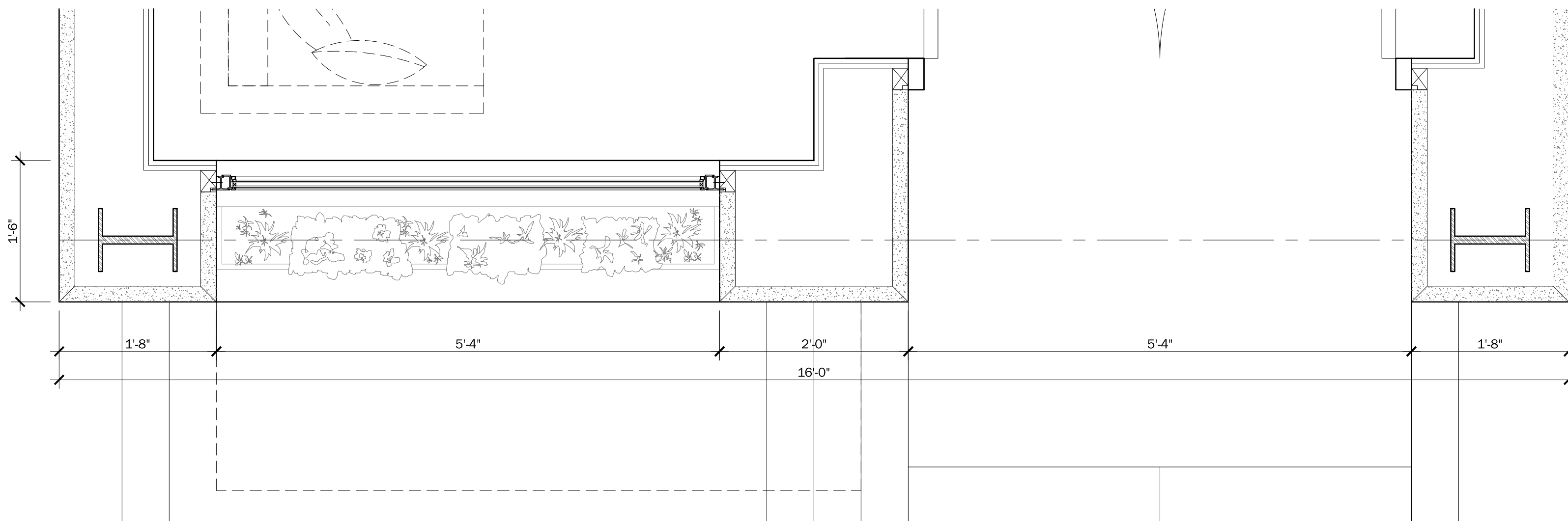
PAINTED STEEL FRAME WINDOWS AND WOOD DOOR

RECESSED OVERHEAD LIGHTING

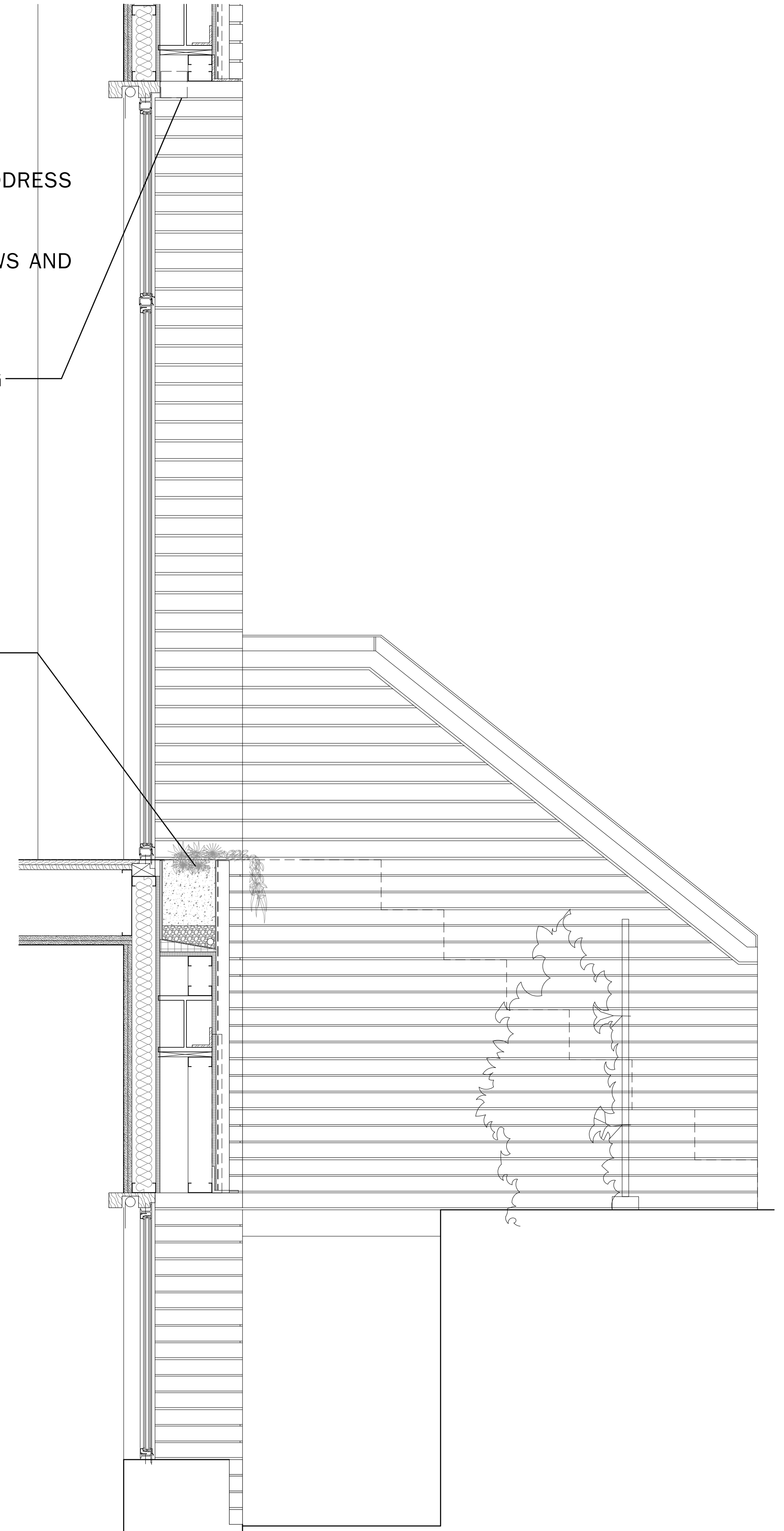
INDIANA LIMESTONE FACADE

PAINTED STEEL HANDRAIL

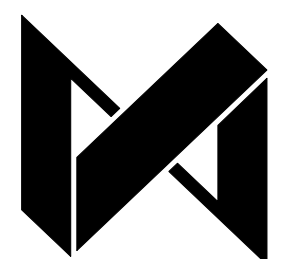
INTEGRATED FLOWER BOX



SCALE: 1" = 1'-0"



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



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TRANSOM SIGNAGE, ETCHED ADDRESS

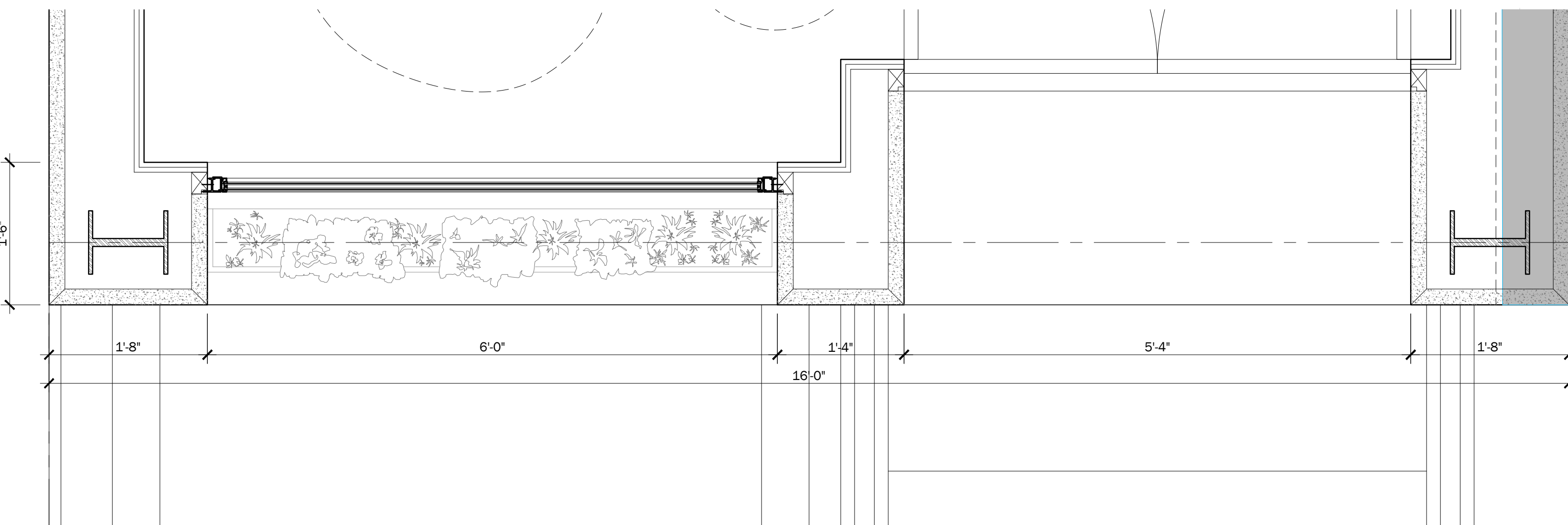
PAINTED STEEL FRAME WINDOWS AND WOOD DOOR

RECESSED OVERHEAD LIGHTING

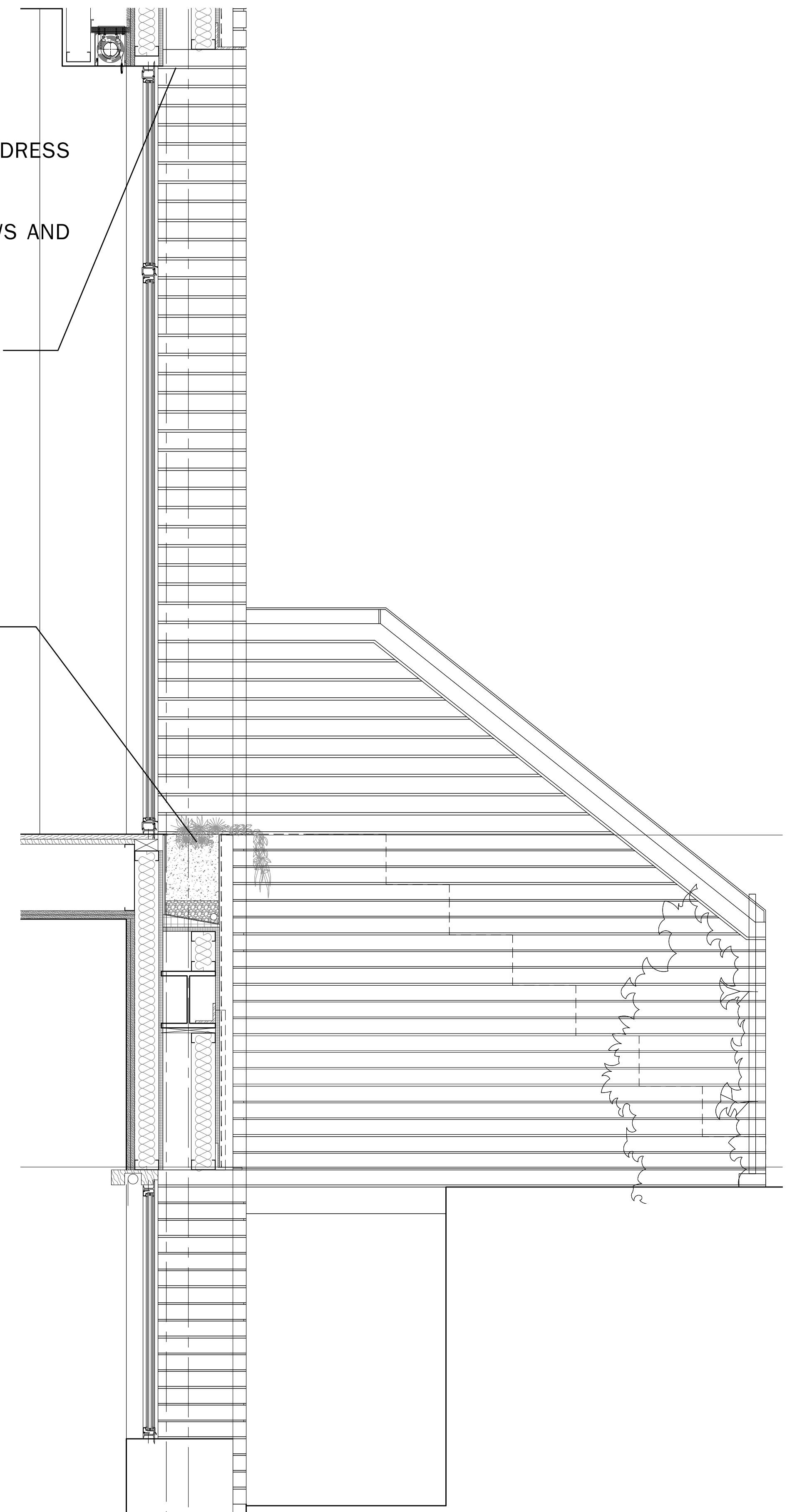
TRAVERTINE FACADE

PAINTED STEEL HANDRAIL

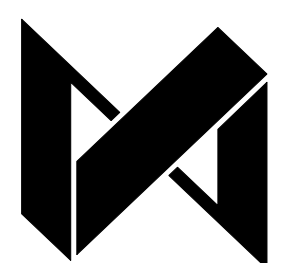
INTEGRATED FLOWER BOX



SCALE: 1" = 1'-0"



110W88|TOWNHOUSE · PROPOSED FACADE DETAILS AT FIRST FLOOR - CURRENT PROPOSAL



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**15**





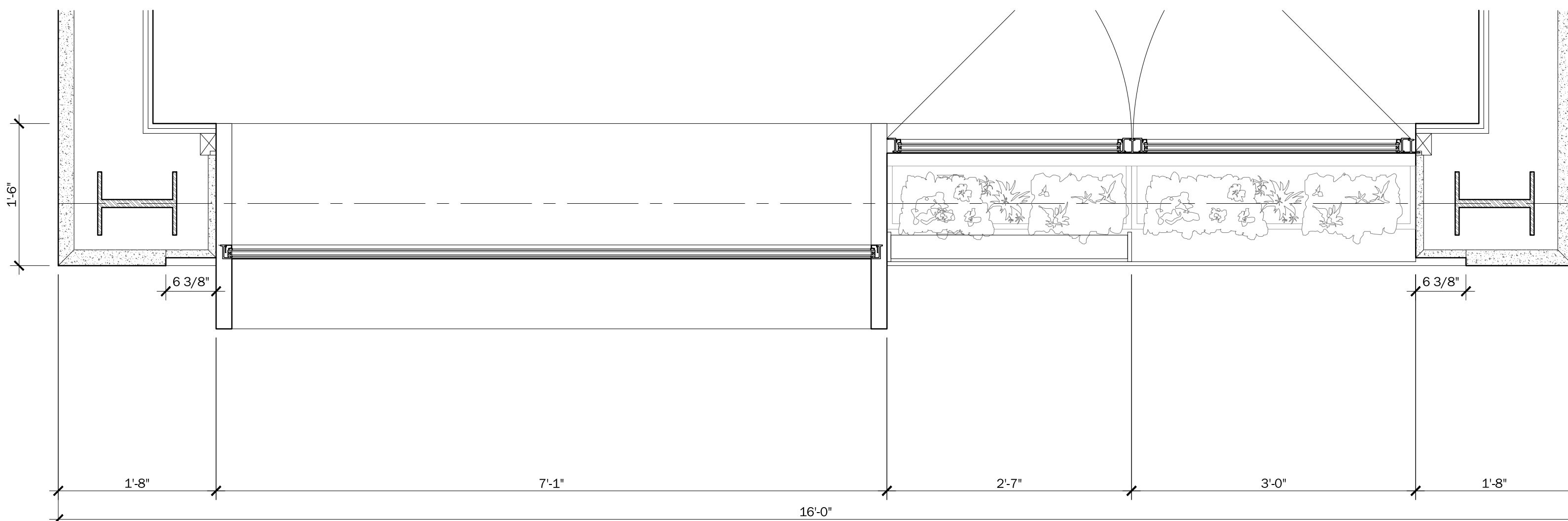
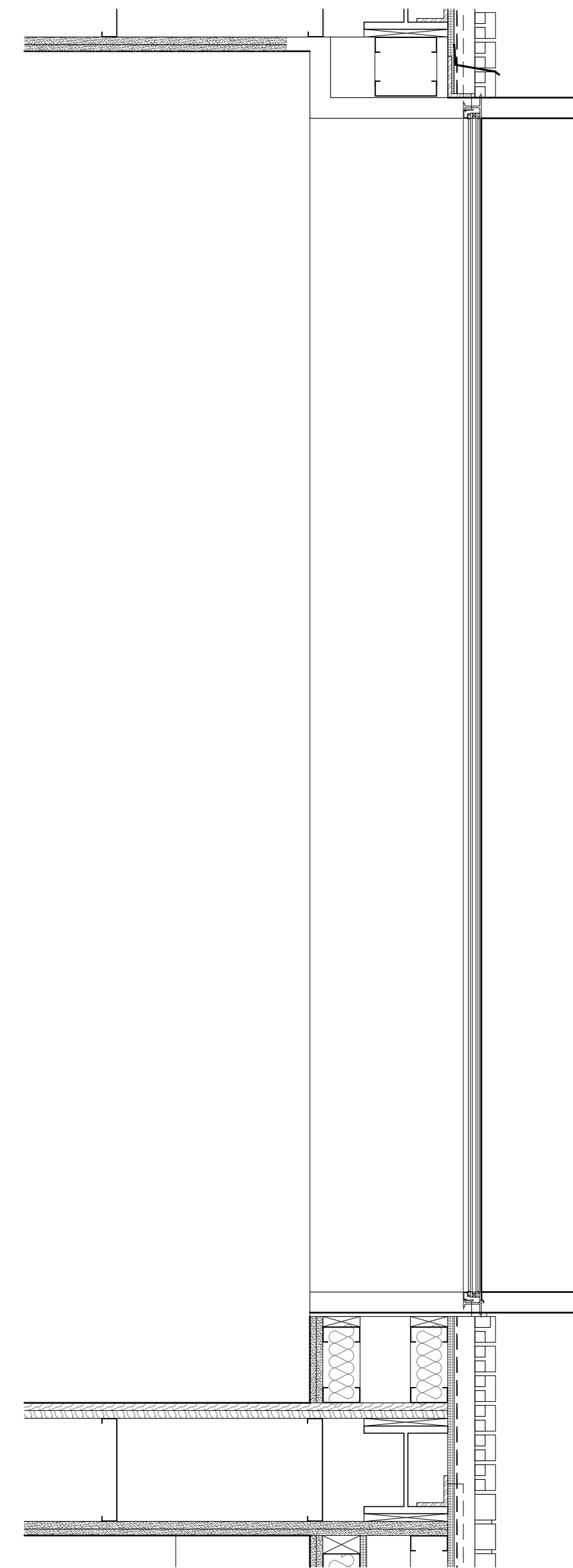
SCALE + PLANE SHIFT IN LIMESTONE BRICK

STEEL FRAMED LIMESTONE SLAT SCREEN

FIXED STEEL WINDOW

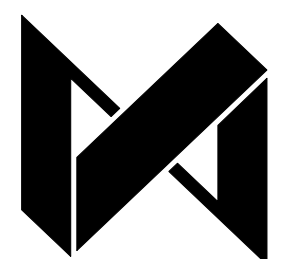
OPERABLE HOPPER WINDOW FOR FLOWER BOX MAINTENANCE

PROJECTED STEEL WINDOW



SCALE: 1" = 1'-0"

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



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**16**





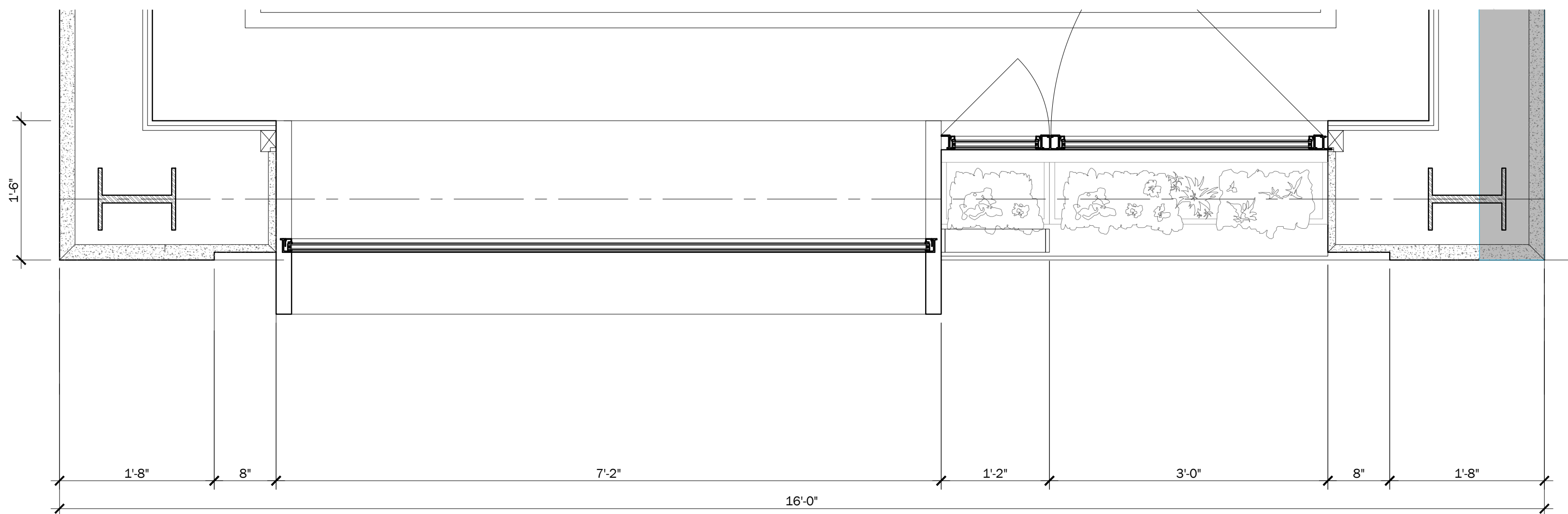
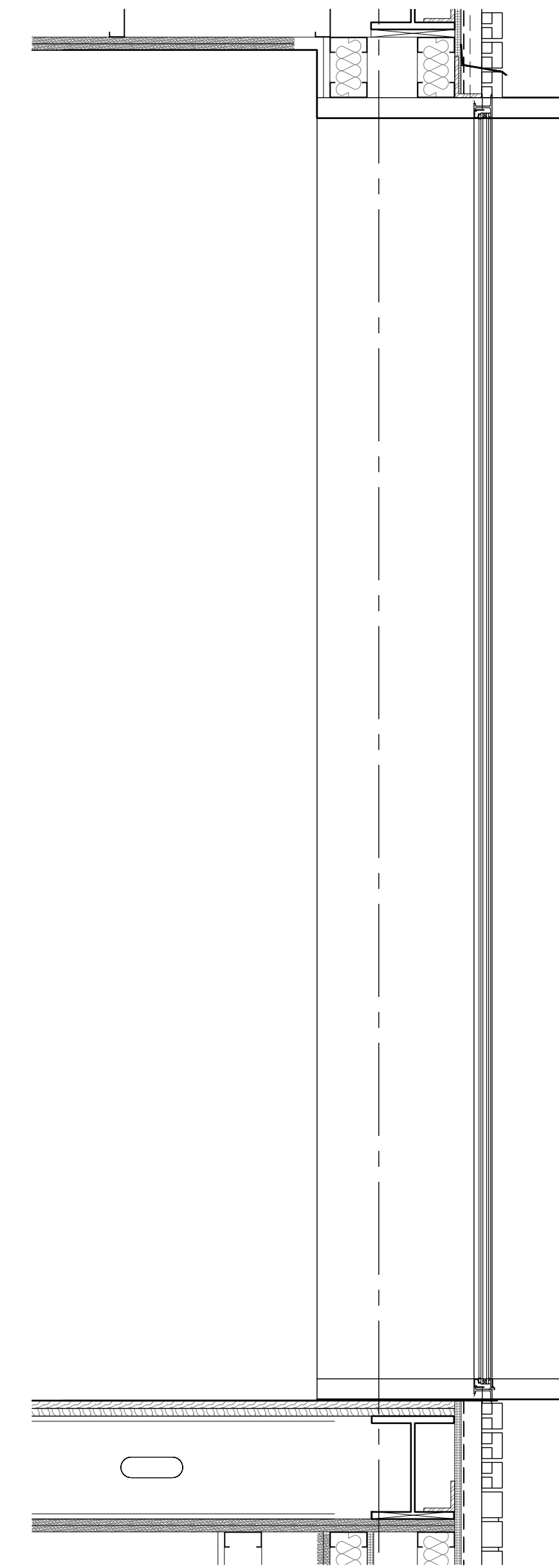
SCALE + PLANE SHIFT IN LIMESTONE BRICK

STEEL FRAMED TRAVERTINE SLAT SCREEN

FIXED STEEL WINDOW

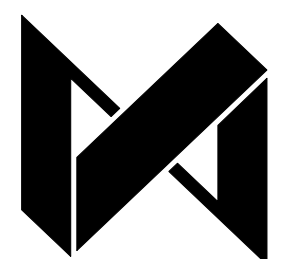
PROJECTED STEEL WINDOW

OPERABLE HOPPER WINDOW FOR FLOWER BOX MAINTENANCE



SCALE: 1" = 1'-0"

110W88|TOWNHOUSE · PROPOSED FACADE DETAILS AT SECOND FLOOR - CURRENT PROPOSAL



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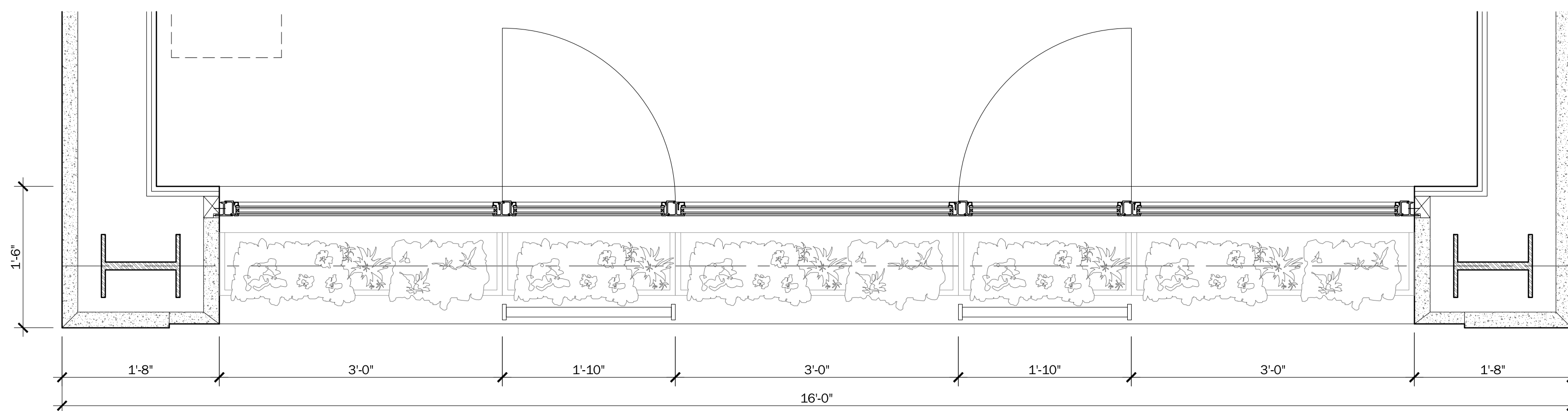
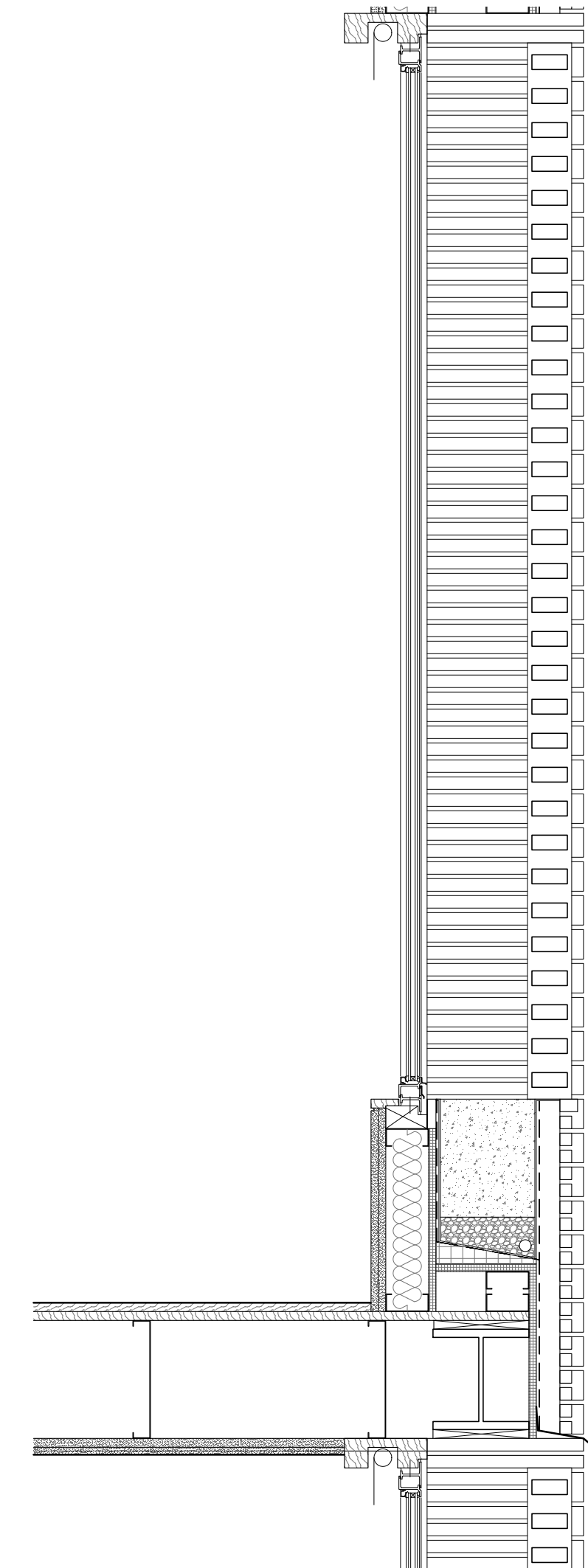


SCALE + PLANE SHIFT IN LIMESTONE BRICK

STEEL FRAMED LIMESTONE SLAT SCREEN

FIXED STEEL WINDOW

OPERABLE HOPPER WINDOW FOR FLOWER BOX MAINTENANCE



SCALE: 1" = 1'-0"

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



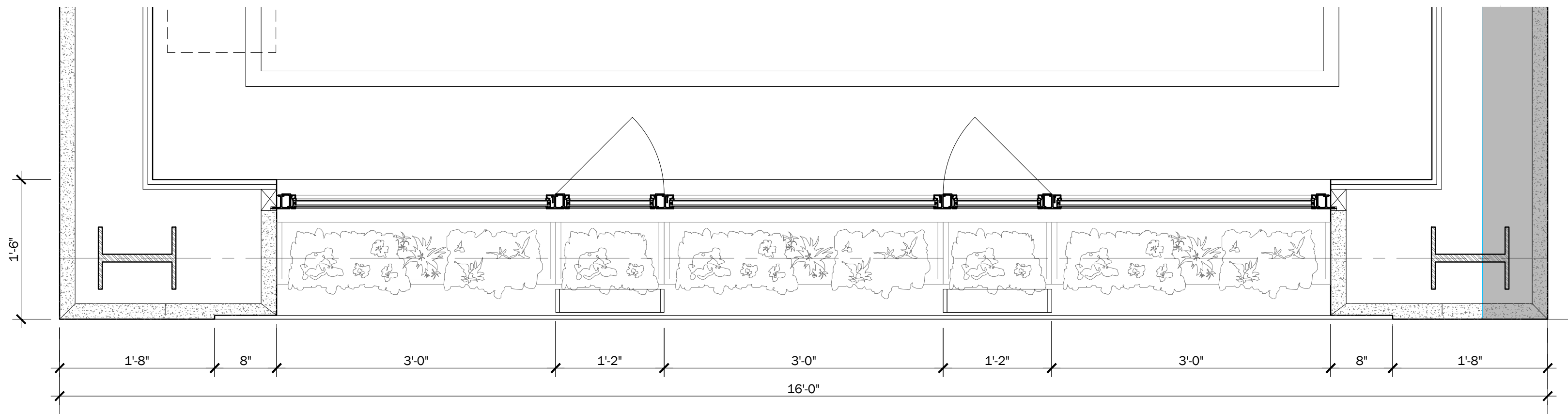
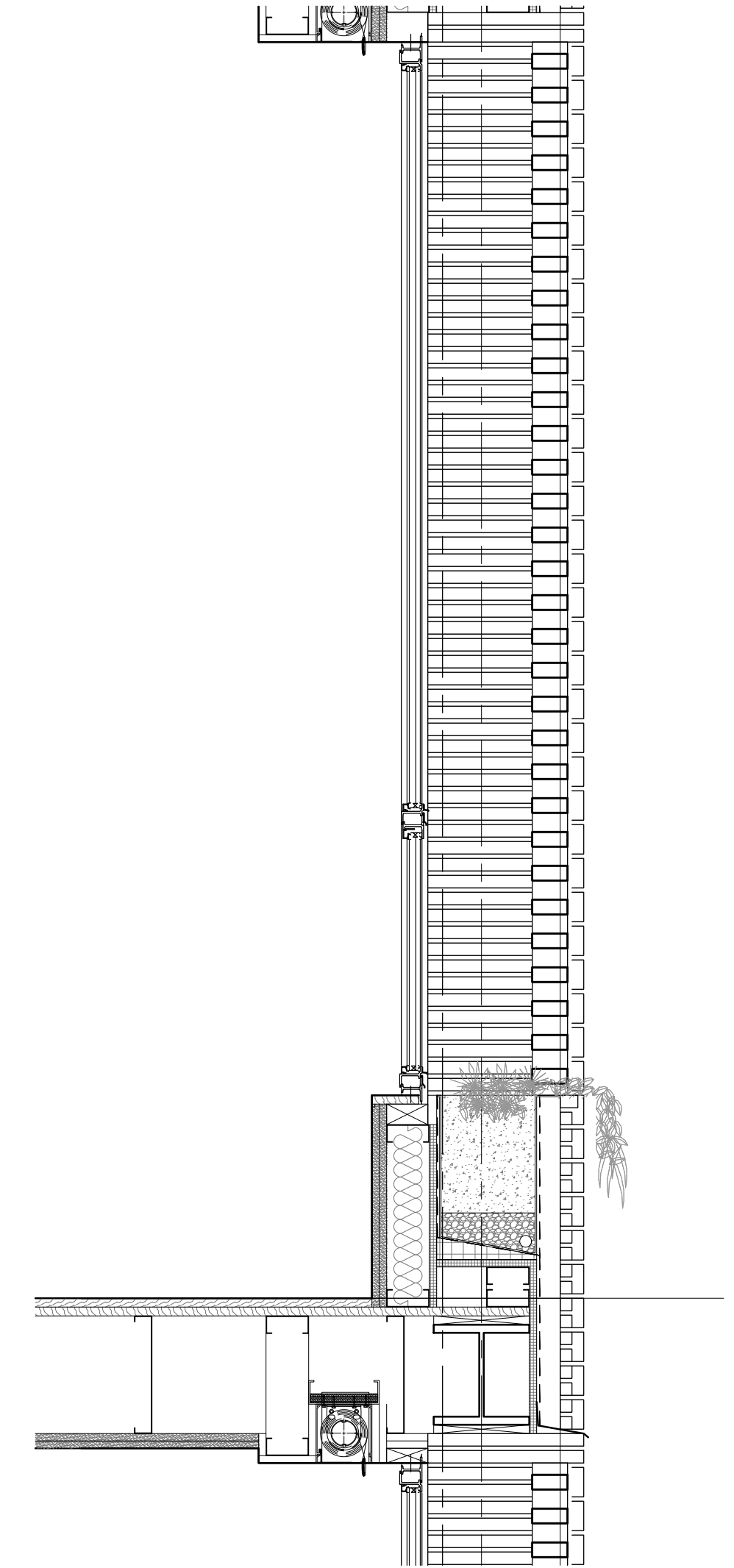


SCALE + PLANE SHIFT IN LIMESTONE BRICK

STEEL FRAMED TRAVERTINE SLAT SCREEN

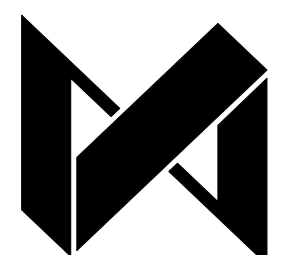
FIXED STEEL WINDOW

OPERABLE HOPPER WINDOW FOR FLOWER BOX MAINTENANCE



SCALE: 1" = 1'-0"

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



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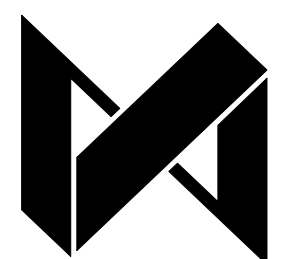
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**19**





110W88|TOWNHOUSE · ENLARGED FACADE DETAIL AT SECOND FLOOR SILL - PREVIOUS PROPOSAL

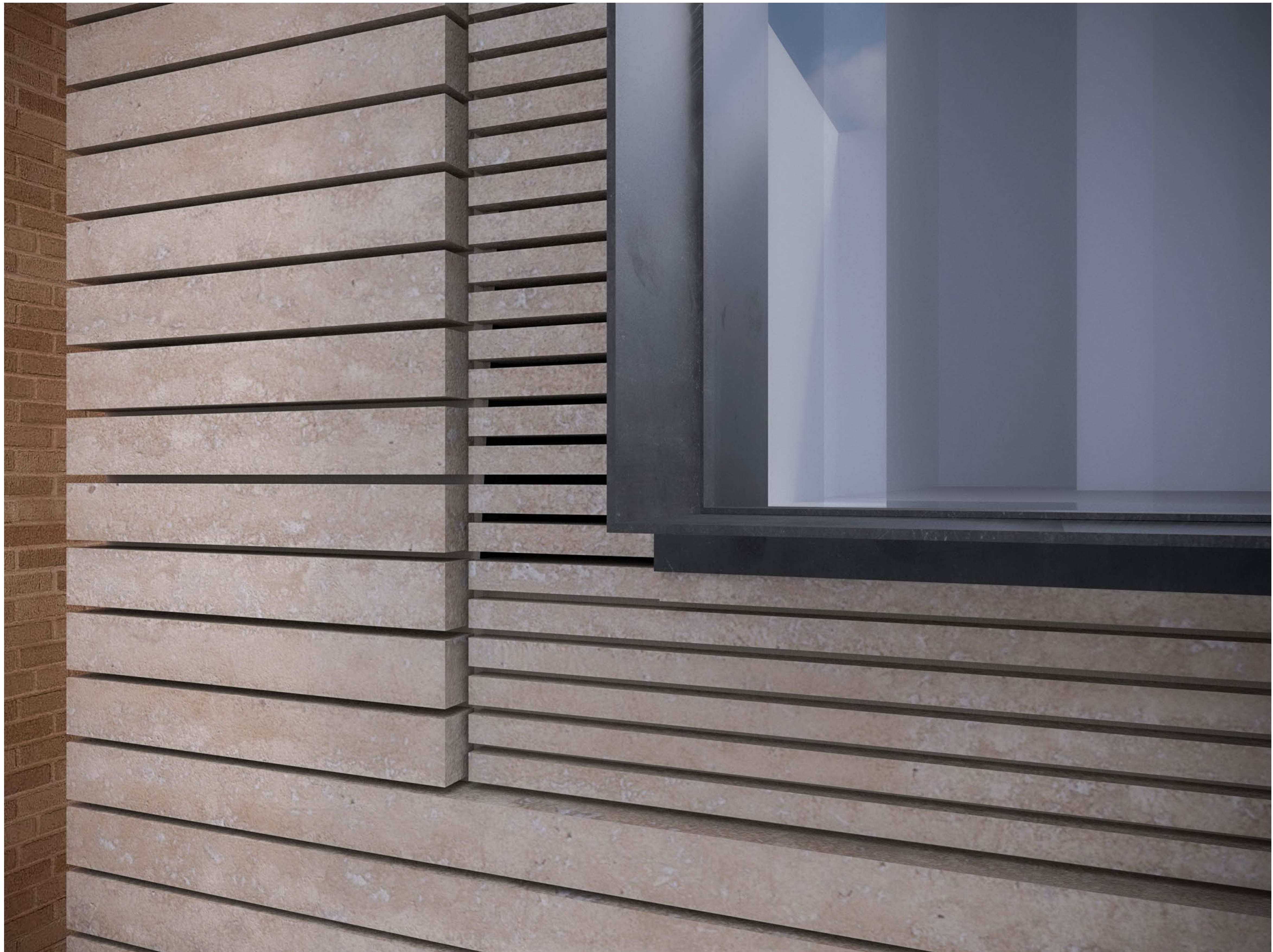


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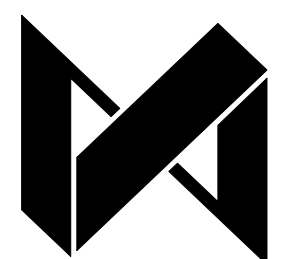
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DATE: FEBRUARY 09, 2021

20





110W88|TOWNHOUSE · ENLARGED FACADE DETAIL AT SECOND FLOOR SILL - CURRENT PROPOSAL



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**21**





ROMAN TRAVERTINE



MORS CERAMICAS BRICK - DIANA



The current proposal is:

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**110 West 88<sup>th</sup> Street,**

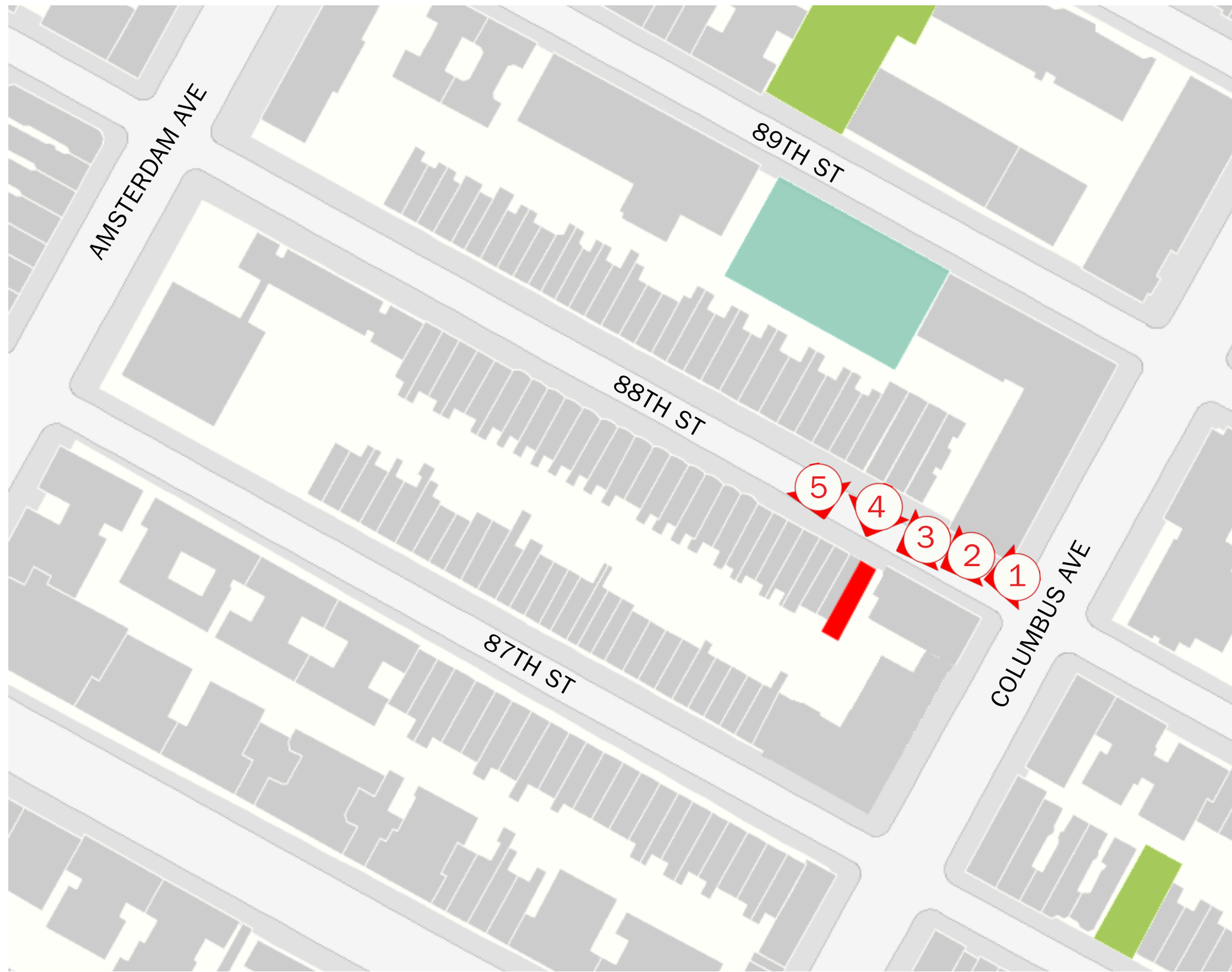
**Borough of Manhattan**

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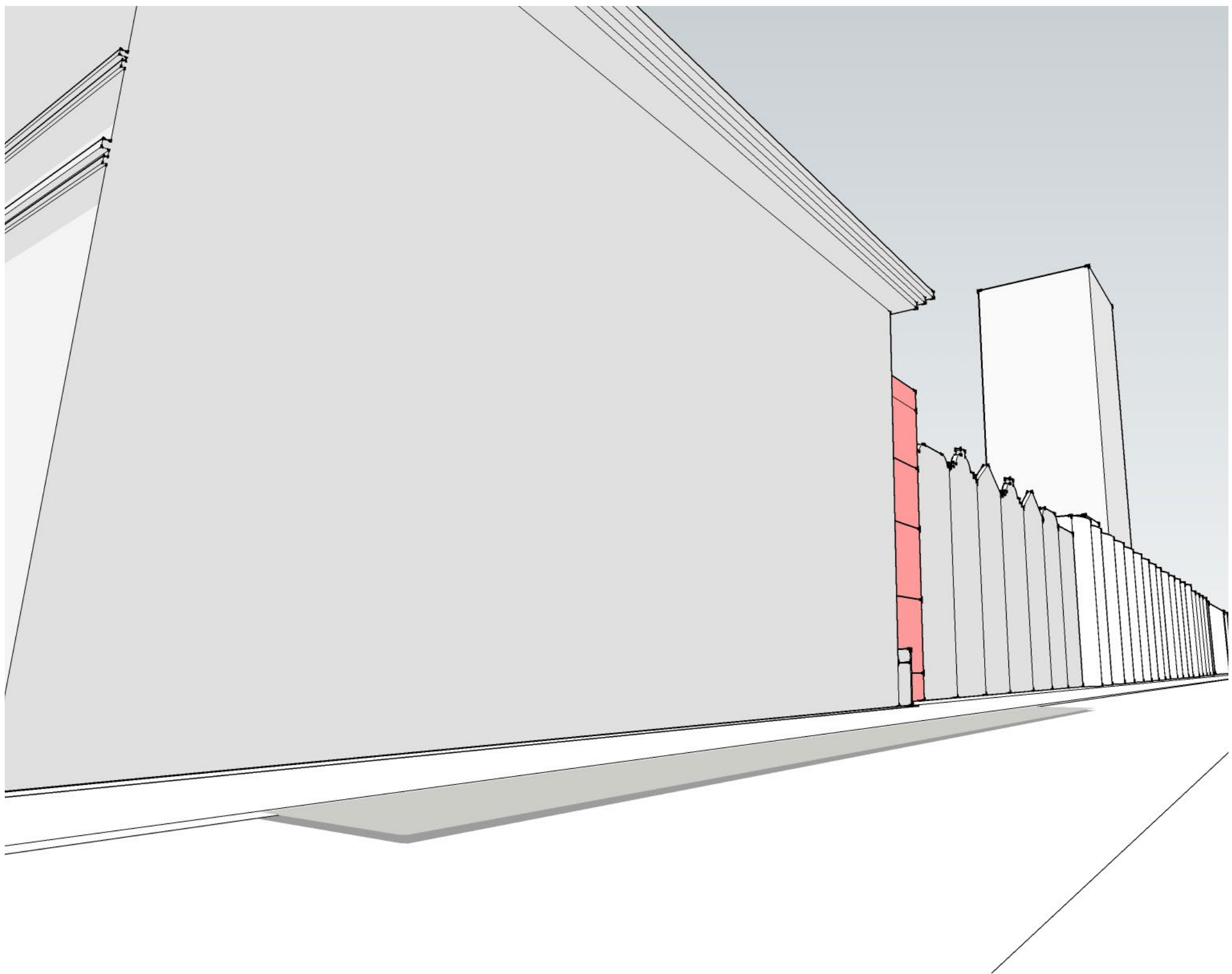


# APPENDIX

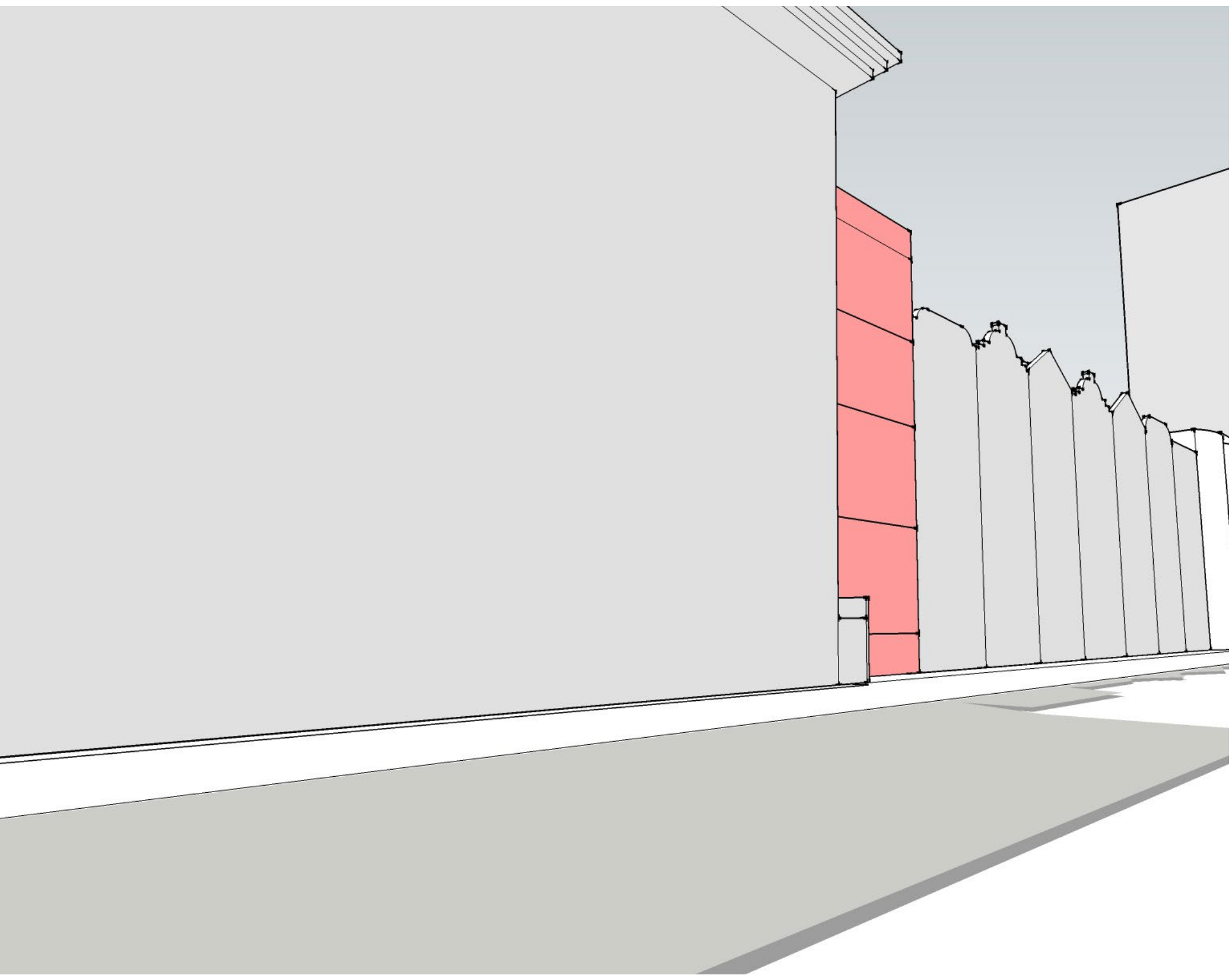




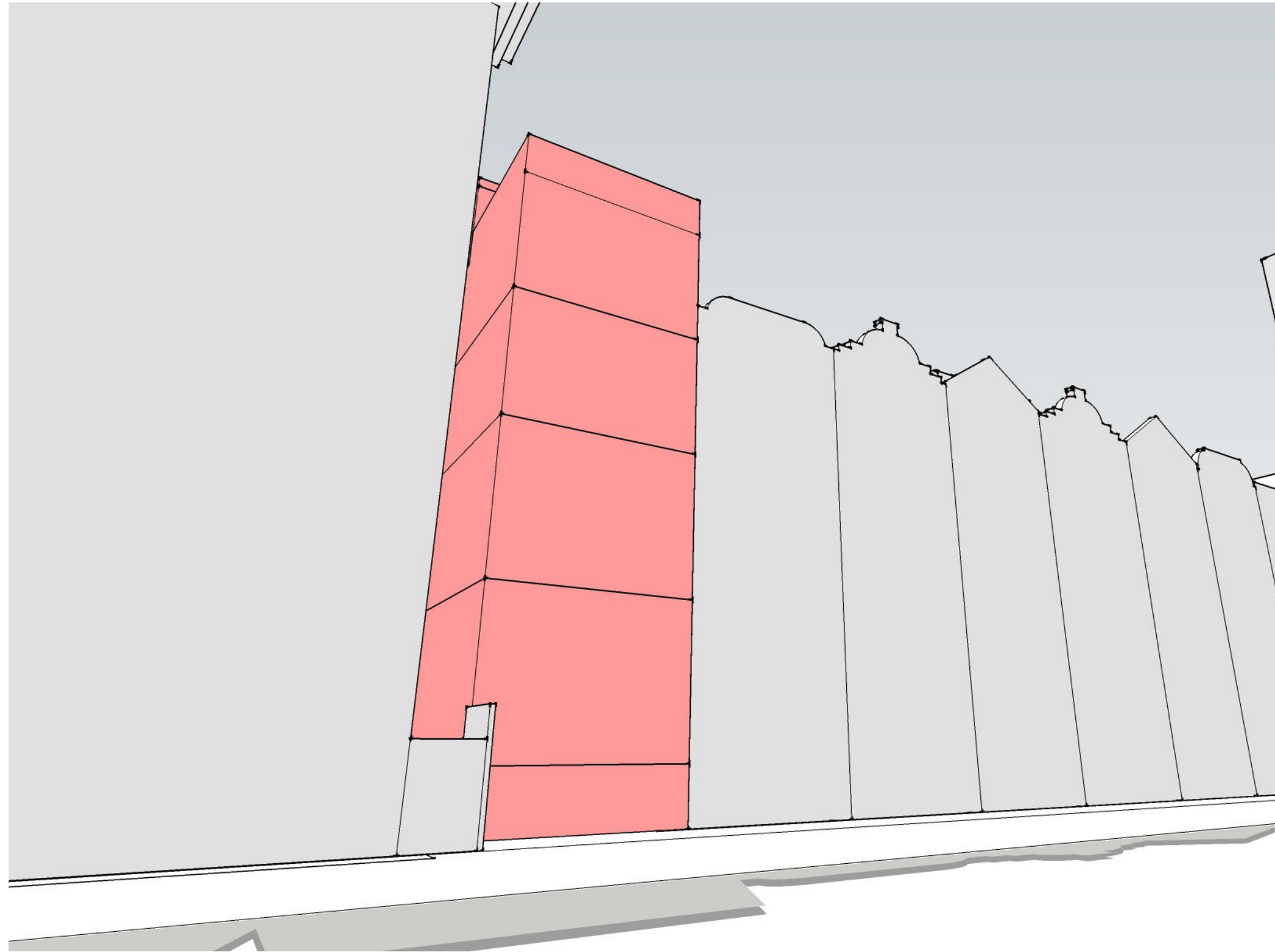
SITE PLAN KEY: VISIBILITY STUDY PERSPECTIVE VIEWS



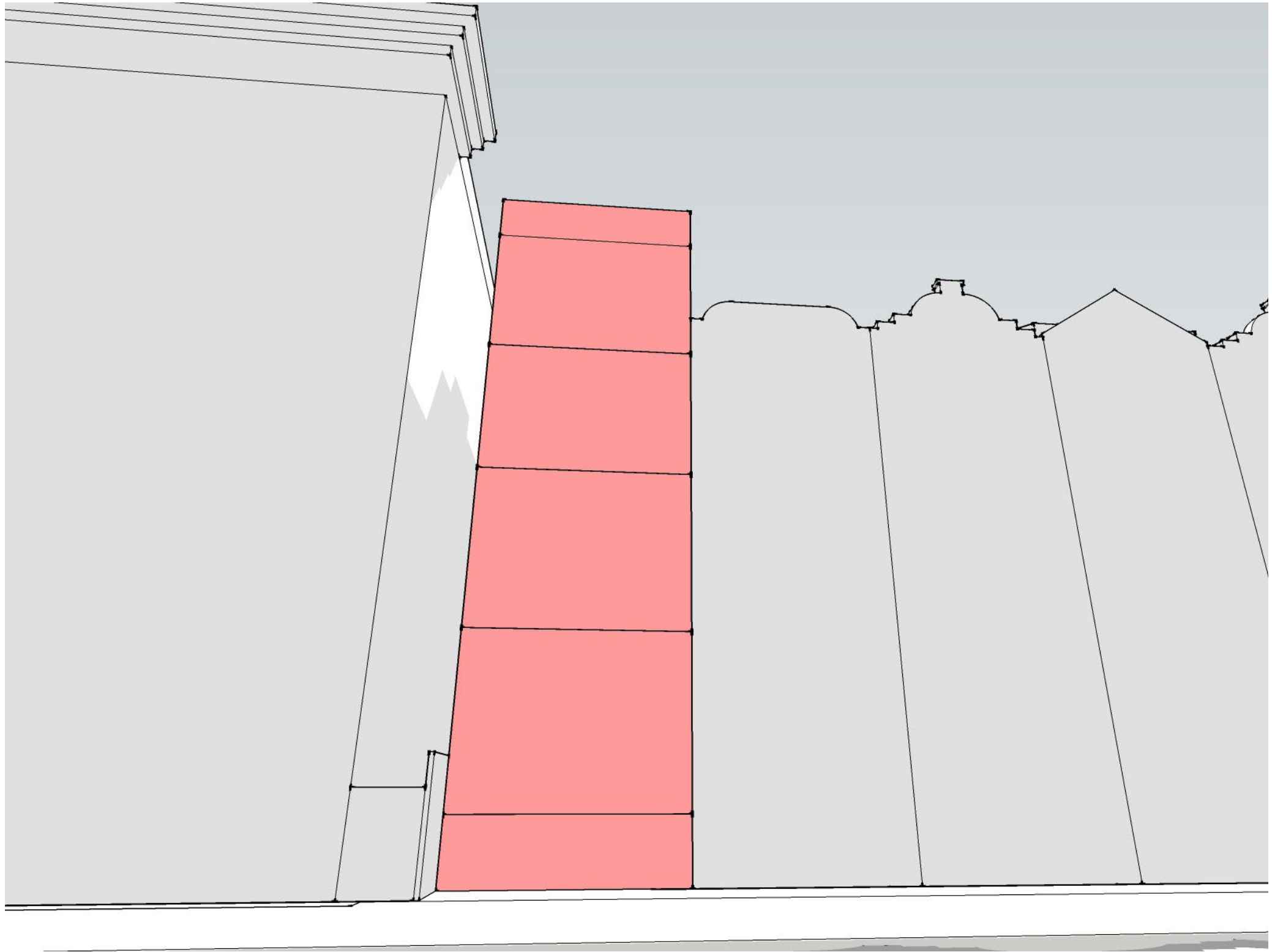
VIEW 1 • 88TH ST LOOKING SOUTHWEST



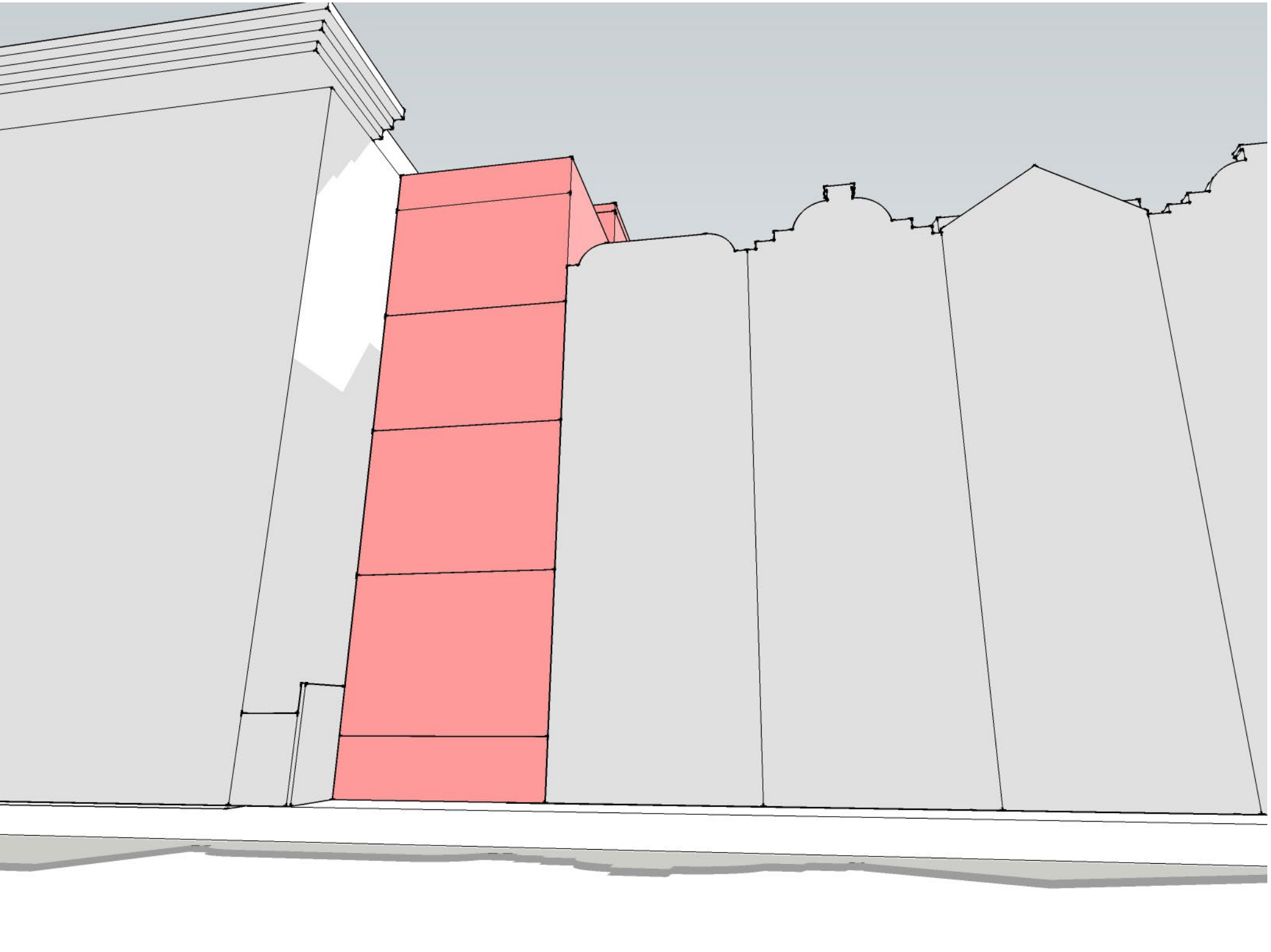
VIEW 2 • 88TH ST LOOKING SOUTHWEST



VIEW 3 • 88TH ST LOOKING SOUTHWEST

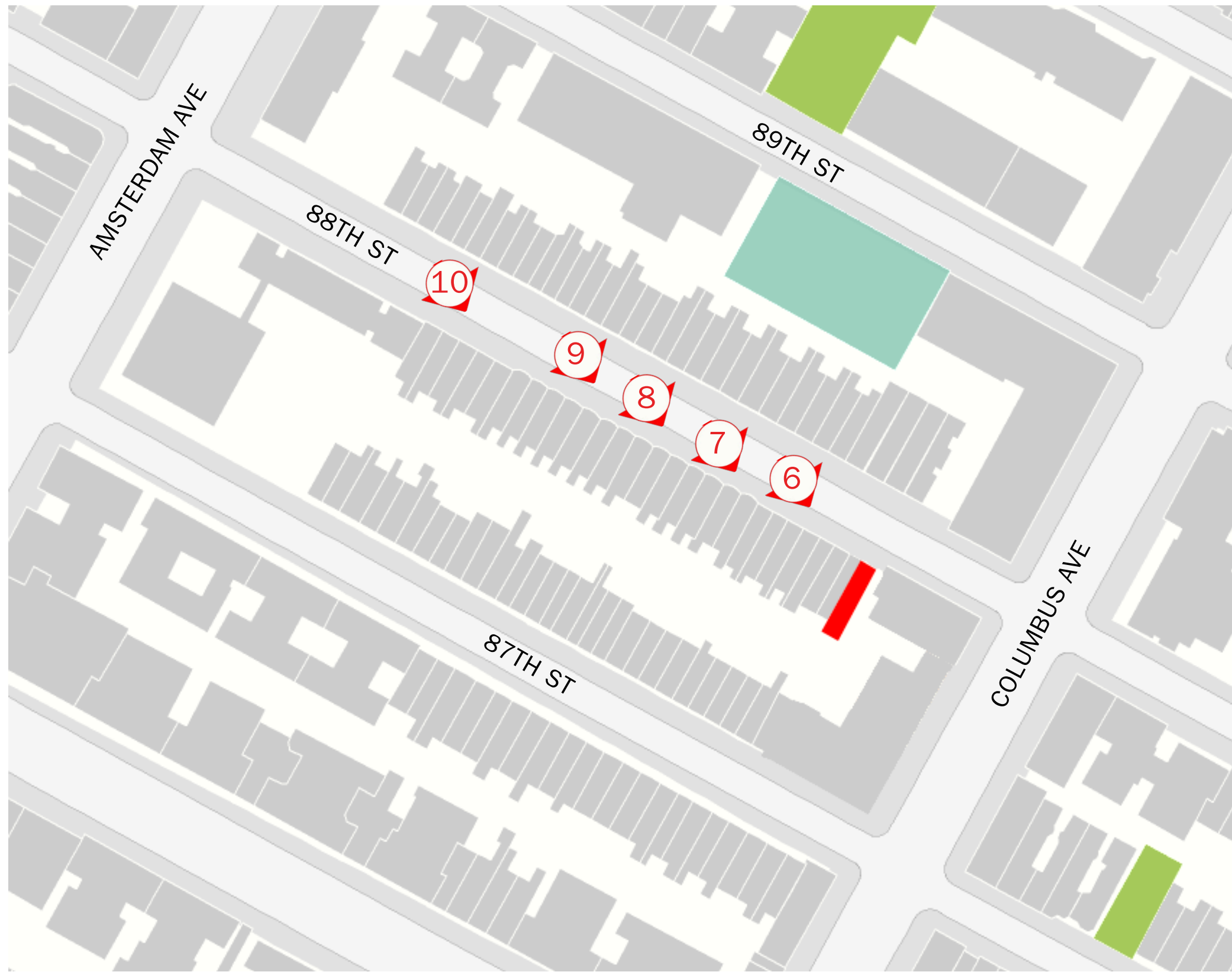


VIEW 4 • 88TH ST LOOKING SOUTHWEST

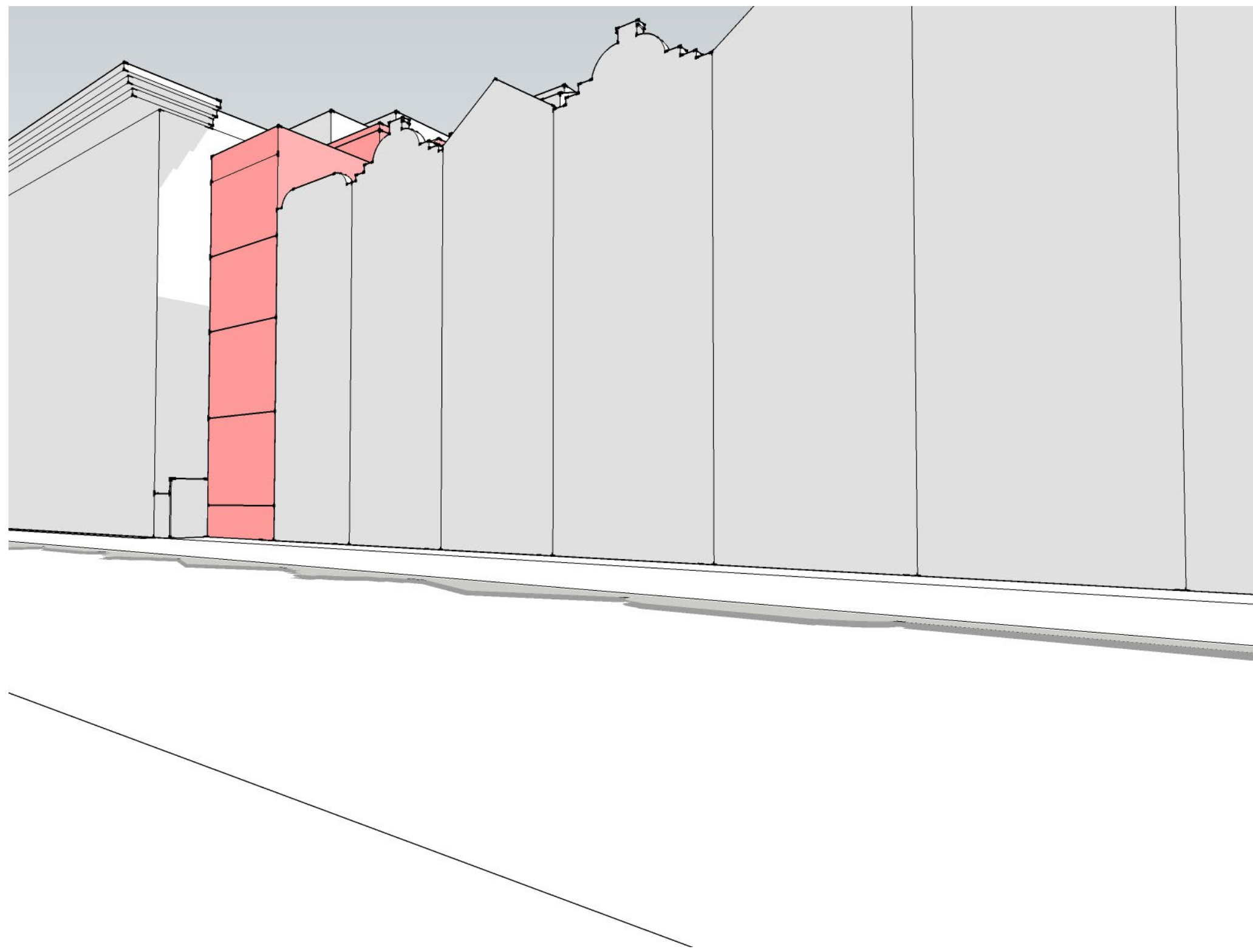


VIEW 5 • 88TH ST LOOKING SOUTHWEST

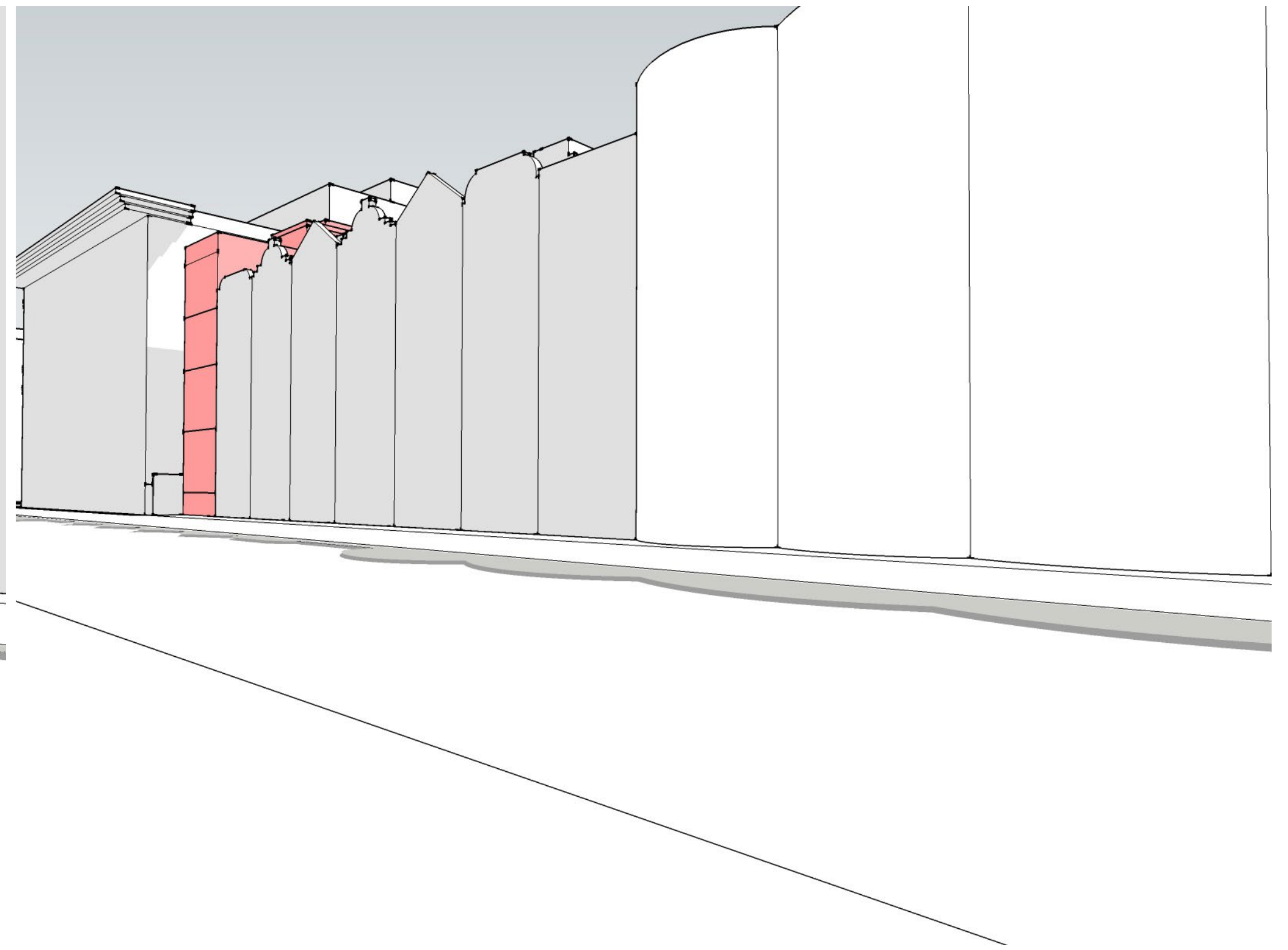




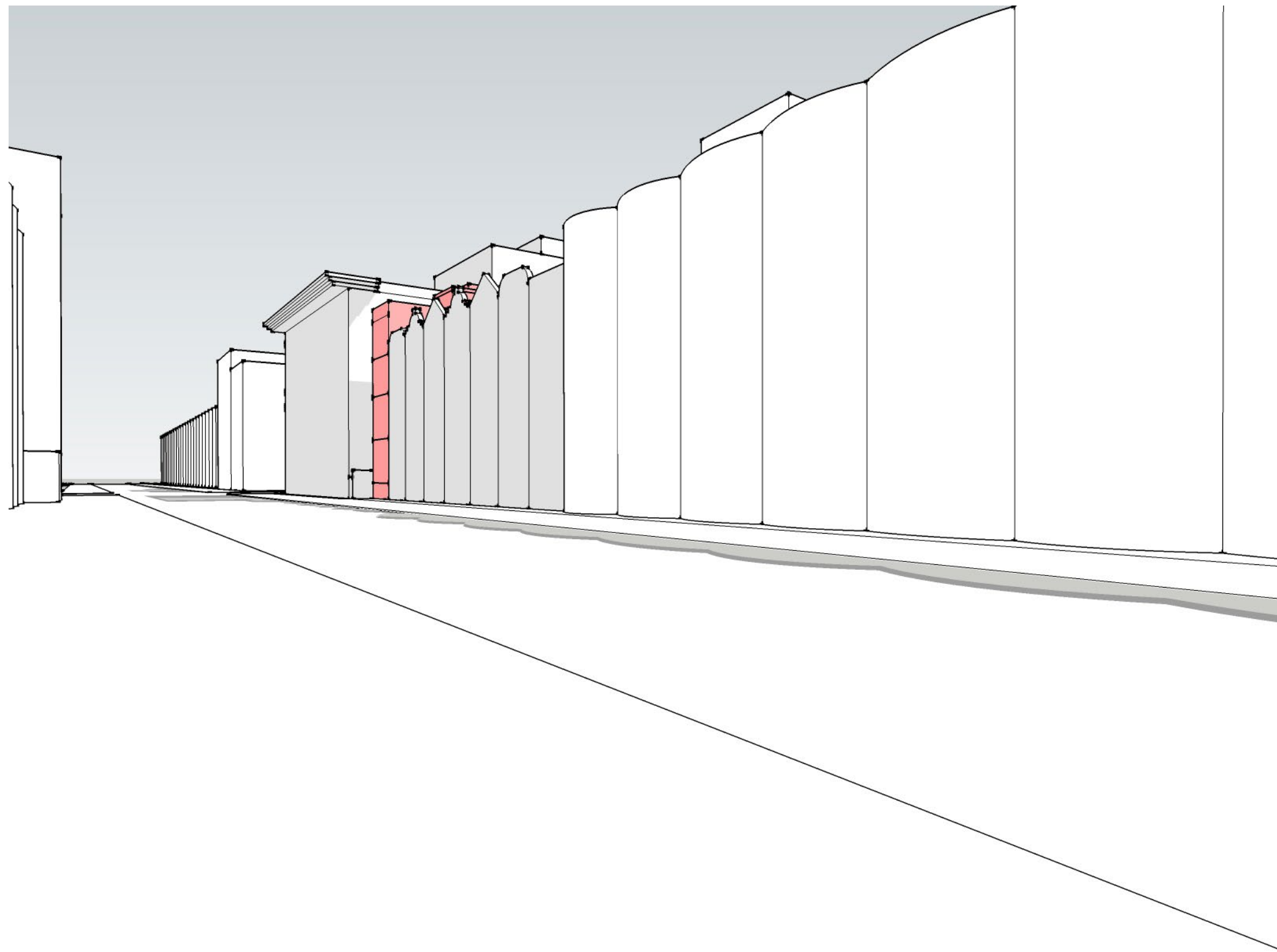
SITE PLAN KEY: VISIBILITY STUDY PERSPECTIVE VIEWS



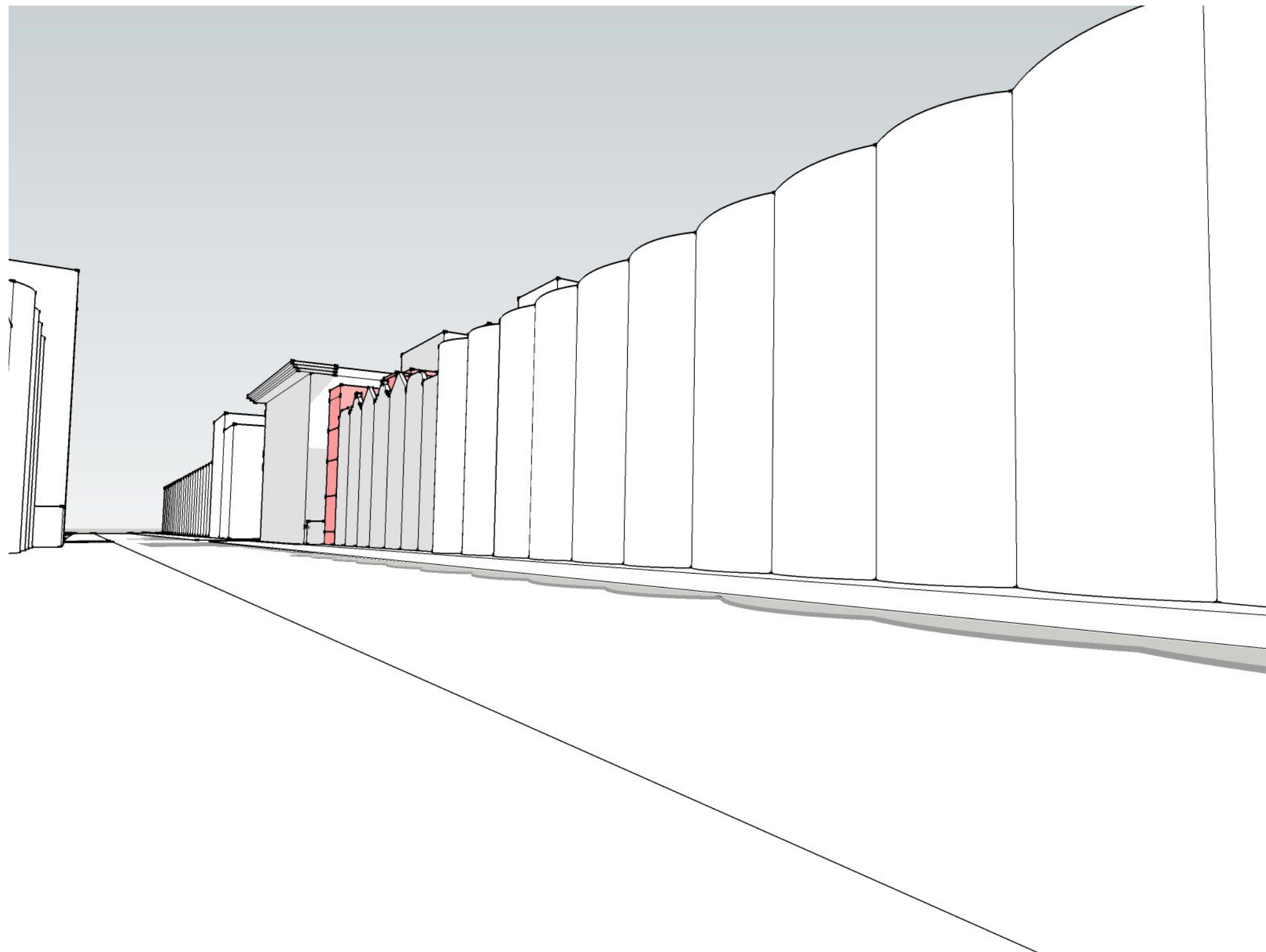
VIEW 6 • 88TH ST LOOKING SOUTHWEST



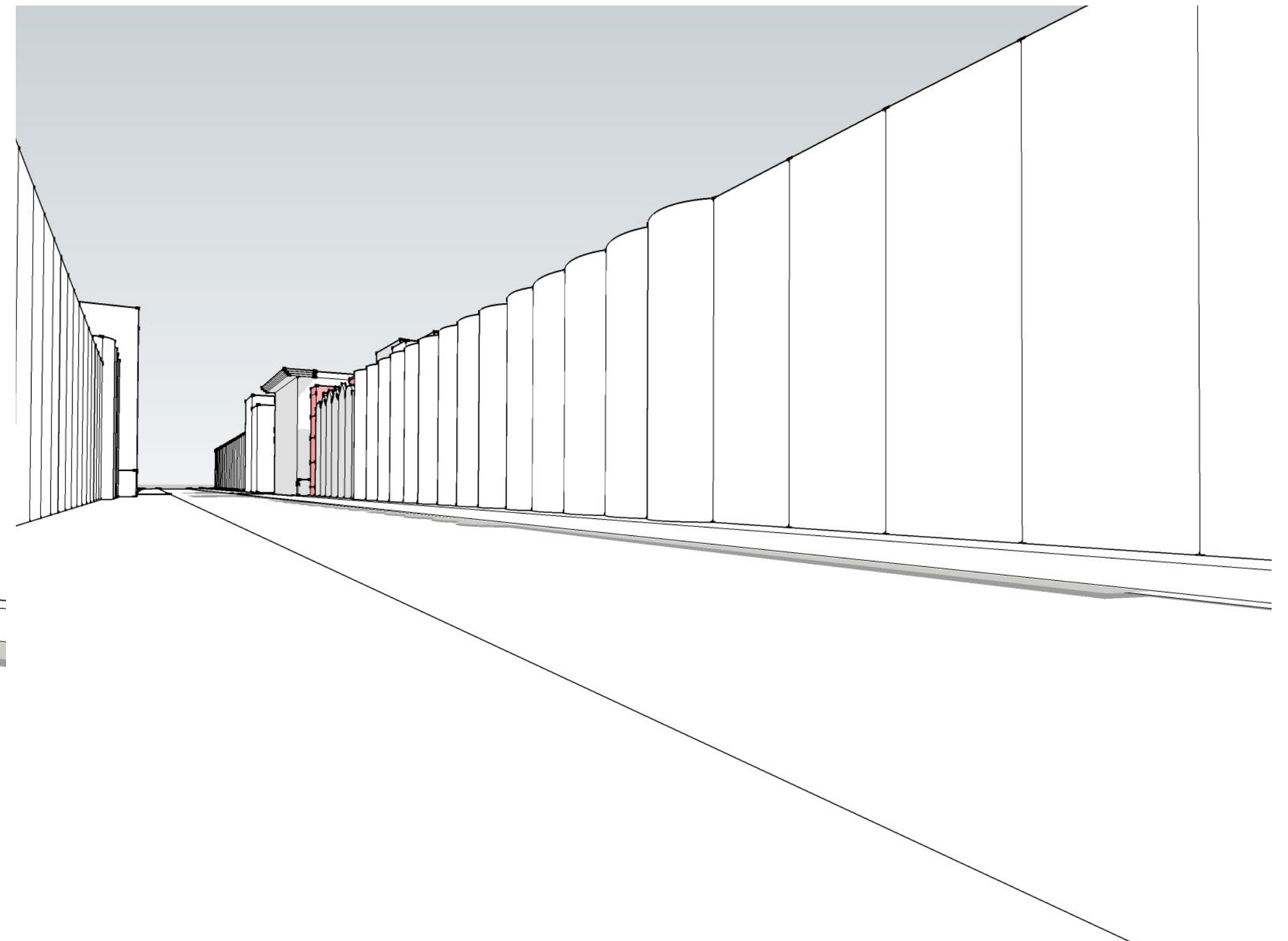
VIEW 7 • 88TH ST LOOKING SOUTH



VIEW 8 • 88TH ST LOOKING SOUTHEAST



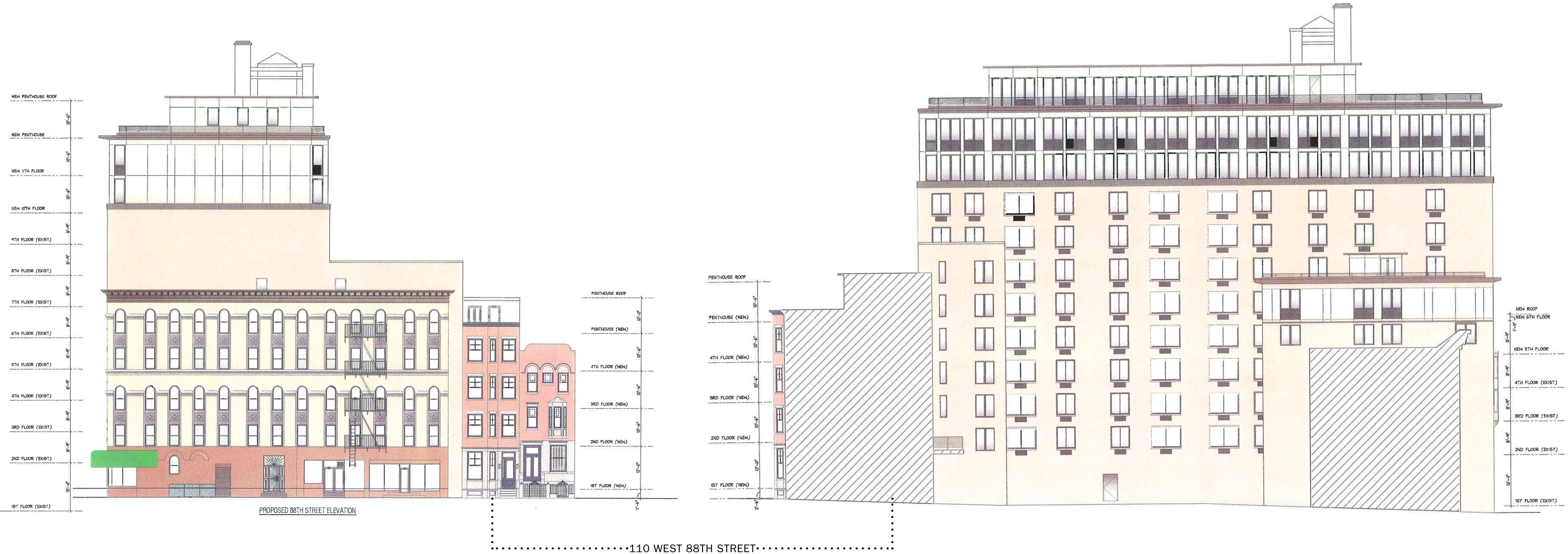
VIEW 9 • 88TH ST LOOKING SOUTHEAST



VIEW 10 • 88TH ST LOOKING SOUTHEAST

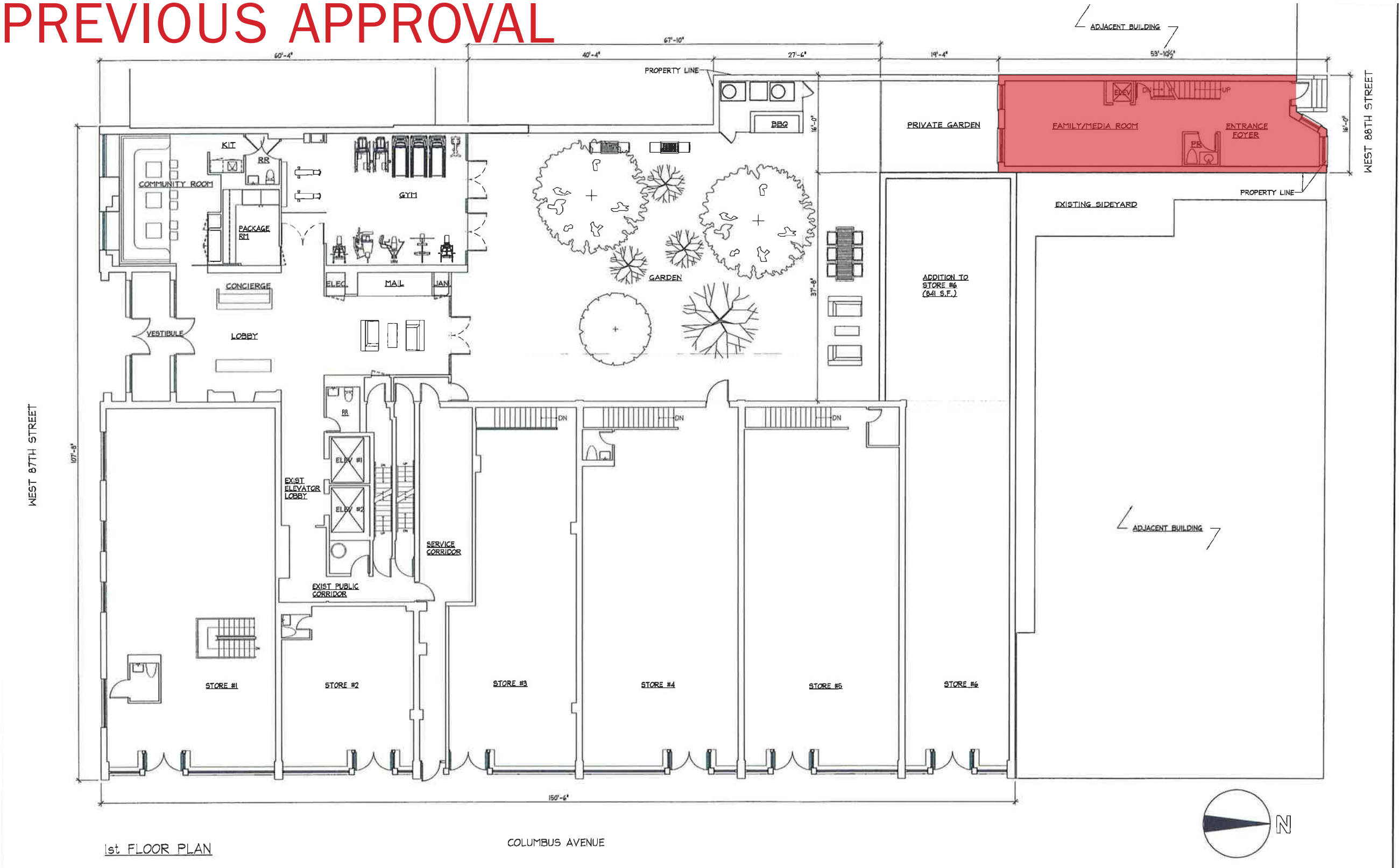


PREVIOUS APPROVAL

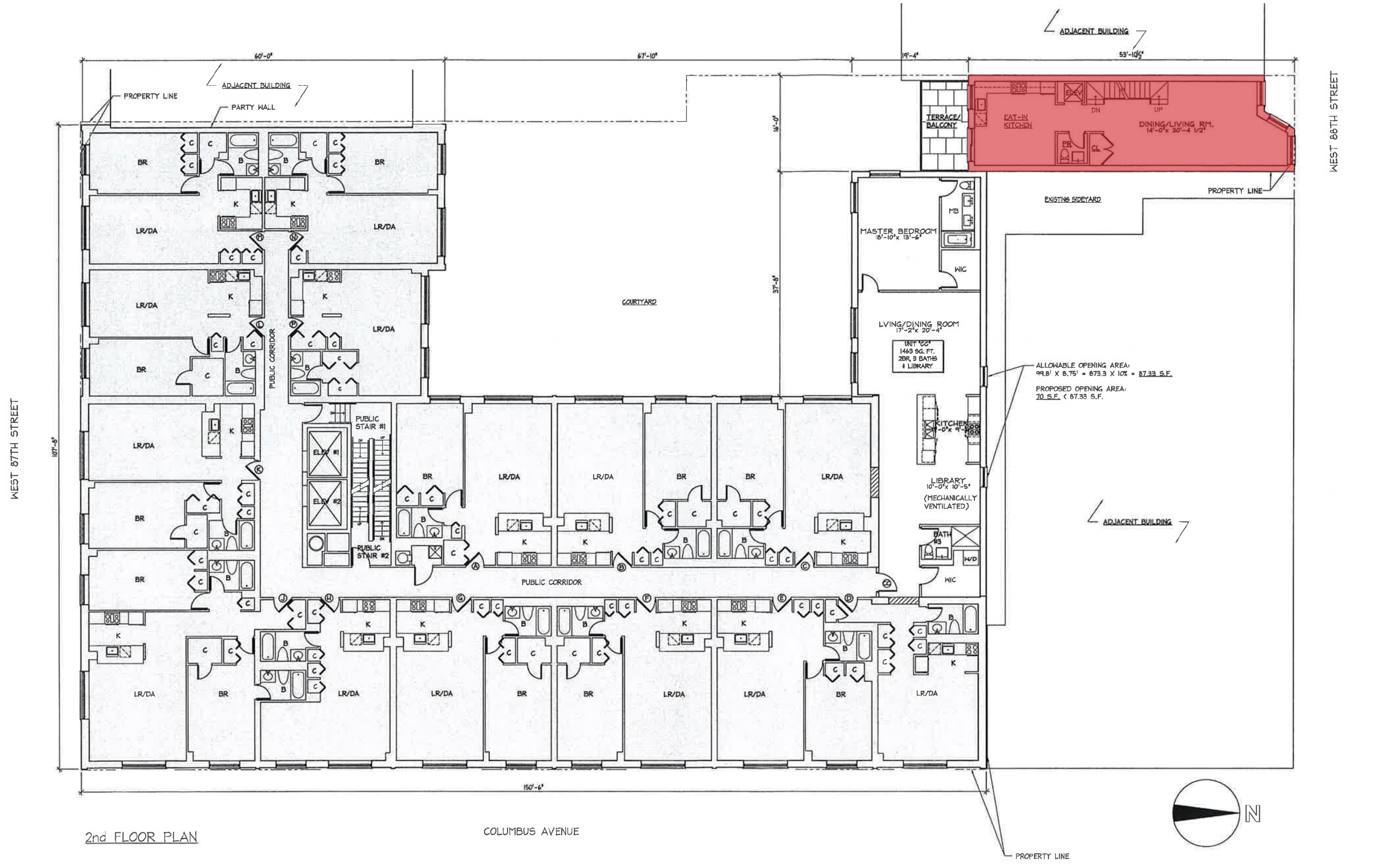




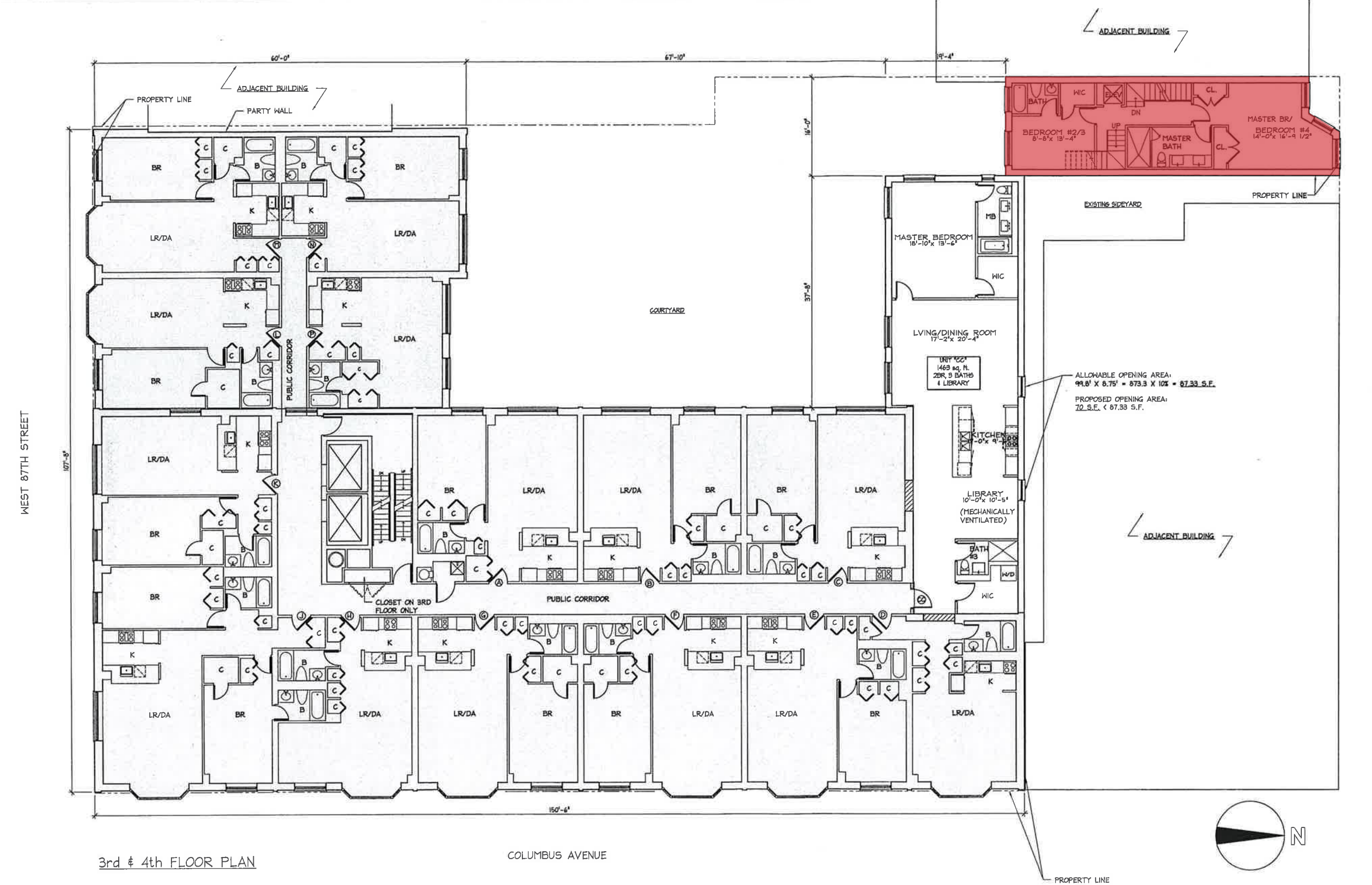
PREVIOUS APPROVAL



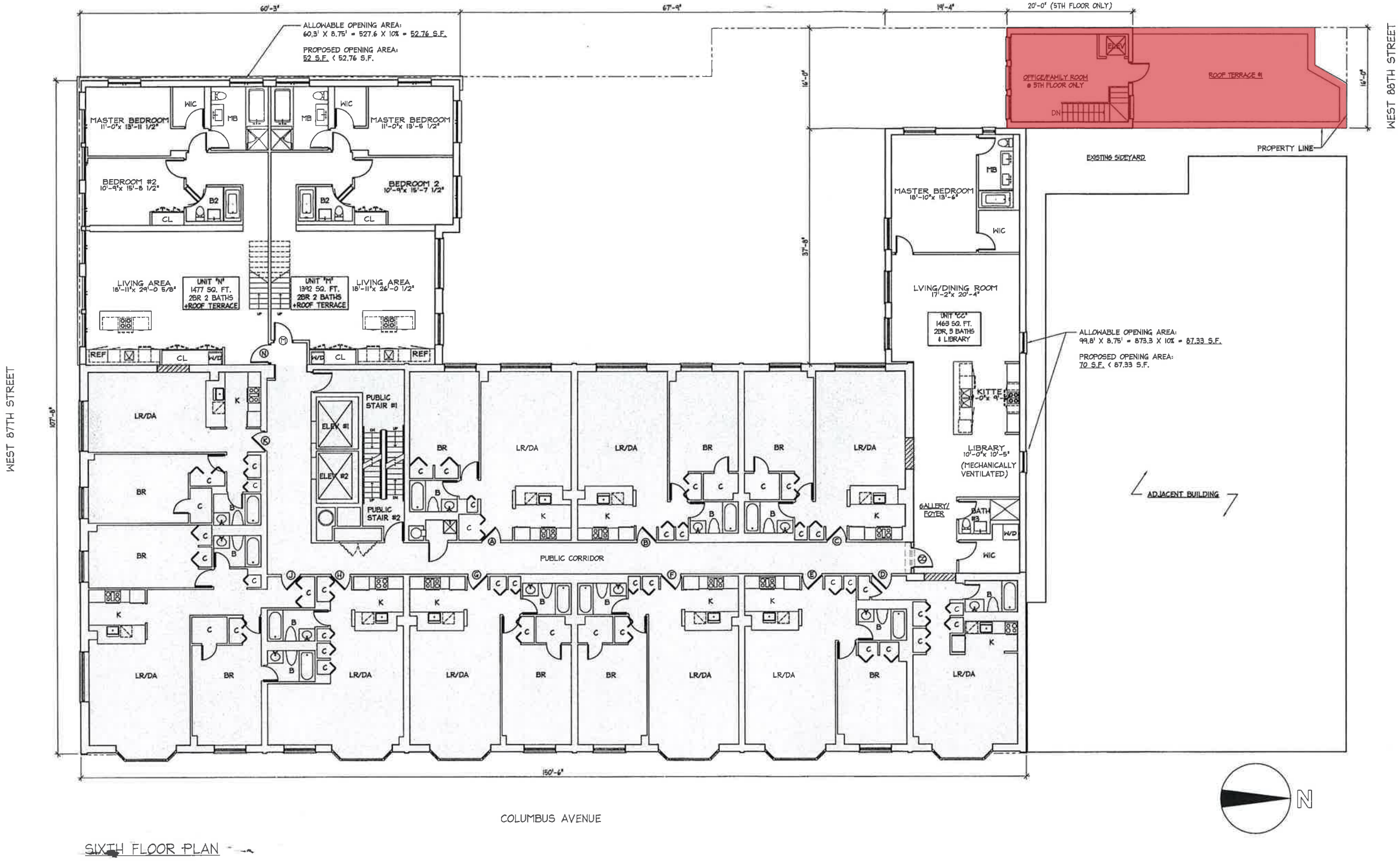
PREVIOUS LPC APPROVED 1ST FLOOR PLAN BY CMA



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



PREVIOUS APPROVAL



COLUMBUS AVENUE



88TH STREET





6 WEST 87TH STREET (TYPICAL)



102 WEST 87TH STREET (TYPICAL)

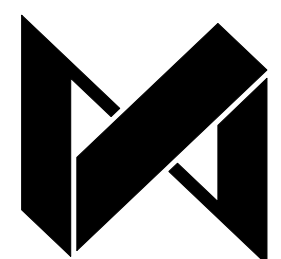


142 WEST 87TH STREET (TYPICAL)



107 WEST 85TH STREET (ATYPICAL)

## 110W88|TOWNHOUSE · MID-BLOCK TO CORNER LOT TRANSITION



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56 WEST 88TH STREET

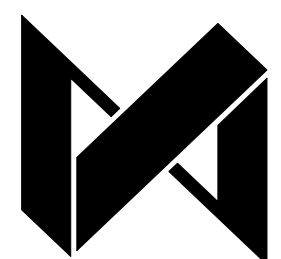


155 WEST 88TH STREET



175 WEST 88TH STREET

110W88|TOWNHOUSE · SINGLE MATERIAL FACADES



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30





120 WEST 88TH STREET



112 WEST 88TH STREET

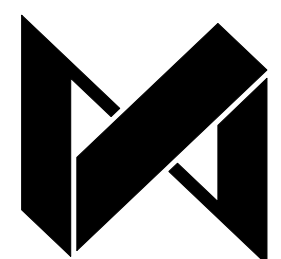


118 WEST 88TH STREET



52 WEST 88TH STREET

## 110W88|TOWNHOUSE · NEIGHBORHOOD BAY WINDOWS



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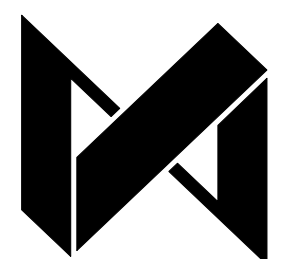
112 - 124 WEST 88TH STREET



139 WEST 87TH STREET



162 WEST 88TH STREET



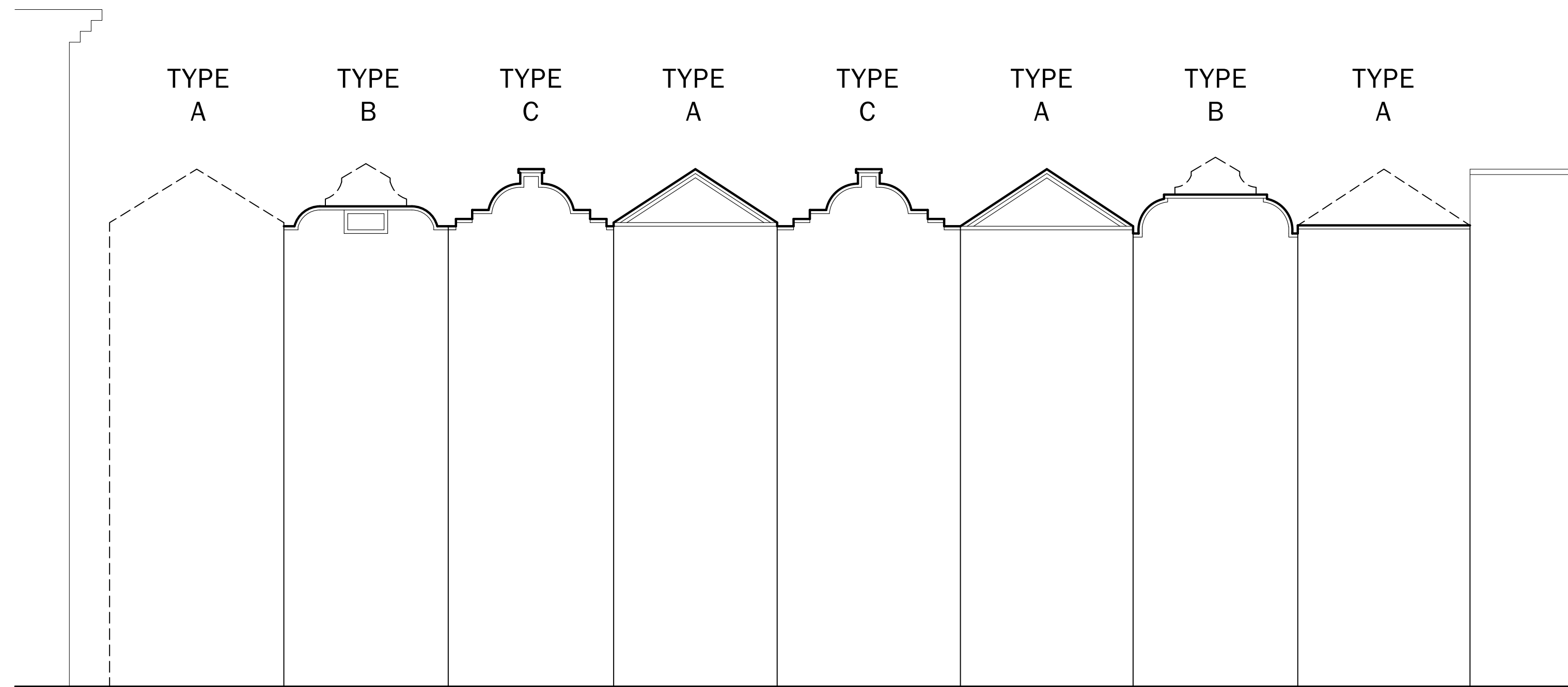
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110W88|TOWNHOUSE · NEIGHBORHOOD STOOPS

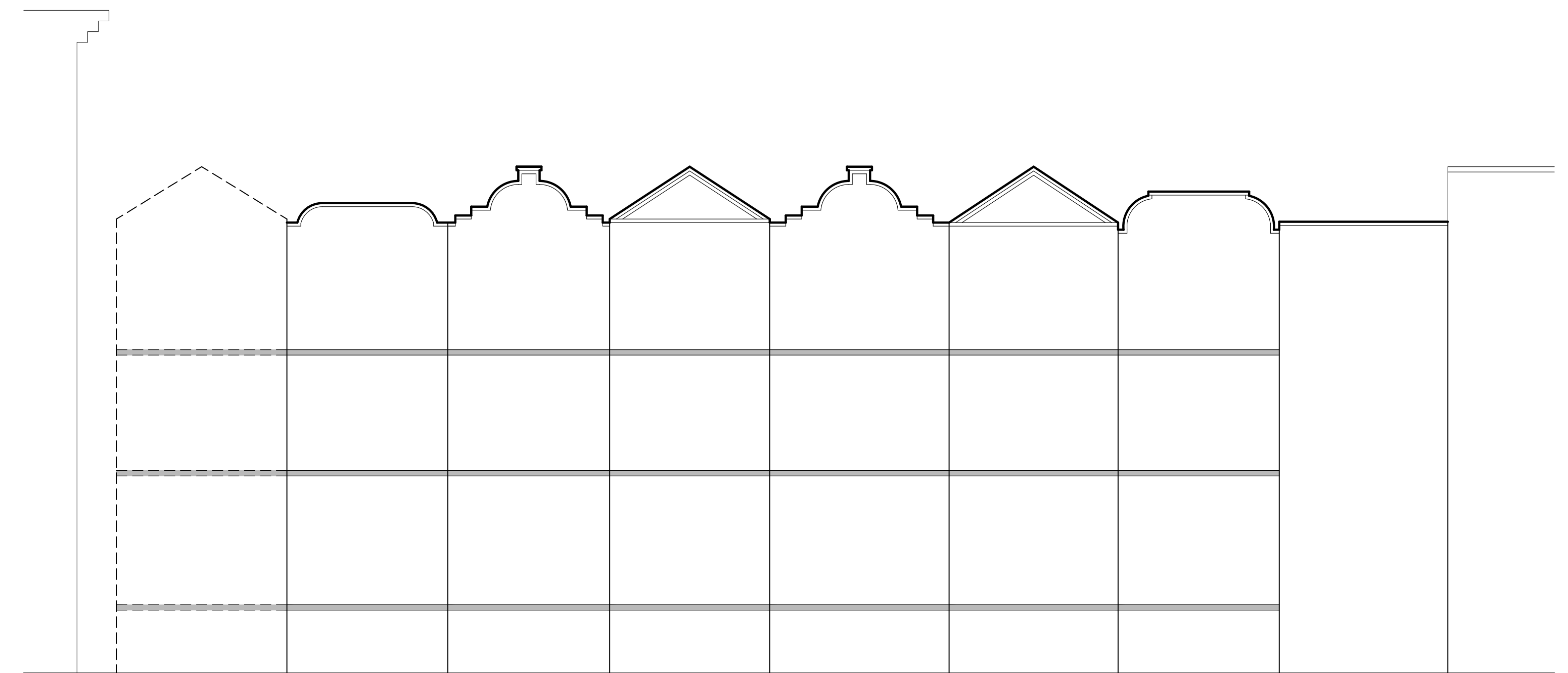
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DATE: FEBRUARY 09, 2021

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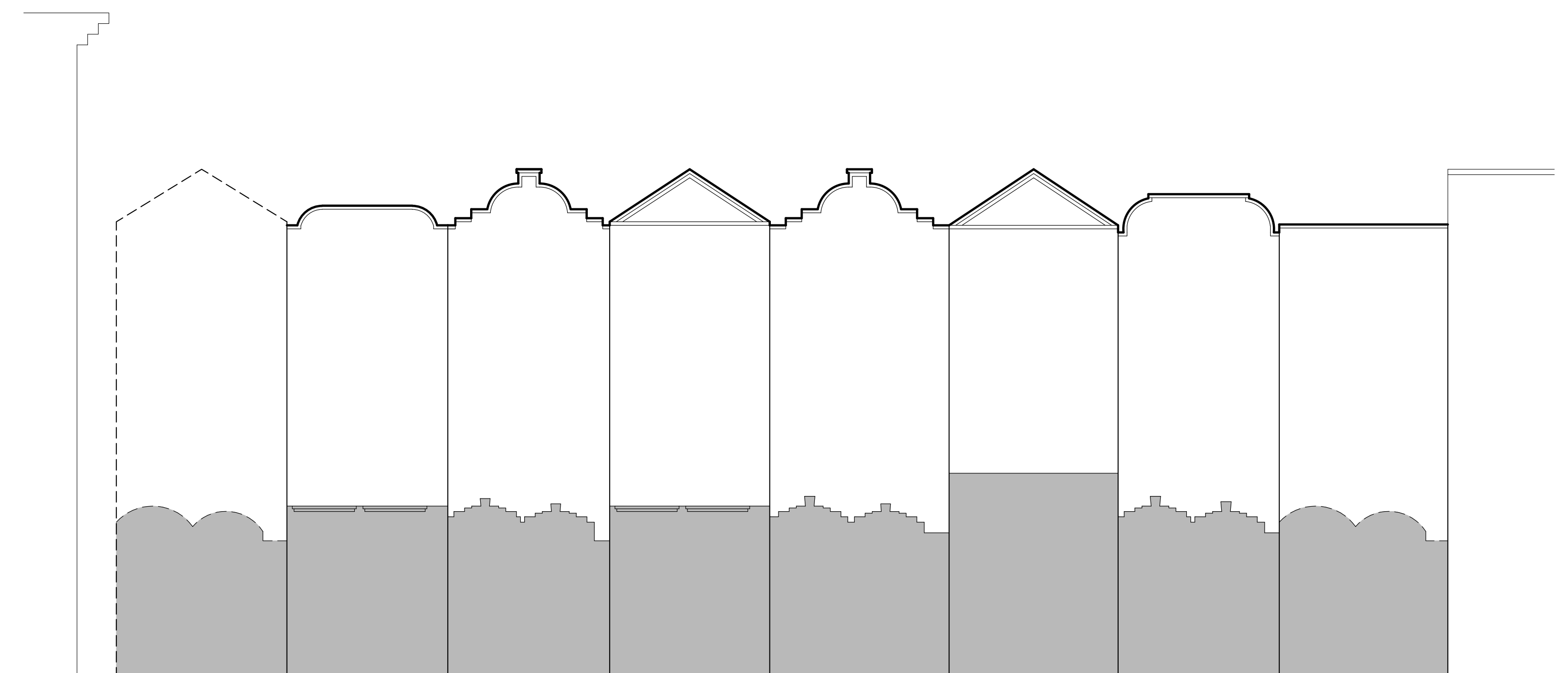
TOWNHOUSE TYPES



BELT COURSING



PEDIMENT/CAP EXPRESSIONS

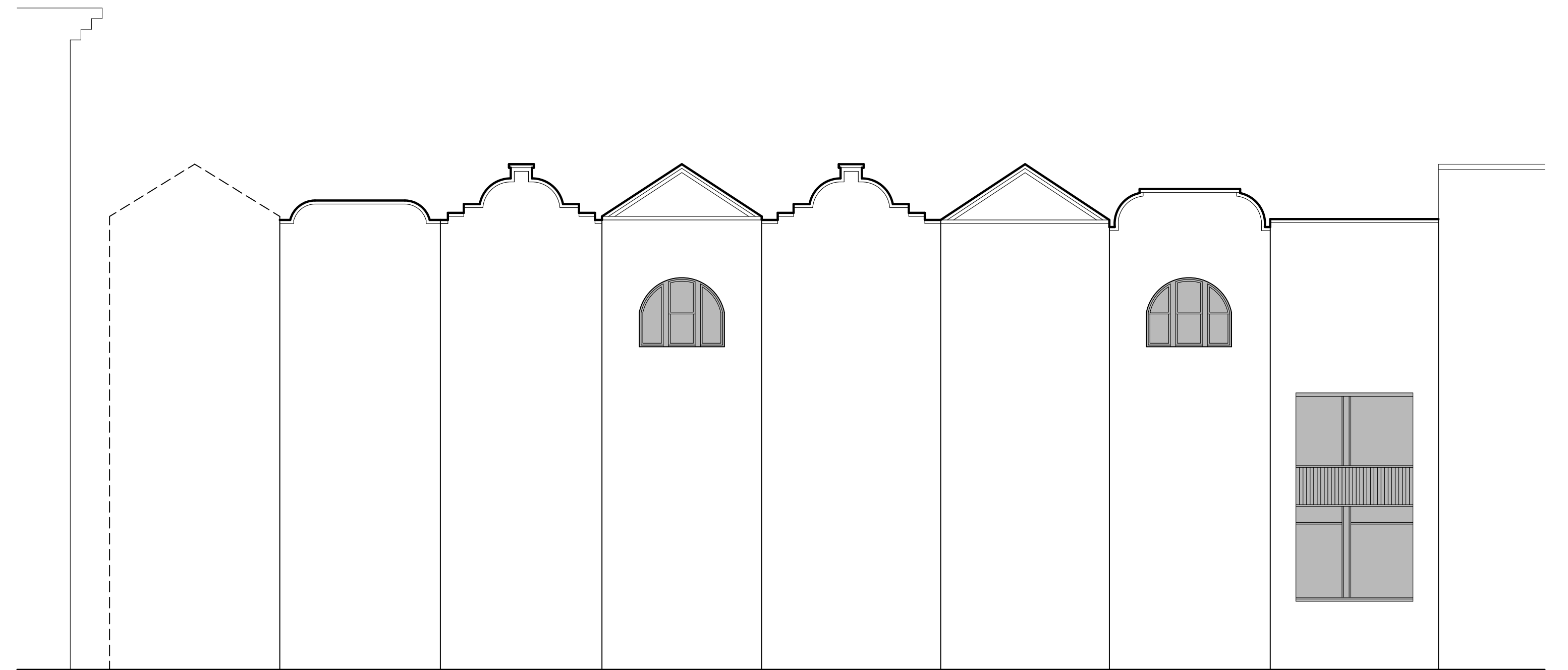


RUSTICATED BASE

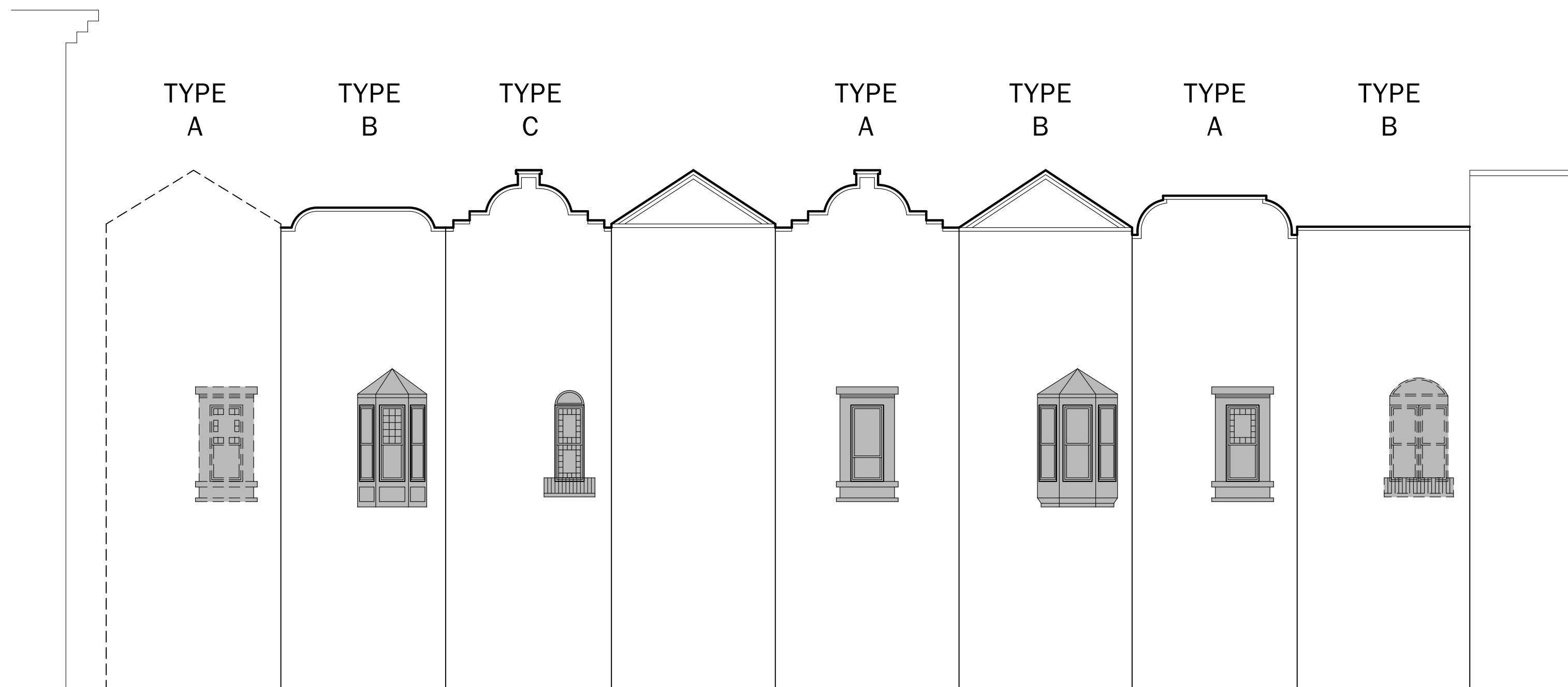




1 OVER 1 DOUBLE HUNG WINDOWS



GROUPED WINDOWS



BAY WINDOWS



MULTI-LIGHT WINDOWS



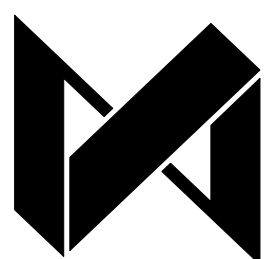


KEY:

LIGHT COLORED LIMESTONE BUILDINGS    \* PAINTED

BROWNSTONE/BRICK BUILDINGS   

DISTRICT BOUNDARY   



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 New York, NY 10001  
 T 212 874 0567  
 www.dxastudio.com

# 110W88|TOWNHOUSE · NEIGHBORHOOD FACADE MATERIALS MAP

SCALE: AS NOTED  
 CLIENT: 101W87 OWNER LLC  
 PROJECT NUMBER: 12.30  
 DATE: FEBRUARY 09, 2021





116 WEST 88TH STREET



136 WEST 88TH STREET



151 WEST 88TH STREET



41 WEST 89TH STREET

110W88|TOWNHOUSE · LIGHT COLORED FACADE BUILDINGS





FULL BLOCK GREEN SPACE

110W88|TOWNHOUSE · IMMEDIATE CONTEXT LANDSCAPE



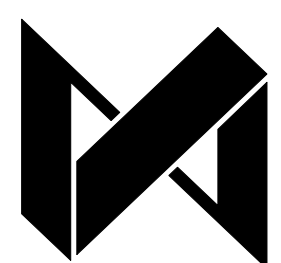


VIEW FROM 8TH FLOOR OF 101 WEST 87 STREET REAR COURTYARD



REAR VIEW OF 112 + 114 WEST 88TH STREET

## 110W88|TOWNHOUSE · IMMEDIATE CONTEXT LANDSCAPE PHOTOGRAPHY

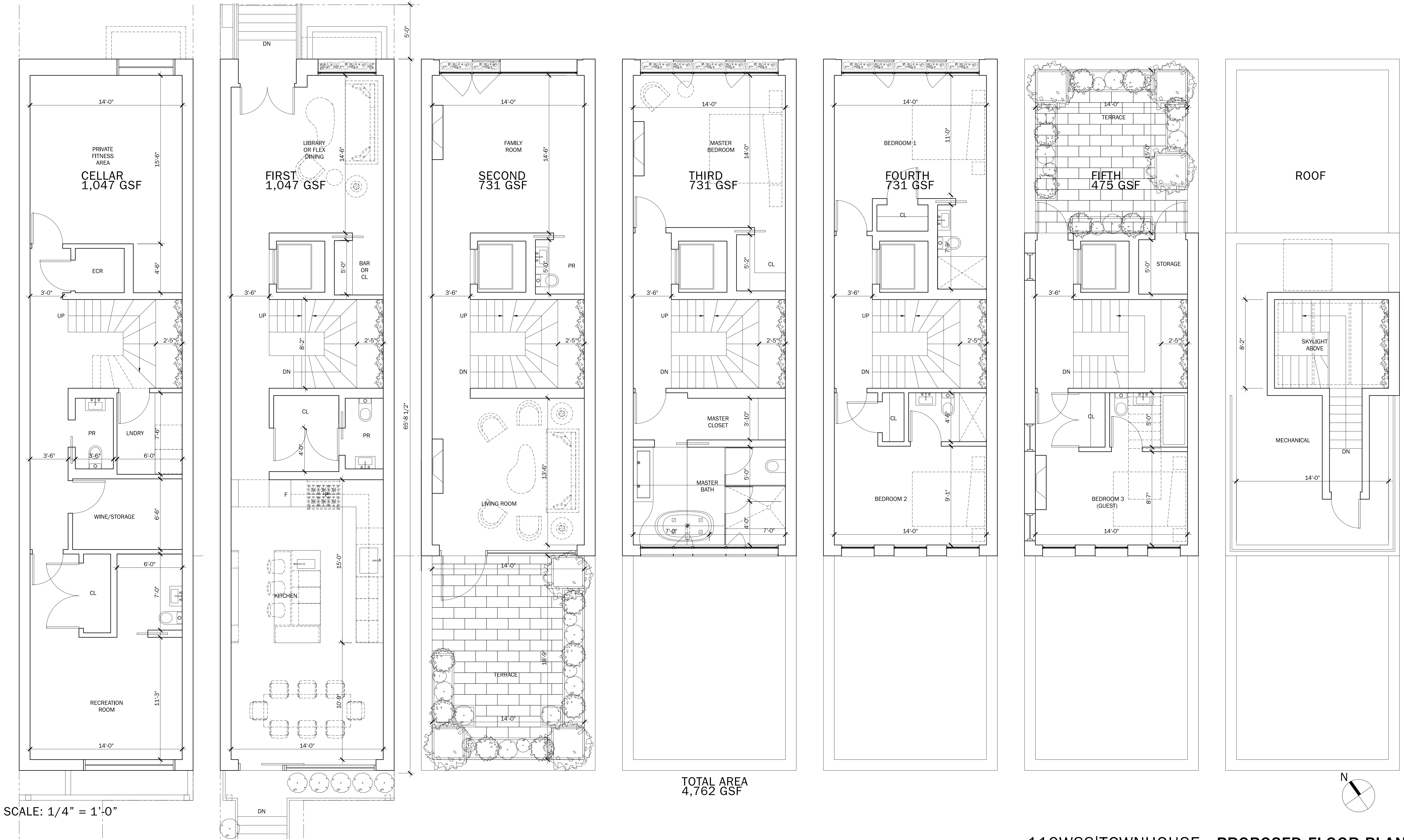


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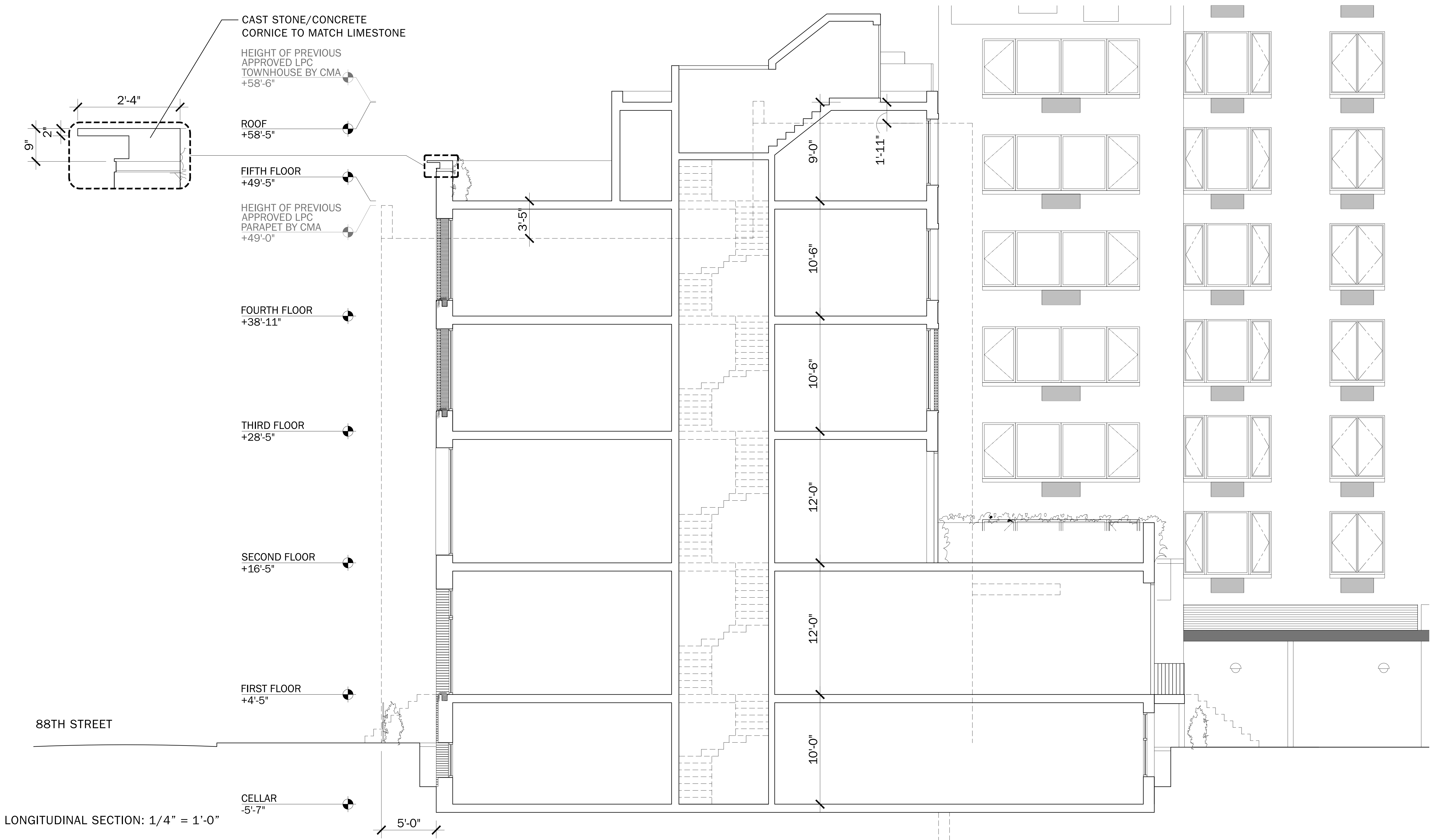
SCALE: AS NOTED  
CLIENT: 101W87 OWNER LLC  
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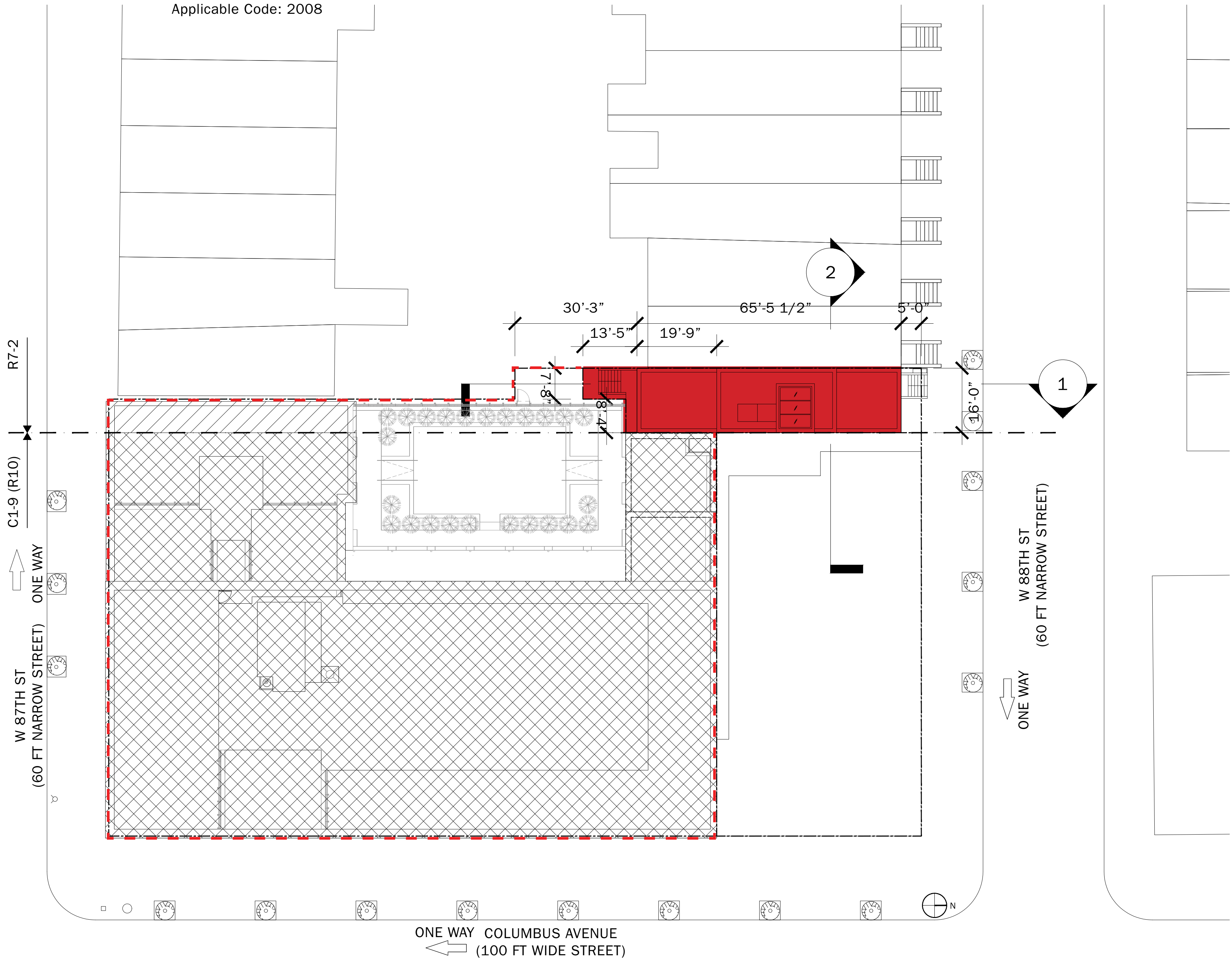
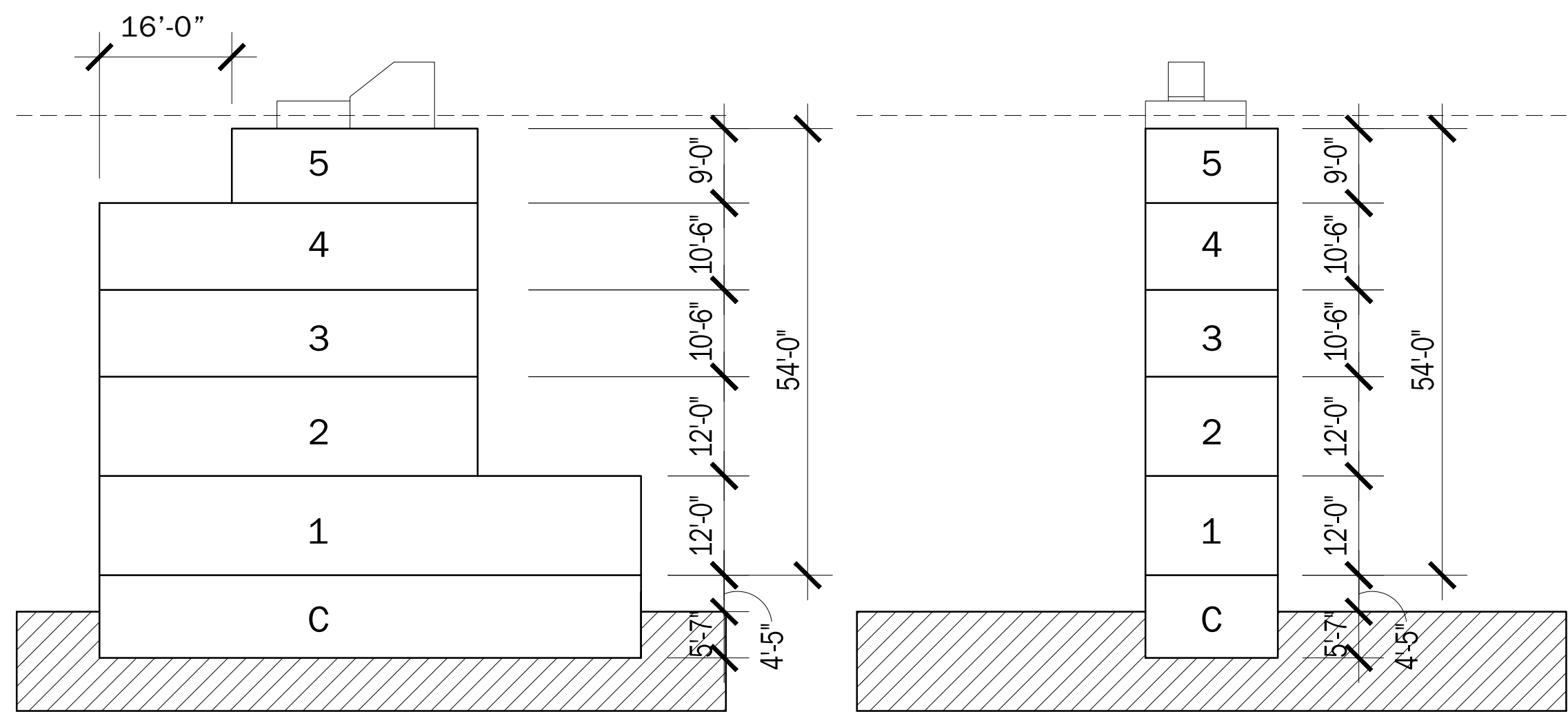
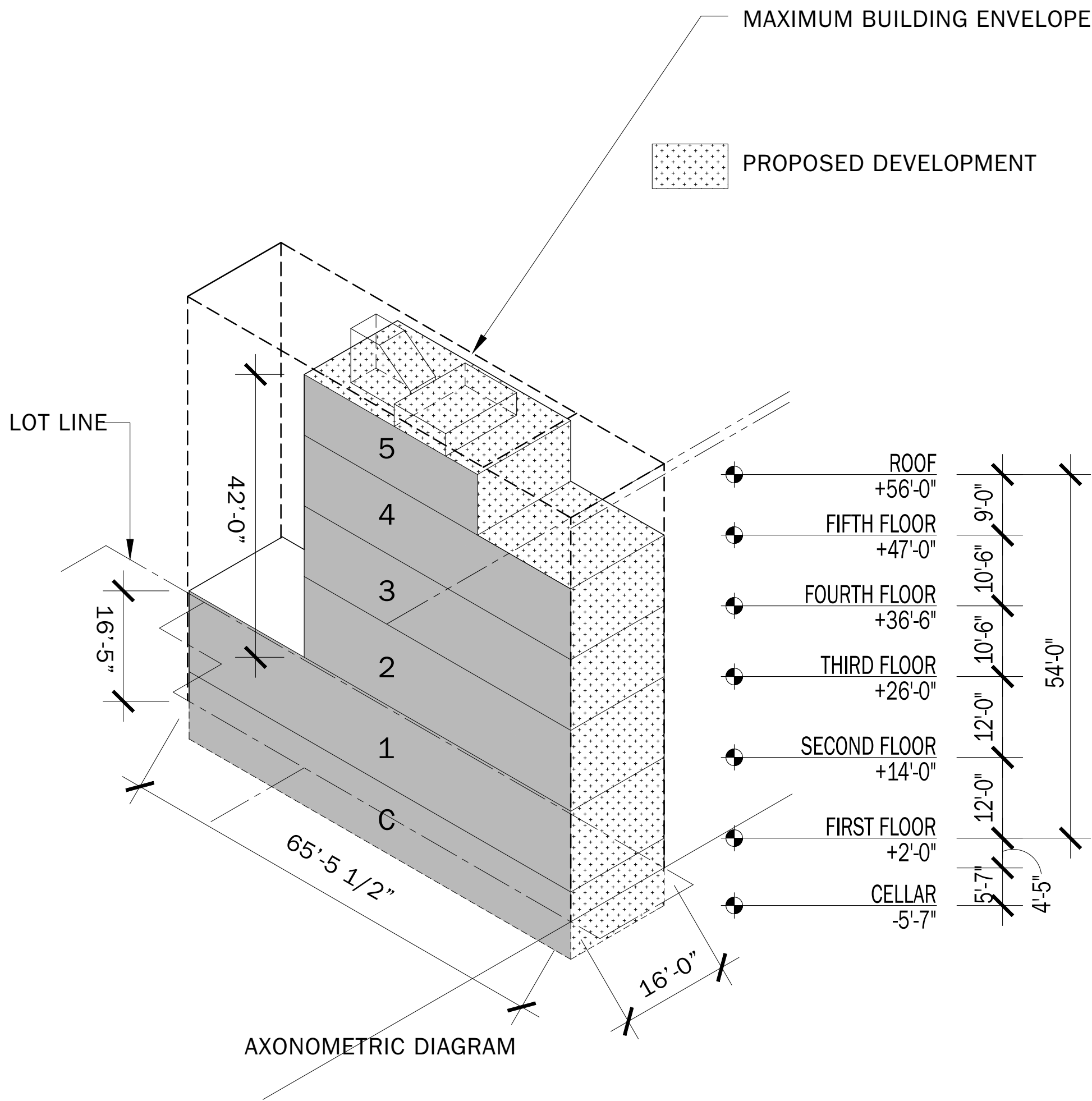


LONGITUDINAL SECTION: 1/4" = 1'-0"



ZONING ANALYSIS: 110 W 88th Street  
LOT(S) INFORMATION

Name: 110 W 88th Street  
Location: Zoning Lot at Interior of West 88th street , Corner of West 87th and Columbus Street  
Block: 1218  
Lot: 129, 29  
Lot Type: Interior, Corner  
Zoning Map: 5D  
Zoning District: C1-9; R7-2  
Applicable Code: 2008





The current proposal is:

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

**110 West 88<sup>th</sup> 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**