

November 14, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-24-03323

10 West 17th Street – Ladies' Mile Historic District
Borough of Manhattan

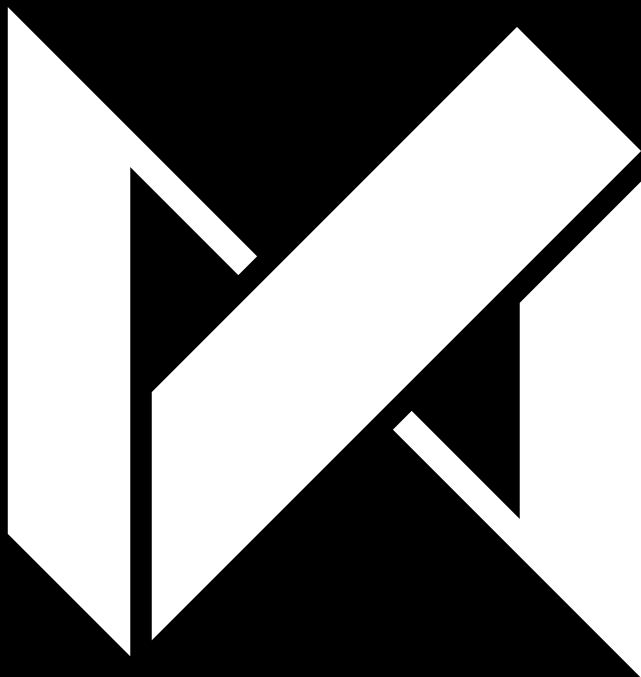
To testify virtually, please join Zoom

Webinar ID: 856 9969 3634

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By Phone: 1 646-558-8656 US (New
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CONTENTS

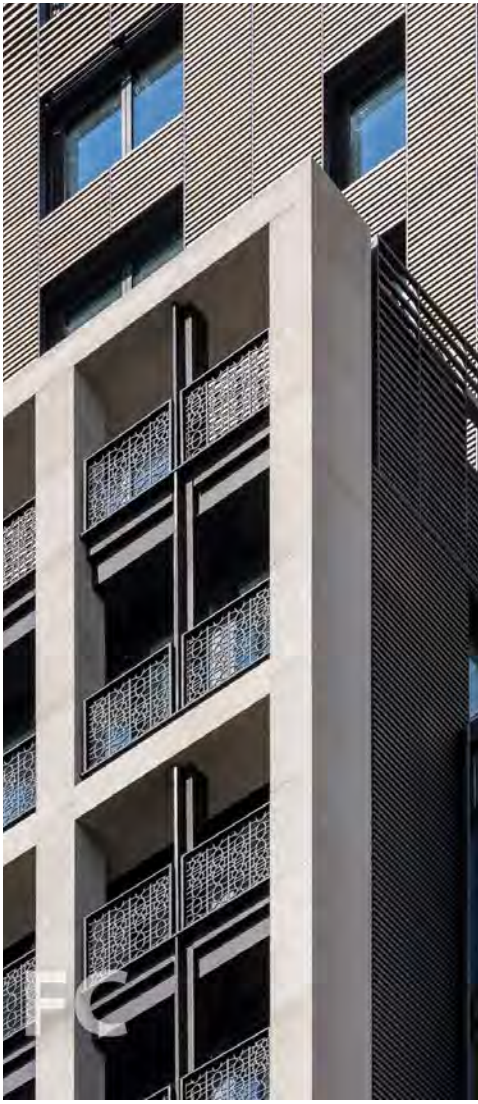
- I. LADIES MILE HISTORY AND CONTEXT**
- II. FACADE DESIGN**
- III. APPENDIX**

LADIES MILE HISTORY AND CONTEXT





39-41 WEST 23RD STREET



39-41 WEST 23RD STREET
- ENLARGED



35-37 WEST 23RD STREET BEFORE WORK



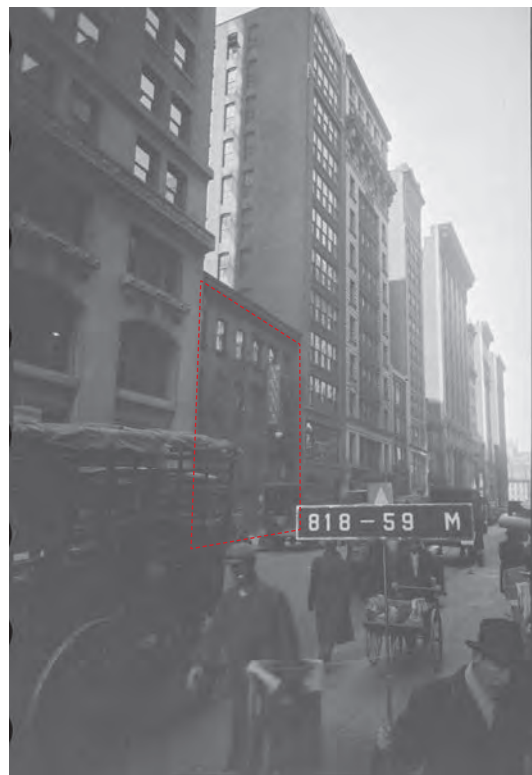
35-37 WEST 23RD STREET AFTER WORK

10 WEST 17 — LADIES MILE HISTORIC DISTRICT - ANBAU PREVIOUSLY APPROVED PROJECTS

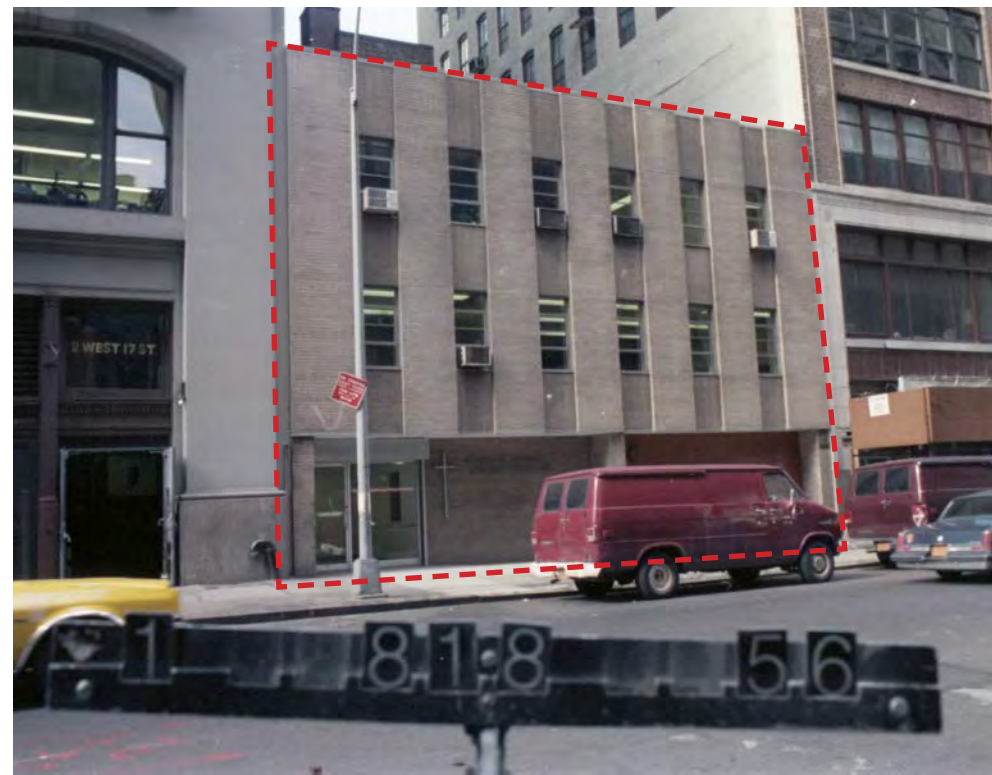


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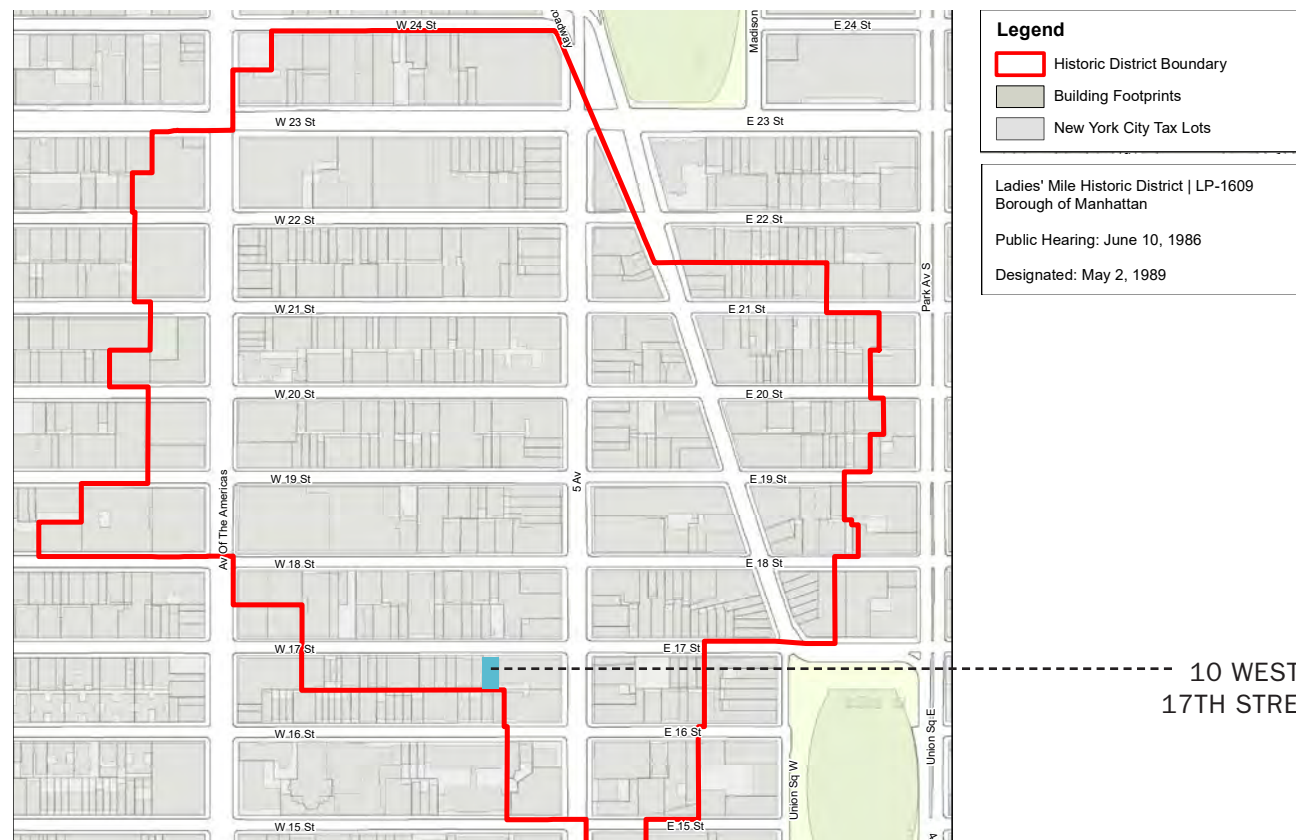
1940 TAX PHOTOS: 8-10 W17



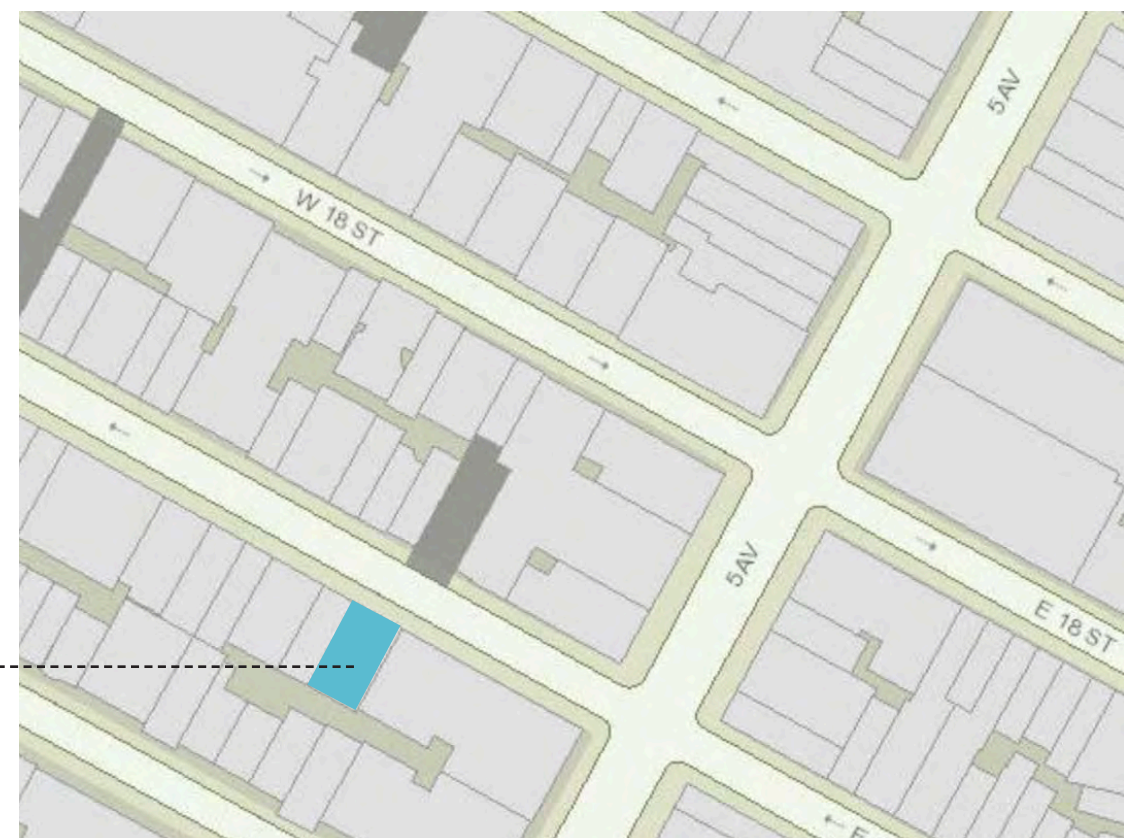
1985 TAX PHOTOS: 10 WEST 17TH STREET



EXISTING CONDITION



LADIES' MILE HISTORIC DISTRICT



SITE MAP

10 WEST 17 — LADIES MILE HISTORIC DISTRICT + SITE PLAN + SITE HISTORY



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LPC APPROVAL 2016 - BEYER BLINDER BELLE



10 WEST 17 · PREVIOUS APPROVED PROPOSAL



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16 WEST 18TH ST/ 21 WEST 17TH ST
MORRIS ADJMI W/ LI SALTZMAN,
LPC APPROVED 2015



122 5TH AVE (21 W 17TH ST)
STUDIOS,
LPC APPROVED 2020



38 WEST 18TH STREET
MORRIS ADJMI,
LPC APPROVED 2008



41 WEST 17TH ST,
MORRIS ADJMI,
LPC APPROVED 2008

10 WEST 17 — LADIES MILE HISTORIC DISTRICT - LPC PREVIOUSLY APPROVED PROJECTS



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10 WEST 17 — WEST 17TH STREET WALL ELEVATION

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FIFTH AVENUE, LOOKING SOUTH



EAST 21ST STREET, LOOKING EAST



WEST 18TH STREET, LOOKING EAST



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10 WEST 17 — LADIES MILE HISTORIC DISTRICT CONTEXT

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901 BROADWAY



620 6th AVENUE



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10 WEST 17 — LADIES MILE HISTORIC AVENUE CONTEXT

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15 WEST 18TH STREET



49 WEST 23RD STREET



38 EAST 19TH STREET



2 WEST 20TH STREET

10 WEST 17 — LADIES MILE CONTEXT - CROWNS



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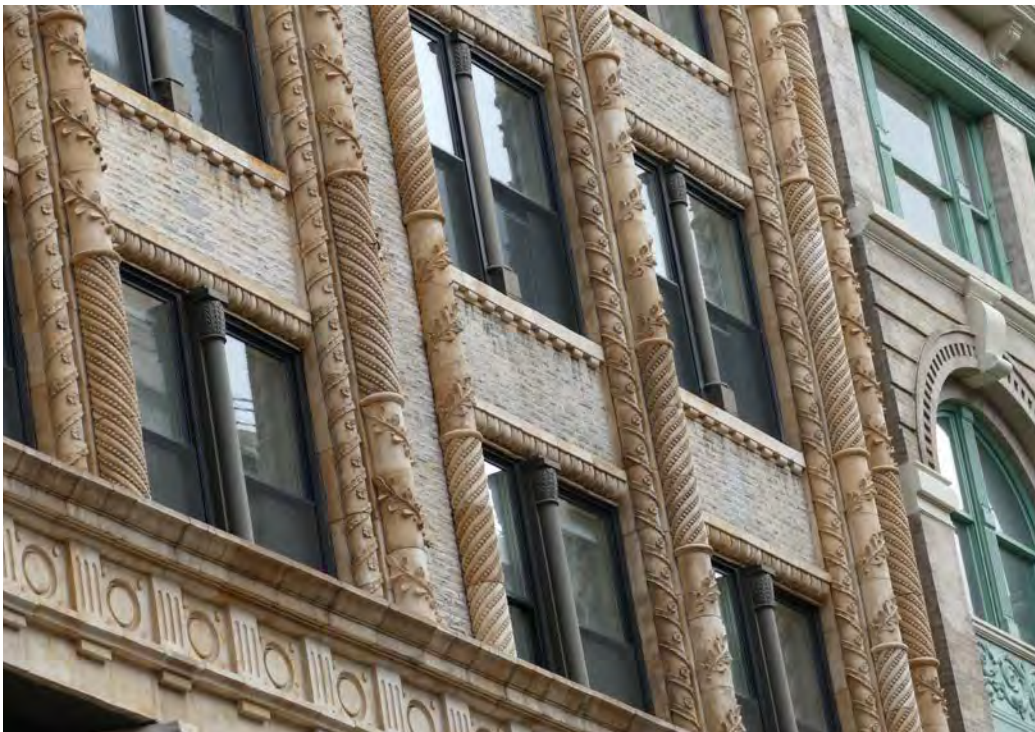
91 FIFTH AVENUE



915 BROADWAY



11 EAST 17TH STREET



9 EAST 16TH STREET



30 EAST 20TH STREET



37 WEST 17TH STREET

10 WEST 17 — LADIES MILE CONTEXT - CAST ORNAMENTATION



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1903, LIBRARY OF CONGRESS

10 WEST 17 — LADIES MILE HISTORIC CONTEXT

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SIXTH AVENUE AND 18TH STREET.
1900, MUSEUM OF THE CITY OF NEW YORK



WOMEN IN DRESS ON BROADWAY.
1910, UNKNOWN SOURCE



“WINDOW SHOPPING” BY EVERETT SHINN, 1903



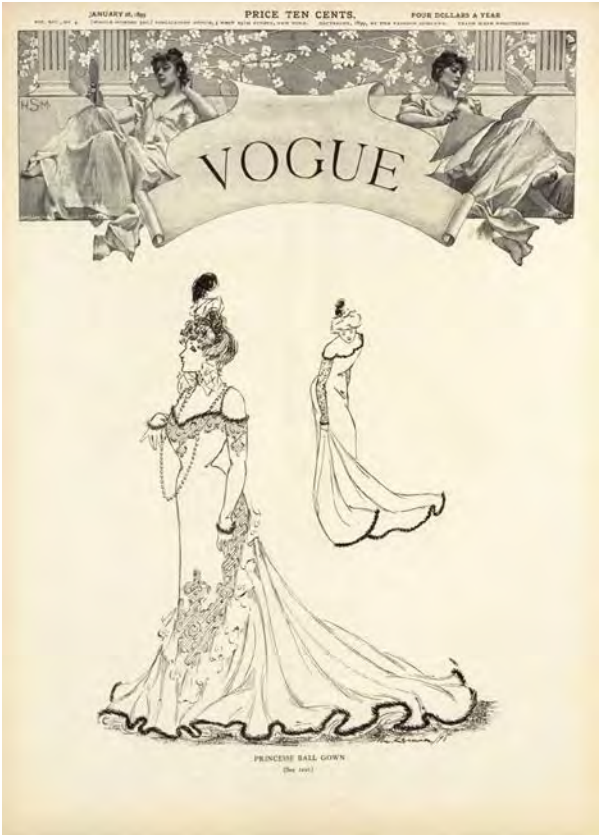
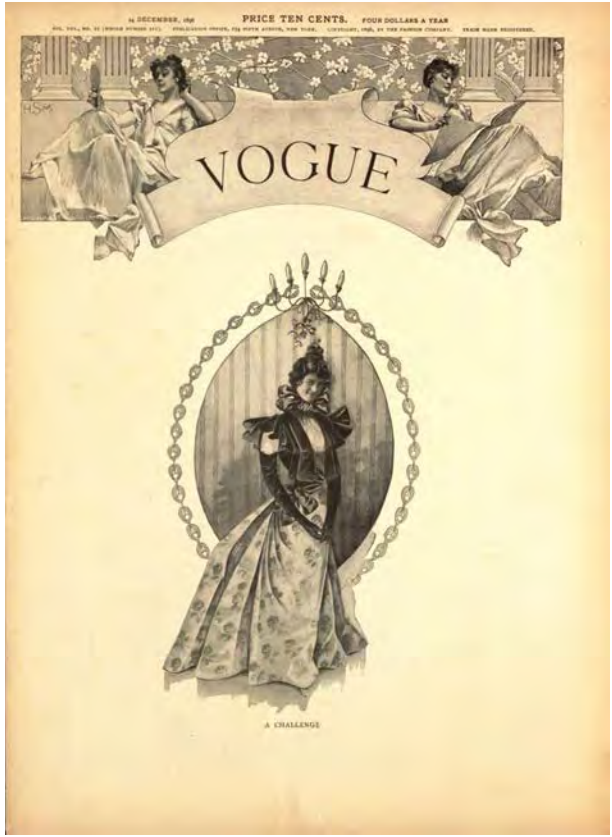
“A STREET SCREEN IN” BY HENRY HUTT, 1901-03

10 WEST 17 — LADIES MILE HISTORIC CONTEXT

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FACADE DESIGN



SACQUE
BEDROOM ATTIRE FOR
MORNING PREPARATION



WRAPPER
MORNING HOUSEHOLD
CHORES AND
BREAKFASTING



HOUSE DRESS
LATE MORNING
GUEST RECEPTION



VISITING TOILETTE
AFTERNOON DRESS FOR PAYING
CALLS ON FRIENDS



RECEPTION DRESS
DAYTIME SOCIAL EVENTS



EVENING DRESS
DINNER PARTIES AND
FORMAL EVENTS

10 WEST 17 — EDWARDIAN ERA/GILDED AGE DRESS & VOGUE MAGAZINE COVERS



ALBERT JOSEPH MOORE
CANARIES



A PRIVATE VIEW AT THE ROYAL ACADEMY, WILLIAM POWELL FRITH



OSCAR WILDE



A TEA GOWN



BRUNO TAUT, BAUEN: DER NEUE WOHNBAU, (LEIPZIG, 1927)

- THE EVOLUTION OF WOMEN'S CLOTHING RETURNS IN THE 1920S TO THE SIMPLICITY OF THE EGYPTIANS AND GREEKS

10 WEST 17 — GILDED AGE FABRIC EXPRESSIONS

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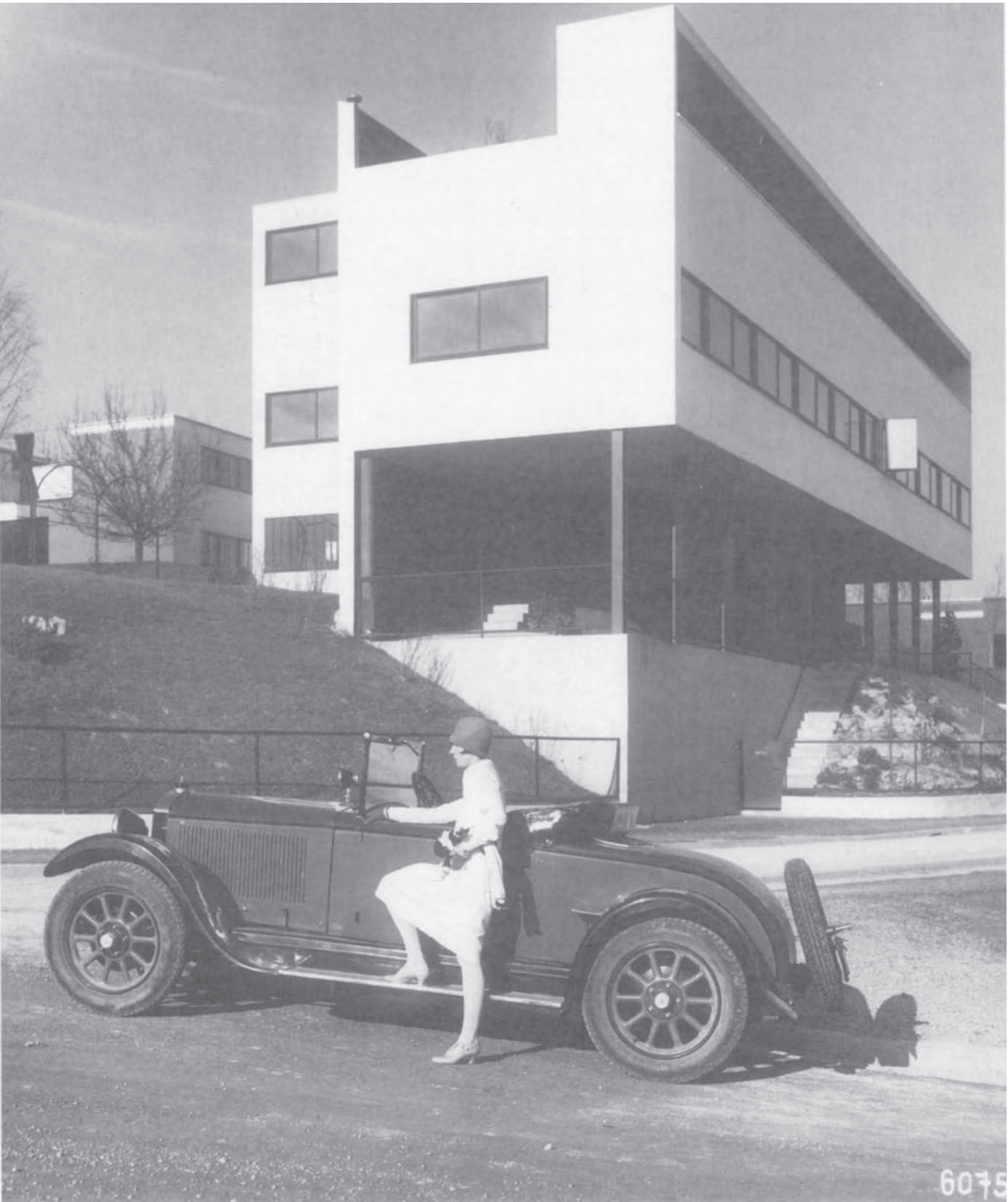
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ADOLF LOOS, PHOTO & ORNAMENT AND CRIME 1908



CATHERINE WRIGHT, DRESS BY FRANK LLOYD WRIGHT



DOUBLE HOUSE IN WEISSENHOF SIEDLUNG, LE CORBUSIER



MIES VAN DER ROHE, CROWN PLAZA



FASHION OF THE BAUHAUS SCHOOL, ANTWERP, GERMANY

10 WEST 17 — FASHION & ARCHITECTURE, PRECURSOR TO MODERNISM



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CHRISTO AND JEANNE-CLAUDE - L'ARC DE TRIOMPHE



THE VESTAL VIRGIN TUCCIA, 1743, ANTONIO CORRADINI



MARK WEST CAST FABRICS, UQAM CENTER



10 WEST 17 — FACADE - VISUALIZATION - CROWN



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10 WEST 17 — FACADE - VISUALIZATION - BASE

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10 WEST 17 — FACADE - VISUALIZATION - BASE

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10 WEST 17 — FACADE DESIGN - VISUALIZATION - STREET ELEVATION



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3 WEST 18TH STREET



6 WEST 18TH STREET



42 WEST 17TH STREET



18 WEST 21ST STREET

10 WEST 17 — FACADE DESIGN - STUDY OF LADIES MILE FACADE ARRANGEMENTS



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10 WEST 17 — FACADE - VISUALIZATION - STREET ELEVATION & CLOSE UP OF SEAMS BETWEEN PANELS



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1- CONCRETE COLOR:
ASHEN TAN 996 - BENJAMIN MOORE

2. PANEL PROTOTYPES (X2)
COLOR AS PER ITEM #1

3. BRICK
COLOR - BIRCH
WIRE CUT

4. METAL FOR BASE & WINDOW FRAMES
BRONZE COLOR FINISH

5. WOOD FOR ENTRY DOOR
- AMERICAN WALNUT

6. FRITTED GLASS FOR RAILINGS @FRONT
- PULP STUDIO MICRODOT PLI 1015F9

7. CORRUGATED PERFORATED METAL FOR
MECHANICAL SCREEN
- GREY

Ashen Tan (996)
Paint - Benjamin Moore
HEX #C9BEAF
RGB(201, 190, 175)
colorxs.com

10 WEST 17 — FACADE DESIGN - FACADE MATERIAL PALETTE AND FACADE PANEL PROTOTYPE



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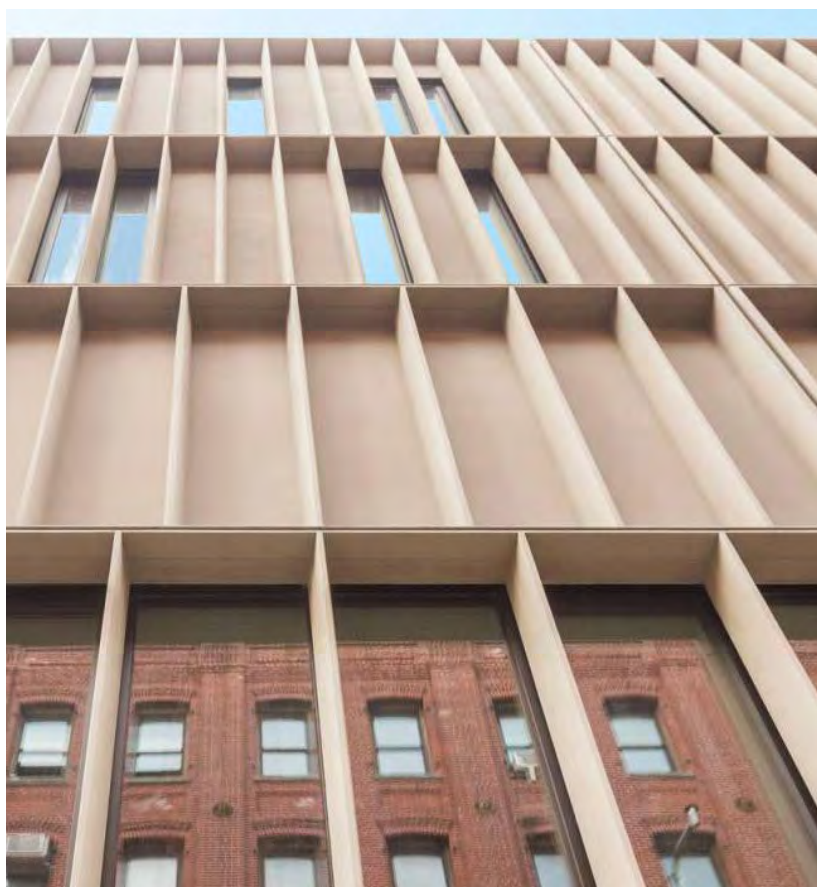
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10 WEST 17 — FACADE DESIGN - FACADE SCALE MODEL PHOTOS

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10 WEST 17 — FACADE DESIGN - UHPC/ DUCTAL PRECEDENT PROJECTS - 16 EAST 16TH STREET - BSK & DUMBO TOWNHOUSES 55 PEARL STREET - ALLOY



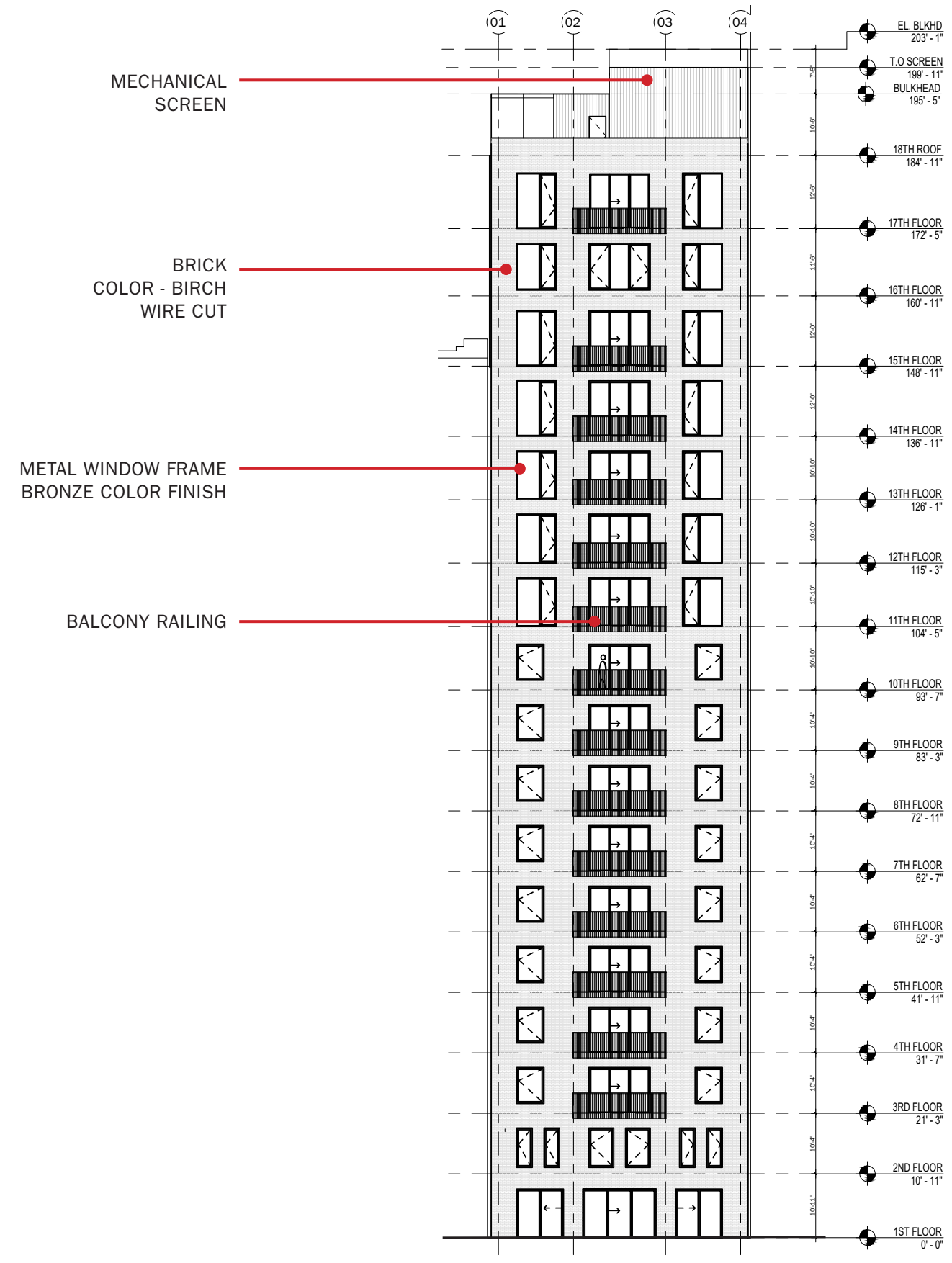
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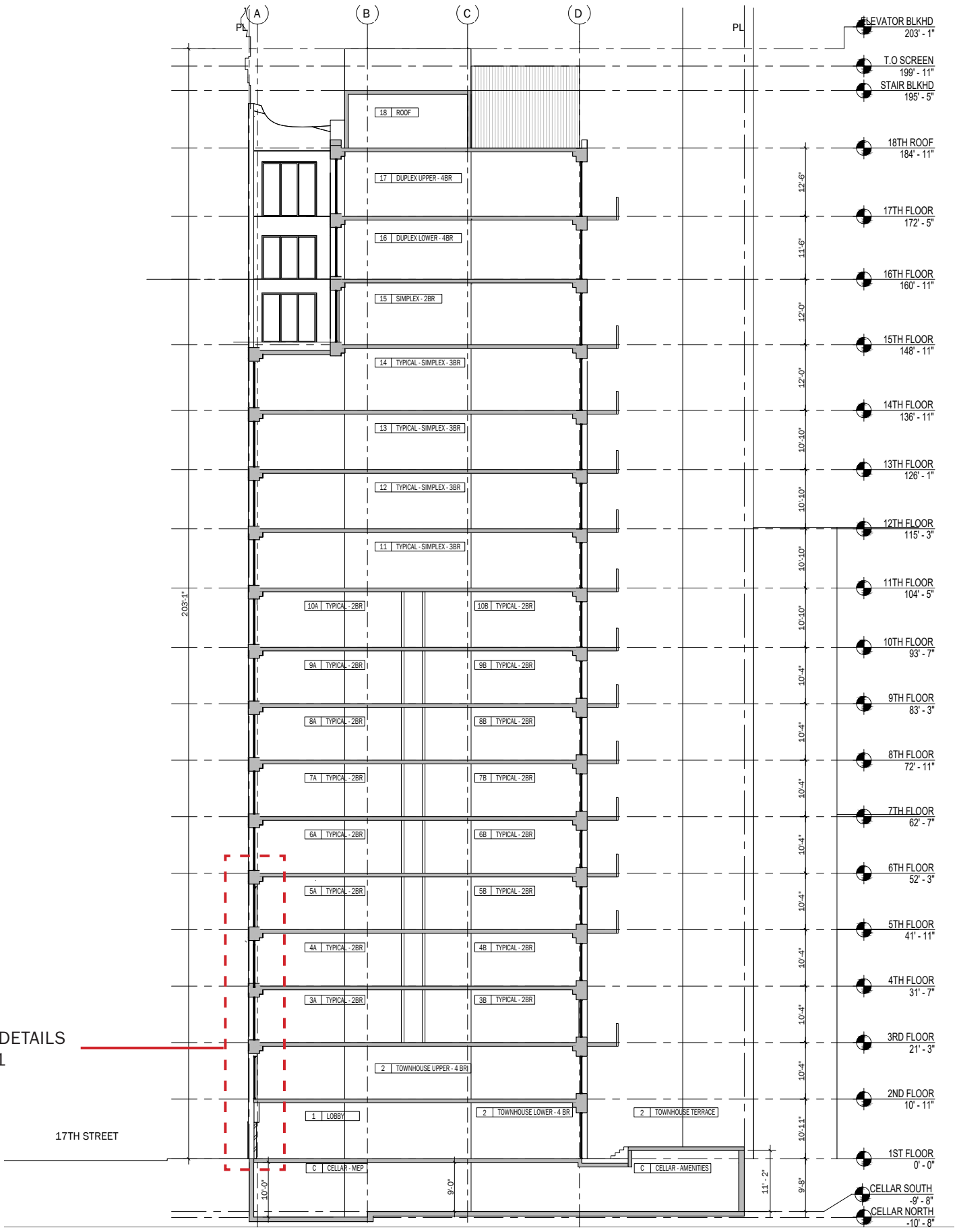
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WALL SECTION DETAILS
SEE P. 31

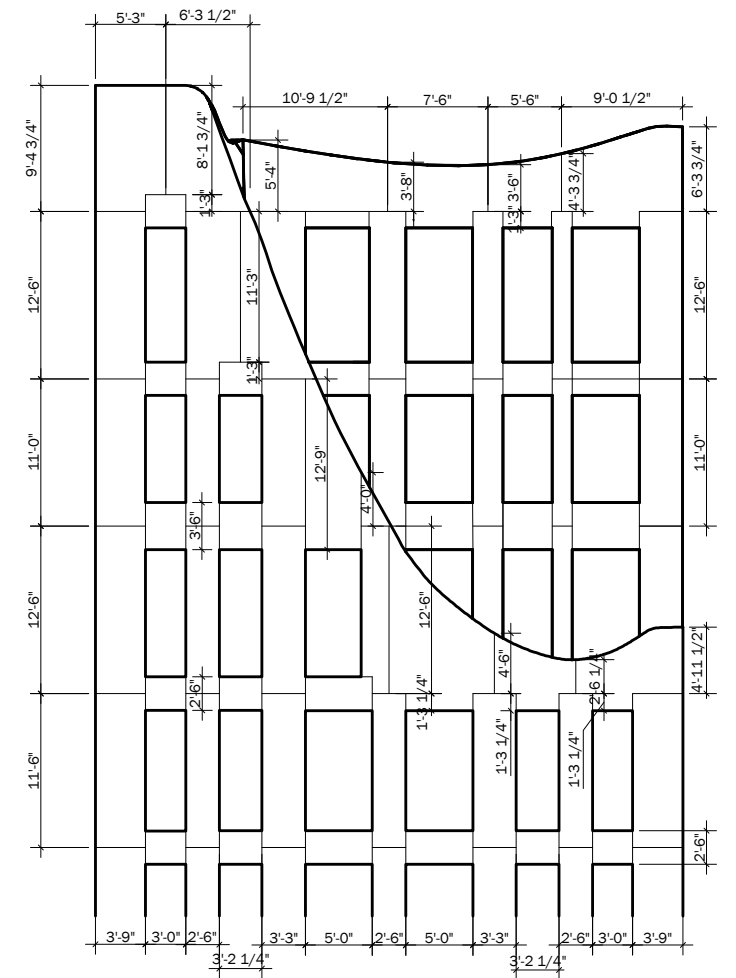
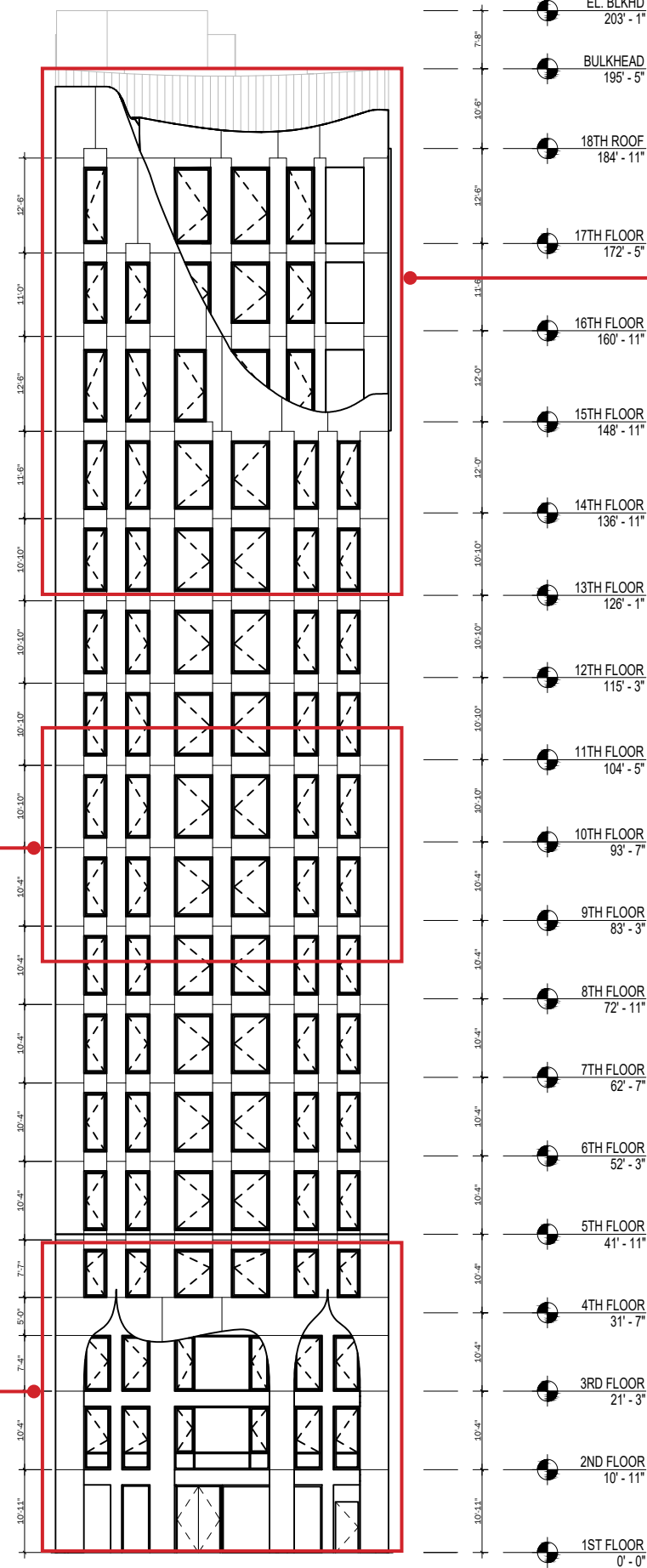
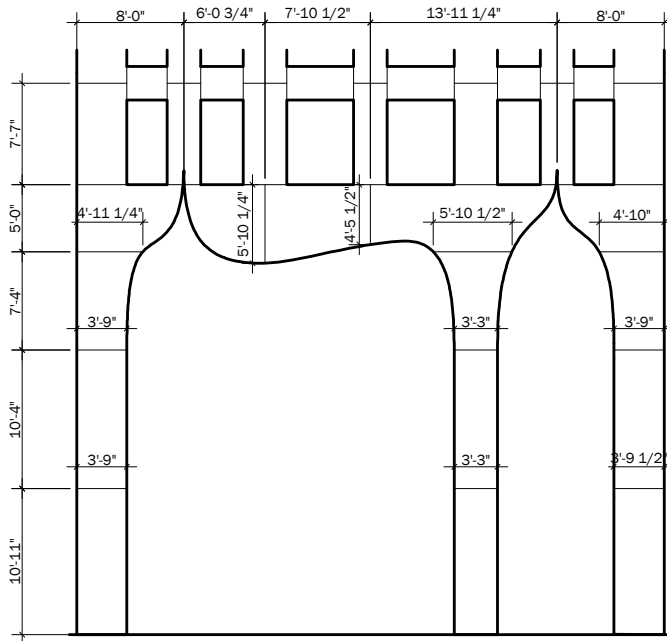
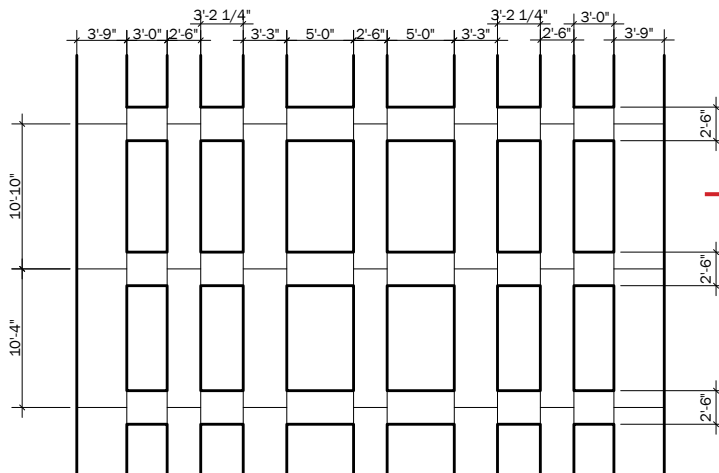


10 WEST 17 — FACADE DESIGN - REAR ELEVATION AND SECTION



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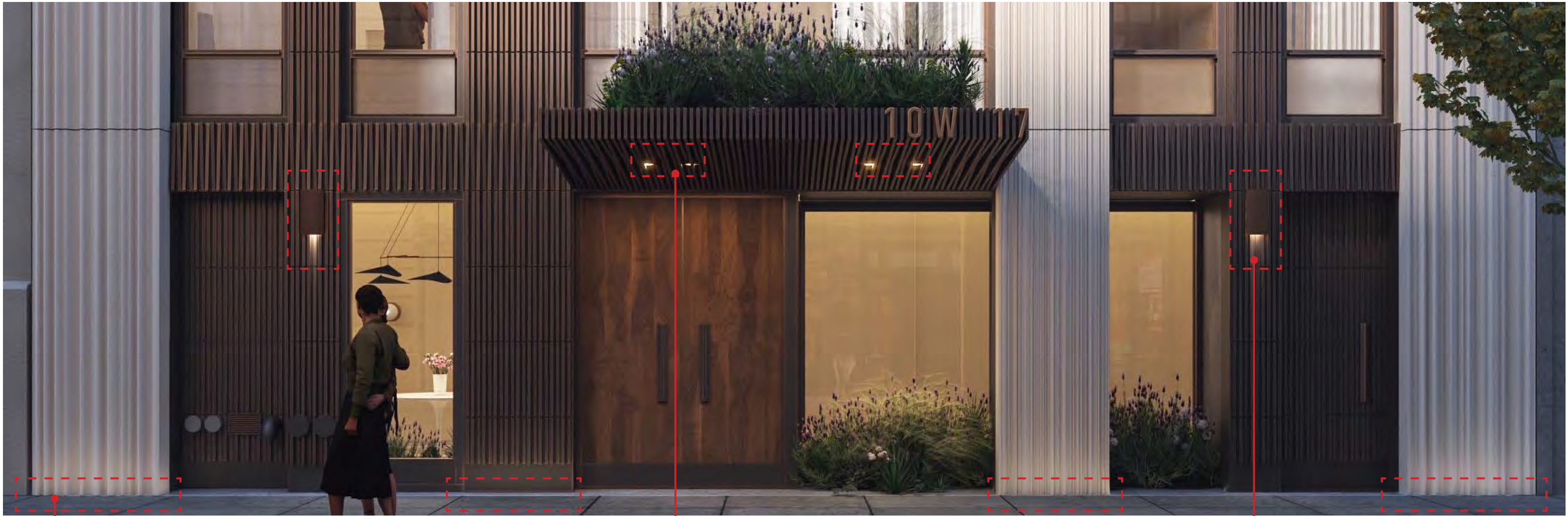
10 WEST 17 — FACADE DESIGN - UHPC PANEL LINES

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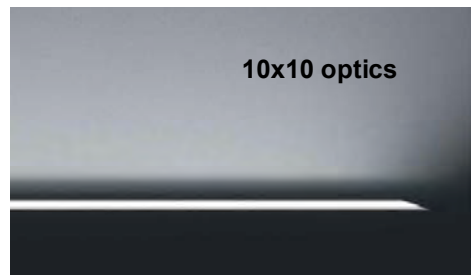
30



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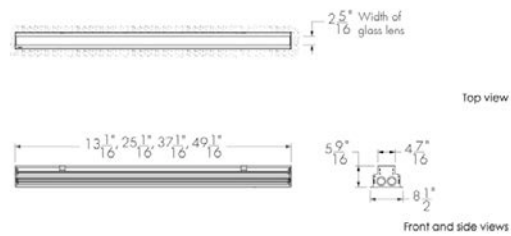
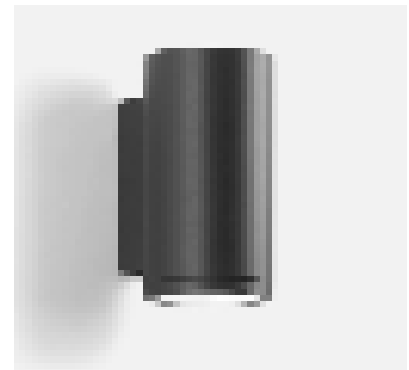
XUG-1 X4
LINEAR UPLIGHT
GRAZER IN PAVEMENT



XRD-1 X4
RECESSED DOWN-
LIGHTS UNDER
CANOPY



XBD-1 X2
WALL MOUNTED
SCONCE. (COLOR TO
MATCH FACADE)



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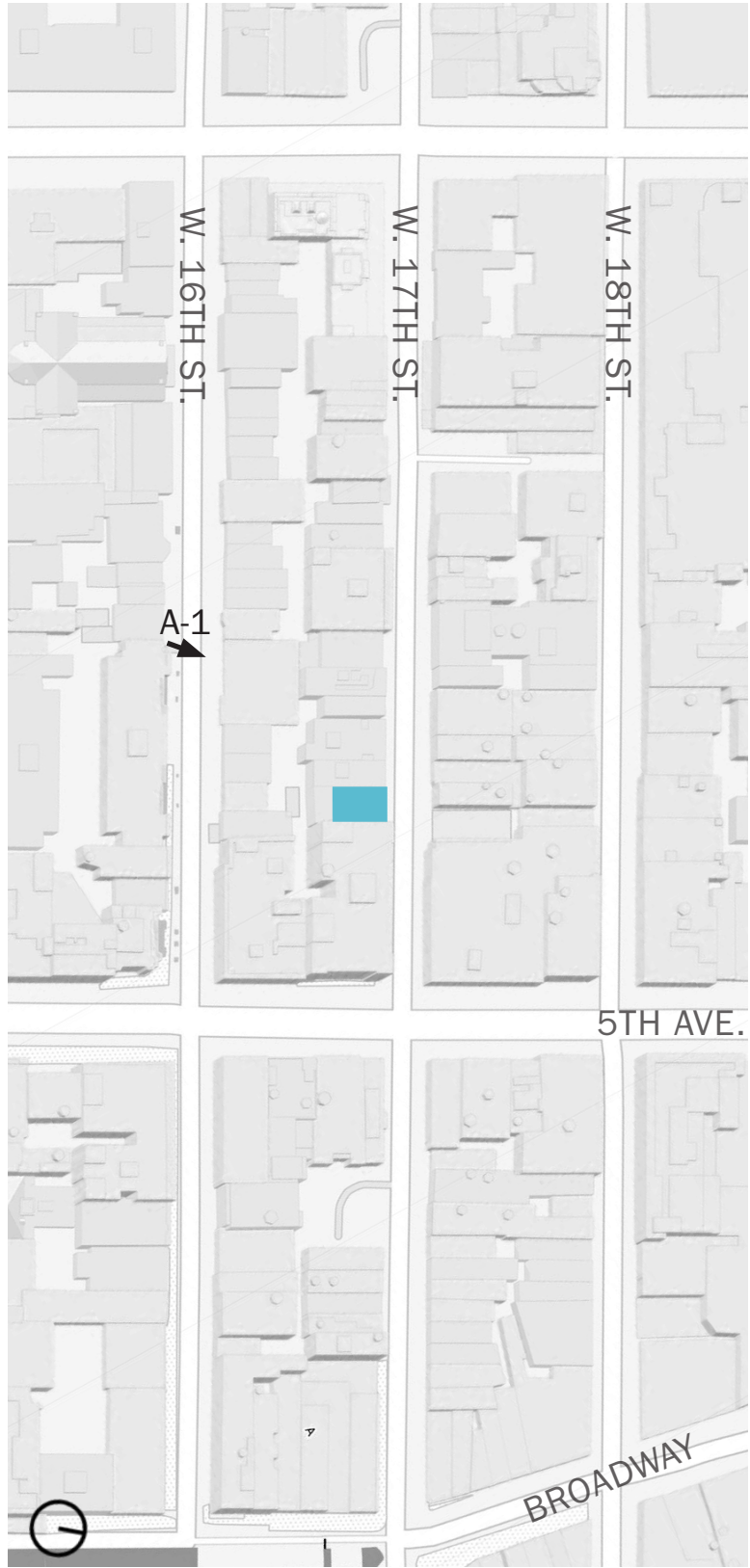
10 WEST 17 — FACADE DESIGN - LIGHTING

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A. PHOTO OF EXISTING CONDITIONS FROM WEST 16TH NORTH EAST



10 WEST 17 — FACADE DESIGN - REAR ELEVATION

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10 WEST 17 — FACADE - VISUALIZATION - BASE

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N.

APPENDIX



01. VIEW FROM THE CORNER OF FIFTH AVENUE AND WEST 17TH WESTWARD



02. VIEW FROM WEST 17TH WESTWARD



03. VIEW FROM WEST 17TH TO ABOVE



10 WEST 17 — STREETScape AND VIEWS

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04. VIEW FROM WEST 17TH EASTWARD



05. VIEW FROM WEST 17TH EASTWARD



06. VIEW FROM WEST 17TH EASTWARD



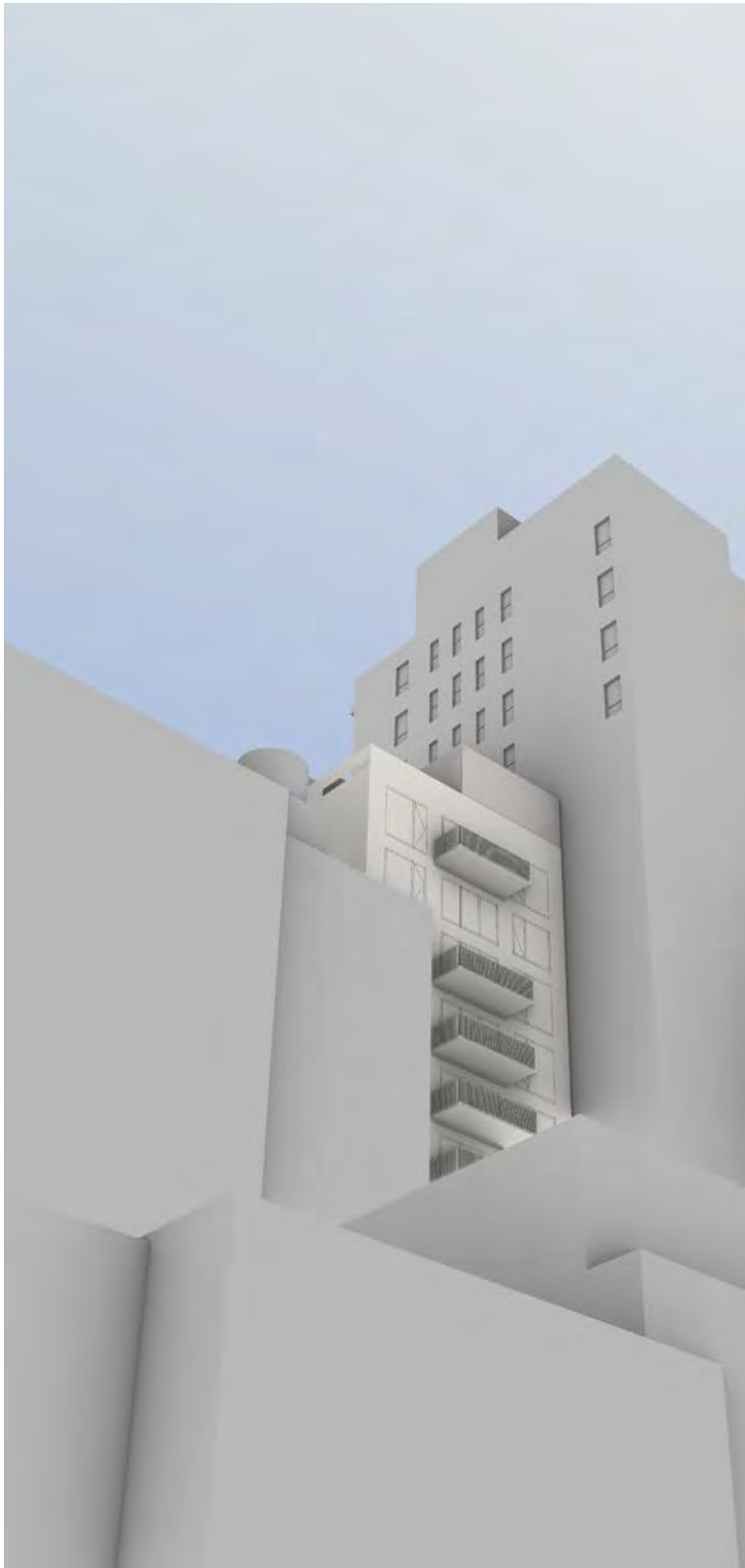
10 WEST 17 — STREETScape AND VIEWS

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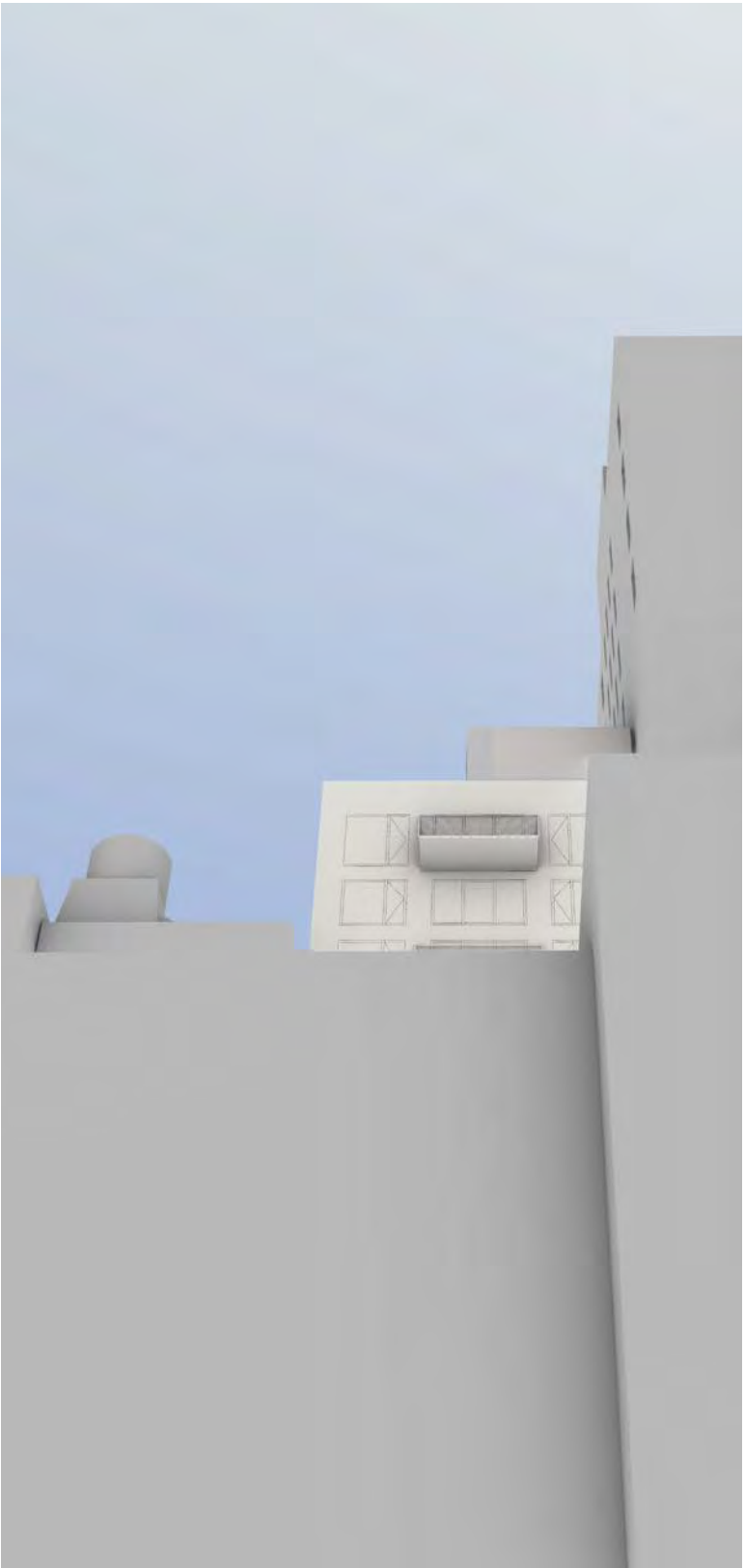




07. VIEW FROM WEST 17TH EASTWARD



08. VIEW FROM WEST 16TH NORTH EAST

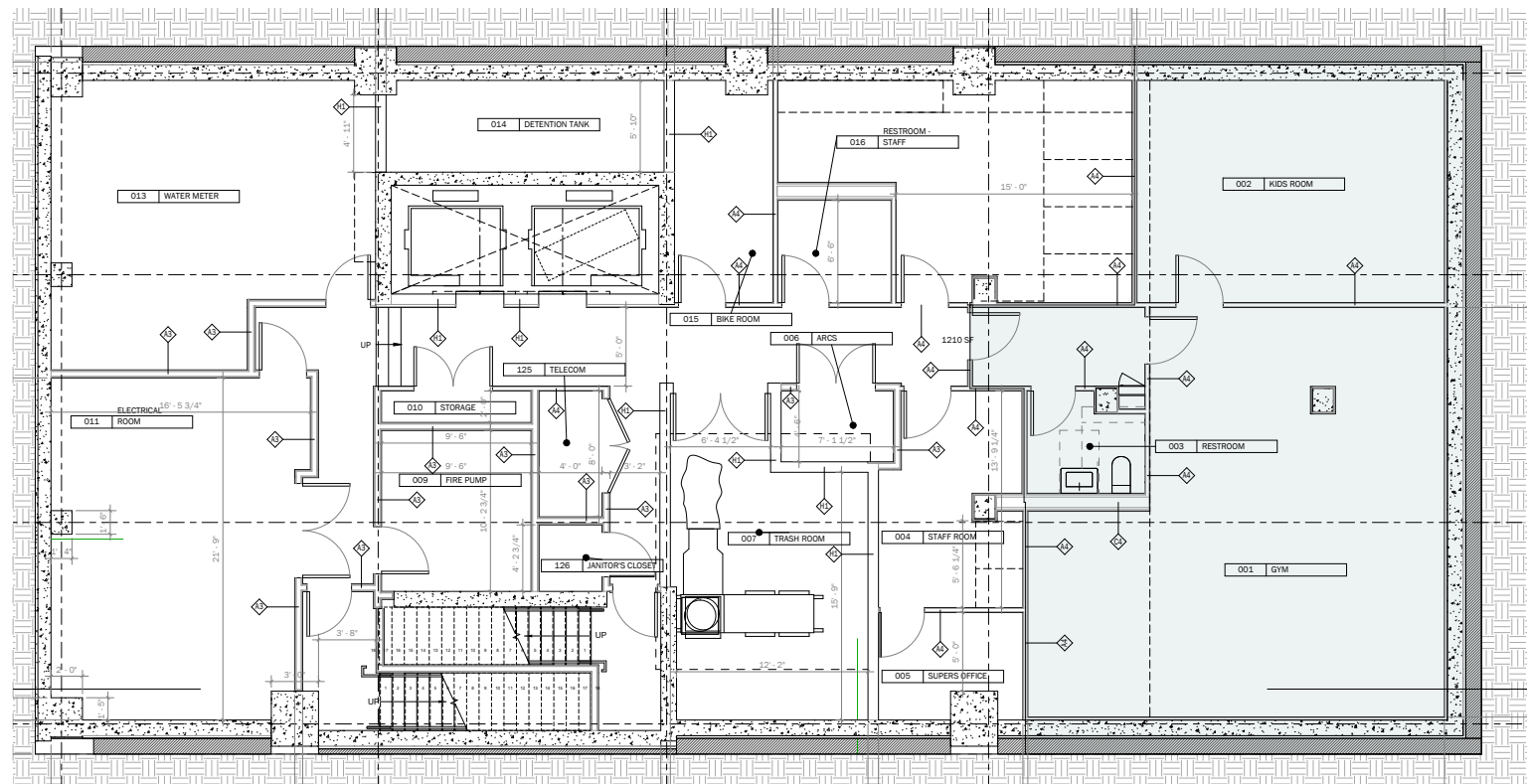


09. VIEW FROM WEST 17TH NORTH

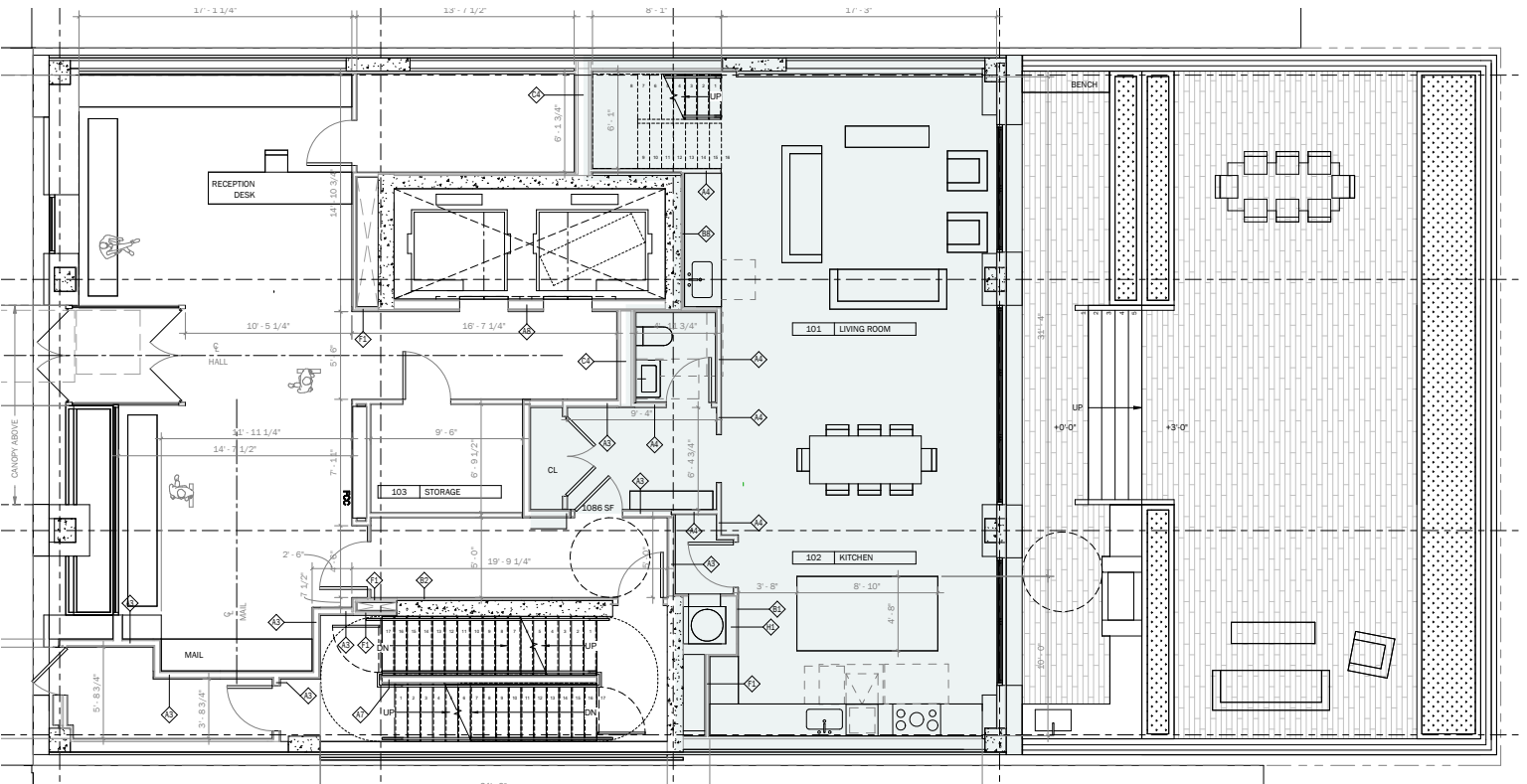


10 WEST 17 — STREETScape AND VIEWS

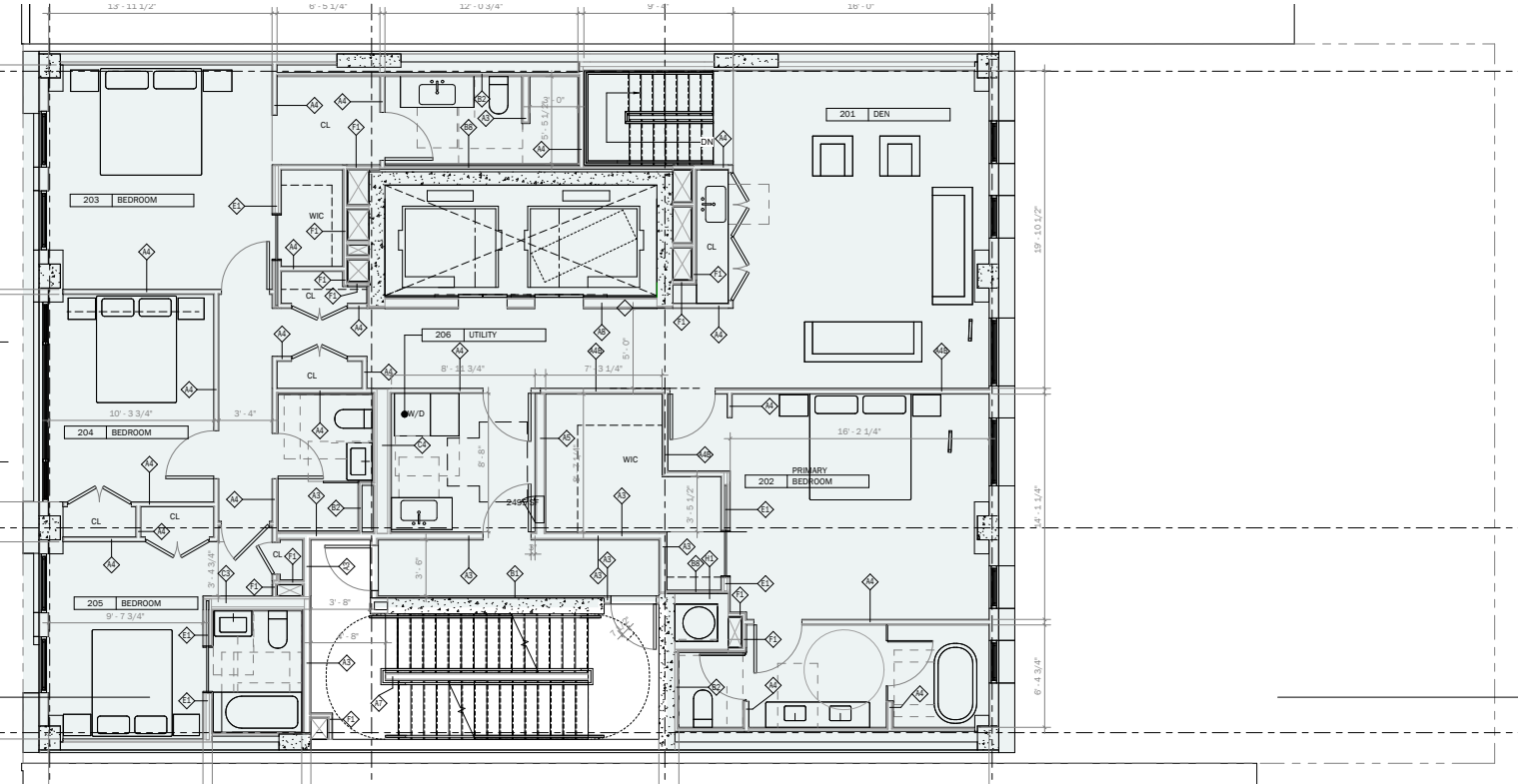
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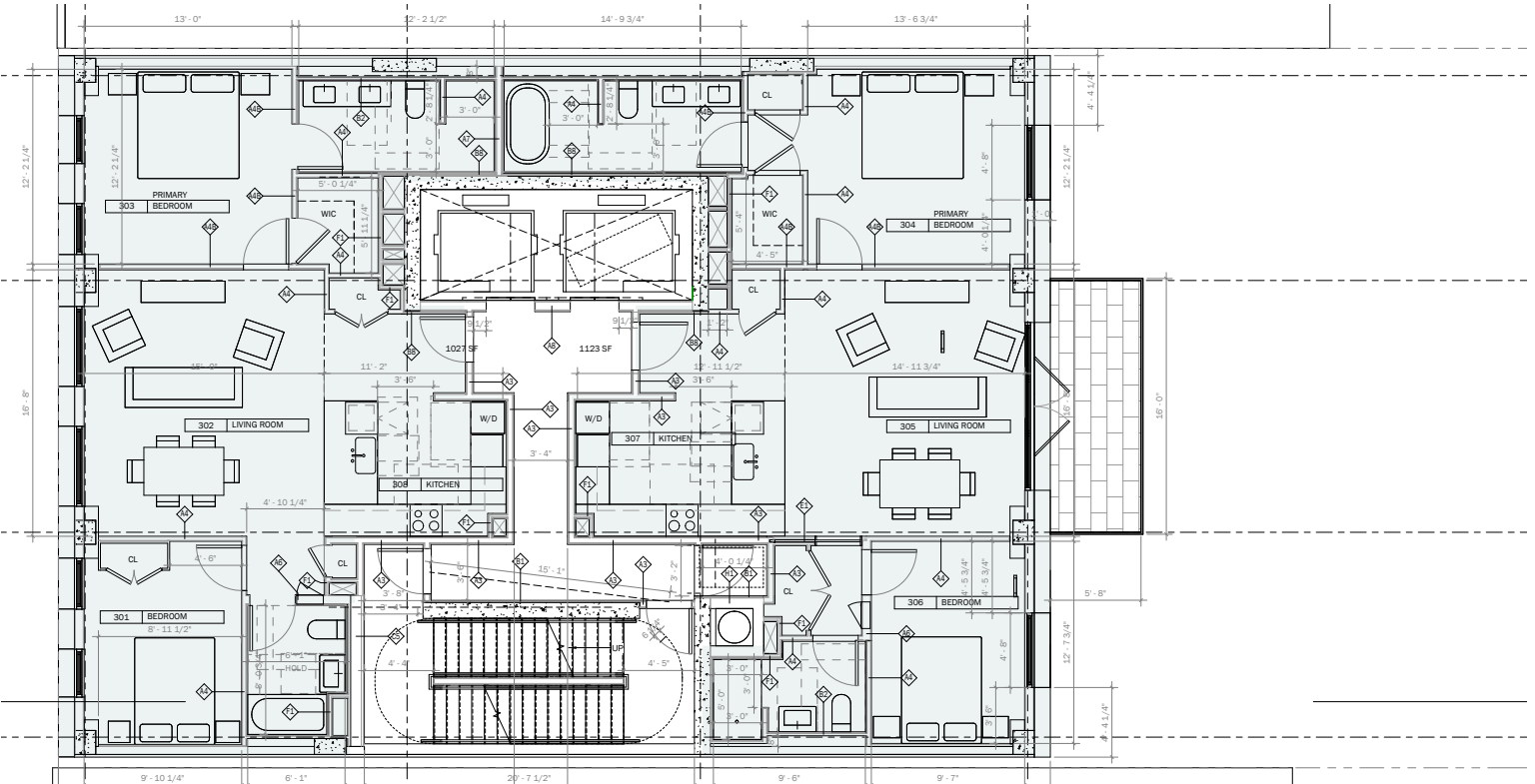
CELLAR



GROUND FLOOR

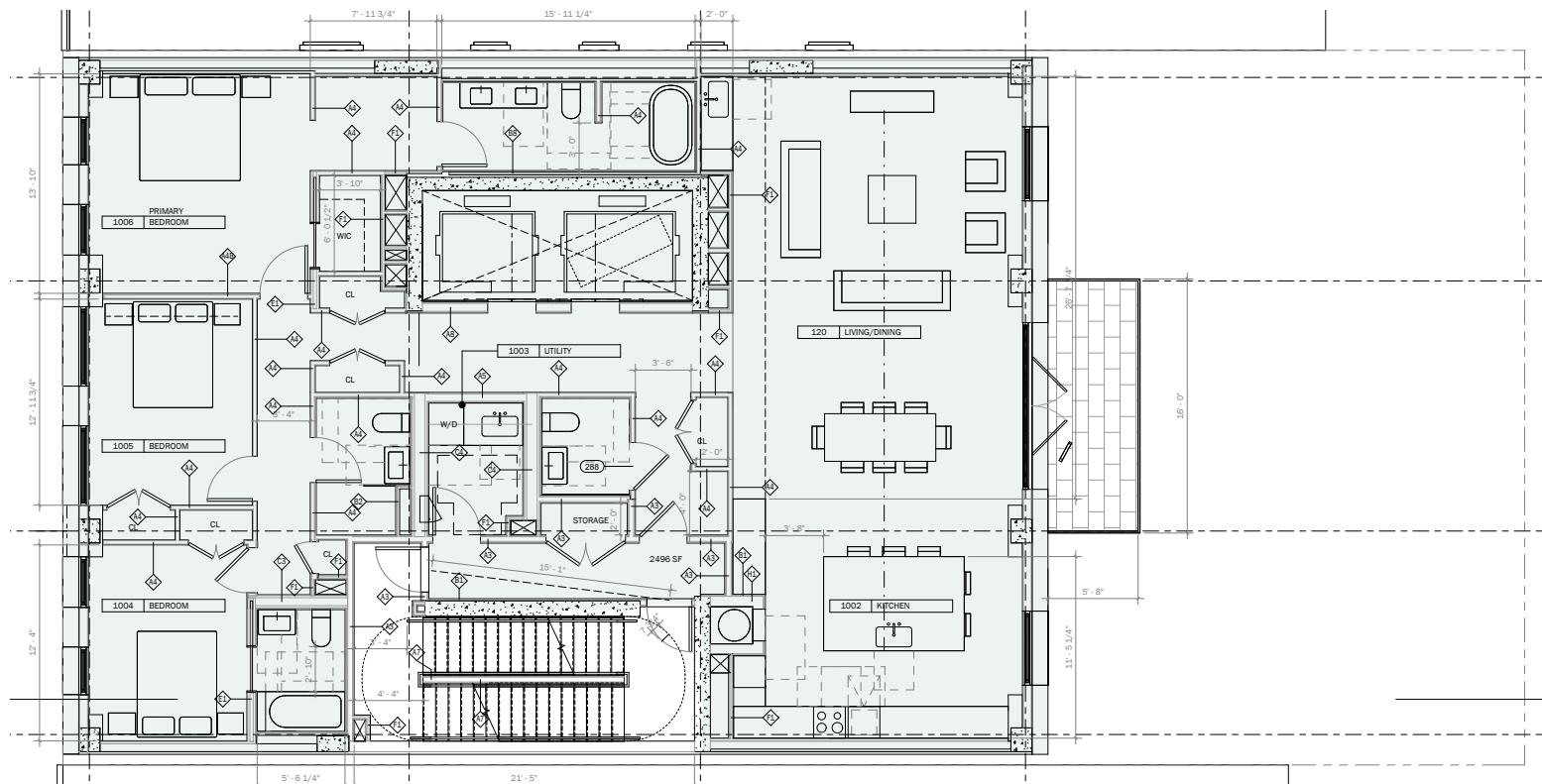


SECOND FLOOR

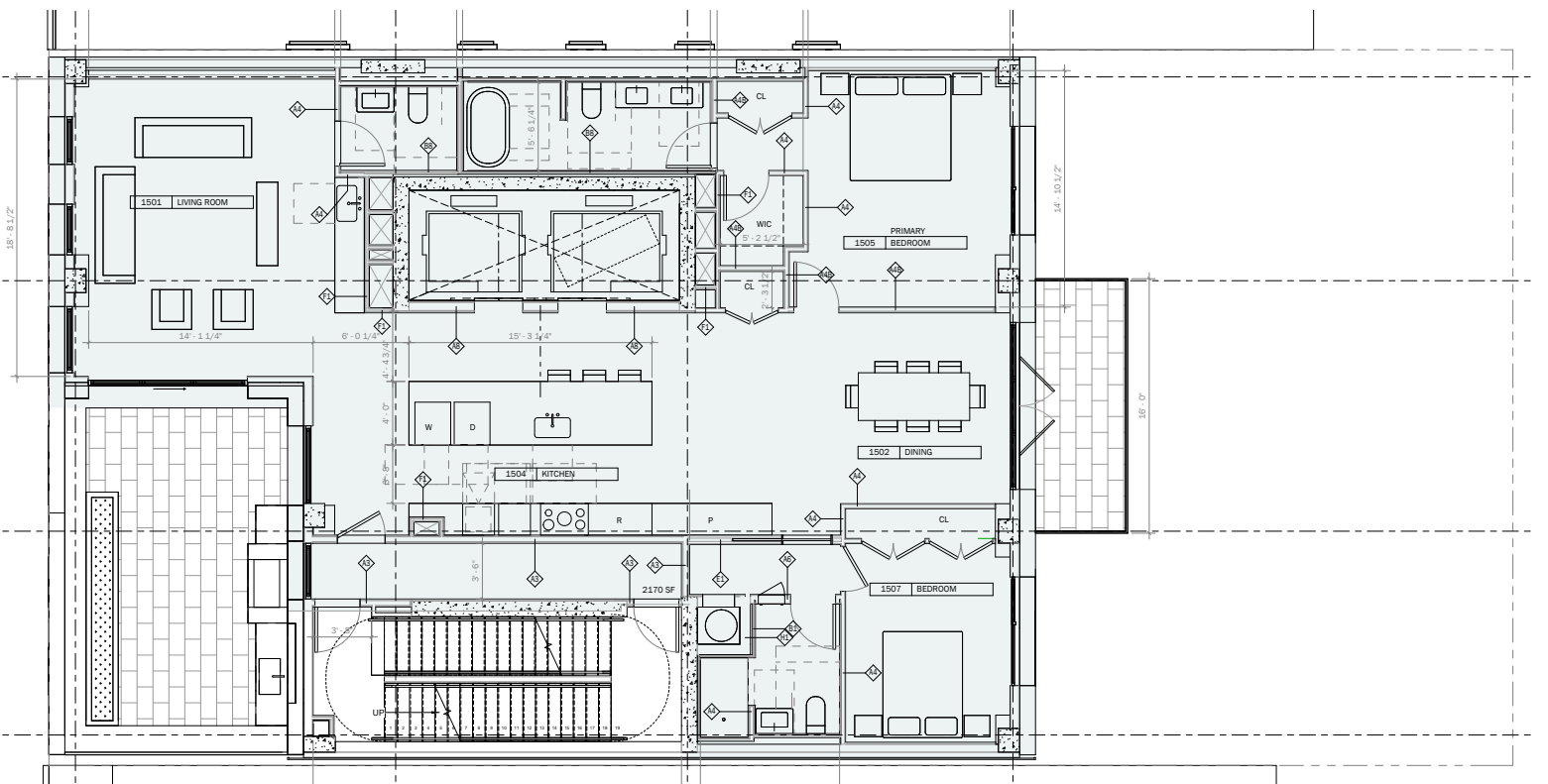


TYPICAL THIRD - TENTH FLOOR

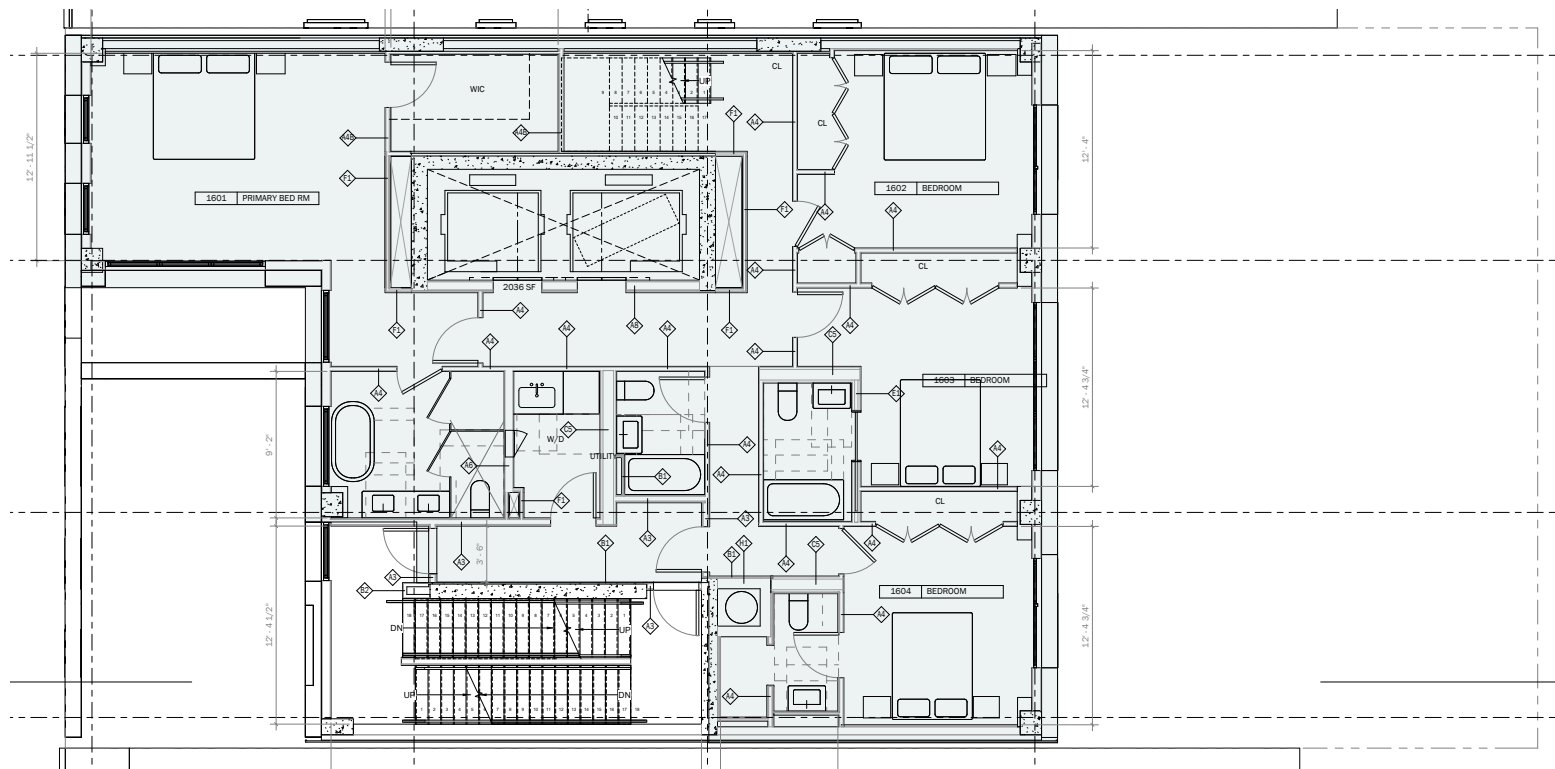




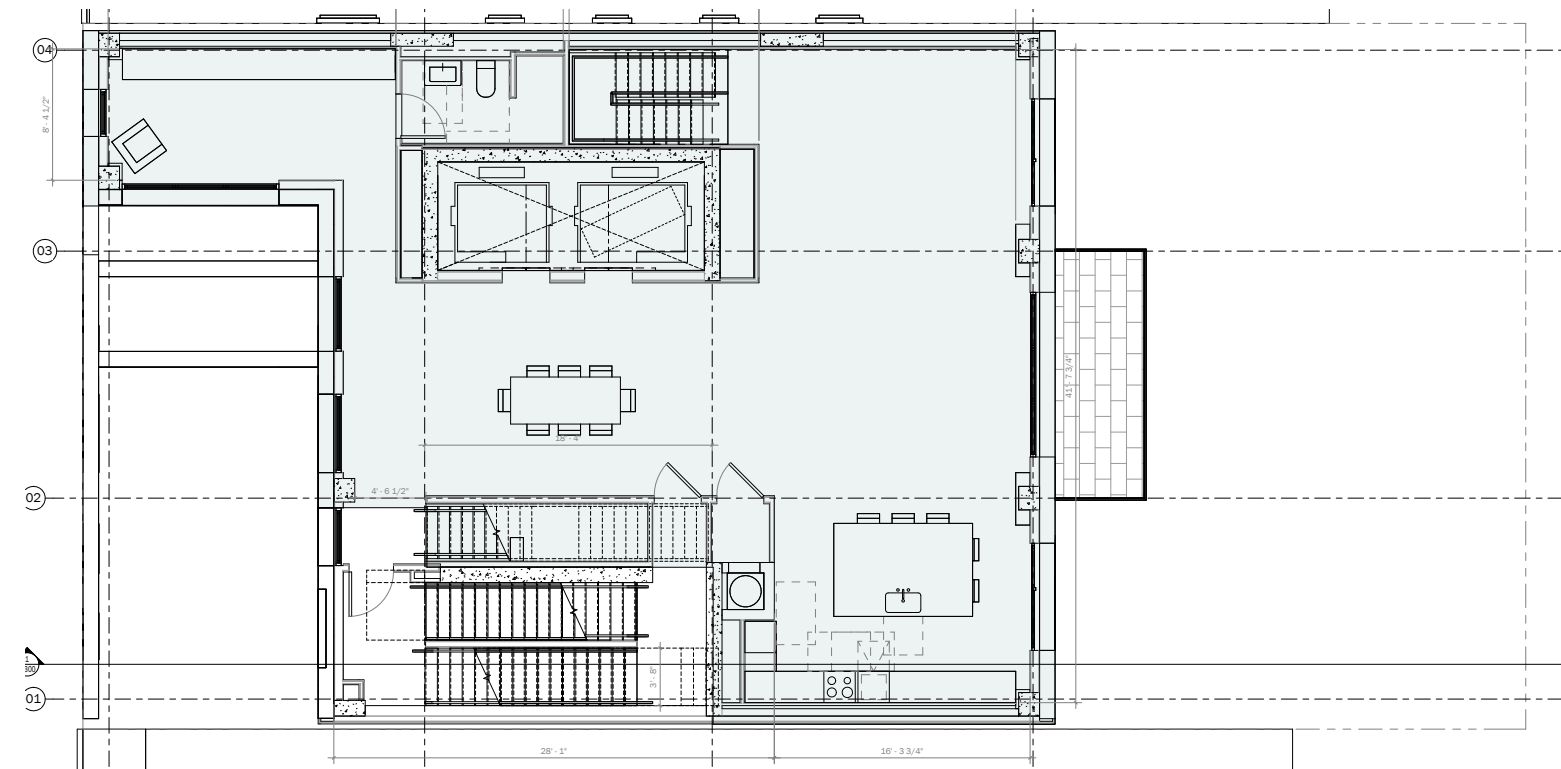
TYPICAL TENTH - FOURTEENTH FLOOR



FIFTEENTH FLOOR

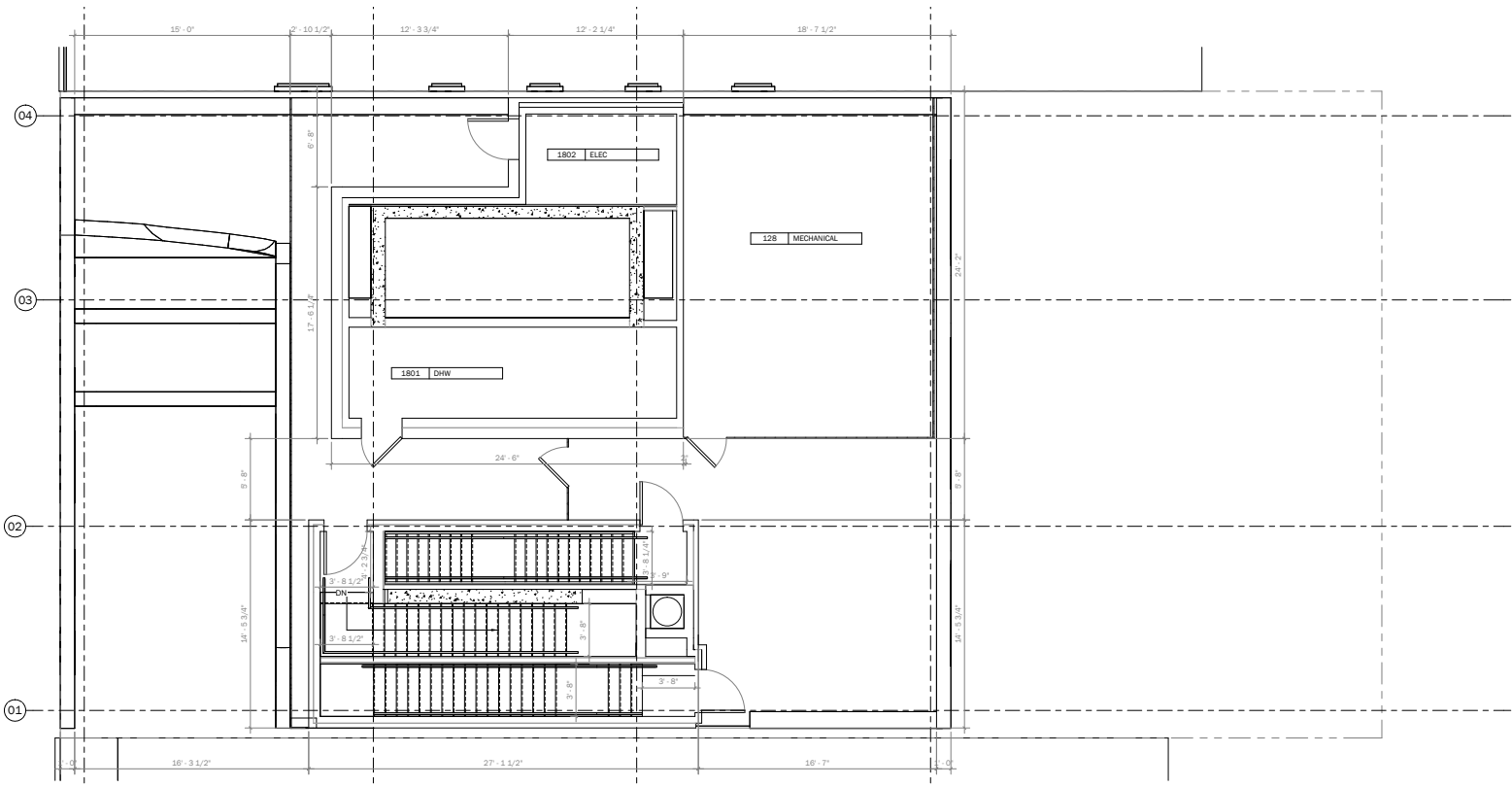


SIXTEENTH FLOOR



SEVENTEENTH FLOOR





ROOF



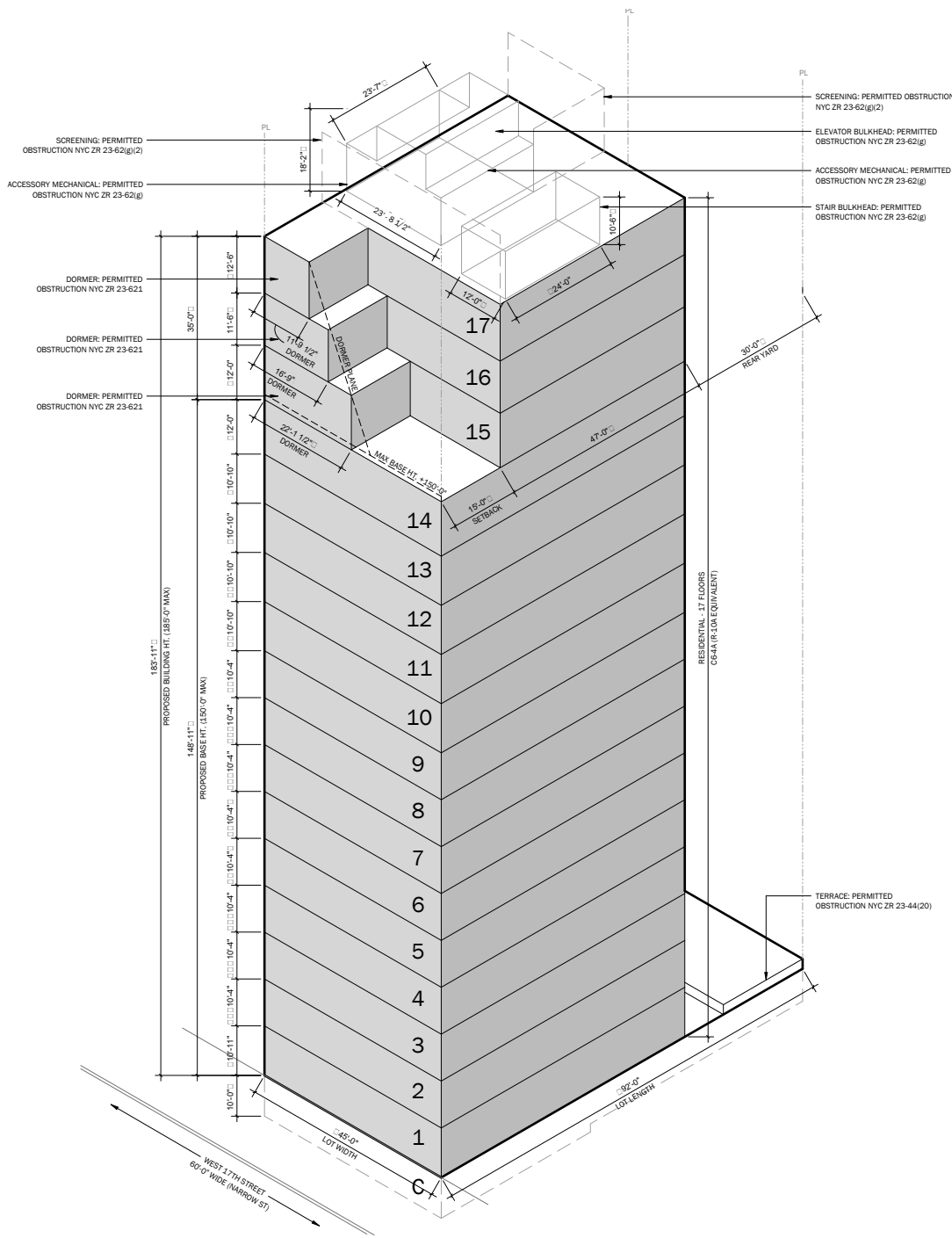
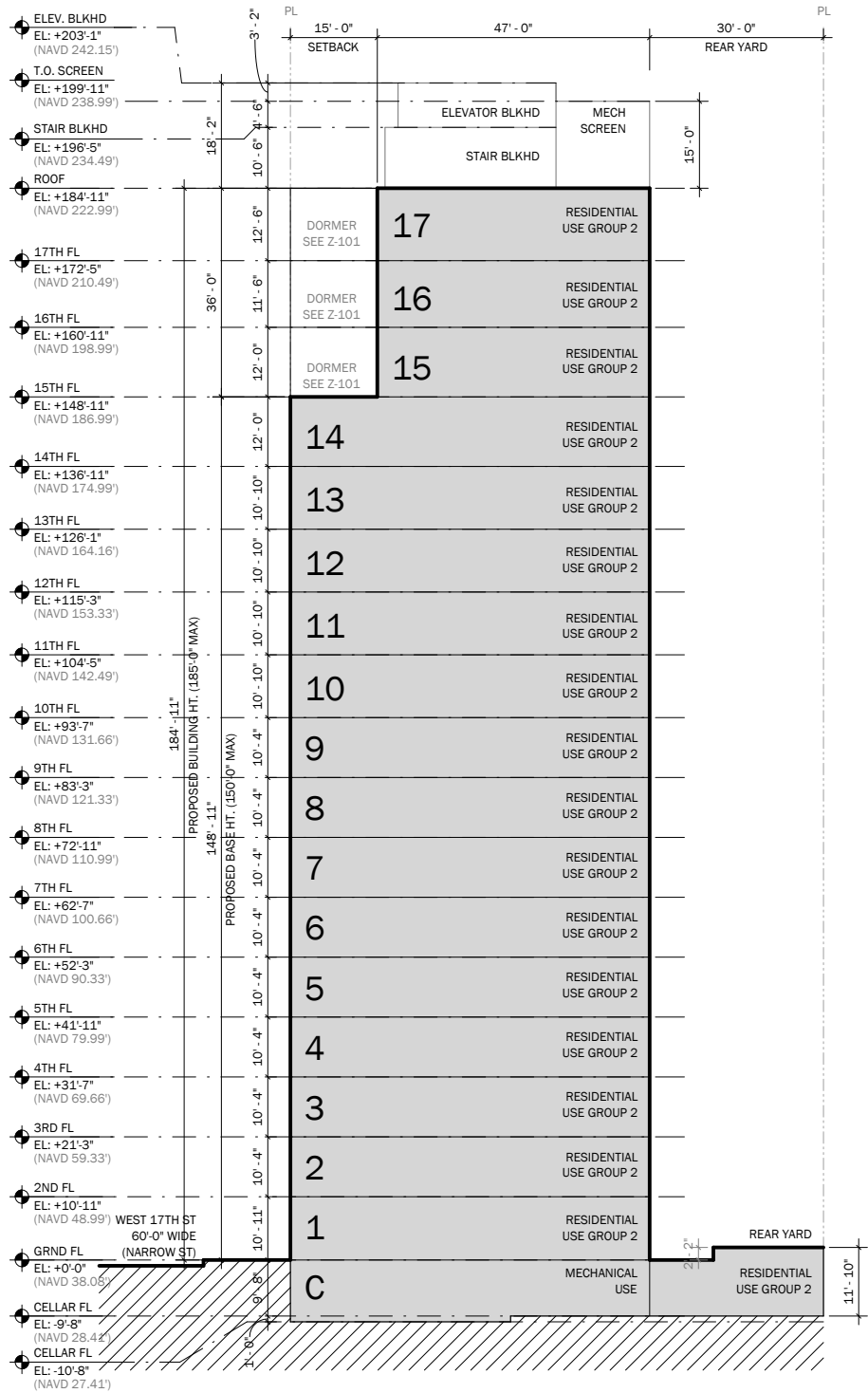
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10 WEST 17 — PLANS

10 WEST 17TH ST				
LEVEL	FI - FI Ht (ft)	GFA	Deduction	ZFA
CELLAR	9'-8"	4,140.00	N/A	N/A
L1	10'-11"	2,790.00	681.00	2,109.00
L2	10'-4"	2,790.00	244.00	2,546.00
L3	10'-4"	2,790.00	290.00	2,500.00
L4	10'-4"	2,790.00	290.00	2,500.00
L5	10'-4"	2,790.00	290.00	2,500.00
L6	10'-4"	2,790.00	290.00	2,500.00
L7	10'-4"	2,790.00	290.00	2,500.00
L8	10'-4"	2,790.00	290.00	2,500.00
L9	10'-4"	2,790.00	290.00	2,500.00
L10	10'-10"	2,790.00	253.00	2,537.00
L11	10'-10"	2,790.00	253.00	2,537.00
L12	10'-10"	2,790.00	253.00	2,537.00
L13	10'-10"	2,790.00	253.00	2,537.00
L14	12'-0"	2,790.00	253.00	2,537.00
L15	12'-0"	2,452.00	263.00	2,189.00
L16	11'-6"	2,366.00	231.00	2,135.00
L17	12'-6"	2,284.00	228.00	2,056.00
TOTALS ABOVE GRADE 184'-11"		46,162.00	4,942.00	41,220.00
ZFA LEFT ON TABLE				180.00
TARGET ZFA ABOVE GRADE				41,400
GFA BELOW GRADE				4,140
GFA TOTAL				50,302.00
			FAR	9.957



10 WEST 17 — ZONING TABLE AND DIAGRAMS



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894 6th Avenue
5th Floor
NYC 10001
T 212 874 0567

SCALE
CLIENT
PROJECT NUMBER
DATE

N/A
23.12
NOVEMBER 14 2023



31 WEST 17TH STREET



5 WEST 17TH STREET

10 WEST 17 — LADIES MILE PRECEDENTS - ASYMMETRICAL BUILDING PRECEDENTS



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162 5TH NYPL - 1922



1905c MCNY 880 BROADWAY



162 5TH AVENUE (21ST STREET)



14 WEST 17TH STREET



162 5TH AVENUE (21ST ST)

10 WEST 17 — LADIES MILE PRECEDENTS - CANOPY & WOOD DOORS - HISTORIC AND CONTEMPORARY APPROVALS



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END

November 14, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-24-03323

10 West 17th Street – Ladies' Mile Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 856 9969 3634

Passcode: 705893

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.