

**June 24, 2025**  
Public Hearing

The current proposal is:

**Preservation Department – Item 13, LPC-25-08450**

**15 East 88th Street – Expanded Carnegie Hill Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 398 4258

**Passcode:** 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.

# **SAINT DAVID'S SCHOOL WINDOW REPLACEMENT**

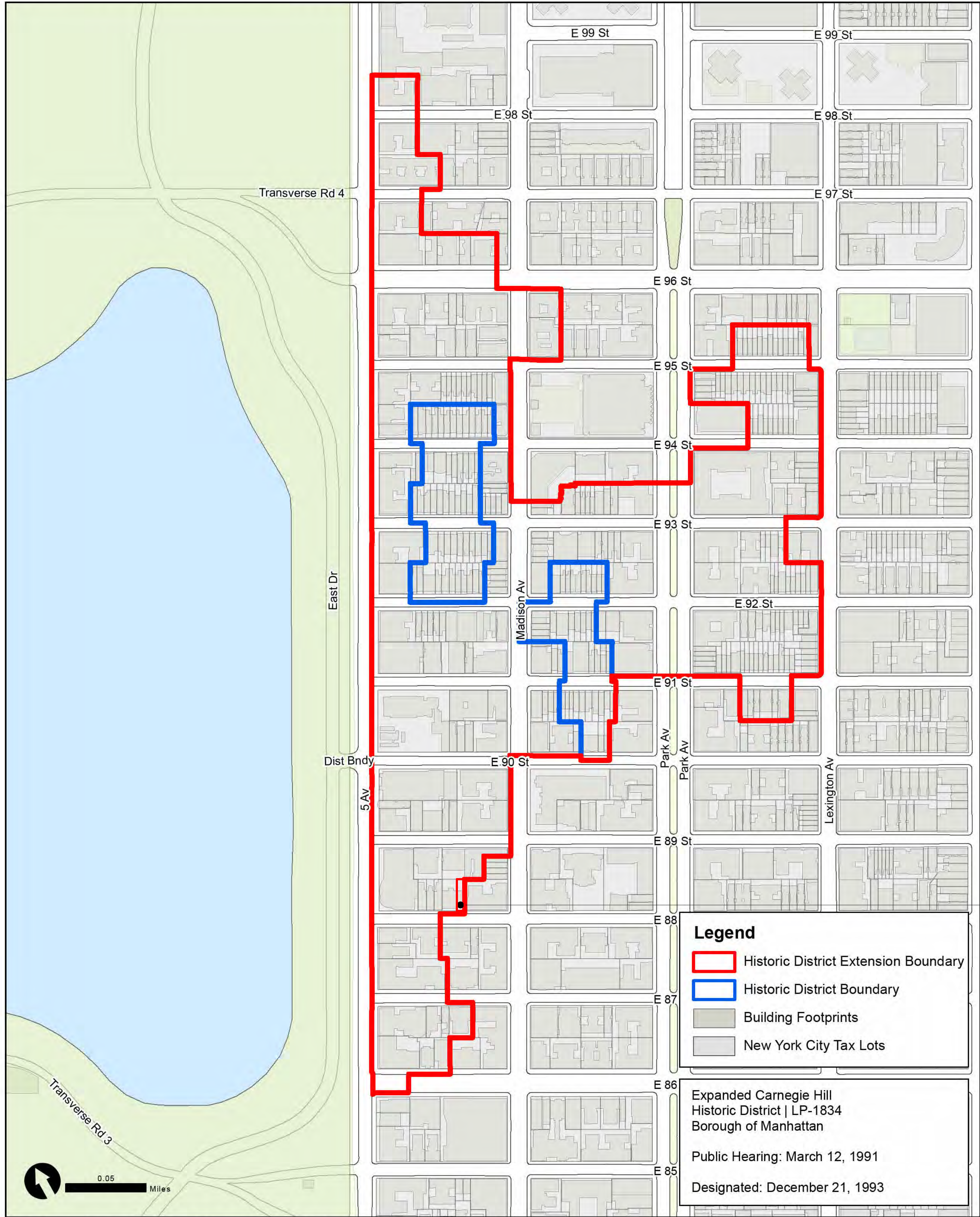
15 E 88TH ST, NEW YORK, NY 10128

**PUBLIC HEARING PRESENTATION  
COMMUNITY BOARD 8 LANDMARKS COMMITTEE  
NYC LANDMARKS PRESERVATION COMMISSION  
JUNE 16TH, 2025**

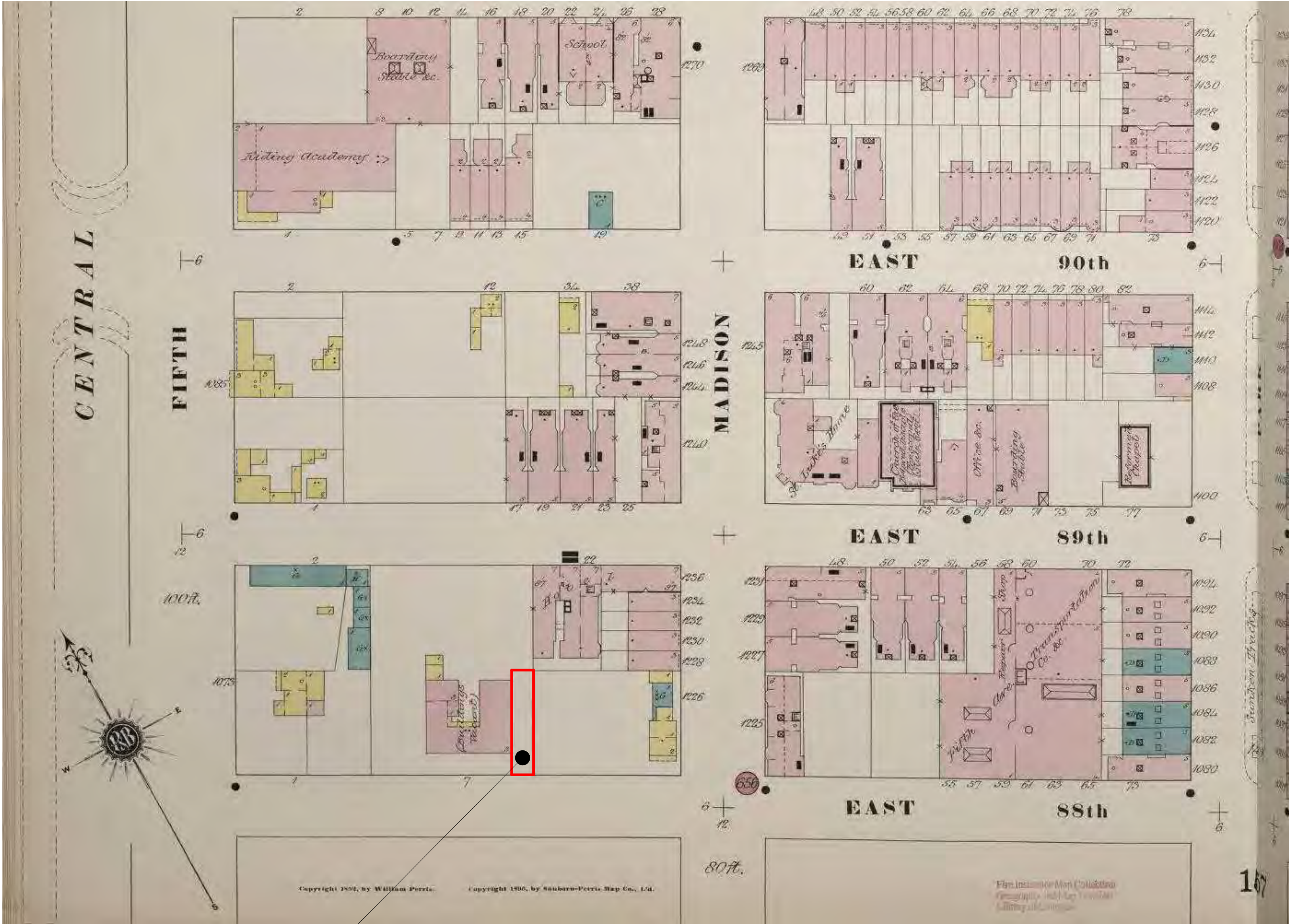
LOCI ARCHITECTURE

594 BROADWAY | SUITE 506 | NEW YORK, NEW YORK 10012





Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.29.2019



1896 SANBORN MAP

PROJECT SITE INFORMATION

PROJECT ADDRESS:	15 EAST 88TH STREET, NEW YORK, NY 10128
BLOCK:	1500
TAX LOT:	11
ZONING DISTRICT:	R8B
ZONING MAP:	5d
LANDMARK DISTRICT:	EXPANDED CARNEGIE HILL HISTORIC DISTRICT   LP-1834
BUILDING USE:	
EXISTING:	RESIDENTIAL, R-2
PROPOSED:	EDUCATIONAL, E, UNDER DOB # M00952821
CONSTRUCTION TYPE:	CLASS I FIREPROOF (1938 BUILDING CODE)
NUMBER OF STORIES:	6 PLUS CELLAR & SUBCELLAR
BUILDING HEIGHT:	74'-0"





1940S TAX PHOTO



2023 EXISTING SOUTH ELEVATION



5TH AVENUE

SOLOMON R.  
GUGGENHEIM  
MUSEUM



5 E 88TH STREET



7 E 88TH STREET  
BEAUX-ARTS  
TOWN HOUSE  
1902 - 1903



9 E 88TH STREET  
BEAUX-ARTS  
TOWN HOUSE  
1902 - 1903



11 E 88TH STREET



15 E 88TH STREET  
NEO-FEDERAL  
TOWN HOUSE  
1920 - 1922

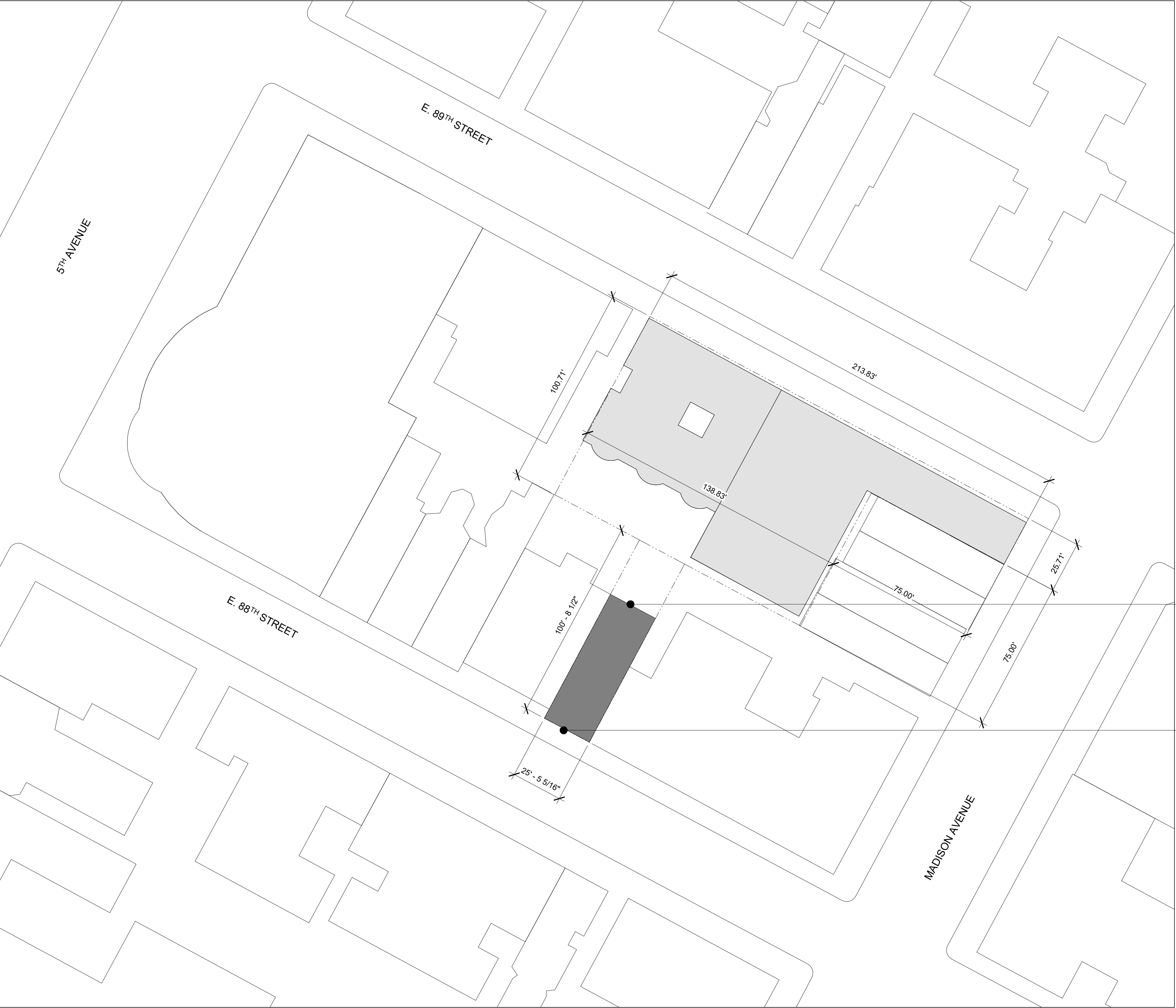


1220 MADISON AVENUE

MADISON AVENUE

E 88TH STREET





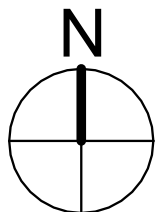
NORTH FACADE WINDOWS

SOUTH FACADE WINDOWS

SAINT DAVID'S SCHOOL  
12 E 88TH STREET



SAINT DAVID'S SCHOOL  
15 EAST 88TH STREET  
AREA OF WORK



VICINITY MAP  
1" = 30'-0"



12 E 89TH STREET  
NEO-FEDERAL  
TOWN HOUSE  
1920 - 1922





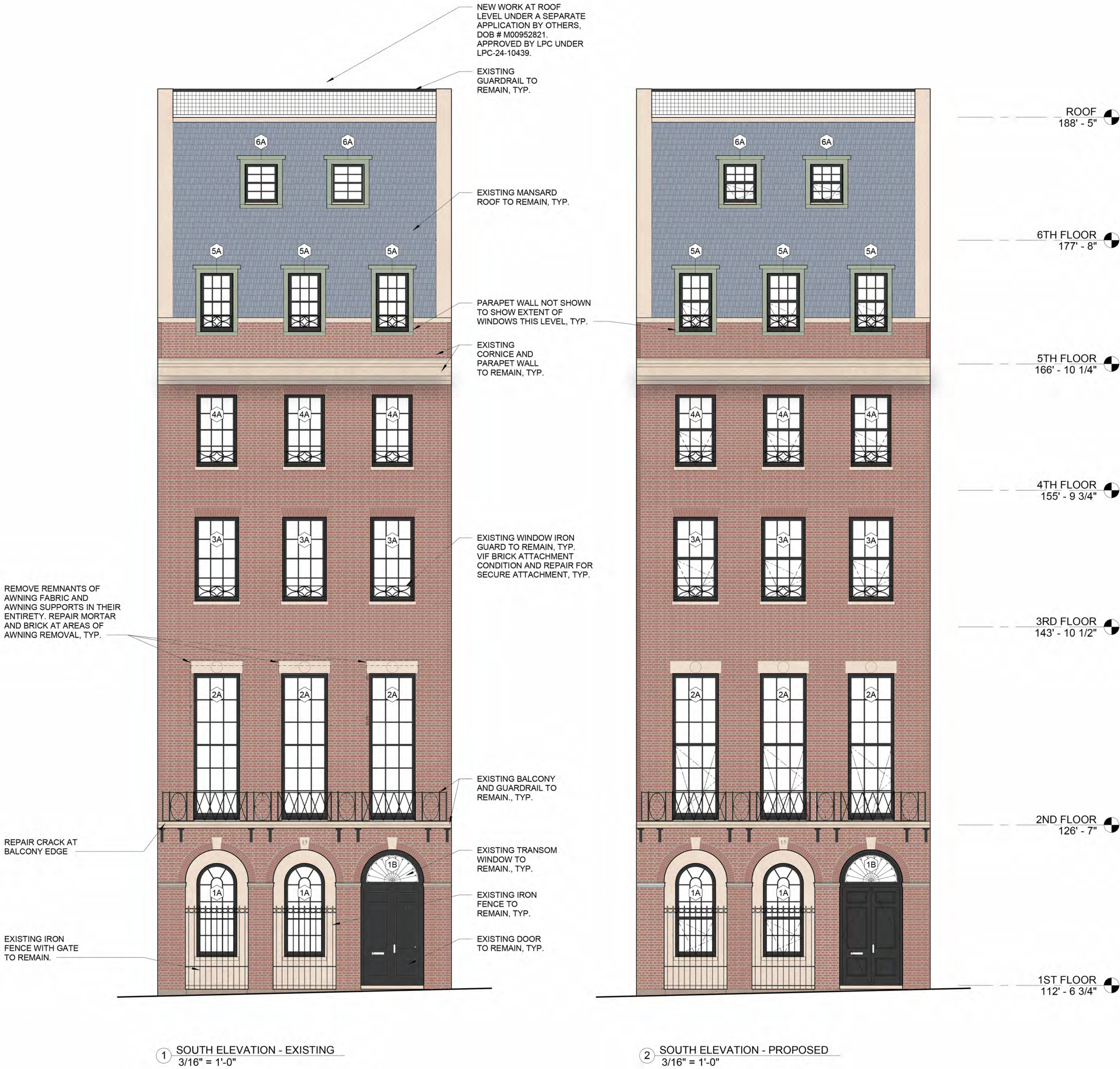
EXISTING WINDOW SCHEDULE - SOUTH ELEVATION					
TYPE	M.O. WIDTH	M.O. HEIGHT	OPERATION	NOTES	ELEVATION
1A	3' - 6"	8' - 2"	DOUBLE-HUNG	ARCHED, VARIATION 6 TYPE WINDOW	PRIMARY STREET ELEVATION
1B	5' - 3"	2' - 7 1/2"	FIXED	ARCHED	PRIMARY STREET ELEVATION, EXISTING DECORATIVE WINDOW TO REMAIN
2A	4' - 0"	12' - 9"	DOUBLE-HUNG		PRIMARY STREET ELEVATION
3A	3' - 10"	7' - 4"	DOUBLE-HUNG		PRIMARY STREET ELEVATION
4A	3' - 6"	6' - 3"	DOUBLE-HUNG		PRIMARY STREET ELEVATION
5A	2' - 10"	5' - 1"	DOUBLE-HUNG		PRIMARY STREET ELEVATION
6A	2' - 10"	3' - 6"	DOUBLE-HUNG		PRIMARY STREET ELEVATION

PROPOSED WINDOW SCHEDULE - SOUTH ELEVATION					
TYPE	M.O. WIDTH	M.O. HEIGHT	PROPOSED OPERATION	NOTES	ELEVATION
1A	3' - 6"	8' - 2"	TILT & TURN	ARCHED, VARIATION 6 TYPE WINDOW	PRIMARY STREET ELEVATION
2A	4' - 0"	12' - 9"	TILT & TURN		PRIMARY STREET ELEVATION
3A	3' - 10"	7' - 4"	TILT & TURN		PRIMARY STREET ELEVATION
4A	3' - 6"	6' - 3"	TILT & TURN		PRIMARY STREET ELEVATION
5A	2' - 10"	5' - 1"	TILT & TURN		PRIMARY STREET ELEVATION
6A	2' - 10"	3' - 6"	TILT & TURN		PRIMARY STREET ELEVATION

- NOTES:
1.

VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
2.

CONSTRUCTION PHASING TO BE COORDINATED WITH OWNER.





EXISTING WINDOW SCHEDULE - NORTH ELEVATION					
TYPE	M.O. WIDTH	M.O. HEIGHT	OPERATION	NOTES	ELEVATION
R1C	4' - 6"	10' - 2"	INSWING CASEMENT WITH INSWING TILT TRANSOM ABOVE		SECONDARY, REAR ELEVATION
R1D	4' - 6"	12' - 0 1/2"	INSWING FRENCH DOORS WITH INSWING TILT TRANSOM ABOVE		SECONDARY, REAR ELEVATION
R2B	4' - 5"	13' - 2"	DOUBLE-HUNG	CURVED	SECONDARY, REAR ELEVATION
R3B	4' - 0"	6' - 9"	DOUBLE-HUNG		SECONDARY, REAR ELEVATION
R4B	4' - 0"	6' - 1"	DOUBLE-HUNG		SECONDARY, REAR ELEVATION
R5B	4' - 0"	5' - 10"	DOUBLE-HUNG		SECONDARY, REAR ELEVATION
R6B	3' - 4"	5' - 1"	DOUBLE-HUNG		SECONDARY, REAR ELEVATION
RBC	6' - 6"	5' - 11"	DOUBLE-HUNG		SECONDARY, BELOW GRADE REAR ELEVATION
RSA	3' - 3"	2' - 6"	INSWING AWNING		SECONDARY, BELOW GRADE AT AREAWAY

PROPOSED WINDOW SCHEDULE - NORTH ELEVATION					
TYPE	M.O. WIDTH	M.O. HEIGHT	PROPOSED OPERATION	NOTES	ELEVATION
R1C	4' - 6"	10' - 2"	INSWING CASEMENT WITH INSWING TILT TRANSOM ABOVE		SECONDARY, REAR ELEVATION
R1D	4' - 6"	12' - 0 1/2"	INSWING FRENCH DOORS WITH INSWING TILT TRANSOM ABOVE		SECONDARY, REAR ELEVATION
R2B	4' - 5"	13' - 2"	TILT & TURN	TOP & BOTTOM CURVED PANNING	SECONDARY, REAR ELEVATION
R3B	4' - 0"	6' - 9"	TILT & TURN		SECONDARY, REAR ELEVATION
R4B	4' - 0"	6' - 1"	TILT & TURN		SECONDARY, REAR ELEVATION
R5B	4' - 0"	5' - 10"	TILT & TURN		SECONDARY, REAR ELEVATION
R6B	3' - 4"	5' - 1"	TILT & TURN		SECONDARY, REAR ELEVATION
RBC	6' - 6"	5' - 11"	TILT & TURN		SECONDARY, BELOW GRADE REAR ELEVATION
RSA	3' - 3"	2' - 6"	INSWING AWNING		SECONDARY, BELOW GRADE AT AREAWAY

- NOTES:
1.

VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
2.

CONSTRUCTION PHASING TO BE COORDINATED WITH OWNER.







1 - NORTH ELEVATION, GROUND LEVEL



2 - NORTH ELEVATION, GROUND LEVEL SIDE VIEW



3 - LOOKING UP TO WINDOW TYPE R2B



4 - WINDOW-DOOR TYPE R1D



5 - WINDOW TYPE R1C



6 - WINDOW TYPE RBC, BELOW GROUND





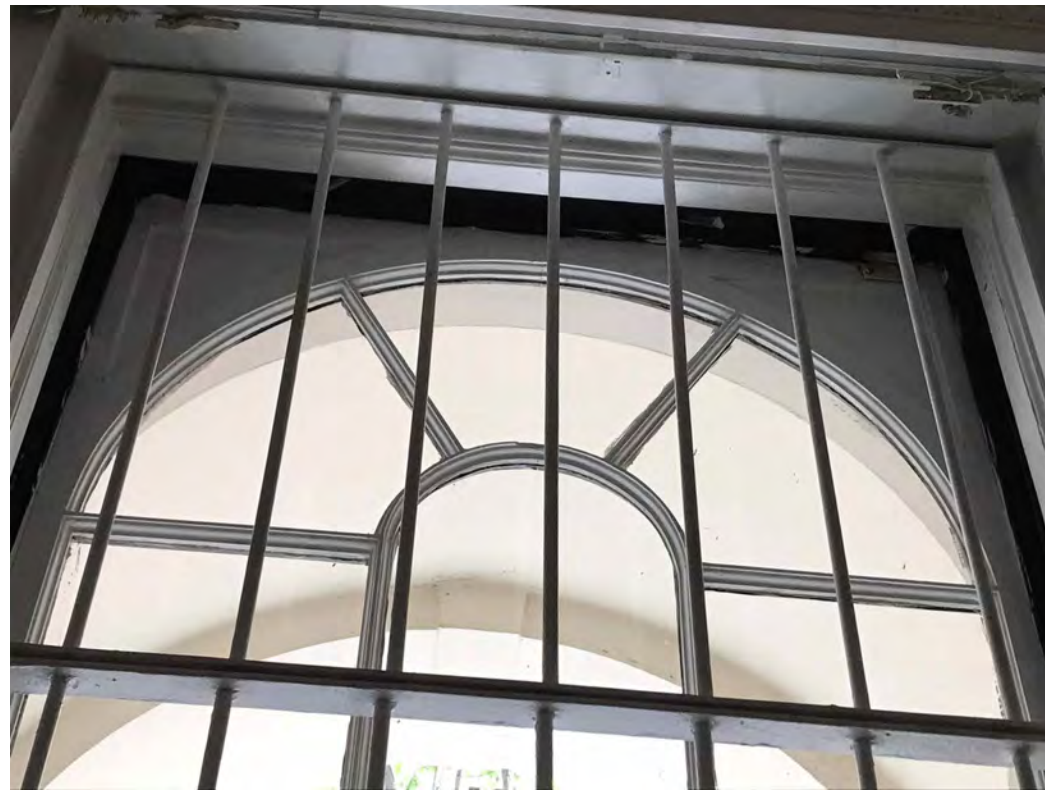
1 - EXISTING WINDOW 6A  
SAMPLE EXISTING WINDOWS, PREVIOUSLY REPLACED.

2 - EXISTING WINDOW 5A  
SAMPLE EXISTING WINDOWS, PREVIOUSLY REPLACED.

3 - EXISTING WINDOW 4A  
SAMPLE EXISTING WINDOWS, PREVIOUSLY REPLACED.

4 - EXISTING WINDOW 3A  
ORIGINAL WINDOWS.

5 - EXISTING WINDOW 2A  
ORIGINAL WINDOWS.



8 - EXISTING WINDOW 1A  
ORIGINAL WINDOWS.

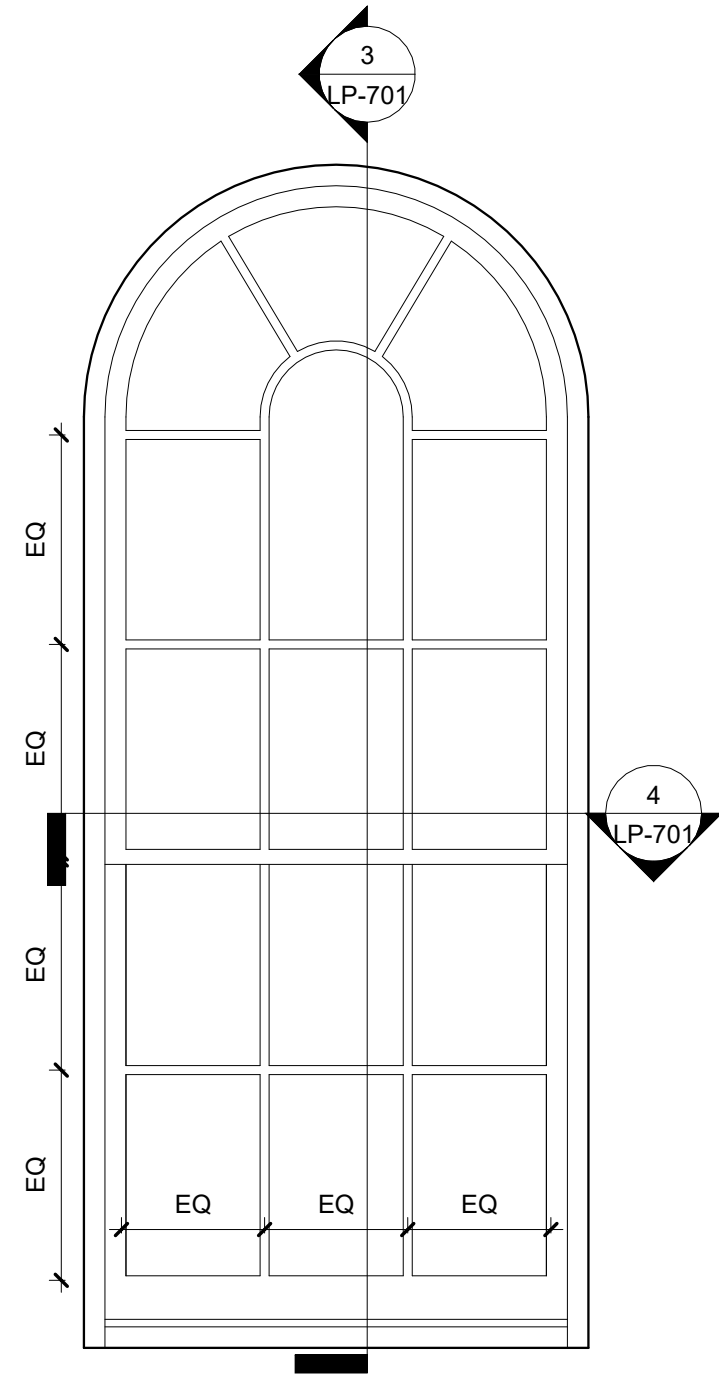


7 - EXISTING WINDOW R2B  
ORIGINAL WINDOWS.

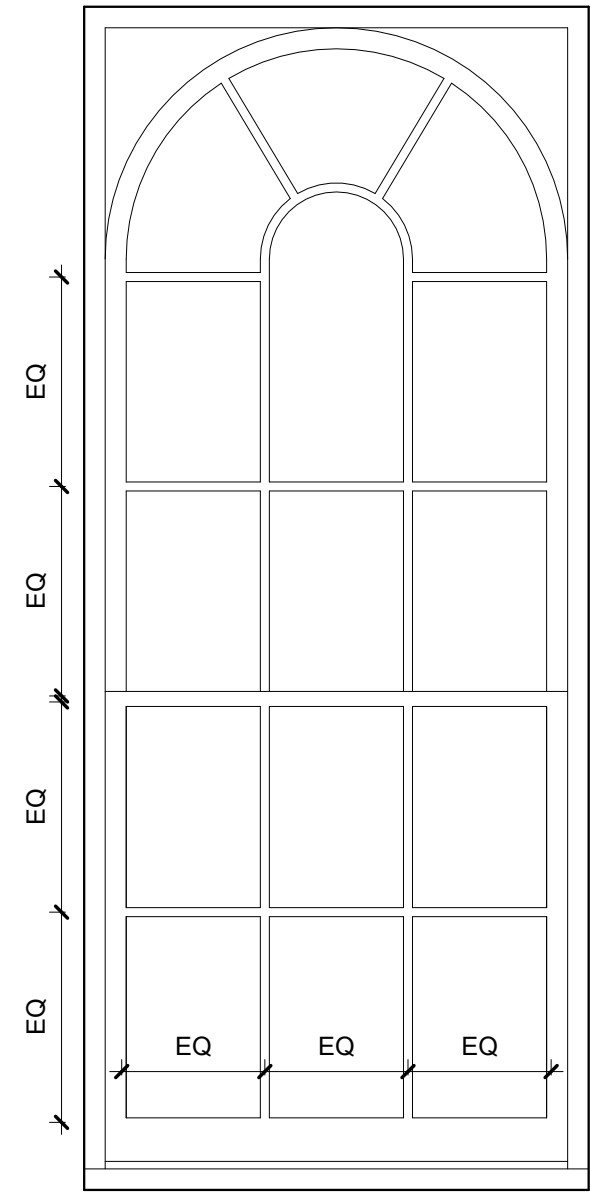


6 - EXISTING WINDOW 2A - INTERIOR  
ORIGINAL WINDOWS.

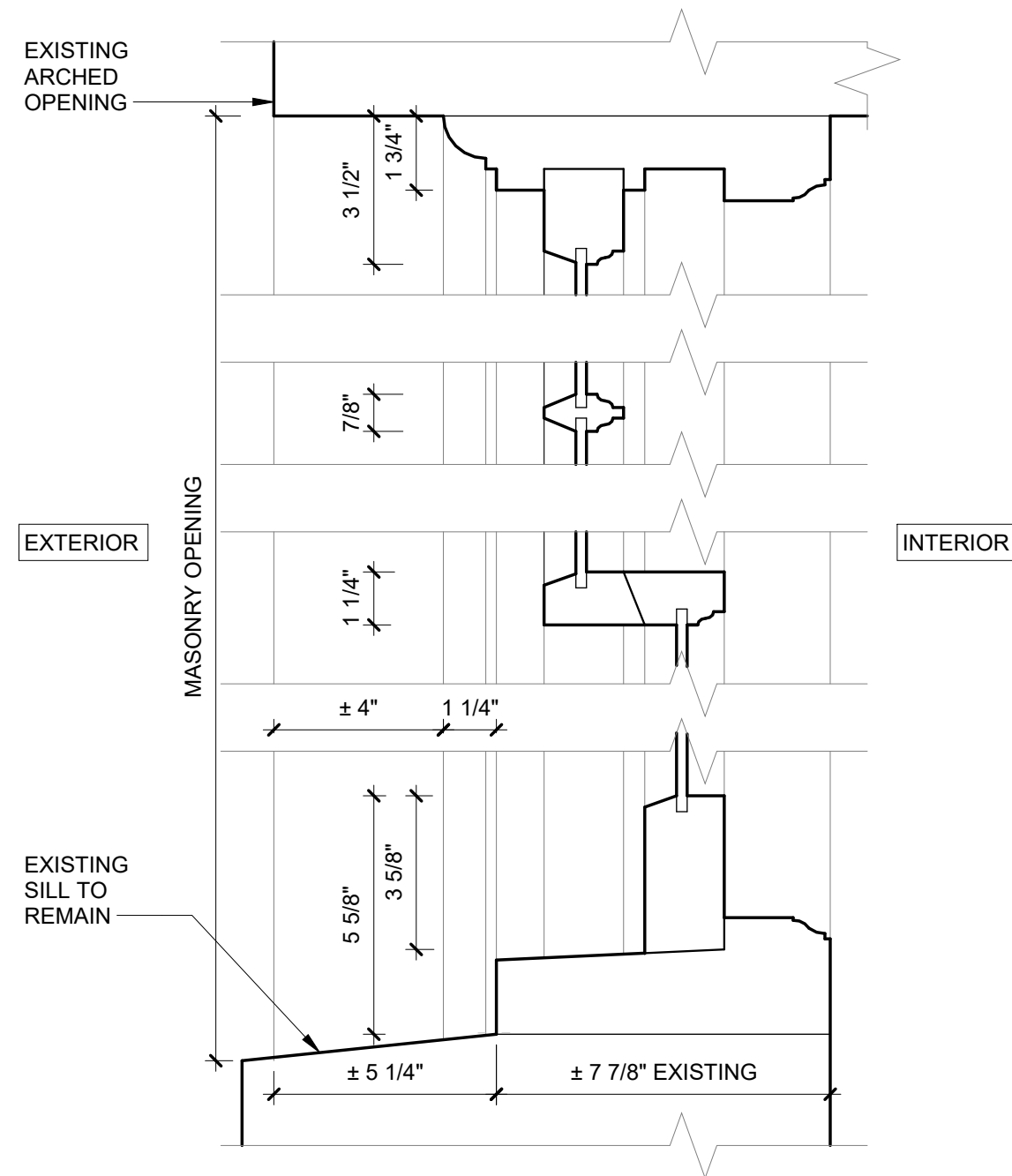




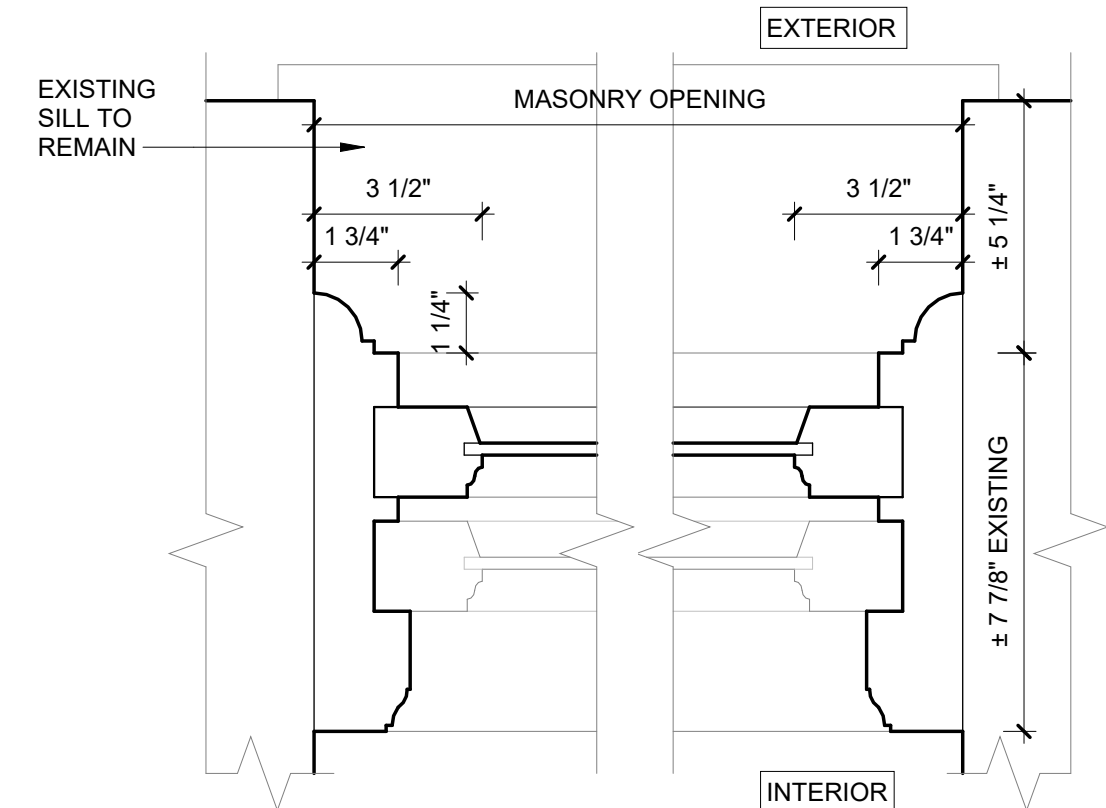
1 1A - EXISTING EXTERIOR ELEVATION  
3/4" = 1'-0"



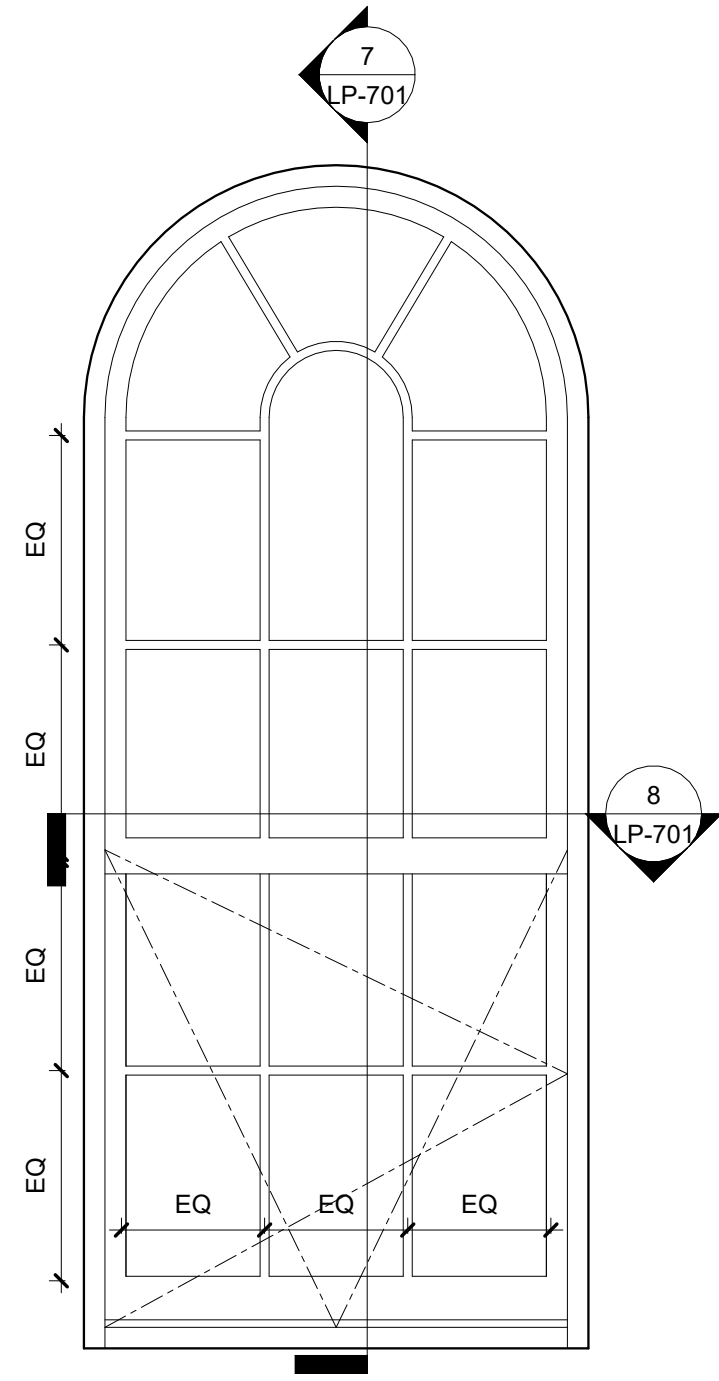
2 1A - EXISTING INTERIOR ELEVATION  
3/4" = 1'-0"



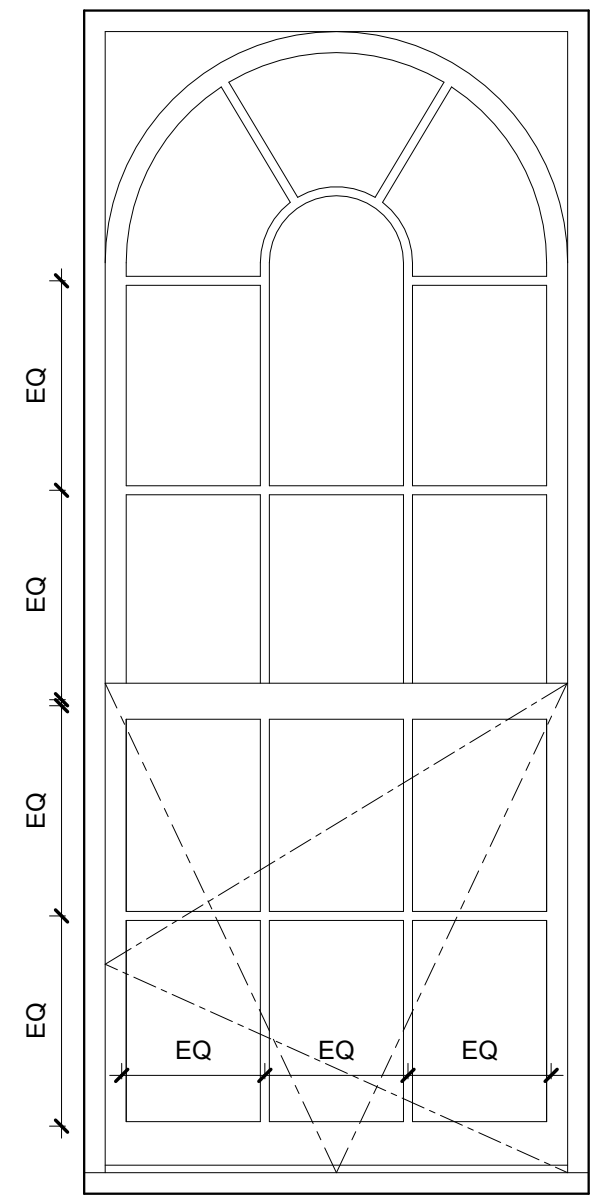
3 1A - EXISTING SECTION - HEAD & SILL  
3" = 1'-0"



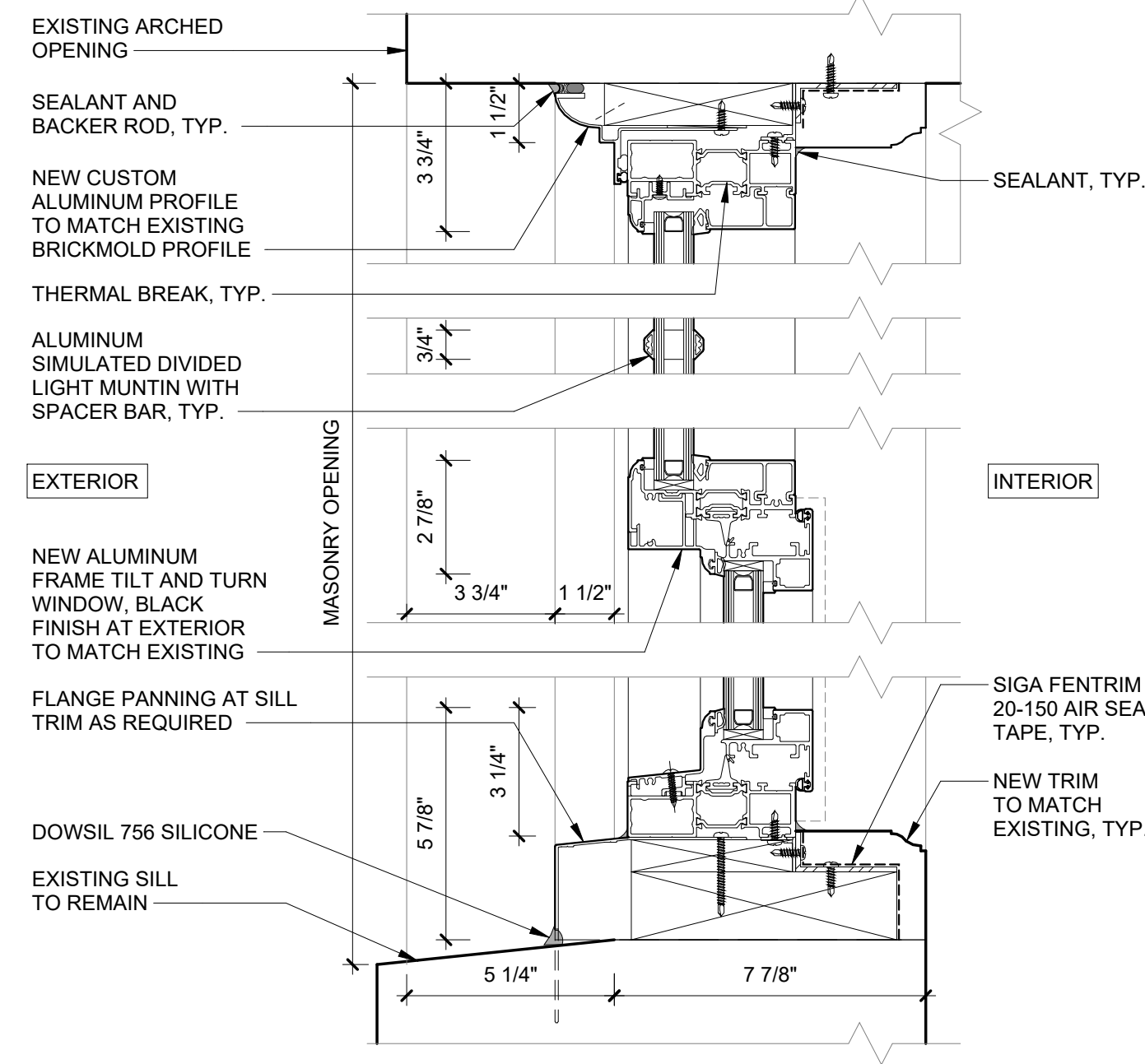
4 1A - EXISTING SECTION - JAMB  
3" = 1'-0"



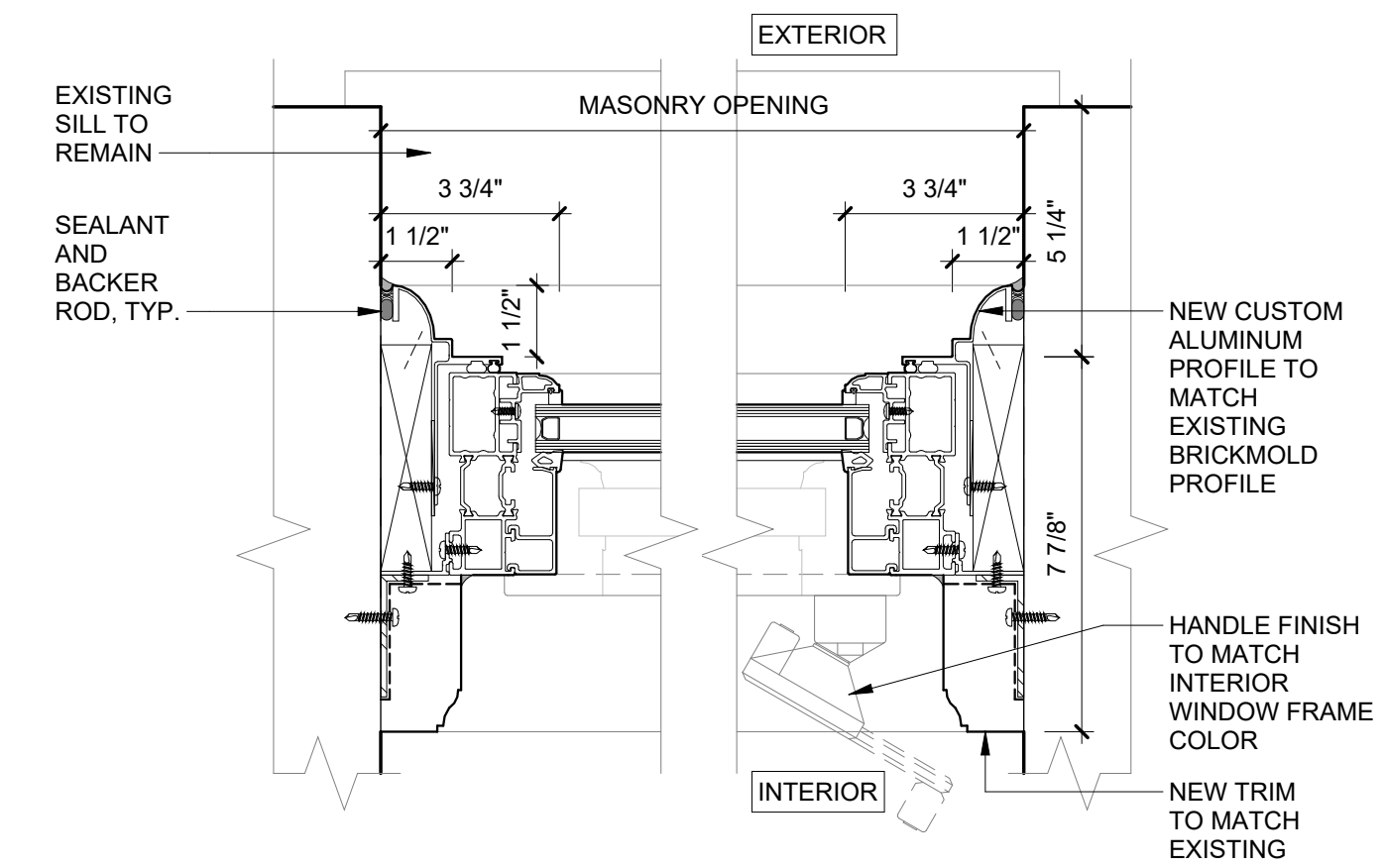
5 1A - PROPOSED EXTERIOR ELEVATION  
3/4" = 1'-0"



6 1A - PROPOSED INTERIOR ELEVATION  
3/4" = 1'-0"

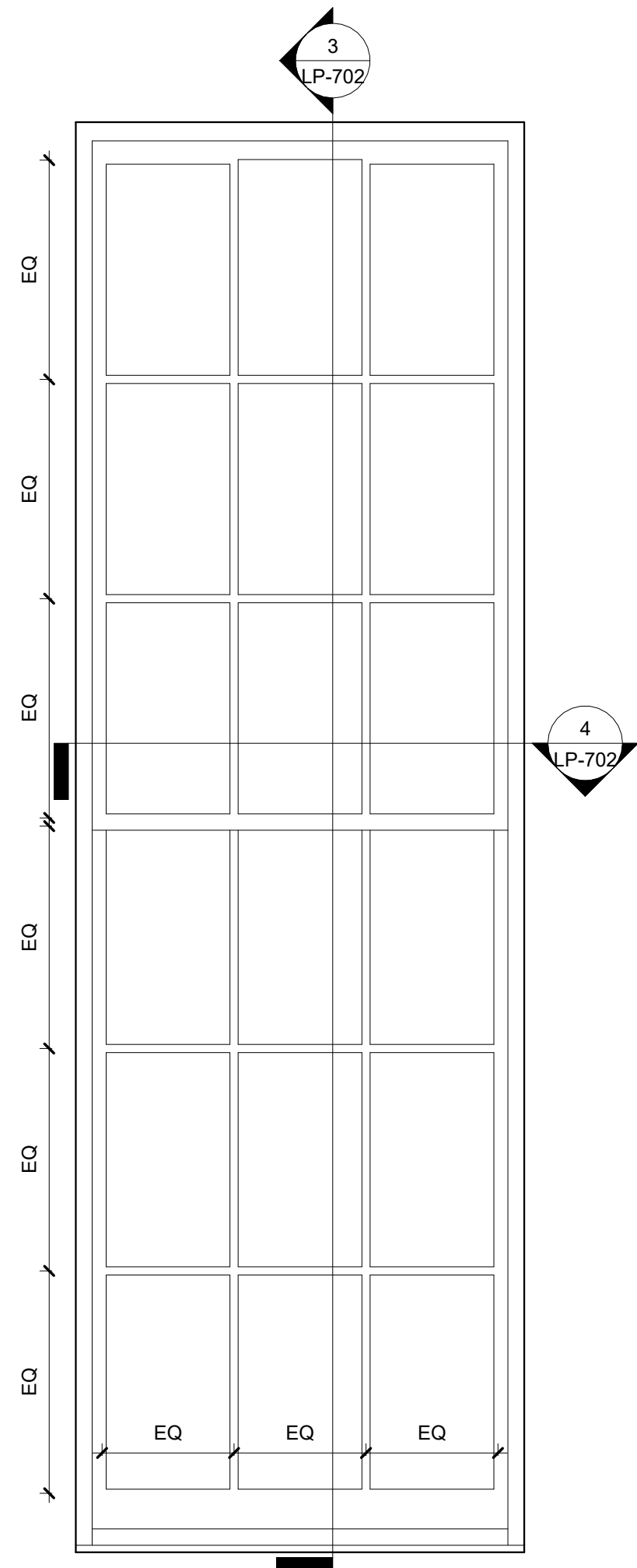


7 1A - PROPOSED SECTION - HEAD & SILL  
3" = 1'-0"

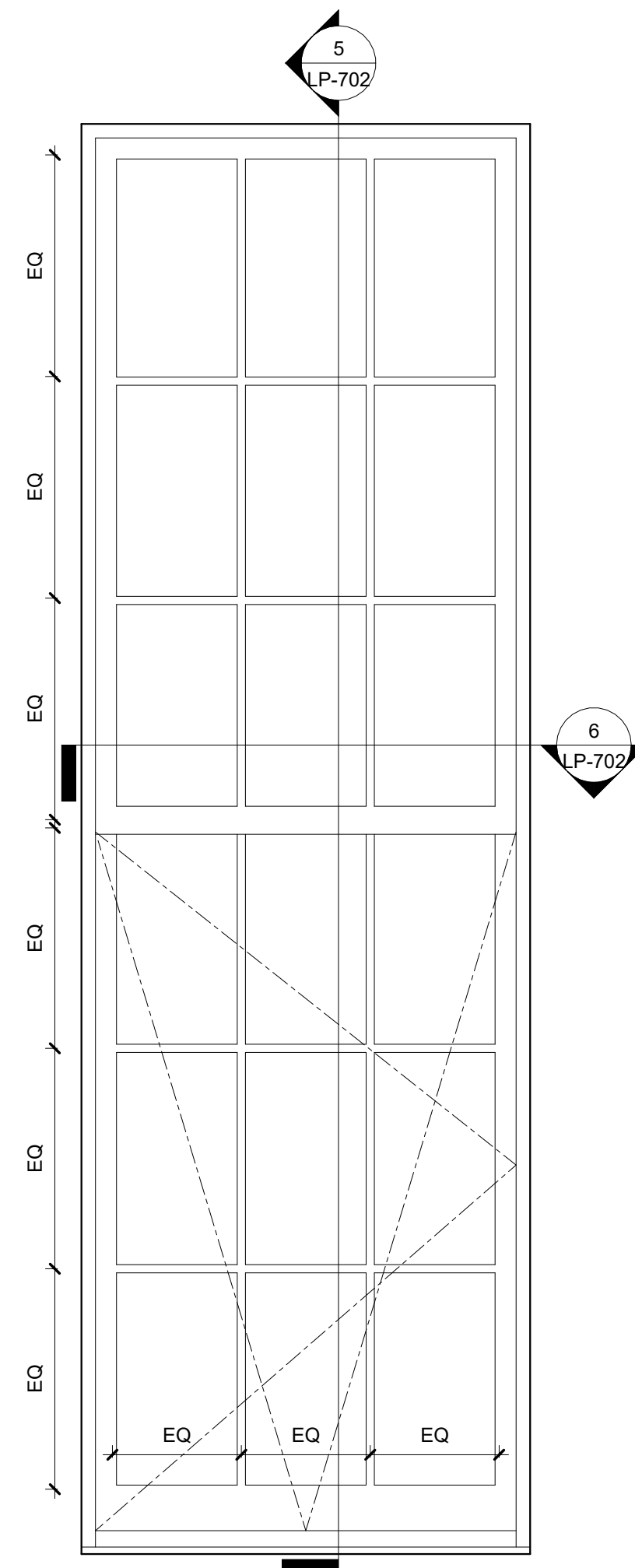


8 1A - PROPOSED SECTION - JAMB  
3" = 1'-0"

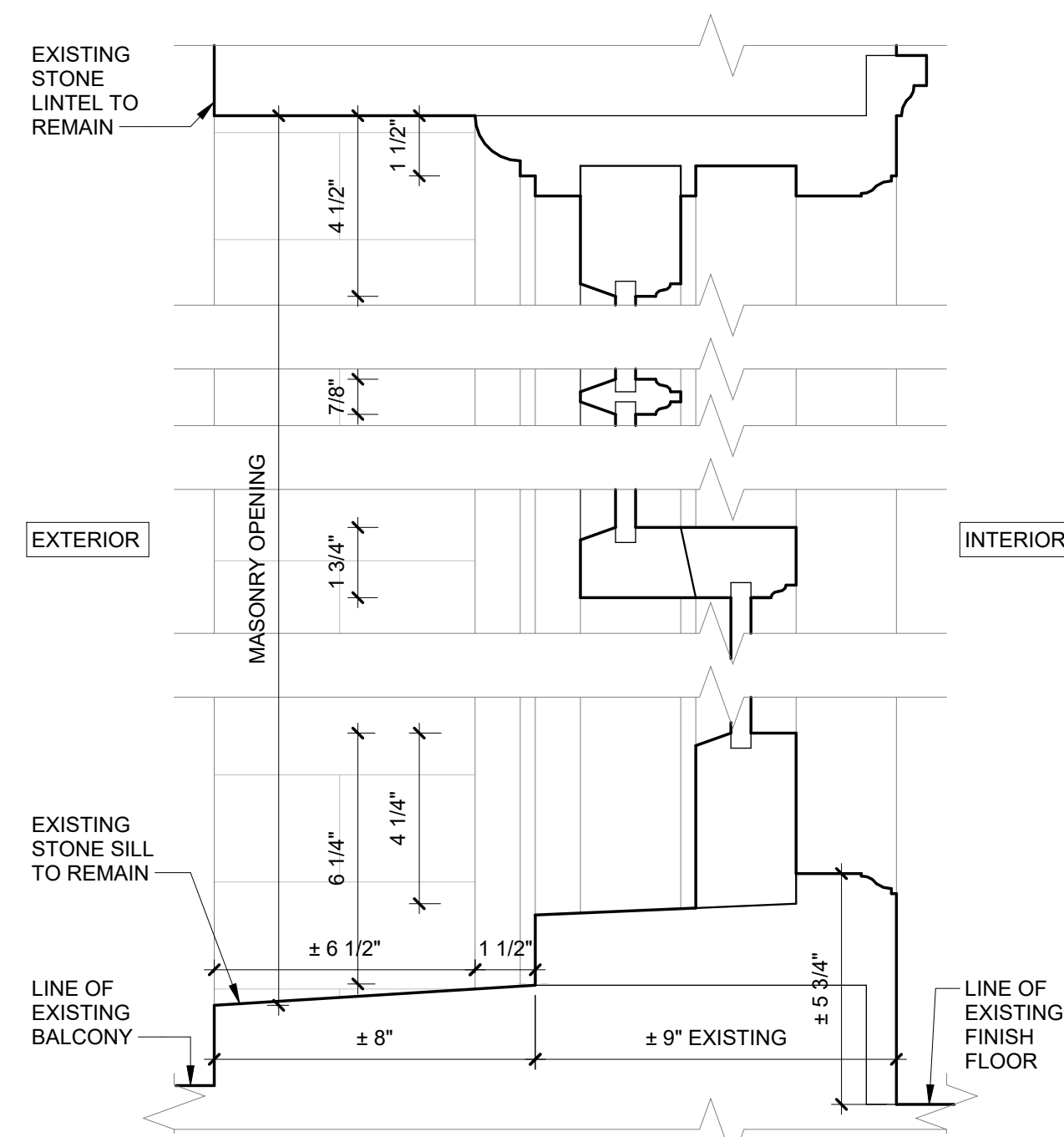




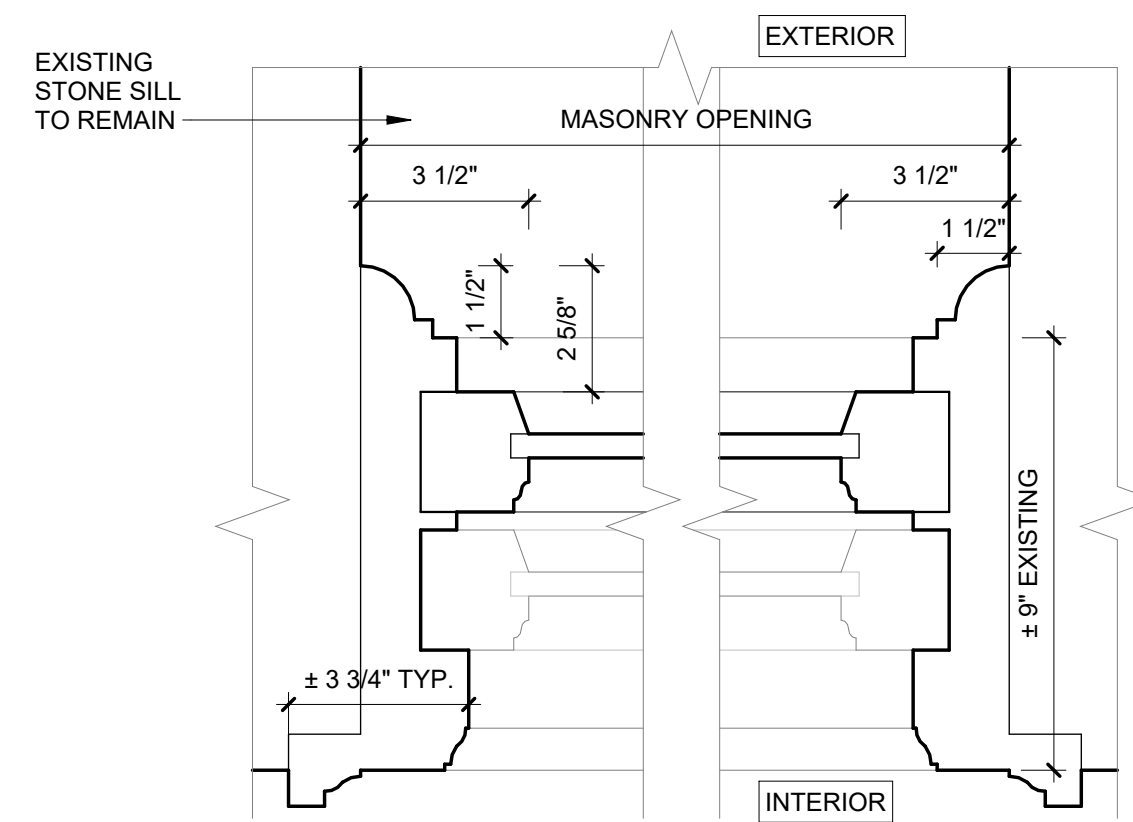
① 2A - EXISTING ELEVATION  
3/4" = 1'-0"



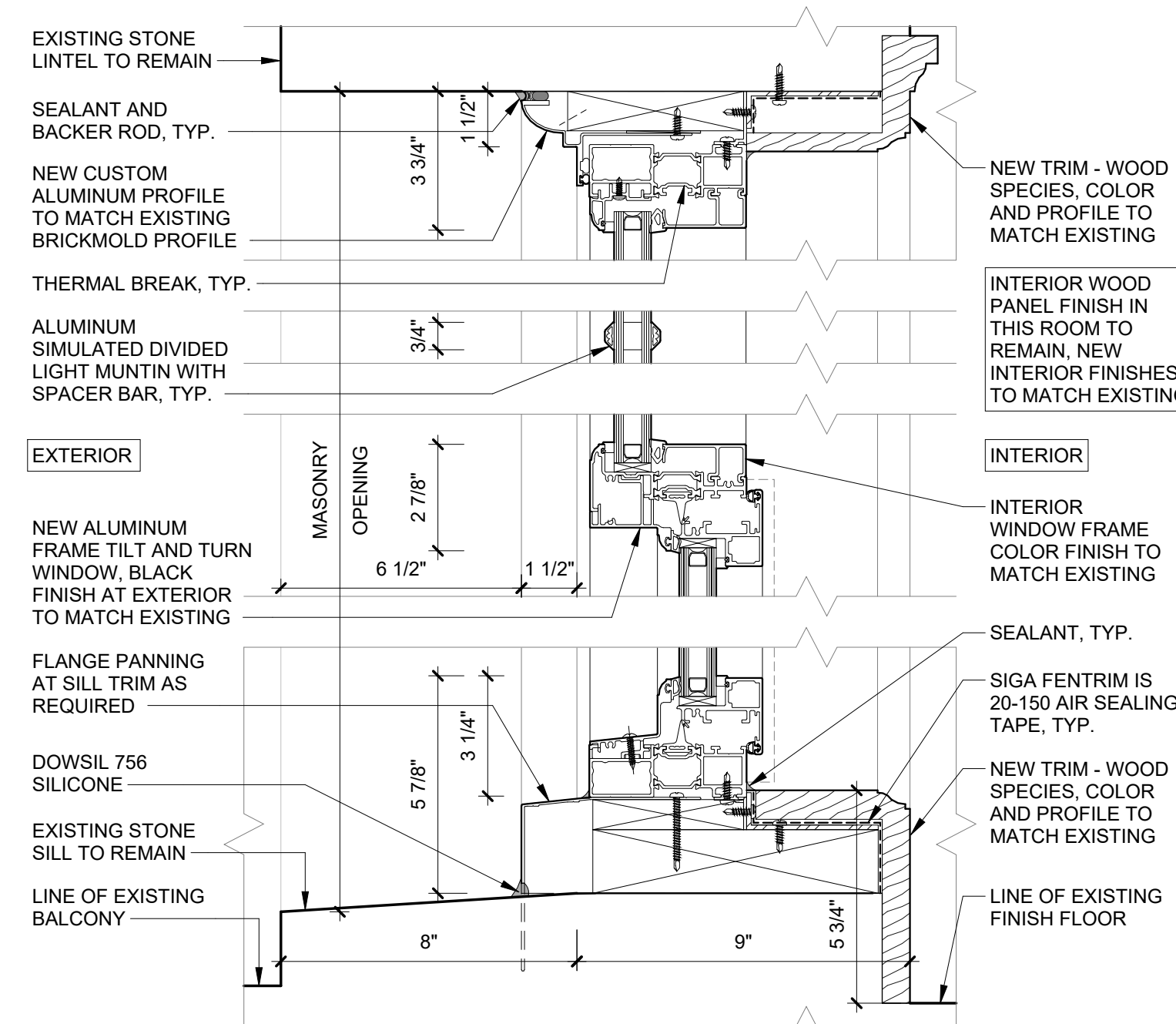
② 2A - PROPOSED ELEVATION  
3/4" = 1'-0"



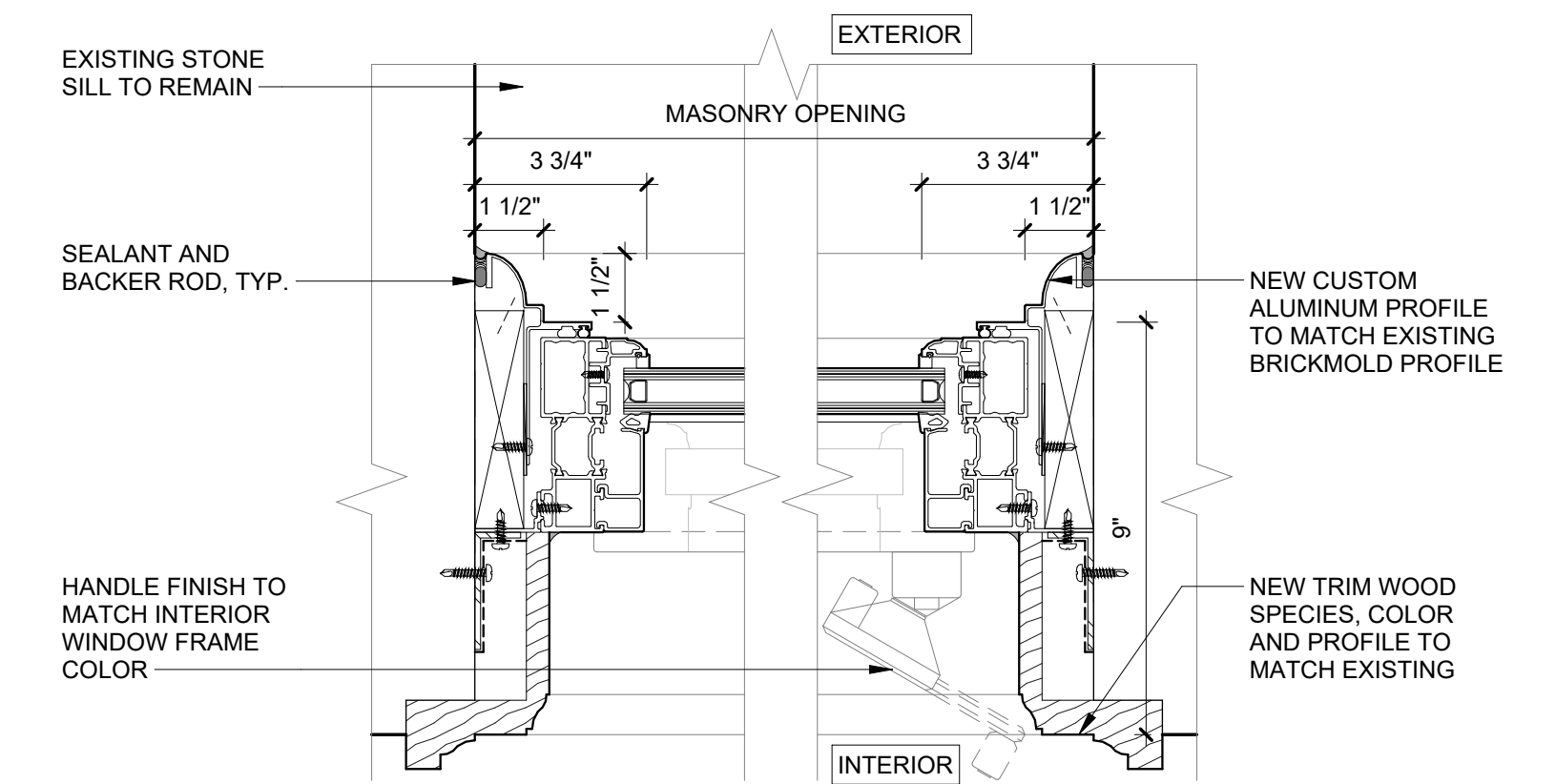
③ 2A - EXISTING SECTION - HEAD & SILL  
3" = 1'-0"



④ 2A - EXISTING SECTION - JAMB  
3" = 1'-0"

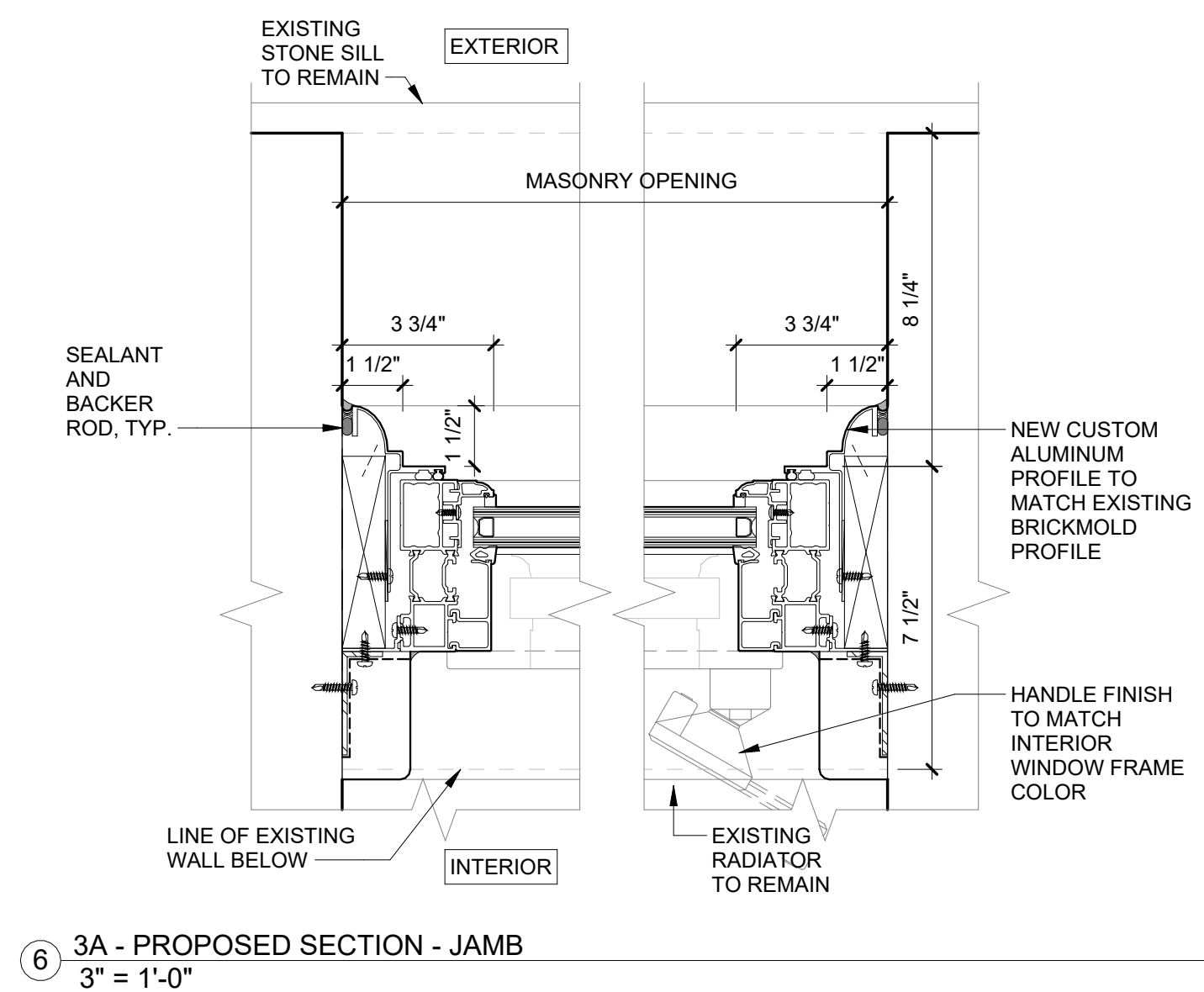
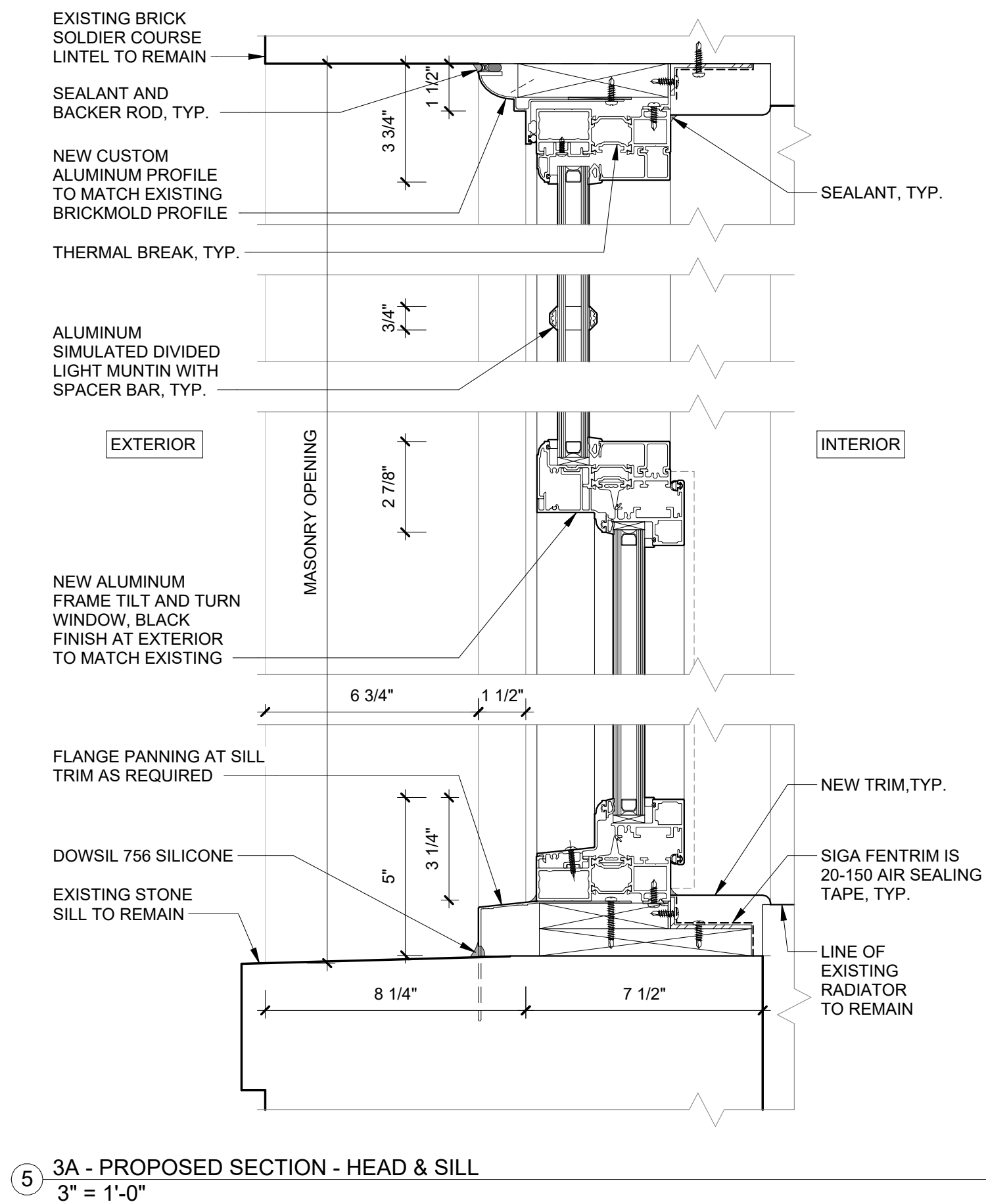
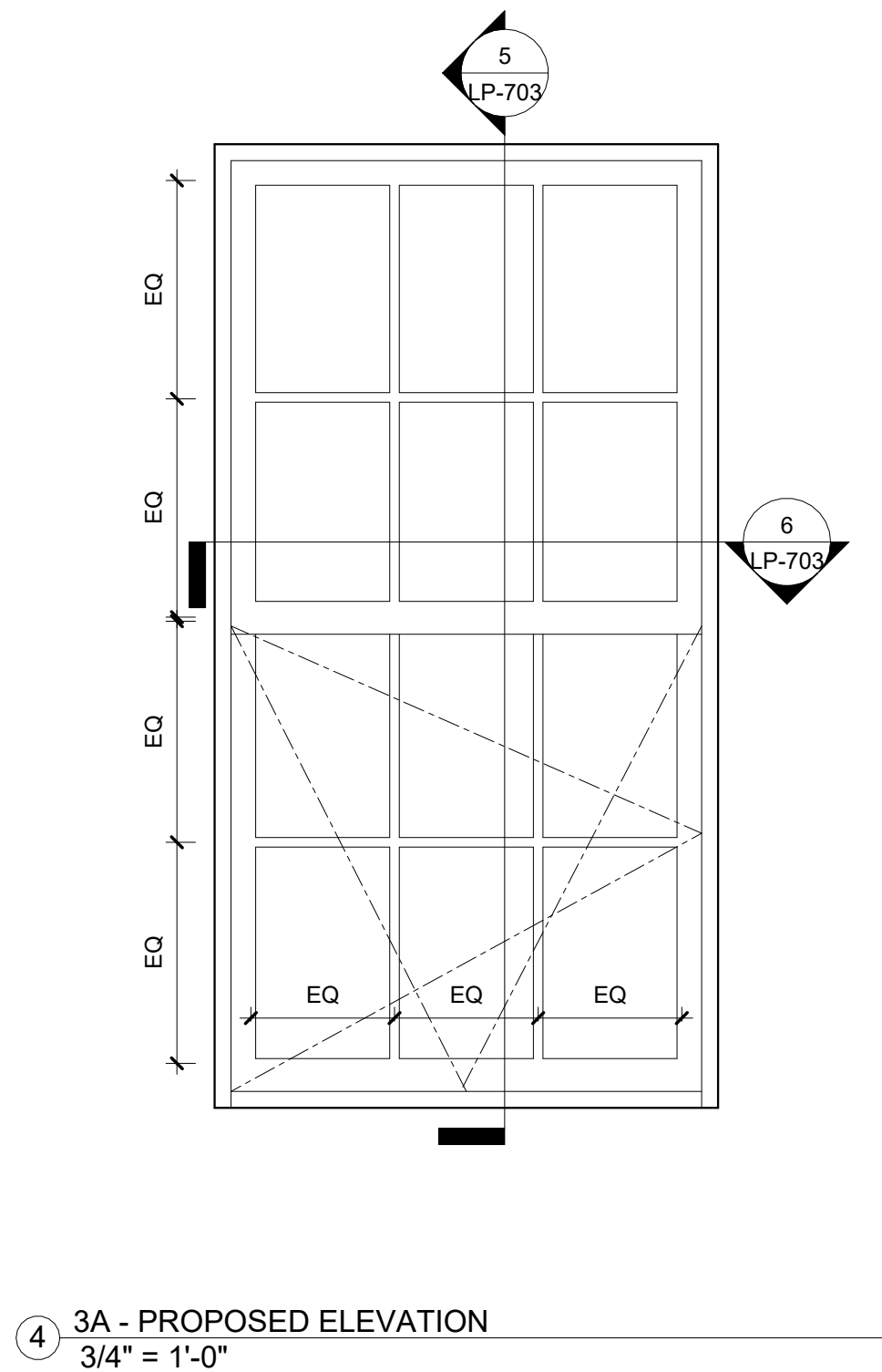
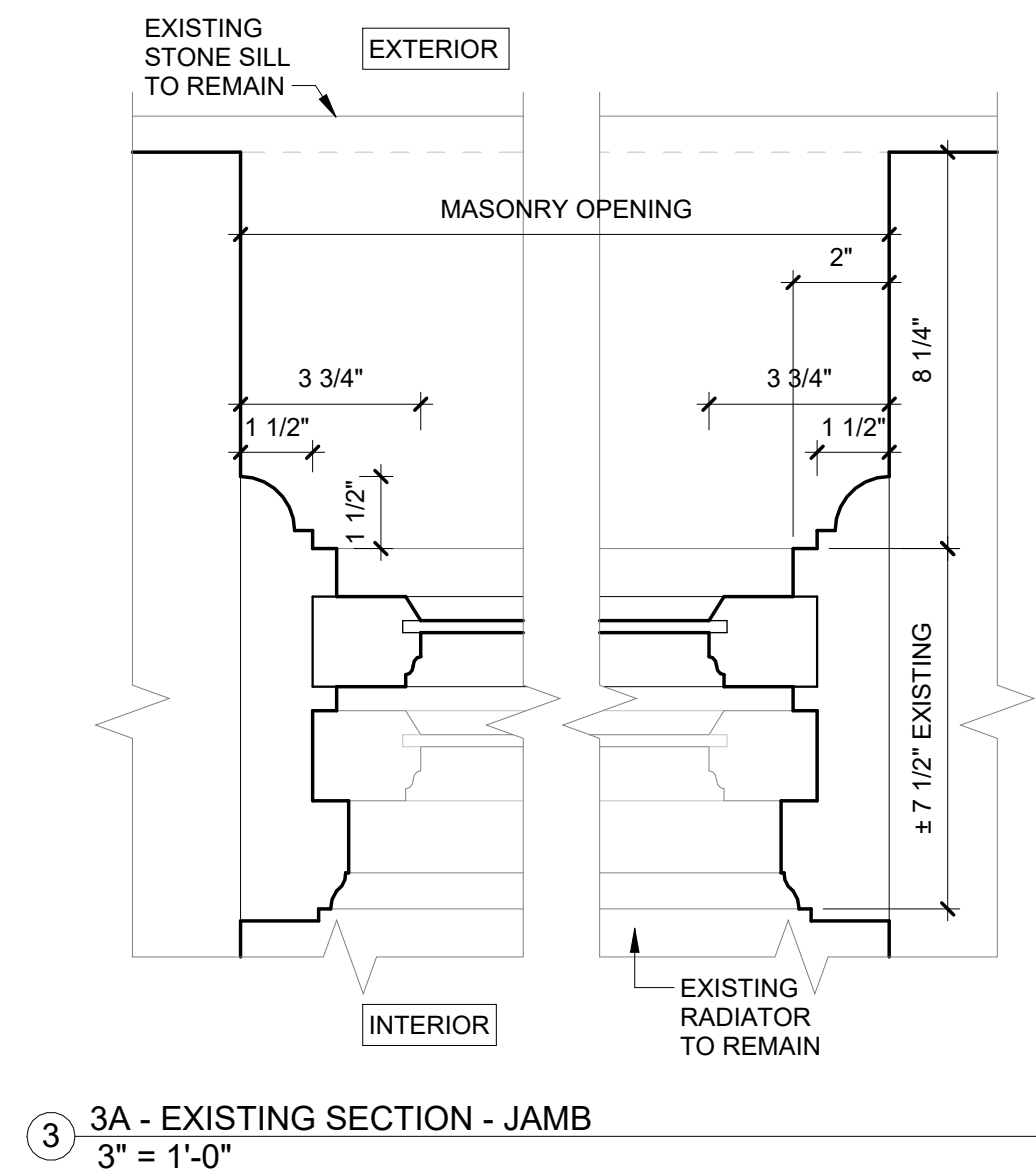
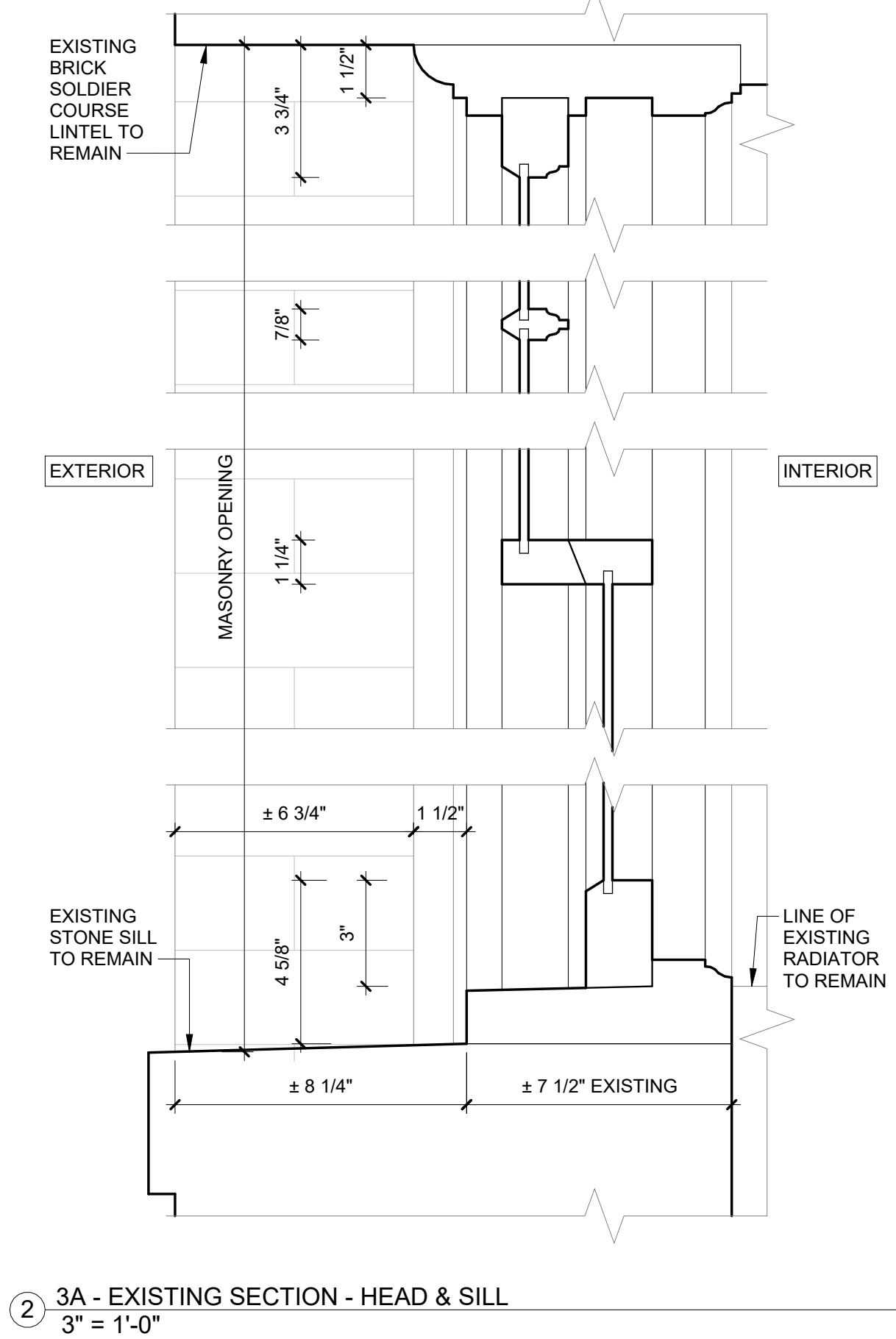
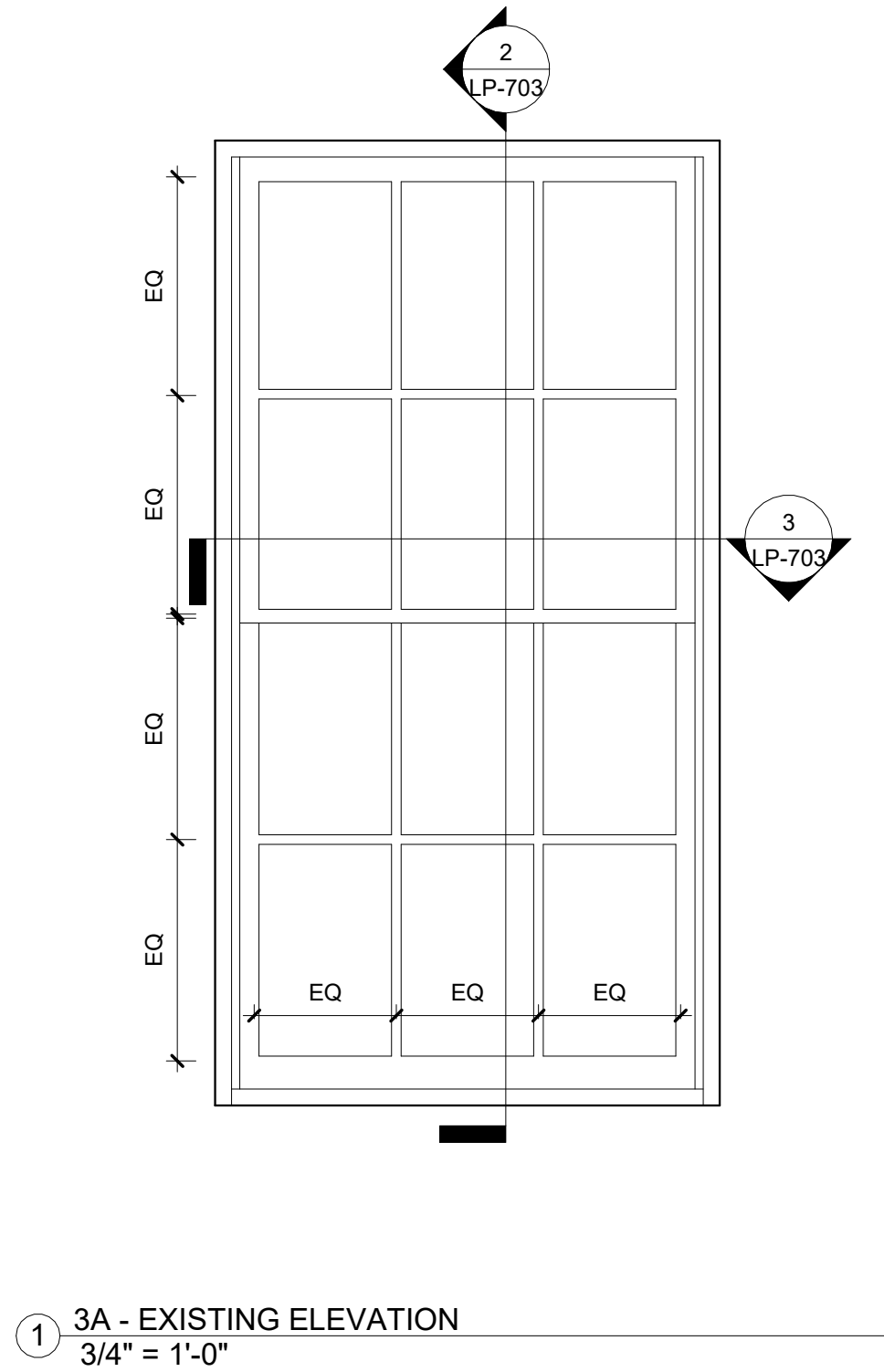


⑤ 2A - PROPOSED SECTION - HEAD & SILL  
3" = 1'-0"

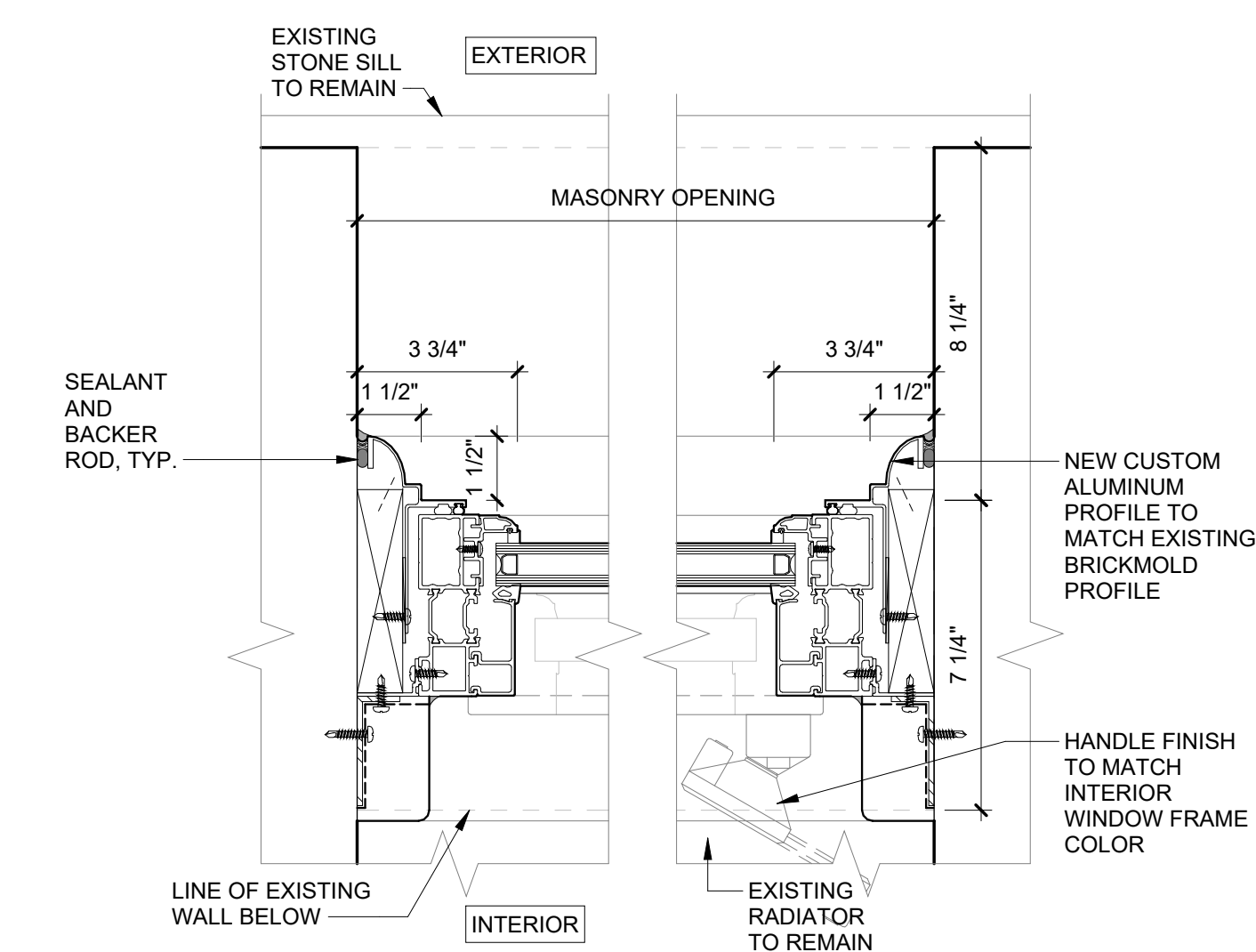
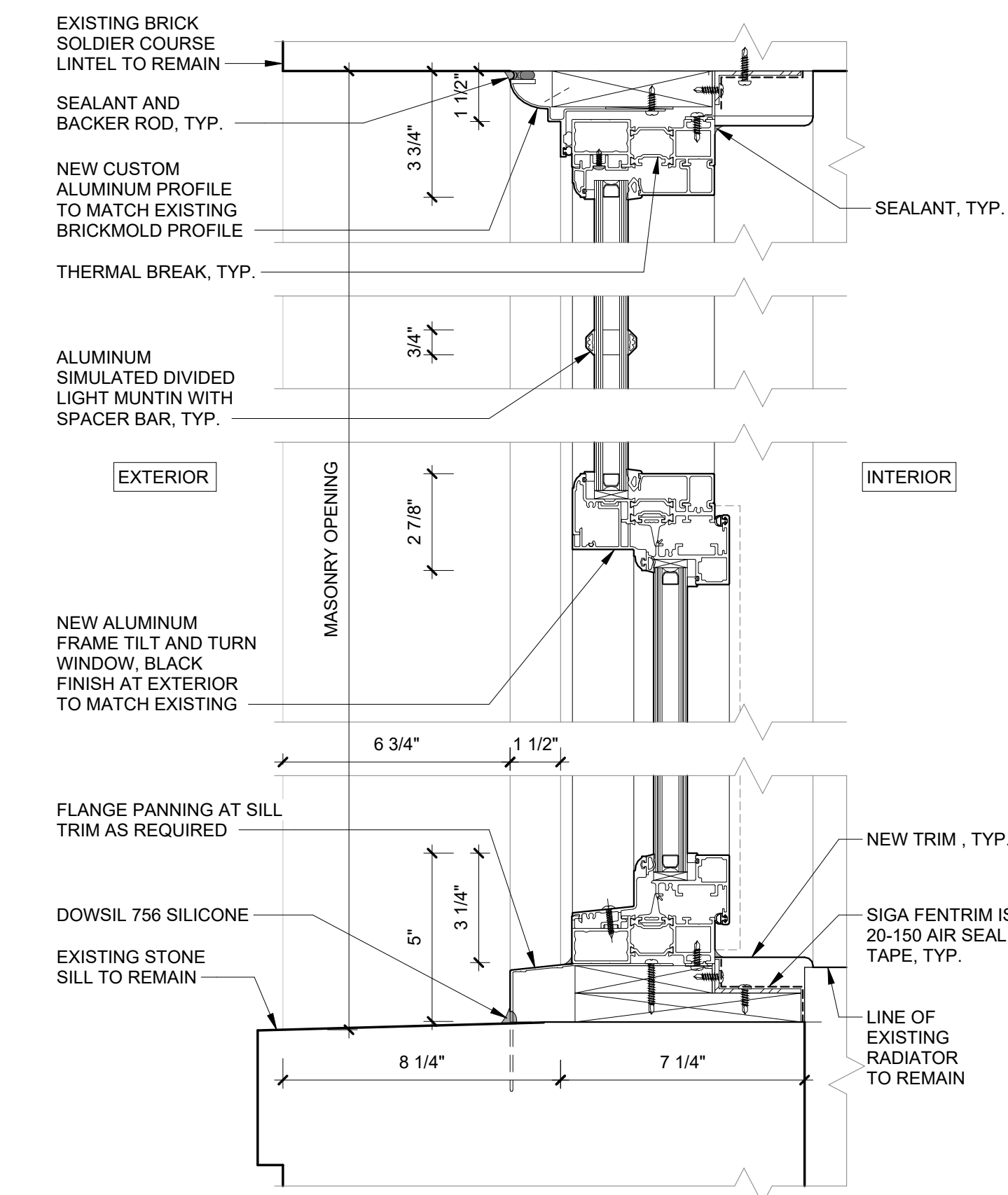
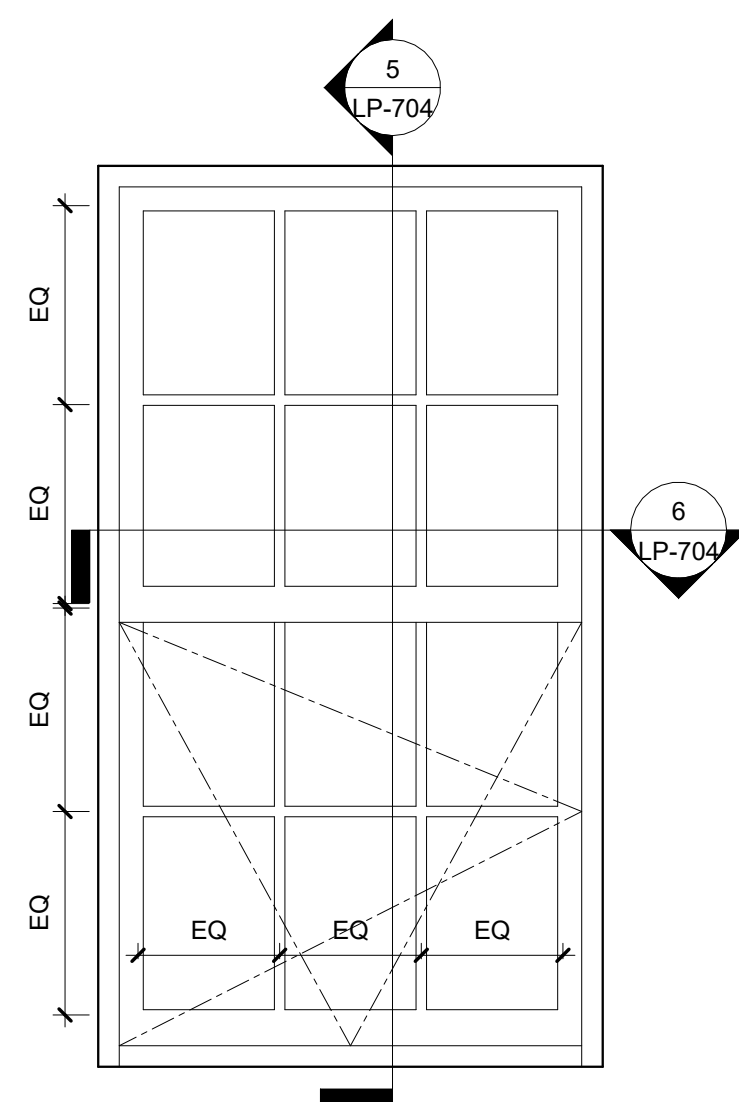
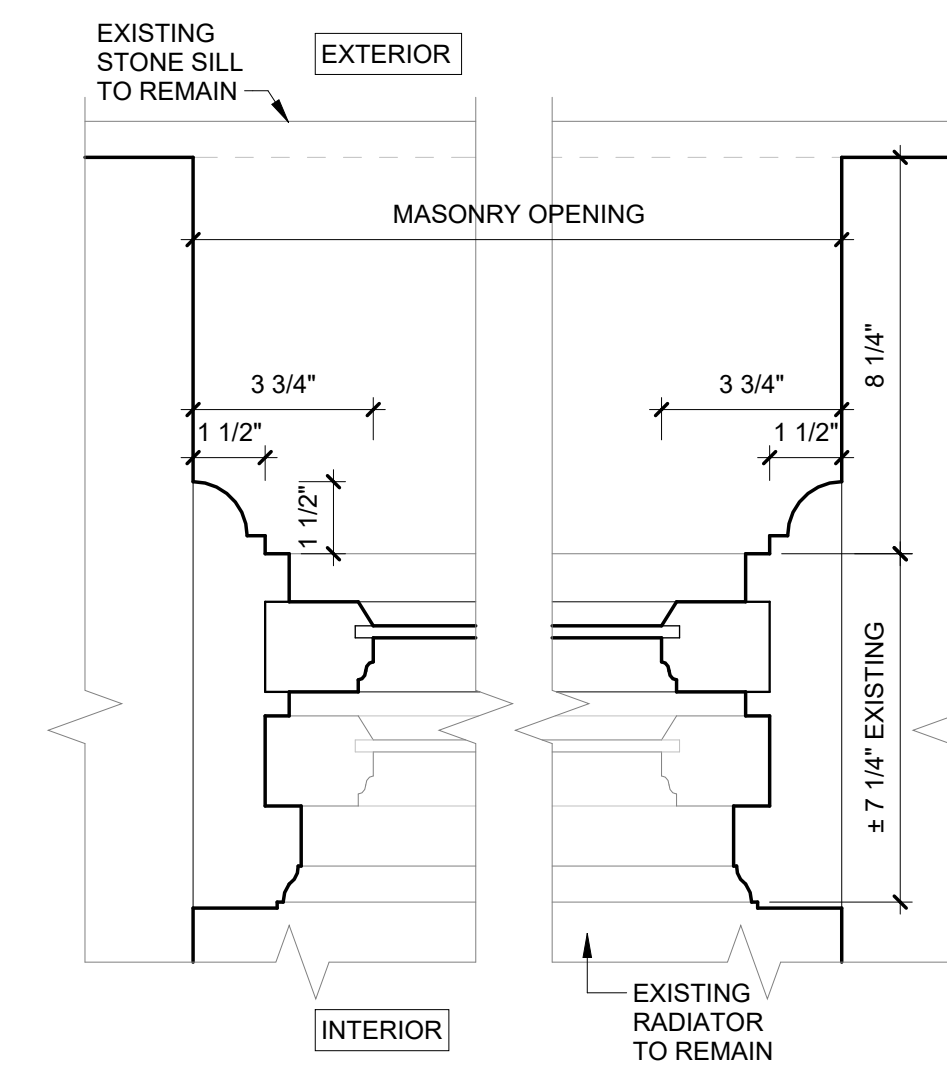
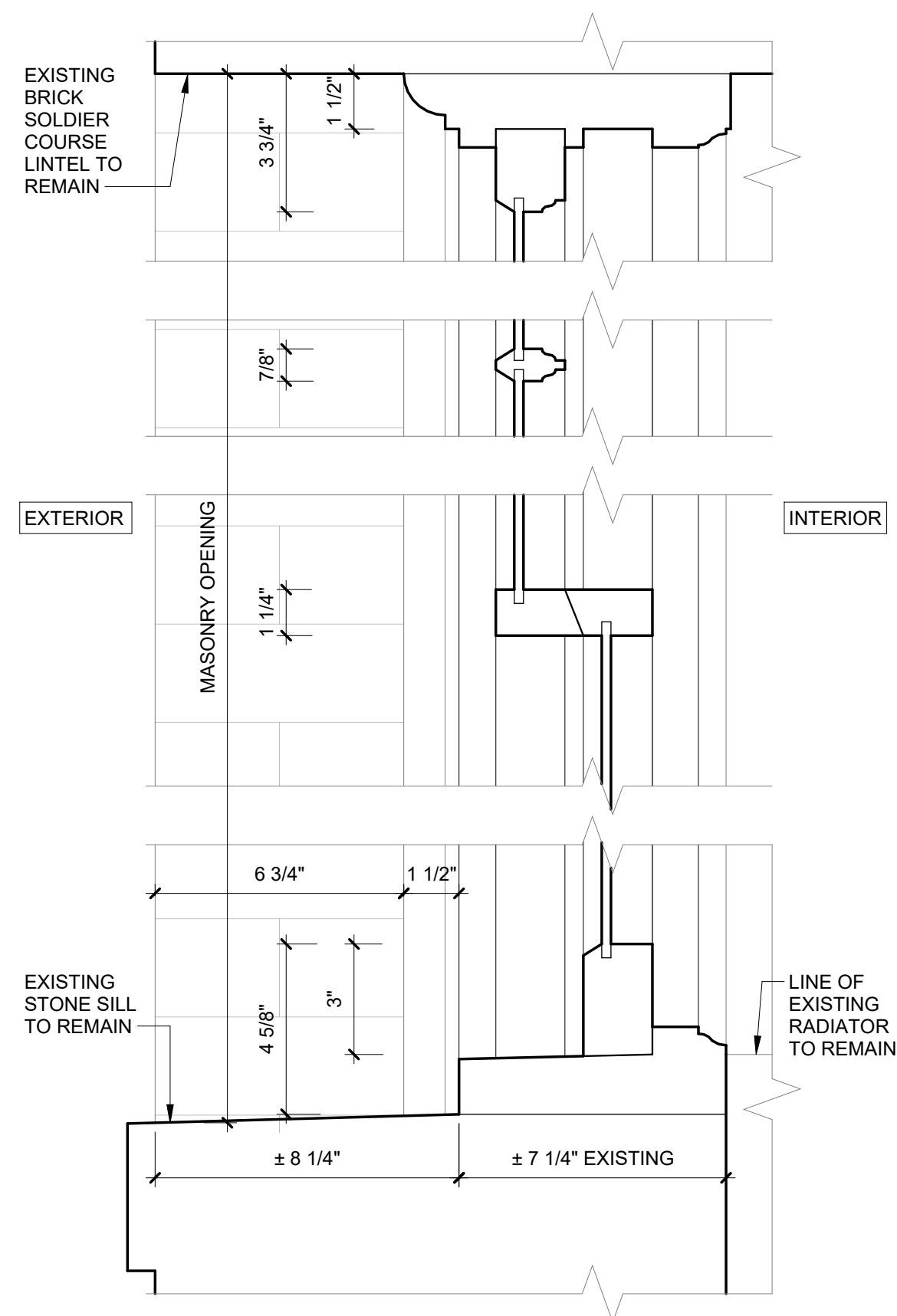
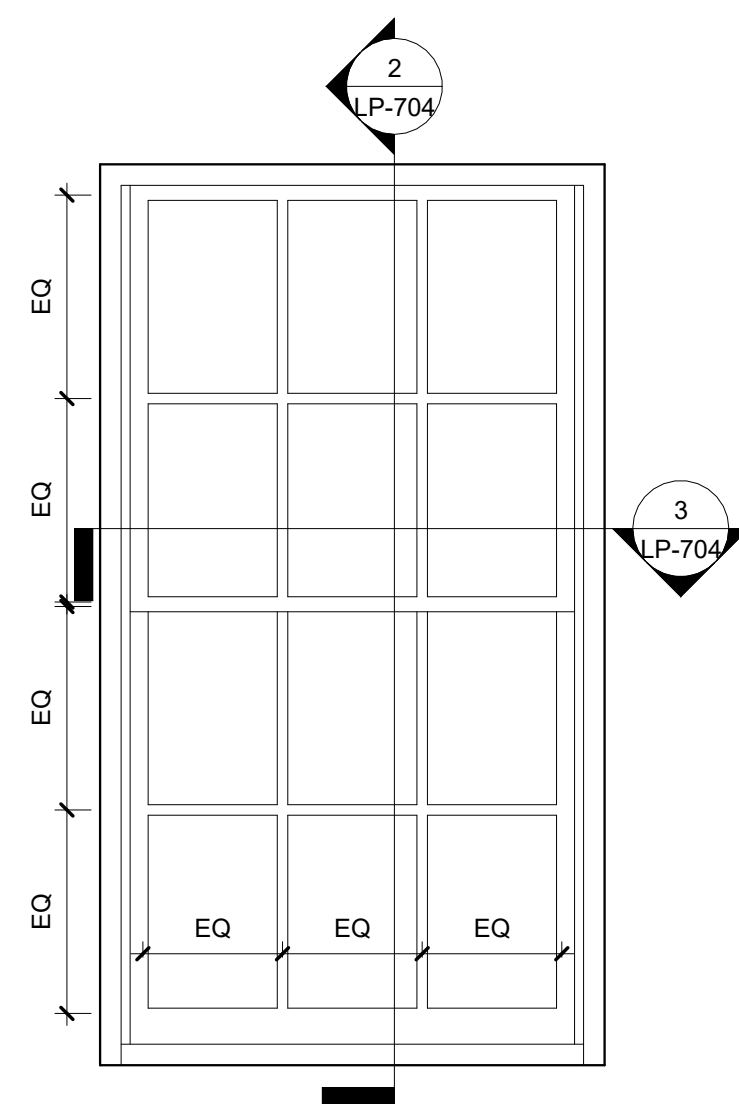


⑥ 2A - PROPOSED SECTION - JAMB  
3" = 1'-0"



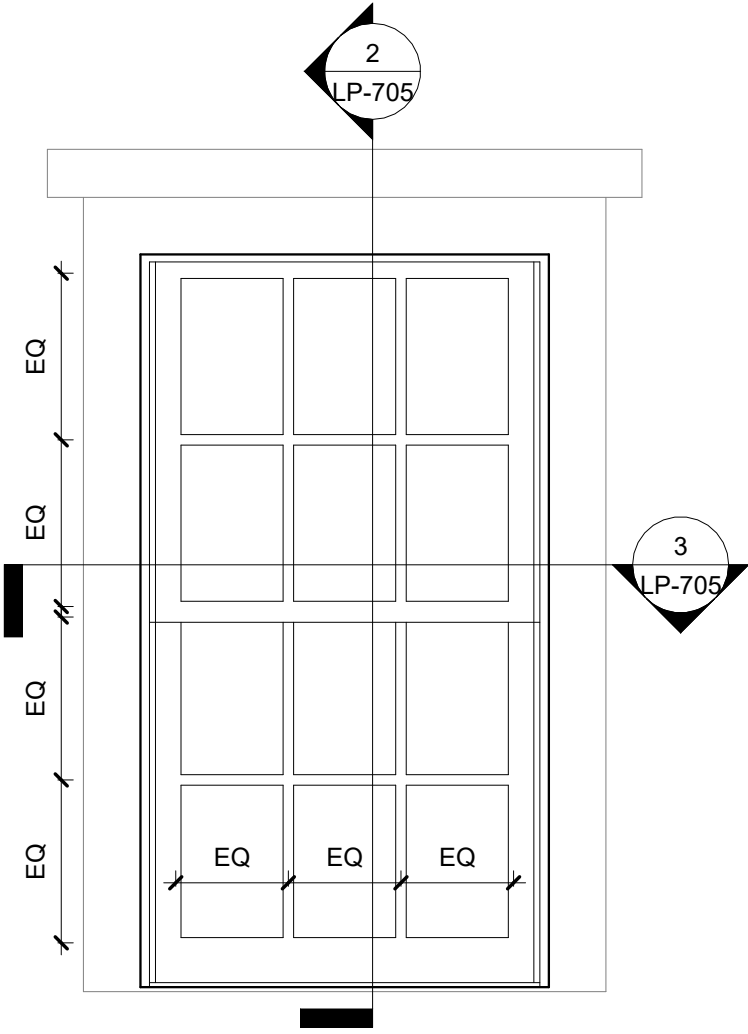




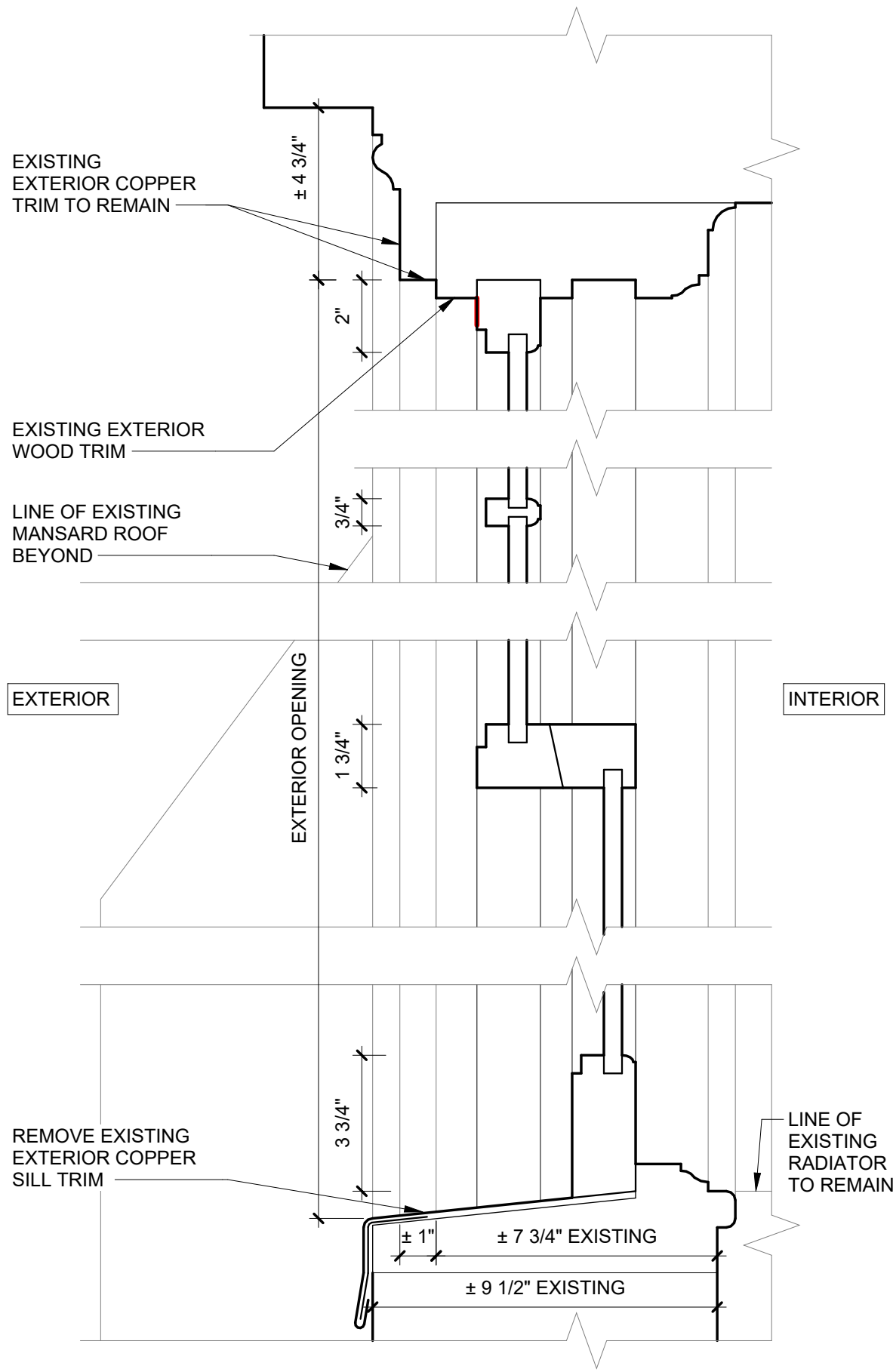




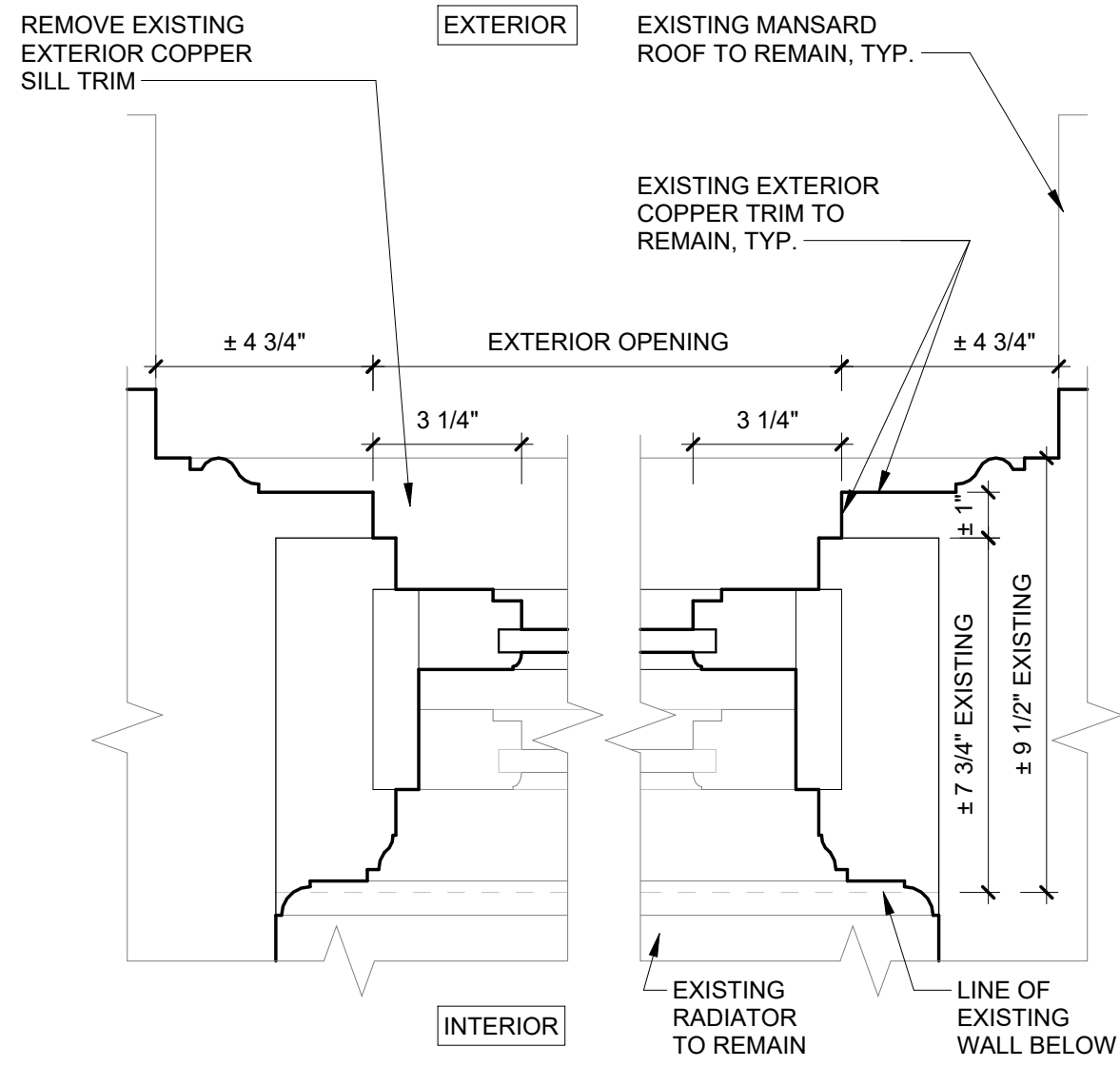
1 5A - EXISTING ELEVATION  
3/4" = 1'-0"



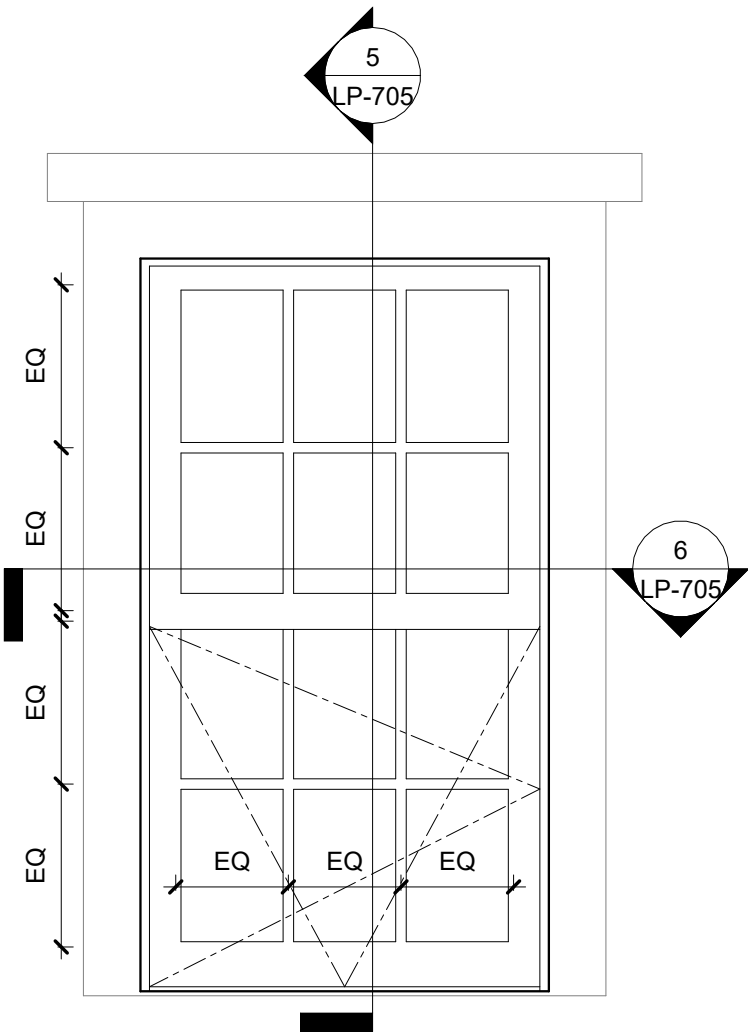
2 5A - EXISTING SECTION - HEAD & SILL  
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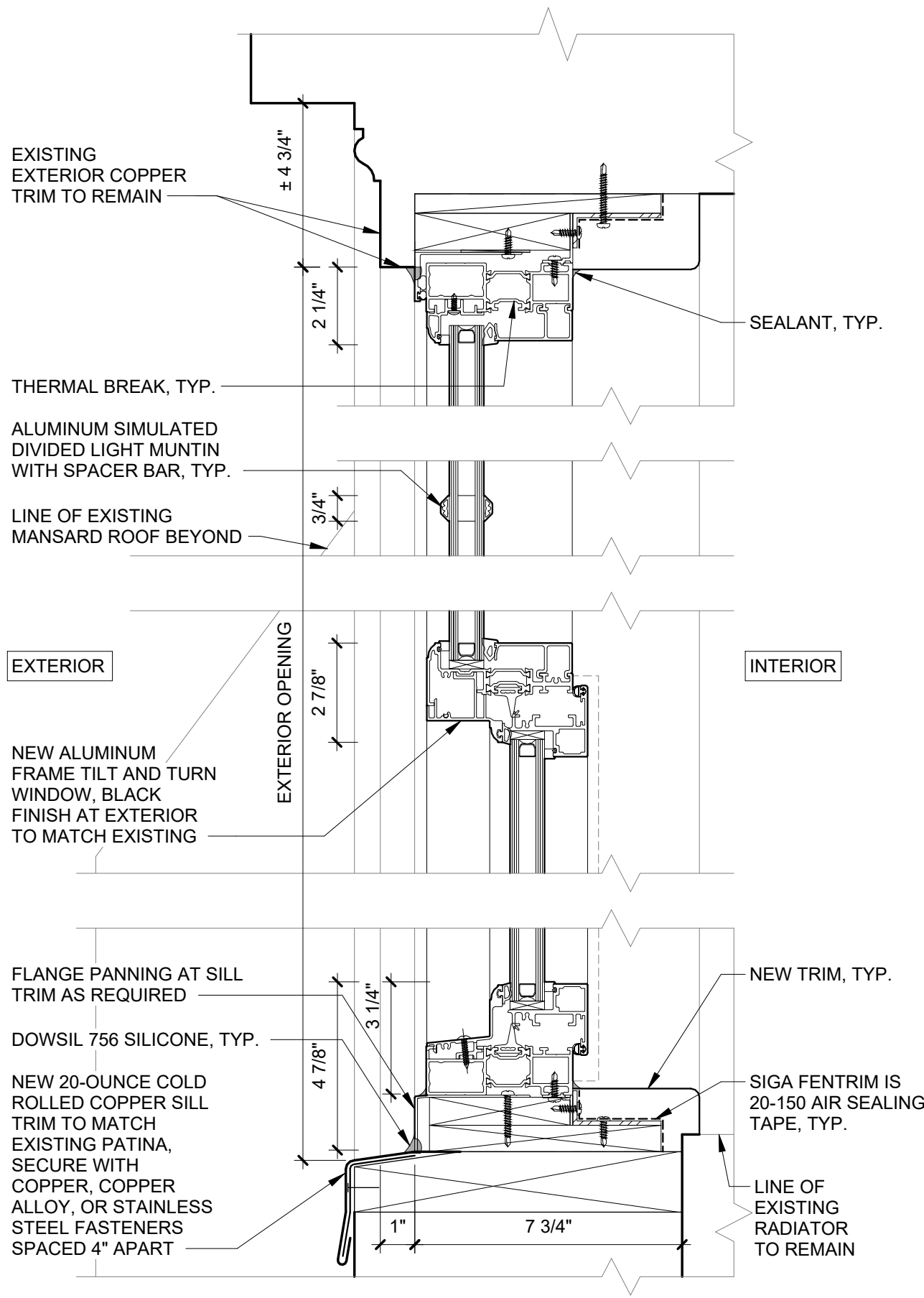
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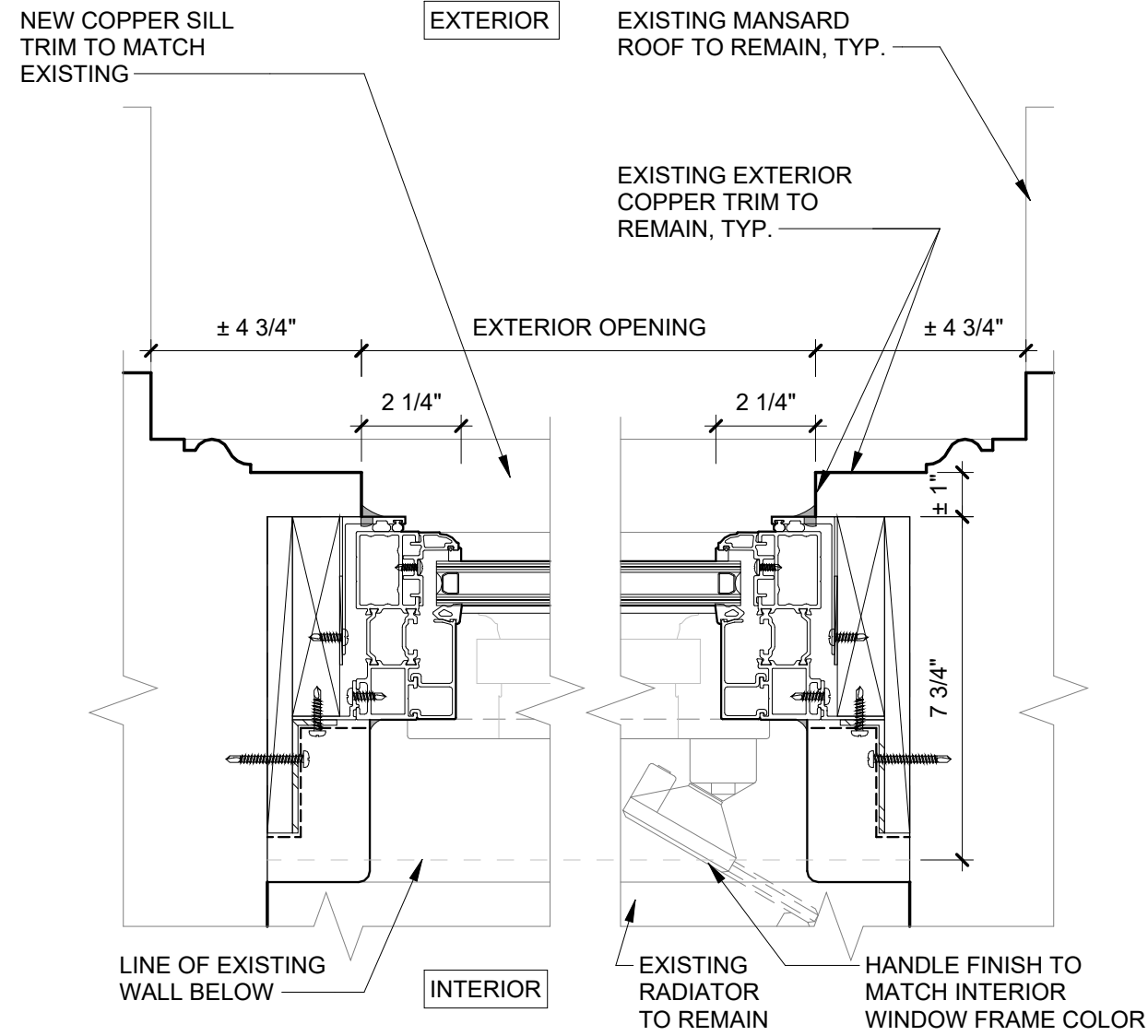
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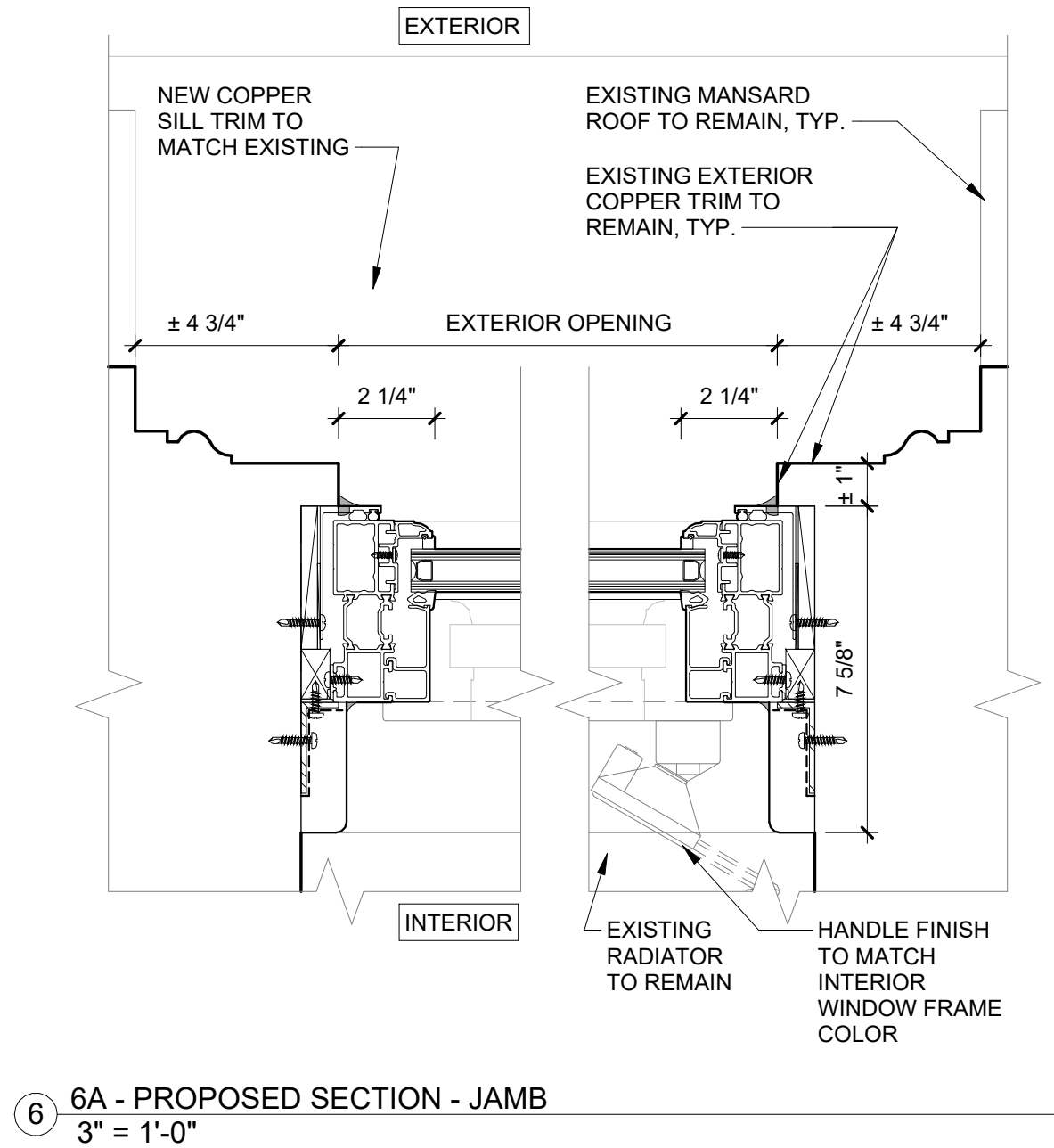
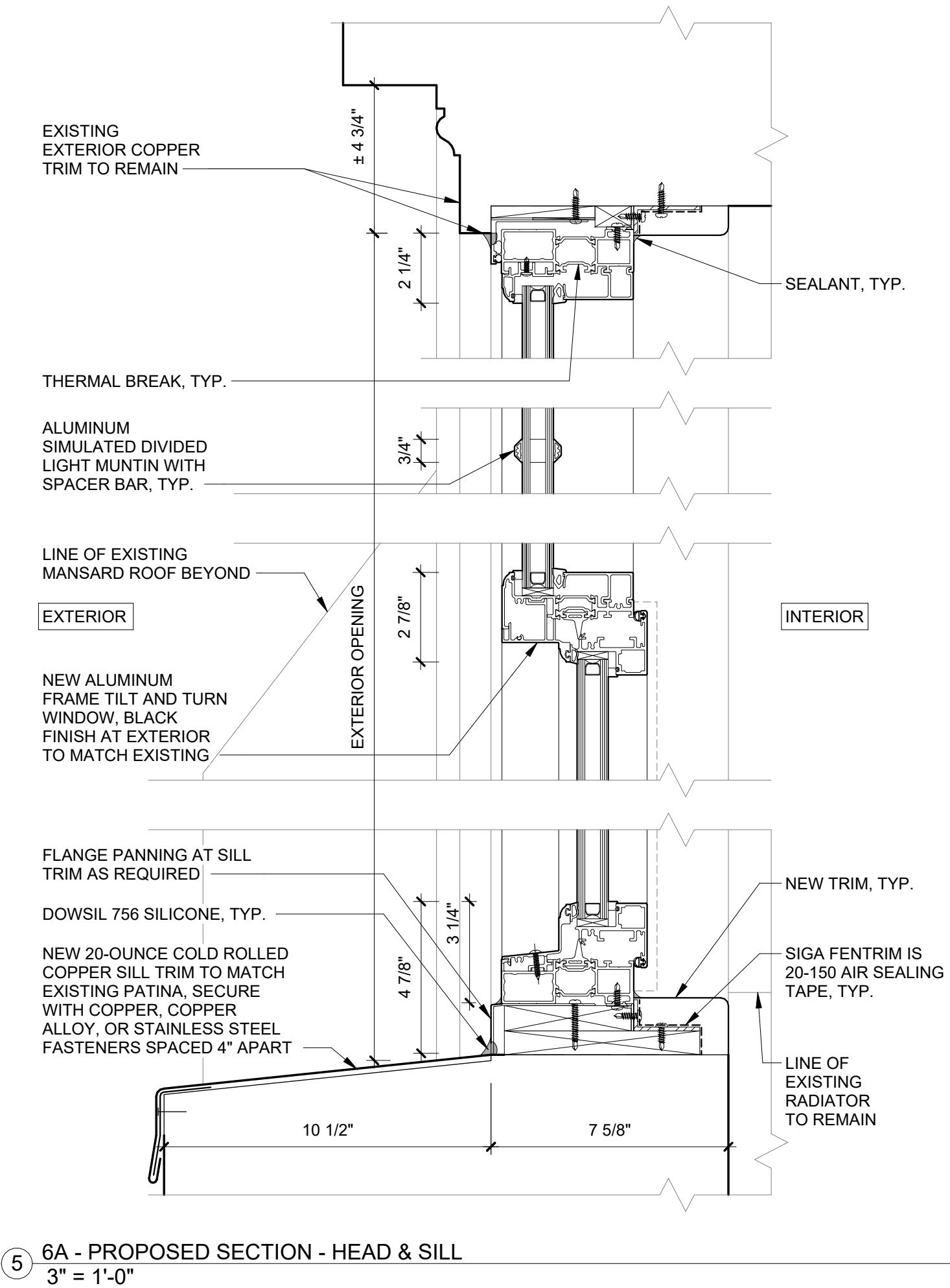
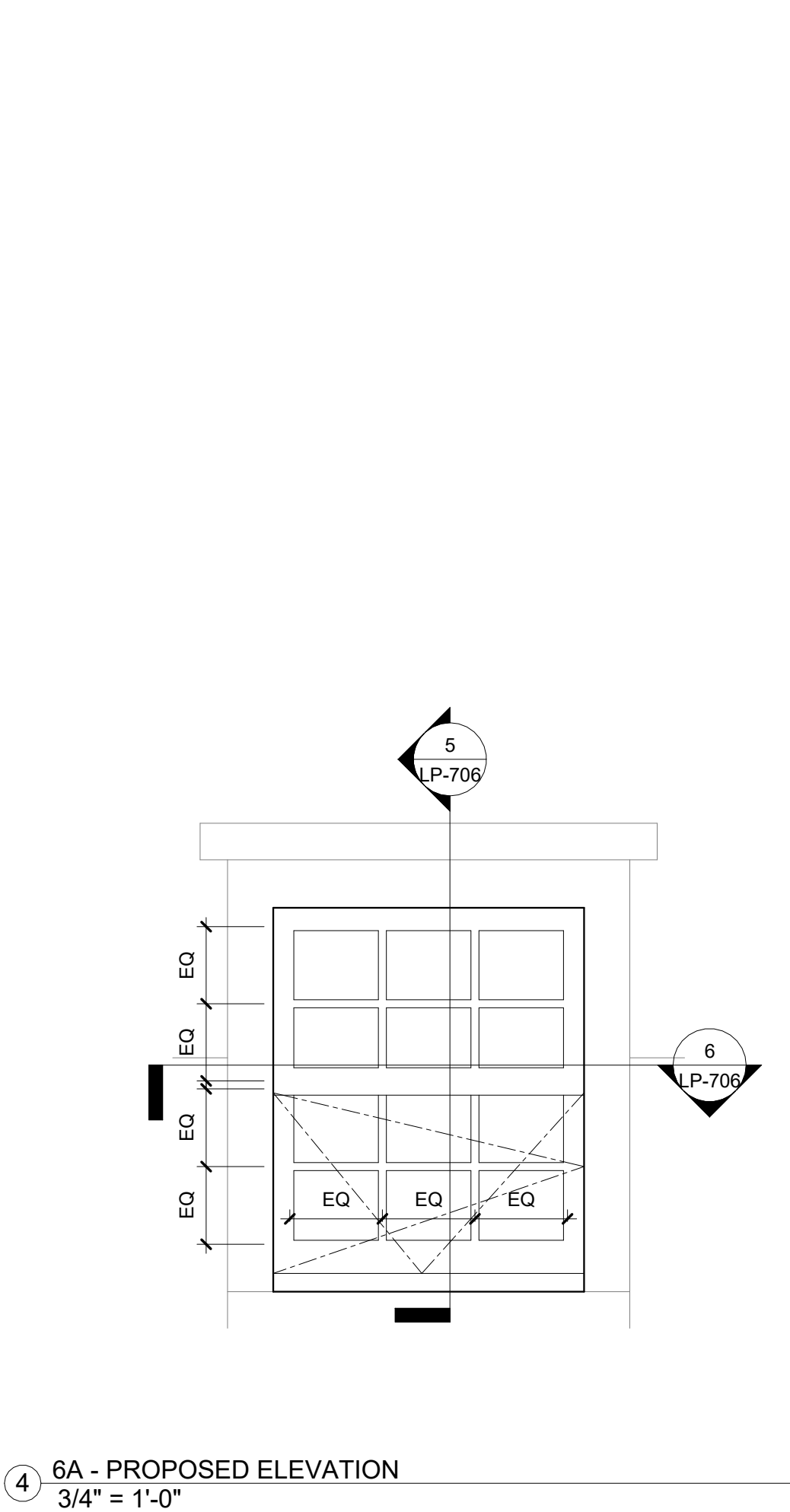
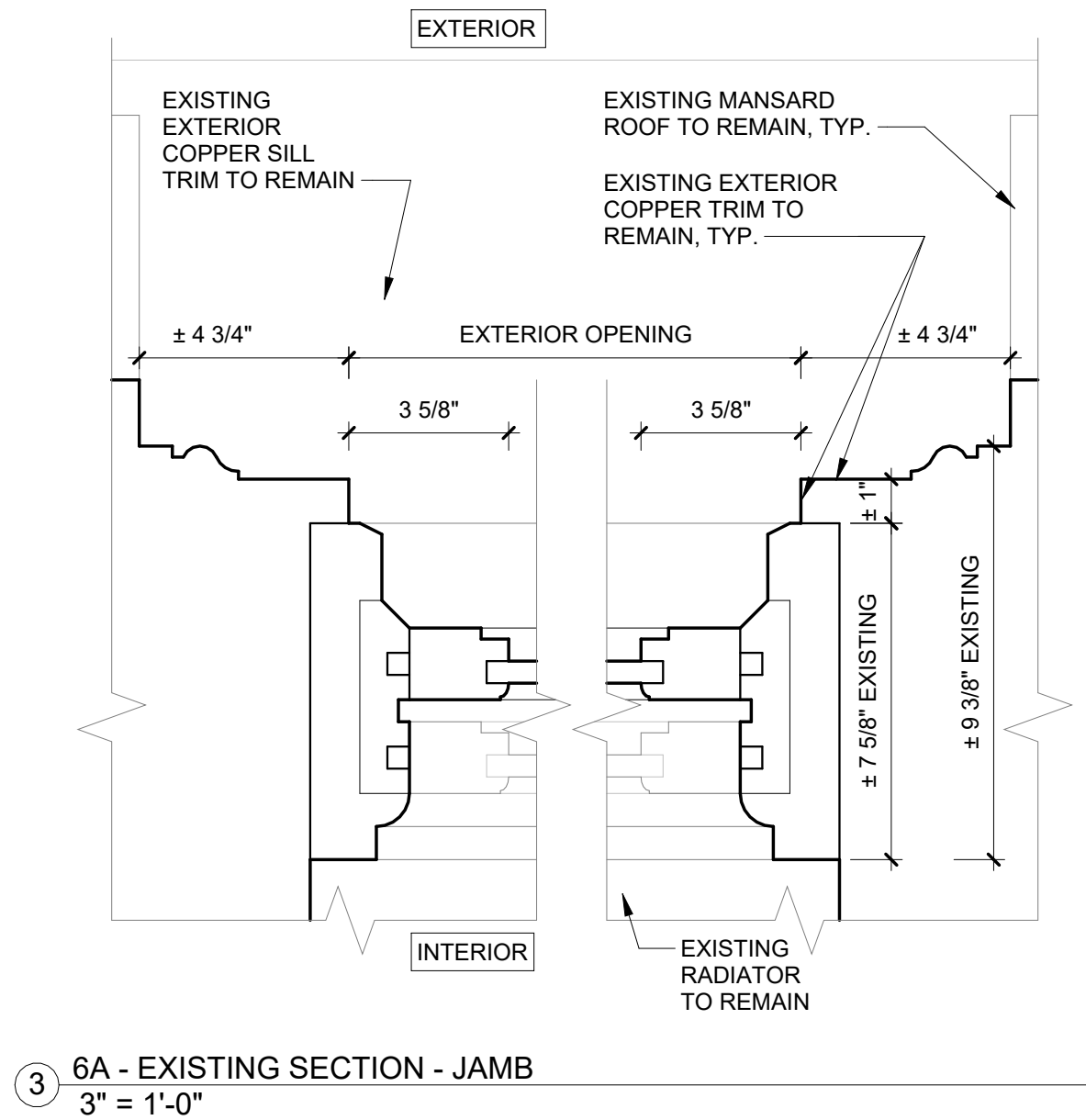
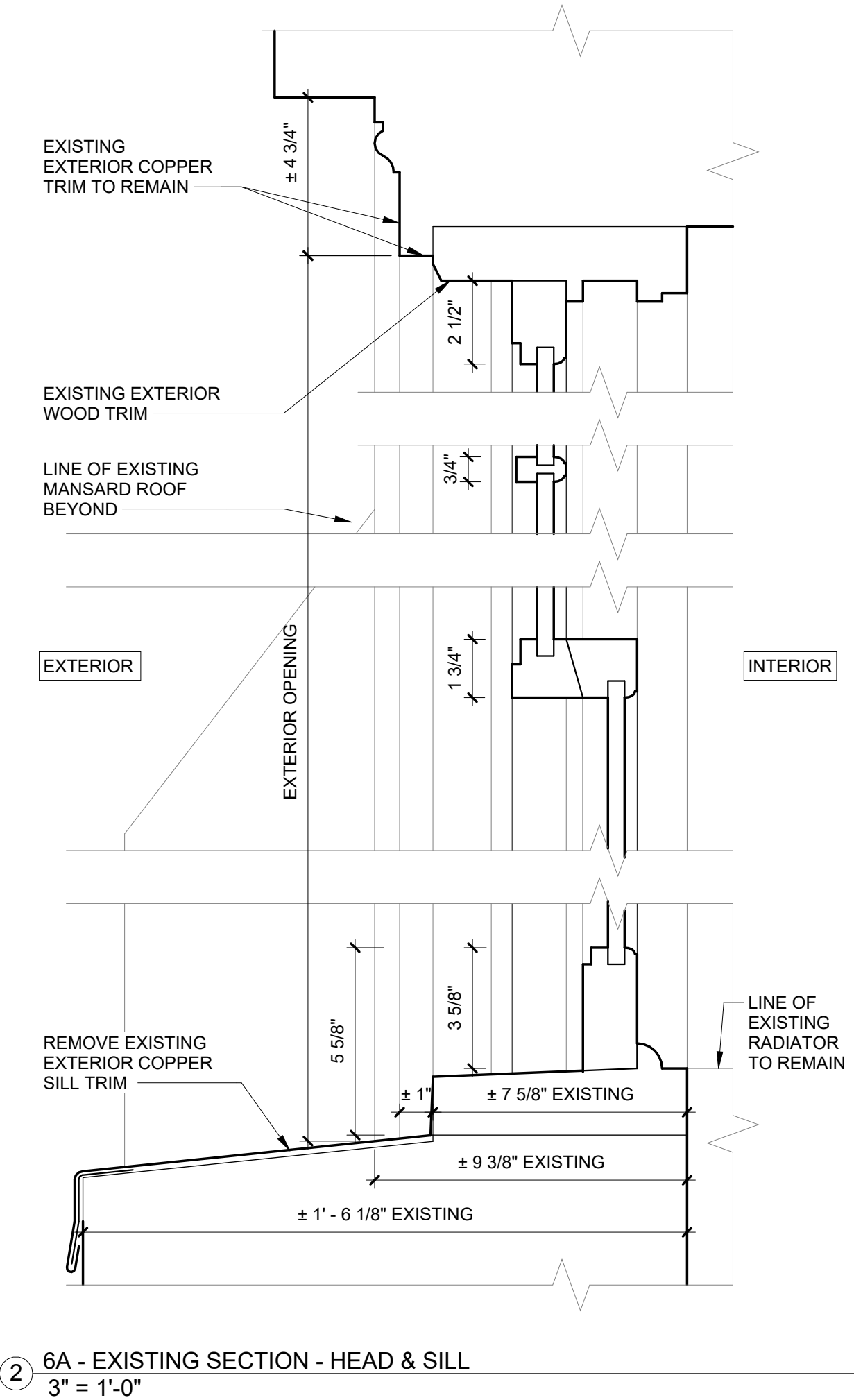
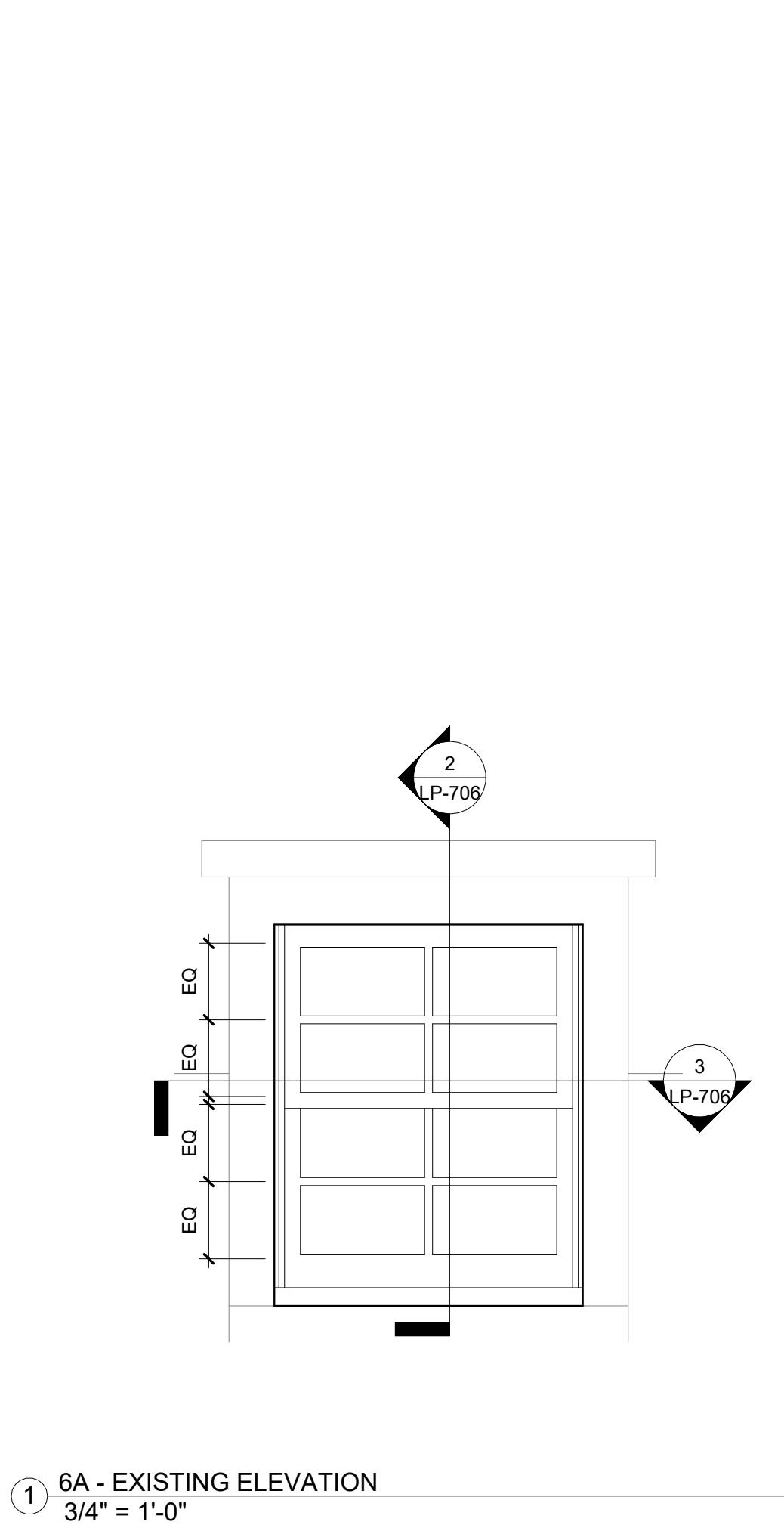
5 5A - PROPOSED SECTION - HEAD & SILL  
3" = 1'-0"



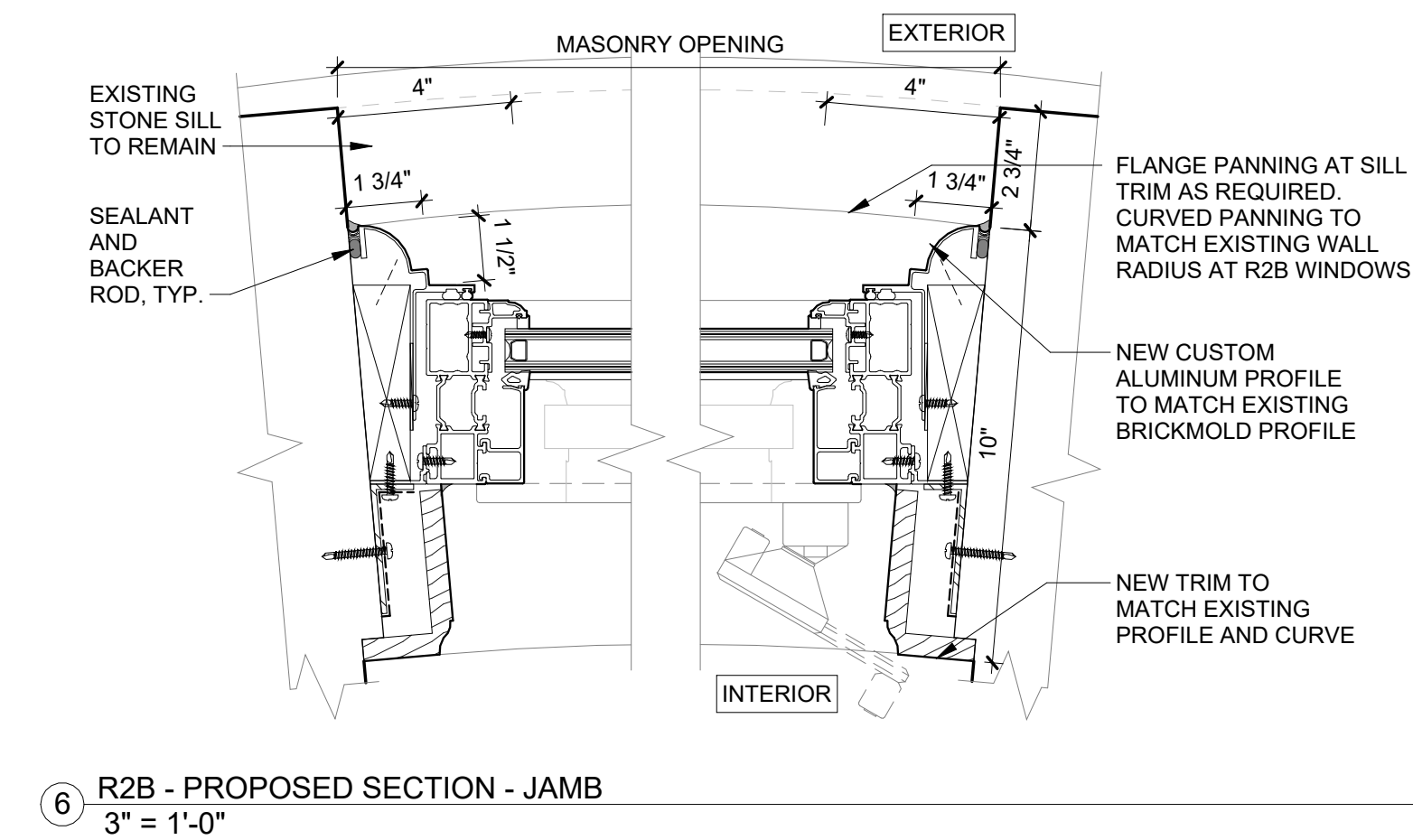
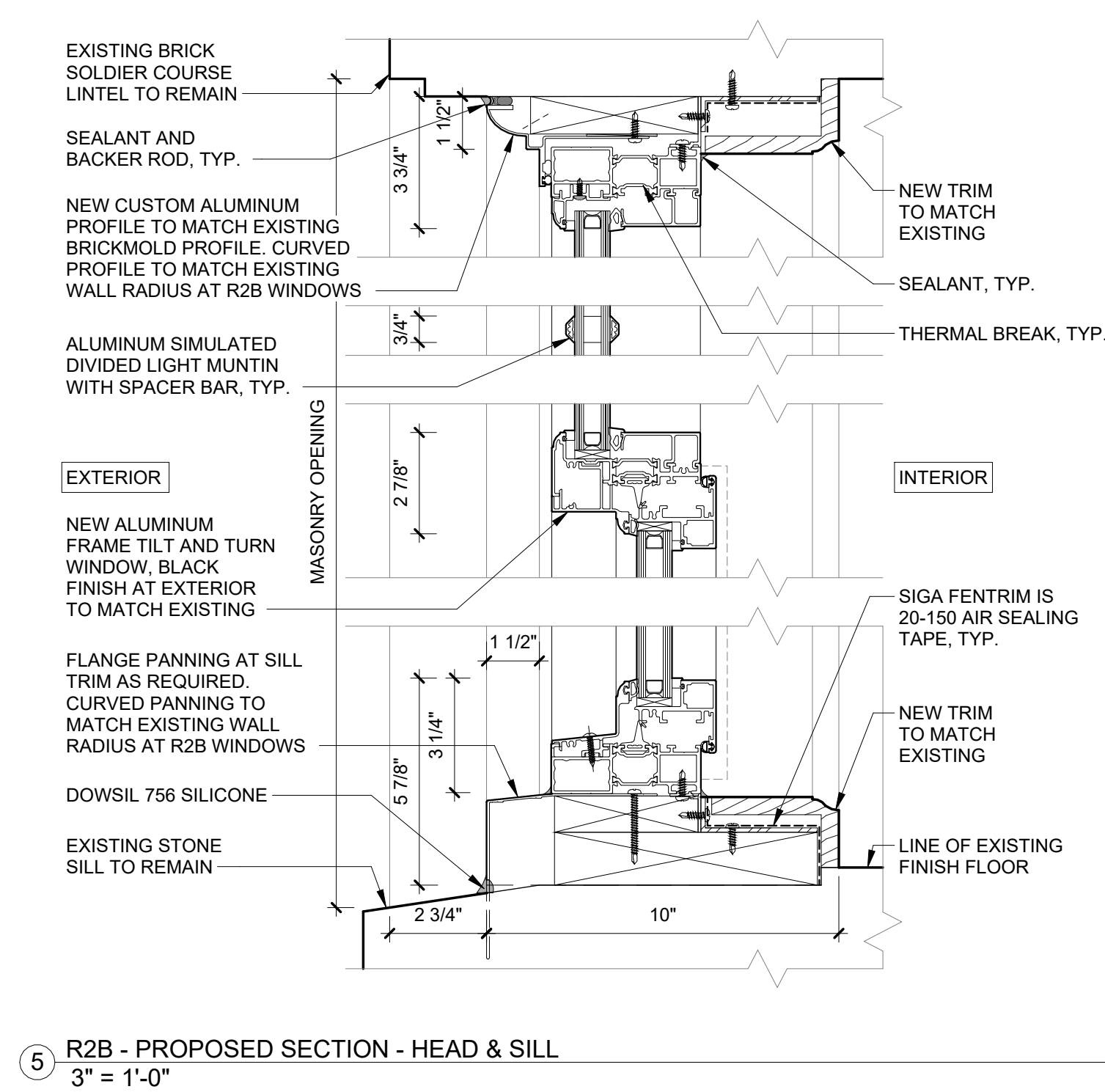
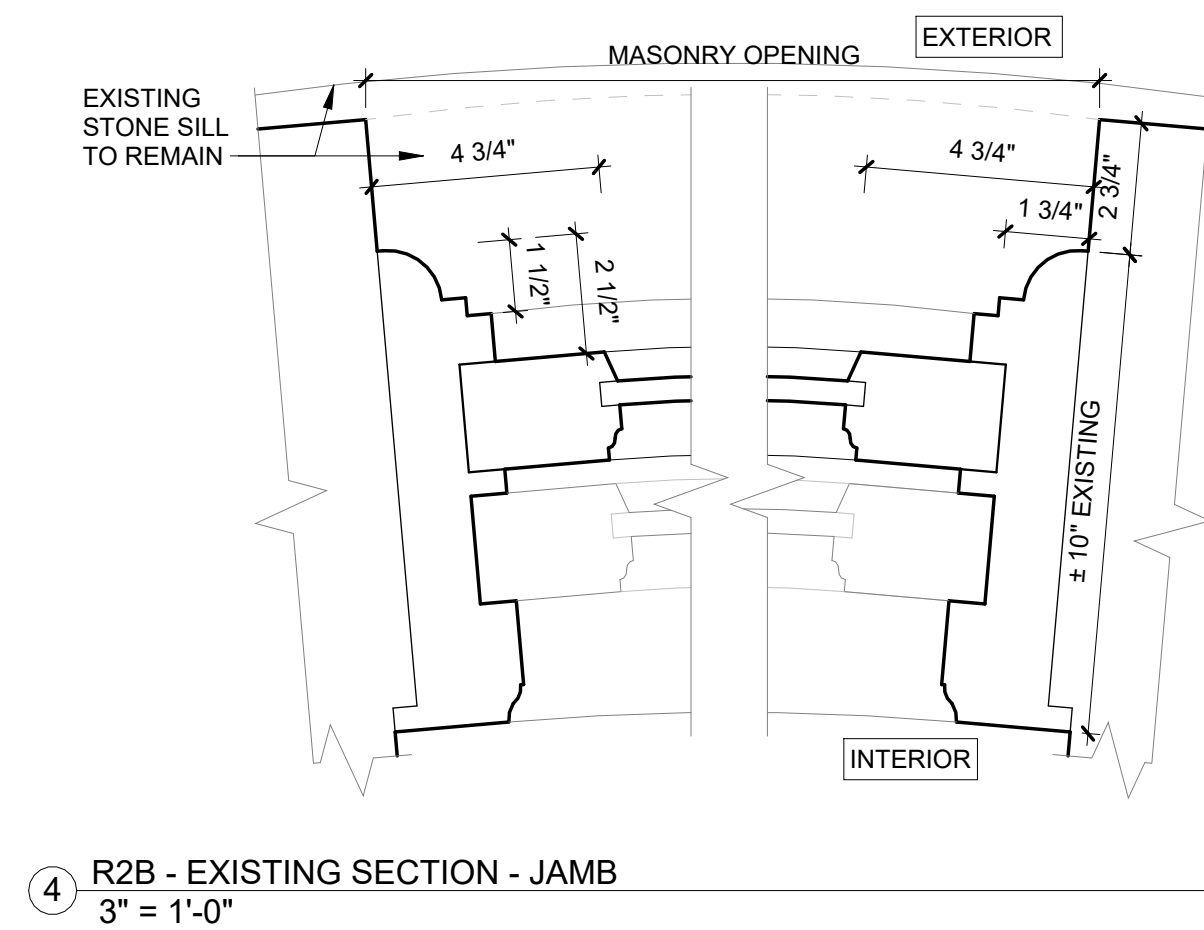
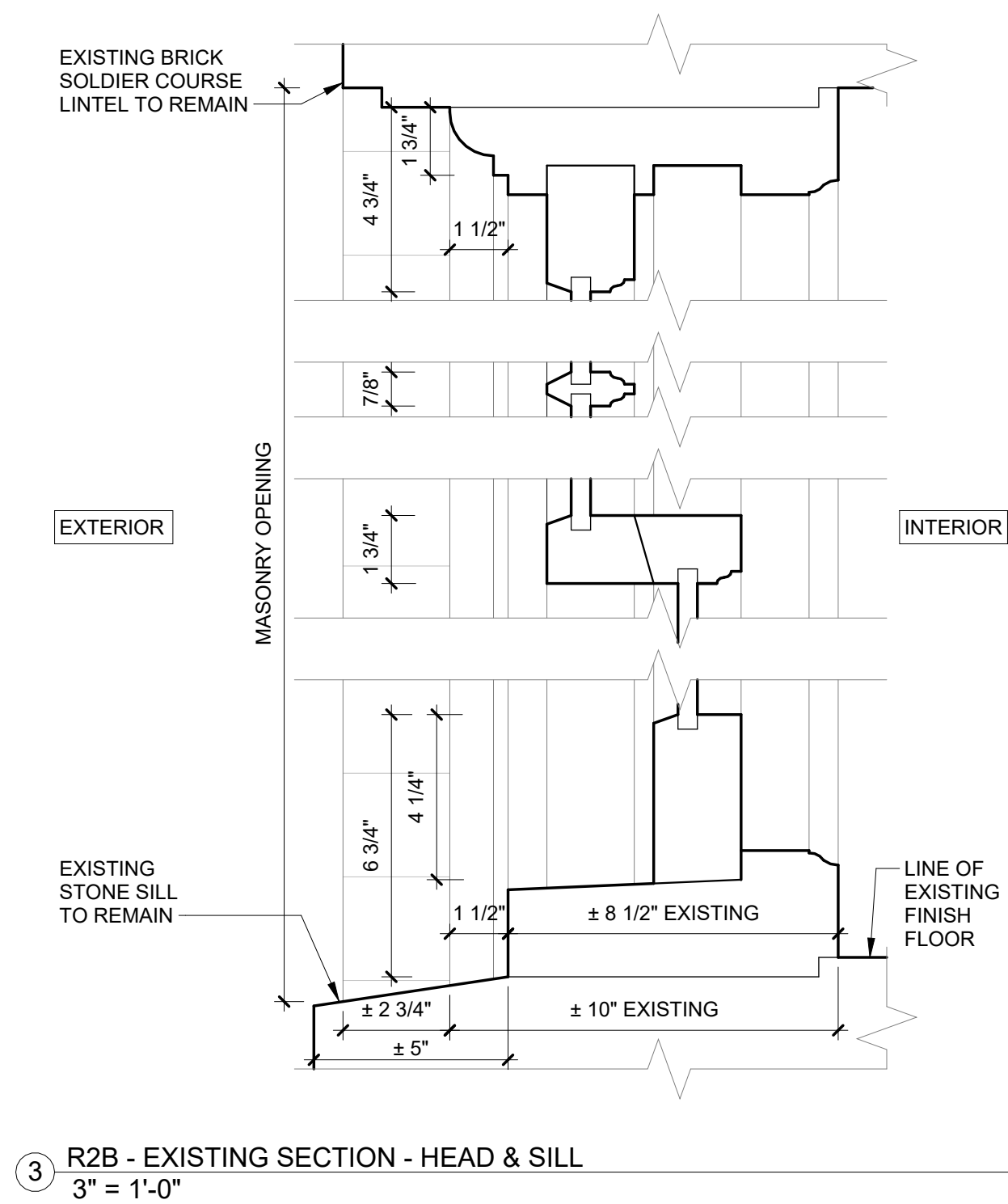
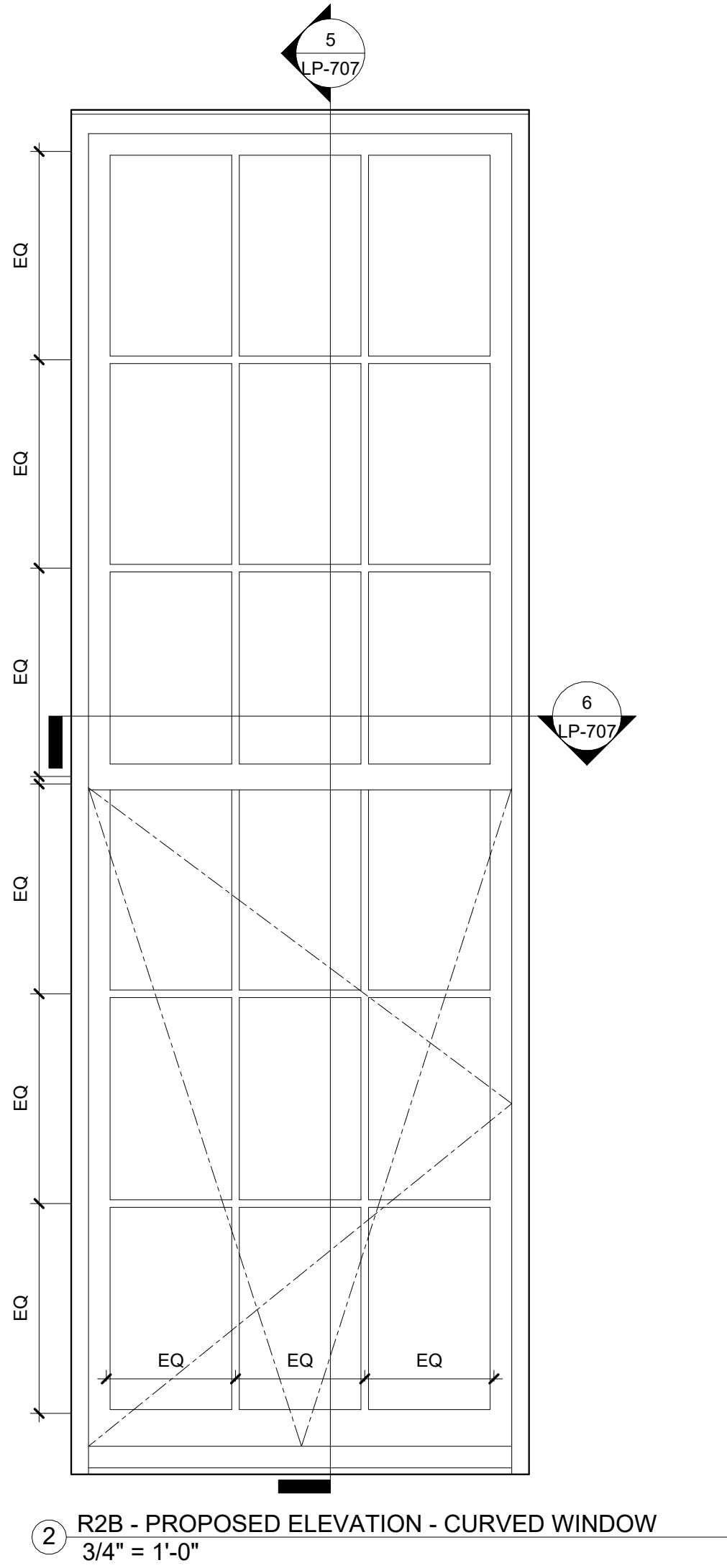
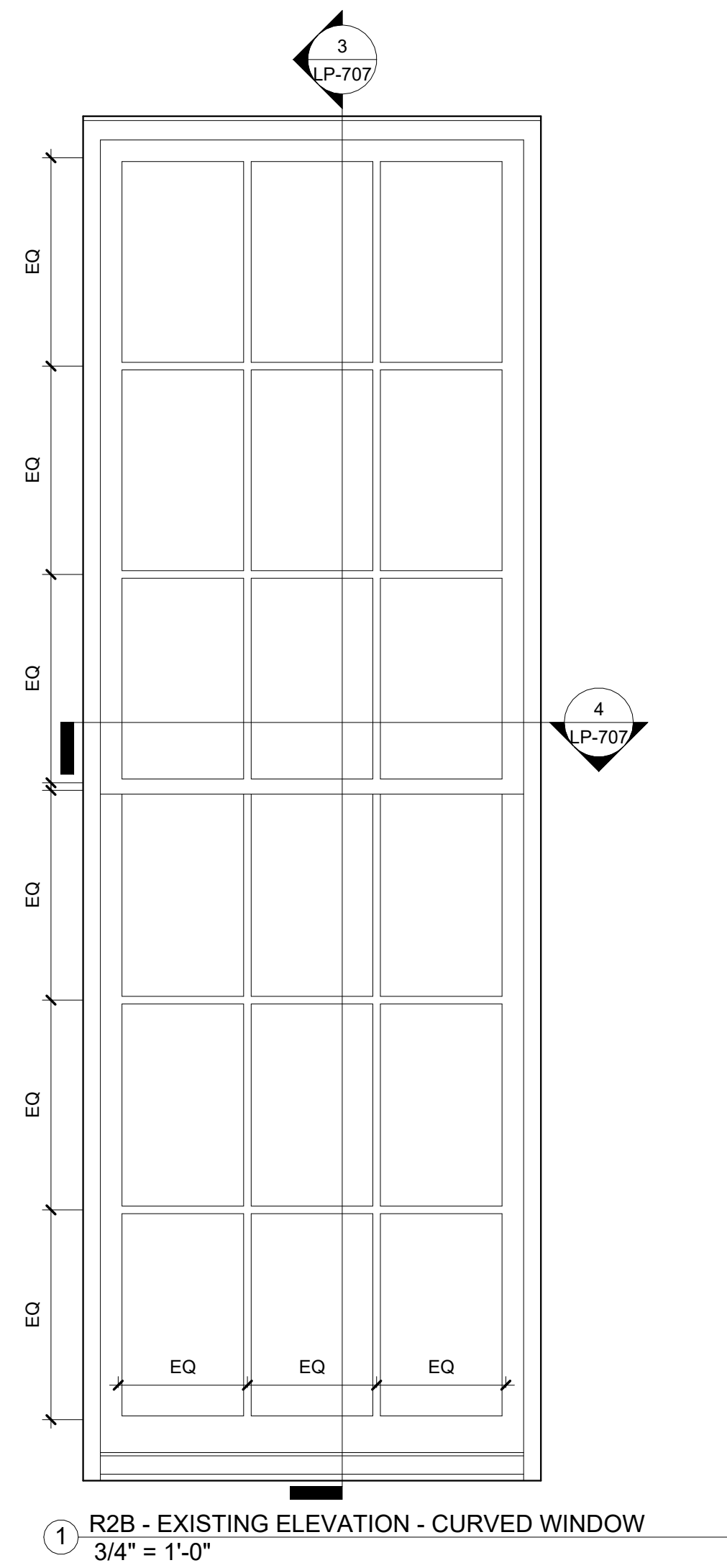
6 5A - PROPOSED SECTION - JAMB  
3" = 1'-0"













ECCNYC COMPLIANCE

THE EXISTING BUILDING IS LOCATED WITHIN THE EXPANDED CARNEGIE HILL HISTORIC DISTRICT DESIGNATED BY THE NYC LANDMARKS PRESERVATION COMMISSION. HISTORIC BUILDINGS ARE EXEMPT FROM THE REQUIREMENTS OF THE 2020 NYCECC PER SECTION 101.7 AND AS PER LOCAL LAW 85/09 SECTION 101.4.3. THE BUILDING IS ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES AND IS EXEMPT FROM 2020 NYCECC REQUIREMENTS. USN# 06101.000980

WHILE THIS BUILDING IS NOT REQUIRED TO COMPLY WITH THE CURRENT ENERGY CODES, SAINT DAVID'S SCHOOL IS COMMITTED TO INSTALLING NEW WINDOWS THAT MEET CURRENT ENERGY EFFICIENCY STANDARDS. THIS DECISION IS DRIVEN BY SEVERAL KEY FACTORS:

- PROACTIVE COMPLIANCE: NEW YORK CITY CONTINUES TO RAISE ENERGY EFFICIENCY STANDARDS, AND SAINT DAVID'S IS TAKING A FORWARD-THINKING APPROACH BY ALIGNING WITH THESE REQUIREMENTS AHEAD OF SCHEDULE.
- IMPROVED ENERGY PERFORMANCE: ENERGY-EFFICIENT WINDOWS SIGNIFICANTLY REDUCE HEAT TRANSFER, LOWERING THE BUILDING'S HEATING AND COOLING DEMANDS AND RESULTING IN MEASURABLE ENERGY SAVINGS.
- ENHANCED INDOOR COMFORT: THESE WINDOWS HELP MAINTAIN A STABLE AND COMFORTABLE INDOOR TEMPERATURE THROUGHOUT THE YEAR, IMPROVING THE OVERALL LEARNING AND WORKING ENVIRONMENT.
- ENVIRONMENTAL RESPONSIBILITY: BY REDUCING ENERGY CONSUMPTION, ENERGY EFFICIENT WINDOWS CONTRIBUTE TO LOWER CARBON EMISSIONS AND SUPPORT SUSTAINABLE BUILDING PRACTICES.
- INDUSTRY STANDARDS: MODERN BUILDING CODES, INCLUDING THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC), ESTABLISH MINIMUM EFFICIENCY REQUIREMENTS TO ENSURE LONG-TERM SUSTAINABILITY. SAINT DAVID'S AIMS TO MEET THESE BENCHMARKS AS PART OF ITS BROADER COMMITMENT TO ENVIRONMENTAL STEWARDSHIP.

OPERABLE METAL WINDOWS		
	2020 NYCECC REQ.	PROPOSED WINDOWS
ASSEMBLY U-FACTOR	0.40 MAX	0.40
SHGC	0.36 MAX	0.36
AIR LEAKAGE RATE (CFM/SF)	0.20 MAX	0.01 AT 6.24 SPF

FINISH COLOR SAMPLES



FINISH NOTES:

1. EXTERIOR AND INTERIOR WINDOW FINISH TO MATCH EXISTING AT 12 EAST 89TH STREET, PART OF THE SAINT DAVID'S SCHOOL COMPLEX, AS FOLLOWS:
  - A. BLACK DURACRON EXTERIOR FINISH
  - B. WHITE DURACRON INTERIOR FINISH , U.N.O.
2. WINDOW HARDWARE FINISH TO MATCH EXISTING AT 12 EAST 89TH STREET.
3. INTERIOR MILLWORK TRIM PROFILES TO BE COORDINATED WITH INTERIOR ARCHITECTS WORK.



June 24, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 13, LPC-25-08450**

**15 East 88th Street – Expanded Carnegie Hill Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 398 4258

**Passcode:** 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.