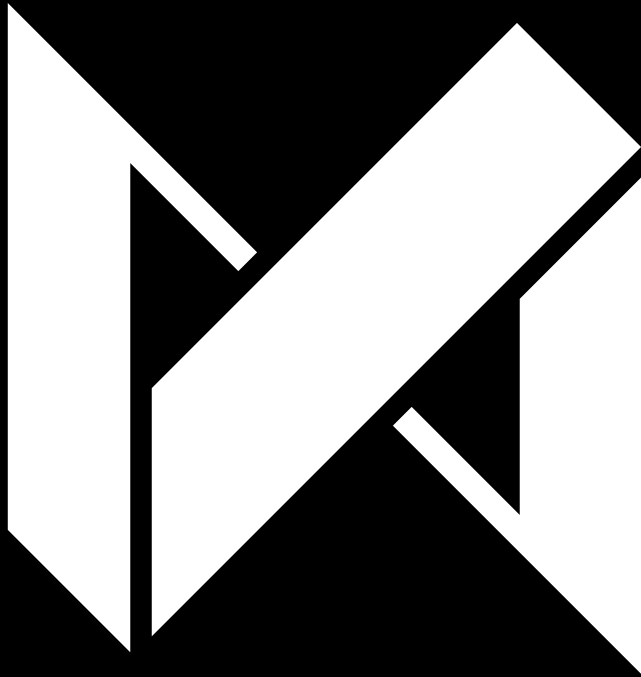


The current proposal is:

Preservation Department – Item 3, LPC-26-00667

8-10 West 17th Street – Ladies' Mile Historic District
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.



CONTENTS

- I LADIES MILE HISTORY AND CONTEXT AND FACADE DESIGN**
- II PROPOSED CHANGES TO REAR FACADE AND CELLAR**
- III APPENDIX**



10 WEST 17 — FACADE - VISUALIZATION - STREET ELEVATION & CLOSE UP OF SEAMS - LPC APPROVED ON 23.11.14



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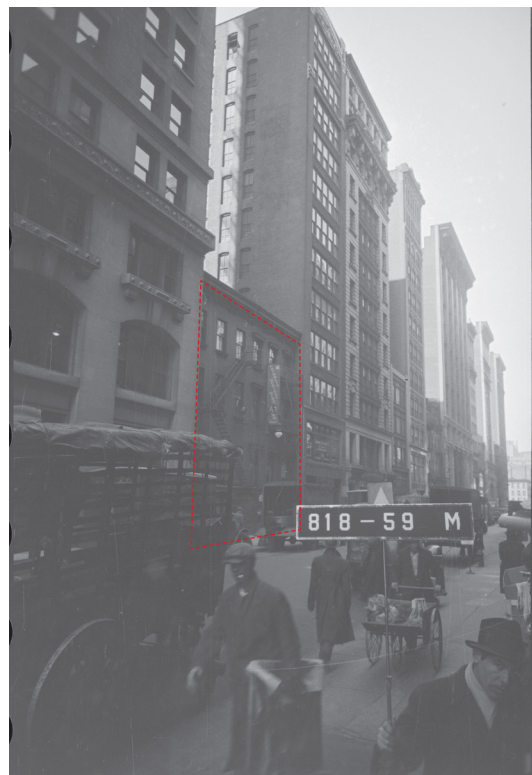
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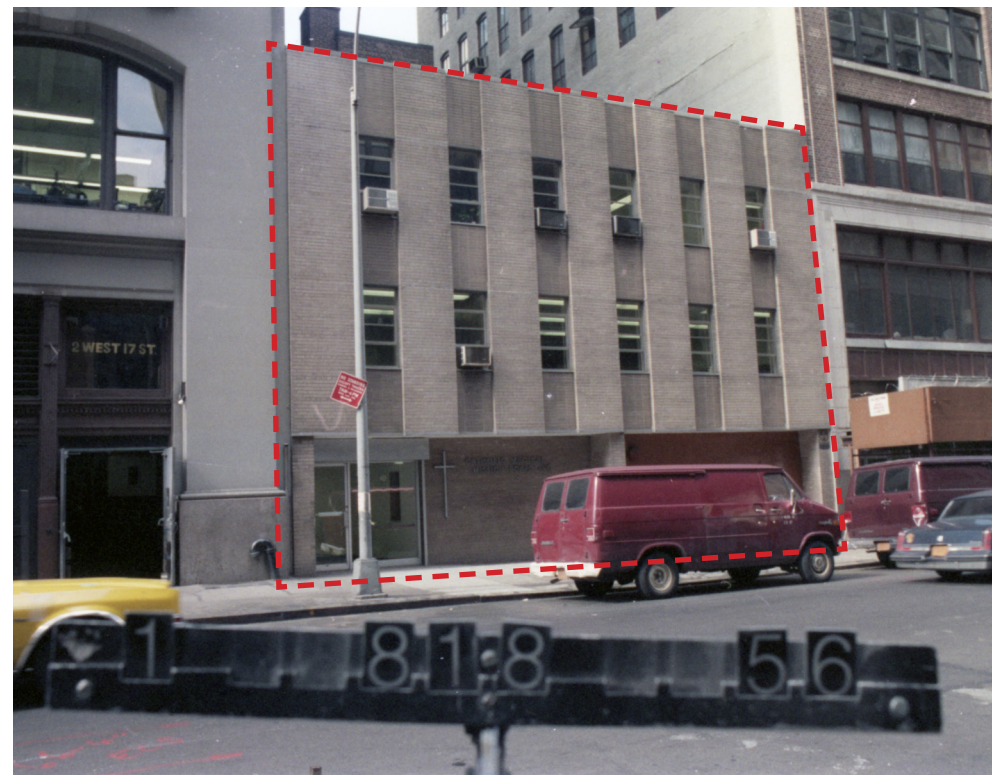
03



LADIES MILE HISTORY AND CONTEXT AND FACADE DESIGN



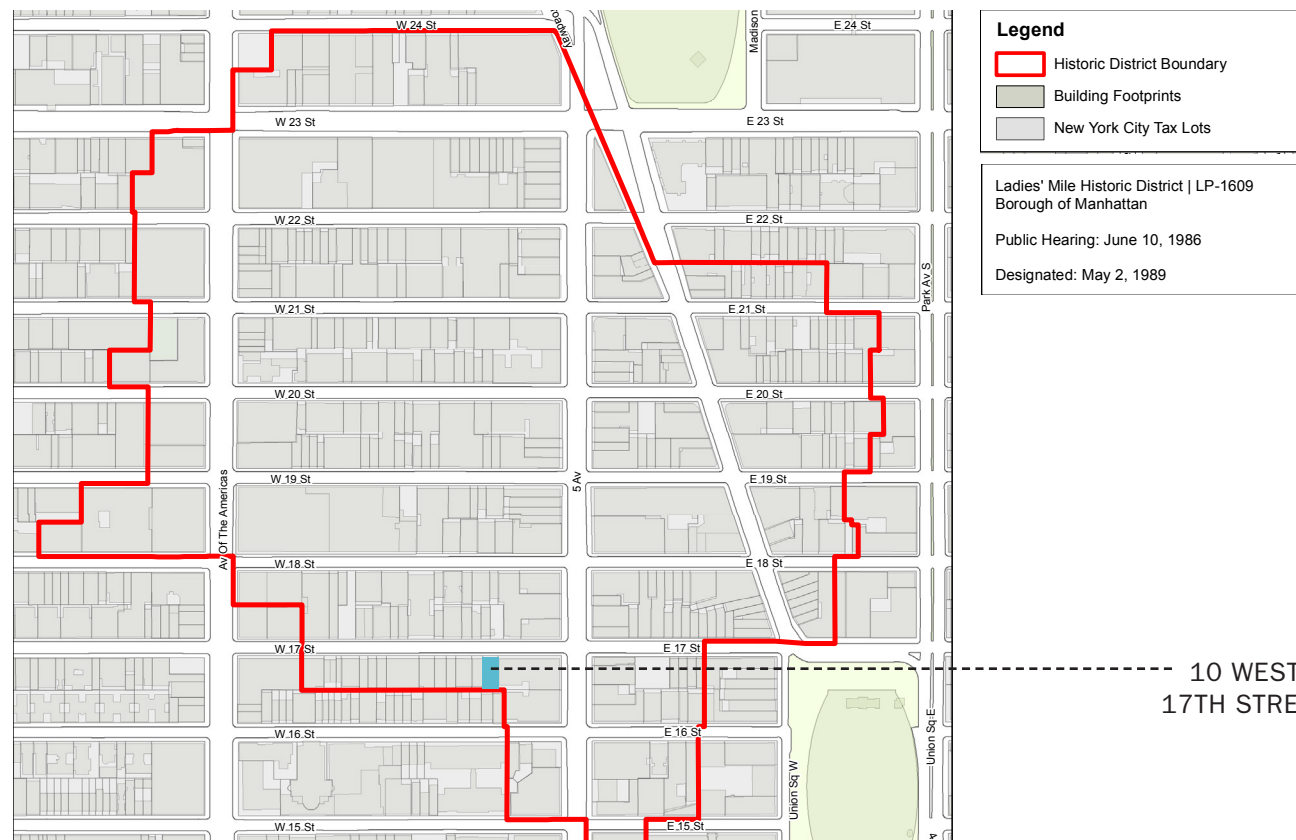
1940 TAX PHOTOS: 8-10 W17



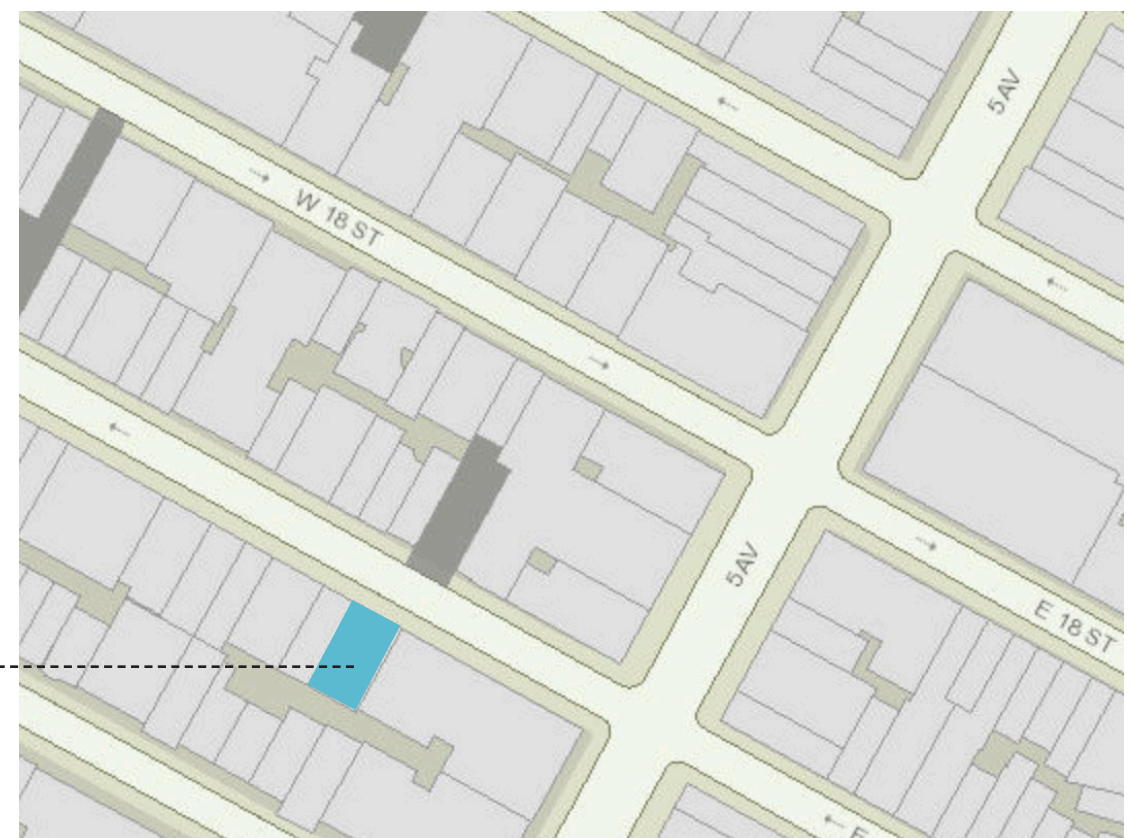
1985 TAX PHOTOS: 10 WEST 17TH STREET



EXISTING CONDITION



LADIES' MILE HISTORIC DISTRICT



SITE MAP

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



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05



A TEA GOWN



A PRIVATE VIEW AT THE ROYAL ACADEMY, WILLIAM POWELL FRITH



OSCAR WILDE



SACQUE
BEDROOM ATTIRE FOR MORNING PREPARATION



WRAPPER
MORNING HOUSEHOLD CHORES AND BREAKFASTING



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



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06



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 - PROPOSED AND LPC APPROVED ON 23.11.14



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10 WEST 17 — FACADE - VISUALIZATION - BASE - LPC APPROVED ON 23.11.14 - NO CHANGE



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09



10 WEST 17 — FACADE - VISUALIZATION - BASE - LPC APPROVED ON 23.11.14 - NO CHANGE



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10



10 WEST 17 — FACADE DESIGN - VISUALIZATION - STREET ELEVATION - LPC APPROVED ON 23.11.14 - NO CHANGE



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11



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

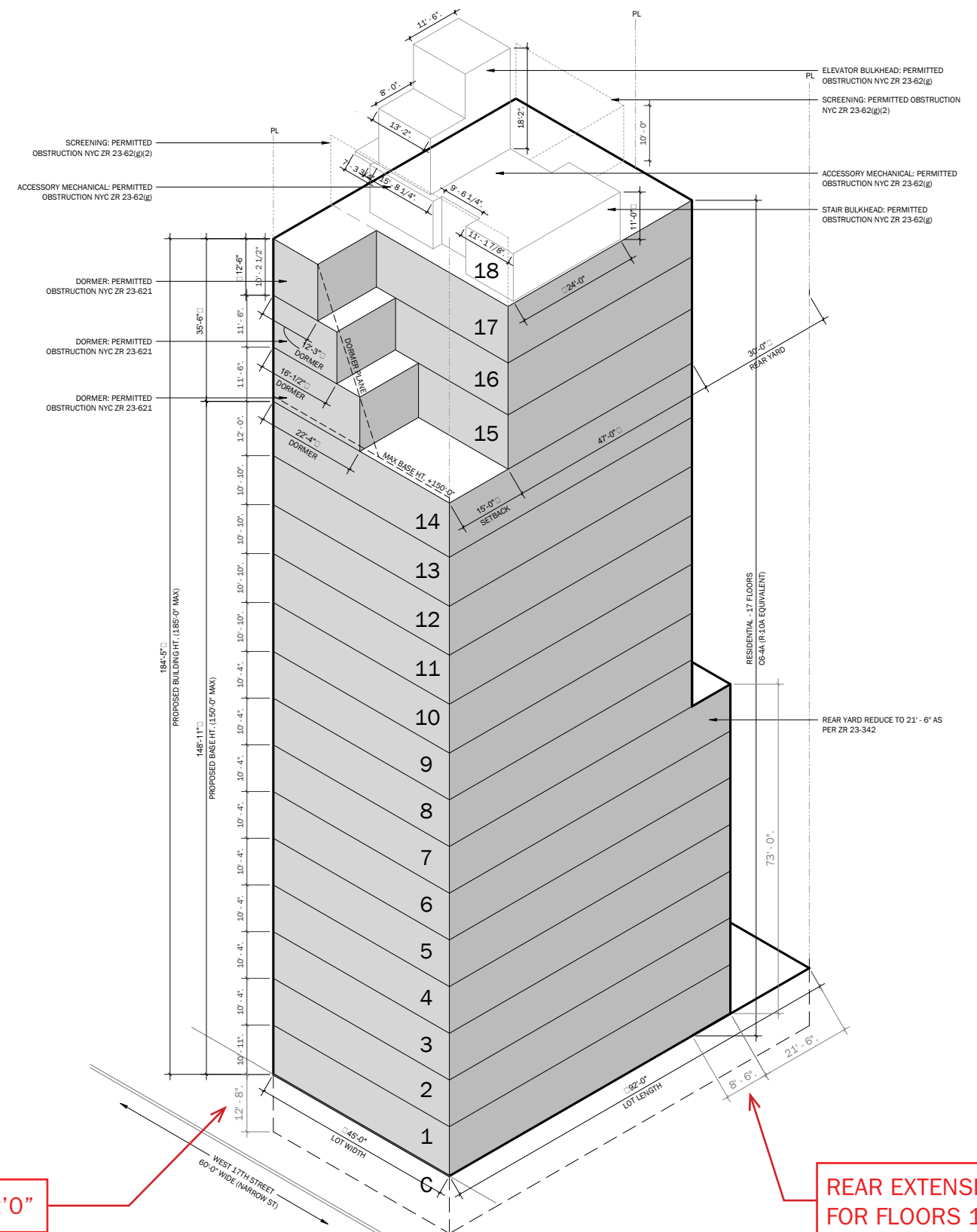
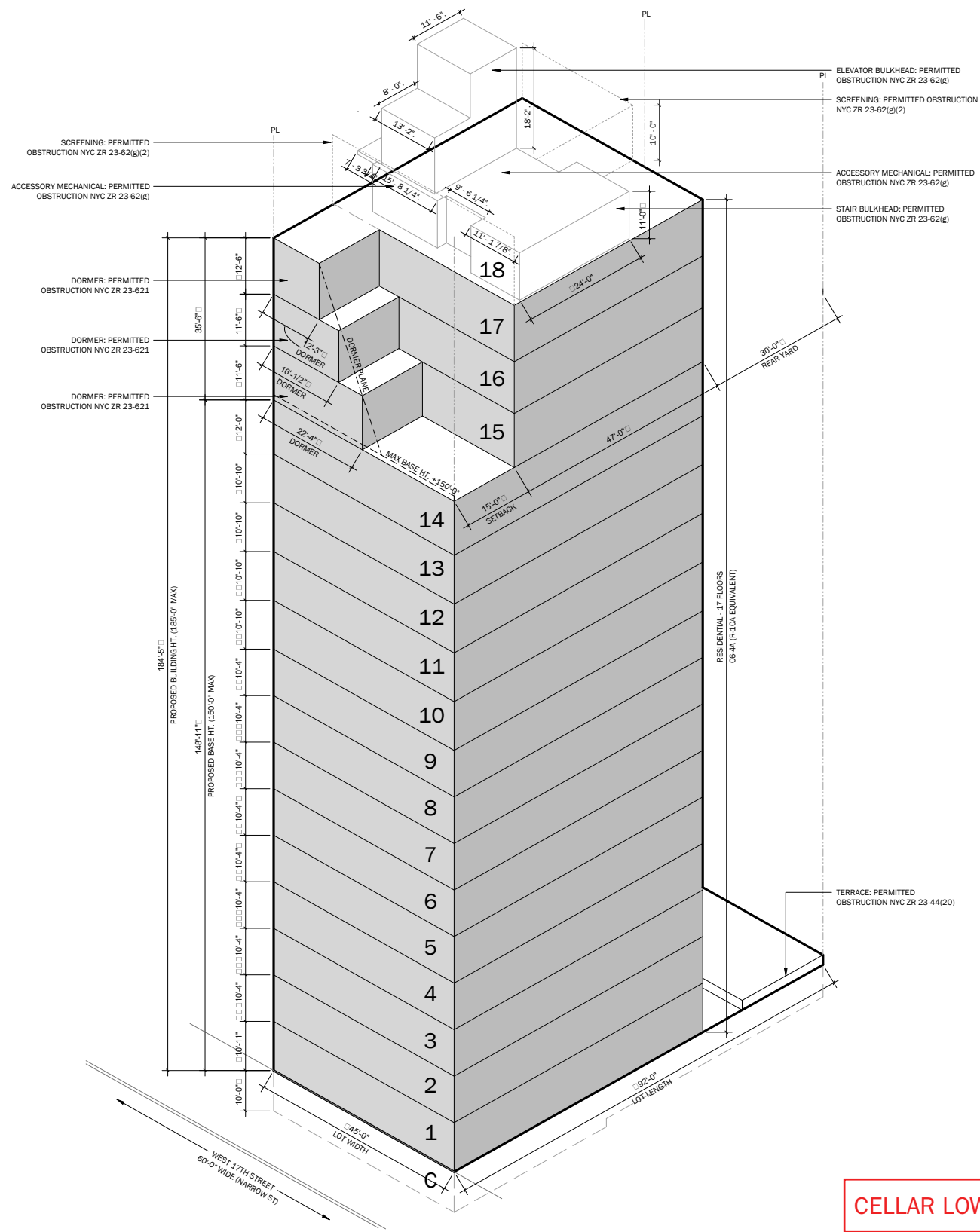


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PROPOSED CHANGES TO REAR FACADE AND CELLAR



10 WEST 17 — FACADE DESIGN - LPC APPROVED AND REVISED REAR FACADE DESIGN



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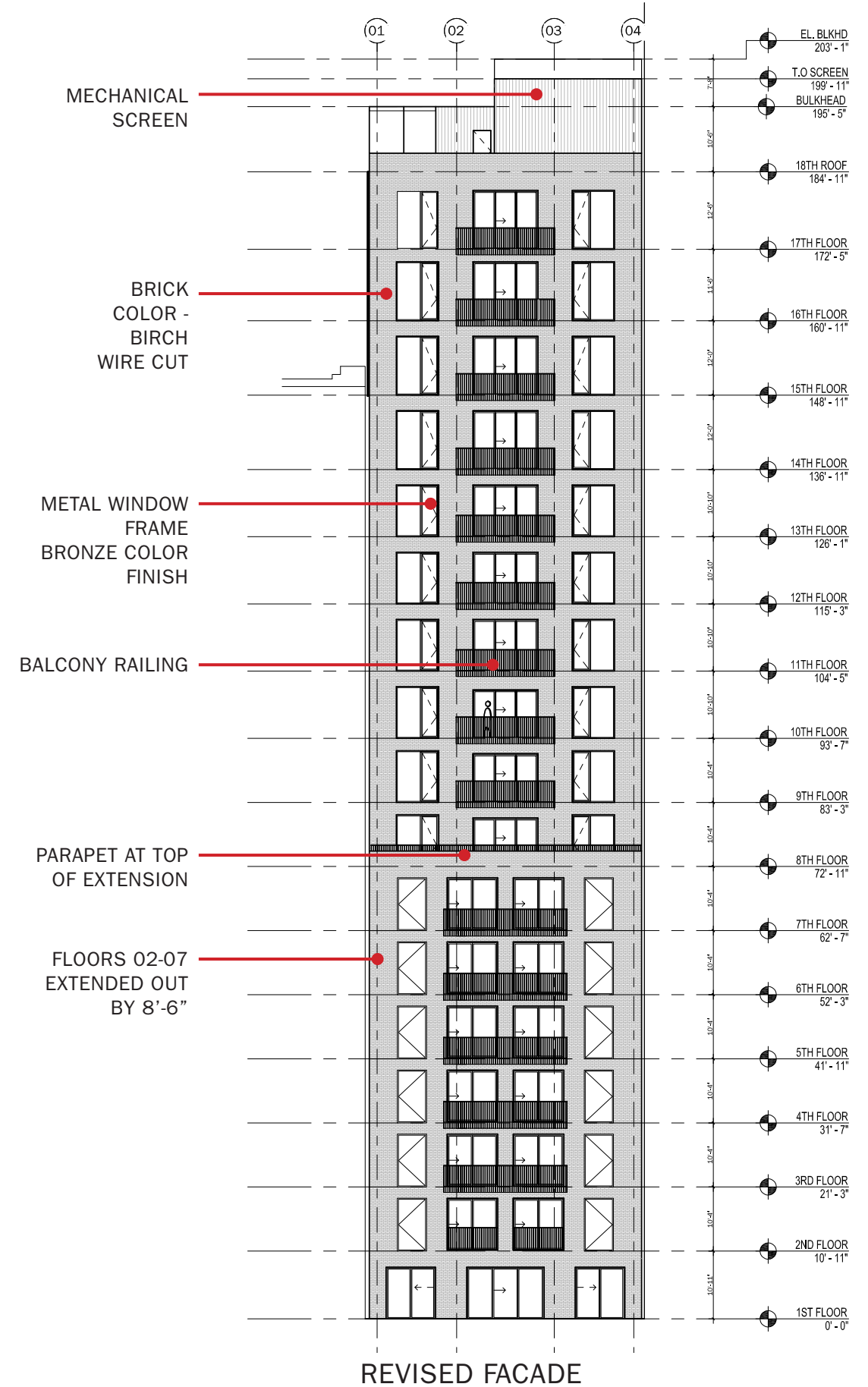
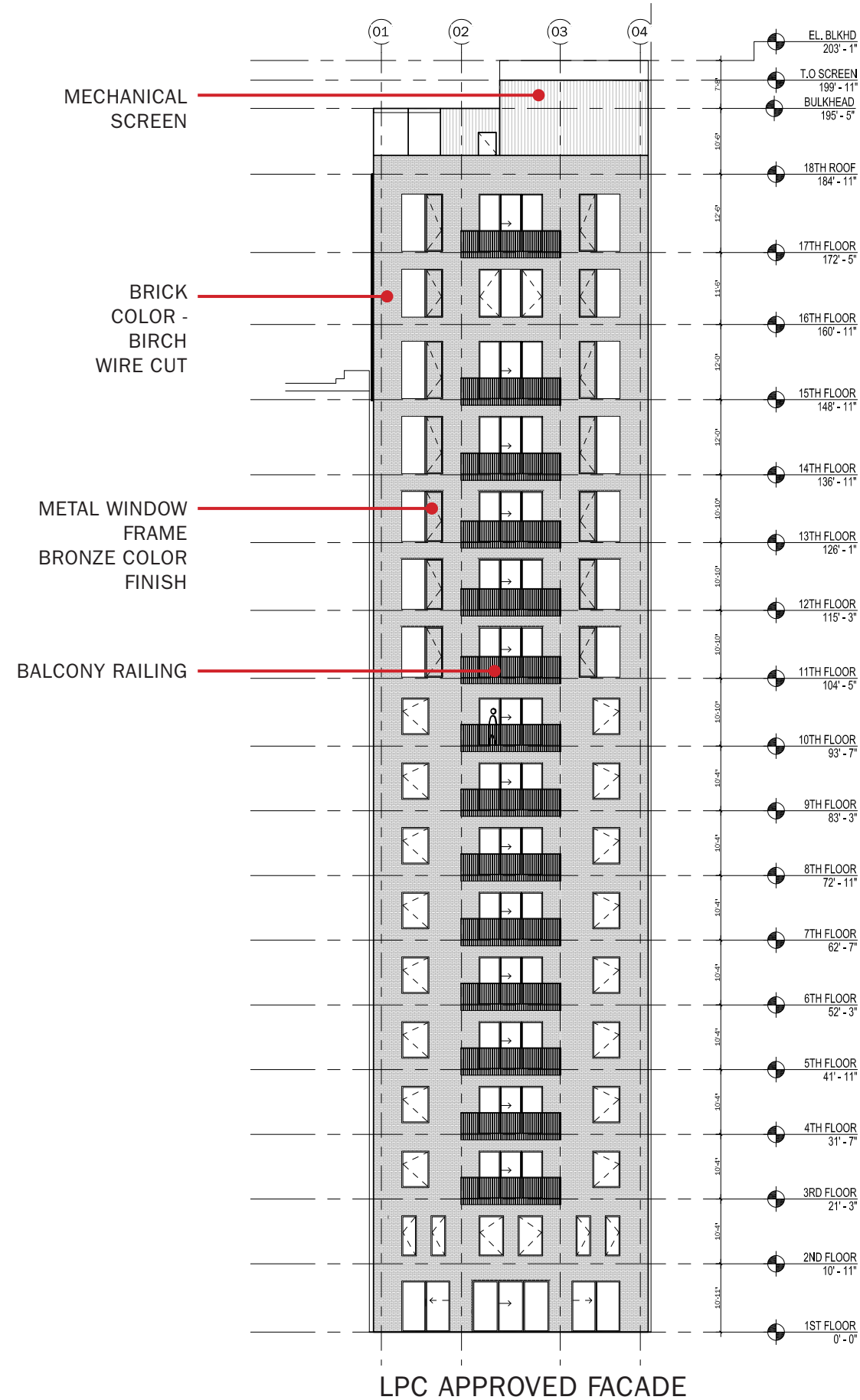
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10 WEST 17 — FACADE DESIGN - LPC APPROVED AND REVISED REAR FACADE DESIGN



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15



A. LPC APPROVED VERSION



REVISED VERSION
10 WEST 17 — FACADE DESIGN - REAR ELEVATION LPC APPROVED 23.11.14 AND REVISED VERSION

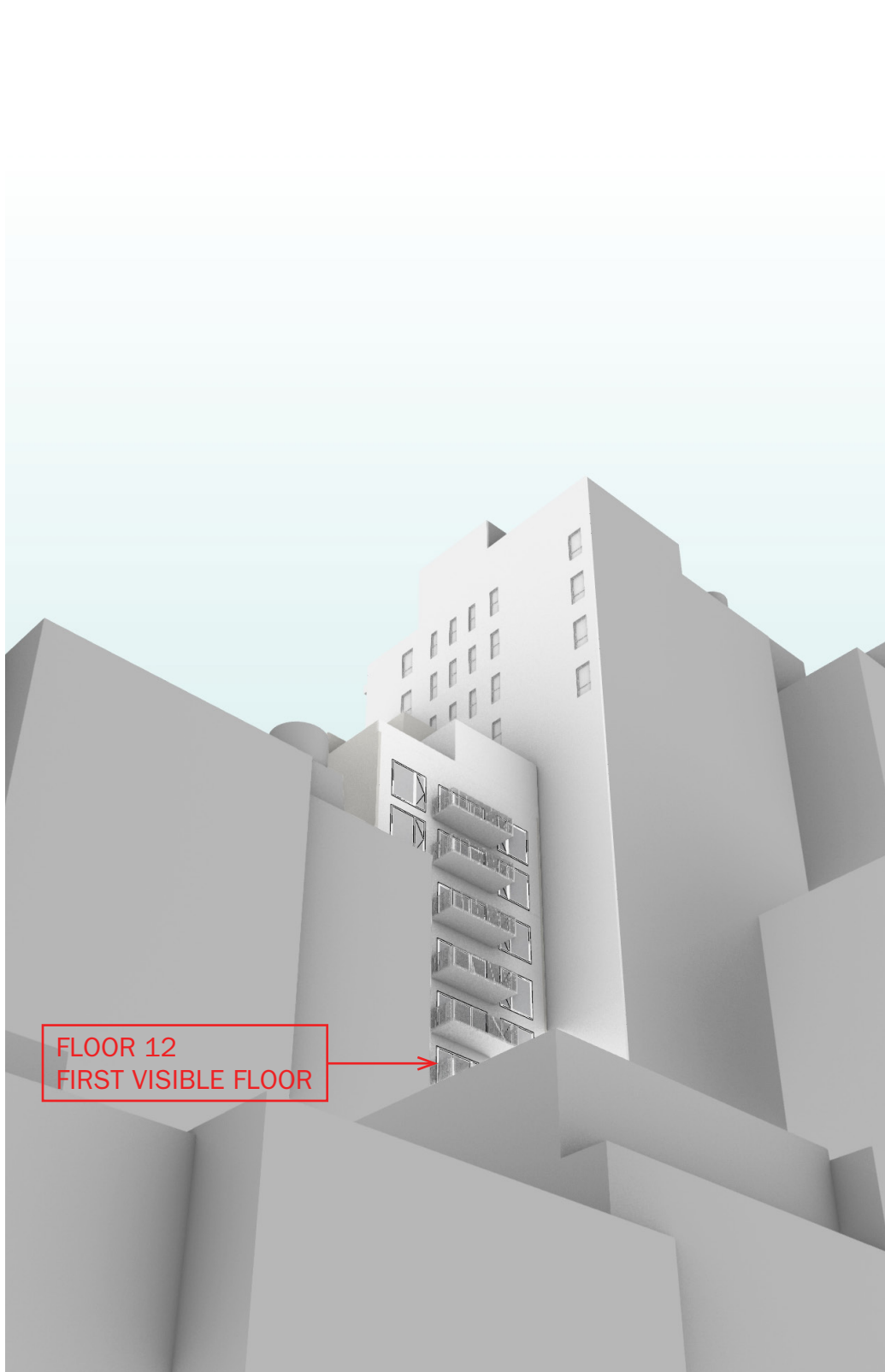


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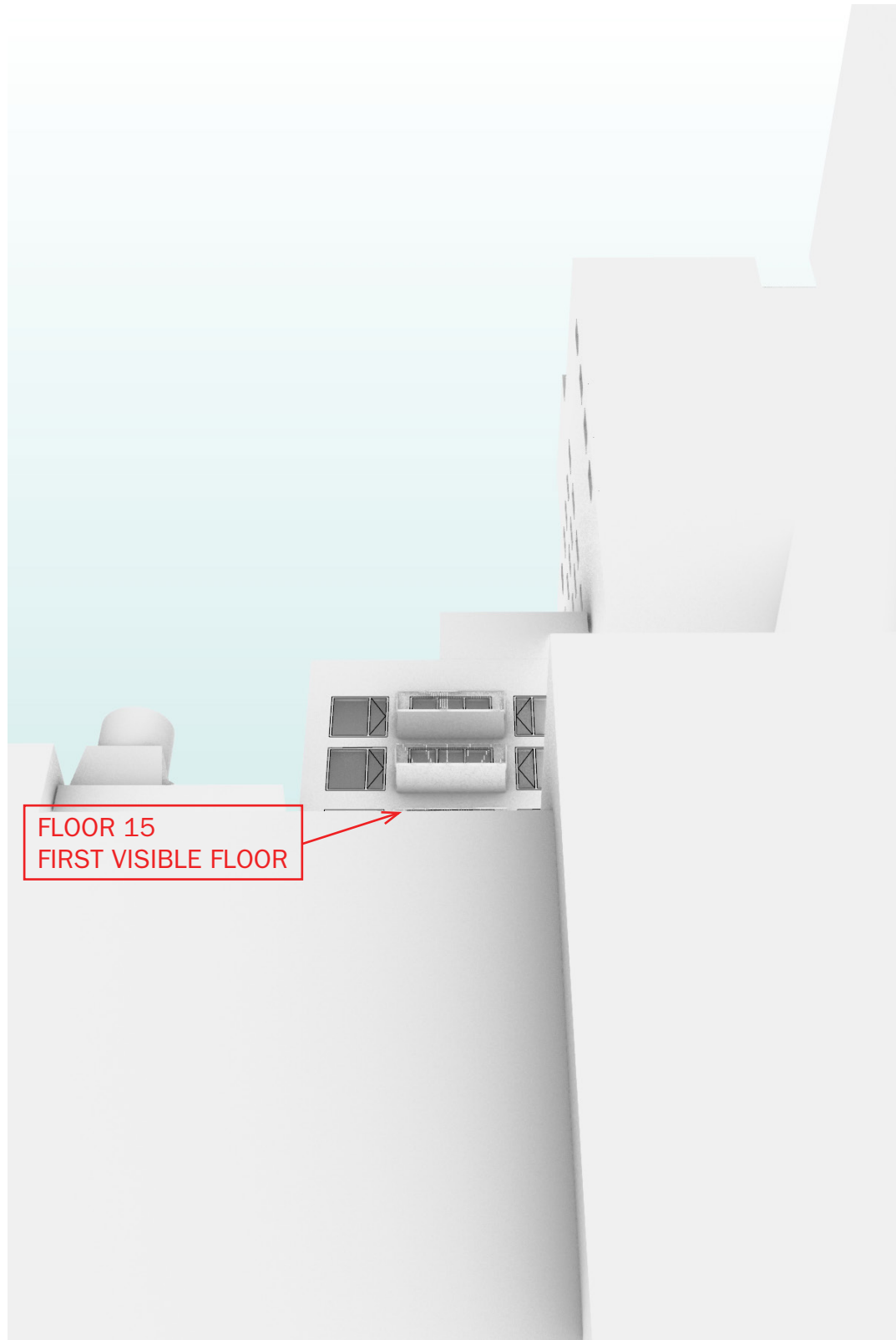
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08. VIEW FROM WEST 16TH NORTH EAST



09. VIEW FROM WEST 17TH NORTH
NO CHANGES FROM LPC PH APPROVAL ON 23.11.14



10 WEST 17 — FACADE DESIGN - REAR ELEVATION VISIBILITY STUDIES



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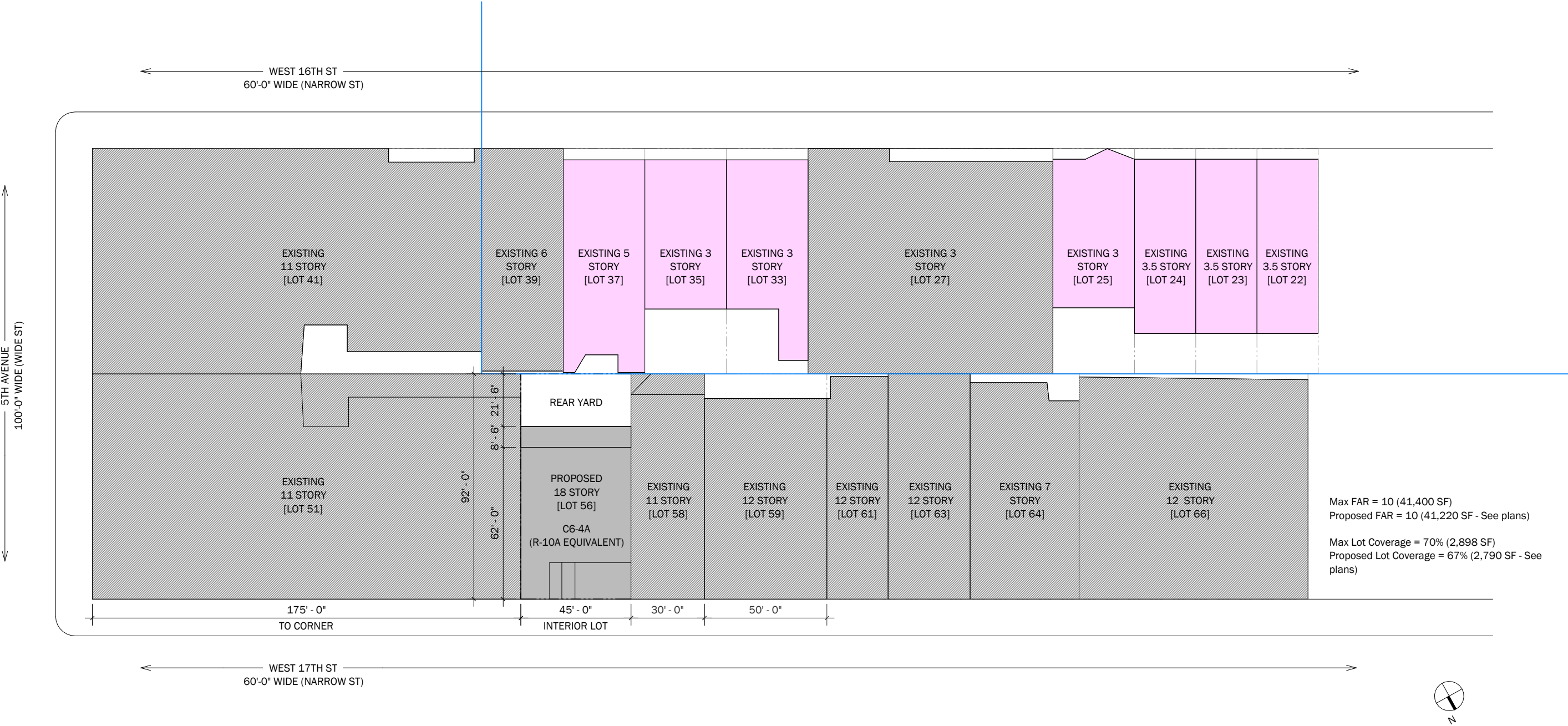
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17

INDIVIDUALLY LANDMARKED BUILDINGS OUTSIDE OF LADIES' MILE HISTORIC DISTRICT

LADIES' MILE HISTORIC DISTRICT



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10 WEST 17 — ZONING BLOCK DIAGRAM

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DATE AUGUST 05 2025

The current proposal is:

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Borough of Manhattan

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APPENDIX



LOT LINE WINDOWS

WEST LOT LINE - 5 ADDITIONAL WINDOWS TO BE COVERED UP - SEE IN BLUE.

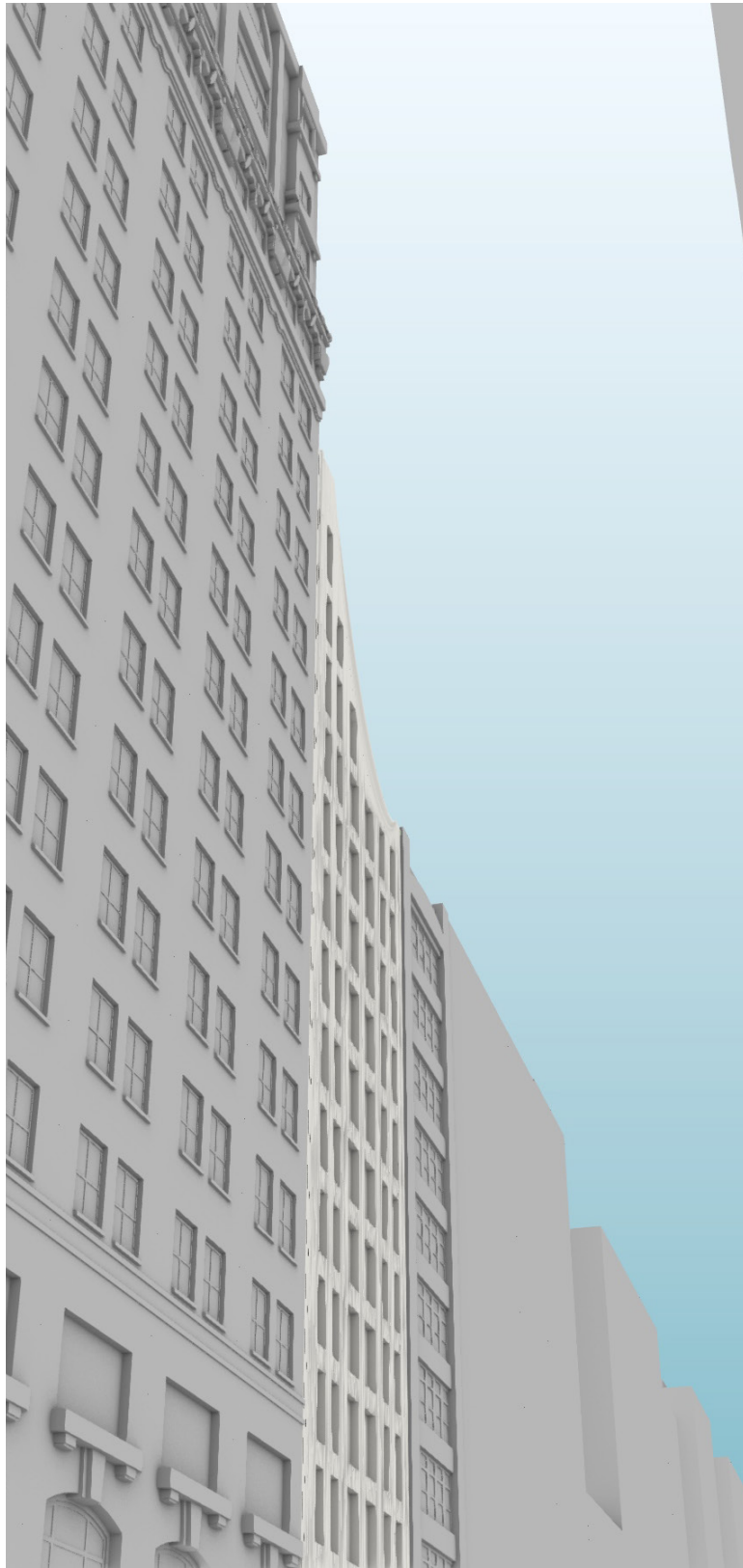
EAST LOT LINE - NO CHANGE TO THE NEIGHBORS WINDOWS BEING COVERED UP

10 WEST 17 — LOT LINE WINDOWS

SCALE	N/A
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PROJECT NUMBER	25.55
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01. VIEW FROM THE CORNER OF FIFTH AVENUE AND WEST 17TH WESTWARD



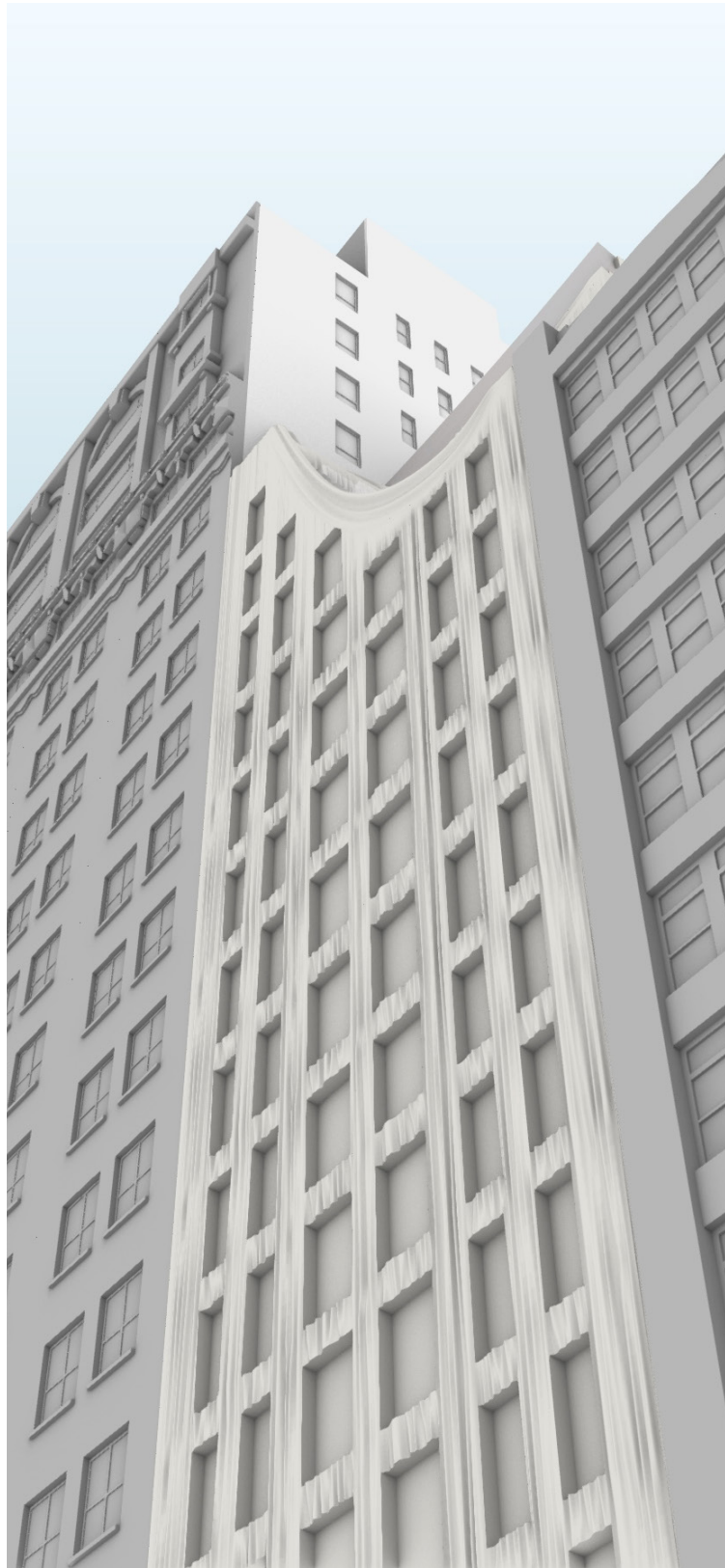
02. VIEW FROM WEST 17TH WESTWARD



03. VIEW FROM WEST 17TH TO ABOVE



10 WEST 17 — STREETSCAPE AND VIEWS - LPC APPROVED ON 24.01.24 - NO CHANGE



04. VIEW FROM WEST 17TH EASTWARD



05. VIEW FROM WEST 17TH EASTWARD



06. VIEW FROM WEST 17TH EASTWARD



10 WEST 17 — STREETSCAPE AND VIEWS - LPC APPROVED ON 24.01.24 - NO CHANGE



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07. VIEW FROM WEST 17TH EASTWARD



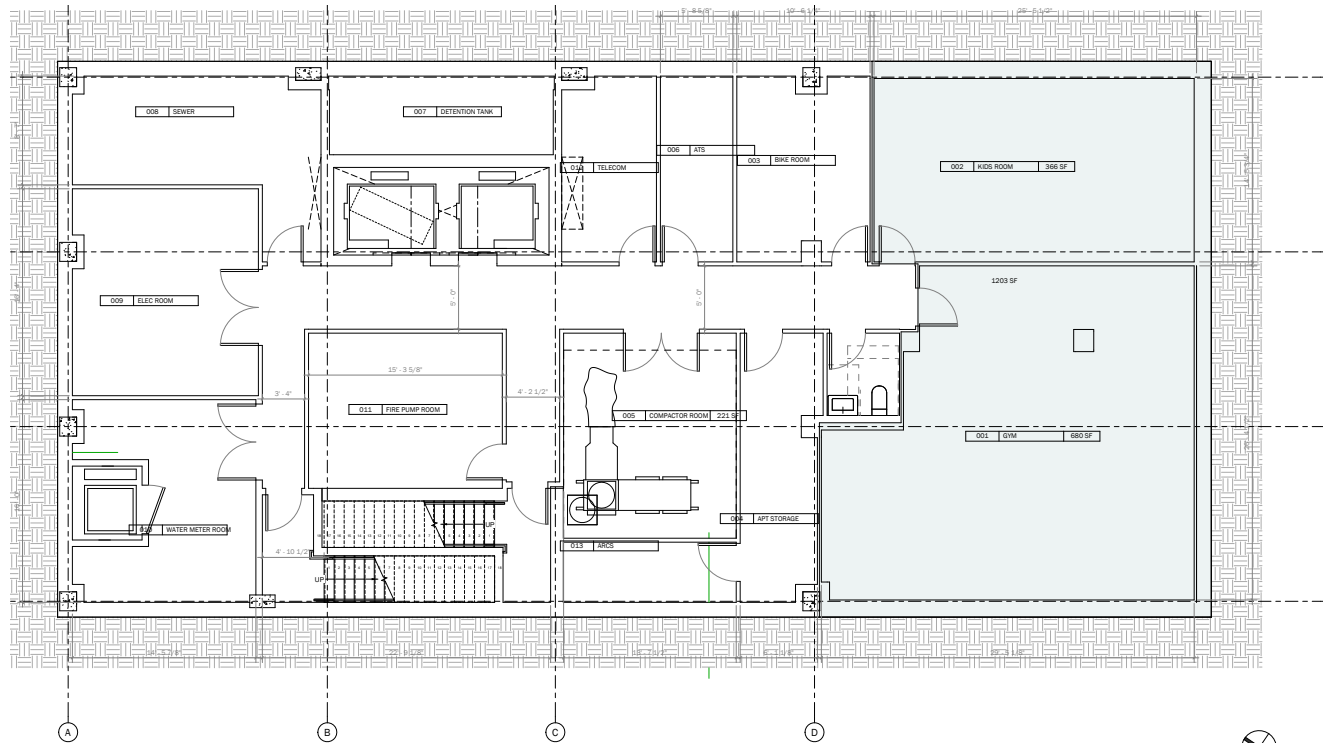
10 WEST 17 — STREETScape AND VIEWS - NO CHANGE



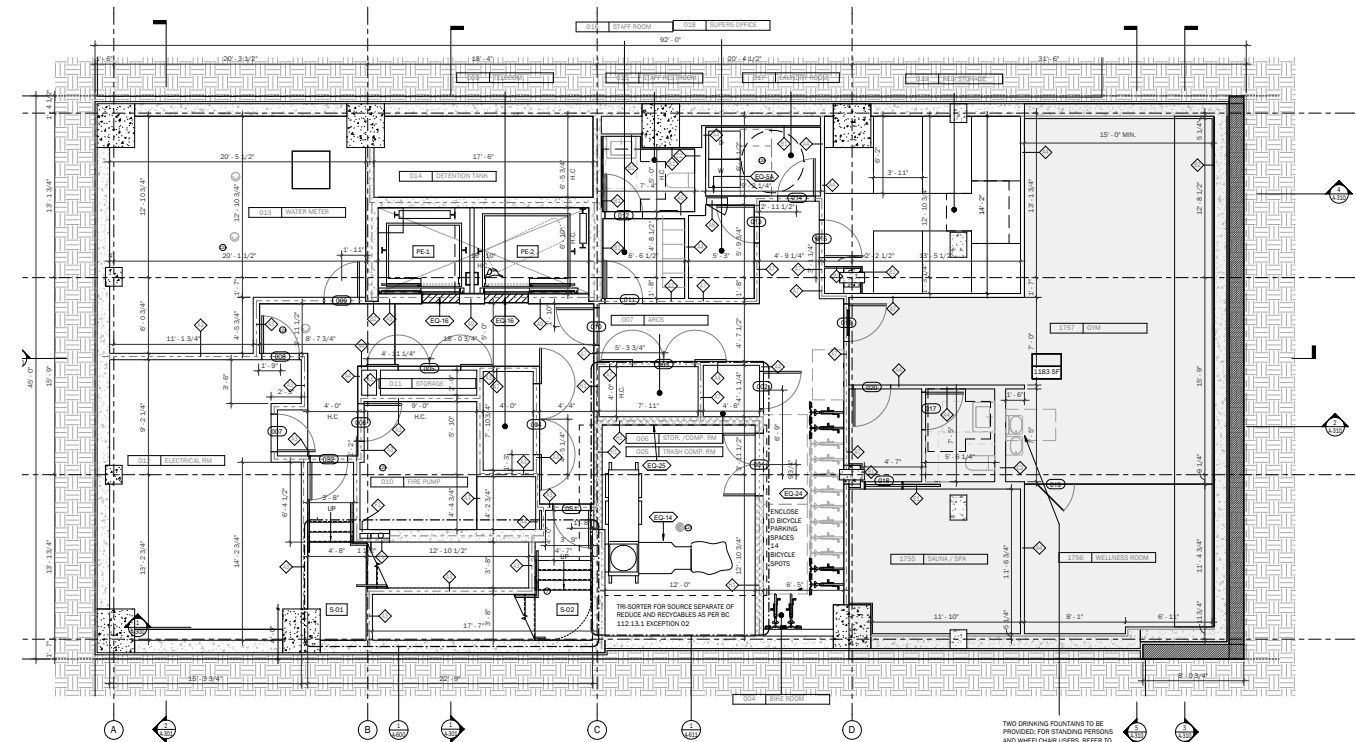
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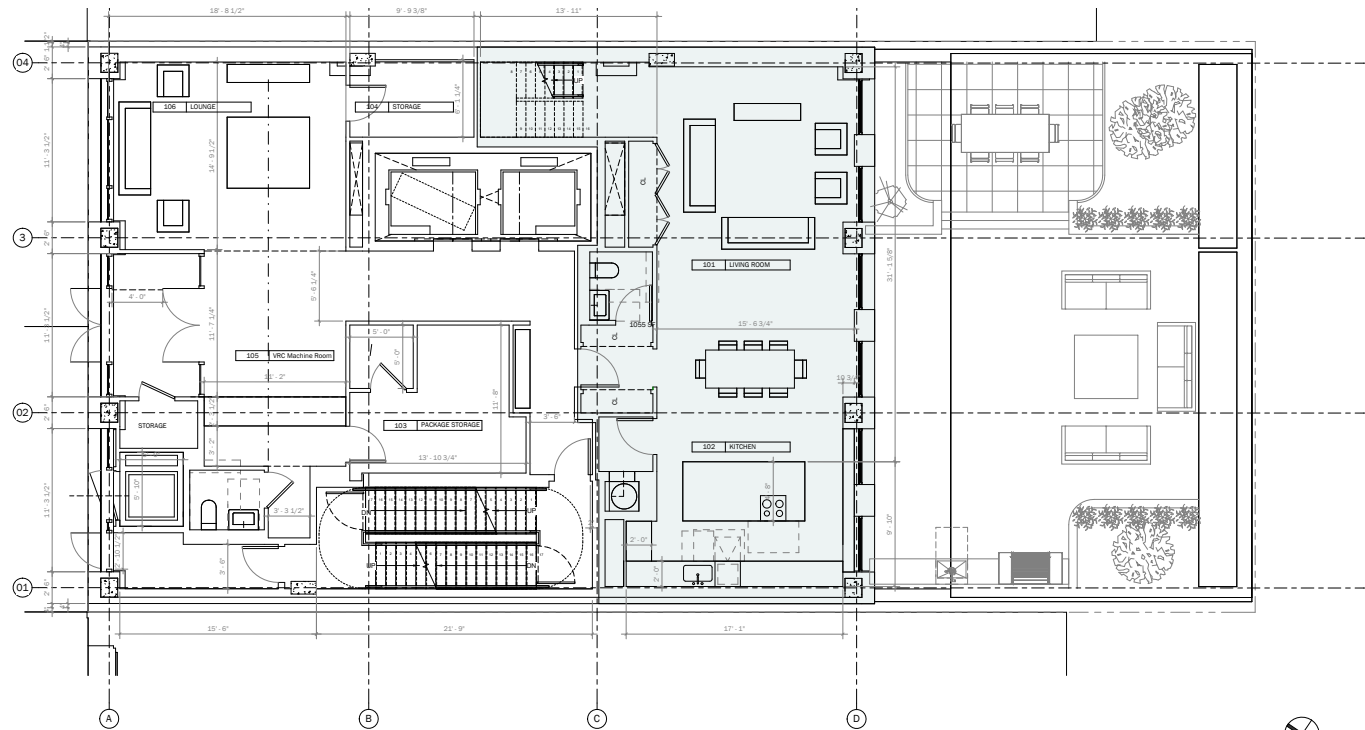
SCALE N/A
CLIENT
PROJECT NUMBER 25.55
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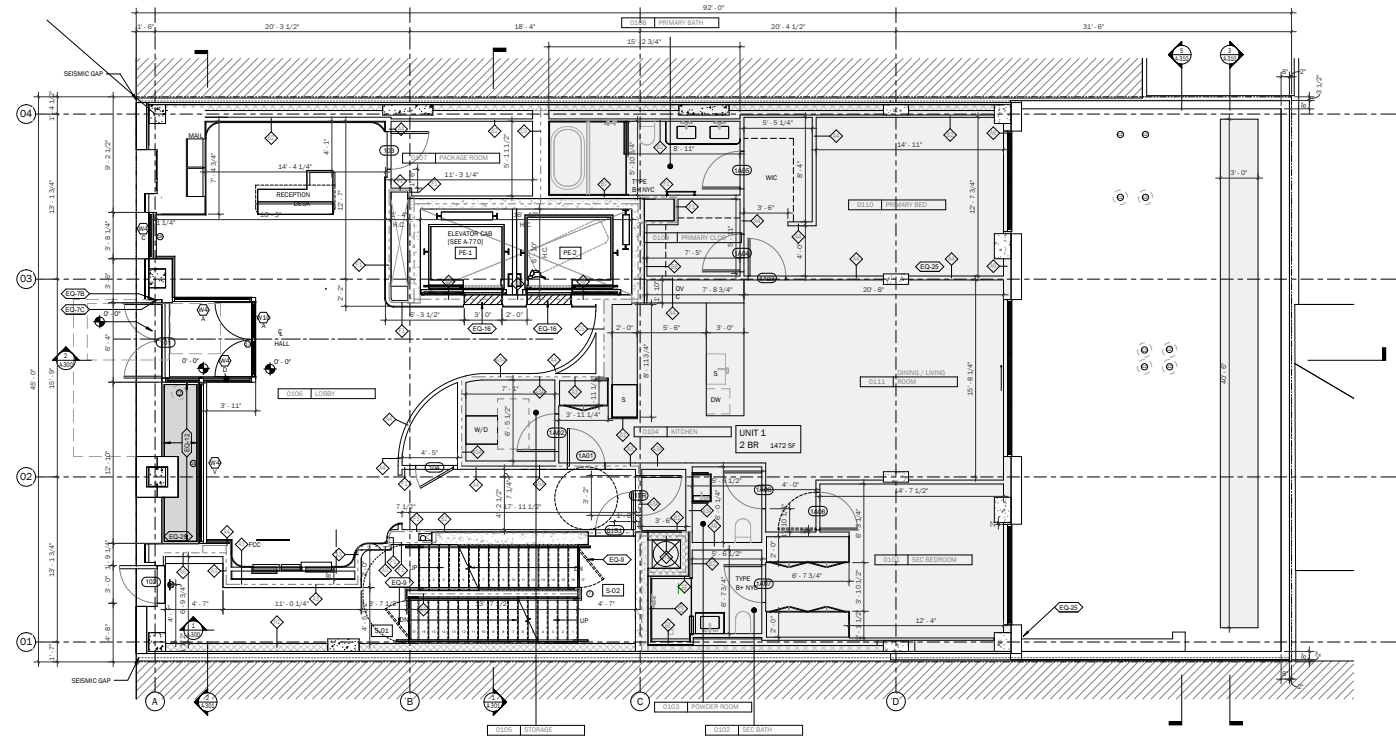
CELLAR - PREVIOUS LAYOUT



CELLAR - REVISED LAYOUT

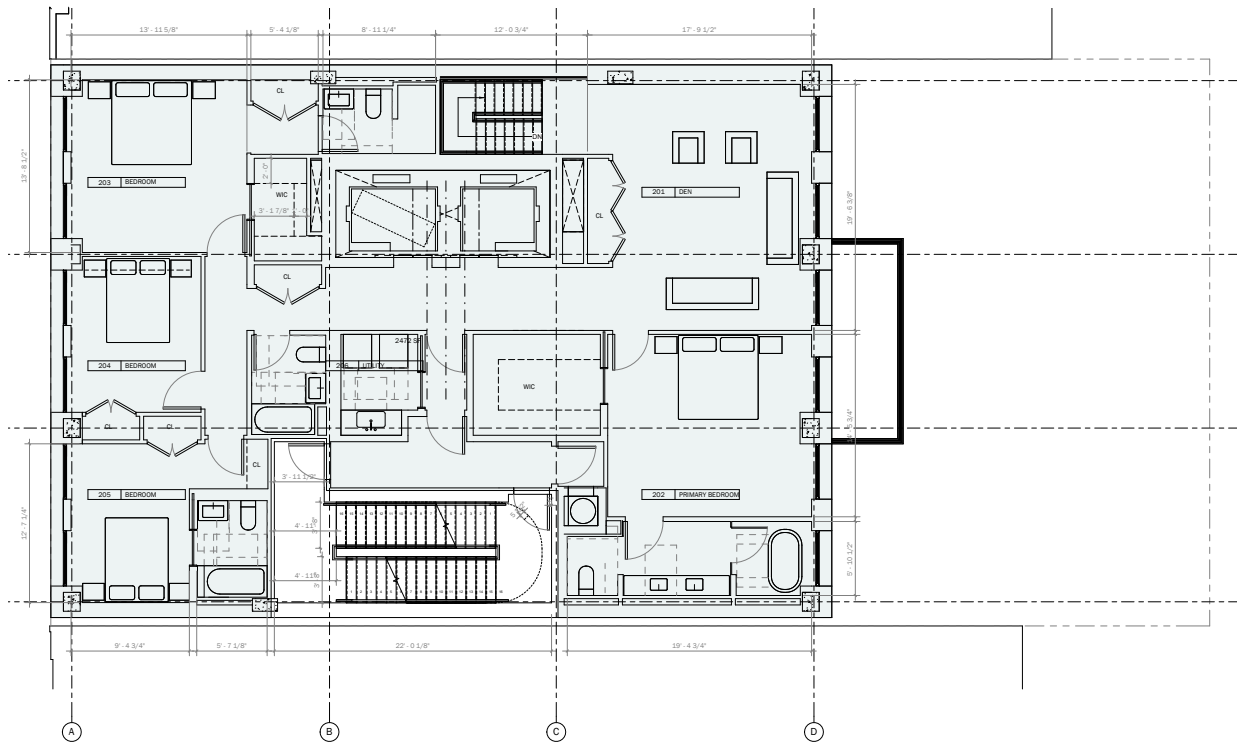


GROUND FLOOR - PREVIOUS LAYOUT

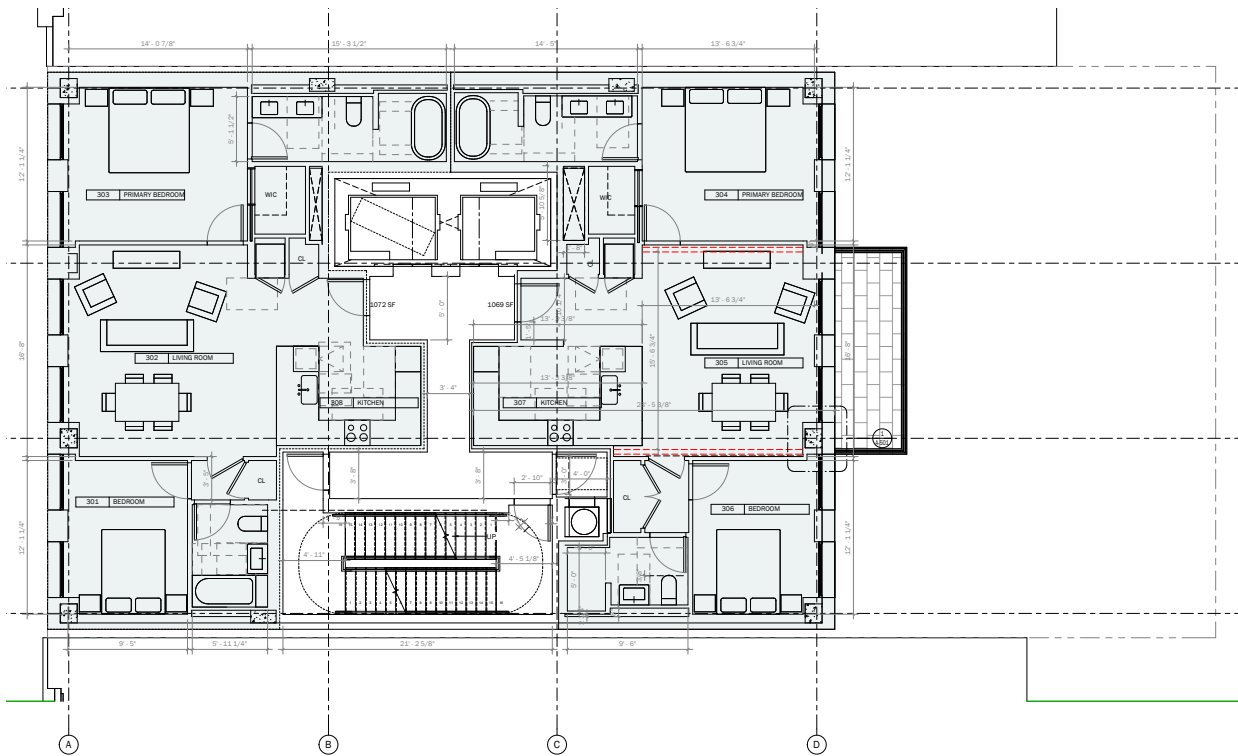


GROUND FLOOR - REVISED LAYOUT

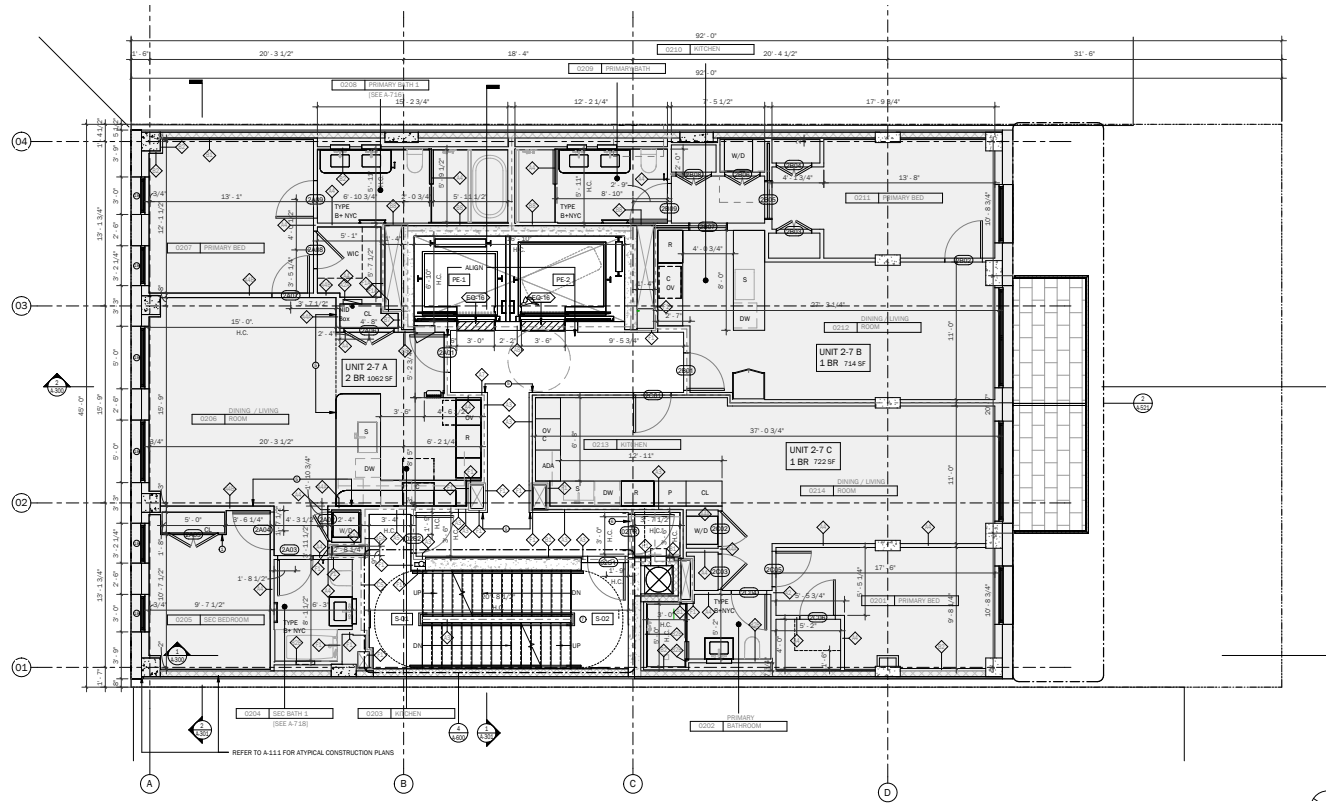
10 WEST 17 — PLANS - LPC APPROVED ON 23.11.14 AND REVISED VERSIONS



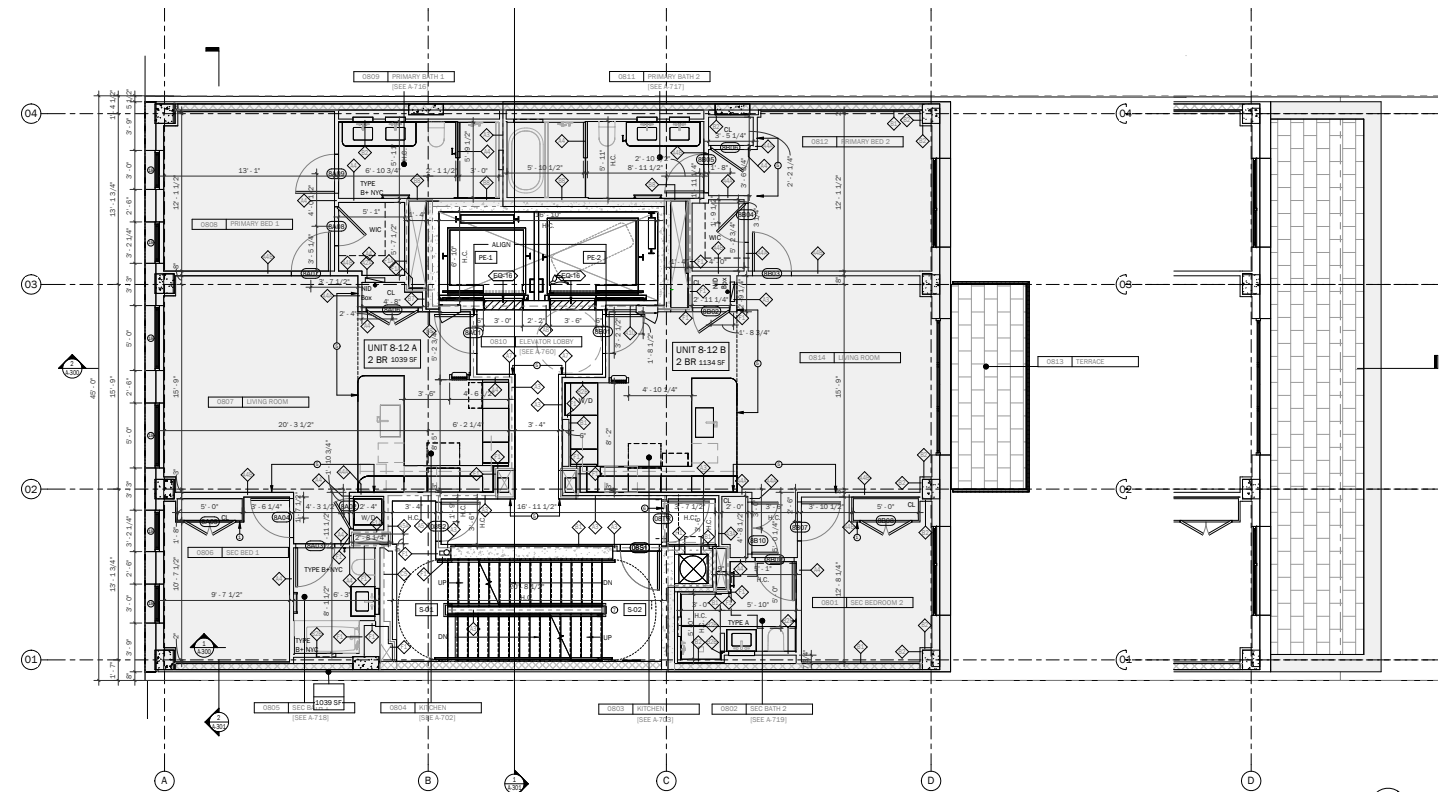
SECOND FLOOR - PREVIOUS LAYOUT



TYPICAL THIRD - NINTH FLOOR - PREVIOUS LAYOUT



TYPICAL SECOND - SEVENTH FLOOR - REVISED LAYOUT



TYPICAL EIGHTH - TWELFTH FLOOR - REVISED LAYOUT

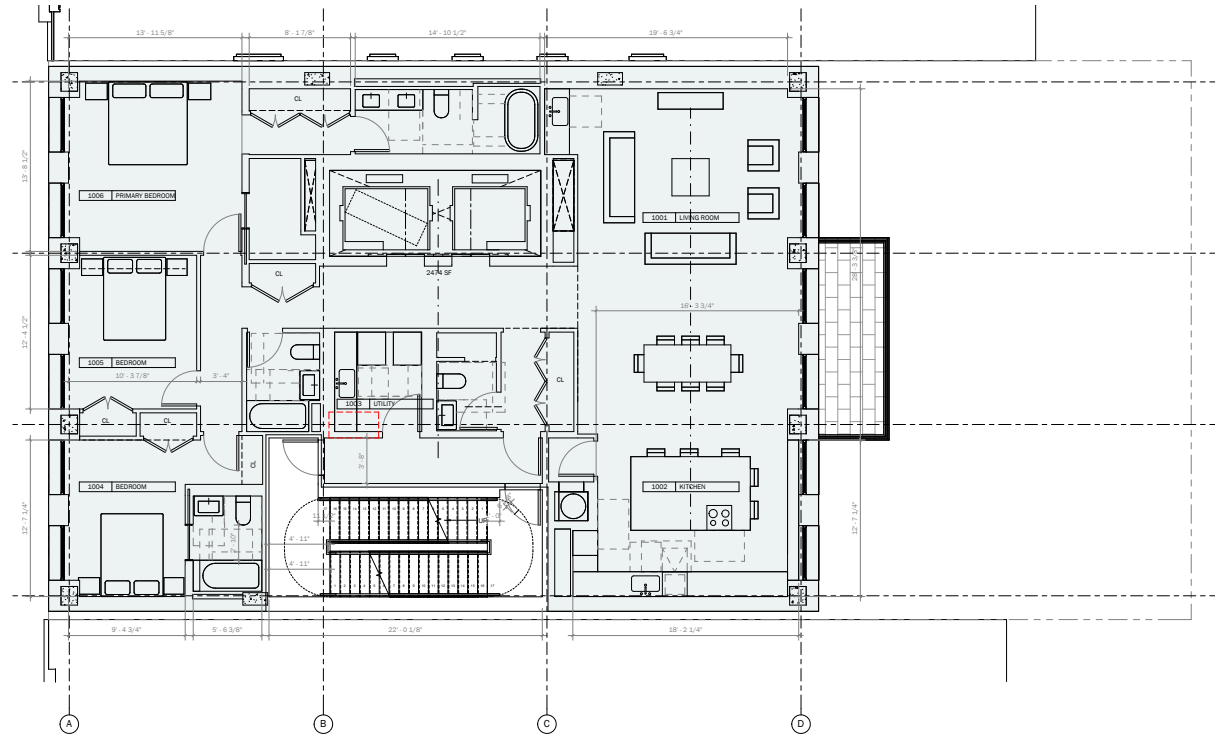
10 WEST 17 — PLANS - LPC APPROVED ON 23.11.14 AND REVISED VERSIONS



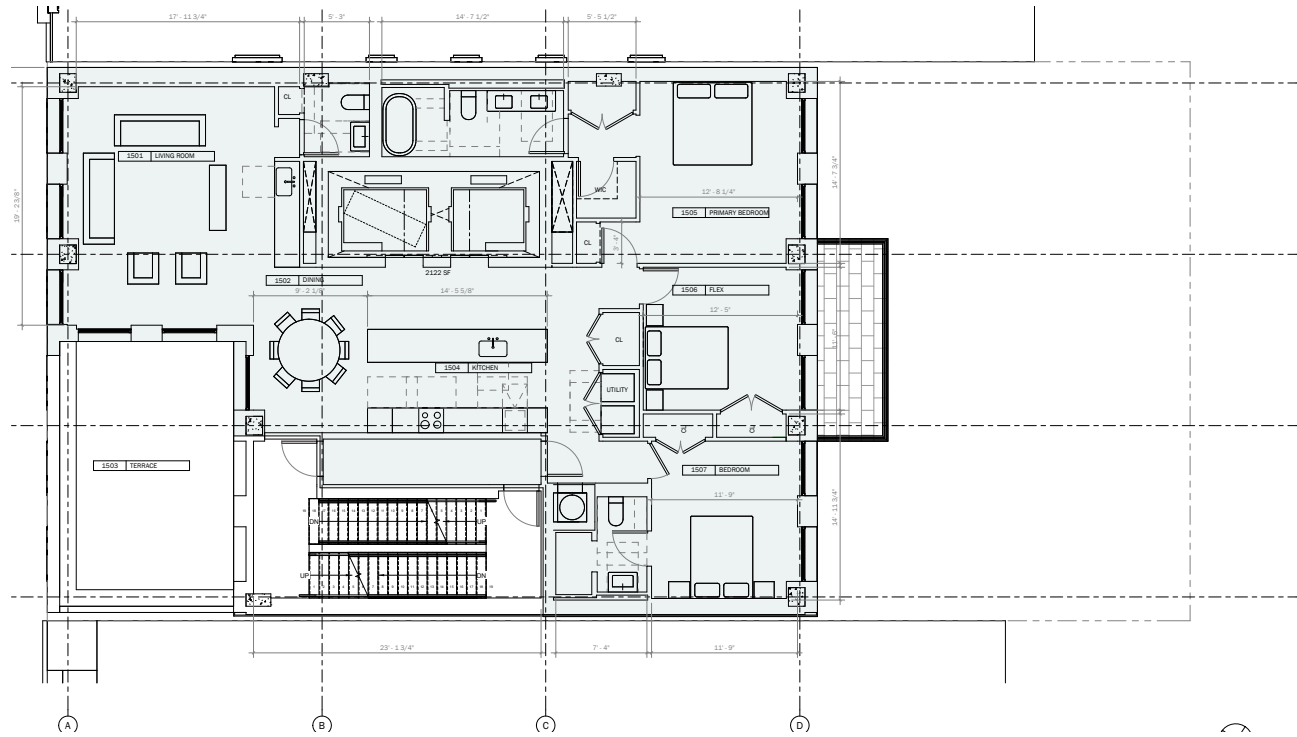
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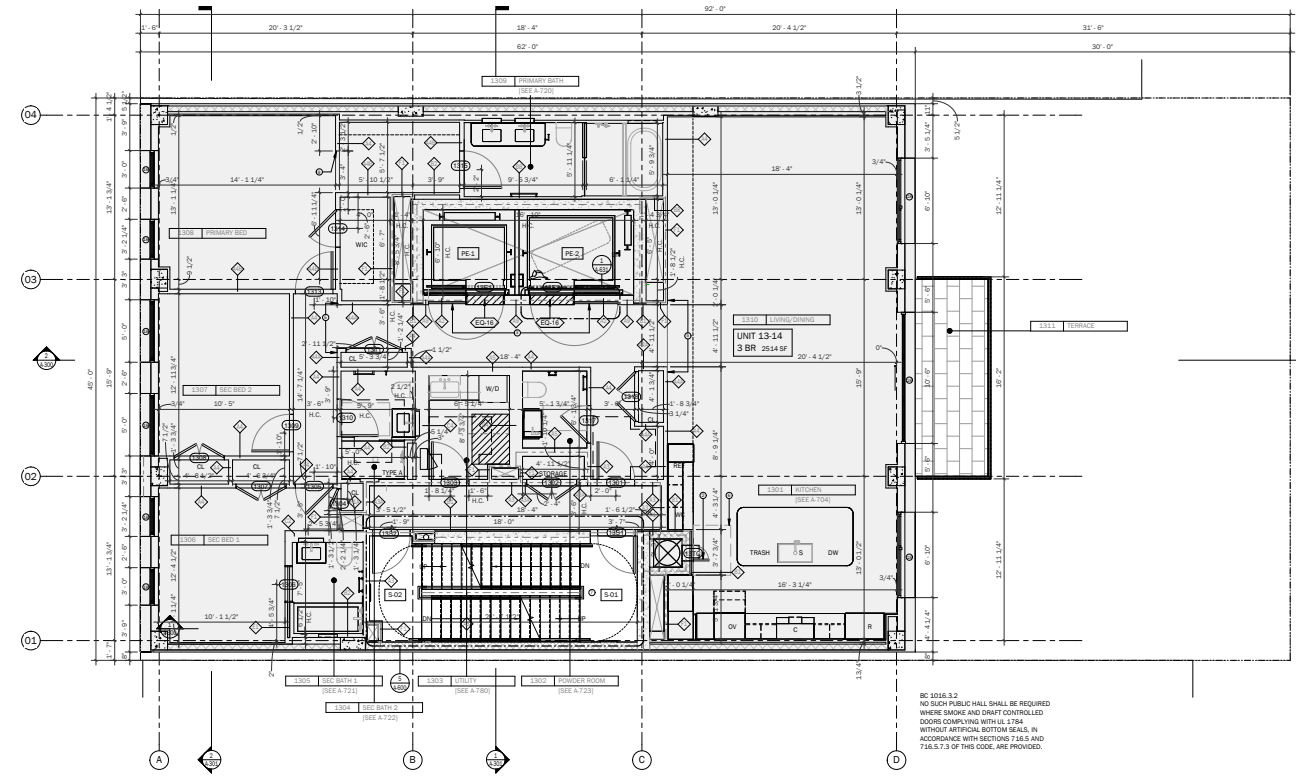
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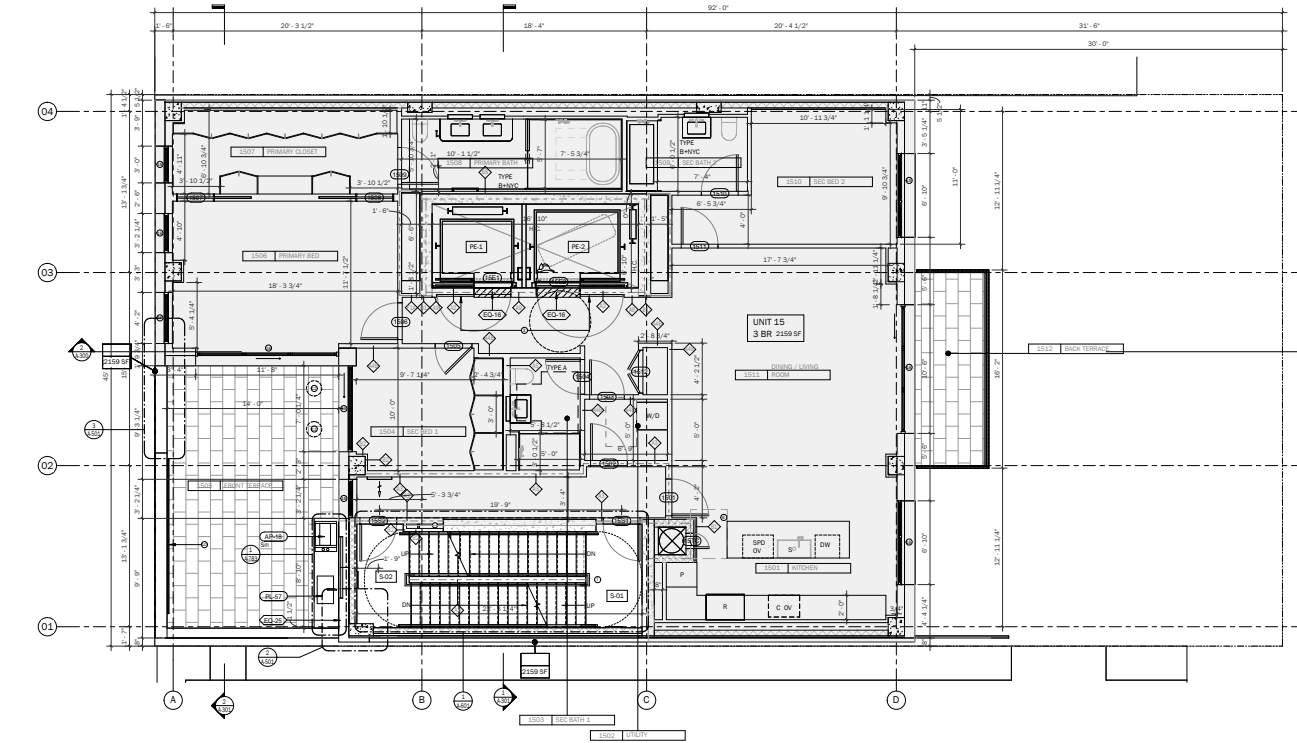
TYPICAL TEN - FOURTEENTH FLOOR - PREVIOUS LAYOUT



FIFTEENTH FLOOR - PREVIOUS LAYOUT



TYPICAL THIRTEENTH - FOURTEENTH FLOOR - REVISED LAYOUT



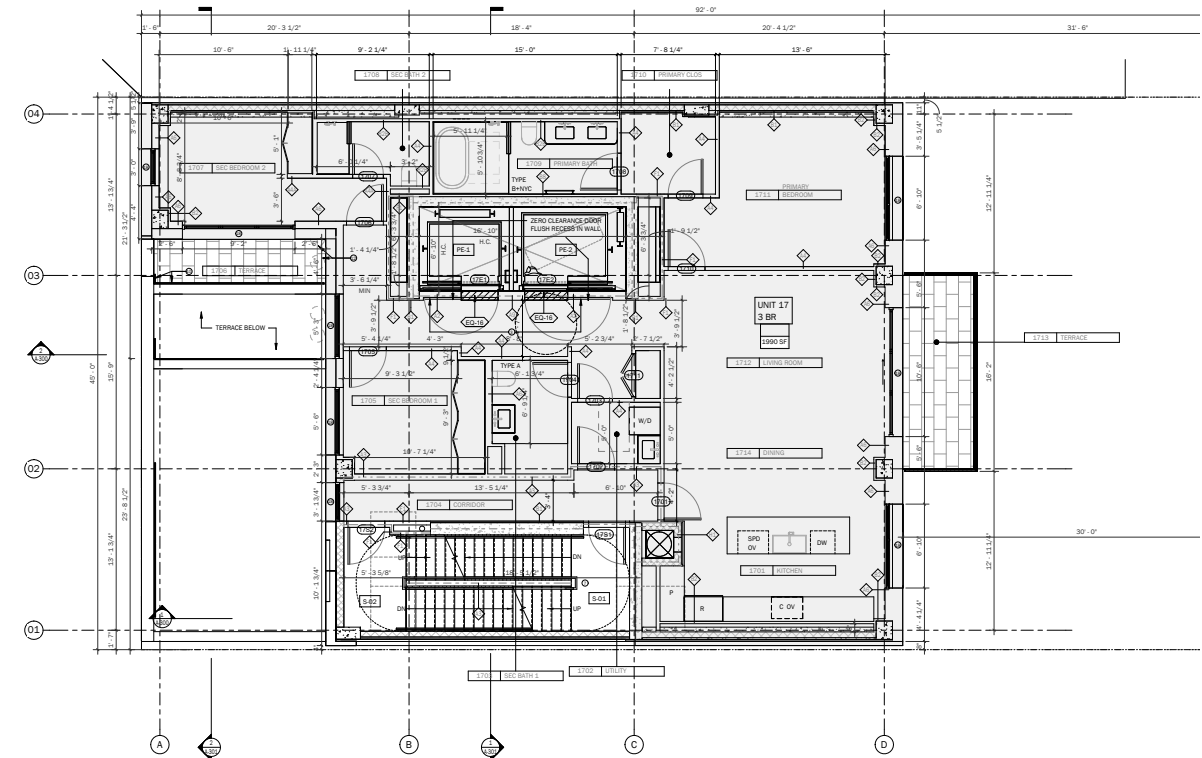
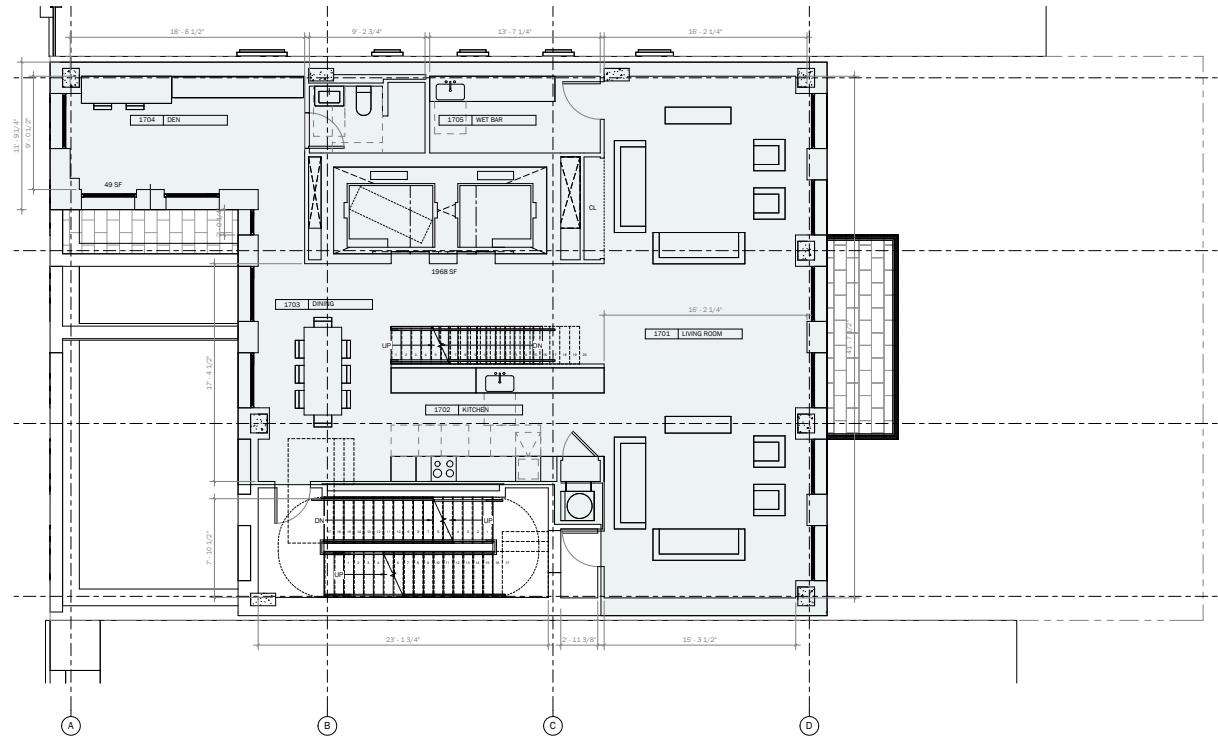
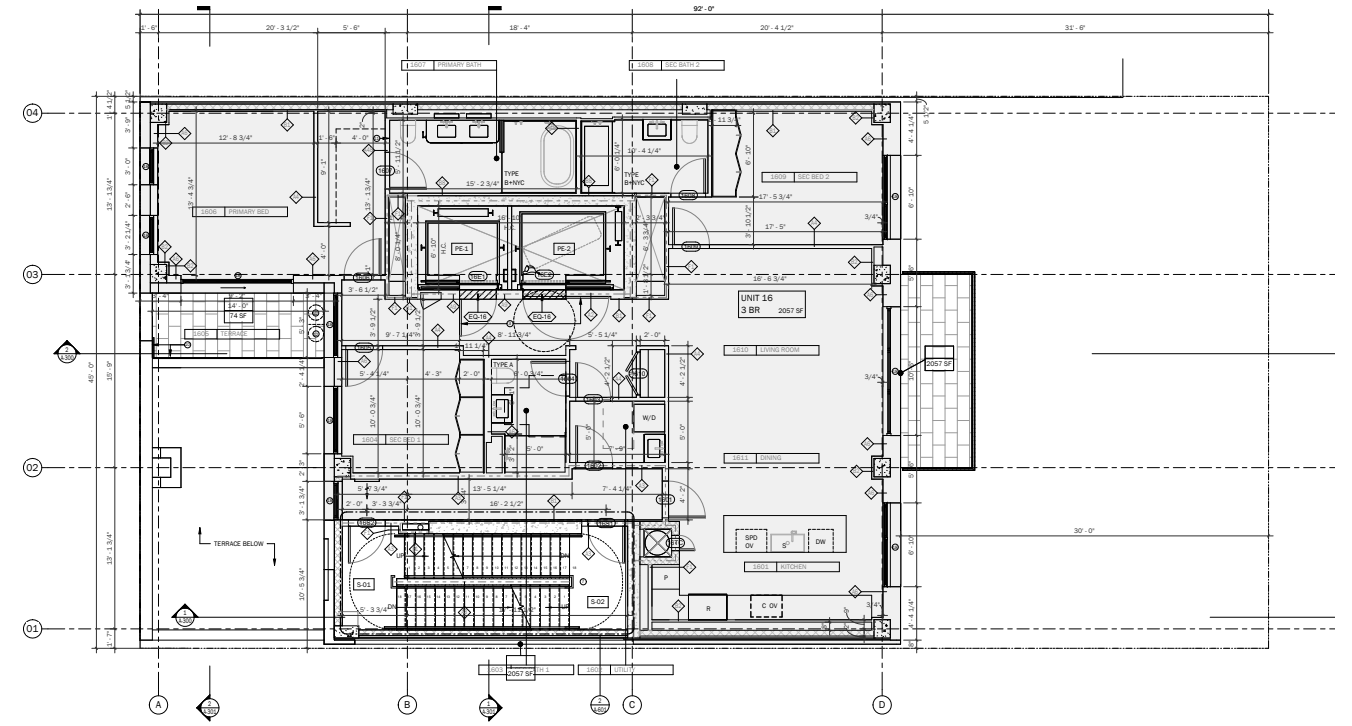
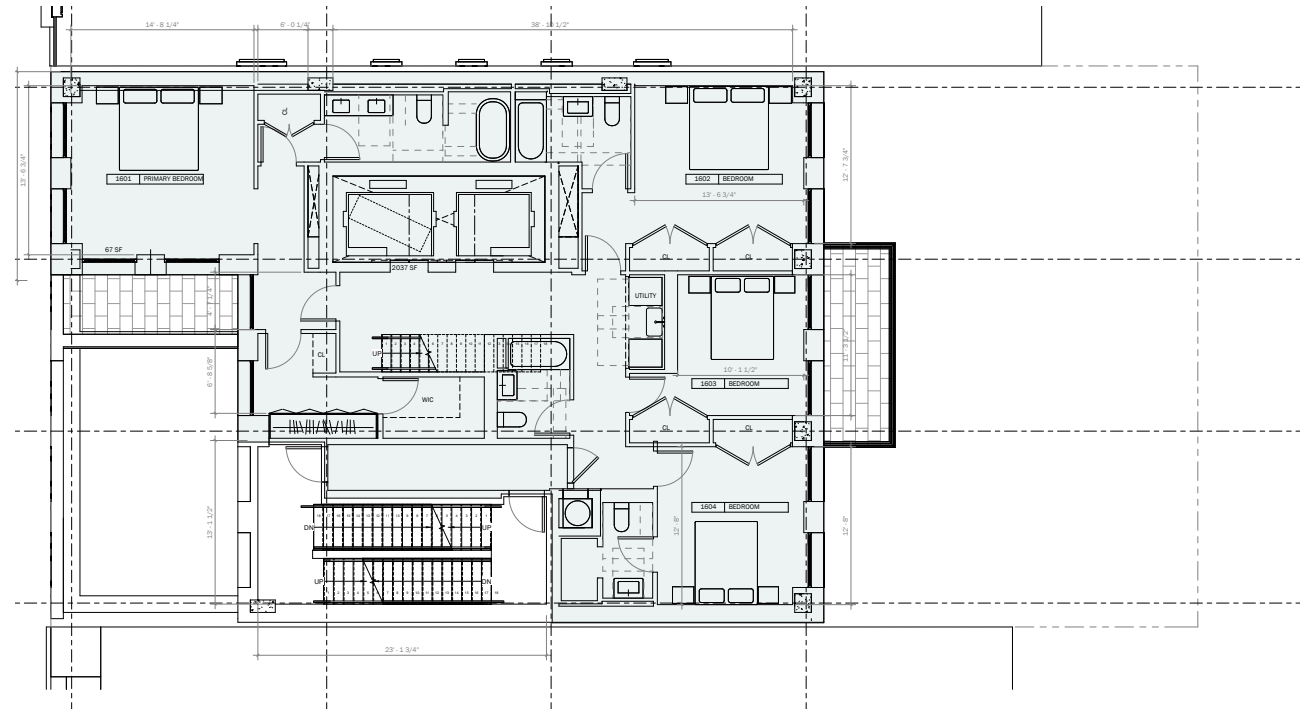
FIFTEENTH FLOOR - REVISED LAYOUT

10 WEST 17 — PLANS - LPC APPROVED ON 23.11.14 AND REVISED VERSIONS



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SIXTEENTH FLOOR - PREVIOUS LAYOUT

SIXTEENTH FLOOR - REVISED LAYOUT

SEVENTEENTH FLOOR - PREVIOUS LAYOUT

SEVENTEENTH FLOOR - REVISED LAYOUT

10 WEST 17 — PLANS - LPC APPROVED ON 23.11.14 AND REVISED VERSIONS

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SCALE

N/A

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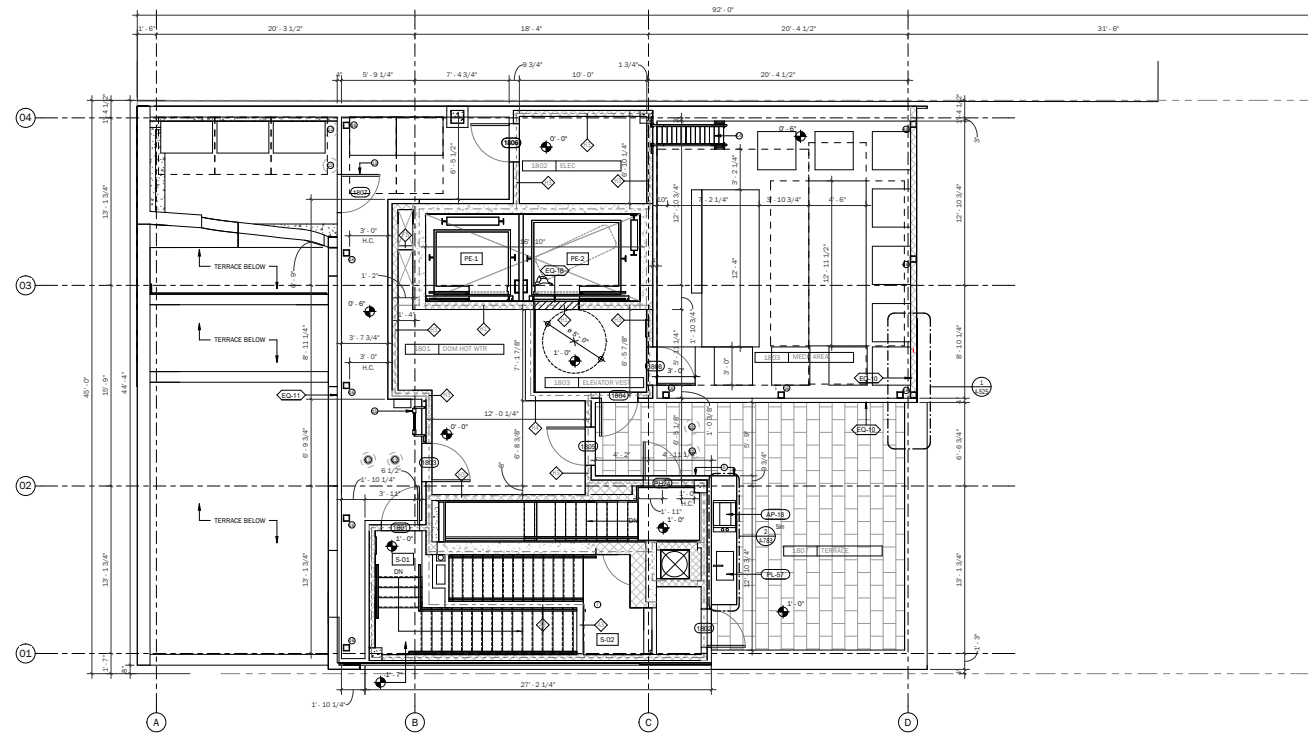
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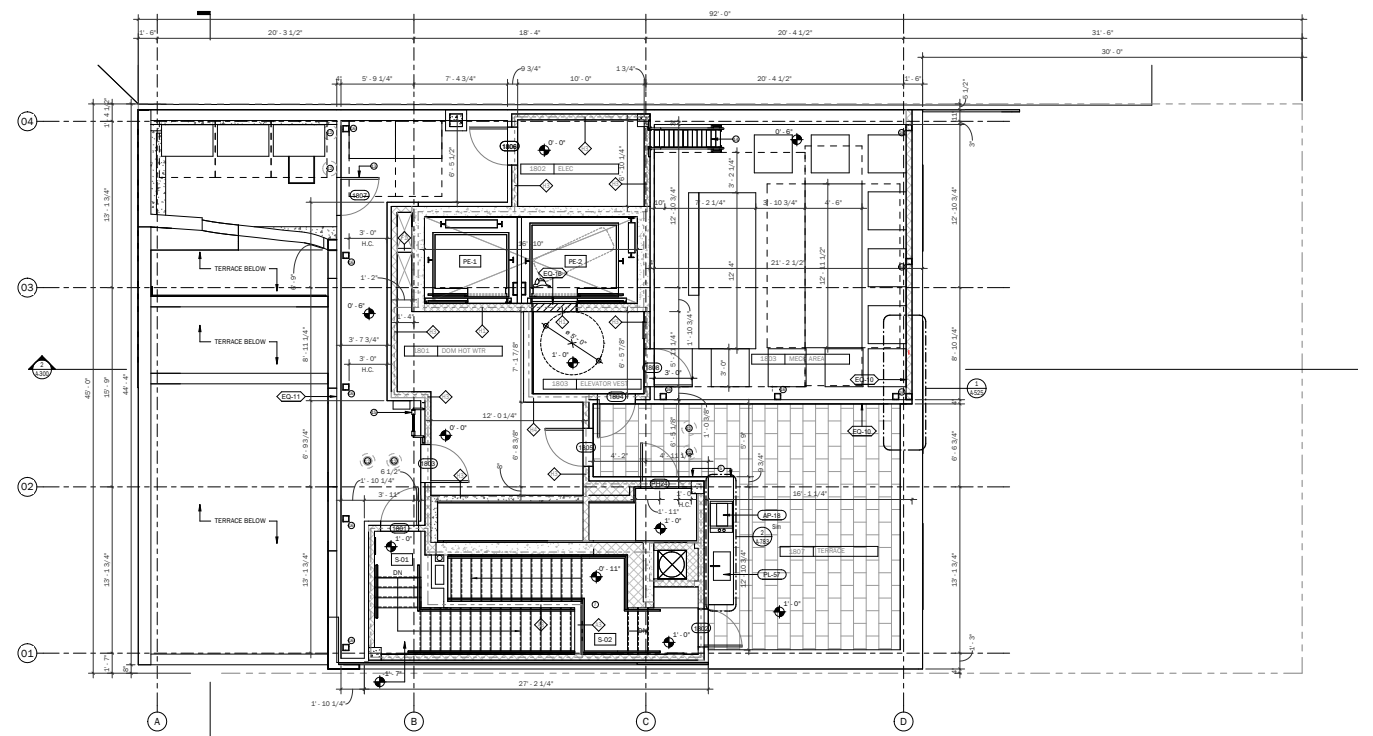
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EIGHTEENTH FLOOR - PREVIOUS LAYOUT



EIGHTEENTH FLOOR - REVISED LAYOUT

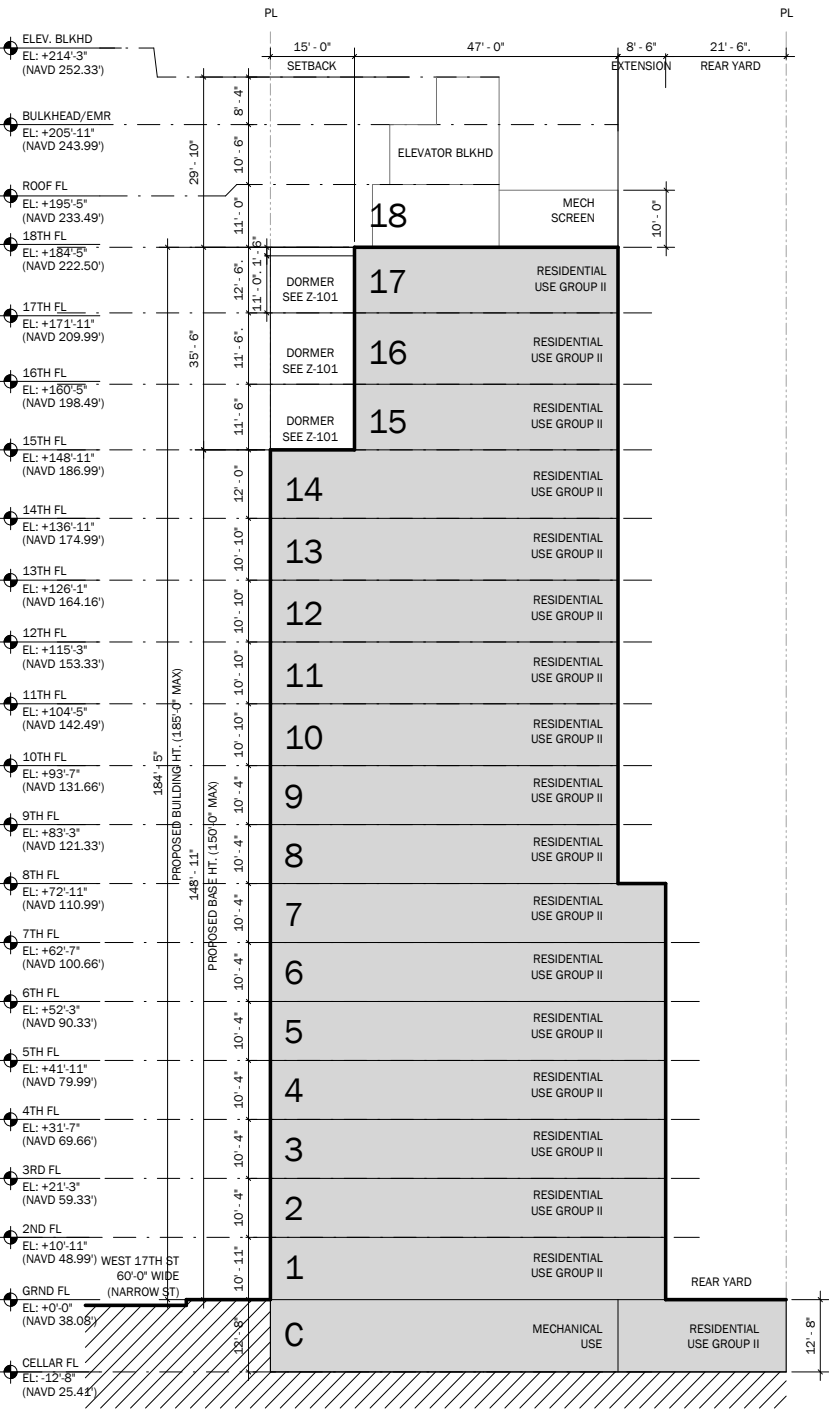


8 WEST 17TH STREET							
FLOOR	FLOOR HEIGHT (FT)	GROSS FLOOR AREA	PROPOSED AIR RIGHTS	PROPOSED GROSS FLOOR AREA W/ AIR RIGHTS	DEDUCTIONS	ZONING FLOOR AREA	FAR
CELLAR	N/A	4,140.00	0.00	4,140.00			
1	10.92	2,790.00	382.50	3,172.50	592.87	2,579.63	0.62
2	10.33	2,790.00	382.50	3,172.50	327.54	2,844.97	0.69
3	10.33	2,790.00	382.50	3,172.50	327.54	2,844.97	0.69
4	10.33	2,790.00	382.50	3,172.50	327.54	2,844.97	0.69
5	10.33	2,790.00	382.50	3,172.50	327.54	2,844.97	0.69
6	10.33	2,790.00	382.50	3,172.50	327.54	2,844.97	0.69
7	10.33	2,790.00	382.50	3,172.50	327.54	2,844.97	0.69
8	10.33	2,790.00	0.00	2,790.00	323.80	2,466.20	0.60
9	10.33	2,790.00	0.00	2,790.00	323.80	2,466.20	0.60
10	10.83	2,790.00	0.00	2,790.00	323.80	2,466.20	0.60
11	10.83	2,790.00	0.00	2,790.00	323.80	2,466.20	0.60
12	10.83	2,790.00	0.00	2,790.00	323.80	2,466.20	0.60
13	10.83	2,790.00	0.00	2,790.00	296.54	2,493.47	0.60
14	12.00	2,790.00	0.00	2,790.00	296.54	2,493.47	0.60
15	11.50	2,452.00	0.00	2,452.00	322.58	2,129.43	0.51
16	11.50	2,366.00	0.00	2,366.00	312.58	2,053.43	0.50
17	12.50	2,284.00	0.00	2,284.00	302.11	1,981.89	0.48
ROOF	N/A	866.00	0.00	0.00	0.00	0.00	0.00
TOTAL ABOVE GRADE	184.38	47,028.00	2,677.50	48,839.50	5,707.41	43,132.09	10.42
LOT AREA (PER SURVEY)	4,140.00						
MAX FAR	10.00						
MAX ALLOWABLE ZONING FLOOR AREA	41,400.00						
PROPOSED FAR	10.42						

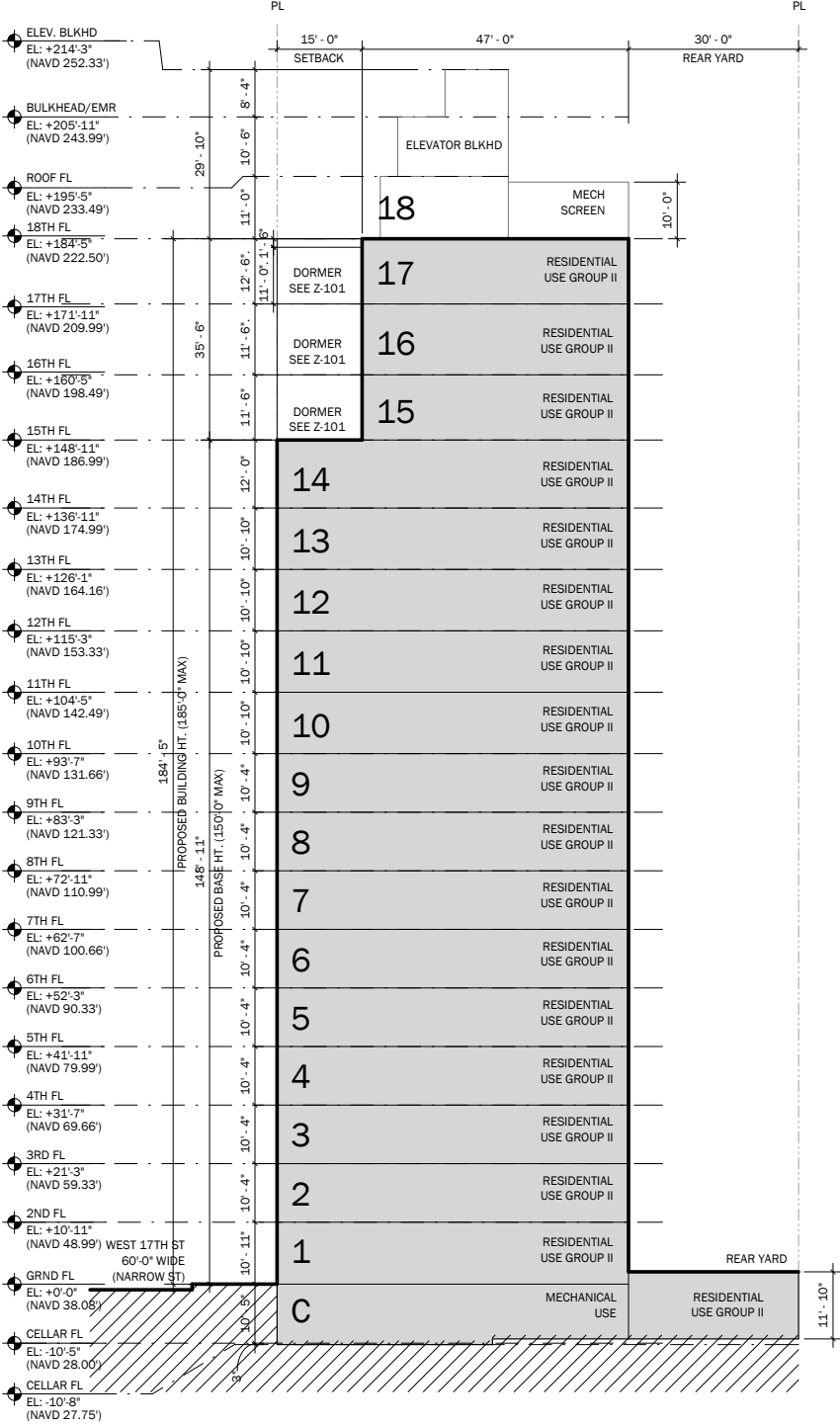
ZONING TABLE - REVISED VERSION

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

ZONING TABLE - PREVIOUS - LPC APPROVED VERSION



ZONING SECTION - REVISED VERSION



10 WEST 17 — ZONING TABLE AND DIAGRAM - LPC APPROVED ON 23.11.14 AND REVISED VERSIONS



END

The current proposal is:

Preservation Department – Item 3, LPC-26-00667

8-10 West 17th Street – Ladies' Mile Historic District
Borough of Manhattan

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