

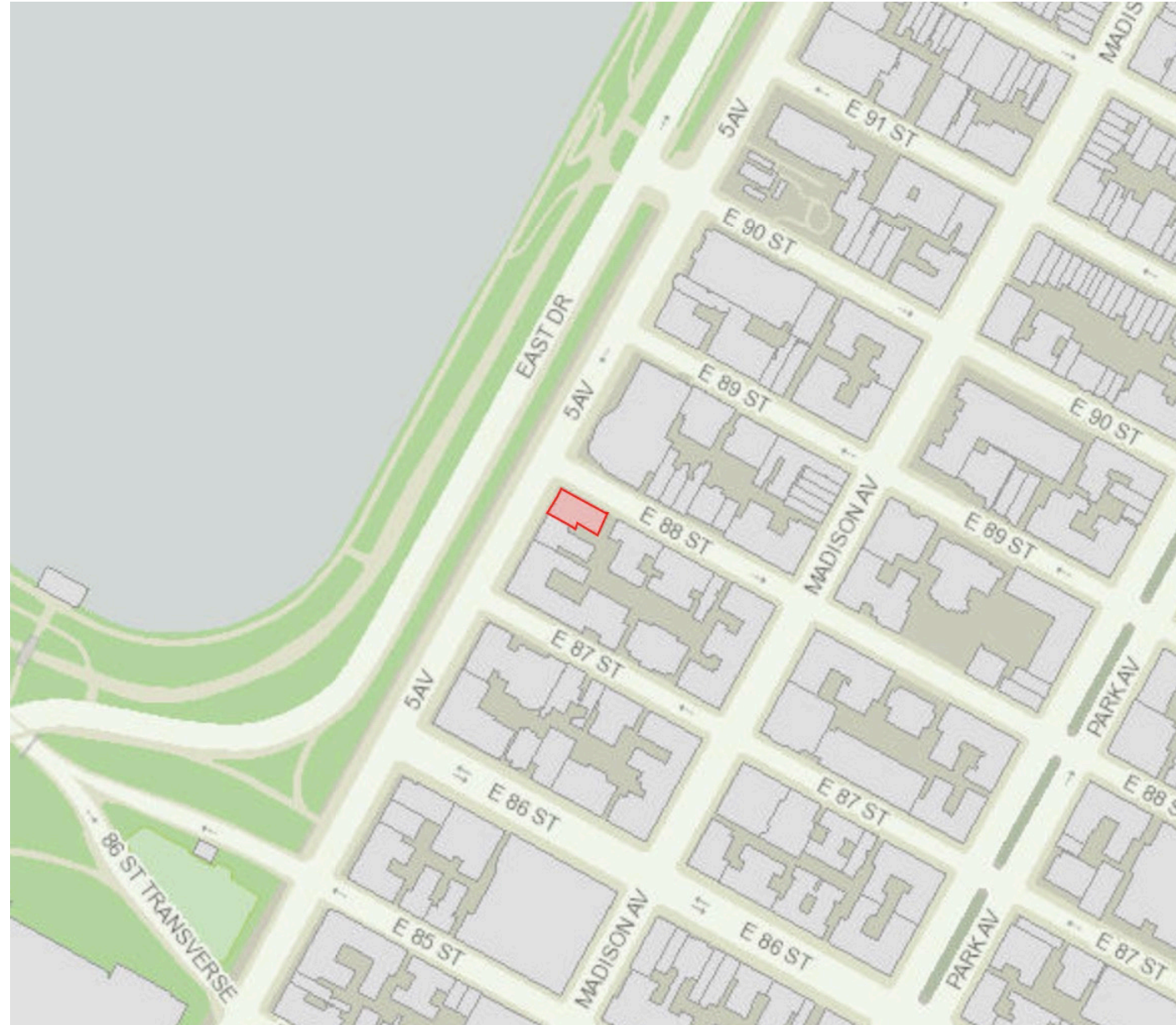
2 East 88th Street
New York, NY 10128

Presentation to the New York City Landmarks Preservation Commission

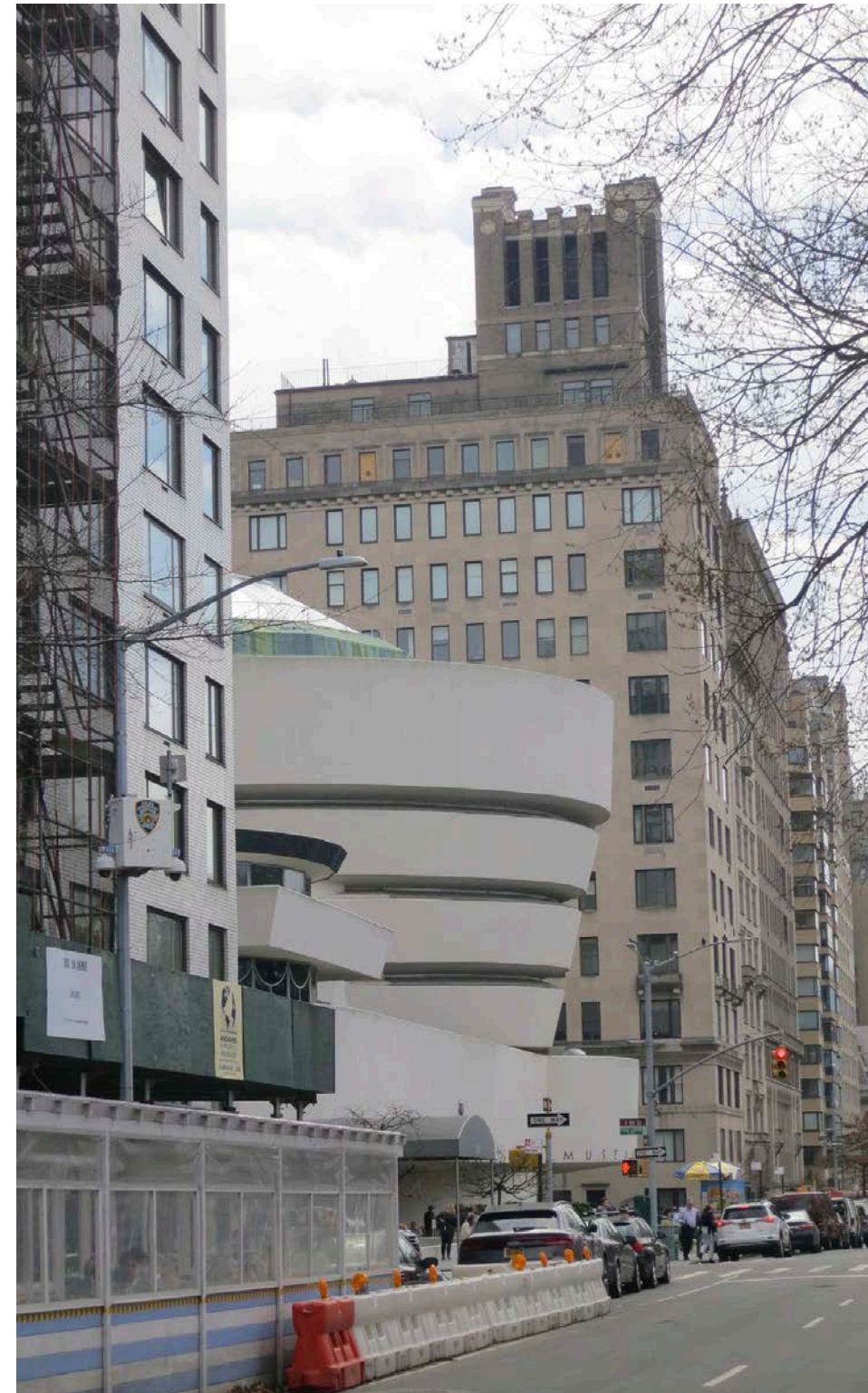
2 East 88th Street - PH
New York, NY

June 6th, 2022

2 East 88th Street
New York, NY 10128



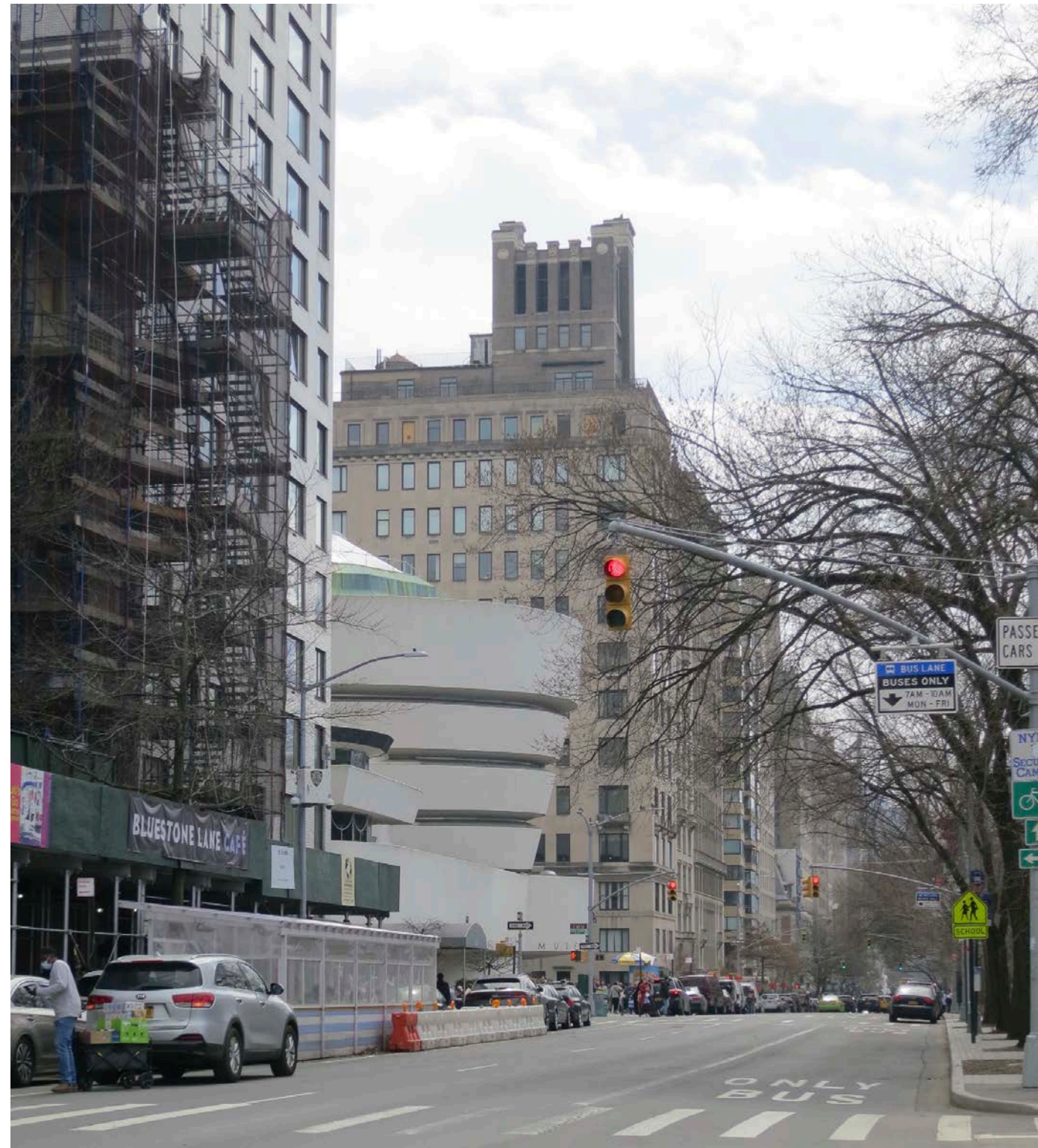
2 East 88th Street, Carnegie Hill Expanded Historic district



View looking southeast from Fifth Avenue



Fifth Avenue facade from Central Park looking northeast

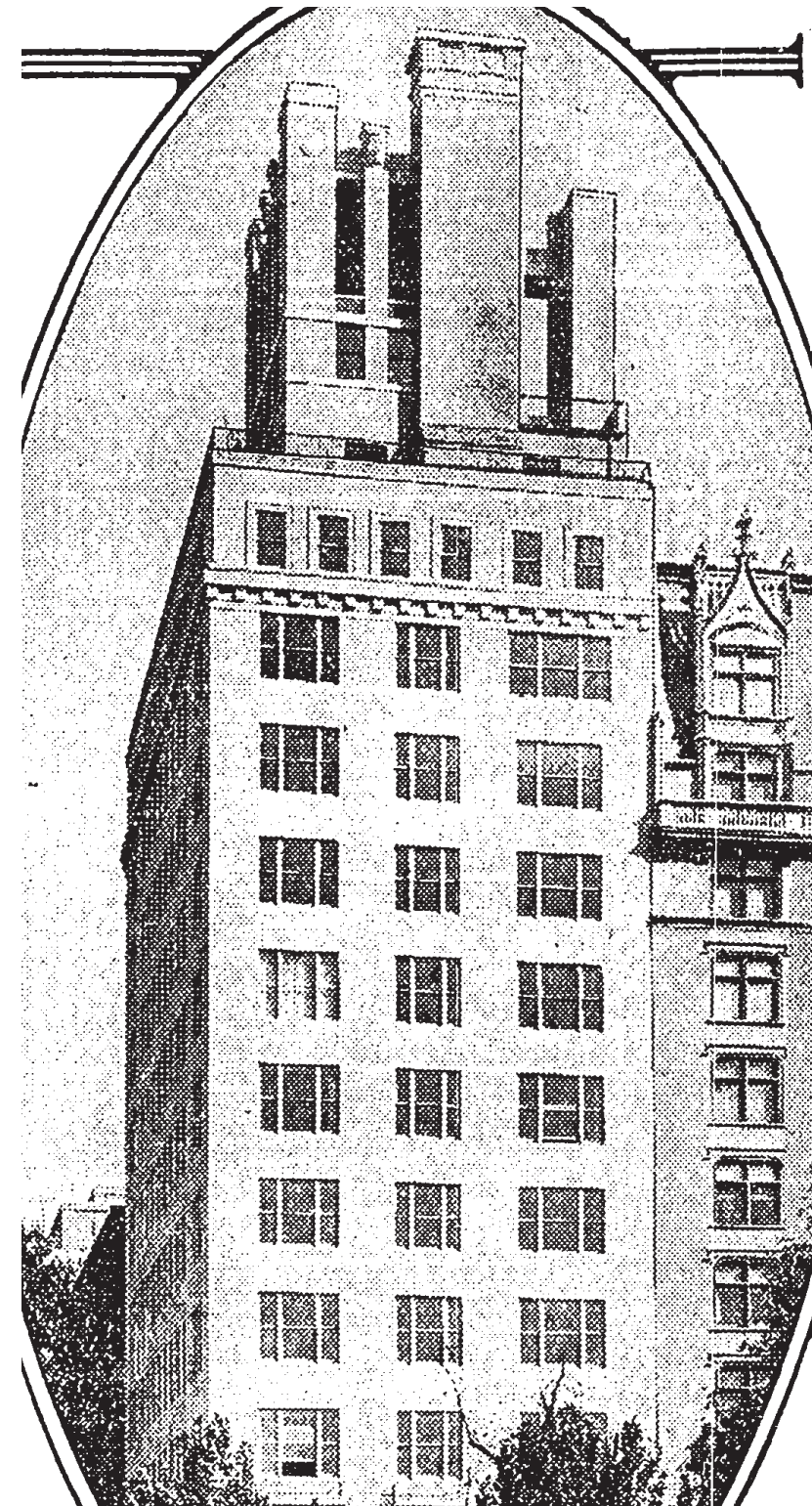


Fifth Avenue facade from Central Park looking southeast

2 East 88th Street
New York, NY 10128



2 East 88th Street, c. 1940 (NYC Tax Department Photos)



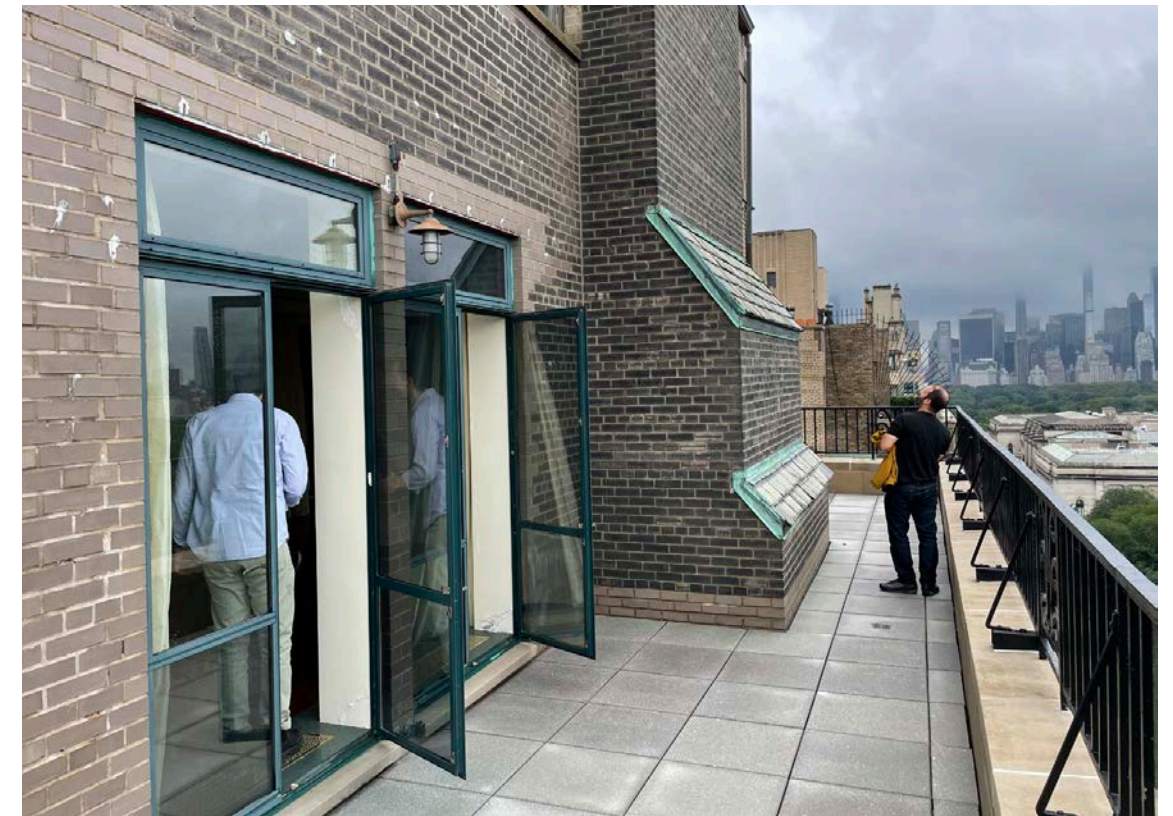
2 East 88th Street, c. 1930 (NYT)

2 East 88th Street
New York, NY 10128



1958 view of Guggenheim under construction with 2 East 88th Street in background (Getty)

2 East 88th Street
New York, NY 10128



2 East 88th Street, penthouse: West elevation conditions



2 East 88th Street, penthouse: North and east elevation conditions



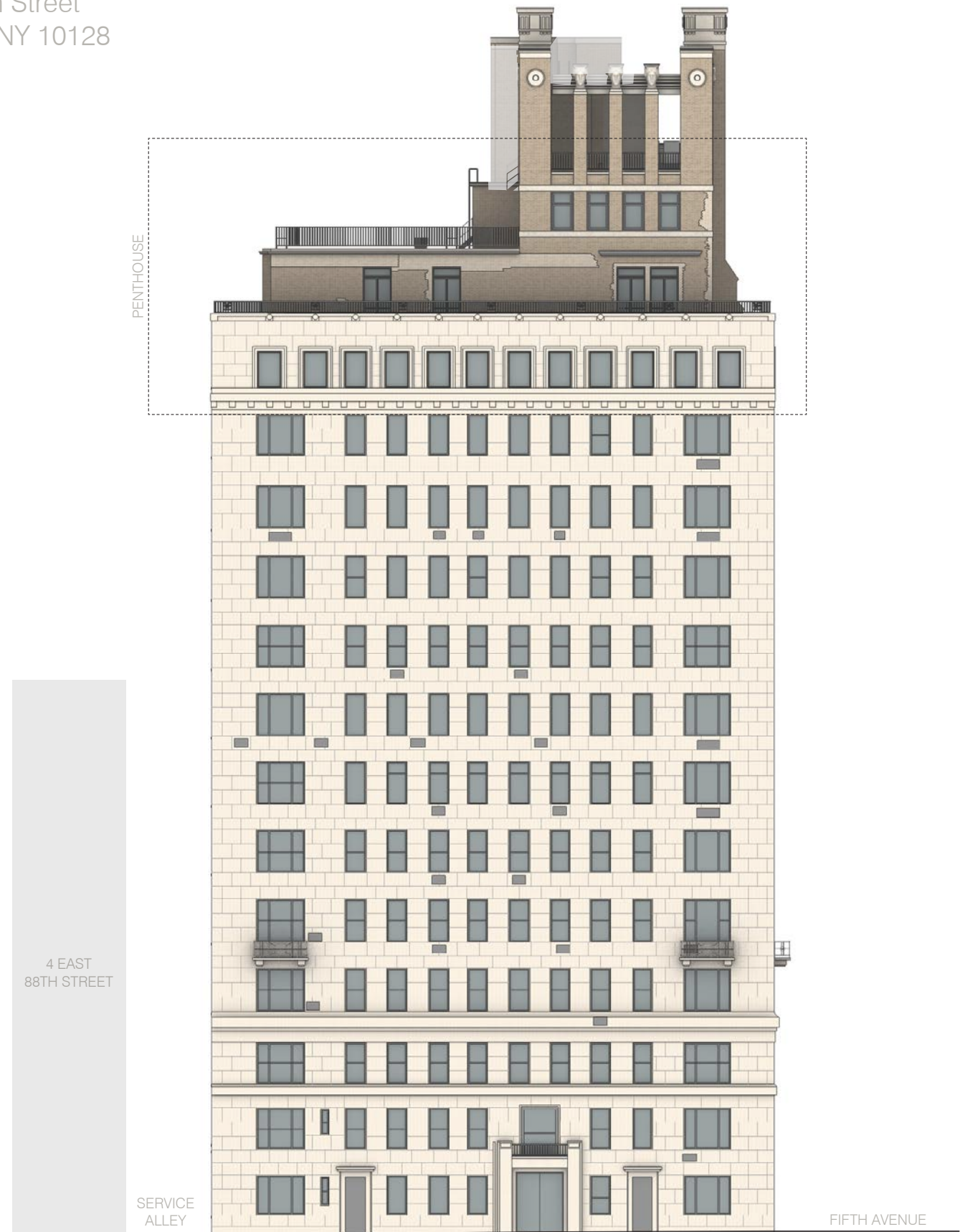
2 East 88th Street, penthouse: Upper terrace and greenhouse



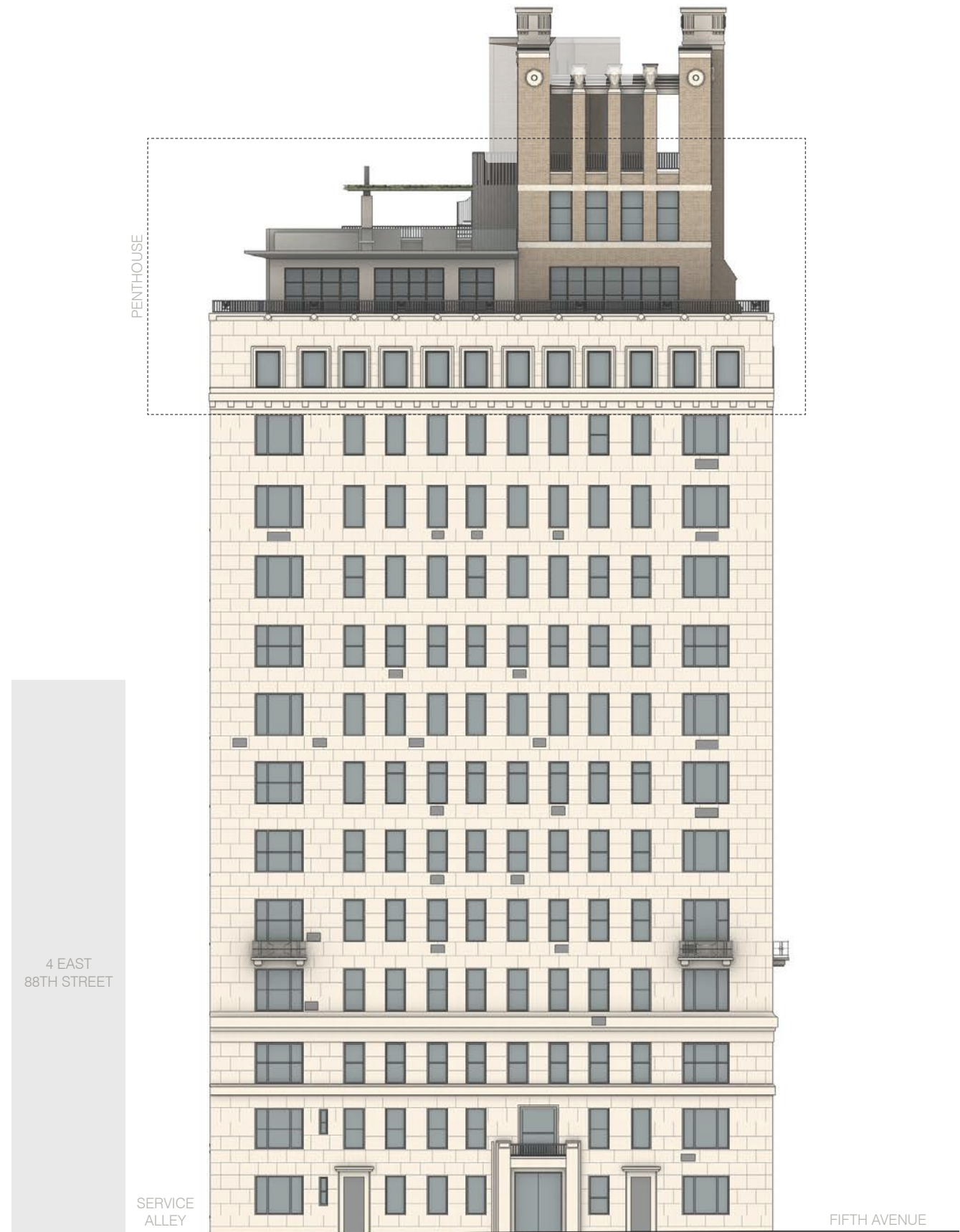
EXISTING



PROPOSED



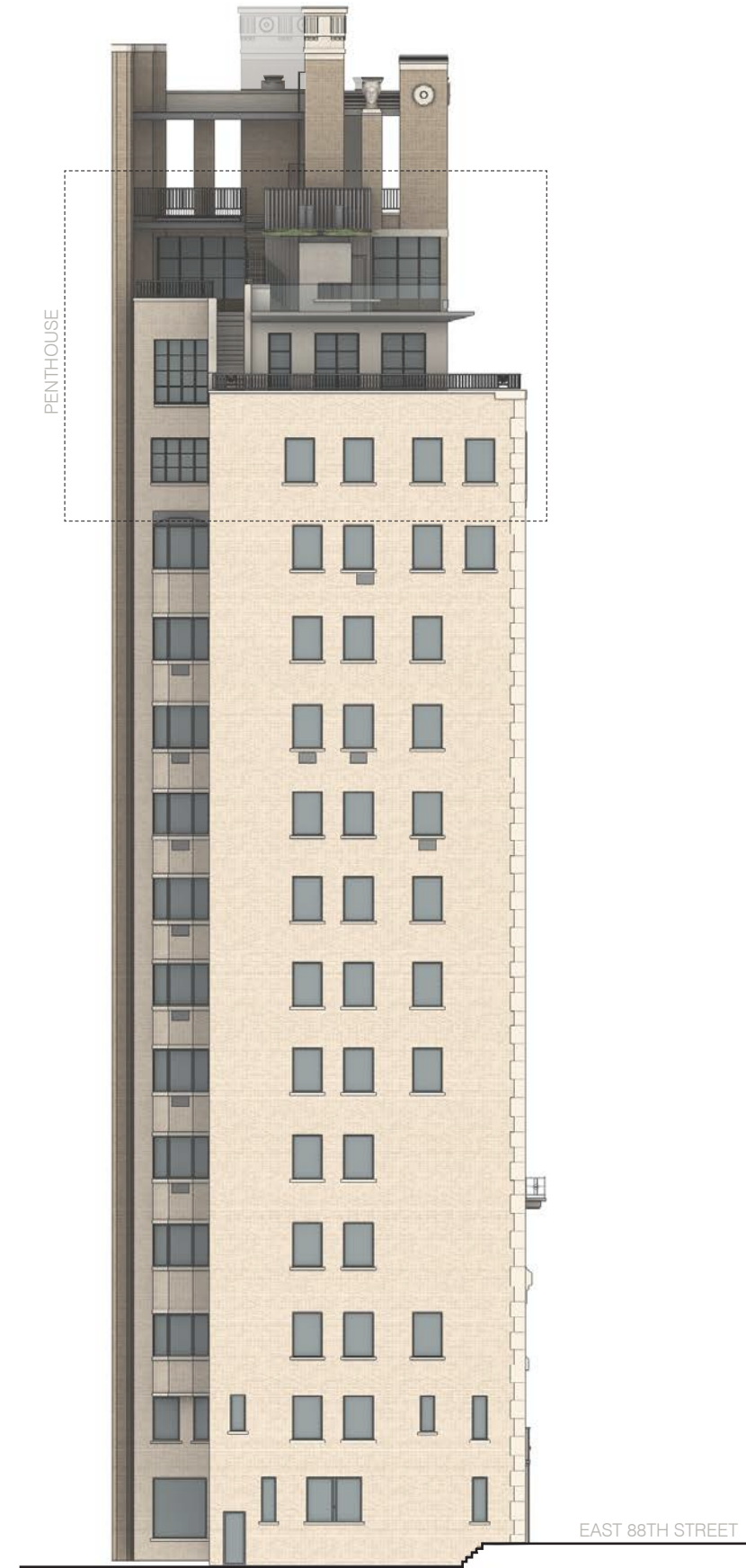
EXISTING



PROPOSED



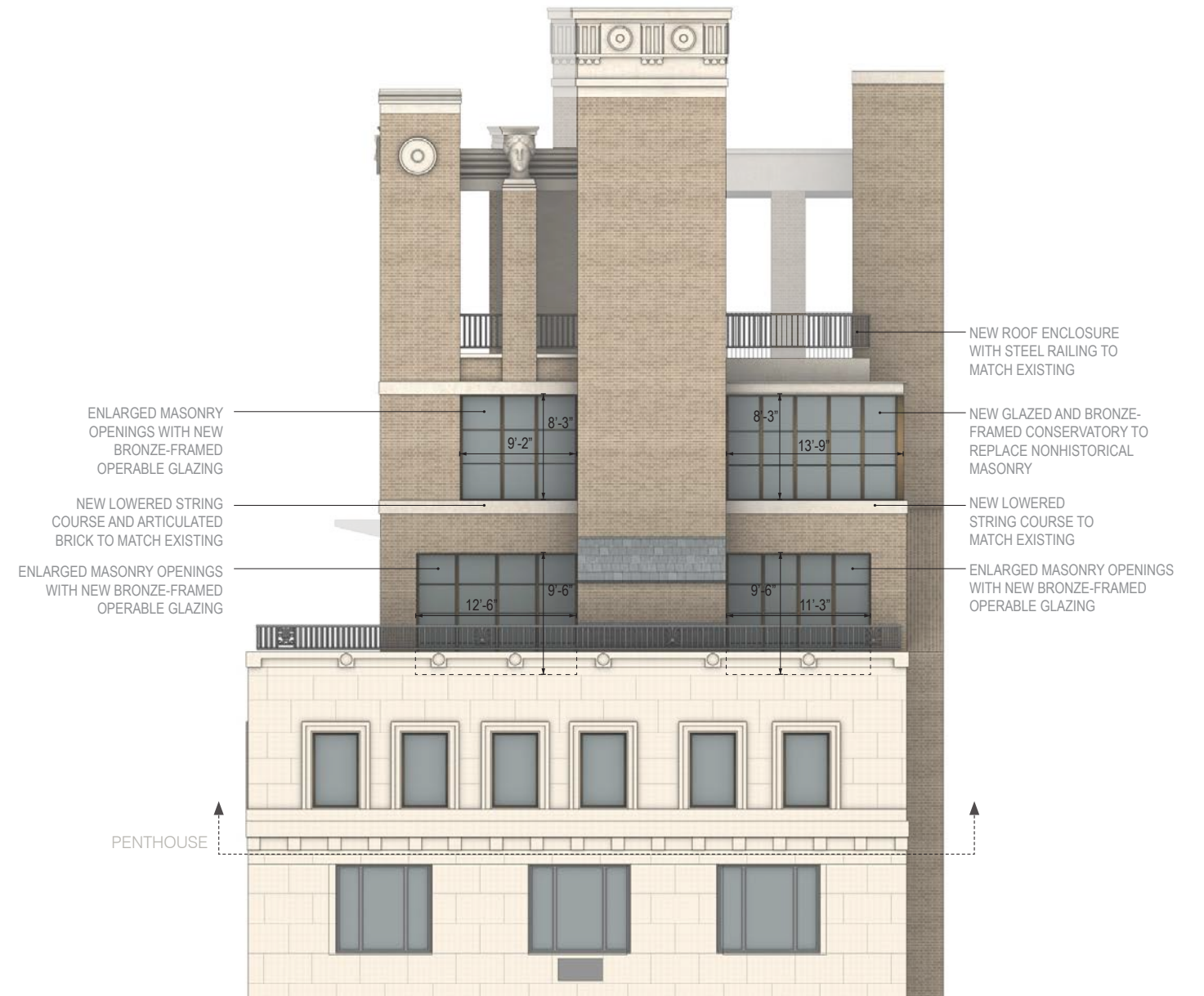
EXISTING



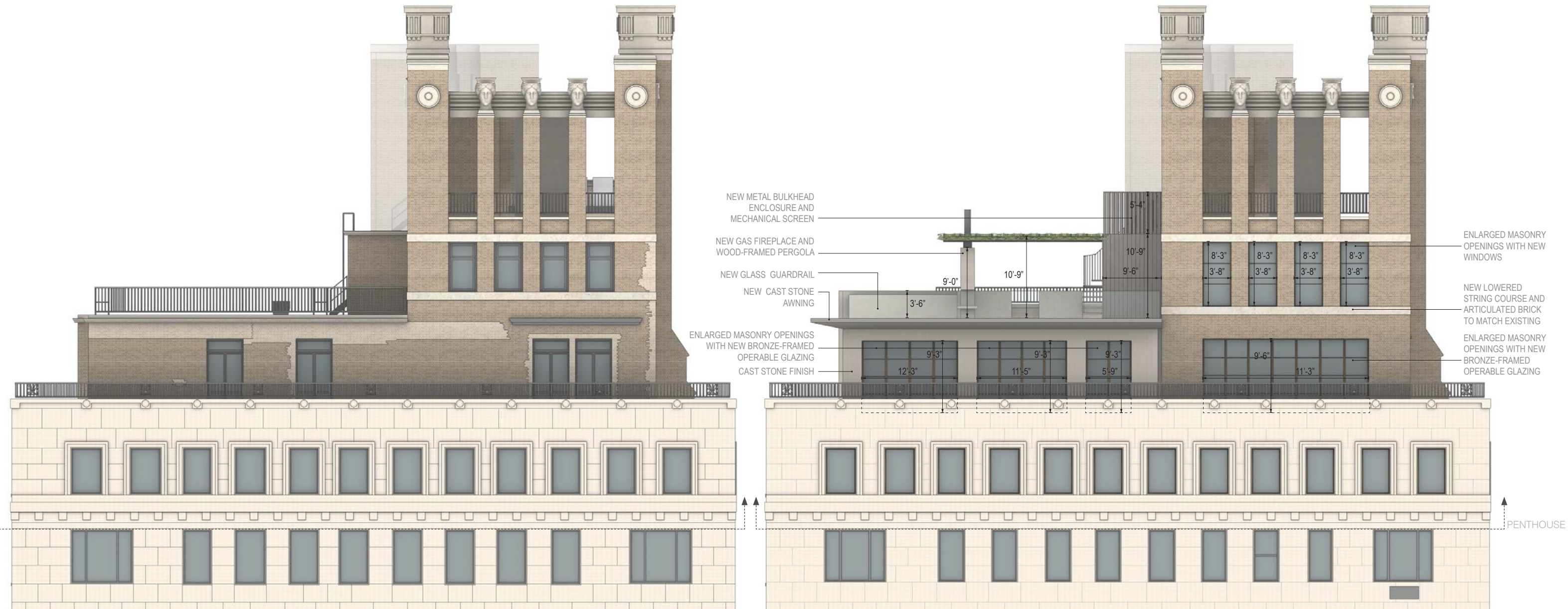
PROPOSED



EXISTING



PROPOSED



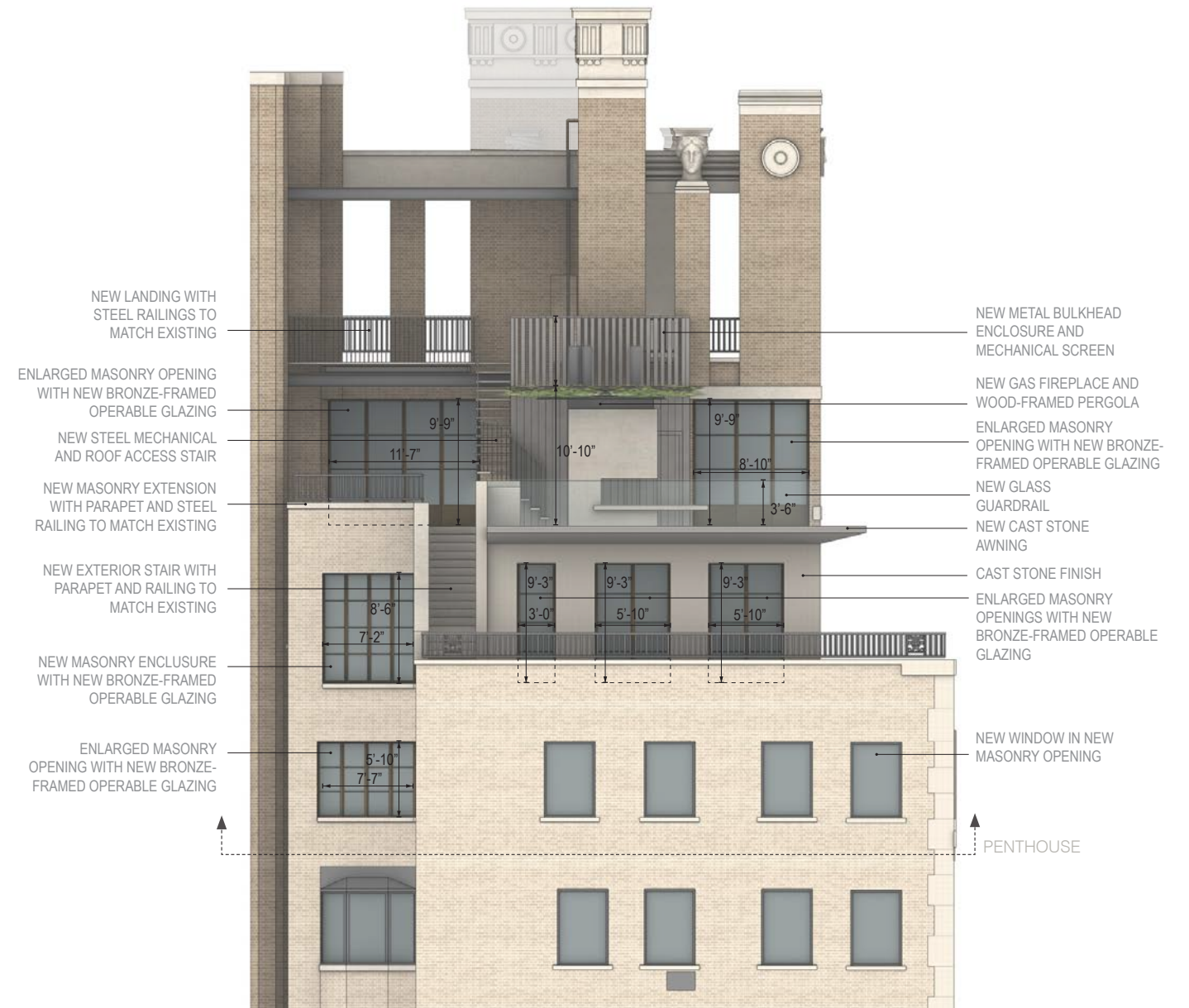
- NEW METAL BULKHEAD ENCLOSURE AND MECHANICAL SCREEN
- NEW GAS FIREPLACE AND WOOD-FRAMED PERGOLA
- NEW GLASS GUARDRAIL
- NEW CAST STONE AWNING
- ENLARGED MASONRY OPENINGS WITH NEW BRONZE-FRAMED OPERABLE GLAZING CAST STONE FINISH
- ENLARGED MASONRY OPENINGS WITH NEW WINDOWS
- NEW LOWERED STRING COURSE AND ARTICULATED BRICK TO MATCH EXISTING
- ENLARGED MASONRY OPENINGS WITH NEW BRONZE-FRAMED OPERABLE GLAZING

EXISTING

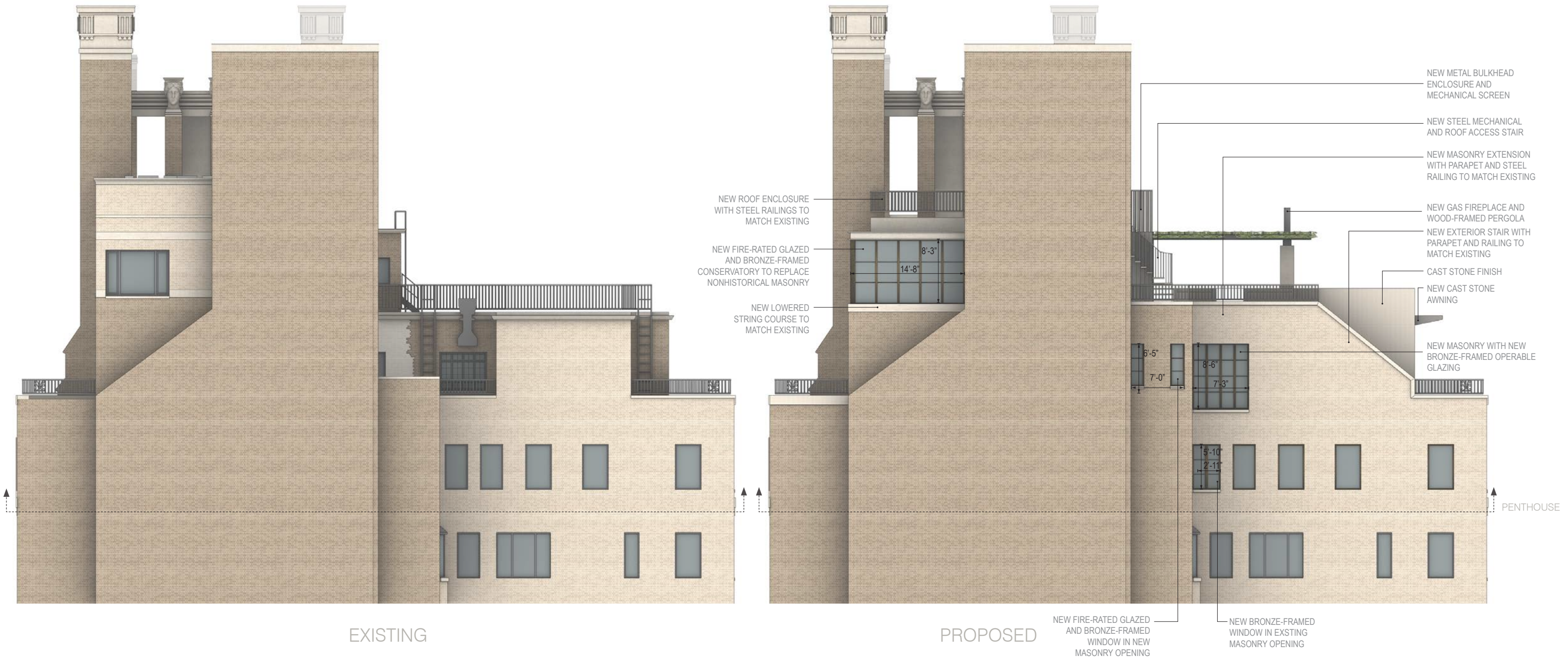
PROPOSED



EXISTING

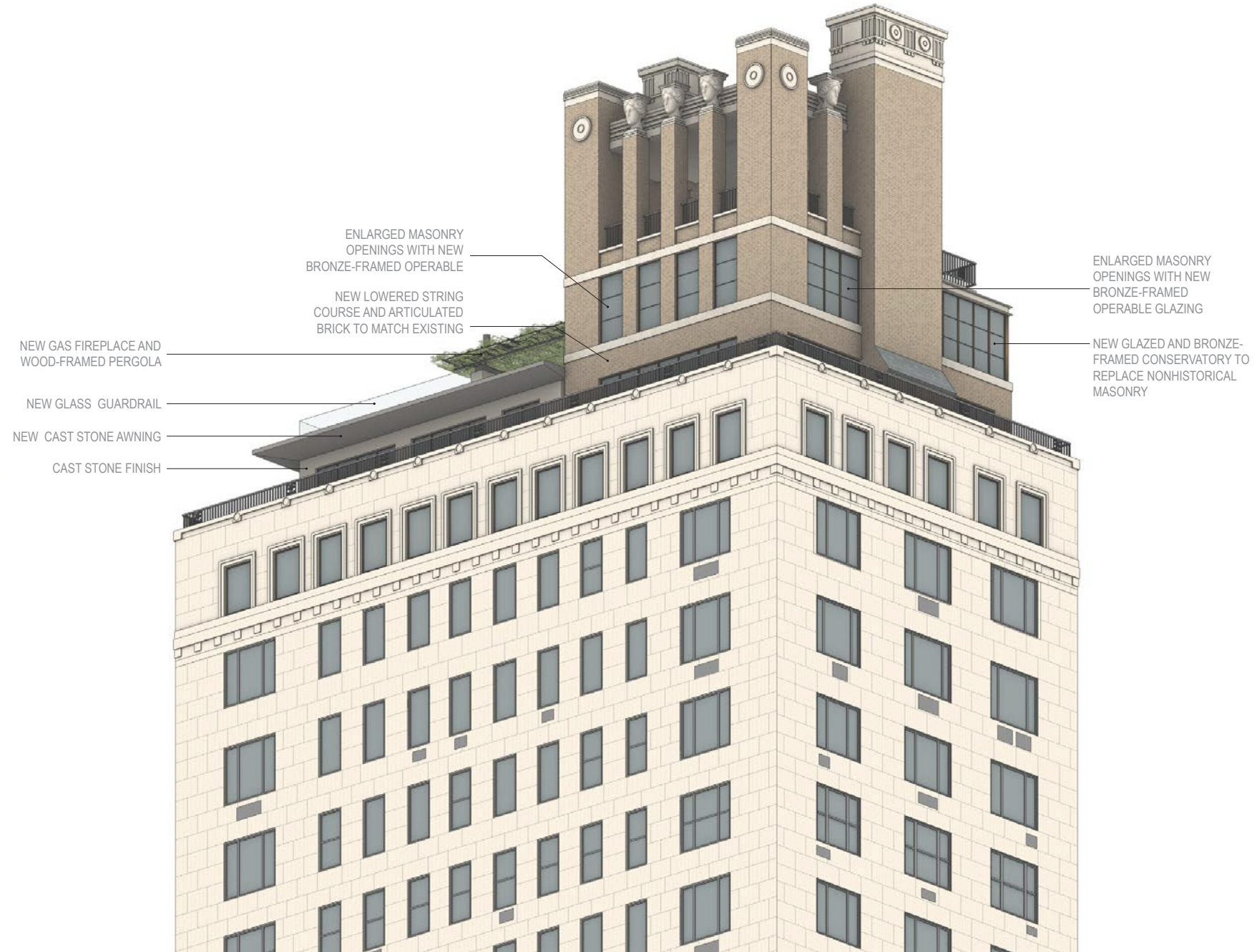


PROPOSED





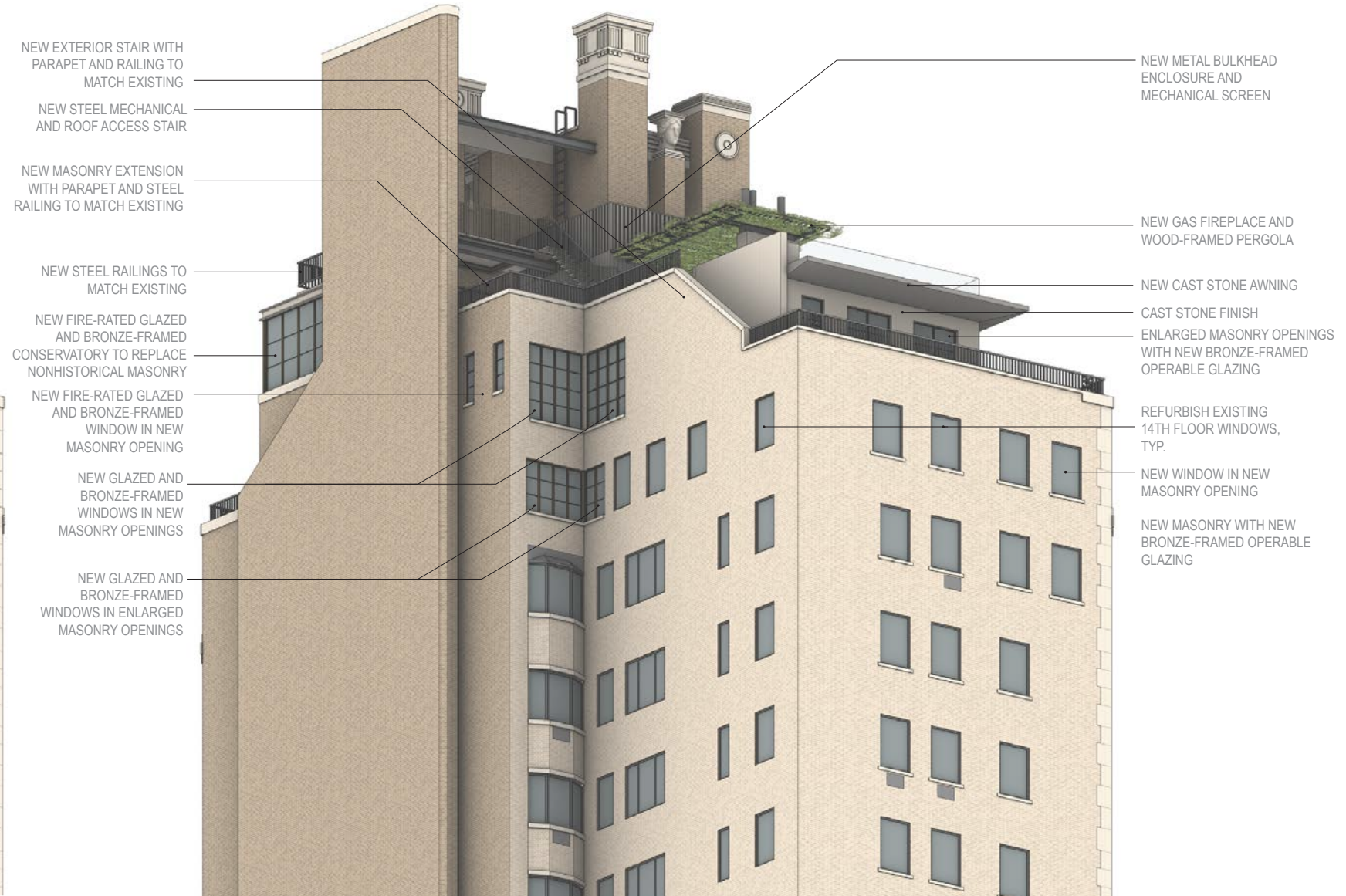
EXISTING



PROPOSED



EXISTING



PROPOSED

NEW EXTERIOR STAIR WITH
PARAPET AND RAILING TO
MATCH EXISTING

NEW STEEL MECHANICAL
AND ROOF ACCESS STAIR

NEW MASONRY EXTENSION
WITH PARAPET AND STEEL
RAILING TO MATCH EXISTING

NEW STEEL RAILINGS TO
MATCH EXISTING

NEW FIRE-RATED GLAZED
AND BRONZE-FRAMED
CONSERVATORY TO REPLACE
NONHISTORICAL MASONRY

NEW FIRE-RATED GLAZED
AND BRONZE-FRAMED
WINDOW IN NEW
MASONRY OPENING

NEW GLAZED AND
BRONZE-FRAMED
WINDOWS IN NEW
MASONRY OPENINGS

NEW GLAZED AND
BRONZE-FRAMED
WINDOWS IN ENLARGED
MASONRY OPENINGS

NEW METAL BULKHEAD
ENCLOSURE AND
MECHANICAL SCREEN

NEW GAS FIREPLACE AND
WOOD-FRAMED PERGOLA

NEW CAST STONE AWNING

CAST STONE FINISH

ENLARGED MASONRY OPENINGS
WITH NEW BRONZE-FRAMED
OPERABLE GLAZING

REFURBISH EXISTING
14TH FLOOR WINDOWS,
TYP.

NEW WINDOW IN NEW
MASONRY OPENING

NEW MASONRY WITH NEW
BRONZE-FRAMED OPERABLE
GLAZING

NEW BRONZE-FRAMED
WINDOW IN EXISTING
MASONRY OPENING

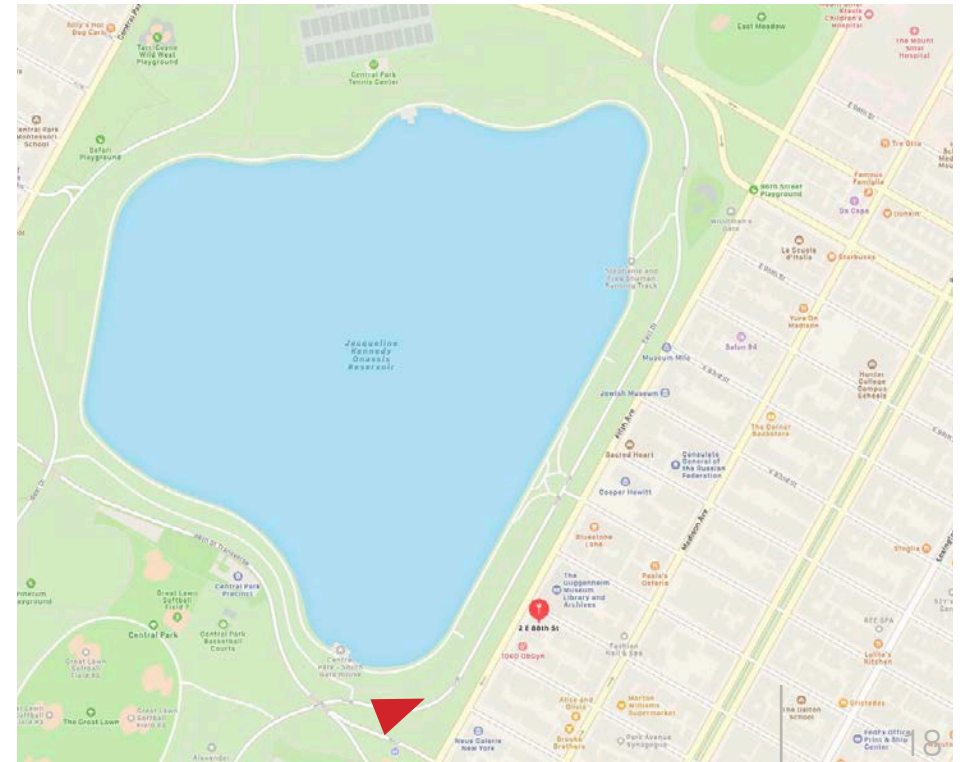
2 East 88th Street
New York, NY 10128



View looking northeast from Central Park



Zoomed view looking northeast from Central Park



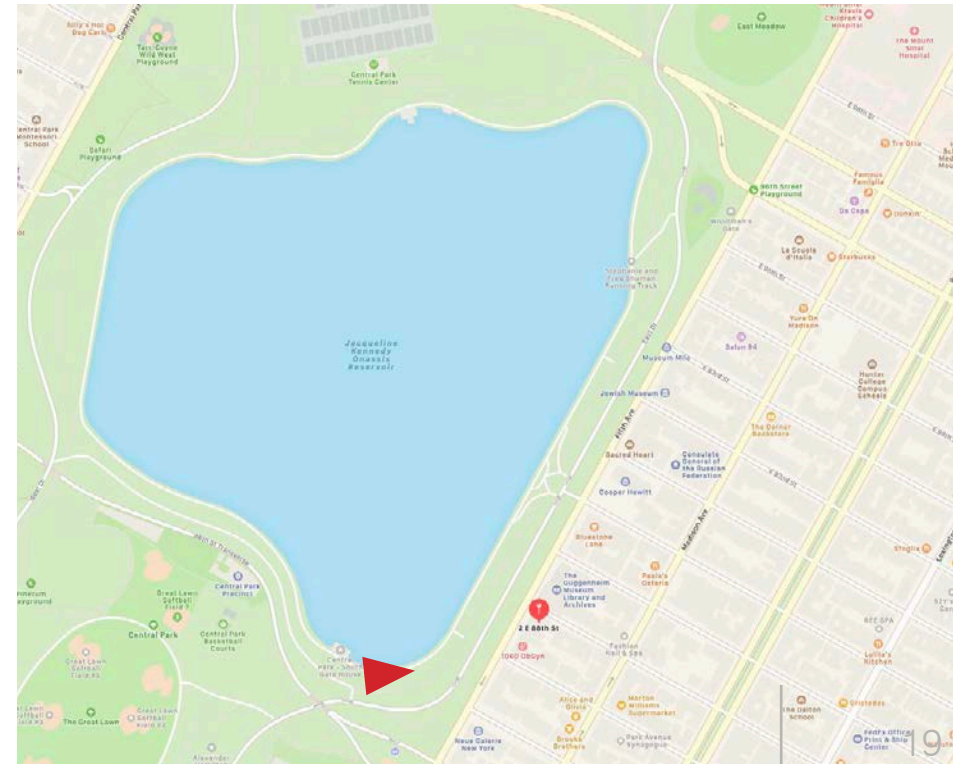
2 East 88th Street
New York, NY 10128



View looking northeast from Reservoir



View looking northeast from Reservoir



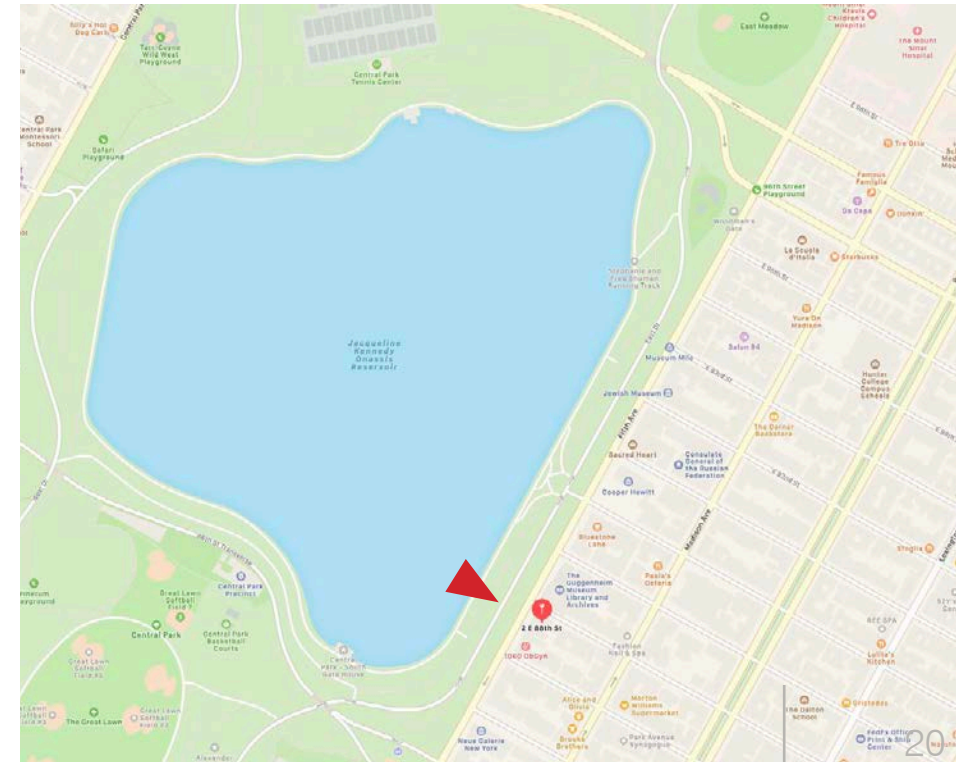
2 East 88th Street
New York, NY 10128



View looking east from Central Park



Zoomed view looking east from Central Park



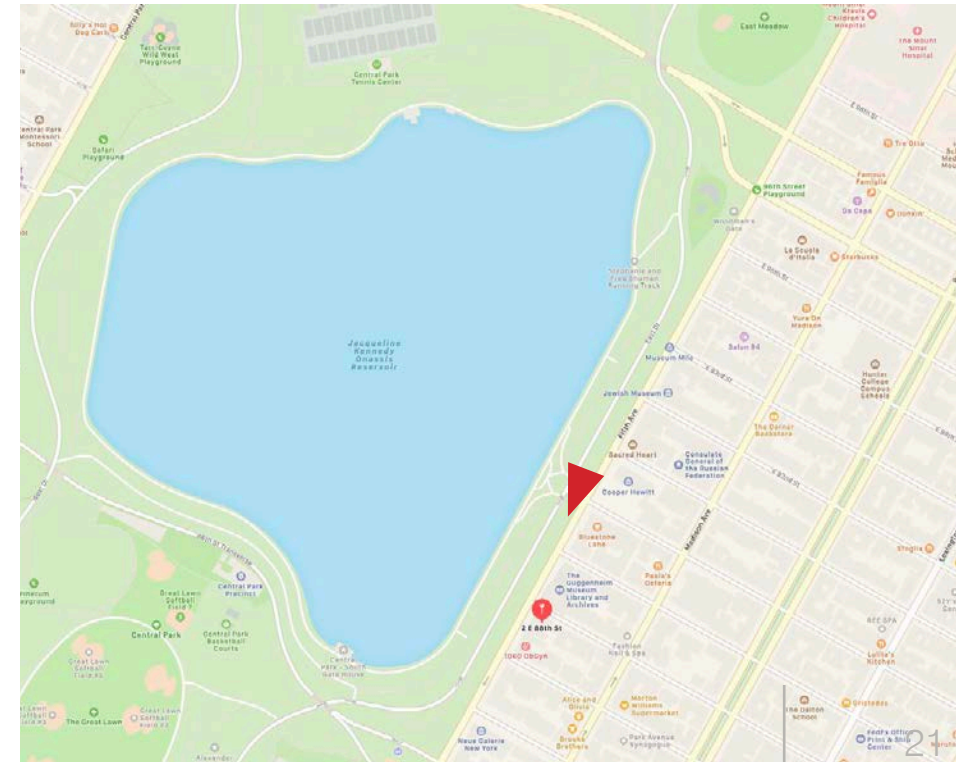
2 East 88th Street
New York, NY 10128



View looking southeast from Reservoir stairs



View looking southeast from Reservoir stairs



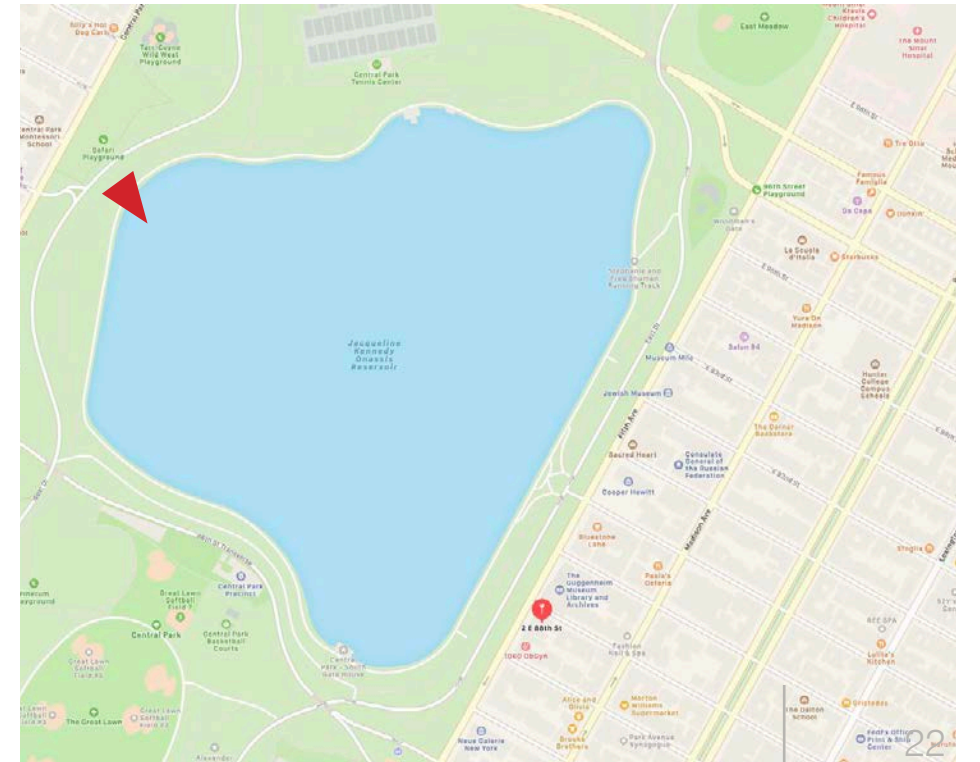
2 East 88th Street
New York, NY 10128



View looking east from across Reservoir



View looking east from across Reservoir



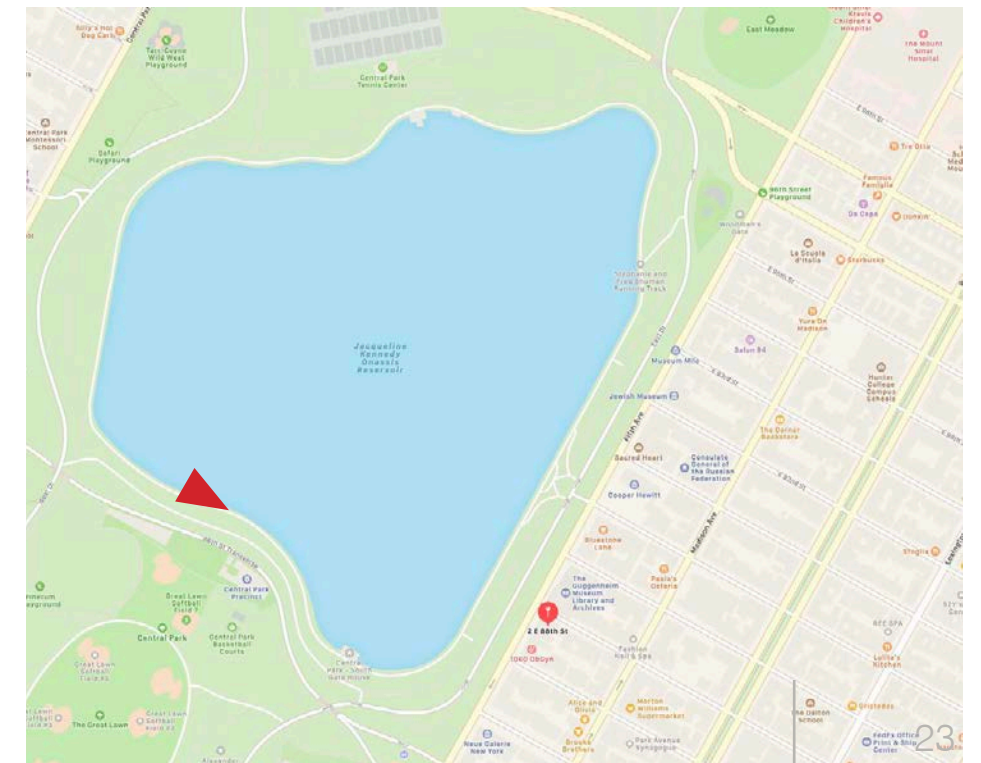
2 East 88th Street
New York, NY 10128



View looking east from southern bend of Reservoir



View looking east from southern bend of Reservoir



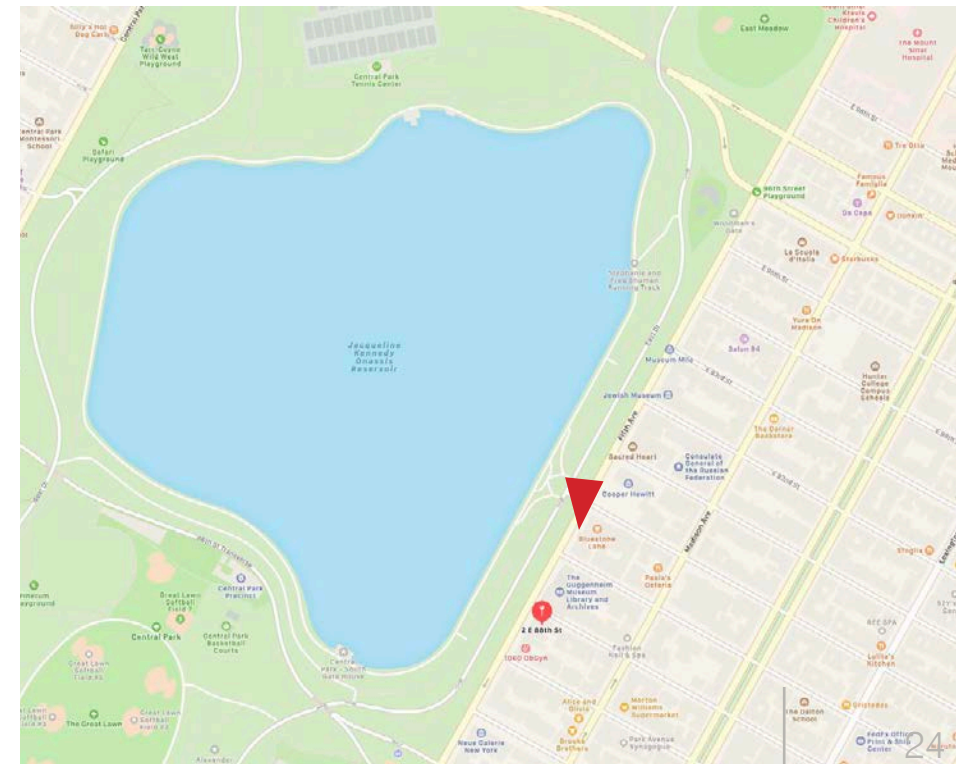
2 East 88th Street
New York, NY 10128



View looking southeast from 89th St and 5th Ave



View looking southeast from 89th St and 5th Ave



2 East 88th Street
New York, NY 10128



View looking southwest from 88th St and Madison Ave



View looking southwest from 88th St and Madison Ave

