

February 3, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LLPC-26-04808

**254 West 88th Street – Riverside - West End Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 897 1031

Passcode: 399948

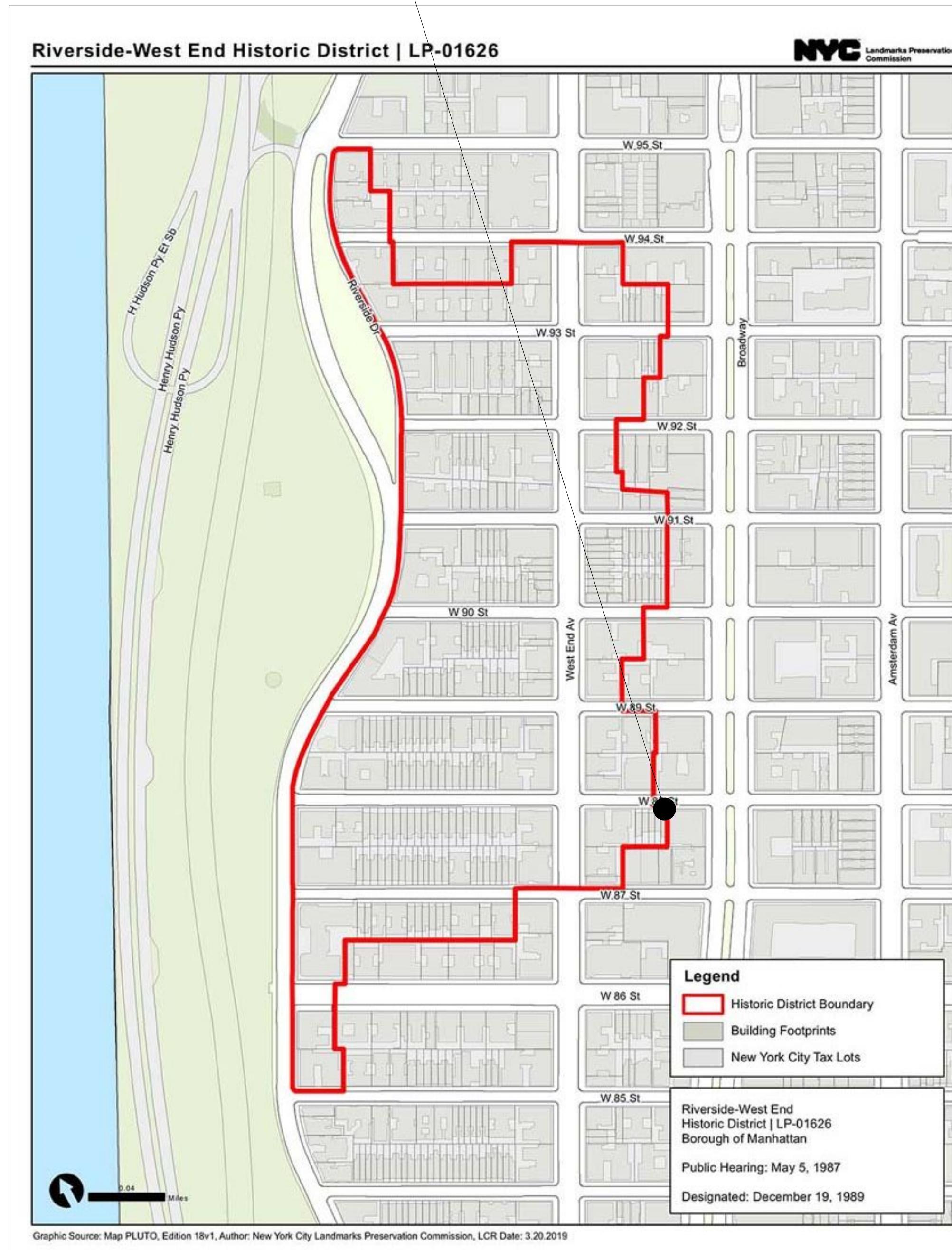
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254 WEST 88TH STREET

PROPOSED LEGALIZATION OF TOP FLOOR REAR FACADE
RECONSTRUCTION, AND NON-COMPLIANT WORK AT THE
FRONT FACADE

254 W. 88TH STREET



RIVERSIDE-WEST END HISTORIC DISTRICT MAP
(CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION)



AS BUILT REAR FACADE



AS BUILT FRONT FACADE

254 WEST 88TH STREET

HISTORIC PHOTOGRAPHS



1930'S TAX PHOTO
(NYC MUNICIPAL ARCHIVE)



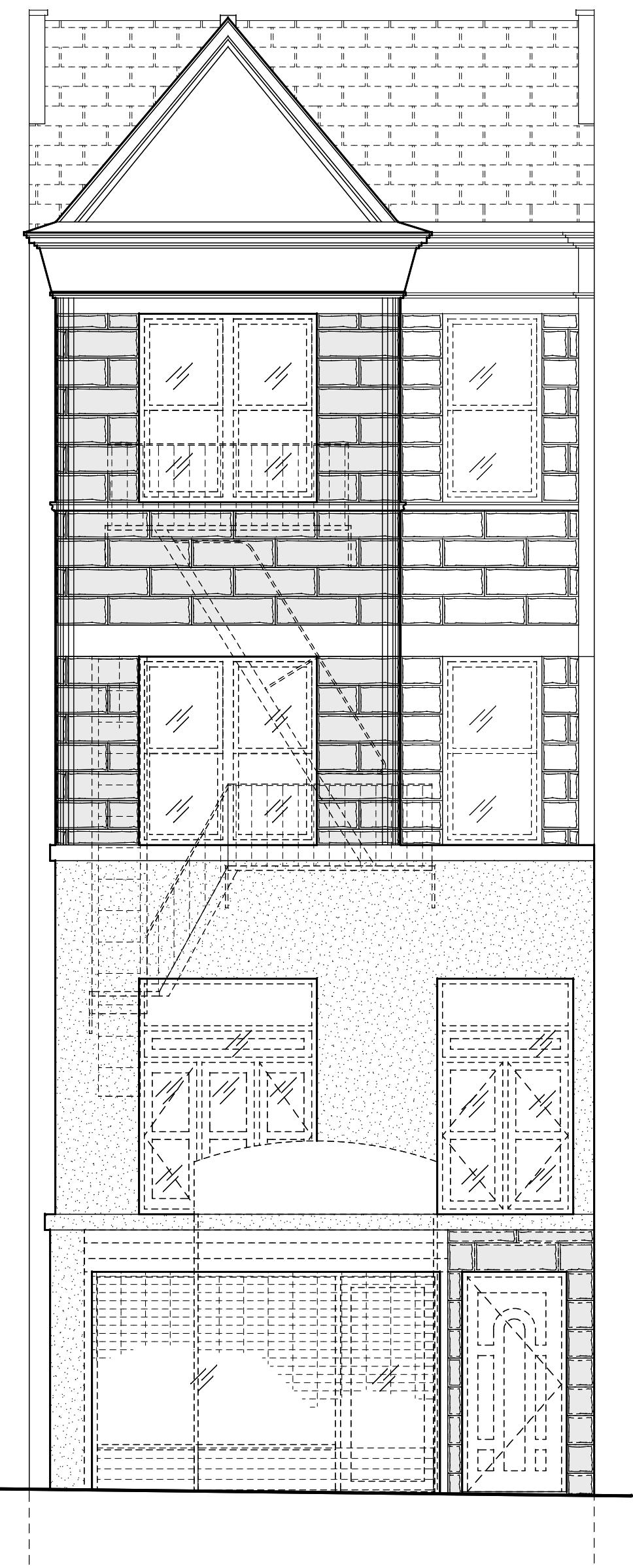
1989 DESIGNATION PHOTO
(NYC LPC)



FRONT FACADE PRIOR TO
CONSTRUCTION

254 WEST 88TH STREET

FRONT FAÇADE ALTERATIONS



1 FRONT ELEVATION PRIOR TO CONSTRUCTION



2 FRONT ELEVATION- LPC APPROVED 8.21.24



3 FRONT ELEVATION AS BUILT

254 WEST 88TH STREET

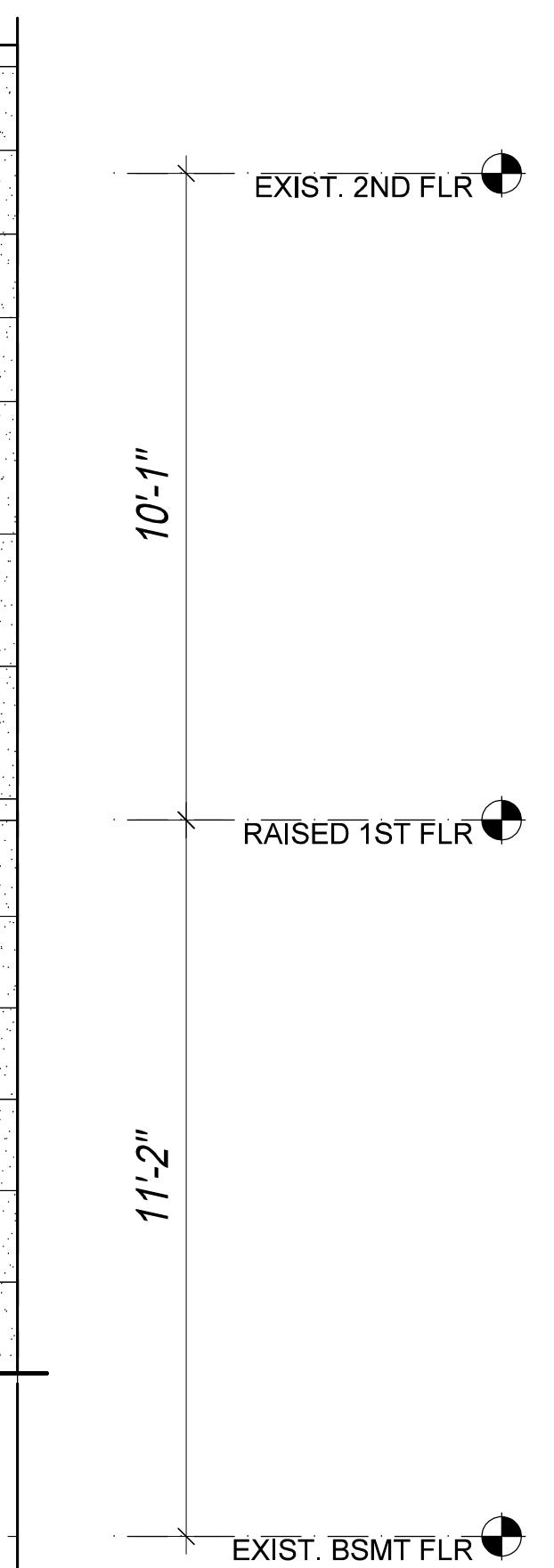
DETAILED STOREFRONT ELEVATION



1 DETAILED STOREFRONT ELEVATION- LPC APPROVED 8.21.24
3/8"=1'-0"



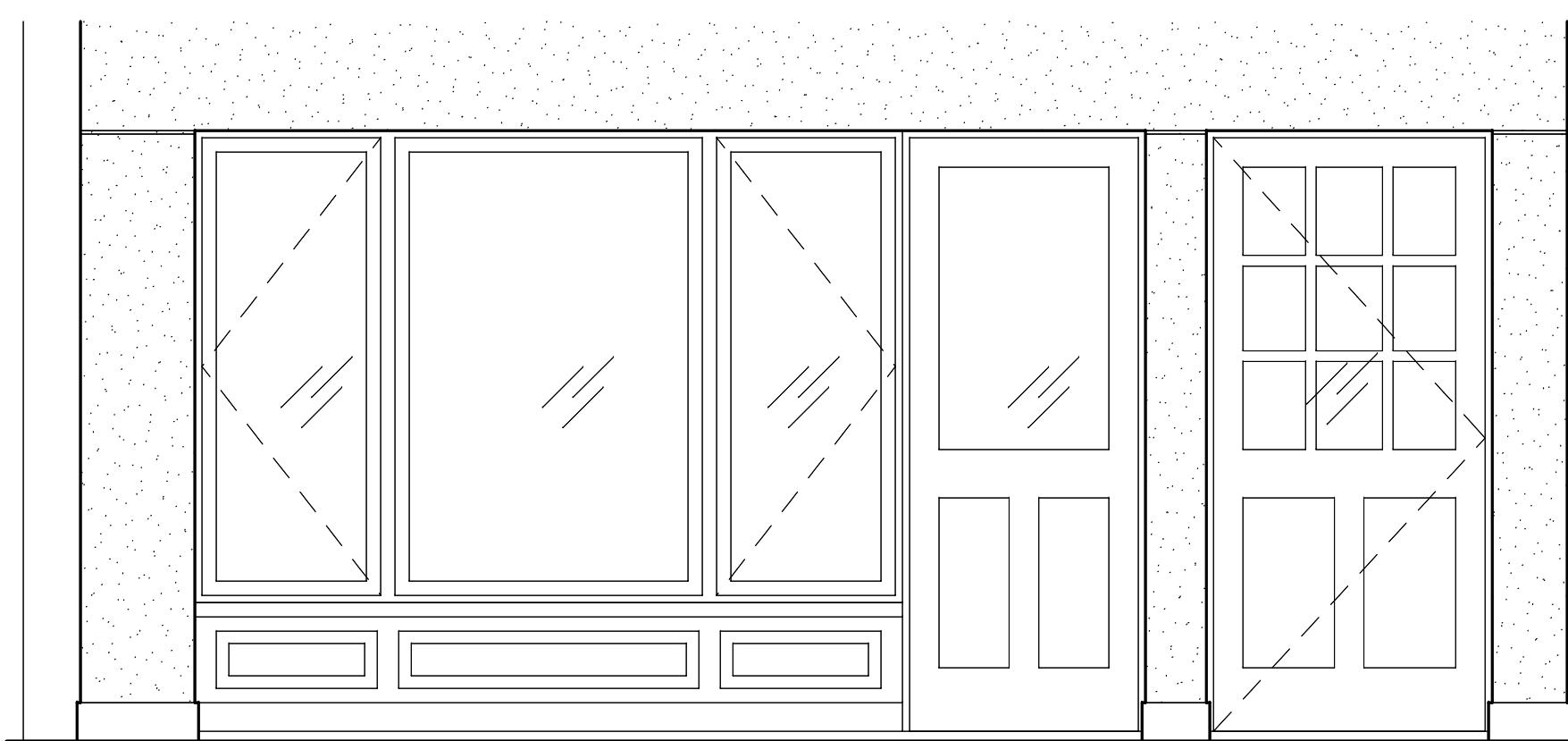
2 DETAILED STOREFRONT ELEVATION- AS- BUILT CONDITIONS
3/8"=1'-0"



LOWER FLOORS AS BUILT

254 WEST 88TH STREET

FRONT FACADE ALTERATIONS



1 FRONT ELEVATION- LPC APPROVED 8.21.24



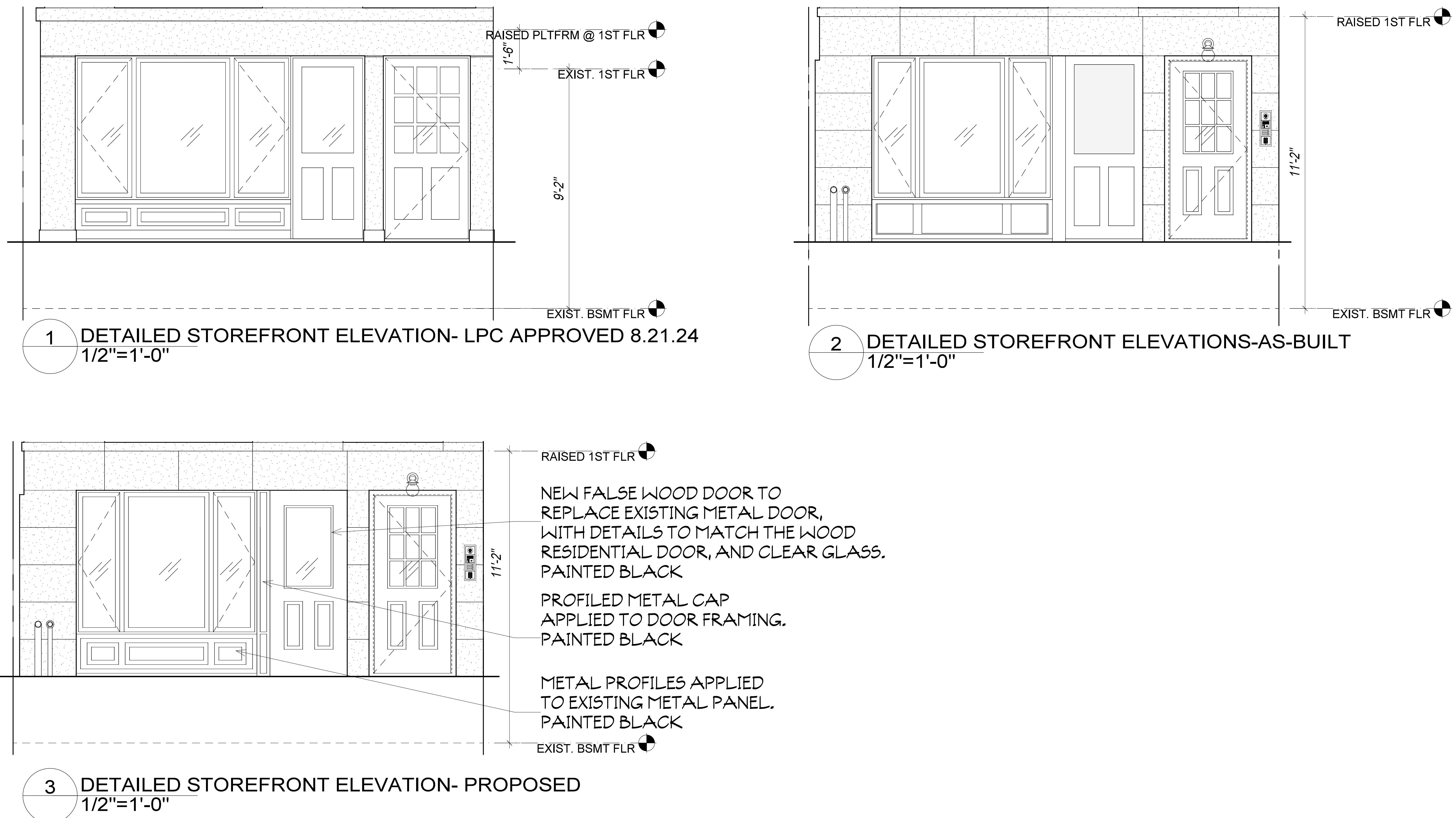
AS BUILT STOREFRONT



STOREFRONT INTERIOR AS BUILT

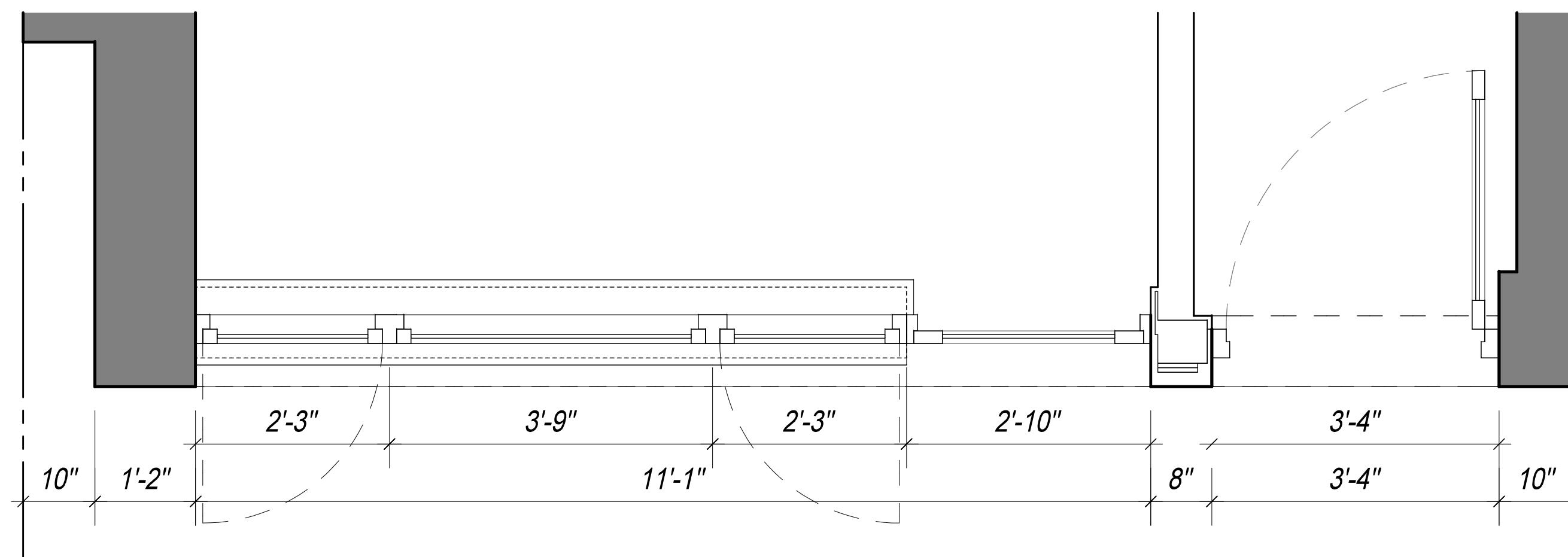
254 WEST 88TH STREET

DETAILED STOREFRONT ELEVATIONS

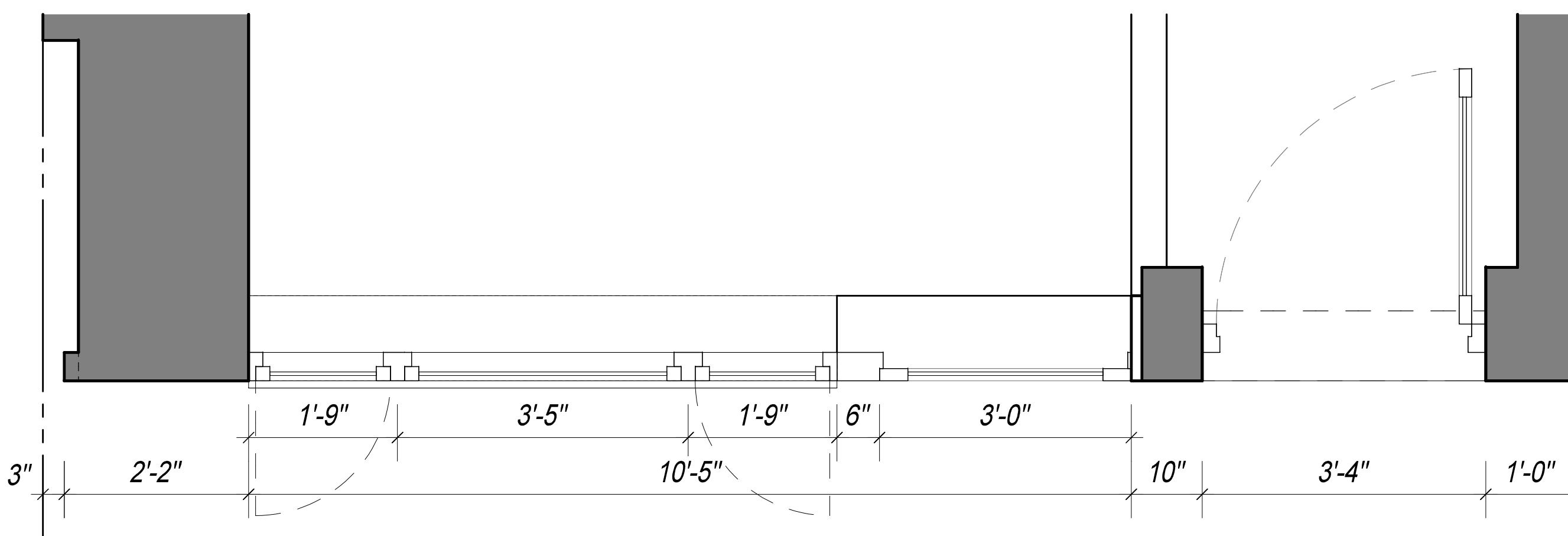


254 WEST 88TH STREET

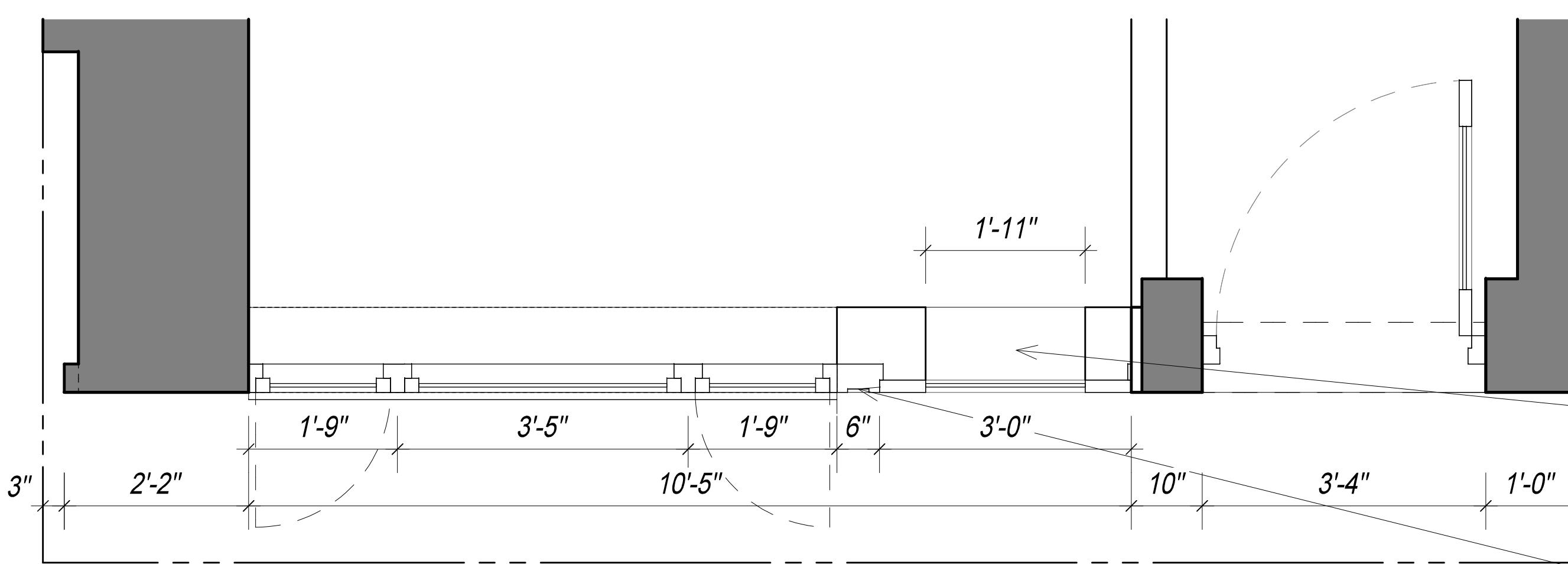
DETAILED STOREFRONT PLANS



1 DETAILED STOREFRONT PLAN- LPC APPROVED 8.21.24
3/4"=1'-0"



2 DETAILED STOREFRONT PLAN- AS-BUILT
3/4"=1'-0"

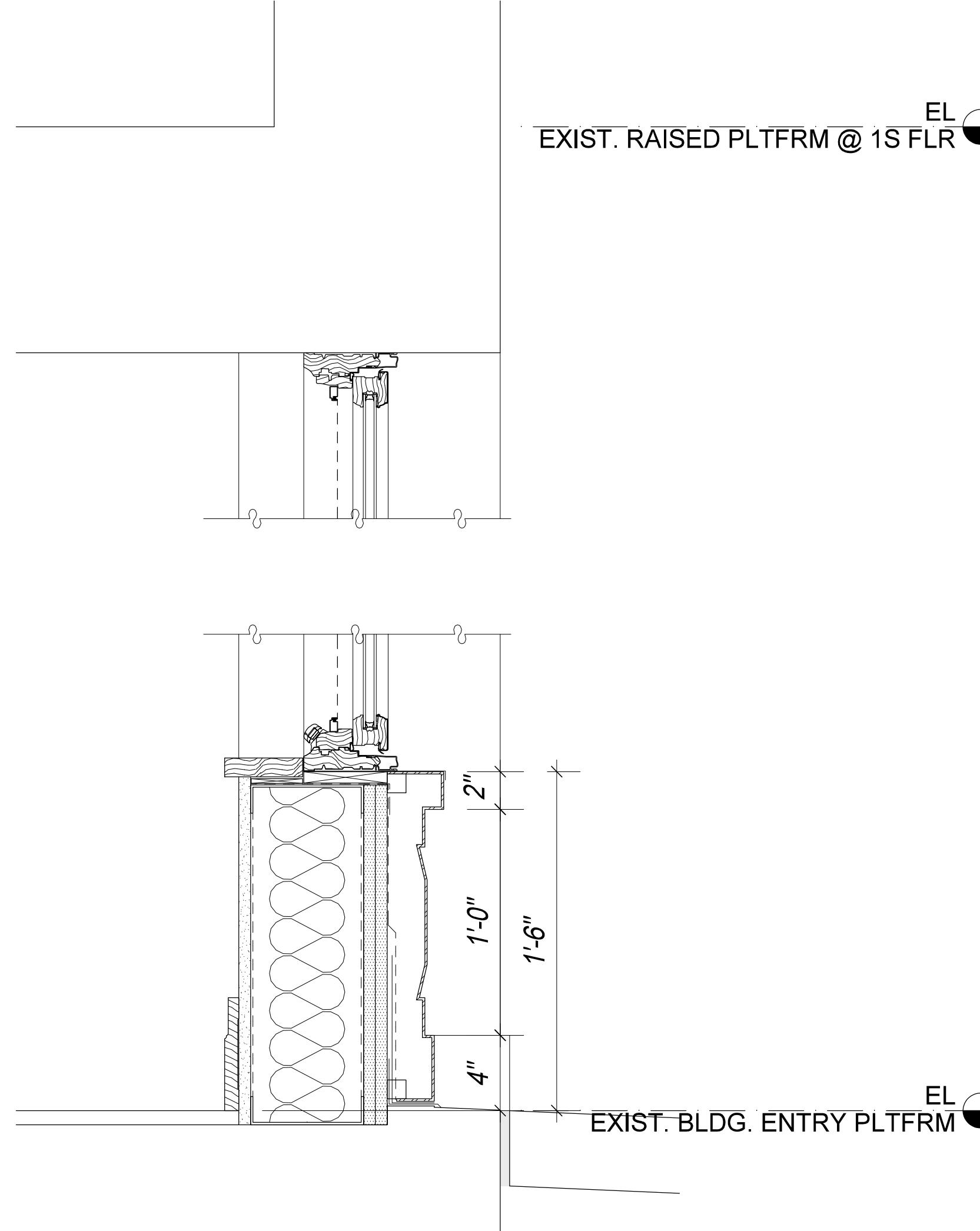


3 DETAILED STOREFRONT PLAN- PROPOSED
3/4"=1'-0"

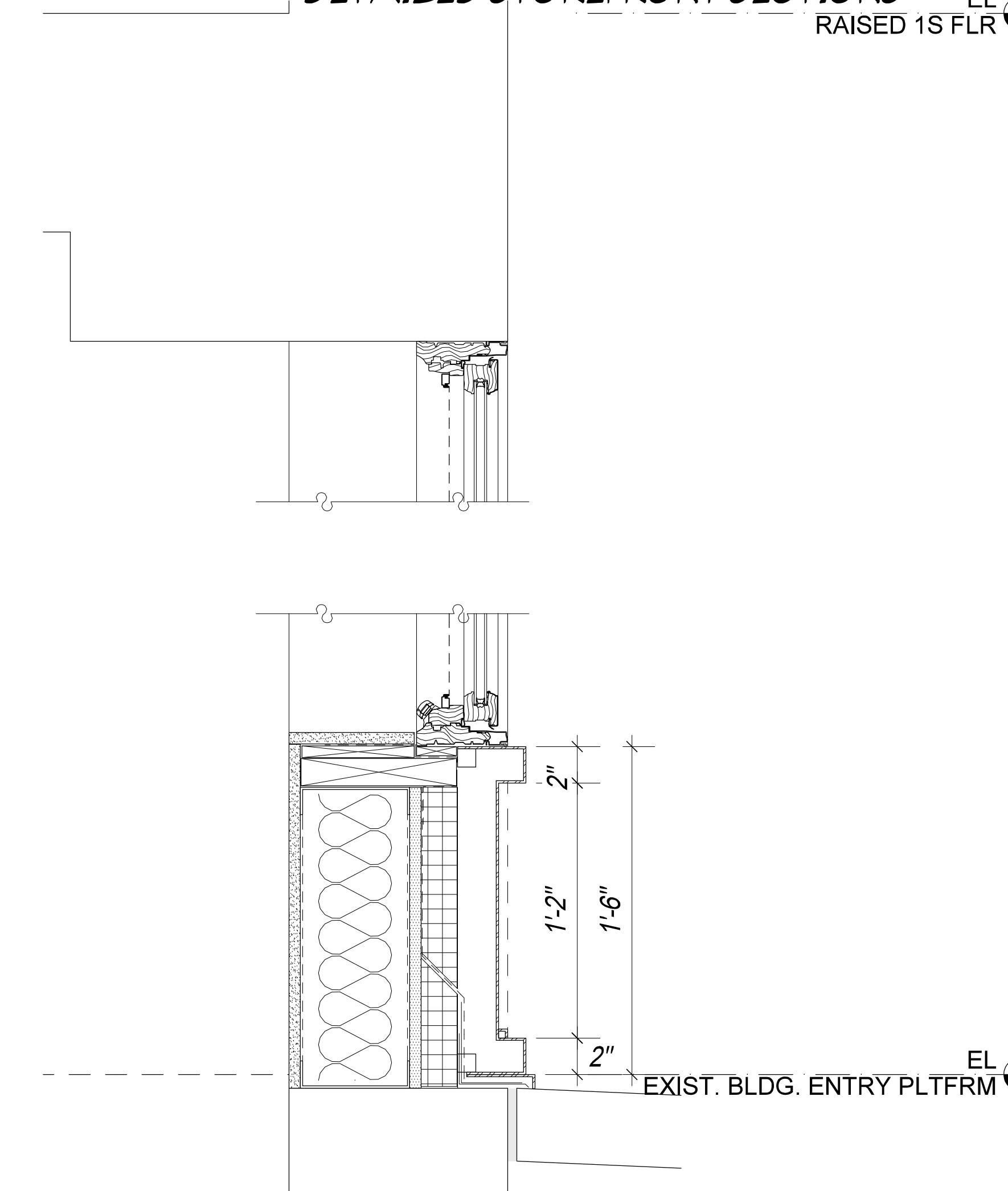
254 WEST 88TH STREET

DETAILED STOREFRONT SECTIONS

EL
RAISED 1S FLR



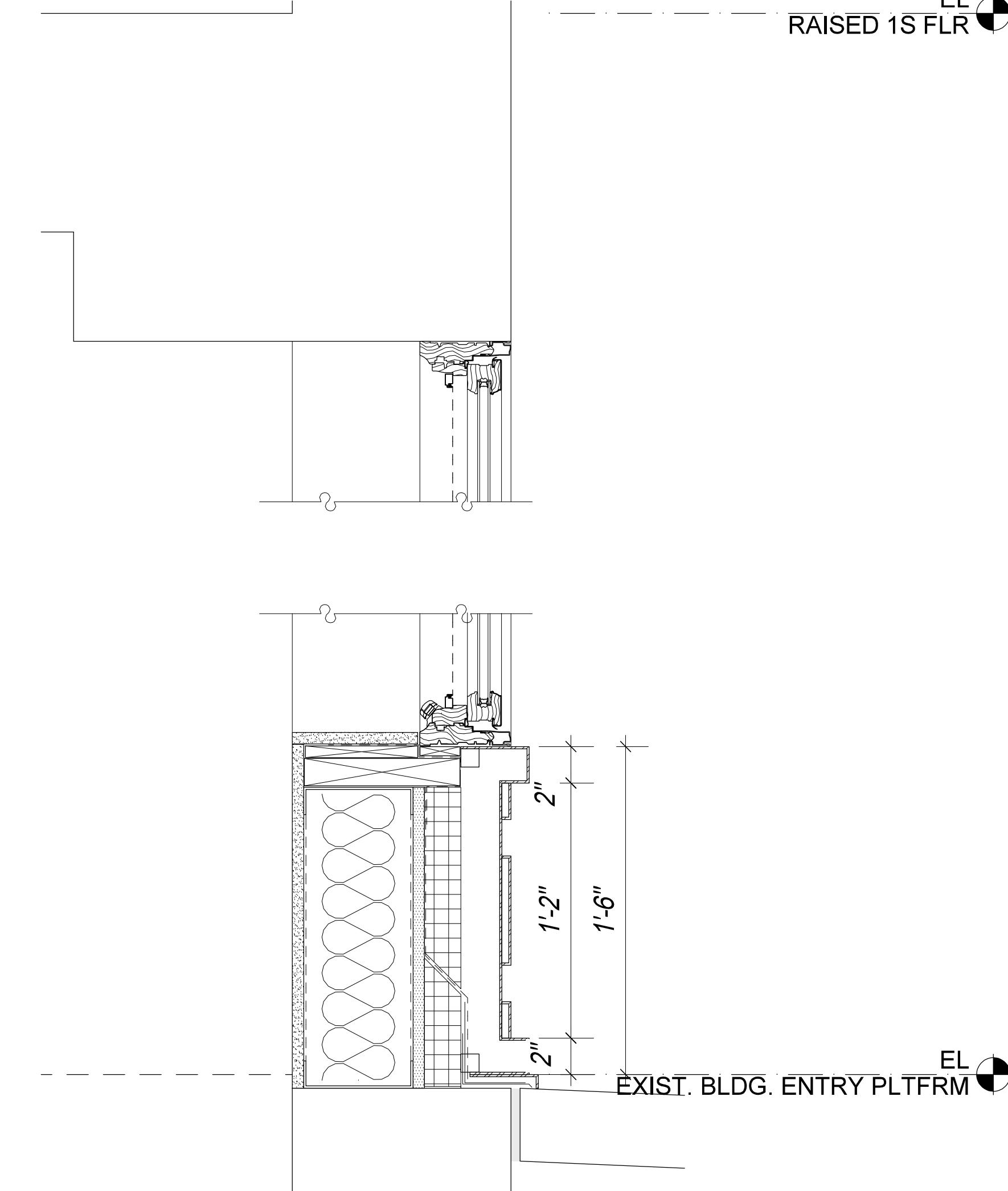
1 **EXT. WALL DETAIL- LPC APROV. 8.21.24**
2"=1'-0"



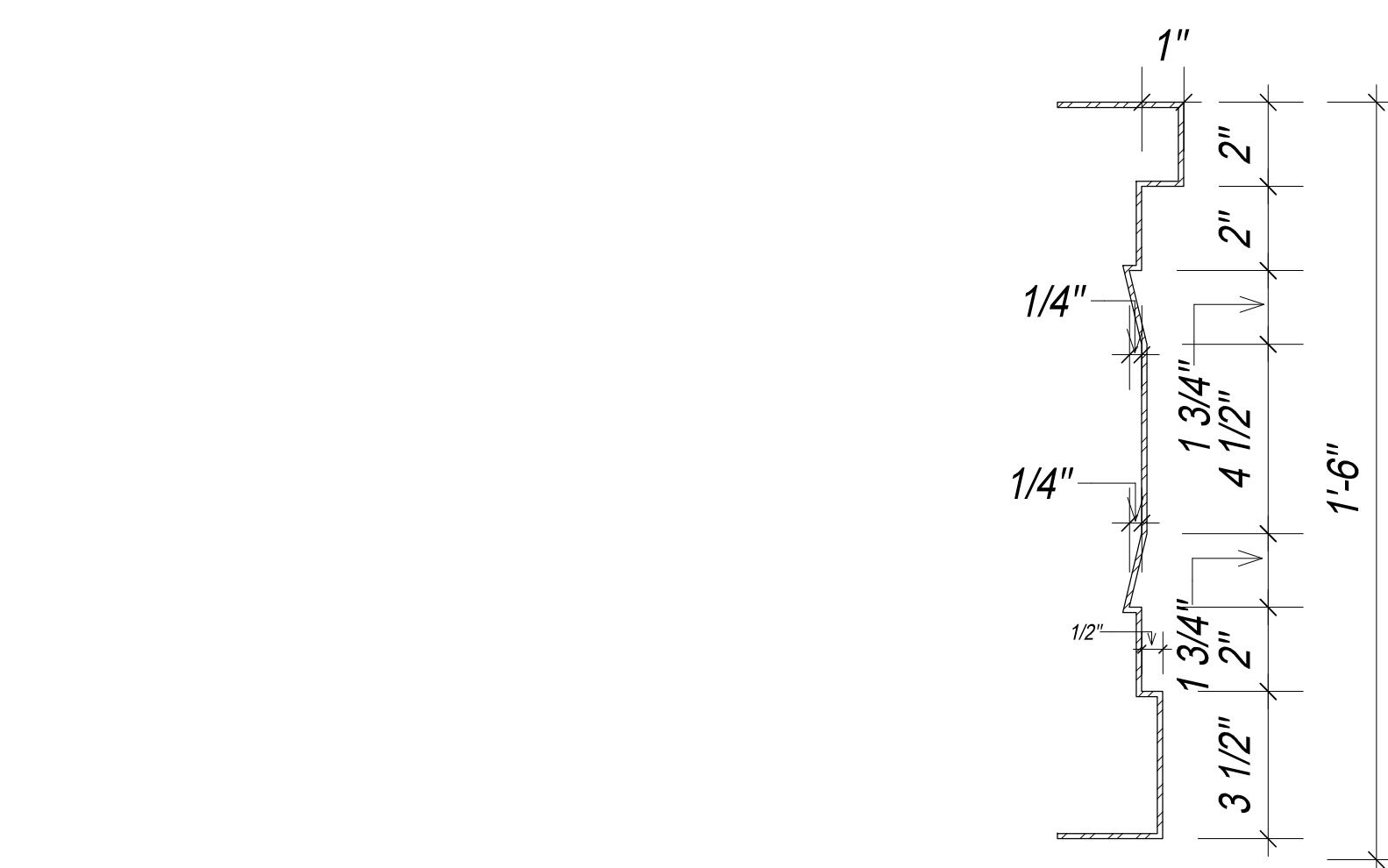


2 EXT. WALL DETAIL-AS-BUILT

2"=1'-0"



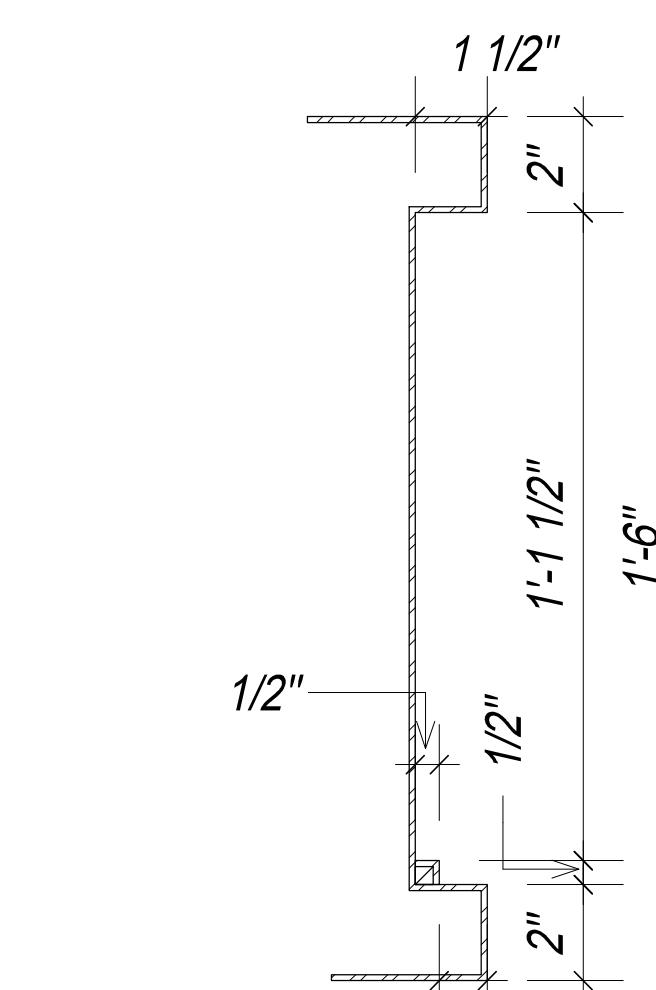
3 EXT. WALL DETAIL-PROPOSED
2"=1'-0"





METAL PANEL PROF.- LPC APPROVED 8.21.24

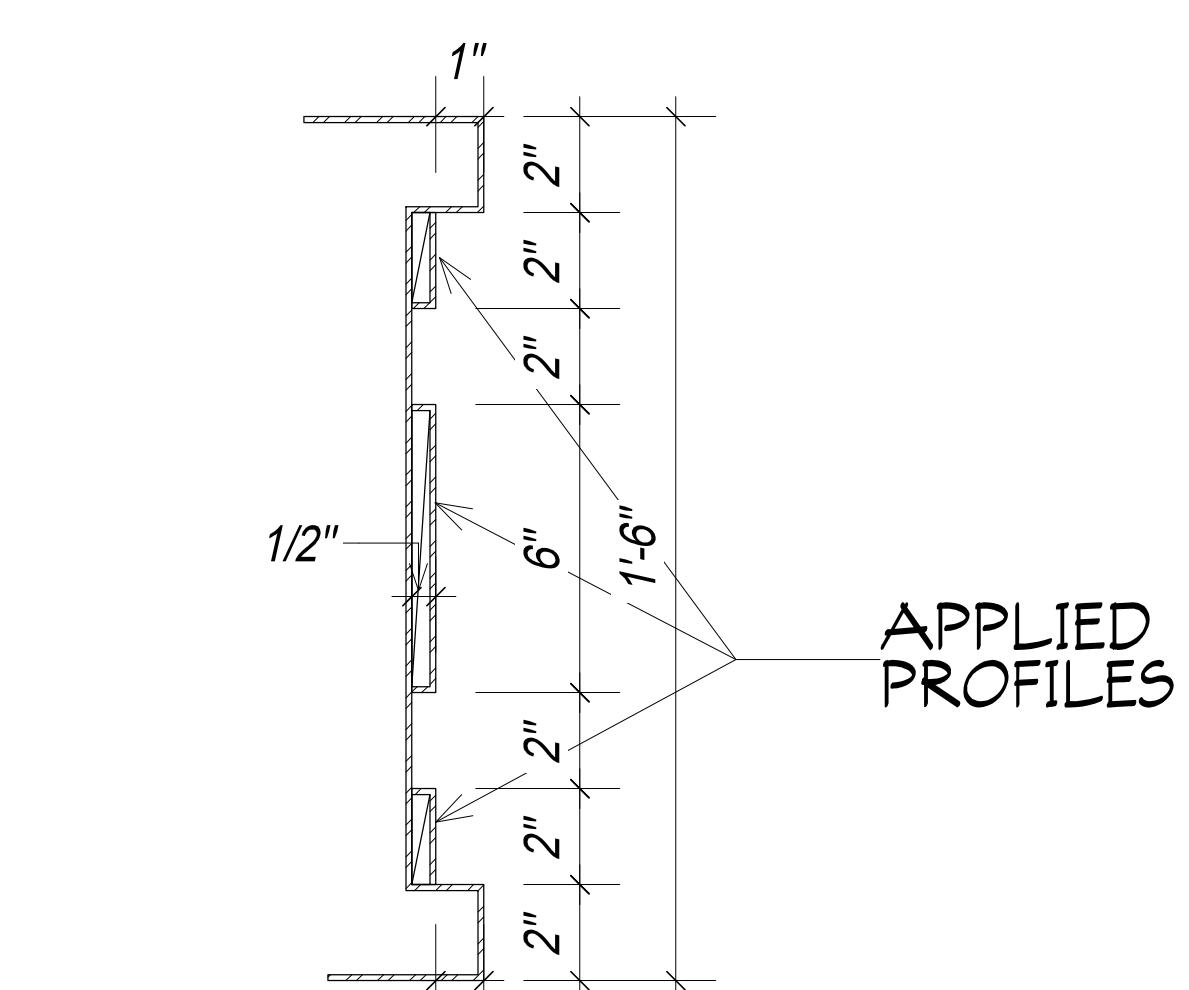
3"=1'-0"





METAL PANEL PROF.-AS- BUILT

3"=1'-0"



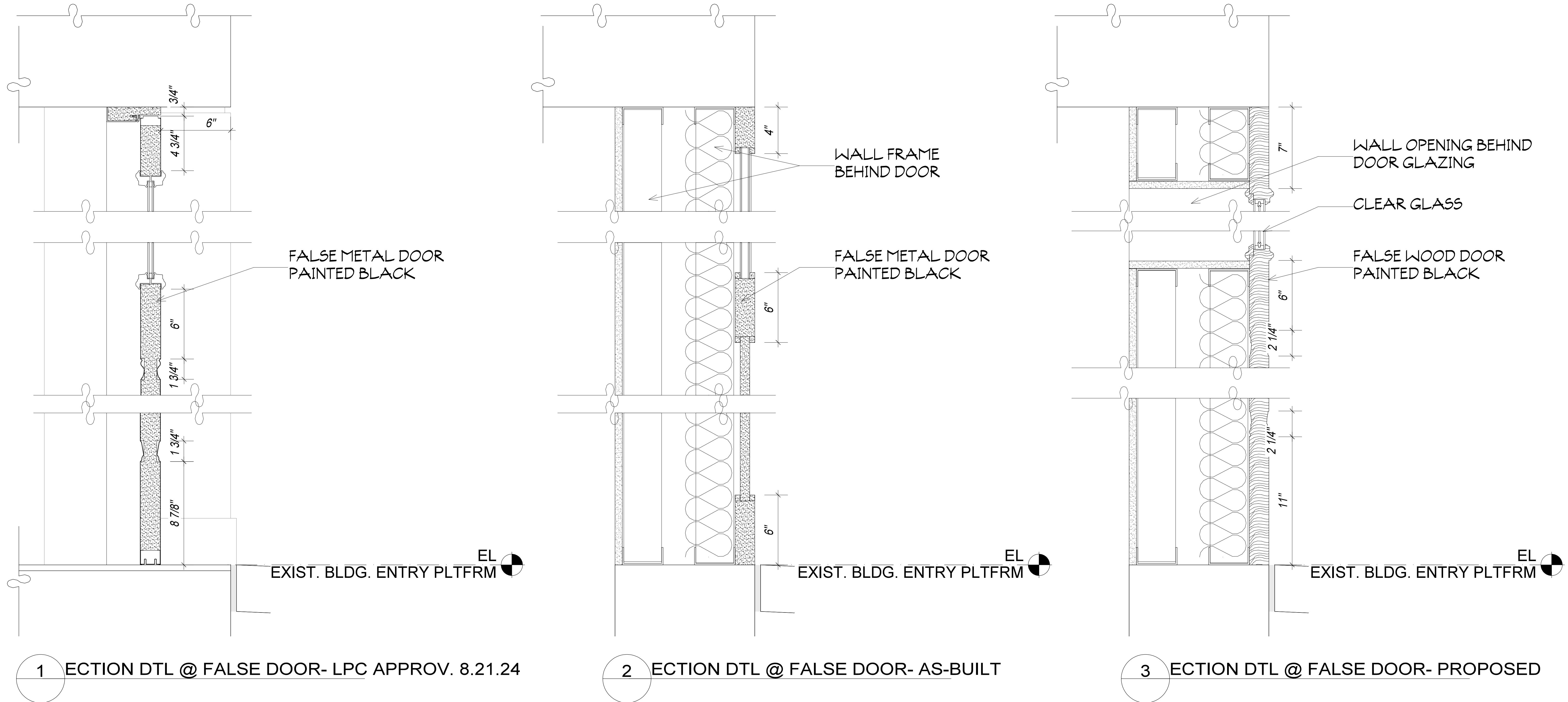


METAL PANEL PROF.-PROPOSED

3"=1'-0"

254 WEST 88TH STREET

SECTIONS THROUGH FALSE DOOR



254 WEST 88TH STREET

TWO STORY COMMERCIAL EXTENSIONS WITH MODERN STOREFRONTS
IN NEAR-BY DISTRICT



138 WEST 72ND STREET

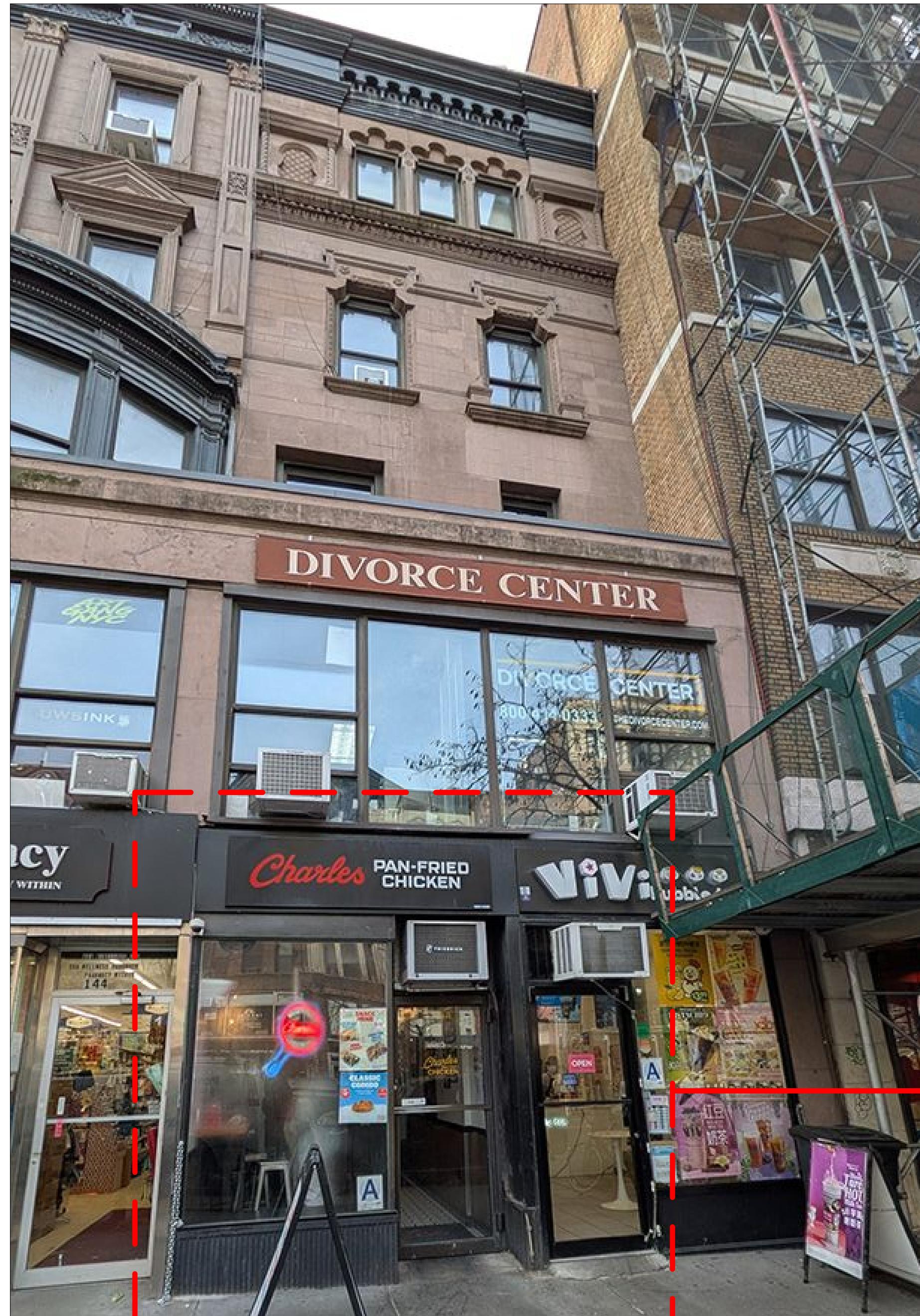


144 WEST 72ND STREET



254 WEST 88TH STREET

TWO STORY COMMERCIAL EXTENSIONS WITH MODERN STOREFRONTS
IN NEAR-BY DISTRICT



146 WEST 72ND STREET



239 WEST 72ND STREET



254 WEST 88TH STREET

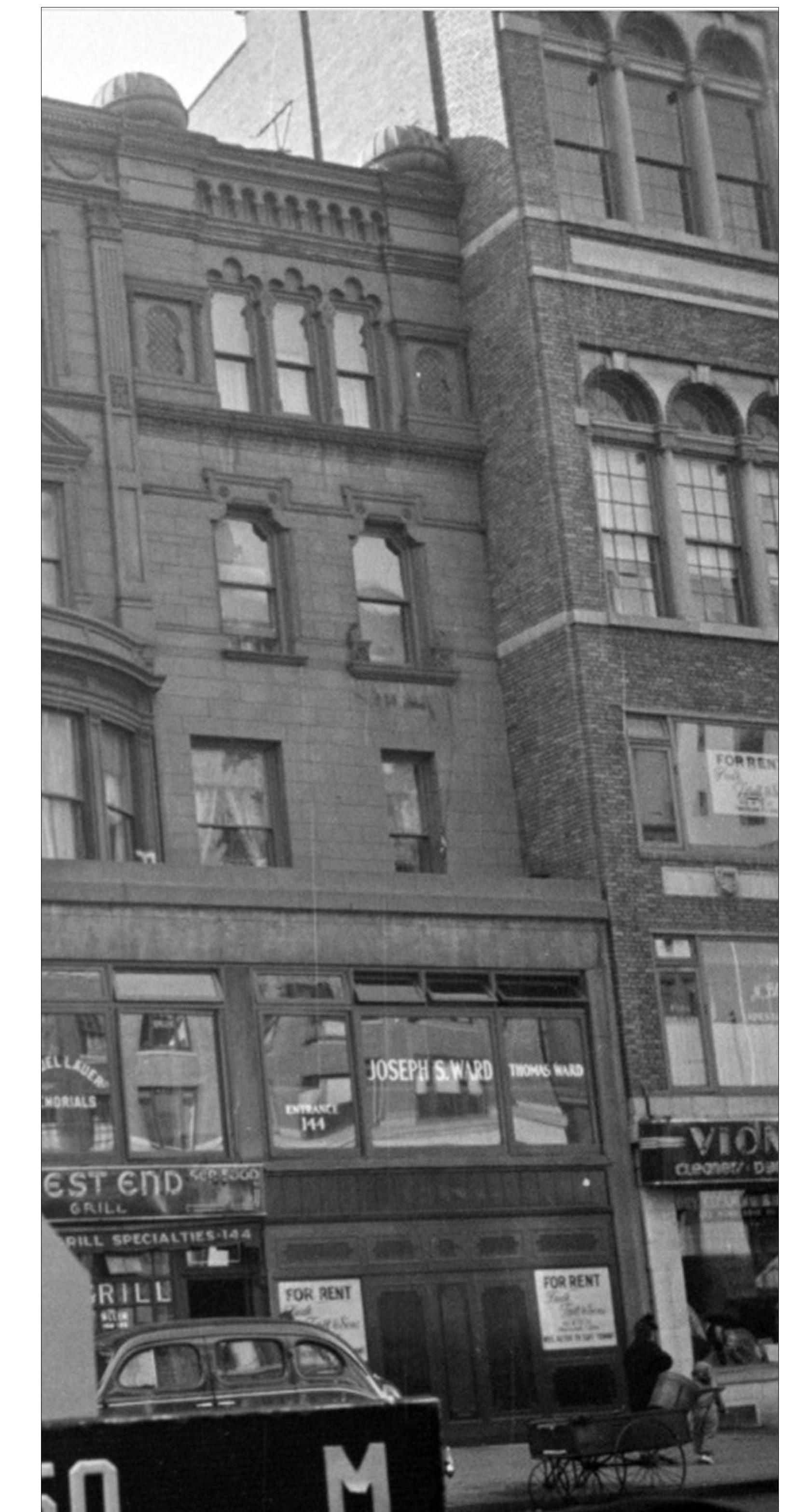
HISTORIC PHOTOS OF TWO-STORY COMMERCIAL EXTENSIONS



138 WEST 72ND STREET - 1930'S TAX PHOTO



144 WEST 72ND STREET - 1930'S TAX PHOTO



146 WEST 72ND STREET - 1930'S TAX PHOTO

254 WEST 88TH STREET

OTHER MODERN STOREFRONTS ON WEST 72ND STREET



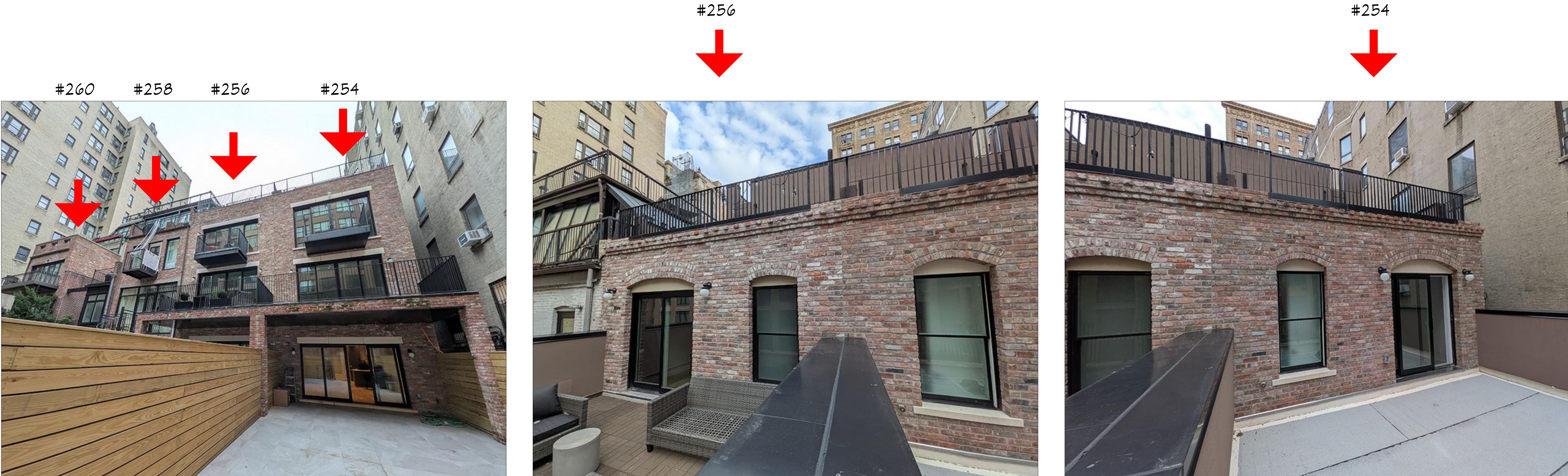
128 WEST 72ND STREET



147 WEST 72ND STREET

254 WEST 88TH STREET

REAR FACADE AS-BUILT CONDITIONS



256 WEST 88TH STREET- THIRD FLOOR REAR FACADE

254 WEST 88TH STREET

REAR FACADE ALTERATIONS

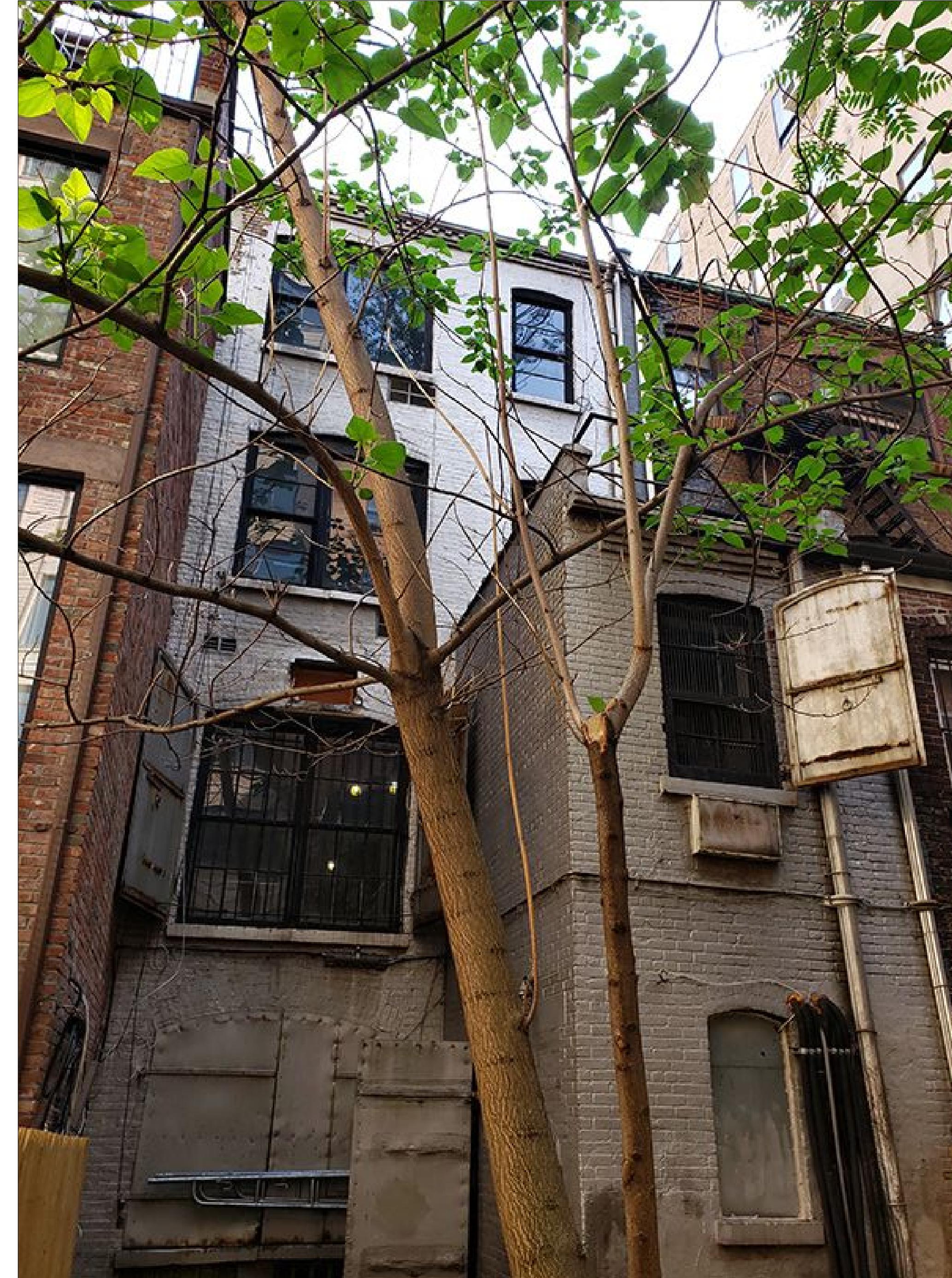


254 WEST 88TH STREET

REAR FACADE PRIOR TO CONSTRUCTION



256 REAR FAÇADE



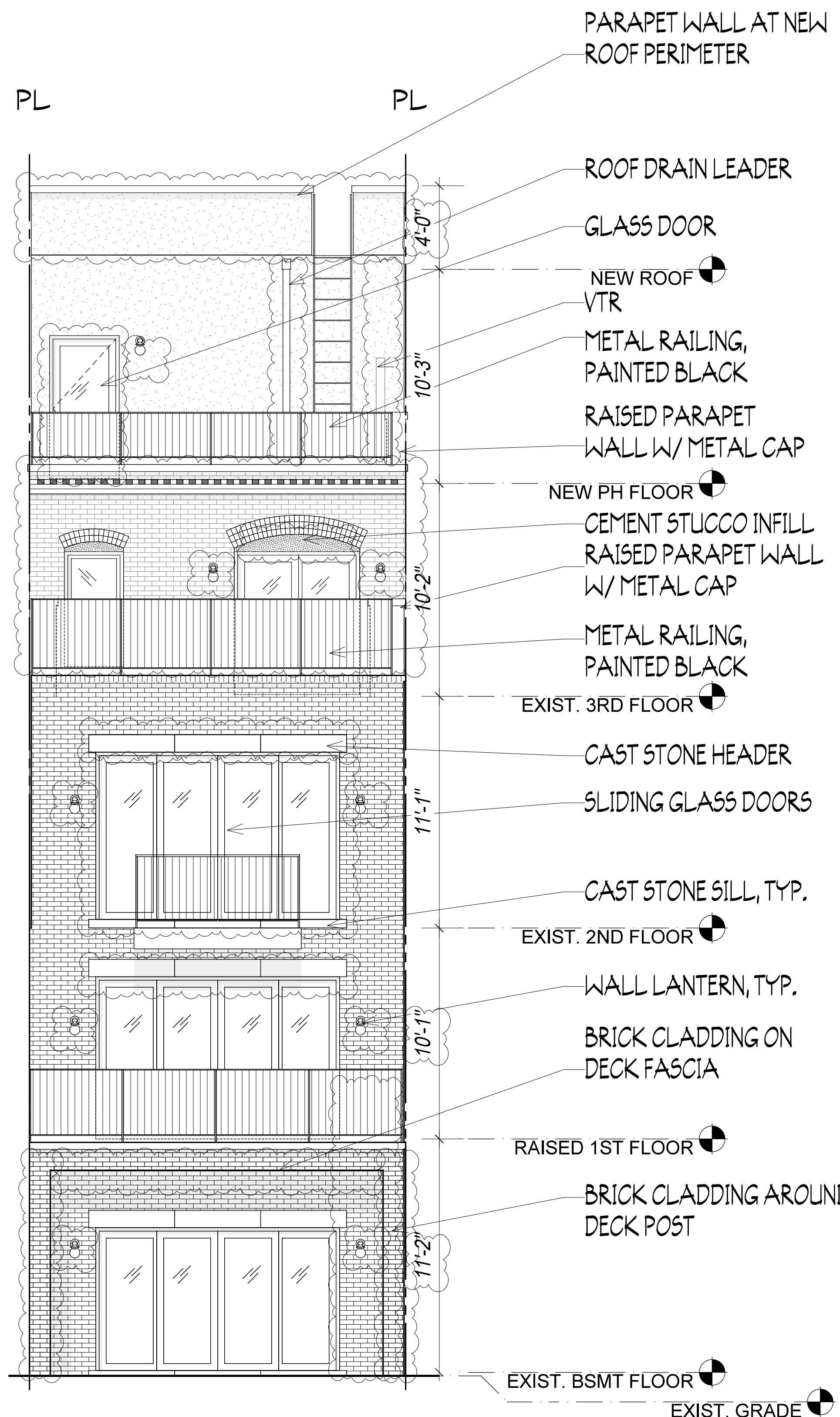
254-256 REAR FAÇADES



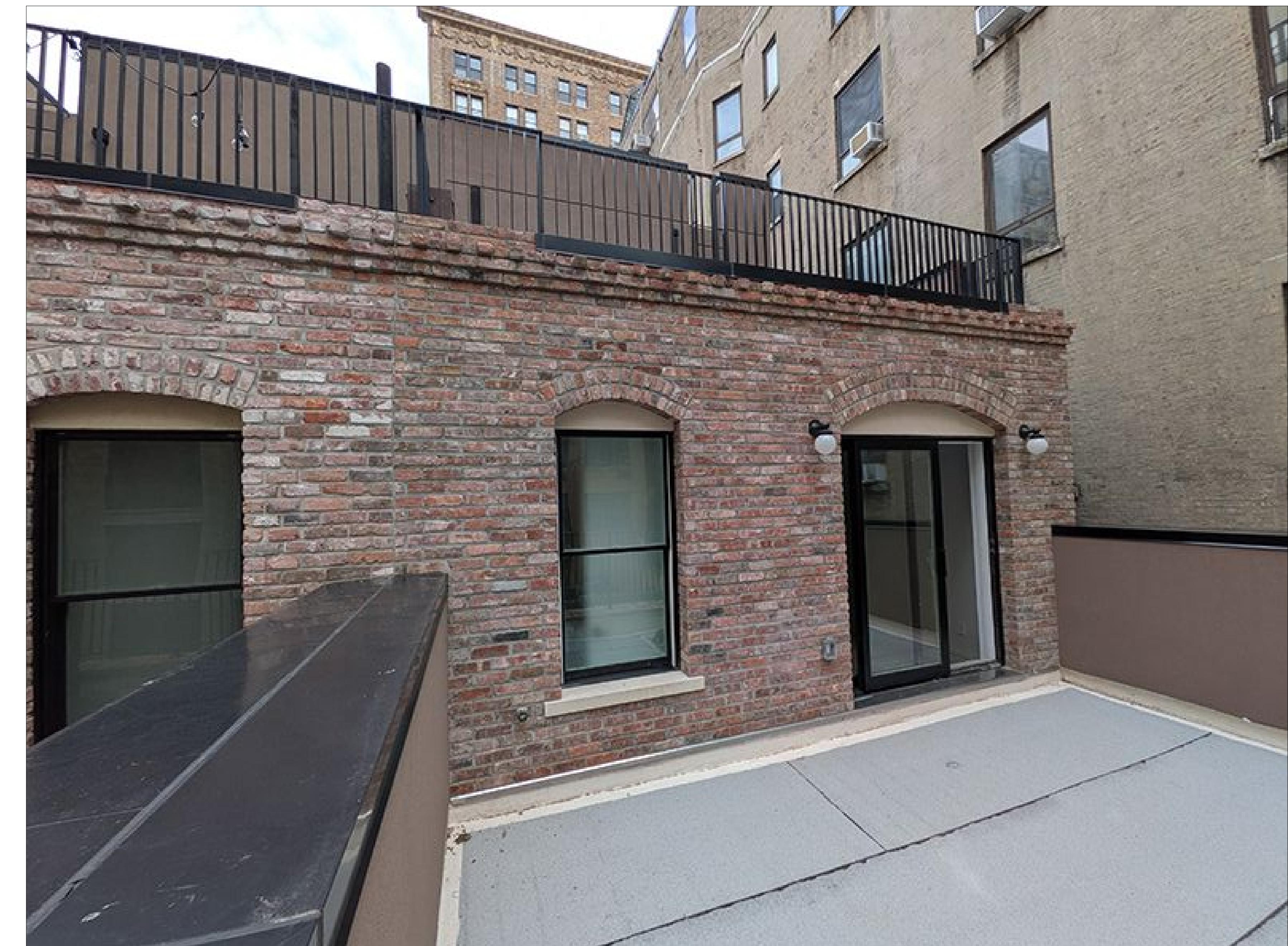
254 REAR FAÇADE

254 WEST 88TH STREET

REAR FACADE ALTERATIONS



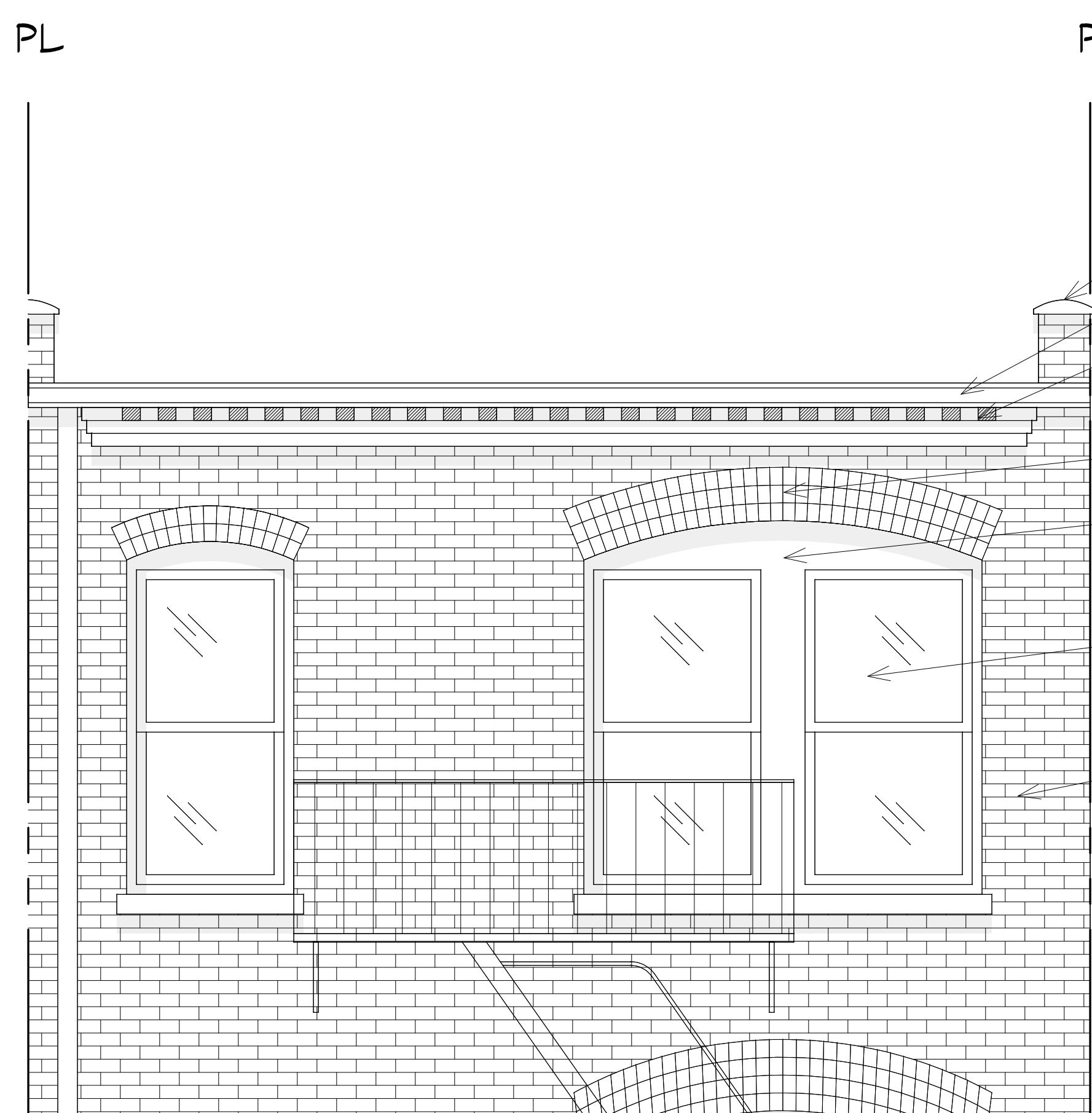
1 AS BUILT REAR ELEVATION



THIRD FLOOR- REAR FAÇADE AS BUILT

254 WEST 88TH STREET

THIRD FLOOR REAR FACADE RECONSTRUCTION



1 PARTIAL ORIGINAL REAR ELEVATION
1/2"=1'-0"

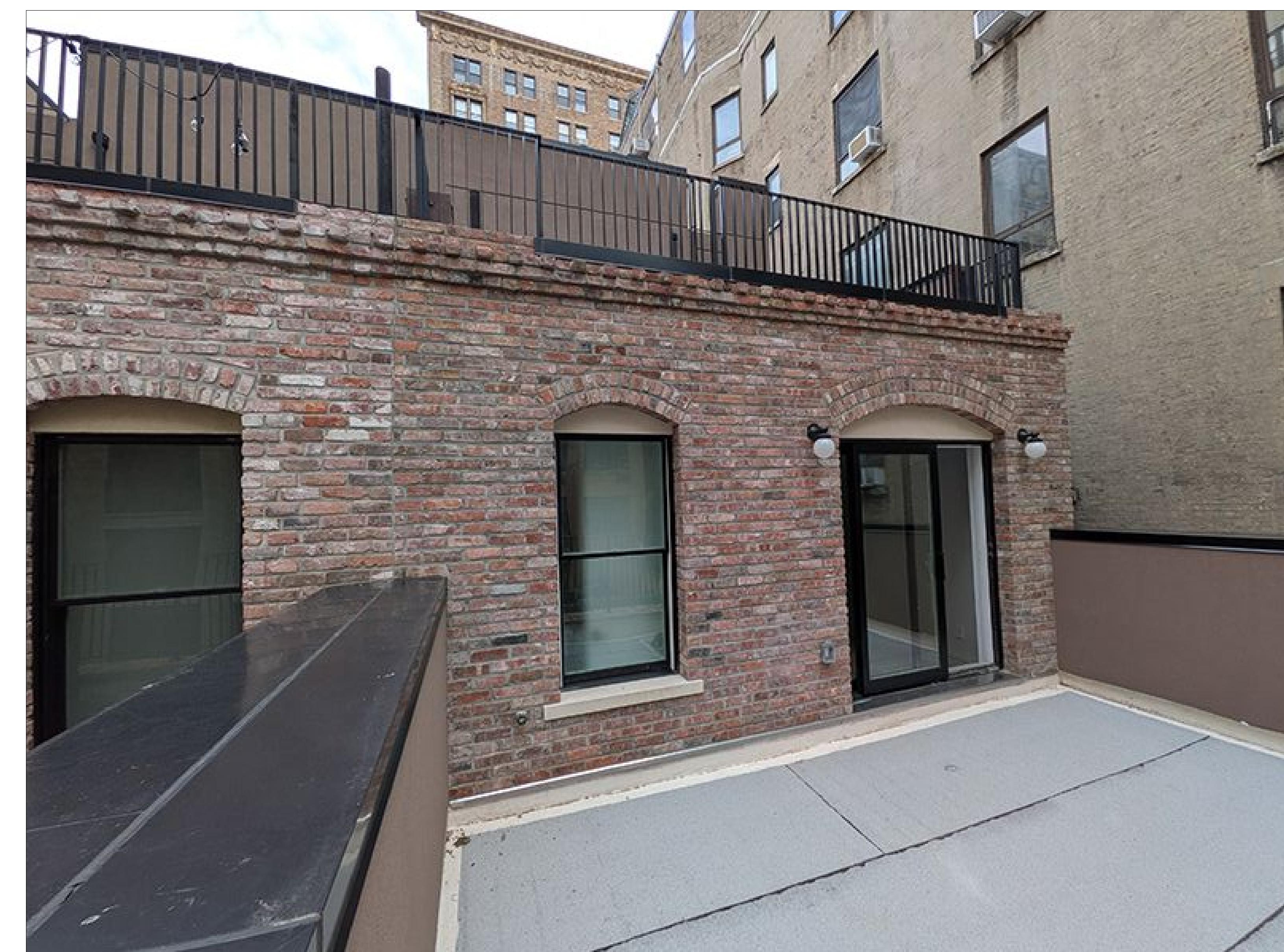
PL
PL
PL
TERRACOTA COPING
GUTTER
BRICK CORBEL
ROOF L.P @ REAR
BRICK ARCH
METAL PANING
DOUBLE HUNG WINDOW
BRICK FAÇADE
3RD FLOOR



1 PARTIAL REAR AS BUILT ELEVATION
1/2"=1'-0"

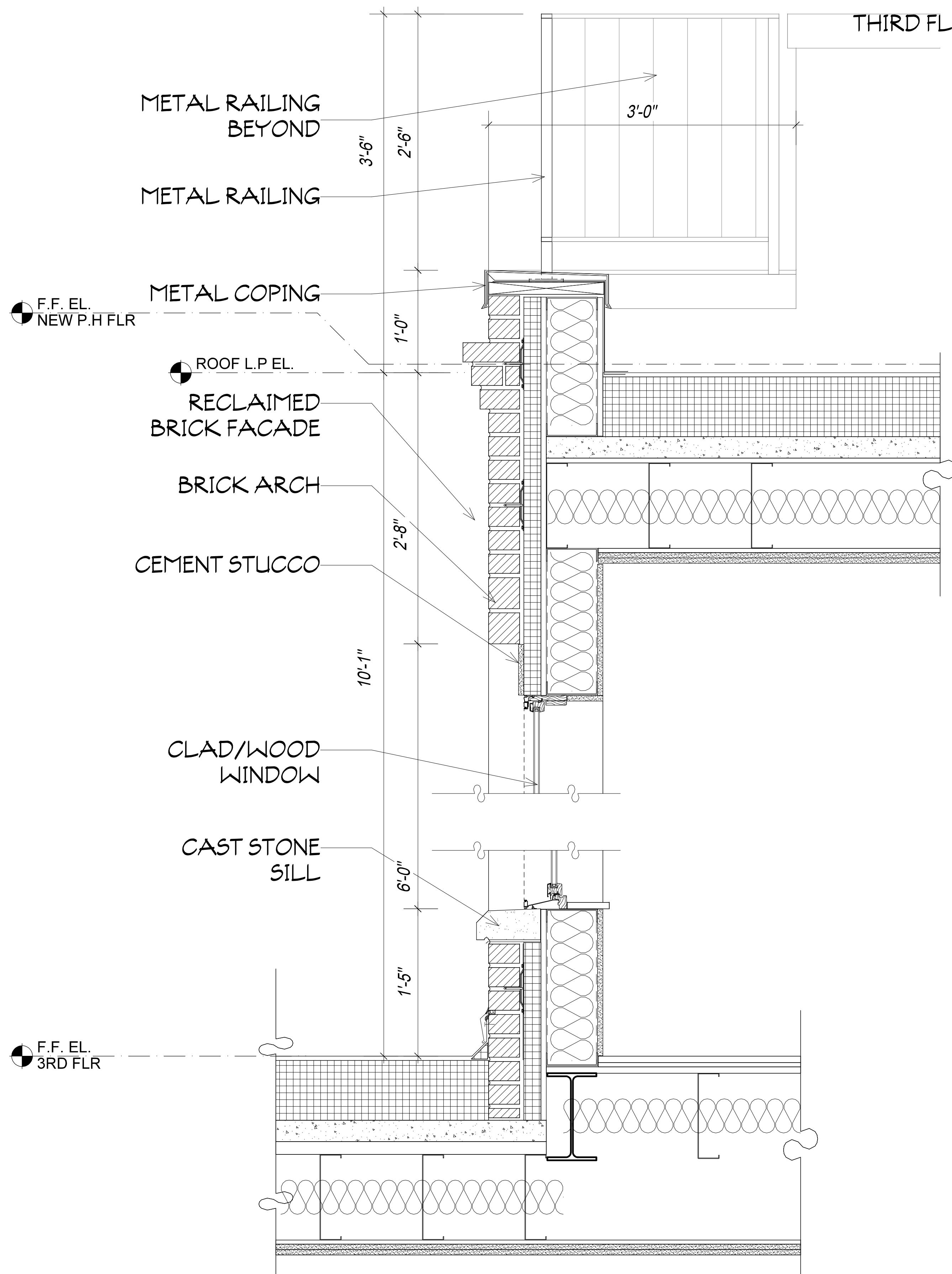
254 WEST 88TH STREET

THIRD FLOOR REAR FACADE RECONSTRUCTION



254 WEST 88TH STREET

THIRD FLOOR REAR FACADE RECONSTRUCTION



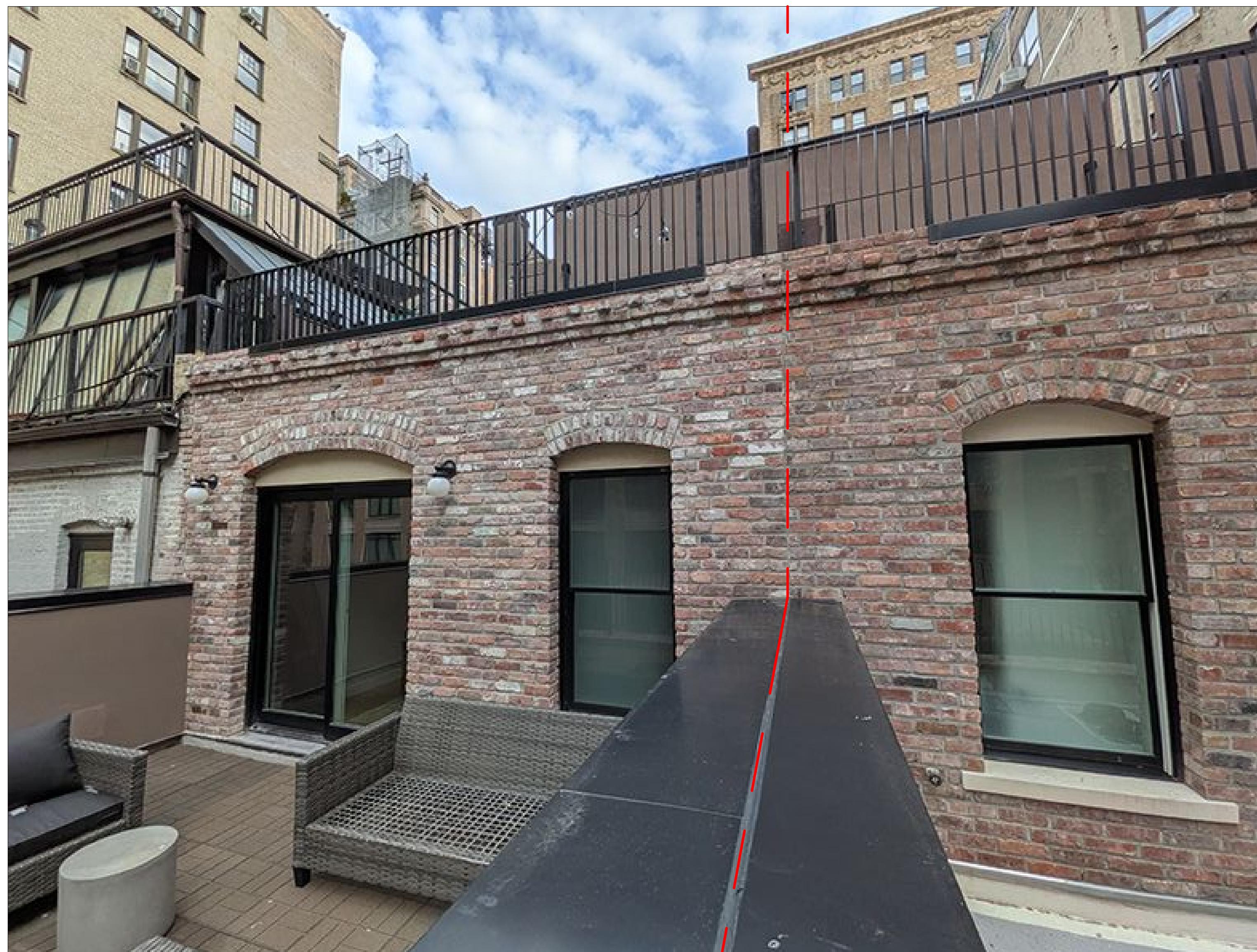
1 RECONSTRUCTED REAR WALL @ 3RD FLOOR- AS BUILT
1 1/2"



THIRD FLOOR- REAR FACADE

254 WEST 88TH STREET

THIRD FLOOR REAR FACADE IN CONTEXT



256 WEST 88TH STREET- THIRD FLOOR REAR FAÇADE



254 WEST 88TH STREET- THIRD FLOOR REAR FAÇADE

254 WEST 88TH STREET

REAR FACADES IN ROW PRIOR TO CONSTRUCTION



256-258 REAR FACADES AERIAL VIEW

254 WEST 88TH STREET

CONCLUSION



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APPENDIX

254 WEST 88TH STREET

REAR YARD ADDITION



REAR FAÇADE AS BUILT CONDITIONS

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