

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

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

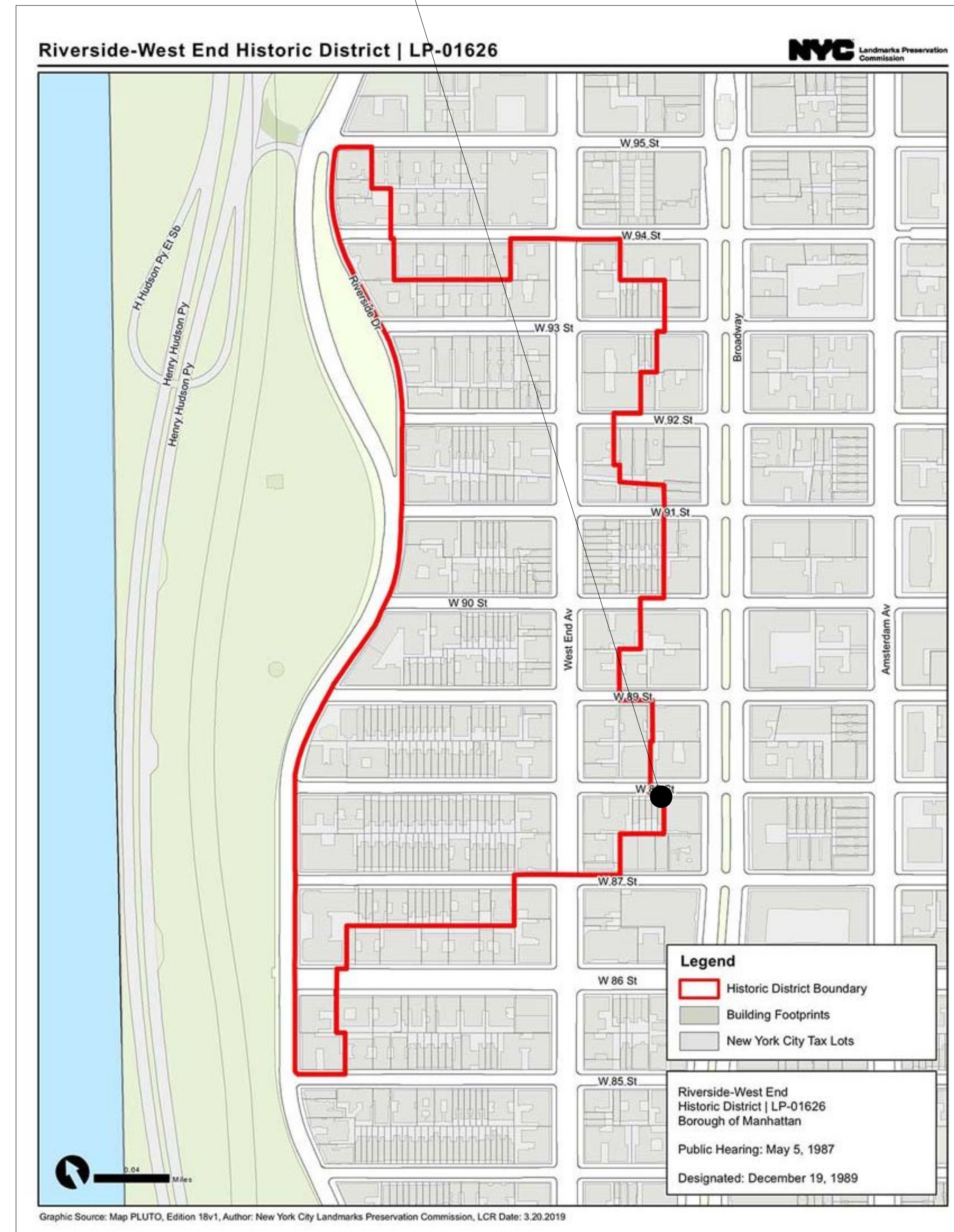
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254 WEST 88TH STREET

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 FRONT FACADE



AS BUILT REAR FACADE

254 WEST 88TH STREET

HISTORIC PHOTOGRAPHS



1930'S TAX PHOTO
(NYC MUNICIPAL ARCHIVE)



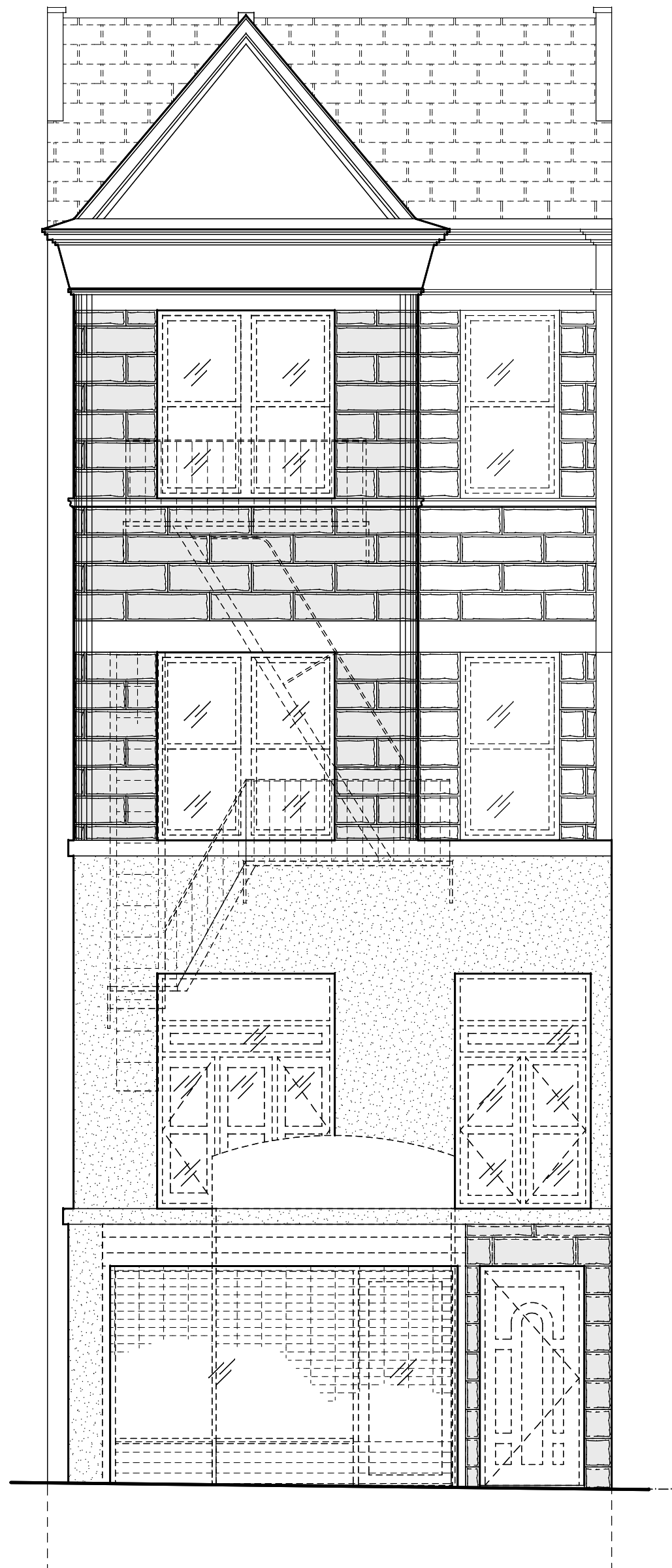
1989 DESIGNATION PHOTO
(NYC LPC)



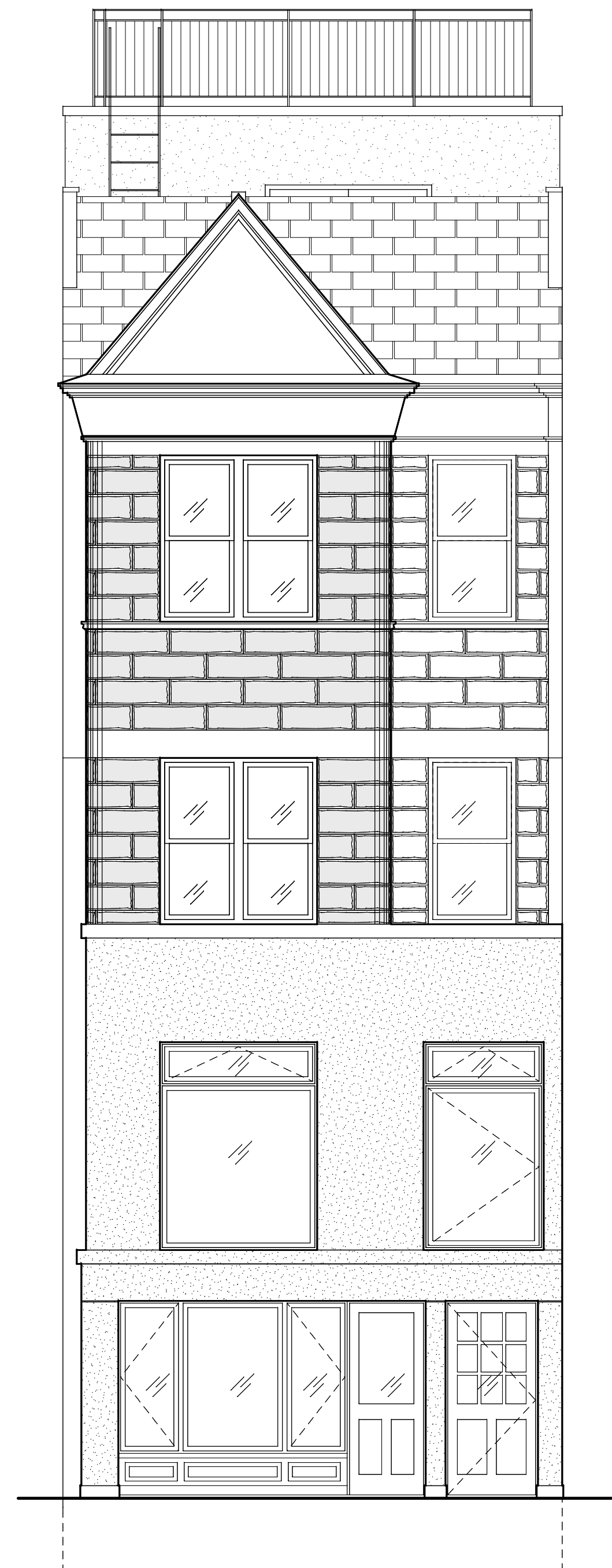
FRONT FACADE PRIOR TO
CONSTRUCTION

254 WEST 88TH STREET

FRONT FACADE ALTERATIONS



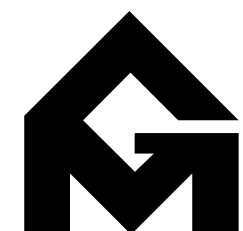
1 FRONT ELEVATION PRIOR TO CONSTRUCTION



2 FRONT ELEVATION- LPC APPROVED 8.21.24



3 FRONT ELEVATION AS BUILT



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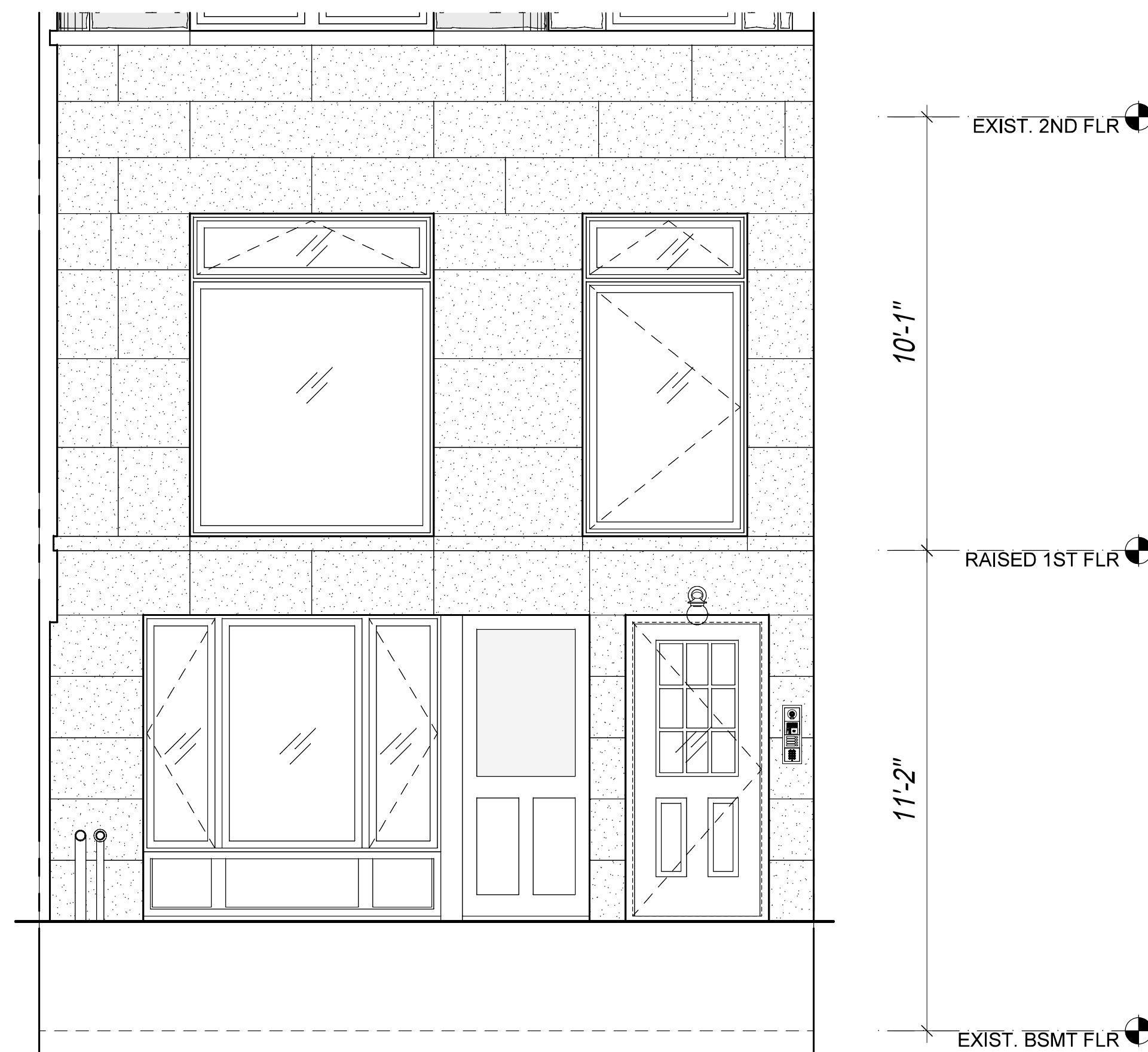
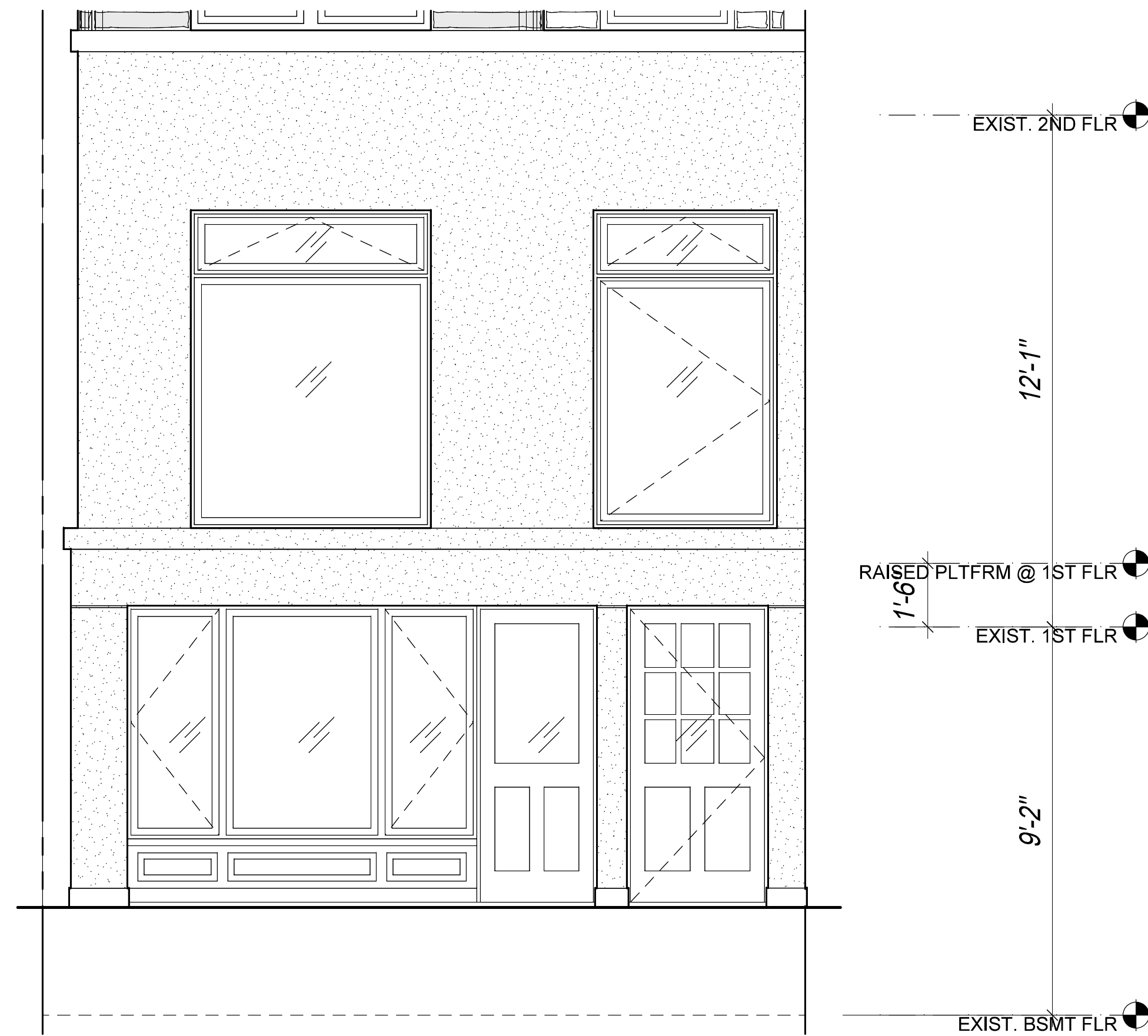


1.30.26

LANDMARKS PRESERVATION COMMISSION PRESENTATION
PAGE 3

254 WEST 88TH STREET

DETAILED STOREFRONT ELEVATION



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

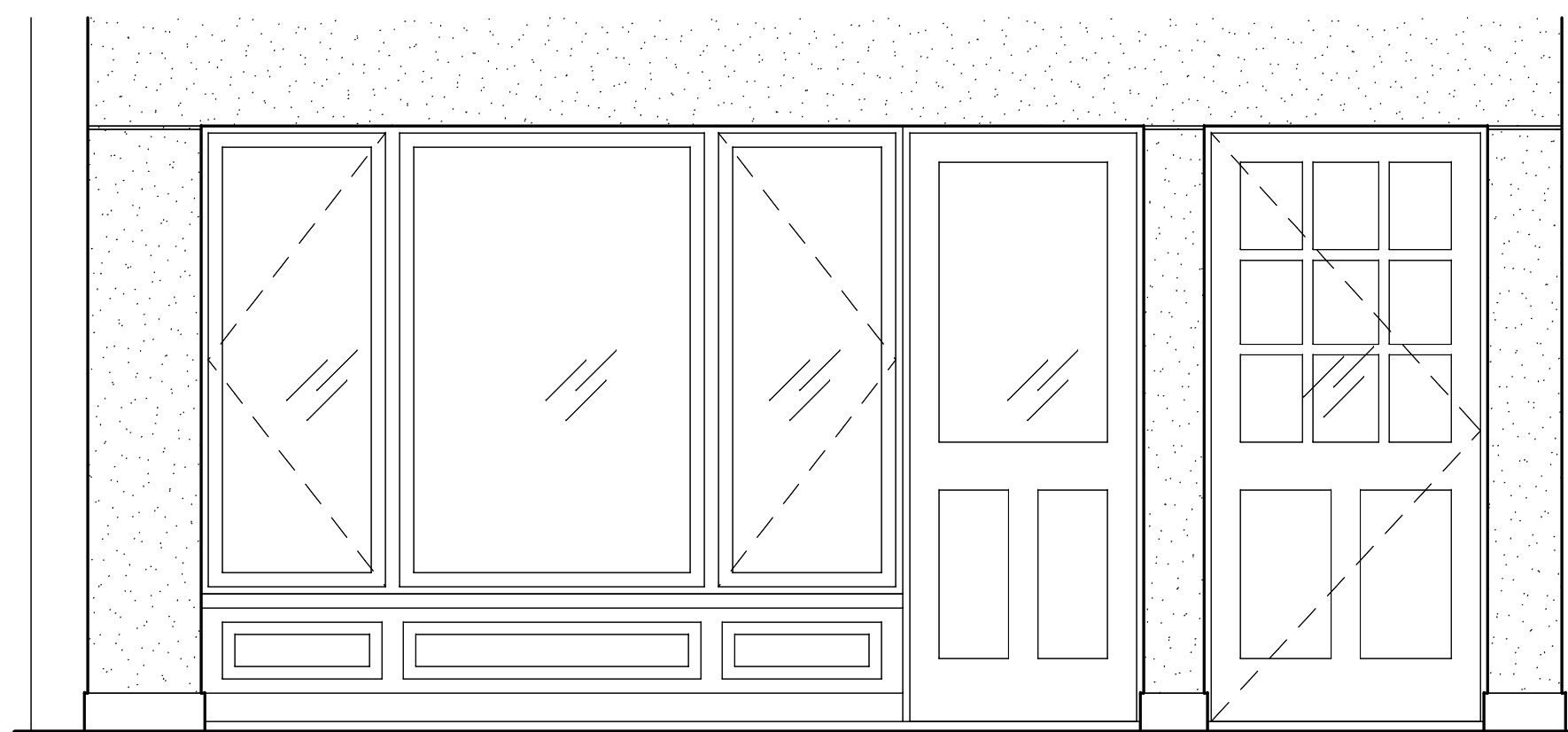
2 DETAILED STOREFRONT ELEVATION- AS- BUILT CONDITIONS
3/8"=1'-0"



LOWER FLOORS AS BUILT

254 WEST 88TH STREET

FRONT FACADE ALTERATIONS



1

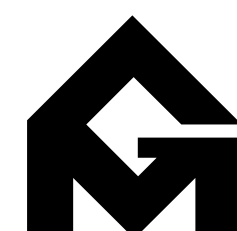
FRONT ELEVATION- LPC APPROVED 8.21.24



AS BUILT STOREFRONT



STOREFRONT INTERIOR AS BUILT

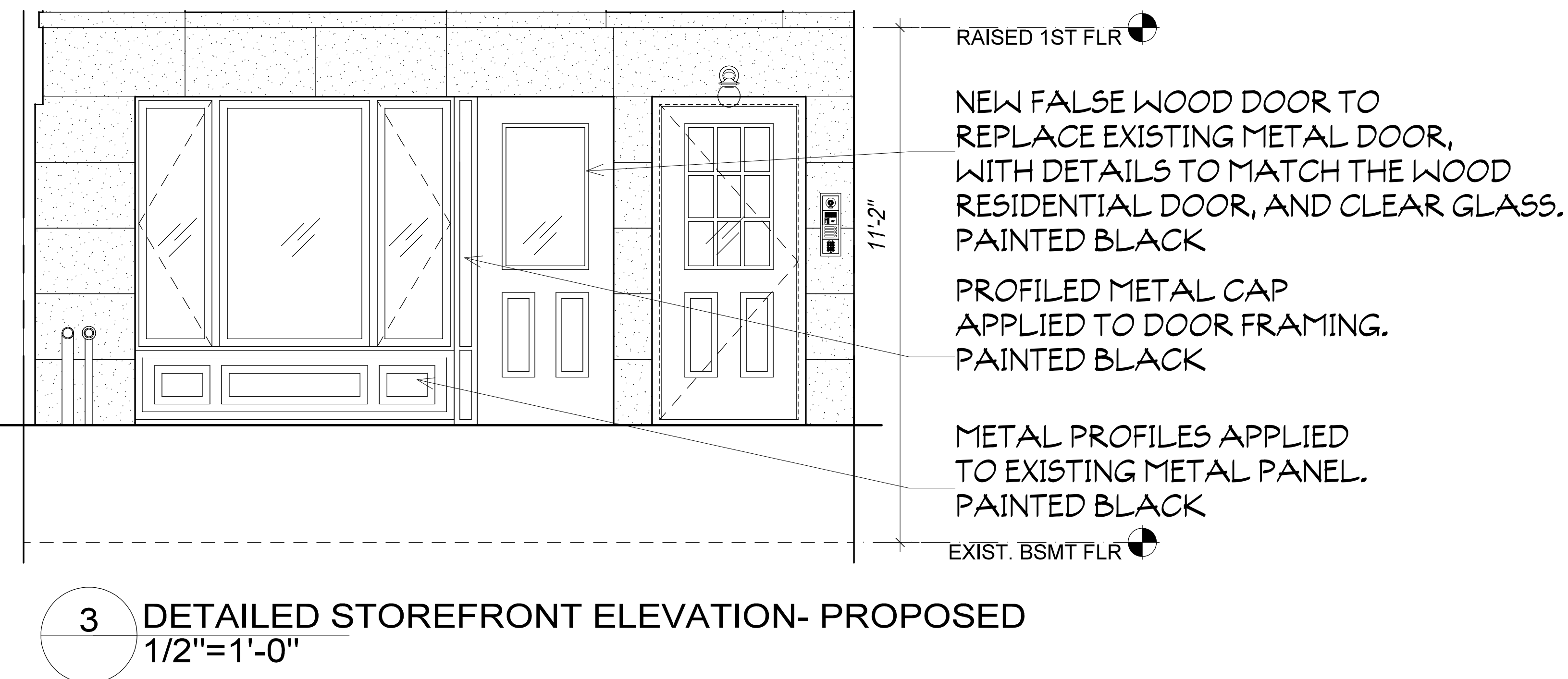
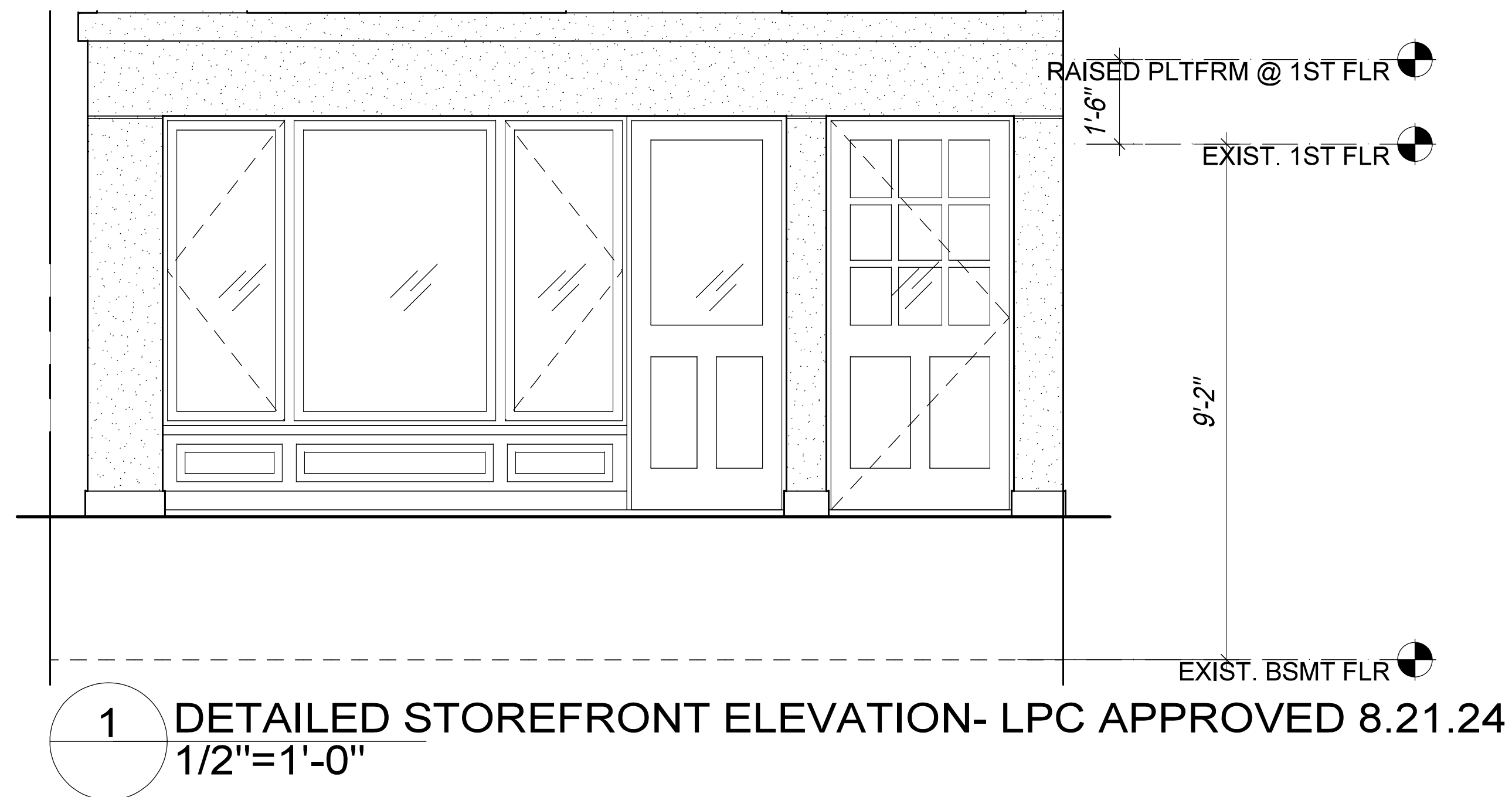


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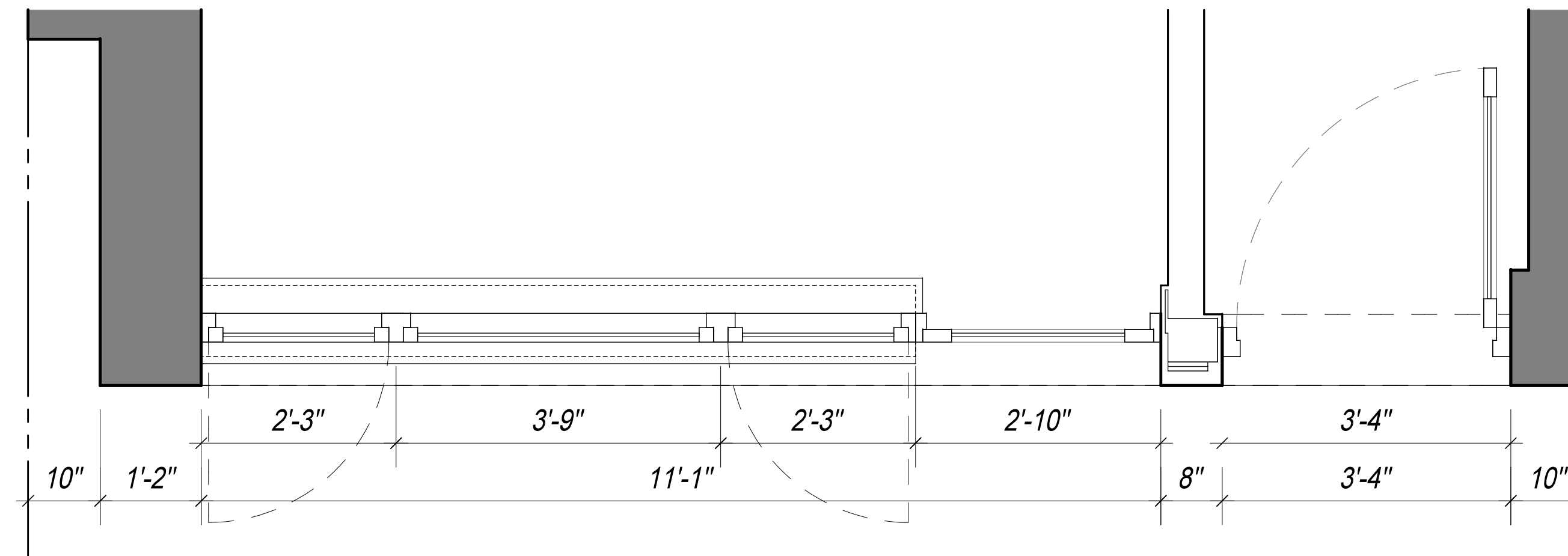
254 WEST 88TH STREET

DETAILED STOREFRONT ELEVATIONS

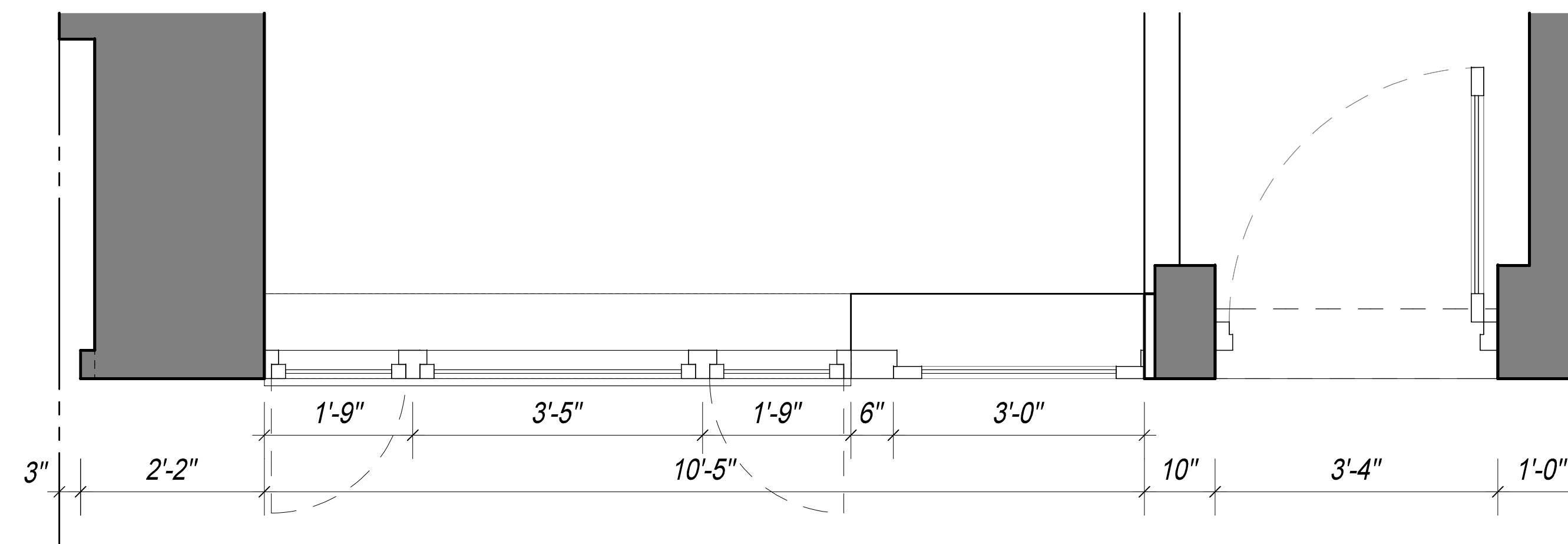


254 WEST 88TH STREET

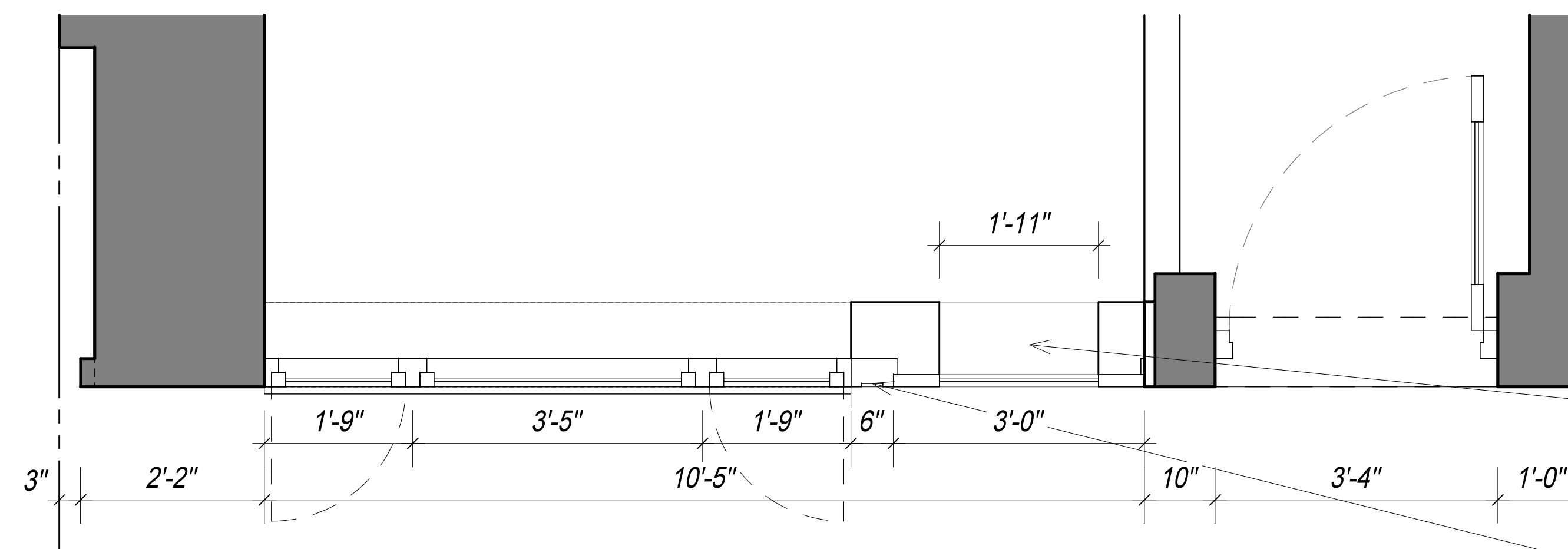
DETAILED STOREFRONT PLANS



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



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



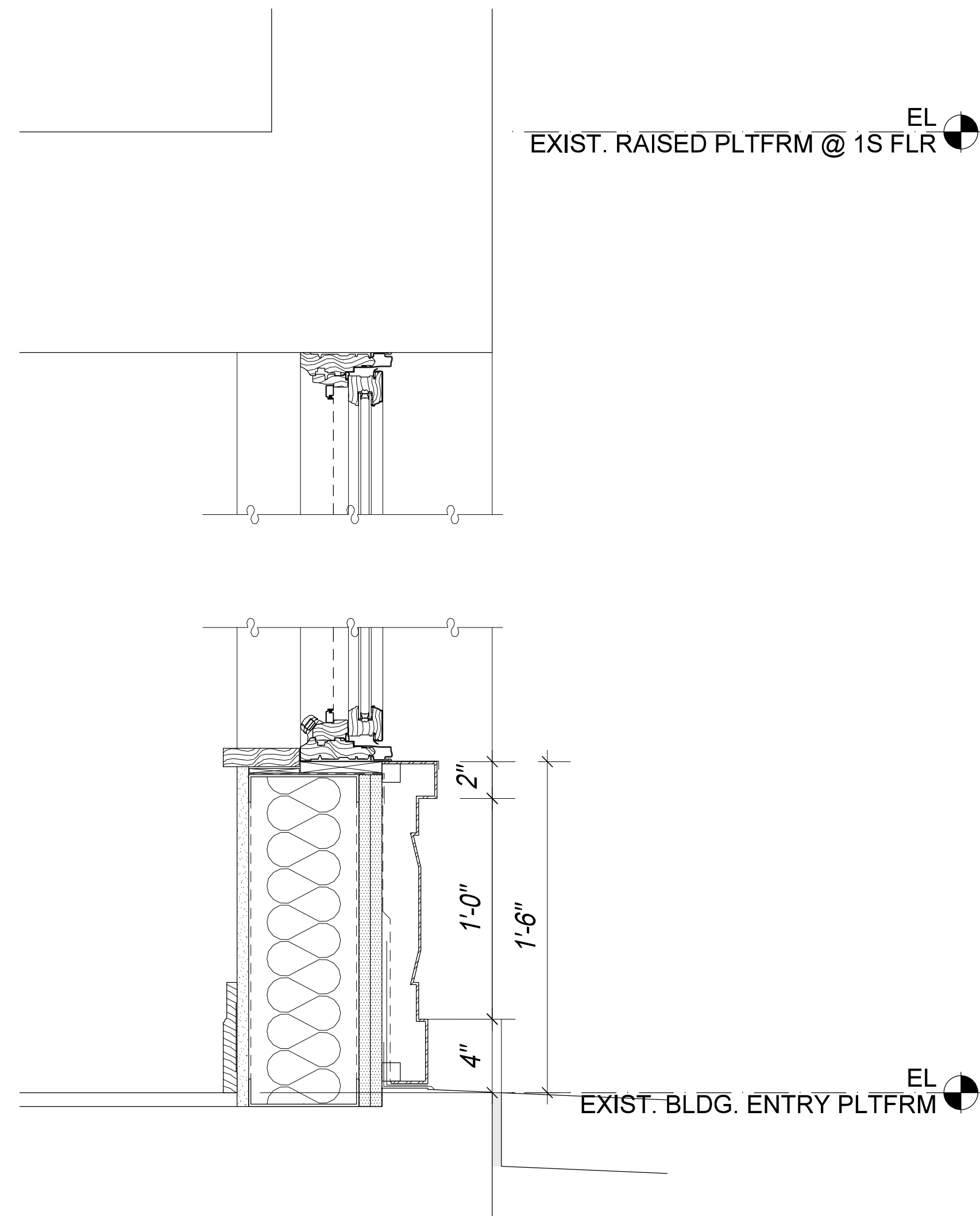
3 DETAILED STOREFRONT PLAN- PROPOSED
3/4"=1'-0"

WALL OPENING BEHIND
DOOR GLAZING

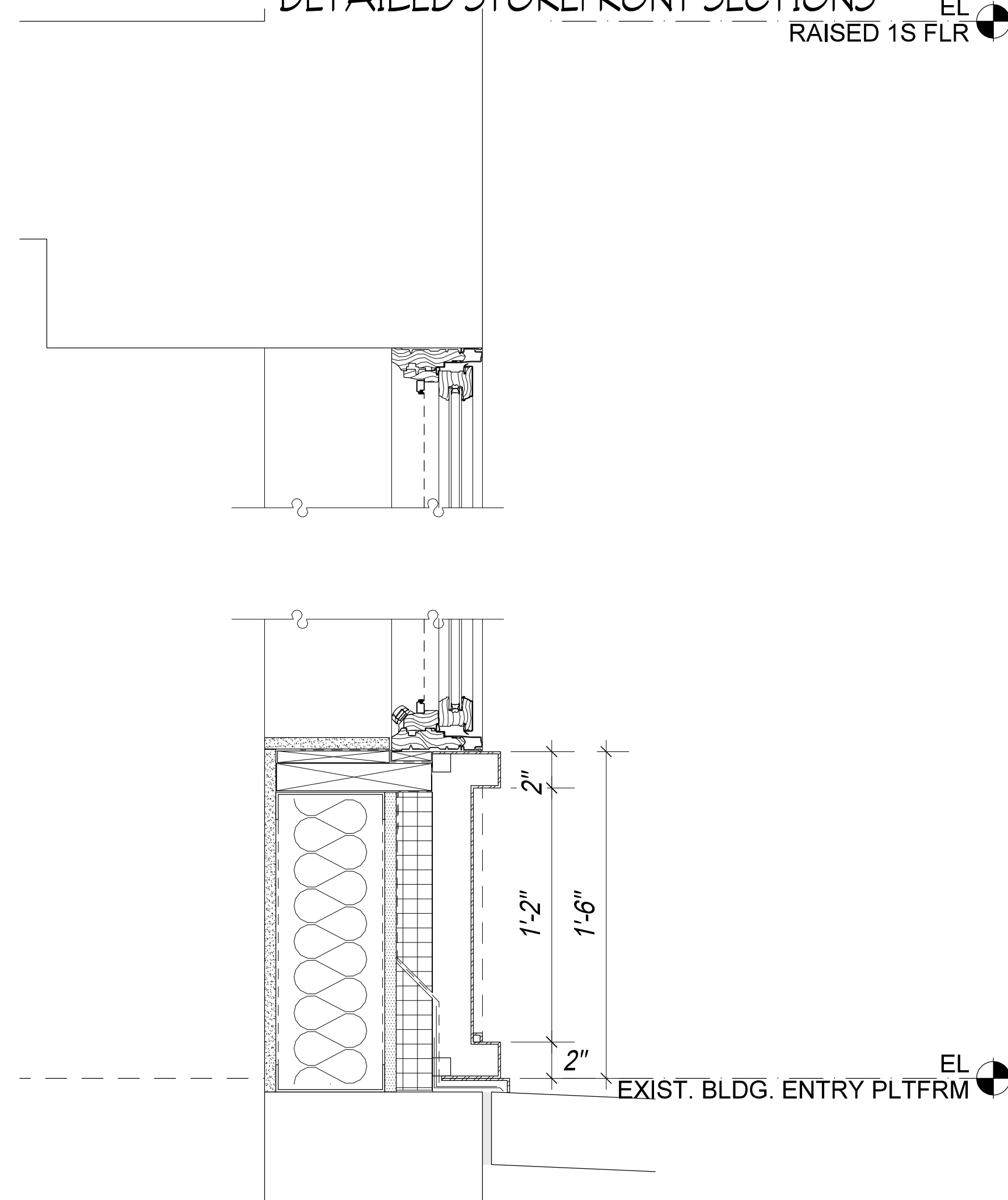
PANEL REVEAL

254 WEST 88TH STREET

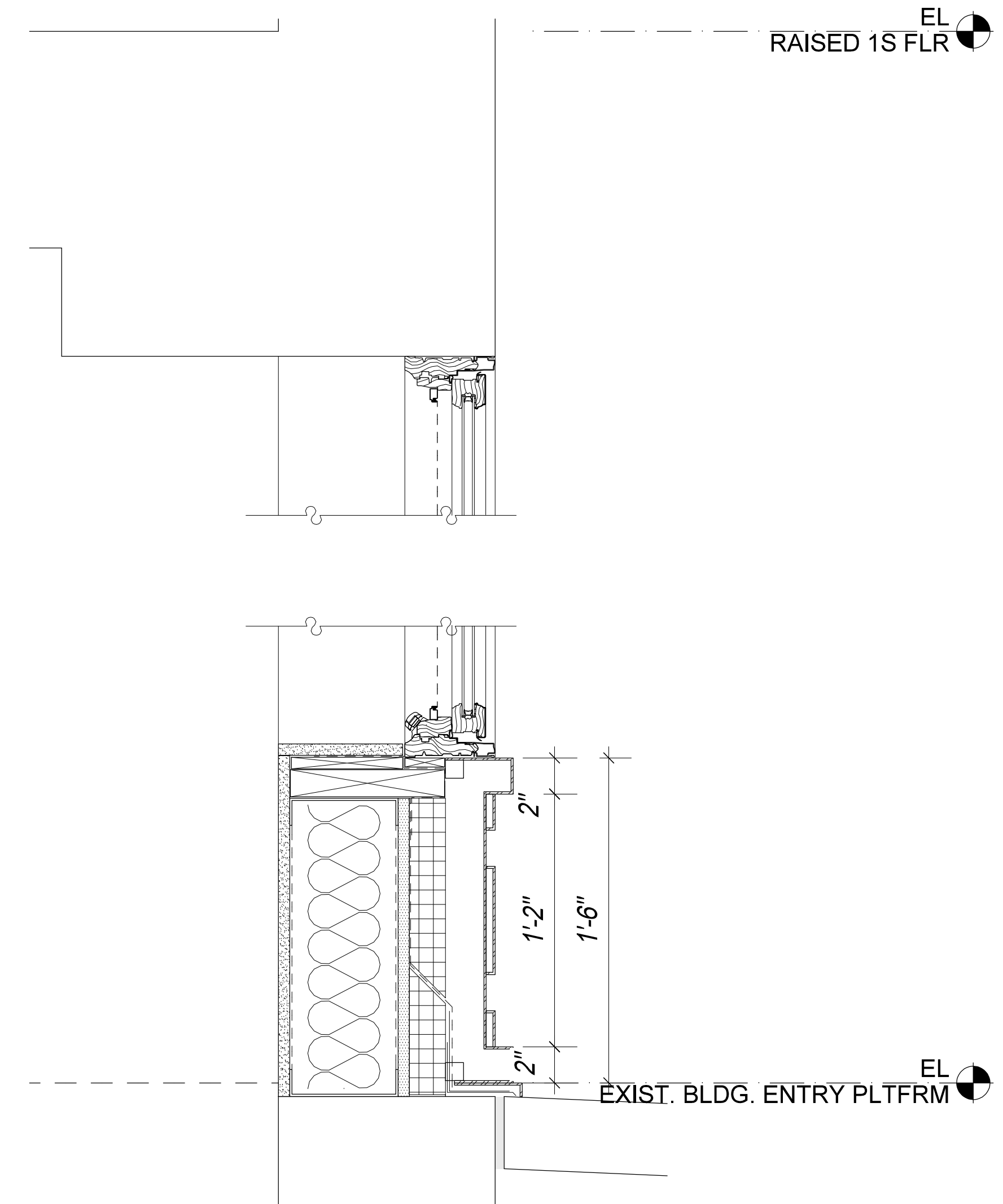
DETAILED STOREFRONT SECTIONS



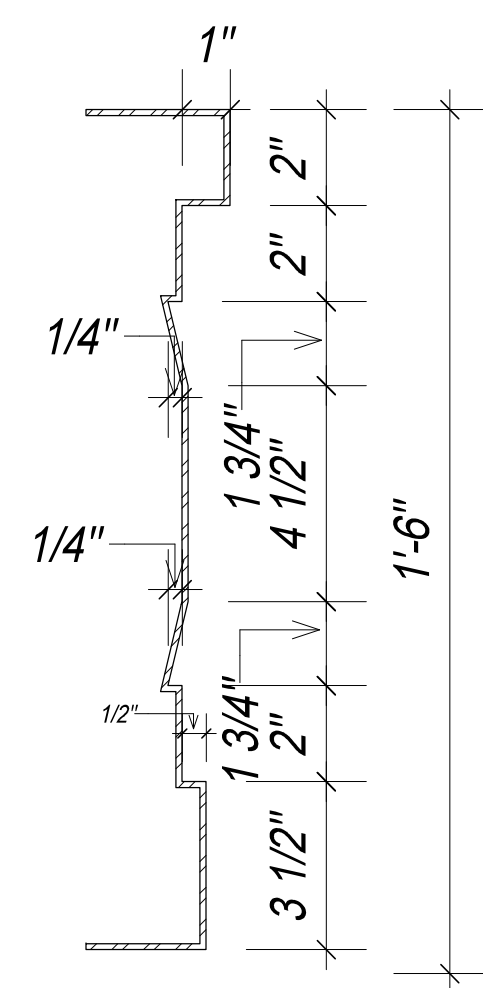
1 EXT. WALL DETAIL- LPC APROV. 8.21.24
2"=1'-0"



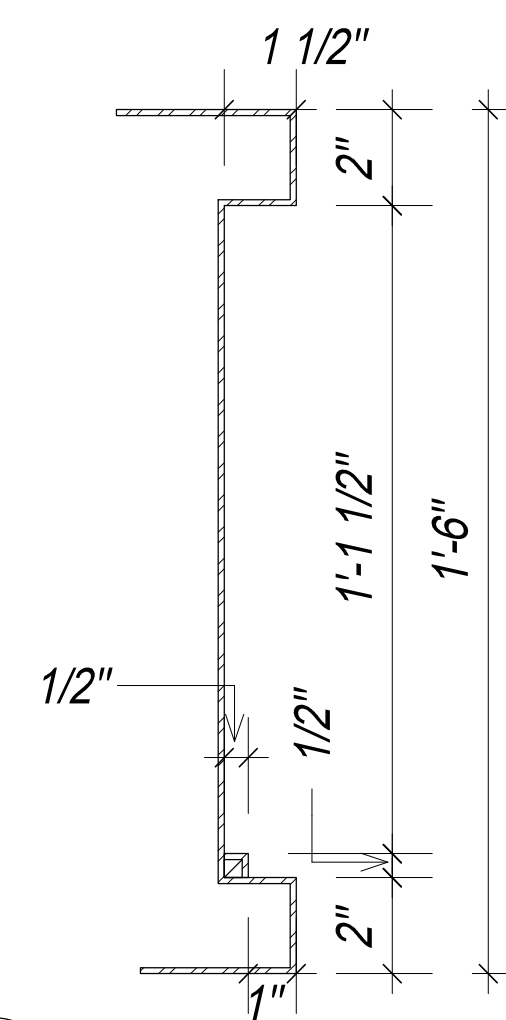
2 EXT. WALL DETAIL-AS-BUILT
2"=1'-0"



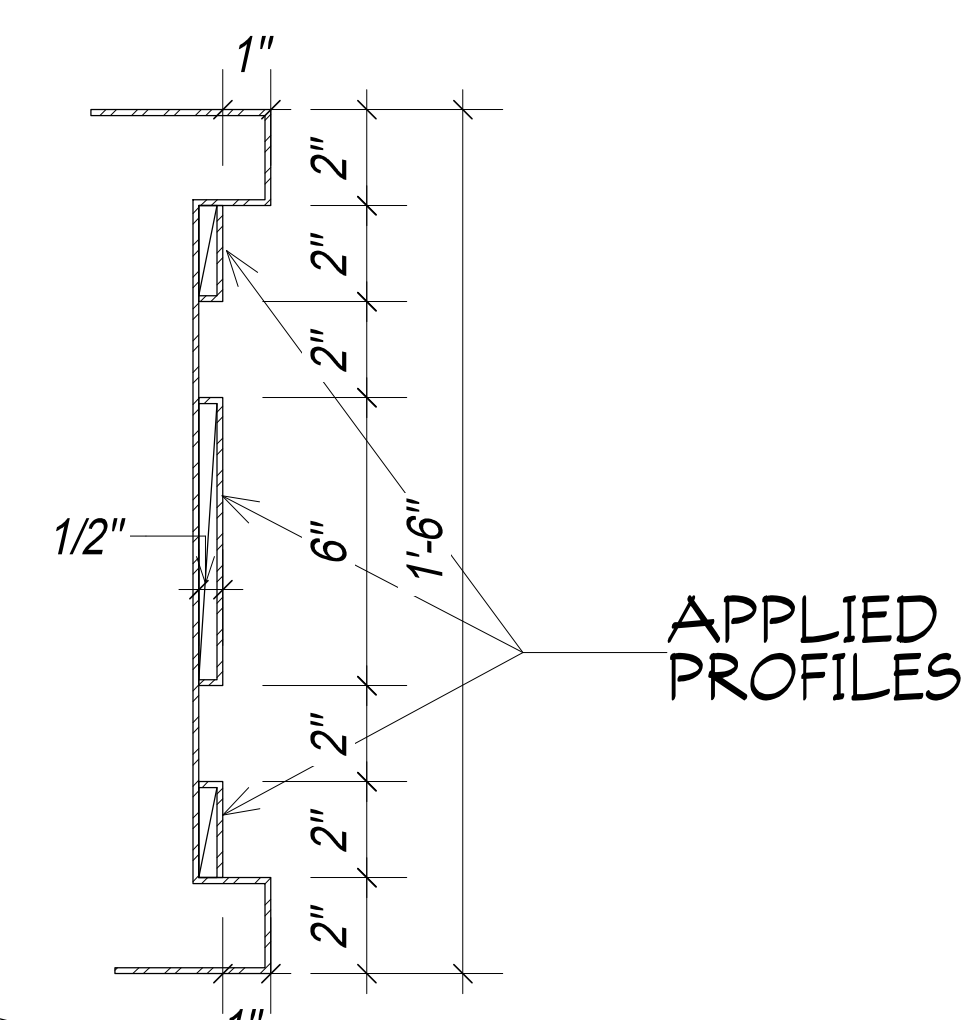
3 EXT. WALL DETAIL-PROPOSED
2"=1'-0"



METAL PANEL PROF.- LPC APPROVED 8.21.24
3"=1'-0"



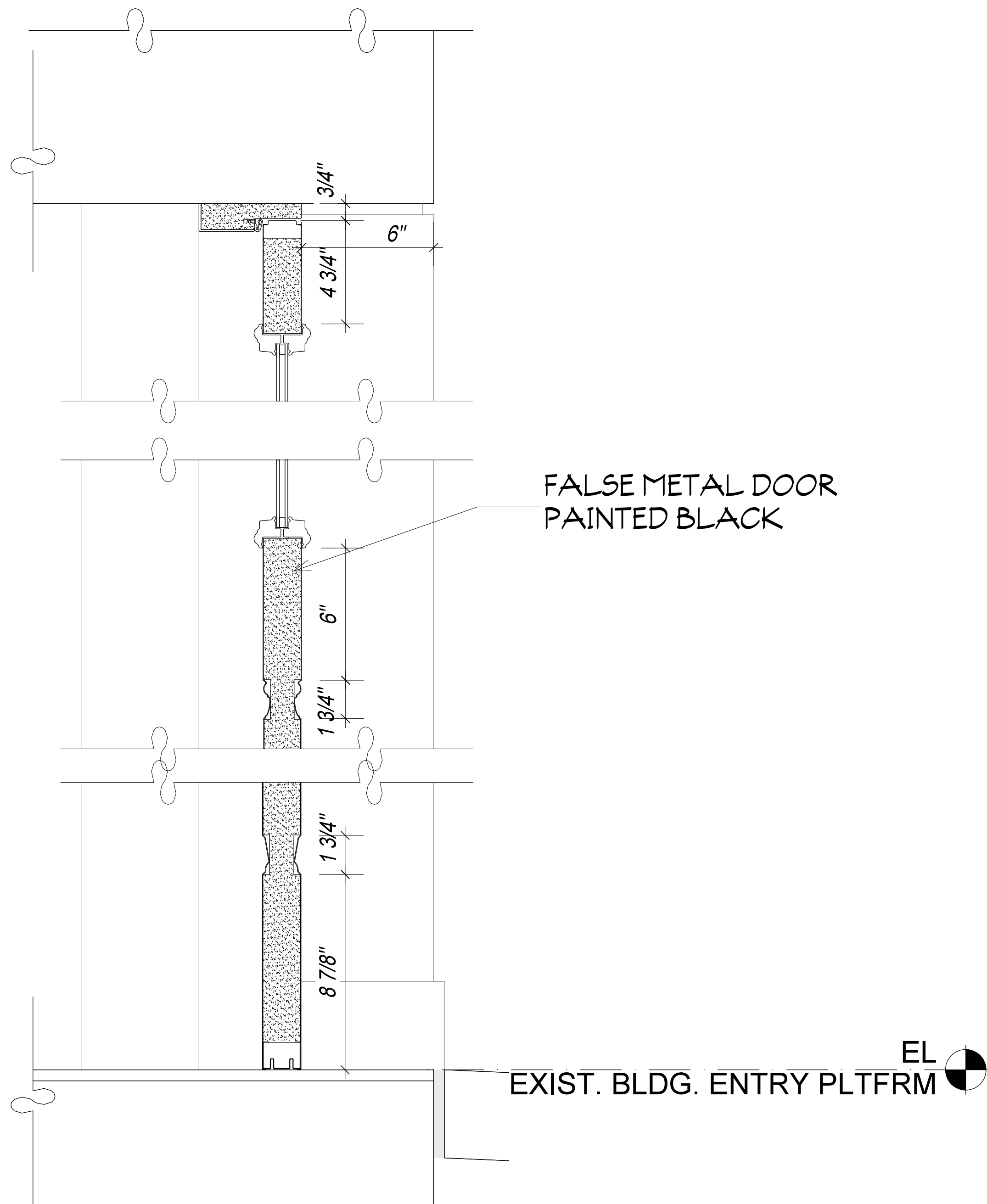
METAL PANEL PROF.-AS- BUILT
3"=1'-0"



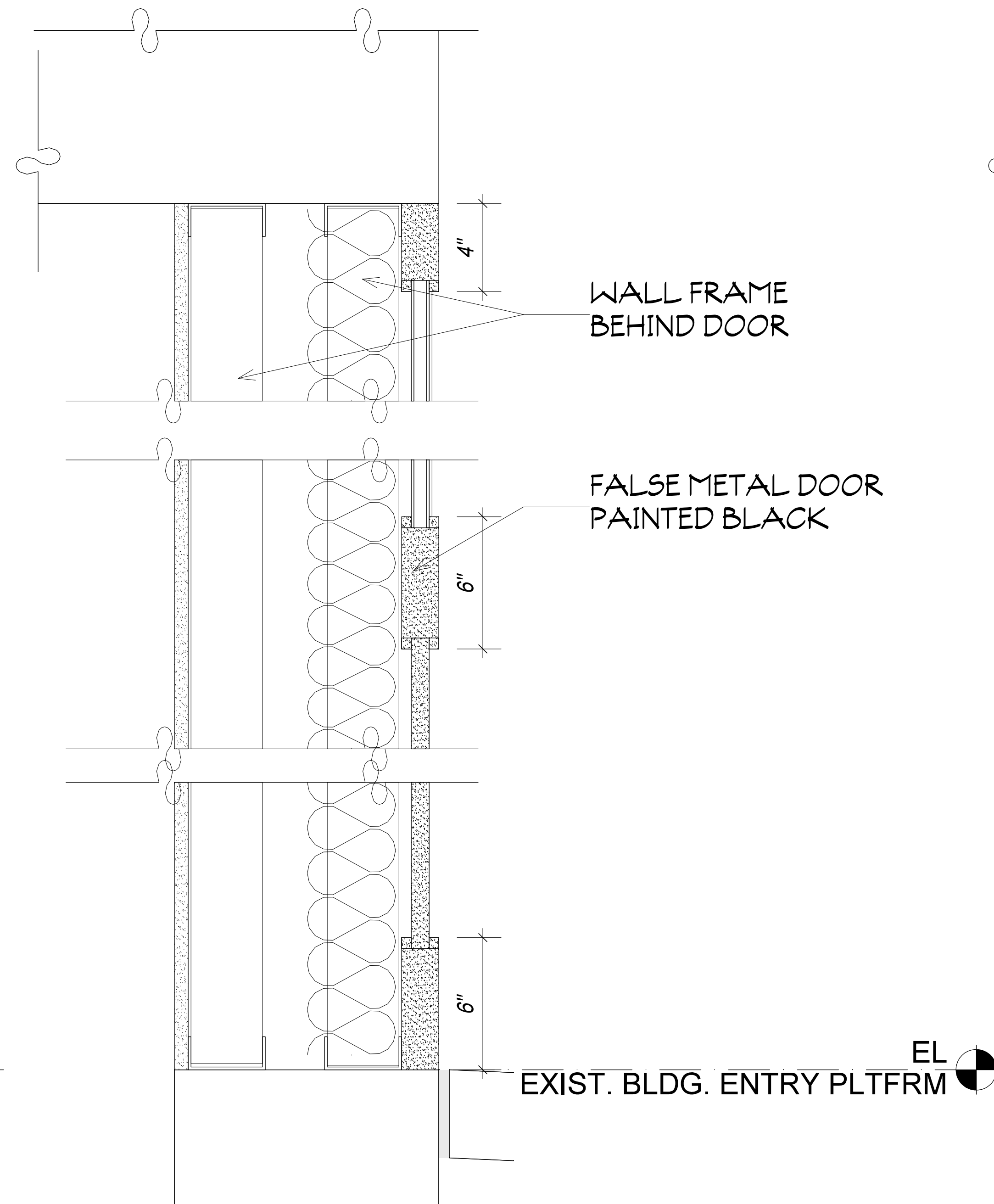
METAL PANEL PROF.-PROPOSED
3"=1'-0"

254 WEST 88TH STREET

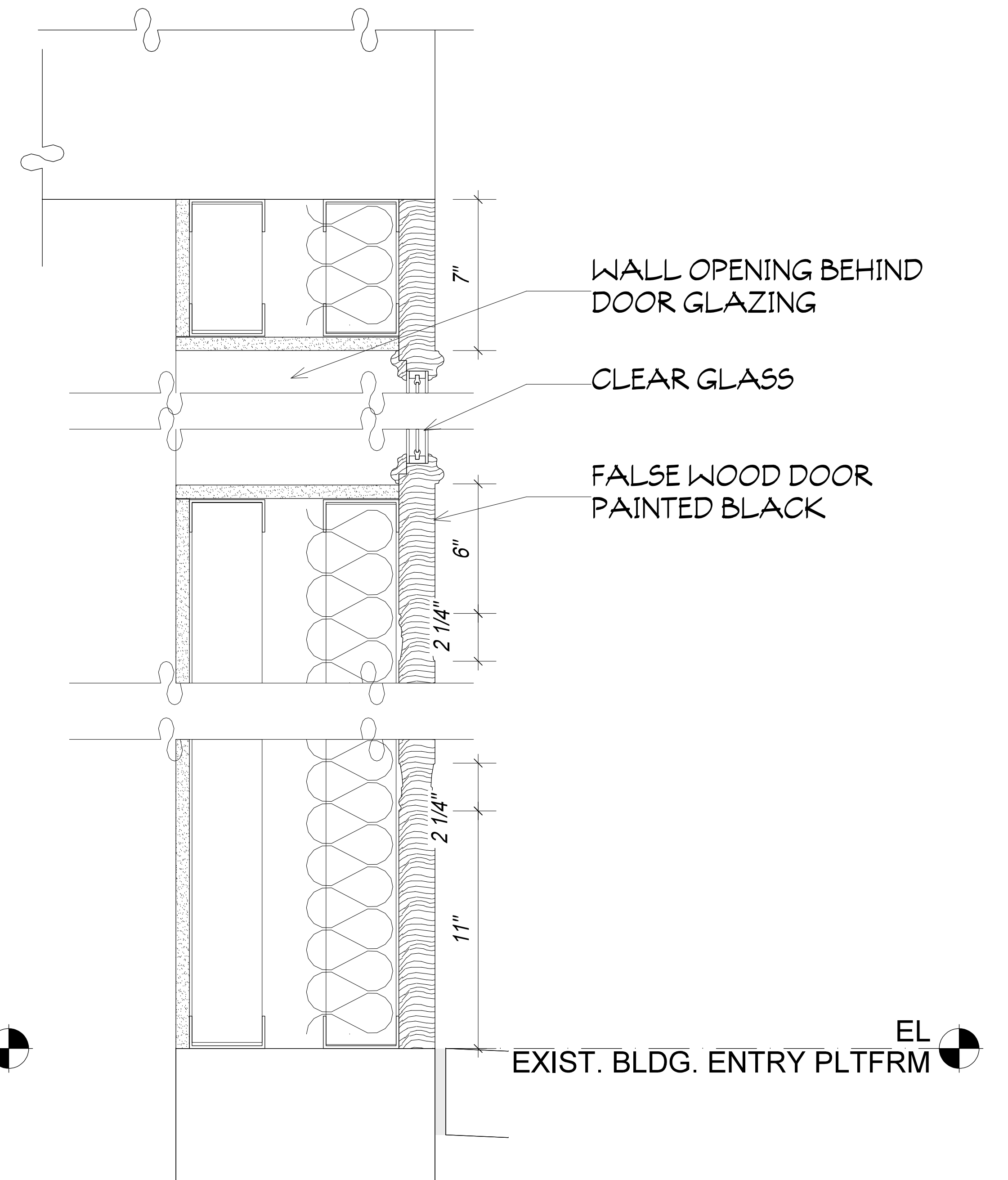
SECTIONS THROUGH FALSE DOOR



1 SECTION DTL @ FALSE DOOR- LPC APPROV. 8.21.24



2 SECTION DTL @ FALSE DOOR- AS-BUILT



3 SECTION DTL @ FALSE DOOR- PROPOSED



254 WEST 88TH STREET

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



138 WEST 72ND STREET



144 WEST 72ND STREET



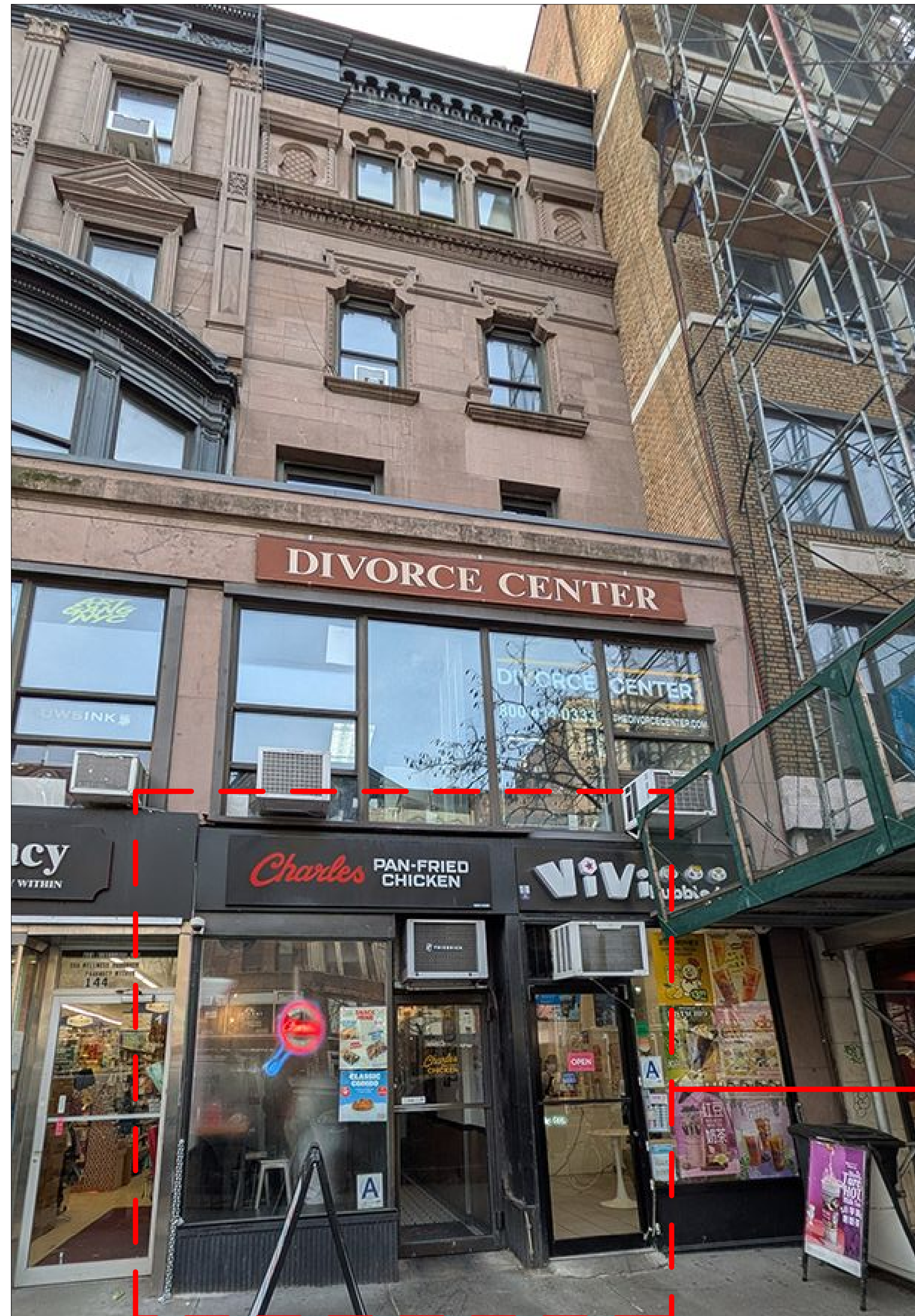
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254 WEST 88TH STREET

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



146 WEST 72ND STREET



239 WEST 72ND STREET



254 WEST 88TH STREET

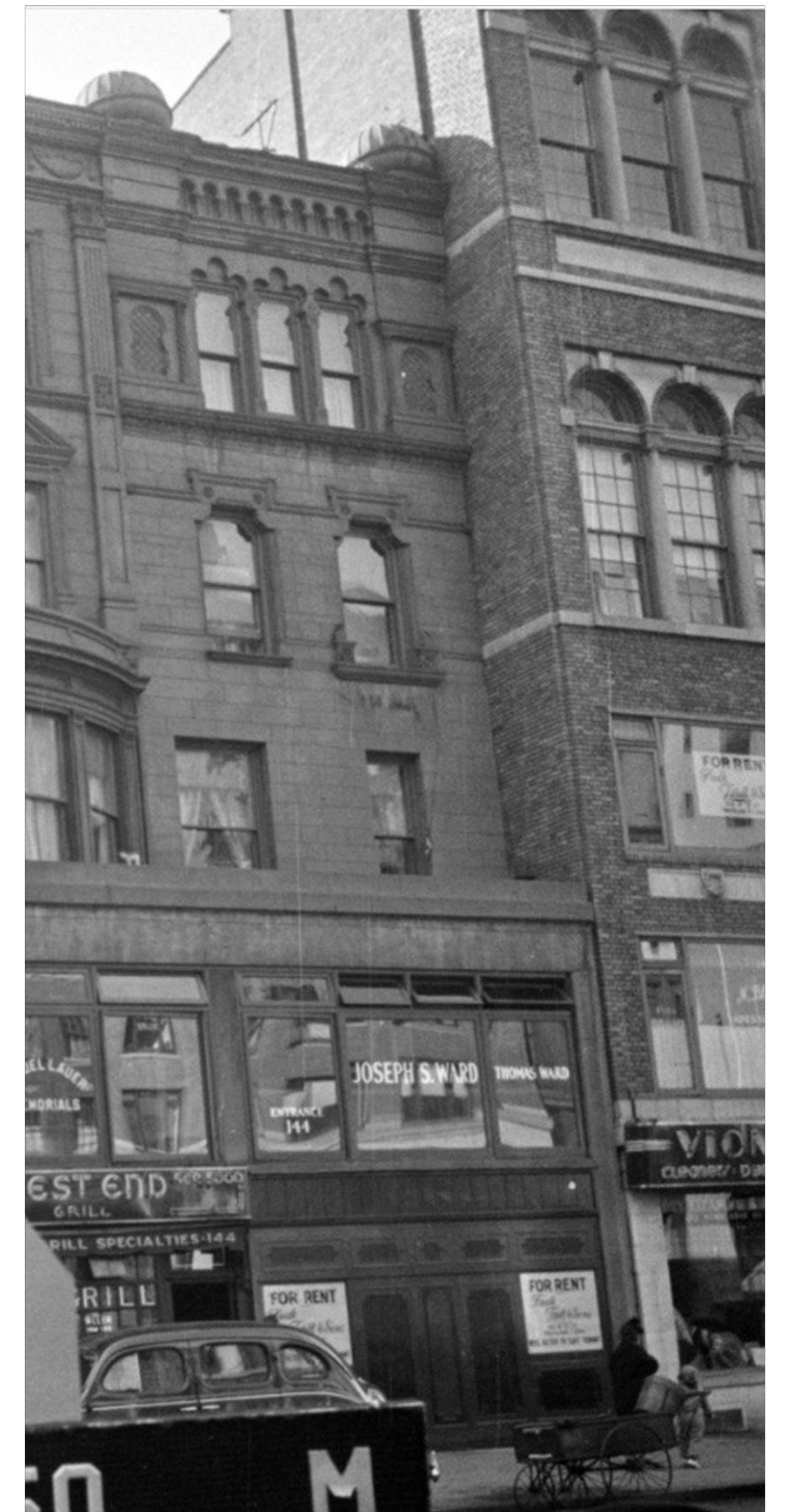
HISTORIC PHOTOS OF TWO-STORY COMMERCIAL EXTENSIONS



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

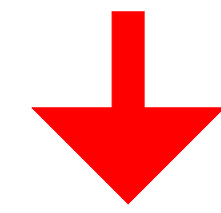


147 WEST 72ND STREET

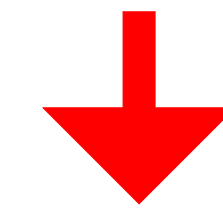
254 WEST 88TH STREET

REAR FACADE AS-BUILT CONDITIONS

#256



#254



#260 #258 #256 #254



256 WEST 88TH STREET- THIRD FLOOR REAR FACADE

254 WEST 88TH STREET

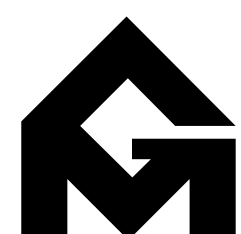
REAR FACADE ALTERATIONS



1 REAR ELEVATION PRIOR TO CONSTRUCTION

2 REAR ELEVATION- LPC APPROVED 6.16.23

3 AS BUILT REAR ELEVATION



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JPD
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254 WEST 88TH STREET

REAR FACADE PRIOR TO CONSTRUCTION



256 REAR FACADE



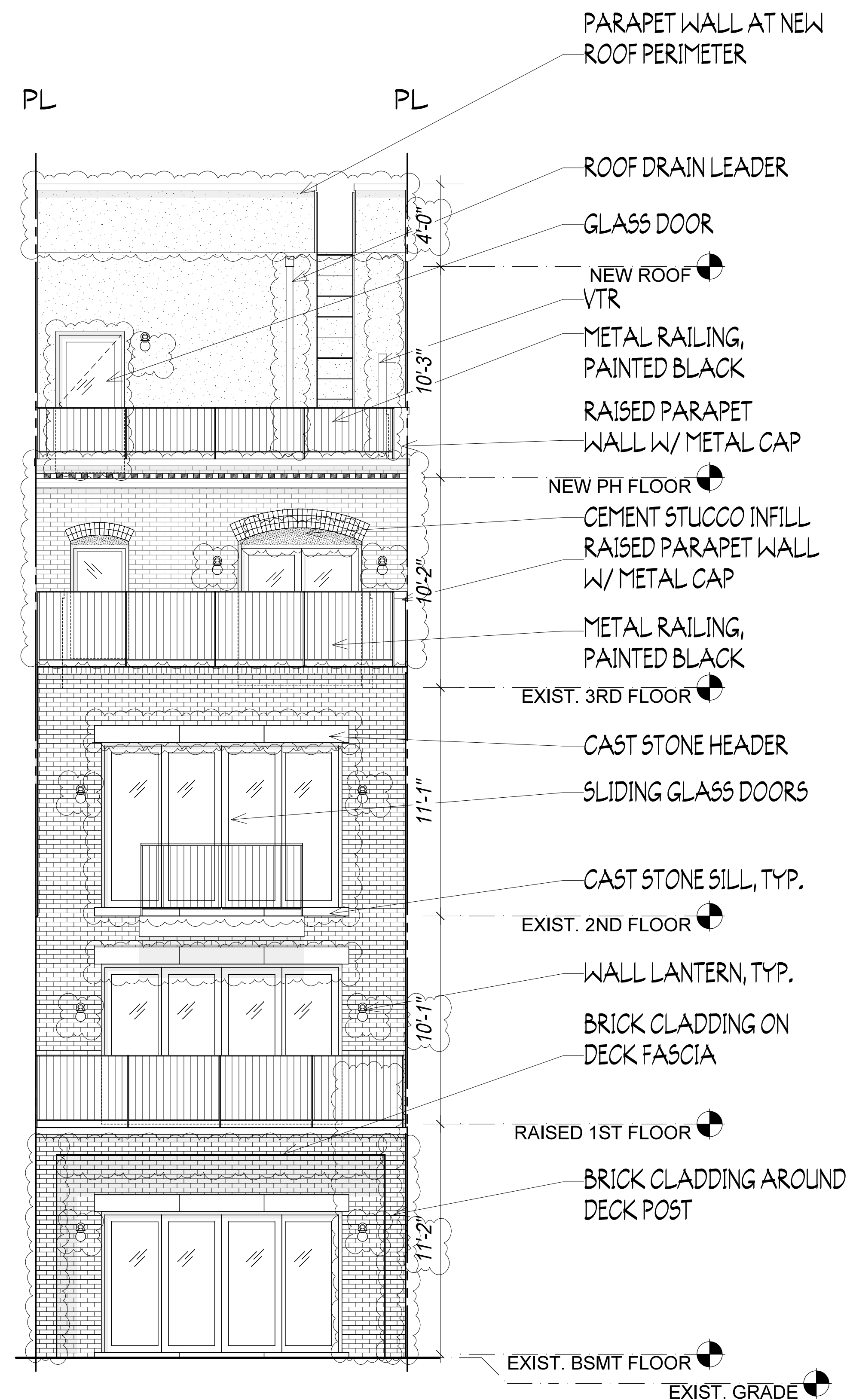
254-256 REAR FACADES



254 REAR FACADE

254 WEST 88TH STREET

REAR FACATE ALTERATIONS



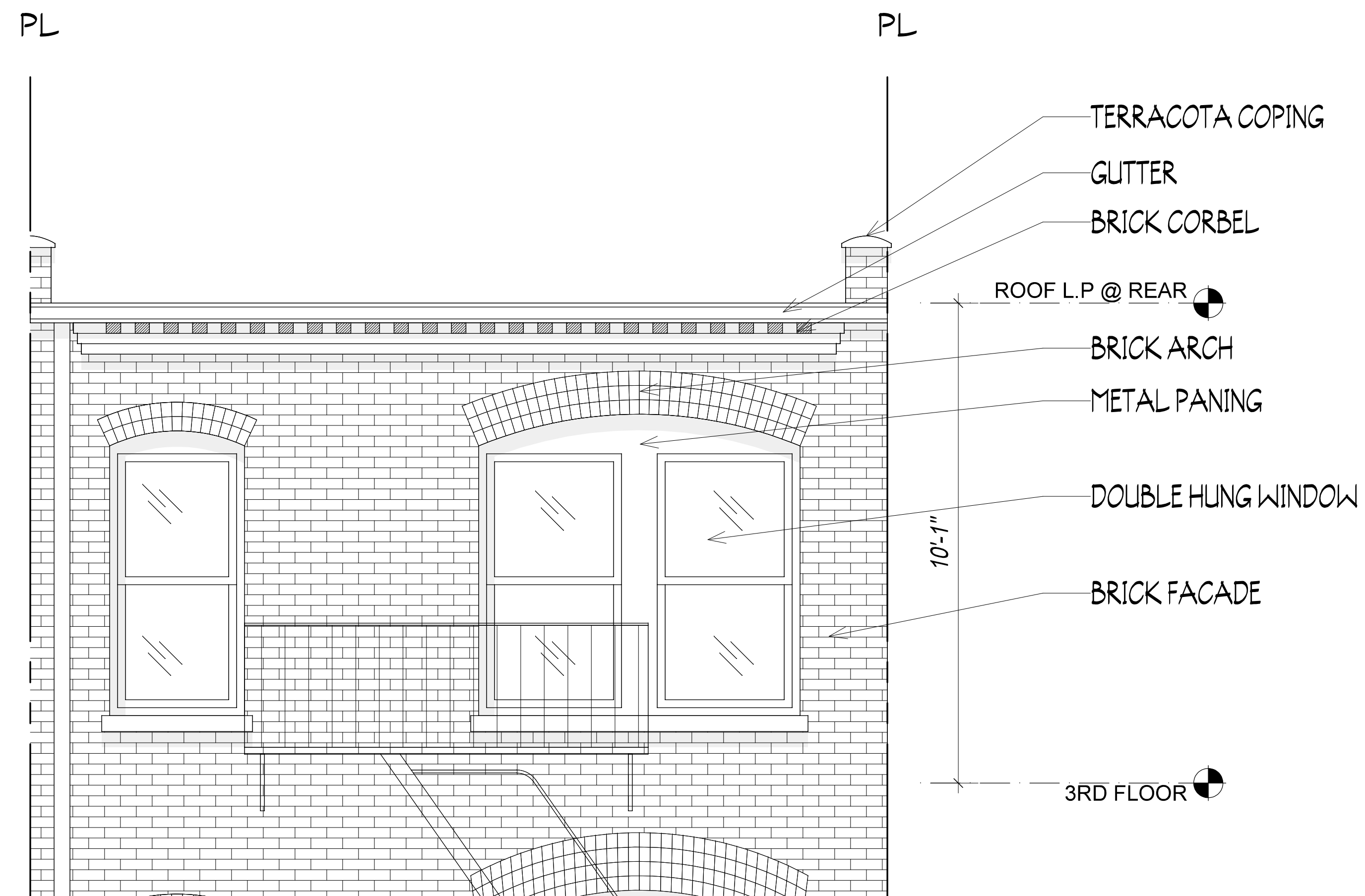
1 AS BUILT REAR ELEVATION



THIRD FLOOR- REAR FACADE AS BUILT

254 WEST 88TH STREET

THIRD FLOOR REAR FACADE RECONSTRUCTION



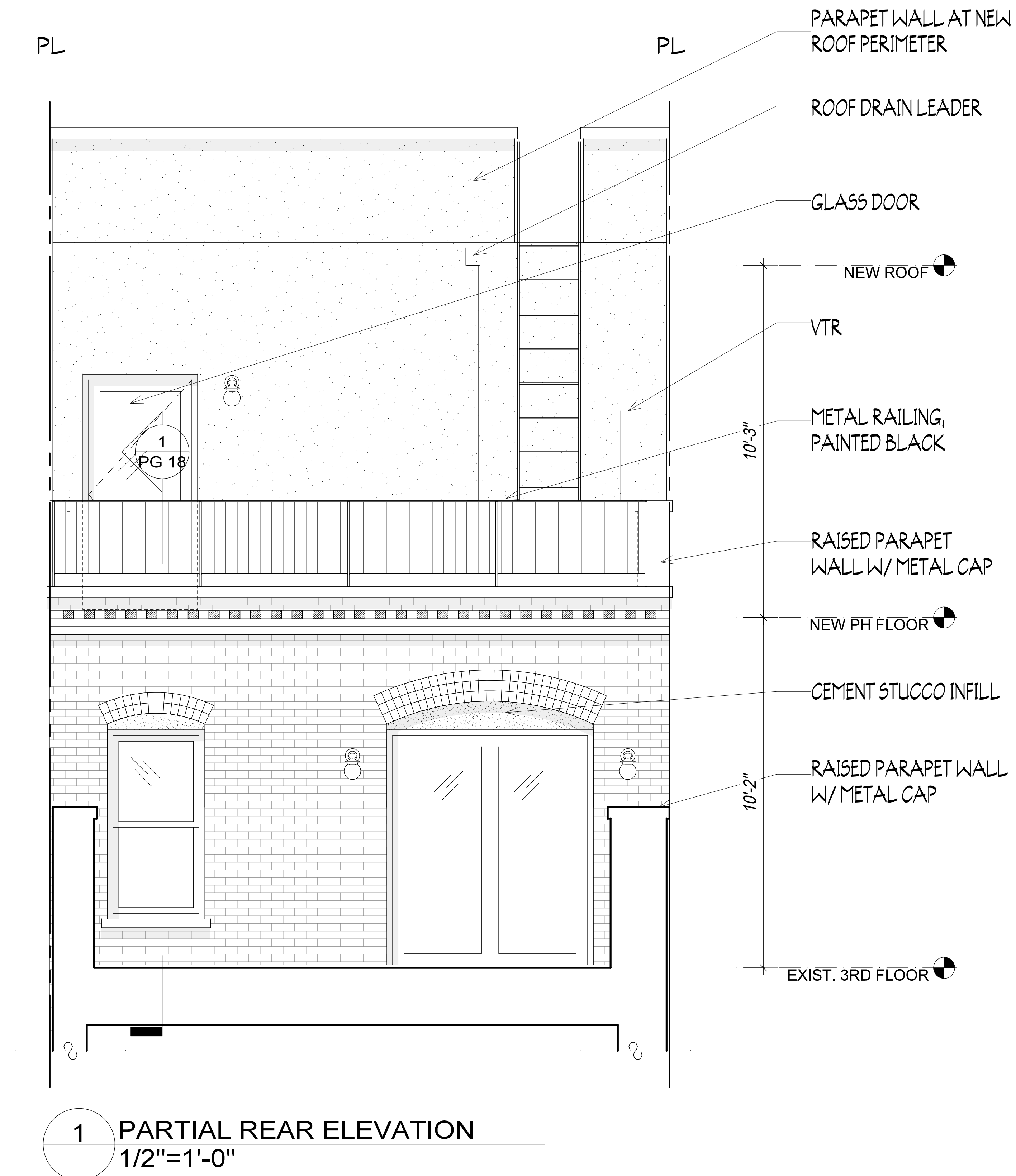
1 PARTIAL ORIGINAL REAR ELEVATION
1/2"=1'-0"



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

254 WEST 88TH STREET

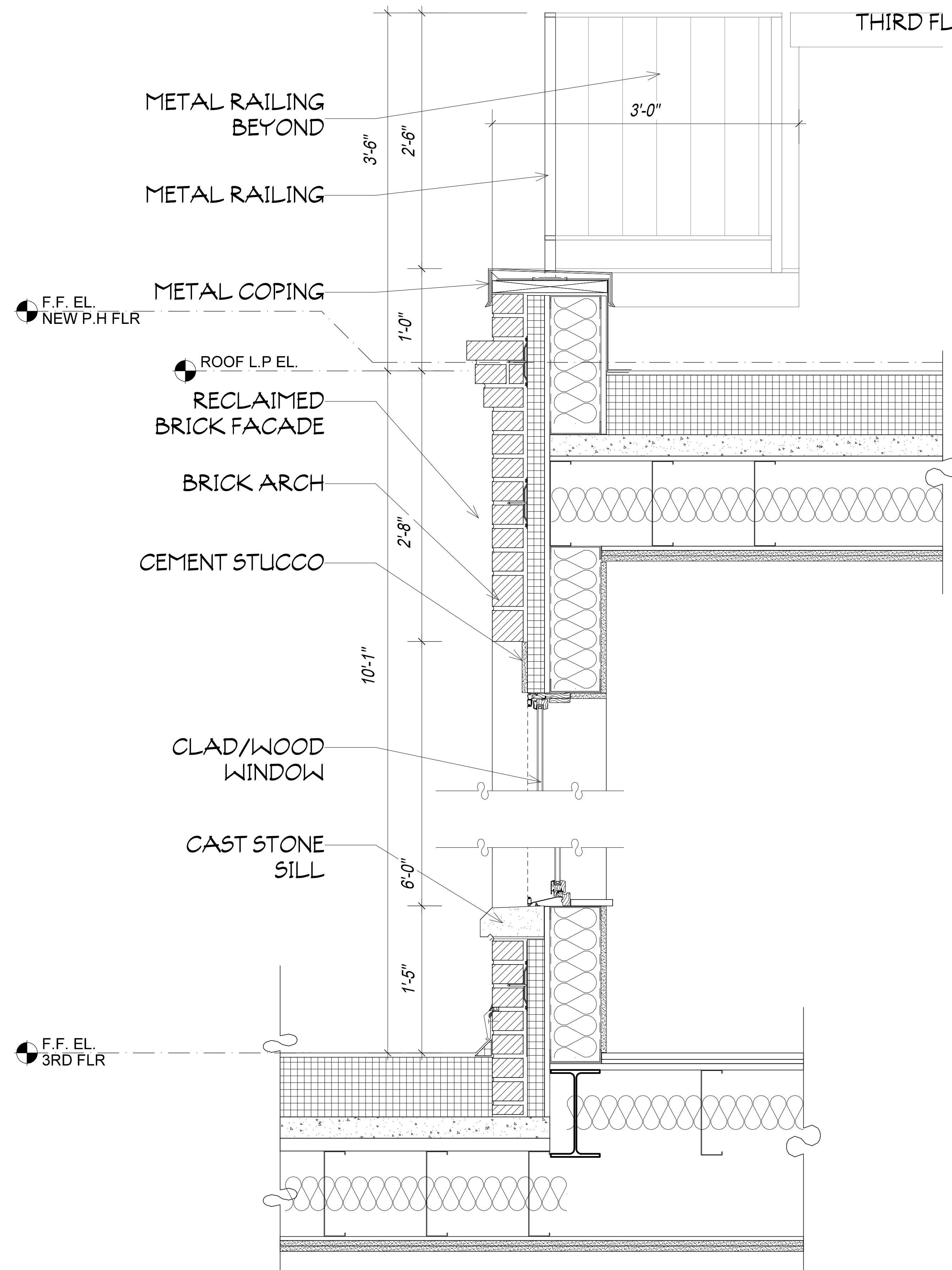
THIRD FLOOR REAR FACADE RECONSTRUCTION



THIRD FLOOR- REAR FACADE

254 WEST 88TH STREET

THIRD FLOOR REAR FACADE RECONSTRUCTION



THIRD FLOOR- REAR FACADE

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



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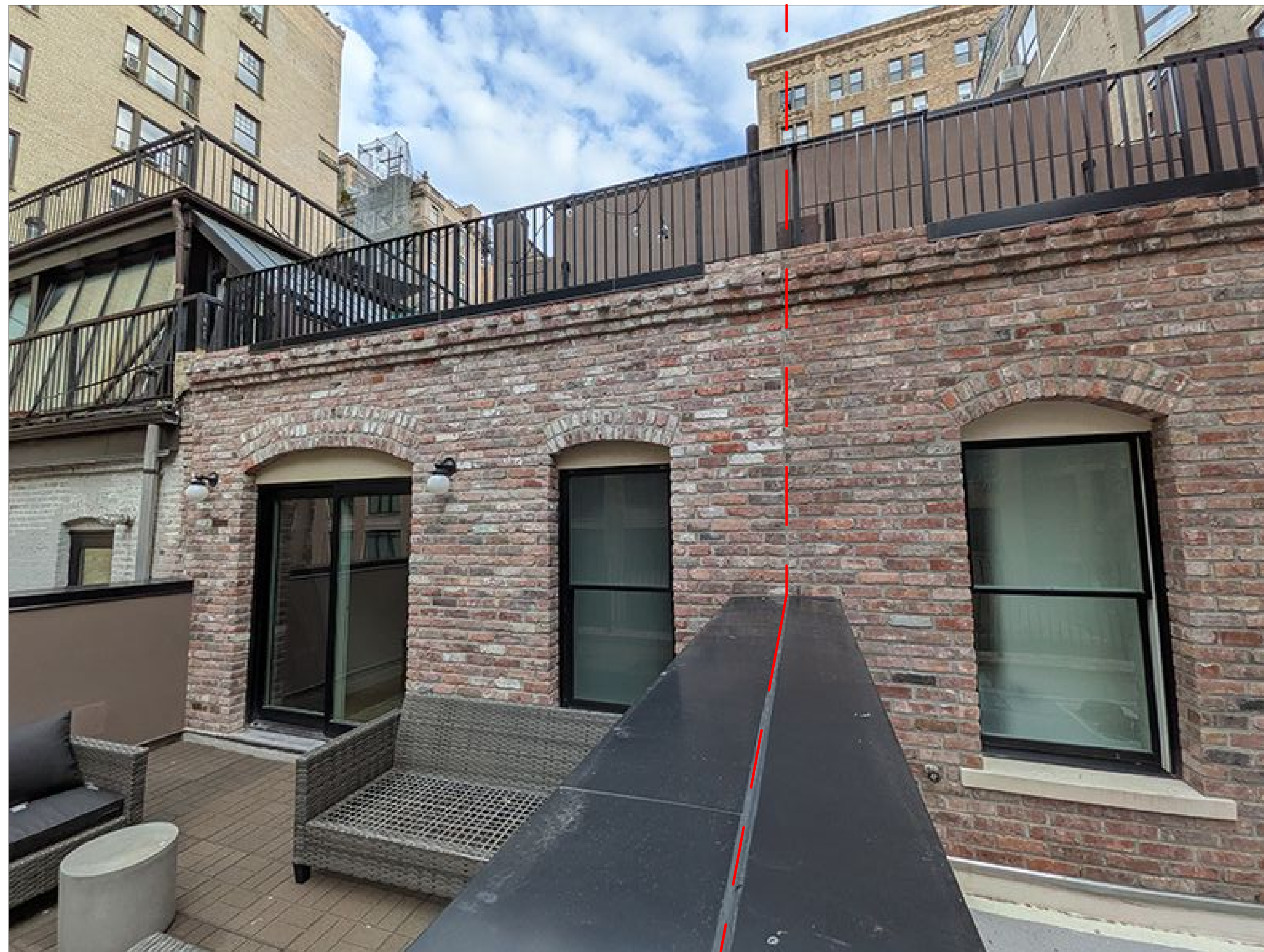
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LANDMARKS PRESERVATION COMMISSION PRESENTATION
PAGE 20

254 WEST 88TH STREET

THIRD FLOOR REAR FACADE IN CONTEXT



256 WEST 88TH STREET- THIRD FLOOR REAR FACADE



254 WEST 88TH STREET- THIRD FLOOR REAR FACADE

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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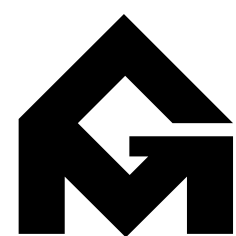
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254 WEST 88TH STREET

APPENDIX



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PAGE 24

254 WEST 88TH STREET

REAR YARD ADDITION



REAR FACADE AS BUILT CONDITIONS

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