

April 18, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-23-03967

254 West 88th Street – Riverside - West 105th Street

Historic District

Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 899 5814 5262

Passcode: 014519

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify 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.

254 WEST 88TH STREET

PROPOSED ROOFTOP AND REAR ADDITION

254 W. 88TH STREET



RIVER-SIDE WEST END HISTORIC DISTRICT MAP
(THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION)



EXISTING NORTH FACADE



EXISTING SOUTH FACADE



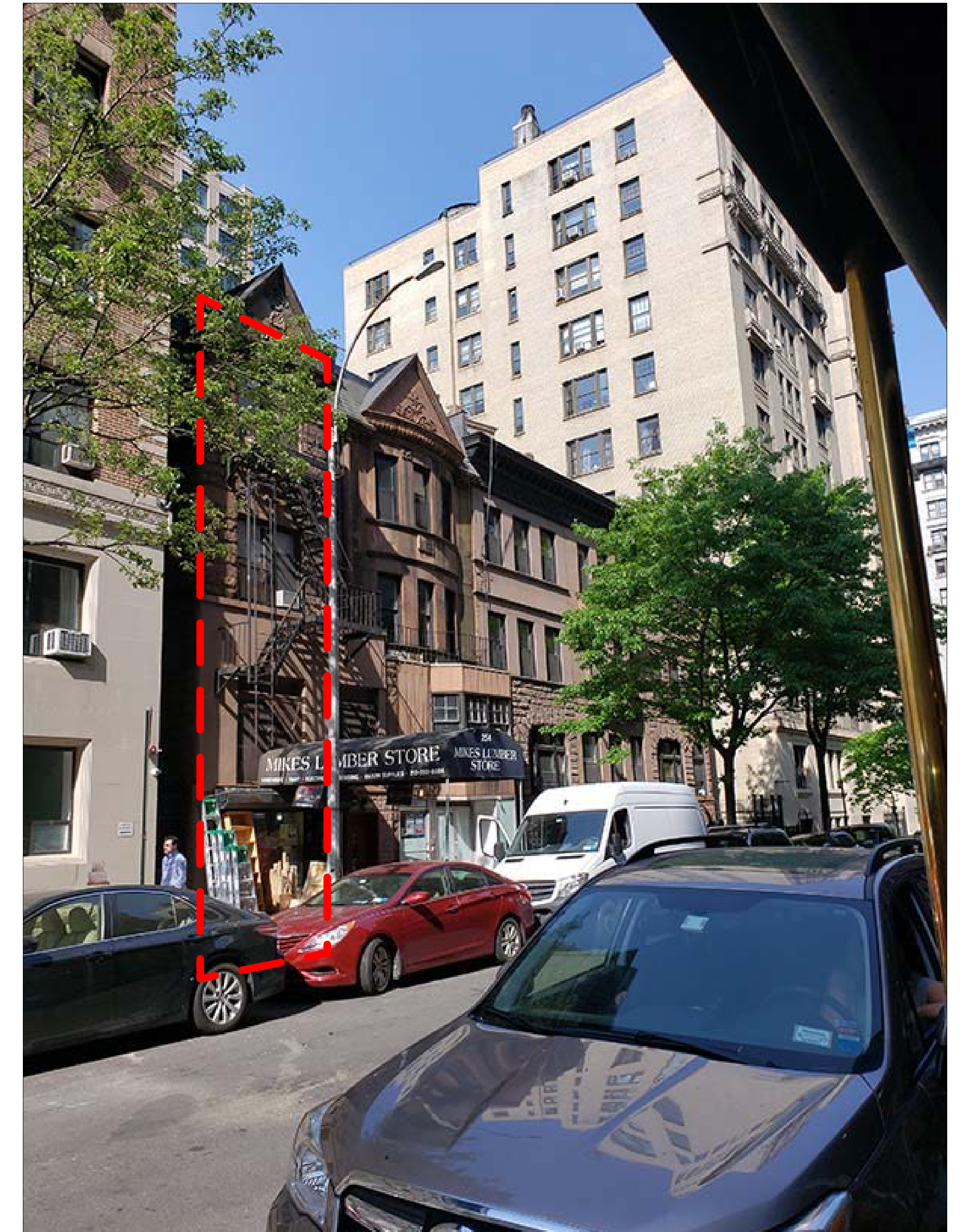
PROPOSED SOUTH ELEVATION

254 WEST 88TH STREET

STREETSCAPE



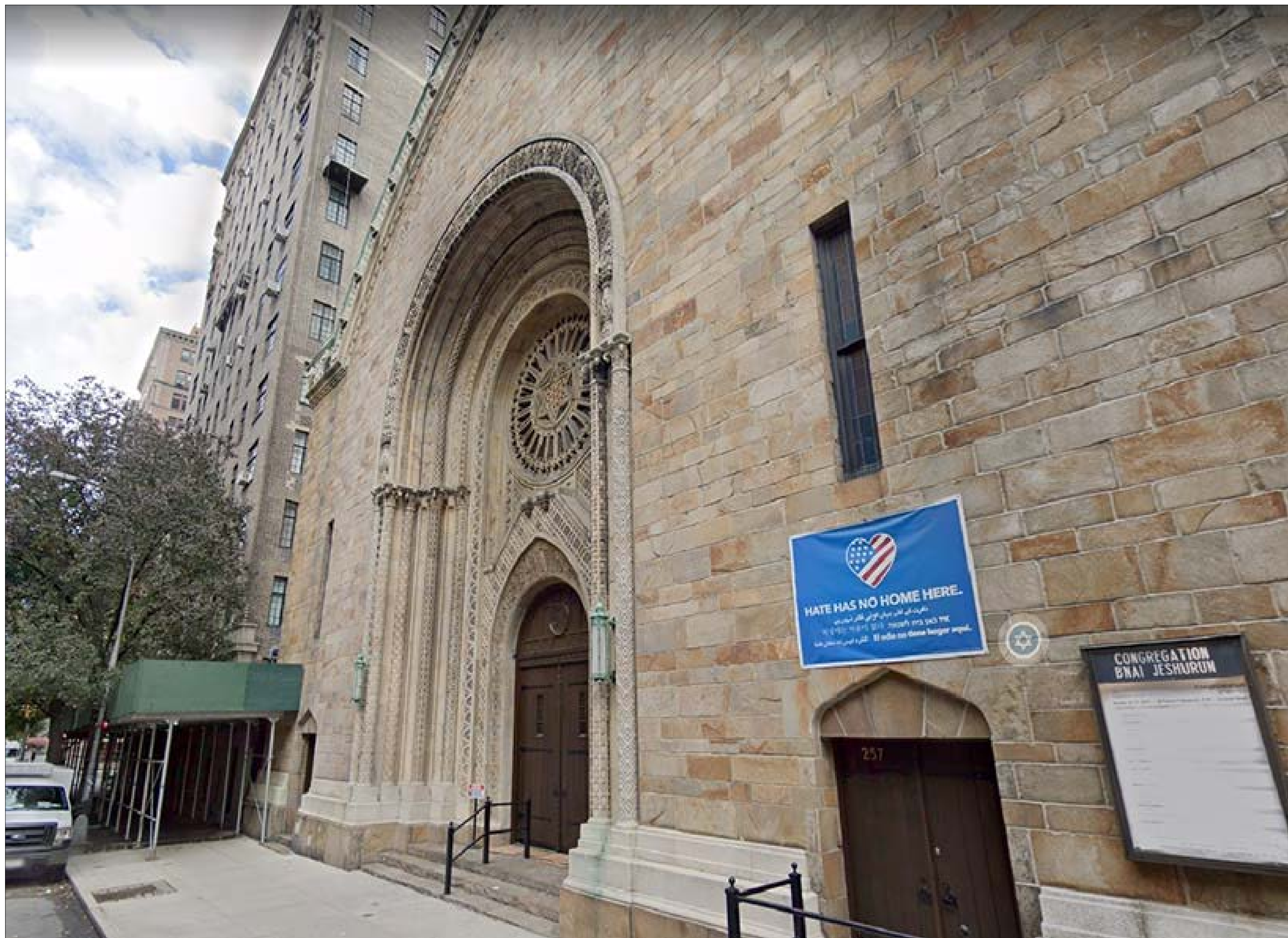
SOUTH SIDE OF WEST 88TH STREET, LOOKING EAST



SOUTH SIDE OF WEST 88TH STREET, LOOKING WEST

254 WEST 88TH STREET

STREETSCAPE



NORTH SIDE OF WEST 88TH STREET, LOOKING WEST

NORTH SIDE OF WEST 88TH STREET, LOOKING EAST

254 WEST 88TH STREET

EXISTING ROOF



EXISTING ROOF, LOOKING SOUTH

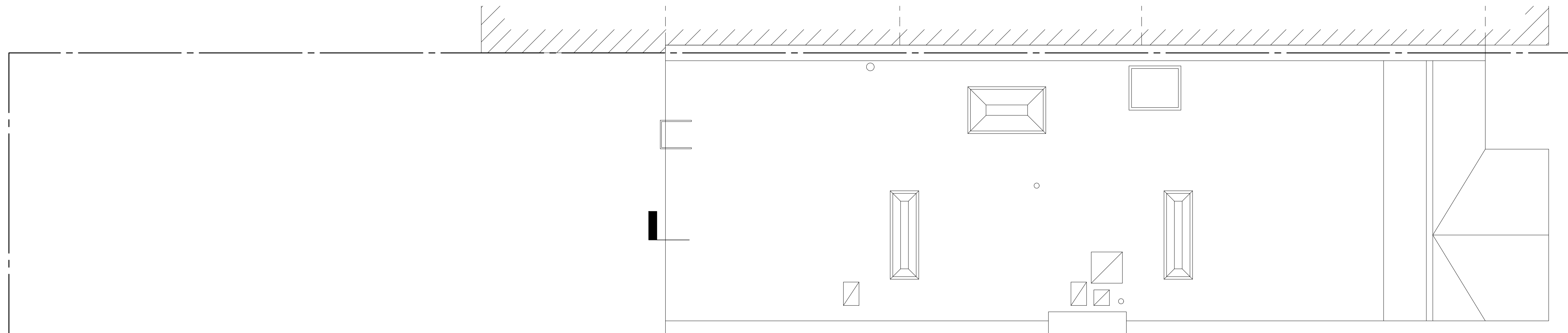


EXISTING ROOF, LOOKING SOUTH

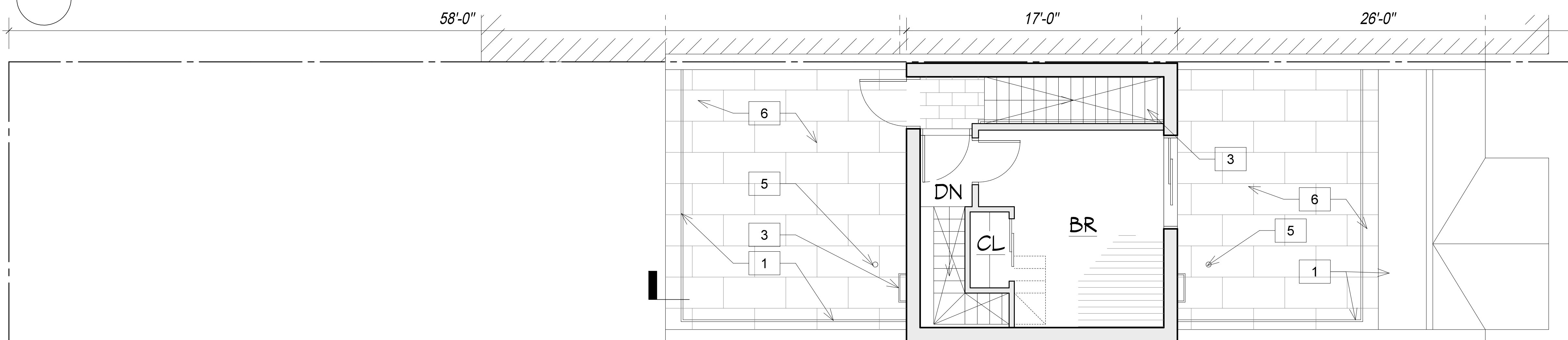
254 WEST 88TH STREET

PROPOSED ROOFTOP ADDITION

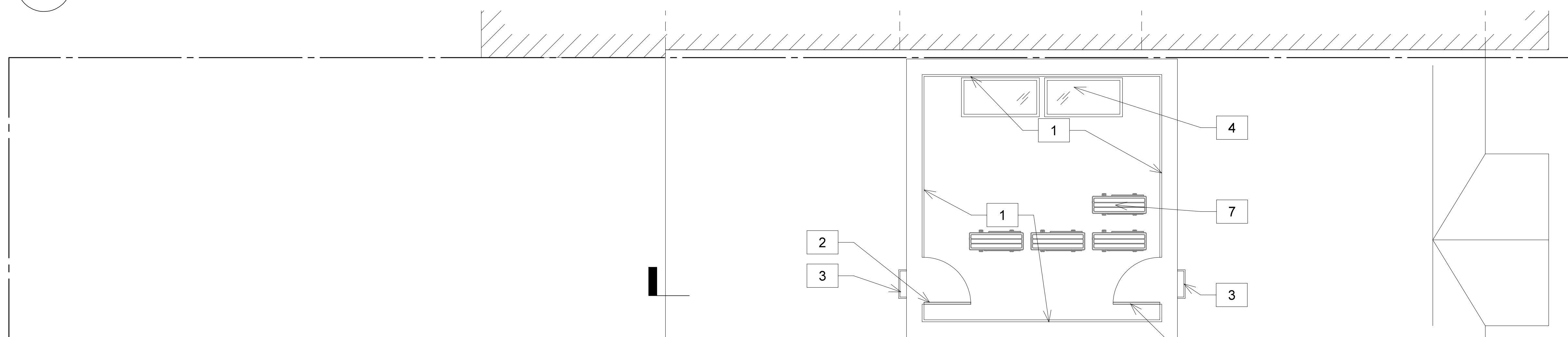
- KEYED NOTES
1. NEW MENTAL RAILING
 2. METAL GATE
 3. NEW STEEL LADDER
 4. NEW SKYLIGHT, TYP.
 5. VENT STACK
 6. RUBBER PAVERS
 7. CONDENSER



1
PAGE 9



2
PAGE 9



2
PAGE 9



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350 SEVENTH AVENUE, N.Y., N.Y. 10001
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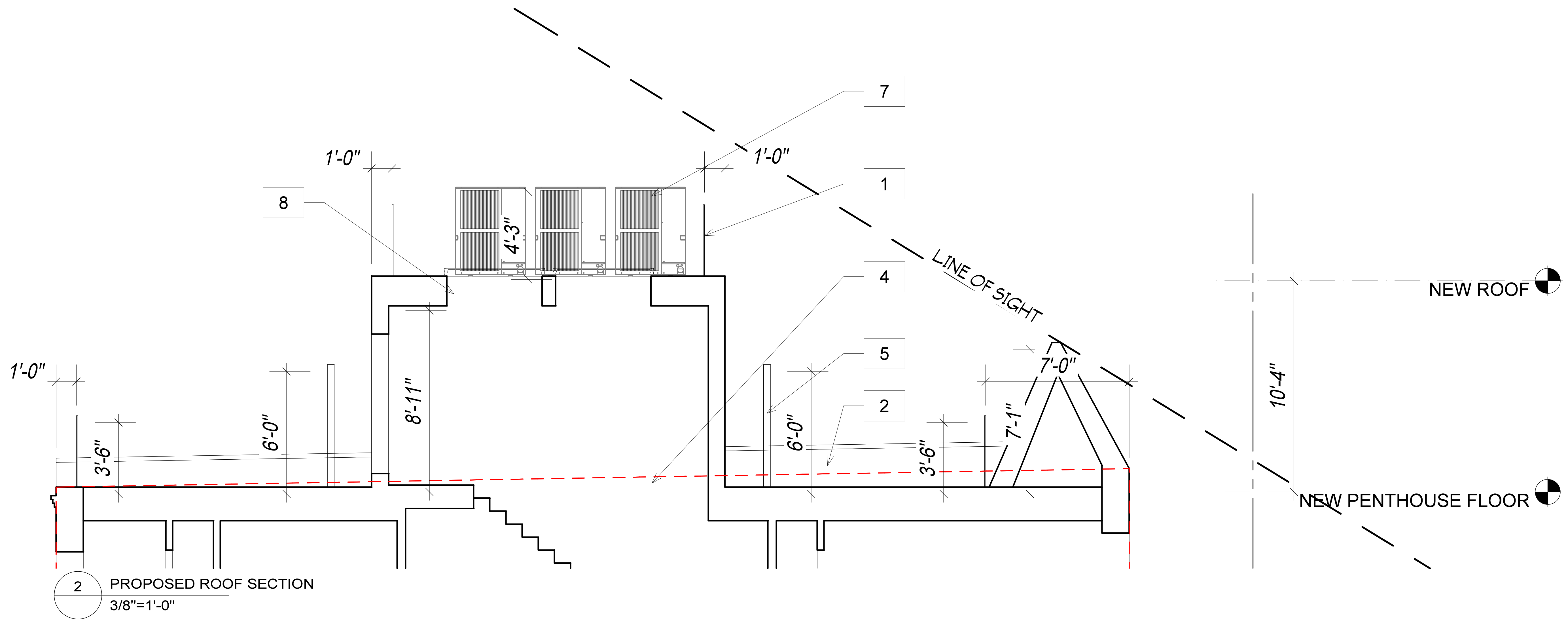
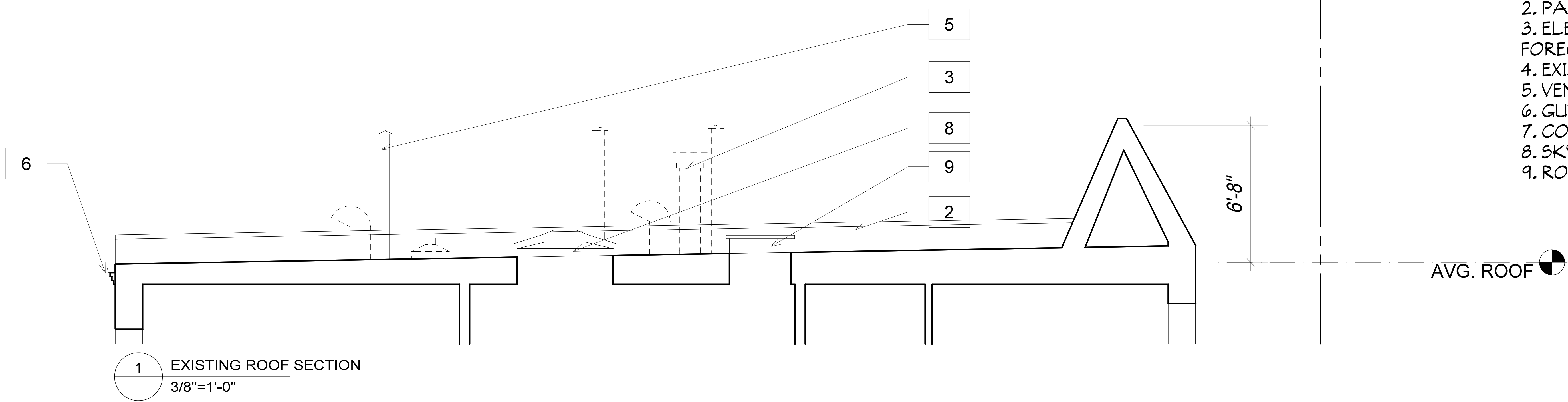
4.3.23

LANDMARKS PRESERVATION COMMISSION PRESENTATION
PAGE 5

Y:\254 W 88TH STREET\PC\ADDITION & EXTENSION\ADDITION & EXTENSION\PAGE 6

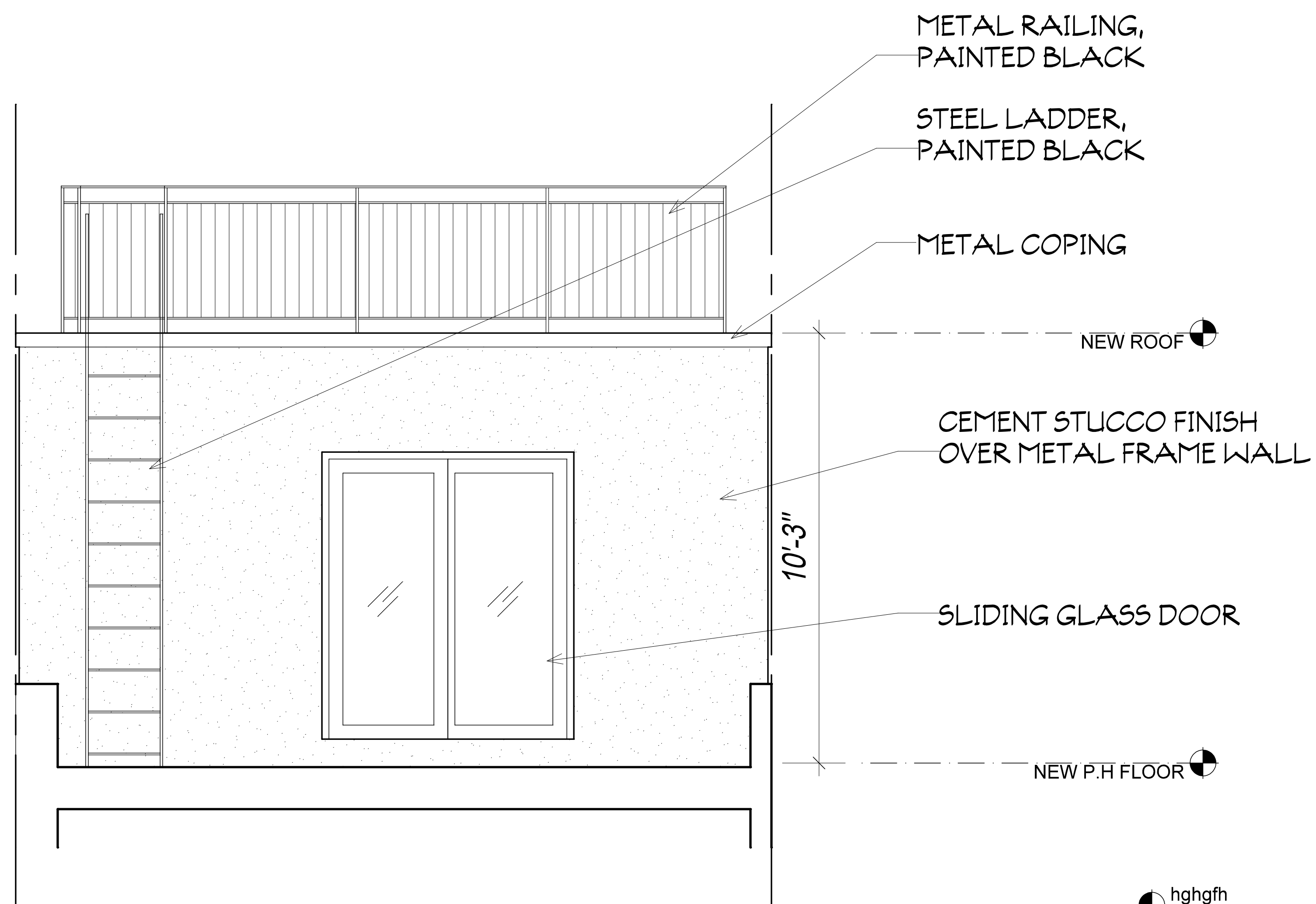
254 WEST 88TH STREET

PROPOSED ROOFROP ADDITION

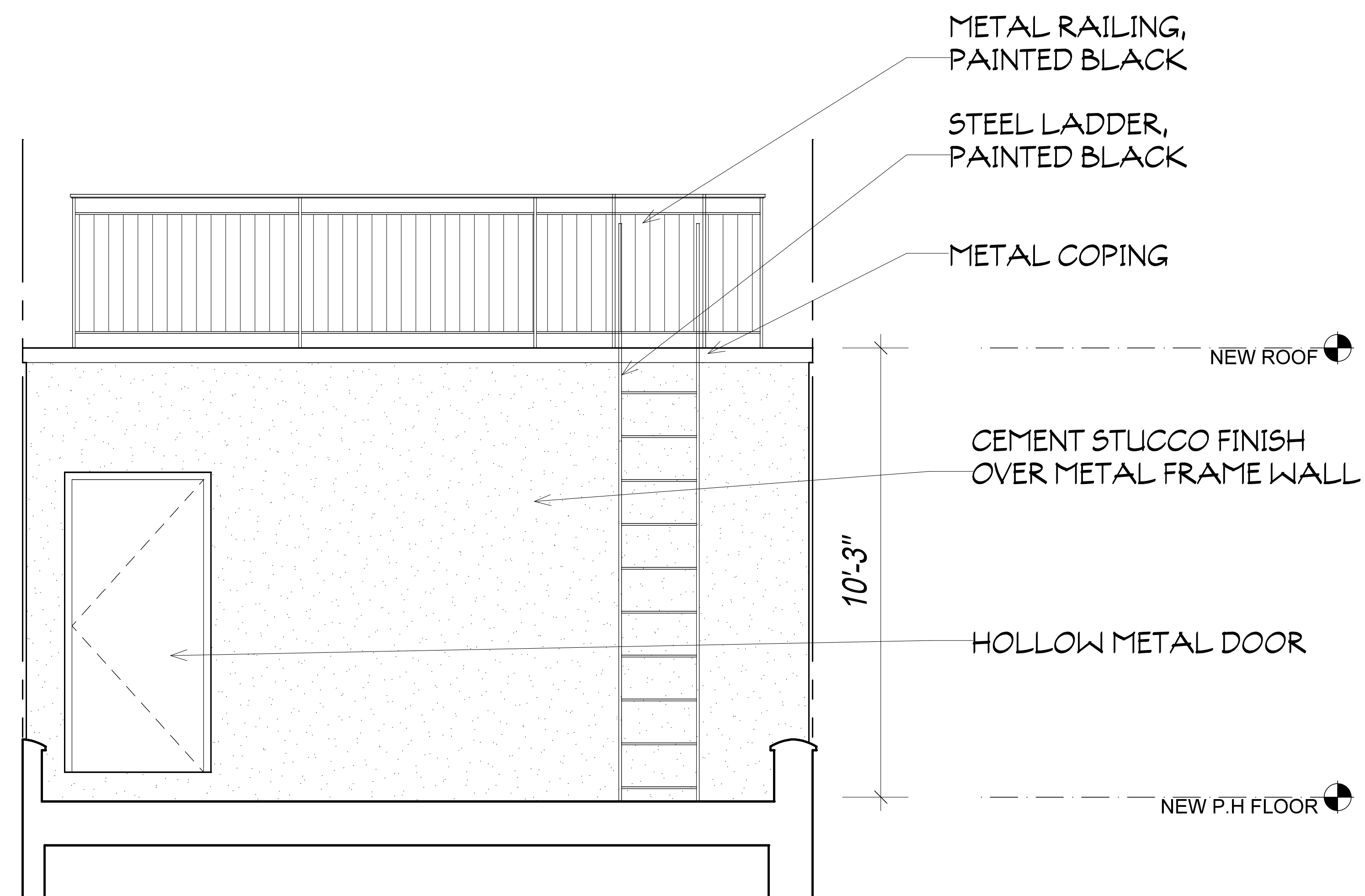


254 WEST 88TH STREET

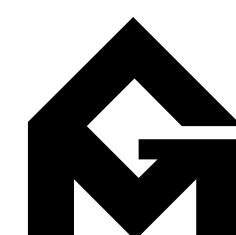
PROPOSED ROOFROP ADDITION



1 PROPOSED NORTH P.H. ELEVATION
1/2"=1'-0"



2 PROPOSED SOUTH P.H. ELEVATION
1/2"=1'-0"



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254 WEST 88TH STREET

ROOFTOPS NEXT DOOR



256 W. 88TH ST -SOUTH ELEVATION
N.T.S

(ROOF ADDITION APPROVED UNDER
CERTIFICATE OF APPROPRIATENESS
22-06274)

254 WEST 88TH STREET

MOCK UP PHOTOS



ROOF- LOOKING SOUTH WEST



ROOF-LOOKING NORTH WEST



ROOF- LOOKING SOUTH EAST



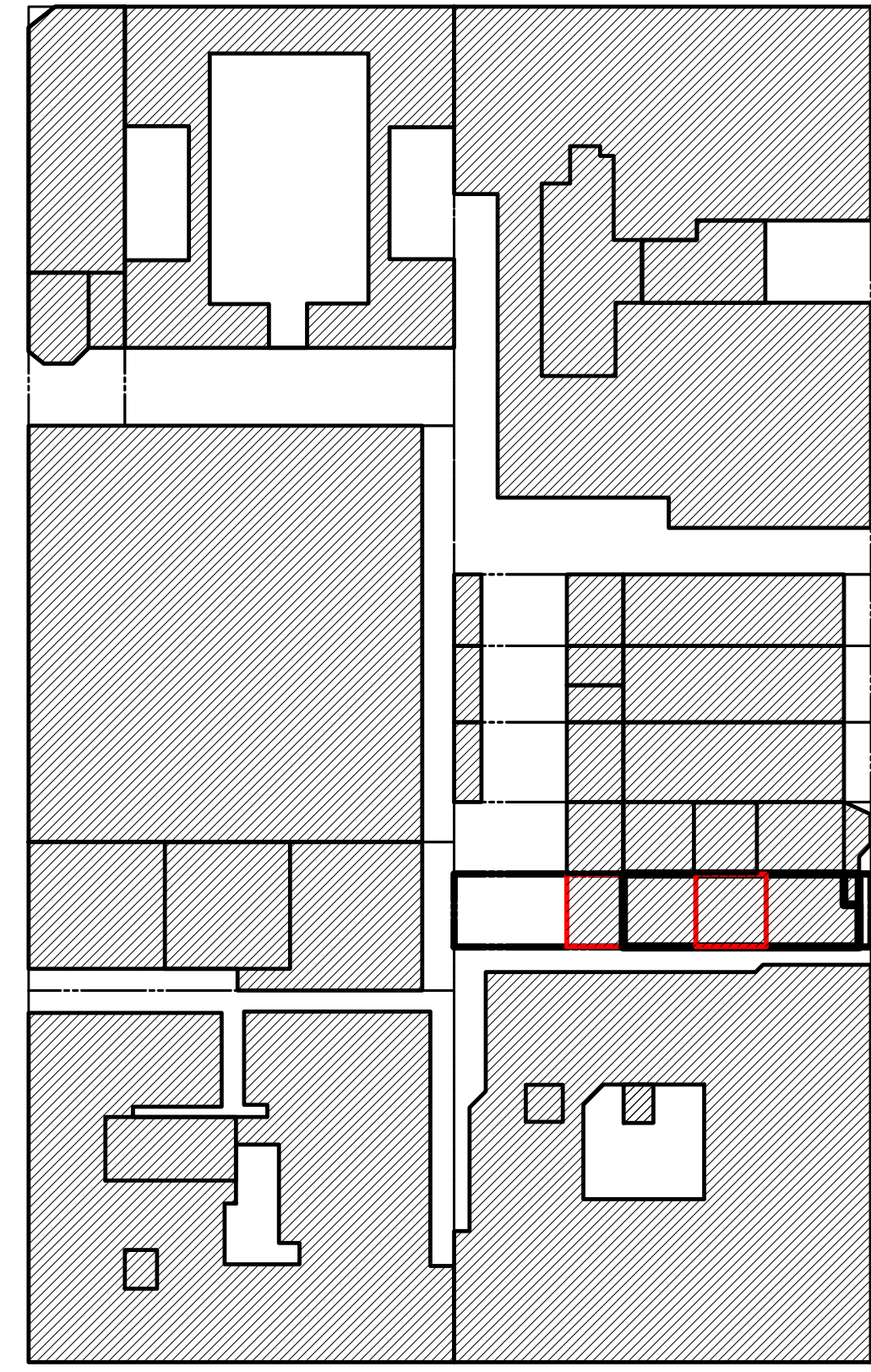
ROOF-LOOKING NORTH



TOP OF RAILING MOCK UP
THE MOCK UP CURRENTLY CONSTRUCTED
INCLUDES THE HEIGHT OF THE MECHANICAL UNITS.
TOP OF RAILING MOCK UP @ 15'-7" ABOVE ROOF
AS SHOWN ABOVE

254 WEST 88TH STREET

PHOTOS SHOWING THAT THE MOCK UP IS NOT VISIBLE FROM THE STREET"

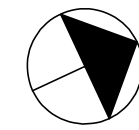


W. 88TH STREET

- 8
- 7
- 6
- 5
- 4+4 ZOOM
- 3+3 ZOOM
- 2+2 ZOOM
- 1

BROADWAY

KEY PLAN
N.T.S



1



2



2-ZOOM



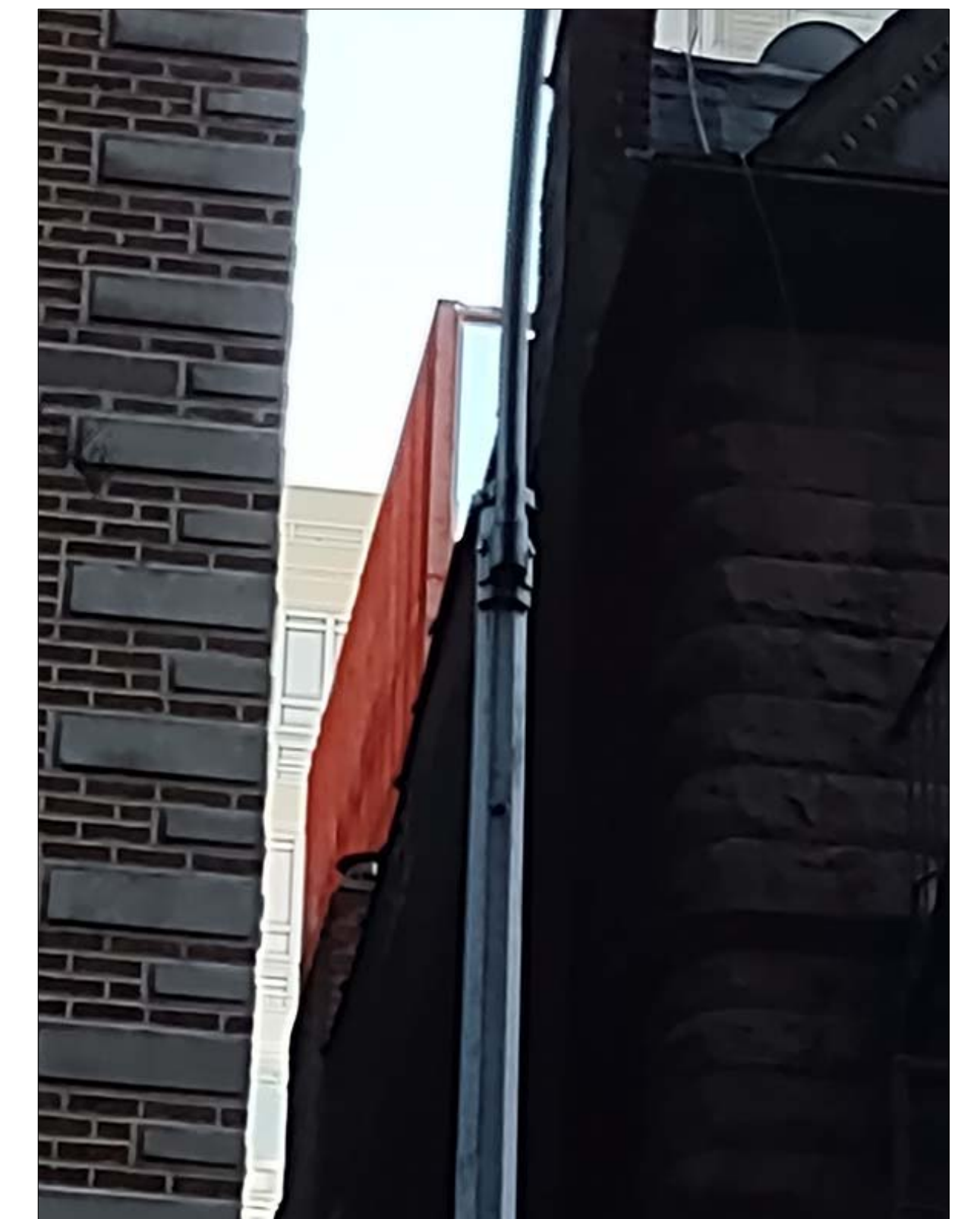
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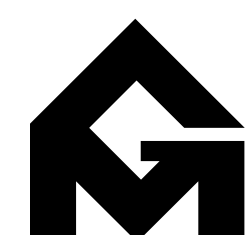
3-ZOOM



4



4-ZOOM



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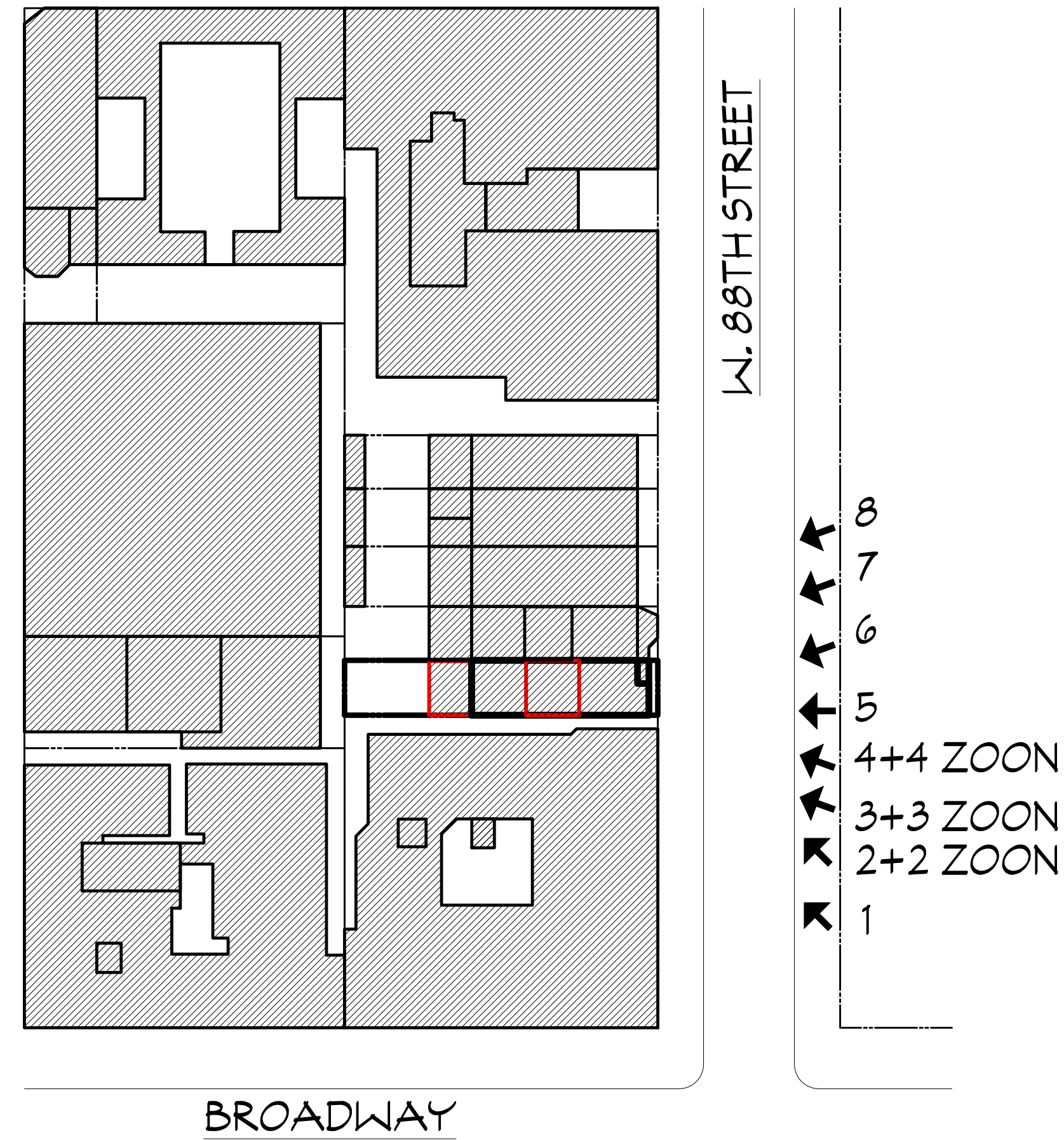
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LANDMARKS PRESERVATION COMMISSION PRESENTATION
PAGE 10

254 WEST 88TH STREET

PHOTOS SHOWING THAT THE MOCK UP IS NOT VISIBLE FROM THE STREET"



KEY PLAN
N.T.S



5



6



7



8

254 WEST 88TH STREET

EXISTING REAR ELEVATION



EXISTING SOUTH FACADE



EXISTING BRICK CORBEL



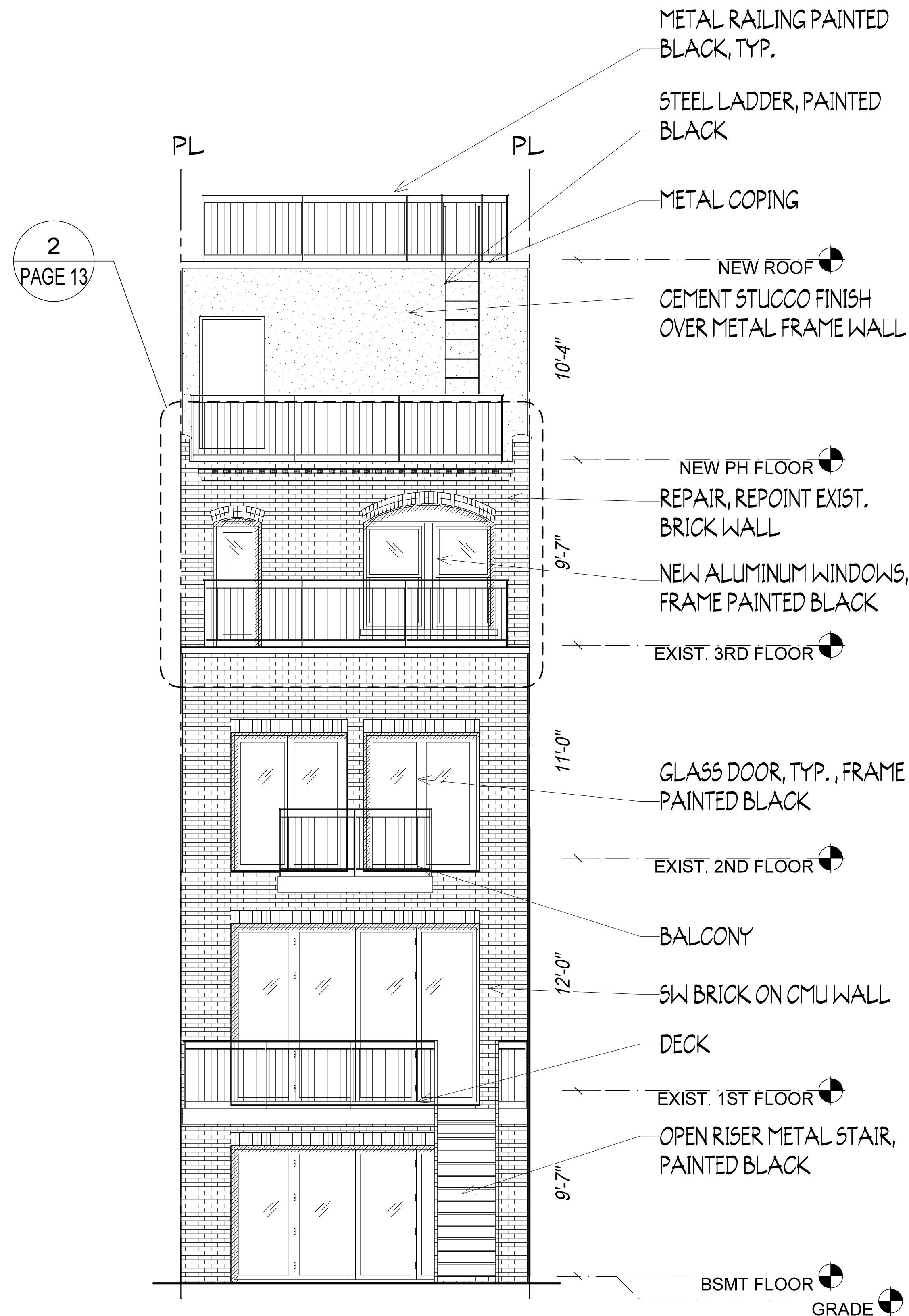
EXISTING ARCHED WINDOW

254 WEST 88TH STREET

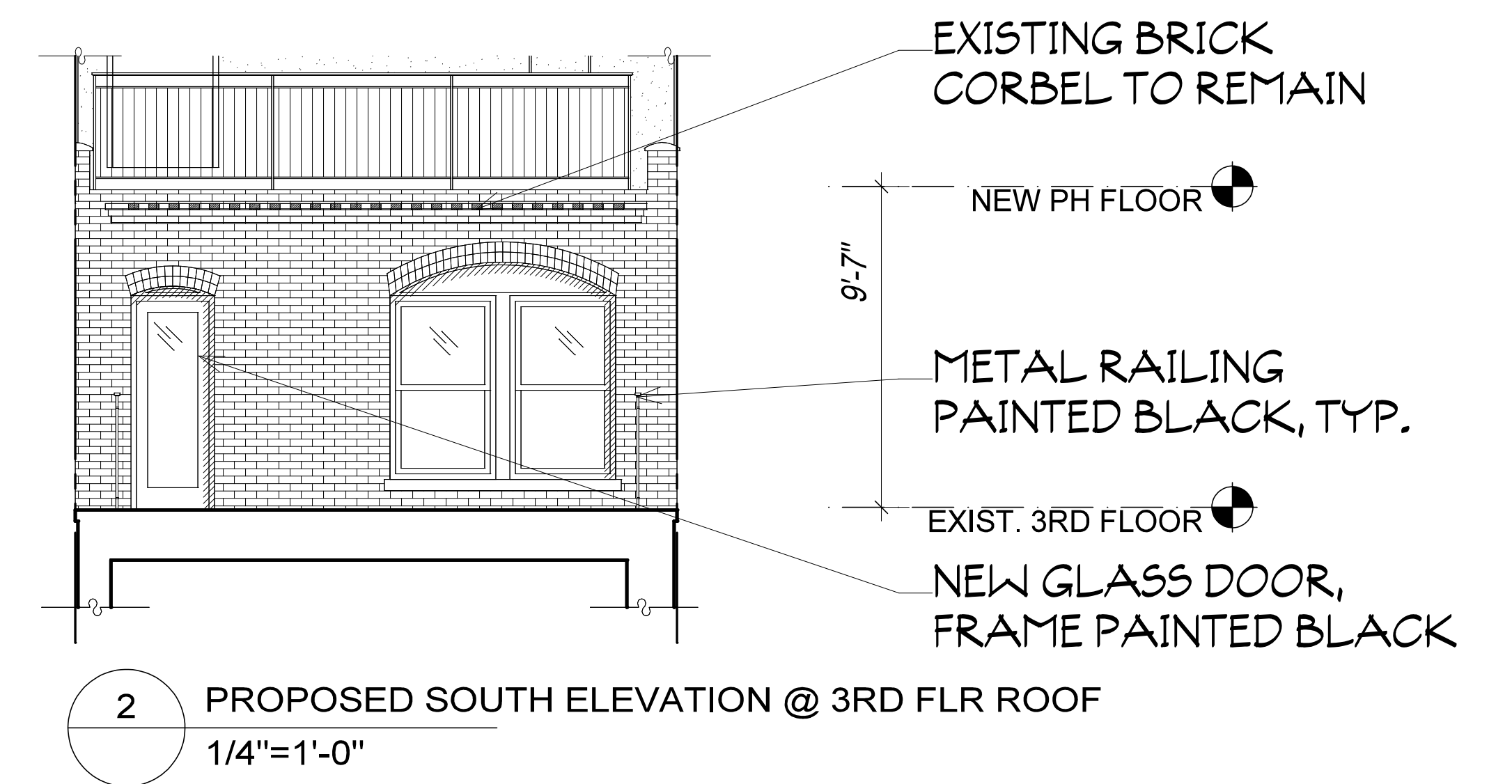
PROPOSED REAR ADDITION



EXISTING SOUTH FACADE



1
PROPOSED SOUTH ELEVATION
1/4"=1'-0"



254 WEST 88TH STREET

EXISTING AND PROPOSED SOUTH ELEVATIONS



#258

#256

#254

EXISTING SOUTH ELEVATION
1/4"=1'-0"

(ROOF ADDITION APPROVED UNDER
CERTIFICATE OF APPROPRIATENESS
22-06274)



#258

#256

#254

PROPOSED SOUTH ELEVATION
1/4"=1'-0"

(ROOF ADDITION APPROVED UNDER
CERTIFICATE OF APPROPRIATENESS
22-06274)

CEMENT STUCCO FINISH
OVER METAL FRAME WALL
REPAIR, REPOINT EXIST.
BRICK WALL
SW BRICK ON CMU WALL

254 WEST 88TH STREET

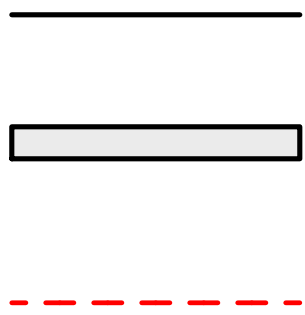
ISOMETRIC VIEW

LEGEND

EXISTING BUILDING

NEW ADDITION/ EXTENSION

EXISTING TO BE REMOVED



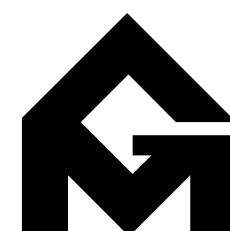
256 W. 88TH STREET

(ROOF ADDITION APPROVED UNDER
CERTIFICATE OF APPROPRIATENESS
22-06274)

256 W. 88TH STREET
(PROPOSED ADDITIONS)

W. 88TH STREET

ISOMETRIC VIEW
N.T.S



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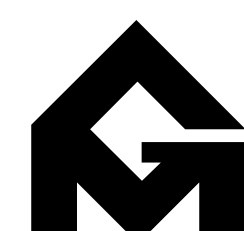


254 WEST 88TH STREET

INTERIOR BLOCK CONDITIONS



REAR ADDITIONS AT THE NEIGHBORING HOUSES TO THE WEST OF 254 WEST 88TH STREET



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254 WEST 88TH STREET

INTERIOR BLOCK CONDITIONS



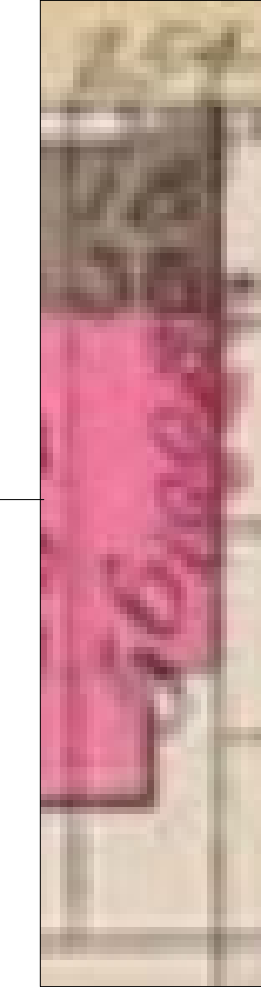
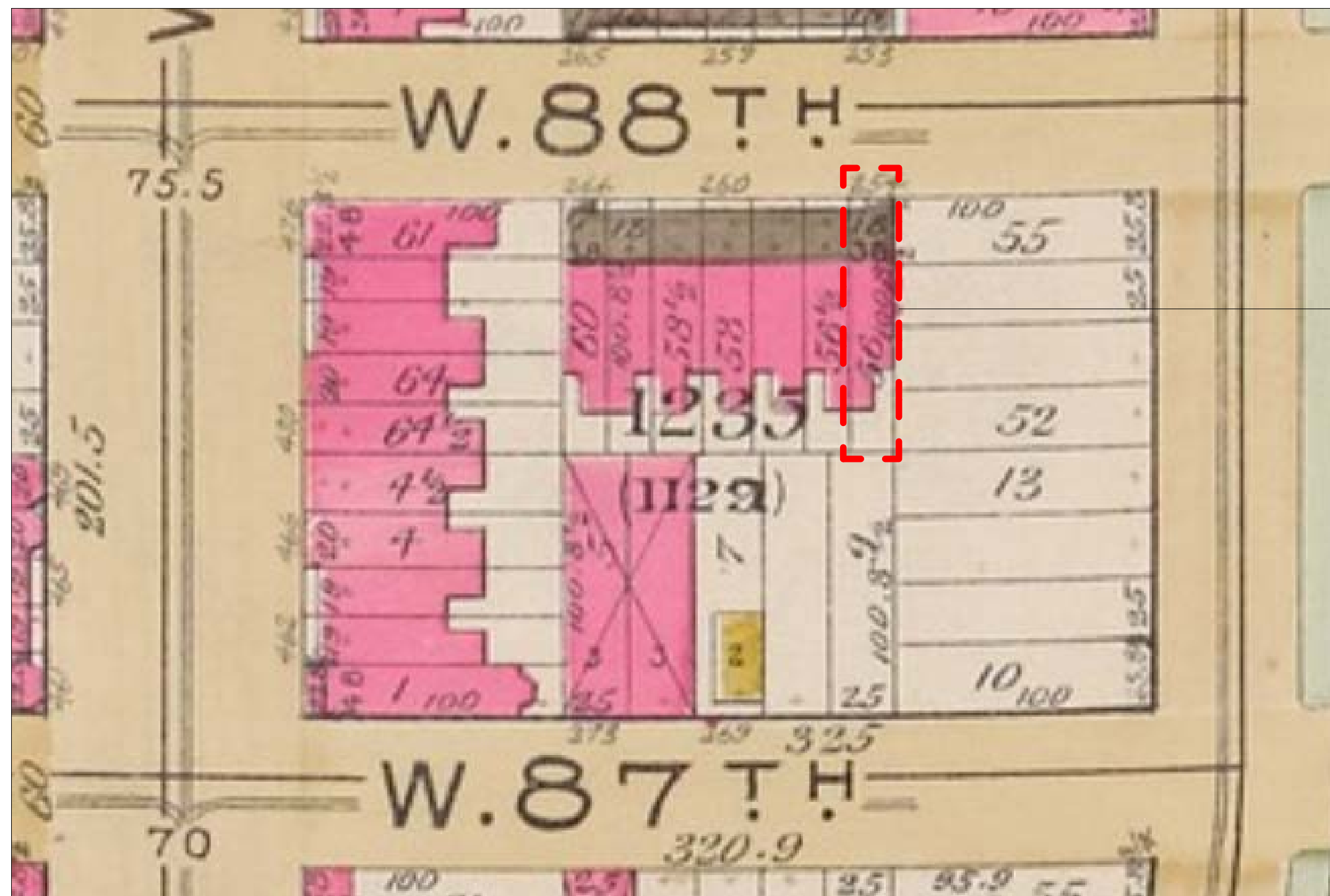
INTERIOR BLOCK LOOKING EAST



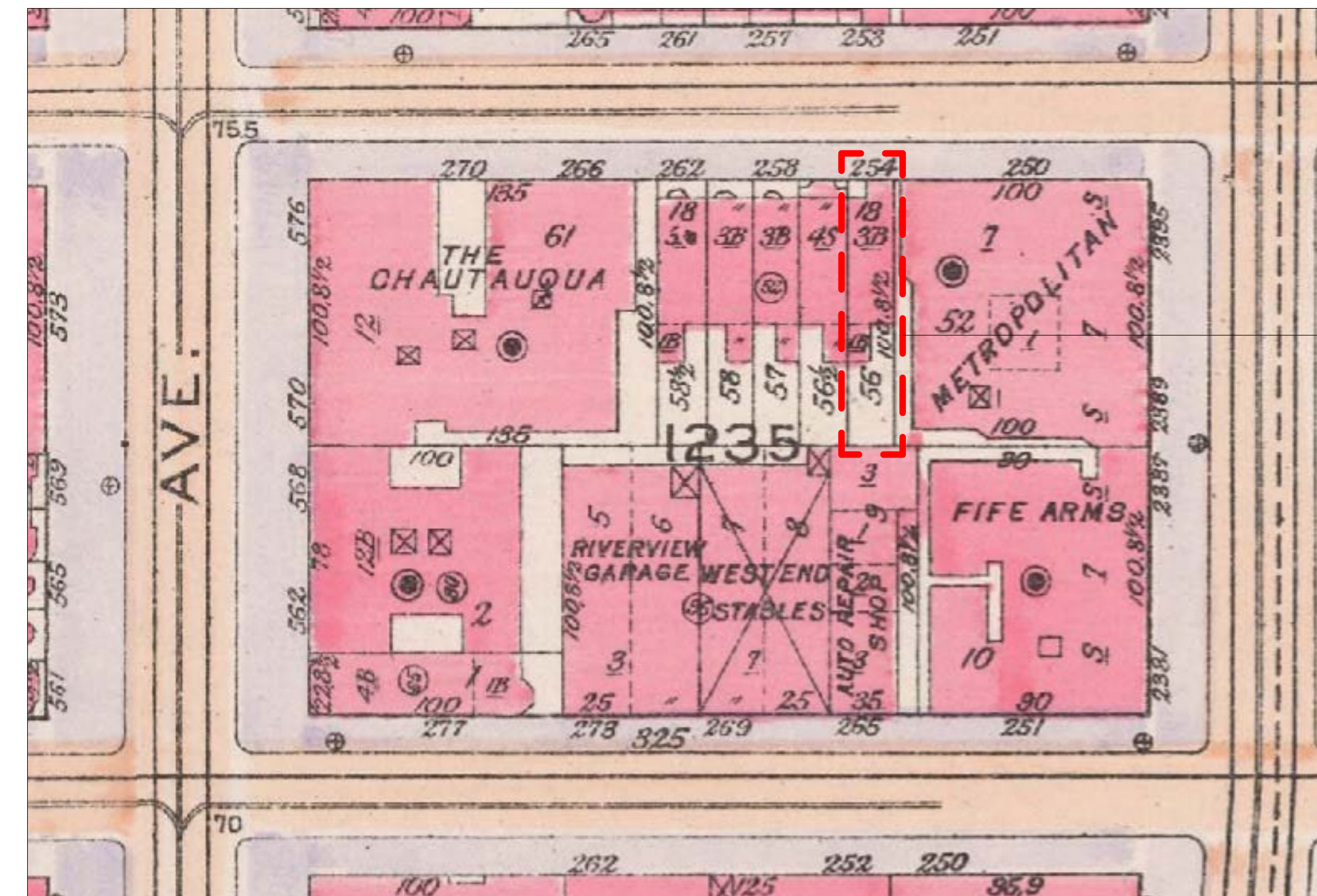
EXISTING REAR ADDITIONS AT ROWHOUSES TO THE WEST

254 WEST 88TH STREET

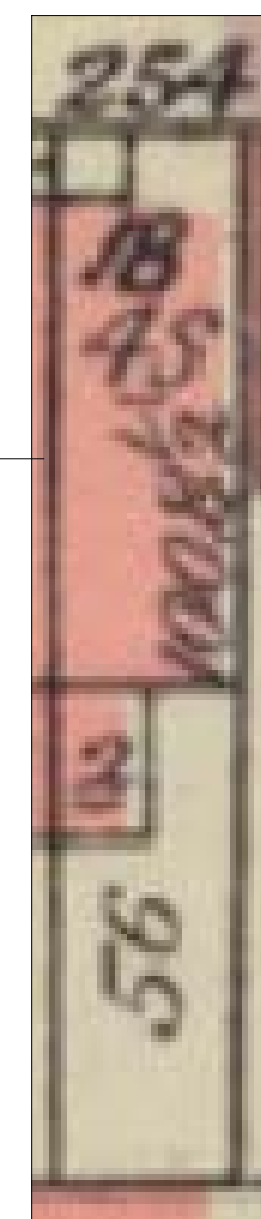
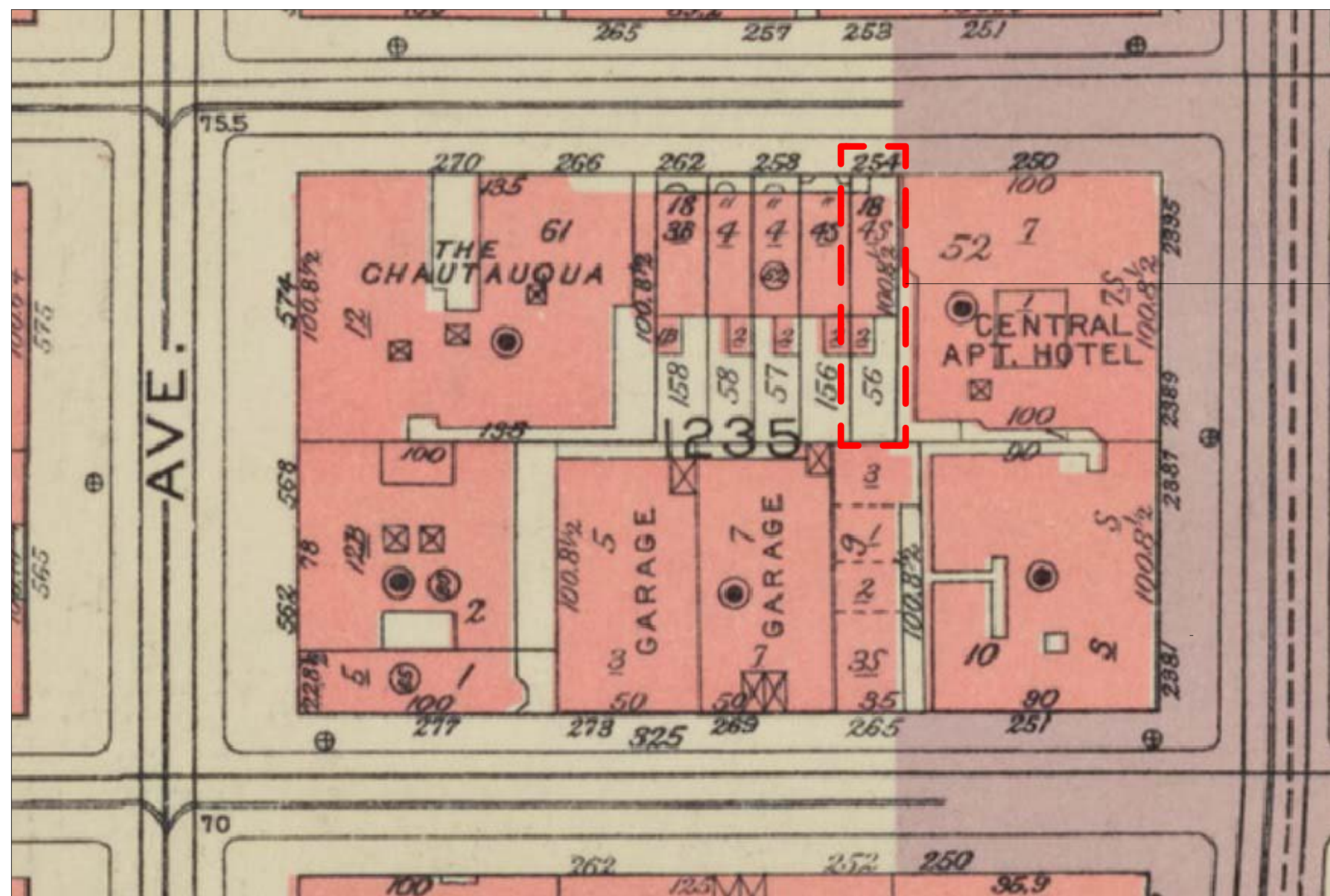
HISTORIC MAPS



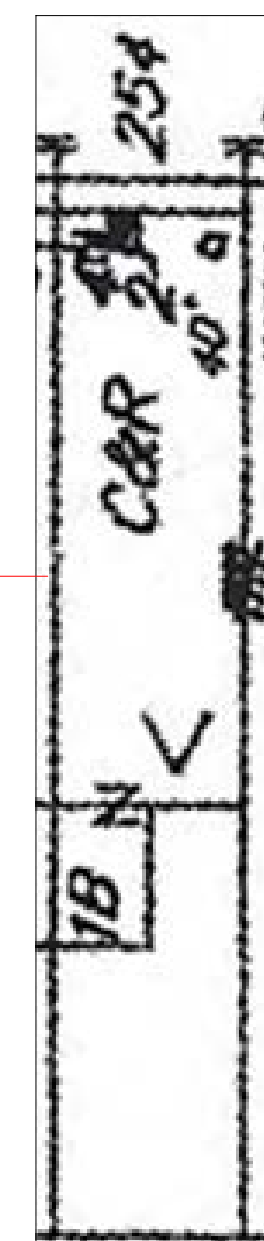
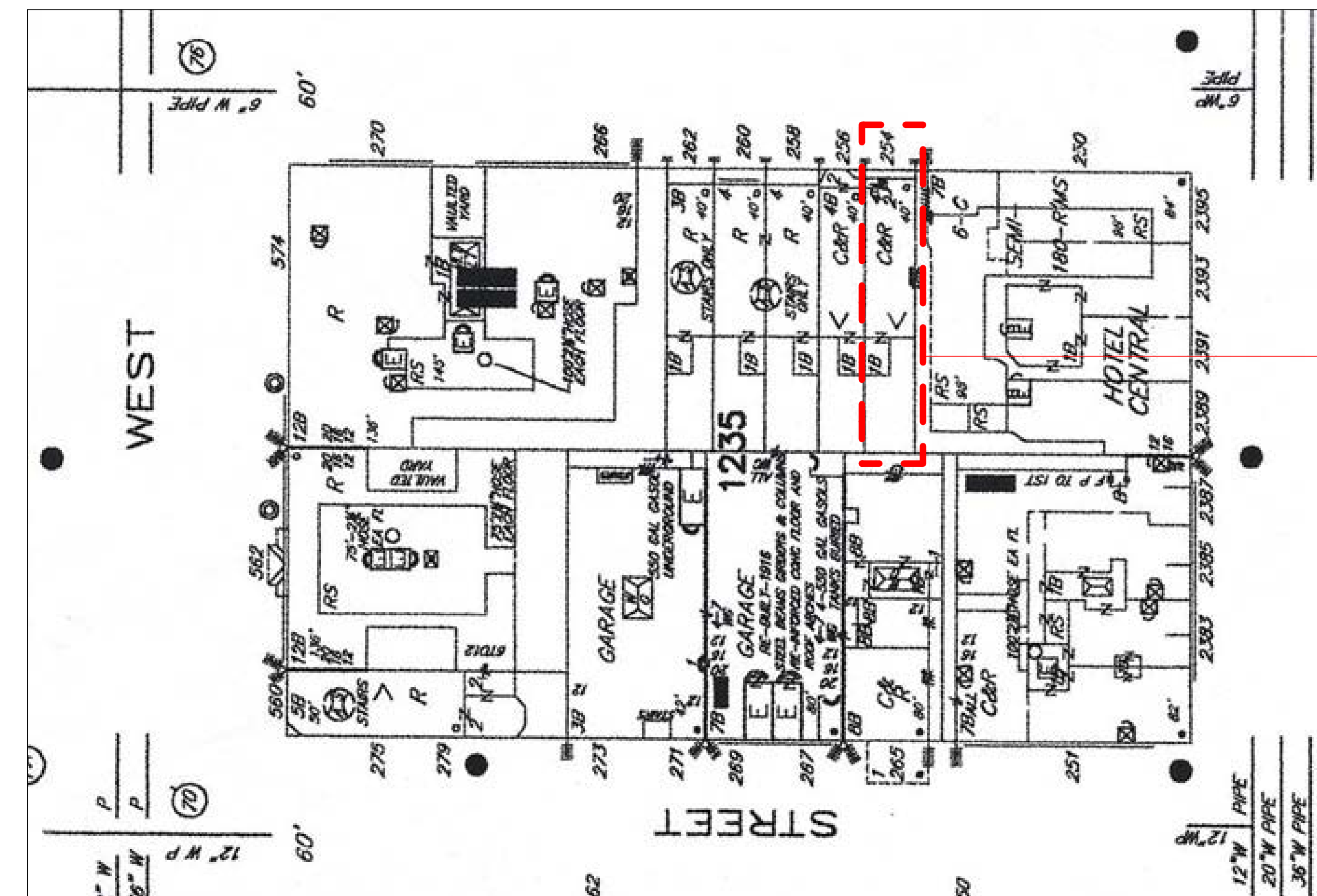
1891 BROMLY MAP



1916 BROMLEY MAP



1955 BROMLEY MAP

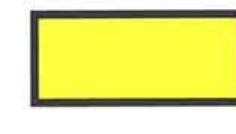


2005 SANBORN MAP

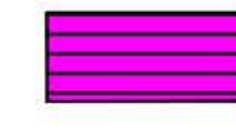
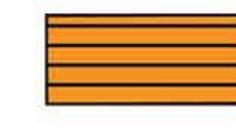
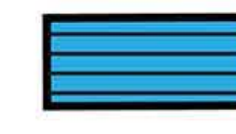
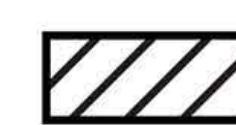
254 WEST 88TH STREET

EXISTING BLOCK PLAN

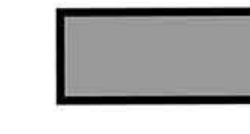
EXISTING AS PER 2005 SANBORN MAP

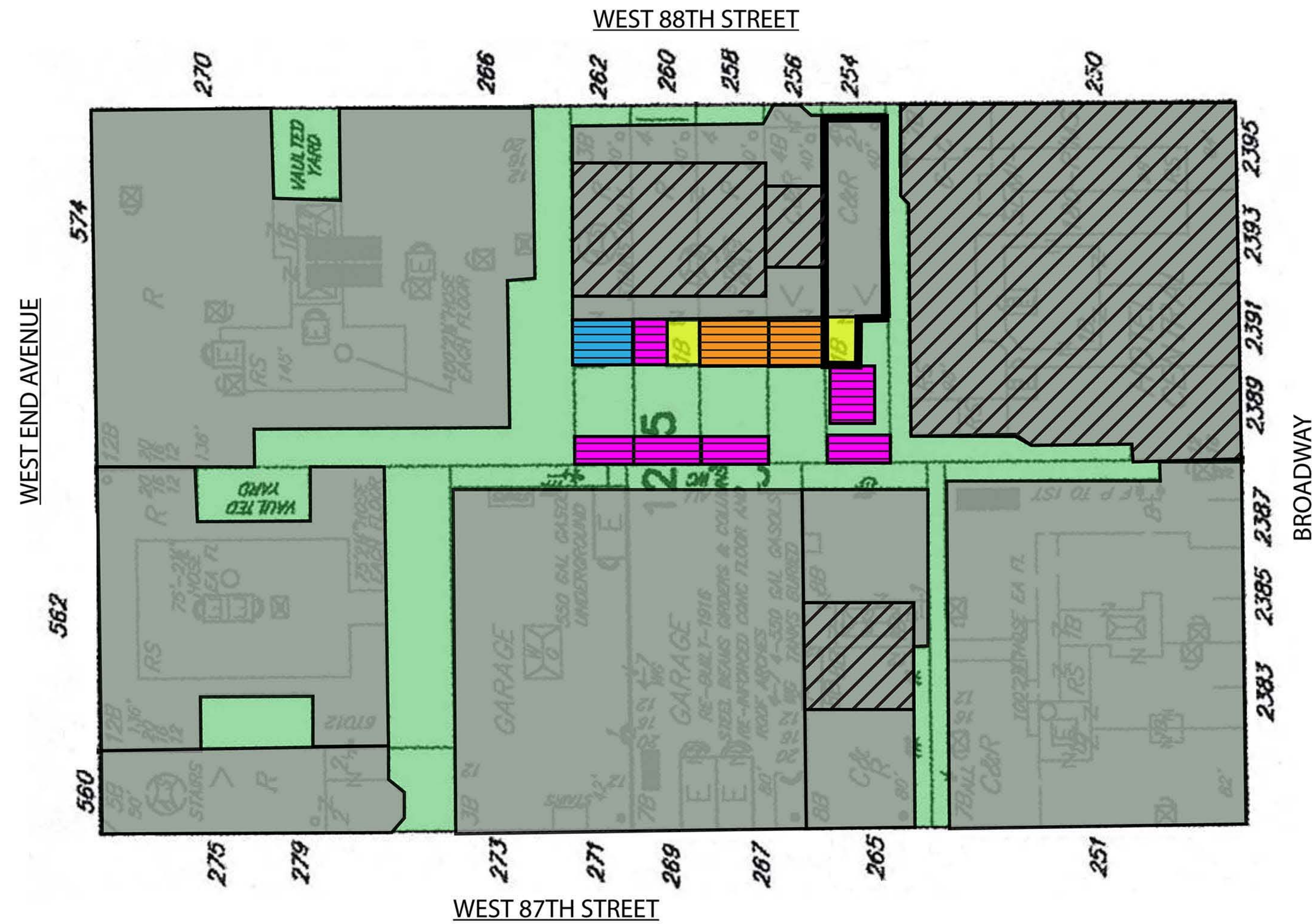
 EXISTING 1 STORY & BASEMENT EXTENSION

EXISTING POST 2005 SANBORN MAP

 EXISTING 1 STORY EXTENSION
 EXISTING 3 STORY EXTENSION
 EXISTING 4 STORY EXTENSION
 EXISTING 1 STORY ROOFTOP ADDITION

LEGEND

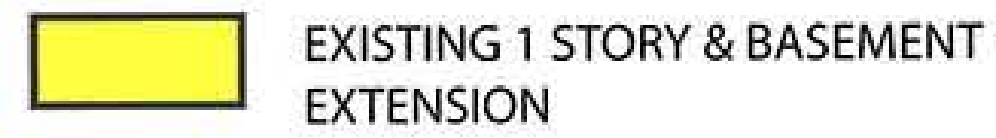
 254 W. 88TH STREET
 EXISTING BUILDINGS
 GREEN SPACE



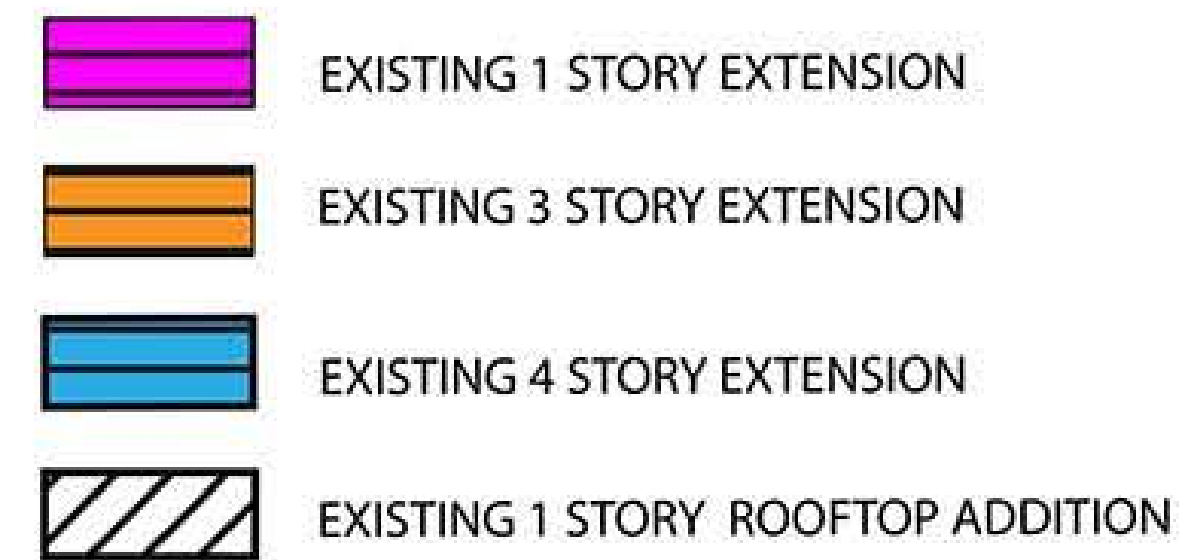
254 WEST 88TH STREET

PROPOSED BLOCK PLAN

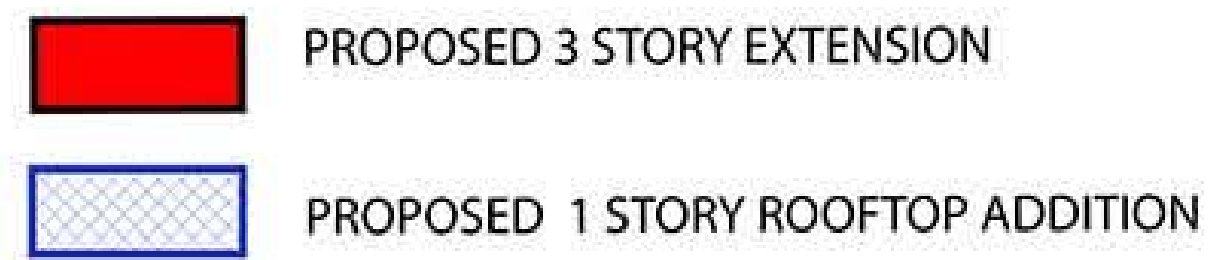
EXISTING AS PER 2005 SANBORN MAP



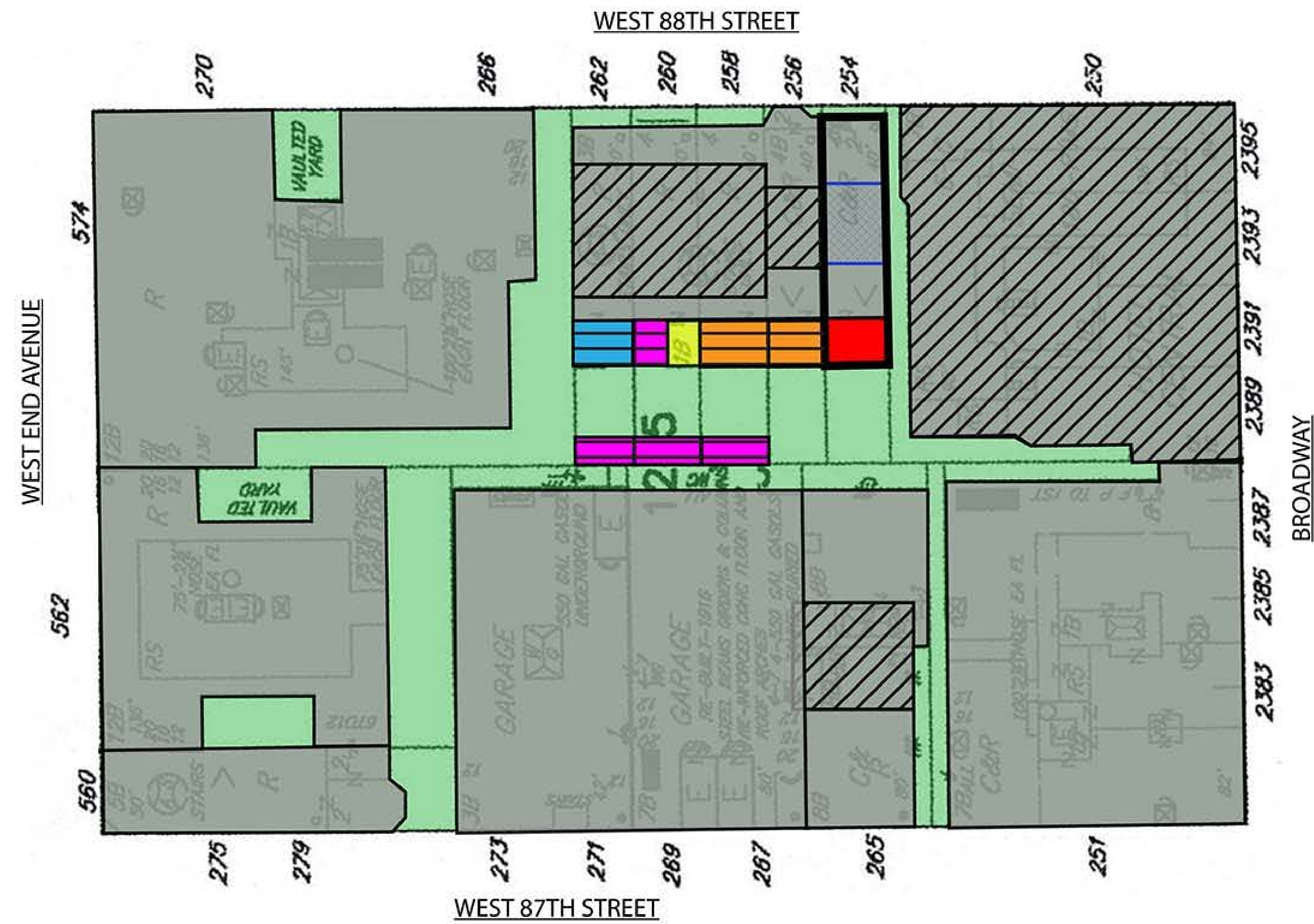
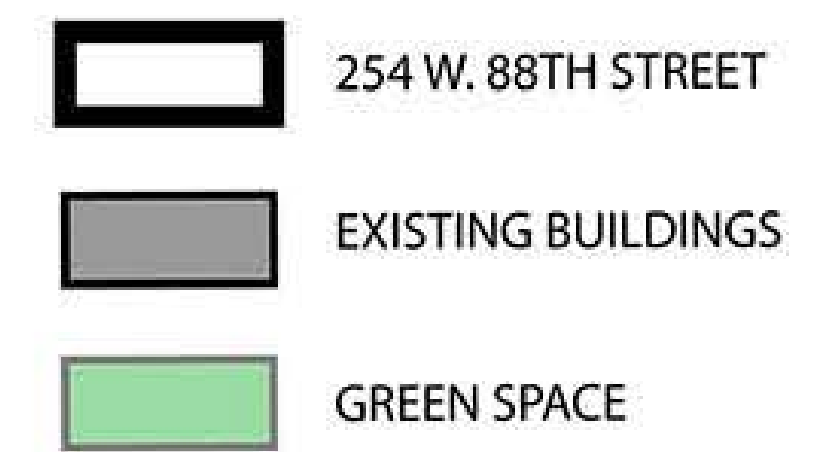
EXISTING POST 2005 SANBORN MAP



PROPOSED ADDITION/ EXTENSION

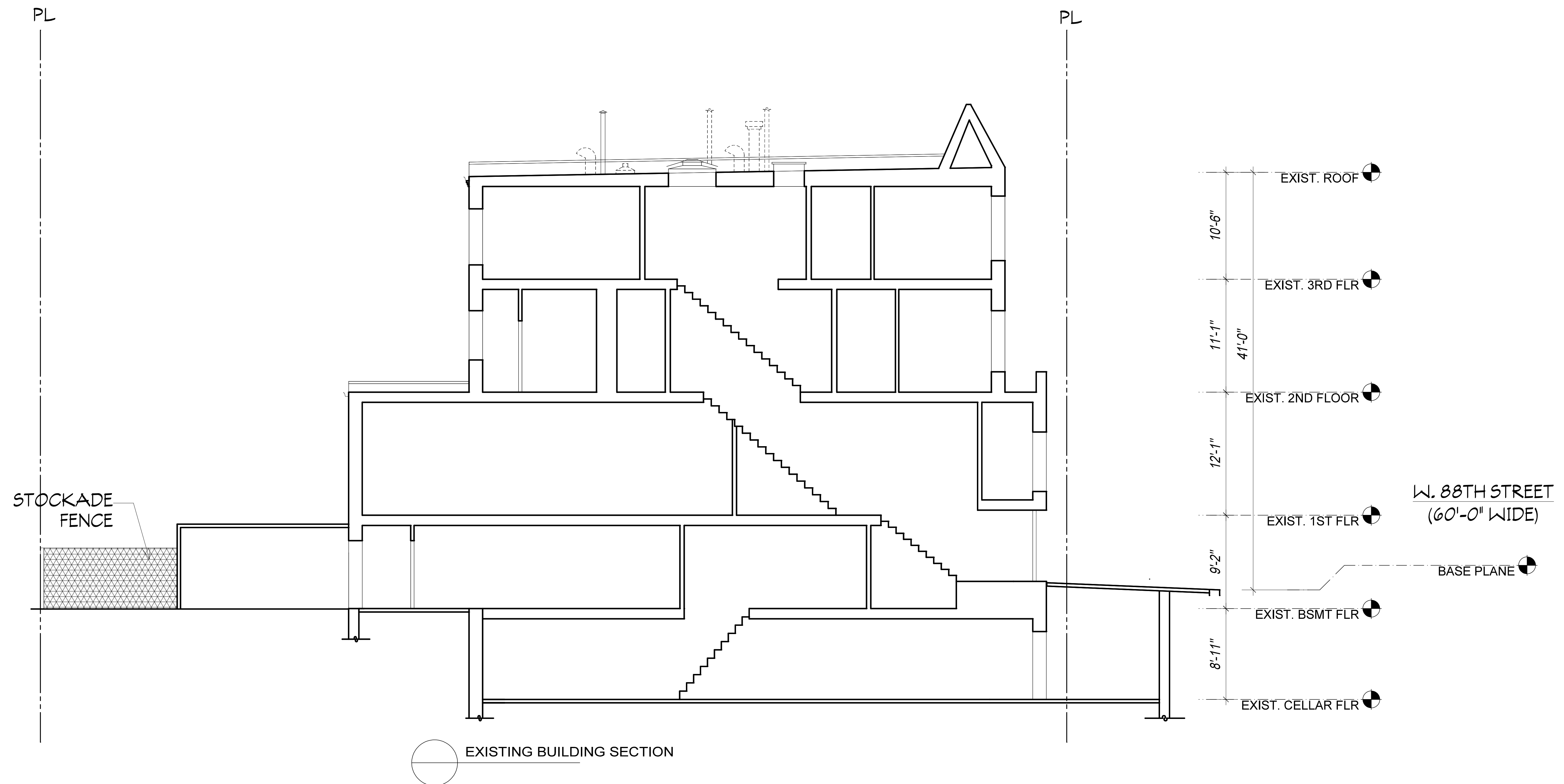


LEGEND



254 WEST 88TH STREET

EXISTING BUILDING SECTION



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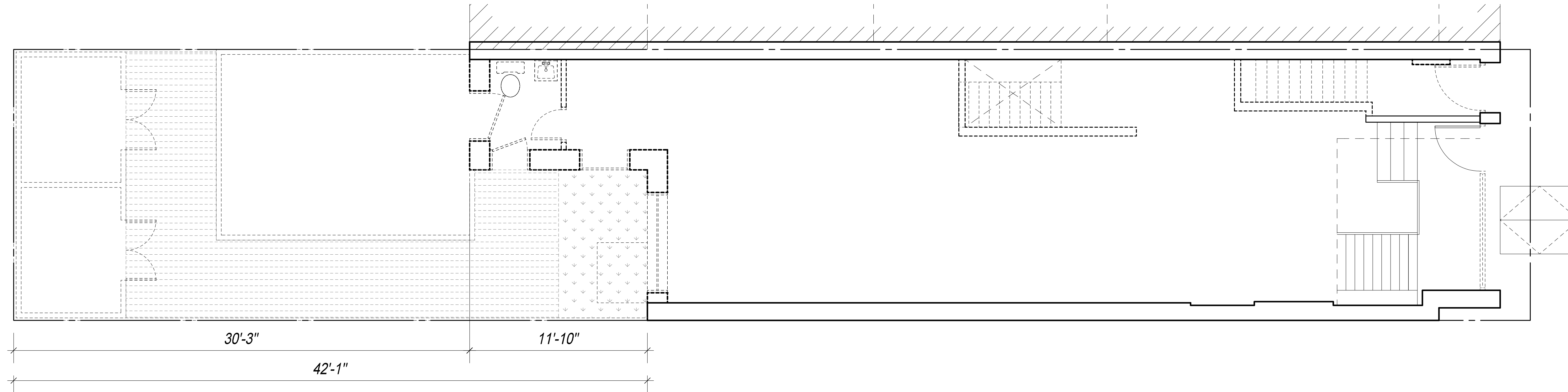
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CONSULTING

4.3.23

LANDMARKS PRESERVATION COMMISSION PRESENTATION
PAGE 21

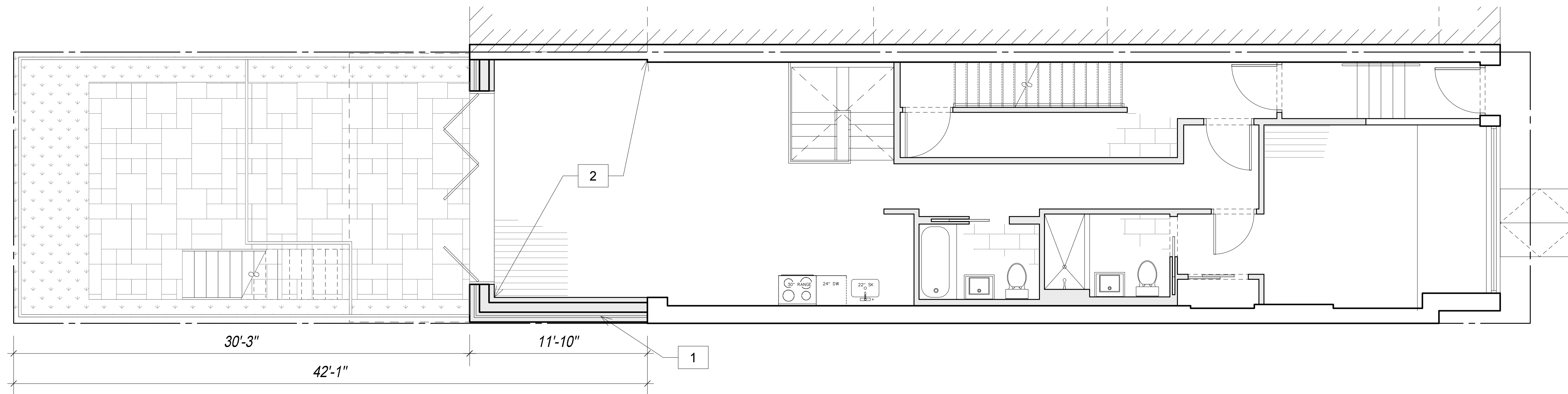
254 WEST 88TH STREET

EXCAVATION AT BASEMENT



- KEYED NOTES**
1. NEW EXTENSION
 2. SLAB ON GRADE

BASEMENT EXISTING CONDITIONS PLAN



BASEMENT PROPOSED CONDITIONS PLAN

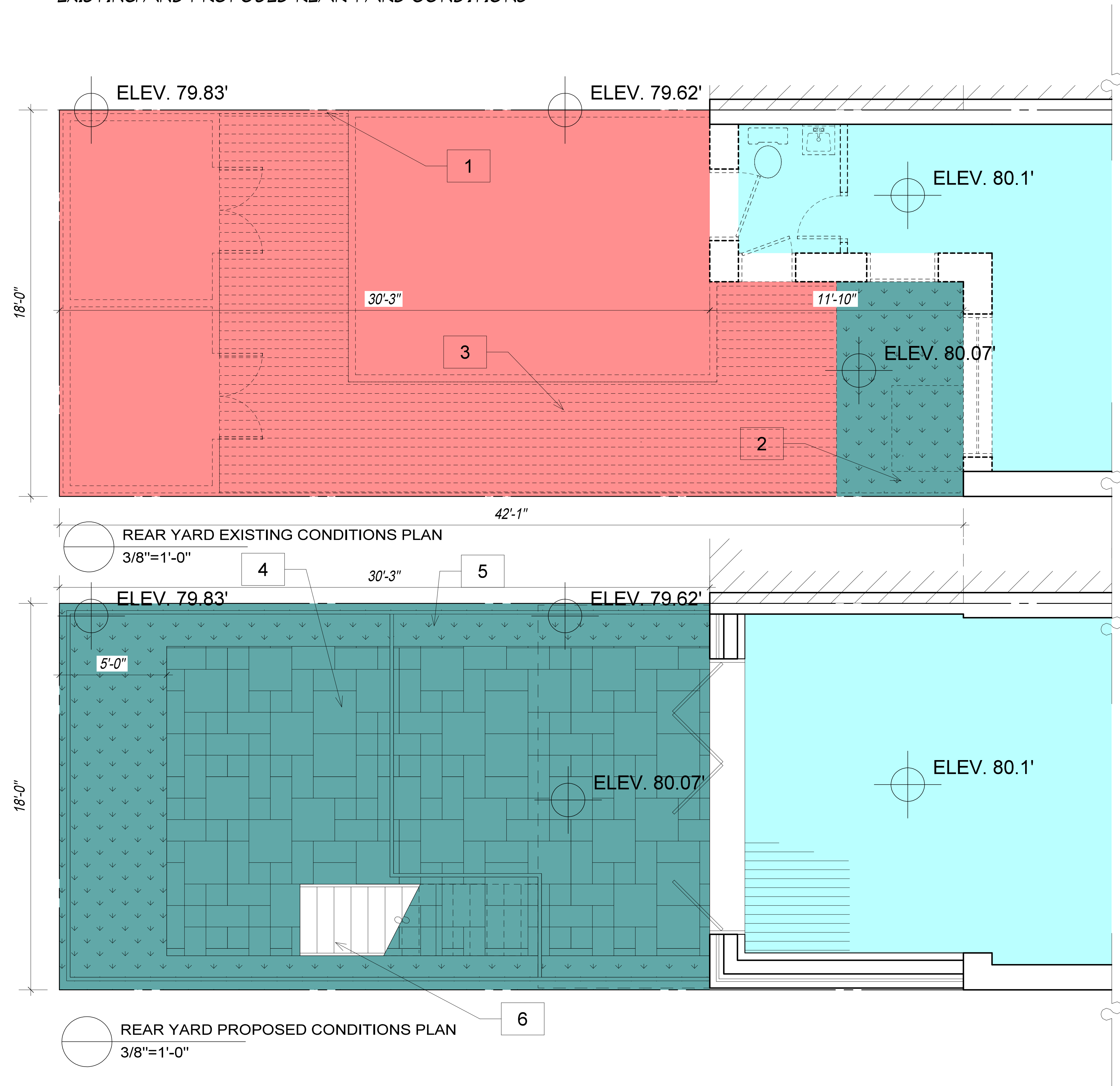
254 WEST 88TH STREET

EXISTING AND PROPOSED REAR YARD CONDITIONS

- KEYED NOTED
1. STOCKADE FENCE, TYP.
 2. PLANTED AREA
 3. WOOD DECK
 4. INTERLOCKING PAVERS
 5. WOOD FENCE, TYP.
 6. METAL STAIR
 7. NEW TREE

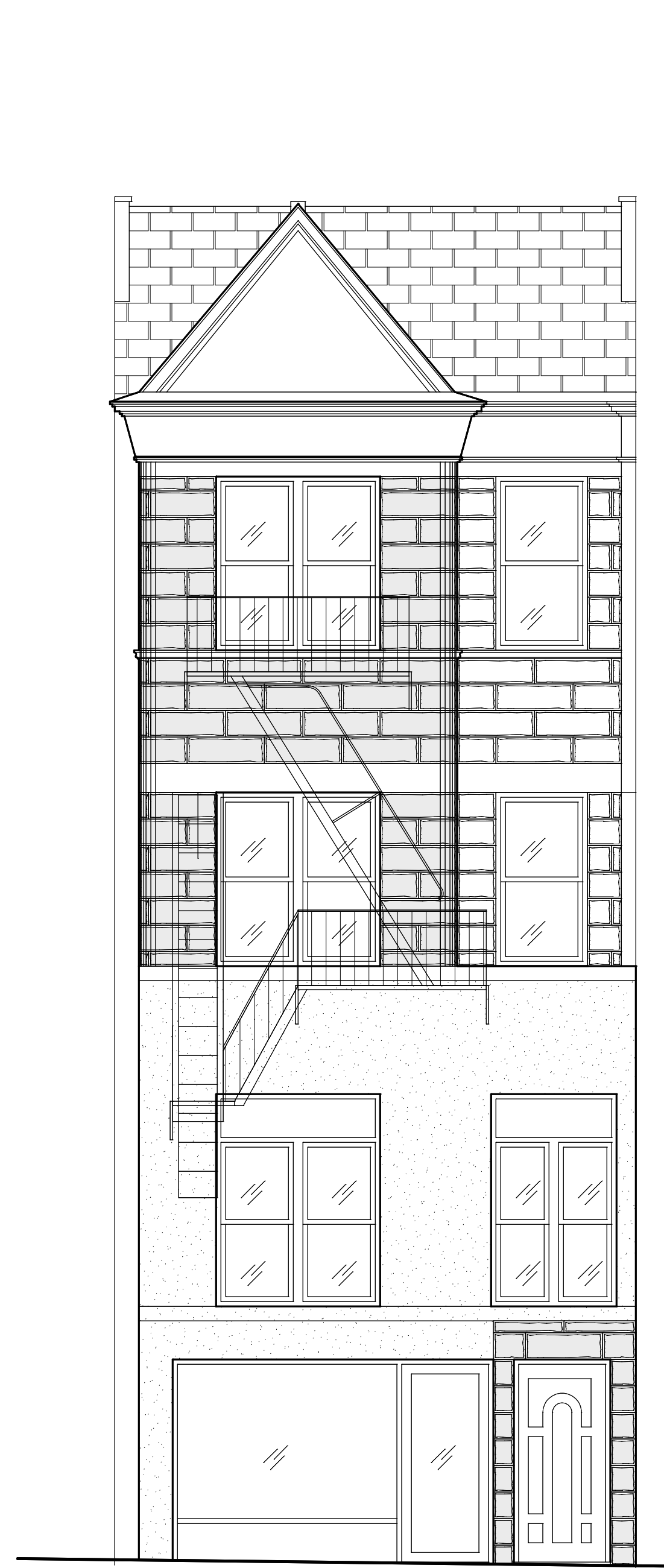


EXISTING REAR YARD

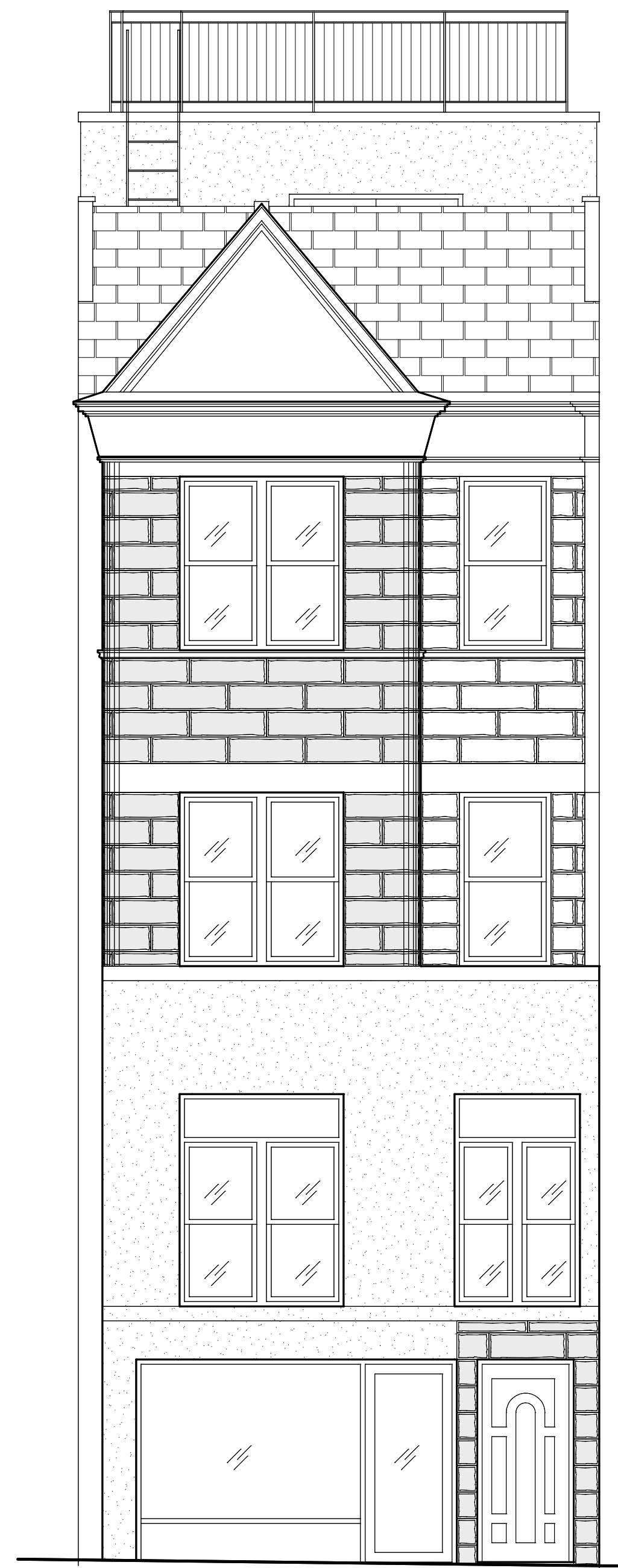


254 WEST 88TH STREET

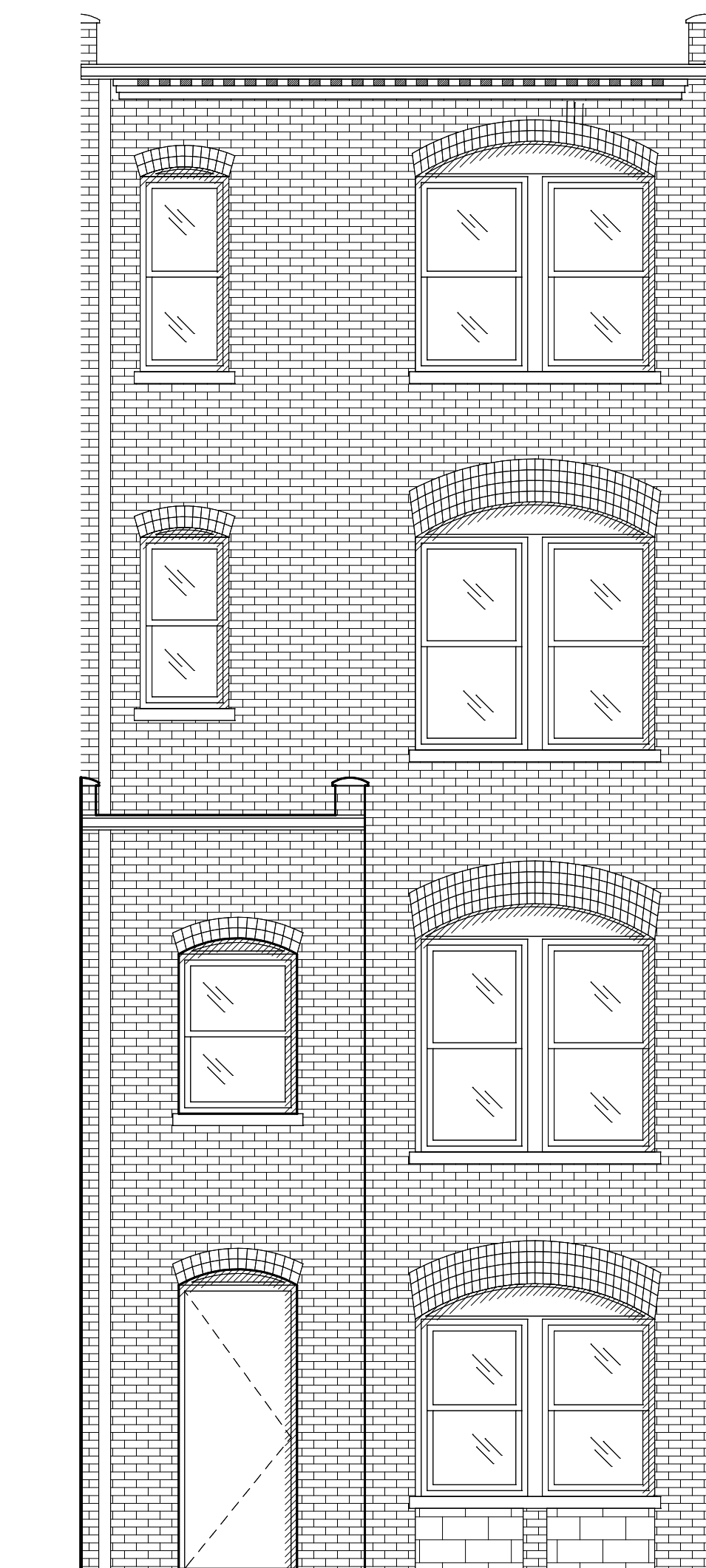
EXISTING & PROPOSED ELEVATIONS



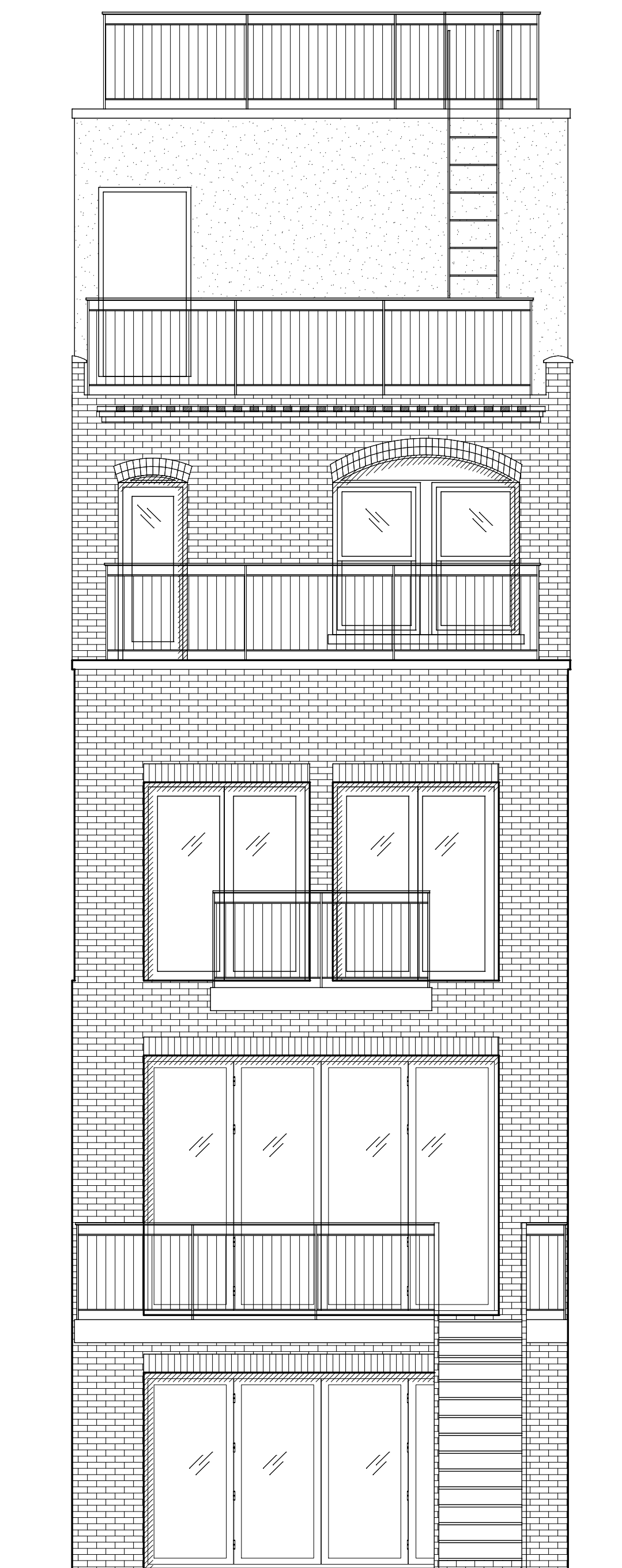
1 EXISTING NORTH ELEVATION



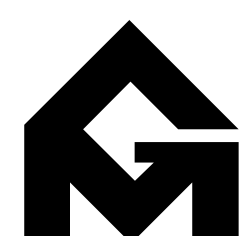
2 PROPOSED NORTH ELEVATION



3 EXISTING SOUTH ELEVATION



4 PROPOSED SOUTH ELEVATION

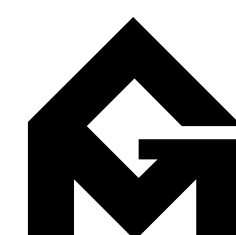


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254 WEST 88TH STREET

APPENDIX



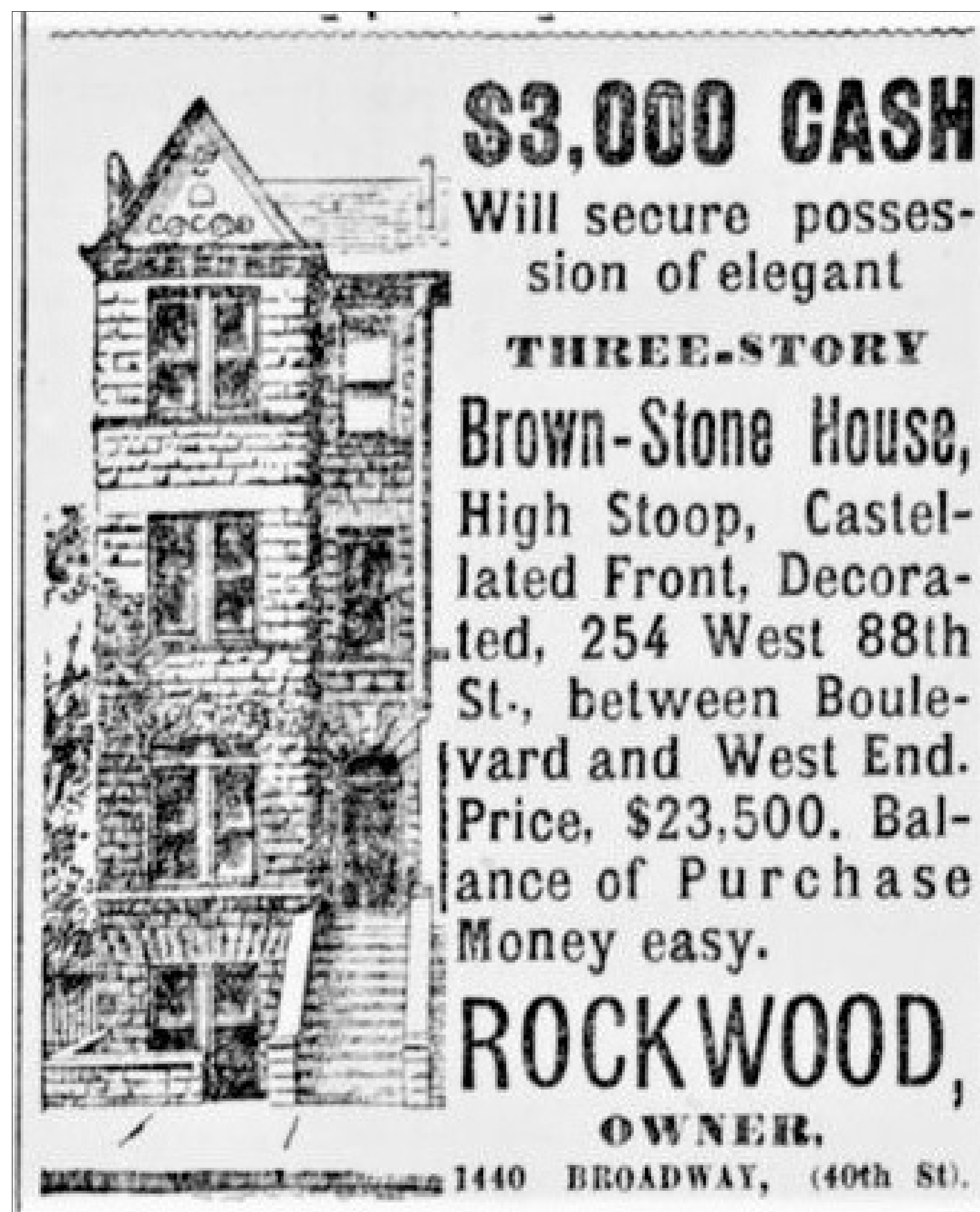
GRASSO-MENZIUSO ARCHITECTS
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254 WEST 88TH STREET

HISTORIC PHOTOS



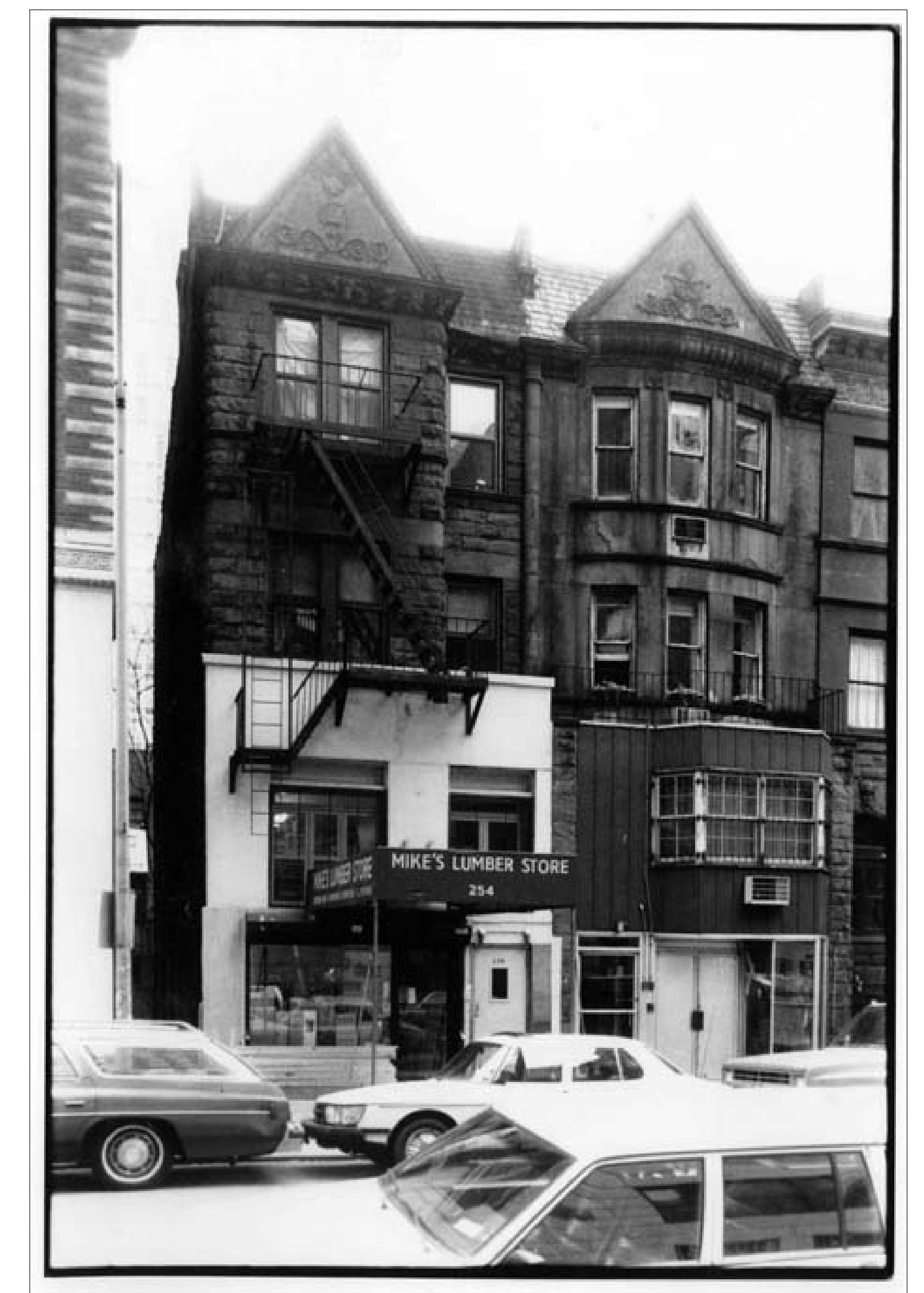
NEW YORK TRIBUNE, SEPT. 20, 1891



1930'S TAX PHOTO



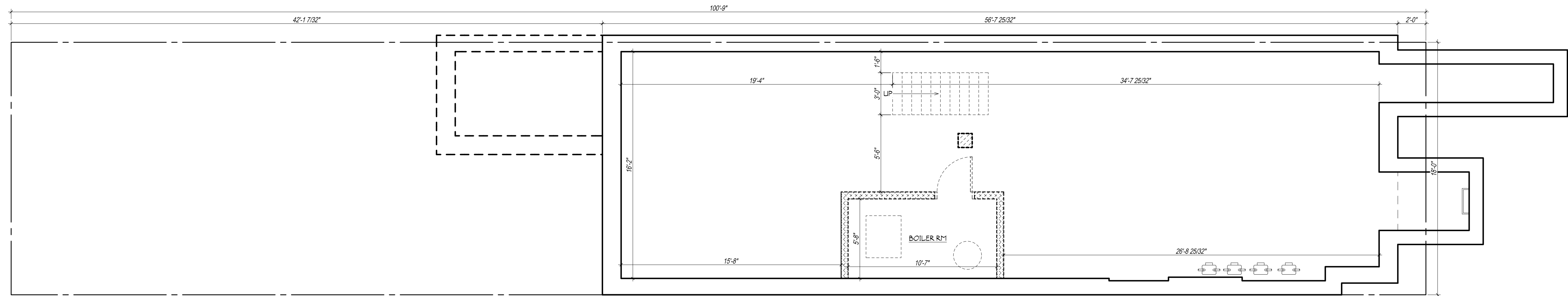
1980'S TAX PHOTO



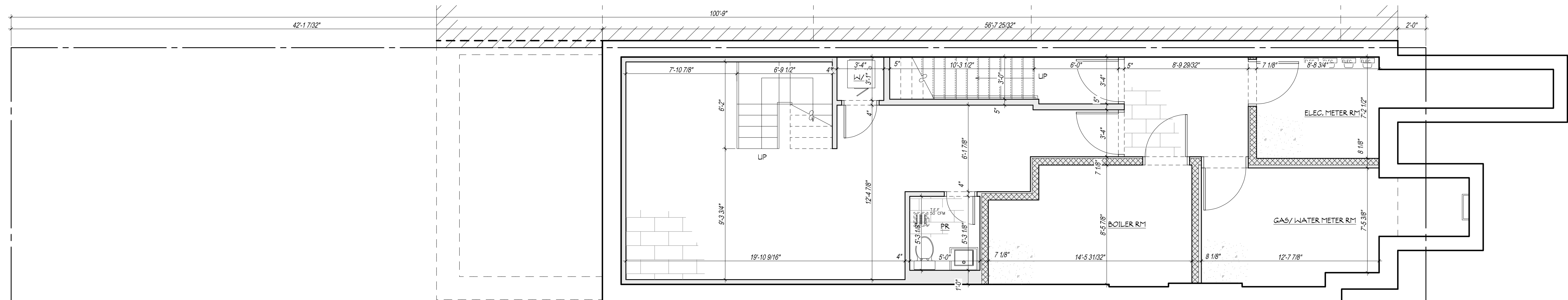
1988 DESIGNATION PHOTO

254 WEST 88TH STREET

ARCHITECTURAL PLANS



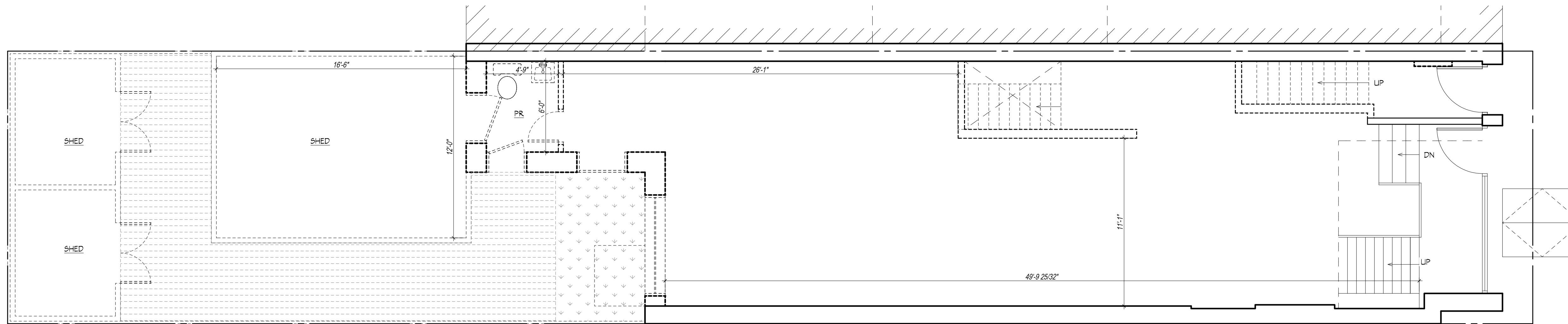
CELLAR PLAN - EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"



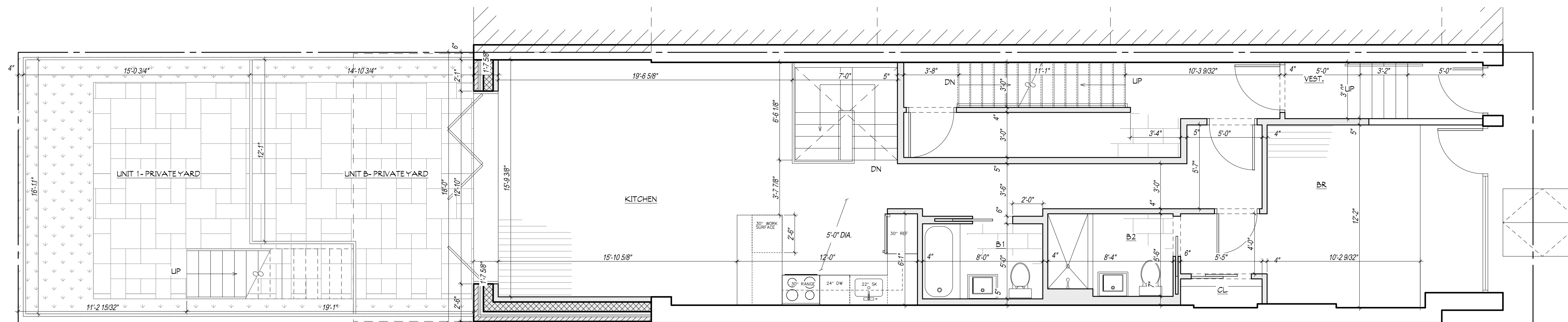
CELLAR PLAN - CONSTRUCTION PLAN
1/4"=1'-0"

254 WEST 88TH STREET

ARCHITECTURAL PLANS



BASEMENT FLOOR PLAN - EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"



 BASEMENT FLOOR PLAN - CONSTRUCTION PLAN
1/4"=1'-0"

WEST 88TH STREET



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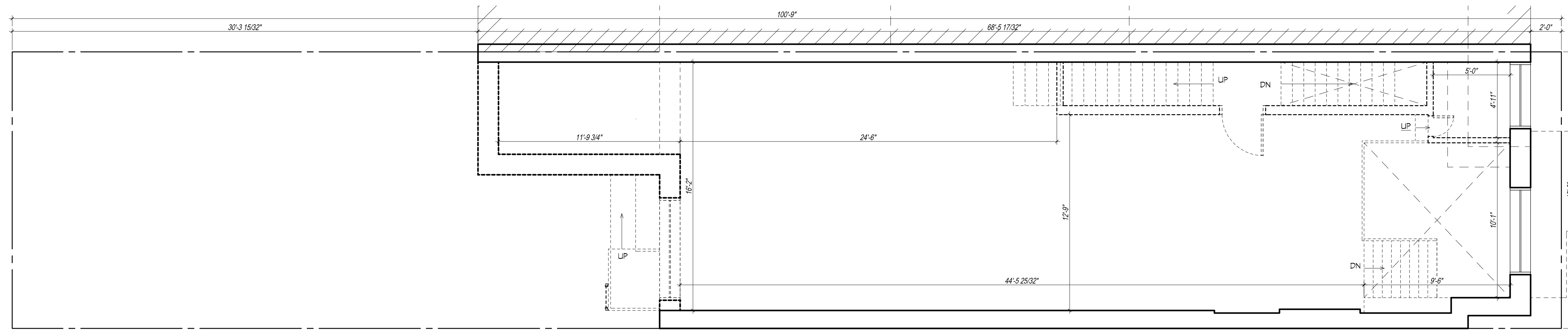


4.3.23

LANDMARKS PRESERVATION COMMISSION PRESENTATION
APPENDIX B.2

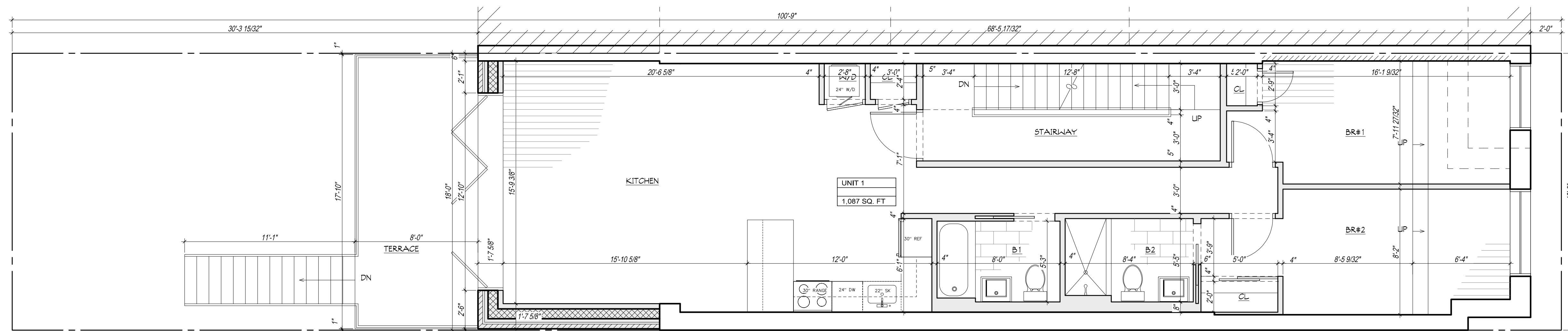
254 WEST 88TH STREET

ARCHITECTURAL PLANS



1ST FLOOR - EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

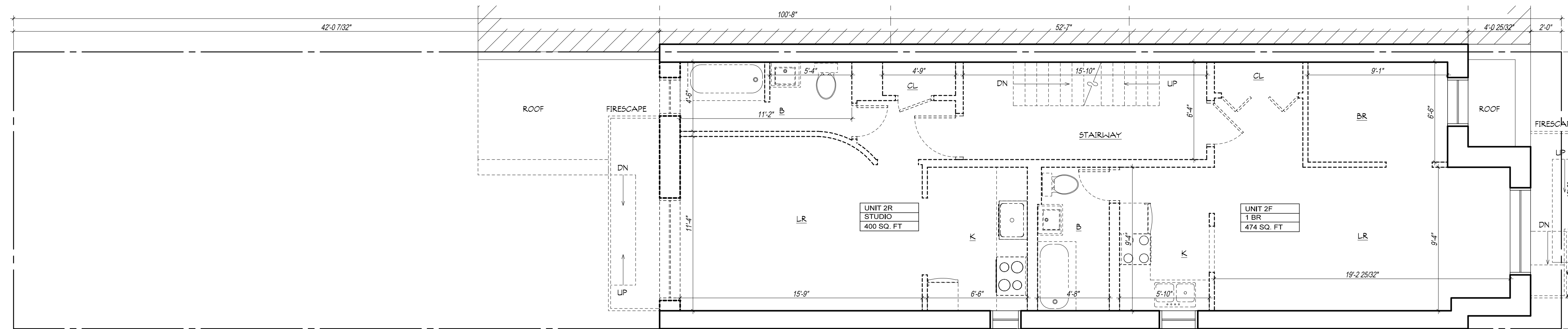
WEST 88TH STREET



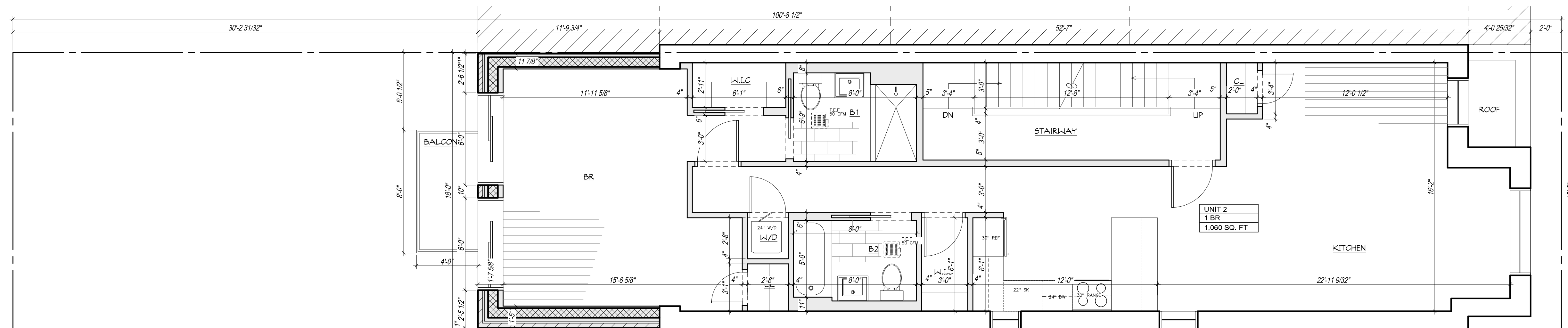
1ST FLOOR - CONSTRUCTION PLAN
1/4"=1'-0"

254 WEST 88TH STREET

ARCHITECTURAL PLANS

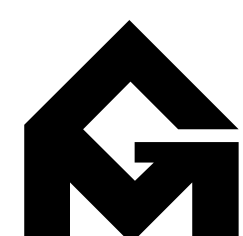


2ND FLOOR - EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"



2ND FLOOR - CONSTRUCTION PLAN
1/4"=1'-0"

WEST 88TH STREET

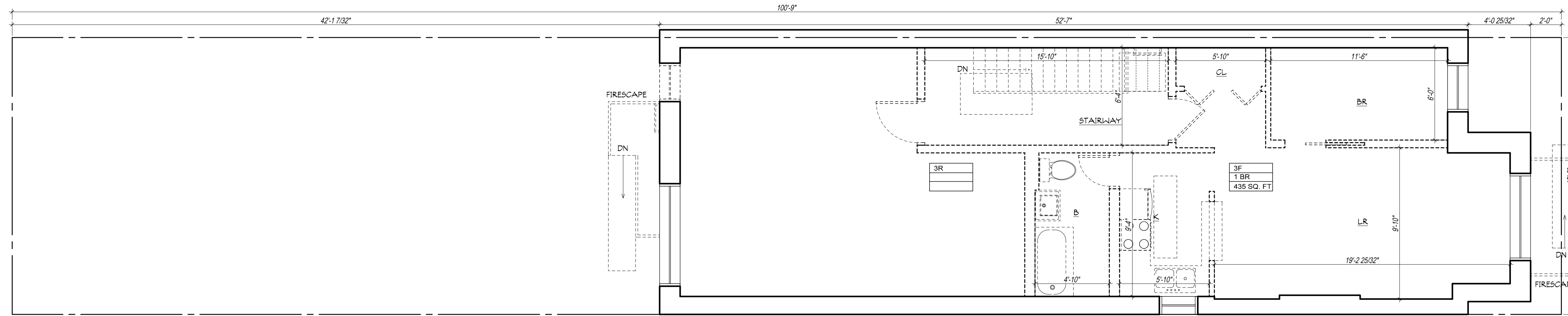


GRASSO-MENZIUSO ARCHITECTS
A.I.A.
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648



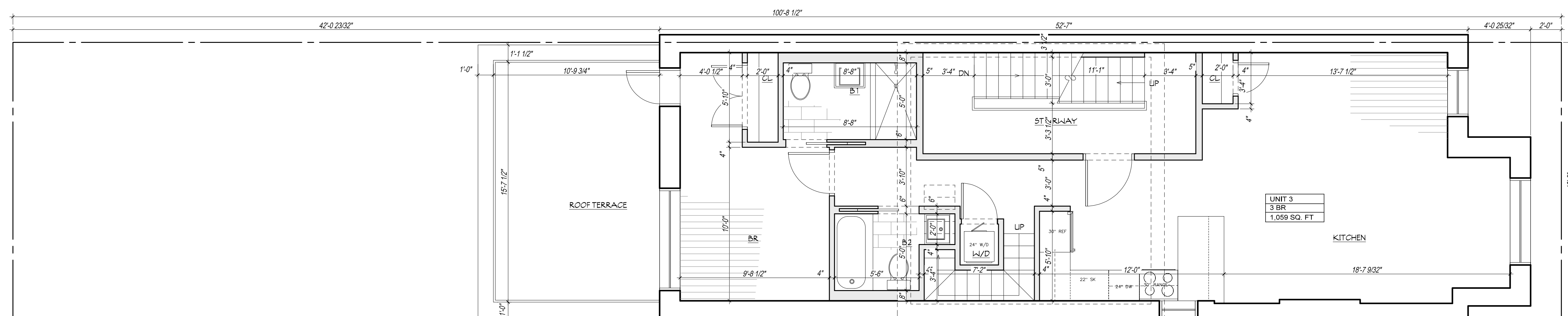
254 WEST 88TH STREET

ARCHITECTURAL PLANS

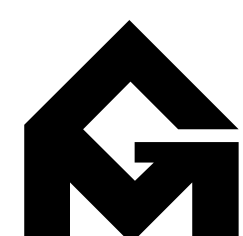


3RD FLOOR - EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

WEST 88TH STREET



3RD FLOOR - CONSTRUCTION PLAN
1/4"=1'-0"



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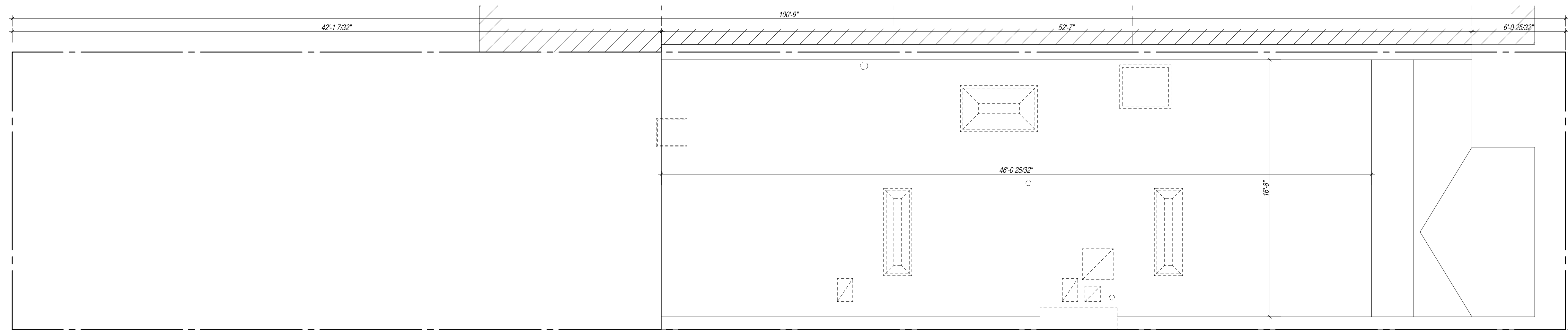


4.3.23

LANDMARKS PRESERVATION COMMISSION PRESENTATION
APPENDIX B.5

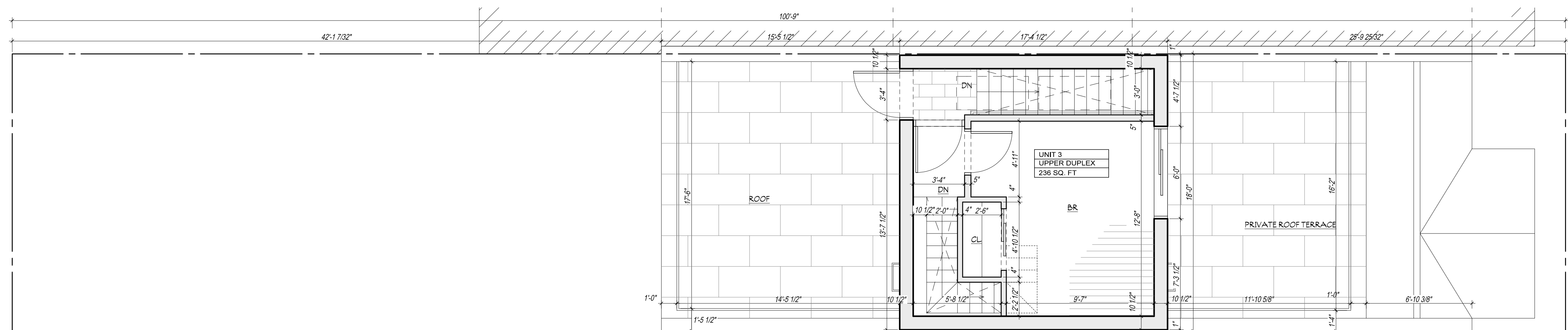
254 WEST 88TH STREET

ARCHITECTURAL PLANS

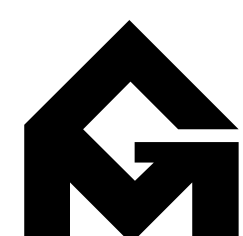


ROOF - EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

WEST 88TH STREET



NEW PENTHOUSE - CONSTRUCTION PLAN
1/4"=1'-0"



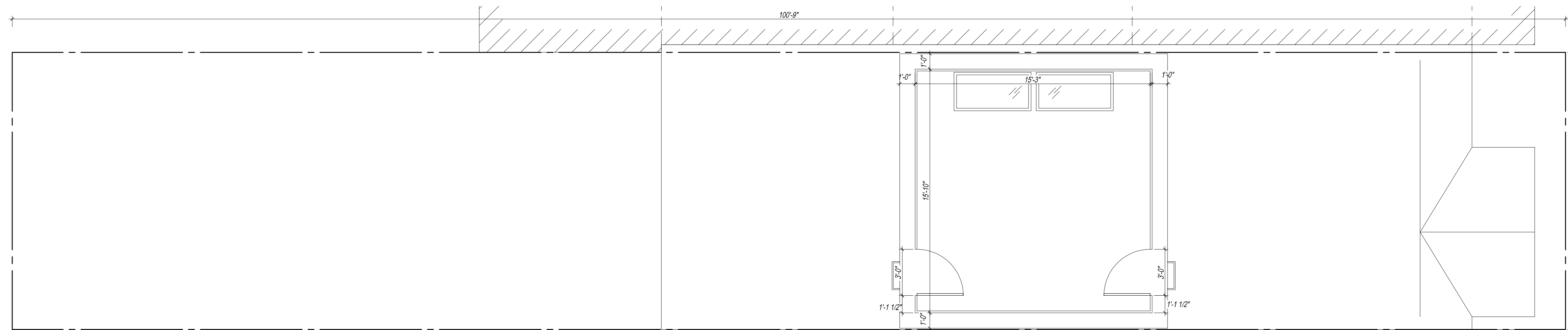
GRASSO-MENZIUSO ARCHITECTS
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350 SEVENTH AVENUE, N.Y., N.Y. 10001
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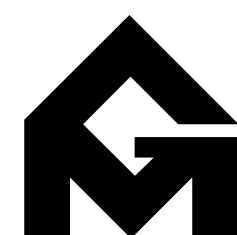
JPD
PRESERVATION
CONSULTING

254 WEST 88TH STREET

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NEW ROOF - CONSTRUCTION PLAN
1/4"=1'-0"



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The current proposal is:

Preservation Department – Item 9, LPC-23-03967

254 West 88th Street – Riverside - West 105th Street

Historic District

Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 899 5814 5262

Passcode: 014519

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify 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.