

April 7, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-07215

164 West 88th Street – Upper West Side/Central Park West Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 797 4321

Passcode: 987924

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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164 WEST 88TH STREET NEW YORK, NY 10024

LANDMARKS PRESERVATION COMMISSION PRESENTATION

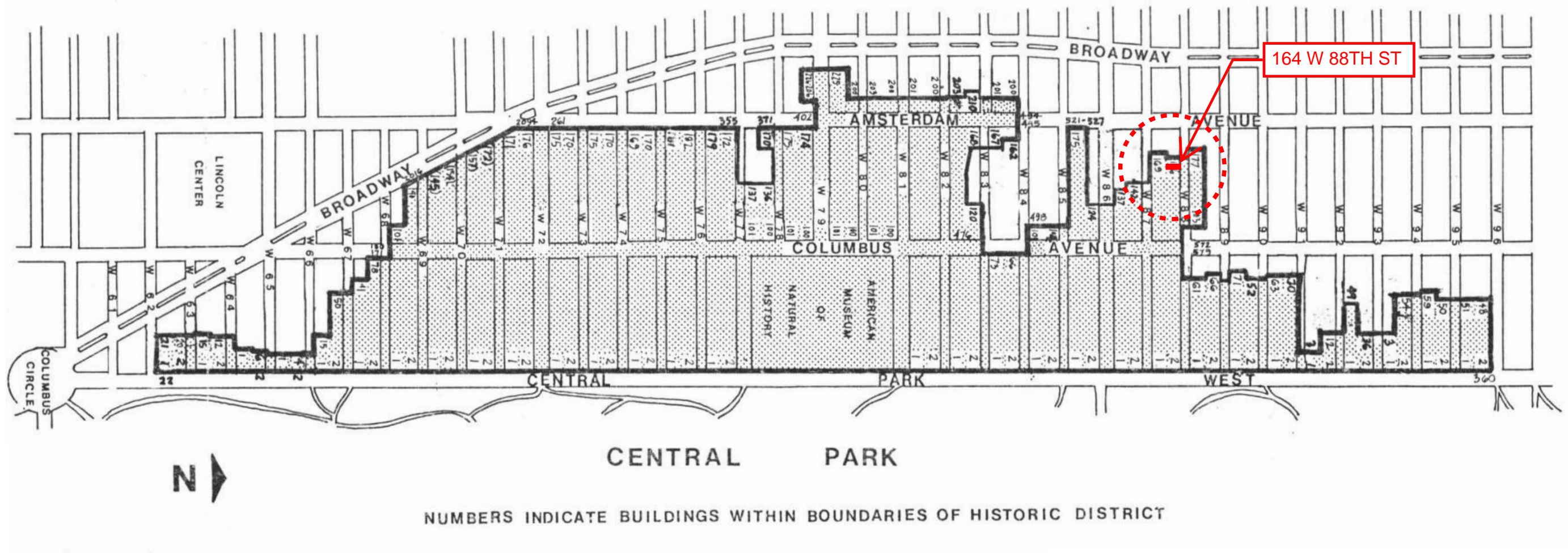
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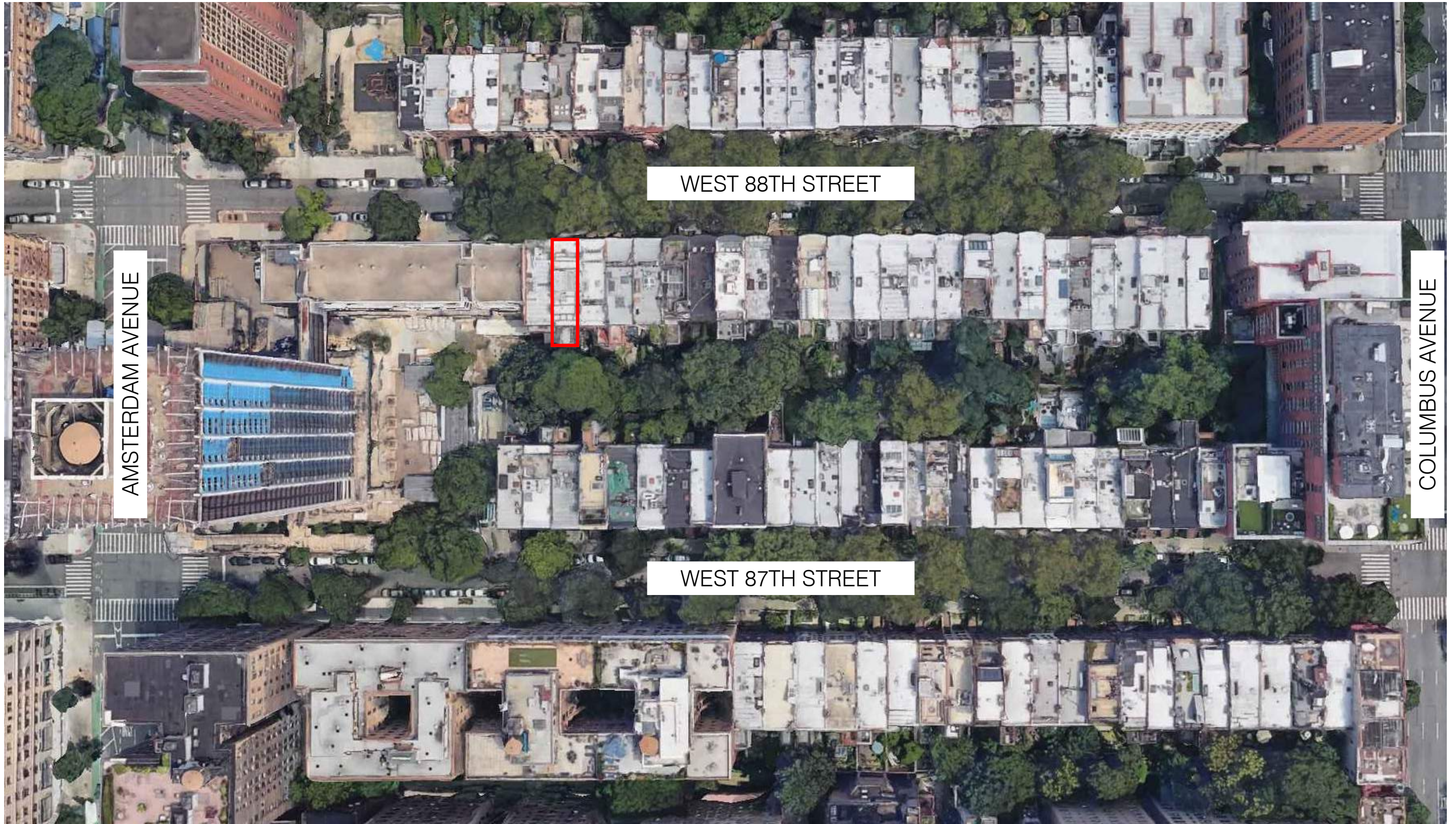


1940's TAX LOT PHOTO

UPPER WEST SIDE / CENTRAL PARK WEST HISTORIC DISTRICT

DESIGNATED APRIL 24, 1990
LANDMARKS PRESERVATION COMMISSION





AMSTERDAM AVENUE

WEST 88TH STREET

COLUMBUS AVENUE

WEST 87TH STREET

BUILDING LOCATION ON BLOCK 



1940 (TAX PHOTO) PRIOR TO LANDMARKS DESIGNATION IN 1990



1970 (TAX PHOTO) PRIOR TO LANDMARKS DESIGNATION IN 1990



CURRENT (2026)



HISTORIC TAX LOT PHOTOGRAPH DEPICTING THE ONLY TWO DOG-LEG STOOPS ON WEST 88TH ST (BLOCK 1218).

DESIGNED BY ARCHITECT GILBERT A. SCHELLENGER. BOTH STOOPS WERE SUBSEQUENTLY REMOVED PRIOR TO LANDMARK DESIGNATION.

WEST 88TH STREET
Between Columbus Avenue and Amsterdam Avenue [South Side]

158, 160, 162, 164, 166 West 88th Street
Tax Map Block/Lots: 1218/52, 152, 53, 54, 154

ORIGINAL ROW DATA

DATE: 1890 [NB 663-1890]
TYPE: Rowhouses (5 of 7)
ARCHITECT: Gilbert A. Schellenger
OWNER/DEVELOPER: Robert Wallace
STYLE/ORNAMENT: Renaissance Revival with Romanesque elements
ROW CONFIGURATION: ABCDC
Facade(s): Brownstone
Number of Stories: 3 with basement
Window Type/Material: One-over-one double-hung/Wood
Basement Type: Raised
Stoop Type: Straight
Method of Construction: Masonry bearing walls

ALTERATION(S)

No. 158 West 88th Street

Stoop removed; basement entrance created.

No. 164 West 88th Street

Stoop removed; basement entrance created.

No. 166 West 88th Street

Facade stripped/resurfaced.
Stoop removed; metal stairs and concrete platform added.



COLLAGE OF FRONT FACADES
WEST 88TH ST, LOOKING SOUTH

164 W 88TH
STREET



158 W 88TH STREET
DOG-LEG STOOP REMOVED PRIOR TO
LANDMARK DESIGNATION



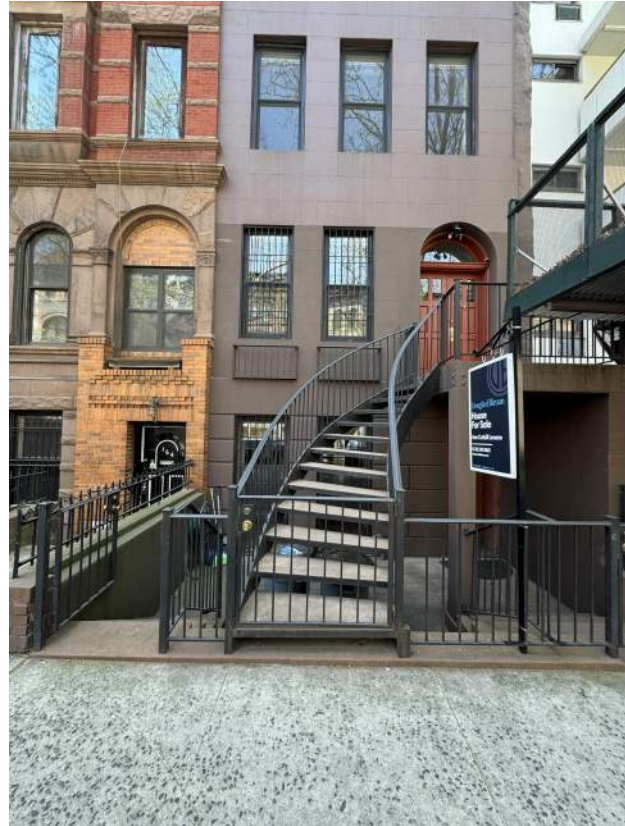
160 W 88TH STREET
EXISTING STRAIGHT STOOP



162 W 88TH STREET
EXISTING STRAIGHT STOOP



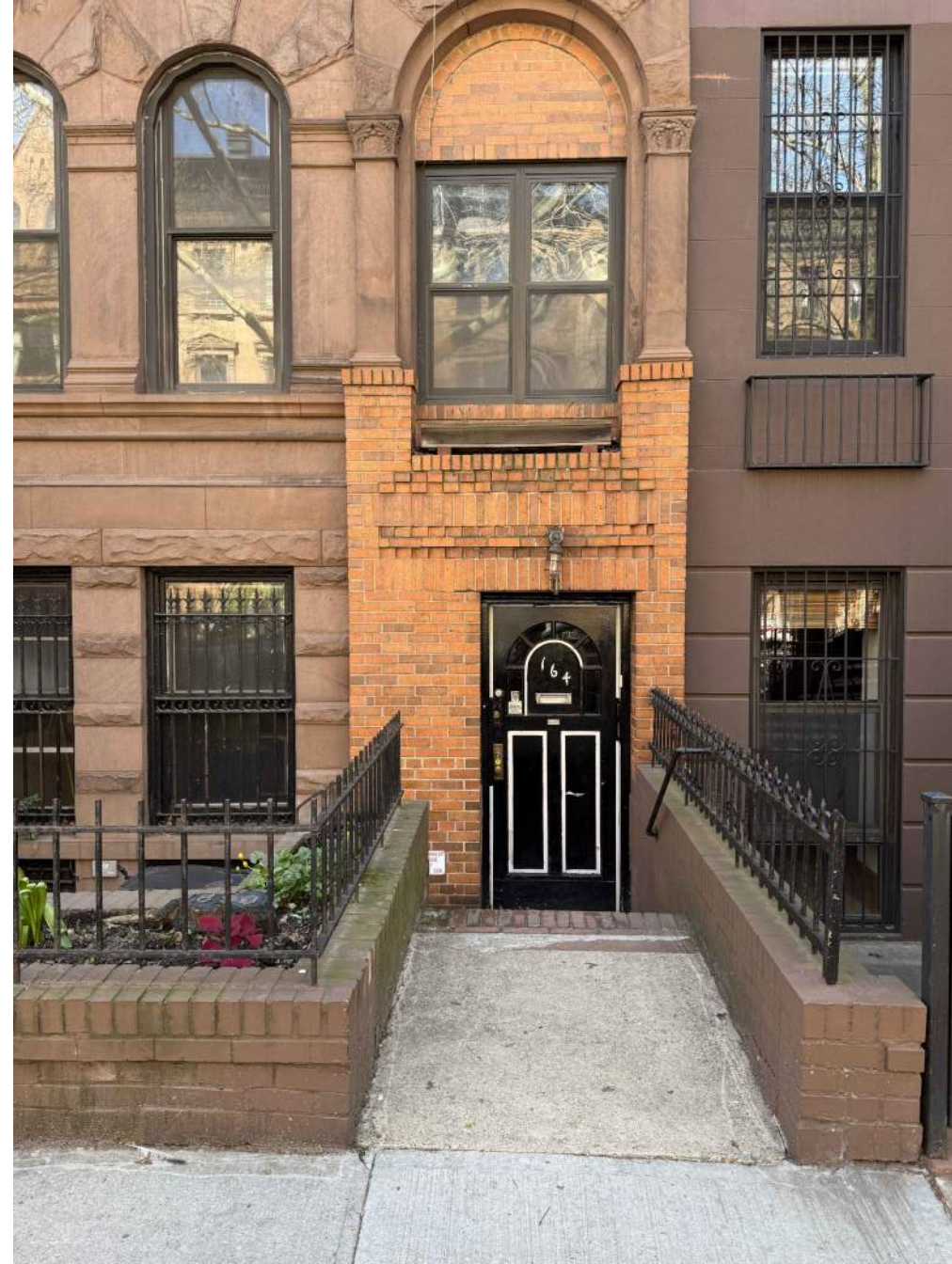
164 W 88TH STREET
DOG-LEG STOOP REMOVED PRIOR TO
LANDMARK DESIGNATION



166 W 88TH STREET
STRAIGHT STOOP REMOVED PRIOR TO
LANDMARK DESIGNATION



164 W 88TH STREET
1940'S HISTORIC TAX LOT PHOTO



164 W 88TH STREET
EXISTING ENTRANCE CONDITION WITHOUT STOOP.



162 W 88TH STREET
NEIGHBORING STOOP, REPRESENTATIVE OF THE STANDARD CONFIGURATION FOR THE THREE REMAINING STOOPS IN THE ROW, ALL DESIGNED BY GILBERT A SCHELLENGER.



EXISTING CONCRETE SIDEWALK



EXISTING FRONT AREAWAY



EXISTING CONCRETE PAVING IN AREAWAY (TO BE REMOVED)



EXISTING PAINTED BRICK CURB/FENCE (TO BE REMOVED)



BRICK INFILL +
WINDOWS TO BE
REMOVED

EXISTING
BROWNSTONE
COLUMNS TO
REMAIN

BRICK
SURROUNDING
DOOR TO BE
REMOVED

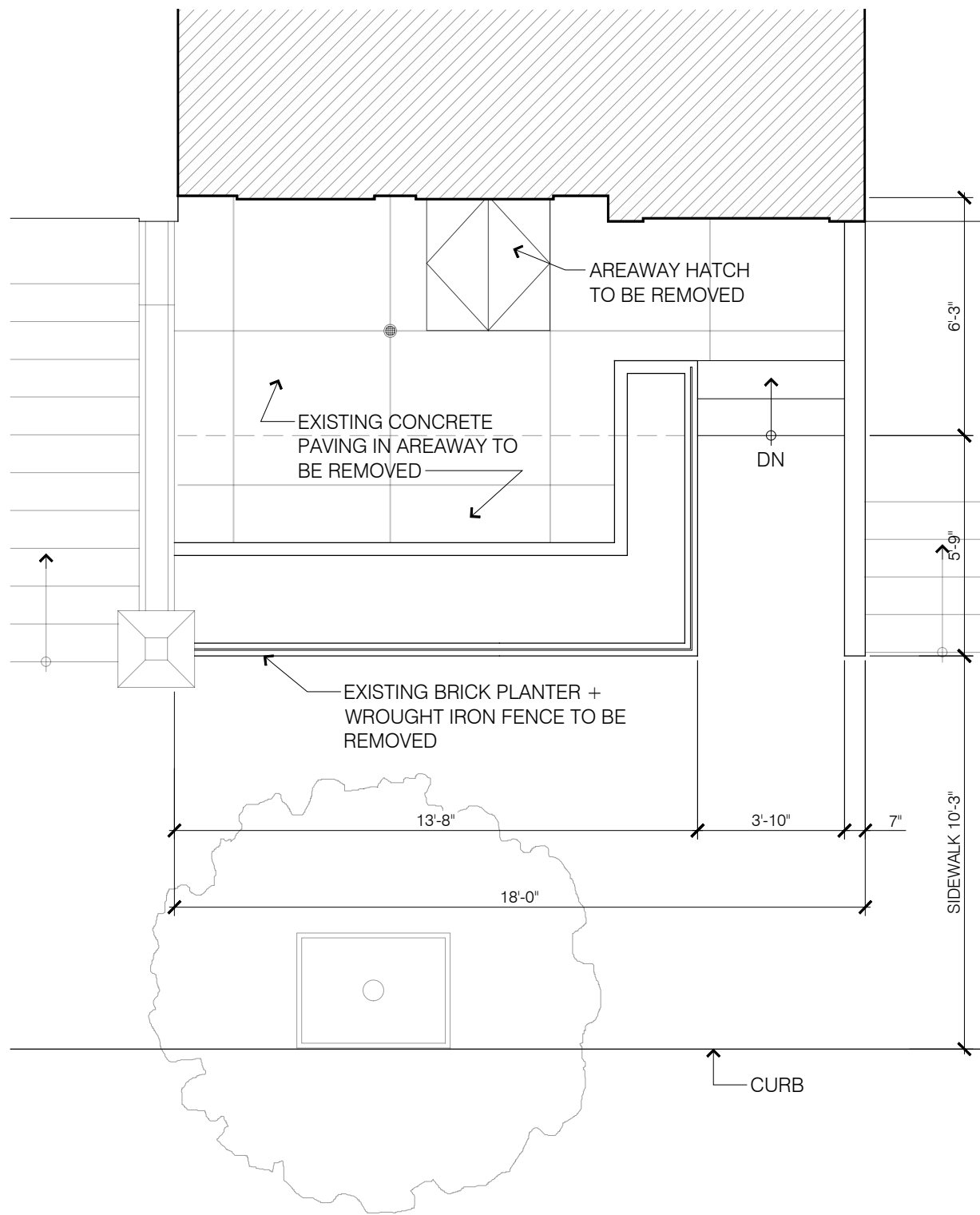
BRICK +
WROUGHT IRON
FENCE + RAIL
BEWEEEN 164 +
166 W88TH
STREET TO BE
REMOVED

BRICK PLANTER +
WROUGHT IRON
FENCE TO BE
REMOVED

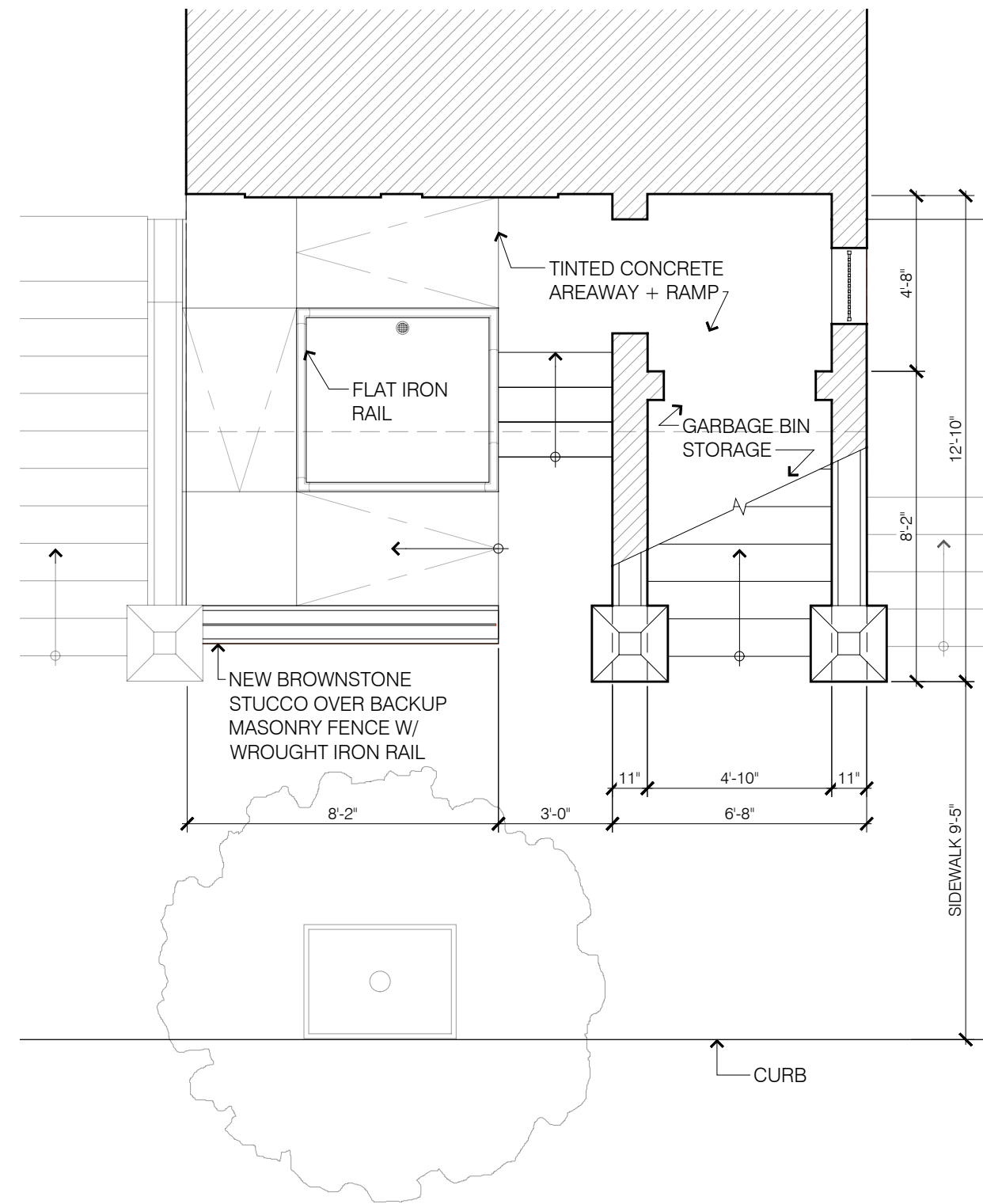


EXTERIOR GRILLS AND
IRONWORK TO BE
REMOVED AND
INFILLED WITH
BACKUP MASONRY
AND BROWNSTONE
COATING TO MATCH
ADJACENT
BROWNSTONE
FACADE

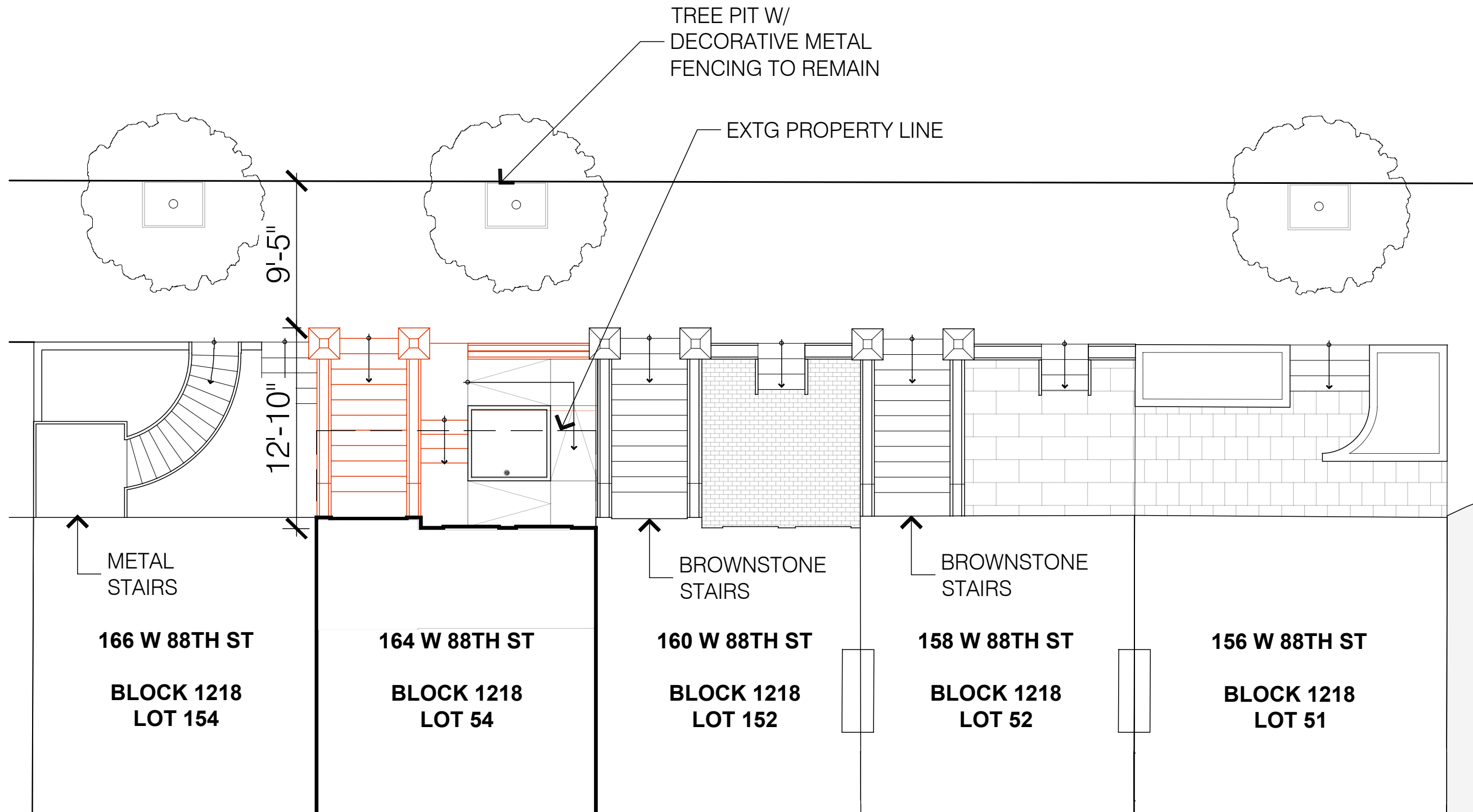
METAL CELLAR
HATCH TO BE
REMOVED



EXISTING AREAWAY PLAN



PROPOSED AREAWAY PLAN



PROPOSED PROJECTION IN CONTEXT



DETAIL OF BROWNSTONE FENCE CONNECTION TO STOOP POST AT 160 WEST 88TH STREET



PROFILE OF BROWNSTONE FENCE AND IRON FENCE AT 160 W 88TH ST



DETAILS OF POST AND RAILING OF STOOP AT 162 WEST 88TH ST



EASTERN FACE OF STOOP AT 162 WEST 88TH STREET



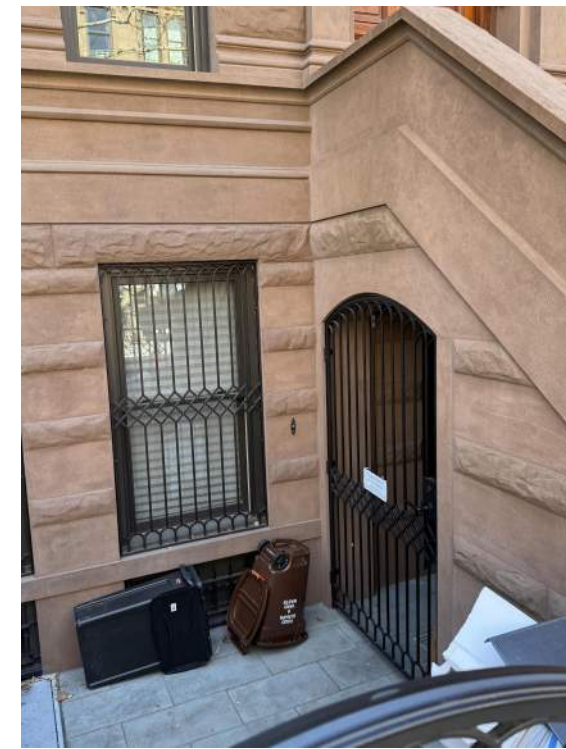
UNDERSTOOP OPENING
MATCHING 162 W 88TH ST

FLAT IRON RAIL AT 36"
INBOARD OF CHEEK WALL

STAIR NEWEL POST
MATCHING 160 W 88TH
ST

*REPRESENTATION OF FINISH
MATERIALS.

FINAL BROWNSTONE FINISH,
COLOR, AND TEXTURE TO BE
TESTED AND APPROVED ON SITE,
PER LPC STANDARDS



PROPOSED OPENING TO MATCH
THAT OF 162 W 88TH STREET IN
ARCH RADIUS AND IN WIDTH.

NO PROPOSED IRON GATE.



PROPOSED BROWNSTONE RAILING PROFILE
TO MATCH THAT OF 162 W 88TH STREET
EXACTLY.



PROPOSED STAIR NOSING, NEWEL POST,
AND STOOP CHEEK RAILING TO MATCH
THAT OF 160 AND 164 W 88TH STREET
EXACTLY.



PROPOSED STAIR NEWEL POST
DIMENSIONS TO MATCH THAT OF
162 WEST 88TH STREET EXACTLY.

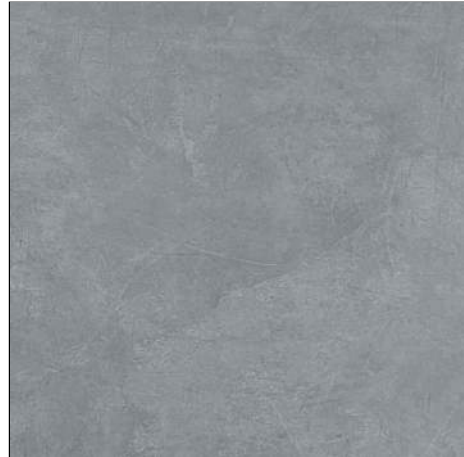
*REPRESENTATION OF FINISH MATERIALS.

FINAL BROWNSTONE FINISH, COLOR, AND TEXTURE TO BE TESTED AND APPROVED ON SITE, PER LPC STANDARDS



PROPOSED BROWNSTONE STOOP TO MATCH EXISTING BROWNSTONE FACADE IN COLOR, TEXTURE, AND RELATED APPLICATION METHOD.

SEE APPENDIX FOR FINISH MATERIAL SPECIFICATIONS.



PROPOSED AREAWAY STAIRS, RAMP, AND FLOOR TO BE TINTED CONCRETE TO SIMULATE DARK BLUESTONE PAVING IN COLOR, FINISH, AND TEXTURE WITH A UNIFORM FINISH, IN ACCORDANCE WITH LPC STANDARDS.

SEE APPENDIX FOR TINTED CONCRETE SPECIFICATIONS.



BROWNSTONE FENCE AT 160 W 88TH ST



MEASUREMENT OF BROWNSTONE FENCE AT 160 W 88TH ST MEASURING TO 24"



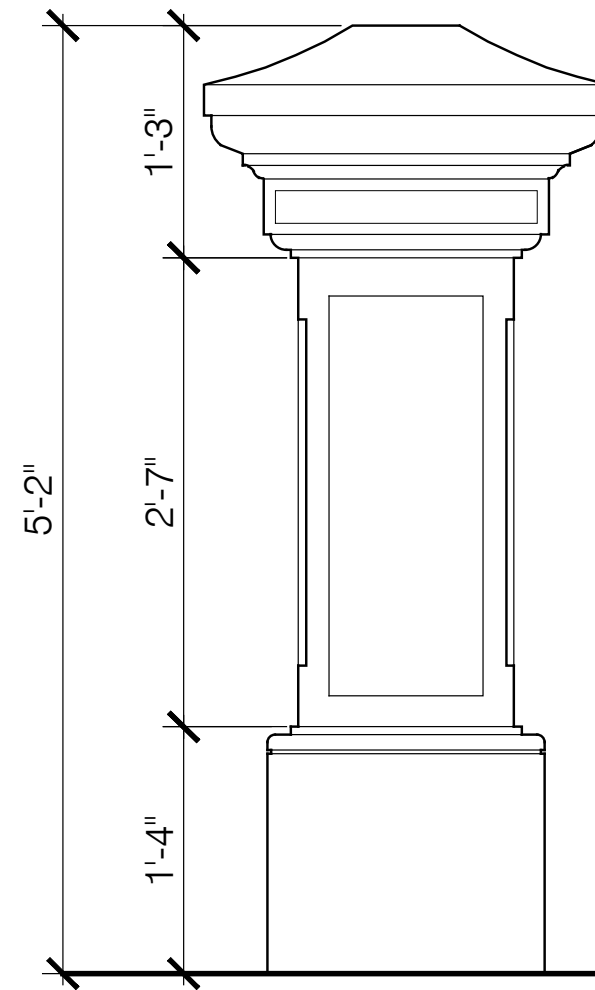
MEASUREMENT OF BROWNSTONE FENCE AT 162 W 88TH ST MEASURING TO 18.5"



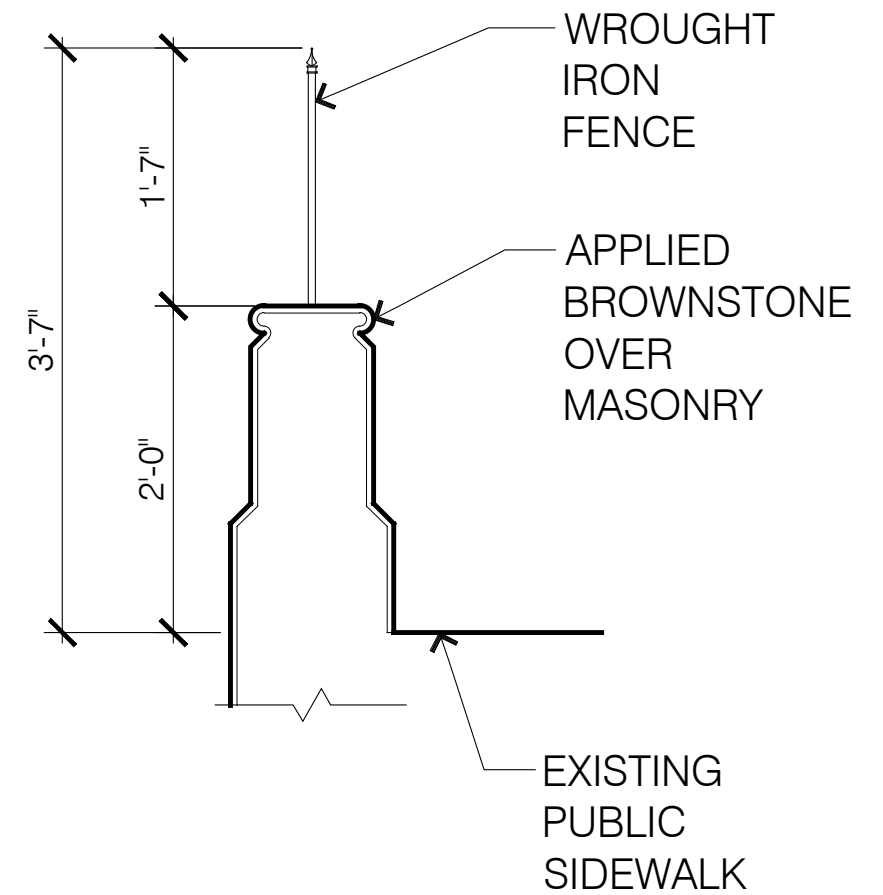
DETAILS OF POST AND RAILING TO MATCH THAT OF 160 WEST 88TH ST



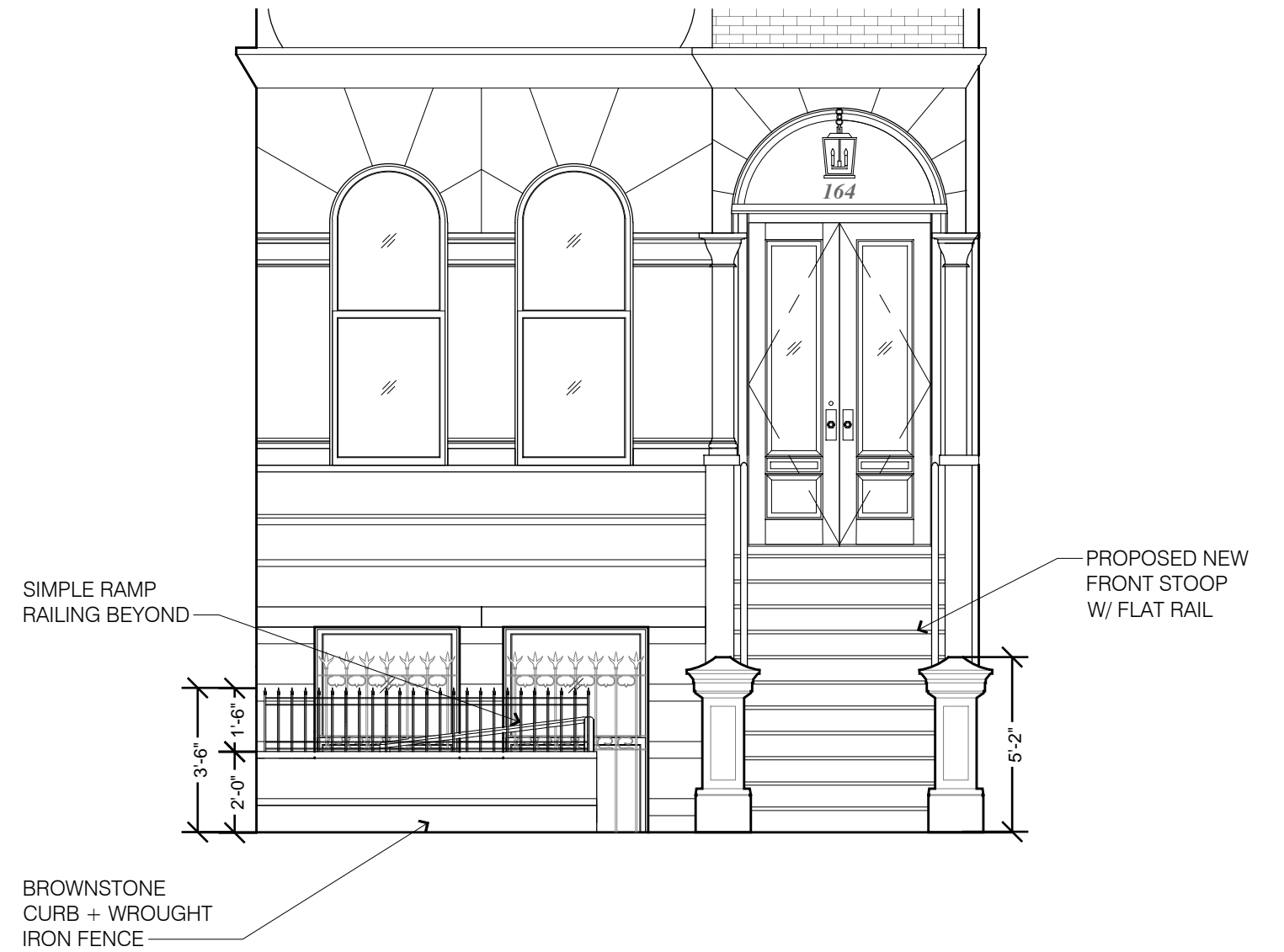
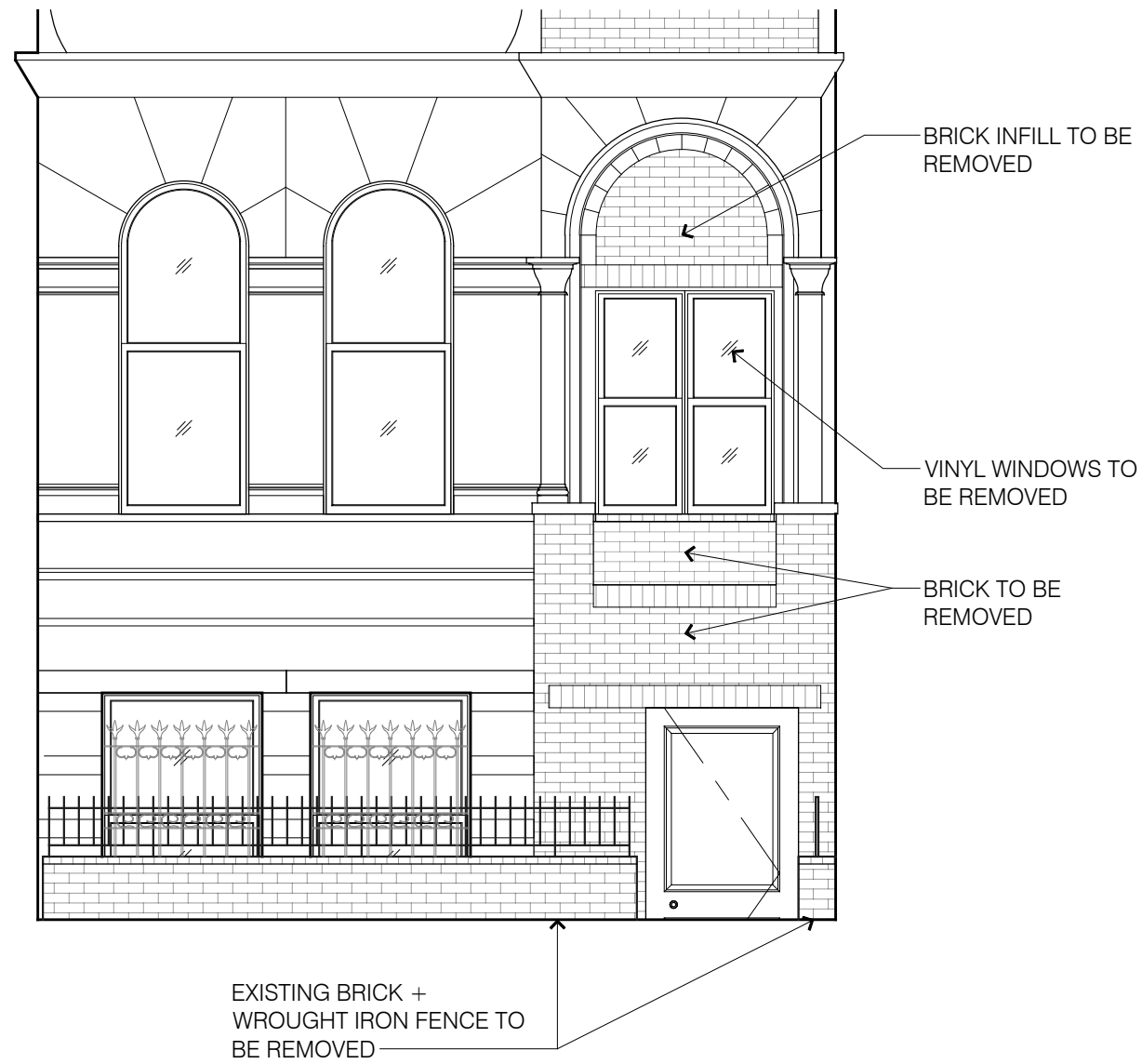
PROFILE OF BROWNSTONE FENCE TO MATCH THAT OF 160 W 88TH ST



1 NEWEL POST DETAILS
NTS

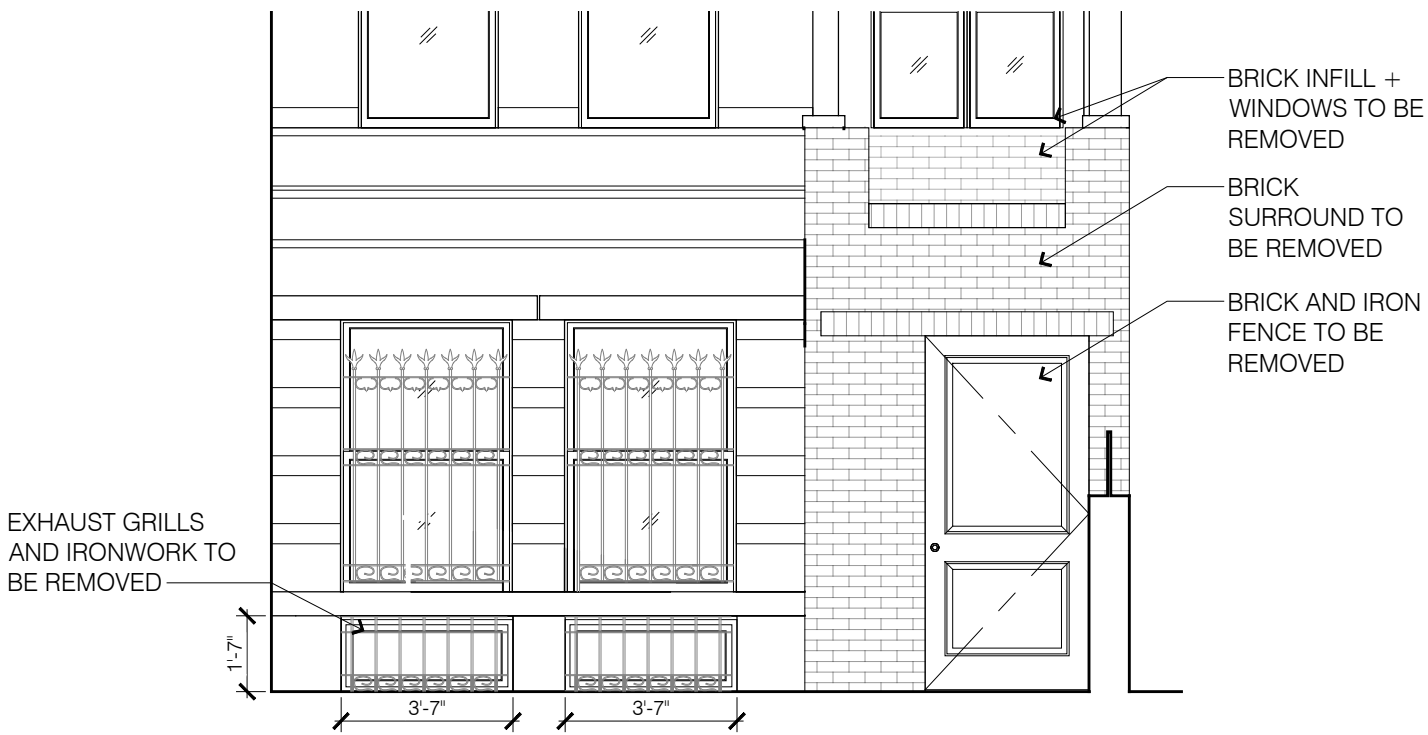


2 IRON + BROWNSTONE FENCE DETAILS
NTS



1 EXISTING ELEVATION OF FRONT FACADE BASEMENT + 1ST FLOOR
NTS

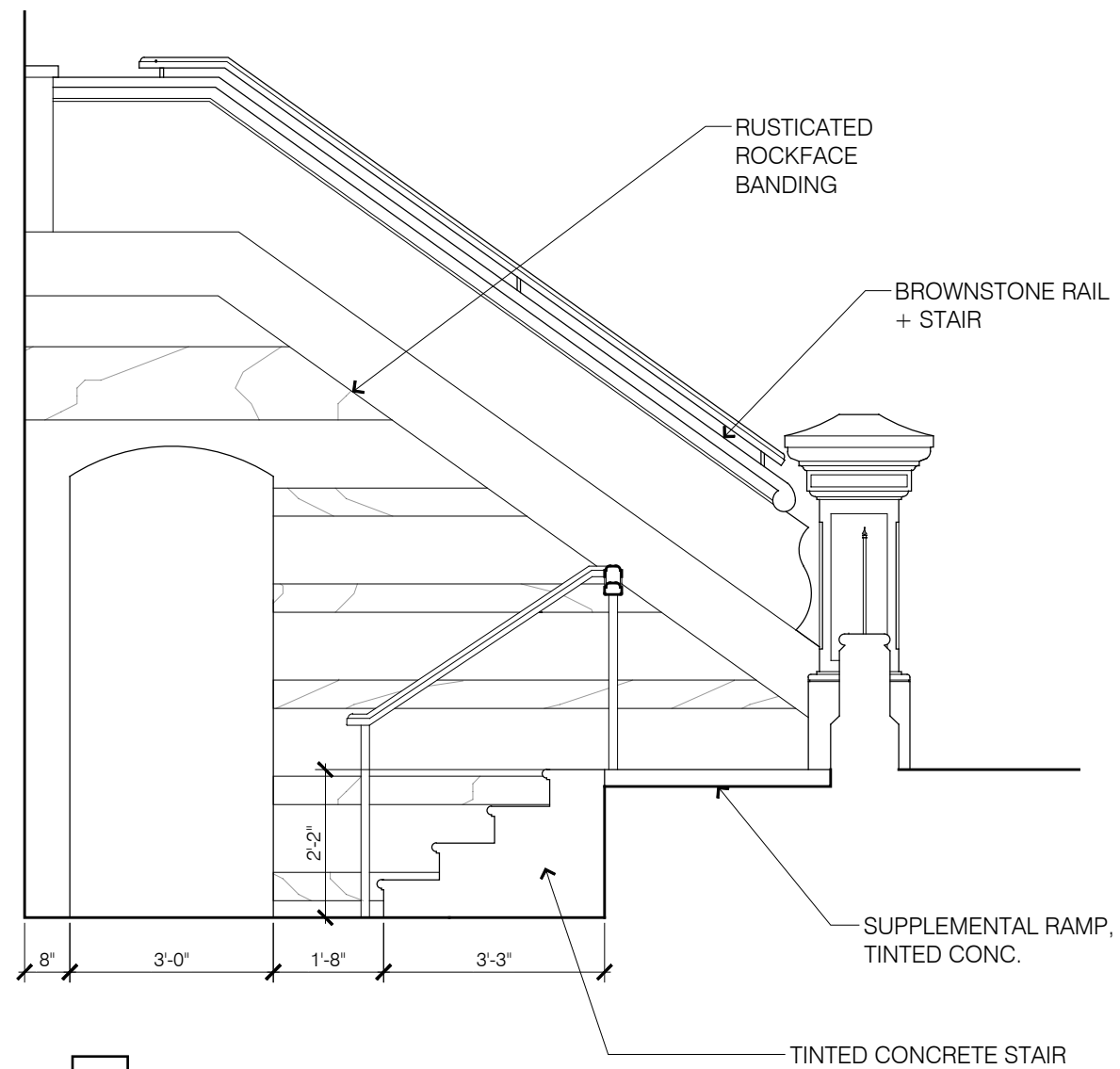
2 PROPOSED ELEVATION OF FRONT FACADE BASEMENT + 1ST FLOOR
NTS



3 EXISTING ELEVATION OF FRONT FACADE BASEMENT + 1ST FLOOR
NTS

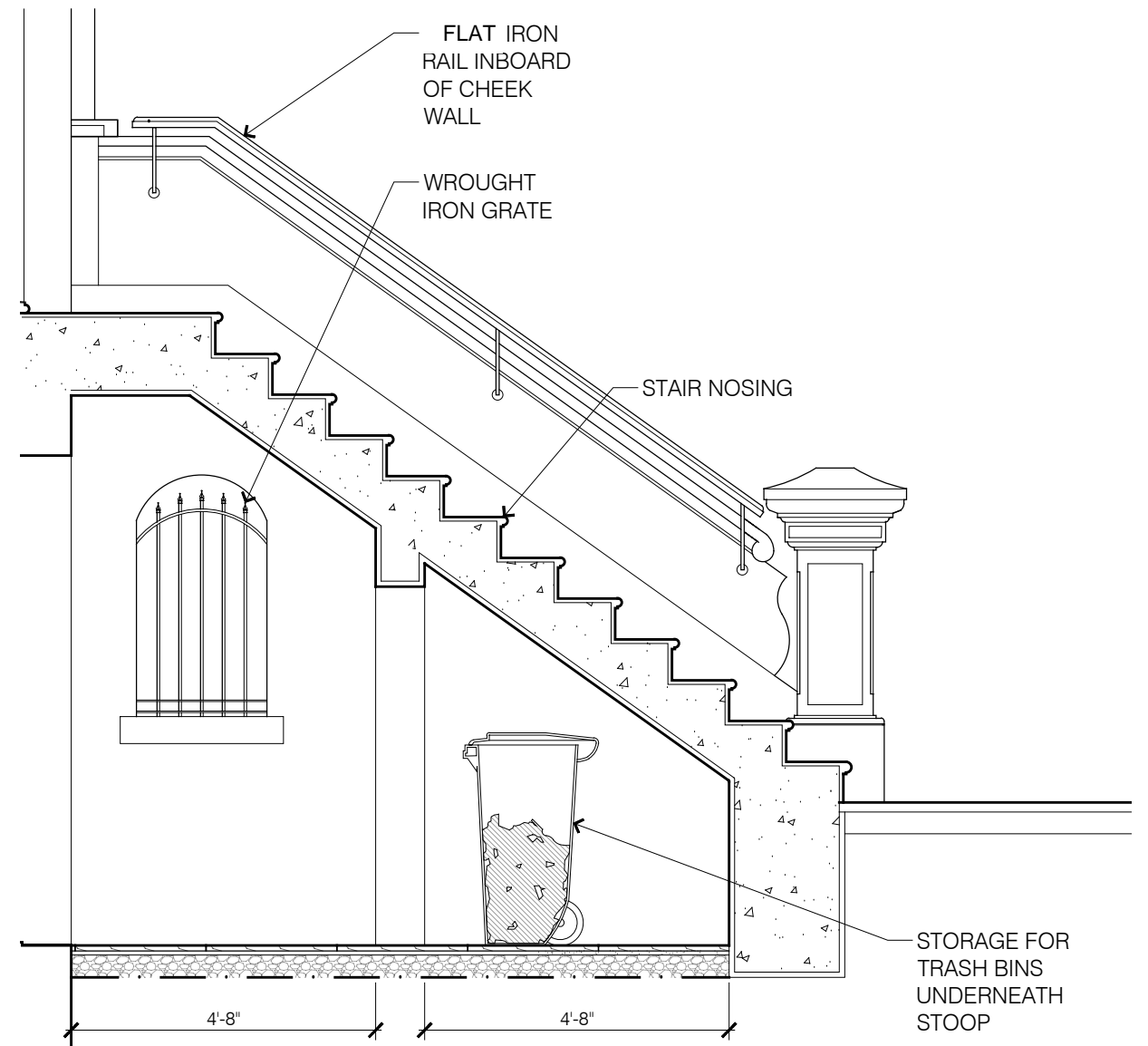


4 PROPOSED ELEVATION OF FRONT FACADE BASEMENT + 1ST FLOOR
NTS

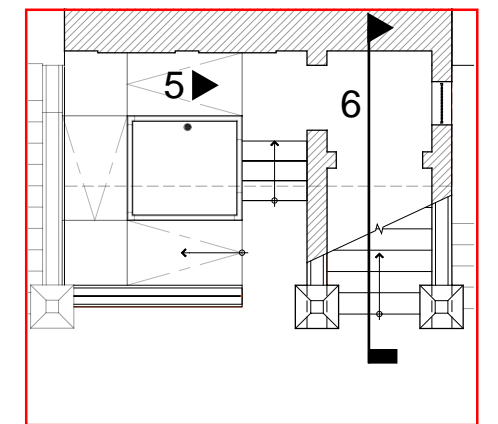


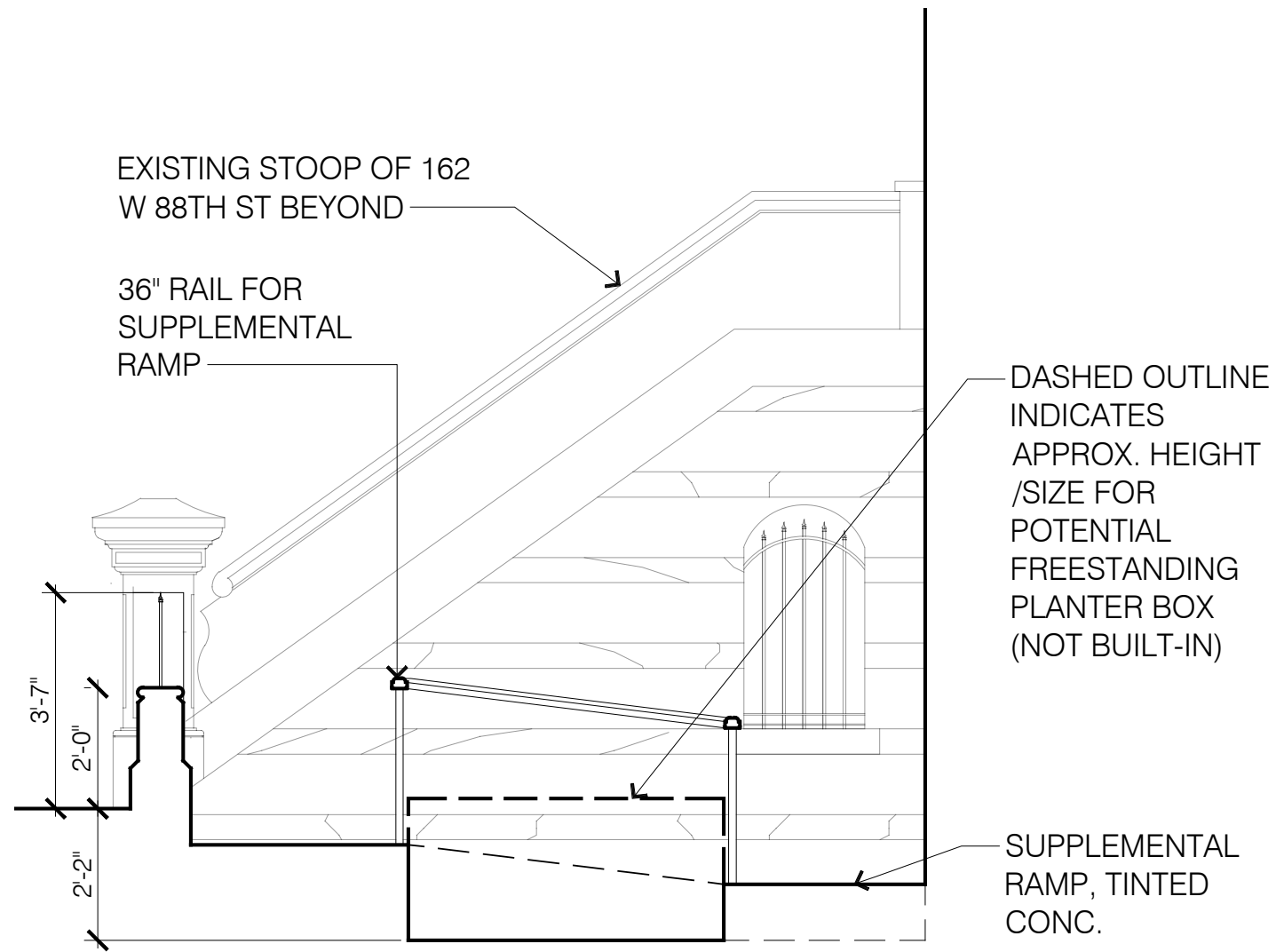
5 WEST ELEVATION
NTS

PROPOSED UNDERSTOOP OPENING TO MATCH THAT OF 162 W 88TH STREET.

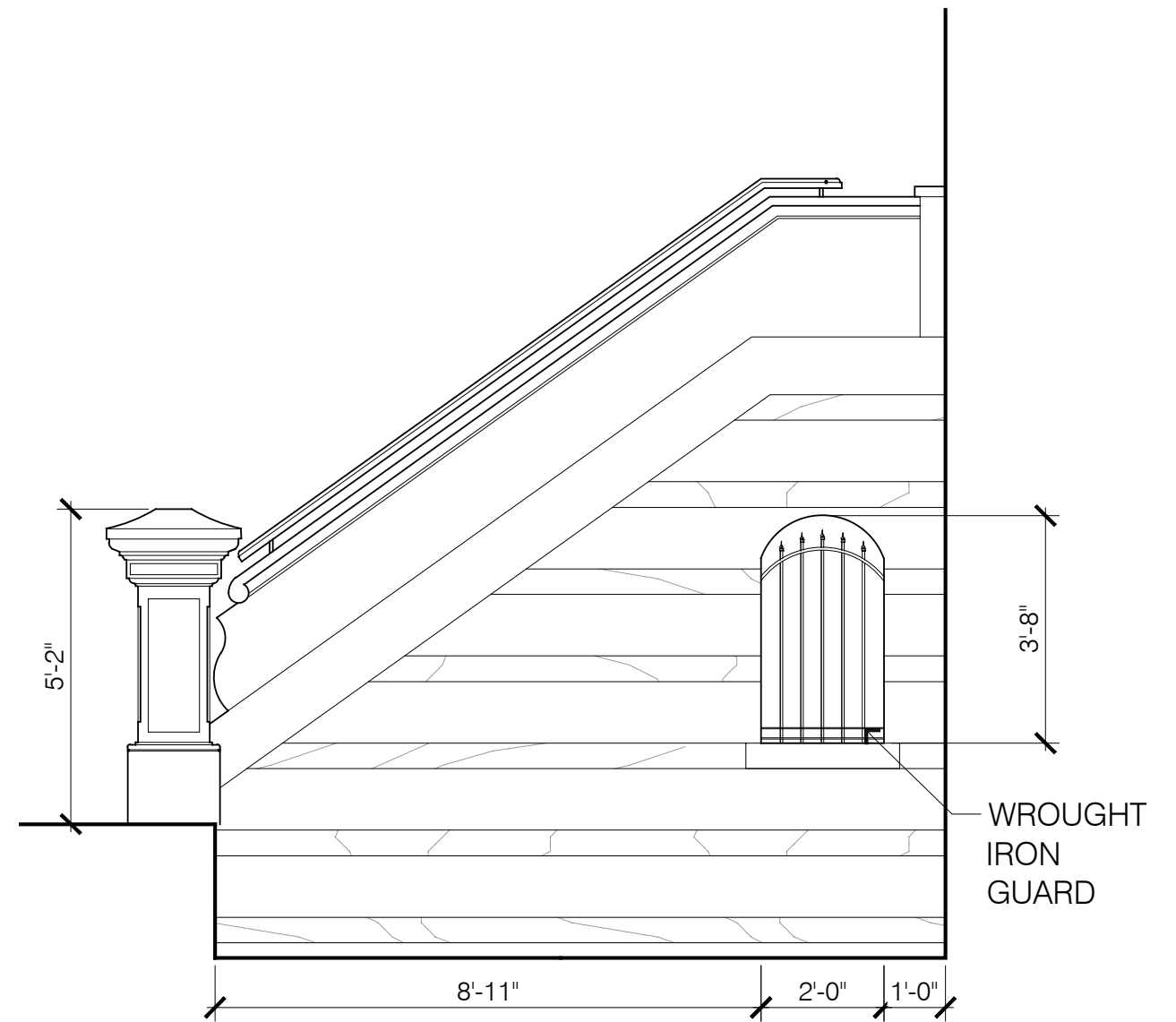


6 WEST SECTION @ STOOP
NTS

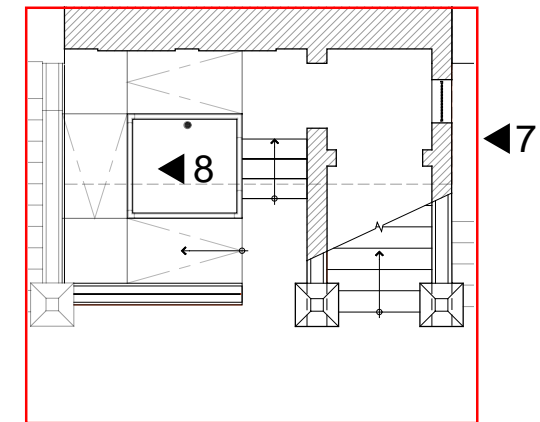




7 EAST ELEVATION
NTS



8 EAST ELEVATION
NTS



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APPENDIX

PROPOSED FINISH MATERIALS	01
PROPOSED 1ST FLOOR DOOR DETAILS	02
PROPOSED 1ST FLOOR DOOR DETAILS	03

BROWNSTONE FINISH



REFERENCE PHOTO OF EXISTING BROWNSTONE FINISH AND RUSTICATED BANDING AT BASEMENT LEVEL OF PRIMARY FACADE

PREPARATION OF THE SURFACE: CUT BACK ALL DETERIORATED SURFACES TO BE REPAIRED TO A SOUND BASE WITH A TOOTHED CHISEL TO REMOVE ALL LOOSE STONE AND PROVIDE A ROUGH SURFACE.

MECHANICAL KEYING: TO CREATE A MECHANICAL KEY, UNDERCUT THE EDGES OF THE PATCH TO FORM A SLIGHT DOVETAIL AND DRILL 1/2" DIAMETER HOLES 1/2" DEEP, SPACED STAGGERED 2" TO 3" APART.

APPLICATION OF PATCHING MATERIAL:

SURFACE WASHING: WASH THE PREPARED SURFACE WITH WATER AND SOFT BRUSH.

SLURRY COAT: APPLY A THIN SLURRY COAT WITH A BRUSH AND RUB VIGOROUSLY INTO THE SURFACE. THE SLURRY COAT CONSISTS OF MATERIAL IN THE FOLLOWING MIX BY VOLUME:

1 PART WHITE PORTLAND CEMENT
2 PARTS TYPE S LIME
6 PARTS SAND
MIX WITH WATER

SCRATCH COAT: THE FIRST SCRATCH COAT SHOULD BE PRESSED INTO THE SLURRY COAT WHILE THE SLURRY COAT IS STILL MOIST. EACH SCRATCH COAT SHOULD BE SCORED BEFORE INITIAL DRYING TO PROVIDE A KEY FOR FOLLOWING COATS. NO COAT SHOULD EXCEED 3/8" IN THICKNESS. ALLOW 2 TO 4 HOURS BETWEEN APPLICATIONS OF SCRATCH COATS. SCRATCH COATS CONSIST OF MATERIAL IN THE FOLLOWING MIX BY VOLUME:

SCRATCH COAT
1 PART WHITE PORTLAND CEMENT
1 PART TYPE S LIME
6 PARTS SAND
MIX WITH WATER

FINISH COAT: THE FINISH COAT IS APPLIED ONCE THE PATCH HAS BEEN BUILT UP TO THE REQUIRED THICKNESS. ONLY THIS LAST COAT IS FORMULATED TO MATCH THE COLOR AND TEXTURE OF THE STONE BEING REPAIRED. THE FINISH COAT SHOULD BE FORMULATED AS FOLLOWS:

FINISH COAT
1 PART WHITE PORTLAND CEMENT
2 PARTS TYPE S LIME
2-3 PARTS SAND
3-4 PARTS CRUSHED STONE
DRY PIGMENTS
MIX WITH WATER

ALL MEASUREMENTS ARE PARTS BY VOLUME. ALL INGREDIENTS SHOULD BE COMBINED DRY AND THEN MIXED WITH POTABLE WATER.

USE DRY PIGMENTS (NATURAL OR SYNTHETIC OXIDE PIGMENTS) WHEN CRUSHED STONE IS NOT SUFFICIENT TO GIVE AN ACCURATE COLOR MATCH. DO NOT EXCEED THE RECOMMENDED MAXIMUM AMOUNTS AS TOO MUCH PIGMENT REDUCES STRENGTH AND WILL GIVE UNSTABLE COLOR. WHEN POSSIBLE, USE ACTUAL CRUSHED STONE. USE STONE REMOVED FROM THE AREA BEING REPAIRED OR OLD STONE WITH THE SAME QUALITIES. THE CRUSHED STONE SHOULD BE GROUND AND PASSED THROUGH A 16-MESH SCREEN, AND WASHED THOROUGHLY.

SURFACE FINISHING: SURFACE SHOULD BE FINISHED TO MATCH THE ORIGINAL STONE TOOLING OR EXISTING CONDITION. POSSIBLE SURFACE TREATMENTS INCLUDE DAMP SPONGING (STIPPLING), DRY TROWELLING WITH A WOODEN FLOAT, AND ACID ETCHING WITH DILUTE HYDROFLUORIC ACID, EXECUTED WHILE THE PATCH IS PARTIALLY CURED.

TINTED CONCRETE FINISH



REFERENCE PHOTO OF PROPOSED TINTED CONCRETE FLOORING FINISH AT FRONT AREA, RAMP, AND STAIR

TO SIMULATE THE COLOR OF DARK GREY BLUESTONE:

PER LPC SPECIFICATIONS:

TO SIMULATE THE COLOR OF DARK GREY BLUESTONE

DAVIS COLOR NO. 884: 3LBS PER 100LBS LIGHT GRAY PORTLAND CEMENT AND SAND, OR

LANSKO COLOR NO. 437 "STRONG BLACK": 5 LBS PER 94 LBS. LIGHT GREY PORTLAND CEMENT AND 3 PARTS SAND, OR

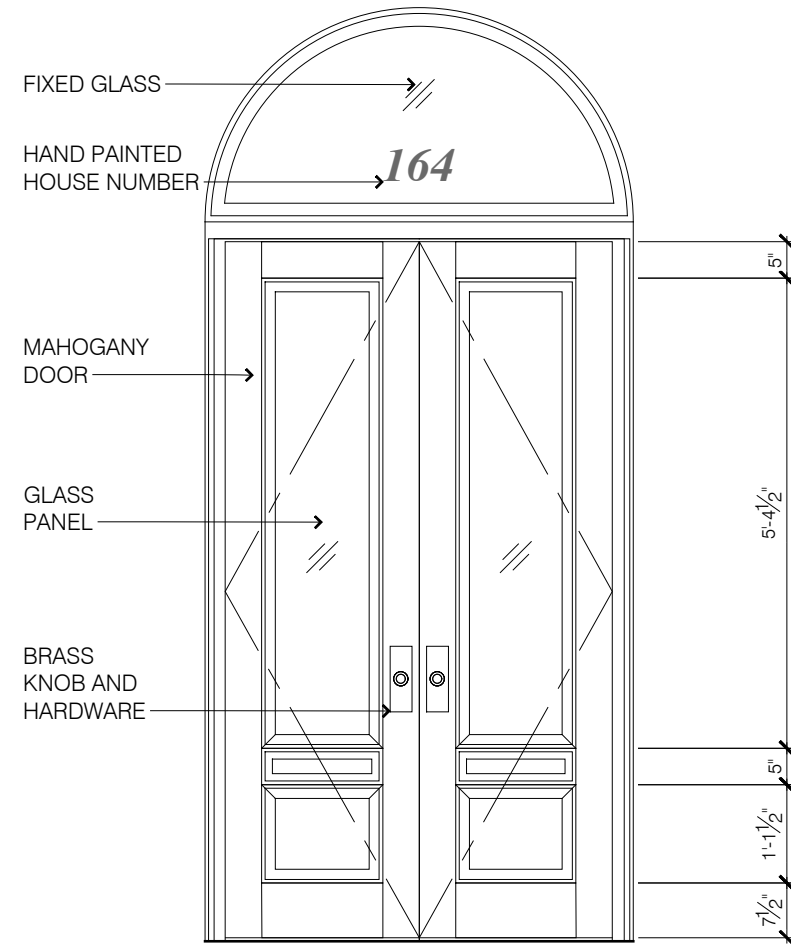
SCOFIELD CHROMIC ADMIXTURE "COOL BLACK" BO. 4: 1 5-SACK-MIX BAG PER 5 94-LB BAGS MEDIUM GRAY PORTLAND CEMENT AND SAND, OR

SCOFIELD "LANDMARKS GREY" K-157-4, OR

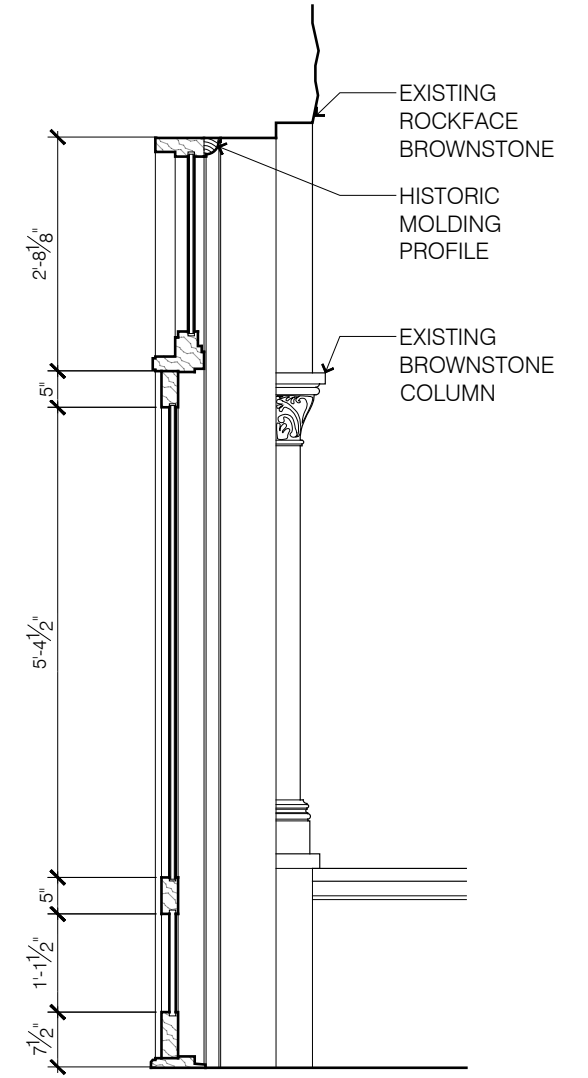
OTHER EQUAL SAMPLE PROVIDED FOR APPROVAL.



1 HISTORIC TAX LOT PHOTO OF 164 W88TH ST: PARLOR DOOR AND FOILED HOUSE NUMBER



2 PROPOSED FRONT DOOR ELEVATION



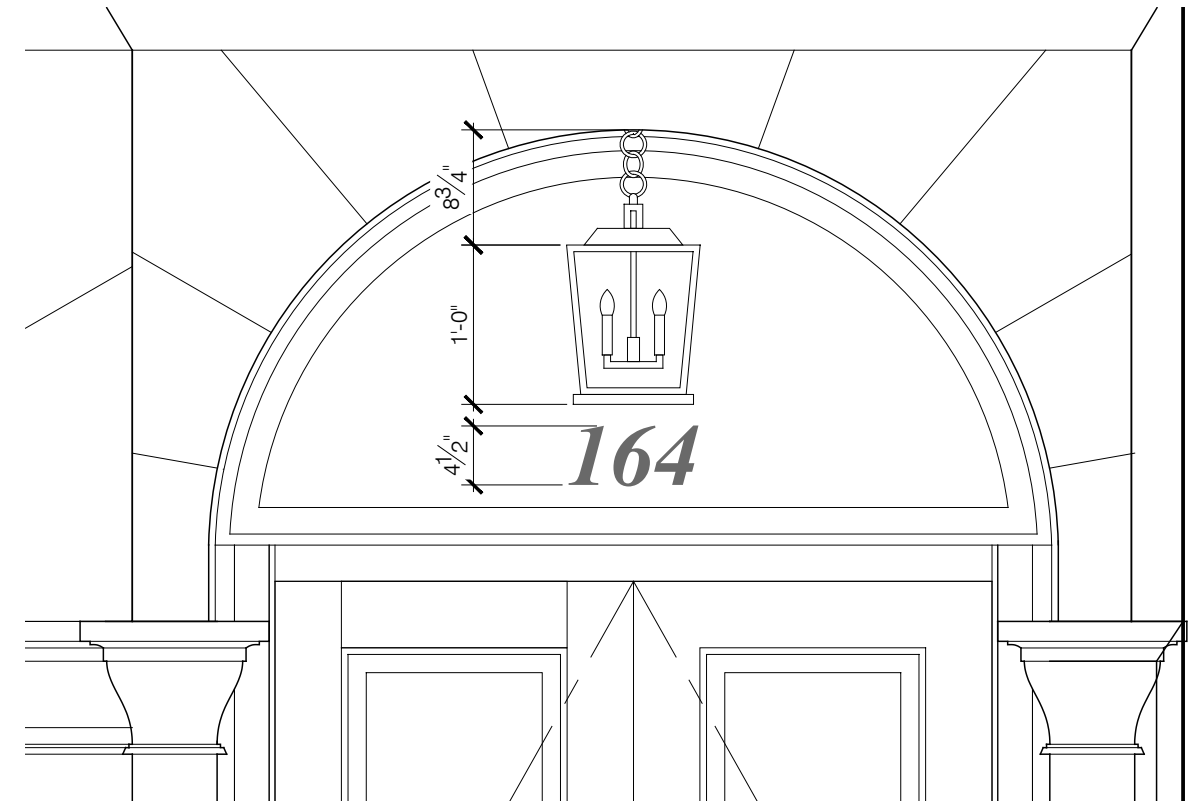
3 PROPOSED FRONT DOOR SECTION



SEE PROPOSED SPECIFICATION FOR ENTRYWAY LIGHT

NOTE: PROPOSED PENDANT LIGHT FIXTURE WILL BE HUNG INSIDE OF BROWNSTONE ARCH, SIMILAR TO THE FIXTURE ON NEIGHBORING 173 W88TH ST

PROPOSED HAND-PAINTED HOUSE NUMBER TO BE SIMILAR IN HISTORIC FONT



2 ENLARGED DETAIL OF PROPOSED EXTERIOR PENDANT AND HOUSE NUMBER

VISUAL COMFORT & Co.

OL15409TXB: Hanging Lantern



Dimensions:

Length: 12.0"
 Width: 12.0"
 Height: 22.0"
 Weight: 10.12 lbs.

Wire: 180" (color:Black)
 Chain: 60"
 Mounting Proc.: Screw Collar - Chain
 Connection: Mounted To Box

Bulbs:

4 - Candelabra B Torpedo 60.0w Max. 120v Not included

Features:

- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.

Material List:

1 Body - StoneStrong - Textured Black

Safety Listing:

Safety Listed for Damp Locations
 Safety Listed for Damp Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (o15409)

Collection: Warren

Featured in the decorative Warren collection

4 Torpedo Candelabra 60 watt light bulbs

clear glass panels

Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.

ETL listed for damp locations

UPC #:014817590586

Finish: Textured Black (TXB)

3 PROPOSED ENTRY PENDANT LIGHT OVER 1ST FLOOR DOOR

1 REFERENCE PHOTO OF NEIGHBORING 173 W88TH ST: FOILED HOUSE NUMBER

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