

May 12, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-08279

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

To testify virtually, please join Zoom

Webinar ID: 165 564 9542

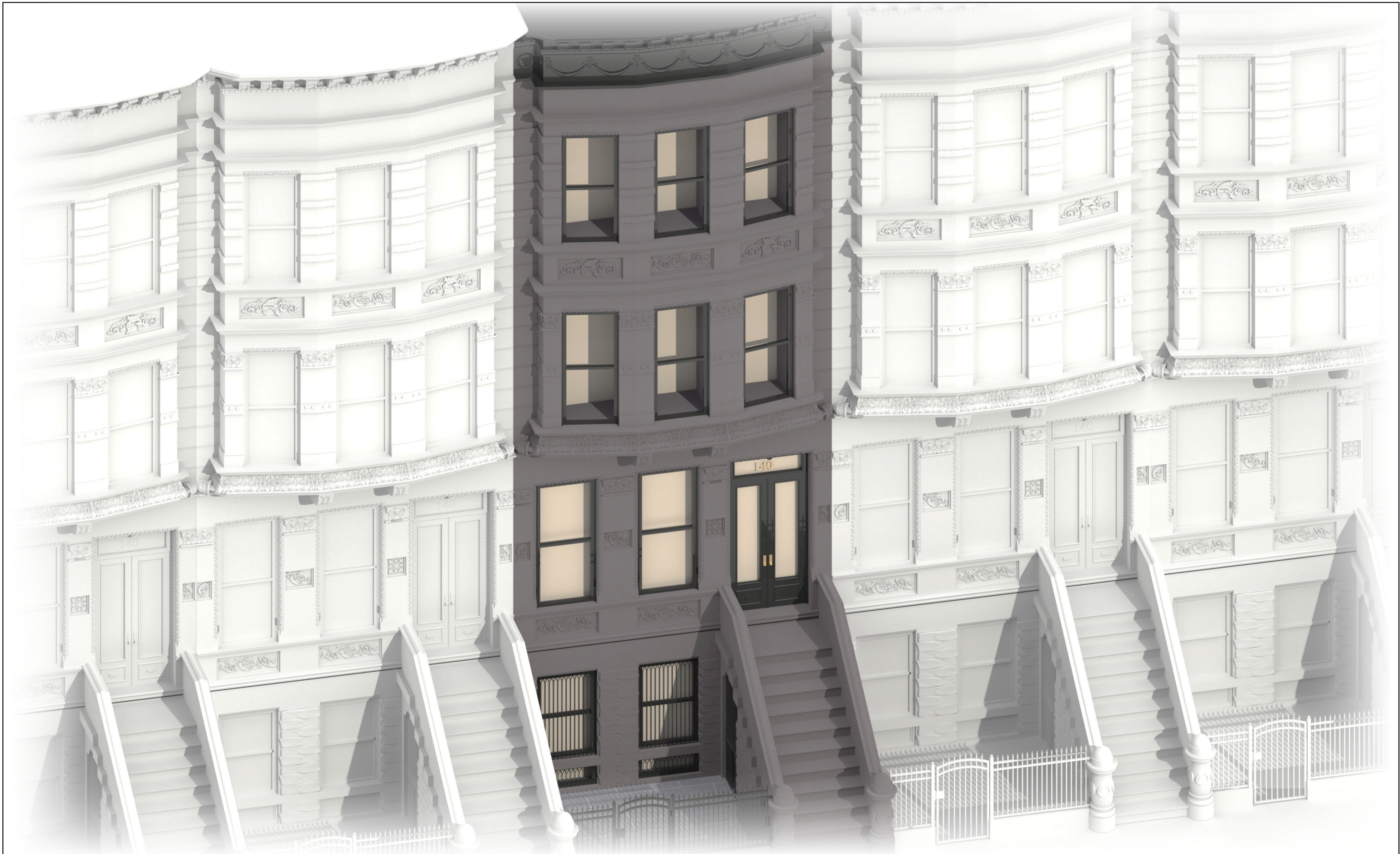
Passcode: 461716

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.

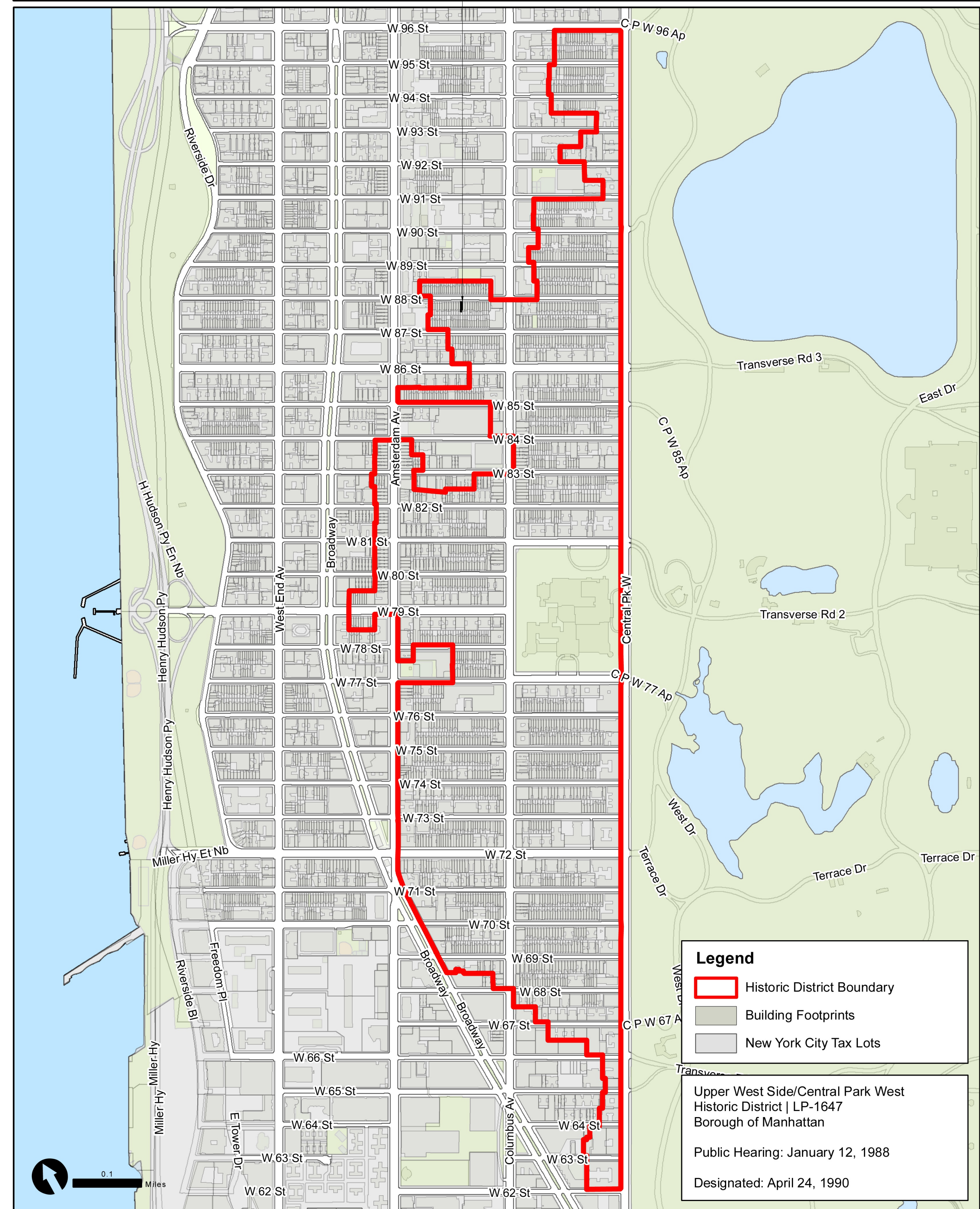


DATUM

140 WEST 88TH STREET

140W 88th Street, New York, NY, 10024

Upper West Side/Central Park West Historic District | LP-1647



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

Upper West Side/ Central Park West Historic District
Rear Extension and Penthouse Construction
140 West 88th Street
New York, NY 10024
Tax Block: 1218; Tax Lot: 45

GENERAL PROJECT NOTES:

1. Installing Contractor is responsible for all final measurements (VIF).
2. Existing rear facade and windows are in decay and poor condition.
3. The rear facade needs to be mostly reconstructed as shown on the LPC set.
4. Proposed penthouse, occupiable roof, and bulkhead are not visible from the street as shown on the LPC set.
5. No change to existing front facade. Existing front facade window replacement and restoration work is filed under separate application, docket # LPC-26-08014



02 TAX PHOTOS 1930-1941 SCALE: N.T.S.

01 HISTORIC DISTRICT MAP SCALE: N.T.S.

Issued for Public Hearing 05/07/2026
Issued for Manhattan Community Board 7 04/09/2026
Issued for LPC 02/26/2026
Issue Description Date

Project Name.: 140W 88TH STREET

Project Address.: 140W 88TH STREET
NEW YORK, NY 10024

Project No.: 26-101

Drawn by: DATUM

Checked by: DATUM

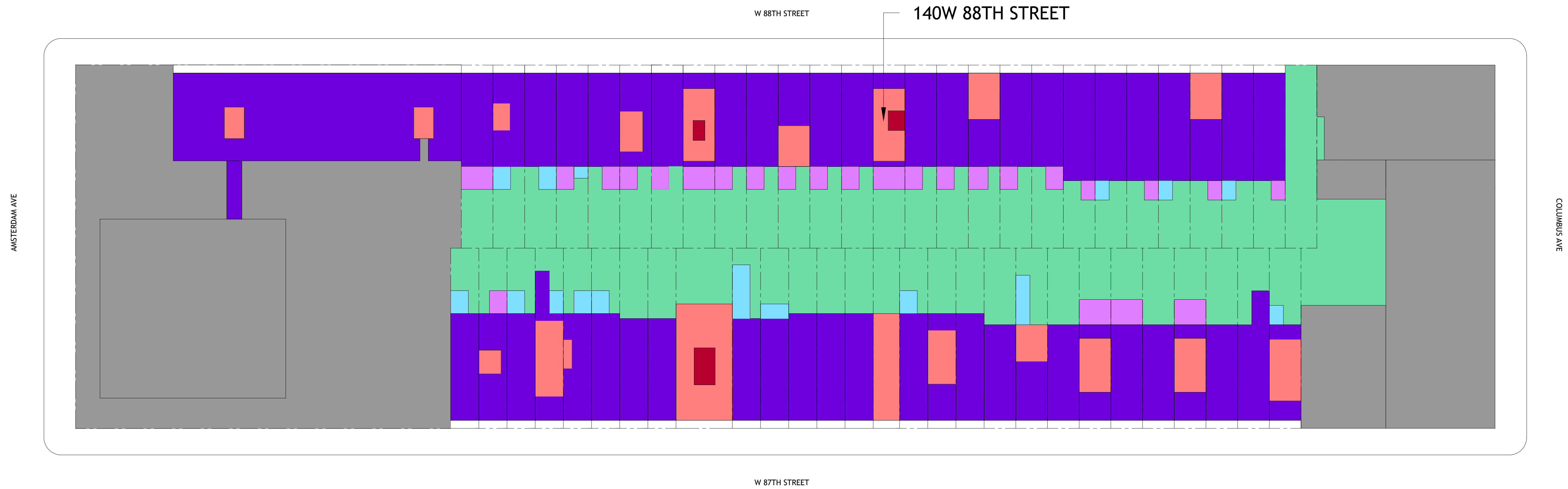
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Sheet Title:

**HISTORIC DISTRICT MAP
& TAX PHOTOS**

Drawing No.:

LPC.100.00



01 BLOCK PLAN - BLOCK #1218

1/32" = 1'-0"

- LEGEND**
- 2 STORY
 - 3 STORY
 - 3 STORY + BASEMENT / 4 STORY
 - 5 STORY
 - 6 STORY
 - MORE THAN 7 STORY
 - GREENSPACE

Issue Description	Date
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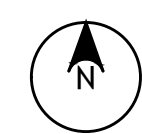
Project Address.: 140W 88TH STREET
 NEW YORK, NY 10024

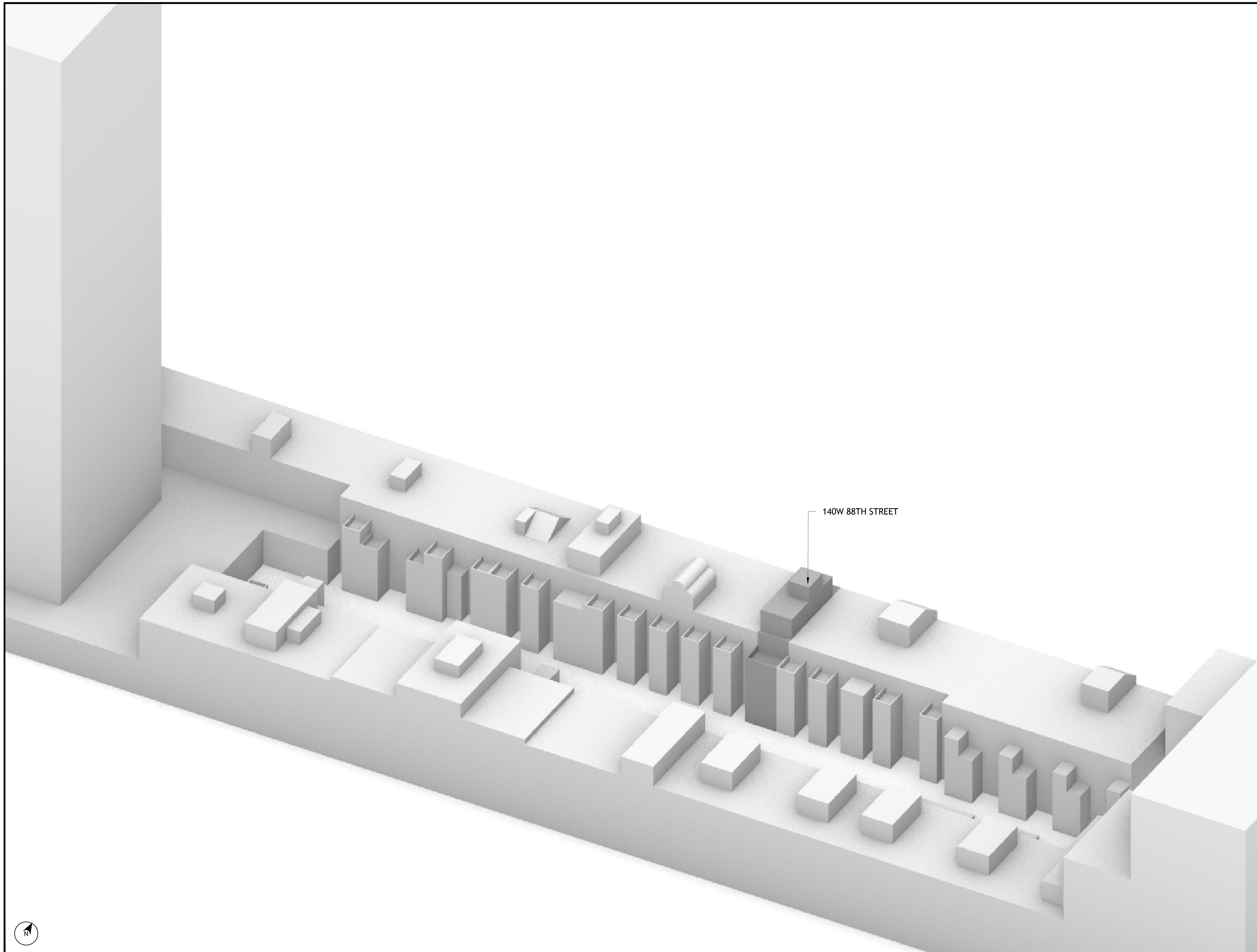
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 Checked by: DATUM
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 Sheet Title:

BLOCK PLAN

Drawing No.:

LPC.101.00





140W 88TH STREET

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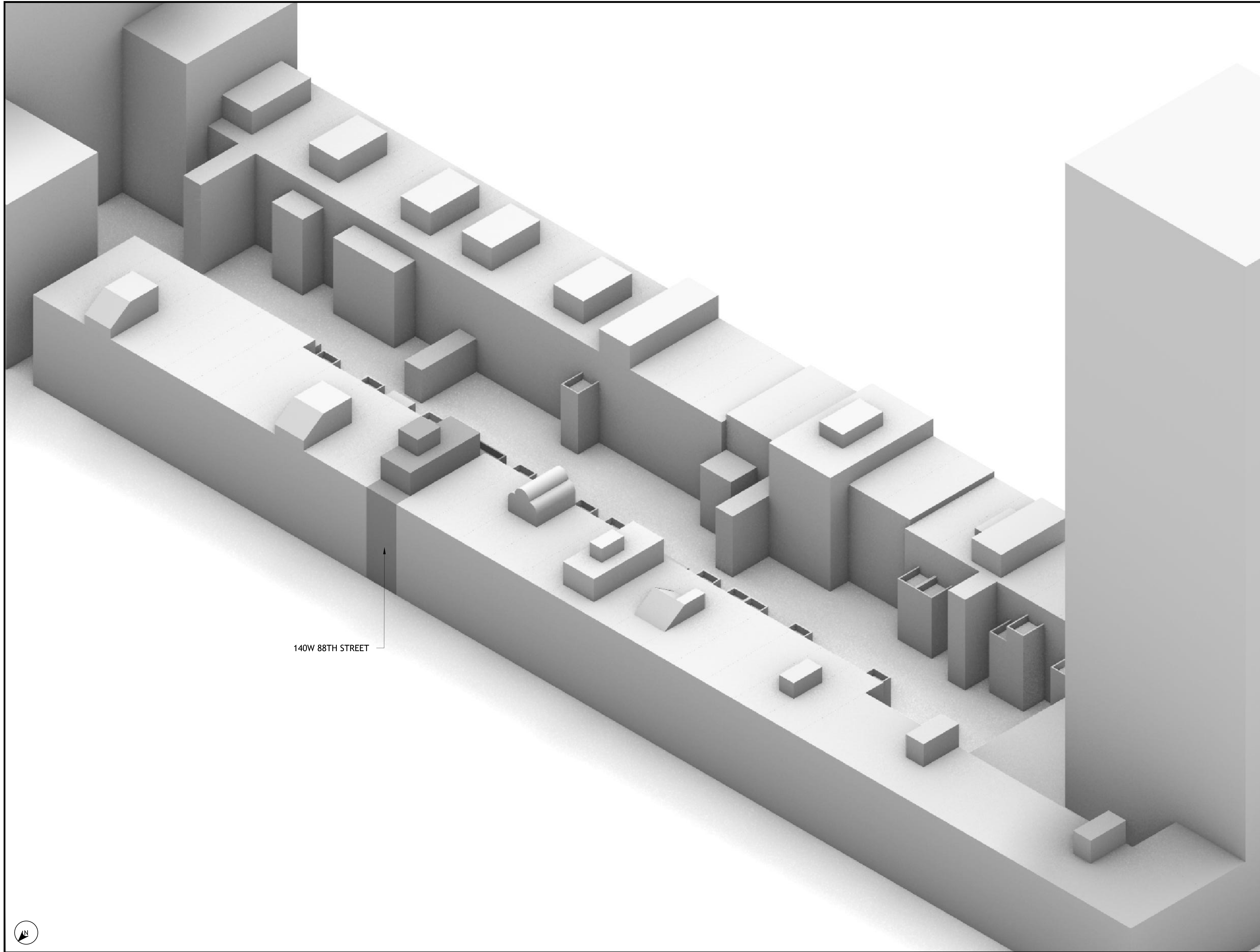
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Sheet Title:

BLOCK PLAN 3D -
NORTHWEST VIEW

Drawing No.:

LPC.102.00



140W 88TH STREET

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Checked by: DATUM

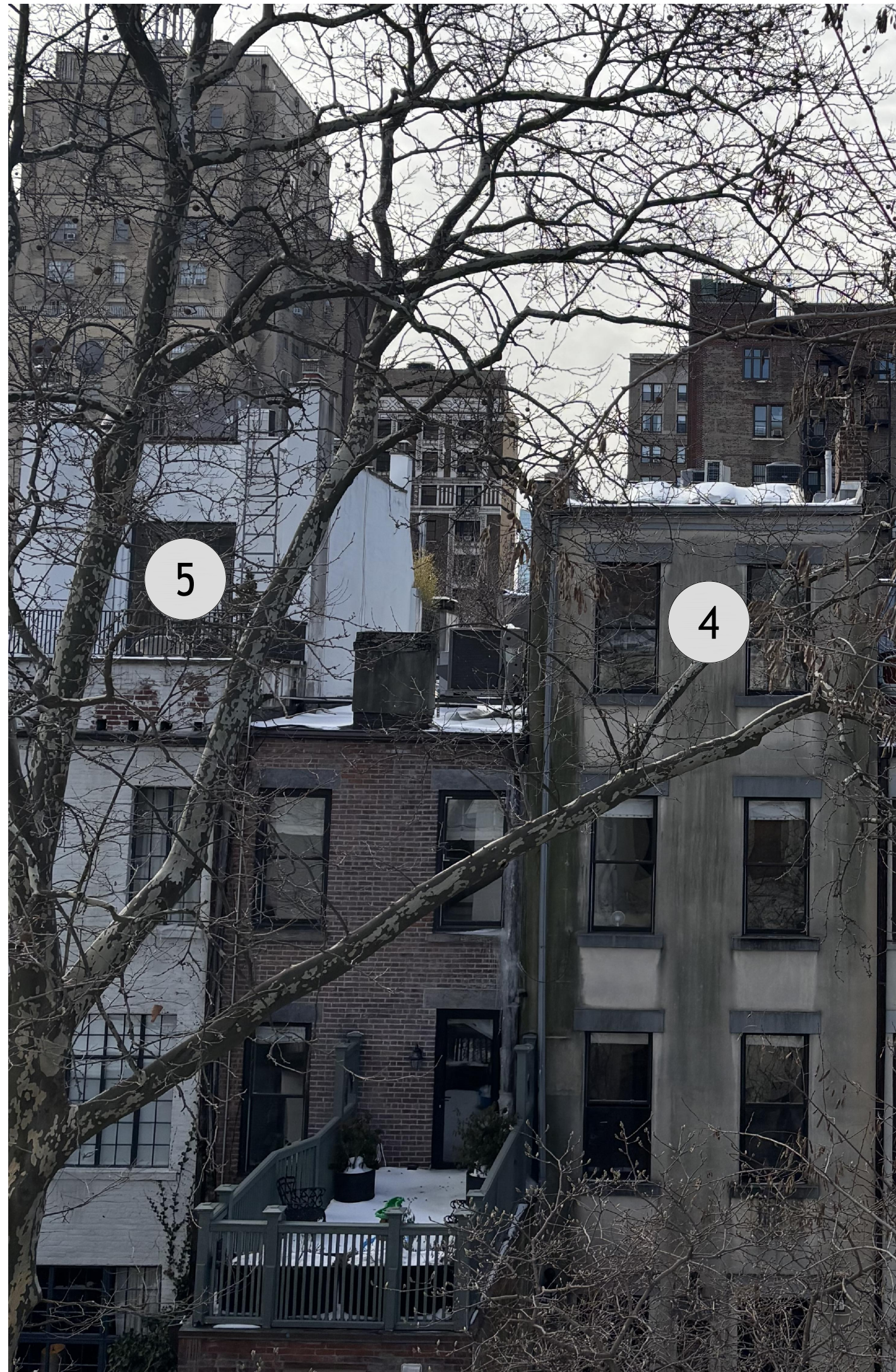
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BLOCK PLAN 3D -
SOUTHEAST VIEW

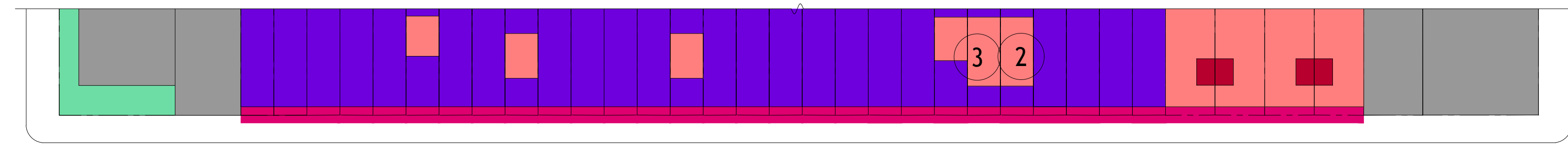
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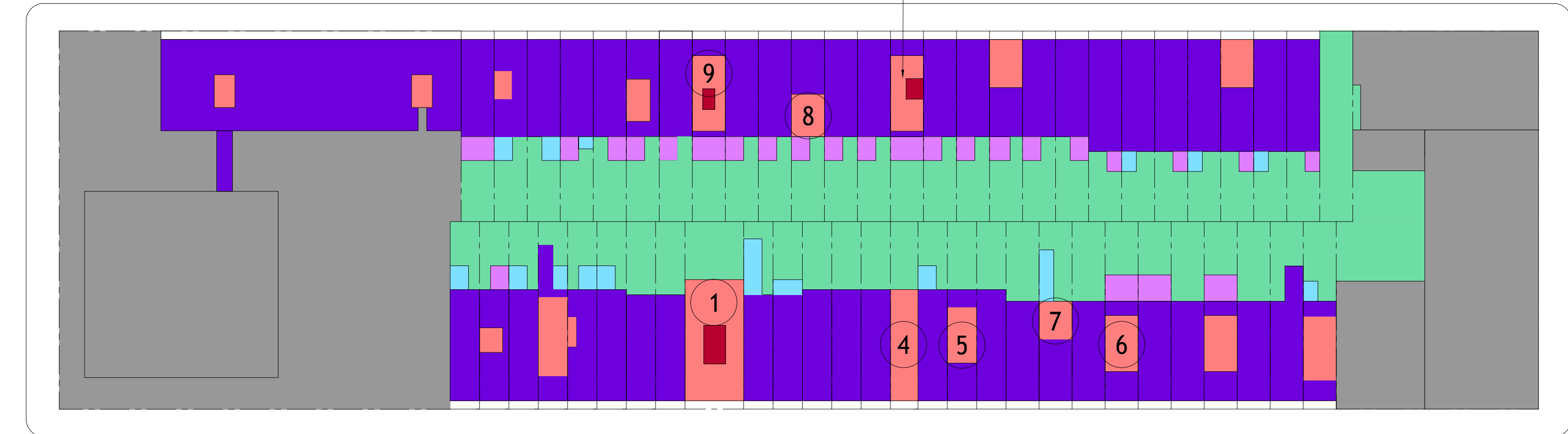


LEGEND

- 2 STORY
- 3 STORY
- 3 STORY + BASEMENT / 4 STORY
- 5 STORY
- 6 STORY
- MORE THAN 7 STORY
- GREENSPACE



W 88TH STREET
 140W 88TH STREET



W 87TH STREET



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Project No.: 26-101

Drawn by: DATUM

Checked by: DATUM

Scale: N.T.S.

Sheet Title:

**HEIGHT CONDITIONS
 AROUND THE BLOCK**

Drawing No.:

LPC.104.00



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Project No.: 26-101
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 Scale: N.T.S.

Sheet Title:

**FRONT FACADE
 DESIGNATION PHOTOS**

Drawing No.:

LPC.105.00



01 FRONT FACADE ELEVATION - PROPOSED 1/4" = 1'-0"

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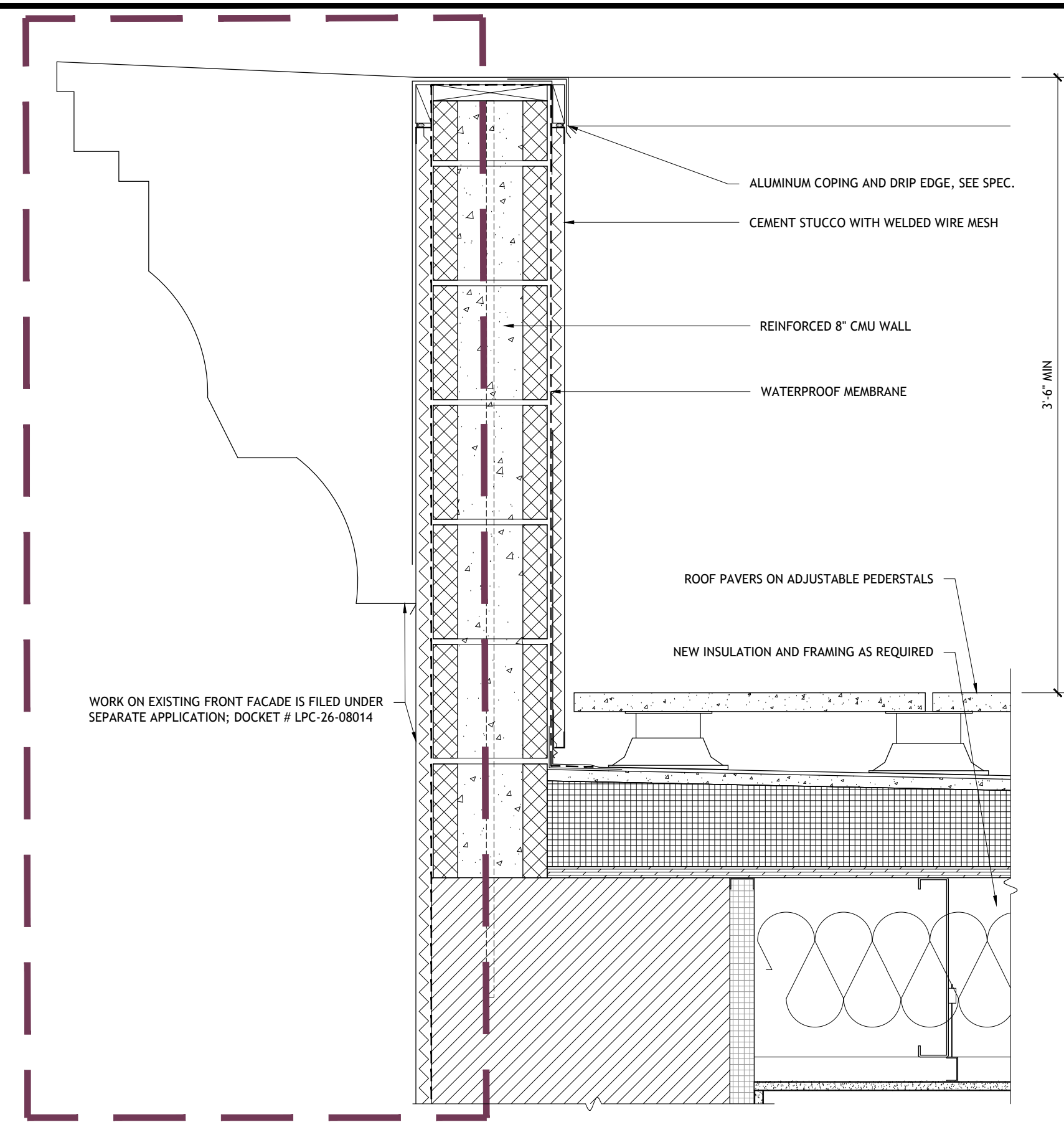
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 Checked by: DATUM
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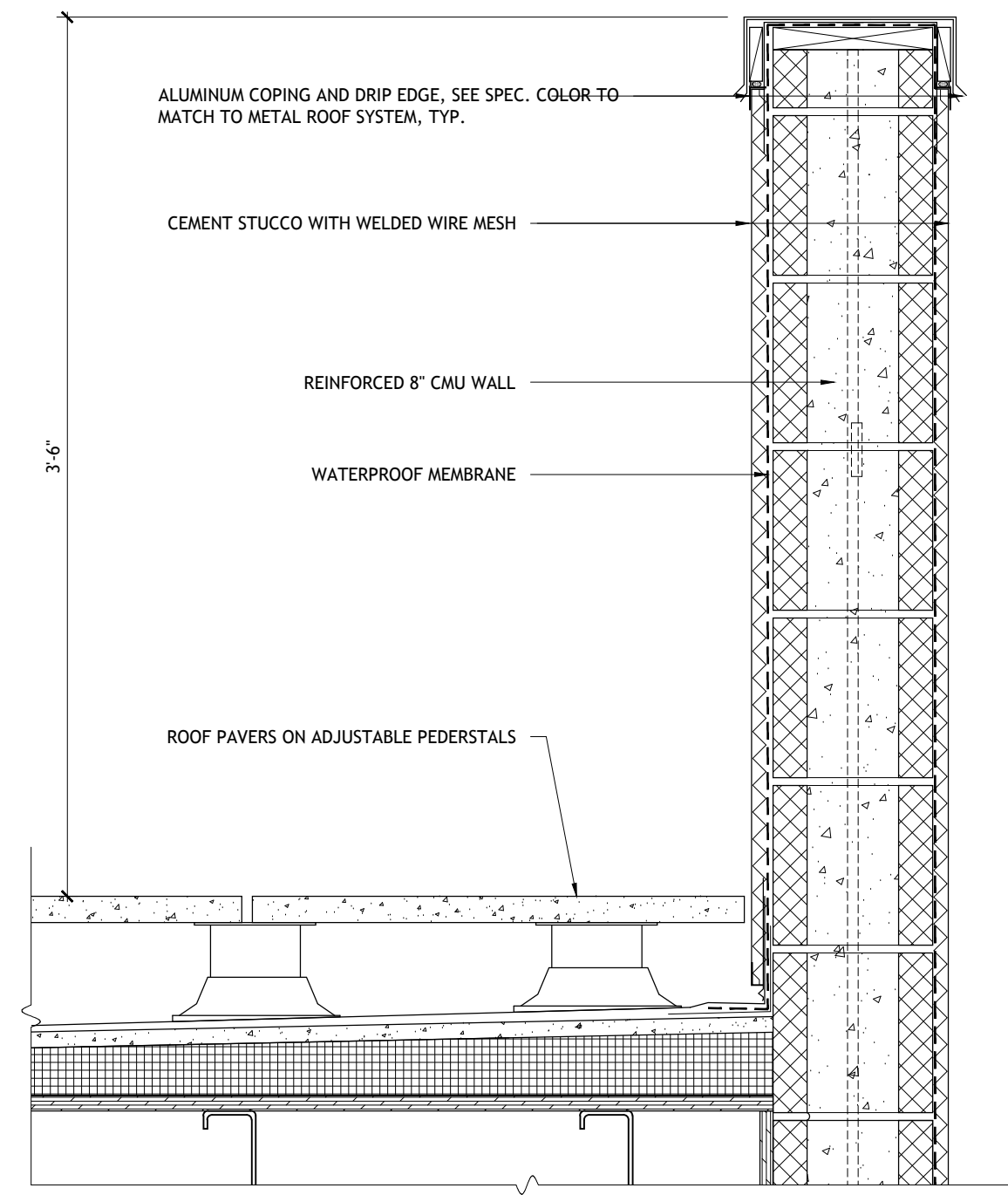
**PROPOSED FRONT
 FACADE ELEVATION**

Drawing No.:

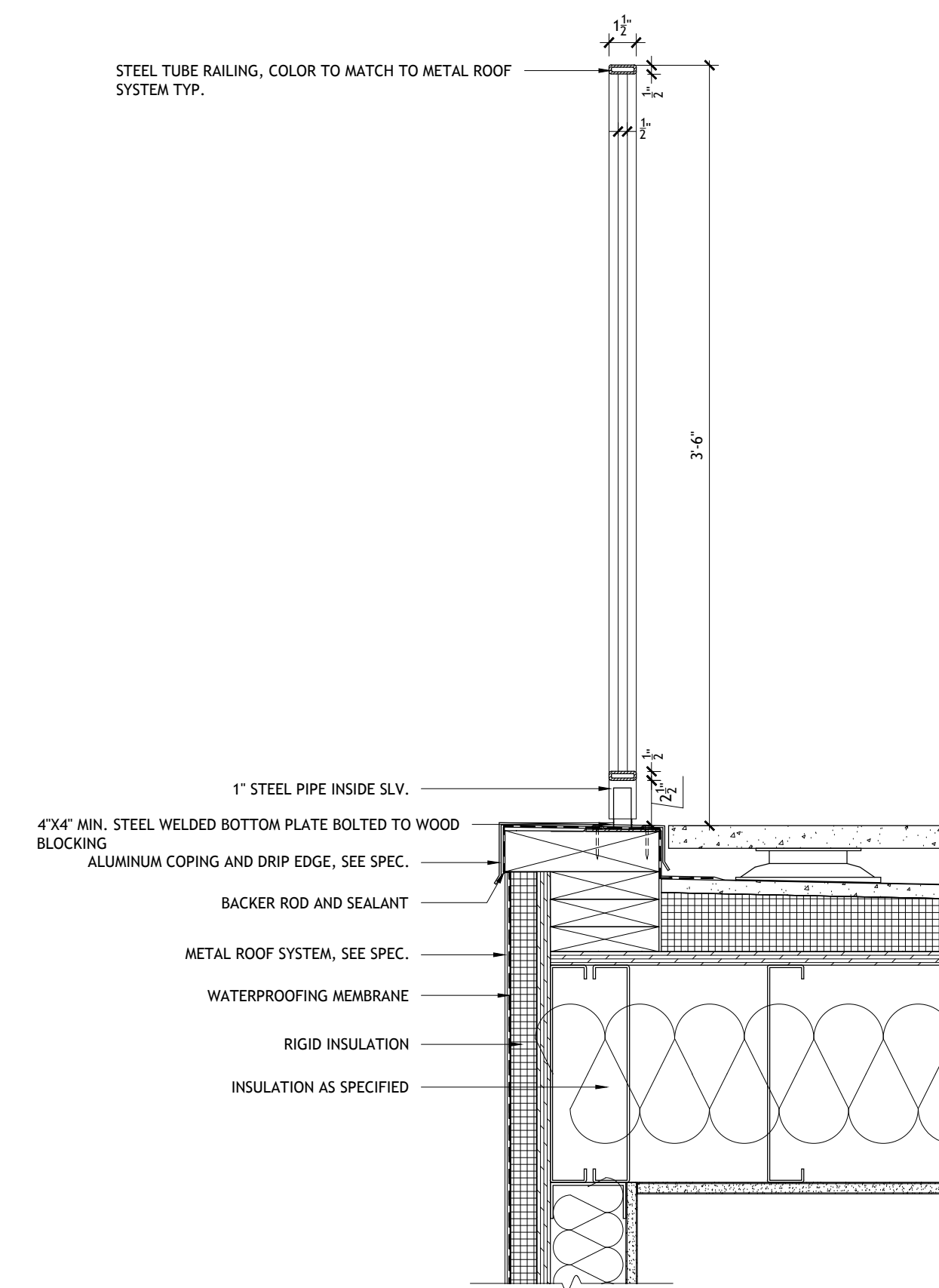
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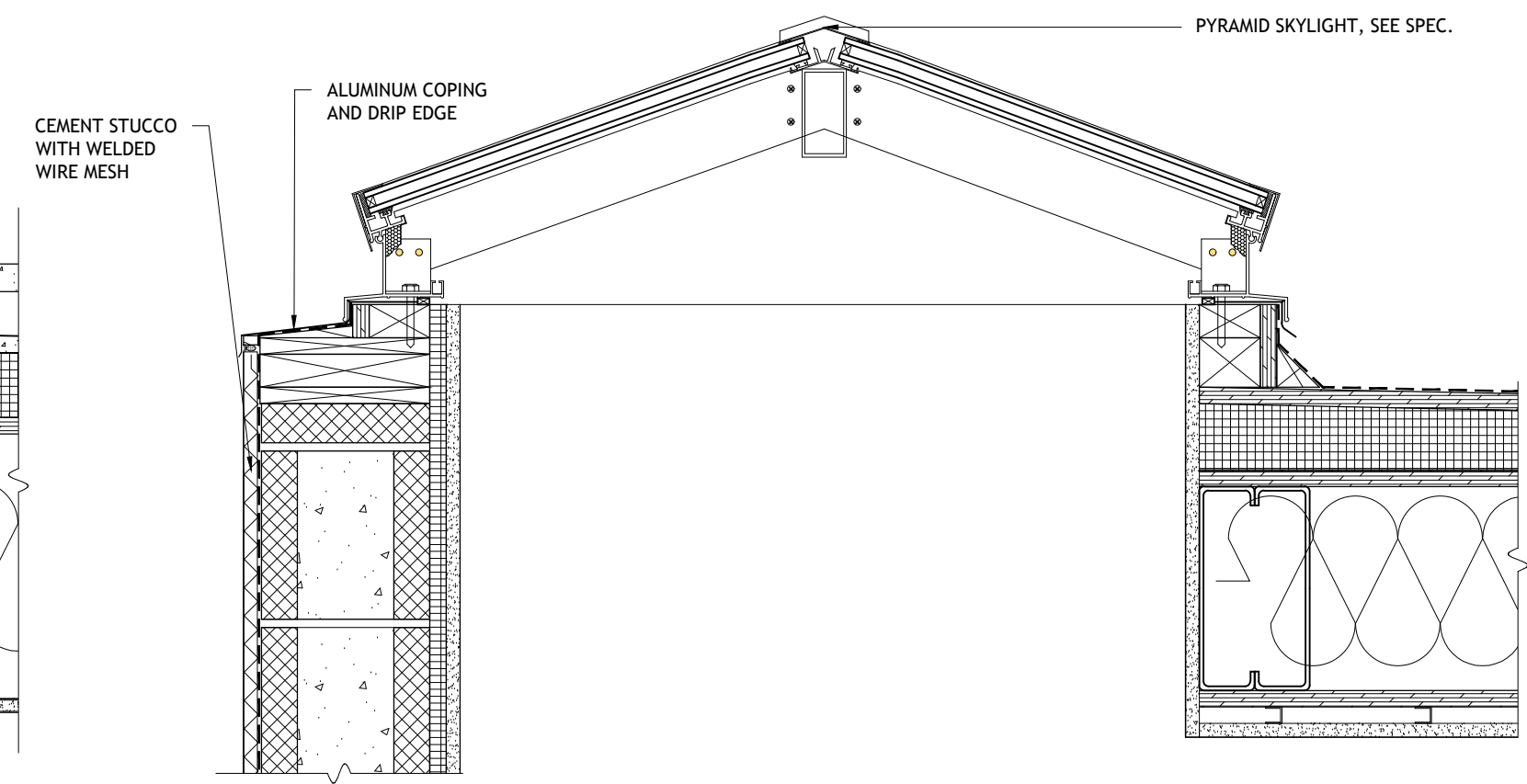
01 FRONT PENTHOUSE TERRACE PARAPET DETAIL
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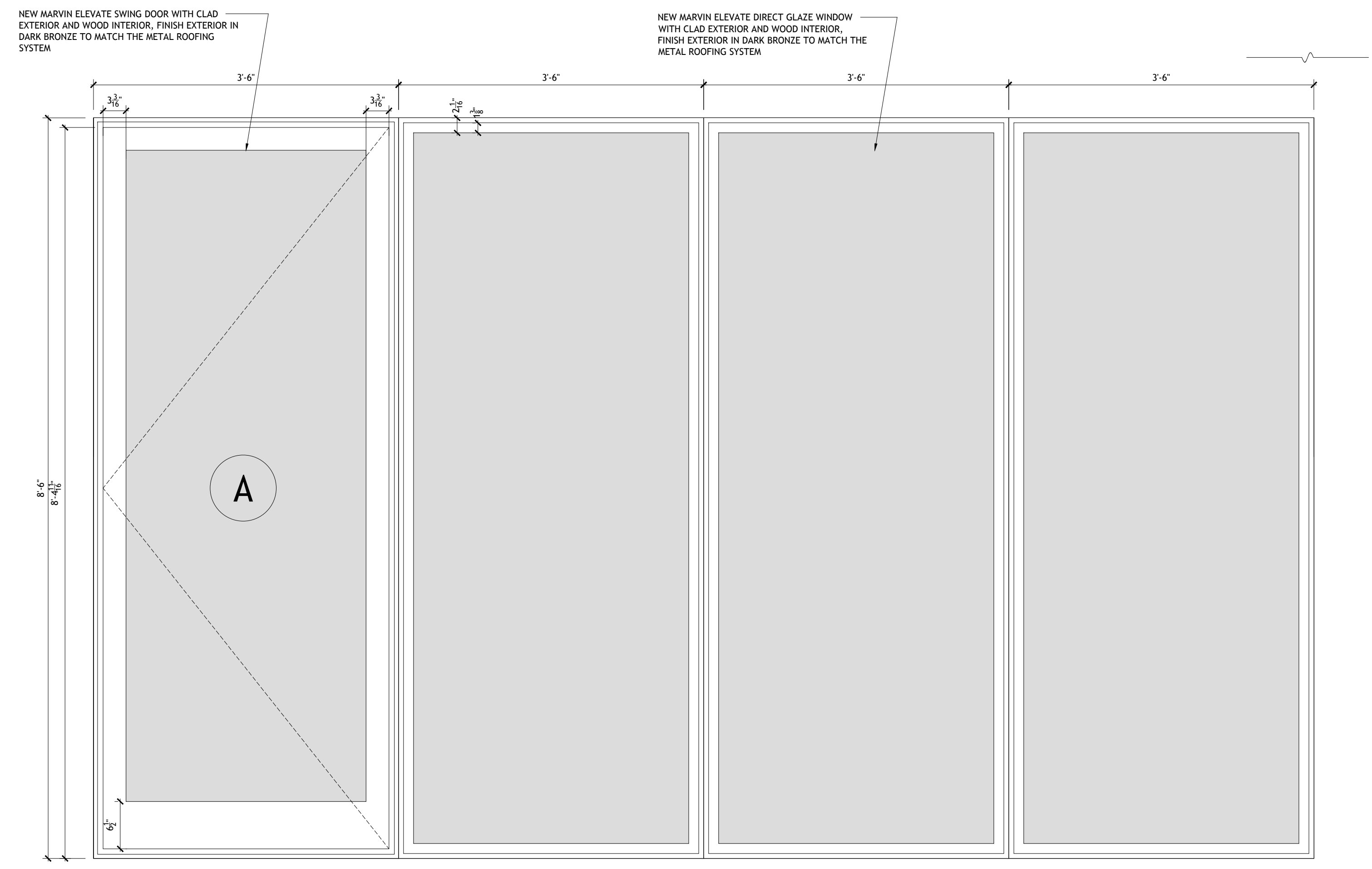
03 ROOF SIDE PARAPET DETAIL
 1-1/2" = 1'-0"



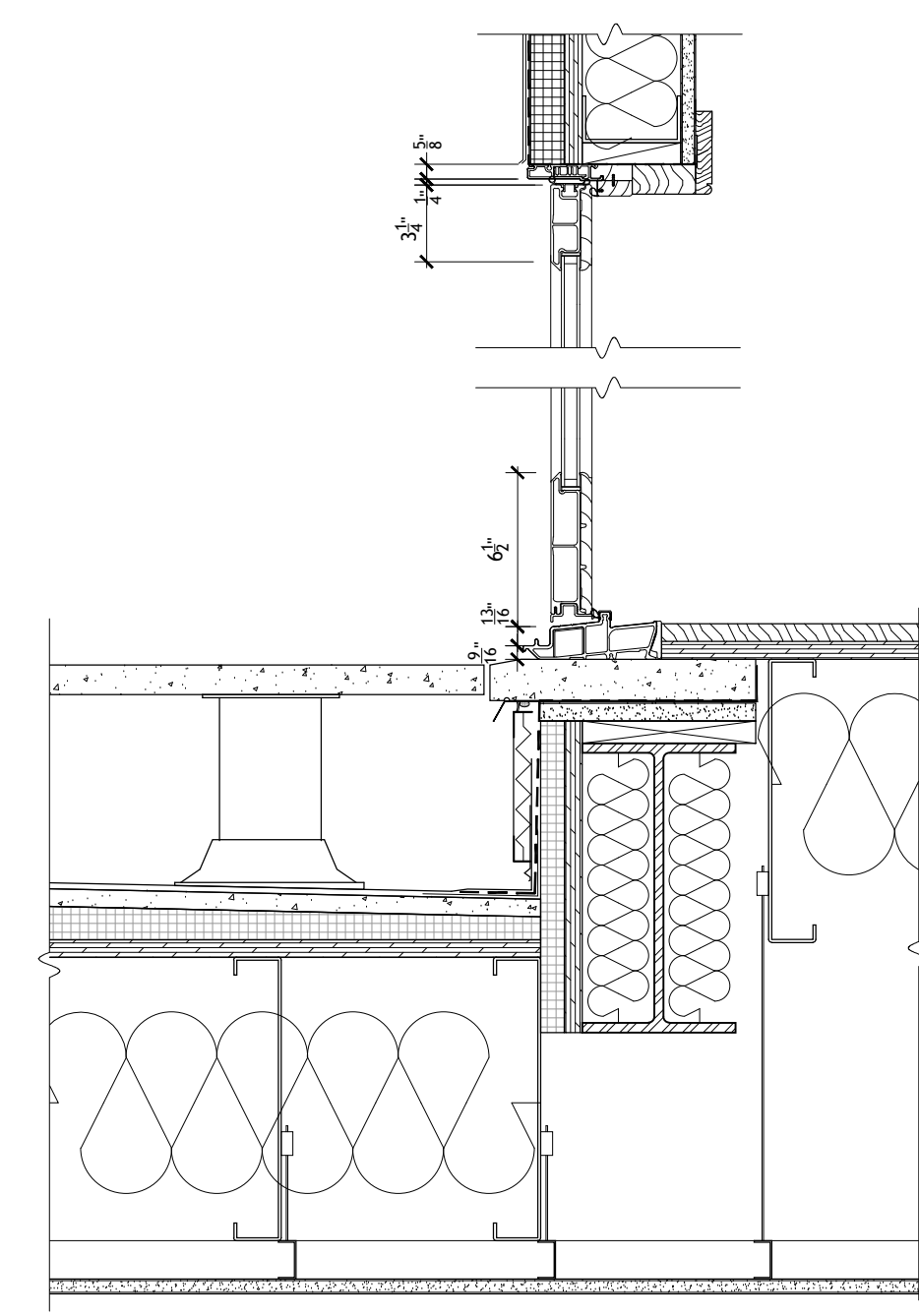
02 FRONT PENTHOUSE ROOF RAILING SECTION DETAIL
 1-1/2" = 1'-0"



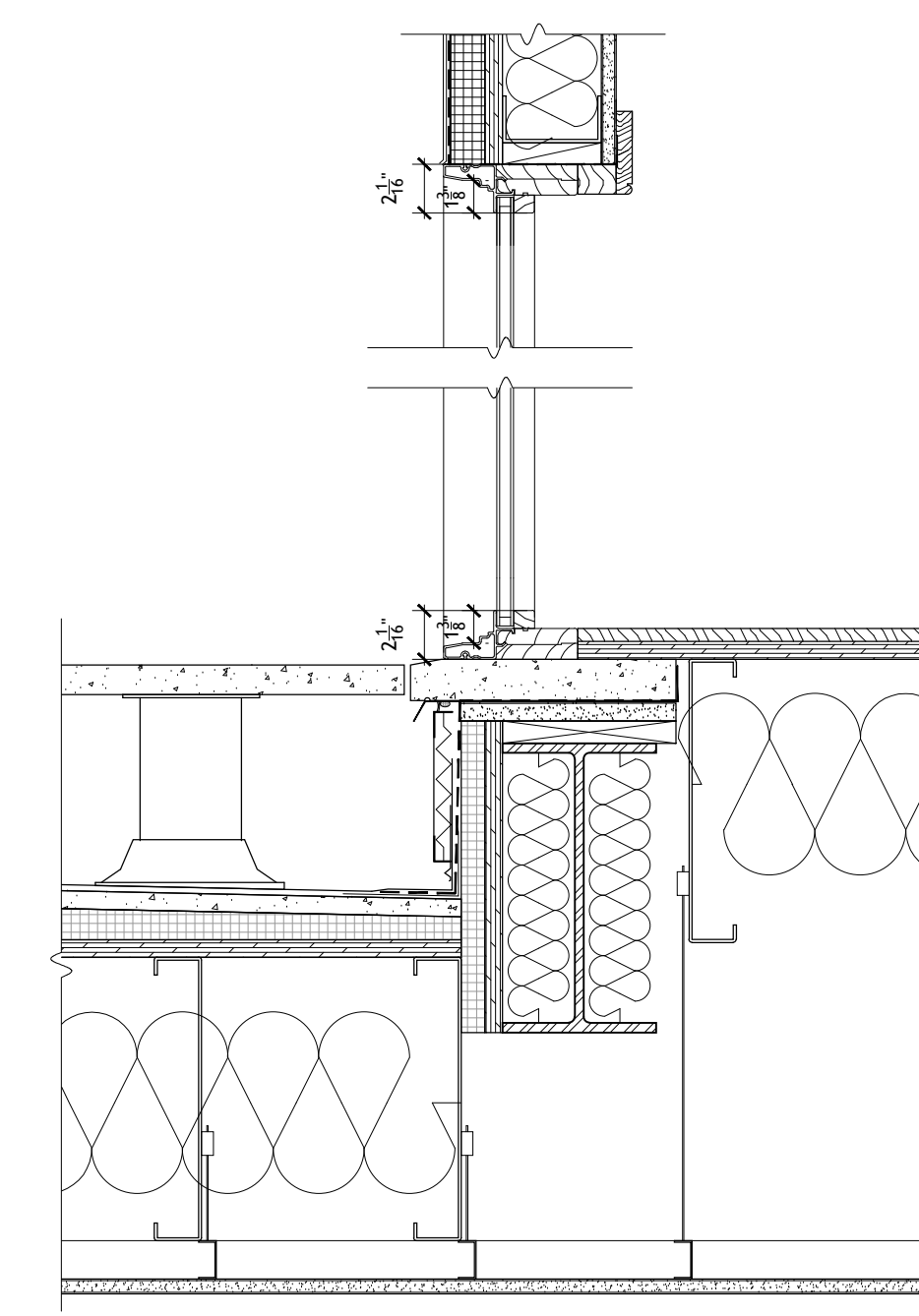
04 BULKHEAD ROOF SKYLIGHT AND PARAPET DETAIL
 1-1/2" = 1'-0"



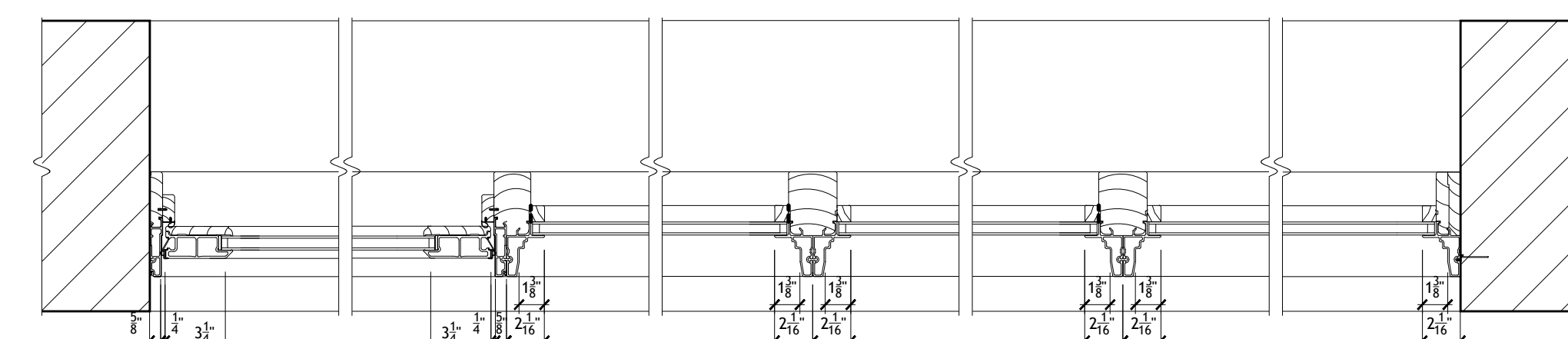
05 FRONT PENTHOUSE TYPE A WINDOW/DOOR ASSEMBLY ELEVATION
 1" = 1'-0"



06 FRONT PENTHOUSE TYPE A WINDOW/DOOR ASSEMBLY - SECTION AT SWING DOOR
 1-1/2" = 1'-0"



07 FRONT PENTHOUSE TYPE A WINDOW/DOOR ASSEMBLY - SECTION AT DIRECT GLAZE WINDOW
 1-1/2" = 1'-0"



08 FRONT PENTHOUSE TYPE A WINDOW/DOOR ASSEMBLY - PLAN
 1-1/2" = 1'-0"

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 Drawn by: DATUM
 Checked by: DATUM
 Scale: 1-1/2" = 1'-0"
 Sheet Title:

**FRONT FACADE AND
 ROOF DETAILS**

Drawing No.:

LPC.107.00



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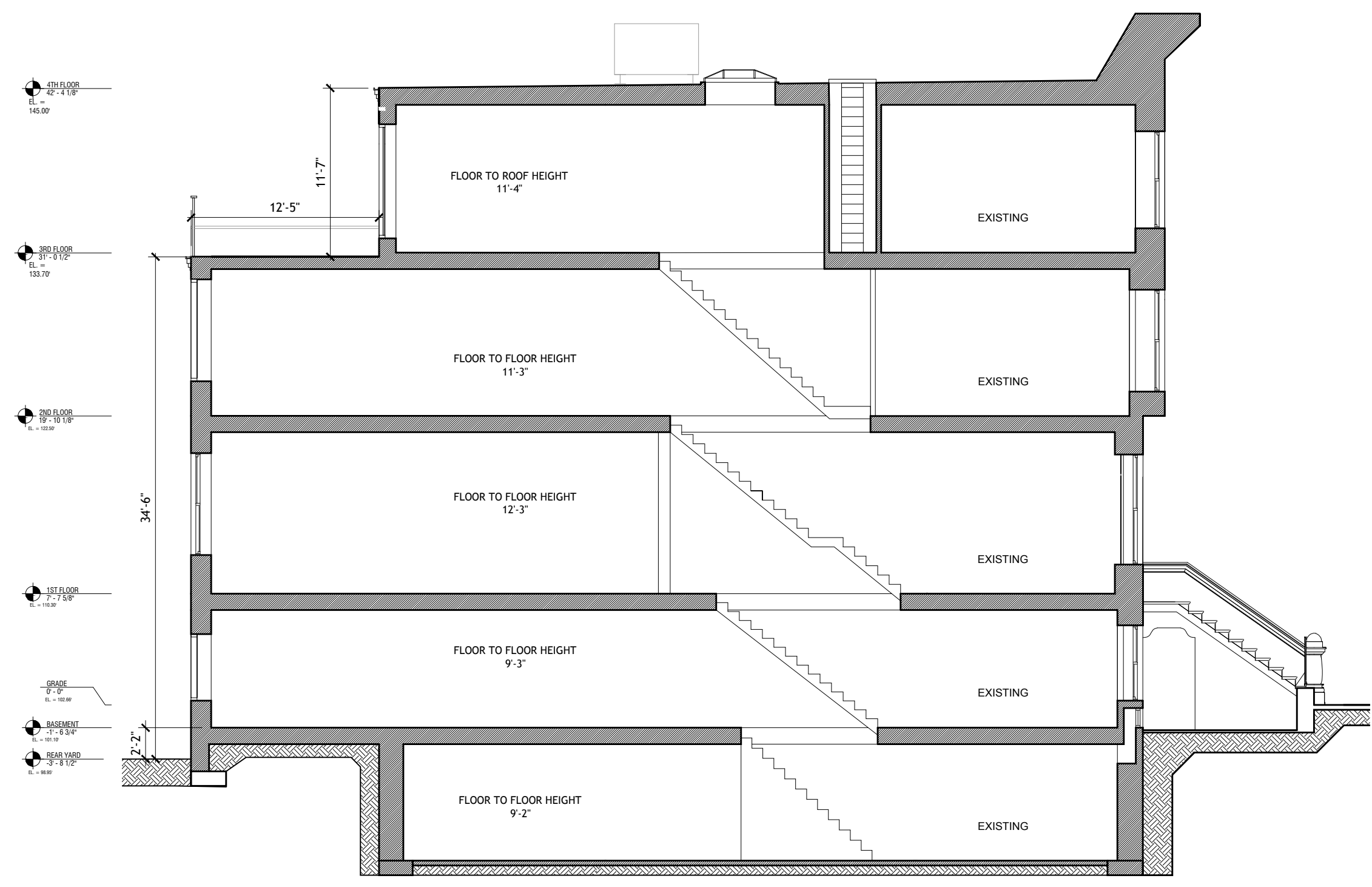
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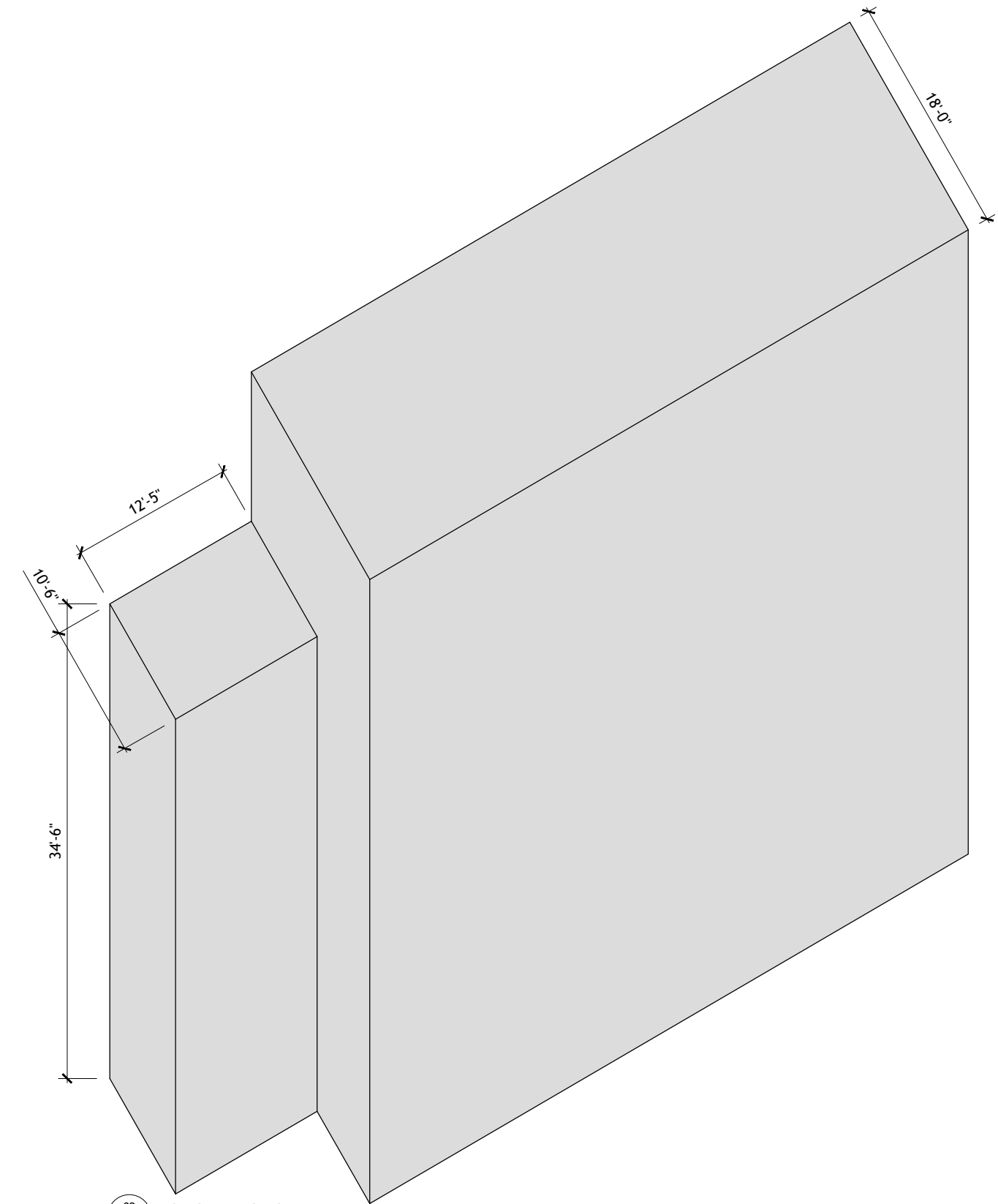
**FRONT FACADE
 RENDERS**

Drawing No.:

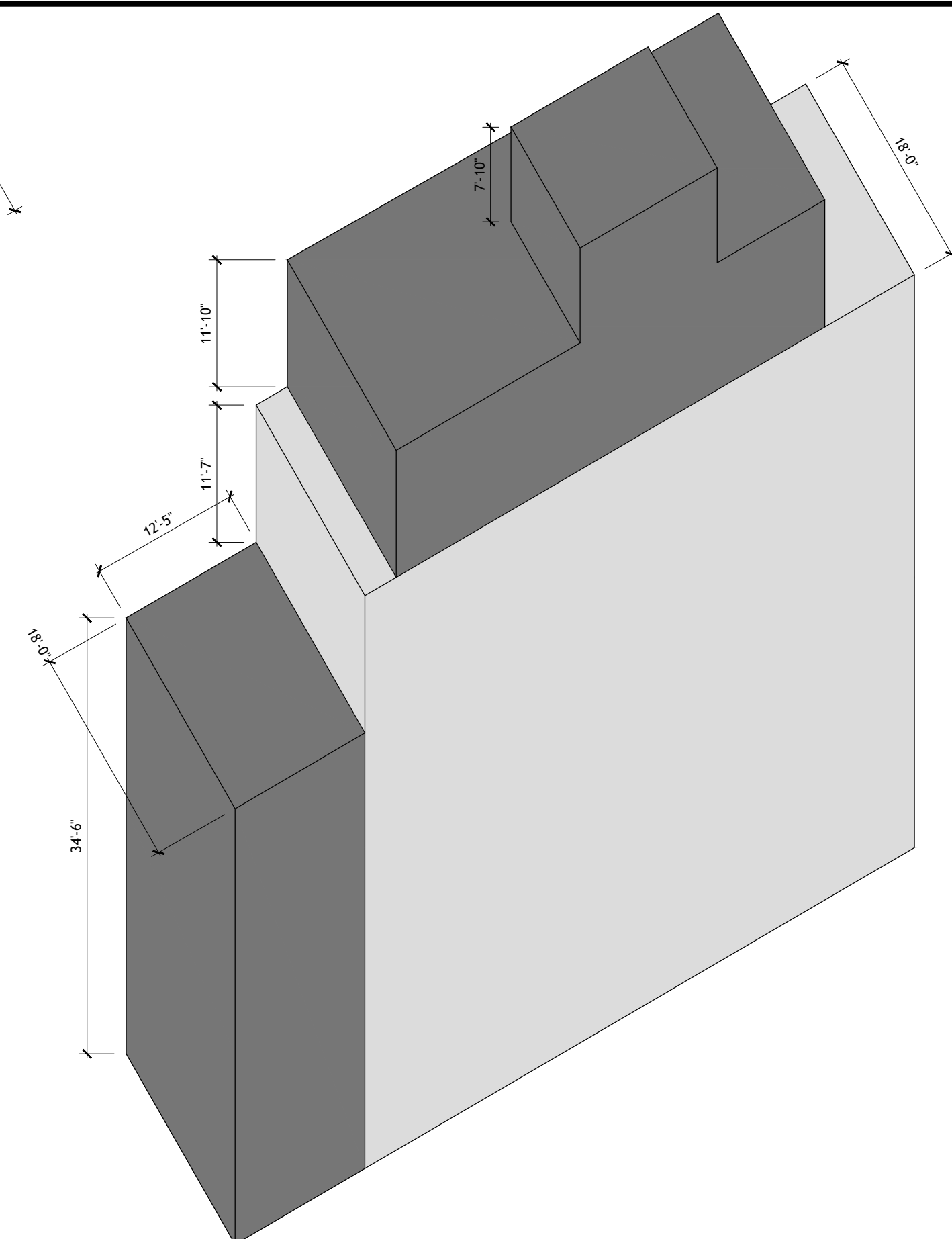
LPC.108.00



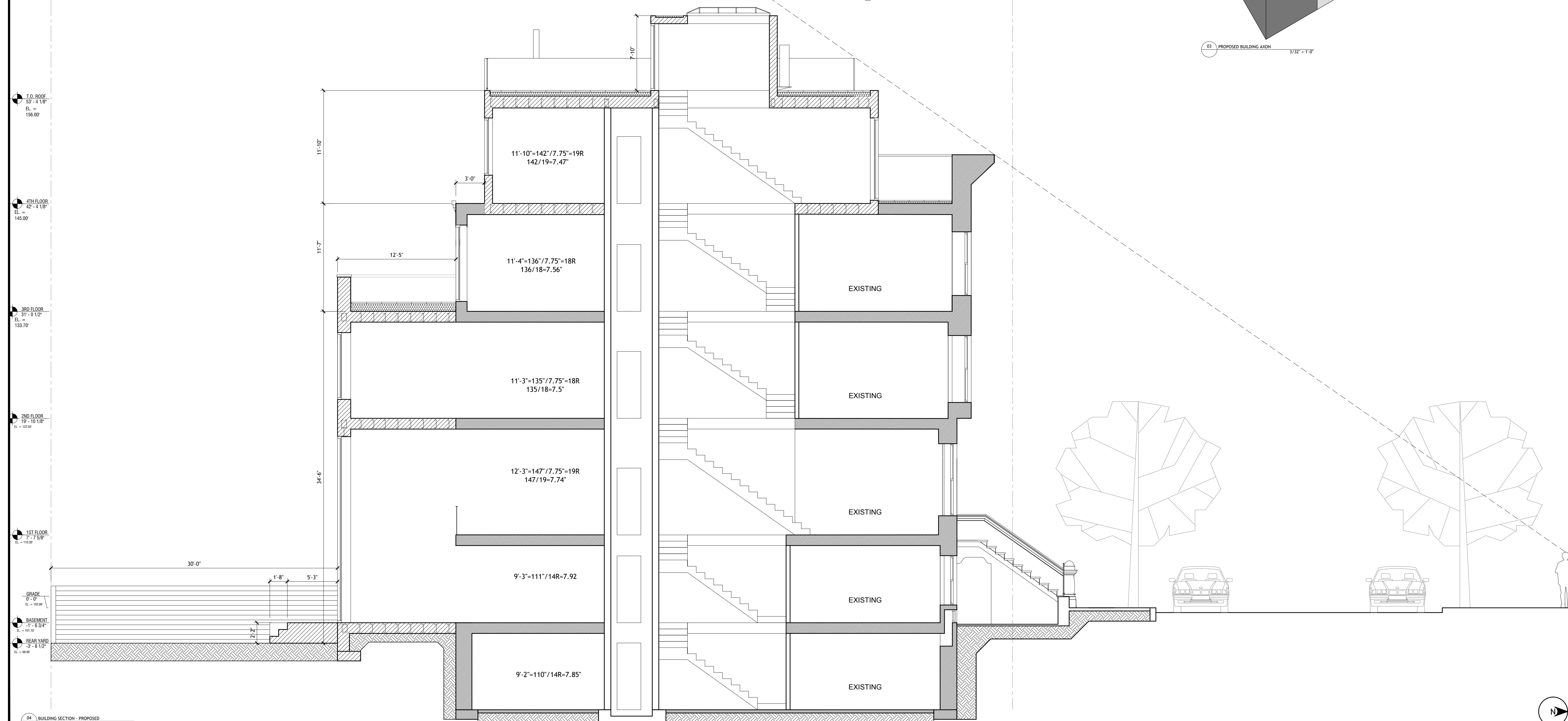
01 BUILDING SECTION - EXISTING 1/8" = 1'-0"



02 EXISTING BUILDING AXON 3/32" = 1'-0"



03 PROPOSED BUILDING AXON 3/32" = 1'-0"



04 BUILDING SECTION - PROPOSED 3/16" = 1'-0"

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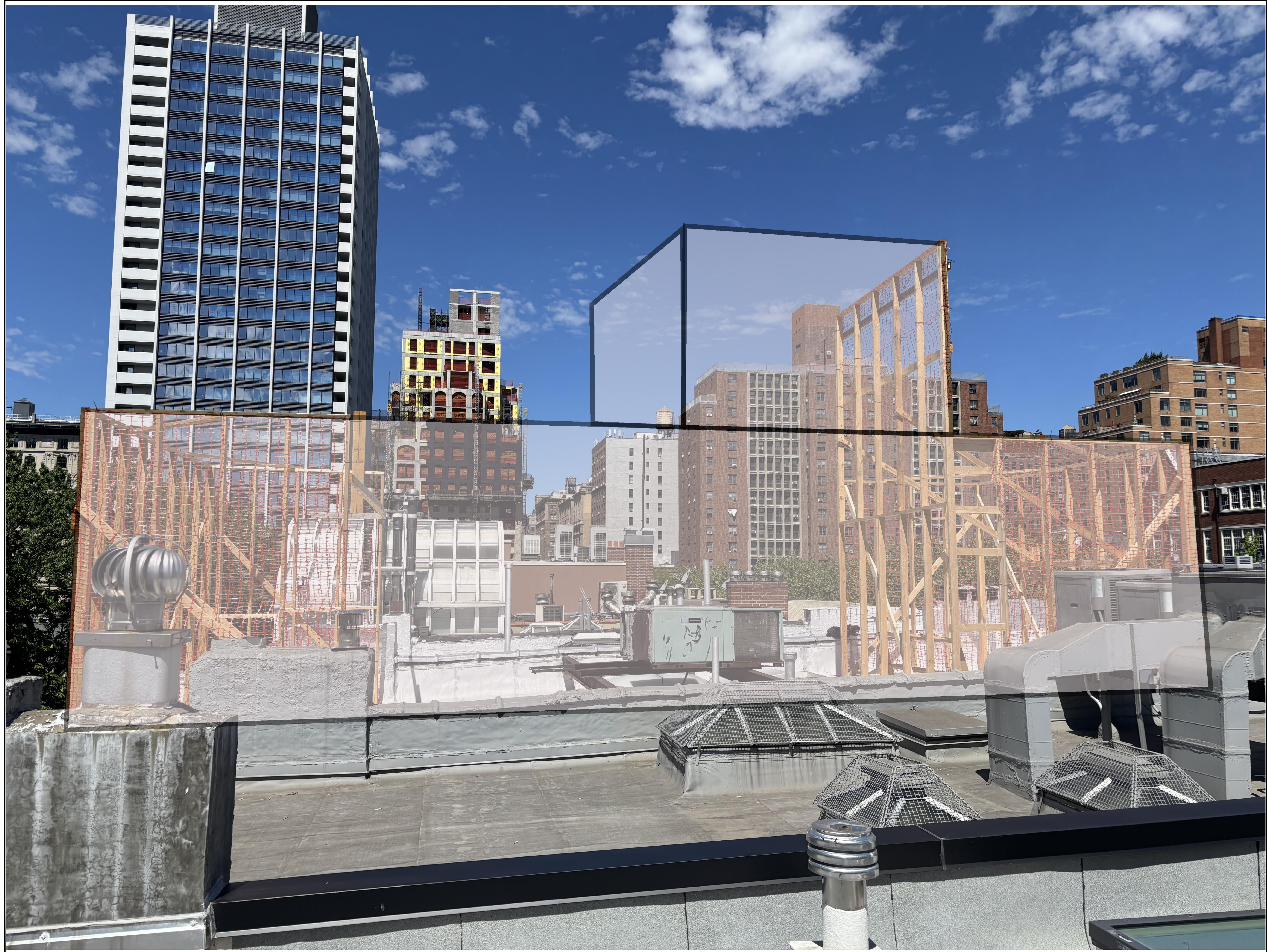
Project Address.: 140W 88TH STREET
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Project No.: 26-101
 Drawn by: DATUM
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 Scale: 3/16" = 1'-0"

Sheet Title:
EXISTING AND PROPOSED BUILDING SECTIONS AND AXONS

Drawing No.:

LPC.109.00



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Drawn by: DATUM
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Scale: N.T.S.

Sheet Title:
**PENTHOUSE AND
BULKHEAD MOCK UP
NORTHWEST VIEW**

Drawing No.:

LPC.110.00



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Project No.: 26-101
Drawn by: DATUM
Checked by: DATUM
Scale: N.T.S.

Sheet Title:
**PENTHOUSE AND
BULKHEAD MOCK UP
SOUTHWEST VIEW**

Drawing No.:

LPC.111.00



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Project No.: 26-101
Drawn by: DATUM
Checked by: DATUM
Scale: N.T.S.

Sheet Title:
PENTHOUSE AND
BULKHEAD MOCK UP
EAST VIEW

Drawing No.:

LPC.112.00

NOT VISIBLE FROM STREET VIEW



01 PICTURE 1 - NOT VISIBLE FROM THE STREET
SCALE: N.T.S.



02 PICTURE 2 - NOT VISIBLE FROM THE STREET
SCALE: N.T.S.



03 PICTURE 3 - NOT VISIBLE FROM THE STREET
SCALE: N.T.S.



04 PICTURE 4 - NOT VISIBLE FROM THE STREET
SCALE: N.T.S.



05 PICTURE 5 - NOT VISIBLE FROM THE STREET
SCALE: N.T.S.



06 PICTURE 6 - NOT VISIBLE FROM THE STREET
SCALE: N.T.S.



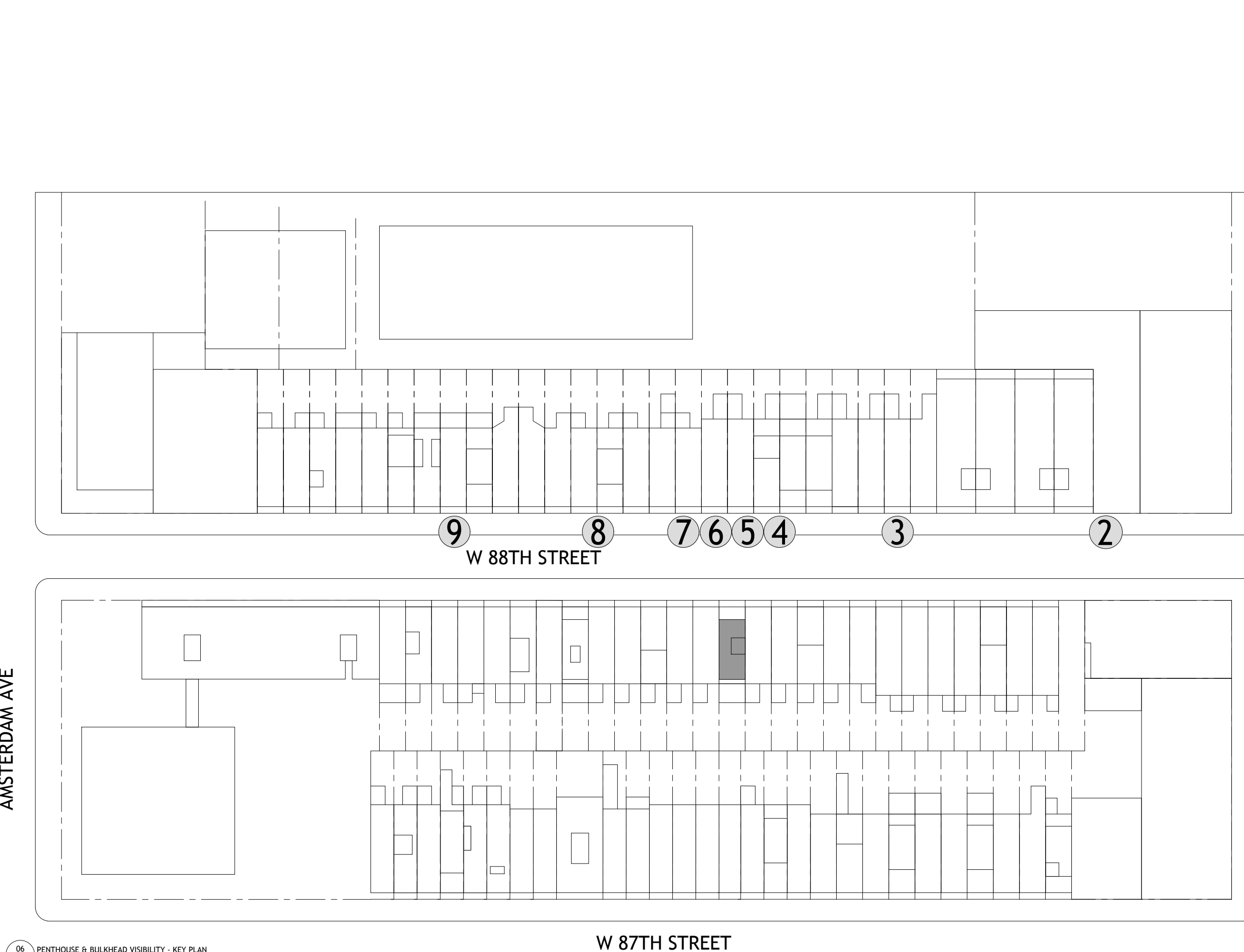
07 PICTURE 7 - NOT VISIBLE FROM THE STREET
SCALE: N.T.S.



08 PICTURE 8 - NOT VISIBLE FROM THE STREET
SCALE: N.T.S.



09 PICTURE 9 - NOT VISIBLE FROM THE STREET
SCALE: N.T.S.



00 PENTHOUSE & BULKHEAD VISIBILITY - KEY PLAN
1/64" = 1'-0"

1 Issued for Public Hearing 05/07/2026
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Sheet Title:
**PENTHOUSE &
BULKHEAD MOCK UP
VISIBILITY PICTURES**

Drawing No.:

LPC.113.00

MINIMUM VISIBILITY OF TOP OF BULKHEAD ROOF AT SPECIFIC POINTS ON THE STREET



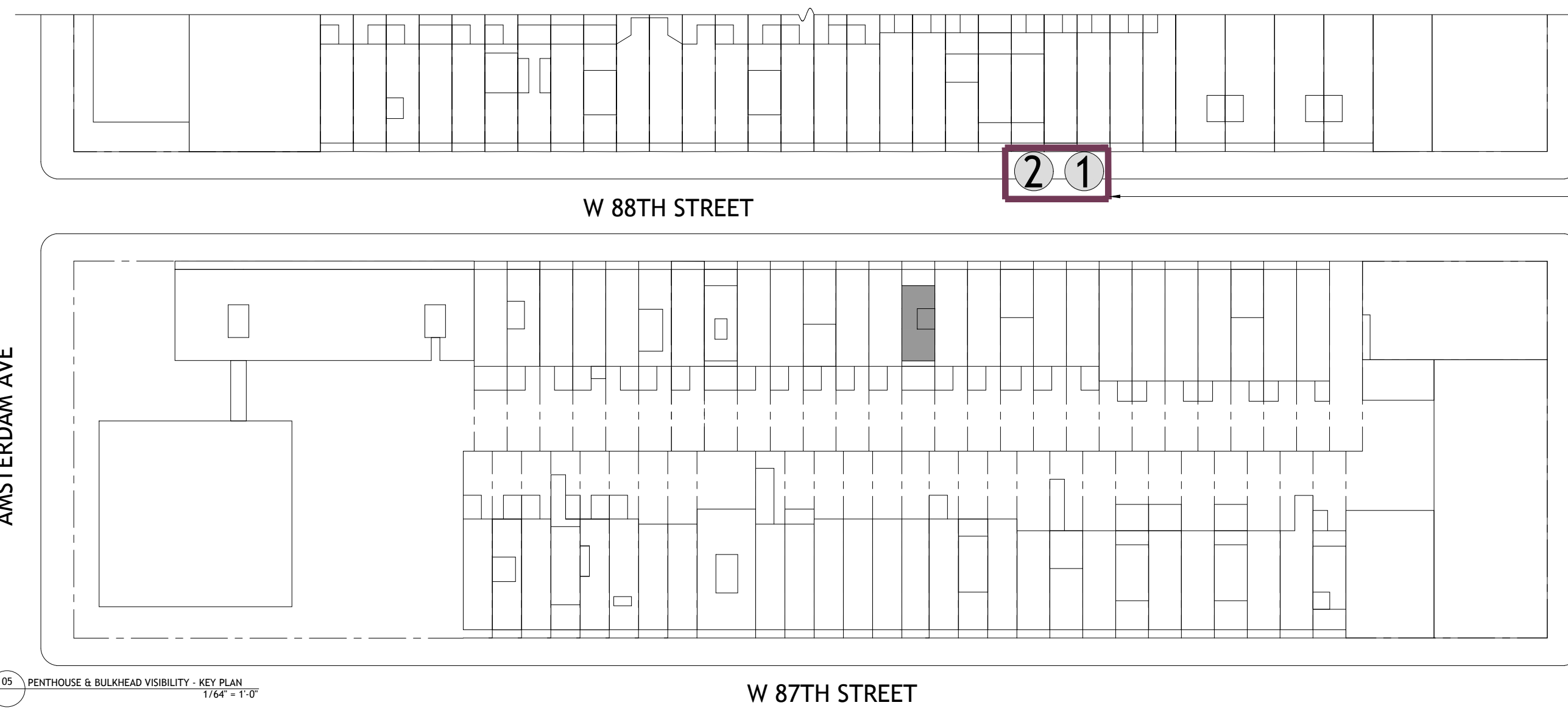
01 PICTURE 1 - MINOR VISIBILITY FROM THE STREET



02 PICTURE 2 - MINOR VISIBILITY FROM THE STREET

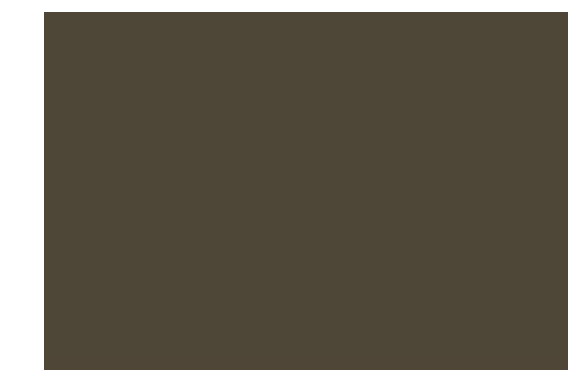


SCALE: N.T.S.



03 PENTHOUSE & BULKHEAD VISIBILITY - KEY PLAN
1/64" = 1'-0"

TOP OF BULKHEAD ROOF VISIBLE FROM STREET AT THIS LOCATION. BULKHEAD ROOF TO RECEIVE ALUMINUM FLASHING AND CORING IN MEDIUM BRONZE COLOR.



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Scale: N.T.S.

Sheet Title:
**PENTHOUSE &
BULKHEAD MOCK UP
VISIBILITY PICTURES 2**

Drawing No.:

LPC.114.00



01 140W 88TH STREET - EXISTING REAR FACADE



SCALE: N.T.S.



02 140W 88TH STREET - NEIGHBORS



03 140W 88TH STREET - EXISTING REAR ROOF CORNICE
 SCALE: N.T.S.



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Checked by: DATUM
Scale: N.T.S.

Sheet Title:

**REAR FACADE
 DESIGNATION PHOTOS**

Drawing No.:

LPC.115.00



01 140W 88TH STREET - EXISTING 3RD FLOOR REAR FACADE



02 140W 88TH STREET - EXISTING 3RD FLOOR REAR FACADE NEIGHBORS
 SCALE: N.T.S.



SCALE: N.T.S.

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Scale: N.T.S.

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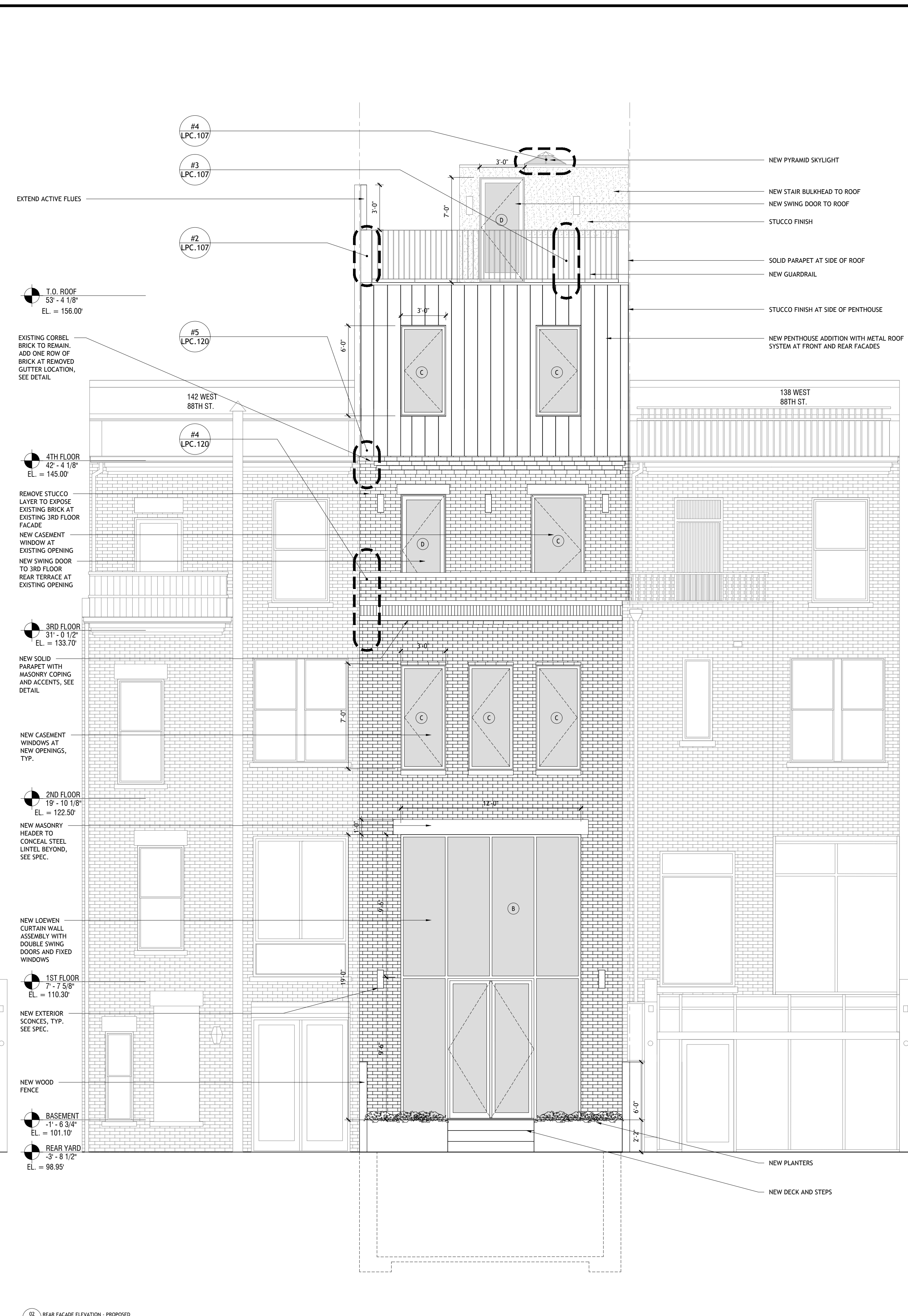
**EXISTING 3RD FLOOR
 REAR FACADE
 DESIGNATION PHOTOS**

Drawing No.:

LPC.116.00



01 REAR FACADE ELEVATION - EXISTING



02 REAR FACADE ELEVATION - PROPOSED

- NEW PYRAMID SKYLIGHT
- NEW STAIR BULKHEAD TO ROOF
- NEW SWING DOOR TO ROOF
- STUCCO FINISH
- SOLID PARAPET AT SIDE OF ROOF
- NEW GUARDRAIL
- STUCCO FINISH AT SIDE OF PENTHOUSE
- NEW PENTHOUSE ADDITION WITH METAL ROOF SYSTEM AT FRONT AND REAR FACADES

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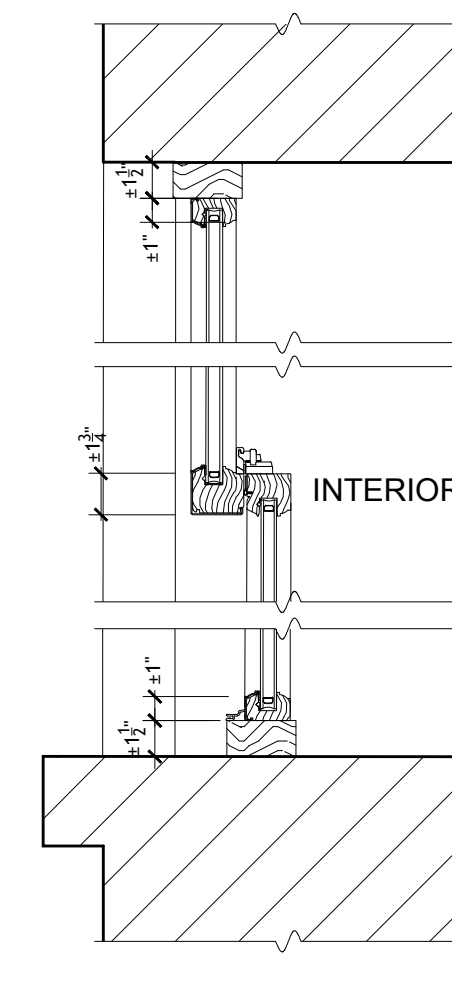
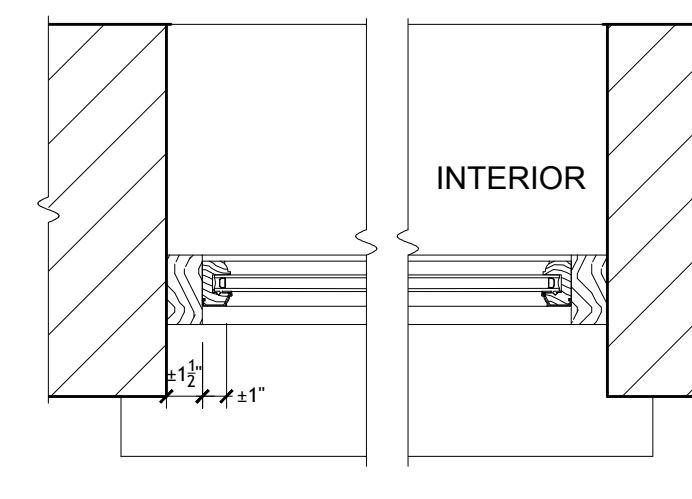
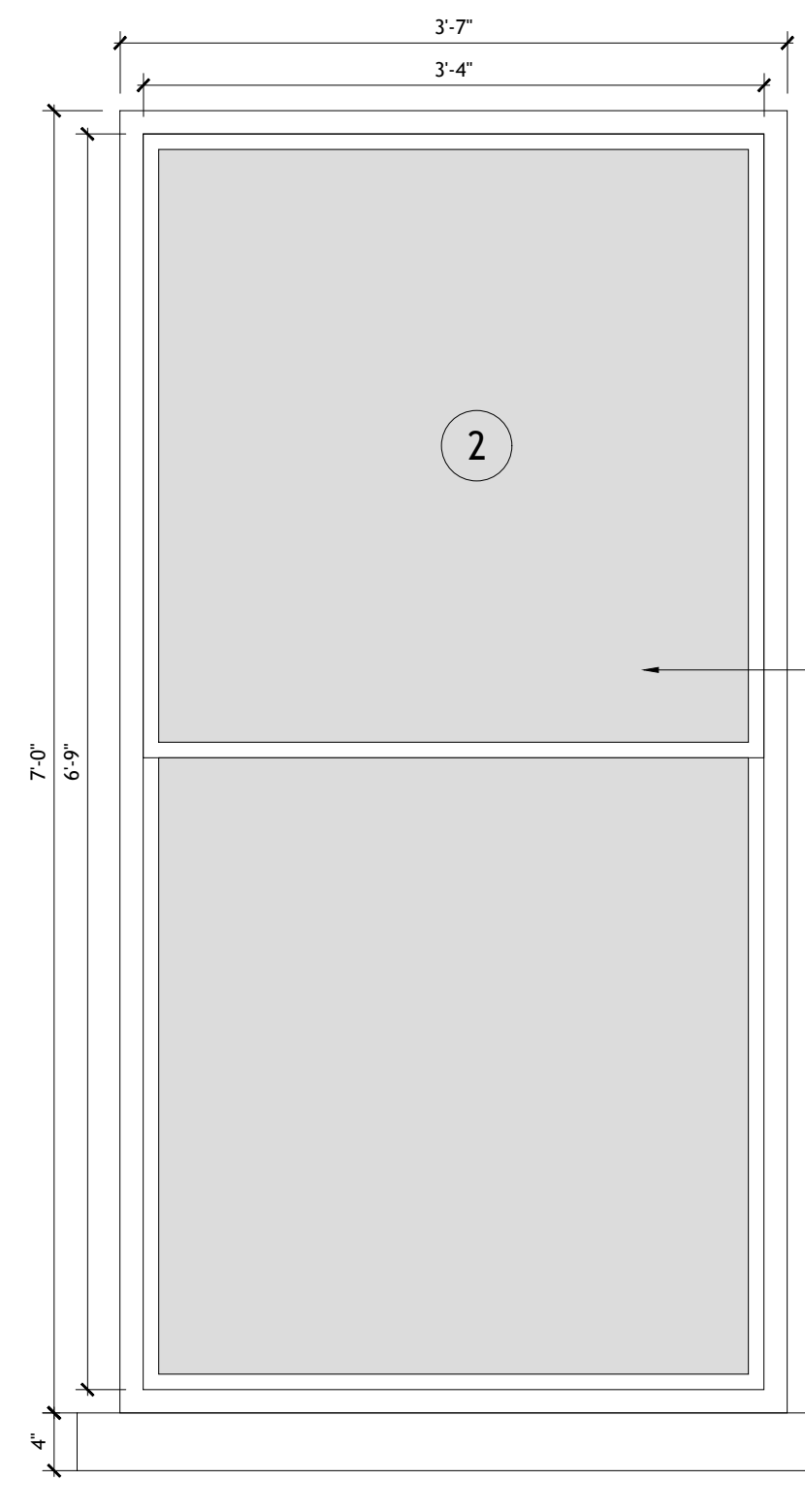
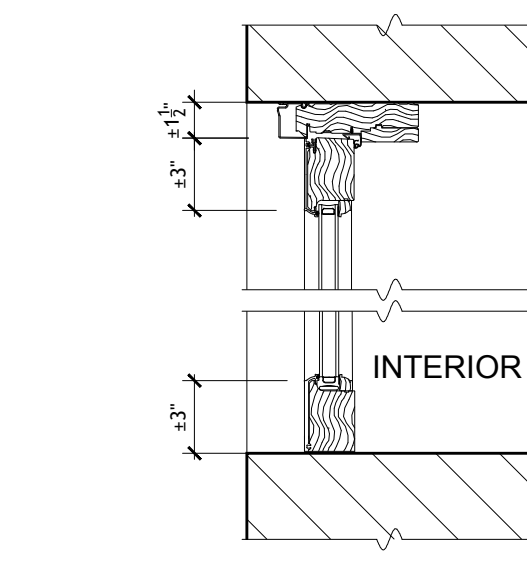
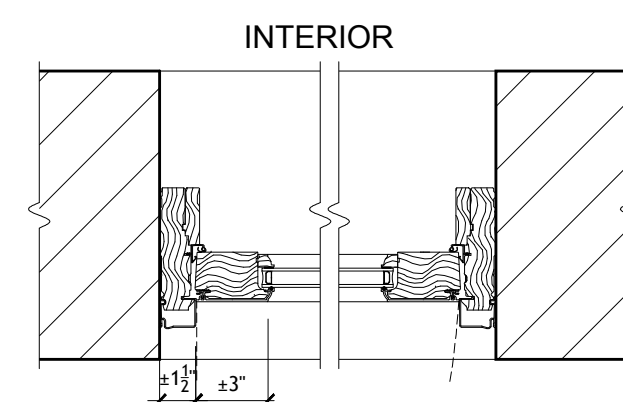
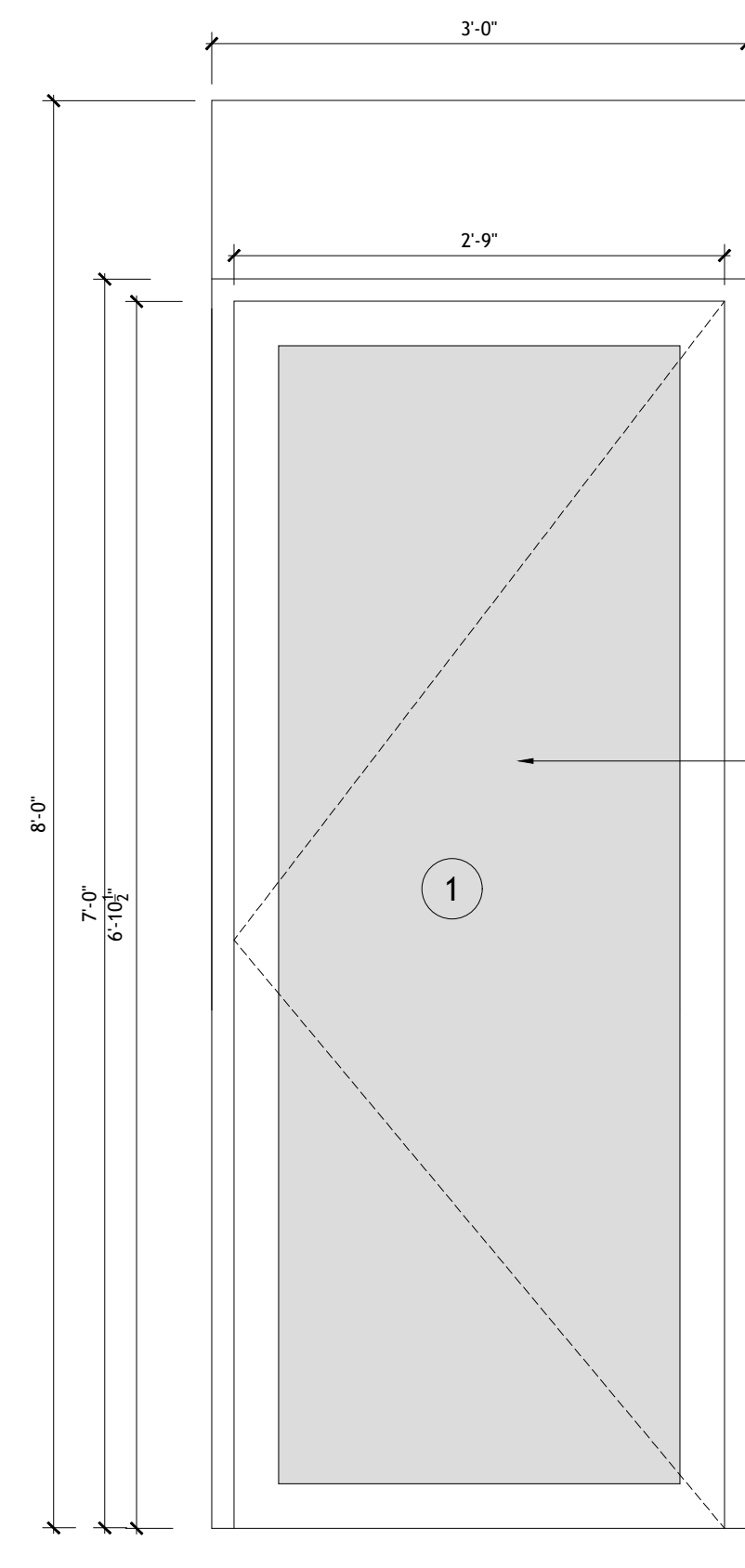
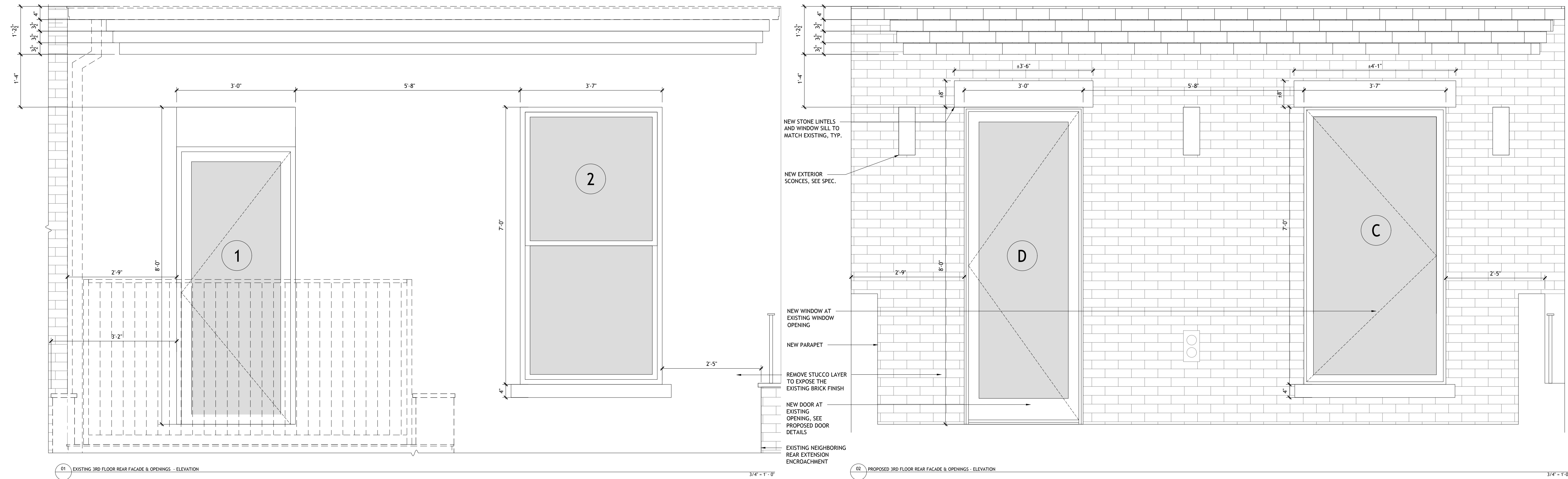
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 Checked by: DATUM
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Sheet Title:
EXISTING AND PROPOSED REAR FACADE ELEVATIONS

Drawing No.:

LPC.117.00

EXISTING 3RD FLOOR PORTION OF THE REAR FACADE, OPENINGS, AND CORBEL BRICK TO REMAIN



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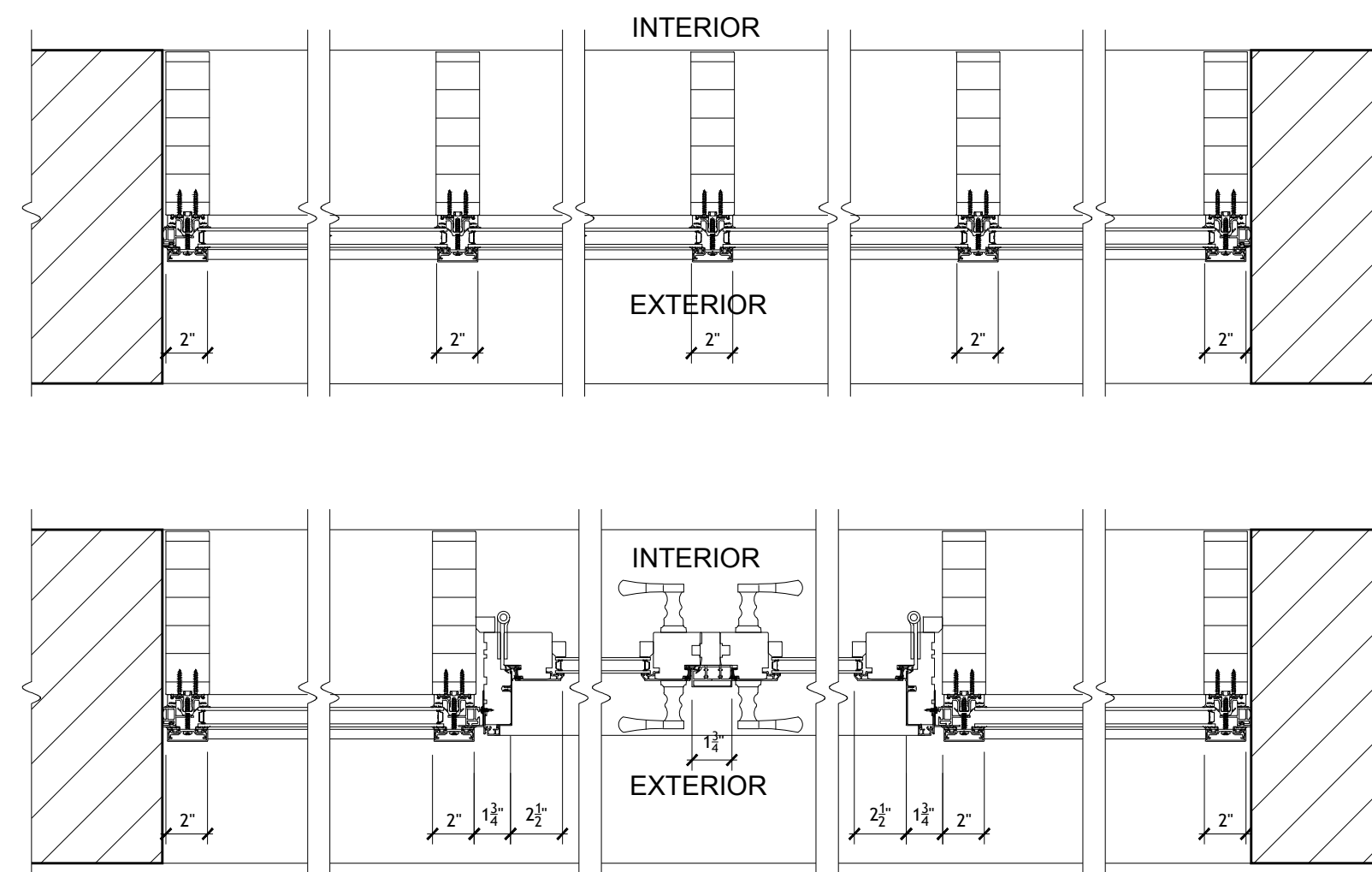
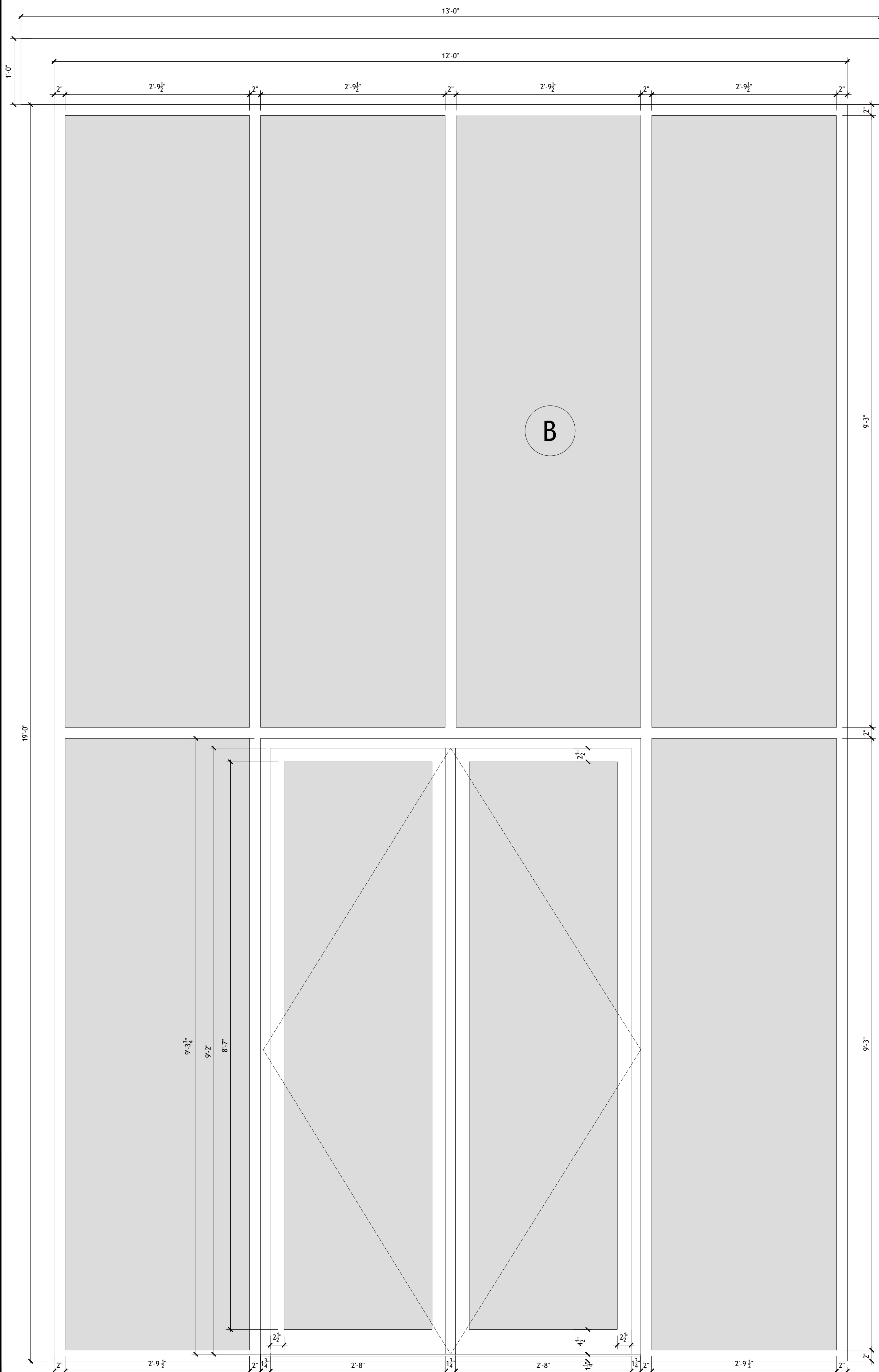
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Sheet Title:

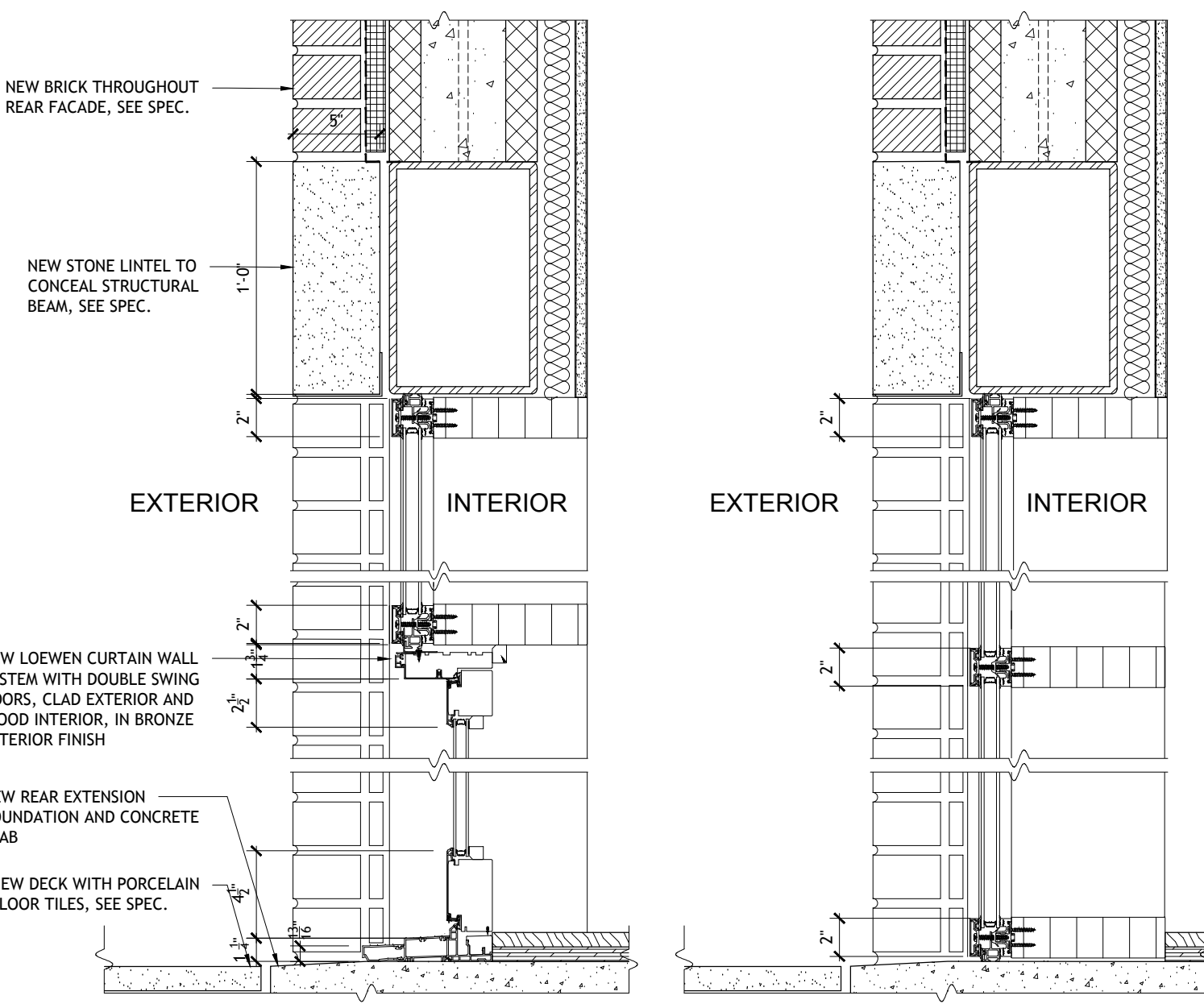
**EXISTING 3RD FLOOR
REAR FACADE &
OPENINGS**

Drawing No.:

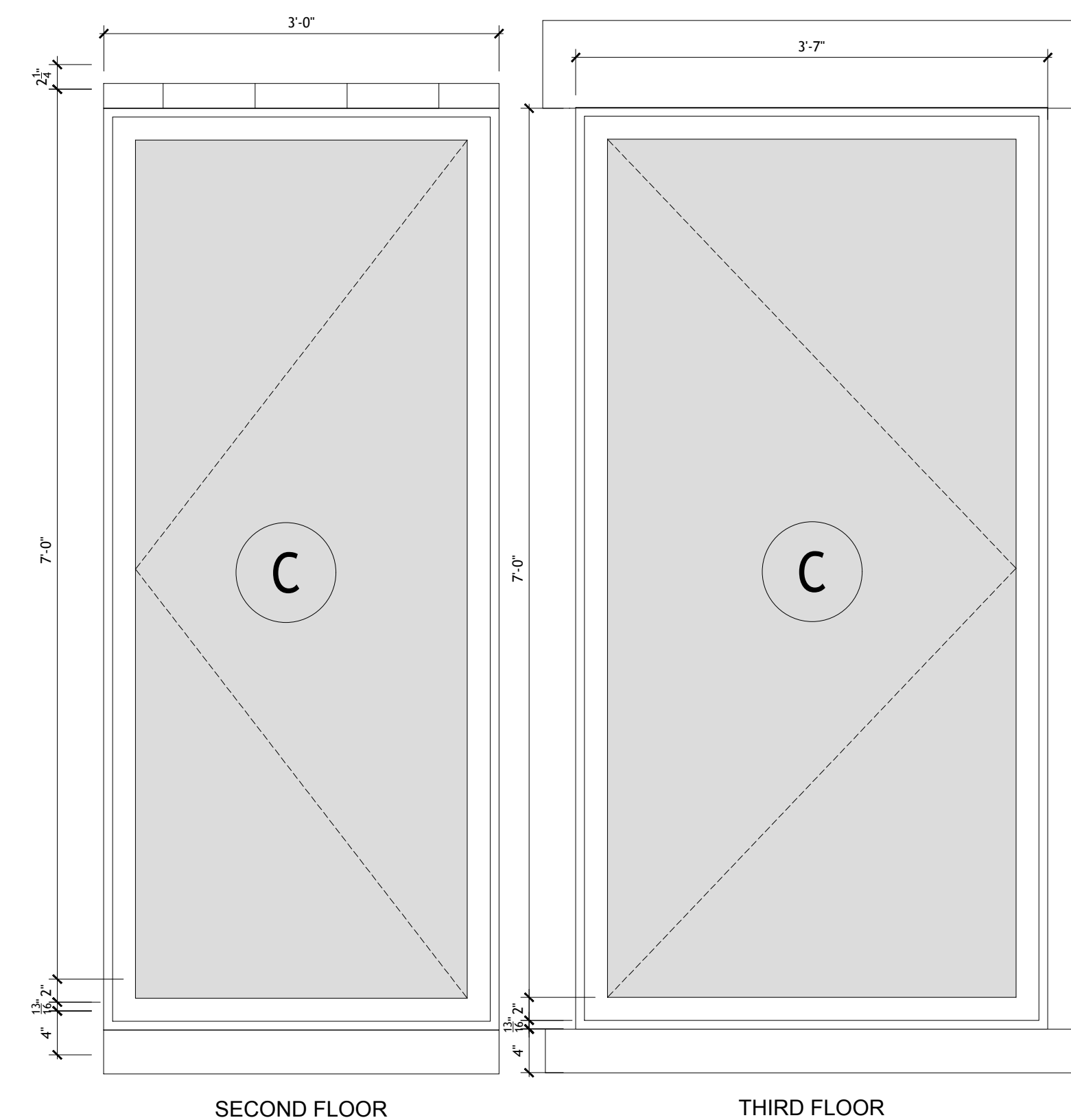
LPC.118.00



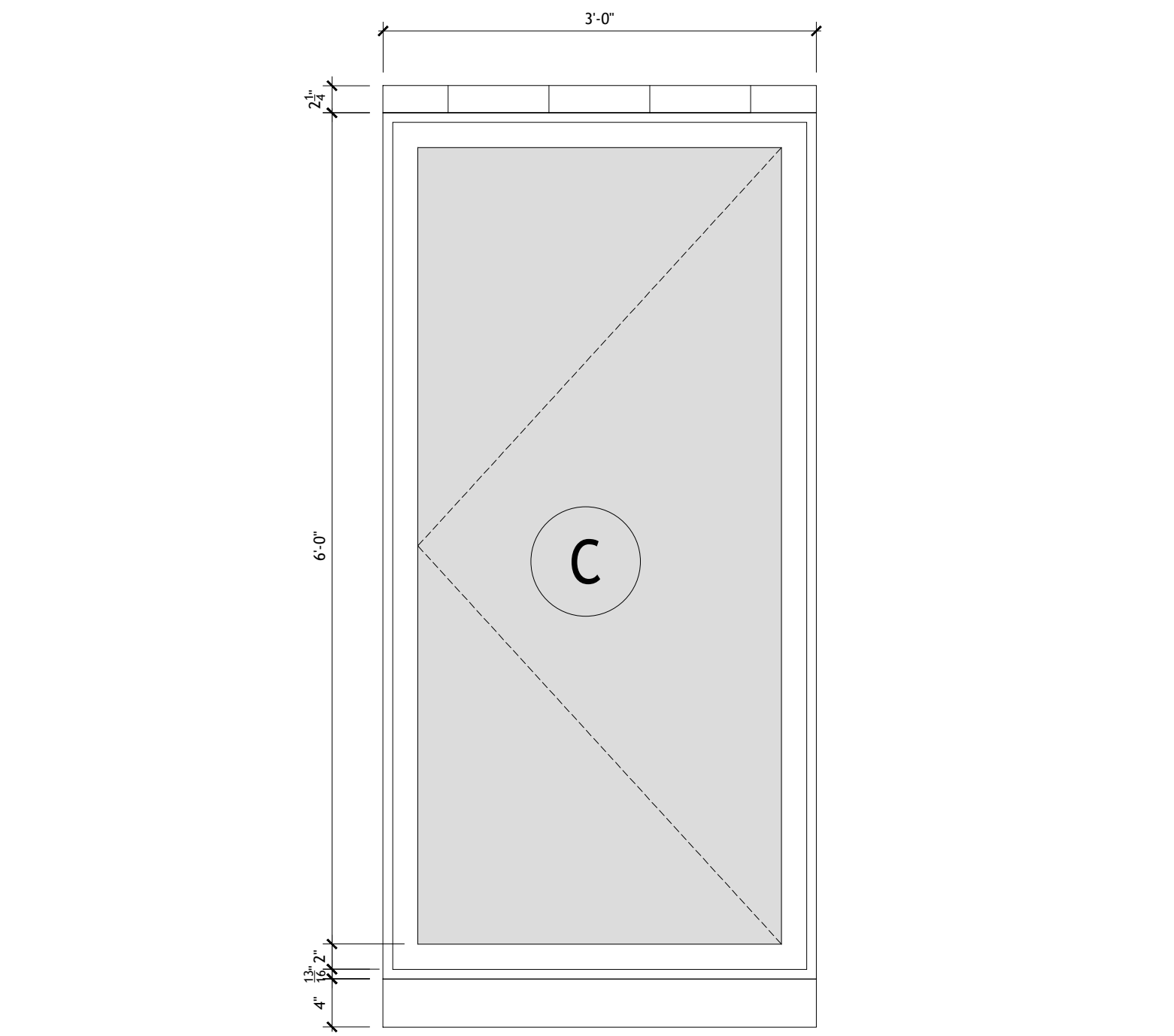
02 WINDOW/DOOR TYPE B - SECTIONS 1-1/2" = 1'-0"



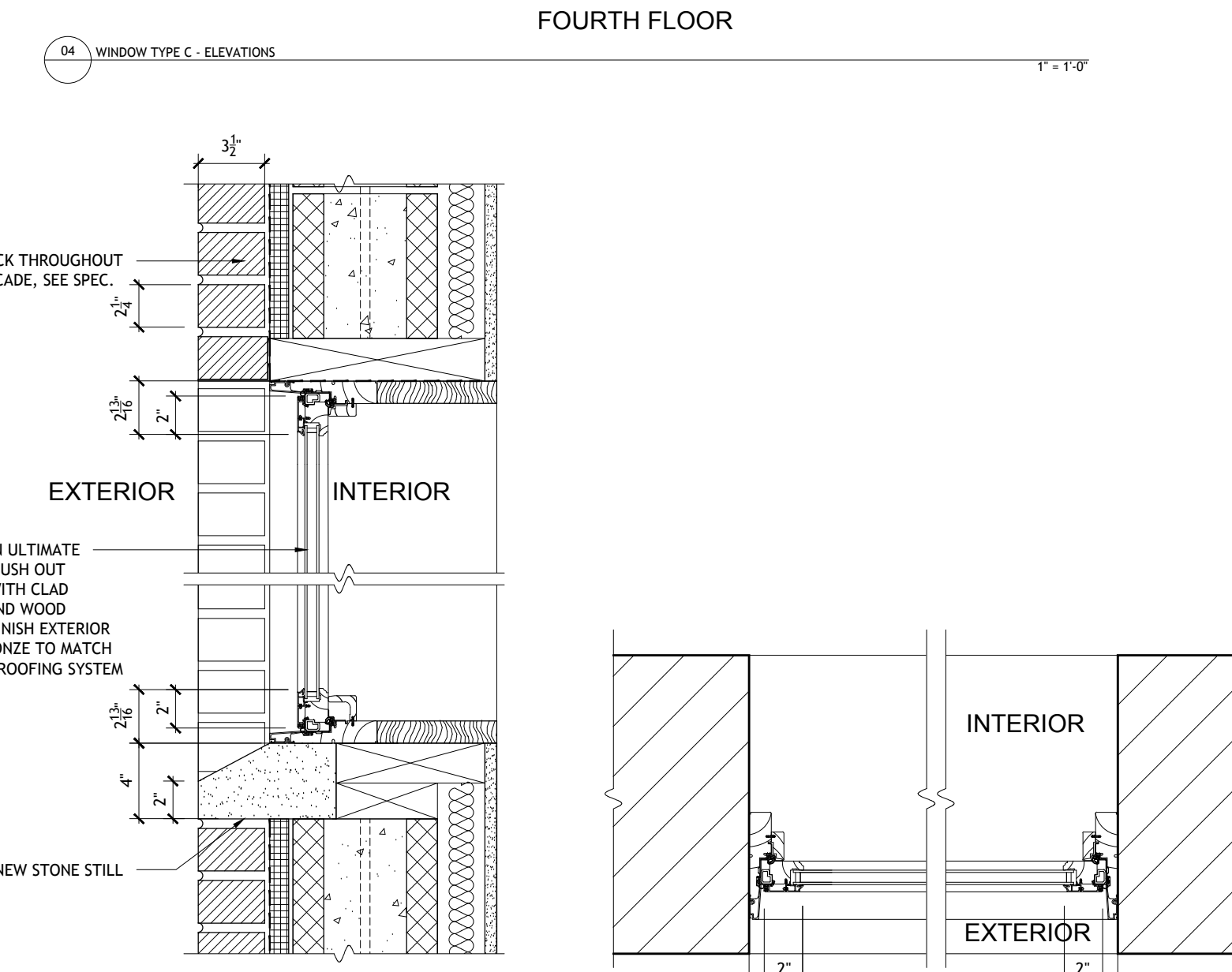
03 WINDOW/DOOR TYPE B - SECTIONS 1-1/2" = 1'-0"



04 WINDOW TYPE C - ELEVATIONS 1" = 1'-0"



05 WINDOW TYPE C - PLAN 1" = 1'-0"



06 WINDOW TYPE C - SECTION 1-1/2" = 1'-0"

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 Issued for LPC 02/26/2026
 Issue Description Date

Project Name.: 140W 88TH STREET

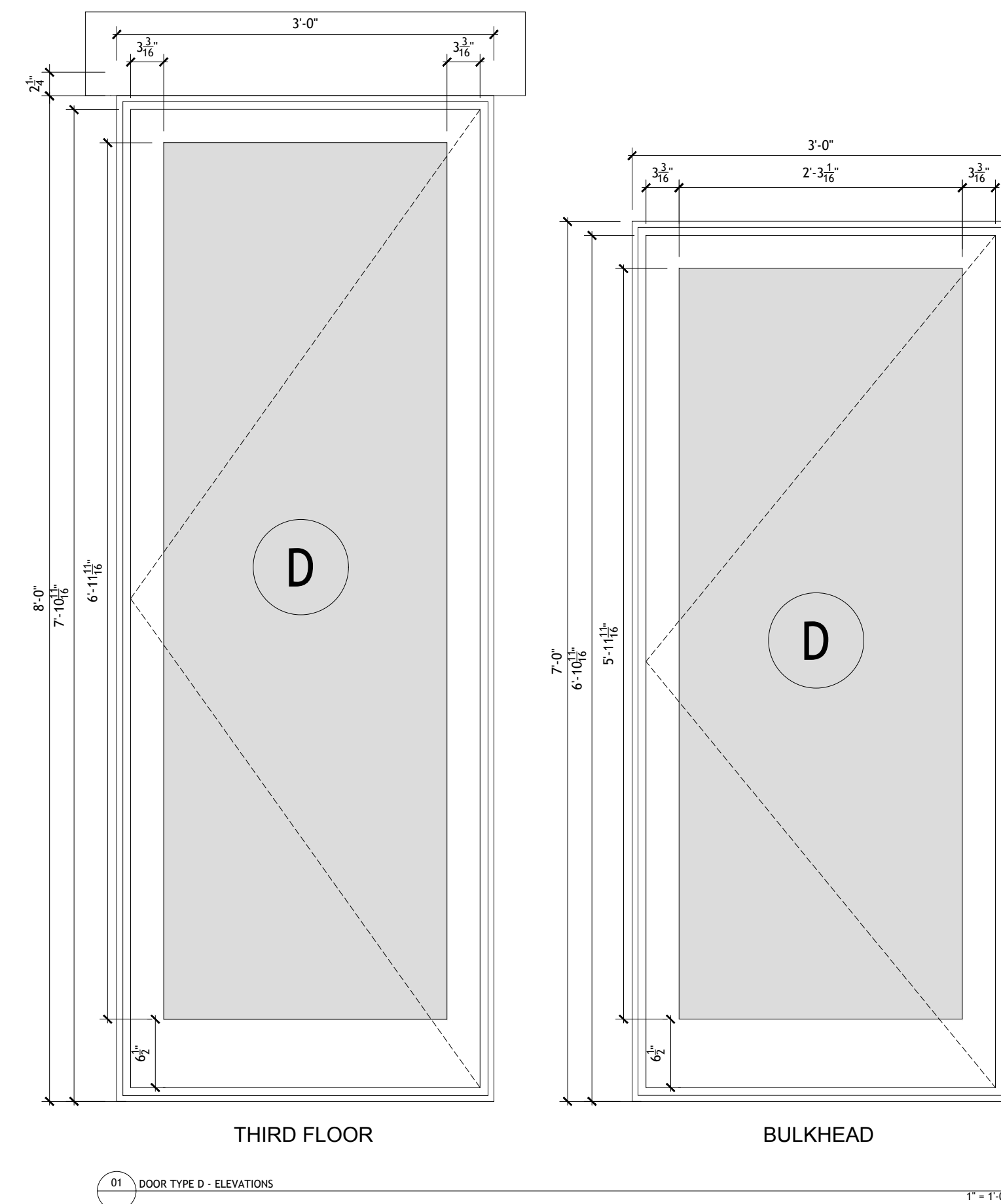
Project Address.: 140W 88TH STREET
 NEW YORK, NY 10024

Project No.: 26-101
 Drawn by: DATUM
 Checked by: DATUM
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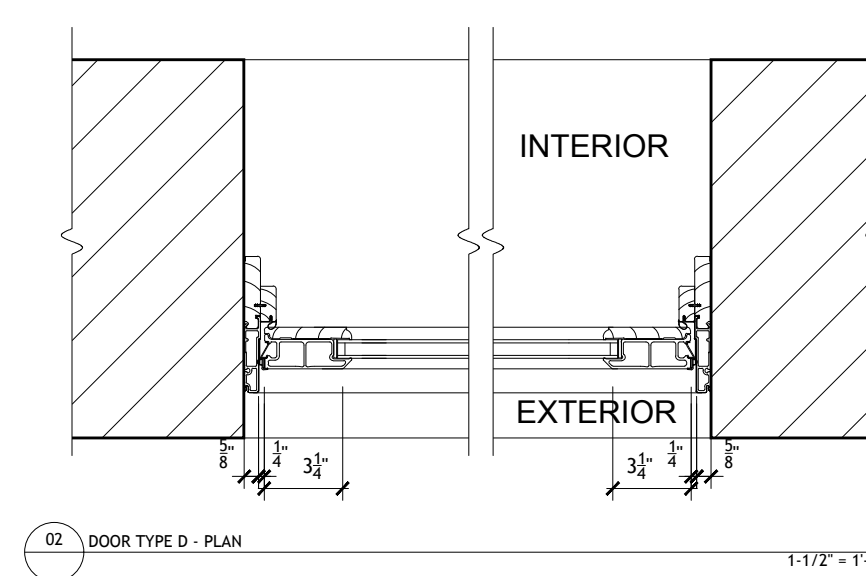
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**PROPOSED REAR
 FACADE DOOR AND
 WINDOW DETAILS**

Drawing No.:

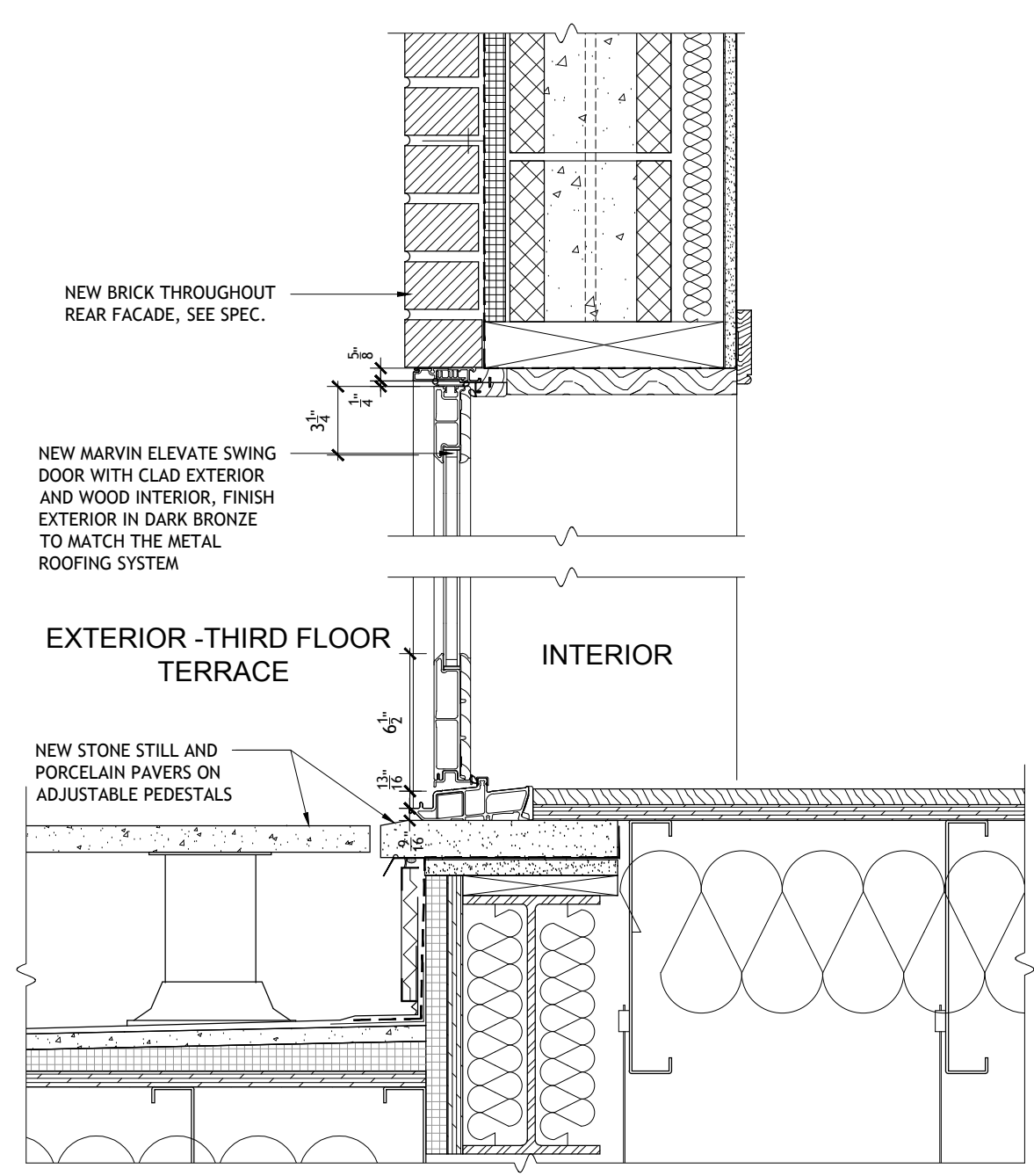
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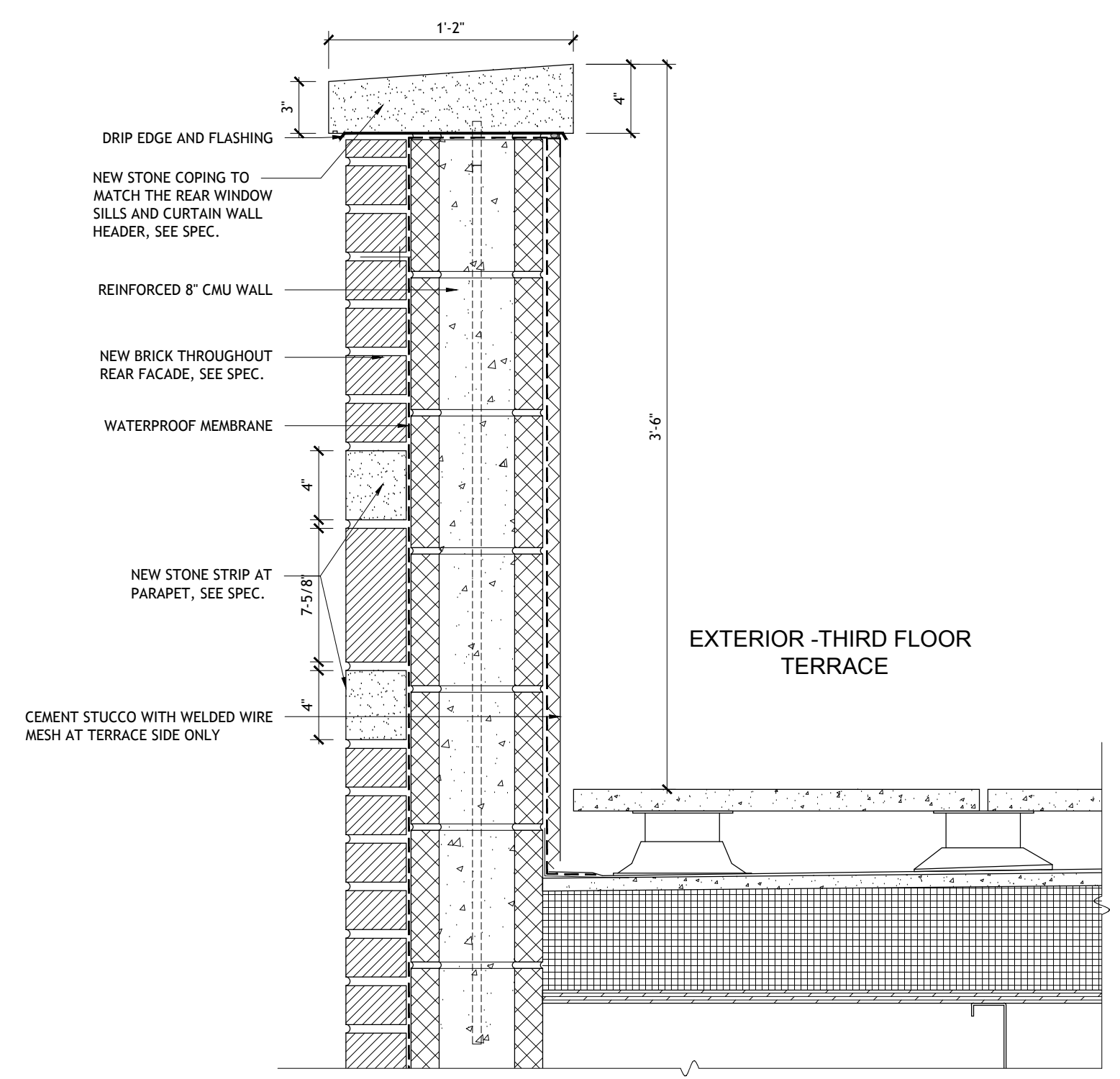
01 DOOR TYPE D - ELEVATIONS



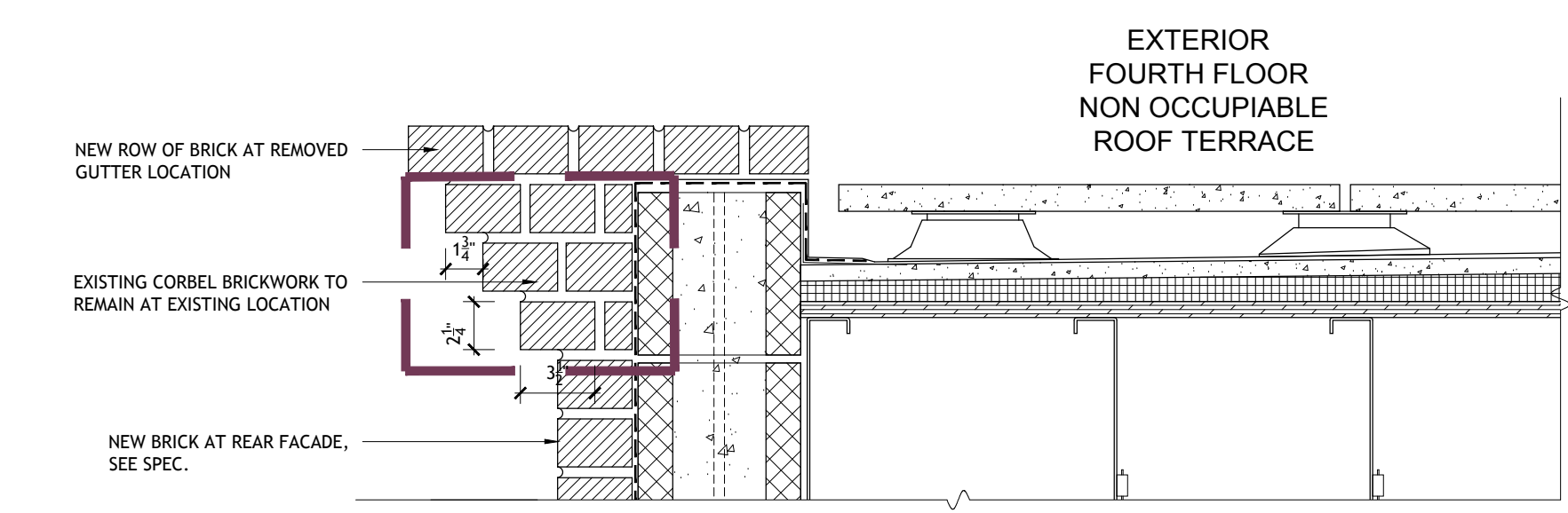
02 DOOR TYPE D - PLAN



03 DOOR TYPE D - SECTION



04 THIRD FLOOR REAR TERRACE PARAPET SECTION DETAIL



05 FOURTH FLOOR NON OCCUPIABLE TERRACE - LOW PARAPET AND BRICK CORNICE SECTION DETAIL

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 Issued for LPC 02/26/2026
 Issue Description Date

Project Name.: 140W 88TH STREET

Project Address.: 140W 88TH STREET
 NEW YORK, NY 10024

Project No.: 26-101
 Drawn by: DATUM
 Checked by: DATUM
 Scale: 1-1/2" = 1'-0"

Sheet Title:
PROPOSED REAR DOORS AND FACADE DETAILS

Drawing No.:

LPC.120.00



Issued for Public Hearing	05/07/2026
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Issued for LPC	02/26/2026
<i>Issue Description</i>	<i>Date</i>

Project Name: 140W 88TH STREET

Project Address: 140W 88TH STREET
 NEW YORK, NY 10024

Project No.: 26-101

Drawn by: DATUM

Checked by: DATUM

Scale: N.T.S.

Sheet Title:

**REAR FACADE
 RENDERS**

Drawing No.:

LPC.121.00



Issued for Public Hearing	05/07/2026
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Issued for LPC	02/26/2026
<i>Issue Description</i>	<i>Date</i>

Project Name: 140W 88TH STREET

Project Address: 140W 88TH STREET
 NEW YORK, NY 10024

Project No.: 26-101

Drawn by: DATUM

Checked by: DATUM

Scale: N.T.S.

Sheet Title:

**REAR FACADE
 RENDERS 2**

Drawing No.:

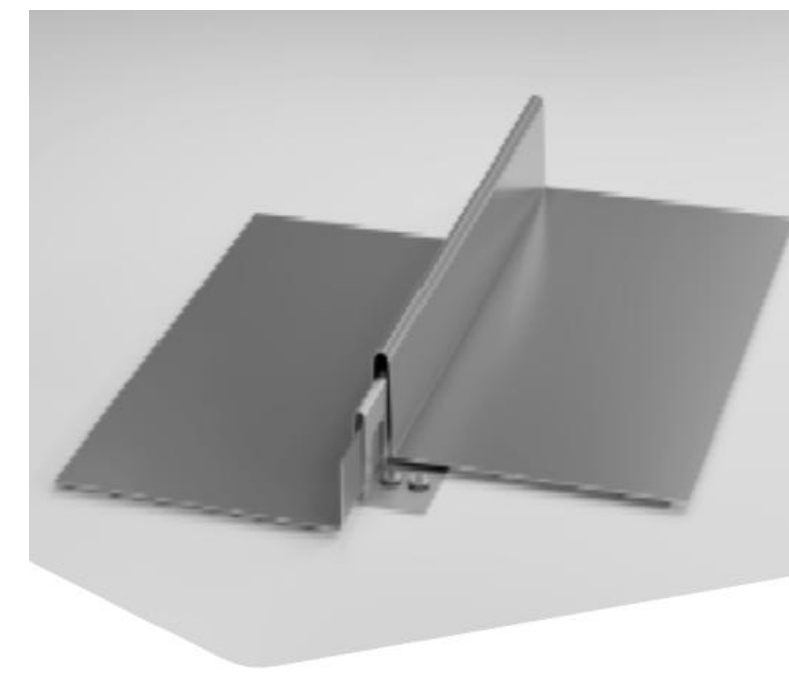
LPC.122.00



MANUFACTURER: MITSUBISHI ELECTRIC
MODEL: 4-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM
MODEL #: MXZ-SM48NAMHZ
DIMENSIONS: 41-11/32"W X 13"D X 52-11/16"H

01 MINI SPLIT UNITS AT ROOF

N.T.S.



A1000

MANUFACTURER: ENGLERT
MODEL: A1000 METAL ROOF SYSTEM - STANDING SEAM
MATERIAL: ALUMINUM
FINISH COLOR: MEDIUM BRONZE

02 METAL ROOF SYSTEM AT FRONT AND REAR PENTHOUSE / FACADES

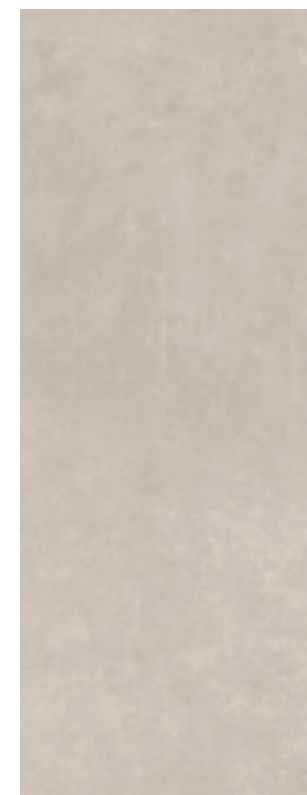
N.T.S.



MANUFACTURER: ENGLERT
MODEL: PERMAEDGE COPING 1
FINISH COLOR: MEDIUM BRONZE

03 METAL PARAPET COPING

N.T.S.



MANUFACTURER: MIRAGE
MODEL: GLOCAL
DIMENSIONS: 2'-0" W X 2'-0" L X 3/8" D
FINISH COLOR: GC 13 - JOURNEY

04 ROOF, FRONT AND REAR TERRACE AND DECK FLOOR TILES

N.T.S.

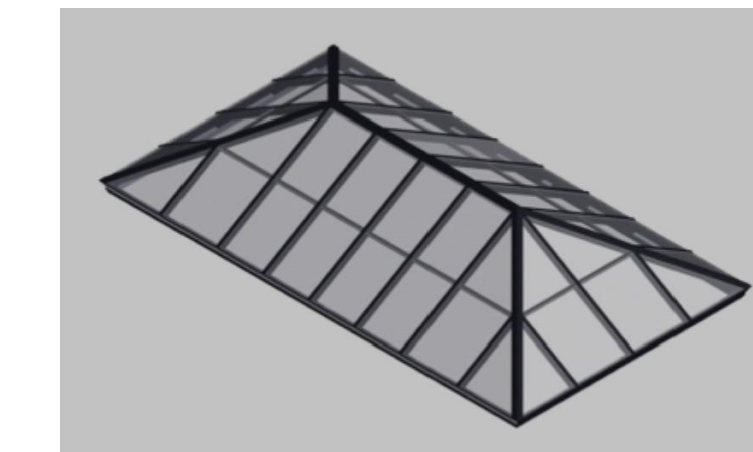


#792 TAUPE

MANUFACTURER: CALIFORNIA STUCCO
FINISH COLOR: 792 TAUPE

05 STUCCO FINISH AT BULKHEAD, SIDE PENTHOUSE FACADE AND SOLID PARAPET

N.T.S.



MANUFACTURER: VELUX
MODEL: EXTENDED PYRAMID SKYLIGHT
DIMENSIONS: 3'-0" W X 8'-8" L X 12" H
FINISH COLOR: BLACK

06 SKYLIGHT AT BULKHEAD ROOF

N.T.S.



BRAND: THE GREAT OUTDOORS
SERIES: SKYLINE
DIMENSIONS: 14-1/2"H X 5"DIA X 4" PROJ.
FINISH COLOR: BRONZE

07 REAR FACADE AND BULKHEAD EXTERIOR LIGHT FIXTURE

N.T.S.



MANUFACTURER: GLEN GEHRY
MODEL: MODULAR BRICK
DIMENSIONS: 7-5/8"L X 2-1/4"H X 3-5/8"D
FINISH COLOR: 4HB

08 REAR FACADE BRICK

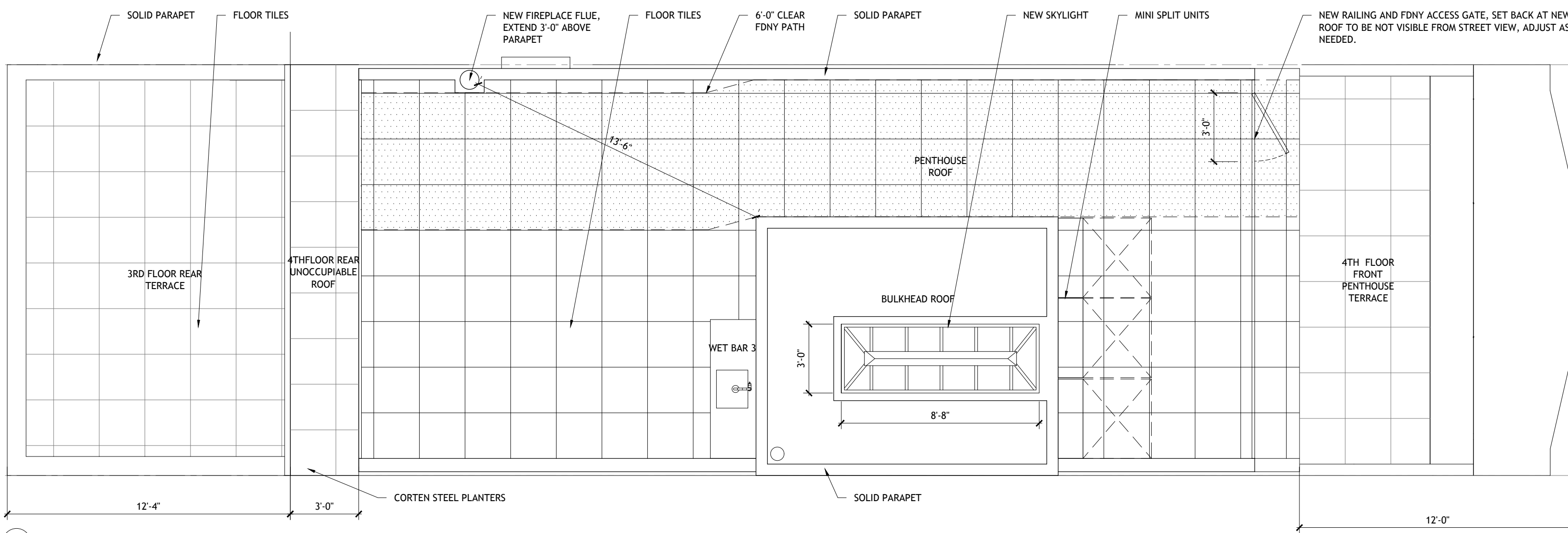
N.T.S.



MANUFACTURER: AMERICAN ART STONE
MATERIAL: CAST STONE
FINISH COLOR: CBBS-9

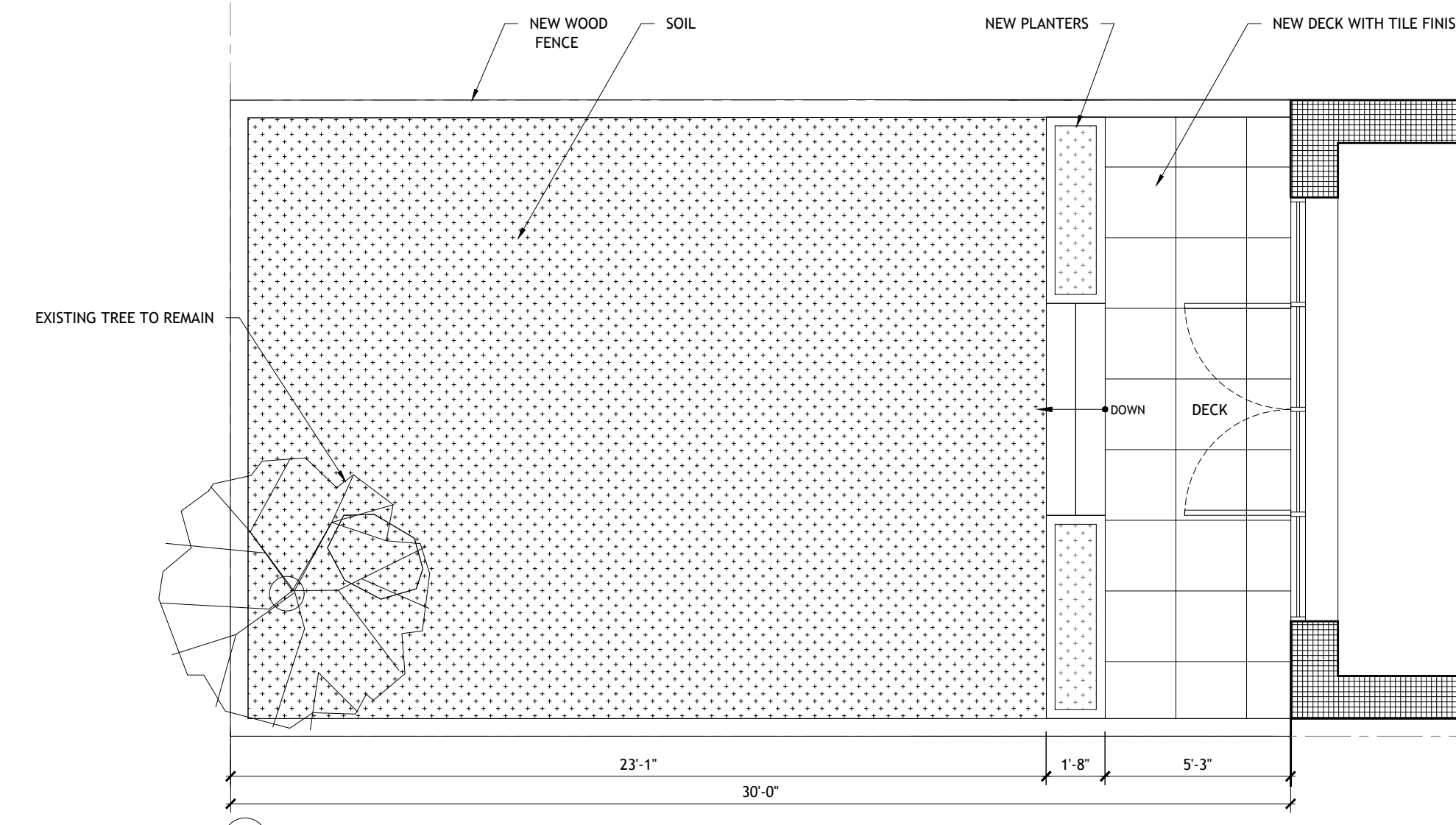
09 REAR FACADE WINDOW SILL, 3RD FLOOR TERRACE PARAPET COPING, AND CURTAIN WALL WINDOW HEADER

N.T.S.



10 ROOF PLAN

1/4" = 1'-0"



11 REAR YARD PLAN

1/4" = 1'-0"

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NEW YORK, NY 10024

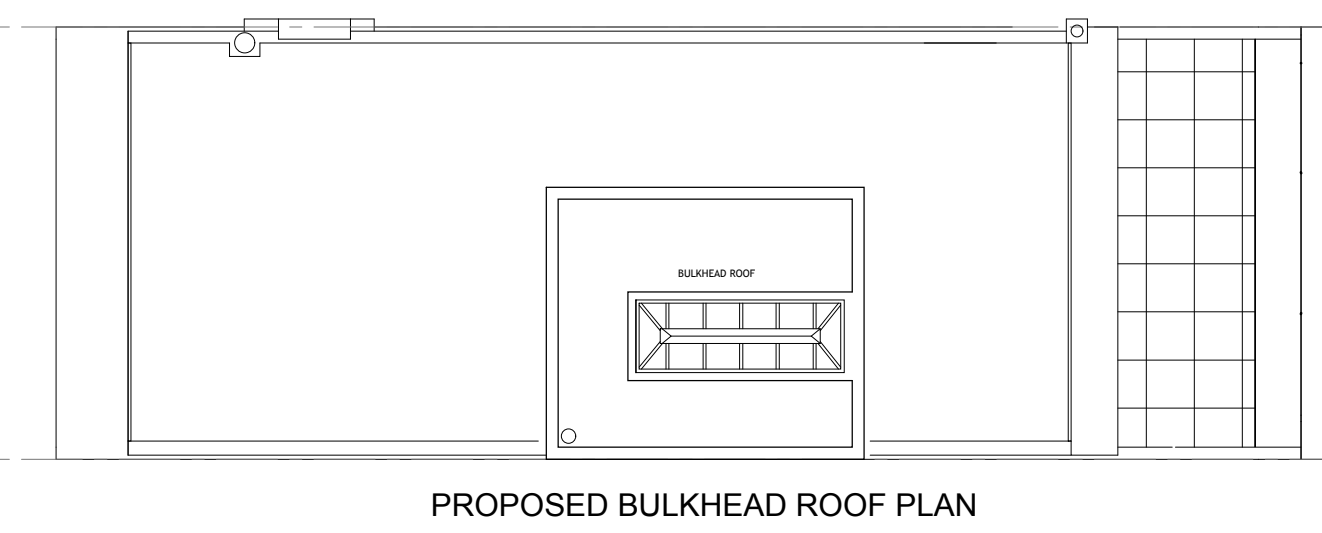
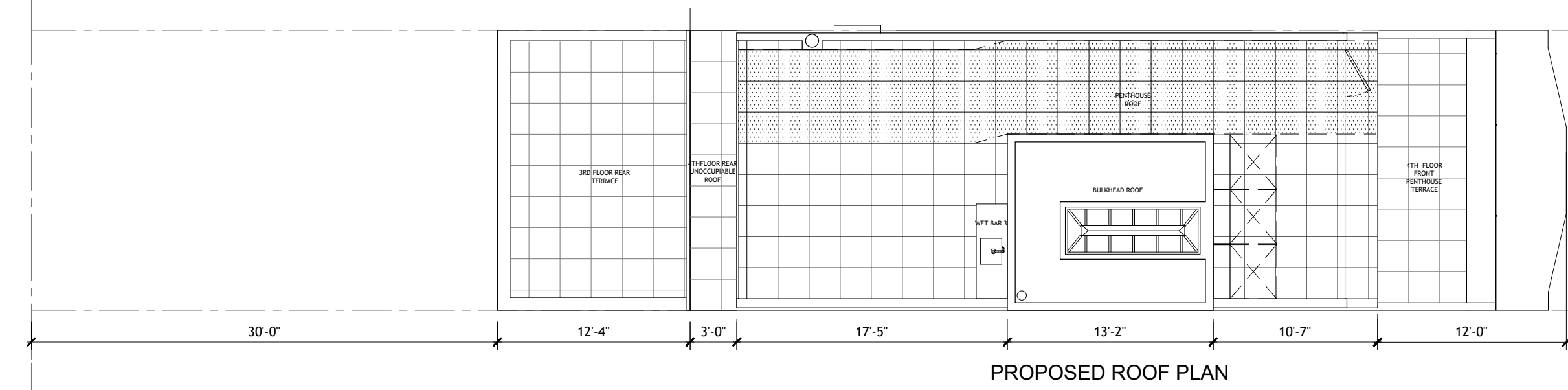
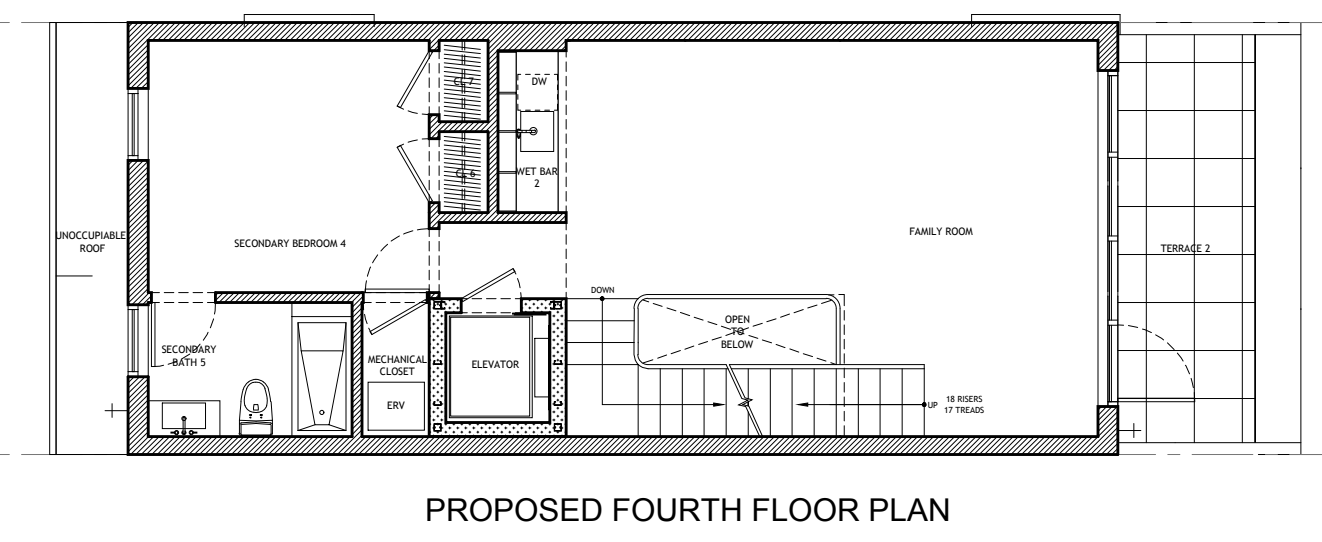
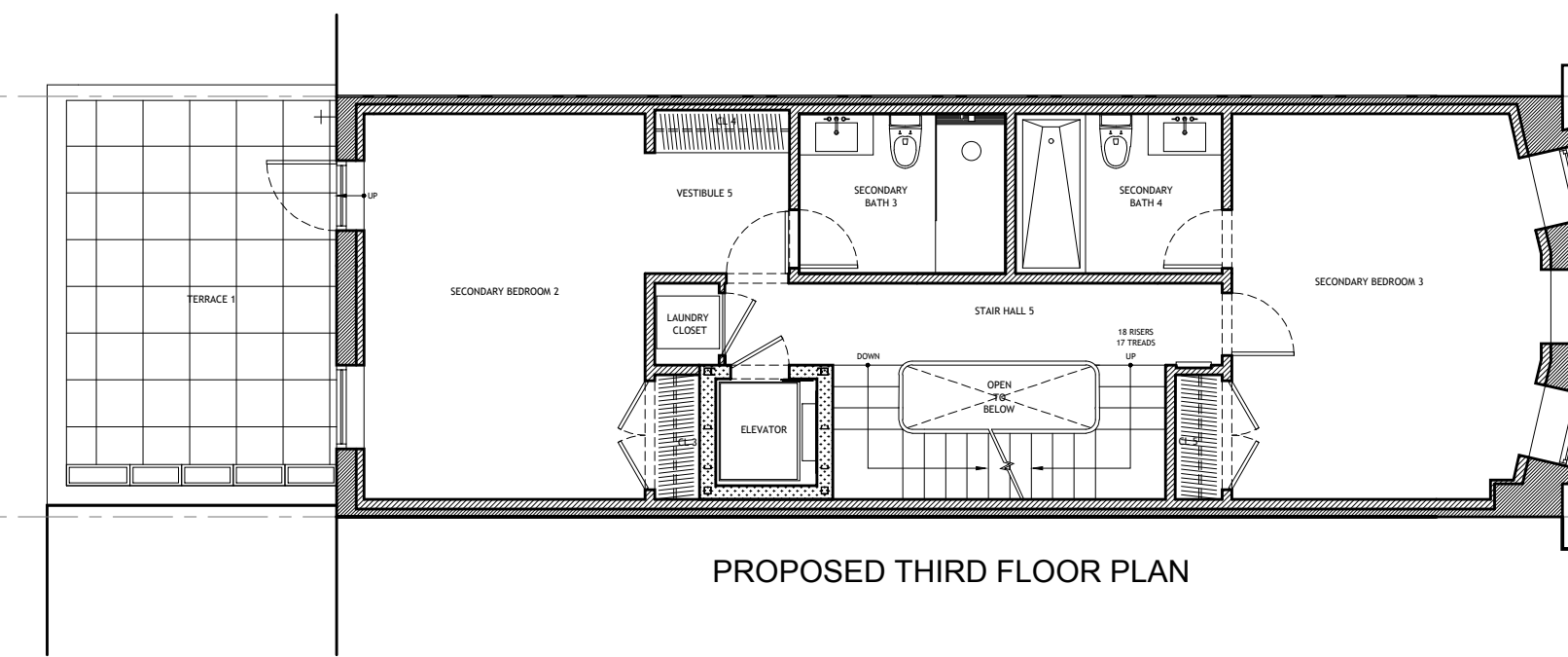
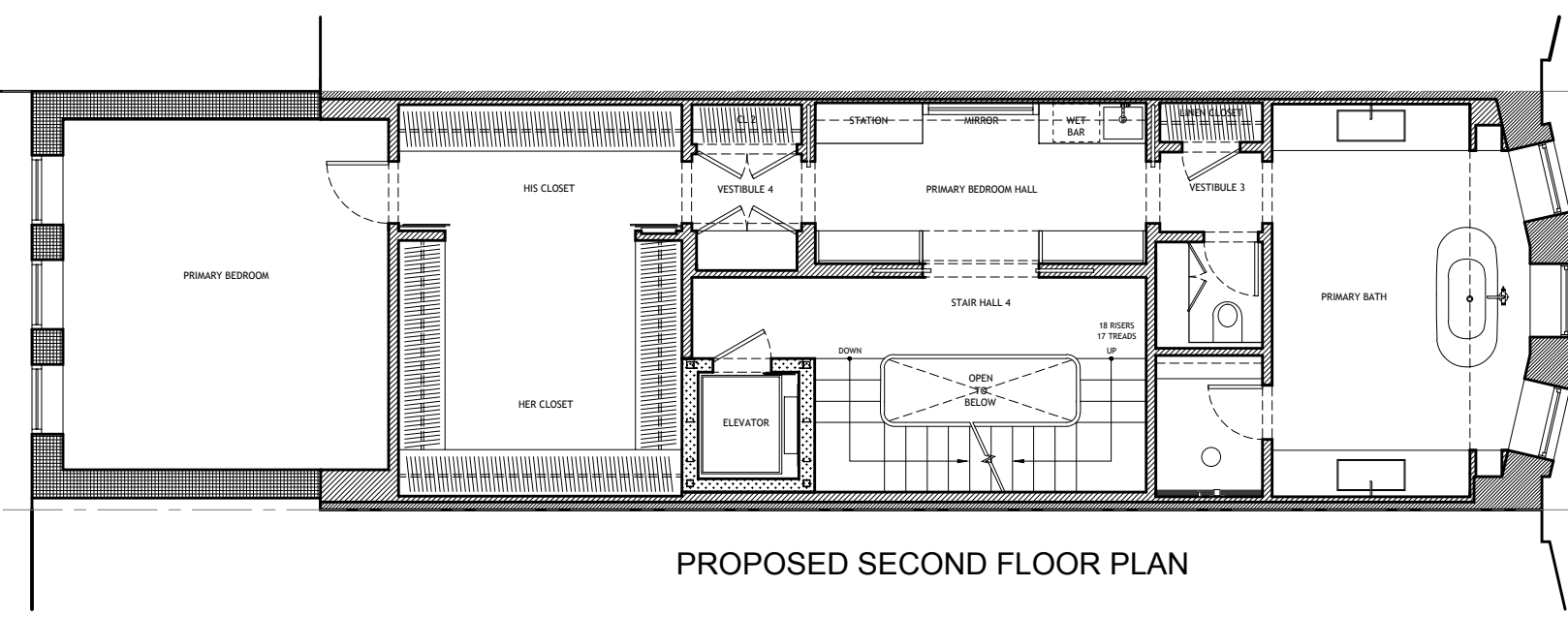
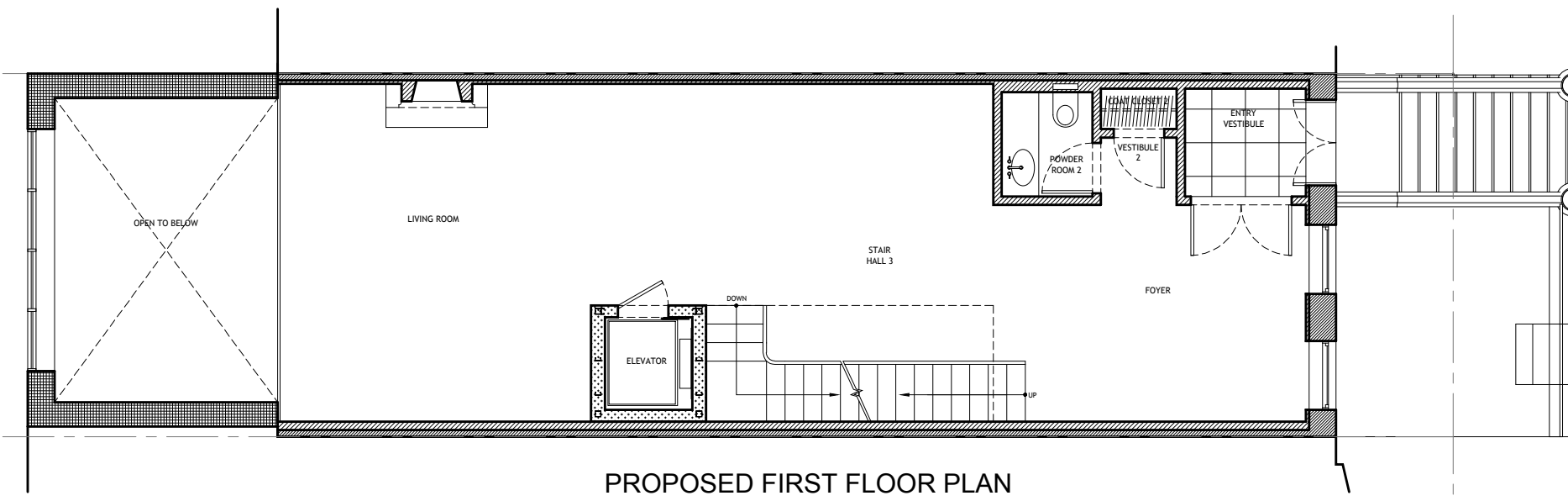
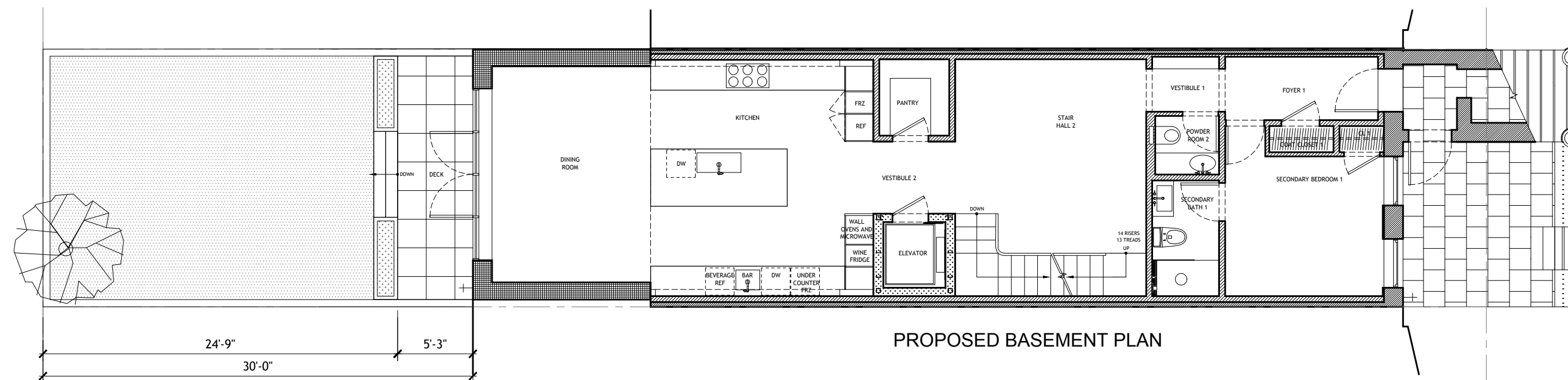
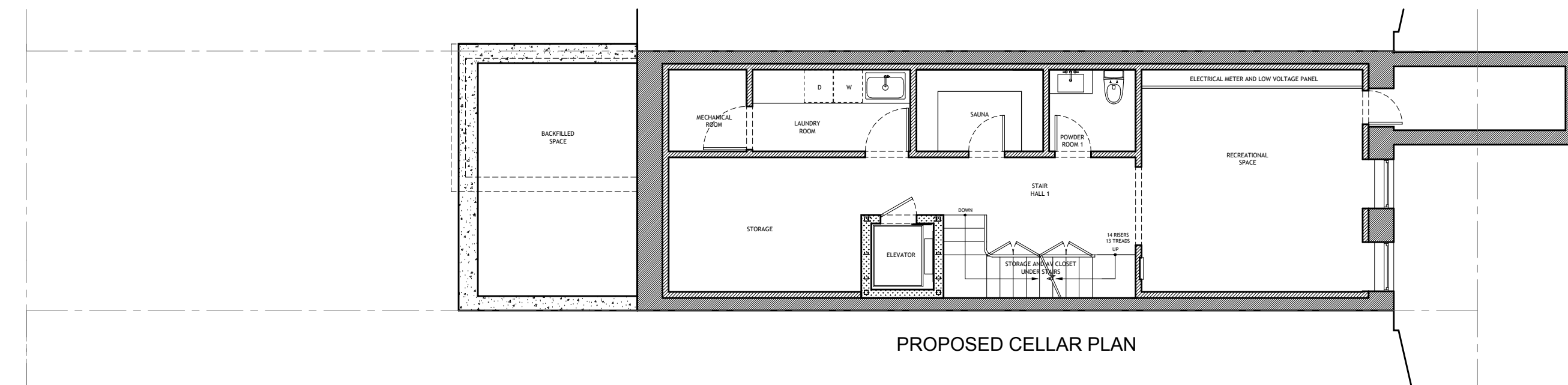
Project No.: 26-101
Drawn by: DATUM
Checked by: DATUM
Scale: 1/4" = 1'-0"

Sheet Title:
PROJECT MATERIALS
ROOF & REAR YARD
PLANS

Drawing No.:

LPC.123.00





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<i>Issue Description</i>	<i>Date</i>

Project Name.: 140W 88TH STREET

Project Address.: 140W 88TH STREET
 NEW YORK, NY 10024

Project No.: 26-101

Drawn by: DATUM

Checked by: DATUM

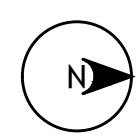
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Sheet Title:

PROPOSED FLOOR PLANS

Drawing No.:

LPC.124.00



May 12, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-08279

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

To testify virtually, please join Zoom

Webinar ID: 165 564 9542

Passcode: 461716

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.