

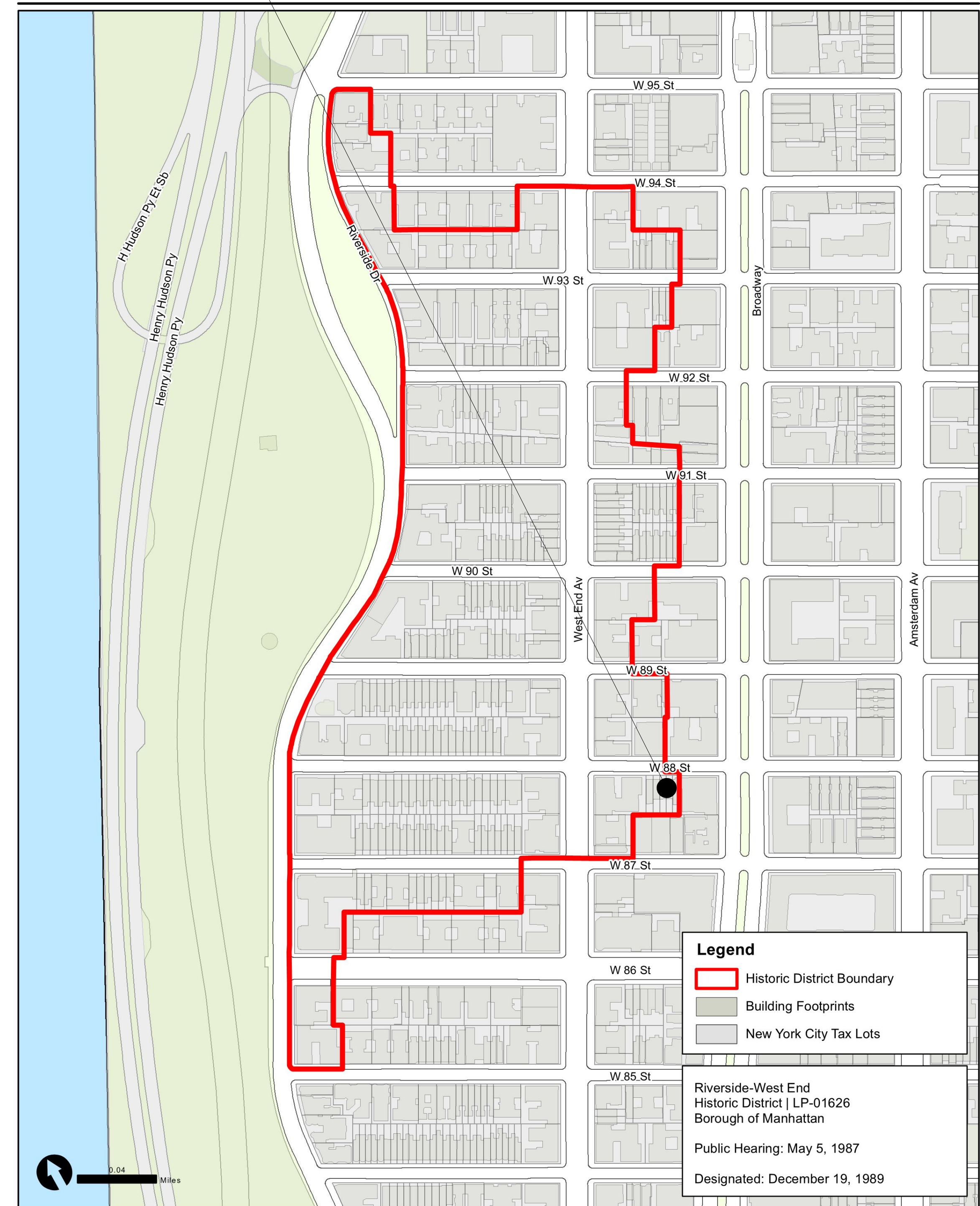
256 WEST 88TH STREET

PROPOSED LEGALIZATION OF AS-BUILT CONDITIONS

256 W. 88TH STREET

Riverside-West End Historic District | LP-01626

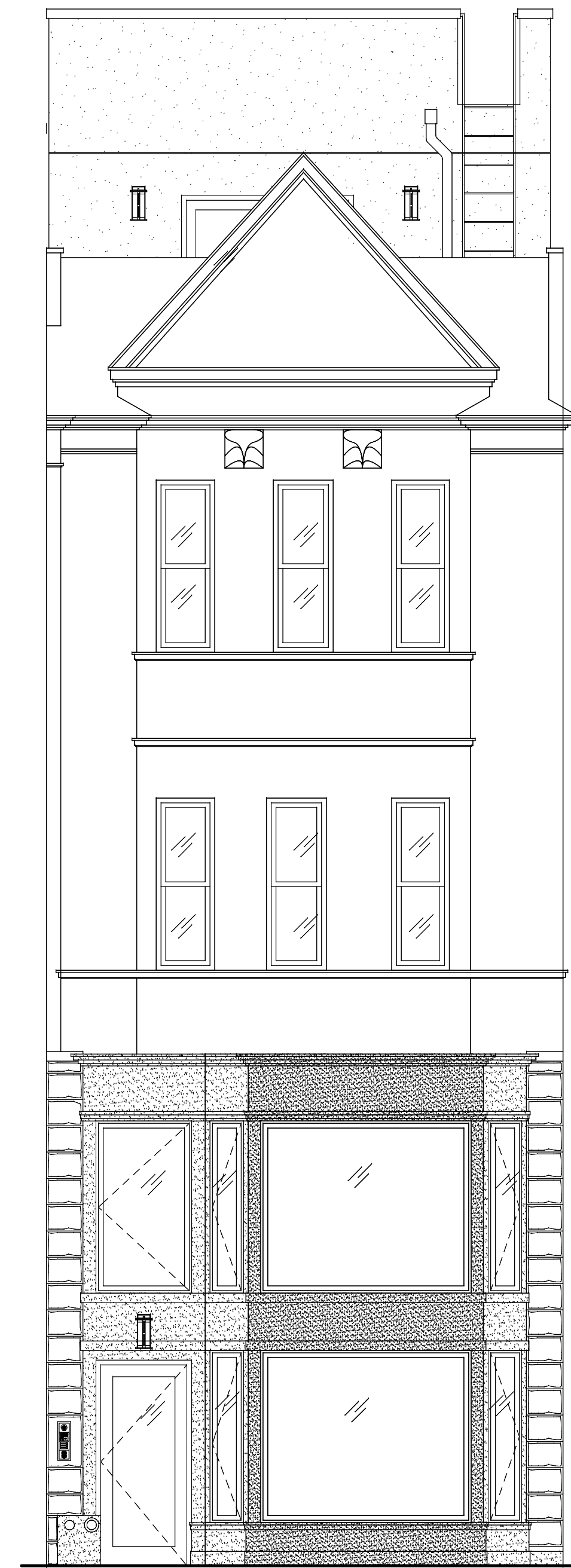
NYC Landmarks Preservation Commission



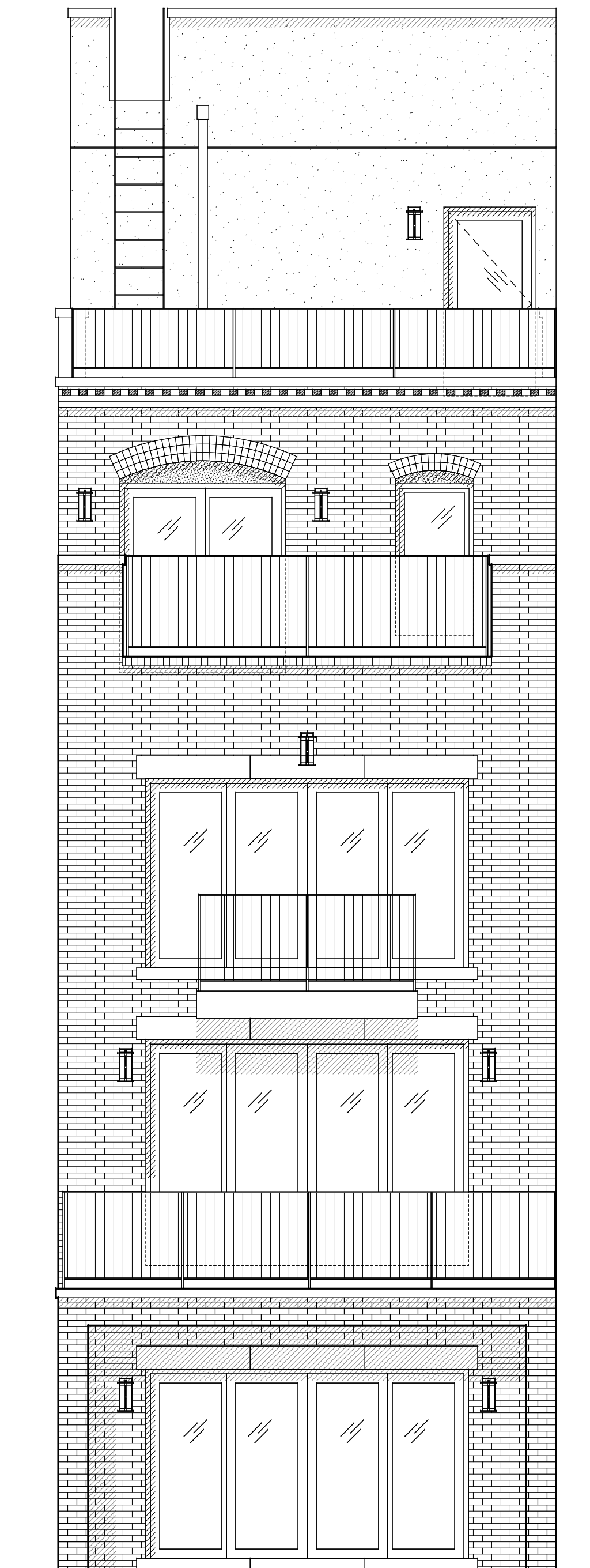
EXISTING NORTH FACADE



EXISTING SOUTH FACADE



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

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

256 WEST 88TH STREET

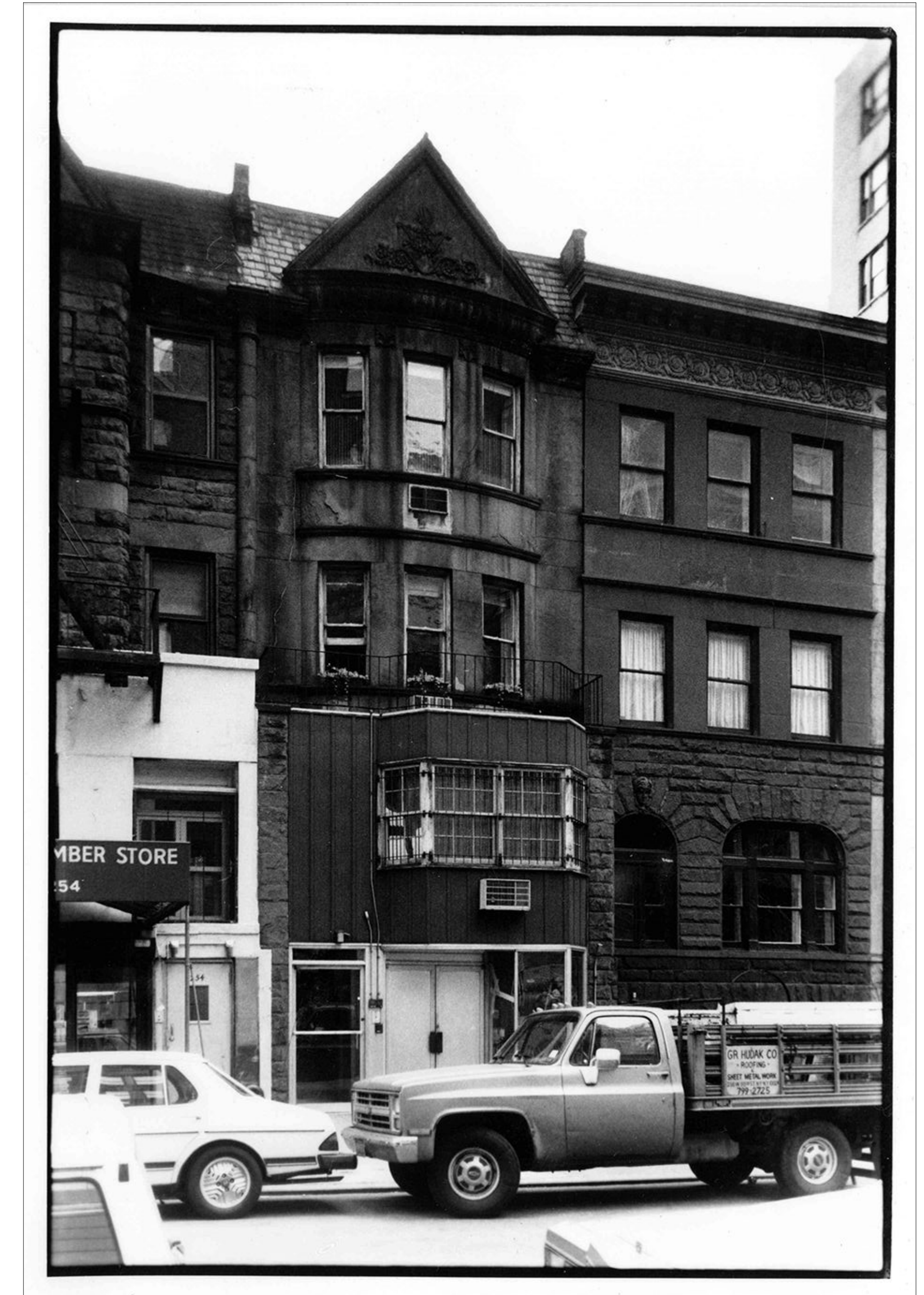
HISTORIC PHOTOS



1930'S TAX PHOTO (NYC MUNICIPAL ARCHIVE)



1980'S TAX PHOTO (NYC MUNICIPAL ARCHIVE)



1989 LPC DESIGNATION PHOTO (NYC LPC)

256 WEST 88TH STREET

NORTH- PRIOR TO CONSTRUCTION



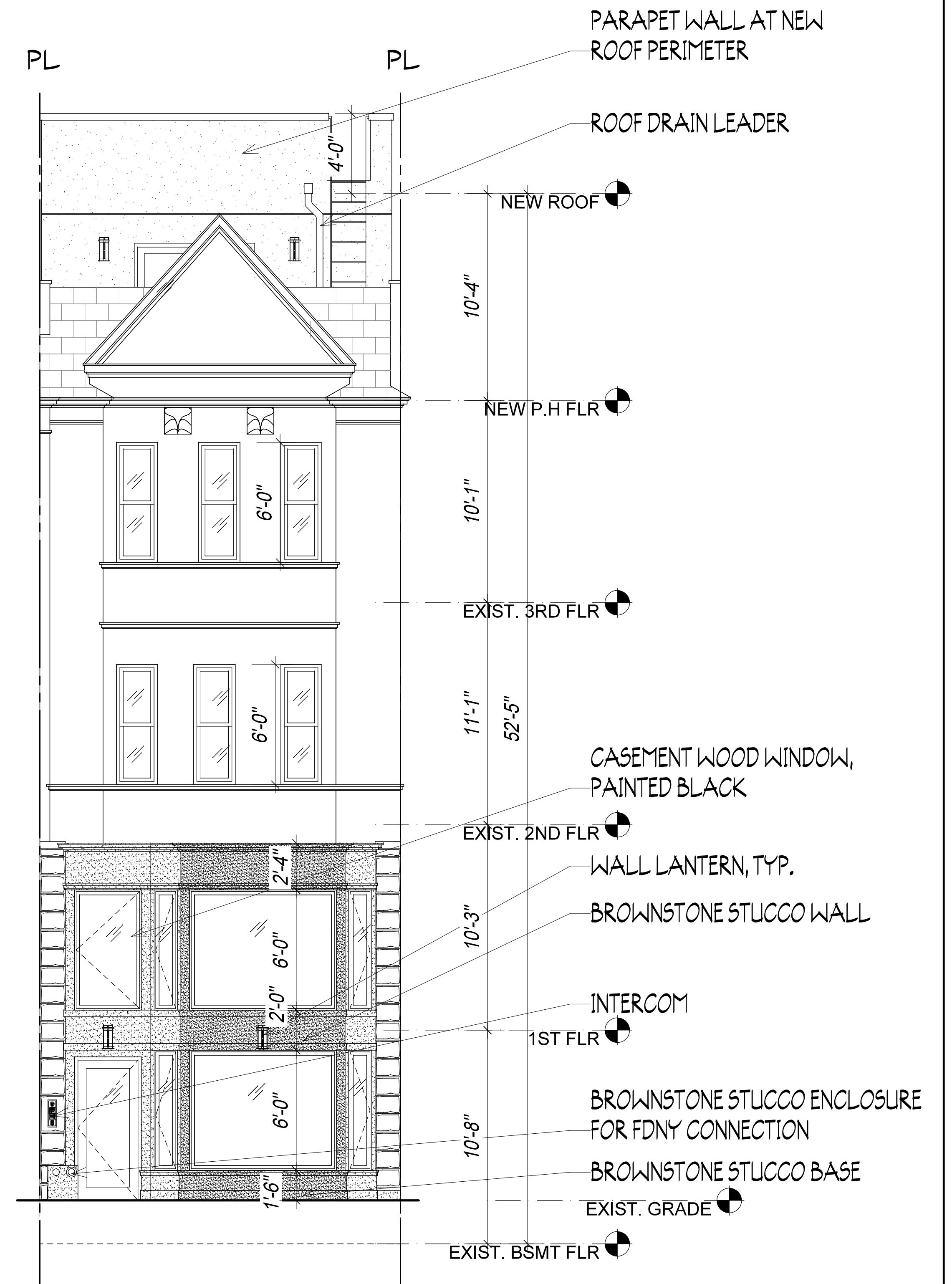
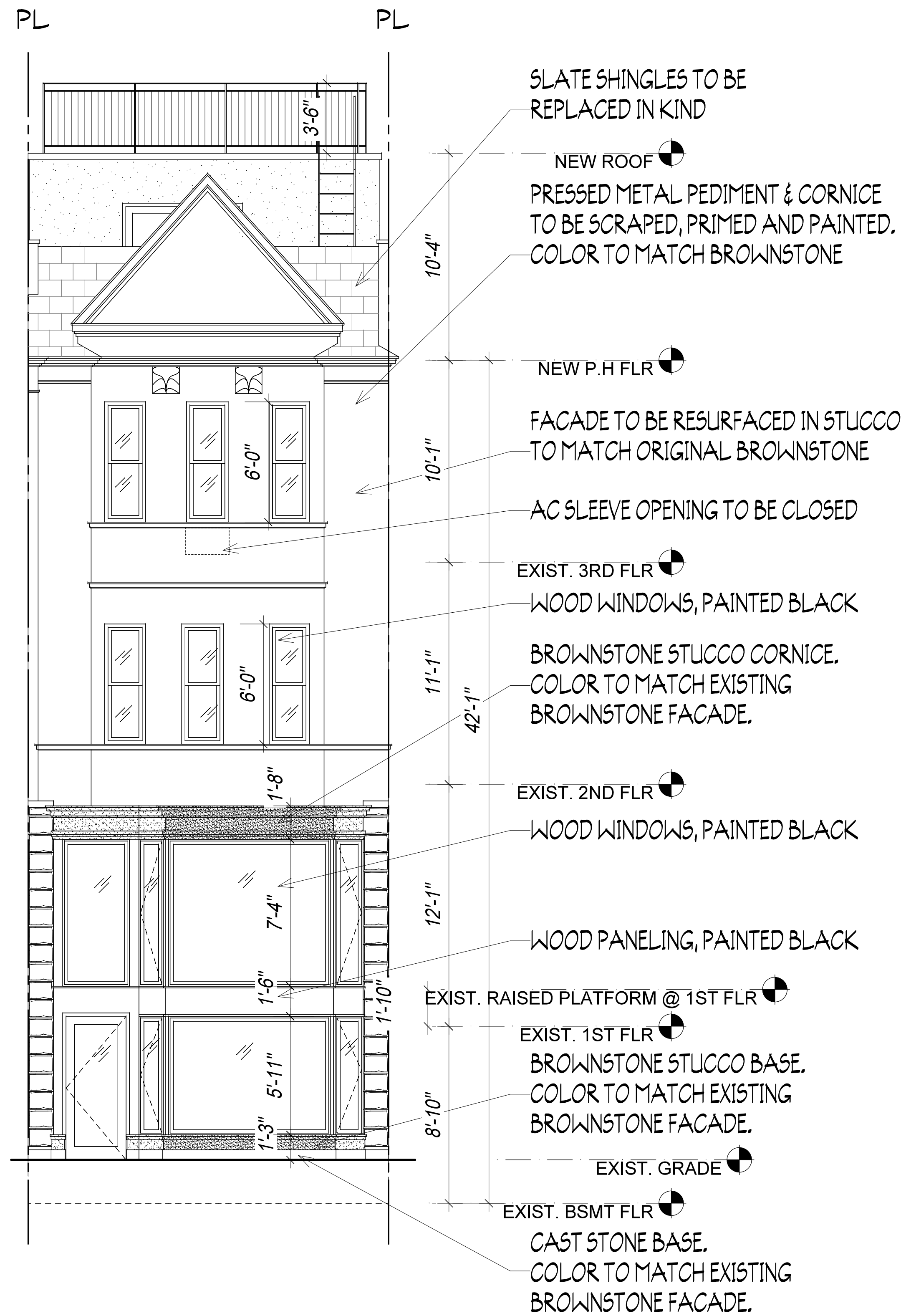
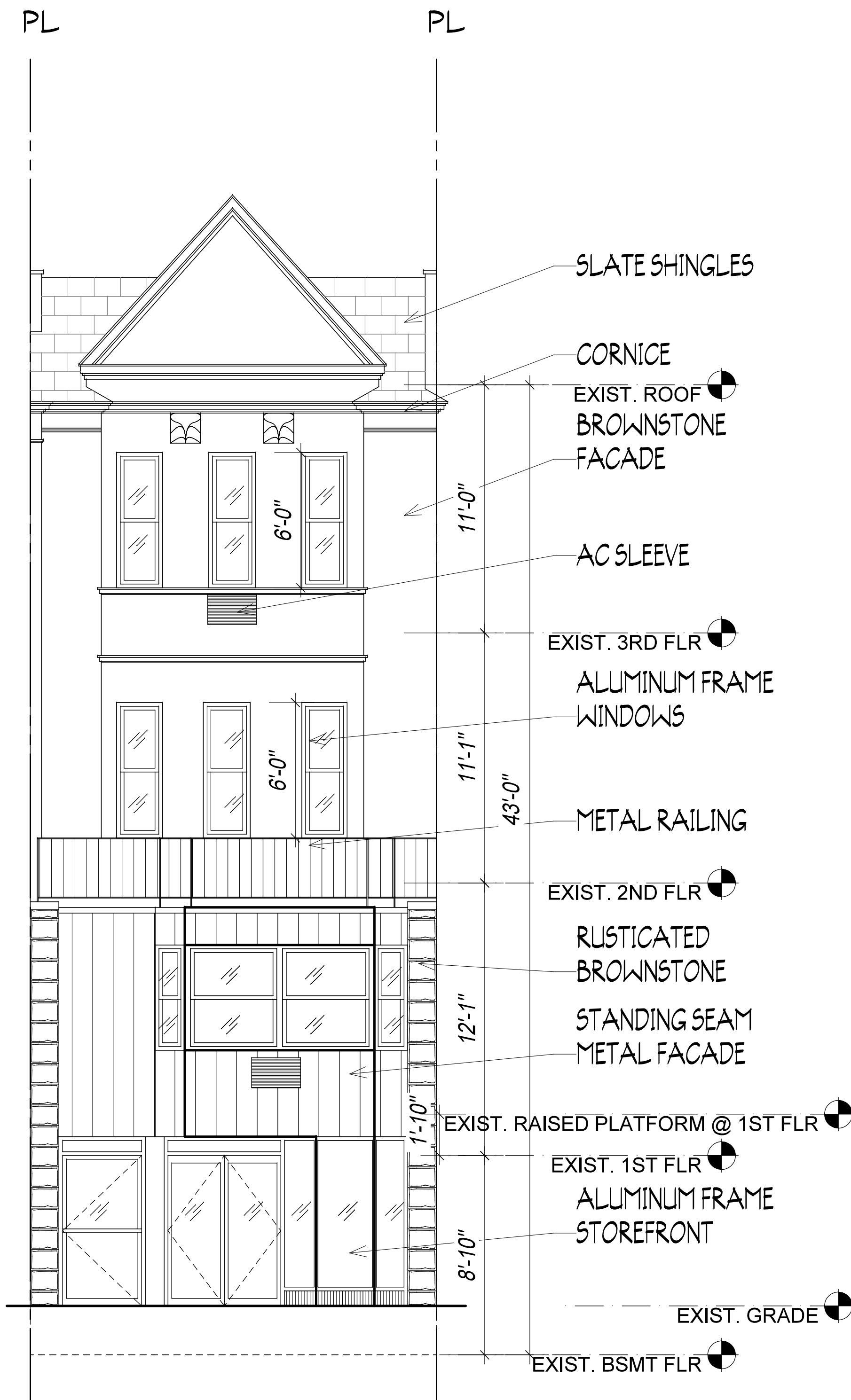
NORTH FACADE



DETAILED STOREFRONT

256 WEST 88TH STREET

NORTH ELEVATIONS



1 EXISTING NORTH ELEVATION

2 NORTH ELEVATION- LPC APPROVED 9.16.22

3 AS BUILT NORTH ELEVATION

256 WEST 88TH STREET

NORTH FACADE CURRENT CONDITIONS



NORTH FACADE



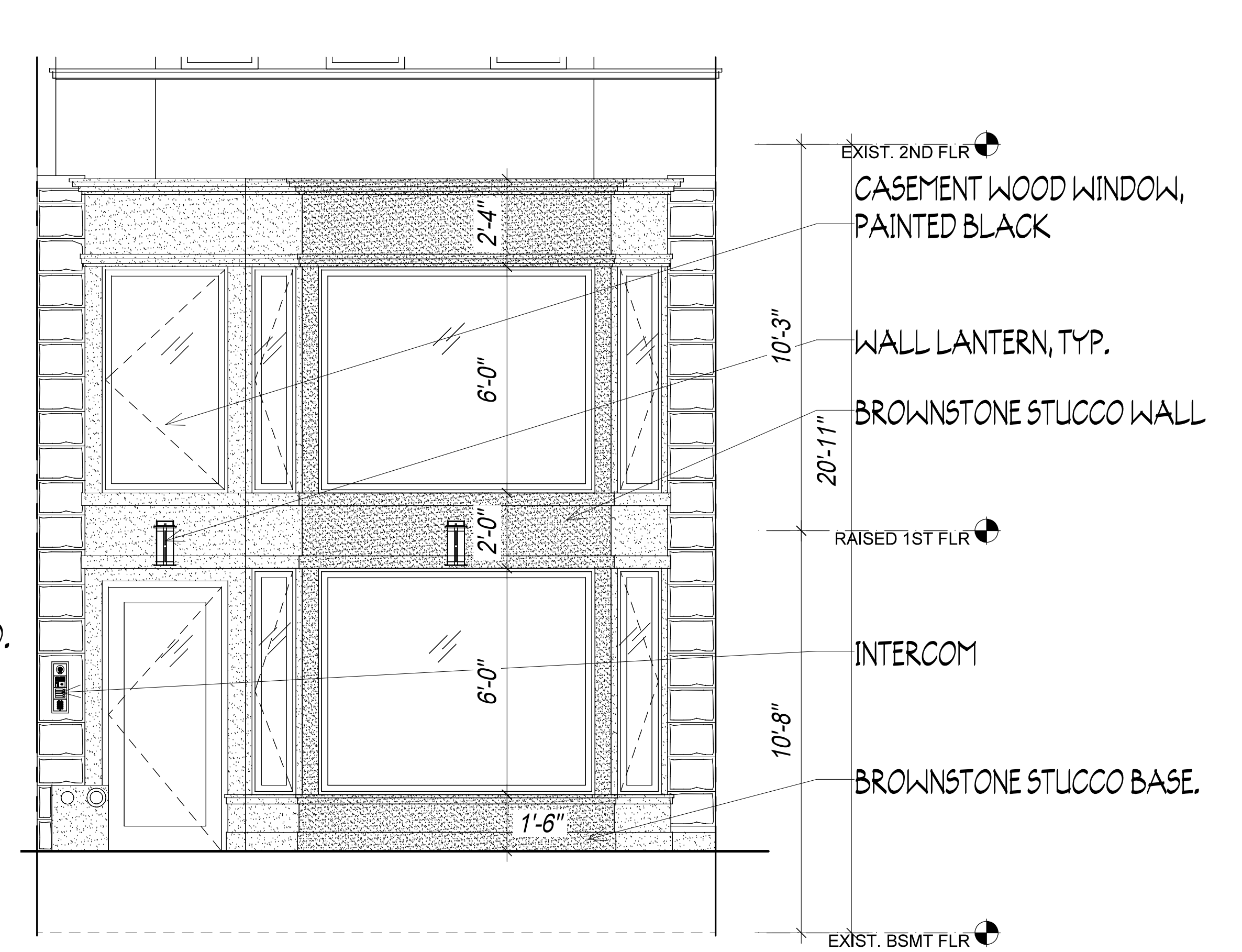
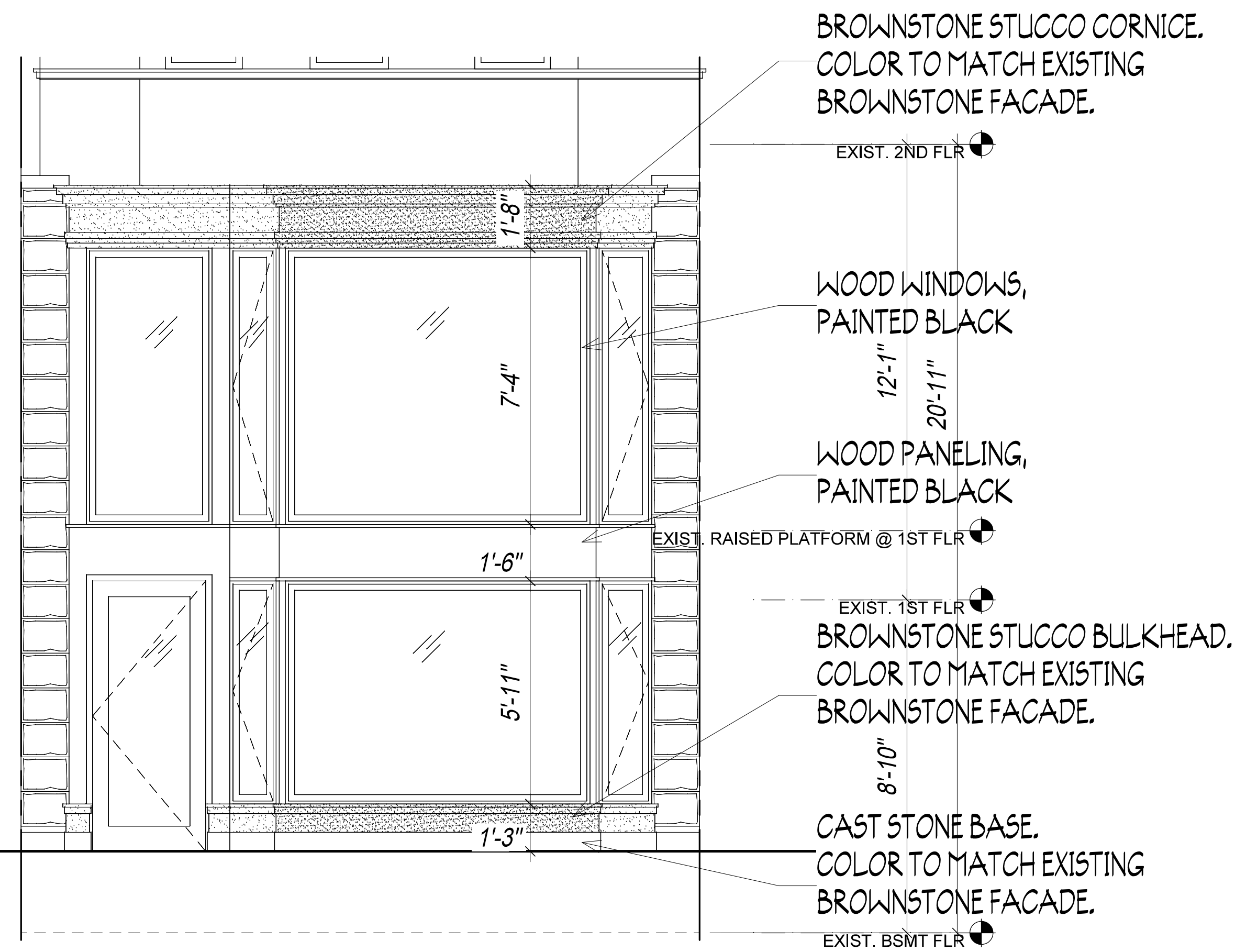
STOREFRONT- LOOKING SOUTH



STOREFRONT- LOOKING SOUTH WEST

256 WEST 88TH STREET

DETAILED STOREFRONT ELEVATION



1930'S TAX PHOTO (NYC MUNICIPAL ARCHIVE)

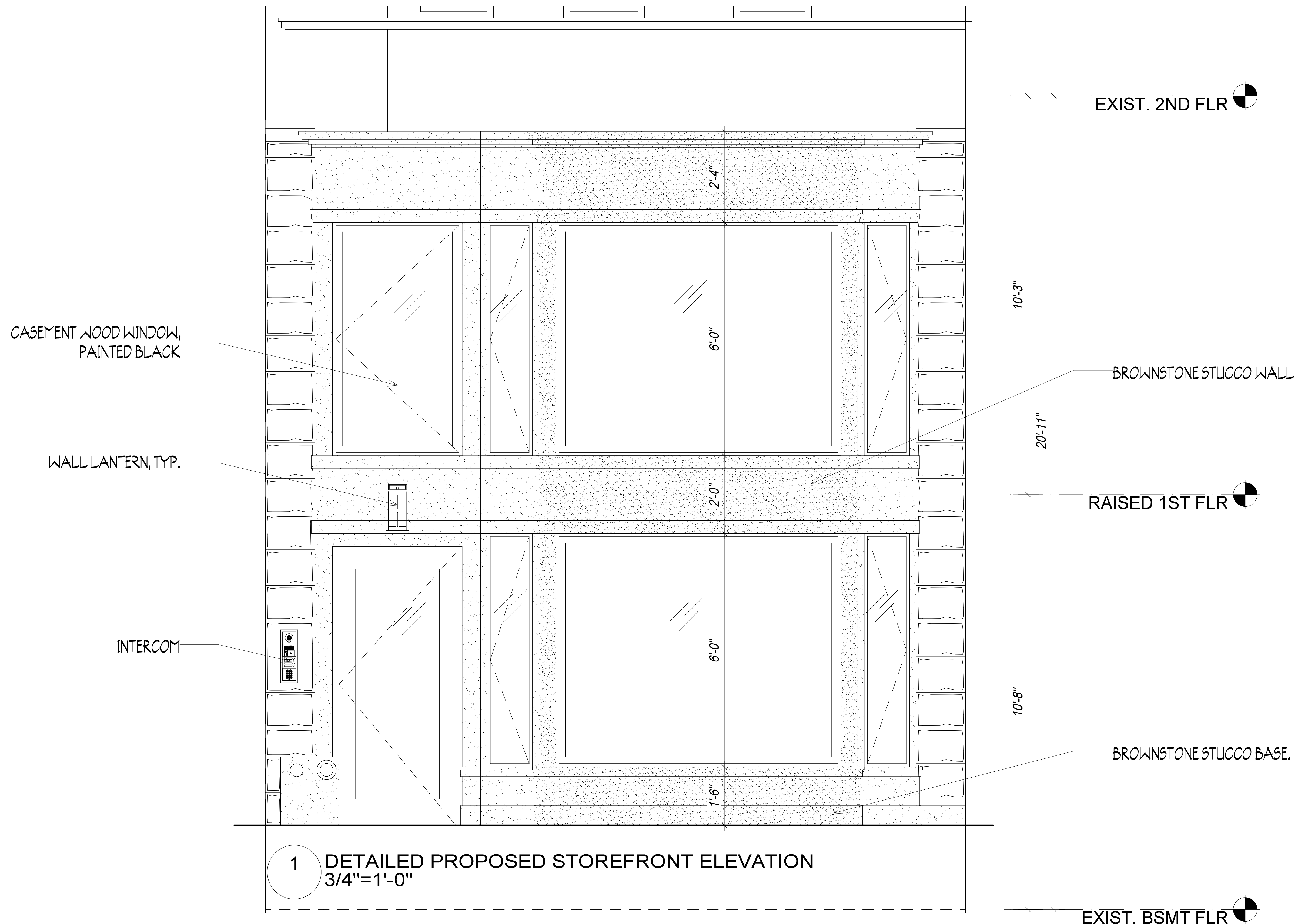
1 DETAILED STOREFRONT ELEVATION- LPC APPROVED 9.16.22
1/2"=1'-0"

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

Y:\256 W 88TH ST\PC\VIEWING PRESENTATION\PAGE 7_DETAILED PROPOSED STOREFRONT ELEVATION

256 WEST 88TH STREET

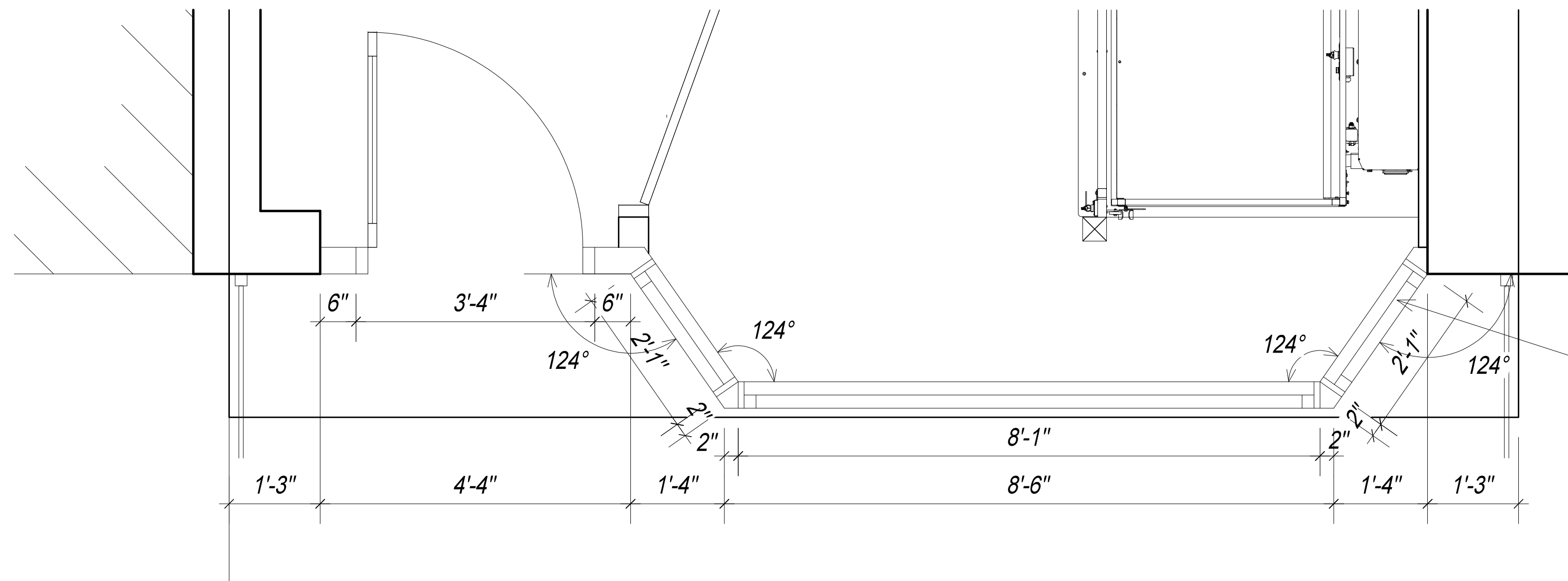
DETAILED PROPOSED STOREFRONT ELEVATION



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

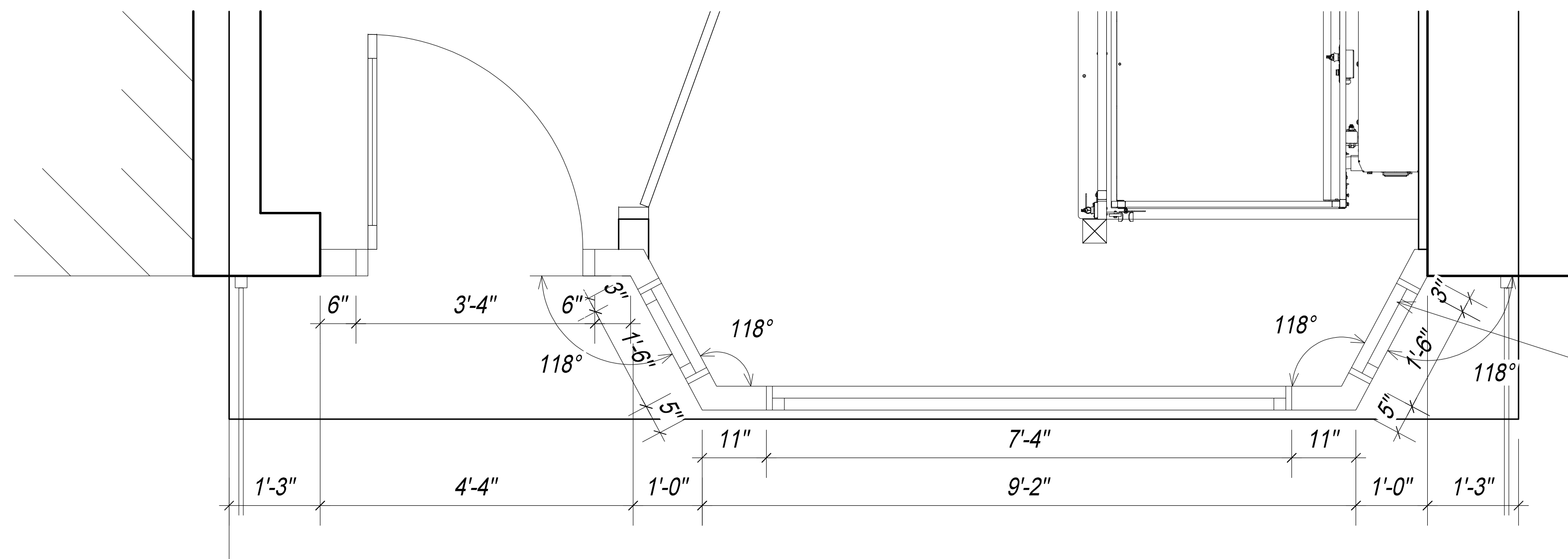
256 WEST 88TH STREET

ENLARGED STOREFRONT PLANS



WOOD WINDOWS,
FRAMES PAINTED
BENJAMIN MOORE
BLACK 2132-10

1 ENLARGED STOREFRONT PLAN- LPC APPROVED 9.16.22
3/4"=1'-0"



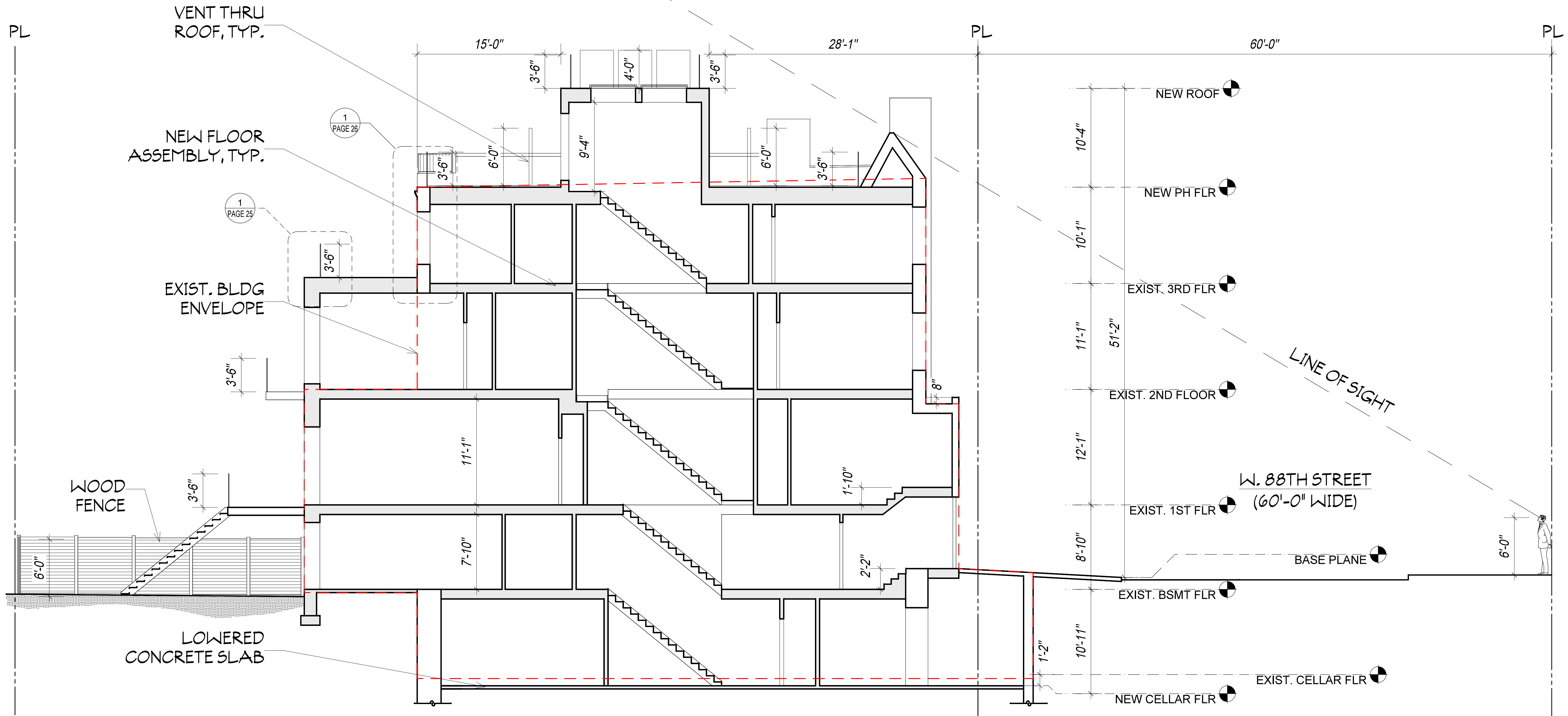
WOOD WINDOWS,
FRAMES PAINTED
BENJAMIN MOORE
BLACK 2132-10

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

Y:\256 W 88TH ST\LPC\HEARING PRESENTATION\PAGE 9_LAS APPROVED BUILDING SECTION

256 WEST 88TH STREET

AS APPROVED BUILDING SECTION

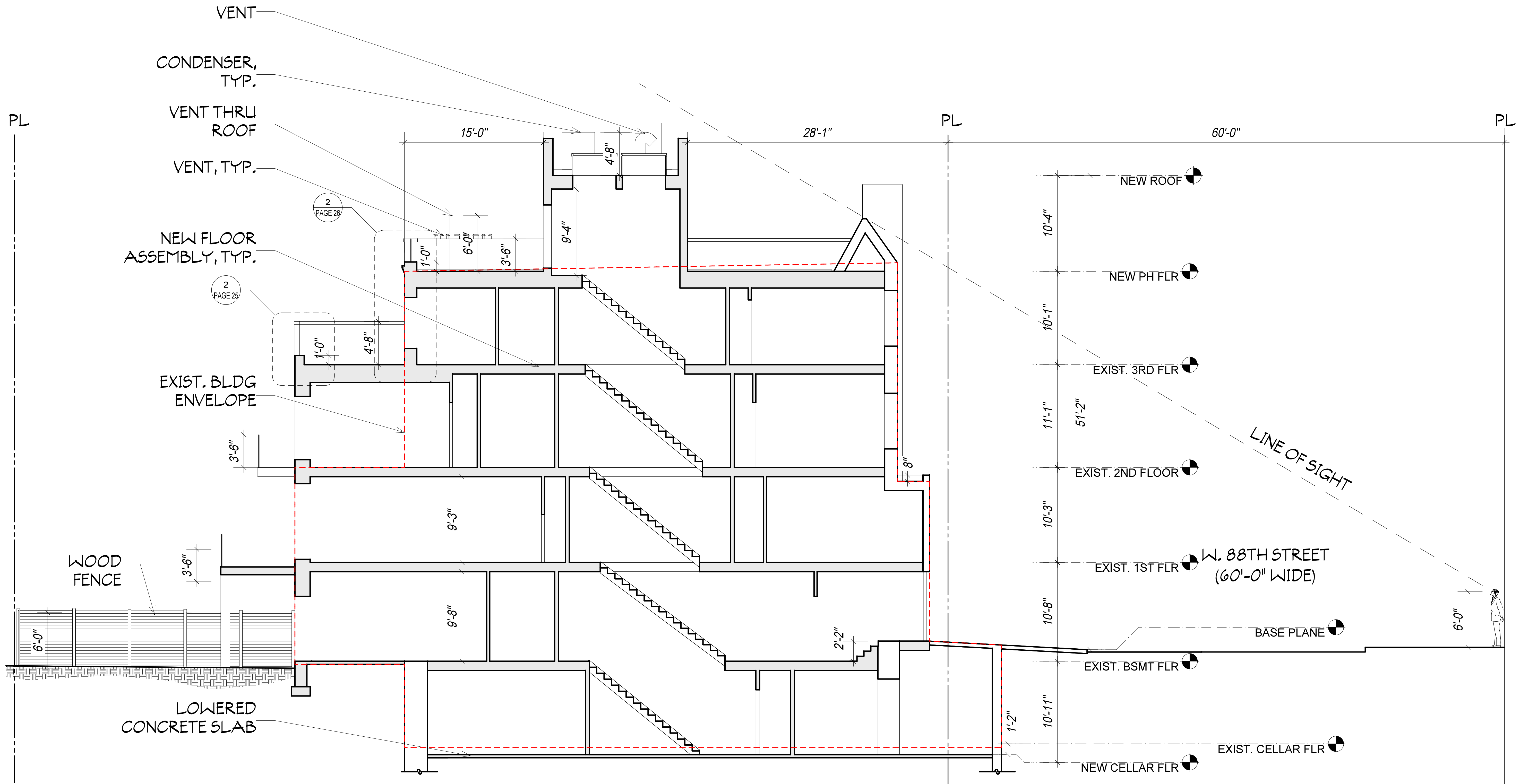


APPROVED BUILDING SECTION- LPC APPROVED 3.29.22

Y:\256 W 88TH ST\PC HEARING PRESENTATION\PAGE 10_AS BUILT BUILDING SECTION

256 WEST 88TH STREET

AS-BUILT BUILDING SECTION



AS-BUILT BUILDING SECTION

256 WEST 88TH STREET

CURRENT CONDITIONS



LOOKING WEST



LOOKING SOUTH WEST 1



LOOKING SOUTH WEST 2



LOOKING SOUTH WEST 3

256 WEST 88TH STREET

CURRENT CONDITIONS



LOOKING SOUTH WEST 4



LOOKING SOUTH WEST 5



LOOKING SOUTH 1



LOOKING SOUTH 2

256 WEST 88TH STREET

VISIBILITY PHOTOS



LOOKING SOUTH EAST 1



LOOKING SOUTH EAST 2



LOOKING SOUTH EAST- CLOSE UP



LOOKING EAST

256 WEST 88TH STREET

SOUTH FACADE PRIOR TO CONSTRUCTION



SOUTH FACADE PRIOR TO CONSTRUCTION



UPPER SOUTH FACADE PRIOR TO CONSTRUCTION



NEIGHBORING SOUTH FACADE LOOKING WEST

256 WEST 88TH STREET

PREVIOUS TOP FLOOR SOUTH ELEVATION IN CONTEXT



PREVIOUS TOP 2 FLOORS @ 256



PREVIOUS TOP 2 FLOORS @ 254



SOUTH FACADES IN CONTEXT

256 WEST 88TH STREET

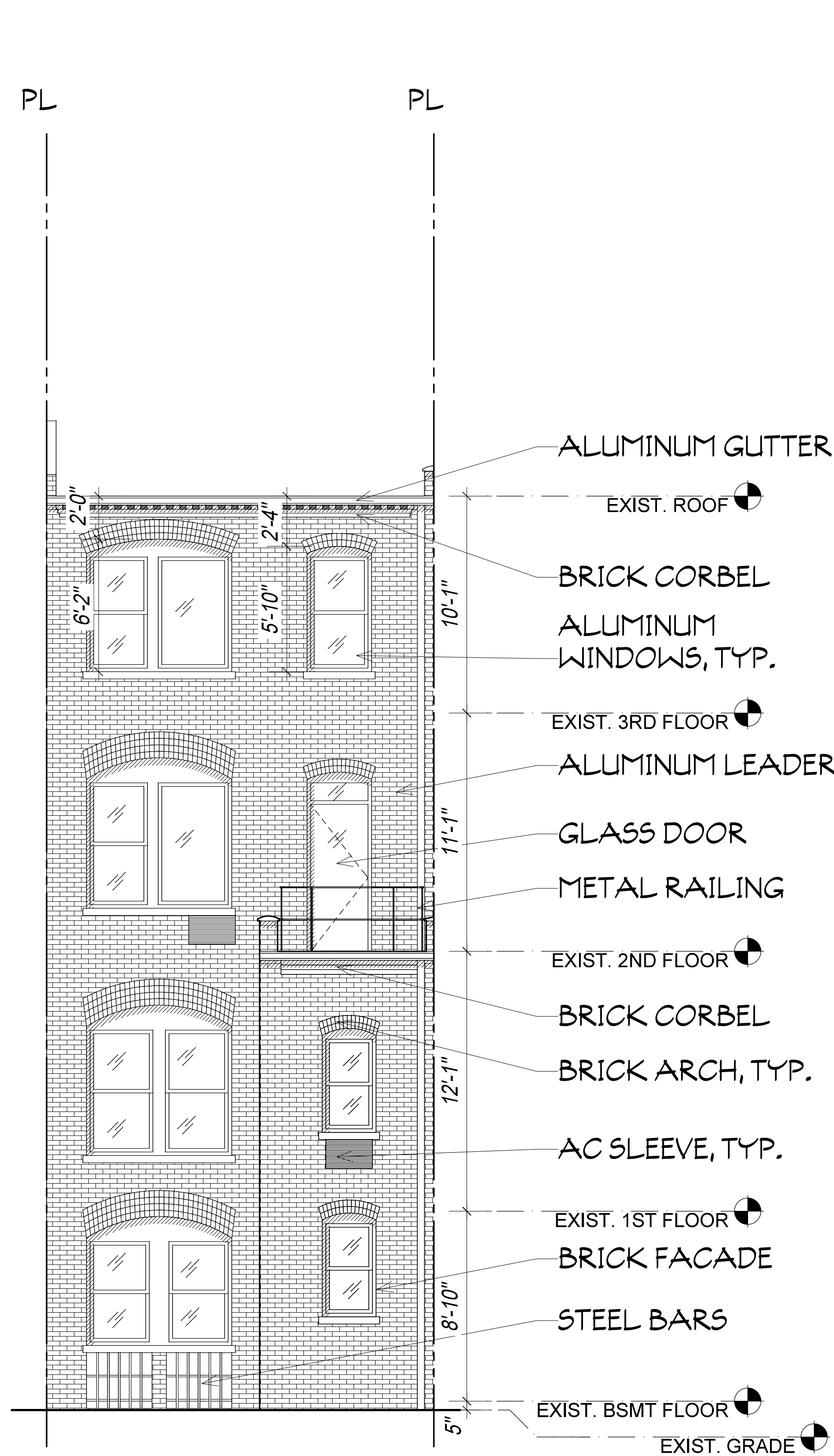
PREVIOUS CONDITIONS IN CONTEXT- AERIAL VIEW



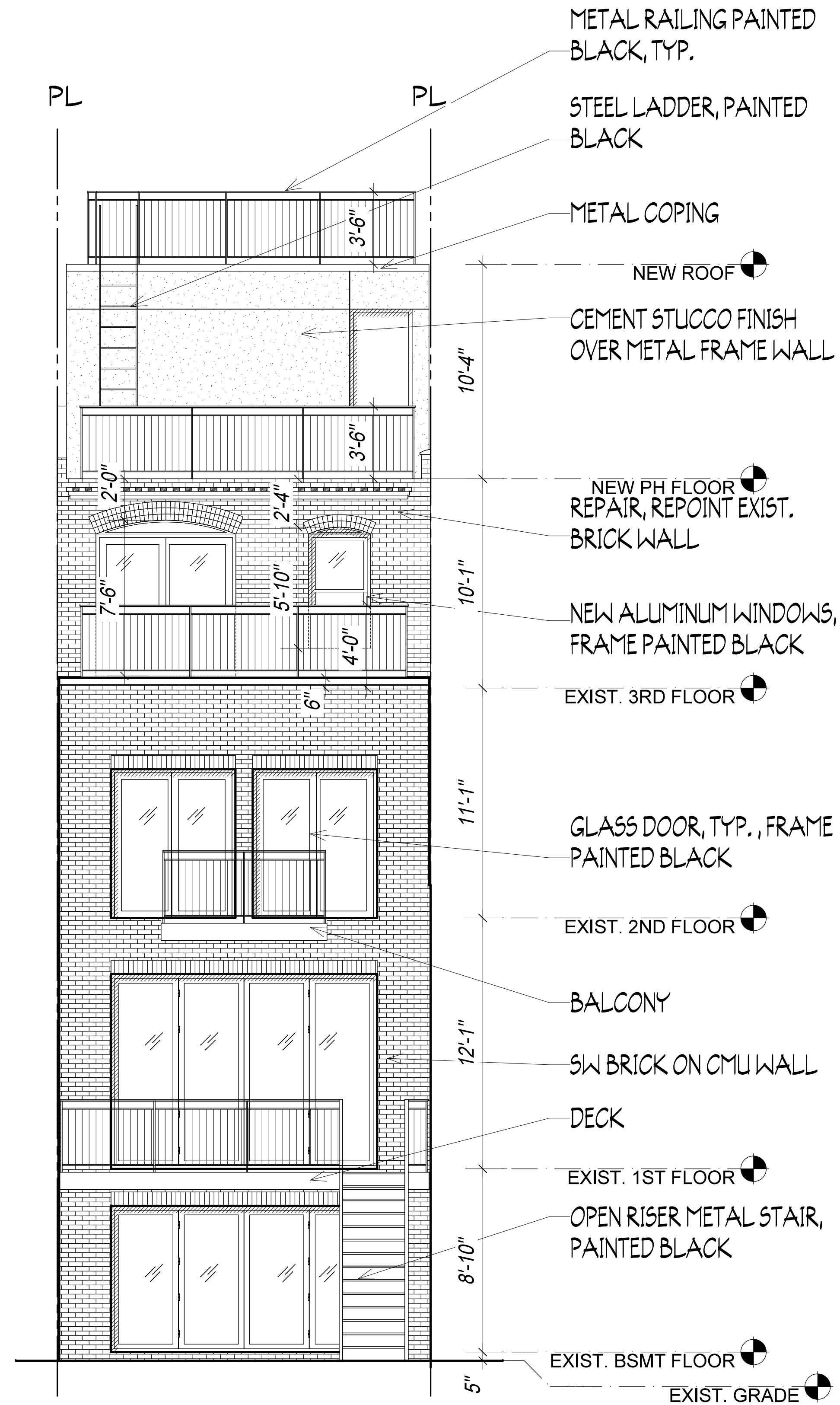
SOUTH FACADE IN CONEXT- AERIAL VIEW

256 WEST 88TH STREET

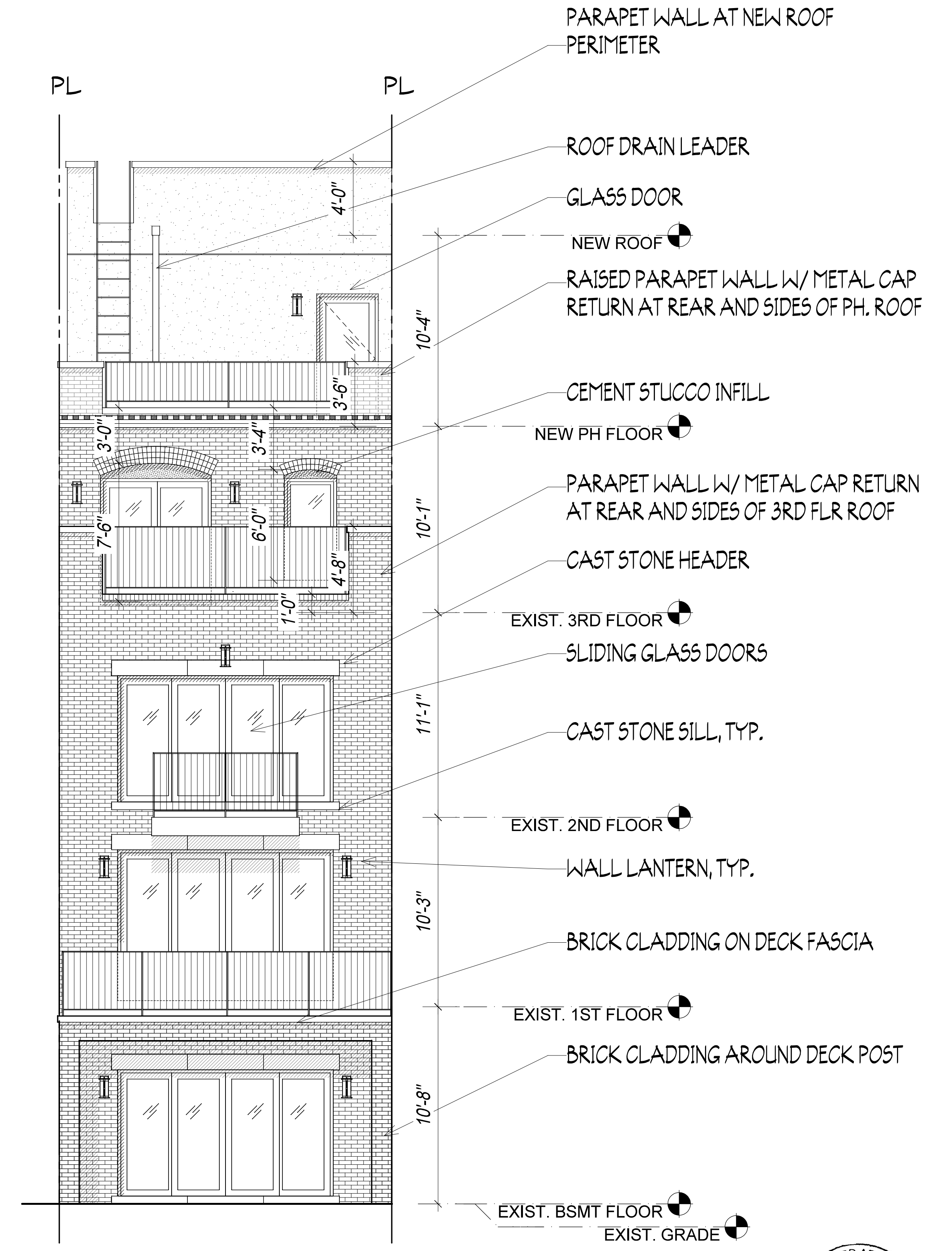
REAR ADDITION/EXTENSION



1 EXISTING SOUTH ELEVATION



2 SOUTH ELEVATION- LPC APPROVED 3.29.22



3 AS BUILT SOUTH ELEVATION

256 WEST 88TH STREET

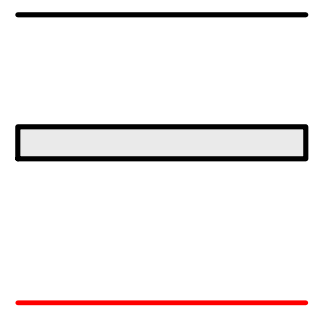
ISOMETRIC VIEW

LEGEND

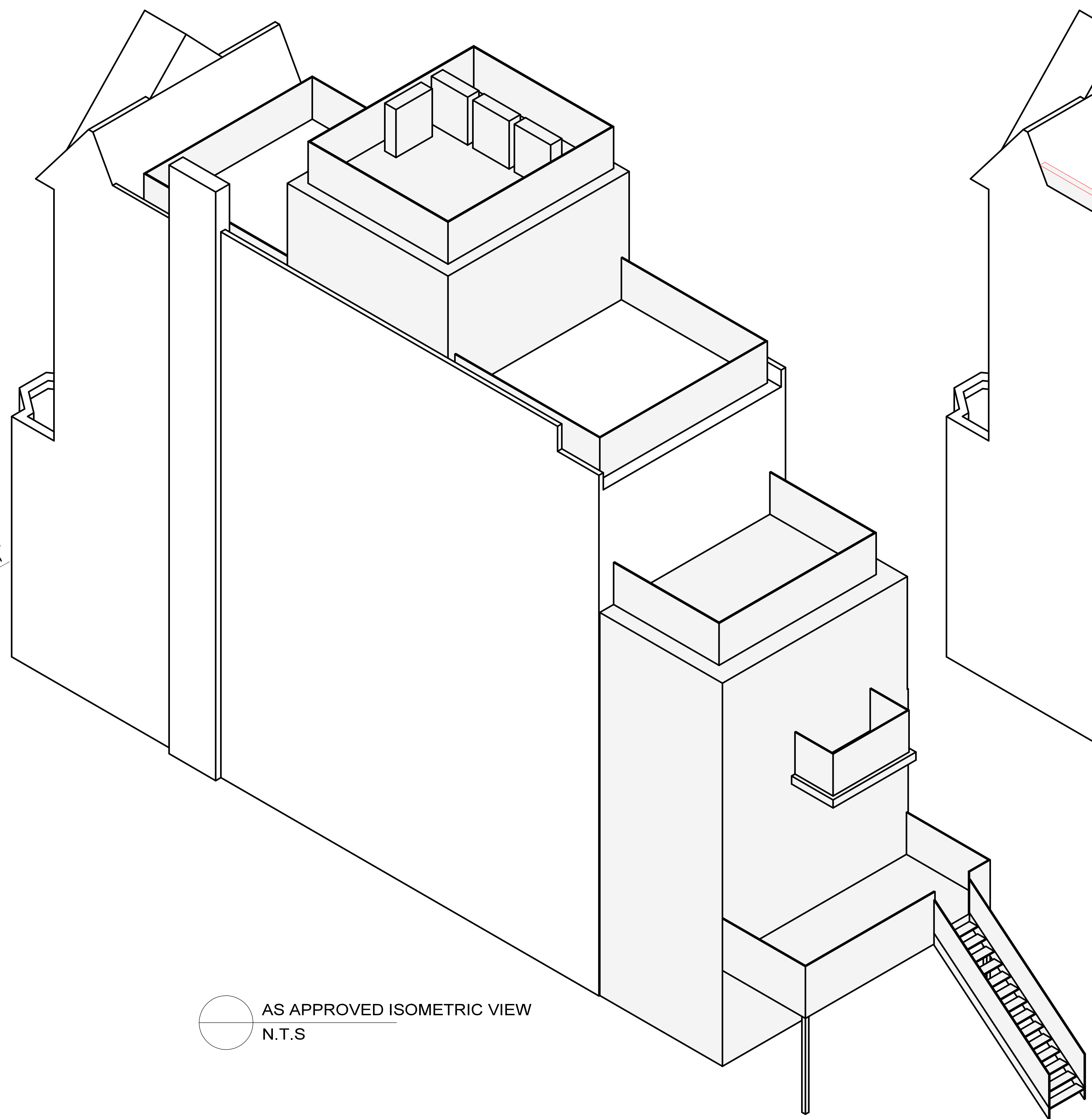
EXISTING BUILDING

PROPOSED ADDITION/
EXTENSION

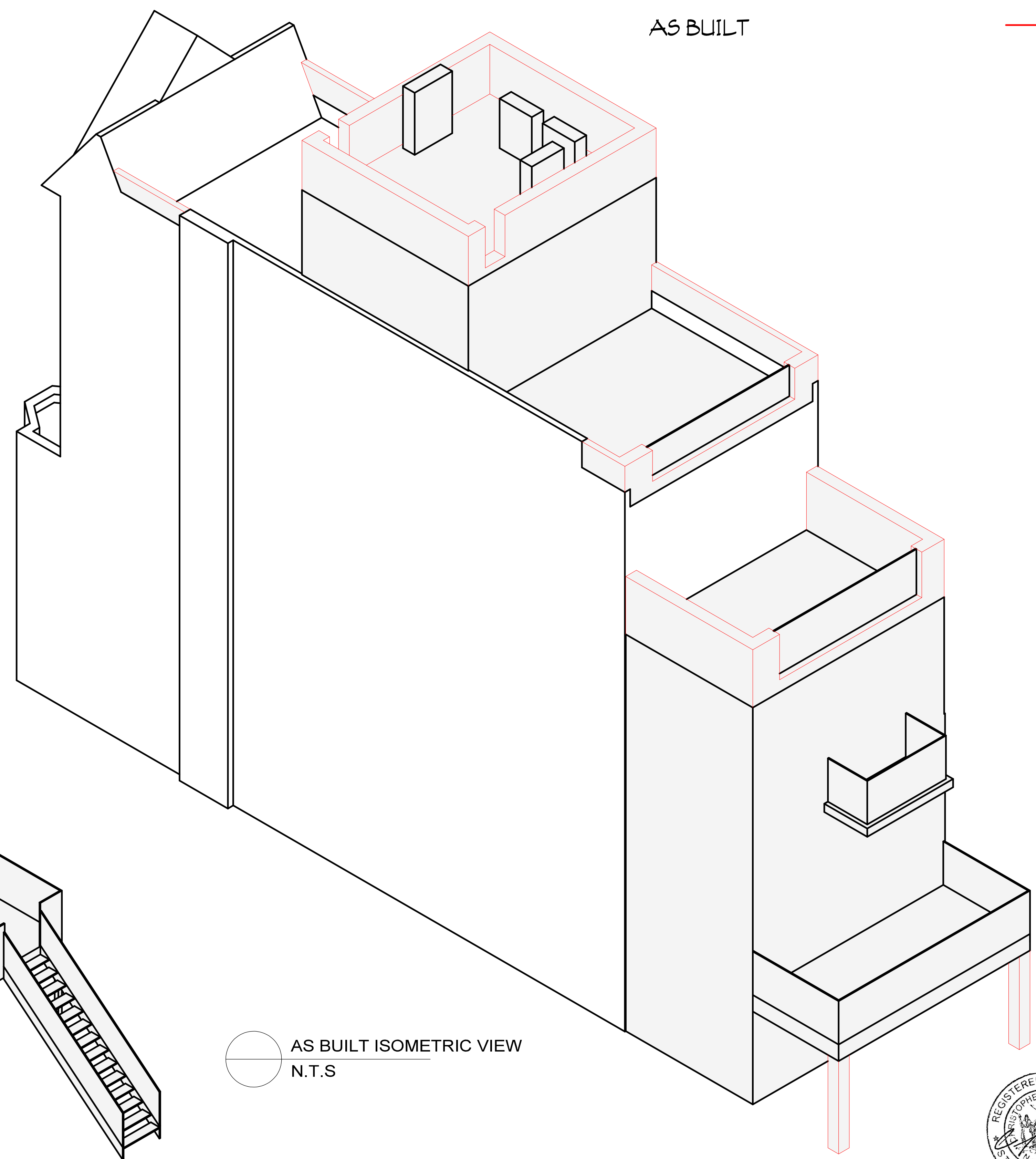
AS BUILT



W. 88TH STREET



AS APPROVED ISOMETRIC VIEW
N.T.S



AS BUILT ISOMETRIC VIEW
N.T.S

256 WEST 88TH STREET

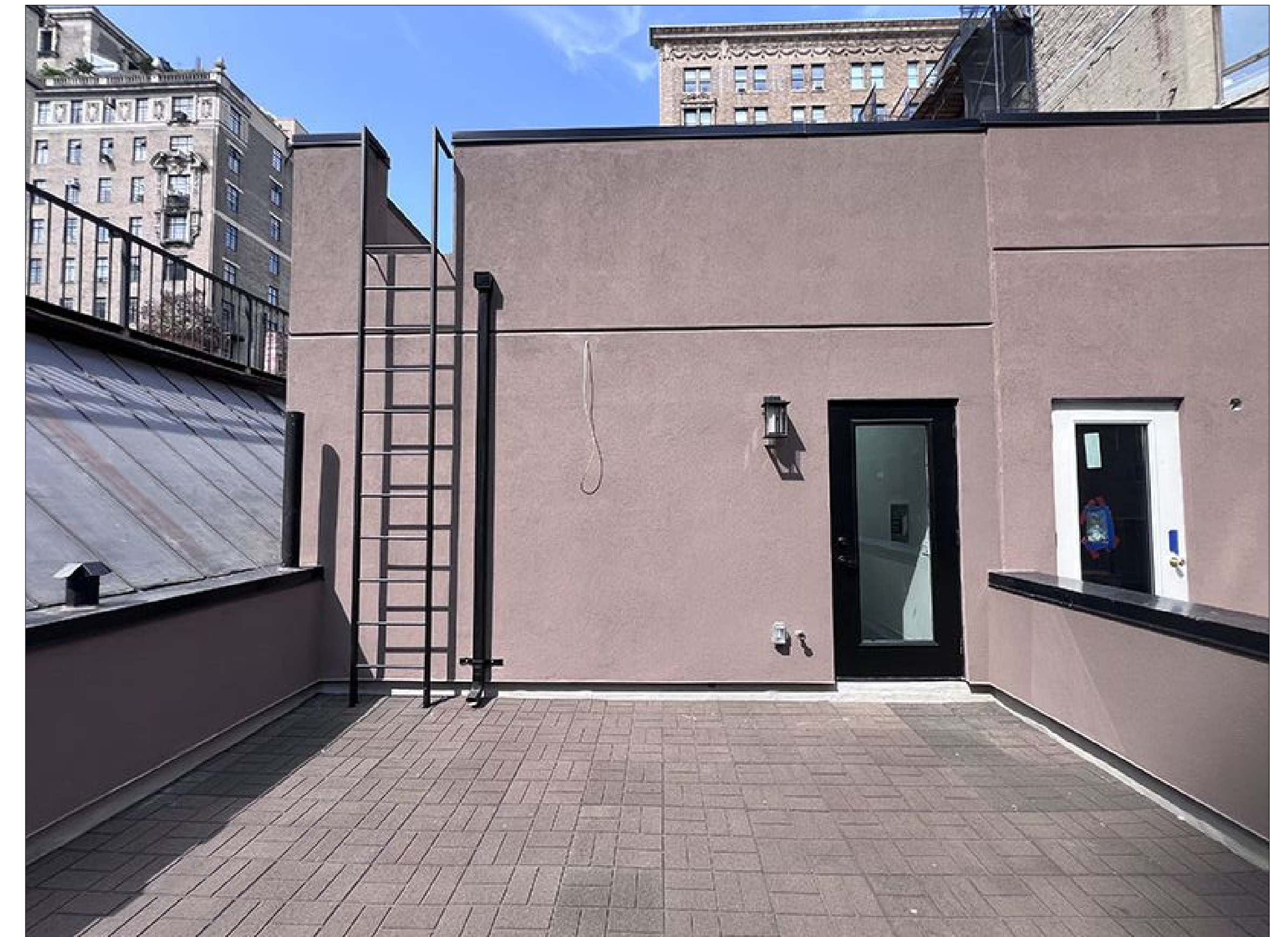
SOUTH FACADE CURRENT CONDITIONS



SOUTH FACADE



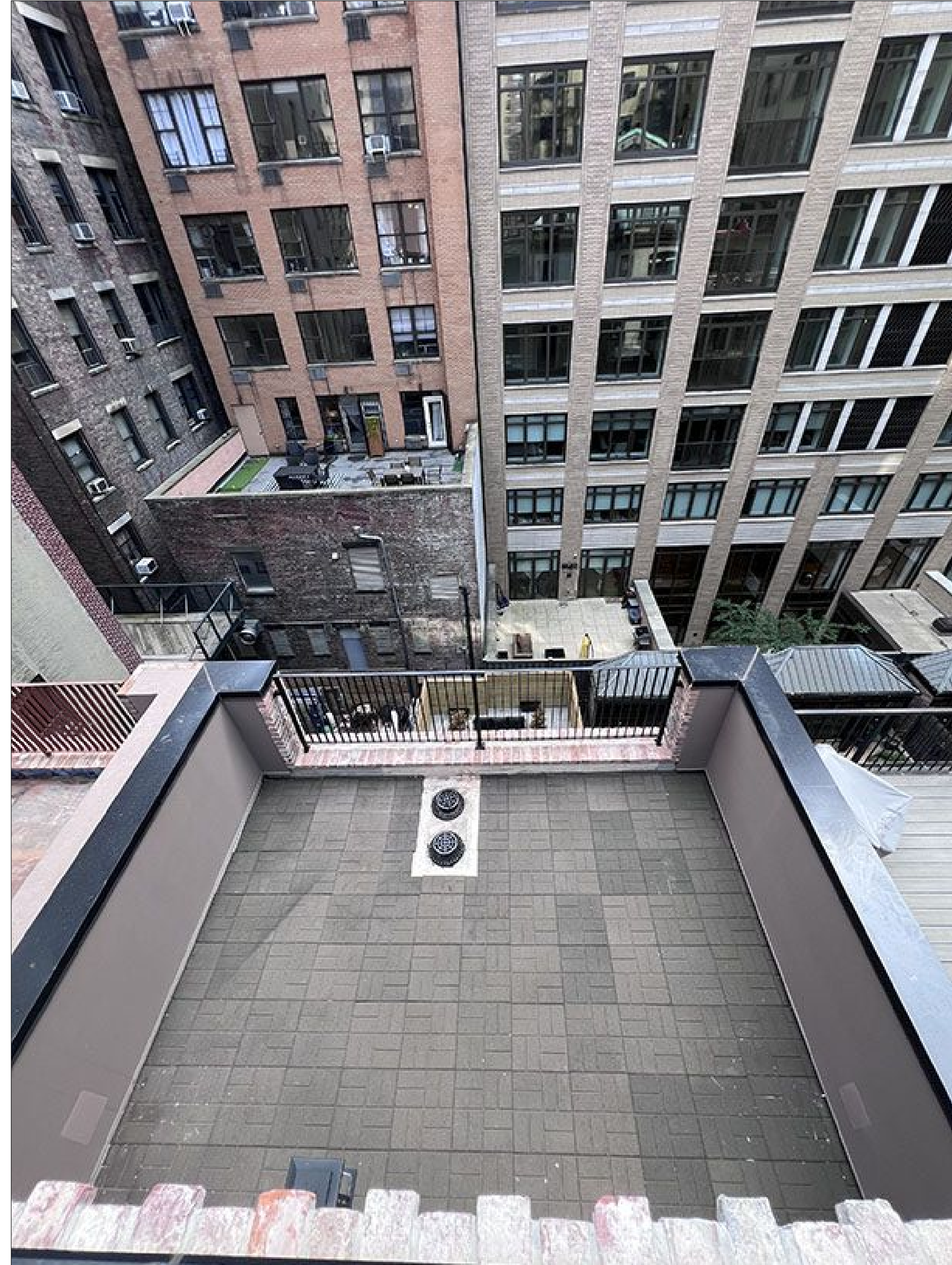
SOUTH FACADE @ 3RD FLOOR



SOUTH FACADE @ PENTHOUSE

256 WEST 88TH STREET

SOUTH FACADE CURRENT CONDITIONS



SOUTH RAILING & SIDE PARAPETS @ 3RD FLOOR ROOF



SOUTH RAILING & PARAPET DETAIL @ 3RD FLOOR ROOF

256 WEST 88TH STREET

CONTEXTUAL SOUTH ELEVATION



#258

#256

#254

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



#258

#256

#254

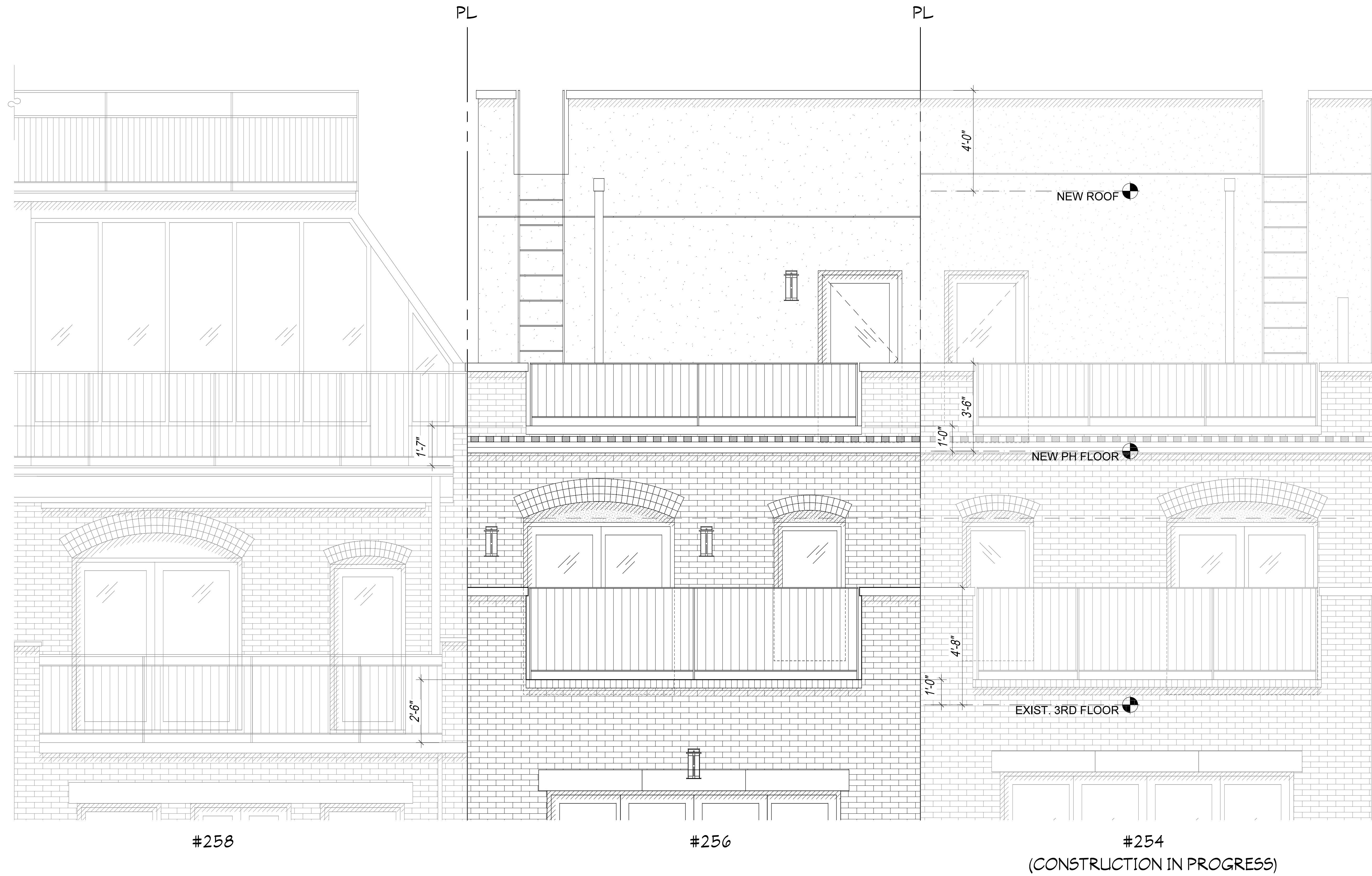
AS BUILT SOUTH ELEVATION
1/4"=1'-0"

(CONSTRUCTION
IN PROGRESS)

Y:\256 W 88TH ST\JPC HEARING PRESENTATION PAGE 22_CONTEXTUAL 3RD FLOOR ELEVATION

256 WEST 88TH STREET

CONTEXTUAL 3RD FLOOR ELEVATION



#258

#256

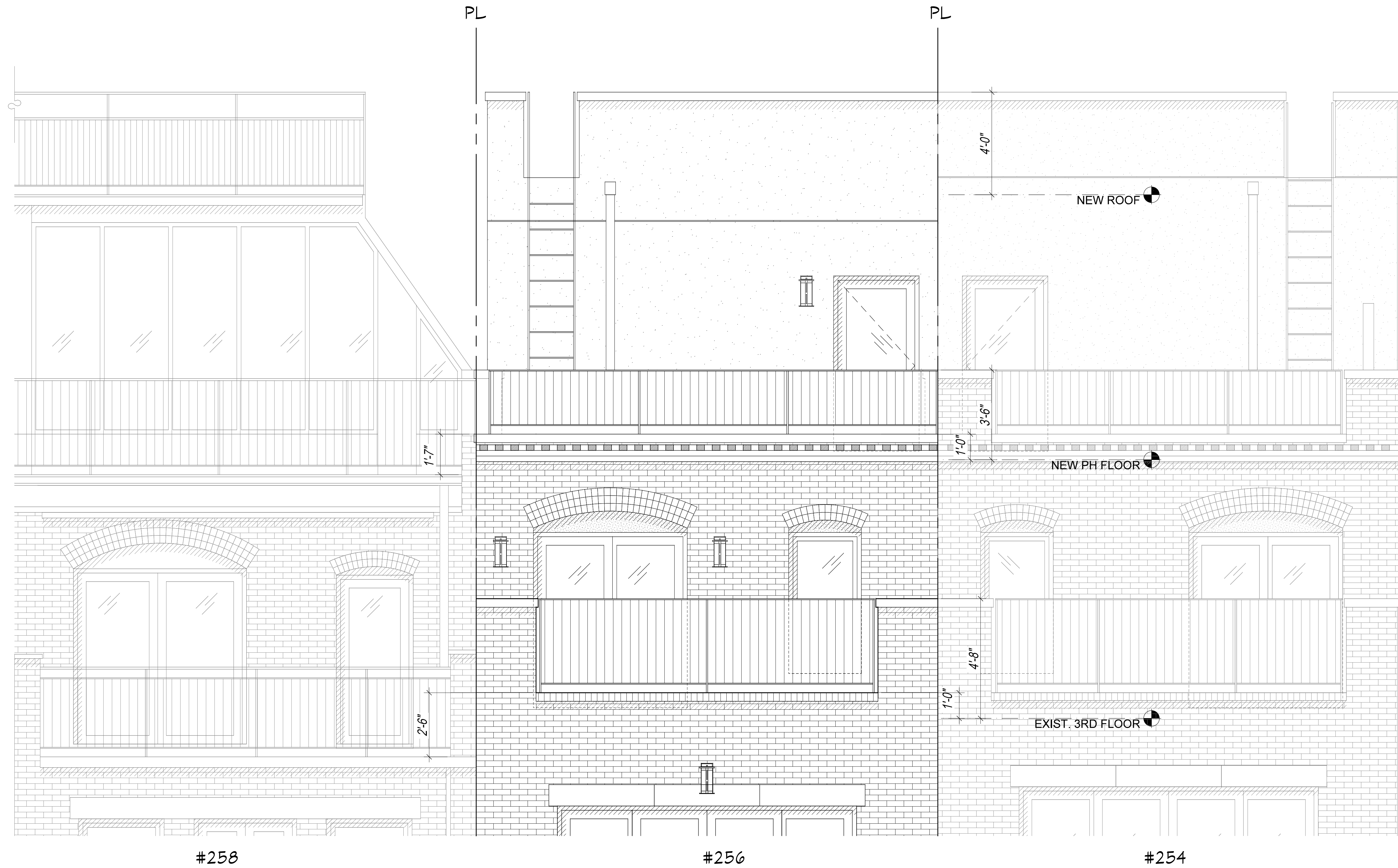
#254
(CONSTRUCTION IN PROGRESS)

AS BUILT- CONTEXTUAL 3RD FLOOR ELEVATION
1/2"=1'-0"

Y:\256 W 88TH ST\PC HEARING PRESENTATION PAGE 23_PROPOSED CONTEXTUAL 3RD FLOOR ELEVATION

256 WEST 88TH STREET

PROPOSED CONTEXTUAL 3RD FLOOR ELEVATION



#258

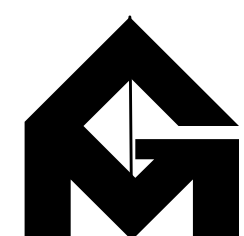
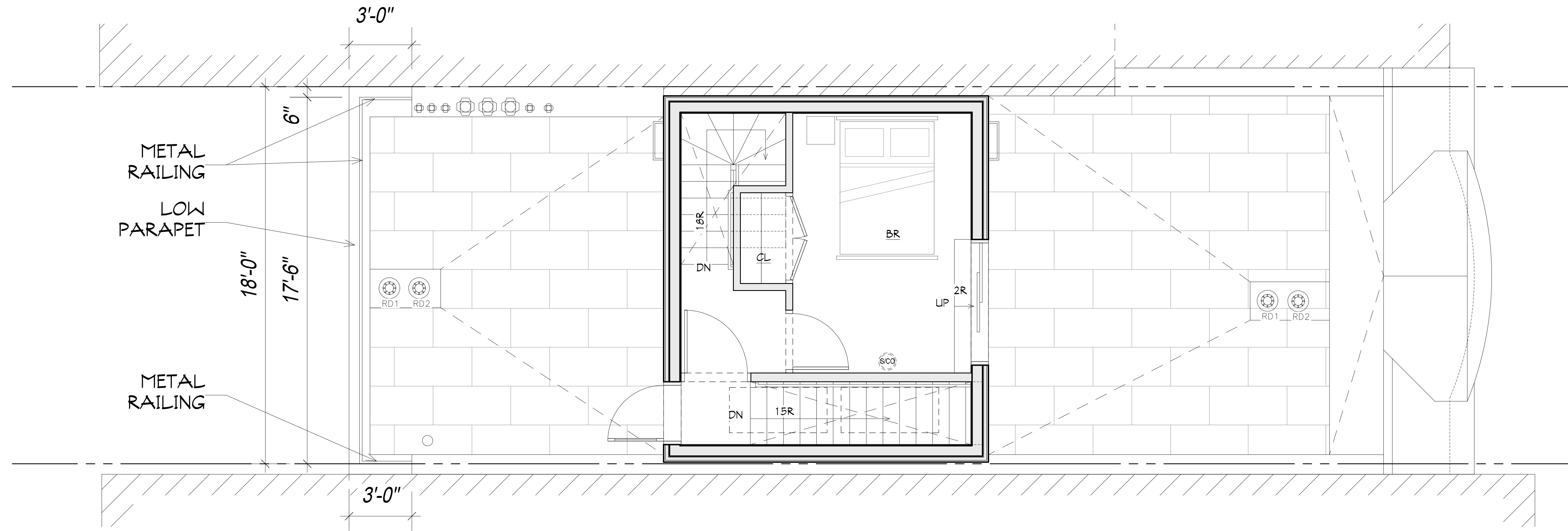
#256

#254
(CONSTRUCTION IN PROGRESS)

1 PROPOSED CONTEXTUAL 3RD FLOOR ELEVATION
 1/2"=1'-0"

256 WEST 88TH STREET

PROPOSED CONDITIONS



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

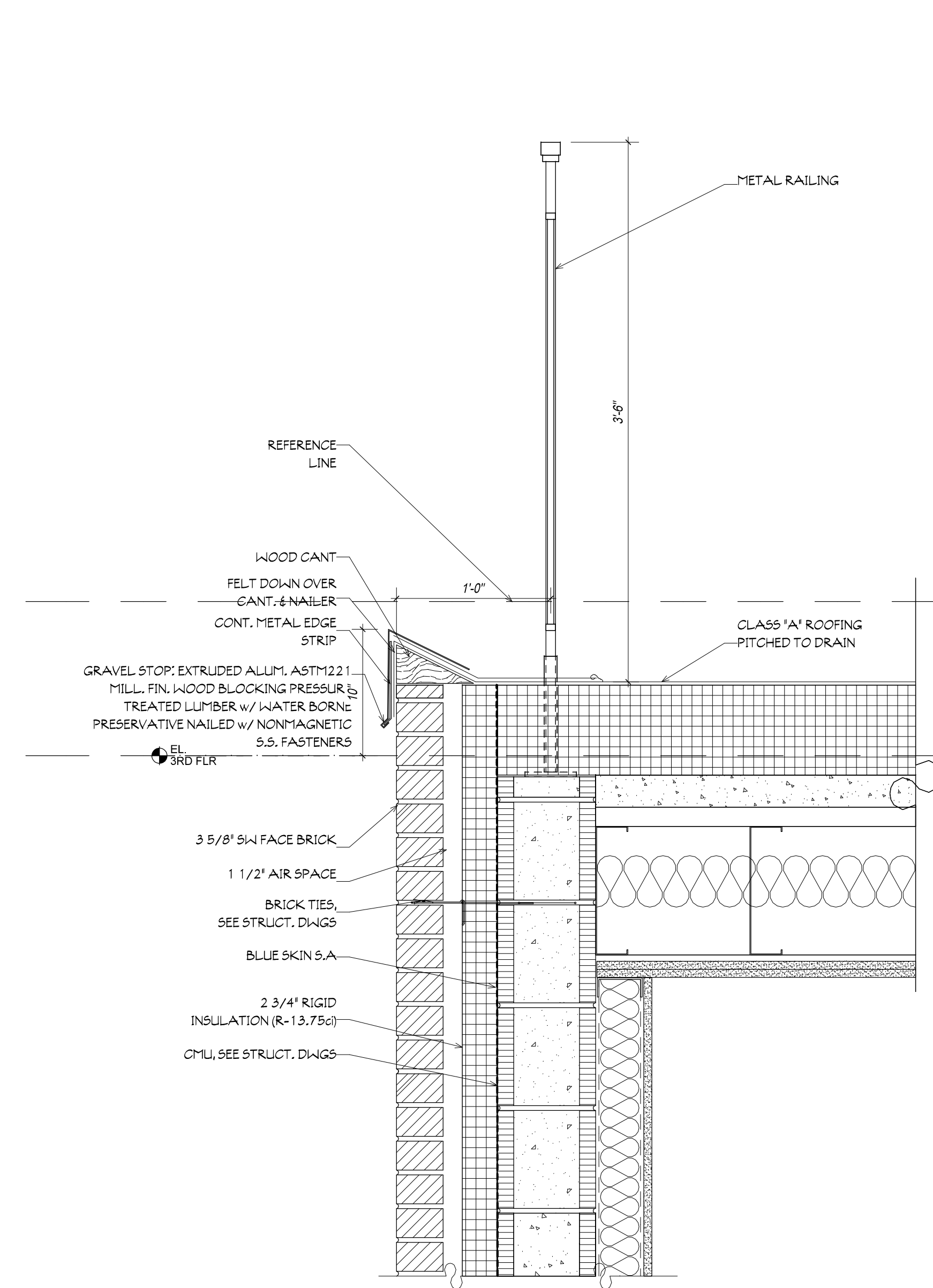


JPD
 PRESERVATION
 CONSULTING

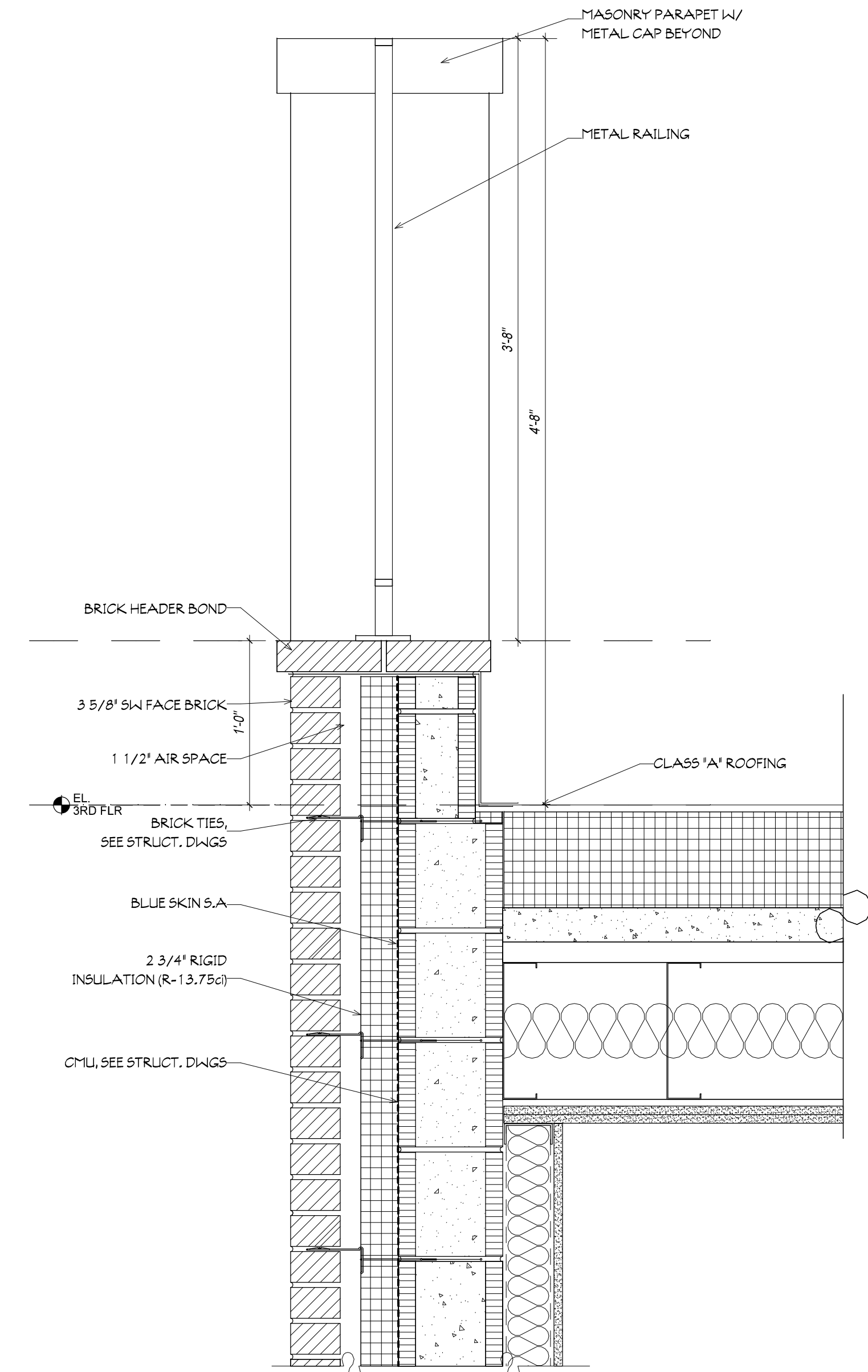


256 WEST 88TH STREET

PARAPET/RAILING DETAILS



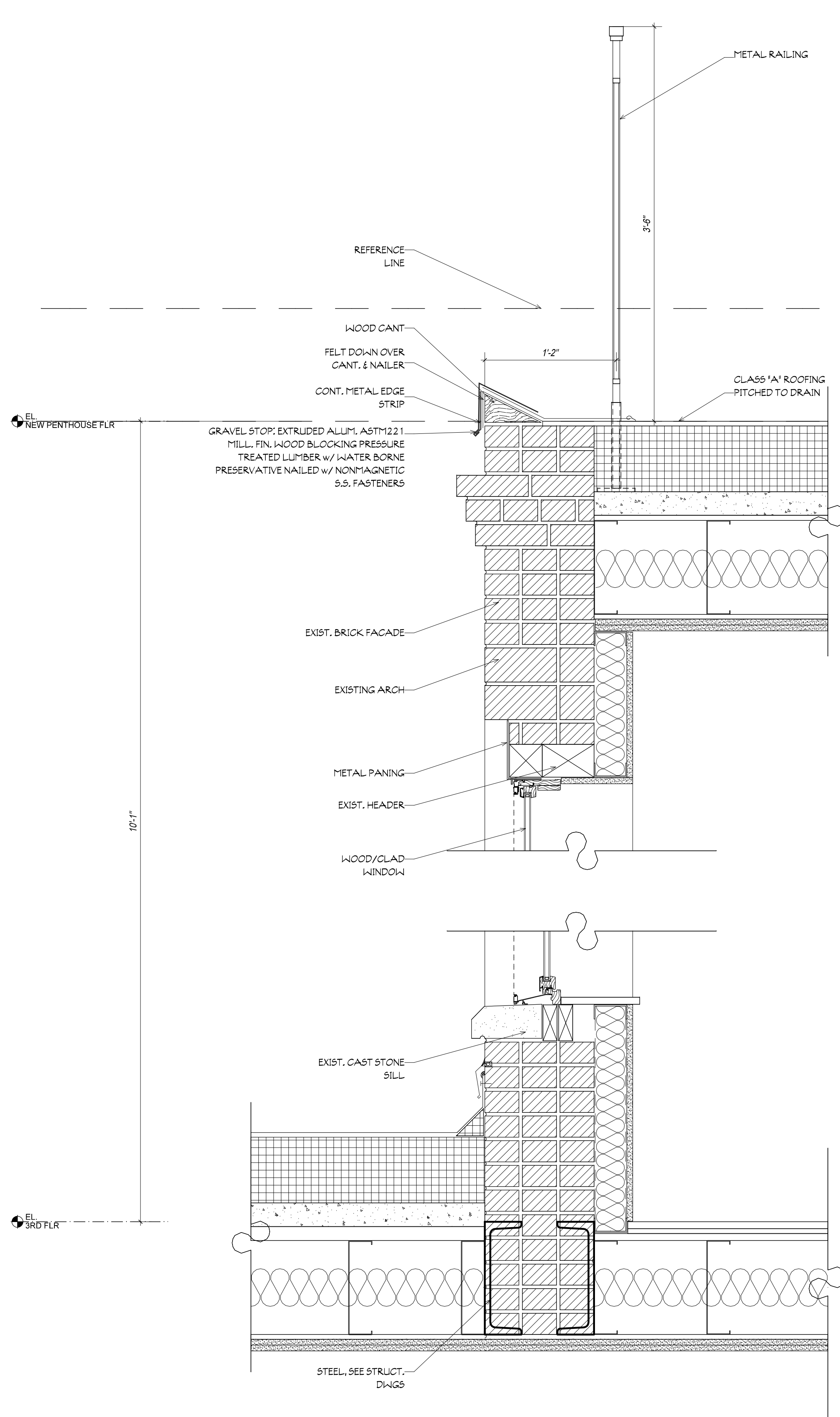
1 RAILING SECTION @ 3RD FLR ROOF- LPC APPROVED 3.29.22
1 1/2"=1'-0"



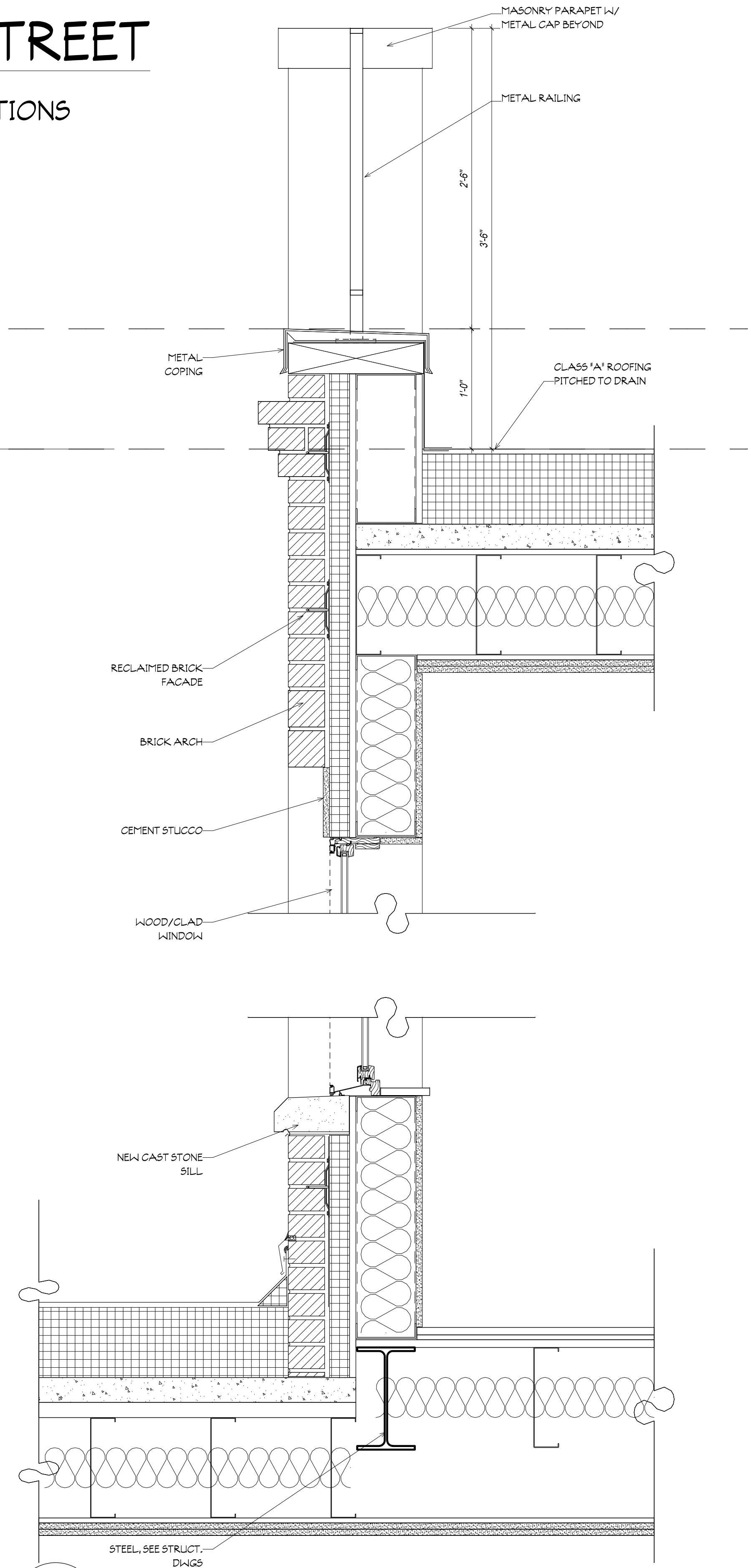
2 RAILING/ PARAPET SECTION @ 3RD FLR ROOF- AS BUILT
1 1/2"=1'-0"

256 WEST 88TH STREET

RECONSTRUCTED WALL SECTIONS



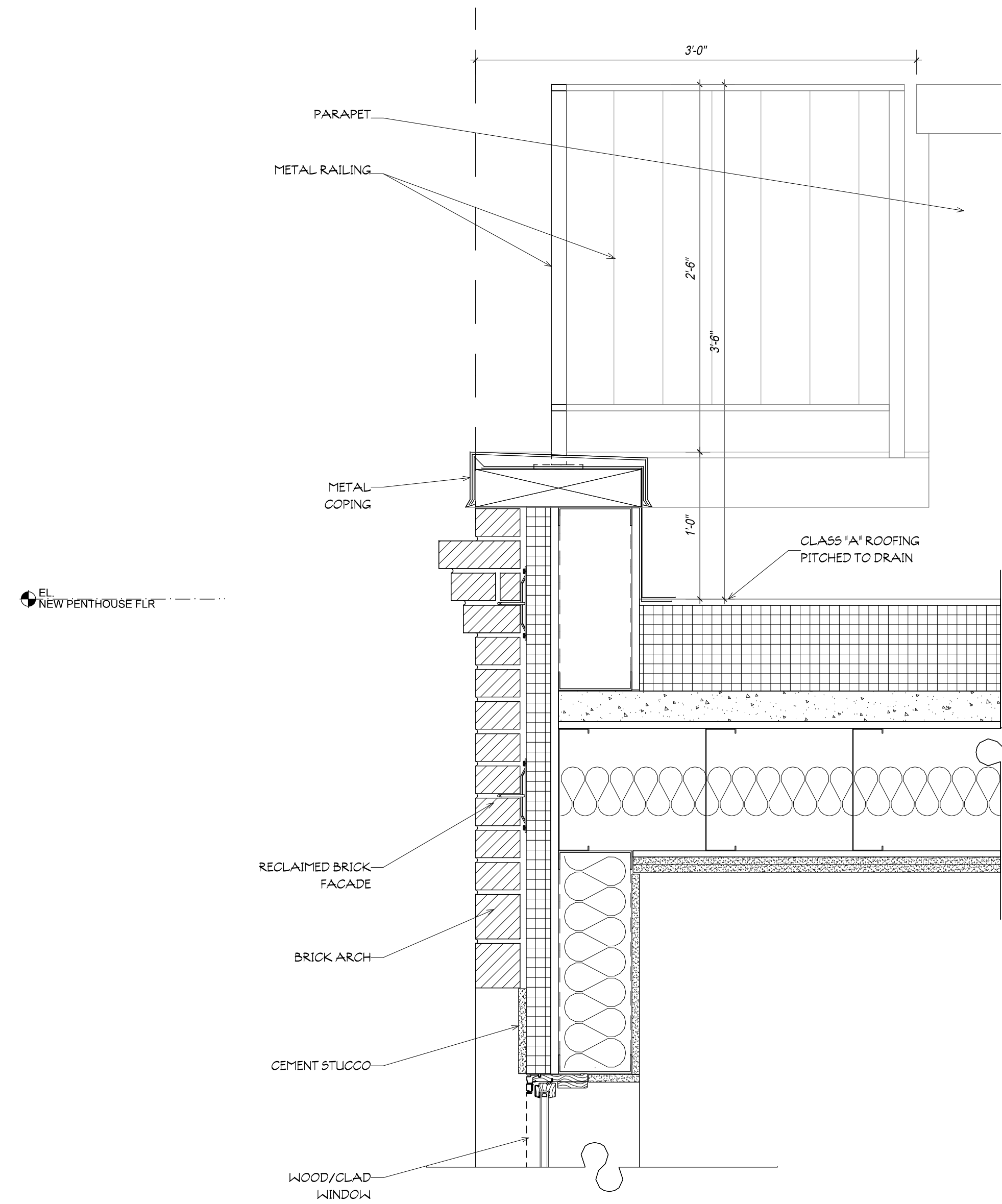
1 EXISTING WALL SECTION- LPC APPROVED 3.29.22
1 1/2"



2 RECONSTRUCTED WALL SECTION- AS BUILT
1 1/2"

256 WEST 88TH STREET

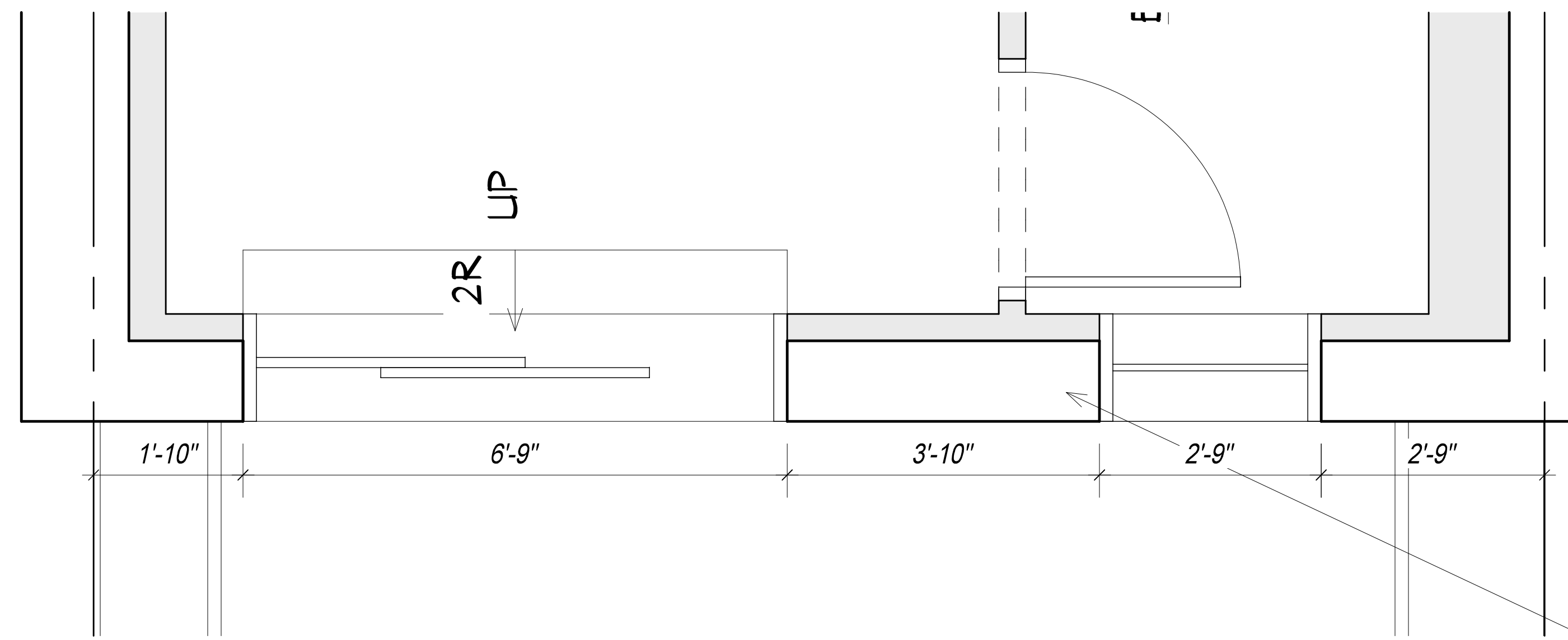
PROPOSED RECONSTRUCTED WALL SECTIONS



1 PROPOSED RECONSTRUCTED WALL SECTION
1 1/2"

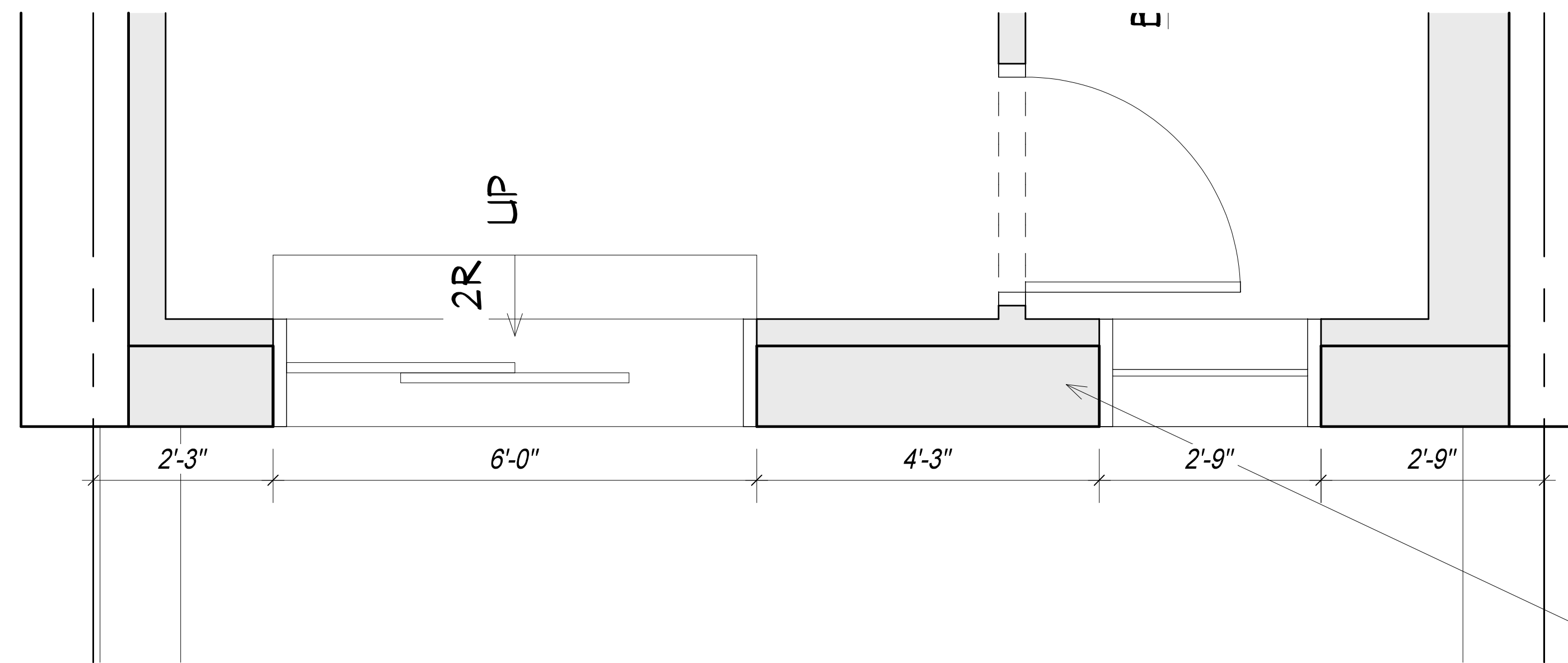
256 WEST 88TH STREET

ENLARGED 3RD FLOOR PLAN



EXISTING MASONRY WALL

1 ENLARGED 3RD FLOOR PLAN-LPC APPROVED 3.29.22
3/4"=1'-0"

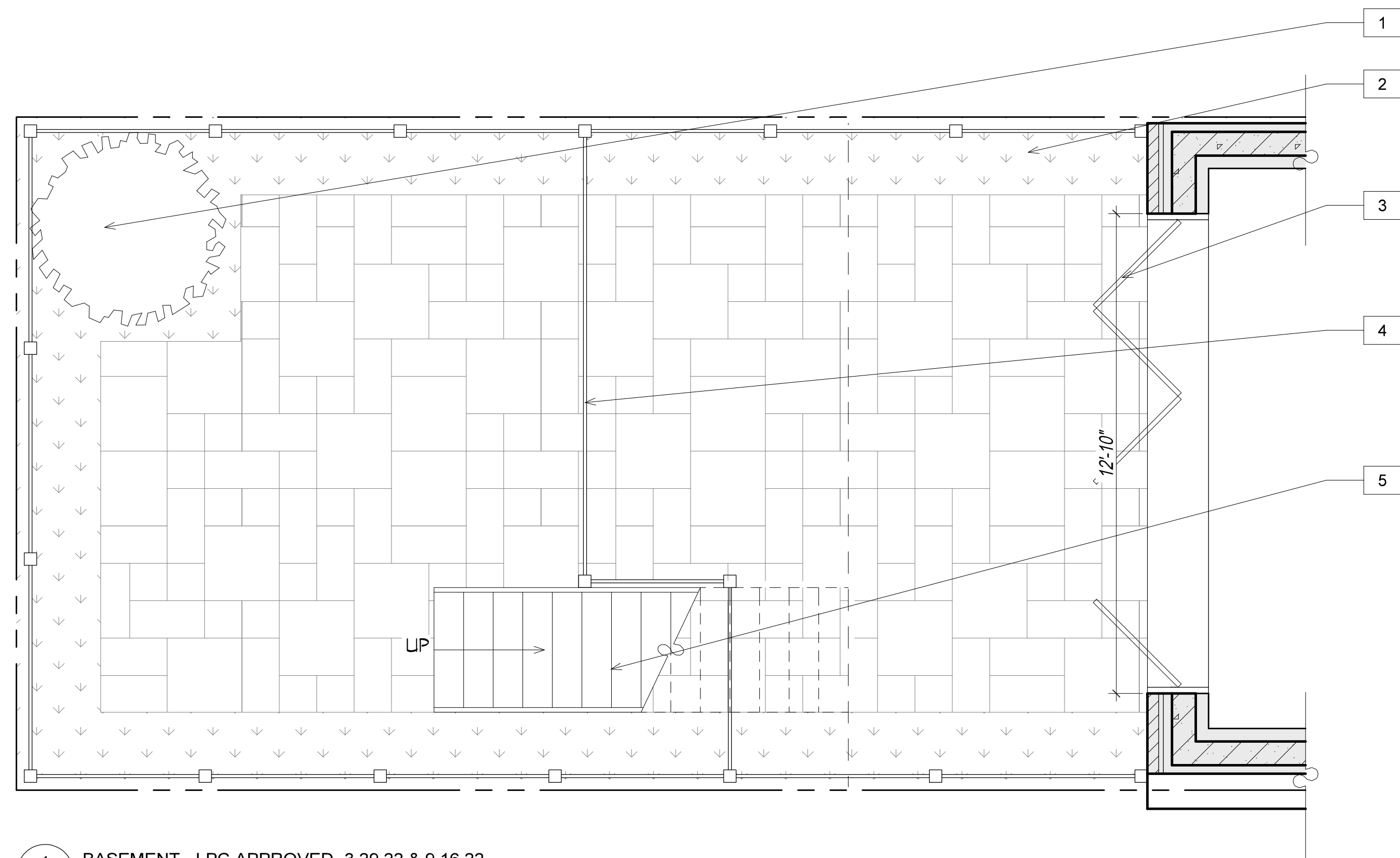


RECONSTRUCTED WALL

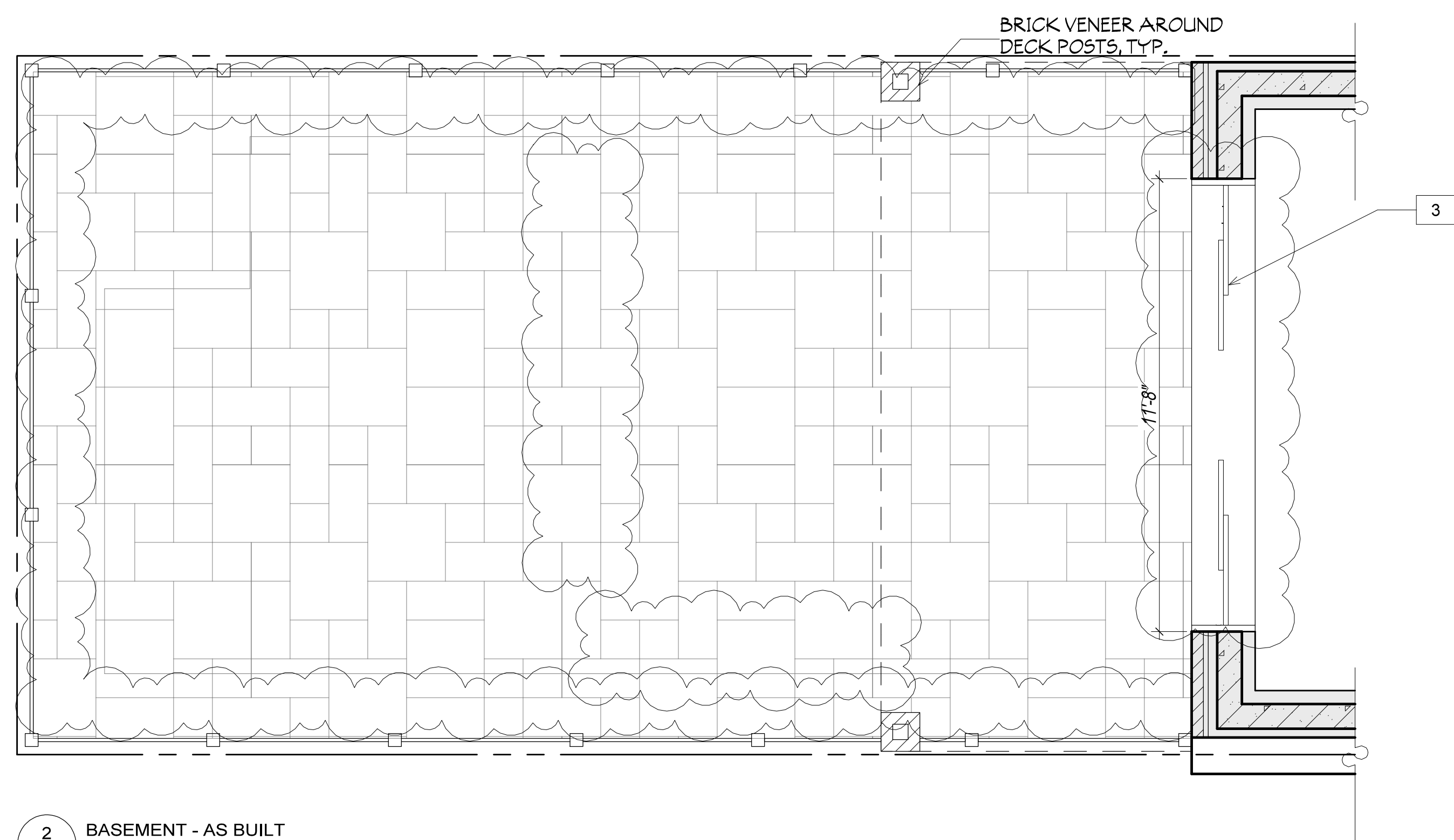
2 ENLARGED 3RD FLOOR PLAN- AS BUILT
3/4"=1'-0"

256 WEST 88TH STREET

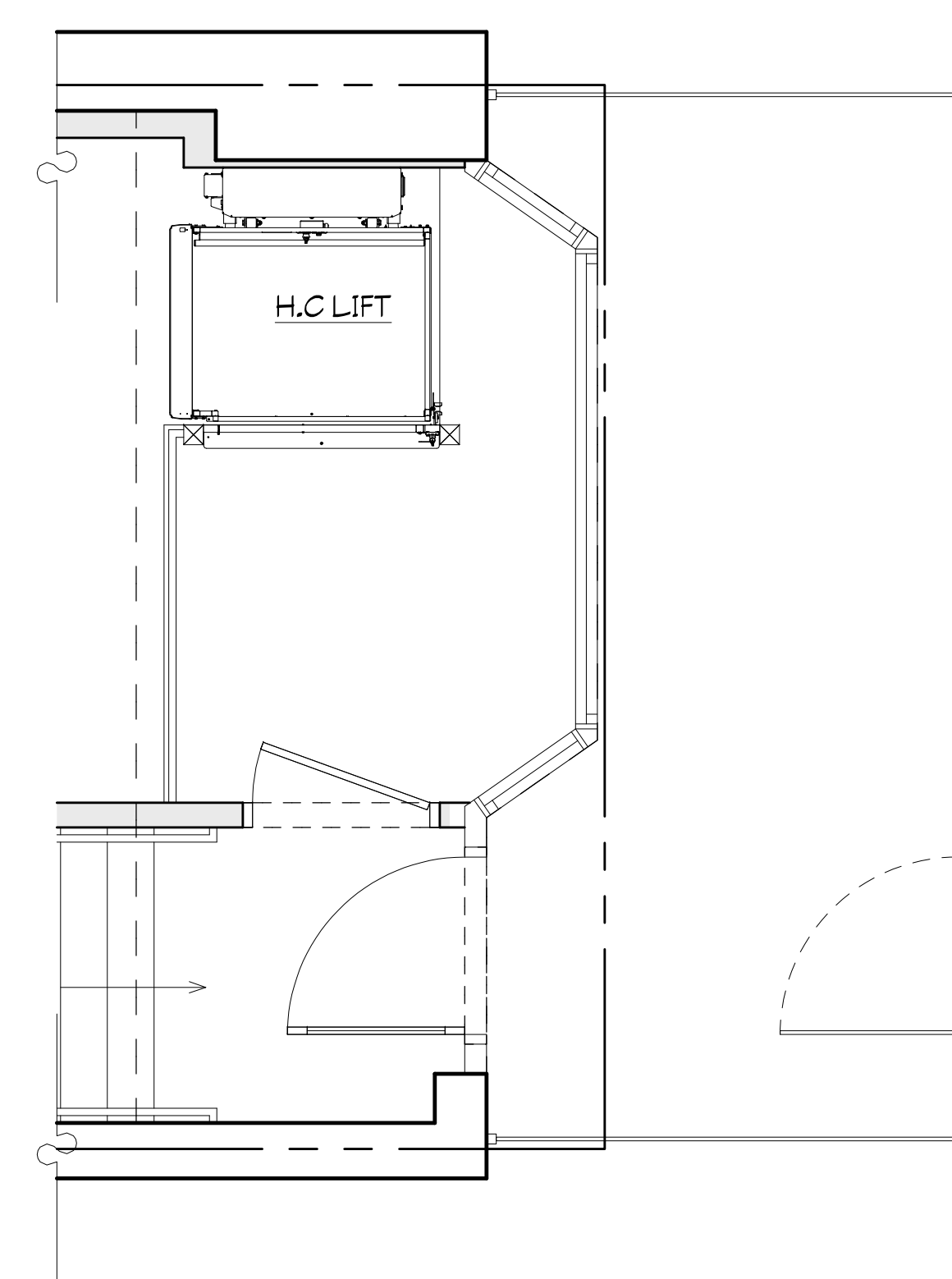
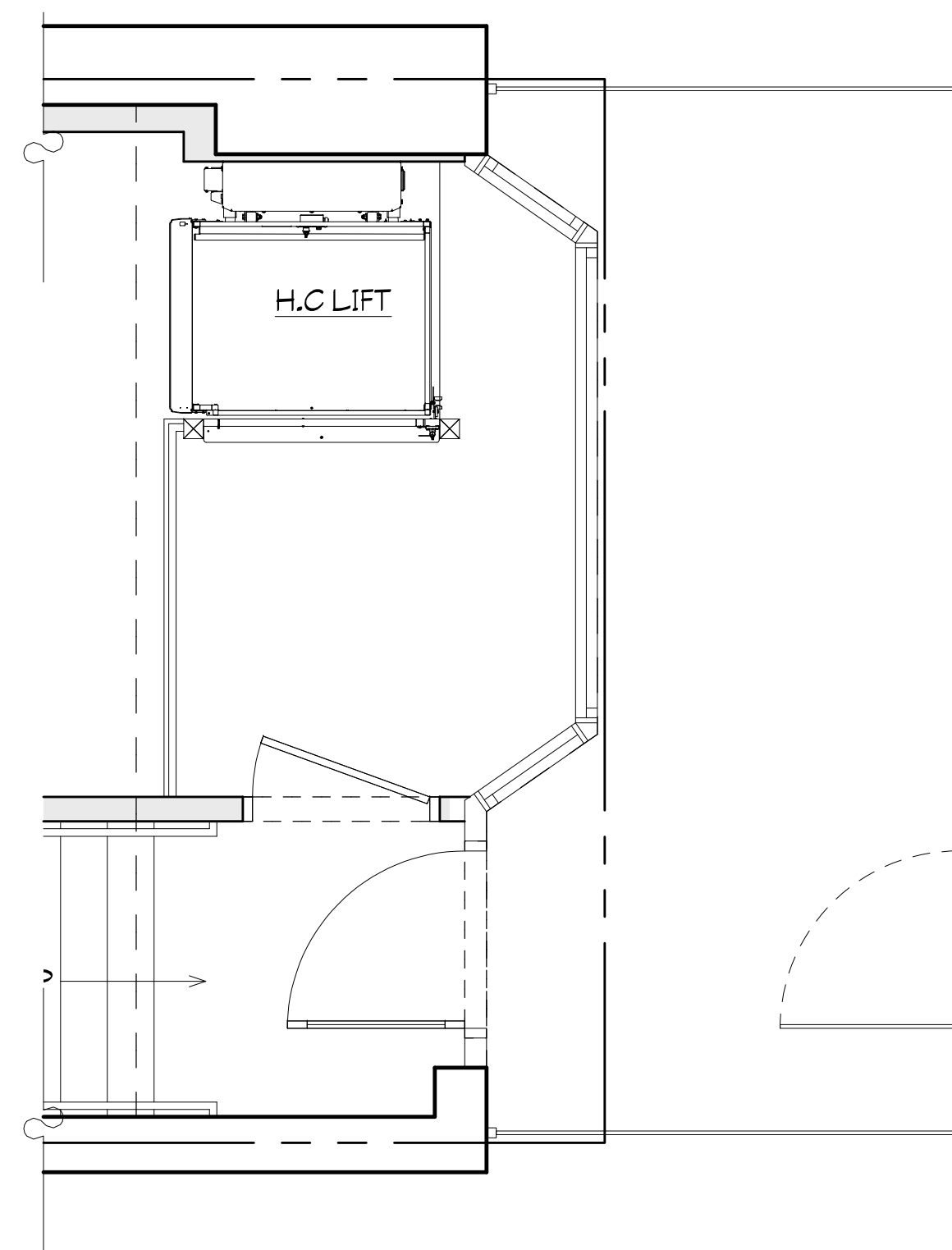
AS BUILT CONDITIONS



1 BASEMENT - LPC APPROVED- 3.29.22 & 9.16.22
1/4"=1'-0"



2 BASEMENT - AS BUILT
1/4"=1'-0"



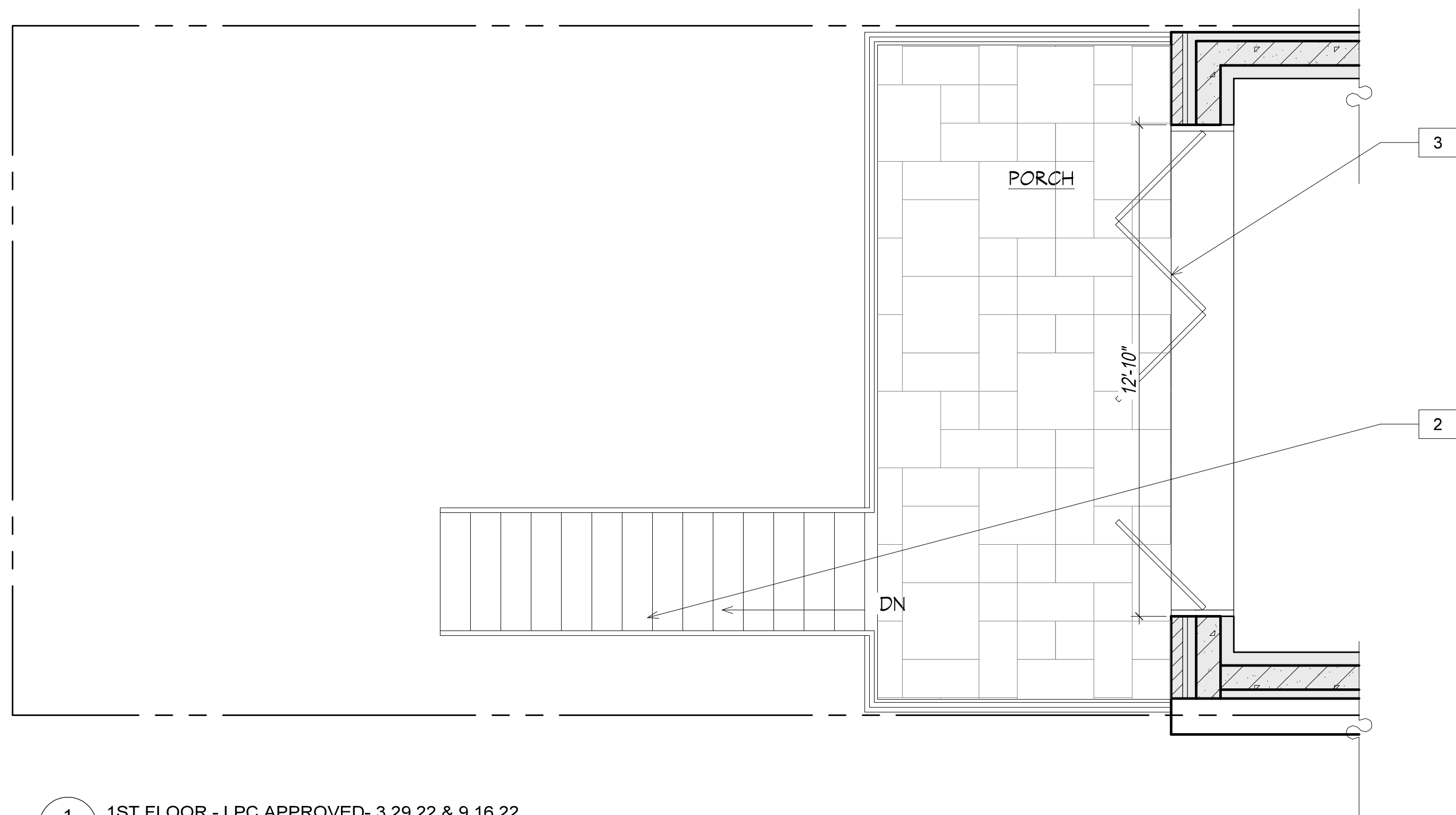
LPC APPROVED ELEMENTS	
1	TREE
2	PLANTED AREA, TYP.
3	BI-FOLD GLASS DOORS
4	COPOSITE FENCE
5	METAL STAIR
6	

AS BUILT ELEMENTS	
1	NO TREE
2	NO PLANTED AREA
3	SLIDING GLASS DOOR
4	NO YARD DIVIDING COMPOSITE FENCE
5	NO METAL STAIR

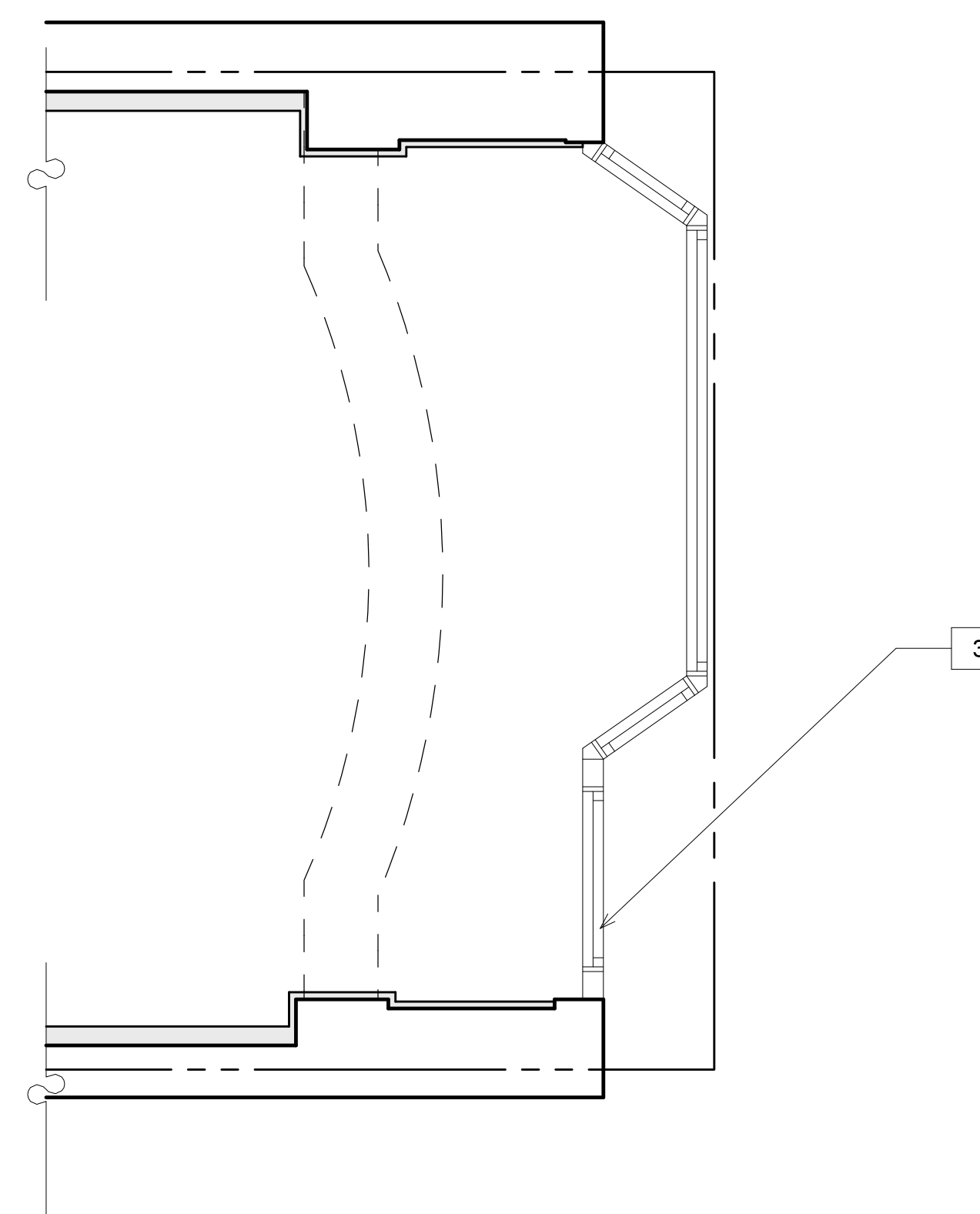
ADDED ELEMENTS	
	BRICK VENEER AROUND DECK POSTS

256 WEST 88TH STREET

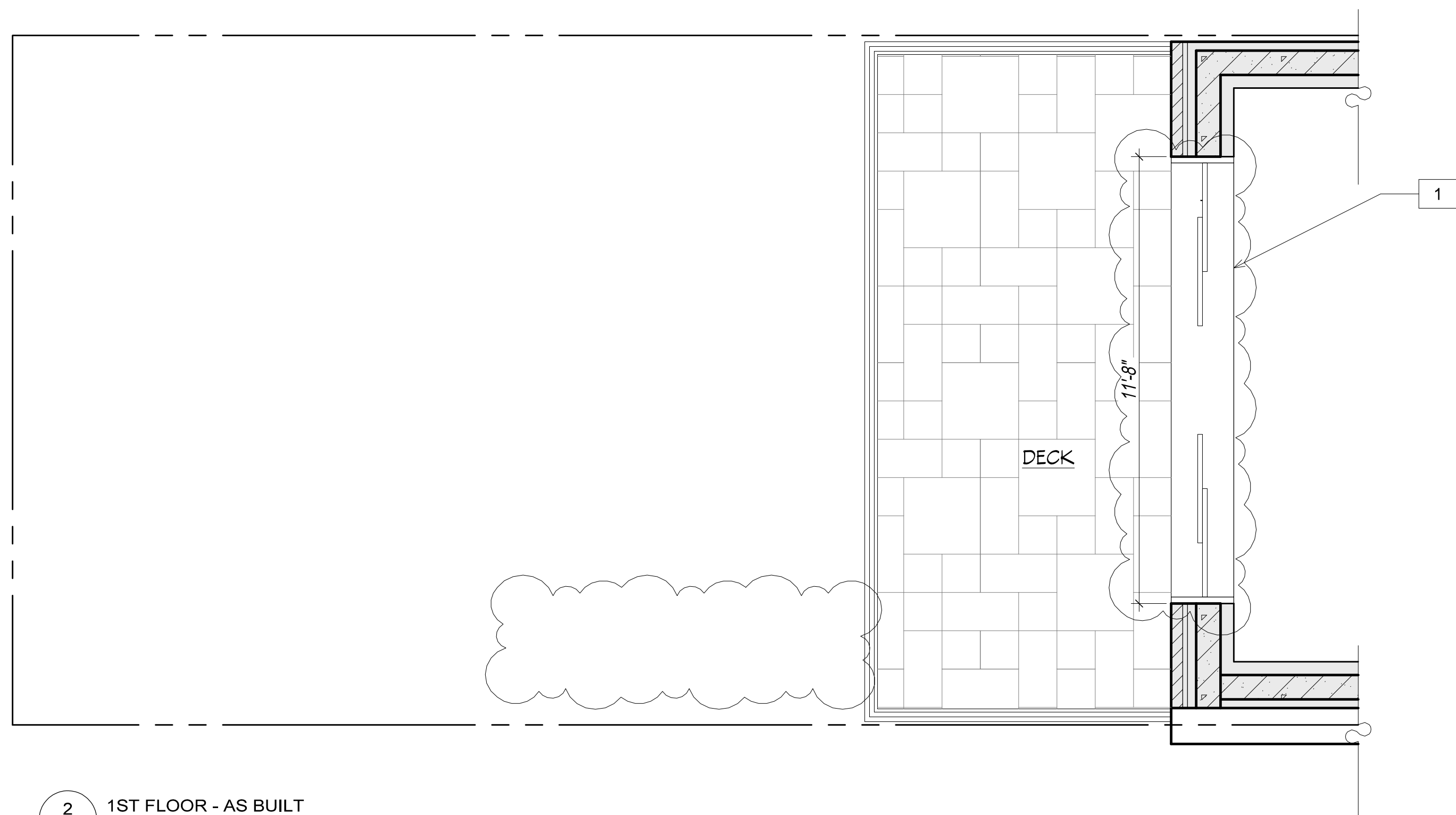
AS BUILT CONDITIONS



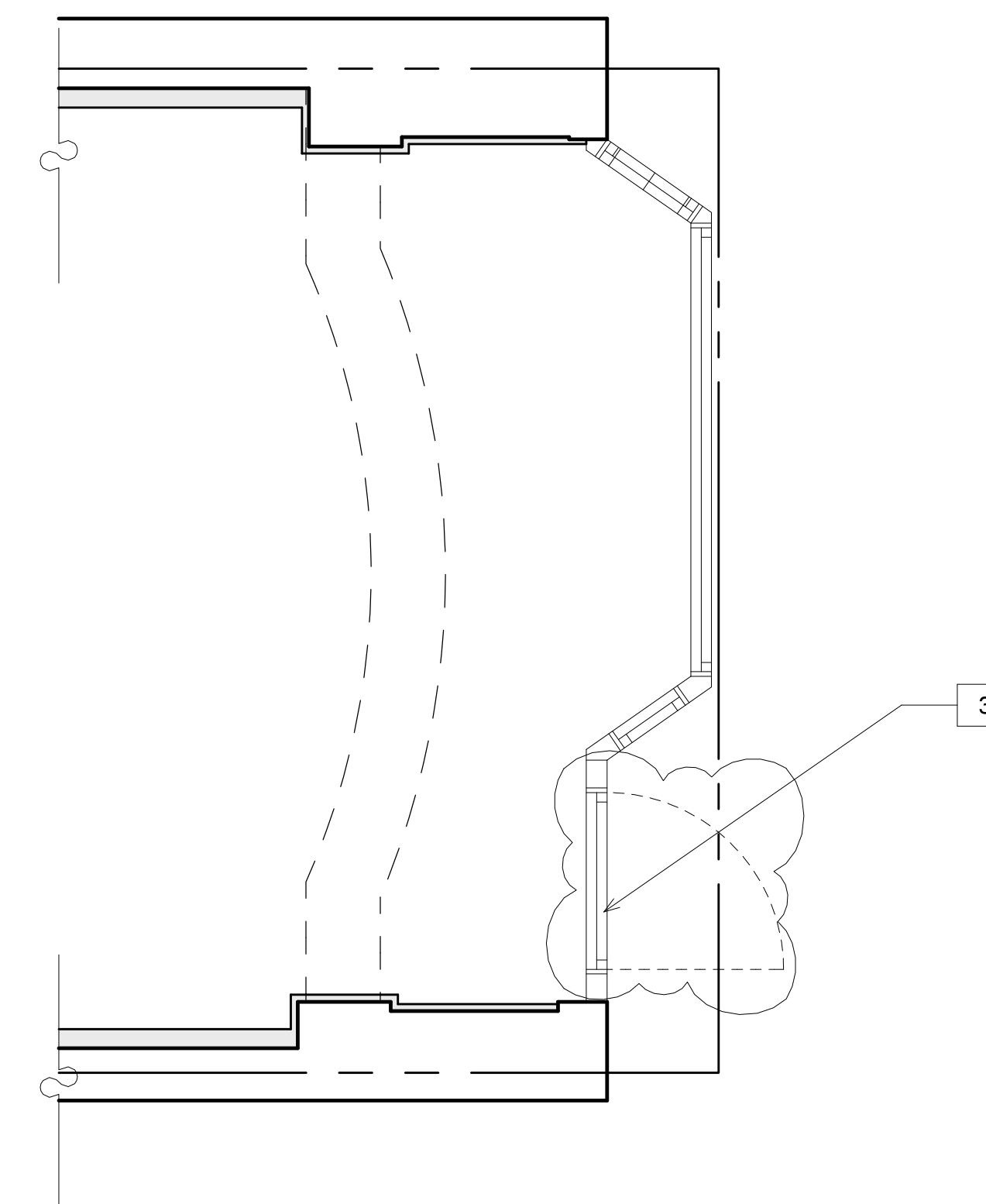
1 1ST FLOOR - LPC APPROVED- 3.29.22 & 9.16.22
1/4"=1'-0"



LPC APPROVED ELEMENTS	
1	BI-FOLD GLASS DOORS
2	METAL STAIR
3	FIXED WINDOW



2 1ST FLOOR - AS BUILT
1/4"=1'-0"

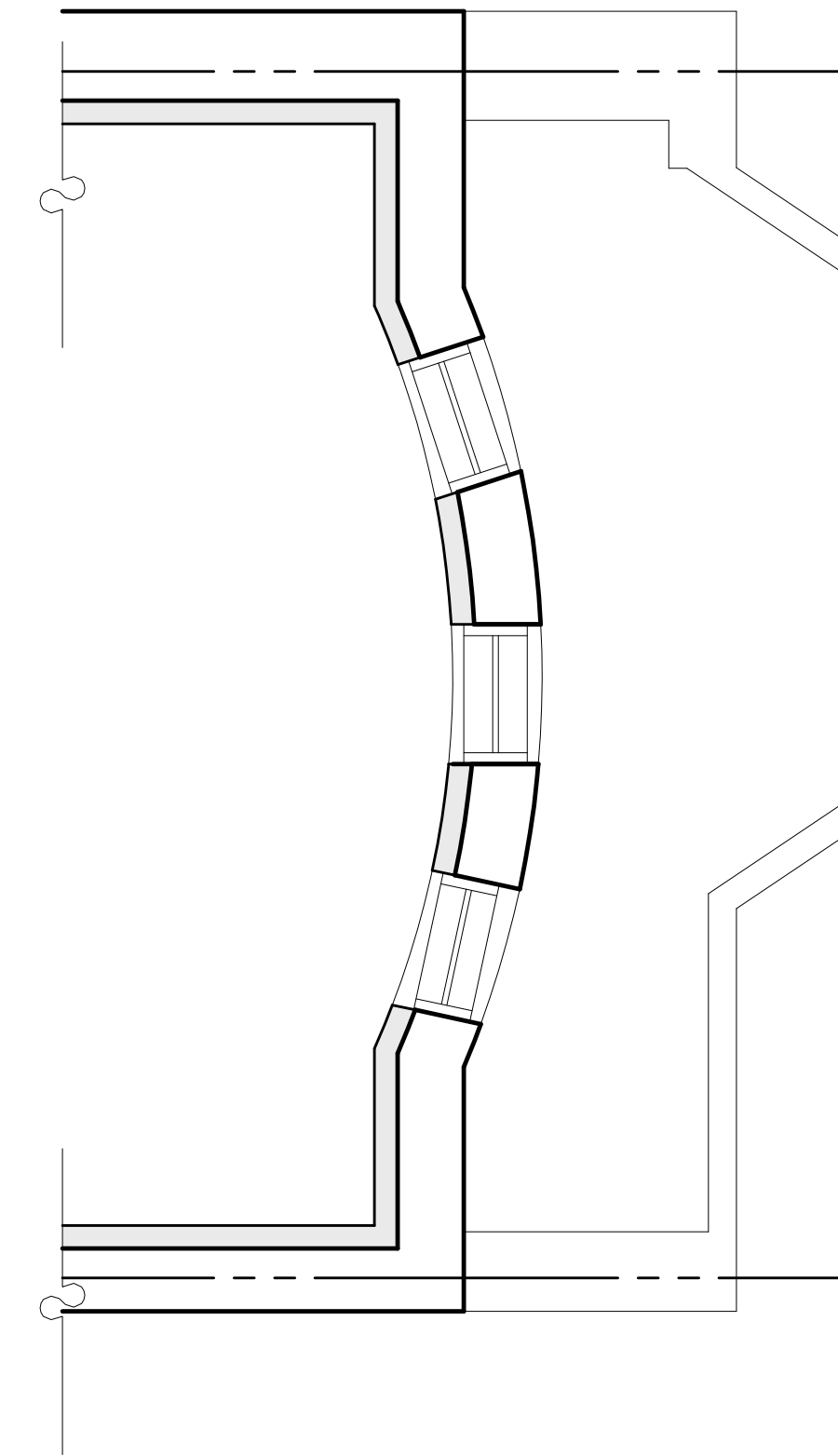
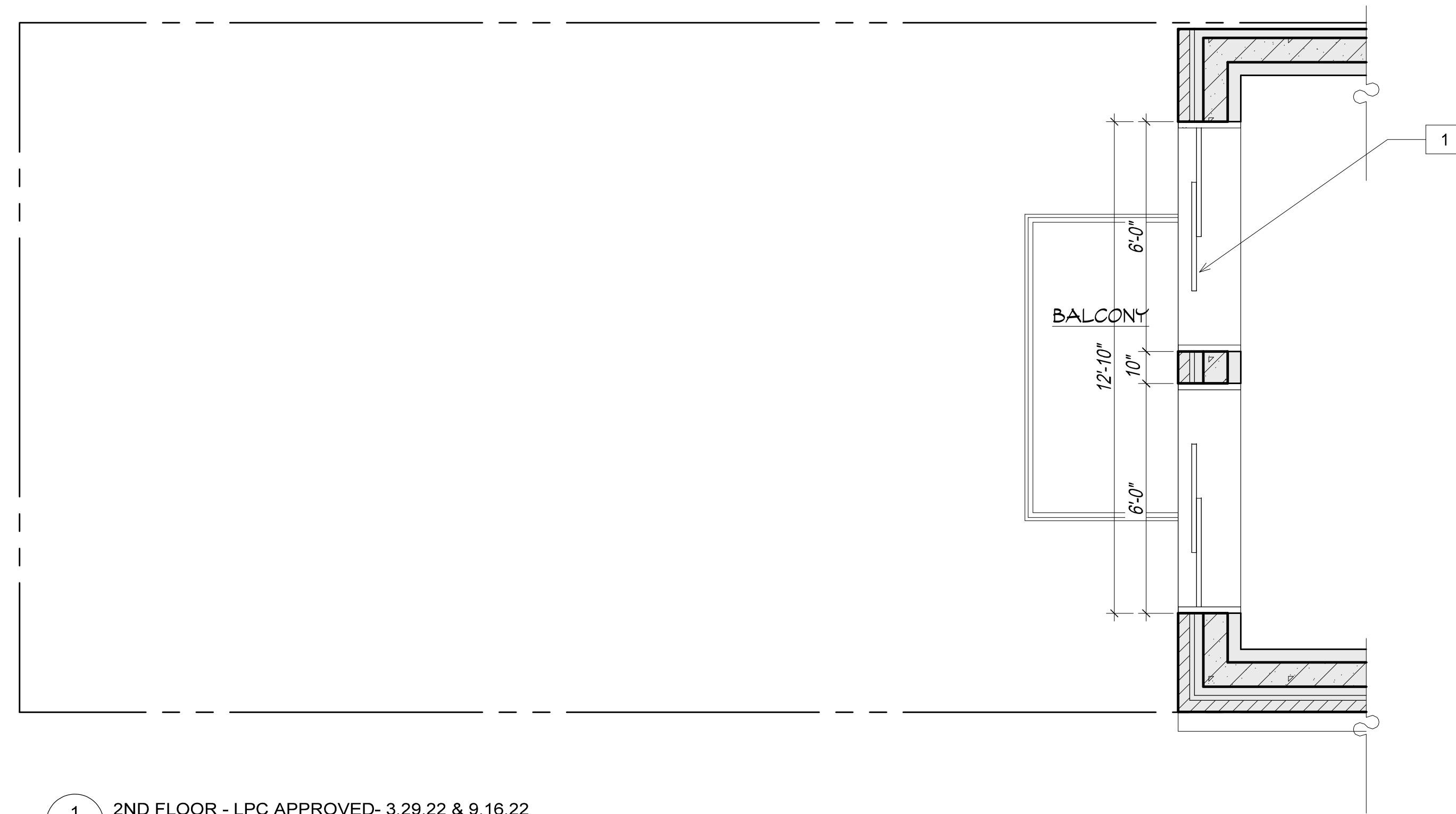


AS BUILT ELEMENTS	
1	SLIDING GLASS DOOR
2	NO METAL STAIR
3	CASEMENT WINDOW

ADDED ELEMENTS	

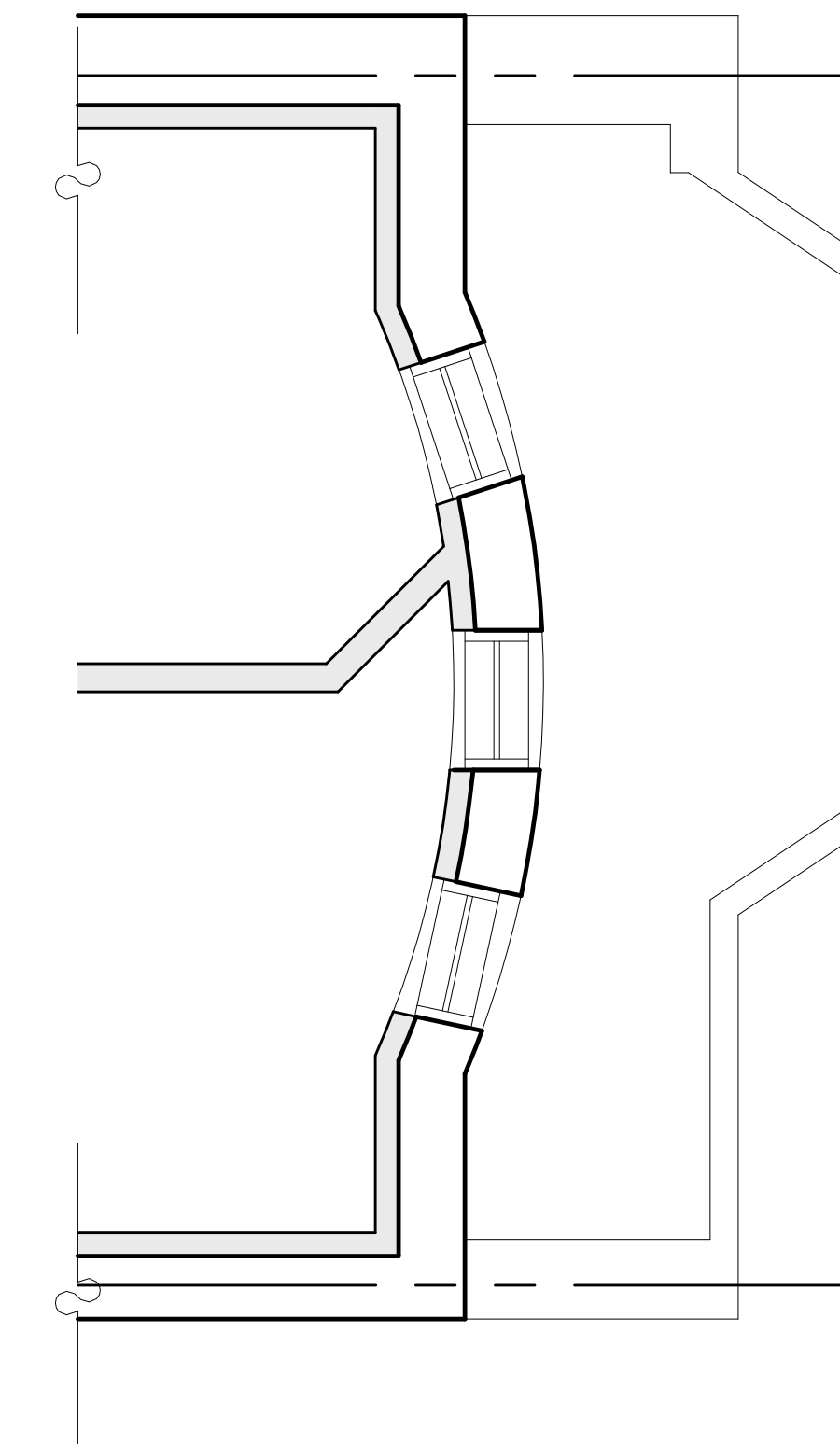
256 WEST 88TH STREET

AS BUILT CONDITIONS



LPC APPROVED ELEMENTS	
1	SEPARATE SETS OF SLIDING GLASS DOORS

1 2ND FLOOR - LPC APPROVED- 3.29.22 & 9.16.22
1/4"=1'-0"



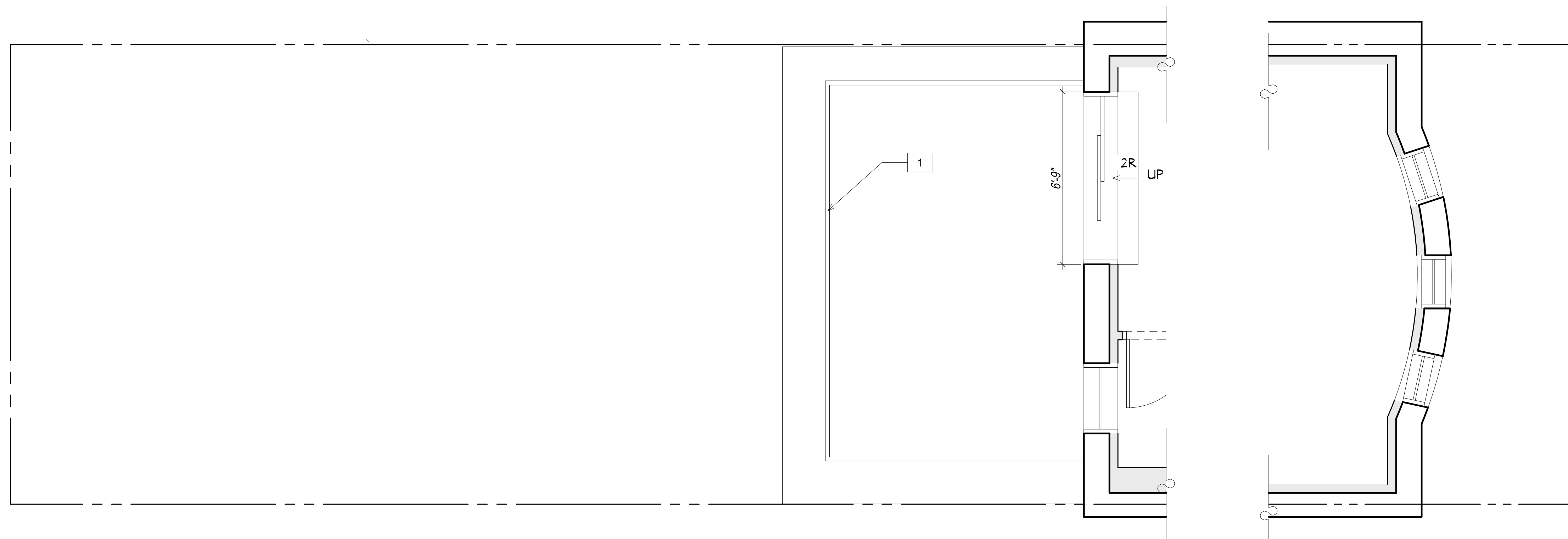
AS BUILT ELEMENTS	
1	SINGLE SET OF SLIDING GLASS DOORS

2 2ND FLOOR - AS BUILT
1/4"=1'-0"

ADDED ELEMENTS	

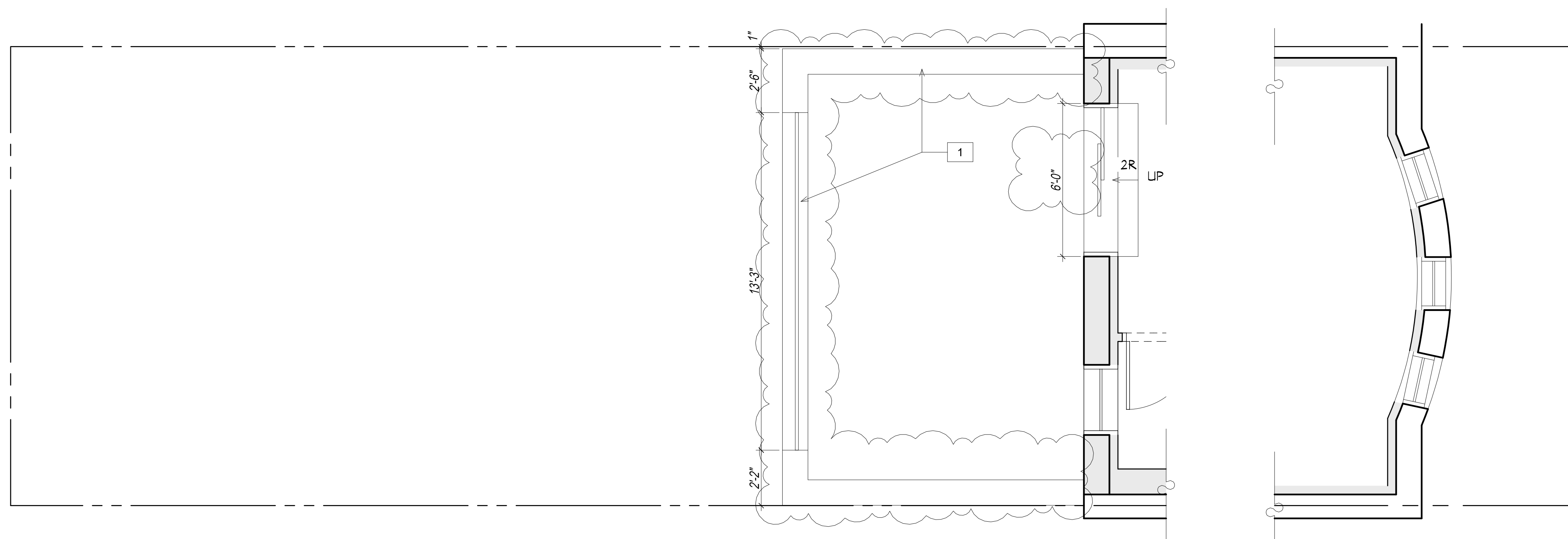
256 WEST 88TH STREET

AS BUILT CONDITIONS



1 3RD FLOOR - LPC APPROVED- 3.29.22 & 9.16.22
1/4"=1'-0"

LPC APPROVED ELEMENTS	
1	3'-6" HIGH METAL RAILING AT REAR AND SIDES



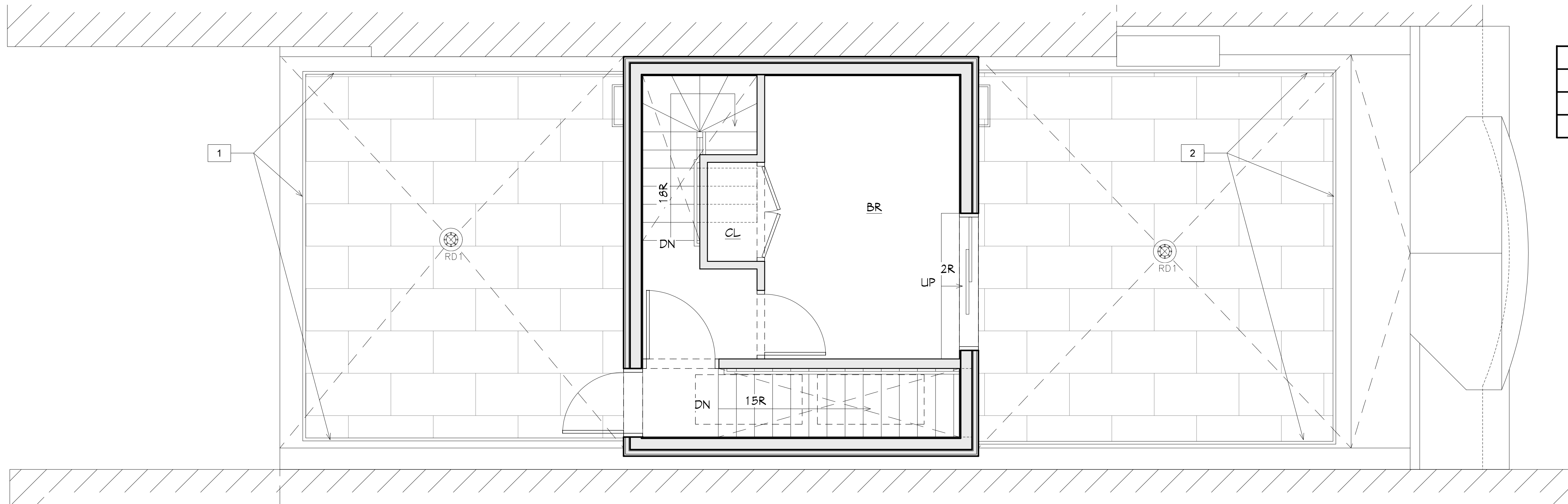
2 3RD FLOOR - AS BUILT
1/4"=1'-0"

AS BUILT ELEMENTS	
1	4'-8" HIGH METAL RAILING AT REAR AND PARAPETER WALL AT SIDES

ADDED ELEMENTS	

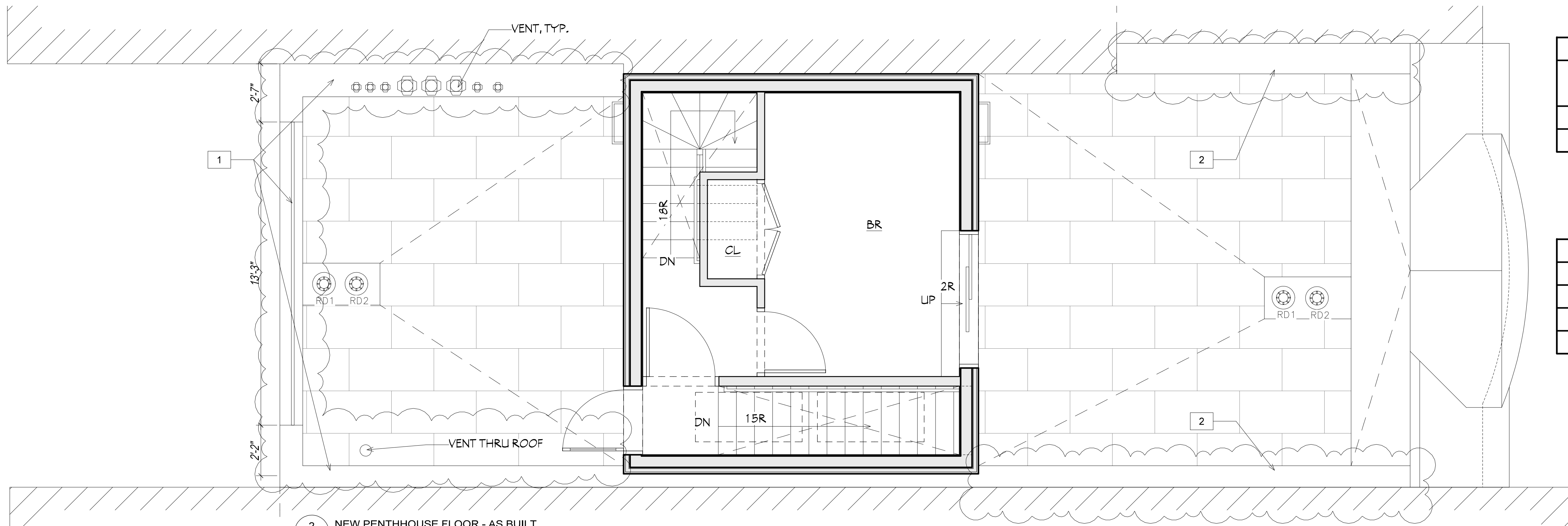
256 WEST 88TH STREET

AS BUILT CONDITIONS



LPC APPROVED ELEMENTS	
1	3'-6" HIGH METAL RAILING AT REAR AND SIDES
2	3'-6" HIGH METAL RAILING AT FRONT AND SIDES

1 NEW PENTHOUSE FLOOR - LPC APPROVED- 3.29.22
1/4"=1'-0"



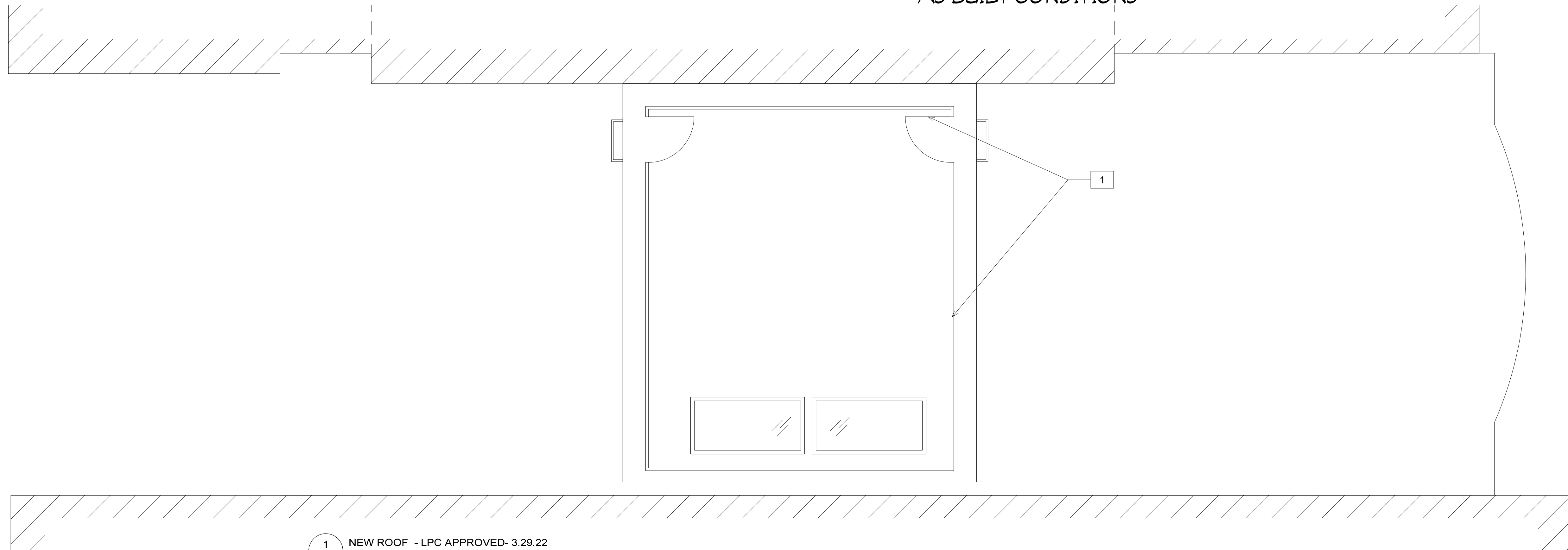
AS BUILT ELEMENTS	
1	3'-6" HIGH METAL RAILING AT REAR AND PARAPET WALL AT SIDES
2	RAISED 3'-6" HIGH PARAPET WALL AT SIDES

ADDED ELEMENTS	
	VENT, TYP.
	VENT THRU ROOF

2 NEW PENTHOUSE FLOOR - AS BUILT
1/4"=1'-0"

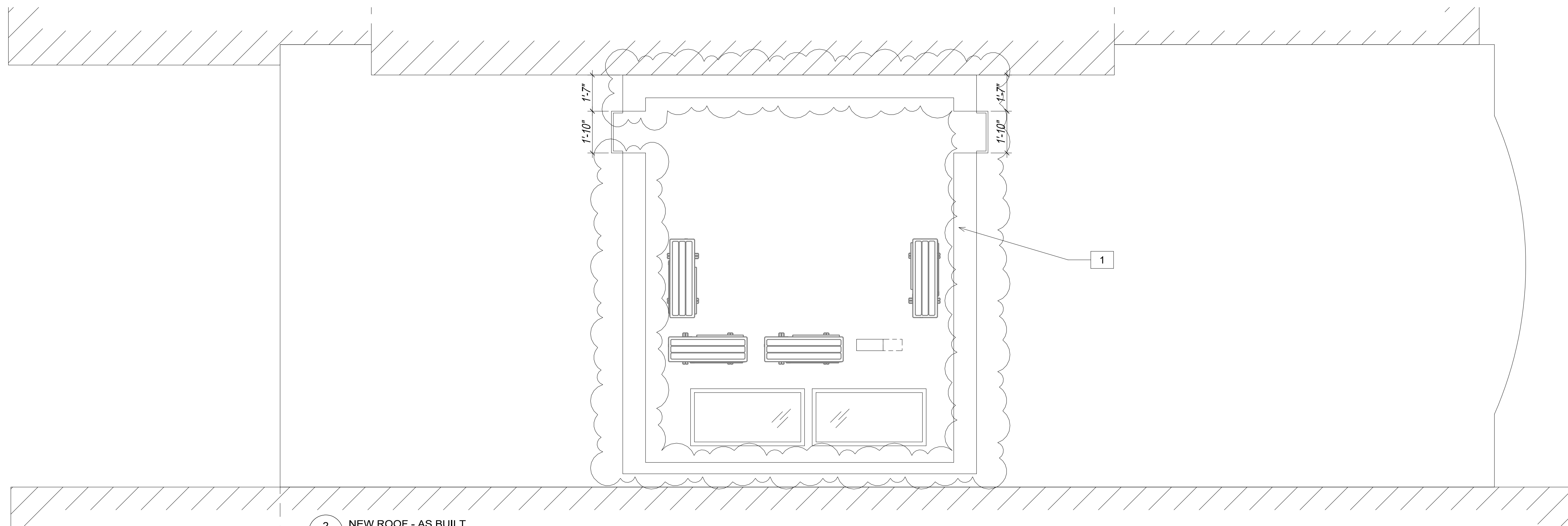
256 WEST 88TH STREET

AS BUILT CONDITIONS



1 NEW ROOF - LPC APPROVED- 3.29.22
1/4"=1'-0"

LPC APPROVED ELEMENTS	
1	3'-6" HIGH METAL RAILING AT ROOF PERIMETER W/ METAL GATES



2 NEW ROOF - AS BUILT
1/4"=1'-0"

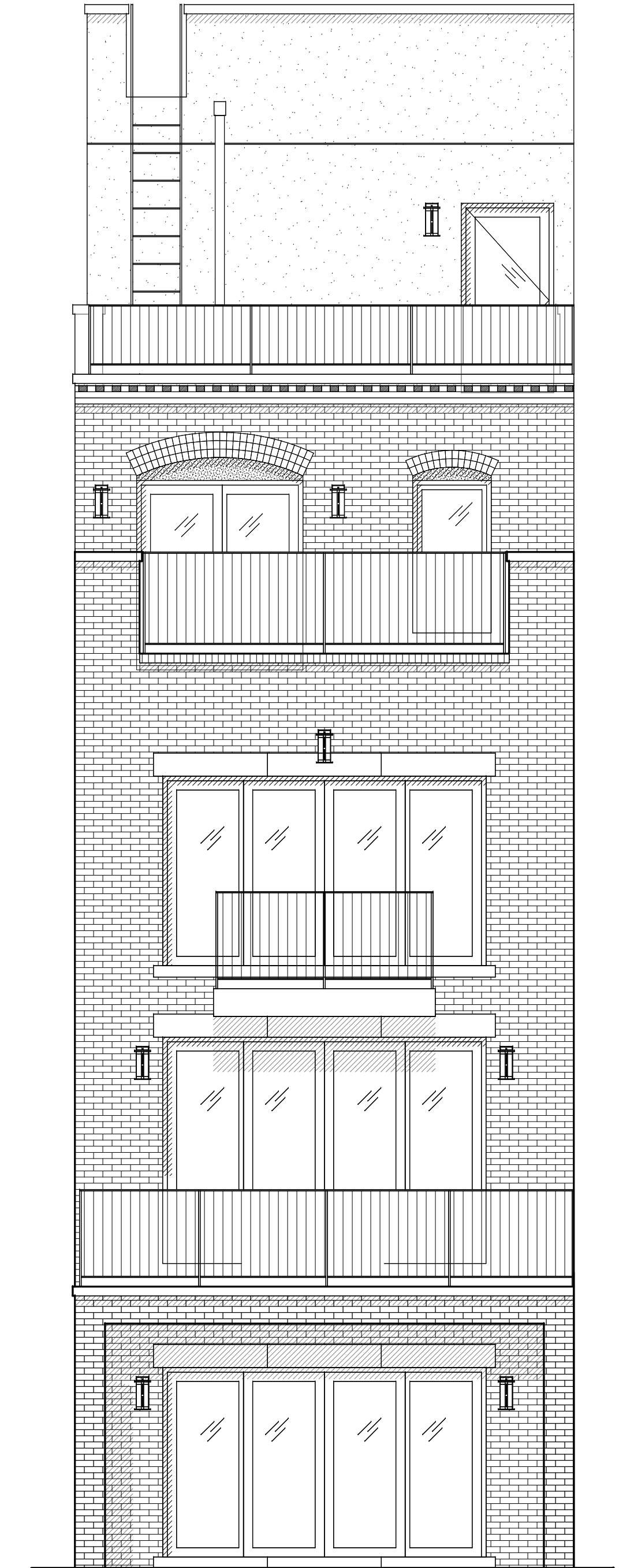
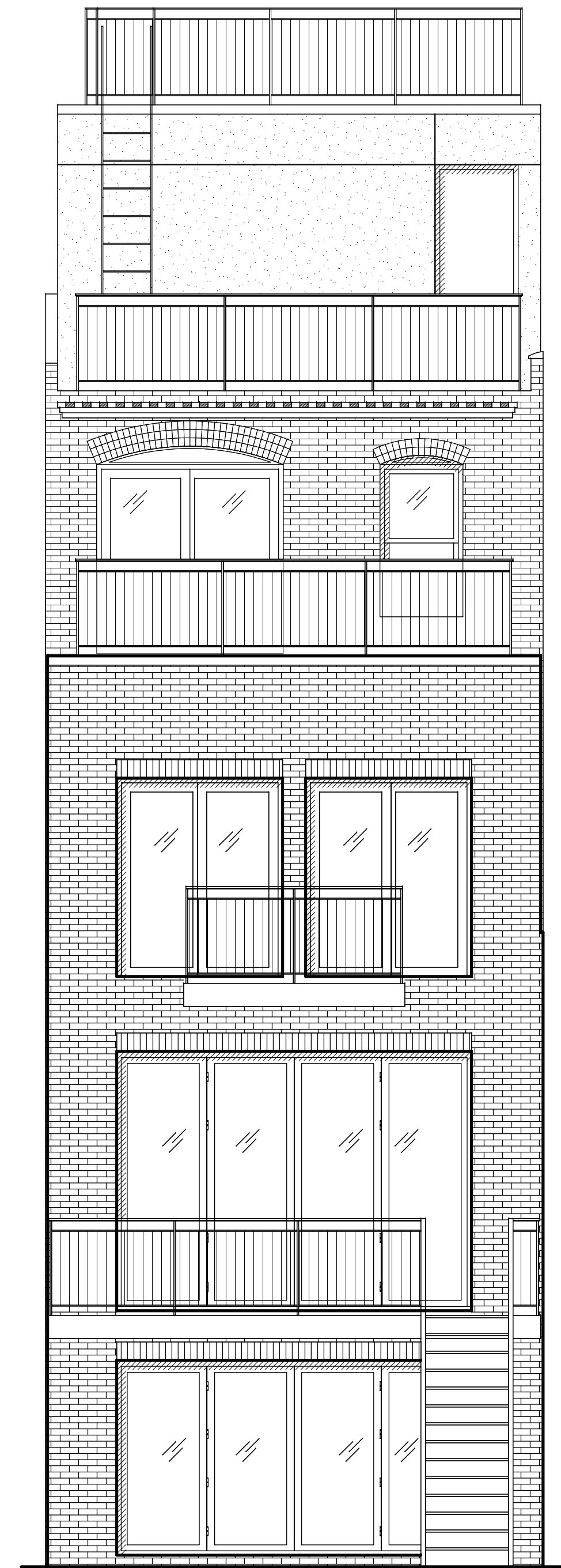
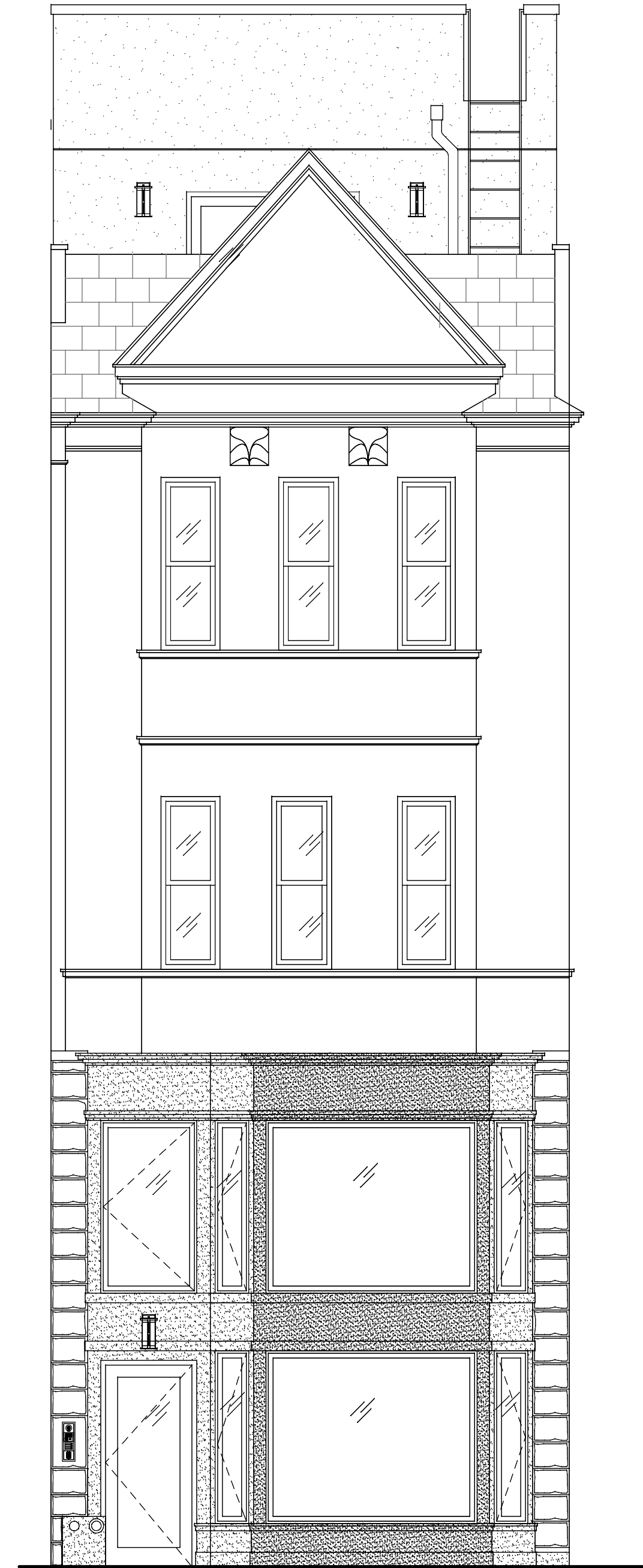
AS BUILT ELEMENTS	
1	4'-0" HIGH PARAPET WALL AT ROOF PERIMETER

ADDED ELEMENTS	

256 WEST 88TH STREET

CONCLUSION

NY 256 W 88TH ST LPC HEARING PRESENTATION PAGE 35 CONCLUSION



○ NORTH ELEVATION- LPC APPROVED 9.16.22

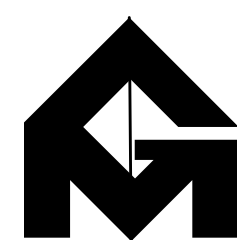
○ PROPOSED NORTH ELEVATION

○ SOUTH ELEVATION- LPC APPROVED 3.29.22

○ PROPOSED SOUTH ELEVATION

256 WEST 88TH STREET

APPENDIX



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



256 WEST 88TH STREET

NORTH FACADE DETAIL PHOTOS



INTERCOM PHOTO 1



INTERCOM PHOTO 2



BULKHEAD

256 WEST 88TH STREET

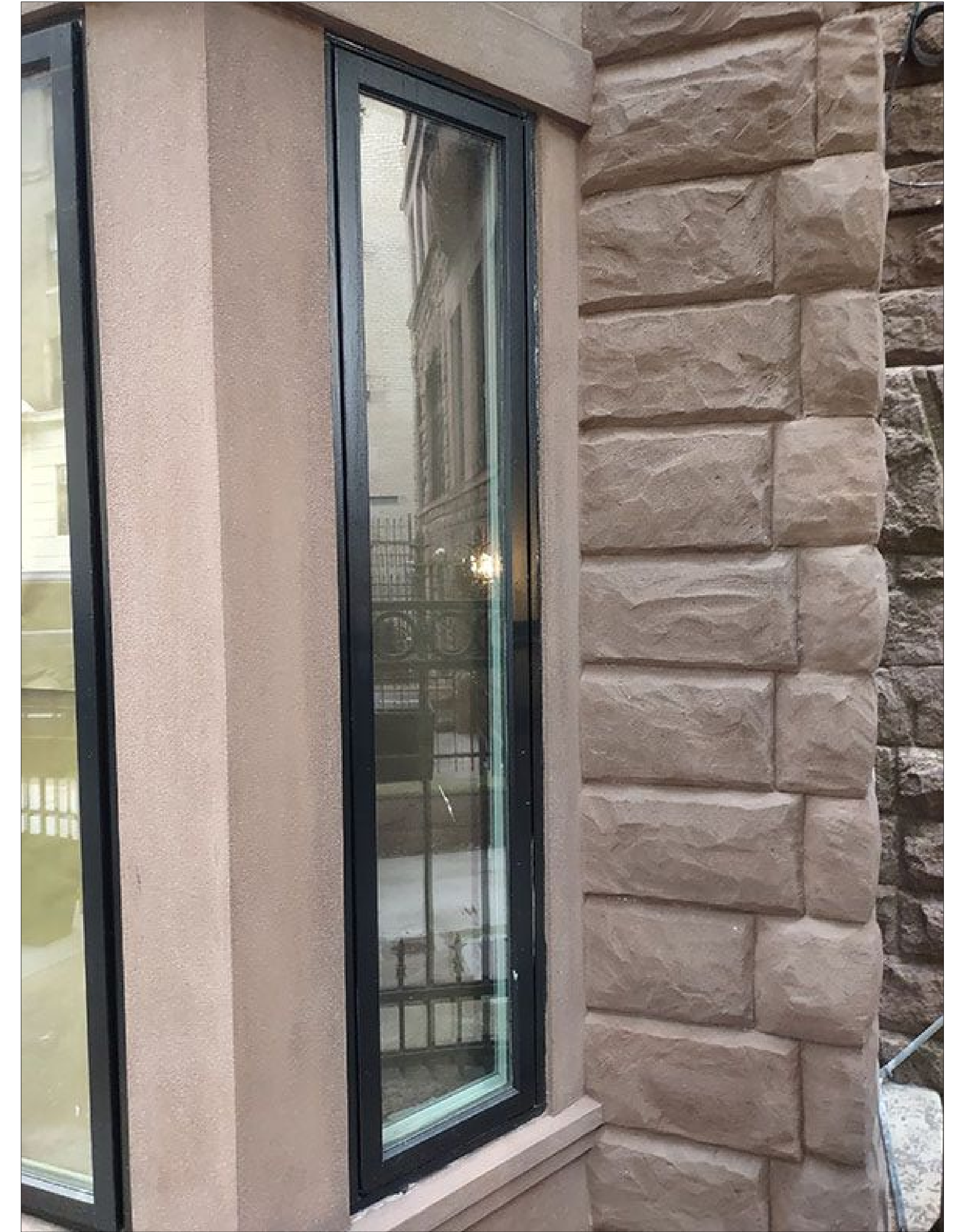
NORTH FACADE DETAIL PHOTOS



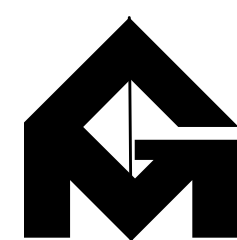
N.W. BASEMENT BAY WINDOW



N.E. BASEMENT BAY CORNER



N.E. BASEMENT BAY WINDOW



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



JPD
PRESERVATION
CONSULTING



256 WEST 88TH STREET

NORTH FACADE DETAIL PHOTOS



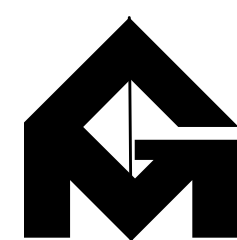
N.W 1ST FLOOR BAY WINDOWS



N.E 1ST FLOOR BAY WINDOWS



WALL LANTERN



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256 WEST 88TH STREET

NORTH FACADE CURRENT CONDITIONS



NORTH FACADE @ PENTHOUSE



PENTHOUSE ROOF- LOOKING NORTH



ADDITION ROOF- LOOKING NORTH WEST



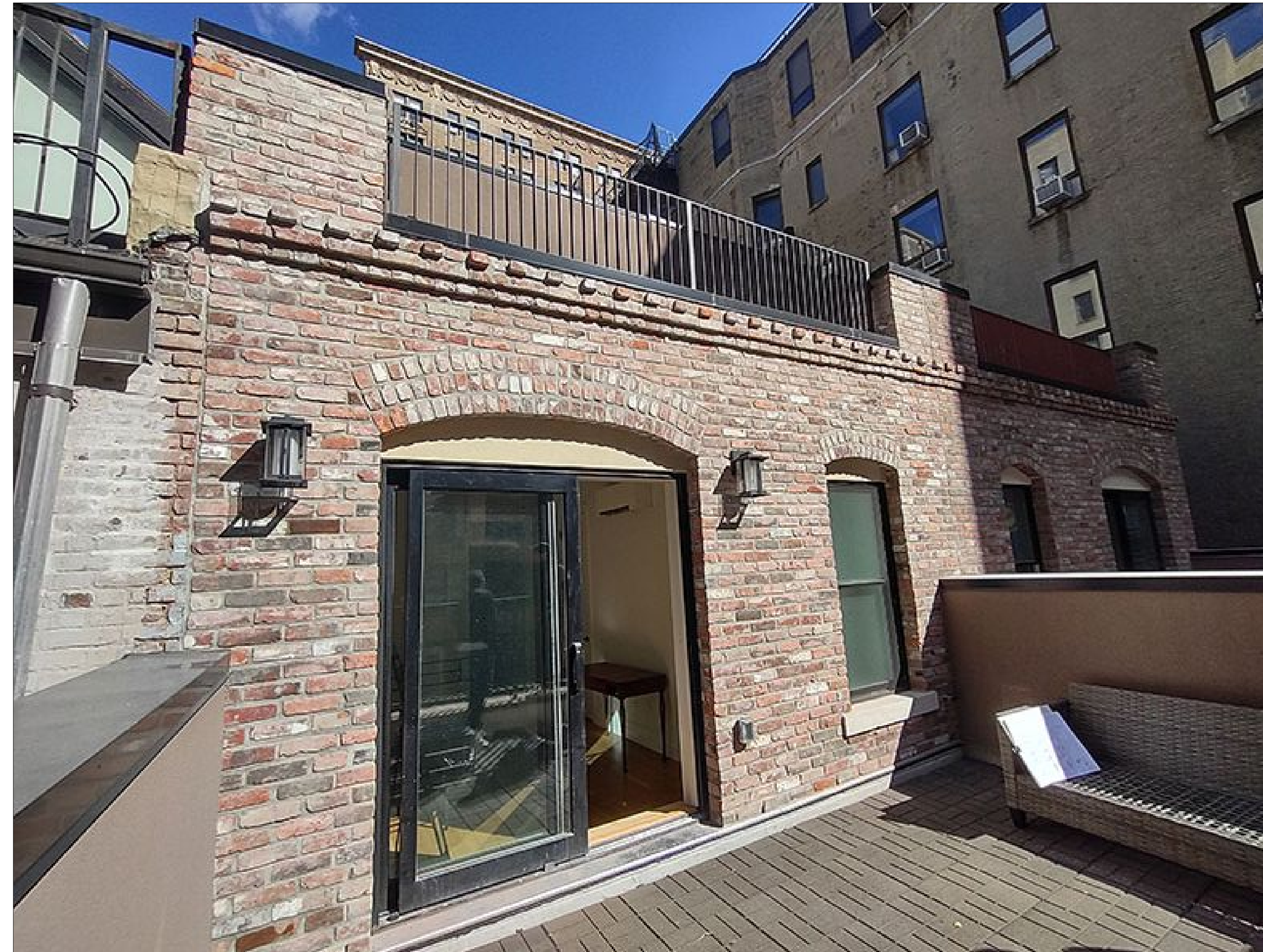
ADDITION ROOF- LOOKING EAST

256 WEST 88TH STREET

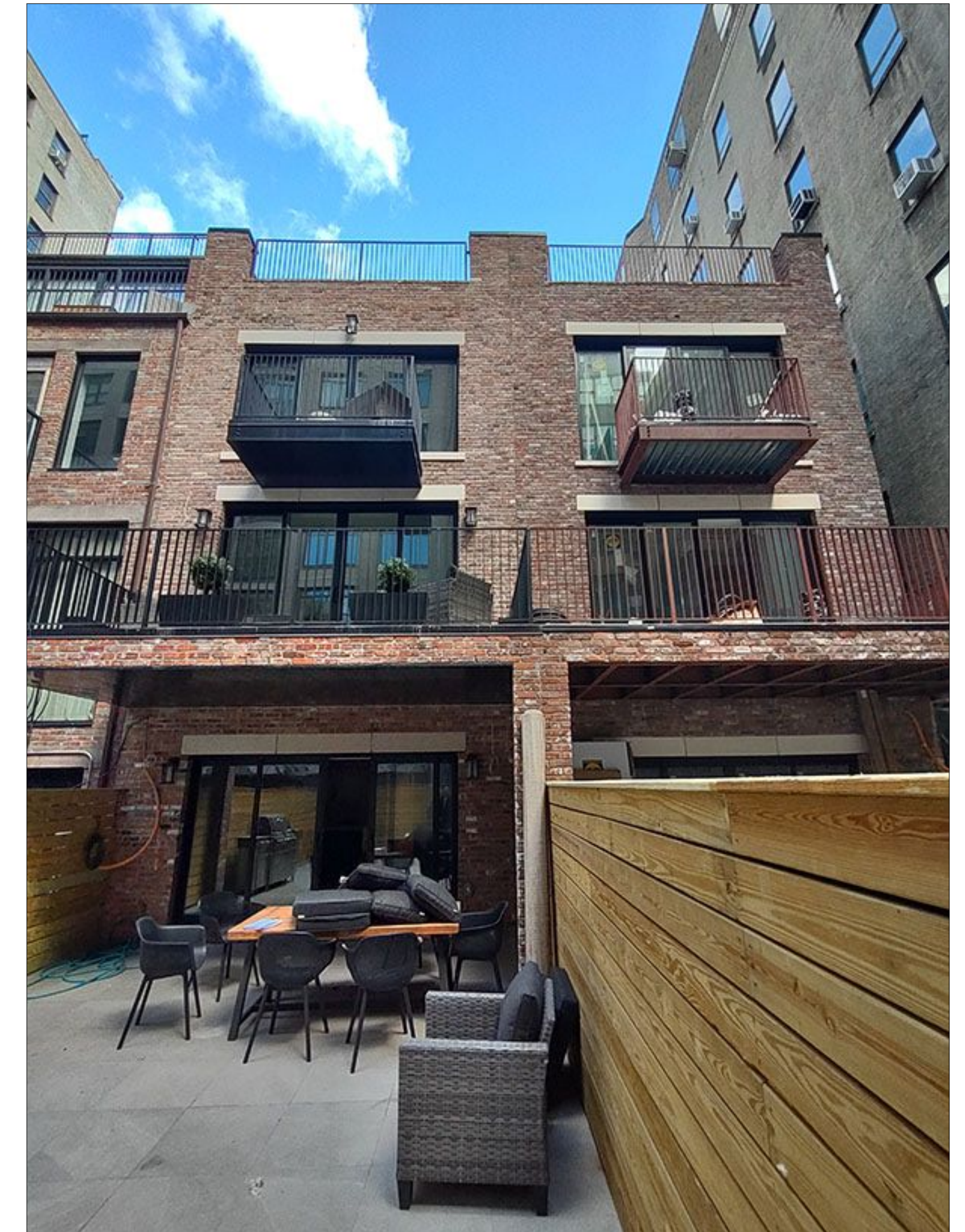
SOUTH FACADE CURRENT CONDITIONS



SOUTH FACADE @ 1ST FLOR



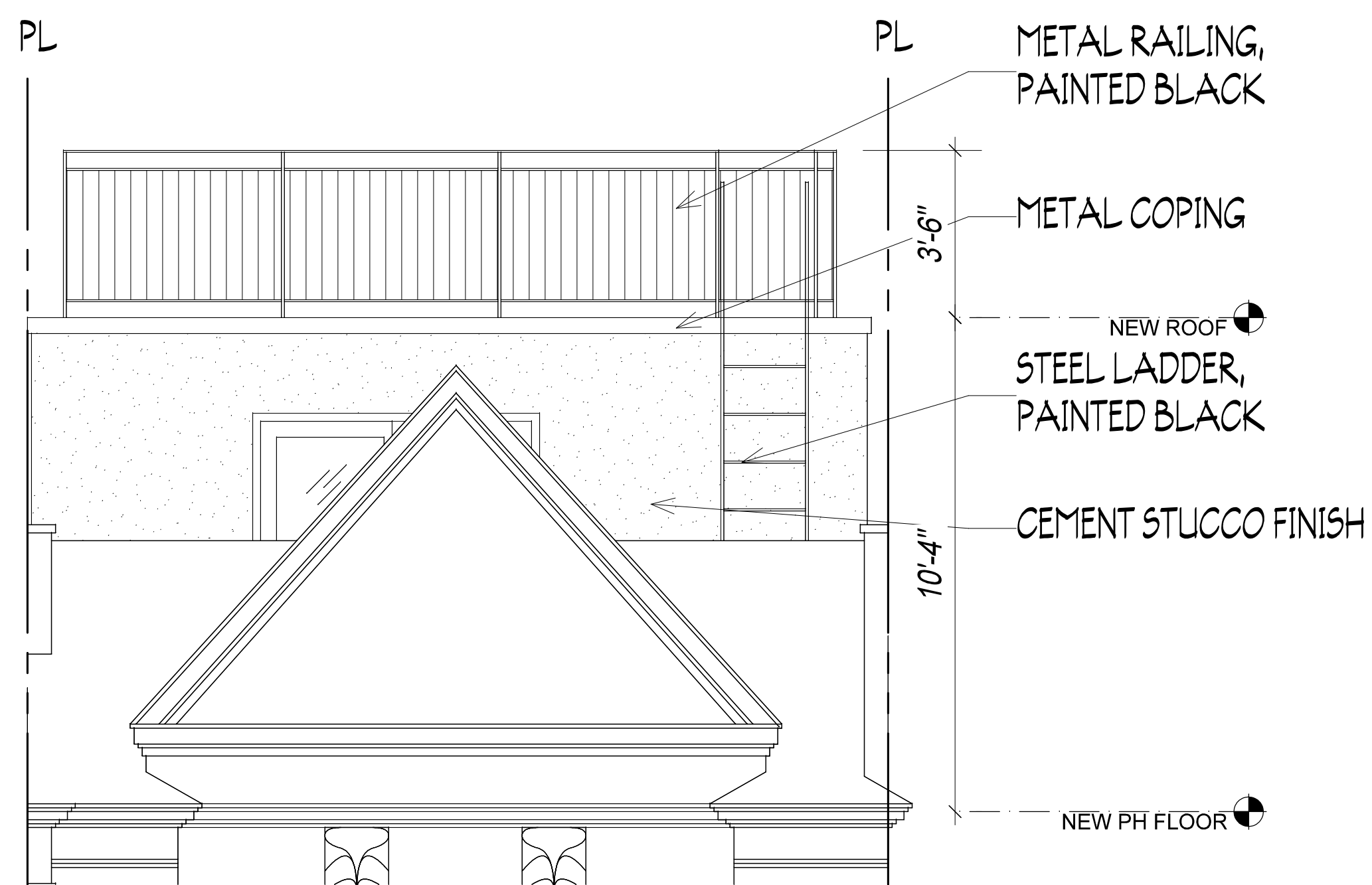
256 SOUTH FACADE @ 3RD FLOOR



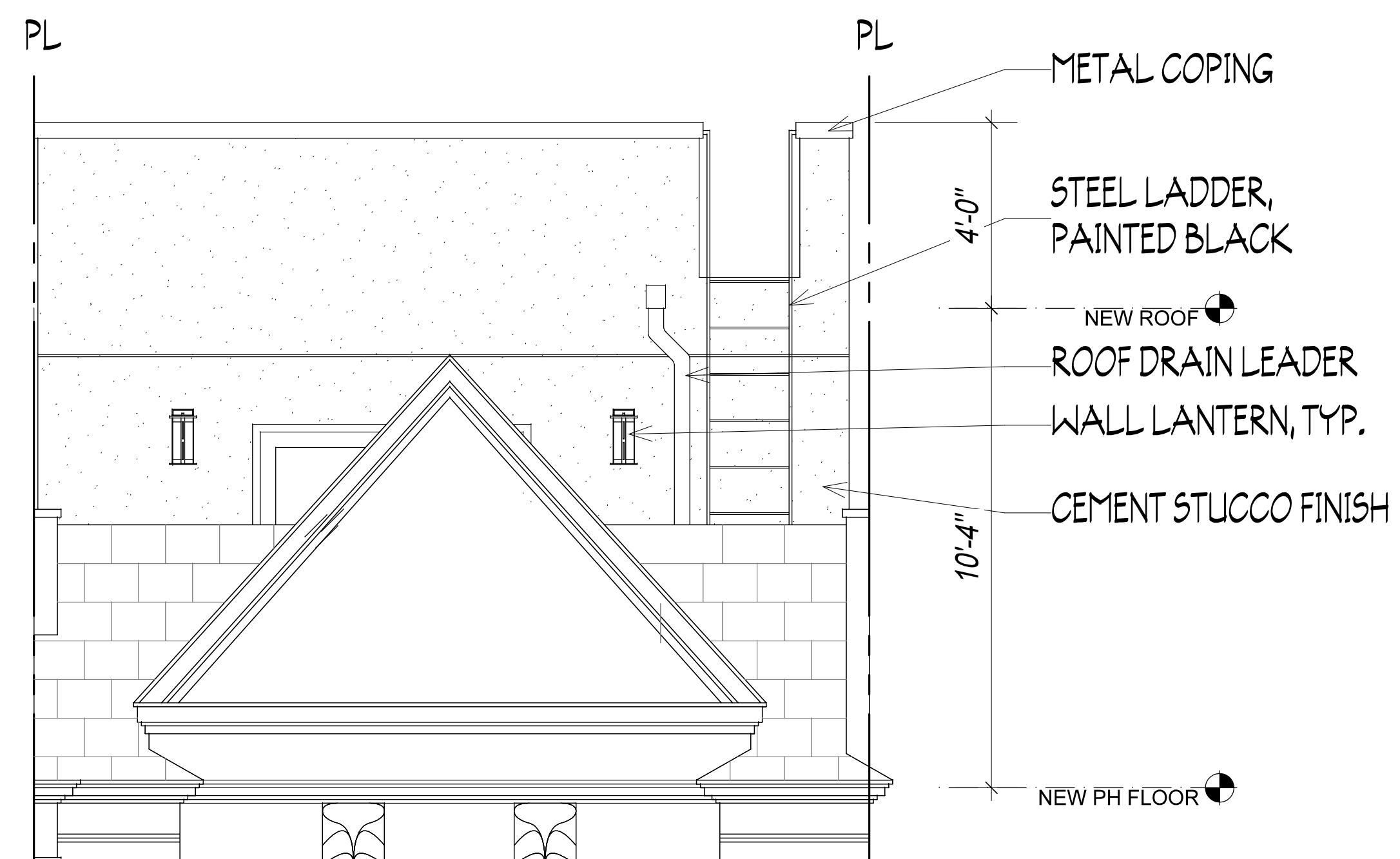
254 & 256 SOUTH FACADE COMBINED

256 WEST 88TH STREET

DETAILED ROOFTOP ADDITION ELEVATIONS



1 ROOFTOP ADDITION NORTH ELEVATION- LPC APPROVED 3.29.22
3/8"=1'-0"



2 ROOFTOP ADDITION NORTH ELEVATION- AS- BUILT CONDITIONS
3/8"=1'-0"



NORTH FACADE @ PENTHOUSE

256 WEST 88TH STREET

UPPER WEST SIDE COMMERCIAL ALTERATIONS



102,104, 106 W. 71ST STREET



154,156, 158 W. 72ND STREET



134,136, 138 W. 72ND STREET



70 W. 71ST STREET