



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
124 West 88th Street
August 8, 2017**

LANDMARK WEST! is a not-for-profit community organization committed to the preservation of the architectural heritage of the Upper West Side.

The Certificate of Appropriateness Committee wishes to comment on 124 West 88th Street, a rowhouse originally built in 1886-87 and altered in 1962 by Ifill and Johnson. Application is to modify masonry openings at the front and rear facades, replace infill, and alter the areaway.

The LANDMARK WEST! Certificate of Appropriateness Committee acknowledges that this is an altered façade, but honors the respect that it, as a landmark still deserves. It also believes that the proposed alterations are in fact in keeping with the design of its preceding alterations and are wholly appropriate.

A minimal rail holds the street edge while bluestone pavers more cogently relate to the context of the areaways in the district than scavenged marble set in concrete. The improvements to the areaway correct an ill-fitting door. They also yield greater light to the structure and the stack bond Roman brick framing the bays maintain the vocabulary of the building, reading as if they were always part of the 1962 redesign. We find these to be appropriate.

Toward the rear, our Committee finds that the alterations clear up the rear façade, and most happily, retain the dogleg, a significant feature which is one of the few remaining aspects of the original structure, and thus even more significant in this instance.

Landmark West! Certificate of Appropriateness Committee recommends approval of this application.