



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
125 West 87th Street
February 2, 2016**

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 the application to construct rooftop and rear yard additions and excavate the rear yard at 125 West 87th Street, a neo-Grec style rowhouse designed by Incese M. Grenell and built in 1883-84 which is part of the Upper West Side/Central Park West Historic District.

The LANDMARK WEST! Certificate of Appropriateness Committee is grateful for the applicant's proposal to restore decorative masonry elements worn away by time. No. 125 stands apart from its sibling rowhouses by the advanced state of weathering to decorative lintels and sills. Our Committee prefers maintaining original fabric whenever possible and appreciates these sensitive repairs as proposed, but wonders if the stoop could be similarly restored without being wholesale replaced- thus saving both original materials of the landmark, and costs to the applicant.

In regards to the rear facade, while again we prefer retention of as much original fabric as possible, the Committee finds the Applicant's proposal completely modern and uncompromising against what appear to be a comparatively bland set of rear facades. While LW! feels this fishbowl aesthetic is at cross purposes with the residential rear yards, we feel that its volume as an extension of the building footprint leaves an adequate rear yard and there is no loss of a dogleg into the doughnut rhythm in this instance. Our Committee would prefer less glass and wonders what material the east and west sides of the extension, not defined in the drawing set will be (hopefully not stucco!) but otherwise finds the scope of this proposal to be appropriate.

Thank you for your time.