



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
144 West 88th Street  
November 1, 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 modify the front entrance and areaway at 144 West 88th Street, a Renaissance Revival style rowhouse, designed by Neville and Bagge built in 1893-94, which is part of the Upper West Side/Central Park West Historic District.

With the original stoop and areaway long absent or heavily altered, LANDMARK WEST!'s Certificate of Appropriateness Committee recognizes that any partial work at 144 W 88<sup>th</sup> Street is a compromise.

In regards to the proposed door and enframing, our C of A Committee would prefer that the vocabulary of the new knee walls flanking the entry be in conversation with the piers punctuating the areaway from the public sidewalk. While these are "new" creations, combined, they have the opportunity to unify the current set of interventions.

Adjacent this work, the Committee is pleased to see the removal of paint at the rusticated base and is curious how the new rusticated stone alongside the new basement entry will match the existing, original stone once the paint is removed. Our fear is that the new row of rusticated block will be toothed into the existing and unintentionally appear as corner quoining due to a difference in color and texture.

Lastly, we would ask for great attention be paid along the street between the proposed trash/recycling enclosure planter and the neighbor due west. Our committee would like to see an appropriate reveal, chamfer, or set-back of the corner to ensure that no damage is rendered to the adjacent masonry newell post of #146 while executing this utilitarian intervention.

Thank you for your consideration.