



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
121 West 88th Street
January 15, 2019**

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 121 West 88th Street, a Renaissance Revival style rowhouse designed by Alonzo B. Kight and built in 1898. The application is to construct rear yard and rooftop additions, and modify masonry openings.

The LANDMARK WEST! Certificate of Appropriateness Committee appreciates the applicants' thorough presentation. We fully agree with all façade restoration work proposed.

Our Committee did note that if realized, this would be the tallest rooftop addition on the block and that adhering to ceiling heights established on the fourth or even third floors would not only provide adequate living space but lower the overall addition more in line with the tallest of its neighbors.

The greatest Committee concern came from the full-width rear yard addition. While this is an incomplete donut due to Paul M. Friedberg's playground, and the individually landmarked Charles B.J. Snyder P.S. 166, there are doglegs remaining in part or whole for of all 32 rowhouses on this block save for one exception altered prior to the 1990 designation. In fact, thanks to the aforementioned schoolyard, they are also all visible. Eliminating this dogleg completely would interrupt the cohesion of the rest of this rare block.

The LANDMARK WEST! Certificate of Appropriateness Committee would ask that the applicant consider the context of the block and the district, and the Commission act in favor of the history of this row.