



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
110 West 88th Street
January 19, 2021**

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 110 West 88th Street, a vacant lot from within the Upper West Side/Central Park West Historic District. The Application is to construct a new building.

The Landmark West Certificate of Appropriateness Committee appreciates the architect's efforts to catalogue the many rich elements from within the district. While there are an embarrassment of options to choose from, the proposed design seemingly chose none of them.

For example, while among the district's rowhouses, there are a minority of limestone and/or light painted brownstone buildings, there are few if any light colored brick buildings as mid-block rowhouses in the Upper West Side/Central Park West Historic District.

While there was originally an array of pediment types within this row and on this block, none are emulated in the new construction.

While rustication is identified throughout the row and block, no modern iteration is reinvisioned.

While a variety of bays are identified as precedent, none are included in the proposed façade.

And while beltcourses are rightly identified, aside from the main entrance transom, there are no apparent meaningful alignments to the surviving row.

Maintaining the street setback of the row is another designer's choice which we can accept, as is the additional height proposed for an end-of-row site, but the Committee overwhelmingly felt that while in and of itself, this may be a great rowhouse design, it does not attempt to correspond to its direct context of the row, of West 88th Street, or of the greater Upper West Side/Central Park West Historic District.

We sense the applicant knows what to look for as it lies within their presentation, but as currently designed, the Landmark West Certificate of Appropriateness Committee cannot support the application in its current form.

Thank You.