



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
256 West 88th Street
January 11, 2022**

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 256 West 88th Street, a Renaissance Revival style rowhouse designed by Nelson M. Whipple and built in 1884 from within the Riverside - West End Historic District. The application is to construct rooftop and rear yard additions.

The LANDMARK WEST! Certificate of Appropriateness Committee finds this rooftop addition to be modest and appropriately set back from public visibility. Similarly, there is nothing out of precedent with the rear yard extension. What is most worrisome is depicted in the rainbow of changes on sheets 18 & 19 of the post-2005 Sanborn map. What had been a consistent row of doglegs will now be reduced to a single outlier if this is approved. These landmarks are 138 years old yet all of the structural changes have occurred since designation, and most in the past 10% of their lifespan.

A difference between this and the remainder of the row of course is that the public façade at #256 has been heavily altered for sometime. Despite a significant proposed investment on the interior, above and behind this landmark, no work to restore the primary façade is proposed.

The continual erosion leaves but two upper floors with replacement windows and a thorough wall air conditioner only somewhat as intended. Does this a facade represent preservation?

The LANDMARK WEST! Certificate of Appropriateness Committee recommends the Commission consider the cumulative impact of changes upon this landmark before approval, and urges the applicant to consider restoration before embarking upon further alterations.