



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

DRAFT

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
258-262 West 88th Street
September 23rd, 2008**

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 on these three Renaissance Revival style rowhouses designed by Nelson M. Whipple and built in 1884.

As viewed from West 88th Street, it would appear as though little is changing about these three rowhouses. The rooftop additions as proposed will be minimally visible to the public, and the site line study seems to confirm this. The impact to the building of extending the existing addition across the two neighboring rowhouses will be minimal.

The proposed rear yard additions, on the contrary, will severely and negatively affect the historic character and integrity of these buildings. Looking to the Commission's eight criteria for rear yard additions, we see that two of these points are not being met.

(e) In the case of a rowhouse, the rear of the building (or buildings) involved retains the scale and character of an individual rowhouse.

(h) The rear facade will not be removed from the entire width of the building; instead, existing openings are being modified to provide access into the addition. This approach retains original fabric and lessens structural intervention.