

LANDMARK WEST!

THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

Hearing Date: 7/24/2007

LPC Docket Number: 077362

Manhattan, Block: 1150, Lot: 7

161 West 78th Street - Upper West Side/Central Park West Historic District

A Renaissance Revival style rowhouse with neo-Grec elements designed by Horn & Wilson and built in 1890. Application is to construct a rear yard addition.

HDC Testimony

HDC finds this proposed rear yard addition inappropriate for two reasons, its design and its massing. The bottom two floors with predominantly glass doors flanked by large single pane windows look like the front façade of a building, not the rear. (In fact, the second floor fenestration would actually make a nice store front with its small bulkheads and transoms.) In addition to not knowing which way is front, the design gives the building a less than stable appearance. All the glass leaves little for the upper floors to visually rest upon.

In addition, HDC is opposed to the incremental fill in of every bit of free space, a trend we have witnessed in this district and others. No other extension in this core presently stretches full across and extends above the first floor. The proposed would leave neighbors in caves and ups the ante for them to build additions, slowly (or not so slowly) making alleys out of garden cores.

In addition, HDC is also opposed to the incremental filling in of every bit of space, so often seen. Leaves neighbors in caves and ups the ante for them to do the same, slowly (or not so slowly) making alleys out of garden cores. No other extension in this core presently stretches full across above the first floor. By making it full width and nearly full height changes the massing, makes the addition, not the main wall of the building the shared plane.