



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
121 West 81st Street
September 13, 2016**

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 a rooftop addition, and alter masonry openings at the rear facade of 121 West 81st Street, a Northern Renaissance style rowhouse designed by Henry L. Harris and built in 1884-85 which is part of the Upper West Side/Central Park West Historic District

The LANDMARK WEST! Certificate of Appropriateness Committee sees the trellis as a fine addition, especially since it will mask the slider doors on the rear facade. Our main concern is with the proposed lot-line windows.

Dancing *cheek to cheek* evokes Irving Berlin, images of Fred Astaire and Ginger Rogers, the chanting of Ella Fitzgerald and Louis Armstrong. *It's romantic.*

Living *cheek by jowl* evokes images of urban dwellers, bustling sidewalks, bursting subway cars and, too often, settling for whatever was in stock at Duane Reade. *It's claustrophobic.*

In these close quarters, our living spaces are our respite from the outside world. For these reasons we are very strongly against the insertion of lot line windows. While these will undoubtedly provide a more beautiful space for #121, the built extension, proudly-posted on the architect's homepage already shows a stunning publication-worthy interior, *without* these proposed windows.

If the extension had side set backs of three feet to either side, we would reconsider but the extension has already been built and no amount of fire rated glass could make this appropriate since the proposed windows snoop directly into its neighbors' rear yards.

We request that the lot line windows be denied.

Thank you for your time.