



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
122 West 73rd Street
July 11, 2017**

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 to 122 West 73rd Street, a neo-Grec style rowhouse designed by Thom & Wilson and built in 1881-1882.

The LANDMARK WEST! Certificate of Appropriateness Committee commends the applicant for their restoration of the façade of this 135-year old landmark. Returning the windows to their original configuration along with cleaning and repairing the façade and reconstituting the historic masonry stoop with balusters and railing will return the street presence to this landmark.

Our committee believes preservation is a social responsibility however, and not a quid pro quo negotiation. Restoring a façade is laudable. Turning a three-story rowhouse into a five-story alteration with an occupiable roof changes the reading of the row, and in this case, forces the construction of visible adjacent chimneys.

By raising a 49'3" cornice twenty feet to the new bulkhead pinnacle, coupled with effectively a three-story rear yard addition stretching over 16' past the existing rear wall on the ground level yields a result that is out of scale with the historic character of this building and of the Historic District.

Our Committee would request the reduction in the excessive bulk for a more appropriate proposal.

Thank you for your consideration.