



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
23 West 69th Street
September 12, 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 replace windows, construct rooftop and rear yard additions, and alter the rear façade at 23 West 69th Street, a Renaissance Revival style rowhouse designed by Gilbert A. Schellenger and built in 1892, which is part of the Upper West Side/Central Park West Historic District.

The LANDMARK WEST! Certificate of Appropriateness Committee carefully reviewed the applicant's proposal for alterations to the roof, rear façade, and rear yard of No. 23. While our committee found the proposed rooftop addition to be utilitarian and appropriate, we are concerned by the replacement of the historic punched openings in the rear by large expanses of glazing. The applicant's proposal would in essence eliminate the original rear façade, replacing it with an excess of glass and steel. We would recommend the applicant retain at least the punched openings on the top floor of the rear façade, in accordance to LPC standards, and better yet, retain the punched openings on the top *two* levels.

Furthermore, while we concede that the rear façade affords distance from the property directly behind, we note with concern the proximity of the side elevation of the dogleg to the windows of No. 19 next door. The excessive fenestration on the side of the renovated dogleg would set a stage ready for a remake of *Rear Window*, with neighbors' windows less than 10 feet away from the applicant. We would recommend a more reserved approach to this section of the extension.

As it stands, this redesign is more SoHo loft than residential Upper West Side. LANDMARK WEST!'s C of A Committee recommends that the applicant work with staff to devise a design more in harmony with its surroundings.

Thank you for your time.