



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
248 West 71st Street
April 25, 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 modify the front façade and areaway, excavate at the areaway and rear yard, and construct rooftop and rear yard additions at 248 West 71st Street, a Renaissance Revival style rowhouse designed by Thom & Wilson and built in 1892, which is part of the West End-Collegiate Historic District Extension.

The LANDMARK WEST! Certificate of Appropriateness Committee reviewed this proposal in three segments, the front, the rear, and the rooftop.

For the front, our Committee wants to reiterate that we are always in support of restoring original stoops- especially when documentation of the original conditions exists, as it does in this instance. A stoop serves as a handshake with the street and is a justifiable use of the public way. In this instance, we agree the proposal is an improvement but as designed, it is a falsehood that does not correct prior mistakes. By not restoring the projecting stoop, the Committee sees little need for an expansion of the areaway past the property line, into the public path.

Additionally, while the Committee appreciates the repair and replacement work slated for the front façade, it is flummoxed by the cartouche cloned from the cornice crown. Adorning the parlor level in this way is akin to a garish belt buckle or worse, a bedazzled fanny pack. It is extraneous and architecturally inarticulate.

On the rear façade, we recognize that this is a heavily altered donut, as this district was only designated in 2013. That said, we appreciate the planted yard and acknowledge there are worthy resources on this facade from the decorative brick corbels to the pair of stained glass windows. Considering that even the three remaining masonry openings are each proposed for alteration, it is our Committee's hope that they could feature these displaced special art glass windows.

Lastly, while we believe rooftop additions are alterations beyond architect's original intent, in this instance, its scale and siting keep it out of public view and we want to thank the architect for their restraint.

Thank you for your time.