



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
326 West 77th Street
April 5, 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 install a stoop, alter the areaway, construct rooftop and rear additions, and excavate the rear yard at 326 West 77th Street. Designed by Charles T. Mott, built in 1891-92, and altered in 1923, this is a Renaissance Revival Style rowhouse in the West End-Collegiate Historic District.

LANDMARK WEST!'s Certificate of Appropriateness Committee appreciates the Applicant's conscientious attention paid toward faithfully returning the street facade to Charles T. Mott's 1891 intent. The restored facade will bring back original masonry openings, replicated doors, and a rebuilt stoop. While the stoop will project into the public right-of-way, its return is welcomed as part of a social contract for our shared heritage. The public gives up something, but gets something greater in return.

However, the same cannot be said for the visible rooftop additions, nor the subterranean extensions where there is no reciprocity with the community.

The Applicant seeks to extend this rowhouse back, front, up, and down. Under this proposal, an existing integrated rooftop bulkhead tucked behind its distinctive conical dormers will be absorbed into a full floor, and then topped by a new visible handrail, new visible elevator and new visible Oko-Skin clad mechanical penthouse. A rear garden will instead become a mere roof with minimal planting edge at the property line.

The Applicant has proposed to replace an existing vernacular dogleg facade with a glass garage door and be sheathed in an iridescent 20+ inch wide Dutch glazed brick--hardly a material size, texture or finish native to the district, city, or even country.

Shortening rooftop accretions to clear sight lines would be preferred, as would the use of a material with prior precedent within any of the Upper West Side's twelve districts.

Thank you for your consideration.