



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
347 West End Avenue  
July 19, 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 rear yard and rooftop additions and modify masonry openings at 347 West End Avenue, and Eclectic Renaissance/Revival Style rowhouse designed by Lamb and Rich and built in 1891. This building is within the West End-Collegiate Historic District.

Our Committee found this proposal to be a thoughtful response that elevates the discussion of the dogleg, rear yard addition. Sitting in the center of a 14-house ensemble, this property has a unique site condition that would allow for this expanded lot coverage but also must be examined as player in a larger assembly of site planning and massing.

We feel strongly that the height should not be visible from the street. Not only does this proposal seek to match the already expanded mirror at #349, it will exceed that height with mechanical and stair bulkheads. While these may not be visible from directly across the street there are multiple areas where they come into view from West End Avenue and the side street and these elements will distract from the whole.

In regards to the dogleg, while the mirror of the original will be lost, the proposed extension references the former and incorporates detailing beyond what is normally seen. The proposal uses clues from other areas of Lamb and Rich's ensemble- mainly from publicly visible elevations. While this maybe a good thing, it begins to show symptoms of the rear-facade-as-front-entrance affliction, a highly contagious strain on the Upper West Side which may be diagnosed Tuesdays at the LPC.

The good news is that this is treatable!

Thank you for your consideration.