



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
40 West 96th Street  
October 11, 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 a rear yard addition at 40 West 96th Street, a Renaissance Revival style rowhouse designed by George F. Pelham and built in 1897 that is part of the Upper West Side/Central Park West Historic District.

The LANDMARK WEST! Certificate of Appropriateness Committee finds the Applicant's proposal to be largely appropriate.

The applicant's restraint, particularly in limiting the extension to retain the original fabric of the dog leg, and opting to integrate rather than replace it does not go unnoticed.

Our one concern is the cantilevered balcony. There is something unsettling about a concrete cantilever from a wood joist masonry construction that causes the synapses to mis-fire. We believe that materially, steel would be more appropriate.

The Committee otherwise supports this application.

Thank you for your time.