



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
44 West 95th Street
November 15, 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 rooftop and rear yard additions at 44 West 95th Street, a Renaissance Revival style rowhouse designed by James S. Post and built in 1886-87, which is part of the Upper West Side/Central Park West Historic District.

The LANDMARK WEST! Certificate of Appropriateness Committee has many concerns with the proposal for 44 West 95th Street. The Committee's analysis begins with the fact that the building to which the applicant seeks to make extensive modifications is a landmark within a historic district. As a result, the proposed modification must be viewed not only in the context of the impact on this single structure but also on the district as a whole. In the Committee's opinion the applicant has failed to consider the impact of the proposal on the sense of place that exists in this collection of buildings within the historic district.

There is a significant amount of change proposed for this small building.

FAÇADE

Our Committee found the alleged façade restoration is nothing more than a "partial cosmetic repair". While reopening the now obscured transom is a change to be welcomed, the planned insertion of a single pane of glass is an inappropriate replacement for the original leaded art panel that originally graced that space. It is the Committee's opinion that leaded art panels should be installed in the opened transom. Further, the texture below the cornice that was a part of the original design of the facade should again be uncovered, in keeping with the original design intent.

ROOFTOP

Our Committee determined the street front of the roof top addition to be appropriate in material and setting. It clears sight lines and is finished in a material sympathetic to the building, yet contrasting in color. However, the bulk of this addition reaches too far

south at the back, encroaching on the existing parapet and is thus inappropriate. It is the Committee's opinion that the adjacent rooftop addition at No. 40 provides an appropriate benchmark for the southern limit for the proposed addition.

REAR YARD

The Committee finds that the proposed rear yard extension is simply too large given the scale of the landmark itself and its location in relation to its rear yard context. Situated at one end of a virtually intact rear yard doughnut, such a sizable encroachment into the rear yard will interfere with the open, garden quality of this oasis. It will also have an adverse impact upon the adjacent Carrere and Hastings landmark at 46 West 95th Street.

Examination of the doughnut diagram shows a predominance of one and two story extensions, all of which predate the district designation of 26 years ago. Furthermore, full-width extensions do not typically rise the full height of the existing structure to interrupt their upper floors and original masonry openings. All things considered, the Committee recommends that a basement and one story extension is the appropriate solution.

Lastly, the Committee finds that the proposed porches encroach on the 30-foot set-back required by the zoning code. As a result, the porches not only add to the disruption of the doughnut and impact the adjacent Carrere and Hastings landmark, but they also violate the zoning code.

Thank you for your consideration.