



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
250 West 71<sup>st</sup> Street  
April 10, 2018**

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 250 West 71<sup>st</sup> Street, a Renaissance Revival style rowhouse by Thom and Wilson and built in 1892. The application is to alter the front and rear facades, construct a rooftop addition, and extend flues to the roof.

The LANDMARK WEST! Certificate of Appropriateness Committee can see merit in elements of this project. The alterations to the front of the landmark seem reasonable, and we find the volume of the rear to be appropriate, and note that the design of the rear includes thoughtful improvements, with its functional openings and retention of the dogleg.

We do, however, question how much is really gained in the rooftop addition, especially when held against what is lost in the rhythm and character of the streetscape with the appearance of such additions to our historic districts. The stair bulkhead here looms higher than the elevator overrun, creating an even more visible bulk. Setting back the entire construction would reduce the visibility of the railing from the street. If any element of this rooftop design were reduced, it would minimize its highly visible and non-historic presence in the streetscape. We suggest that the applicants consider ways in which this may be done.

The LANDMARK WEST! Certificate of Appropriateness Committee believes this proposal is strong in many areas, but in reference to the rooftop addition, we recommend that the Commission consider ways in which to guide the applicant to a more historically sensitive plan.