



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
104 West 76th Street
May 29, 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 104 West 76th Street, a Renaissance Revival rowhouse designed by C. Abbott French & Co. and built in 1888-89. The application is to construct a rooftop addition and enlarge two rear-facing windows.

The LANDMARK WEST! Certificate of Appropriateness Committee has some concerns with this proposal, firstly because its presentation did not include section diagrams nor sightlines, which would have better demonstrated the potential visibility of the rooftop addition. From what we are able to see, the proposed visibility would not create a significant disruption in a roofline that already includes nearby additions. However, without more complete documentation of potential visibility, we cannot confidently endorse nor object to this rooftop addition.

Most disconcerting is the proposed removal of the punched windows at the top floor of the rear façade. Best practice would retain at least this top row—one remaining element of a historic façade that is already heavily altered.

Additionally, we wish that along with all of these alterations we could at *least* praise the applicant for restoration of the existing historic structure. For instance, the applicant could have aimed for the removal of the through-wall A/C units which mar the brownstone façade. But we do not see this or any other restorative measure. We urge the applicant to look not just for ways to make their designated home work for them, but to embrace and celebrate, through restoration and care, the historic fabric of this landmark.

All things considered, if the top row of rear punched openings were retained, and the rooftop addition could be demonstrated to be minimally visible from the street, the LANDMARK WEST! Certificate of Appropriateness Committee could recommend approval of this application.