



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
47 West 94th Street
June 19, 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 47 West 94th Street, a Queen Anne rowhouse designed by Henry Palmer and built in 1890-91. The application is to construct a set-back rooftop addition, extend an existing chimney, expand the existing rear yard extension, excavate to increase height of the existing cellar level, restore façade masonry, and replace windows.

The LANDMARK WEST! Certificate of Appropriateness is grateful to the owner for their restraint in their rooftop addition. They could have sought to add significantly more to this house, like the owners of several properties in the surrounding neighborhood. The proposed addition will be set back a good six feet and will be minimally visible from the street. As it stands, this proposed rooftop addition is far less egregious than it could have been however, we found it curious that they would want to add a utilitarian ships ladder to the primary façade of this landmark and place it in conflict with the new window apertures that they are proposing.

We are also pleased that this project will remove the non-original window guard from the first floor front window, and that the windows will be replaced in wood, the appropriate material. We would have liked to see a wider brick frame around the second floor windows at the back and a proposal for a protection plan for neighboring properties so that the proposed excavation does not disturb surrounding historic fabric. Otherwise, we believe that this application proposes a good, respectful façade restoration.

For these reasons, the LANDMARK WEST! Certificate of Appropriateness Committee recommends approval of this application.