



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
163 West 76th Street
July 31, 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 164 West 76th Street, a Renaissance Revival rowhouse designed by Henry Cook and built in 1892-93. The application is to construct rear yard and rooftop additions.

The LANDMARK WEST! Certificate of Appropriateness Committee finds the extent of expansion proposed in this application out of character and out of scale in relation to the surrounding historic neighborhood. The applicants' own presentation works against them, with elevations that depict a bulky, boxy rooftop addition and a barrage of windows cluttering a massive rear facade.

Although the applicant has set back the proposed rooftop addition significantly, a glance along the block shows the nearly complete consistency of four-story buildings in the row of which 163 West 76th Street is a part. There is only one interruption to that consistent roofline of a comparable size--and that is set back to the very rear of the house. We ask that the applicant reconsider if their addition is a necessary intrusion to an otherwise intact roofline, or if perhaps it could be reduced in bulk.

We also find reason to be concerned with the proposed rear addition. Best practice would retain the punched window openings at least at the top floor of the rear façade—something entirely absent here, as the windows have become doors. Furthermore, the applicants are proposing to remove the distinctive dogleg at the rear—a move that we oppose.

We urge the applicant to seek ways in which they might bring the proposal for their historic home into better dialogue with their surrounding neighborhood--and with that neighborhood's history. The LANDMARK WEST! Certificate of Appropriateness Committee recommends denial of this application if such changes are not made.