



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
241-243 West 75<sup>th</sup> Street  
January 22, 2019**

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 241-243 West 75<sup>th</sup> Street, within the West End-Collegiate Historic District Extension. This landmark is comprised of two Romanesque Revival style rowhouses designed by William J. Merritt and built in 1884-1885, altered and combined in the 20<sup>th</sup> Century. Application is to construct rear yard additions and rooftop additions, excavate for the construction of below-grade additions, and construct a barrier-free access ramp.

The LANDMARK WEST! Certificate of Appropriateness Committee recognizes that these rowhouses have survived whereas their brethren have not. We applaud any proposed work to remove paint, restore and clean brownstone and replace wood windows on the primary façade.

While we typically might see these rooftop accretions as excessive, given that these buildings are the outliers in the current context, we feel the rooftop additions may be appropriate.

The committee's main comments were in respect to the rear elevation.

The rear alterations muddle the series of top floor punched masonry openings, but again, as these are the only remaining rowhouses, the rhythm has already been broken. The architect's proposal to create a new rhythm between these two is a smart update. Keeping the irregular rooftop parapet at rear also helps the viewer read these buildings as two independent rowhouses and for these reasons, the LANDMARK WEST! Certificate of Appropriateness Committee would request that the Landmarks Preservation Commission approve this application.