



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
128 West 70<sup>th</sup> Street  
July 9, 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 128 West 70<sup>th</sup> Street, a neo-Grec/Queen Anne style rowhouse designed by Charles H. Lindsley and built in 1881. The application is to enlarge a rooftop addition, construct a stair bulkhead, raise an existing chimney, and install mechanical equipment and railings.

The LANDMARK WEST! Certificate of Appropriateness Committee found the proposal to extend an existing rooftop addition excessive. The proposal calls for a substantial amount of extension, which is partly visible from the street.

Drawing sheet LPC.111 takes its line of sight at the bulkhead, which is not full width, and the mock up images provided do not reflect a street view, which would reveal the significant visibility of the nearly 20-foot addition before mechanical extensions.

Further, on the rear elevation, the proposal seeks to interrupt the row with out-of-scale window and door openings on sometimes-coplanar additional levels clad as though headed to port for international cargo shipment.

The LANDMARK WEST! Certificate of Appropriateness Committee does not find this proposal appropriate in massing, form nor material, and suggests the Commission deny this application.