



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
319 West 84th Street
October 7, 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 314 West 84th Street, a Romanesque Revival style rowhouse designed by George F. Pelham and built in 1893-94, and within the Riverside-West End Historic District Extension I. The application is to construct rear yard and rooftop additions.

The LANDMARK WEST! Certificate of Appropriateness Committee appreciates the hard work and dedication the design team focused on façade and stoop restorations on the street-front. The same Committee however, was lost at times while reviewing the rest of this application. The design drawings do not seem to reflect the built mock-up in several areas, and there are no notes identifying which design for rooftop addition is intended. Context of neighboring chimney and parapet walls are shown in renderings but are not reflected in the mock-up.

Alterations to a 125-year old landmark should not be taken lightly, and when proposed, vested parties such as the Landmarks Commission and the community should be undoubtedly clear on what is under consideration.

Although there is ambiguity surrounding some of the alignments and massing, what is clear is that a substantial amount of added bulk is proposed for this rowhouse.

If altered, this would be the first full width rear yard in the row and set the precedent for yet another block to fall to insensitive expansions.

The LANDMARK WEST! Certificate of Appropriateness Committee does not find the proposed massing – either the massing visible in the mock-up, or the massing visible in the drawings to be appropriate and would request an overall reduction.