



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
256 West 75<sup>th</sup> Street  
December 2, 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 256 West 75<sup>th</sup> Street, a Queen Anne style rowhouse building designed by William J. Merritt and built in 1885-1886 from within the West End – Collegiate Historic District Extension. The application is to construct rooftop and rear yard additions.

The LANDMARK WEST! Certificate of Appropriateness Committee appreciates the return of the illegally removed roof. It will serve a key function in bringing back the primary façade as will the paint removal from the sandstone. The Committee wondered why the applicant is stopping short of properly cleaning the paint from all the brick so the 1885 façade can once again shine.

In terms of bulk, the Committee was better swayed by the roof top addition, which is shielded by the reinstated rooftop cornice than on the all-destroying rearyard extension.

This rear extension not only obliterates the dogleg, but it shifts the massing considerably, introducing numerous setbacks, new vocabularies and eliminating the top floor punched openings in the process. It also creates a wall against an open core with its adjacent neighbor to the west. What was once a main rooftop guarding the landmark is now a collection of subterranean living room and a grab bag of patio, balconies, terraces, setbacks, bulkheads and, once more, a [now tortured] roof.

The LANDMARK WEST! Certificate of Appropriateness Committee cannot support the excessive additions to this structure. The cumulative impact is simply inappropriate.