



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
34 West 95<sup>th</sup> Street  
December 3, 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 34 West 95<sup>th</sup> Street, a Renaissance Revival style rowhouse building designed by Wagner & Wallace and built in 1897 within the Upper West Side/Central Park West Historic District. The application is to construct a rooftop addition.

The LANDMARK WEST! Certificate of Appropriateness Committee would first like to thank the applicant for proving that it IS possible to convert a century and a quarter old rowhouse, and make it largely accessible via a pneumatic lift that doesn't need to infringe on the contextual rooflines with an out of scale or, in this case, even visible bulkhead.

In evaluating the proposal, the most striking element seems to be a superstructure necessitated by code for a neighboring chimney exhaust. As it is right on the line of the 10-foot required mechanical clearance, The Committee wondered if there is any way to extend the chimney to vent slightly west to reduce the necessary support structure and thus save the roof from becoming a launch pad for a projectile missile as drafted.

Otherwise, although visually busy—busy almost to the point of burnout—the Committee found this to be a very restrained addition in terms of bulk. This addition seeks to serve the inhabitants rather than merely colonize the roofscape of the block.

The LANDMARK WEST! Certificate of Appropriateness Committee supports this application but does ask for a second look at the requirements of the neighboring chimney.