



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
56 West 85<sup>th</sup> Street  
February 25, 2020**

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 56 West 85<sup>th</sup> Street, a Queen Anne style rowhouse with neo-Grec style elements designed by Thom & Wilson and built in 1886-87 from within the Upper West Side/Central Park West Historic District. The application is to construct a rear yard addition.

The LANDMARK WEST! Certificate of Appropriateness Committee found this presentation hard to read. With blurry plans and few dimensions, it is difficult to determine the scope of the applicant's intervention. From what the Committee could decipher, this rear yard addition appears to be minimally obtrusive, due to its low height of one story, but also appears to encroach within the 30-foot required rear yard, into a doughnut which is particularly intact. Every home, excluding one house that fronts on West 84<sup>th</sup> Street, has retained its doglegged rear yard. Should this application be approved, this nearly intact doughnut would stray further from its historic plan, setting a dangerous precedent that could lead to more alteration on this block.

The LANDMARK WEST! Certificate of Appropriateness Committee recommends the applicant reconsider their plans, reapplying with an easier to understand presentation for a more sympathetic intervention.