



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
42 West 94<sup>th</sup> Street  
May 19, 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 42 West 94<sup>th</sup> Street, a Queen Anne style rowhouse with Romanesque Revival and neo-Grec elements, designed by Increase M. Grenell and built in 1888 from within the Upper West Side/Central Park West Historic District. The application is to construct rooftop and rear yard additions.

The LANDMARK WEST! Certificate of Appropriateness Committee found this to be among the most composed drawing sets we've reviewed and wanted to thank the applicant for a thoughtful, considered presentation which only bodes well for the other changes planned within.

While the Committee feels strongly about doglegs into the doughnut, this block has been heavily altered, and the applicant's proposal is comparatively restrained with its retention of masonry cheek walls and sills. Similarly, the roof top addition is set back, not full width, in a variant material and non-visible from the street.

The Committee's one question related to the run of the exterior staircase from the parlor level to the rear yard. The new volume of the building and balcony already extends further into the rear doughnut than the former dogleg. This is before the addition of a new stair.

The Committee hopes the applicant will be open to considering a spiral stair or switch back stair to reduce the projection into the yard and protect the privacy of their neighbors.

The LANDMARK WEST! Certificate of Appropriateness Committee suggests approval of this application with slight modifications.