



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
119 West 69th Street
July 21, 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 119 West 69th Street, within the Upper West Side/Central Park West Historic District. This landmark is a Renaissance Revival/Romanesque Revival rowhouse designed by Thom and Wilson and built in 1891. The Application is to enlarge a rear yard extension.

The Landmark West Certificate of Appropriateness Committee questions this proposal's past, present and future.

This fourth floor already exhibits evidence of a past intervention to an altered rear façade with an existing extension and roof top addition. A choice was made to BandAid access to a roof terrace at this tier via a tacked on wedge so a resident would not open a middle window (modified into a door) and walk out onto a baseless footing.

While further alterations shown in this proposal will correct this irregularity (before creating others), this triangular wedge is inexplicably shown to remain as a trace of this past dubious planning.

Internally, a second bedroom will be carved out; although featuring a closet, it will have no doors nor exterior windows. Legality aside, this alteration would not require exterior changes.

Outside, while the 6'5" bump-out is nominal, it yields another set-back further complicating the rear façade. It's cap is treated in another, now third type of non-original railing independent from that at the roof and independent from that at the newly reduced fourth-floor terrace. The new window and door sets introduced bring a third new non-original door type to this façade and a sixth new non-original window type to this façade respectively further complicating an already very busy mix of glazing. Suddenly, the fifth floor is merely for posterity's reference.

We recognize the benefit in differentiating periods of alteration but there is also some benefit to a building's integrity. We recommend simplifying the fourth and fifth floor terrace railing to be of the same language, and request that the fourth floor double windows match the second and third floor for greater cohesion, while removing the unnecessary scabs of prior modifications.

Thank You.