



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
26 West 95th Street
October 6, 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 26 West 95th Street, within the Upper West Side/Central Park West Historic District. This landmark is a Renaissance Revival style rowhouse designed by Neville & Bagge and built in 1892-93. The Application is to construct rooftop and rear yard additions, and a stoop.

The Landmark West Certificate of Appropriateness Committee is excited to see all of the attention paid to replicating this long lost façade. This exactitude further confuses the rationale for creating a fictional stoop whereas similar dimensions and details for the original box stoop readily exist. The complicating factor seems to be a pre-existing 2'-11" pinch point which would no further be exasperated by a true reconstruction. Similarly, if one can justify a setback straight stoop, a box stoop of similar set back would be more cohesive to the row and original intent.

On the reverse façade, if approved, this Rear Yard would be only the third full-width addition to this otherwise intact doughnut. Both of those offending instances, approved in 2017, are on end rowhouses adjacent larger avenue buildings whereas this landmark rowhouse is centrally located mid-block and would have greater disruption to neighbors.

The Landmark West Certificate of Appropriateness Committee urges the Commission to consider the architect's intent of the row both publically on the street and semi-publically on the rear-yard and seek modifications from this proposal.

Thank You.