



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
131 West 69th Street
May 11, 2021**

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 121 West 69th Street, a Renaissance Revival style rowhouse from within the Upper West Side/Central Park West Historic District. This landmark was designed by Thom & Wilson and built in 1891-92. The application is to construct rooftop and rear yard additions and modify openings at the rear facade.

The Landmark West Certificate of Appropriateness Committee reviewed the presentation and found many aspects such as windows slated to remain as over-detailed for this application while basic elements in the form of existing plans are completely absent, and plot plans are so abbreviated that they omit useful context.

There are many laudable aspects from environmental considerations in new solar panels to added stone lintels and more regular window openings which tidy the elevations, and remove non-original elements such as glass block, but these are offset by the insertion of new foreign elements like perforated spandrels which arrive without precedent to the row, block or district.

The Committee's main pause came from the added volumes. All rowhouse sites of this Thom and Wilson retain their expressed doglegs. If this rhythm must be violated, would urge the applicant to consider reducing the rear yard breakfast room extension to one story. Nobody has a stack of pancakes that would justify any taller.

Thank You.