



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
6 West 95th Street
August 09, 2022**

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 6 West 95th Street, a Churrigueresque and Renaissance Revival style rowhouse from within the Upper West Side – Central Park West Historic District. This landmark is one of the two remaining buildings designed by Horace Edgar Hartwell, completed in 1894. The application is to construct rear yard and rooftop additions, modify a masonry opening, install mechanical equipment, and raise parapets.

The LANDMARK WEST! Certificate of Appropriateness Committee appreciates the applicants drawing set which clearly enumerate the multitude of changes proposed. We are surprised after having testified on this property a mere seven years ago to see the completed project again, with so many additional modifications.

The tweaking of the most recent redesign introduces some concerns. For example, at the topmost row of rear punched openings, the applicant now seeks three doors. For cohesion with its sibling rowhouse we would ask that the single punched window opening remain, thus connecting the rear façade of #6 with #8.

On paper, the litany of changes tick many boxes--updating non-historic windows, employing variant materials like standing seam siding, and from a massing perspective, inseting the bulkhead. Cumulatively however, these changes rise the rear elevation from 41'-6 ¼" to 60'-5 ¼"...almost by a full 50%! Although not visible from the primary façade these accretions dwarf the underlying landmark.

The LANDMARK WEST! Certificate of Appropriateness Committee finds the proposed work to be excessive, and it detracts from the landmark. We would recommend denial of this application of re-renovation.

Thank You.