



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
340 West 72nd Street – Chatsworth and Annex
December 13, 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 340 West 72nd Street, The Chatsworth & Annex, an Individual Landmarked Beaux-Arts-style annex, designed by John Scharsmith and built in 1905-06. The application is to construct a rooftop addition.

The LANDMARK WEST! Certificate of Appropriateness Committee notes the restoration of the copper cheneau and cornice on the Chatsworth and Annex that was promised as part of the original application yet remain absent. Realization of these elements should take precedent and be followed through, in good faith, before other undertakings begin.

In regards to this application and echoing our previous testimony in 2014, the Committee would not find it objectionable to build a code-compliant rooftop addition to the annex. However, we oppose the proposed changes to massing and material of this new application. Building a partial width addition disrupts the dominant symmetry. Symmetry is a key identifying feature of the Chatsworth and Annex's style which defines its individual landmark status. Our C of A Committee favors the previously approved 2014 proposal, which featured a full width rooftop addition with metal cladding, as we believe it visually compliments the mansard Chatsworth and Annex ensemble.

The Certificate of Appropriateness Committee advises a revision of this addition. We appreciate the restoration proposals and hope they are restored accurately and timely.