



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
48 West 85th Street
December 6, 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 48 West 85th Street, a Queen Anne style rowhouse with Neo-Grec elements designed by Thom & Wilson and built in 1886-1887 from within the Upper West Side/Central Park West Historic District. The application is to construct rooftop and rear yard additions.

The LANDMARK WEST! Certificate of Appropriateness Committee appreciates the plan to replace the non-historic windows with one over one, double hung windows. We fully agree with all proposed restoration work on this distinct facade. The proposed rooftop addition and screen acts as functional components and cannot be seen from the main thoroughfares.

Where our concern lies is the rear yard addition and we ask the applicant and the Commission to reconsider this alteration for fear of losing consistency with the rest of the row, particularly the stretch of five rowhouses from 48 to 56 all designed by Thom & Wilson, on the account of two notable elements.

The applicant proposes a full rear yard addition to replace the existing dog leg rear yard addition, and plans to install windows that are wider than existing windows on the building and the row. This has an effect on the overall cohesiveness of the row. Additionally, the full rear yard addition would be the only one of its kind on the row, (and in this doughnut!), again throwing off the consistency of the row as a whole.

If the full rear yard addition is approved, The LANDMARK WEST! Certificate of Appropriateness Committee would ask that the applicant consider lowering the proposed addition at least one story, keeping consistent height with the dog leg additions on the row.