



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
36 West 85th Street
May 9, 2023**

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 36 West 85th Street, A Georgian/Renaissance Revival style rowhouse designed by George F. Pelham and built in 1897 from within the Upper West Side/Central Park West Historic District. The application is to construct a rear yard addition.

The LANDMARK WEST! Certificate of Appropriateness Committee has always maintained a stance that the top floor level of punched windows should remain within the existing plane to preserve the historic reading of the row. The proposed rear yard extension no longer aligns with its sibling at 32 West 85th Street. The current design includes the ghost of the dog leg, therefore we believe the plane should be preserved to retain the historic reading of the rear facade.

The rooftop accretions are very large and very visible from the public thoroughfare. Our Committee suggests setting the extended chimney stack further back (since code allows chimneys to vent at a 45-degree angle) diminishing the impact on public view.

Our Committee was pleased to see the design change from white-painted brick to standard red brick, which is more consistent with the period.

The LANDMARK WEST! Certificate of Appropriateness Committee recommends the rooftop accretions be set further back to be less visible from the street, and to maintain the existing plane of the rear facades.

Thank you.