



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
8 West 86th Street
September 10, 2024**

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 8 West 86th Street, a Georgian Revival style rowhouse designed by Taylor & Levi and built in 1908, from within the Upper West Side/Central Park West Historic District. The application is to construct rear yard and rooftop additions, and alter the main entrance and areaway.

The LANDMARK WEST! Certificate of Appropriateness Committee is happy to see new life brought to this beautiful historic rowhouse. We are glad significant restoration efforts are being made, including the restoration of the historic balustrade. We believe the balustrade will be very effective in limiting the visibility of the proposed rooftop addition from the street level.

We appreciate the applicant considering our reservations about the originally proposed white paint on the railings and its suitability in the present day. Most railings on West 86th Street are now painted black, and we were concerned it could affect the uniformity of the block. The loss of the secondary window at the entrance level is regrettable, however, but we understand that the applicant had limited alternatives.

We do have some concerns about the impact the proposal will have on neighbors. Mostly the rear yard extension upon the dog leg - which will essentially seal in the courtyard of 10 West 86th Street, reducing some light and air from reaching the lower floors of the building. The development at this site will prove to change the quality of life for adjacent residents and poses not only social but also environmental concerns.

Additionally, the potential noise emitting from industrial-level air conditioning that will run all day, all year-round to facilitate collections management is another quality of life concern. Our Committee would like the applicant to evaluate the potential impact of noise and heat on nearby neighbors and what type of HVAC systems will be installed?

We urge the applicant to consider the concerns of neighbors and take steps to mitigate these impacts and preserve the quality of life for our community.

Thank you.