



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
144 West 82nd Street  
November 19, 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 144 West 82nd Street, a Neo-Grec style rowhouse designed by Ralph S. Townsend and built in 1884-85, 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 finds this proposed rear yard addition on top of an existing roof terrace addition inappropriate. To the best of our knowledge, there is no precedent for these types of 'greenhouse' additions above the garden level within the Upper West Side/Central Park West Historic District. Approval would make this proposal inconsistent with the built fabric of the district.

Although the rear was altered beyond the original condition, and the proposed is not visible from the street, these compounding incremental changes to the doughnut are worth further consideration.

Additionally, the proposal will partially block the windows on the neighboring building, further limiting light and air in these dense residential blocks beyond the constrictions imposed in their 2001 expansion. Although not within the purview of this Commission, it is our Committee's considered opinion that such construction further dilutes any argument for appropriateness because of its impacts on the quality of life of neighbors.

Our Committee recommends the Commission reject this proposal.

Thank you.