



**West End Preservation Society Statement to the NYC Landmarks Preservation Commission regarding
Certificates Of Appropriateness for Borough of Manhattan: 17-1185 - Block 1892, lot 60 CB7
Riverside-West End Historic District Extension II**

September 22, 2015

Good Morning Chair Srinivasan, Commissioners and Staff,

West End Preservation Society (WEPS) appreciates the façade restoration work that owners of these Renaissance Revival Rowhouses have proposed. Much of the architectural detail has been retained on these buildings, if a little worse for wear. It is appropriate to the historic district to replace the windows in kind and retain/restore the ornamental grillework. It would be preferable to retain the door on the western gate rather than transform it into a window but retaining the illusion could be a reasonable compromise. The changes in the eastern entry gate would also benefit from replacement in kind but we recognize the applicant's willingness to incorporate feedback into retaining the existing grille design on the enlarged eastern gate entry.

In the context of the neighborhood, we feel the additional bulkheads and airhandlers placed atop the rooftop addition presents too much mass. We feel a reduction is appropriate. While the proposed rear yard addition has scaled back its depth from the existing footprint, it incorporates additional floors building wide. The proposed balconies extend well beyond the existing footprint and the addition of a fire escape on the rear of the building adds busyness to the already busy design of the balconies.

We would like to see the depth of the balconies reduced and in a perfect world the second means of egress would be incorporated into the interior of the building. We would also request as much greenspace as possible be maintained in the rear yard.

Thank you for considering our comments.