



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
108 West 74th Street
March 22, 2016**

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 the application to construct a rear yard addition at 108 West 74th Street, a Renaissance Revival style rowhouse with Gothic and Moorish style elements, designed by Thom and Wilson and built in 1886-87, which is part of the Upper West Side/Central Park West Historic District.

With the exception of the pumpkin stucco (where we would prefer brick), LANDMARK WEST!'s Certificate of Appropriateness Committee is in favor of this proposal.

The elevated material palette will be a sophisticated and elegant addition to a mixed-use building on a commercially-zoned lot. While we are sensitive to the neighboring rowhouses, noting that there is a communal rear yard due south aids our Committee's decision making.

This thoughtful proposal provides adequate rear yard, improves plantings and finishes, and enhances the building use, continuing its commercial overlay. Its very existence seeks to act on a good neighbor policy and will be a positive addition to the district.

Our Committee supports this proposal.

Thank you for your consideration.