



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
120 West 74th Street
October 11, 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 new stoop and a rear yard addition at 120 West 74th Street, a Queen Anne/Romanesque Revival style rowhouse with Moorish elements designed by Thom and Wilson and built in 1886-1887 that is part of the Upper West Side/Central Park West Historic District.

The LANDMARK WEST! Certificate of Appropriateness Committee is grateful for the return of a box stoop, but simultaneously, laments the loss of another rear yard dogleg. This landmark building does not exist in a bubble. Drawings show no context of siteplans noting open space nor reflecting doglegs; further, elevations do not show adjacent properties to evaluate parapets and masonry openings against.

What is clear is that a defined cornice line and brick corbelled window enframements are proposed for removal. While the revised massing will require the loss of the enframements there is no reason why the parapet must rise. A new rooftop railing can happily protect both humans the original, extant rear cornice line.

Thank you for your time.