



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
164 West 74th Street  
September 20, 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 install an ADA-compliant entrance, construct rooftop additions, and alter the rear facade at 164 West 74th Street, a Beaux Arts style hotel building designed by Buchman & Fox and built in 1901-02 which is part of the Upper West Side/Central Park West Historic District.

The LANDMARK WEST! Certificate of Appropriateness Committee is concerned by the depth of rear yard excavation, and seeks assurance that this will not undermine neighbors rear yards.

Design-wise, we feel quite strongly that this is a significant improvement. The proposed interventions will bring this landmark into ADA accessibility, and reduce the rear encroachment. The loss of areaways is more than compensated for by the reduction in impact on light and air to the contiguous neighbors' properties.

We also accept that the corseted massing necessitates the removal of the original rear wall, including its top line of punched masonry openings, a loss which we feel in this circumstance is acceptable.

The proposed rear façade is a façade interrupted- the glass chasm is bracketed by a masonry frame. It is reminiscent of the vocabulary of the street side, but elevates the diction of what preceded it. This proposal is a more modern translation, one which still defers to the primary street façade.

LANDMARK WEST! Is in favor of this Certificate of Appropriateness.

Thank you for your time.