



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
169 West 85th Street
July 18, 2017**

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, excavate the rear yard, and alter the façade of 169 West 85th Street, a Romanesque Revival style rowhouse designed by John G. Prague and built in 1889-1890.

The LANDMARK WEST! Certificate of Appropriateness Committee commends the applicant for their restoration of the façade of this 127-year old landmark. Reconstituting the original entry and historic masonry stoop with balusters and railing, while also framing the areaway will return the street presence to this landmark, and put it further in dialogue with its neighbor at no. 167.

Our committee believes the alteration of the ground floor for retail to be a thoughtful mediation between already-compromised authentic fabric and re-imagination for retail use. Typically, retail entrances in conversions within this District usually occur below the stoop, but in this instance, the solution could be appropriate. Our hope is that tenant signage can be curbed to not overshadow or undermine this restoration.

In regards to the bulkhead, this proposal is the first rooftop addition in recent Committee recollection where we all agree that the utilitarian accretion is also appropriate.

Our Committee's conversations focused mainly on the rear yard. While the Committee has a long history of requesting a minimum of a 5' planted edge, the presence of the large green roof—again—given the specific zoning of this site, would be an appropriate alternative.

LANDMARK WEST!'s Certificate of Appropriateness Committee supports this application.

Thank you for your consideration.