



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
275 Central Park West
March 21, 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 (C of A) Committee wishes to comment on the application to enlarge a rooftop bulkhead at 275 Central Park West, a neo-Renaissance style apartment building designed by Emery Roth and built in 1930-31, which is part of the Upper West Side/Central Park West Historic District.

While at first blush this project may seem like a modest one, the C of A Committee wants to draw the Commission's attention to the mock up photo J/A-010. This detail depicts the proposed addition on the primary façade making it clear that the enlarged bulkhead and vestibule will have a significant impact on a prominent view of the landmark.

The proposed modification is a substantial intervention and it IS visible from the bridge path. Our C of A Committee found that it DOES detract from the scale and massing of the landmark. The most deleterious aspects of the project include the interruption of the inherent symmetry of this façade, the disruption of the original volume of the building and its impact on the highly recognizable and iconic skyline.

As a result, the C of A Committee finds the proposal inappropriate and recommends denial of this application.

Our Committee feels that this project is a worthy moment to note the fallacy of continual atomization of projects. This extension and vestibule appears to exist in the context of a larger scheme handled at staff level. While in that context it may seem minor, the public is reading this building not as a bulkhead extension but as an intrusion in the urban fabric—in its context of the building, this block, the Central Park Skyline and its greater Historic District. It is a perspective clearly visible from the Central Park Scenic Landmark, but one that is lost when one only focuses on quantity of brick coursings justified by code, amid a complete rooftop overhaul.

Thank you for your time.