



**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
The Belnord Apartments-201-225 West 86th Street, aka 200-248 West 87th Street,
540-558 Amsterdam Avenue, 2360-2376 Broadway
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 install rooftop mechanical equipment on this individual landmark, Italian Renaissance-style apartment building designed by Hiss and Weekes and built in 1908-1909.

The LANDMARK WEST! Certificate of Appropriateness Committee is comprised of many lawyers, architects, designers and committed neighbors who volunteer their time to review each and every Upper West Side application out of love for the built environment and genuine concern for our evolving community. And as full disclosure: one of those members is also a member of the Landmark West! Board (who happens to be the applicant for this item).

Our Committee was admittedly surprised to see bulk of this proposal.

The Belnord, among the original 1966 individual designations, is one of the quintessential UWS landmarks by legal definition and in spirit. A full city block, the Belnord Apartments' magnificent Italian-Renaissance clad interior court taunts the curiosity of passers-by. It has street frontages effectively on eight sides, four public and four semi-public, which limit options for roof-mounted services.

After a lengthy explanation which cancelled out alternative locations for the boilers, and an accompanying engineering report confirming the need, along with proof that these boilers are sized to building needs and sited as compactly as legally possible, the Committee acknowledges this may be the best solution to the given circumstance.

Our Committee is however, also cautious that this moment marks a tipping point. Essentially, any future accretions, mechanical or otherwise will need to displace existing infrastructure or interfere with the building's original design elements- whether that manifests itself as blocking interior skylights or further violating public view.

It is our hope that as technology improves these boilers, and their surrounding enclosure may contract to again allow the building to stand triumphantly on its own, as Hiss and Weekes originally intended.

Thank you for your time.