



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
315 Central Park West
February 5, 2019**

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 315 Central Park West, a neo-Renaissance style apartment building designed by Schwartz & Gross and built in 1911-12. The application is to modify mechanical bulkheads at the roof.

The LANDMARK WEST! Certificate of Appropriateness Committee appreciates and understands the applicant's need to have reliable elevators to access all floors of this twelve-story landmark. Must all of these elevators also access the roof? Unfortunately, the upgrades as presented will have a cumulative negative impact upon not only this building, but the Central Park West skyline as viewed from Central Park and the Upper West Side-Central Park West Historic District.

Elevator technologies have surely improved in the century since this landmark was first built and one would hope there are options to limit the rooftop overrun bulkheads. As currently designed, these asymmetric volumes unnecessarily compete with Emery Roth's dual towers of the El Dorado. Worse yet, they lose the competition miserably.

The LANDMARK WEST! Certificate of Appropriateness Committee suggests the Commission consider the cumulative impact, and necessity of all of these visible rooftop accretions. LANDMARK WEST! suggests the applicant modify their application for nominal impact.