



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
141 West 85<sup>th</sup> Street  
September 10, 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 141 West 85<sup>th</sup> Street, a Queen Anne style rowhouse building designed by John G. Prague and built in 1890-91 from within the Upper West Side/Central Park West Historic District. The application is to replace a stoop.

The LANDMARK WEST! Certificate of Appropriateness Committee recognizes the safety concerns presented by the applicant. In reviewing the block, this landmark and an adjacent neighbor are the only two with steel stoop entries. These non-original outliers might suit New Orleans but do not contribute to the unique sense of place of the Upper West Side/Central Park West Historic District, and arguably detract from it with their industrial diamond-plate treads, open-back risers and utilitarian rails.

Numerous neighbors have embarked on detailed restorations and reconstructions of their stoops, including the applicant in the immediately preceding application, which lies just two blocks north. Securing, fixing and maintaining what is grandfathered is one thing. Approving a replacement in kind justifies decades of inappropriate design choices, and would bolster the potential for a similar unfortunate condition to continue next door.

The LANDMARK WEST! Certificate of Appropriateness Committee would support reconstruction of the original stoop for the long-term coherence of the block and the district.