



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
120 West 74th Street
April 21, 2020**

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 120 West 74th Street, a Queen Anne/Romanesque Revival style rowhouse designed by Thom & Wilson and built in 1886-1887 from within the Upper West Side/Central Park West Historic District. The application is to alter the areaway and construct a ramp and garbage enclosure.

The LANDMARK WEST! Certificate of Appropriateness Committee was intrigued by this inventive proposal. While not based in historic precedent, the solution meets multiple present day needs and does not detract from the façade, by ensuring that the primary interventions do not rise past sidewalk level.

As policy the LANDMARK WEST! Certificate of Appropriateness Committee supports accessibility to our landmarks in order to make them available to all New Yorkers. We find the proposed ramp to be an appropriate compromise to allow adequate run to the destination and providing utility which was often the role of these areaways. The changes do not compete with the underlying original structure and not obscure any defining architectural features.

In regards to the brick, while in conversation with the non-original periphery, the internal enclosure is not completed with a “rowlock” course like the perimeter brick walls, but rather, just stretcher bond courses right up to the metal lids. We ask that the applicant consider a rowlock course approaching the metal enclosure cover.

The LANDMARK WEST! Certificate of Appropriateness Committee supports approval of this application.