



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
June 8, 2021**

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 with Moorish elements designed by Thom & Wilson and built in 1886-1887 from within the Upper West Side/Central Park West Historic District. The Application is to amend Certificate of Appropriateness 19-8641 to modify the proposed rear addition.

The Landmark West Certificate of Appropriateness Committee supported this applicant's accessibility efforts and even suggested improvements for constructability and structural integrity of their interventions in April of 2020. We questioned their need to raise the parapet and destroy original corbelling in October of 2016.

We can appreciate the applicant's interest in additional space for a modest rental unit but from a landmark standpoint, the original fabric is being entirely obliterated. Landmark West holds firm in the long standing tradition of maintaining top level punched openings on rear facades. The application today breaks any remaining vestige of continuity with the row.

Cited precedents predate the online permit database, and possibly the district designation, but regardless, note that while 140-144 rise to the roof, they are shouldered dogleg extensions, not full-width, full height for their respective landmarks.

The Landmark West Certificate of Appropriateness Committee can support the switch to brick for the rear façade, and the stone lintels above windows for approval, but does not support the full width rear yard extension for the full height of the landmark.

Thank You.