



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
231 & 233 West 74th Street
October 11, 2022**

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 231 and 233 West 74th Street, a pair of Queen Anne style rowhouses designed by William J. Merritt and built in 1885-86 from within the West End - Collegiate Historic District Extension. The application is to reconstruct the front facades.

The LANDMARK WEST! Certificate of Appropriateness Committee is aware of the years of calls we have received regarding this pair of rowhouses and we are grateful that the time has come to mobilize crews and return these buildings to their original glory.

As a preservation organization, we must favor restoration over reconstruction. In a typical instance, measures would be taken to secure the façade prior to any required structural underpinning to correct any significant settling or shifting of the structure. Instead, in this application, the team seeks a full rebuild.

Our committee believes that the added stress on the extant fabric marked as “to remain” which in the outlined scope would need to be removed, brushed, stacked, stored all to ultimately join with other non-original materials in its reinstallation will lead to further deterioration, than if the building was secured internally and restored. In instances of removal and reconstruction, our Committee believes the joints will grow and even with the same materials, the structure will enlarge throwing off the refined details and alignments of the original.

While still further questions remain about the windows and doors, we must challenge the outlined process.

The LANDMARK WEST! Certificate of Appropriateness Committee recommends the LPC prescribe restoration over reconstruction.