



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
43 West 74th Street
March 28, 2023**

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 43 West 74th Street, a Renaissance Revival-style rowhouse designed by Max Hensel and built in 1889-90 from within the Upper West Side/Central Park West Historic District. The application is to amend Certificate of Appropriateness 22-01235 to expand the scope of work to construct a rooftop addition and alter a masonry opening.

The LANDMARK WEST! Certificate of Appropriateness Committee always appreciates when the owner of a landmarked building goes the extra mile to try and restore the facade to its original condition and we eagerly await the proposed project's finished result—it is a true gift to the neighborhood.

It is refreshing to see the building once again align with adjacent buildings in the doughnut, however, it is also curious to see the rear yard window fenestration design evolve to a multi-lite configuration over its simpler predecessor.

Our Committee is concerned at the height of the addition and bulkhead of this rowhouse. 43 West 74th Street was once divided into 15 separate apartments, and in its return to a single-family household, the needed expansion is surprising. Being that the addition is set back and not visible from the public thoroughfare, we find that in this instance the proposed scope of work is acceptable.

The LANDMARK WEST! Certificate of Appropriateness Committee recommends approval.