



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
166 West 72nd Street  
April, 9, 2024**

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 166 West 72nd Street, a Renaissance Revival apartment building designed by George & Edward Blum and built in 1911, from within the Upper West Side/Central Park West Historic District. The application is to legalize a penthouse addition without LPC permit (s).

The LANDMARK WEST! Certificate of Appropriateness Committee vehemently opposes legalizations of work installed without LPC permits. When property owners ignore the Landmarks Law and make changes without the Commission's guidance and consent, all too frequently the results are, at best, unremarkable, and at worst, destructive. In either case, the practice of legalizing alterations after the fact, in essence penalizes property owners who often go to great lengths to comply with landmarks regulations by rewarding those who flout the law.

A Stop Work Order and then a violation were issued for this illegal work in late 2023, our committee is happy to see this item has been updated to a legalization application, reflecting the unpermitted nature of the work. Our Committee is confused by this proposal and its intended use. It was presented at the Community Board as "a solution to the housing crisis," with drawings describing it as enlarging existing "maid's quarters" but the truth is this proposal expands an existing home (depicted only in a section with no floorplans) with two additional tiny bedrooms and tiny bathrooms. The full use is suspect, and it's unclear nature might be why this work began without LPC or even DOB permits.

We suggest the LPC advise the applicant to tear down this illegal partial construction and start over again with a complete plan, and all proper permits.

Thank you.