



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
167 West 85th Street
May 6, 2025**

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 167 West 85th Street, a Romanesque Revival style row house built in 1889-90 by John G. Prague, from within the Upper West Side/Central Park West Historic District. The application is to construct a rear yard addition.

The LANDMARK WEST! Certificate of Appropriateness Committee originally objected to this proposed four-story full-width rear yard addition in our January statement, when this project was first presented. Although at the edge of the district, and the edge of this row, if approved, this will be the only four-story full-width rear yard addition within this doughnut. We bemoan the constant encroachment upon the doughnut and its impact on adequate light and air.

We understand, and take no issue with, some of the new design changes such as the addition of transoms to the doors. We do not understand, however, the choice to alter the proposed fourth floor facade materials from brick to painted aluminum. One cited example on the block is insufficient.

We once again urge the applicant to consider maintaining a three-story height with brick facade at the rear to preserve the doughnut and improve the quality of life for our community.

Thank you.