



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
344 West 72nd Street-The Chatsworth Apartments
July 10, 2006**

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 the application to enlarge an existing penthouse on this individually landmarked Beaux-Arts style apartment building designed by John Scharsmith and constructed in 1902-1904.

A pageant of flamboyant ornamentation, the Chatsworth holds a prominent spot among individual landmarks on the Upper West Side, and any alteration to this Beaux-Arts edifice at the intersection of West 72nd Street and Riverside Park should be carefully considered. Based on evaluation of the mock-up, our committee is satisfied that the visibility of the proposed addition to the existing penthouse is minimal and does not encroach upon the design elements of the building's historic fabric nor is the impact significant from the West 71st Street Historic District. We are not opposed to this application.



**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
2020 Broadway
July 10, 2007**

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 the application to install a new storefront on this neo-Renaissance Style building which was designed by Ware & Styne-Harde, built in 1895-96 and designated as part of the Upper West Side-Central Park West Historic District.

Standing at a bustling corner of Broadway and West 69th Street, 2020 Broadway embodies the classic merging of residential and commercial use that so defines New York City's Broadway. Along the ground-floor level, restaurants and shops promote their wares; while above, cartouches and clever decorative features lead the eye skyward toward an elaborate cornice.

Located among the building's residential entrance and two much larger storefronts occupied by a shoe-store and enclosed sidewalk cafe is the narrow storefront currently occupied by the Barcibo wine bar. Although diminutive, this retail facility casts an important presence upon the façade of the building and its design should be carefully considered. As a principle, our committee is in favor of preserving historic fabric, including, when appropriate, the layering of different eras of design. Since it appears that no historical fabric is being removed or compromised by this proposal, we do not object to the addition of folding doors.

That said, our committee was divided over the vivid yellow color proposed for the folding doors. Some felt it was a jarring, attention-grabbing intrusion on the street level and no more than an attempt to draw passersby into this diminutive storefront. Others felt that reversible conditions such as paint should be allowed. Regardless, this bright color will mute through time and weathering.

Furthermore, in their present condition, the retail spaces at 2020 Broadway bear no relationship to one another or the building as a whole. In the past, this Committee has advocated for the adoption of a storefront masterplan for this building, and we question whether this should be a stipulation before moving forward with this application.