



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
41 West 74th Street
January 23, 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 an application to construct a rear yard and rooftop addition on this Renaissance Revival-style rowhouse, which was designed by W. H. Jacobs and built in 1889-90, and designated as part of the Upper West Side-Central Park West Historic District

The Committee commends certain elements of the applicant's proposed façade restoration—including removing layers of paint, exposing brownstone, and restoring the building's unique upper loggia—all of which will improve the West 74th streetscape and enhance the building's elaborate and abundant remaining details.

That said, we do have concerns with the materials approved at the staff level as well as elements of the Certificate of Appropriateness application before you today. We realize that the staff-level items are not officially part of the commissioners' review today. However, we feel strongly that these items depart from the spirit, if not the letter, of the Commission's guidelines for restoration.

Brickmolds

Regarding the proposed new replacement wood windows along the front facade, we seriously question the stock wood brickmold without a profile at the front facade. The brickmold shown in the application materials is not a historic profile for this neo-Renaissance building, nor any of the other buildings on this row. Whatever a window manufacturer labels as "Landmark brickmold" does not apply to reproducing a historic brickmold for designated properties in New York City. The applicant should make an effort to find a wood brickmold profile that is more suitable and historically appropriate. As the guidelines for window restoration and replacement clearly state, "In most historic buildings the window sash, window framing, and the architectural detail surrounding the details were carefully designed as an integral component of the style, scale and character

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of the building. It is important to retain the configuration, operation, details, materials and finish of the original window *as well as to maintain the size of the openings, sills, decorative moldings and the sash itself.*”

Applied Muntins

The guidelines are also explicit in requiring the original configuration of windows in landmarked buildings. As a result, the surface applied muntins proposed in this application are inappropriate window details for this designated building and detract from the overall design of the facade and from significant architectural features of the building, the row, and the streetscape. With their individual panes, true divided lights impart a scale that cannot be duplicated by simulated divided lights, which are visually but not physically separated behind a single large plane of glass. The term “simulated” is not a turn of phrase; it calls out the replacement windows’ lack of authenticity.

Rear Yard and Roof Top Additions:

Turning to the rear yard addition, the Committee has consistently stressed the importance of not encroaching on the historic “doughnut” of open space that was formed when these blocks were first developed. The east side of the proposed penthouse floor, set back only one foot from the five story rear wall, severely encroaches on sight lines from the “doughnut” and will thus be seen as a six-story building compared to the adjacent 5-story buildings. As it changes the nature of the rear wall, we feel that this encroachment is inappropriate and that the penthouse setback should be restudied to eliminate this visual impact. Further, the Committee objects to the stucco cladding for the proposed rooftop addition since a penthouse addition should clearly identify itself as the product of a later building campaign. The proposed penthouse should declare itself as a modern addition through more extensive use of glass and metal.

In addition, two details demand further attention:

Termination of the Rear Façade: 41 West 74th Street was constructed as part of a sequence of five rowhouses, and several of those neighboring buildings maintain original corbelled brickwork at their rear walls’ roofline. The same details should be integrated into this addition’s design in place of a flat plane terminating in precast coping.

Window Color: In order to maintain and enhance the visual harmony of the rear yard, the window enframements for the rear façade ought to be a complementary shade of brown, not black.

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It is imperative that these small, but significant elements be addressed before approving the application. Attention to such details will result in more successful restoration and addition.



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**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
180 West 81st Street
January 23, 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 alter the façade to create barrier-free access and install new storefront infill on this Renaissance/Romanesque Revival style apartment building which was built in 1889-90 and designated as part of the Upper West Side-Central Park West Historic District.

The Committee is pleased that the applicant is moving forward with a storefront masterplan for this building which occupies a prominent corner in the district and has been subjected to numerous LPC violations since designation. We do not object to the proposal for barrier free access but would advocate that alterations to the building be reversible.

We are in favor of restoring the delaminating brownstone on the 81st Street façade and emphasize that stone used to repair the 81st Street facade should match the deep reddish-brown color visible in spalled sections.

The storefront master plan does require several minor changes to result in a more successful project.

Awnings: The awnings should be open-sided and placed below the lintel to avoid obscuring this significant building detail.

Sidewalk cafe: It is regrettable that an enclosed sidewalk café was permitted at this location, and we would advocate for its removal. That having been said, the broad expanse of green canvas proposed for the enclosure's roof will require ongoing maintenance, will eventually become faded and should be replaced with metal, a more traditional roofing material.

Signage: Conduits carrying wiring to the primary lit signage on the 81st Street and Amsterdam Avenue facades should be completely hidden.



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**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
125 West 75th Street
January 23, 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 construct a rear yard addition on this Renaissance Revival style rowhouse which was designed by Neville & Bagge, built between 1893-1894 and designated as part of the Upper West Side-Central Park West Historic District,

The Committee is pleased to see that paint removal and restoration of the rear yard walls are part of this application, and does not oppose the mass, position, or shape of the proposed addition. We are concerned, however, that the proposed concrete slab for both the first and second floor balconies will obscure and probably damage the corbelled brickwork that embellishes the lower part of the window enframements. Identical details for both floors are mirrored in the neighboring building immediately to the east, creating a set of 4 historic window enframements complete with original detailing. The proposed work should be altered to preserve what remains of the building's historic fabric.

Additionally, the cantilevered second floor balcony hides the historic detailing and rhythm of windows, both of which merit preservation. It would be optimal to reconsider this part of the application.