



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
100 West 72nd Street
October 6, 2009**

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 new shade structure and privacy fences at the penthouse roof at 100 West 72nd Street, a Renaissance Revival style store building designed by McKim, Mead and White and built in 1892-93.

Number 100 West 72nd Street is prominently located at the crossing of Columbus Avenue and West 72nd Street. This intersection of two wide thoroughfares renders No. 100 highly visible from several blocks away in nearly all directions. In this situation, the determination of appropriateness hinges on whether or not the design will complement or even enhance the existing building.

Privacy fencing

The wooden privacy fencing steps down as it approaches the parapet of the building. This approach makes it so that the fencing is minimally visible, if at all. We do appreciate the care the applicant has taken with regards to this facet of the design.

Shade structure

Analyzing the mockup installed on the roof of No. 100 is key to understanding that the negative impact of the proposed shade structure on the building and the surrounding landmark structures outweighs the potential limited benefits to the applicant. Especially for a structure that will only have use about half of the year (during amenable weather conditions) we encourage the client to consider something temporary and movable. Something that could be disassembled and stored when not in use.

Design details

Many of the details of the proposal were still in flux at the time of our review. This includes the material for the shade structure's movable slats and the finish of the proposed replacement railing. These choices can make all the difference when evaluating appropriateness. For example, the architect was considering a dark color for the metal railing. The combination of a dark finish and the design of the railing's vertical bars—so many and placed so close together—just doesn't work. Remembering that the railing will be visible from up to 75th Street to the North, a dark colored rail will blur into a solid, opaque mass. A more thoughtful color choice could be made here.