



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
80 Riverside Drive
July 7th, 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 rooftop addition at 80 Riverside Drive, a neo-Classical style apartment building designed by Maurice Deutsch and built in 1926-27.

As we did in 2000, when this application for a rooftop addition was first reviewed by the Commission, our Committee commends the applicant for doing their due diligence in historical research. Investigation at the Department of Buildings confirms that the original architect of 80 Riverside Drive, Maurice Deutsch, intended for a sunparlor atop the building. With that knowledge, our Committee finds the proposal for a rooftop conservatory at this time to be a continuation of the original architect's design intent.

Overall, we appreciate the modifications the applicant has implemented as a direct result of LANDMARK WEST! and LPC critique made in 2000. Using these suggestions—for clear, not tinted, glass; for a corner cut-out to decrease visibility—the applicant has made significant improvements. However we do have additional suggestions that, while small in themselves, we feel would have a major impact on the appropriateness of the addition's design.

Materials

Whereas light colored aluminum is currently proposed, another metal such as steel would add higher quality to the design. Also, finishing the framing in a darker color would reduce glare, which is a likelihood should a light-colored aluminum be approved. The architect informs us that a darker hue was originally proposed in 2000, but that the Commission requested a lighter colored be adopted. We urge the Commission to reconsider their color recommendation.

Existing Bulkhead

Removing the tar currently encrusting the existing rooftop bulkhead and repairing and restoring the brick underneath will go a long way towards improving the roofscape of 80 Riverside Drive. Our committee members know from experience how difficult the removal of bituminous material can be. It is important that Commission staff provide whatever assistance the applicant may require to ensure that, should complications arise, this tough job doesn't devolve into an aborted facet of the approved scope of work.