

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
Regarding 105 West 72nd Street
January 13, 2004**

LANDMARK WEST! is a non-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 legalize the removal of a balcony on the 11th floor without Landmarks Preservation Commission permission.

105 West 72nd Street, built in 1913, is a striking apartment building designed by George and Edward Blum. According to architectural historians Andrew Dolkart and Susan Tunick, writing in *George and Edward Blum: Texture and Design in New York Apartment House Architecture* (Friends of Terra Cotta Press, 1993), the Blums are known for their New York apartment buildings designed with intricate textile-like facades and embellished with terra-cotta and iron. The Blum's apartment house practice reached its peak in 1912 when 105 West 72nd Street was designed. This building illustrates "the high quality of the Blums' best work, with various materials, including brick, terra cotta, art tile, iron and cast stone, employed in a variety of expressive modes."

The balcony -- removed from 105 West 72nd Street after designation of the Upper West Side Central Park West Historic District in 1990 -- had a very ornate terra-cotta base with an ornamental outer section and a simple iron rail. The balcony's deep soffit was covered with Doric-inspired guttae. Without the balcony, the building is less than the landmark structure it was when designated in 1990. The Committee recommends complete replication of this lost and significant historic feature.

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
Regarding 50 West 67th Street
January 13, 2004**

LANDMARK WEST! is a non-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 replace the arch-headed windows with aluminum clad wood windows.

“The horse is out of the barn.” As we speak, 50 West 67th Street is in the process of replacing the windows in the entire building, an application that was already approved at the staff level. We have been asked to comment on the replacement of eight arch-headed windows that could not be approved at staff level. The committee feels that the deed is done, but would like to add a few thoughts.

The Committee would like to thank the representatives of the Co-op Board, superintendent and architect for 50 West 67th for presenting this application to us. However, we would like to point out that the LPC window guidelines stipulates windows should be beyond repair to justify replacement. We do not see any evidence that the wood windows are beyond repair and the only alternative is replacement. The Committee feels very strongly that the LPC should uphold its own regulations and require that windows beyond repair should be replaced in-kind, wood for wood.