

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 34 West 74<sup>th</sup> Street  
July 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 install planters and a pergola to the roof of the Georgian Revival row house at 34 West 74<sup>th</sup> Street.

Number 34 is one of a group of eighteen row houses that were built between 1902 and 1904, a late phase of row house development on the Upper West Side, during a time when apartment living was becoming fashionable. To compete with the apartment developers, these row houses were designed like mansions. Perhaps the most engaging feature of these row houses is the articulated dormers that create a pleasing roofline along 74<sup>th</sup> Street.

This unique feature would be compromised if the planters and pergola are allowed to be constructed as proposed. A rooftop addition must be invisible or only minimally visible from street level, and the planters and pergola should be no different. Instead, the proposed planters are highly visible, forming a ledge that essentially raises the height of the existing parapet by more than a foot and a half. We see no reason why the pergola and planters cannot be incorporated elsewhere on the rooftop terrace so that they are invisible from the street.

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 35 West 76<sup>th</sup> Street  
July 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 alter the façade and to construct a rooftop addition and a rear yard addition.

LW's committee is sensitive to maintaining the "doughnut" of open space that is characteristic of the Upper West Side's interior block footprint. This particular block is typical of rowhouse blocks that abut major cross-streets, here West 77th Street adjacent to the Museum of Natural History, where large apartment buildings have been built on one side of the block, leaving only a "half-doughnut" on the block's interior. We always stress that the rear yard is a characteristic component of the brownstone type and is an important part of the historic district. Therefore, the committee is pleased that the proposed rear yard addition does not encroach further upon the open space of doughnut than the building's existing L-shaped extension. In fact, although the proposed addition would cover the full width of the rear facade, it reduces the footprint of the rowhouse with its existing extension by about 134 square feet.

However, coupled with the proposed rooftop addition, we are concerned about the large amount of bulk being added to this building. By our calculations, the two additions would contain approximately 1,300 square feet of bulk, nearly twice that of the existing L-shaped extension. On balance, we feel that the sheer volume of the proposed additions outweighs the benefit of the increased open space in the rear yard.

With regard to the proposed alterations to the building's front façade, we applaud the proposed restoration efforts, particularly the installation of new wood windows, as far as they go. However, given the sheer magnitude of the proposed work on portions of the rowhouse that are *not* visible from the street, we are disappointed that the applicant is not planning to restore more of the building that is visible, especially the building's missing stoop and its brownstone façade, now obscured by paint. Instead, the façade will be repainted and the basement level entrance dressed up with a formal, classically inspired portico that bears no relation to the eclectic, original ornamentation of this rowhouse, which is so typical in its quirkiness of rowhouse vernacular on the Upper West Side.

Number 35 is also typical in that it is one of several rowhouses that had their stoops removed prior to designation. If the stoop were to be restored, number 35 would likely set a tone for more stoop replacements on this block, as we have happily witnessed on several other blocks in the historic district.

West 76th Street could certainly stand some positive change, and we appreciate the applicant's willingness to make the investment. Let's make sure the changes succeed in undoing the inappropriate alterations of the past and lead the way for future, appropriate improvements on this block.

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 407 Amsterdam Avenue  
July 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 storefront infill, signage, and lighting installed without LPC permits.

The committee would first like to comment on the importance of this particular storefront replacement as continuing the trend of remedying inappropriate storefronts on this Amsterdam Avenue block. We are pleased that the applicant is starting over and fixing an illegal storefront rather than trying to legalize the work done without permits. While the proposed design is a significant improvement over the current storefront, we have a couple of recommendations for further improvement.

First, the storefront as currently proposed would partially obscure original cast-iron columns behind metal fascia. Although the columns appear to be simple structural cylinders, the committee recommends that, should the columns be found to have decorative capitals or bases when the bulkhead and other features are removed, that a seamless glass storefront that would not cover the columns would be a more appropriate alternative.

Secondly, the proposed plan calls for the installation of a retractable awning that would bisect the glass storefront below the transom. The committee proposes that the awning instead be attached at the bottom of the storefront cornice, similar to restaurant storefronts opposite this building on the west side of Amsterdam Avenue between 79th and 80th Streets, in order to give a more unified appearance to the storefront. [The attached image shows two examples of awnings resting above transoms, at 410 (left) and 412 (right) Amsterdam Avenue, that would serve as good references for a better design.] Raising the awning would also eliminate the redundancy of having the name of the business on both the sign and on the skirt of the awning.

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 64-70 West 91<sup>st</sup> Street  
July 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 install new windows at 64-70 West 91<sup>st</sup> Street.

We applaud NYCHA's plan to replace the present, non-historic windows on these row houses to restore the historic configurations, but we are taking this opportunity to call out points regarding window replacements that we find important.

In some cases the present pattern of window dividers (location of top and bottom rails and dimension of transoms) appears to derive from the desire to accommodate stock window size. Instead, we suggest that historic photographs be carefully analyzed so that the historic window pattern and dimensions may be exactly reproduced.

Where the masonry openings are a half arch or a segmental arch the windows' top rail should follow the contour of the arch exactly. Some arched masonry openings are presently filled with an opaque, non-glazed transom: the new transom panels need to be clear glass as the rest of the window, as suggested on the current NYCHA plans.

We assume that the glass used will be clear glass and that the storm windows, where they presently exist, will be removed. If insulating glass is used, we assume that the metal divider strip between the two panes of glass will be a dark color so that it does not call attention to itself.

Lastly, we were disappointed to learn that the new windows would not be historically accurate wood windows. We would strongly prefer to see wood windows that are counterweighted in the traditional manner, which would require less maintenance and replacement of parts and be more cost effective over the life of the windows.

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 48-54 West 94<sup>th</sup> Street  
July 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 install new windows at 48-54 West 94<sup>th</sup> Street.

We applaud NYCHA's plan to replace the present, non-historic windows on these row houses to restore the historic configurations and we take this opportunity to call out points that are important.

The most distinctive elements of these delicate Renaissance Revival buildings are the gently curved bays. It would make sense that the original windows in these bays contained curved glass, and therefore we strongly suggest that the new windows be curved as well with curved glass.

We assume that the glass used will be clear glass and that the storm windows, where they presently exist, will be removed. If insulating glass is used, we assume that the metal divider strip between the two panes of glass will be a dark color so that it does not call attention to itself.

We were disappointed to learn that the new windows would not be wood - as the historic windows were - nor will they be counterweighted in the traditional manner, which would require less maintenance and replacement of parts and be more cost effective over the life of the windows.

Lastly, the base of the buildings is painted - probably a measure to keep the buildings graffiti-free in the late '70s and '80s. Now would be a good time to remove the paint as well as to deal with water penetration problems the upper floors.

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 38-42 West 90<sup>th</sup> Street and 47-51 West 89<sup>th</sup> Street  
July 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 install new windows at 38-42 West 90<sup>th</sup> Street and 47-51 West 89<sup>th</sup> Street.

We applaud NYCHA's plan to replace the present, non-historic windows on these row houses to restore the historic configurations, but we are taking this opportunity to call out points regarding window replacements that we find important.

In some cases the present pattern of window dividers (location of top and bottom rails and dimension of transoms) appears to derive from the desire to accommodate stock window size; this is particularly evident on the West 89<sup>th</sup> and 90<sup>th</sup> Street buildings. Instead, we suggest that historic photographs be carefully analyzed so that the historic window pattern and dimensions may be exactly reproduced.

Where the masonry openings are a half arch or a segmental arch the windows' top rail should follow the contour of the arch exactly. Some arched masonry openings are presently filled with an opaque, non-glazed transom: the new transom panels need to be clear glass as the rest of the window, as suggested on the current NYCHA plans.

We assume that the glass used will be clear glass and that the storm windows, where they presently exist, will be removed. If insulating glass is used, we assume that the metal divider strip between the two panes of glass will be a dark color so that it does not call attention to itself.

Lastly, we were disappointed to learn that the new windows would not be historically accurate wood windows. We would strongly prefer to see wood windows that are counterweighted in the traditional manner, which would require less maintenance and replacement of parts and be more cost effective over the life of the windows.

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 22-42 West 91<sup>st</sup> Street and 15-23 West 90<sup>th</sup> Street  
July 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 install new windows at 22-42 West 91<sup>st</sup> Street and 15-23 West 90<sup>th</sup> Street.

We applaud NYCHA's plan to replace the present, non-historic windows on these row houses to restore the historic configurations, but we are taking this opportunity to call out points regarding window replacements that we find important.

In some cases the present pattern of window dividers (location of top and bottom rails and dimension of transoms) appears to derive from the desire to accommodate stock window size; this is particularly evident on the West 90th Street buildings. Instead, we suggest that historic photographs be carefully analyzed so that the historic window pattern and dimensions may be exactly reproduced.

Where the masonry openings are a half arch or a segmental arch the windows' top rail should follow the contour of the arch exactly. Some arched masonry openings are presently filled with an opaque, non-glazed transom: the new transom panels need to be clear glass as the rest of the window, as suggested on the current NYCHA plans.

We assume that the glass used will be clear glass and that the storm windows, where they presently exist, will be removed. If insulating glass is used, we assume that the metal divider strip between the two panes of glass will be a dark color so that it does not call attention to itself.

Lastly, we were disappointed to learn that the new windows would not be historically accurate wood windows. We would strongly prefer to see wood windows that are counterweighted in the traditional manner, which would require less maintenance and replacement of parts and be more cost effective over the life of the windows.