

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
Regarding 27 West 72nd Street
November 9, 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 front entrance doors, to install garage doors at the rear, and to create a curb cut.

First off, we want to thank everyone involved with this project – the architect, the project and building manager, and the owner for taking the time to meet with us on two occasions for keeping us up to date on any changes to the proposal.

Without question, the proposed front entrance door is an improvement over the current entrance doors installed prior to designation, which seem better suited to an airport lobby than a 1920's George Pelham apartment hotel building. The proposed door appears to come as close as possible to matching the original door with only limited availability of drawings and photographs. One thought: the dark spandrel glass proposed for the upper transom where clear glass would have been originally, could read as too dark and heavy for the proportions of the door. Before approving this aspect of the proposal, the Commission should request a mock up of this type of glass in order to gauge the effect of this dark spandrel glass on the front entrance.

The proposed garage doors makes use of a preexisting service door and except for losing the granite step and with it the symmetry between the two service doors, the overall design will have a minimal impact on the rear façade of the Hotel Olcott. However, the curb cut and the addition of this garage seem to be asking a lot of a block that already suffers from two large garages with curb cuts at the Dakota and the Mayfair Towers. West 73rd Street risks being reduced to a street of service entrances and garages for the buildings on West 72nd Street and losing what remains of its rowhouse block character.