

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
262 Central Park West
March 25, 2008**

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 install through-the-wall air conditioners and replace windows on this neo-Renaissance style apartment building designed by Sugarman and Berger, built in 1927-28 and designated as part of the Upper West Side-Central Park West Historic District.

Known as the White House, 262 Central Park West was designed by the Sugarman & Berger architectural firm which designed other notable buildings including 1 Fifth Avenue, a designated landmark on Washington Mews, and the Broadway Fashion Building (Broadway and 84th Street), an Art Deco office building that was heard for landmark designation in 1987 and has long been on LANDMARK WEST's landmark designation wish list. Sugarman & Bergman also collaborated with Harvey Wiley Corbett on Riverside Drive's great Art Deco high rise, the Master Building.

Our committee opposes the proposed windows on the basis that they do not match the configuration, operation or material of 262 Central Park West's historic windows. Based on our analysis of the building's three primary facades, no historic windows, which according to the tax photos were six-over-six double hung, remain. What is left is a hodgepodge of window styles, operations and configurations on this prominently located building at 86th Street and Central Park West. Our committee cannot support this or any future window replacements or installation of through-wall air conditioning units until the building prepares a cohesive master plan for both types of alterations.

With respect to the window replacement, we are concerned that single pane windows on the building's third floor are being used as precedent for this proposal – single pane tilt-and-turn windows – and question if they were installed with Commission permits.

As the Landmarks Commission Window Rules state in Section 3-03(c)(iii), “window replacement along street facades for large apartments buildings in historic districts may

be approved if they match the historic windows in terms of configuration, operation, details, and finish.” The applicant is not adhering to any of those criteria; therefore, these windows do not meet the Rules, are not appropriate, and cannot be approved.

Restoration of Historic Brick Mold

Furthermore, the applicant has not done the research and investigated behind the existing heavy metal panning to determine if the historic brick mold is still in place. The same investigation could also lead to clues as to the historic finish of these windows. If none exists along the existing street façade, the applicant should investigate along secondary and rear façade and find out if any historic fabric is still extant in the building.

Installation of AC Unit

As part of the windows master plan, the building should also prepare a plan for installation of air conditioning units. This building has a variety of window-mounted and flush faced units that are not placed cohesively, or follow any regularity or pattern.

The Landmarks Commission Rules state in Section 2-11 (d)(ii)(b), that for the installation of through-wall HVAC equipment for large apartment building in historic districts, “a Permit for Minor Work or Certificate of No Effect may be issued...if the proposal meet the following criteria: the exterior grille will be a rimless type architectural grille”.

As proposed, the louvers do not meet the Rules, are not appropriate, and cannot be approved. A rimless louver is the only appropriate option for a landmarked building.

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
480 Amsterdam Avenue
March 25, 2008**

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 install storefront infill and signage on this Renaissance Revival style tenement building designed by Charles Rentz and built in 1894-95.

To say that we are pleased that the faux-log cabin features will be removed is an understatement. Our primary concern about this proposal is that the architect has designed a new sign without removing the large existing box sign. It is impossible to design a new sign that will respect the historic architectural features of this building without investigating what is intact.

The applicant has stated that he will redesign the new sign to fit within the string courses that once traversed this facade and are still evident on the corner pier. As mentioned, the architect has not determined if the courses are still extant behind the box sign, but has stated that he will restore (or replace if necessary) these features.

Bracket Sign

We are opposed to the proposed bracket sign on the West 83rd Street façade as this type of commercial signage is not appropriate for a residential side street and is not permitted in this zoning district. According to NYC Department of Buildings sign regulations, in C-2 districts a “double or multi-faced (perpendicular to building) [sign] projecting more than 18 inches across street line ... is not permitted.” The bracket sign as designed would project 40” from the building’s 83rd Street façade.

Recessed Entrance

We also ask the applicant to explore deepening the recessed opening entrance. The tax photos show the entrance in shadow, indicating that the entrance was once set farther back into the building. This would be a significant step in resembling the historic configuration of the facade.