



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
50 West 76th Street
April 24, 2007**

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 alter the stoop and areaway, and construct a rear yard addition on this Renaissance Revival-style rowhouse designed by George M. Walgrove and built in 1887-89. The building was designated as part of the Central Park West-West 76th Street historic district in 1973 and the Upper West Side-Central Park West Historic District in 1990.

As part of the Central Park West-West 76th Street historic district, designated in 1973, 50 West 76th Street can be considered a “first among equals” in the Upper West Side-Central Park West historic district. Our Committee is in favor of replacing the existing metal fence with the proposed cheek wall for this somewhat eccentric stoop, and feel strongly that brownstone sheathing would be more appropriate material than concrete block surfaced in “fake” brownstone stucco.

That said, we cannot support the other alterations, including the fence, gate and intercom, proposed for the stoop and areaway. LANDMARK WEST! consistently opposes stoop gates on principle and feel that such an unfriendly and unnecessary intrusions would be particularly harmful on this special block. The applicant has cited several precedents for gates on the block, but it is likely that these examples predate designation. Both represent a low-level deterrent to criminals, but to the neighbors and public at large, the message is “stay away.”

With respect to the addition and alterations to the rear façade, members of our committee felt that the contemporary design of the rear façade, complete with a diagonal metal staircase and exposed structural column, was ill-conceived. However, we do not oppose the design since it does not impact significant historical features of the rear façade and minimally affects the ratio of open space in the rear-yard “doughnut.”



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**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
36 West 86th Street
April 24, 2007**

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 and rear yard additions at this neo-Renaissance style rowhouse designed by Welch, Smith and Provot, built in 1907-1908 and designated as part of the Upper West Side-Central Park West Historic District.

When Bard Graduate Center proposed roof and rear yard additions at 38 West 86th Street in 1998, LANDMARK WEST! was opposed to the application due to the bulk of the additions and the impact on the rear yard. A version of Bard's proposal was ultimately approved by the Commission.

Well, we always say we're in it for the long haul. In the current instance, nearly a decade later, we are pleased to give our support to this carefully considered solution for Bard's plan for growth.

First, the proposed rooftop addition is minimally visible from West 86th Street.

Second, for better or worse, the bulky rear yard addition at 38 West 86th Street is now complete and part of the fabric of the historic district. The proposed rear façade design for 36 West 86th Street manages to be contextual with the previous Bard extension and with the adjacent townhouse rear facades. And while it presents a welcome contemporary design statement, the currently proposed addition is also more modest and subtle than the previous addition. We are pleased to note that Bard has achieved significant programmatic improvements by logically re-organizing interior spatial configurations, rather than by seeking to build outward.

Finally, the proposal does not appear to impact any significant architectural details on the existing rear façade.

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