



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
22 West 75th Street
October 24, 2006**

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 reconstruct a stoop at 22 West 75th Street, a Renaissance Revival-style rowhouse designed by John C. Burne and built in 1889.

In principle, our committee is in favor of stoop reconstruction and commends the applicant for taking this step. We do, however, object to one element of the proposal. The presentation materials we reviewed included a set of drawings that had been previously been approved by the Commission at the staff level. An additional set, which is presented for approval by the full Commission today, proposes square cutouts in the balustrade. Based on observation of other original stoops on the Upper West Side, this style of balustrade is not an original condition for Renaissance Revival-style rowhouses and appears to have been perpetuated with later stoop replacements throughout the neighborhood, prior to designation. A balustrade with square cutouts is not an appropriate condition for a stoop replacement on this brownstone, and we recommend that the Commission stand by the already-approved design.



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**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
37 Riverside Drive
October 24, 2006**

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 addition on this neo-Renaissance style apartment building, designed by Schwartz and Gross and built in 1924.

Our committee objects to several elements of this application. First, the enlargement of this existing penthouse exacerbates the structure's visibility from Riverside Park. We recommend the following revisions to minimize visibility and also more accurately proclaim this penthouse as an addition.

Materials: The applicant proposes to replace the existing glass with red stucco masonry, a change that in our opinion, would call even more attention to the rooftop addition. It is important that a rooftop addition both declare itself as not part of the original building through its materials, perhaps with glass and steel, and also reduce its visibility with these more graceful, less hefty materials.

Reduction of the cantilevered sunshade: The proposed cantilevered sunshade on the south façade is more visible from the Riverside Park and draws more attention to itself than the existing glass structure. We are in favor of the possible energy-saving benefits of the sunshade, but recommend that the penthouse footprint and sunshade be recessed from the south elevation to reduce the structure's visibility from Riverside Park.



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**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
320 West 78th Street
October 24, 2006**

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 alter the front and rear facades and install rooftop railings of this Renaissance Revival-style rowhouse designed by George Pelham and built in 1894-85.

Our Committee has concerns with two elements of this proposal. The proposed rear yard addition would destroy significant historic features and the pattern of fenestration on the rear façade, specifically the pattern of punched windows that relates the rear façade of this structure other rowhouses on this block.

Regarding the enlargement of the cellar level window on the front façade, our committee does not object to the enlargement of this punched opening to accommodate an air-conditioning unit but were puzzled that a new design for a replacement window grille was not included in the proposal.