



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
167 West 80th Street
September 12, 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 install windows replaced without Landmarks Preservation Commission permits on this Renaissance/Romanesque Revival style flats building designed by Neville & Bagge and built in 1895-96.

The appropriate remedy to the current situation at this location is to replace the current window with an arched, round-topped window, as was the original condition.



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**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
275 Central Park West
September 12, 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 establish a Master Plan governing the future replacement of windows at 275 Central Park West, a neo-Renaissance-style apartment house designed by Emory Roth and built in 1930-31.

We strongly urge you to deny this Master Plan to replace approximately 90% of the remaining original windows with new aluminum windows. The original steel casement windows have survived for more than 75 years and contribute significantly to the stylistic and historic integrity of the building. Aluminum windows, which are proposed in the Master Plan, have a typical lifespan of only 20-30 years, are significantly bulkier in appearance if you look at the sections and are not a silver bullet solution to energy inefficiency. Why replace high quality, historic windows with an inferior product when it is possible to repair the original windows?

The primary reason stated for replacing the windows is to create a greater sense of uniformity in the facade by providing removable panels for air-conditioning units. However, the proposed Master Plan allows multiple variations in AC unit location, which will not bring order to the cluttered facade. A better solution to maintain the historic integrity of the building would be to replace those few non-original windows with new steel casements and install a permanent heating and air-conditioning through-wall units that are below the windows and flush with the masonry. Suitable window replacements for the non-original windows can be purchased from companies like Hope's Windows or A&S Windows in Queens. If the Commission does not support the market for historically appropriate steel windows, who will?

We also object with the proposal to replace the original multi-light windows on the rear façade with one-over-one aluminum windows. Again, this would be a serious blow to the appearance and historic integrity of this Art Deco building. We believe that rear facades should not be given second-class treatment.

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We close with a statement by the New York State Preservation League when they placed original windows on their Seven to Save list for 2006. “While often seen as interchangeable parts, windows are actually one of the most important aspects of a building’s historic material and appearance.” In the case of this neo-Renaissance building which was designed by a prominent architect and which remains a significant part of the Central Park West streetscape, we urge the applicant to explore a more sensitive and appropriate solution.



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**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
Loula D. Lasker Memorial Pool and Rink
Central Park
September 12, 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 binding report to remove staircases and fencing, construct a staircase, and install infill and security gates at this ice-skating rink and swimming pool designed in 1963 by Fordyce and Hamby Associates.

Before we get to the merits of this application, we wish to note for the record that while the NYC Parks Department continues to find capital funding for projects like this one, it is disappointing and apparently incongruous that similar funds cannot be found to stabilize and restore the Naumburg Bandshell.

We are pleased that the applicant team—NYC Department of Parks and Recreation, concessionaire, Wollman Rink Operations, and the designer James Czajka—has adopted a restorative approach for this proposal for the Loula D. Lasker Memorial Pool and Rink. By removing the chain-link fence and turnstiles and restoring the open plan of the terrace and playful cast concrete pavilion, the applicant is returning to the original intent of this Modern structure in an appropriate way.

We support the overall project but request further details regarding specific elements of the proposal. For instance, no details about the lighting scheme are included in the application materials. Neither did the materials address restoration of the masonry surfaces. We request additional information regarding the pool and rink's original painting scheme and also suspect that the brick and pebbled concrete surfaces were not originally painted. The true color of the masonry can be viewed at the complex's southern façade at the service entrance, where the handsome, grey brick remains unpainted. Pending further research and paint analysis, we request that the applicant strip the existing forest green paint and leave masonry surfaces unpainted.

We also request additional attention to the proposed railing. The steel-pipe rail proposed in this application is incoherent with this era of Modern design. We acknowledge the

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need for a double rail to meet current safety standards and recommend replacing the original angular aluminum rail in kind with a side-mounted and cantilevered equivalent. Other examples of steel rail surrounding the pool are inconsistent with this design and easily bent while the aluminum rail, a higher-quality, more attractive material, has aged remarkably well. Further, the flat-surfaced aluminum rail functions as a rest for terrace users looking over to the pool, rink and Harlem Meer beyond.

In conclusion, we again applaud the applicant for its restorative approach and urge further consideration the smaller details we have cited. As the Parks department continues to invest in restoration of aging structures in Central Park, we also call for further attention and investment in the Naumburg Bandshell, a beloved but rapidly deteriorating structure in a highly-trafficked section of the park.