

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
120 W. 86<sup>th</sup> Street  
Tuesday, October 25, 2005**

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 and to install a new cornice to 120 West 86<sup>th</sup> Street. This twelve-story apartment building was constructed between 1911-1912 and designed by prominent architects, George and Edward Blum.

We would like to commend the applicant for taking the initiative to replace the cornice on this apartment building. Our committee enjoyed meeting with the architect, and it is clear that his firm has taken much care with the design. The restored cornice will greatly improve the appearance of the structure and will resurrect a long lost key design feature.

In keeping with the spirit of the original design, the new cornice should visually terminate the building in a bolder fashion than currently proposed. Consequently, we have several recommendations to alter the proposed design. The cornice will be strengthened by removing some of the proposed details. First, the palmettes and anthemia were not paired in the original cornice, and the proposed pairings contribute unnecessary fussiness to the design. Likewise, we recommend that, to strengthen the appearance of the cornice, the bracket spacing should reflect that of the original. We would like to see single elements instead of paired elements. The cornice's top edge should be widened to make a bolder statement. In the proposed design, the windows are flush with the plane of the frieze. The Committee is concerned that light spilling through the windows at night will reduce the shadow from the cornice. In order to reduce their visual impact and enhance the shadow line, the windows should be recessed into the frieze. The windows should be simplified by getting rid of unnecessary fussiness.

The Committee's also recommends distinguishing the rooftop addition from the original structure. Darker brick or a different finish would allow the decorative outline of the parapet wall to be more prominent.