

Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
Regarding 104 West 71st Street
November 23, 2004

LANDMARK WEST! is a non-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 legalize the installation of a storefront without Landmarks Preservation Permits.

While this new storefront is an improvement over the previous grandfathered storefront, the design does not relate to the building or to the historic district. Had the applicant gone to Landmarks with an application to construct a legal storefront, we are confident that the result would have been appropriate both for the building and the district.

The silver framing around the plate glass window and door and the large arts and crafts style light fixtures do not relate to the building or to each other. Because this building is already missing its stoop and much of its historic fabric, the basement level storefront should be as unobtrusive as possible in design.

Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
Regarding 322 Central Park West
November 23, 2004

LANDMARK WEST! is a non-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 create a master plan governing the future installation of windows and through-the-wall air conditioner units.

We would like to thank the architect for presenting this master plan to our committee and commend the architect on his sensitivity to this handsome George and Edward Blum apartment building. We understand that he has created the best possible plan with the guidelines set forth by the Landmarks staff.

Like many of the grand apartments on Central Park West, 322 has lost much of its original character and fabric through years of indifferent and conflicting window replacements. The Central Park West façade is a sad assemblage of picture windows installed over the years in window openings designed for two double hung windows. Without the masonry piers between the windows, the CPW façade bears little relation to the mostly intact West 92nd Street façade with its careful rhythm of smaller window openings.

A master plan should, over time, help restore the building. Yet, this master plan would allow the picture windows and the large gaping holes they create on the façade to remain and would in fact incorporate them into the master plan. Although it is known that the windows were originally 6-over-1 wood windows, this plan would allow one-over-one double hung aluminum windows.

Regarding the through-the-wall air conditioner units: the master plan does not adequately address the random installation of the existing units and allows for new holes to be punched in the façade. New through-the-wall units should not be part of the master plan just because this building already has through-the-wall AC units. Every effort should be made to stop the loss of historic fabric on this building.

This master plan is a band-aid when what this building needs is a tourniquet. We can not support a master plan that legalizes the removal of the masonry piers of the CPW façade, proposes windows that do not match the configuration or material of the original window, and does not seek to address the random configuration of existing through-the-wall air conditioning units.