

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 104 West 71<sup>st</sup> Street  
May 10, 2005**

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 Modify a storefront installed without permits and to install a new awning, lighting and signage.

We understand the owner's desire to increase the visibility of his business on this side street off of Columbus Avenue. Frankly, however, there is only so much that can be done without inappropriately tipping the balance between commercial signage and the predominantly residential character of West 71<sup>st</sup> Street.

Given the storefront's location in the basement level of a rowhouse that is set back from the building line adjacent to Columbus Avenue, we do not feel that a commercial awning is aesthetically appropriate or functionally practical. Because of the setback, it will not be fully visible from Columbus Avenue, and it will shade the storefront, thus diminishing visibility into the salon. Also, because the lintel above the storefront is so low, the slope of the awning would have to be awkwardly shallow, creating design and maintenance problems.

A bracket sign – modestly sized, preferably in wood – might be appropriate in lieu of, not in addition to, an awning.

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 22 Riverside Drive  
May 10, 2005**

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 new window openings.

The Committee wishes to commend the applicant on their plan to restore key elements of the façade of this building designed by the architects Boak & Paris, including the historic steel casement windows on the penthouse levels, the “Juliet” balcony, and the original brickwork.

That said, we feel that this good work would be substantially undermined by the failure to respect the building’s original fenestration.

First, to alter the façade by introducing a new, vertical bay of windows is a drastic and unnecessary intervention that would distort the original Boak & Paris design.

Second, the installation of single-pane windows at the West 74<sup>th</sup> Street corner would represent a sorely missed opportunity to restore these special windows to their original, multi-pane configuration and material (steel). It should be noted that the building retained its original multi-pane, steel casement corner windows at the time of designation.

22 Riverside Drive is an example of the Boak & Paris firm’s transition from Renaissance Revival style to the Art Deco style: the building’s ornamentation still contains Gothic and Elizabethan elements, yet the corner windows suggest a more modern aesthetic. Their original, multi-pane appearance is critical to the overall design of the façade. The Commission’s own Window Guidelines indicate that these corner windows should be considered “Special Windows,” i.e. “windows in which the complexity of the muntin pattern or the molding profiles is one of the characteristics of the style and age of the building.” Therefore, it is inappropriate that replacement windows that do not match the original in terms of configuration and material should be approved at staff-level rather than receiving consideration by the full Commission. Furthermore, for the record, although the Guidelines allow replacement of metal windows, such as steel casements, with non-like metal, aluminum does not achieve anything like the appearance of steel.

We strongly recommend that the applicant rethink the window plan for this building. Where possible, existing wood windows should be restored and elsewhere replaced in kind. Additional windows should not be added to this façade. And, finally, the important corner windows should be restored to their original, multi-pane configuration and steel material.

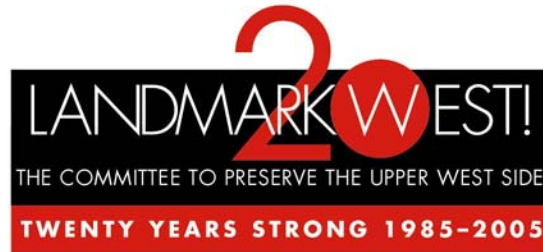
**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 5 West 95<sup>th</sup> Street  
May 10, 2005**

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 Construct a rooftop addition.

Our Committee is deeply concerned about the proliferation of visible rooftop additions on rowhouses throughout the West Side. The fact that the row of brownstones on the north side of 95<sup>th</sup> Street between Central Park West and Columbus Avenue retains its original roofline, with no intervening rooftop additions, makes it a particularly rare and endangered species. Any rooftop addition at 5 West 95<sup>th</sup> Street should be designed to be completely invisible from the street.

Furthermore, we strongly encourage the Commission to work with the applicant to refurbish the façade of 5 West 95<sup>th</sup> Street, which, unlike the three well-maintained brownstones to its west, has been radically altered and is in poor condition. It is disheartening that the owner of this brownstone would invest in a rooftop addition while neglecting the building's façade. The Landmarks Commission should make a policy of requiring owners to make certain, basic improvements to their façades when applying for non-restorative work such as rooftop additions. Such a policy would create an opportunity for improving and restoring the historic character of historic districts over time, for the enjoyment of all.



**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
Regarding 115 Central Park West  
May 10, 2005**

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 Amend Certificate of Appropriateness 91-0008 for a window master plan.

LW! urges the Commission to disapprove this application, which would eradicate all surviving traces of Irwin Chanin's original design for the fenestration of this iconic Individual Landmark.

The ground floor, as it exists today, features historic steel casement windows exhibiting the complex pattern of window types that used to define the entire building. Regrettably, the short-sighted building-wide master plan opted for uniformity over complexity, and many of the building's original windows have been replaced with simplified versions that reduce the visual power of the facades. The proposed extension of the master plan to include the ground floor would put the nail in the coffin by sanctioning the removal of the original windows on this level as well.

Our Committee believes that, as proposed, through-the-window air-conditioning units are the necessary solution. That said, the applicant should be encouraged to restore the original steel casement windows where possible and replace irreparably deteriorated windows with windows that match the original in terms of configuration, operation and materials.