

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
131 West 70<sup>th</sup> Street  
Tuesday, June 28, 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 rear yard and rooftop additions; and to reconstruct a missing stoop.

We would like to commend the applicant for taking the initiative to reconstruct the stoop on this late nineteenth century rowhouse by Thom & Wilson. By reinstating the straight stoop that was originally designed for this row of three houses, the applicant helps to bring a sense of uniformity back to this section of the block.

We are disturbed, however, by the application to construct a rear yard addition. Like so many that have come before it, we feel that this addition, which would encompass the entirety of the rear façade, would be extremely detrimental to the historic design of the building. The original brick and fenestration of the rear façade would be covered up and replaced by a glass curtain wall that relates little to the design of the rest of the building. Most importantly, valuable green space would be consumed; taking away the important space between rowhouses that is so essential to their design.

LW! urges the Commission to deny this part of the application that would so greatly alter both the open space and aesthetics of this historic building.

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
330 West 77<sup>th</sup> Street  
Tuesday, June 28, 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 rear yard and rooftop additions.

Once again, we feel that this kind of addition is highly unsuitable for and invasive to a rowhouse. By building out throughout the back of the building, it does several disservices to the original design by Charles T. Mott. Most notably, it moves the L rear yard construction, thereby destroying open space behind the building. The effect of this structural change can be seen in the building next to number 330, which has already had a rear yard addition that cramps its yard and destroys the continuity between these buildings, which were originally designed as an uninterrupted line. It also causes the loss of two original arched windows and their corresponding brickwork, a move that devastates the subtle grandeur of this rear façade.

We ask that this application be denied, in the aim of preserving the intended architecture and design of this building.

**Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
768 Fifth Avenue – Plaza Hotel  
Tuesday, June 28, 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 modify the West 58<sup>th</sup> Street storefront openings, install a garage door, modify a window opening to create a barrier-free entrance, create new window openings, construct an addition in the courtyard, and install new rooftop HVAC equipment.

LW! is severely disturbed that the Commission is considering these proposed changes without designating the interiors of the hotel, as many of the alterations would be inconceivable once they are official landmarks. A glaring example of this oversight can be seen in the proposed additional floor over the courtyard, which would cover up the original Palm Court skylight, resulting in the impossibility of ever restoring it and bringing in natural light. This additional floor would also cover a special window, which is part of a vertical row of decorative metal bays. Such alterations will not be allowed once the interiors are landmarked, and therefore the items cannot be considered until the designation is complete.

We are also opposed to the use of non-historic materials in the restoration of original details. The rezoning of the Plaza is operating under clause 74-711 of the zoning resolution, which states that, “restorative work required under the continuing maintenance program, contributes to a preservation purpose.” No such purpose can be found in the proposed materials for the restoration, which do not make an effort to put historic details and materials back into the venerable fabric of the hotel. For example, the application calls for a second loading bay, citing two loading bays in the Plaza’s history as evidence for its appropriateness. The proposed loading bay, however, does not match the design of the original, an omission that detracts from the preservation of the building.

We hope that the Commission will strongly adhere to its guidelines to ensure that the interiors of this landmark are not compromised after so many years of acclaim.