

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
65 Central Park West
Tuesday, July 12, 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 replace windows.

The Committee understands that all of the original six-over-six wooden windows throughout the primary facade of this building were replaced with one-over-one windows prior to designation. This is certainly regrettable; however, it is even more regrettable that the current proposal to replace the existing aluminum windows fails to restore the building's original fenestration pattern, essentially sanctioning and institutionalizing this inappropriate window configuration. The Committee believes that the appropriate replacement material is wood rather than aluminum.

We urge the Commission to lay over this application and any other applications regarding the installation of new windows in this building until a master plan has been created. The existing metal windows appear to be at the end of their brief lifespan, and as more of the existing metal windows fall into disrepair, they will also need to be replaced. A master plan would help restore the building's original window type, the double hung, six-over-six wooden window, and would serve as a guide for future requests for the replacement of windows in this building.

We would like to remind the Commission of its obligation, as stated in the Window Guidelines, to consider the configuration, operation, and details of a building's original windows. The architecture of this particular facade is, by design, pared down and restrained. Whereas the original six-over-six windows lent texture and interest to the facade, the current one-over-one windows diminish the architecture almost to a state of blandness. In this way, the creation of a master plan for the installation of new windows, calling for wooden windows in the six-over-six pattern, provides an important opportunity to help restore the valued historic character of this structure's facade.

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
104 West 73rd Street
Tuesday, July 12, 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 legalize the installation of signage and a garbage enclosure installed without Landmarks Preservation Commission permits, and to install new signage and a flagpole.

Although the Committee understands the owner's desire to increase the visibility of his business on this side street off of Columbus Avenue, we are also compelled to ensure an appropriate balance between commercial signage and the predominantly residential character of West 73rd Street be maintained. The legalization of the work performed here without LPC permits would violate this balance, much as the applicant's failure to consult the Commission before installing inappropriate commercial signage and other clutter flouts the landmark process.

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
15 West 81st Street
Tuesday, July 12, 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 legalize the construction of a rooftop addition, in noncompliance with Certificate of No Effect 98-1929 (LPC 98-0859).

The Committee is greatly disturbed by the outright non-compliance of this addition with the previously granted Certificate of No Effect. Specifically, LPC Guidelines permit staff-level approval of rooftop additions that are “either not visible from a public thoroughfare or...only minimally visible from a public thoroughfare” and do “not adversely affect significant architectural features of adjacent improvements.” Yet this rooftop addition is extremely visible from almost every angle of West 82nd Street and does considerably alter the appearance and integrity of the historic roofscape. Bland in massing and detail, yet strong in bulk, this rooftop addition detracts heavily from the existing historic structure designed by Emory Roth. It must not be legalized. Indeed, it cannot be legalized without sending a clear message to this property owner and others that LPC permits are “optional” rather than a critical tool for managing change in our city’s historic neighborhoods.

Legalization of this addition would set a negative precedent for the construction of future additions in this manner, with a blatant disregard for the LPC staff and commissioners. The applicant is asking the Commission to turn a blind eye to such a serious departure from its published Guidelines for rear yard and rooftop additions. We see no reason to deviate from the commission’s prescribed Rules, and strongly recommend that this application for legalization be denied, and the addition redone in compliance with the original permit.

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
34 West 89th Street
Tuesday, July 12, 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 legalize the installation of a door without Landmarks Preservation Commission permits.

The Committee does not support the legalization of the installation of this door. Not only is the door inappropriately light in color, but its large, asymmetrical and windowless configuration is inappropriate both for the building individually, as well as for the block as a whole. This space was originally designed for a simpler, symmetric double-leaf door, like those which can still be found on neighboring structures.

Moreover, since this building was previously granted permission to install a straight stoop in lieu of the structure's original design, we strongly discourage any further deviations from the historically accurate elements of this building. The legalization of this door would furthermore send a dangerous message to owners regarding the seriousness of following the appropriate channels for work done to historic structures.