



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
101 West 81st Street
December 18, 2007**

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 of this Romanesque Revival-style hotel building designed by Edward L. Angell, built in 1889-91 and designated as part of the Upper West Side-Central Park West Historic District.

Based on its minimal visibility, LANDMARK WEST! does not object to the individual merits of this rooftop addition, but we do object to the continual accretion of penthouse additions on this particular building, known as the Hotel Endicott, which occupies a prominent corner near Theodore Roosevelt Park and the American Museum of Natural History. This application marks at least the eighth time LANDMARK WEST! has testified about rooftop additions at 101 West 81st Street, and we are aware that another rooftop addition will be considered in early 2008. In testimonies we presented in 1997, 1998, 2000, 2001, 2002 and 2006, we advocated in favor of a master plan for further additions and were informed by staff that the Commission can only:

“strongly suggest that an applicant create a master plan on their building, [but] cannot force them to do so. All of the apartments in [the] building have roof rights and with a master plan, the Board would have to determine which apartments would be able to build on the roof (presumably based on visibility). The Board does not want to have to make these decisions so each apartment comes to the Commission separately for the Commission to determine what is appropriate”.

Therefore, we urge the building’s co-op board to draft, under the Commission’s direction, a cohesive plan for rooftop additions that would dictate design, bulk, visibility and materials. It is unfortunate that such a dignified Romanesque building, sitting at a highly visible neighborhood crossroads, appears so haphazard above the cornice line and takes on the appearance of a prairie dog farm. This mess of penthouses certainly detracts from one’s visual experience of the building.



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
108 West 69th Street
December 18, 2007**

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 of this Renaissance Revival-style rowhouse designed by Thom and Wilson, built in 1885-86 and designated as part of the Upper West Side-Central Park West Historic District.

Tucked between two early 20th-century apartment highrises, 108 West 69th Street is all that remains of a four-unit Thom & Wilson brownstone row that once lined the south side of this block. Because this five-story rowhouse is surrounded by multiple apartment buildings, its rear façade, and the proposed rooftop addition, are not visible from any public rights-of-way within the historic district.

Our committee does not object to the height of this proposed rooftop addition nor to the removal of original building fabric in this specific instance. We do recommend that the proposed addition be set back from the plane of rear façade, so that it may be read as a later addition and not part of the original building.