



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
44 West 87<sup>th</sup> Street  
November 13, 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 this binding report to construct stair and elevator bulkheads, alter the rear facade and install a barrier-free access lift on this Romanesque Revival rowhouse designed by Charles Buek & Company and built in 1892.

We would like to thank the architect for presenting to our committee and commend the minimally obtrusive solution proposed for the barrier free access lift. We are not opposed to the stair and elevator bulkheads that are part of this application as they are not visible from the public right-of-way. We are also not opposed to the removal of the oriel window on the rear façade, which the architect has described as deteriorated and not original.

Although the window replacement on the primary façade is not part of the application that is being considered, we never miss the opportunity to applaud an applicant's decision to use wood windows to replace aluminum, non-original windows. That being said, we have additional suggestions for successful execution of this project. First, the applicant should consider restoring the 9 original wood windows that still adorn this brownstone. A more appropriate approach to this façade would be a hybrid of restored original windows and brick molds and new matching wood windows, where replacement is absolutely necessary.

In addition, we recommend that the applicant restore the counter-weight balance system of the original windows and explore this option for the replacement windows as well. Spring-loaded windows have a poor maintenance record and comparatively short life span.

Further, we recommend that the applicant conduct a paint analysis of the remaining original windows to determine the exact historic color.

In conclusion, we look forward to seeing the façade of this building restored yet updated with sensitively designed elements to suit the needs of its occupants.