



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
38 West 76th Street
September 13, 2016**

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 reconstruct a stair and reconfigure the areaway at 38 West 76th Street, a Renaissance Revival style rowhouse with Romanesque Revival Style elements designed by Gilbert A. Schellenger and built in 1891 which is part of the Upper West Side/Central Park West Historic District.

The LANDMARK WEST! Certificate of Appropriateness Committee finds that although this stair design might be an acceptable solution for a rear yard patio, the proposed design is wholly inappropriate for the public facade.

Pre-existing at the time of designation, the non-historic, utilitarian stoop is at the owner's discretion to maintain, and they have every right to do so. Upon replacement however, we feel strongly that this should be done properly, using forms, methods and materials native to the time of construction, and design intent.

Luckily, one hundred and twenty-five years ago, 38 West 76th Street was built as one in a row of six, so there are abundant, adjacent clues to draw from.

Metal stringers supporting open riser, precast steps and pedestrian railing do not evoke the spirit of the district, but rather represent a quite visible change from the syncopation and repetition of the original construction.

LANDMARK WEST!'s C of A Committee supports the applicant's replacement windows but requests denial for the proposed stoop as delineated in this application.

Thank you for your time.