



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
570-574 Columbus Avenue
April 19, 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 install storefront infill and signage at 574 Columbus Avenue, aka 100-108 West 88th Street, a Renaissance Revival style flats building with Romanesque elements designed by Jacob H. Valentine and built 1893-94, which is part of the Upper West Side/Central Park West Historic District.

The LANDMARK WEST! Certificate of Appropriateness Committee agrees that the proposal as presented improves upon existing conditions.

That being said, the z-fold door leafs appear inconsequential in their lower bay. The Committee suggests that if more glass is desired, the applicant could embrace the glazing and bring it as close to the sidewalk within the frame as possible. This makes a statement that this is new and eliminates poor material choices below the glass.

The facade facing West 88th Street is improved with a reduced awning and unobstructed exposure of the sinuous dance of arched windows. Re-opening blind windows is also an improvement, but ideally the stone would be stripped of paint to expose its natural qualities.

The Committee's main discomfort lies with the steel pilasters that are unfinished by even a simple shallow cornice but, are rather capped in a sea of black panel aluminum. While the sign band height might be appropriate, banding the base and breaking it fully at the pilasters would help distinguish the separate commercial spaces within and would allow the facade to be read more architecturally.

With the sign band resolved atop the pilasters, the C of A Committee believes this proposal has great potential for improving and enlivening Columbus Avenue.

Thank you for your time.