



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
51 West 70th Street
April 12, 2022**

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 51 West 70th Street, a Renaissance Revival Style Rowhouse with Romanesque Revival elements from within the Upper West Side/Central Park West Historic District. This landmark was designed by Gilbert A. Schellenger and built 1890-1891. The application is to alter the front façade and areaway, install ironwork, and modify window openings.

The LANDMARK WEST! Certificate of Appropriateness Committee is excited to see an applicant willing to replace rowhouse windows in their original intended materials—wood, proving that where there is a will, there is a way.

Although there is no returned stoop proposed under this scope of work, the applicant's efforts to regularize the double hung windows are appreciated, and the design solution for the former parlor level entry is a well-considered compromise that suits the altered façade. While we would prefer the basement level windows better fill their keyhole masonry enframements, the current solution is still an improvement over the existing conditions as are the new entry doors.

Similarly, on the rear façade, the proposed alterations still respect the dogleg form which allow the landmark to adapt to modern living without obliterating the history in the process.

Nothing outlined in this scope precludes future more restorative work.

Our Committee recommends approval.

Thank You.