



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
229 West 71st Street  
July 19, 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 229 West 71st Street, a rowhouse built in 1884 and altered in 1946-1948 with a new façade attributed to Irving Kudroff. The application is to substantially demolish the existing building and construct a new building.

The LANDMARK WEST! Certificate of Appropriateness Committee is never excited to learn of planned demolition within any of the historic districts but in this instance, we largely view the applicant's proposal as an improvement over the current condition.

Understanding that the original John Steinmetz rowhouse is long subsumed by the 1940's brick cocooning, we don't expect a return to the original details nor form. The infill structure proposed, although larger generally fits as building that is not distracting to the streetscape, and more of a complement to it than what it seeks to replace.

Although we agree with many design elements: brick, balconies, multilight windows, our committee did question the six (limestone?) modillions. They are spaced evenly but do not add to the composition. On their own they do not offer a sufficient ornamental statement and our committee would suggest this is an instance where less is more, and the composition would benefit from their omission.

Aside from the modillions, the LANDMARK WEST! Certificate of Appropriateness Committee finds the proposed work to be an improvement and suggests approval of this application.