

**The Full Board of Community Board 7 will consider and vote on the following resolution at its regularly scheduled meeting on Wednesday, October 2, at Goddard Riverside Community Center, 593 Columbus Avenue at 88<sup>th</sup> Street. The meeting begins at 6:30PM. The resolution will be considered at approximately 7:45PM.**

**Preservation Committee**

**Jay Adolf and Gabrielle Palitz, Co-Chairpersons**

**Re: 2211 Broadway, aka 390 West End Avenue, The Apthorp (West 78<sup>th</sup>-79<sup>th</sup> Streets.) Application to the Landmarks Preservation Commission for rooftop addition to the Apthorp.**

The following facts and concerns were taken into account in arriving at our conclusions:

- The proposed rooftop addition would add two stories (approx.16,000 sf) to the existing 12-story structure along the west, north and south.
- The height of the rooftop addition would not exceed the height of the existing north and south loggias.
- Its mass would be primarily located along West End Avenue, set back 12' and then 25'8" from the street façade but only set back 5'-6" from the interior courtyard façade.
- The additional penthouse elements proposed to be constructed above the northern and southern interior courtyard facades of the building would partially conceal the historic courtyard-facing loggia facades.
- The existing open-air rooftop loggias would be repaired and restored, and the arched loggias would be infilled with deep-set glass panes which together with the courtyard-side additions may reduce their daytime transparency. They would be connected to and incorporated into the new rooftop residences to the west through new one-story glass-and-metal structures.
- The new penthouse structures are proposed to employ a simplified classical architectural vocabulary intended to relate to, but not replicate the existing design of the building. New fenestration would be trabeated, distinguishing it from the existing arched loggia openings and the arched fenestration on the exterior and interior courtyard facades.
- The additions are proposed to be clad in Indiana limestone to match the rest of the building, with bright copper roofs that will age to a green patina over time.
- While the proposed new addition would be predominantly minimally visible from the public way of the surrounding streets and avenues, it will be highly visible from within the courtyard, altering the character of the space.

Because of its bulk and massing, and the resultant marked visibility within the courtyard, the Preservation Committee of Community Board 7/ Manhattan believes that as currently designed, the proposed rooftop addition is not appropriate to the historic architecture and character of this individually designated landmark building. However, the Committee would not rule out the possibility that a rooftop addition designed to be more suitably-scaled to and respectful of the courtyard and the exterior facades could be found to be appropriate.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the current form of the proposed rooftop addition because of its bulk, massing, and the resultant impact primarily on the courtyard. The Committee urges the applicant to consider ways of reconfiguring the massing and possibly reducing the bulk of the proposed addition in order to minimize its visual and spatial impact.

*Committee: 5-2-0-0. Non-Committee Board Member: 1-0-0-0.*