



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
230 West 103rd Street  
May 17, 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 replace windows at 277 West End Avenue, a Medieval Revival style apartment building designed by George & Edward Blum in 1925-26, which is part of the West End - Collegiate Historic District Extension.

It is evident to the LANDMARK WEST! Certificate of Appropriateness Committee that the New York City 1930s tax photos from page three of the presentation depict this Blum brothers building with 6-over-1 wood frame windows.

Having learned from the Applicant that the proposal is currently for just one specific apartment-- #12B--and that they have been engaged to perform a building-wide masterplan for windows replacement in this landmark, our Committee respectfully asks that you defer decision until such a masterplan is submitted.

Our reasoning is two-fold. One, of course we would prefer that the original 6-over-1 configurations be returned; and two, the method of replacement. Rather than the most common retrofit "within-the-frame", where sashes are removed and replaced with new windows, in this instance, the applicant is proposing to do a brick-to-brick replacement, a much more invasive process that makes it much more important to get it right. In all likelihood, neighboring shareholders would cringe at the time, money, and mess that a disruptive prospect of comprehensive brick-to-brick replacement would wreak upon finishes, moulding, trim, and plaster that would be required for such a replacement (in their occupied homes!), unless they too, were undertaking their own gut-renovation.

Our Committee supports a masterplan of 6-over-1 windows for 277 West End Avenue, though feels there should be NO ACTION taken on the current application at this time.

Thank you for your consideration.