



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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ROBERT B. TIERNEY
Chair

October 6, 2006

ISSUED TO:

Mark Hoffman, Asst. Sec.
325 West End Owners, Inc.
c/o Hoffman Management
300 West 55th Street, Bsmt.
New York, NY 10019

Re: **PERMIT DENIAL**
LPC - 07-0390
CD 07-2629
325 WEST END AVENUE
HISTORIC DISTRICT
WEST END COLLEGIATE
Borough of Manhattan
Block/Lot: 1185/19

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 8, 2006, following the Public Hearing of August 8, 2006, voted to deny proposed work at the subject premises, as put forth in your application completed on July 20, 2006.

The work denied, at apartment 2D, consists of removing two (2) one-over-one double-hung windows with stained and leaded glass in both the upper and lower sash, one facing the south courtyard, and the other facing an existing alley on the west side of the building, and both visible from West 75th Street, and installing new one-over-one double-hung aluminum windows with plain glass, as shown in drawings L1.A and L1.B, both dated August 7, 2006, and L1.C, dated August 1, 2006, which included a block plan, a floor plan, window elevations and sections, and photographs of the existing conditions, all prepared by Platt/Dana Architects, and also photographs documenting the number of matching windows at the building taken by Commission staff, all presented at the Public Hearing and the Public Meeting.

In reviewing this proposal, the Commission noted that the designation report describes 325 West End Avenue as a neo-Renaissance style apartment building designed by Neville and Bagge and built in 1915-16. The Commission also noted that historically the building had 36 stained and leaded glass windows facing the south courtyard and western alley, three on each floor; and that the building presently retains nine matching stained and leaded glass windows, one on the west-facing facade of the south courtyard, five on the east-facing facade of the south courtyard, and three on the alley facade.

With regard to the proposed window replacement, the Commission found that the stained and leaded glass windows to be removed are in highly visible locations at the second floor on the east-facing courtyard facade and alley facade; that because these windows are visible from the street in the context of seven other matching stained glass windows, the removal of two of the remaining stained and leaded glass windows will eliminate significant features of this building and historic district; that removing these windows at the second floor will further diminish the historic appearance of the facades; that the new one-over-one double-hung windows will not provide the same detail and articulation as the historic windows; and that the proposed work will diminish the special architectural and historic character of the building and the historic district. Based on these findings,

the Commission determined the work to be inappropriate to the building, and voted to deny the application.

The staff of the Commission is available to assist you in the resolution of these matters. Please direct inquires to John Graham.

Robert B. Tierney
Chair

cc: Platt/Dana Architects, attn: Hope Dana