



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
1 West 67th Street  
October 13, 2015**

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 1 West 67th street, a neo-Gothic style studio building designed by George M. Pollard and built in 1915-18. This structure is part of the Upper West Side Central Park West Historic District of 1990.

The windows at 1 West 67th Street are a key facet of the building's texture and facade composition. Designed as a nine-square grid behind a cast iron framework, their muntin patterns and combination of glazing types relate to the neo-Gothic style and would likely never be considered for new construction.

These details are among the qualities that make this building landmark worthy.

The applicant is proposing to alter the operation of top left and top right windows in each masonry opening from central pivot to awning style. Our Certificate of Appropriateness Committee feels that with a limiter for the out-swing sash, that this can be an appropriate change of operation given modern fabrication methods and industry standards.

The two areas that our Committee reacted to are macro and micro issues.

On the macro-level, the applicants are one of the premier architectural firms of New York City and arguably the country. Why their plans could not inform the basis for a building wide master plan is frustrating and short sighted by the building management. The windows with their own specific algorithm of glazing, operation and divisions are integral to the appearance of this building and deserve cohesive oversight.

On the micro-level, the Committee feels strongly that the center window of the bottom row should always maintain its central muntin division to be historically correct and relate to the operable casements alongside. We would advocate for this modification to the plan and suggest a master plan be developed for any replacements moving forward.

The committee would prefer the glazing-to-frame ratio for the bottom left and right windows in each masonry opening be maintained more closely to the original proportions. Any deviation is a direct result of the applicant's desire for insulated glass

which is driving a significant change in the glazing to frame ration, which fundamentally changes the composition.