



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
113 West 77<sup>th</sup> Street  
June 20, 2017**

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 legalize the installation of windows without Landmarks Preservation Commission permit(s) at 113 West 77<sup>th</sup> Street, a neo-Grec style rowhouse designed by Christian Blinn and built in 1883-1884.

As a rule, the LANDMARK WEST! Certificate of Appropriateness Committee opposes legalizations of work installed without LPC permits. When property owners ignore the Landmarks Law and make changes without the Commission's guidance and consent, all too frequently the results are, at best unremarkable, and at worst, destructive. In either case, the practice of legalizing alterations after the fact, in essence penalizes property owners who often go to great lengths to comply with landmarks regulations by rewarding those who flout the law.

The case of 113 West 77<sup>th</sup> Street, is an example that is destructive. Elegant brickmolds that remain give clues to what the original windows once were and these apertures deserve the arched upper sash of a double hung window.

Applying for a legalization should ensure the provision of a minimal threshold of research and evidence—the onus is on the applicant. The applicant's presentation does not delineate any of the prior conditions, and does not attempt to provide detail profiles for the current illegally installed specimen as defense.

This landmark deserves better.

Our Committee recommends denial of this legalization.

Thank you for your consideration.