



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
277 West End Avenue
April 4, 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 establish a masterplan governing the future replacement of windows at 277 West End Avenue, a Medieval Revival style apartment building designed by George & Edward Blum and built in 1925-26, which is part of the West End – Collegiate Historic District.

The LANDMARK WEST! Certificate of Appropriateness Committee considers what is appropriate to the landmark. While we appreciate the effort to document historic and existing conditions, we cannot testify in favor of this application. In the Certificate of Appropriateness Committee's opinion, the proposed masterplan is inappropriate. Any windows masterplan approved for this building should allow for preservation of the building's only remaining original windows shown in photographs on page EL-1.

Our committee believes that the masterplan should provide for the return of the window's to the building's original material and 6-over-1 configuration of lights for replacement windows. The proposed in-kind replacement of 1-over-1 aluminum windows perpetuates an unfortunate mistake and is inappropriate. The current windows were installed in the 1980s, before the building was landmarked in 2013. This application represents an opportunity to return the building to a more appropriate condition with wood sash, 6-over-1 windows.

As we have stated before, windows are an often overlooked but highly significant factor in the visual character of a building. We urge the LPC to reject this application and to direct the applicant to amend its masterplan to return to the original window configuration and materials.

Thank you for your time.