



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
299 Riverside Drive
August 2, 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 a window at 299 Riverside Drive, a Renaissance Revival style apartment building designed by Evan T. MacDonald and built in 1910-1911. It is part of the West End - Historic District Extension II.

The LANDMARK WEST! Certificate of Appropriateness Committee has reviewed evidence of through-window condenser units that allow original sash windows to remain as-is, *in situ* with a mere addition of security pins and insulation.

Although the applicant points out other through-window air conditioner units at this address, a similar diagram could be generated for the single-lite instances across the building. This apartment is, in fact, the only unit on the north elevation to not have the double hung style windows. Even more to the point, there appear to be just two other masonry openings on this elevation with outlier windows. This quantity is from an entire facade of 147 windows, less than 3%.

There is no reason to exacerbate existing mistakes. A replacement of a tilt/turn window such as is proposed here is the perfect instance to do it properly. This could easily be the impetus for replacing it through a double hung window, which would be more in keeping with the majority of the facade. The remaining inconsistent windows (overall, 9% of visible facades) could hopefully soon follow.

Some might think this seems petty. It's not.

We regularly see ornamental bas-relief stone work restored, cornices replaced, and stoops recreated. Why should we not expect a return to consistent fenestration?

LANDMARK WEST! would support this application if engaged through a double hung sash. Our Committee would like to reiterate our call for window master plans in large apartment buildings.

Thank you for your consideration.