



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
100 West 72<sup>nd</sup> Street  
December 12, 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 100 West 72<sup>nd</sup> Street, a Renaissance Revival style store building designed by McKim, Mead & White and built in 1892-1893. Application is to legalize the replacement of windows installed without Landmarks Preservation Commission permits.

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 Committee is not overjoyed that the historic double hung windows of 100 West 72<sup>nd</sup> Street here have been replaced by sliding aluminum windows, though we do appreciate that at least this has been done consistently across the building's façades.

If this application is to be approved, we would suggest the applicant be encouraged to prepare a masterplan governing the future of this landmark's windows—one that could provide framework for the return of the historic one-over-one and twelve-over-twelve double hung window configurations.

The LANDMARK WEST! Certificate of Appropriateness Committee could be in favor of this installment, then, if it does not preclude the future restoration of the historic windows as outlined by such a masterplan.