



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
11 Riverside Drive
January 16, 2018**

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 11 Riverside Drive, a Modern style apartment building designed by Sylvan Bien and built in 1949-1950. The application is to establish a master plan governing the future installation of windows and air conditioning units.

The LANDMARK WEST! Certificate of Appropriateness Committee notes that given the simplicity of this landmark's design, any alteration will cause a noticeable difference. The landmark's minimalism is not to be taken for granted or dismissed—it is a crucial element of its design, and must be respected as such. Accordingly, our committee does not understand the creation of a masterplan that would preclude a return to the building's original window configurations, which are so easily replicable.

The main change proposed—the replacement of the original double-hung designs with casement windows—would alter the overall read of the building, disrupting the intended design. In its original layout, the consistency of the double hung windows allowed for variations in grouping and arrangement of windows, while maintaining an overall cohesiveness. To upset this consistency would impede that original flexibility of arrangement, especially at corner window assemblies.

Although there have been some changes made to the original window plans, a masterplan should be able to provide a guide towards fixing these alterations and restoring the architect's intended design. We are still within reach of eliminating the current disruptions to that plan and returning the building to the original configurations. Why miss that opportunity?

Further, with window A/C units being considered as part of this master plan, we feel a masonry master plan to heal through-wall A/C units would be a prudent effort in tandem.

For these reasons, the LANDMARK WEST! Certificate of Appropriateness Committee recommends the aforementioned modifications of application.