



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
309 West 85th Street
July 24, 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 an altered Renaissance Revival style flats building designed by Neville & Bagge and built in 1901. Application is to legalize the installation of windows without Landmarks Preservation Commission permit(s).

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.

In this case, our Committee is concerned with this building becoming, essentially, a race to the bottom. As we can all see from the historic photo provided, this building has already been significantly altered, with the second floor balcony and original windows having been removed previously. While the proposed changes are small in comparison to the damage already done to this building, there are ways to make the changes even less damaging, such as installing wood instead of aluminum windows, as we saw the applicants of 466 Amsterdam thoughtfully do.

Our committee would also like to suggest the implementation of a window master plan for any further window alterations.

The LANDMARK WEST! Certificate of Appropriateness Committee recommends denial of this legalization.