



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
381 West End Avenue  
August 7, 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 381 West End Avenue, a Flemish Renaissance Revival apartment house designed by Frederick B. White and built in 1885-86. The application is to restore the façade, modify windows, and construct a rooftop addition.

The LANDMARK WEST! Certificate of Appropriateness Committee wishes to extend our appreciation to the applicants for their thoughtful and thorough work on this restoration project, which is one of the more careful and considered that we have seen as of late.

The applicants' research revealed a number of non-original elements at this landmark, and their restoration plans include numerous measures to rectify past disruptions to the 1885 design. From their restoration of arches to the primary façade windows, to their magnificent plans to restore a two-story bay, the applicant's proposal is going to significant measures to return this landmark to its original glory.

However, it has been brought to our attention that a restrictive covenant exists which forbids the currently proposed rooftop addition from being built, in order to preserve the light and air of the neighboring homes in this ensemble of buildings. As the proposed addition would violate this pre-existing covenant—a covenant which was designed to protect the architect's intentions of ensuring light and air in these buildings—we request the rooftop addition portion of this application be removed from the commissioners' consideration and approval.

Overall, we look forward to seeing the restoration of this West End Avenue gem, and with the exception of the inappropriate rooftop addition, we wish that other applicants would look to this proposal as an example of how to beautify and honor our historic landmarks and their legacy.

The LANDMARK WEST! Certificate of Appropriateness Committee recommends approval of this application, providing that such approval exclude the rooftop addition.