



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
44 West 77<sup>th</sup> Street  
September 10, 2019**

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 44 West 77<sup>th</sup> Street, a neo-Gothic style studio building designed by Harde & Short and built in 1907-09. The application is to replace a window.

The LANDMARK WEST! Certificate of Appropriateness Committee recognizes that this window is non-original, having been replaced within recent memory. The Committee also recognizes that there are at least fourteen other alterations to this penthouse unit's exterior listed on presentation page 7, under a Certificate of No Effect that have atomized a myriad of facets of this project to a mere window. This window, although consistent with at least three of the four windows on the floor directly below it, and elsewhere in the courtyard, does not match the nine replaced under semblance of "no effect".

To suggest the prior changes bear "no effect" is misleading, because we see the effect, and it is what brings us together today. For greater continuity in one unit, there is a request to reduce overall continuity in an entire courtyard.

The Committee has seen this before. Each new window tipping the balance that much further toward total change.

For the greatest coherence of the courtyard and the landmark, the LANDMARK WEST! Certificate of Appropriateness Committee does not support this application.