



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
45 West 85th Street
March 16, 2021**

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 45 West 85th Street, a Beaux-Arts style rowhouse from within the Upper West Side/Central Park West Historic District. This landmark was designed by Lafayette A. Goldstone and built in 1906-07. The Application is to replace a window.

The Landmark West Certificate of Appropriateness Committee was delighted to see this full-sized stained glass window in its original wood frame. While the sill is deteriorated, we suspect that may be due to the microclimate created by an individual walling over this specimen from the inside. Despite a visible lack of maintenance, the sash and frame appear surprisingly in tact.

The proposal seeks to replace this special stained-glass, wood window with a utilitarian aluminum model of undiscerning profile in order to support a standard-sized vent. The Committee feels this is the tail wagging the dog. As the proposal demonstrates, neither light nor aesthetics are a high priority. Thus perhaps a partial louver atop the upper sash of the still-functioning window above the sink would be an acceptable solution, and spare not only the common subway tile but the art glass as well.

We would urge the applicant to explore options which reincorporate and celebrate this beautiful window in this opening or elsewhere on the landmark while the ledded segments still remain in tact. The Landmark West Certificate of Appropriateness Committee does not support the removal of the art glass as proposed in this application.

Thank You.