



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
260 West End Avenue  
July 20, 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 260 West End Avenue, within the West End - Collegiate Historic District. This landmark is a Colonial Revival style apartment building designed by Schwartz & Gross and built in 1924-25. The Application is to establish a Master Plan governing the future installation of windows.

The Landmark West Certificate of Appropriateness Committee reviewed this proposal carefully, and we thank the owners for their foresight in preparing for the future of the building they steward.

260 West End Avenue arrived during a time of significant change for West 72<sup>nd</sup> Street. While there is scant photographic evidence of the early life of this landmark, in an instance where everything has changed, we can follow the sage advice of Robert Baden-Powell.

Adopted by various trades from programmers to campers, it reads:

*Try and leave this world a little better than you found it...[and be] happy in feeling that at any rate, you have not wasted your time but have done your best.*

CB7 requested additional information that was not provided in advance of this hearing, but with what is shown, the bottom rail is noticeably larger, the trim holding the glazing is noticeably flatter and the mullion panning is of a different scale and profile.

The Landmark West Certificate of Appropriateness Committee recommends modifications of this application to better meet or improve upon what currently exists. To try and leave these windows a little better than you found them [and be] happy in feeling that you have not wasted your time but done your best. This proposal is not the best. There is no need to permanently codify something lesser. We would support approval with modifications.

Thank You.