



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
400 West End Avenue  
January 10, 2023**

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 400 West End Avenue, an Art Deco style apartment building designed by Margon & Holder and built in 1930-31 from within the Riverside Drive-West End Historic District Extension I. The application is to replace windows.

The LANDMARK WEST! Certificate of Appropriateness Committee finds that in absence of a windows masterplan, we would favor replacement in kind. The current non-original double hung windows are at least consistent throughout the landmark. Introducing new profiles and taking this variant condition one step further may be an improvement but does not pave the way for long term stewardship of this structure. We urge the applicant to invest in the long-range study of historic conditions and any extant original windows in order to draft an informed windows masterplan. This will ensure consistency in keeping with the landmark site.

The LANDMARK WEST! Certificate of Appropriateness Committee urges the Commission to take no action, and our Committee suggests the applicant prepare a Master Plan.