



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
March 14, 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 has testified twice in recent memory regarding window replacements at 400 West End Avenue: on January 10th, of this year and May 14th of 2019. Unlike the windows, our comments and recommendations remain consistent.

In our January 10th testimony, our Committee called for a windows masterplan, and considering the current non-original windows are a mix-match of window typologies, we again reinforce this position. 400 West End Avenue is well-documented. The windows were originally multi-lite steel casement windows, and we all agree that none of the currently installed windows match in material, form or even function. We understand this owner's interest in uniformity for their unit. We seek it for them and the entire landmark. Developing a long-range plan of drafting a windows masterplan will not only ensure consistency, it will safeguard the landmark and save Commissioners time.

The LANDMARK WEST! Certificate of Appropriateness Committee urges the applicant to correct the cycle of invention and instead prepare a Windows Masterplan.