



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
April 8th, 2025**

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 strongly suggest the Commission's approval of this project be conditional upon the adoption of a masterplan. The current non-original double-hung windows are at least consistent throughout the landmark. We urge the stewards of this landmark, the building's owners, 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 and be beneficial to the owners in the long run, ensuring efficiency for all future window applications while maintaining the building's integrity *and* market value.

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