

Hearing Date: 10/25/2005
LPC Docket Number: 061735
Manhattan, Block: 1216, Lot: 140

120 West 86th Street - Upper West Side/Central Park West Historic District

A neo-Renaissance style apartment building designed by George and Edward Blum and built in 1911-12.

Application is to construct a rooftop addition and to install a new cornice.

HDC Testimony

In general, HDC is always pleased to see the return of historic cornices, and we commend the applicants for such a complete and clear presentation. However, we do not support the design of the cornice proposed here for 120 West 86th Street. The installation of windows in this cornice in order to allow for another floor to be added to this building, greatly compromises the historic design. These windows force a change to the spacing of the anthemia and the style of the brackets. Additionally, the proposed cornice is much lighter than the historic cornice.

HDC's Review Committee found that the photographs of historic precedents were taken from buildings that are too dissimilar to this building to provide a convincing argument for adding windows to this cornice. As this is such a radically altered design, we cannot recommend approval of this application. HDC fears that approval of this application would set a dangerous precedent. While we would welcome more applications to return cornices to historic buildings, we do not want to see such highly altered examples.

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