

Hearing Date: 4/25/2006

LPC Docket Number: 064234

Manhattan, Block: 1198, Lot: 35

248 Central Park West - Upper West Side/Central Park West Historic District

A Queen Anne style rowhouse designed by Edward L. Angell and built in 1887-88. Application is to construct a rooftop addition and install a gate.

HDC Testimony

The Historic Districts Council urges the LPC to deny permission for the proposed rooftop addition. This addition will be very visible from the public way in Central Park. The architectural massing around the park is one of the elements that combine to make it the vital part of the city that it is, and most be considered when talking about appropriateness. This building has, frankly, been built out enough; any more loading onto its mass risks eradicating its character altogether. At what point are we forced to say “enough! This building is what it is and any more will destroy it.” We believe that point has been reached.

Hearing Date: 4/25/2006

LPC Docket Number: 065021

Manhattan, Block: 1165, Lot: 36

2112 Broadway - Individual Landmark Historic District

An Italian Renaissance style bank building designed by York and Sawyer and built in 1926-28. Application is to install sidewalk canopies and signage.

HDC Testimony

The Historic Districts Council is very familiar with this building, having been a long-time client of Apple Bank for Savings & this building continues to serve as our home branch. Indeed, we echo the sentiments of our colleagues at the New York Landmarks Conservancy in rejoicing that this fantastic banking hall will remain as a banking hall. Despite incalculable examples of successful adaptive reuse, the best use for a public building is, in many ways, its intended one, especially when the building in question is of such a high quality as this one. We are very pleased that this bank building is going to remain exactly that, a bank building (albeit one with residential elements tucked under its hat).

However, in reviewing the proposed canopy on Broadway, the Historic Districts Council’s Public Review Committee found they could not support it. For one thing, the canopy is highly uncharacteristic of the kind of grand commercial building that this bank is. Rather, it is much more typical of residential buildings, which is kind of ironic considering that this will lead to the commercial entrance of the building. Furthermore, the inclusion of illumination in the canopy is unacceptable, as well as being illegal. This is not a canopy at all, it is an illuminated sign pretending to be a canopy. Finally, the inclusion of the ornate metal work on the canopy might lead to a confusion between the original and the new; which is generally regarded to not be good preservation practice. We ask the Landmarks Commission to deny this element, and work with the applicant to create a solution which both satisfies their needs and is historically appropriate.

With regard to the 73rd Street façade signage, our two concerns were illumination on the lettering, which struck us as unnecessary and unflattering, and the redundancy between the grandfathered cornice sign and the new sign. We would suggest that one is enough for this façade, this is an imposing signature building that serves as its own signage. Perhaps the new sign could be modified to fit on the Broadway façade, thereby solving all identification concerns while respecting the integrity of this important and magnificent building.

This document was created with Win2PDF available at <http://www.daneprairie.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.