



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 01/26/2006	<b>EXPIRATION DATE:</b> 11/15/2011	<b>DOCKET #:</b> 05-8953	<b>COFA #:</b> COFA 06-5582
<b>ADDRESS</b> 2112 BROADWAY <b>INDIVIDUAL LANDMARK</b> APPLE BANK FOR SAVINGS/FORMER CENTRAL SAVINGS BANK		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  1165/36

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Mitchell Jacobs**  
**Apple Bank For Savings**  
**122 East 42nd Street**  
**New York, NY 10168**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of of November 15, 2005, following the Public Hearing and Public Meeting of September 13, 2005, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on August 18, 2005.

The proposal, as approved, consists of alterations to the entrance on the north facade, facing West 74th Street, including securing the left hand leaf of the iron gates in an open position, inside the existing north-facing vestibule, and installing a new glass door with fixed glass side light inside the line of the gates, all as shown in drawings A5a, A6, A7, and A8, all dated October 19, 2005, and photographs of the existing conditions, all prepared and presented at the Public Hearing and the Public Meetings by Beyer Blinder Belle Architects.

In reviewing this proposal, the Commission noted that the designation report describes the (former) Central Savings Bank as an Italian Renaissance Palazzo style bank building designed by York and Sawyer and built in 1926-28; and that all the wrought ironwork on the exterior was executed by the studio of Samuel Yellin of Philadelphia. The Commission also noted that portions of the interior are designated as a New York City Interior Landmark; that the north vestibule in which the glass doors would be installed is not within the designated interior; and that the West 74th Street gates are Yellin ironwork which is original to the building.

With regard to this proposal, the Commission found that the proposed alteration will be reversible and will not cause damage to, or demolition of, any significant historic fabric; that the new glass panel and glass door have been detailed in a simple manner which will not obscure the open leaf or draw attention away from the historic iron gates or other historic features of the building; that the work will provide necessary egress and will allow the adaptive reuse of this building, while preserving the very significant and heavy decorative iron gates; and that the proposed alterations will not diminish the special architectural and historic character of this Individual

Landmark. Based on these findings, the Commission determined the proposed work to be appropriate to the building, and voted to approve it.

In voting to grant this approval, the Commission made its determination subject to the condition that two sets of signed and sealed Department of Building filing drawings for the approved work be submitted to the Commission for review.

On January 6, 2006, the Commission received drawings A1, A2, and A3, all dated January 1, 2006, prepared and submitted by Beyer Blinder Belle Architects. Staff has reviewed these materials and finds that the proposal approved by the Commission has been maintained. Based on this and the above findings, Certificate of Appropriateness 06-5582 is being issued.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to John Graham.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Tom Lindberg, Beyer Blinder Belle Architects**

cc: Beyer Blinder Belle Architects, Tom Lindberg