



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 NO EFFECT

ISSUE DATE: 01/14/22	EXPIRATION DATE: 1/14/2026	DOCKET #: LPC-22-05319	CNE CNE-22-05319
ADDRESS: 2112 BROADWAY		BOROUGH: MANHATTAN	BLOCK/LOT: 1165 / 7505
Central Savings Bank, now Apple Bank for Savings (Interior), Interior Landmark			
Central Savings Bank, now Apple Bank for Savings, Individual Landmark			

Display This Permit While Work Is In Progress

ISSUED TO:

Yury Parad
The Apple Bank Building Condominium
2112 Broadway
New York, NY 10023

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on December 08, 2021.

The approved work consists of exterior work at the north corner entrance, including removing and replacing the concrete barrier-free access ramp in kind, and temporarily removing and reinstalling metal guardrails at the ramp, to facilitate structural work at the cellar; and interior alterations at the cellar, including but not limited to structural work at the sidewalk vaults; as described in a letter dated December 6, 2021, prepared by Howard L. Zimmerman Architects & Engineers P.C.; and as shown on existing condition photographs and drawings labeled G-001.00 through G-006.00, A-101.00 through A-104.00, A-301.00, A-302.00, A-701.00 through A-704.00, all dated November 3, 2021, prepared by Howard L. Zimmerman, R.A.; and submitted as components of the application. Staff notes that the proposed cellar level interior work is occurring outside the designated designated 1st floor and mezzanine interior.

In reviewing the proposal, the Commission notes that the Central Savings Bank, now Apple Bank, Designation Report describes 2112 Broadway (the former Central Savings Bank) as an Italian Renaissance Palazzo-style bank building designed by York and Sawyer, and built in 1926-28.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-18 for Barrier-Free Access, including Section 2-18(f)(2) for barrier-free access ramps. Based on these findings, the Commission determined that the work is appropriate to the building and to this Individual Landmark. The work, therefore, is approved.

PLEASE NOTE: Upon careful examination of the Commission's records, the staff notes that concrete paving and access hatch replacement proposed at the West 74th Street, West 73rd Street, Broadway, and Amsterdam Avenue sidewalks is not part of the designated site of the Central Savings Bank, now Apple Bank Individual Landmark. Additionally, staff notes that this portion of the building/site is not calendared for designation; that it is not located within any designated Historic District; and that it is not within any proposed Historic District. Therefore, this work is not under the jurisdiction of the Landmarks Preservation Commission at this time and does not require the review or approval of the Commission

PLEASE NOTE: If there is any change in the proposed scope of work that will affect the Individual or Interior Landmark, the proposal must be submitted to the Landmarks Preservation Commission for review and approval prior to the commencement of work.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Marcello Pacheco.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Arie Isaacs, Howard L. Zimmerman Architects & Engineers

cc: Edith Bellinghausen, Deputy Director; Arie Isaacs, Howard L. Zimmerman Architects & Engineers

