

Victorian Society Testimony for September 29, 2026: 23 Wall Street - J.P. Morgan & Co. Building - Individual Landmark (LPC-27-02094); 33 Perry Street – Greenwich Village Historic District (LPC-26-10863); 51 Madison Avenue - New York Life Insurance Company Building - Individual Landmark (LPC-27-00713); 200 Convent Avenue and 259 Convent Avenue - City College, City University of New York (CUNY), North Campus - Individual Landmark (LPC-27-01762)

Approximate time: 11:45; join Zoom by: 10:45

LPC-27-02094 -- 23 Wall Street - J.P. Morgan & Co. Building - Individual Landmark, Manhattan

Good morning commissioners, _____ for the Victorian Society New York.

The Victorian Society supports, in concept, the proposed changes to the J. P. Morgan & Company Building. However, we recommend modifications to the design of the new entrance facing Wall Street, the window infill at the restored window openings facing Broad Street, and all the new signs on Wall Street, Broad Street and the corner entrance.

We noted that the new doors facing Wall Street serve two purposes. One leads to fire stairs. The others lead to an ADA lift. As the area in front of these doors is flush with the sidewalk, it seems an excellent location for an accessible entrance. However, the information provided is incomplete. The applicant should show where the required ADA signage will be mounted on the facade. And, as the proposed bronze and glass doors will be heavy, we recommend provision for an electric door opener be included in the final drawings. Finally, the proposed pair of doors leading to the ADA vestibule will require removing too much historic masonry. A single door of appropriate width would allow full access to this area while preserving original materials. We have no objection to the removal of the modern fence which closes this recess.

This building never had signs installed on its masonry surfaces. That was a deliberate decision by J.P. Morgan. He specifically did not want a sign flanking the main corner entrance. We think the signage program should be revised to reflect this history. Certainly, the proposal to drill multiple holes for individual letters into the historic masonry for the signs facing Wall Street and Broad Street is inappropriate. It results in permanent scarring of the building when the tenant changes and can lead to water infiltration and cracking.

We also have no objection to reopening the windows facing Broad Street but have questions about the new window infill. We do not understand why the two northern-most windows, shown in plan on drawing A-103.00, are set farther back from the grilles than the new window in the southern-most opening. These windows should not be aluminum but

should match the material and finish of the building's historic windows and grilles—we assume bronze.

Thank you, commissioners.

Approved 7-0 with modifications: Wall St. sign to be centered, and attachment of individual letters to the façade eliminated by use of a mounting bracket, etc.

Approximate time: 12:15; join Zoom by: 11:15

LPC-26-10863 -- 33 Perry Street – Greenwich Village Historic District, Manhattan

Good afternoon, _____ for the Victorian Society New York. The contributing structure at 33 Perry Street, designed in the Romanesque Revival style originally as a stable by Henry Andruss, Jr. in 1897, was converted to residential use in 1926. We express concern at the proposed fenced areaway at the front of the building that would unnecessarily and permanently reduce the sidewalk by 3 feet to only a clear width of 5 feet, a significant encroachment into the public way.

We are pleased that the new arch-topped windows on the west elevation will now include a muntin pattern better suited to their round arch shape. However, we think the half circle tops of these new windows should exactly match the front elevation's original third floor windows with "V" shaped muntins dividing the half rounds into three glazed lights.

We also are concerned about the extent of removals of the diamond pane leaded glass windows at the rear.

Approved 7-0.

Approximate time: 1:30; join Zoom by: 12:30

LPC-27-00713 -- 51 Madison Avenue - New York Life Insurance Company Building - Individual Landmark, Manhattan

Good afternoon commissioners, _____ for the Victorian Society New York. Because New York Life's base sets the material language for the tower above, we urge the Commission to require storefront framing that replicates the historic base's metalwork and masonry, rather than contemporary substitutes like catalog storefront systems composed of standard aluminum extrusions and oversized glazing. We also advise against enlarging or reconfiguring existing masonry and metal openings for standardized retail dimensions, and to require that any infill be installed reversibly. Flexibility for rotating tenants should not come at the cost of historic preservation.

Approved 6-1 (Goldblum)

Approximate time: 2:30; join Zoom by: 1:30

LPC-27-01762 -- 200 Convent Avenue and 259 Convent Avenue - City College, City University of New York (CUNY), North Campus - Individual Landmark, Manhattan

Good afternoon commissioners, _____ for the Victorian Society New York.

The Victorian Society is not opposed to a new sign program for the campus that includes building identification, wayfinding, and historical information. We do have several concerns about aspects of the design.

First, the monolith style pedestal tends to have a lot of bulk relative to information. This makes it more visually intrusive than other designs might be, including some of the existing signs.

Second, the placement of the monoliths often disrupts the architectural lines and continuity of the buildings and site features such as the many low stone walls. See, for example, slides 14, 15, 18, and 21. The existing lower signs are less visually disruptive.

Third, on slide 18 we see the ill effect of adding yet another sign to the three already existing around this entrance. Are there plans to remove any of these signs?

Fourth, the stark, modernist design seems more suited to the newer half of the campus. The designated side has a powerful historic architectural style and consistent detailing. Rather than contrasting so sharply, we feel the signs should defer to and have a more harmonious relationship with the historic architecture.

And finally, many of us have had the experience of starting life on a college campus with a sense of disorientation. Learning which building is which, their purposes and history, is part of the process by which students discover and bond with their institution. Setting it all out so explicitly may not be necessary or even the best approach. For this and other reasons, we believe less signage may be better.

No quorum, no vote, but generally supportive.

10-6-26: Approved 7-0.