

April 7, 2015

Honorable Meenakshi Srinivasan, Chair
New York City Landmarks Preservation Commission
One Centre Street, 9th floor
New York, NY 10007

**Re: Certificate of Appropriateness
140 Broadway, originally the Marine Midland Bank Building**

DOCOMOMO US New York/Tri-State is a local chapter of an international organization working in over 50 countries to identify, document and protect buildings, sites and neighborhoods of the Modern Movement.

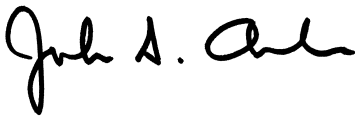
140 Broadway, originally the Marine Midland Bank Building, was acclaimed at its completion by the leading architecture critics of the era and remains today among the finest Modernist office buildings in New York City. DOCOMOMO US New York/Tri-State presented testimony in support of designating 140 Broadway an individual landmark in 2013, "wholeheartedly and enthusiastically" endorsing it.

Pritzker Prize winner Gordon Bunshaft's elegant minimalist trapezoidal prism presents a challenge to sympathetic modification, as any deviation from its impeccably detailed flush surface threatens to compromise the integrity of the building's design. The proposed new entrances present such a potential threat.

Most disturbingly, the new doorways are designed with deep recesses inconsistent with the building's original design. We recommend that the designers utilize the vocabulary of the existing building, replicating the flush doorway detail in the easternmost bay on Cedar Street, or at most recessing the new doors at the back face of the existing storefront mullions, as in other existing conditions. Introducing so many new entrances makes their impact all the greater. One entrance to each of the two new retail spaces would seem to be sufficient.

This building's design vocabulary is limited, but we believe it can accommodate modifications if the new doorways are designed in accordance with that vocabulary. DOCOMOMO US New York/Tri-State respectfully requests that the commissioners direct the applicant to do so.

Sincerely,



John Shreve Arbuckle
President
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