

**Testimony of LANDMARK WEST!
Certificate of Appropriateness Committee
Before the Landmarks Preservation Commission
240 Central Park South
Tuesday, April 30, 2002**

LANDMARK WEST! is a not for profit community organization committed to the preservation of the architectural heritage of the Upper West Side.

LANDMARK WEST! enthusiastically supports the designation of 240 Central Park South, a building that Robert A.M. Stern called, in his tome *New York 1930*, “an exemplar of humane values applied to the problem of high-density city living...a finely tuned instrument of urbanism.”

240 Central Park South holds its own—quite elegantly—in its complex and highly visible location fronting Central Park South, Columbus Circle, Broadway, and West 58th Street. Combining aspects of the courtyard apartment building and the skyscraper, 240 Central Park South is a paradigm of contextual design. The one-story, sinuous commercial strip along Broadway defines the diagonal of the street and leads the transition from a busy Midtown neighborhood to the perimeter of Central Park.

The present development focus on Columbus Circle yields myriad opportunities for re-establishing the identity of this historically vital urban space, but it also raises questions about the future of the Circle’s defining architecture. Much progress has been made in recent months to protect our city’s modern landmarks, and the current move to designate 240 Central Park South represents another major breakthrough. A logical, and equally urgent next step is to calendar Number 240’s fascinating modernist neighbor, 2 Columbus Circle (designed by Edward Durell Stone in 1957)—a *de facto* landmark cradling the base of the Circle. We urge the Commission to take swift action to protect both of these critical icons.