



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

ISSUE DATE: 06/10/2005	EXPIRATION DATE:	DOCKET #: 02-3582	COFA #: COFA 05-8540
ADDRESS 115 CENTRAL PARK WEST INDIVIDUAL LANDMARK THE MAJESTIC APARTMENTS		BOROUGH: MANHATTAN	BLOCK/LOT: 1124/27

Display This Permit While Work Is In Progress

ISSUED TO:

Robin Klasewitz, Asst. Secy
115 CPW Corp./Wallack Mgmt.
18 East 64th Street
New York, NY 10021

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 10, 2005, following the Public Hearing of May 10, 2005, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on April 14, 2005.

The proposal as approved, consists of amending Certificate of Appropriateness 91-0008, a window master plan, to include the replacement of windows at the ground floor of the building on the West 71st Street, West 72nd Street and Central Park West facades, with the new aluminum casement windows to match the windows approved for the other floors in terms of configuration, operation, materials, details, and finish (Majestic Tan) with the addition of hopper windows in selected locations designed to allow the installation of through-the-window HVAC units, all as shown in drawings A001, A002, A003, A100, A200, A300, and A400, all dated June 1, 2004, and photographs of the existing conditions, all prepared by Sage and Coombe Architects, and drawings from Commission files showing the approved Master Plan, all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report for this Individual Landmark, which is also included within the Upper West Side/Central Park West Historic District, describes this building as an Art Deco style apartment building built in 1930 designed by Irwin S. Chanin. The Commission also noted that the building has master plans governing the installation of windows and through-the-wall HVAC units; that the HVAC Master Plan does not address the installation of HVAC units on the ground floor; that the ground floor has many small offices facing the street which typically only have one exposure and one window; and that the window Master Plan allows the installation of kitchen and bath exhaust vents.

With regard to this proposal, the Commission found that the proposed work will preserve the important red granite water table which extends as a continuous band around this building and is also a major decorative

element at the main entrances; that the implementation of the Master Plan will, over time, allow for the removal of the grandfathered through-the-window HVAC units, and achieve unity at the ground floor, bringing this portion of the building into line with the upper floors; that the previously approved window Master Plan also allowed for significant changes to the historic multi-pane casement windows, and that the proposed changes are in keeping with the intent of the master plan; that the detailing of the proposed windows will match the approved Master Plan windows; that installing the louvers flush with the surface of the window frame, and finished to match the color of the windows, will help them to blend with the fenestration; and that the proposed work will not diminish the special architectural character of this Individual Landmark. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

On May 23, 2005, the applicants provided the Commission with two sets of drawings, A001, A002, A003, A100, A200, A300, and A400, all dated June 1, 2004, showing the approved design. Staff has reviewed these drawings and finds that the approved design has been maintained in the filing drawings. On this basis, Certificate of Appropriateness 05-8540 is being issued.

The master plan sets forth a standard for future installations of replacement windows at the ground floor of the building on the West 71st Street, West 72nd Street and Central Park West facades, and specifically identifies drawings which describe the approved master plan in detail. If the owner wishes to move forward with a portion of the work covered by the master plan, a completed application form must be filed with the Commission indicating the specific location of the proposed replacement windows in the approved finish, with openings for HVAC units in the approved locations, and stating that the work will conform to the approved master plan drawings and other documents on file with the Landmarks Preservation Commission. The staff of the Commission will review the application to ascertain that all proposed work is covered by the master plan, and will then send the owner an "Authorization to Proceed" letter. The Authorization to Proceed is sent prior to the commencement of the work, and is contingent on adherence to the approved master plan.

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:
Jennifer Sage, Sage and Coombe Architects**

cc: Sage and Coombe Architects, attn: Jennifer Sage