



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: 10/13/2004	EXPIRATION DATE:	DOCKET #: 04-6412	COFA #: COFA 05-1108
ADDRESS 240 CENTRAL PARK SOUTH INDIVIDUAL LANDMARK CENTRAL PARK SOUTH APARTMENTS		BOROUGH: MANHATTAN	BLOCK/LOT: 1030/58

Display This Permit While Work Is In Progress

ISSUED TO:

James Korein, Member
Central Park South Associates, LLC
240 Central Park South
New York, NY 10019

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of of June 8, 2004, following the Public Hearing of June 8, 2004, the Landmarks Preservation Commission voted to approve certain work at the subject premises, as put forth in your application completed on May 4, 2004. This approval expires June 8, 2010.

The Commission voted to approve a proposal to establish a Master Plan governing the future installation of storefronts on the Broadway and West 59th Street facades, and the future installation of windows in the residential portion of the building on all facades, including the courtyard facades, as shown in a site plan, floor plans, building elevations of the 58th Street, 59th Street, Broadway and courtyard and courtyard facades, sections, details, photographs of the existing conditions of the storefronts, windows, and facades, historic photographs of the building, and photo-montages of the proposed storefronts and windows, all prepared by Douglas J. Lister, Architect, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report describes 240 Central Park South as An Art-Deco Modernist style apartment building designed by Mayer and Whittlesey and built in 1939-40. The Commission also noted that the storefronts and many of the windows were altered prior to designation; that many of the new windows did not conform to the design of the original windows, or match each other; and that the storefronts and remaining historic windows are in a deteriorated condition.

With regard to this proposal, the Commission found that the removal of the many different modern storefront materials will eliminate elements which diminish the unity of the building; that the materials, profiles, dimensions, and details of the proposed storefronts will closely match the historic storefronts and will create unity at the base of the building; that the size, scale, materials and design of the proposed internally illuminated signs, set into the continuous signband, will be in keeping with the age, style and character of the building; that

removing the many different modern replacement windows found throughout the facades will unify the fenestration pattern on the building; that the proposed multi-pane casement windows, with hoppers and transoms, will closely replicate the historic windows in terms of configuration, operation, and details; that the proposed arrangement of the through-the-window HVAC units will form a regular pattern of installations within window bays on the various facades; that the applicant has taken advantage of the many courts and setbacks to locate the through-the-window HVAC units on walls which are perpendicular to the street facades, where possible, thereby minimizing their visibility; that the proposed light buff painted finish for the windows is in keeping with the color palette of the building, and will match the predominant window color on the facades, helping the new windows to blend in with the existing windows as windows in individual apartments are changed; and that for these reasons the changes proposed under the master plan will help to return the building to its historic condition.

However, the Commission made its determination subject to the following conditions:

1. that the design of the storefronts at the corner of Broadway and West 59th Street be modified to include the horizontal bronze bands above the display windows proposed for the curved-fronted storefronts facing Broadway, replicating the detailing of the historic storefronts;
2. that the design for the windows at the residential portion of the building be detailed with a dark finish on the spacer, to minimize the appearance of the thickness of the windows;
3. and that two sets of construction drawings be submitted to the Commission for review.

On October 12, 2004, the Commission received two sets of construction drawings, A-0, A-0/2, A-1, A-2, A-3, A-4, and A-5, all dated September 17, 2004, and A-100 through A-112, all dated April 12, 2004, all prepared by Douglas J. Lister Architect, showing the approved storefront design as modified and the approved windows as modified. Staff has reviewed this material and finds that the approved design has been maintained in the drawings. On this basis, Certificate of Appropriateness 05-1108 is being issued.

The master plan sets forth a standard for future installations of storefronts and windows at selected locations, 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 proposed location of the new storefronts and/or the specific location of the proposed windows, 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. An Authorization to proceed for storefront replacement will require that the contractor submit samples of the storefront framing, bronze cladding, and signage, and prepare samples showing the proposed brick and mortar to be used where the bulkheads are to be rebuilt, and notify the Commission to arrange for an inspection of the proposed brick and mortar to determine if the materials match the original, prior to completing the final phases of the work at the storefronts.

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:
Douglas J. Lister, Architect**

cc: Douglas J. Lister, Architect