



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 10/18/2006	EXPIRATION DATE: 07/11/2012	DOCKET #: 06-8295	COFA #: COFA 07-2932
ADDRESS 248 CENTRAL PARK WEST HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1198/35

Display This Permit While Work Is In Progress

ISSUED TO:

Matthew Geller
248 Central Park West
New York, NY 10024

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 11, 2006, following the Public Hearing of July 11, 2006, voted to approve certain work at the subject premises, as put forth in your application completed on March 30, 2006.

The work approved consists of the removal of portions of a previously approved rooftop addition, and the construction of a new rooftop addition, with brick cladding, to match the previously constructed rear yard addition, and wood framed French doors with a painted finish, and roof-mounted HVAC equipment, all as shown in photographs of the existing conditions, a mock-up constructed on site, photo-montages, existing and proposed floor plans, existing and proposed elevations, and sight-line drawings, all dated June 15, 2006, and in photo-montages of a proposal presented to the Commissioners on June 6, 2006, dated May 24, 2006, all prepared by Rosenblum Architects, P. C. and Building Conservation Associates and presented at the Public Hearing and the Public Meeting.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report describes 248 Central Park West as a Queen Anne style rowhouse designed by Edward L. Angell and built in 1887-88; and that the style, scale, materials, and details of the building are among the features that contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District. The Commission also noted Certificate of Appropriateness 95-0087 was issued on December 15, 1994, approving the construction of a rooftop extension and a new rear facade; that Certificate of Appropriateness 06-8741 was issued June 6, 2006, approving the construction of a stoop gate and denying the construction of a larger rooftop addition; and that the secondary north and west facades of this building are visible from West 85th Street, looking over the rear yard of the adjacent house in this row.

With regard to the proposed rooftop addition, the Commission found that the large central gable on the primary

facade and the existing previously approved rooftop addition will obscure a view of the proposed addition from Central Park; that the location of the addition, set back from the rear walls, will minimize its visibility from the north-west, and will maintain the consistent roof-line of this and the adjacent building; that the modest scale of the proposed addition, when seen from West 85th Street, and the use of materials matching the existing rear facade and the side and rear facades of the adjacent rowhouse addition, will help the addition to blend unobtrusively with the existing structures; and that for these reasons the proposed addition is in keeping with historic character of the building, the street, and the Upper West Side/Central Park West Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building, and voted to approve it.

In voting to grant this approval, the Commission made its determination subject to the condition that two sets of signed and sealed Department of Building construction drawings showing the approved work be submitted to the Commission for review.

On September 27, 2006, the Commission received drawing CS, A 24D, A2.4C, A3.1, A3.2, A3.3, A4.2, M1.1, M2.0, P1.1, P2.0, SP 1.0, SP 2.0, S-2, S-4, S-5, and S-6, all dated September 18, 2006, prepared and submitted by Rosenblum Architects, P. C. Staff has reviewed these drawings and finds that the proposal approved by the Commission has been maintained. Based on this and the above findings, Certificate of Appropriateness 07-2932 is being issued.

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:
Raymond Pepi, President, Building Conservation Associates**

cc: Building Conservation Associates, attn: Raymond Pepi; Rosenblum Architects, attn: Elliott Rosenblum