



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: 07/22/2004	EXPIRATION DATE: 06/08/2010	DOCKET #: 04-6501	COFA #: COFA 05-0602
ADDRESS 25 CENTRAL PARK WEST HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1115/7501

Display This Permit While Work Is In Progress

ISSUED TO:

**Samuel Lewis, Asst. Sec.
The Century Condominium
25 Central Park West
New York, NY 10023**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 8, 2004, following the Public Hearing of June 8, 2004, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on May 11, 2004, and as you were informed in Status Update Letter 04-7661 (LPC 04-3018), issued June 14, 2004.

The proposed work, as approved, consists of enlarging two existing terrace door openings on the 17th floor, and combining two existing terrace openings on the 18th floor of the Central Park West façade, as shown in drawings labeled "Elevation," "Existing," and "Proposed," a site plan and photographs of the existing conditions, dated May 2004, prepared by Michael Johnson Design Group, submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report states that 25 Central Park West, the Century Apartments, is a twin-towered Art-Deco style apartment building designed by Irwin S. Chanin, and built in 1931; and that the style, details and materials of the building are among the features which contribute to the special architectural and historic character of the landmark and the Upper West Side/Central Park West Historic District.

With regard to this proposal, the Commission found that only plain brick will be removed for the enlargement of the two door openings on the 17th floor, and the combining of the two existing openings on the 18th floor; that the doors will be only minimally visible from a public thoroughfare or right of way due to their locations at the rear of terraces on the 17th and 18th floors; that the new doors will be similar to existing historic doors on other terraces in terms of design, finish and configuration; and that the proposed work will not detract from the special

historic and architectural character of this individual landmark or of the historic district. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two signed and sealed copies of the final drawings to be filed at the Department of Buildings for the approved work. Subsequently, the staff of the Commission received on July 22, 2004, drawings A101 through A105, prepared by Michael Johnson Design Group. The Commission reviewed the drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the LPC with a perforated seal and Certificate of Appropriateness 05-0602 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 Lisa Schaeffer.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Sarena Breyer, CODE**

cc: S. Breyer, CODE, B. Hogg, Dir. Pres. LPC