



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: 08/10/2007	EXPIRATION DATE: 02/13/2013	DOCKET #: 07-5905	COFA #: COFA 08-1760
ADDRESS 275 CENTRAL PARK WEST HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1201/34

Display This Permit While Work Is In Progress

ISSUED TO:

M. Retter, President
Georgia Properties
155 Riverside Drive
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 February 13, 2007, following the Public Hearing and Public Meeting of September 12, 2006, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on August 24, 2006; and as you were informed in Status Update Letter 07-6093 (LPC 05-7200), issued on February 16, 2007.

The proposal, as approved, consists of establishing a master plan governing the future installation of replacement windows at each elevation, including the installation of multi-light aluminum casement windows with multi-light hoppers at the bottom at the Central Park West (east), West 88th Street (north), and secondary west elevations; and the installation of multi-light aluminum double-hung windows at the remaining courtyard elevations; all with a factory-applied baked-on off-white finish (UC103984 Polycron III "Creme Caramel" by PPG Industries). The proposal as originally presented to the Commission called for the installation of multi-light aluminum casement windows with heavier framing and fixed multi-light transoms. The proposal was shown in photographs, site plan, and drawings 1 through 10, dated October 17, 2005; drawings 11 and 12, dated August 28, 2006; drawings S-2, S-4, S-6, P-1, P-2, P-3, and P-4, dated July 28, 2006; and drawings 13, 14, 15, and 16, dated February 6, 2007; all prepared by Nicholas Agneta, R.A., and presented at the Public Hearing and the Public Meetings.

In reviewing this proposal, the Commission noted that the designation report describes 75 Central Park West, aka 2-12 West 88th Street as a neo-Renaissance style apartment house designed by Emery Roth and built in 1930-31; and that its style, scale, materials, design and details of the building are among the features which contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District. The Commission further noted that Warning Letter 02-0169 was issued on 9/28/01 for "Replacement of 11th floor windows at Central Park West facade (5th through 7th southern-most bays) without permit(s)", Warning Letter 02-0170 was issued on 9/28/01 for "Replacement of 13th floor windows at Central Park West facade (3 central

bays) without permit(s)", Warning Letter 02-0171 was issued on 9/28/01 for "Replacement of 8th floor windows at West 88th Street facade (4th and 5th western-most bays) without permit(s)", and Warning Letter 02-0172 was issued on 9/28/01 for "Replacement of 9th floor windows at West 88th Street facade (4th and 5th western-most bays) without permit(s)."

With regard to the proposal, the Commission found that that the proposal will restore a uniform fenestration treatment to a building facade where almost 50% of the windows have been altered in some fashion; that the proposed windows at the primary facades will maintain the multi-light casement typology of the historic windows; that the proposed windows will maintain the proportions of the historic windows, while substituting hoppers for transoms in order to allow the installation of air conditioning units; that the casement windows with hopper are in keeping with windows historically found on buildings of this age and style; that the grey metal panning at the window sills will prevent water penetration, will match the color of the existing sills, and will not be perceptible from the street; that the proposed multi-light double hung windows at the secondary facades are in keeping with windows historically found on buildings of this age, type and style; that the installation of the multi-light double-hung aluminum windows on the secondary facades will maintain the textural quality provided by the original multi-light windows at these elevations; that this window replacement will provide for a regular pattern of air conditioner installations; and that the proposed paint color is in keeping with buildings of this age and style. Based on these findings, the Commission determined the work to be appropriate to the building and to the historic district, and voted to approve the application.

However, the Commission made its determination subject to the stipulation that two sets of final drawings be submitted to the staff of the Commission for review and approval.

Subsequently, on July 6, 2007, the Landmarks Preservation Commission received two sets of master plan drawings labeled 0, 0.1, 0.2, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, dated March 29, 2007, prepared by Nicholas Agneta, R.A. The Commission reviewed the drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, Certificate of Appropriateness 08-1760 is being issued.

This master plan sets a standard for future window replacement 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 is filed with the Commission indicating the specific location of the new window(s), type(s) of window, and finish, 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 Preservation Department 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.

Please note that Warning Letter 02-0169, issued on 9/28/01 for "Replacement of 11th floor windows at Central Park West facade (5th through 7th southern-most bays) without permit(s)", Warning Letter 02-0170, issued on 9/28/01 for "Replacement of 13th floor windows at Central Park West facade (3 central bays) without permit(s)", Warning Letter 02-0171, issued on 9/28/01 for "Replacement of 8th floor windows at West 88th Street facade (4th and 5th western-most bays) without permit(s)", and Warning Letter 02-0172, issued on 9/28/01 for "Replacement of 9th floor windows at West 88th Street facade (4th and 5th western-most bays) without permit(s)"; will remain in effect until the work approved under this permit has been completed in compliance with this permit, and photographs of the completed work are submitted to the Landmarks Preservation Commission along with a written request for a Notice of Compliance.

PLEASE NOTE this permit contains a compliance date of September 1, 2008. If you do not complete the work by this date, a Notice of Violation (NOV) originating from the Environmental Control Board may be issued in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). This NOV would require a court appearance and a civil fine may be imposed. Once the corrective work is completed, promptly submit a written request for a Notice of Compliance, along with photographs documenting the finished work, to the Commission.

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 Jacqueline Peu-Duvallon.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Nicholas Agneta, R.A.**

cc: Caroline Kane Levy, Deputy Director, Preservation/LPC; Kelsey Tardiff, Violations Officer/LPC