



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 10/11/2006	EXPIRATION DATE: 10/26/2012	DOCKET #: 06-4192	COFA #: COFA 07-2601
ADDRESS 300-306 CENTRAL PARK WEST INDIVIDUAL LANDMARK ELDORADO APARTMENTS		BOROUGH: MANHATTAN	BLOCK/LOT: 1204/29

Display This Permit While Work Is In Progress

ISSUED TO:

William de Jonge, President
300 Central Park West Apartment Corp.
300 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 September 26, 2006, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed August 31, 2006.

The proposed work, as approved, consists of installing a one-story, beige-painted metal and glass greenhouse enclosure at an eleventh floor set-back of the rear facade. The work was shown on three presentation boards, labeled L1, L2 and L3 by the Commission staff; dated presented September 26, 2006; and consisting of drawings, photographs, photo montages and a finish sample, all prepared by Michael Conard and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Eldorado Apartments Individual Landmark Designation Report describes 300-306 Central Park West (aka: 1-13 West 90th Street, 2-20 West 91st Street) as an Art Deco style residential building, designed by Margon and Holder, with Emery Roth as consultant, and built in 1929; and that the building's style, scale, materials and details 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 that Certificate of Appropriateness 87-0033 (LPC 87-0202) was issued November 14, 1986 for the legalization of a storage shed at the eleventh floor set-back; and that the shed has since been removed.

With regard to this proposal, the Commission found that the enclosure will only be visible at a distance from a limited number of vantage points in the context of a complex series of set-backs at the rear elevation, where other accretions already exist; that the enclosure will be small in scale, simple in design and finished to match the surrounding masonry, and will therefore not call undue attention to itself; and that the work will not detract from

the special historic and architectural of this character Individual Landmark or the Upper West/Central Park West Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on October 6, 2006, the Commission received final drawing A.01, dated September 26, 2006 and prepared by Jon Michael Conard, RA. Accordingly, staff reviewed the drawing and noted that the design approved by the Commission has been maintained. Based on this and the above findings, the drawing has been marked approved with a perforated seal, and Certificate of Appropriateness 07-2601 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 Bernadette Artus.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Eileen Posnick, Assistant Business Manager**

cc: Caroline Kane Levy, Deputy Director of Preservation