



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: 12/28/2004	EXPIRATION DATE:	DOCKET #: 05-3970	COFA #: COFA 05-4467
ADDRESS 322 CENTRAL PARK WEST HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1206/29

Display This Permit While Work Is In Progress

ISSUED TO:
Neil Davidowitz
Orsid Realty Corp
1740 Broadway
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 November 23, 2004, 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 forth in your application completed October 28, 2004, and as you were notified in Status Update Letter 05-3773, issued on November 23, 2004.

The proposal, as approved, consists of the creation of a master plan governing the future replacement of windows, the installation of through-the-wall air conditioner units within the limestone base of the building and the enlargement of three paired windows at the center of the Central Park West facade, as shown in drawings and photographs labelled 01 through 18 dated November 11, 2004, prepared by Acheson Doyle Partners Architects, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report describes 322 Central Park West as a Neo-Renaissance style apartment building with Gothic style elements built in 1926 designed by George and Edward Blum; and that in terms of its style, scale, materials and details, the building contributes to the special architectural and historic character for which the Upper West Side/Central Park West Historic District was designated. The Commission further noted that prior to the designation of the historic district all of the historic windows, except three windows at the non-visible courtyard facade, had been replaced and the majority of the windows openings at the center of the Central Park West facade had been altered.

With regard to this proposal, the Commission found that all of the historic windows were replaced prior to designation, except for three windows at the non-visible courtyard façade, therefore, no significant features of the building will be eliminated through the implementation of the master plan; that the majority of the window

openings in the center of the Central Park West facade have been modified to create larger windows, so that modifying the remaining window openings in these lines in the same fashion will return a regular pattern to the façade; that the one-over-one double-hung configuration of the proposed window will be consistent with the fenestration found in other similar buildings in this historic district; that the proposed panning will provide a level of articulation and detail that is in keeping with historic windows found on buildings of this age, style and type; that the proposed through-the-wall air conditioners units will be installed in plain limestone and that no decorative masonry will be damaged or destroyed by the installation of future through-the-wall air conditioner units; that the through-the-wall air conditioner units will form a regular and consistent pattern; that the through-the-wall air conditioner grilles will be architectural rimless grilles, mounted flush with the masonry and finished to match the color of the surrounding masonry; that implementation of the master plan would unify the fenestration and the through-the-wall air conditioner units and enhance the appearance of the façade; and that the proposed work will not diminish the special architectural and historic character of the building and the Upper West Side/Central Park West Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Upper West Side/Central Park West Historic District and voted to approve it.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on December 9, 2004, the Landmarks Preservation Commission received final drawings A1.0 through A1.11, A1.2a, and A.6a dated July 13, 2004 and A2.0 through A2.8 dated October 5, 2004 prepared by David C. Acheson, R.A. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission has been maintained, and that the drawings additionally show the installation of through-the-wall air conditioners units in the brick masonry above the three-story limestone base, which meets the criteria set forth in the provisions of Title 63 of the Rules of the City of New York, Section 2-11 (d) (1) (ii) (b), in that the proposed installation of the through-the-wall air conditioner units will be centered beneath window openings; that the exterior grilles will be rimless type architectural grilles; that the exterior grilles will be mounted flush with the surrounding masonry; that the exterior grilles will have a finish which matches the color of the surrounding masonry; that the proposed location of the through-the-wall air conditioner units corresponds to an established regular pattern of installations; that the proposal is for the installation of one unit per room; and that no decorative masonry or other significant architectural features of the building will be affected by the installation of the through-the-wall air conditioner units. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness #05-4467 is being issued.

This master plan sets a standard for future replacement of windows and installation of through-the-wall air conditioner units 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 location of the new windows and/or through-the-wall air conditioner units, 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. The Authorization to Proceed will be sent prior to the commencement of the work and will be contingent on adherence to the approved master plan.

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 Cynthia Danza.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
David Acheson, Acheson Doyle Partners, Architects, PC**

cc: Caroline Kane Levy, Deputy Director of Preservation