



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: 03/06/2008	EXPIRATION DATE: 02/26/2014	DOCKET #: 08-5190	COFA #: COFA 08-7873
ADDRESS 65 CENTRAL PARK WEST HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1119/29

Display This Permit While Work Is In Progress

ISSUED TO:

**Jeffrey Steinman
Park 65 Realty Corp.
c/o Rudin Management
345 Park Avenue - 33rd FL
New York, NY 10154**

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 26, 2008, following the Public Hearing of the same date, voted to approve a proposal for work at the subject premises, as put forward in your application completed January 31, 2008. This approval will expire February 26, 2014.

The proposed work, as approved, consists of removing eight one-over-one, double-hung aluminum windows and two aluminum doors, lowering the sills of five of the window openings, and installing new steel multi-light casement windows and doors to match the design, material and finish of the previously approved windows and doors throughout the penthouse units, as shown in drawings A-1 through A-11 dated February 1, 2008, prepared by Tod Aufiero, R.A., and existing conditions photographs, submitted as components of the application, and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District designation report describes 65 Central Park West as a neo-Renaissance style apartment building, designed by Emery Roth and built in 1927; and that in terms of its style, scale, materials, and details, it 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 Certificate of Appropriateness 92-0101 issued on February 28, 1992, Certificate of Appropriateness 97-4699 issued on March 26, 1997, and Certificate of Appropriateness 06-6742 issued on March 22, 2006 were all issued to install similar enlarged windows and doors at the penthouse façade.

With regard to this proposal, the Commission found that the proposed work will not result in the removal of significant historic fabric; that the proposed windows and doors will be similar to those previously approved at the penthouse and will unify the appearance of the penthouse; that the proposed windows and doors will be in

keeping with the character of penthouses on buildings of this type and period, which traditionally had a less formal fenestration than the main body of the building; that the proposed alterations to the window openings will only be minimally visible from within Central Park, and will maintain the massing and volume of the penthouse wall; and that the work will not detract from the special character of 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 the historic district, and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that a set of unmounted copies of the presentation drawings and two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, the Landmarks Preservation Commission received final drawings A-1 through A-11 dated February 1, 2008, prepared by Tod Aufiero, R.A. Accordingly, staff reviewed the drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 08-7873 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 Joshua Speakman.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Tod Aufiero, Tod Aufiero Architect**

cc: C. Kane Levy- Deputy Director of Preservation