



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



ROBERT B. TIERNEY

Chair

July 12, 2005

ISSUED TO:

**Jeffrey Steinman, VP
Park 65 Realty Corp.
65 Central Park West
New York, NY 10023**

Re: **PERMIT DENIAL**
LPC - 05-5280
CD 06-0235
65 CENTRAL PARK WEST
HISTORIC DISTRICT
UPPER WEST SIDE-CPW
Borough of Manhattan
Block/Lot: 1119/29

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 12, 2005, following the Public Hearing of the same date, voted to deny a proposal for the replacement of windows at the subject premises, as put forward in your application completed June 13, 2005.

The proposal consists the removal of fourteen existing one-over-one, double-hung metal windows at the tenth floor, to be replaced by new one-over-one, double-hung metal windows, painted Benjamin Moore White Dove to match the existing; as shown in drawings LC-1 through LC-5 dated June 9, 2005, samples, historic and existing condition photographs submitted as components of the application and presented at the Public Hearing and Public Meeting.

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 the style, scale, and materials of this large apartment building contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District. The Commission further noted that the majority of original windows on the building, and all of the windows on the primary façades were replaced prior to designation.

With regard to this proposal, the Commission found that that the proposed windows will not match the historic windows in terms of configuration, details or finish; that the flat aluminum panning will not recall the profiles historically found on windows in buildings of this age, style and type; that the white aluminum finish will call further attention to the change in material and the lack of details on these windows; and that while the proposed windows will match the existing windows on the rest of the building, they will not provide any incremental improvement in the fenestration, therefore, their installation will prolong the presence of windows whose material, details and finish detract from 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 that the proposed work is not appropriate to the building and the historic district, and therefore, voted to deny it.

The staff of the Commission is available to assist you in the resolution of these matters. Please direct inquiries to Joshua Speakman.

Robert B. Tierney
Chair

cc: C. Kane Levy- Deputy Director of Preservation; J. Weiss, Esq. - LPC; James Bartholomew, Architect