

# Gerner Kronick + Valcarcel, Architects, DPC

443 Park Avenue South, New York, NY 10016 Tel. 212-679-6362 Fax. 212-679-5877

November 25, 2014

Penny Ryan  
District Manager  
Manhattan Community Board 7  
250 West 87<sup>th</sup> Street, 2<sup>nd</sup> floor  
New York NY 10024

Dear Ms. Ryan,

Please find enclosed the existing and proposed elevations for 361 Central Park West which will be presented at the Landmarks Preservation Commission Public Hearing scheduled for the December 9, 2014. Please note that the revised design is accurately illustrated in the proposed East, South, West and North elevations, however, the renderings and other detail drawings are still being updated.

The revisions have been made in an effort to address both the LPC Chair's and staff comments, as well as respond to meaningful comments expressed by Community Board 7's Preservation Committee, as itemized below:

- **North Elevation Windows**

- ❖ *Design Team response: The team revised the North elevation to retain significantly more historic masonry fabric, and introduce four slender, simplified, vertical curtain wall elements in a manner that is deferential to the historic monumental round arched windows. The new vertical curtain wall elements will rest on the existing projecting band course. The revised design calls for seventeen (17) proposed masonry openings at the North elevation. In addition, the six (6) historic masonry openings adjacent to the round windows will be preserved at the fifth floor, instead of enlarging these masonry openings in height and width.*

- **South Elevation Windows**

- ❖ *Design Team response: The three (3) previously proposed bronze windows below the monumental round arched windows have been eliminated. With regard to the previously proposed shadow box detail, this too has been eliminated. This detail had been proposed where new floor slabs would not align with the window muntins. The other detail, which calls for a thinner floor slab and a slender meeting point with the window muntins, has been retained. A model maker has been engaged to prepare a scaled model to conceptually illustrate how the proposed floor slabs will meet the bronze window muntins.*

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- **Stained Glass Window Medallions**

- ❖ *Design Team response: With regard to the stained glass medallions, we examined the possibility of retaining these elements. We found that retaining the medallions would further reduce natural light into the residential apartments which is already the part of the owner's variance request to the Board of Standards and Appeals (BSA); and that removing the religious iconography "oval" in the center of the medallion, but retaining the medallion surround, would appear incomplete and awkward. We will continue to try and find a private or institutional collector for the stained glass medallions and large East facing window. Please note that LPC Commissioners have previously approved the removals of religious stained glass windows from historic religious buildings that have been converted to apartments. Photographs of two former churches which have been converted to residential use have been added to the Appendix. Although not direct parallels with this project, we thought that it would be useful to include these examples for reference purposes: (a) The Arches at Cobble Hill (former St. Peter's Church, 101 Warren Street, Brooklyn; Cobble Hill Historic District), and (b) Strong Place (former Strong Place Baptist Church, 58-70 Strong Place, Brooklyn; Cobble Hill Historic District).*

Please let me know if you have any questions as you review the revised presentation.

Sincerely,

Silke Rapelius

A handwritten signature in black ink, appearing to read "S. Rapelius". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

GERNER KRONICK + VALCARCEL, ARCHITECTS, DPC

361  
Central  
Park  
West

**GKV**  
Gerner Kronick + Valcarcel, Architects, PC

**OWNER**  
361 CENTRAL PARK WEST LLC  
390 Berry Street, Suite 200  
Brooklyn, NY 11249  
Tel: 718 302-2171

**LOCATION**  
361 CENTRAL PARK WEST  
New York, NY 10025

**ARCHITECT**  
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**LEGAL CONSULTANT**  
AKERMAN LLP  
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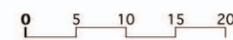
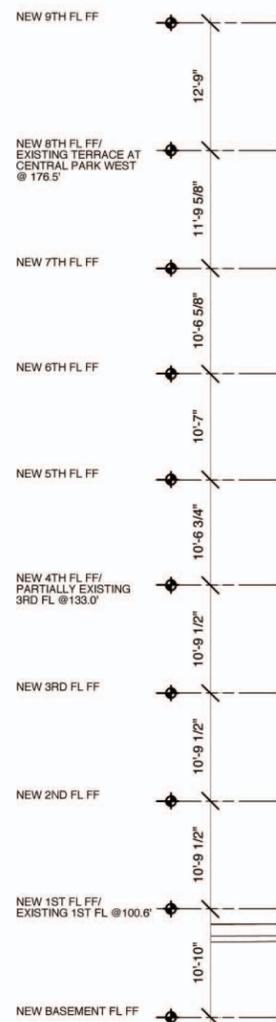
**LIGHTING CONSULTANT**  
ML STUDIO  
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Brooklyn, NY 11222  
Tel: 718 782-0874



**PROPOSED**  
CENTRAL PARK WEST/  
EAST ELEVATION

12/09/2014

DRAWING NO:  
**LPC-200-P**



**OWNER**  
361 CENTRAL PARK WEST LLC  
390 Berry Street, Suite 200  
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Tel: 718 302-2171

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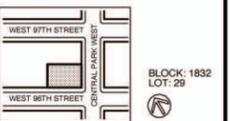
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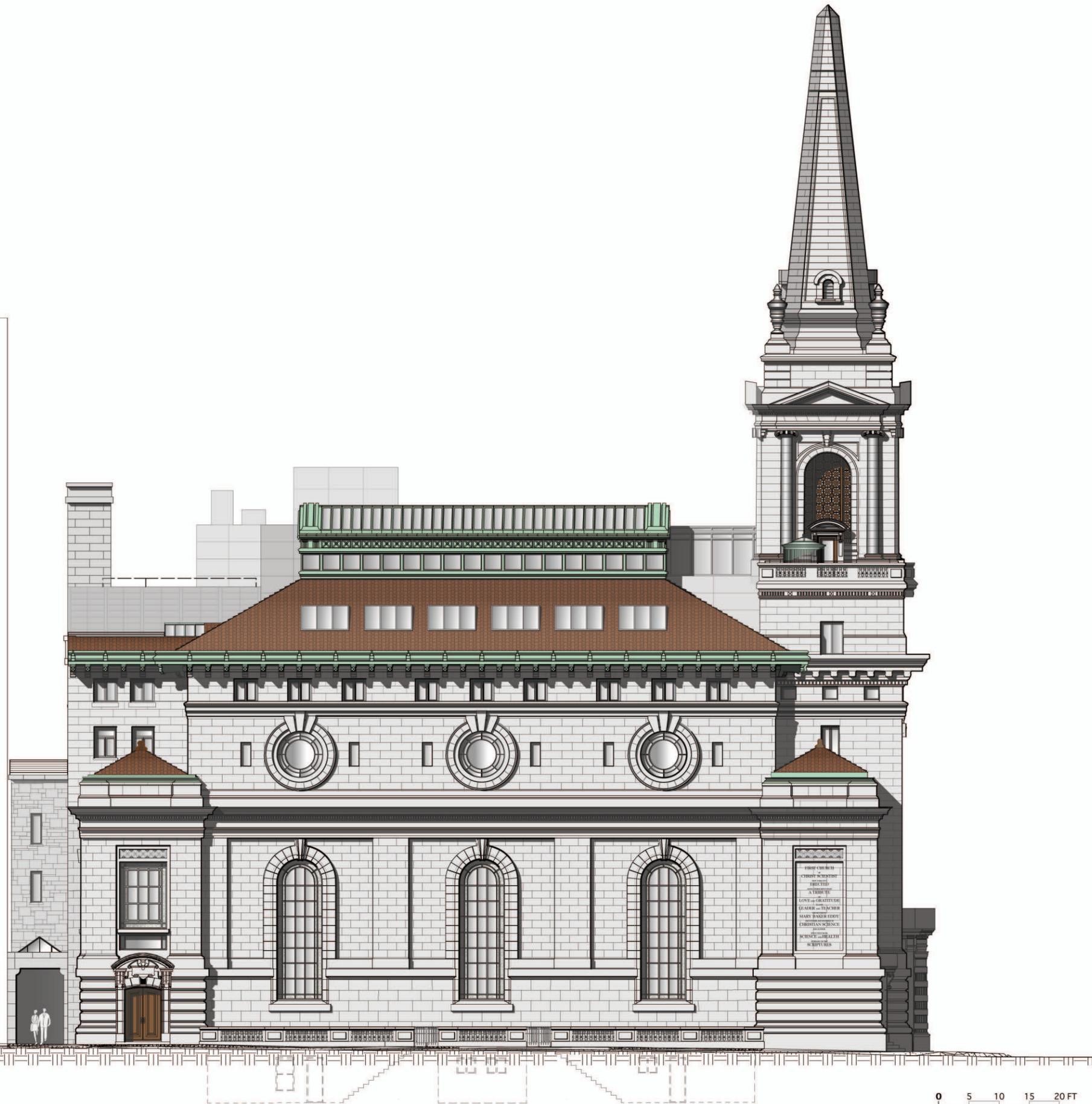


**PROPOSED**  
W96TH STREET/  
SOUTH ELEVATION

12/09/2014

DRAWING NO:  
**LPC-201-P**

NEW BULKHEAD	6'-3"
NEW ROOF	12'-9"
NEW 8TH FL FF/ EXISTING TERRACE AT CENTRAL PARK WEST @ 176.5	11'-9.58"
NEW 7TH FL FF	10'-6.58"
NEW 6TH FL FF	10'-7"
NEW 5TH FL FF	10'-6.314"
NEW 4TH FL FF/ PARTIALLY EXISTING 3RD FL @ 133.0'	10'-9.12"
NEW 3RD FL FF	10'-9.1/2"
NEW 2ND FL FF	10'-9.1/2"
NEW 1ST FL FF/ EXISTING 1ST FL @ 100.0'	10'-10"
NEW BASEMENT FL FF	



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Central  
Park  
West

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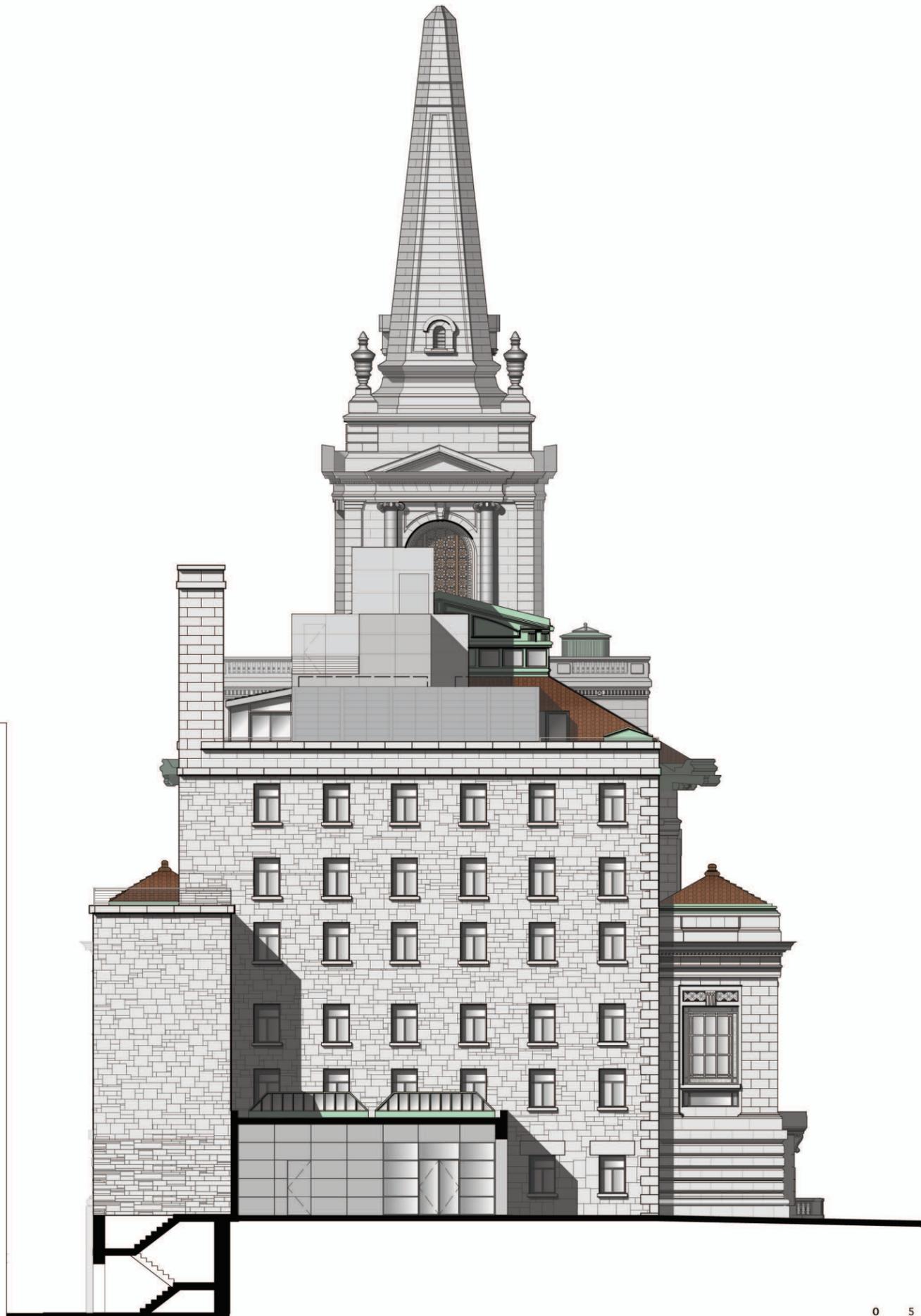
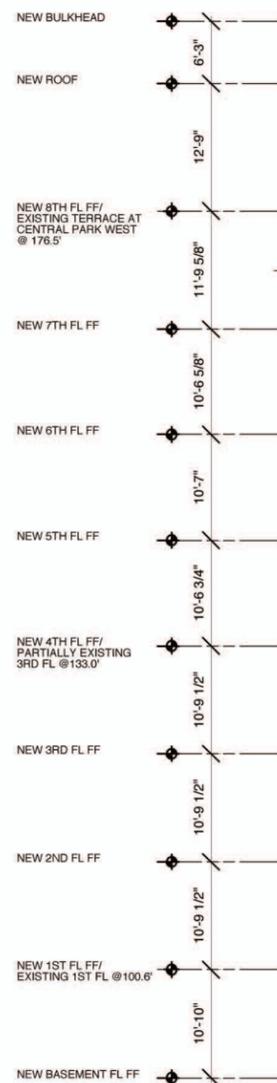
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**PROPOSED  
WEST ELEVATION**

12/09/2014

DRAWING NO:  
**LPC-202-P**



0 5 10 15 20 FT

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Central  
Park  
West

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**PROPOSED  
NORTH ELEVATION**

12/09/2014

DRAWING NO:  
**LPC-203-P**



NEW BULKHEAD 6'-3"  
NEW ROOF 12'-9"  
NEW 8TH FL FF/  
EXISTING TERRACE AT  
CENTRAL PARK WEST  
@ 176.5' 11'-9 5/8"  
NEW 7TH FL FF 10'-8 5/8"  
NEW 6TH FL FF 10'-7"  
NEW 5TH FL FF 10'-6 3/4"  
NEW 4TH FL FF/  
PARTIALLY EXISTING  
3RD FL @ 133.0' 10'-9 1/2"  
NEW 3RD FL FF 10'-9 1/2"  
NEW 2ND FL FF 10'-9 1/2"  
NEW 1ST FL FF/  
EXISTING 1ST FL @ 100.6' 10'-10"  
NEW BASEMENT FL FF

0 5 10 15 20 FT