

The current proposal is:

Preservation Department – Item 4 LPC-20-05782

361 Central Park West,

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

Children's Museum of Manhattan

Landmarks Preservation Commission - June 9, 2020 Public Meeting



HISTORIC



EXISTING



PROPOSED

Project Goals

- Celebrate the spirit of the building
- Transform and adapt a landmark building into a museum
- Provide welcoming and graceful entry for all
- Maximize daylight and connection to the City
- Support diverse and inclusive program
- Implement sustainable and efficient building systems

Project Overview Subsequent to Public Hearing

Entries:

The entrance changes proposed on CPW accommodate the necessary entry and exit flow for all visitors, not solely to meet ADA compliance. Retaining historic doors in an open position impacts egress requirements and conceals other historic elements. We introduced transoms over the north and south CPW entrances to moderate height differences between the new and historic doors and reinforce hierarchy across all three entrances.

Stained Glass:

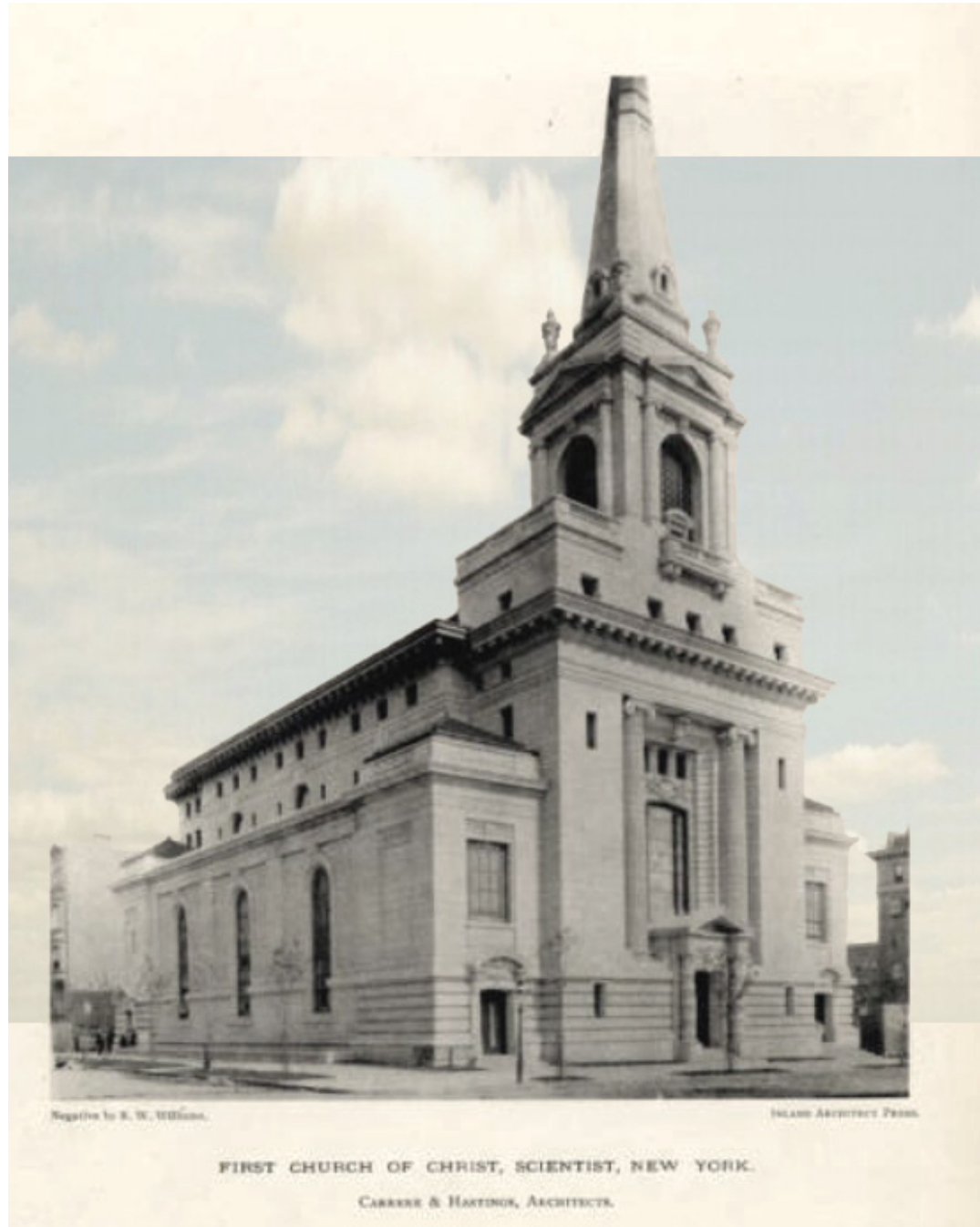
We will preserve the decorative stained glass border of the east facade main window. The arched windows will incorporate the geometry of the original muntins and lead came divisions to recall the texture, scale and proportion of the historic windows.

Roof:

We significantly reduced the mass and visibility of the addition, including the bulkheads. Symmetry is reinforced and the roof profile of the Workshop / Performance space recalls the historic roof monitor. Removed south terrace walk and restored the historic terra-cotta roof.

Signage:

We reduced the size of the banners on the CPW facade and adjusted the proportions of the 96th St. banner to match the extents of the religious inscription it will cover.

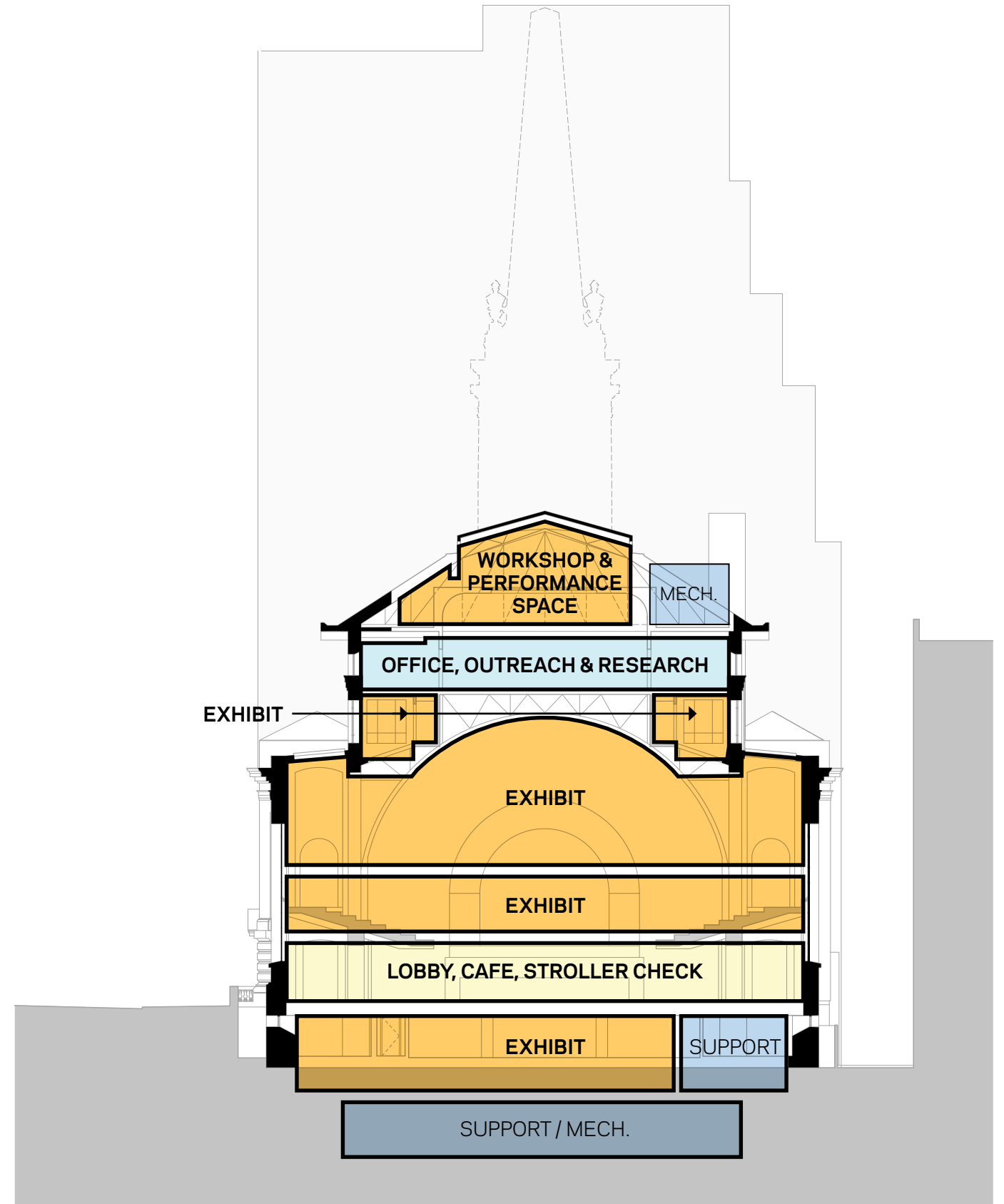
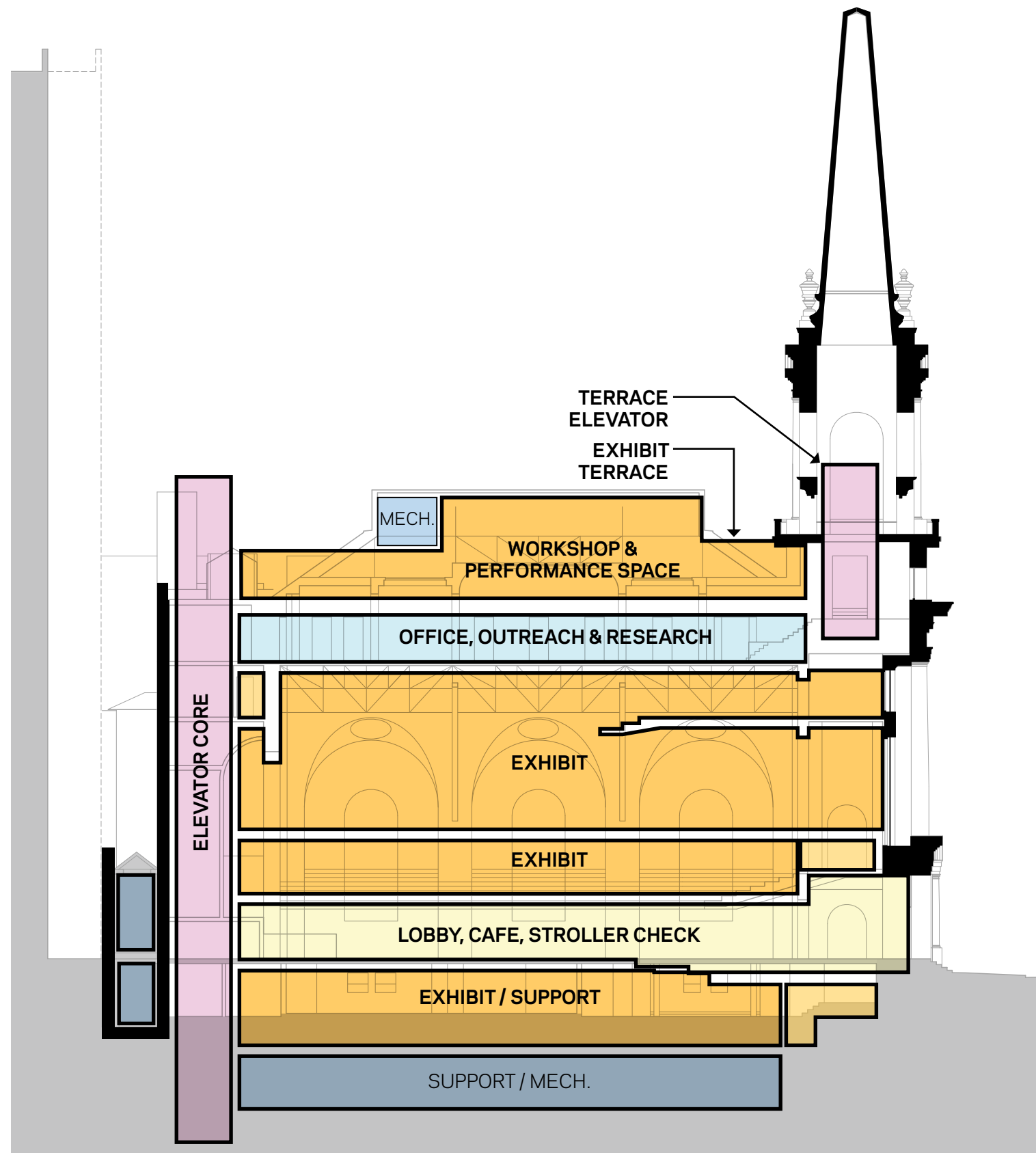


First Church of Christ, Scientist
 The Inland Architect and News Record, Vol. XLII, No. 3, 1903



First Church of Christ, Scientist
 2019 by FXCollaborative

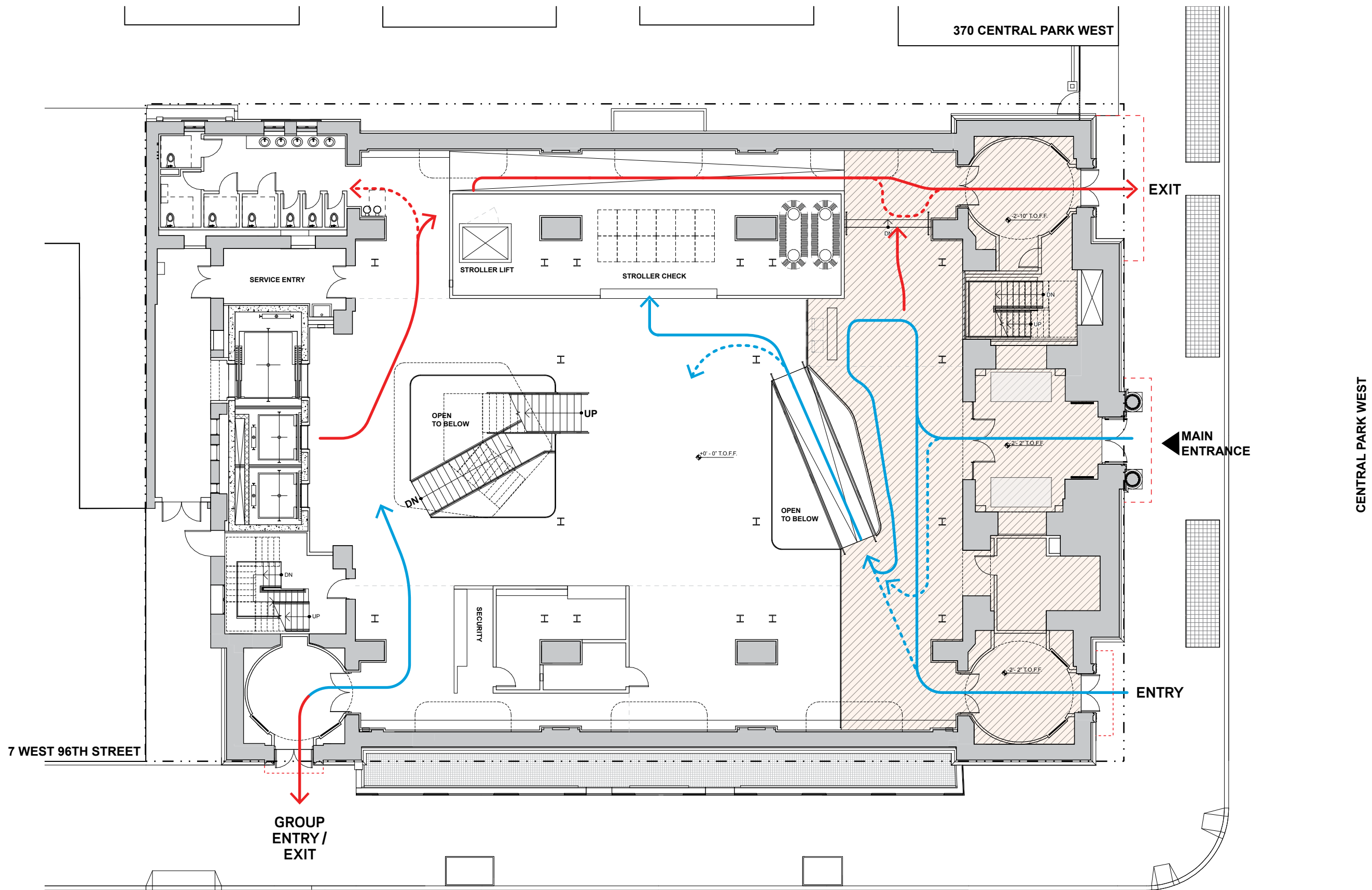
Exterior & Interior Dialogue



Program



CPW Entries - Existing Elevation



Proposed 1st Floor Plan



Banners not shown for clarity.

CPW Entries - Previously Proposed Elevation (02/28/2020)



Banners not shown for clarity.

CPW Entries - Proposed Elevation

(06/09/2020)

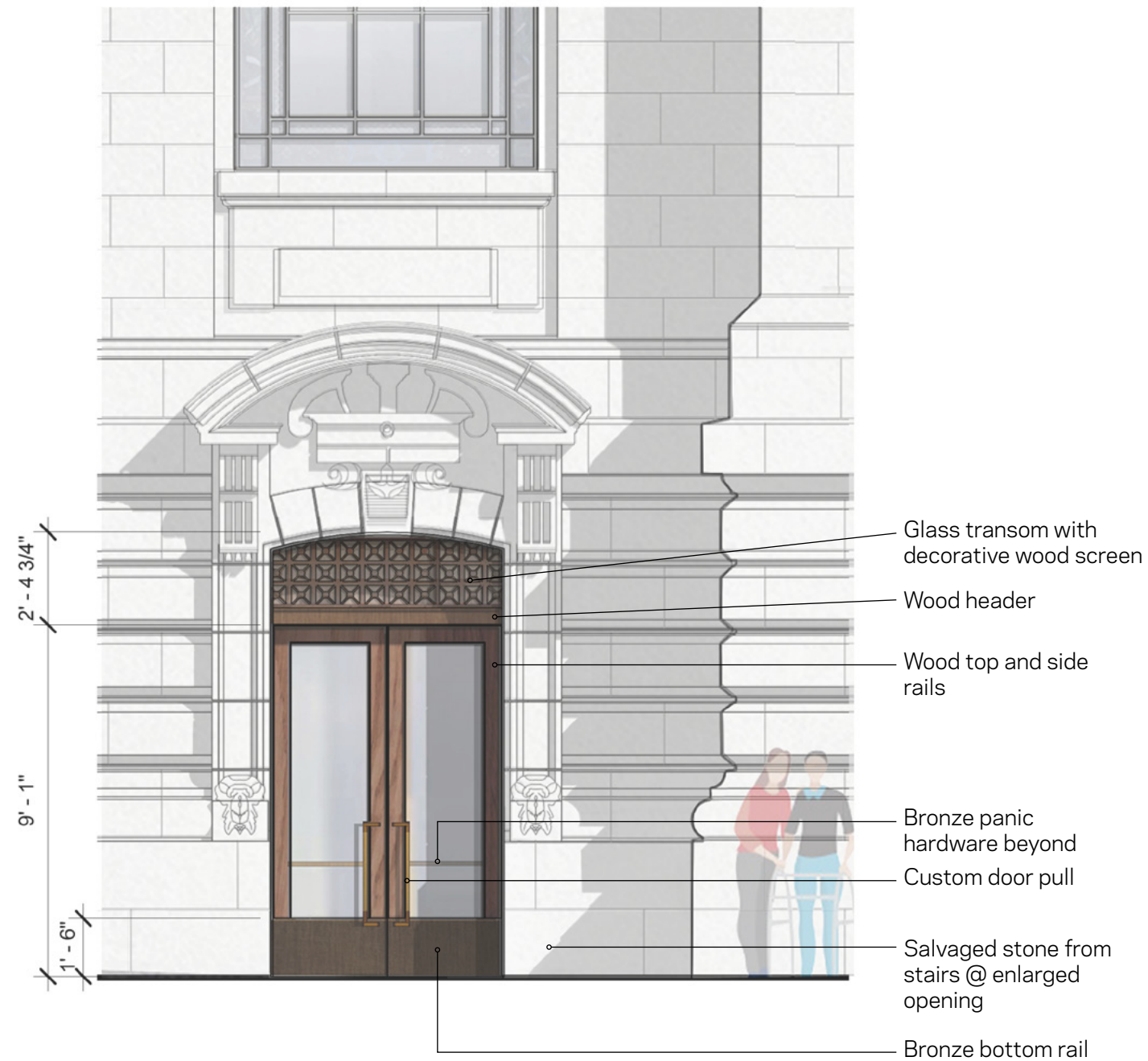


New-York Historical Society
 York & Sawyer (1908), Walker & Gillette (1938)
 New York, NY

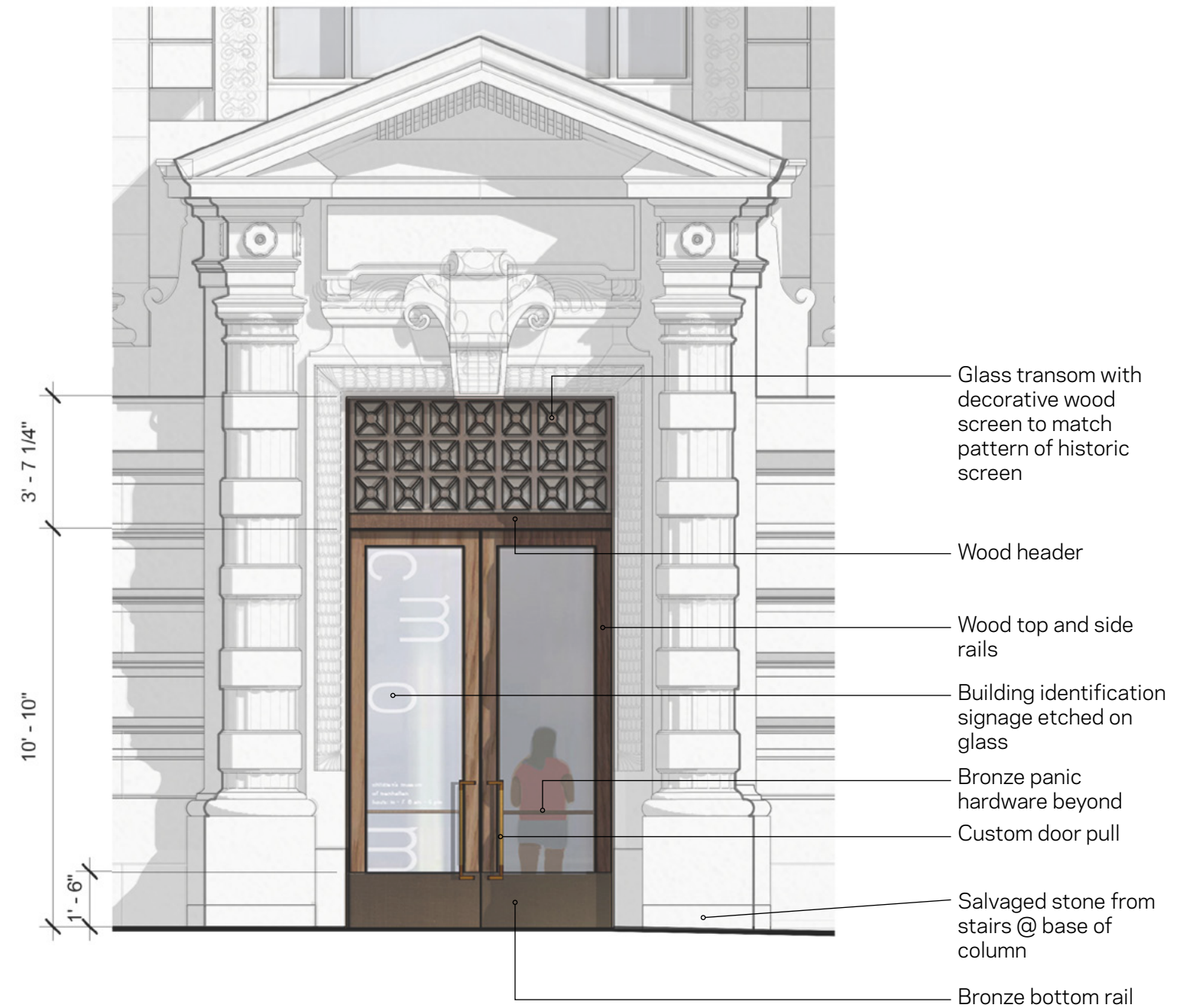


New-York Historical Society
 PBDW Architects (2011)
 New York, NY

Entry Precedent - New-York Historical Society

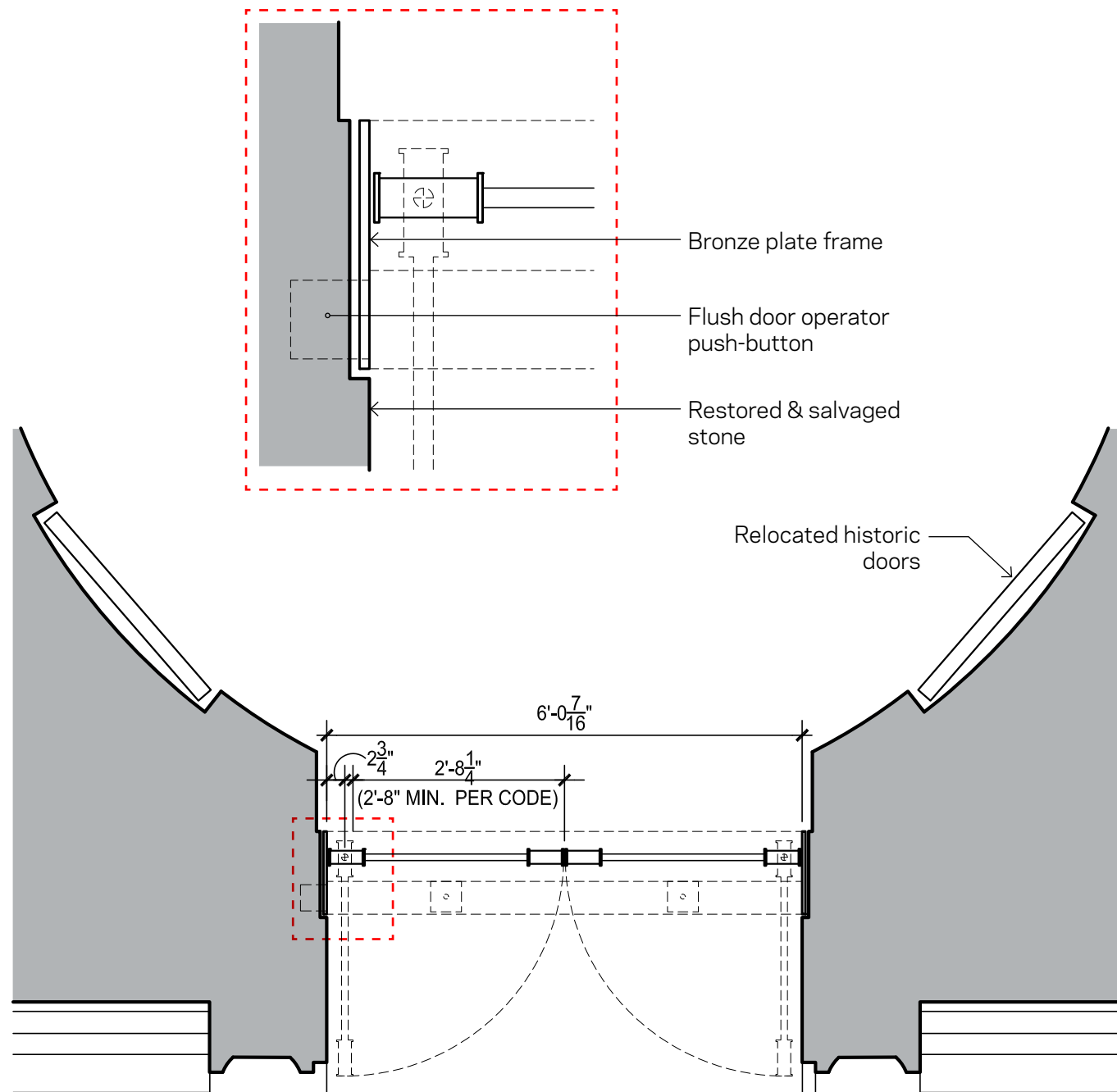


SOUTH ENTRY (NORTH SIMILAR)

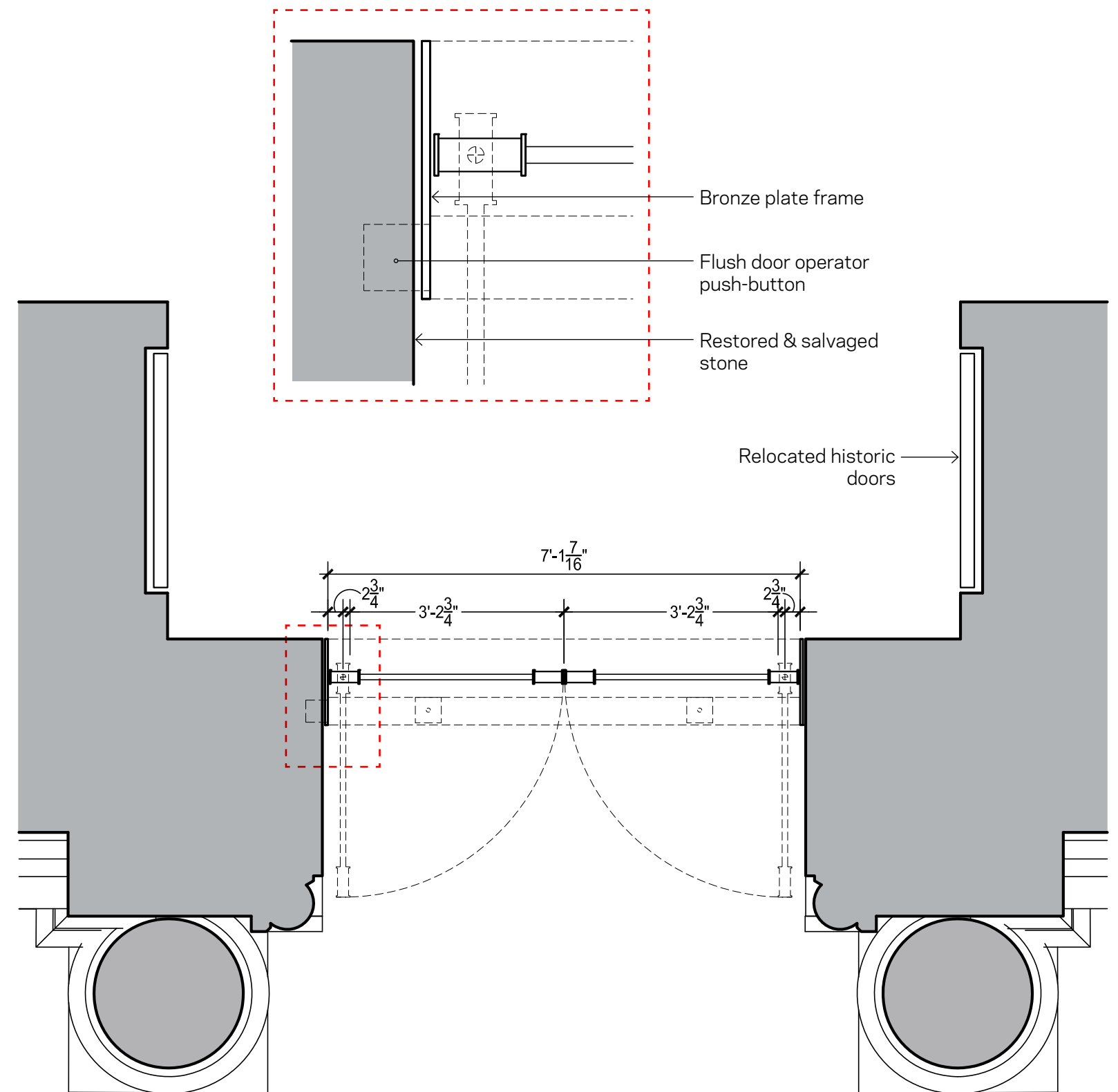


CENTER ENTRY

CPW Entries - Proposed Door Designs



SOUTH ENTRY



CENTER ENTRY

CPW Entries - Proposed Enlarged Plans & Jamb Detail



Existing notched stone to be replaced with salvaged stone from stairs, typical both sides

Existing stone behind stair to be restored, typical both sides



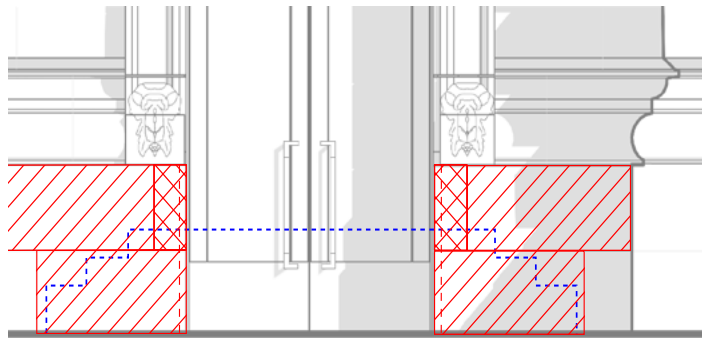
Existing stone behind stair to be restored, typical both sides

Infill below existing column bases with salvaged stone from stairs, typical both sides

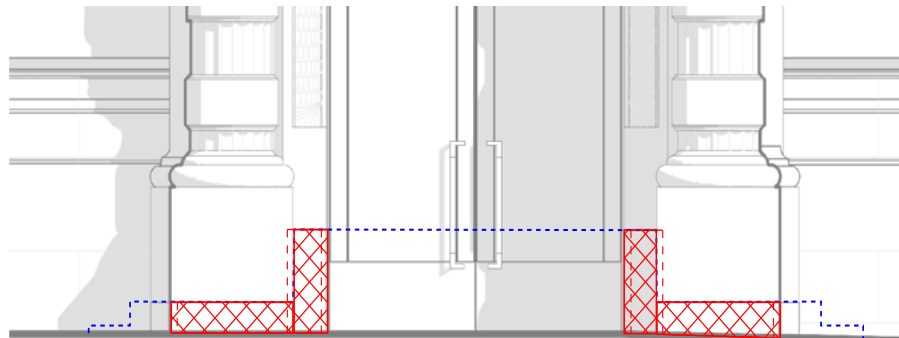


Existing notched stone to be replaced with salvaged stone from stairs, typical both sides

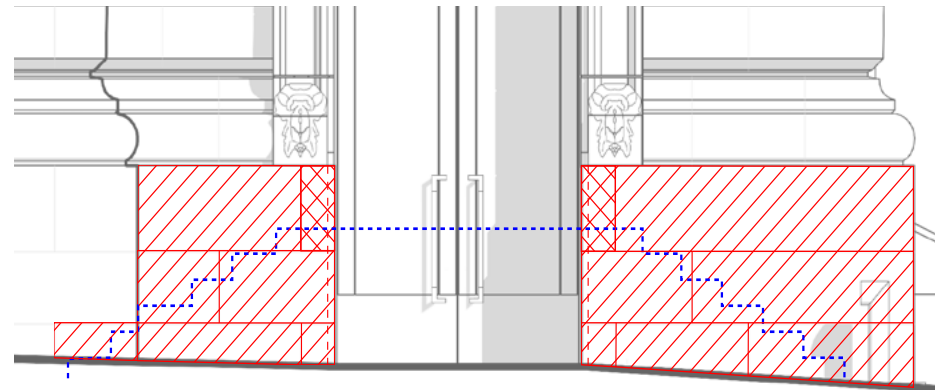
Existing stone behind stair to be restored, typical both sides



SOUTH ENTRY



CENTER ENTRY



NORTH ENTRY



Salvaged stone from stairs

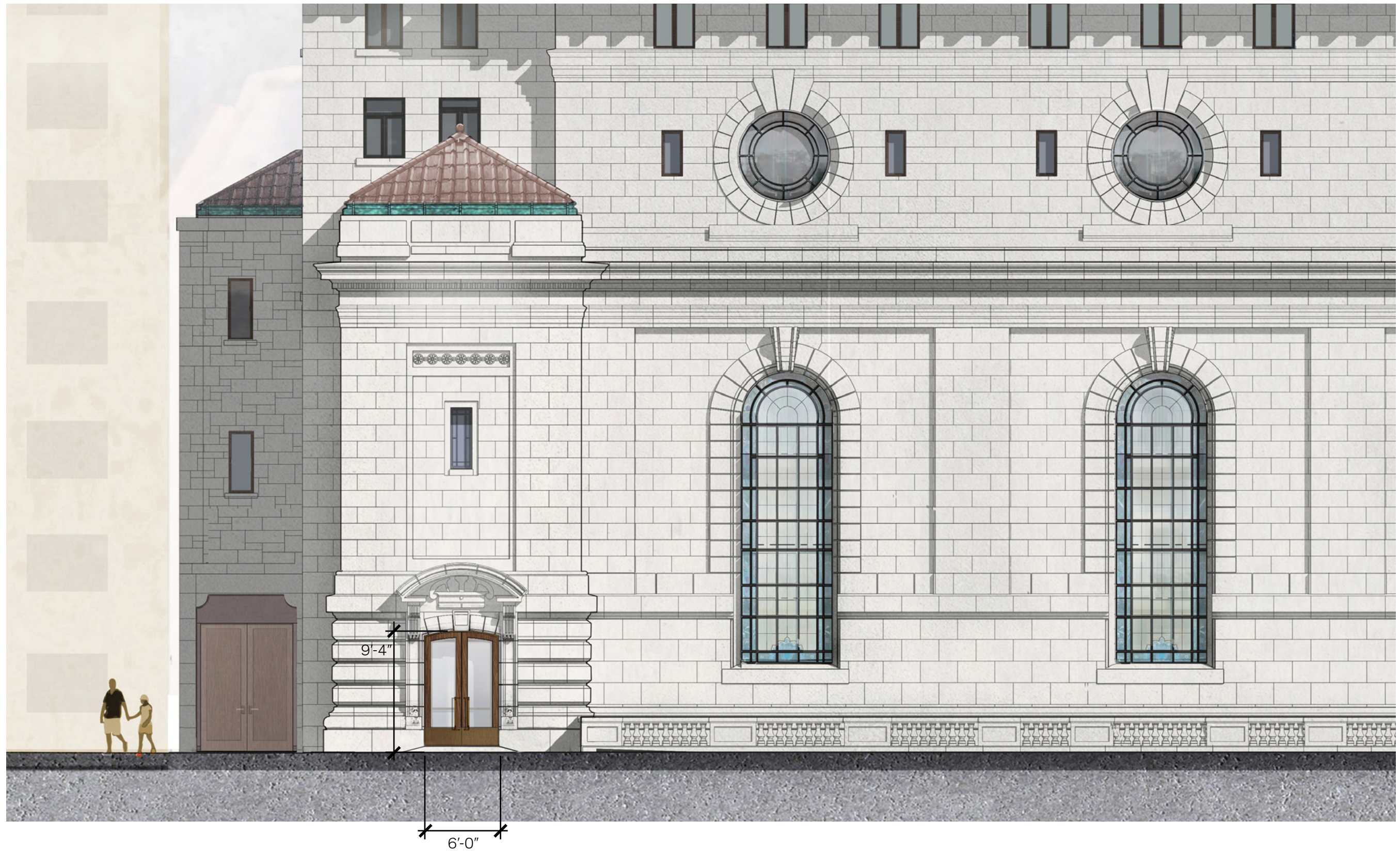


Restored stone (exact extents to be confirmed after stair removal)



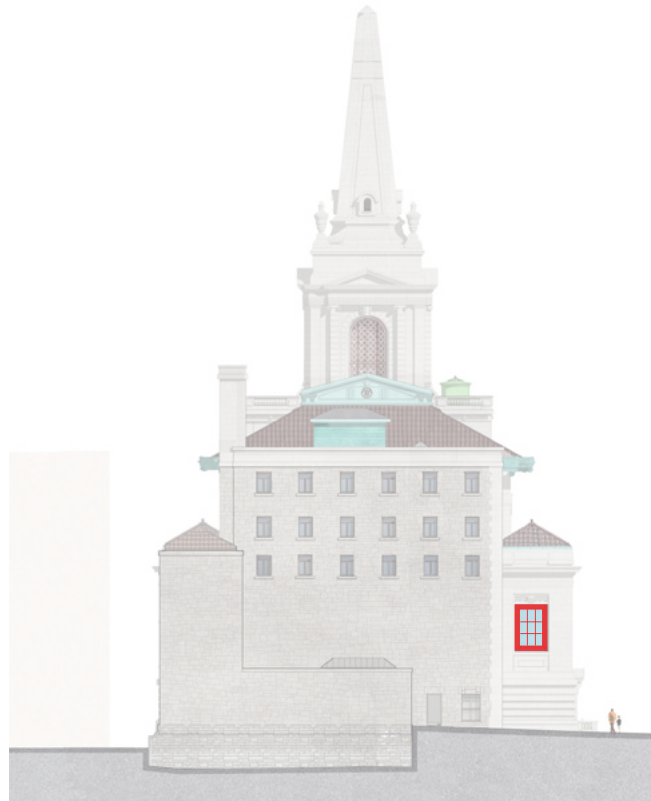
Existing stair profile

CPW Entries - Salvaged & Restored Stone



96th Street Entry - Proposed Elevation

(06/09/2020)



(1) East Window

New bronze frame, mullions & muntins¹ and clear glass² **with restored stained glass border.**

Donate existing bronze frame & **remaining stained glass** to National Building Arts Center.



(5) Arched Windows

New bronze frame & muntins¹ and clear glass² with restored stained glass borders. **Incorporated lead came divisions to recall the texture, scale and proportion of the historic windows.**

Donate existing bronze frames, opalescent & stained glass medallion, including religious iconography to National Building Arts Center.



(1) Arched Window

New bronze frame & muntins¹ and clear glass² with fully restored stained glass border, opalescent glass & stained glass medallion including religious iconography featuring children.

Donate existing bronze frame to National Building Arts Center.



(3) Stair Windows

New bronze frame & muntins¹ and clear glass² with restored stained glass borders.

Donate existing bronze frame and opalescent glass to National Building Arts Center.



(2) Stair Windows

New bronze frame & muntins¹ and clear glass² with restored stained glass borders.

Donate existing bronze frame and opalescent glass to National Building Arts Center.

¹ All new bronze frames, mullions and muntins will be fixed and thermally broken.

² All clear glass will be high performance, anti-reflective and bird-safe.

Revisions from 02/28/2020 approach are highlighted in **bold italics**.

Stained Glass Windows Approach

(06/09/2020)



EXISTING



PROPOSED

NEW FIXED, THERMALLY-BROKEN BRONZE FRAMES, MULLIONS AND MUNTINS TO MATCH THE ORIGINAL DETAILING, MATERIAL, CONFIGURATION, FINISH & GLAZING AREA

LAYER 1:
NEW CLEAR HIGH PERFORMANCE, ANTI-REFLECTIVE, BIRD SAFE GLASS

LAYER 2:
RESTORED STAINED GLASS BORDER SET BEHIND NEW CLEAR GLASS

EXISTING BRONZE FRAME & **REMAINING STAINED GLASS** TO BE DONATED TO THE NATIONAL BUILDING ARTS CENTER

Revisions from 02/28/2020 approach are highlighted in ***bold italics***.

CPW East Facade Main Window

(06/09/2020)



EXISTING

Revisions from 02/28/2020 approach are highlighted in ***bold italics***.



PROPOSED

NEW FIXED, THERMALLY-BROKEN BRONZE FRAMES AND MUNTINS TO MATCH THE ORIGINAL DETAILING, MATERIAL, CONFIGURATION, FINISH & GLAZING AREA

LAYER 1:
NEW CLEAR HIGH PERFORMANCE, ANTI-REFLECTIVE, BIRD SAFE GLASS

LAYER 2:
RESTORED STAINED & LEADED GLASS BORDER SET BEHIND NEW CLEAR GLASS



TYPICAL BORDER IMAGERY

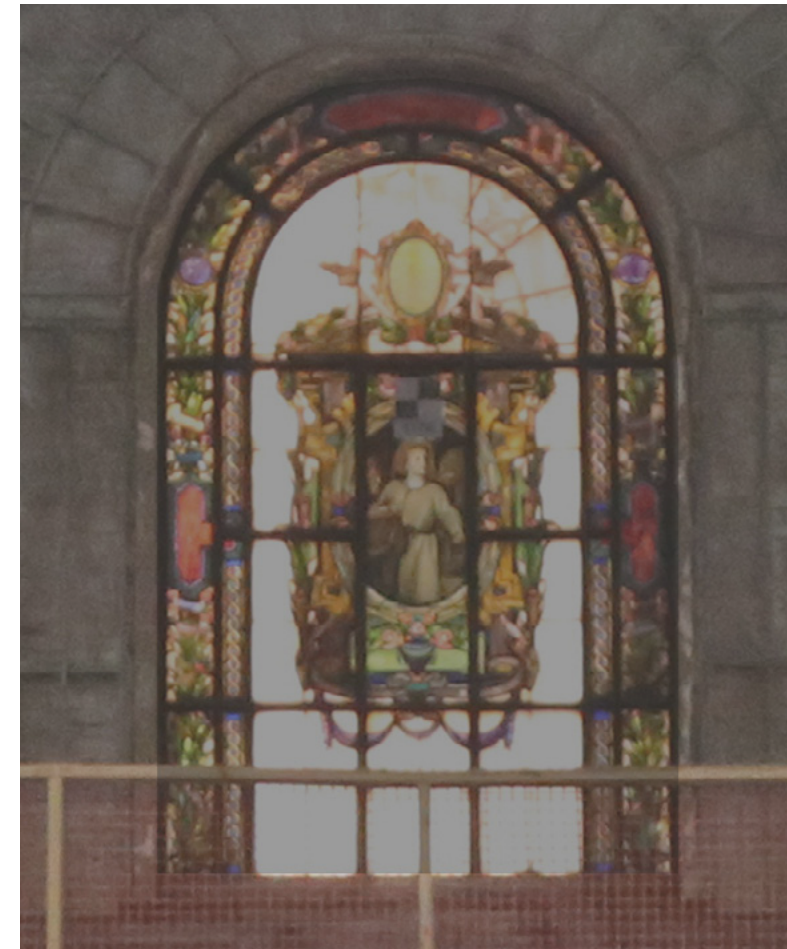
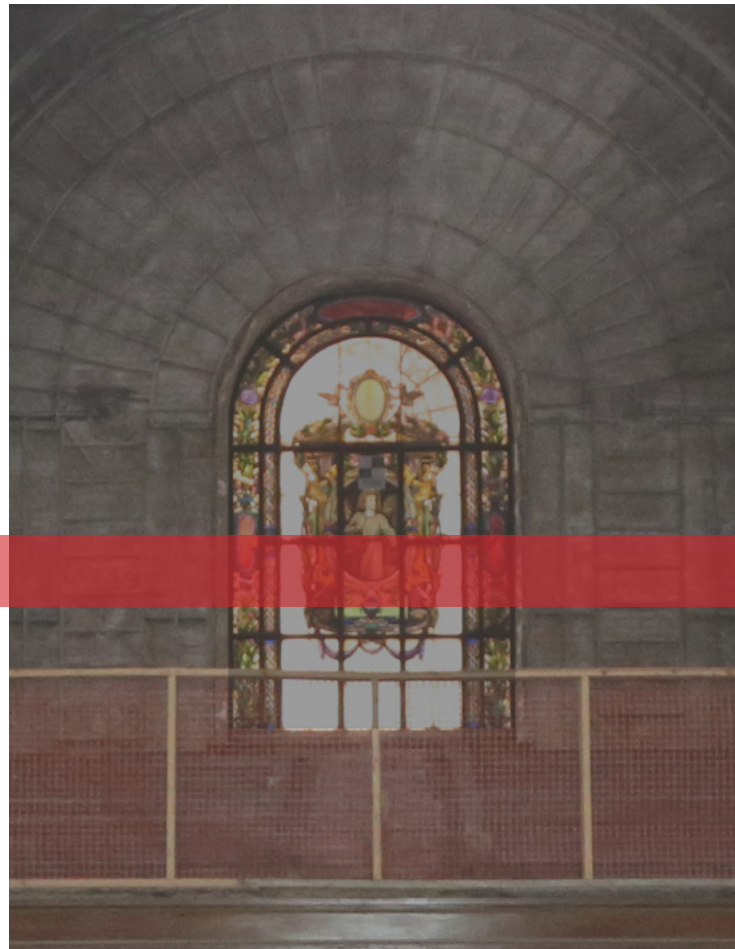
LAYER 2:
CLEAR GLASS WITH A GRID OF LEAD CAMING SET BEHIND NEW CLEAR GLASS

NEW BRASS CHANNEL AROUND RESTORED BOTTOM STAINED GLASS ORNAMENT

EXISTING BRONZE FRAMES & REMAINING STAINED GLASS TO BE DONATED TO THE NATIONAL BUILDING ARTS CENTER

(2) North & (3) South Facade Arched Windows (06/09/2020)

3rd FLOOR



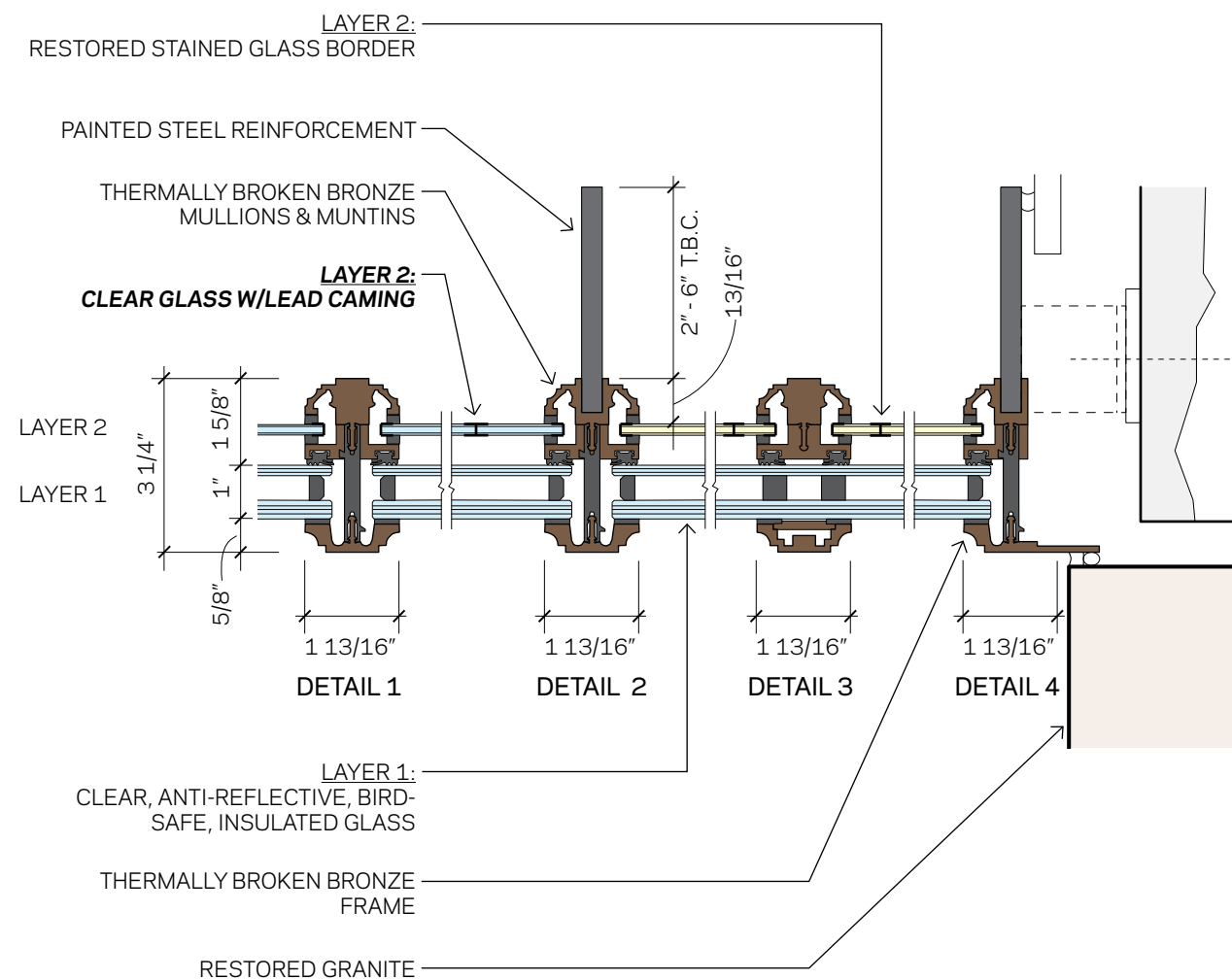
2nd FLOOR



Existing Arched Window Medallion & Bottom Border Ornament



Protective Glazing Example
Bovard Studio Inc.



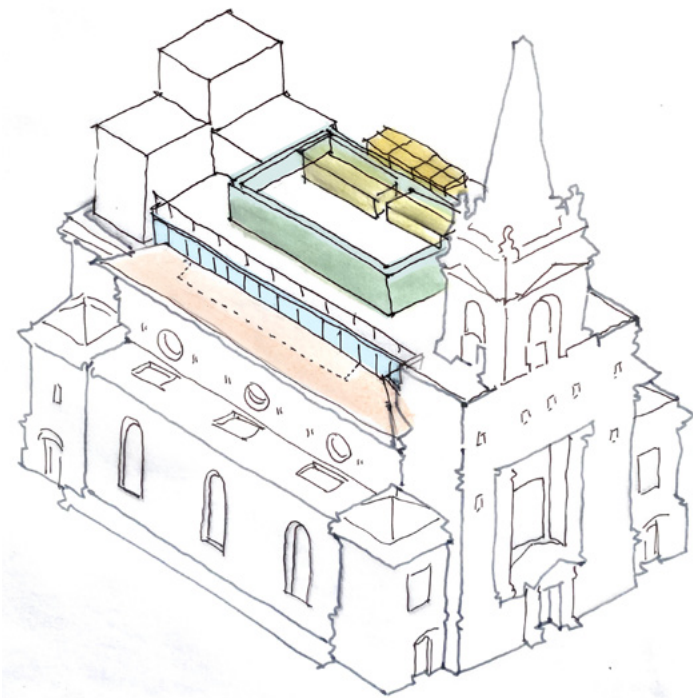
Precedent & Details

(06/09/2020)

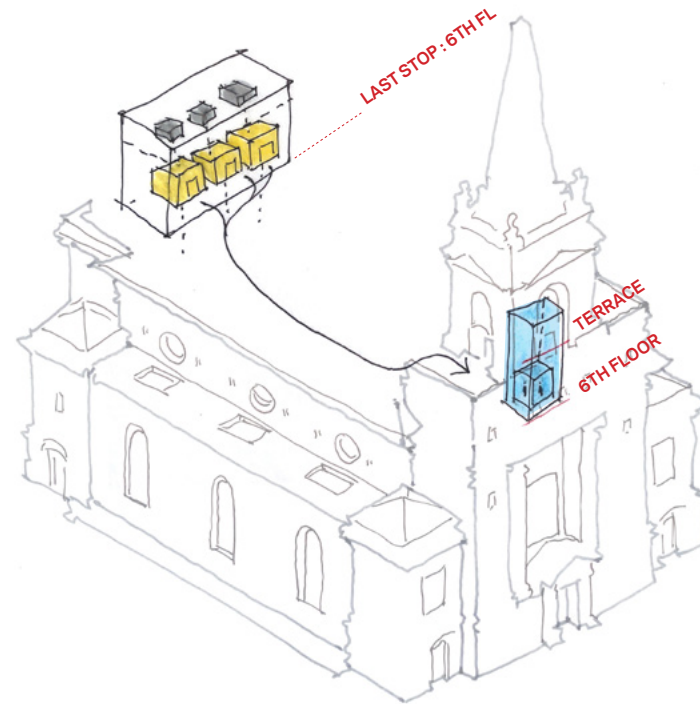
Revisions from 02/28/2020 approach
are highlighted in ***bold italics***.



CPW & 96th Street Proposed View
(06/09/2020)

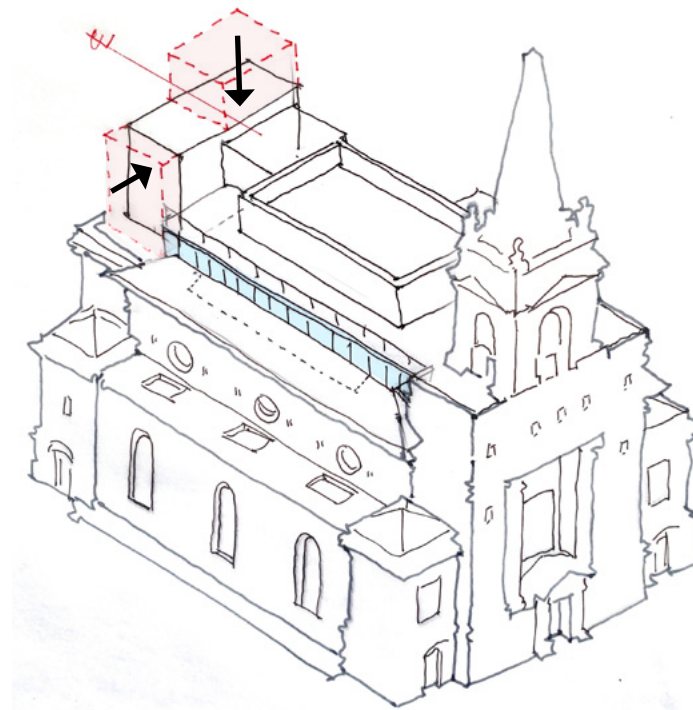


PREVIOUSLY PROPOSED



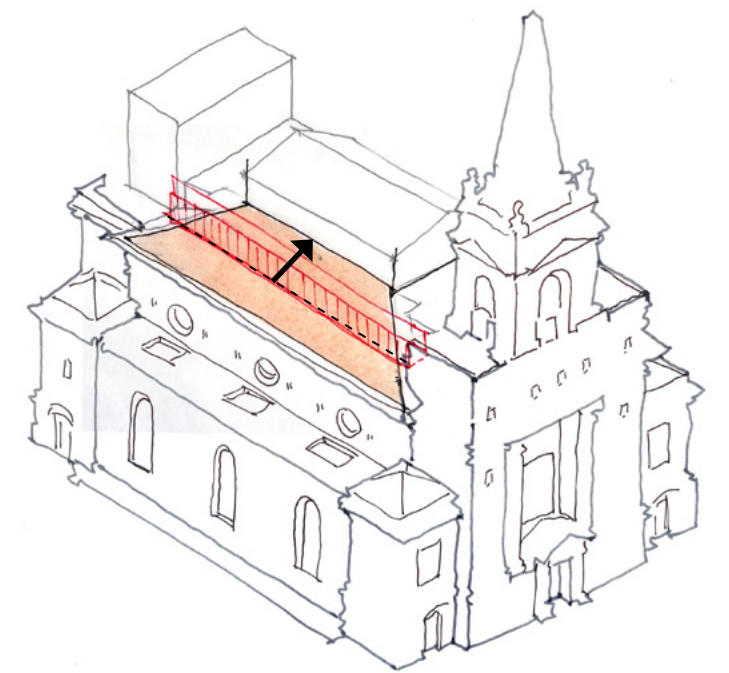
REDUCE BULKHEAD:
STOP MAIN ELEVATORS AT 6TH FLOOR

TRANSFER TO SPECIAL SINGLE STOP
ELEVATOR WITHIN TOWER LANTERN



REDUCE BULKHEAD:
LOWER MACHINE ROOMS & ELIMINATE
EGRESS STAIR TO TERRACE

CENTER REDUCED BULKHEAD



TERRA-COTTA ROOF:
RESTORE FULL EXTENT OF TERRA-COTTA
ROOF AND ELIMINATE CLERESTORY

Design Refinements: From **On** the roof to **In** the roof

BULKHEAD

TERRACE

6TH FLOOR

5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

CELLAR

SUB-CELLAR

NORTH

PREVIOUSLY PROPOSED (02/28/2020)

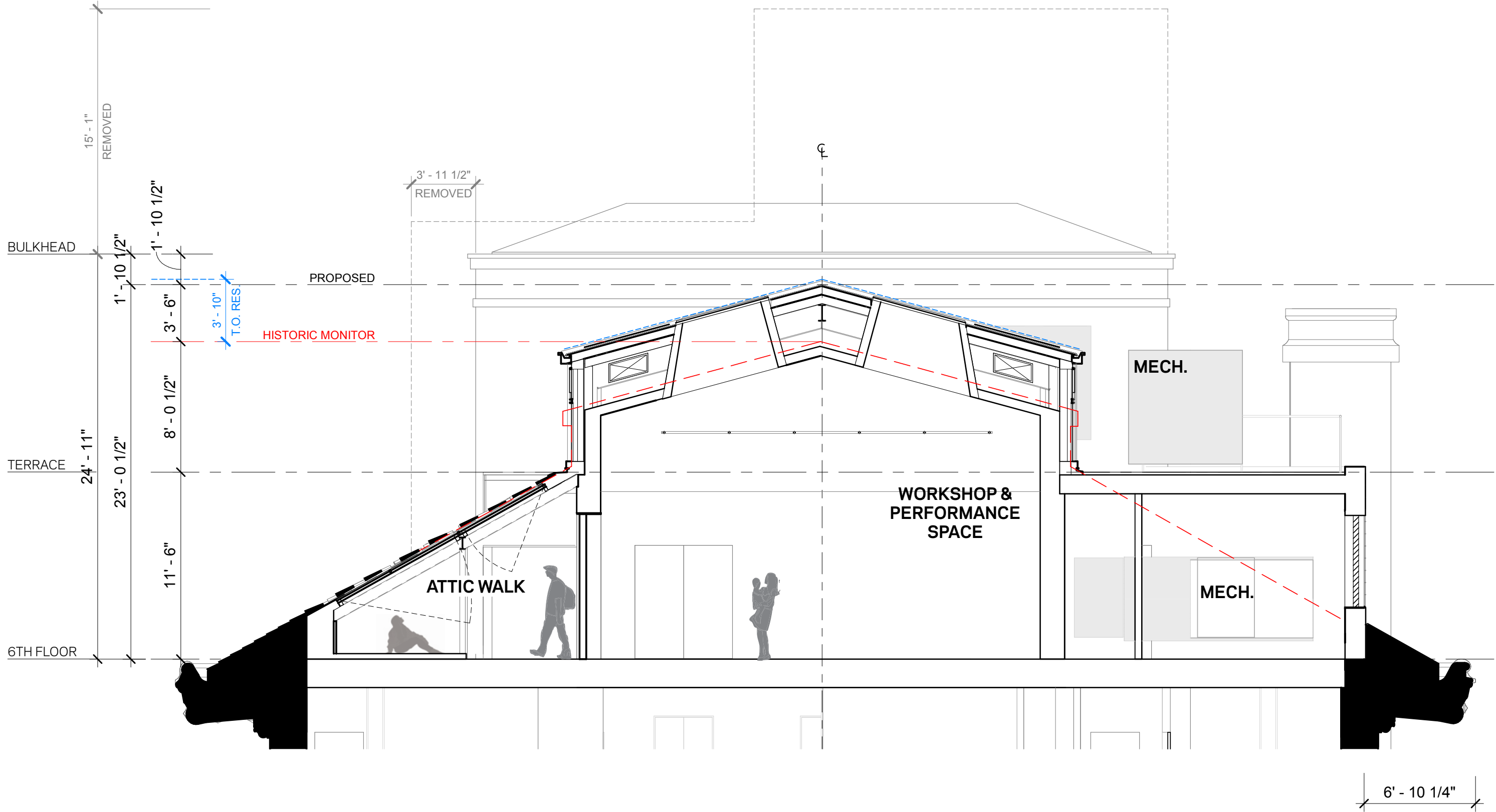
PROPOSED (06/09/2020)

Cross Section Overlay

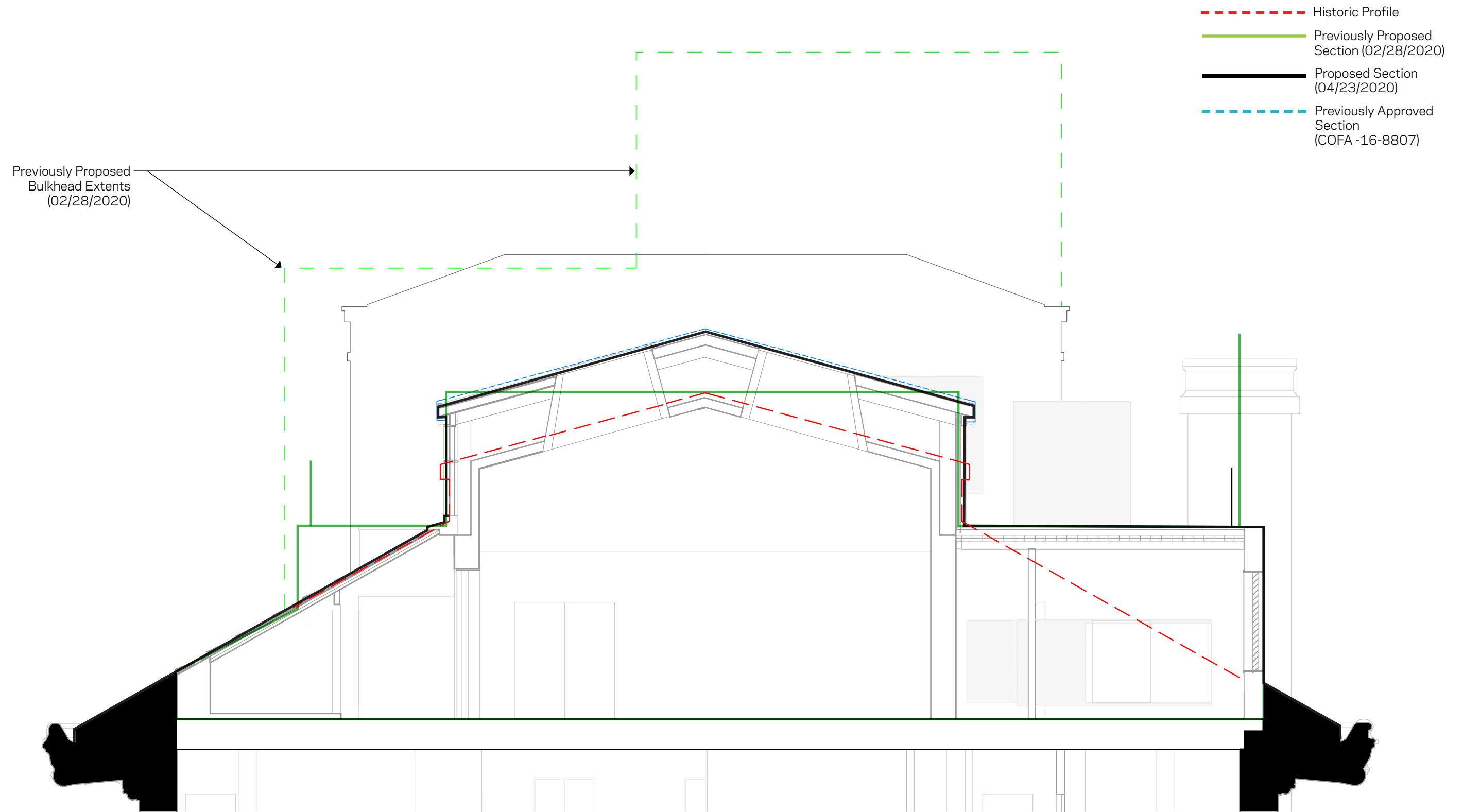
EXISTING - - - - -

EXCAVATED

----- Historic Profile

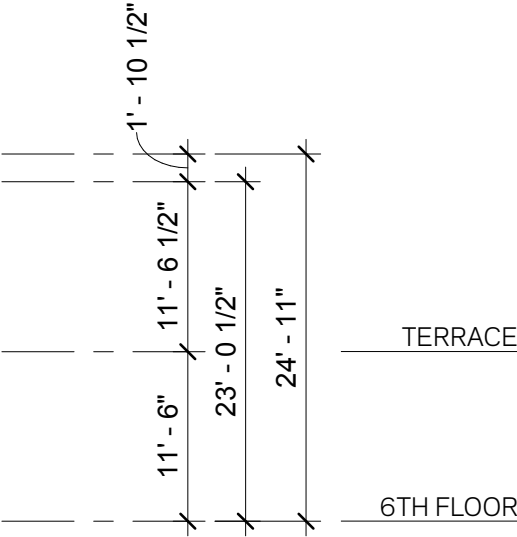
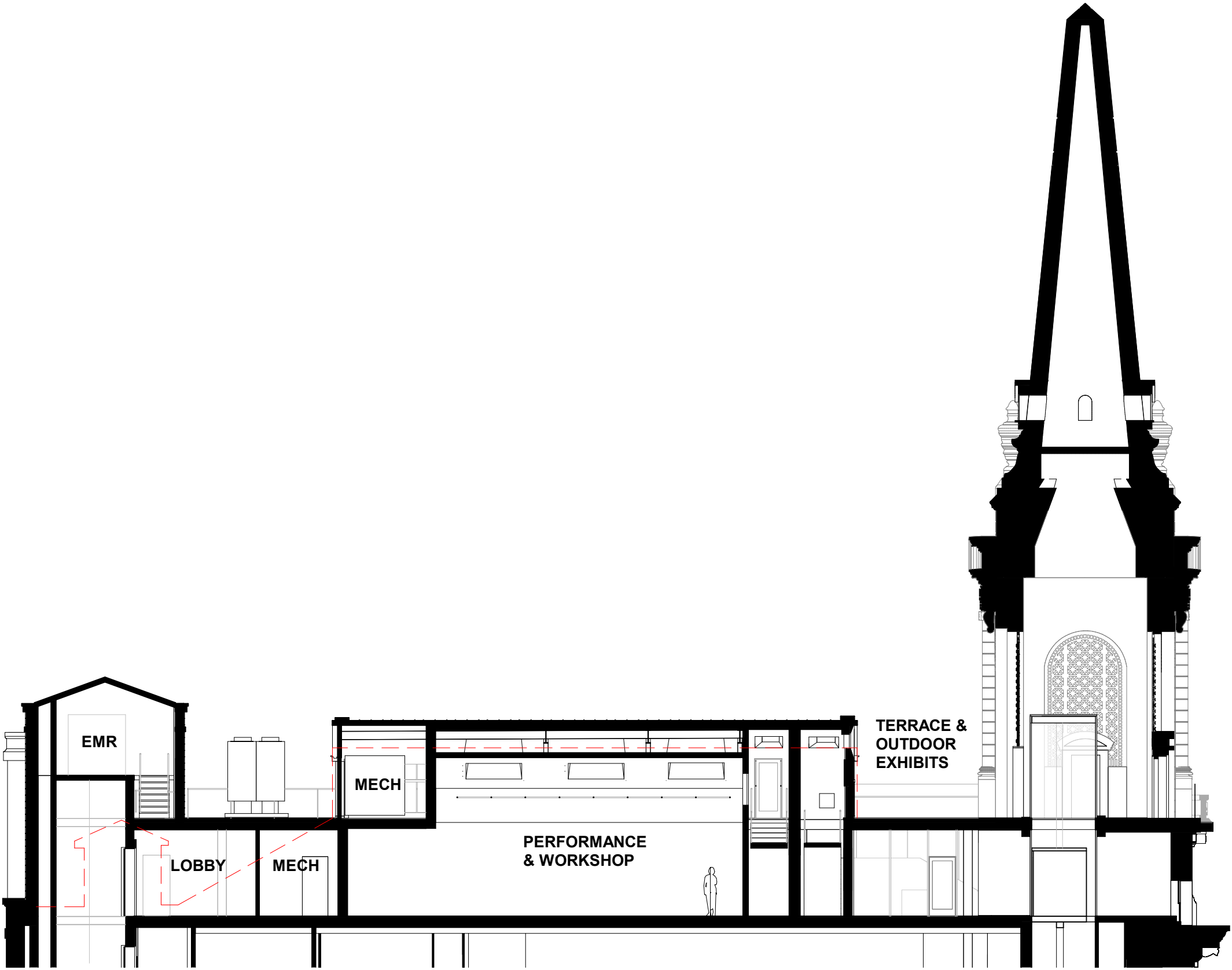


Roof Cross Section

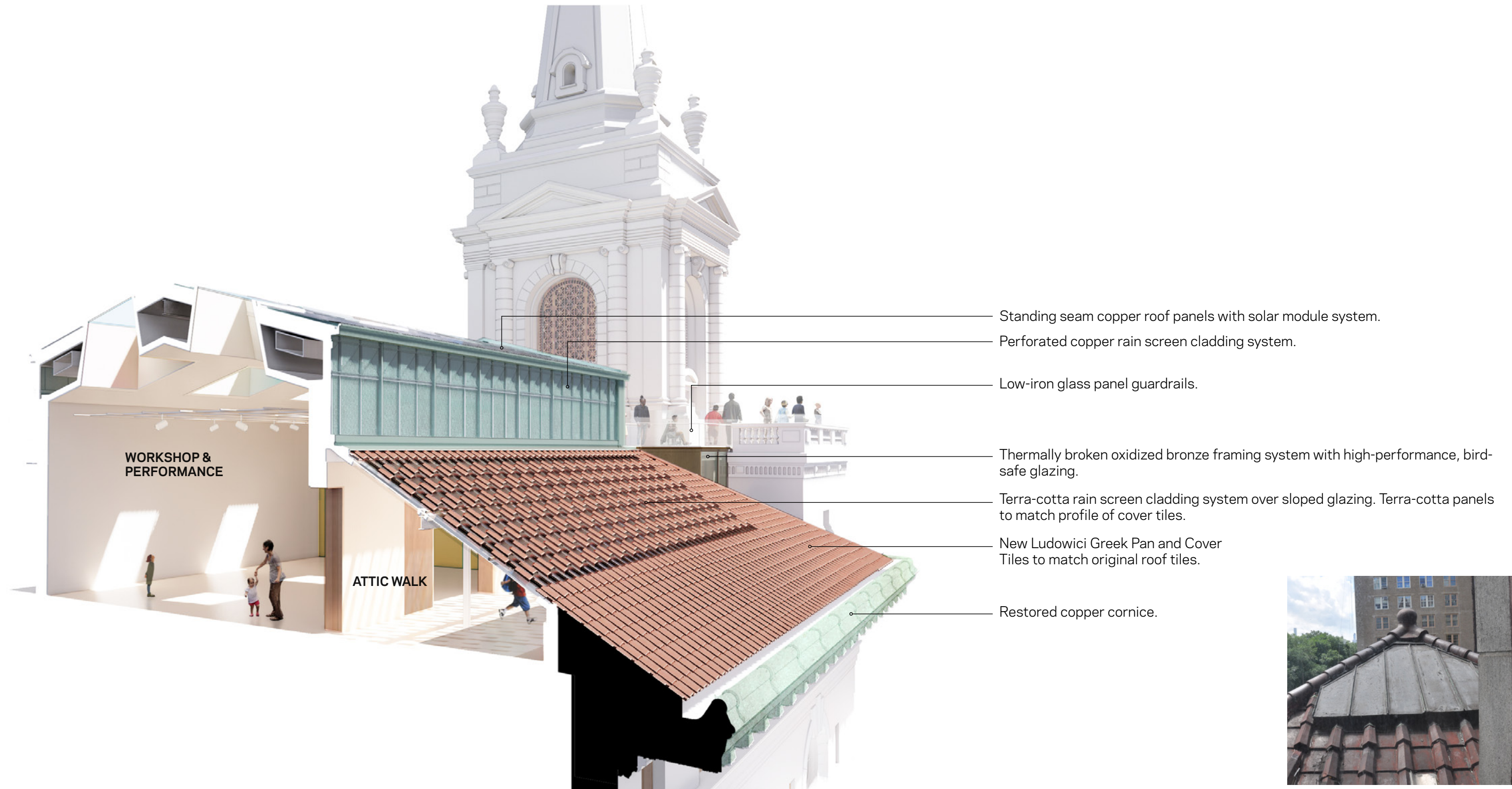


Roof Cross Section Comparison

----- Historic Profile

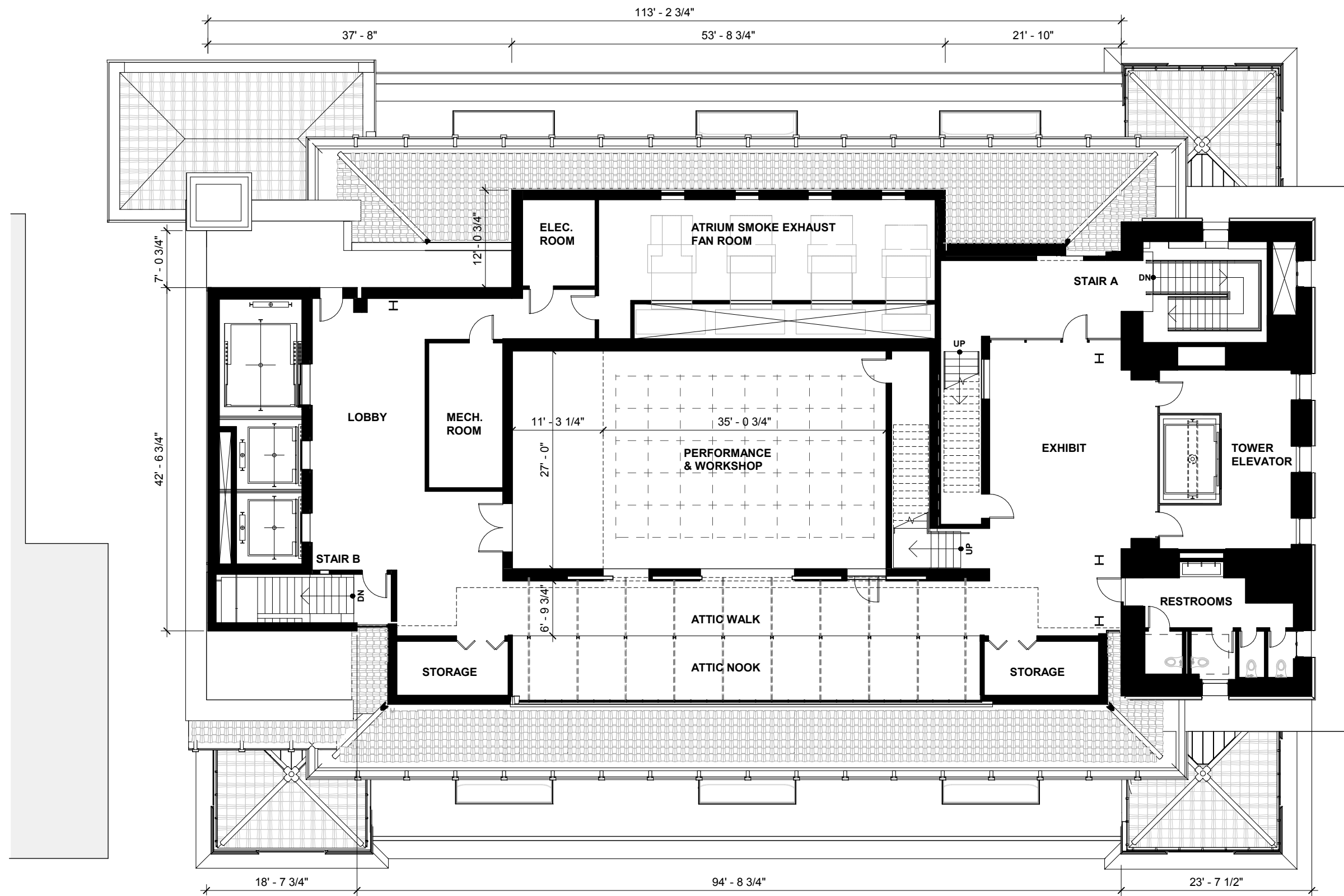


Roof Long Section

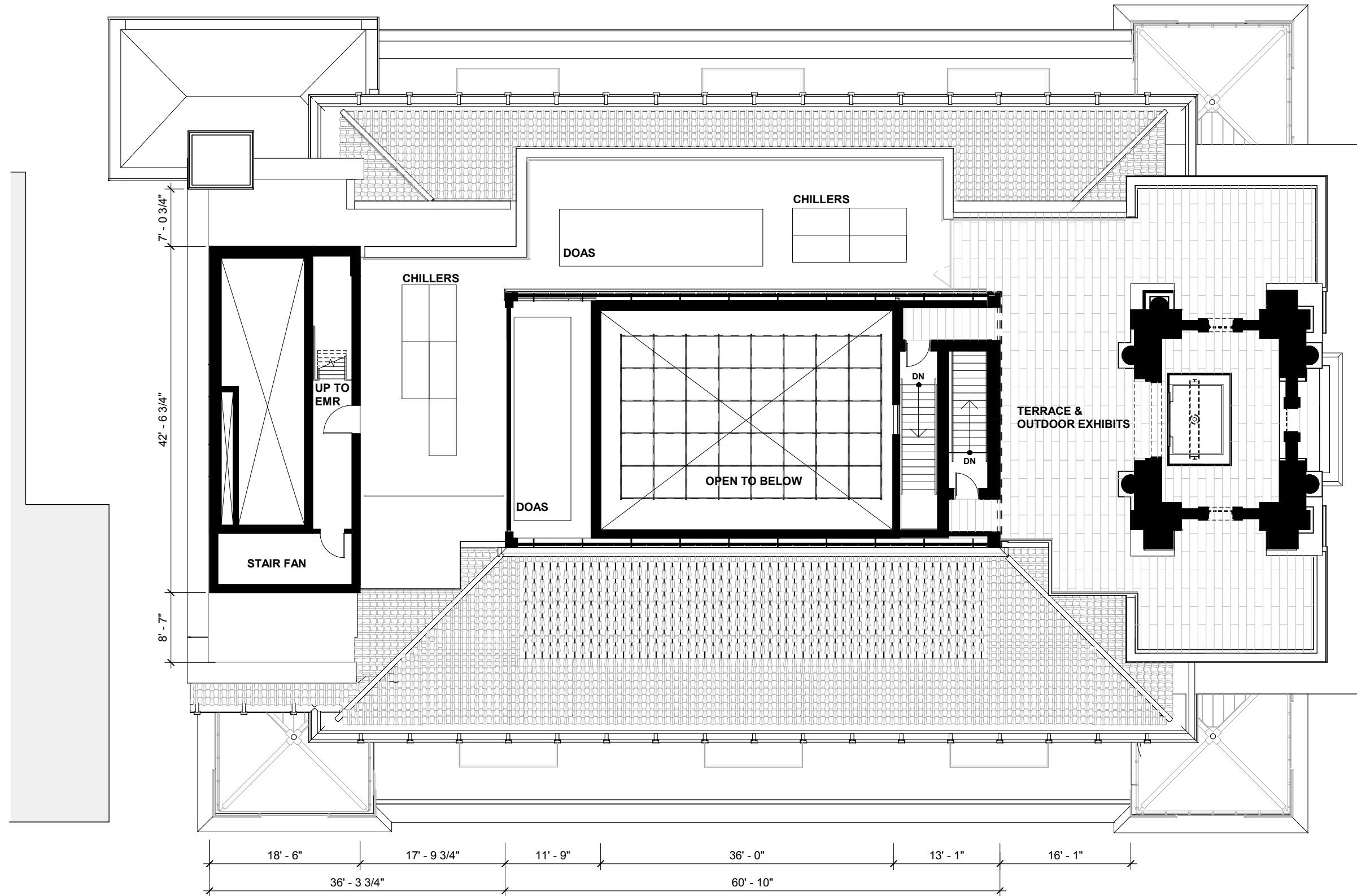


Precedent: Historic skylights in roof tile at stair pavilions

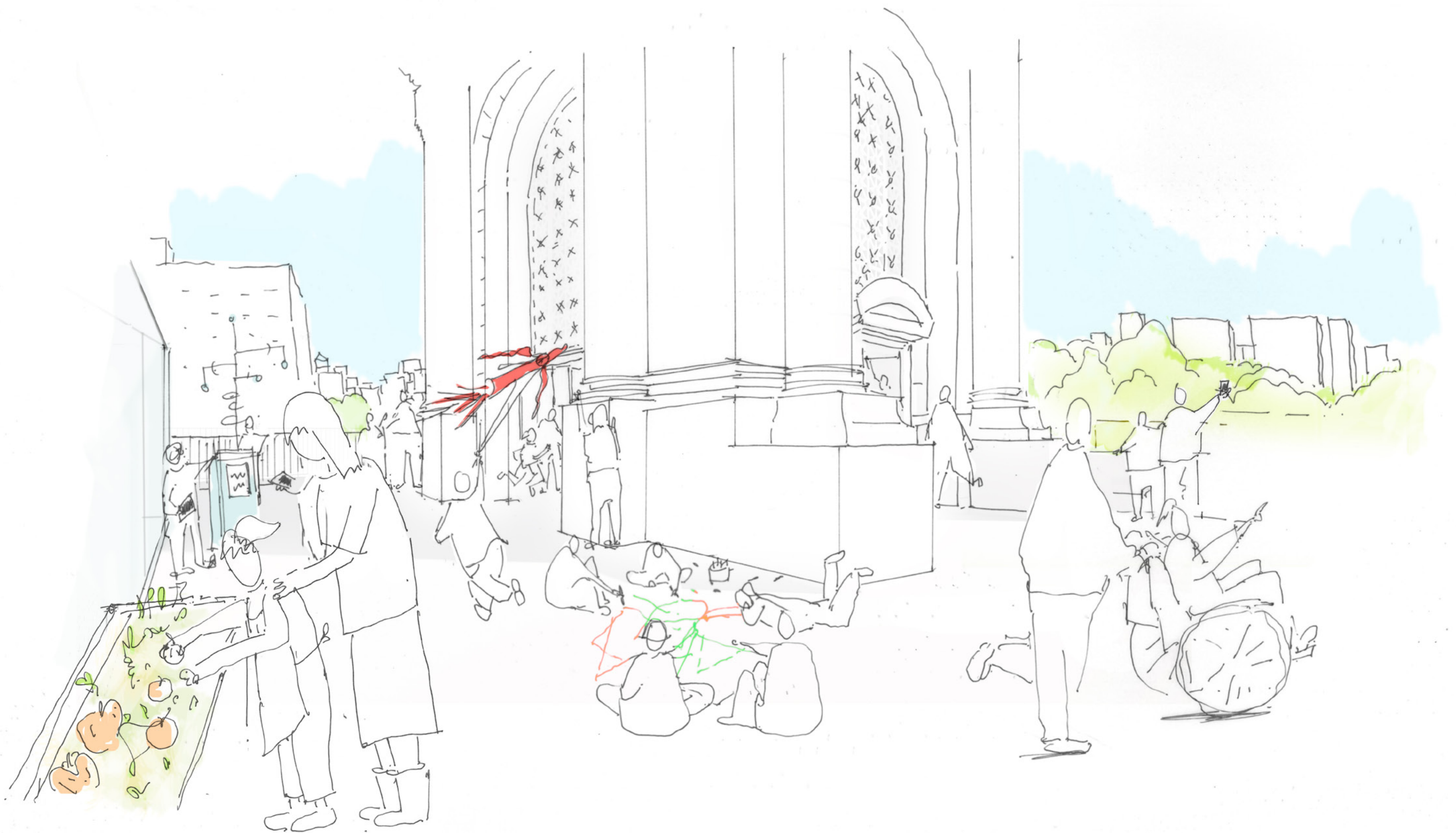
Workshop / Performance, Attic Walk & Terrace



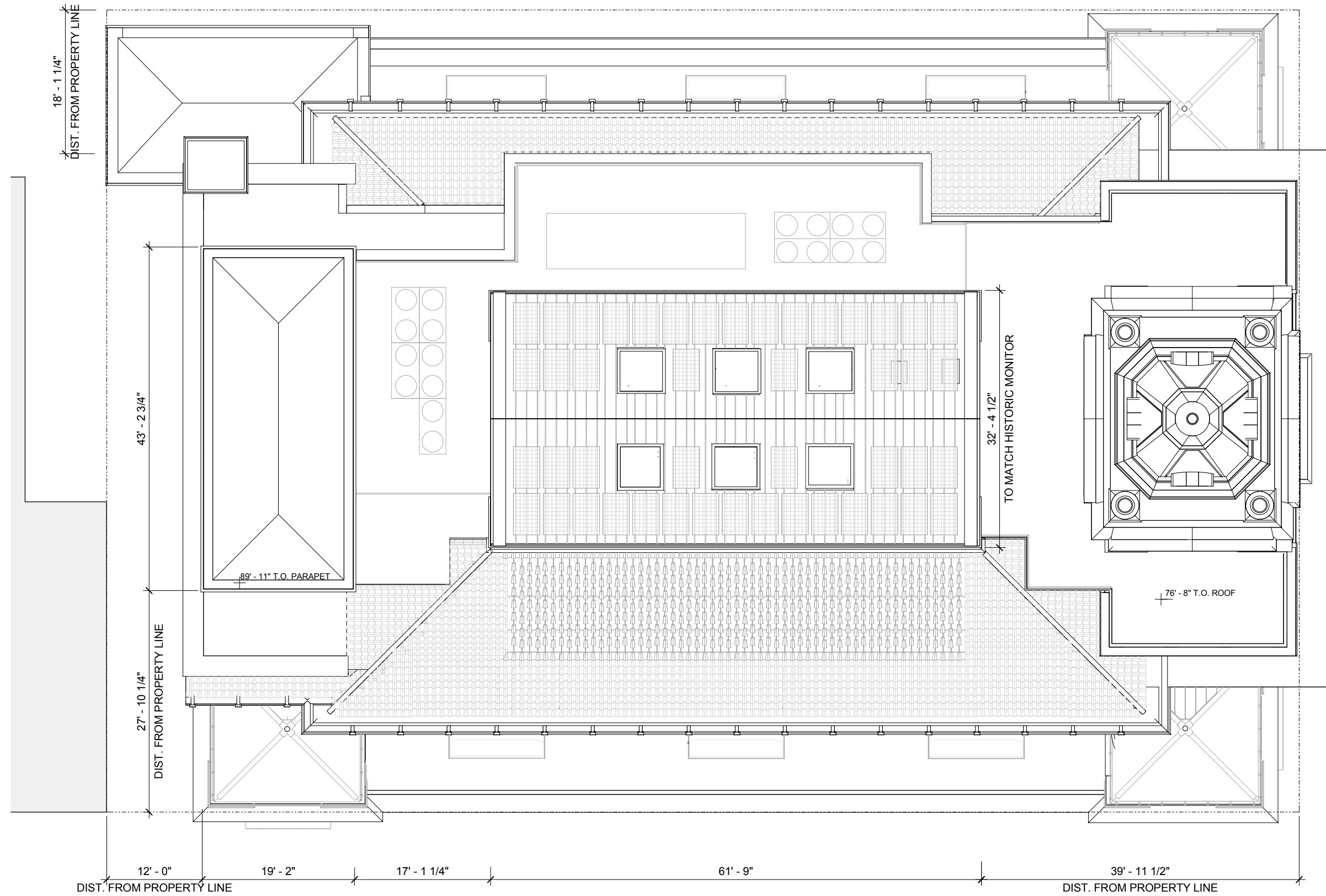
6th Floor Plan



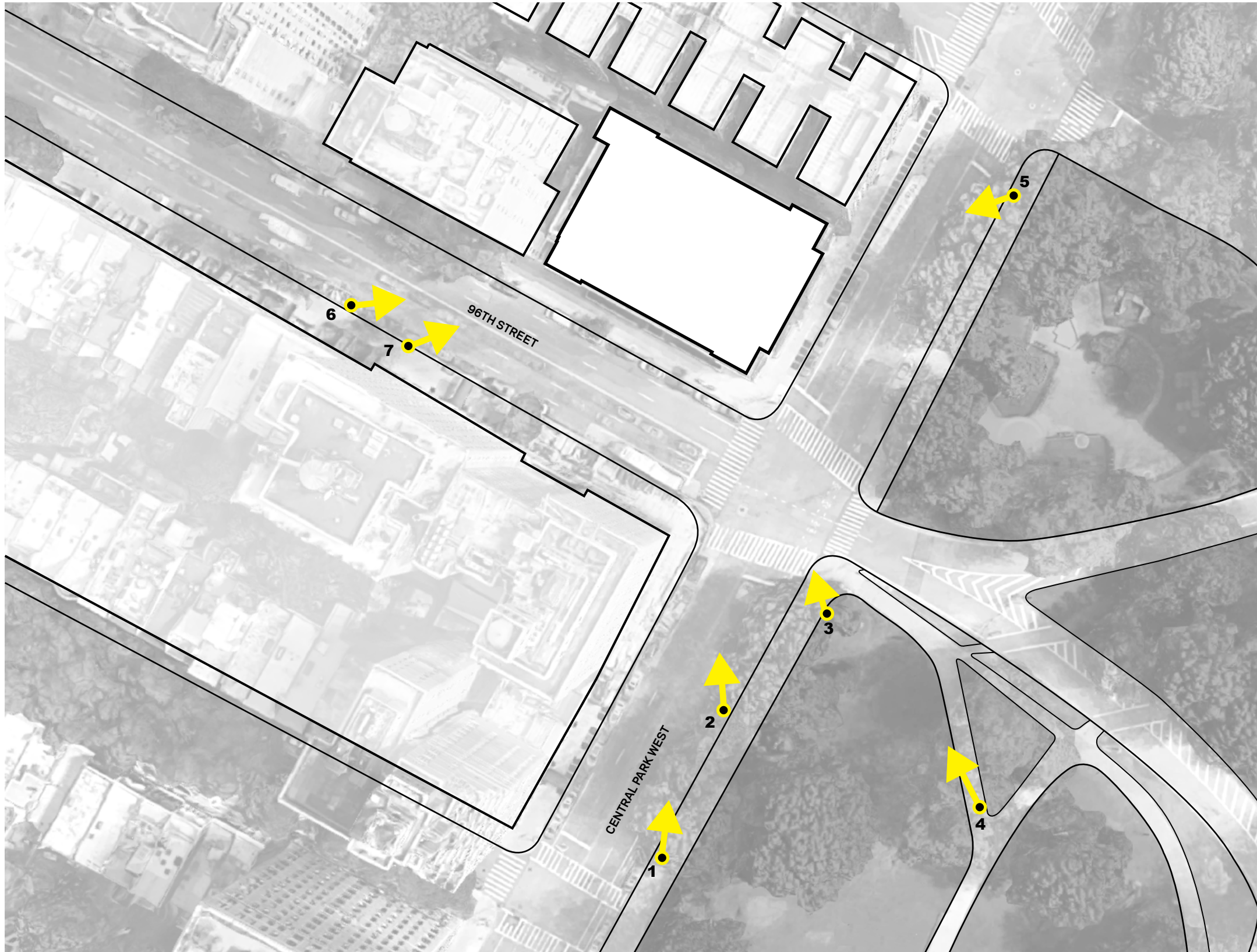
Terrace Floor Plan



Terrace



Roof Plan



Street Level Views



EXISTING



PREVIOUSLY PROPOSED (02/28/2020)



PROPOSED (06/09/2020)



Site Plan

View 1 - CPW South of 96th Street



EXISTING



PREVIOUSLY PROPOSED (02/28/2020)



PROPOSED (06/09/2020)



Site Plan

View 2 - CPW South of 96th Street



EXISTING



PREVIOUSLY PROPOSED (02/28/2020)



PROPOSED (06/09/2020)



Site Plan

View 3 - Southeast Corner of CPW & 96th Street



EXISTING



PREVIOUSLY PROPOSED (02/28/2020)



PROPOSED (06/09/2020)



Site Plan

View 4 - From Central Park



EXISTING



PREVIOUSLY PROPOSED (02/28/2020)



PROPOSED (06/09/2020)



Site Plan

View 5 - CPW North of 96th Street



EXISTING



PREVIOUSLY PROPOSED (02/28/2020)



PROPOSED (06/09/2020)



Site Plan

View 6 - 96th Street



EXISTING



PREVIOUSLY PROPOSED (02/28/2020)



PROPOSED (06/09/2020)



Site Plan

View 7 - 96th Street



HISTORIC



PREVIOUSLY PROPOSED (02/28/2020)



PROPOSED (06/09/2020)

South Elevation



HISTORIC



PREVIOUSLY PROPOSED (02/28/2020)



PROPOSED (06/09/2020)

East Elevation



HISTORIC



PREVIOUSLY PROPOSED (02/28/2020)

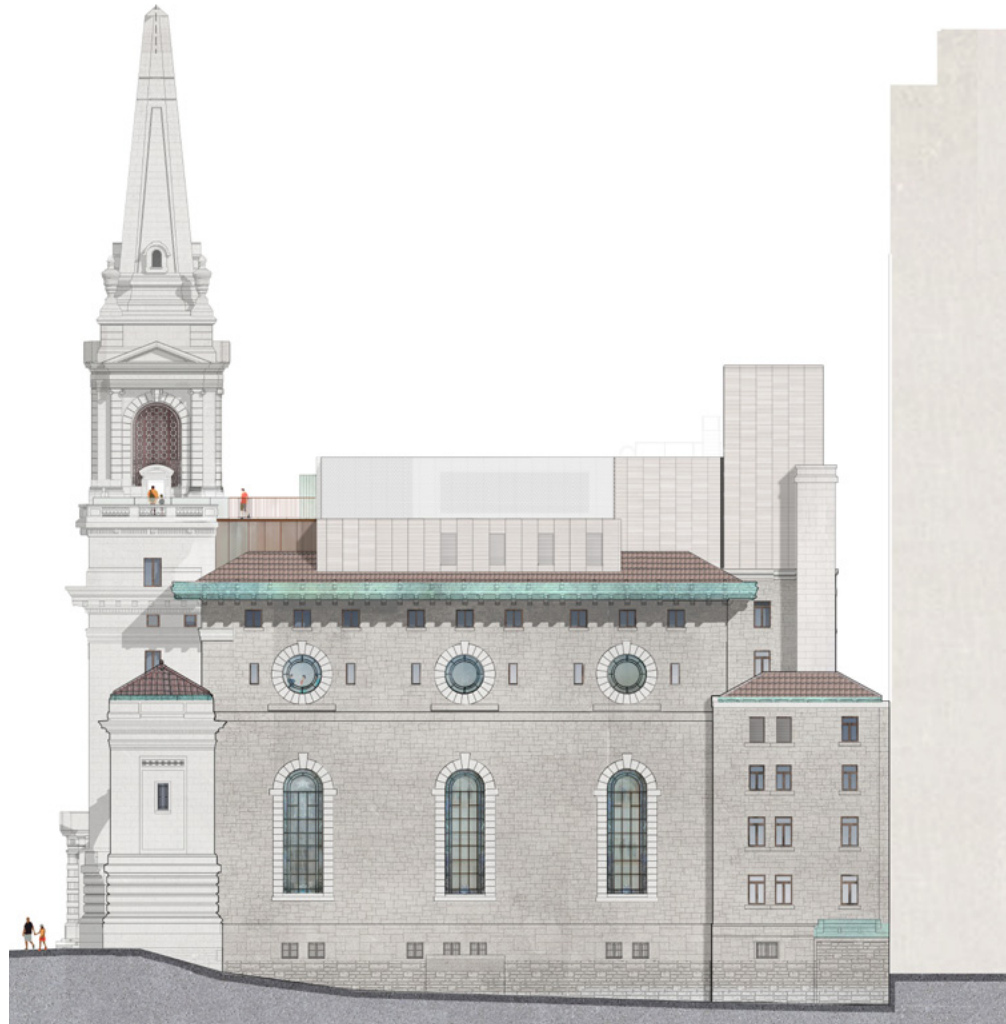


PROPOSED (06/09/2020)

West Elevation



HISTORIC

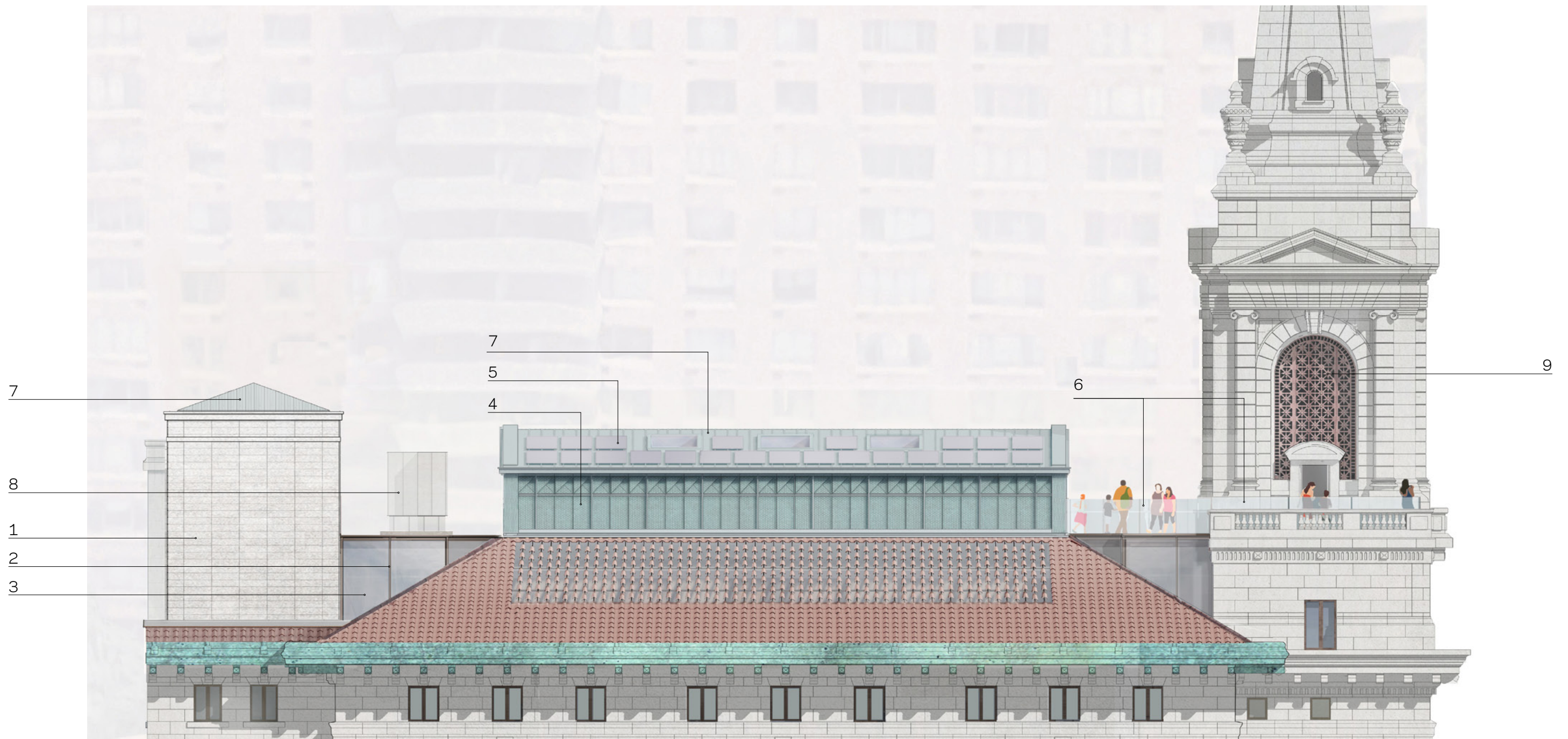


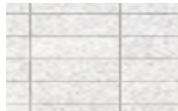



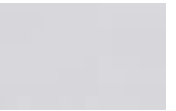


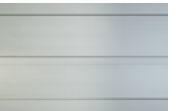

PREVIOUSLY PROPOSED (02/28/2020)



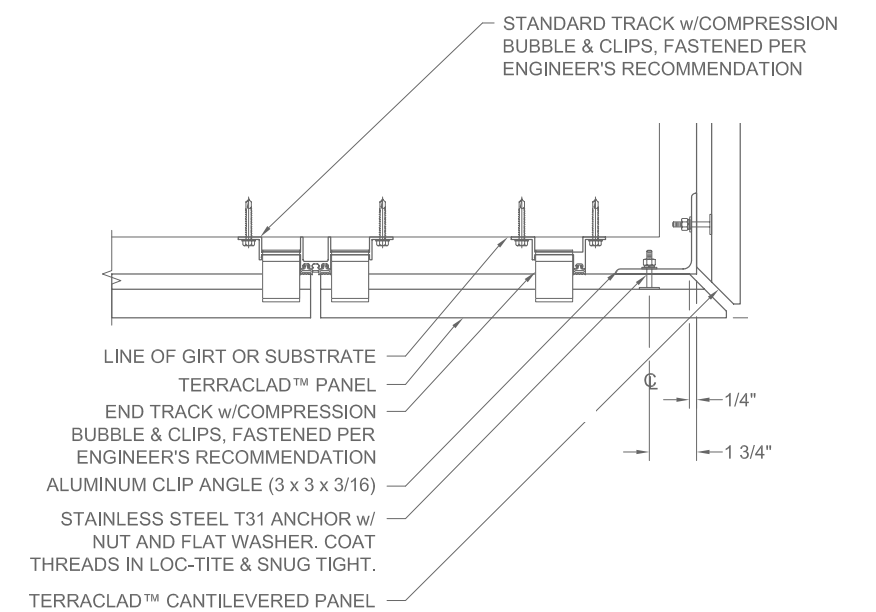
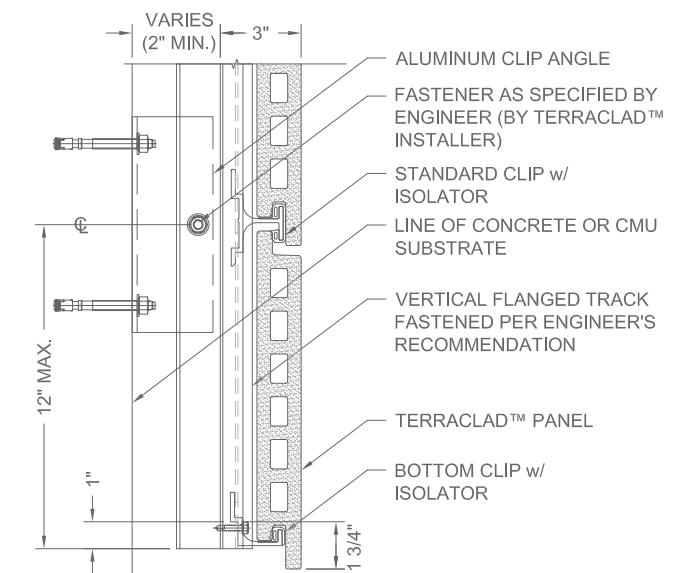
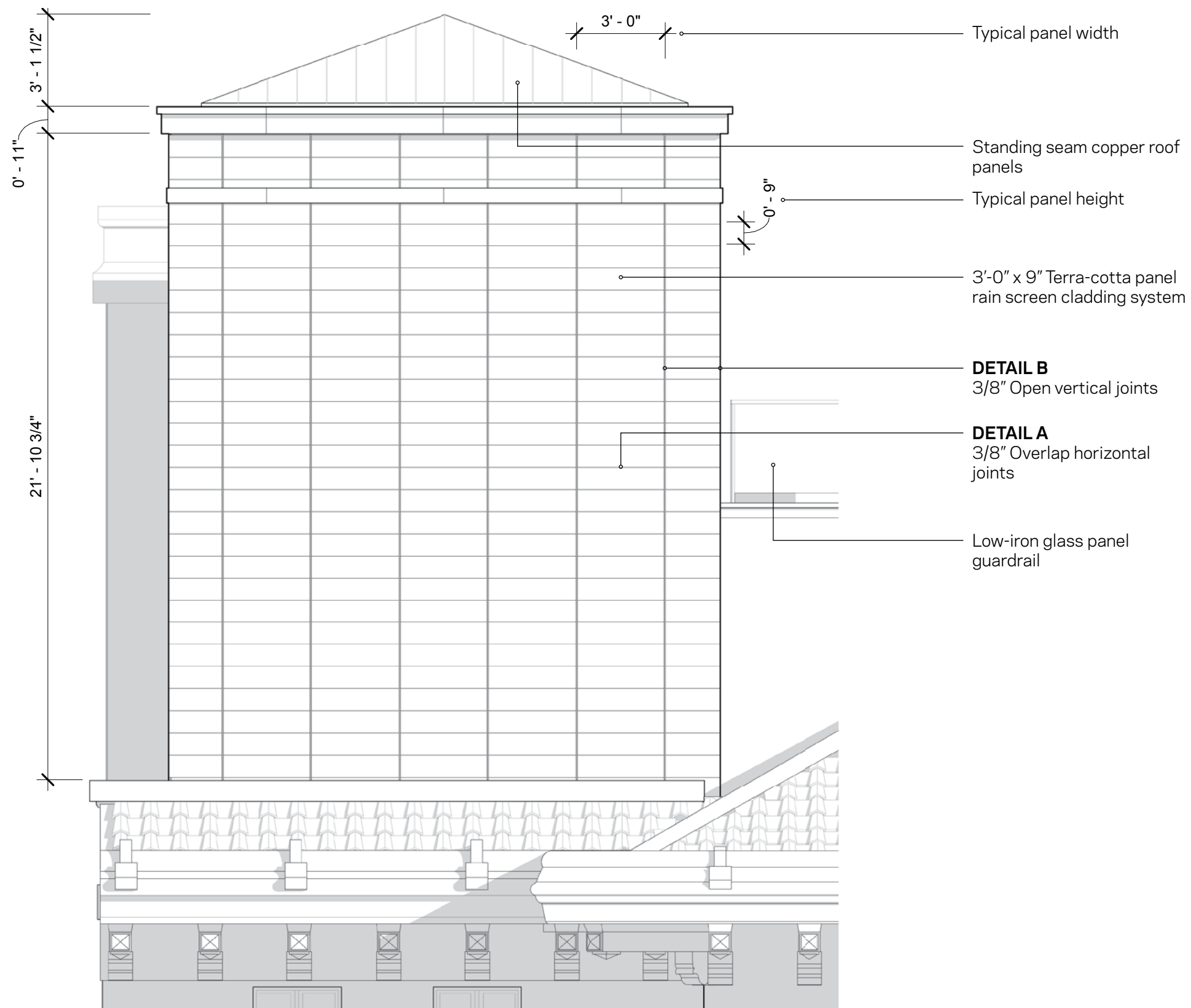
PROPOSED (06/09/2020)

North Elevation



- | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|  |  |  |  |  |  |  |  |  |
| Terra-cotta panel rain screen cladding system w/ solid backup wall | Thermally broken bronze framing system | High performance, bird safe glass with custom ceramic frit | Perforated copper panel rain screen cladding system w/ solid backup wall | Frameless solar module panels. | Low-iron glass guardrails | Copper standing seam roof panels | Modular chillers beyond | New wood screen to match historic wood screen |

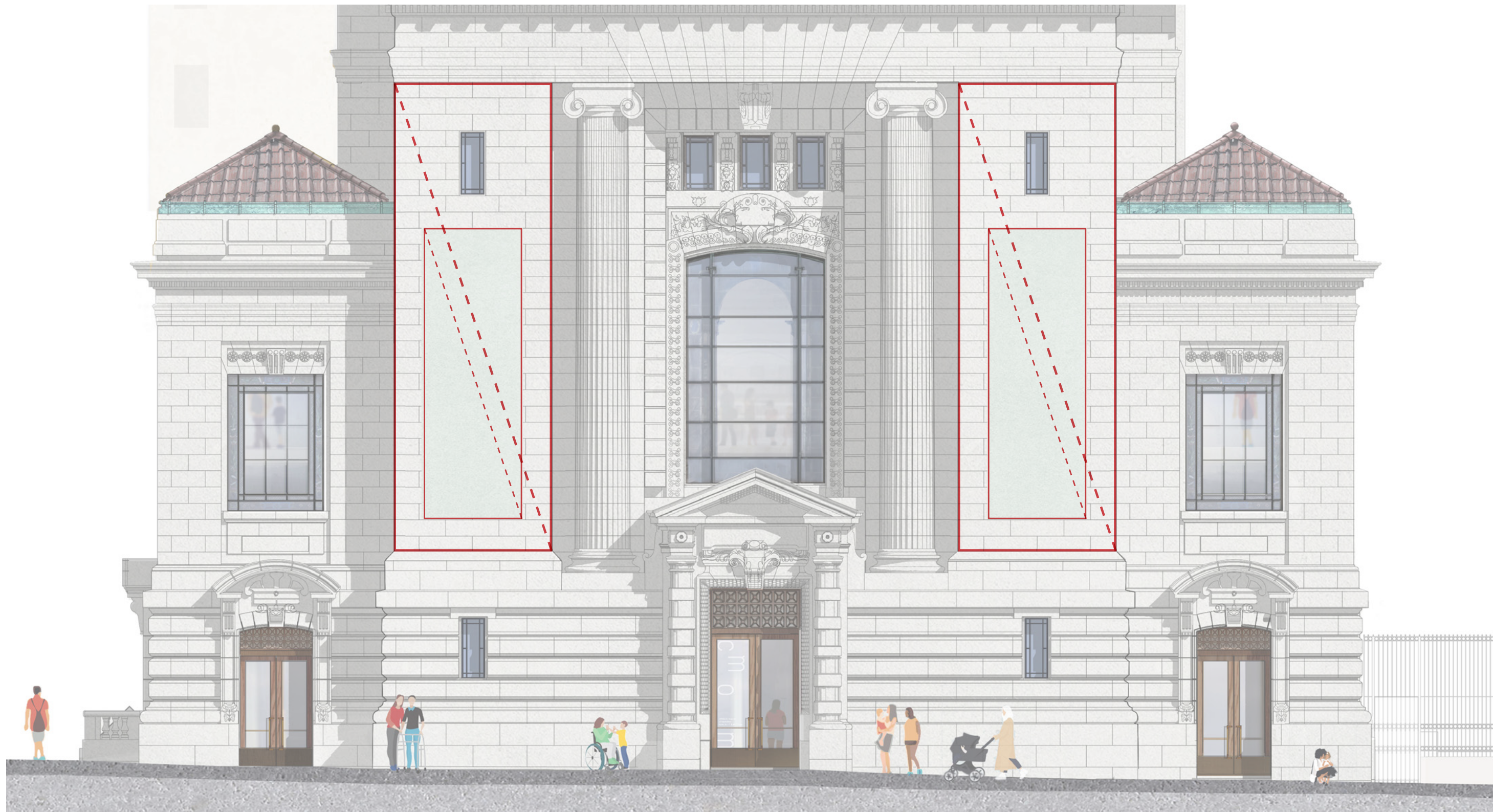
South Elevation



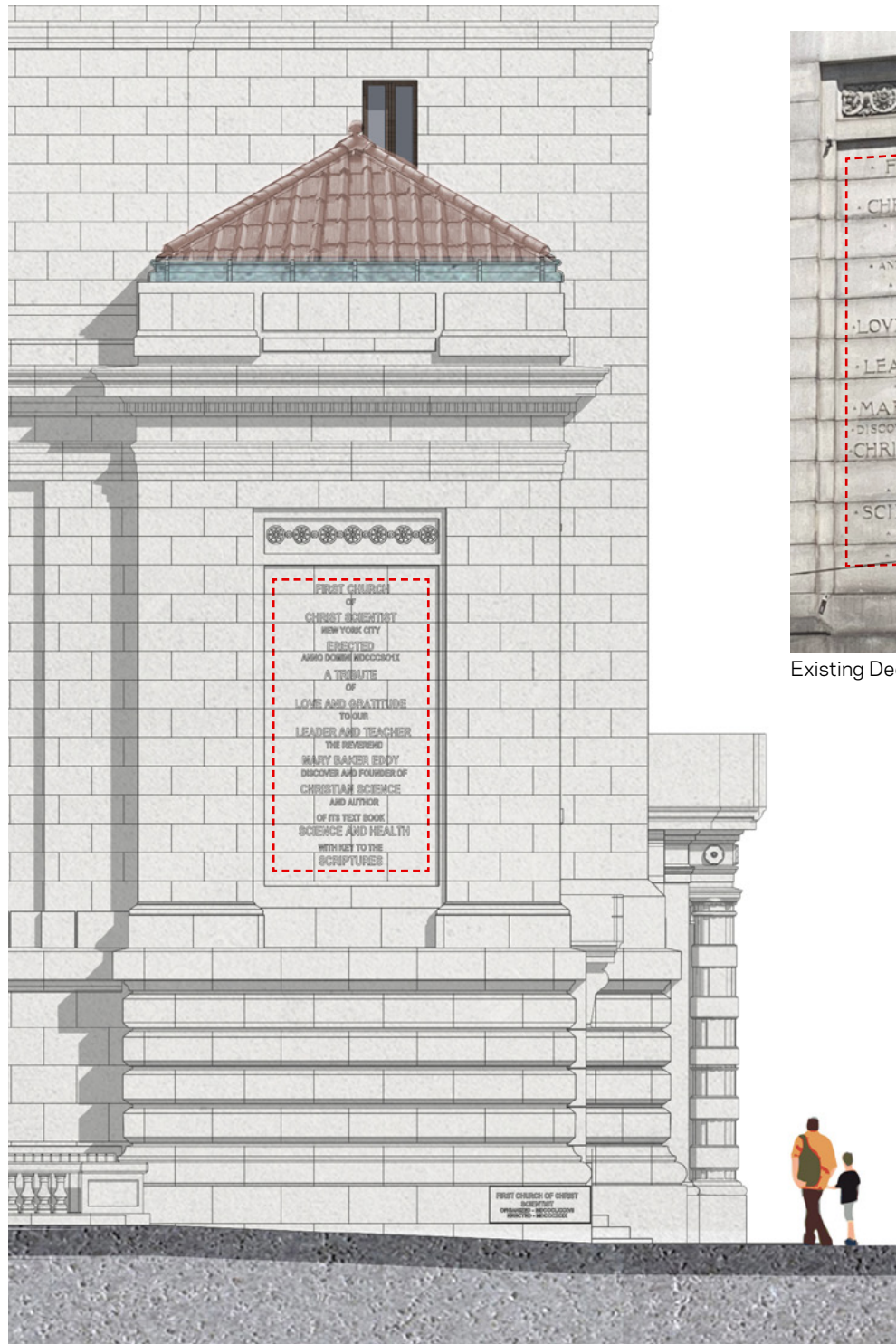
Bulkhead South Elevation - Typical Dimensions & Details



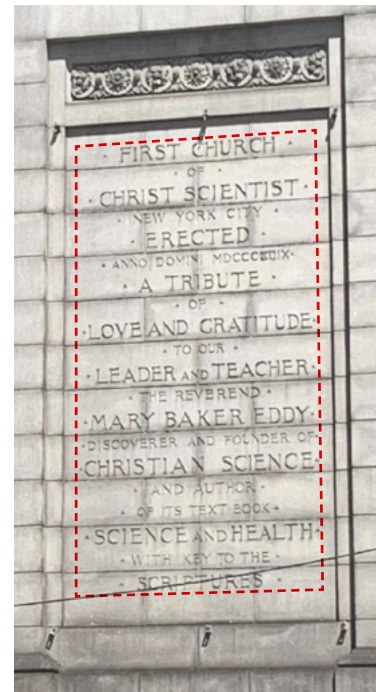
CPW Proposed Banners



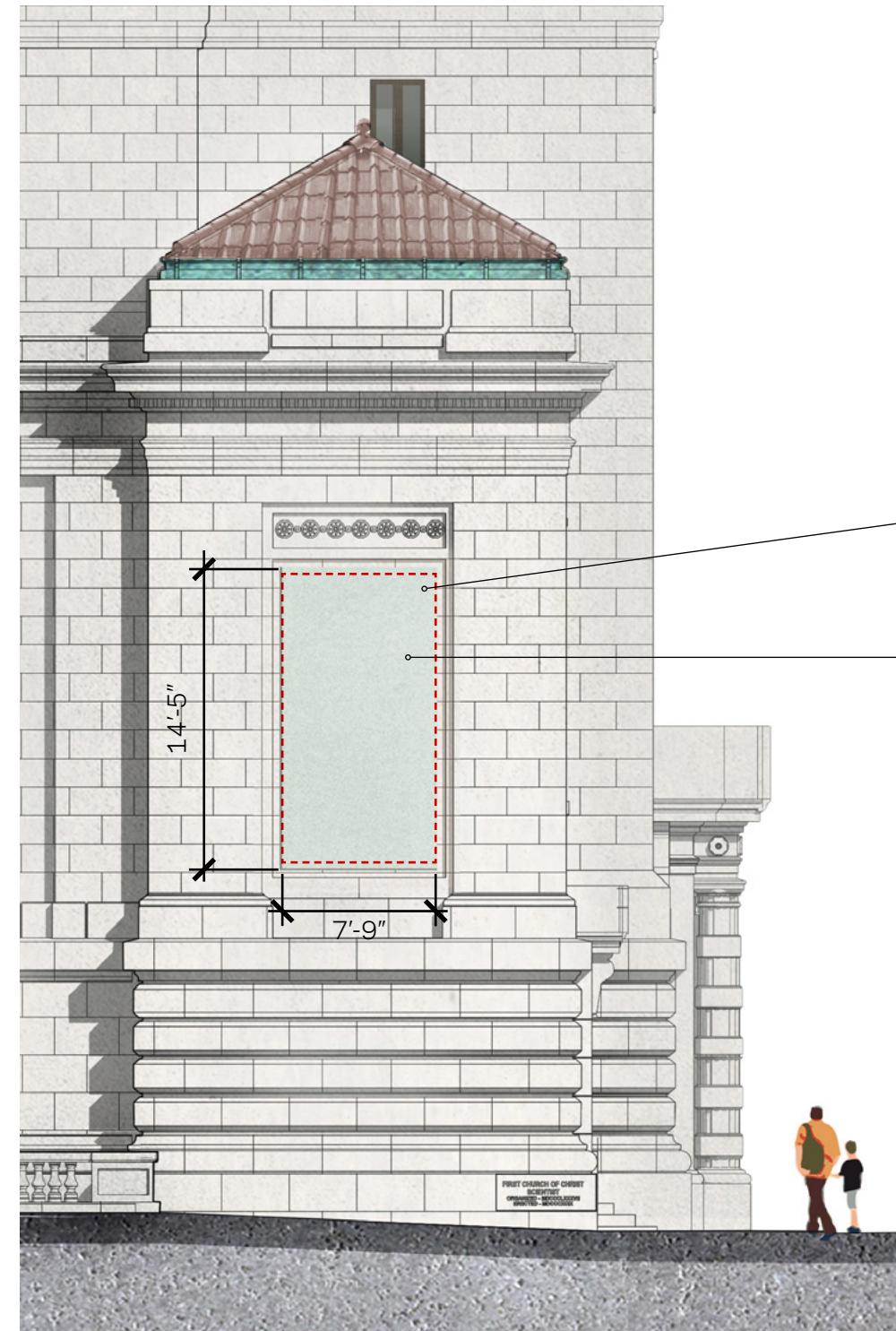
CPW Proposed Banners - Proportion Study



EXISTING



Existing Dedication Inscription



PROPOSED (06/09/2020)

Supports located at perimeter in mortar joints away from inscription lettering

Proposed museum banner signage to cover existing dedication inscription

Banner will be easily reversible and will not obscure or conceal highly decorative stone or other significant architectural features

96th Street Proposed Banner

Children's Museum of Manhattan

Landmarks Preservation Commission - June 9, 2020 Public Meeting



HISTORIC



EXISTING



PROPOSED

The current proposal is:

Preservation Department – Item 4 LPC-20-05782

361 Central Park West,

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

Appendix



MOCK-UP VIEW 19 (2/28/2020) - **VISIBLE**



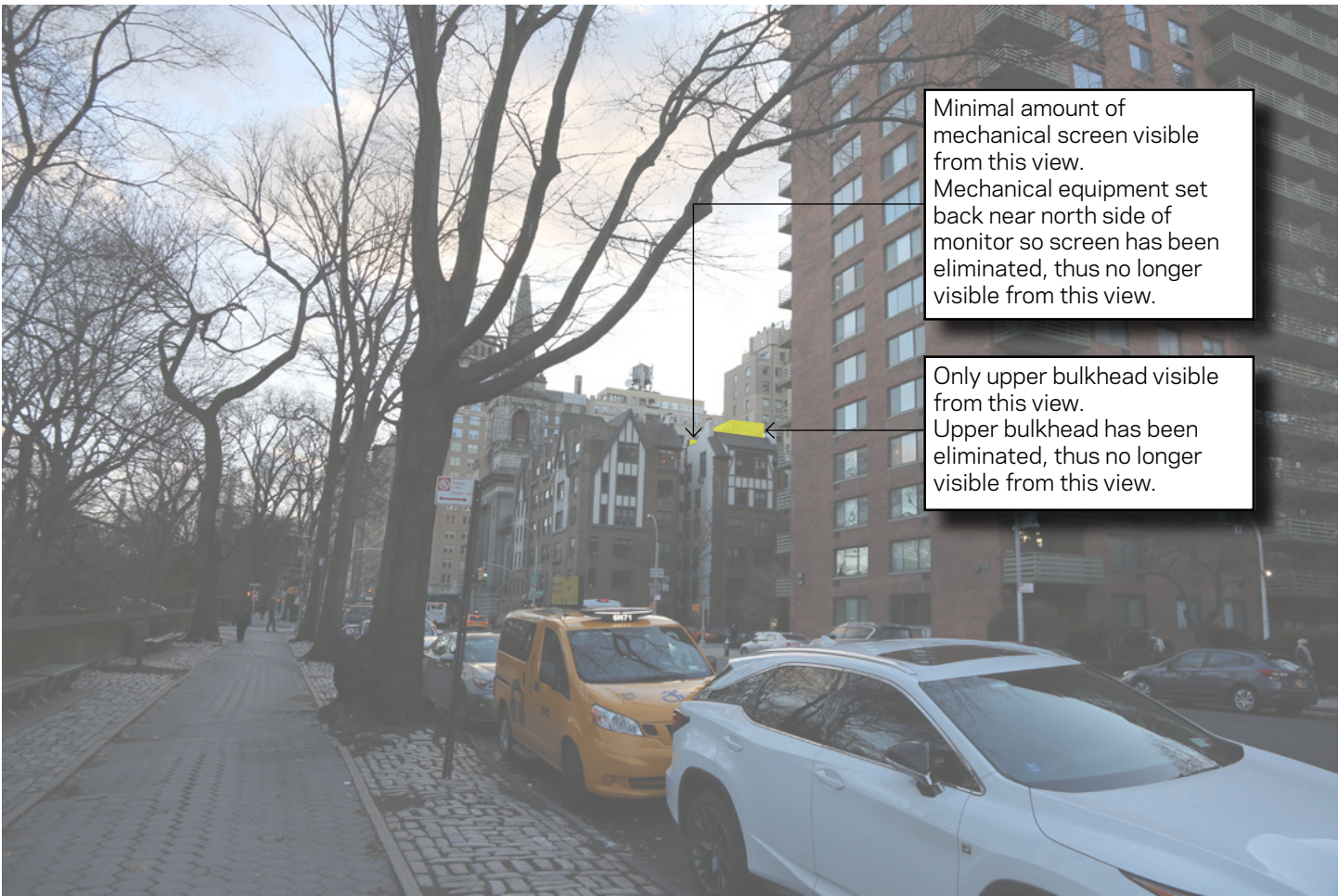
MOCK-UP VIEW 19 (06/09/2020) - **NOT VISIBLE**



Visibility Study - Along 97th Street, West of CPW



ADDITIONAL MOCK-UP VIEW 22 (2/28/2020) - **VISIBLE**



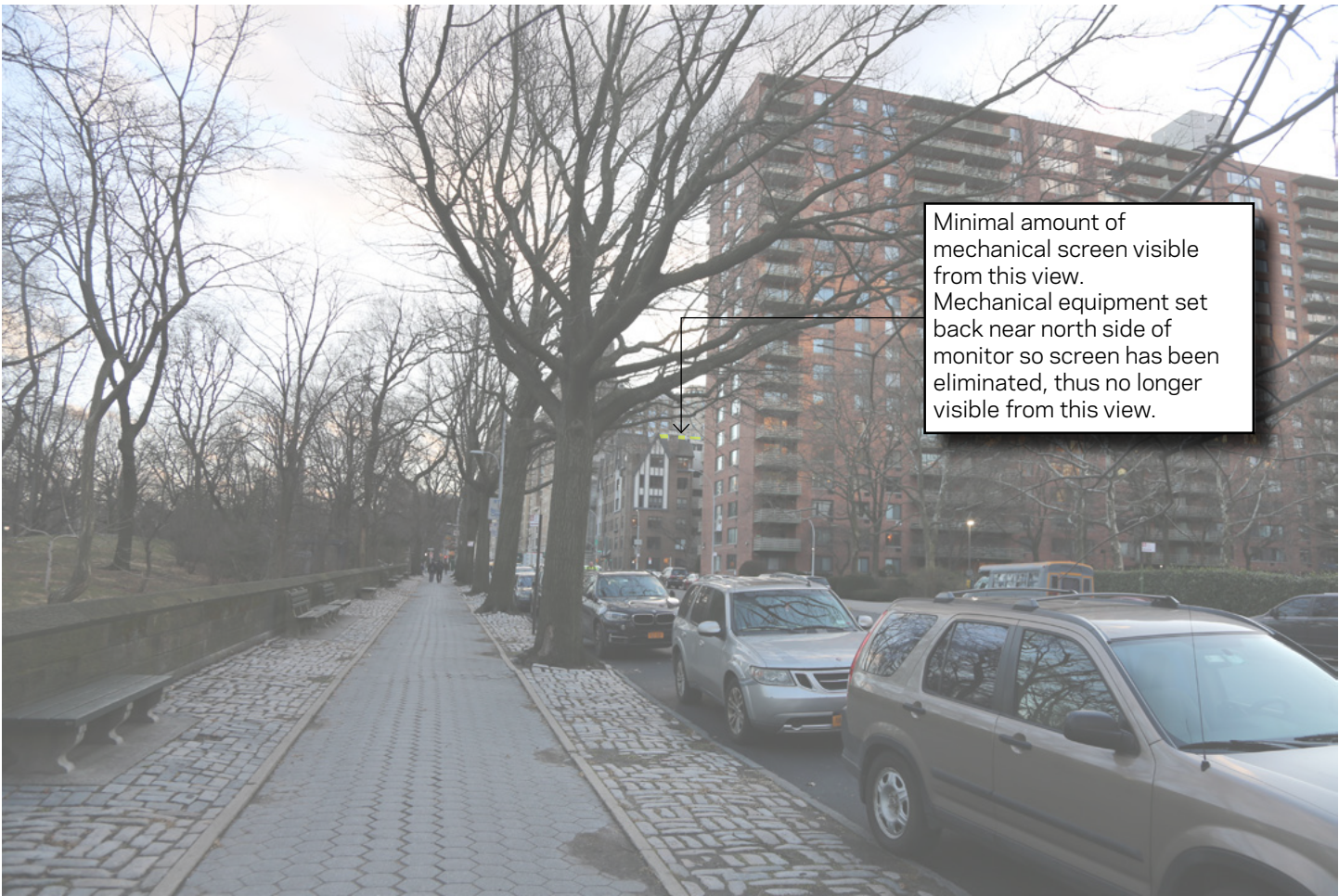
ADDITIONAL MOCK-UP VIEW 22 (06/09/2020) - **NOT VISIBLE**



Visibility Study - Along CPW North of 97th Street



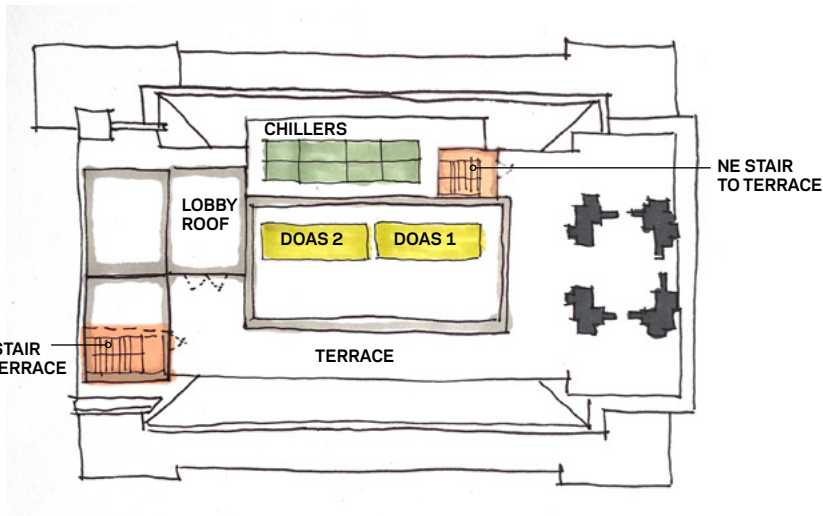
ADDITIONAL MOCK-UP VIEW 23 (2/28/2020) - **VISIBLE**



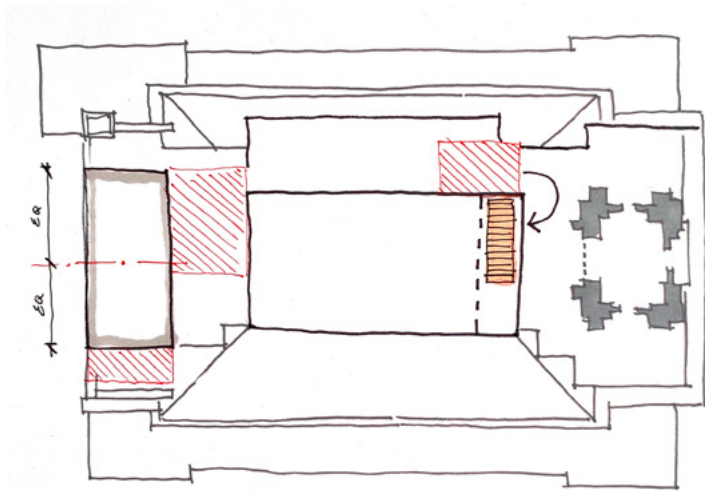
ADDITIONAL MOCK-UP VIEW 23 (06/09/2020) - **NOT VISIBLE**



Visibility Study - Along CPW North of 97th Street

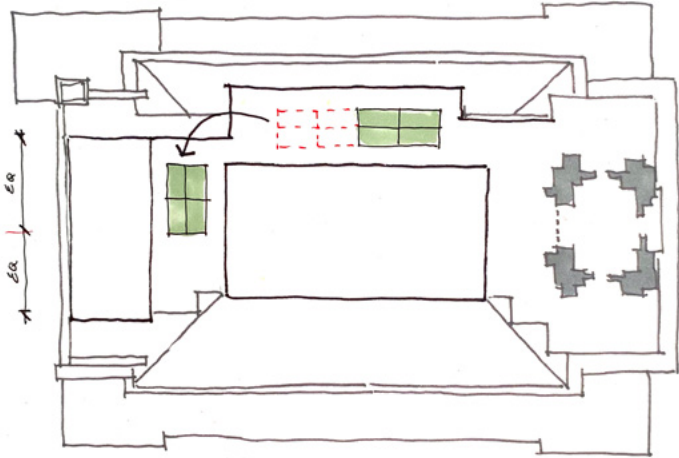


PREVIOUSLY PROPOSED

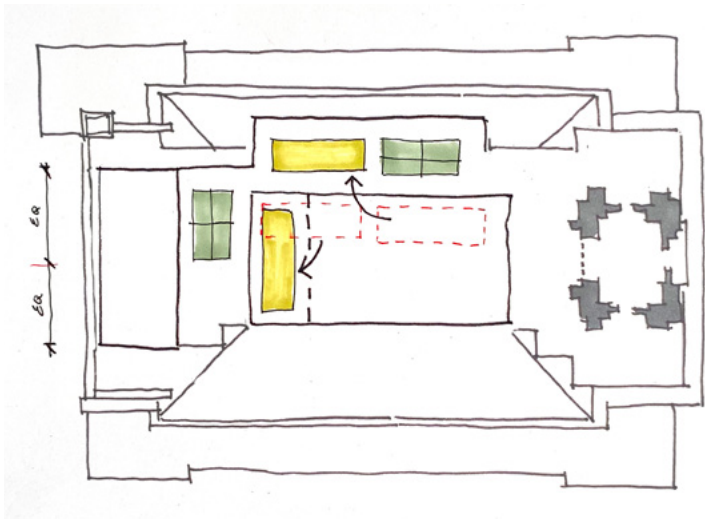


EGRESS STAIRS
ELIMINATE SW EGRESS STAIR & ELEVATOR LOBBY TO 7TH FLOOR / TERRACE

RELOCATE NE EGRESS STAIR INTO WORKSHOP VOLUME

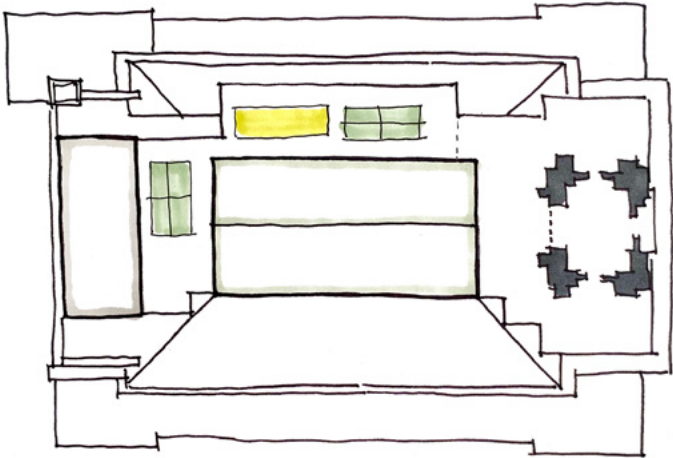


CHILLERS
MOVE(4) MODULAR CHILLERS TO WEST ROOF (NOT VISIBLE FROM STREET)



DOAS UNITS
ELIMINATE WELL IN WORKSHOP ROOF

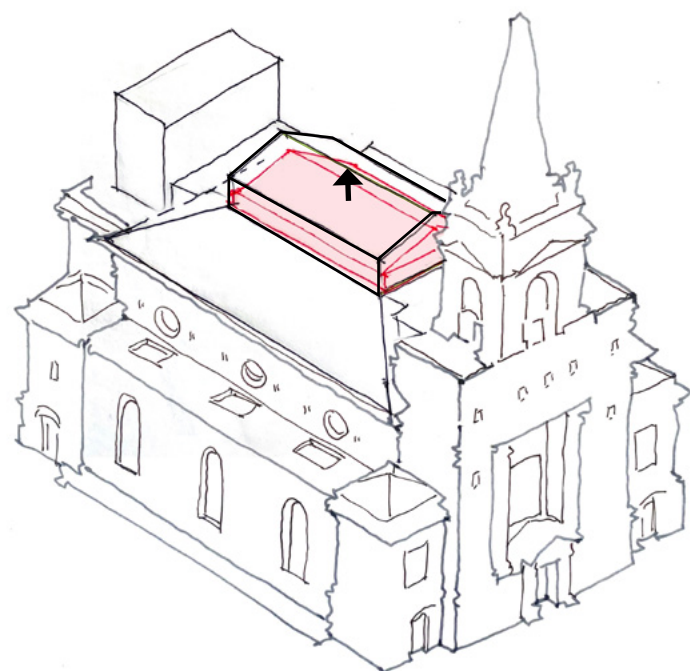
MOVE DOAS 1 TO NORTH ROOF & ROTATE DOAS 2 TO BE WITHIN WORKSHOP VOLUME AT WEST END



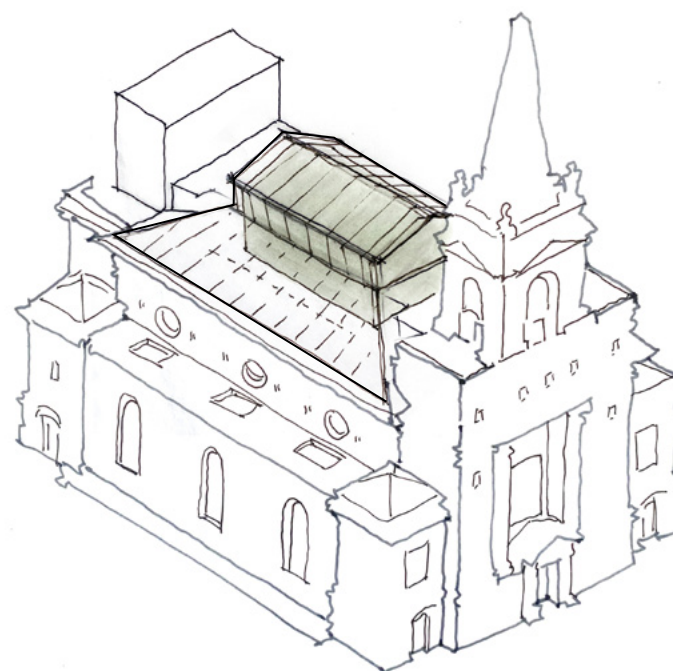
PROPOSED ROOF PLAN
WORKSHOP VOLUME ENCLOSED UNDER PITCHED ROOF, CONCEALING STAIR AND DOAS UNIT

WORKSHOP MAINTAINED AS PURE VOLUME IN ALIGNMENT WITH HISTORIC MONITOR

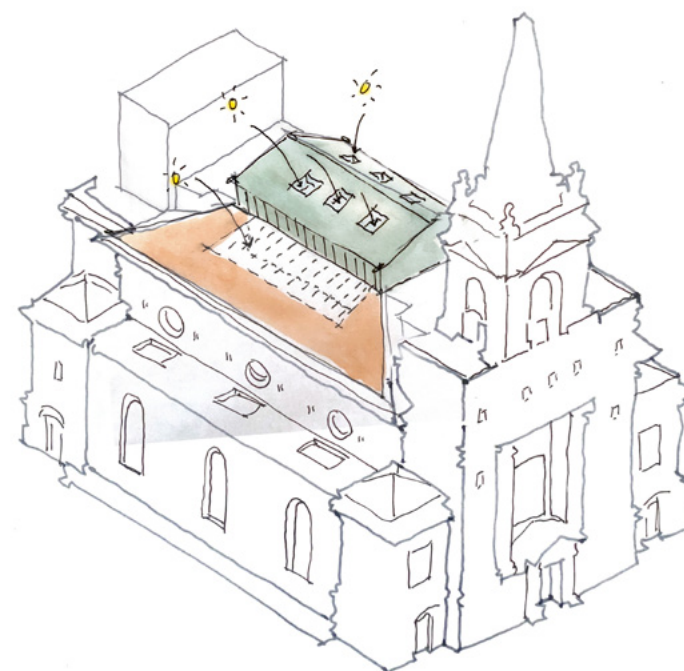
Design Refinements: Mechanical Equipment Adjustments



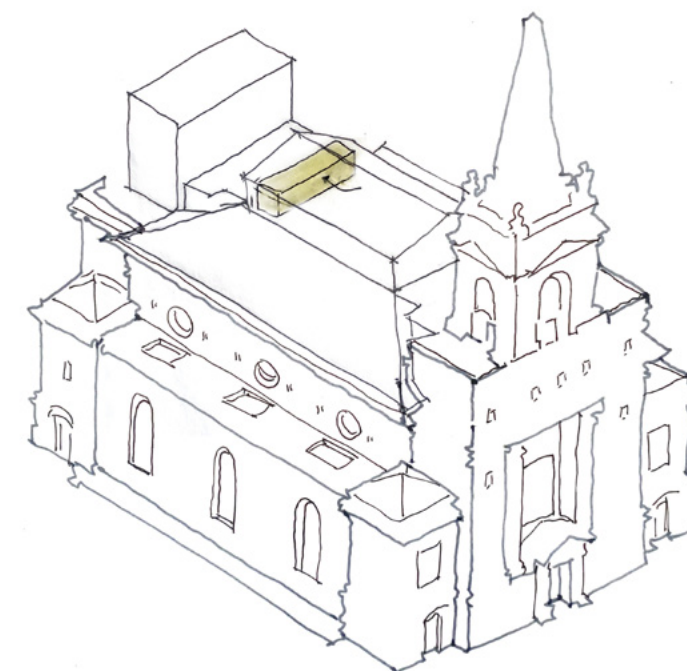
MONITOR ROOF:
 MAINTAIN SHAPE OF HISTORICAL
 PITCHED MONITOR ROOF, RAISE
 HEIGHT BY 3'-6"



INHABIT THE ROOF:
 WORKSHOP/PERFORMANCE AS OBJECT
 WITHIN ROOF

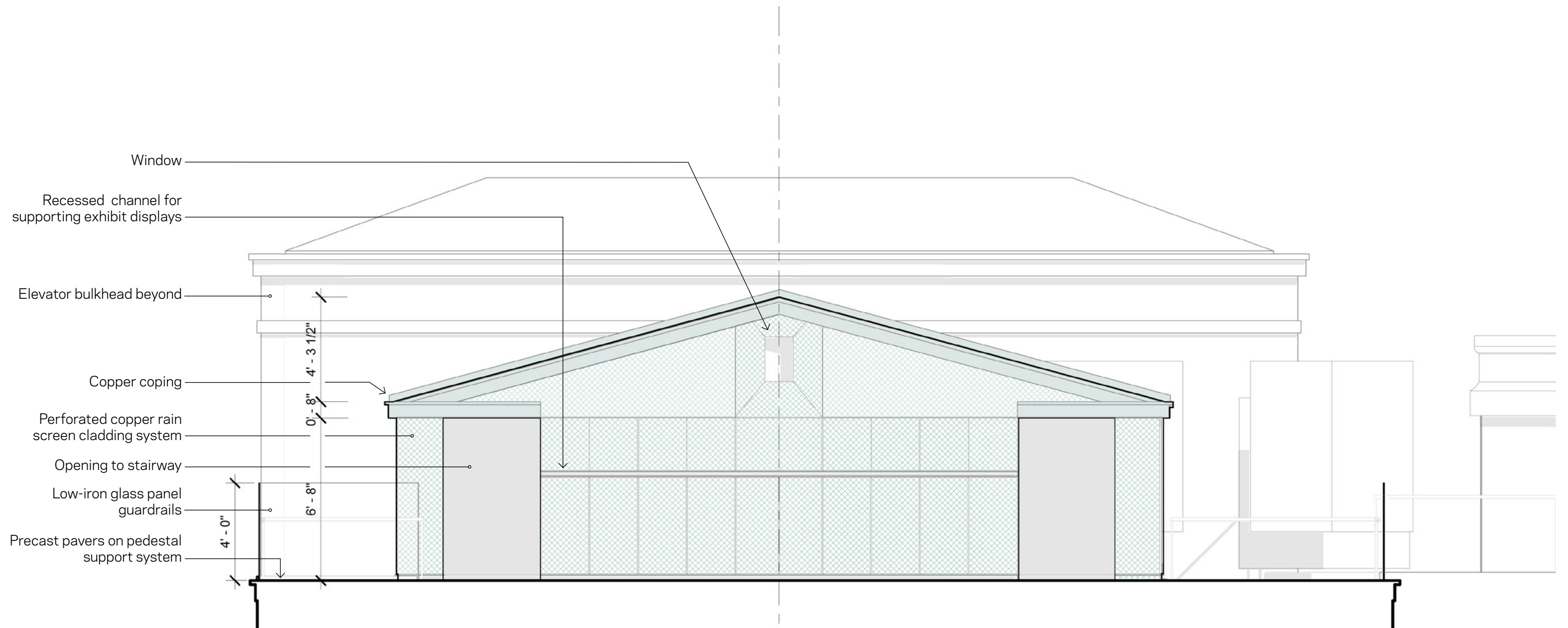


IN THE LIGHT:
 SKYLIGHTS IN MONITOR ROOF AND TERRA-
 COTTA SCREEN FILL THE ROOM WITH LIGHT.



MECHANICAL:
 CONCEAL DOAS UNIT WITHIN PITCHED
 ROOF

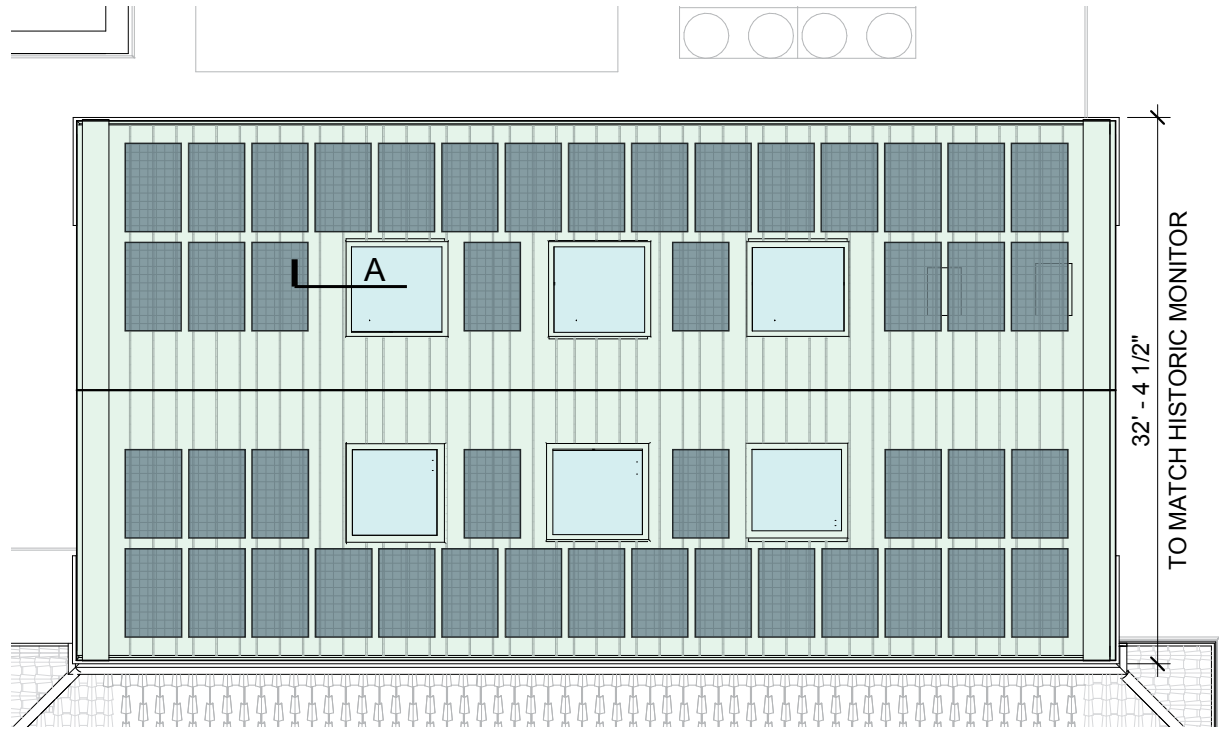
Design Refinements: From **On** the roof to **In** the roof



Terrace East Elevation



Terrace West Elevation

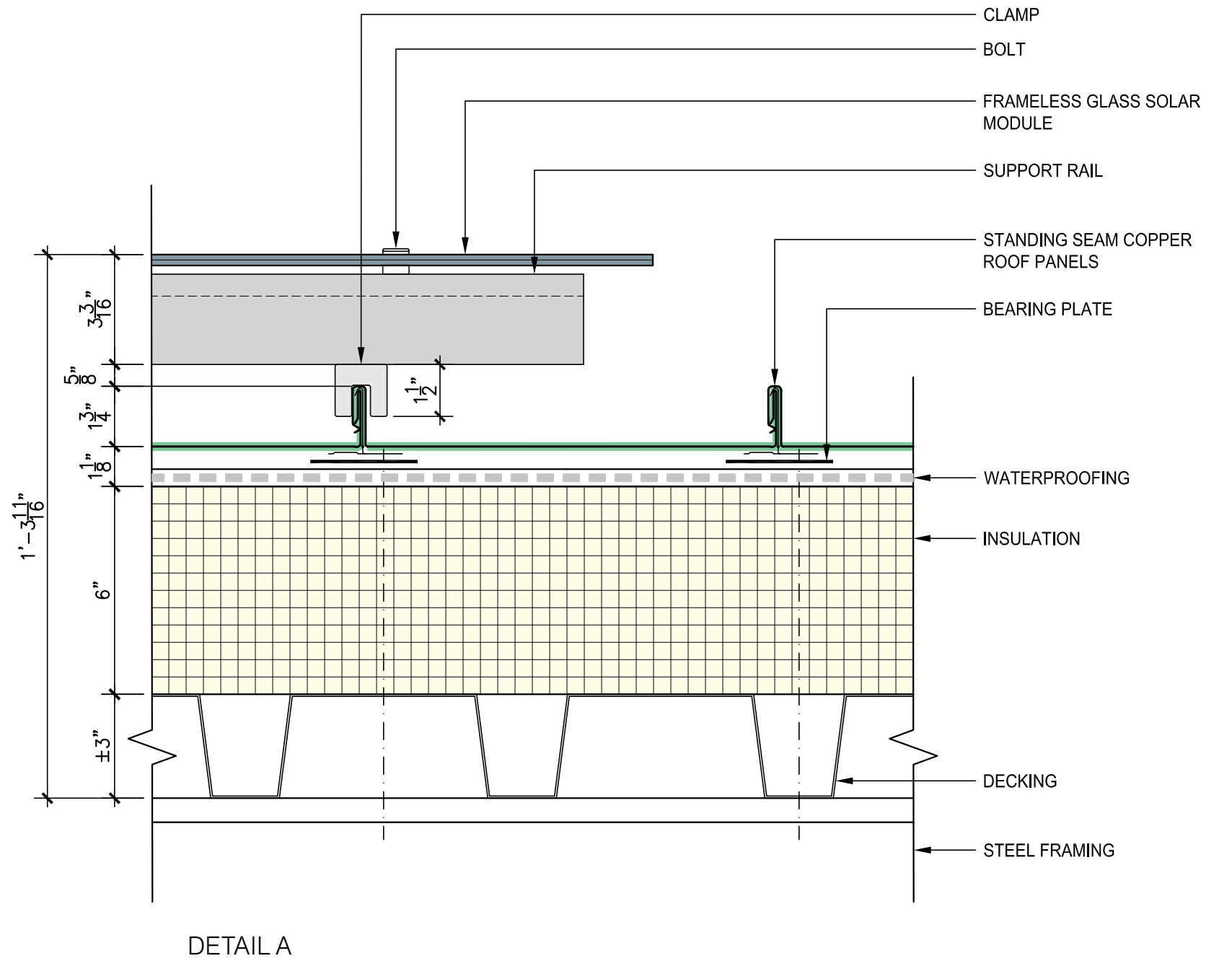


LSX Module System

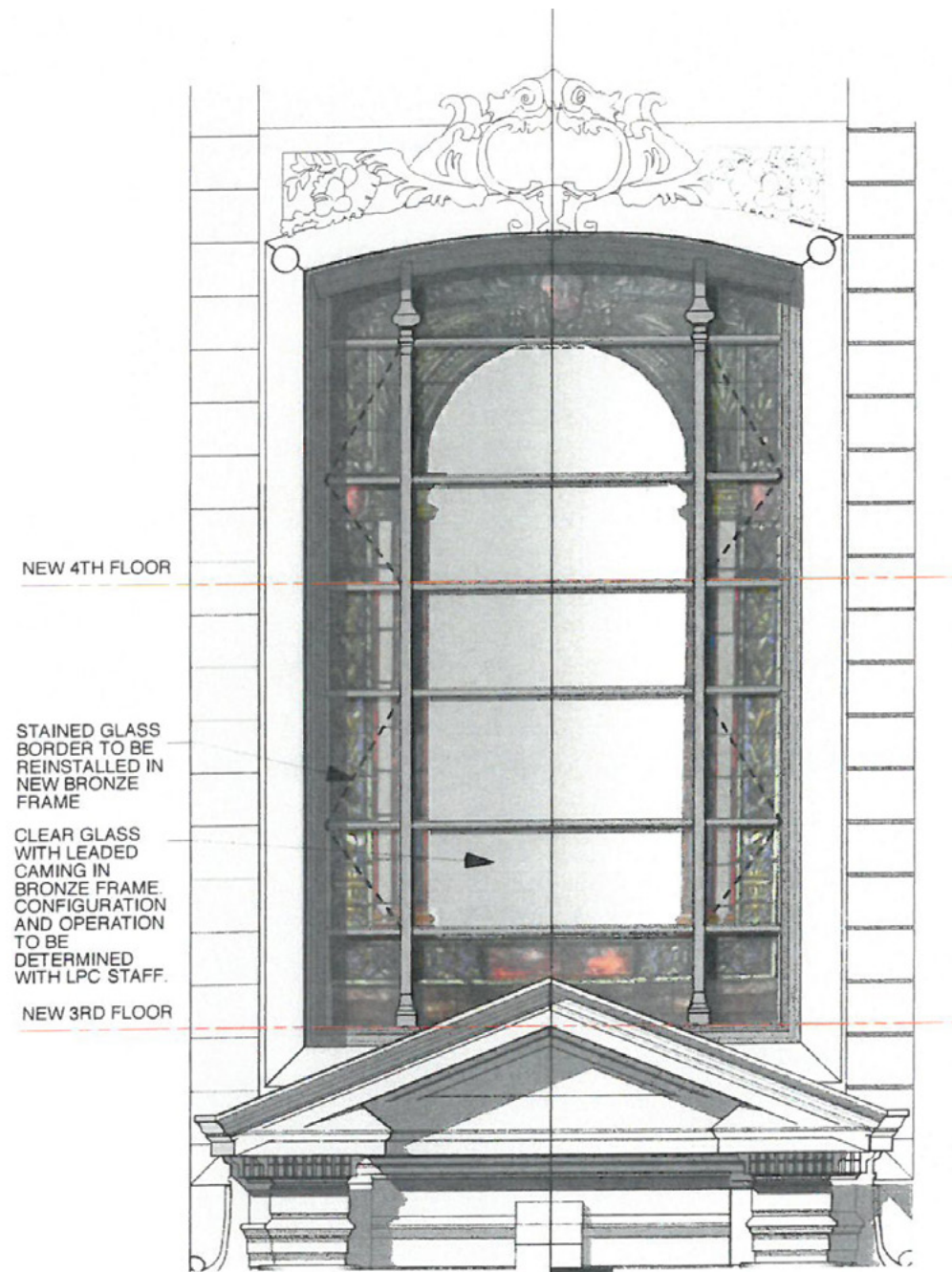
The revolutionary frameless solar module system that has bridged the gap between architecture and energy production

FEATURES & BENEFITS		
FRAMELESS MODULE	INTEGRATED MOUNTING SYSTEM	PATENTED THROUGH-BOLT MOUNTING
<ul style="list-style-type: none"> • PID free • Ultra low profile 	<ul style="list-style-type: none"> • Built in wireway • Concealed junction box and conductors 	<ul style="list-style-type: none"> • Tamper resistant mounting • Ease of weatherproofing
NO MODULE GROUNDING		
<ul style="list-style-type: none"> • No module grounding • No continuous module equipment ground 		

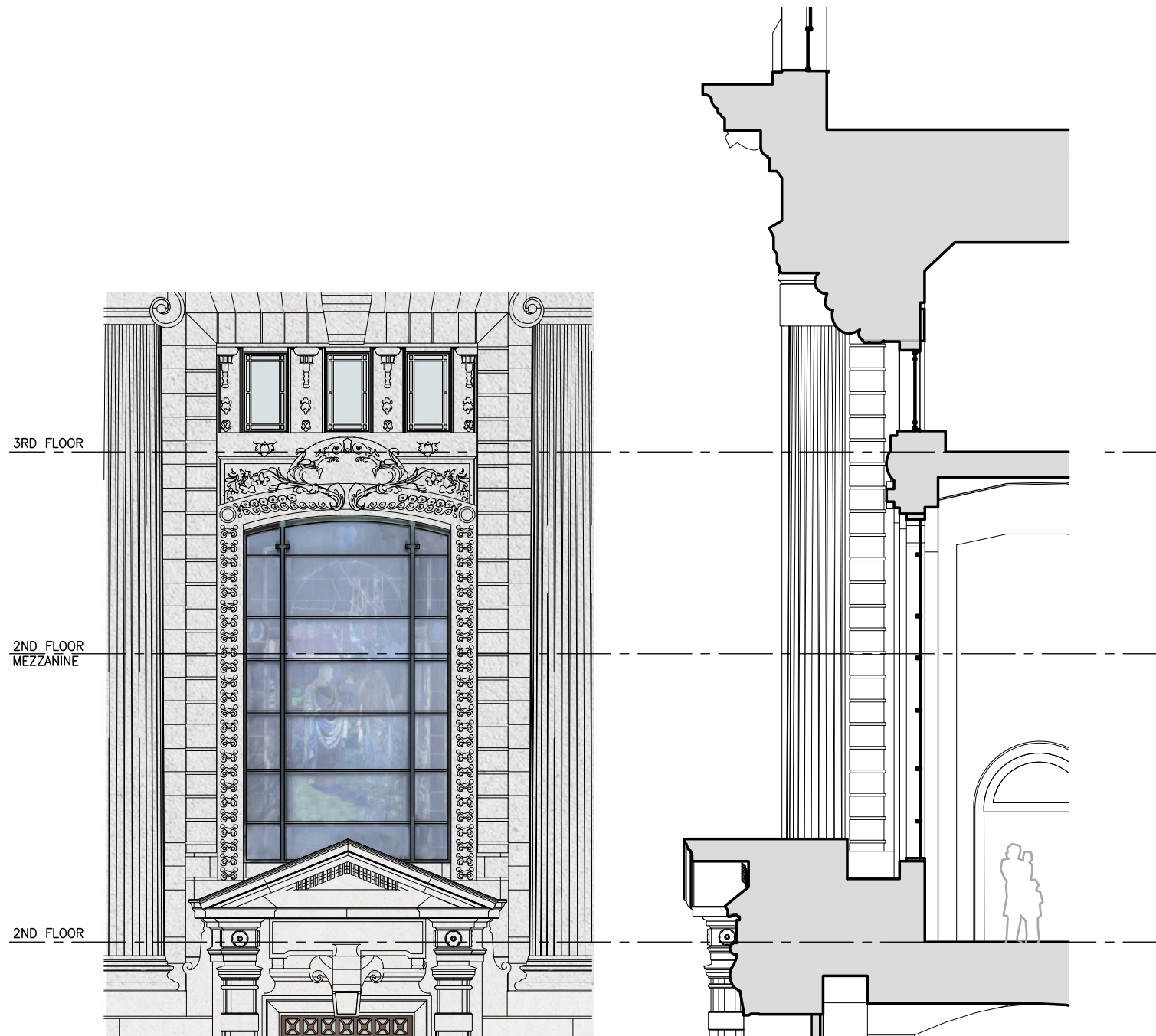
80 Big Springs Drive | Nederland, Colorado 80466 | (303) 449 2394 | www.lumosolar.com



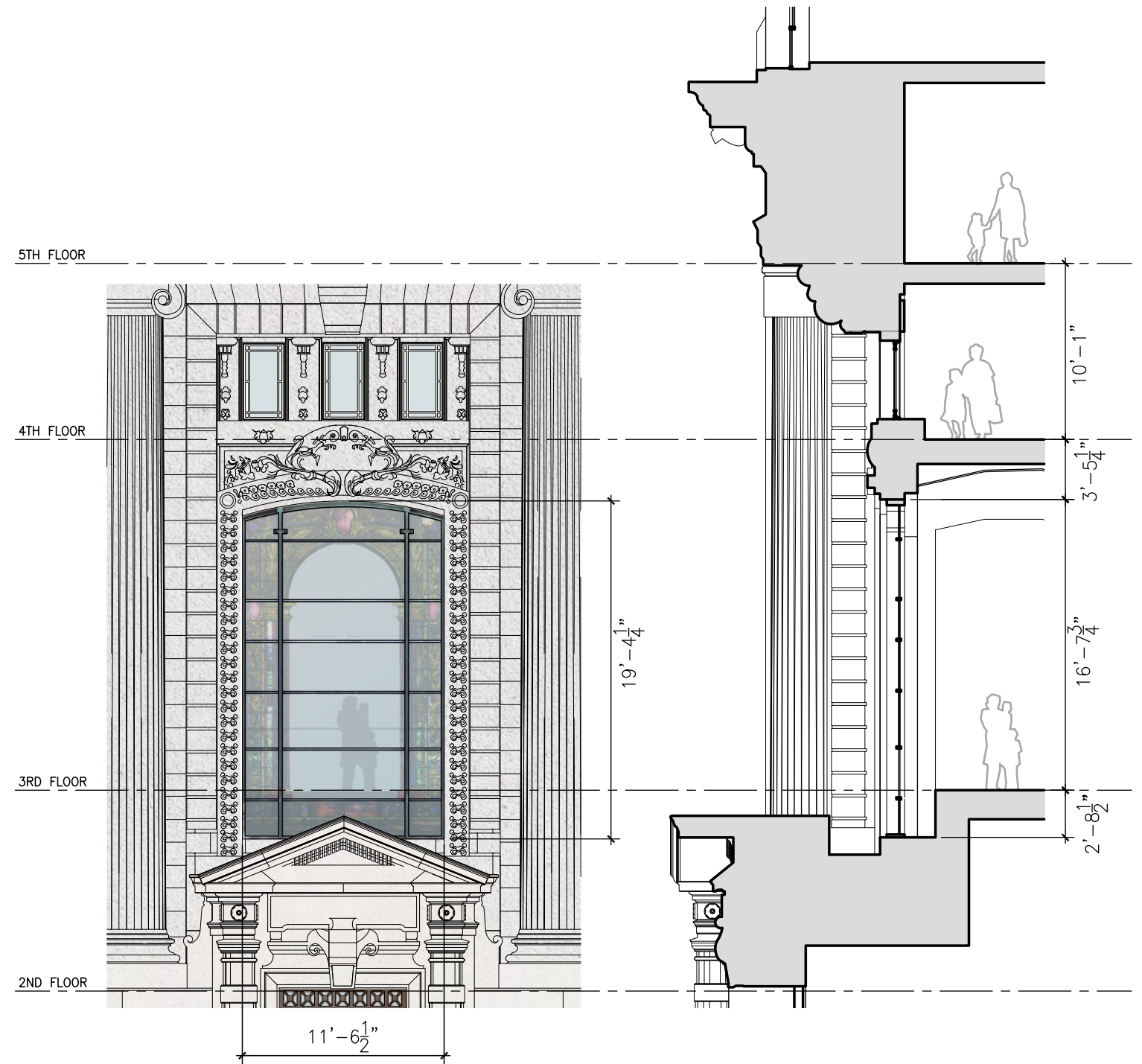
Solar Module Layout & Details



CPW East Facade Main Window (Previously Approved 03/17/2015)

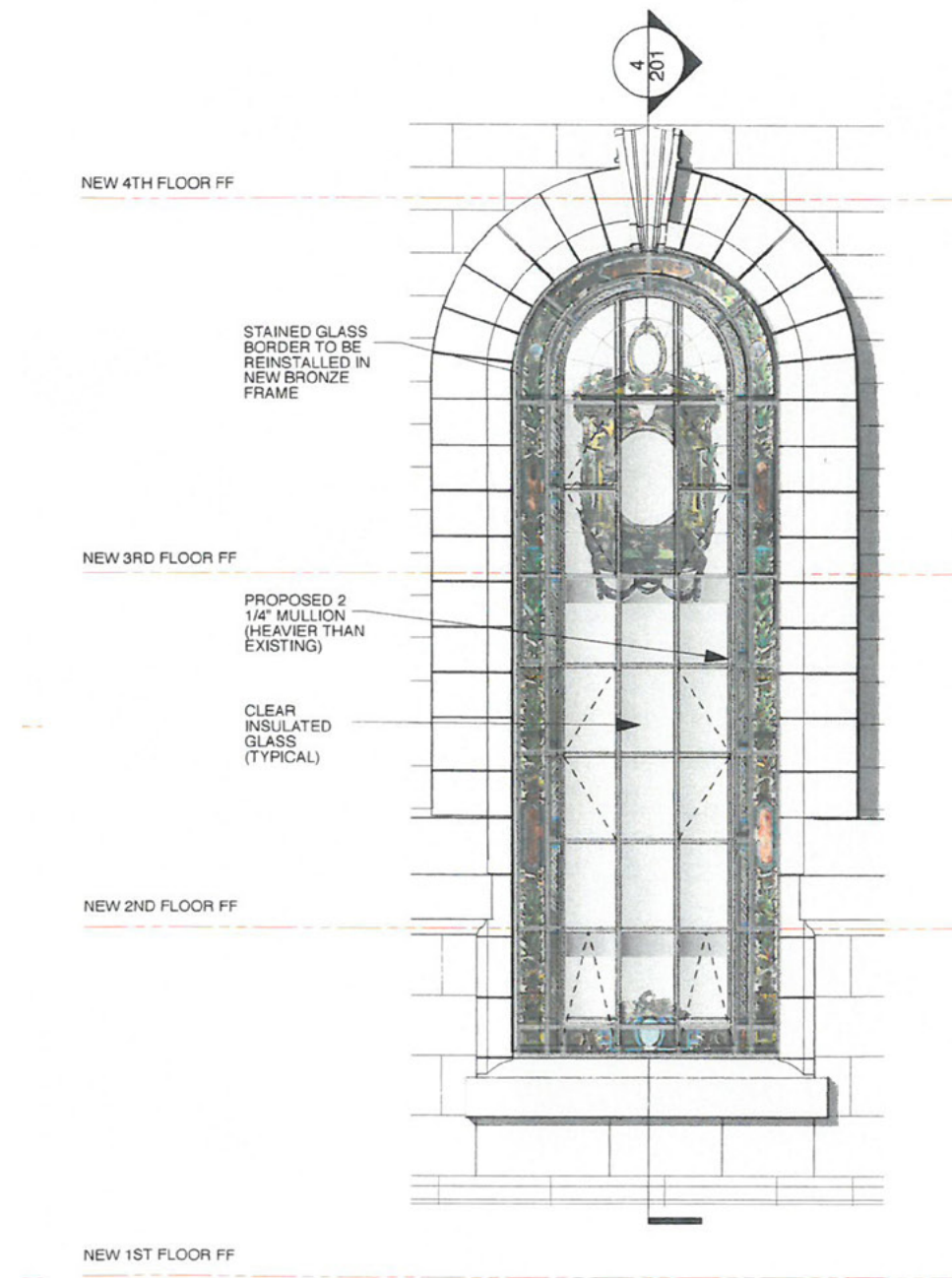


EXISTING

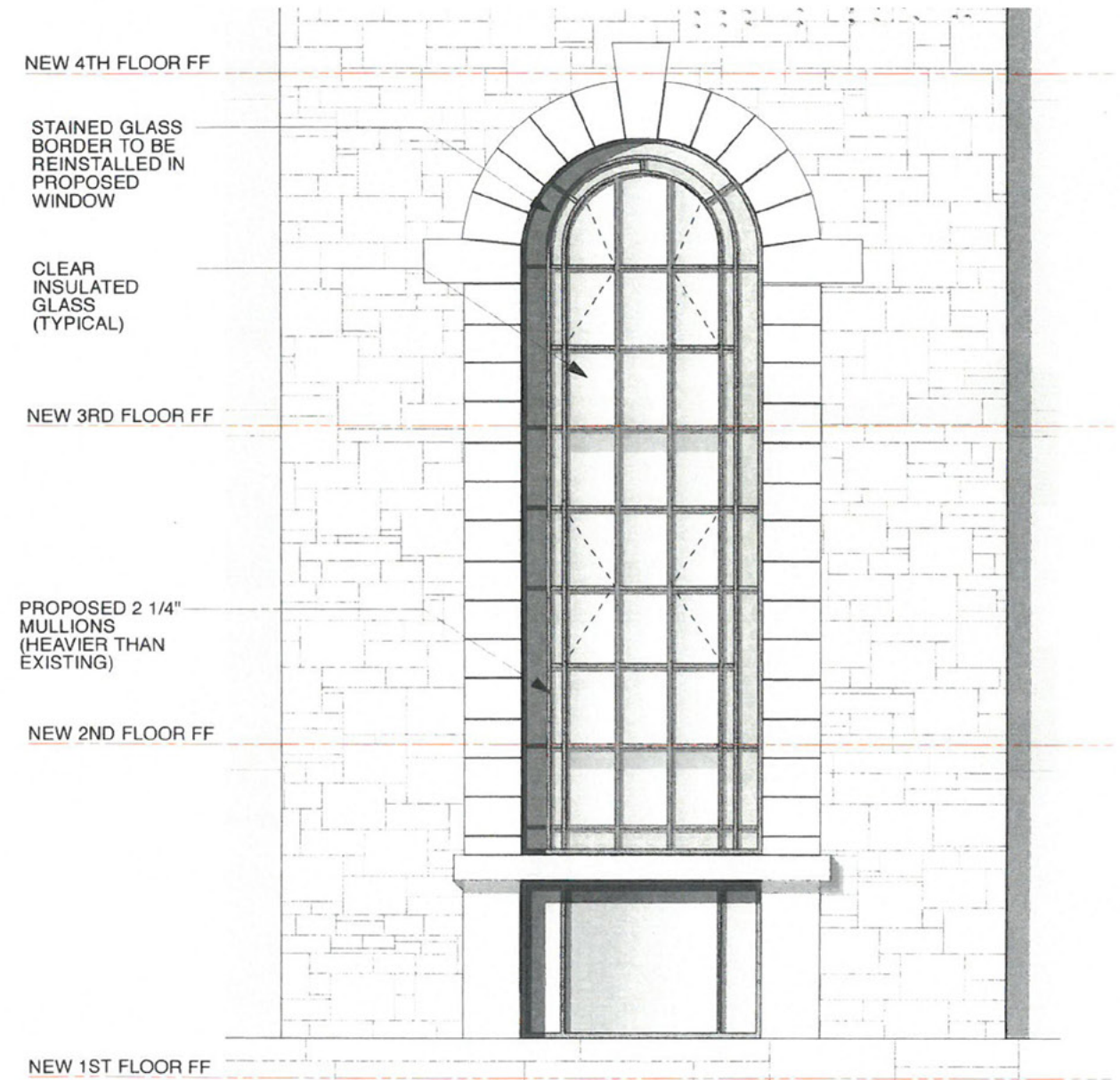


PROPOSED (06/09/2020)

East Facade (CPW) Main Window

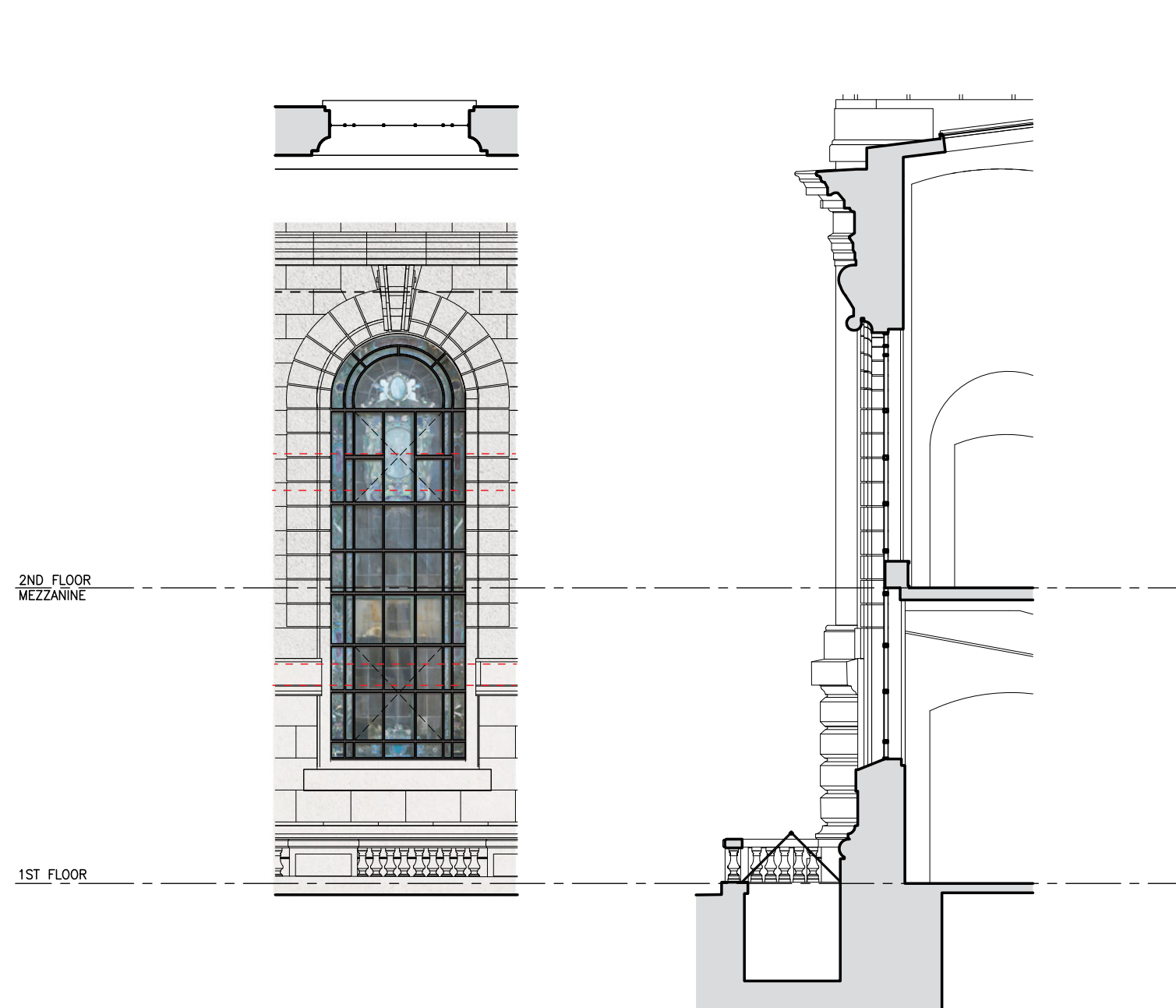


SOUTH FACADE

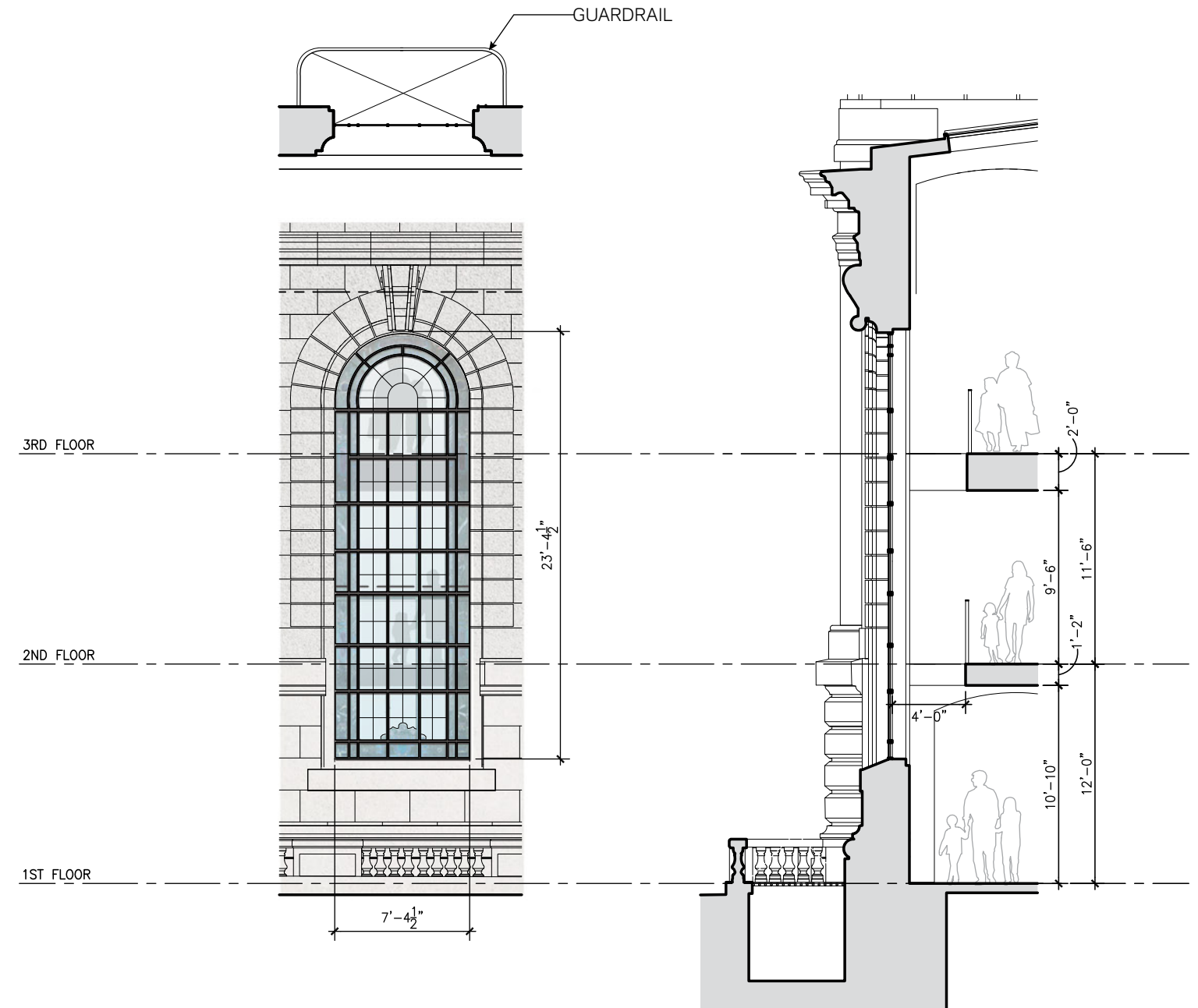


NORTH FACADE

(3) North & (3) South Facade Arched Windows (Previously Approved 03/17/2015)

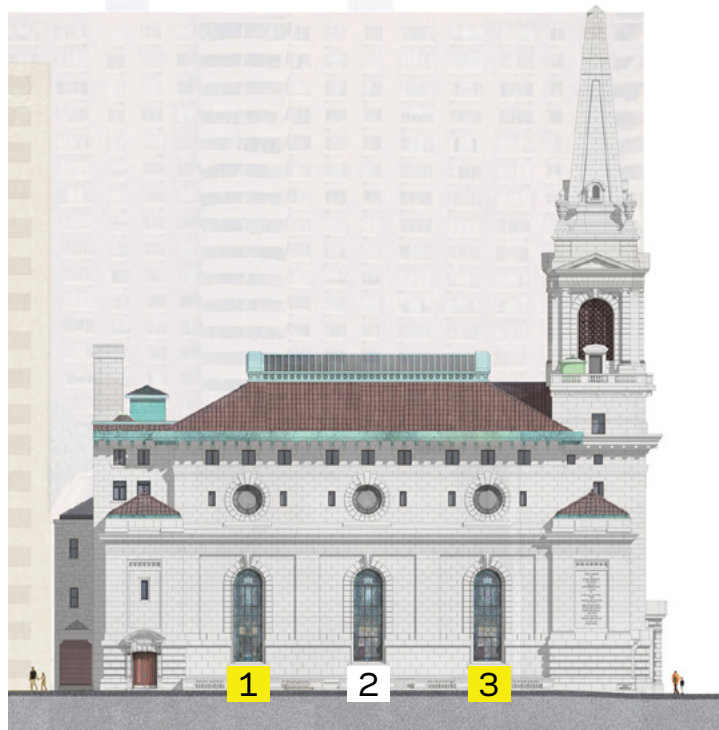


EXISTING



PROPOSED (06/09/2020)

(2) North & (3) South Facade Arched Windows



SOUTH ELEVATION (96TH STREET)

Stained Glass with "Children"



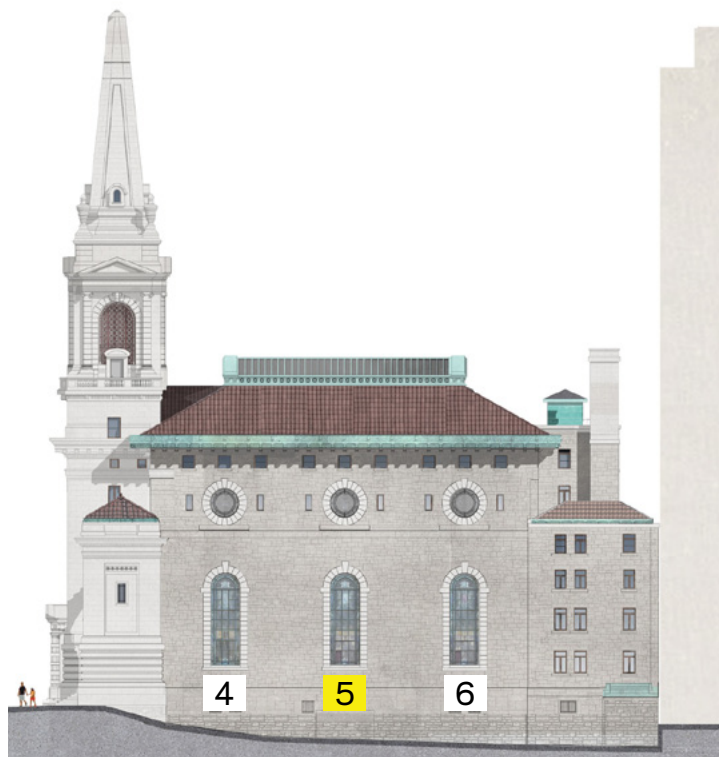
1



2



3



NORTH ELEVATION (ALLEY)

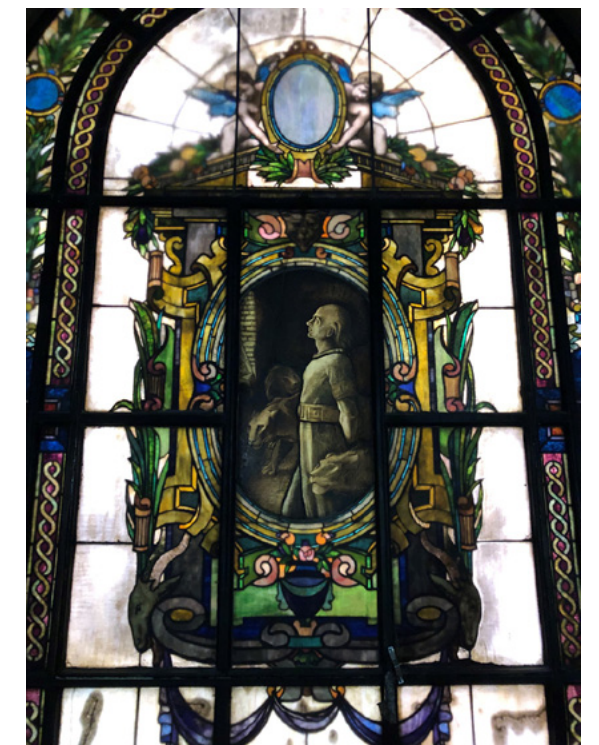
Stained Glass with "Children"



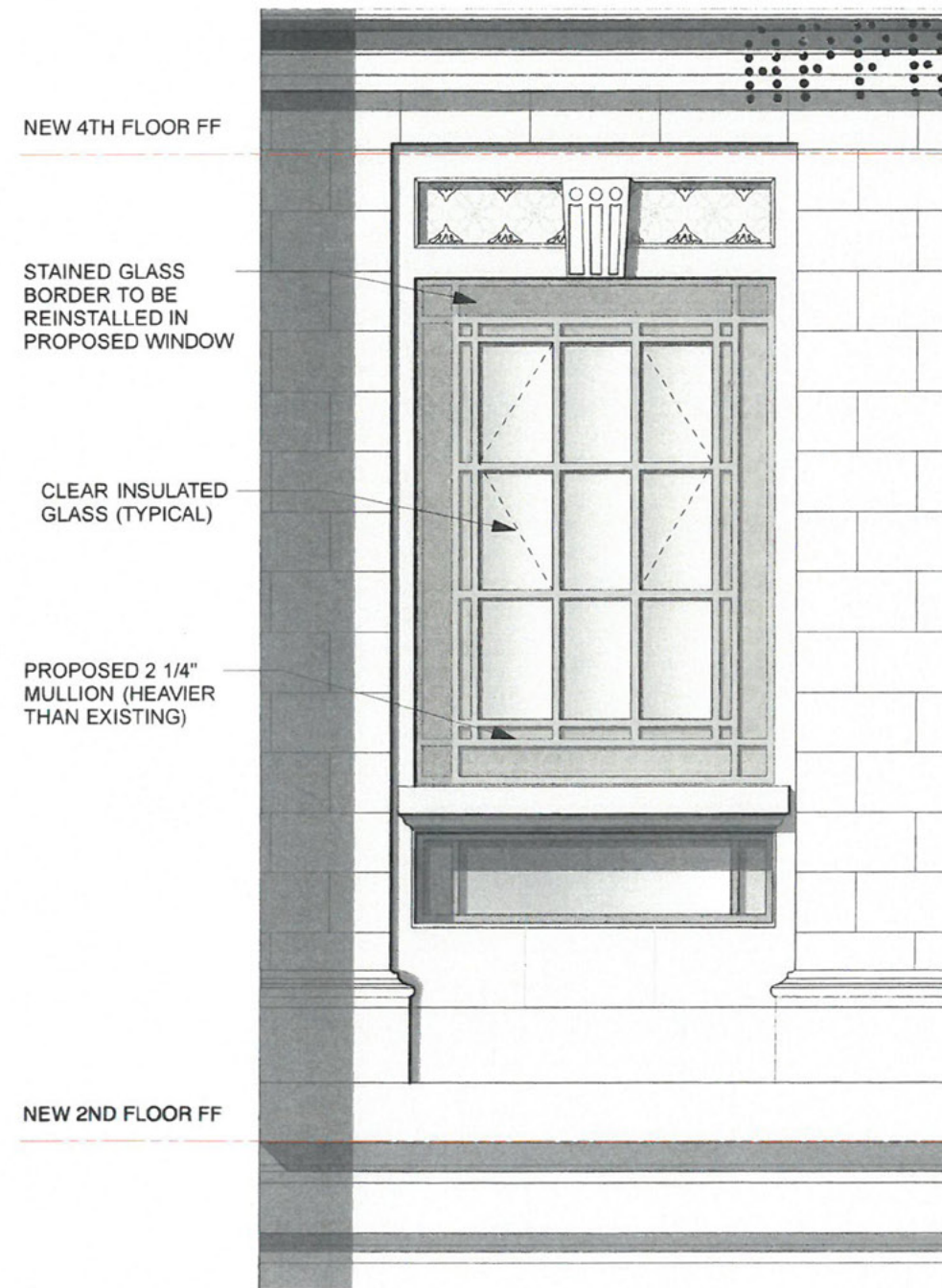
4



5



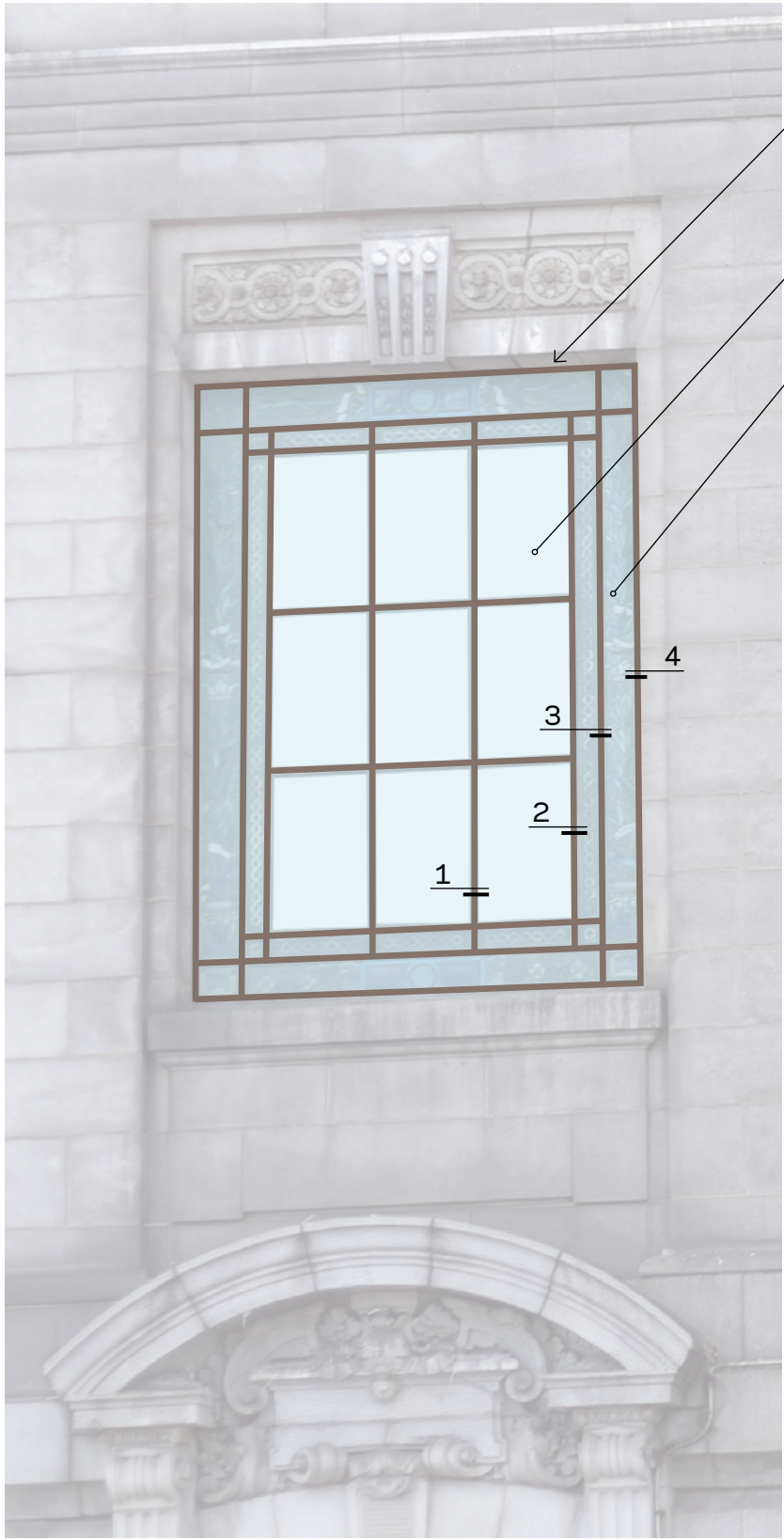
6



Stair Hall Windows (Previously Approved)



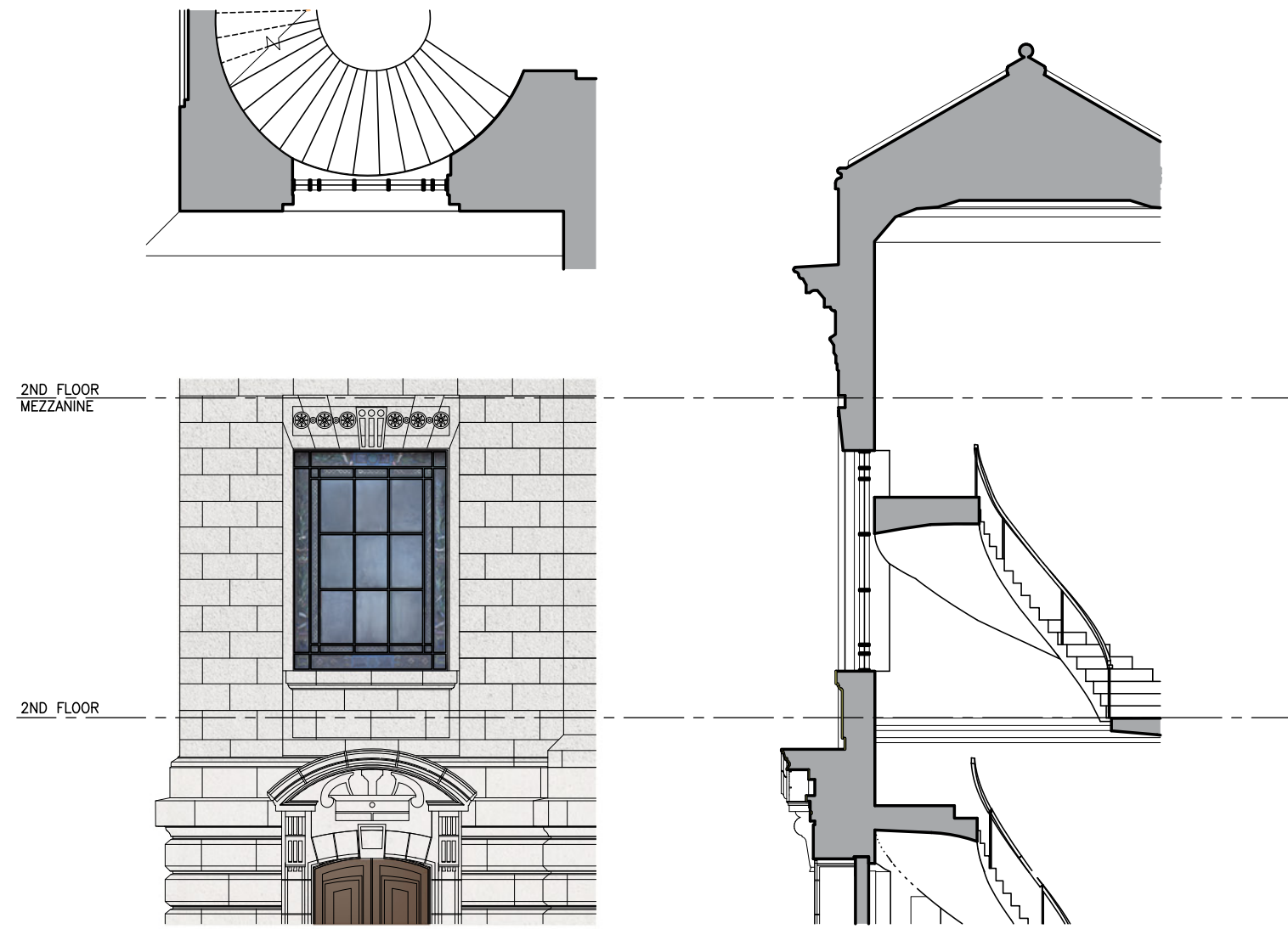
EXISTING EXTERIOR



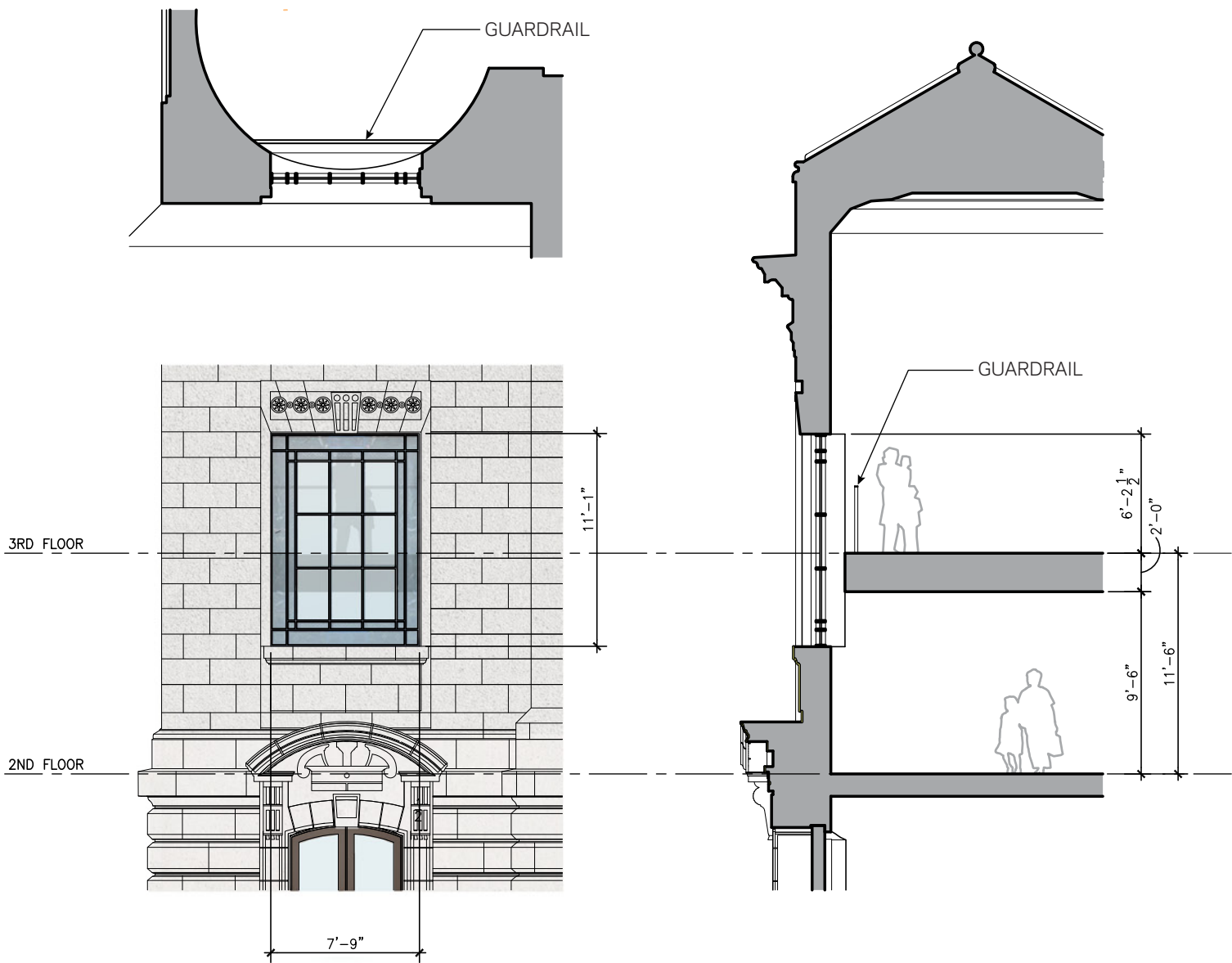
PROPOSED EXTERIOR (Unchanged from 2/28/2020)

- NEW FIXED, THERMALLY-BROKEN BRONZE FRAMES AND MUNTINS TO MATCH THE ORIGINAL DETAILING, MATERIAL, CONFIGURATION, FINISH & GLAZING AREA
- LAYER 1:
NEW CLEAR HIGH PERFORMANCE, ANTI-REFLECTIVE, BIRD SAFE GLASS
- LAYER 2:
RESTORED STAINED AND LEADED GLASS BORDER SET BEHIND NEW CLEAR GLASS

Stair Hall Windows



EXISTING

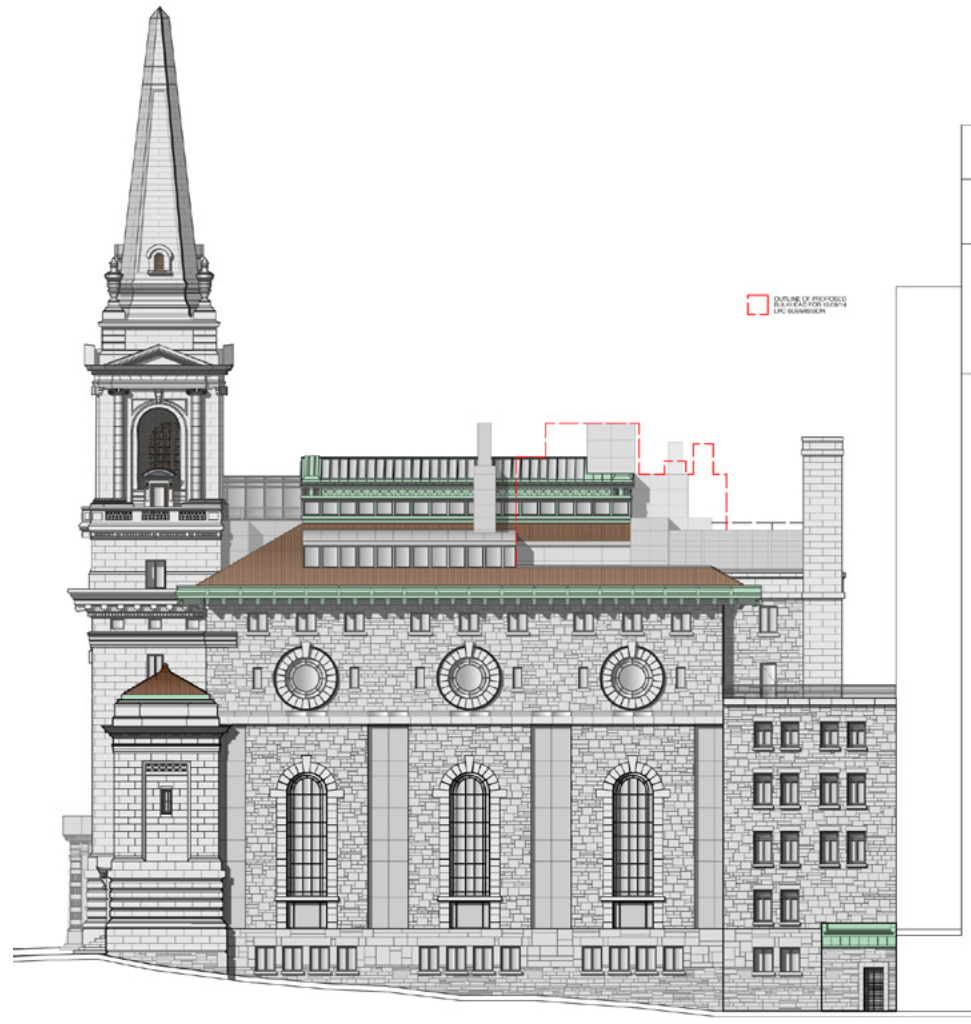


PROPOSED (Unchanged from 2/28/2020)

Stair Hall Windows



HISTORIC

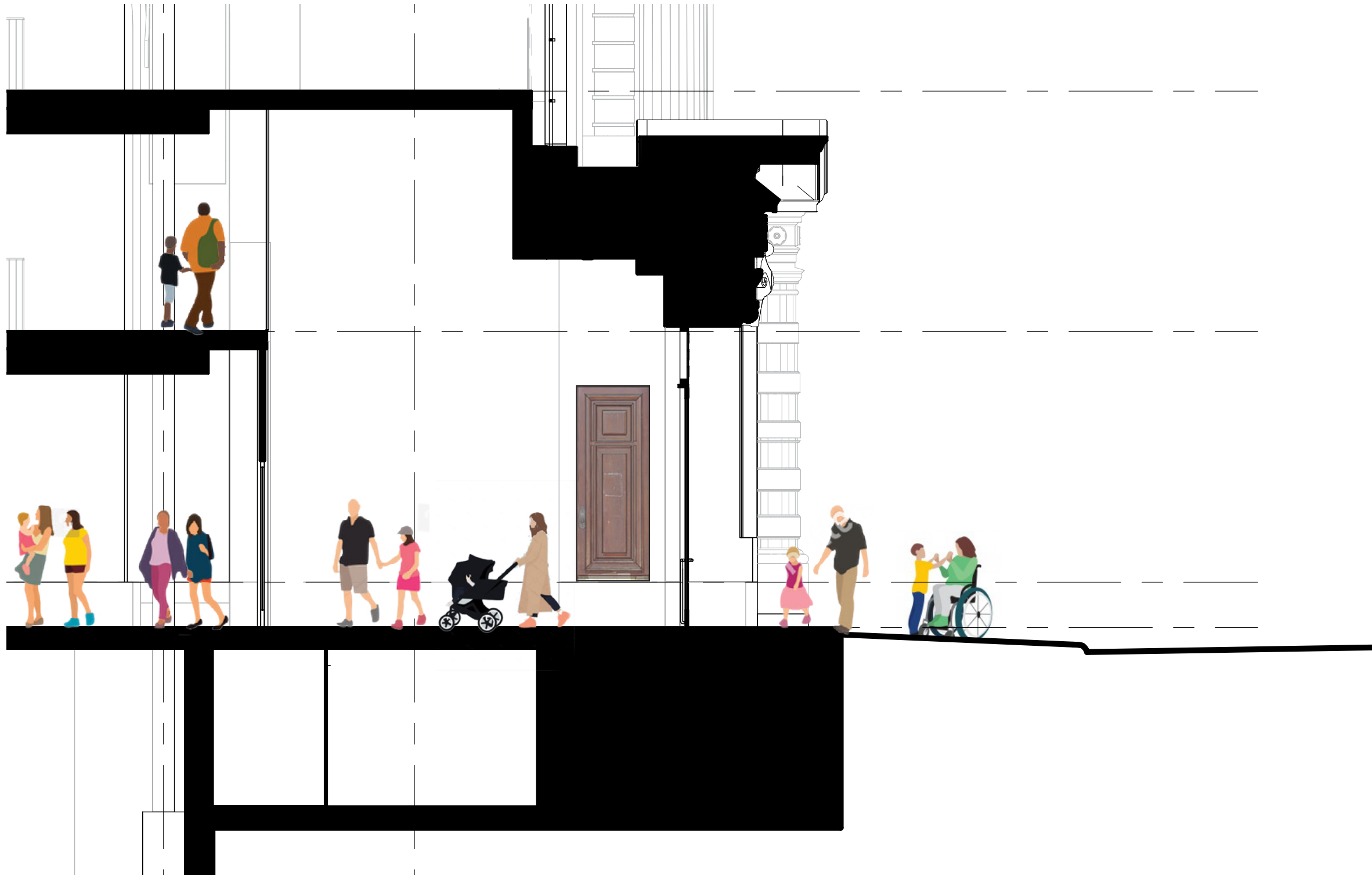


PREVIOUSLY APPROVED (03/17/2015)



PROPOSED (06/09/2020)

North Elevation



Proposed CPW Main Entry - Historic Doors Displayed

The current proposal is:

Preservation Department – Item 4 LPC-20-05782

361 Central Park West,

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed