91 Central Park West, Penthouse A:
Restoration/ Relocation/ Rehabilitation(Retained) of the stained glass

LPC amendment

BRIEF (Amendments to the existing permit):

Restoration of original window and door details on 16th floor of Penthouse A. Restoration is achieved by relocation of view obstructing stained glass to the courtyard facing windows & doors within the same Penthouse A unit. Rehabilitation of the stained glass on the 17th floor of Penthouse A, both the North facing and the East facing windows. Two east facing windows and one courtyard facing window on 16th floor are proposed to be stored.
**SHUTTER DOOR OPENING OUTSIDE OPTION**

- Originally interior facing stained glasses are prone to damage if placed outside.
- 7 doors and windows out of 9 are situated in either in clashing position or/and partially covers the windows positioned next to a door. (This applies to Doors 5 & 6 and Windows 5,6,7,8 & 9).
- Transoms are difficult to be transformed into a shutter system and causes discontinuity of shutter door design solution language.

**SHUTTER DOOR OPENING INSIDE OPTION**

- Every doors and windows are situated in one or more of following: clashing position, partially covers the windows positioned next to a door, extrudes more than the millwork/wall in a fixed position.
- Transoms are difficult to be transformed into a shutter system and causes discontinuity of shutter door design solution language.
EXISTING (Interior)  PROPOSED (Interior)  EXISTING (Exterior)  PROPOSED (Exterior)  Window 4 on East Facade

EXISTING (Interior)  PROPOSED (Interior)  EXISTING (Exterior)  PROPOSED (Exterior)  Window 12 on West Facade

MEDALLION & COLORED GLASSES
**DOOR 5**

EXISTING (Interior)

PROPOSED (Interior)

EXISTING (Exterior)

PROPOSED (Exterior)

Window 5 on SE Facade

**DOOR 8**

LPC PERMIT APPROVED (Interior)

PROPOSED (Interior)

LPC PERMIT APPROVED (Exterior)

PROPOSED (Exterior)

Window 8 on West Facade

**MEDALLION & COLORED GLASSES**
PRESERVED EXISTING WINDOWS ON 17TH FLOOR

EXISTING (Exterior)  
EXISTING (Interior)  
LPC PERMIT APPROVED (Exterior)  
LPC PERMIT APPROVED (Interior)
Existing Door 5,6 (Section)
Proposed Door 8 (Section)

Existing Door 5,6 (Plan)
Proposed Door 8 (Plan)

Existing Transom above Door 5,6 (Plan)
Proposed Transom above Door 8 (Plan)

Proposed Door 5,6 (Section)
Existing Door 8 (Section)

Proposed Door 5,6 (Plan)
Existing Door 8 (Plan)

Proposed Transom above Door 5,6 (Plan)
Existing Door 8 (Plan)

Existing Transom above Door 5,6 (Plan)
Proposed Transom above Door 8 (Plan)

Proposed Door 5,6 (Plan)
Existing Door 8 (Plan)

Proposed Transom above Door 5,6 (Plan)
Existing Door 8 (Plan)

16th Floor Wood Door Typ. Details
16th Floor Double Hung windows Typ. Details

Existing Wood Win.4 (Plan)
Existing Metal Clad Win.5,6,7,8,9 (Plan)
Proposed Metal Clad Win. 11,12,13,15,16,17 (Section)
Existing Metal Clad Win.5,6,7,8,9 (Section)
Proposed Metal Clad Win. 11,12,13,15,16,17 (Section)
Existing Wood Win.4 (Section)
Existing Metal Clad Win.5,6,7,8,9 (Section)
Proposed Metal Clad Win. 11,12,13,15,16,17 (Section)

Existing Wood Win.4
Existing Metal Clad Win.5,6,7,8,9
Proposed Metal Clad Win.11,12,13,15,16,17

Existing Win.4
Existing Win.5, 6, 7, 8, 9
Proposed Win.11, 12, 13, 15, 16, 17

Proposed Win.4, 5, 6, 7, 8, 9
Existing Win.11, 12, 13, 15, 16, 17
TOTAL STAINED GLASS  
Area of stained glass total = 238 sqft

MEDALLION  
Area of medallion total = 33 sqft

COLORED GLASS  
Area of colored glass total = 205 sqft

Area of existing stained glass to be relocated = 126 sqft  
Area of proposed relocated area = 107 sqft  
Area of remaining stained glass to be stored = 112 sqft

Area of existing medallion to be relocated = 17 sqft  
Area of proposed medallion relocated area = 17 sqft  
Area of remaining medallion to be stored = 16 sqft

Area of existing colored glass to be relocated = 109 sqft  
Area of proposed colored glass relocated area = 91 sqft  
Area of remaining colored glass to be stored = 96 sqft
View Point Analysis along CPW, W70th St & Central Park
GENERAL NOTES

OR ANY POINT FROM CENTRAL PARK, SPECIFICALLY SHEEP’S MEADOW.

ALL PROPOSED BUILDING MODIFICATIONS ARE NOT VISIBLE FROM ANY POINT ON A STREET.

SCALE: Not To Scale

North South Section to Penthouse A From the Photographs

SIGHT LINE

SIGHT LINE

165’-1” FROM CURB AT CENTER OF BUILDING TO HIGH POINT OF 17TH FLOOR

SIGHT LINE

+/- 60’

+/- 55’

EYE HEIGHT

EYE HEIGHT

6’

6’

70TH STREET

70TH STREET

8

8

9

9

10

10

Scale: 1/16”=1’-0”

NORTH SOUTH SECTION TO BRIDGE FROM PHOTOGRAPHS
OR ANY POINT FROM CENTRAL PARK, SPECIFICALLY SHEEP'S MEADOW.

ALL PROPOSED BUILDING MODIFICATIONS ARE NOT VISIBLE FROM ANY POINT ON A STREET.

1 View Points Analysis Along Central Park West, W. 70th ST., W. 69th ST., and Central Park

SCALE: Not To Scale
NOTE:
The above color, finish and material samples are suggested to match the existing doors, windows and marble. The following scope of work:

1. VETRA MARBLE TO THE PROPOSED BRIDGE ADDITION.
2. WINDOW FRAMES AND GASKETS FOR ALL REPLACEMENT WINDOWS.
3. DOOR PANELS AND LEAVES FOR ALL REPLACEMENT DOORS.
4. MARBLE TO THE PROPOSED FINISH.
5. THE FRAME TO THE GLASS CURTAIN WALL AT THE PROPOSED ELEVATION.

Shelton Mindel, Architect, D.P.C.

Color and Material Samples