



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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# BINDING REPORT

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| <b>ISSUE DATE:</b><br>10/30/2006   | <b>DOCKET #:</b><br>06-8731 | <b>CRB #:</b><br>CRB 07-3237     |                                 |
| <b>ADDRESS</b><br>CENTRAL PARK<br><u>Heckscher Building</u><br>SCENIC LANDMARK |                             | <b>BOROUGH:</b><br><br>MANHATTAN | <b>BLOCK/LOT:</b><br><br>1111/1 |

To the Mayor, the Council, and the Commissioner of the Department of Parks and Recreation

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission, at the Public Meeting of December 7, 2004, following the Public Hearing of the same date, voted to issue a positive report for the proposed work at the Heckscher Building, located in Central Park, as put forward in your application completed on November 11, 2004, and as you were informed in Status Update Letter 05-4788 (LPC 05-3291), issued January 12, 2005.

The proposed work, as approved, consists of construction a one-story addition by raising the eastern and western sections of the existing roof to match the height of the adjoining sections, clad in standing-seam copper at the sloped sides to match the adjoining roofing; installing ventilation dormers at the northern and southern sections of the existing roof; installing open-mesh security roll-down gates at the central breezeway; creating new entrances at the northern and southern facades, featuring paneled metal doors and transoms; and creating new masonry openings at the eastern facade, featuring paneled metal doors and cast stone entrance surrounds. The work was shown on eleven presentation boards, labeled L1 through L11 by the Commission staff, dated September 2004, and consisting of drawings and photographs, all prepared by Central Park Conservancy and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Heckscher Building is a one-story brick recreation building, built in 1926, within an English Romantic style public park, designed in 1856 by Frederick Law Olmsted and Calvert Vaux; that a standing seam copper roof and infill at the central breezeway were added to the building prior to designation; and that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Scenic Landmark. The Commission also noted that Advisory Commission Report 03-7411 (LPC 03-6167) was issued June 3, 2003 for preliminary design alterations to the Heckscher Building, including the restoration of the central breezeway, and the adjoining Historic Playground.

With regard to this proposal, the Commission found that the alterations to and extension of the roof will not alter the relationship of the building to the historic landscape; that the design of the proposed altered roof is in keeping with the character of the existing roof, which was added soon after the building was constructed; that the massing and scale of

the proposed roof will be harmonious with the overall form of the building; that the door and transom openings and ventilation dormers at the roof will not damage or destroy any significant features of the building, call undue attention to themselves or adversely affect the building or park; that the proposed doors, transoms and ventilation dormers are simple in design and will be harmonious with the facades; that the proposed work will not damage any significant historic features of the building; and that the work will not diminish the special architectural and historic character of the building or Central Park Scenic Landmark. Based on these findings, the Commission determined that that work is appropriate to this building and the Central Park Scenic Landmark and voted to issue a positive report.

The Commission authorized the issuance of a Commission Report upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on June 19, 2006 and October 4, 2006, the Commission received written specifications and final drawings T-2, D-1.0, L-1, A-1.1, A-1.2, A-1.3, A-2.1, A-2.2, A-3.1, A-4.1, A-4.2, A-5.1, A-5.2, A-6.1, A-6.2, A-6.3, A-7.1, A-7.2, A-8.1, A-9.1, A-9.2, A-9.3, A-9.4 and A-9.5, dated July 17, 2006 and prepared by Medhat R. Abdel-Salam, RA.

Accordingly, staff reviewed these materials and noted that they include additional work, consisting of replacing the existing copper roofing at the northern and southern sections of the roof in-kind; temporarily removing and reinstalling cresting at the roof ridge line; rebuilding an existing chimney; installing a hatch, flashing, coping, vents, drains and a pigeon deterrence system at the roof and a chimney cap at the chimney; and installing signage plaques, light fixtures, and concrete paving at the entrances.

With regard to this additional work, staff found that the roofing will be replaced to match the existing materials, design, details and overall appearance; that the cresting will be reinstalled to match its existing historic placement; that the chimney will be rebuilt to match its existing placement, materials, height, finishes, brick coursing, profiles and details; that the roof hatch, flashing, drains, pigeon proofing system, and chimney cap will be typical in placement and well scaled to the roof and chimney, thereby serving as discreet, functional installations; that the signage plaques will be small in scale, simple in design and in keeping with signage found at buildings throughout the park; that the light fixtures and paving pads at the entrances will be typical in placement and well scaled to the entrances; and that the paving will not eliminate a significant amount of landscaping. Additionally, staff found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Binding Commission Report 07-3237 is being issued.

Please note that this permit is issued contingent upon the Commission's review and approval of shop drawings of the doors; illustrations, including materials, dimensions and finish samples, of the exterior light fixtures and rooftop installations; and cast stone samples. Please forward the drawings and illustrations to the Landmarks Preservation Commission staff when they become available and contact the staff when the cast stone samples are ready in order to arrange a site visit.

Please also note that this permit is being issued in conjunction with Staff Binding Report 07-3238 (LPC 07-3145), issued October 30, 2006, for work including interior alterations; window replacement; facade repairs; the removal of exterior accretions; and the installation of exterior HVAC equipment, paving, below-grade duct work, and related above-grade hand holds.

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 report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Bernadette Artus.

Robert B. Tierney  
Chair

cc: Caroline Kane Levy, Deputy Director of Preservation; D. Blonsky, President & Central Park Administrator;  
Diane Lowy, Central Park Conservancy; Donato Giacalone, RA