



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



BINDING REPORT

ISSUE DATE: 09/20/2004	DOCKET #: 05-1034	CRB #: CRB 05-2139	
ADDRESS RIVERSIDE PARK <u>Riverside Park and Riverside Drive</u> SCENIC LANDMARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1897/1

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 September 14, 2004, following the Public Hearing of the same date, voted to issue a favorable report for a proposal to install an elevator at the pavilion building located on the west side of Riverside Drive near West 122nd Street, as put forward in your application completed on August 19, 2004.

The proposal, as approved, consists of the installation of a new elevator with a granite-veneered base and a glass-and-metal upper enclosure near the northwest corner of the pavilion building, and removing a portion of the existing stone balustrade and installing a new iron railing, as shown in a circa-1930 view, existing condition photographs, and computer renderings; and in a site plan, building plans, and elevation drawings prepared by HNTB Architecture, submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report for the Riverside Park and Riverside Drive Scenic Landmark describes Riverside Park as an English Romantic-style park built in 1873-75 and designed by Frederick Law Olmsted, with modifications and additions built in 1934-37 and designed by Clifton Lloyd and Gilmore Clarke. The Commission further noted that the pavilion building was constructed in 1910; that the building's style, scale, materials, and details are among the features that contribute to the Riverside Park and Riverside Drive Scenic Landmark; and that the proposed work is one component of a large project which will result in the restoration of the pavilion and its return to active use; and that a proposal for restorative work and a new path will be approved at staff level.

With regard to this proposal, the Commission found that the granite base of the elevator and iron railing will harmonize well with the facade and with the ironwork found elsewhere on the site; that the predominately glass construction of the upper portion of the elevator shaft, and the programming of the elevator to stay within the base except when called, will provide a great degree of transparency and will minimize the presence of this installation in the landscape; that setting the elevator back from the Riverside Park entrance to the pavilion will help to minimize its

impact on the structure, and will have little effect on the character of the landscape; that only a minimal portion of the historic concrete balustrade will be removed to accommodate the new elevator; and that the proposed work will not detract from the significant architectural and historic character of the Riverside Park and Riverside Drive Scenic Landmark. Based on these findings, the Commission determined the proposed work to be appropriate and voted to issue a positive report, with certain qualifications.

However, the Commission conditioned its approval on the requirement that the applicant explore all alternatives for minimizing the effect of the elevator on the view to the northwest, including shortening the height or removing the roof of the glass-and-metal elevator enclosure; and relocating the elevator to the southwest corner of the pavilion, or as far to the east as possible without damaging the existing stairs.

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 Michael Caratzas.

Robert B. Tierney
Chair

cc: Troy Thompson, HNTB Architecture; Sarah Carroll, Deputy Director of Preservation