

Prospect Park Garage Compound Maintenance Facility



--- SCOPE OF WORK

**Prospect Park
Garage Compound Facility -
Larger Context**

When the new LeFrak Center skating facility at Lakeside was built in 2012 Prospect Park's Maintenance and Operations and Landscape Maintenance departments were displaced from their office spaces in the old Wolman Rink building. The storage containers used by these 2 departments that had been located in the old rink's parking lot were also displaced.

Since the opening of the new rink facility M&O and LMO's staff have been housed in various buildings throughout the park including the Tennis House, a crumbling neo-classical building that is ill suited for this purpose. The unsightly storage containers have been dispersed throughout the park placed on the park drives in various locations.

The new proposed Garage Compound Facility will allow the M&O and LMO staffs to be centralized in one location and will also allow the moving of all of the storage containers to be moved off of the park's drives to the new garage facility.



Wollman Rink - Demolished in 2011



Storage containers in old Wollman Rink parking lot



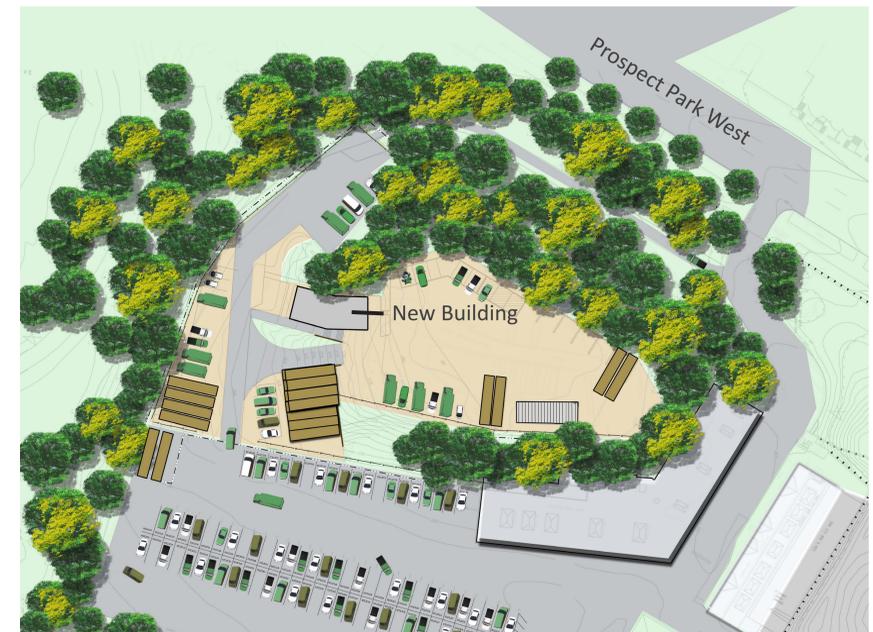
LeFrak Center at Lakeside - Opened in December, 2014



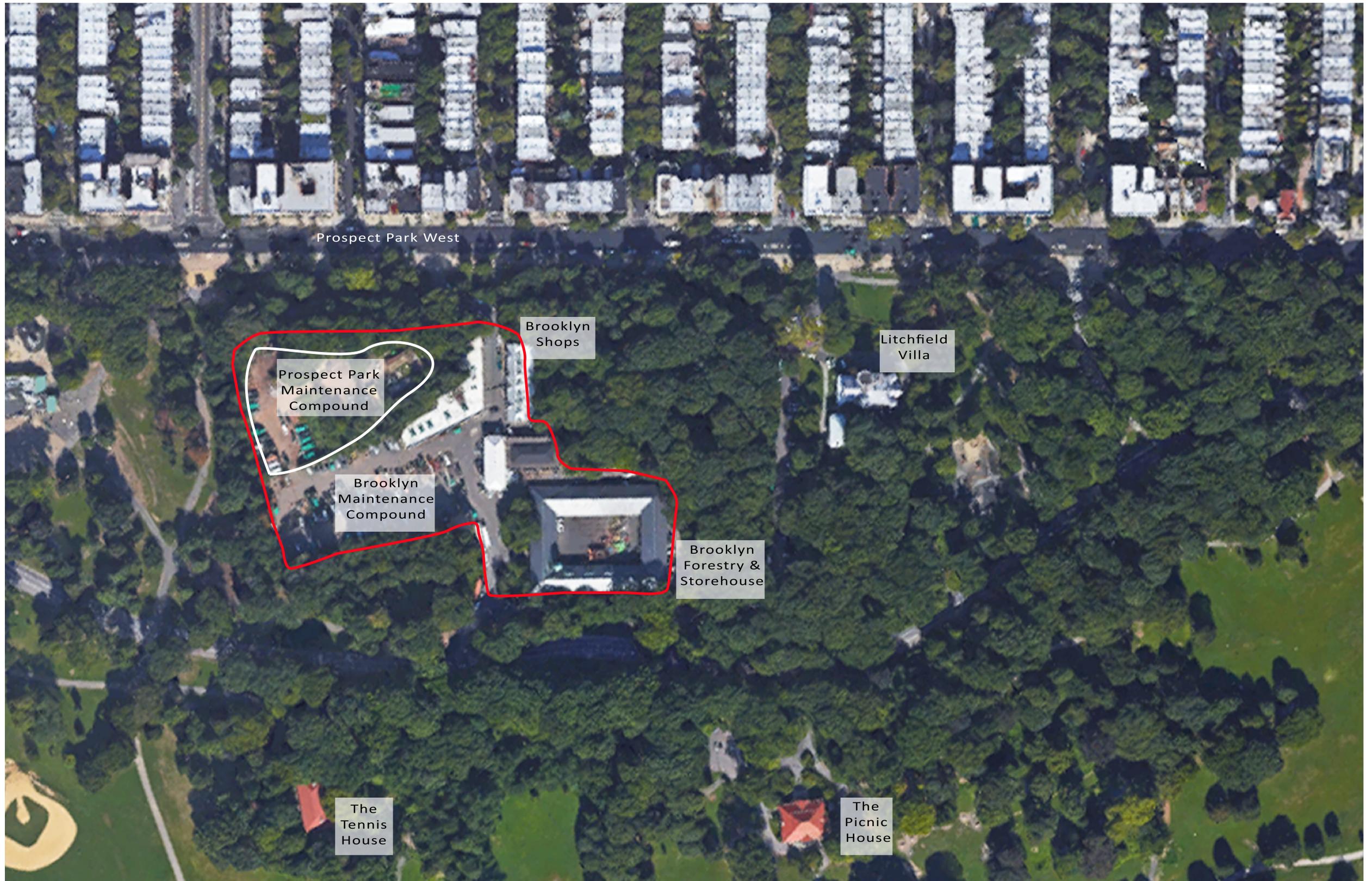
**Tennis House, Helme and Huberty Architects, 1910
Currently houses some displaced M&O and LMO staff**



**Storage containers currently dispersed
on Prospect Park's internal drives**



New proposed Garage Compound facility





M&O BUILDING IN LOWER YARD - 2010 SCHEME



LMO BUILDING IN UPPER YARD - 2010 SCHEME



SITE PLAN - 2010 SCHEME

GARAGE COMPOUND
06/01/2015

PREVIOUSLY APPROVED 2010 SCHEME FOR TWO NEW MAINTENANCE BUILDINGS AT THE GARAGE COMPOUND - UNBUILT. THIS SCHEME WILL NOT BE BUILT IN THE FUTURE, THE NEW PROPOSED SCHEME REPLACES THIS ONE.

1853 - 1911

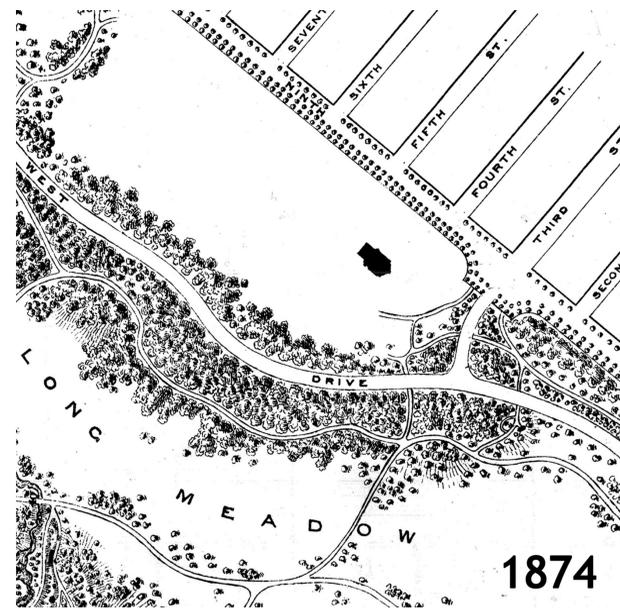
Prior to the creation of Prospect Park as early as 1853 the area of today's Garage Compound housed ancillary buildings for the 1853-1857 Litchfield Villa including a stable and carriage houses. The land beneath the Villa and Garage Compound was acquired by condemnation in 1869. The Litchfield outbuildings were gone by 1880.

The original 1866 plan for Prospect Park shows the site of the present-day Garage Compound as a bare clearing. Over the course of the next century, the site would be developed into a complex housing a variety of conservatories as well as storage and maintenance facilities.

In 1875 the first of a series of greenhouses appeared on the site. The first building to be added following Olmsted and Vaux's departure from the project was a two-story brick stable building, constructed in 1882 (this would later become the front half of the present-day Garage Annex building). In 1889, a two-story brick building, designed in the elegant Queen Anne style, was constructed to house a variety of workshops.

Around the same time, the Parks Department decided to centralize its nursery activities at Prospect Park. Accordingly, the original greenhouses were renovated and four propagation houses, a nursery, and a structure known as the Palm House were added to the site. The ornate Palm House featured an artificial lake with a rustic bridge, goldfish, and turtles. This building was enlarged in 1901, and a Cactus House was erected the following year.

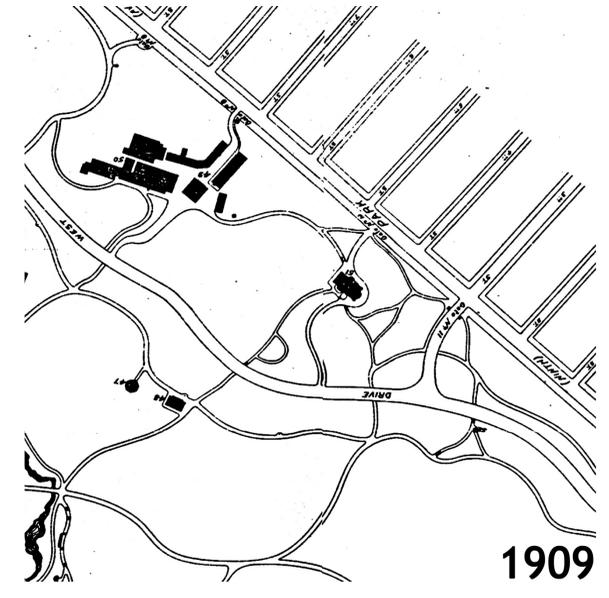
The last major modification to the site during this period was also the first in a series of concessions to the increasing popularity of the automobile: in 1905, the Parks Department constructed an L-shaped garage building to house its vehicles. In the years to come, the automobile would completely transform maintenance practices in the Park and, as a result, would bring about numerous changes to the Garage Compound site.



1874



1888



1909



Villa Stable - 1853, A.J. Davis



Stables - 1882



Workshops- 1889



Quadrangle Storehouse - 1911



Garage - 1905-1929

1910 - Present

The early part of the twentieth century witnessed a number of changes to the Garage Compound site. In 1911, architect Frank Helme designed a new storehouse for the Park's wagons and carts. Known as the Quadrangle, the building enclosed an open courtyard and featured a green tile roof and belfry tower. The new building housed all 28 Parks Department vehicles; though it was the largest structure in the Park at the time, it remained unobtrusive due to its simple, low-lying silhouette, punctuated only by its distinctive bell tower.

The workshops and stables also underwent extensive renovations during this period. The main stable was remodeled and a brick addition built, allowing the structure to accommodate up to 37 horses. The L-shaped garage building was enlarged as well, and efforts to enhance the appearance of the compound were undertaken. An ornamental wall was built around the stable yard, and a pergola was constructed at the path leading from Fifth Street to the greenhouse complex; the path beyond the pergola was lushly planted with flowers, rhododendrons and ornamental shrubs.

During the following decades, a number of additional greenhouses were constructed. In 1921, the courtyard and road leading to the complex were renovated. In addition, architect Henry G. Harrington designed another addition to the rear of the stable building in 1930.

The ever-increasing popularity of the Park's floral displays also prompted the renovation and enlargement of the greenhouse complex during these years. In spite of the initial popularity of the greenhouses, financial issues forced their closure in 1955. Borough President John Cashmore, under pressure from Parks Commissioner Robert Moses, spearheaded the effort, claiming that repair to the greenhouses would be "prohibitive." The complex was demolished shortly thereafter.

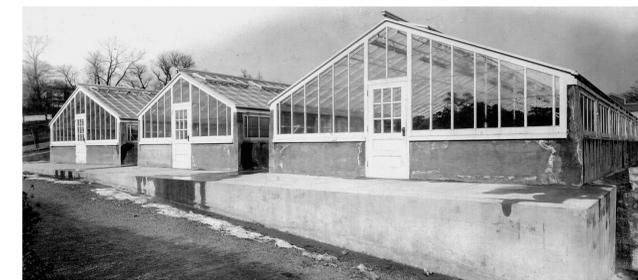
In 1980, a new service building was proposed at the site of the current parking lot, but was never realized. Since then, the extant buildings and parking lot have served as the Park's central maintenance and vehicle storage facility; the elevated portion of the site, which formerly housed several greenhouses, currently serves as the center of the Park's Landscape Management operations.



Aerial View of Garage Compound - 1934



Palm House, Prospect Park Greenhouse Complex, c. 1910. (Herbert Mitchell Collection, Prospect Park Archives)



Three new greenhouses after construction, 1932. (Prospect Park Archives).



Palm House interior 1910 (Prospect Park Archives).



Aerial view of Garage Compound, 1963. (Prospect Park Archives).



Brick Garage Annex, Constructed by Parks Dept. in 1882 for stables and wagon storage, 1 story addition to back in 1930



Brick Carpentry, Plumbing & Ironworker Workshop, Constructed by Parks in 1889 as carpentry shop, Queen Anne style



Brick Forestry Quadrangle, Frank Helme Architect, Constructed by Parks Dept. in 1911 as stables



Brick Garage and Auto Repair Building, J. Sarsfield Kennedy Architect, 1929. replaced earlier wooden bldg, same location

LOWER MAINTENANCE YARD



1. ENTRY TO PROSPECT PARK MAINTENANCE YARD FROM EAST, APRIL



2. VIEW FROM SOUTH TOWARDS PROPOSED BUILDING AND STACKED CONTAINERS, APRIL

UPPER MAINTENANCE YARD



3. VIEW FROM SOUTH WEST TOWARDS PROPOSED CONTAINERS, APRIL



4. VIEW FROM UPPER YARD FROM NORTH TOWARDS PROPOSED BUILDING, WINTER



KEY PLAN



5. VIEW FROM EAST FROM WEST DRIVE, APRIL



6. VIEW FROM SOUTH, APRIL



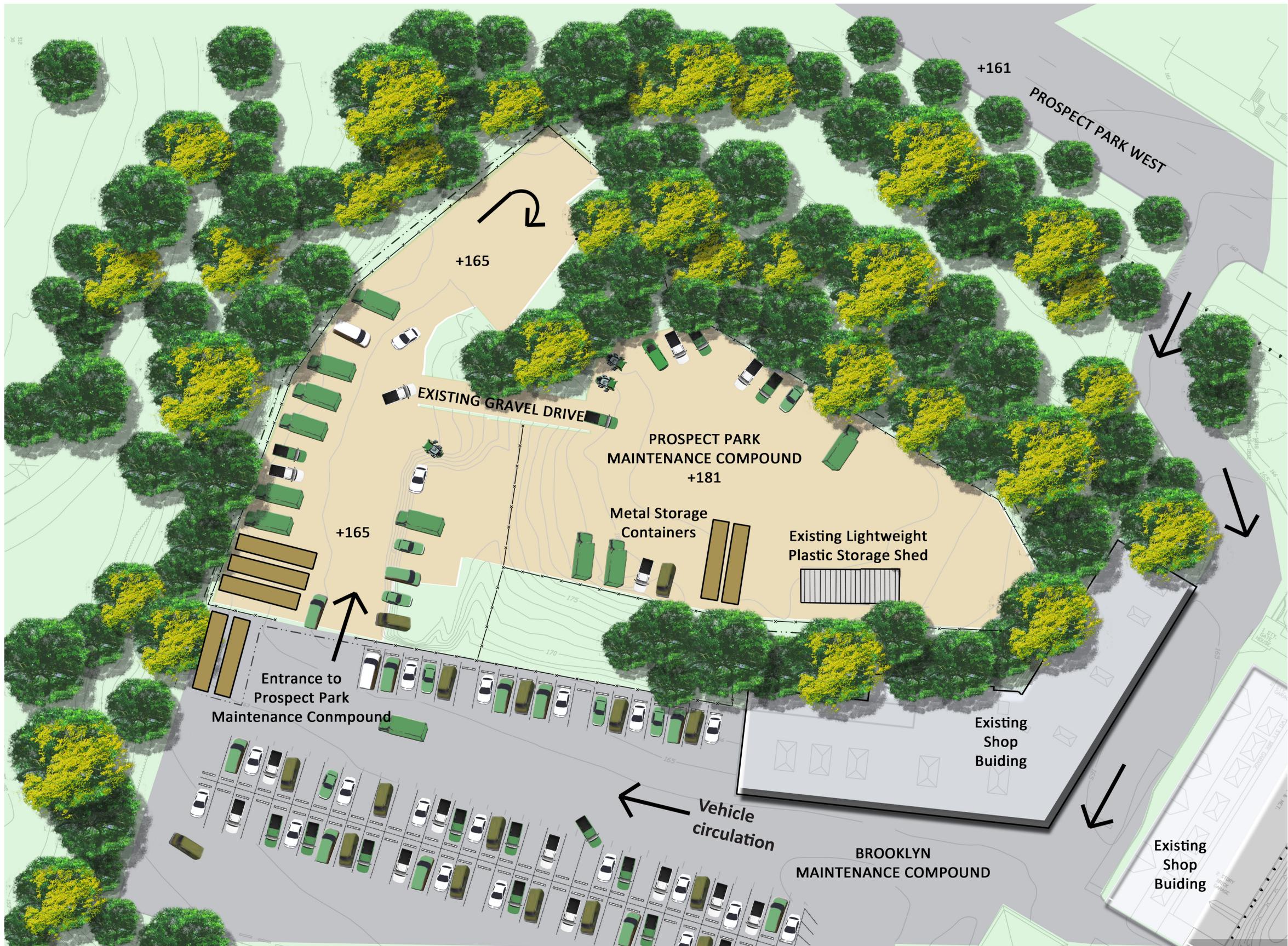
7. VIEW FROM WEST - FROM PROSPECT PARK WEST, APRIL

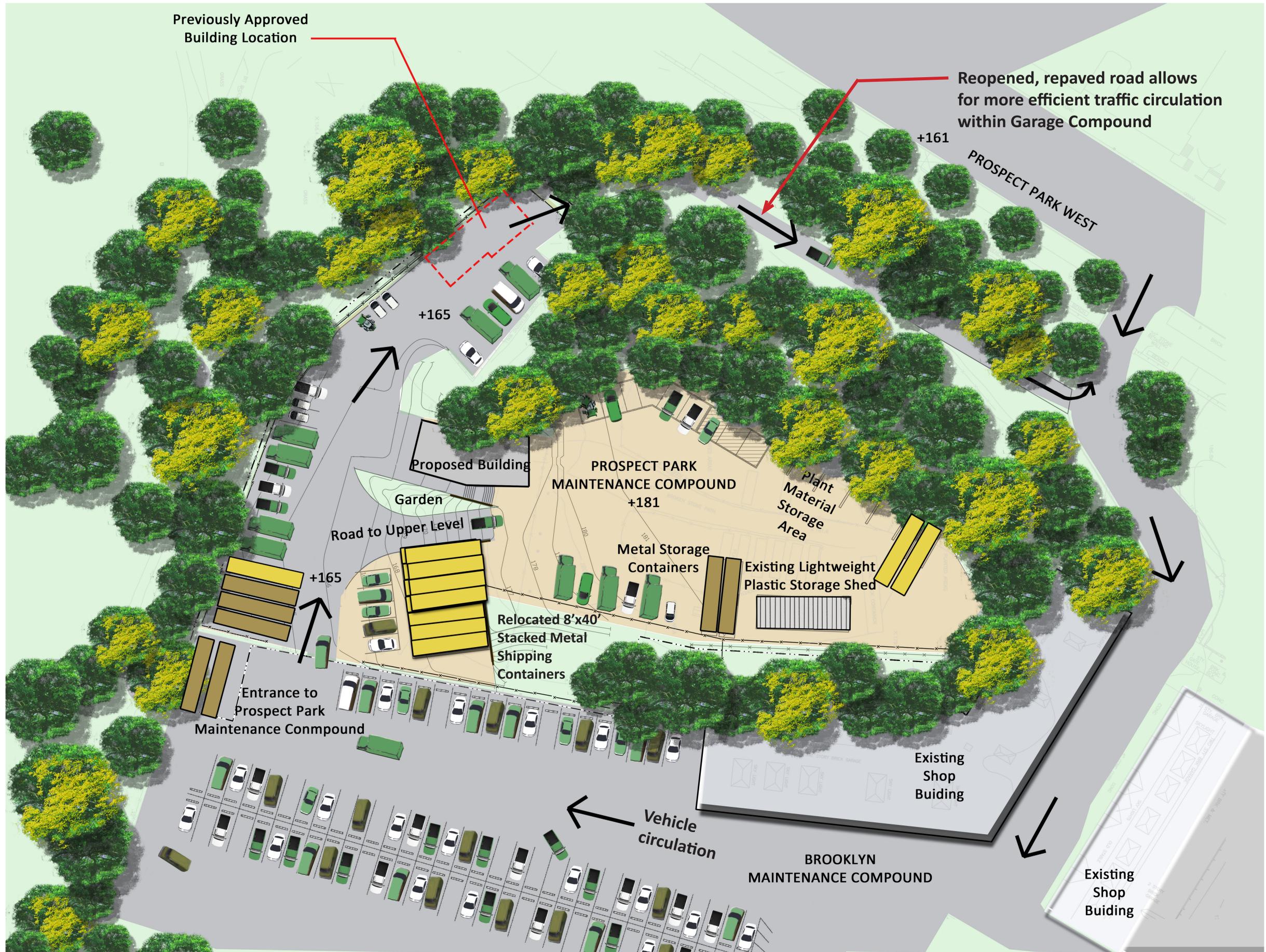


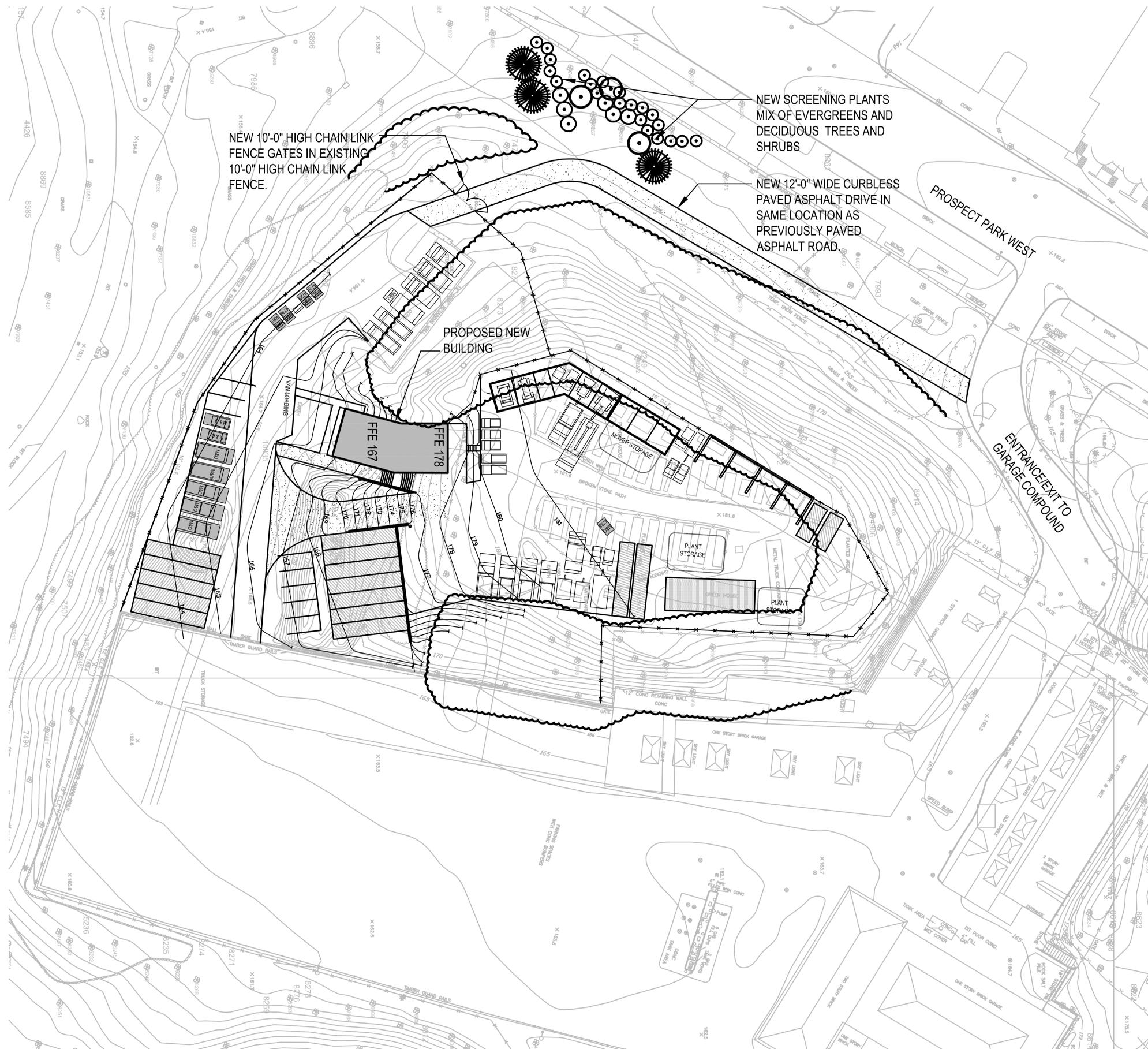
8. VIEW FROM WEST - FROM PROSPECT PARK WEST, WINTER



KEY PLAN









1. Aerial view towards 7th Street Garage Compound entry w/ access road and parking to right, 1963. (Prospect Park Archives).

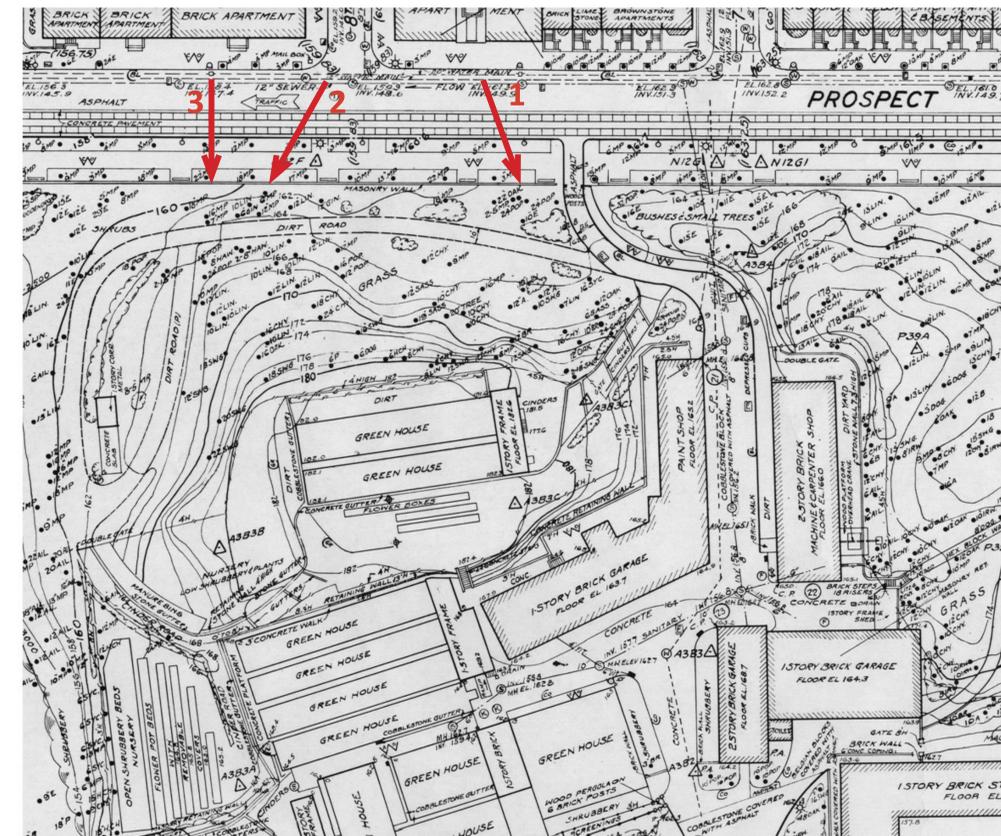


2. Aerial view of Garage Compound access road and parking towards 9th Street, 1963. (Prospect Park Archives).



3. 2015 Site Excavation w/ areas of exposed asphalt - (previously paved road). View towards proposed gate.

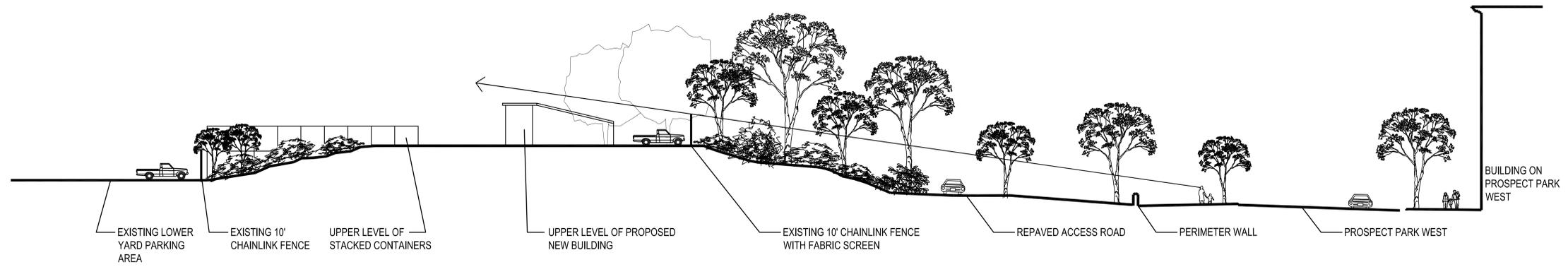
Exposed asphalt from previous road



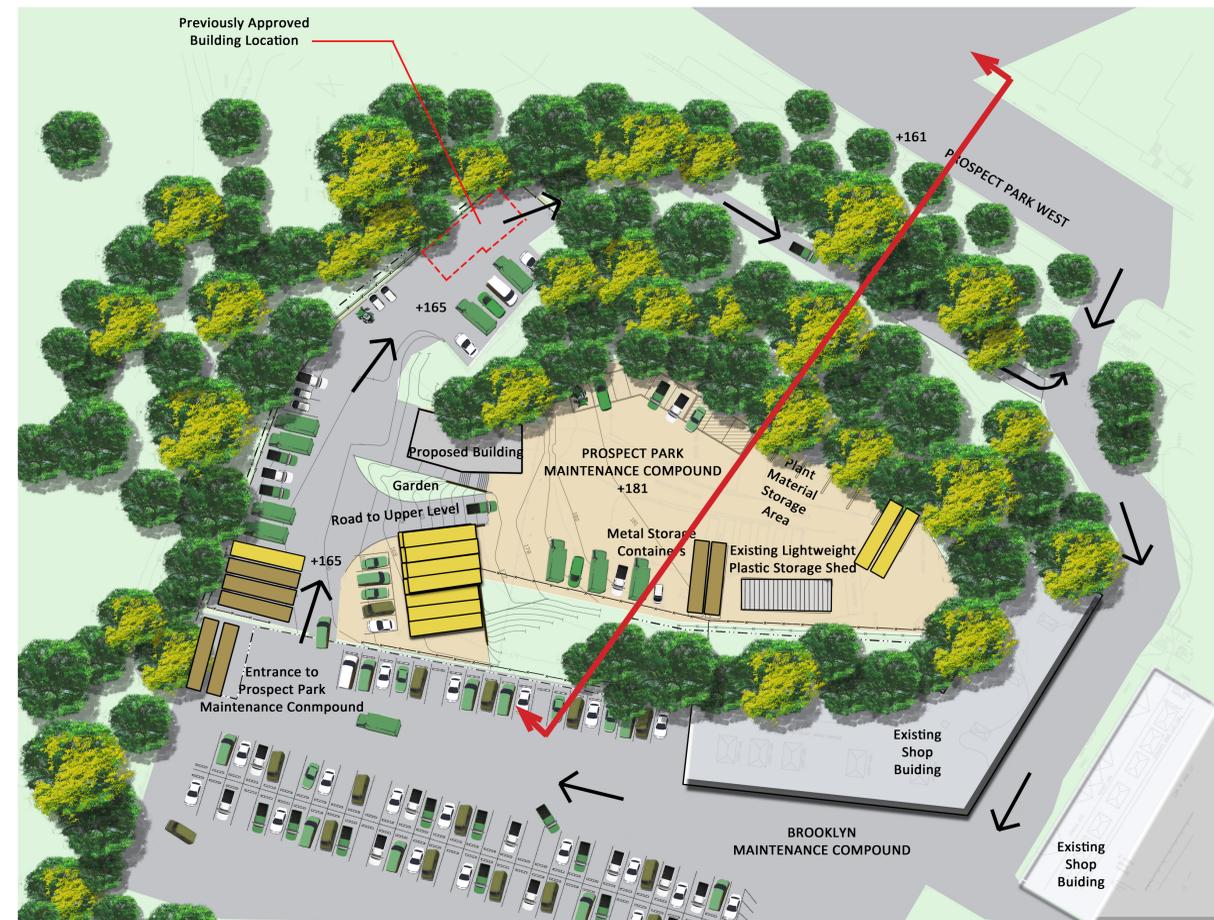
1935 Survey

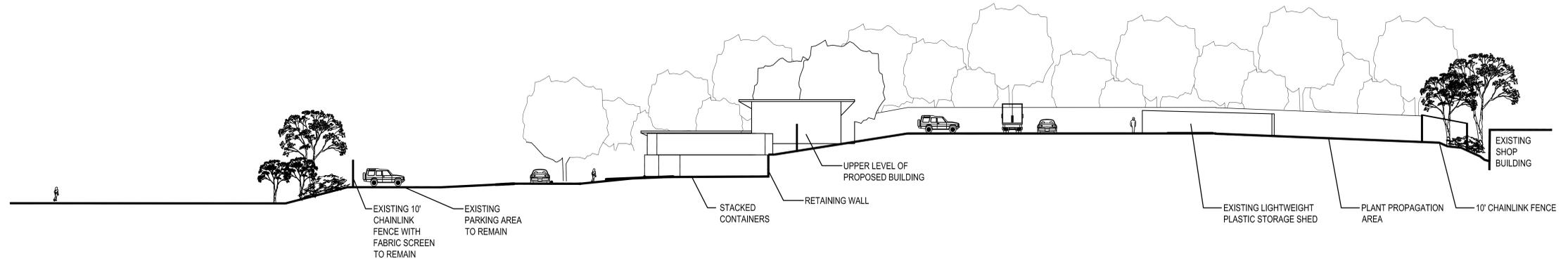
HISTORY

Access road to be reopened



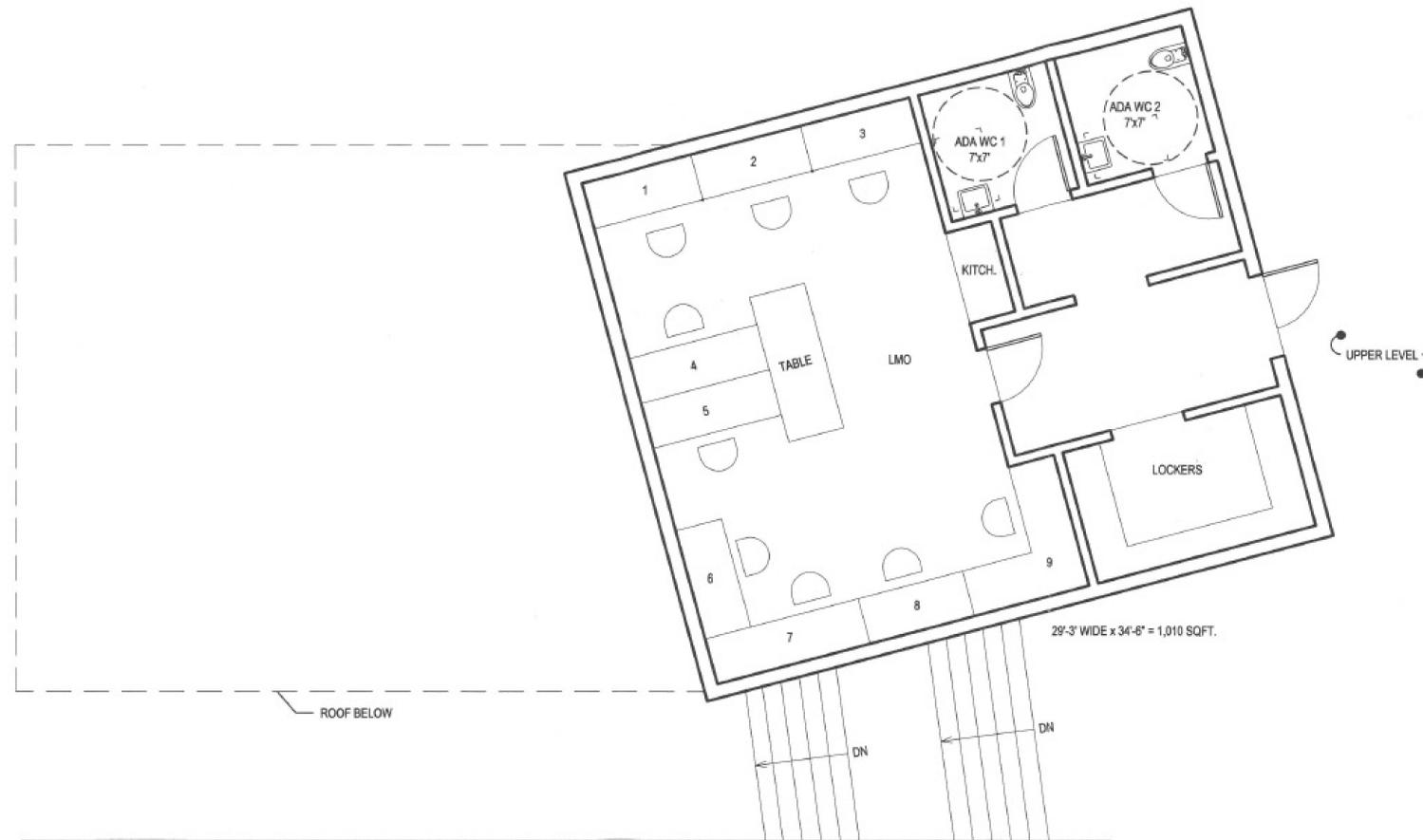
SECTION 1



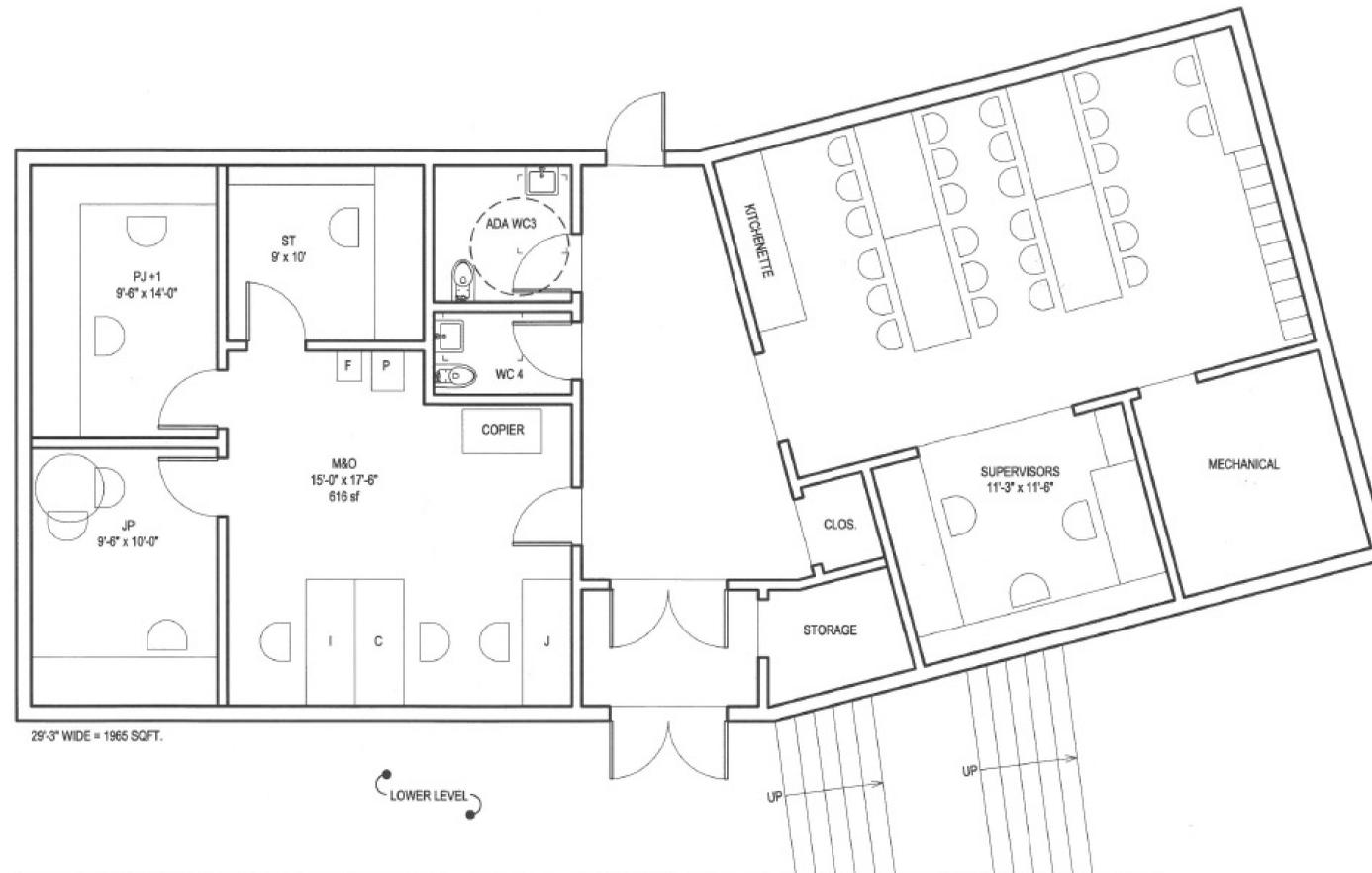


SECTION 2





UPPER LEVEL PLAN



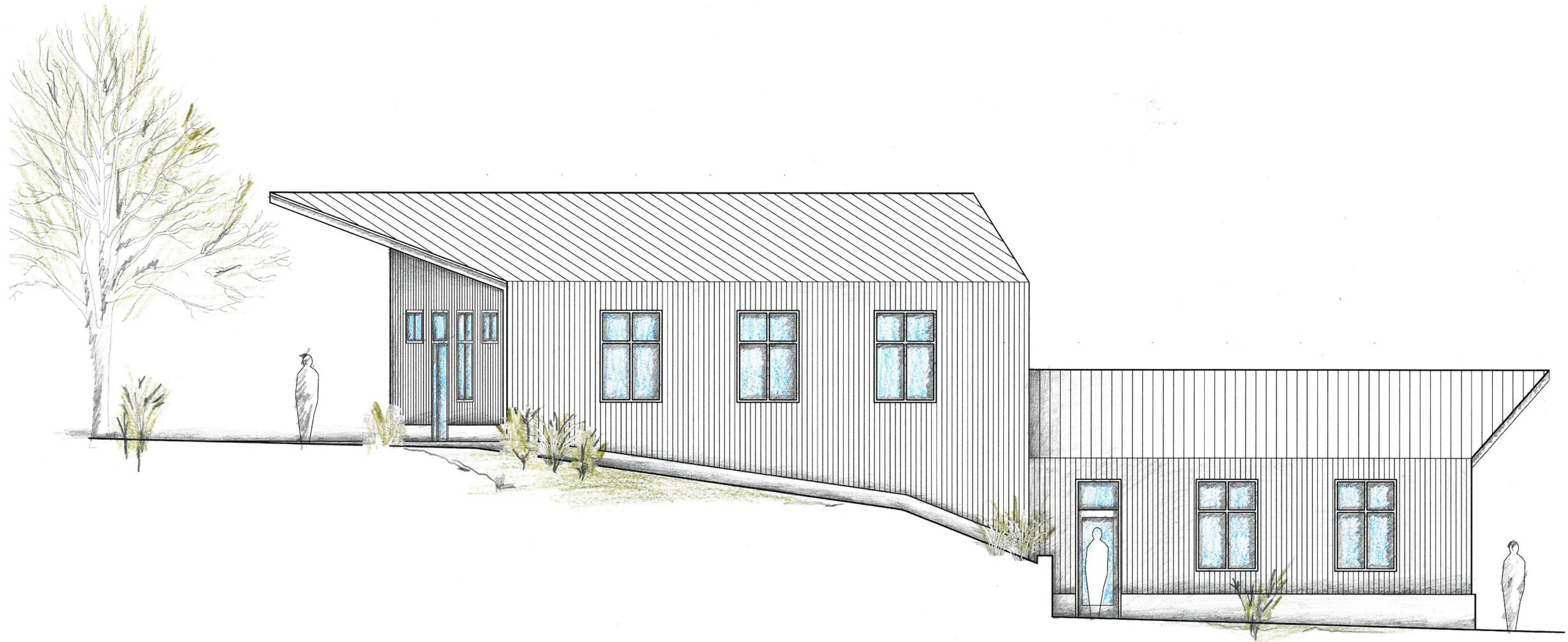
LOWER LEVEL PLAN



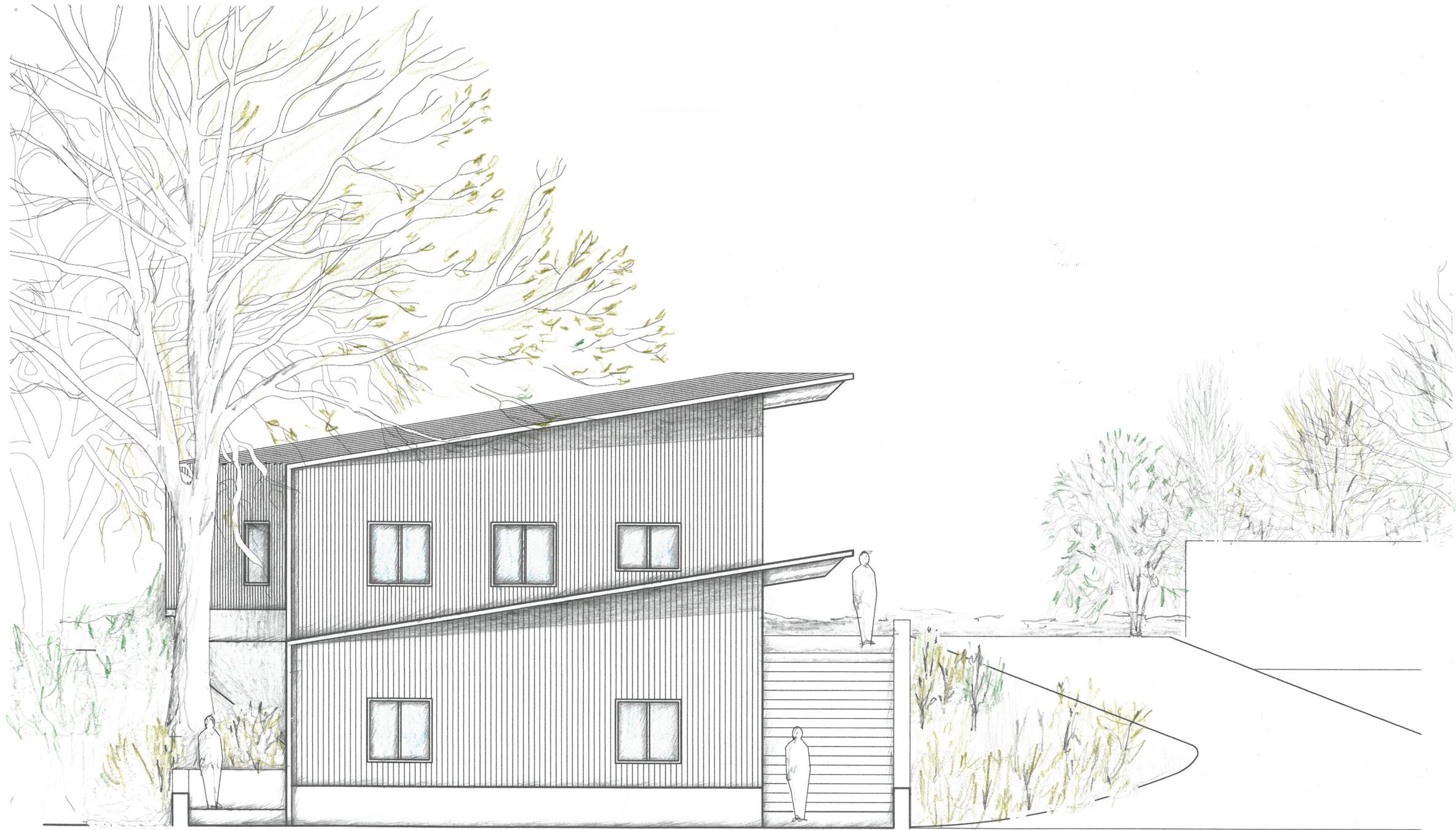
EAST ELEVATION



NORTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION





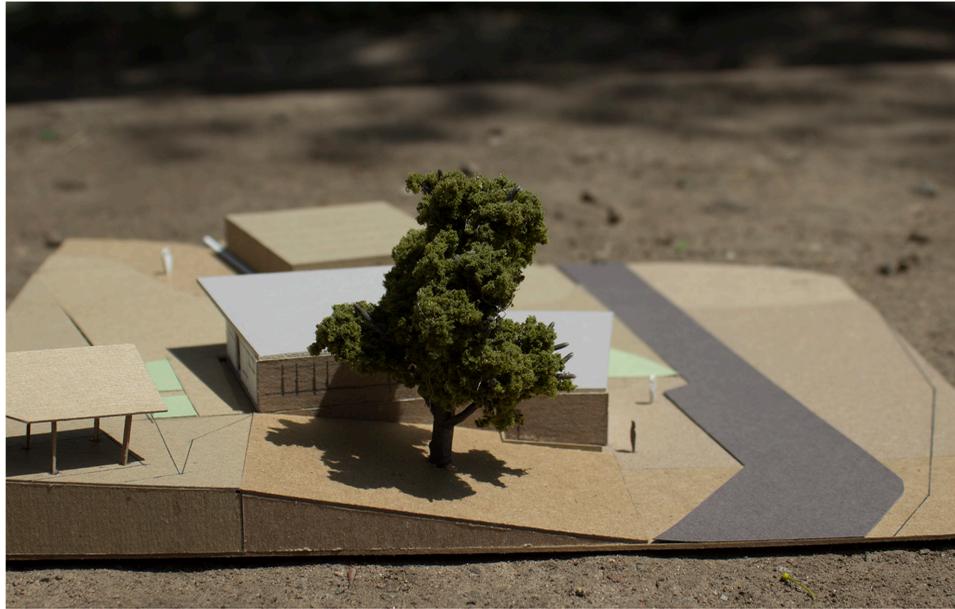
1. VIEW FROM SOUTH-EAST



2. VIEW FROM NORTH-EAST



3. VIEW FROM NORTH



4. VIEW FROM WEST



5. VIEW FROM SOUTH



PLAN VIEW

PROPOSED BUILDING MATERIALS



METAL WALL/ROOF PANELS WITH WOOD INFILL



CONCRETE BASE



METAL WALL/ROOF PANELS WITH STOREFRONT INFILL



CORRUGATED METAL WALL W/ WOOD INFILL



CORRUGATED METAL WALL, STOREFRONT WINDOWS, WOOD SOFFIT, AFFORDABLE



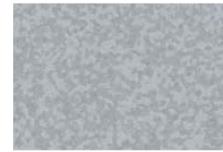
SHED ROOF, EXPOSED STRUCTURE

Architectural Metal Roofing and Siding **Standard Colors**



Cool DURA TECH[®] 5000

Premium Fluoropolymer (PVDF) Coating



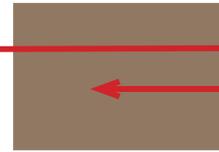
ZINCALUME[®] Plus*
SRI: 65 • 24ga, 22ga & 20 ga



Cool Regal White
SRI: 86 • 24ga & 22ga



Cool Parchment
SRI: 57 • 24ga & 22ga



Cool Sierra Tan
SRI: 55 • 24ga & 22ga

OPTION 1 FOR METAL SIDING COLOR

OPTION 2 FOR METAL SIDING COLOR



Cool Terra-Cotta
SRI: 41 • 24ga & 22ga



Cool Red
SRI: 41 • 24ga & 22ga



Cool Colonial Red
SRI: 33 • 24ga & 22ga



Cool Old Town Gray
SRI: 42 • 24ga & 22ga



Cool Zinc Grey
SRI: 39 • 24ga & 22ga



Cool Weathered Copper
SRI: 34 • 24ga & 22ga



Cool Dark Bronze
SRI: 31 • 24ga & 22ga



Cool Matte Black
SRI: 39 • 24ga & 22ga

OPTION 3 FOR METAL SIDING COLOR



Cool Tahoe Blue
SRI: 32 • 24ga & 22ga



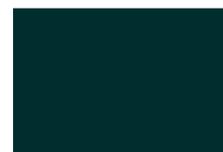
Cool Regal Blue
SRI: 27 • 24ga & 22ga



Cool Marine Green
SRI: 43 • 24ga & 22ga



Cool Hemlock Green
SRI: 33 • 24ga & 22ga



Cool Jade Green
SRI: 29 • 24ga & 22ga



Cool Leaf Green
SRI: 28 • 24ga & 22ga



Cool Forest Green
SRI: 26 • 24ga & 22ga



Vintage[®]
SRI: 22 • 24ga & 22ga

Vintage coated metal is an innovative coating process over a TruZinc[®] G90 metallic coated steel surface producing a beautiful, durable, aged-metallic finish.

Dura Tech[®] coatings combine the corrosion protection of a ZINCALUME[®] substrate with a highly durable resin formulation and cool pigment technology to provide excellent color retention and reduces the demand for energy.

Cool DURA TECH[®] mx

Premium Fluoropolymer (PVDF) Pearlescent Coating



Cool Metallic Silver
SRI: 64 • 24ga & 22ga



Cool ZACTique[®] II
SRI: 36 • 24ga & 22ga



Cool Metallic Champagne
SRI: 52 • 24ga & 22ga



Cool Metallic Copper
SRI: 52 • 24ga & 22ga

*Clear acrylic coated

SRI = Solar Reflective Index (ASTM E-1980, based on medium wind speed)

Custom colors available by request