



 **NANDINEE PHOOKAN ARCHITECTS**

New York City Center - Chiller Replacement

Landmarks Preservation Commission
November 18, 2025



Project Information :

The New York City Center occupies a mid-block site between Seventh Avenue and the Avenue of the Americas, with the main theater entrance on West 55th Street and the 12-story tower on West 56th Street. The tower includes three double height rehearsal studios on the 4th, 5th and 6th floors. These rehearsal studios are scheduled to be renovated to upgrade their HVAC systems in order to meet EPA and NYC Mechanical Code requirements.

Heating and Cooling Systems

Dance Studios (4th, 5th, 6th floors):

Each of the rehearsal studios is served by one existing air handling unit located in the South MER (mechanical equipment room) and one air handling unit located in the North MER on each floor. The existing air handlers in the North MERs currently lack access to fresh air. The air handlers will be replaced in kind, and a new fresh air intake louver and ductwork will be installed through the primary facade on 56th Street at each of the three floors. The new louvers will be located within existing blind windows set back 8” from the facade and will align with the existing mortar joints. The louver color is selected to match the adjacent brick in order to minimize any visual impact on the street below.

The design process included exploration of alternative locations for the new fresh air intake louvers on the 56th Street facade. NYC Mechanical Code prevents the louvers from being located along the east wall where the adjacent building sets back from the street. Consolidating all louvers on one floor and distributing the fresh air internally within the building requires invasive demolition to the original cinder concrete floor structure. Locating the louvers on the south facade would require additional impacts to the finished interior of the Dance Studios.

The existing air handlers in the South MERs currently have fresh air intake louvers on the south facade, and the proposed scope will replace air handling units and fresh air intake louvers in kind. The 6th floor dance studio will require a new relief air louver to balance the upgraded HVAC system and additional fresh air provided to the space. This new louver will be located on the south (non-visible secondary) facade.

Rooftop:

The existing rooftop chiller serving the dance studios is passed its anticipated life expectancy and uses refrigerant R-22 which is currently being phased out by the EPA. The proposed rooftop chiller will require alterations to the existing steel support in order to provide a perimeter service platform, guardrail and access ladder. The location of the rooftop chiller and the approximately 6’ tall parapet along West 56th Street will conceal any visual impact from the equipment to the street below, from 6th Avenue, and from 7th Avenue.

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SOUTH FACADE LOUVERS - BUILDING ELEVATION.....III

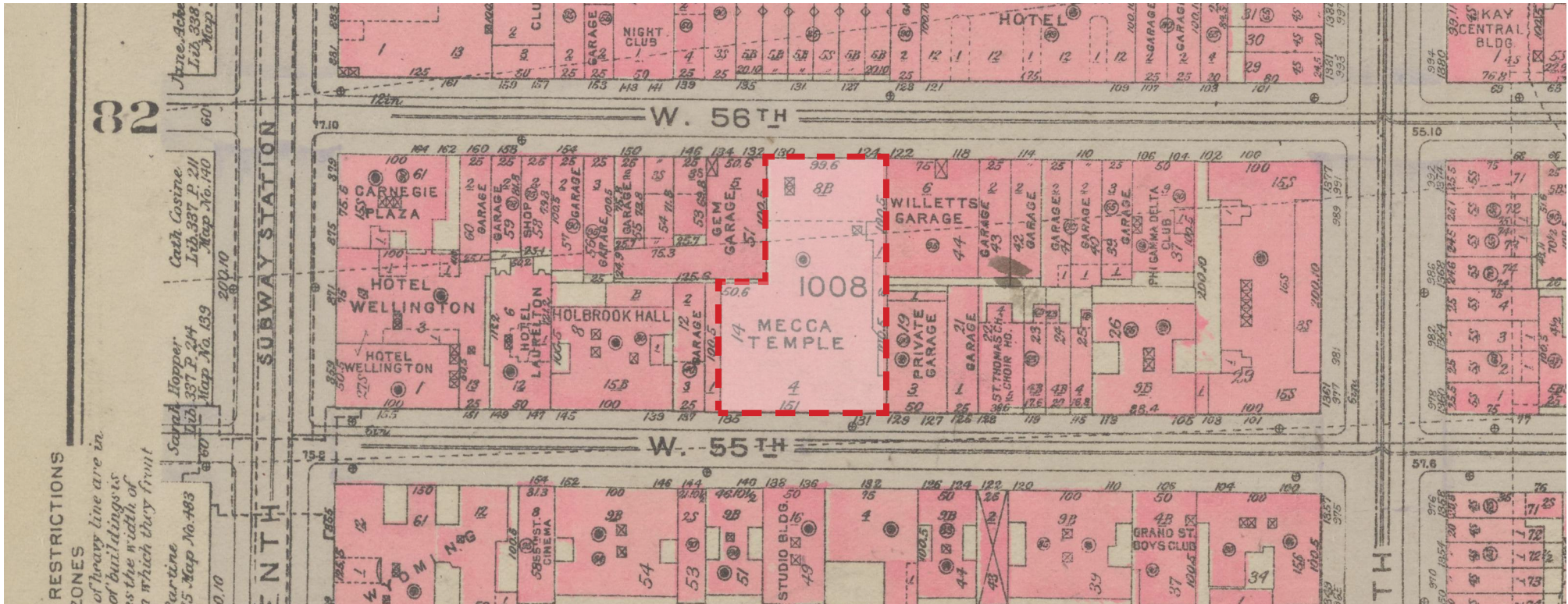
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01. Excerpt Of Plate 83, Land Book Of The Borough Of Manhattan, GW Bromley & Co,



02. Borough Map



03. Aerial View of Site, Google Earth, Accessed 2025



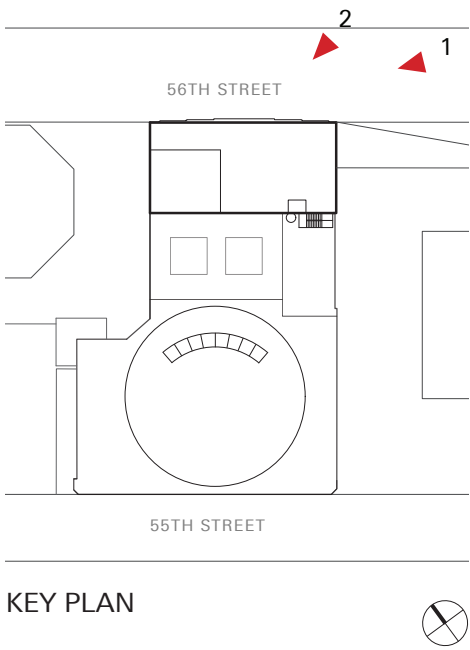
04. 1940 Tax Photo of Adjacent Property

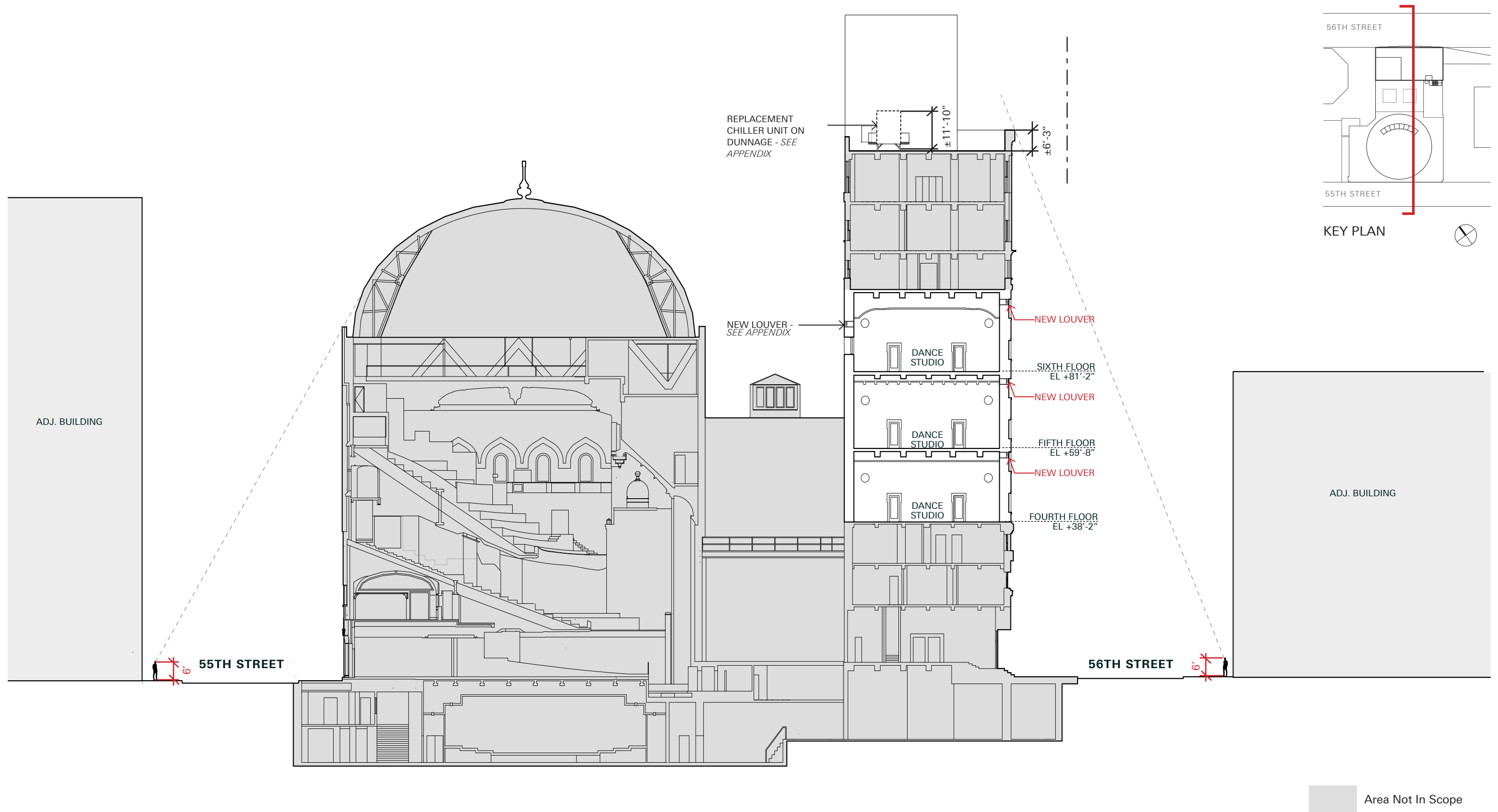


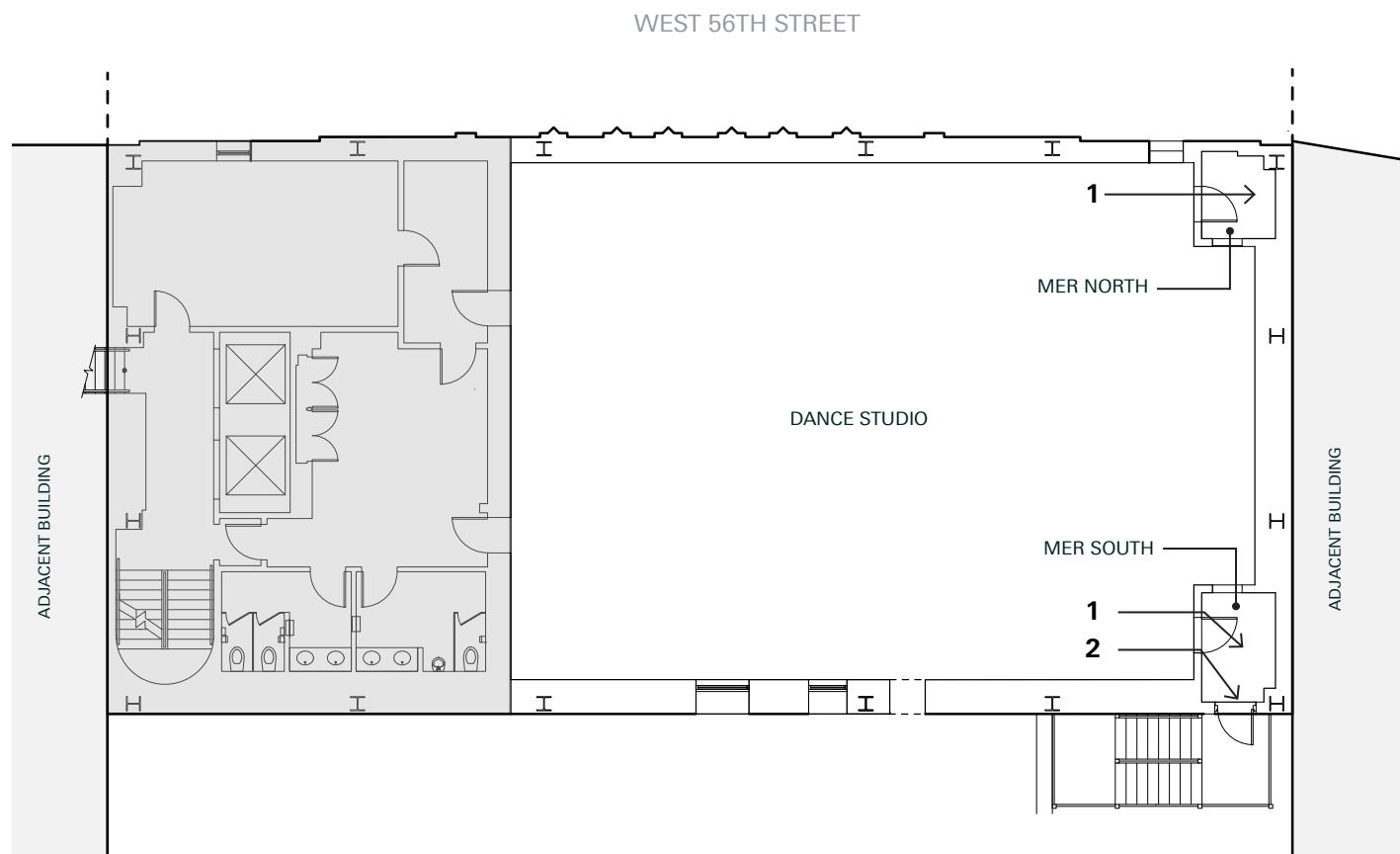
1. 56TH STREET - VIEW FROM NORTH EAST CORNER



2. 56TH STREET : FRONT VIEW







EXISTING PLAN - 4TH,5TH, 6TH FLOORS

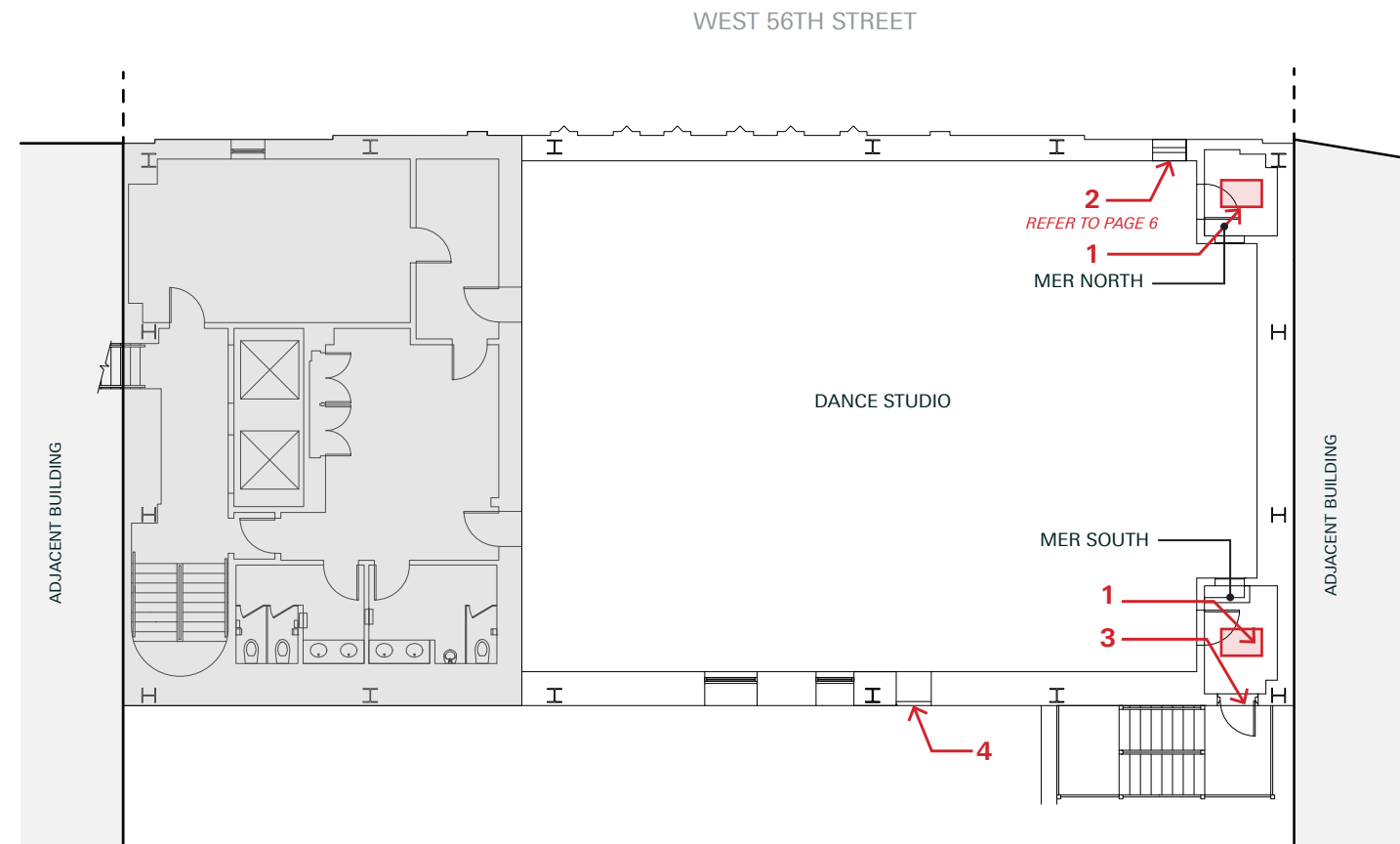
0' 5' 10' 20'



Legend

1. EXISTING AIR HANDLING UNIT - MOUNTED HIGH
2. EXISTING FRESH AIR INTAKE

 Area Not In Scope



PROPOSED PLAN - 4TH,5TH, 6TH FLOORS

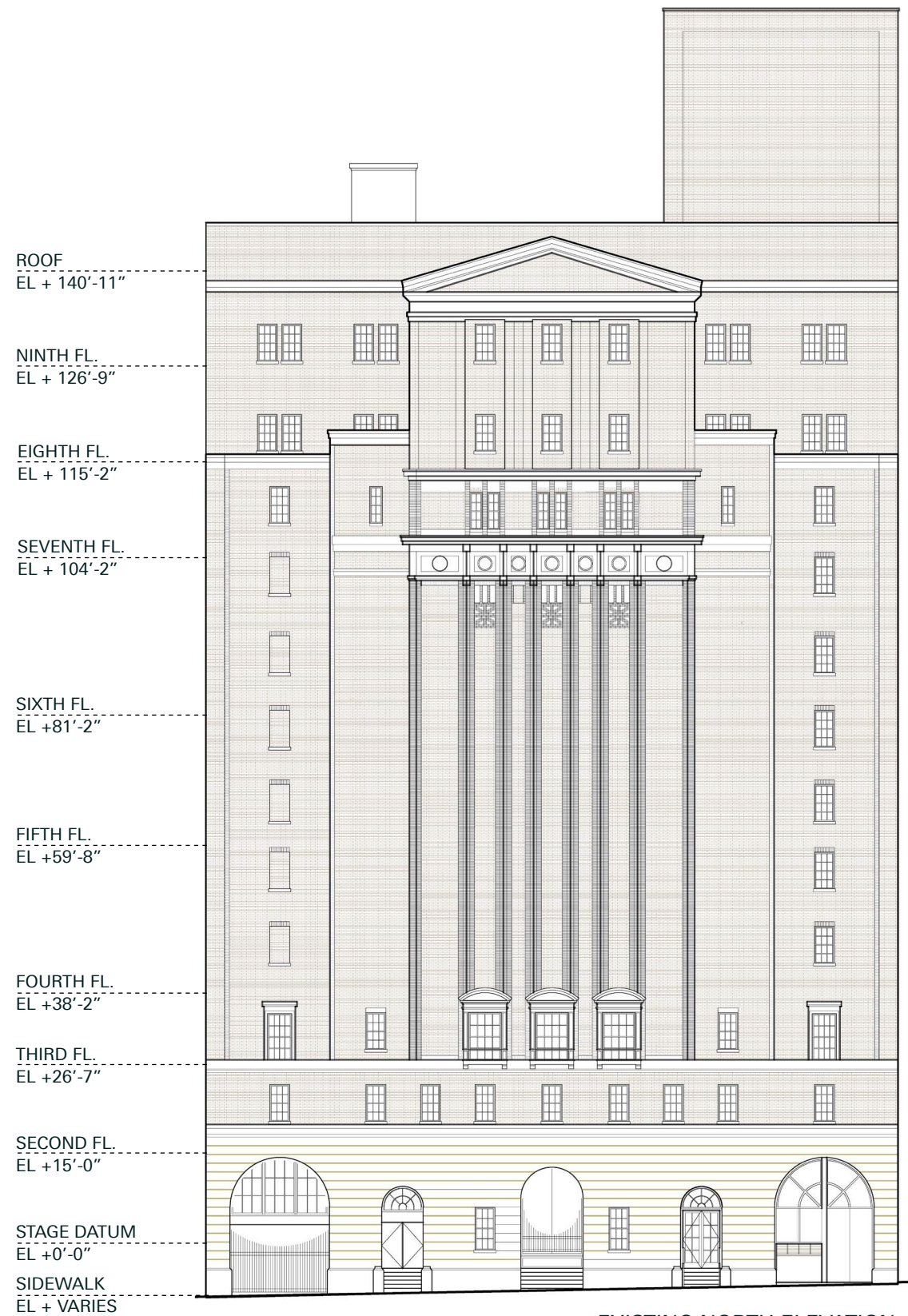
0' 5' 10' 20'



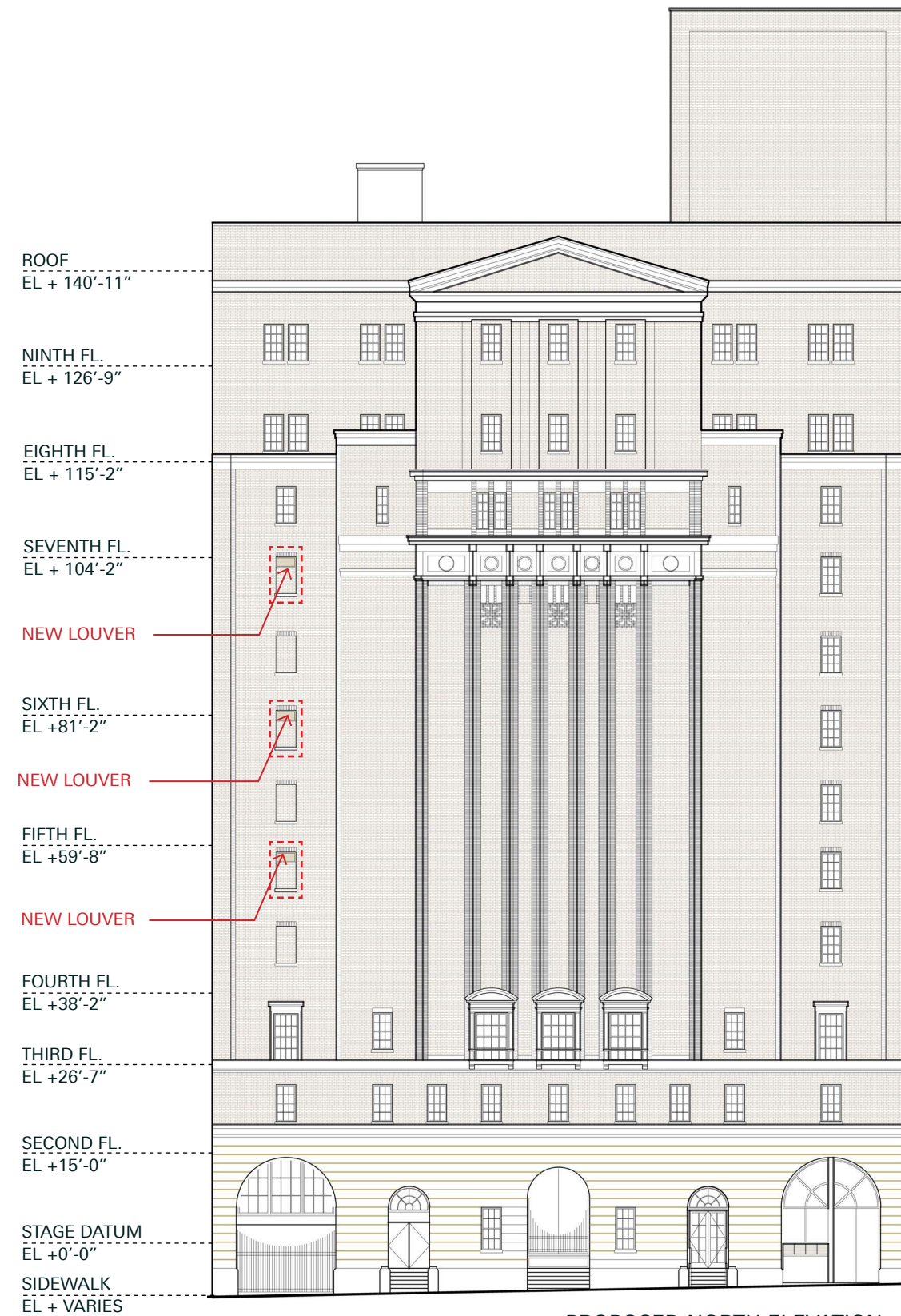
Legend

1. NEW AIR HANDLING UNIT - MOUNTED HIGH
2. NEW FRESH AIR INTAKE LOUVER - NEW MASONRY OPENING IN EXISTING BLIND WINDOW
3. REPLACEMENT FRESH AIR INTAKE LOUVER - EXISTING MASONRY OPENING
4. NEW RELIEF AIR LOUVER AT 6TH FLOOR ONLY - NEW MASONRY OPENING

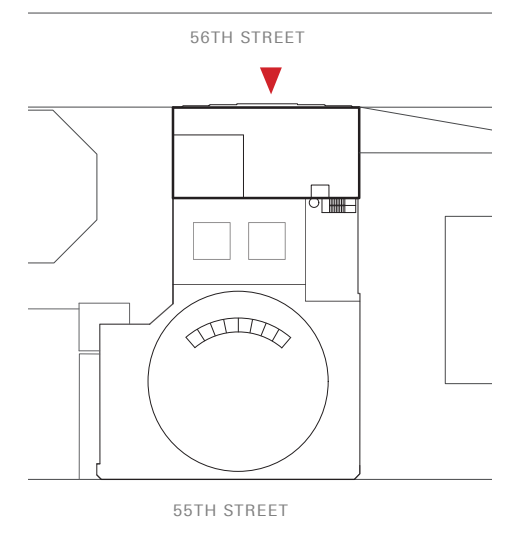
 Area Not In Scope



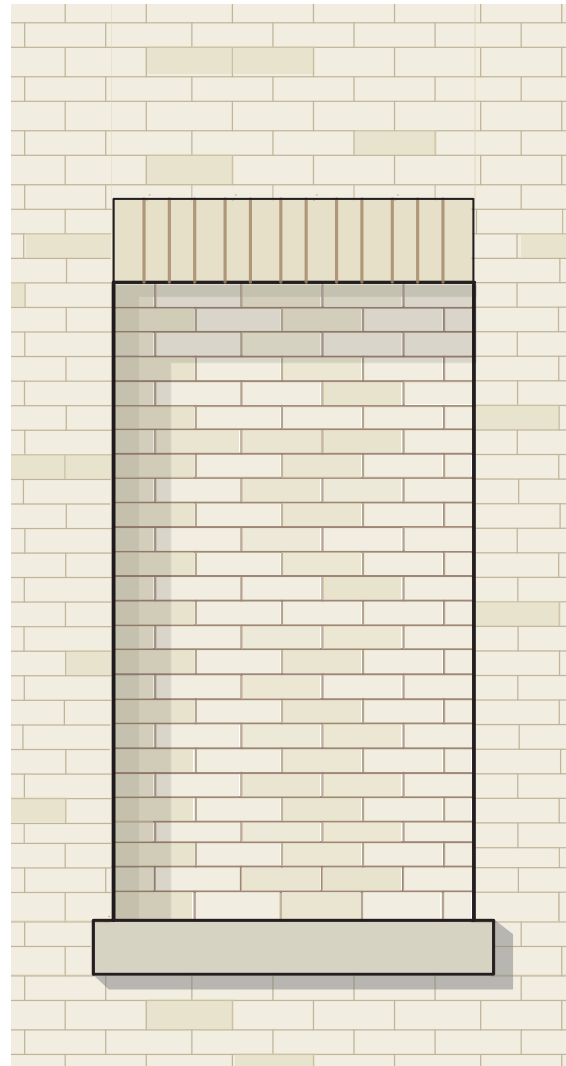
EXISTING NORTH ELEVATION



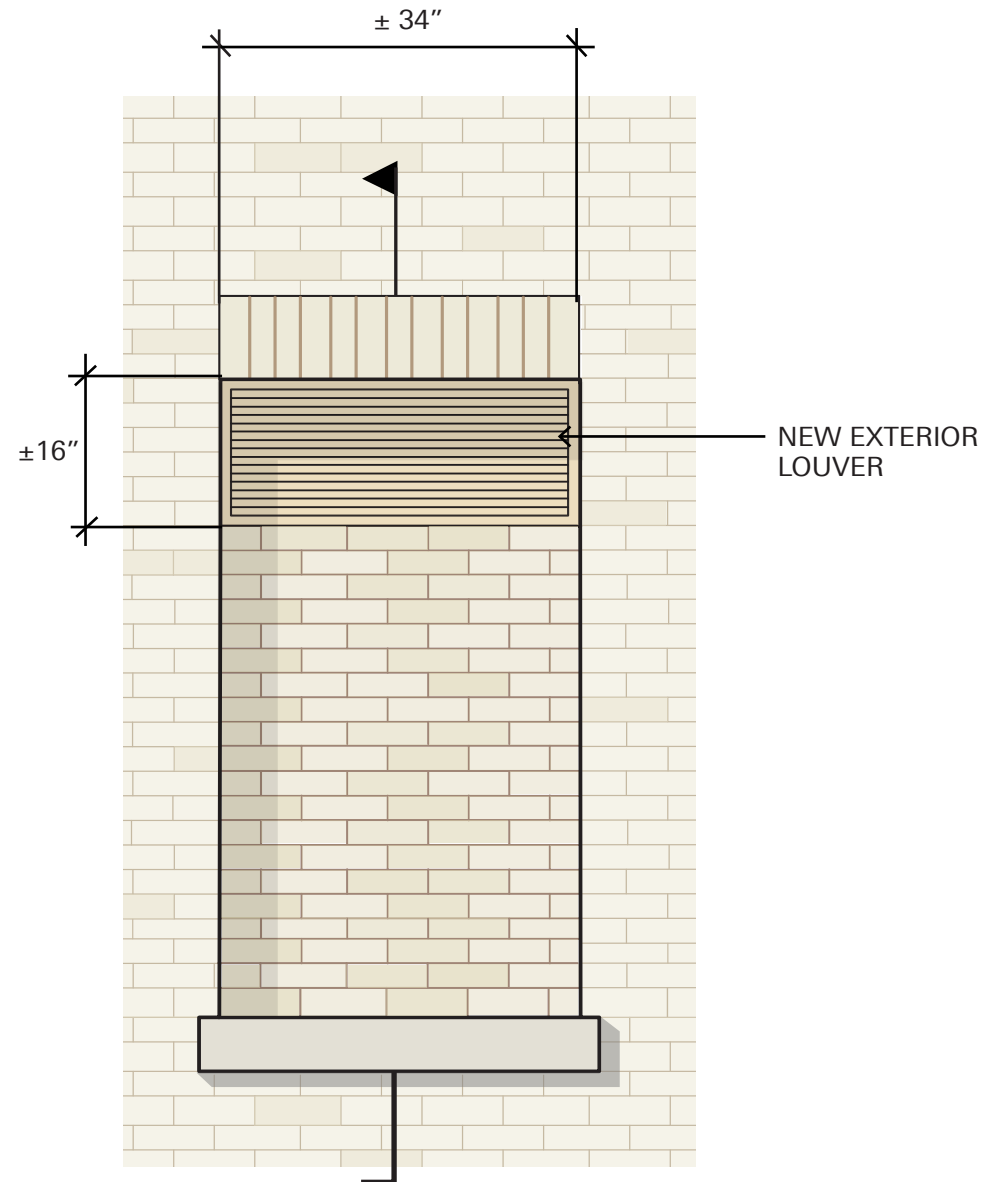
PROPOSED NORTH ELEVATION



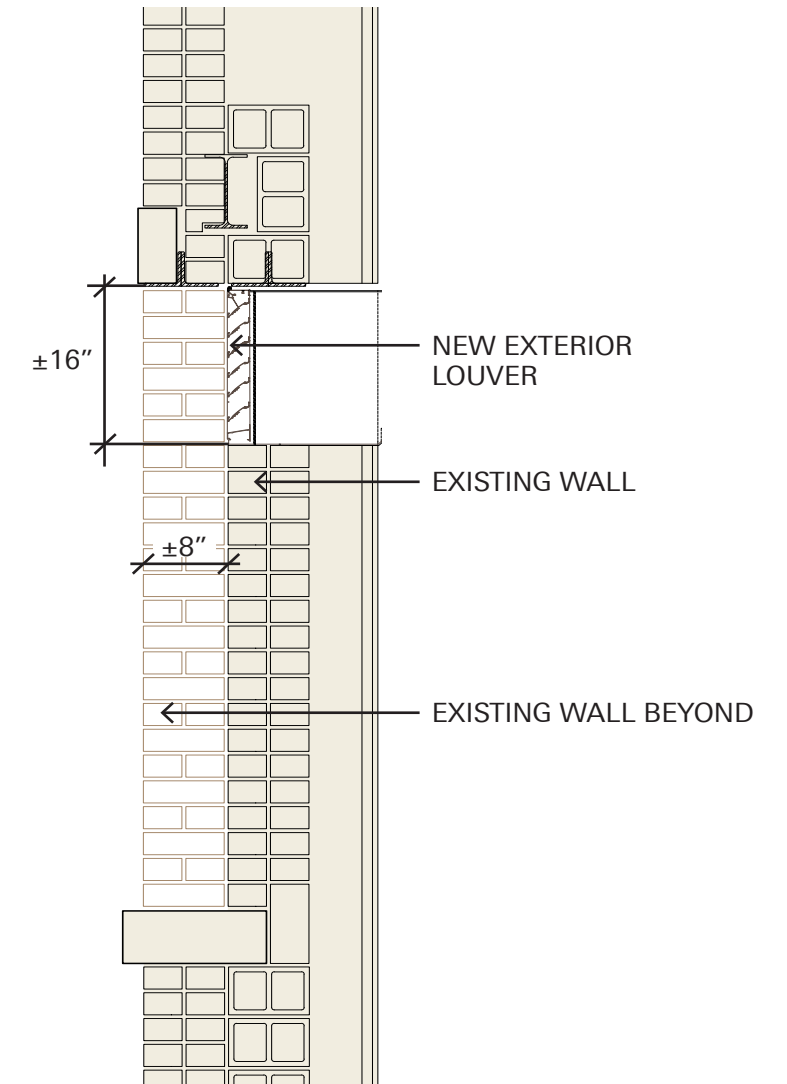
KEY PLAN



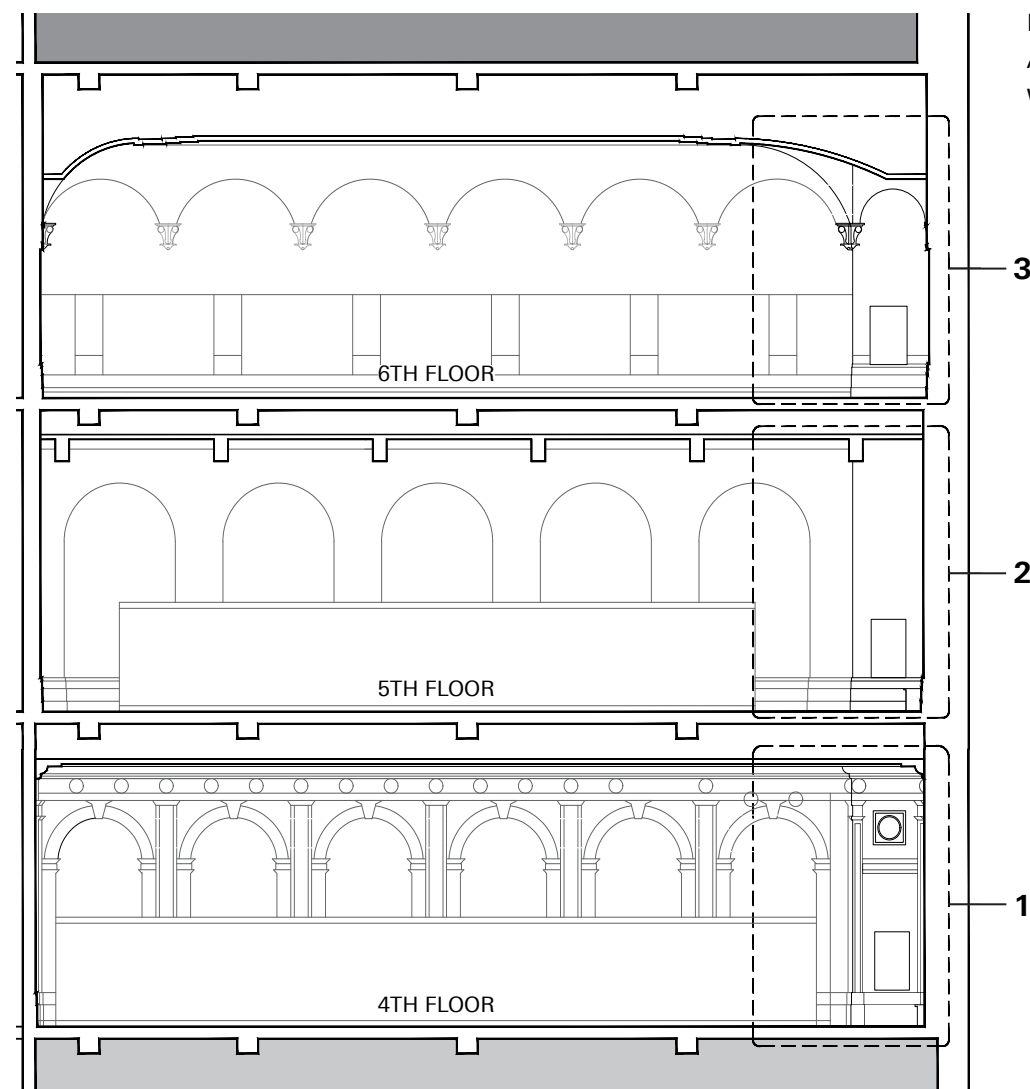
EXISTING WINDOW - NORTH



PROPOSED LOUVER AT TOP OF BLIND WINDOW



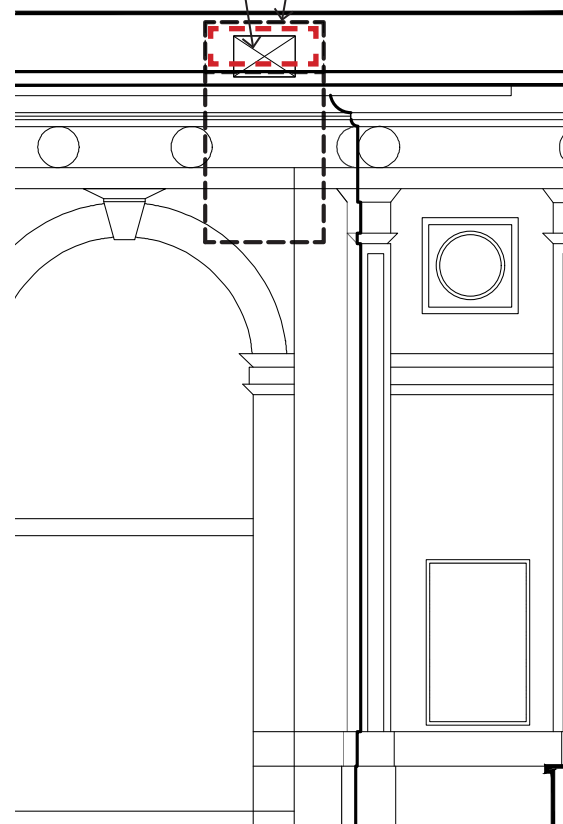
PROPOSED SECTION



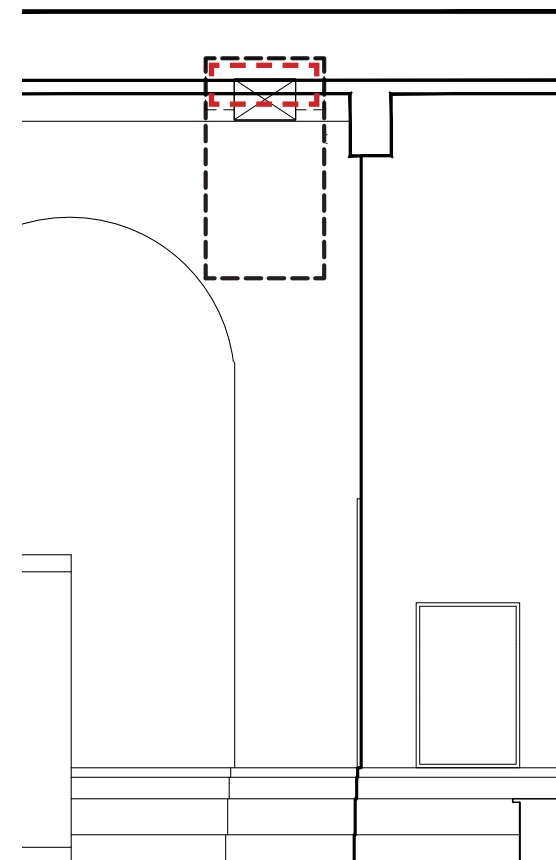
INTERIOR ELEVATION OF NORTH WALL AT FLOORS 4, 5 AND 6

PROPOSED LOUVER
AT TOP OF BLIND
WINDOW

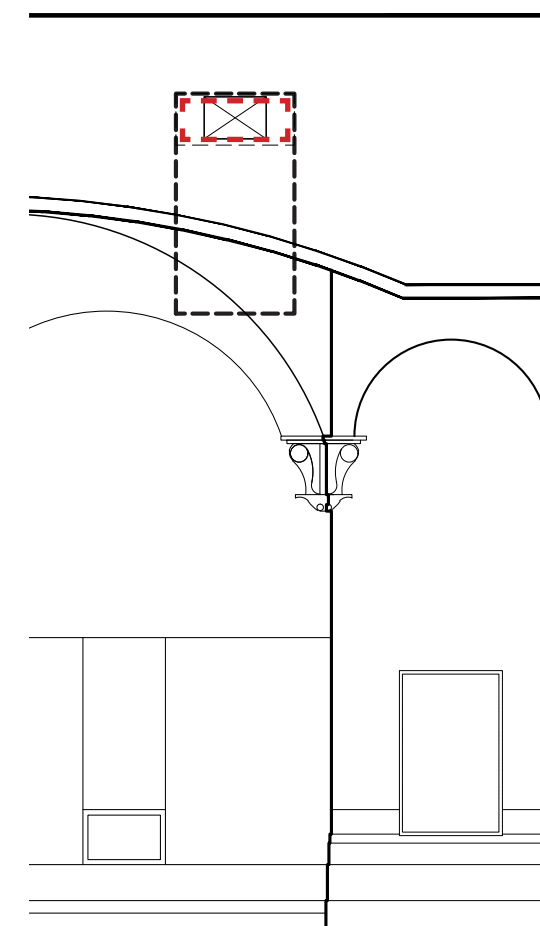
EXISTING BLIND
WINDOW BEYOND



1. 4TH FLOOR - DANCE STUDIO



2. 5TH FLOOR - DANCE STUDIO



3. 6TH FLOOR - DANCE STUDIO

Model 1302
1 3/8" (34.9 mm) Thinline High Performance Air Conditioning Louver

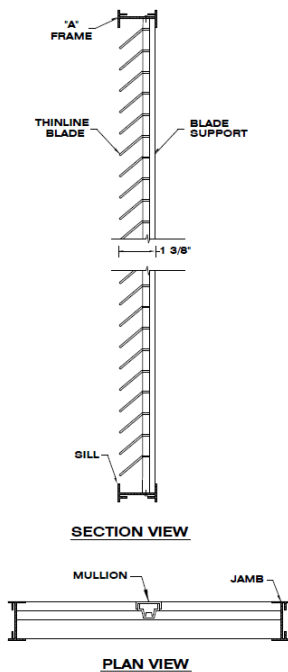
Material:

Material:	6063-T6 Alloy
Nominal Thickness (heads, sills, jambs, & mullions):	0.040" (1.02 mm)
Nominal Blade Thickness:	0.050" (1.27 mm)
Furnished With:	Birdscreen: 1/2" (12.7mm) intercrimp aluminum mesh, 0.063" (1.60 mm) diameter wire removeable aluminum bird screen in an aluminum frame
Additional Options (at additional cost):	Insect screen (in lieu of bird screen), Continuous clip angles for attachment Sheet blank off, Insulated blank off Sill pans, Flange frames Integrated glazing frames

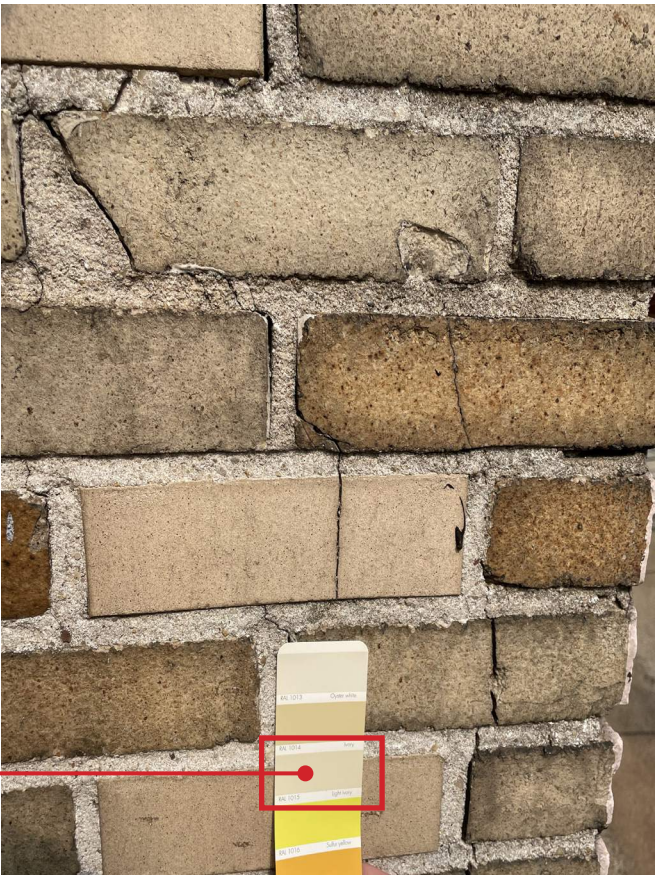
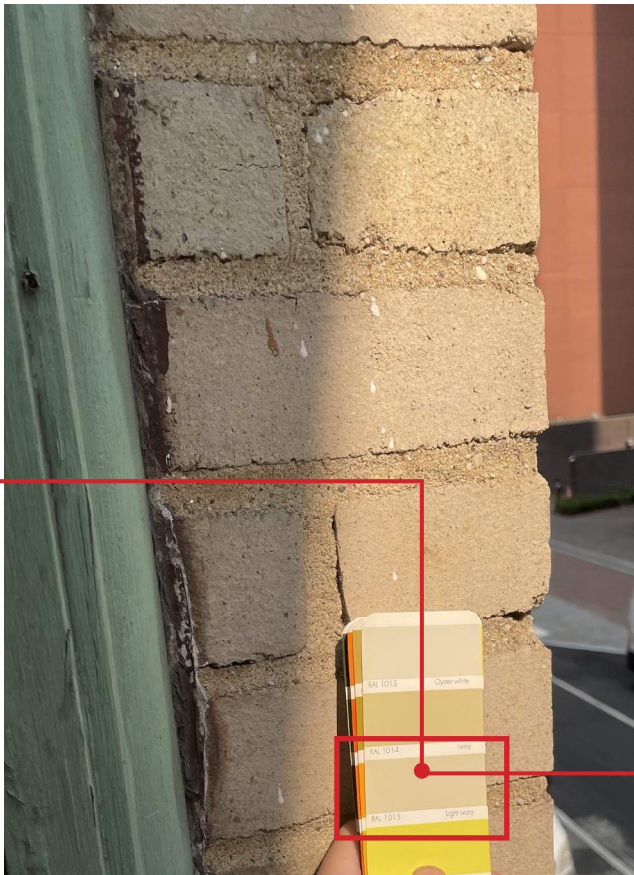


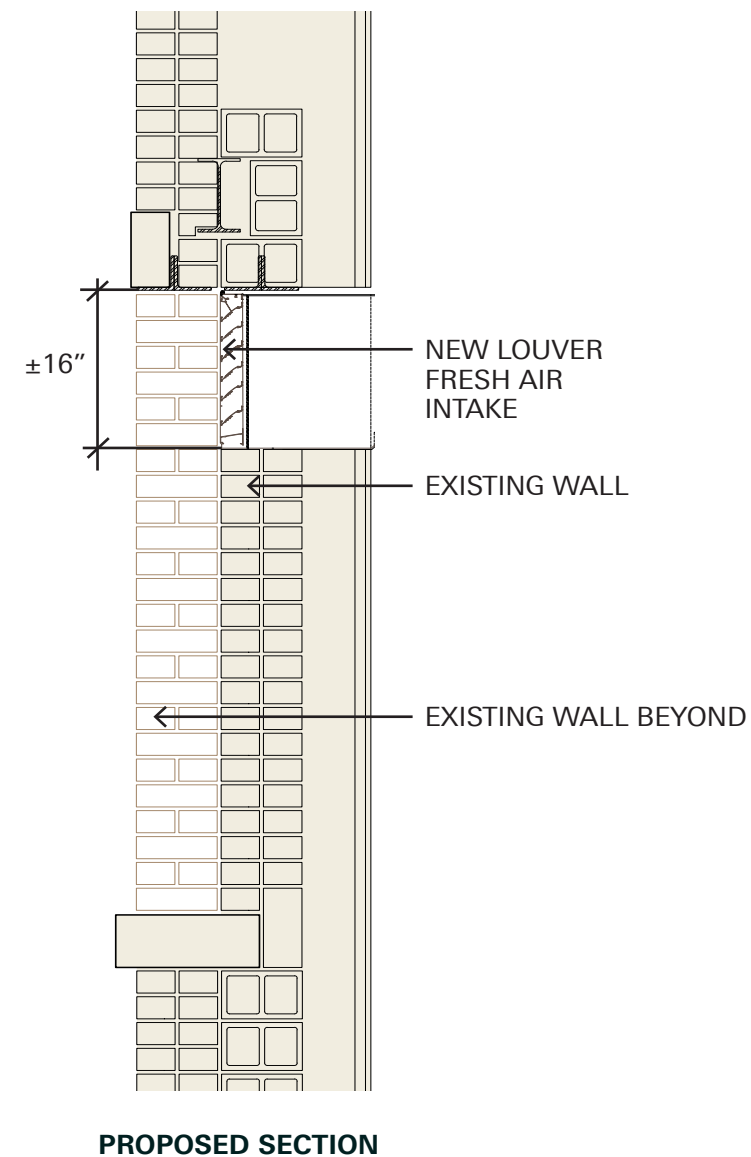
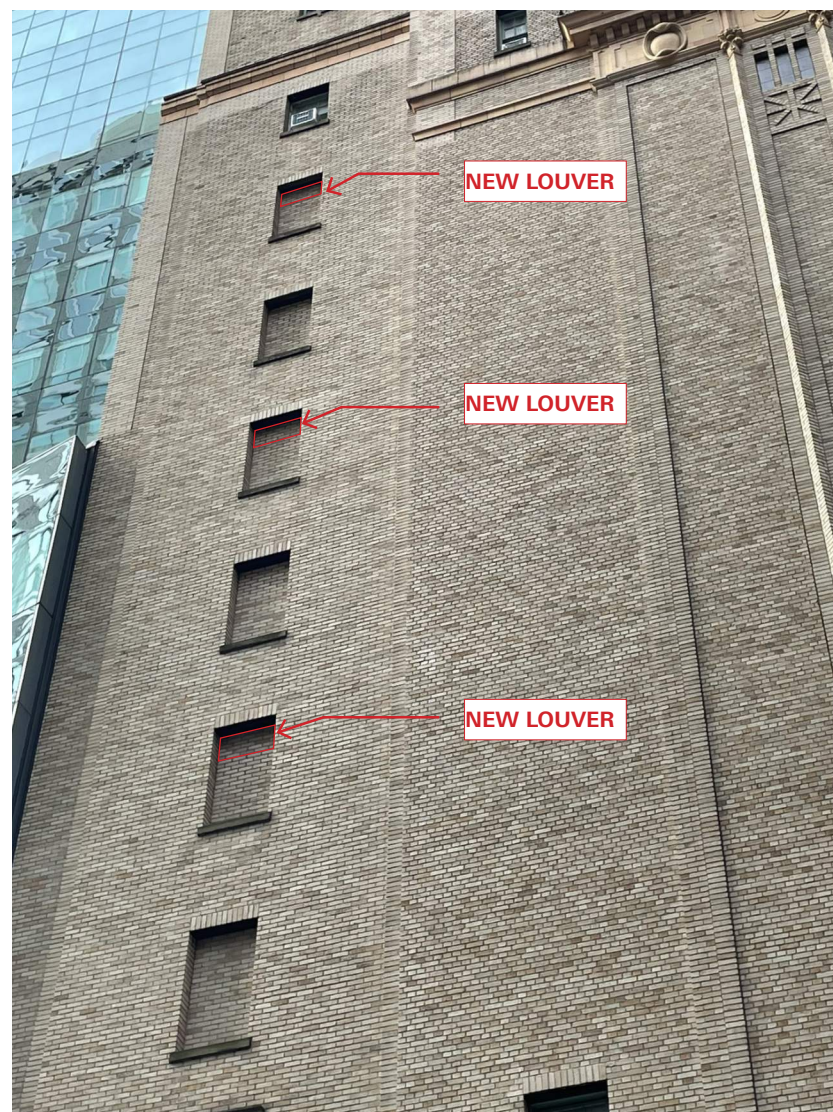
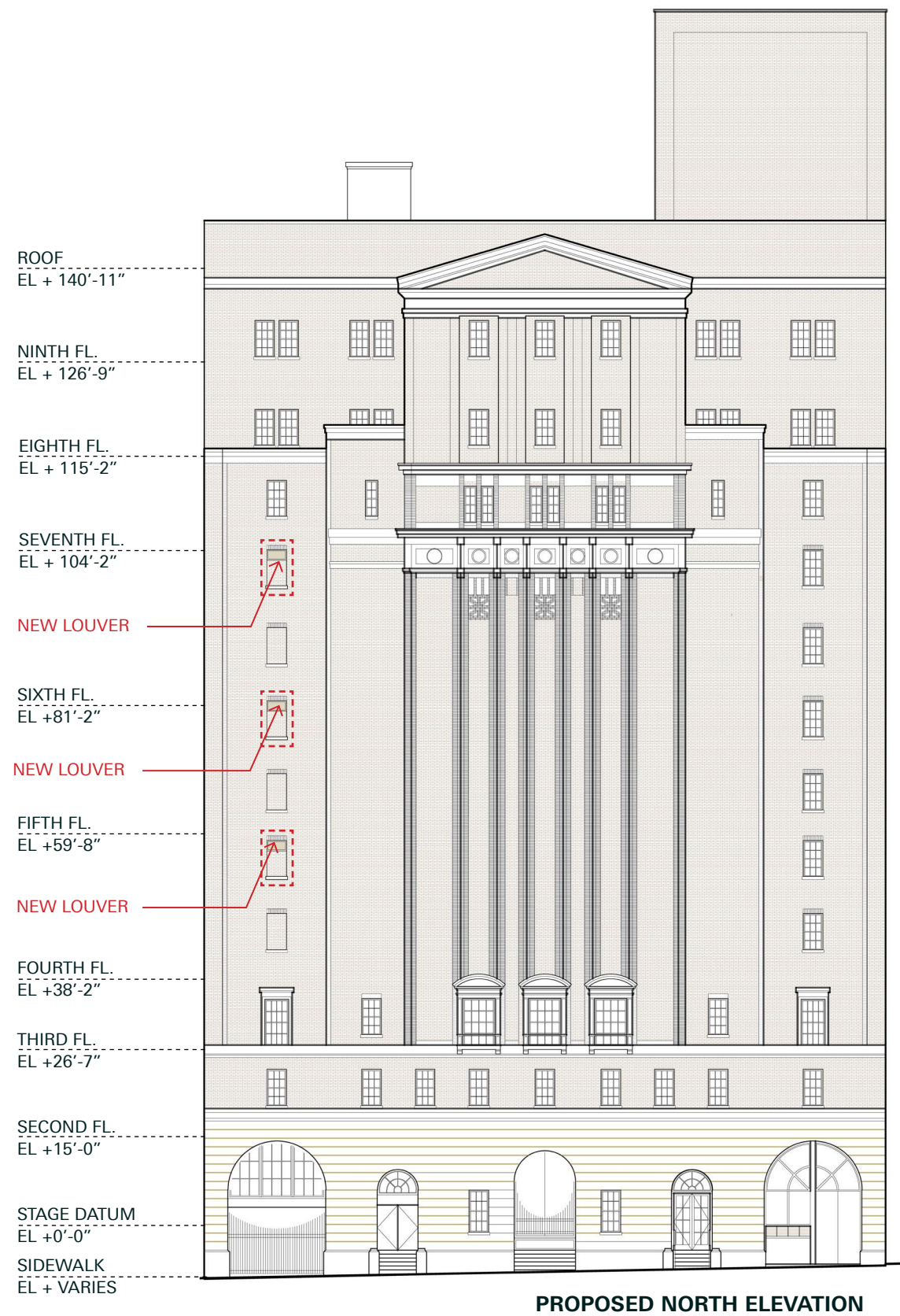
Test Summary:
For a 4 Foot by 4 Foot Unit.
Tested with mill finish and no screen

- Free area = 9.29 ft² (0.863 m²)
- Percent free area = 58.1%
- Maximum recommended air intake velocity = 700 FPM (3.56 m/s)
- Intake pressure drop at 700 FPM free area velocity = 0.06 in H₂O (14.9 Pa)



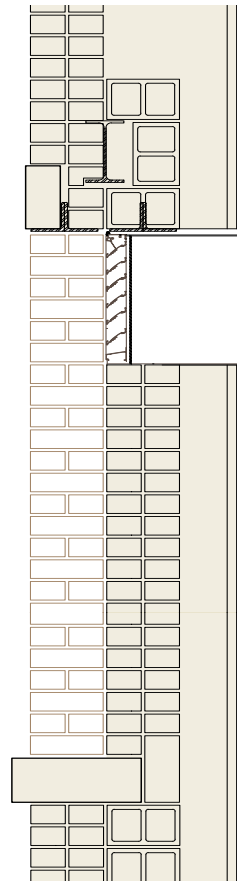
PRIMARY FACADE PROPOSED
LOUVER COLOR :
RAL 105 LIGHT IVORY



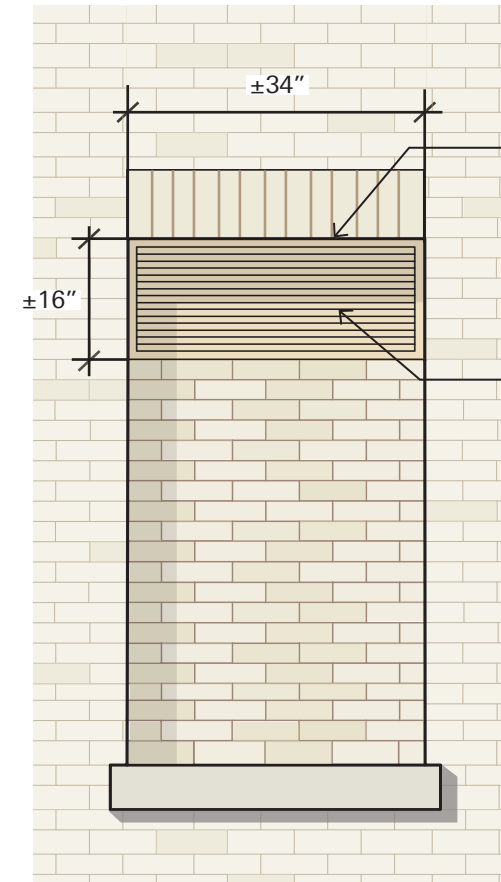


APPENDIX

LOUVER LOCATION STUDY
SOUTH FACADE LOUVER SCOPE
ROOFTOP CHILLER SCOPE



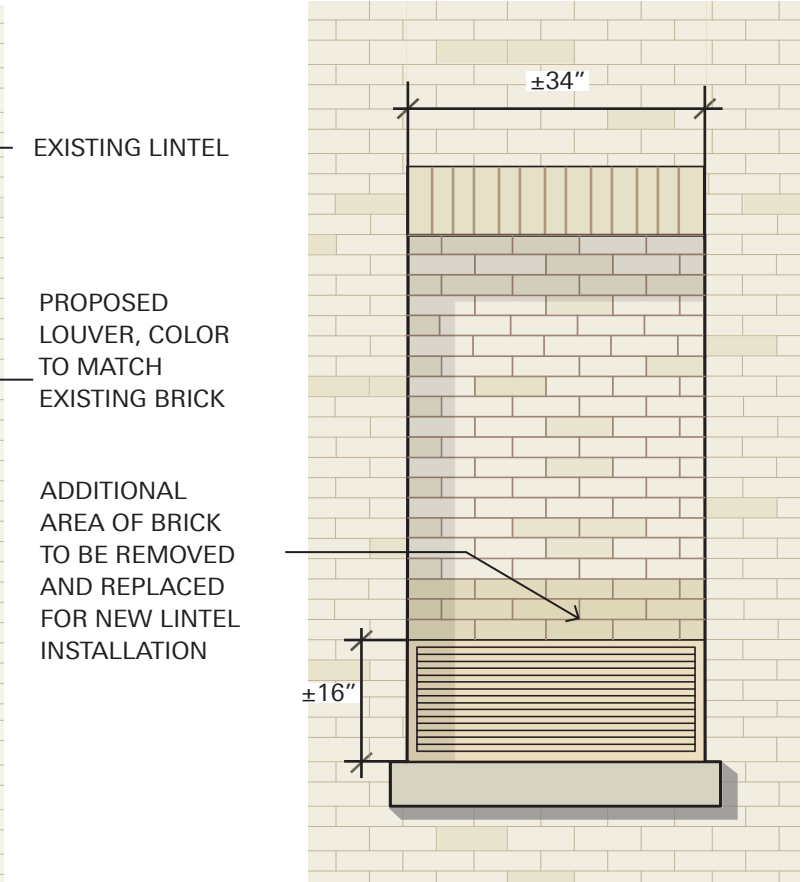
PROPOSED SECTION



PROPOSED LOUVER AT TOP OF BLIND WINDOW

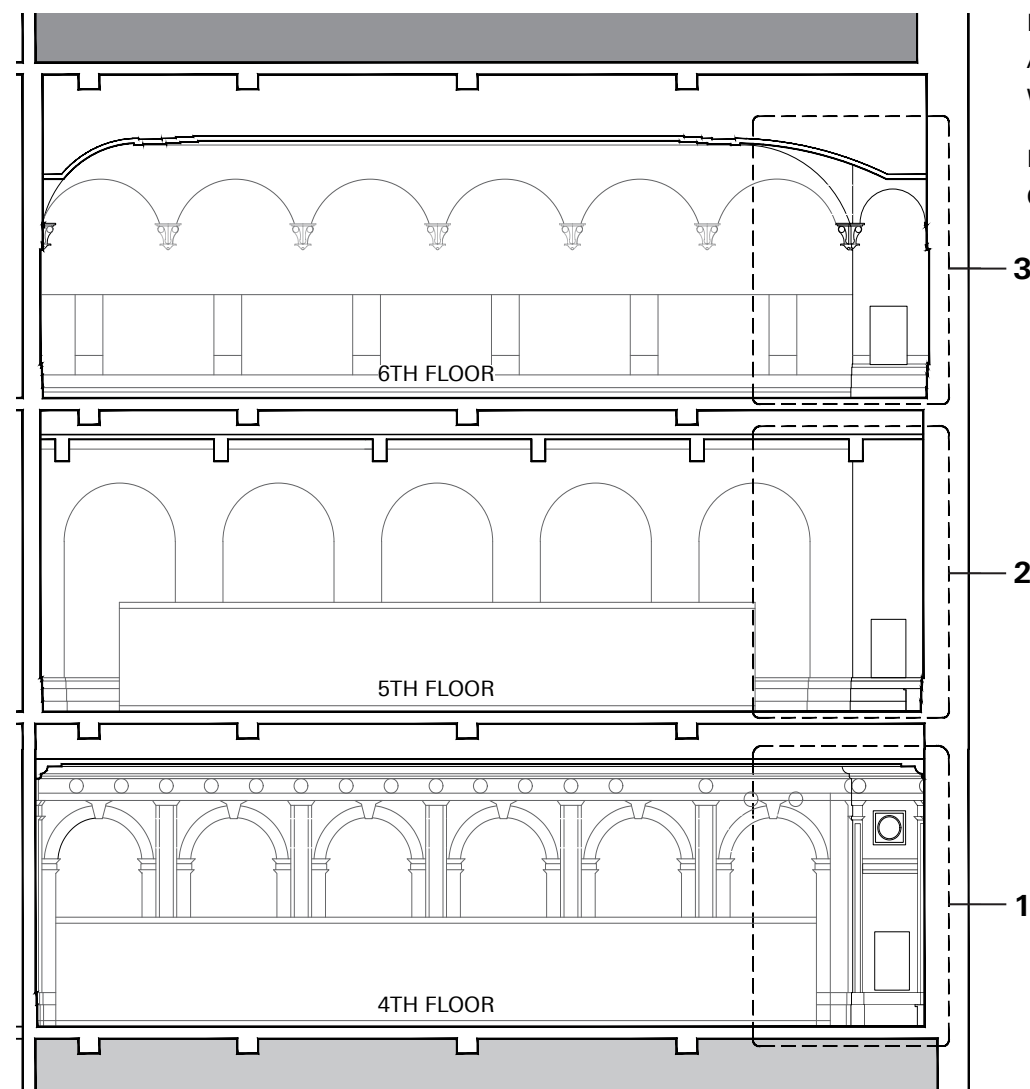
- LOUVER INSTALLATION BELOW EXISTING LINTEL WOULD LIMIT REMOVAL AND REPLACEMENT OF BRICK.
- LOUVER AT TOP OF BLIND WINDOW WOULD BE LESS DISRUPTIVE TO EXISTING DECORATIVE INTERIOR WALLS AND CEILINGS.
- DUE TO THE SIZE AND LOCATION OF THE WINDOWS AND LOUVERS RELATIVE TO THE SCALE OF THE BUILDING, LOUVER COLOR MATCHING ADJACENT BRICK AND THE EXISTING RECESS AND SHADOW LINE AT THE TOP OF THE BLIND WINDOW, THE LOUVERS MAY NOT BE PROMINENT ON THE FACADE.

NYC MECHANICAL CODE
PROHIBITS LOCATING LOUVER
ON A LOT LINE



LOUVER AT BOTTOM OF BLIND WINDOW

- LOUVER INSTALLATION AT BOTTOM OF BLIND WINDOW WOULD REQUIRE TEMPORARY SUPPORT, REMOVAL AND REPLACEMENT OF EXISTING BRICK TO FACILITATE INSTALLATION OF NEW LINTEL, POSSIBLY WITH NEW BRICK TO MATCH EXISTING.
- LOUVER AT BOTTOM OF BLIND WINDOW WOULD BE MORE DISRUPTIVE TO EXISTING DECORATIVE INTERIOR WALLS AND CEILINGS.
- LPC REQUEST LOUVER IN THE LOWER LOCATION WAS CONSIDERED BUT IS MORE INTRUSIVE AND RESULTS IN GREATER LOSS OF HISTORIC FABRIC. THEREFORE NPA RECOMMENDS KEEPING THE LOUVER IN THE UPPER LOCATION.

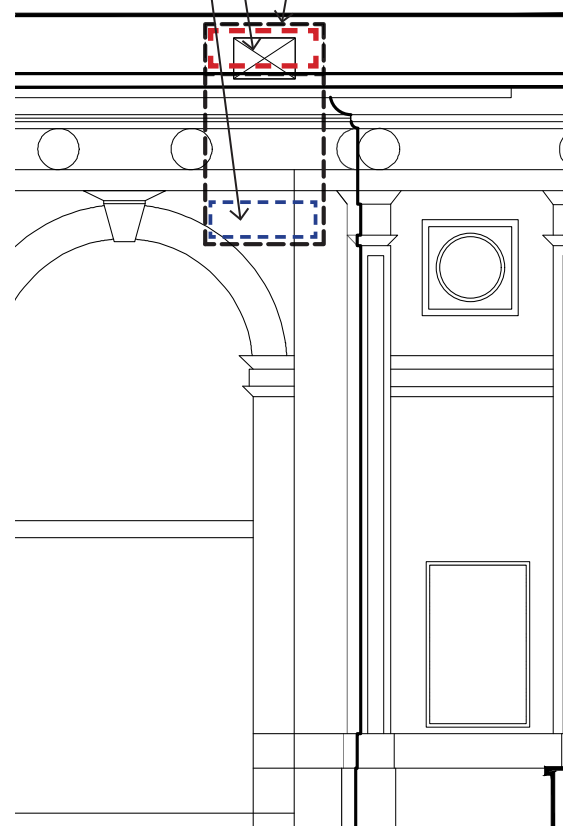


INTERIOR ELEVATION OF NORTH WALL AT FLOORS 4, 5 AND 6

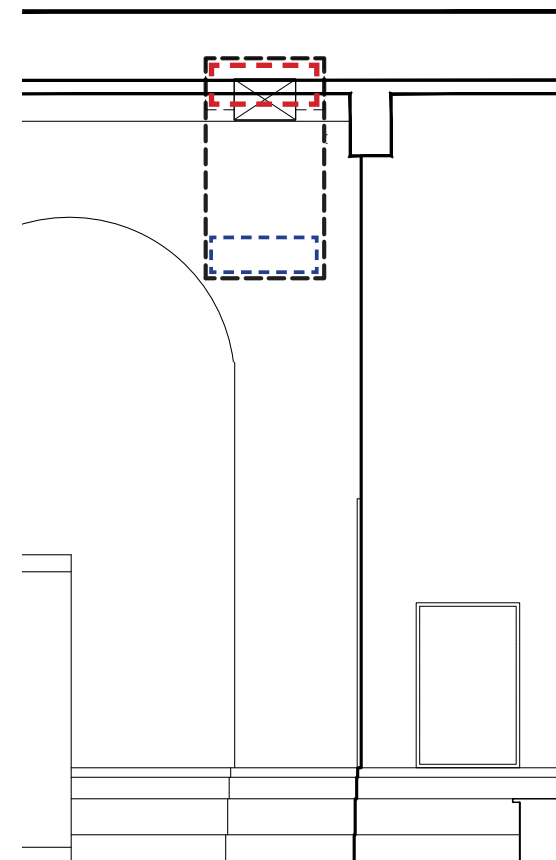
PROPOSED LOUVER
AT TOP OF BLIND
WINDOW

EXISTING BLIND
WINDOW BEYOND

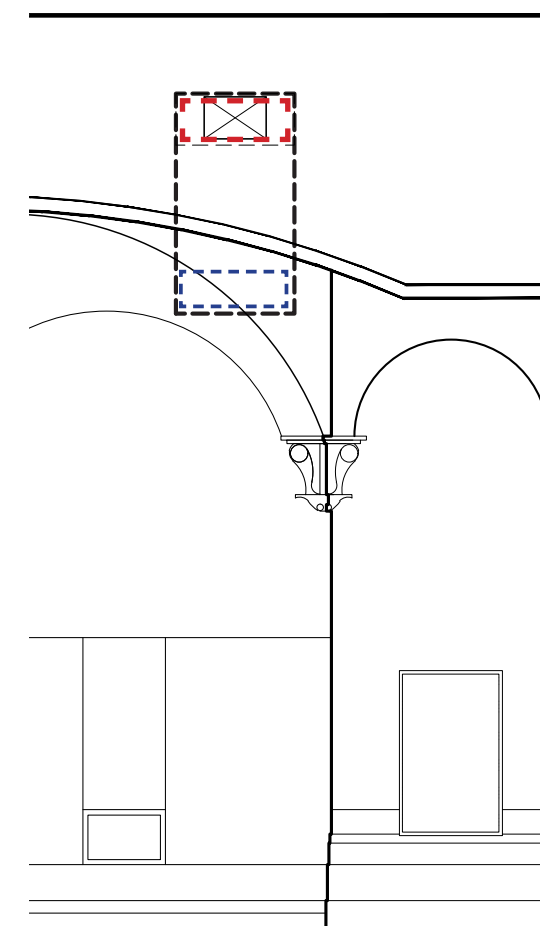
LOUVER AT BOTTOM
OF BLIND WINDOW



1. 4TH FLOOR - DANCE STUDIO

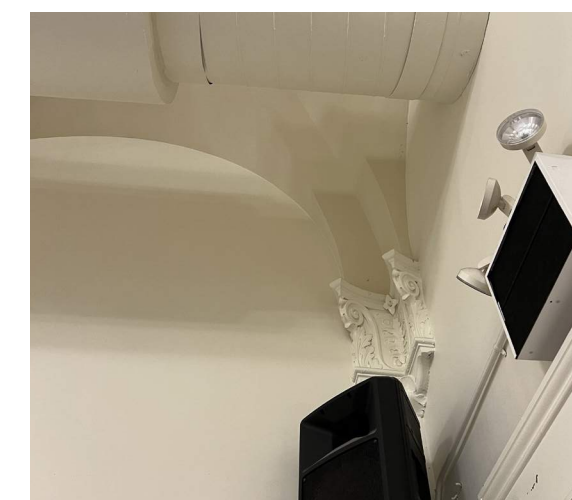


2. 5TH FLOOR - DANCE STUDIO

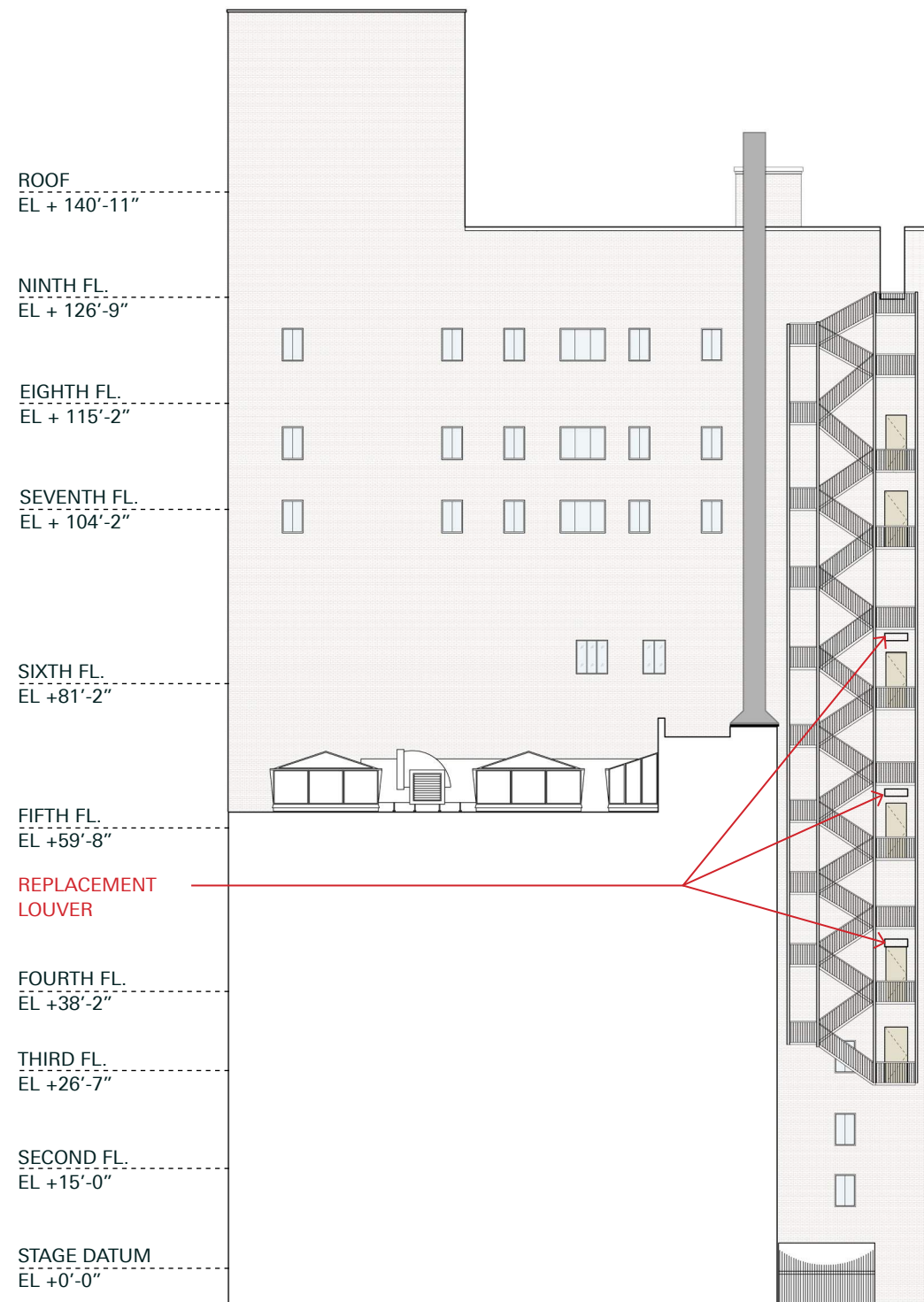


3. 6TH FLOOR - DANCE STUDIO

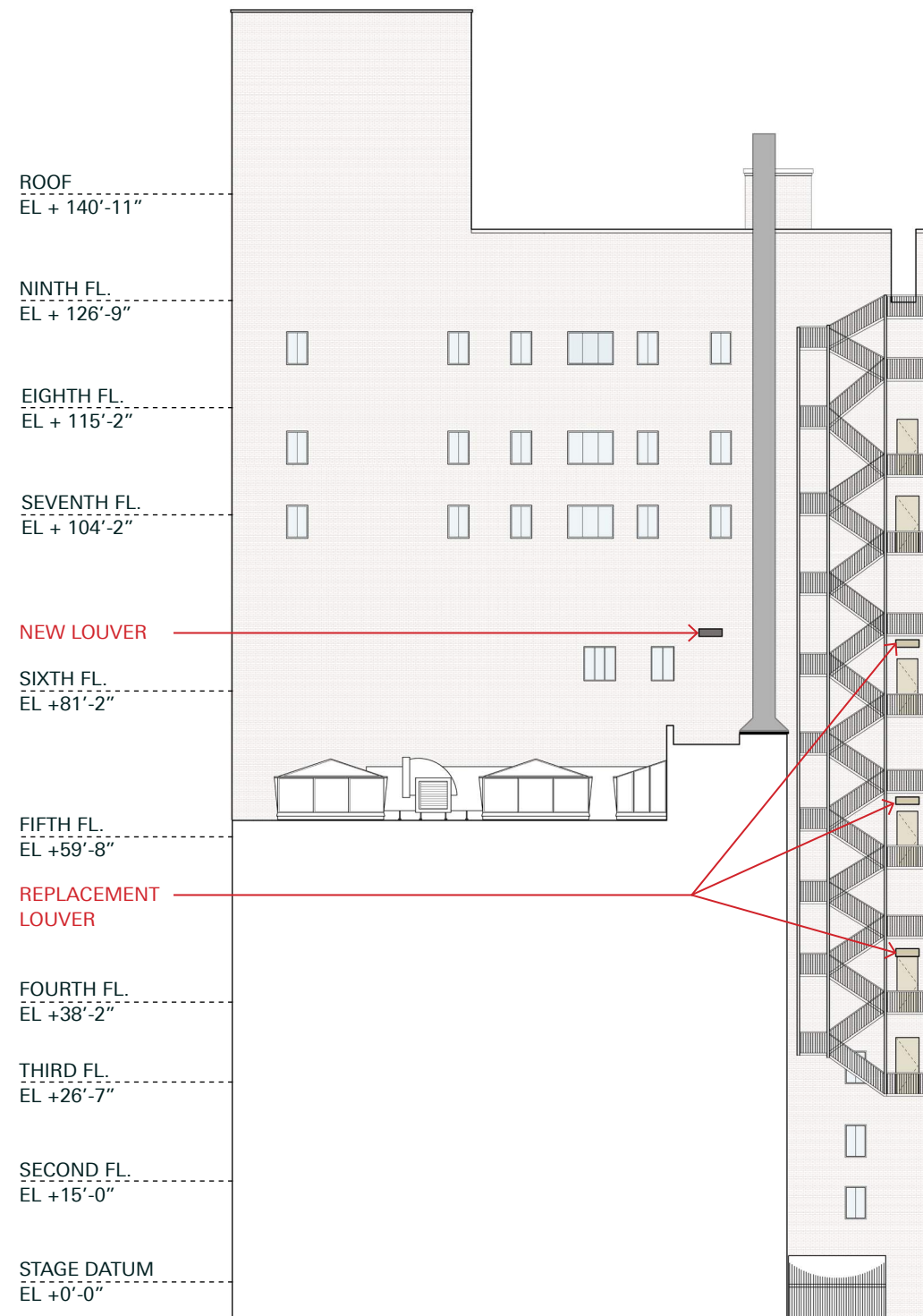
LOCATING THE NEW FRESH AIR INTAKE LOUVERS AT THE SOUTH FACADE WOULD REQUIRE ADDITIONAL DISRUPTION TO THE INTERIOR OF THE DANCE STUDIOS INCLUDING DECORATIVE FINISHES AND INTERIOR MASONRY WALLS.



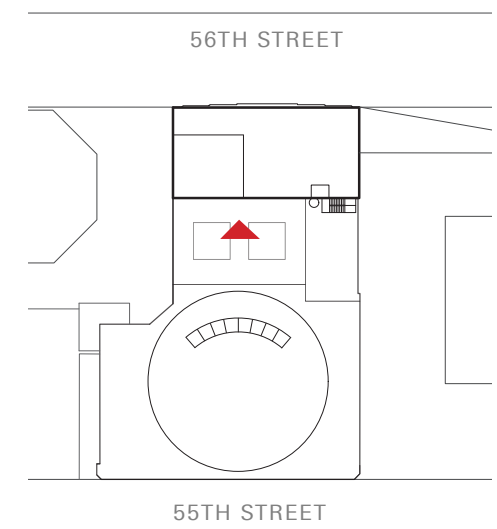
SECONDARY
FACADE PROPOSED
LOUVER COLOR:
RAL 8014
SEPIA BROWN



EXISTING SOUTH ELEVATION



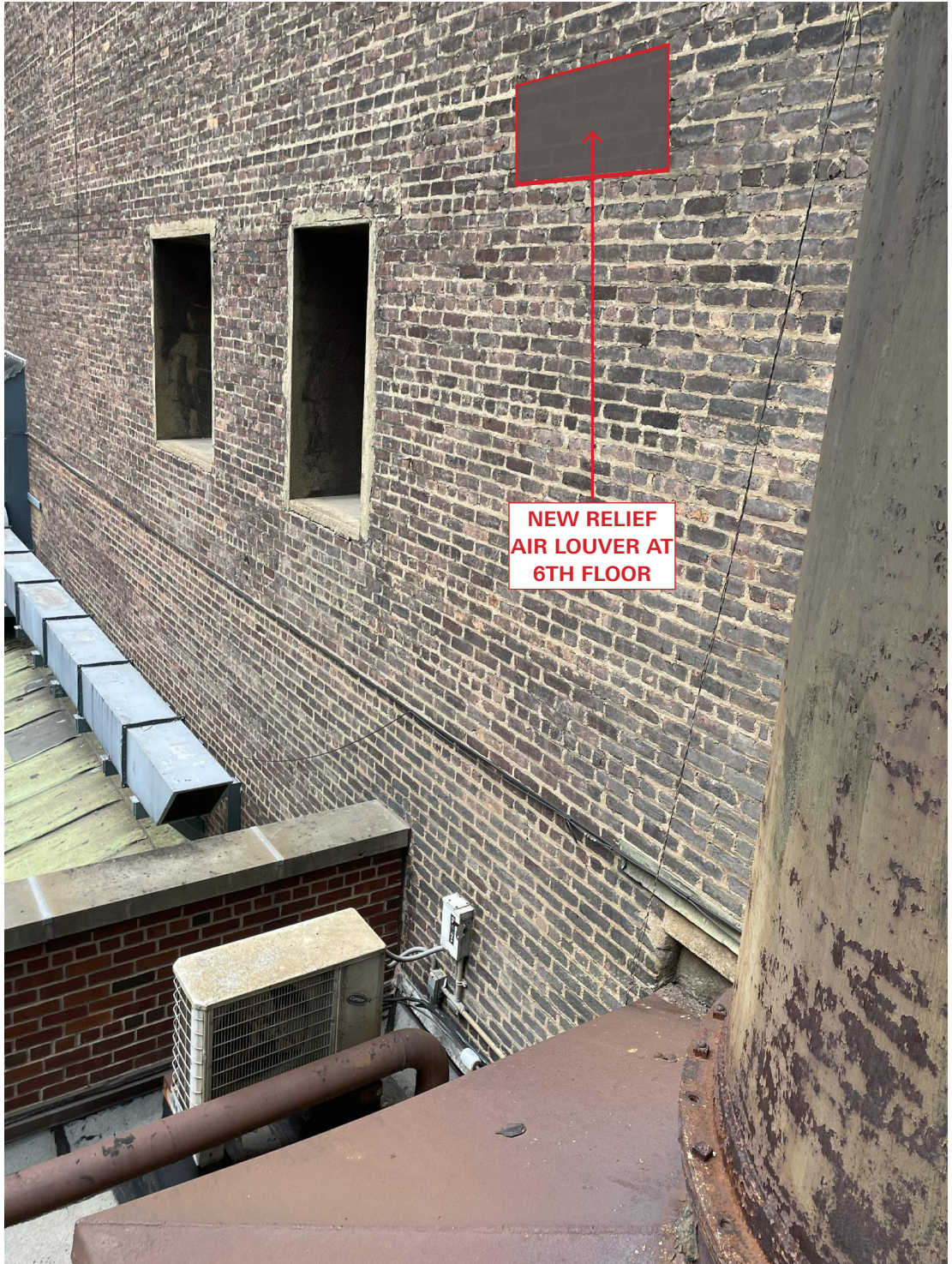
PROPOSED SOUTH ELEVATION



KEY PLAN

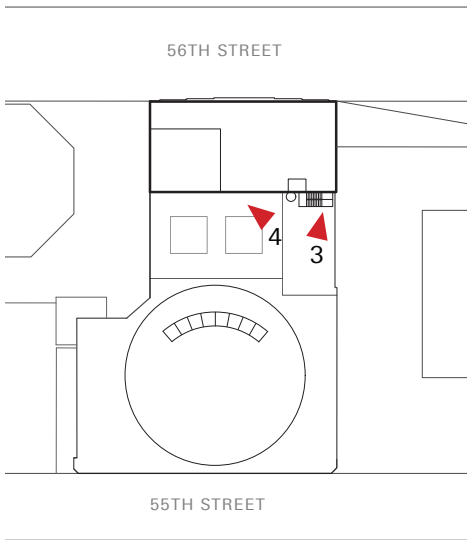


3. SOUTH FACADE - EXISTING LOUVER



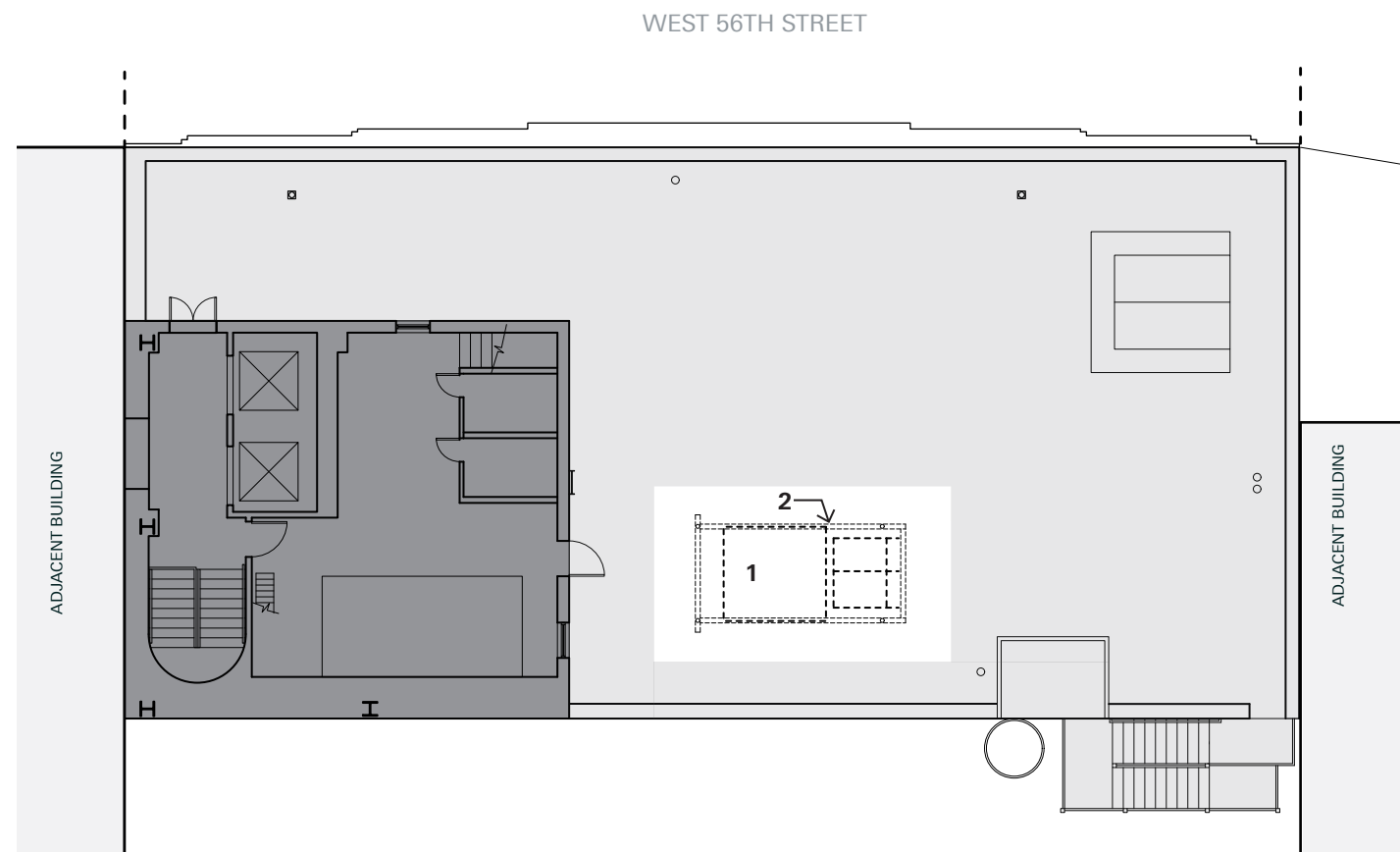
4. SOUTH FACADE - EXISTING WINDOWS ON 6TH FLOOR

SECONDARY
FACADE PROPOSED
LOUVER COLOR:
RAL 8014
SEPIA BROWN



KEY PLAN





EXISTING ROOF PLAN

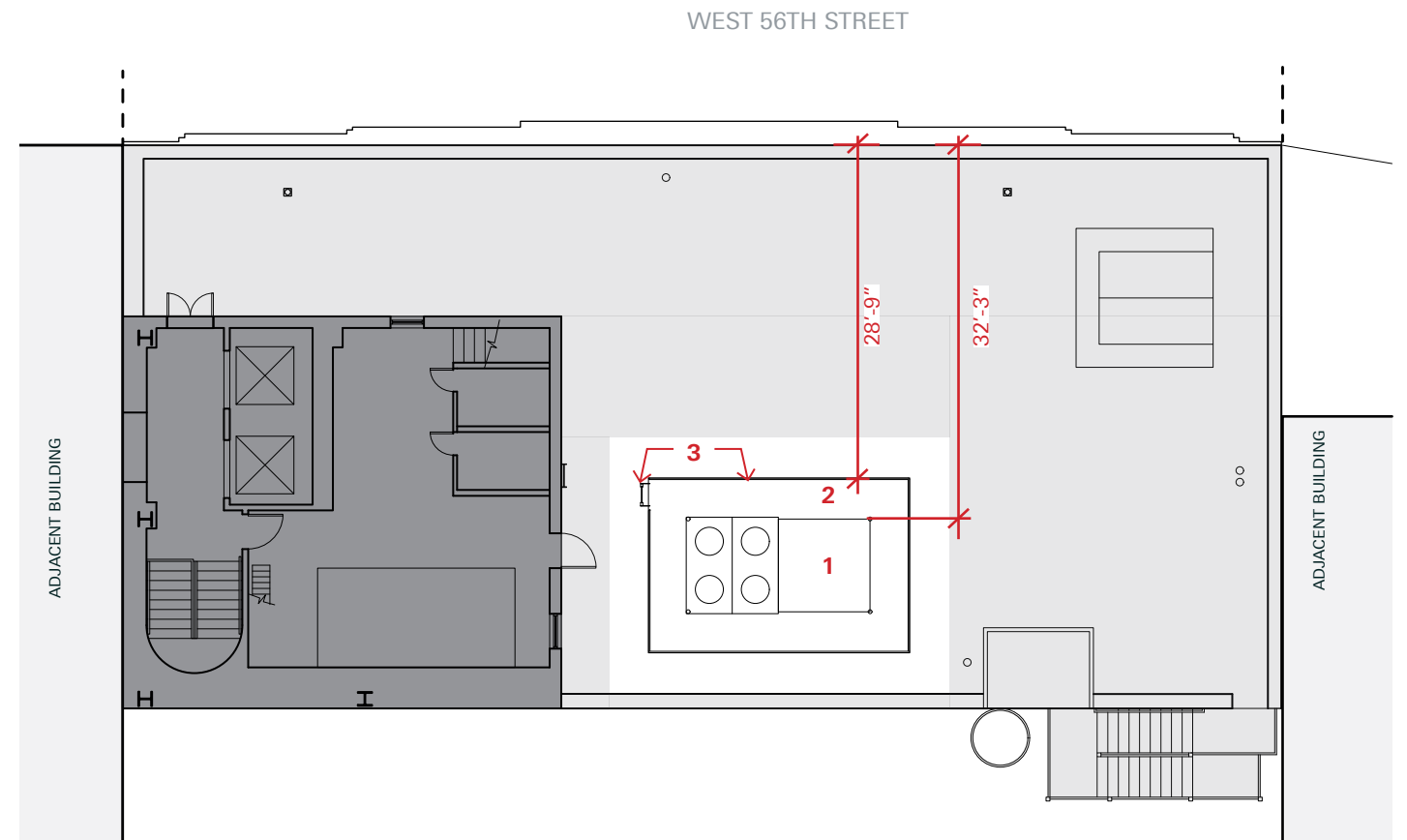
0' 5' 10' 20'



Legend

1. EXISTING ROOFTOP CHILLER TO BE REMOVED
2. EXISTING DUNNAGE BEAMS TO BE REPLACED

Area Not In Scope



PROPOSED ROOF PLAN

0' 5' 10' 20'

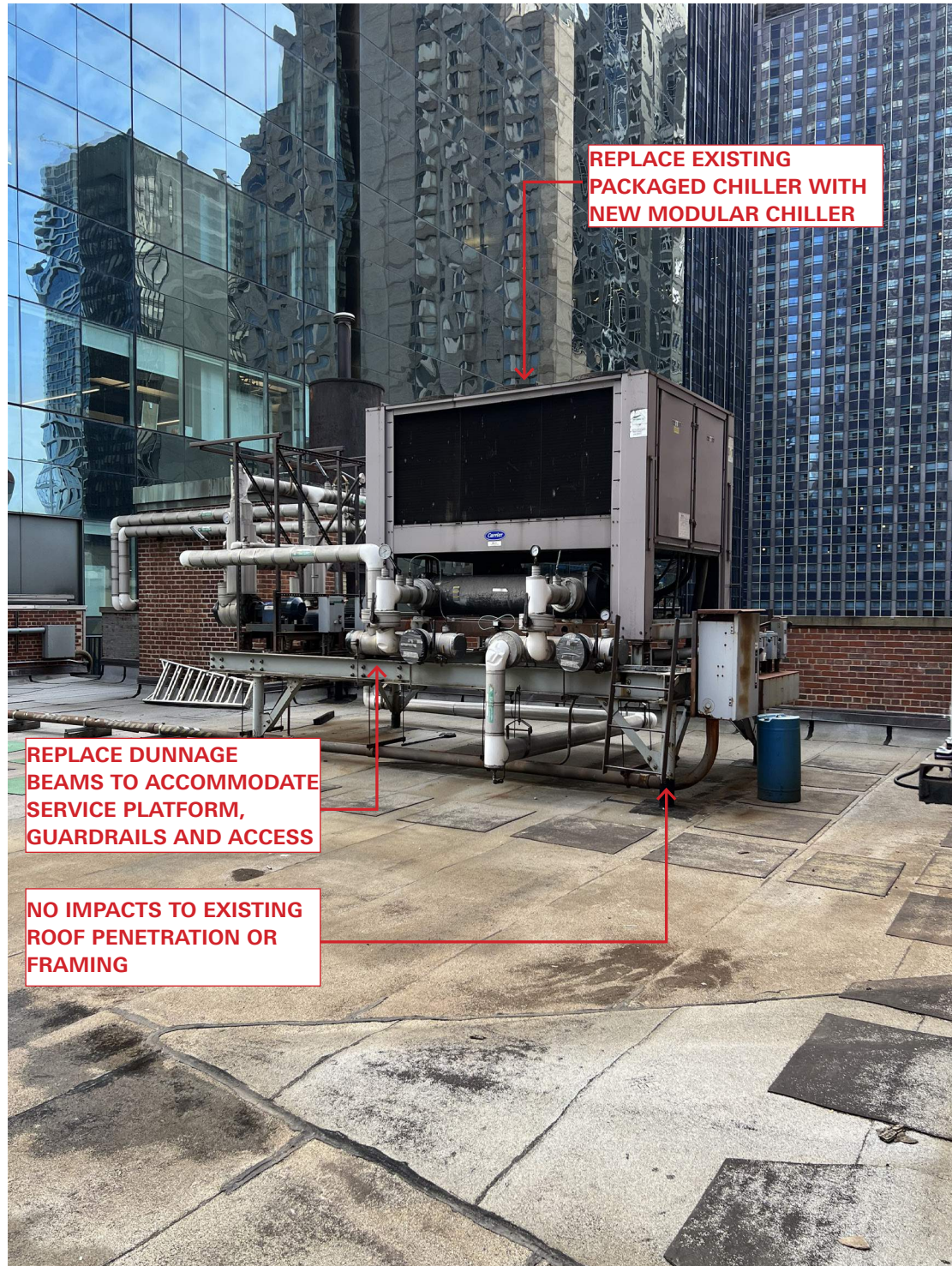


PROPOSED MODULAR CHILLER AND PUMP PACKAGE IS THE SAME HEIGHT AND FOOTPRINT OF THE EXISTING PACKAGED CHILLER AND PUMP SUPPORTS

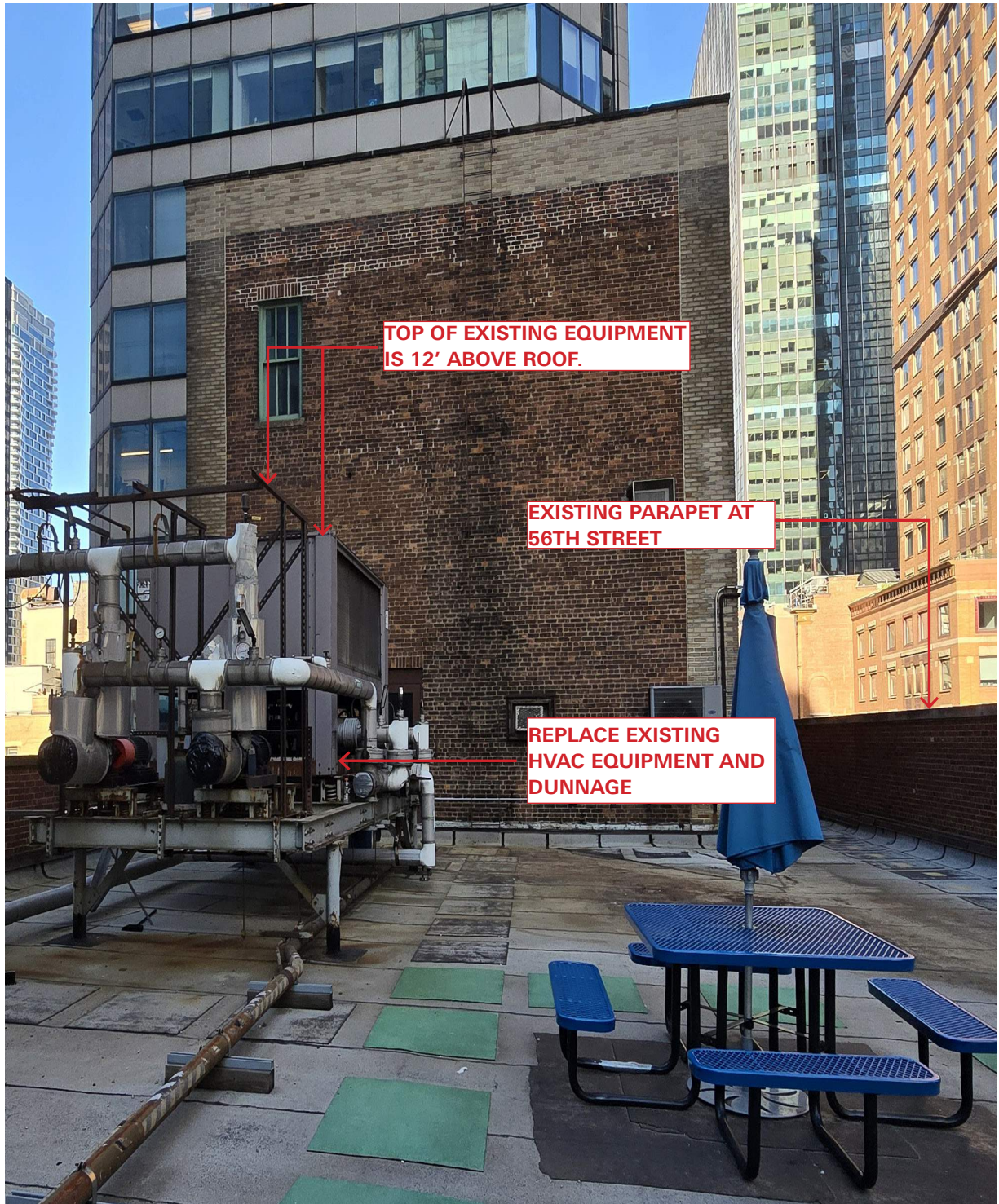
Legend

1. NEW ROOFTOP CHILLER
2. SERVICE PLATFORM FOR HVAC EQUIPMENT ON DUNNAGE
3. GUARDRAIL AND ACCESS LADDER

Area Not In Scope

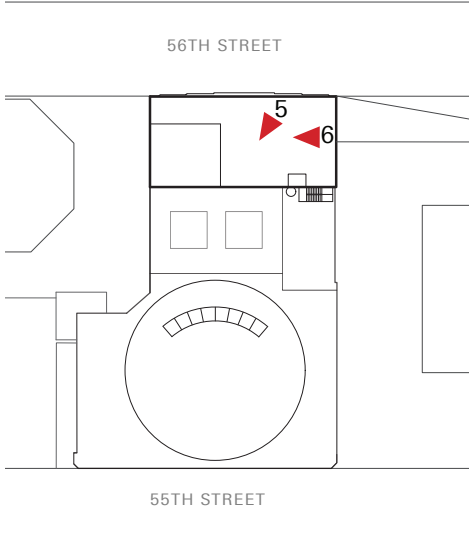


5. ROOF - EXISTING MECHANICAL UNIT ON EXISTING DUNNAGE



6. ROOF - BULKHEAD

PROPOSED MODULAR CHILLER AND PUMP PACKAGE IS THE SAME HEIGHT AND FOOTPRINT OF THE EXISTING PACKAGED CHILLER AND PUMP SUPPORTS



KEY PLAN





7. VIEW FROM 56TH STREET AND 7TH AVENUE - NORTHEAST CORNER



8. VIEW FROM 56TH STREET AND 6TH AVENUE - NORTHWEST CORNER

PROPOSED MODULAR CHILLER AND PUMP PACKAGE IS THE SAME HEIGHT AND FOOTPRINT OF THE EXISTING PACKAGED CHILLER AND PUMP SUPPORTS

