



LENOX HILL HOSPITAL - CENTER FOR COMPREHENSIVE CARE

Landmarks Preservation Commission Submission

June 9, 2011

Volume 1

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The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North New York NY 10007 (212) 669-7700 Fax (212) 669-7960

http://nyc.gov/landmarks



Rev 04/10

APPLICATION FORM

FOR WORK ON DESIGNATED PROPERTIES

This application will not be deemed complete until it is so certified by the Landmarks Preservation Commission. An application consists of an application form and the materials necessary to describe the project fully. If being submitted in response to a **Warning Letter** or **Notice of Violation**, please enter the number below. Please print or type all items. If not applicable, mark N.A.

Staff Use Only		
LPC Docket #	Date Received	Staff
<input type="checkbox"/> PMW <input type="checkbox"/> CNE <input type="checkbox"/> COFA <input type="checkbox"/> REPORT <input type="checkbox"/>		
Action	OTHER	Work Type

Designated Property:

20 Seventh Avenue

Address			Floor or Apartment #
Manhattan	617	55	C2-6 & C1-6
Borough	Block	Lot	Zoning

Warning Letter/NOV # (if applicable): NA

Description of Work (check all that apply):

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Interior Alterations | <input type="checkbox"/> Rooftop or Rear Yard Addition; Visible? <input type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Sidewalk or Street Paving |
| <input checked="" type="checkbox"/> Restoration Work | <input checked="" type="checkbox"/> Awnings/ Signage/ Lighting | <input type="checkbox"/> Barrier-Free Access |
| <input checked="" type="checkbox"/> Replace Window(s) or Door(s) | <input type="checkbox"/> New Building | <input type="checkbox"/> Sidewalk Café |
| <input type="checkbox"/> Thru-wall, Thru-window Air Conditioning Equipment | <input type="checkbox"/> Storefronts | <input type="checkbox"/> Temporary Installations |
| <input checked="" type="checkbox"/> Rooftop or Rear Yard HVAC | <input checked="" type="checkbox"/> New Window or Door Opening(s) | <input type="checkbox"/> Other: |

Are you applying to any of the following? Buildings Department City Planning Commission Board of Standards & Appeals

Tenant/ Lessee/ Co-Op Shareholder:

Not Applicable

Name, Title and Firm (if applicable)

Address _____ City, State, Zip Code _____

Phone (Day) _____ Fax _____ E-mail address _____

Architect/Engineer/ Contractor (if applicable):

Francis Gunther, AIA, Principal and Director, Perkins Eastman Architects P.C.

Name, Title and Firm (if applicable)

115 Fifth Avenue New York, New York 10003

Address _____ City, State, Zip Code _____

(212) 353-7205 (212) 353-7676 f.gunther@perkinseastman.com

Phone (Day) _____ Fax _____ E-mail address _____

Person Filing Application (e.g., Expeditor, Attorney, Managing Agent, etc.):

Maurice LaBonne, Senior Vice President Facilities Services, North Shore LIJ Health Systems

Name, Title and Firm (if applicable)

600 Community Drive, Suite 202 Manhasset, NY 11030

Address _____ City, State, Zip Code _____

(516) 734-3030 (516) 706-1303 mlabonne@nshs.edu

Phone (Day) _____ Fax _____ E-mail address _____

I am the owner of the above-listed property. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete, to the best of my knowledge.

Owner:

For applications for work on or in a cooperative or condominium building, the "owner" is the Co-op Board or Condominium Association. An officer of the Co-op Board or Condominium Association must sign this application. Please consult the Instructions for Filing for additional information.

Mark E. Toney, Chief Restructuring Officer, on behalf of: 212-356-4880

Owner's Name and Title (please type or print) _____ Phone (Day) _____

Saint Vincents Catholic Medical Centers of New York mtoney@svcmcnyc.org

Company, Corporation, Organization (if applicable) _____ E-mail address _____

450 W 33rd Street, 12th Floor New York, NY 10001

Address _____ City, State, Zip Code _____

Signature: Mark E. Toney 6-3-2011

Signature of Owner _____ Date _____

Note: Section 25-317 of the Administrative Code of the City of New York makes it a punishable offense to willfully make false statements on this application.

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North Shore LIJ Health System
Lenox Hill Hospital Center for Comprehensive Care

LANDMARKS PRESERVATION COMMISSION NARRATIVE

06/06/11

Lenox Hill Hospital, a division of North Shore LIJ Health System, proposes to establish a Center for Comprehensive Care medical facility within the existing National Maritime Building located at 30 Seventh Avenue, New York, NY, within the Greenwich Village Historic District. This facility will provide a hospital emergency room as well as diagnostic imaging, ambulatory surgery and physicians' practices.

This submittal describes how Lenox Hill Hospital proposes to rehabilitate the existing six story building, which had been originally designed in the mid twentieth century as a union hiring hall into a twenty-first century health care facility.

The existing building will not be enlarged. Program components will be accommodated within the current structure, with plan adjustments at the first floor entrances and the placement of rooftop mechanical equipment.

Exterior façade

It is proposed to restore the façade to its originally designed condition; namely, finished concrete painted white. The primary facades were constructed of precast concrete; the prominent north/south shear wall is cast in place concrete; the south façade west of the shear wall and the roof top feature elements were constructed of concrete block. A paint/elastomeric finish had been applied on top of all three substrates. Several years after construction had been completed ceramic tile was applied over the concrete. This ceramic tile has deteriorated over time and exhibits discoloring, spalling and mismatched patching. It is now proposed to remove the tile, restore the substrate and apply a new paint/elastomeric finish that will match the original.

Glazing

The curved first floor façade is finished in 12" x 12" glass block. Both the glass block and its structural supports have deteriorated over time. It is now proposed to replace this with new glass block of the same dimensions. At the north façade it is proposed to extend the curved wall in a straight line, from the tangent point closest to W 13 Street to the new ambulatory car entrance, employing a complementary glazed material.

The fourth and fifth floors, which are set back from the stepped precast panels, are enclosed with a continuous single glazing set into a steel frame. This system will be replaced in kind, employing double glazing set in aluminum frames of the same dimensions as the original. A "greenhouse like" lean-to had been added in recent years at the fourth floor terrace of the south façade, west of the shear wall. It is now proposed to remove this assembly and return to the original design.

Entrances

To accommodate the emergency and ambulatory medical uses of the proposed renovated building, it is proposed to make necessary modifications to the first floor entrances. The existing main entrance, centered on the Seventh Avenue façade will be converted to a walk-in entrance for Emergency Department patients.

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It is proposed to add a glazed vestibule and cantilevered structural canopy extending to the curb line to protect and receive patients.

A new ambulance entrance is proposed for the W 12 Street (south) façade. The plan provides for a drive thru entrance, maximizing patient delivery and removing this traffic from the sidewalk and street. In order to accomplish this, it is proposed to reduce the grade level floor plan and to open a small portion of the overhanging façade above the driveway.

A new entrance is proposed at the W 13 Street (north) façade, serving patients arriving for ambulatory care. The plan increases the first floor plan in this area by extending the glazed façade wall parallel to the street, at the westernmost portion of the plan. This extension will be set back under the overhanging façade. A small canopy is proposed over this entrance. The parking entrance located at the western end of the south façade will be replaced with a recessed truck dock, shielded by an overhead door.

Roof top

On the existing sixth floor, the original Maritime Union executive offices occupy the western half of the roof area. It is proposed to retain this as well as the distinctive circular "turret" and sculptural barrel vaulted corridor. Necessary roof top mechanical equipment will be located atop this area and screening will be provided to shield the equipment from grade level sight lines. The highest point of the equipment and screening will be lower than that of the shear wall.

Site improvements

The "plaza" that extends from the indented first floor plan to the property line will be restored. Upgrades will include restoration of the granite clad curbing, replacement of the existing 7' high fence with a 2'-6" high fence resembling the original design, replacement of the gravel with a new pavement and replacement of existing soffit mounted security lights with wall washers set into the plaza paving. New sidewalk and accessible access will be provided to all three building entrances. New pylon type building signage will be located at the northeast and southeast corners of the property. In addition, new way-finding signage will be incorporated into the design of the entrances.

Chronology of changes at the National Maritime Union Building:

1961 – Commission

Albert Ledner was commissioned by the National Maritime Union to design the building.

1963 – Completion

Construction of building is completed as Joseph Curran Building National Maritime Union Headquarters.

1964 March – Occupancy

The NMU moves into the building.

1964 May 16 – Dedication

Official dedication of the building.

1966 - Ceramic tile facades

the original facade consisted of "...concrete panels finished with a white elastomeric coating. Today, the panels are faced with a 1-inch gloss white mosaic tile. In **1966** this ceramic tile was bonded to the

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concrete panels at the behest of union officials who wanted to eliminate the periodic cleaning and painting required to keep the panels white.”¹

1969 – Greenwich Village Historic District

Designation of historic district.

1973 – Sale to St. Vincent’s

Building is sold by MNU to Saint Vincent’s Catholic Medical Centers. Building is renamed the Edward & Theresa O’Toole Medical Services building.

1978 - Addition of 2nd floor

Date of addition of the 2nd floor over the former Hiring Hall is unknown as no dwgs. of the work have been found. It appears to have been no later than 1978:

1964 C of O	
Floor	Number of Persons Accommodated
1	2400
2	76
3	
4	175
5	175
6	80
1978 C of O	
Floor	Maximum Number of Persons Permitted
1	216
2	216
3	54
4	295
5	290
6	150

¹ Per June 25, 2007 “co.co.mo.mo fiche” on the Curran/O’Toole Building.

GREENWICH VILLAGE
HISTORIC DISTRICT
DESIGNATION REPORT

Volume 1

1969

PLEASE RETURN TO
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LANDMARKS PRESERVATION
COMMISSION

City of New York
John V. Lindsay, Mayor

Parks, Recreation and
Cultural Affairs Administration
August Heckscher, Administrator

Landmarks Preservation Commission
Harmon H. Goldstone, Chairman

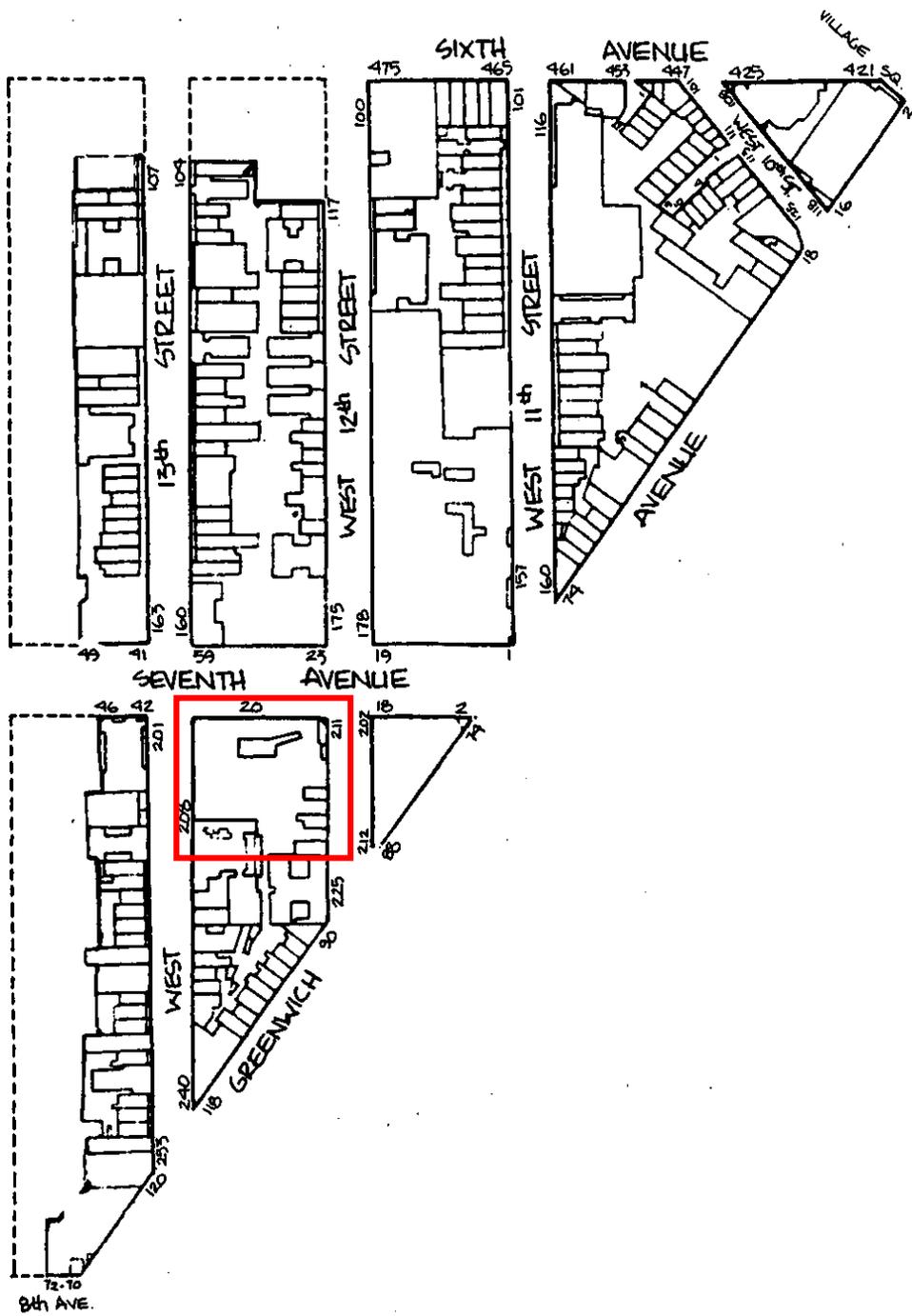
GREENWICH VILLAGE
HISTORIC DISTRICT
DESIGNATION REPORT

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GREENWICH VILLAGE
HISTORIC DISTRICT

Area 5



AREA 5

SEVENTH AVENUE East Side (Betw. West 12th & West 13th Sts.)

#23-35 cont. neighborhood in which they were built as did so many of the large apartment houses on Fifth Avenue. Unbridled construction, free of architectural controls such as those which would be exercised in an Historic District, annihilates whole sections of an otherwise charming neighborhood.

#37-39 This six-story apartment house, built in 1924 for the Benpat Realty Corp., was designed by Charles Kreymborg & Son. Built of brick, with a rusticated brick first floor, it displays a richly treated sixth floor executed in terra cotta. A diapered background pattern sets off arched windows framed in terra cotta in the Italian Renaissance style of the Eclectic period. A shallow cornice, carried on closely spaced brackets, crowns this floor effectively. The arched front door (No. 162 West Thirteenth Street) is enframed with a rectangular stone frame rusticated and bearing an escutcheon centered above the doorway.

SEVENTH AVENUE East Side (Betw. West 13th & West 14th Sts.)

#41-49 Rising to a height of twenty stories, this corner apartment house of brick with metal sash dominates and defies its surroundings in much the same way that Nos. 23-35 Seventh Avenue does to the south of it. It also has stores along the Avenue and is entered off the side street (No. 163 West Thirteenth Street). It was built in 1962-63 and is called "The Cambridge." A miscellaneous assortment of window sizes and types, varying from singles to triples and corner windows, provides the principal interest to this otherwise severe design. Wall breaks and setbacks at the upper floors help to emphasize some verticality to offset the horizontality of the windows but, again, this building defies both the scale and architectural quality of its neighbors on the side street. Careful design, using materials and details intended to harmonize with the neighboring buildings in the side street, might have produced an entirely different result and one which would have brought harmony rather than discord into the area. The painter Stuart Davis lived in a house on this site (No. 43) during the Nineteen-forties.

(The north end of this block is outside the bounds of the Historic District.)

SEVENTH AVENUE West Side (Betw. West 14th & West 13th Sts.)

(The north end of this block is outside the bounds of the Historic District.)

#42-46 The Metropolitan-Duane Methodist Church, erected in 1931, occupies this corner site where three houses once stood. The church is a Gothic structure, designed by Louis E. Jallade. Like St. Thomas on Fifth Avenue, it has a corner tower with the nave adjoining it and extending back along West Thirteen Street (Nos. 201-203). The front end of the nave has a gable expressing the roof, and features a high Gothic arch, divided into three windows, echoed in the triple portal below. The south side of the nave exposed to view, displays a row of stepped buttresses and a shallow clerestory. The tower rises sheer with the wide corner buttresses and culminates in an open belfry, consisting of Gothic arches with mullioned subdivisions carried down below the openings into the body of the tower.

The original Duane Street Methodist Church was founded in 1797 on Duane Street, moving in 1863 to No. 294 Hudson Street. In 1896 the Metropolitan Temple, housed in a very elaborate building, stood at Nos. 48-58 Seventh Avenue.

SEVENTH AVENUE West Side (Betw. West 13th & West 12th Sts.)

#36 (#20-40) The large five-story building of the National Maritime Union of America is a striking contemporary structure. Erected in 1962-63 from plans by Arthur A. Schiller and Albert Ledner, it serves both as National Headquarters and as its Port of New York office. The main portion of this building fronting on the Avenue is a glistening white, built above two curving glass-block walls. It has two overhangs at

SEVENTH AVENUE West Side (Betw. West 13th & West 12th Sts.)#36
(#20-40)
cont.

the top floors which are dramatized by their scalloped edge profiles. These overhangs produce an interesting play of light and shade. The rectangularized pattern of the jointing of the stone veneer lends a new dimension to the building, making us double aware of the various wall planes. Bubble shaped covers of plexiglas serve to display ship models around the base; outside the glass block walls. Behind this main mass a six-story section rises up, extending through from street to street. On West Twelfth Street it runs from Nos. 211 to 219.

Facing Seventh Avenue between West Twelfth and West Thirteenth Streets, on the site of the National Maritime Building, once stood "Cottage Row," an interesting group of eleven small houses unified by wood porches, dating from the mid-Nineteenth Century. This was much the same design concept as "Rhineland Gardens" which stood on the site of P.S. 41 on West Eleventh Street. The most interesting thing about this row was that although they were not expensive houses, they achieved a certain degree of elegance by their communal treatment. The design of the row was enhanced by the fact that the three central units and the end units were pulled slightly forward, lending additional interest. The houses had deep front yards and the porches, which extended full height, had railings which were ornamented with an unusual figure "8" pattern constructed of wood. This group of buildings, so promising and attractive when new, represents one of the saddest cases of gradual and needless deterioration. A series of photographs, taken over the years, bears witness to their gradual abandonment, resulting in their final demolition.

SEVENTH AVENUE West Side (Betw. West 12th St. & Greenwich Ave.)#2
(#2-18)

Loew's Sheridan Theatre occupies the triangular site bounded by Greenwich Avenue (Nos. 74-88), West Twelfth Street (Nos. 200-212) and Seventh Avenue. The truncated prow of this building, between Greenwich and Seventh Avenues, is the main entrance; the rest of the building consists of high, blank, brick walls. At this corner a classical treatment, with rusticated pilasters and full entablature, has been largely hidden by an enormous theatre marquee. The only other adornment of the Seventh Avenue front consists of a high, narrow bay flanked by brick pilasters and crowned with a pediment at the northern end of the wall. This theatre was built for the Sheridan Realty Corporation by Paul C. Reilly and Douglas P. Hall, architects, in 1920-21.

SIXTH AVENUE (Between West 8th & West 12th Streets)

Passing along Sixth Avenue, renamed Avenue of the Americas in 1945, one enters the Historic District at West Fourth Street and leaves the District at West Twelfth Street. Along the route is the picturesque Jefferson Market Courthouse at West Tenth Street, now a library, and the towering Women's House of Detention adjoining it to the south. With its clocktower, gables, ornament and stained glass windows, and multitude of High Victorian Gothic details, the Jefferson Market Courthouse, tailor-made for its site, is a landmark in the best sense of the word.

This section of Sixth Avenue still serves its traditional purpose: a "market place," a commercial street for the neighborhood. From the late Eighteen-thirties on, it was the Market, Courthouse and Jail site--and a shopping center. Most of the early houses remaining here were built originally as residences with shops underneath.

Other less readily noticeable features of the Avenue are the entrance to Milligan Place, also on the west side of the Avenue between West Tenth and Eleventh Streets, a charming retreat, a little courtyard of old houses set apart from the hurly burly of everyday traffic.

On the east side, only the Charles Restaurant, occupying a handsome turn of the century loft building, and Bigelow's Pharmacy, a late Romanesque Revival building of the Eighteen-nineties, attract particular attention.

The elevated railroad, which invaded Sixth Avenue in 1878, had cars



Monday, March 14, 2011

Mr. Charles S. Maggio, AIA, NCARB

Senior Vice President & National Director, Healthcare Practice
Jones Lang LaSalle Americas, Inc.
601 Lexington Avenue
New York, NY 10022
phone +212.812.5892
fax +312.470.3960

Subject: O'Toole Building (Joseph Curran National Maritime Union [NMU] Building)

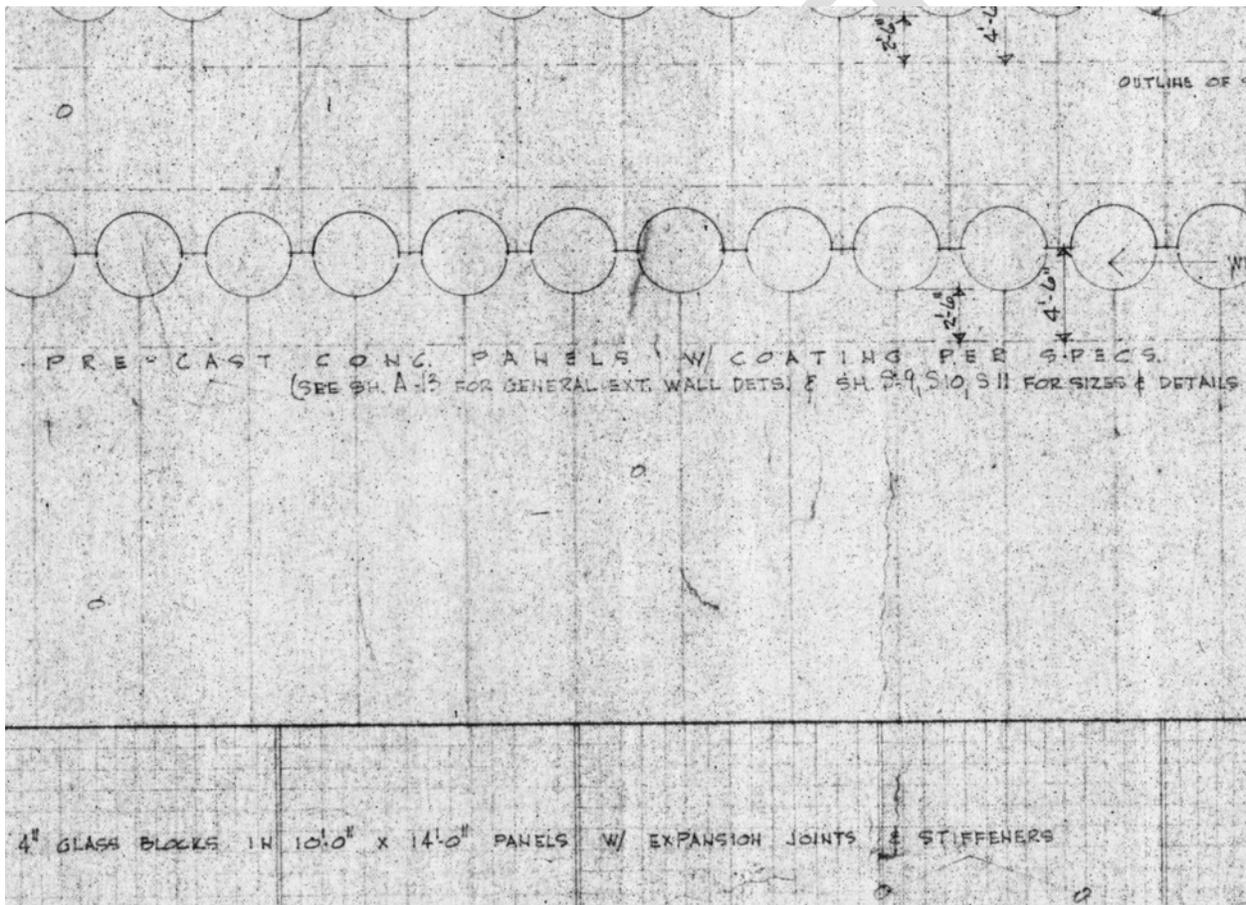
Re: Original Façade Surfacing and History

Dear Charles,

In our capacity as façade restoration consultant in the ongoing efforts to restore and revitalize the Curran / O'Toole Building, CANY is assisting the Project Architect, Perkins Eastman, in the preparation of building enclosure restoration documents. As befits a building with the architectural significance of Curran / O'Toole, we have brought our experience to bear in crafting a recommended restoration scope of work that will render the facades and roofs stable and watertight while respecting and preserving the building's historic appearance and finishes.

In researching the history of the façade design, construction and maintenance, it has become evident that the original intended aesthetic for the building was cast-in-place concrete. As a former student of Frank Lloyd Wright, the building's architect Albert Ledner (known for multiple NMU projects) originally conceived a cast-in place concrete structural shell for the building comprising rectilinear volumes tapering downward in an inverted ziggurat, a sort of squared-off Guggenheim Museum. Budget constraints necessitated a change to a more conventional steel-framed structure faced with architectural precast panels but the original aesthetic intent remained unchanged; the building was meant to be an unadorned geometric statement with curved grace-notes evoking portholes or waves – suitable to its original use by the NMU.

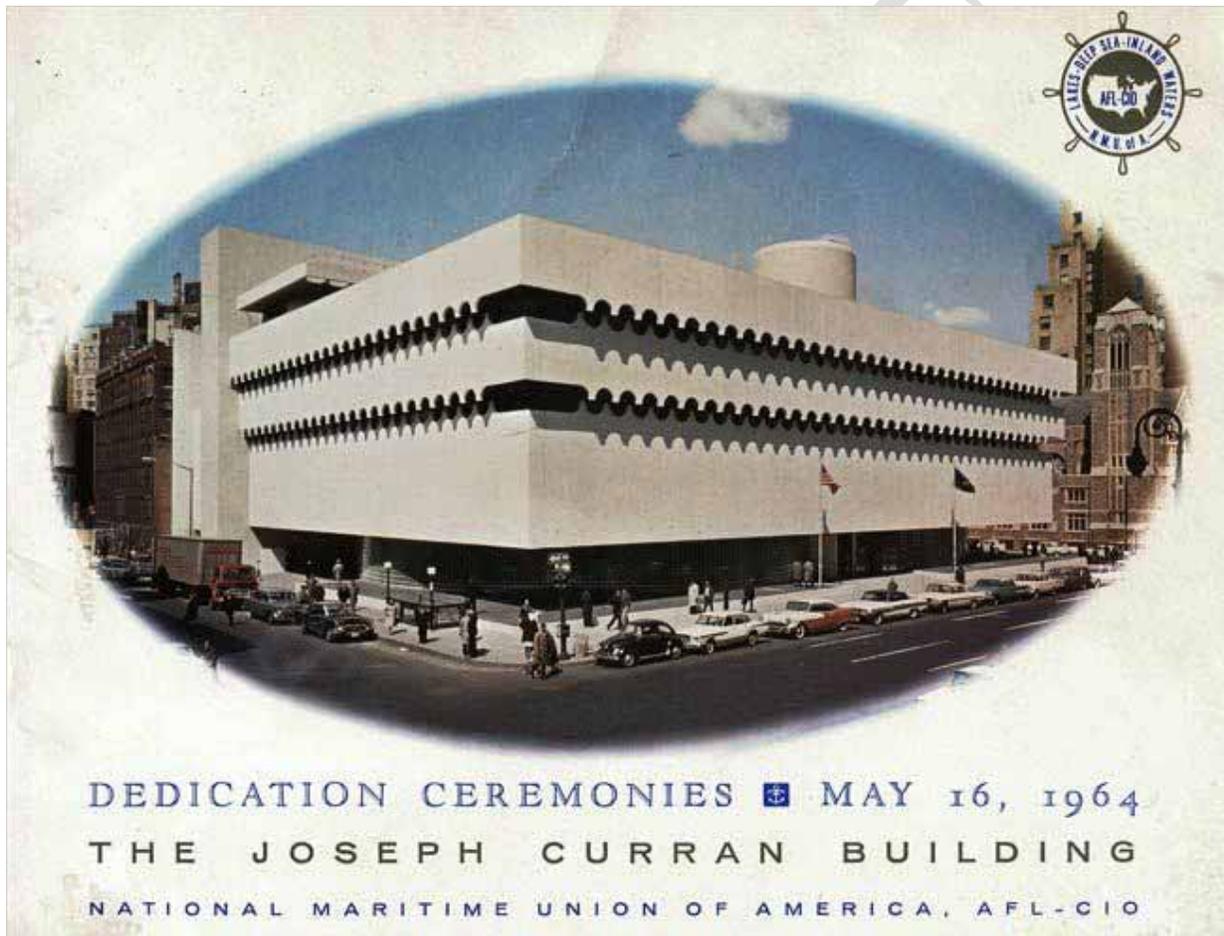
Original project elevation drawings dated 1961 include notations for “precast concrete panels with coating per specifications”. This surface treatment for the principal facades of the building is consistent with other notations for the west core area of the building, the west wing facades and the circular elevator bulkhead noting “poured concrete” or “cement plaster on concrete block” with “coating per specifications”.



ORIGINAL ELEVATION DRAWING FROM 1961 SHOWING “PRECAST CONCRETE PANELS W/ COATING PER SPECS”

CONTINUED ON NEXT PAGE

As can be ascertained from photographs taken at the time of the building's dedication in May of 1964, the facades were originally architectural precast concrete, cast-in-place concrete or cement plaster stucco over concrete block (depending on location) ; all were originally painted white.



1964 DEDICATION ANNOUNCEMENT WITH PHOTO SHOWING PAINTED ARCHITECTURAL PRECAST CONCRETE PANELS

CONTINUED ON NEXT PAGE

The historic record indicates that by 1966 it had become clear that maintaining a pristine white appearance in New York City's sooty environment would prove problematic and costly. An alternative finish that would preserve the building aesthetic but offer lower maintenance and a measure of "self-cleaning" was sought. The solution: 1" gloss-white ceramic tile was adhered to the façade. This tile became the exterior finish of the building's principal street facades and has remained so for almost 50 years.



LATE 1960'S PHOTOS SHOWING CERAMIC TILE IN PLACE AT THE STREET FACADES OF THE CURRAN BUILDING

CONTINUED ON NEXT PAGE

Freeze-thaw cycling and isolated concrete spalling has resulted in some damage and has necessitated areas of tile replacement, especially at the north elevation where shading inhibits evaporation. However, most of the tile is intact and in good condition. Limited probes have indicated that the 1964 tile, bonded in sheets with a fibrous-mesh backing was installed with a mortar-bed and can be cleanly removed; the underlying precast concrete appears in good condition with its original 1962 coating intact.



SAMPLE TILE REMOVAL SHOWING 1964 TILE WITH FIBER BACKING AND ADHESIVE MORTAR (ABOVE) AND LATER REPLACEMENT TILE (BELOW); THE ORIGINAL PAINT COATING OVER THE PRECAST CONCRETE SUBSTRATE IS INTACT.



I hope that this information is helpful in establishing the finish(es) appropriate to the renovation of this historically significant structure. Should you require further information, please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Jarrett Huddleston'. The signature is stylized with a long, sweeping horizontal stroke that ends in a small loop.

Jarrett Huddleston
Executive Director

V:\Projects\971 - The O'Toole Building\A - Site Survey and Report of Findings\Let OToole_FacadeHist_03-14-11.doc

DRAFT

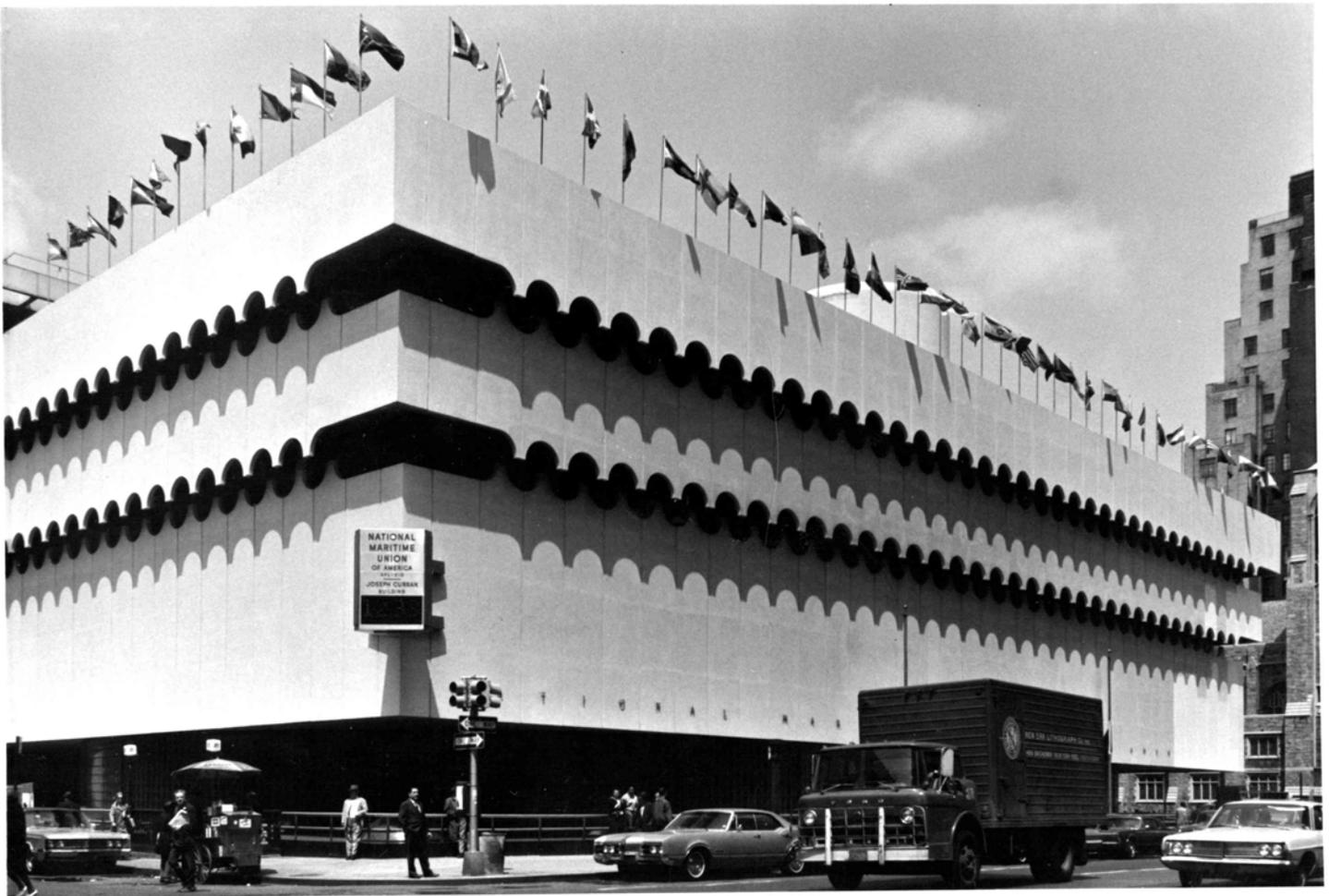


Consulting Associates of NY, Inc.
Building Enclosure Experts

March 29, 2011

**SUBJECT: Façade and Roof Investigation:
Photo Report
Maritime Building
37th Avenue**

**ATTN: Mr. Charles Maggio
Senior VP & National Director,
Healthcare Practice**



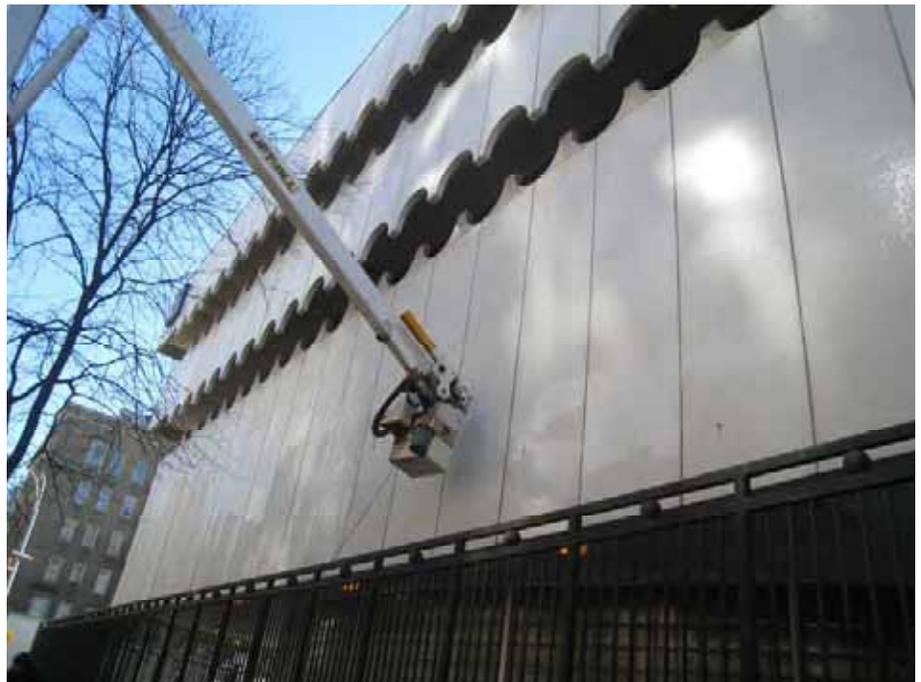
PART 1 - PHOTOGRAPHS

Photograph # 1:

Overview of North elevation at one of the up-close tile inspection locations

**Photograph # 2:**

Up-close investigation of the North Elevation.
Note: Large area of previously replaced tile. Replacement tiles are not the correct size.



Photograph # 3:

North Elevation:

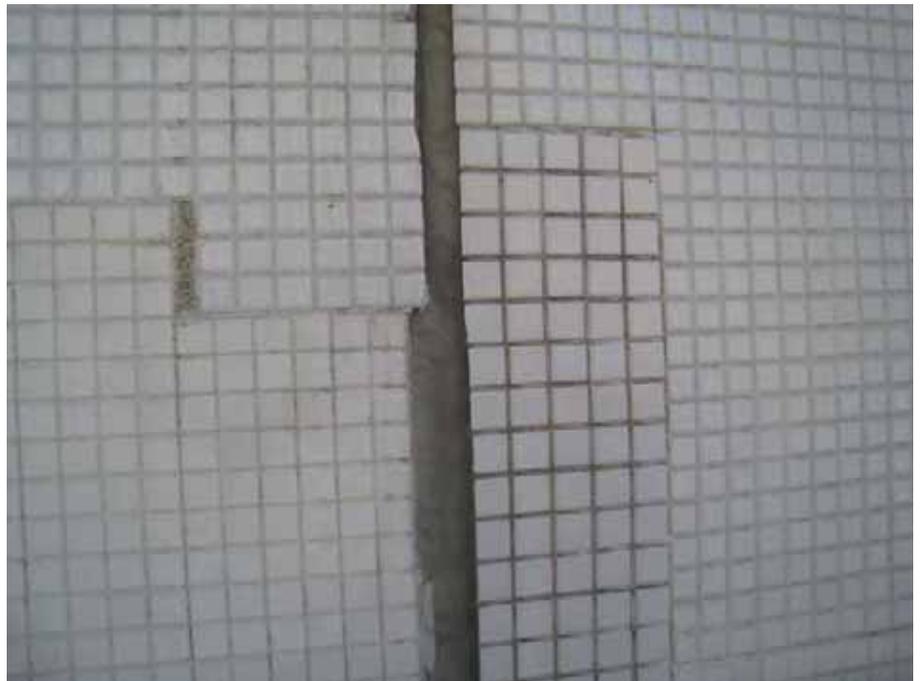
Tile removal performed to investigate the condition the of the pre-cast concrete panels.



Photograph # 4:

North Elevation:

Close up photo of mismatched tiles noted at various locations.



Photograph # 5:

East Elevation:

View of the underside of the pre-cast panel showing loose tiles.



Photograph # 6:

East Elevation:

Close up view of the poor condition of the underside of the precast panels.
Note: loose and missing tiles and deteriorated grout joints



Photograph # 7:

East Elevation:

Similar to above.



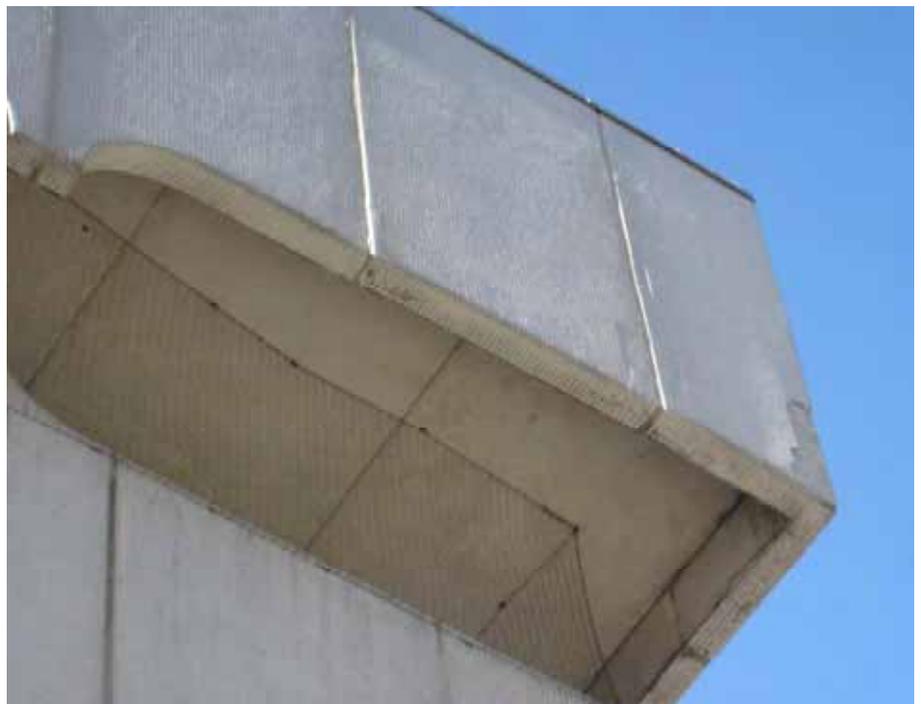
Photograph # 8:

East Elevation:

Areas of missing tiles noted on the North East corner.

Note: existing pigeon protection netting.

Excellent condition of the overhanging soffit noted at most locations



Photograph # 9:

East Elevation:

Loose tiles removed during the up-close investigation



Photograph # 10:

East Elevation:

Tile Removal performed with a small electric chipping gun. Tile removal was achieved quickly and with no disruption to the existing pre-cast concrete panels.



Photograph # 11:

Tile Probe:

Close up photo of pre-cast concrete substrate following the removal of the ceramic tile. The probe was performed at an area that had originally installed tile and latter replacement tiles.



Photograph # 12:

Loose tile and concrete was removed at multiple locations at the narrow points of the semi circles throughout the façade. Concrete failure is directly related the corrosion of the embedded steel reinforcing.



Photograph # 13:

North Elevation:

The parapets are capped with an aluminum coping at the main roof with the exception of the missing area noted here.



Photograph # 14:

South Elevation:

Very good condition of the inboard side of the main parapet walls with the exception of the failed coatings and isolated areas of minor concrete spalling



Photograph # 15 & 16:

Spalled Concrete related to the corrosion and expansion embedded rebar at 2 locations noted.



Photograph # 17 & 18:

Soffits:

The existing Soffit located at the base of the building are in good condition.



Photograph # 19 & 20 :

Soffits:

The existing soffits at the 4th & 5th floor balconies are in good condition with the exception of a few isolated penetrations made in the past to install conduit or plumbing for small air conditioner units



Photograph # 21 & 22:

Soffits:

Roof level soffits and stucco wall are cracked at some locations. Slightly more damage was noted at the roof level



Photograph # 23 & 24:

Turret:

Overview of the turret
This concrete structure has significant deterioration at the top edge transition to the flat roof.



Photograph # 25 :

West Elevation:

Overview of the cast-in Place concrete building core. Predominately in very good condition with isolated areas of spalling and cracked concrete



Photograph # 26:

East Elevation:

Overview of the Cast-on Place concrete building core in good condition.



Photograph # 27:

West Elevation Annex:

Overview of the 3rd and 5th
Floor balconies and the stucco
facades on the North Elevation.



Photograph # 28:

West Elevation Annex :

Poor condition of the stucco at
the North Elevation at the 2nd
floor roof.



Photograph # 29:

West Elevation:

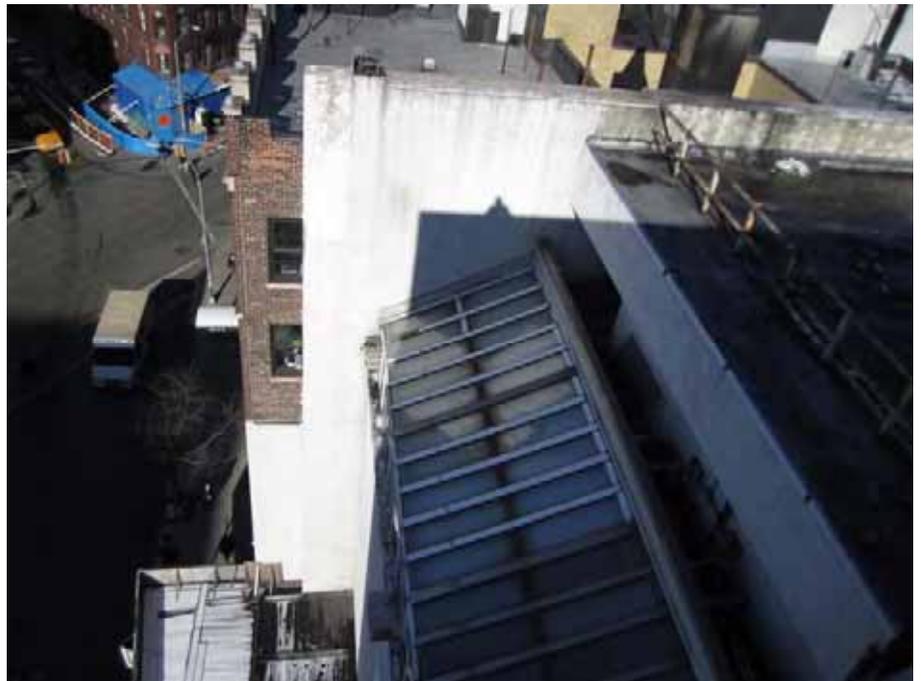
Marble cladding remains on a small section of the Western most walls at the north end.



Photograph # 30:

West Elevation Annex:

Showing damaged Concrete at the top of the western most wall of the building and the south facing skylight at the 5th Floor.



Photograph # 31:

West Elevation Annex Roofing:

5th Floor roof and railing and skylight.

Note: roof condition is typically poor throughout the building. Skylight is in serviceable condition



Photograph # 32:

West Elevation:

Setback roofs at the 3rd and 5th floor are in very poor condition



Photograph # 33:

Building Core Roof:

Typical of all the roofing systems, standing water, poor pitch to drain and overall deteriorated roofing systems that have exceeded their life expectancy.



Photograph # 34:

Building Core Roof:

Similar to above



Photograph # 35:

West Elevation:

Embedded steel ladder from the top of the building core to the 5th floor roof of the annex.



Photograph # 36:

South Elevation:

Typical overview of the main roof.

Note: numerous patches, standing water and deteriorated aluminum coating.



Photograph # 37 & 38:

Main Roof:

Similar to above.



Photograph # 39 & 40:

Main Roof.

Multiple Probes were performed to investigate the condition of the roofing assembly. All of the probes exposed trapped water and saturated insulation at all locations tested.



Photograph # 41:

Typical Roof Probe:

The existing roof assembly consists of an original multi-layer built roof system that has been re-covered with a perlite coverboard and 2 layers of smooth surfaced torch applied modified bitumen roofing.



Photograph # 42:

Base Flashing probes were performed to verify condition and assembly



Photograph # 43:

Roof Probes:

The average depth of the roof system is 2.5 – 3 inches.



Photograph # 44:

Roof Probes:

Typical base flashing probe, exposed the embedded steel clips that support the façade panels along the perimeter of the roof.



Photograph # 45:

Roof Probes:

Exposed steel clip and shims. Shims are stacked and welded, minor corrosion was noted. However the attachments appear sound, there has been no evidence of shifting, jacking or other irregular movement associated with the pre-cast concrete panels of the façade.



Photograph # 46:

Roof Probes:

Standing water was noted in the roof system at many of the roof probes.



Photograph # 47 & 48:

Roof Probes:

Completed patch following roofing investigation.





Tuesday, June 6th, 2011

Mr. Reinaldo Gutierrez, RA
Senior Associate
Perkins Eastman
115 Fifth Avenue
New York, NY 10003
T. 212.353.7331

Subject: Fenestration

Dear Mr. Gutierrez,

Typical Fourth and Fifth Floor Windows

The existing window system at the fourth and fifth floors of the Maritime Building are located within the loggia overhang / setback at each level and are recessed 4'0" from the parapet and 5'0" from the face of the soffit overhang. Because of the continuous scalloped parapet and soffit at each level, approximately the upper 1/3 of the glazing is visible from the exterior at each level. The typical assembly comprises painted cold-rolled steel framing with applied, mechanically-attached, painted steel glazing beads at the interior. Glazing is monolithic. Vision lites are fixed; there are no operable lites. The typical assembly measures 8'6" in height with a 7'0" vision lite over an 18" painted steel panel at the base. Typical steel framing mullions measure approximately 2 1/2" wide. Corners are butt-glazed with small stainless steel retention clips approximately 18" o.c. There are two painted steel-framed glass doors accessing each of the loggias at the west end of the north and south elevations.

The existing window assembly is thermally inefficient and in poor condition. The framing was assembled without incorporating a thermal break and external temperatures are transmitted directly to the interior due to the conductive nature of the steel framing. The monolithic glazing is similarly thermally inefficient providing little insulating value. Corrosion of the steel framing members and glazing beads is common, especially at the vision sill and base panel. Corrosion has resulted in some deformation of the steel framing components. The existing assembly should be replaced with a contemporary painted aluminum thermally broken assembly with insulated glass units. Framing would be painted with the appropriate historic paint color and would reproduce the appearance and sight-lines of the existing assembly. Doors and corner butt-glazing would similarly reproduce existing sight-lines and paint color (as applicable).

Glass Block

The first floor façade of the maritime building incorporates two curved segments of glass block wall running north and south from the building entrance on 7th Avenue and curving westward to enclose the principal interior space of the ground floor, originally the union halls. The glass block walls are set-back 10'0"-to-30'0" beneath the cantilevered



June 6, 2011

Page 2 of 2

overhang of the interstitial floor above. The typical glass block walls are approximately 10' in height constructed from 12" glass blocks approximately 4" deep. Glass block is laid-up in mortar in 14'0" panels separated by painted vertical steel framing members. The panels are captured top and bottom by curved painted steel track framing.

The existing glass block assembly is in poor condition with a large number of previous replacement blocks, most mismatched. There are a large number of fracture units, both original and replacements and a significant number of block retaining water and mold growth. Conditions indicate ongoing corrosion of the steel framing members with the resulting rust expansion exerting ongoing pressure on the glass and fracturing the units. Proper repair requires complete demolition and rebuilding with glass block, channel glass or faceted storefront matching the dimensions of the 4th and 5th floor window framing assembly as determined appropriate by LPC.

Sincerely yours,

A handwritten signature in blue ink that reads "Thomas Seminara". The signature is written in a cursive, flowing style.

Thomas Seminara
Vice President
Technical Management



April 14, 2011

REPORT #: Scope of Work Narrative **DATE:** April 14, 2011
 [Revised May 24, 2011 & June 6, 2011]

SUBJECT: Façade Repair, Window Re-
 placement and Roof Re-
 placement **PROJECT:** Maritime Building
 20 7th Ave
 New York, NY

OUTLINE SPECIFICATION - SCOPE OF WORK

PART 1 - Description of the Façade Repairs and Roof Replacement

Scope of Work

A. Street Elevations (North, East, South):

- 1. **Façade Repair:** Remove all of the existing tiles, repair damaged concrete substrate with a trowel applied patching mortar such as Cathedral Stone Jahn M90 patching mortar. Apply roller applied or spray applied masonry coating to provide a uniform finish. This option will provide the most uniform and historically accurate appearance with the least amount of future maintenance

B. Roofing & Related: All roofing assemblies are to have a minimum R-Value rating of 19.

- 1. **5th Floor Main Roof Replacement:** The existing roof is to be demolished, removing and disposing of all existing roofing material and insulation to expose the structural deck. A temporary roof is to be installed following demolition to keep a watertight system at all times. Installation of firestone Rubbergard Ecowhite EPDM fully adhered roof system with a 15 year NDL warranty.
- 2. **Building Core Roof:** The existing roof is to be demolished, removing and disposing of all existing roofing material and insulation to expose the structural deck. A temporary roof is to be installed following demolition to keep a watertight system at all times. Installation of firestone Rubbergard Ecowhite EPDM fully adhered roof system with a 15 year NDL warranty.
- 3. **Setback Roof replacement**
 - a. **6th Floor:** The existing roof is to be demolished, removing and disposing of all existing roofing material and insulation to expose the structural deck. A temporary roof is to be installed following demolition to keep a watertight system at all times. Installation of firestone Rubbergard Ecowhite EPDM fully adhered roof system with a 15 year NDL warranty.
 - b. **5th Floor:** The existing roof is to be demolished, removing and disposing of all existing roofing material and insulation to expose the structural deck. A temporary roof is to be installed following demolition to keep a watertight

system at all times. Installation of firestone Rubbergard Ecowhite EPDM fully adhered roof system with a 15 year NDL warranty.

- c. **2nd Floor:** The existing roof is to be demolished, removing and disposing of all existing roofing material and insulation to expose the structural deck. A temporary roof is to be installed following demolition to keep a watertight system at all times. Installation of firestone Rubbergard Ecowhite EPDM fully adhered roof system with a 15 year NDL warranty
4. **Turret Waterproofing:** Remove all loose and spalling concrete from the structure. Patch as required to obtain a smooth consistent surface replicating the original profiles. Install a monolithic membrane such as Kemper BR. Patching more is to be Cathedral Stone Jahn M90
5. **Skylight Replacement at turret roof:** Including removal and disposal of existing skylights at this location. Furnish and install new aluminum framed thermally broken skylights with insulated glass.
6. **Window Wall Replacement at 4th and 5th Floor Inverse balconies:** Including removal of existing windows and installation of new aluminum framed thermally broken insulated glass wall system with similar site lines, dimensions and spacing as existing.

END OF REPORT



EXISTING CERAMIC TILE FACADE FINISH



COLORED ELASTOMERIC COATING ON MORTAR SUBSTRATE



BLACK GRANITE

Vue® Glass Block Pattern

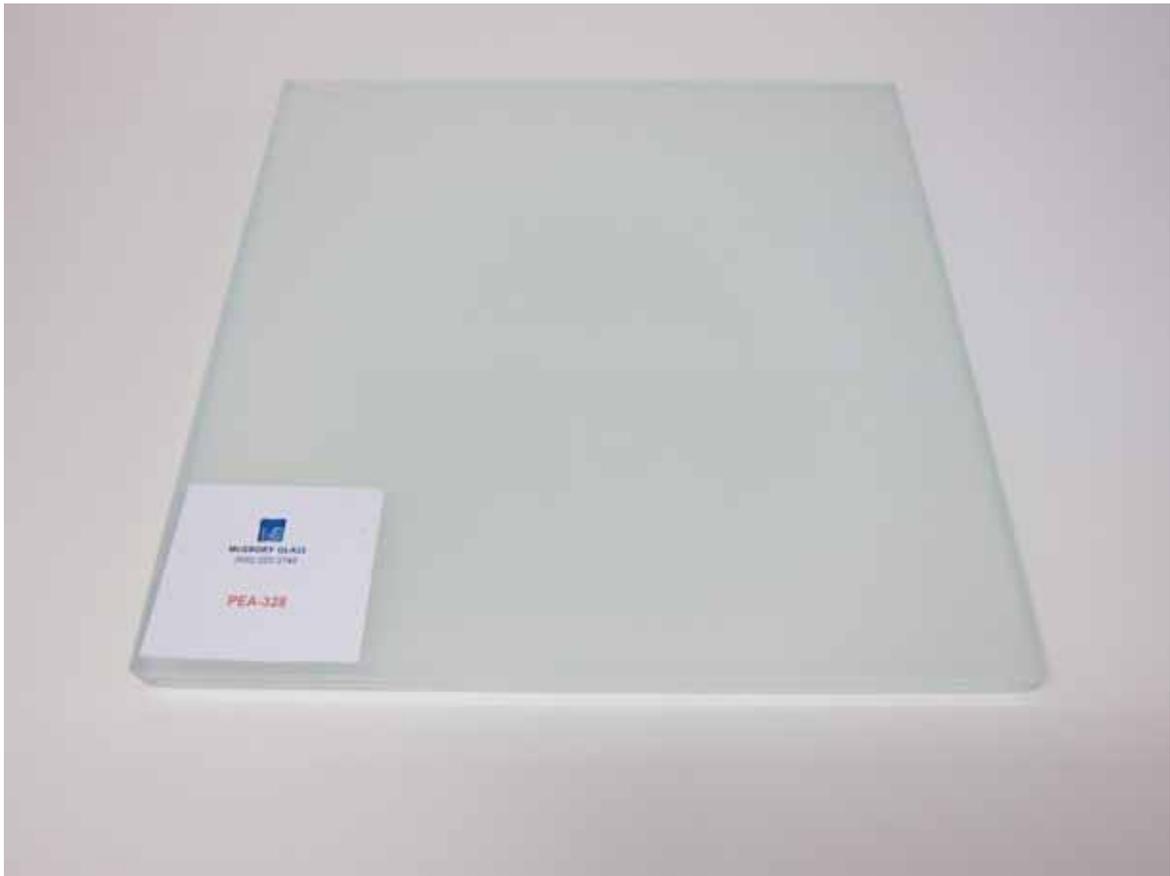


Faces are smooth and undistorted to transmit the most light and allow ultimate visibility. This is your best choice for passive solar collection and visual clarity. Fibrous glass insert (not shown) adds moderate thermal and light characteristics.

12" x 12" x 4"



PROPOSED REPLACEMENT GLASS BLOCK FOR GROUND FLOOR FACADE



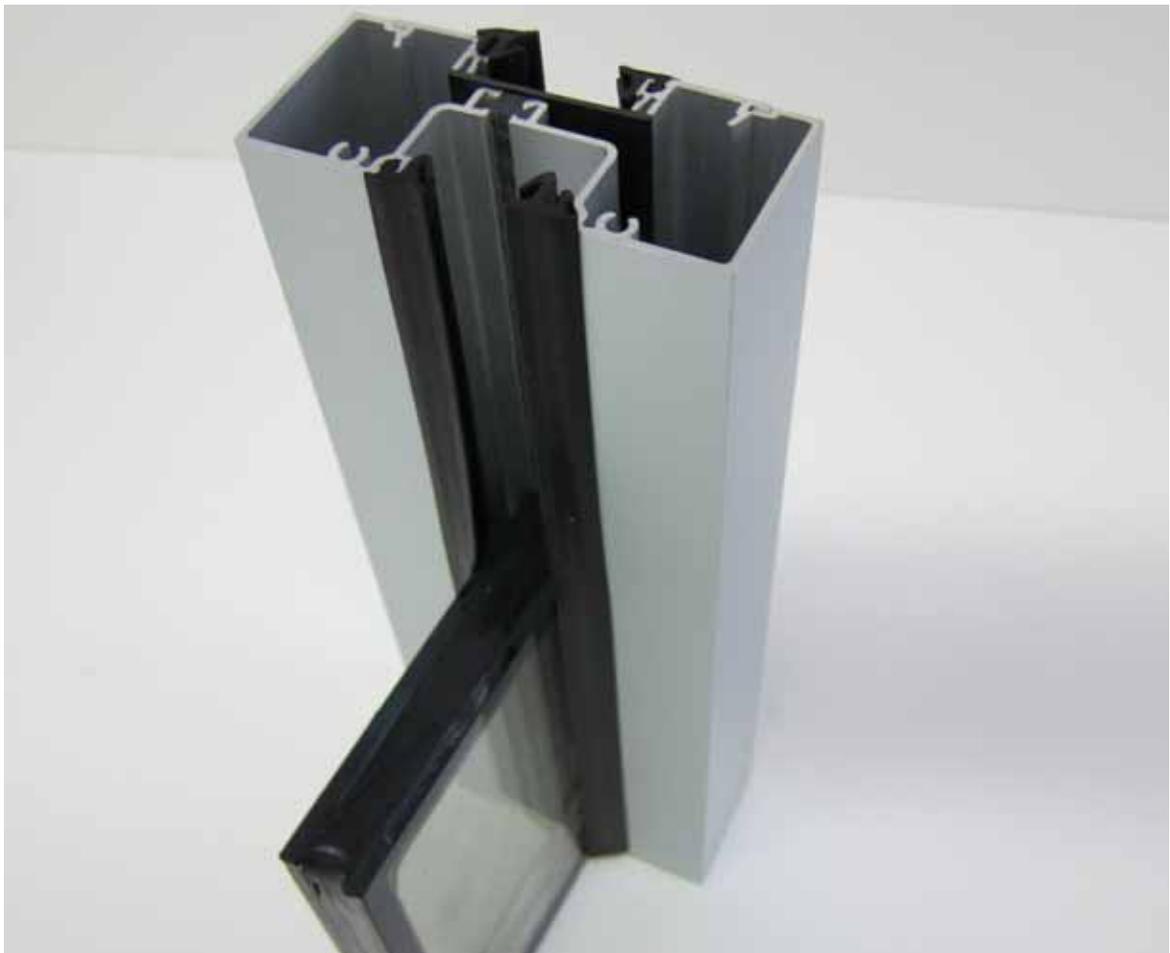
LAMINATED TRANSLUCENT GLAZING



METAL MATERIALS FOR FACADE ELEMENTS



METAL PANEL FACADE CLADDING



ALUMINUM WINDOW WALL

E-CENTRIA LOGIN

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 - IW Series - Concealed Fasteners
 - Exposed Fastener Panels
 - EcoScreen Perforated Screenwall

Econolap 3/4" (19mm)

BR5-36

MR3-36

Style-Rib

CS-260

CS-660

- Insulated Composite Backup
- Roof Panel Systems
- Coating Systems

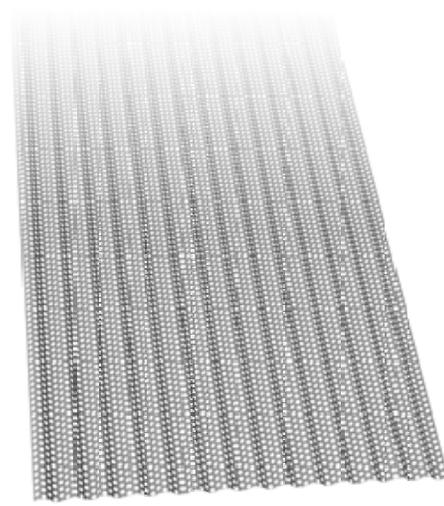
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HHR Floor Systems

International

CENTRIA Services Group

**ECOSCREEN PERFORATED SCREENWALL:
ECONOLAP 3/4" (19mm)**



NOTE: The drawing files below are in pdf format. To download the CAD format (dwg or zip), click [here to login to the e-CENTRIA Portal](#)

- Coatings
- Product Specifications
- Load Span Tables
- Green / Sustainability

CENTRIA offers exterior perforated screenwall panels using Econolap 3/4", BR5-36, MR3-36, Style-Rib, CS-260 and CS-660 in 20 gage stainless steel and 0.040" [1mm] painted aluminum. This unique fabrication provides a 10% to 40% open area for the effect of a translucent screen to control light, air movement and the appearance of operations behind the screen.

Perforated screenwalls can help blend industrial and other functional applications with the surrounding communities.

Pattern Options:

Click on image for larger view

Contact Us



**10% Open Area
Reverse Pattern
1/8" [3mm] Diameter
3/8" [10mm] Spacing**

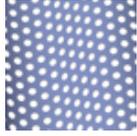
STANDARD



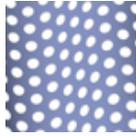
**23% Open Area
Staggered Pattern
1/8" [3mm] Diameter
1/4" [6mm] Spacing**



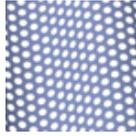
**23% Open Area
Reverse Pattern
1/4" [6mm] Diameter
1/2" [13mm] Spacing**



**30% Open Area
Staggered Pattern
1/8" [3mm] Diameter
7/32" [6mm] Spacing**



**33% Open Area
Staggered Pattern
3/16" [5mm] Diameter
5/16" [8mm] Spacing**



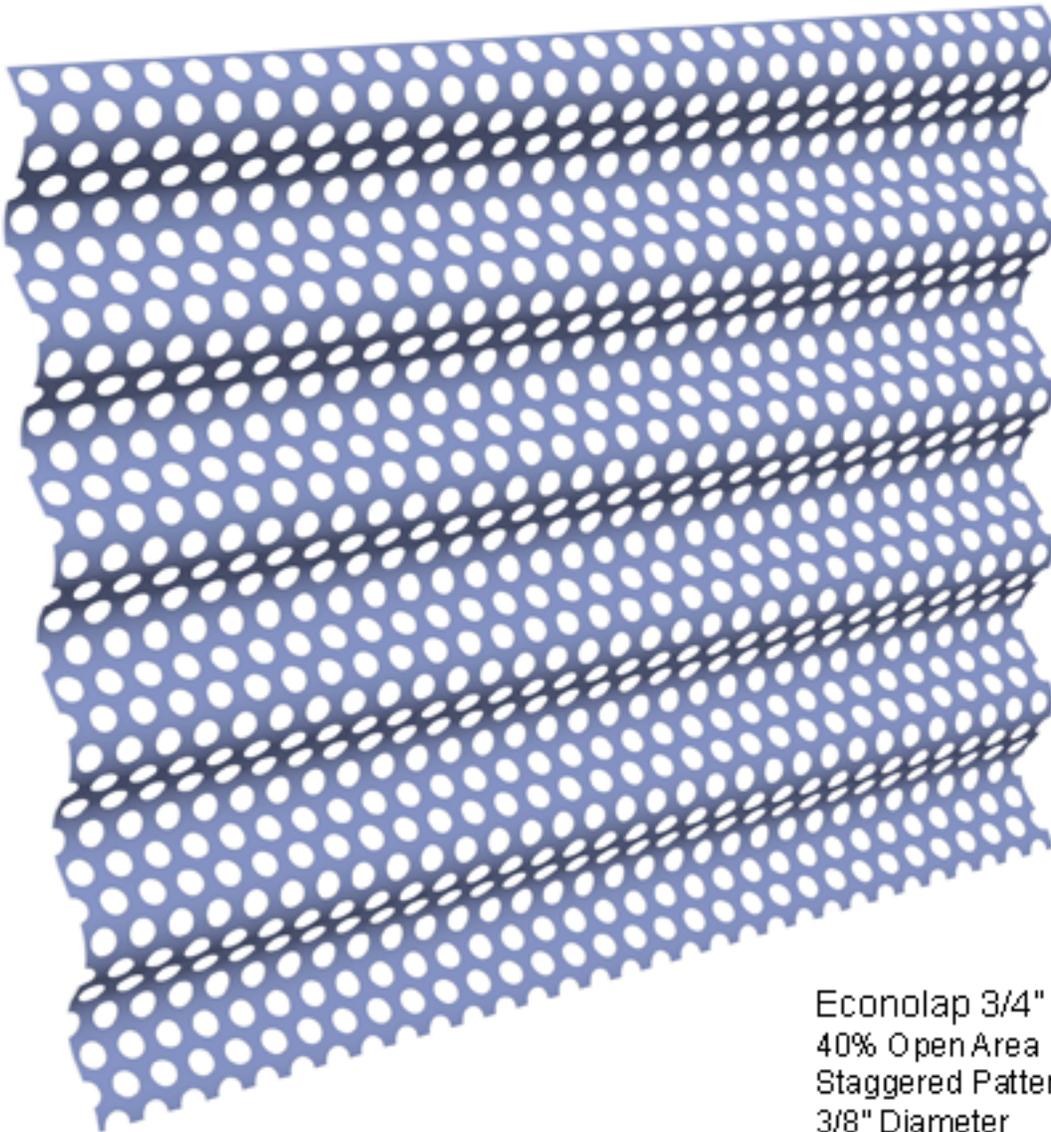
**40% Open Area
Staggered Pattern
1/8" [3mm] Diameter
3/16" [5mm] Spacing**



**40% Open Area
Staggered Pattern
3/8" [10mm] Diameter
9/16" [14mm] Spacing**

STANDARD

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Econolap 3/4"
40% Open Area
Staggered Pattern
3/8" Diameter
9/16" Spacing
STANDARD