

project profile

Local Law 10/80 Repair 245 Seventh Avenue

Property: 245 Seventh Avenue
12-story, 32-apartment condominium in the Chelsea section of Manhattan.

Project Scope: Local Law 10/80 Repair
Local Law 10/80 Inspection: September 1999
Design/Bidding/Construction:
February 2000 to August 2002

Contractors:

Arrow Restoration, Long Island City, N.Y.
(facade work), \$319,000 contract price.
DJM Contracting, Long Island City, N.Y.
(cornice replacement), \$49,000 contract price.

Property Manager:

Jack Lerner, Plymouth Management Group,
New York, N.Y.

Board Contact:

Jeff Lew, President, Chelsea Atelier Condominium

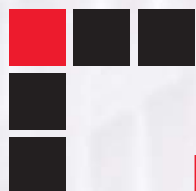


A new face: The pressure-cleaned frieze (top) revived the facade, as did replacing terra cotta cornice segments and the original copper cornice (below).



Highlights:

- Replaced defective terra cotta segments along two facades and along decorative terra cotta cornice using reinforced pre-cast concrete replacement segments.
- Recaulked terra cotta water table and windowsill cross-joints.
- Repaired defective face brickwork along the two street-facing facades.
- Rebuilt corner masonry, and refurbished and reinforced underlying structural steel.
- Replaced original copper cornice on top of the roof perimeter with matching in-kind cornice along street-facing facades.
- Pressure-cleaned all exposed brickwork and stonework along the two street-facing facades.



R A N D

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