



ARCHITECTURAL PRESERVATION STUDIO NEWS

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ARCHITECTURE, HISTORIC PRESERVATION & BUILDING ENVELOPE CONSULTANTS

INSIDE THIS ISSUE

Sea Cliff Firehouse 1

Stevens Institute of Technology 2

Rough Point

1180 Avenue of Americas 3

Architectural Preservation Studio's WBE Certifications

Testimonial 4

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WINDOWS ISSUE



Sea Cliff Firehouse

SEA CLIFF FIREHOUSE - RESTORING STEEL CASEMENT WINDOWS

Architectural Preservation Studio (APS) designed and administered the restoration of the steel casement windows at the two-story firehouse located at 79 Roslyn Avenue in Sea Cliff, LI. The building, completed in 1931 in Tudor Revival style, is listed locally and is on the NYS and National Register for Historic Places.

APS began with a survey of the 94 steel casement windows, which ranged from good-to-poor condition. However, the survey identified deflected steel lintels and associated masonry distress in the surrounding brickwork. As a result, the project was expanded to include lintel replacement and repair, and localized brickwork rebuilding. The project is being funded through two grants provided by NYS OPRHP (Office of Parks, Recreation and Historic Preservation) and DASNY (Dormitory Authority of the State of New York).

The window-by-window survey identified eight different types of windows, their condition and the functionality of their hardware, which was detailed in the Construction Documents in a Window Schedule. Work had to be clearly delineated between the two funding sources. The project was recently completed. In addition, APS will be designing and administering the replacement of the slate roof.



Before



Restored

STEVENS INSTITUTE OF TECHNOLOGY, CASTLE POINT GATEHOUSE RESTORATION

Architectural Preservation Studio was retained by Stevens Institute of Technology to restore the exterior of the Castle Point Gatehouse, the surviving remnant of the Stevens Castle, a 40-room mansion. Dating to 1853, the Castle Point Gatehouse marks the southern entrance to the Stevens Institute of Technology campus. The load-bearing stone and brick structure was in a serious state of disrepair. APS performed a conditions assessment, along with a structural review of the collapsing areas, providing a report and a construction cost estimate. Following this, the structure was stabilized, while APS developed Construction Documents. APS then administered construction, restoring the masonry and wrought-iron work, accomplishing re-roofing, and refurbishing the wood windows, for a cost well below the client's budget. The project also involved the application of lime-based stone patching for the repair of the existing serpentine masonry.

Soon after completion, an accident occurred where a truck attempted to pass through the gate, thereby structurally destabilizing it. APS designed the stone-by-stone disassembly. Reassembly is scheduled for 2021.



Gatehouse



Restored windows

ROUGH POINT - PROTECTING NEWPORT'S PAST

The staff of Architectural Preservation Studio worked with the Newport Restoration Foundation (NRF) to perform an extensive architectural and engineering survey, and develop a comprehensive report for Rough Point in Newport, RI. Designed in English Manorial style by the architectural firm Peabody & Stearns for Frederick William Vanderbilt, the 1887-92 mansion is also distinguished with landscaping by Frederick Law Olmsted. By the 1920s, architect John Russell Pope had made some exterior alterations to the house. In 1922, the house was purchased by James Buchanan Duke, benefactor of Duke University, who used architect Horace Trumbauer to make further alterations, adding two wings. The mansion was eventually inherited by Doris Duke who used it as a seasonal residence until her death in 1993.

The primary goal of the report was to provide NRF with a detailed study of Rough Point that examined the building, its construction, and its infrastructure systems. This resulted in a conditions analysis describing all existing deficiencies, and providing recommendations and schedules for remediation.

Architectural Preservation Studio designed bronze storm windows for the building to protect the 250 original bronze casement windows from further deterioration by the elements, as well as improve the exterior envelope's performance. A custom mock-up was reviewed, adjustments made, and installation of the storm windows was completed in phases. APS also reviewed the bronze solarium doors, which will be replicated.



Rough Point



New bronze storm windows

1180 AVENUE OF AMERICAS - UPDATING A MODERNIST SKYSCRAPER

Architectural Preservation Studio prepared Construction Documents for the façade cleaning and repainting of a 1960s Emery Roth & Sons mid-century Modernist skyscraper. The new owners of the building wanted to clean and update the look of their classic building. Based on a series of mock-ups, it was decided to repaint the black window frames and mullions silver to match the color of the aluminium curtain-wall spandrels and, thereby, update the appearance of the building.



Before

Restored



Completed Project

ARCHITECTURAL PRESERVATION STUDIO'S WBE CERTIFICATIONS

Architectural Preservation Studio is very proud of our certifications as a WBE (Women Business Enterprise) and WOSB (Women-Owned Small Business). With President Pamela Jerome, FAIA, LEED AP at the helm, the firm has doubled in size in the past four years from eight professionals to 16. In November of 2017, we also took up residence in new office spaces at 594 Broadway in SoHo to accommodate our growing staff.

We are now certified as a WBE by New York City (NYC), New York State (NYS), the Port Authority of New York and New Jersey (PANYNJ), the NYC School Construction Authority (SCA) and the Women Business Enterprise National Council (WBENC). In addition, we have WOSB certifications from NYC, PANYNJ and WBENC.

We occupy a niche market for historic preservation and exterior envelope consulting. The requirement for firms that have contracts with city and state agencies is typically 15% MBE (Minority Business Enterprise) and 15% WBE. We are filling this requirement as sub-consultants on several projects, including as historic preservation consultants for the Brownsville Library in collaboration with LTL Architects, a project for the NYC Department of Design and Construction (DDC), and a Section 106 review for the Harrison Path station with Jacobs for PANYNJ.



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Testimonial

“The funds were to be used for the restoration to refurbish the steel casement windows, and had to be within the guidelines of historic landmark specifications, for the building is on the National Register of Historic Places.”

Assemblymember Charles D. Lavine



Sea Cliff Firehouse

Long Island, NY