

SOLUTIONS FOR THE BUILT WORLD

1009 FIFTH AVENUE



WJE Engineers & Architects, P.C.

INITIAL LPC SUBMISSION: 3.23.2016
REVISED LPC SUBMISSION: 4.05.2016

HISTORY

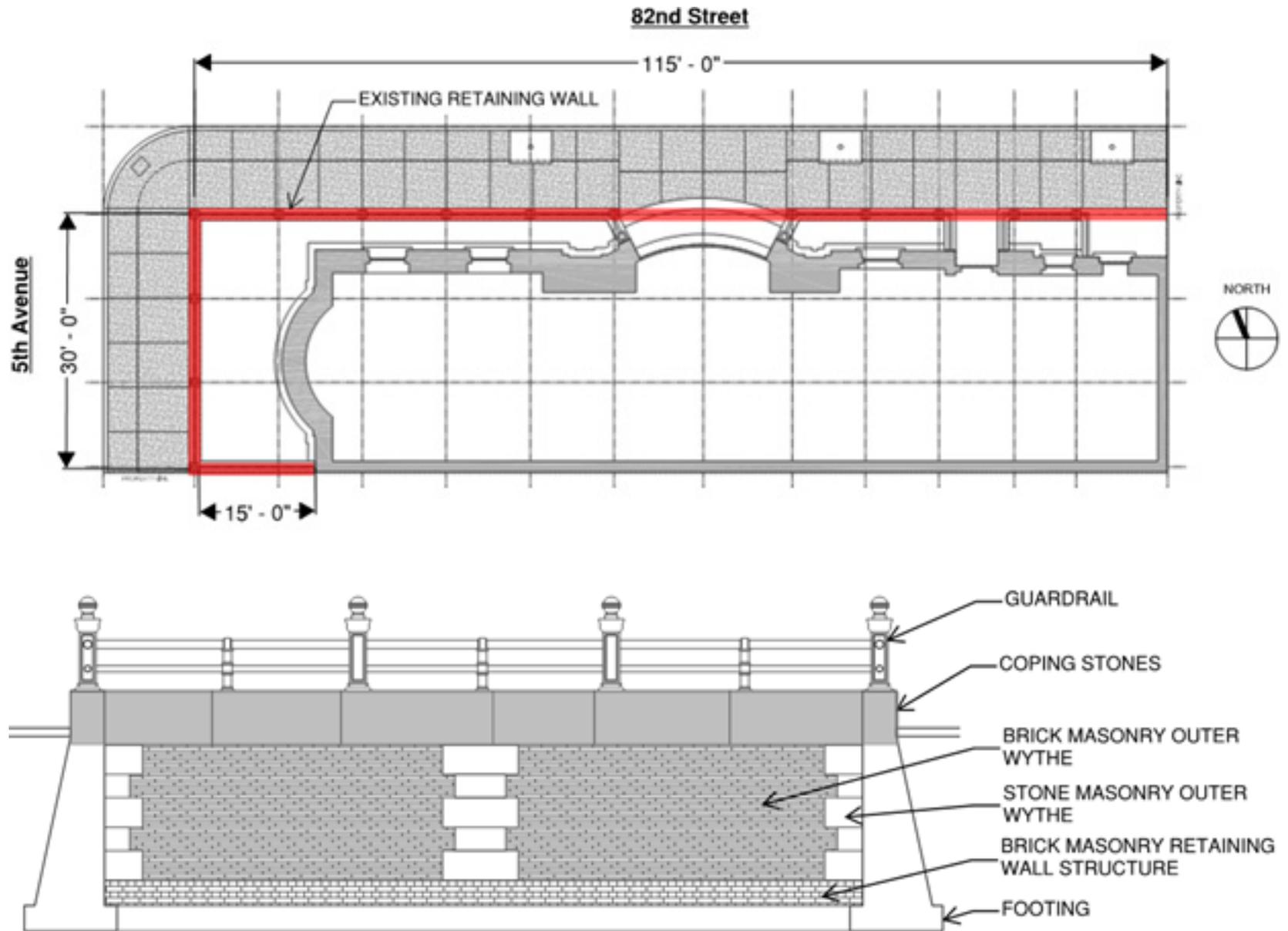
- BEAUX-ARTS STYLE MANSION DESIGNED BY ARCHITECTS WELCH, SMITH & PROVOT IN 1901
- DESIGNATED AS AN INDIVIDUAL LANDMARK AND LOCATED IN THE METROPOLITAN MUSEUM HISTORIC DISTRICT - 1974
- LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES - 1989



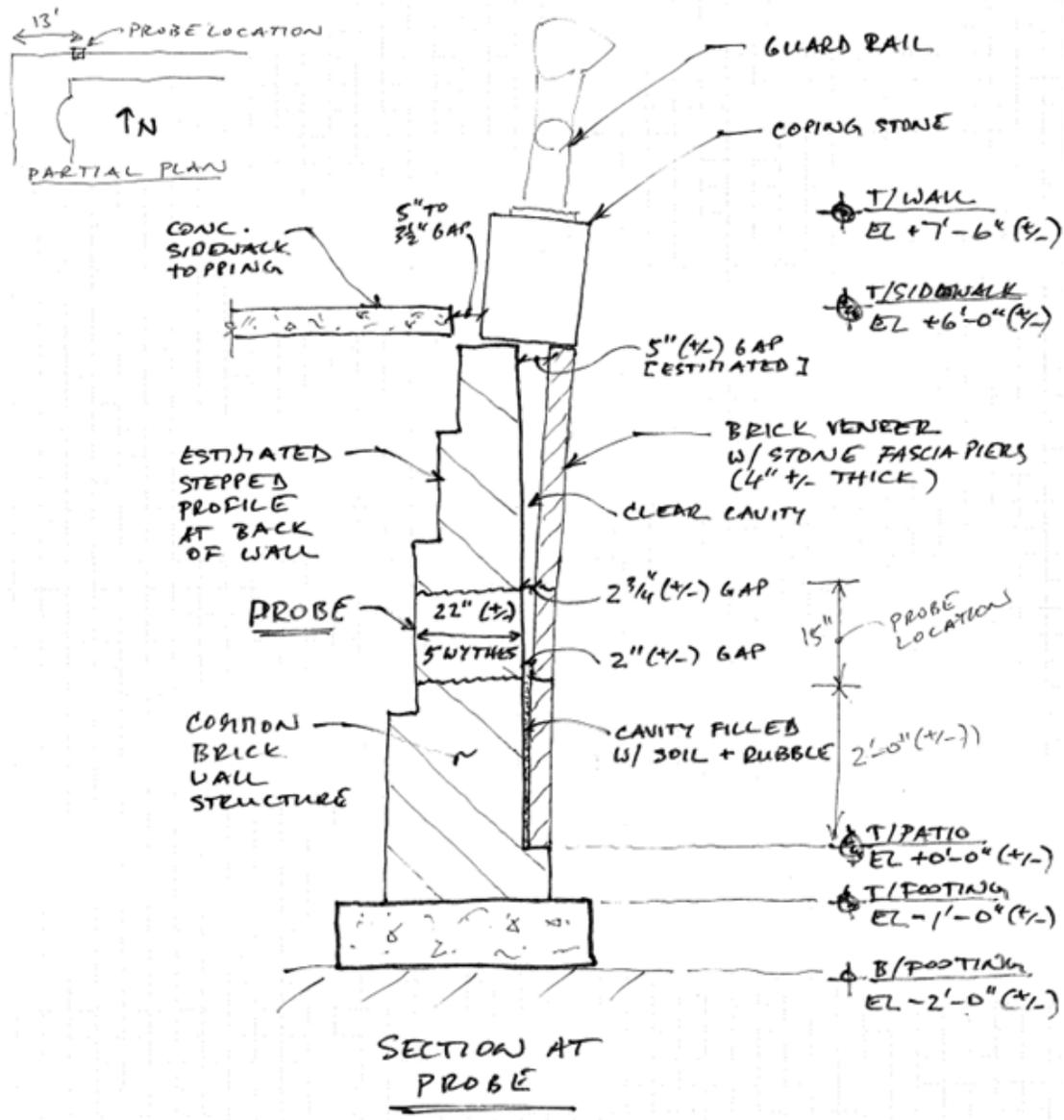
BACKGROUND: RETAINING WALL PROBLEMS



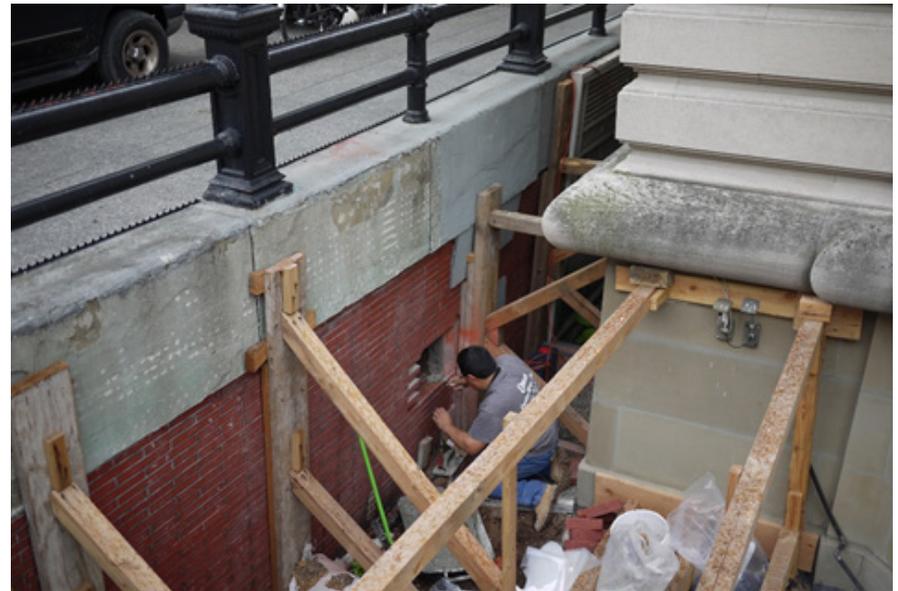
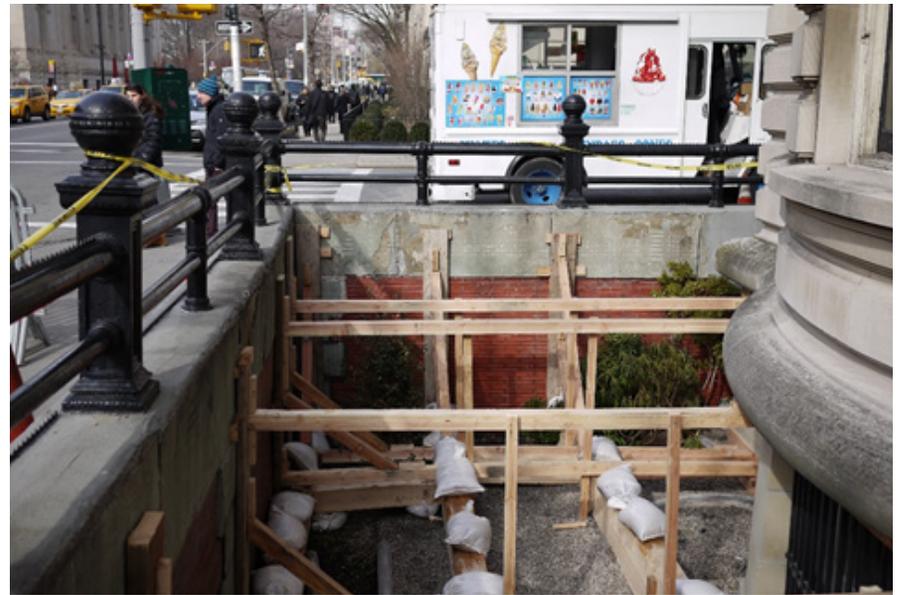
BACKGROUND: RETAINING WALL PROBLEMS



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CONDITIONS: STONE MASONRY

- THE COPINGS AND ASHLAR BLOCKS AT THE INBOARD WALL ARE BLUESTONE
- DUE TO DETERIORATION THE STONE IS CURRENTLY CRACKED, DELAMINATING AND SPALLING

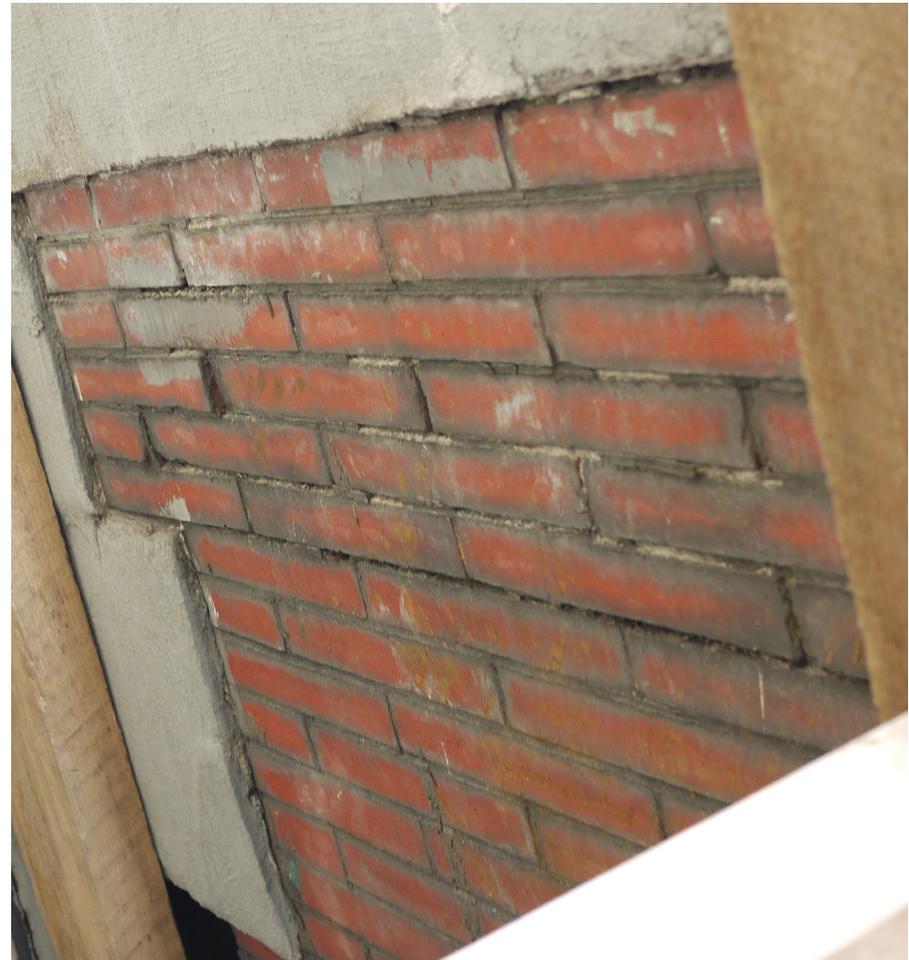


CONDITIONS: STONE MASONRY



CONDITIONS: BRICK MASONRY

- THE INNER WYTHE OF BRICK MASONRY IS DETACHED FROM THE WALL BUT IN FAIR CONDITION. CRACKING AND DETERIORATED MORTAR JOINTS WERE MOSTLY NOTED



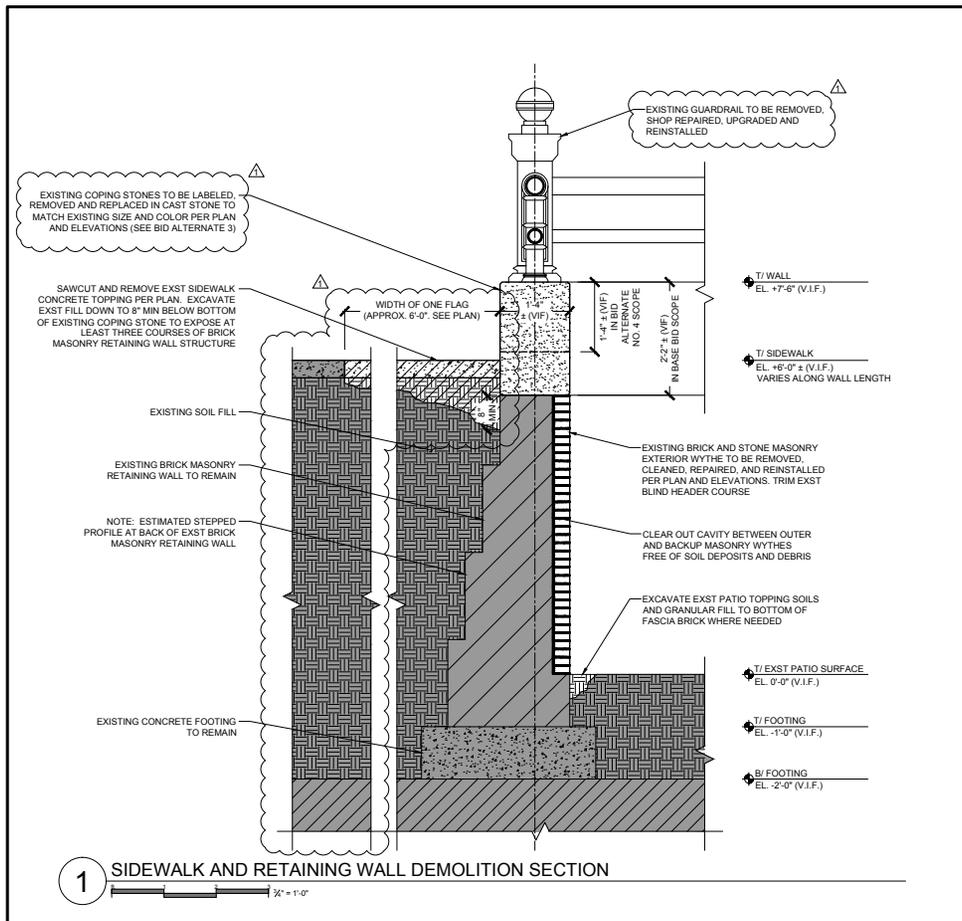
CONDITIONS: CAST IRON RAILINGS

- THE CAST IRON RAILINGS ARE CRACKED AND RUSTED IN MISCELLANEOUS LOCATIONS BUT ARE OVERALL IN FAIR CONDITION

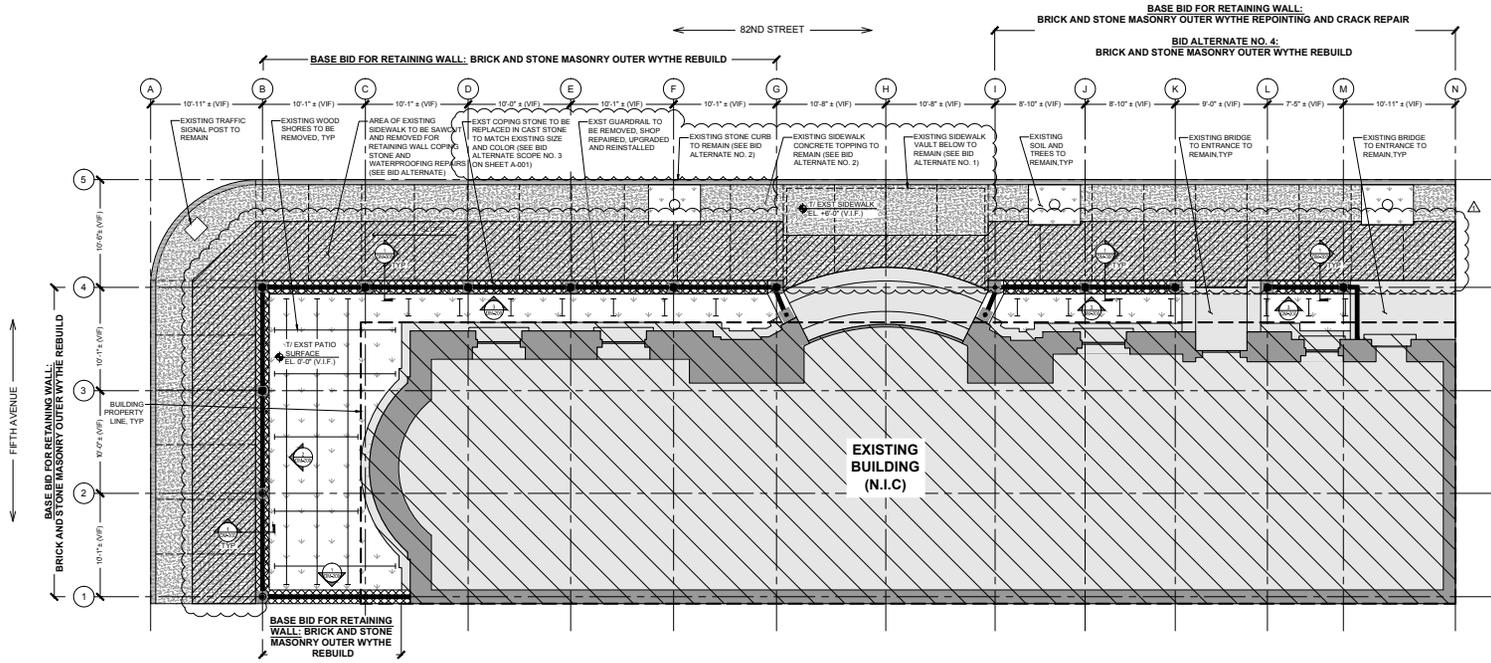


RECOMMENDATIONS FOR REPAIR

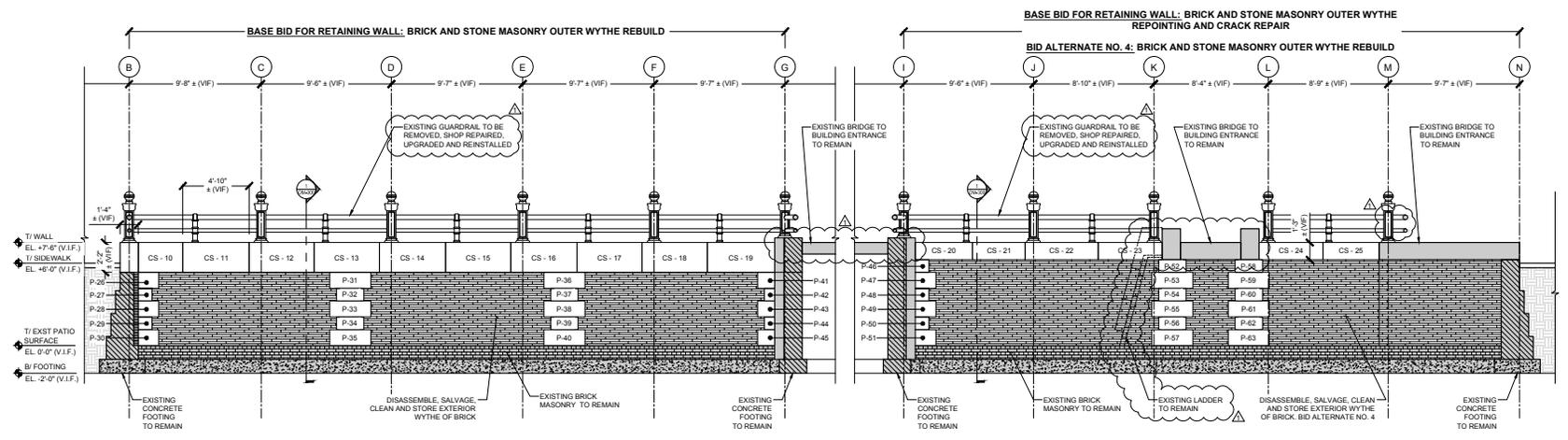
- TO REPAIR THE RETAINING WALL, ALL ELEMENTS INCLUDING THE RAILINGS, COPINGS, ASHLAR BLOCKS AND INNER WYTHE OF BRICK WILL HAVE TO BE DEMOLISHED. THE SIDEWALK WILL ALSO NEED TO BE DEMOED TO COMPLETE THE REQUIRED REPAIRS.



RECOMMENDATIONS FOR REPAIR



1 SIDEWALK AND RETAINING WALL DEMOLITION PLAN
 Scale: 1/8" = 1'-0"

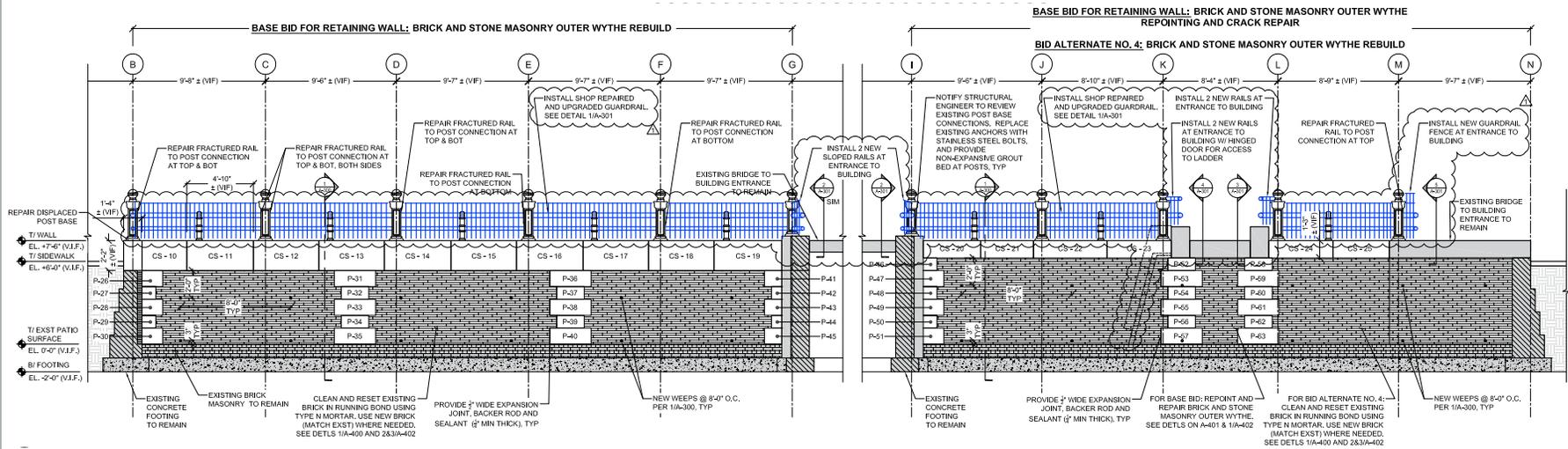


3 EXISTING RETAINING WALL DEMOLITION ELEVATION - NORTH
 Scale: 1/8" = 1'-0"

RECOMMENDATIONS FOR REPAIR

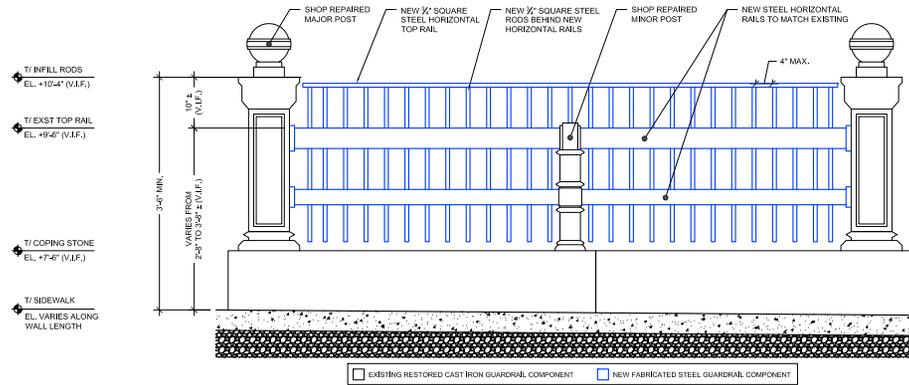
- THE SIDEWALK WILL BE SAWCUT AND ONE FULL FLAG REMOVED (APPROX. 6FT WIDE). THIS WILL ALLOW FOR THE REPAIR TO BE COMPLETED AND WILL BE THE LEAST NOTICEABLE.
- REMOVE EXISTING BLUESTONE COPINGS AND ASHLAR BLOCKS. REPLACE WITH CAST STONE TO MATCH COLOR AND TEXTURE OF INTENDED ORIGINAL BLUESTONE.
- REMOVE, SALVAGE AND REINSTALL EXISTING BRICK AT THE INNER WYTHE. IN LOCATIONS WHERE EXISTING BRICK IS DETERIORATED OR MAY BE DAMAGED DURING REMOVAL, INSTALL NEW EXTERIOR BRICK (TO MATCH EXISTING AS CLOSE AS POSSIBLE IN SIZE, COLOR, AND TEXTURE) IN CONCEALED/LESS VISIBLE LOCATIONS; RE-INSTALL EXISTING SALVAGEABLE BRICK AT VISIBLE LOCATIONS.
- REMOVE, REPAIR AND REINSTALL EXISTING GUARDRAIL SYSTEM WITH NEW INFILL ELEMENTS.

RECOMMENDATIONS FOR REPAIR: RAILINGS

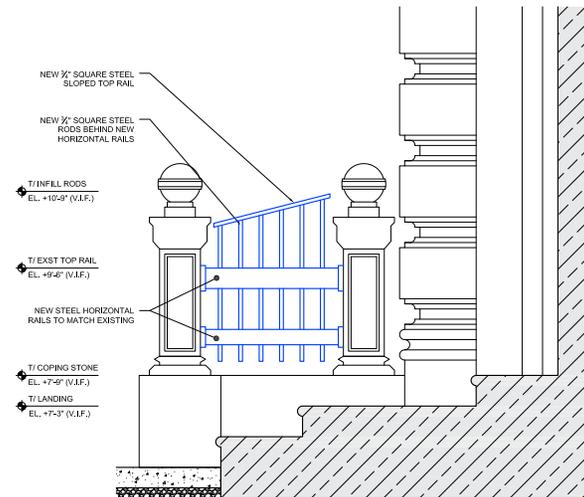


RECOMMENDATIONS FOR REPAIR: RAILINGS

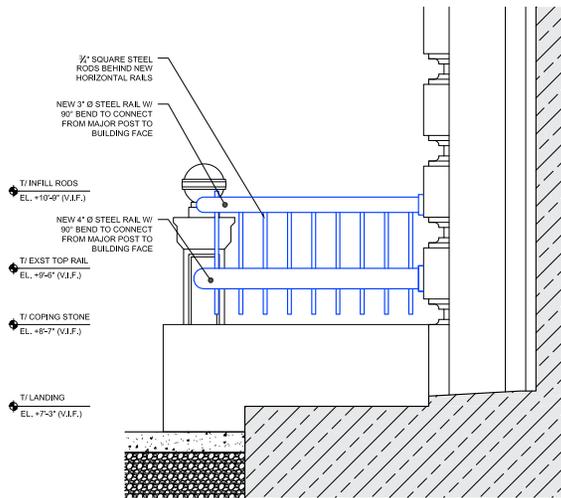
REPAIR ITEM NO. 1 - HISTORIC GUARDRAIL REPAIR:
 SHOP REPAIR AND REINSTALL EXISTING MAJOR AND MINOR POSTS. INSTALL NEW STEEL FRAMED FENCE BETWEEN THE RESTORED POSTS WITH INFILL ELEMENTS BEHIND HORIZONTAL RAILS IN ACCORDANCE WITH THE 2014 NYCBC HEIGHT AND OPENING DIMENSION REQUIREMENTS.



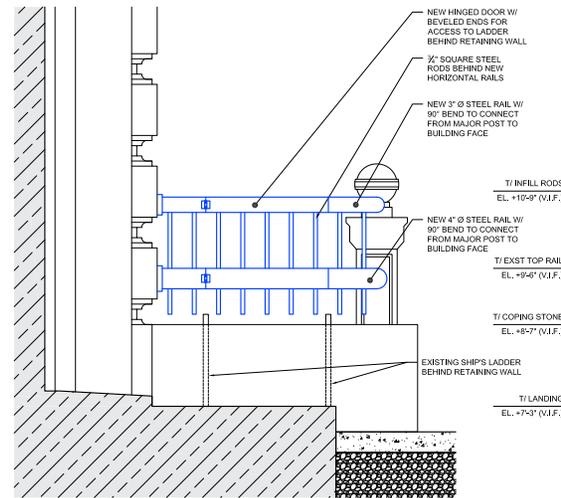
1 REPAIRED AND UPGRADED HISTORIC GUARDRAIL ELEVATION



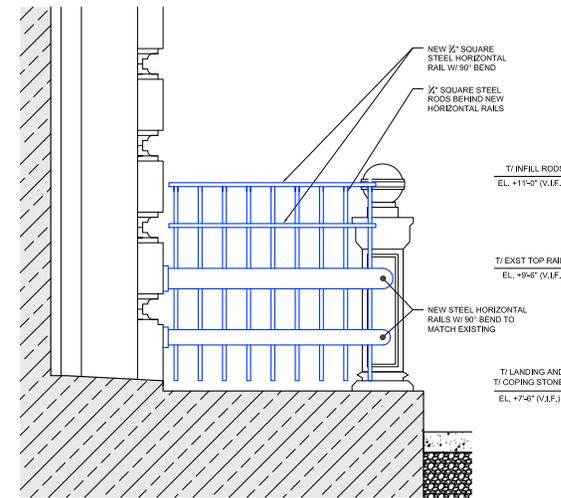
2 BUILDING ENTRANCE GUARDRAIL REPAIR SECTION



3 BUILDING ENTRANCE GUARDRAIL REPAIR SECTION

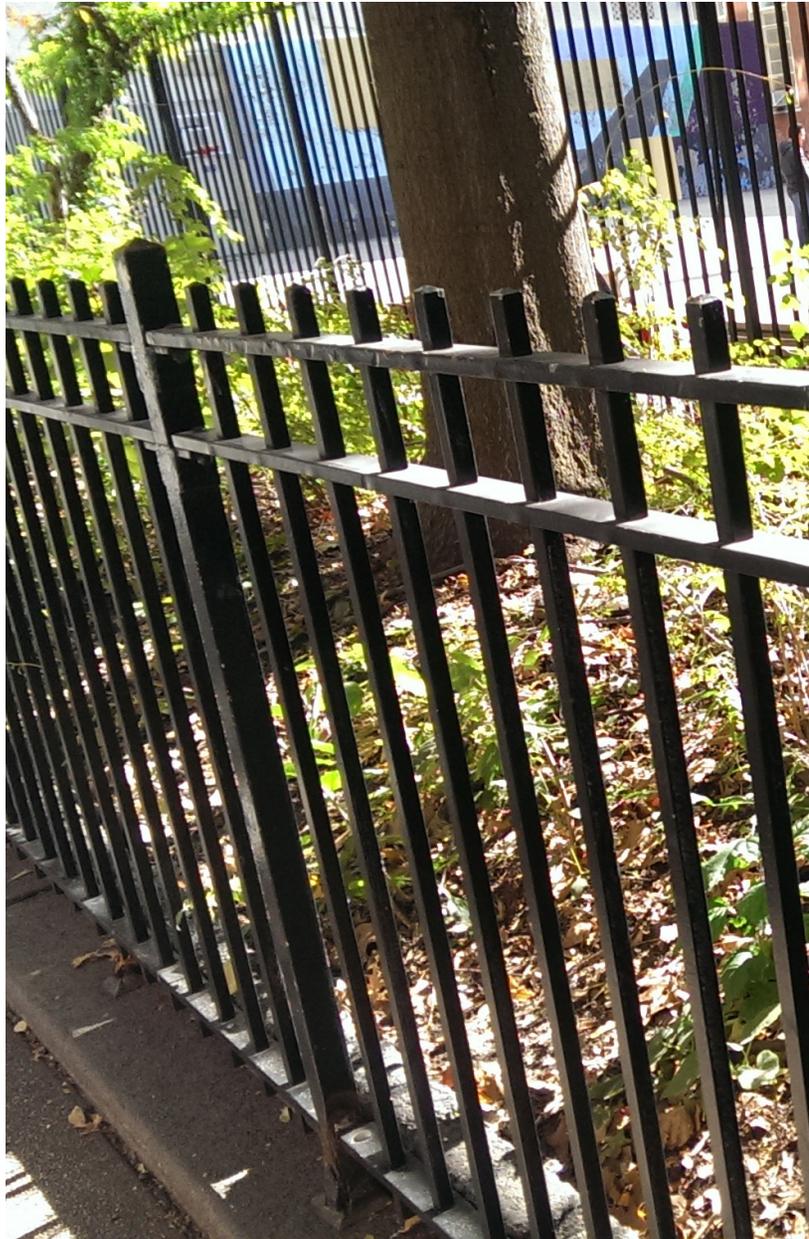


4 BUILDING ENTRANCE GUARDRAIL REPAIR SECTION



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RECOMMENDATIONS FOR REPAIR: RAILINGS



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APPENDIX: CONSIDERED DESIGNS

