



410 Riverside Drive

Façade Repairs and Historic Restoration

410 Riverside Drive Façade Repairs and Historic Restoration Fact Sheet

What is Happening

Repairing unsafe conditions of the building's façade in accordance with Department of Buildings and Landmark Preservation Commission requirements. The façade repair work is required to keep 410 Riverside Drive structurally sound and in compliance with the Façade Inspection and Safety Program (formerly known as NYC Local Law 11). These repairs represent the first significant façade work at the building in more than 13 years.

Why this Work is Required

As part of regularly scheduled façade inspections in accordance with the city's Façade Inspection and Safety Program, deteriorated masonry and metal were found in areas of the building's façade. These conditions must be addressed within the time frame specified by the architect. The building is also located within the Morningside Heights Historic District, requiring façade repairs to be approved by the Landmarks Preservation Commission in keeping with the building's French Renaissance characteristics. Reinstalling the Juliet balconies is a permanent solution that negates continually replacing the plywood and restores one of the building's historic architectural features.

Project Scope and Phases

The work scope includes inspections to determine full scope and exact terra cotta matches, masonry repairs and replacement, joint pointing and caulking, lintel and sill replacement, masonry cleaning, and fire escape painting. The largest and the most time-consuming part includes replacement of terra cotta units throughout the street elevations and restoring the 12 Juliet balconies on the 4th, 6th and 12th floors on the west elevation.

NOTE: The first phase (inspections) will inform the full project scope and schedule, and may uncover unknown conditions that will impact the scope and schedule.

- Pipe scaffolding installation at the south and west elevations. The rear elevations will be accessed with hanging scaffolding.
- Close-up inspection of the façade, which involves sounding terra cotta units, probing, investigating leaks, and creating samples for Landmarks Preservation Commission approval. Some repairs will be completed during the inspection process.
- Design of terra cotta replacements and ordering replacements for fabrication (up to 12-month lead-time for replacement fabrication).
- Removal of brick, stone and terra cotta units (e.g. quoin, watertable, lintel, sill) that are to be replicated.
- Façade repairs per the architect's drawings and specifications.

Pipe and hanging scaffolding will be removed as soon as construction is completed. The protective sidewalk bridge will remain in place until the project is fully signed-off by the Department of Buildings.

Schedule

The estimated completion is September 2021* (the full scope and schedule will be determined upon the conclusion of inspections). The contractor has structured the scope such that work can take place year-round, but adjustments to the schedule may be necessary as a result of unforeseen field conditions and weather delays.

(Turn over)

Why the Terra Cotta Replacement is Necessary, and Why It Is So Time Consuming

410 Riverside Drive is located within the Morningside Heights Historic District, requiring façade repairs to be approved by the Landmarks Preservation Commission (LPC). The LPC requires that terra cotta in need of repair is matched and replicated.

The replication of historic terra cotta units is a complex and time-consuming process. New replacement units require multiple shop drawing approvals. In addition, there are very few companies in the United States that produce terra cotta replacement to the level of detail that the LPC requires. With the high demand placed on the services of these companies, lead-time for fabricating replacements can be as long as one year.

Columbia University has some terra cotta units in storage, which will allow us to begin repairs with the current inventory after inspections are complete to expedite the repair process while awaiting fabrication and delivery of the remaining units.

Work Hours and Precautionary Measures

At the start of each workday, the contractor will close any open window in the work area. To prevent construction dust from entering apartments, these windows should remain closed and shades drawn for privacy during the workday.

Please be advised of intermittent dust and noise during construction, which will be restricted to the hours of 8:00 AM to 5:00 PM, Monday through Friday, with noisy work starting at 9:00 AM.

Contacts and Communication

During the course of the project, the project team will provide periodic project updates to preview the work that will be happening and at which areas of the building. The updates will be distributed to those email addresses on file through the tenant notification system, and will be posted in the lobby. Please contact your superintendent, Eustace Mejias, at (212) 854-0885 or Nelson Falcon, Director for Residential Services, at nf36@columbia.edu if you have questions or concerns as the project progresses.