

R A N D

153 Lincoln Place, Park Slope

Roof Replacement & Exterior Restoration Program



Constructed of brick with brownstone trim, 153 Lincoln Place's most distinctive features include a terra cotta-shingled faceted turret; rusticated stone base; delicate pediment dormer; and several decorative brick, stone, and terra cotta friezes.

PROPERTY

Built as a private residence in 1887 and converted into a 10-unit condominium in 2009, **153 Lincoln Place** is a four-story Romanesque Revival townhouse located in the Park Slope Historic District of Brooklyn.

PROJECT OVERVIEW

Complete roof replacement and exterior restoration program initiated based on findings from a **RAND** leakage evaluation.

SCOPE OF WORK

RAND designed and administered the following work items:

- Complete removal of existing roofing system

- New insulated cold fluid-applied reinforced roofing system and slate roofing system installation
- Replacement of defective copper gutting sections, copper leader sections, and clay coping segments
- Removal of leaking two-wythe thick brick stub parapet wall and construction of a new code-compliant stub parapet
- Defective brickwork replaced, and eroded brickwork mortar joints cut out and repointed
- Resetting of terra cotta shingles
- Removal and replacement of defective wood and metal window trim

RAND's Code & Zoning Compliance Team obtained all necessary work permits from the New York City Department of Buildings and the Landmarks Preservation Commission.

AWARD

2017 Ortnor Preservation Award, Park Slope Civic Council

ARCHITECT

RAND Engineering & Architecture, DPC

CONTRACTOR

K Restoration & Roofing Corp.

CONSTRUCTION COST

\$356,000