

R A N D

Brick Presbyterian Church

Exterior Masonry and Roof Level Repair Program
Air Conditioning, Electrical Power, and Lighting Upgrade

PROPERTY

Three-tier red-brick Neo-Georgian church with white-wood steeple, built in 1938, located at 1140 Park Avenue in the Carnegie Hill Historic District in Manhattan.

PROJECT OVERVIEW

Restored the church's exterior and roof to their original condition; provided better air flow and lighting capacity to the sanctuary, chapel, and other interior spaces; and supplied more efficient electrical distribution for the new lighting layout and organ system.

ENGINEER

RAND Engineering & Architecture, PC
New York, N.Y.

ARCHITECT

Lydon Associates, Architects

CONTRACTORS

Mascon Restoration (exterior)
\$243,000 construction cost
EverGreene Painting Studios (general)
Arista Air Conditioning (air conditioning)
Takos & K Electrical Contracting
(electrical and lighting)
\$242,000 construction cost

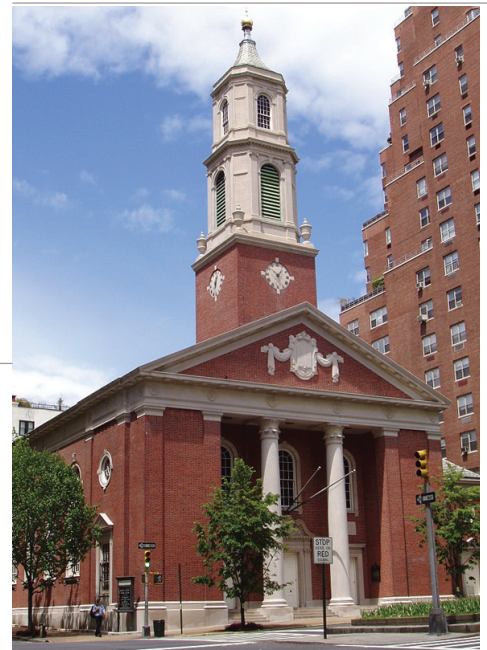
SCOPE OF WORK

Exterior

- Replaced defective stonework and brickwork and repointed mortar joints.
- Replicated original church cornerstone for re-installation.
- Replaced delaminating and cracked slate roofing tiles.
- Refurbished wood windows along the sanctuary, chapel, and steeple.
- Fabricated and installed new metal gratings on window wells.
- Washed exposed masonry to restore it to a clean and uniform appearance.

Air Conditioning

- Air distribution in the attic and basement boiler room reconfigured to provide a better flow of conditioned air to the sanctuary.
- Installed new ductwork and return air fan in the attic.
- New air handling unit and humidifier with associated piping installed in the basement boiler room.
- Installed a new automatic control system to maintain constant temperature and humidity in the sanctuary for optimal performance of the church's new organ.
- New chilled water supply and hot water supply piping, valves, gauges, and vents tie into the existing mechanical system.



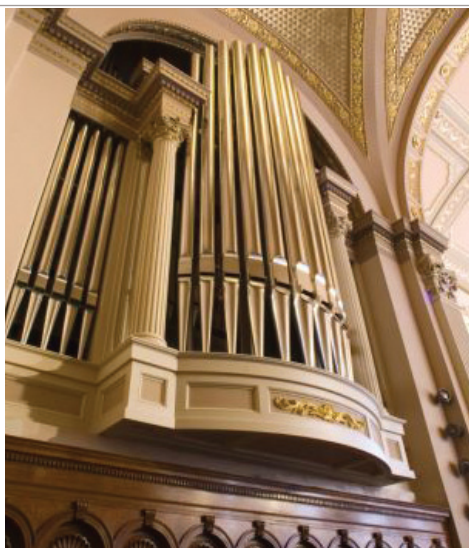
The Neo-Georgian Brick Presbyterian Church in Manhattan was built in 1938.

Electrical and Lighting

- Installed new lighting system for sanctuary and chapel, including power circuits, conduits, and wiring.
- New dimming control system installed in sanctuary and chapel.
- Refurbished existing light fixtures and installed new ones.
- Installed motor starter panels, blowers, and electrical controls and feeds for new organ system.



Facade cleaning brought out the luster of the church's decorative elements.



The redesigned air flow system in the sanctuary maintains proper temperature and humidity for the new organ.