

# RAND

## Park Lane Apartments

### Exterior Repair and Window Replacement

#### PROPERTY

Four-building, 160-unit residential cooperative of five and six stories in Mount Vernon, NY

#### PROJECT OVERVIEW

The buildings' facades exhibited cracks in the cementitious coating, and some of the underlying masonry required replacement. The decorative elements of the facade, including woodwork and stonework, required repair and restoration as did the original cornice and the parapets.

Most of the buildings' windows were original and were severely deteriorated. There were signs of water infiltration along the areas surrounding window openings. In addition, the stair windows were not up to fire code.

#### PHYSICAL CONDITION SURVEY

RAND conducted a Physical Condition Survey of the property. The Survey Report included a prioritized list of repairs and recommendations, generated from site work observations, evaluation of residents' comments, and building systems analysis. RAND recommended a complex-wide window replacement program as well as repair and replacement of the masonry, stonework, decorative woodwork, and cornice.



Thermally insulated double-paned windows reduce noise transmission.



Park Lane Apartments in Mount Vernon replaced 1,890 windows with state-of-the-art aluminum units to preserve the historical significance of the buildings.

#### SCOPE OF WORK

As Engineer of Record, RAND designed and administrated the following work items:

- Replaced 1,890 apartment and basement windows (1,625 double hung, 234 casement, 31 projecting)
- Single-paned wood and single-paned steel units replaced with double-paned thermally insulated aluminum
- New windows to reduce noise transmission and retain look and feel of original historic architectural design
- Stucco facade recoated
- Terra cotta blocks, brickwork, and stonework replaced
- Lintels and dentils restored
- Rotting wood keystones, originally designed to look like stone, replaced with actual cast stone
- Original cornice and decorative quoins restored
- Fire escapes refurbished

#### ADDITIONAL PROJECTS

RAND subsequently designed and administrated additional projects at the property, including:

- Structural evaluation of garage
- Roof-level repair and replacement program and subsequent evaluation
- ADA-compliant ramp and stair program
- Proposed apartment alterations review

#### ENGINEER/ARCHITECT

RAND Engineering & Architecture, DPC

#### CONTRACTORS

Robert D. Anderson Company (exterior)  
Industrial Window Corp. (windows)

#### PROPERTY MANAGER

Stillman Management

#### CONSTRUCTION COST

\$794,000 exterior repair  
\$851,000 window replacement