

## R A N D

## Exterior Restoration

Sweeney Building, 30 Main Street, Brooklyn



The Sweeney Building condominium at 30 Main Street in the Dumbo Historic District of Brooklyn was built as a factory in 1908. RAND restored and structurally reinforced its decorative historic elements that were in danger of falling off.

**PROPERTY**

12-story, 87-unit former factory converted to a mixed residential/commercial condominium at 30 Main Street in the Dumbo Historic District of Brooklyn.

**HISTORIC BACKGROUND**

Built in 1908 as a factory for the W. H. Sweeney Manufacturing Company, which manufactured brass, copper, nickel, and silver kitchenware, 30 Main Street is representative of the American factory architecture of the period. The austere concrete facade, rusticated piers, projecting cornice, abstracted classically inspired details, and reinforced concrete construction constitute the Neo-Classical Industrial style. It was elected to the National Register of Historic Places in 2000.

**SCOPE OF WORK**

RAND designed and administered the following work items:

**7<sup>th</sup> Cycle FISP (Local Law 11/98) Repair**

- Defective sections of concrete exterior repaired/replaced
- Defective caulking along window perimeters joints replaced
- Steel dunnage and railing assemblies along bulkhead roof repaired, reinforced, and refurbished

**Historic Restoration**

- Ornamental facade elements reinforced
- New patching compound uniformly retains the building's original color at minimal cost
- Applied color-matched protective coating on facade

**Storm-damage Repairs**

- Following flooding from Superstorm Sandy, RAND designed and administered replacement of the building's electrical, plumbing, and mechanical systems.

**EXPEDITING SERVICES**

RAND obtained all work permits from the Buildings Department and Landmarks Preservation Commission.

**ARCHITECT**

RAND Engineering & Architecture, DPC

**CONTRACTOR**

Skyline Restoration

**CONSTRUCTION COST**

\$463,000