Coney Island Theater Building, 1301 Surf Avenue, Brooklyn


Neptune Playground
W 15 ST
STILLWELL AV
W 16 ST
MERMAID AV
MERMAID AV
W 12 ST
W 17 ST
W 15 ST
STILLWELL AV
SURF AV
SURF AV
SURF AV
HENDERSON WALK
W 12 ST
BOWERY
BOWERY
Steeplechase Park
W 16 ST
KENSINGTON WALK
W 15 ST
SCHWEIKERTS WALK
STILLWELL AV
W 12 ST
BOARDWALK W

SITE PLAN

View to northwest from Surf & Stillwell Avenues

View to southwest from Stillwell Avenue

View to northeast from Surf & West 15th Street

View east across neighboring lots to west elevation

Marquee at former theater entry of Surf Ave.

Altered infill under marquee

Building & loading entries on Surf Ave.

Storefronts

South Elevation

East Elevation

South Elevation, 2nd & 3rd Floors

East Elevation

View to West over main roof

View to East over main roof

Exterior view South Facade

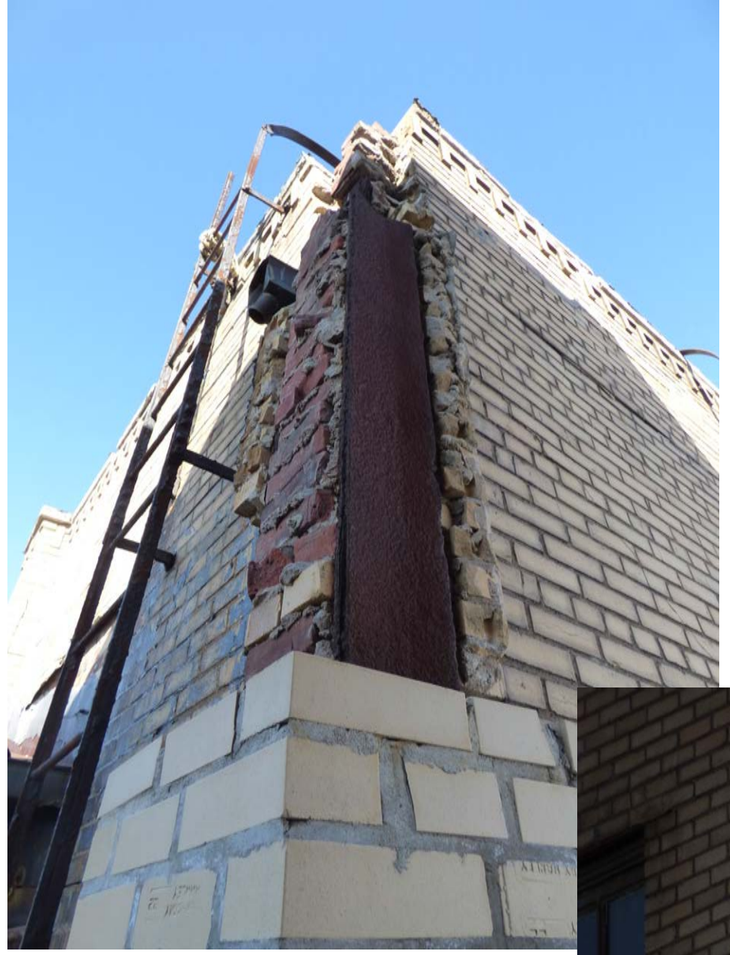
View to East over lower roof

East Elevation overlooking Stillwell Ave.

Roof View from rear of office building roof

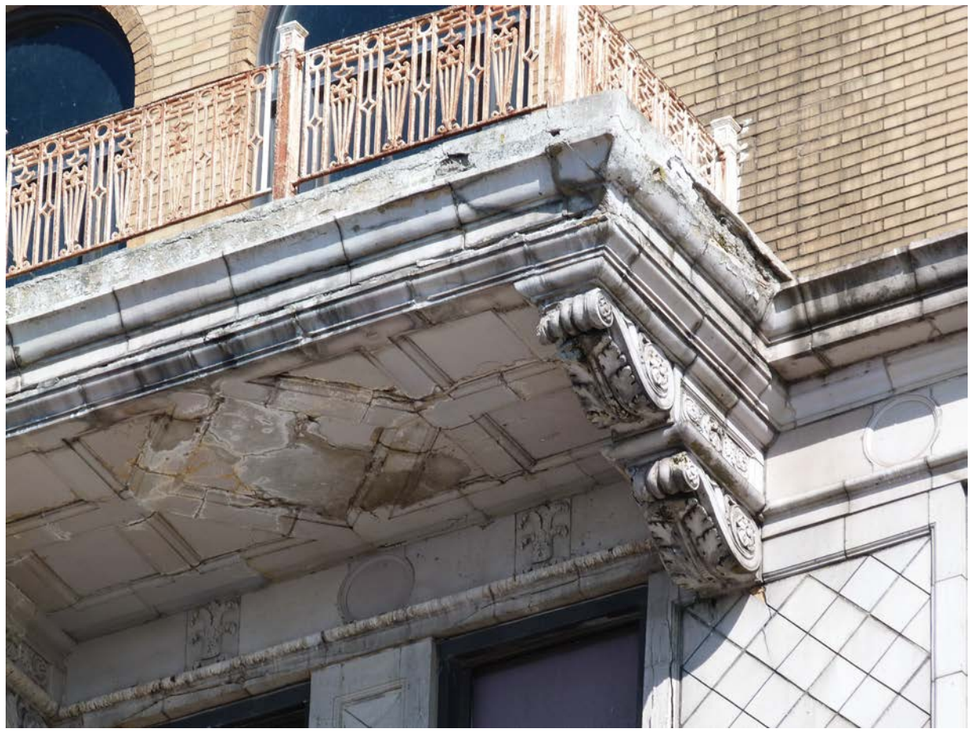
Spalled brick faces

Openings at street level of theater on Stillwell Ave.



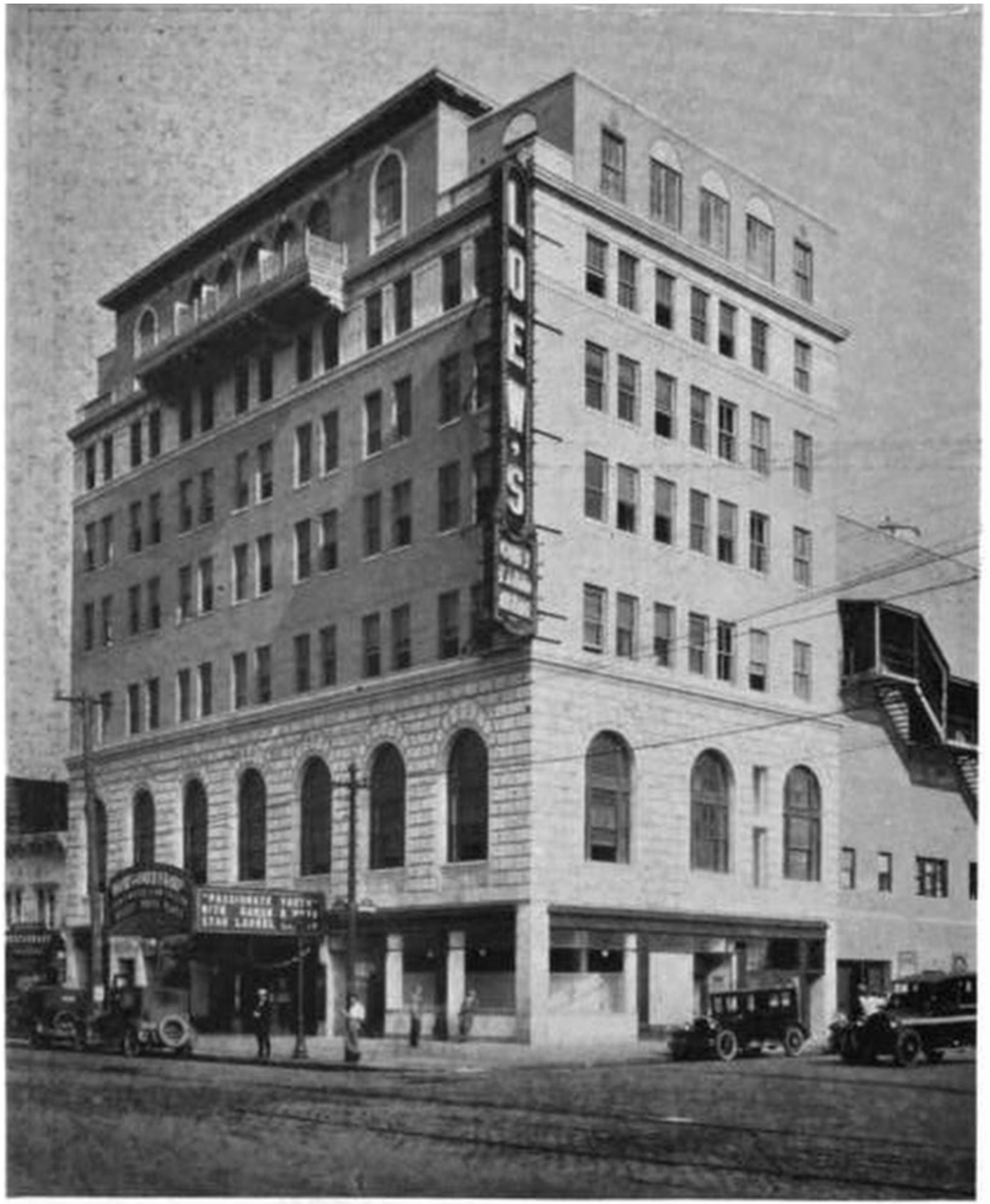
Masonry damage at corners

Cracked terra cotta



Balcony at Seventh Floor

HISTORICAL PHOTO - 1924
(ORIGINAL RENDERING)



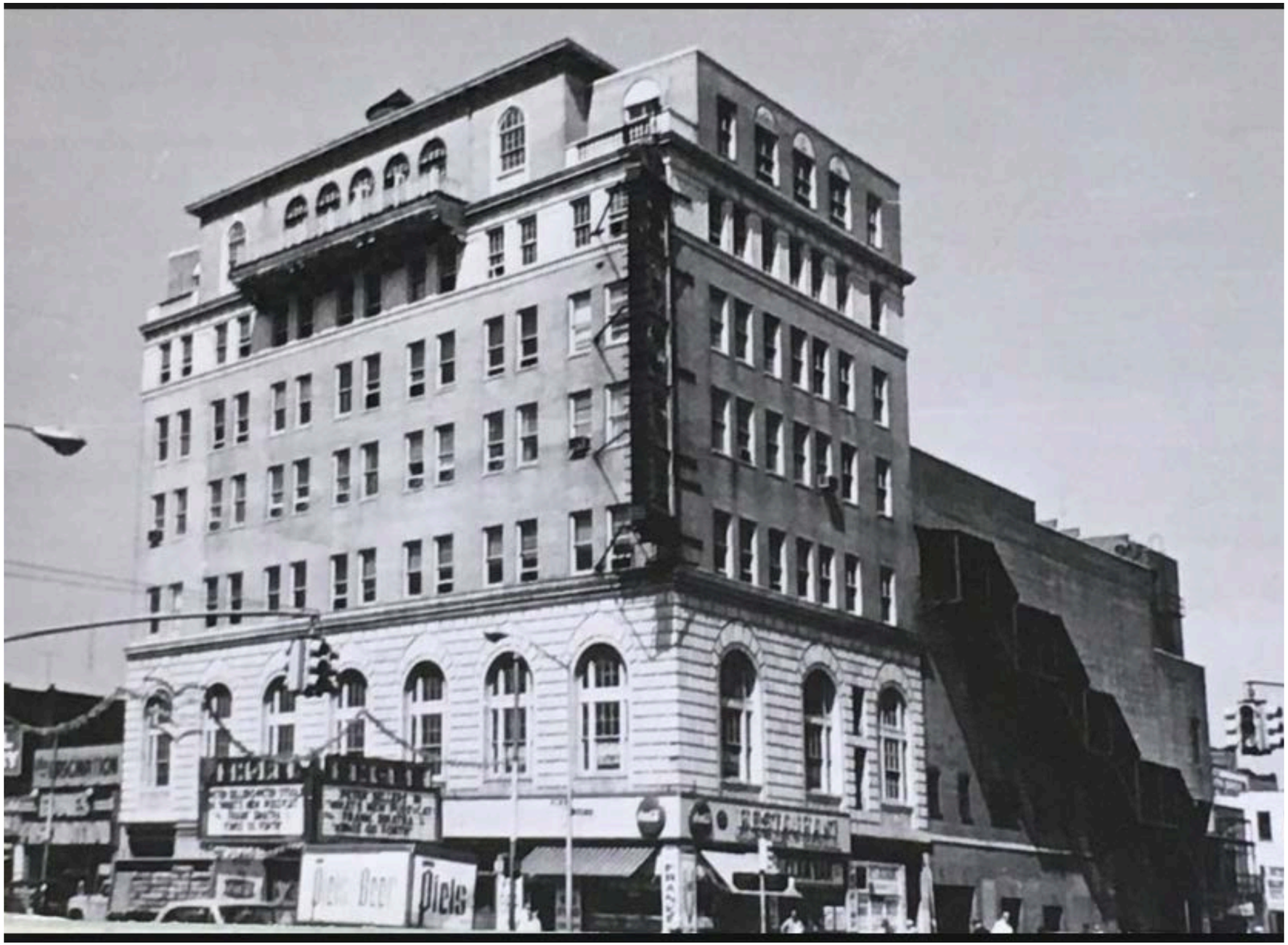
HISTORICAL PHOTO - 1925
(ARCHITECTURE & BUILDING MAGAZINE)

HISTORICAL PHOTO - 1930
(NEW YORK HISTORICAL SOCIETY)

HISTORICAL PHOTO - 1940
(MUNICIPAL ARCHIVES)


LOEW'S
"MISS SUSIE SLAGLE'S"
VERONICA LAKE
SONNY TUFTS
"ENCHANTED FOREST"
GAY WAYBAR GRILL
HEBREW
FRANK
ASYLUM of HORROR

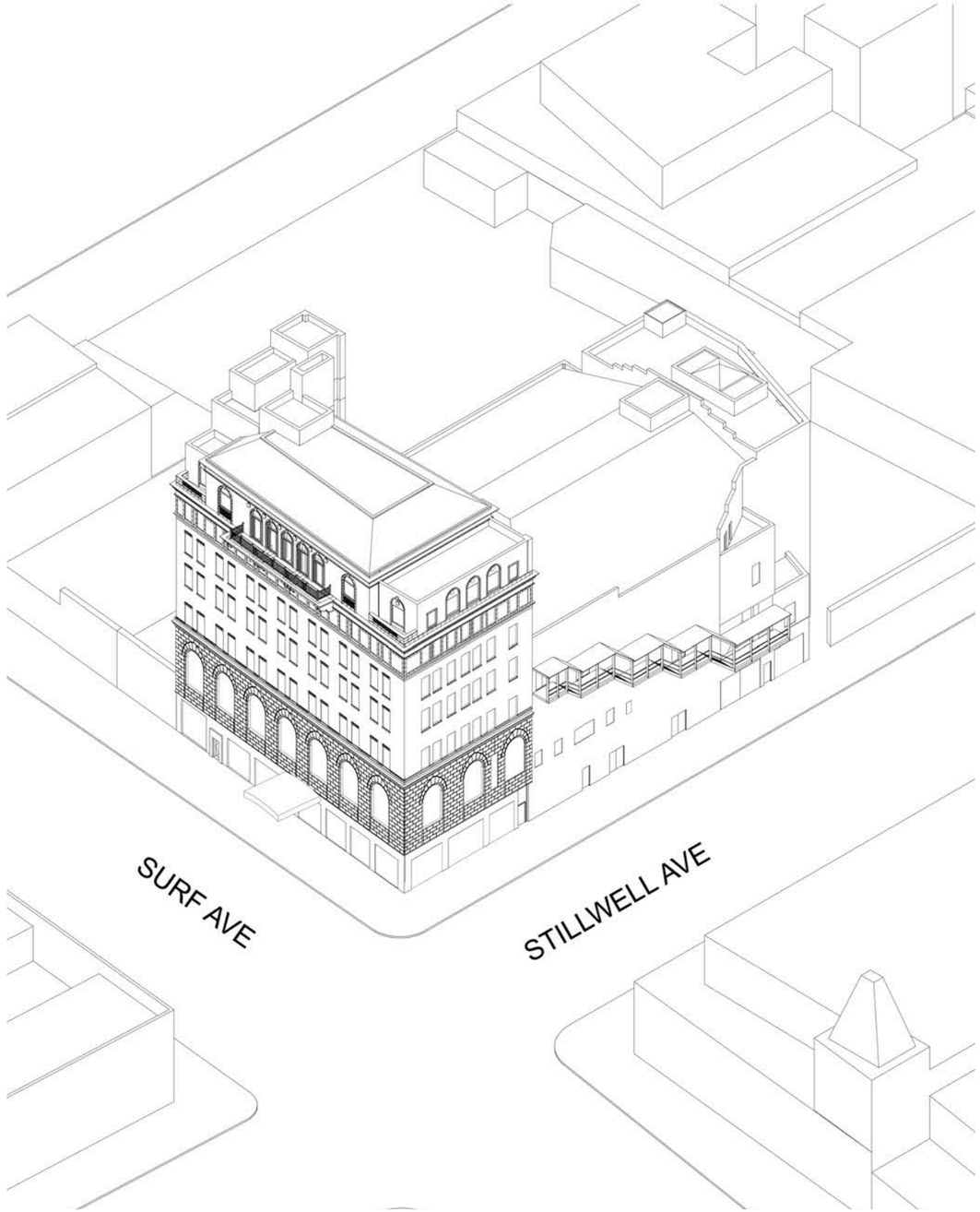
HISTORICAL PHOTO - 1958
(BROOKLYN HISTORICAL SOCIETY)



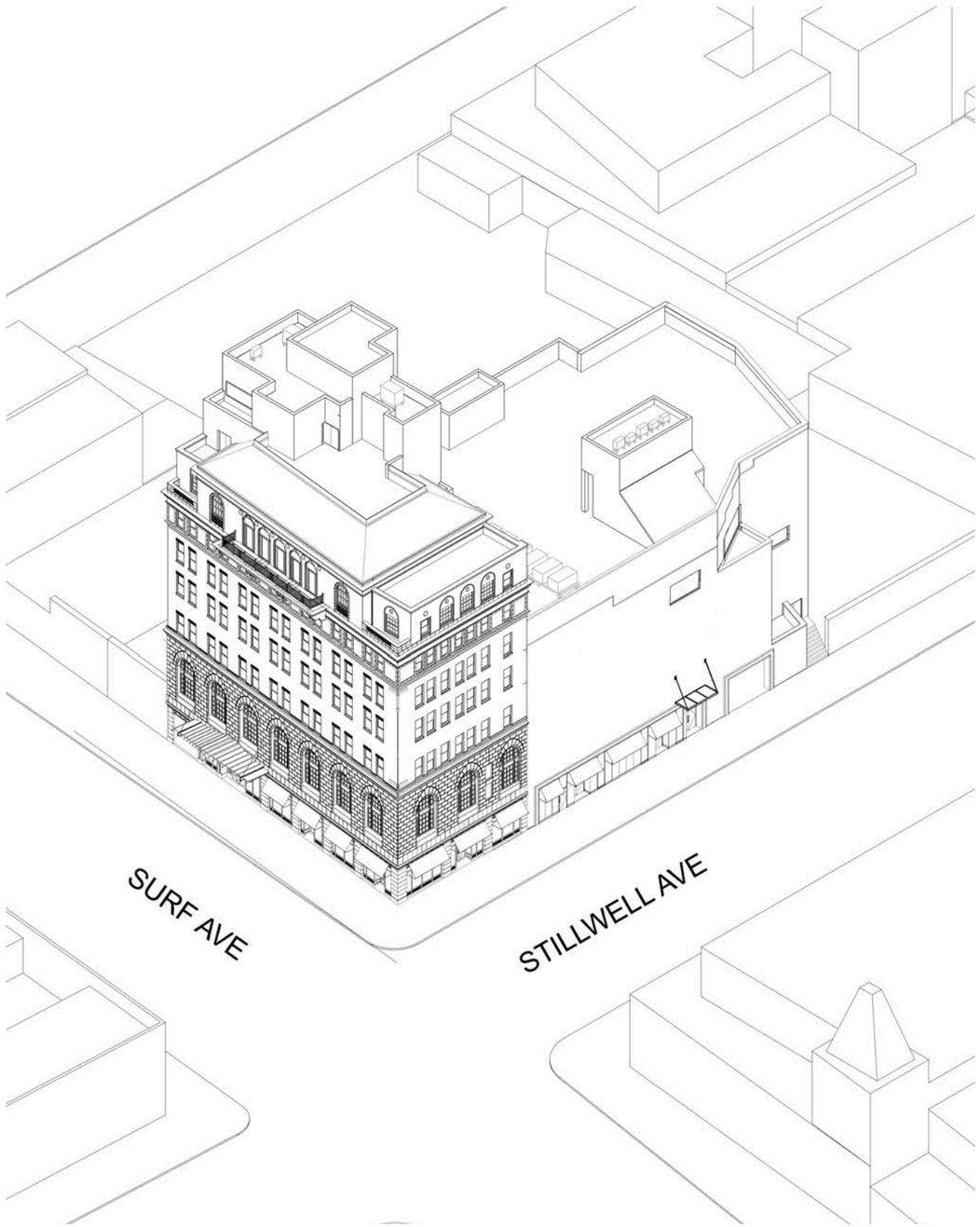
HISTORICAL PHOTO - 1965
(MUNICIPAL ARCHIVES)


OPEN
ALL YEAR
ANIMAL
NURSERY
SHORE
FOR ADU TS ONLY
2 EXCITIN HI
"GATHERIN OF EVIL
"SHE'S DOIN IT GAIN"
GAYWAY BAR & GRILL
RESTAURANT · SEA FOOD
GAYWAY BAR & GRILL
· RESTAURANT · SEA FOOD ·
CLAM BAR
CORN
JOINT
RAW
CLAMS
SHRIMP
NO

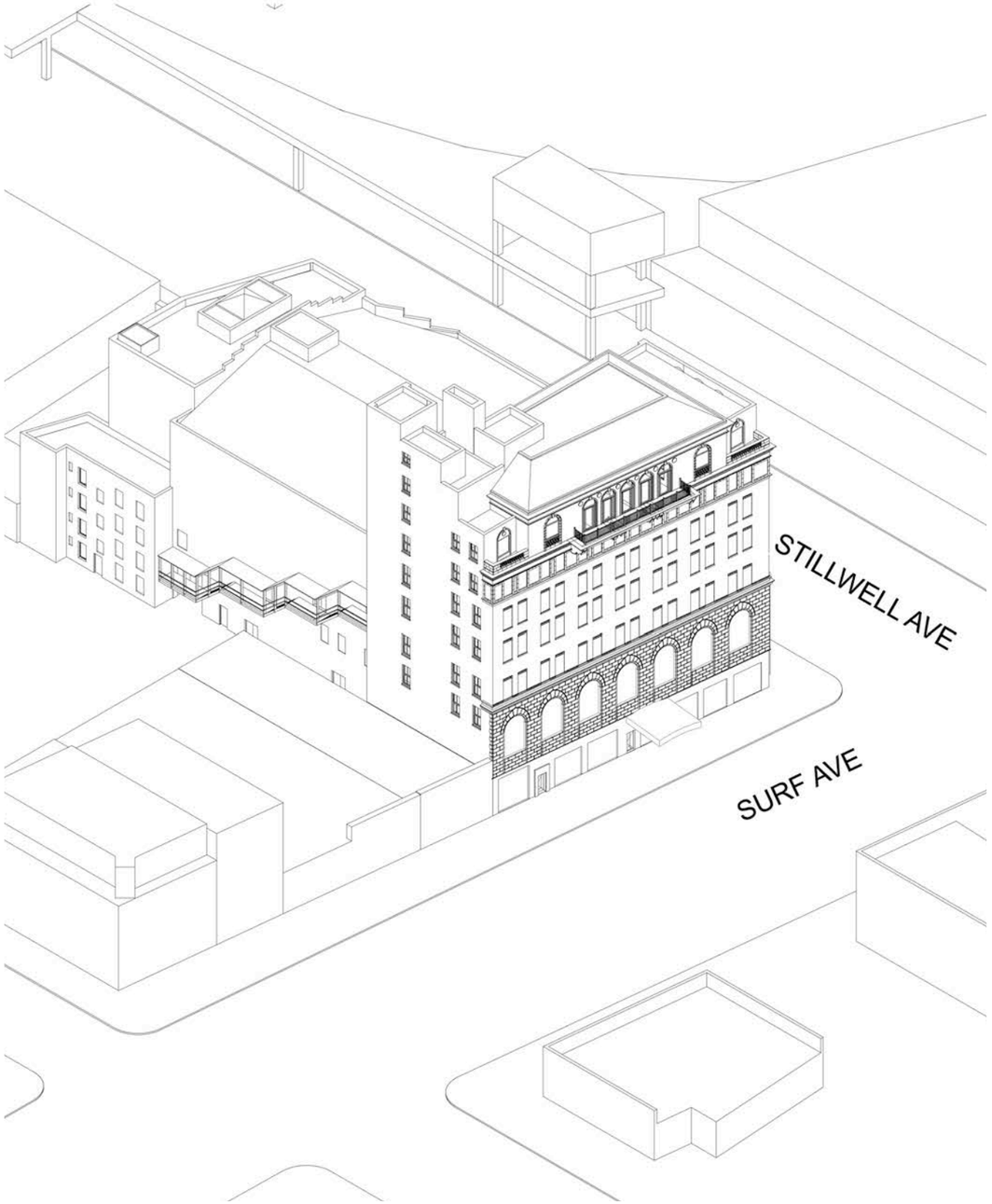

SHORE
Kansas Chicken
Kansas Chicken



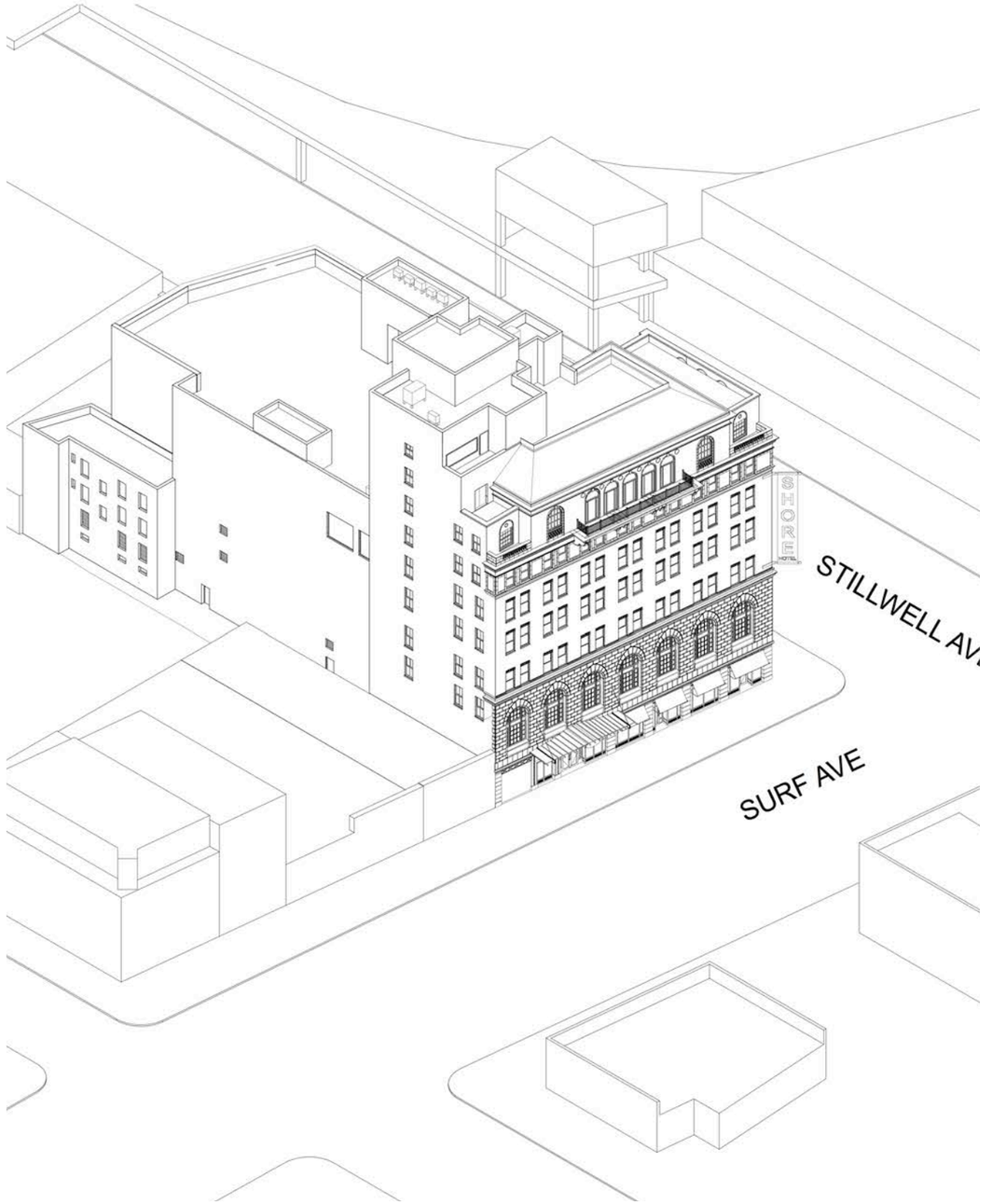
Existing



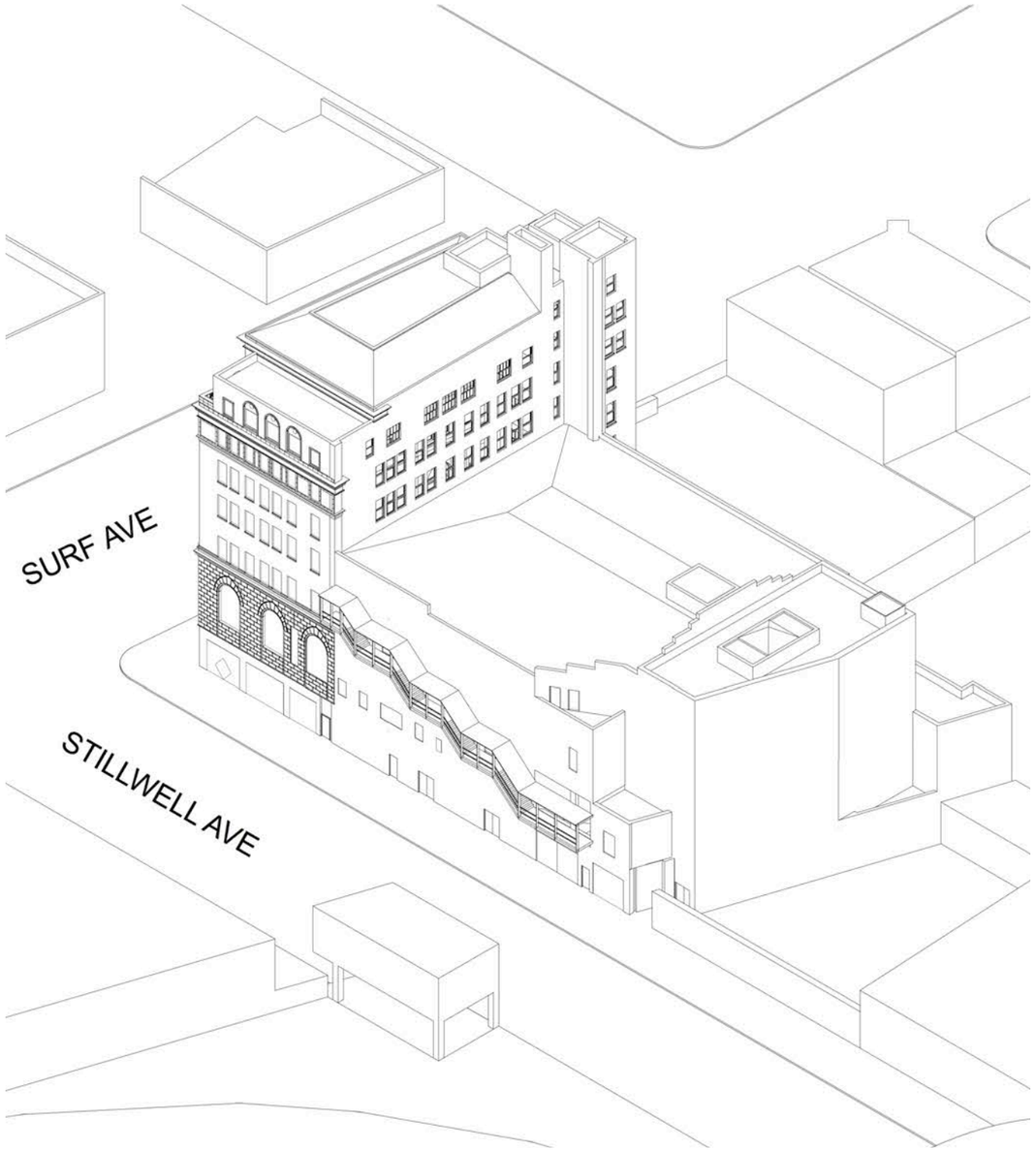
Proposed



Existing



Proposed



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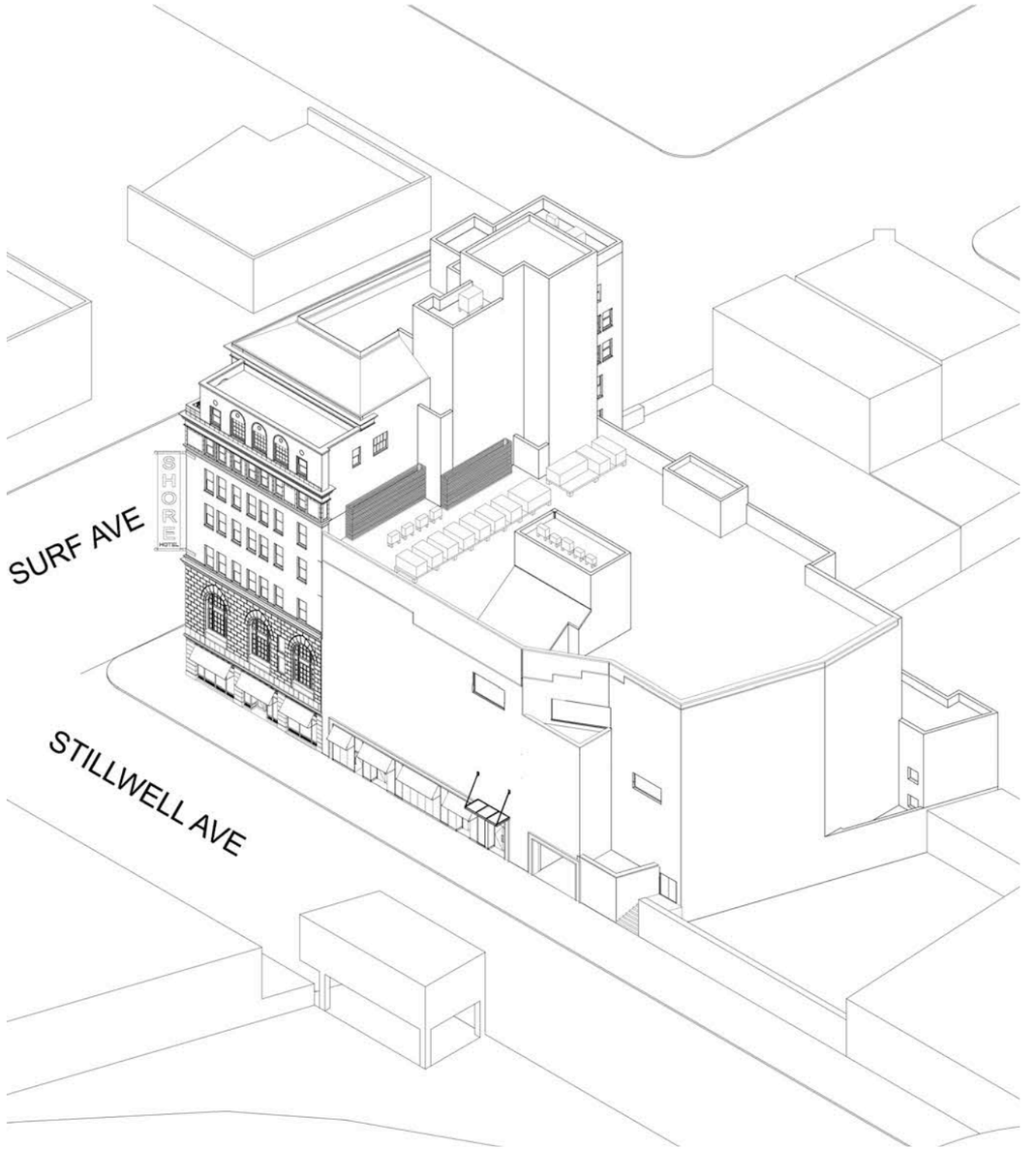
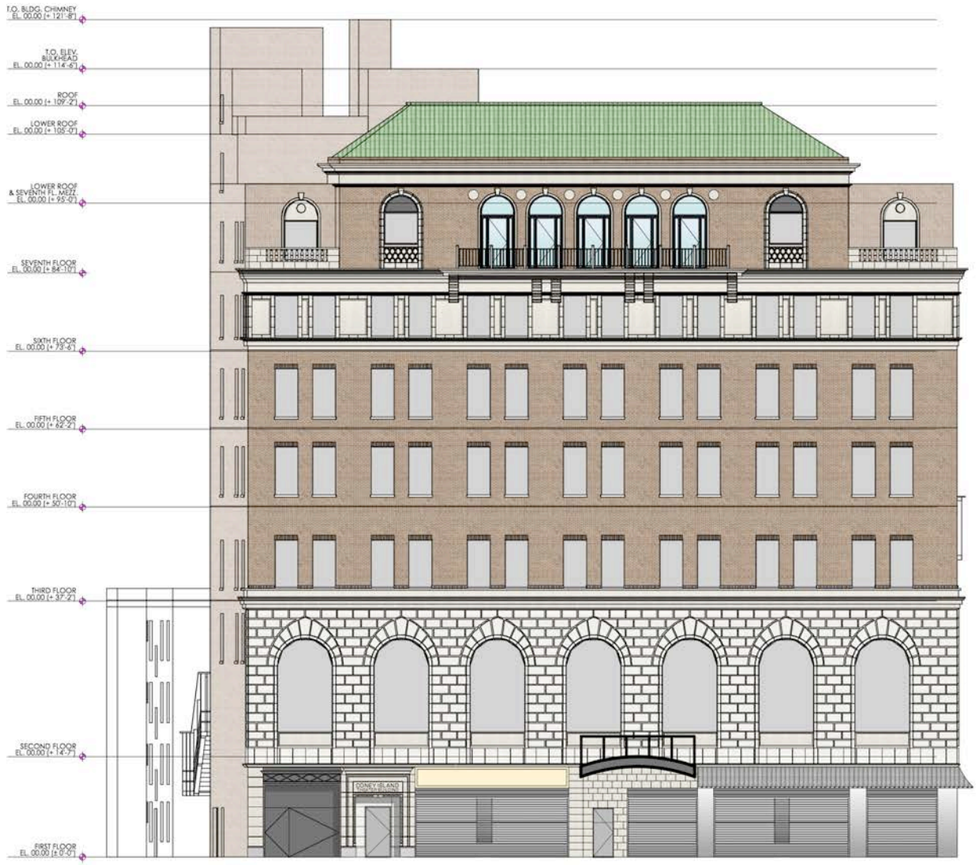
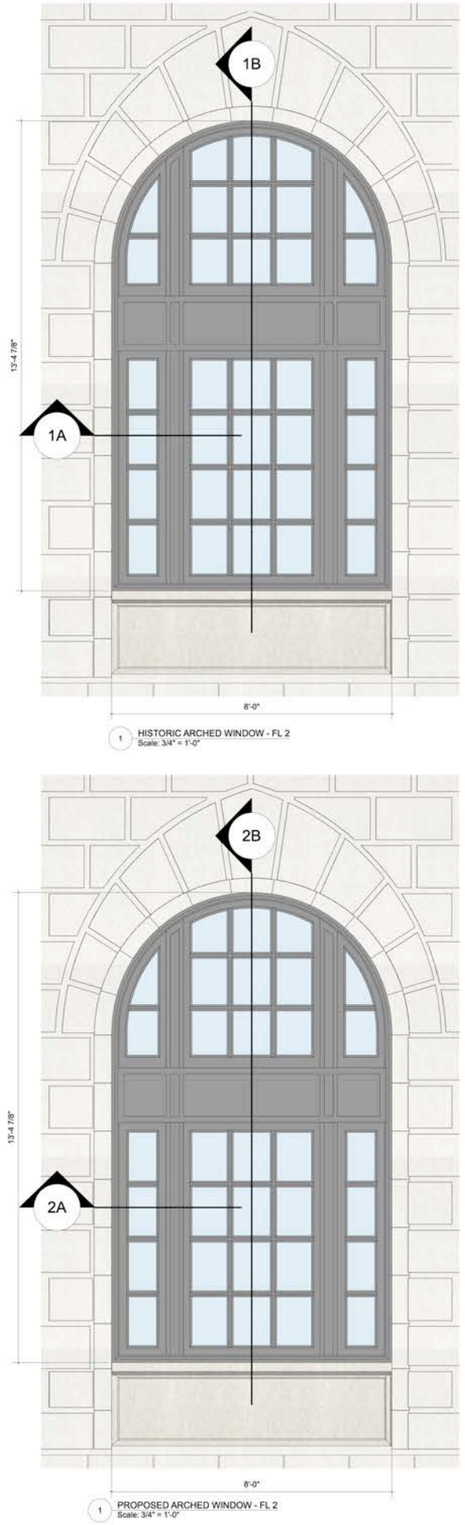


Proposed



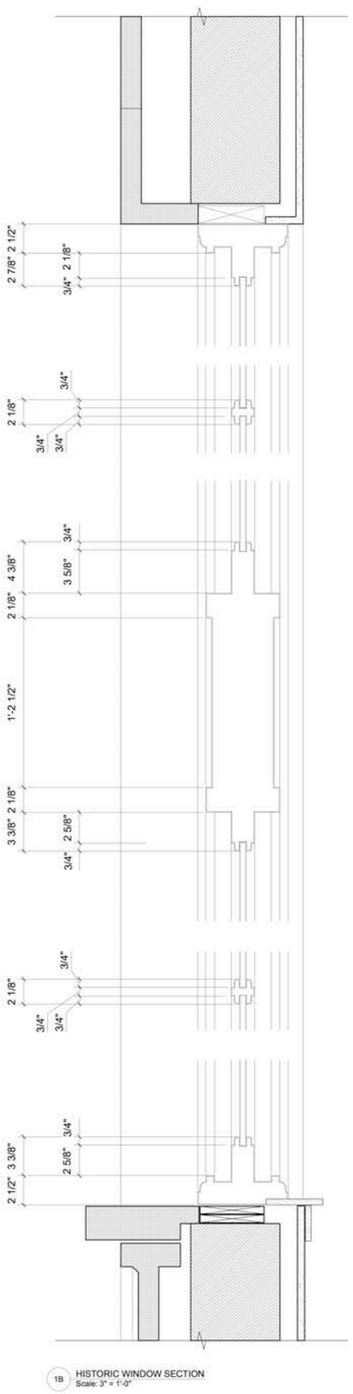
Existing

Proposed

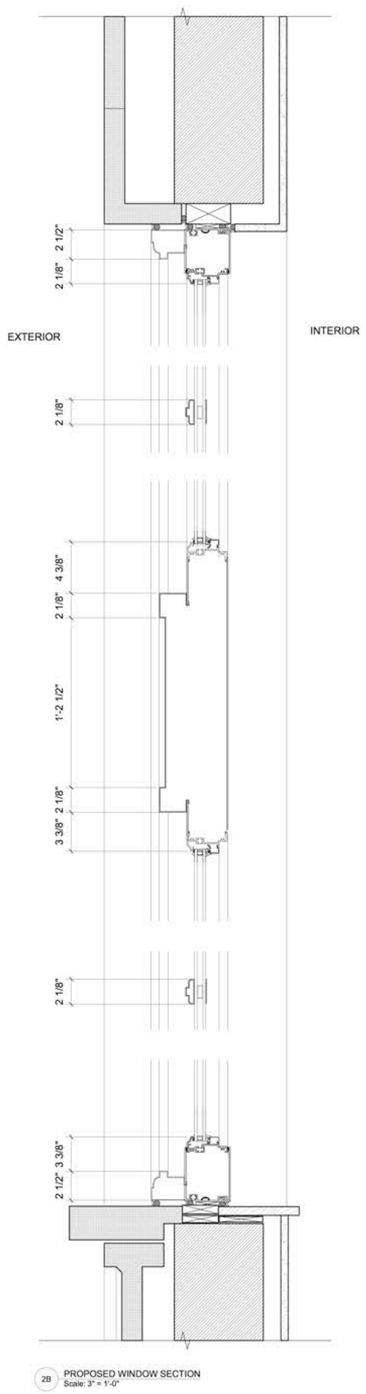


1 HISTORIC ARCHED WINDOW - FL 2
Scale: 3/4" = 1'-0"

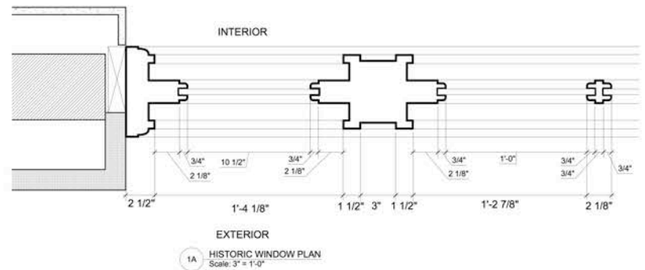
1 PROPOSED ARCHED WINDOW - FL 2
Scale: 3/4" = 1'-0"



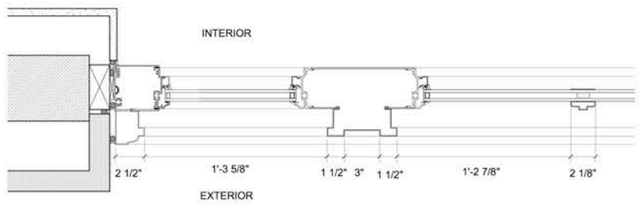
1B HISTORIC WINDOW SECTION
Scale: 3" = 1'-0"



2B PROPOSED WINDOW SECTION
Scale: 3" = 1'-0"



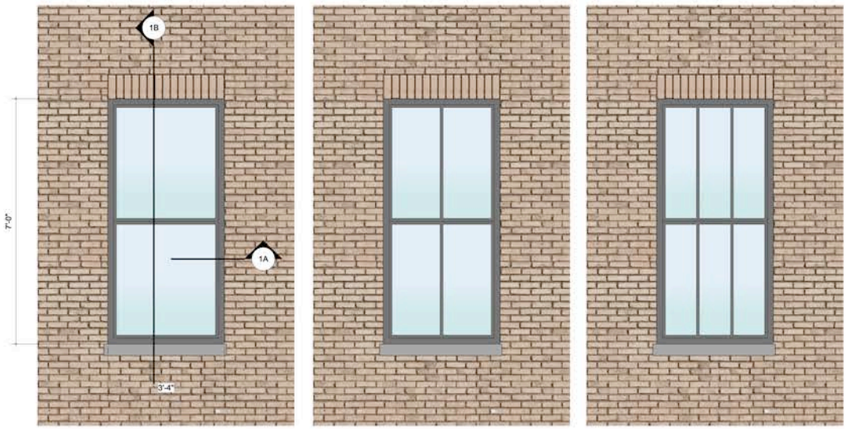
1A HISTORIC WINDOW PLAN
Scale: 3" = 1'-0"



2A PROPOSED WINDOW PLAN
Scale: 3" = 1'-0"

EXISTING CONDITION OF WINDOW

WINDOW DETAILS AT 2ND FLOOR ARCHED WINDOWS

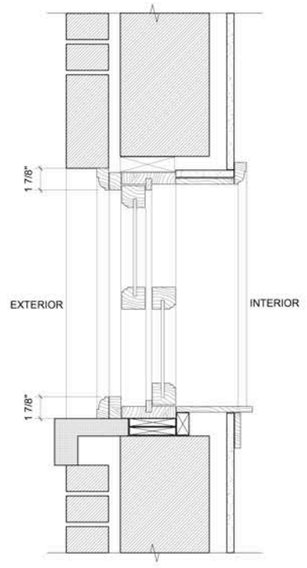


HISTORIC 1 OVER 1 CONFIGURATION

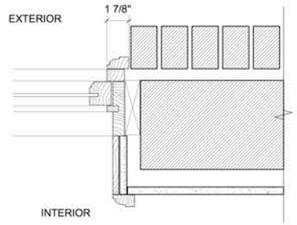
HISTORIC 2 OVER 2 CONFIGURATION

HISTORIC 3 OVER 3 CONFIGURATION

1 HISTORIC WINDOW ELEVATIONS. TYP FL 3-6.
Scale: 3/4" = 1'-0"

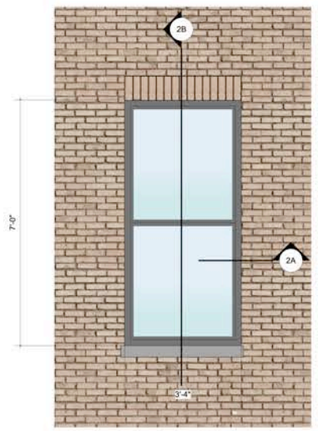


1B HISTORIC WINDOW SECTION
Scale: 3" = 1'-0"



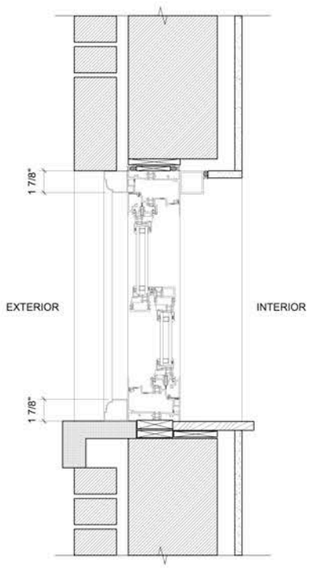
1A HISTORIC WINDOW PLAN
Scale: 3" = 1'-0"

EXISTING CONDITION OF WINDOW

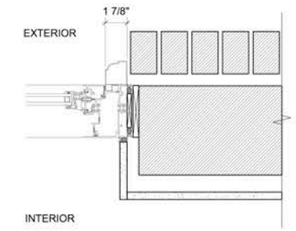


PROPOSED 1 OVER 1 CONFIGURATION

2 PROPOSED TYP WINDOW. FL 3-6
Scale: 3/4" = 1'-0"

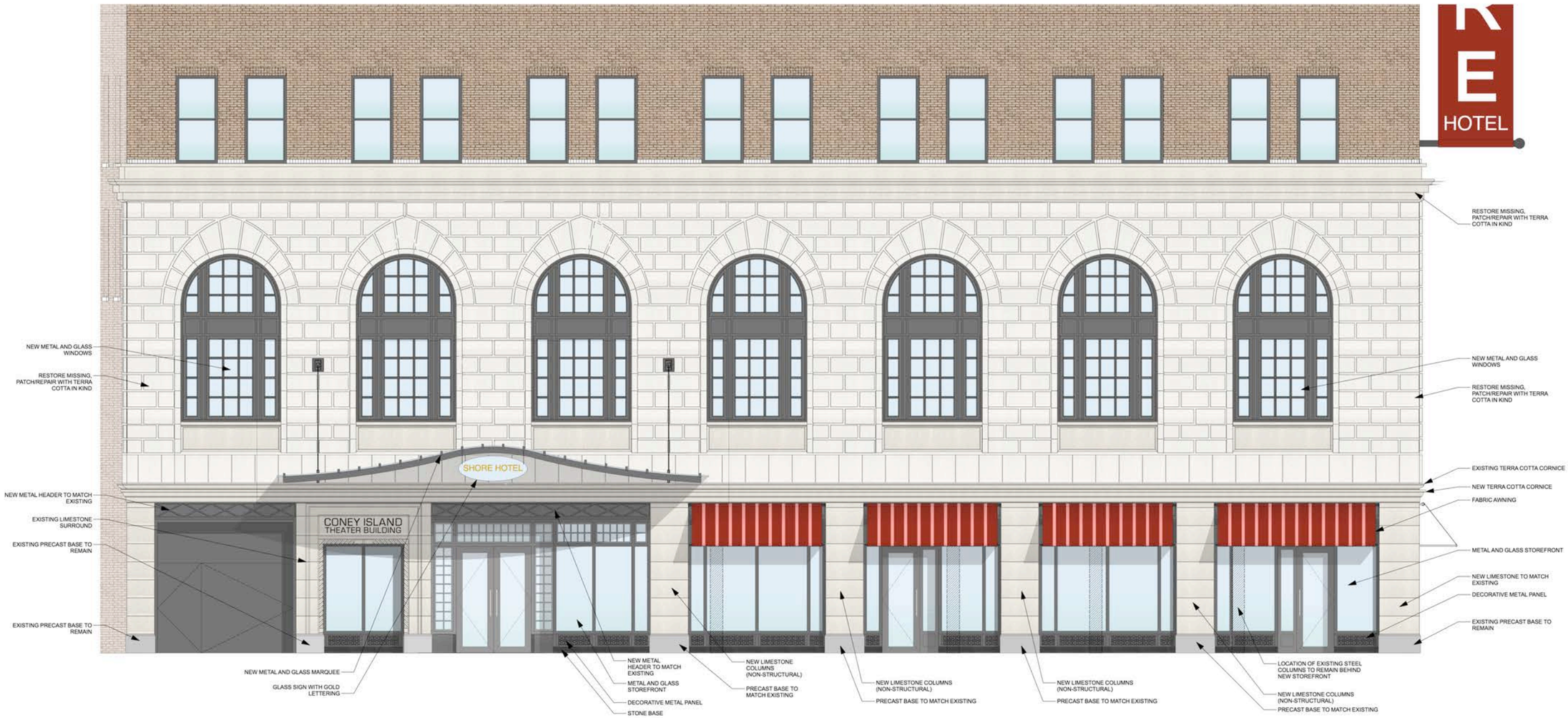


2B PROPOSED WINDOW SECTION
Scale: 3" = 1'-0"



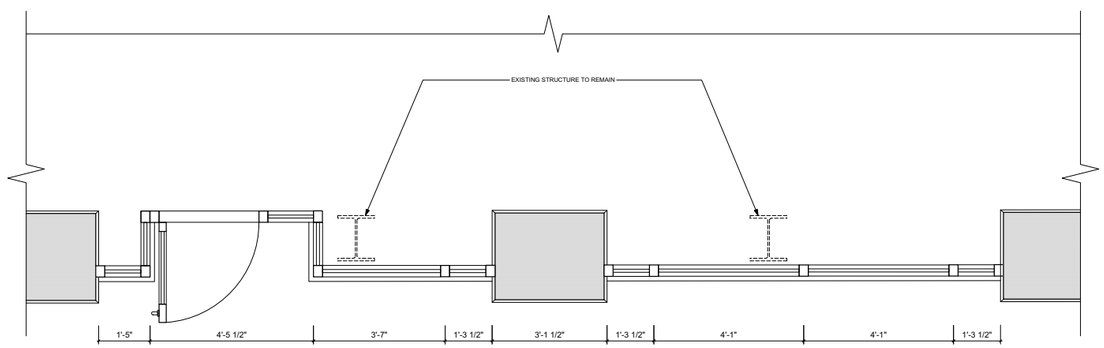
2A PROPOSED WINDOW PLAN
Scale: 3" = 1'-0"

ORIGINAL WINDOW PROFILE

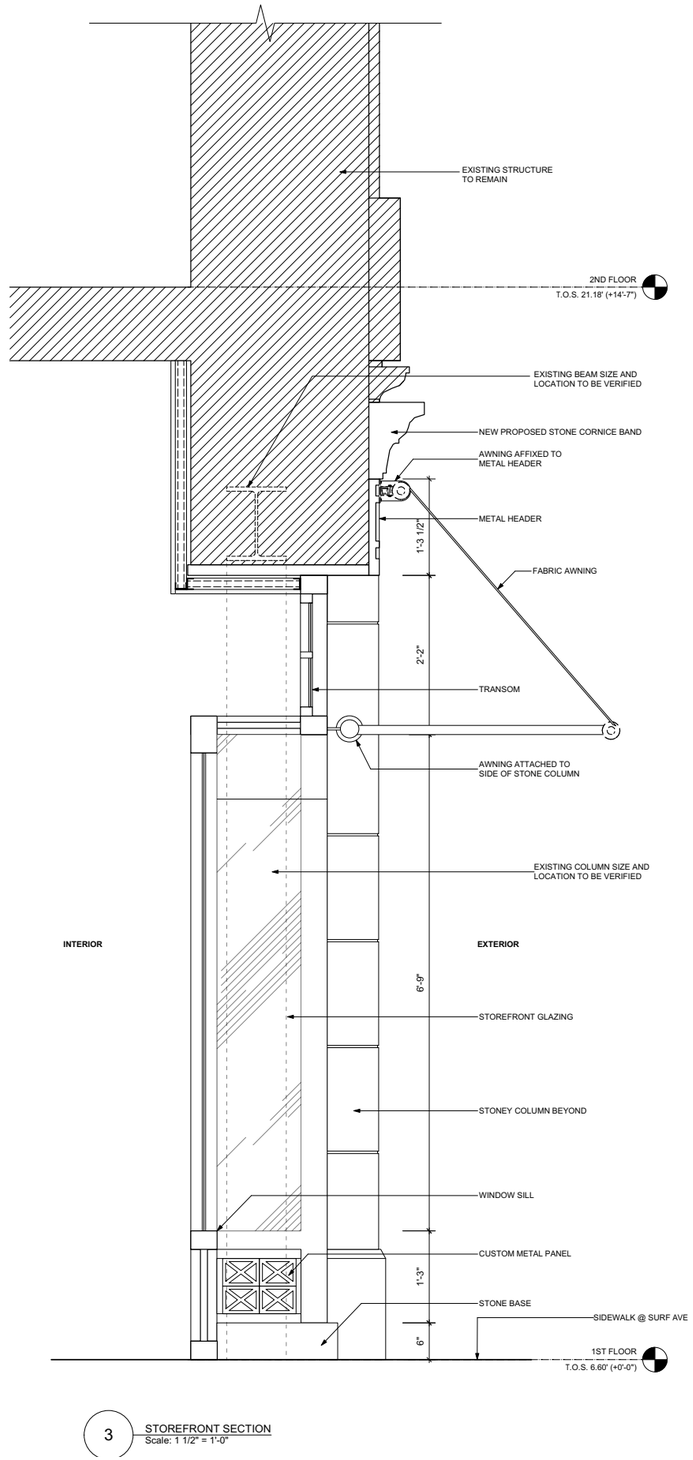

HOTEL
RESTORE MISSING, PATCH/REPAIR WITH TERRA COTTA IN KIND
NEW METAL AND GLASS WINDOWS
RESTORE MISSING, PATCH/REPAIR WITH TERRA COTTA IN KIND
SHORE HOTEL
CONEY ISLAND THEATER BUILDING
NEW METAL HEADER TO MATCH EXISTING
EXISTING LIMESTONE SURROUND
EXISTING PRECAST BASE TO REMAIN
EXISTING PRECAST BASE TO REMAIN
NEW METAL AND GLASS MARQUEE
GLASS SIGN WITH GOLD LETTERING
NEW METAL HEADER TO MATCH EXISTING
METAL AND GLASS STOREFRONT
DECORATIVE METAL PANEL
STONE BASE
NEW LIMESTONE COLUMNS (NON-STRUCTURAL)
PRECAST BASE TO MATCH EXISTING
NEW LIMESTONE COLUMNS (NON-STRUCTURAL)
PRECAST BASE TO MATCH EXISTING
NEW LIMESTONE COLUMNS (NON-STRUCTURAL)
PRECAST BASE TO MATCH EXISTING
LOCATION OF EXISTING STEEL COLUMNS TO REMAIN BEHIND NEW STOREFRONT
NEW LIMESTONE COLUMNS (NON-STRUCTURAL)
PRECAST BASE TO MATCH EXISTING
NEW METAL AND GLASS WINDOWS
RESTORE MISSING, PATCH/REPAIR WITH TERRA COTTA IN KIND
EXISTING TERRA COTTA CORNICE
NEW TERRA COTTA CORNICE
FABRIC AWNING
METAL AND GLASS STOREFRONT
NEW LIMESTONE TO MATCH EXISTING
DECORATIVE METAL PANEL
EXISTING PRECAST BASE TO REMAIN

SOUTH STOREFRONT DETAIL

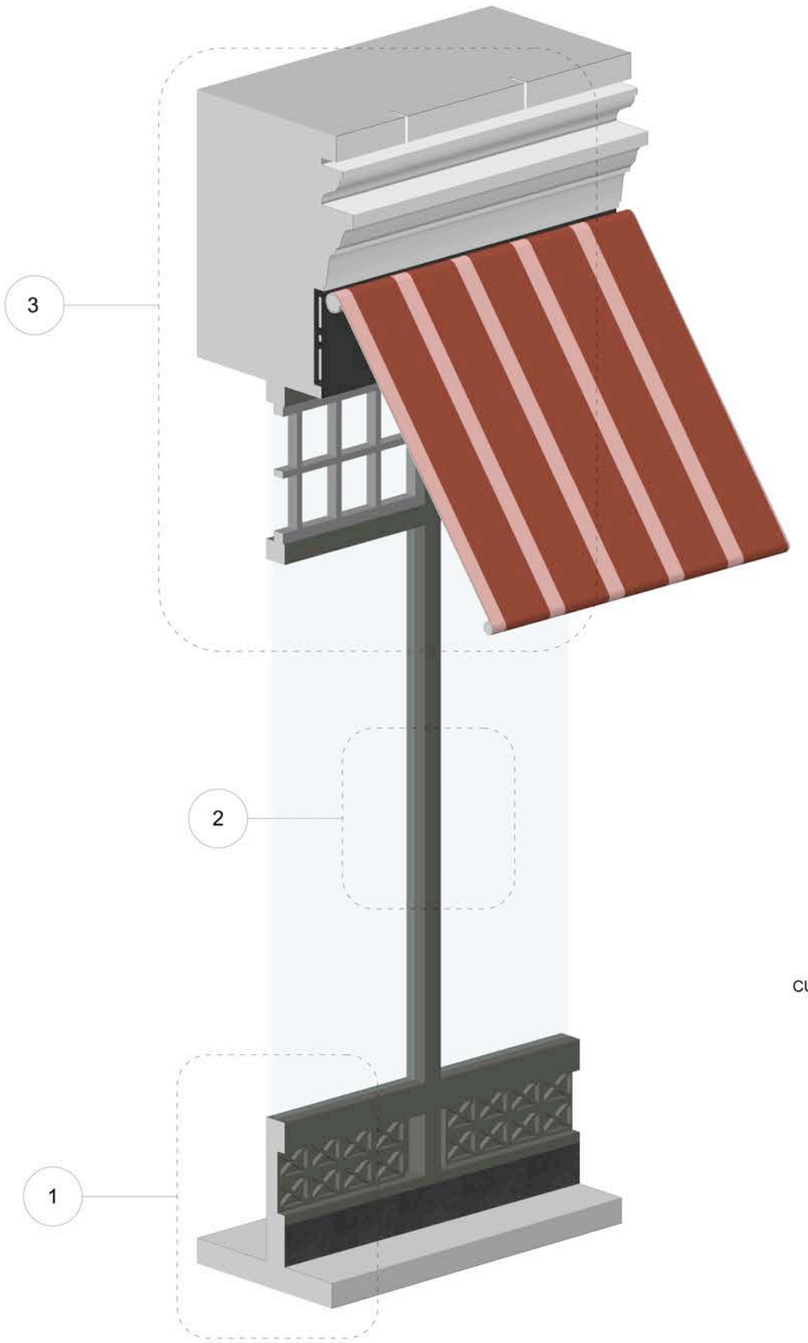
1 STOREFRONT ELEVATION @ SURF AVE
Scale: 3/4" = 1'-0"

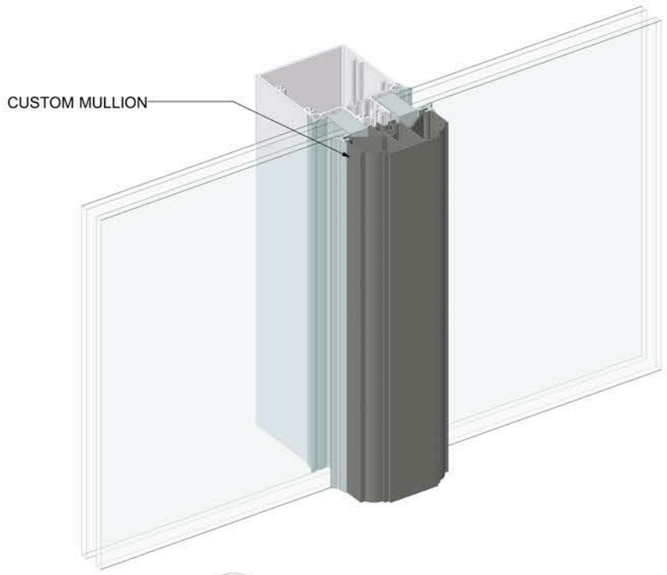


2 PROPOSED STOREFRONT PLAN @ SURF AVE
Scale: 3/4" = 1'-0"

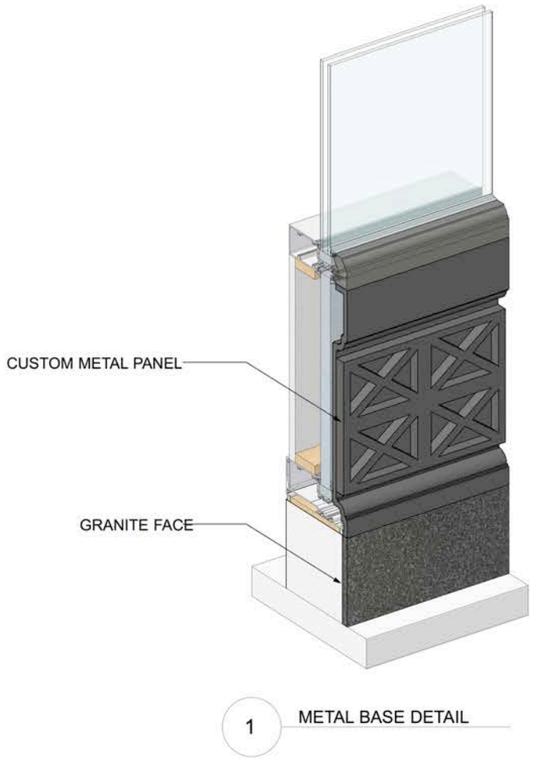


3 STOREFRONT SECTION
Scale: 1 1/2" = 1'-0"

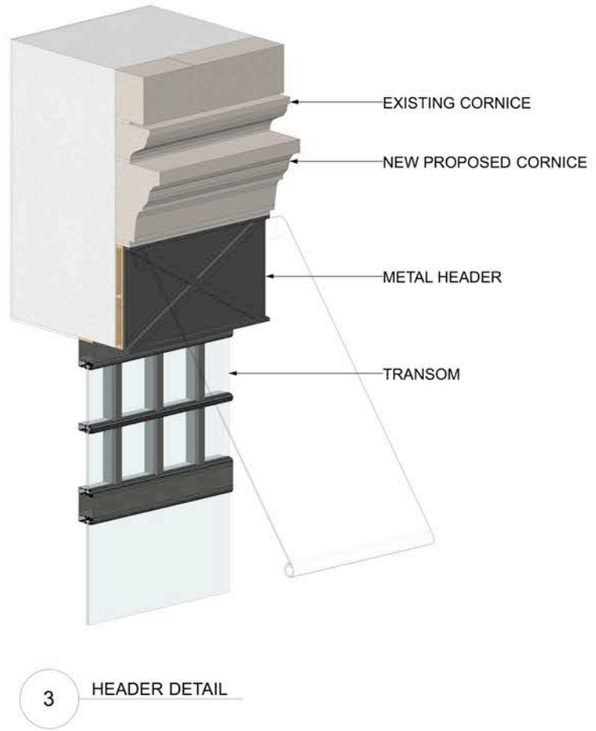




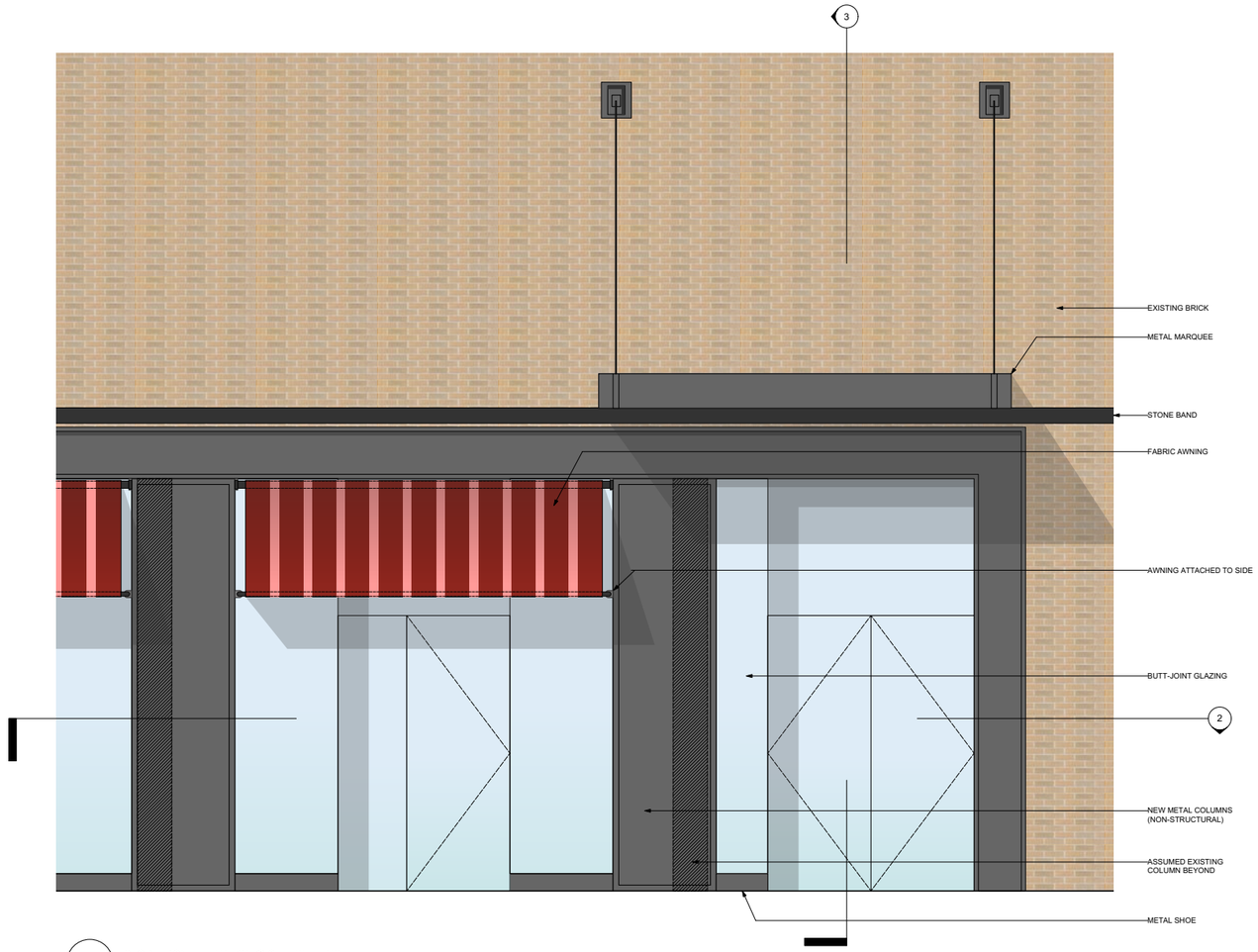
2 WINDOW MULLION DETAIL



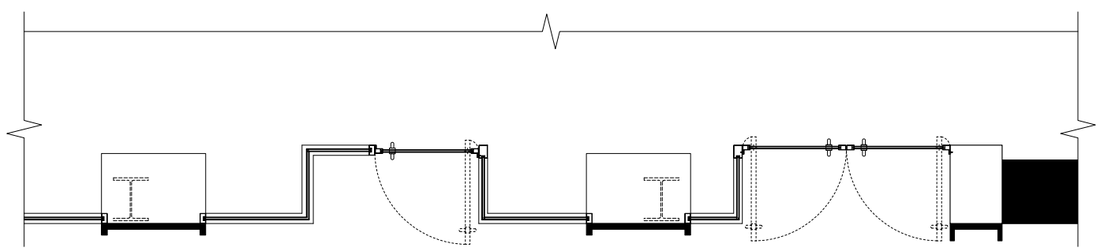
1 METAL BASE DETAIL



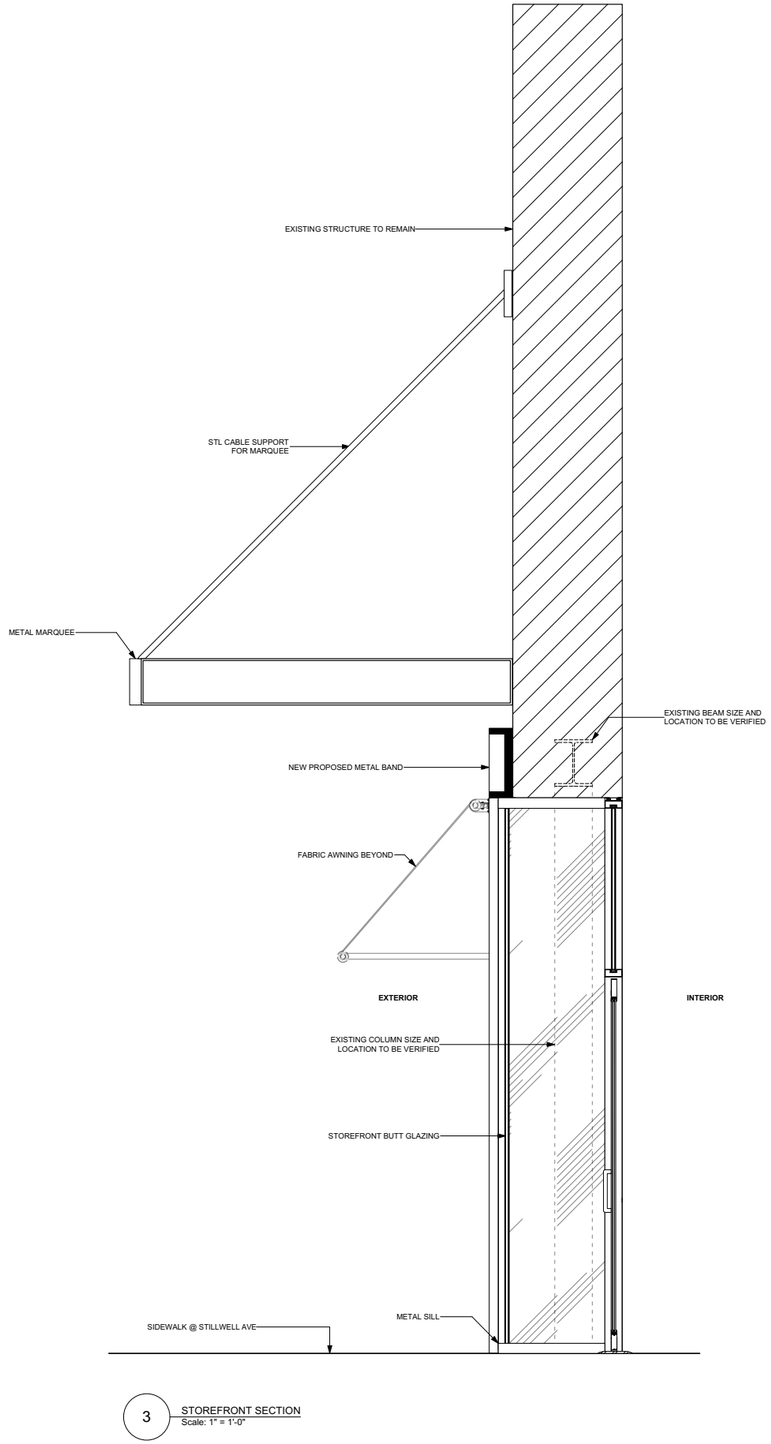
3 HEADER DETAIL



1 STOREFRONT ELEVATION @ STILLWELL AVE
Scale: 3/4" = 1'-0"

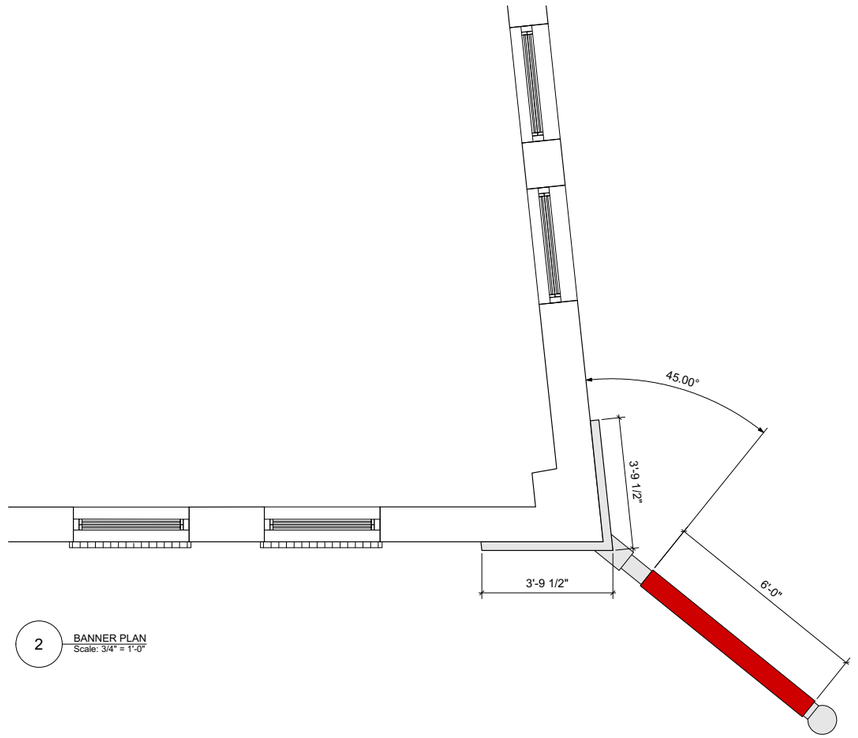


2 STOREFRONT PLAN
Scale: 3/4" = 1'-0"

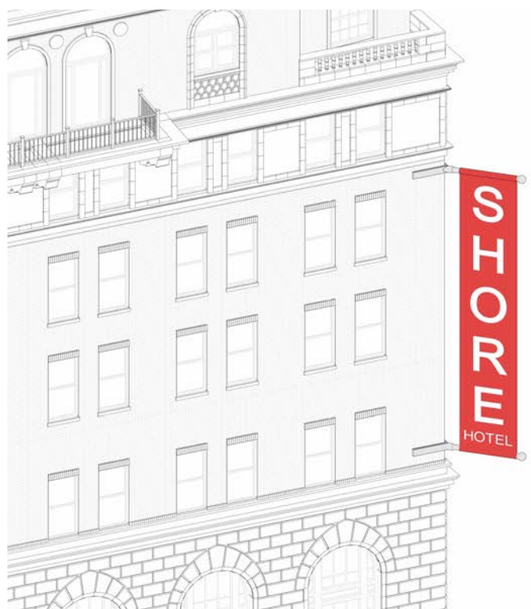


3 STOREFRONT SECTION
Scale: 1" = 1'-0"

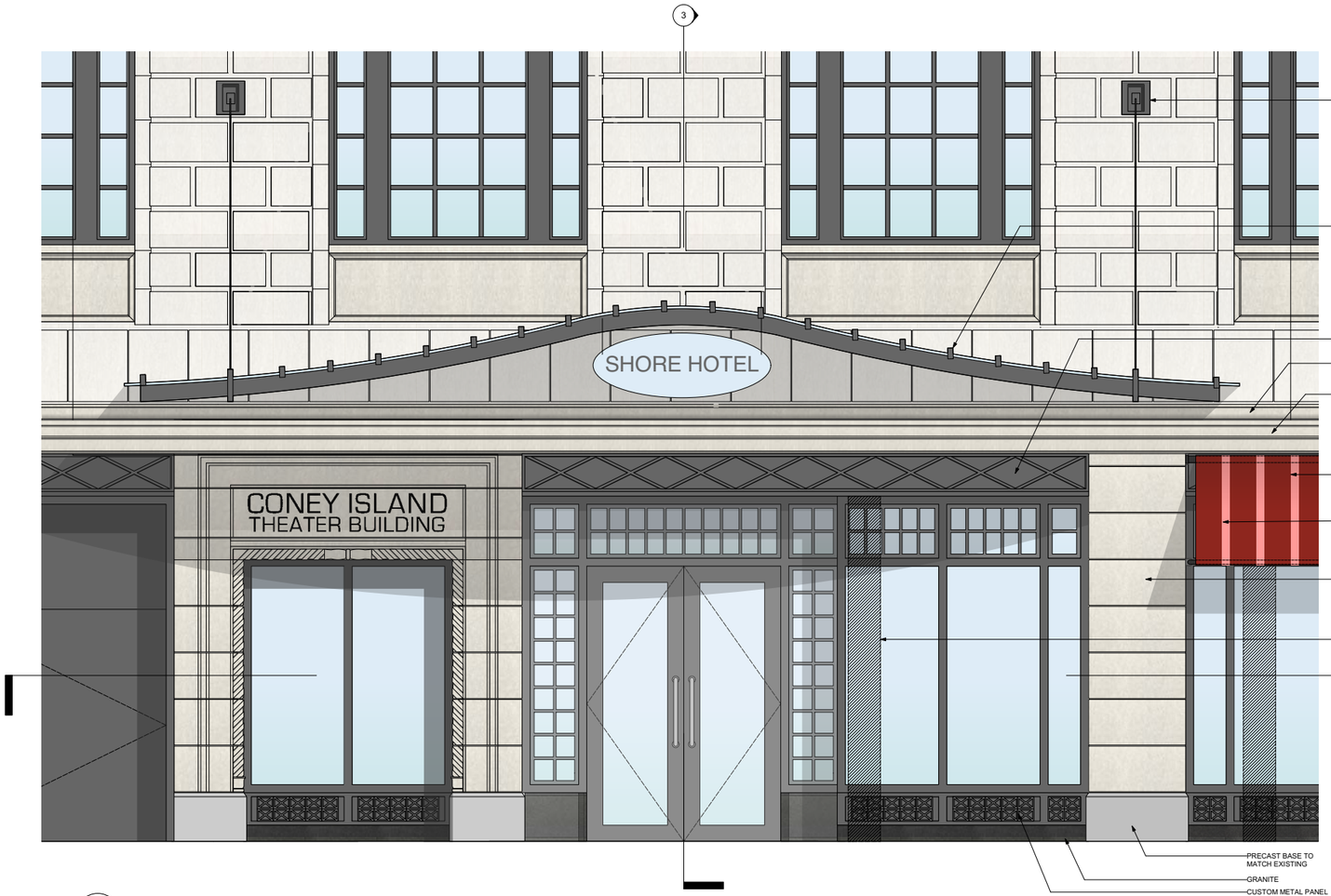
1 BANNER ELEVATION
Scale: 1/4" = 1'-0"



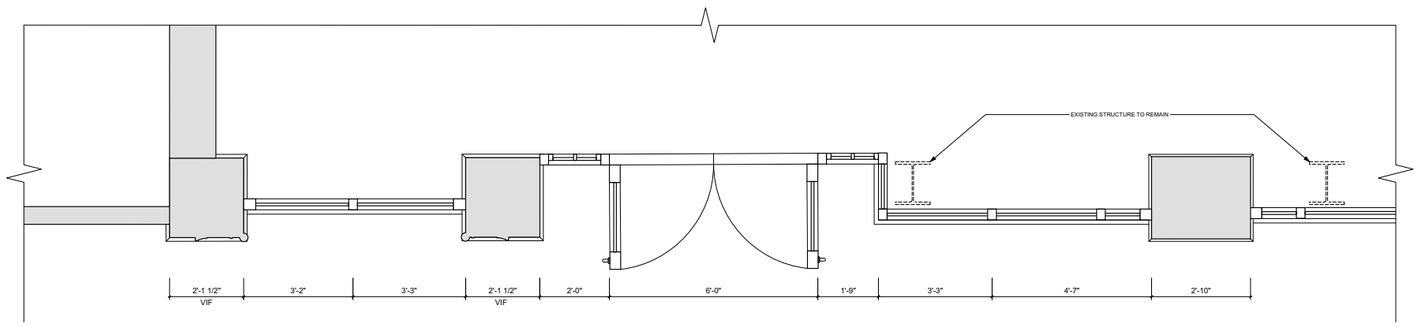
2 BANNER PLAN
Scale: 3/4" = 1'-0"



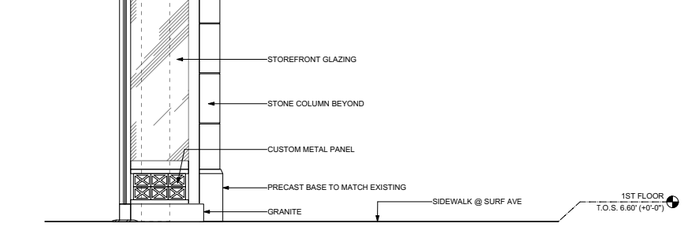
3 BANNER AXONOMETRIC
N.T.S.



1 MARQUEE ELEVATION @ SURF AVE
Scale: 3/4" = 1'-0"



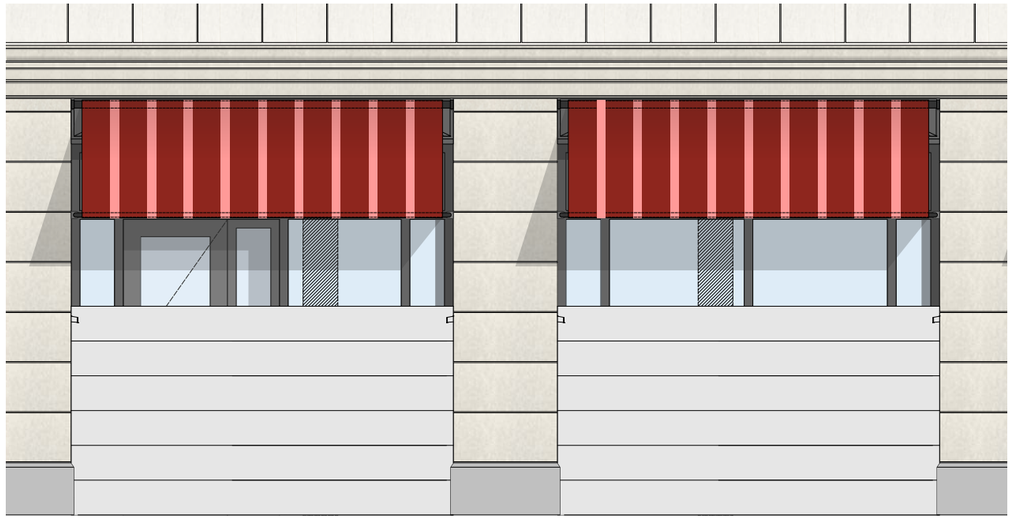
2 PROPOSED MARQUEE PLAN @ SURF AVE
Scale: 3/4" = 1'-0"



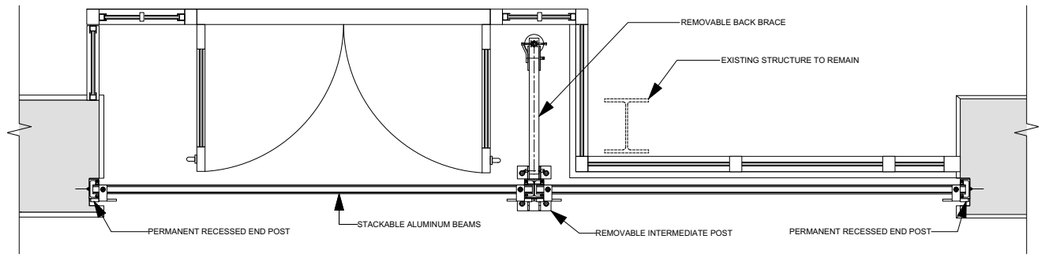
3 MARQUEE SECTION
Scale: 3/4" = 1'-0"


SHORE
HOTEL
CONEY ISLAND
BEACH BUILDING

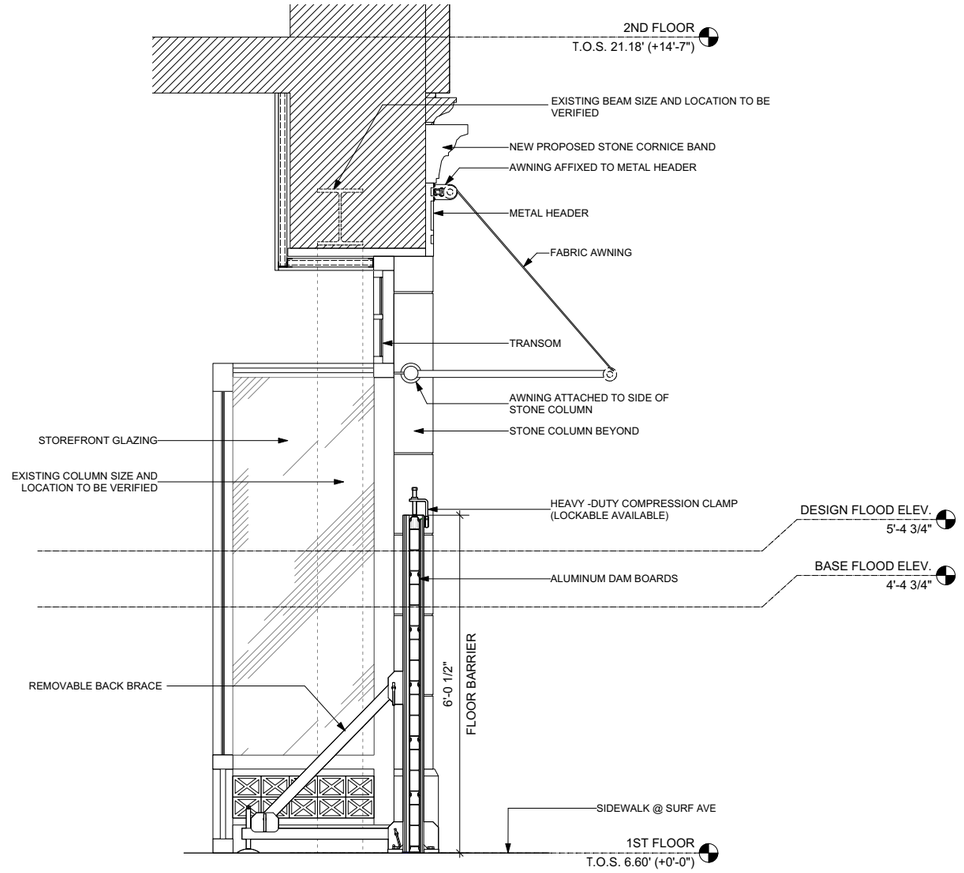

CONEY ISLAND
THEATER BUILDING



2 PROPOSED ELEVATION @ TYP. STOREFRONT
Scale: 3/4" = 1'-0"



3 FLOOD BARRIER PLAN
Scale: 1 1/2" = 1'-0"



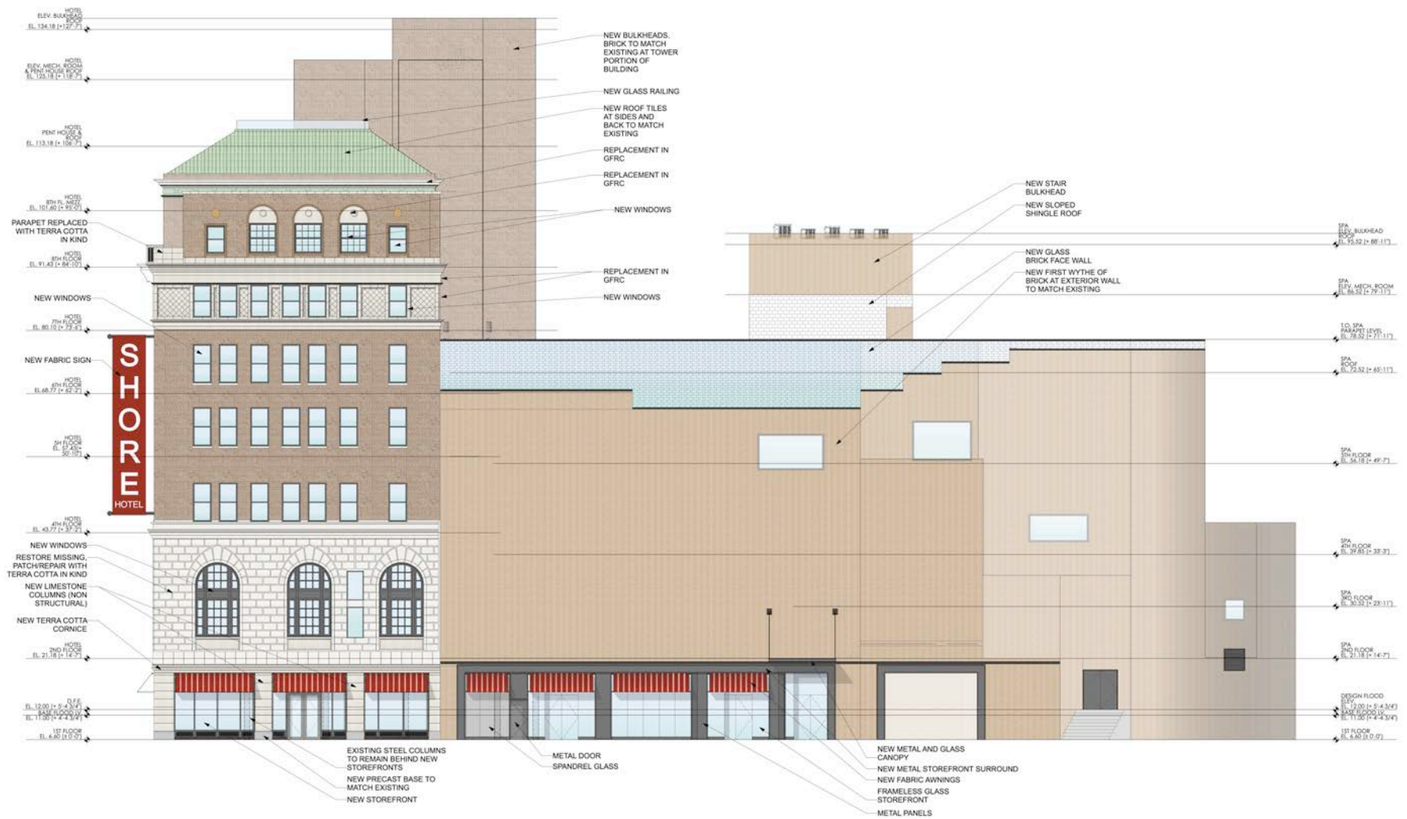
1 PROPOSED TYPICAL STOREFRONT DETAIL
Scale: 1 1/2" = 1'-0"

Perspective View of Typical Storefront

Perspective View of Typical Storefront
Flood Barriers Deployed

Existing

Proposed



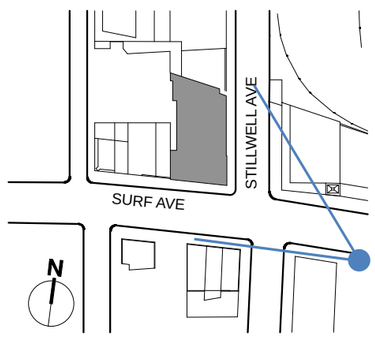
EXISTING CONDITIONS OF TERRA COTTA

PROPOSED GFRC LOCATIONS

ELEVATIONS - EAST THEATER WALL

Existing

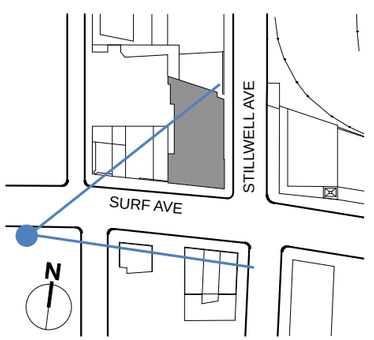
Proposed



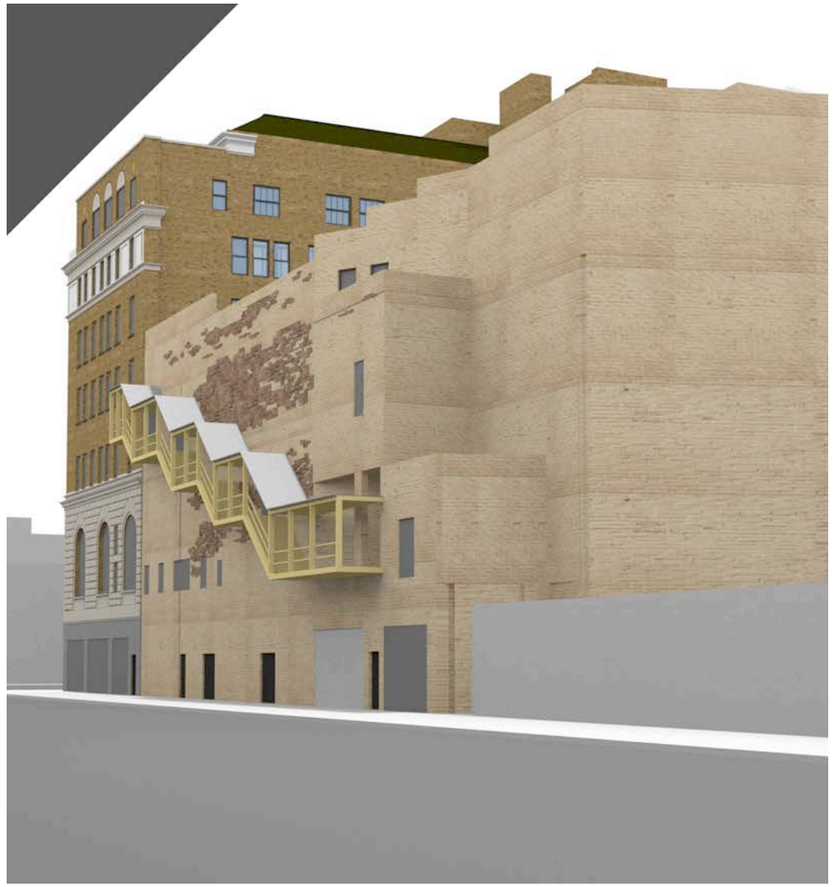
STREET VIEWS - SURF AVE LOOKING WEST

Existing

Proposed

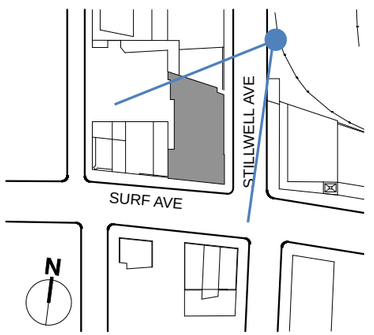


STREET VIEWS - SURF AVE LOOKING EAST



Existing

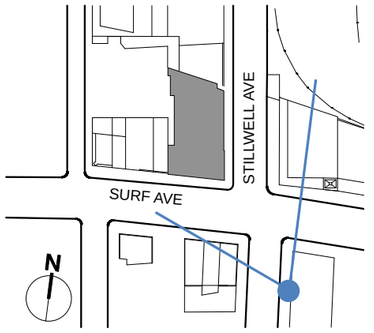
Proposed



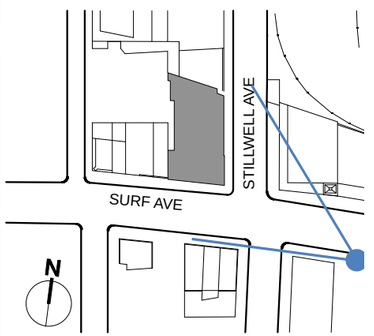
STREET VIEWS - STILLWELL AVE LOOKING SOUTH

Existing

Proposed

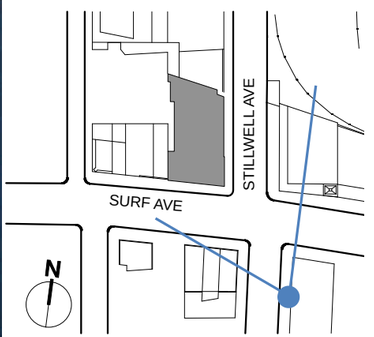


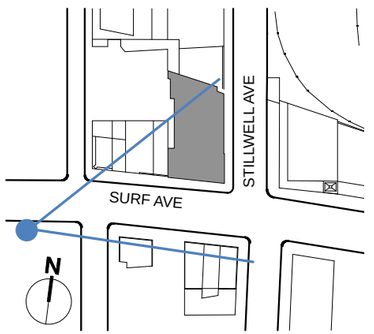
STREET VIEWS - STILLWELL AVE LOOKING NORTH



VIRTUAL MOCKUP - SURF AVE LOOKING WEST

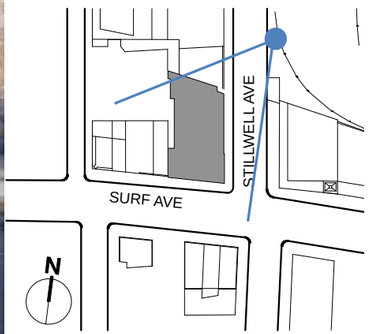

Nathan's
FAMOUS
THIS IS THE ORIGINAL
WORLD FAMOUS
FRANKFURTERS SINCE 1916
FOR OVER
100
YEARS
Nathan's
SEA FOOD
CLAM BAR
DELICATESSEN
Nathan's
CLAM BAR
Nathan's
CLAM BAR
Phone
HEY, BROOKLYN -


STILLWELL AVE
SURF AVE
N



VIRTUAL MOCKUP - SURF AVE LOOKING EAST


SCHOOL BUS
PIER


STILLWELL AVE
SURF AVE
N

BRICK AT TOWER PORTION. SHOWN COMPARED TO EXISTING

GLASS BRICK

BRICK AT EAST THEATER WALL. SHOWN COMPARED TO EXISTING

Gentle Cream
OC-96

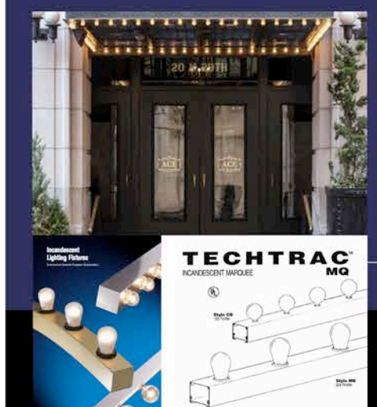
WINDOW PAINT COLOR

BRICK AT NORTH/WEST THEATER WALL

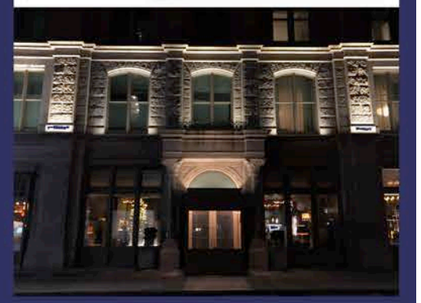
BRICK GROUT

INGROUND UPLIGHT AT EACH DOOR/ARCH

BLADE LIGHT - ILLUMINATE
WINDOW SIDES AND ARCH

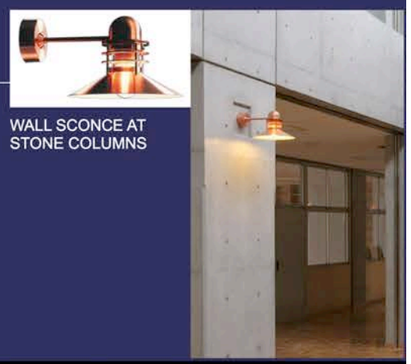


MARQUEE - EXPOSED BULBS



LINEAR UPLIGHT TO HIGHTLIGHT
FACADE AND 8TH FL CORNICE.
CONTINUOUS LIGHT AT 4TH FL CORNICE.

WALL MOUNTED SIGNAGE LIGHTING
ON BOTH SIDES OF BANNER



WALL SCONCE AT
STONE COLUMNS

LINEAR LIGHTING
BEHIND AWNINGS

SOUTH ELEVATION

LINEAR UPLIGHT

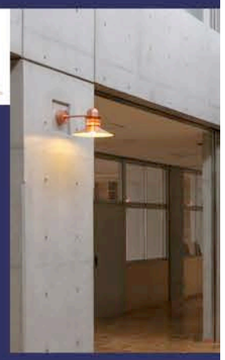
BLADE LIGHT - ILLUMINATE
WINDOW SIDES AND ARCH

BACK LIT GLASS BRICKS

EXPOSED BULBS

WALL MOUNTED
SIGNAGE LIGHTING

WALL SCONCE



LINEAR LIGHTING
BEHIND AWNINGS

EAST ELEVATION


Surf Av
Stillwell Av

APPENDIX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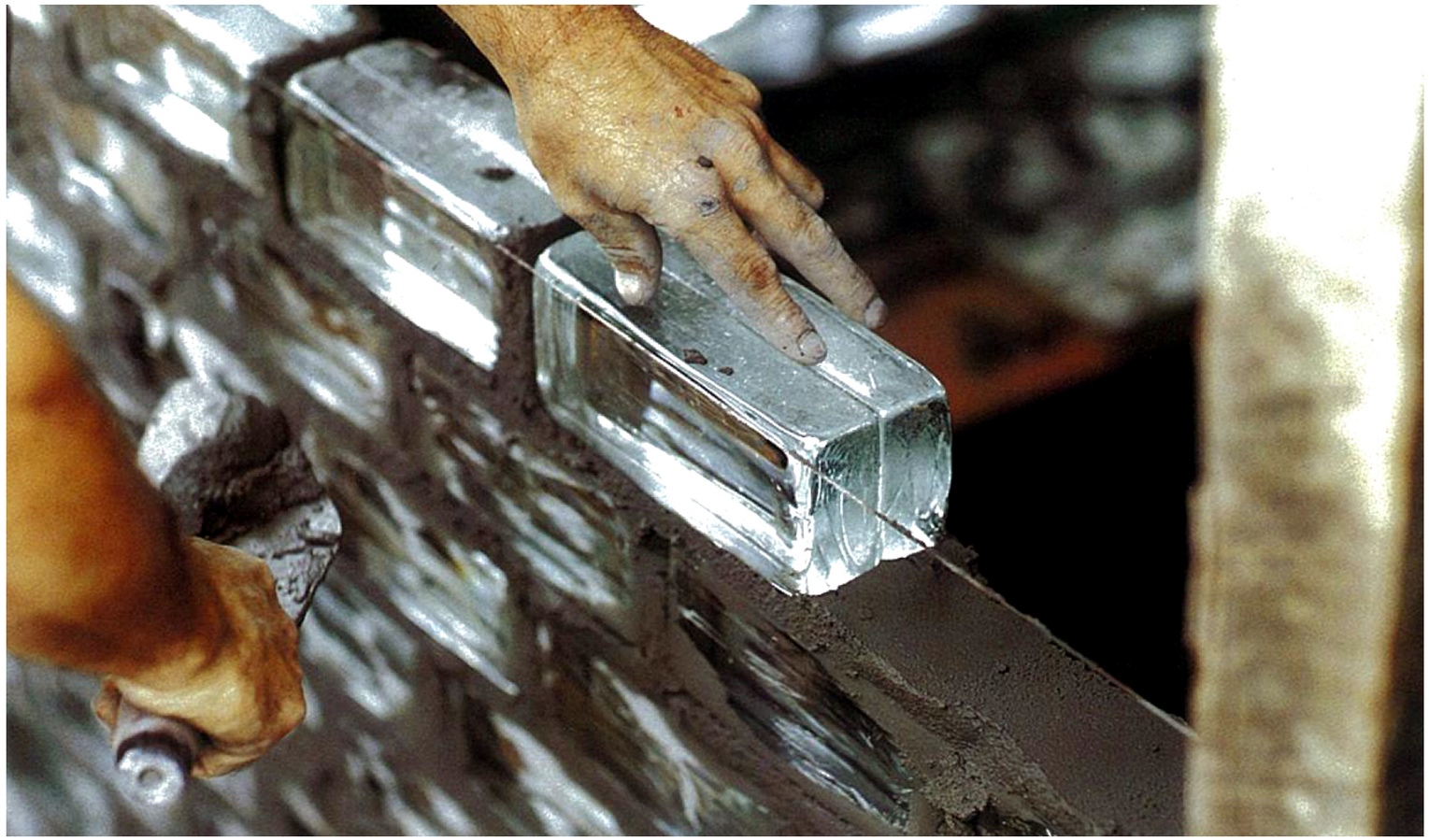
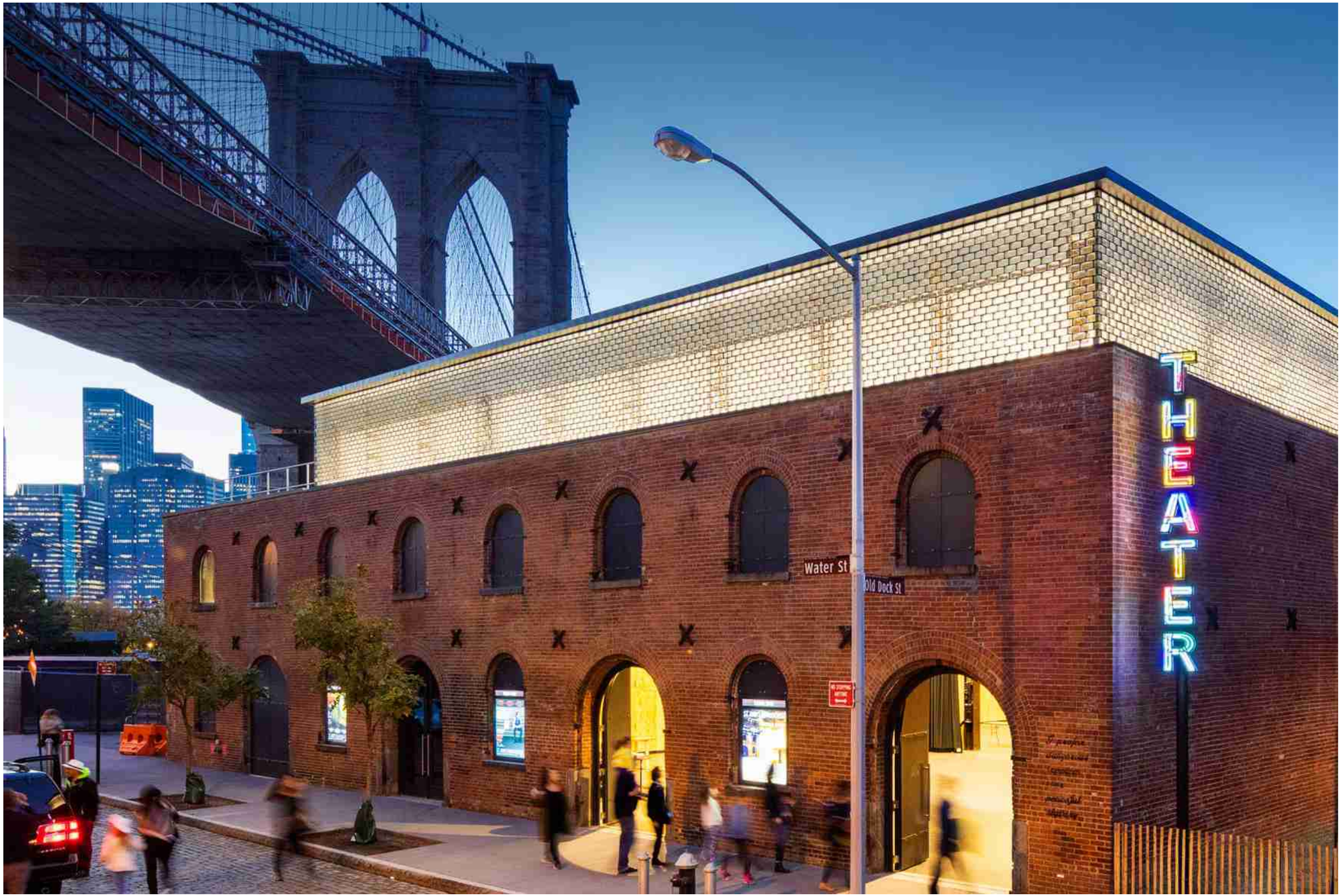
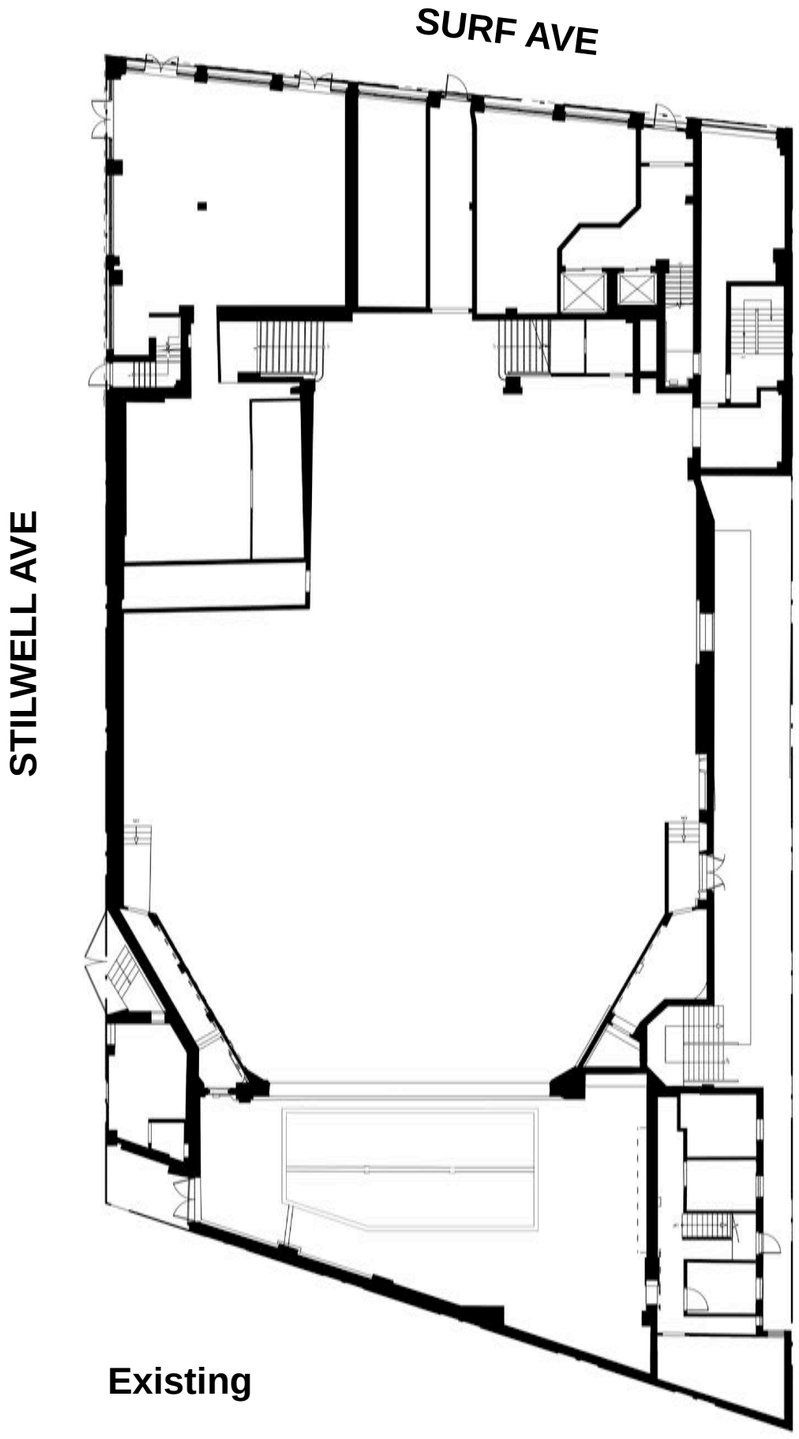


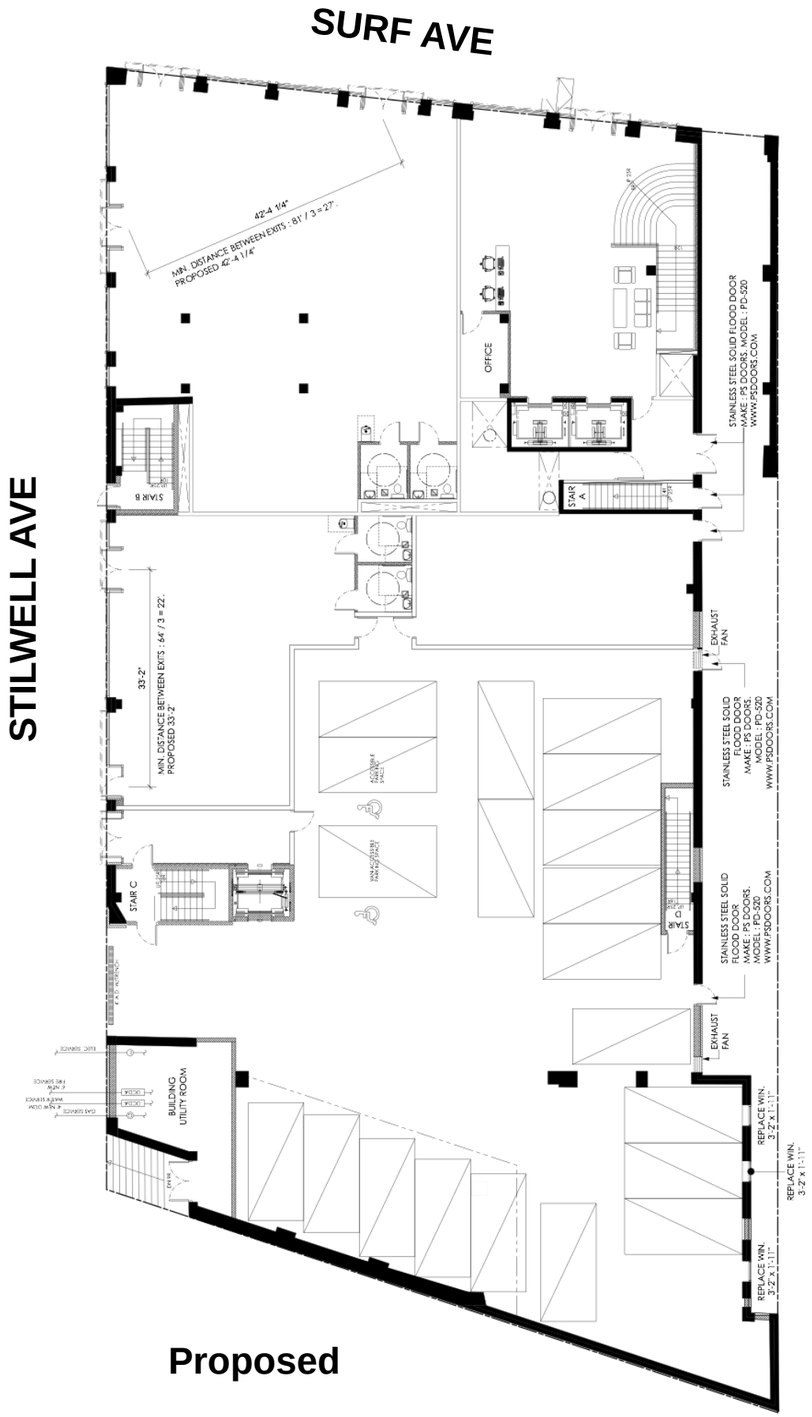
GLASS BRICK PRECEDENT
ST ANN'S WAREHOUSE



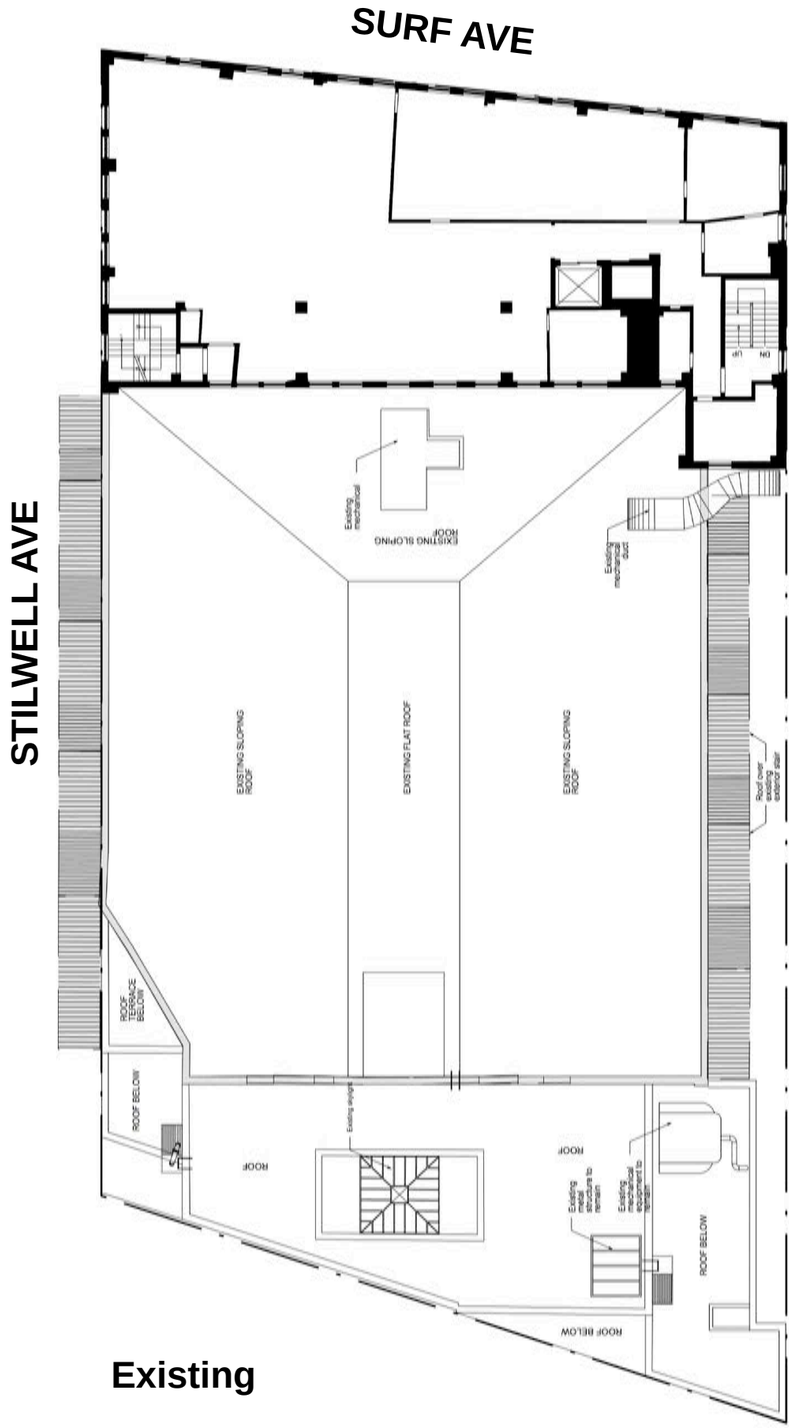
GLASS BRICK PRECEDENT
ST ANN'S WAREHOUSE



Existing



Proposed



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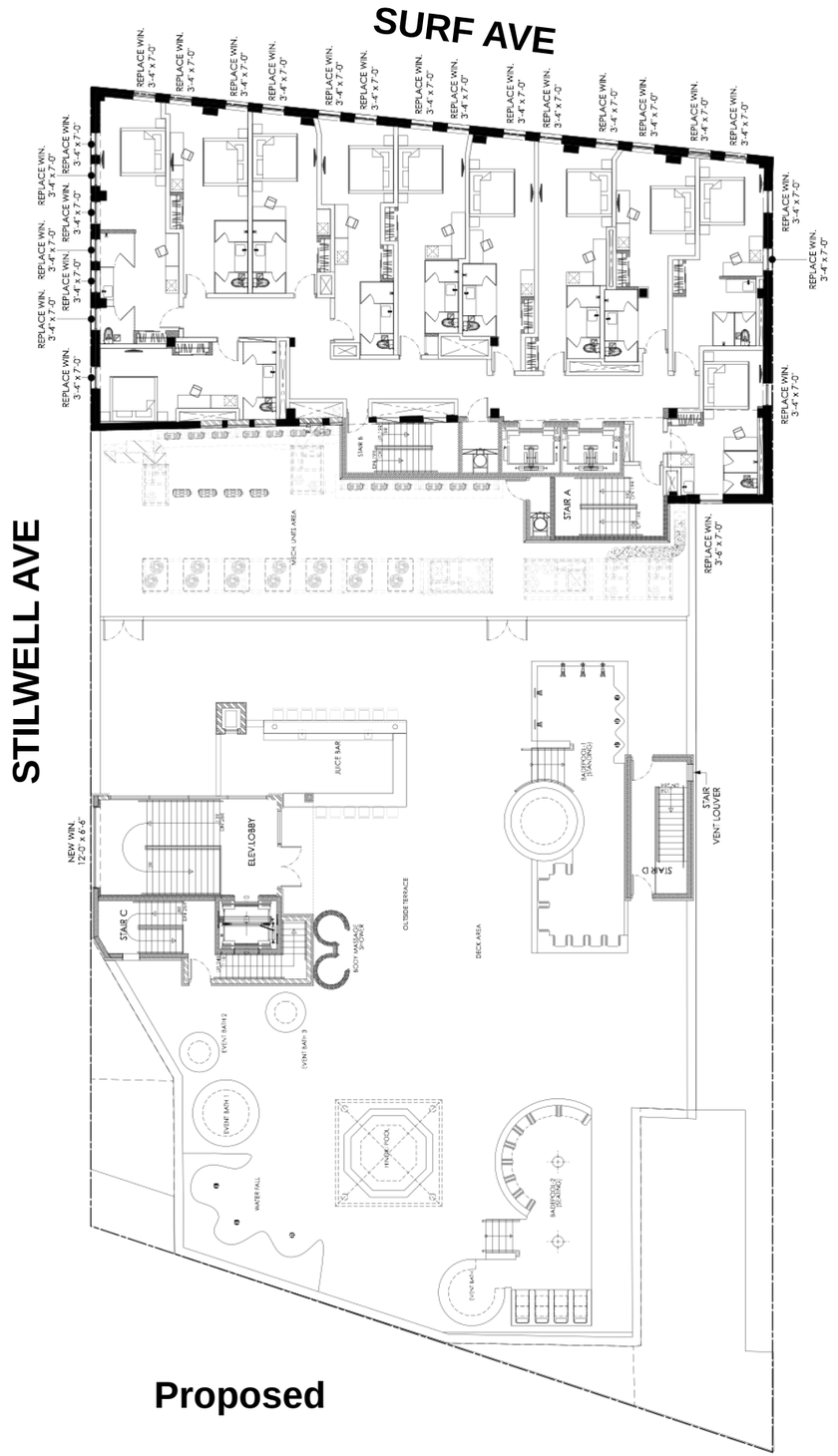

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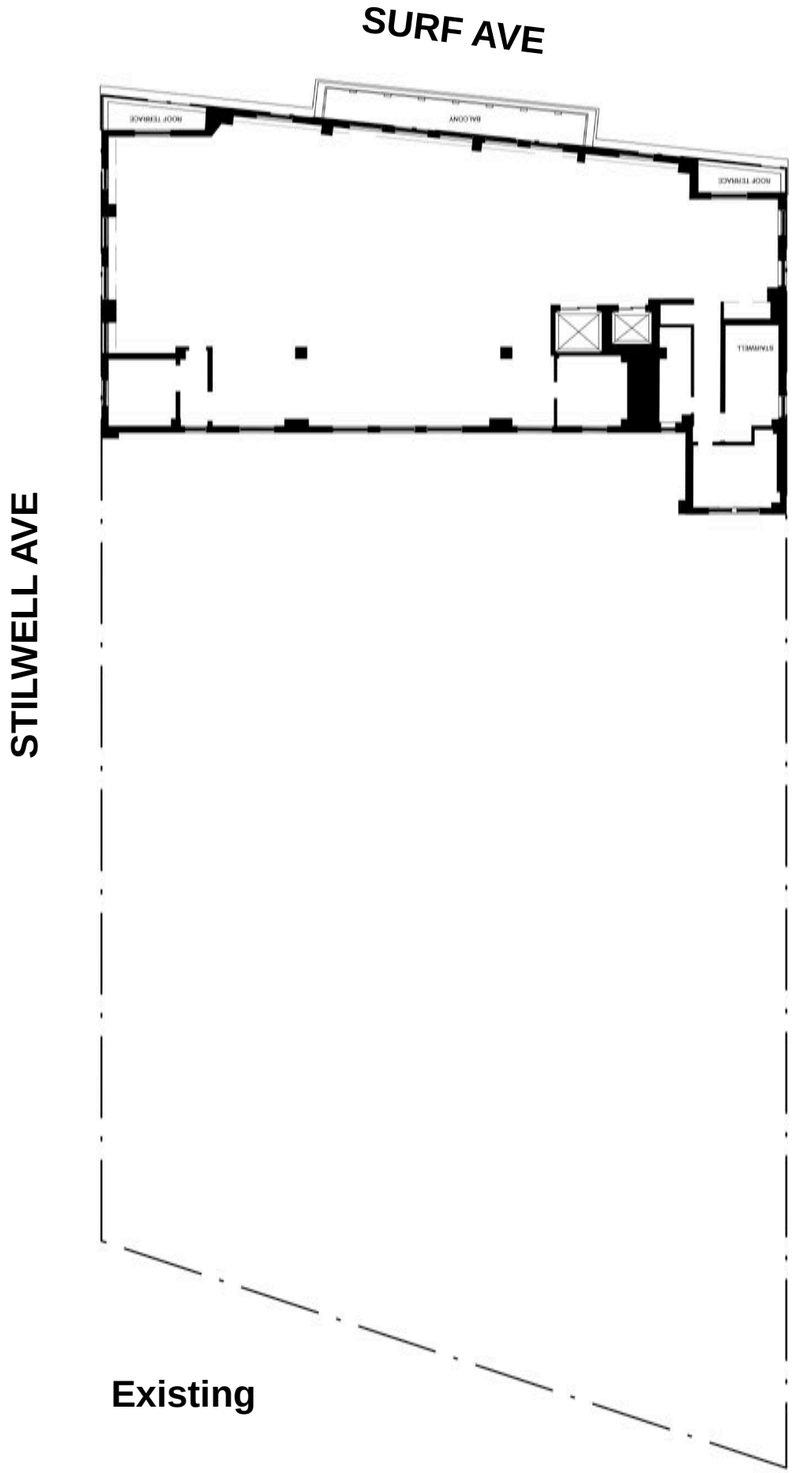

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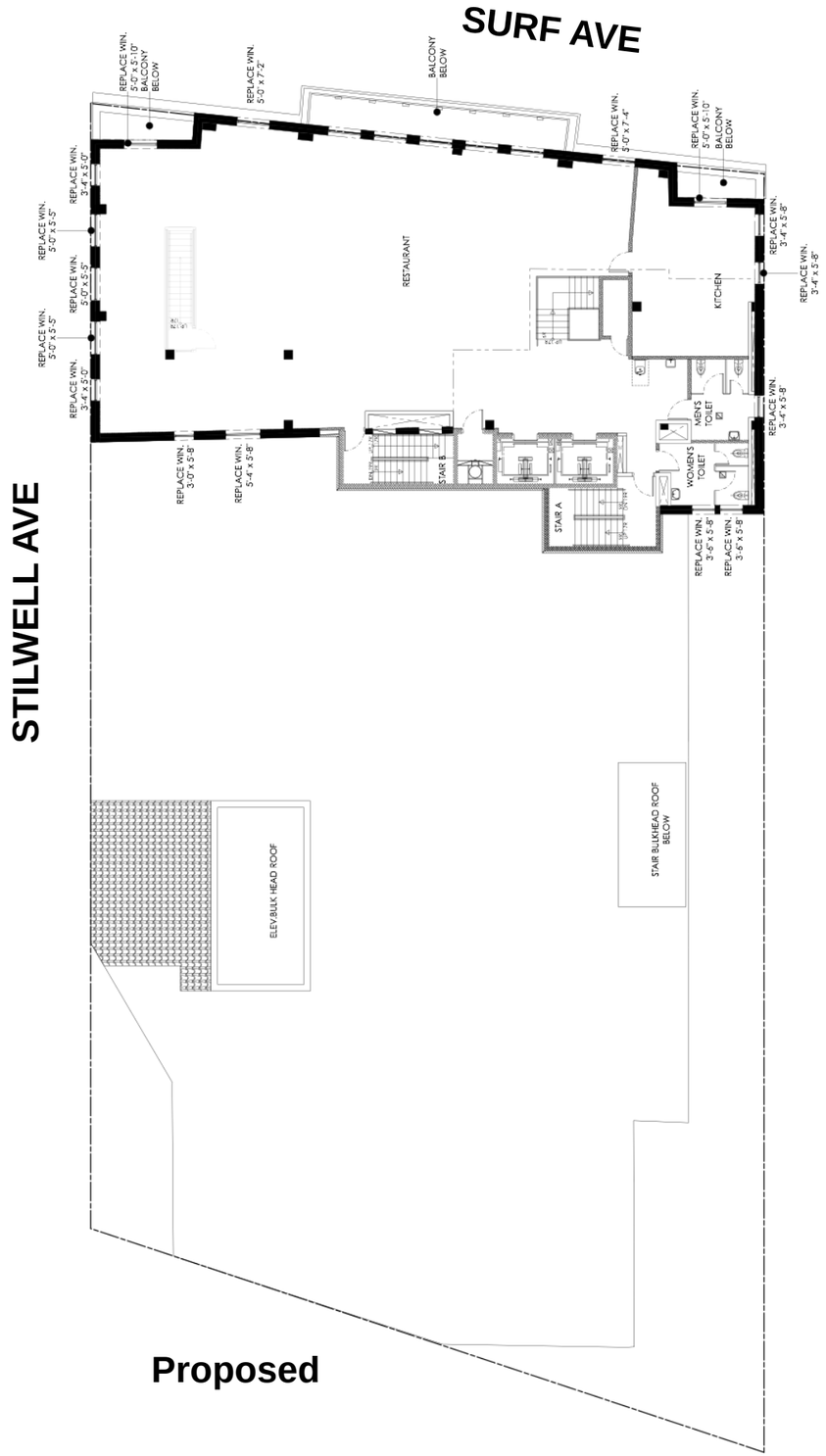

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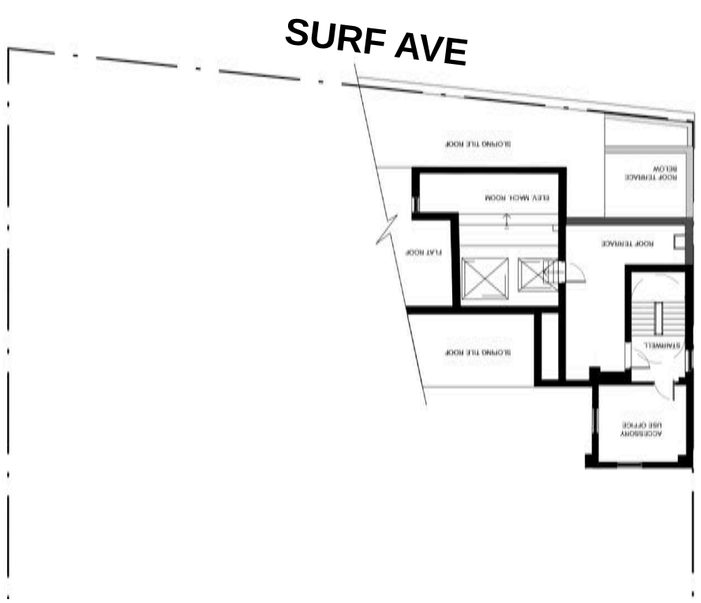
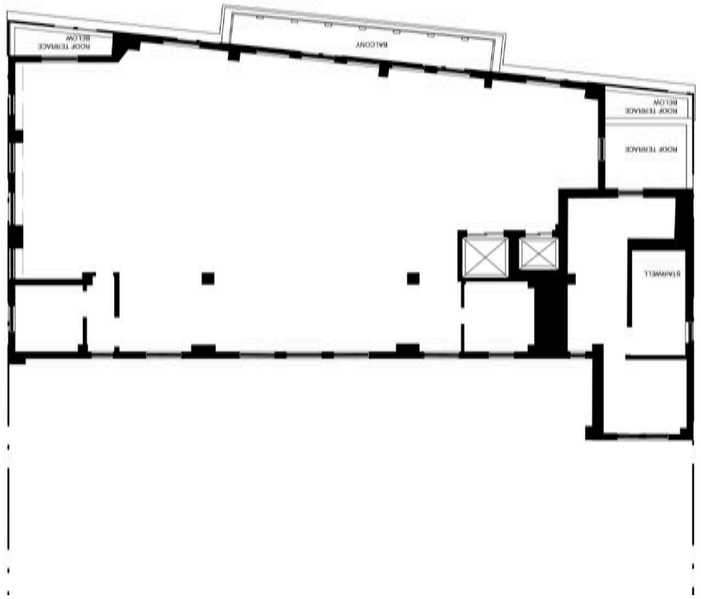


Floor 7.5 Part Plan



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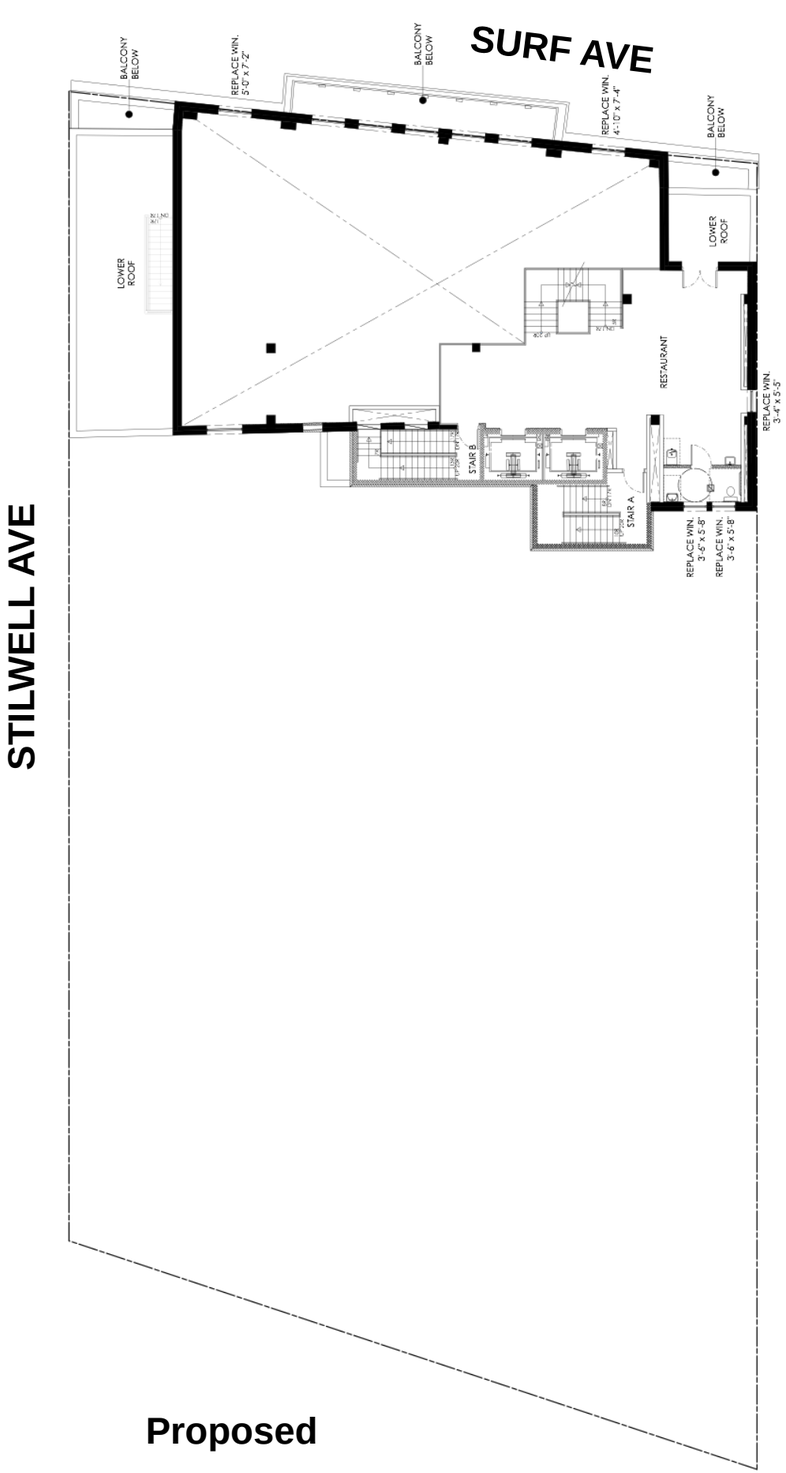

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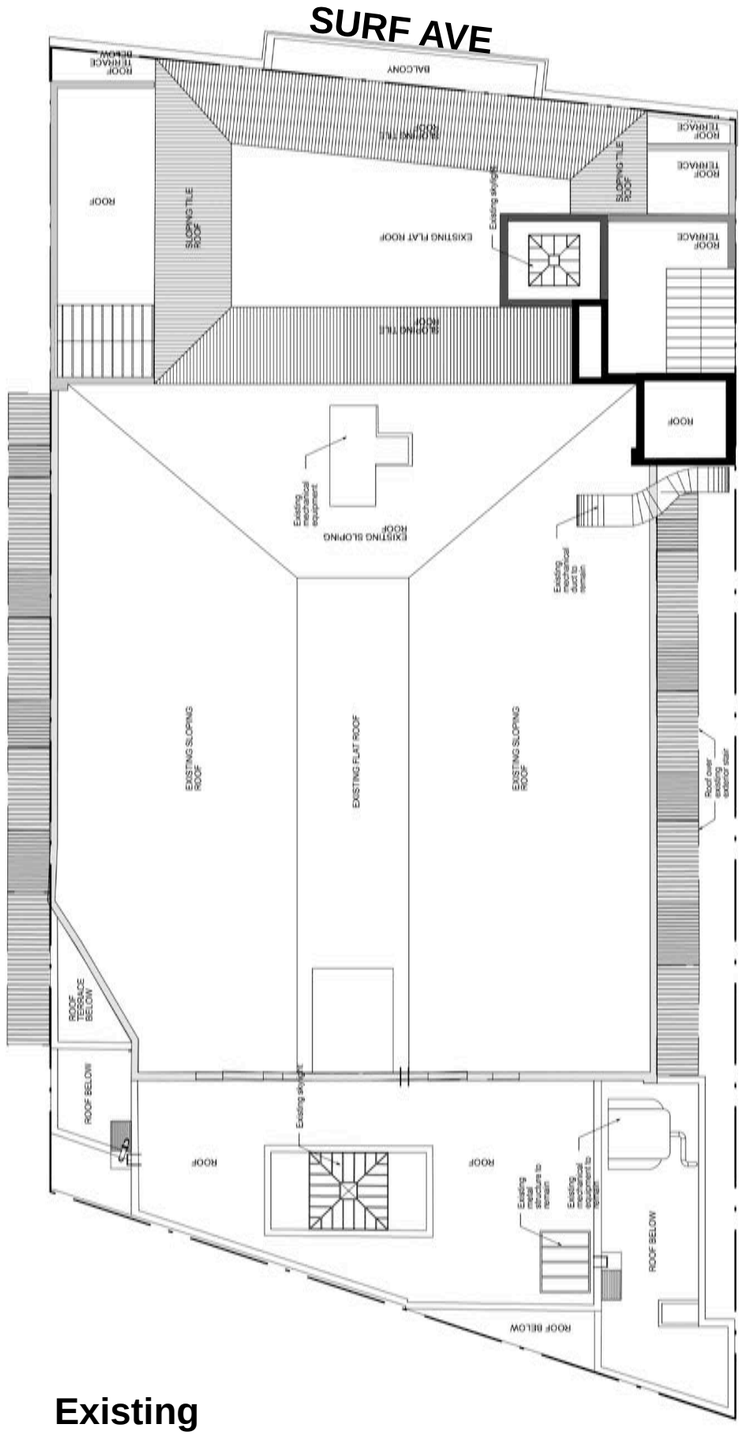

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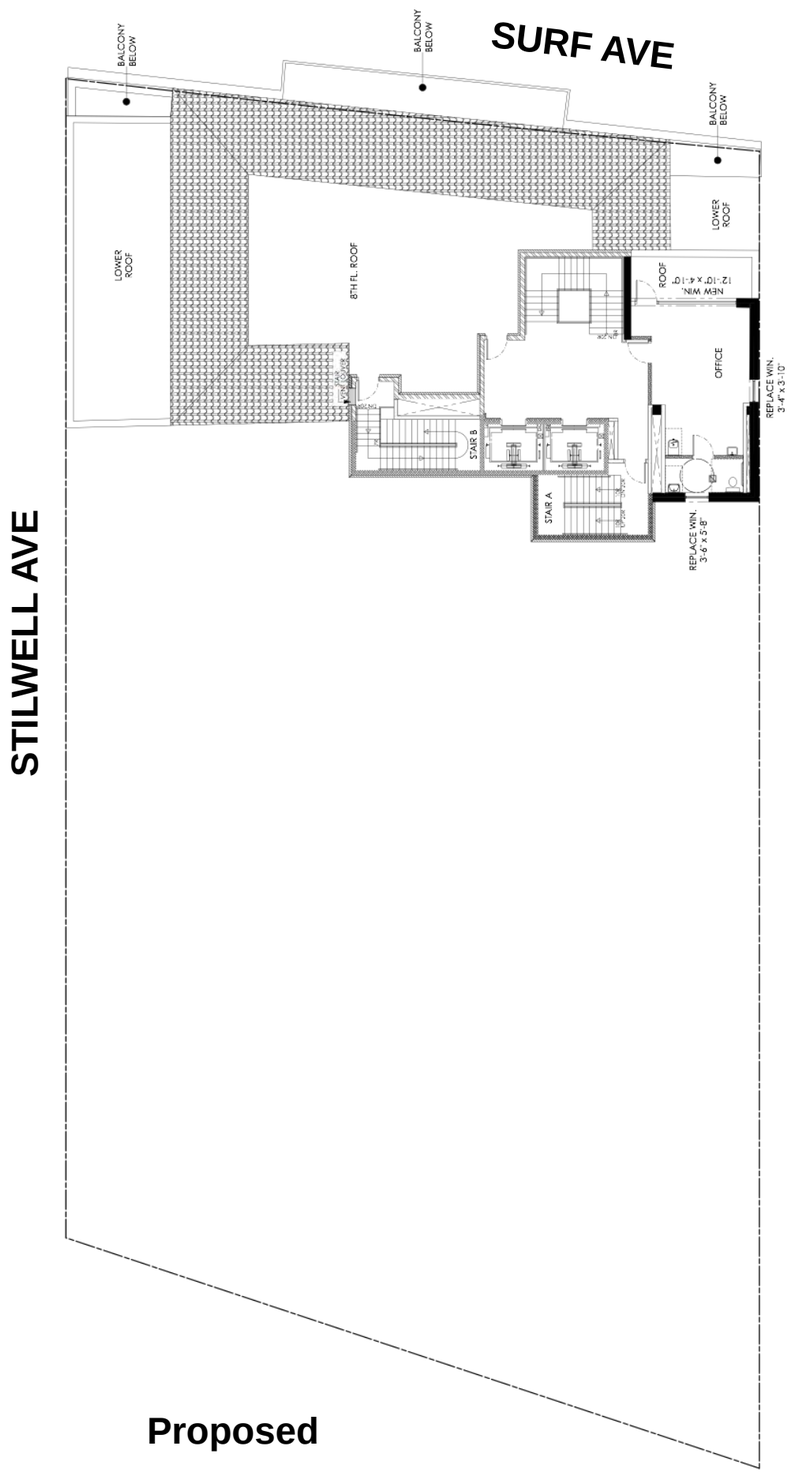

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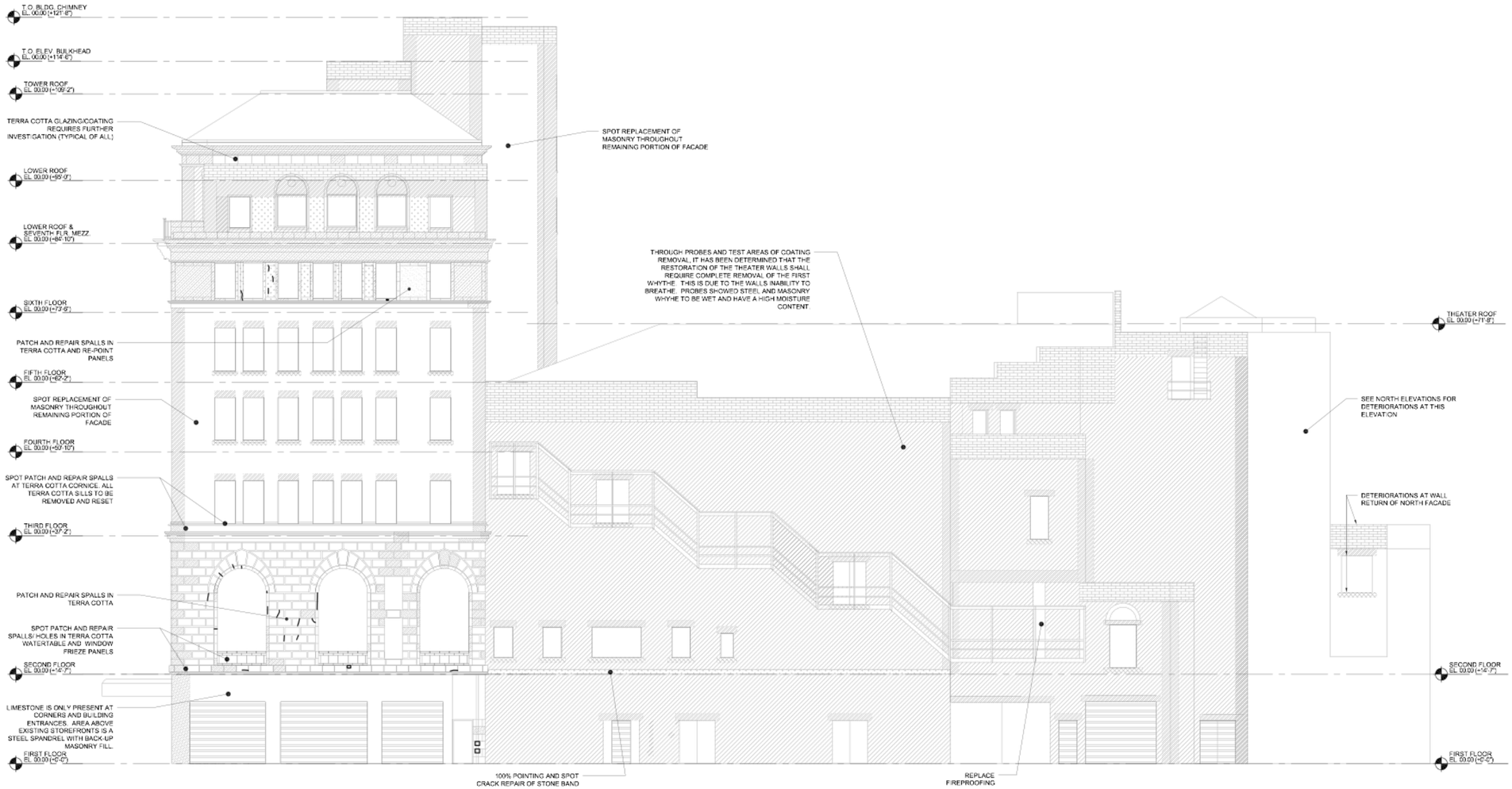

1 A-101.00 EAST ELEVATION - DETERIORATIONS
Scale: 1/8" = 1'-0"

RESTORATION LEGEND

	MASONRY REPLACEMENT/ RESTORATION		SILL REMOVAL/RESET WITH MASONRY REPLACEMENT		TERRA COTTA REPLACEMENT/ RESTORATION
	PARAPET REPLACEMENT		NEW CAST STONE SILL WITH MASONRY REPLACEMENT		LIMESTONE REPLACEMENT
	CORNER / LINTEL WITH MASONRY REPLACEMENT		STONE SPALLS		POINTING

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DRAFTED BY:	PROJECT #:
MGR	17-470
REVIEWED BY:	SCALE:
MC	AS NOTED
SHEET SIZE:	
24"x36"	

INIT.	NO.	DATE	ISSUED
MGR	1	08/29/18	DETERIORATIONS MAPPING
MGR	2	08/15/18	DETERIORATIONS MAPPING

INIT.	NO.	DATE	REVISION
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CONSULTANT:

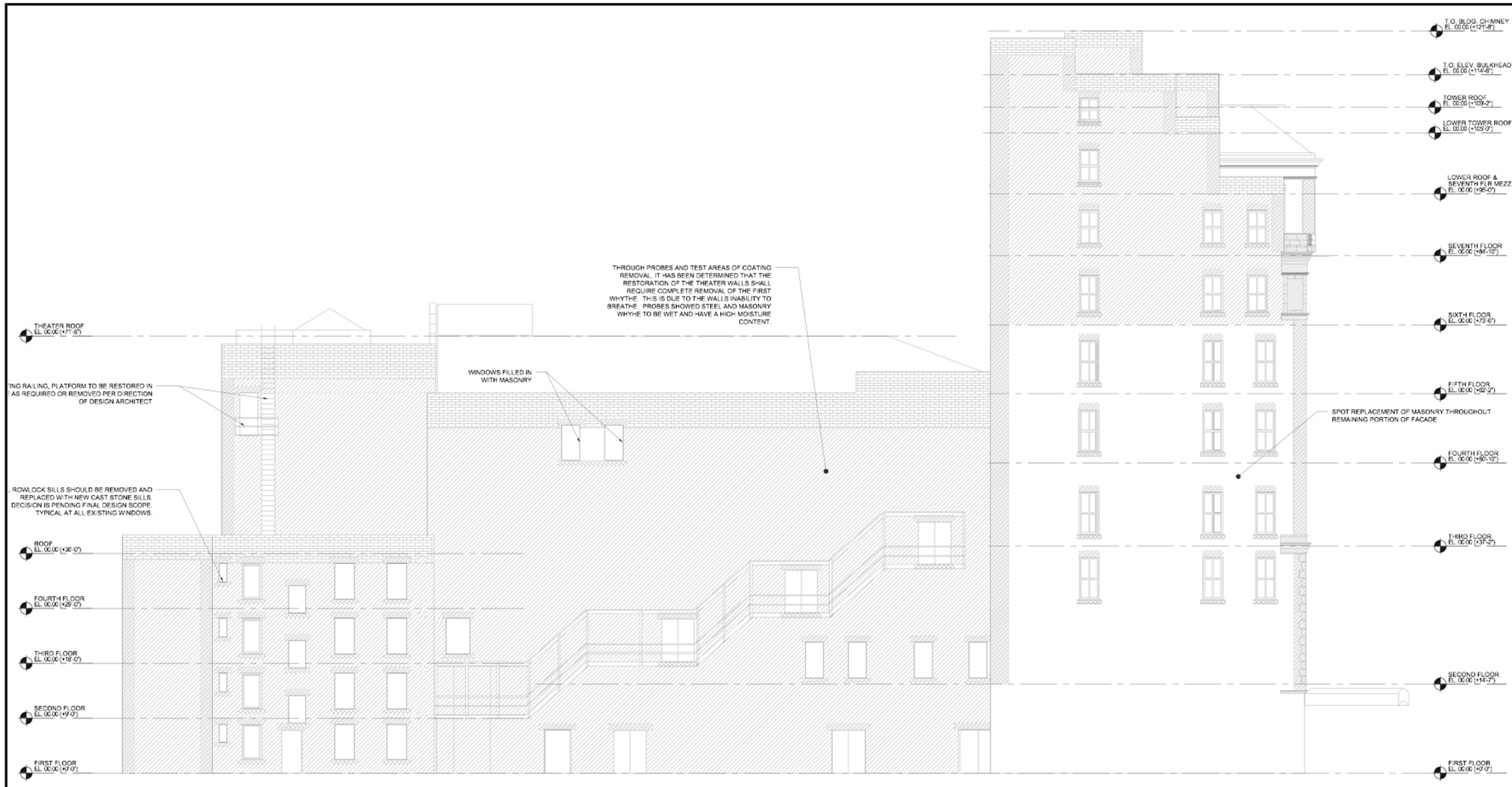
MATTHEW T. CRONIN
Professional Architect NY: #035743

East Elevation - Deteriorations Mapping

1301 Surf Avenue
Facade Restoration
Brooklyn, NY 11224

A-101.00

SHEET 1 OF 4



2 A-102.00 WEST ELEVATION - DETERIORATIONS
Scale: 1/8" = 1'-0"

RESTORATION LEGEND

	MASONRY REPLACEMENT/ RESTORATION		SILL REMOVAL/RESET WITH MASONRY REPLACEMENT		TERRA COTTA REPLACEMENT/ RESTORATION
	PARAPET REPLACEMENT		NEW CAST STONE SILL WITH MASONRY REPLACEMENT		LIMESTONE REPLACEMENT
	CORNER / LINTEL WITH MASONRY REPLACEMENT		STONE SPALLS		POINTING

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MC	AS NOTED	24"x36"

INIT.	NO.	DATE	ISSUED
MGR	1	08/29/18	DETERIORATIONS MAPPING
MGR	2	09/15/18	DETERIORATIONS MAPPING

INIT.	NO.	DATE	REVISION
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CONSULTANT:

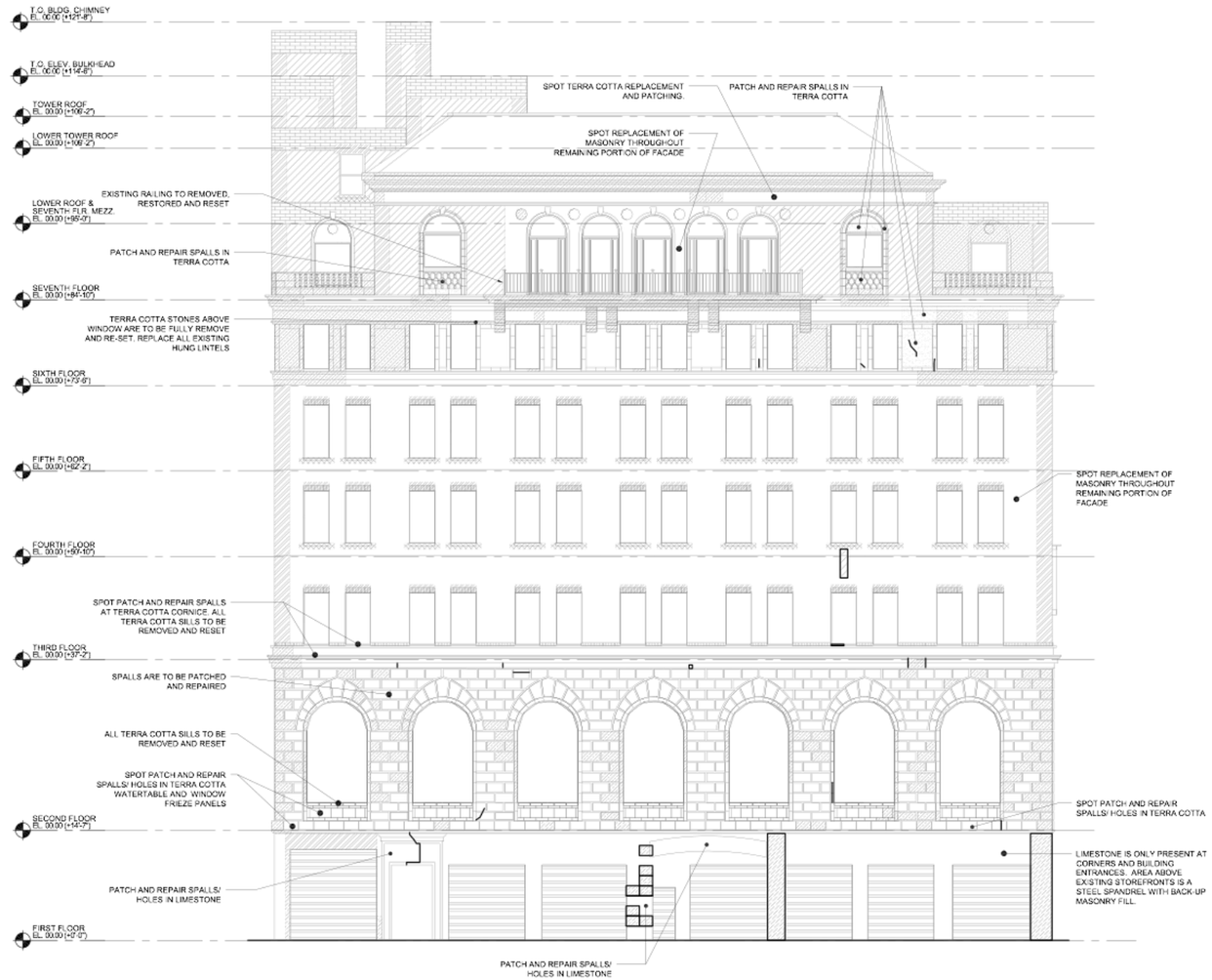
MATTHEW T. CRONIN
Professional Architect NY: #035743

West Elevation - Deteriorations Mapping

1301 Surf Avenue
Facade Restoration
Brooklyn, NY 11224

A-102.00

SHEET 2 OF 4



3 A-103.00 SOUTH ELEVATION - DETERIORATIONS
Scale: 1/8" = 1'-0"

RESTORATION LEGEND

	MASONRY REPLACEMENT/ RESTORATION		SILL REMOVAL/RESET WITH MASONRY REPLACEMENT		TERRA COTTA REPLACEMENT/ RESTORATION
	PARAPET REPLACEMENT		NEW CAST STONE SILL WITH MASONRY REPLACEMENT		LIMESTONE REPLACEMENT
	CORNER / LINTEL WITH MASONRY REPLACEMENT		STONE SPALLS		POINTING

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MGR	17-470

REVIEWED BY:	SCALE:	SHEET SIZE:
MC	AS NOTED	24"x36"

INIT.	NO.	DATE	ISSUED
MGR	1	08/29/18	DETERIORATIONS MAPPING
MGR	2	08/15/18	DETERIORATIONS MAPPING

INIT.	NO.	DATE	REVISION
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CONSULTANT:

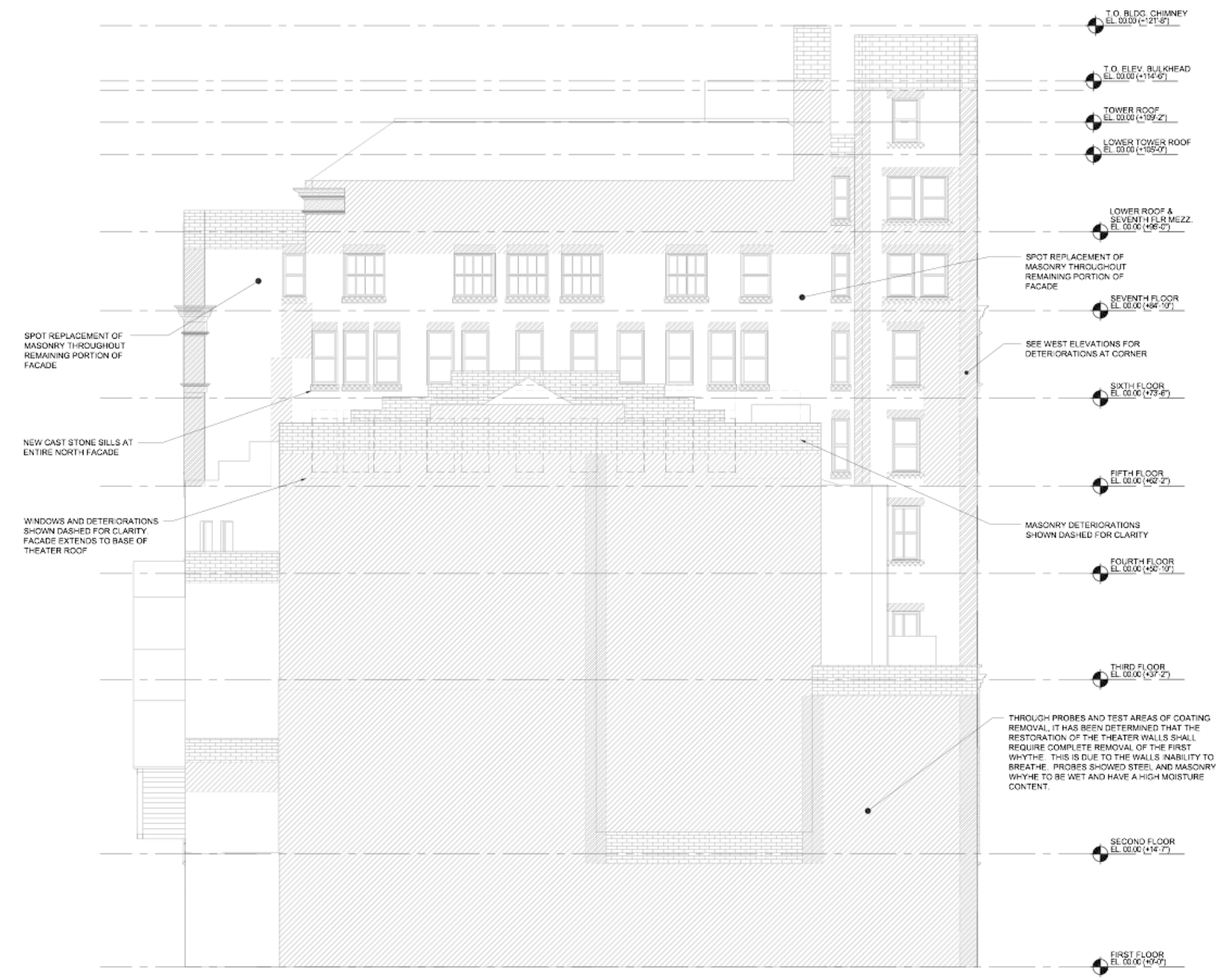
MATTHEW T. CRONIN
Professional Architect NY: #035743

South Elevation - Deteriorations Mapping

1301 Surf Avenue
Facade Restoration
Brooklyn, NY 11224

A-103.00

SHEET 3 OF 4



4 A-104.00 NORTH ELEVATION - DETERIORATIONS
Scale: 1/8" = 1'-0"

RESTORATION LEGEND

	MASONRY REPLACEMENT/ RESTORATION		SILL REMOVAL/RESET WITH MASONRY REPLACEMENT		TERRA COTTA REPLACEMENT/ RESTORATION
	PARAPET REPLACEMENT		NEW CAST STONE SILL WITH MASONRY REPLACEMENT		LIMESTONE REPLACEMENT
	CORNER / LINTEL WITH MASONRY REPLACEMENT		STONE SPALLS		POINTING

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DRAFTED BY:	PROJECT #:
MGR	17-470

REVIEWED BY:	SCALE:	SHEET SIZE:
MC	AS NOTED	24"x36"

INIT.	NO.	DATE	ISSUED
MGR	1	08/29/18	DETERIORATIONS MAPPING
MGR	2	08/15/18	DETERIORATIONS MAPPING

INIT.	NO.	DATE	REVISION
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CONSULTANT:

MATTHEW T. CRONIN
Professional Architect NY: #035743

North Elevation - Deteriorations Mapping

1301 Surf Avenue
Facade Restoration
Brooklyn, NY 11224

A-104.00

SHEET 4 OF 4

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August 9, 2018

Mr. Eduard Yadgarov
Shore Tower Group LLC
c/o PYE Properties, Inc
626 Sheepshead Bay Road, Suite 720
Brookyn, NY 11224

VIA EMAIL (eddie@pyeproperties.com) ONLY

RE: 1301 Surf Avenue, Brooklyn, NY 11224 – East Façade Exterior Stair
Y:\Clients\Falcon2017\17-470\002_Facade Rest\01_Investigation Phase\00_WIP\L180809 - East Facade Exterior Stair.Docx

Dear Mr. Yadgarov:

Per your request, Falcon Engineering has performed a site visit to observe the condition of the existing framing of the east façade exterior stair at 1301 Surf Avenue, Brooklyn, NY as part of our continued investigation of the exterior façade. The site visit was performed on July 17, 2018. The purpose of our visit was to perform a visual review of the general condition of the exposed portion of the stair, photograph deficiencies observed, and report on our observations and conclusions.

Please note that opinions contained in this report are based on the information we obtained during our site visit and the visual observations which were made. Falcon reserves the right to modify our opinions if additional information is learned during further study.

Observations

1301 Surf Avenue, a seven story mixed-use building located on the northwest corner of Surf Avenue and Stillwell Avenue in Brooklyn, was constructed circa 1925. The structure includes an office building on the south side, and a theater on the north side. The east façade exterior stair is an outside, covered structure, providing emergency egress from the various theater levels. Please refer to Figure 1. Consisting largely of steel bars, plates and angles, it is supported by structural steel brackets which extend from the east façade of the theater, a multi-wythe masonry wall. The stairway has six landings and six runs of stairs, with egress downward from south to north. Neither drawings of the building nor drawings of the stair were available for our review.

The stair is in poor condition. The stair structure and associated components do not appear to have been maintained for a substantial period of time, as can be seen in Figure 2. This lack of maintenance has resulted in many areas becoming progressively worse with the passage of time. Connections between many of the components of the stair have experienced severe deterioration, and often failure, due to severe rust. Some examples of connection failure include:

- L 1-1/2 x 1-1/2 horizontal members serve as railings, and are supported by L 4 x 4 posts, which in turn support the roof of the stairway. The failure of a railing connection to its support at the main landing is shown in Figure 3.

- Bar stock 1/4 x 1-1/2 serve as the walking surface of the landings. The failure of a bar connection to its support at the main landing is shown in Figure 4. In addition to the lack of positive attachment, the condition is a tripping hazard.
- The stair treads are built-up elements consisting of bar stock and angles. They are connected to the stair stringers, which are 1/4 x 10 plates, by carrier angles. There are multiple locations where the connection of the carrier angle to the stringer, and thus of the tread to the stringer, has failed. This can be seen in Figure 5.
- In most of the locations where the connection of the tread to the stringer has failed, there is a complete separation and lack of load path between the two elements, as shown in Figure 6.
- The brackets supporting the stair structure are supported by the multi-wythe masonry wall of the building. There has been deterioration and spalling of at least the outer wythe of masonry, as shown in Figure 7. The connection of the stair structure to the building may thus be compromised.
- As previously mentioned, there are multiple locations where the connection of the tread to the stringer has failed. There are many treads where this has occurred at each end, causing the tread to be inherently unstable. Please refer to Figure 8.
- There are also locations where a number of consecutive tread to stringer connections have failed. Since the treads serve as bracing for the stringer, this results in an unbraced stringer, which is subject to buckling. Please refer to the upper portion of the outboard stringer in Figure 8.

Conclusions

The east façade exterior stair is unsafe. It should not be used for any purpose. The stairway is in poor condition, and we believe it may not have been maintained for at least 40 years. The deficiencies noted are based on general observations of the exposed portion of the stair only. An invasive investigation was not performed of the supporting masonry wall.

We appreciate the opportunity to be of service to you. If you have any questions regarding this report, please do not hesitate to contact our office.

Very truly yours,

John McDonald, P.E.
Senior Engineer

JMM/mm

Figure 1 – East façade exterior stair.

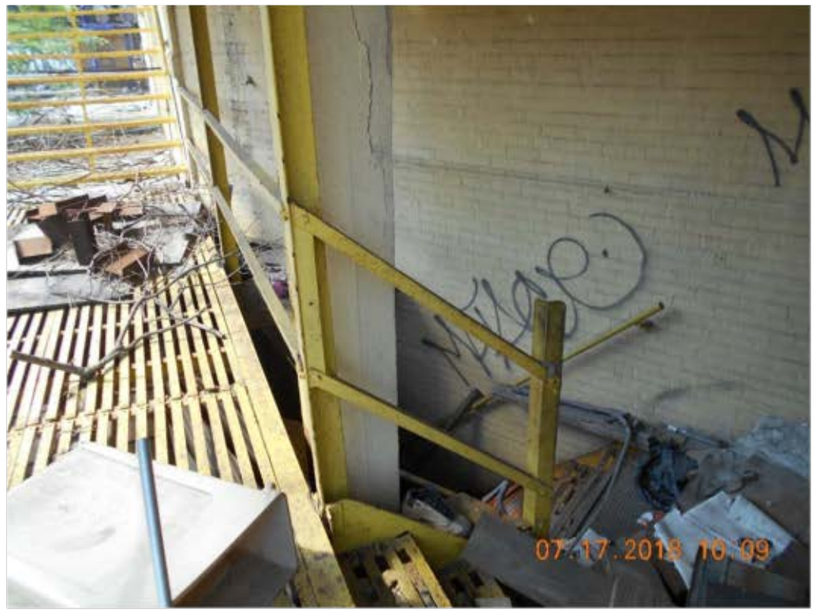

Figure 2 – Main landing of stairway, looking south.

Figure 3 – Main landing. Failure of railing connection to support.

Figure 4 – Main landing. Failure of bar connection to support.

Figure 5 – Stair stringer and stair tread. Failure of tread connection to the stringer.

Figure 6 – Note complete separation and lack of load path between stair tread and stringer.

Figure 7 – Deterioration and spalling of masonry wall in area of stair support bracket.

Figure 8 – Inherently unstable treads and unbraced stringer

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October 18, 2018

Mr. Eduard Yadgarov
Shore Tower Group LLC
c/o PYE Properties, Inc
626 Sheepshead Bay Road, Suite 720
Brooklyn, NY 11224

VIA EMAIL (eddie@pyeproperties.com) ONLY

RE: 1301 Surf Avenue, Brooklyn, NY 11224 – Theater Facade
Y:\Clients\Falcon2017\17-470\002_Facade Rest\01_Investigation Phase\00_WIP\L181011 - Exterior Theater Walls.Docx

Dear Mr. Yadgarov:

As part of the on-going restoration work scope, Falcon Engineering performed a site visit to observe our recommended locations for exploratory probes of the exterior façade at 1301 Surf Avenue, Brooklyn, NY. Exploratory probes were performed on the East, South, and West walls of the subject premises. In addition to the probes we enlisted a manufacturer, Cathedral Stone Products, to clean a portion of the brick on the West theater façade to determine if the coating on the masonry facades is removable. Based on our observations the North, East, and West masonry walls of the theater have been coated. Per your request, we are providing our observations of the exploratory probes and our recommended scope of repair.

Observations

West Theater Façade Masonry Wall: (Figure 1 and Figure 2)

- Two different products were used on the wall. Light-Duty Paint Remover and Heavy-Duty Paint Remover and both were left on per the recommended dwell times by the manufacturer. (Figure 3)
- The Light-Duty Remover had little to no effect on the existing yellow paint or coating. Only in a couple instances was the paint removed at the mortar joint. (Figure 4)
- The Heavy-Duty Remover, however, completely removed the yellow paint and exposed a white cementitious coating applied to the entire masonry surface; brick and mortar. (Figure 4)
- Exterior face brick is a standard red typically used in buildings of this age. North façade is a similar red brick.

North Theater Façade Masonry Wall: (Figure 5 and Figure 6)

- Photos' are shown for reference only. No testing and probing was performed due to similarity of conditions and wall type.

East Theater Façade Masonry Wall: (Figure 7 and Figure 8)

- As evident through the photos, the wall is heavily deteriorated and spalling is prevalent throughout.
- The brick texture was observed to be a wire faced brick at a spot location. Most of the bricks texture has been covered by the cementitious coating or completely spalled. (Figure 9)

- Per probes the exterior wall has been confirmed to be 3 whythes thick with a steel super-structure behind composed of steel spandrels, columns and hung lintels at masonry openings.
- Two small wall probes were performed; one at a corner and the other within the heavily damaged/weathered masonry. (Figure 10 and Figure 11)
- At both locations the steel substructure was observed and found to be in satisfactory conditions. (Figure 10 and Figure 11)
- The steel, however, was found to wet in both locations from the exterior. (Figure 10 and Figure 11)

Conclusions

- Although the yellow paint was able to be removed, the existing theater walls have been covered with a white cementitious coating.
- The white cementitious coating is fused to the exterior face brick and to the mortar joints and has been determined to not permit the wall to breathe and function properly in allowing moisture to be released.
- It's inability to breathe and allow moisture to properly mitigate is evident in the spalling which is prevalent on all theater facades.
- Although the level of deterioration is not equivalent on all facades, we opine that this is merely a product of the amount of water that has infiltrated the masonry wall itself through rain and snow.
- Appropriate measures should be taken to temporarily prevent further water infiltration through rain and snow which is more than likely stemming from roof leaks.
- Due to the amount of moisture that has infiltrated the walls through years of no maintenance, we recommend that prior to interior finishing the interior side of the walls are tested for their moisture content and dried out as necessary to prevent the possibility of moisture being trapped.
- It is our conclusion that due to the level of deterioration on the East façade and the walls inability to mitigate moisture properly that the entire face brick whythe be replaced.
- We further recommend, for purposes of expedited LPC approval, that the brick is replaced to match existing.

We appreciate the opportunity to be of service to you. If you have any questions regarding this report, please do not hesitate to contact our office.

Very truly yours,

Michael G. Roque
Project Manager

Figure 1 – West theater façade exterior wall

Figure 2 – Close-up of spalling conditions of West theater exterior wall.

Figure 3 – Control Test cleaning location at West theater wall showing Light-Duty Cleaner on the left and Heavy-Duty Cleaner on the right.

Figure 4 – Additional testing location where both Light (Left) and Heavy Cleaner (Right) were applied and cleaned with a pressure washer and brush.

Figure 5 – North theater façade exterior wall

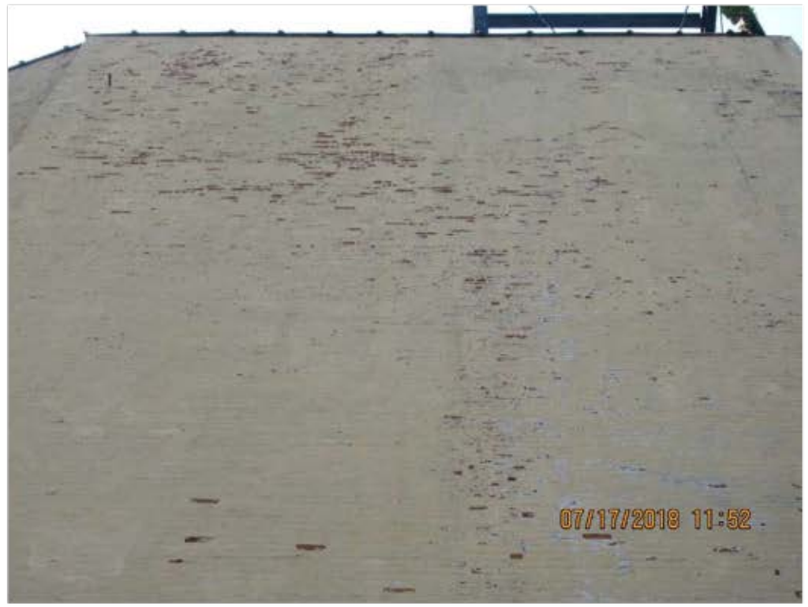


Figure 6 – Close-up of spalling conditions of North theater exterior wall.

Figure 7 – East theater façade exterior wall

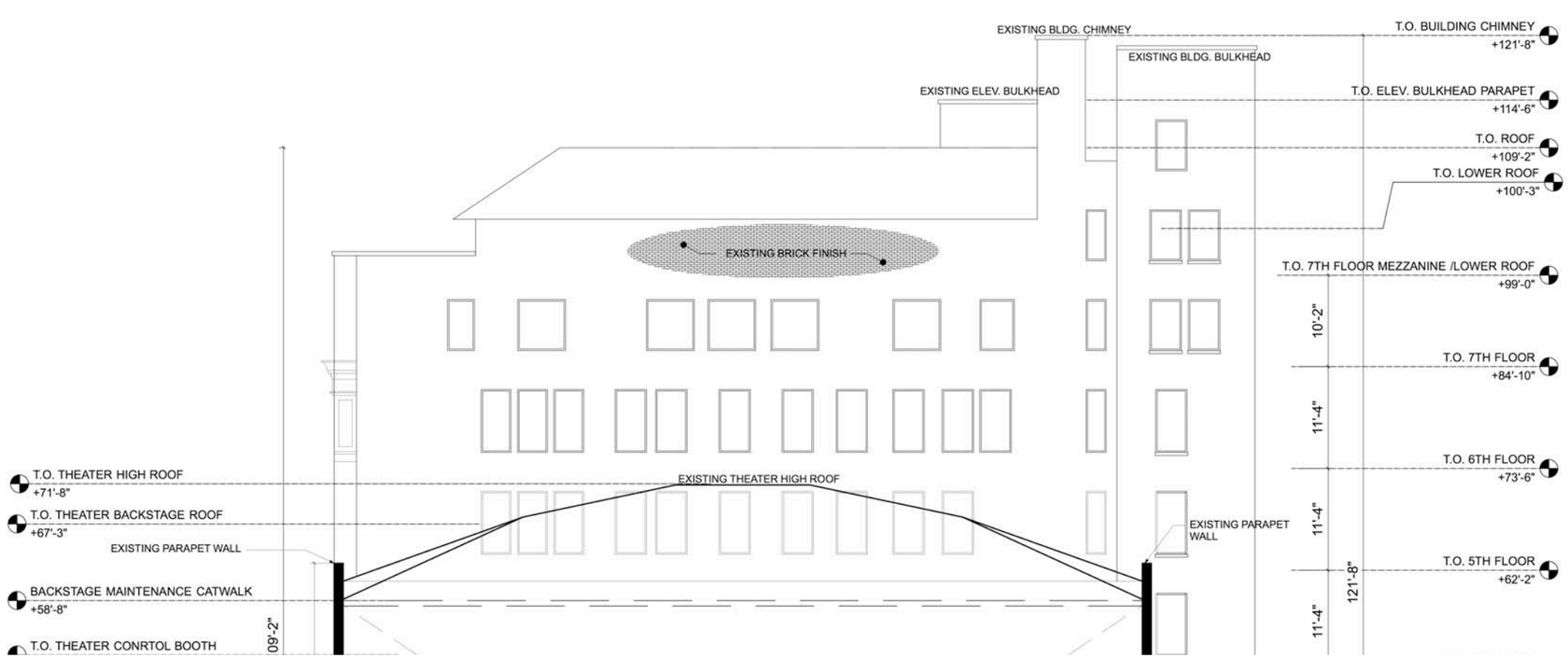
Figure 8 – Close-up of spalling conditions of East theater exterior wall.

Figure 9 – Spot location on East theater wall showing un-coated wire faced brick.

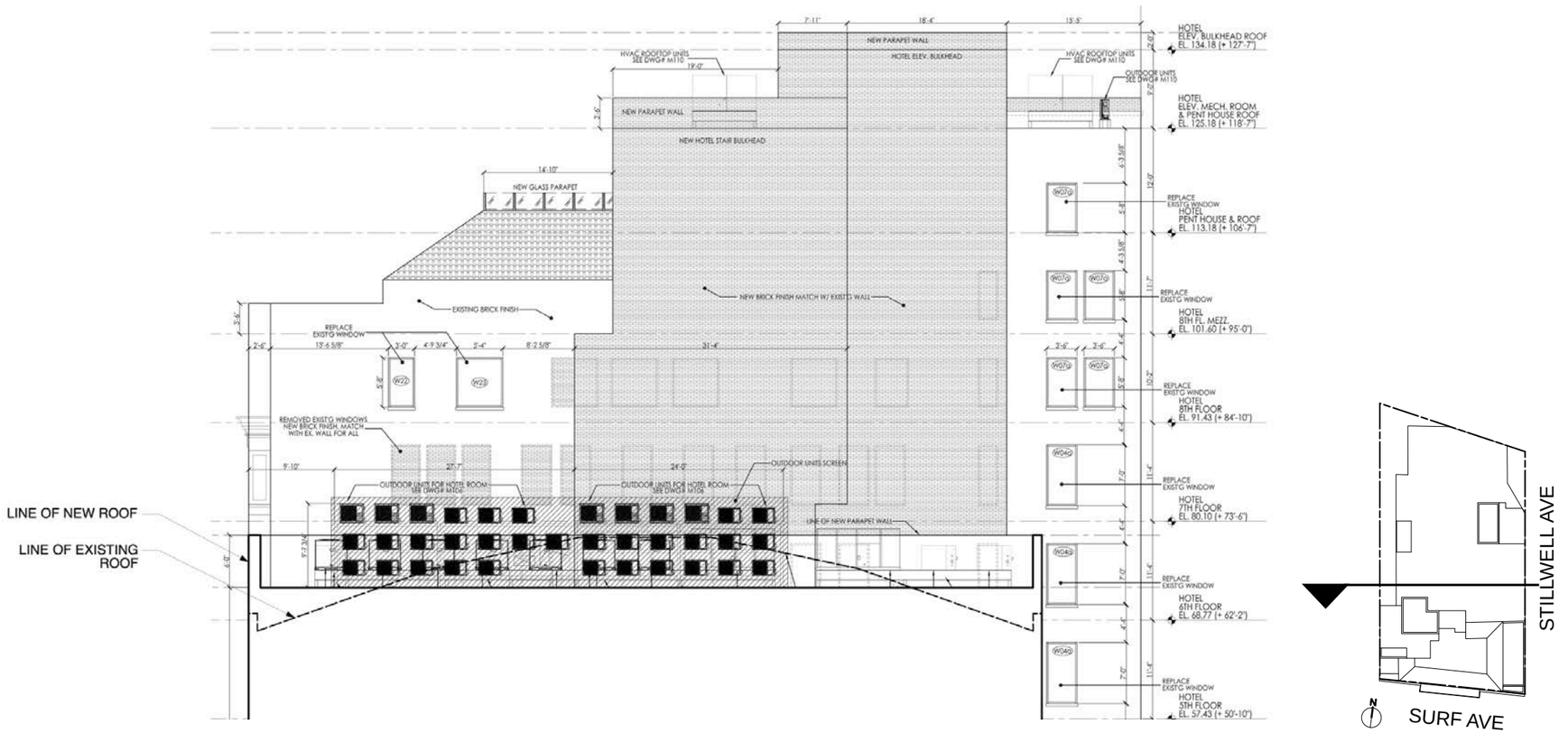
Figure 10 – East wall corner probe with steel column beyond which was observed to be wet.

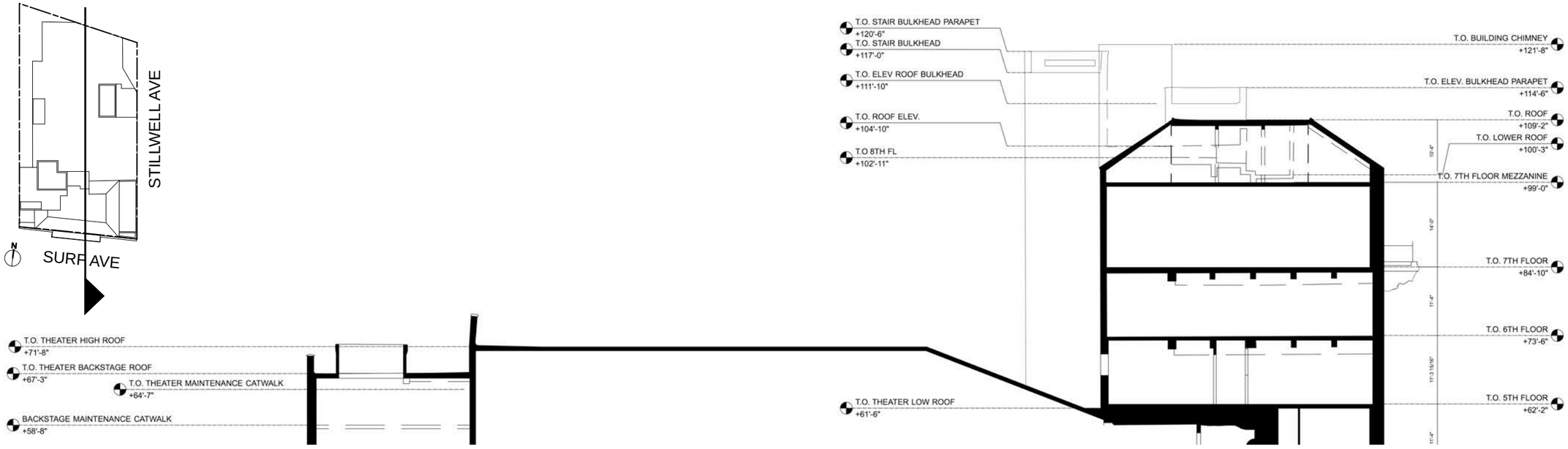
Figure 11 – Additional East wall probe within heavily spalled masonry with steel column beyond which was also observed to be wet.

Existing

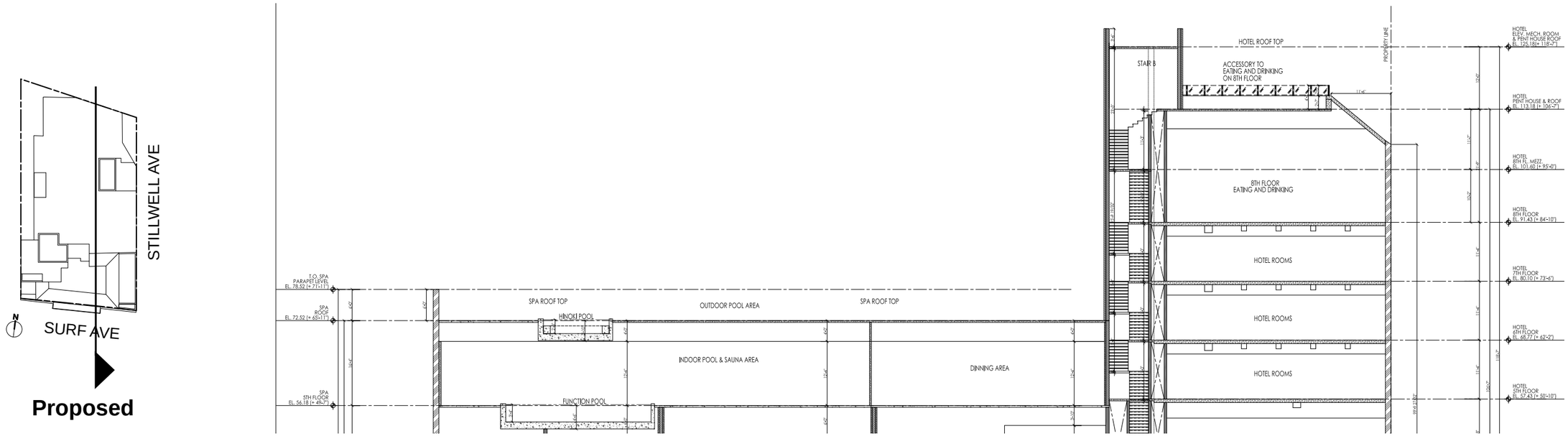


Proposed





Existing



Proposed