

GILSEY HOUSE

2018-2020

1200 BROADWAY
NEW YORK, NY 10001

LANDMARKS: GILSEY HOUSE



HISTORICAL PHOTO



HISTORICAL EXTERIOR RESTORATION The decorative cast-iron façade of this building has undergone several cycles of repair with many elements having already been replaced by sheet metal replicas. To provide ongoing maintenance and upkeep of these elements the entire façade is to be scraped primed and painted with a new protective coating. Any deteriorated sections of sheet metal will be replaced with new profiles to match the existing and in-place cast-iron repairs conducted as needed. The projecting water tables at each level will receive a new waterproofing membrane and flashing to the connection between the horizontal and vertical surfaces and eliminate water infiltration into the hollow façade that has occurred over time. In addition, most of the slate shingle mansard roofing spanning from the 6th to the 8th floor has exceeded its serviceability and will be replaced in-kind with new underlayment and waterproofing.

ROOF BULKHEAD REINFORCEMENT Several of roof bulkheads had walls of a mix of terra-cotta block and brick masonry that had severe cracks that required reinforcing. Poured in-place concrete and steel strengthening elements were carefully introduced to provide strength while maintaining occupancy.

RAILING COMPLIANCE UPGRADES The existing original cast-iron guardrails, while aesthetically pleasing, require upgrades to meet current protected opening standards. MVN is working with the owners to design a unique solution that will satisfy regulations and maintain the original appearance.



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