

PROJECT PROFILE

75 Livingston Street Brooklyn, NY

VERTICAL
access



Project overview

Vertical Access was retained by FS Project Management to perform a hands-on investigation of the four exterior façades from grade to the top of the building at the penthouse level to assist Howard L. Zimmerman Architects (HLZA) with the Local Law inspection of the building and with preparation of repair recommendations and documents.

Building description

75 Livingston Street is a 32-story steel-framed, masonry-clad residential building designed by architect Abraham Simberg and completed in 1928. Situated on a corner in downtown Brooklyn within the New York City designated Borough Hall Skyscraper Historic District, the building was originally called the Brooklyn Chamber of Commerce Building. The lower three floors on the Livingston Street (south) and Court Street (east) façades have limestone masonry at the columns and door and window surrounds, with cast iron spandrel panels and steel windows. Above the third floor, the exterior is clad in brick and terra cotta. The north and west façades are primarily brick with terra cotta ornament at the top of the building. The building is topped by a sheet metal-clad pyramidal roof and cupola. There are numerous setbacks on the south and east façades, with the parapet at each setback distinguished by ornamental terra cotta, projecting finials, and decorative spandrels.

Scope

- Performed a hands-on survey of the exterior masonry and document existing conditions using industrial rope access to assist with the Façade Inspection Safety Program, or Local Law 11, assessment of the building by identifying unsafe conditions and other conditions of deterioration.
- Documented representative and notable conditions observed on the exterior by means of still photographs hyperlinked to annotated AutoCAD drawings, with quantities provided for each prioritized condition.

Building owner

Heights 75 Owners Corporation

In collaboration with

- FS Project Management
- Howard L. Zimmerman Architects

Photos by Vertical Access