



Loci Architecture completes \$2.3 million exterior restoration project; for Lincoln Amsterdam House; General contractor was DP Consulting

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Loci Architecture has completed a \$2.3 million exterior restoration project for Lincoln Amsterdam House, a 185-unit Mitchell-Lama cooperative residence near Lincoln Center, according to David Briggs, a principal at the firm.

The 25-story building, at West End Ave. and West 65th St., underwent a top-to-bottom renovation of its façade, the first comprehensive exterior project for the residence since it opened in 1976. The work included repair and replacement of brick, patching and restoration of exposed concrete slab edges, balcony restorations and door replacements.

"There were aspects of the original construction methods and detailing - characteristic of publicly funded buildings in the '70s - that created conditions which exacerbated water infiltration," Briggs said. "For example, the exposed edges of floor slabs, and the absence of curbs at balcony doors. These factors posed a bit of a challenge, as did sourcing custom-shaped bricks for 45-degree corner angles. However, all difficulties were resolved."

DP Consulting and Construction, of Manhattan, served as general contractor.

Lincoln Amsterdam House is one of 273 co-op and rental residences, totaling 140,000 units, built in the city between 1928 and 1978 under the Mitchell-Lama affordable housing program.

Mitchell-Lama provided state and city government subsidies in return for strict controls on maintenance charges, rents, and co-op share market values.

In recent years, many Mitchell-Lama developments have opted out of the program, but Lincoln Amsterdam House has not done so.

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