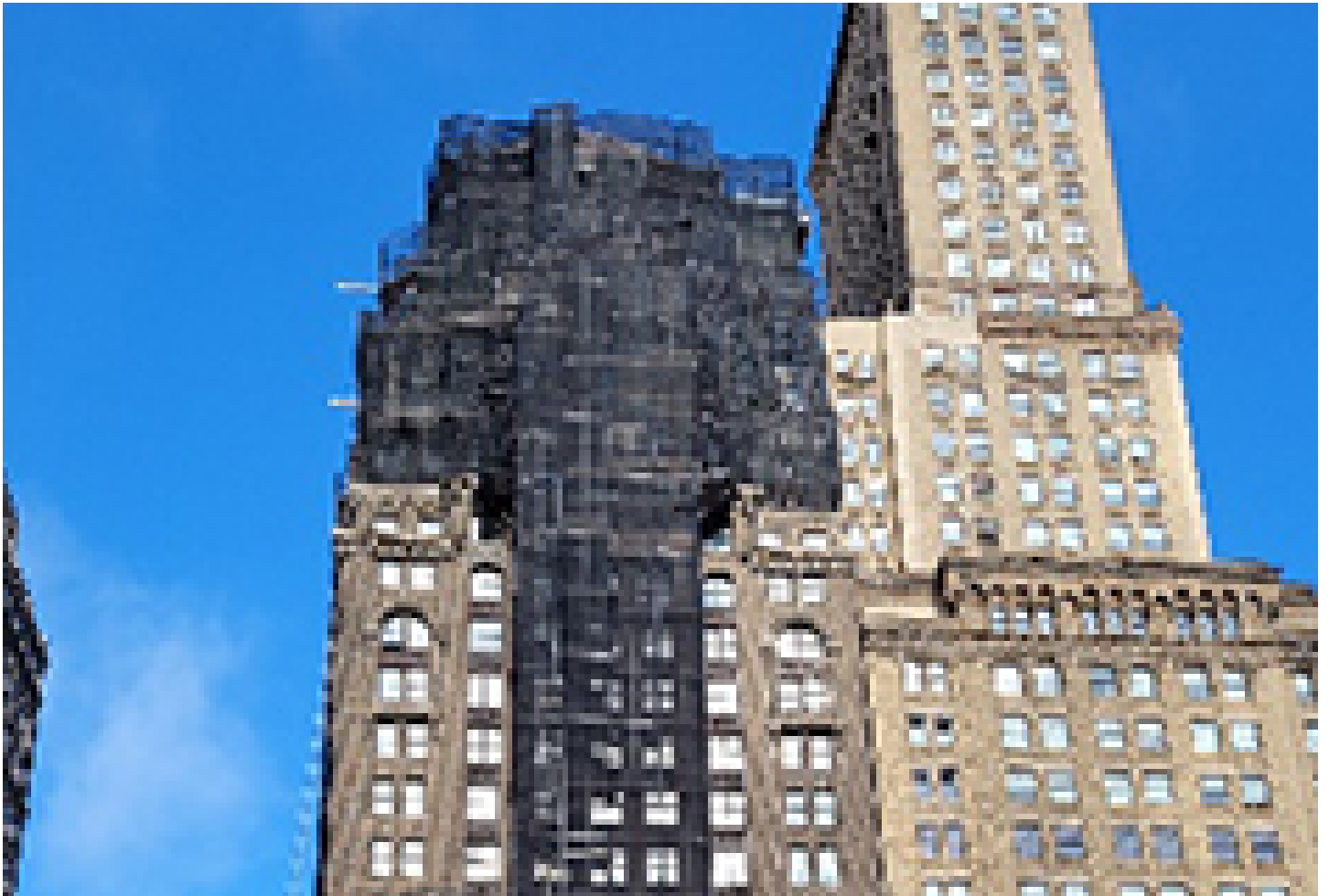




## KTA develops cost-savings restoration for Central Construction's 298,000 s/f landmark project

May 28, 2024 - Design / Build



Brooklyn, NY Having developed a plan for a multi-faceted Façade Inspection and Safety Program (FISP) project at 26 Court St., Kamen Tall Architects, P.C. (KTA) has created a new paradigm for complex, often cost-prohibitive exterior restorations. An award-winning specialist in restoration, historic preservation, and architectural design, KTA's program, in conjunction with Central Construction Management, LLC, entails the fabrication of 1,000 aligned, pre-cast genuine, historic and ornate terra cotta stones for the 28-story, circa 1927 office tower.

“Rather than taking a piecemeal approach using such materials as GFRC, cast stone, or architectural fiberglass, which can never match the patina of the originals, we made a nimble pivot that will achieve better results,” said KTA principal Scott Kamen, R.A., AIA. “And because the work is being done in a cohesive way with the same team, our client is saving hundreds of thousands of dollars on the project.”

With each stone numbered for installation and stored in a warehouse over the winter months, the work will begin on the substrate of the 298,000 s/f landmark building to ensure it is repaired and well protected throughout the construction process. In addition, base building repairs are ongoing as an extra measure to shorten the construction schedule and maintain the integrity of the façade before installation of the historic fabric.

The highly intricate project, anticipated for completion in 2025, exceeds Landmark Preservation Commission (LPC) façade requirements, which only mandate original terra cotta be replaced on the first seven floors. Rather, 26 Court St. will be brought back to its original condition with terra cotta stones installed along all 28 floors.

Michael DiFonzo, president, Central Construction Management, “Scott and his team have produced a truly innovative solution for this massive undertaking, which already entailed the replacement of 10,000 pieces of die-cast copper on the roof. Although KTA bid out different materials for the tiles, their decision to work with the original materials and order everything at one time is far more cost-efficient and the visual results will be superior.”

KTA project manager Melissa Doherty said, “Natural terra cotta can add 30% or more to project costs. But by ordering the materials at one time, our client will see dramatic savings. This strategy additionally eliminates costly downtimes waiting for materials to arrive, along with the inevitable work stoppages.”

Central Construction Management extracted the stones necessary for the preparation of the molds for the terra cotta installation, which were sourced and fabricated by Gladding, McBean, a 150-year-old company based in Sacramento, CA. Representing the building owner on the project is JPS Management Corp.