

**The New York Landmarks Conservancy
Lucy G. Moses Preservation Awards
Submittal**



**New York City Police Museum
100 Old Slip
New York, New York**

Exterior Renovation

SUPERSTRUCTURES
+ **ENGINEERS
ARCHITECTS**

32 Avenue of the Americas
New York, NY 10013
Tel 212 505 1133
www.superstructures.com

January 12, 2012

Lucy G. Moses Preservation Awards
The New York Landmarks Conservancy
One Whitehall Street
New York, NY 10004

Re: New York City Police Museum
100 Old Slip, New York, NY

Dear Sir / Madam:

SUPERSTRUCTURES: Engineering + Architecture, PLLC takes great pleasure in nominating the New York City Police Museum for your consideration as a worthy recipient of a Lucy G. Moses Preservation Award. Having been designated a New York City Landmark, the building has long been recognized as a "striking example of municipal architecture," in the words of the Landmarks Preservation Commission.

The museum housed in this landmark serves an important public function as an accessible public resource. Through its exhibitions, collections and education programming, the New York City Police Museum illustrates how the policies and culture of the NYPD have evolved time to meet the changing needs of the City. It is certainly fitting that its current home was built over 100 years ago as a home for the NYPD's First Precinct.

The recently completed exterior restoration was necessitated in large part by an inappropriately detailed addition on the fifth floor, resulting in improper drainage from the roof, and subsequent leakage on interior floors and staining of the exterior limestone. This problem was solved, as is detailed in the following pages along with the other elements of a restoration project which protected this very worthy edifice beginning its second century of service.

Our thanks to the Conservancy for the opportunity to present this estimable historic building as a candidate for consideration for a Lucy G. Moses Preservation Award.

Very truly yours,

SUPERSTRUCTURES
Engineering + Architecture, PLLC



Paul Millman, PE, RA, LEED AP
Principal



First Precinct circa 1910.

First Precinct Police Station / New York City Police Museum

The First Precinct Police Station, which now houses the New York City Police Museum, is an impressive public building and important civic institution which, though erected in 1909, still commands its waterfront site. As home of the Landmarks Preservation Commission in the 1990s, the building had become a symbol of the City's commitment to historic preservation.

In awarding the building Landmark status in 1977, the Landmarks Preservation Commission cited the building's "special character, special historical and aesthetic interest and value as part of the development ...of New York City" and further recognized that "in its massive scale and restrained ornamentation the building creates an imposing effect."

The station house stands on Old Slip, in an area which has been important to the city since the late 17th century. Old Slip, at the foot of William Street, was the first slip in the city. These slips were openings between two wharves where boats unloaded during high tide. Old Slip became the site of one of the first official market places in New Amsterdam, reaching the peak of its popularity in the 1720s. Beginning in the late 18th century, the Slip began to be filled in and eventually it formed a wide street of the same name.

The First Police Precinct in New York City was originally housed in the Franklin Market on Old Slip, when the department was organized in 1844. It wasn't until 1884 that the First Precinct Station got its own building at Old Slip. This was a four story structure which stood until the present station house was erected on the same site in 1909-1911.

Renderings of this new station house were displayed at the 23rd Annual Exhibit of the Architectural League of New York in 1908. The architects, Richard Howland Hunt (1862-1931) and Joseph Howland Hunt (1870-1924), were well known for their elegant Long Island and Newport residential works, as well as for their New York City town houses. They designed the George Washington Vanderbilt House (1902-1905), also a designated New York City Landmark. Richard Howland Hunt also carried out his father Richard Morris Hunt's design for the central portion of the Metropolitan Museum of Art after his death.

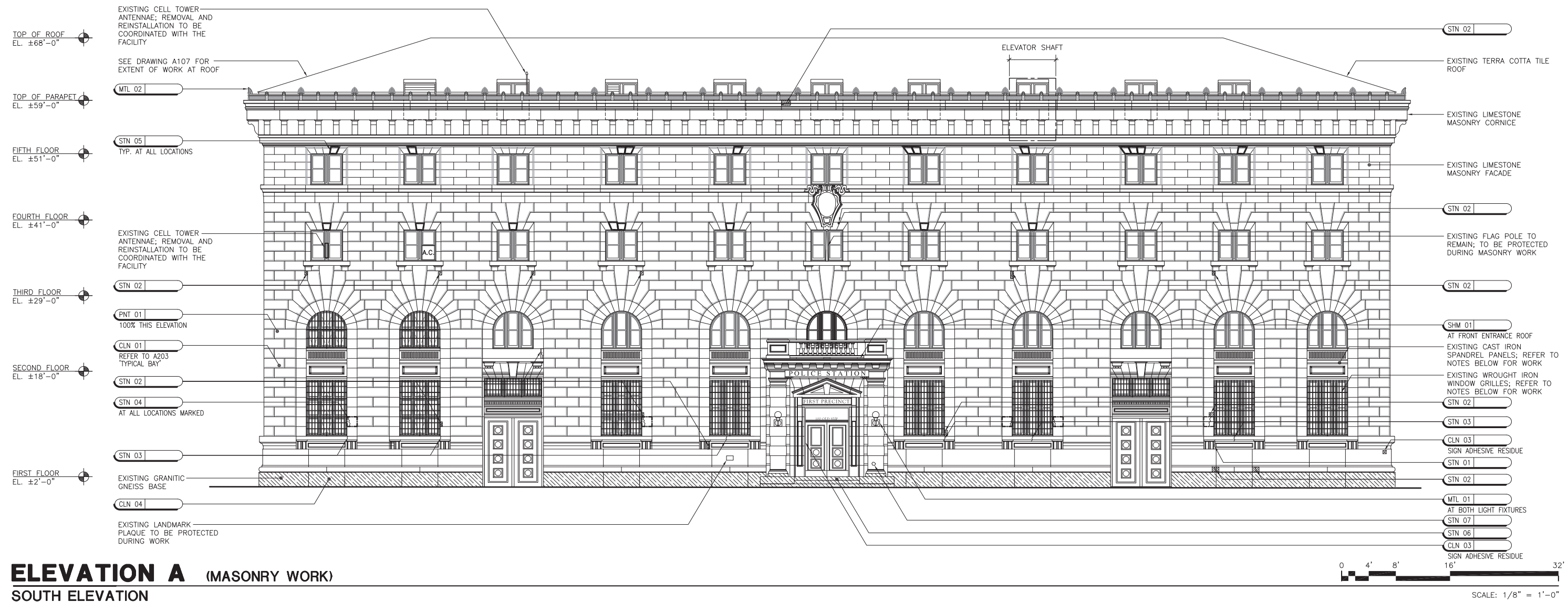
The First Precinct Police Station remains a striking example of municipal architecture. This handsome neo-Italian Renaissance building of limestone is divided horizontally into three sections – a low base, a rusticated center section, and a smooth-faced “attic” story. Its visual power is created by the rhythmic series of tall arches, heavy walls and restrained ornamentation. The police station has the distinctive profile of an early Italian Renaissance palazzo. Many of the features, such as the arched openings of the main story, the rustication of the center section, and the dominating cornice, are reminiscent of the fifteenth century Palazzo Riccardi in Florence, designed by Michelozzo.

All four faces of this freestanding building are treated in a generally similar manner. A molded granite base supports the pulvinated rustication of the center section. Above the low base, a series of round-arched openings, serving two stories, have smooth-faced enframements and bracketed sills at the windows. The third story fenestration consists of small square paired windows separated by mullions. Just above these attic windows, a handsome roof cornice with console brackets above a row of dentils elegantly crowns this fine building. In the 1980s, a fifth story was added --- largely obscured from street level by the cornice, it was capped with a Spanish-clay-tile roof.

This police station was occupied by the First Precinct until January 1973. It is therefore fitting that the building is currently occupied by the New York City Police Museum, celebrating the history and contributions of the New York City Police Department. The museum, which grew from a gallery housed at the police academy on 20th Street, opened in 2000, and moved to its current location at 100 Old Slip in January 2002. Museum officials saw a move to this location as an opportunity to connect with the Department's history. The museum gives visitors an insider's look at the history and traditions of the largest police service in the country. Among its exhibits are a display of the evolution of police uniforms since their inception in 1853, the first machine gun used in a gangland killing in New York, a model of a jail cell, a timeline of transportation, and a Hall of Heroes that includes the name and badge of every NYPD officer killed in the line of duty, starting with David Martin on August 6, 1861.

The renovation project done under the auspices of New York City's Department of Design and Construction and completed in 2011 included new and refurbished windows throughout the building, reconstruction of the water-shedding system at the fifth floor to eliminate water infiltration, and restoration of exterior masonry and metalwork as needed to bring the building into watertight and restored condition. Captions accompanying the photos on subsequent pages highlight some of the challenges and achievements of the project.

In its combination of architectural distinction, historical import and civic utility the Police Museum is a treasure well worth preserving and the recent restoration allows it to shine in a manner befitting its pedigree.



ELEVATION A (MASONRY WORK)

SOUTH ELEVATION

RESTORATION SCHEDULE:

| ID CODE | RESTORATION ITEM | SYMBOL | UNIT | DWG. |
|---------|-----------------------------------|--------|------|-----------|
| CLN 01 | LIMESTONE MASONRY | N/A | SF | A203/A301 |
| CLN 02 | LIMESTONE MASONRY WITH BIOCIDES | | SF | A301 |
| CLN 03 | REMOVAL OF ADHESIVE RESIDUE | N/A | SF | A301 |
| CLN 04 | GRANITIC GNEISS MASONRY | | SF | A301 |
| JNT 01 | JOINT SEALANT REPLACEMENT | N/A | LF | A301 |
| MTL 01 | LIGHT FIXTURE REINSTALLATION | N/A | EA | A304 |
| MTL 02 | SHEET METAL CRESTING INSTALLATION | N/A | LF | A406 |
| PNT 01 | STONE MASONRY POINTING | N/A | LF | A301 |

| ID CODE | RESTORATION ITEM | SYMBOL | UNIT | DWG. |
|---------|--------------------------------------|--------|------|------|
| SHM 01 | FLAT SEAM METAL ROOFING | N/A | SF | A405 |
| STN 01 | LIMESTONE CRACK REPAIR | | LI | A301 |
| STN 02 | STONE DUTCHMAN REPAIR | | CF | A302 |
| STN 03 | STONE CRACK REPAIR AT LIMESTONE SILL | | LF | A302 |
| STN 04 | STONE UNIT REPLACEMENT | | EA | A303 |
| STN 05 | RESETTING OF JACK ARCH UNIT | | EA | A303 |
| STN 06 | STONE REPAIR AT FRONT ENTRANCE | N/A | SF | A304 |
| STN 07 | STONE PATCH REPAIR | N/A | SI | A304 |

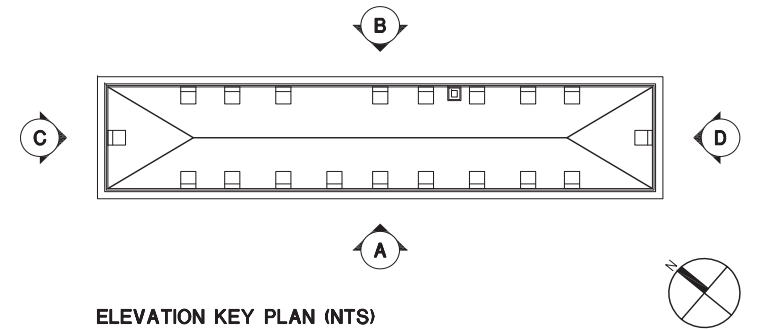
SYMBOLS:

A.C. - LOCATION FOR REINSTALLATION OF EXISTING WINDOW AIR CONDITIONING UNIT UPON COMPLETION OF WINDOW REPLACEMENT.

- LOCATION OF EXISTING LOUVERS TO BE REPLACED

NOTES:

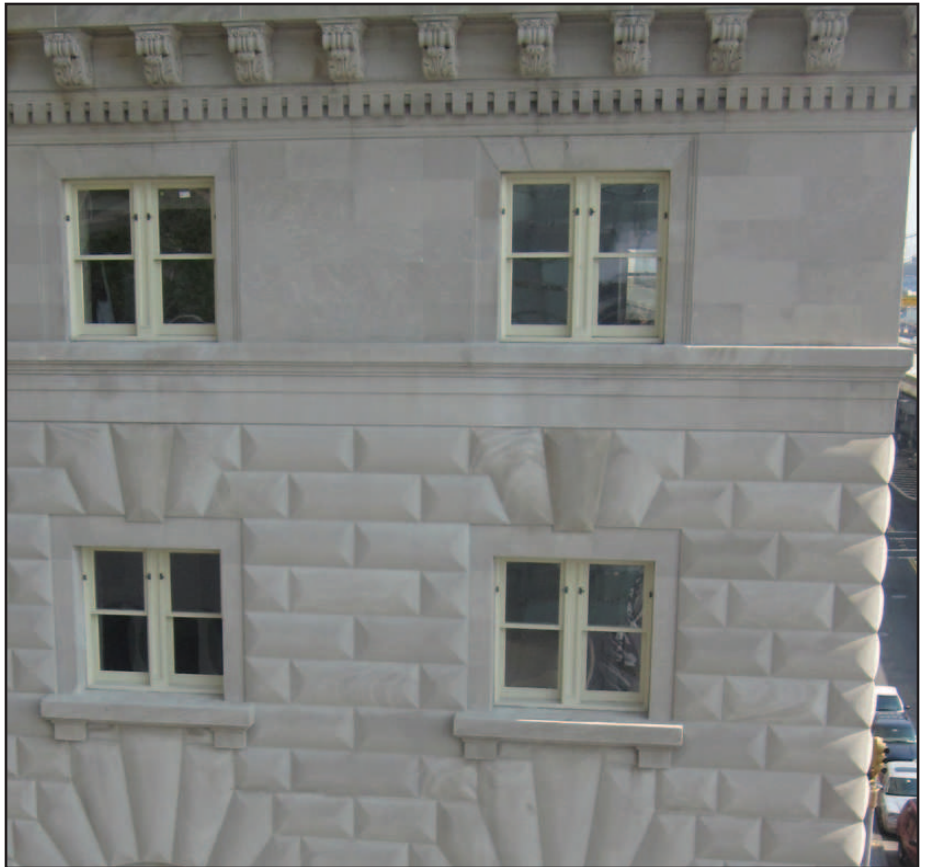
- ALL EXISTING WROUGHT IRON WINDOW GRILLES TO BE SCRAPED, PRIMED AND REPAINTED PER SPECIFICATION SECTION 099700.
- ALL EXISTING CAST IRON WINDOW SPANDREL PANELS TO BE SCRAPED, PRIMED AND REPAINTED PER SPECIFICATION SECTION 099700.
- SURFACE MOUNTED METAL ANCHORS THROUGHOUT FACADES TO BE REMOVED FROM STONE AND PATCHED WITH REPAIR MORTAR PER SPECIFICATION SECTION 040140.
- REMOVE EXISTING LOUVERS AND PROVIDE NEW TO MATCH EXISTING DIMENSIONS AND PER SPECIFICATION SECTION 089100. PROVIDE WALL MOUNTED LOUVER FLASHING DETAILS PER **STU 01/A404**.



Masonry / Limestone

Despite their age, the limestone walls of the building were in good condition, though there was some staining from the water infiltration off the fifth-floor roof, atmospheric soiling and biological growth. Most of the masonry work comprised pointing and cleaning to restore the limestone to its original appearance, some stone restoration work including Dutchmen, unit replacement and crack repair. Landmarks Preservation Commission approval of mortar selection was required. During the renovation the scaffolding sub-contractor was able to utilize a tension system inside the masonry window openings to stabilize the scaffolding. This unusual approach meant that no holes were required in the existing stone to anchor the scaffolding.

Top, left: Masonry stained by leakage from above. Bottom, left: biological growth on masonry. Bottom, right: Thin joints between stone required careful use of hand tools for pointing work. Top, right: Masonry after restoration.



Windows

Prior to this project, the window sashes had been replaced within the original frames. The existing windows had problems with operation and with air and water infiltration. SUPERSTRUCTURES kept all the existing original wood frames in place, restoring the wood, and designed new, insulated glass replacement sashes to fit each opening. A paint analysis was done on the original frames, cast iron spandrel panels, and wrought iron grilles in order to match the original historic colors.

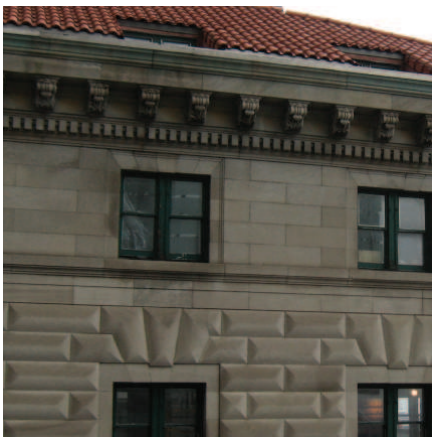
Top, left: Window and wrought iron grille before restoration. Bottom, left and right: Windows during restoration. Top, right: Windows, spandrel panels and grilles after restoration.



Fifth Floor

The major challenge of the restoration related to the fifth floor of the building, itself an addition done in the 1980s. The addition was positioned on top of the existing parapets, from which a copper cresting had previously been removed. No piece of the original cresting survived. The fifth floor tile roof drained onto a gutter on the parapet which was in poor condition, resulting in leakage into the interior floors below and causing staining and displacement of arch stones on the exterior. A new copper cresting to go atop the parapet was designed based on one historic photo including the original cresting and research of pressed-metal catalogs of the era. Clay mock-ups were made and were reviewed before molds were created for the copper stamping.

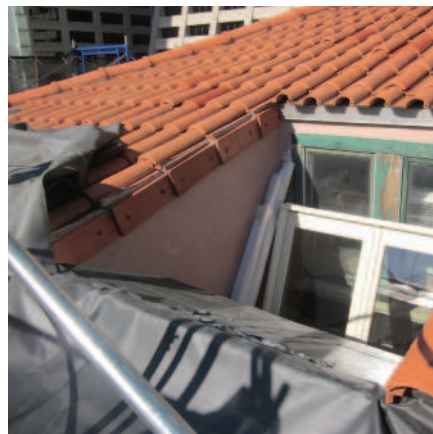
Top, left: Parapet shown before copper cresting was installed. Bottom, left: Old gutter system. Bottom, center: Clay mockup for copper cresting. Bottom, right: New copper cresting and gutter viewed from roof. Top, right: Copper cresting installed atop parapet.

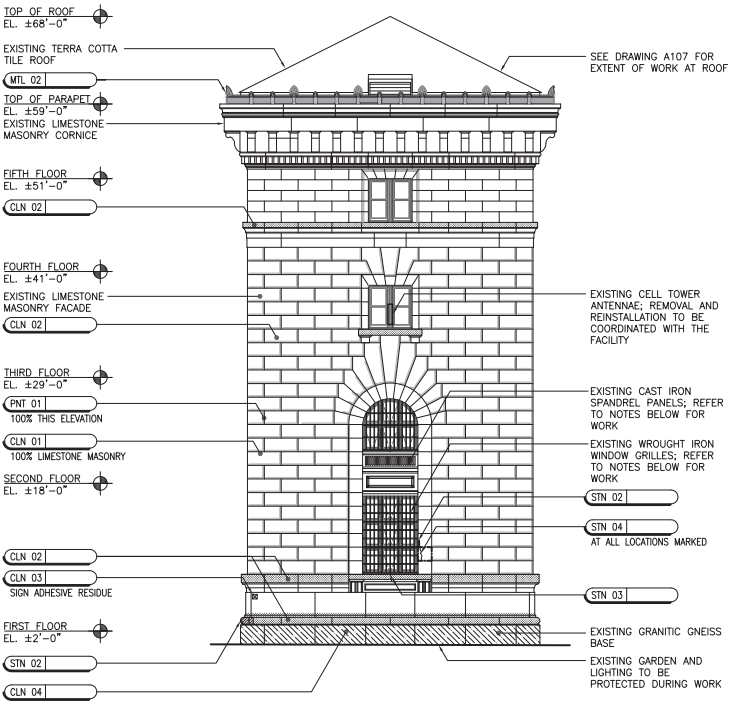


Fifth Floor - continued

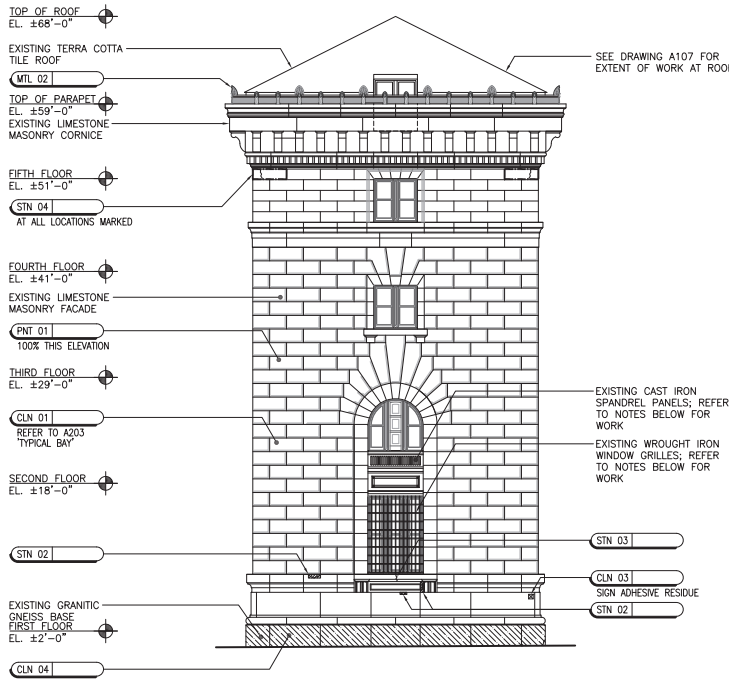
Behind the new crestring, a “gutter” was created out of the back of the cresting, the existing pitch of the coping stone and built-up cement board to provide positive pitch to drain the run-off from the roof. Scuppers were relocated and one drain line added to allow for easier maintenance. Also the windows at the fifth floor, originally double-hung configuration, were replaced with casement windows, that better match the style of the historic windows below and allow easier access through the windows onto the reverse dormer roofs for maintenance of the new drains and scuppers.

Top, left: Reverse dormer window before replacement. Bottom, left: Copper crestring during installation on parapet. Bottom, right: New window leaning against old window, prior to replacement. Top, right: New casement window installed.

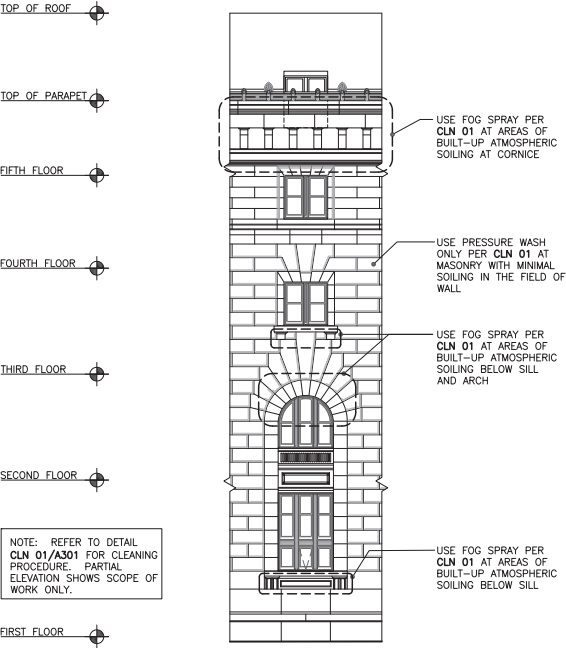




ELEVATION C (MASONRY WORK)
WEST ELEVATION



ELEVATION D (MASONRY WORK)
EAST ELEVATION

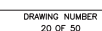
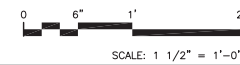


**TYPICAL BAY AT
ELEVATIONS A & D**

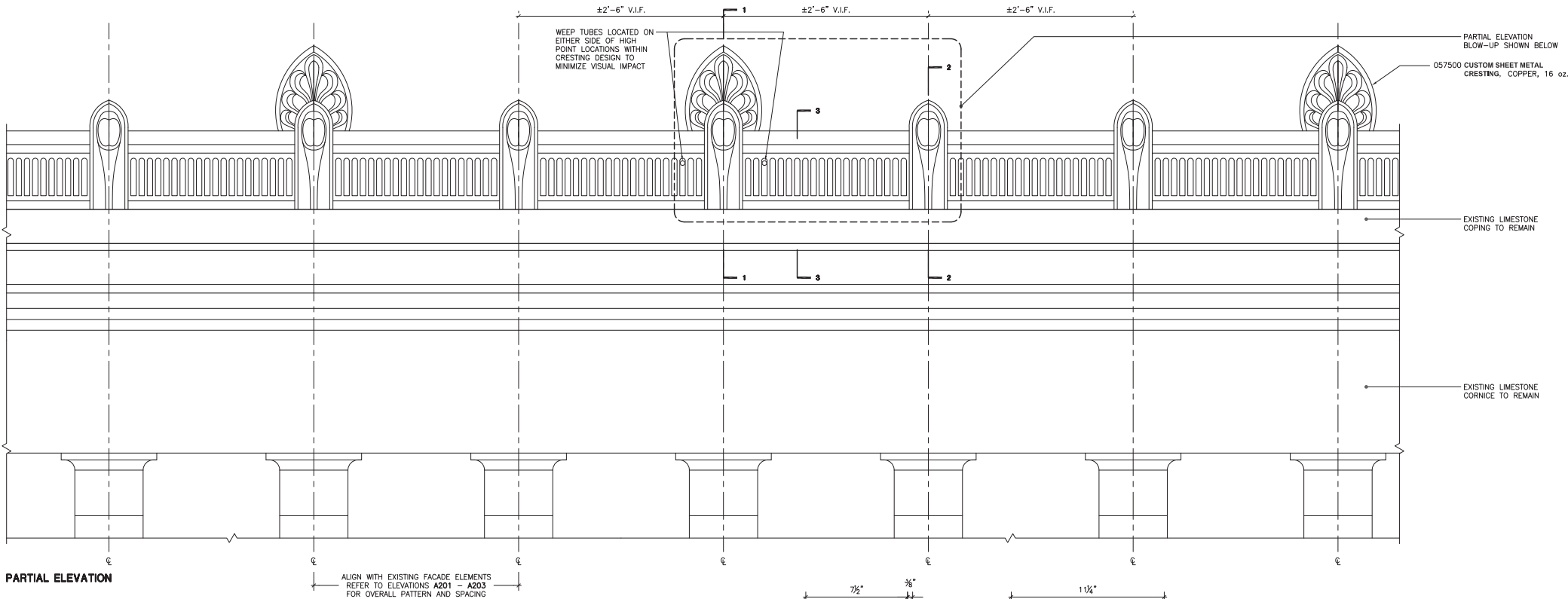
CLN 01
LIMESTONE MASONRY



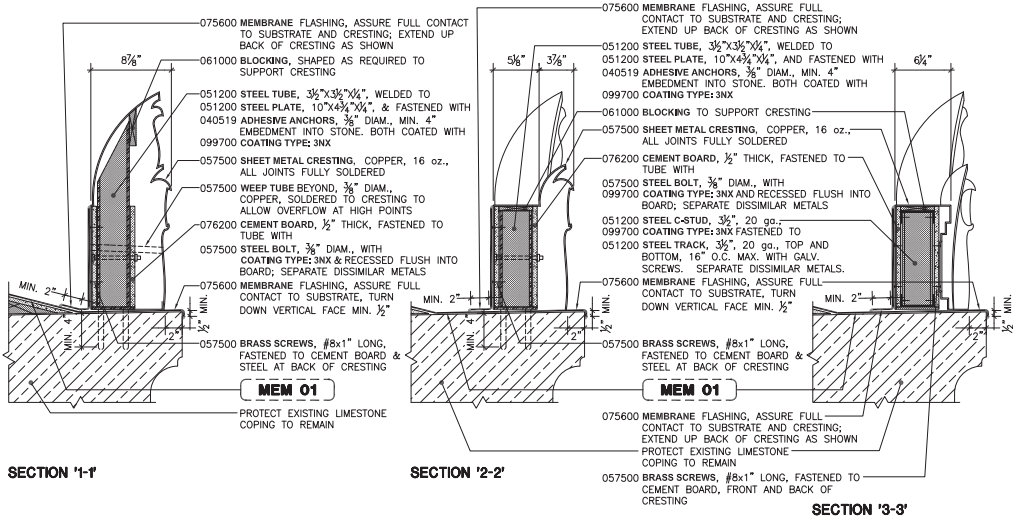
FIFTH FLOOR ROOF AND PARAPET



| | |
|-------------------------|--|
| NYC Police Museum)ig\02 | CONTRACT DOCUMENTS\WIP\Drawings (dwg)\M01 -2 (Roofing).dwg |
|-------------------------|--|



PARTIAL ELEVATION



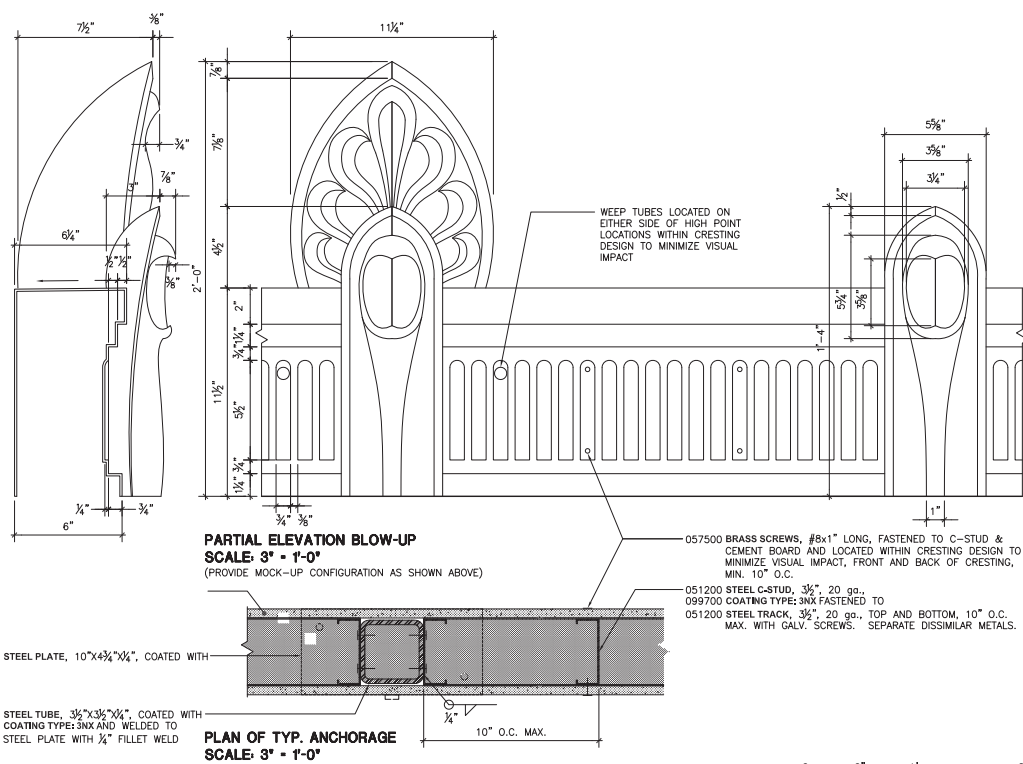
SECTION '1-1'

SECTION '2-2'

SECTION '3-3'

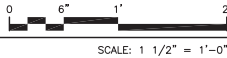
- NOTES:
- DIMENSIONS SHOWN ARE PROVIDED FOR ESTIMATING PURPOSES ONLY. FINAL DIMENSIONS ARE TO BE VERIFIED IN FIELD.
 - CONTRACTOR IS TO PROVIDE FULLY DETAILED SHOP DRAWINGS FOR CRESTING, FRAMING, FLASHING AND ANCHORAGE PRIOR TO FABRICATION, INCLUDING ONE SECTION (TYP.) AT FULL SCALE.
 - FINAL CRESTING DESIGN AND PROFILE TO BE APPROVED BY COMMISSIONER PRIOR TO FABRICATION.
 - SEPARATE DISSIMILAR METALS.
 - PROVIDE WATERTIGHT EXPANSION JOINT TO ALLOW FOR EXPANSION AND CONTRACTION OF COPPER CRESTING AT JOINTS EVERY 15' MAX.

MTL 02
SHEET METAL CRESTING INSTALLATION



PARTIAL ELEVATION BLOW-UP
SCALE: 3" = 1'-0"
(PROVIDE MOCK-UP CONFIGURATION AS SHOWN ABOVE)

PLAN OF TYP. ANCHORAGE
SCALE: 3" = 1'-0"

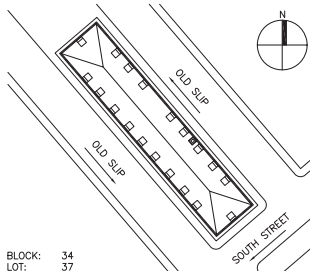


SUPERSTRUCTURES
+
**ENGINEERS
ARCHITECTS**

32 AVENUE OF THE AMERICAS \ NEW YORK, NY 10013
TEL 212 505 1133
FAX 212 505 1726

THE Burns GROUP
ENGINEERING AND CONSTRUCTION
Burns Engineering, Inc.
300 West 42nd Street, Suite 200
New York, NY 10018
Phone: 212 512 2000 Fax: 212 512 2001

NOTE:
Drawings shall not be scaled; existing building dimensions given for reference only and shall be verified in field by bidder and contractor



BLOCK: 34
LOT: 37

KEY PLAN

REVISIONS

| NO. | REVISION | DESCRIPTION | DATE |
|-----|----------|-------------|------|
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NO. REVISION DESCRIPTION DATE

DDC
NEW YORK CITY DEPARTMENT OF
DESIGN + CONSTRUCTION

30-30 THOMSON AVENUE
LONG ISLAND CITY, NY 11101

CAPIS ID NUMBER:

PV467-POL

PROJECT NAME:

EXTERIOR ENVELOPE RESTORATION
FOR THE NYC POLICE MUSEUM
100 OLD SLIP
NEW YORK, NY 10005

FOR THE:

NEW YORK CITY POLICE MUSEUM

DRAWING NAME:

ROOFING DETAILS

JOB NO. : 4039R01

CONTRACT NO. : N/A

DRAWN BY : J.A. WAGNER

CHECKED BY : L. RIDDLE

SCALE : AS NOTED

DATE : 08/05/2009

SEAL:

DRAWING NUMBER:



A406.00

DRAWING NUMBER
24 OF 50

LUCY G. MOSES PRESERVATION AWARDS

2011 Nomination Form

Page 1

Name of Project: New York City Police Museum

Address or Project Location: 100 Old Slip at South Street

Property Owner: New York City Department of Cultural Affairs

Contact Person/Title: Betsy McClelland

Address: 31 Chambers Street, Second Floor, New York, NY 10007
(Street address, City, State and Zip Code)

Telephone: (212) 513-9336 Email: bmccllland@culture.nyc.gov

Project done under auspices of NYC Dept. of Design and Construction, Michael Nastasi, (718) 391-1174

Property Information (if known)

Date of Construction: 1909-11 Original Architect: Hunt & Hunt

Landmark status of property (check all that apply):

- ☒ Individual New York City landmark
☐ New York City Historic District/Name of District _____
☐ Individually listed on the State and National Register
☐ State and National Register Historic District/
Name of District: _____

Project start date: April 2008 Completion date: December 2011

Approximate Budget: \$3 Million Include list of any governmental programs that provided financial assistance in narrative.

Nominated by: Paul Millman, PE, RA

Title/Company: Principal, Superstructures Engineering + Architecture, PLLC

Address: 32 Avenue of the Americas, New York, NY 10013
(Street address, City, State and Zip Code)

Telephone: (212) 505-1133 Email: pmillman@superstructures.con

Project Consultants, Architects, Engineers, Contractors, Designers

(Please list all. Use additional pages if necessary):

Company: Superstructures Engineering + Architecture, PLLC

Name/Title: Paul Millman, PE, RA - Principal

Address: 32 Avenue of the Americas, New York, NY 10013
(Street address, City, State and Zip Code)

Telephone: (212) 505-1133 Email: pmillman@superstructures.con

LUCY G. MOSES PRESERVATION AWARDS

2011 Nomination Form

Page 2

Project Consultants, Architects, Engineers, Contractors, Designers

(Please list all. Use additional pages if necessary):

Company: BQE Industries, Inc. (Contractor)

Name/Title: Mike Mashraqui, Project Manager

Address: 40-49 72nd Street, Woodside, NY 11377

(Street address, City, State and Zip Code)

Telephone: (718) 429-1648 Email: bqeindustries@yahoo.com

Company: Ceprine Scaffolding Services (Sidewalk Bridge and Scaffolding)

Name/Title: Ivan Cerina, Owner

Address: 41-08 Berrian Boulevard, Astoria, NY

(Street address, City, State and Zip Code)

Telephone: (718) 728-4848 Email: info@ceprinescaffolding.com

Company: Xaren Corporation (Asbestos and Lead Abatement)

Name/Title: Akinyemi Babatunde, President

Address: 45-09 Green Point Avenue, Long Island City, NY 11104

(Street address, City, State and Zip Code)

Telephone: (718) 729-3939 Email: N/A

Company: Zone Plumbing & Heating Corp. (Plumbing)

Name/Title: Leslie Lynch

Address: 1092 Dekalb Avenue, Brooklyn, NY 11221

(Street address, City, State and Zip Code)

Telephone: (718) 452-3182 Email: zoneplumbheat@gmail.com

Company: Cordial Construction Inc. (Wood Window Installation/Repair)

Name/Title: Paramjeet Singh, President

Address: 58-14 32nd Avenue, Woodside, NY 11377

(Street address, City, State and Zip Code)

Telephone: (718) 989-4334 Email: cordialconstructioninc@yahoo.com

LUCY G. MOSES PRESERVATION AWARDS

2011 Nomination Form

Page 3

Project Consultants, Architects, Engineers, Contractors, Designers

(Please list all. Use additional pages if necessary):

Company: Custom Wood Reproductions Inc. (Wood Window Sashes, New Casement Windows)

Name/Title: Jane Elletson, President

Address: 115 Servistar Industrial Way, Westfield, MA 01085

(Street address, City, State and Zip Code)

Telephone: (413) 562-8900 Email: info@customwoodreproductions.com

Company: Michigan Ornamental Metals (Copper Cresting - Stamps)

Name/Title: Mike Radigan, Division Manager

Address: 1033 Slocum Avenue, Ridgefield, NJ 07657

(Street address, City, State and Zip Code)

Telephone: (201) 945-4930 Email: michaelra@michiganornamental.com

Company: B & B Sheet Metal, Inc. (Copper Cresting - Assembly)

Name/Title: Robert Baschnagel

Address: 2540 50th Avenue, Long Island City, NY 11101

(Street address, City, State and Zip Code)

Telephone: (718) 433-2501 Email: bbsheetmetal@aol.com

Company: Pasvalco (Limestone)

Name/Title: George Heckel, CEO

Address: 100 Bogert Street, Closter, NJ 07624

(Street address, City, State and Zip Code)

Telephone: (201) 768-2133 Email: george@pasvalco.com

Company: Gladding, McBean LLC (Tile)

Name/Title: Lynn Haines, Architectural Sales

Address: 601 7th Street, Lincoln, CA 95648

(Street address, City, State and Zip Code)

Telephone: (916) 644-9304 Email: lynn.haines@paccoast.com

LUCY G. MOSES PRESERVATION AWARDS

2011 Nomination Form

Page 4

Project Consultants, Architects, Engineers, Contractors, Designers

(Please list all. Use additional pages if necessary):

Company: Siplast, Inc. (Liquid Applied Roofing)

Name/Title: Jim Mollenhoff, President

Address: 1000 E. Rochelle Boulevard, Irving, TX 75062

(Street address, City, State and Zip Code)

Telephone: 469-995-2200 Email: usinfo@icopal.com

Company: Burns Engineering, Inc.

Name/Title: Ben Gidwani, PE

Address: 11 Penn Center 1835 Market Street, Suite 300, Philadelphia, PA 19103

(Street address, City, State and Zip Code)

Telephone: (215) 979-7703 Email: bgidwani@burns-group.com

Company: _____

Name/Title: _____

Address: _____

(Street address, City, State and Zip Code)

Telephone: _____ Email: _____

Company: _____

Name/Title: _____

Address: _____

(Street address, City, State and Zip Code)

Telephone: _____ Email: _____

Company: _____

Name/Title: _____

Address: _____

(Street address, City, State and Zip Code)

Telephone: _____ Email: _____