

SKYlines

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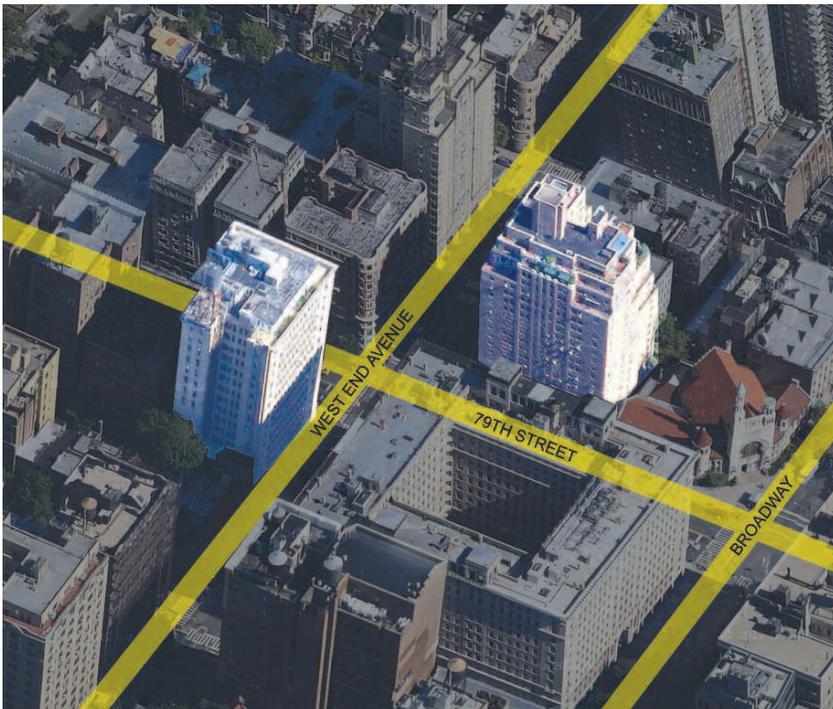
Teaming Up On The Upper West Side

By Katherine Malishewsky, Kamen Tall Architects PC

On the Upper West Side of Manhattan, **Skyline Restoration** and **Kamen Tall Architects PC** have been working together on two residential projects caddy-corner from each other. 393 and 400 West End Avenue are two mid-sized residential brick buildings whose architectural significance is being recognized with the recent passing of the extension of the Riverside-West End Historic District, and the calendared extension of the West End-Collegiate Historic District.

For the façade restoration of both projects, Skyline Restoration collaborated with Kamen Tall Architects PC whose restoration project, Keramos Hall, has just been awarded a **2012 Lucy G. Moses Preservation Award** from the **Landmarks**

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Exterior restoration at 393 and 400 West End Avenue, New York, NY



Scaffold Law Reform: Momentum Gaining

By Rygo Foss, Legal Counsel, Skyline Restoration Inc.

On February 12, 2013, a coalition of NYS real estate, construction, and insurance professionals attended “**Scaffold Law Reform, Day at the Capital**” (Albany). There, the upper echelon of NY State Construction met with legislators seeking an amendment to the NYS Scaffold Law (Labor Law 240), the only state with a law of its kind.

Their aim is to change the liability of the Scaffold Law from absolute (or strict) to comparative.

The Scaffold Law (originally enacted in the late 1800’s) has been under scrutiny for years. Now the momentum to change it is gaining.

The arguments in favor of amending the law are quite simple. First, the original intent of the law, to promote utmost worker safety, is mitigated by more stringent regulations imposed by the likes of **OSHA**, various city and state agencies involved in construction, and the passage of worker’s compensation mandates. These regulations unaccompanied incentivize construction and real estate firms to ensure worker safety. Second, even with the amendment, workers are not precluded from bringing an action if there is negligence. The amendment simply wants to take into consideration the worker’s negligence (i.e. if he was intoxicated, etc.) when an accident occurs. Third, the sheer cost the Scaffold Law imposes makes New York ironically not

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International Concrete Repair Institute (ICRI)	National Roofing Contractors Association (NRCA)	New York Association of Realty Managers (NYARM)	Professional Women in Construction (PWC)	Real Estate Board of New York (REBNY)	Scaffold & Access Industry Association (SIA)	The New York Landmarks Conservancy	US Green Building Council (USGBC)

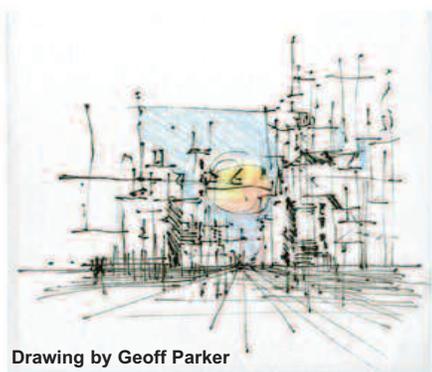


1515 Broadway

“Look Up New York”

From townrealestate.com

Look Up New York is a photography-based advertising campaign celebrating New York City architecture. Stemming from the idea that a majority of New Yorkers rarely “look up” at the city’s fabled skyline as they go about their daily routines, Look Up New York is a reminder and invitation for the community to do just that. Unfolding over 90 days in a multimedia environment comprising digital, outdoor and social media components, Look Up New York aims to engage and educate New Yorkers in creative and thoughtful ways. To learn more about how to participate in the campaign by submitting your own photos for chance to win a very special opportunity with New York Magazine, visit <http://www.townrealestate.com/lookupny/>



Drawing by Geoff Parker

Napkin Sketch Contest

From *Architectural Record*

If you are a licensed architect or related professional who practices in the United States, you can enter this remarkable contest. All you need is a white cocktail napkin and pen to demonstrate that the art of the sketch is still alive. Two grand prize winning submissions will be published in the September issue of *Architectural Record* and winners will receive a box of napkins with their sketch printed on it. Winners and finalists will be seen in AR’s online Cocktail Napkin Sketch Gallery. Deadline is 5:00 PM EST on June 28, 2013. For more info, <http://archrecord.construction.com>

Teaming Up On The Upper West

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Conservancy. The award ceremony will take place Monday, April 29th in Grand Central Terminal’s Vanderbilt Hall.

400 West End Avenue

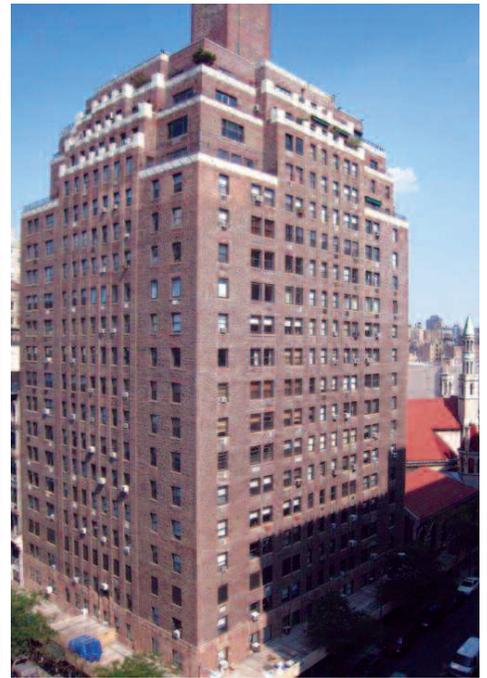
Located in the Riverside-West End Historic District, this mid-rise cooperative residence exhibits several setback terraces as part of the typical “wedding cake” style construction found in Manhattan.

The 19-story brick residential building is ornamented with terra cotta, precast concrete and textured brick. Constructed in 1931, the building was designed by Margon & Holder,

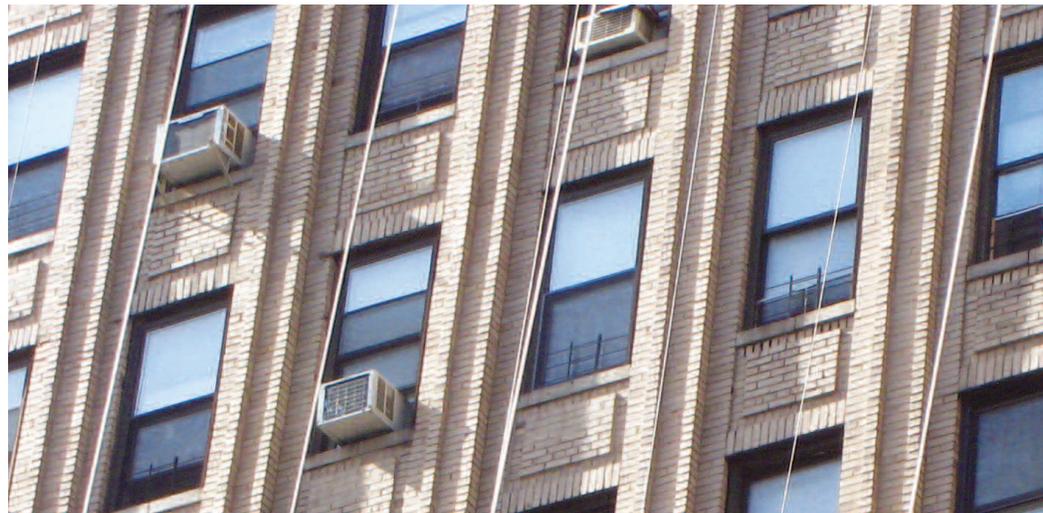
architects of the Upper West Side’s Eldorado Apartments (with Emery Roth).

The project originally began in 2009 with achieving Local Law 11 compliance, then expanding into the larger restoration of the exterior façade. After this work was complete, the Managing Agency, **Rose Associates**, brought together the same architect/contractor team three years later to complete additional façade work which was completed in March of this year.

At 400 WEA, careful attention was paid to retain the historic character of the building. The scope of work included brick and mortar



Exterior restoration at 393 (top left, top right, bottom) and 400 (center) West End Avenue, New York, NY



Side: 393 and 400 West End Avenue

matching, ornamental precast concrete panel repairs, steel repairs, skylight replacement, repairs to the roof and terraces and stone replacement.

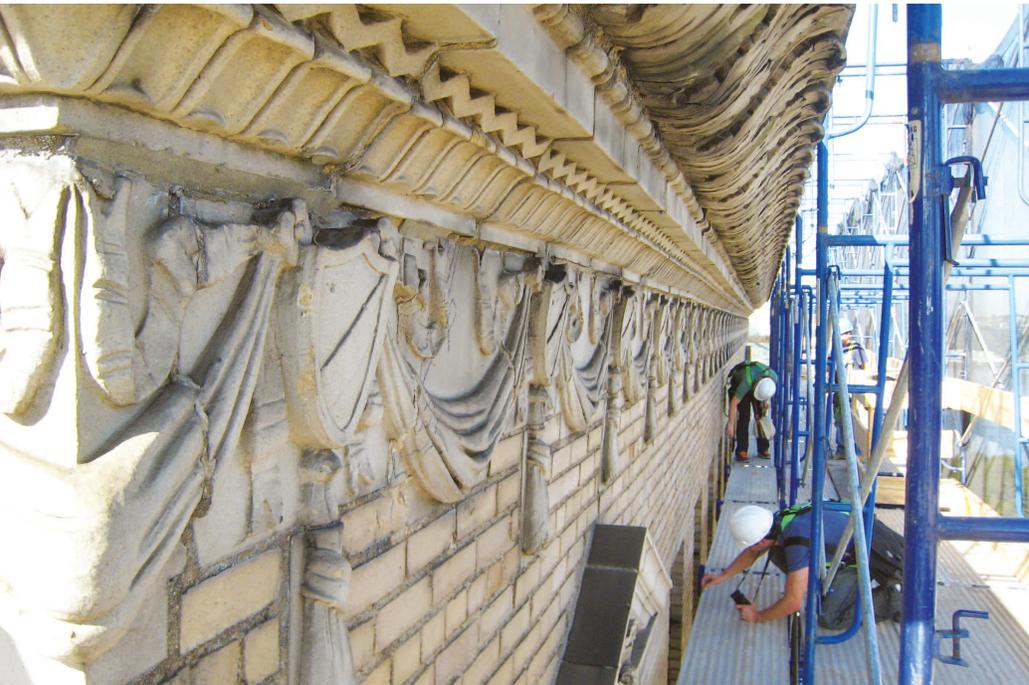
393 West End Ave

Caddy-corner to 400 West End Avenue is the second collaborative project for Skyline Restoration and Kamen Tall PC, 393 West End Avenue.

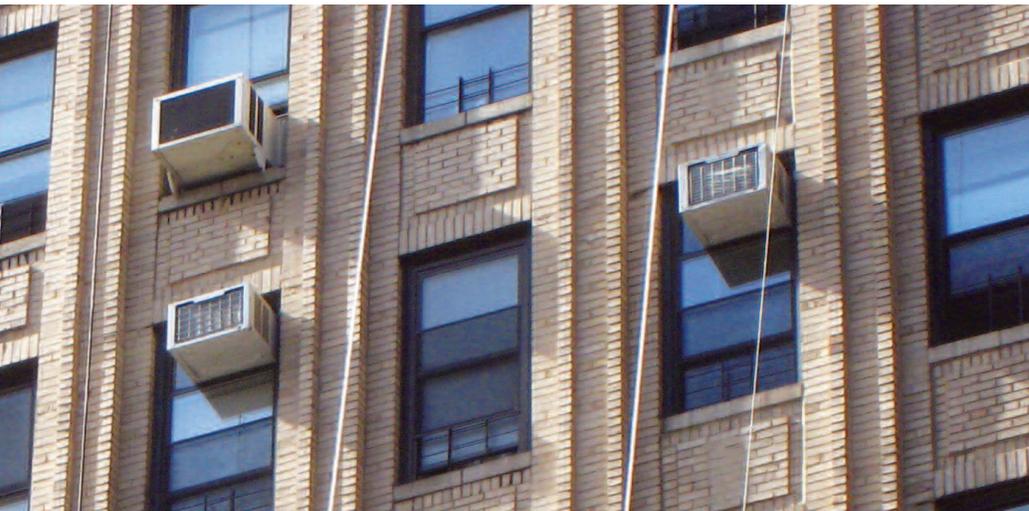
Constructed in 1927, the building is a hybrid of steel frame and brick infill construction with terra cotta and limestone façade ornamentation. As with 400 WEA, care was taken to retain the historic character of the

building. The project involved the building's first comprehensive façade and roof maintenance repair and restoration since its completion.

The scope of work ranged from brick and lintel replacement and terra cotta patching and repairs to stabilization of deteriorated structural columns at the basement and supports for the water tower. Corner reconstruction, new roofing, parapet reconstruction, and asbestos abatement were also required. With the additional scope of window replacement, the project is expected to be completed by the end of this year's construction season.



Photos: KAMEN TALL ARCHITECTS PC



Scaffold Law Reform

Continued from Page 1

ideal for construction. Businesses have already realized this and some global firms are concentrating elsewhere. This amendment would curb these costs to more reasonable levels.

“The Scaffold Law imposes liability on contractors and owners who had nothing to do with the plaintiff’s accident”

-Court of Appeals Judge Robert Smith

Some key facts:

1. Illinois repealed its Scaffold Law in 1995. Construction employment rose 25% from 1994 to 2000. Construction fatalities decreased by 30%.
2. NY general liability insurance costs are between 300% to 1,200% more than other states because of the Scaffold Law.
3. The number of Scaffold Law cases has increased 66% since 1998, even though the rate of injury has decreased. Lawsuits are the main driver of increasing insurance costs.
4. Reforming the Scaffold Law would reduce the cost of virtually every construction project saving taxpayer dollars, creating jobs and spurring development.

Overall, this amendment would save millions of dollars in New York construction and create more projects without compromising worker safety.

The workers still have protection, and would simply have to show that an accident is not their fault. Similar amendments have been advocated for and fought over for years. This time is different. Our industry needs to further this momentum and together, make the law make sense.



Let's Smile Again!

Monday, July 8th, 2013

5TH ANNUAL GOLF CLASSIC
Benefiting **Smile Train**

SKYLINE RESTORATION
Restoring New York Building By Building™ SINCE 1989

FIFTH ANNUAL GOLF CLASSIC
Benefiting Smile Train

The Village Club of Sands Point
THAYER LANE, SANDS POINT, NY 11050

Email: SmileTrain@SkylineRestoration.com or Call: 718.937.5353

Let's Smile Again!

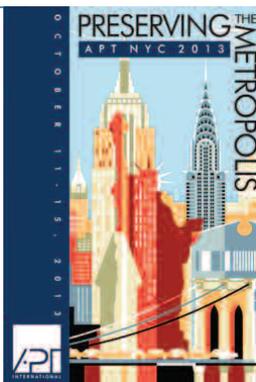
For the fifth consecutive year, **Skyline Restoration** is hosting its annual Golf Classic to benefit **Smile Train**, the organization that provides free surgery to children who are born with cleft lip or palate. We are looking forward to seeing you on **Monday, July 8th**, at the **Village Club of Sands Point**, to help bring smiles to these children with your participation and sponsorship. For more information and to become a sponsor, please visit skylinerestoration.com/smiletrain or call our office at 718.937.5353.

APT NYC 2013 - "PRESERVING THE METROPOLIS"

OCTOBER 11 - 15, 2013
AT THE NEW YORK MARRIOTT MARQUIS

Skyline Restoration is a proud sponsor of "Preserving the Metropolis", a five-day conference on protecting urban cultural heritage in the 21st century by exploring best practices and viable solutions from New York and around the world, all while earning attendees a year's worth of CEUs.

In addition to presentations with international relevance to cities of all sizes, the conference and related events will provide the opportunity to present lessons learned from one of the oldest international metropolises, and demonstrate why New York City remains a magical and unequalled place to live and visit. For more info and to register: <http://www.apti.org/apt-2013-conference/apt-nyc-2013/>



Workshops



Skyline Restoration crews during training provided by **CONPROCO**, manufacturers of products for specialized stone and concrete repair and restoration, architectural coatings and waterproofing.

2013 Build Safe | Live Safe Conference

Construction Safety Week 2013 begins **Monday, April 29th** at the New York Marriott Downtown in Lower Manhattan. Department of Buildings' engineers, architects and construction experts will outline recent industry trends and discuss a vision for the future of construction operations in the City.

For more info and to register: http://www.nyc.gov/html/dob/html/news/construction_safety_week.shtml

"Groundbreaking Women In Construction" Conference

Engineering News-Record will host its fourth annual "Groundbreaking Women in Construction" conference **May 14-15** at The McGraw-Hill Companies' headquarters, **1221 Avenue of the Americas** in New York City.

This leadership event brings new perspectives and leadership styles to a traditionally male-dominated industry. The conference will provide insights and actionable strategies on becoming a leader in a profession transforming itself with new tools, new business and financial models, and new global opportunities.

The two-day conference will cover the following:

- Views from the Top: Women Executives on Leadership.
- Leading Women of Design and Architecture Panel.
- Future Leaders: Advancing to the Next Rung in the Ladder.
- Women and Men Succeeding Together.
- Board Boot Camp: Getting a Seat at the Table.
- Creating Opportunity: Creating a Personal Brand in a Male-Dominated Industry.
- Women Business and Thought Leaders: A Male Perspective.

For more information or to register visit construction.com/events.

Below-Ground Waterproofing From the Interior Side

CGI (Concrete Gel Injection) is an innovative below-ground waterproofing system that stops water leaks in concrete and masonry structures from the interior side.

CGI Northeast Inc. exhibited at the NYC Coop-Condo Expo held on Tuesday April 16th, 2013 at the NYC Hilton Hotel.

CGI's booth was visited by many building owners, property managers, architects and engineers who were interested in how CGI can stop water leaks by injecting a two component hydrophilic system through the interior side of basement and sub-basement foundation walls and floors, without the necessity of costly, disruptive, and some times impossible excavations.

For more information visit cginortheast.com.



George Doukas (left), Executive Vice President of CGI Northeast listens to questions by Michael Kipness of Falcon Engineering and Architecture.