

Washington Park Renovation of 6 Historic Residential Buildings Troy, New York

Owner: Christopher Paticopoulos

Total Construction Cost: \$2,150,000.00

Renovation of 6 historic residential buildings which face Washington Park, a privately owned park which is on the National Register of Historic Places. The buildings are part of a block of ten Greek Revival row houses which were built as single-family residences in 1839-40. Over the years, they have been substantially altered and reconfigured, and all but one has been converted to multi-family dwellings.

Project scope includes comprehensive existing conditions study, including preparation of reports and supporting documentation; recommendations and plans for removals and stabilization projects with cost estimates; assistance with applications for historic certification and state and municipal rehab grants as well as SHPO and related historic preservation agencies approvals; and comprehensive architectural, engineering and interior design services for major renovations. Renovation work includes restoration and repair of brick masonry and brownstone facades; roof replacements; installation of new and/or repair of existing doors and windows; new or renovated interior partitions, floors and ceilings, installation of new or refurbished fixtures; and new kitchens and baths.

Integration of upgraded or new mechanical and electrical systems including gas-fired high-efficiency furnaces with air conditioning capabilities, individually metered electrical distribution system, security and intercommunications system, television and telephone systems, interior emergency lighting and sight lighting. Fire Protection includes fire alarm with smoke detection and sprinkler system.

Key design issues included compatibility of design with the existing architectural fabric of the homes, neighborhood and; historic Washington Park; preservation and rehabilitation of historically and architecturally building details and fixtures in accordance with historic preservation guidelines; maximizing funding; and code compliance.



PLUMB ENGINEERING, P.C.

4 Wolfert Avenue, Albany, New York 12204 Phone: 518-465-6037 Fax: 518-465-5210 E-Mail: Engineers@Plumbpc.com