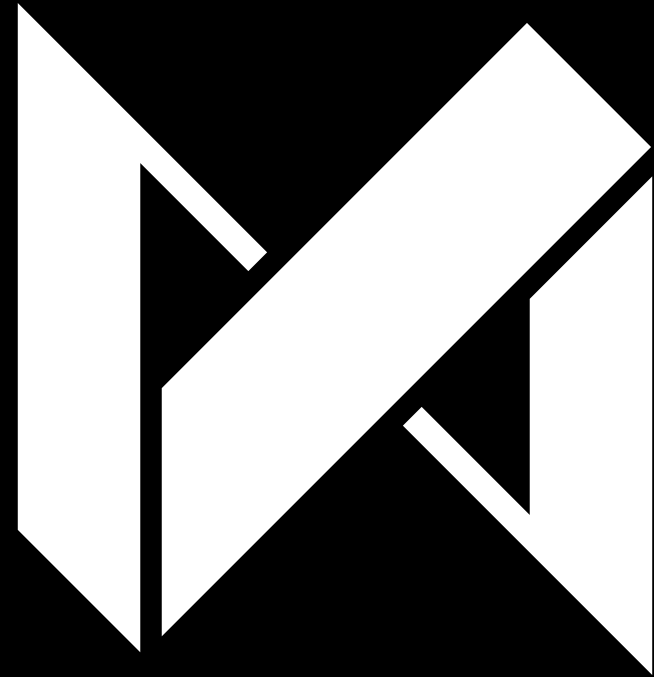


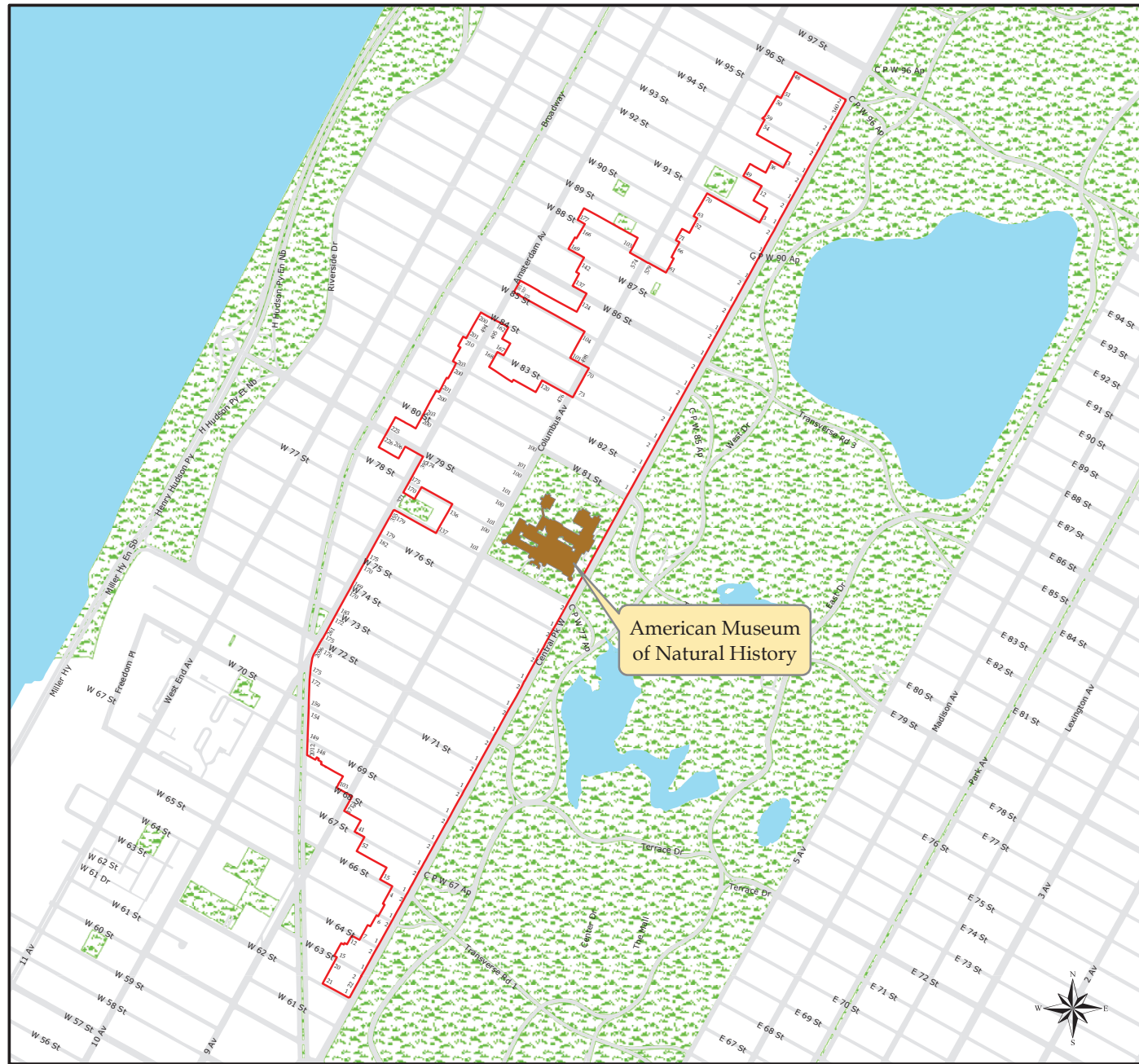
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June 08, 2023

PROPOSED KEIM MINERAL STAIN
SCOPE OF WORK: LPC PACKAGE





PROJECT INTRODUCTION



HISTORIC DISTRICT MAP: UPPER WEST SIDE/CENTRAL PARK WEST



SITE PLAN

140 WEST 81ST · HISTORIC DISTRICT MAP + SITE PLAN



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BUILDING NAME:
-Church of the Eternal Hope (former)
-Mt. Pleasant Baptist Church (current/33 years)

DATE: 1887

ARCHITECT: John F. Capen

DEVELOPER/OWNER: Third Universalist Society of
New York City

STYLE/ORNAMENT: Romanesque Revival

MATERIALS: Rusticated Stone, Brickwork,
Terracotta Tiles, Copper



PHOTO DATED 12/06/2014 (NOT REPRESENTATIVE OF CURRENT MASONRY CONDITIONS, SEE PAGE 06)

140 WEST 81ST · **SATELLITE LOCATION & PROJECT PHOTO**



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140 WEST 81ST · **LPC-APPROVED PROPOSAL**



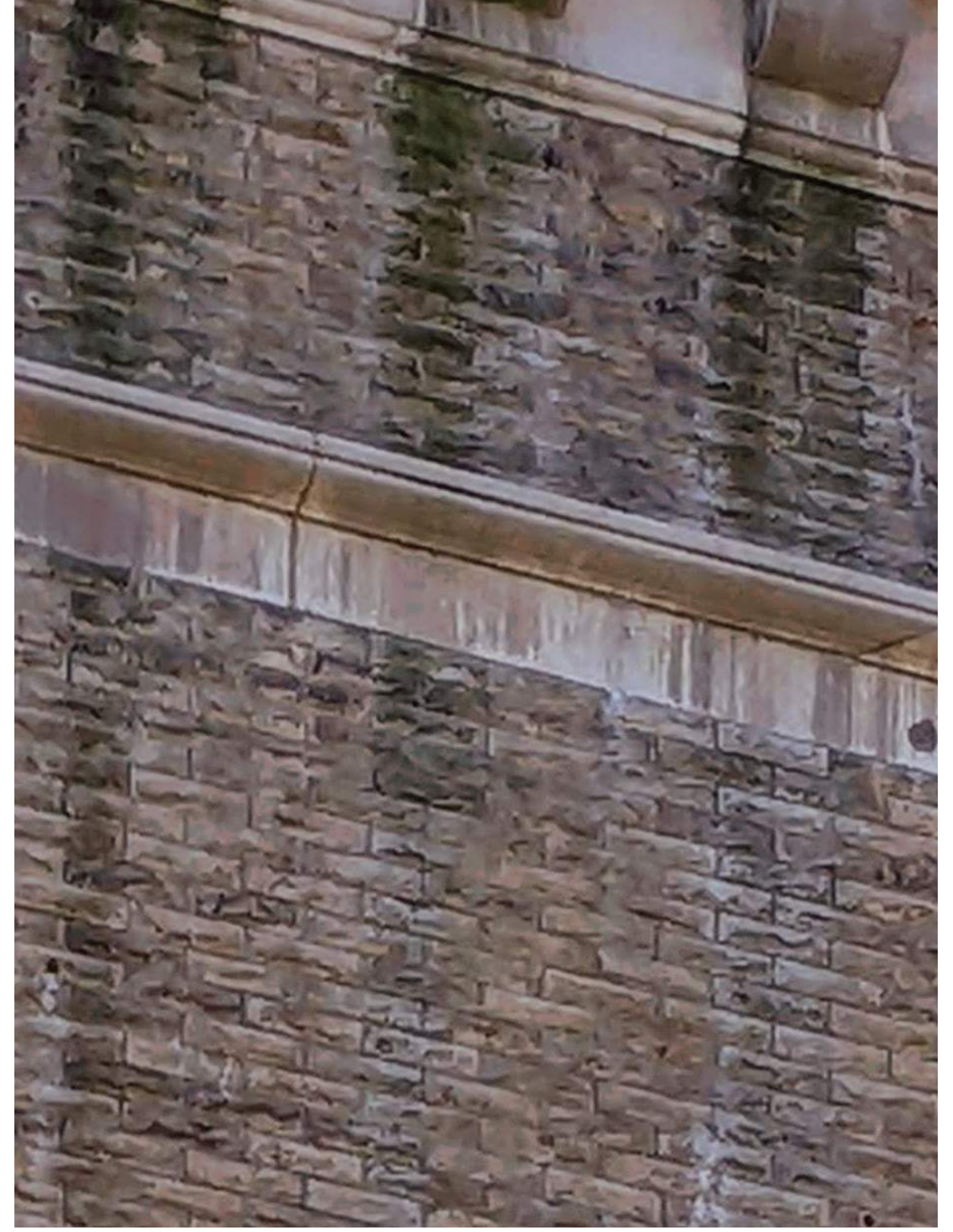
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05



**PROPOSED
KEIM MINERAL
STAIN**



PHOTOS DATED 04/12/2023 SHOWING GYPSUM, LIME, AND COPPER DEPOSITS THROUGHOUT MAIN (NORTH) FACADE

140 W 81 STREET — **CURRENT MASONRY CONDITIONS**



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MEMORANDUM

To: Sando Thordarson
DXA studio
894 6th Avenue, 5th Floor
New York, NY 10001

Sent via email: st@dxastudio.com

From: Edward G. FitzGerald
Jablonski Building Conservation
40 West 27th Street, 12th Floor
New York, NY 10001

Date: March 27, 2023

Re: 140 W 81st Street – Façade Coating Recommendations

Mr. Thordarson,
JBC recommends that a coating be applied to the façade brickwork to mask soiling that cannot be removed and provide an even appearance that is in-keeping with the original appearance of the masonry.

In 2016, JBC tested 16 different chemical cleaning agents as well as micro-abrasion and water misting to clean the rock-faced brick and limestone façade. We found that it was very difficult to remove soiling without altering or damaging the brick. We determined that water misting followed by limited chemical spot treatment was the gentlest, most effective cleaning method and that complete soiling removal would not be possible. We specified this procedure for the full-scale work, believing that it would reduce the soiling sufficiently to provide a more even appearance.

On March 24, 2023, we visited the site to review a large-scale mockup of the specified cleaning procedure. The contractor reported misting the mockup area for four days, followed by spot treatment of heavily soiled areas and rust staining. While the cleaning procedure removed some of the soiling, the area continued to have a very uneven appearance (Figures 1 to 3). Unfortunately, we do not believe it is possible to remove the remaining soiling. Our previous tests demonstrated that more aggressive cleaning methods will either etch the brick or cause it to discolor. Further, we note that JBC's initial cleaning recommendations were based on small-scale tests performed in another location. Owing to inherent variation in soiling conditions across the façade, it was always possible that the recommended procedure would not be effective in all locations.





Figure 1. Cleaning mockup (indicated) after completion, from 20' away.



Figure 2. Cleaning mockup after completion.

140 W 81 STREET — JBC REPORT DATED 03/27/23 NOTING CLEANING ATTEMPTS AND KEIM MINERAL STAIN RECOMMENDATION





Figure 3. Detail of soiled bricks after cleaning.

The project team has now exhausted available cleaning options, and we understand that the uneven appearance of the treated area is unacceptable. Therefore, we now recommend that the brickwork be coated to conceal the soiling and provide an even appearance. A potassium silicate coating, such as those manufactured by Keim or Beeck, should be used as these have the highest permeability ratings of any masonry coatings on the market. Silicate coatings also have a matte sheen that is similar to the existing brick surface. The coating should be custom color-matched to a cleaned surface of the existing brick within the portico. This small area of brickwork was protected from the heaviest soiling and retains much of its original appearance. The limestone portions of the façade have been cleaned effectively and should not be coated.

Note that, while on site, JBC observed numerous corroding scaffolding anchors abandoned in the brickwork after the previous scaffolding was removed. These anchors and anchors from the current scaffold should be removed and the remaining holes should be patched and coated. If these anchors are not removed, they will continue to corrode and may damage the masonry and cause rust staining.

As the brickwork was not previously coated, it is necessary to seek the approval of the LPC prior to any coating application. Please feel free to contact me should you have any questions or require further assistance.

Regards,

Edward G. Fitzgerald, AIC PA
Senior Associate & Senior Conservator

140 W 81 STREET — JBC REPORT DATED 03/27/23 NOTING CLEANING ATTEMPTS AND KEIM MINERAL STAIN RECOMMENDATION



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KEIM S119 SWATCH (PREFERRED), SHOWN NEXT TO A REMOVED MAIN FACADE HISTORIC BRICK

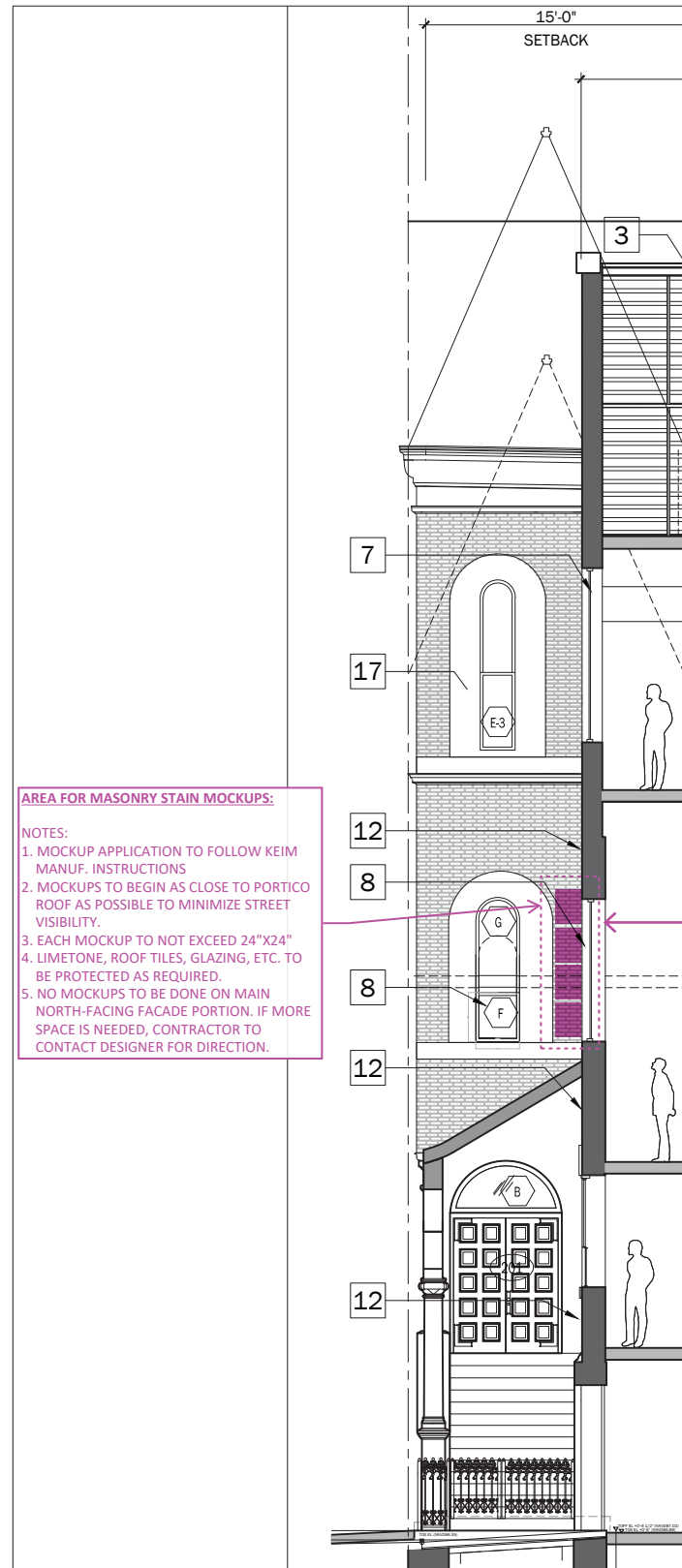


KEIM S117 SWATCH (ALTERNATIVE), SHOWN NEXT TO A REMOVED MAIN FACADE HISTORIC BRICK

140 W 81 STREET — **PROPOSED KEIM MINERAL STAIN COLORS**

SCALE	As Noted
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AREA FOR MASONRY STAIN MOCKUPS:

NOTES:

1. MOCKUP APPLICATION TO FOLLOW KEIM MANUF. INSTRUCTIONS
2. MOCKUPS TO BEGIN AS CLOSE TO PORTICO ROOF AS POSSIBLE TO MINIMIZE STREET VISIBILITY.
3. EACH MOCKUP TO NOT EXCEED 24"X24"
4. LIMETONE, ROOF TILES, GLAZING, ETC. TO BE PROTECTED AS REQUIRED.
5. NO MOCKUPS TO BE DONE ON MAIN NORTH-FACING FACADE PORTION. IF MORE SPACE IS NEEDED, CONTRACTOR TO CONTACT DESIGNER FOR DIRECTION.



PHOTO DATED 12/06/2014 (NOT REPRESENTATIVE OF CURRENT MASONRY CONDITIONS, SEE PAGE 06)

140 W 81 STREET — KEIM MINERAL STAIN MOCKUP LOCATION (LPC-APPROVED)



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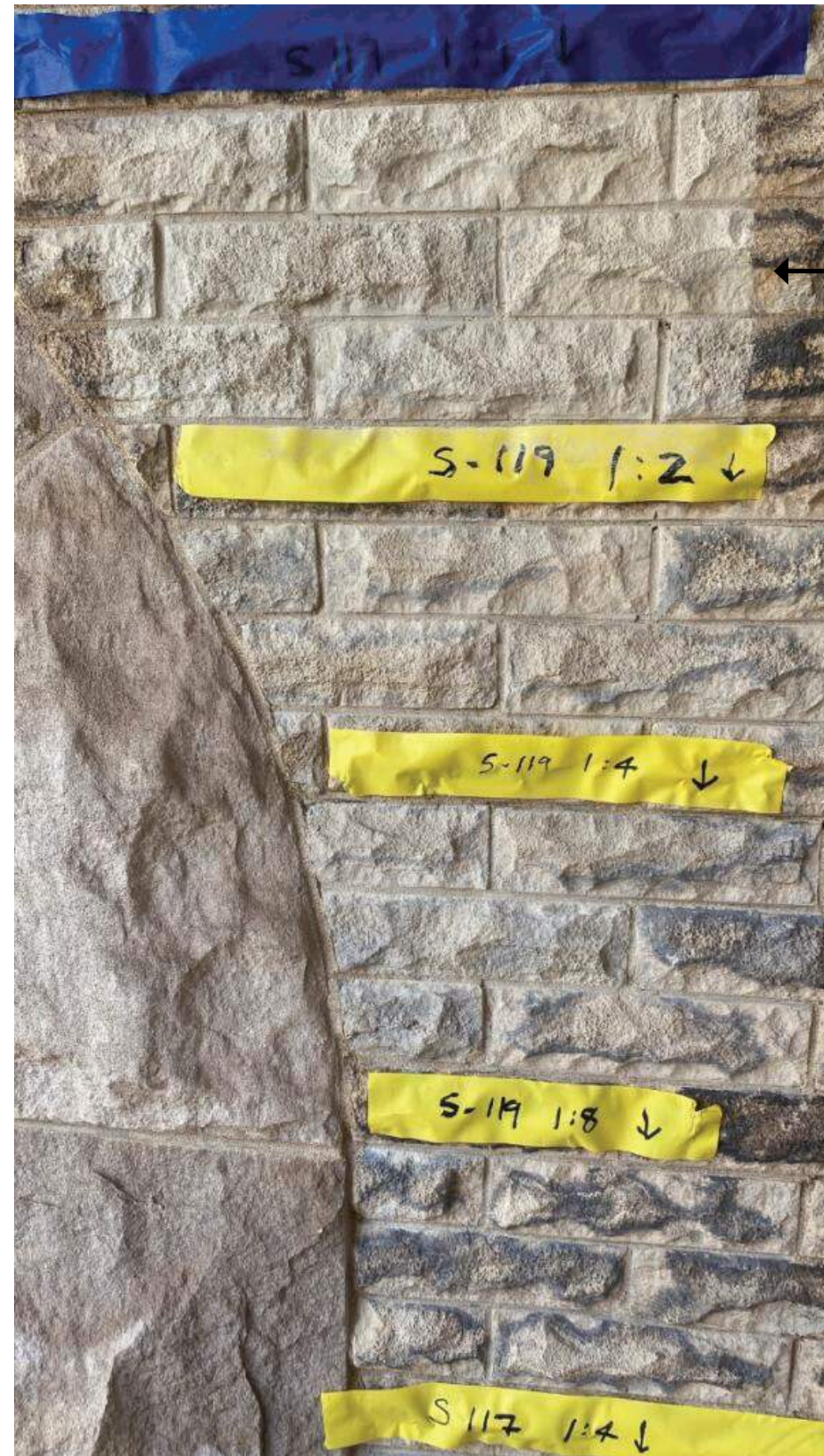
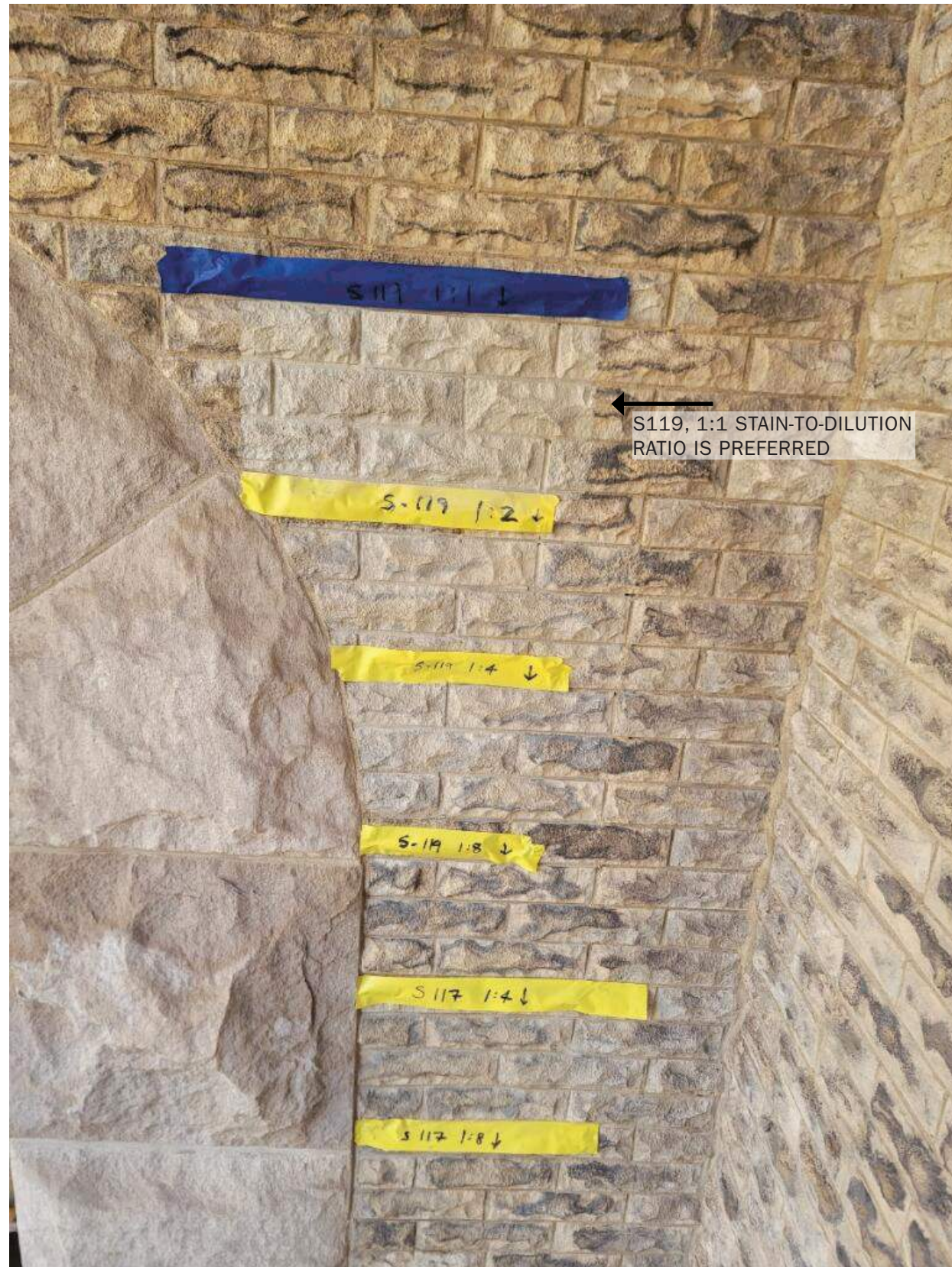


PHOTO DATED 05/25/2023

140 W 81 STREET — PROPOSED KEIM MINERAL STAIN MOCKUP PHOTOS



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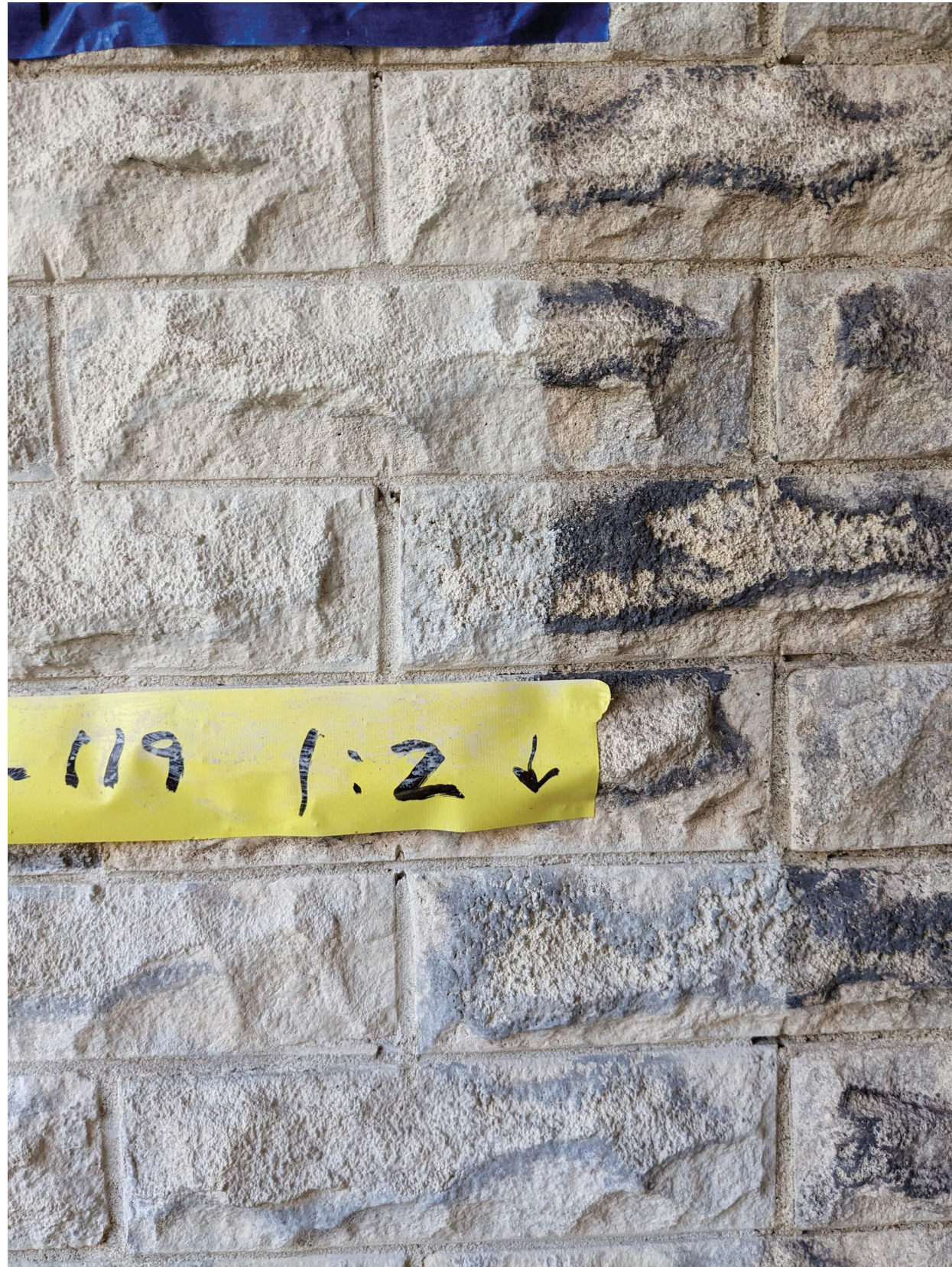


PHOTO DATED 05/25/2023

140 W 81 STREET — PROPOSED KEIM MINERAL STAIN MOCKUP PHOTOS: CLOSEUP OF S119 1:1



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PHOTO DATED 12/06/2014



PHOTO DATED 06/07/2023

140 W 81 STREET — PROPOSED KEIM MINERAL STAIN MOCKUP PHOTOS: CLOSEUP OF S119 1:1



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THANK YOU