

# Cherokee Apartments, 509-515 East 77<sup>th</sup> Street, 508-522 East 78<sup>th</sup> Street

New York, New York

**Owner/Client**

Cherokee Owner's Corporation

**Architect**

Thornton Tomasetti

**Completion Date**

Anticipated 2012

**Construction Cost**

\$3.5 million

**Total Area**

Building Area: 280,000 sf

Roof Area: 40,000 sf



The Cherokee Apartments, also known as the East River Houses or the Shively Sanitary Tenements, were constructed between 1909 and 1911 and designated landmarks in 1985. The complex comprises four six-story, brick bearing wall courtyard-type buildings with 200 apartments with wrought iron railings and granite or Guastavino tile arch balconies. There are nine-foot-tall triple-hung windows and flat roofs with decorative clay tile roof projections over the primary façades.

Thornton Tomasetti was asked to visually inspect and assess the condition of an original parapet wall, about 35 feet long, and whether it should have been rebuilt during arecent renovation. We reported that it should have been rebuilt. However; during our site inspection, we observed severe efflorescence and thick (apparent) calcium carbonate crusts on all the recently rebuilt parapets. We recommended further investigation. We were then asked to review all the documents of the previous work and to inspect all four buildings.

We are completing a number of incomplete work items from the previous project, developing a ten-year repair and maintenance plan, and assisting with possible litigation support against the previous consultants and contractors. Other projects include replacement of mail boxes, airshaft masonry repairs/restoration, stone restoration of 52 granite balconies, and discrete façade repairs. All work has been approved by the New York City Landmarks Preservation Commission.