

— *New York, NYC* —

KATZ ARCHITECTURE

Property Management Support Services



*Katz Architecture
Project Management*

*305 7th Avenue, 20th Floor
New York, NY 10001*

*www.katzarch.com
212.353.1080*



KATZ ARCHITECTURE

Firm Profile

Katz Architecture provides Property Management Support Services to co-op and condo boards, property managers and building owners

We solve building problems.

Our Building Architect services include alteration reviews, physical conditions reports, façade inspection (FISP) and repair, roof replacement, sidewalk vault repair, building-wide infrastructure work, water infiltration testing and repair, lobby and common space design.

Every project we do increases building value.

Katz Architecture was established in 2002. Throughout our history, design quality, building safety, code compliance and budget management have been critical aspects of our practice. We are recognized in the industry for our design and technical expertise.

We have provided services to numerous property management companies including Douglas Elliman

Property Management, First Service Residential, Dermer Management, Charles H. Greenthal, Cornerstone Management Systems, Matthew Adam Properties, Midboro Management, Tudor Realty Services, ABC Management, Metro Management Development, and Akam Associates.

Our technical knowledge, renovation and restoration expertise has brought us to projects in many of New York's most well-known and Landmark buildings. Decades of experience allow us to partner effectively with our clients and contractors to assure cost-effective and beautiful solutions.

Our design work has been widely recognized and we have appeared in multiple publications including [Architectural Digest](#), [House Beautiful](#), [Elle Décor](#), [Mann Report](#), [Commercial Observer](#), [The New York Post](#), [Building Design + Construction](#), [Arch Daily](#), [Curbed NYC](#), [Lonny Magazine](#), [Apartment Therapy](#), [Brick Underground](#), [New York Spaces](#), [The Brownstoner](#), [Real Estate Weekly](#) and [The Cooperator](#).

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SELECTED PROJECTS

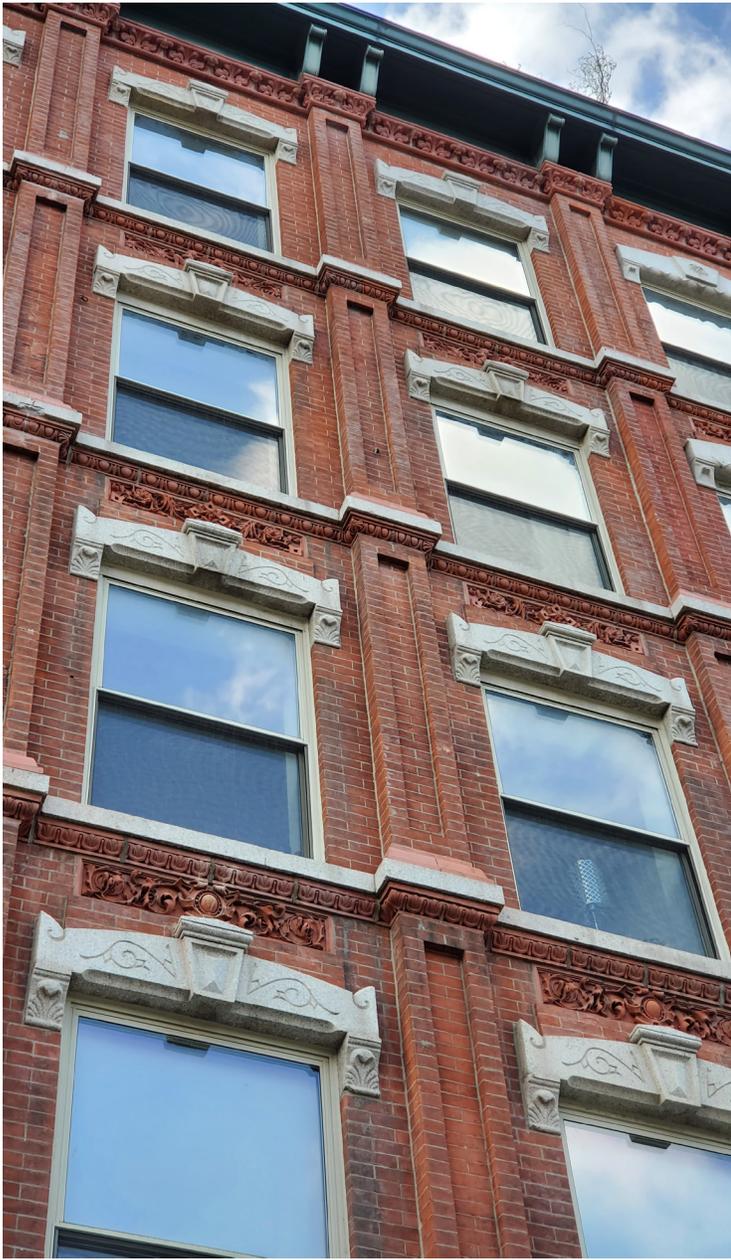


HOTEL ST. GEORGE

Brooklyn, NYC

Built in 1930, this tower was the crowning jewel of the Hotel St. George, once the largest hotel in NYC. Over time, the building lost its luster and fell into disrepair before it was converted to Co-op apartments in the 80s. Katz was hired to bring back some of the original 1930s Art Deco elegance. Inspired by old movies, a limited color palette was utilized to emphasize surface and texture. Finishes were chosen to create a contrast of dark and light, and lighting was used to highlight shimmery materials to create drama.

The new concierge desk was shifted to the center of the space in front of an aluminum leaf and black plaster faceted feature wall. The floor was replaced with contrasting custom terrazzo that continues up the staircase where a custom silver railing is offset by fumed oak panels. The upper lobby was draped in textiles of contrasting texture with Deco-inspired furniture.

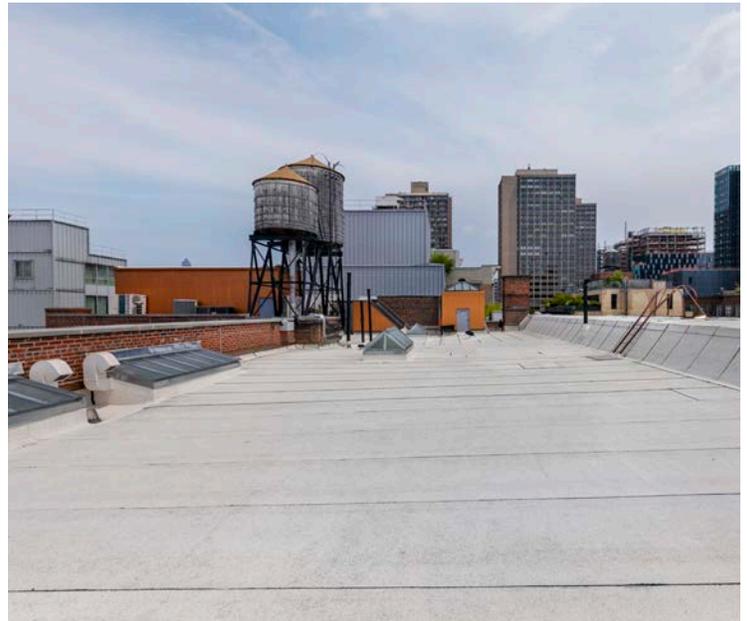


20 BROADWAY

Brooklyn, NY

Completed in 1925, this old Brooklyn loft building had an ornate facade with delineated brick and terra cotta detailing that had unfortunately seen better days. In response to deficiencies noted under the Façade inspection and Safety Program of the NYC Department of Buildings, Katz Architecture was brought in to spearhead the restoration. Facade work included removal of incompatible coatings, rust removal, selective brick replacement and repointing, window lintel repair, repair and replacement of window sills, metal repair, installation of new copper flashing, painting and

cornice repair. Work also entailed the restoration of terra cotta ornamentation that had been removed or become severely deteriorated due to earlier insensitive work at the building. Completed within a tight time frame and limited budget, the project successfully addressed all deficiencies and markedly improved the structure's appearance and value.



133 WOOSTER STREET

New York, NY

Built in 1893, this landmark building is located within the SOHO Cast Iron Historic District. It is a 7-story structure with stylized terra cotta ornament and arches, coffered iron cornice and storefront. Façade restoration work included repair and pinning of deteriorated terra cotta lintels, repair of stone window sills, selective brick replacement and re-pointing, repair and refurbishment of cornice and stripping and structural repair of fire escape. Roof work entailed removal and replacement of existing roof, reinforcement of deteriorated roof structure, rebuilding of parapets, resur-

facing of bulkhead structures, replacement of existing skylights, construction of new tank room and reinforcement of roof structure. Work is being completed in accordance with Façade Inspection and Safety Program of the NYC Department of Buildings.

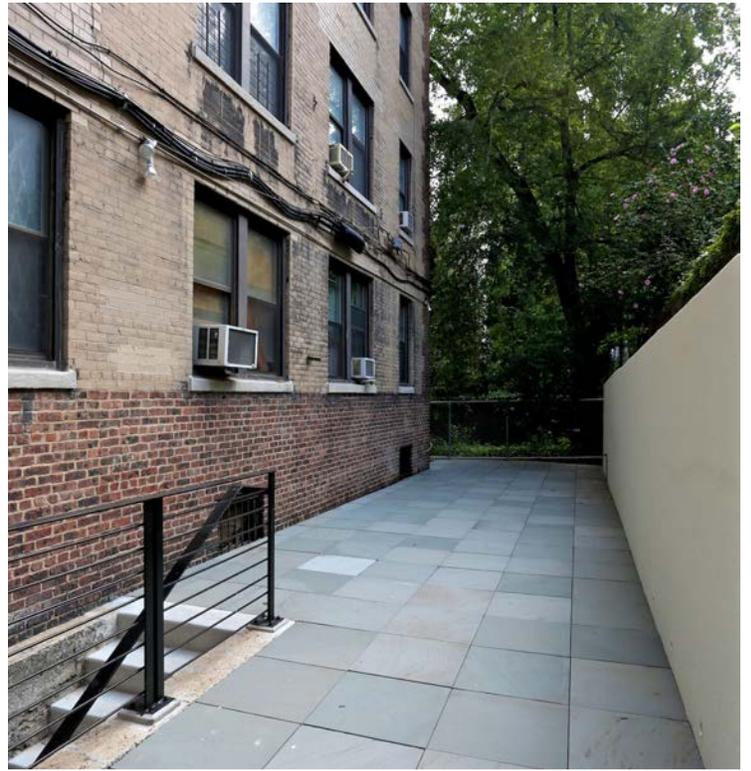


10 STORY GUT RENOVATION

New York, NY

Initially constructed as a residential building with side courts and minimal penthouse, this 100-year-old landmark district building was expanded and converted to commercial use by Katz Architecture. Areaways on both sides of the building were infilled and penthouse roof structure was added. Work included new pile foundations, extensive structural work, new mechanical, electrical, plumbing and sprinkler throughout, new code compliant elevator and egress stair. Interiors were gut renovated for the new change of use.

Exterior work included replacement of all windows, restoration and cleaning of façade, envelope expansion and penthouse enlargement. The project was successfully received and praised by the local Community Board and the Landmarks Preservation Commission for its sensitivity to surrounding historical buildings and the district.



BEFORE

AFTER

46 WEST 95TH STREET

Katz Architecture was retained by the Board of this 100 year old UWS Landmark District building for restoration of the building lobby, sidewalk and façade repair and subsequently, for the repair and restoration of the exterior yard. Work included the installation of a new retaining wall to support an older deteriorated and structurally unstable rubble wall. The yard was excavated, reinforced and lined with bluestone tiles on pedestals. Work also included new railings and new drainage.



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BEFORE

AFTER

107 WEST 25TH STREET

This project involved rooftop replacement and accessory repair to a 1905 manufacturing building plagued with multiple leaks and structural deficiencies. Work entailed roof replacement, new flashing and drainage components, rebuilding of parapets, skylight repair, brick replacement and repair, structural repairs to deteriorated roof beams, refacing of existing elevator and stair bulkhead and reinforcement of water tower support structure. Work also included installation of new raised recreational roof deck.



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32 WEST 20TH STREET

The Board of this Flatiron Landmark District co-op loft building retained Katz Architecture to address structural and water infiltration issues at their sidewalk vault. Work included extensive structural modifications and replacement of existing utilities. Approvals were obtained from the Department of Buildings, the Landmarks Preservation Commission and the Department of Transportation. Work was completed in two subsequent phases to allow continuous sidewalk circulation throughout the project.



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SELECTED PROPERTIES SERVED

THE POLICE BUILDING

240 Centre St, New York, NY
Landmark, Residential Co-op,
55 units

243 WEST END AVENUE

New York, NY
Landmark, Residential Co-op,
183 units

46 WEST 95TH STREET

New York, NY
Landmark, Residential Co-op,
36 units

STEPHEN WEISS STUDIO/URBAN ZEN

New York, NY
Landmark, Private Foundation

170 EAST 78TH STREET

New York, NY
Residential Co-op, 34 units

EL MUSEO DEL BARRIO

New York, NY
Cultural Institution, Museum

4 WEST 16th STREET

New York, NY
Landmark, Residential Co-op,
16 units

27 BLEECKER STREET

New York, NY
Landmark, Residential Co-op,
15 units

147 WEST 22ND STREET

New York, NY
Landmark, Residential Co-op,
15 units

12 WEST 18TH STREET

New York, NY
Landmark, Residential Condo,
13 units

177 DUANE STREET

New York, NY
Landmark, Residential Co-op,
11 units

316 WEST 79TH STREET

New York, NY
Landmark, Residential Co-op,
25 units

DIAMOND TOWER

New York, NY
32-story Commercial Building

LEX 54

New York, NY
Residential Condo, 154 units

24-26 EAST 82ND STREET

New York, NY
Residential Co-op, 13 units

292 RIVERSIDE DRIVE

New York, NY
Landmark, Residential Co-op,
15 units

110 THOMPSON STREET

New York, NY
Landmark, Residential Co-op,
30 units

147 SPRING STREET

New York, NY
Landmark, Residential Rental
Building

48 EAST 13TH STREET

New York, NY
Landmark, Residential Co-op,
21 units

MANHATTAN PARK

Brooklyn, NY
Residential Condo, 14 units

345 EAST 54TH STREET

New York, NY
Residential Co-op, 59 units

180 THOMPSON STREET

New York, NY
Landmark, Residential Co-op,
64 units

32 WEST 20TH STREET

New York, NY
Landmark, Residential Co-op,
18 units

122 WEST ST "THE PEN-CIL FACTORY"

Brooklyn, NY
6-Story, 3 Building Condo

215 EAST 81ST STREET

New York, NY
Residential Condo, 40 units

33 VESTRY STREET

New York, NY
Landmark, Residential Condo,
7 units

GRAMERCY TOWNHOUSE

New York, NY
Landmark, 7-story Residential
Townhouse

107 WEST 25TH STREET

New York, NY
Landmark, Residential Co-op,
24 units

52 THOMAS STREET

New York, NY
Landmark, Residential Condo,
120 units

860 GRAND CONCOURSE

Bronx, NY
Residential Co-op, 111 units

HOTEL ST. GEORGE

111 Hicks Street, Brooklyn, NY
Landmark, Residential Co-op,
275 units

2 KING STREET

New York, NY
Residential Co-op, 40 units

374 WEST 11TH STREET

New York, NY
Residential Condo, 8 units

19 EAST 9TH STREET

New York, NY
Landmark, Residential 4-story
Townhouse

2790 BROADWAY

New York, NY
Residential Co-op, 69 units

133 WOOSTER STREET

New York, NY
Landmark, Residential Co-op,
12 units

WY 101 LOFTS

Brooklyn, NY
Residential Condo, 29 units

334 WEST 89TH STREET

New York, NY
Landmark, Residential Condo,
7 units

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KEY PERSONNEL

ORGANIZATION & STAFFING / KEY PERSONNEL



DAVID KATZ, AIA

Principal / Founder

Oversees, advises and guides overall project process.



LUIS CASIANO

Associate / Technical Director

Leads overall technical management including QA/QC for code compliance, systems and engineering coordination.



ULA BOCHINSKA, AIA

Associate / Senior Architect

Leads and manages overall design development including QA/QC for Design coordination.



IVAN SILVA, RA

Architect / Project Manager

Management of consultants, coordination of drawing packages, oversight of construction administration.



JULIA MACKENZIE

Architectural Associate

Materials research, product research, detail development and filing coordination.



SHANA KIM

Architectural Associate

Code research and compliance, drawing development and plan coordination.