

Chatham Towers

New York, New York

ARCHITECT – Howard L. Zimmerman Architects, P.C., New York, NY

CONTRACTOR – Quality Building Contractors, Inc., Great Neck, NY

**DISTRIBUTOR – Garvin Brown Construction Products,
Long Island City, NY**

**Concrete Repair &
Protective Coatings**

Spring 2005

– Summer 2006

PROJECT TASK

Repair and preserve building without changing the pre-existing color.

PROJECT SOLUTION

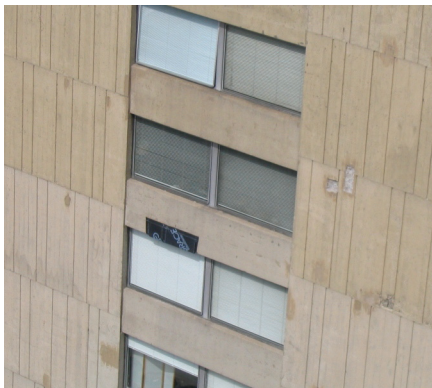
Repair with Matrix, a custom-match repair mortar, and apply M3P protective coating to maintain continuity between the original substrate and patches.

PRODUCTS

M3P
M3P Stain
Matrix



Top three and bottom left photographs were taken "before and during" and the bottom center and right were taken "after" the work was completed.



PROJECT HISTORY

Chatham Towers is a lower Manhattan landmark situated between the courthouses of Foley Square and Chinatown. Designed by Kelly and Gruzen, the dynamic twin 25-story buildings are a testament to the strong architectural styles of the 1960s. While many buildings from this era are being demolished for either aesthetic or structural reasons, Chatham Tower apartments are still sought after.

Previous repair work on the buildings had failed. Large patches of unmatched mortar were clearly visible and gave the towers a mottled appearance. Howard L. Zimmerman Architects was contracted to oversee restoration. A primary concern was matching both the original color and pattern. The concrete had a pronounced wood grain texture with bug holes and voids. All of these details needed to be preserved and recreated in the repair mortar.

Howard L. Zimmerman Architects specified and pre-matched the color of the Matrix,

M3P, and M3P Stain to the original concrete. Quality Building Contractors skillfully replicated the subtle patterns in the primary formwork. M3P and semi-transparent M3P Stain were chosen to blend and minimize the appearance of old and new repairs. The mineral silicate coatings both added subtle color uniformity without giving the towers a painted look. In addition, M3P and M3P Stain are effective water repellents and protect the structures from water damage and carbonation.