

111-115 Montague Street

Brooklyn Heights, New York

ENGINEER – Accardo Engineering, Staten Island, NY
CONTRACTOR – Juno Contracting, Corp., Brooklyn, NY
DISTRIBUTOR – Extech Industries Inc., Long Island City, NY

Stone Repair
Summer 2004

PROJECT TASK

Restore the neglected façade of a one hundred and nineteen year old, Queen Anne styled, landmarked building.

PROJECT SOLUTION

To ensure the massive MIMIC repairs were well bonded to the substrate, Juno Contracting combined the use of a slurry coat, drilled holes, and epoxy anchored threaded rods.

PRODUCTS

MIMIC



Top three and bottom left photographs are "before" and "during"; the other two were taken after the work was completed.



PROJECT HISTORY

The Berkeley and Grosvenor apartment houses were built together in 1885 at 111-115 Montague Street. The 8-storey structures were part of an 1880's boom in tall buildings. Tall apartment buildings built in Manhattan during this early era, include the Dakota at 72nd street and Central Park West and the Chelsea Hotel on West 23rd near Seventh Ave.

The architects Walter and Henry Parfitt were born in England and established an office in Brooklyn around 1875. They first designed typical brownstone

rows, but later began experimenting with Queen Anne-style houses in brick and terracotta. The Berkeley and Grosvenor design includes a base in rock-faced brownstone, and a massive central pier and gable, which gives the appearance as if they were one.

These Queen Anne-style red brick and brownstone structures were of the same period as those in London, where apartment living was more accepted by the well-to-do.

The lobby decorations were by Tiffany, the rent was 100 dollars per month and they were advertised as "10 minutes from Wall Street". By 1952 the buildings were emptied due to fire code violations and by 1971 the Montague had become a welfare hotel. While the grand interior detail was stripped the powerful, exterior has been faithfully restored to its' original grandeur.

Over the summer of 2004, Juno's masons carefully removed the deteriorated brownstone and recreated the architectural elements with MIMIC stone repair mortar.