DOUGLAS J. LISTER, ARCHITECT

Biography

Principal of Douglas J. Lister, Architect, Mr. Lister specializes in the repair and restoration of commercial and residential high-rise buildings in New York City. With more than eighteen years experience in the areas of masonry restoration, roofing, terrace systems, structural repairs and window restoration and replacement, Mr. Lister has the technical knowledge required to cost-effectively restore and repair vintage buildings and the project management skills required to successfully balance the needs of building owners, managers and tenants.

Prominent Projects

- Masonry Restoration, Hallway Renovation and Building Infrastructure Upgrade, 240 Central Park South, NYC.
- Building Survey Report & Exterior Restoration of The Nor-mandy Apartments - 140 Riverside Drive, NYC.
- Metal Restoration, Façade Cleaning & Roof Replacement of Williamsburgh Savings Bank - Williamsburgh, Brooklyn.

Areas of Expertise: Locating and Diagnosing Water Leaks

Mr. Lister has developed and implemented methodologies for locating and diagnosing leaks. A number of masonry clad high-rise buildings have been tested using these procedures. By pinpointing problems and testing the efficacy of repairs, these tests have avoided unnecessary "trial and error" repairs and saved clients hundreds of thousands of dollars.

Masonry Cleaning and Replacement Techniques

Mr. Lister has also developed masonry cleaning and replacement techniques. 240 Central Park South (at Columbus Circle), an individual landmark, was dramatically altered by the application of water repellents to the brick masonry. The repellents caused very noticeable staining. Mr. Lister developed techniques to clean and replace original masonry to restore the original polychromatic surface. This project is scheduled for completion in 2005. Other parts to the project include: storefront replacement, lobby restoration, hallway restoration and new electrical service to each of the 308 apartments in the building.

Installation of Terraces

Mr. Lister developed a system for installing quarry tile terraces. The system has dramatically improved the appearance and lifespan of terraces at London Terrace Towers, 1185 Park Avenue and other buildings in the New York Metropolitan area.

Window Restoration

Mr. Lister has designed and implemented large-scale steel and wood window restoration projects at 565 West End Avenue (approximately 800 windows), 475 Tenth Avenue and 40 Fifth Avenue. The project at 475 Tenth Avenue included working with manufacturers to develop a weatherstripping system for very large factory-type windows. New window parts were custom-fabricated to match the original window frames. These projects have provided a more comfortable environment for building occupants without sacrificing the appearance of the buildings.

One Union Square West, Suite 501, New York, NY 10003 • (212) 924-7685 • (212)924-7987 • doug@douglister.com

DOUGLAS J. LISTER, ARCHITECT

Steel and Concrete Applications

Mr. Lister also has considerable first-hand experience in concrete production and architectural steel fabrication. This experience has led to a greater understanding of the capabilities and limitations of contractors as well as effective techniques and best practices in these specific areas.

Mr. Lister is licensed to practice Architecture in the State of New York. His professional degree (Master of Architecture) is from Tulane University and he also has a Master of Business Administration from New York University. Mr. Lister regularly attends conferences on masonry conservation, window restoration and replacement, roofing techniques and project management.

Prior to working in New York City, Mr. Lister worked for the National Park Service, Historic American Building Survey. He led several teams of technical personnel documenting such buildings as: Morven, the old Governor's Mansion in Princeton, New Jersey; and Lincoln's Home in Springfield, Illinois.

The Hendrik Hudson *(1907)*
380 Riverside Drive
Architect: William L. Rouse

Restoration Work (1997):
Stabilize and reinforce the brick and terra cotta masonry tower at the southwest corner of the building. The roof over the tower was removed many years ago. As a result, weather and plant growth caused significant damage to the top of the structure. A concrete beam was installed inside the tower to stabilize the structure and a sheet metal flashing system was installed to protect the masonry.

Project Architect:
Douglas J. Lister

Restoration Architect:
Walter B. Melvin

One Union Square West, Suite 501, New York, NY 10003 • (212) 924-7685 • (212)924-7987 • doug@douglister.com

DOUGLAS J. LISTER, ARCHITECT

Mission Statement

Preserving, restoring and improving the performance of the built environment is the primary purpose of the firm of Douglas J. Lister, Architect.

Restoration architecture is not a sideline for us. We focus on building restoration and infrastructure. Our knowledge of construction techniques and materials from different periods is what sets us apart. This knowledge combined with our budgeting ability enables us to help our clients repair, restore and maintain their buildings cost-effectively.

All buildings have to perform. Buildings protect their occupants from infiltration of temperature, water, air and sound. New technologies and the resurgence of old technologies have enabled us to both improve the performance and preserve the original character of older buildings.

Few buildings in New York City were designed to have a lifespan of more than forty years. Yet many large buildings in Manhattan are twice this age. Maintaining these buildings economically requires a combination of scientific investigation, historical information and architectural sensitivity. We offer lasting solutions and help you develop and implement a plan to manage your facility over the long-term. We understand the value of a well-maintained building and can help you develop a capital budget that will protect your investment.

We also understand that performing maintenance and restoration projects in occupied buildings requires continual communication with building management, occupants, and contractors. Most exterior work requires a temporary invasion of the privacy of many occupants. We understand how critical it is for occupants to understand both the necessity for repairs and the length of the project. Douglas J. Lister, Architect has a successful track-record in managing projects and facilitating the communication process to keep our projects running smoothly and on-schedule.

One Union Square West, Suite 501, New York, NY 10003 • (212) 924-7685 • (212)924-7987 • doug@douglister.com

DOUGLAS J. LISTER, ARCHITECT

SERVICES

Building Survey Report

The Building Survey Report is the foundation of a well-planned exterior maintenance program for a building. The report ranks the maintenance requirements of a building according to safety, water infiltration, occupant comfort, and preventive maintenance. The report usually suggests a phased work schedule based on the priorities identified in the report and on the financial planning requirements of the owner. If necessary, we survey the building occupants in order to determine if there are areas with active water infiltration or unusual air infiltration.

The survey is usually performed by a combination of telescopic inspection and inspection by scaffold in critical areas. Scaffold inspection by an experienced architect is an important aspect of the survey.

A report on the mechanical systems (elevators, boilers, plumbing, gas, electricity, etc.) and interior common spaces should be included in a comprehensive report. We work with a number of engineers who can prepare reports for mechanical systems. This comprehensive report can be designed to follow the CIRA (Audits of Common Interest Realty Associations) guidelines issued by the American Institute of Certified Public Accountants (AICPA) in 1992.

Occasionally, buildings will require the replacement of components, which require a long lead time to manufacture. The survey report will identify these situations and produce a long-term schedule. In some instances, components can be ordered well before construction begins. This may save the building owner money and reduce overall construction time.

The Normandy Apartments *(1939)*
140 Riverside Drive
Architect: Emery Roth
Building Survey Report Restoration Project *(1988-1992).*

This Art Moderne apartment house underwent a multiphase restoration project. Significant areas of brick masonry and decorative cast stone masonry were replaced. The project required custom manufactured bricks and cast stone. All roofed areas were replaced including the Spanish tile roofs on the towers. All terraces were rebuilt.

Many of the original steel casement windows were also repaired. The repair process required welding new frame components to the original frame in place.

Project Manager/Architect: Douglas J. Lister
Restoration Architect: Walter B. Melvin

One Union Square West, Suite 501, New York, NY 10003 • (212) 924-7685 • (212)924-7987 • doug@douglister.com

DOUGLAS J. LISTER, ARCHITECT

SERVICES

Exterior Restoration Projects

Exterior restoration projects usually consist of a combination of work areas. These areas usually include a combination of masonry restoration, waterproofing replacement, roofing, terrace replacement, painting and sealant replacement. Large projects may be divided into phases and carried out over several years.

The first major part of an exterior restoration project is outlining the scope of work and budget with the owner, and producing the contract documents which include drawings and specifications of the work. The contract documents are designed to help competing contractors understand exactly what they are being asked to bid on.

Contract documents can often be 60 to 100 pages in length and easily become bogged down in the details of construction and restoration techniques. Unfortunately, this information can overshadow the overall scope of the project. As a result, bids vary wildly.

Our contract documents contain all of the necessary details. More importantly, we also summarize the work in a manner clearly understandable to qualified bidders. Our specifications are written for this audience. We believe clear and concise contract documents are the foundation for a successful bidding process and for selecting the best contractor for the owner's requirements.

One Union Square West, Suite 501, New York, NY 10003 • (212) 924-7685 • (212)924-7987 • doug@douglister.com

SERVICES

Exterior Restoration Projects (continued)

Inspecting the work in progress is the second major part of an exterior restoration project. Inspections are made before, during and after the restoration process to verify that the work being performed adheres to the contract documents. Most contractors intend to follow the specifications outlined in the project manual. However, the specifications are not always communicated accurately to the mechanics in the field. Mechanics can also become confused by the variety of techniques used in the industry. Early and frequent inspections reduce the magnitude of construction mistakes.

Conditions hidden from the initial survey may differ from what is anticipated. After demolition, the architect has an opportunity to alter the specified work to accommodate actual conditions. These changes typically add or reduce about 5 percent to the budget of a construction project. We always recommend that a building owner budget for as much as 15 percent above the original contract amount. Planning for potential contingencies results in a more realistic budget and reduces the impact of unexpected conditions.

895 West End Avenue

Terra Cotta Replacement and Cornice Restoration.

Damaged ornamental terra cotta surrounding the windows was replaced with cast stone that matches the profile and color of the original material. The sheet metal cornice was rebuilt with new components that closely replicate the original.

Project Manager:
Douglas J. Lister

Restoration Architect:
Walter B. Melvin

SERVICES

Building Infrastructure and Interiors

Older buildings often require upgrades to electrical and mechanical systems. Installing these systems a balance between preserving the original appearance of the building interiors and providing a route for the new services. We have designed innovative solutions that minimize interior alterations and provide for future upgrades.

Our approach to building interiors is to take a relatively conservative approach. Changes in use and standards change over time, but we feel that the characteristic elements of a space should be retained if at all possible. A thoughtful approach can have a positive impact with relatively minor changes to the design. For example, changing the lighting in a hallway or lobby can have a significant positive impact with a very small budget and with only minor changes to the original architectural design.

One Union Square West, Suite 501, New York, NY 10003 • (212) 924-7685 • (212)924-7987 • doug@douglister.com

DOUGLAS J. LISTER, ARCHITECT

SERVICES

Window Survey Reports

Replacing or repairing windows can be one of the most controversial projects undertaken by building owners. Our survey report objectively assesses the physical condition of the original windows and the architectural impact of various replacement windows.

New windows may almost completely seal off sound and air infiltration. In a noisy place like New York City, this has naturally made original windows less desirable. In situations where replacement windows are likely to have a significant impact on the facade the report presents alternatives for thermally and acoustically upgrading the original windows. The report also compares the performance characteristics of several replacement options in terms that the average person understands.

One Union Square West, Suite 501, New York, NY 10003 • (212) 924-7685 • (212)924-7987 • doug@douglister.com

DOUGLAS J. LISTER, ARCHITECT

SERVICES

Window Installation Reports

At least one in ten windows installed in a typical project has defects significant enough to effect the operation or weatherproofing ability of the window. Most of these defects occur during installation. All windows should be inspected during installation to identify problems which will be hidden after the windows are completely installed (like inadequate anchors or poorly installed insulation) and the windows should be inspected for operation and weatherproofing after they are installed. With continuous monitoring, problems can be identified quickly and dealt with before a large number of windows are incorrectly installed.

We can provide this monitoring and inspection or, in larger projects we can train building staff to monitor the installations. This is a very cost-effective method of insuring a quality installation.

Carnegie House Apartments
(1960)

Window Replacement and Façade Repairs

All of the roughly 2,000 windows were replaced following a major façade repair project. The original steel casement windows were in fair condition, but they allowed significant air and noise infiltration. Aluminum replacement windows are the most economical and efficient, but they tend to have bulky frames which change the appearance of the window. The replacement window selected greatly reduced infiltration and they also have very narrow frames.

The installation process took approximately ten weeks. The installation was inspected on a daily basis by Mr. Lister and also by buildingstaff trained by Mr. Lister.

Project Manager/Architect:
Douglas J. Lister
Restoration Architect:
Walter B. Melvin

One Union Square West, Suite 501, New York, NY 10003 • (212) 924-7685 • (212)924-7987 • doug@douglister.com

DOUGLAS J. LISTER, ARCHITECT

SERVICES

Leak Investigations

The source of some building leaks cannot be visually determined. There may also be multiple sources of water infiltration which further complicate the situation. Leak investigations isolate the possible sources of water infiltration by testing individual areas with a water spray device on vertical surfaces or with a flood test on horizontal surfaces.

Most vertical surfaces and masonry surfaces are not truly waterproof. That is, most buildings usually have no complete waterproof membrane behind the masonry. Masonry by itself is not waterproof. Masonry buildings depend on gravity to divert water away from the interior. Water does not usually penetrate deeply into masonry except in heavy, driving rains. The goal of water testing is not to create abnormal weather conditions, but rather is to create the worst normal conditions that a building may encounter.

Water testing can be used to pinpoint areas that need to be addressed and save the building owner money by eliminating unnecessary work. It is also very helpful in determining if the repair work has been performed correctly.

Additional Services

Douglas J. Lister, Architect can assist you with all aspects of your building project. In addition to the services described above, we can also help with the following:

- Filing permits for Department of Buildings
- Presentations for NYC Landmarks Preservation Commission
- Review of Proposed Tenant Alterations
- Waterproofing Consultation

One Union Square West, Suite 501, New York, NY 10003 • (212) 924-7685 • (212)924-7987 • doug@douglister.com