

CABRERA GROUP

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May 9, 2001

The Coalition to Save P.S. 100
152 East 100 Street, Apt. 404E
New York, N.Y. 10029

Attention: Ms. Gwen Goodwin, President

Ladies and Gentlemen:

At your request, I have reviewed the NYC/BOE Scope of Work for the stabilization of P.S. 100 and visited the site to view the exterior condition of the building as of 07 May '01. Particular attention was given to the remaining terra cotta work at the seven dormers.

Our comments are as follows:

- Scope of Work item No. 4 - Exterior Masonry Dormers
We strongly disagree with the statement, "The stonework at the remaining dormer gables are in various stages of disrepair and in poor condition. This stonework will have to be removed so that the framing of these gables can be sheathed with plywood and protected by a new membrane to prevent these features from further deterioration."

Most of the terra cotta "stone work" at the seven dormers on the North (back) sections of the roof appear to be in good (not poor) condition. Only one rear dormer has had most of the T.C. removed. On the adjacent dormer, the upper pieces of one of the vertical pier surround elements are missing but the dormer gable T.C. work and the other vertical pier are in tact. The terra cotta work at the remaining five dormers appear to be stable and in good condition.

- We, therefore disagree with any T.C. removal unless a piece has come loose from its bond or anchorage and poses a danger of falling.
- Furthermore, in our opinion the individual T.C. "features" have not deteriorated to any great extent over the past century and could continue to be exposed. However, it would be necessary to caulk joints where mortar is missing and strap, tie back and secure any potentially loose elements particularly at the partially removed areas.

To conclude, unless the existing glazed terra cotta undergoes a more stringent up-close and through examination which might indicate problems, most of the terra cotta should be stabilized in place until a restoration project is authorized. Any further removals could cause more harm than good.

Please call if there are any questions or comments.

Very Truly Yours,

Robert Cabrera

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