LOCATION
New York, NY

OWNER
36 Bleecker Owner LP; New York, NY

GENERAL CONTRACTOR
Monadnock Construction; Brooklyn, NY

ARCHITECT
Morris Adjmi Architects; New York, NY

APPICATOR
Pyramid Floor Covering; Port Washington, NY
36 Bleecker Street is a historic and beautiful property. Constructed in 1885 to house the Schumacher and Ettlinger lithographic printing business, the six-story Romanesque Revival-style building is a testament to both New York City's manufacturing past and the promise of the city's residential-focused future.

Developers are converting this landmark property into 20 condos. These condos have between two and four bedrooms each. The project is named the Schumacher.

However, converting this structure to residential use presents both opportunities and challenges. To overcome these challenges, LATICRETE SUPERCAP used its technical expertise and cutting-edge technology to maintain the character of the Schumacher while protecting the project’s budget and timeline.

The residential promise of the Schumacher is clear. Located within walking distance of New York City's most desirable neighborhoods including NoHo, SoHo, and Nolita, the interior of the structure is very attractive. The property features arched windows, high barrel vaulted ceilings, and a floor plan that includes large open expanses.

While highly-desirable for modern residential living, the open floor plan also presents a significant challenge. The scale of the Schumacher’s floors was achieved at the expense of flatness, which was not a priority for 19th century manufacturing. The age of the 130+ year-old building did not help matters either. The floors were very out of level. To achieve the desired level of flatness, the project selected the LATICRETE® SUPERCAP® System.

The LATICRETE SUPERCAP System is a time-saving, cost-effective method for finishing new concrete or capping existing slabs to deliver perfectly flat floors, by combining a LEED-contributing, UL GREENGUARD Gold Certified, low-alkali, self-leveling, cement-based technology with a computer-controlled mobile blending unit.

“With the Schumacher, we needed to achieve a flooring surface that only LATICRETE SUPERCAP could deliver,” said David Whiteman, Technical Sales Representative with LATICRETE SUPERCAP. “In order to do this, however, the contractor needed to pour a lot of material.”

In fact, the project required up to four inches of underlayment. That much material is heavy. Between the product’s cement-based technology and the sand typically used for aggregate, LATICRETE SUPERCAP weighs in at 125 lbs per cubic foot. This weight is not an issue for the vast majority of projects but the Schumacher’s floor unique floor expanses would have required significant structural upgrades to hold this much material. Such upgrades were not envisioned in the project’s timeline or budget.

That solution was LATICRETE SUPERCAP SC500-LW, a version of SC500 with lightweight, post-consumer glass aggregate that brings the density down from 125 lbs per cubic foot to less than 80 lbs per cubic foot.

One of the benefits of the LATICRETE SUPERCAP System is ability to mix the product at the jobsite. Aggregate is mixed on site in a mobile blending unit, also known as the Pump Truck, with SC500 — the low-alkali, self-leveling, cement-based technology. The mixed product is then pumped directly into the work area. This provides a significant cost savings.

LATICRETE SUPERCAP Applicator Pyramid Floor Covering’s Stephen DeGaray stated, “With this system we have the ability to do things on site that other technologies just can’t do.”