5,000 square feet
Save Lucy Foundation, Client

**The Building:**
Lucy is an architectural “folly” located in Margate New Jersey. She is a wood frame structure with a metal cladding for skin. She was built in 1881 to attract prospective buyers of real estate. In 1970, she was relocated and underwent a complete exterior restoration.

**Nature of Firm’s Responsibilities:**
Landmark Facilities Group, Inc. (LFG) was hired to evaluate the moisture difficulties within the building and prepare mechanical design drawings for an environmental control system.

**LFG Approach:**
Initially, the project entailed completing the interior restoration and updating the building mechanical, electrical, and fire safety systems. However, during the initial inspection, it became clear that Lucy was suffering from a number of serious moisture-related problems which were causing her to rot from the inside out. The scope of the project was revised to include an environmental monitoring program to determine why Lucy was rotting so badly after only 20 years.

The monitoring program showed that several changes made to Lucy during her 1970 restoration, such as the addition of air-conditioning and insulation, were causing condensation within her “skin”.

A number of improvements were required to protect Lucy for future generations:

- The air conditioning system was redesigned and outfitted with sophisticated controls so that the system could remove moisture from within the building.
- The occupied areas to be heated and cooled were segregated from the rest of the building using insulated interior partitions.
- Additional ventilation was provided for perimeter areas.
- Long term monitoring was implemented to detect any equipment failures.