

I <Heart> Brownstones: Not Just a Pretty Façade

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Common Causes of Stone Deterioration

Chemicals



Deterioration

Water damage --
note interior
structural wall visible



Stone Deterioration
Missing keystone



Owners: What to Look For

Owners may not realize they have serious roof damage

Allows water seepage into the façade

Neglect leads to significant future problems for the entire façade



Cornice Deterioration

Heavy duty rust
starting



Serious
problems!



Case Study:

W. 71st Street

Façade Before
restoration

Stone deterioration

Air Conditioner
Openings



Façade Before Restoration

Deterioration

Air Conditioner
window sleeves



Before:

Front Door
Stoop railing
without
Balustrade



Before



Lower façade
pre-restoration

Knee walls and
columns

Missing original
details

Lower areas
more susceptible
to salt damage



Before



Before

Salt damage and
Deterioration



West side stoop
is missing
original details

Door surround
missing details

Stucco wall
replaced
balustrades



Door surround
damage



Before



After removal
of stucco,
evidence
found of
original scroll
detail



Before:
Walls along
stoop sides



During:
Walls
Removed



During



During



Balustrade:
Wood mold
created from
original piece
found in the
wall



Condition of Stone

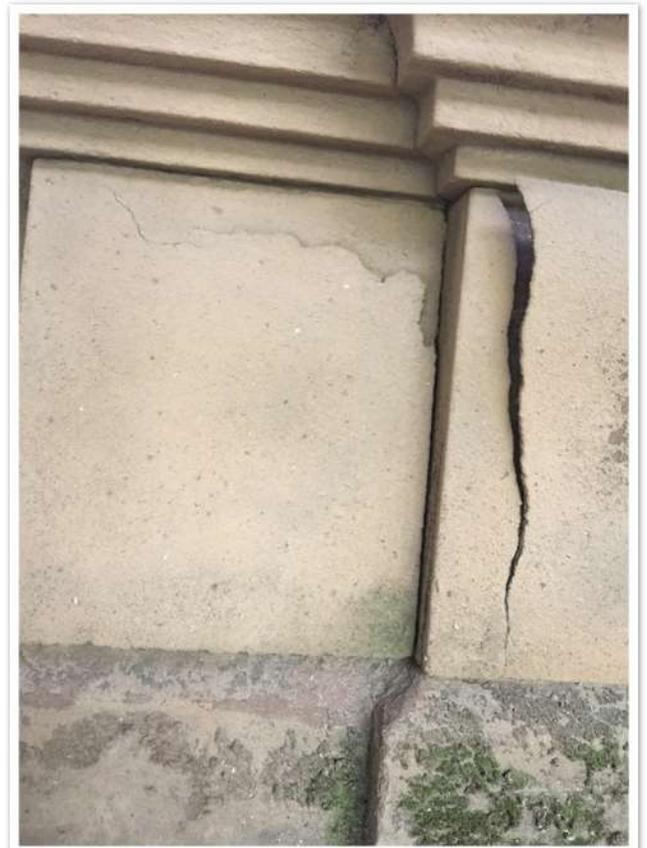
Stone pulling away

Mold



Condition of Stone

Other examples of significant deterioration



Part-way
through the
Cleaning
Progress

Original stone



Original
brownstone
after paint
removal



Different Colors of Stone & Considerations When Matching

Stone colors vary,
even in the
original stones
used on a building



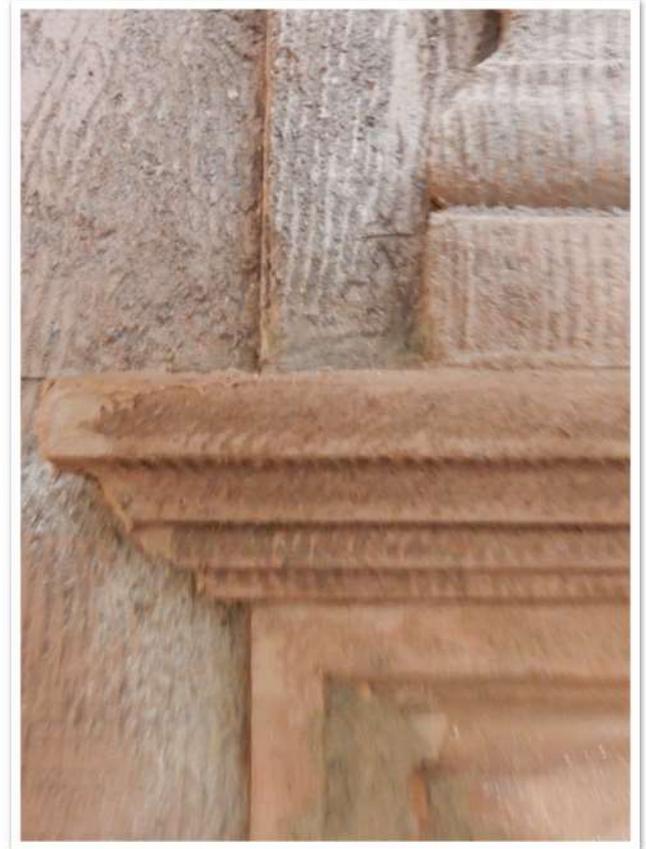
Missing
pointing



Similar color,
but missing
pointing

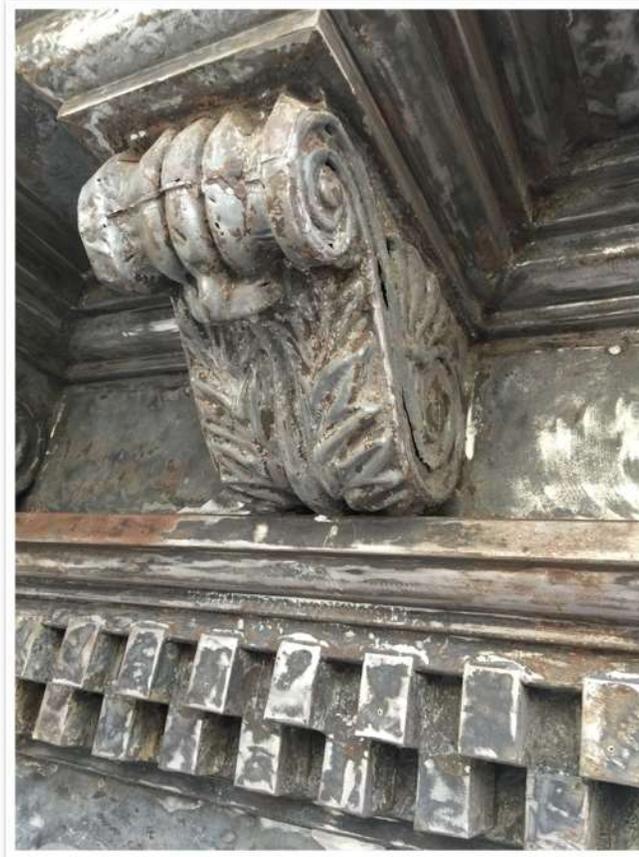


Slurry and Scratch Coat Progress



Galvanized Cornice Before & After

Industrial exterior
oil-based paint
for galvanized
metal



Cornice In Progress

Primer



Cornice In Progress





W. 71st Street During

Missing scroll
detail at air
conditioning
opening



Work in
Progress

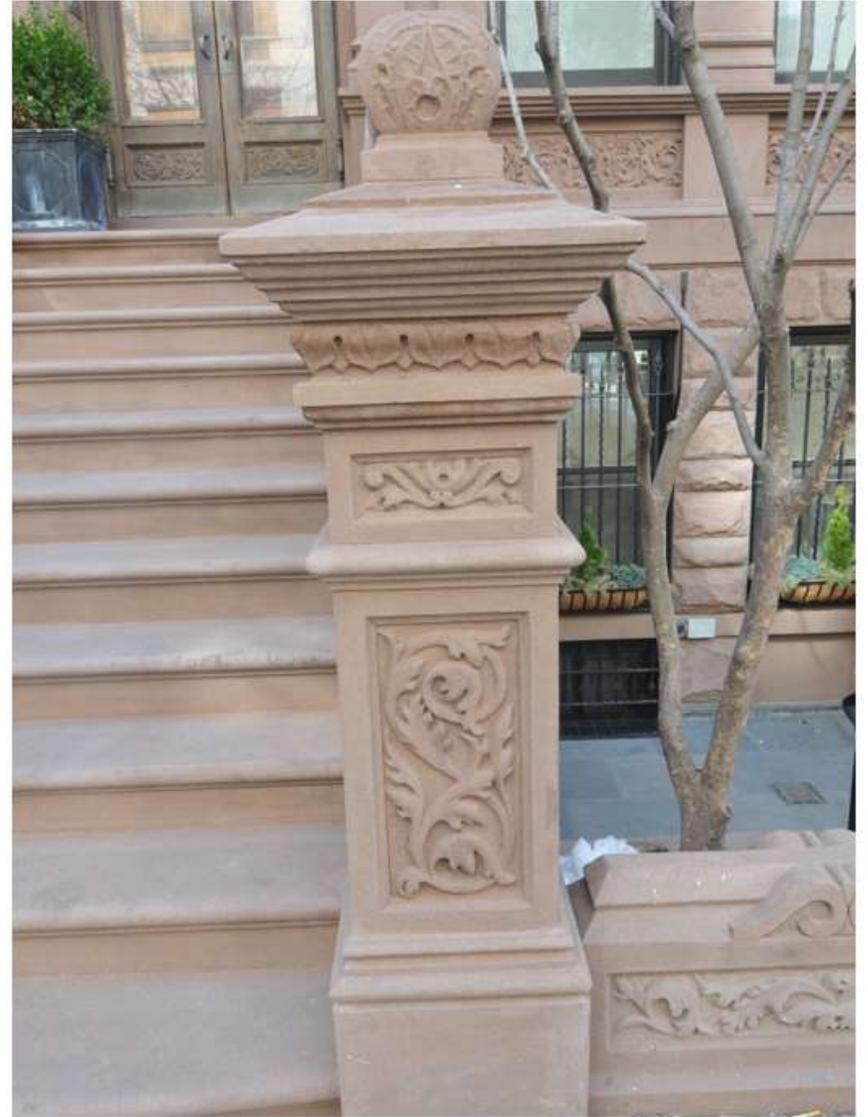






After









Completed!

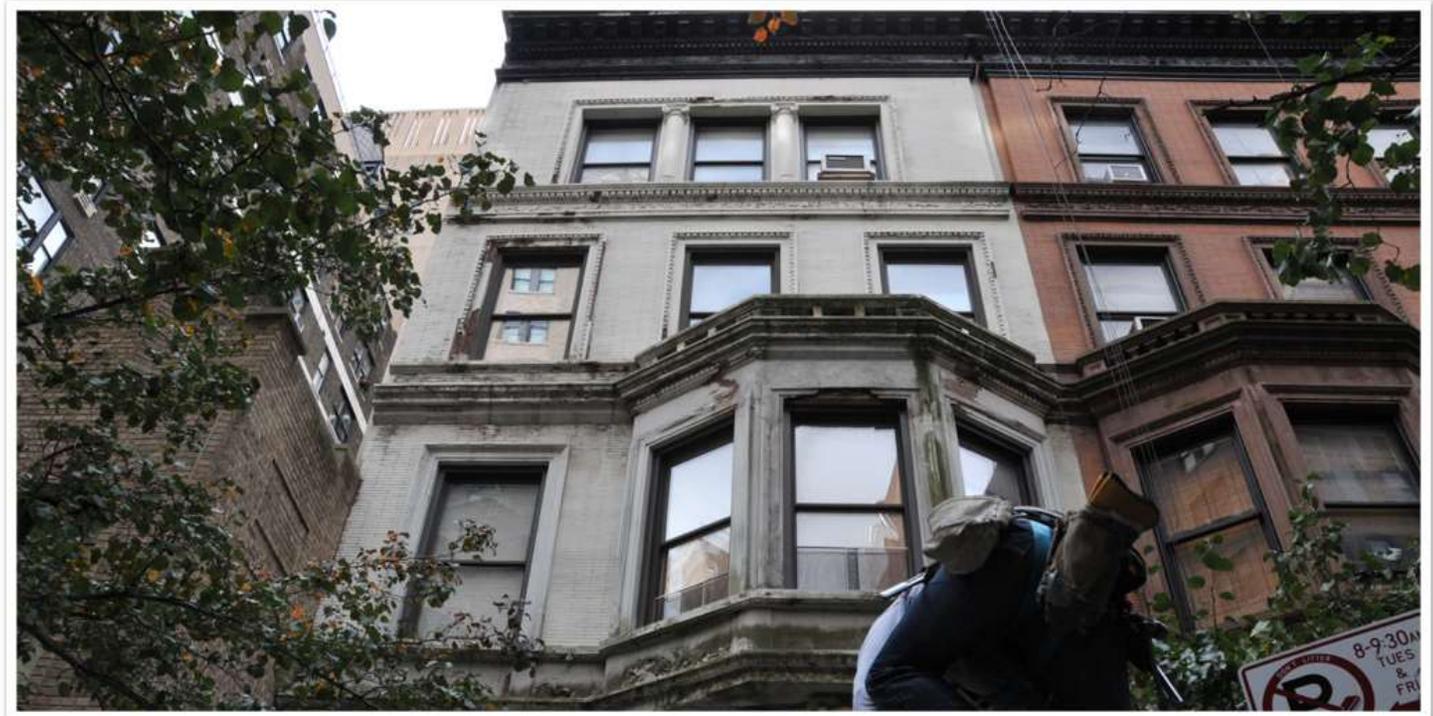


Before and
After





Case Study:
W. 69th Street



W 69th Street
Before



Poor Condition of Façade



Before



Before



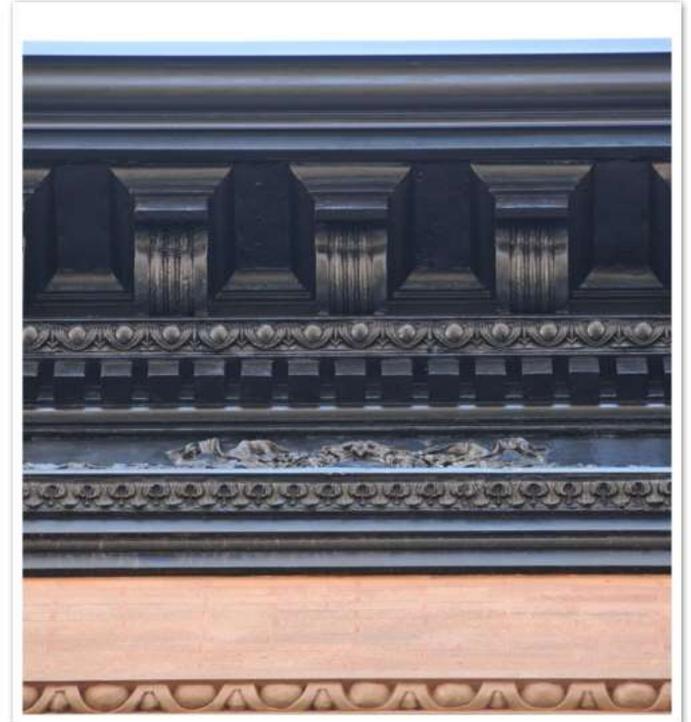
Before



Before and After - Cornice



Before and After - Cornice







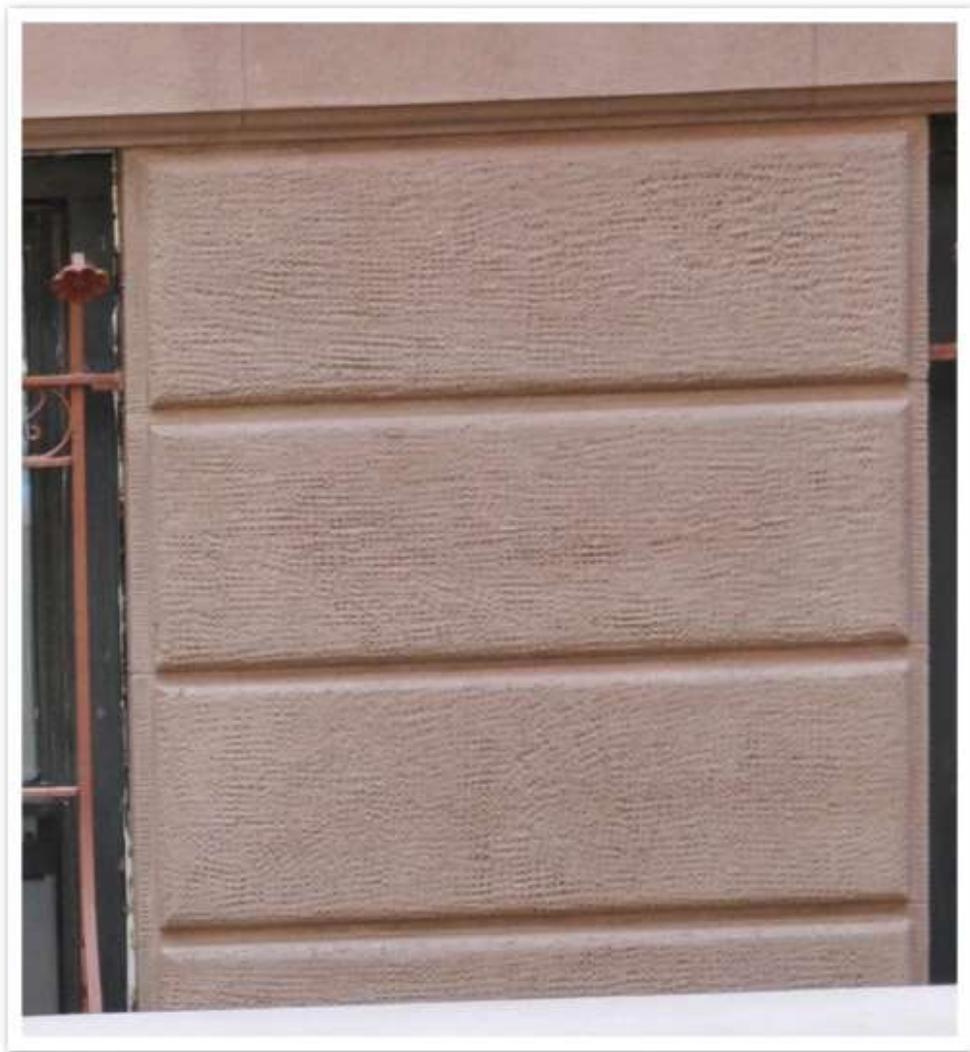


Before: Missing
Panel Detail and
During Carving
Detail Based on
Original



W. 69th Street
After

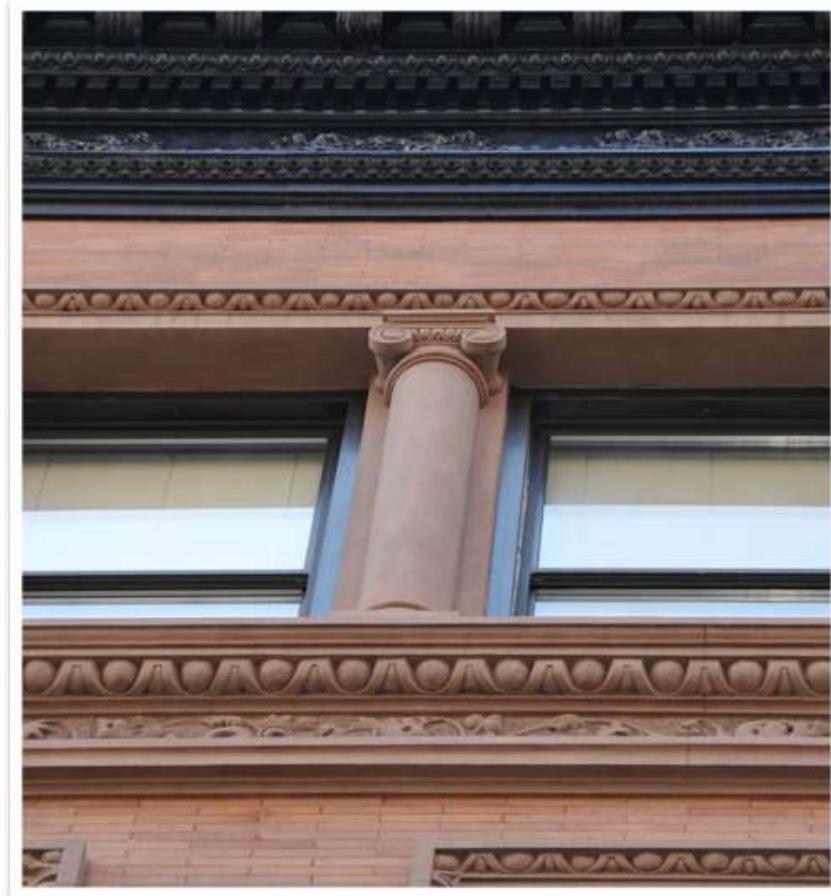




After



During
and
After



Before
and
After



Completed!







General: Cornice Work

Hand-carved
Detail Below a
Bay Window

Cornice Scraped
Cornice Primed



Case Study: Henry Street

Before and After



Henry Street



Window

Had to precast
missing window
surrounds



Window



Before and
After
Window Header



Before
and After
Window Sill



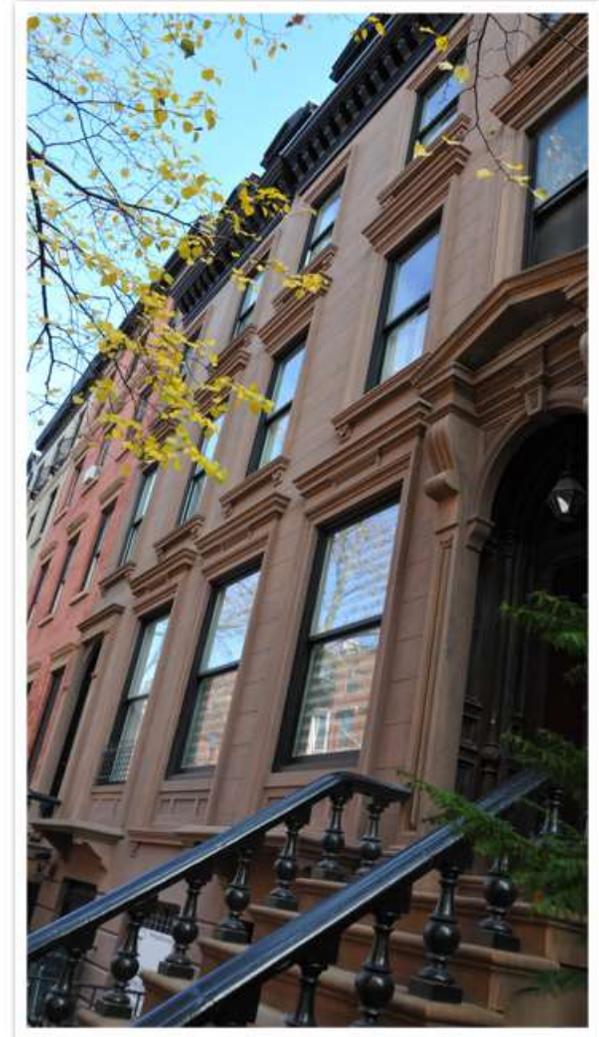
Cornice After
Henry Street







Completed!



Before
W. 95th Street



General:
W. 95th Street

Note the
integration of
replacement
stone with
original stone –
50% is new, 50%
is original



W. 95th Street



Duplication of original wrought iron window guards



W. 82nd Street
After





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Friday, March 3, 2017

Full presentations are available online at:

www.LandmarkWest.org/BrownstonesSeries

Additional Resources:

New York Landmarks Commission Rowhouse Manual

(Free download)

<http://www.nyc.gov/html/lpc/html/manuals/rowhouse.shtml>



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