

# 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. 71<sup>st</sup> 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







## Door surround damage





Before





After removal  
of stucco,  
evidence  
found of  
original scroll  
detail



Before:  
Walls along  
stoop sides





During:  
Walls  
Removed





During

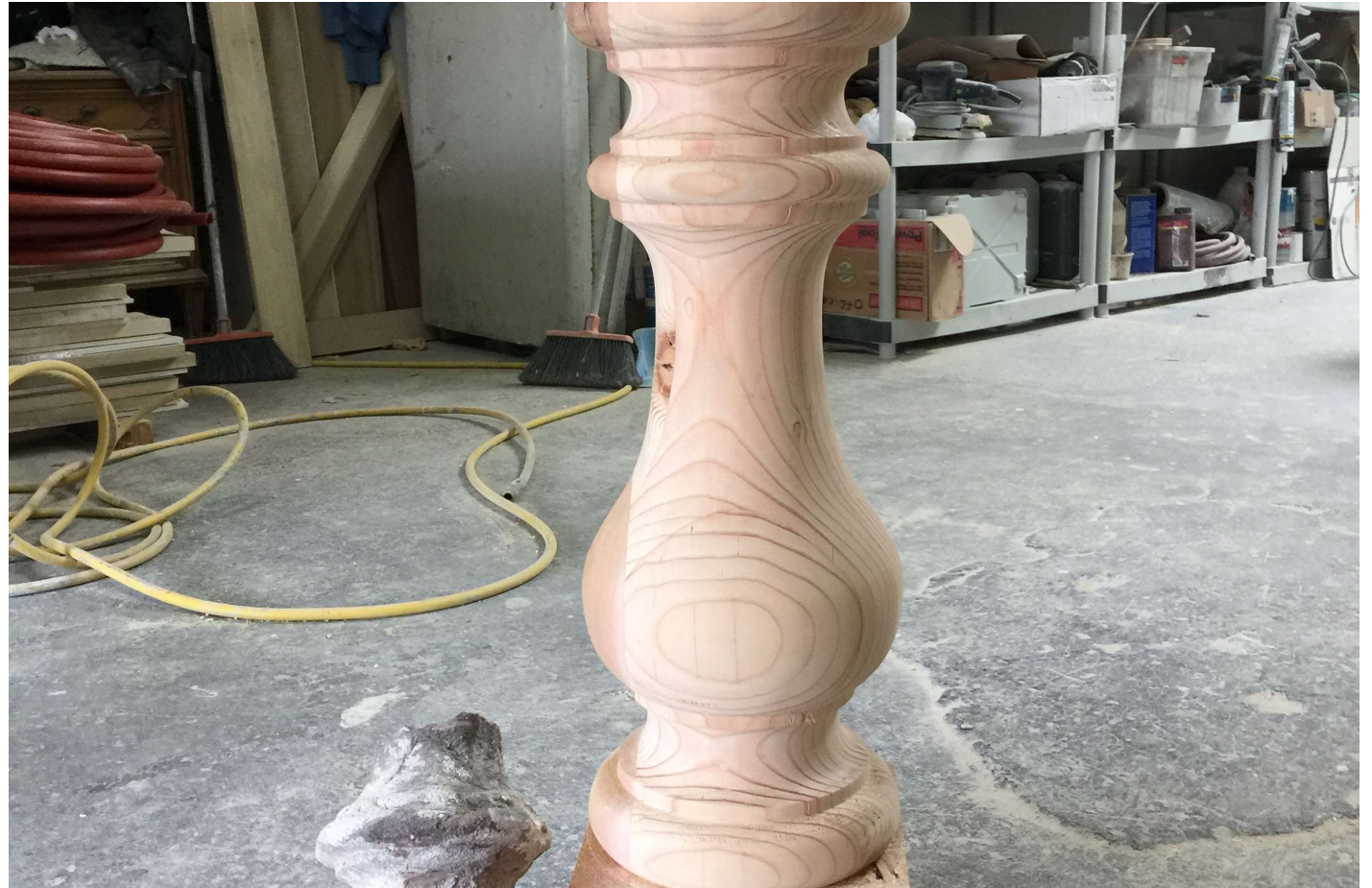


During





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

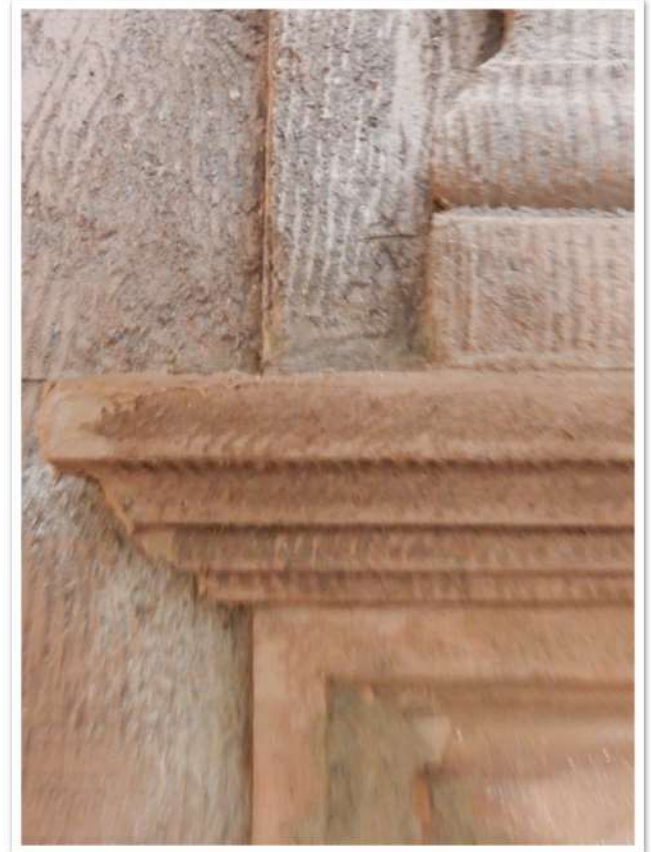




Similar color,  
but missing  
pointing



# 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. 71<sup>st</sup> Street During

Missing scroll  
detail at air  
conditioning  
opening



Work in  
Progress











After













Completed!



# Before and After







Case Study:  
W. 69<sup>th</sup> Street





W 69<sup>th</sup> Street  
*Before*



# Poor Condition of Façade





Before



Before





Before

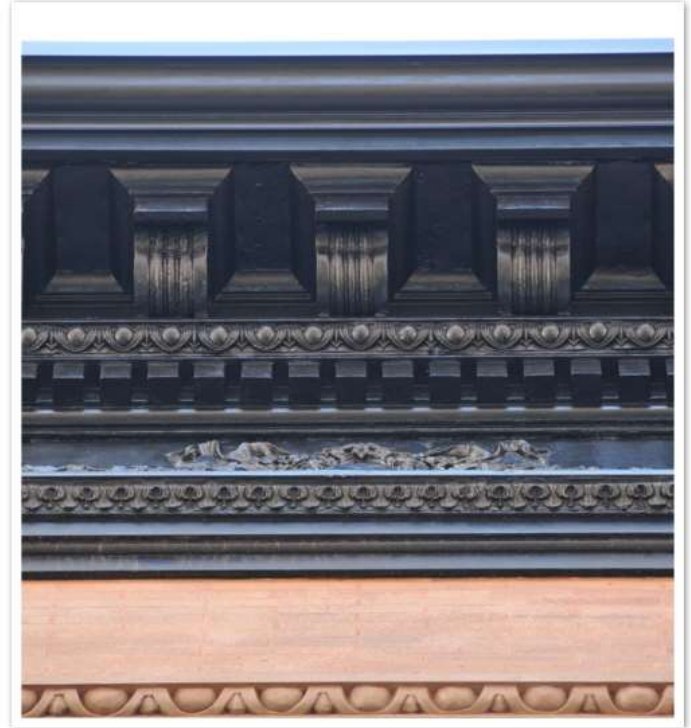


# Before and After - Cornice





## Before and After - Cornice













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



W. 69<sup>th</sup> 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



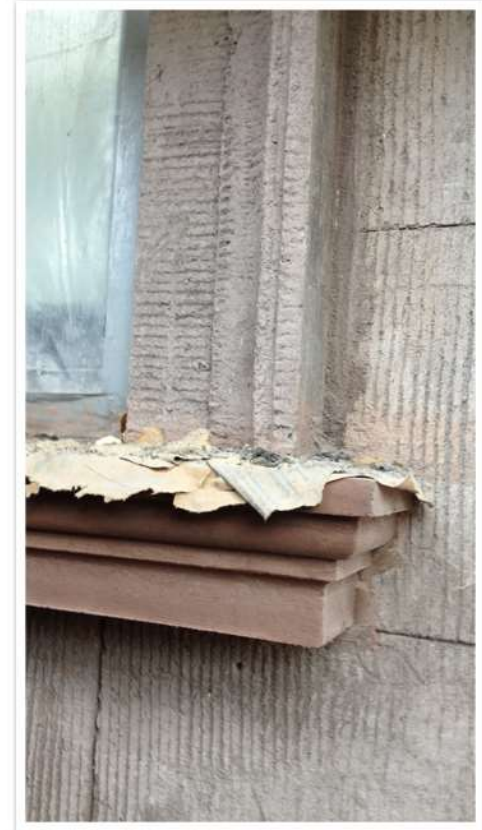


# Window

Had to precast  
missing window  
surrounds



# Window





# Before and After Window Header



# Before and After Window Sill





# Cornice After

Henry Street









Completed!





Before  
W. 95<sup>th</sup> Street



## General: W. 95<sup>th</sup> Street

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





W. 95<sup>th</sup> Street



Duplication of  
original wrought  
iron window  
guards





W. 82<sup>nd</sup> Street  
After







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Friday, March 3, 2017



Full presentations are available online at:

[www.LandmarkWest.org/BrownstonesSeries](http://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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