

R A N D

Historic Facade Restoration

Ziehl/Starr Residence



Throughout its 138-year history, the Neo-Grec brownstone had undergone many alterations, each alteration stripping away original ornamentation, defining details, and a great part of the building's historic character. Before restoration (left), after restoration (right).

PROPERTY

The Ziehl/Starr Residence, a three-story plus cellar Neo-Grec brownstone rowhouse at 135 East 94th Street, built circa 1878 in the Expanded Carnegie Hill Historic District of Manhattan.

PROJECT OVERVIEW

Historic brownstone facade, stoop, and perimeter railing restoration.

SCOPE OF WORK

RAND designed and administered the following work items:

- Repair and restoration of metal cornice
- Stucco finish removal

- New brownstone repair mortar application replicating the historic texture, color, and profile
- Addition of historically accurate door enframements, window headers, sills, decorative paneling and flower rondels
- Replacement of modern railing on stoop and at perimeter with balustered railing and newel posts
- Replacement of modern door with a new historically appropriate double leaf door

RAND's Code & Zoning Compliance Team obtained work permits from the

New York City Department of Buildings and Landmarks Preservation Commission.

AWARD

2017 Lucy G. Moses Preservation Award, New York Landmarks Conservancy

ENGINEER/ARCHITECT

RAND Engineering & Architecture, DPC

CONTRACTOR

Rafael Adami Johnson Restoration

RAILING & GRILLE FABRICATION

Forerunner Creations

CONSTRUCTION COST

\$281,000