



Parks

Merchant's House Museum Exterior Masonry and Stoop Reconstruction

Merchant's House Museum

Located at 29 East 4th Street between Lafayette Street and Cooper Square

Community Board 2 Landmarks & Public Aesthetics Presentation

March 20th, 2023

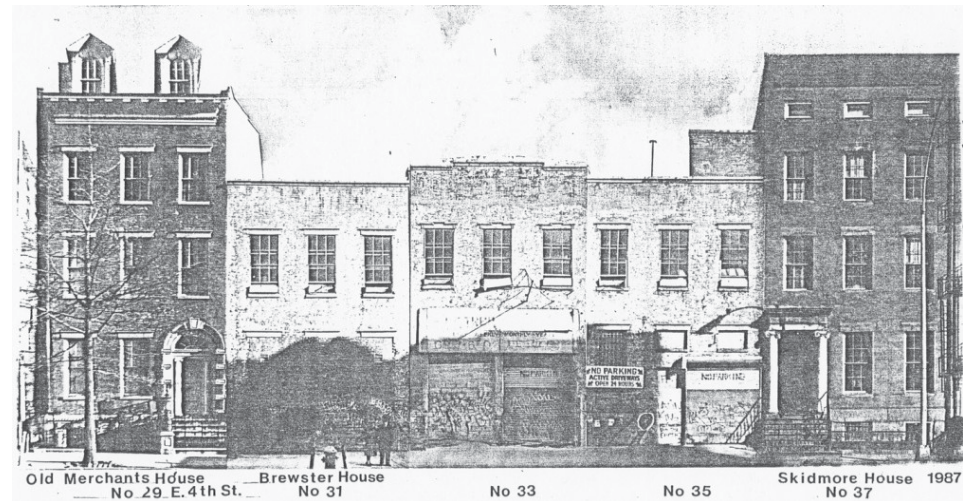
Julie Fisher and Rachel Rosenberg, NYC Parks

Goals

- Make the building watertight by repairing roof, gutters, and masonry walls
- Reconstruct exterior front entry area, including stone stoop, areaway walls, sidewalk pavement, and metal railings
- Repair and repaint fire escape

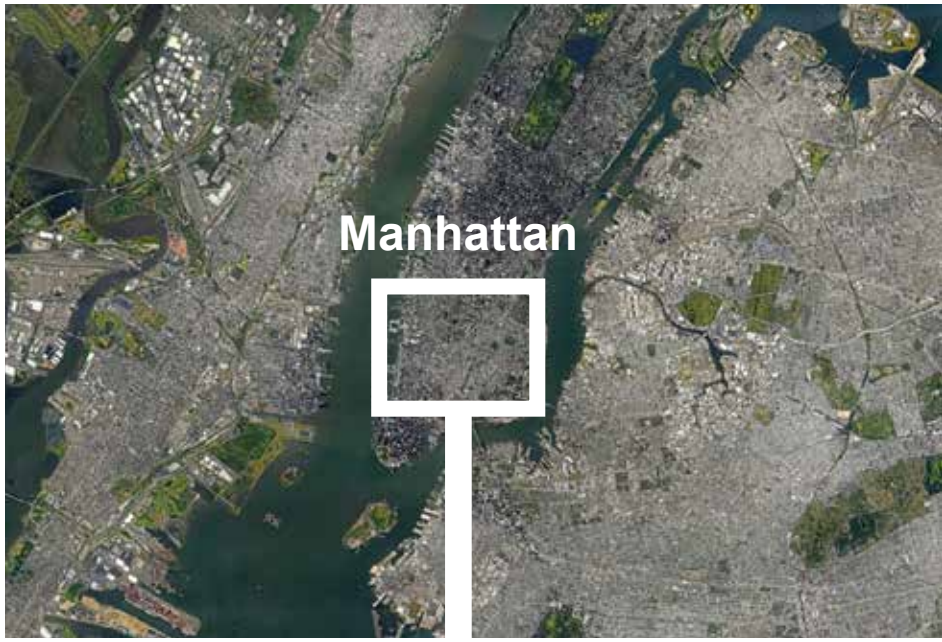


Historic Photo 1936



Historic Photo 1987

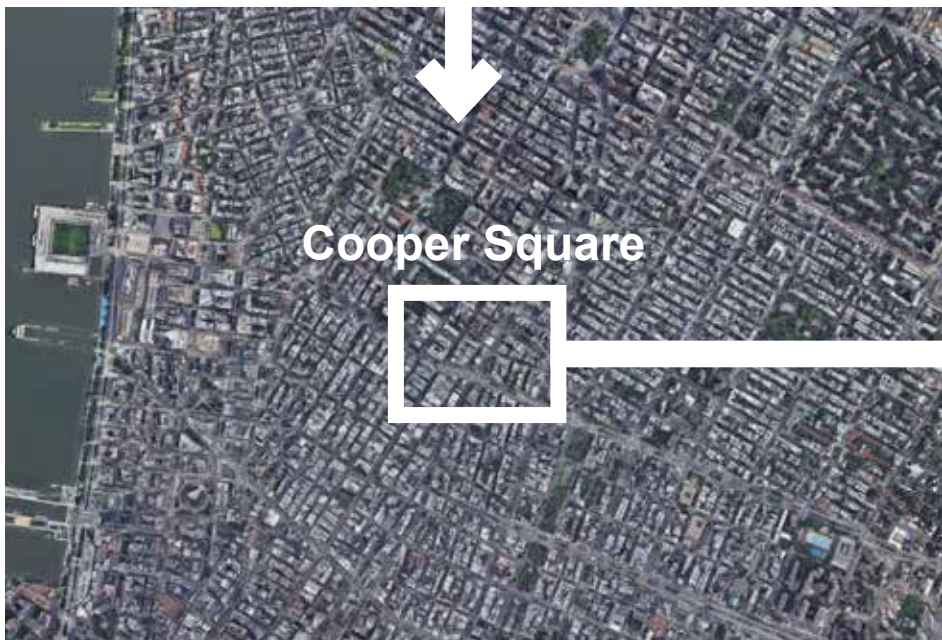




Manhattan

City

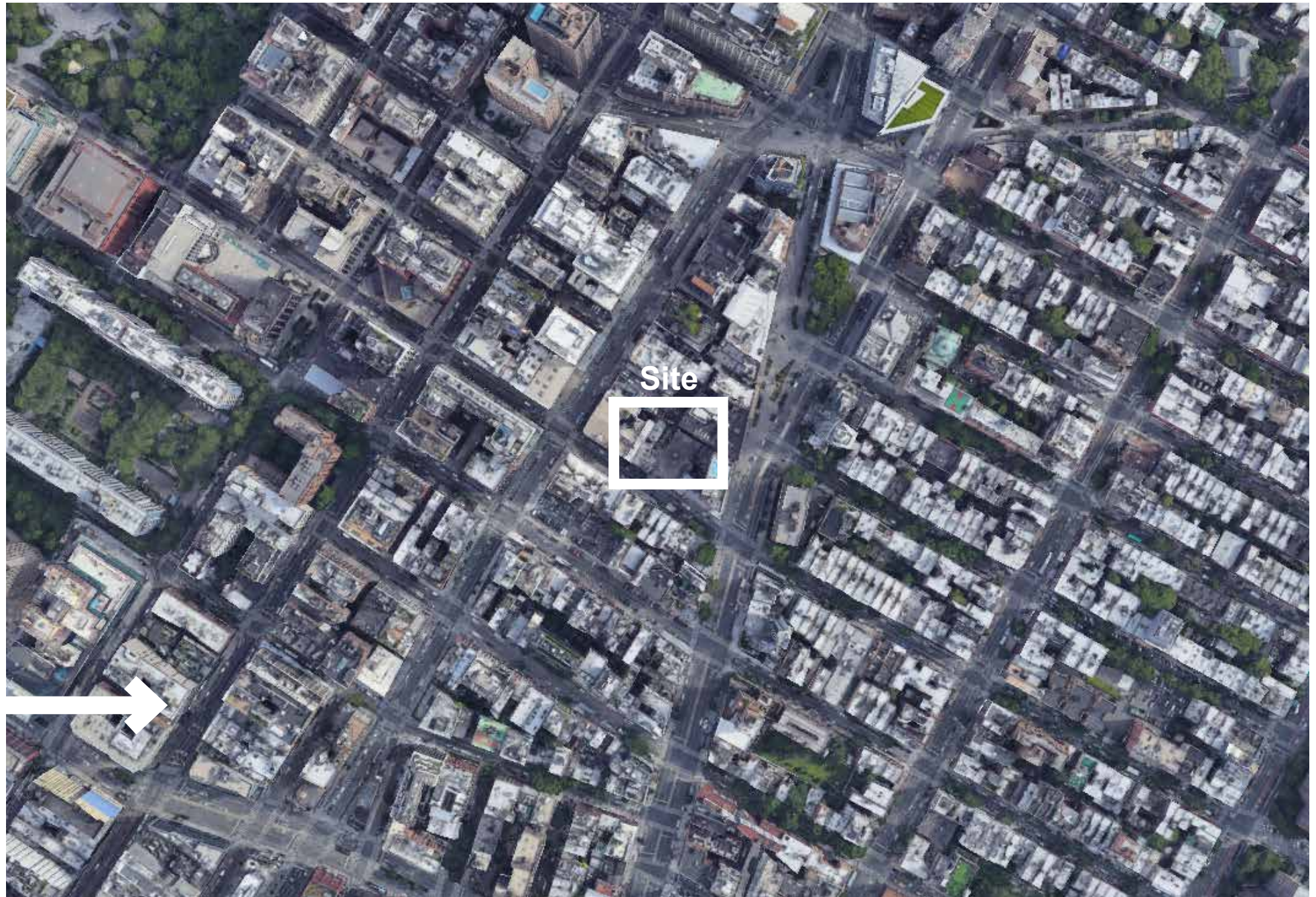
2 MI



Cooper Square

Neighborhood

1000 FT



Site

Site

100 FT



NYC Parks

Reconstruction
Merchant's House Museum | Project Location





Areaway and Sidewalk



West and South Facades



Marble Stoop



East and North Facades



NYC Parks

Reconstruction
Merchant's House Museum | Summary of Existing Conditions



Remove Stucco. Repoint Newly Exposed Masonry, Replacing Bricks as Needed.

Repair Roof, Gutters, & Cornices

Repair and Repaint Fire Escape

Replace Portions of Damaged Interior Plaster Inside 4th Floor Bedroom

Repoint Masonry and Remove Graffiti As Needed

Protect Street Tree

Reconstruct Areaway Retaining Wall



Repair Metal Rails, Gates and Posts (Offsite)

Repair Marble Steps Offsite and Replace As Needed

Reset Stone Sidewalk Pavement

Merchant's House - East Wall from Manuel Plaza

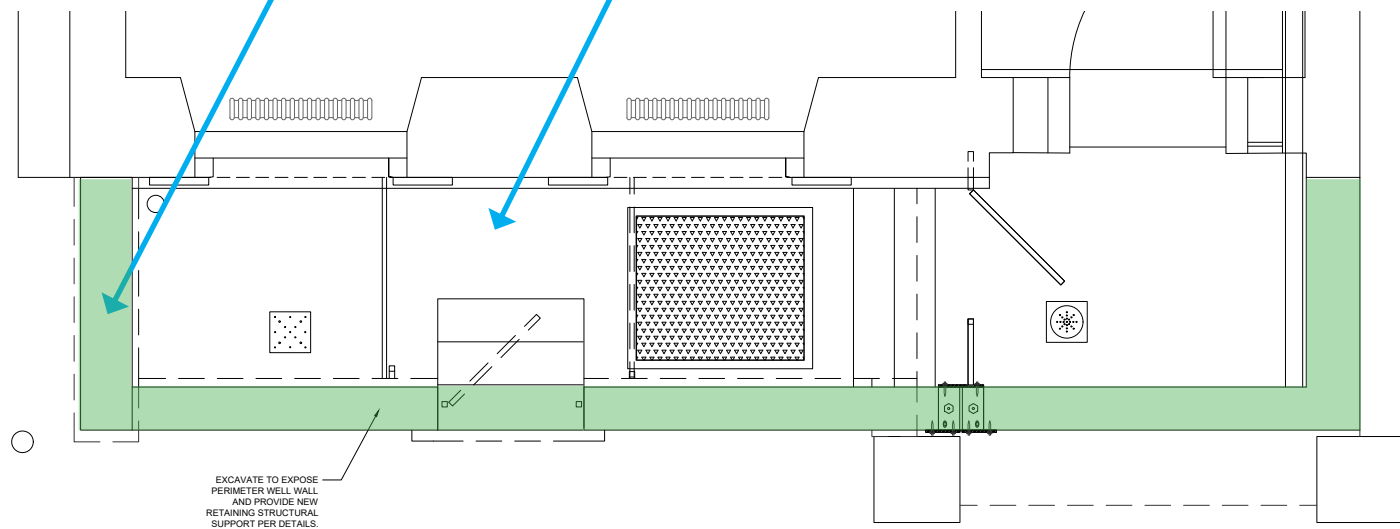
Merchant's House - South Facade from 4th Street



Proposed reinforced concrete beam to replace row of stone blocks in retaining wall below level of areaway. Tinted to match existing stone under stoop.

Existing metal structural supports beneath stoop to be removed. New structural steel to be installed at same location, painted black.

All areaway and retaining wall elements at areaway floor and below to remain.



Plan Diagram



Areaway Looking East



Areaway Looking West

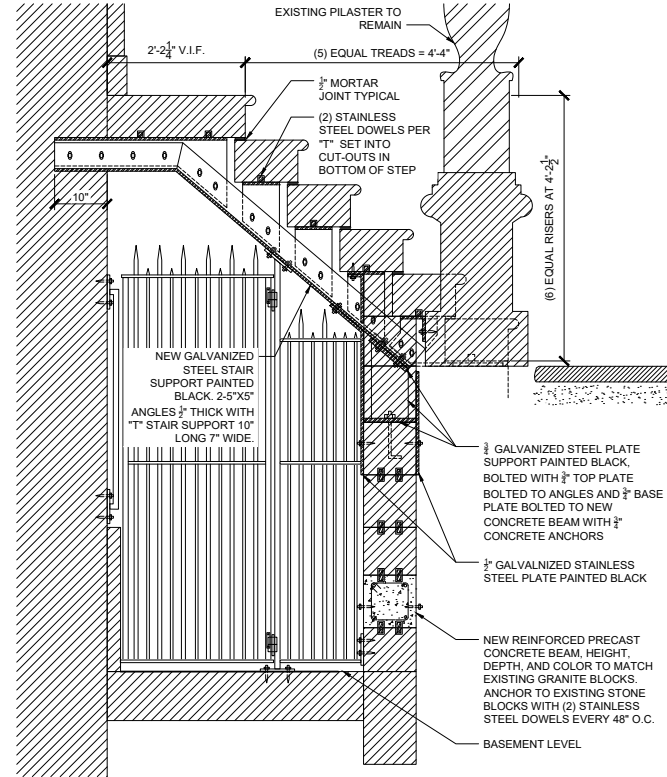
All metal railings and gates to be removed, restored offsite, and installed in previous location. Gate beneath stoop to be adjusted for reinstallation beneath new steel stoop support.

All stone retaining blocks and steps above areaway floor to be documented, labeled, and restored offsite for reinstallation in existing location, with addition of steel dowels for added stability.

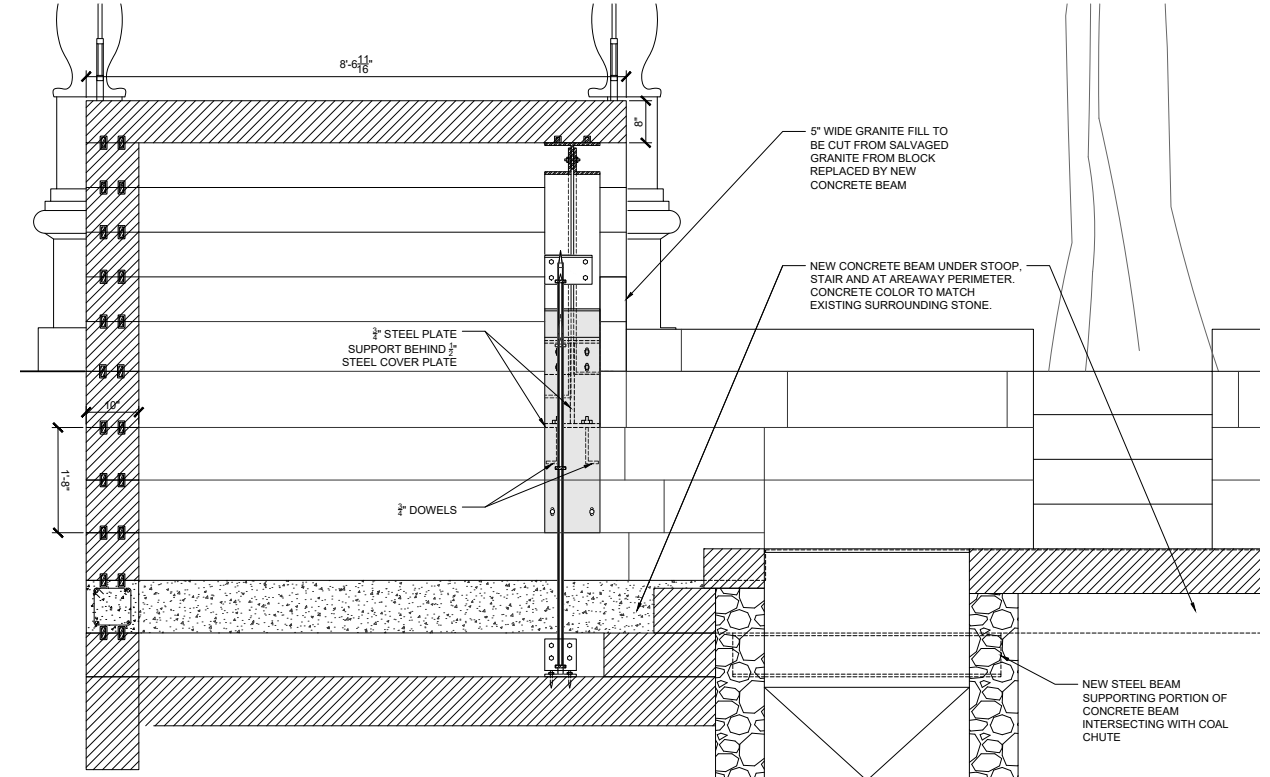




10 - Existing Stair Support Looking East



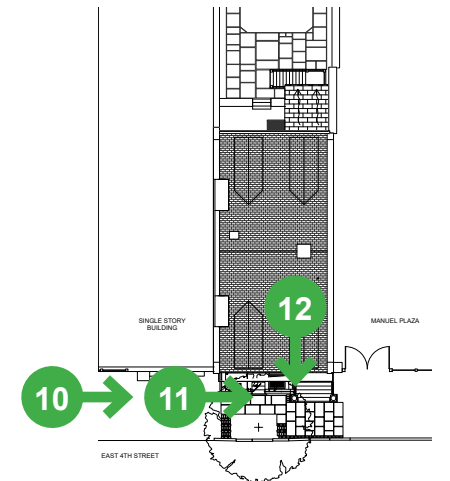
11 - Proposed Support; Section Looking East



12 - Proposed Support; Section Looking South Toward East 4th Street



Reconstruction
Merchant's House Museum | New Support at Stair



STONE



MARBLE STOOP STEPS TO BE REPAIRED WITH DUTCHMAN REPAIR AND REPLACEMENT-IN-KIND AS NEEDED.

RETAINING WALL



GRANITE STONE RETAINING WALL TO BE RESET; REMOVE ROW OF STONE AND REPLACE WITH CAST-IN-PLACE CONCRETE BEAM

BRICK



BRICK TO BE REPOINTED. SPALLED BRICK TO BE REPLACED AS NEEDED TO MATCH EXISTING

SLATE SHINGLES



DAMAGED SLATE SHINGLES TO BE REPLACED AS NEEDED TO MATCH EXISTING



BLUE STONE SIDEWALK TO BE RESET; DAMAGED STONES TO BE REPLACED AS NEEDED TO MATCH EXISTING



NEW CONCRETE BEAM IN RETAINING WALL WITH FINISH TO MATCH ADJACENT GRANITE STONE

ROOF JOINTS



ROOF COPING STONES TO BE RESET WITH THROUGH-WALL FLASHING AND LEAD T-CAPS

INTERIOR PLASTER



AFTER ROOF AND EXTERIOR WALLS ARE REPAIRED, INTERIOR PLASTER WALLS TO BE RECONSTRUCTED

