

## *Bear USA, Inc., Façade Restoration + Building Addition, New York, NY*

These (3) rowhouses built in the 1840's are located within the NYC 'Ladies Mile' historic district. Constructed as residences, they are among the few remaining Pre-Civil War structures in Manhattan. The building's new owner engaged BGA to prepare documents to connect the (3) rowhouses internally, thus allowing for the creation of a Retail Showroom on the Ground Floor and Office space above for the firm's US Headquarters. Design features included:



- Façade restoration strategy for the (3) Landmark buildings, consisting of removal of the blue paint and the non-historic storefront entrances, to comply with the NYC Landmarks Commission guidelines
- Research + selection of new brick matching the existing façade, to be used for all repairs and for the new storefront construction; complete re-pointing of the 1840's brickwork; repair or replacement of all existing Architectural detail work to match the original design, based on the study of period photographs
- Design and specification of new metal and insulated glass storefronts to integrate with the remaining Landmark façade restoration; and the design and specification of wood frame replacement windows with insulated glass for the Second + Third Floor levels
- Coordination with the Structural Engineers work to repair and reinforce the building's deteriorated structure
- Design of new building infrastructure, i.e., toilets, fire stairs and elevator. Investigation of expanding the building footprint vertically, and also via a 3-storey addition into the rear courtyard, to maximize the lot coverage