

Educational Building

70 Fifth Avenue

Community Board 2

Landmarks Committee Hearing

Bacon Lane Architects - Architect of Record

Acheson Doyle Partners Architects - Preservation Consultant

Cribstone Engineering - Structural Engineer

I. Introduction & Existing Conditions

II. Cornice Reinstallation & Overview of Preservation Approach

III. Details of Preservation Approach

I. Introduction & Existing Conditions

Educational Building 70 Fifth Avenue

Building Information

Address: 70 Fifth Avenue (2-6 West 13th St.)
New York, NY, 10011

Cross Streets: Fifth Avenue & 13th Street

Built: 1912-1914

Architect: Charles Alonzo Rich

Style: Beaux-Arts

Facade Materials: White brick, terra-cotta, & cast stone

Landmark Status: Individual Landmark



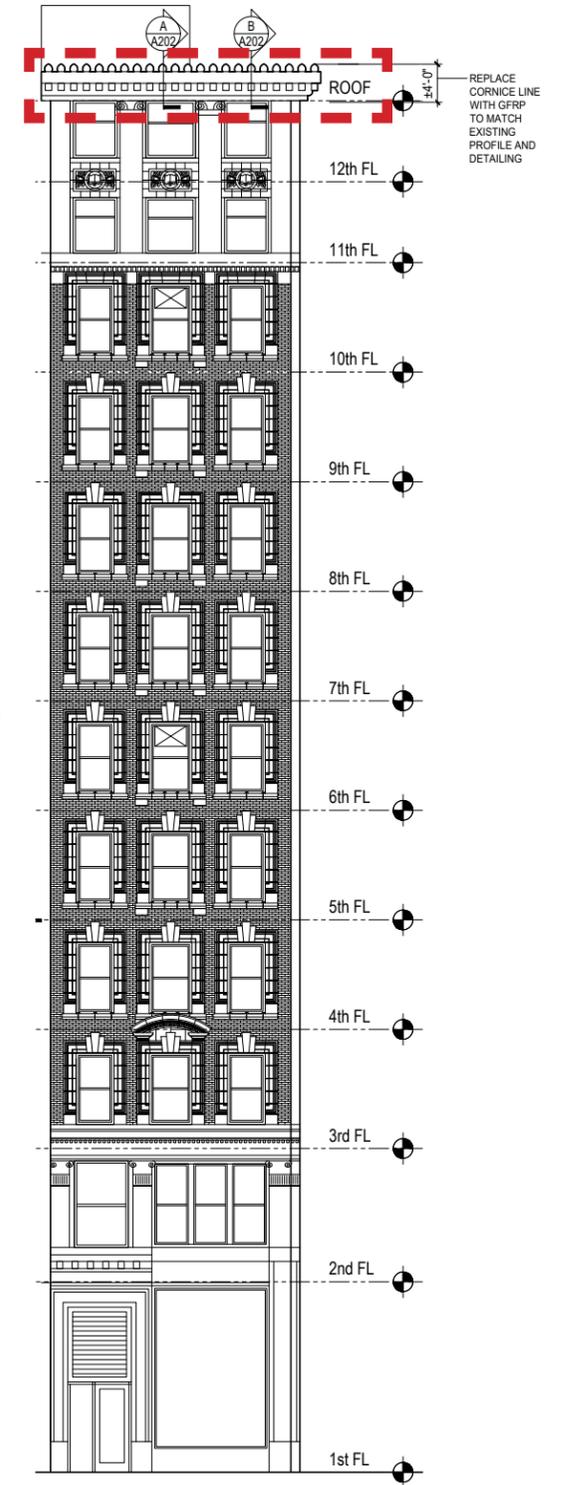
ca. 1940



ca. 2021



North Elevation



East Elevation

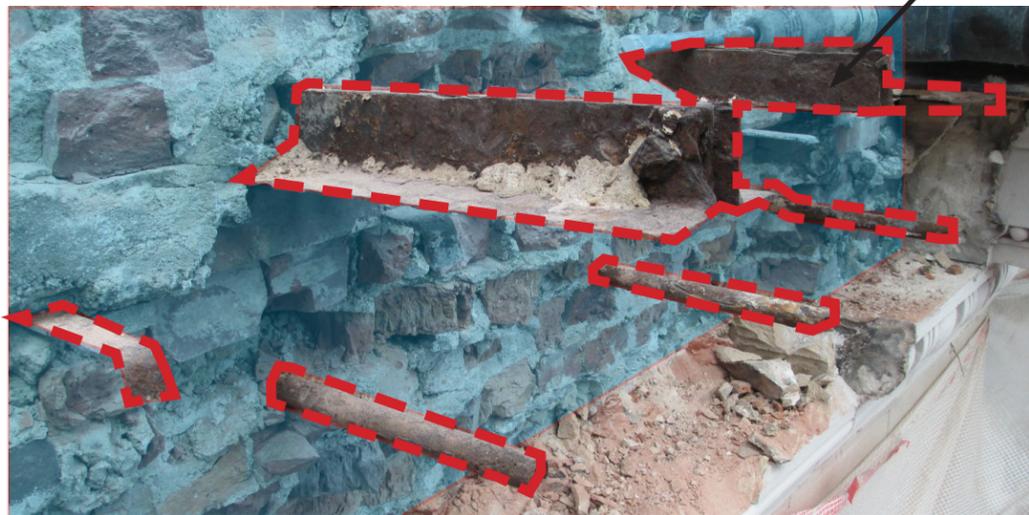
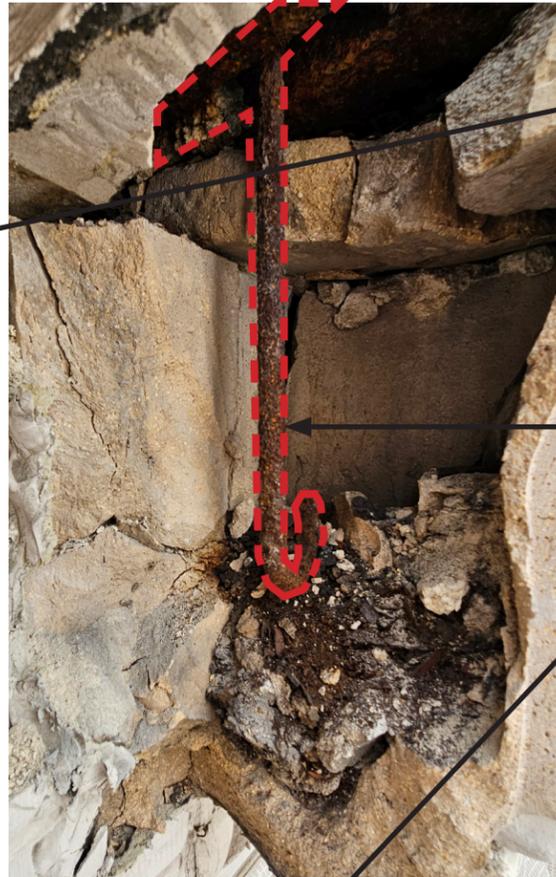
Area of Focus: Cornice Line



View of parapet cornice
(Image from NYC LPC Designation Report)



Existing Cornice



EXISTING CRACKING
TERRACOTTA CORNICE

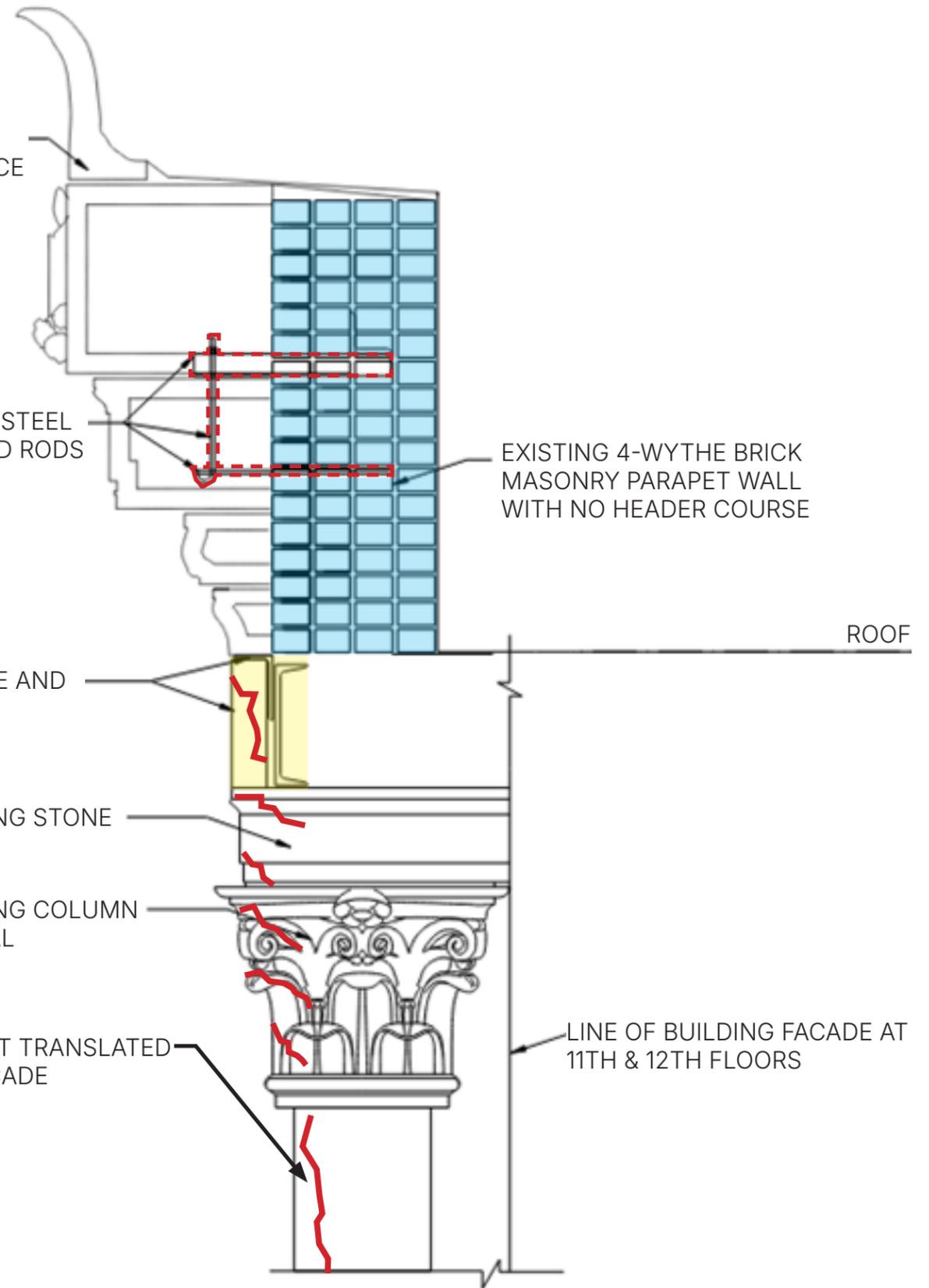
HEAVILY CORRODED STEEL
TIE-BACK ANGLE AND RODS

EXISTING LIMESTONE AND
STEEL ANGEL

EXISTING STONE
LINTEL

EXISTING COLUMN
CAPITAL

WEIGHT TRANSLATED
TO FACADE

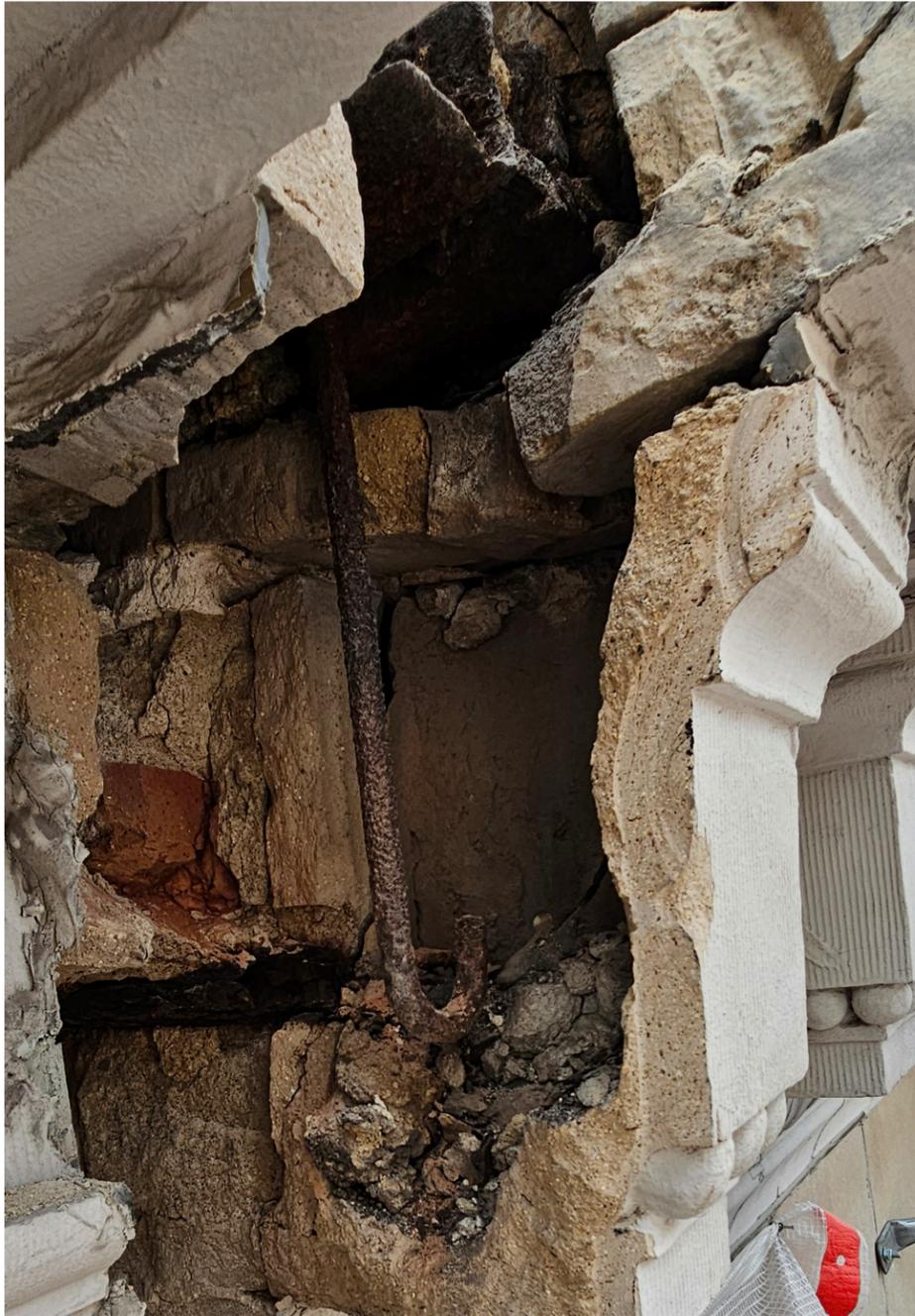


EXISTING 4-WYTHE BRICK
MASONRY PARAPET WALL
WITH NO HEADER COURSE

ROOF

LINE OF BUILDING FACADE AT
11TH & 12TH FLOORS

Structural Components of Cornice Parapet



Deterioration of steel anchor embedments



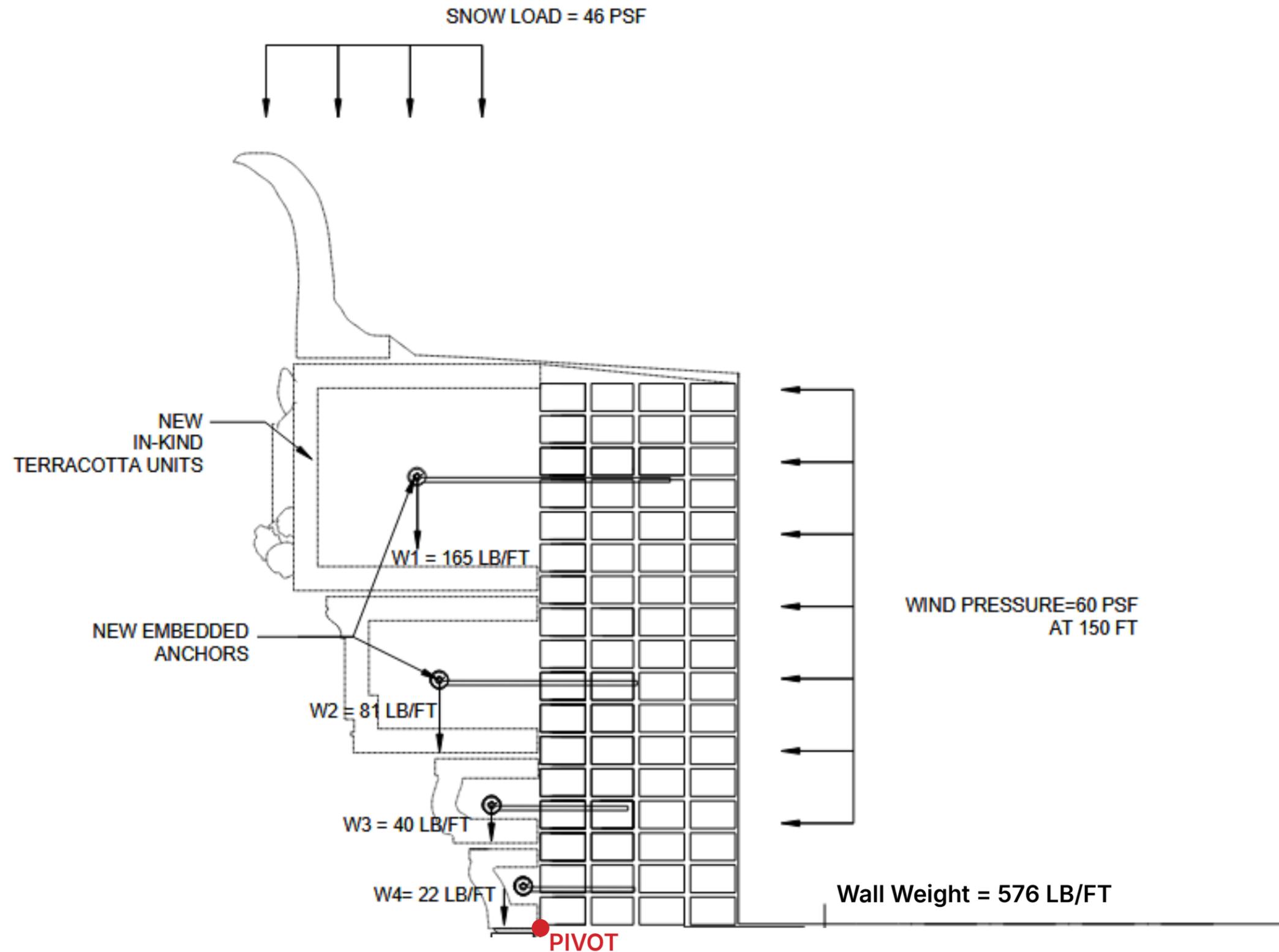
Separation between face brick and back-up brick masonry back up wall due to lack of header course



Continuous vertical cracking at limestone due to compression forces

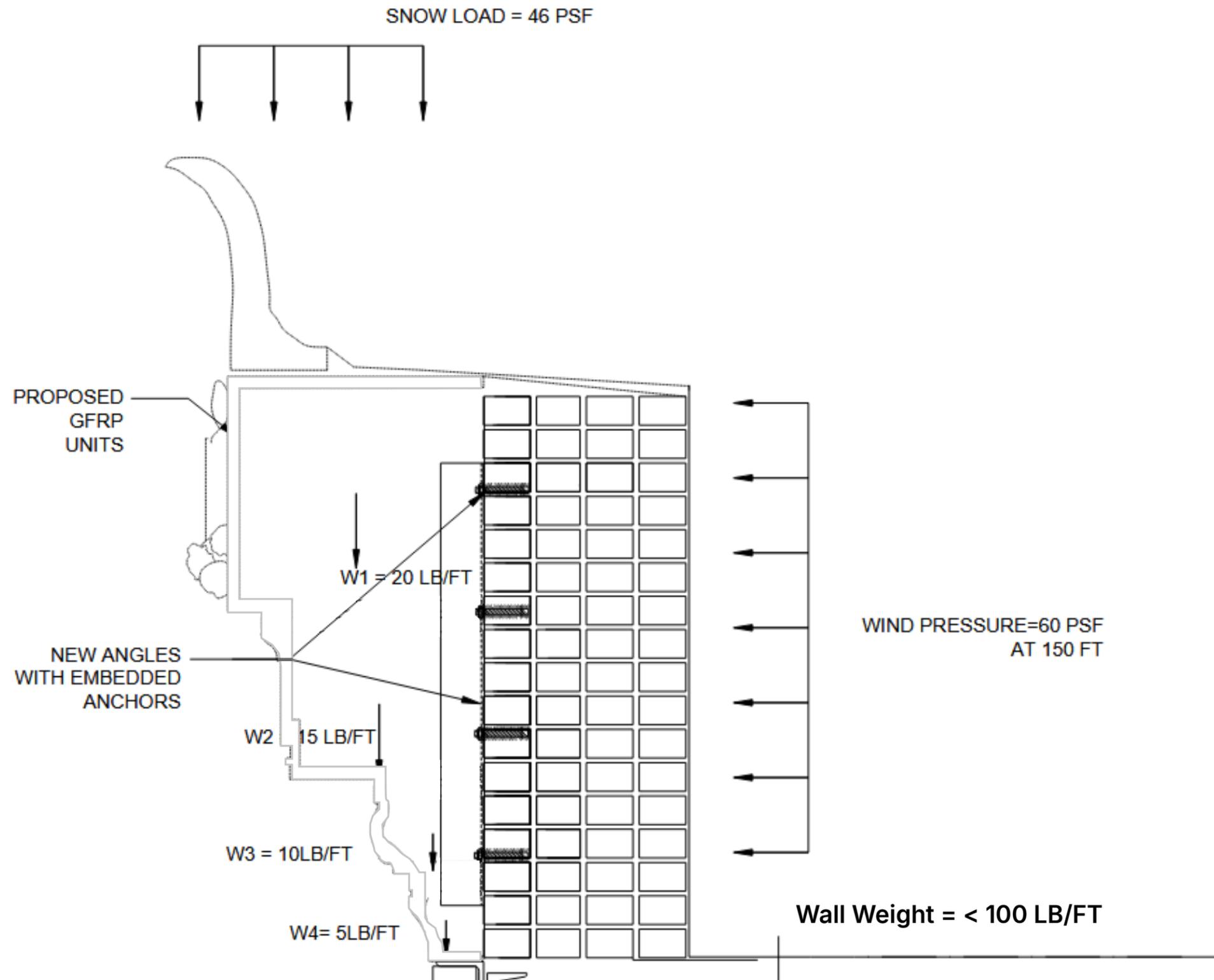
Deteriorated and Cracking Conditions

II. Cornice Reinstallation & Overview of Preservation Approach

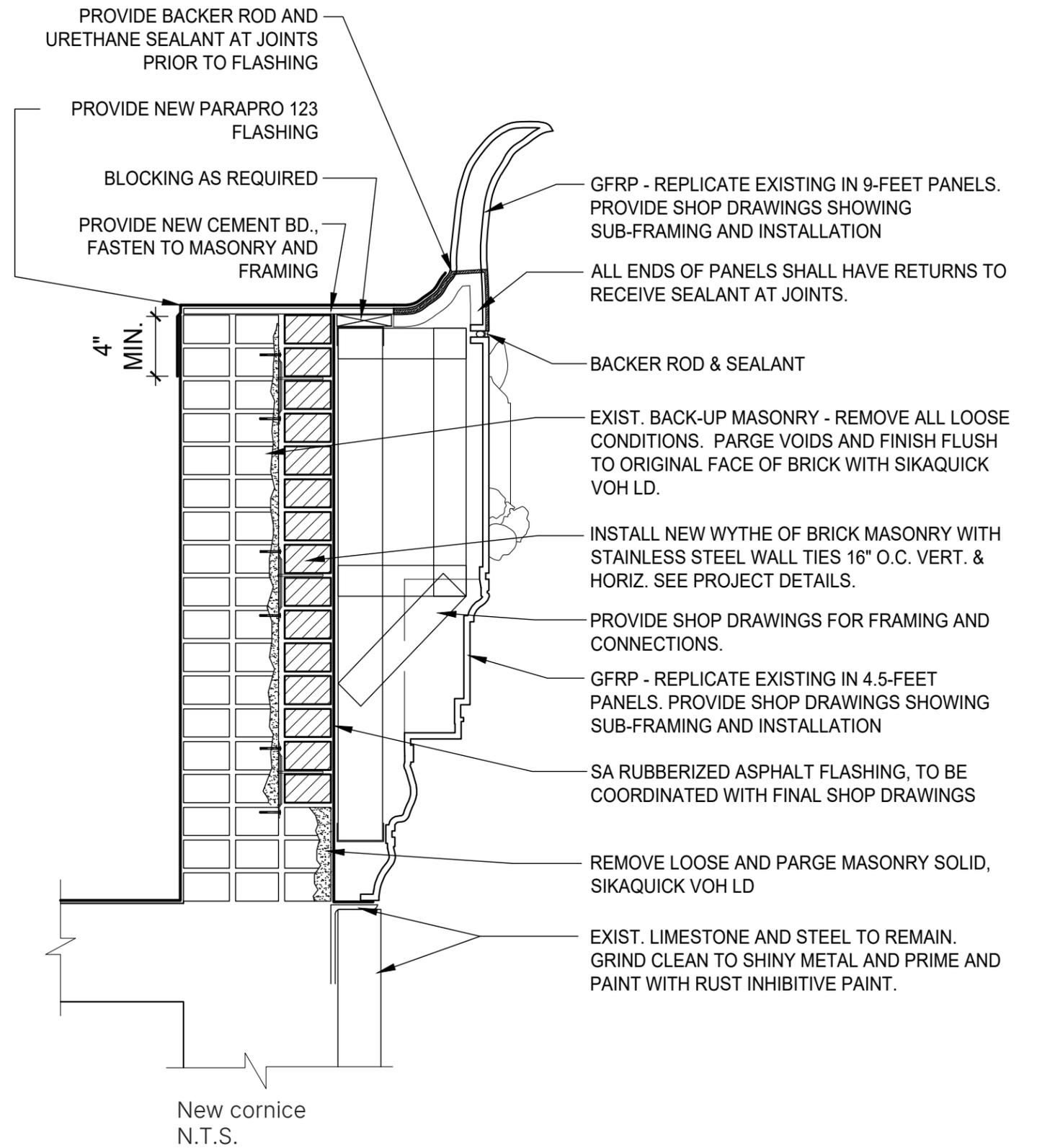
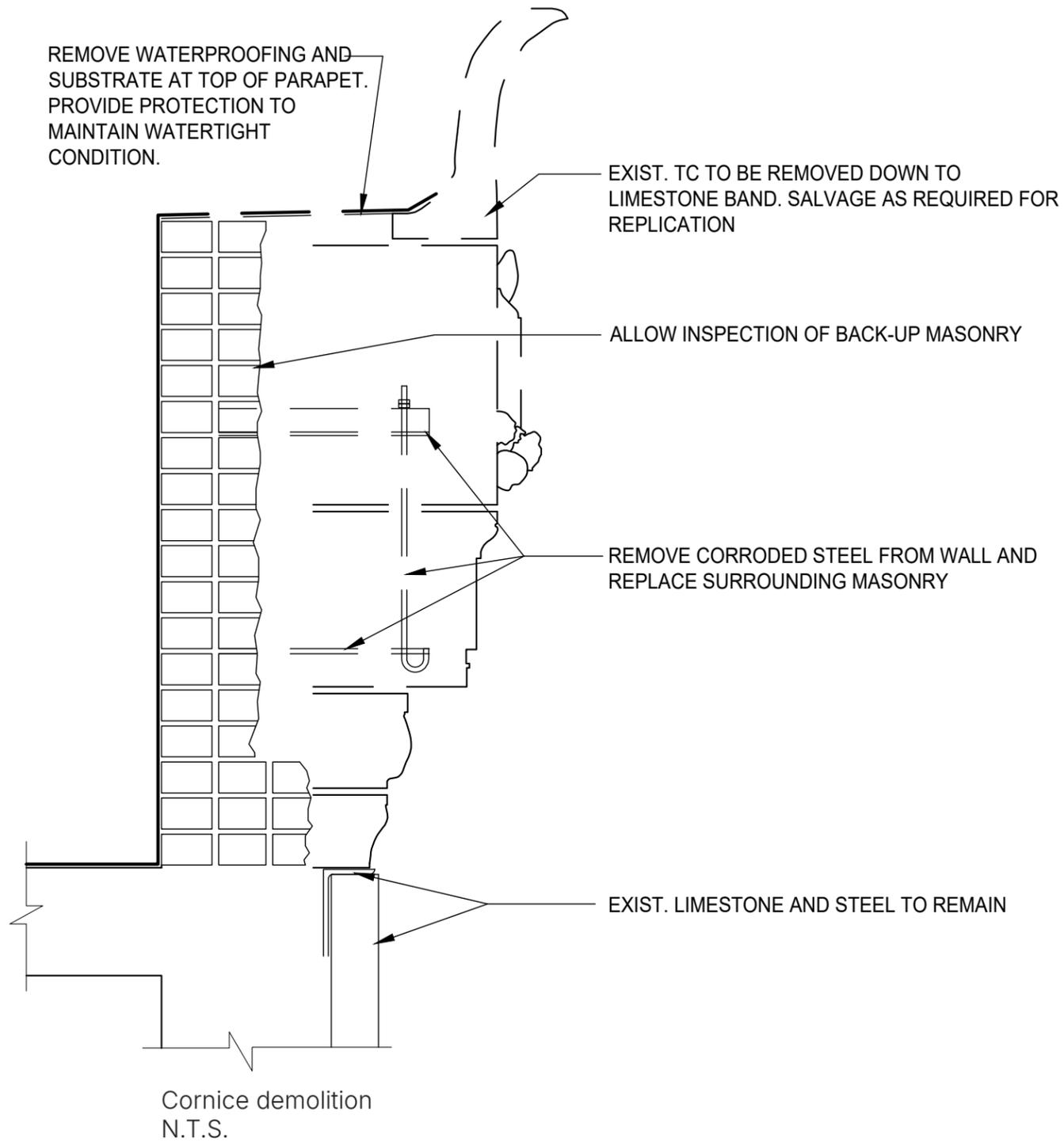


New Terracotta Units Load Diagram

III. Details of Preservation Approach



Proposed GFRP Panel Load Diagram



Proposed Cornice Replacement



Terracotta



GFRP



NOTE: Existing Terracotta at 70 Fifth Ave is coated, new GFRP shall be similarly coated

GFRP Cornice Examples



915 West End Avenue, Manhattan
Riverside-West End Historic District Extension II



310 West End Avenue, Manhattan
Riverside-West End Historic District Extension II

LPC Approved GFRP Cornice Replacement

1. Existing cornice cannot be supported by parapet.
2. Parapet can support alternate material cornice.
3. Alternate material eliminates load transferred to facade.



GFRP Appropriateness at Terracotta Cornice