

**February 3, 2026**  
Public Hearing

**The current proposal is:**

**Preservation Department – Item 3, LPC-26-06012**

**70 Fifth Avenue (aka 2-6 West 13th Street) –  
Educational Building – Individual Landmark**

**To testify virtually, please join Zoom**

**Webinar ID: 161 897 1031**

**Passcode: 399948**

By Phone: 646-828-7666 (NY)  
833-435-1820 (Toll-free)  
833-568-8864 (Toll-free)

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# **Educational Building**

## **70 Fifth Avenue**

Landmarks Preservation Commission  
Public 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
- IV. Appendix

# 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

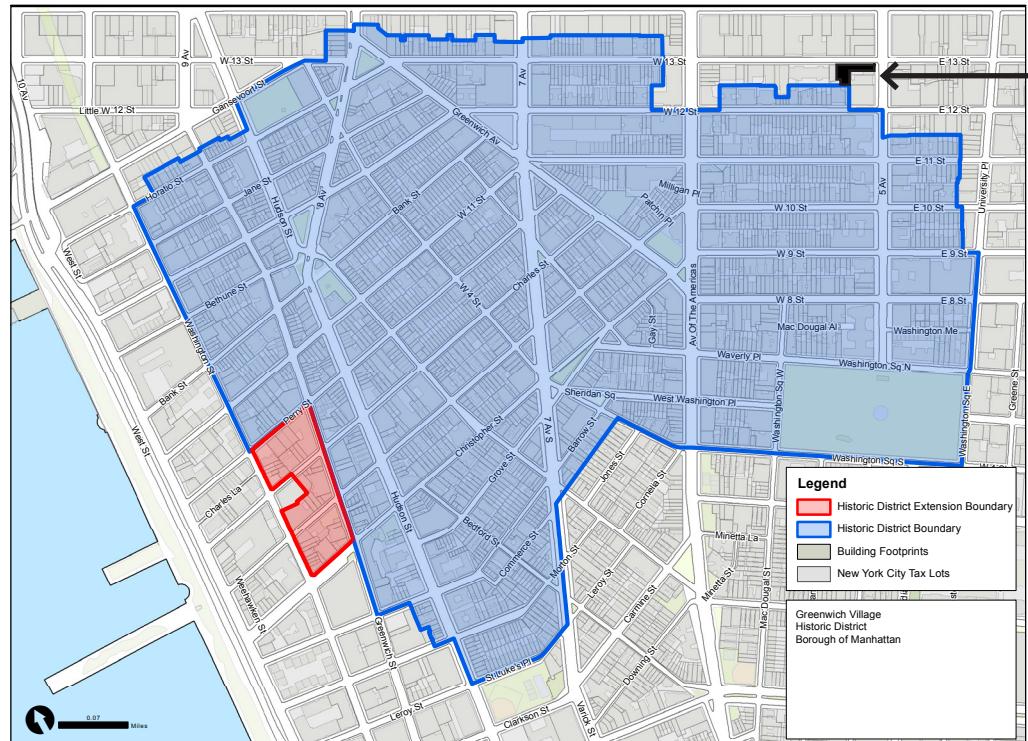
**Built:** 1912-1914

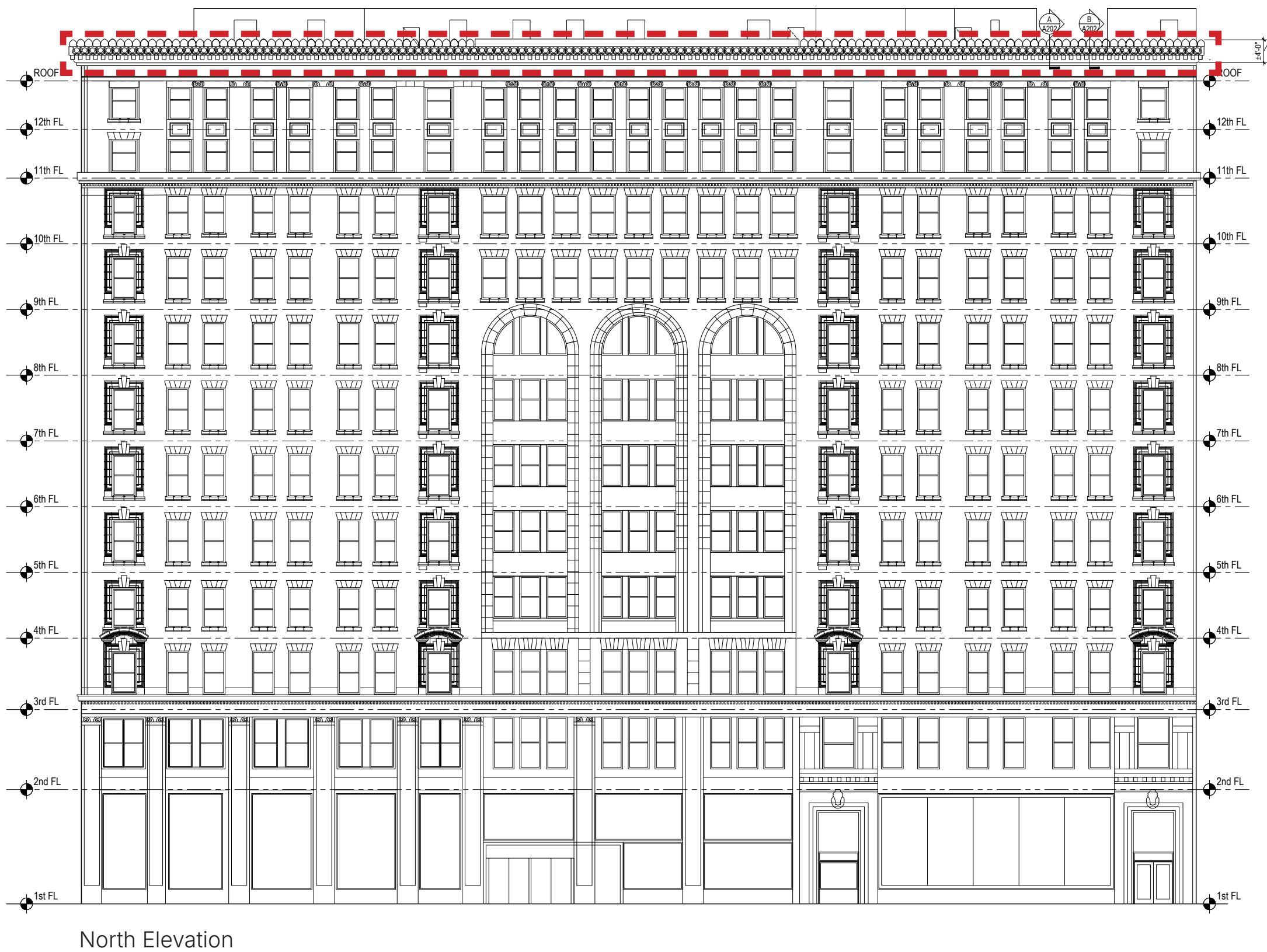
**Architect:** Charles Alonzo Rich

**Style:** Beaux-Arts

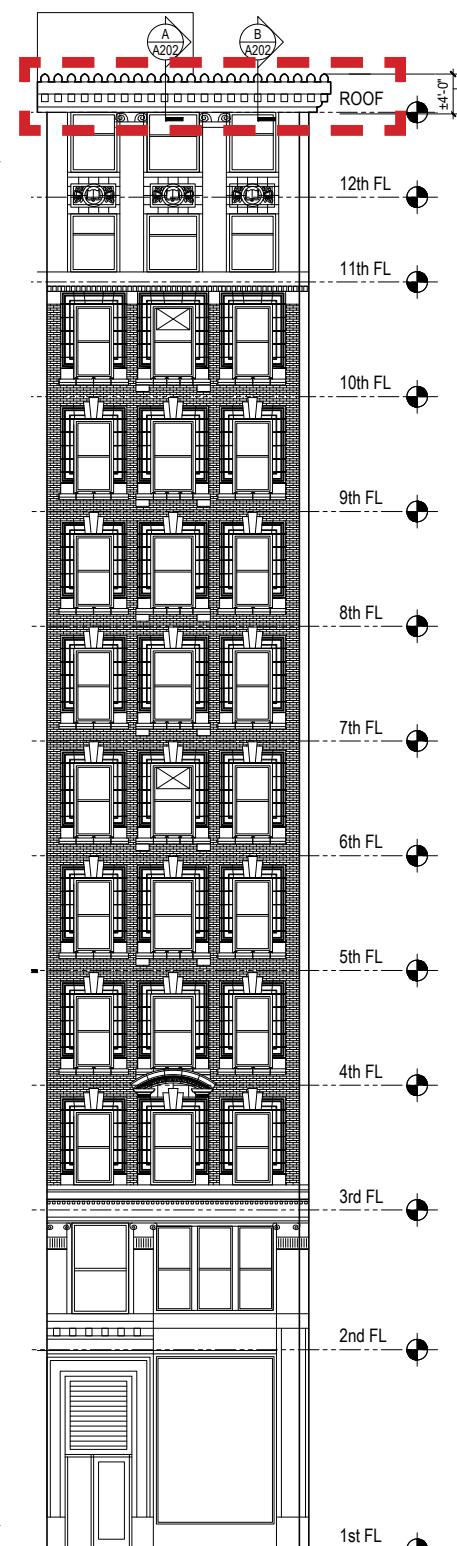
**Facade Materials:** White brick, terra-cotta, & cast stone

**Landmark Status:** Individual Landmark





North Elevation



East Elevation

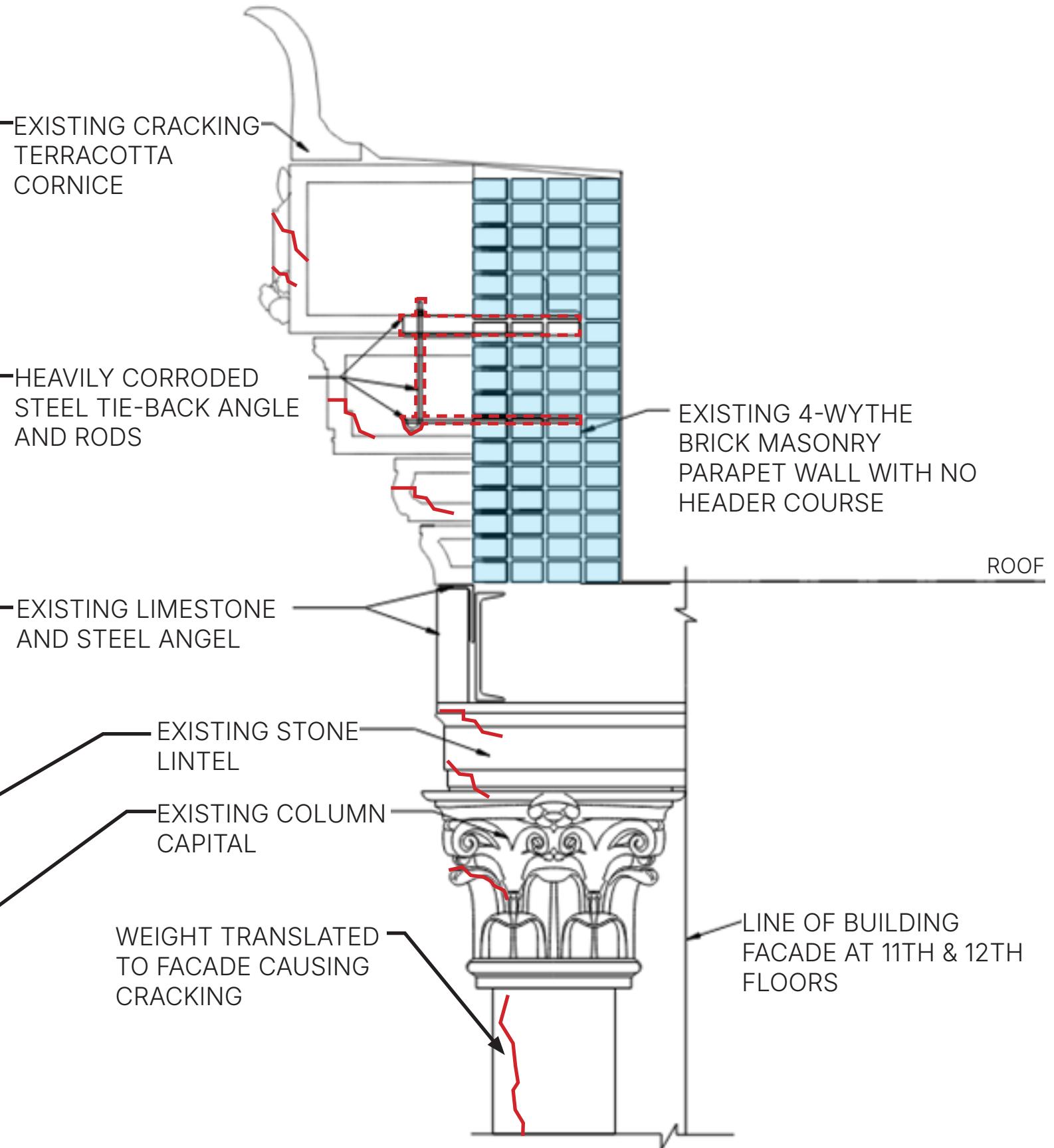
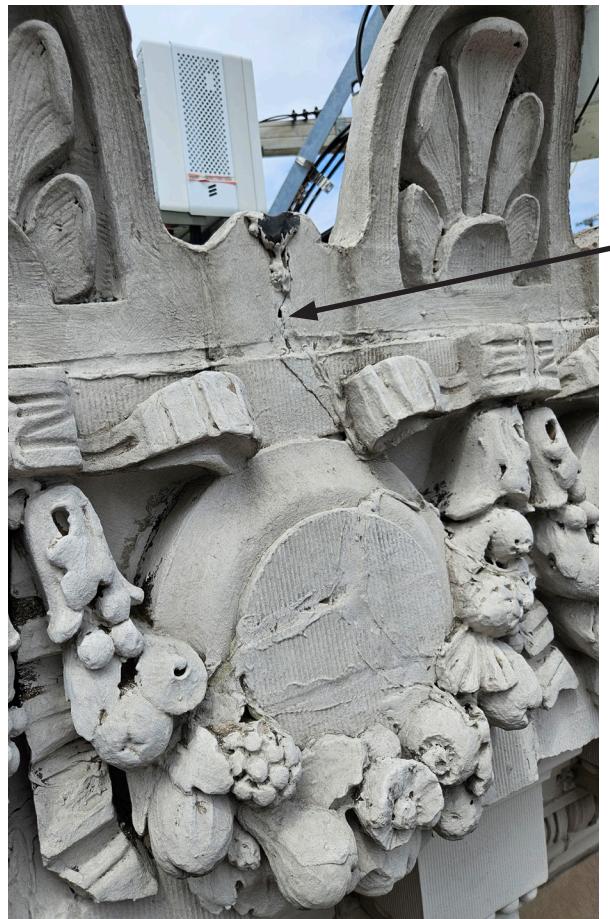
## Area of Focus: Cornice Line

Introduction & Existing Conditions



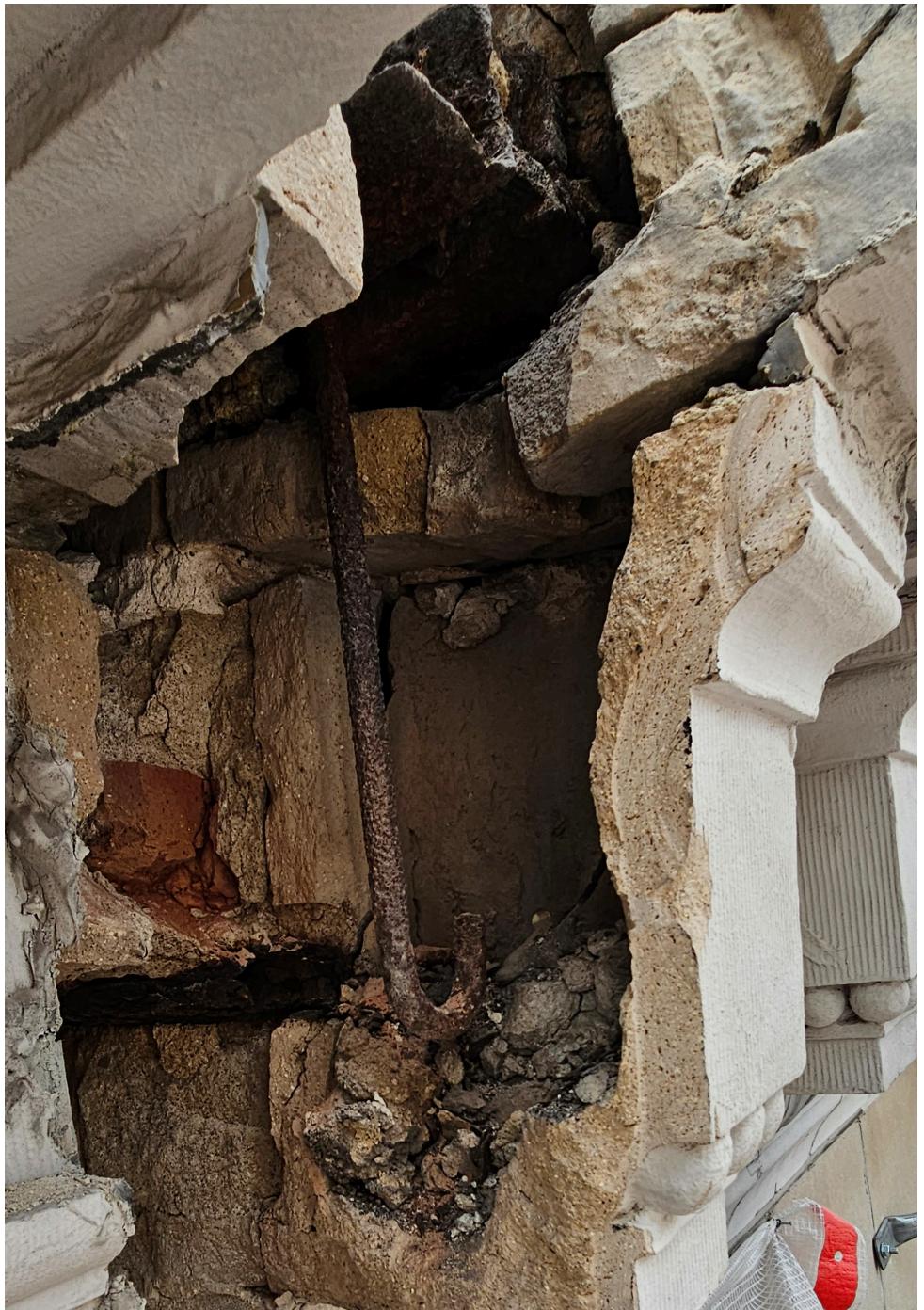
View of parapet cornice  
(Image from NYC LPC Designation Report)





## Structural Components of Cornice Parapet

Introduction & Existing Conditions



Deterioration of steel anchor embedments



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

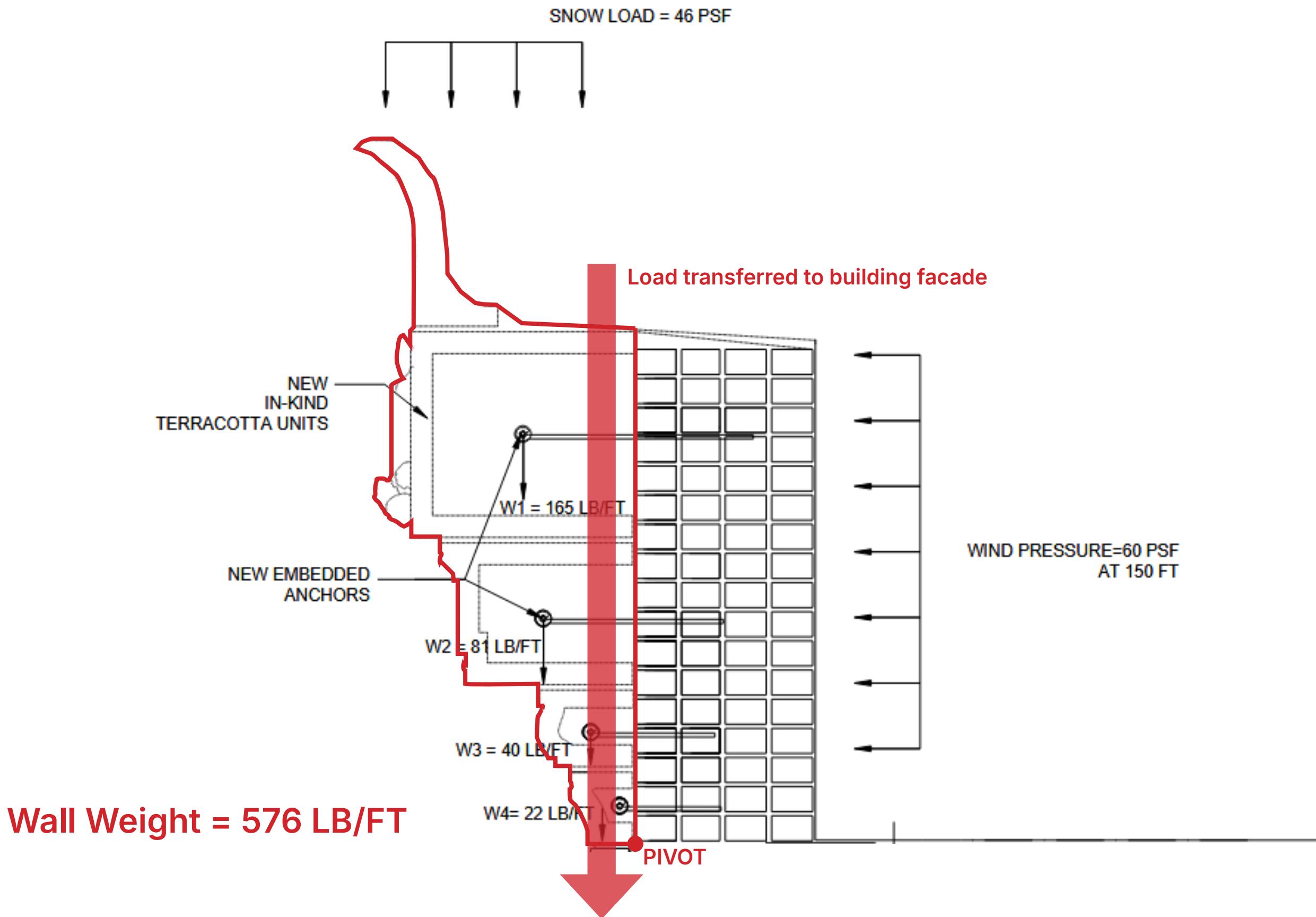


Continuous vertical cracking at limestone  
due to compression forces

## Deteriorated and Cracking Conditions

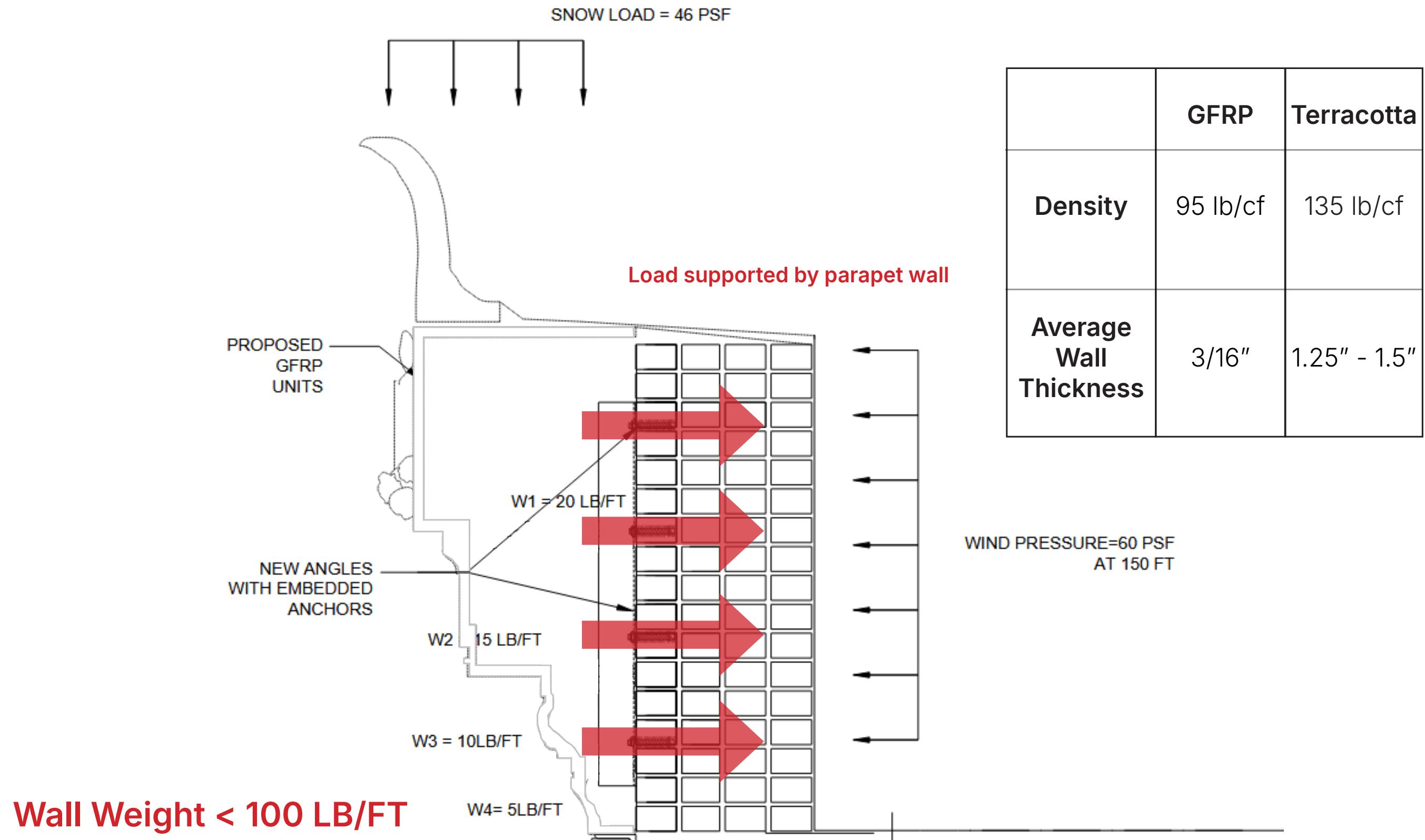
Introduction & Existing Conditions

## II. Cornice Reinstallation & Overview of Preservation Approach



## New Terracotta Units Load Diagram

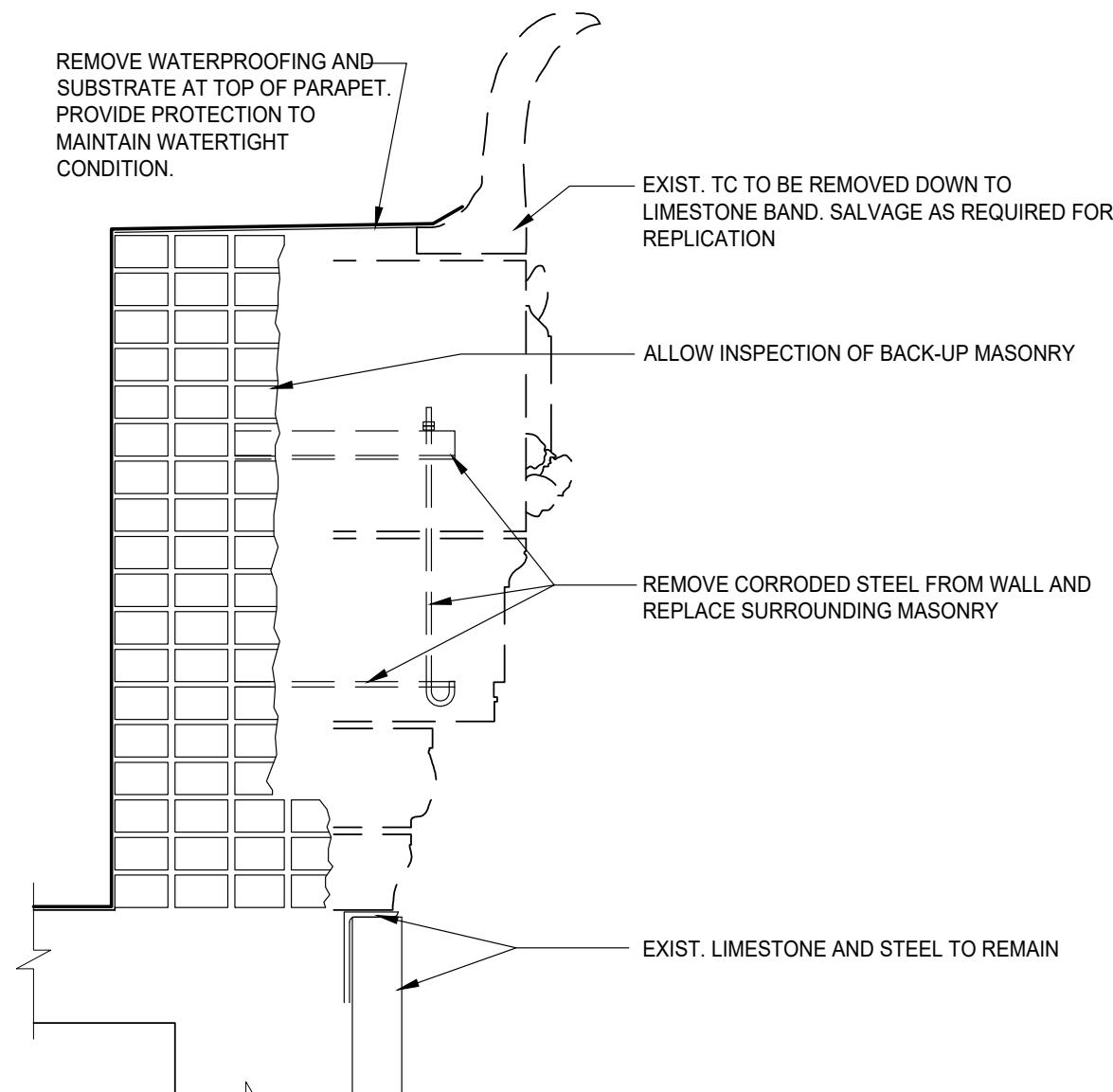
Cornice Reinstallation & Overview of Preservation Approach



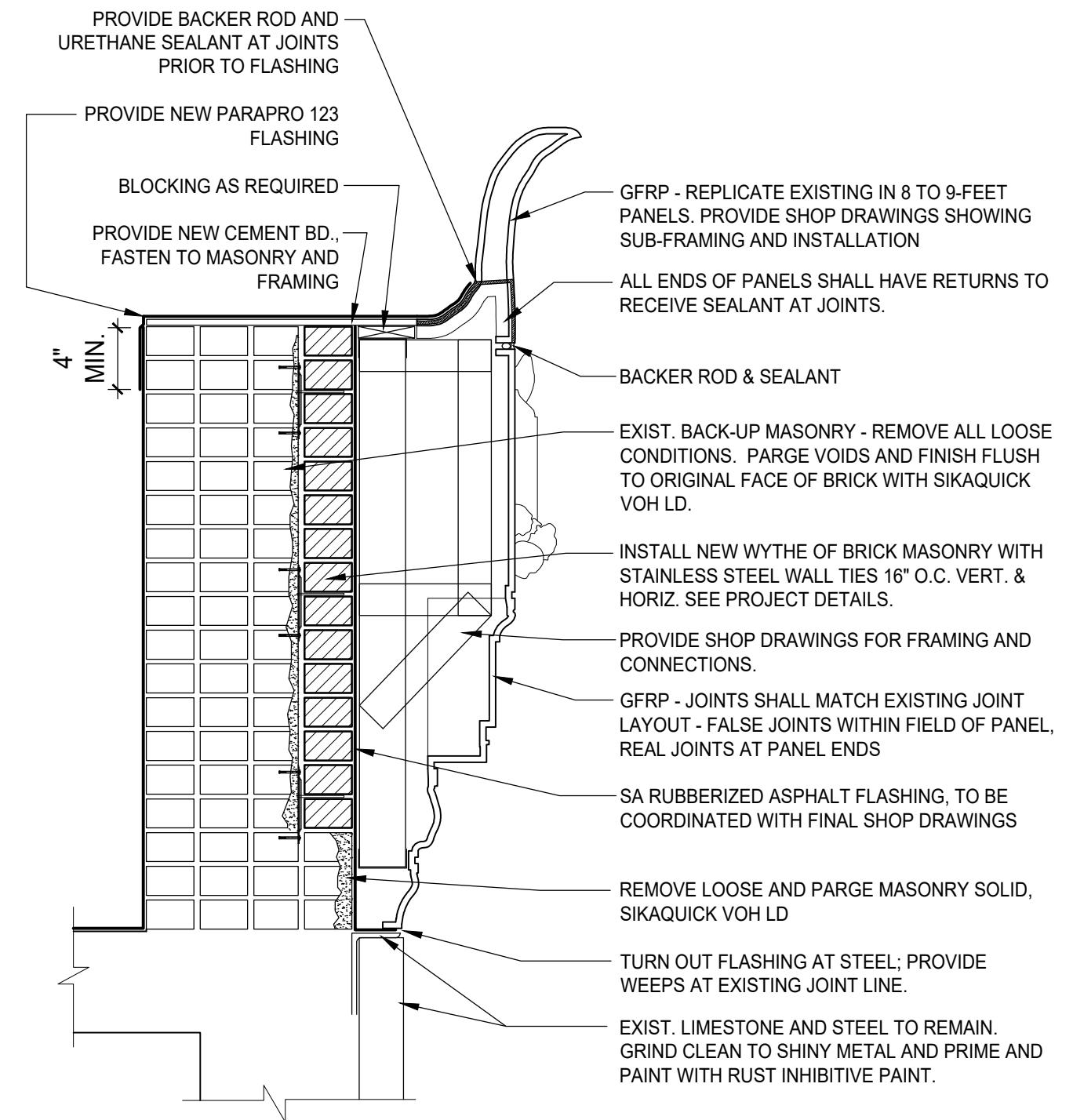
## Proposed GFRP Panel Load Diagram

Cornice Reinstallation & Overview of Preservation Approach

### III. Details of Preservation Approach



Cornice demolition



New cornice

## Proposed Cornice Replacement

Details of Preservation Approach

## Seal Reinforced Fiberglass, Inc.

GFRP Replacement

5 Tudor City Place

Tudor City Historic District



Terracotta



**Uncoated** GFRP sample  
Coating color & sheen to be colormatched

— New joint locations to align with existing seams





Existing painted column capital



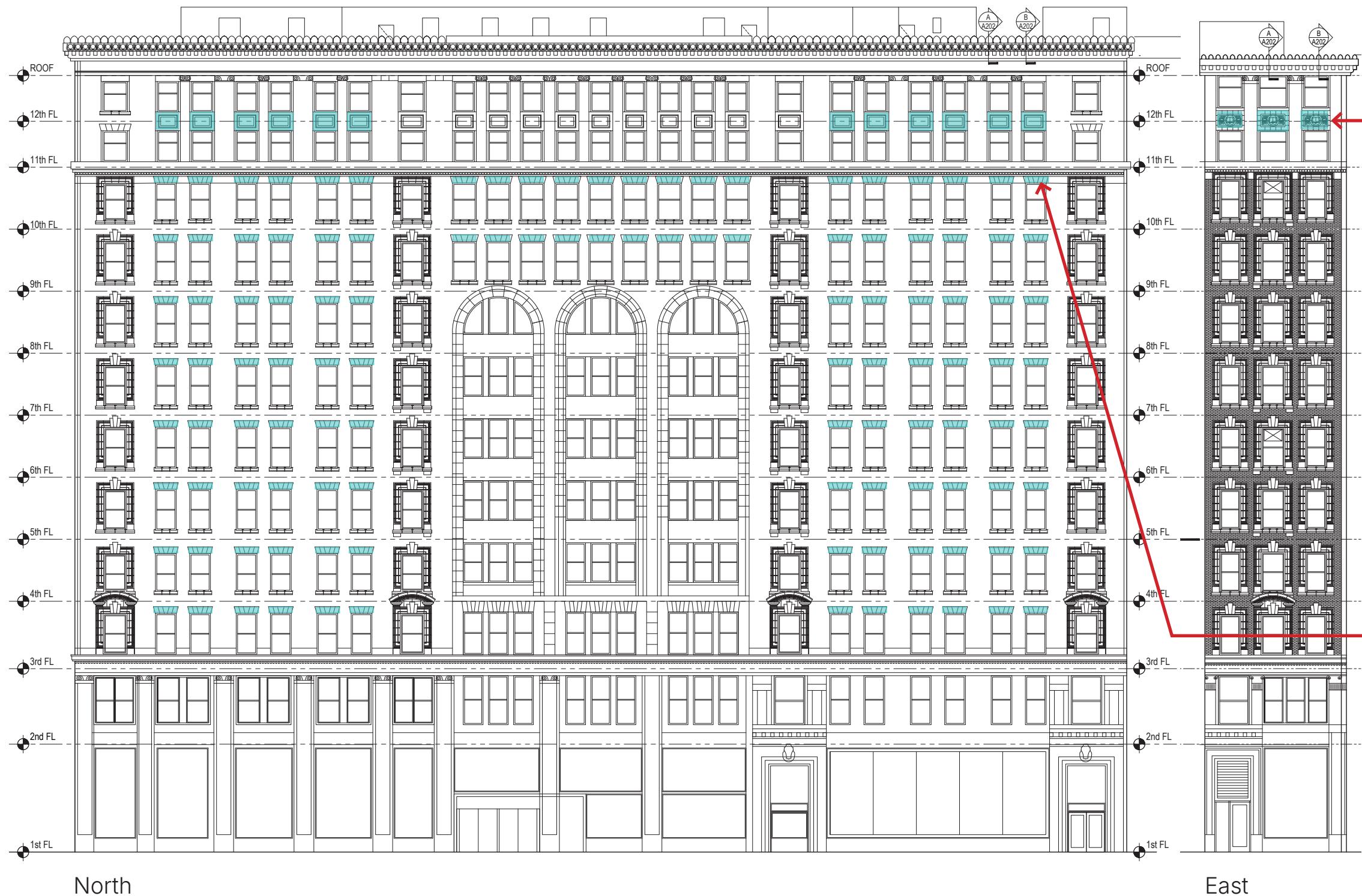
Existing painted window surrounds



Existing painted cornice



**Staff Level Restoration**  
Custom coating to match existing  
Edison Coatings Inc.  
Aquathan breathable coating



The New School  
**Educational Building**  
 70 Fifth Avenue

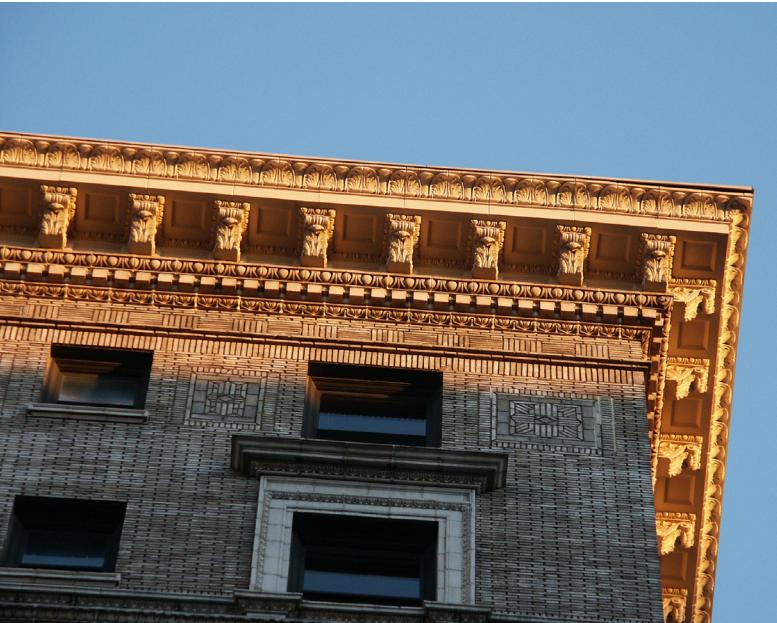
## Unpainted Terracotta

Details of Preservation Approach

Unpainted terracotta



Landmarks Preservation Commission  
 Public Hearing



**949 West End Avenue, NYC**  
Riverside-West End Historic District Extension II



**490 West End Avenue, NYC**  
Riverside-West End Historic District Extension I



**327 Central Park West, NYC**  
Central Park Historic District

## Summary

1. Existing parapet does not have sufficient capacity to support the terracotta cornice, causing the load to be transferred to the building facade.
2. Reducing the cornice load allows the parapet to adequately support the remaining loads.
3. Removing compressive forces from the facade reduces stress, assisting in preventing future cracking to preserve the building.



## GFRP Appropriateness

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## IV. Appendix



East parapet roof dunnage



East parapet roof dunnage



North parapet conduit chase



North parapet conduit chase

## Existing Rooftop Conditions

### Appendix

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