

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:

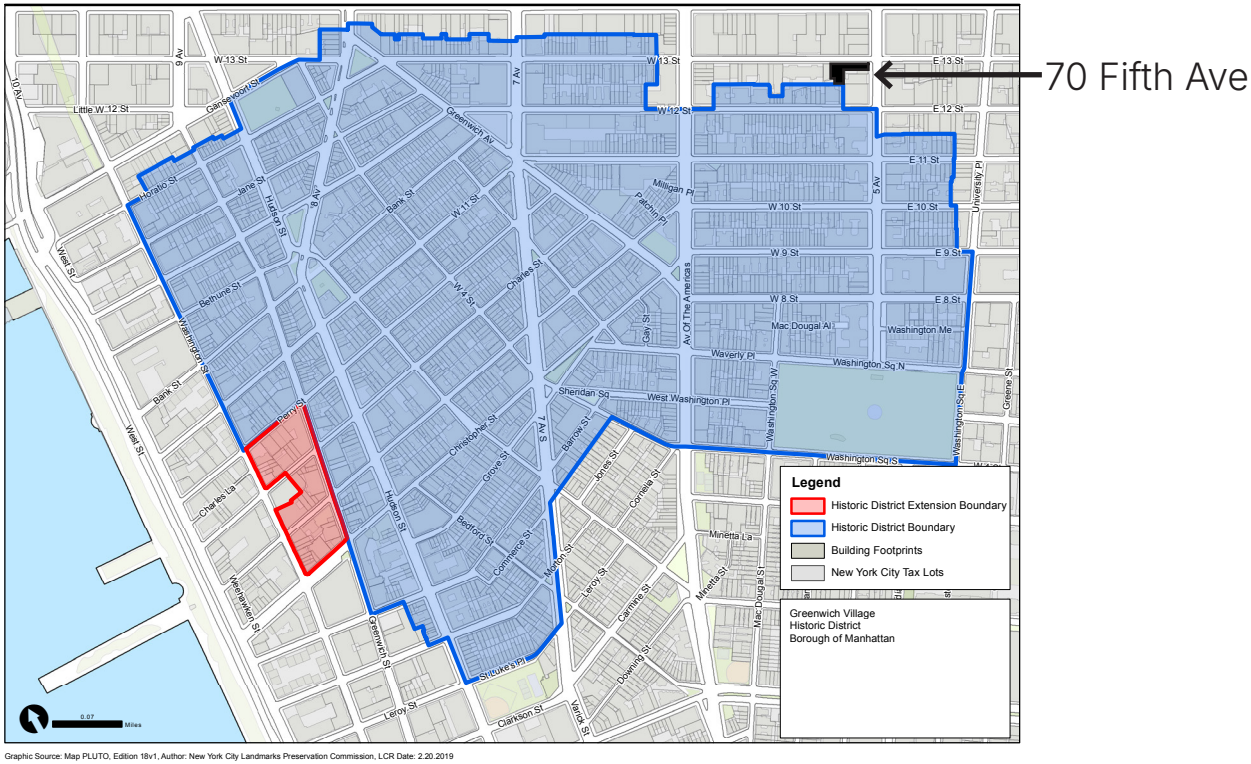
1912-1914
- Architect:

Charles Alonzo Rich
- Style:

Beaux-Arts
- Facade Materials:

White brick, terra-cotta, & cast stone
- Landmark Status:

Individual Landmark



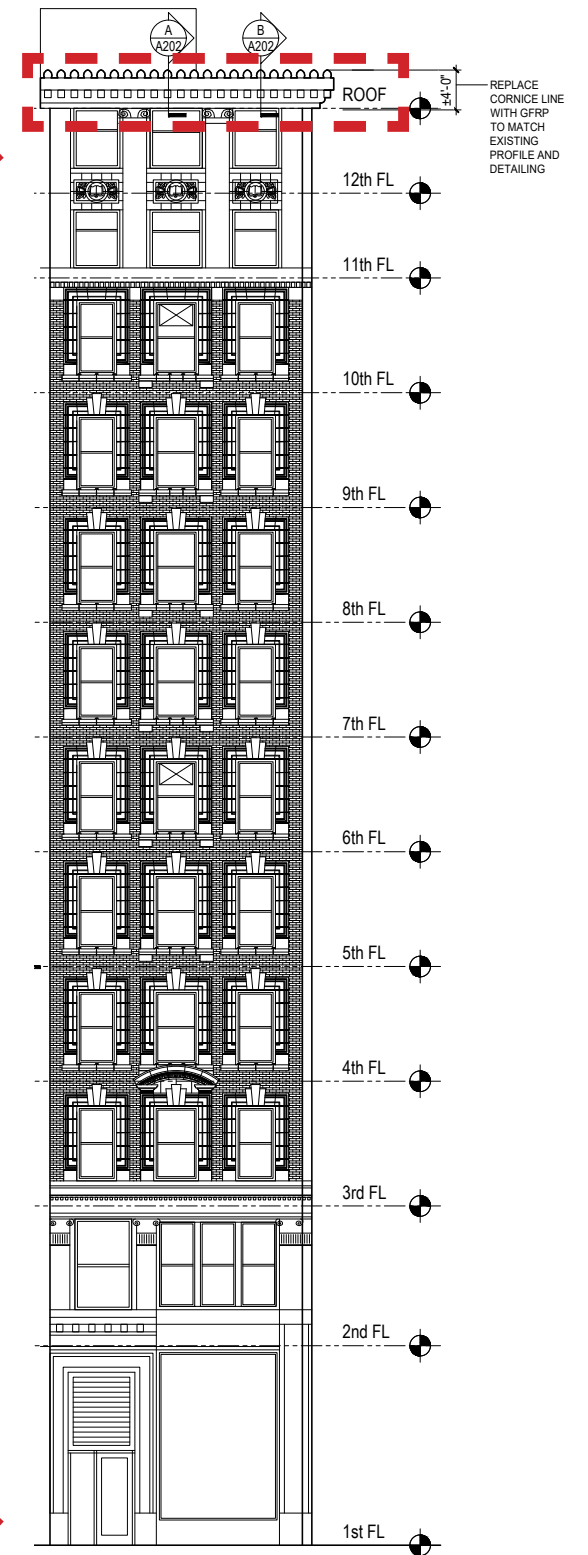
ca. 1940



ca. 2021



North Elevation



East Elevation

+/- 150'

Area of Focus: Cornice Line

Introduction & Existing Conditions

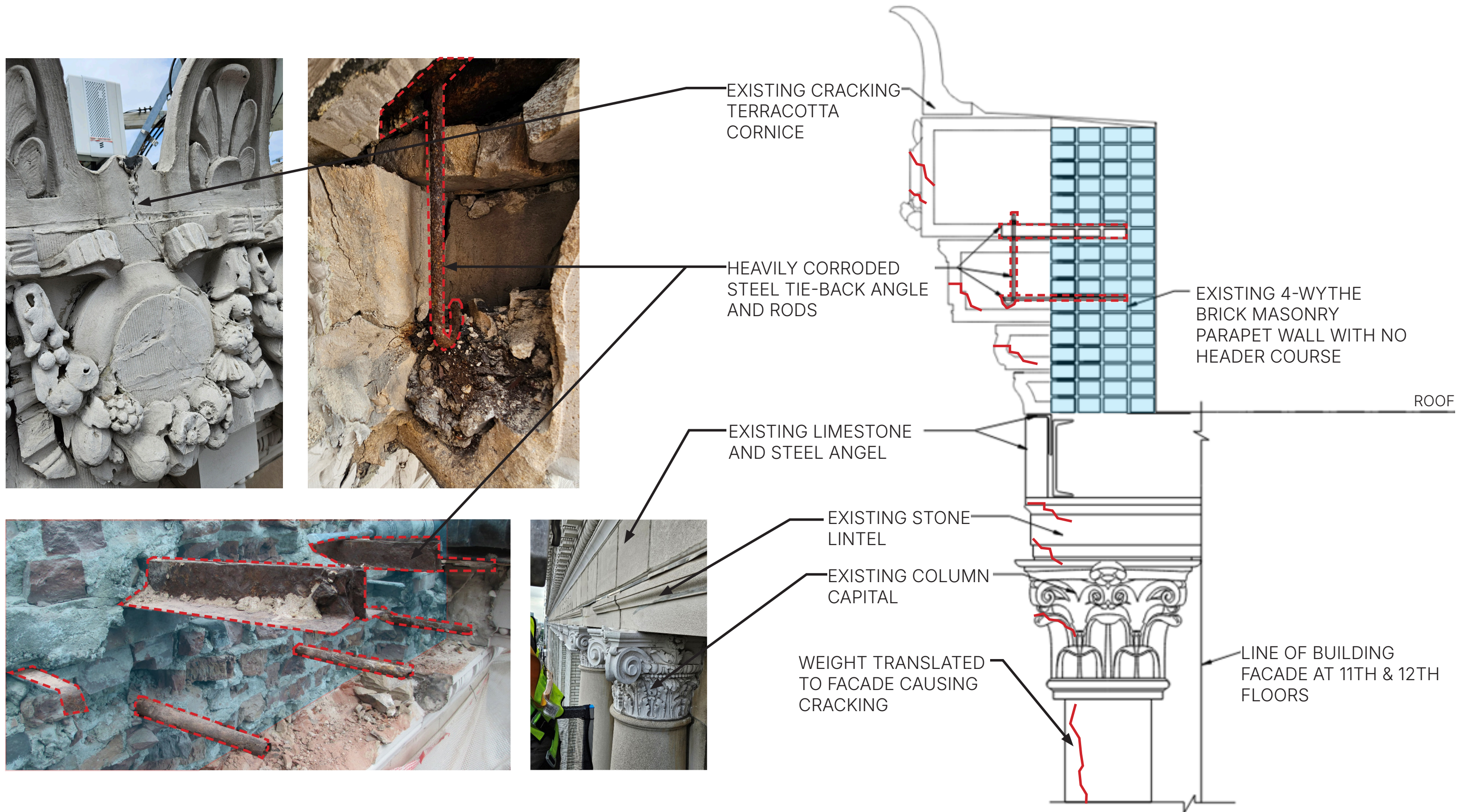


View of parapet cornice
(Image from NYC LPC Designation Report)



Existing Cornice

Introduction & Existing Conditions



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

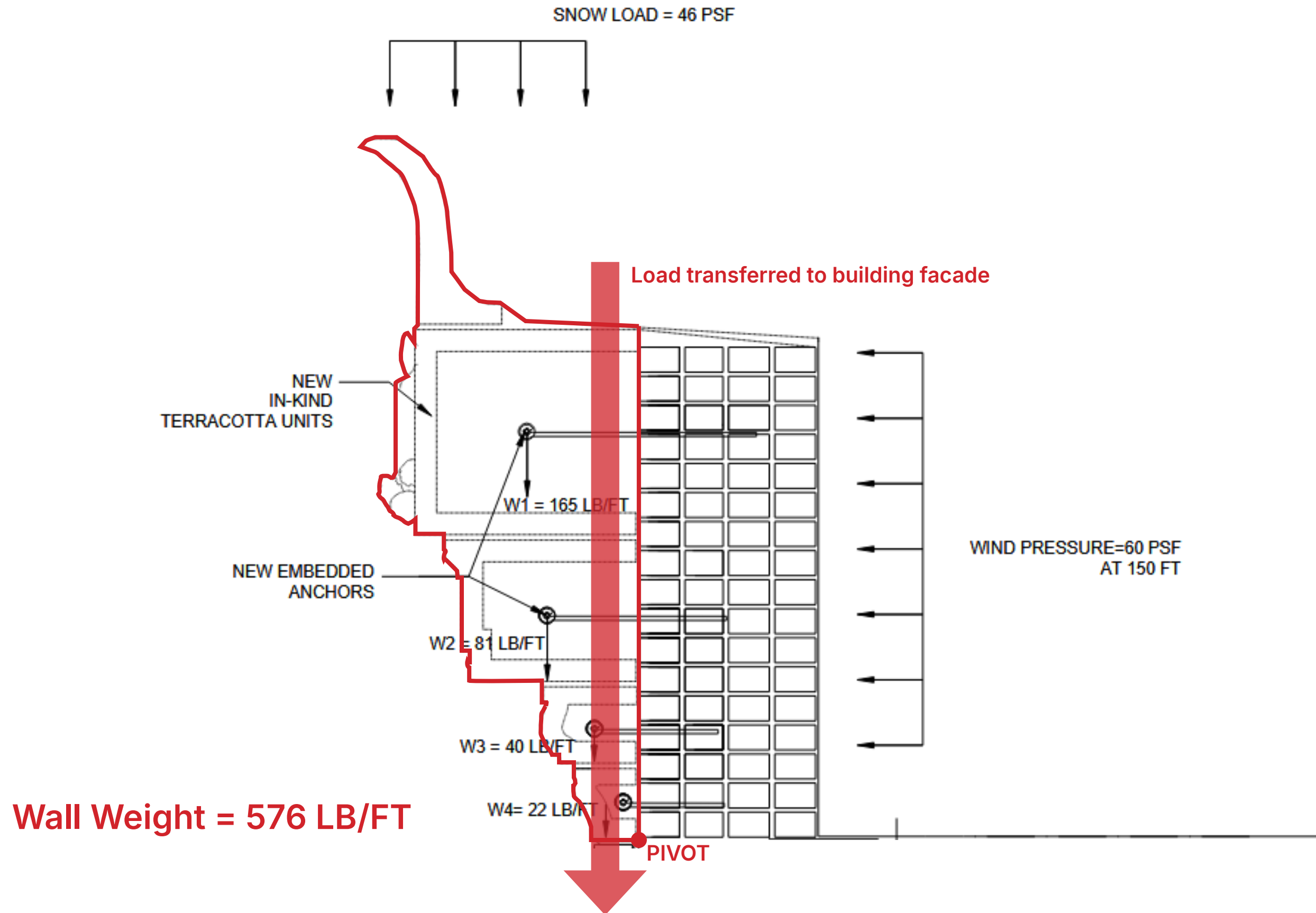


Continuous vertical cracking at limestone due to compression forces

Deteriorated and Cracking Conditions

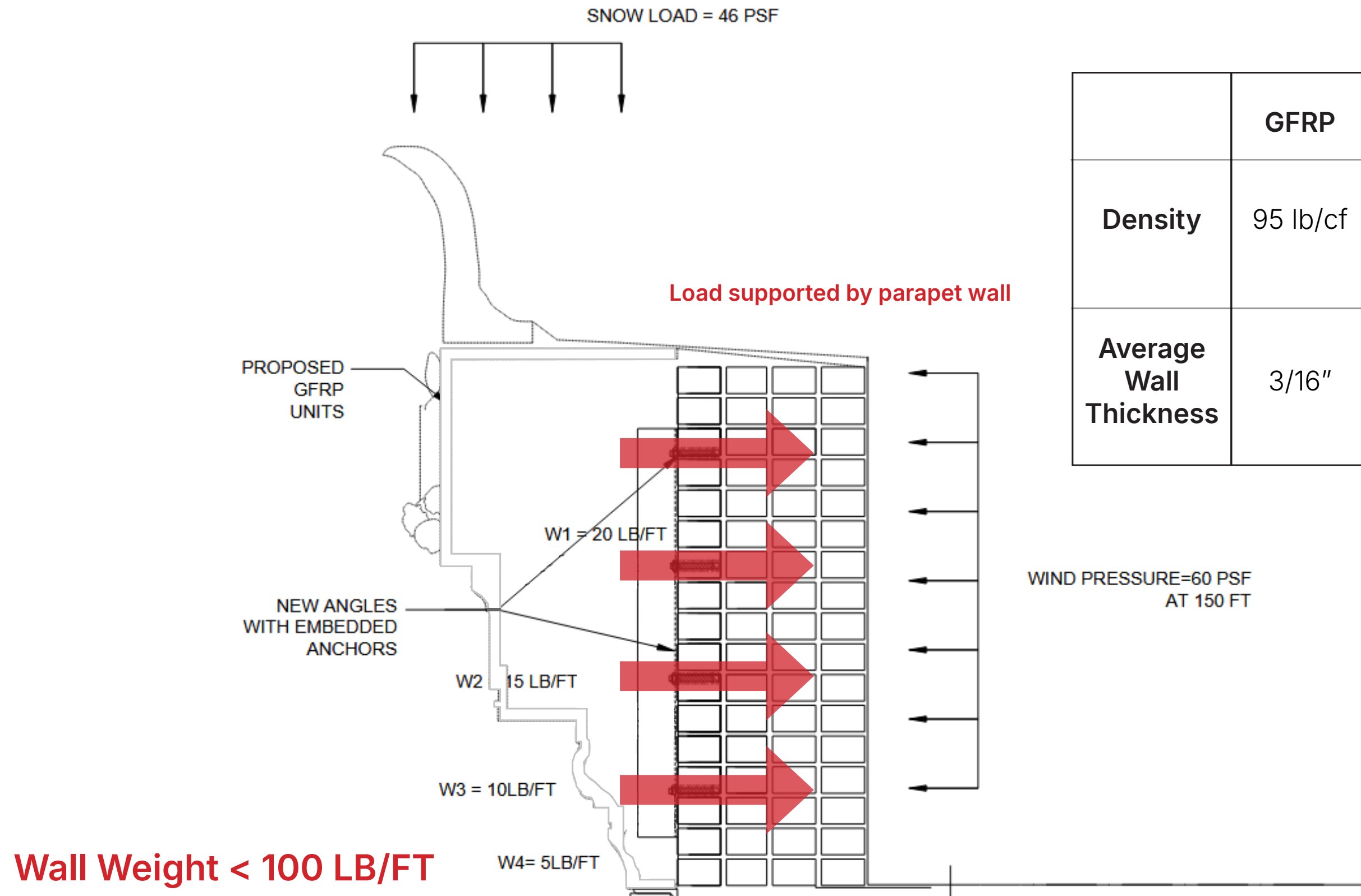
Introduction & Existing Conditions

II. Cornice Reinstallation & Overview of Preservation Approach



New Terracotta Units Load Diagram

Cornice Reinstallation & Overview of Preservation Approach

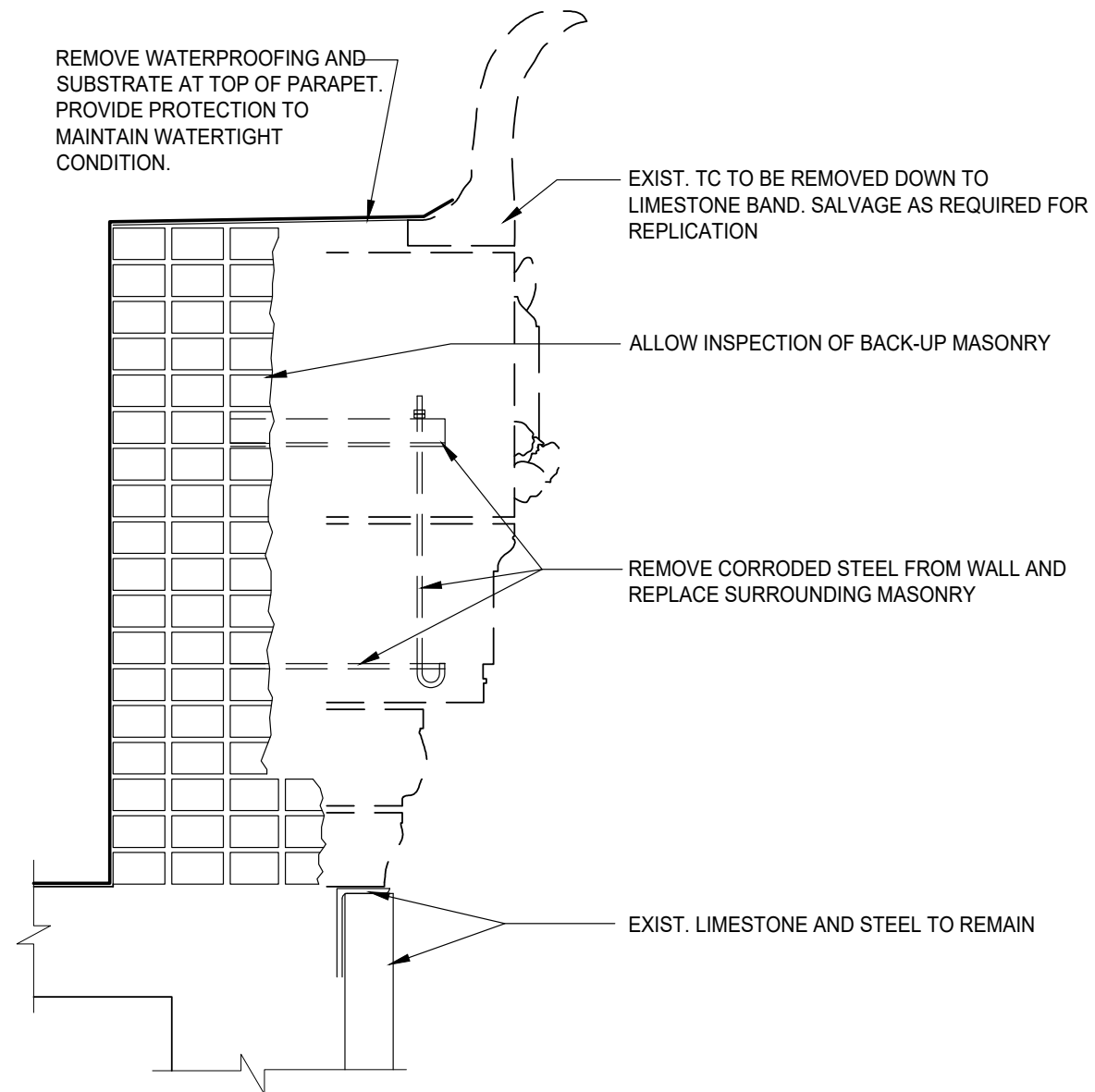


	GFRP	Terracotta
Density	95 lb/cf	135 lb/cf
Average Wall Thickness	3/16"	1.25" - 1.5"

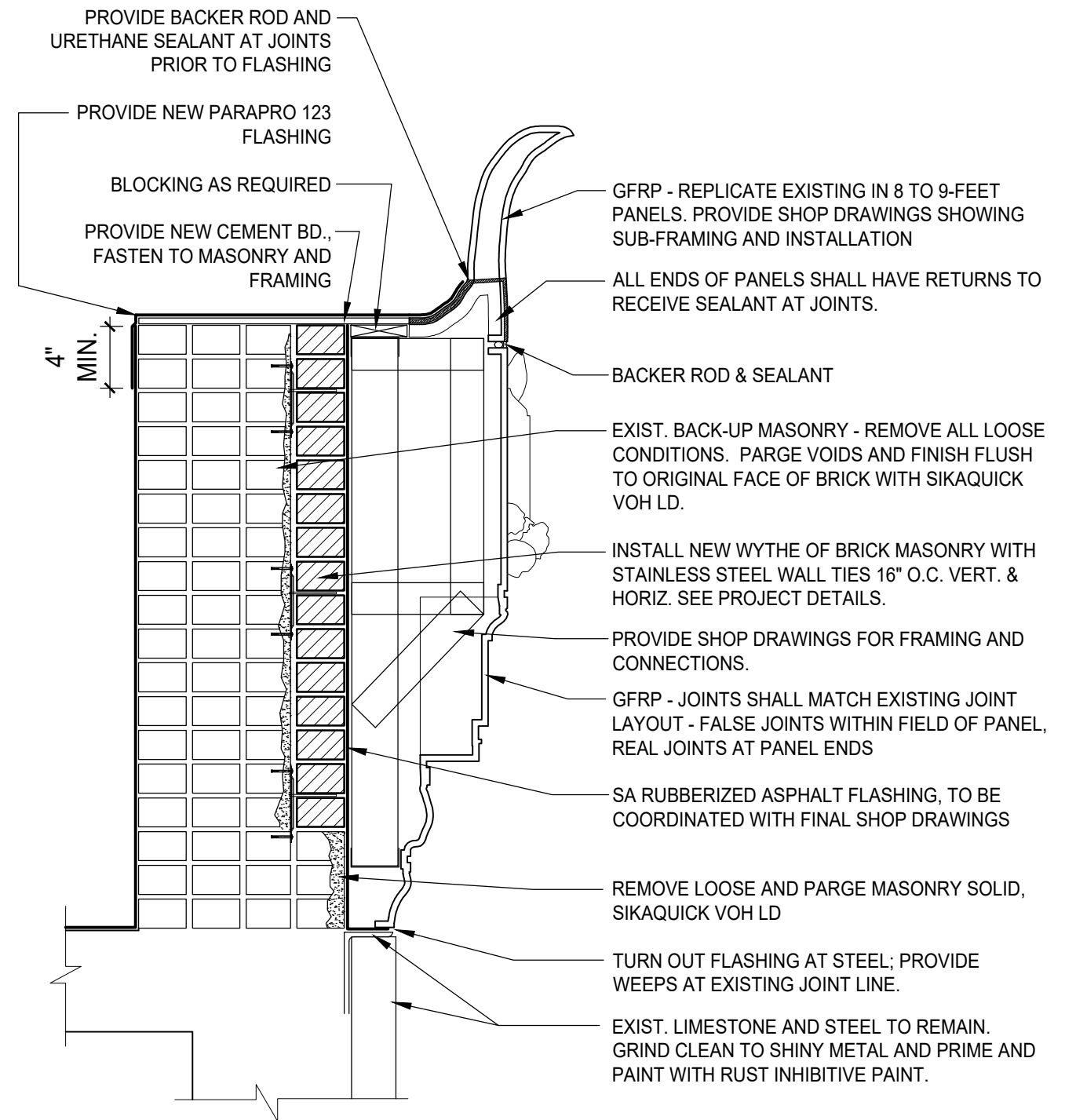
Proposed GFRP Panel Load Diagram

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



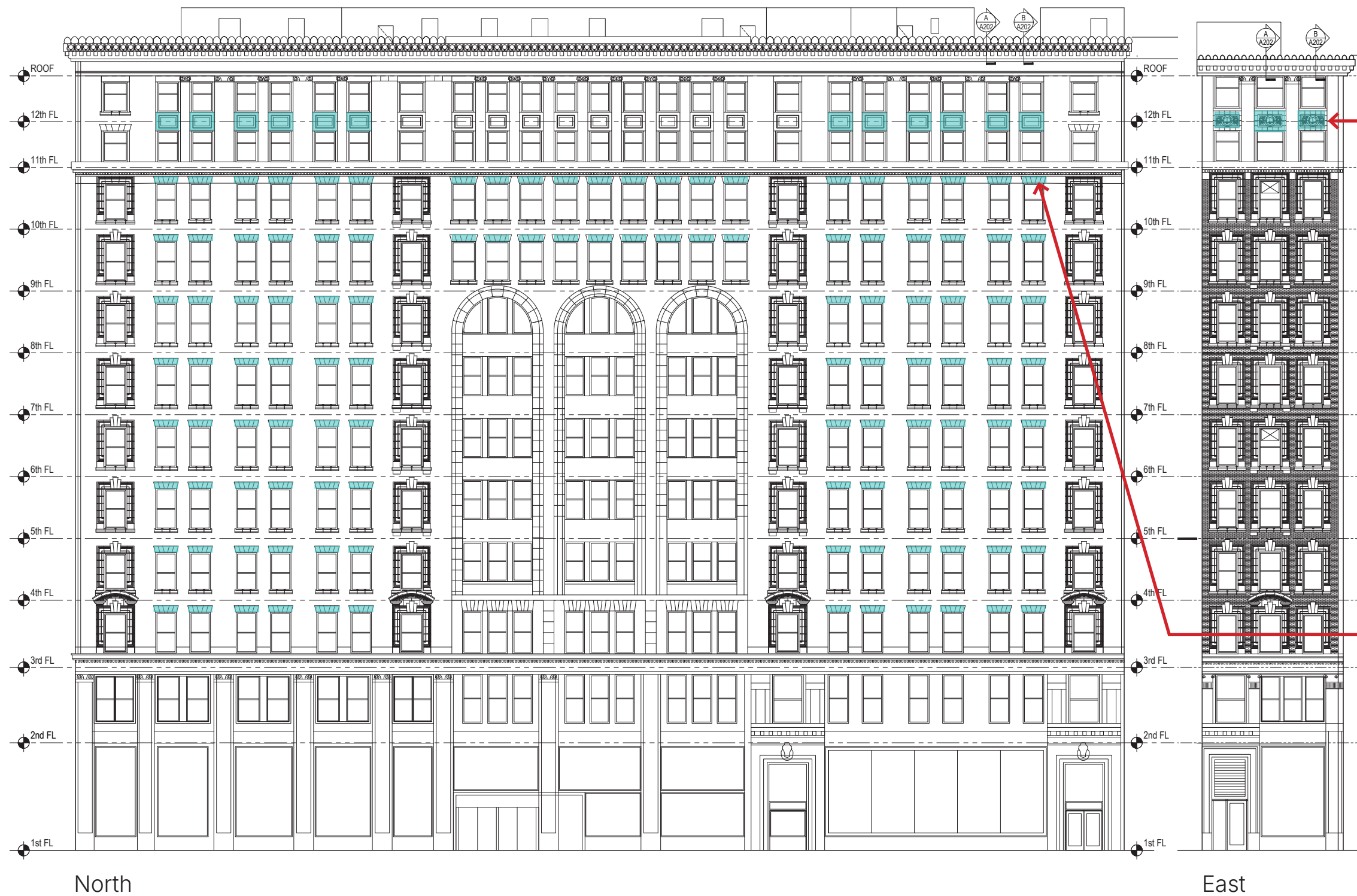
Existing painted window surrounds



Existing painted cornice



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



Unpainted terracotta

The New School
Educational Building
70 Fifth Avenue

Unpainted Terracotta

Details of Preservation Approach

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

LPC Approved GFRP Cornice Replacement

Details of Preservation Approach

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.



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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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