

The current proposal is:

Preservation Department – Item 2, LPC-19-39708

160 East 70th Street,

Borough of Manhattan

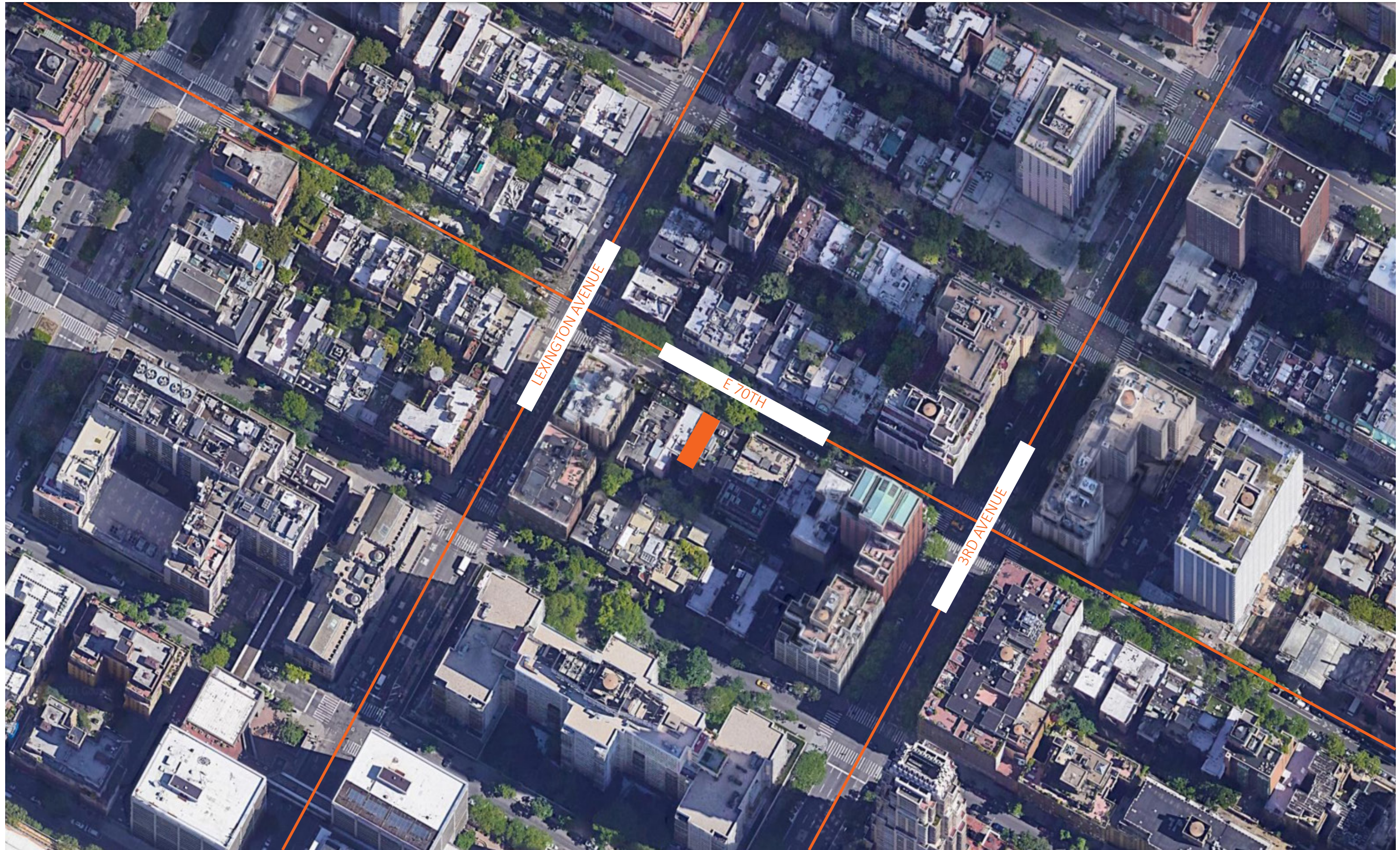
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed



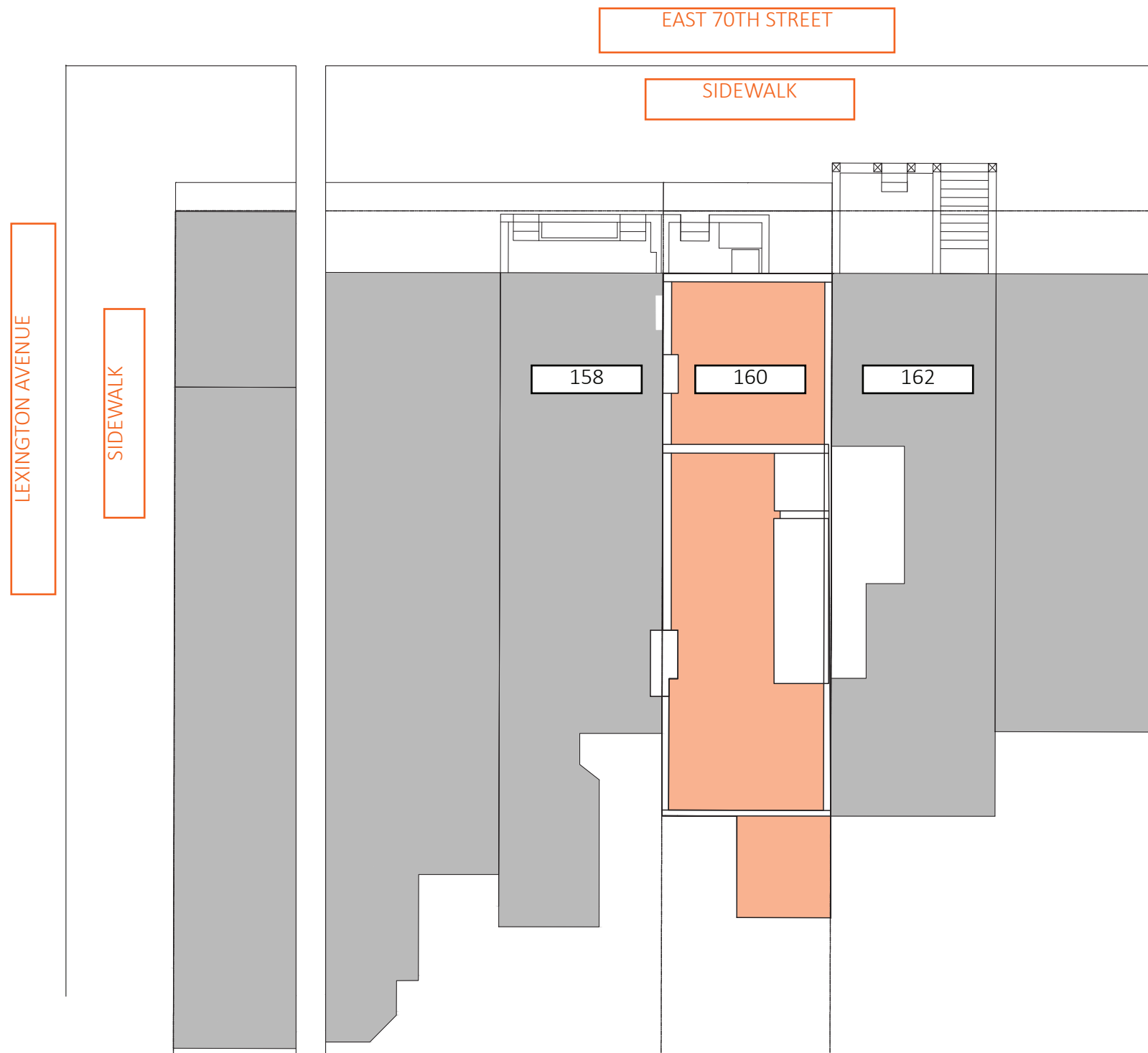
160 EAST 70TH STREET FACADE

**PRESENTATION FOR
LANDMARKS PRESERVATION COMMISSION**

ARCHETYPE ARCHITECTS



SITE LOCATION



PLOT PLAN (EXITING)
160 EAST 70TH STREET



EXISTING PLOT PHOTO
160 EAST 70TH STREET | BLOCK 1404 LOT 147

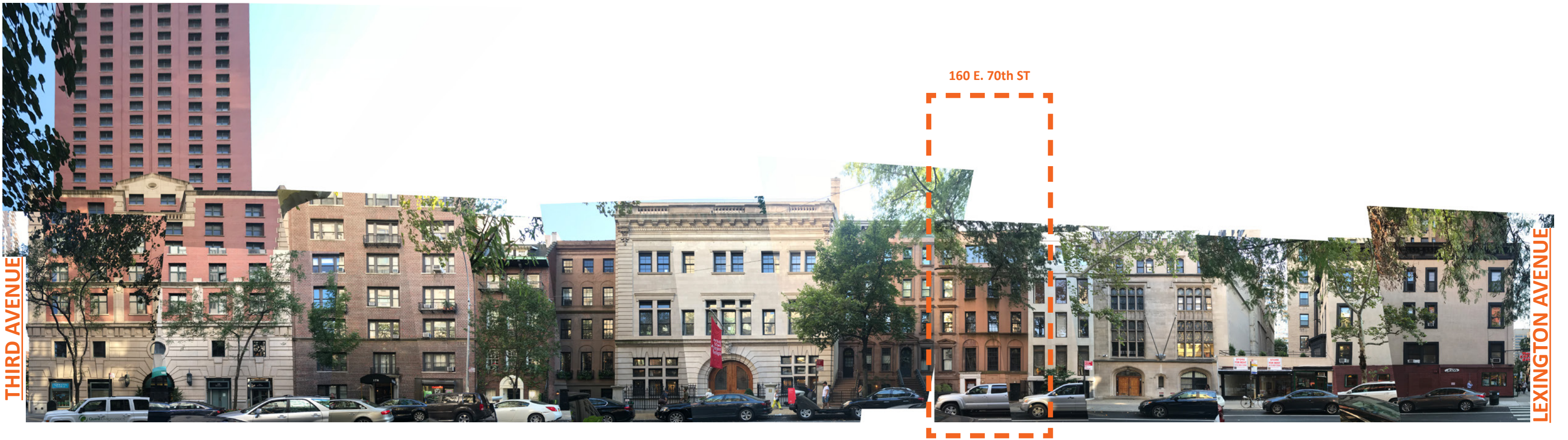
EXISTING CONDITION



LPC DESIGNATION PHOTO (1981)



LPC DESIGNATION PHOTO (1981)



VIEW SOUTH



VIEW NORTH

EAST 70th STREET CONTEXT



EXISTING



2020 NEO-CLASSICAL PROPOSAL



2021 BEAUX ARTS PROPOSAL



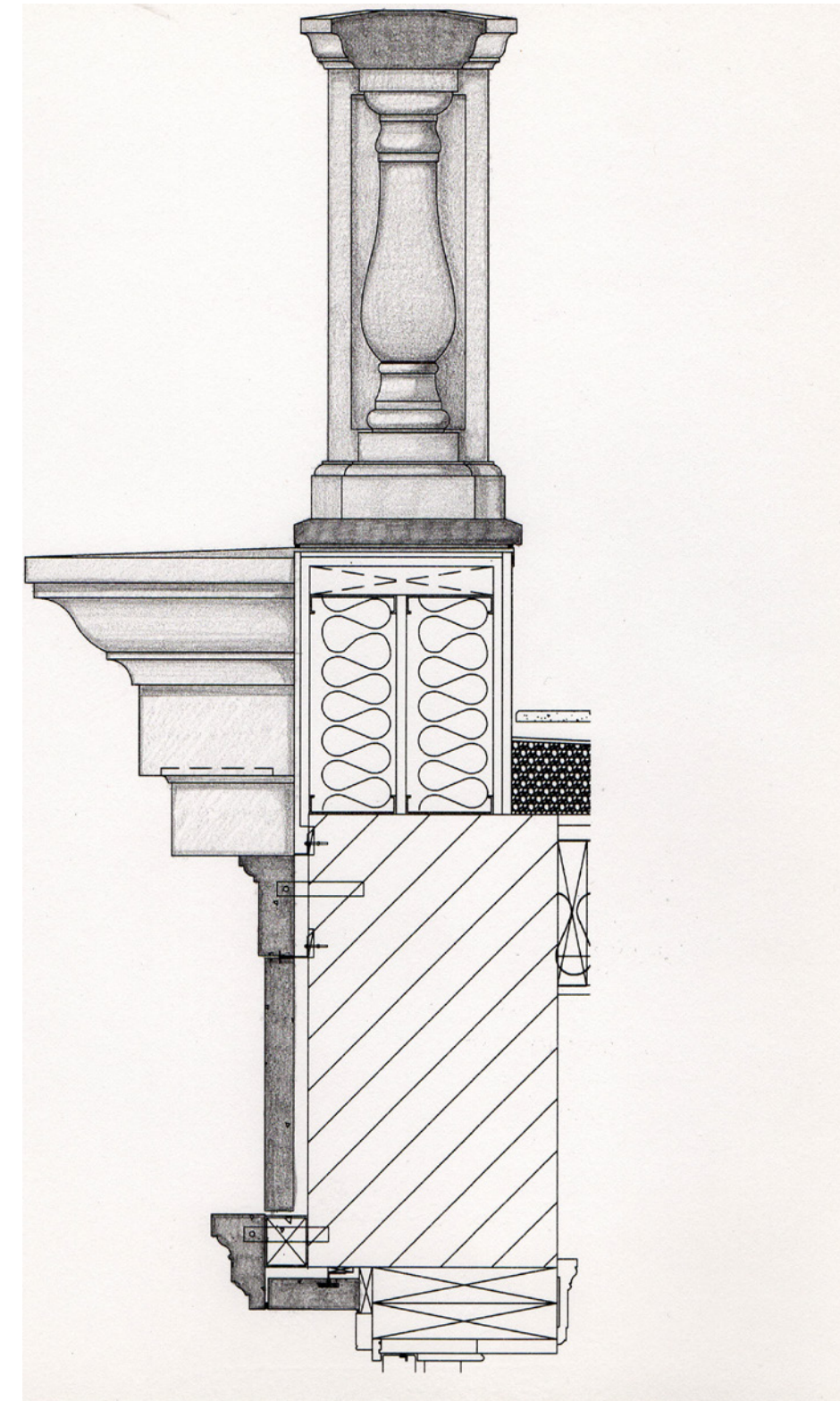
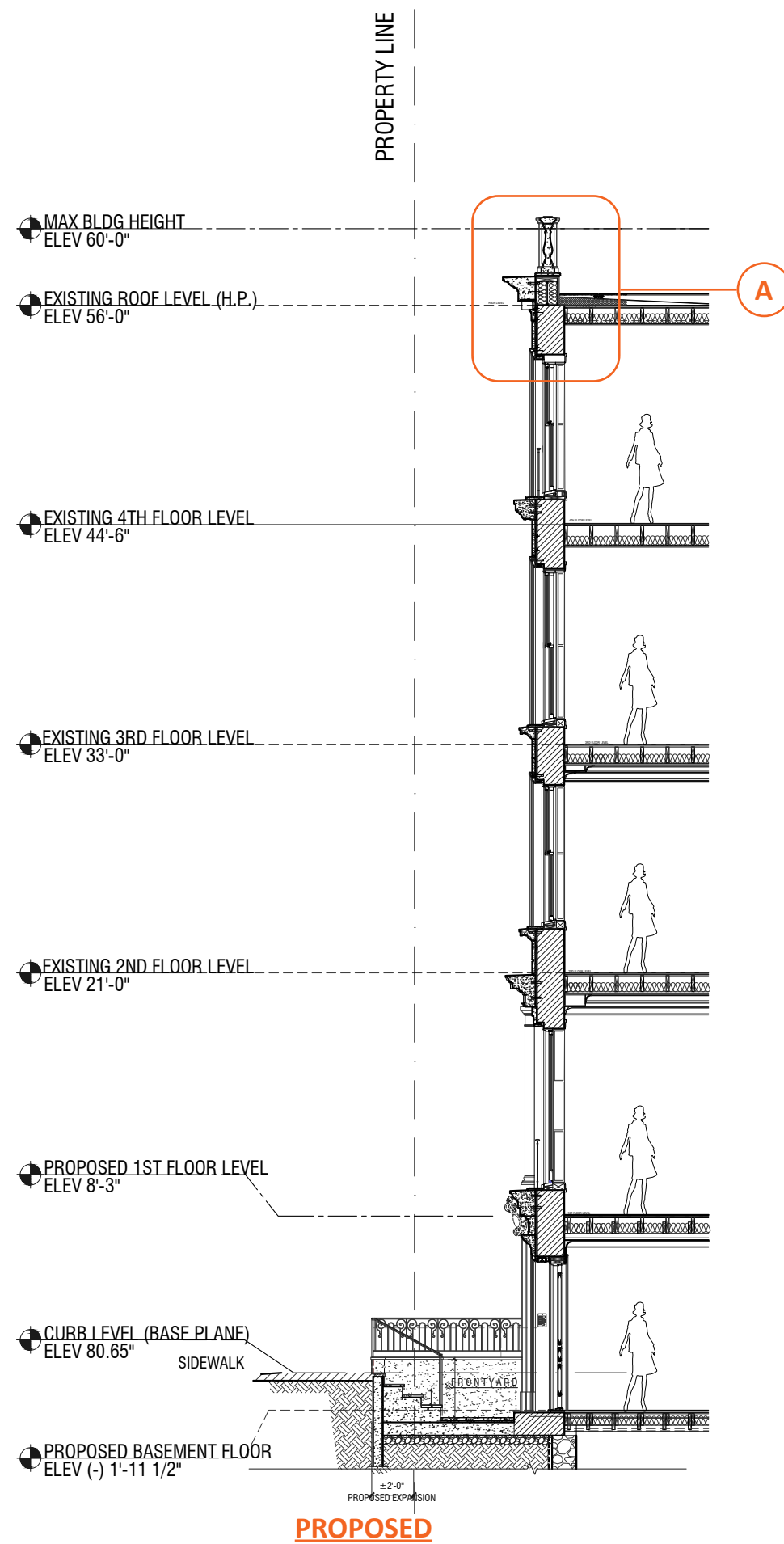
12 EAST 76TH STREET



12 EAST 73RD STREET



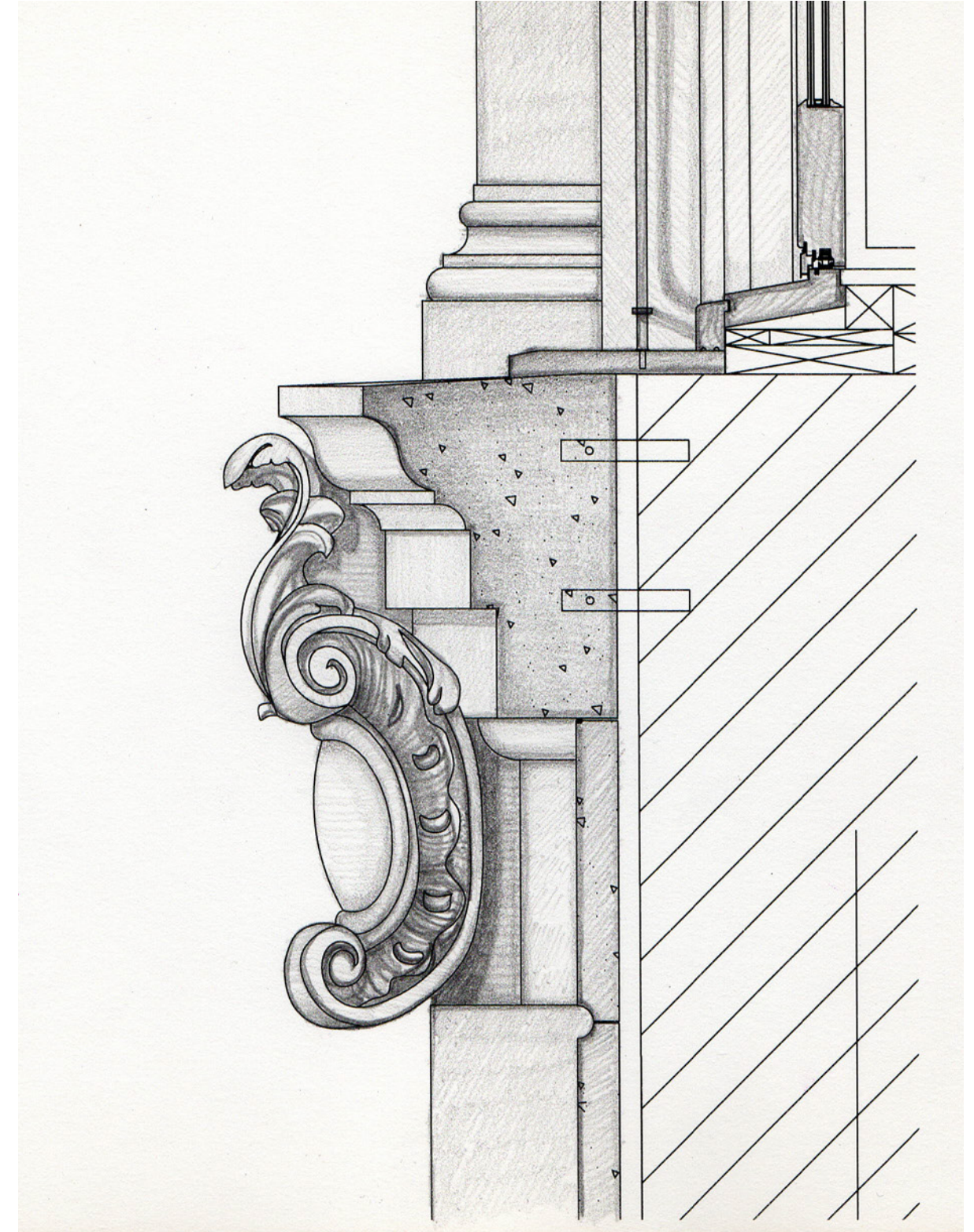
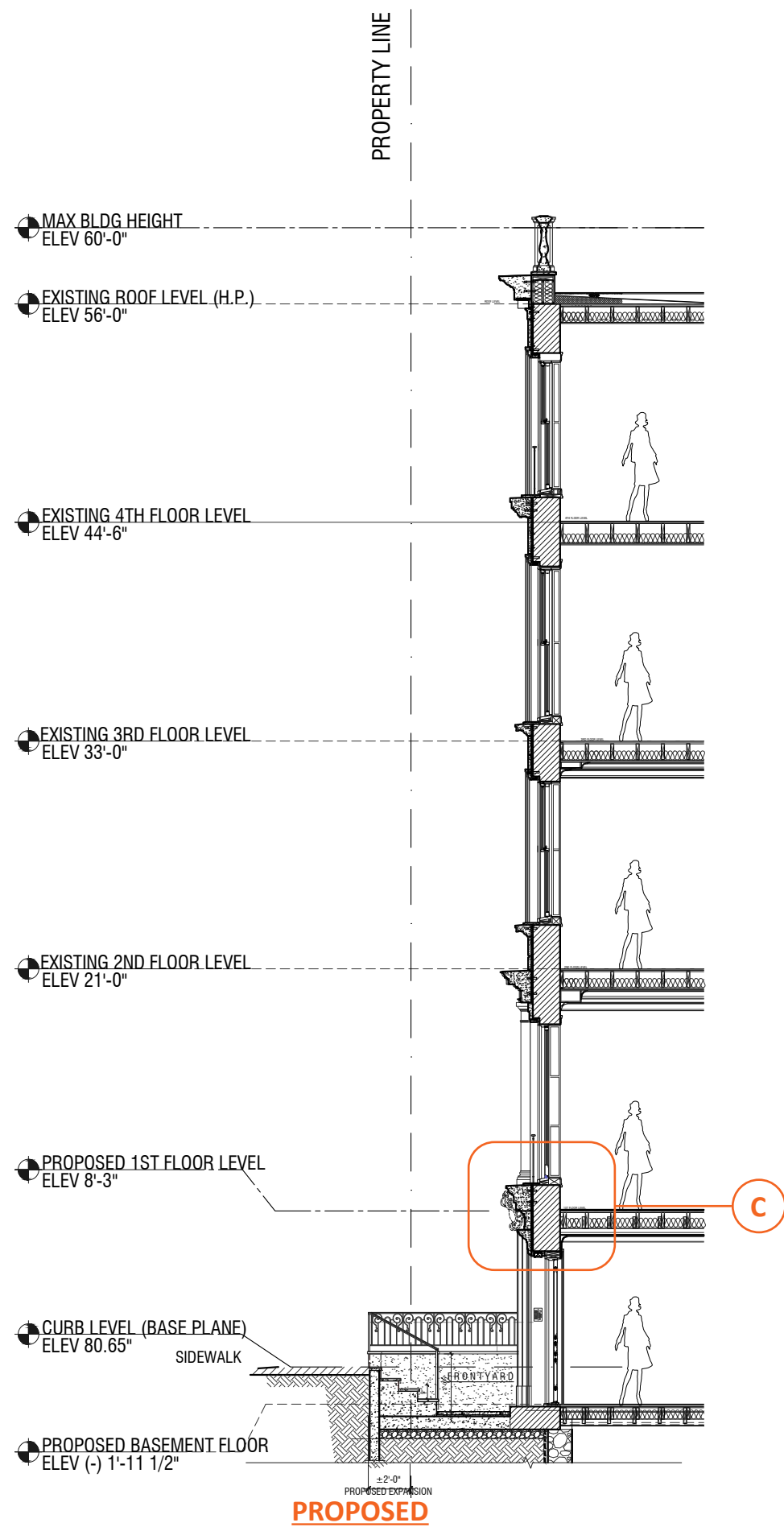
RENDERINGS



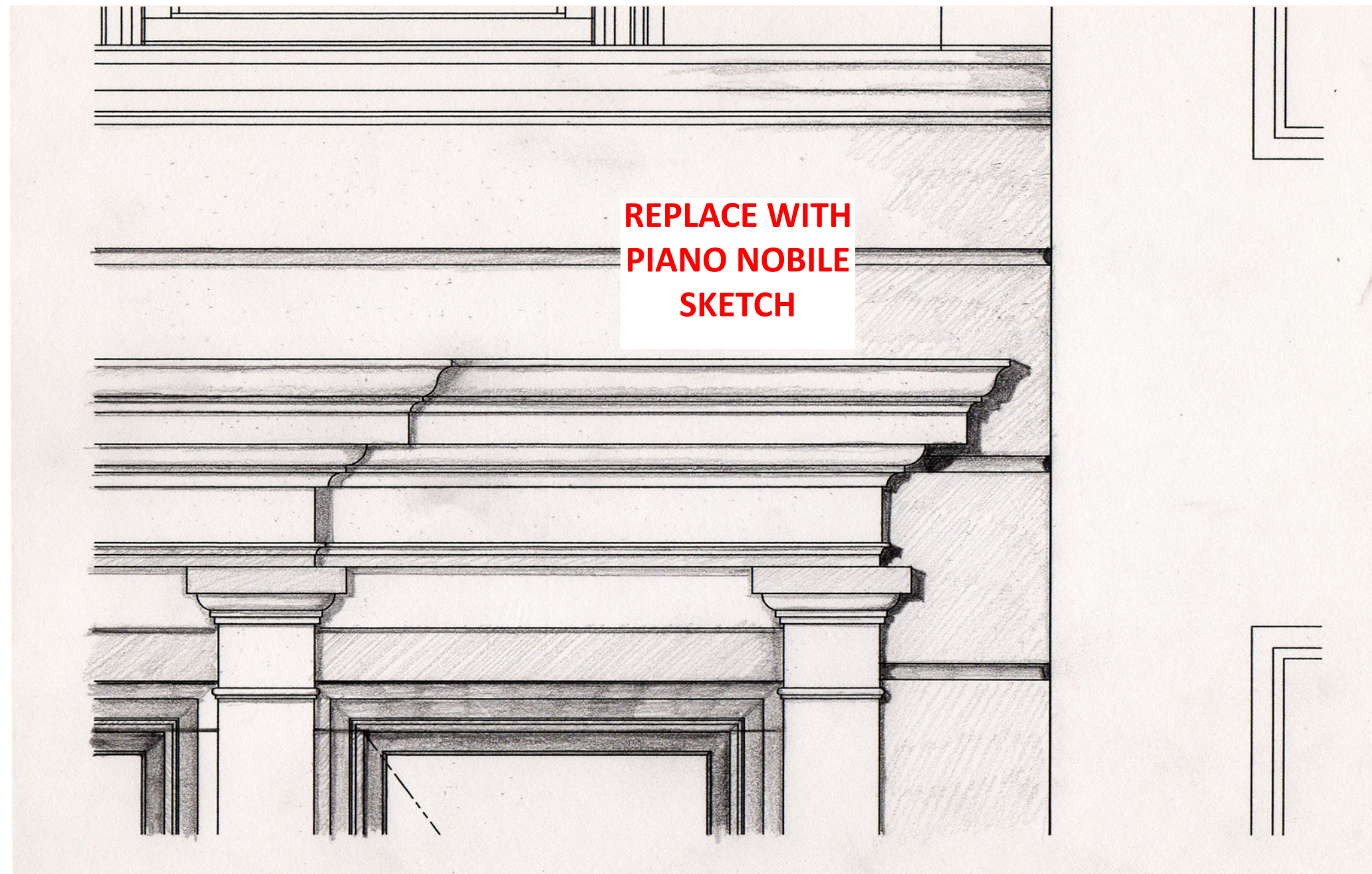
DETAIL A

BALUSTRADE & TOP CORNICE

BALUSTRADE DETAILS

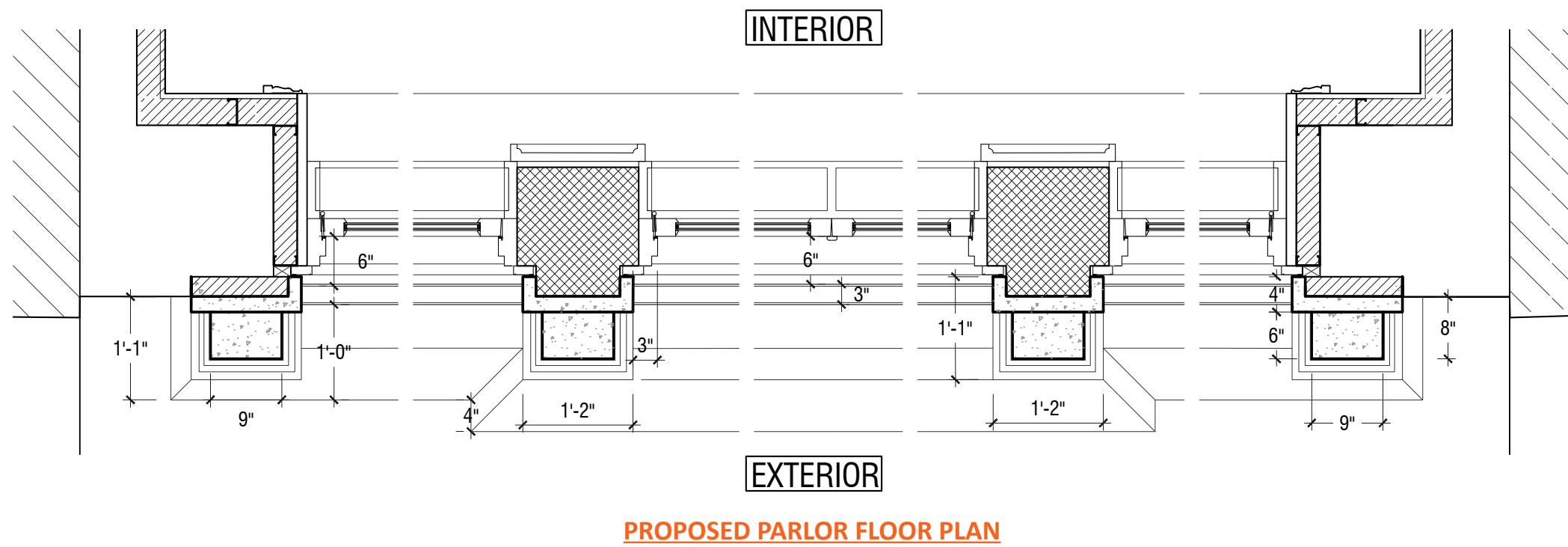
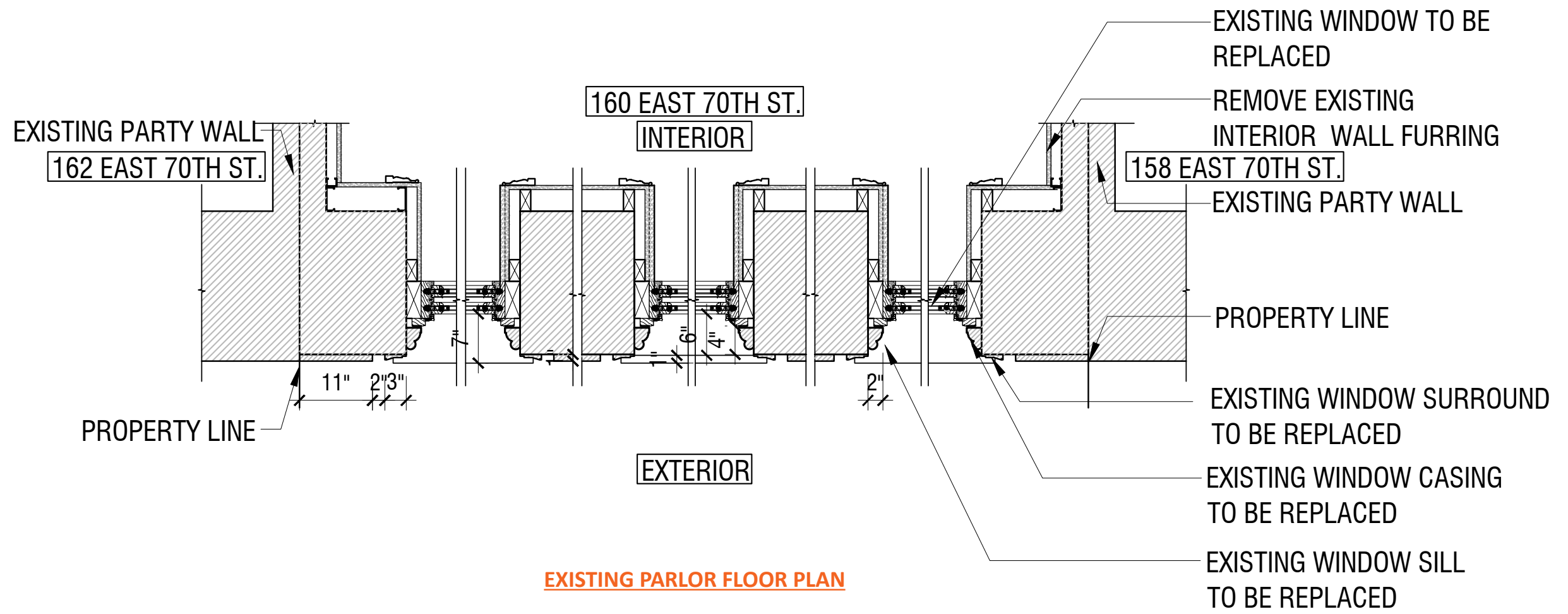


DETAIL C:
PIANO NOBILE & OVER DOOR DETAIL



DETAIL C:
PIANO NOBILE ELEVATION

PIANO NOBILE DETAILS



WINDOW DETAILS



4 EAST 73RD STREET



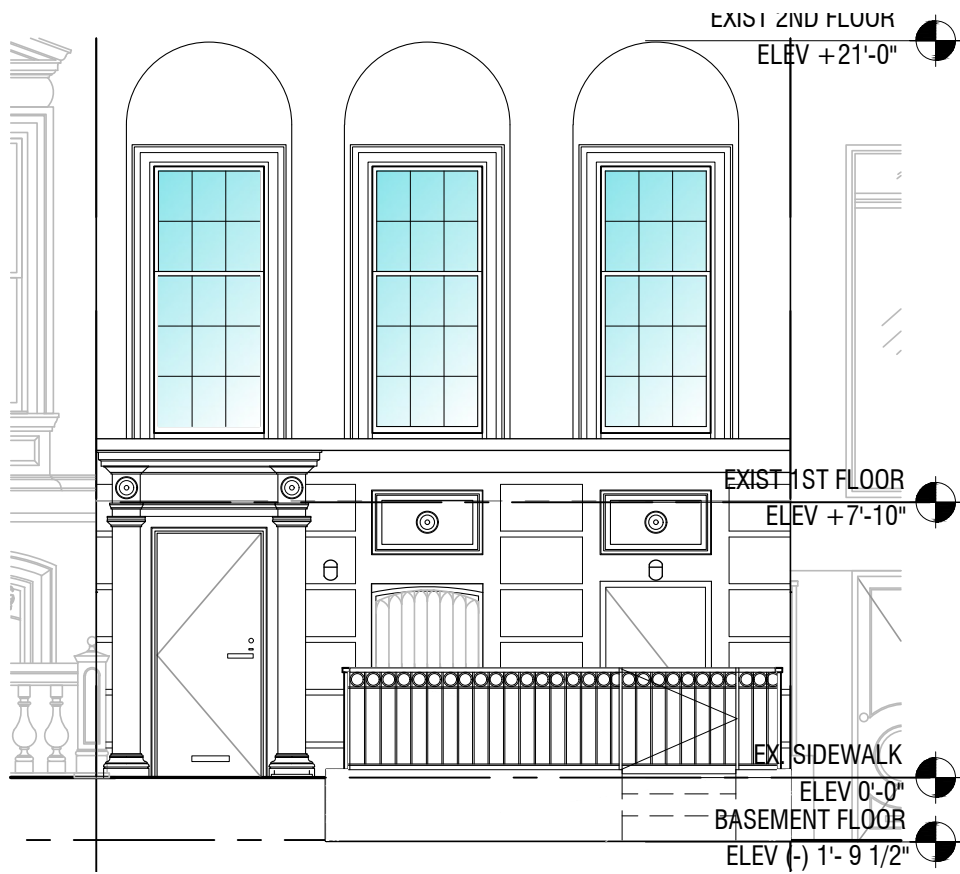
4 EAST 73RD STREET



127 EAST 71ST STREET



11 EAST 69TH STREET



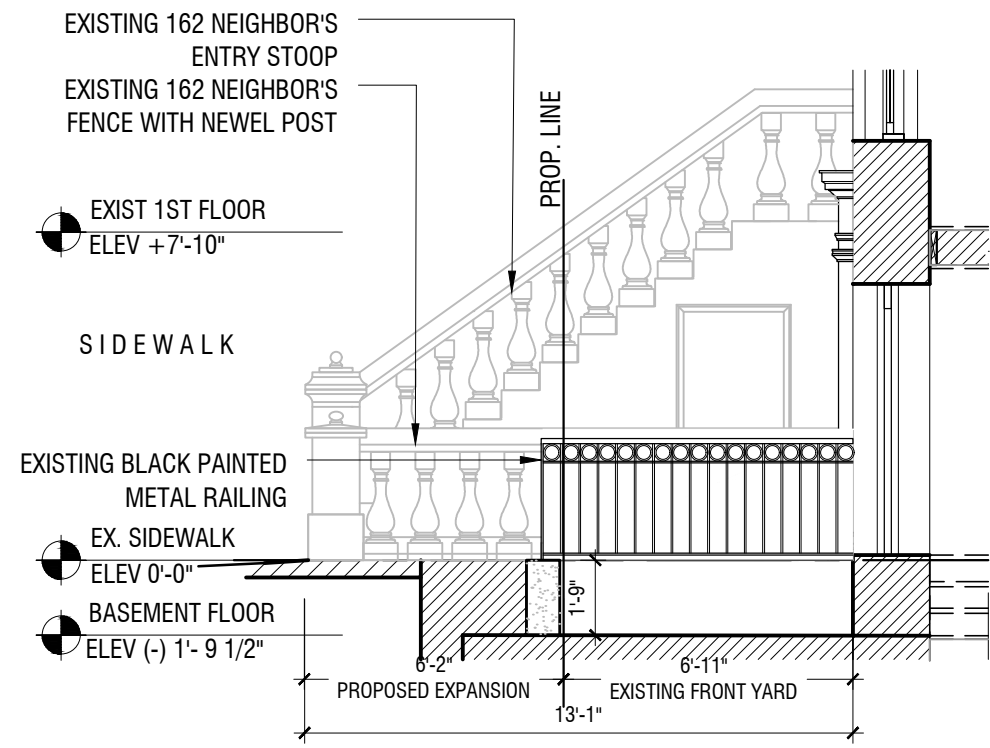
EXISTING



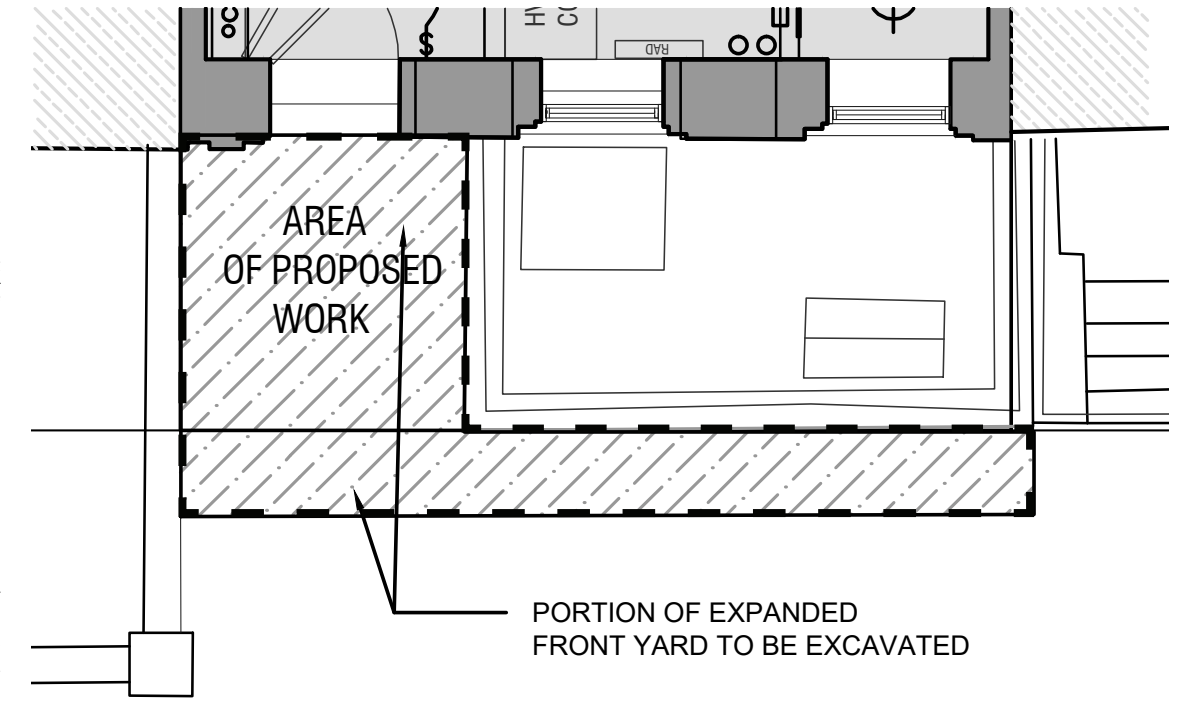
PROPOSED

ENTRYWAY DETAILS

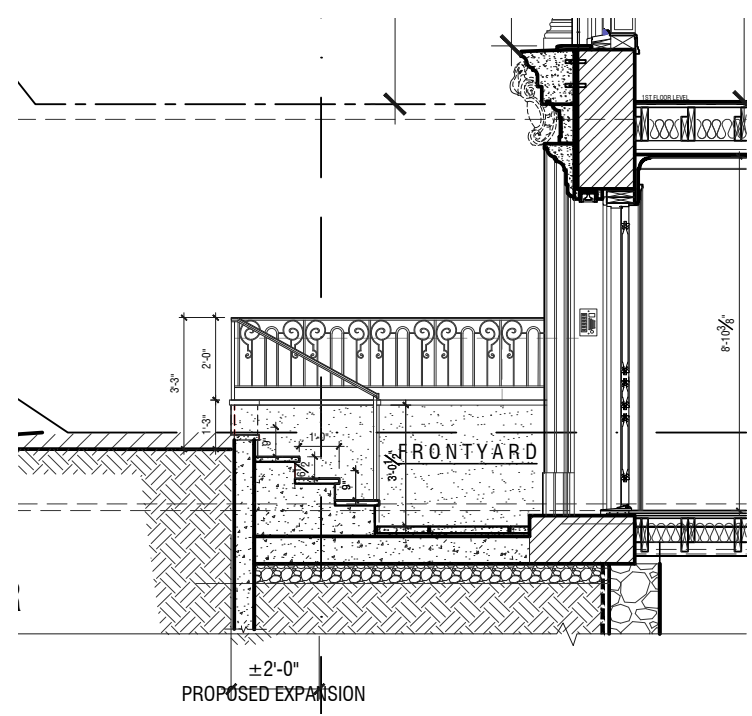




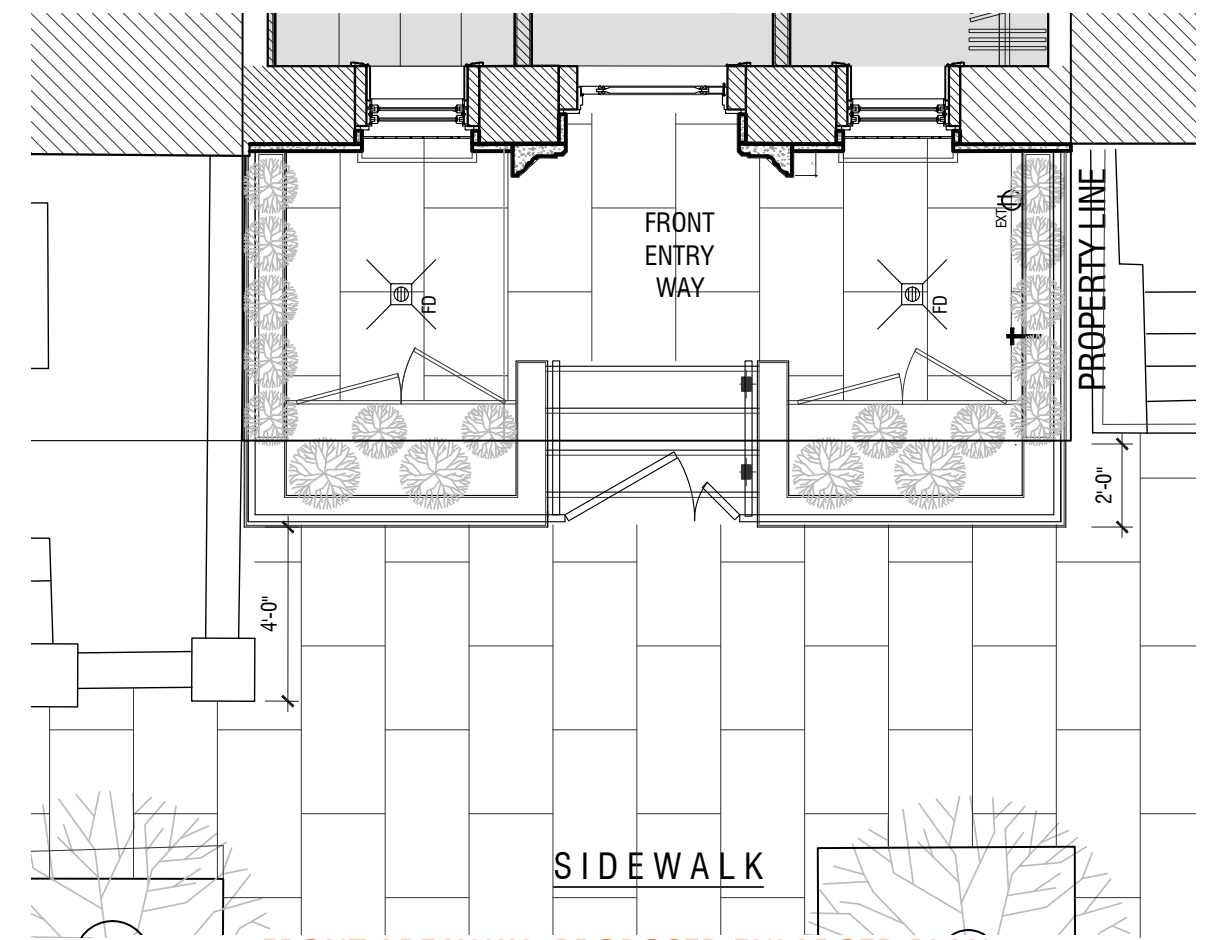
ENTRY SECTION: EXISTING



FRONT AREAWAY: EXISTING ENLARGED PLAN



ENTRY SECTION: PROPOSED



FRONT AREAWAY: PROPOSED ENLARGED PLAN

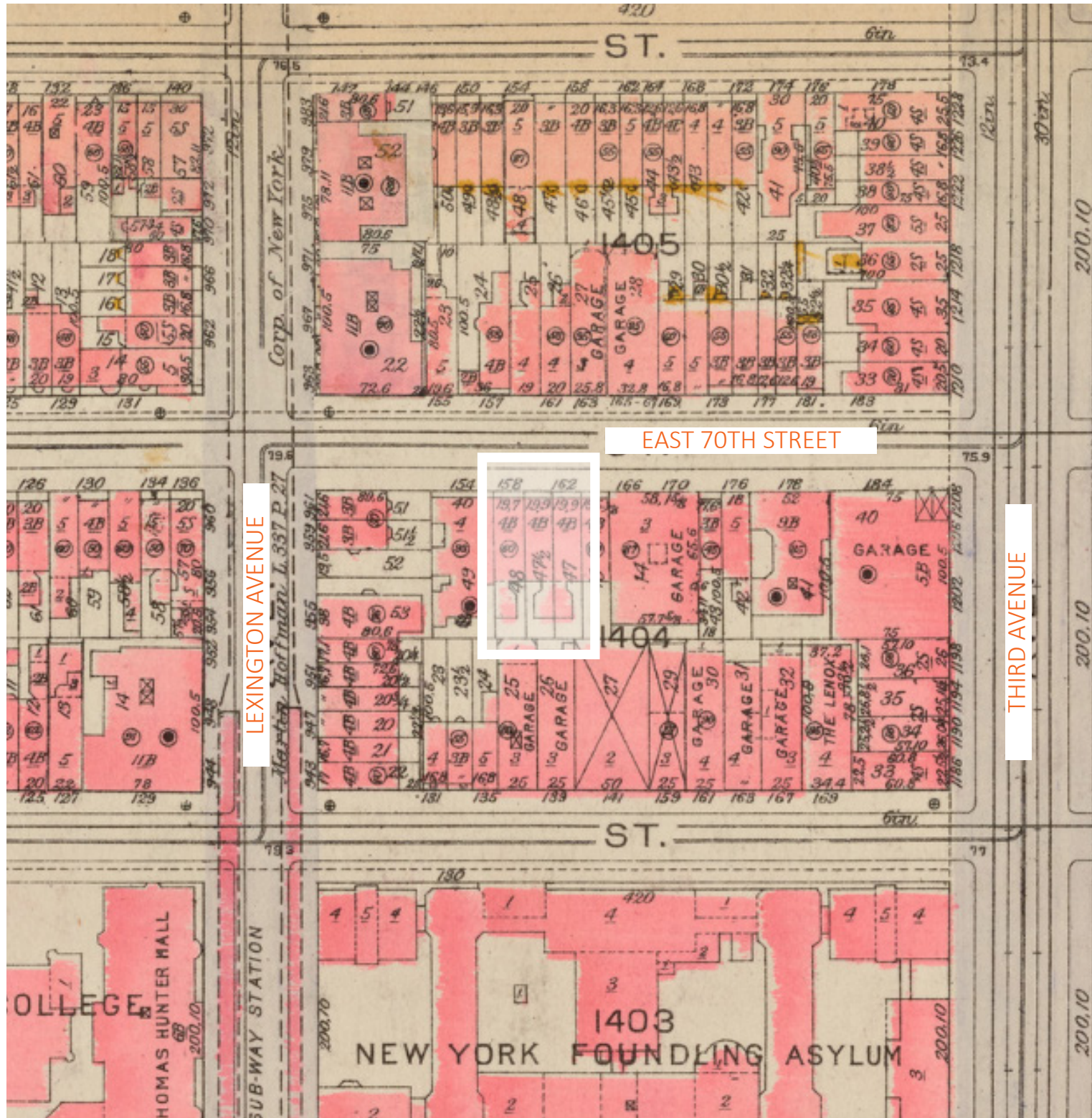
ENTRYWAY ENLARGED DETAILS

THANK YOU

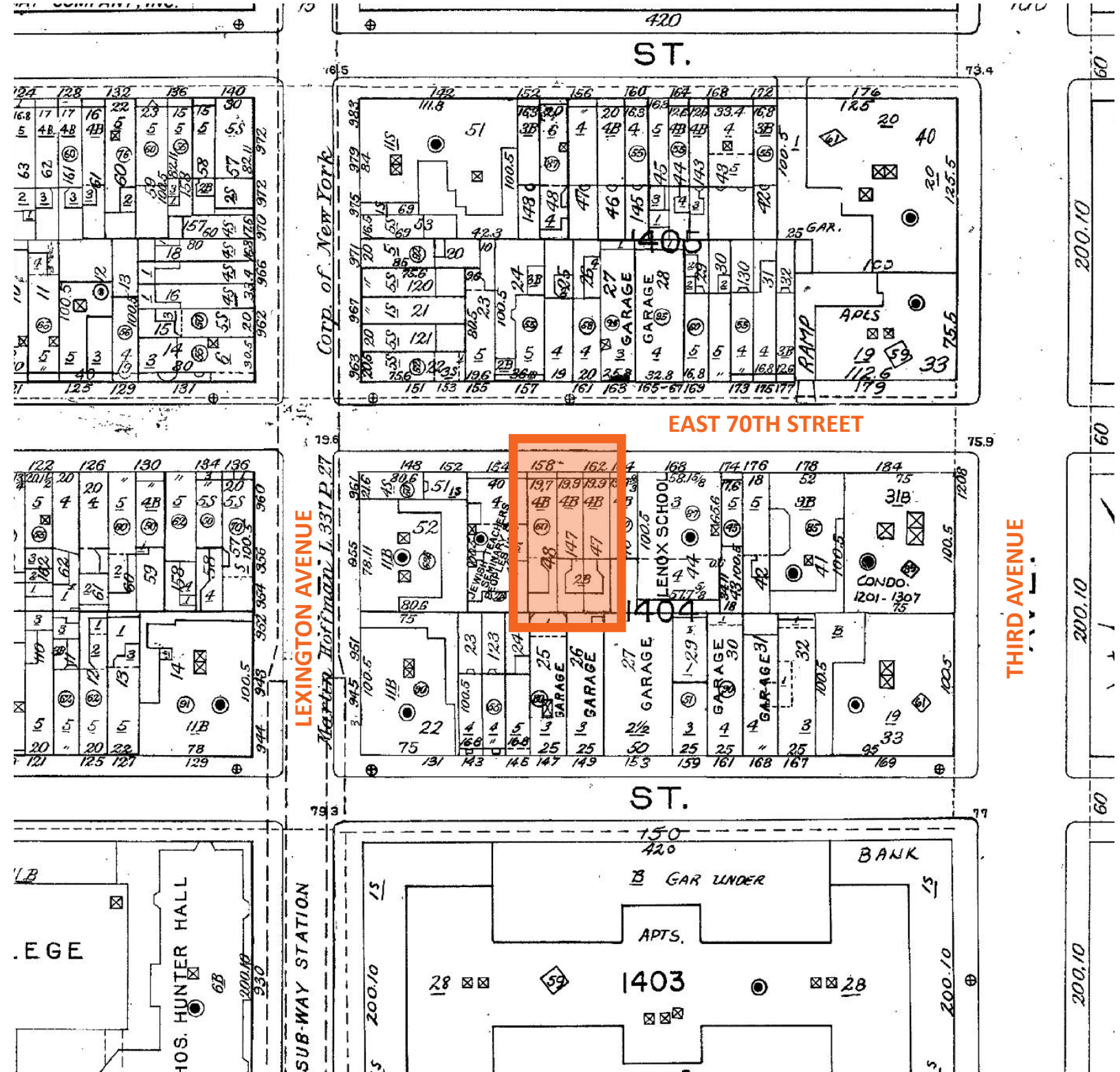


TEAM:
ALAN BERMAN
STEVEN GADDIS
OMAR KHALIFA
EVE CLAROS-CORRUBIA
AGUSTIN REYNOSO DE TERESA

APPENDIX



BROMLEY MAP: PLATE 106
1921-1923



SANBORN MAP: PLATE 106
2006



UPPER FLOORS FINISH:
SAND MIXED BROWNSTONE

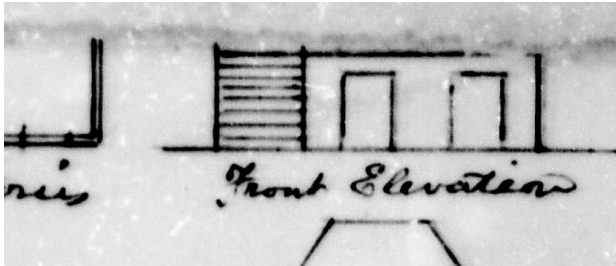
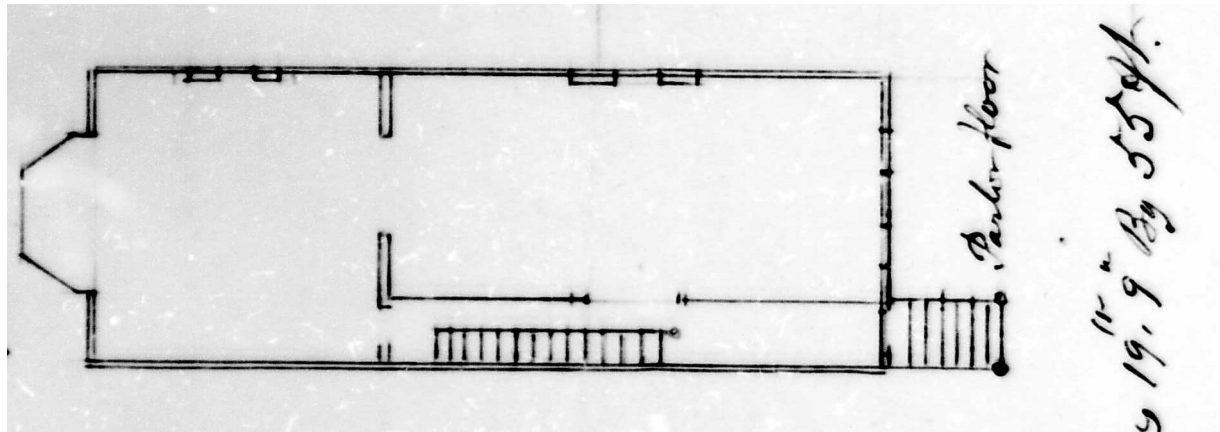


ENTRY ARCH:
BROWNSTONE STUCCO COAT
OVER EXISTING MASONRY BEYOND



PAINT + BROWNSTONE STUCCO COAT - 1.25"
CONCRETE SUBSTRATE - 1.5"
EXISTING BRICK MASONRY BEYOND





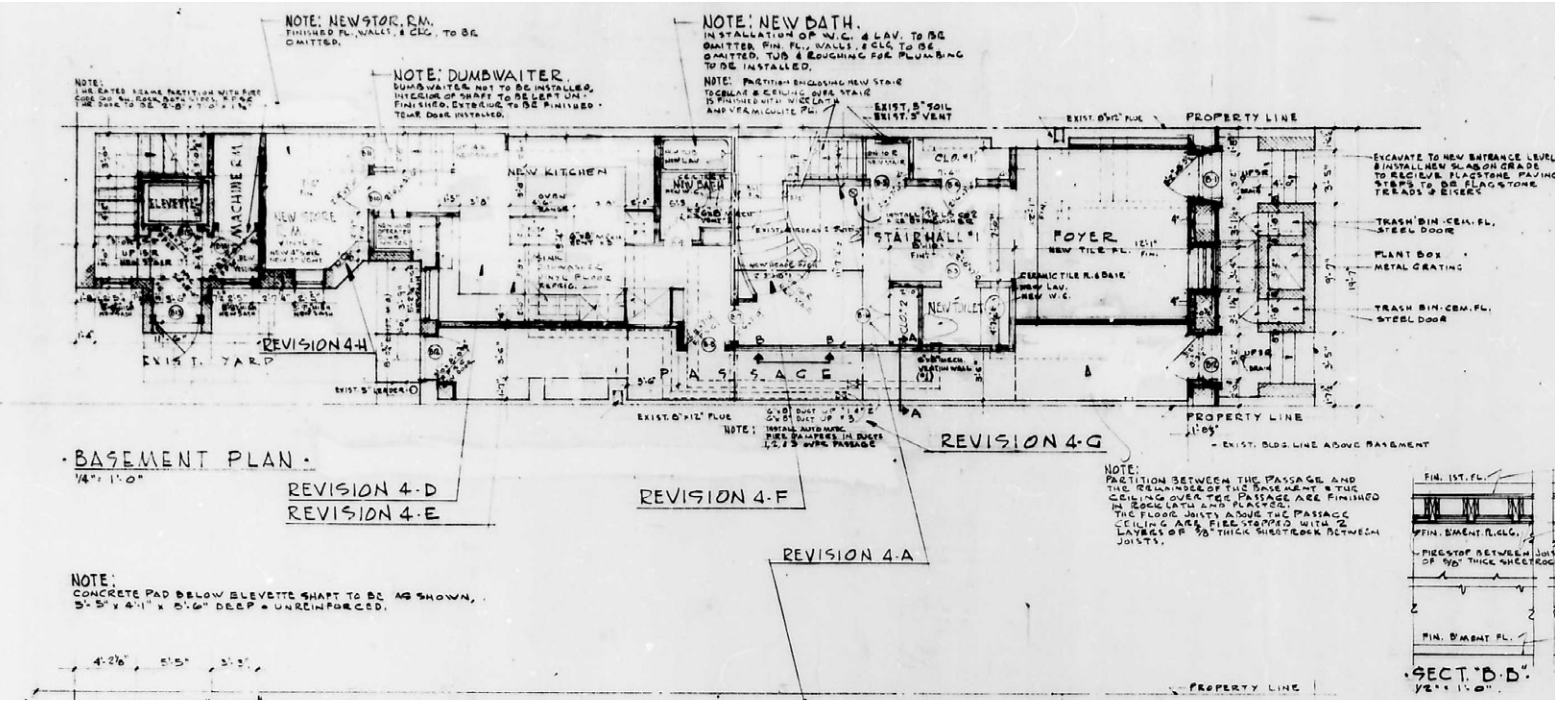
1872 CONSTRUCTION: 158 EAST 70TH STREET
GROUND FLOOR PLAN & ELEVATION



1940 PHOTO



CURRENT CONDITIONS

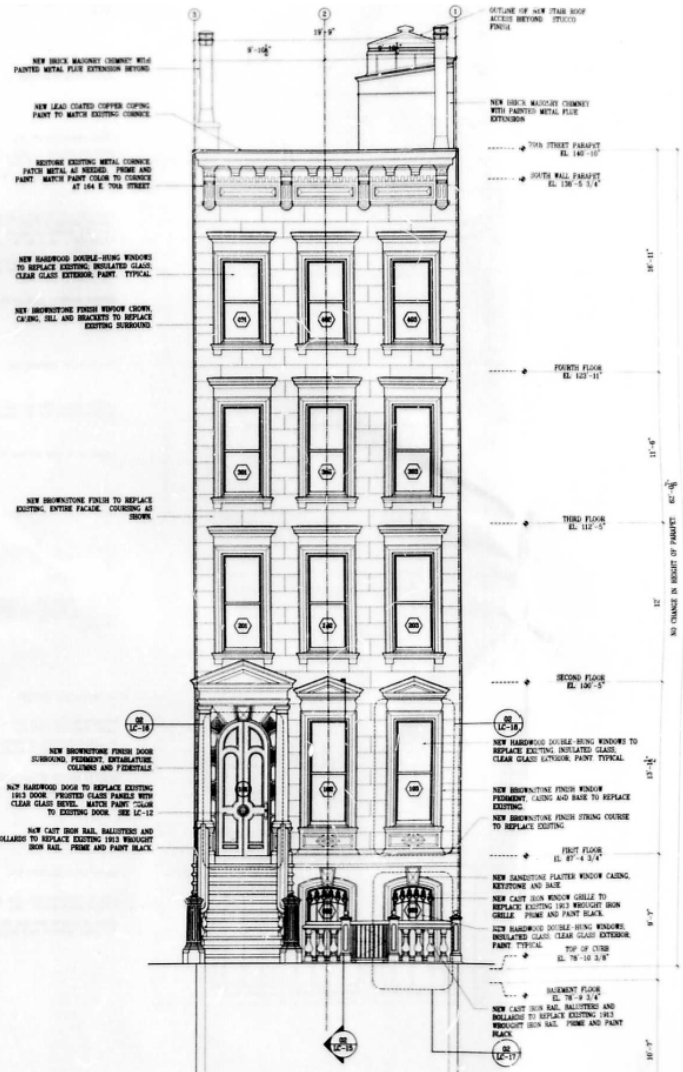
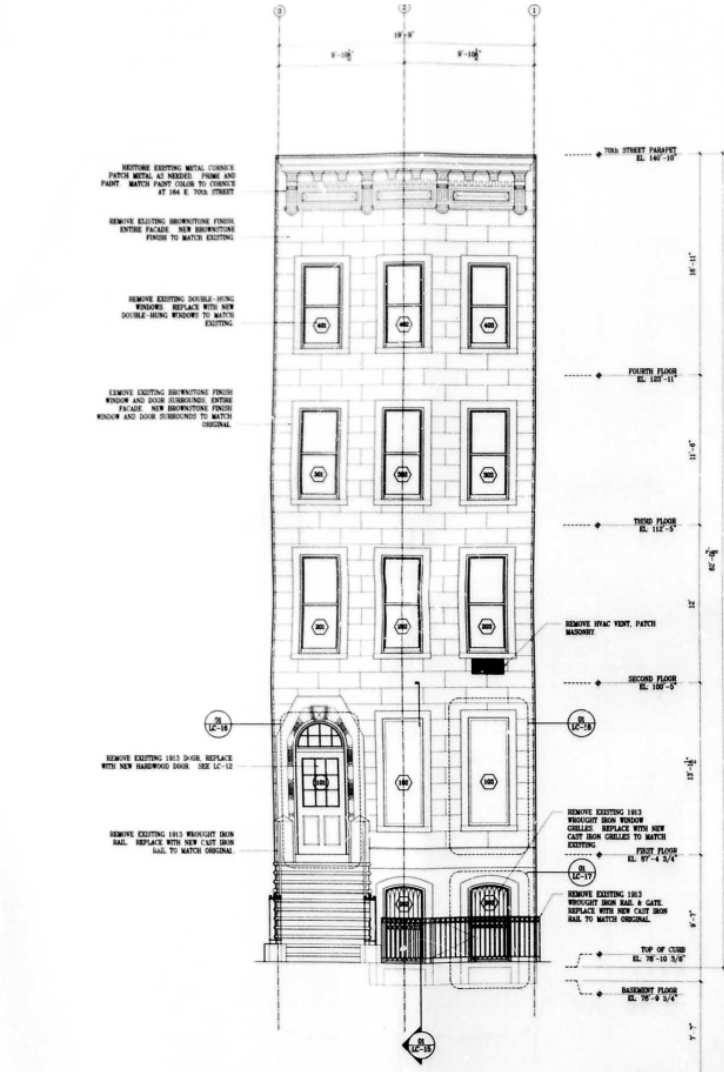


SCHEDULE OF MATERIALS	
[Symbol]	EXISTING WORK - TO REMAIN
[Symbol]	EXISTING WORK - TO BE REMOVED
[Symbol]	NEW WOOD FRAME CONSTRUCTION
[Symbol]	NEW BRICK MASONRY
[Symbol]	NEW CONC. BLOCK MASONRY
[Symbol]	NEW CEM. STUCCO EXT. FINISH
[Symbol]	NEW CONCRETE

1971 RENOVATION 158 EAST 70TH STREET
GROUND FLOOR PLAN



CURRENT CONDITIONS



2006 RENOVATION
APPROVED ELEVATION



FRONT FACADE FINISH: INDIANA LIMESTONE- STANDARD BUFF



NORWELL LIGHTING:
WEYMOUTH SMALL- 1070GMWG
GUN METAL/ WATER GLASS



LUMA™ SURVEILLANCE:
500 SERIES DOME IP
OUTDOOR CAMERA



HOLOVISION:
MODEL 401 ENTRY SYSTEM
W/ KEYPAD & ADJUSTABLE CAMERA



ENTRANCE DOOR & FACADE WINDOWS: BM2132-10



EXTERIOR RAILING & FENCING: BLACK IRON
(11 E 69th ST)

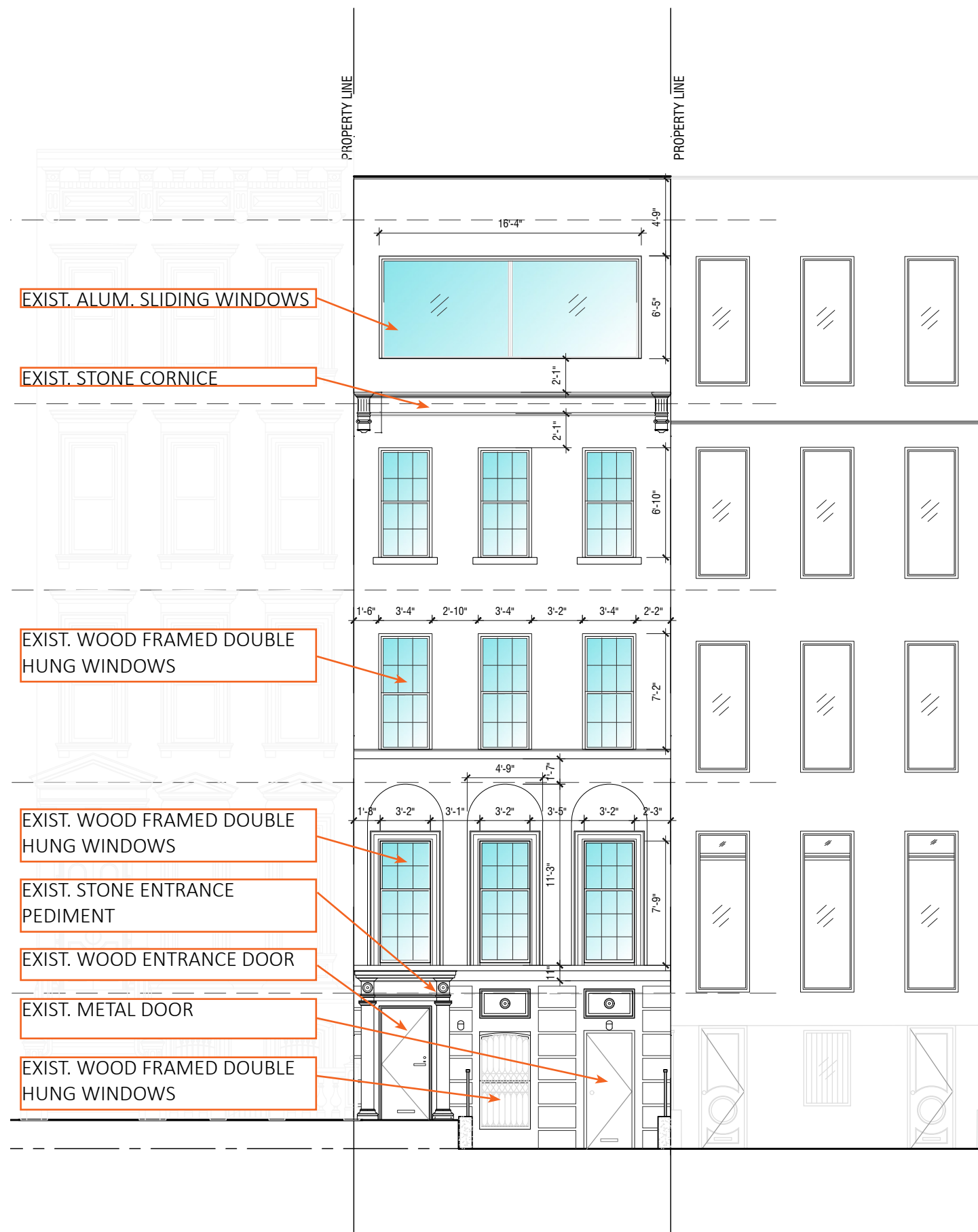


FRONT FACADE BASE & ENTRYWAY WALL CAP: GRANITE

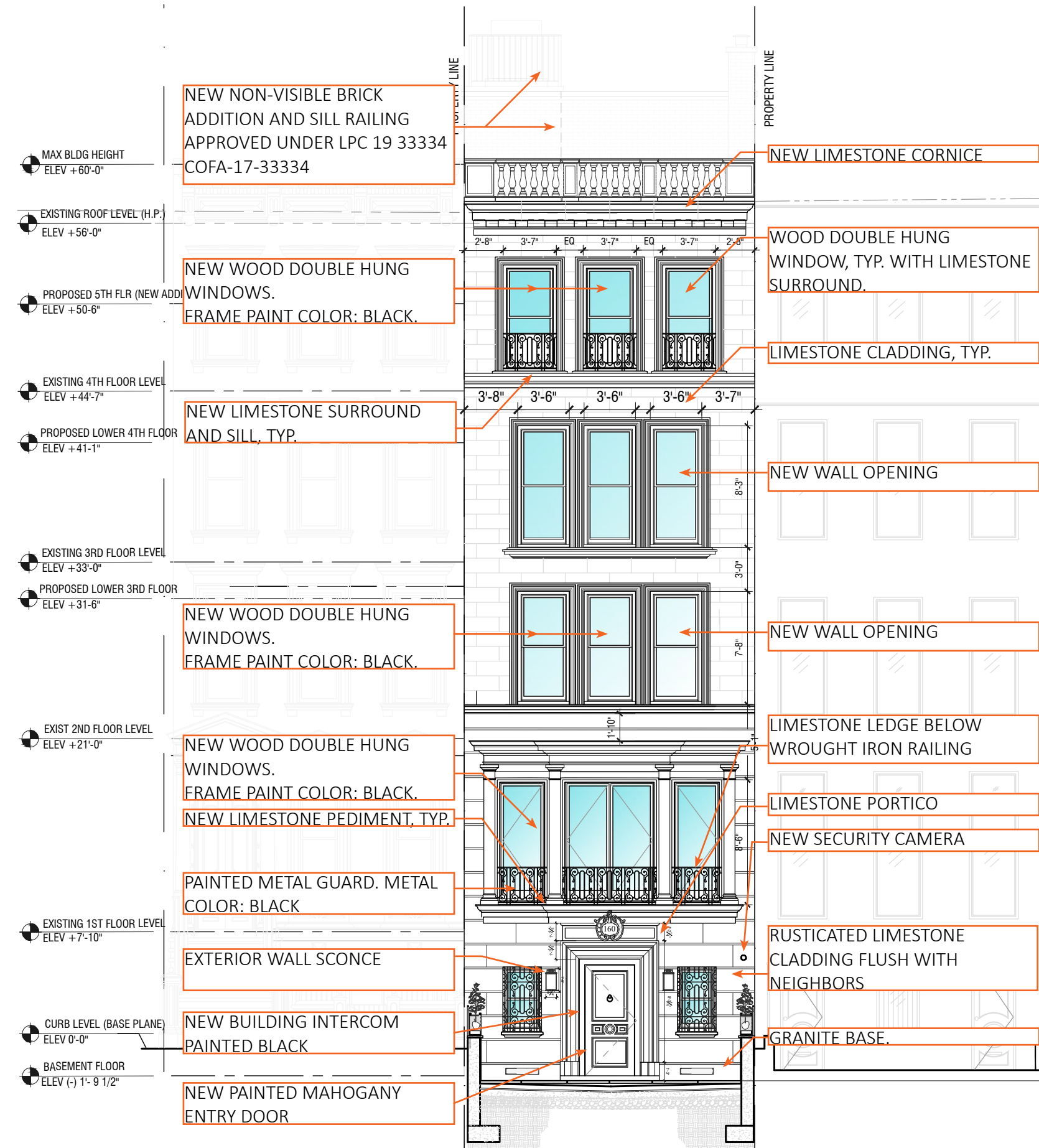


EXTERIOR RAILING & FENCING: BLACK IRON
(24 E 78th ST)



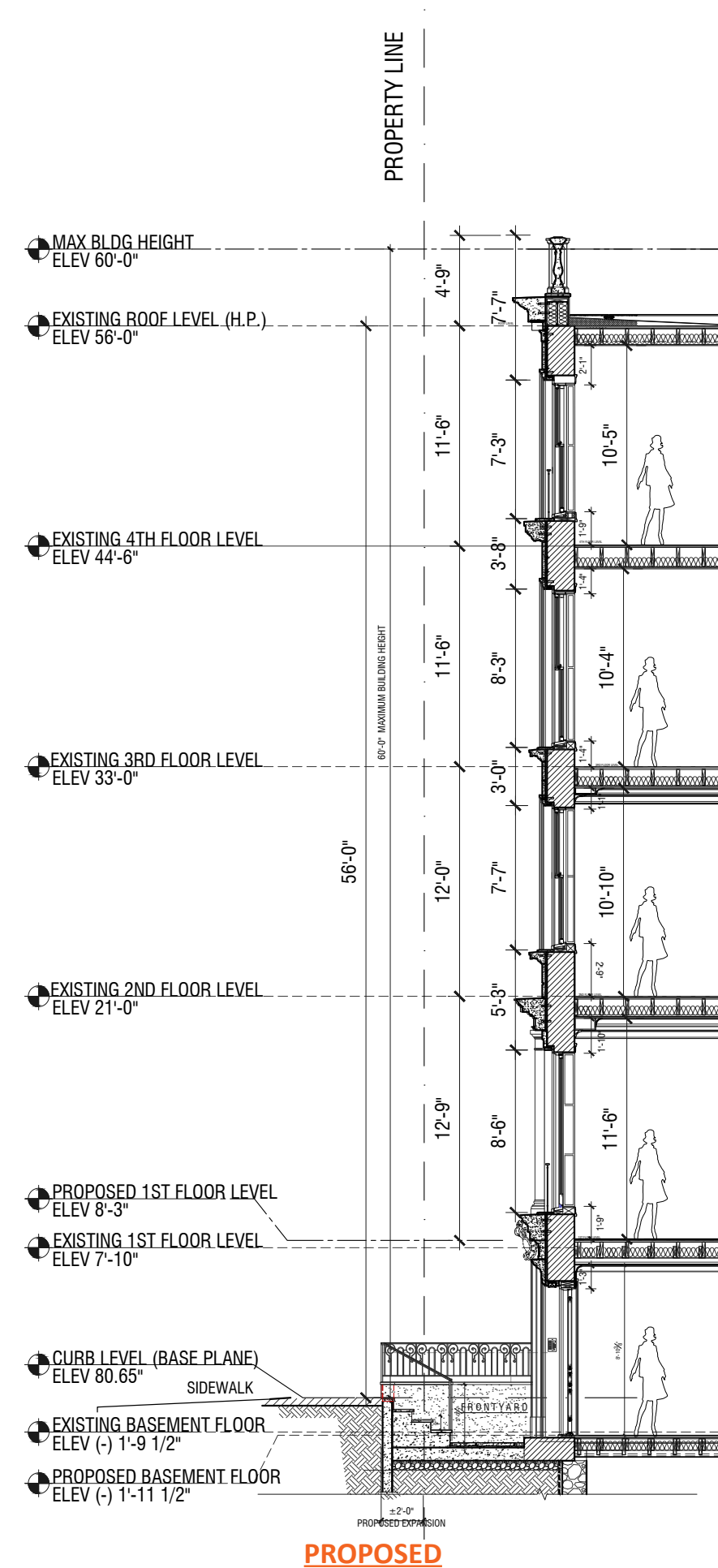
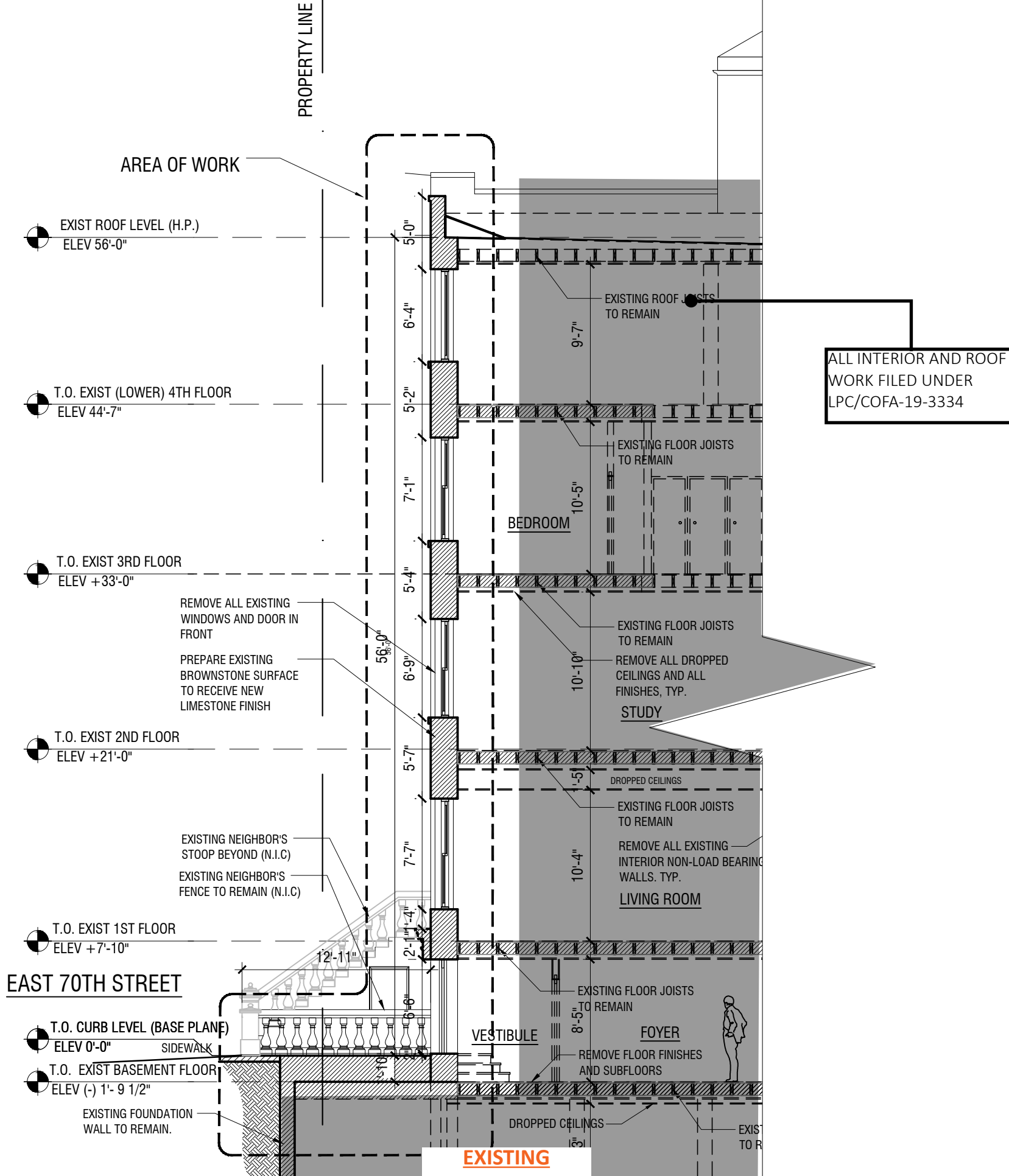


EXISTING

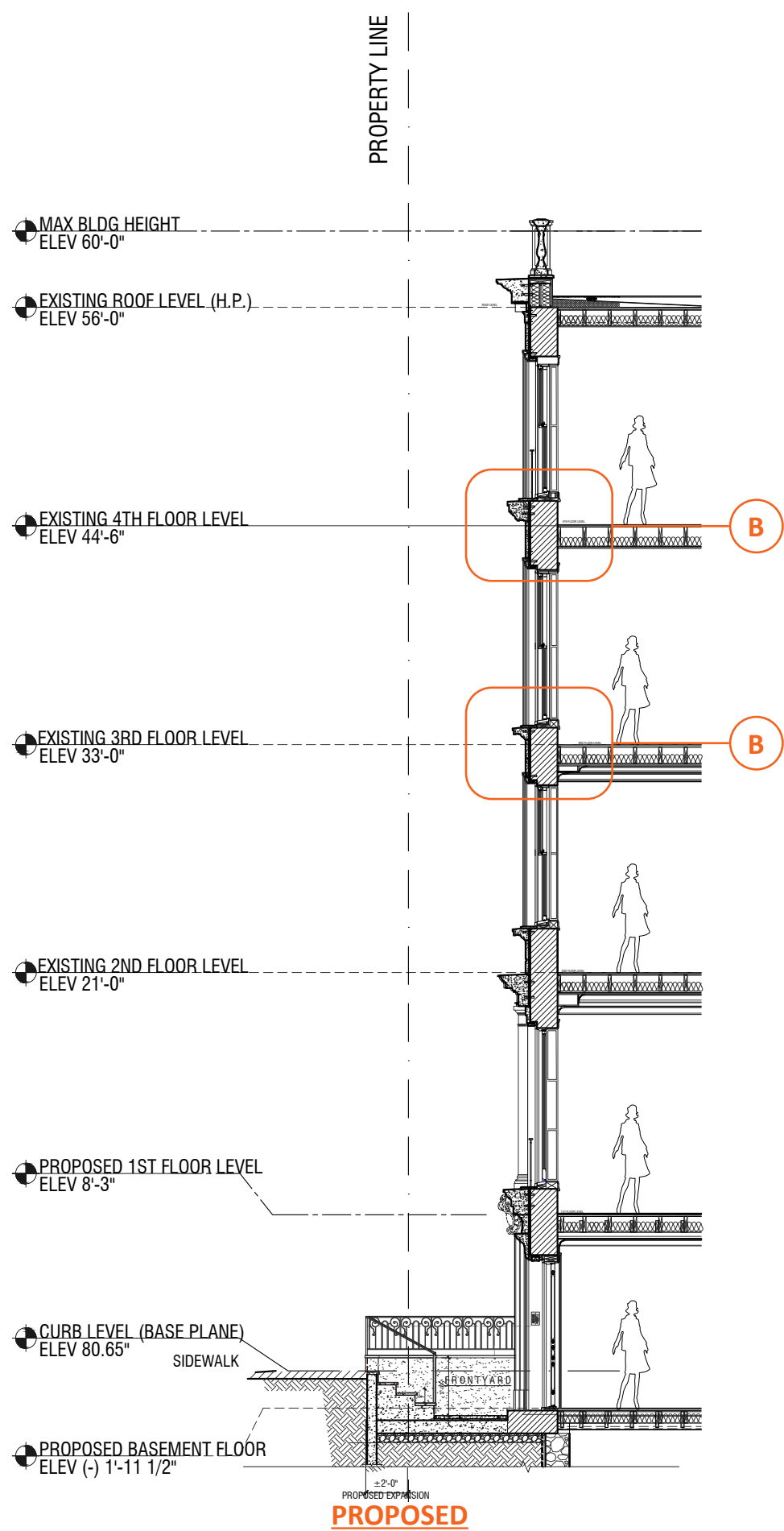


PROPOSED

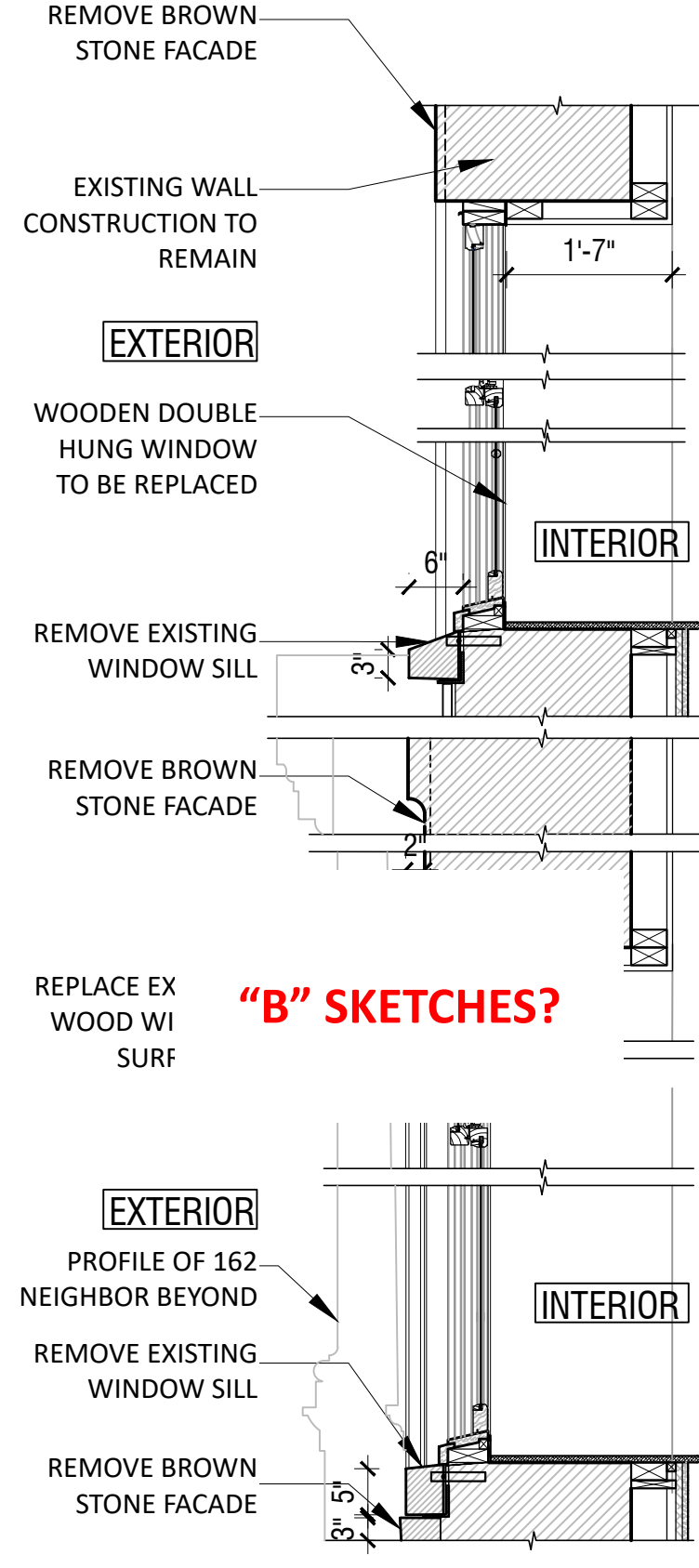
FRONT ELEVATION



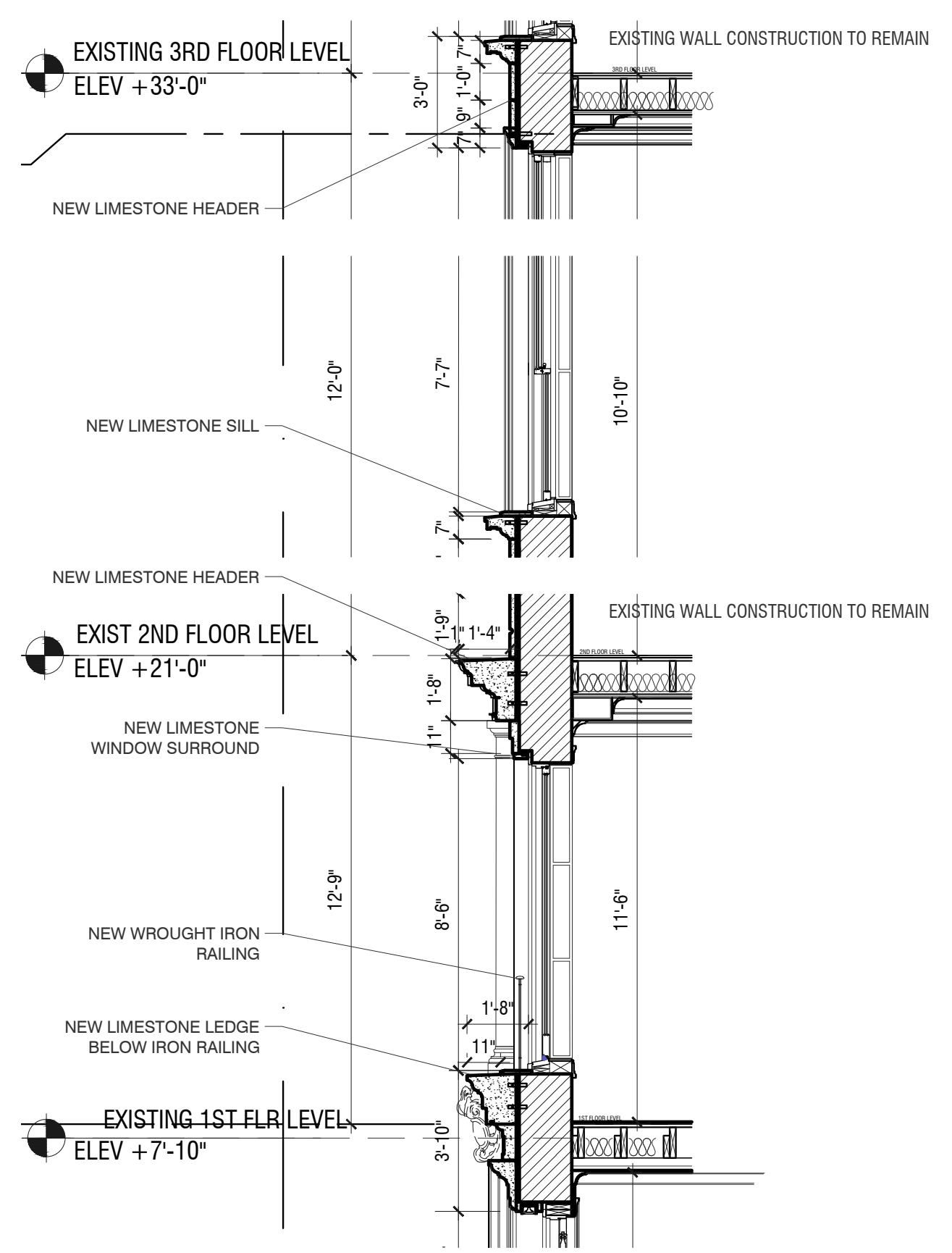
SECTIONS



PROPOSED

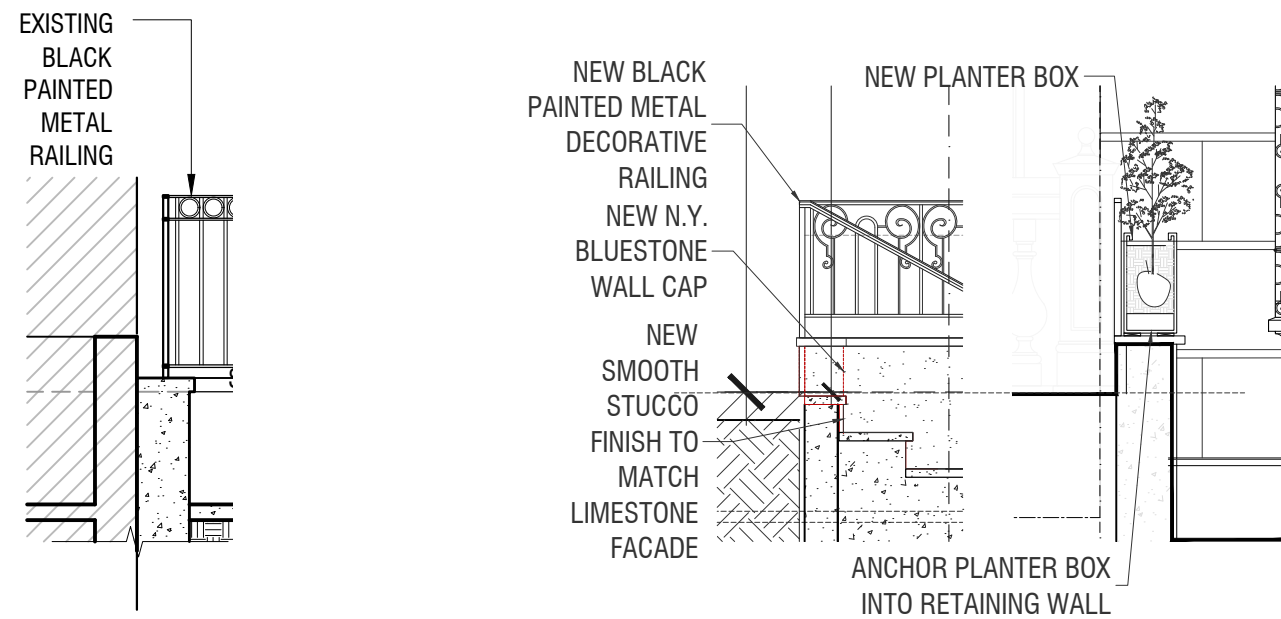


**EXISTING ENLARGED SECTION
PARLOR & 2ND FLOORS**



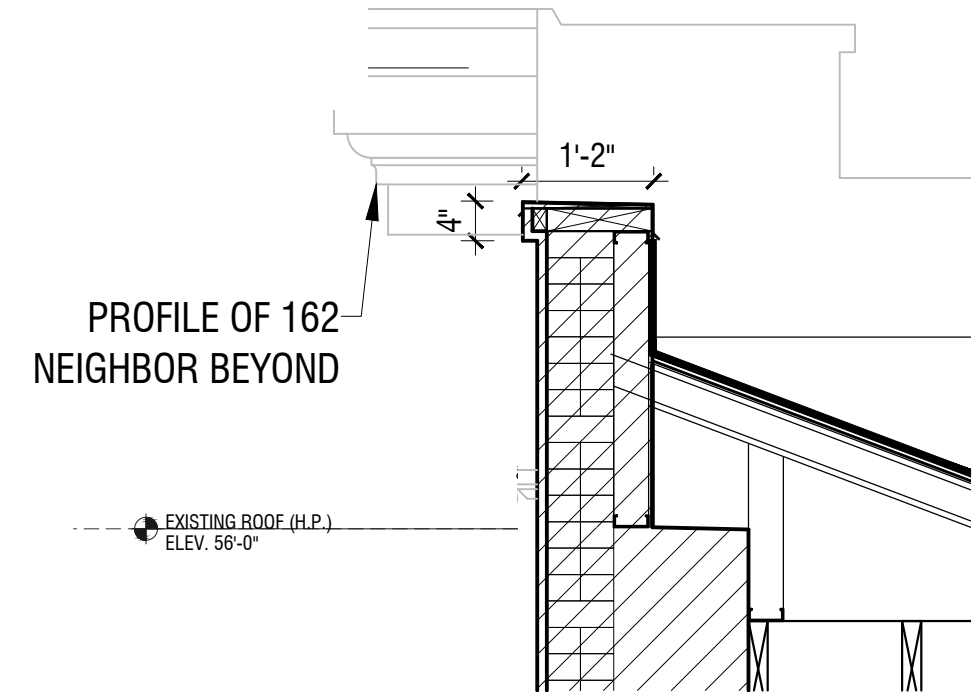
**PROPOSED ENLARGED SECTION
PARLOR & SECOND FLOORS**

WINDOW DETAILS

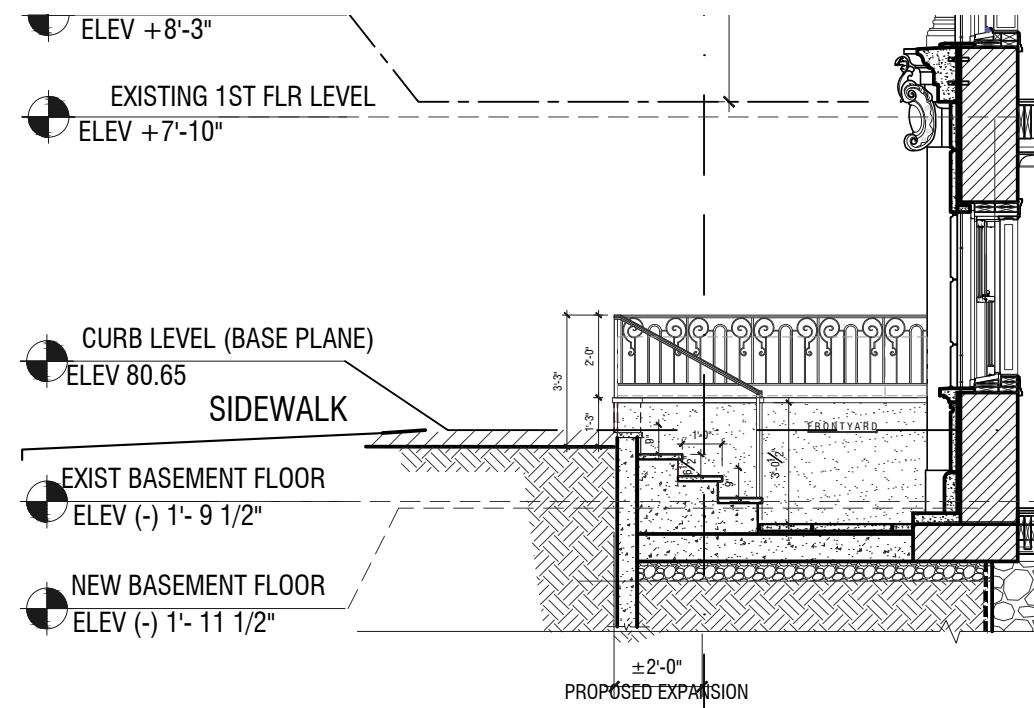


EXISTING

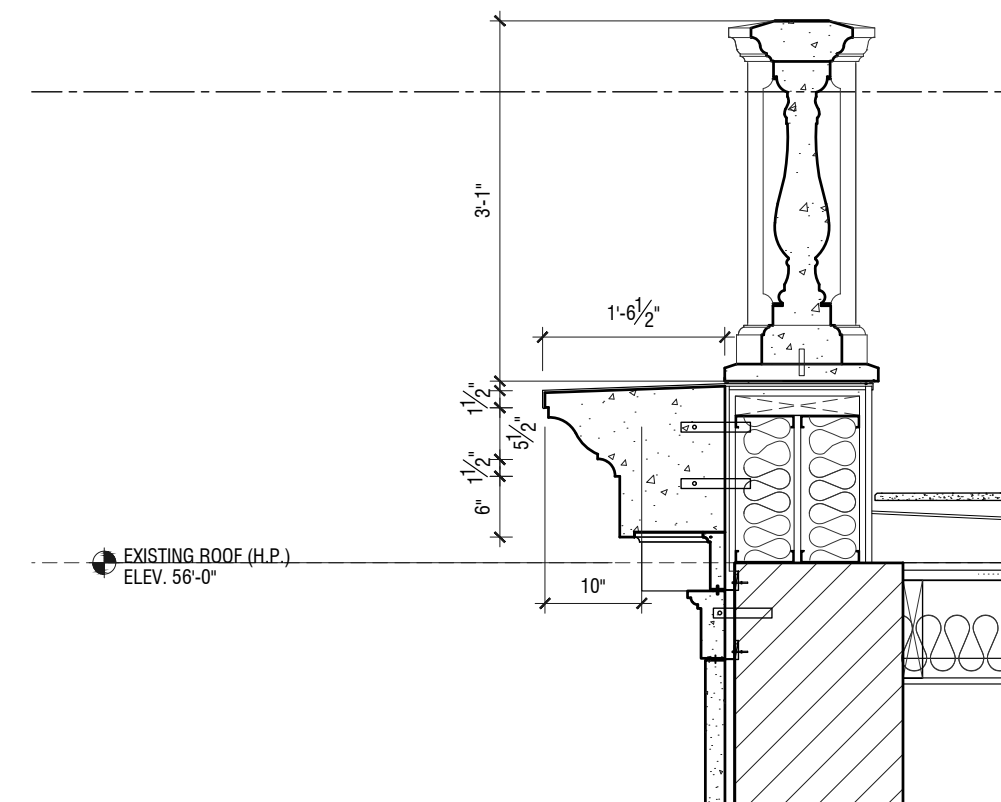
PROPOSED



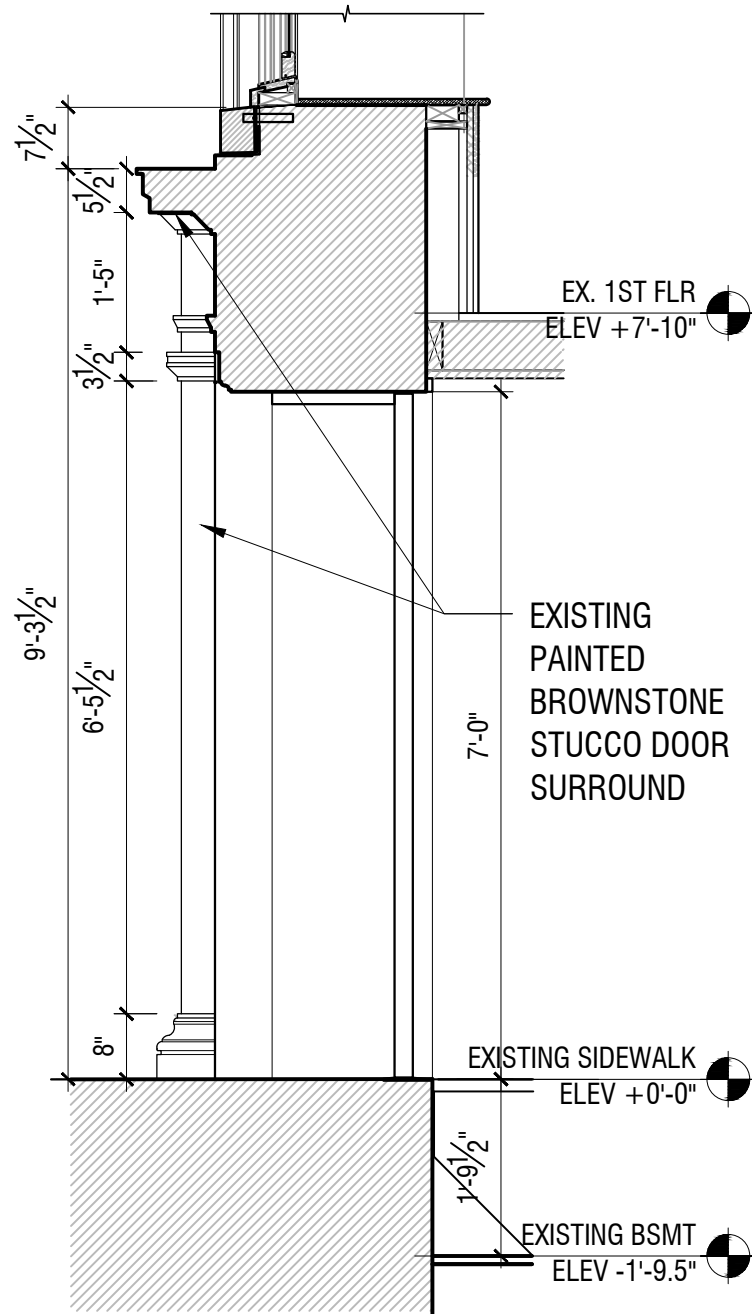
EXISTING CORNICE



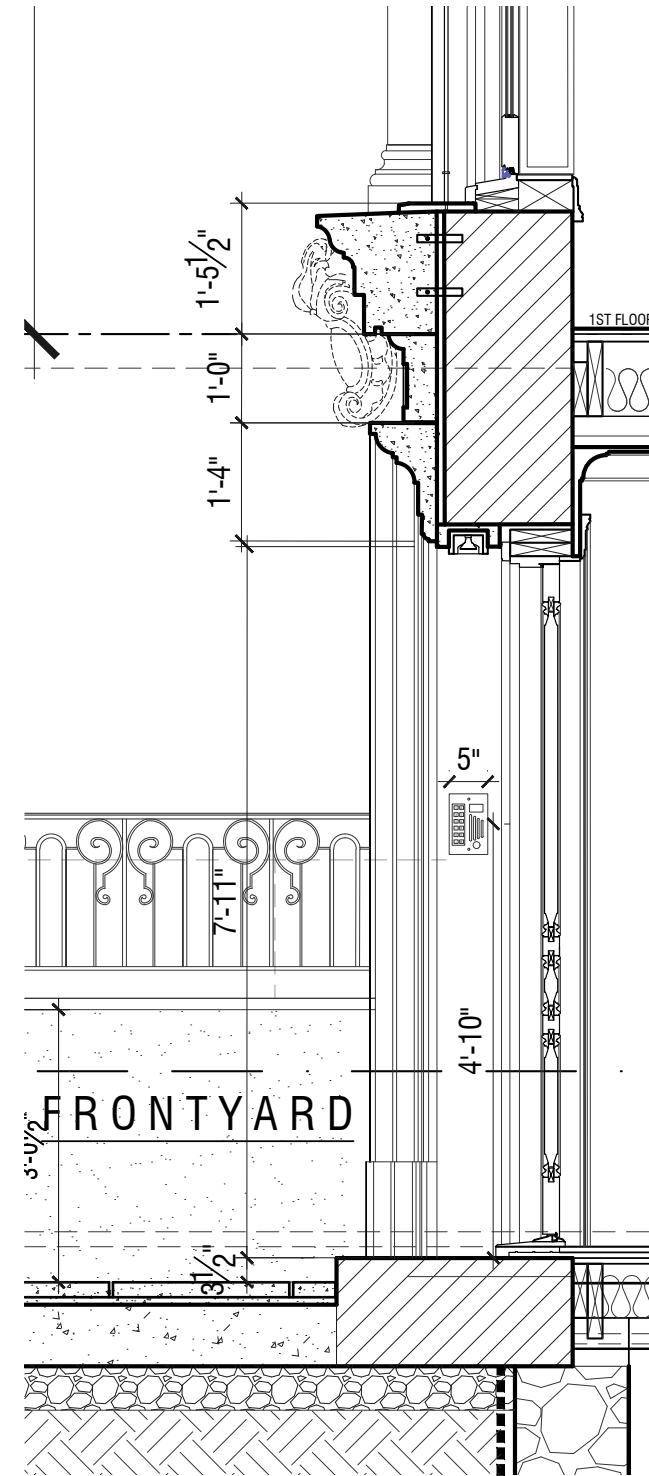
PROPOSED



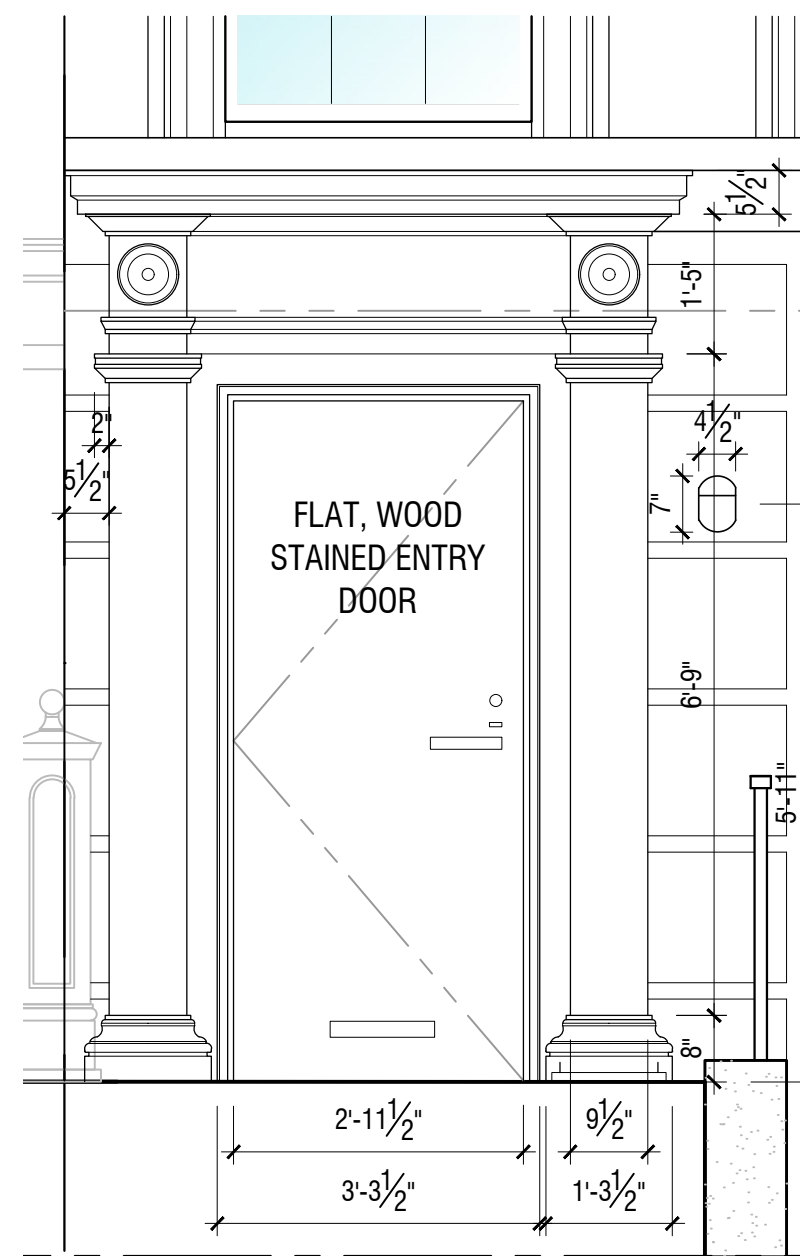
PROPOSED CORNICE



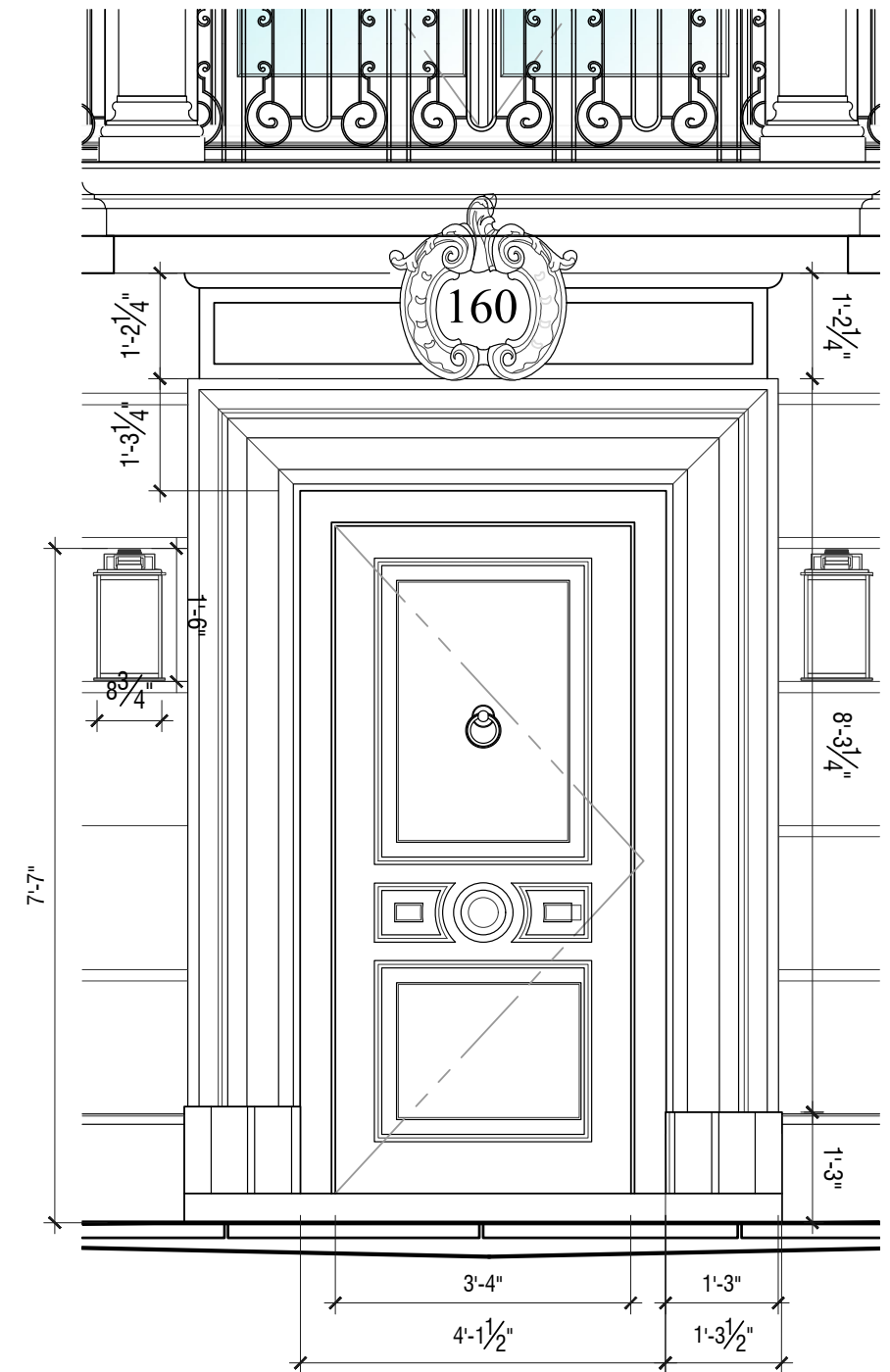
ENTRY DOOR SECTION: **EXISTING**



ENTRY DOOR SECTION: **PROPOSED**

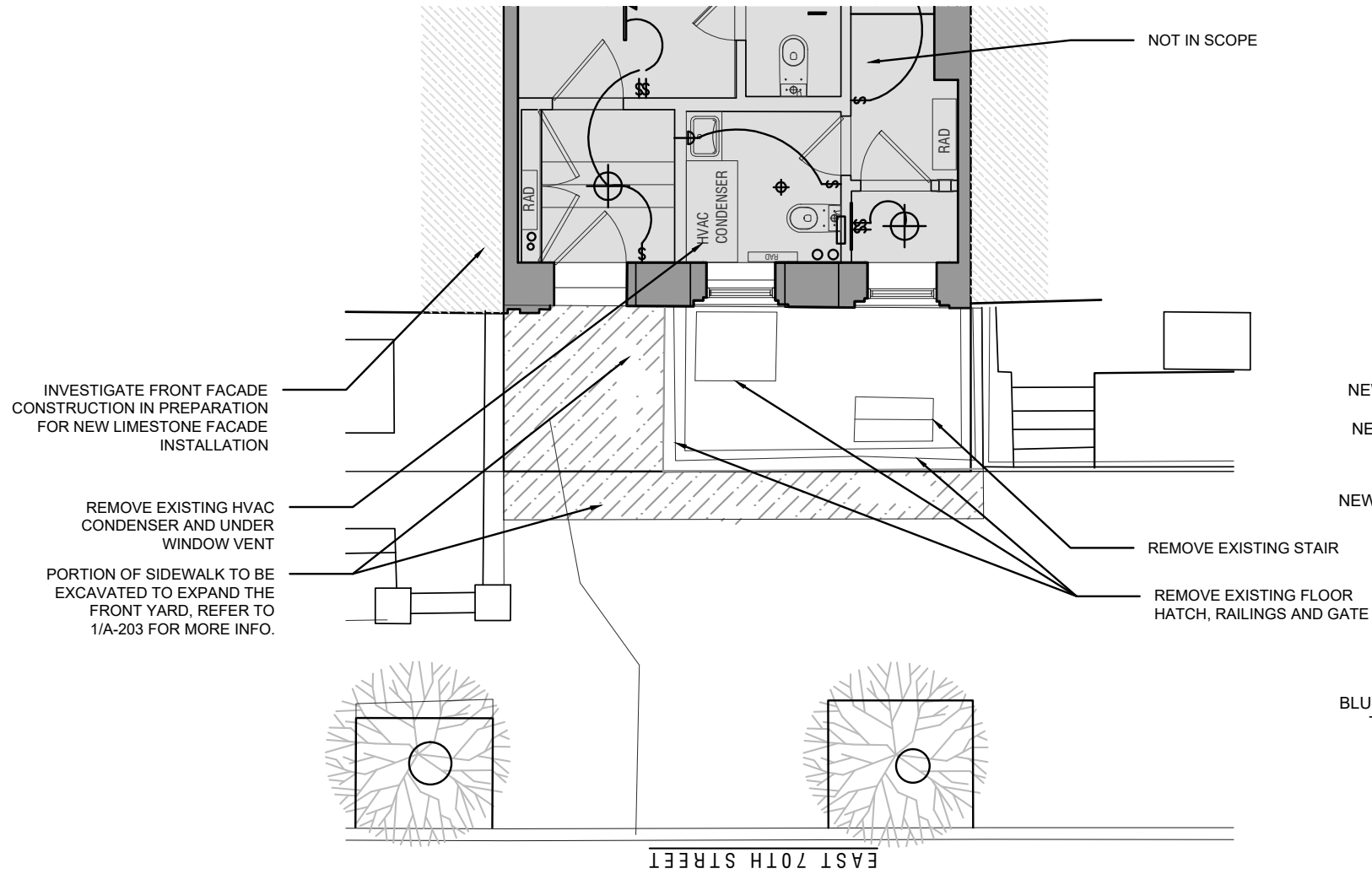


ENTRY DOOR ELEVATION: **EXISTING**

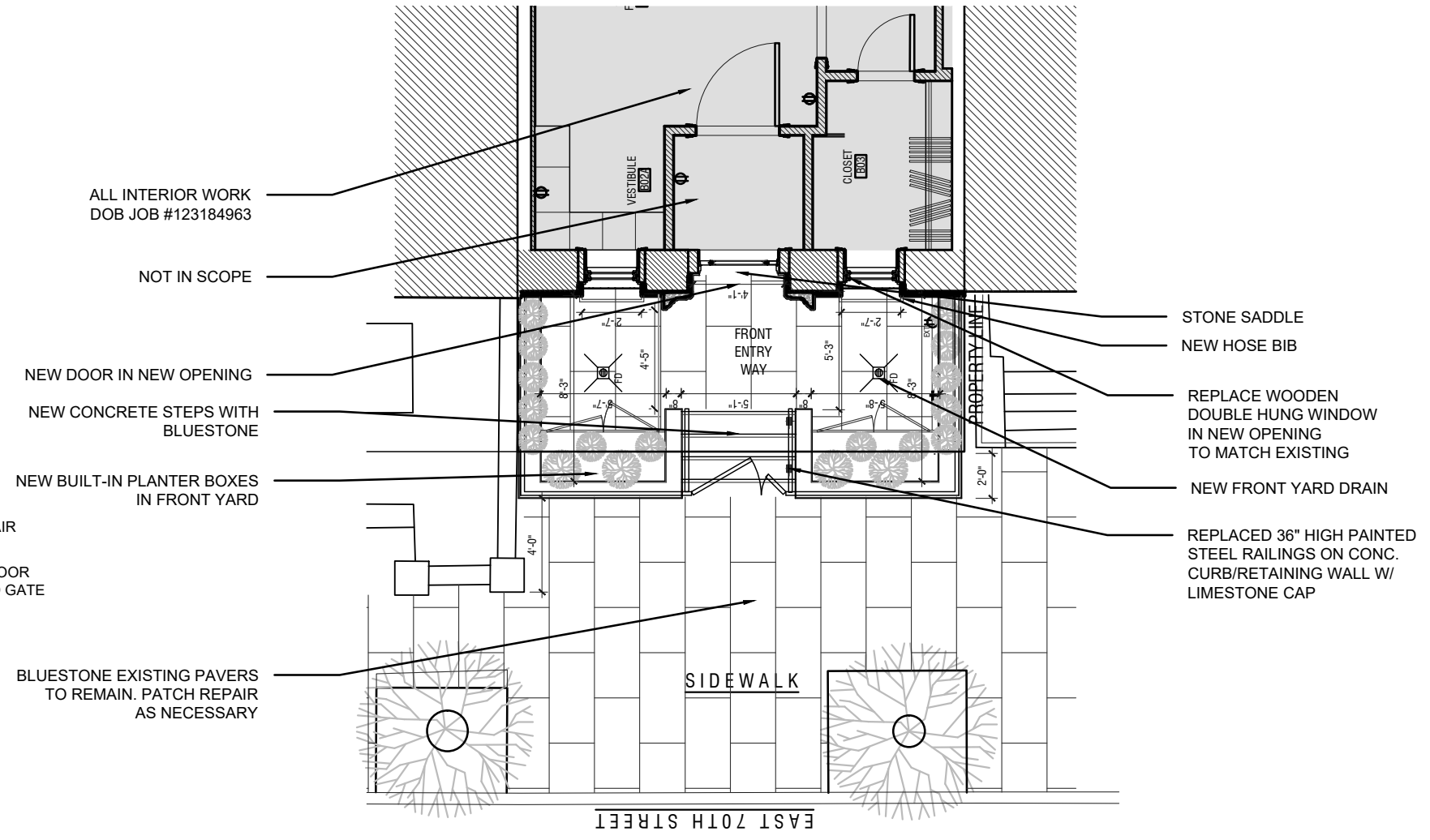


ENTRY DOOR ELEVATION: **PROPOSED**

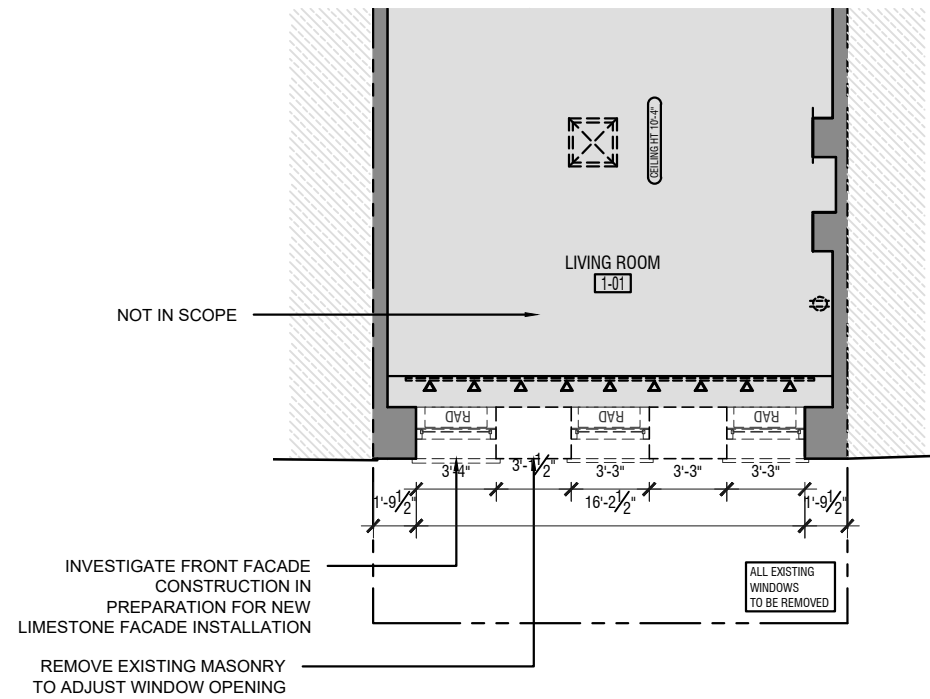
ENTRY DOOR DETAILS



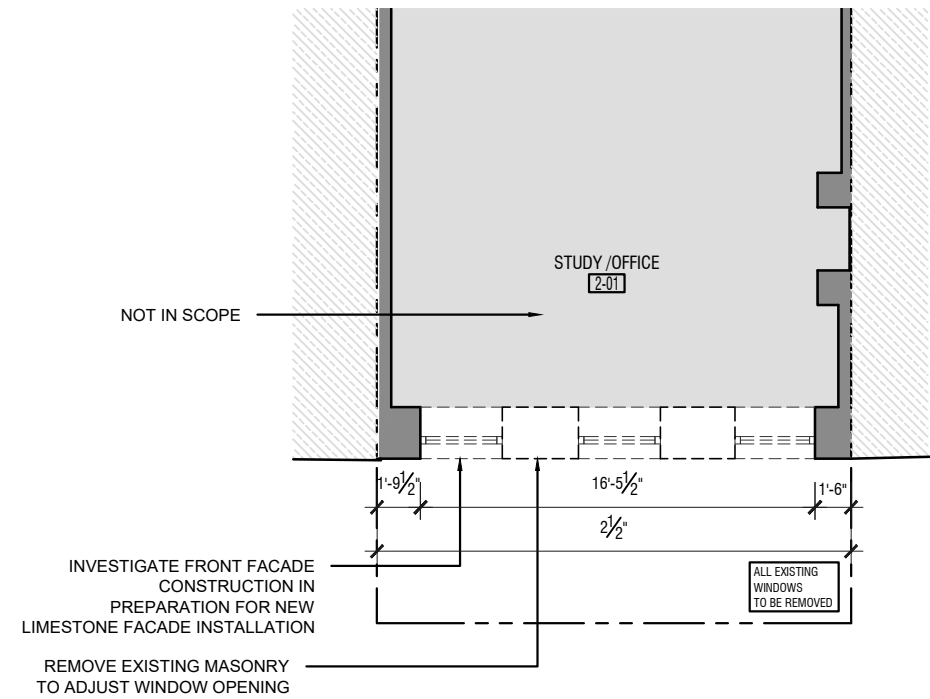
DEMOLITION PLAN:
BASEMENT FLOOR



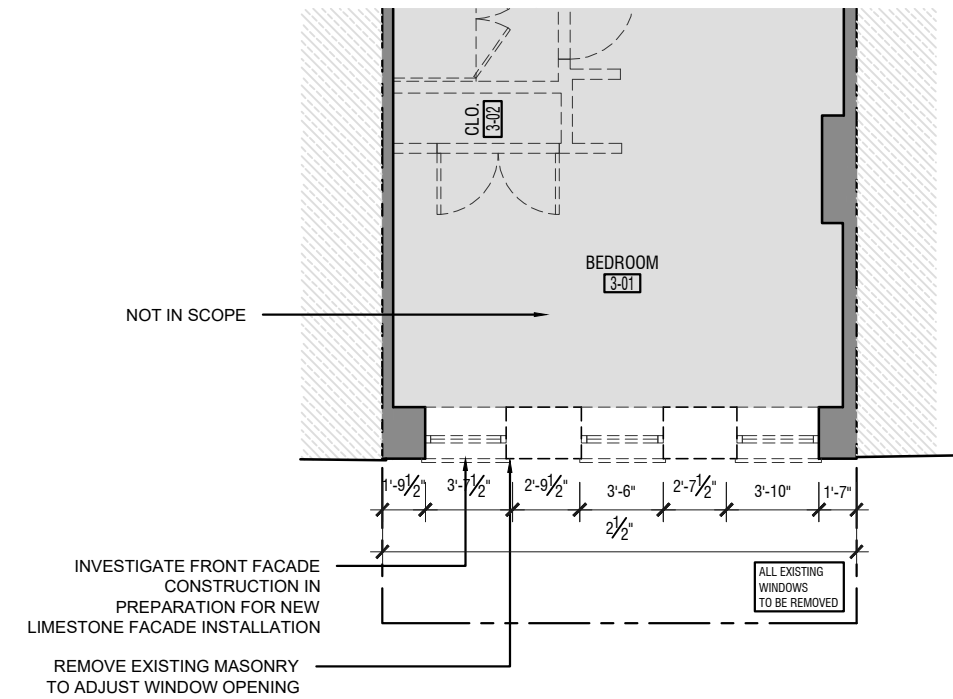
CONSTRUCTION PLAN:
BASEMENT FLOOR



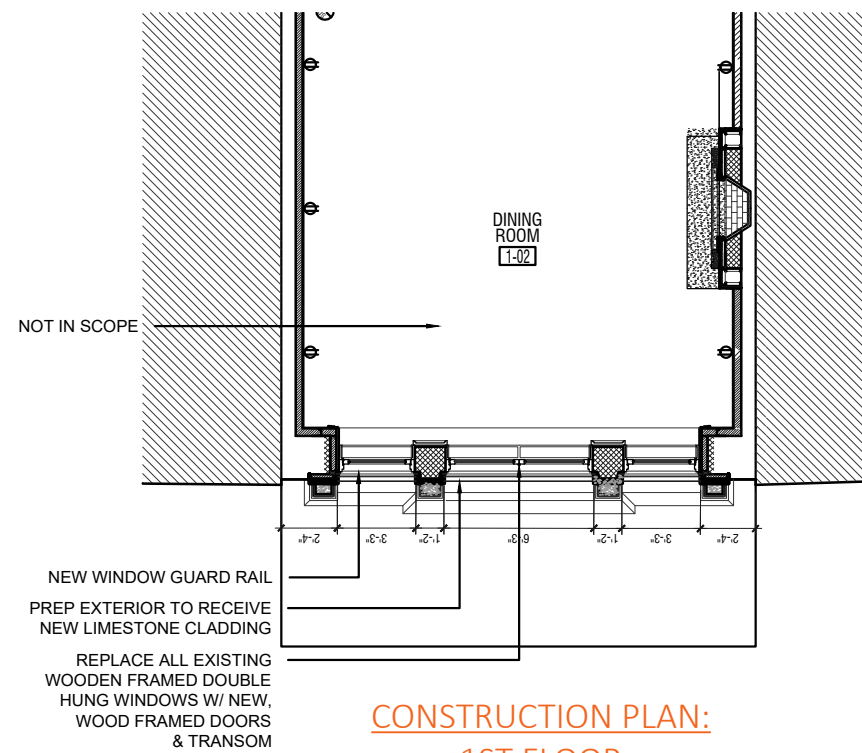
DEMOLITION PLAN:
1ST FLOOR



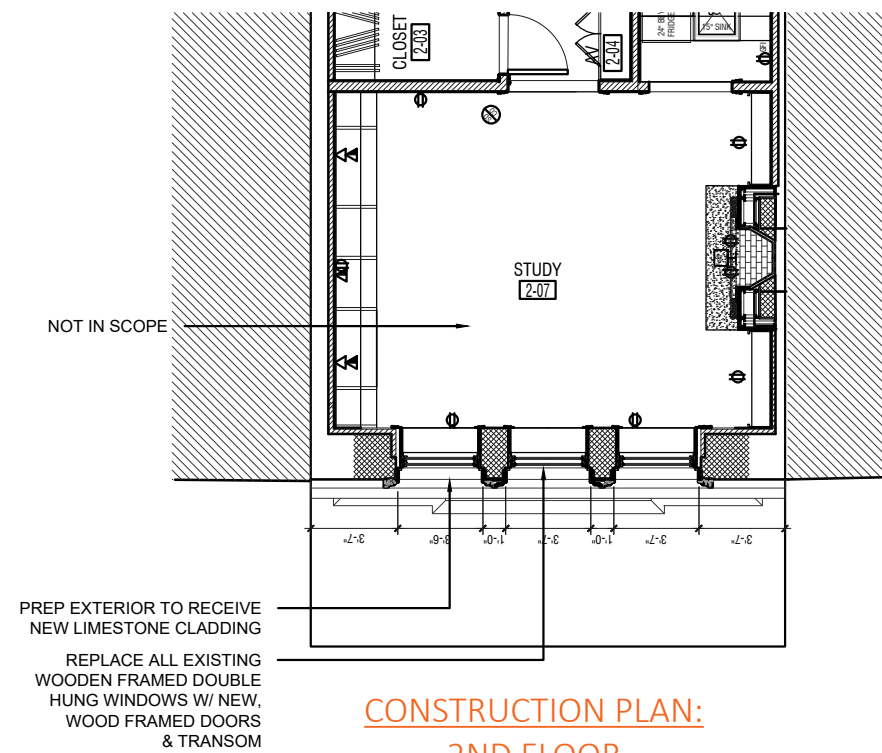
DEMOLITION PLAN:
2ND FLOOR



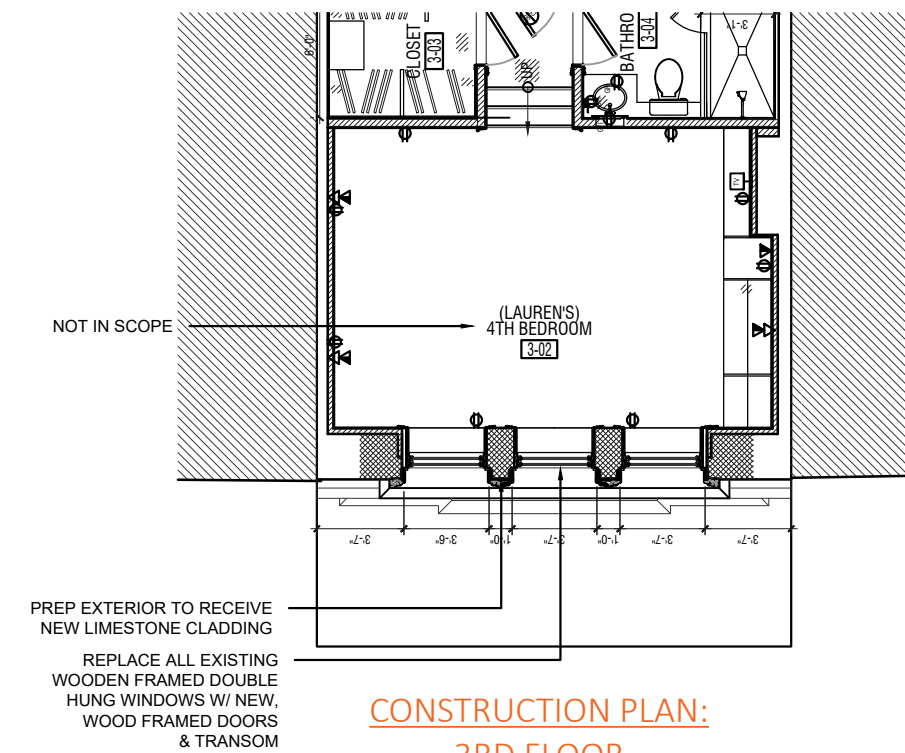
DEMOLITION PLAN:
3RD FLOOR



CONSTRUCTION PLAN:
1ST FLOOR

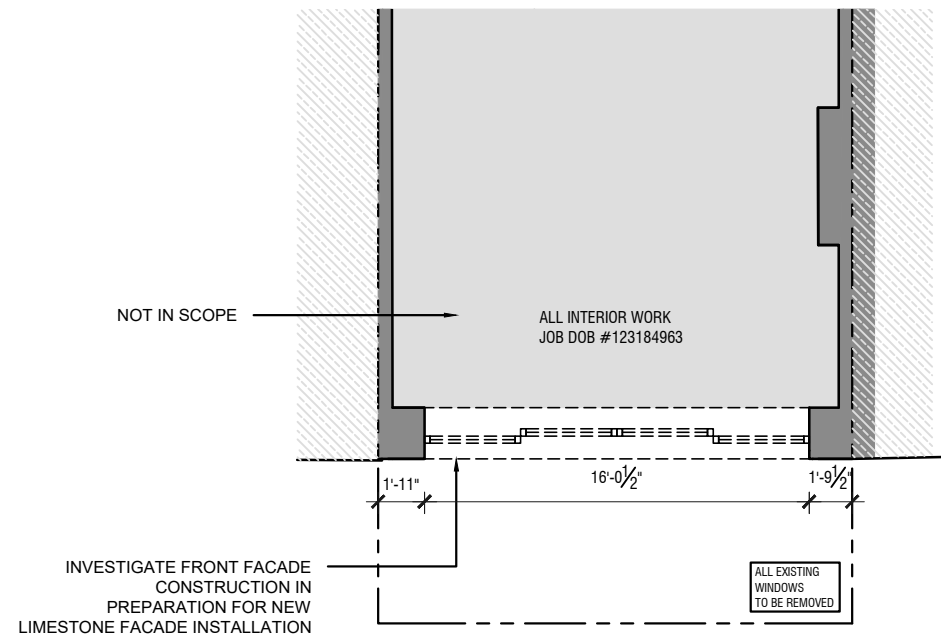


CONSTRUCTION PLAN:
2ND FLOOR

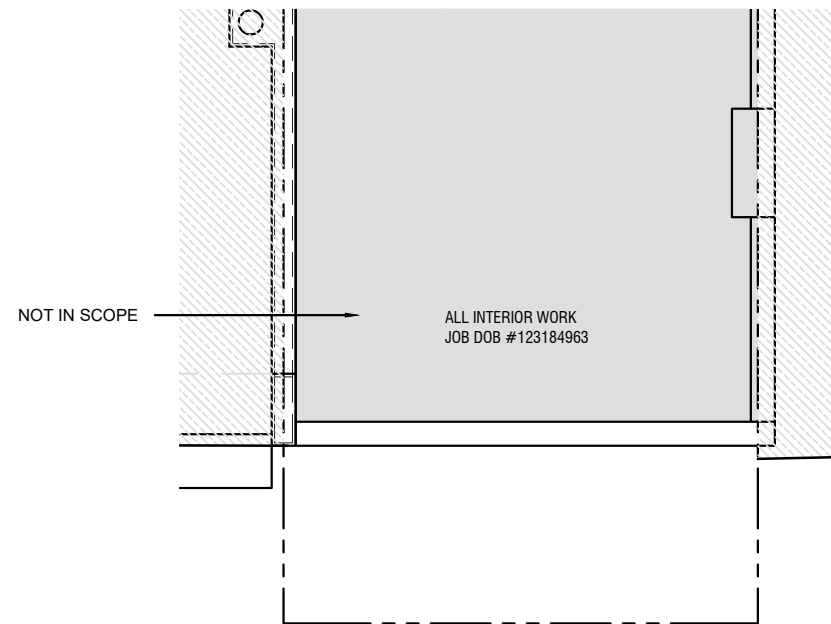


CONSTRUCTION PLAN:
3RD FLOOR

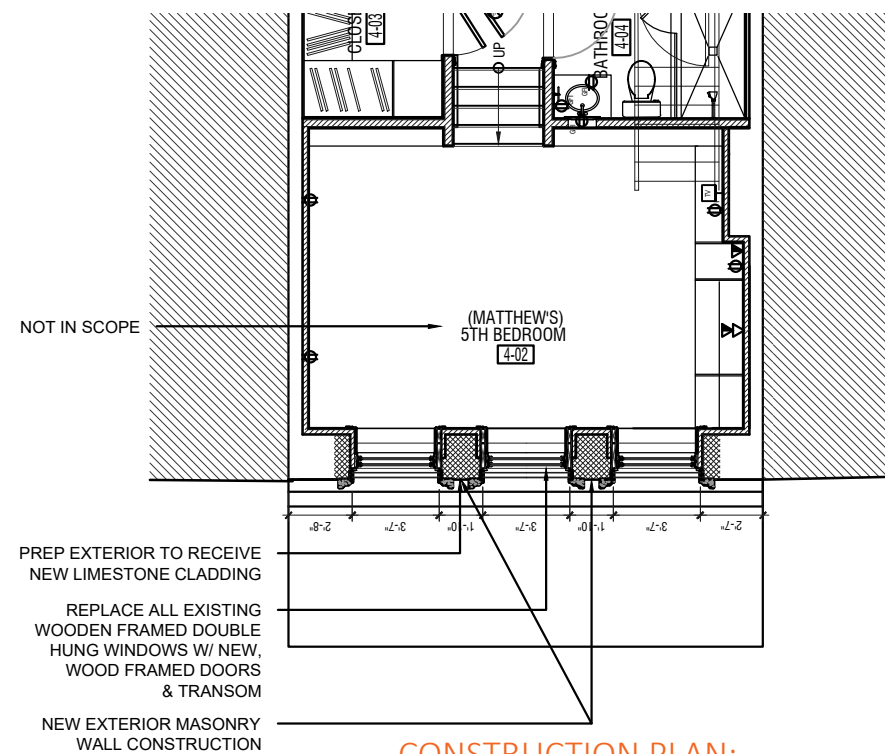
FLOOR PLANS



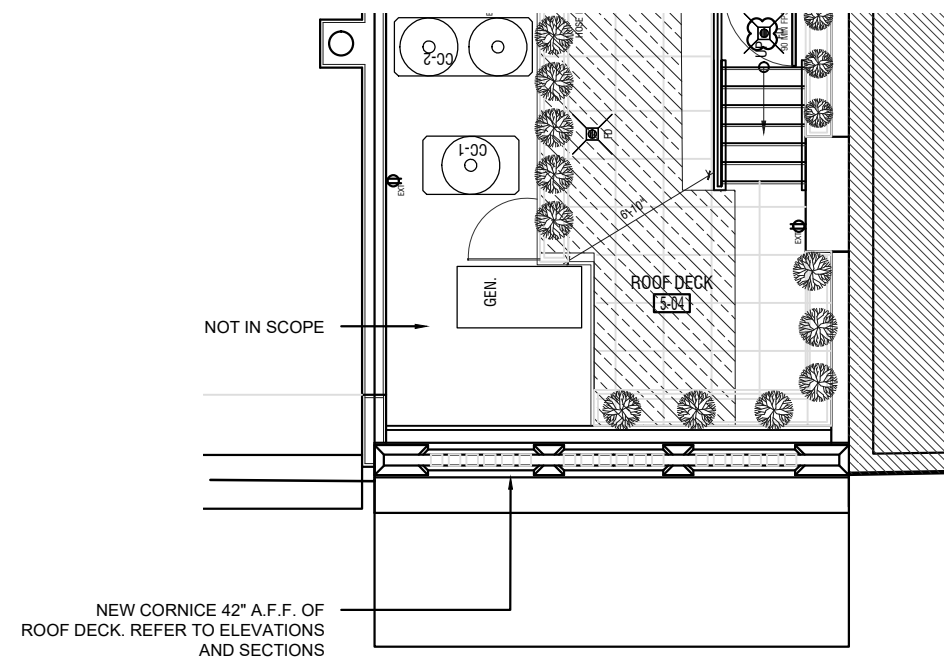
DEMOLITION PLAN:
4TH FLOOR



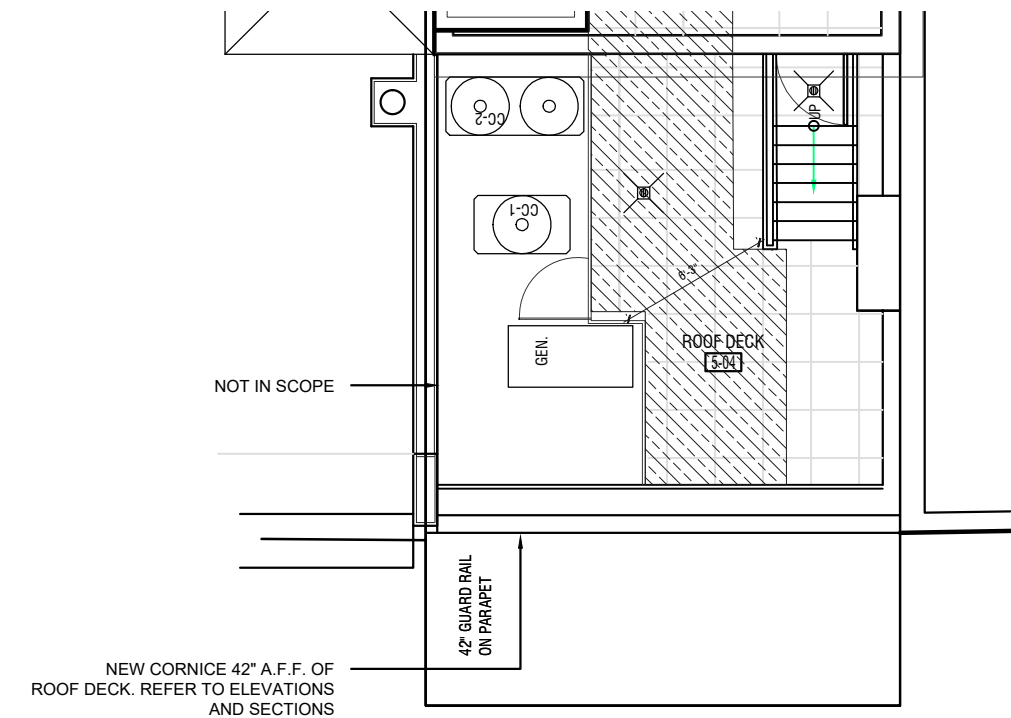
DEMOLITION PLAN:
ROOF



CONSTRUCTION PLAN:
4TH FLOOR



CONSTRUCTION PLAN:
5TH FLOOR



CONSTRUCTION PLAN:
ROOF

The current proposal is:

Preservation Department – Item 2, LPC-19-39708

160 East 70th Street,

Borough of Manhattan

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