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LPC C of A Submission 10/07/2024

ISSUE: DATE:

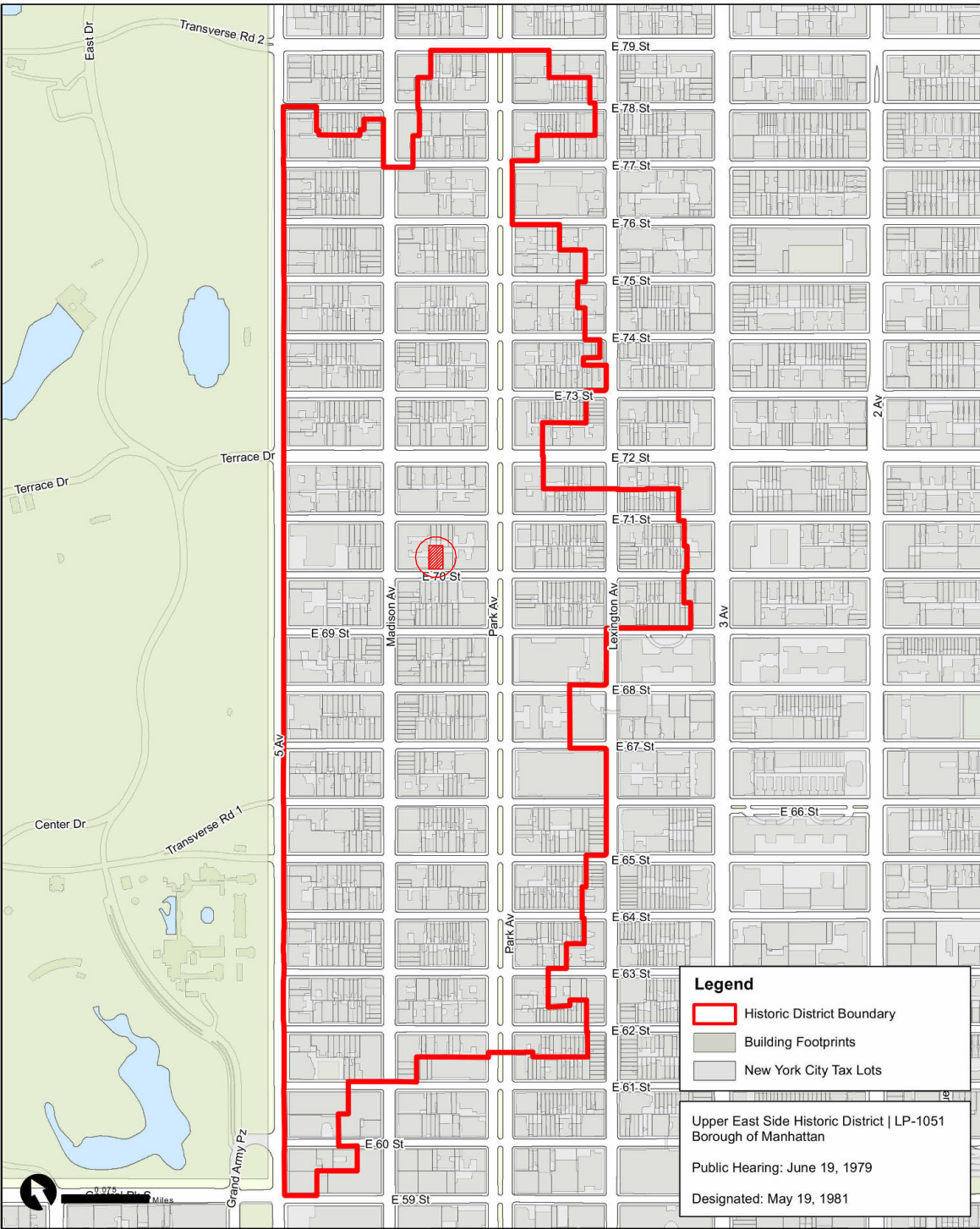
Project:
LIBERTY II
43 EAST 70TH ST

INTRODUCTION

Seal and Signature:	Date:
	10/07/2024
	Scale:
	Drawn By: PPA
Project No.	Drawing No.
	LPC-03
	3771 3 of 57

Upper East Side Historic District | LP-1051

NYC Landmarks Preservation Commission



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019



FINANCE
NEW YORK
MARTHA E. STARK
COMMISSIONER



NYC Digital Tax Map

Effective Date : 12-09-2008 11:33:37
End Date : Current
Manhattan Block: 1385

43 EAST 70TH STREET

BLOCK: 1385
LOT: 28
MAP: 8C
ZONE: R8B
ALOT AREA: 3,013 SQ/FT
BUILDING HEIGHT: 30' FT

BUILDING OCCUPANCY:
J-3 - RESIDENTIAL 1-2 FAMILY HOUSES



43 EAST 70TH STREET: EXISTING CONDITIONS SOUTH FACADE



43 EAST 70TH STREET: EXISTING CONDITIONS NORTH FACADE

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EXISTING CONDITIONS

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Drawing No.	
LPC-06	
Project No.	6 of 57
3771	

REMOVE ALL EXISTING HVAC
UNITS (TYP.)

REMOVE ALL EXISTING NON-
ORIGINAL STUCCO AND CAST
STONE FACADE CLADDING
(TYP.)

REMOVE EXISTING NON-
ORIGINAL DOOR ASSEMBLY
AND TRIM.

REMOVE AND SALVAGE EXISTING
SHEET METAL CLADDING,
INCLUDING JIBS, CORNICE,
CASING, AND ROOF ELEMENTS
FOR REPLICATION. (TYP.)

REMOVE EXISTING SLATE,
UNDERLAYMENT AND FLASHING
ASSEMBLIES; SALVAGE SLATE FOR
COLOR MATCHING

REMOVE EXISTING BUILT-IN
GUTTER LINING, DRAIN, AND
INTERNAL LEADER PIPING.
REMOVE AND DISCARD

DISASSEMBLE PRE-CAST
CRACKED UNITS AS REQUIRED
TO ADDRESS DETERIORATION/
DISPLACEMENT

CAREFULLY REMOVE ALL
COATING FROM PROJECTING
STRING COURSE.

REMOVE EXISTING NON-
ORIGINAL WINDOWS, TRIM,
AND FLASHING. (TYP.)

REMOVE ALL FERROUS
ANCHORS, NON-ORIGINAL
PATCHES, AND NON-
MATCHING STONE UNITS

REMOVE EXISTING NON-
ORIGINAL DOOR, TRIM, AND
LIMESTONE PILASTERS. REMOVE
AND SALVAGE EXISTING
FANLIGHT, JAM AND GRILLE.

REMOVE AND SALVAGE
EXISTING WROUGHT IRON AND
STEEL RAILING FOR
RESTORATION OFFSITE.

REMOVE ALL NON-ORIGINAL
GRANITE AND TRAVERTINE STONE
CLADDING, CONCEALED
STRUCTURE, ETC.

NEW STAIR & ELEVATOR
BULKHEAD

PROVIDE NEW ITALIAN
LIMESTONE COPINGS TO
MATCH ORIGINAL EXACTLY.
(TYP.)

PROVIDE NEW BRONZE DOOR
ASSEMBLY AND JAMBS

PROVIDE NEW SLATE TO
MATCH ORIGINAL EXACTLY
IN COLOR, COURSING, AND
EXPOSURE.

PROVIDE NEW TZCC BUILT-IN
GUTTER LINING WITH MIN. 8"
UPPER AND LOWER FLANGES.
LAP UPPER ROOF MEMBRANE
ONTO UPPER GUTTER FLANGE

PROVIDE NEW FRENCH
TUFFEAU LIMESTONE UNITS
TO REPLACE
CRACKED, DETERIORATED
OR OTHERWISE DISPLACED
UNITS AS REQUIRED.

CAREFULLY CLEAN ALL
MASONRY USING NEUTRAL
DETERGENT AND WATER ONLY.
PROVIDE NEW FRENCH
TUFFEAU LIMESTONE UNITS TO
REPLACE NON-ORIGINAL UNITS
AT AREAS INDICATED. RAKE
AND REPOINT ALL MORTAR
JOINTS USING TYPE N TO
MATCH EXISTING EXACTLY IN
COLOR, TEXTURE AND
TOOLING.

PROVIDE NEW PAINTED WOOD
PANELED DOOR ASSEMBLY, JAMB,
AND STAINED-GLASS FANLIGHT TO
MATCH ORIGINALS DETAILING.
PROVIDE NEW PAINTED WOOD
PILASTERS TO MATCH ORIGINAL
EXACTLY.

NEW ROOF TERRACE FENCE

PROVIDE NEW FRENCH TUFFEAU
LIMESTONE UNITS TO MATCH EXISTING
MAIN FAÇADE UNIT SIZE, COLOR,
TEXTURE, AND DETAILING. POINT ALL
MORTAR JOINTS MATCH EXISTING
EXACTLY IN COLOR. (TYP.)

PROVIDE NEW FRENCH LIMESTONE
UNITS COPINGS TO MATCH
ORIGINAL EXACTLY., (TYP.)

PROVIDE NEW TZCC CLADDING TO
MATCH ORIGINAL, WITH FLAT-SEAM
SOLDERED BARREL ROOF, INTEGRAL
CORNICE, CASING AND JIB ELEMENTS.

PROVIDE NEW PAINTED WOOD
DOUBLE-HUNG 6/6 ARCHED HEAD
WINDOW ASSEMBLY TO MATCH
ORIGINALS IN DETAILING, MUNTIN
PROFILES, AND OPERATION. (TYP.)

PROVIDE NEW FRENCH TUFFEAU
LIMESTONE UNITS TO REPLACE
DETERIORATED STRING COURSE
ELEMENTS AT SECOND FLOOR

PROVIDE NEW PAINTED WOOD
DOUBLE-HUNG 6/6 (3RD & 4TH FLOOR)
6/9 (2ND FLOOR) AND 6/6 ARCHED
HEAD (1ST FLOOR) WINDOW
ASSEMBLIES TO MATCH ORIGINALS IN
DETAILING, MUNTIN PROFILES, AND
OPERATION. (TYP.)

PROVIDE NEW PAINTED STEEL
RAILING INCORPORATING SALVAGED
ORIGINAL ELEMENTS TO MATCH
ORIGINAL. PROVIDE NEW TUFFA
COPING STONES TO MATCH COLOR
AND TEXTURE AT ADJACENT FAÇADE
(TYP.)

PROVIDE NEW FRENCH TUFFEAU
LIMESTONE UNITS TREADS, RISERS,
AND LANDING UNITS TO MATCH
EXISTING COLOR AT ADJACENT
FAÇADE, AND PROFILES OF
ORIGINAL.

1

EXISTING 43 E70TH STREET SOUTH ELEVATION

LPC-09

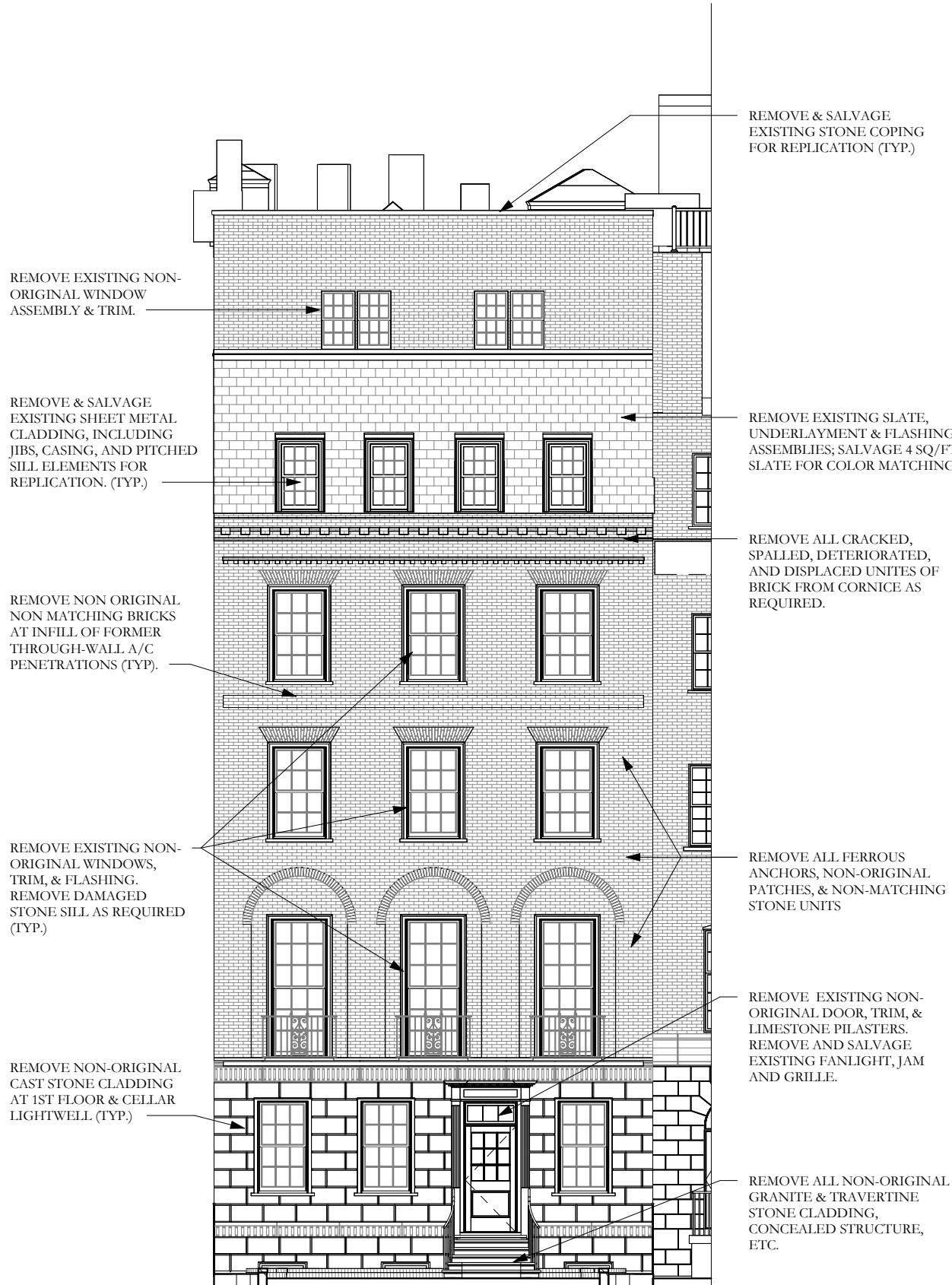
1" = 10'-0"

2

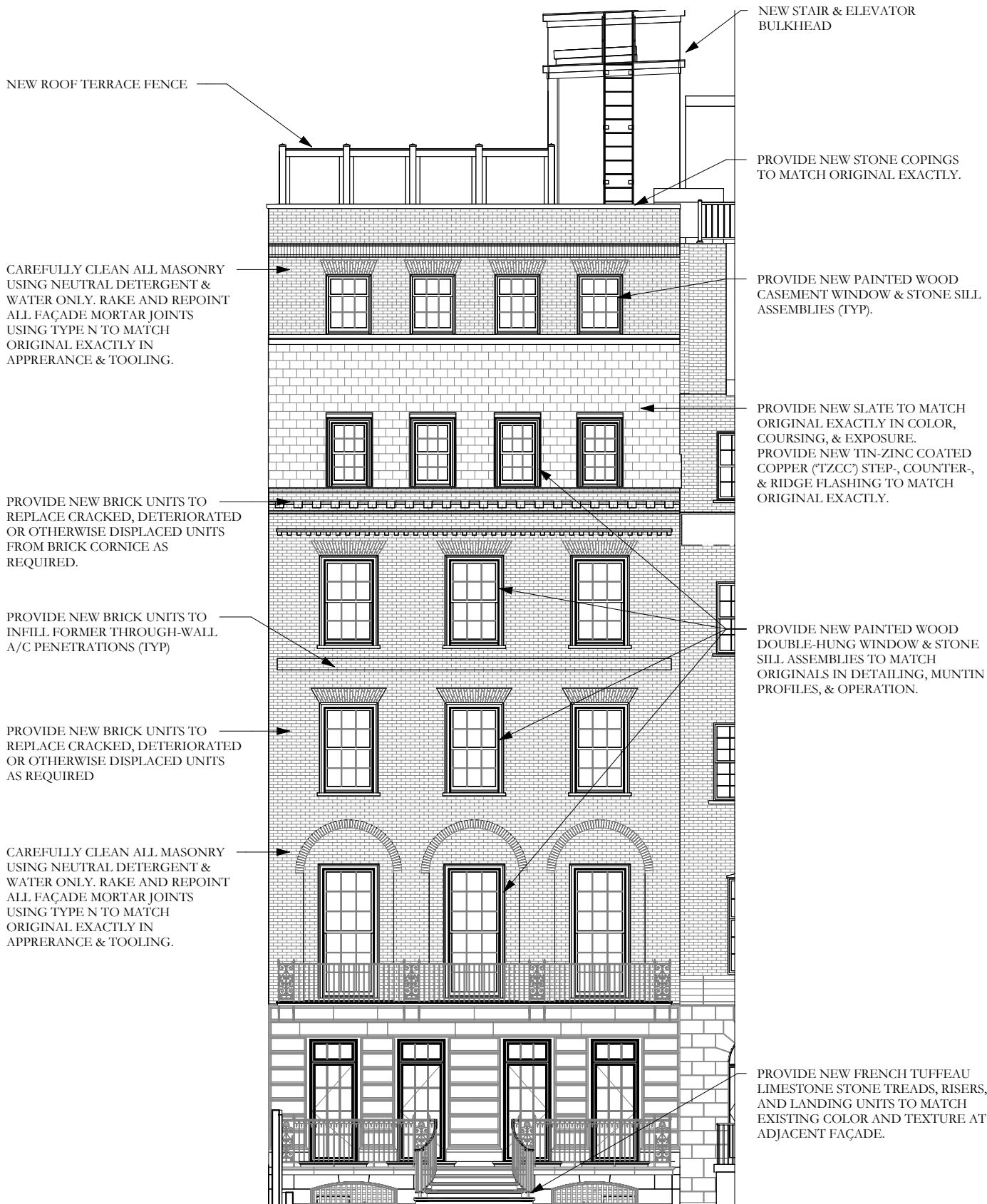
PROPOSED 43 E70TH STREET SOUTH ELEVATION

LPC-09

1" = 10'-0"



1 EXISTING 43 E70TH STREET NORTH ELEVATION
LPC-13 1" = 10'-0"



2 PROPOSED 43 E70TH STREET NORTH ELEVATION
LPC-13 1" = 10'-0"

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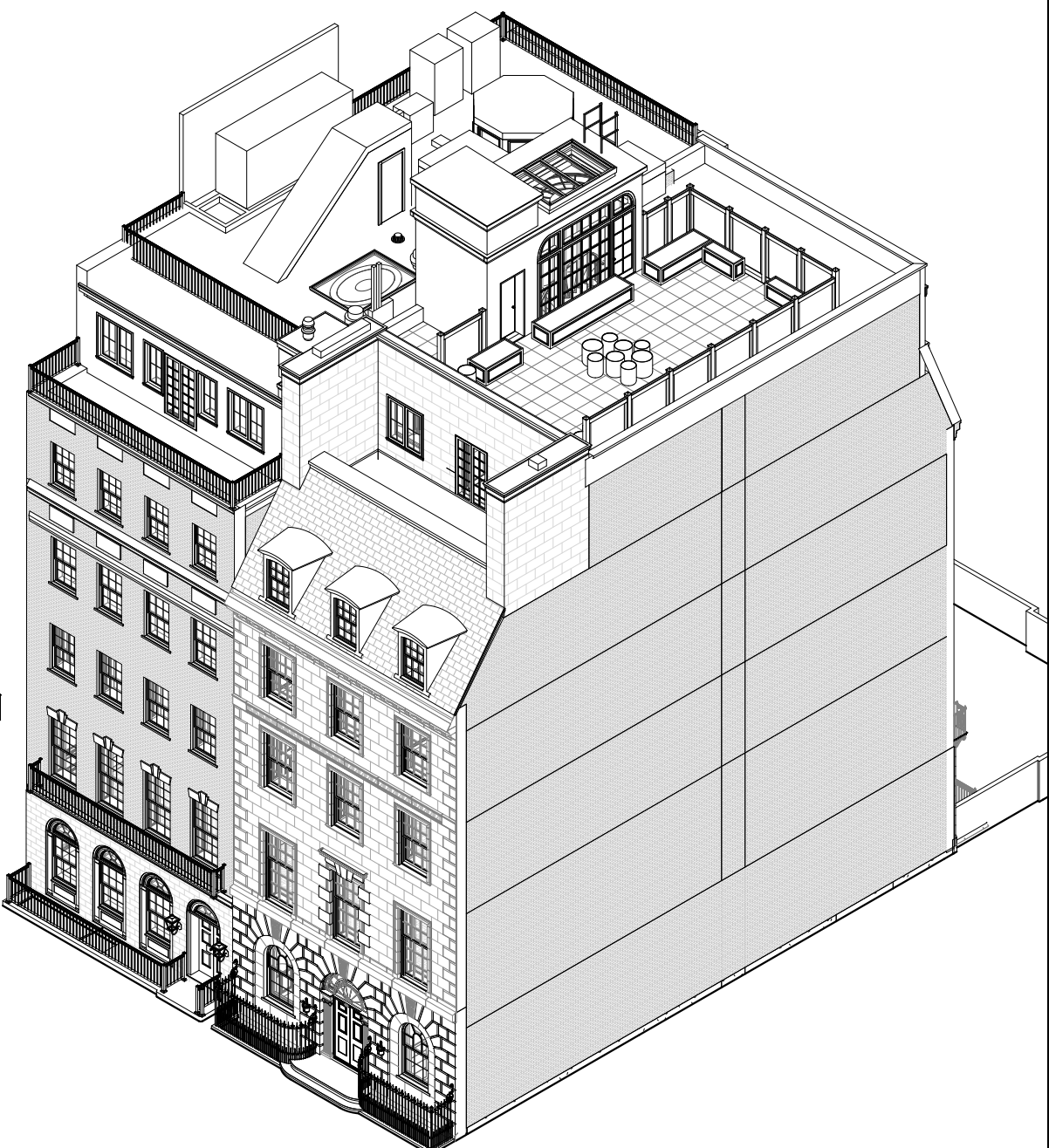
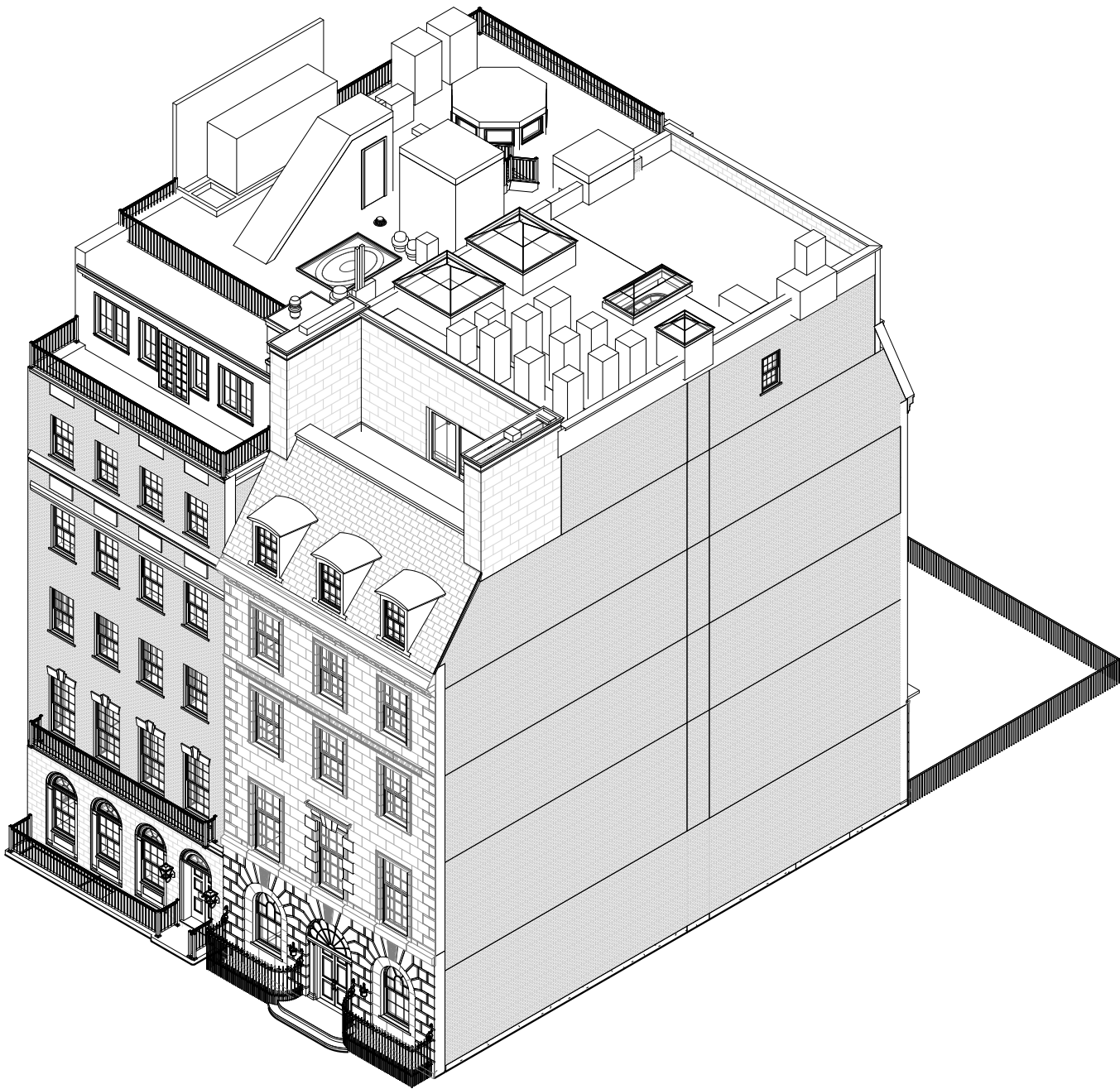
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EXISTING & PROPOSED AXON
VIEW

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Drawing No.	
LPC-16	
Project No.	16 of 57
3771	



1 EXISTING AXON VIEW
LPC-16

2 PROPOSED AXON VIEW
LPC-16