

40 EAST 70TH STREET

REAR YARD FILING



LPC PRESENTATION - REAR YARD REVIEW

COMMUNITY BOARD: 108

DATE: TBD

*ERNST ARCHITECT, PLLC.
177 WEST BROADWAY, FL. 3
NEW YORK, NY 10013*



TABLE OF CONTENTS

<i>PAGE 3</i>	HISTORY OF BUILDING
<i>PAGE 4</i>	PLOT PLAN AND LPC FILING DESCRIPTION
<i>PAGES 5-6</i>	MEMORANDUM OF UNDERSTANDING: PROOF OF WORK PHOTOS
<i>PAGES 7-9</i>	PHOTOS OF EXISTING REAR YARD
<i>PAGE 10</i>	EXISTING PLAN
<i>PAGE 11</i>	PROPOSED PLAN
<i>PAGE 12</i>	PROPOSED PLAN RENDER
<i>PAGES 13-19</i>	EXISTING AND PROPOSED EXTERIOR ELEVATIONS AND RENDERS

HISTORY OF 40 EAST 70TH STREET

ADDRESS: 40 EAST 70TH STREET, NEW YORK, NY 10023

LANDMARK: YES

NATIONAL HISTORIC LANDMARK: NO

HISTORIC DISTRICT: UPPER EAST SIDE

STORIES: 5 STORIES

BLOCK: 1385

LOT: 29

ZONING DISTRICT: R8B - MEDIUM DENSITY RESIDENTIAL DISTRICT

MAP#: 8C

OCCUPANCY: R-3

ERECTED: 1928-1929

ARCHITECT: AYMAR EMBURY II FOR ARTHUR S. LEHMAN

STYLE: NEO-FRENCH CLASSICAL

FIVE STORY; FIVE BAY RESIDENCE; ROUGH TEXTURED STONE ASHLAR FACADE; RUSTICATED GROUND STORY WITH RESTRAINED FRONTISPIECE AROUND THE ENTRANCE COMPOSED OF FLANKING FLUTED DORIC PILASTERS SUPPORTING AN ENTABLATURE ORNAMENTED BY A PANEL WITH A SWAG AND FORMING PART OF A HORIZONTAL ZONE DEFINED BY BAND COURSES SEPARATING FIRST AND SECOND STORIES. PANELS REPEATED UNDER SEVERAL WINDOWS. FOURTH STORY CROWNED BY AN ATTIC STORY WITH BALUSTRADE OVER EACH BAY.

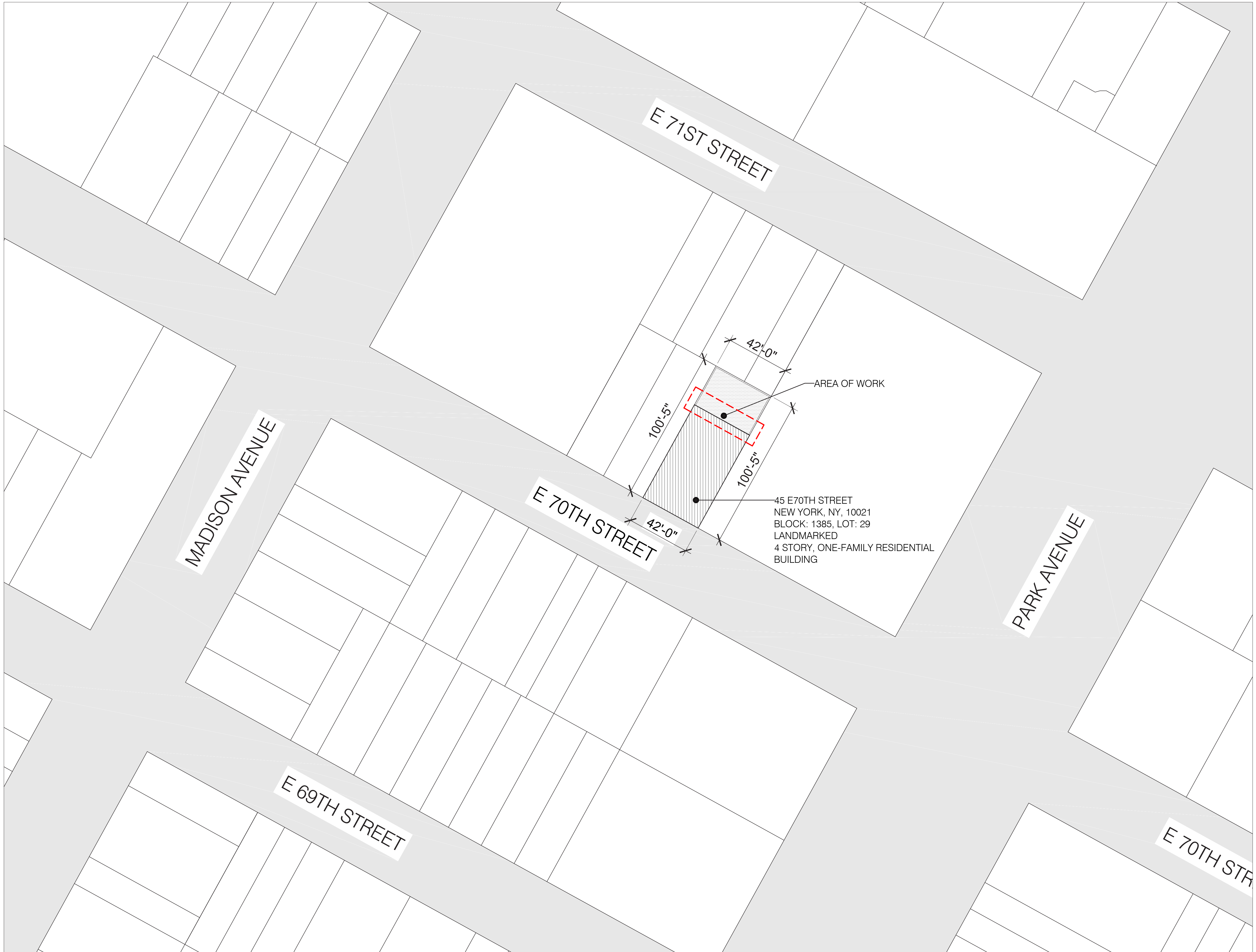
THE HOUSE WAS BUILT FOR THE INVESTMENT BANKER ARTHUR S. LEHMAN [D.1936], SENIOR PARTNER IN THE LEHMAN BROS. FIRM AND BROTHER OF HERBERT H. LEHMAN, A GOVERNOR OF NEW YORK. HE WAS A FOUNDER OF THE FEDERATION OF JEWISH PHILANTHROPIES. TOGETHER WITH HIS WIFE, ADELE LEWISOHN, THEY ASSEMBLED AN IMPORTANT COLLECTION AT 45 EAST 70TH STREET, WHICH WAS LEFT UPON MRS. LEHMAN'S DEATH IN 1965 TO THE METROPOLITAN MUSEUM OF ART, NATIONAL GALLERY OF ART AND FOGG ART MUSEUM AT HARVARD UNIVERSITY.

THE HOUSE IS NOW THE HOME OF JOSEPH LAUDER JR. AND HIS WIFE LILLIAN, SON OF JOSEPH LAUDER AND ESTEE LAUDER, THE COSMETICS MANUFACTURER.

REFERENCE: UPPER EAST SIDE HISTORIC DESIGNATION REPORT, VOLUME I (1981), CITY OF NEW YORK, EDWARD I. KOCH, *MAYOR*, LANDMARKS PRESERVATION COMMISSION, KENT L. BARWICH, *CHAIRMAN*



LOCATION OF WORK: 45 E70TH STREET



1 PLOT PLAN - 45 E70TH STREET
SCALE: 1/32" = 1'-0"



SCOPE OF WORK:

REMOVE TWO EXISTING METAL BALCONIES AND DECORATIVE GUARDRAIL, AND REMOVE EXISTING OPEN-RISER STEEL REAR YARD ACCESS STAIR AT THE GARDEN LEVEL. INSTALL NEW MARBLE REAR YARD ACCESS STAIR AND NEW BALCONIES WITH MARBLE BALUSTRADES AT GARDEN LEVEL, AND INSTALL A 2'-0" LATTICE FENCE ABOVE THE WEST AND EAST WALLS.

THE PROPOSED WORK IS FILED IN CONJUNCTION WITH DOCKET #LPC-21-04173 FOR REAR YARD RENOVATION INCLUDING NEW PAVERS, PERIMETER WALL AND STONE FOUNTAIN FEATURE PERMITTED ON 10/9/2020.

ALL PROPOSED WORK TO OCCUR IN REAR YARD AND NOT VISIBLE FROM PUBLIC THOROUGHFARE. HOWEVER, DUE TO A MEMORANDUM OF UNDERSTANDING (MOU) 10-4046 DATED 10/30/2009, LPC COUNSEL DETERMINED THAT THE PROPOSED WORK SHOULD BE PRESENTED TO THE COMMISSIONERS.

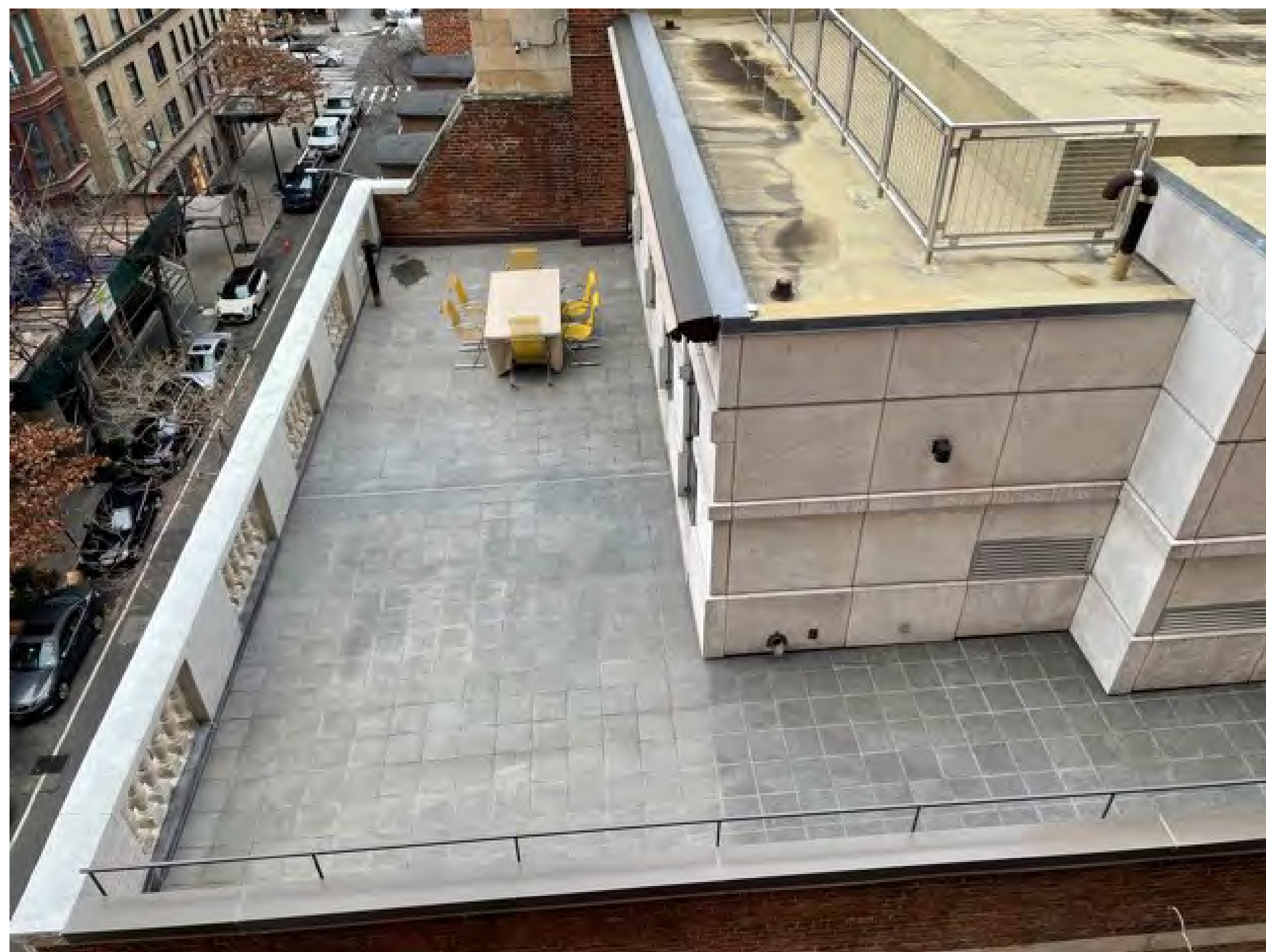
MEMORANDUM OF UNDERSTANDING [MOU-10-4046 ISSUED 10/30/2009]: PROOF OF WORK PHOTOS



FRONT FACADE OF BUILDING FROM ACROSS THE STREET



BIRDSEYE VIEW OF PENTHOUSE ROOF ADDITION



PENTHOUSE ROOF ADDITION CLOSE-UP

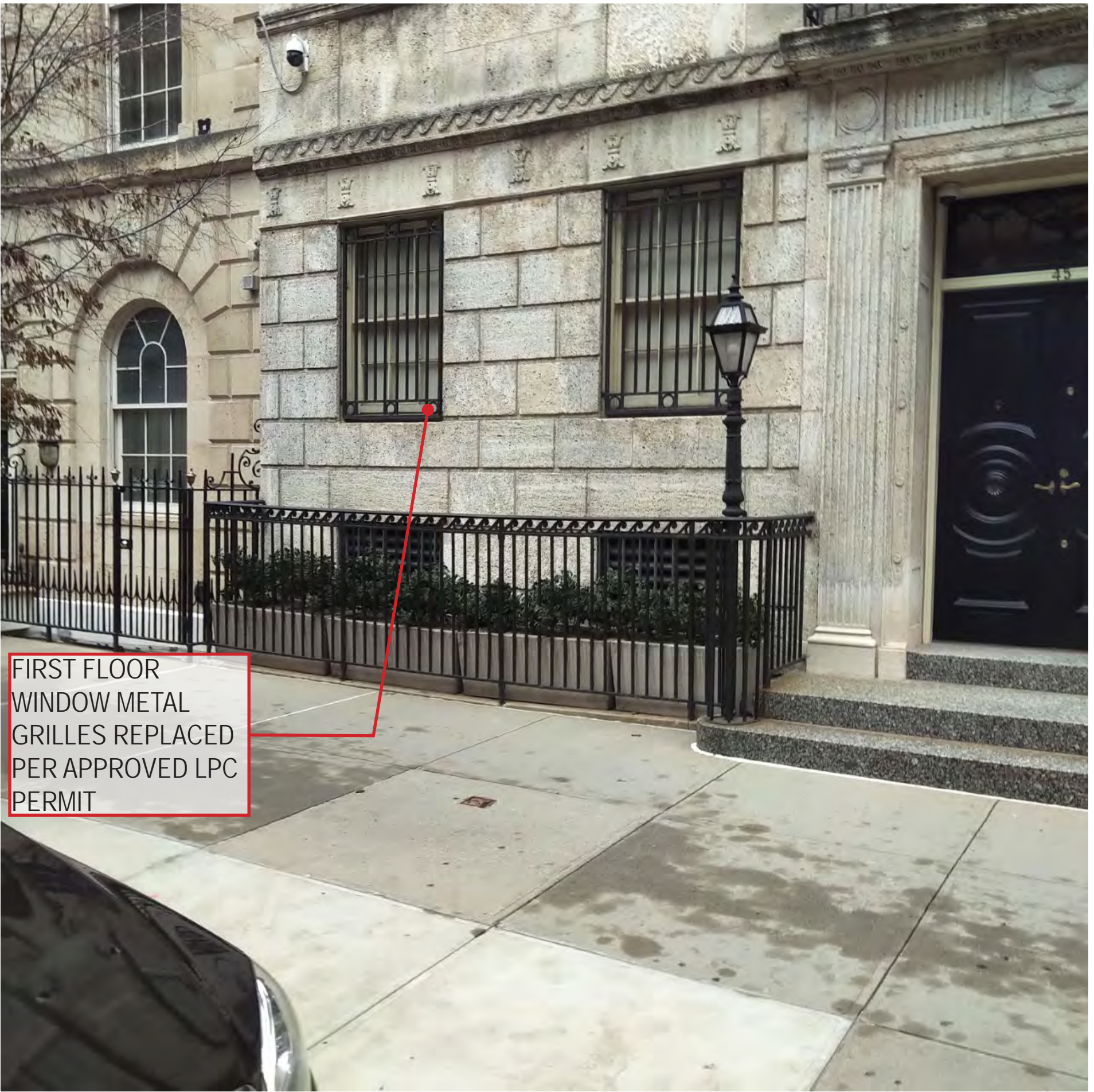


PENTHOUSE ROOF ADDITION CLOSE-UP

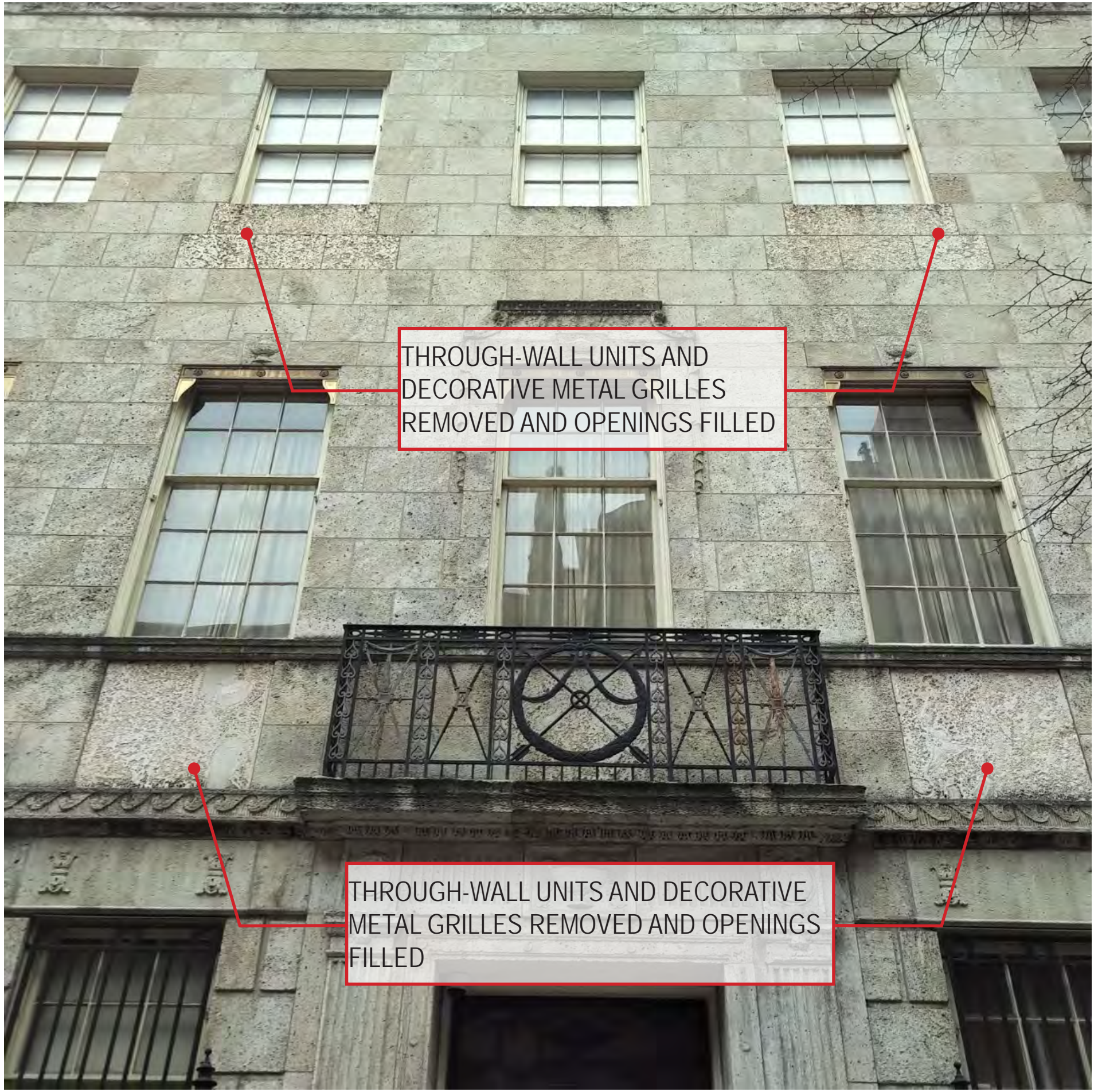
MEMORANDUM OF UNDERSTANDING [MOU-10-4046 ISSUED 10/30/2009]: PROOF OF WORK PHOTOS



FIRST FLOOR WINDOWS CURRENT CONDITION



FIRST FLOOR WINDOWS CURRENT CONDITION



FRONT FACADE CLOSE-UP



FRONT ENTRANCE CLOSE-UP

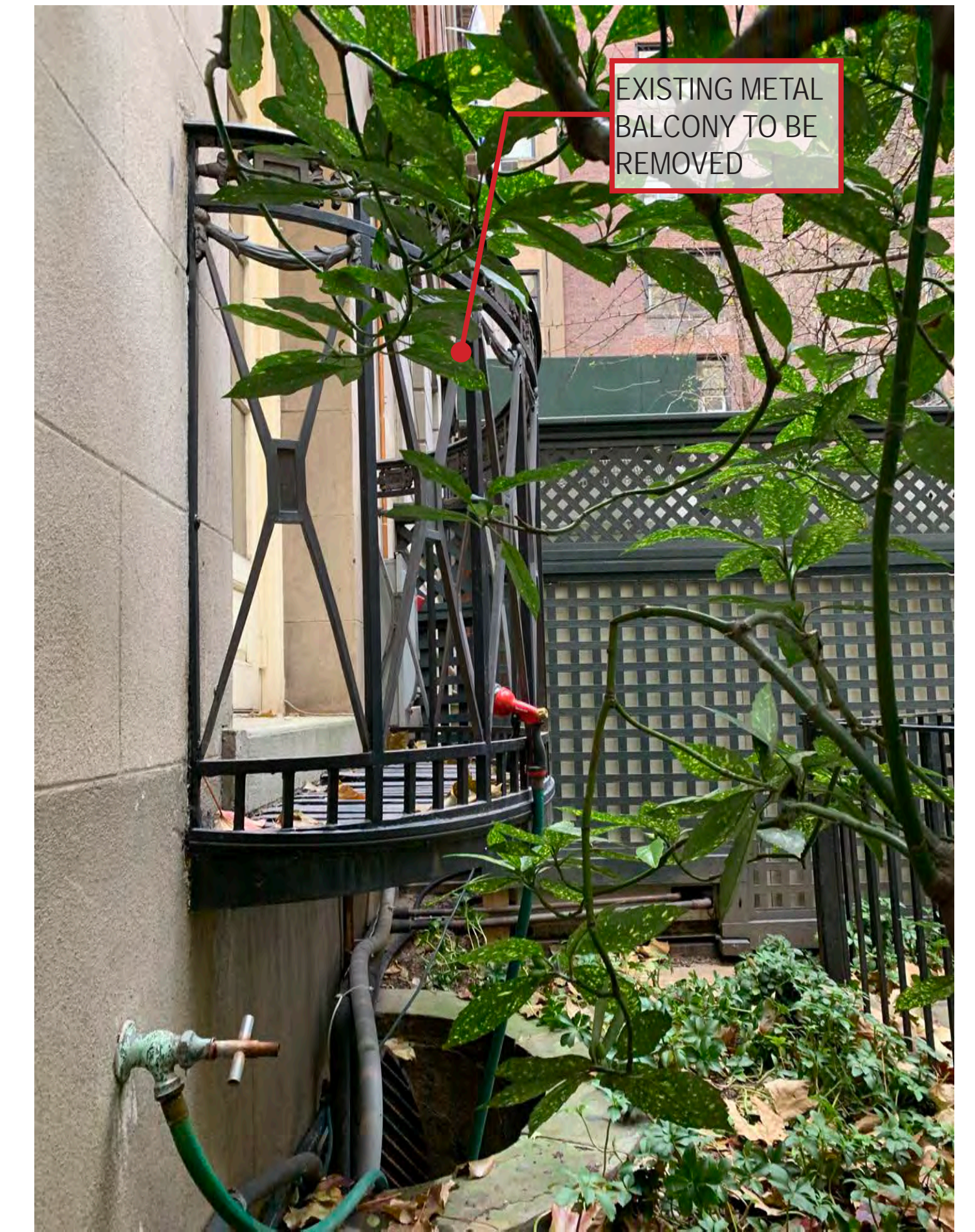
PHOTOGRAPHS OF EXISTING REAR YARD CONDITIONS



EXISTING REAR YARD SOUTH



EXISTING METAL STAIR AND RAILING



EXISTING METAL BALCONY SIDE VIEW



EXISTING REAR YARD NORTH



EXISTING NORTH FENCE DETAIL



EXISTING TYPICAL METAL BALCONY



EXISTING REAR YARD NORTHWEST VIEW



EXISTING REAR YARD NORTHWEST FENCE CLOSE-UP



EXISTING REAR YARD NORTHEAST VIEW



EXISTING REAR YARD NORTHEAST FENCE CLOSE-UP

PHOTOGRAPHS OF EXISTING REAR YARD CONDITIONS [CONT.]



EXISTING HVAC AND SCREEN



EXISTING HVAC CONTROL PANELS



EXISTING REAR YARD WEST LATTICE FENCE CLOSE-UP



EXISTING METAL GRATE AND HATCH



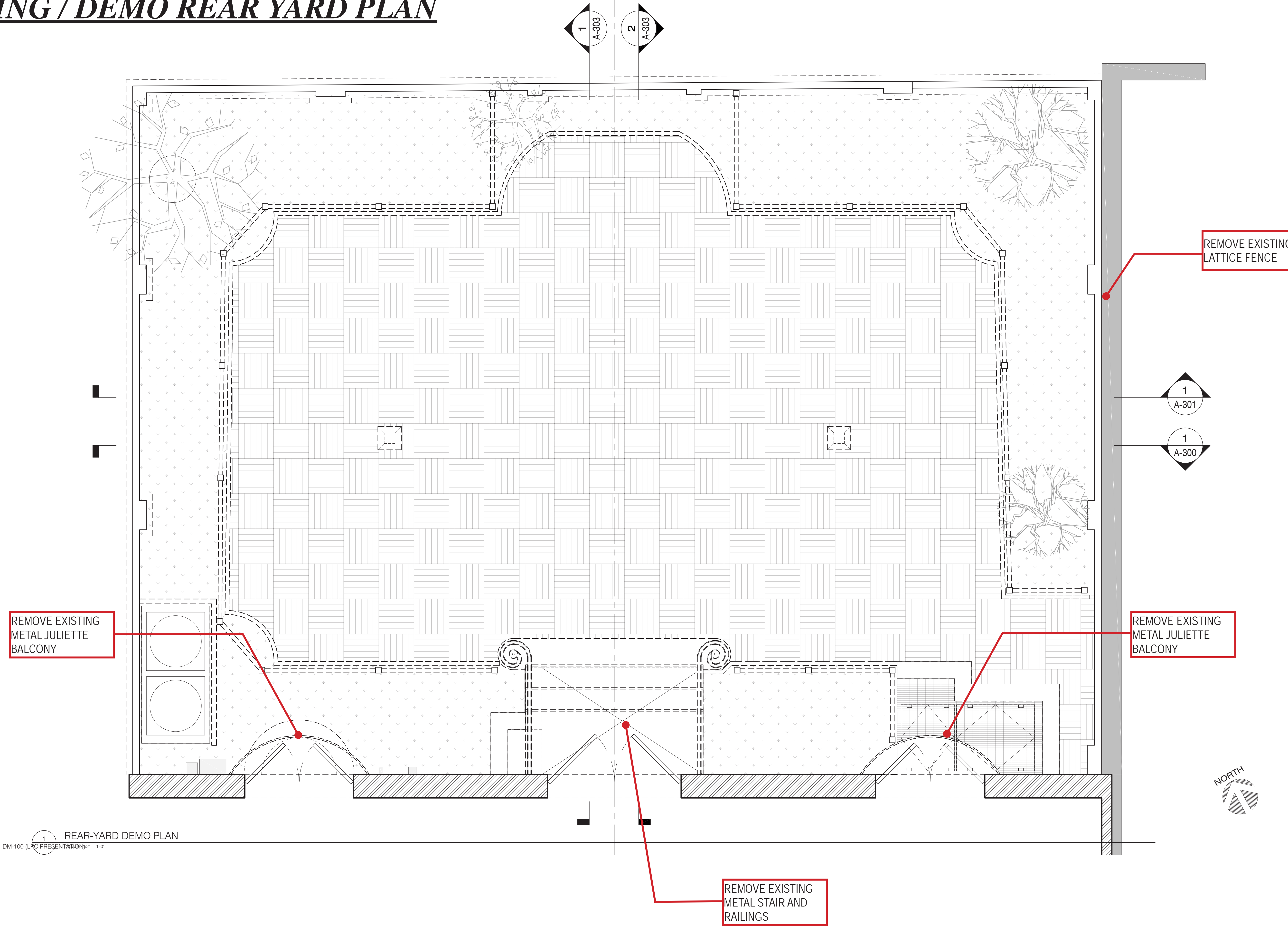
EXISTING METAL HATCH AND STAIR



EXISTING REAR YARD SOUTHWEST WALL CLOSE-UP

EXISTING / DEMO REAR YARD PLAN

EXISTING



CONSTRUCTION LEGEND

	NOT IN SCOPE
	EXISTING WALL TO REMAIN
	PARTITION TO BE DEMOLISHED
	NEW GYP. BD. PARTITION
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR, KIDDE MODEL #900-0114

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REVISIONS

NUMBER	REVISION	DATE
1	ISSUED FOR LPC FILING	09/24/20
2	ISSUED FOR DOB FILING	10/13/20
3	ISSUED FOR LPC REVISIONS	11/23/20

TITLE: **REAR-YARD EXISTING/REMOVAL PLAN**

LOCATION: **REAR YARD
 45 E 70TH STREET
 NEW YORK, NY 10021**

NOTICE
 It is a violation of New York State law to alter plans, specifications or reports to which the seal of an architect has been applied. It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If the item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

Signature _____ Date _____

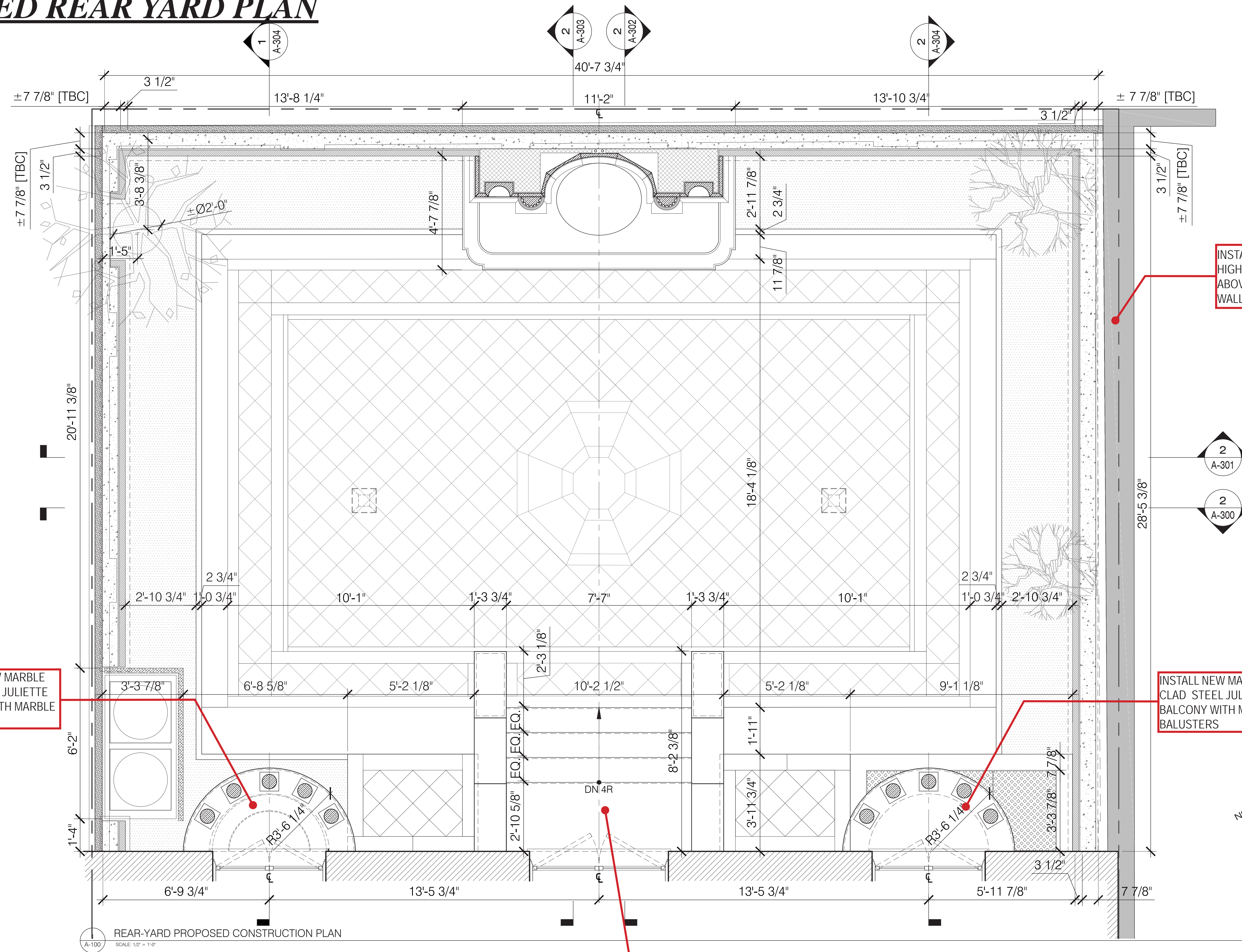
DATE: **NOVEMBER 14, 2019**

SCALE: **AS NOTED**

DRAWING No. **DM-100.01**
 DOB SHEET 2 OF 10

REAR-YARD DEMO PLAN
 DM-100 (LPC PRESENTATION) 2" = 1'0"

PROPOSED REAR YARD PLAN



INSTALL NEW MARBLE CLAD STEEL JULIETTE BALCONY WITH MARBLE BALUSTERS

INSTALL NEW MARBLE CLAD STEEL JULIETTE BALCONY WITH MARBLE BALUSTERS

INSTALL NEW MARBLE CLAD OPEN RISER STEEL STAIR WITH MARBLE SIDE WALLS/GUARDS

INSTALL NEW 2'-0" HIGH LATTICE FENCE ABOVE CONCRETE WALL

REAR-YARD PROPOSED CONSTRUCTION PLAN
SCALE: 1/2" = 1'-0"

CONSTRUCTION LEGEND

	NOT IN SCOPE
	EXISTING WALL TO REMAIN
	PARTITION TO BE DEMOLISHED
	NEW GYP. BD. PARTITION
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR, KIDDE MODEL #900-0114

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2	ISSUED FOR DOB FILING	10/13/20
3	ISSUED FOR LPC REVISIONS	11/23/20

TITLE:
REAR-YARD PROPOSED CONSTRUCTION PLAN

LOCATION:
REAR YARD
45 E 70TH STREET
NEW YORK, NY 10021

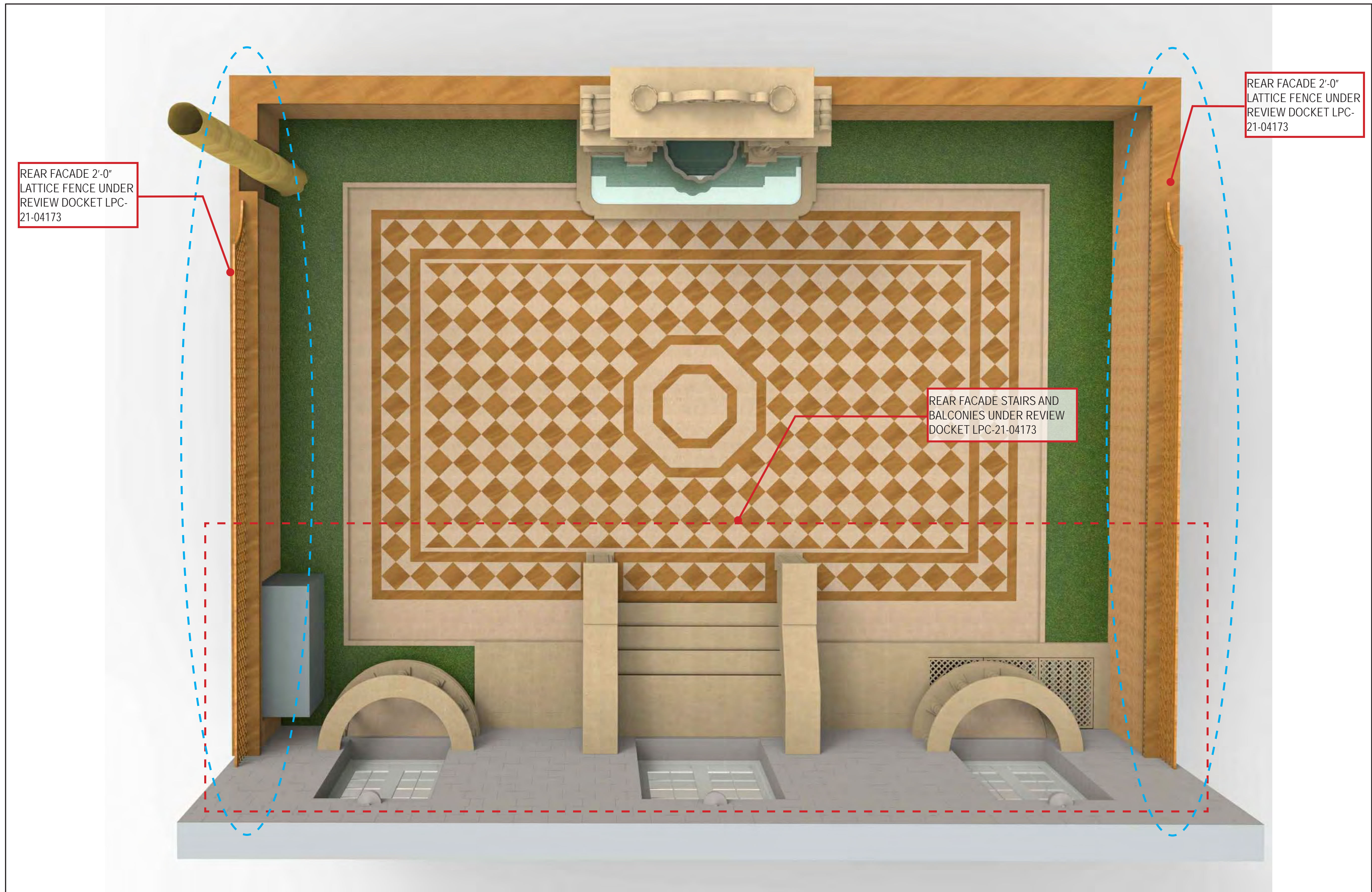
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DATE: NOVEMBER 14, 2019
SCALE: AS NOTED
DRAWING No. **A-100.01**
DOB SHEET 3 OF 10

PROPOSED

PROPOSED REAR YARD PLAN RENDER

PROPOSED

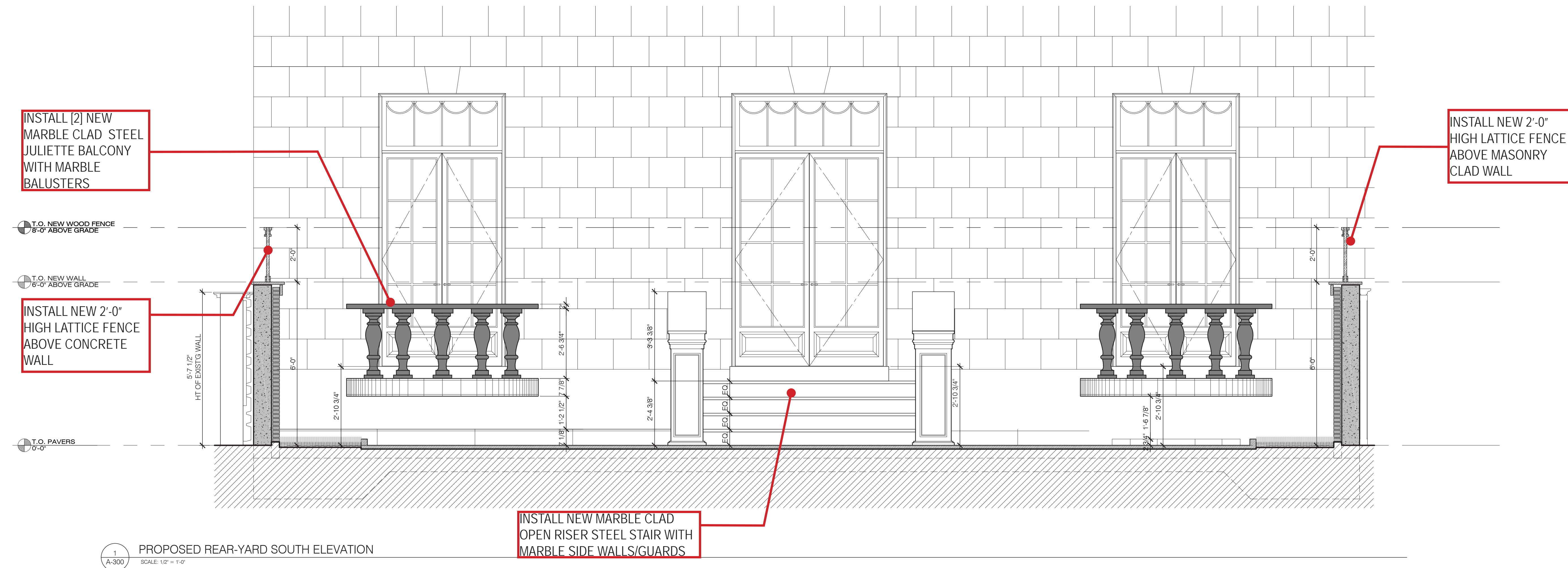
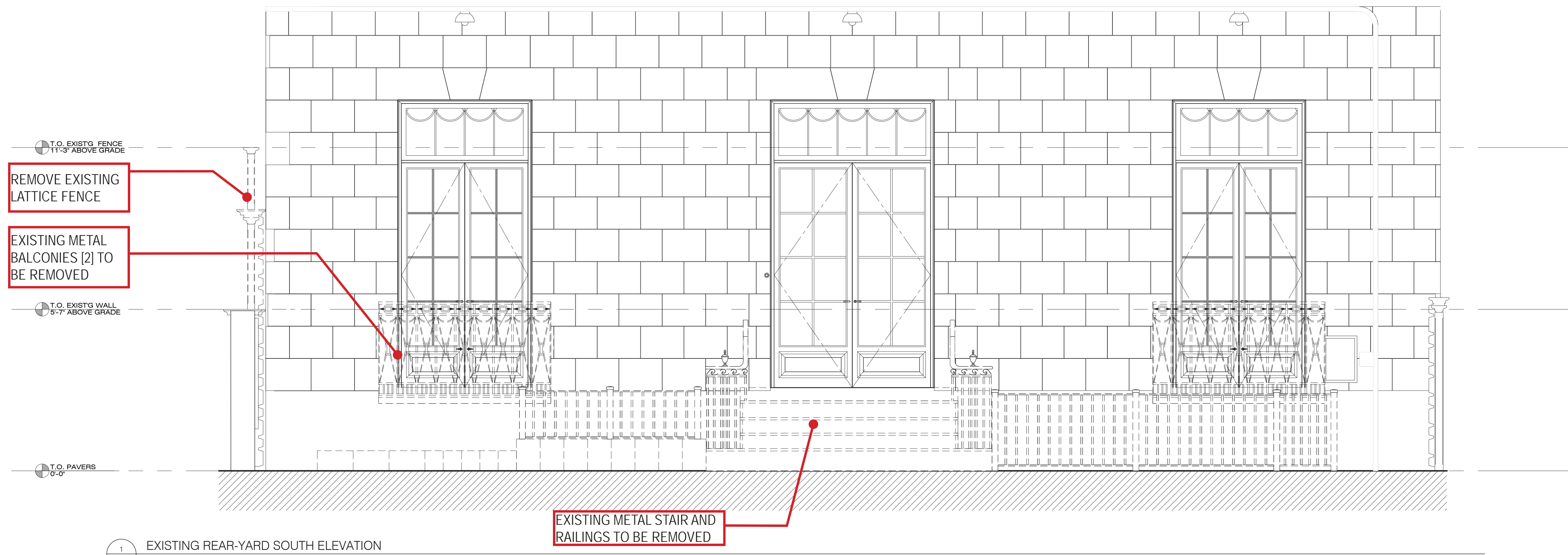


COURTYARD - NEW YORK

3D STONE VIEWS

FANTINI MOSAICI USA

EXISTING AND PROPOSED REAR YARD ELEVATIONS



CONSTRUCTION LEGEND

[Hatched Box]	NOT IN SCOPE
[Solid Box]	EXISTING WALL TO REMAIN
[Dashed Box]	PARTITION TO BE DEMOLISHED
[Hatched Box]	NEW GYP. BD. PARTITION
(SICO)	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR, KIDDE MODEL #800-0114

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3	ISSUED FOR LPC REVISIONS	11/23/20

TITLE:
EXISTING & PROPOSED SOUTH ELEVATIONS

LOCATION:
REAR YARD
45 E 70TH STREET
NEW YORK, NY 10021

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DATE: NOVEMBER 14, 2019

SCALE: AS NOTED

DRAWING No. **A-300.01**

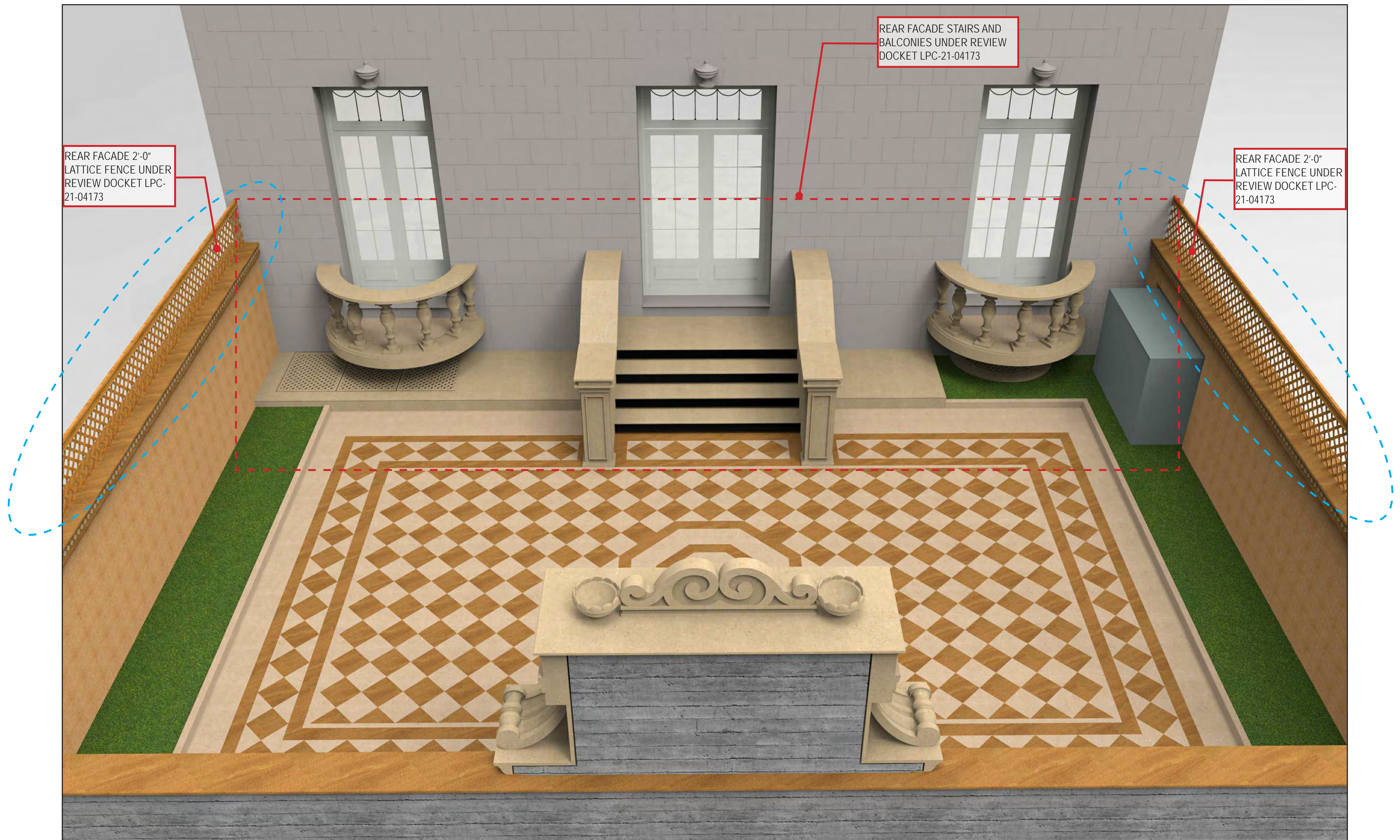
DOB SHEET 4 OF 10

EXISTING

PROPOSED

PROPOSED REAR YARD SOUTH ELEVATION RENDER

PROPOSED

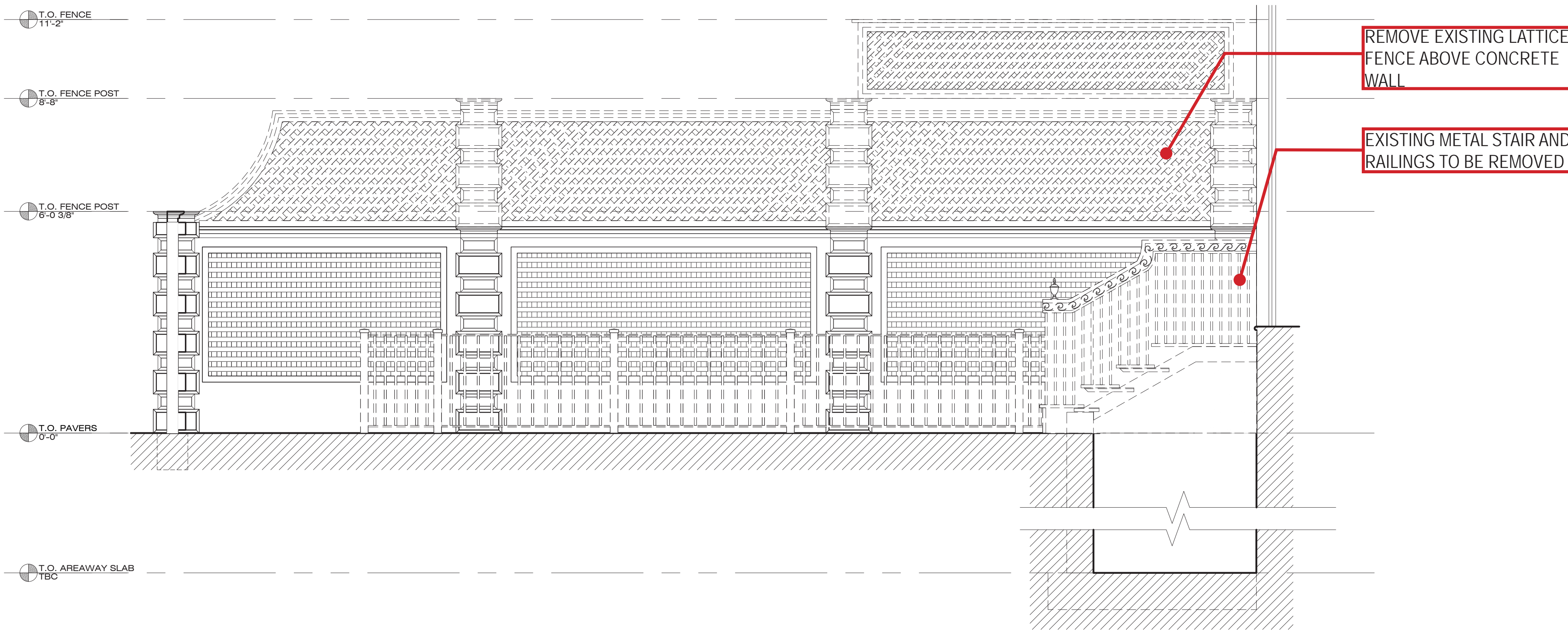


COURTYARD - NEW YORK

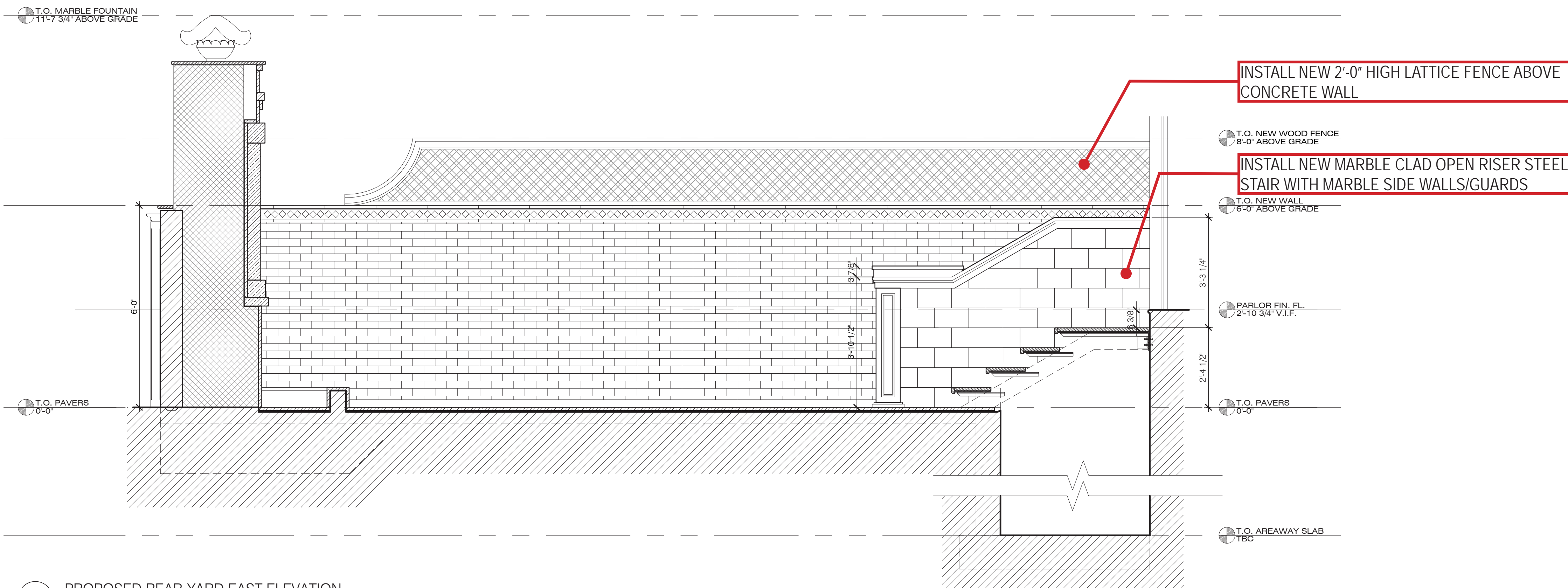
3D STONE VIEWS

FANTINI MOSAICI USA

EXISTING AND PROPOSED REAR YARD ELEVATIONS [CONT.]



1
A-302
EXISTING REAR-YARD EAST ELEVATION
SCALE: 1/2" = 1'-0"



2
A-302
PROPOSED REAR-YARD EAST ELEVATION
SCALE: 1/2" = 1'-0"

CONSTRUCTION LEGEND

	NOT IN SCOPE
	EXISTING WALL TO REMAIN
	PARTITION TO BE DEMOLISHED
	NEW GYP. BD. PARTITION
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR KIDDE MODEL #900-0114

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1	ISSUED FOR LPC FILING	09/24/20
2	ISSUED FOR DOB FILING	10/13/20
3	ISSUED FOR LPC REVISIONS	11/23/20

TITLE:
**EXISTING & PROPOSED
EAST ELEVATIONS**

LOCATION:
**REAR YARD
45 E 70TH STREET
NEW YORK, NY 10021**

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DATE: **NOVEMBER 14, 2019**

SCALE: **AS NOTED**

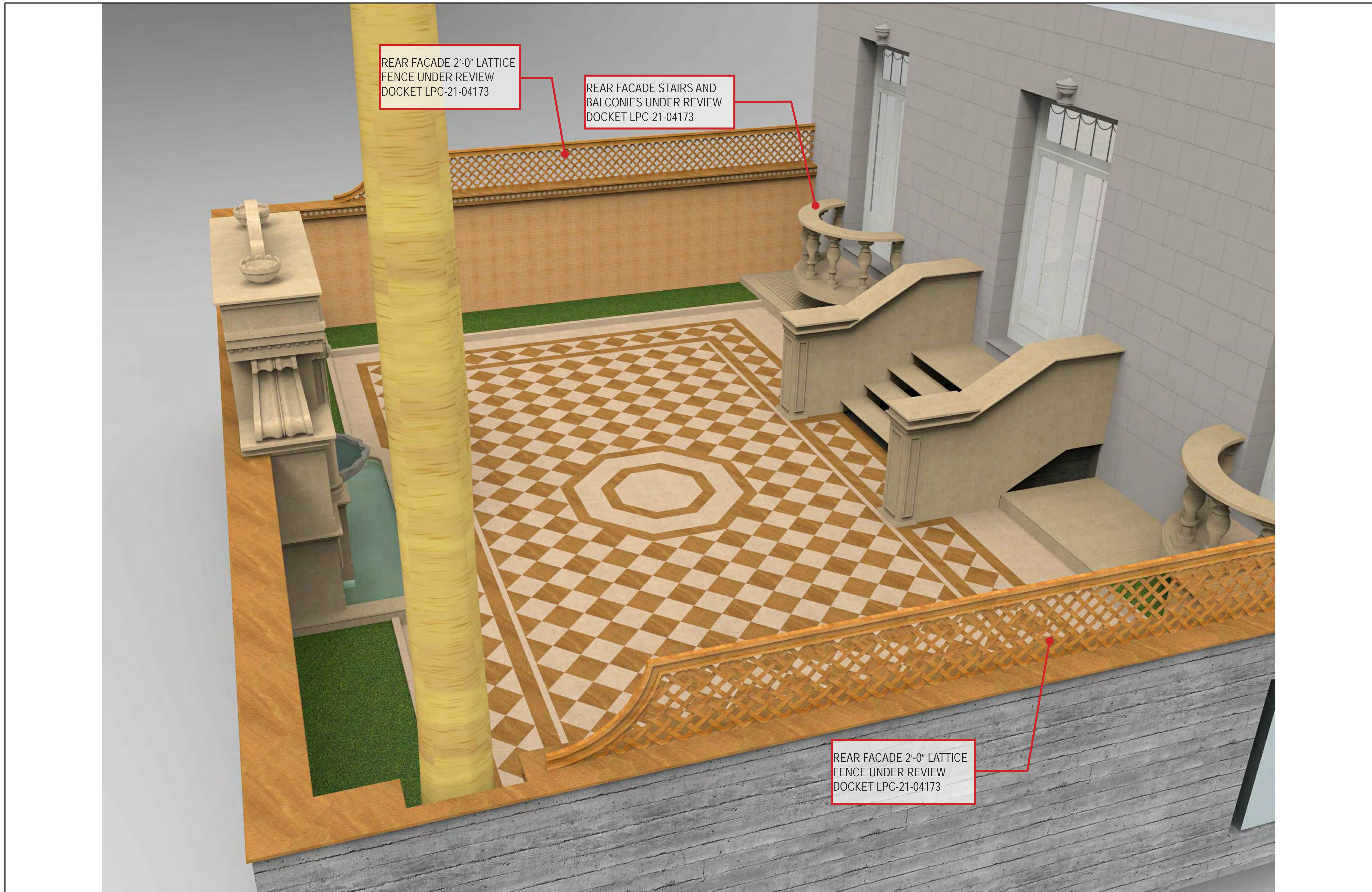
DRAWING No. **A-302.01**
DOB SHEET 6 OF 10

EXISTING

PROPOSED

PROPOSED REAR YARD EAST ELEVATION RENDER

PROPOSED



COURTYARD - NEW YORK

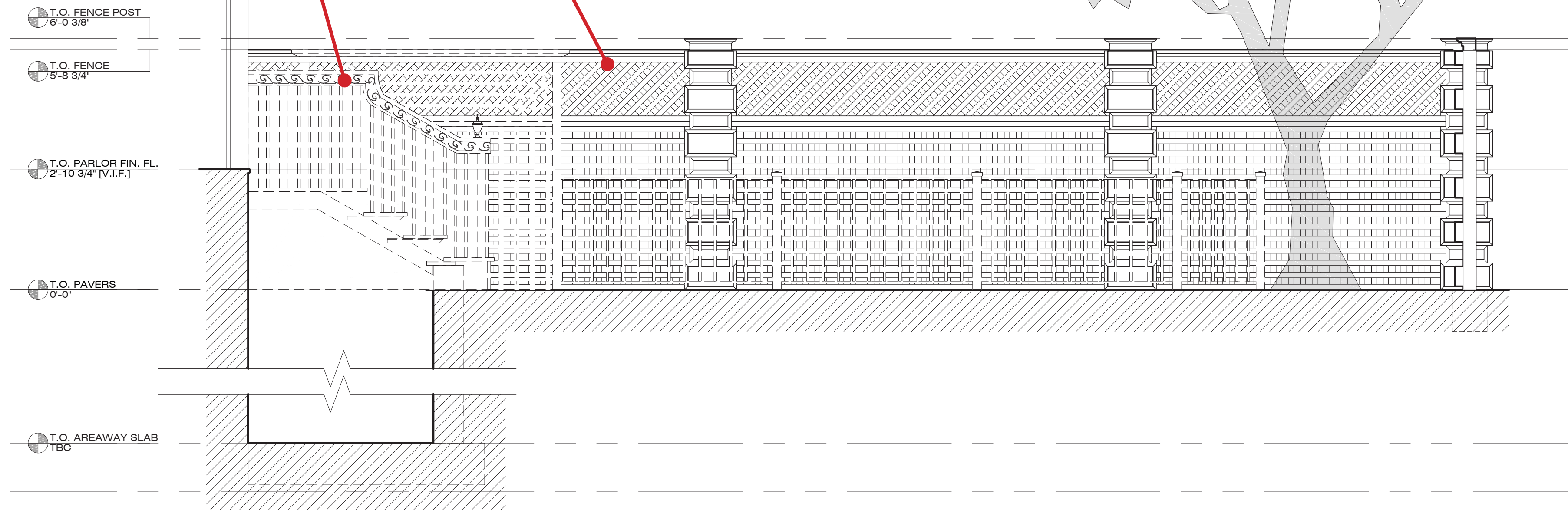
3 D STONE VIEWS

FANTINI MOSAICI USA

EXISTING AND PROPOSED REAR YARD ELEVATIONS [CONT.]

REMOVE EXISTING LATTICE FENCE

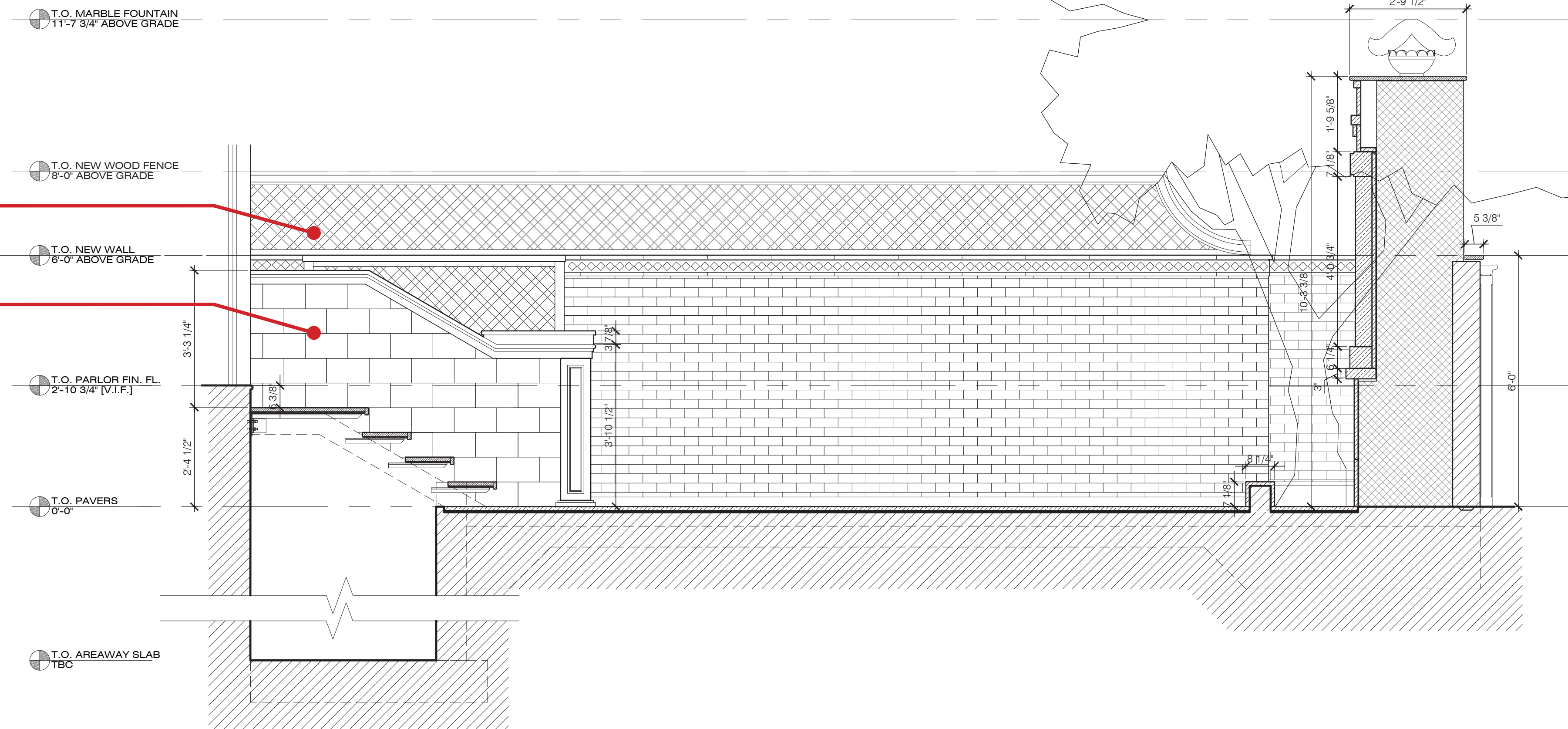
EXISTING METAL STAIR AND RAILINGS TO BE REMOVED



1
A-303
EXISTING REAR-YARD WEST ELEVATION
SCALE: 1/2" = 1'-0"

INSTALL NEW 2'-0" HIGH LATTICE FENCE ABOVE MASONRY CLAD WALL

INSTALL NEW MARBLE CLAD OPEN RISER STEEL STAIR WITH MARBLE SIDE WALLS/GUARDS



2
A-303
PROPOSED REAR-YARD WEST ELEVATION
SCALE: 1/2" = 1'-0"

CONSTRUCTION LEGEND

	NOT IN SCOPE
	EXISTING WALL TO REMAIN
	PARTITION TO BE DEMOLISHED
	NEW GYP. BD. PARTITION
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR, KIDDE MODEL #800-0114

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3	ISSUED FOR LPC REVISIONS	11/23/20

TITLE:
EXISTING & PROPOSED WEST ELEVATIONS

LOCATION:
**REAR YARD
45 E 70TH STREET
NEW YORK, NY 10021**

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Signature _____ Date _____

DATE: **NOVEMBER 14, 2019**

SCALE: **AS NOTED**

DRAWING No. **A-303.01**

DOB SHEET 7 OF 10

EXISTING

PROPOSED

PROPOSED REAR YARD WEST ELEVATION RENDER

PROPOSED



COURTYARD - NEW YORK

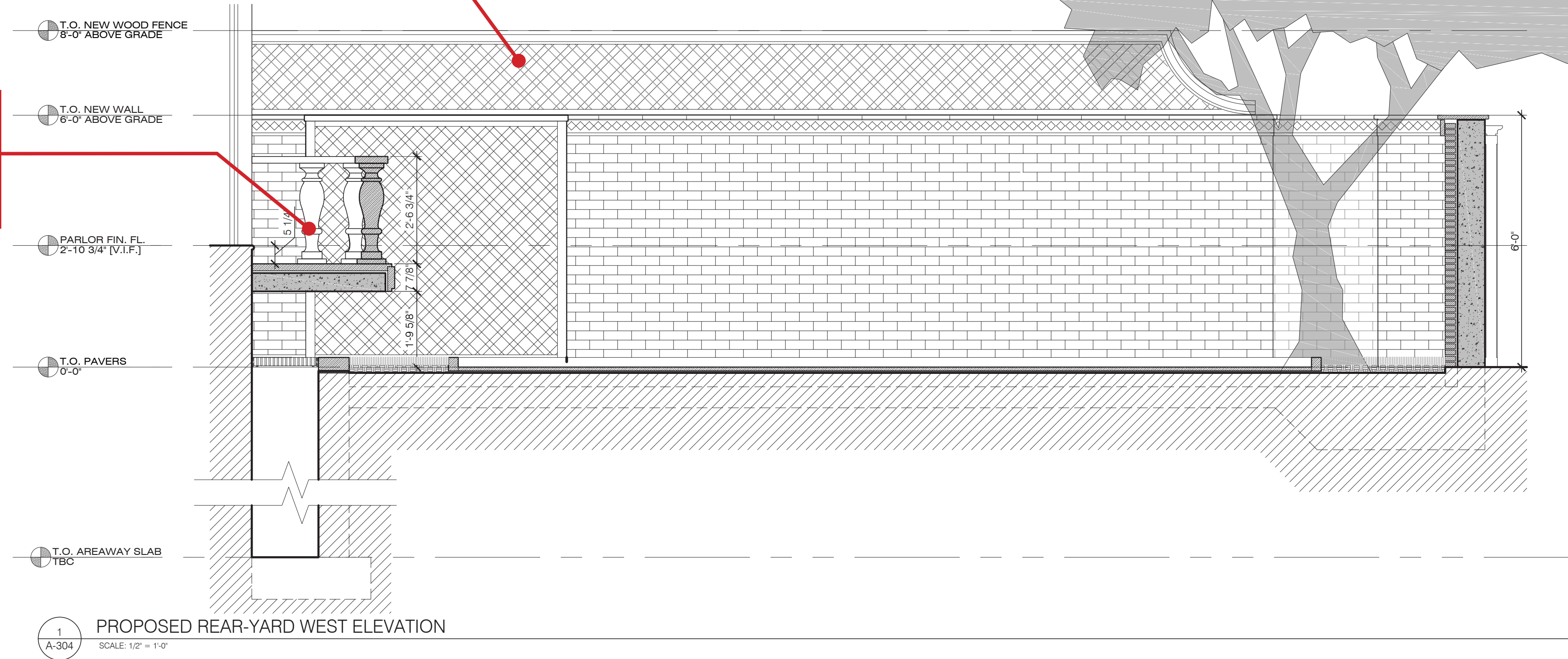
3 D STONE VIEWS

FANTINI MOSAICI USA

EXISTING AND PROPOSED REAR YARD ELEVATIONS [CONT.]

INSTALL NEW 2'-0" HIGH LATTICE FENCE ABOVE MASONRY CLAD WALL

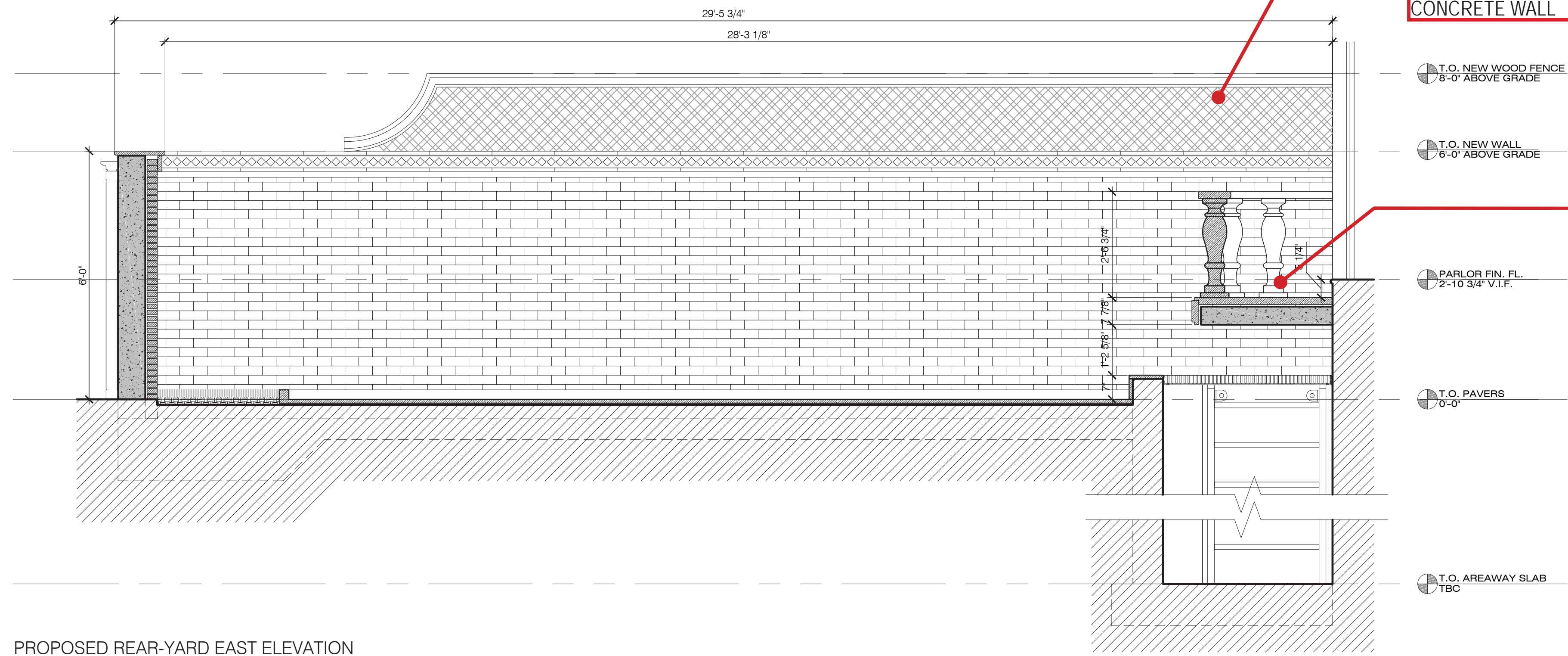
INSTALL [2] NEW MARBLE CLAD STEEL JULIETTE BALCONY WITH MARBLE BALUSTERS



1
A-304
PROPOSED REAR-YARD WEST ELEVATION
SCALE: 1/2" = 1'-0"

INSTALL NEW 2'-0" HIGH LATTICE FENCE ABOVE CONCRETE WALL

INSTALL [2] NEW MARBLE CLAD STEEL JULIETTE BALCONY WITH MARBLE BALUSTERS



2
A-304
PROPOSED REAR-YARD EAST ELEVATION
SCALE: 1/2" = 1'-0"

CONSTRUCTION LEGEND

[Hatched Box]	NOT IN SCOPE
[Solid Box]	EXISTING WALL TO REMAIN
[Dashed Box]	PARTITION TO BE DEMOLISHED
[Cross-hatched Box]	NEW GYP. BD. PARTITION
[Circle with S/CO]	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR, KIDDE MODEL #900-0114

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3	ISSUED FOR LPC REVISIONS	11/23/20

TITLE:
PROPOSED REAR-YARD EAST & WEST ELEVATIONS

LOCATION:
**REAR YARD
45 E 70TH STREET
NEW YORK, NY 10021**

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Signature _____ Date _____

DATE: **NOVEMBER 14, 2019**

SCALE: **AS NOTED**

DRAWING No. **A-304.01**

DOB SHEET 8 OF 10

EXISTING

PROPOSED