

- Owners:** **Downtown Art and Alpha Omega Theatrical Dance Company** – transferred from NYC via ULURP in 2007 for \$1 with deed restrictions for non-profit cultural use in perpetuity. Site is within the **East 4<sup>th</sup> Street Cultural District**.
- Capital Project:** To transform vacant, dilapidated building into cultural & community center providing stable home for two small nonprofits resident on 4<sup>th</sup> Street since 1990.
- Capital Project Management:** NYC Dept. of Design and Construction  
**Capital Project Client Agency:** NYC Dept. of Cultural Affairs  
**Capital Project funded by:** City Councilmembers Rosie Mendez and Margarita Lopez, Mayor’s Office through the NYC Dept. of Cultural Affairs, City Council Speaker Christine Quinn, Manhattan Borough President C. Virginia Fields

**Description from East Village Historic District Designation Report**

- Site:* Block 459, Lot 21  
*Arc/Blder:* not determined  
*Type:* Row House  
*Stories:* 3
- Date:* c. 1832/33  
*Original Owner:* Russel Stebbins  
*Style:* None  
*Materials:* Parged brick
- Alterations:*  
Historic detailing largely removed or concealed; stoop removed and lower stories reconfigured; window lintels and sills removed; attic story and cornice removed; façade parged
- Notable History and Residents:*  
Originally built as a three-and-a-half story, Greek Revival-style row house as part of the Albion Place development.
- North Façade:* Designed (resurfaced)  
*Stoop:* Removed  
*Windows:* Replaced  
*Sidewalk Material(s):* Concrete
- Door(s):* Replaced primary door  
*Cornice:* Removed  
*Curb Material(s):* Concrete w/ metal plating
- East Façade:* Not designed (historic, partially visible)  
*Façade Notes:* Brick side wall
- South Façade:* Not designed (historic, partially visible)  
*Façade Notes:* Brick rear wall visible from lot at 19 East 3<sup>rd</sup> Street, rectangular window openings, fire escape.

## **NARRATIVE**

Downtown Art and Alpha Omega Theatrical Dance Company recently learned from NYC DDC that due to administrative delays in starting construction, our capital project at 70 East 4th falls within the purview of the new East Village Historic District and that the exterior design of 70 E. 4th Street must be reviewed and approved by the Landmarks Commission and Community Board 3.

Although the project was filed with the NYC Department of Buildings prior to the Historic District being calendared, delays meant that the construction permits were not pulled until after the Historic District was legislated. NYC DDC only recently discovered their error in assuming that the filing date was the relevant date in determining whether Landmarks review was necessary. We have been moving quickly to do our best to rectify that error.

The capital project, which was launched in 2008 and is now close to 5 years behind schedule, is unfortunately already approximately 40% complete, with limited contingency funds available. The project is transforming a dilapidated, abandoned property, previously owned by the city, into a small cultural center with an emphasis on engaging youth.

The property was transferred to Downtown Art and Alpha Omega Theatrical Dance Company, two small community-based cultural groups, by the city as part of the creation of the East 4th Street Cultural District in 2007. The Cultural District was intended to preserve the cultural vitality and diversity of the block through providing permanent homes to small groups who had been long time residents and were in danger of displacement from the neighborhood. Like the other properties, 70 E. 4th was transferred to the two culturals for \$1 with deed restrictions that it be used for nonprofit cultural purposes in perpetuity.

The original property, as noted in the Historic Districts' own papers, was devoid of any architectural or historical significance, and was stripped of any exterior design elements while still city-owned.

Our capital project, funded by the City Council, Manhattan BP, and the Mayor (through the Dept. of Cultural Affairs), has taken the building down to its bones and built it back within the same footprint, at the same height, replacing all systems, creating a street level entry, installing an elevator, and meeting LEED standards.

The façade, which was designed and filed with DOB before the Historic District was calendared, is simple but modern. It includes large windows meant to introduce significant daylight into the building interior, a glass doored entry at street level, and a surface of painted and scored stucco.

The design, created years ago, was not intended to address potential aesthetic or historical issues, although it is not out of keeping with the block, which mixes modern and historic facades.

Any minor alterations requested, we can certainly attempt to honor - although the financial means to do so are extremely limited at this point in construction.

What alarms us is the possibility of a significant exterior redesign. That would be devastating.

Redesign fundraising, planning and execution could add years to the project's completion, jeopardize work already done, and lock both organizations out of the community because of the lack of affordable space.

Alpha Omega Theatrical Dance Company has long been unable to secure affordable space in the community while this project has been underway and has had to base their operations elsewhere in the city. Downtown Art endured three years of homelessness due to project delays; their current lease expires in early 2015, when the space it occupies at 61 E. 4th will go to market rate.

Because of this, we are requesting that the Landmarks Commission approve the current exterior design without change.

We'd be happy to host a tour of the site and look forward to addressing any question or concerns you may have.

Submitted by

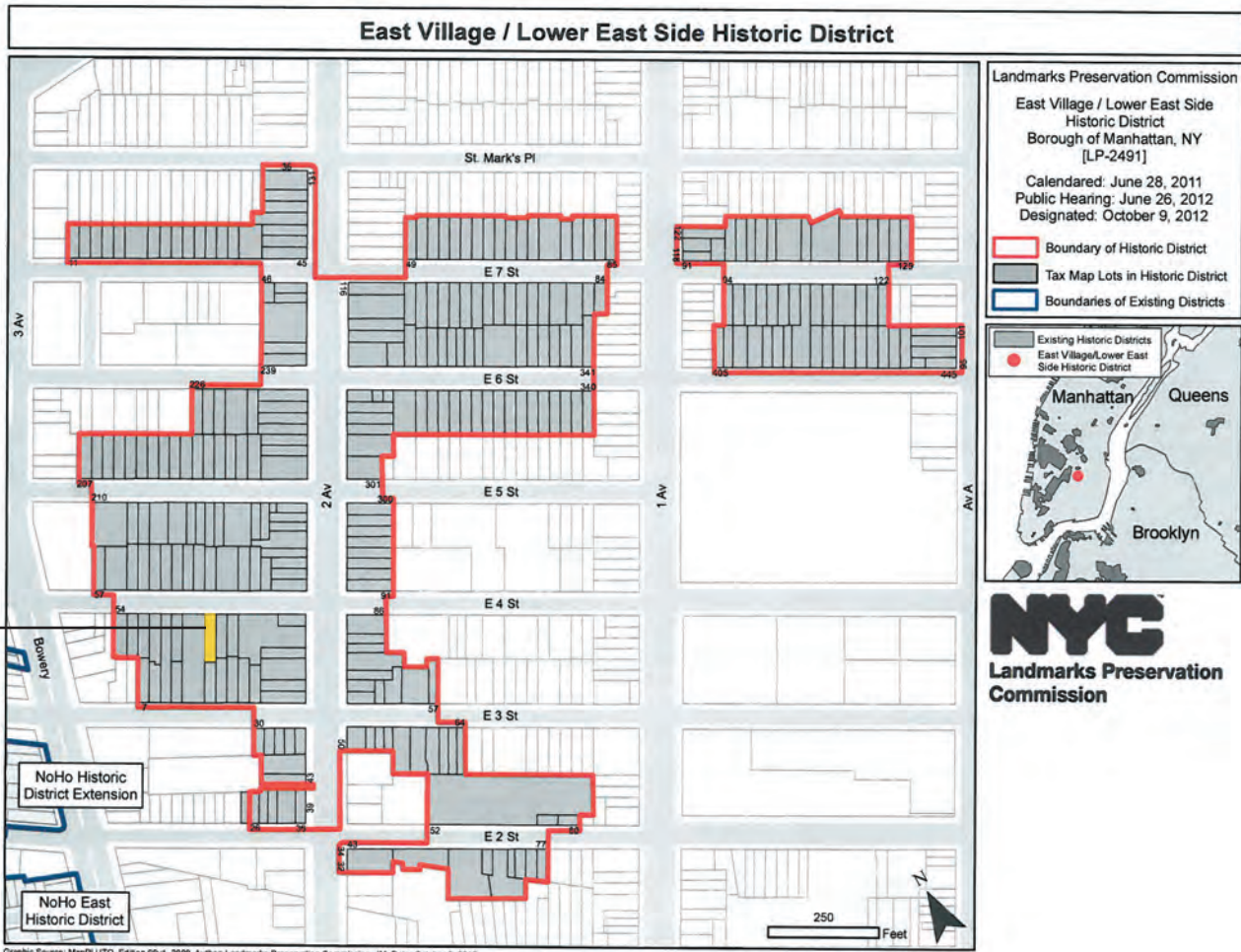
Ryan Gilliam  
President, 70 East 4<sup>th</sup> Street Cultural Center  
Artistic/Executive Director, Downtown Art  
[ryan@downtownart.org](mailto:ryan@downtownart.org) / 917 587 6889

# 70 East 4th Street

Downtown Art & Alpha Omega Theatrical Dance Company

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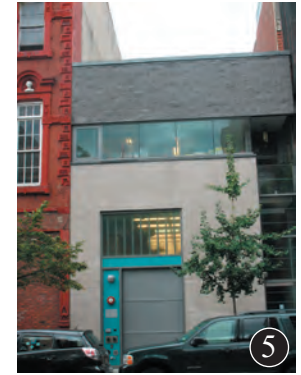
CHARLES ROSE ARCHITECTS, INC.



Property Location





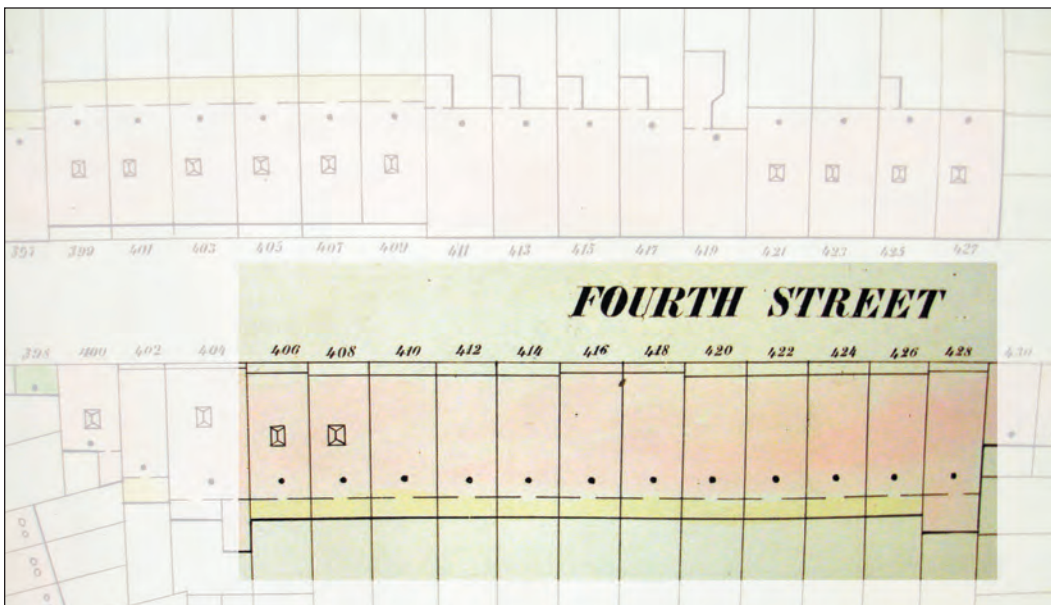






Early terrace housing developments.

1. LeRoy Place, late 1820s
2. LaGrange Terrace (aka Colonnade Row), 1832
3. Albion Place, 1832



William Ferris Insurance Map, 1853. The current no. 70 East 4th Street is shown as no. 420 on the Ferris map. The yellow sections at the rear of the houses are probably wooden porches.



No. 70 East 4th Street ca. 1875, first full building from the left. The only alterations to the original building appear to be the basement storefront, “Jacob Ruppert’s Lager Bier” sign, and possibly paint on the brick façade. The New York Turn Verein occupies the two center projecting buildings, nos. 66-68, which have been more extensively modified.



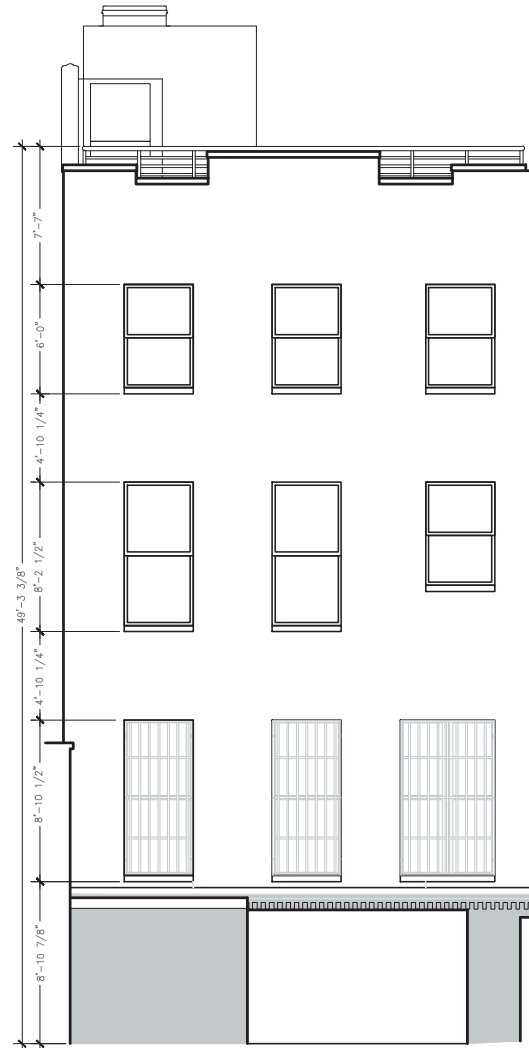


ca. 1930, showing part of no. 70, now with a fire escape but unchanged. The building called "Manhattan Lyceum" is the former New York Turn Verein at nos. 66-68.

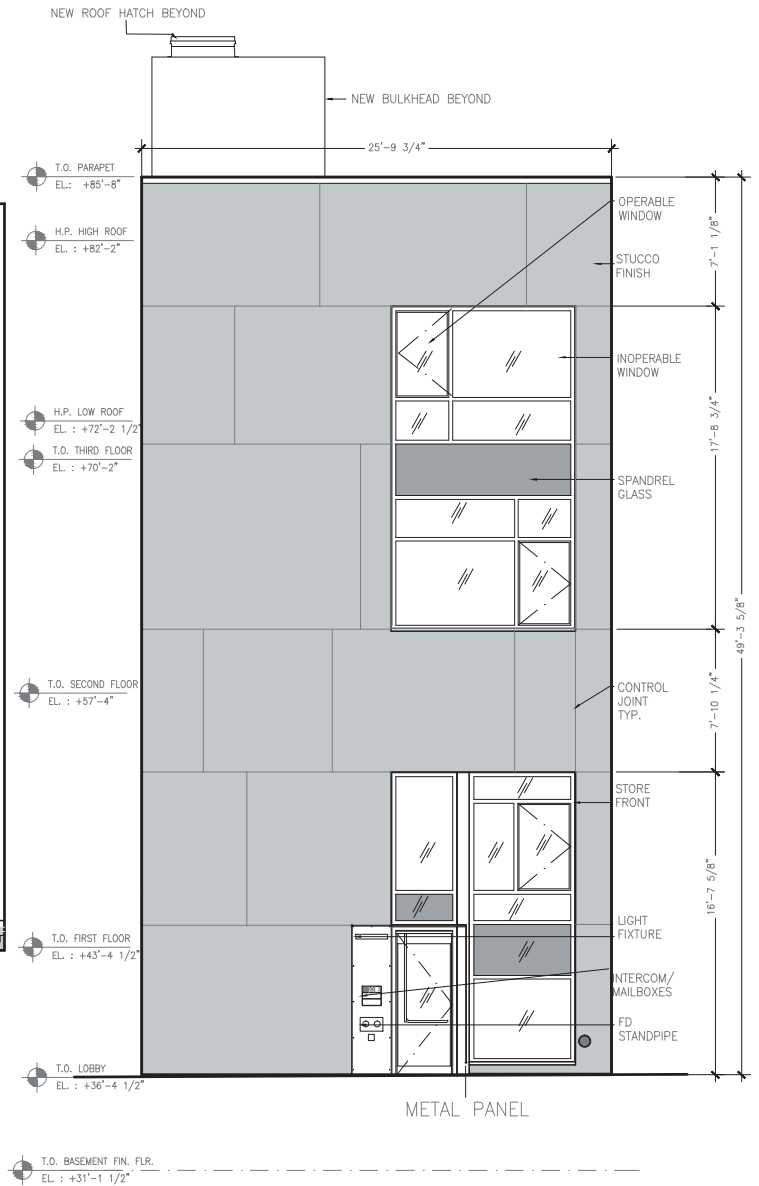
LPC designation as "No Style".



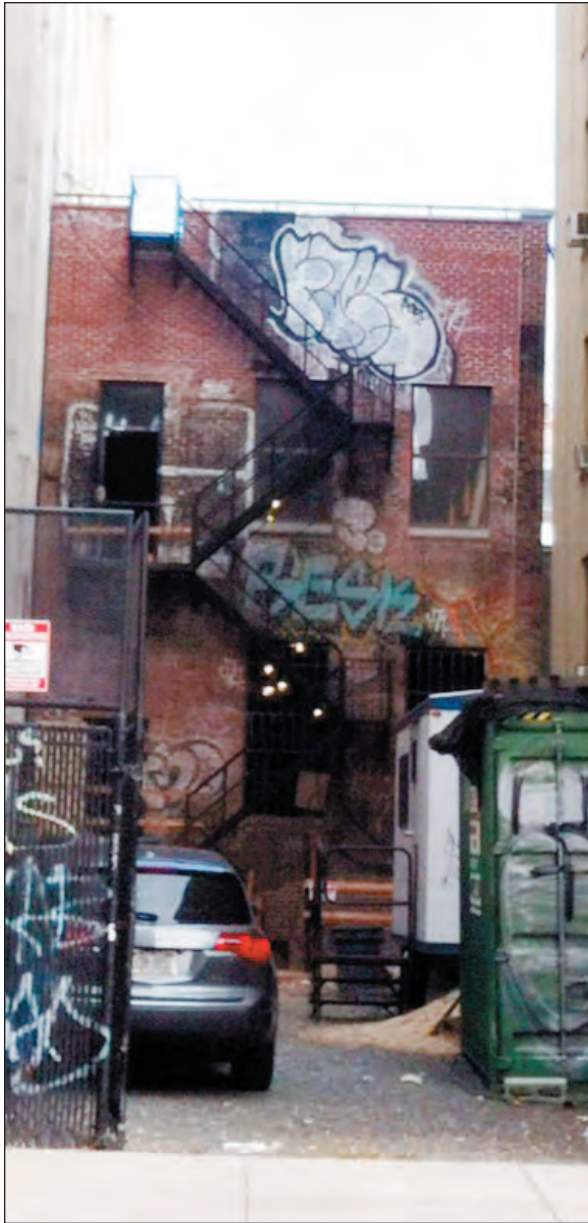
existing front elevation



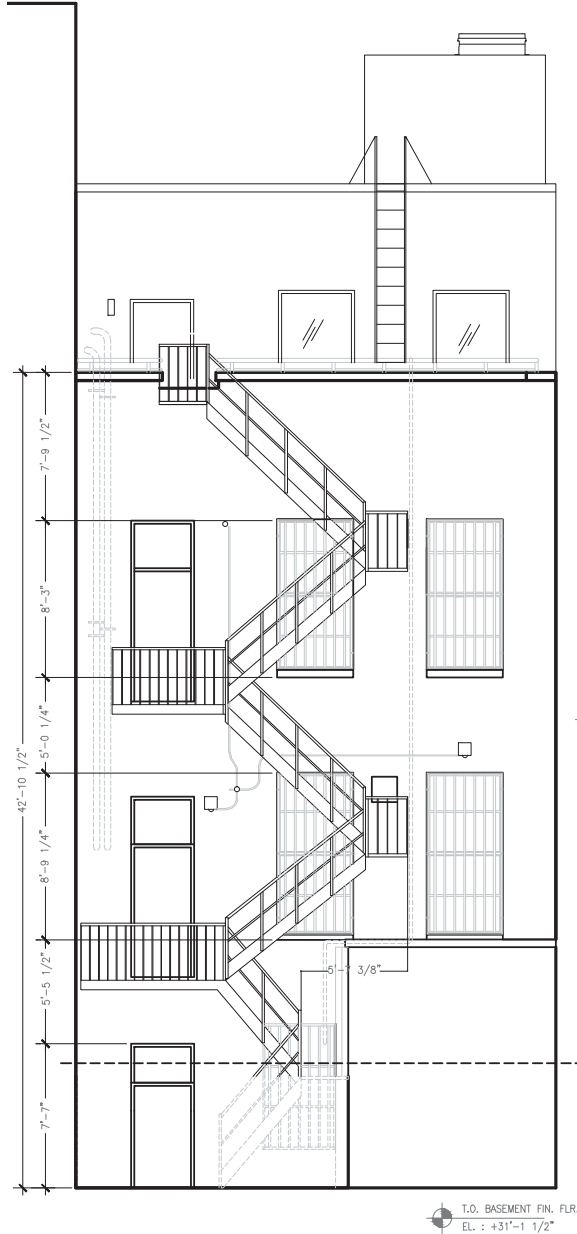
existing front elevation



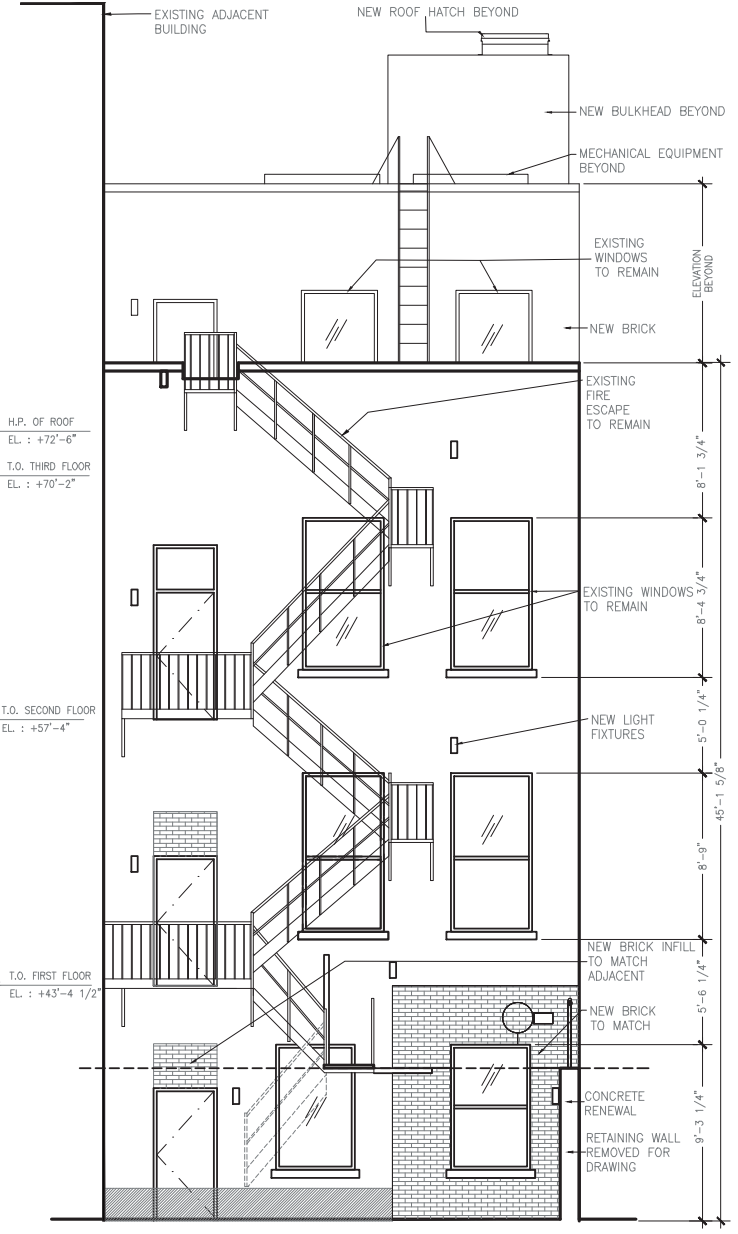
proposed front elevation



existing rear elevation

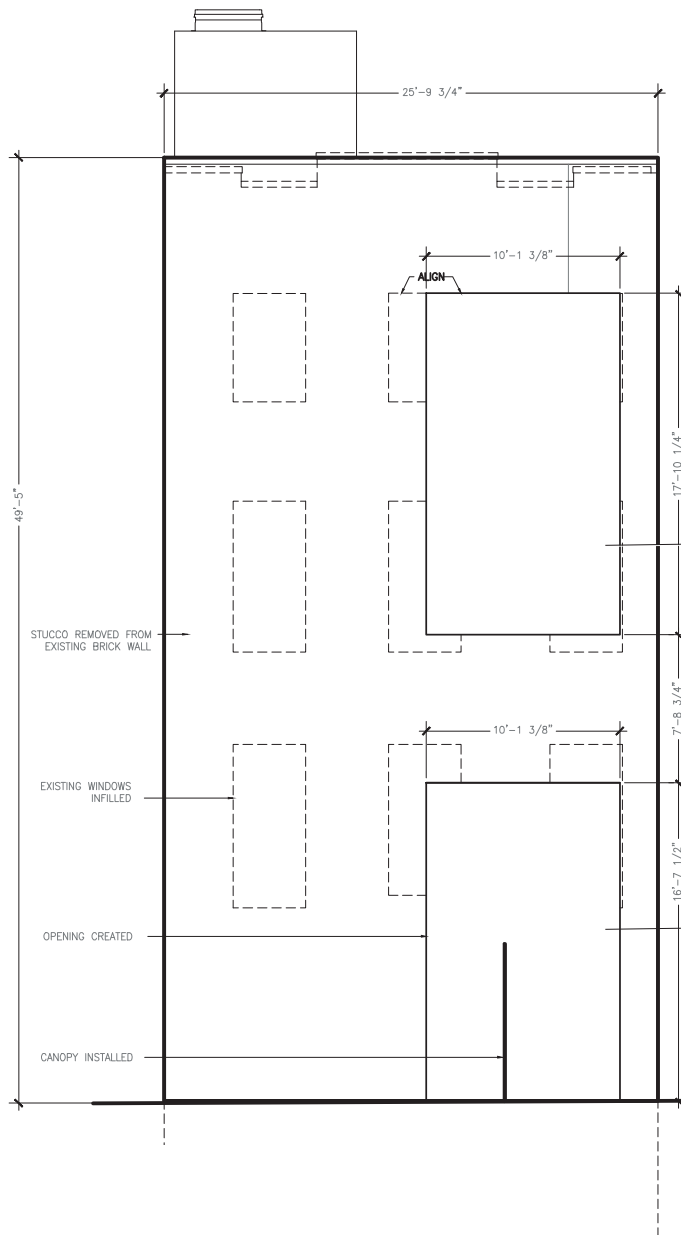


existing rear elevation

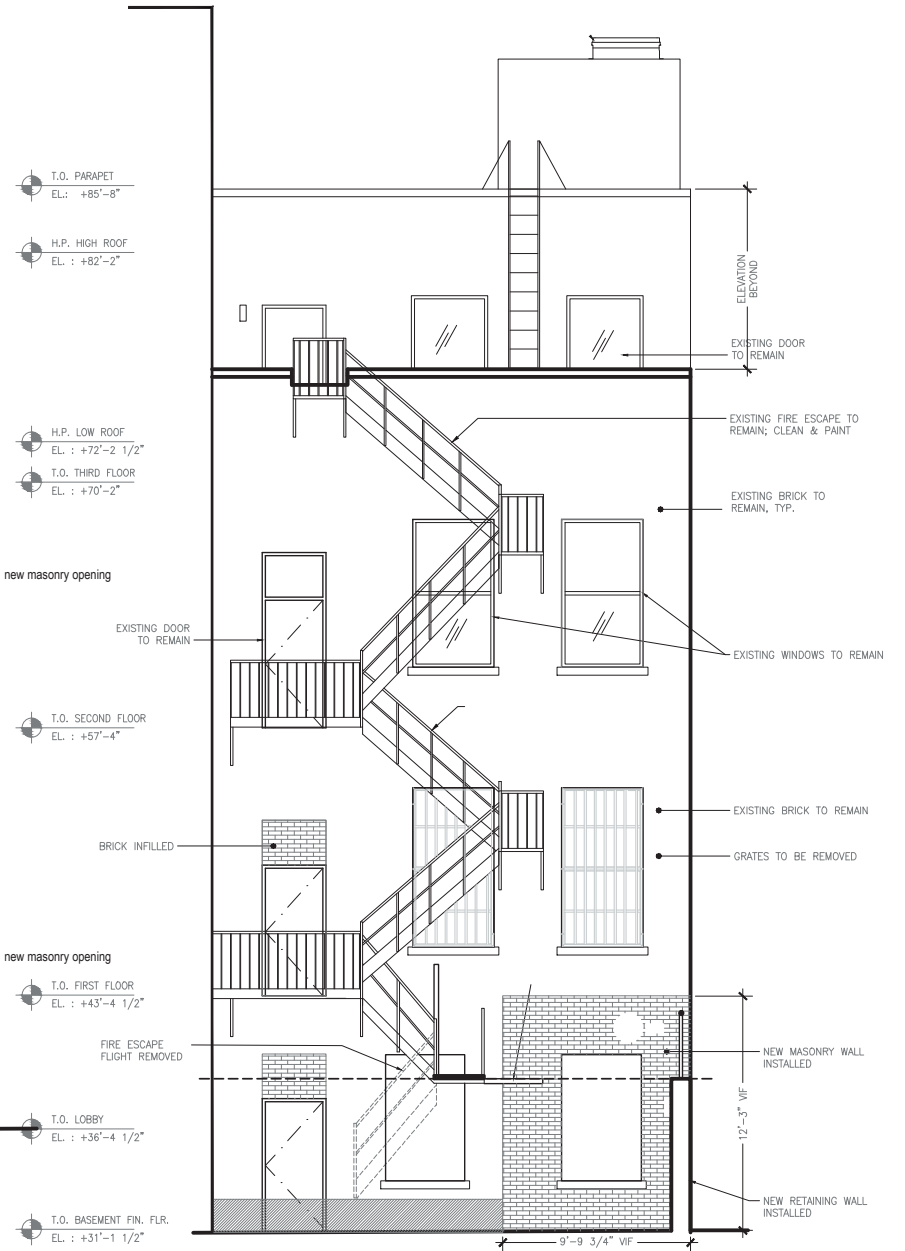


proposed rear elevation





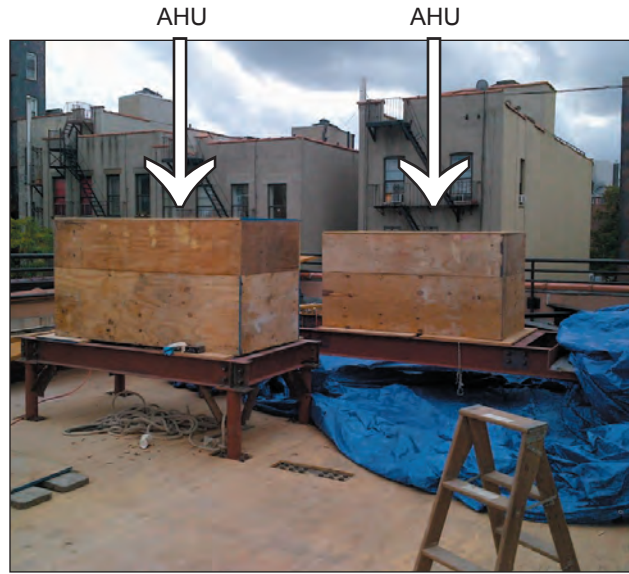
existing condition front elevation (under construction)



existing condition rear elevation (under construction)



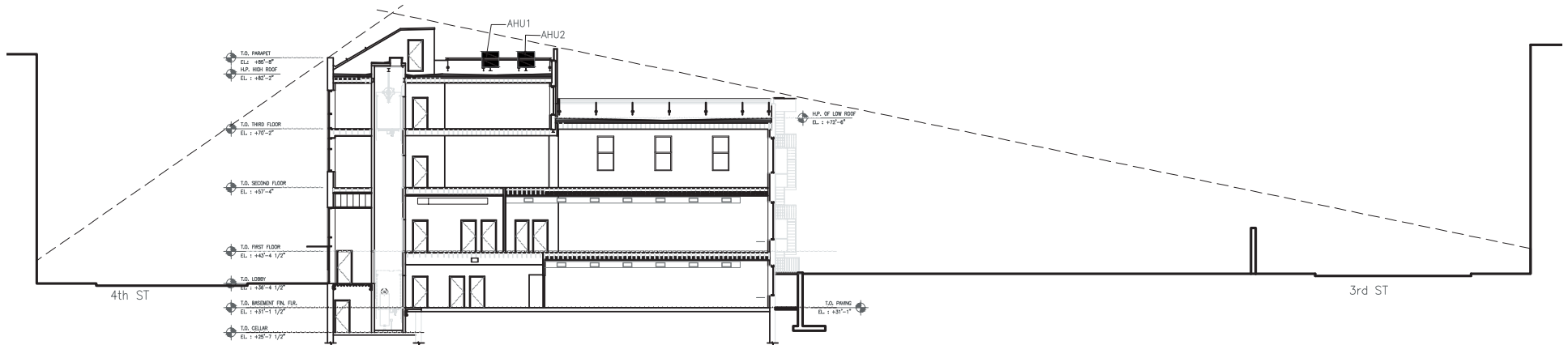
mock up not visible in front at E4st



mock up on upper roof mechanical units



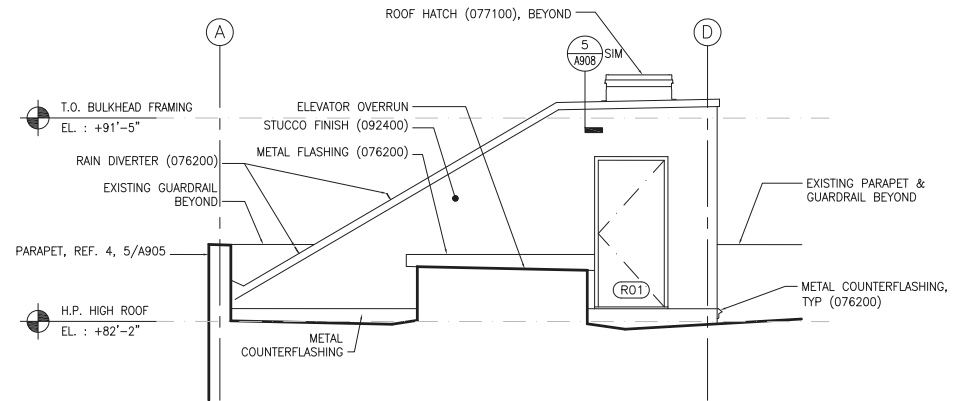
mock up not visible from E3st



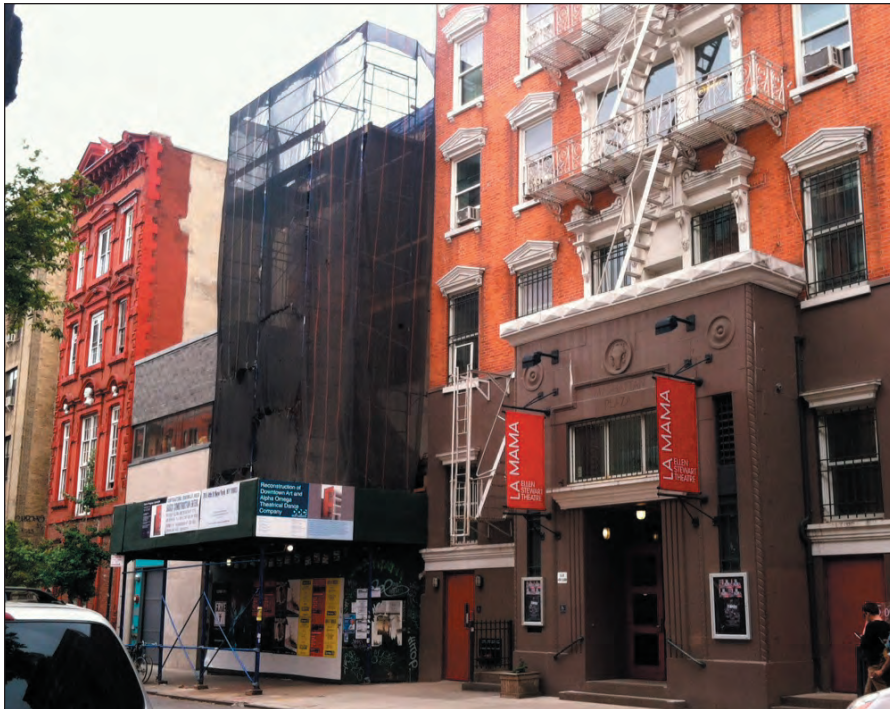
Perspective from E 4th Street and E 3rd Street



Existing bulkhead



Proposed bulkhead section

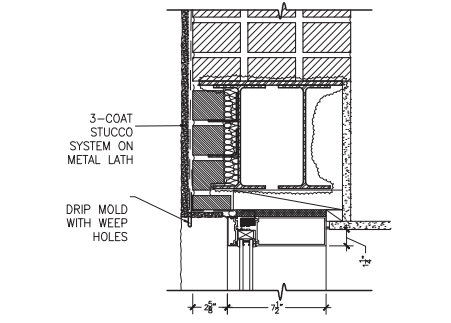


Existing front facade perspective

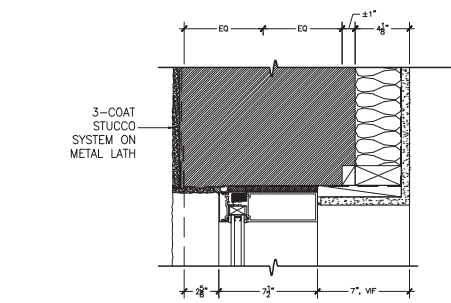


Proposed front facade perspective

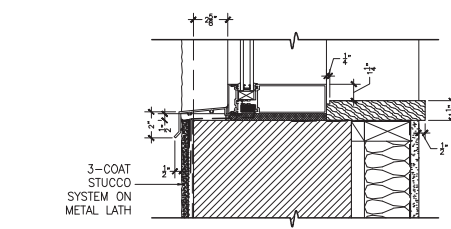




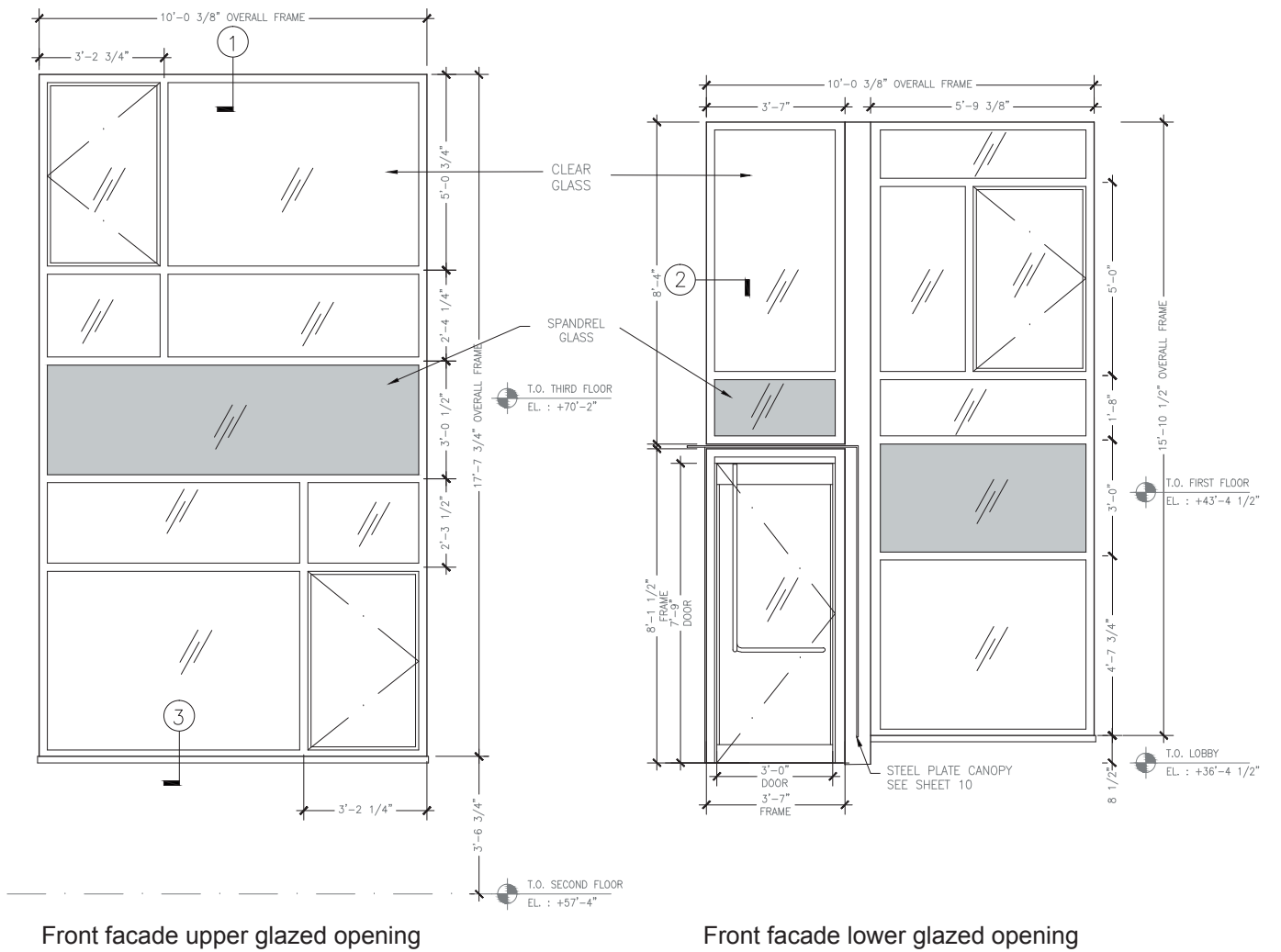
1. Head detail



2. Jamb detail

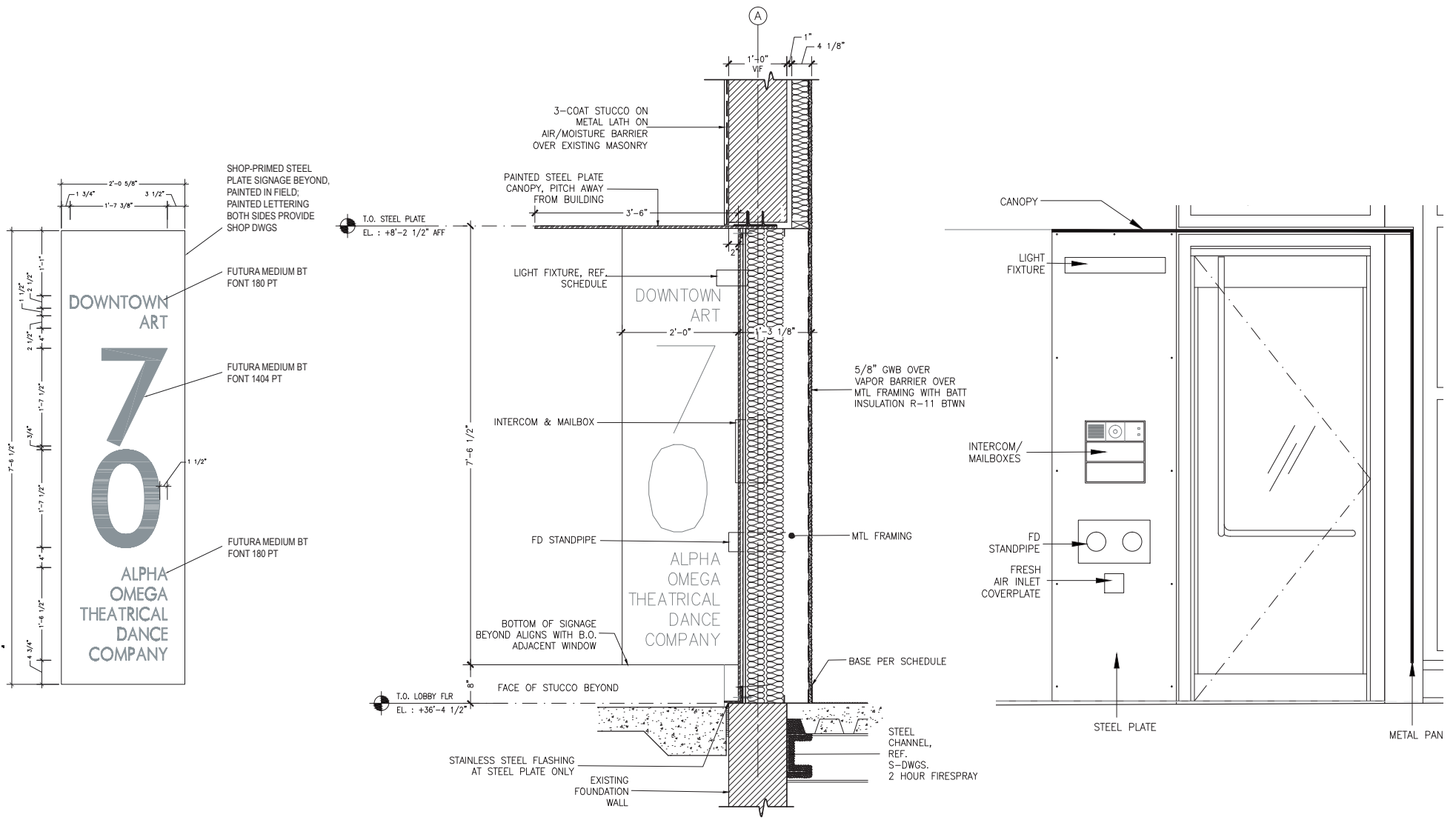


3. Sill detail



Front facade upper glazed opening

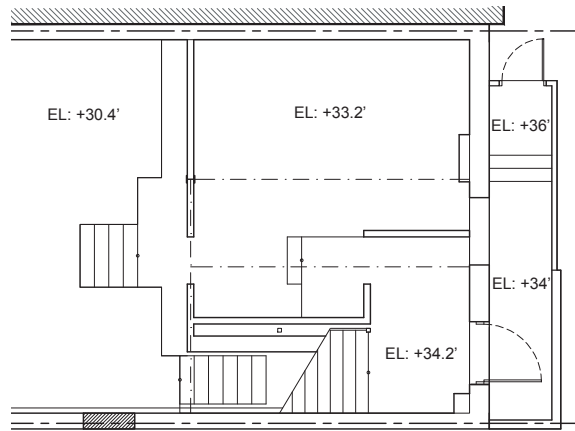
Front facade lower glazed opening



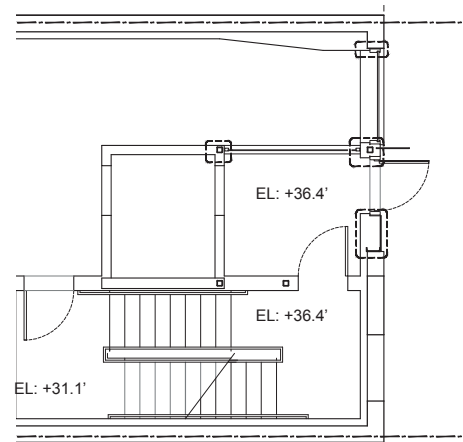
Canopy signage

Canopy section

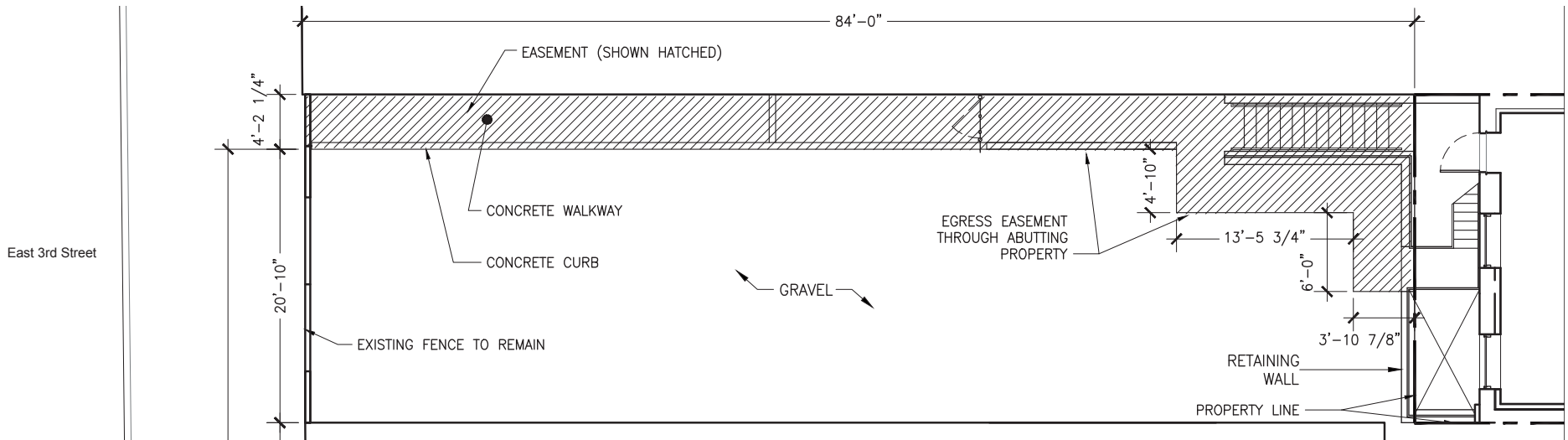
Canopy elevation



Existing Entrance

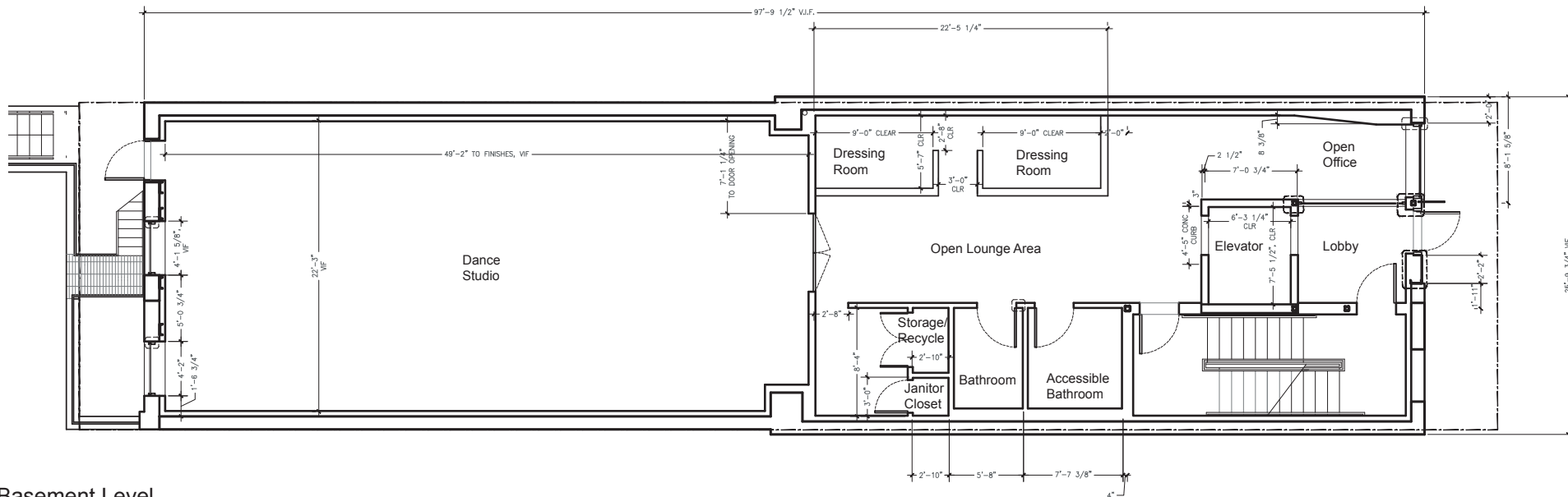


Proposed Entrance

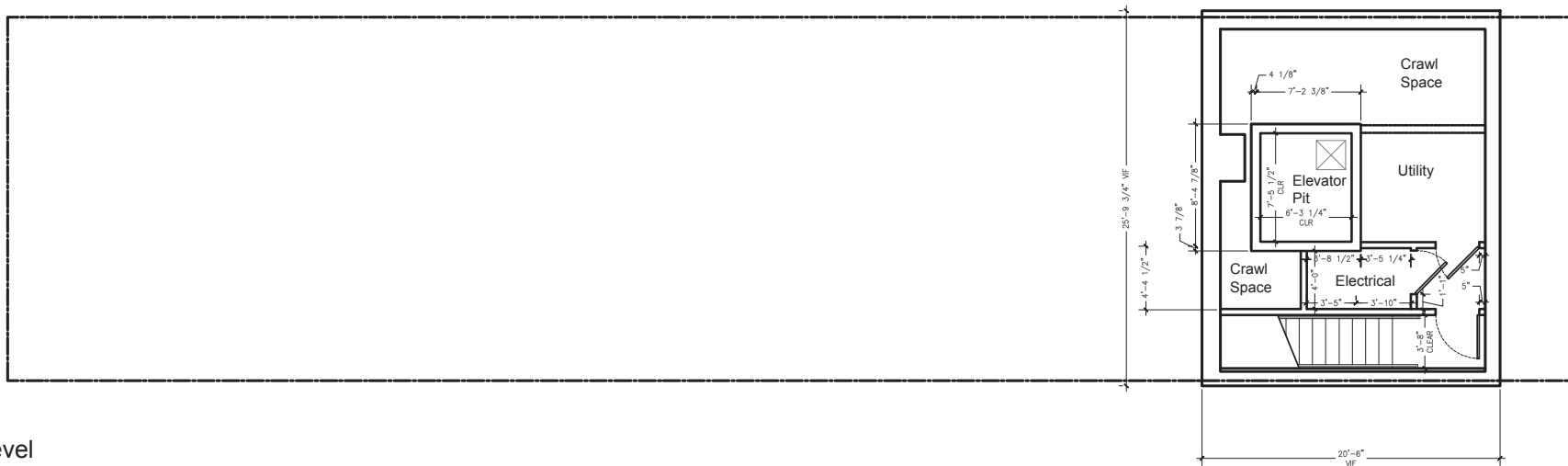


Easement to East 3 Street, Basement Level

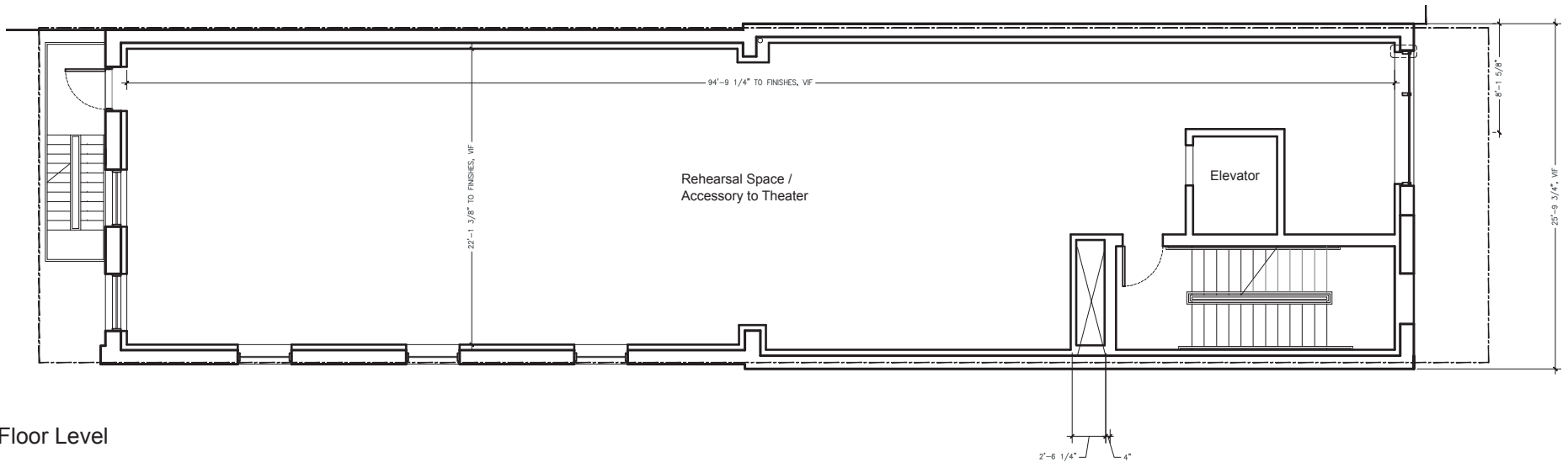




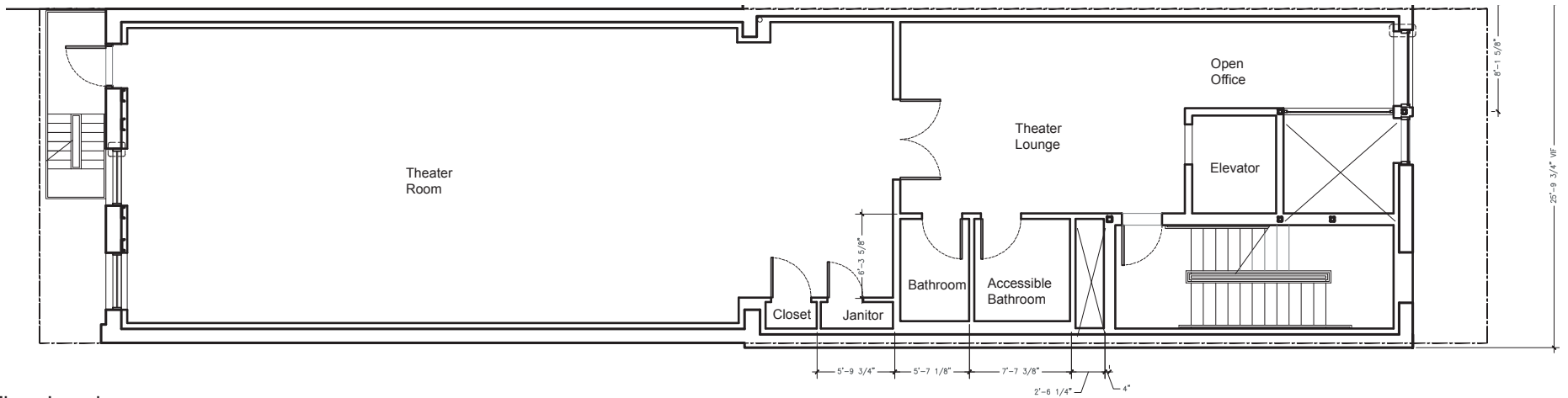
Basement Level



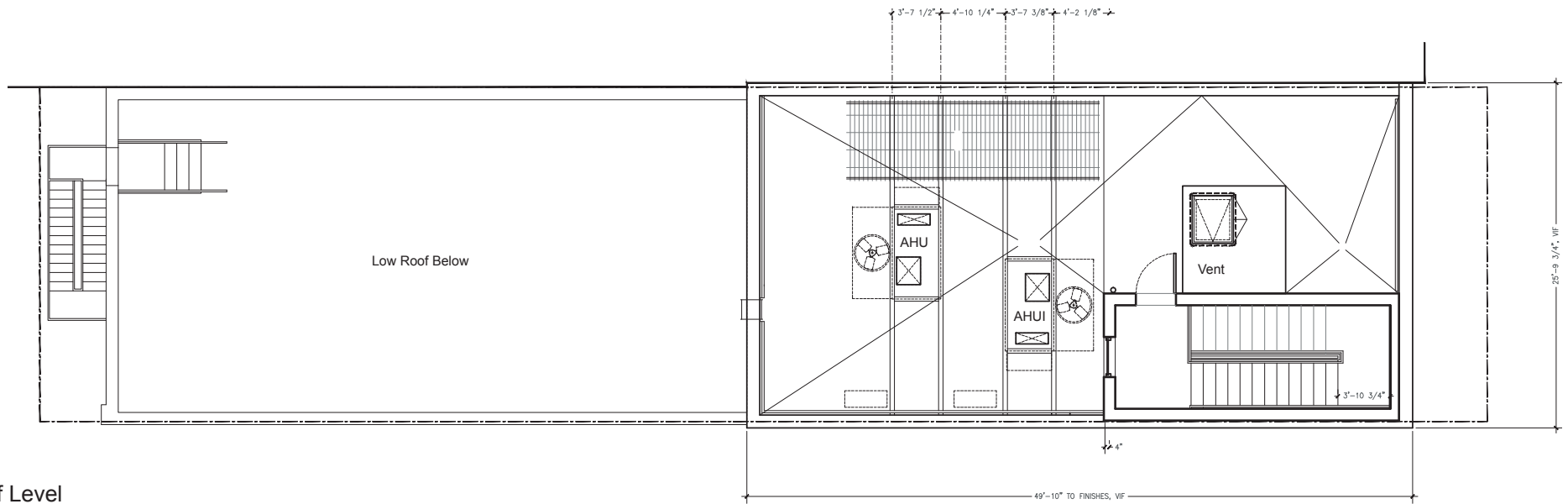
Cellar Level



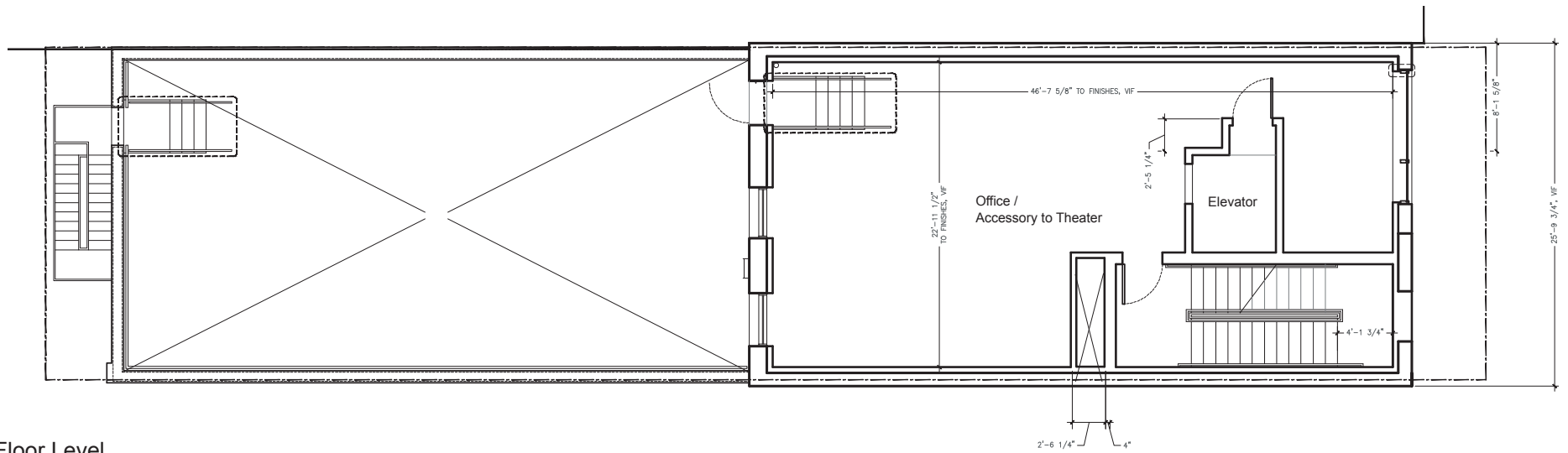
2nd Floor Level



1st Floor Level



Roof Level

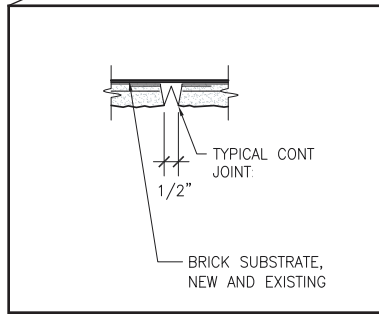


3rd Floor Level





Stucco mockup



Stucco detail

