

**The New York Landmarks Conservancy
Lucy G. Moses Preservation Awards
Submittal**



**Rod Rodgers and Duo Multicultural Arts Center
62 East 4th Street
New York, New York**

Exterior Restoration

SUPERSTRUCTURES
+ **ENGINEERS**
ARCHITECTS

32 Avenue of the Americas
New York, NY 10013
Tel 212 505 1133
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An Unconventional East Village Landmark Restored

Home to both the Rod Rodgers Dance Company and the DUO Multicultural Arts Center (DMAC), 62 East 4th Street is a 5-story building which stands between Second Avenue and the Bowery.

The building has a striking facade which includes large French windows on the second and third floors, unusual classical detailing, and a circular iron fire escape stairway leading down from a loggia on the fourth floor, screened from the outside by perforated iron mesh. Behind this façade, 62 East 4th has had a long and colorful history, very appropriate to its location in the city's only Cultural District.

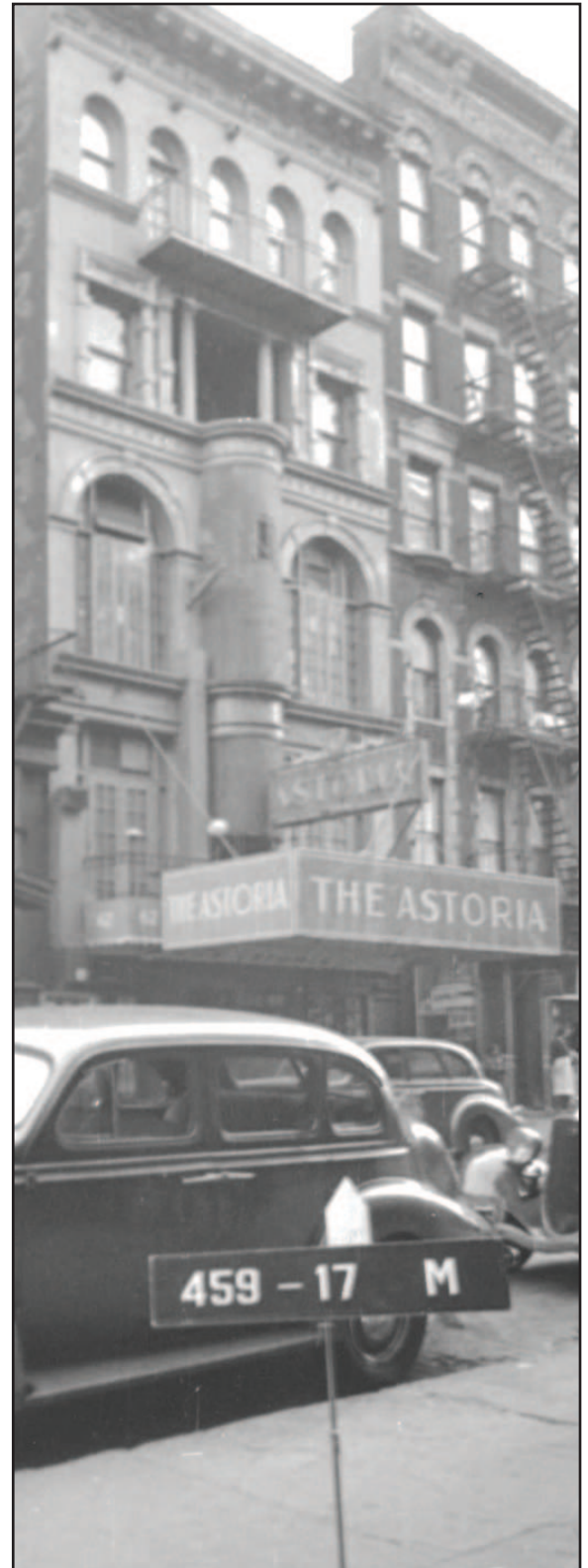
This unique building was built by Victor Eckstein, who ran a restaurant at 64 East Fourth Street and lived in a house at 62 East Fourth. In 1889, to replace his house, Eckstein had the architect Max Schroff design a combination structure with a restaurant on the basement and first floors, meeting rooms on the second and third floors, and living quarters for Eckstein on the fourth and fifth floors. The 1890 census shows Eckstein, his wife, Josephine, and their six children in occupancy.

Because of requirements at the Department of Buildings, Schroff had to provide a fire escape for the Ecksteins, so he designed a circular iron stairway leading down from a loggia on the fourth floor, screened from the outside by perforated basketweave iron mesh. The front fire escape was later succeeded by a larger conventional fire escape on the rear of the building.

In 1903 Eckstein sold the building, and by the 1910's it was described in building applications as Astoria Hall. The facility hosted meetings by John Philip Sousa as he established the first musicians union in New York City as well as early International Ladies Garment Workers Union organizational meetings. East 4th Street was at the center of social activism at the turn of the century, and this was an extremely vibrant block, filled with meeting halls and social clubs to service the immigrant community.

In the 1930's, the ballroom where these meetings were held was converted into a theater which continues in operation. A stage and proscenium were added, the murals from the original construction remained. It was used by many Yiddish theater companies of the time, and later housed a television studio where many early TV shows were filmed.

In 1969, Andy Warhol rented the 150-seat Fortune Theater (as it was called then) at 62 East Fourth Street, and re-christened it "Andy Warhol's Theater: Boys to Adore Galore." In the early seventies, it hosted productions featuring three legendary Warhol



Tax Photo of 62 E. 4th St. dated 1948

Superstars: Jackie Curtis, Holly Woodlawn and Candy Darling. In the midst of one of these productions, Francis Ford Coppola rented the theater and shot the famous operetta scene from *Godfather 2*.

The building is now owned by the city and managed by the Fourth Arts Block (FAB), which was honored with the 2011 Village Award by the Greenwich Village Society for Historic Preservation. The Rod Rodgers Dance Company Studios leases the basement and first floor for rehearsal spaces and classes, and performs elsewhere. The Duo Theater, a Latino group specializing in musicals, has the second and third floors.

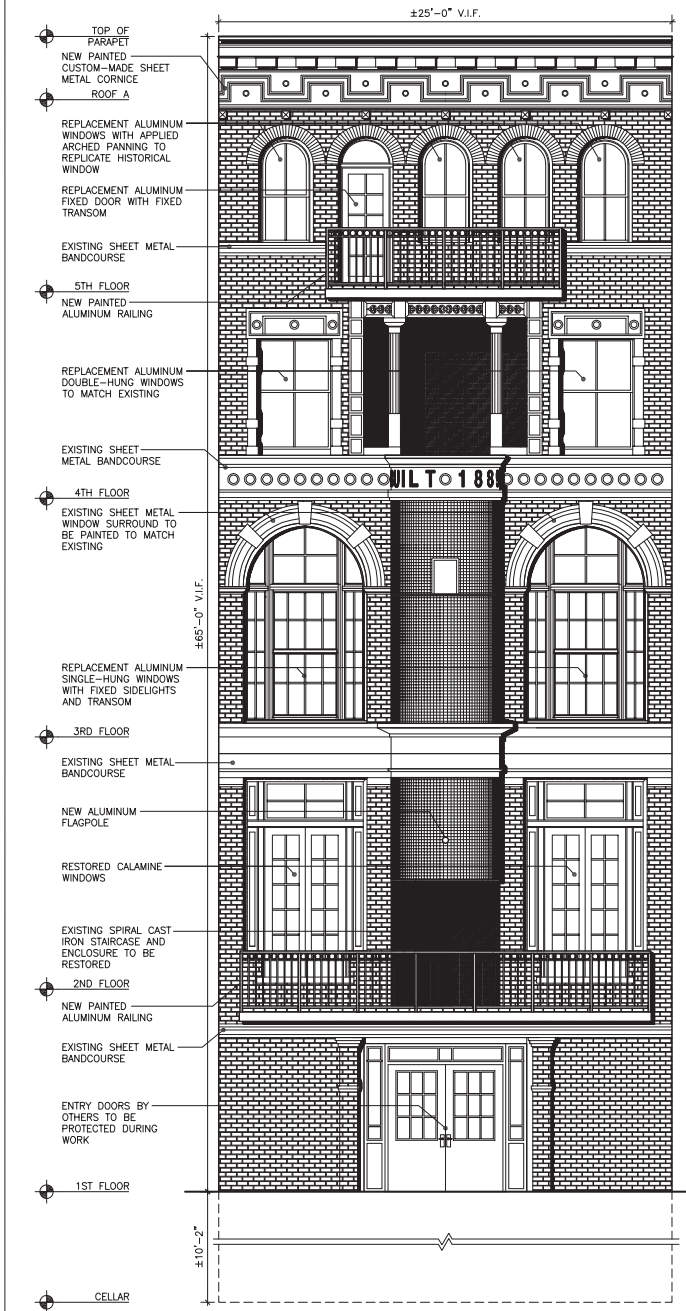
Prior to the exterior renovation completed in 2011, the dance company completed a \$495,000 project rebuilding their two floors. However the exterior remained severely delapidated, with peeling paint, rotting and boarded up windows, and a missing cornice.

The recently unveiled façade restoration of 62 East Fourth Street was financed by New York City and involved the recreation of the cornice and the balcony railings, replacement and restoration of the windows, and analysis of paint in order to match the historic color. The roof was also replaced and in the process deteriorated wood beams were discovered; they were either replaced or reinforced. Text accompanying the photos on subsequent pages details some of the highlights of the renovation project.

Now this once shabby façade is once again a point of pride for the block and its tenants, and 62 East 4th Street has emerged with a fresh face as it continues its role as a vital contributor to the cultural life for which the East Village remains known around the world.

Sources: New York Times; Duo Theater website; The Greenwich Village Society for Historic Preservation website; Gothamist website



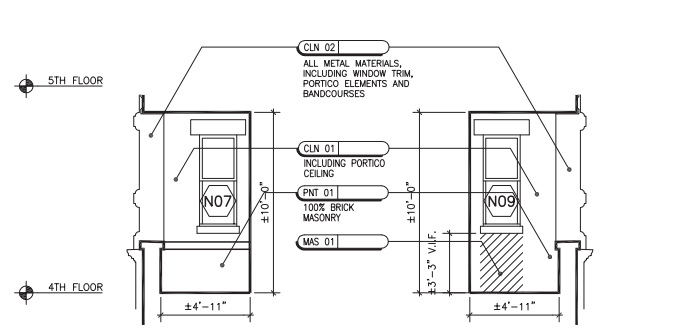


NORTH ELEVATION (RESTORED)

NORTH ELEVATION

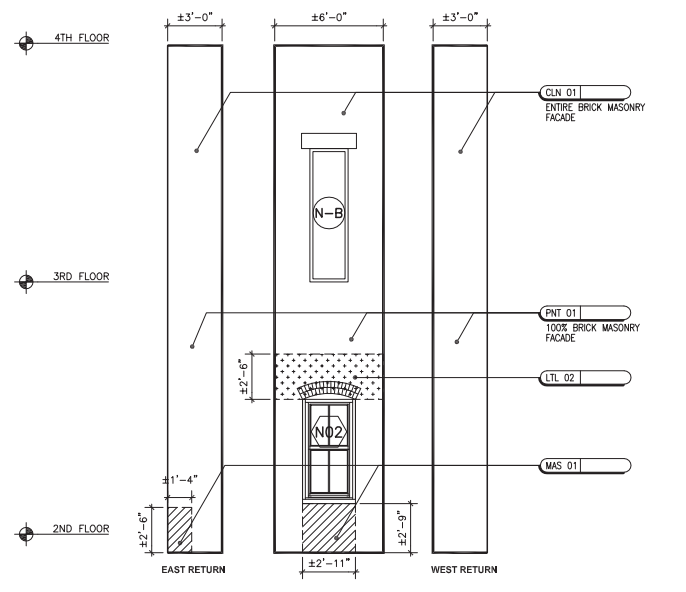
ELEVATION RAD LEGEND

RAD TAG/DETAIL	SYMBOL	DESCRIPTION	DRAWING	RAD TAG/DETAIL	SYMBOL	DESCRIPTION	DRAWING	RAD TAG/DETAIL	SYMBOL	DESCRIPTION	DRAWING
CLN 01		PAINT REMOVAL: BRICK SUBSTRATE	A300	MAS 02		WEST FACADE BRICK WALL RECONSTRUCTION	A302	MTL 06		CORNICE REPLACEMENT	A602
CLN 02		SHEET METAL CLEANING AND COATING	A600	MAS 03		MASONRY INFILL	A302	PNT 01		BRICK POINTING: TYPICAL	A300
JNT 01		JOINT SEALANT REPLACEMENT	A300	MTL 01		FOURTH FLOOR BANDCOURSE REPLACEMENT	A600	PPT 01		PARAPET RECONSTRUCTION: BRICK - SOLID WALL	A304
LTL 01		LINTEL RESTORATION	A301	MTL 02		THIRD FLOOR BANDCOURSE REPLACEMENT	A600	PPT 02		PARAPET RECONSTRUCTION: BRICK - SOLID WALL	A304
LTL 02		JACK ARCH RESTORATION	A301	MTL 03		SECOND FLOOR BANDCOURSE REPLACEMENT	A600	PPT 03		PARAPET RECONSTRUCTION: BRICK - SOLID WALL	A305
LTL 03		LOOSE LINTEL INSTALLATION	A303	MTL 04		FIRST FLOOR BANDCOURSE REPLACEMENT	A601	RN 01		BALCONY RAILING: SECOND FLOOR	A603
MAS 01		BRICK VENEER RECONSTRUCTION	A300	MTL 05		FOURTH FLOOR PORTICO METAL SURROUND REPAIR	A601	RN 02		BALCONY RAILING: FIFTH FLOOR	A603

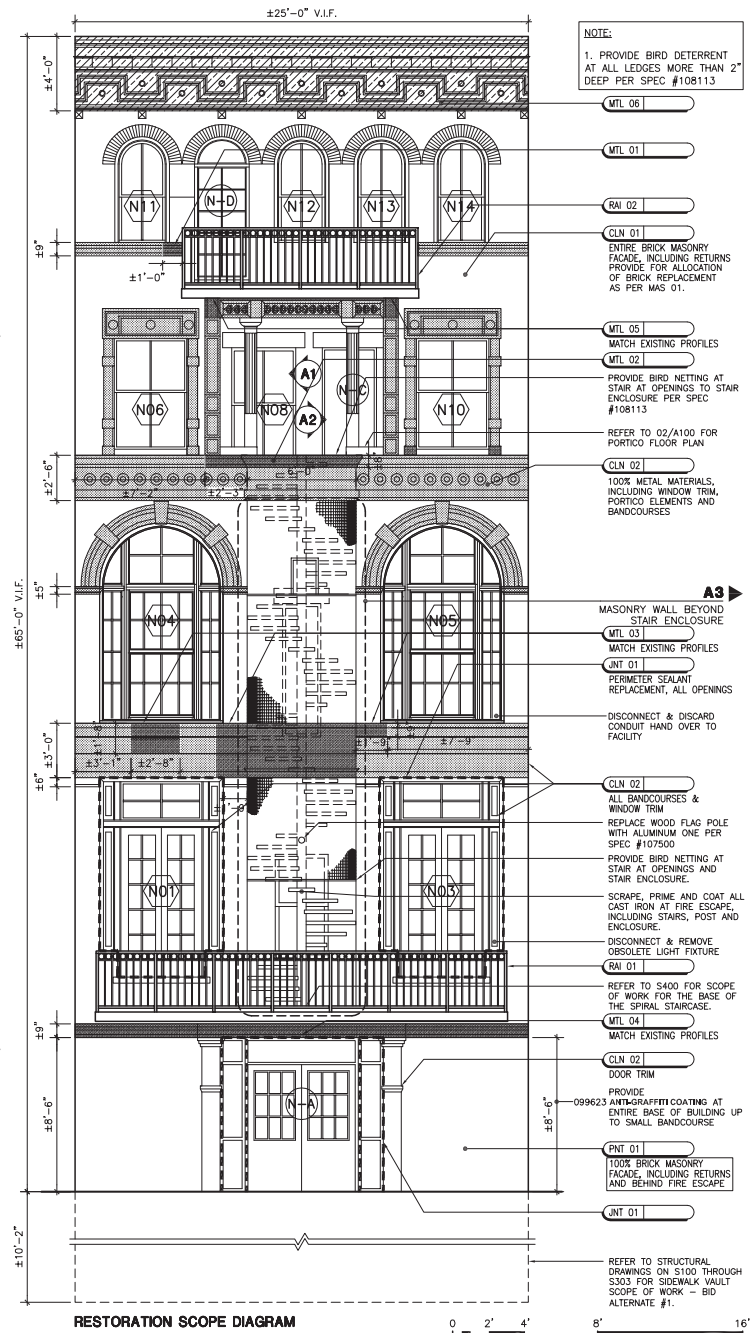


A1 EAST RETURN

A2 WEST RETURN



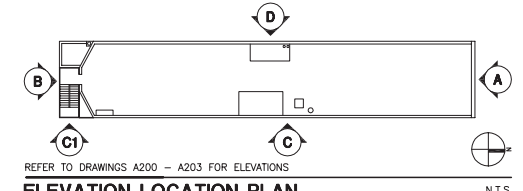
A3 MASONRY WALL BEYOND STAIR ENCLOSURE



RESTORATION SCOPE DIAGRAM

SYMBOLS

- DOOR IDENTIFICATION TAG
- WINDOW IDENTIFICATION TAG



ELEVATION LOCATION PLAN



32 AVENUE OF THE AMERICAS \ NEW YORK, NY 10011
TEL. 212 605 1500
FAX 212 605 1501

NOTE:
Drawings shall not be scaled; existing building dimensions given for reference only and shall be verified in field by bidder and contractor

NO.	REVISION DESCRIPTION	DATE



30-30 THOMSON AVENUE
LONG ISLAND CITY, NY 11101
CAPIS ID NUMBER
PV467-ROD
PROJECT NAME:
EXTERIOR ENVELOPE
RECONSTRUCTION OF 62 EAST
4TH STREET, NEW YORK, NY

FOR THE:
DUO MULTICULTURAL ARTS CENT
& ROD RODGERS DANCE COMPAN

ELEVATIONS A, A1, A2 & A3

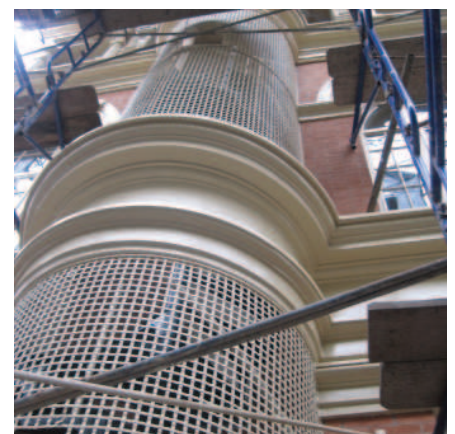
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DRAWN BY	: SWR, AW, RG	CHECKED BY	: LJR, JG, DS
SCALE	: AS NOTED	DATE	: 01-12-09
SEAL:		DRAWING NUMBER:	

A200

Front Spiral Staircase and Rear Fire Escape

It was discovered that the steel supporting the circular iron fire escape stairway on the front facade of the building was extremely deteriorated. The entire stairway was shored up to allow for replacement of the steel. Restoration of the staircase also involved cast iron and steel repairs to cracked and missing sections, though nearly all of the original fabrication was retained. The deteriorated rear fire escape was replaced with a new steel stair. Paint analysis guided the final coating of the staircase and lattice cage, which were meticulously scraped of all existing rust.

Top, left and right; bottom, left: Spiral stair and lattice cage before restoration. Bottom, center and right: Spiral stair and lattice cage after restoration.

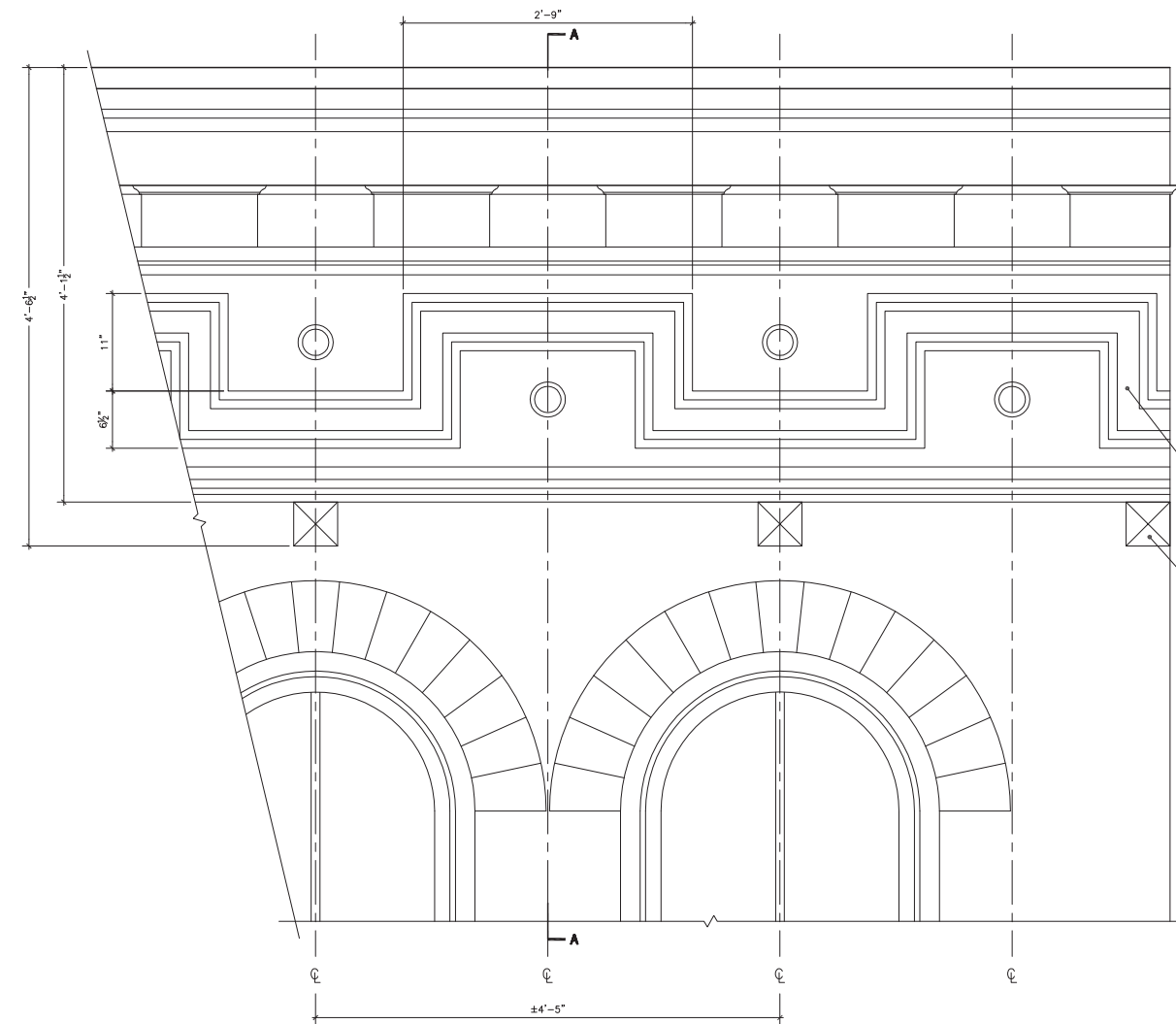


Sheet Metal Restoration and Cornice Recreation

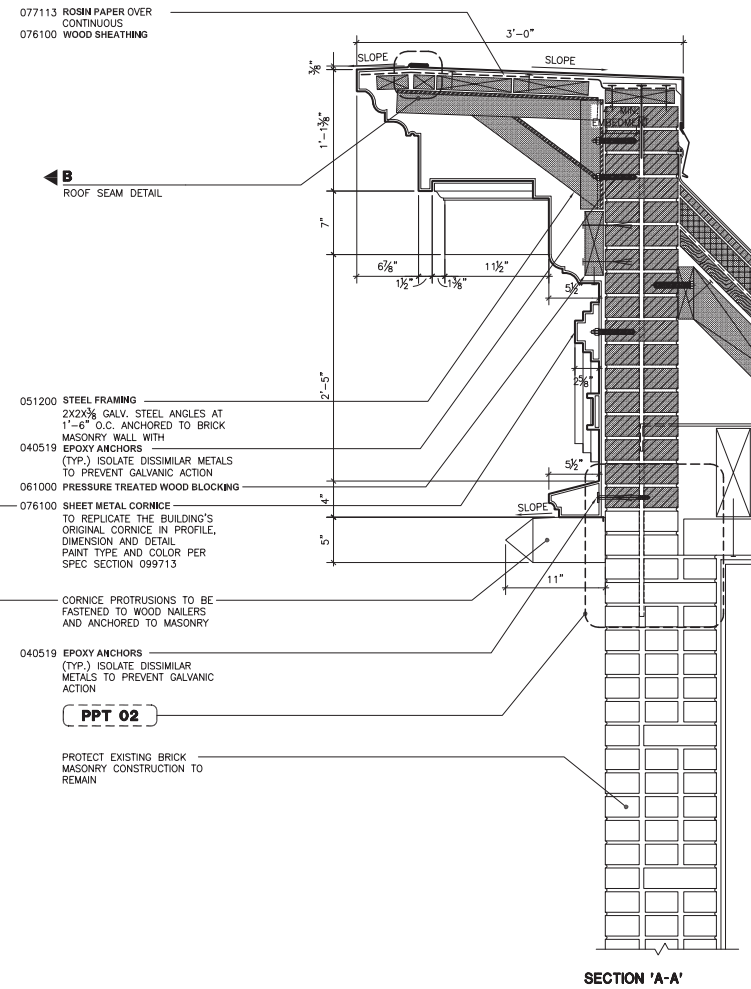
The cornice missing from the top of the building was re-designed using a tax photo from 1948 (which appears on the first page of narrative above). All ornamental steel bandcores were repaired or replaced when not salvageable. Color matching was done for all the paint used on the restored and replaced sheet metal work. The ornamental detailing on the stamped metal lintel above the columns on the fourth floor loggia was removed, cleaned and reinstalled on a new sheet-metal backup.

Top, left: Ornamental sheet metal before restoration. Top, right: Ornamental sheet metal, after restoration. Bottom, left: Lintel above 4th floor columns, before restoration. Bottom, center: Lintel above 4th floor columns, after restoration. Bottom, right: New cornice installed.





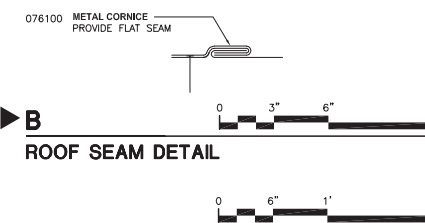
ELEVATION



SECTION 'A-A'

- NOTES:**
1. DIMENSIONS SHOWN ARE PROVIDED FOR ESTIMATING PURPOSES ONLY. FINAL DIMENSIONS ARE TO BE VERIFIED IN FIELD;
 2. CONTRACTOR IS TO PROVIDE SHOP DRAWINGS FOR CORNICE PROFILE, FRAMING, FLASHING AND ANCHORAGE PRIOR TO FABRICATION;
 3. FINAL CORNICE DESIGN AND PROFILE TO BE APPROVED BY ARCHITECT PRIOR TO FABRICATION.

MTL 06
CORNICE REPLACEMENT



ROOF SEAM DETAIL

SUPERSTRUCTURE
+ ENGINEERS ARCHITECTS

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DBE
NEW YORK CITY DEPARTMENT OF
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CORNICE DETAILS

JOB NO. : 03933R01	CONTRACT NO. : N/A
DRAWN BY : SWR, AW, RG	CHECKED BY : LR, JG, DS
SCALE : AS NOTED	DATE : 01-12-09
SEAL:	DRAWING NUMBER:
	A602
	DRAWING NUMBER 26 OF 52

Masonry

The project involved stripping multiple layers of paint and coating from the brick walls. Deteriorated arches were rebuilt, defective masonry was replaced and abandoned elements were removed. Marquee boards were built into the masonry on the ground floor. Mockups were done as part of the process of re-finishing the brick masonry to achieve the best possible brick and mortar match.

Top, left; bottom, right and left: Brick wall before restoration. Top, right: After restoration.



Windows

The French windows on the second floor are kalamein windows, comprising a core of wood covered with an exterior layer of metal for weather protection – this was also an early form of fire-proofing. For these windows sheet metal was repaired, and some glass was either reset or replaced. The remainder of the front facade windows were replaced with aluminum, the side and rear facade windows were originally steel or wood and were replaced with steel windows. The third floor windows had been removed and boarded over. Their design was recreated from photos and evidence on site.

Top, left: Windows before restoration. Bottom, left: Fifth-floor arched windows during restoration. Top and bottom, right: New windows installed.

