

The current proposal is:

Preservation Department – Item 1, LPC-24-05576

413-415 West 22nd Street – Chelsea Historic District Extension
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.



LIST OF SIGNIFICANT MODIFICATIONS:

- TOP 2 STORIES OF BRICK WILL BE MAINTAINED WITH ONLY MINOR ADJUSTMENT TO EXISTING FENESTRATION
- MODIFICATION AND REDUCTION OF METAL WORK IN REAR.
- 4 BAY CONFIGURATION ALTERED FROM EQUAL SPACING TO 2X2.
- REAR FACADE BRICK DETAILING ALTERED.

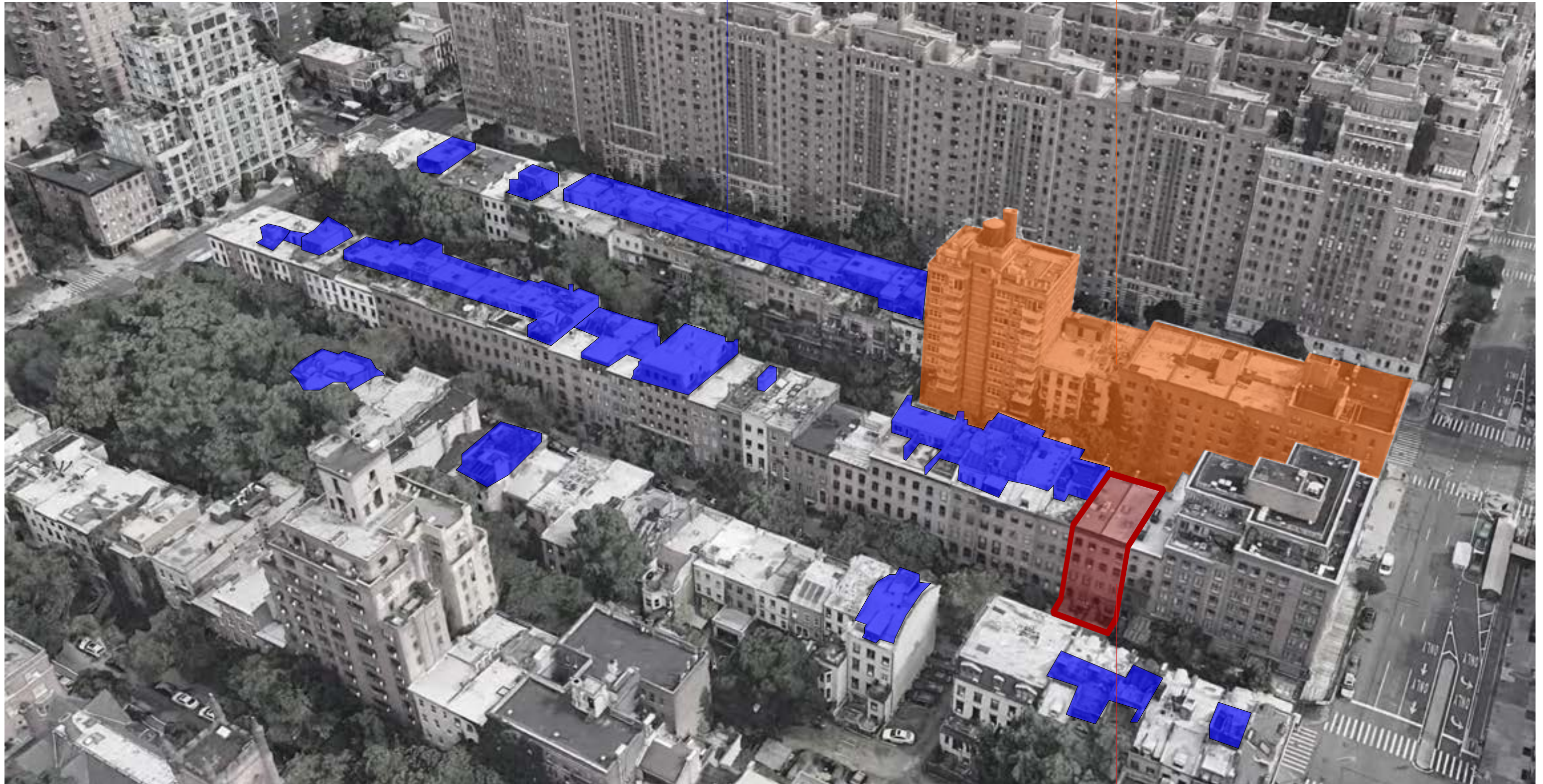
415 WEST 22ND ST

9/19/2024 LPC REVISED PRESENTATION 2

k—da
—ARCHITECTURE
+INTERIORS—

HELLO@KDA.NYC | 646.450.8545 | WWW.KDA.NYCC





EXISTING IN-DISTRICT ROOF TOP ADDITIONS

NOT IN DISTRICT

415 W22ND ST



1940



1980



EXISTING FRONT



EXISTING REAR



PREVIOUSLY PRESENTED

PREVIOUSLY PRESENTED SIGNIFICANT MODIFICATIONS:

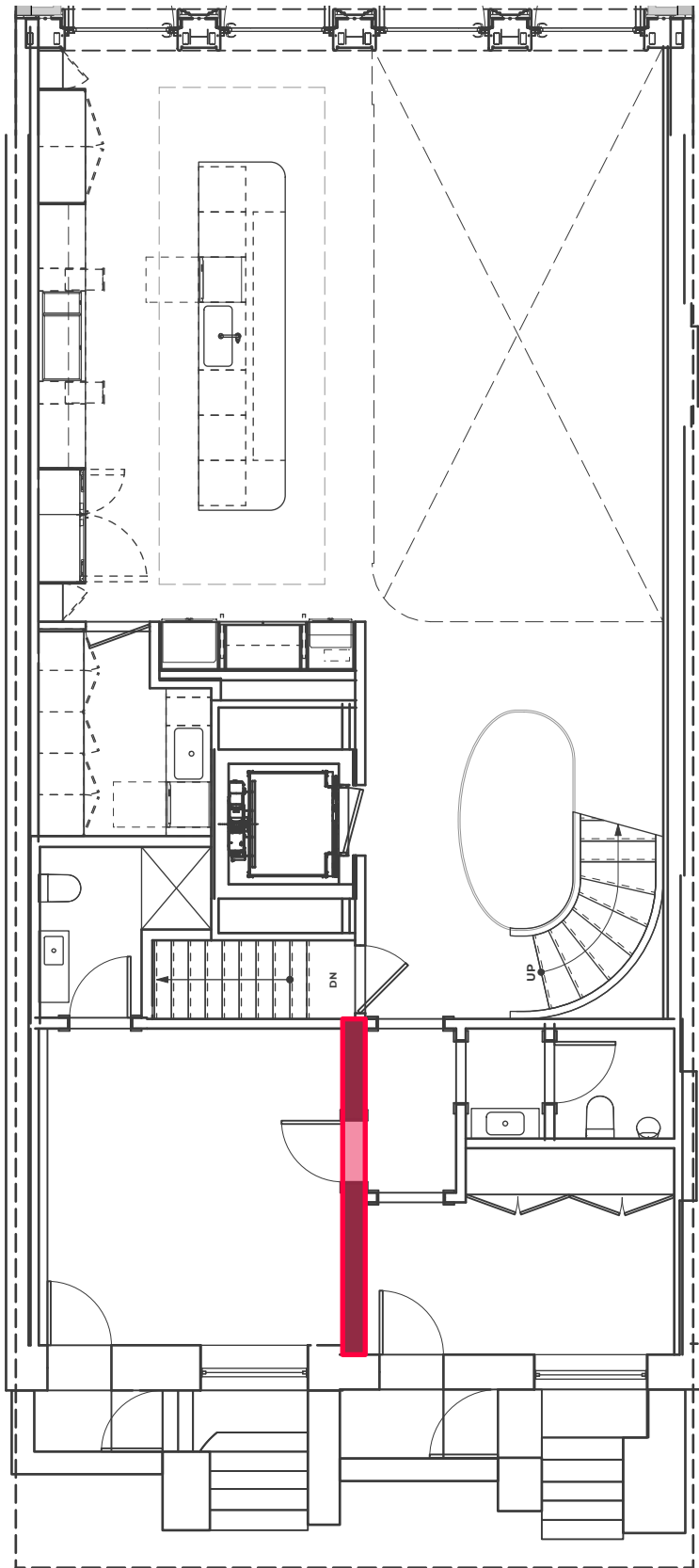
- FIRST 15' OF INTERIOR PARTY WALL PARTITION TO BE RETAINED
- 5TH FLOOR ADDITION LOWERED BY A TOTAL OF 18" - ACHIEVED BY
 - A LOWERING OF THE ADDITION BY 11" AND A LOWERING OF THE 5TH FLOOR BY 7".
- FRONT FACADE PLANTING BALCONY RAILING LIGHTENED AND HEIGHT ADJUSTED TO BETTER MATCH HISTORIC PHOTOS.
- REAR TOP FLOOR FENESTRATION MODIFIED TO MATCH EXISTING WIDTHS. CHANGED FROM 4 DOORS TO 3 WINDOWS AND 1 DOOR.
- 3RD FLOOR PARTIAL EXTENSION REMOVED.
- 3RD FLOOR FENESTRATION MODIFIED TO MATCH WIDTH OF EXISTING WINDOWS.
- REAR WALL MATERIAL AT EXISTING BUILDING LINE CHANGED TO BE COMPOSED OF RECLAIMED BRICK



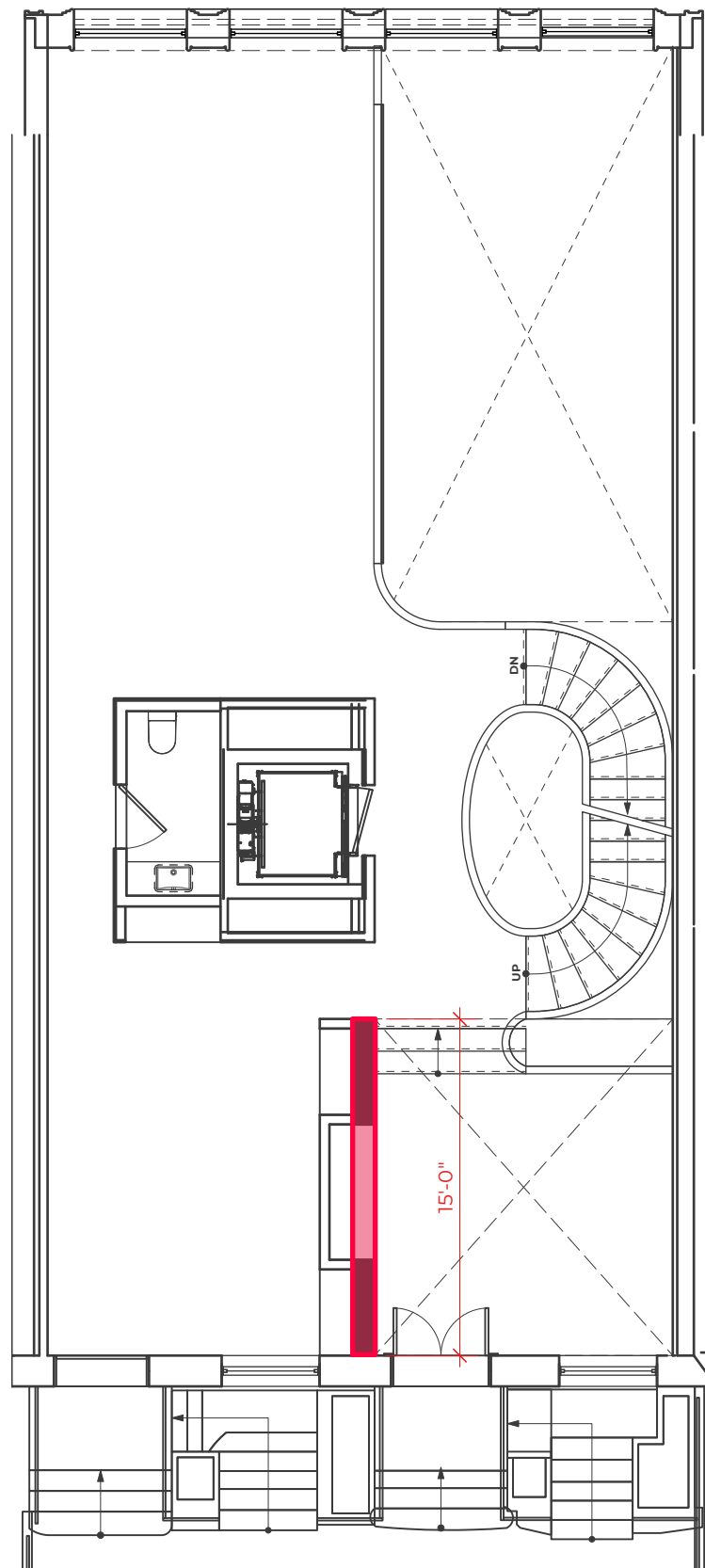
PREVIOUSLY PRESENTED

REVISED

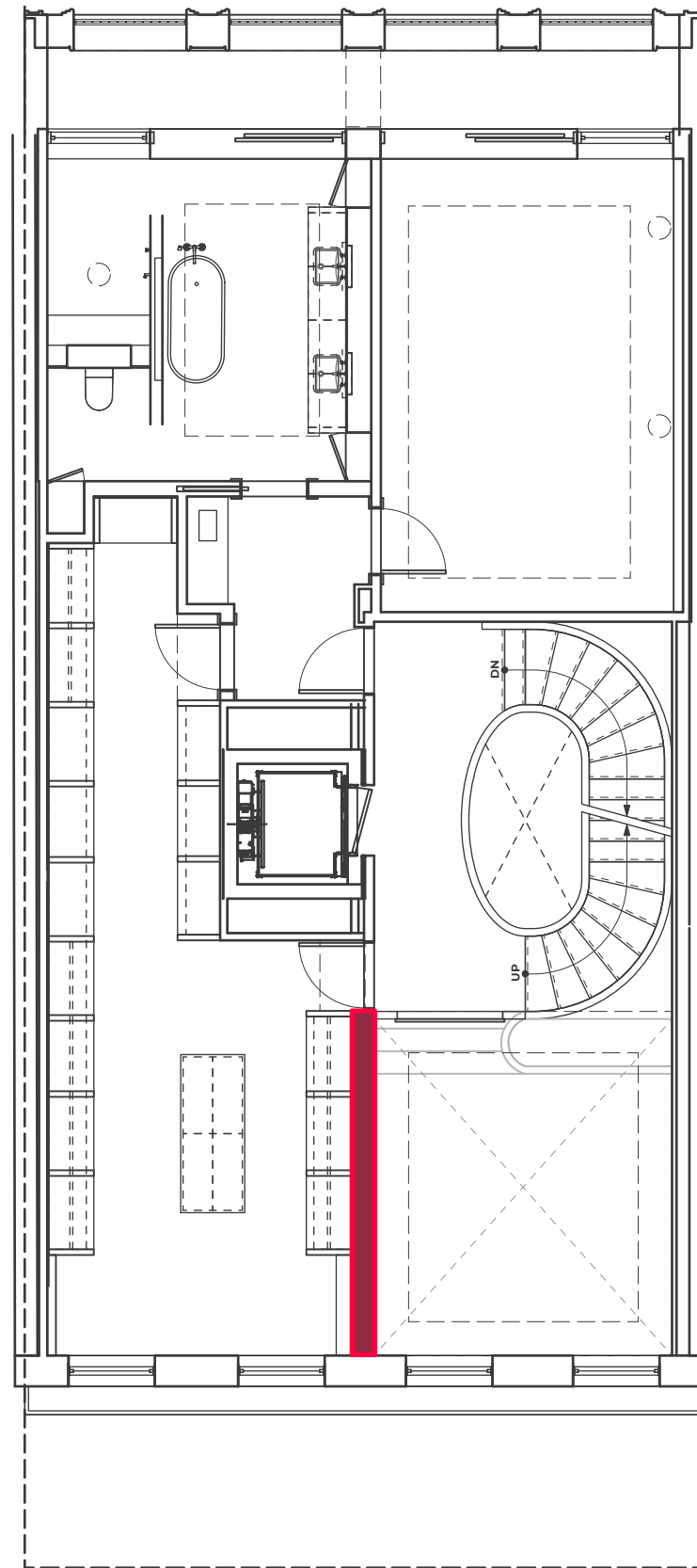
FIRST 15' OF EXISTING PARTY WALL TO REMAIN



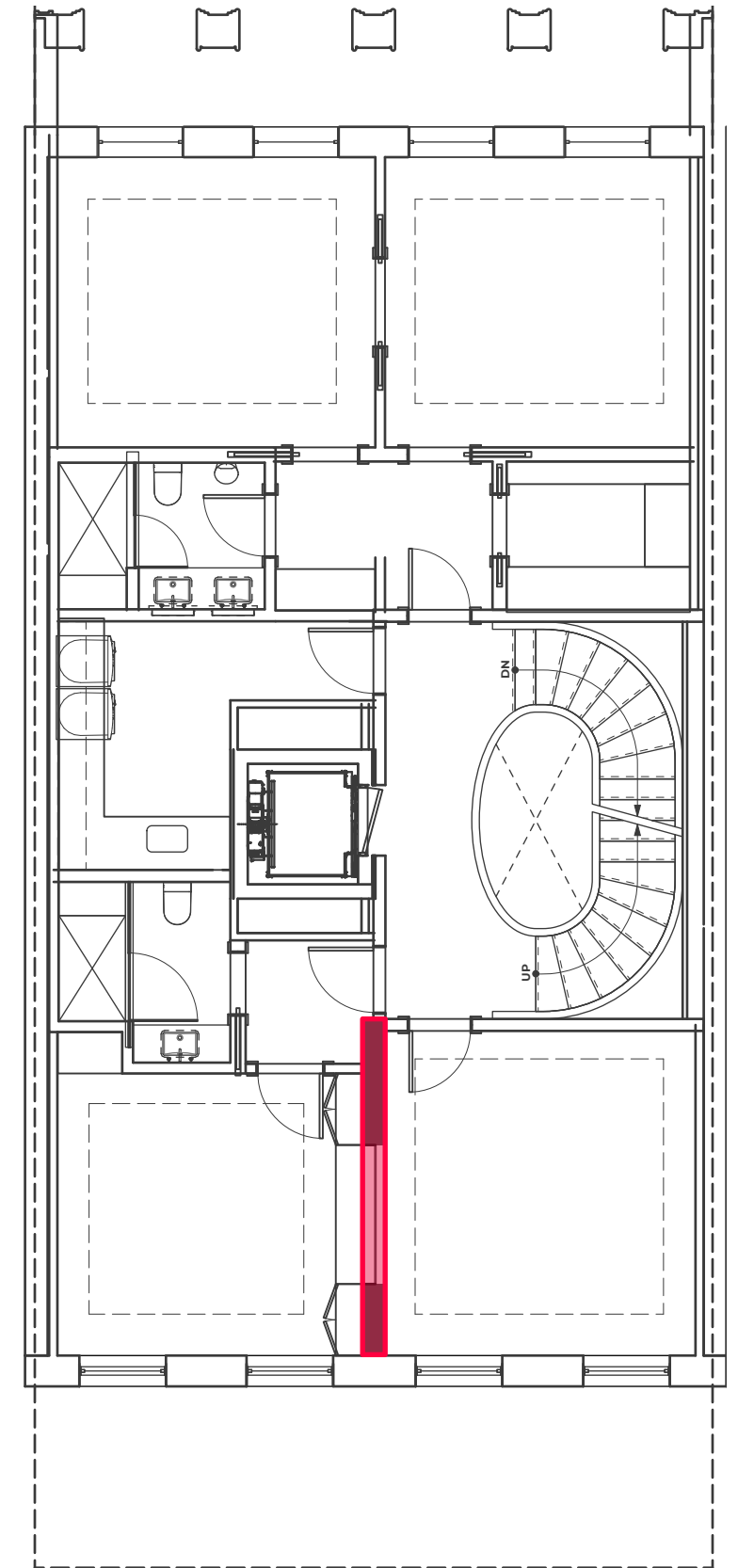
GARDEN LEVEL



PARLOR LEVEL



SECOND LEVEL



THIRD LEVEL



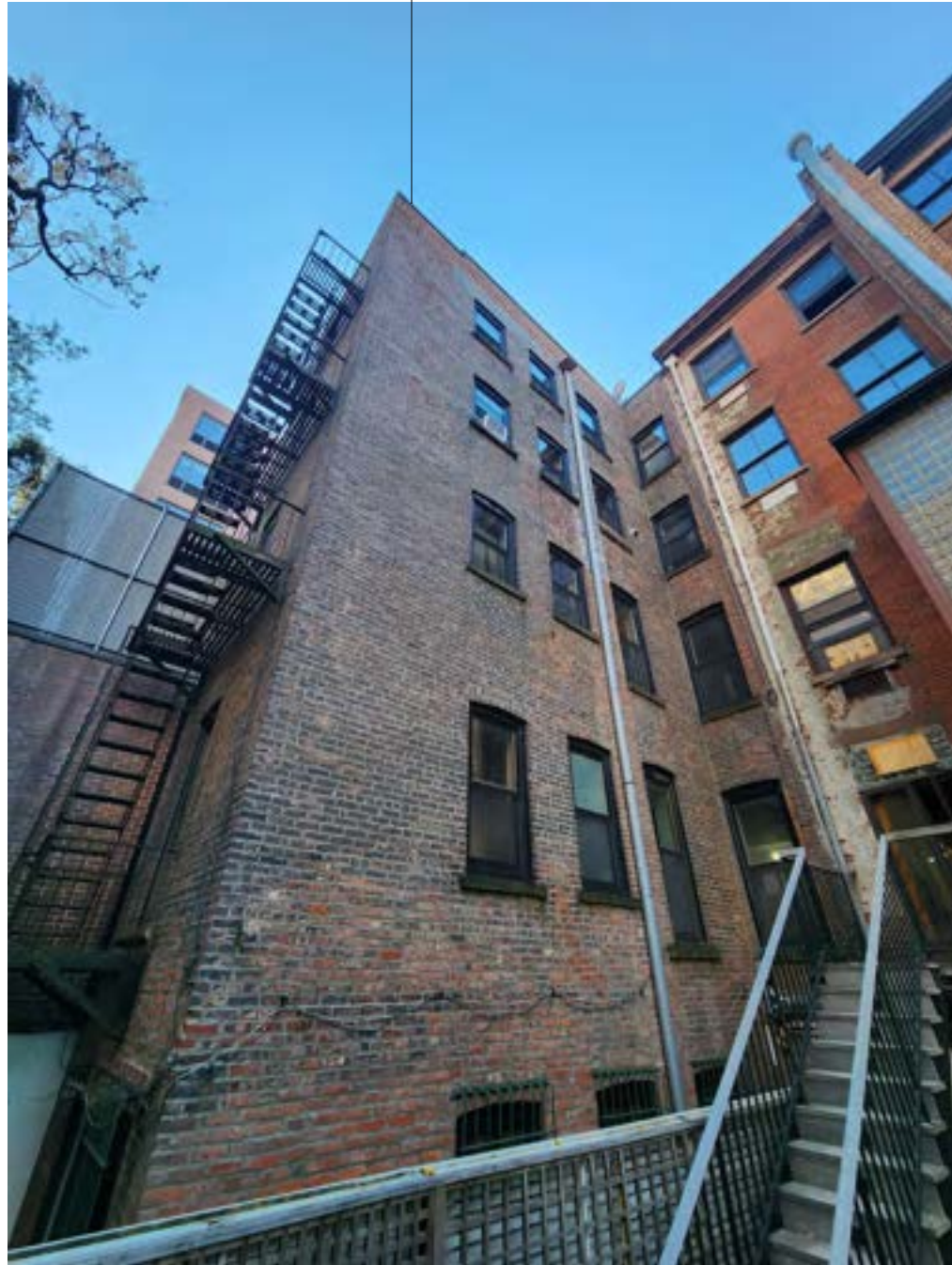
TOP FLOOR BRICK CHANGED TO EXISTING BRICK

FENESTRATION MODIFIED TO MATCH EXISTING

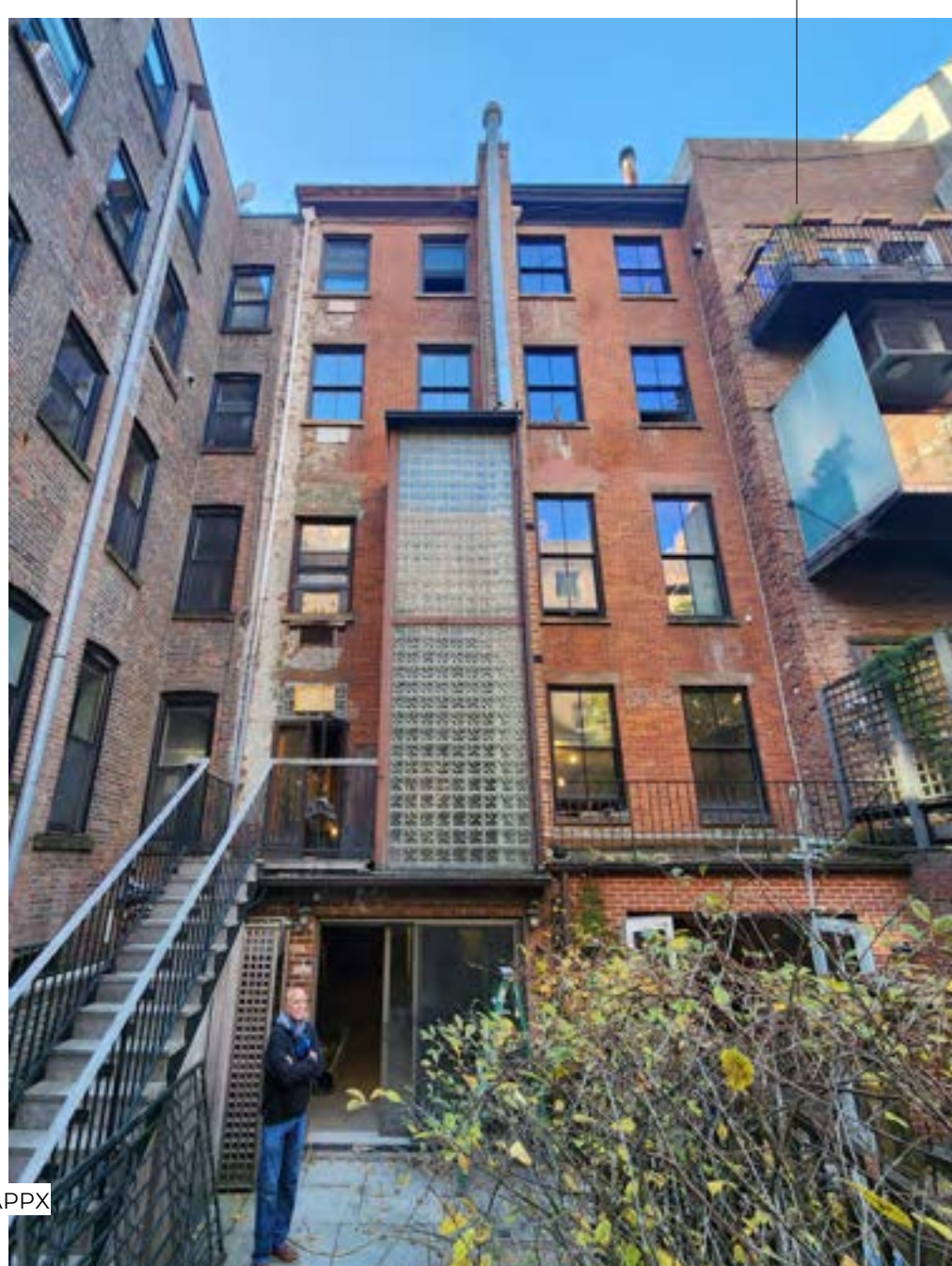
REAR EXTENSION REMOVED



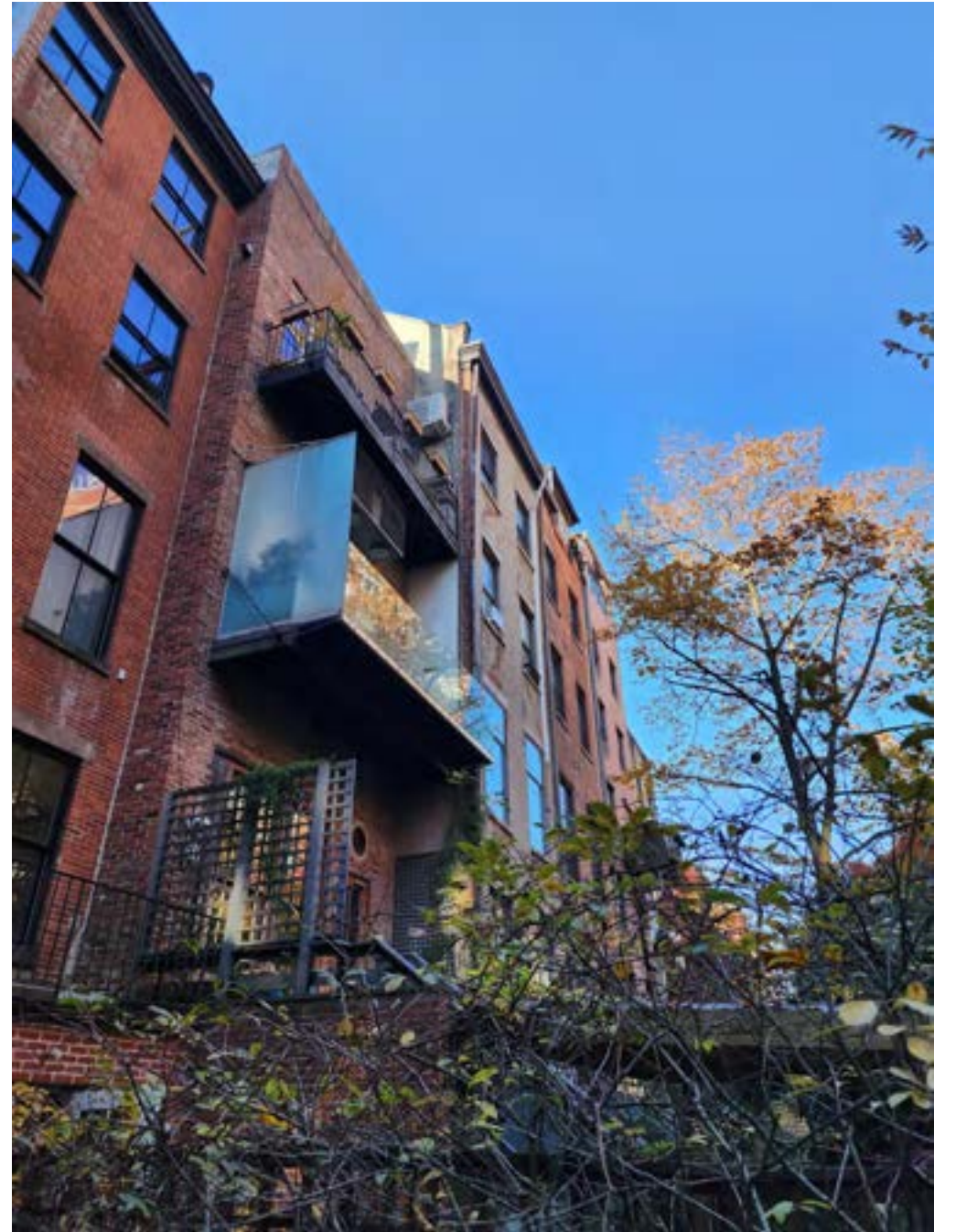
20'+ REAR BUILDOUT

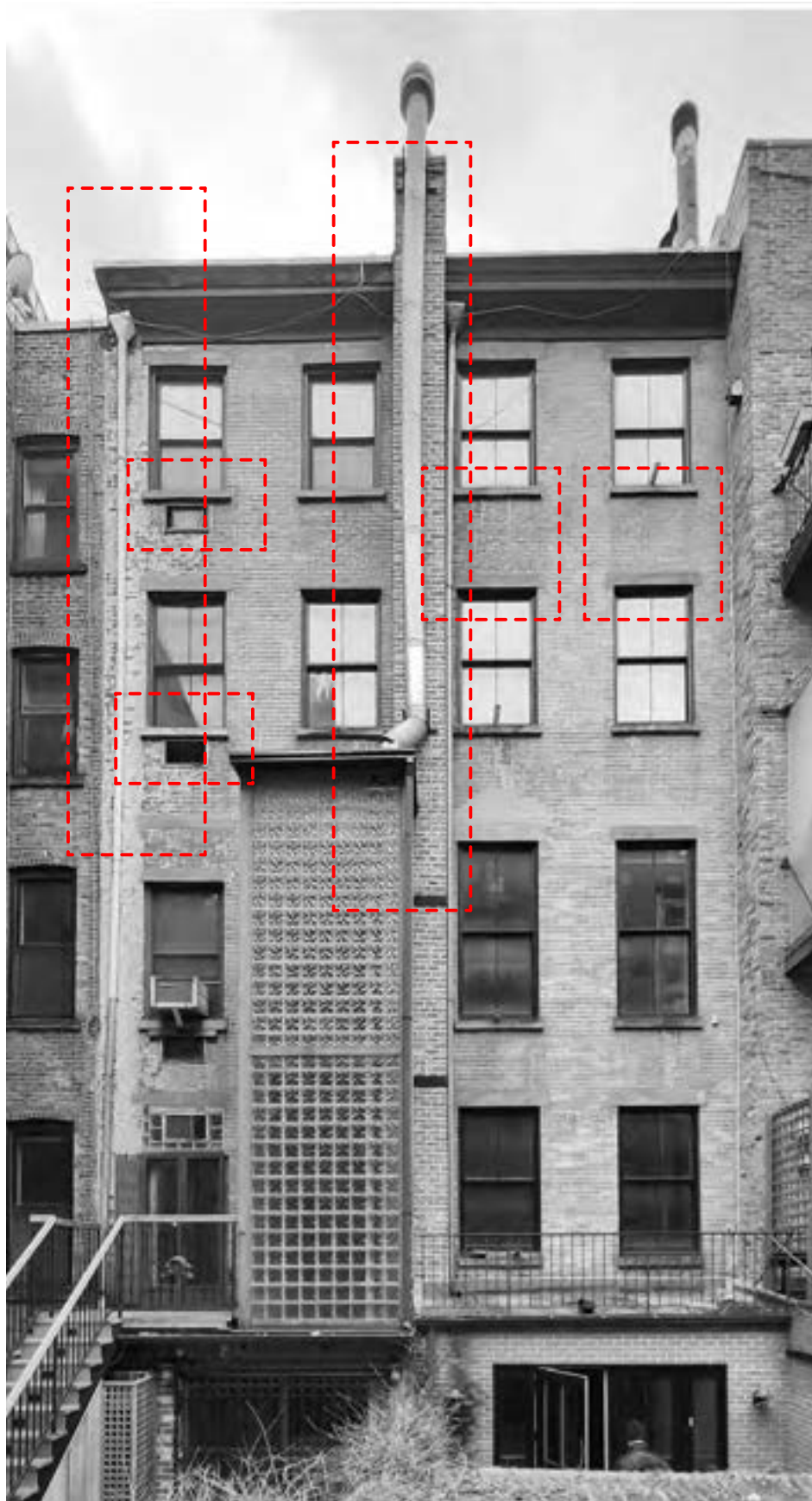


TOP FLOOR BALCONY



APPX











EXISTING ELEVATION



PROPOSED ELEVATION

BRICK FACADE PRESERVED

SPACING OF BAYS ALTERED TO SHOW LARGER MIDDLE PIER

UPPER METAL RAILING REMOVED TO EXPOSE MORE HISTORIC BRICK

METALWORK REMOVED FROM LOWER WINDOWS

BULK-HEAD - TOP HEIGHT
85.87'

ROOF - BUILDING HEIGHT
77.27'

TOP OF NEW REAR CORNICE
66.44'

5TH FLOOR
65.85'

FOURTH FLOOR
53.85'

THIRD FLOOR
42.77'

SECOND FLOOR
31.27'

RAISED FIRST FLOOR
19.52'

FIRST FLOOR
18.02'

CELLAR
9.03'

BASE PLANE
15.20'

EXISTING

WINDOW HEADER RAISED TO RETAIN
 RELATIONSHIP TO CORNICE

8 1/2"

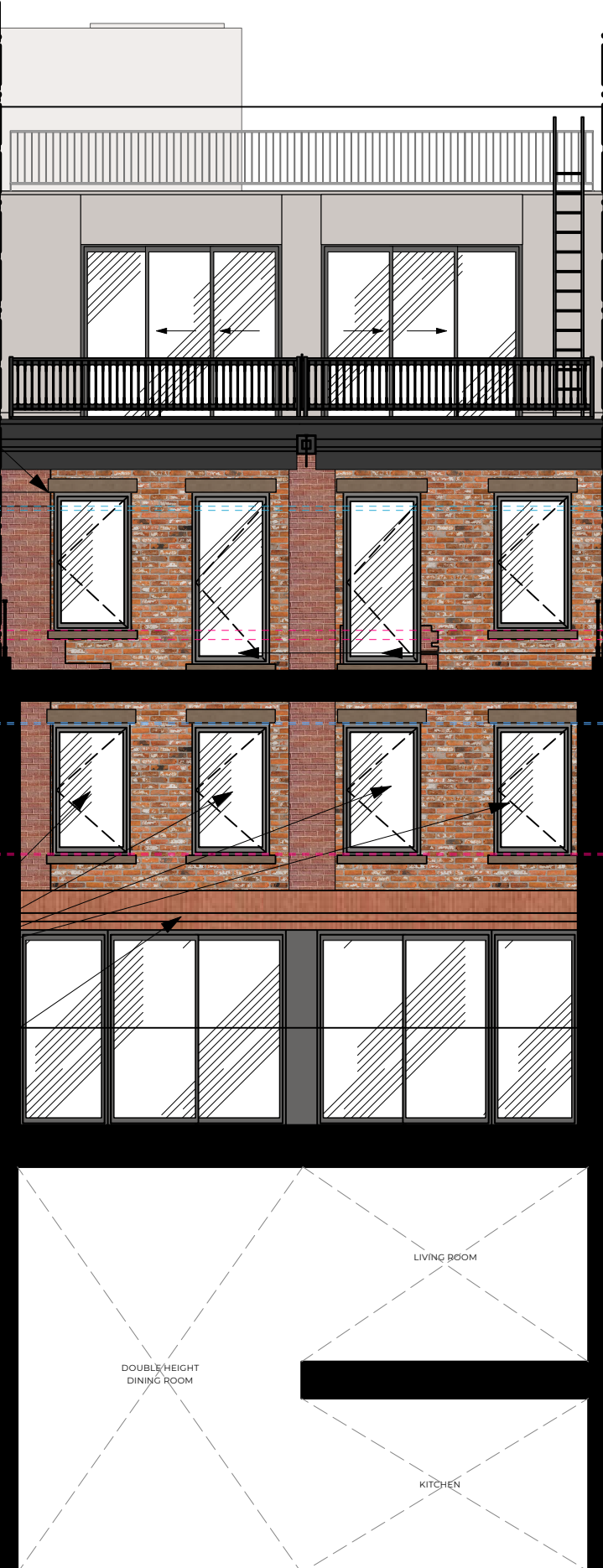
FENESTRATION MODIFIED TO
 MATCH EXISTING WINDOW
 WIDTHS.

NEW BRICK REQUIRED TO COVER
 STRUCTURAL MEMBER

WINDOWS MODIFIED TO DOORS

REVISED ELEVATION

PREVIOUSLY PRESENTED REAR ELEVATIONS





PREVIOUSLY PROPOSED



REVISED ELEVATION

BRICK FACADE PRESERVED

BRICK LOWERED BY 6"

BRICK DETAILING CHANGED

BRICK COINING REMOVED

BRICK DETAILS ADDED

SPACING OF BAYS ALTERED TO SHOW LARGER MIDDLE PIER

METALWORK REMOVED FROM LOWER WINDOWS



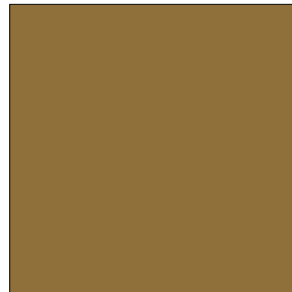
1. BROWSTONE
BROWSTONE STUCCO
LINTELS



2. BRICK
NEW PROPOSED BRICK.



3. WOOD CORNICE
SOLID WOOD
FINISH: PROPOSED TO
MATCH THE ORIGINAL, TO
BE BENJAMIN MOORE
COLOR RACCOON FUR.



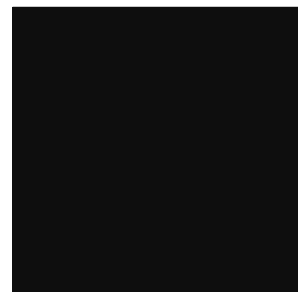
4. METAL FRAMES
MADE IN CUSTOM
BRONZE STEEL RAILING



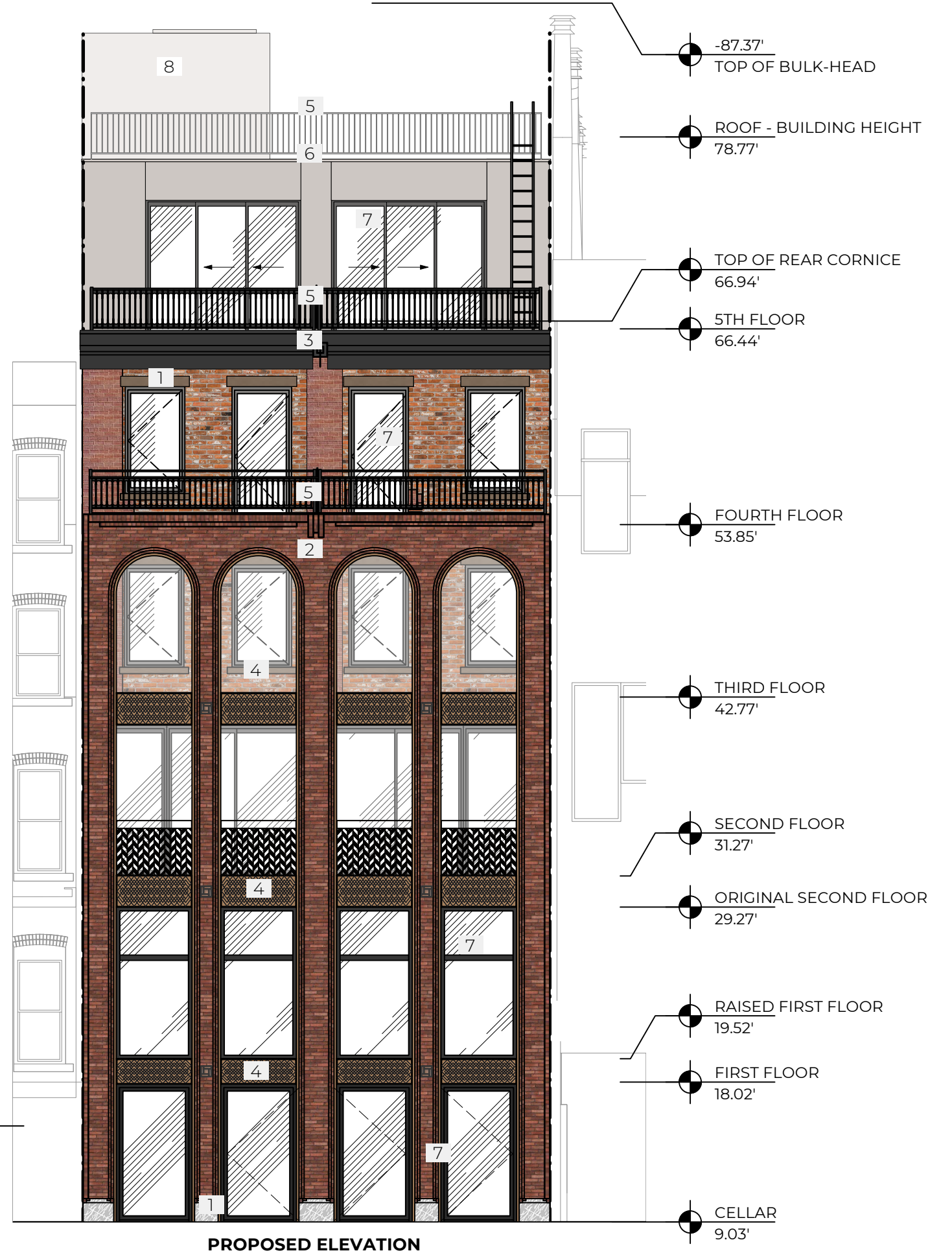
5. METAL RAILINGS
RESTORED AND NEW TO
MATCH EXISTING
DESIGN. BLACK IRON.
COLOR BENJAMIN
MOORE IRON 2120-20



6. NEW BULK-HEAD
GREY STUCCO



7. NEW WINDOWS
MADE IN ALUMINIUM
MANUFACTURER: ZOLA
FINISH COLOR: BLACK



PROPOSED ELEVATION

PROPOSED REAR FACADE MATERIALS



EXISTING



PROPOSED



PREVIOUSLY PROPOSED



REVISED



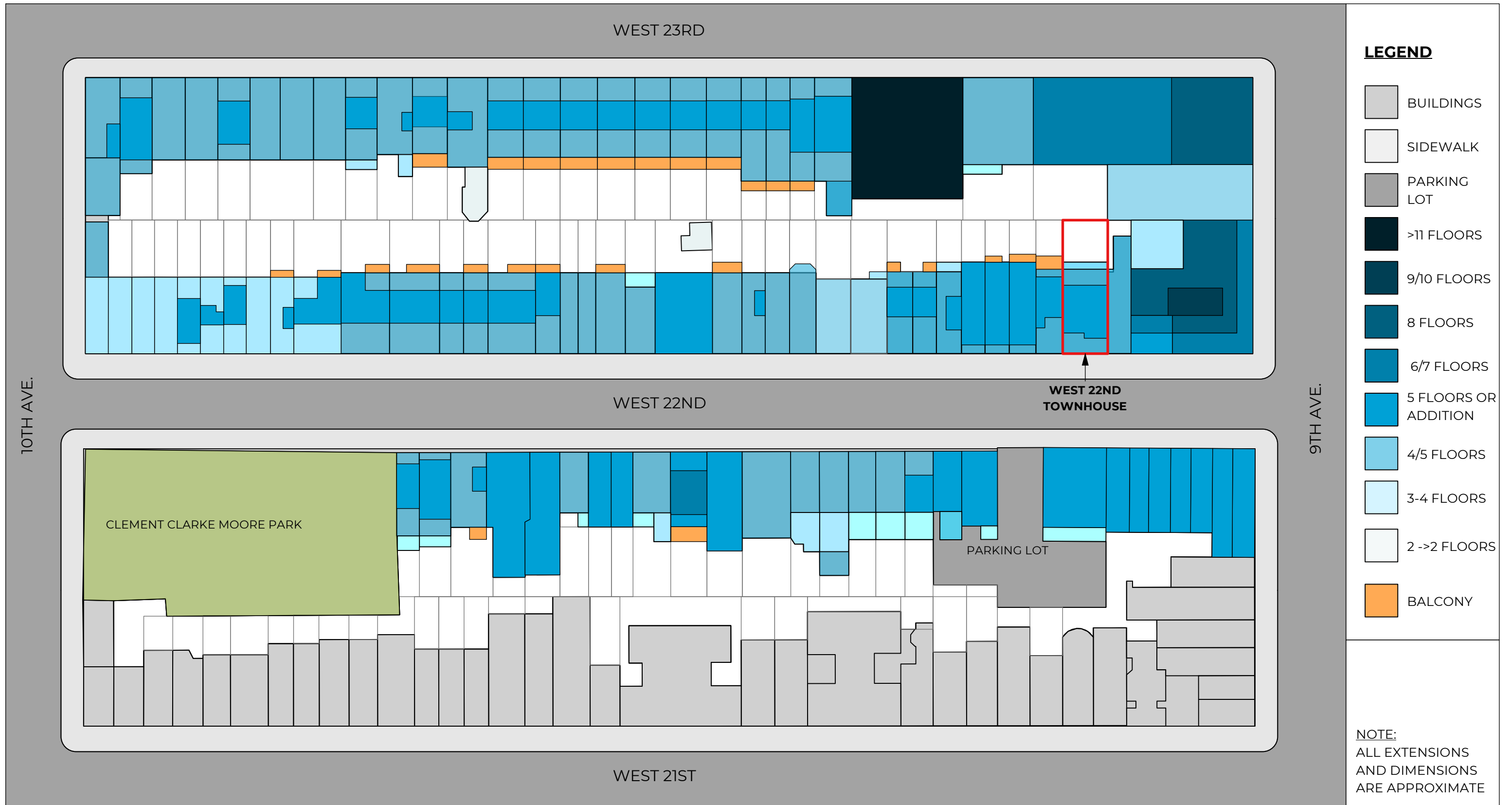
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APPENDIX - ADDITIONAL DRAWINGS





WEST 22ND
TOWNHOUSE

#421

#419

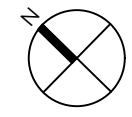
#417

#415

#411

#401

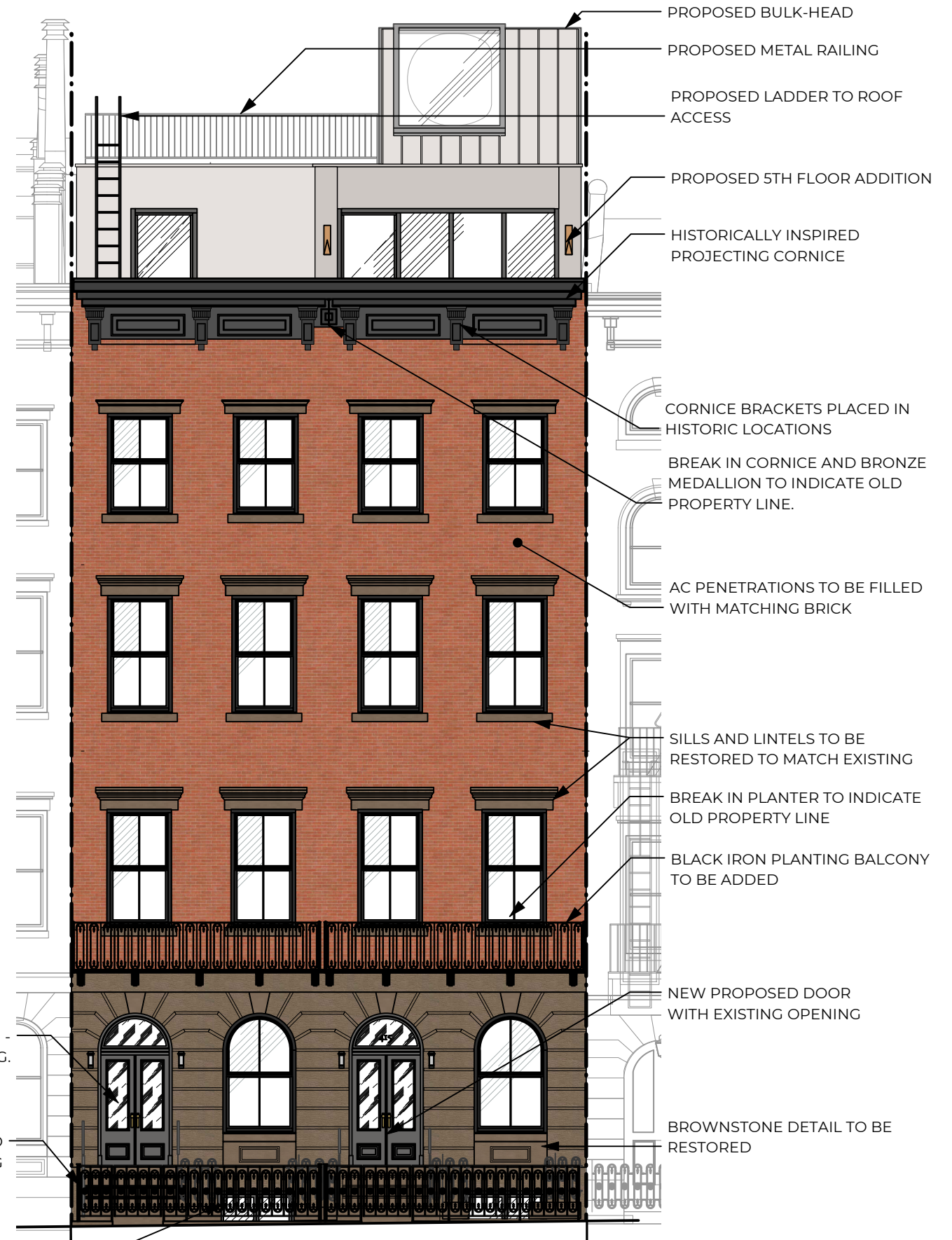
WEST 22ND STREET





EXISTING ELEVATION

EXISTING CORNICE TO BE REPLACED



PROPOSED ELEVATION

- PROPOSED BULK-HEAD
- PROPOSED METAL RAILING
- PROPOSED LADDER TO ROOF ACCESS
- PROPOSED 5TH FLOOR ADDITION
- HISTORICALLY INSPIRED PROJECTING CORNICE
- CORNICE BRACKETS PLACED IN HISTORIC LOCATIONS
- BREAK IN CORNICE AND BRONZE MEDALLION TO INDICATE OLD PROPERTY LINE.
- AC PENETRATIONS TO BE FILLED WITH MATCHING BRICK
- SILLS AND LINTELS TO BE RESTORED TO MATCH EXISTING
- BREAK IN PLANTER TO INDICATE OLD PROPERTY LINE
- BLACK IRON PLANTING BALCONY TO BE ADDED
- NEW PROPOSED DOOR WITH EXISTING OPENING
- BROWNSTONE DETAIL TO BE RESTORED

REVISED DOOR (NON-OPPERABLE) - INSIDE EXISTING OPENING.

EXISTING FENCE TO BE RESTORED AND EXTENDED. DETAILS TO MATCH EXISTING

BASEMENT WINDOWS TO BE RESTORED TO HISTORIC CONFIGURATION

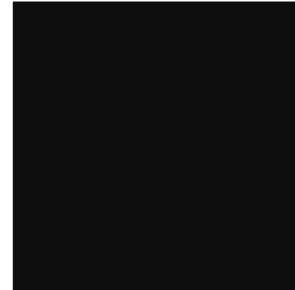
UNDER STOOP IRON GATE CONDITION TO BE RESTORED



1. METAL RAILINGS
RESTORED AND NEW TO
MATCH EXISTING
DESIGN. BLACK IRON.
COLOR BENJAMIN
MOORE IRON 2120-20



2. WOOD CORNICE
SOLID WOOD
FINISH: TO MATCH THE
ORIGINAL, TO BE
BENJAMIN MOORE
COLOR RACCOON FUR.



3 NEW WINDOWS
MADE IN ALUMINIUM
MANUFACTURER: ZOLA
FINISH COLOR: BLACK



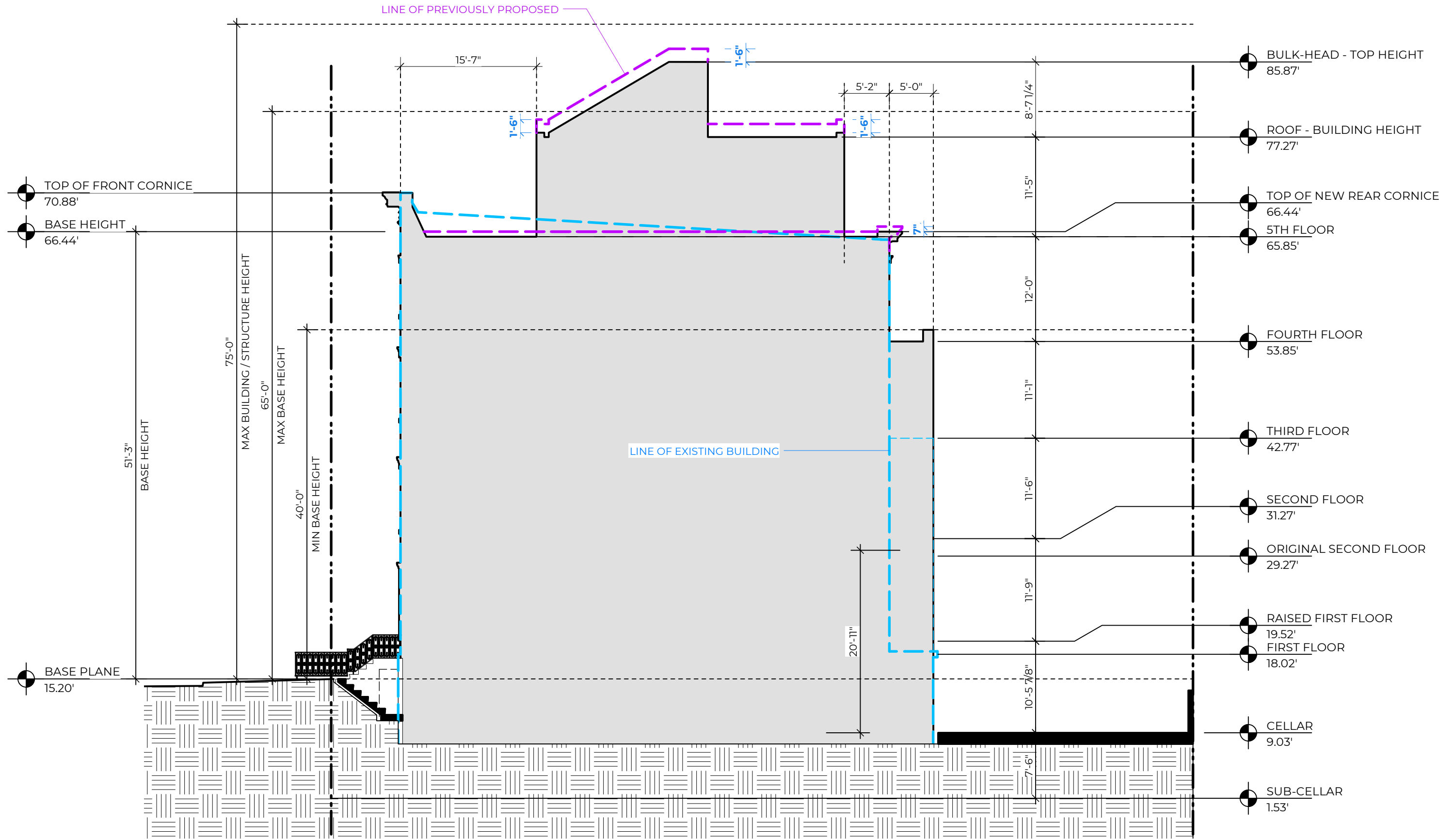
4 NEW BULK HEAD
CEILING ROOF
FINISH: STANDING SEAM
ROOF
COLOR: LIGHT GRAY

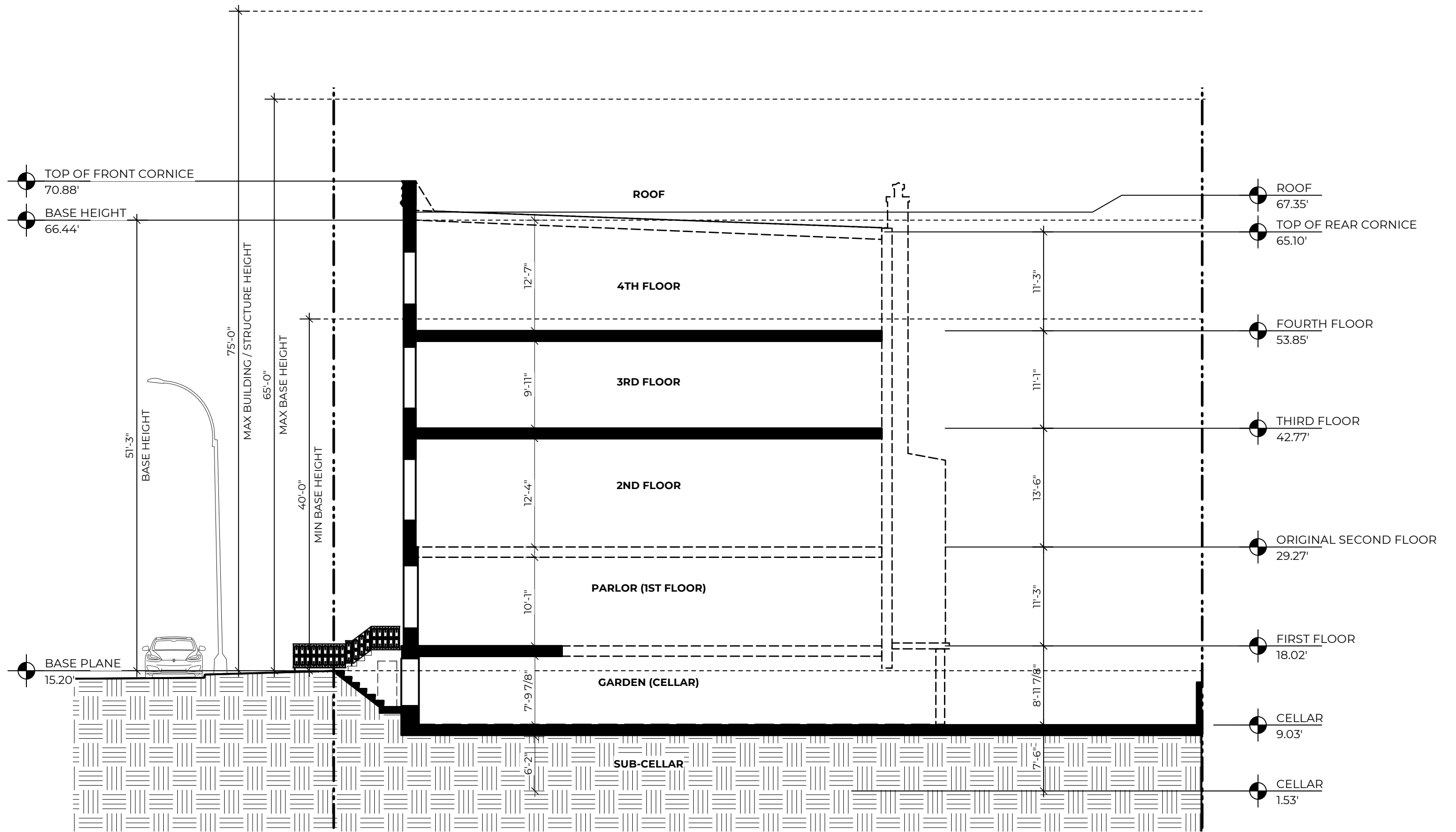


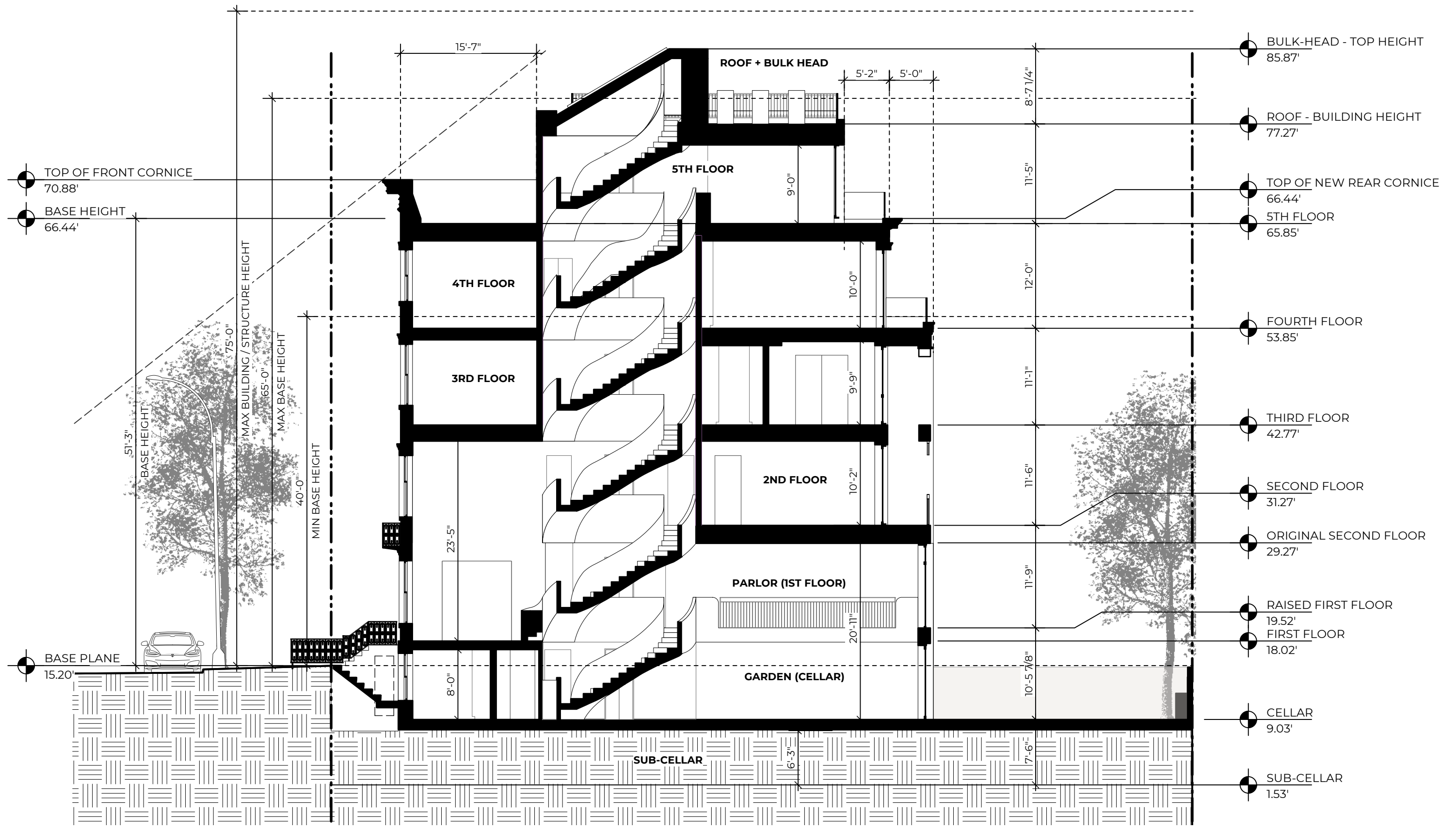
5. NEW BULK-HEAD
GREY STUCCO

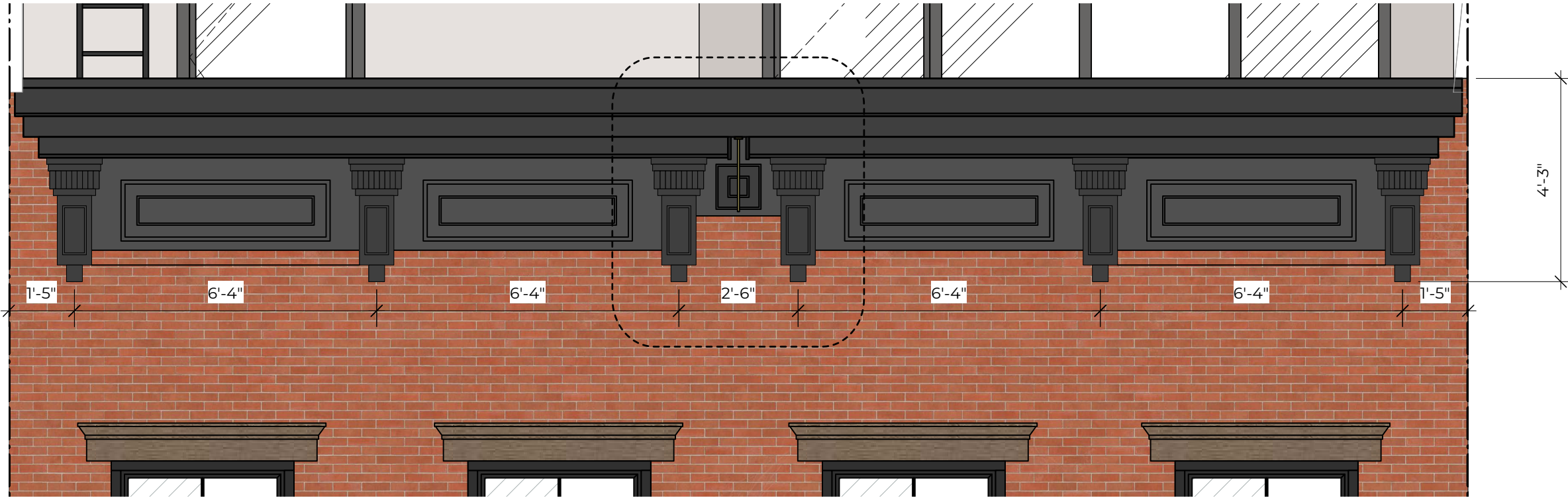


PROPOSED ELEVATION

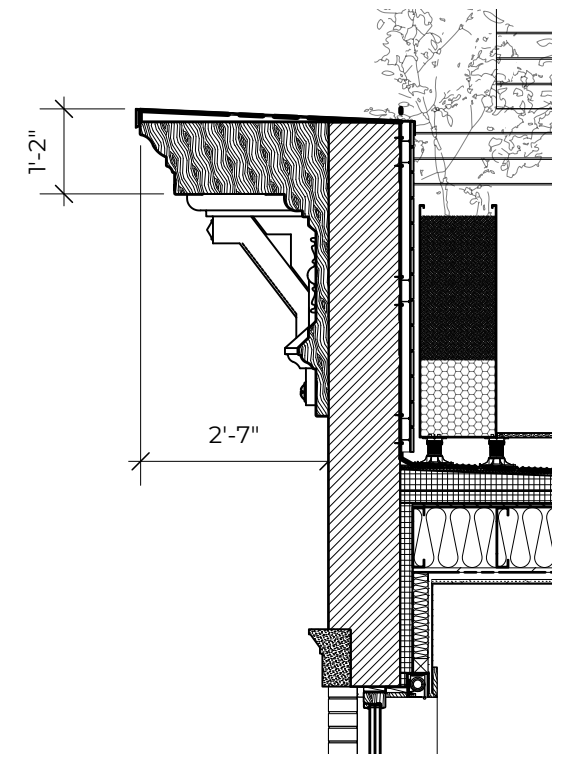








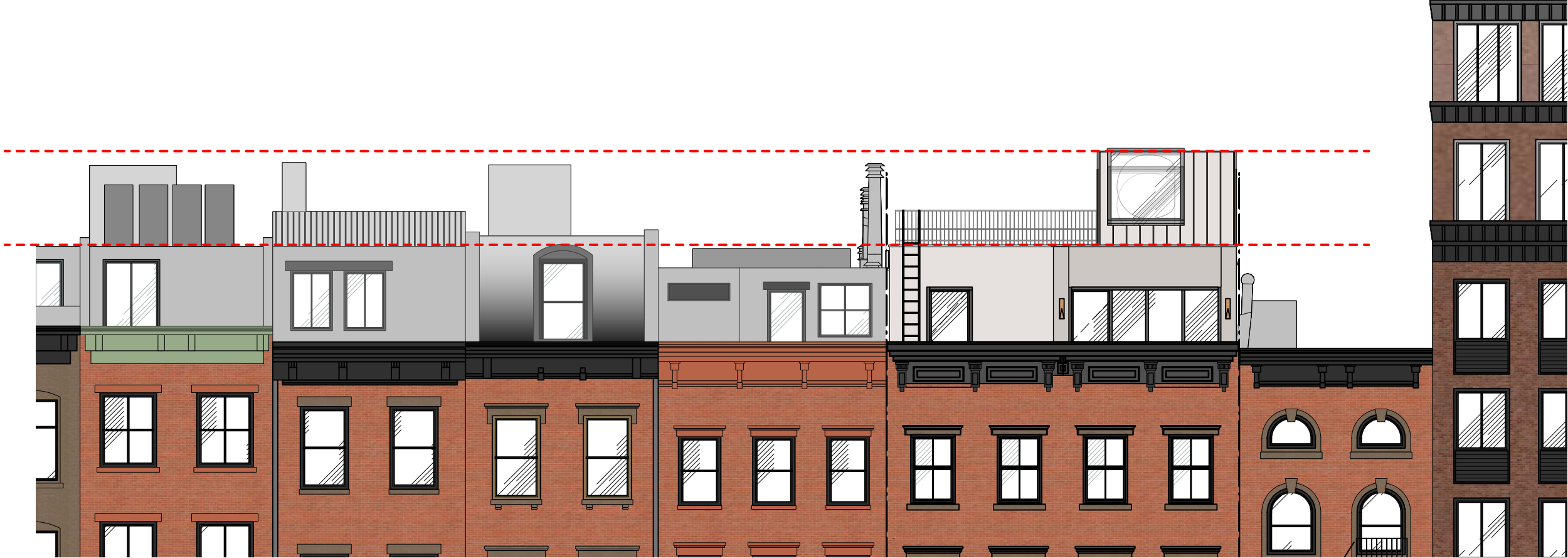
PROPOSED CORNICE



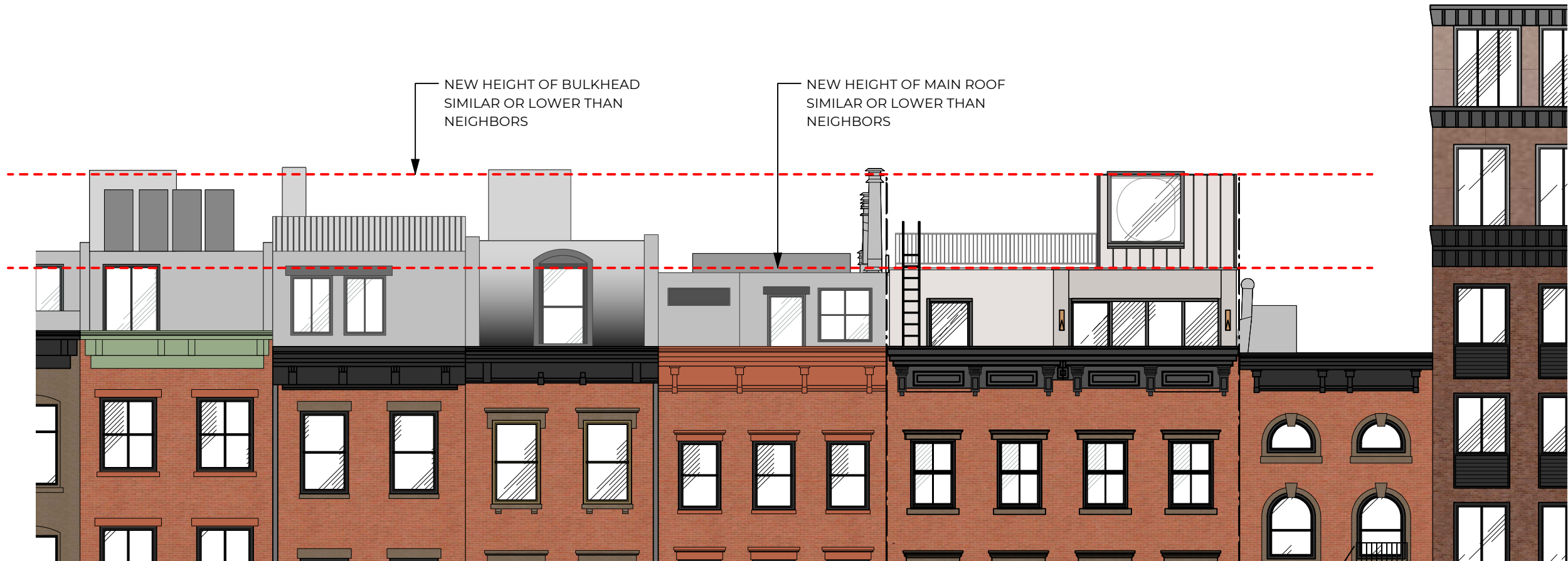
PROPOSED CORNICE DETAIL



EXISTING CORNICE



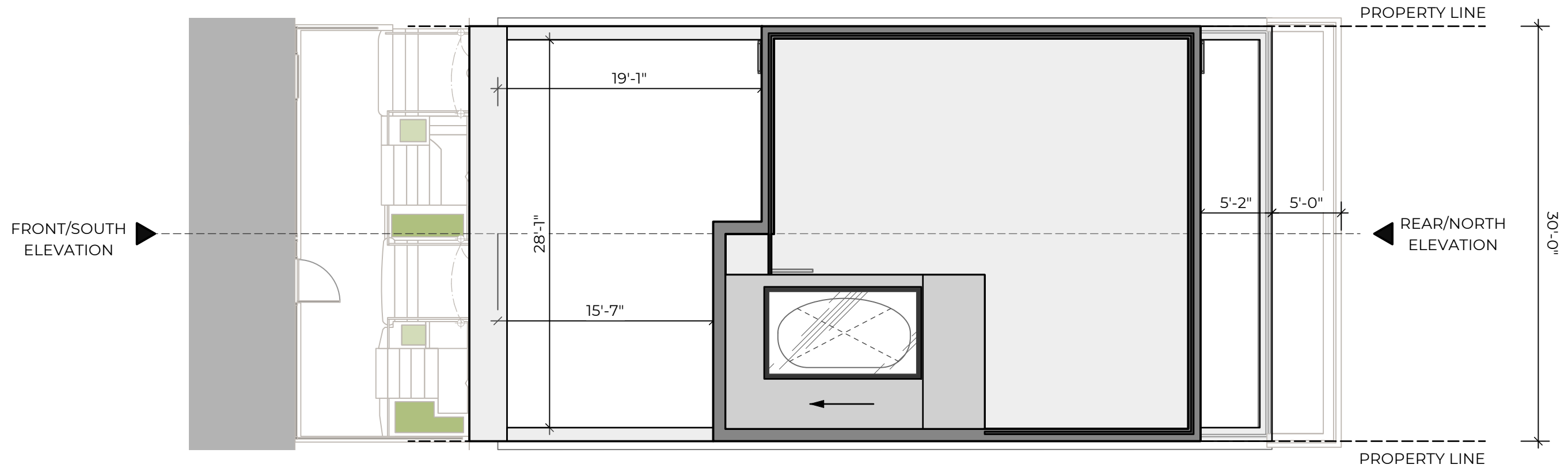
PREVIOUSLY PROPOSED



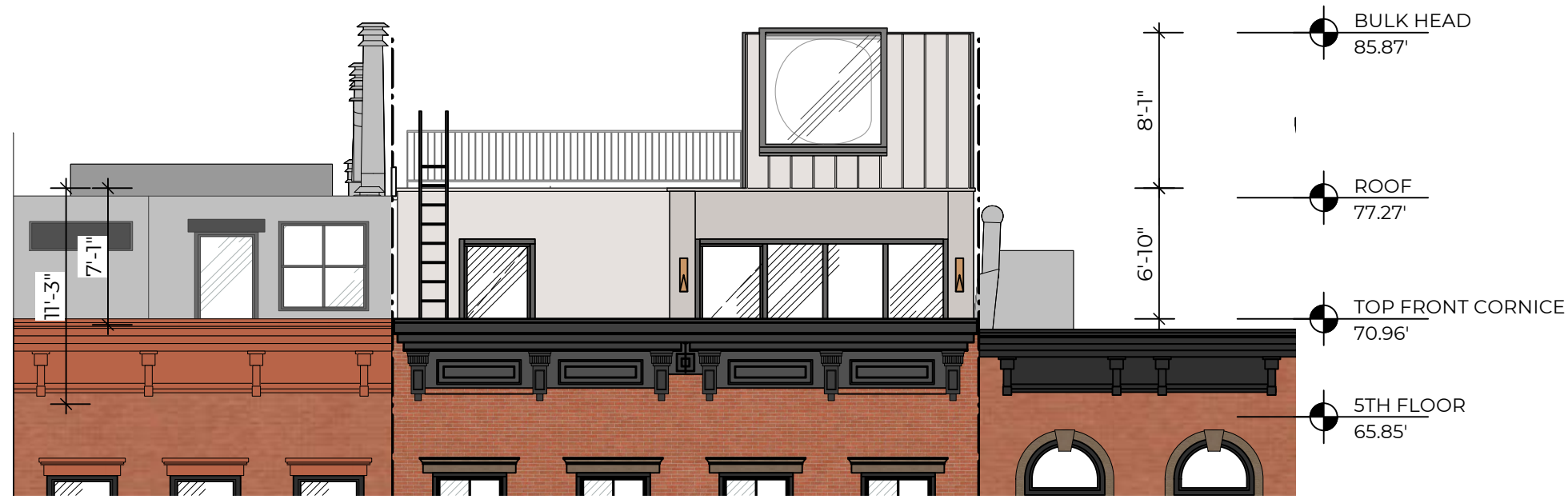
NEW HEIGHT OF BULKHEAD
SIMILAR OR LOWER THAN
NEIGHBORS

NEW HEIGHT OF MAIN ROOF
SIMILAR OR LOWER THAN
NEIGHBORS

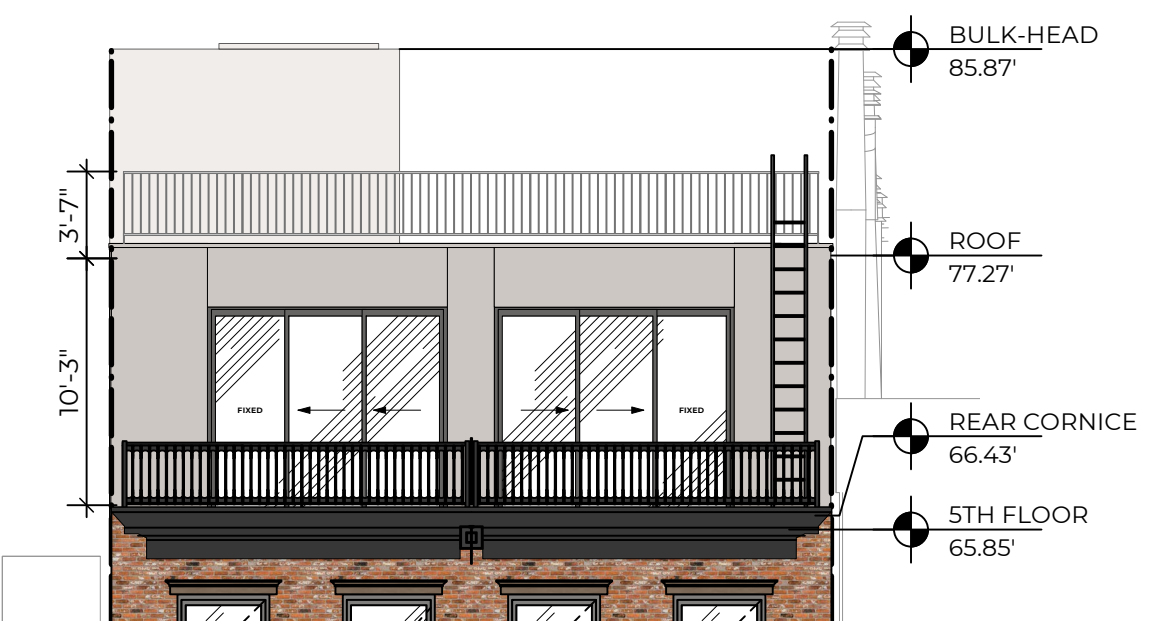
REVISED (LOWERED BY 1'-6")



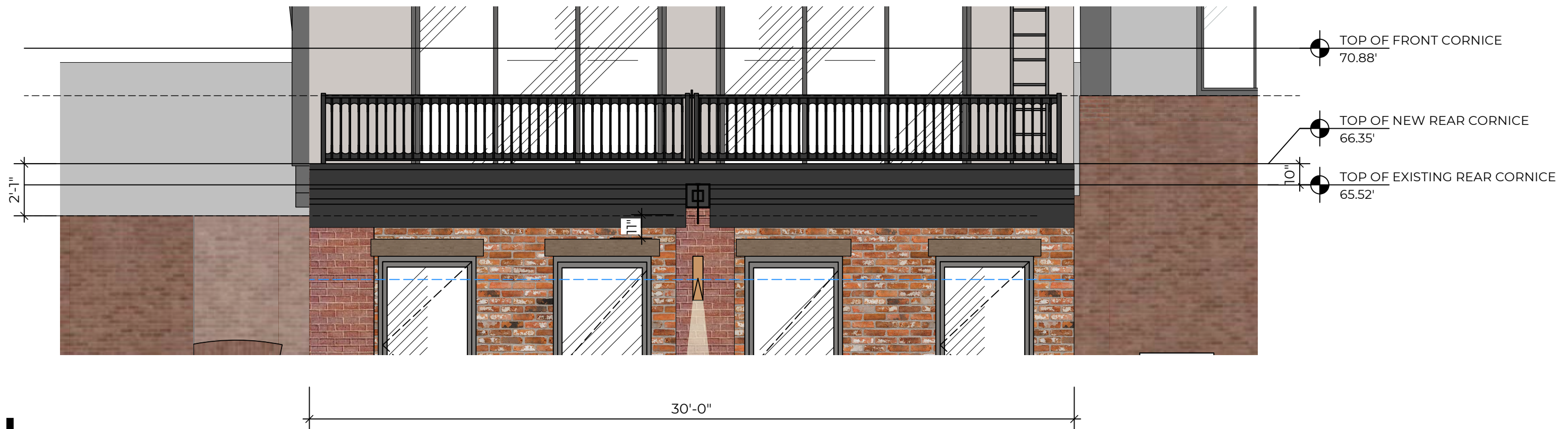
5TH FLOOR AND ROOFTOP PLAN



FRONT ELEVATION



REAR ELEVATION

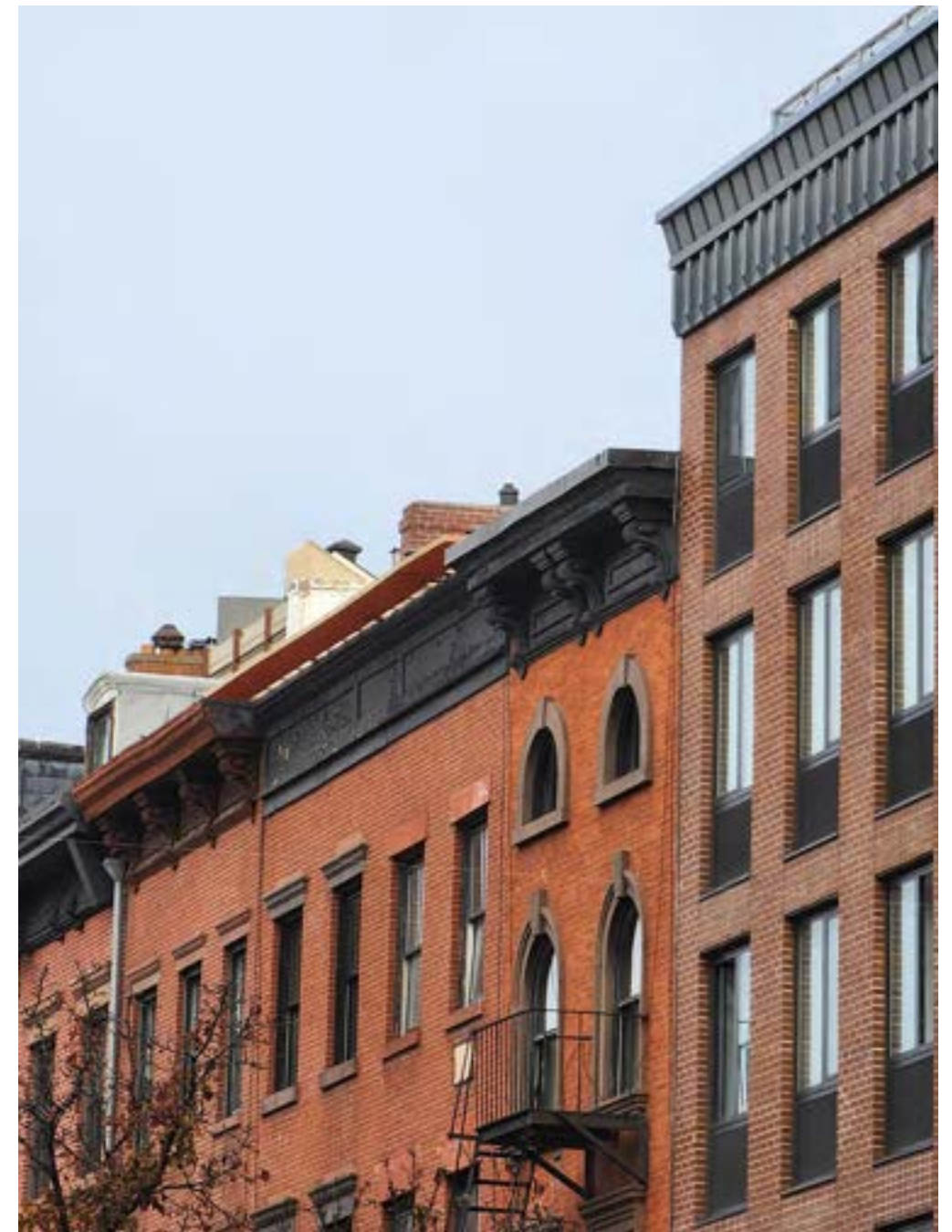




FRONT VIEW FROM 2ND STREET



VIEW FROM 9TH AVE AND 2ND CORNER



VIEW FROM 9TH AVE AND 2ND CORNER

NO CHANGE - STILL INVISIBLE

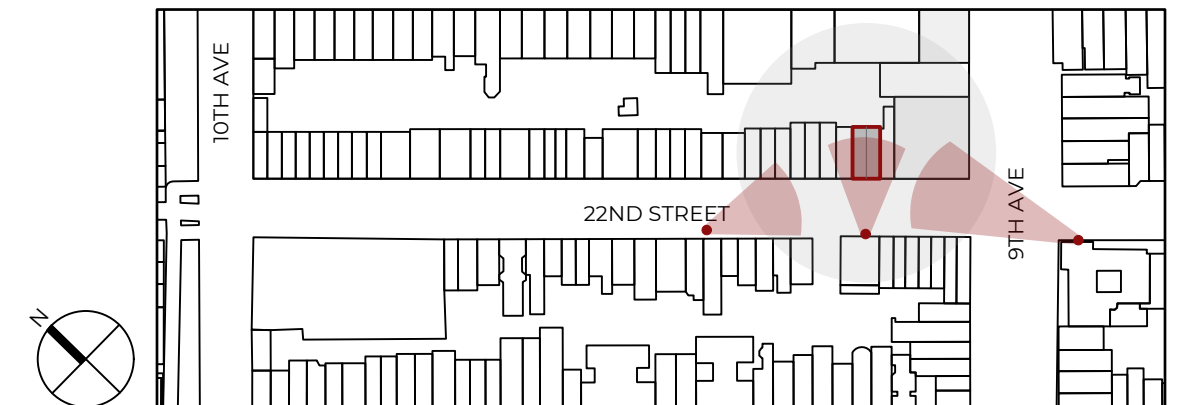


415 WEST 22ND ST

9/19/2024

LPC REVISED PRESENTATION 2

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LOCATIONS OF NO VISIBILITY

LPC_APPX-12



VIEW FROM 9TH AVENUE X3

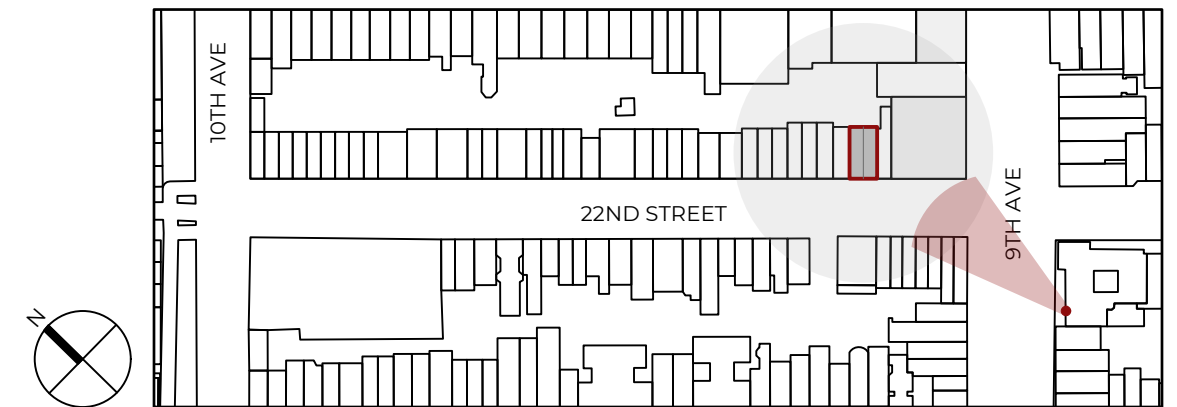


VIEW FROM 9TH AVENUE - MOCK UP



VIEW FROM 9TH AVENUE - PROPOSED

APPX





VIEW FROM 9TH AVENUE - MOCK UP



VIEW FROM 9TH AVENUE - MOCK UP



VIEW FROM 9TH AVENUE - PROPOSED



VISIBILY - 9TH AVE - NORTH



1. SCOPE OF WORK



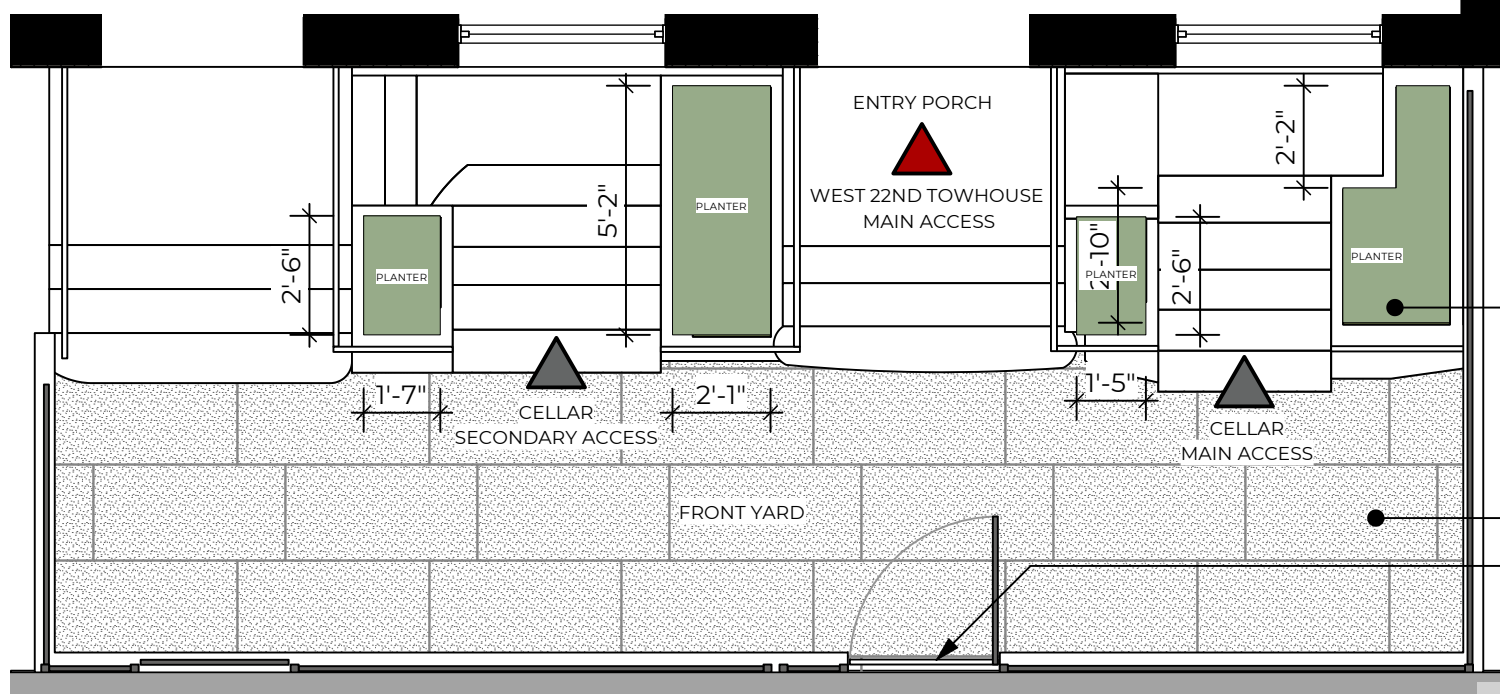
2. RELATIONSHIP WITH ADJACENT PROPERTIES



#417 WEST 22ND



#411 WEST 22ND

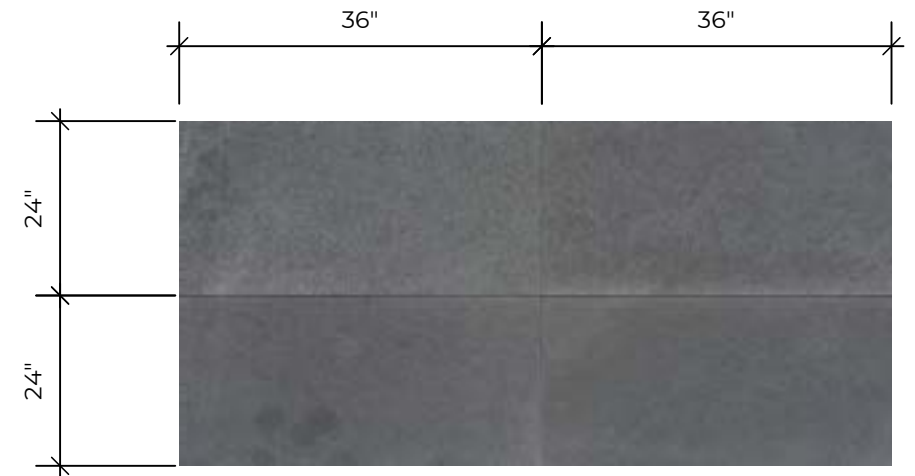


- PLANTERS TO BE RESTORED WITH BROWSTONE TO MATCH EXISTING
- NEW 24"X48" BLUE STONE PAVERS AREAWAY
- NEW EXTENSION OF FENCE AND RELOCATION OF ACCESS GATE

PROPOSED PLAN



PROPOSED ELEVATION





EXISTING ELEVATION

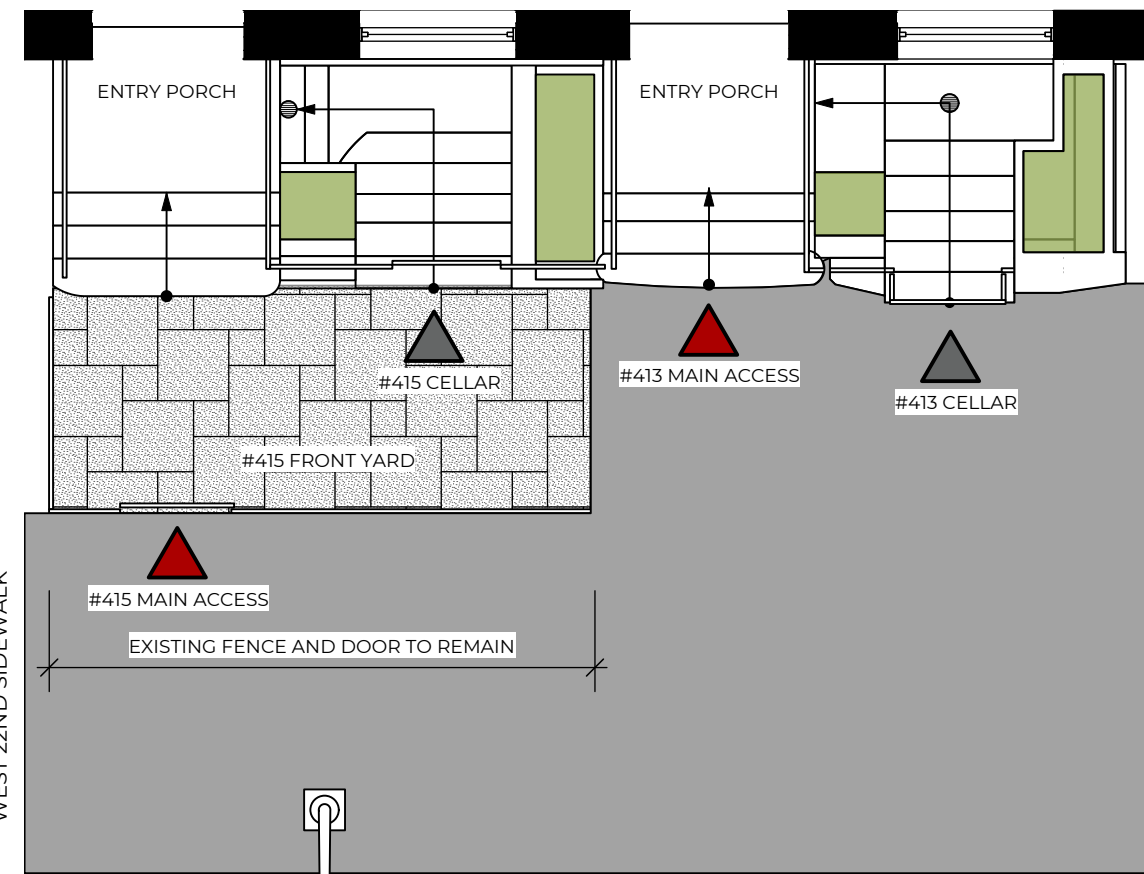
NEW 2 OVER 2 WINDOWS
(TO WORK WITH STAFF TO
RESTORE TO HISTORIC
CONDITION)

DOOR REPLACED WITH
IRON GATE

NEW UNDERSTOOP DOORS



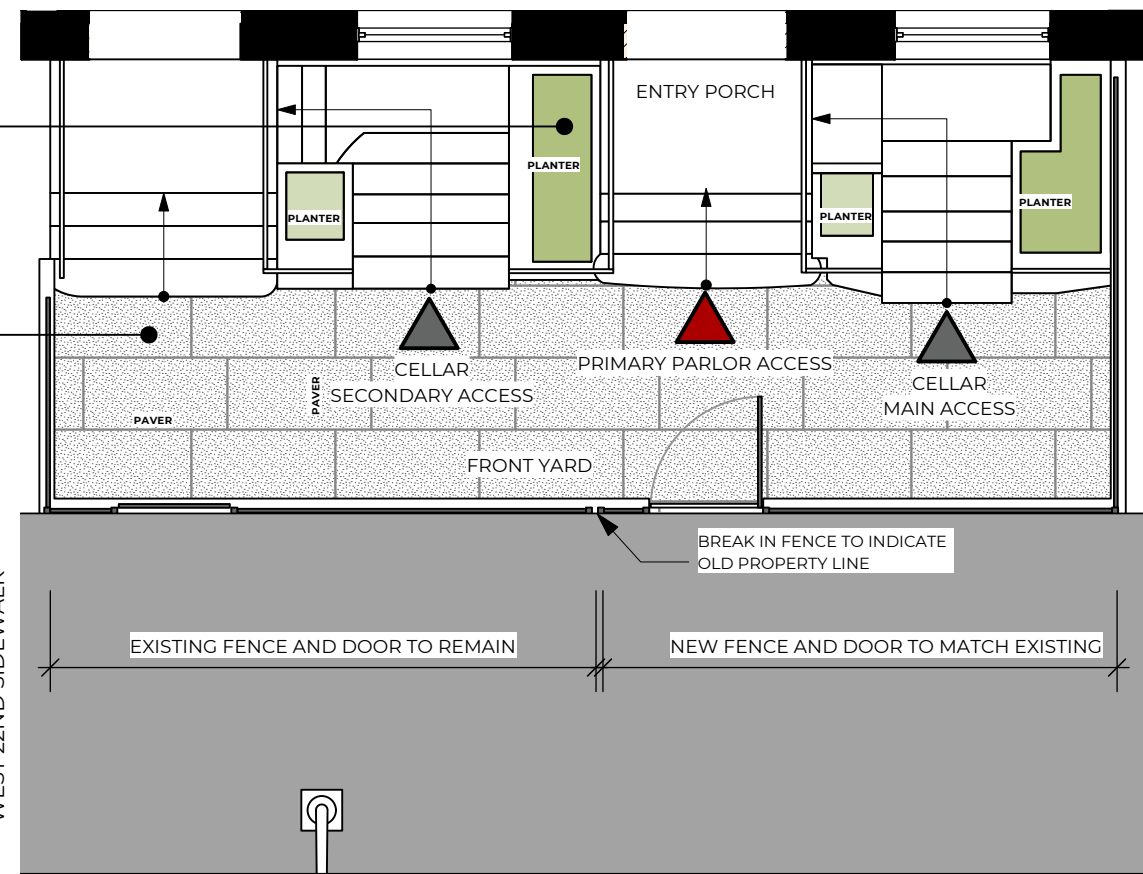
PROPOSED ELEVATION



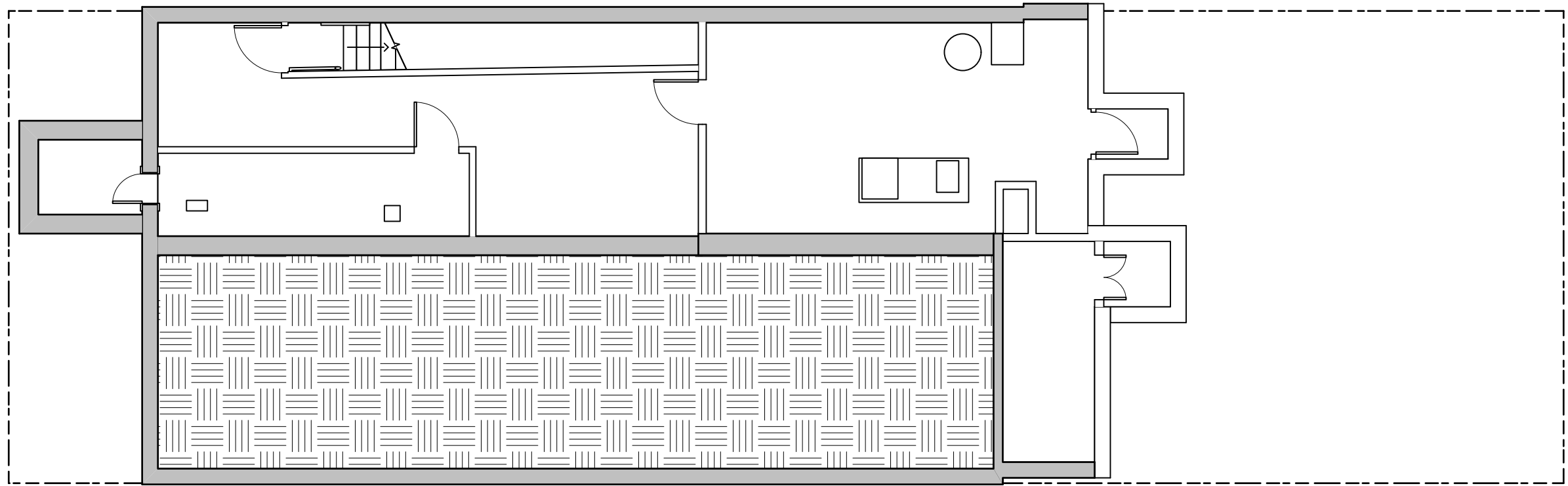
EXISTING PLAN

PLANTERS TO BE
RESTORED WITH
BROWSTONE TO
MATCH EXISTING

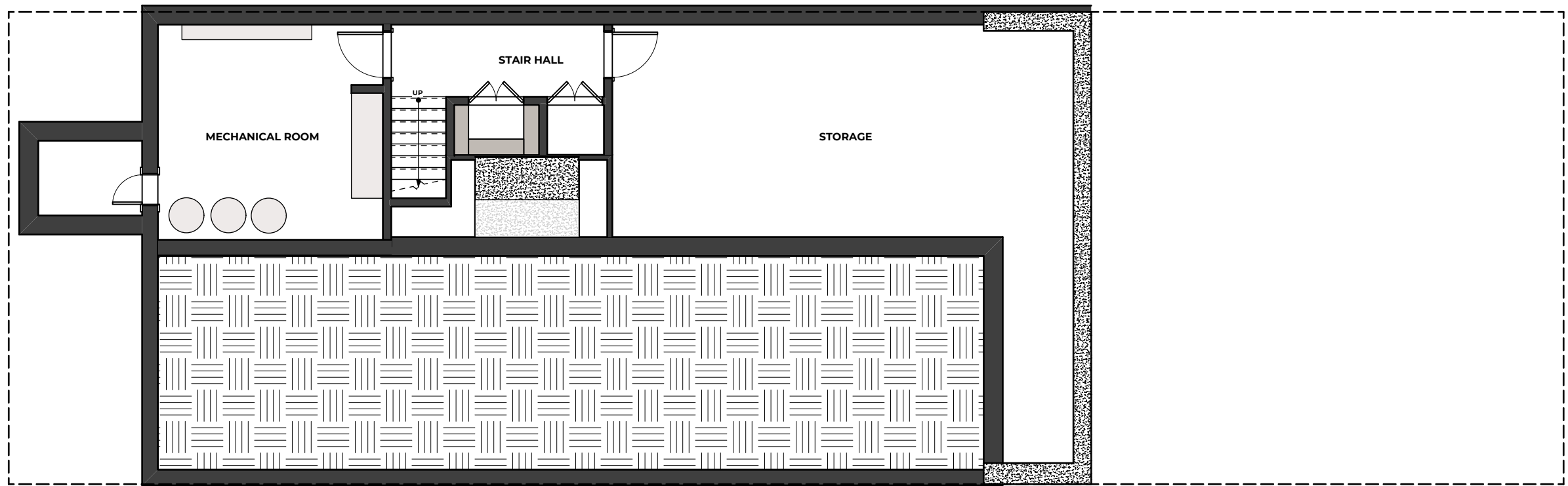
NEW 24"X48" BLUE STONE
PAVERS AREAWAY



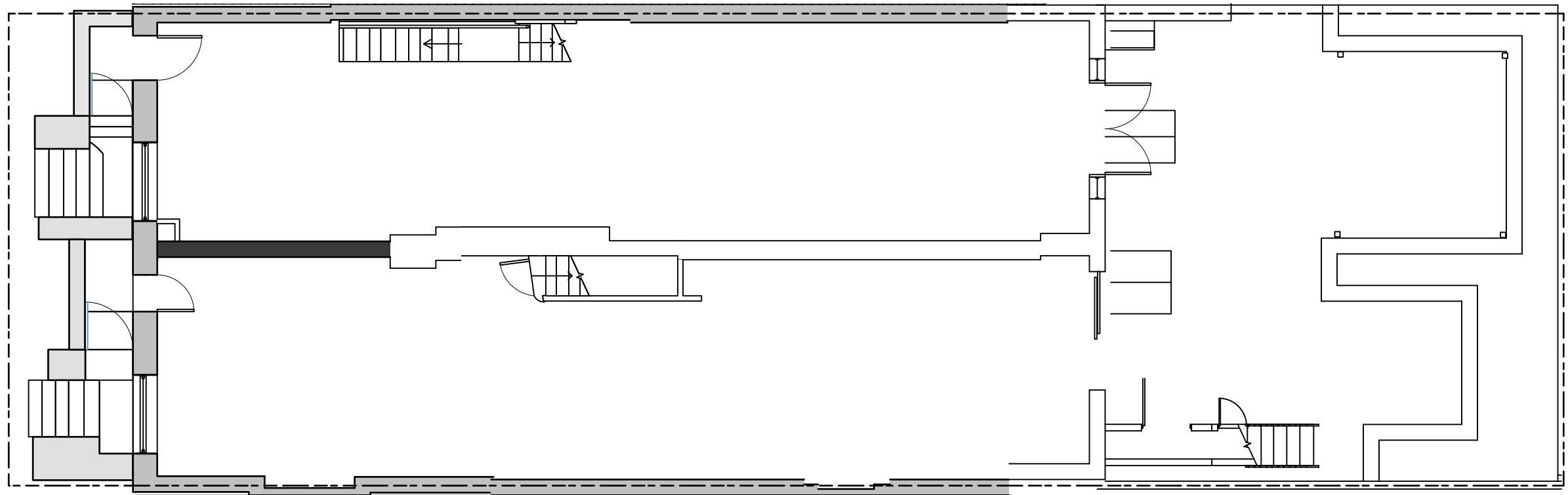
PROPOSED PLAN



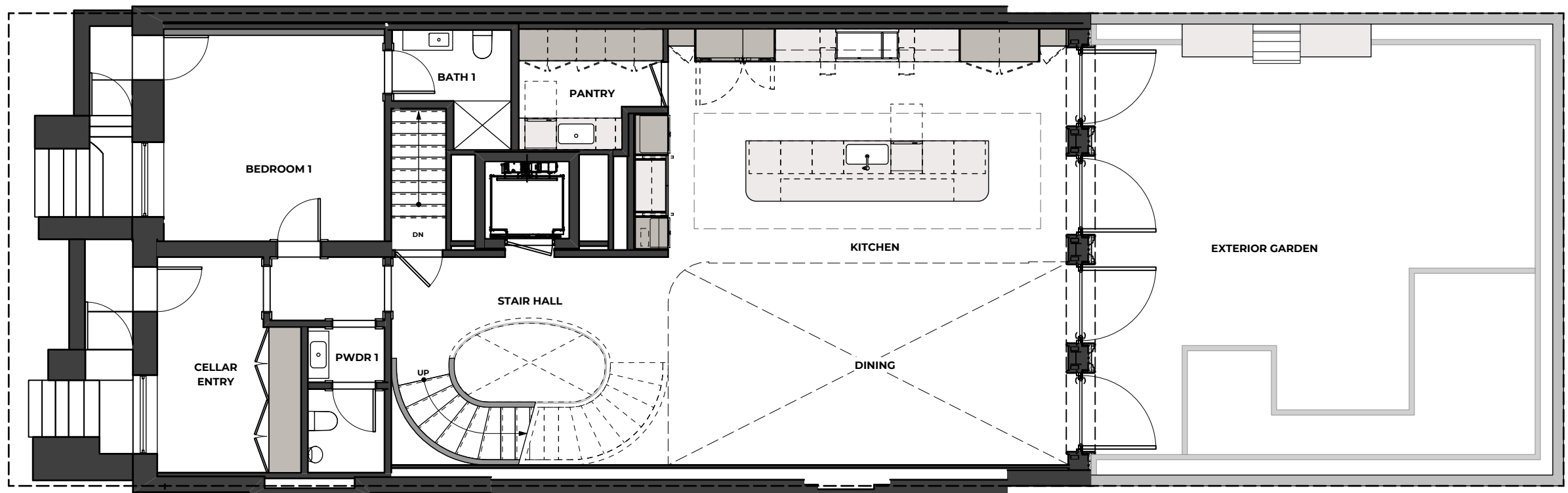
EXISTING SUB-CELLAR FLOOR



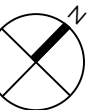
PROPOSED SUB-CELLAR FLOOR

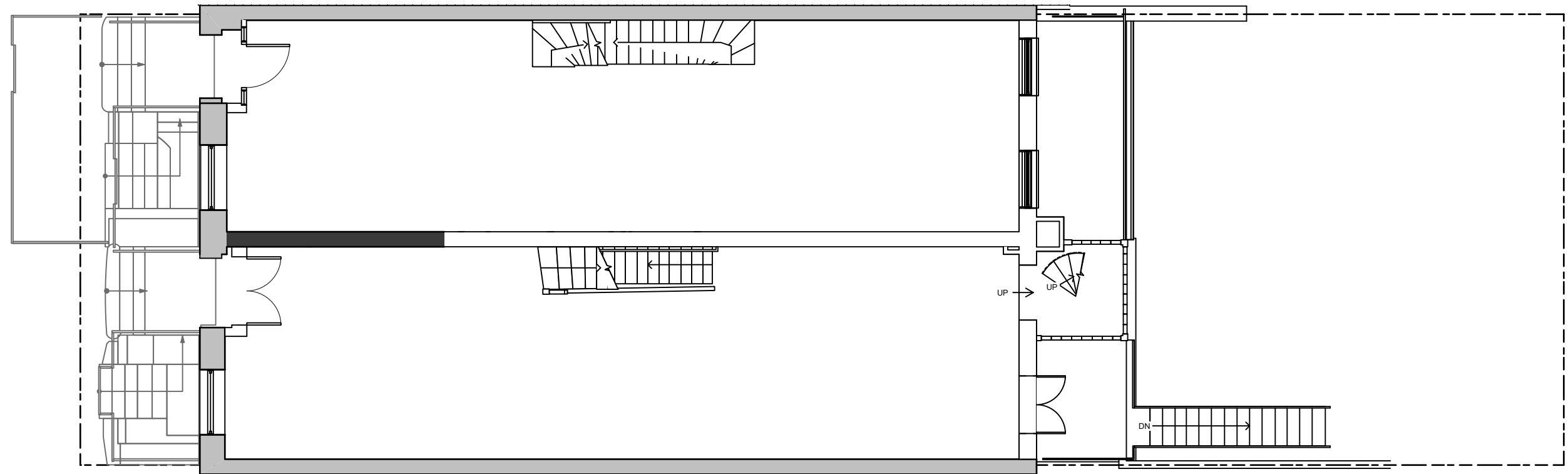


EXISTING CELLAR FLOOR

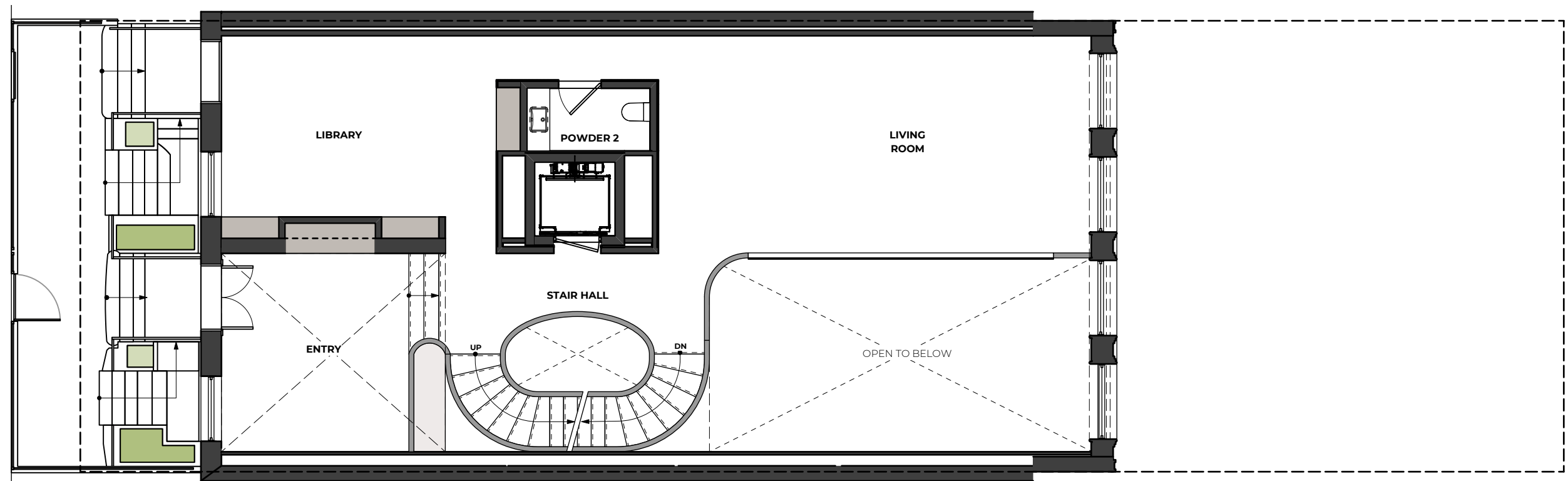


PROPOSED CELLAR FLOOR

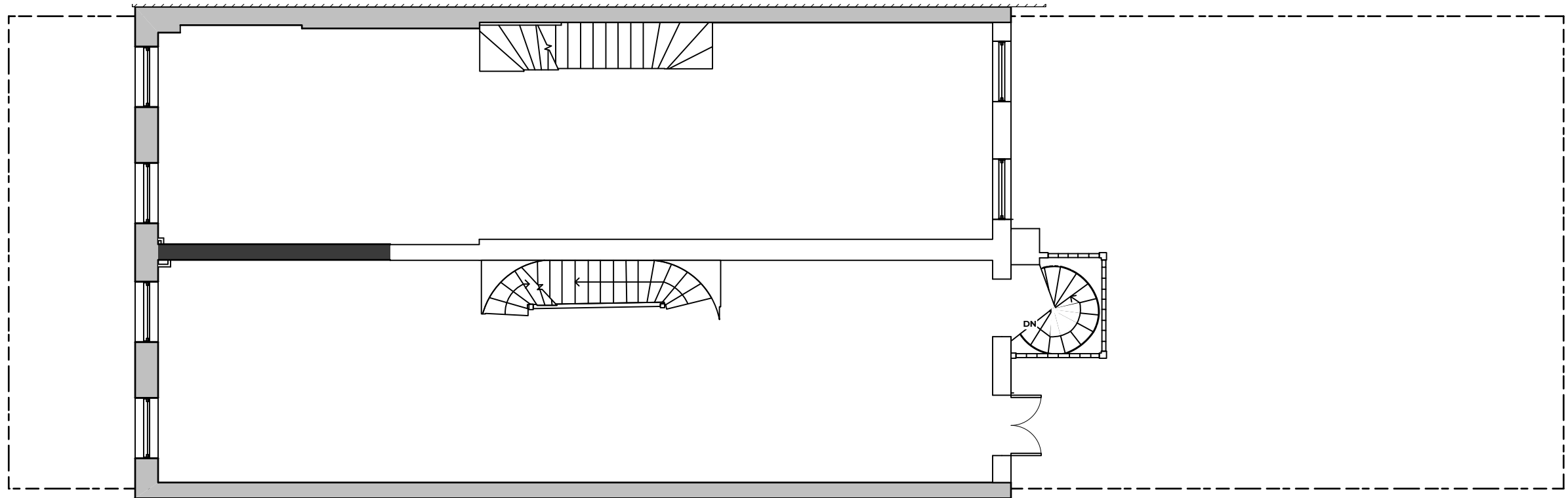




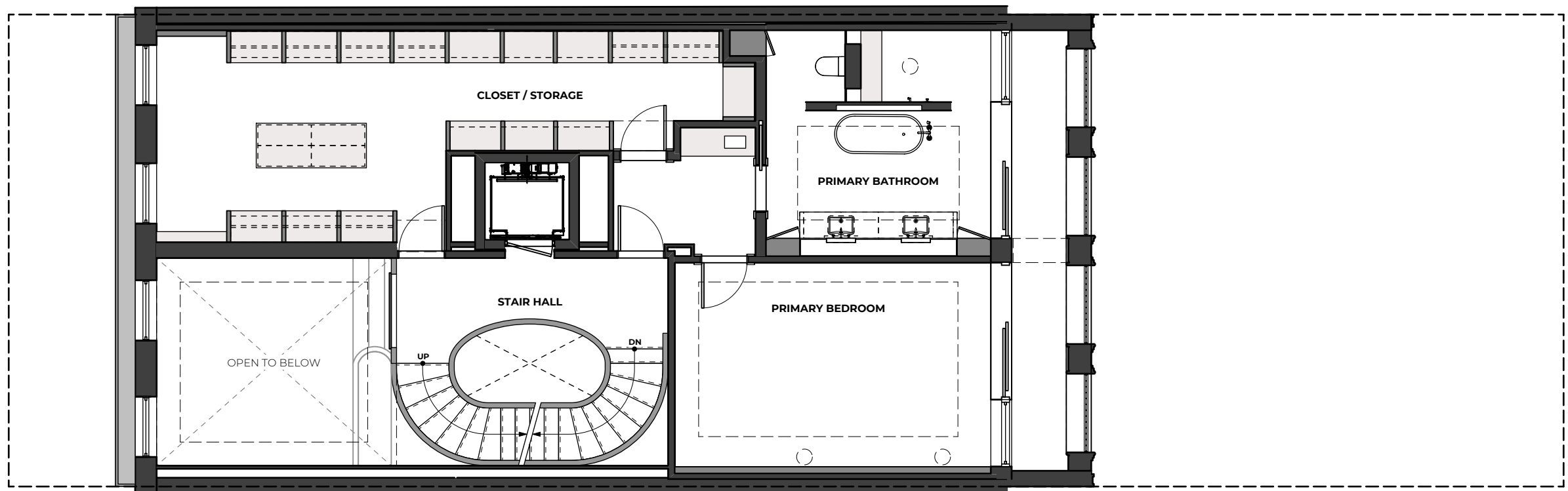
EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR

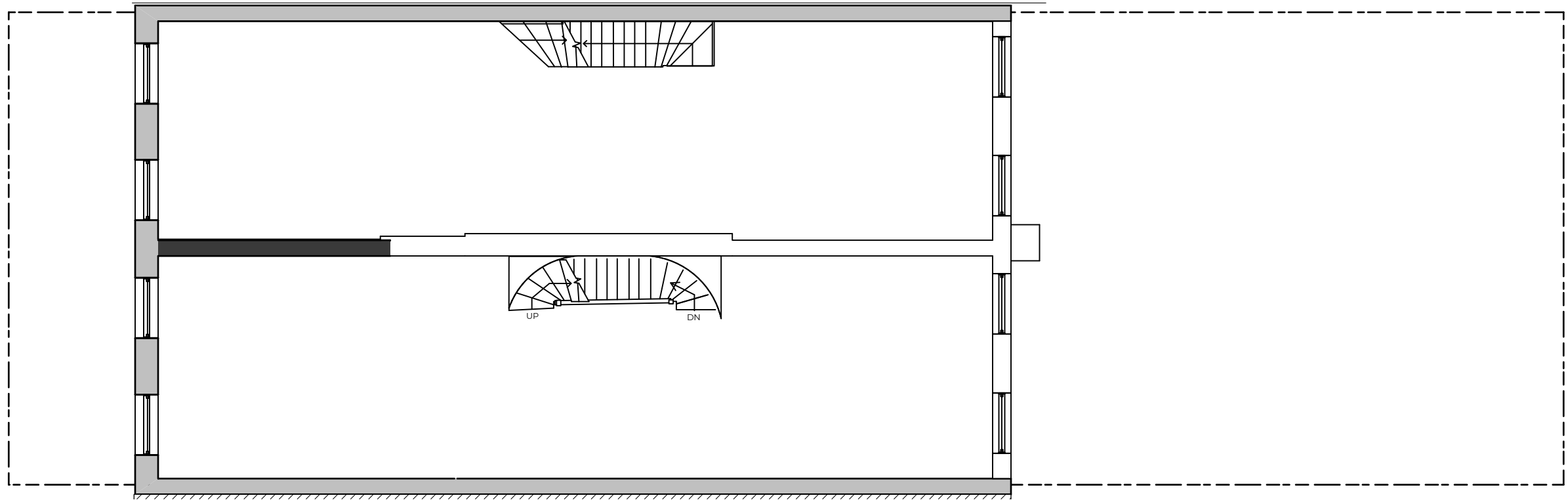


EXISTING SECOND FLOOR

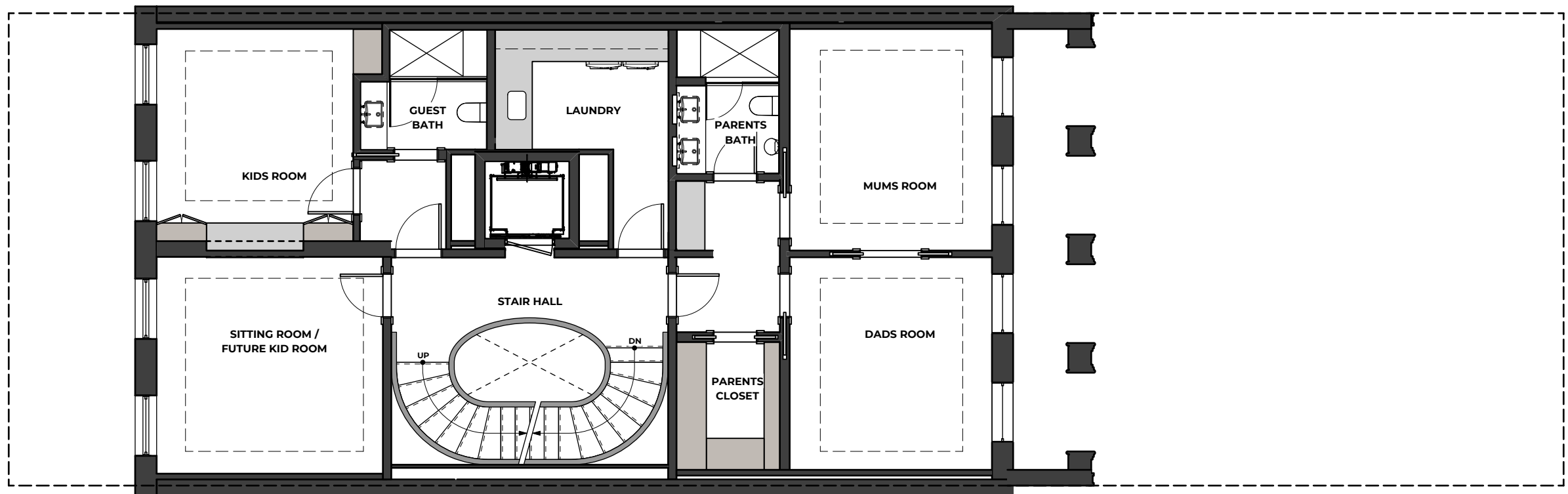


PROPOSED SECOND FLOOR

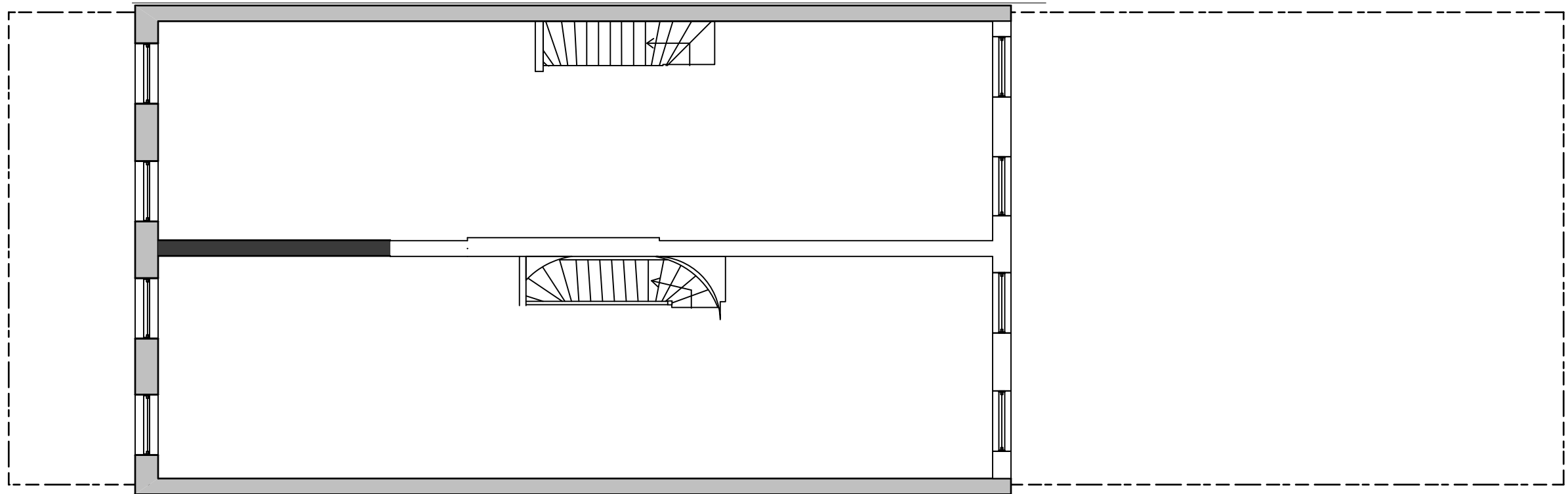




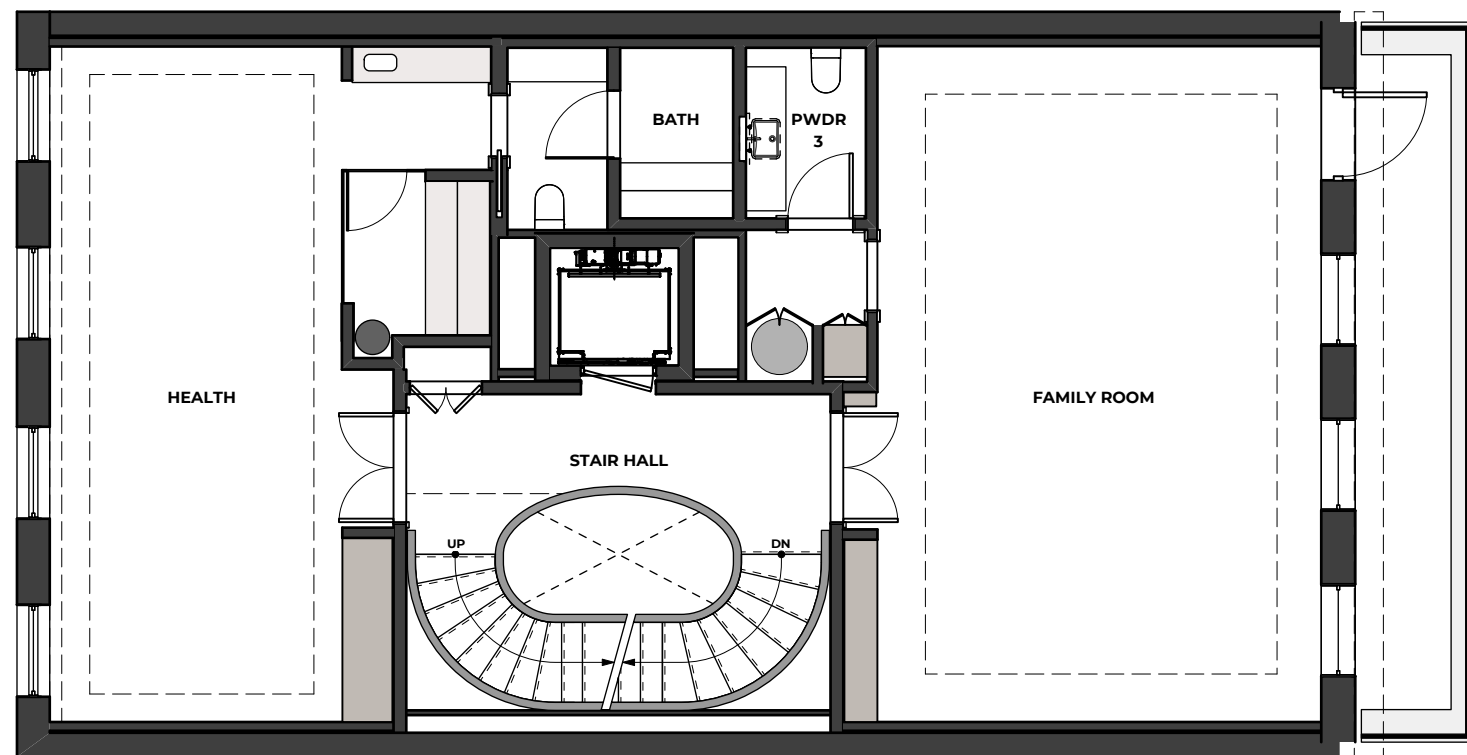
EXISTING THIRD FLOOR



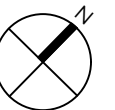
PROPOSED THIRD FLOOR

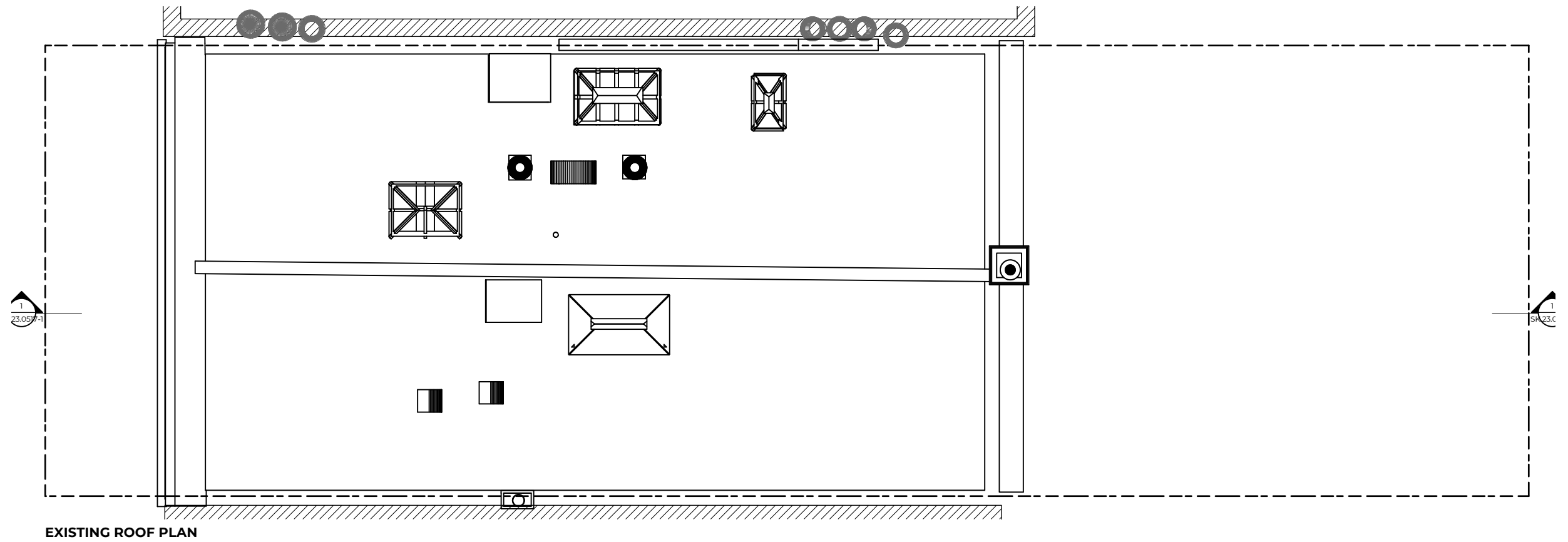


EXISTING FOURTH FLOOR

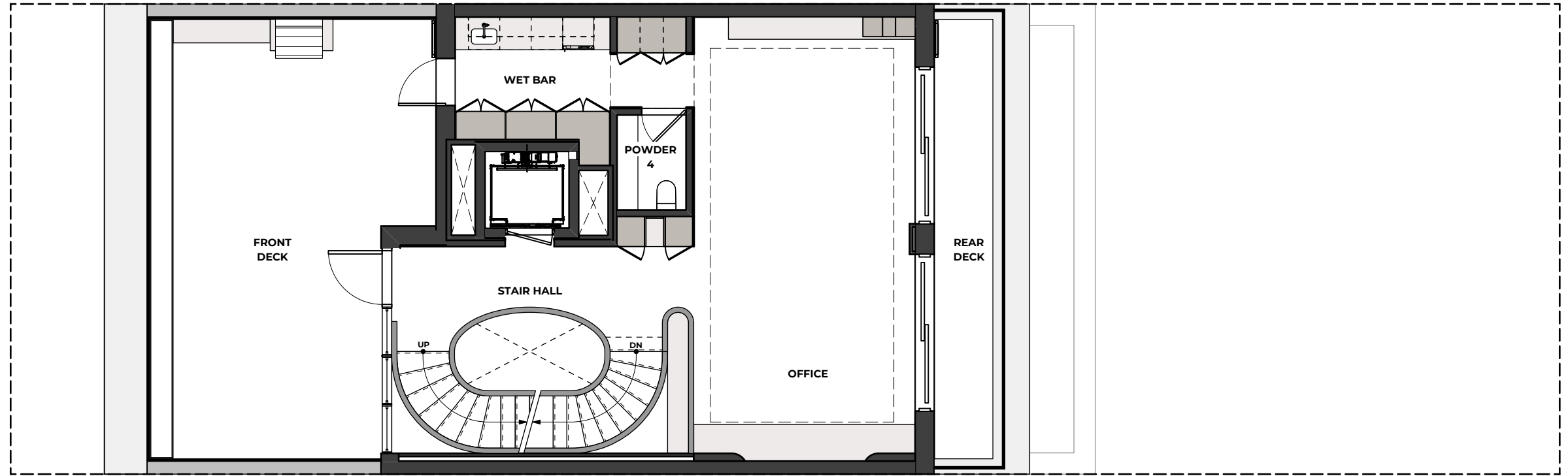


PROPOSED FOURTH FLOOR

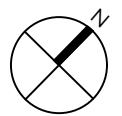
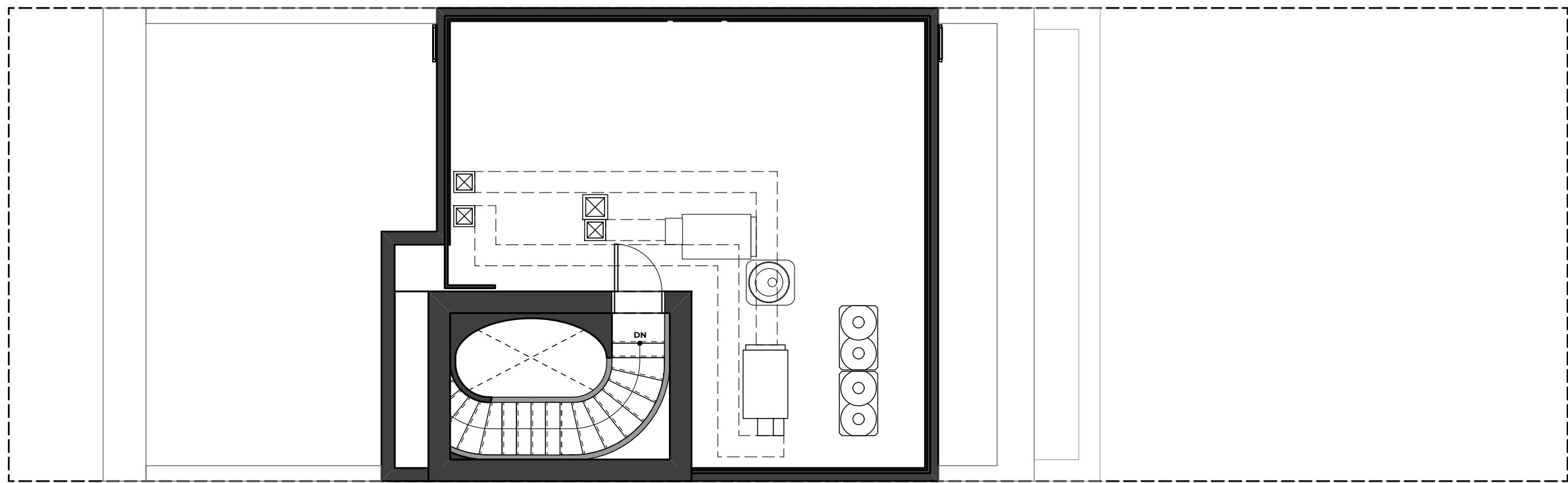




EXISTING ROOF PLAN



PROPOSED ADDITION FIFTH FLOOR



PROPOSED ROOF PLAN



176-178 WAVERLY PLACE



77 JANE STREET



442 WEST 22ND



COMBINED BUILDINGS



1
400-402 W 22ND ST



2
410-412 W 22ND ST



5
475-477 W 22ND ST



6
430-432 W 23RD ST



7
351-353 W 22ND ST



8
345-347 W 22ND ST

DOUBLE WIDE SINGLE BUILDINGS



3
414 W 22ND ST



4
445 W 22ND ST



9
337 W 22ND ST



10
333 W 22ND ST





ARCHED WINDOWS

REAR NEIGHBOUR 409 WEST 22ND



ARCHED WINDOWS

FRONT NEIGHBOUR 411 WEST 22ND



ARCHED DOORS

NEIGHBOUR ON THE DISTRICT



ARCHED PORCHES



ARCHES REFERENCES: NEIGHBOURHOOD



176-178 WAVERLY PLACE



2022 105-107 BANK STREET



2022



51-53 EAST 73RD STREET



2023 138-140 WEST 11TH



2017 163-165 WEST 78TH

2023

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