

The current proposal is:

**Preservation Department – Item 2, 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.**



## 415 WEST 22ND ST

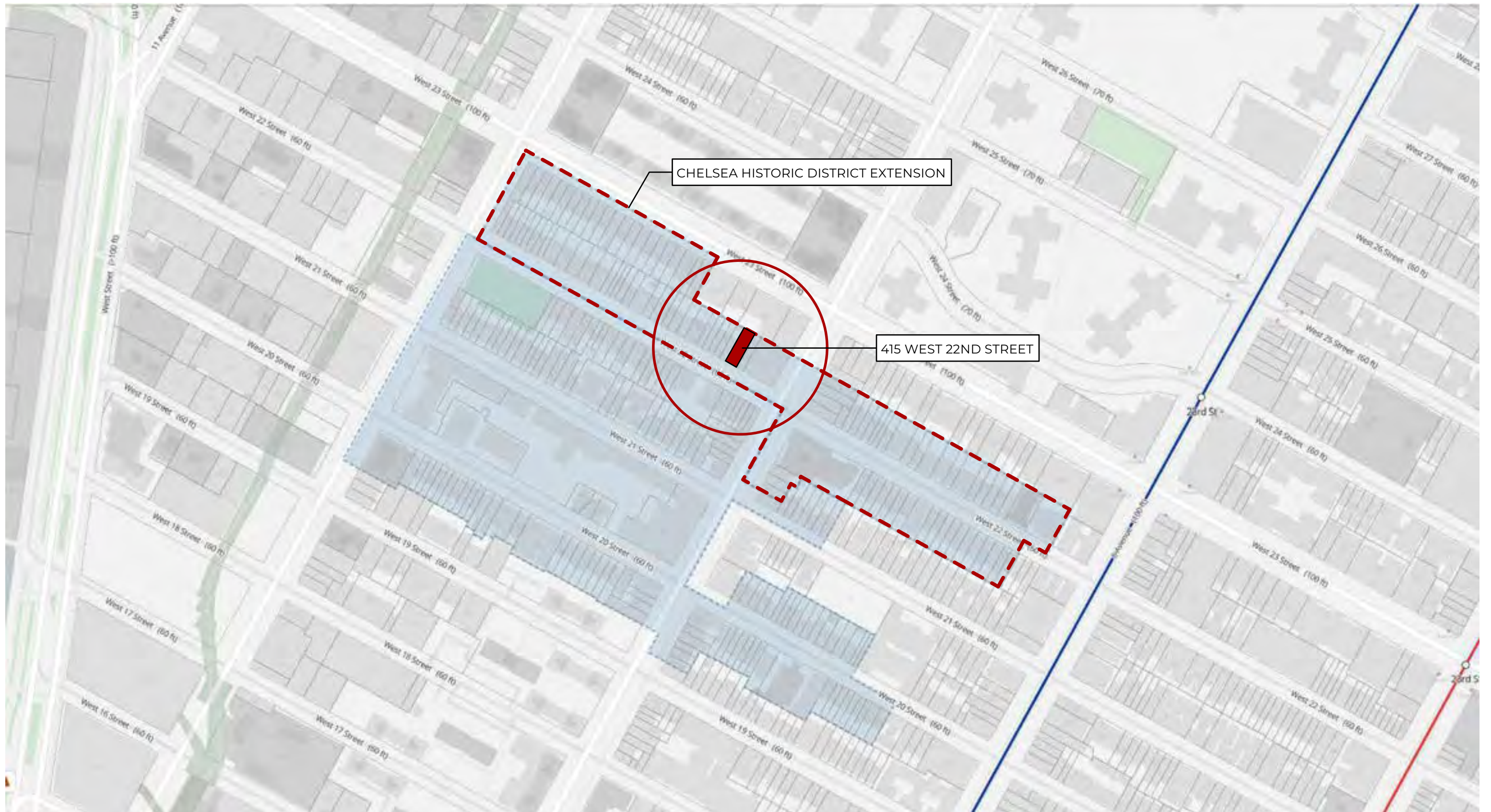
8/6/2024 LPC REVISED PRESENTATION

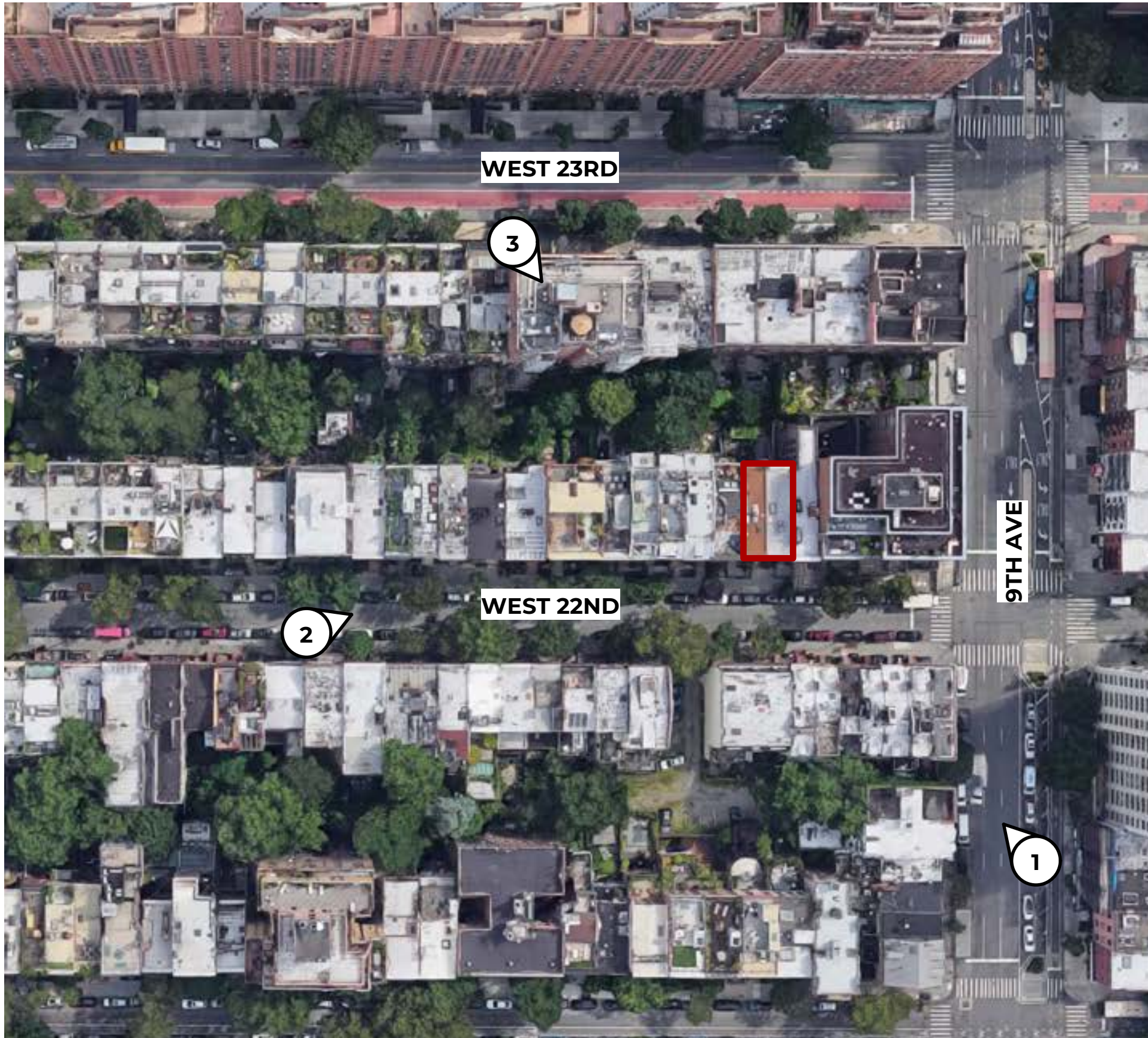
### LIST OF SIGNIFICANT MODIFICATIONS:

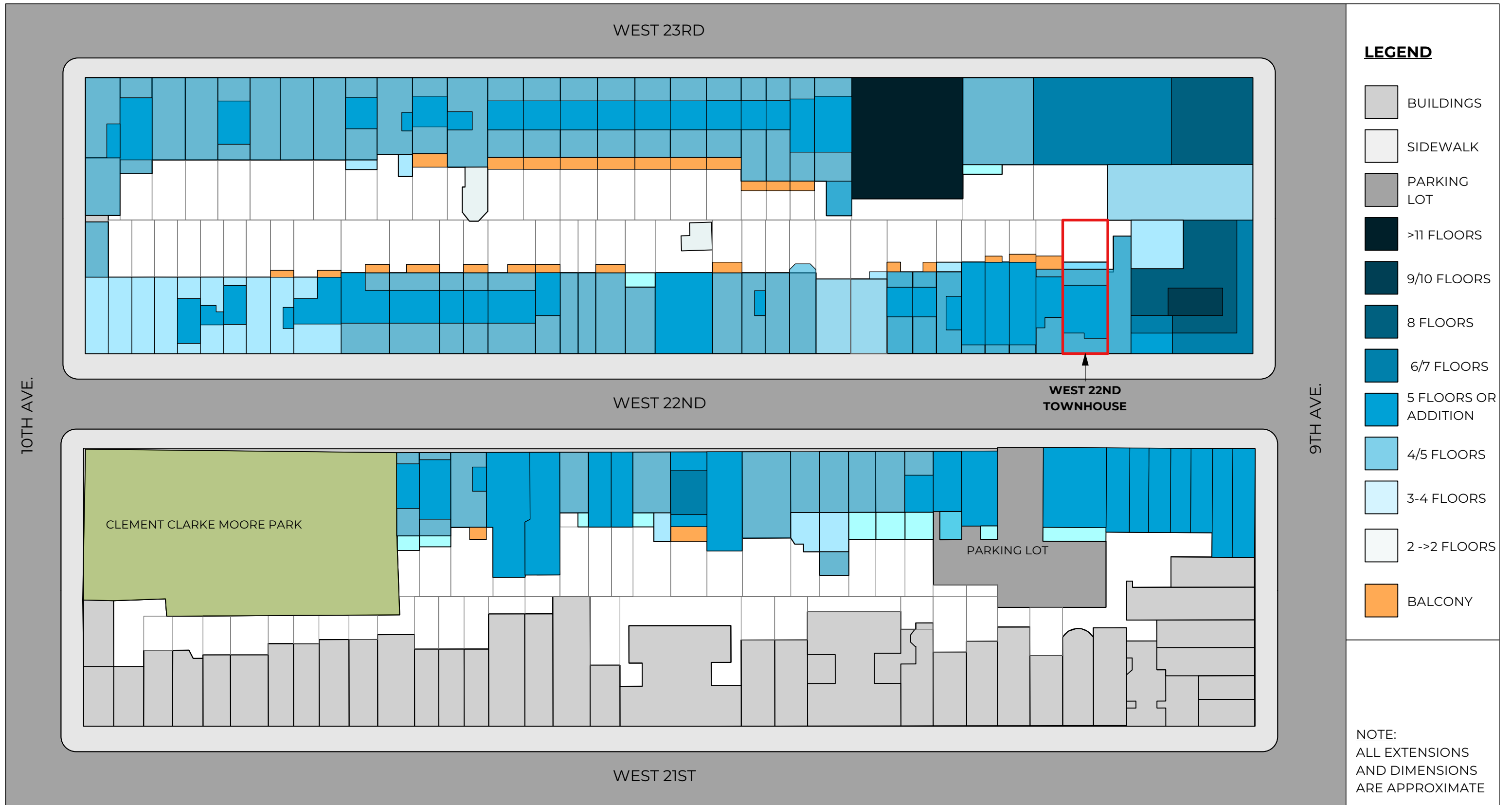
- FIRST 15' OF INTERIOR PARTY WALL PARTITION TO BE RETAINED
- 5TH FLOOR ADDITION LOWERED BY A TOTAL OF 18" - ACHIEVED BY A LOWERING OF THE ADDITION BY 11" AND A LOWERING OF THE 5TH FLOOR BY 7".
- FRONT FACADE PLANTING BALCONY RAILING LIGHTENED AND HEIGHT ADJUSTED TO BETTER MATCH HISTORIC PHOTOS.
- REAR 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.

**k—da**  
**—ARCHITECTURE**  
**+INTERIORS—**

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

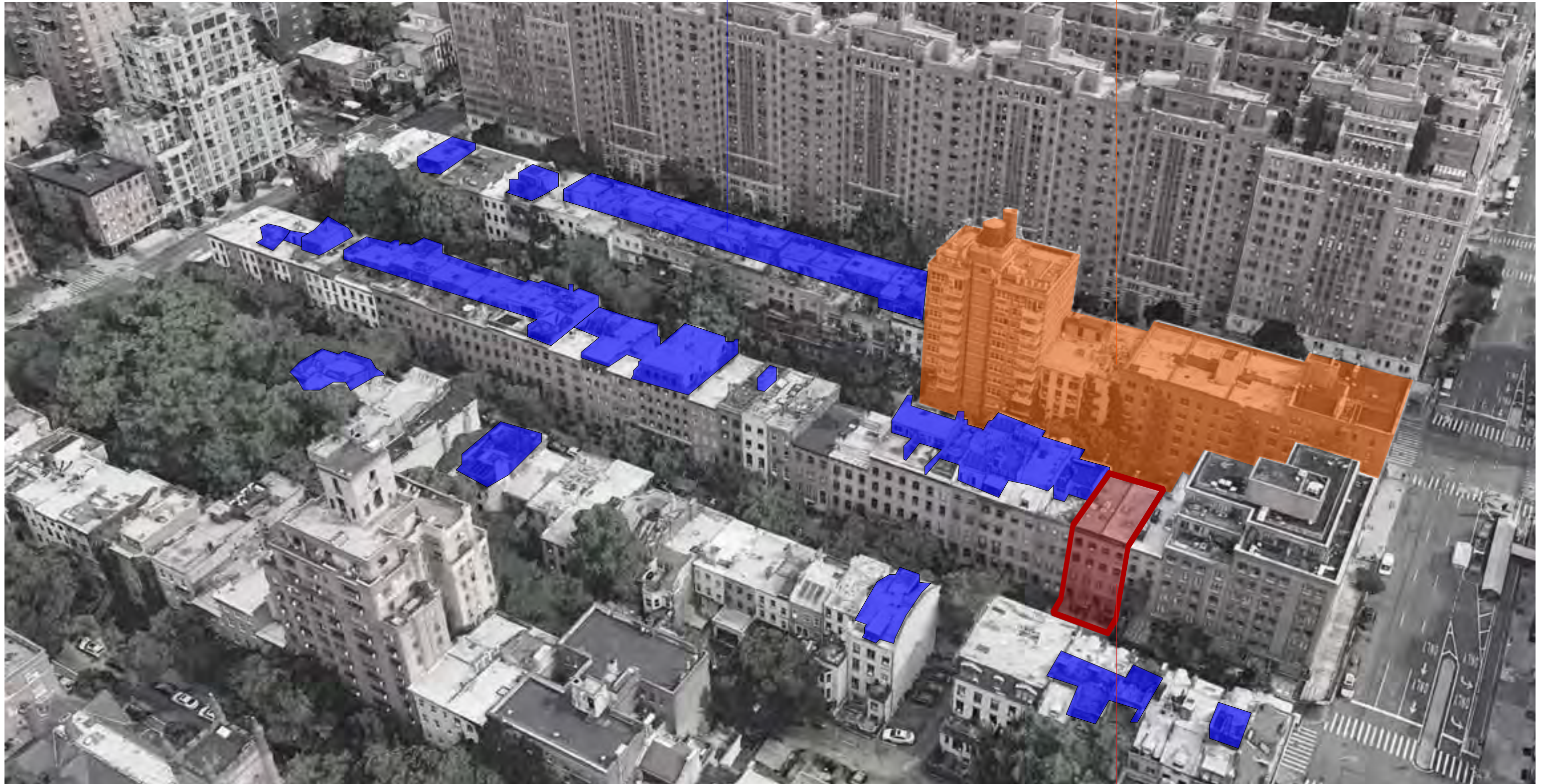






EXISTING IN-DISTRICT ROOF  
TOP ADDITIONS

NOT IN DISTRICT



415 W22ND ST



1940



1980

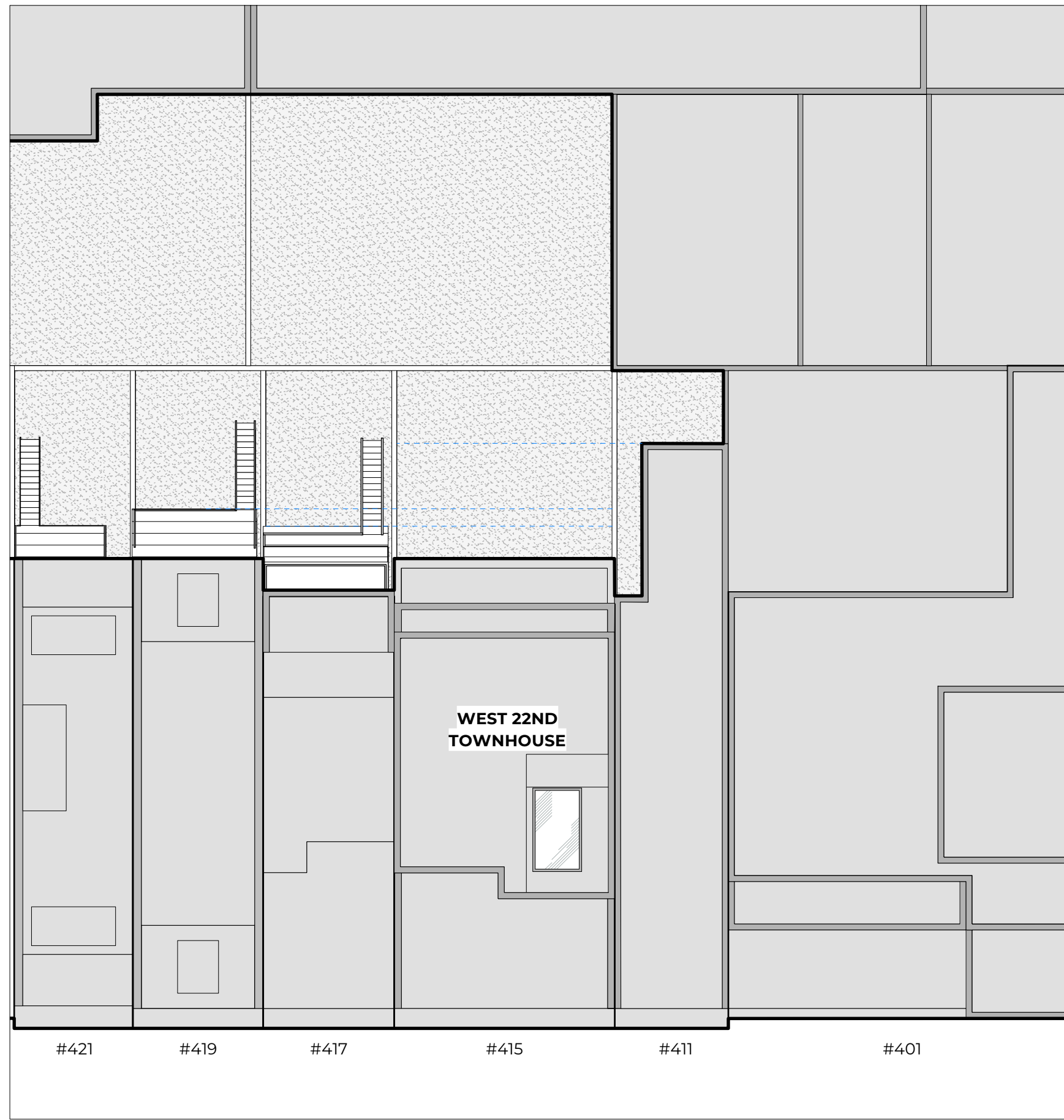


**EXISTING FRONT**



**EXISTING REAR**





WEST 22ND  
TOWNHOUSE

#421

#419

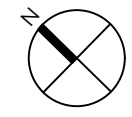
#417

#415

#411

#401

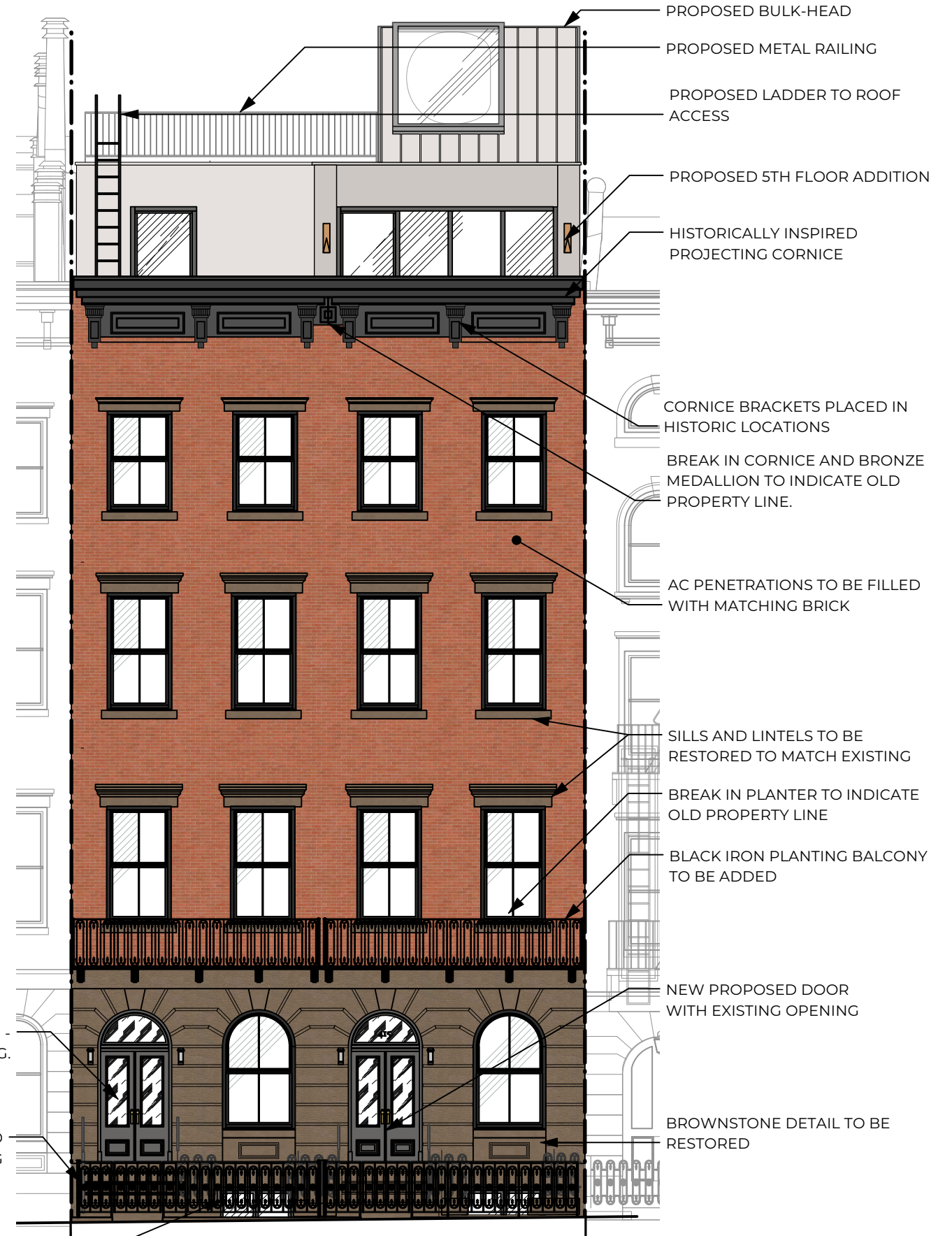
WEST 22ND STREET





**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



PREVIOUSLY PRESENTED

REVISED

WEST 22ND STREET NORTH

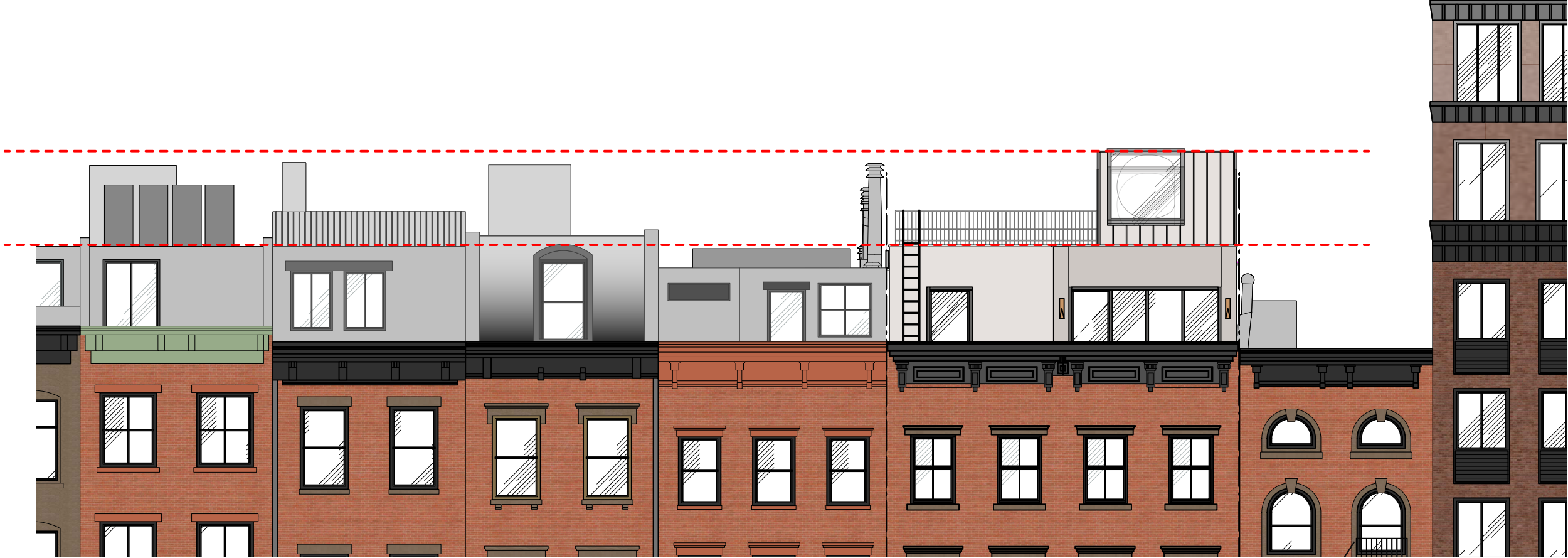


EXISTING

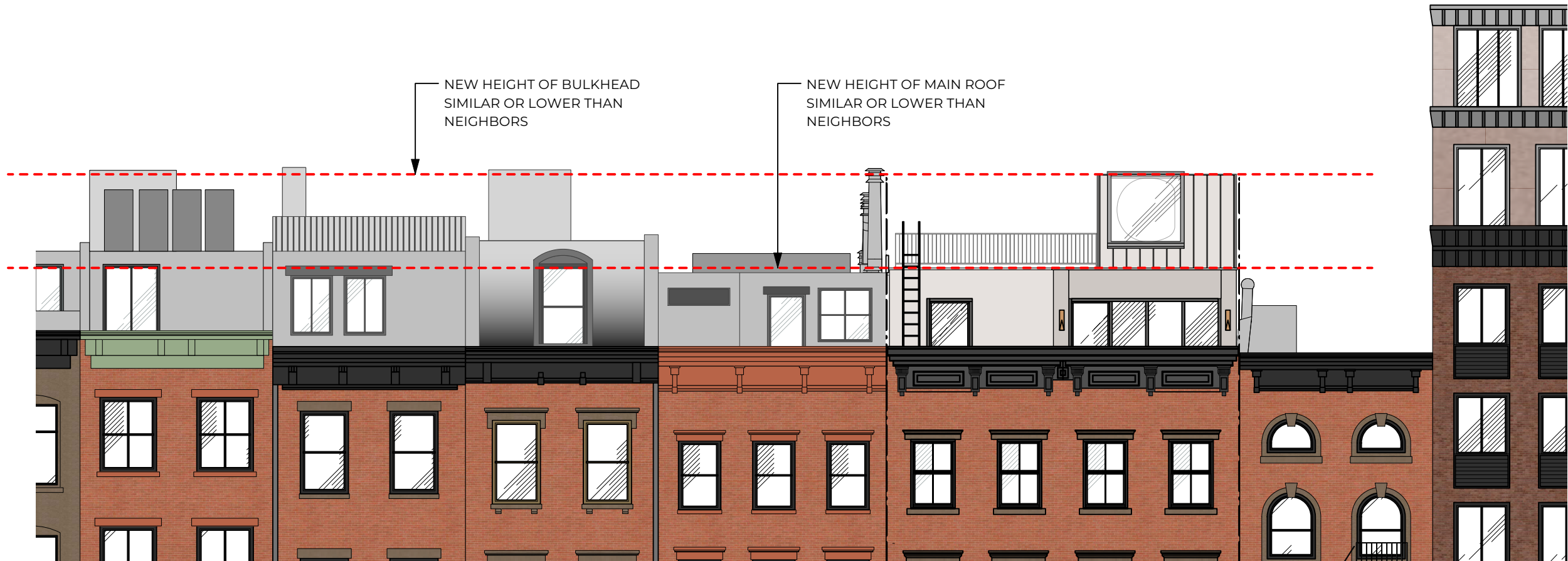
WEST 22ND STREET NORTH



PROPOSED



PREVIOUSLY PROPOSED



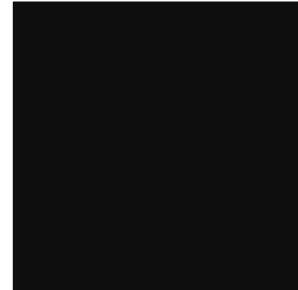
REVISED (LOWERED BY 1'-6")



**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



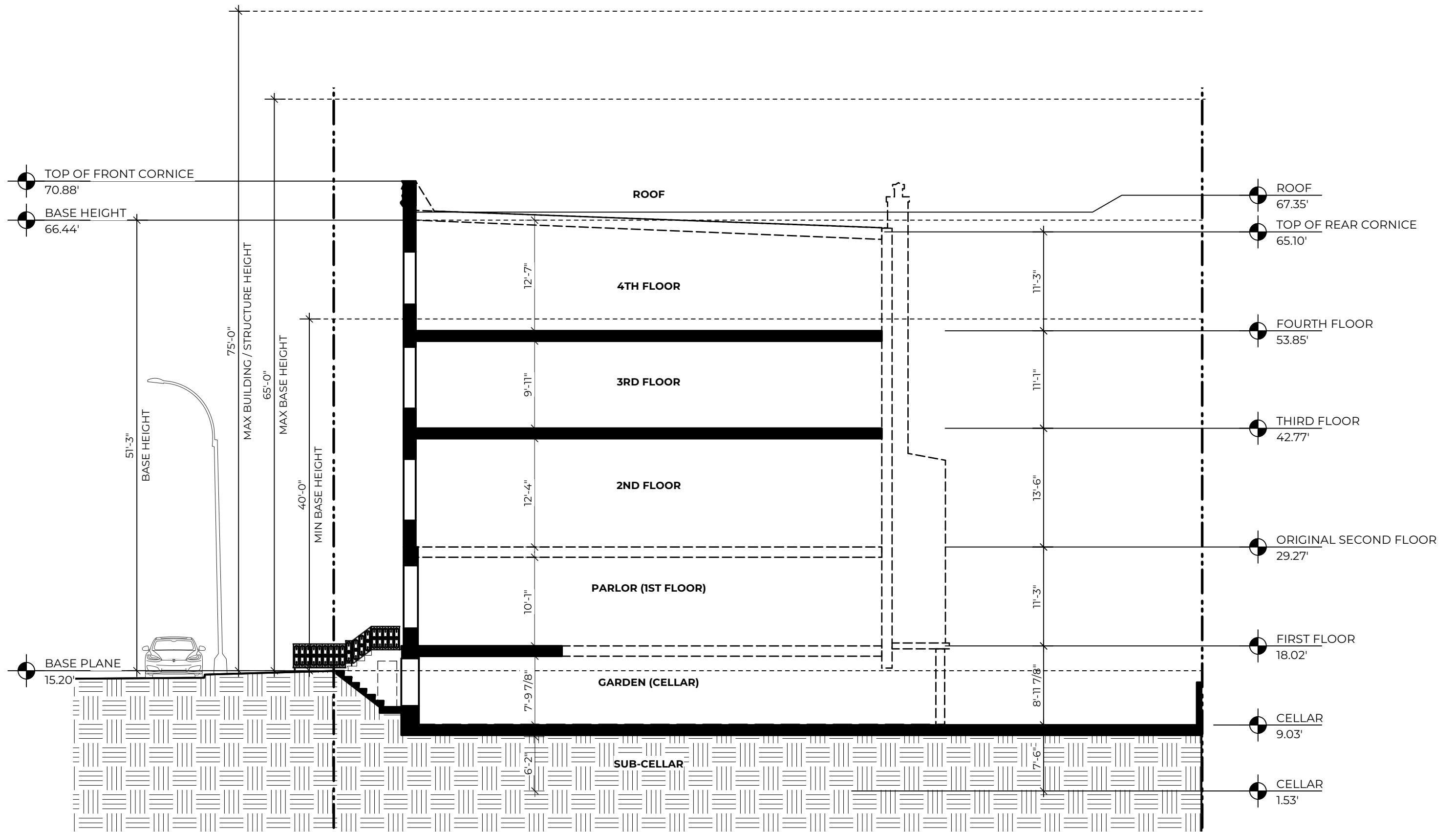
**4 NEW BULK HEAD**  
CEILING ROOF  
FINISH: STANDING SEAM  
ROOF  
COLOR: LIGHT GRAY

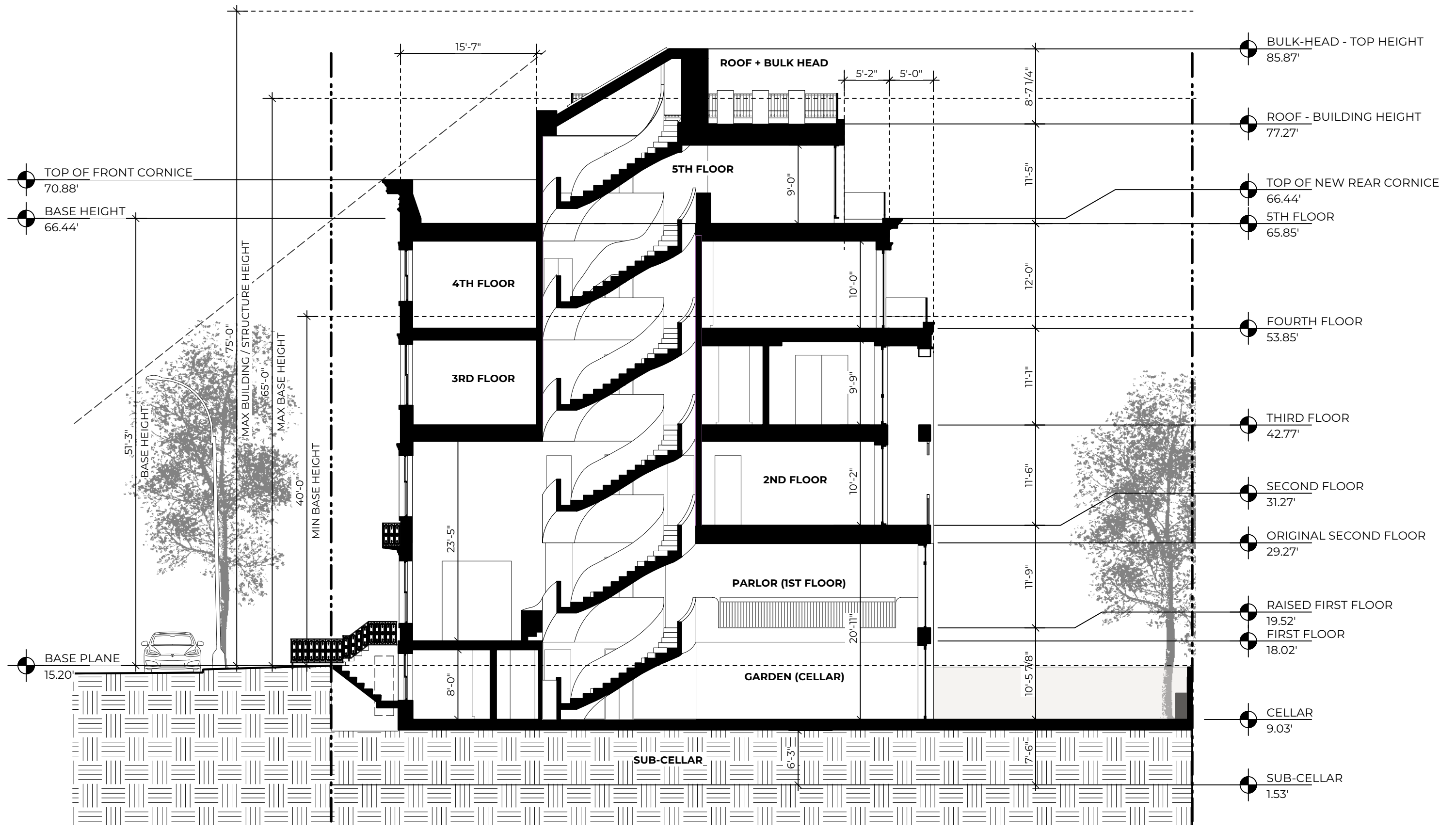


**5. NEW BULK-HEAD**  
GREY STUCCO

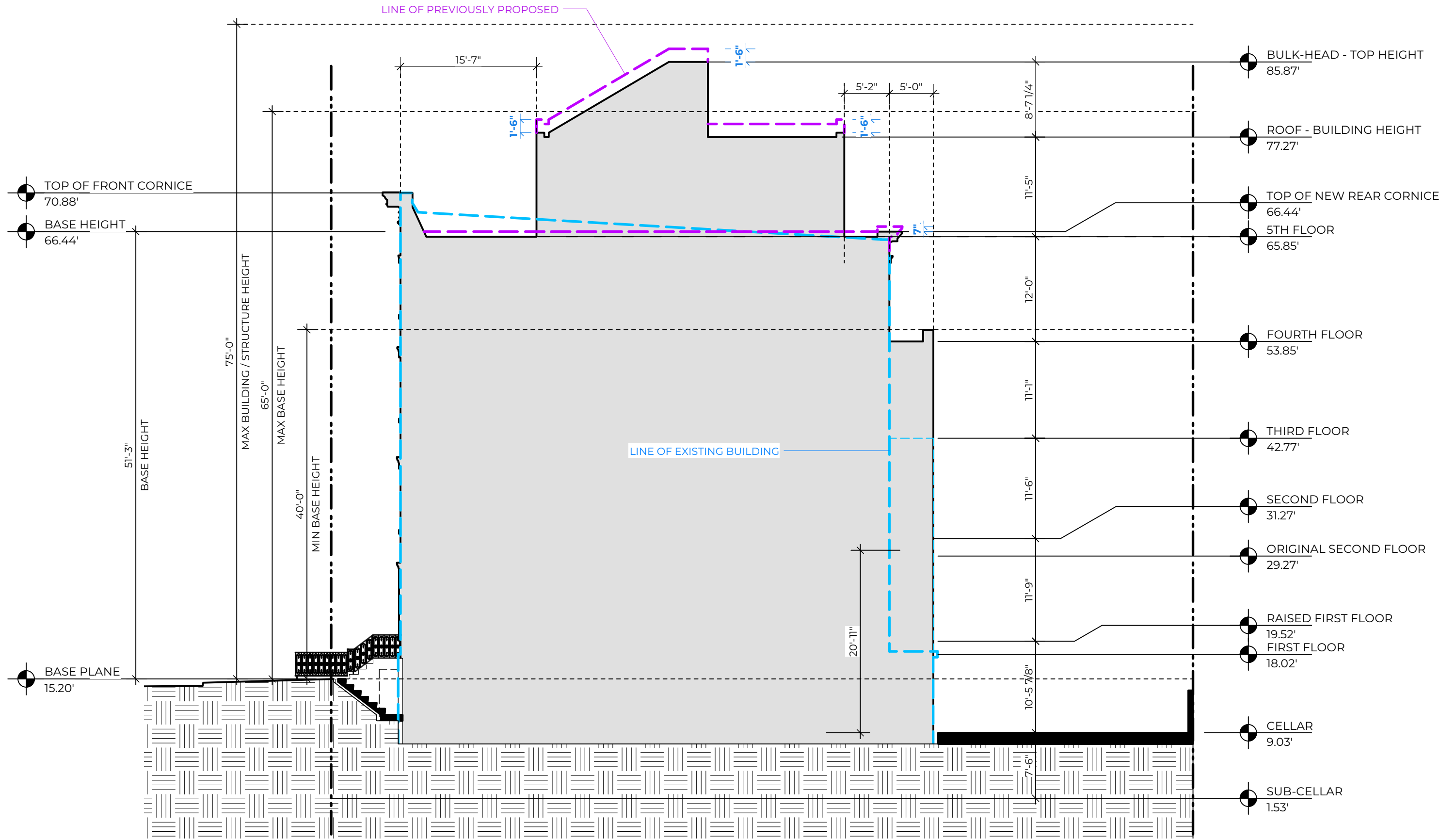


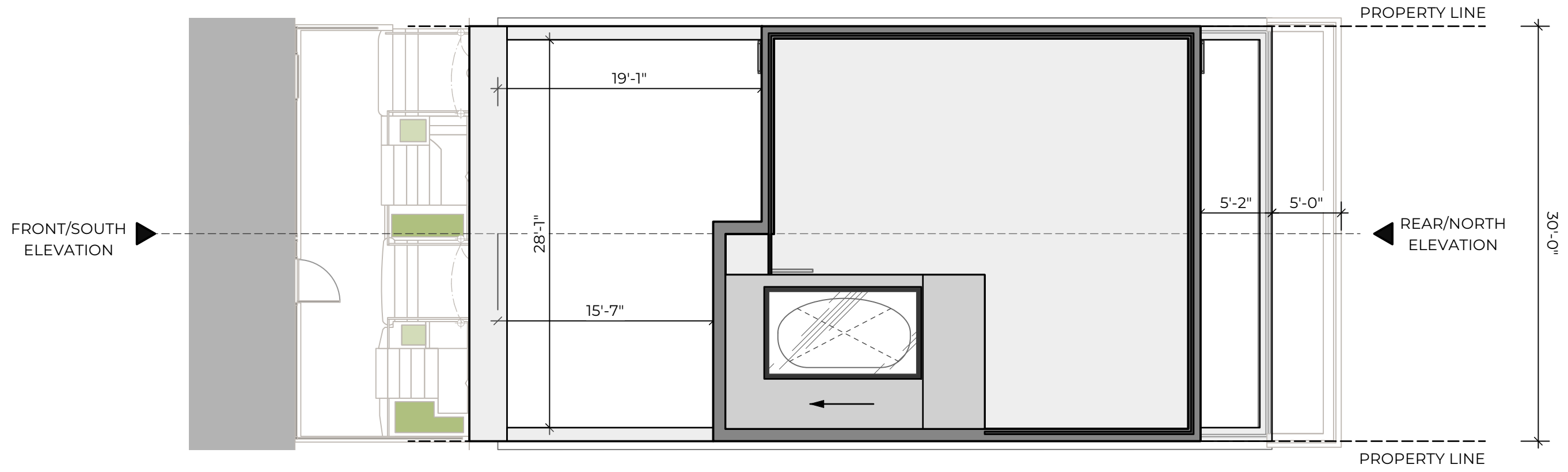
**PROPOSED ELEVATION**



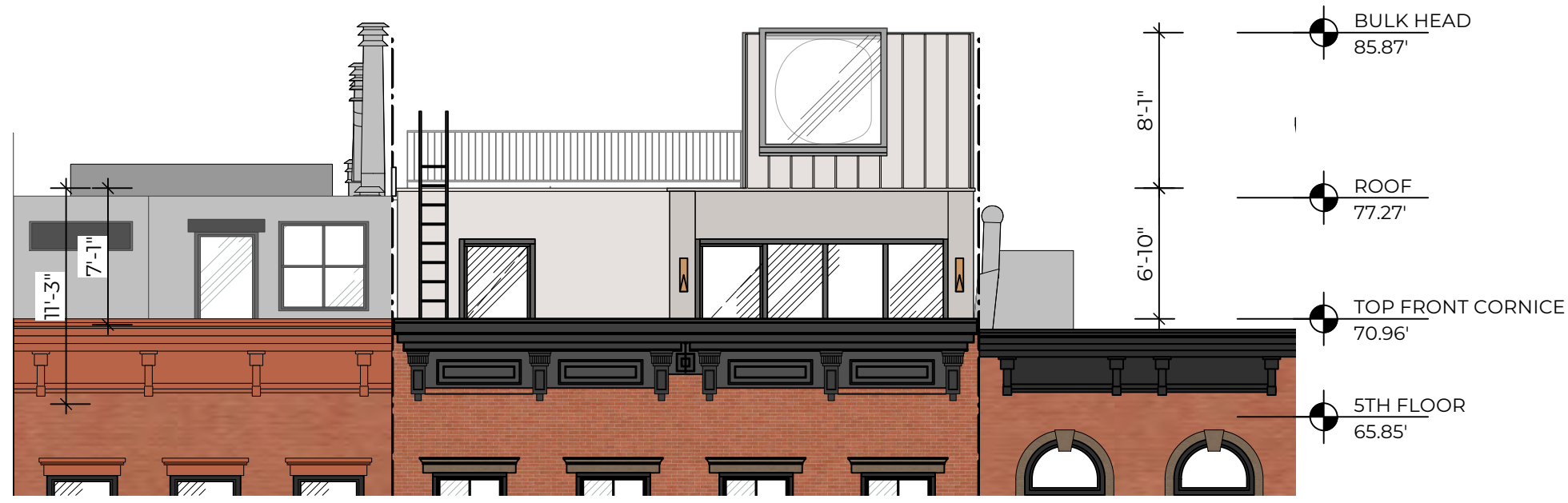




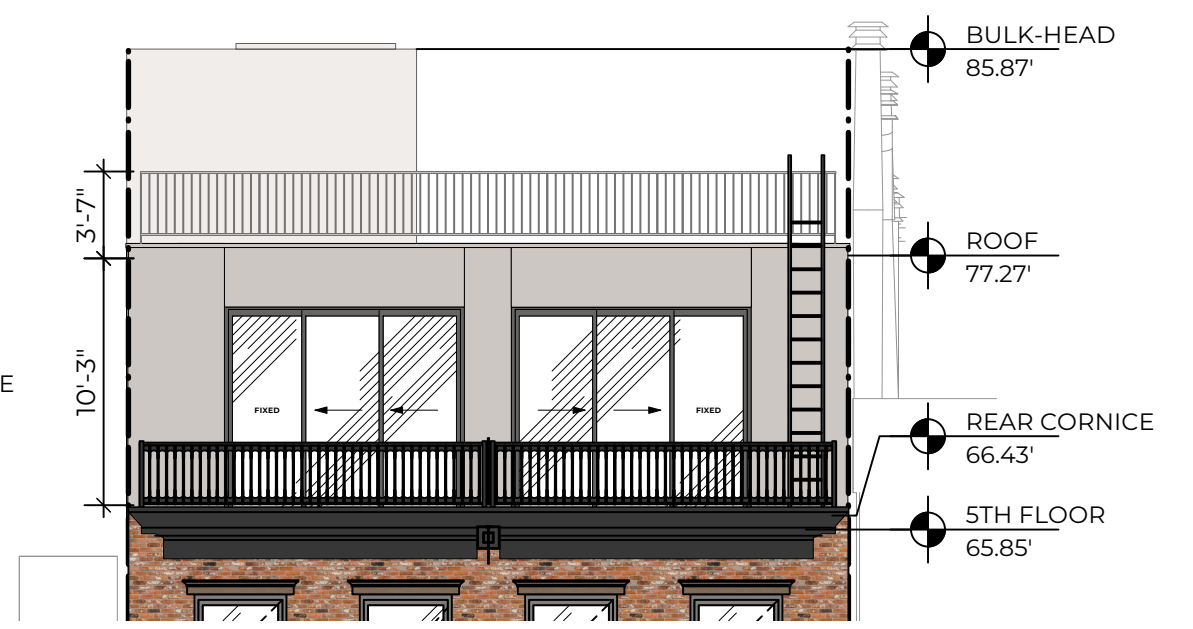




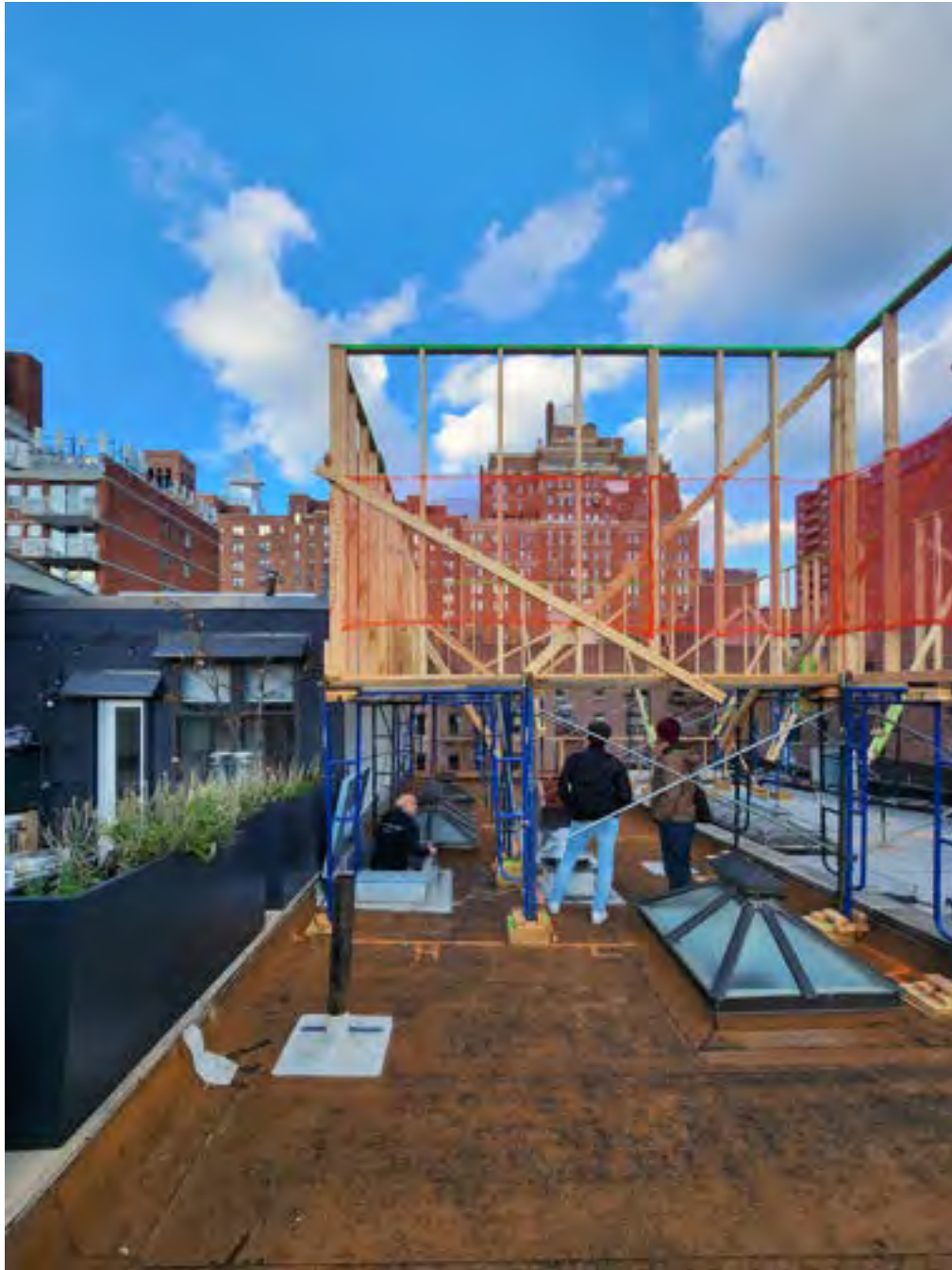
5TH FLOOR AND ROOFTOP PLAN



FRONT ELEVATION



REAR ELEVATION

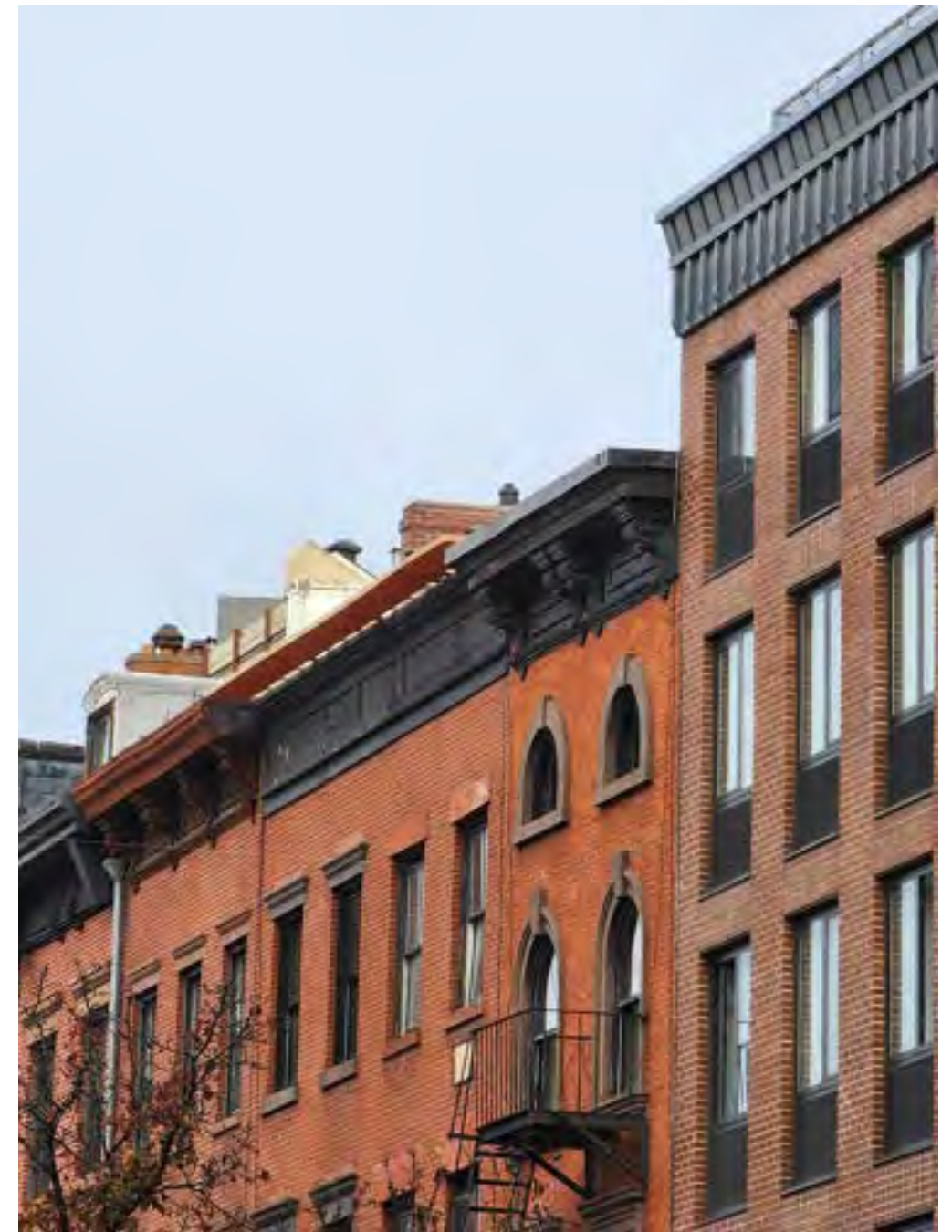




FRONT VIEW FROM 2ND STREET



VIEW FROM 9TH AVE AND 2ND CORNER



VIEW FROM 9TH AVE AND 2ND CORNER

NO CHANGE - STILL INVISIBLE

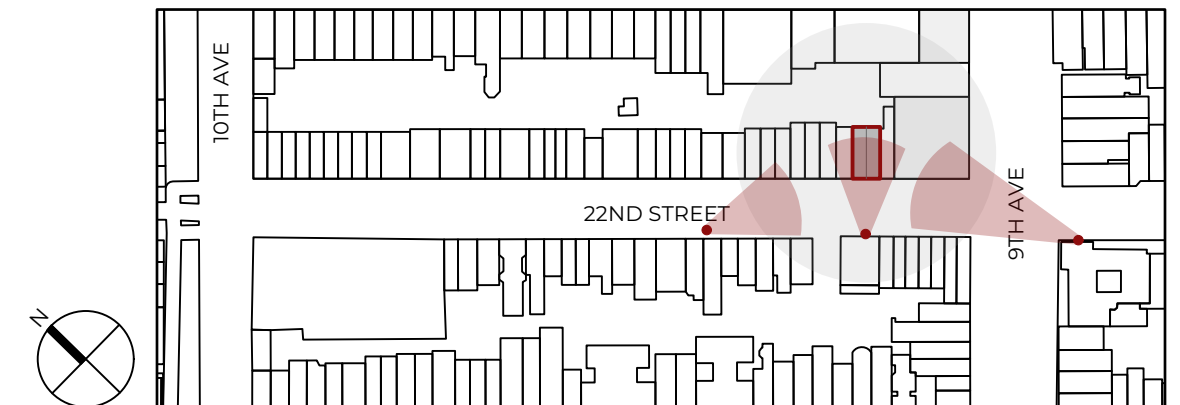


415 WEST 22ND ST

8/6/2024

LPC REVISED PRESENTATION

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



LOCATIONS OF NO VISIBILITY

LPC\_19



ZOOMED VIEW FROM 9TH AVENUE - PRE MOCK UP



CURRENT VISIBLE ADDITIONS FROM 9TH AVE



VIEW FROM 9TH AVENUE X3



VIEW FROM 9TH AVENUE - MOCK UP



VIEW FROM 9TH AVENUE - PROPOSED





PREVIOUSLY PROPOSED



REVISED



VISIBLY - 9TH AVE - SOUTH - PREVIOUS



VIEW FROM 9TH AVENUE - MOCK UP



VIEW FROM 9TH AVENUE - MOCK UP



VIEW FROM 9TH AVENUE - PROPOSED



VISIBLY - 9TH AVE - NORTH





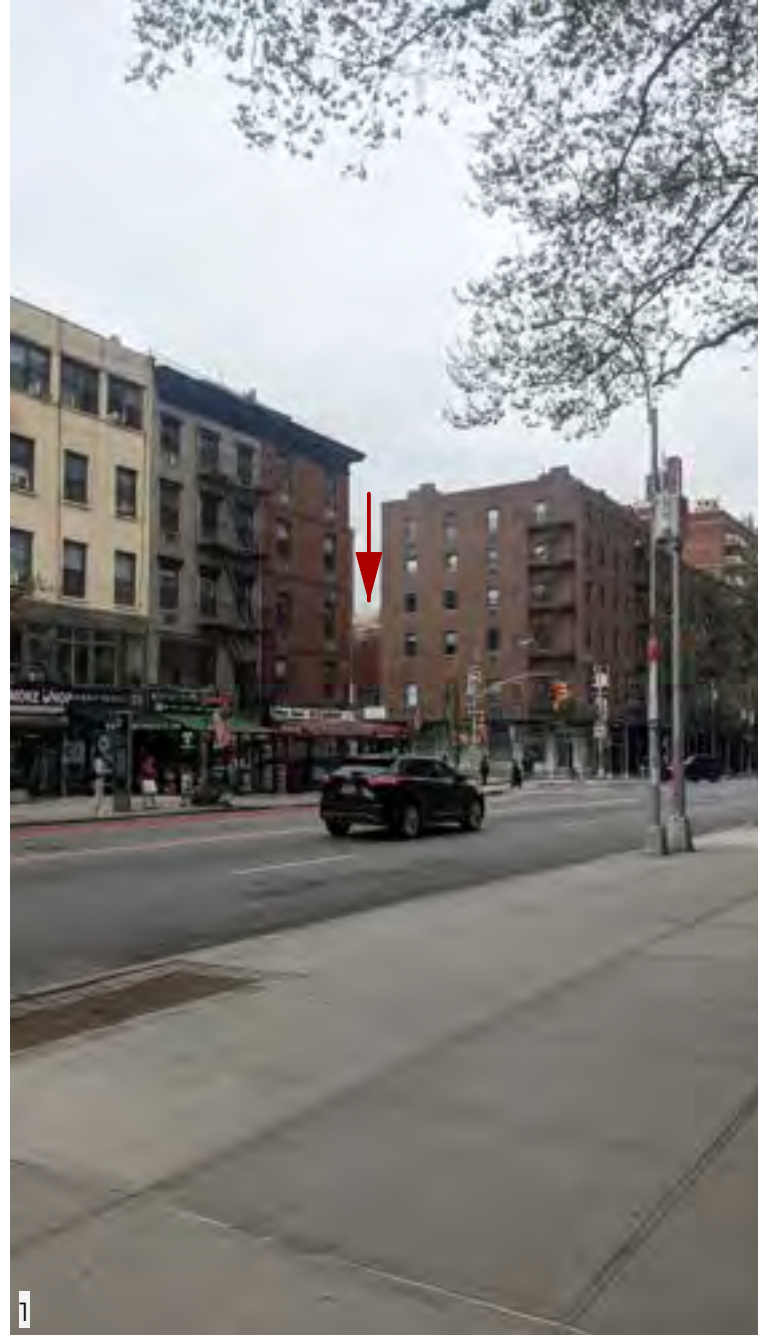
PREVIOUSLY PROPOSED



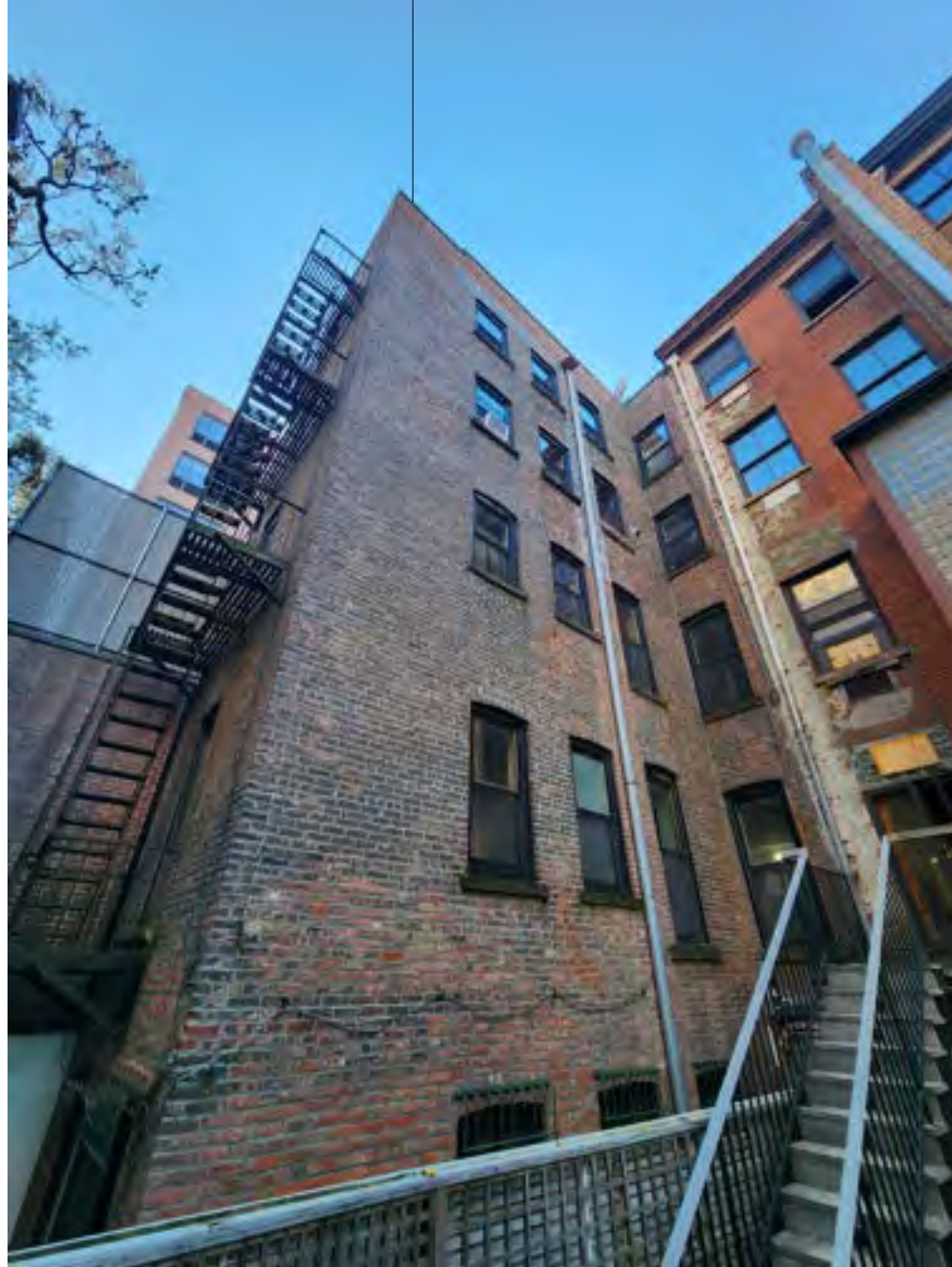
REVISED



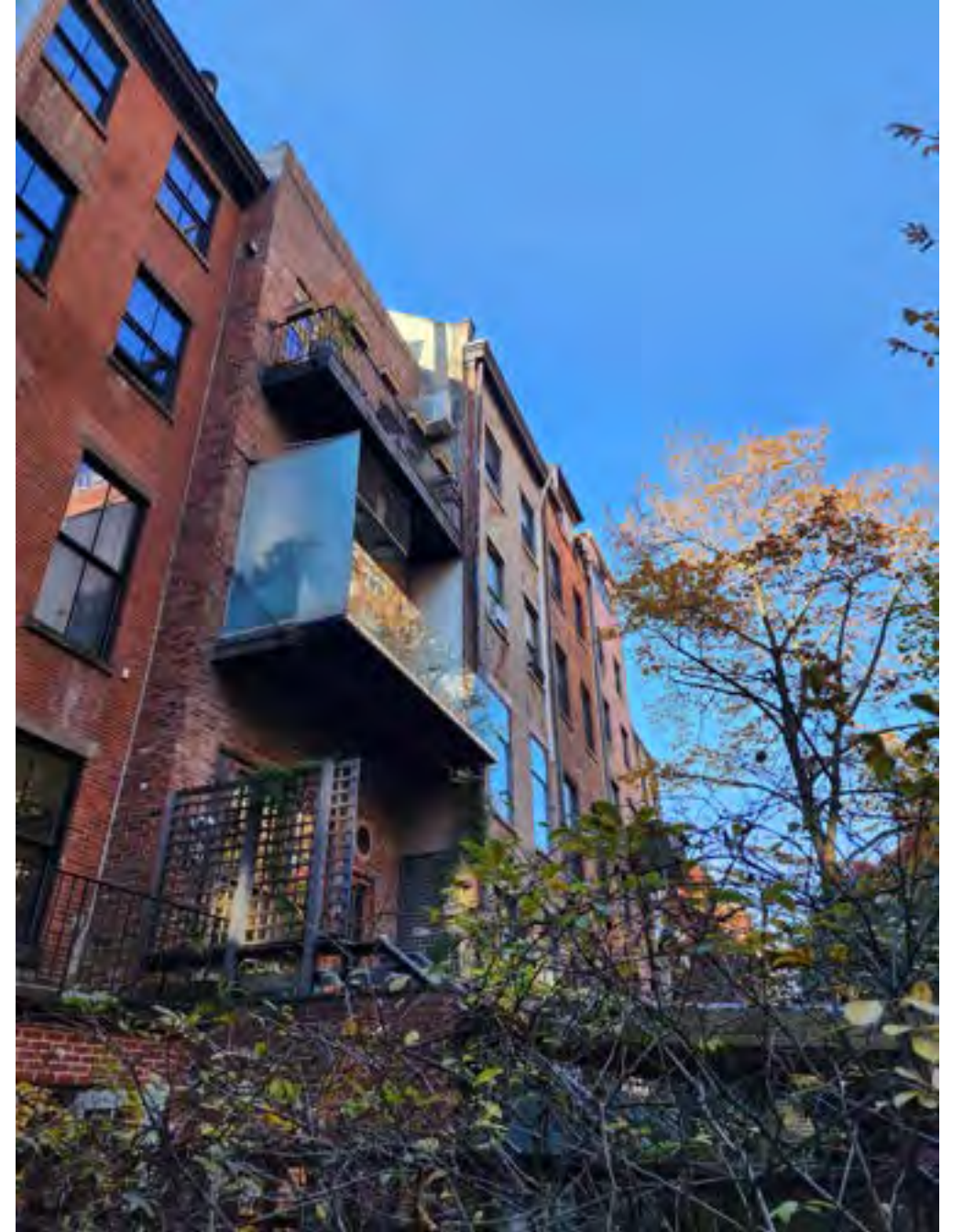
VISIBLY - 9TH AVE - NORTH - PREVIOUS

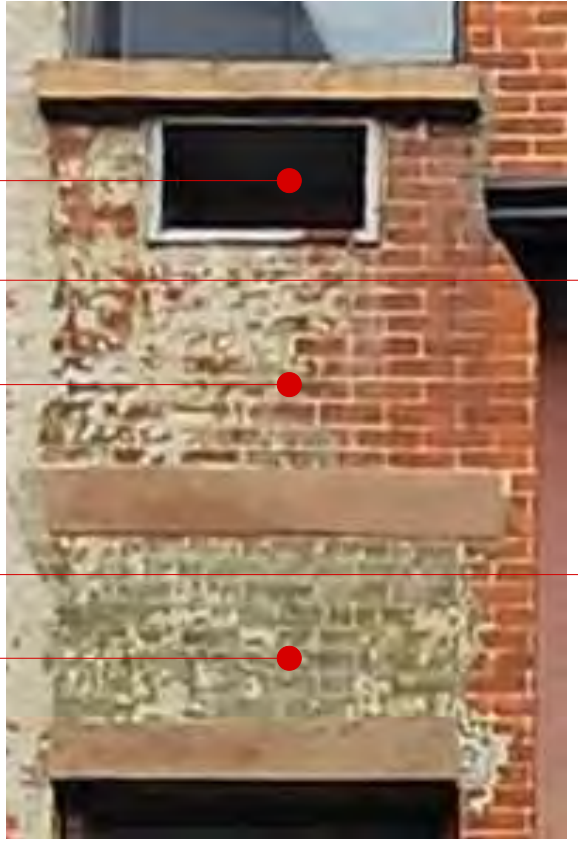
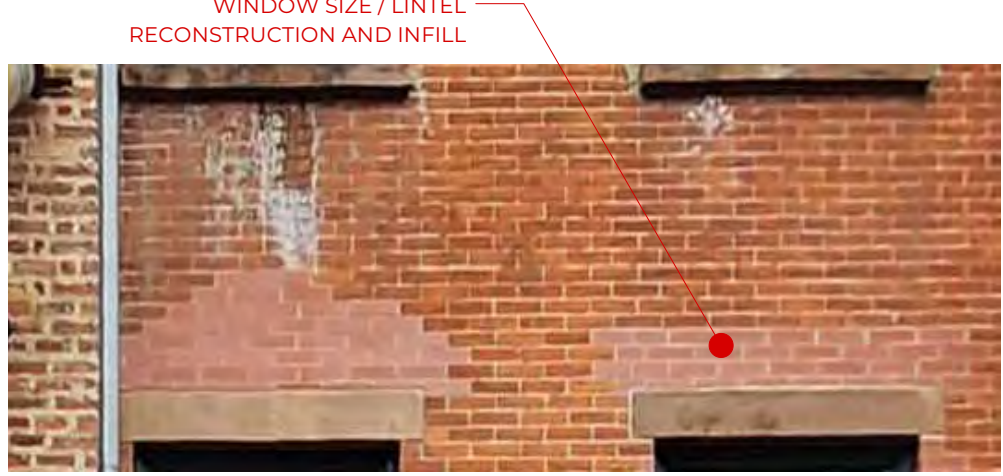
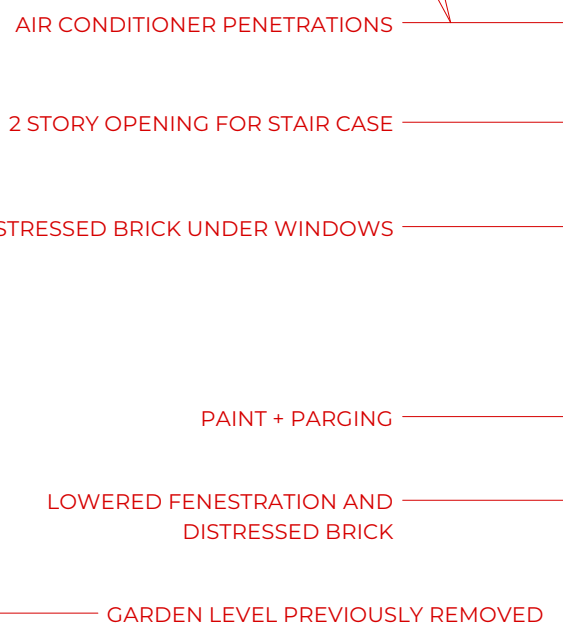
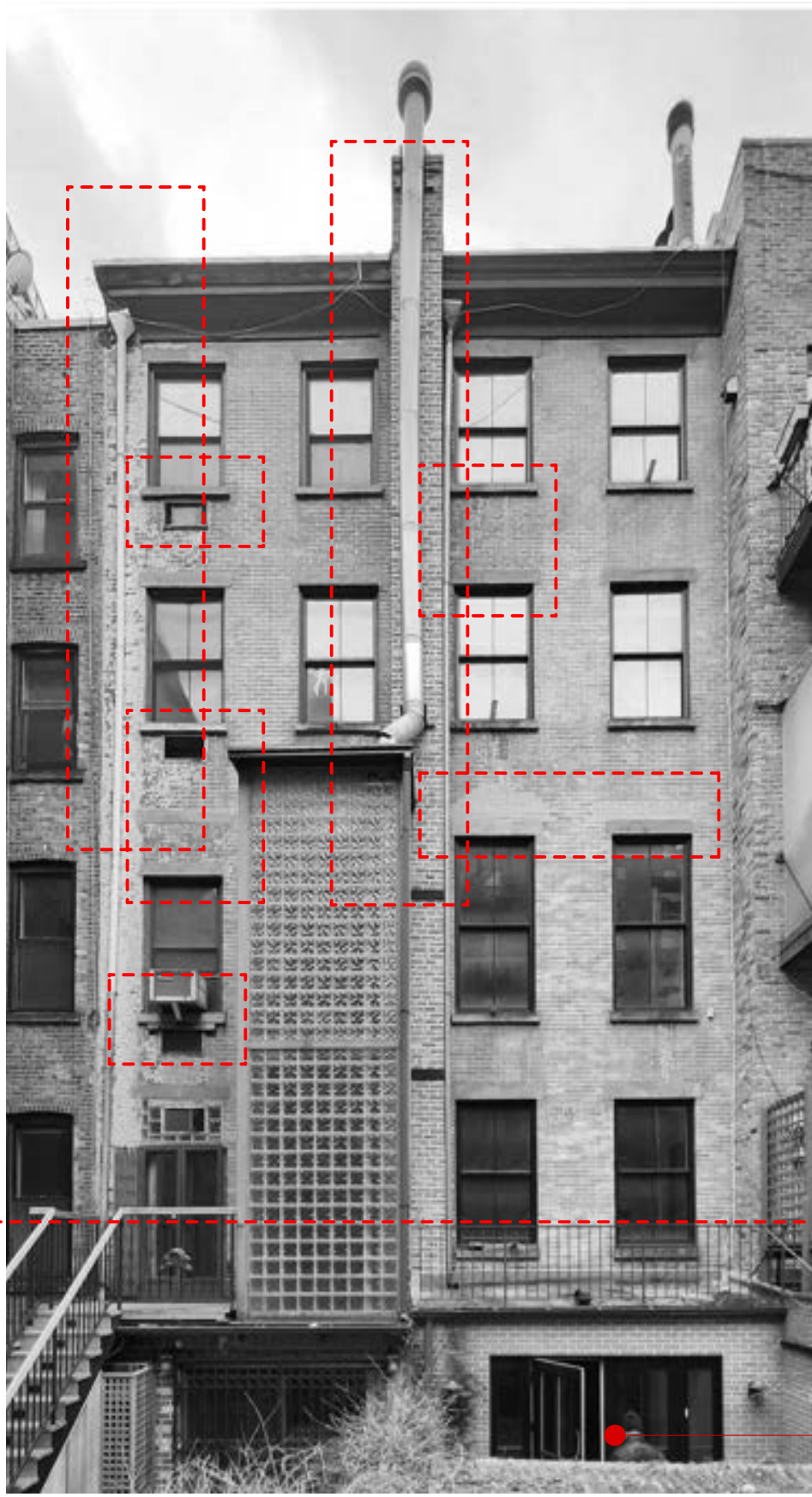


20'+ REAR BUILDOUT



TOP FLOOR BALCONY





LOWERED WINDOW / INFILL

WINDOW SIZE / LINTEL RECONSTRUCTION AND INFILL

AIR CONDITIONER PENETRATIONS

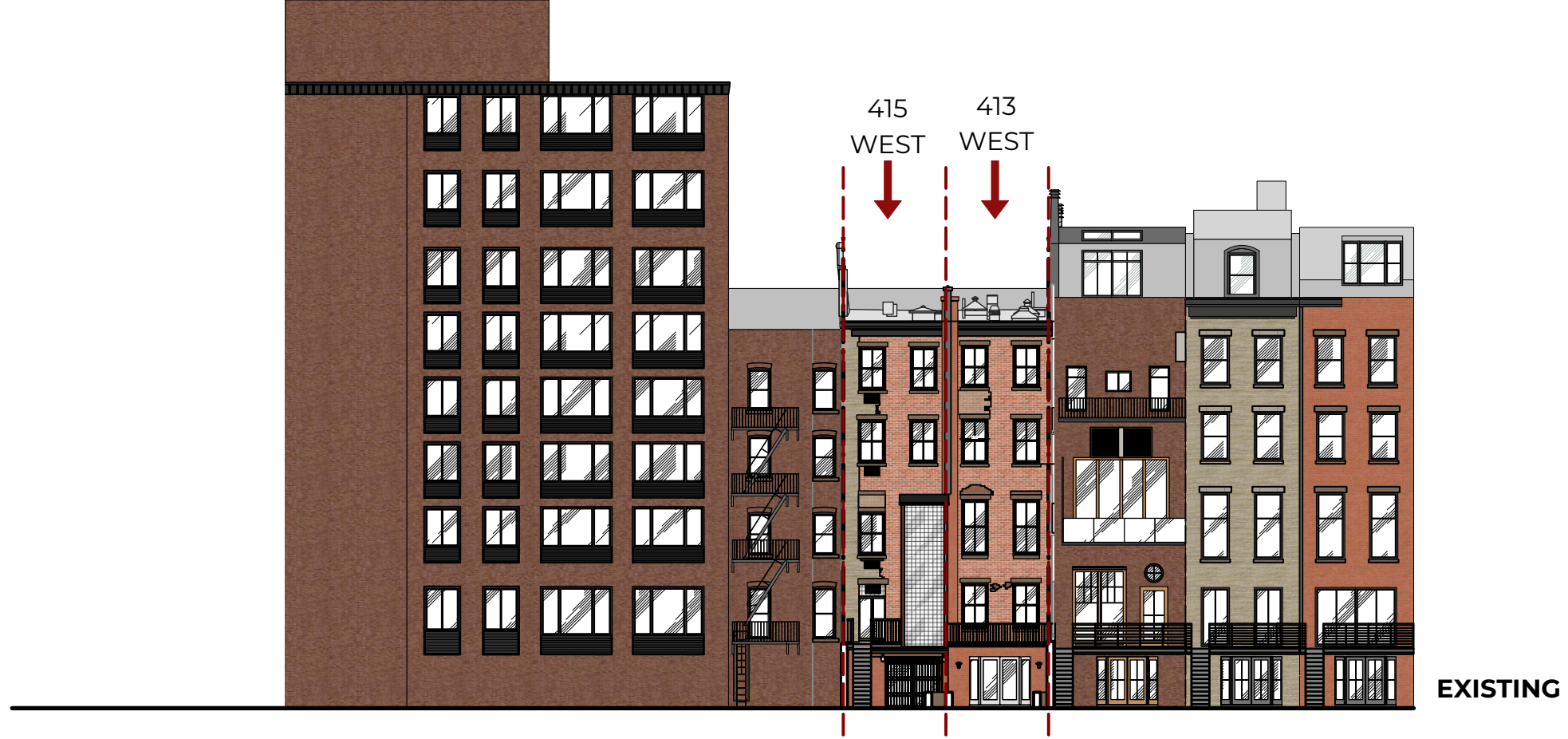
2 STORY OPENING FOR STAIR CASE

DISTRESSED BRICK UNDER WINDOWS

PAINT + PARGING

LOWERED FENESTRATION AND DISTRESSED BRICK

GARDEN LEVEL PREVIOUSLY REMOVED







176-178 WAVERLY PLACE



77 JANE STREET



442 WEST 22ND





**ARCHED WINDOWS**

REAR NEIGHBOUR 409 WEST 22ND

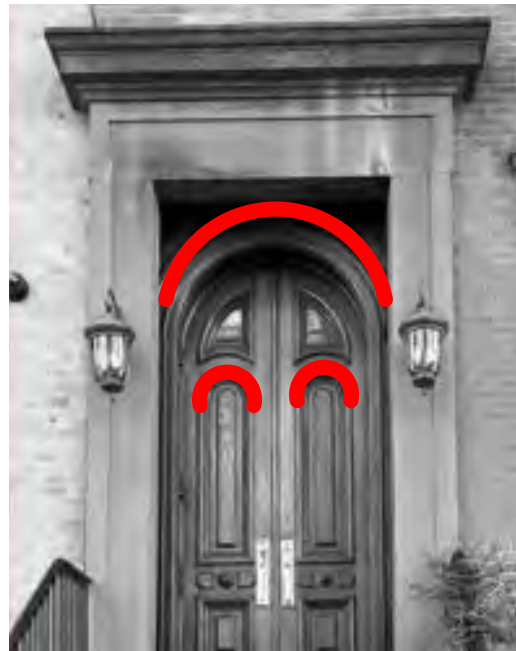
**ARCHED WINDOWS**

FRONT NEIGHBOUR 411 WEST 22ND

**ARCHED DOORS**

NEIGHBOUR ON THE DISTRICT

**ARCHED PORCHES**

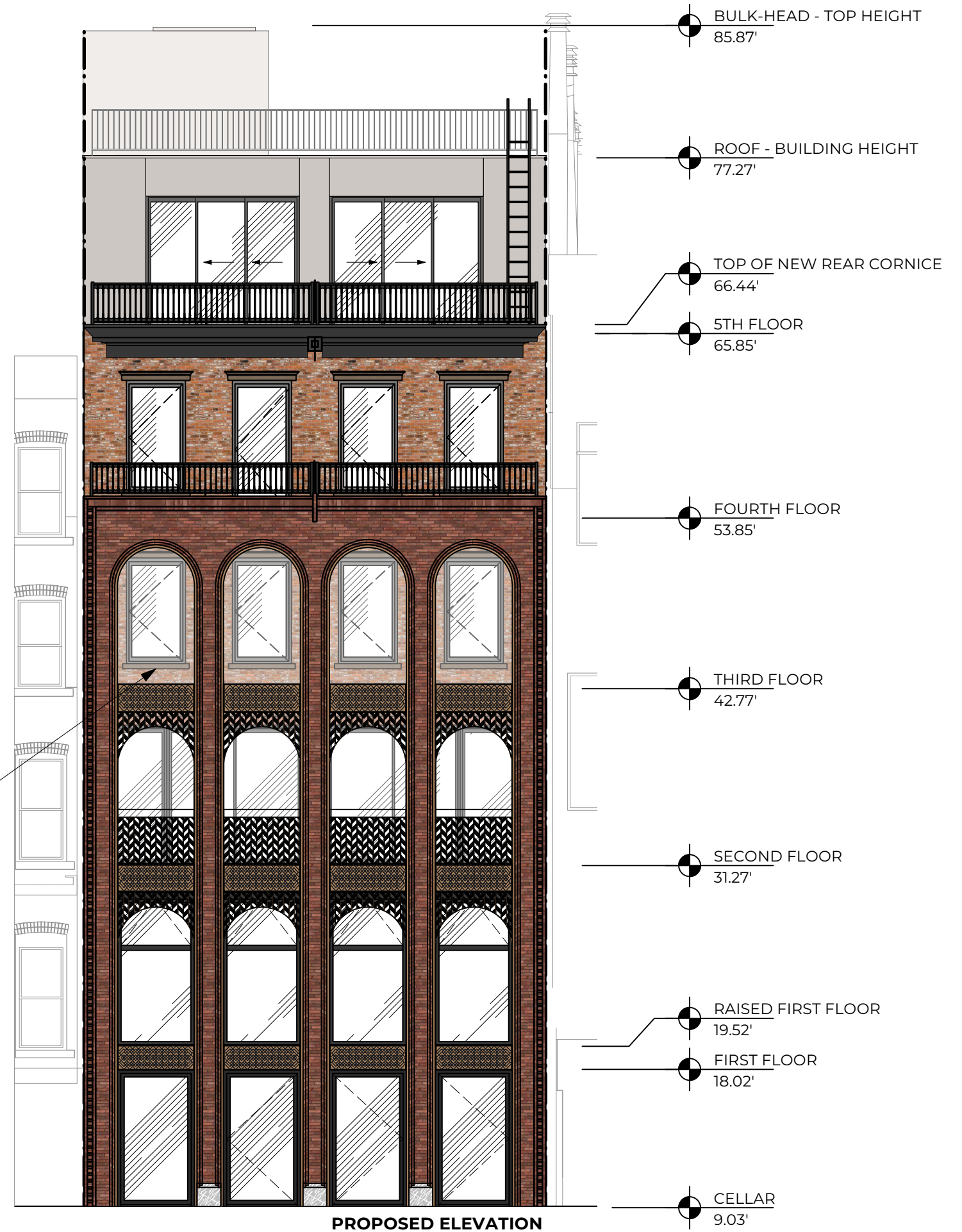


**ARCHES REFERENCES: NEIGHBOURHOOD**





EXISTING ELEVATION



PROPOSED ELEVATION

EXISTING AND PROPOSED REAR ELEVATIONS



PREVIOUSLY PROPOSED

BUILDING HIEGHT REDUCED BY 18"

REAR CORNICE LOWERED

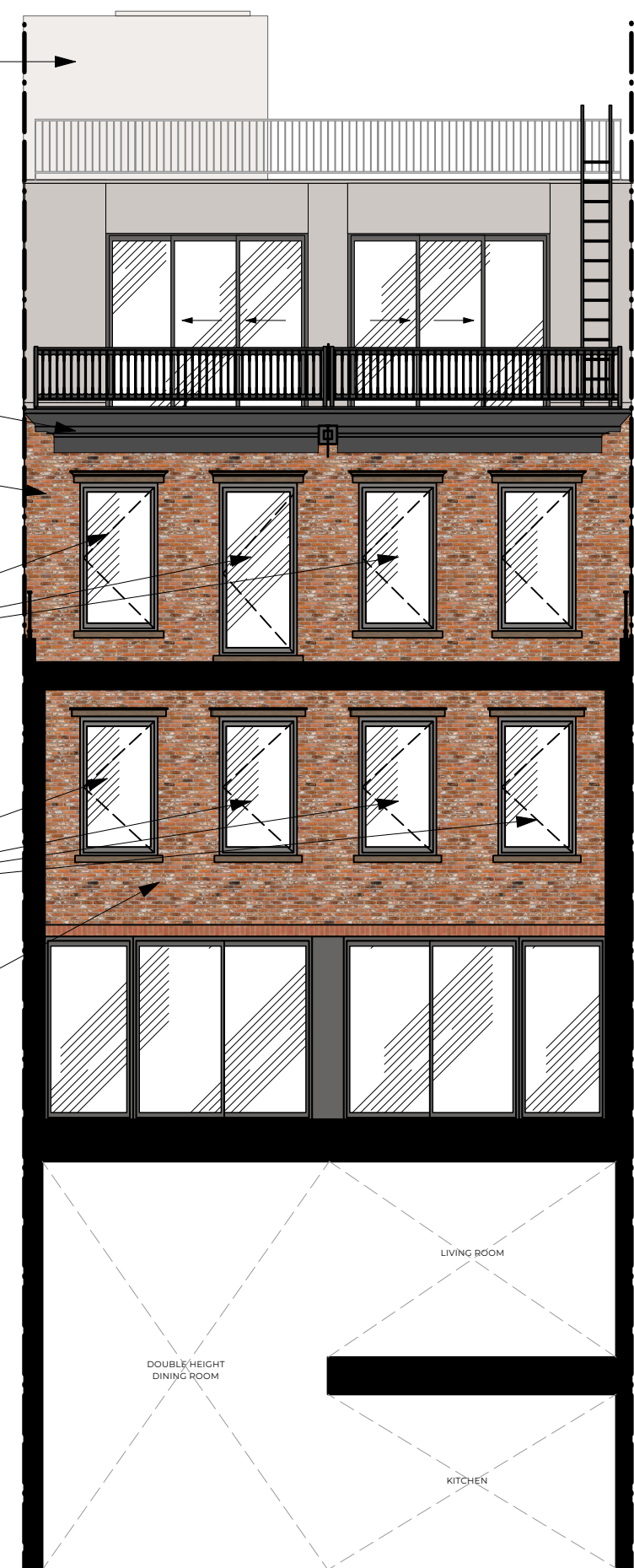
BUILDING MATERIAL CHANGED. ORIGINAL LINE OF BUILDING TO USE HISTORIC FABRIC / RECLAIMED BRICK

FENESTRATION MODIFIED TO MATCH EXISTING WINDOW WIDTHS. SINGLE EXTENSION FOR DOOR.

3RD FLOOR EXTENSION REMOVED

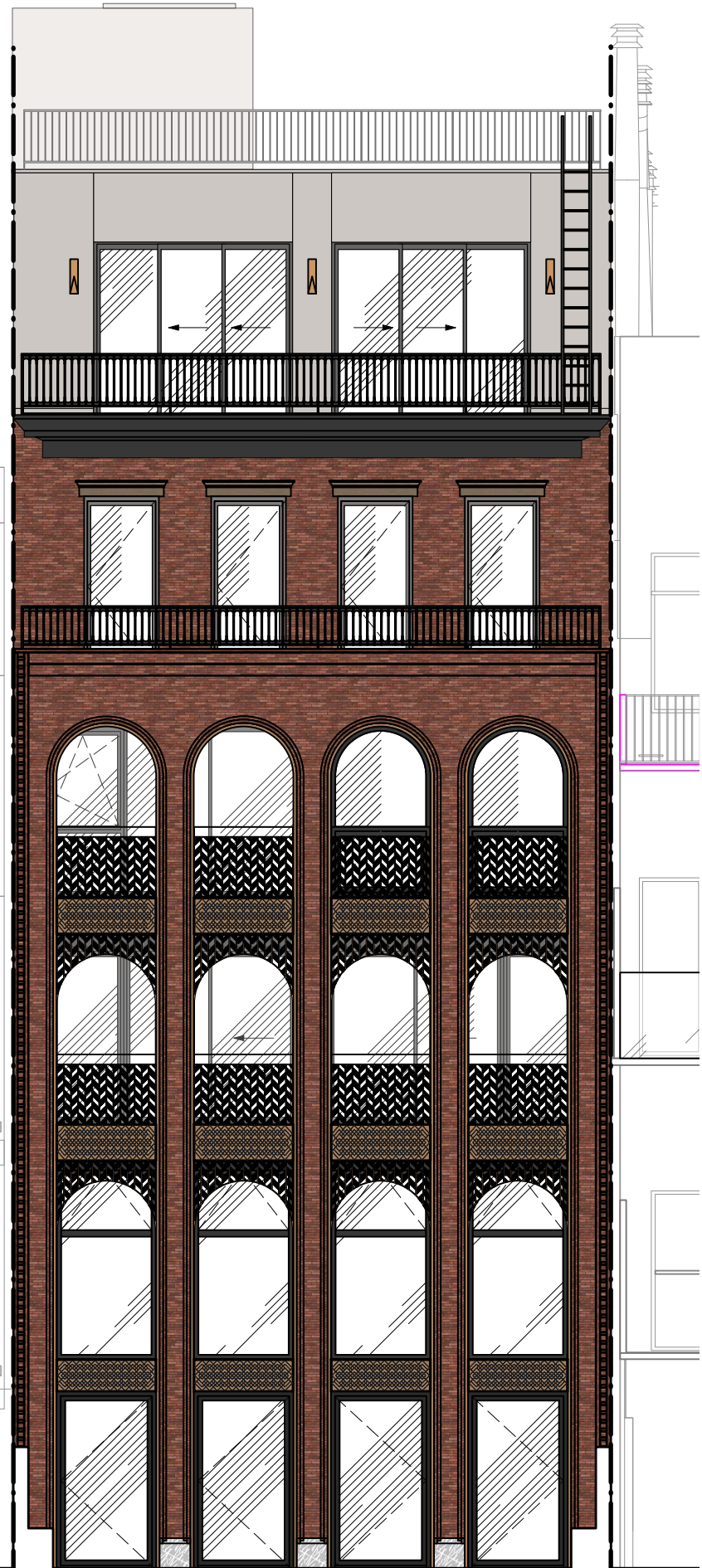
FENESTRATION MODIFIED TO MATCH EXISTING WINDOW WIDTHS.

BUILDING MATERIAL CHANGED. ORIGINAL LINE OF BUILDING TO USE HISTORIC FABRIC / RECLAIMED BRICK



REVISED ELEVATION

PREVIOUSLY PRESENTED REAR ELEVATIONS



PREVIOUSLY PROPOSED



REVISED ELEVATION  
PREVIOUSLY PRESENTED REAR ELEVATIONS



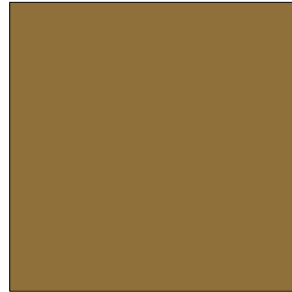
**1. BROWSTONE**  
BROWSTONE STUCCO  
LINTELS



**2. BRICK**  
NEW PROPOSED BRICK.



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



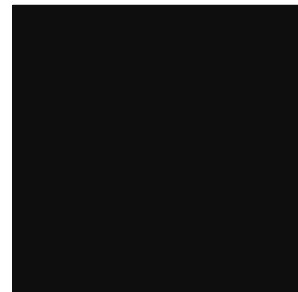
**4. METAL FRAMES**  
MADE IN CUSTOM  
BRONZE STEEL RAILING



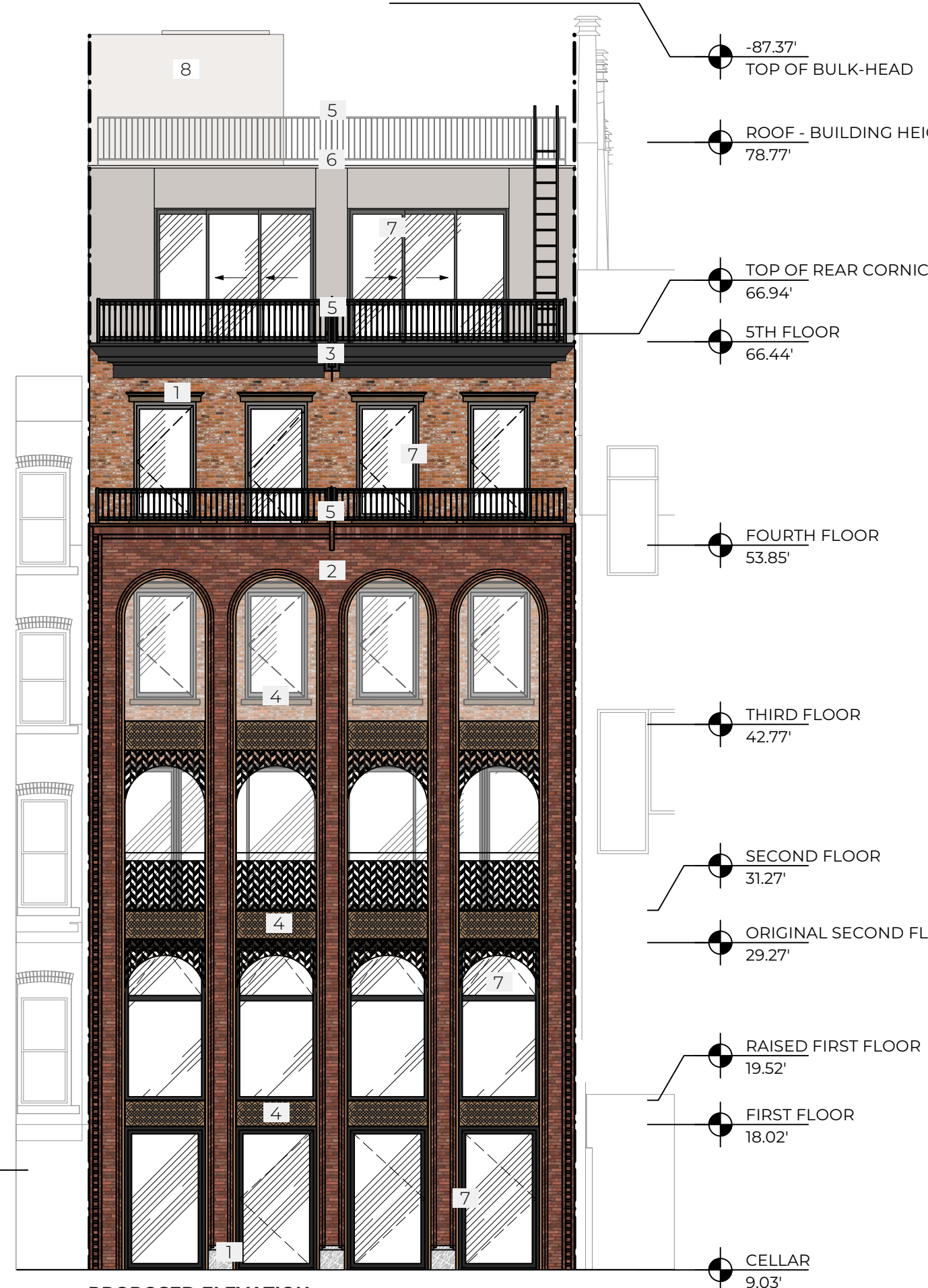
**5. METAL RAILINGS**  
RESTORED AND NEW TO  
MATCH EXISTING  
DESIGN. BLACK IRON.  
COLOR BENJAMIN  
MOORE IRON 2120-20



**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

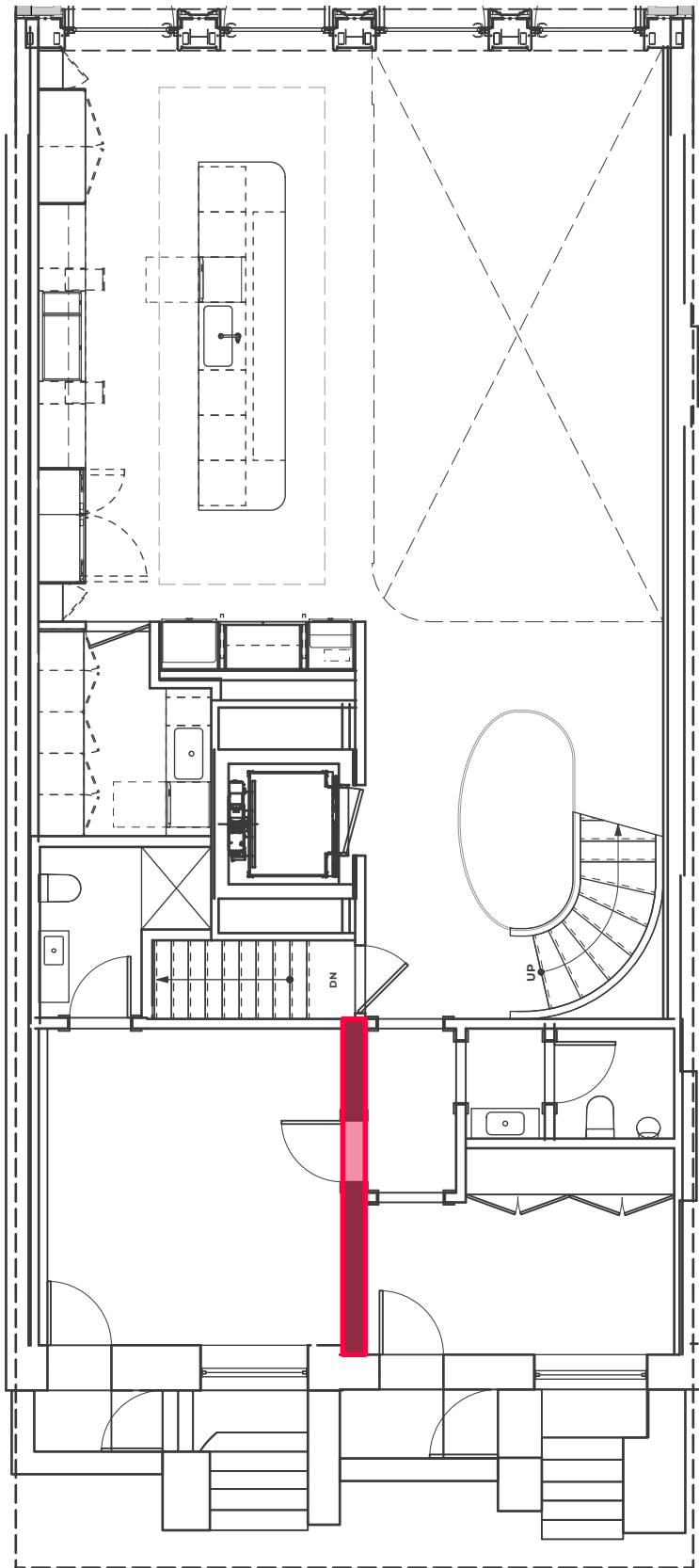


PREVIOUSLY PROPOSED

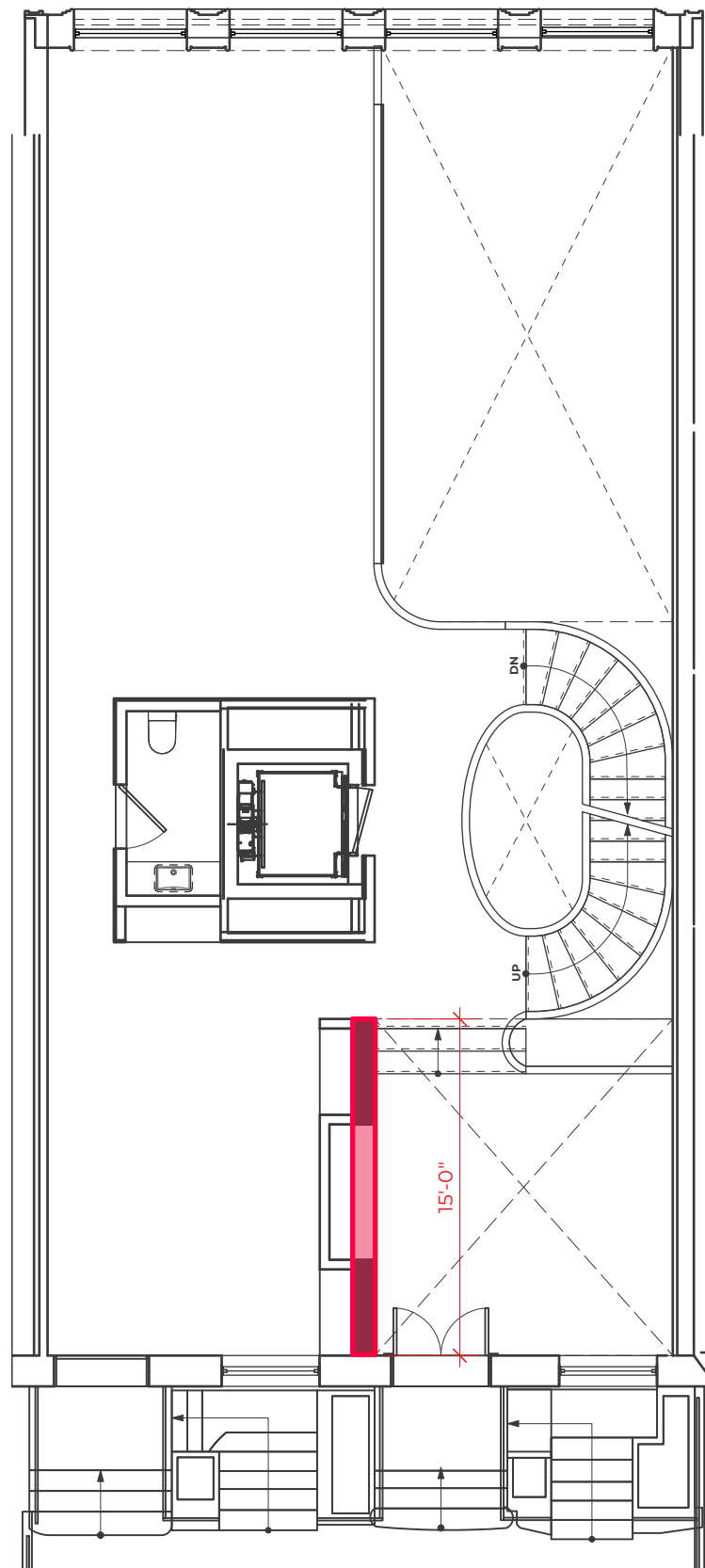


REVISED

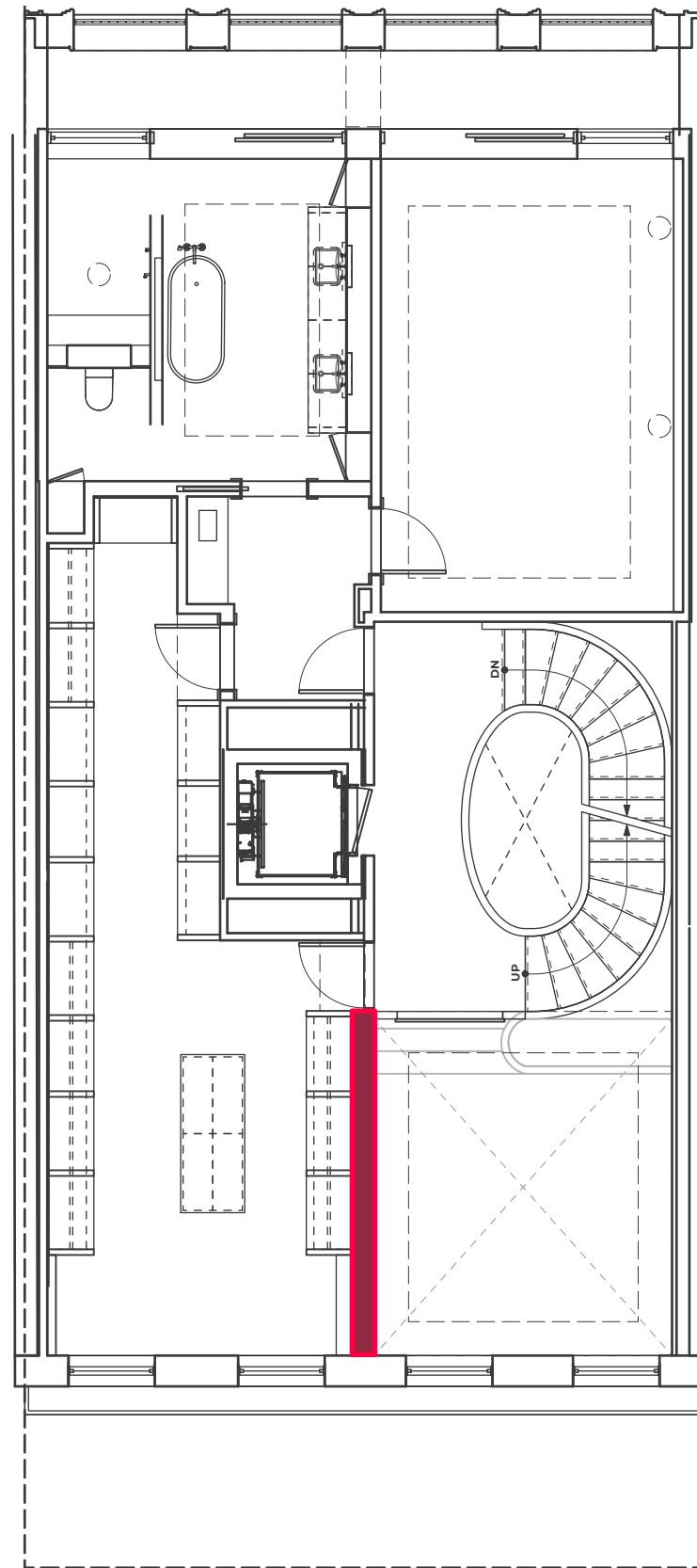
# FIRST 15' OF EXISTING PARTY WALL TO REMAIN



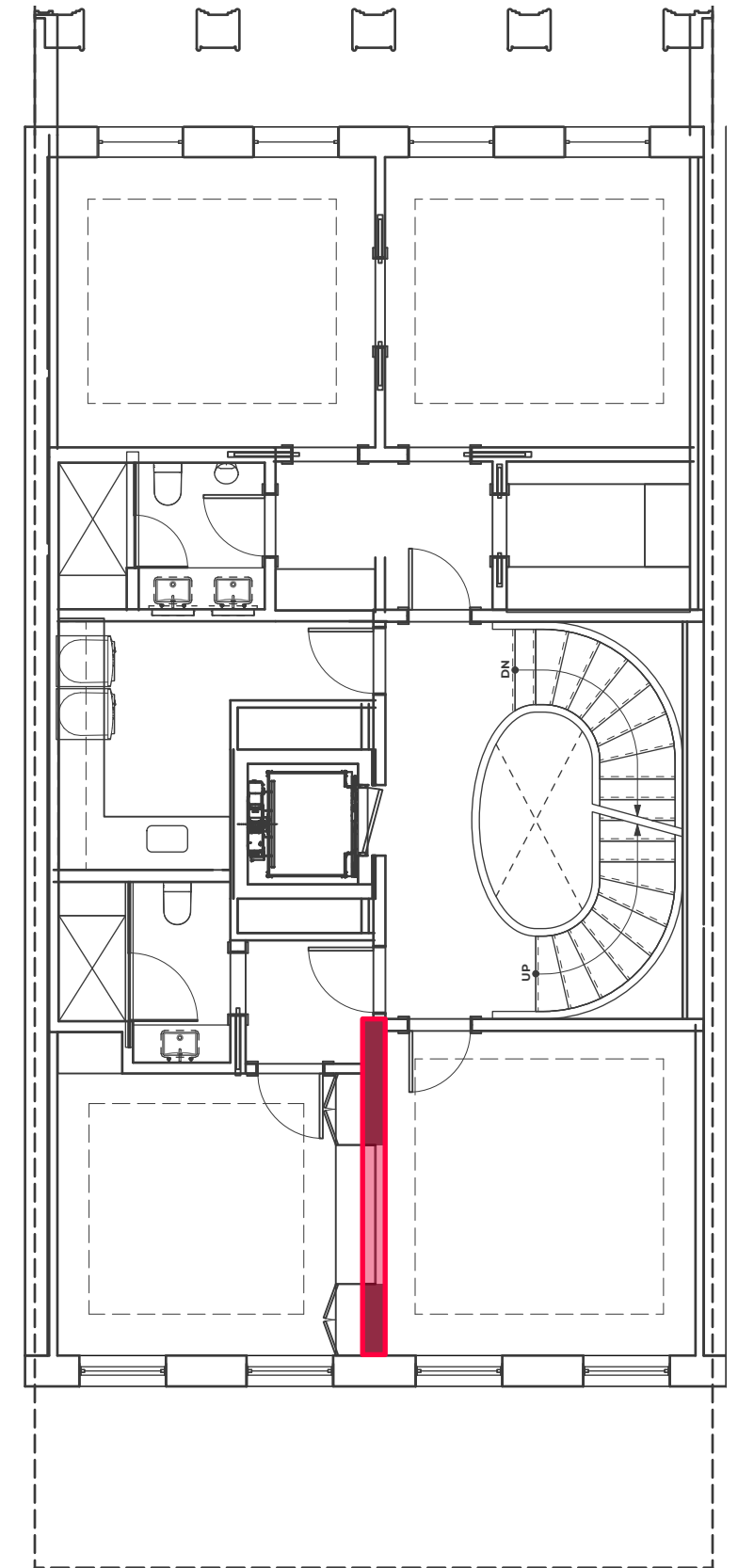
GARDEN LEVEL



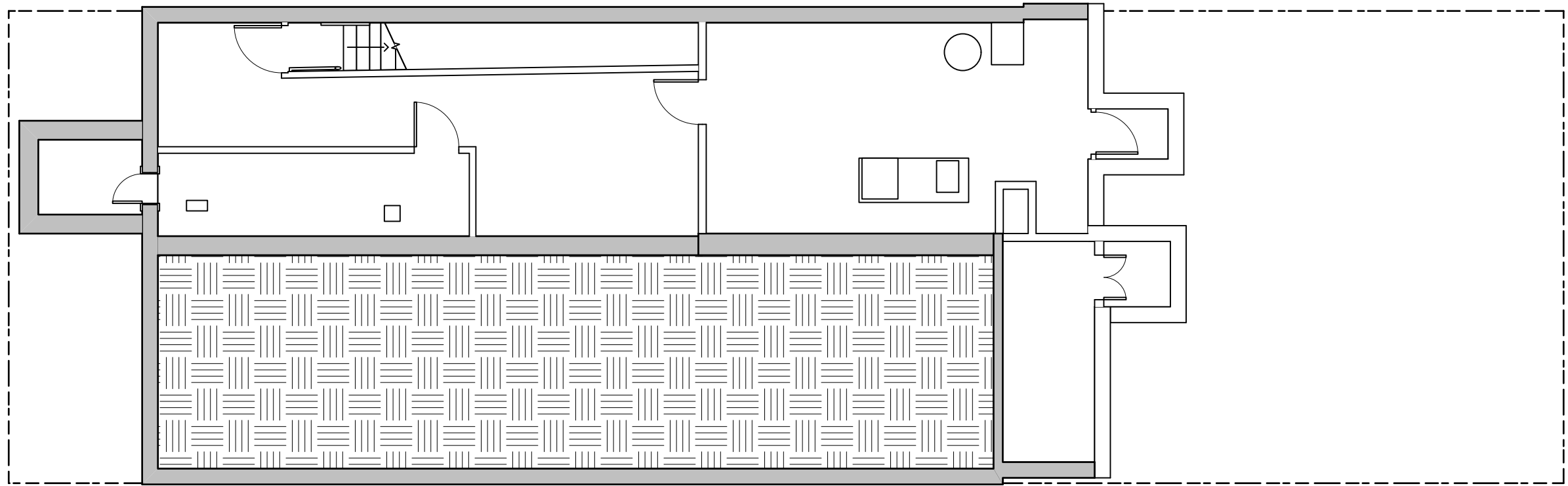
PARLOR LEVEL



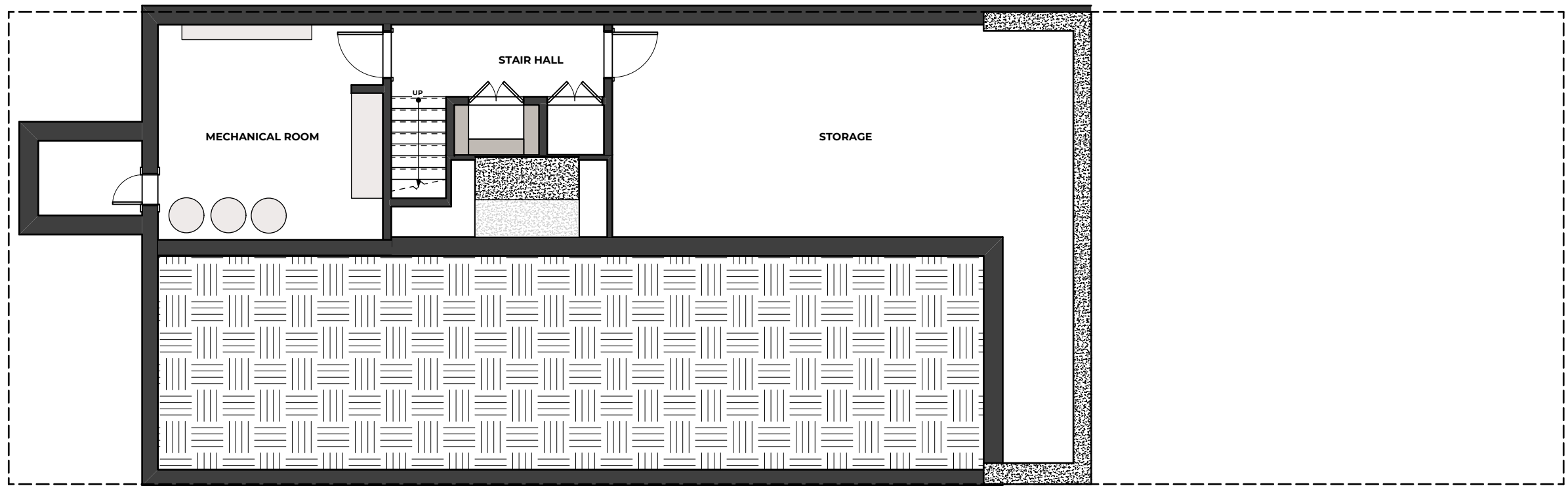
SECOND LEVEL



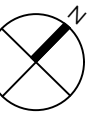
THIRD LEVEL



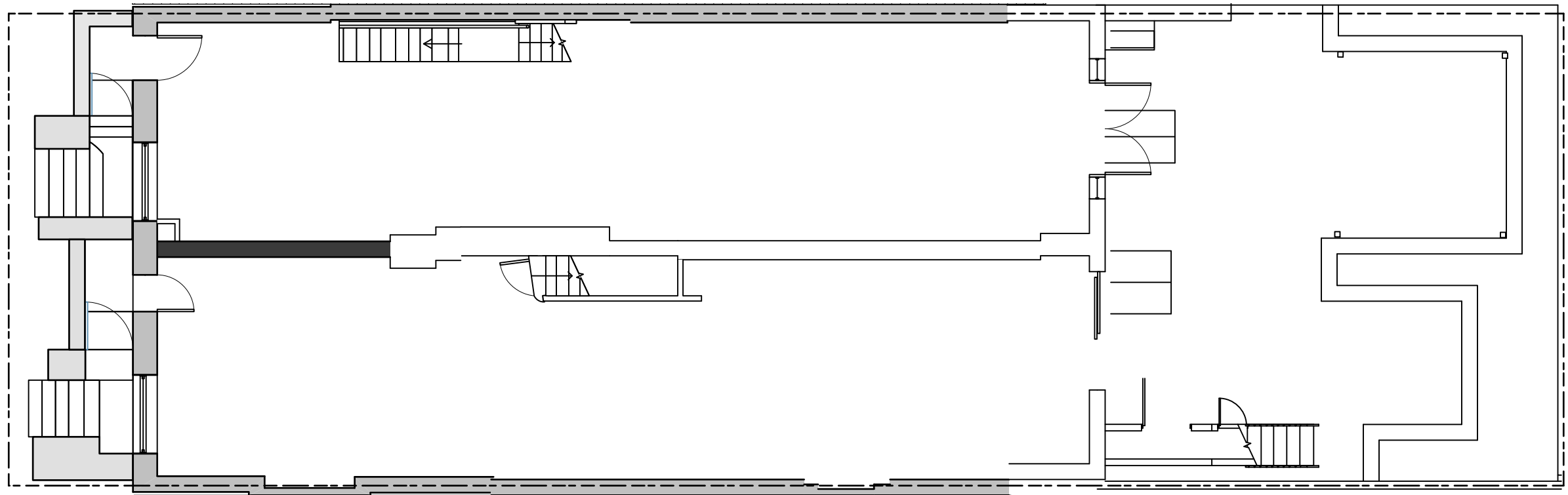
EXISTING SUB-CELLAR FLOOR



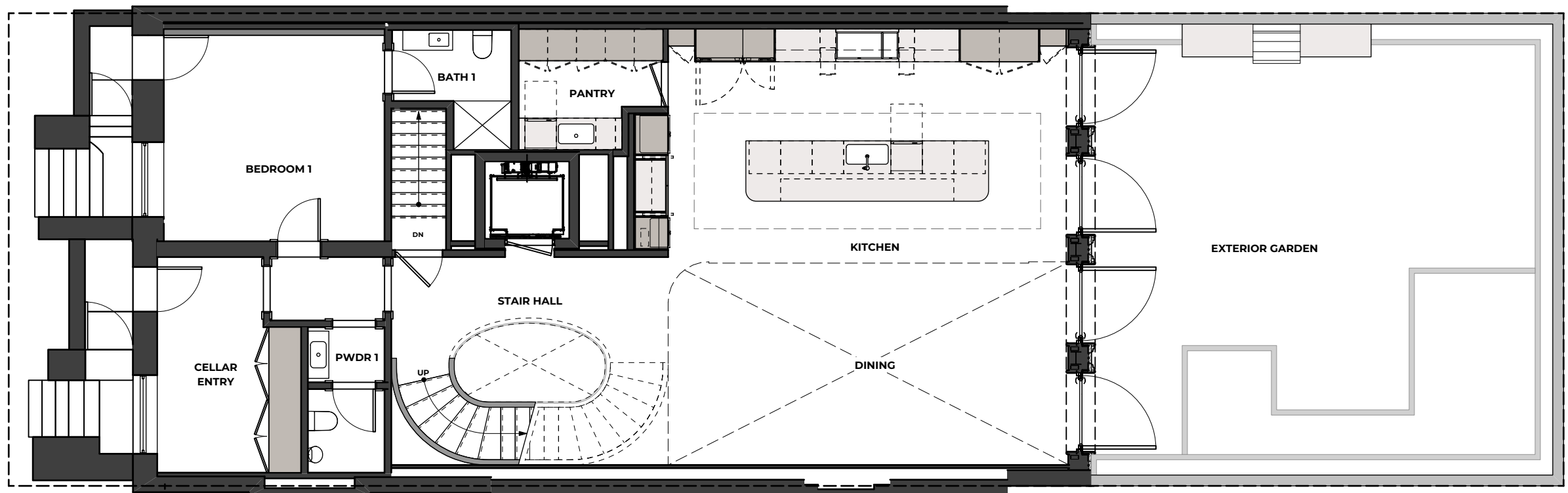
PROPOSED SUB-CELLAR FLOOR



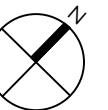


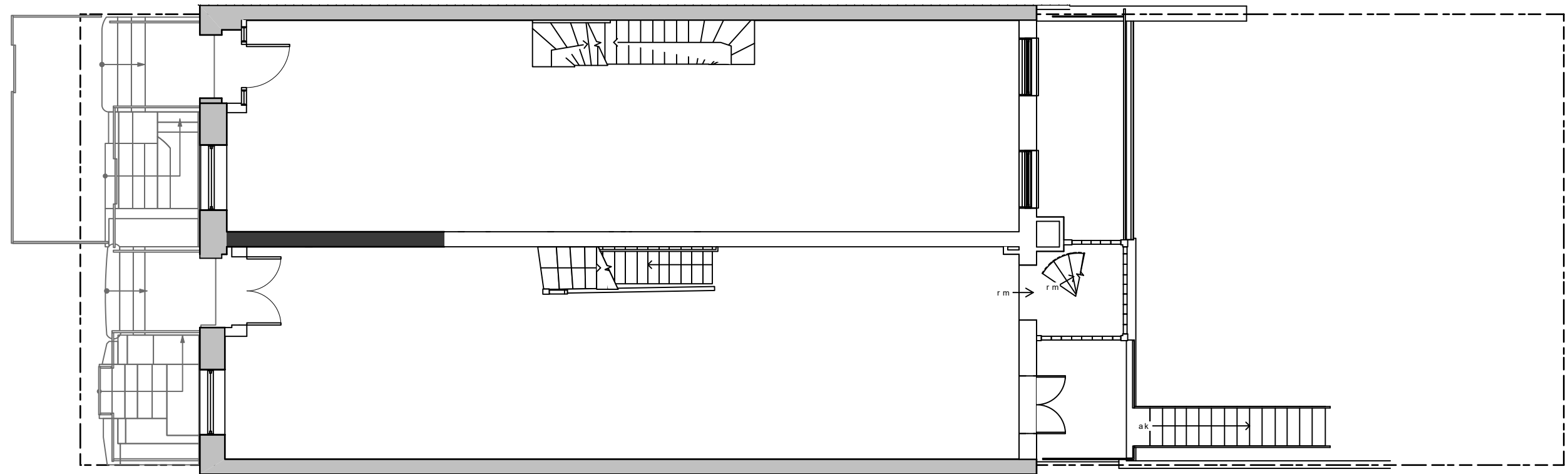


EXISTING CELLAR FLOOR

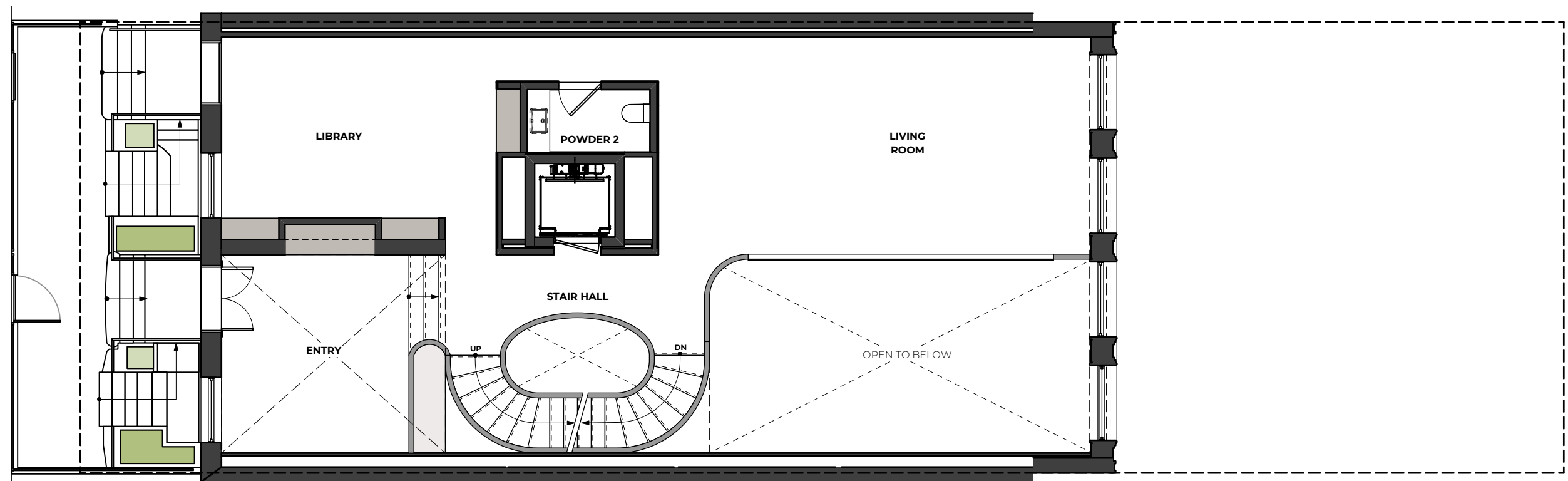


PROPOSED CELLAR FLOOR

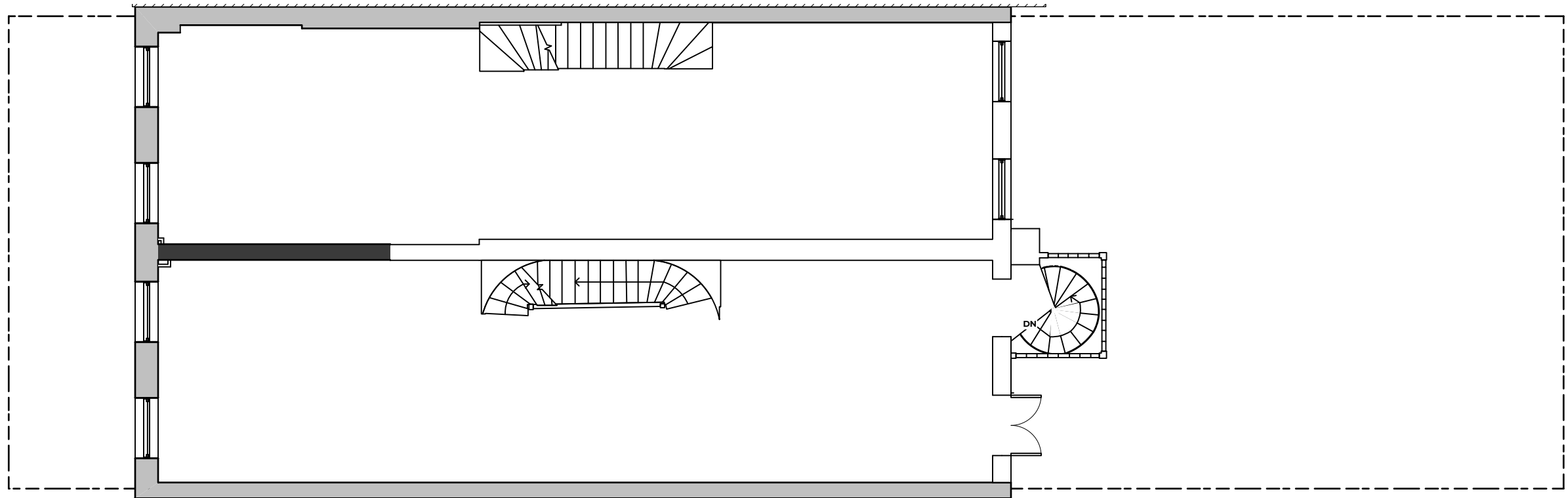




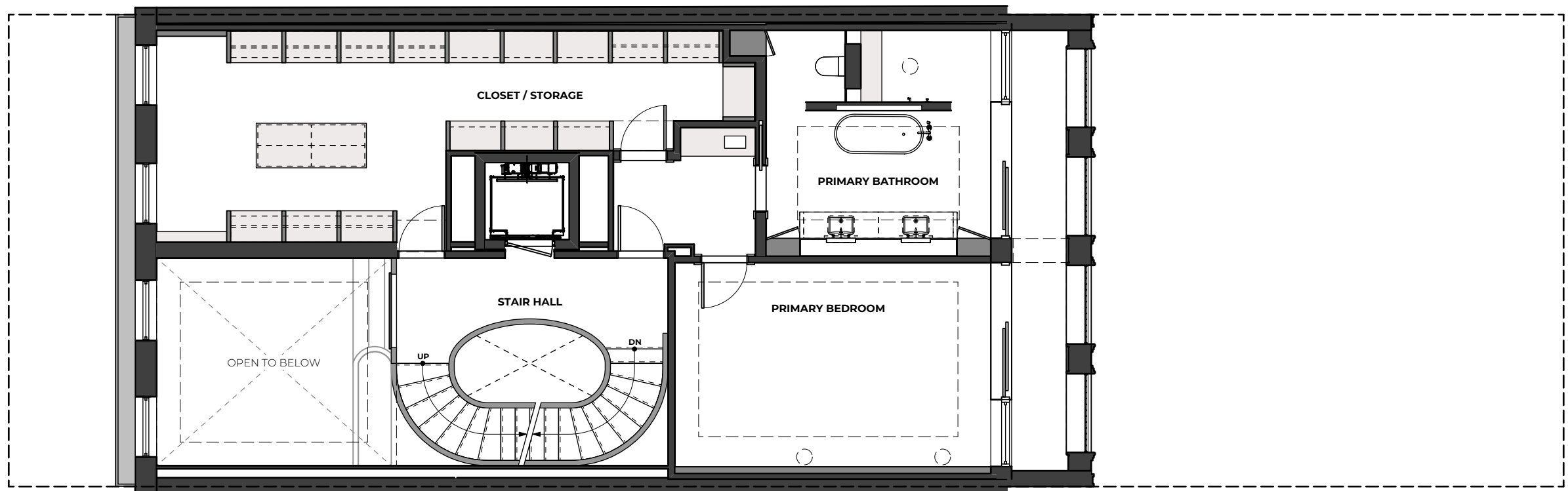
EXISTING FIRST FLOOR



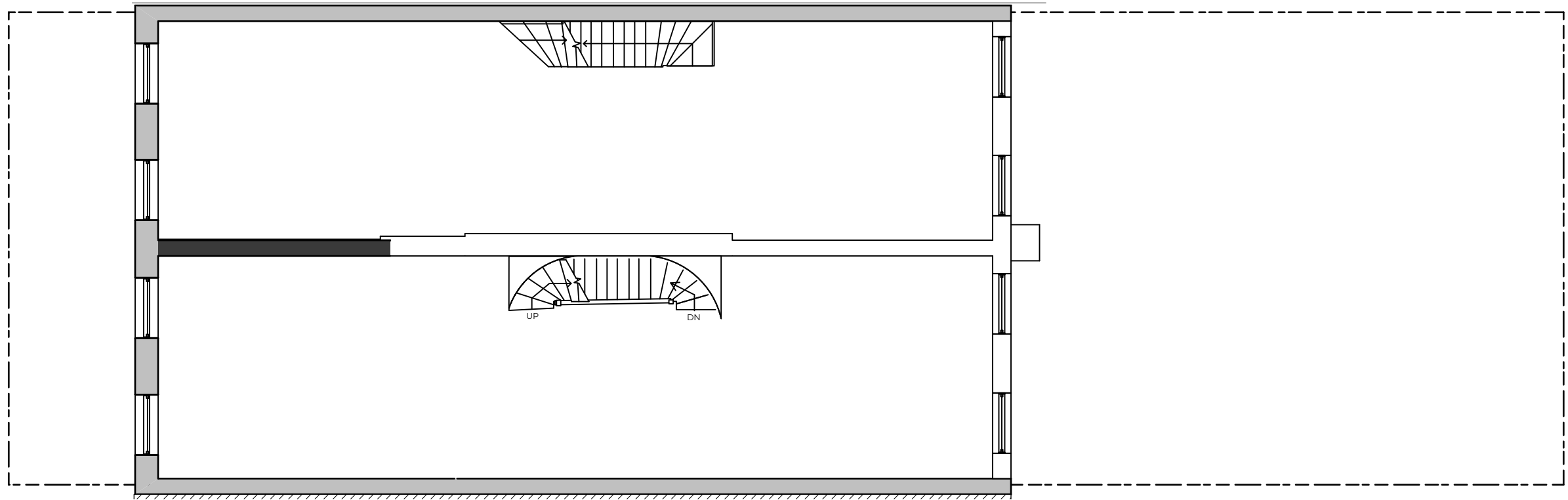
PROPOSED FIRST FLOOR



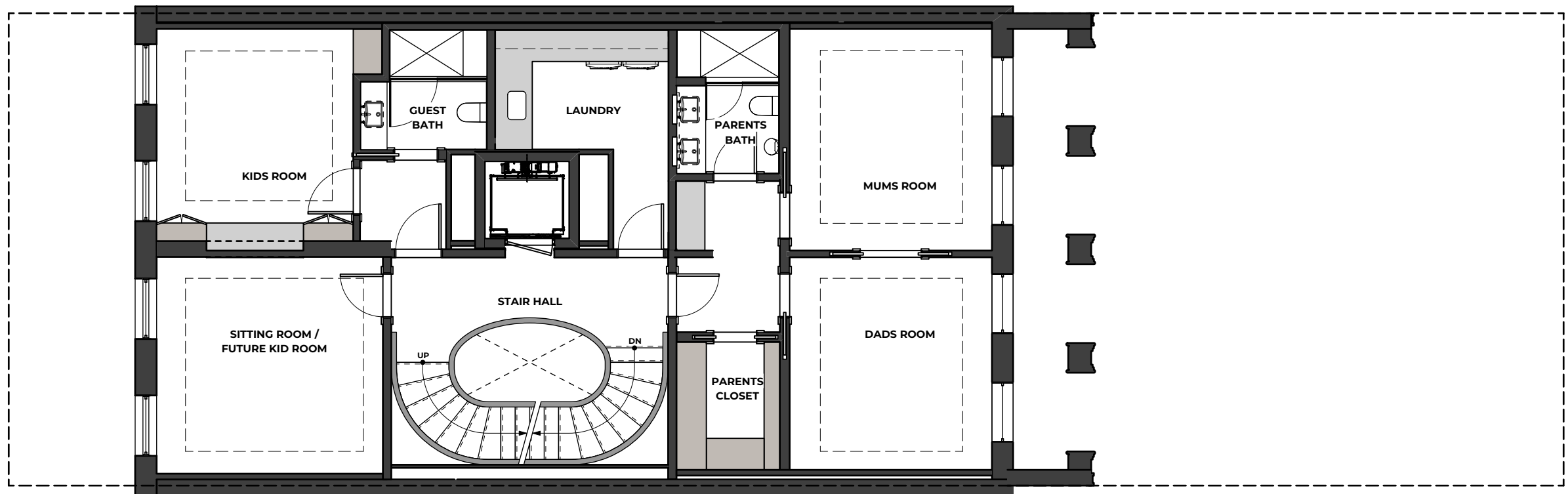
EXISTING SECOND FLOOR



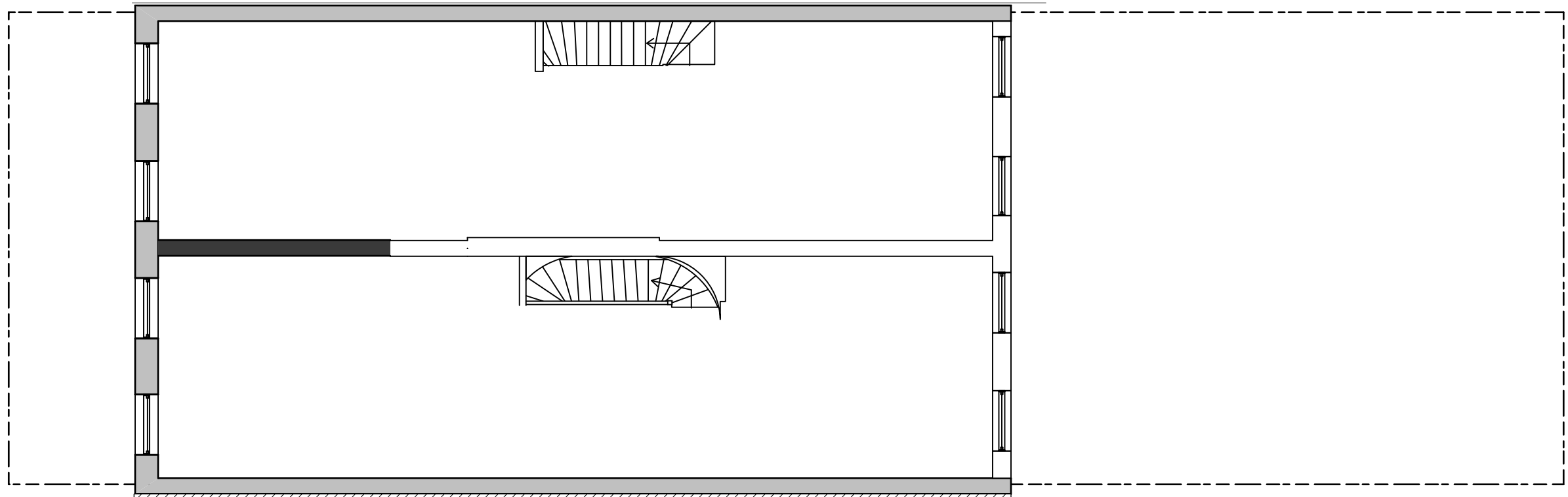
PROPOSED SECOND FLOOR



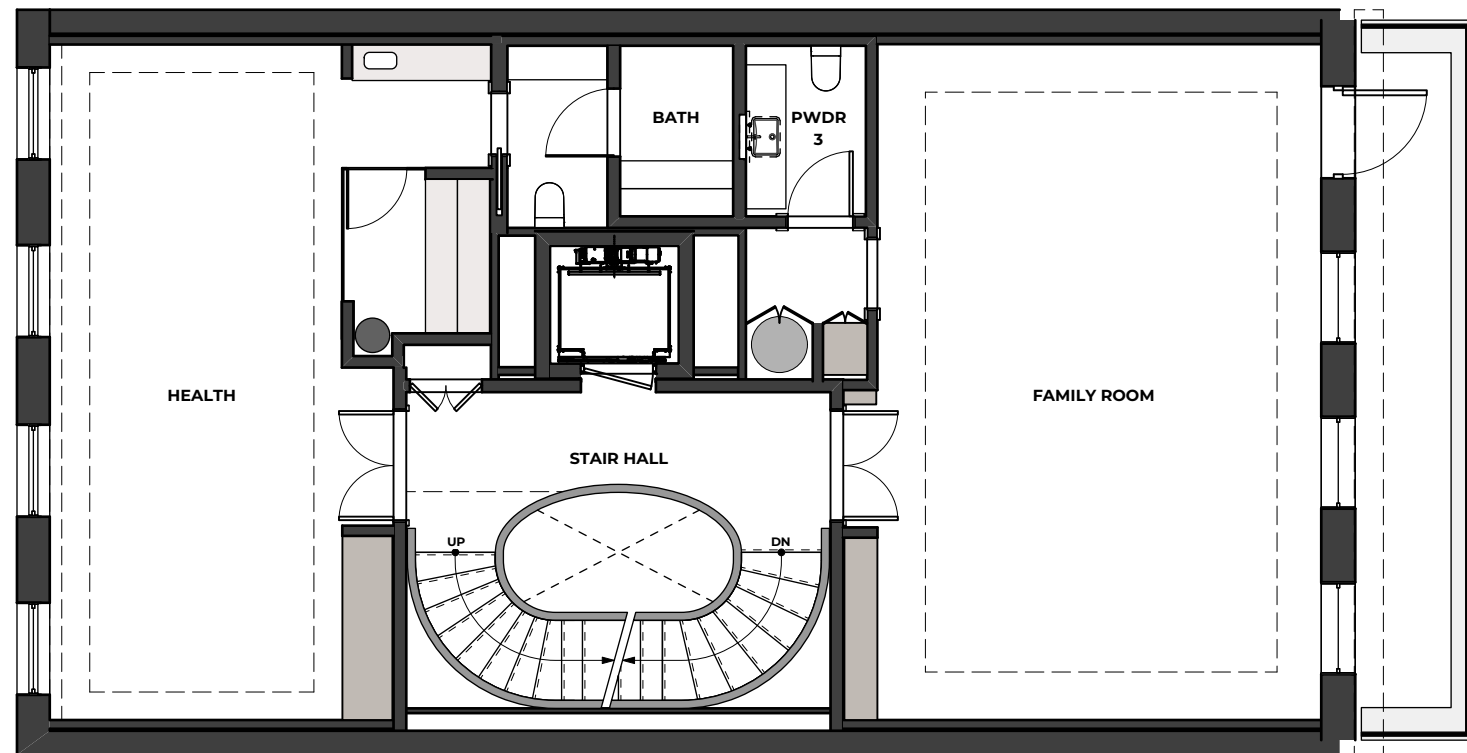
EXISTING THIRD FLOOR



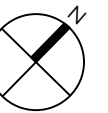
PROPOSED THIRD FLOOR

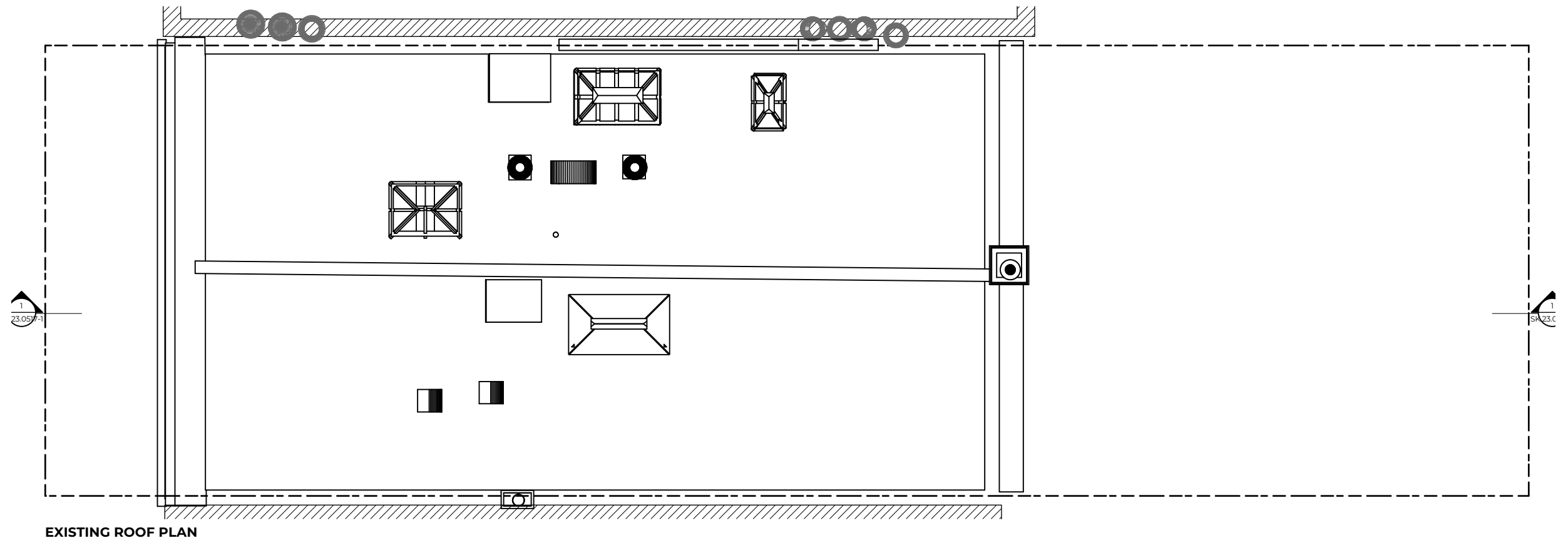


EXISTING FOURTH FLOOR

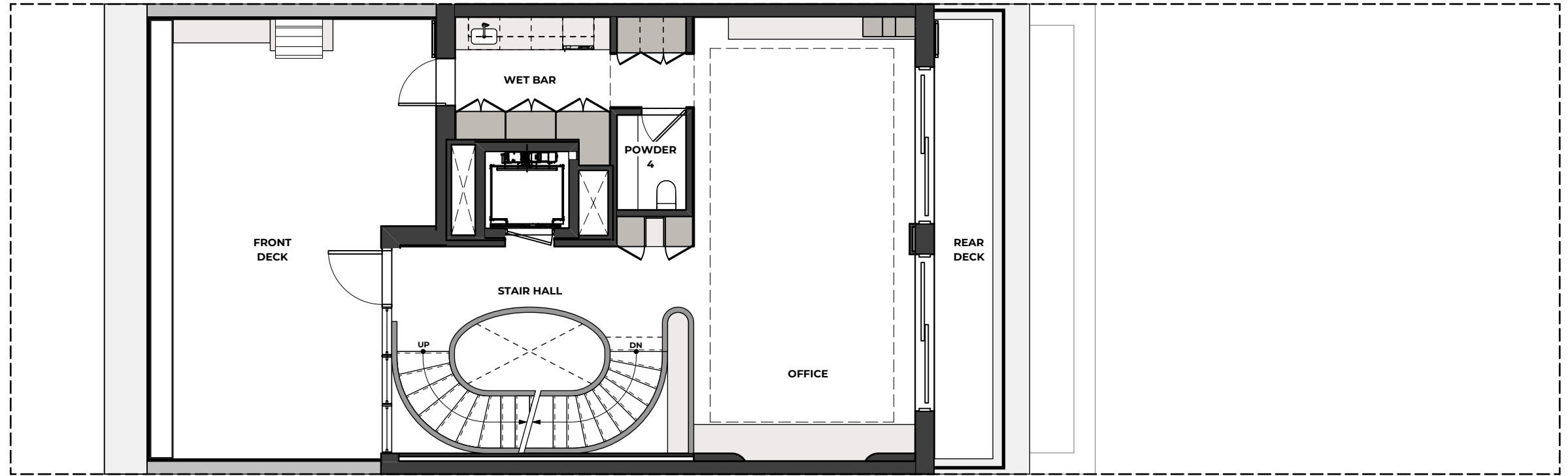


PROPOSED FOURTH FLOOR

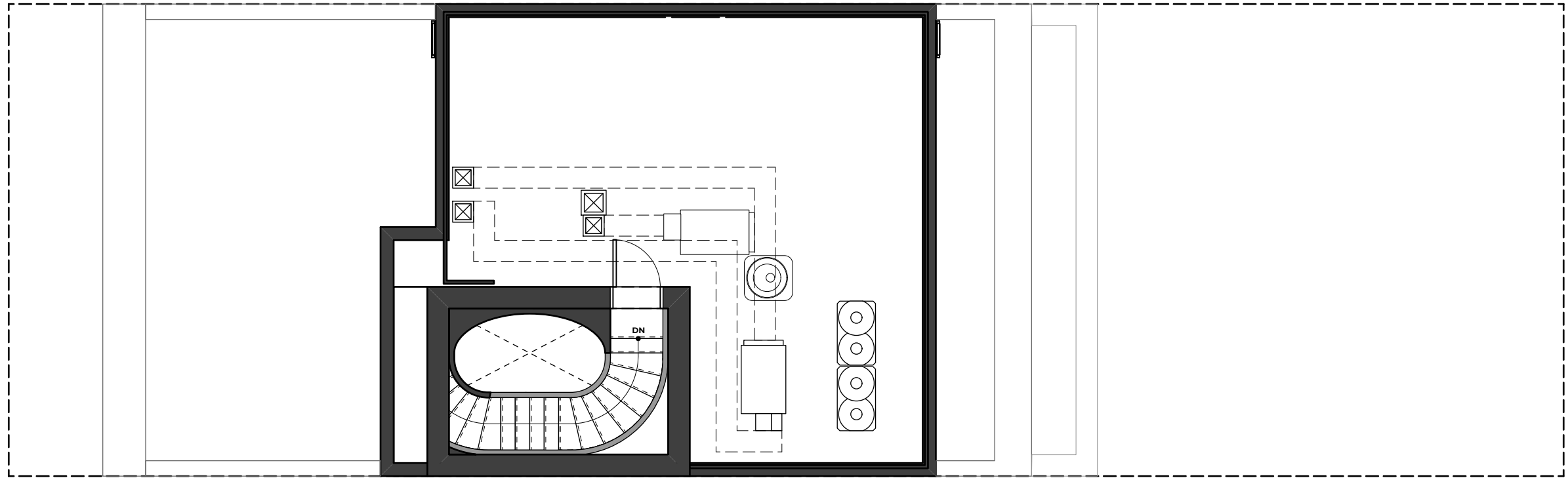




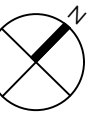
EXISTING ROOF PLAN



PROPOSED ADDITION FIFTH FLOOR



PROPOSED ROOF PLAN







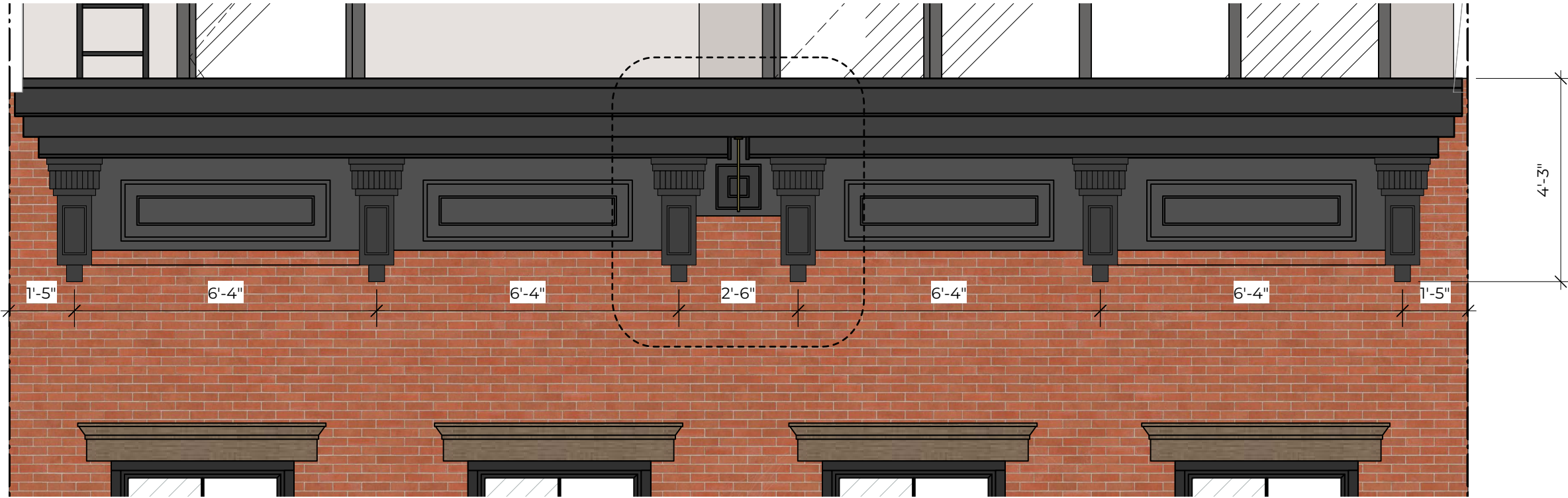
The current proposal is:

**Preservation Department – Item 2, LPC-24-05576**

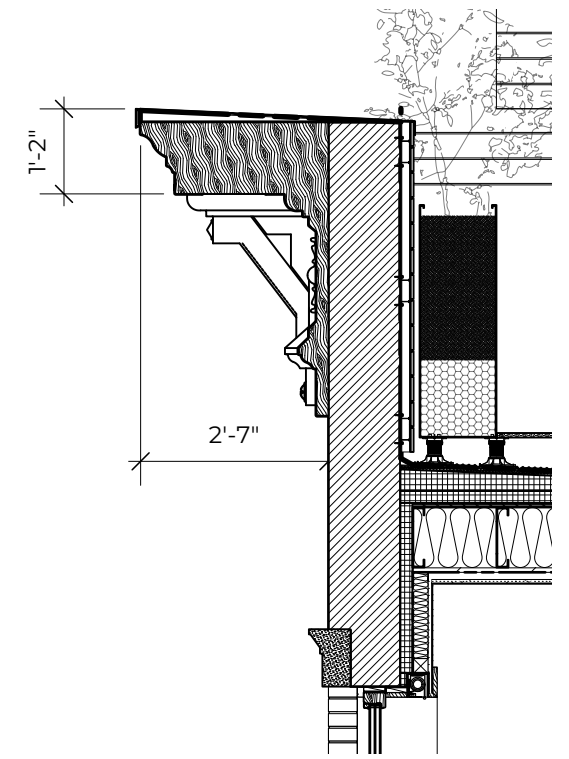
**413-415 West 22nd Street – Chelsea Historic District Extension**  
**Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**

# APPENDIX - ADDITIONAL DRAWINGS



PROPOSED CORNICE



PROPOSED CORNICE DETAIL



EXISTING CORNICE



1  
403 W 21ST ST



2  
460 W 22ND ST



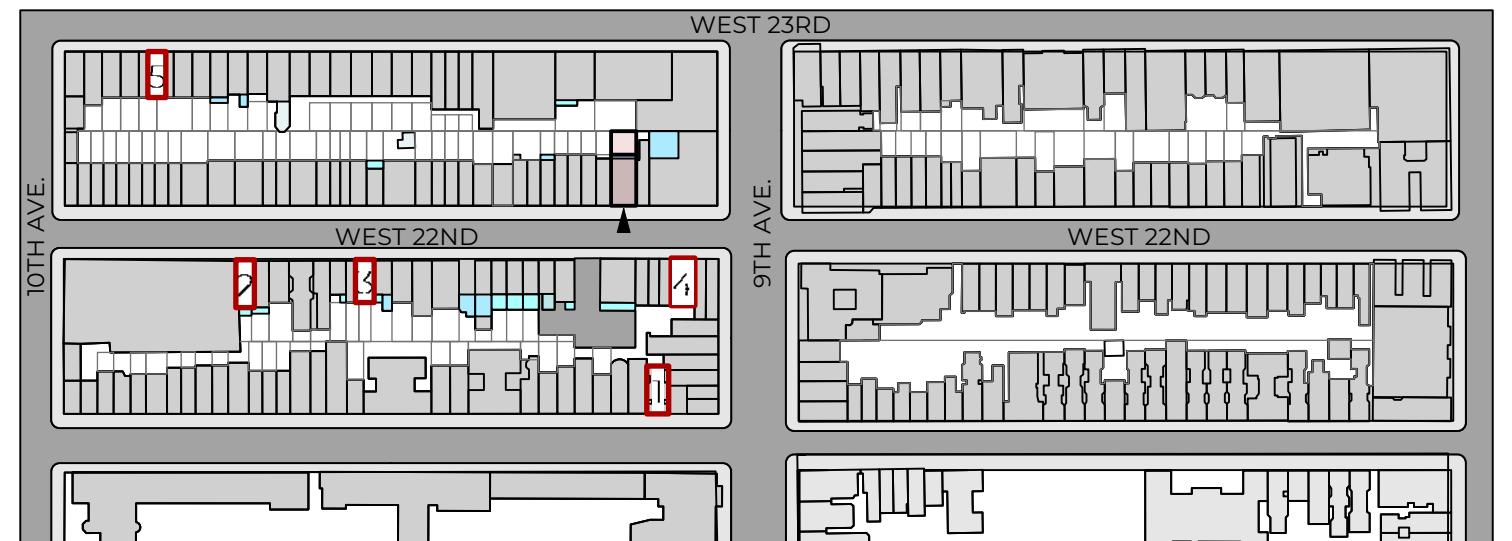
3  
446 W 22ND ST



5  
462 W 23RD ST



4  
404 W 22ND ST





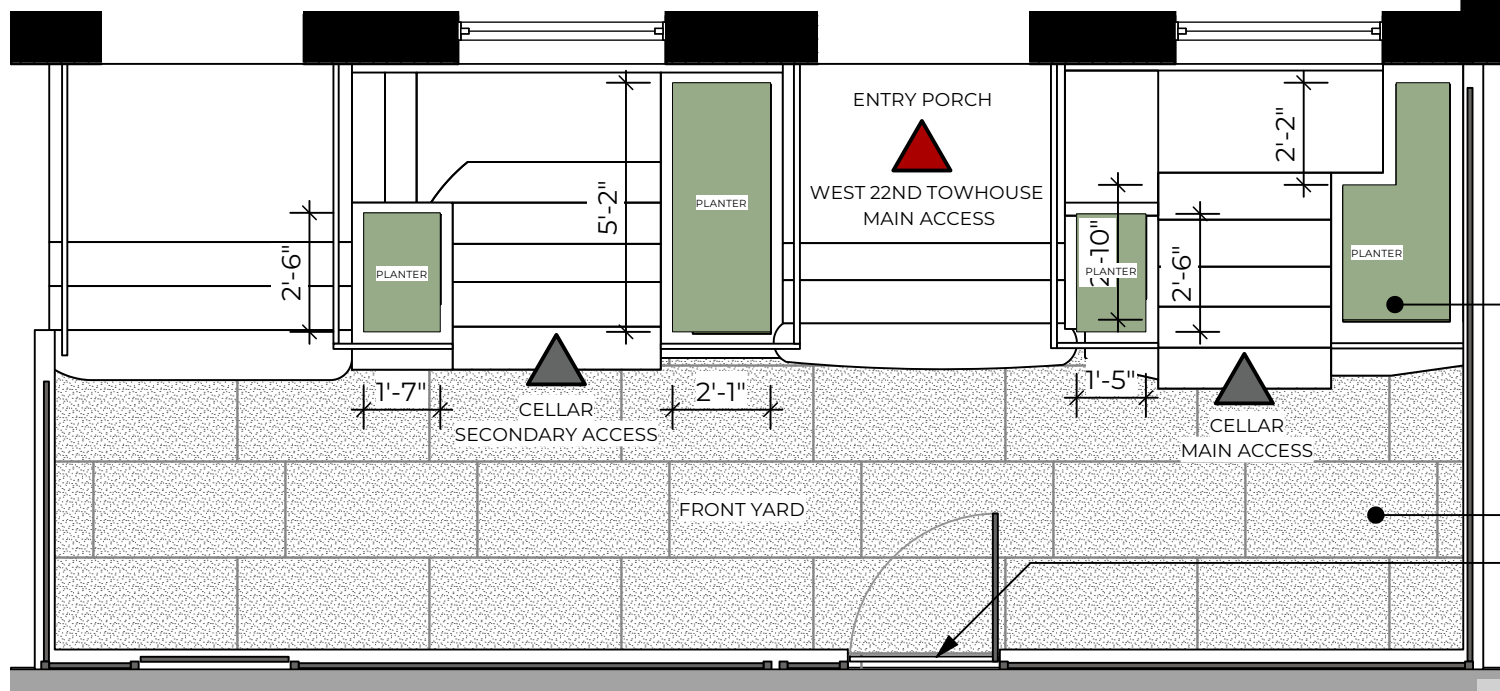




STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Ceiling			Storage and one (1) apartment.
1st to 4th Incl.			Two (2) apartments on each story.
		NOTE:	Heat and hot water supplied from 415 West 22nd Street, same owner.





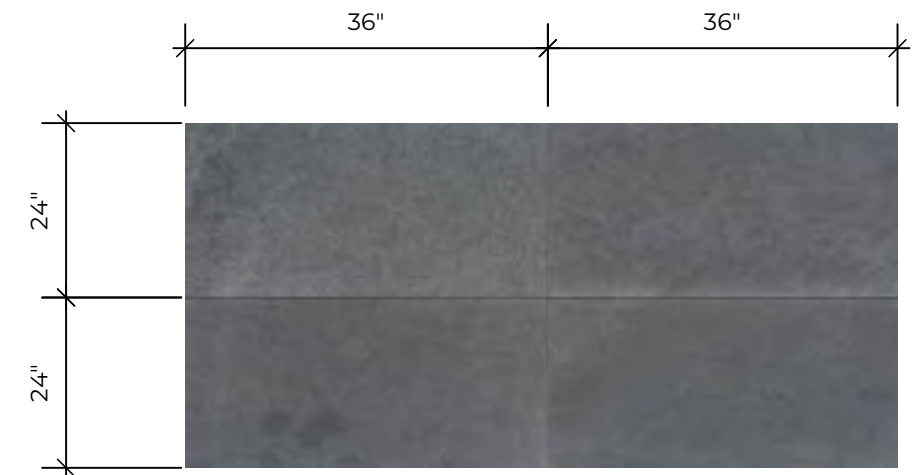


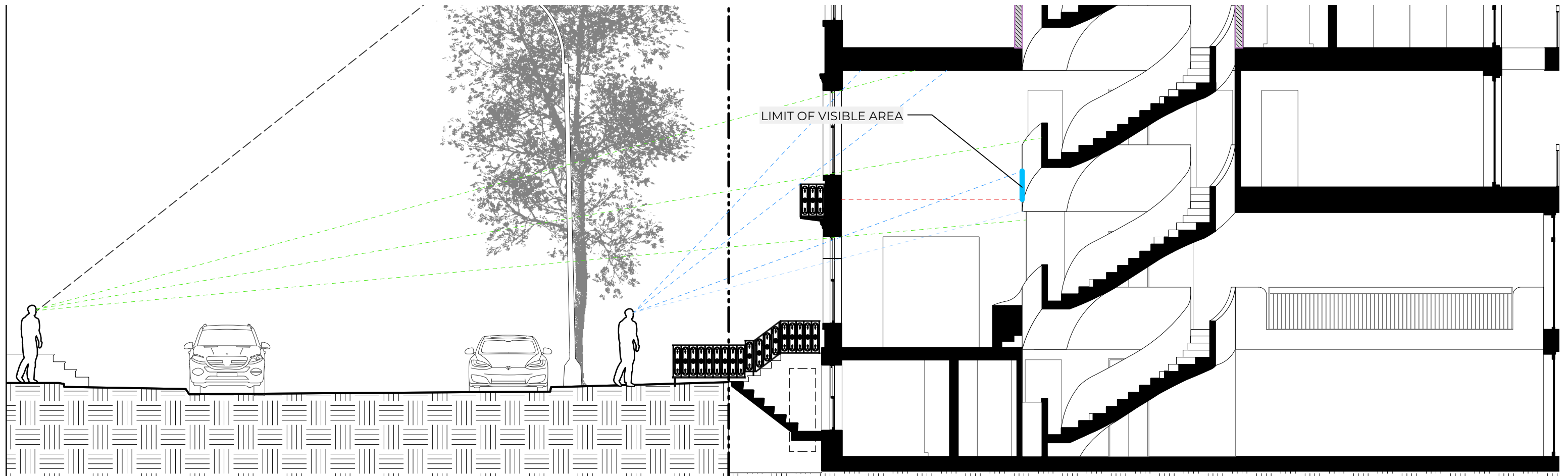
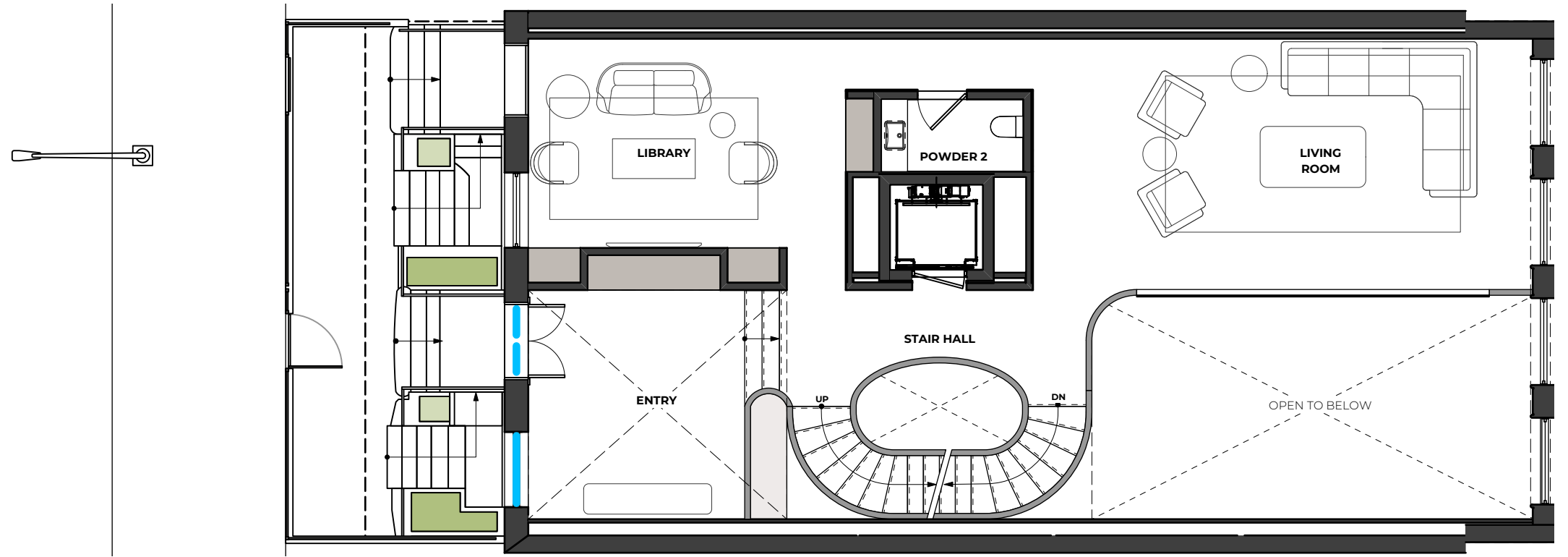
- PLANTERS TO BE RESTORED WITH BROWSTONE TO MATCH EXISTING
- NEW 24"X48" BLUE STONE PAVERS AREAWAY
- NEW EXTENSION OF FENCE AND RELOCATION OF ACCESS GATE

PROPOSED PLAN



PROPOSED ELEVATION





COMBINED BUILDINGS



400-402W 22ND ST



410-412 W 22ND ST



475-477 W 22ND ST



430-432W 23RD ST



351-353 W 22ND ST



345-347 W 22ND ST

DOUBLE WIDE SINGLE BUILDINGS



414 W 22ND ST



445 W 22ND ST



337 W 22ND ST



333 W 22ND ST





1. STREET FRONT VIEW

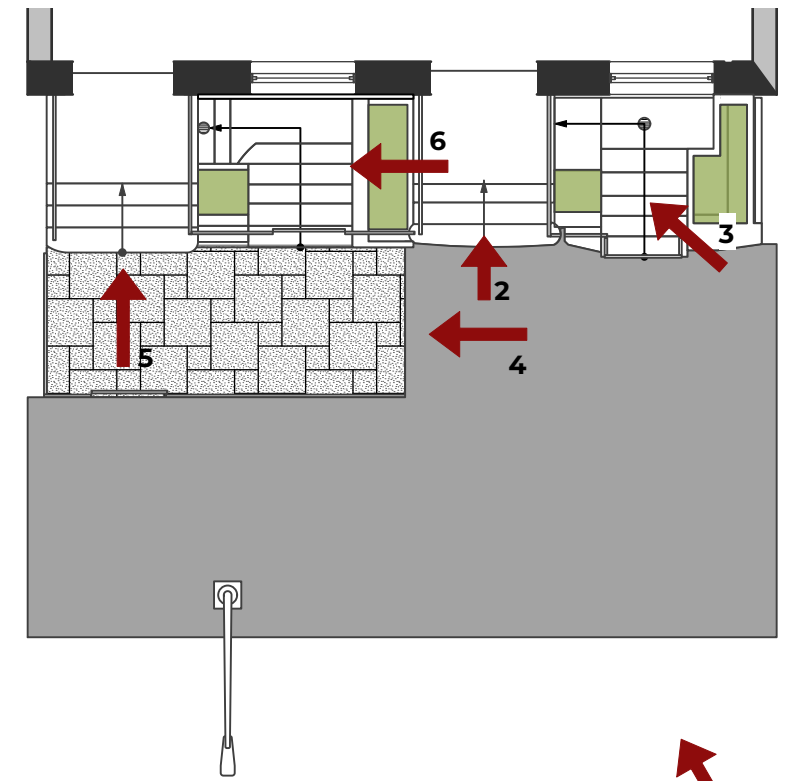


2. #413 ENTRY PORCH VIEW



3. #413 CELLAR ACCESS VIEW

EXISTING AREAWAY MAP



4. #415 AREAWAY RAILING TYPE 1



5. #415 ENTRY PORCH VIEW



6. #415 CELLAR ACCESS VIEW



6. #413 AREAWAY RAILING TYPE 2



1. SCOPE OF WORK



2. RELATIONSHIP WITH ADJACENT PROPERTIES



#417 WEST 22ND



#411 WEST 22ND



EXISTING ELEVATION

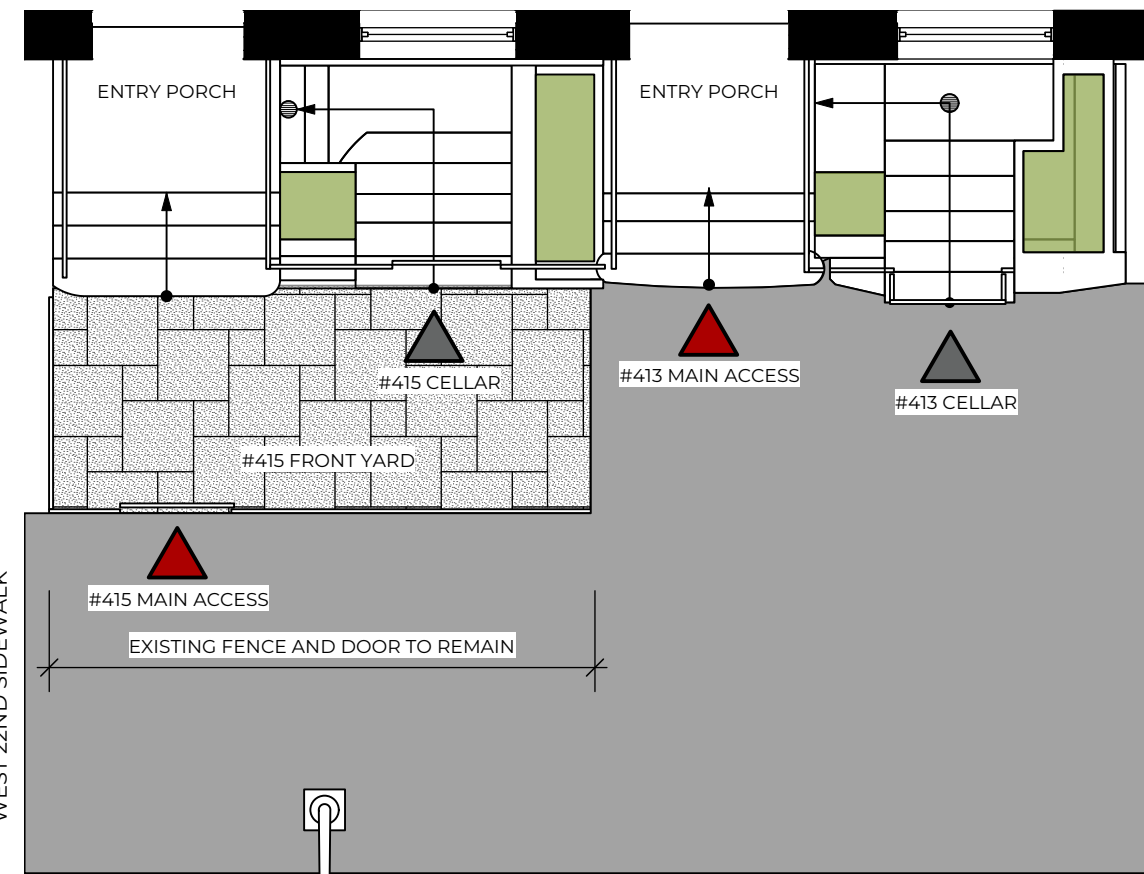
NEW 2 OVER 2 WINDOWS  
(TO WORK WITH STAFF TO  
RESTORE TO HISTORIC  
CONDITION)

DOOR REPLACED WITH  
IRON GATE

NEW UNDERSTOOP DOORS



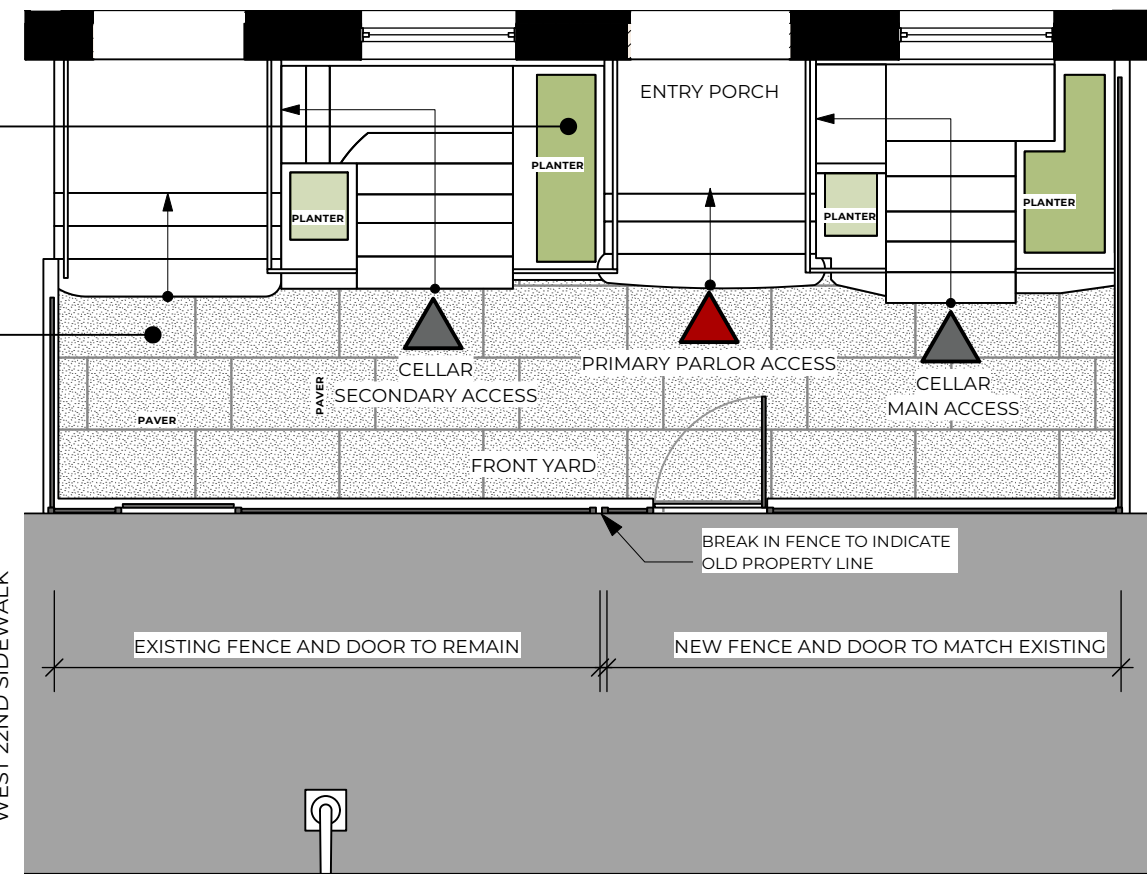
PROPOSED ELEVATION



EXISTING PLAN

PLANTERS TO BE  
RESTORED WITH  
BROWSTONE TO  
MATCH EXISTING

NEW 24"X48" BLUE STONE  
PAVERS AREAWAY



PROPOSED PLAN

# Severud Associates

CONSULTING ENGINEERS P. C.

469 Seventh Avenue • New York, New York 10018 • (212) 986-3700

Edward M. DePaola  
Cawsie Jijina  
Steven J. Najarian  
Brian A. Falconer  
Fortunato Orlando  
J. Benjamin Alper  
Matthew H. Peitz  
Daniel J. Surret

June 27, 2024

Re: #17467-01  
Proposed Structural Alterations  
413-415 West 22<sup>nd</sup> Street  
New York, NY

Tom Klaber  
k-da  
68 Jay Street, Suite 423  
Brooklyn, NY 11201

Dear Mr. Klaber:

We are the structural engineer of record for the proposed double-townhouse renovation project located at the above-listed address.

The structural scope of the proposed renovation project involves removal of an existing solid brick party wall between the two townhouses, to create a combined space. The party wall will be replaced by a central line of steel columns, girders, and a CMU shear wall around a new elevator shaft. The steel columns and girders will support the gravity loads of the floors, while the CMU shear wall will provide lateral stability. The CMU shear wall has been designed to withstand code-prescribed wind and seismic forces. Temporary shoring and bracing will be designed by a registered PE to ensure that the stability of the existing structure and that of neighboring structures will not be temporarily diminished during demolition and construction.

Keeping sections of the existing central party wall while maintaining the proposed programming is more challenging from a structural and constructability perspective. To keep parts of the existing wall, more temporary bracing will be required, and steel framing will still be required to support the floors where the wall is being partially removed. Additionally, removing the central wall completely, as currently proposed, creates an open area where the new framing can be installed without needing to maneuver around existing elements.

FAX (212) 687-6467  
[info@severud.com](mailto:info@severud.com)

BRANCH OFFICES • 3 Jason Court • Scotch Plains, NJ 07076 • TEL: (908) 322-6860  
[www.severud.com](http://www.severud.com)

## Severud Associates

Tom Klaber  
k-da

Page 2  
6/27/2024

In summary, keeping parts of the existing central party wall in lieu of replacing with a new steel frame and shear wall as currently proposed does not improve the safety of the proposed renovation project, rather it creates more complexity. Furthermore, keeping parts of the existing central party wall does not create more adverse impacts onto neighboring structures compared with the current proposed plan of complete removal and replacement.

If you have any questions or concerns, or if you require further clarification or information, please do not hesitate to contact us.

Very truly yours,

Severud Associates



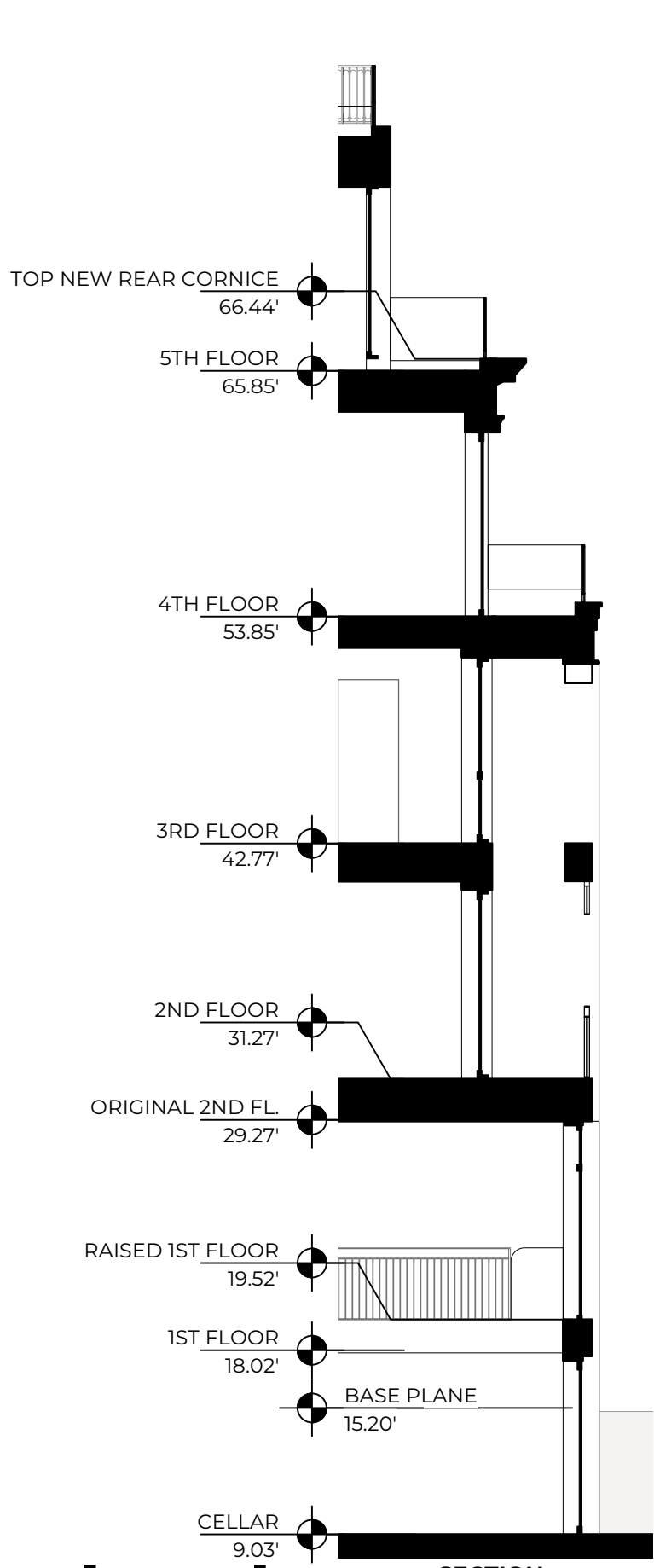
Muhammad Rahal, PE  
Senior Associate

MTR/mmi

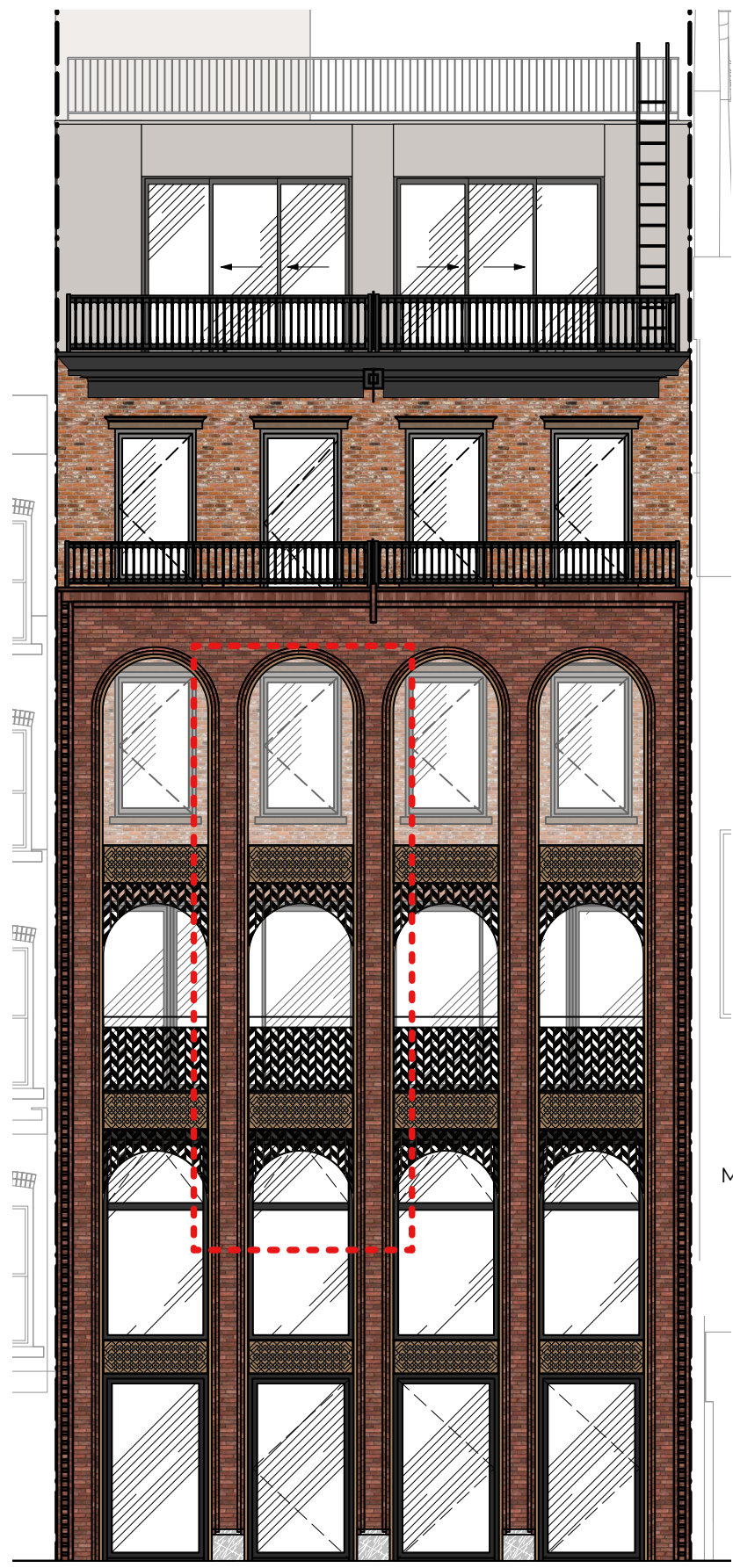


RECLAIMED BRICK

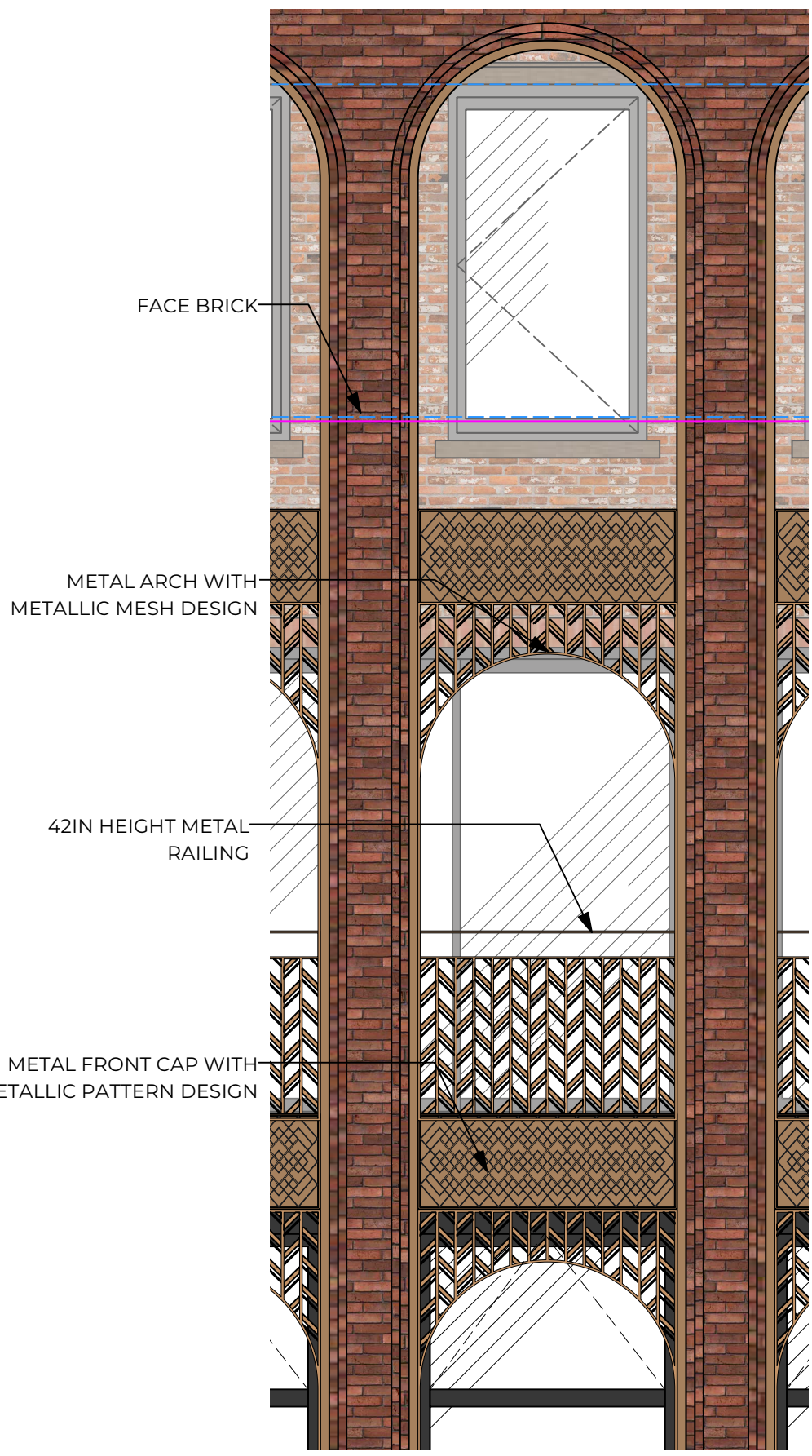




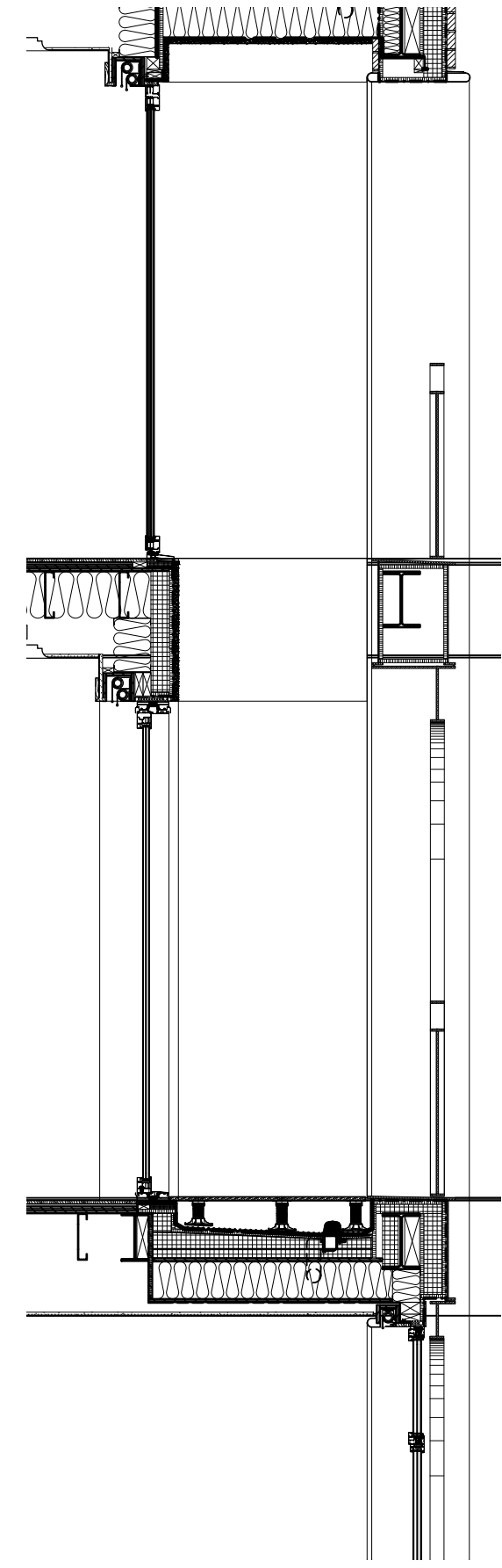
SECTION



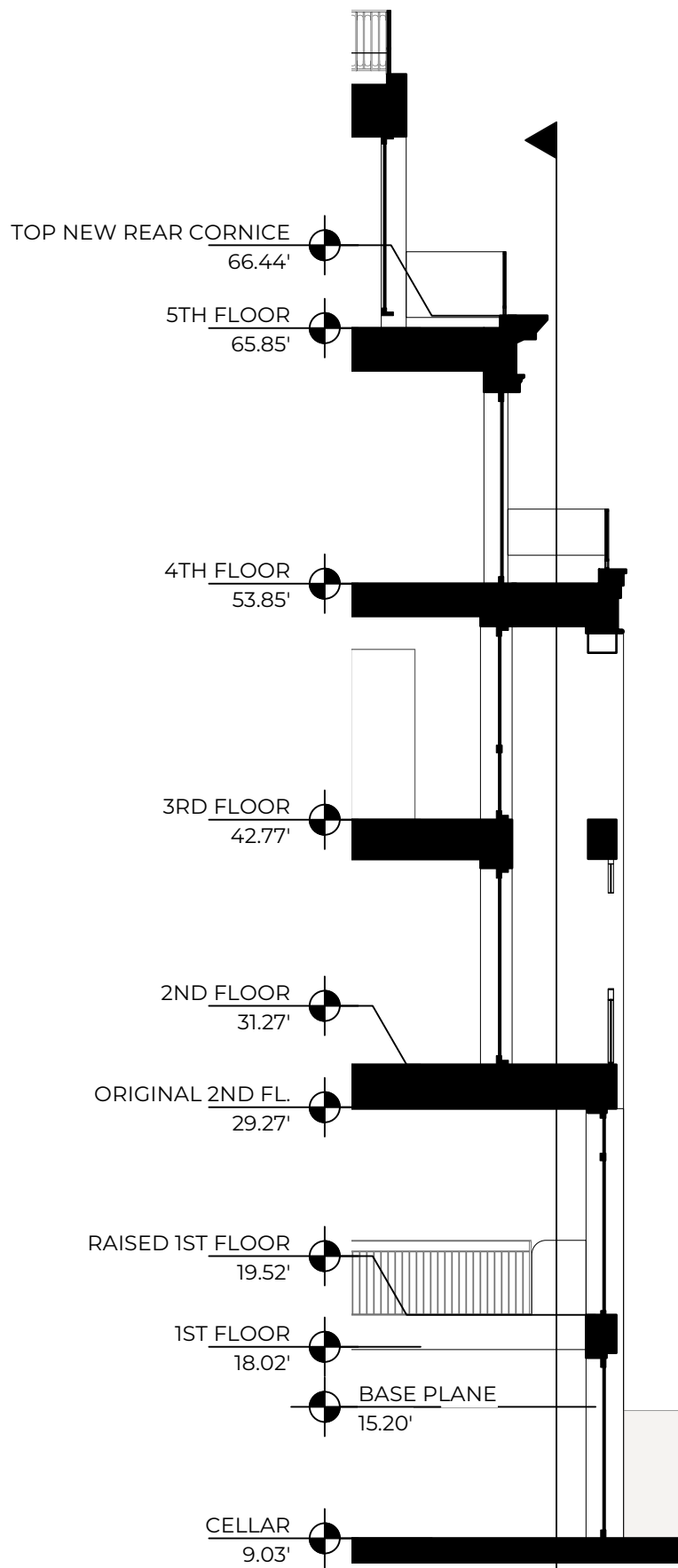
ELEVATION



ENLARGED ELEVATION



DETAIL



SECTION



ELEVATION

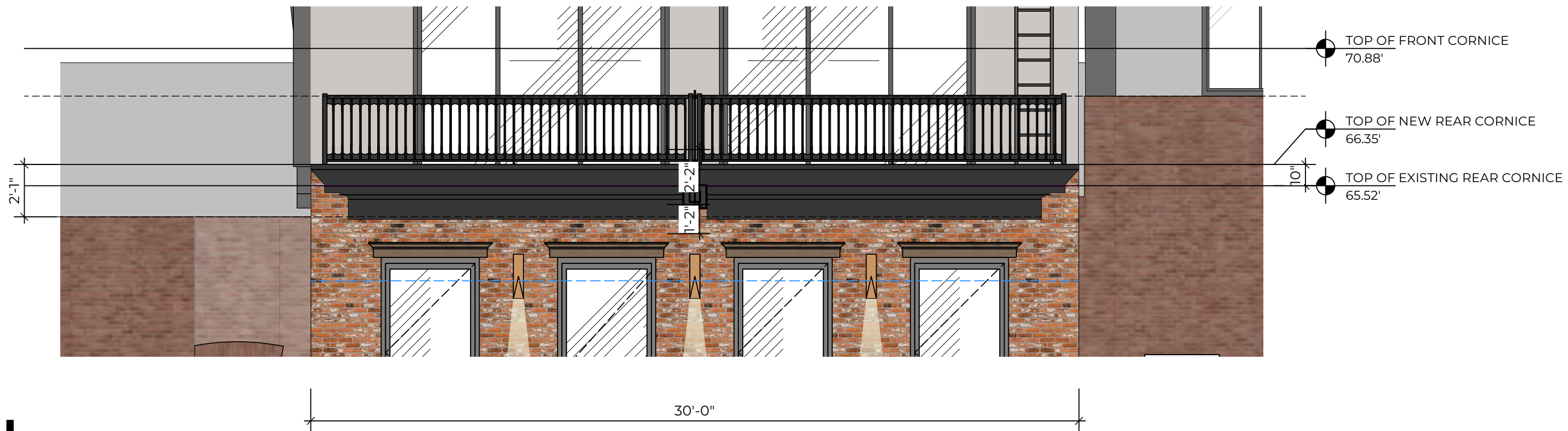
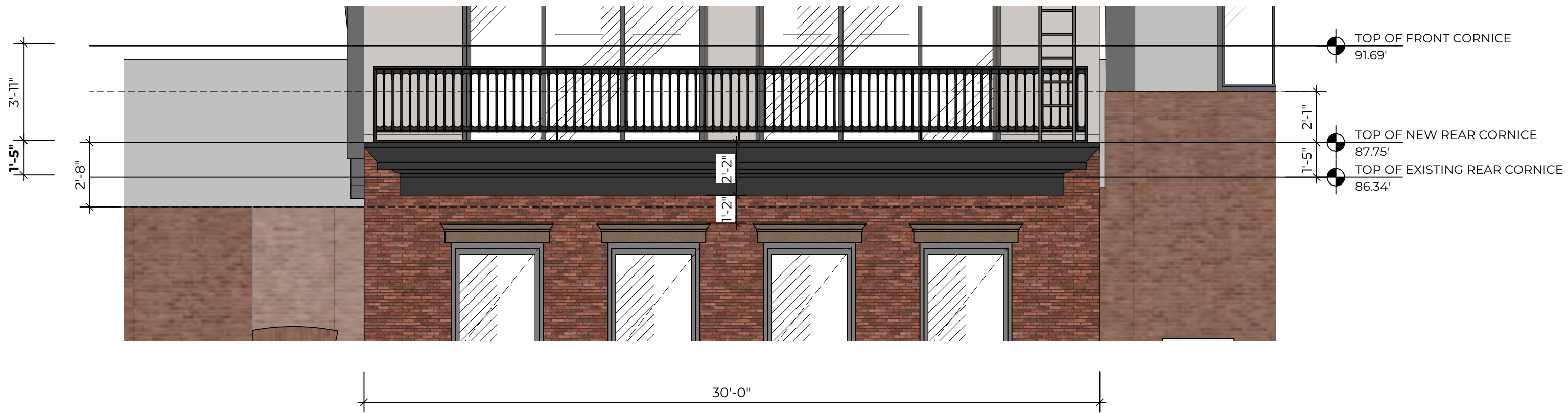
OPENINGS ON 3RD AND 4TH FLOOR TO MATCH EXISTING WIDTH

OPENINGS ON 3RD AND 4TH FLOOR TO MATCH EXISTING WIDTH

RECLAIMED BRICK



SECTION / ELEVATION





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

The current proposal is:

**Preservation Department – Item 2, 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.**