



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 253 BROADWAY 11TH FLOOR NEW YORK NY 10007  
 TEL: 212 669-7700



# PERMIT CERTIFICATE OF NO EFFECT

<b>ISSUE DATE:</b> 01/15/26	<b>EXPIRATION DATE:</b> 1/15/2030	<b>DOCKET #:</b> LPC-26-02153	<b>CNE</b> CNE-26-02153
<b>ADDRESS:</b> 50 WEST 13th STREET Apt/Floor: Cel, Bas, 01, 02, 03 Jacob Day Residence, Individual Landmark		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 576 / 15

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Atit Jariwala**  
**50 West 13th Street LLC**  
**220 5TH Avenue, 19th Floor**  
**New York, NY 10001**

**NOT ORIGINAL  
 COMPUTER-GENERATED COPY**

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on January 12, 2026.

The approved work consists of exterior alterations at and adjacent to the south (front) façade, the west (side) façade, the north (rear) façade, the three-story rear addition, the south façade of the three-story rear outbuilding, the one and two-story connection between the main building and the rear outbuilding, and the roofs of the main building, the rear addition, the connective structure, and the rear outbuilding, including removing the paint from the front and side facades with a chemical cleaner and a low-pressure water rinse; replacing deteriorated brickwork with new brickwork; repointing brickwork; replacing deteriorated portions of the wood cornice with in-kind replacement units and/or repairing deteriorated areas with a wood patching compound, in conjunction with scraping and repainting the wood cornice black; replacing one (1) white-painted modern one-over-one and five (5) black-painted wood six-over-six double-hung windows with black-painted wood six-over-six double-hung windows; replacing two (2) black-painted wood six-over-nine double-hung windows in-kind; replacing a modern door at the parlor floor entrance with a black-painted multi-light wood paneled door and multi-light black-painted wood paneled sidelights; removing the paired utilitarian doors at the historic theater entrance at the basement floor, in conjunction with removing brickwork below the sill and installing a pair of black-painted multi-light wood paneled doors in the enlarged opening;

removing brick infill at the former basement service door and brickwork under the east bay parlor floor window and installing a black-painted multi-light fixed wood window in the modified opening, in conjunction with installing a cast stone lintel separated from the parlor floor window sill by brickwork; replacing a utilitarian door at the under-stoop entrance with a black-painted multi-light wood paneled door; restoring the decorative black-painted iron portico with a copper roof at the parlor floor, based on the historic design; replacing deteriorated brownstone window lintels and sills in cast stone, matching the historic design; reconstructing the deteriorated brownstone stoop with brownstone-tinted stucco-clad masonry; scraping and repainting the metal flagpole black; installing a commemorative bronze plaque, measuring 19" x 22", at plain masonry between the parlor floor windows; replacing the modern stoop railings with new black-painted iron railings matching the historic design; restoring the deteriorated areaway railings and gate, replacing missing and damaged decorative elements with in-kind replacement units, resecuring the railings at the curb, and scraping and repainting the ironwork black, matching the existing finish; reconstructing the areaway steps in brownstone-tinted stucco-clad masonry; restoring the cast iron vault light panels at the areaway by scraping and repainting the cast iron black and replacing damaged and missing glass light, and recaulking the lights and perimeters (as needed); removing a modern metal under-stoop gate, in conjunction with repairing resultant holes in the masonry with a cementitious patching compound; reconstructing the altered and deteriorated top floor of the rear façade of the main building in brick-clad masonry and raising the height by 5" while maintaining the three (3) punched masonry openings, in conjunction with reconstructing and straightening the deteriorated sloped main roof by raising the rear portion by 12", but chamfering the rear portion of the roof assembly; replacing two (2) modern windows and one (1) door at the rear façade with multi-light casement windows and a multi-light door; demolishing the deteriorated three-story rear yard addition and constructing a three-story brick-clad rear addition with punched masonry openings with multi-light casement windows and multi-light doors and metal roof railings; demolishing the one and two-story connection to the rear outbuilding and constructing a one-story masonry connection with a stepped roof terrace; reconstructing the upper two-floors of the south façade of the rear outbuilding in brick-clad masonry, raising the height with a brick masonry parapet by 41" and featuring three-bays of punched masonry openings for two (2) multi-light casement windows and one (1) multi-light door at each floor, in conjunction with reconstructing and straightening the deteriorated sloped roof; constructing a metal catwalk balcony with metal and glass railings above the western portion of the site connecting the top floor of the rear addition with the top floor of the rear outbuilding; installing roof ladders at the rear façade of the main building and the south façade of the rear outbuilding; as well as interior alterations at the cellar through third floors, including partially excavating a raised portion of the western edge of the cellar by 48" to align with the main level of the cellar floor, as described and shown in written specifications, existing conditions photographs, and drawings labeled T-001.00, G-001.00 through G-003.00, Z-001.00, E-101.00 through E-003.00, and A-101.00 through A-712.00, dated December 9, 2025; and drawings labeled A-302.00 through A-403.00, dated January 8, 2026, and prepared by Radoslaw S. Kurek, R.A.; and drawings labeled FO-001.00 through FO-201.00 and S-001.00 through S-201.00, dated October 14, 2025, and prepared by Chris S. You, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Jacob Day Residence Designation Report describes 50 West 13th Street as a Greek Revival style rowhouse, built c. 1845 and altered in 1959.

With regard to the proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals; Section 2-11(c)(9) for repair of wood features; Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-11(e) for facade reconstruction; and Section 2-11(f)

for re-creation and restoration of missing façade features; Section 2-14 for Window and Doors, including Section 2-14(f)(2)(i)(A) for new windows and doors at primary facades at Individual Landmarks; Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades; Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(1) for non-occupiable rooftop additions on Individual Landmarks; and Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(a)(2) for areaway paving, steps, or planted areas; and Section 2-17(b) for installation of new ironwork. Furthermore, with regard to these or other aspects of the work, the Commission finds that the new basement window opening at the east bay at the front façade will align with the windows above; that the openings at this floor have been significantly altered; that the installation of the plaque will commemorate significant historic and cultural events that occurred at the site; that the plaque's finish and material will be harmonious with the building's façade; that the plaque will be installed at plain masonry through mortar joints to minimize damage to historic fabric; and that the installation will not result in the removal of any significant architectural or decorative features of the building; that the reconstruction of the rear addition, connective structure, and south addition at the rear building is required due to the severely deteriorated condition of these structures; that these structures were heavily altered; that the structures will be shorter or lower than the current structures; that the proposed design of these structures will harmonize with the design of the main building; that the work will support the long-term preservation of the building; and that the proposed work will support the special architectural and historic character of the Jacob Day Residence Individual Landmark.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the following required specific samples will be identified in a Materials Checklist: façade cleaning, paint removal, mortar joint cutting, mortar color, texture, and tooling, stone patching, cast iron patching, wood patch repair, replacement brick at primary facades, replacement brick at visible secondary facades, and caulking.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is

contained in the approved documents and referenced in the approval. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Richard Lowry.

Lisa Kersavage  
Executive Director

**PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:**

Radoslaw S Kurek, Rad Design and Architecture

**cc:** Jared Knowles, Deputy Director; Radoslaw S Kurek, Rad Design and Architecture