



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

|   |                                      |                                 |                               |
|---|--------------------------------------|---------------------------------|-------------------------------|
| <b>ISSUE DATE:</b><br>01/13/17          | <b>EXPIRATION DATE:</b><br>7/26/2022 | <b>DOCKET #:</b><br>LPC-19-6460 | <b>COFA</b><br>COFA-19-7491   |
| <b>ADDRESS:</b><br>404 WEST 20TH STREET |                                      | <b>BOROUGH:</b><br>Manhattan    | <b>BLOCK/LOT:</b><br>717 / 46 |
| Chelsea Historic District               |                                      |                                 |                               |

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

ISSUED TO:

**Ajoy Kapoor**  
**404 West 20 LLC**  
**C/O Wollmuth Maher & Deutsch LLP**  
**500 Fifth Avenue**  
**New York, NY 10110**

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July, 26, 2016, following the Public Meeting of June 14, 2016, and the Public Hearing and Public Meeting of April 19, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on March 24, 2016, and as you were notified in Status Update Letter 19-1021 (LPC 18-2967) issued on July 26, 2016.

The proposal, as approved, consists of removing the pitched roof, secondary east (side) façade, and secondary south (rear) facade; constructing a recessed side yard infill addition, featuring fiber-cement board siding and trim, all with a dark finish; reconstructing the pitched roof and raising the ridgeline, featuring standing seam metal and reconstructed masonry chimney, with a recessed terrace at the West 20th Street facing slope, and a dormer featuring multi-light wood casement and fixed window assembly with a black finish and mechanical equipment at the south facing slope; reconstructing the third floor at the rear façade at the same height and plane, featuring fiber-cement board siding and trim, all with a white finish, and two (2) six-over-six double-hung wood windows, and a multi-light wood door and sidelight assembly, all with a black finish; and constructing a stepped two-story rear yard addition, featuring brick cladding, multi-light door and window assemblies with a black finish, metal railings at the roof terrace with a black finish, and a metal deck and spiral stair case with a black finish leading to the rear yard; at the basement and rear yard, excavating and installing new foundation walls and sub-structure for a new cellar floor, and constructing a

below-grade addition and lowering the grade of the yard. The proposal as initially presented included larger additions at the rooftop, rear yard, and below-grade, and a different material selection at the side yard infill addition. The proposal was shown in photographs and drawings labeled one through twenty-nine, dated July 19, 2016; on drawings labeled one through thirty, dated June 13, 2016; and on drawings labeled one through thirty-seven, dated April 19, 2016, all prepared by Suk Design Group LLP.

In reviewing this proposal, the Commission noted that the Chelsea Historic District Designation Report describes 404 West 20th Street as Federal style rowhouse built in 1829-30, with 19th century modifications in the Greek Revival and Italianate styles; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Chelsea Historic District. The Commission further noted that the designation report describes 404 West 20th Street as the oldest building in the Chelsea Historic District; that the building is constructed with a masonry front façade and wood framed side and rear façades and a sloped roof; and that the roof was raised during an early period alteration in the 1800's according to the designation report.

With regard to this proposal, the Commission found that the proposed work will address areas of the building with serious structural issues, including structural deficiencies at the framed side wall, and the proposed work will rectify these conditions and will include restoration of the primary façade; that filling in the narrow gap between this building and the neighboring apartment building, which currently provides only a minimal view of the side façade and rear yard, will not conceal any significant architectural features or detract from the streetscape; that cladding the side yard infill addition with wood or fiber-cement siding painted with a dark finish will relate to the secondary nature of the exposed side façade with wood clapboards, and will help the infill to recede from view; that the proposed reconstruction of the sloped roof, although slightly taller at the ridge line and incorporating the new side yard infill, will maintain the general shape and pitch of the existing mid-19th century roof; that there is a tradition of dormer additions for expanding living spaces in attic floors at houses of this age and type, therefore the proposed rear dormer is in keeping with this tradition, including its materiality and form; that the proposed terrace and façade sunken into the front facing slope of the roof will not be visible over the primary façade, and the proposed rear dormer will be moderately visible over the rear façade situated between taller adjacent buildings, limiting the visual impact of these alterations; that the demolition of the existing addition at the rear façade will not result in the loss or damage to any significant architectural features of the building; that the proposed rear yard addition will not rise to the full height of the building, thereby maintaining the top floor at the existing plane and height, which will be reconstructed with fiber-cement siding and fenestration largely in keeping with its historic appearance; that the proposed rear yard addition will align with the adjacent apartment building at the upper floors, and will project modestly further into the rear yard at the lower floors, limiting its impact on the central greenspace at the end of the block; that the materiality of the proposed rear yard additions, featuring multi-light windows, brick cladding, and metal and glass elements, will be in keeping with additions found elsewhere in the historic district; that the proposed rear yard addition, although moderately visible over a parking lot and playground from the opposite side of the block, will be seen at oblique angles over fences and other low structures, limiting its visual impact; that the proposed excavation below the building and within the rear yard, to create an additional floor below grade with access to the lowered yard, will retain 5' of the yard adjoining the rear-lot line to allow for substantial plantings; and that the excavation of the cellar will be done in compliance with the Department of Buildings regulations under the supervision of a licensed professional engineer to protect this building and adjacent buildings and that the proposed work enhance the special architectural and historic character of the building and the Chelsea Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Chelsea Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that the mechanical equipment at the

rear sloped roof be rearranged or relocated to reduce its visibility from the public thoroughfare, and two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on December 21, 2016, the Landmarks Preservation Commission received final drawings A-000.00 through A-005.00, A-007.00, A-010.00 through A-015.00, A-017.00, A-018.00, A-030.00, A-040.00, A-042.00, A-090.00, A-100.00 through A-103.00, A-200.00 through A-202.00, A-300.00 through A-303.00, A-400.00 through A-402.00, A-500.00 through A-502.00, A-700.00 through A-712.00, A-720.00 through A-724.00, A-730.00, A-740.00, A-770.00, A-780.00, A-800.00 through A-809.00, A-820.00, A-821.00, and A-840.00, dated December 20, 2016 and prepared by William Won Kyung Suk, RA; and on drawings DM-100.00 through DM-107.00 dated December 19, 2016 and prepared by Santiago Helman, PE; and on drawings S-000.00, S-100.00 through S-103.00, S-201.00 and S-301.00 dated September 6, 2016 and prepared by Arun P. Rimal, PE; and on drawings M-100.00, M-110.00, M-200.00, M-210.00 through M-240.00, M-400.00, M-500.00, M-510.00, M-520.00, M-600.00, M-610.00, M-620.00, P-100.00, P-200.00 through P-230.00, P-300.00, P-310.00, P-400.00, P-410.00, SP-100.00, SP-200.00, SP-210.00, SP-220.00, and SP-300.00 dated September 6, 2016 and prepared by Kam Wing Chiu, PE; and on drawings T-001.00, SOE-001.00, and SOE-100.00 through SOE-104.00 dated November 2, 2016 and prepared by Chris S. Yiu, PE; and in a facade inspection report, dated revised November 30, 2016, and prepared by Suk Design Group, LLP; and in an engineers report, dated January 13, 2016 and prepared by William Won Kyung Suk, RA, and Chris S. Yiu, PE. Accordingly, the staff of the Commission reviewed the drawings, and found that the mechanical equipment at the rear slope of the roof has been rearranged and consolidated along the west side, and relocated in part to the rear yard, to reduce its visibility from the public thoroughfare, and that the proposal approved by the Commission has been maintained, and that the drawings additionally show work at the West 20th Street façade, at the basement and first through third floors, including removing paint with a chemical cleaner and low pressure water wash; repointing the façade in its entirety; replacing damaged brick in kind at select locations; removing a metal downspout; repairing brownstone lintels with a cementitious repair mortar; at the first floor, replacing the wood and metal door surround with a new wood door surround to match the historic condition, and painted with a brown finish; repairing and restoring the paired wood paneled doors and multi-light transom, and painting with a black finish; reconstructing the brownstone stoop with cast stone units to match the historic condition; at the stoop and areaway, temporarily removing, restoring and reinstalling cast iron railings, cast iron areaway fence, gate, and ground floor cast iron gate, all painted with a black finish; at the ground floor, replacing two (2) two-over-two double-hung wood windows and profiled wood brickmolds, in kind, with a black finish; at the first floor, replacing two (2) multi-lite paired casements and multi-light transom and profiled wood brickmolds in kind, with a black finish; and at the second and third floors, removing six windows, and installing six (6) six-over-six double-hung wood windows and profiled wood brickmolds, all painted with a black finish; at the ground floor, and first floor, scraping and painting the existing cast iron grills, and painting with a black finish; and making minor repairs to the wood cornice, and painting it with a white finish; and interior alterations at the sub-cellar, basement, and first through fourth floors including demolishing and constructing loadbearing walls, floors, and nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. The Commission finds, in accordance with the provisions of Title 63 of the Rules of the City of New York, Section 3 04, that the replacement of the existing windows is warranted by their deteriorated conditions; and that the proposed replacement windows will match the historic windows in terms of configuration, operation, details, material, and finish. Furthermore, the Commission finds, that the proposed brick and brownstone masonry units will match the historic masonry units in terms of size, color, texture and bond pattern; that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; that the proposed patching mortar will match the color, texture, finish and details of the original stone; that the cleaning of the West 20th Street façade will be done in the gentlest effective method without causing damage

to the masonry; that the water pressure will not exceed 500 psi; and that the proposed work will protect the building's façade and structure from future damage due to water infiltration and aid in the long term preservation of the building; that the replacement of the wood door surround is warranted by its/their deteriorated condition; that the replacement woodwork will match the historic woodwork in terms of placement, material, dimensions, texture, finish, profiles joinery, and details; that the removal of the existing metal downspout will eliminate unsympathetic alterations that detract from the significant architectural features of the building, without causing the removal of any historic fabric; that the proposed black finish will be easily reversible and in keeping with the finishes of windows at other buildings of a similar age and style on this block; that the work will not result in damage to or loss of any significant historic fabric; and that the work will not detract from the special architectural or historic character of the building or district. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-7491 is being issued.

**PLEASE NOTE:** As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

**PLEASE FURTHER NOTE:** This permit is contingent upon the Commission's review and approval of samples of joint cutting techniques, brick and pointing mortar samples, brownstone patching mortar, brownstone cast stone unit samples, and wood door surround shop drawings, prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to [ddandurand@lpc.nyc.gov](mailto:ddandurand@lpc.nyc.gov) for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. 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 Derek Dandurand.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
John Gordon , Suk Design Group LLP

cc: Cory Herrala/Director of Technical Affairs, Sustainability and Resiliency/LPC