

January 10th, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-23-04117

458 West 20th Street – Chelsea Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 820 9880 8731

Passcode: 256243

By Phone: 1 646-558-8656 US (New York)

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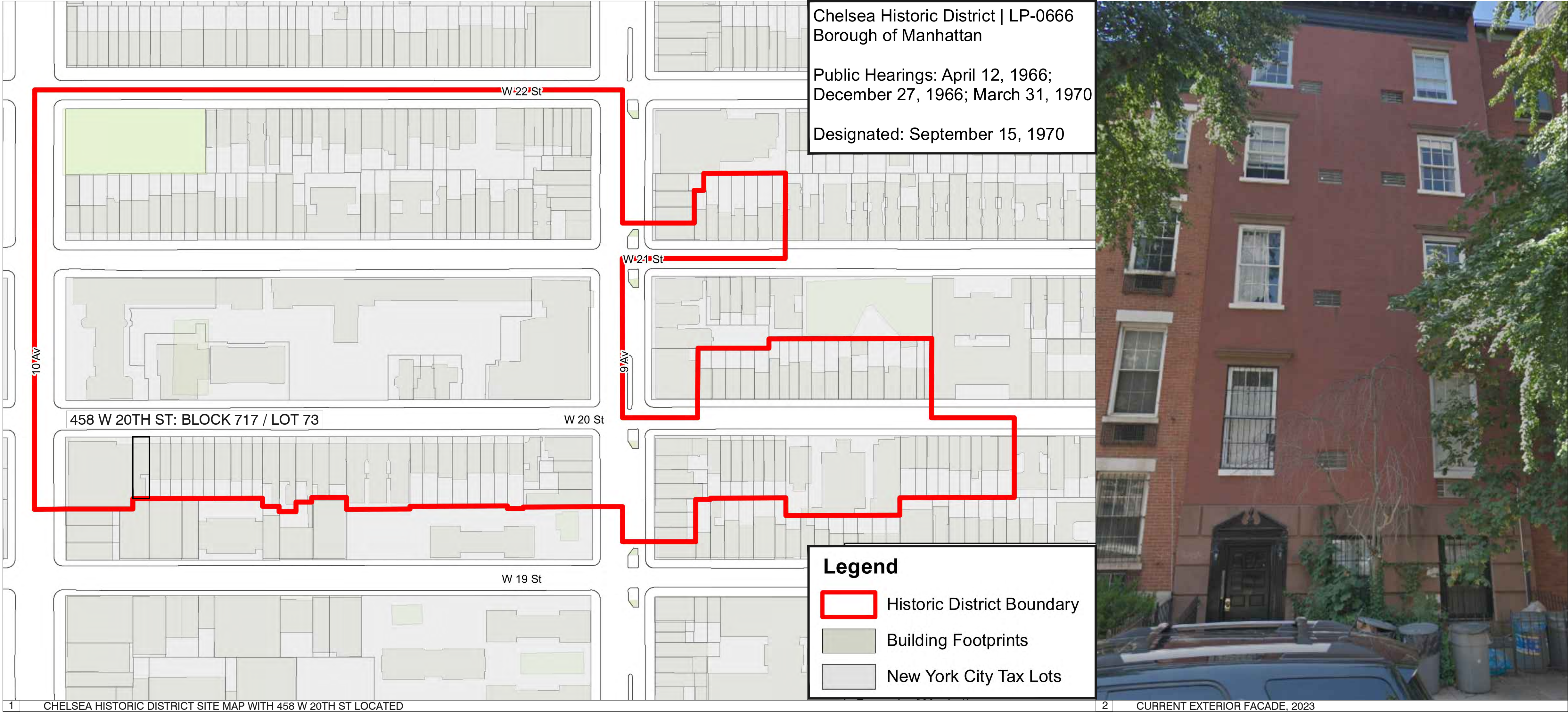
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458 WEST 20TH STREET: FACADE RENOVATION

PRESENTED BY:
C.WALL ARCHITECTURE

OWNER:
458 WEST 20TH STREET OWNERS, INC.

458 W 20TH ST
NEW YORK, NY
10011



LOT INFORMATION:

1. LOCATION	
1.1. LOCATION	458 W 20th St, New York, NY, 10011
1.2. BLOCK	717
1.3. LOT	73
1.4. ZONING MAP	8b
1.5. ZONING DISTRICT	R7-B
1.6. APPLICABLE CODE	New York City 1968
1.7. CONSTRUCTION CLASS	C Non-fireproof structure
1.8. OCCUPANCY GROUP	Residential: Multi-Family 5 FI Building
1.9. YEAR BUILT	1900

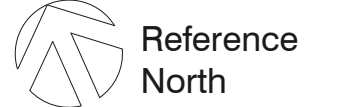
owner:
458 west 20th
street owners, inc.

architect:
c.wall architecture

123 Meserole Avenue
Brooklyn, NY 11222
347.689.2652 cortney@cwallarchitecture.com

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COVER SHEET: BLOCK/LOT INFO,
SITE MAP AND CURRENT FACADE
PHOTO

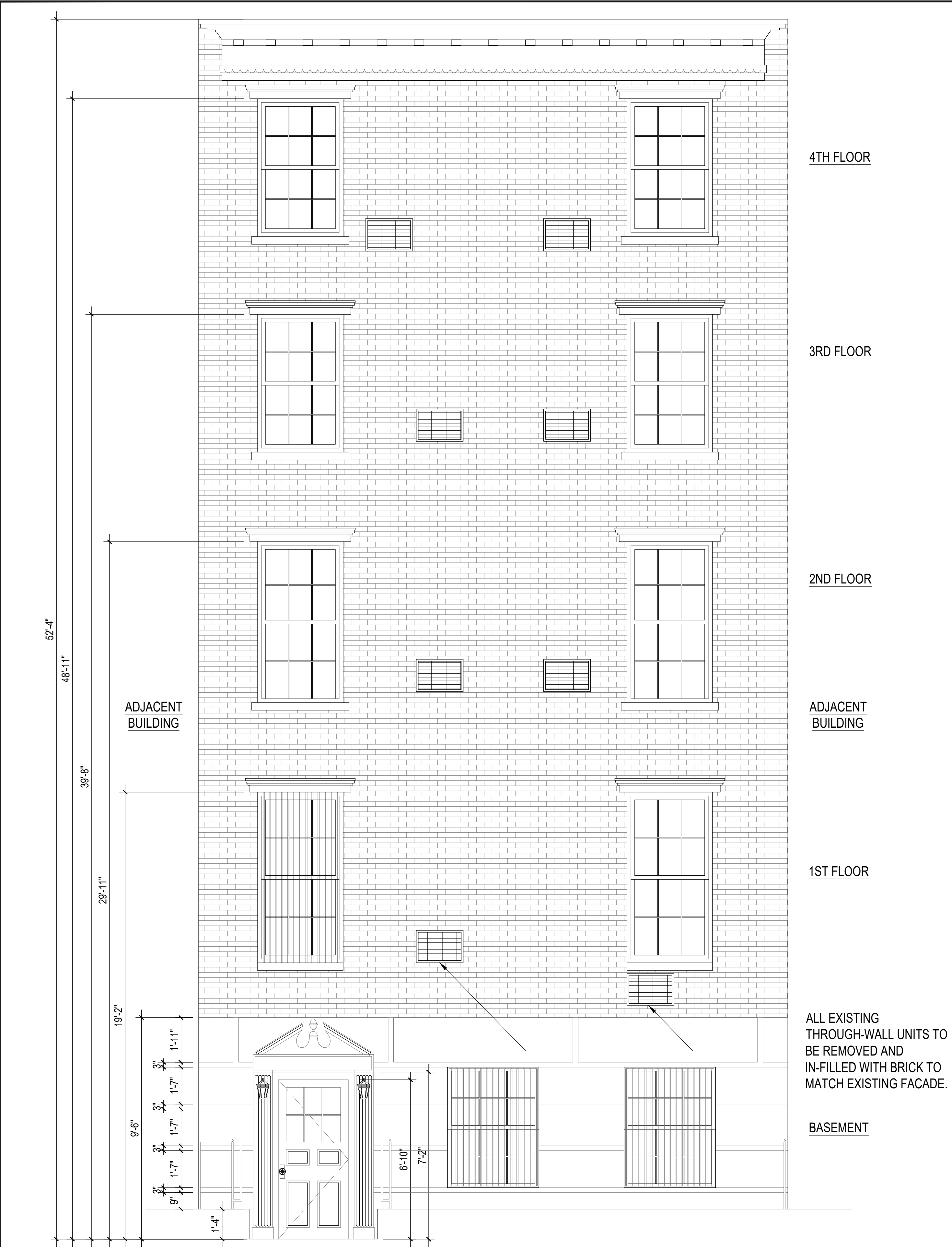
Date: JAN 06, 2023

Scale: NTS

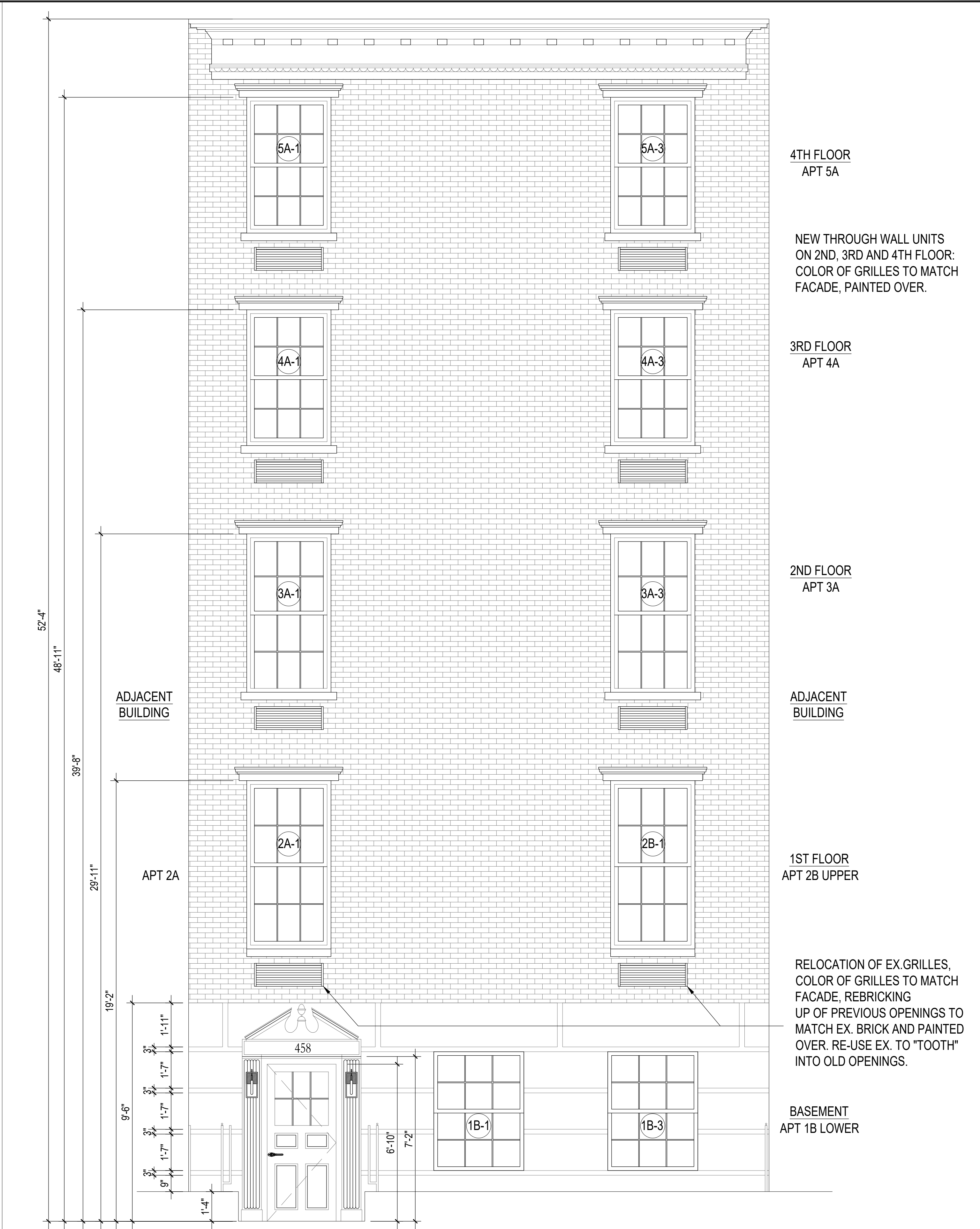
Drawing:

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LPC-23-04117



1 | EXISTING EXTERIOR ELEVATION



2 | PROPOSED EXTERIOR ELEVATION

CURRENT OWNER OF AN EXISTING MULTI FAMILY MASONRY BUILDING TO ADD NEW HVAC LOUVERS TO EXTERIOR FACADE, REMOVE EXISTING LOUVER. BRICK WORK TO INCLUDE BRICKING UP OF PREVIOUS LOUVER AREAS. CO-OP OWNERSHIP PROPOSES TO MAKE THE FOLLOWING MODIFICATIONS TO THE FACADE AT 458 WEST 20TH STREET: THIS PROJECT SEEKS TO LEGALIZE PREVIOUS WORK THAT WAS DONE AFTER LANDMARK DESIGNATION:


1. RE-LOCATE HVAC PTAC LOUVERS TO UNDER THE WINDOW LOCATIONS. PAINT LOUVERS TO MATCH PAINT COLOR.
2. INFILL HVAC LOUVER LOCATIONS: TO BE TOOTHED IN WITH HISTORIC BRICK THAT HAS BEEN REMOVED FROM NEW LOUVER LOCATIONS.
3. LEGALIZE INSTALLATION OF CAST-STONE LINTELS (WORK DONE BY PRIOR OWNER WITHOUT LPC PERMITS)
4. LEGALIZE FLUSH BRICK AND REMOVAL OF LINTELS AND SILLS AT CENTER WINDOW OPENINGS (WORK DONE BY PRIOR OWNER WITHOUT LPC PERMITS)
5. LEGALIZE RUSTICATED BROWNSTONE STUCCO AT BUILDING BASE (WORK DONE BY PRIOR OWNER WITHOUT LPC PERMITS)

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Reference
North

EXISTING & PROPOSED
EXTERIOR ELEVATIONS

Date: JAN 06, 2023

Scale: $\frac{3}{8}" = 1'-0"$

Drawing:
A-200.00

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1 TAX PHOTO, 1940's



2 DESIGNATION PHOTO, 1970's

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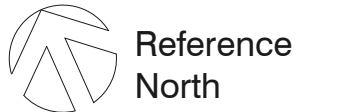
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EXTERIOR FACADE PHOTO TIMELINE

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Drawing:

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3 SURVEY PHOTO, 1985



4 CURRENT FACADE, 2023

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EXTERIOR FACADE PHOTO TIMELINE

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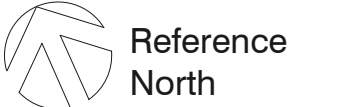
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PROPOSED FACADE RENDERING

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1 ENTIRE FRONT FACADE

2 ABOVE RUSTICATION

3 BELOW 1ST FLOOR WINDOW

4 2ND FLOOR LOUVER

5 CLOSE UP ON 4TH FLOOR

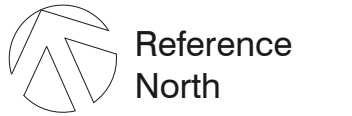
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EXISTING FACADE PHOTOS
SHOWING AC THRU-WALL UNITS

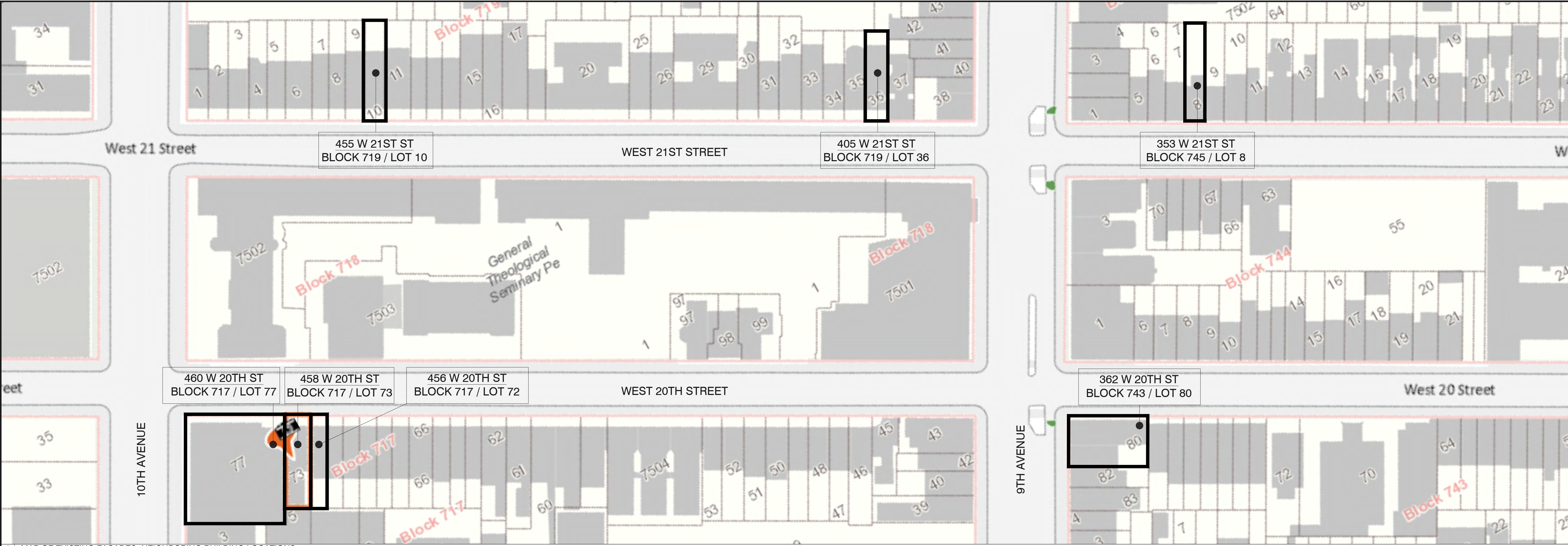
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Scale: NTS

Drawing:

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1 | MAP OF EXISTING FACADES, NEIGHBORING BUILDING LOCATIONS

456 W 20TH ST | 458 W 20TH ST | 458W 20TH ST | 460 W 20TH ST



HISTORIC BUILDING W/ LOUVERS.
BUILT 1901



BUILT 1900 | NEW BUILDING WITH LOUVERS. BUILT 1999



LOUVERS BENEATH WINDOW



LOUVERS BENEATH WINDOW



LOUVERS BENEATH WINDOW



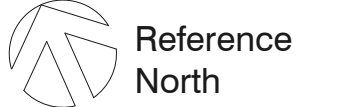
LOUVERS BENEATH WINDOW

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EXISTING FACADES OF NEARBY,
HISTORIC BUILDINGS SHOWING
SIMILAR LOWER WINDOW LOUVERS

Date: JAN 06, 2023

Scale: NTS

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A-004.00

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406 West 20th Street
(Cushman Row)

332 West 22nd Street

428 West 22nd Street

444 West 22nd Street

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CONTEXT/PRECEDENT FOR EXISTING
LINTELS AND RUSTICATION

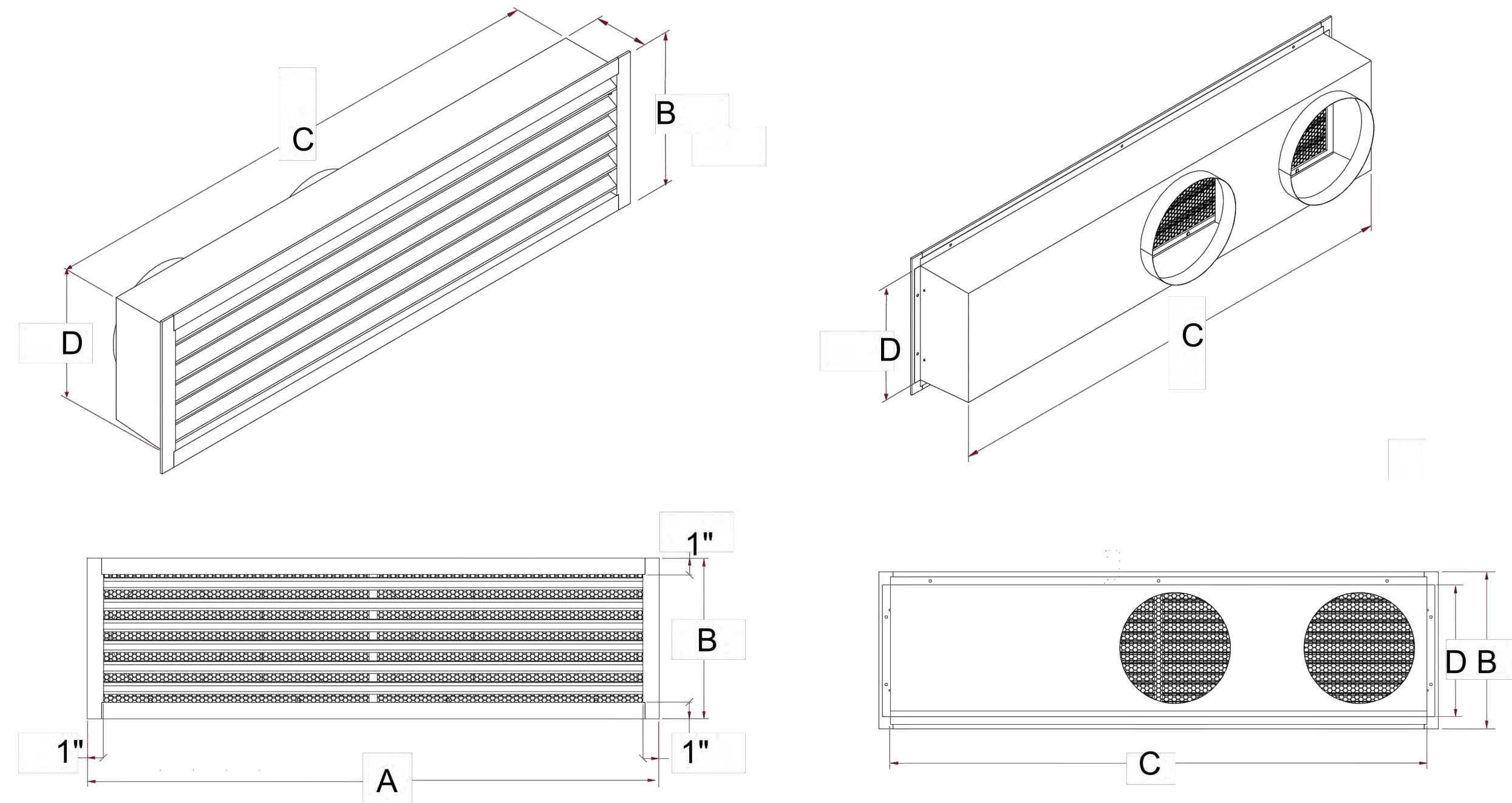
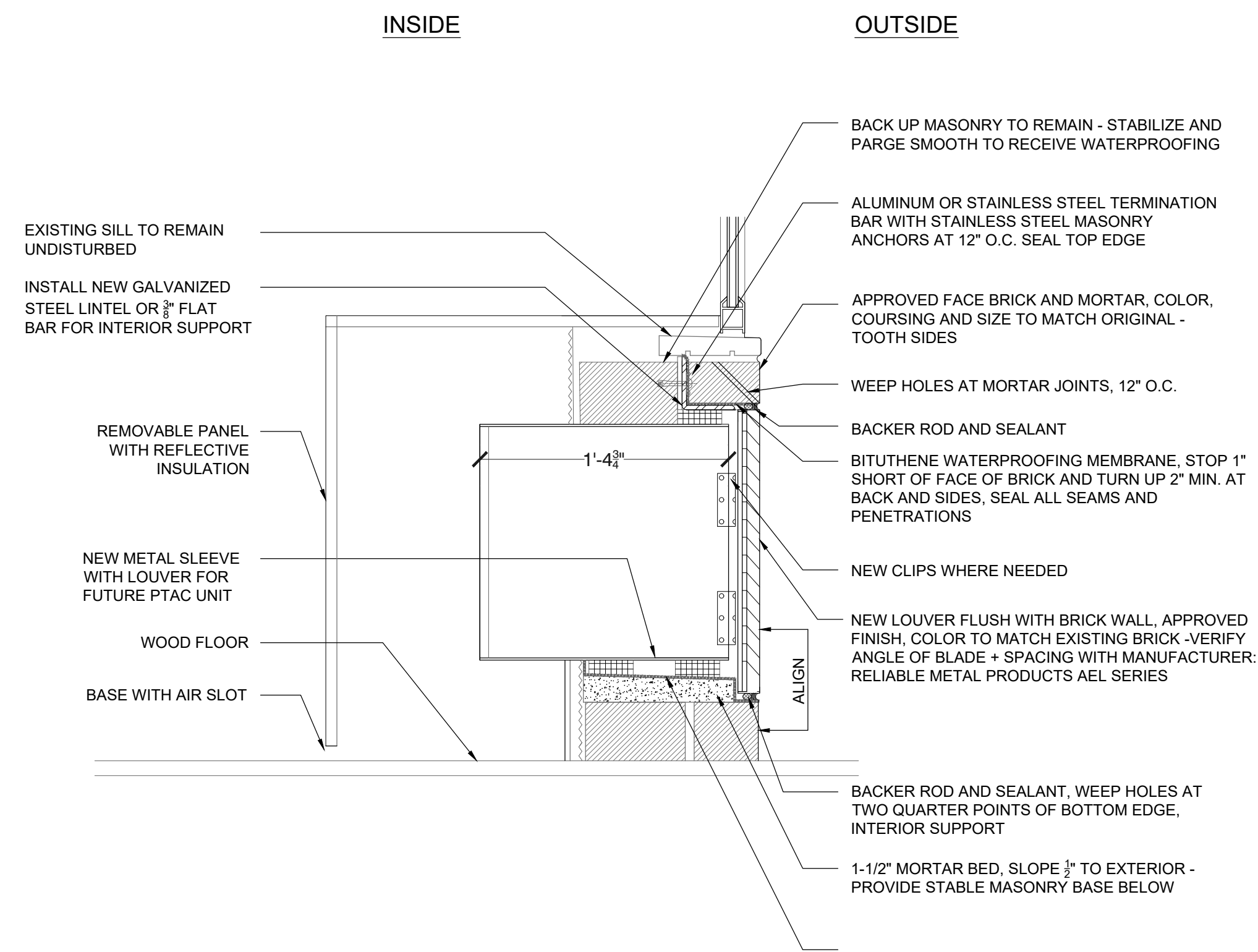
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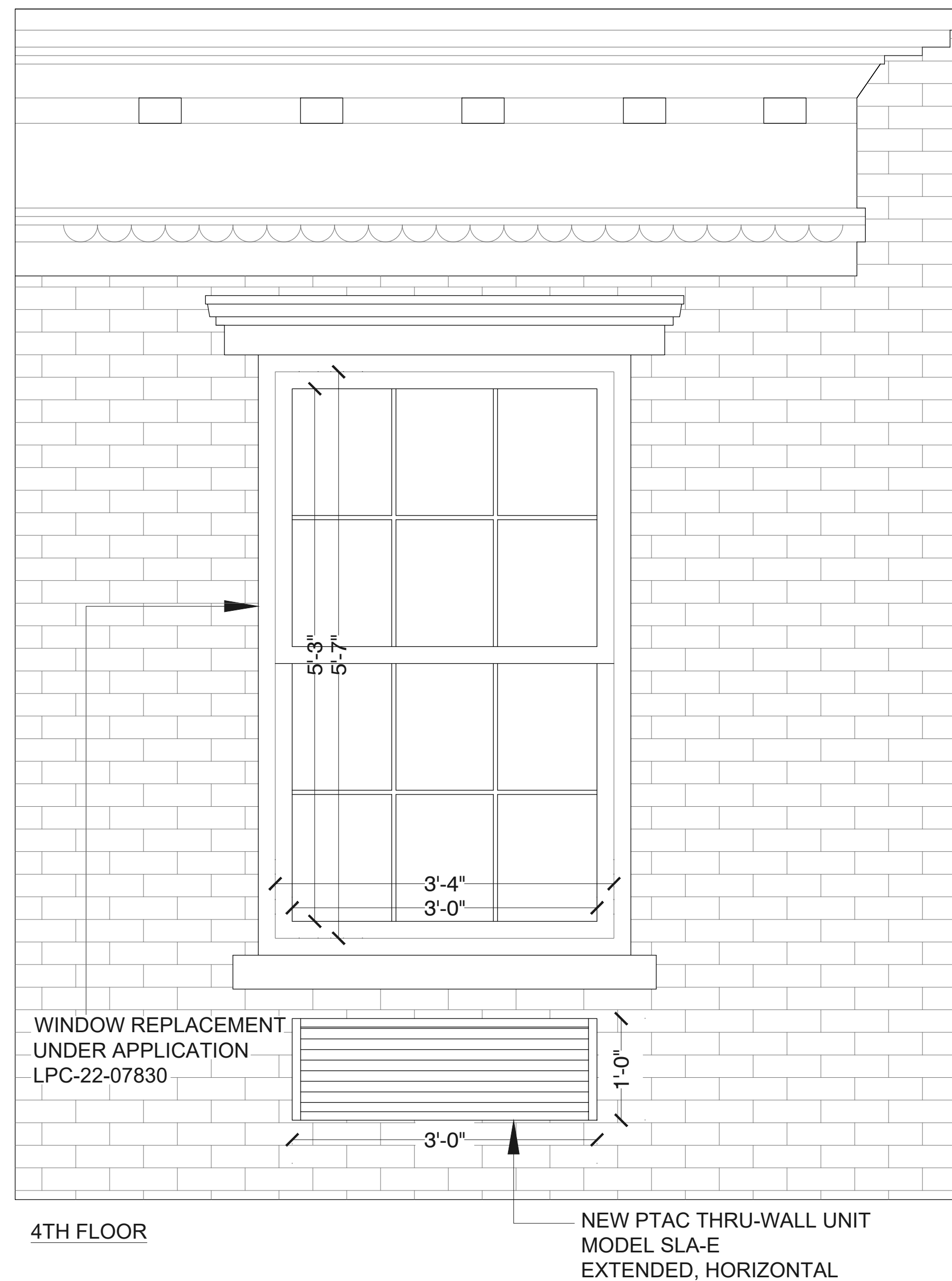
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NOTE ABOUT FACADE COLORS/PAINTING:
COLOR OF GRILLES TO MATCH FACADE ON ALL FLOORS, RE-BRICKING UP OF PREVIOUS OPENINGS ON 1ST FLOOR TO MATCH EXISTING BRICK, PAINTED. LOUVERS TO BE PAINTED TO MATCH EXISTING FACADE TOO.

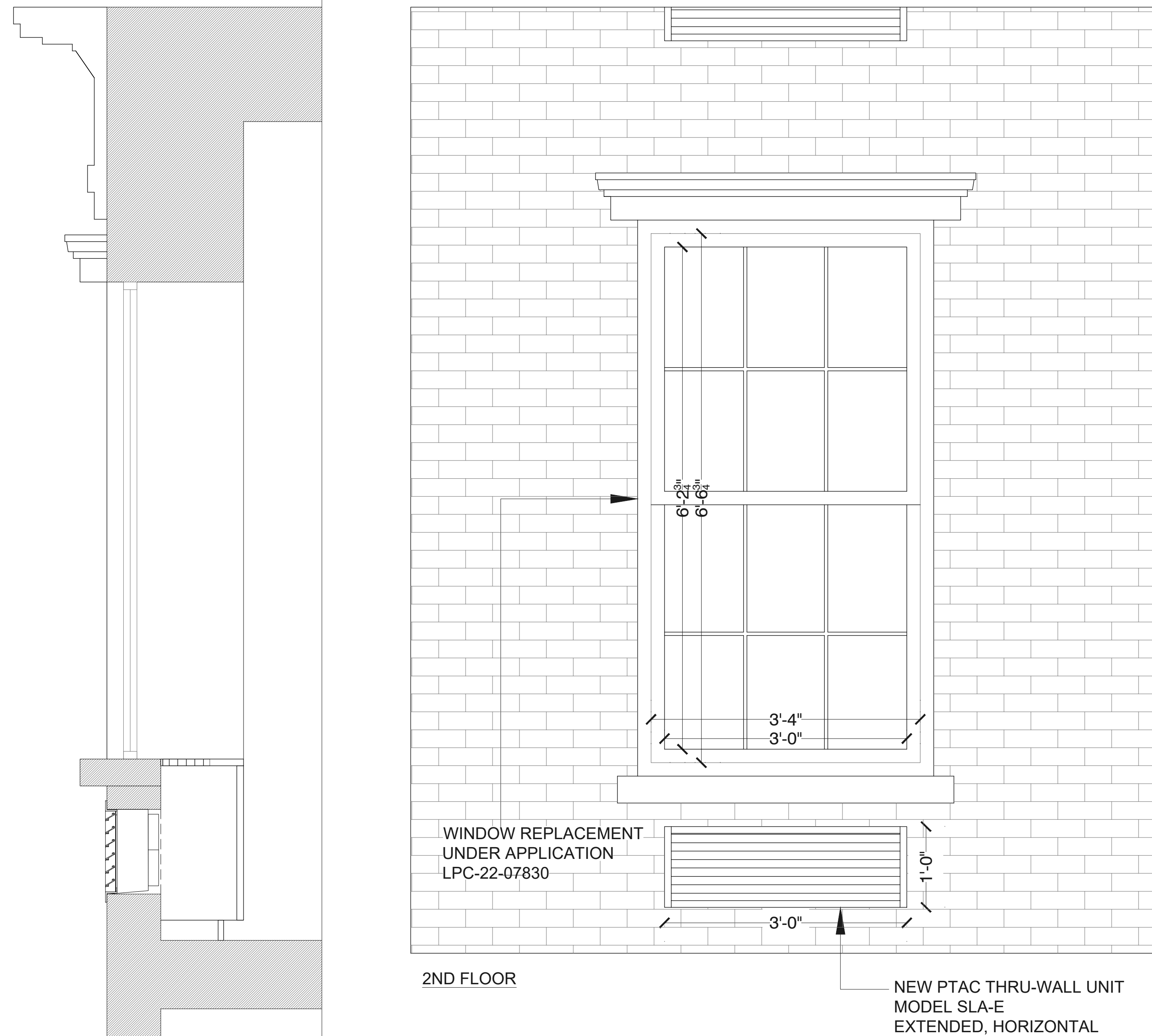
AIO Version	Collar	Model Number	Retail	A	B	C	D	Centers
Wall Pro	8	SLA-W 8W	\$336	35.94	11.13	34.56	9.47	11.53

1	HVAC UNIT WALL SECTION DETAIL
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3	EXTERIOR WINDOW AND HVAC ELEVATION, SECTION, AND NOTES
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2	HVAC/LOUVER SPECIFICATION
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4	EXTERIOR WINDOW AND HVAC ELEVATION, SECTION, AND NOTES
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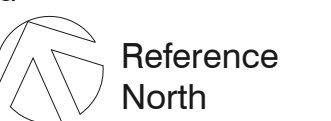
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PROPOSED EXTERIOR FACADE HVAC DETAILS, NOTES, AND SPECS

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Scale: 1:8

Drawing:

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PROPOSED PLANS: FLOORS 1-5

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Scale: 1/4" = 1'-0"

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LEGEND:

- EXISTING CONSTRUCTION
- NEW PARTITIONS TYPE
- NEW FIRE-RATED STAIR ENCLOSURE TYPE
- CABINETRY, BUILT-IN CLOSETS
- SOFFIT / DROP CEILING LINE
- ROOM TAG
- STRUCTURAL GRID LINE
- ENTRY
101
- XX
AX.XX
- XX
AX.00
- DETAIL REFERENCE -
DETAIL XX ON SHEET AX.XX
- SECTION MARKER -
SECTION XX ON SHEET AX.XX

- AX.XX
XX
- ELEVATION MARKER -
ELEVATION XX ON SHEET AX.XX
- GRADE
+0'-0"
- ELEVATION DATUM
- EL. +2'-0"
- SPOT ELEVATION
- DOOR TYPE / NUMBER
- SOFFIT / DROP CEILING LINE
- WALL/FLR/CLG. FINISH
- REF
- EQUIPMENT TAG
- P1
- PLUMBING TAG
- HARDWIRED, NYC APPROVED SMOKE/
CARBON MONOXIDE DETECTOR, SEE DEPT.
OF BUILDINGS NOTE #16 ON DWG. A001.00

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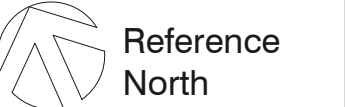
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