



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

ISSUE DATE: 08/16/10	EXPIRATION DATE: 04/06/2016	DOCKET #: 111694	COFA #: COFA 11-1592
ADDRESS 336 WEST 20TH STREET HISTORIC DISTRICT CHELSEA		BOROUGH: MANHATTAN	BLOCK/LOT: 743 / 70

Display This Permit While Work Is In Progress

ISSUED TO:

**Gail Rodgers
St. Peter's Episcopal Church
346 West 20th Street
New York, NY 10011**



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 6, 2010, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work, at the subject premises, as you were informed in Status Update Letter 10-7943 (LPC 10-5801), issued April 15, 2010. The approval will expire on April 6, 2016.

The proposal, as approved, consists of excavating the basement, altering the stoop, installing barrier free access ramps, demolishing a section of the rear wall and installing signage at the subject premises, as shown in photographs and presentation drawings, prepared by Brandon Coburn R.A., and submitted as components of the application and presented at the Public Hearings and Public Meeting.

In reviewing this proposal the Commission noted that the Chelsea Historic District designation report describes 336 West 20th Street as a Victorian Gothic style parish hall built in 1871; 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.

With regard to this proposal, the Commission found that the excavations in the basement will be done under Engineer's and Archeologist's supervision, and that the work will not increase the exterior volume of the building or alter the scale and character of the building; that the proposed ramp installation will provide barrier-free access into the building along the side yard, in a location that will not call undue attention to the installation; that the metal handrails and brownstone clad ramp will blend with the materials and details of the stoop and will not call attention away from any significant building features; that the rear

wall is not visible from any public thoroughfare, and that connecting the rear of the building to the structure beyond it will maintain the general massing of the structure, and will not compromise any existing rear green spaces; that the removal of the electrical conduits over the front door will eliminate features which detract from the façade; that the installation of the existing flagpole has not caused damage to any significant historic fabric of the building; that the flagpole and banner, located at the tower, are in keeping with the placement, style and scale of signage historically found on church buildings of this type, age and style; that the existing sign mounted on a bracket attached at the window sill is small in scale and does not overwhelm the façade of this building; and that the proposed free-standing display box is well placed and proportioned to the façade, is consistent with the type of signage historically found at church buildings, and will not overwhelm the building. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Chelsea Historic District and voted to approve it.

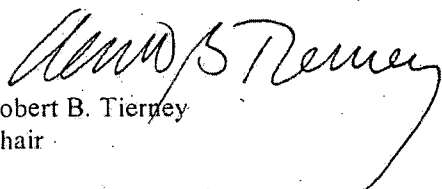
The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two signed and sealed sets of the Department of Buildings drawings for the approved work, incorporating the required change.

Subsequently, on August 16, 2010, the Landmarks Preservation Commission received final drawings labeled T-001.00, T-002.00, T-003.00, T-004.00, DM-100.00, DM-101.00, DM-102.00, DM-103.00, A-200.00, A-201.00, A-202.00, A-203.00, A-300.00, A-301.00, A-302.00, A-601.00, A-602.00, A-603.00, A-604.00, A-605.00, A-605.00, A-606.00, A-607.00, dated May 15, 2010, prepared by Brendan R. Coburn R.A., and drawings labeled FO-001.00, FO-003.00, FO-004.00, S-001.00, S-003.00, S-004.00, S-005.00, S-006.00, S-007.00, S-008.00, dated June 15, 2010, prepared by Bond E. Davis III P.E., drawings labeled M-000.00, M-100.00, M-101.00, M-102.00, M-103.00, M-200.00, M-201.00, M-300.00, M-301.00P-000.00, P-100.00, P-102.00, P-103.00P-200.00, P-201.00, P-300.00, P-301.00, all dated June 15, 2010, and prepared by John V. Ryan P.E.

Staff reviewed the drawings and noted that they also include the removal of the existing asphalt roof and its replacement with "ecostar" slate shingles. With regards to the changes, staff finds that the removal of the asphalt shingle roof will not result in the loss of historic fabric, and that the that the imitation slate will bring the building closer to its historic appearance; and that the work will not detract from the special architectural or historic character of the building or the district. Based on this and the above findings, the drawings have been marked approved with a perforated seal and Certificate of Appropriateness 11-1592 is being issued.

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.

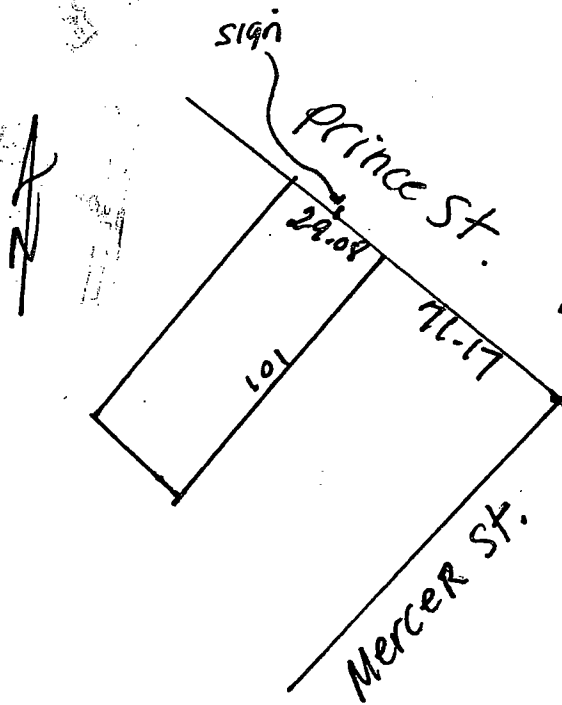
All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Tenzing Chadotsang.



Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Brendan Coburn, Coburn Architecture**

cc: Caroline Kane Levy, Deputy Director of Preservation, LPC.



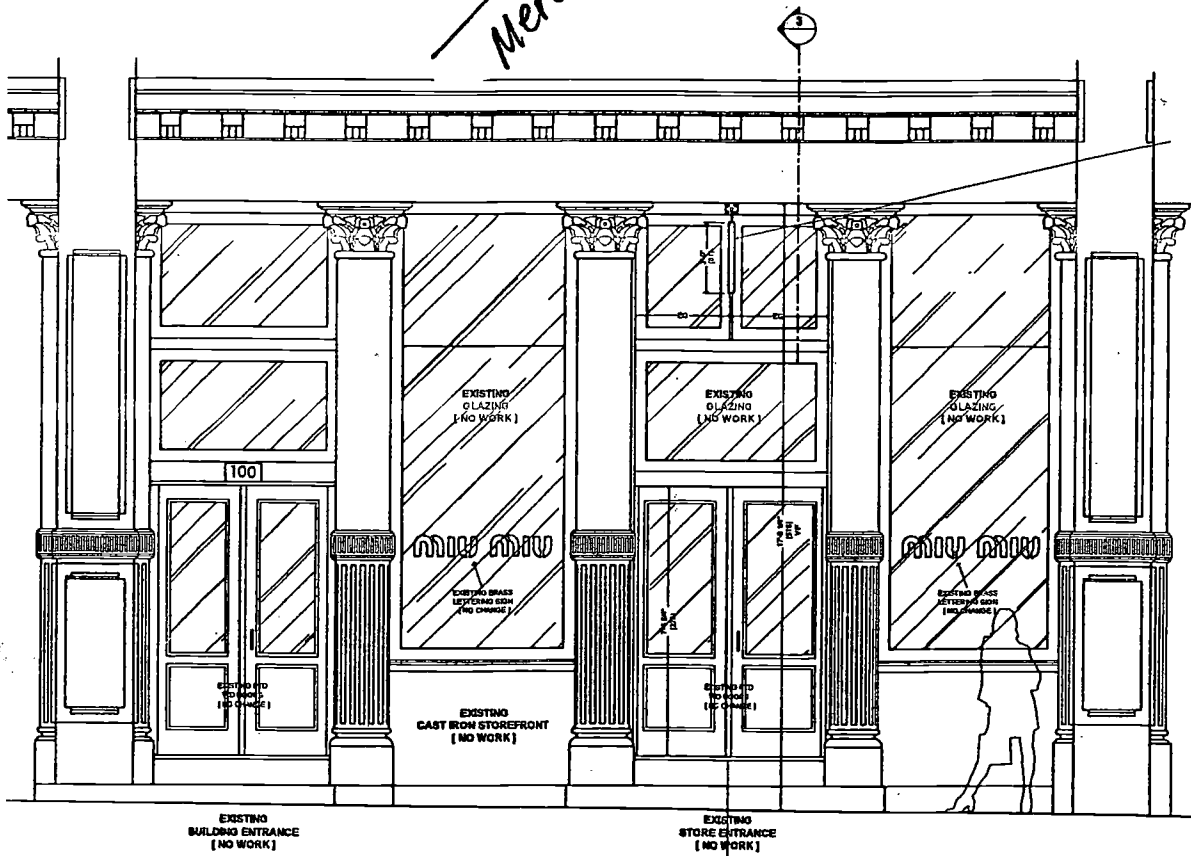
PLOT PLAN
 100 Prince St.
 B: 499 L: 17
 Map: 12c Zone 1 M1-5A

COMPLIES W/Z.R. 42-532 - NON-ILLUMINATED SIGNS ARE PERMITTED TO BE 6X THE STREET FRONT OF THE ZONING LOT, AND THAT THE SURFACE AREA OF EACH SIGN SHALL NOT EXCEED 1,200 SQUARE FEET

$29.08 \times 6 = 174.48$ permitted
 $40 < 174.48$

NEW BRACKET SIGN
 PROPOSED 24" X 36" X 2" TH NEW BRACKET SIGN WITH TWO (2) DISPLAY FACES - PAINTED METAL ASSEMBLY (COLOR WHITE MATTE) WITH SOLID POLISHED BRASS 4 1/2" H X 3/8" TH LOGO LETTERING (MIU/MIU) - BRACKET SIGN SUPPORTED BY (2) 1/2" STEEL RODS (COLOR BLACK MATTE), WELDED TO A 1" DIA. STEEL PIPE BRACKET (COLOR BLACK MATTE, WITH CLOSED CAP), WELDED TO A STEEL PLATE (COLOR BLACK MATTE), ANCHORED TO THE EXISTING STOREFRONT WINDOW WOOD FRAME (DO NOT IMPACT THE EXISTING CAST IRON FACADE SURFACES) - REINFORCE EXTERIOR PLATE WITH STEEL ANGLE AT THE INSIDE FACE - NOTE: ALL PENETRATIONS BE FULLY CAULKED WITH HIGH GRADE SEALER TO PROVIDE THE MAXIMUM GRADE OF SEALING, WITH NO WATER PENETRATIONS TO ANY SURFACES UNDERNEATH.

MAX BRACKET SIGN
 DIMENSIONS AND
 PROJECTION AS PER
 LFC RULES TITLE 52



1 STOREFRONT - ELEVATION
 A002 scale 1/2" = 1'-0"

100 PRINCE STREET