

Ladies' Mile Historic District
Manhattan
Designated May 2, 1989

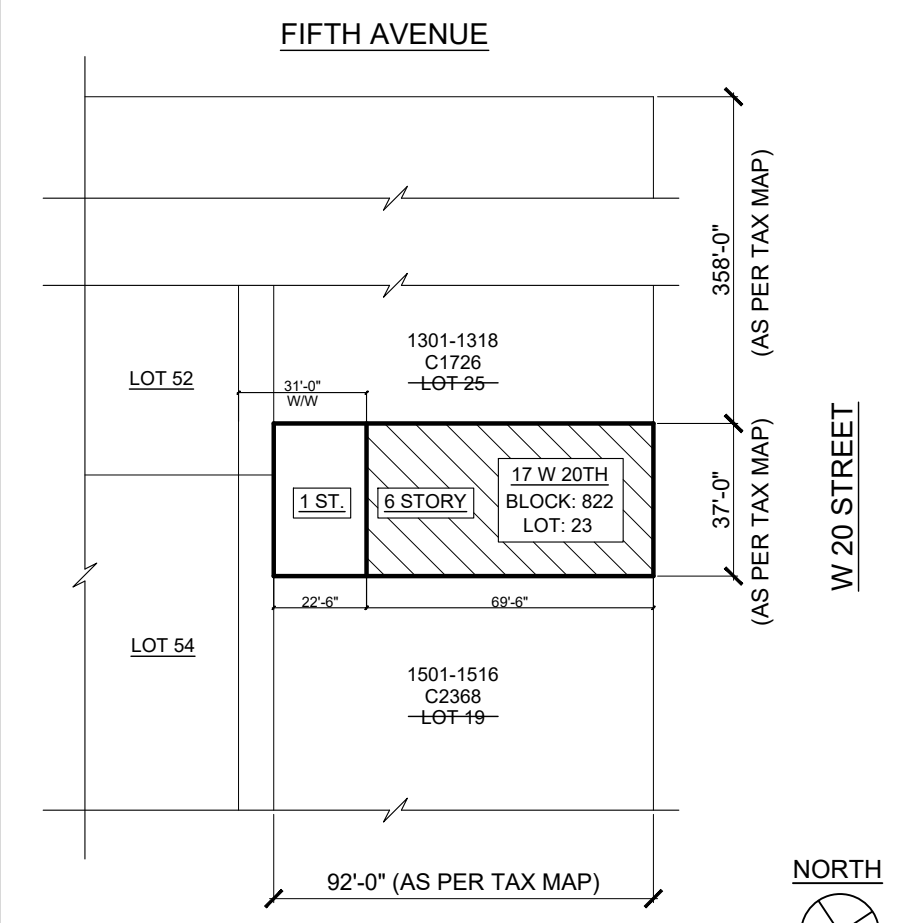
Historic District Boundaries



LANDMARKS HISTORIC DISTRICT MAP NOT TO SCALE



TAX MAP NOT TO SCALE NORTH



PLOT PLAN NOT TO SCALE

17 WEST 20 STREET
NEW YORK, NY 10011
BLOCK: 822 LOT: 23
ZONING: C6-4A
MAP: 8d
CONSTRUCTION CLASS II-C (UNPROTECTED WOOD JOIST)
6 STORY BUILDING AND CELLAR
OCCUPANCY: OFFICE
COMMUNITY BOARD NO. 105
IMD NO. 10332

LPC DESIGNATION REPORT

DATE OF CONSTRUCTION: 1852 / 1920
ARCHITECT: UNKNOWN / GRONBERG & LEUCHTAG
ORIGINAL OWNER: J.C. HAMILTON
STYLE: EARLY 20TH C. COMMERCIAL

DESCRIPTION: A SIX-STORY CONVERTED DWELLING. LOCATED AT THE MIDDLE OF THE BLOCK, THIS BUILDING HAS A 1920 BRICK FACADE DESIGNED IN AN EARLY TWENTIETH-CENTURY COMMERCIAL STYLE. THIRTY-SEVEN FEET WIDE, THE BUILDING IS WIDER THAN THE STANDARD ROWHOUSE. TWO GLASS AND METAL STOREFRONTS, CONSTRUCTED IN THE 1960s, FLANK A RECESSED ENTRANCE AT GROUND LEVEL. THE SECOND AND THIRD STORIES EACH HAVE TWO LARGE, METAL-FRAMED TRIPARTITE WINDOWS WITH GLAZED TRANSOMS. THE FOURTH, FIFTH AND SIXTH STORIES HAVE METAL-FRAMED ONE-OVER-ONE WINDOW SASH. A PARAPET WALL REMAINS WHERE THE CORNICE WAS LOCATED. THE WESTERN ELEVATION RETAINS THE SILHOUETTE OF A ROWHOUSE WHICH ONCE STOOD AT 19 WEST 20TH STREET. ABOVE, THE WALL IS BRICK, WITH TWO STORIES OF TWO-OVER-TWO WINDOWS, AND HAS NO SIGNIFICANT ARCHITECTURAL FEATURES.

HISTORY: CONSTRUCTED IN 1852 FOR J.C. HAMILTON, THIS BUILDING WAS ORIGINALLY A WIDE, STONE-FACED ROWHOUSE OF FOUR STORIES WITH A BASEMENT. ALTHOUGH WIDER THAN THE STANDARD ROWHOUSE, IT MAY HAVE BEEN BUILT AS A PART OF A ROW BETWEEN 9 AND 19 WEST 20TH STREET. JOHN C. HAMILTON, WHO MAY HAVE BEEN THE ORIGINAL OWNER OR A DESCENDANT, WAS LISTED AS A RESIDENT IN 1882-83. IN 1920, THE ORIGINAL FACADE AND STOOP WERE REMOVED, THE FRONT WAS RECONSTRUCTED AT THE BUILDING LINE, AND A SIXTH STORY WAS ADDED.

DEPARTMENT OF BUILDINGS INFORMATION:
1920: ALT 947-1920 [SOURCE: ALTERATION APPLICATION]
NEW FRONT ADDED TO THE BUILDING OUT TO THE BUILDING LINE. ONE-STORY EXTENSION ADDED OUT TO THE REAR LOT LINE. SIXTH STORY ADDED.
ARCHITECT -- GRONBERG & LEUCHTAG
OWNER -- 17 WEST 20TH STREET CORPORATION

1963: BN 1408-1963 [SOURCE: BUILDING NOTICE DOCKET]
EXISTING STOREFRONT ALTERED.
OWNER -- RHODA PRINCE
BUILDER -- ALFRED A. MILLER

1968: BN 2087-1968 [SOURCE: BUILDING NOTICE DOCKET]
EXISTING STOREFRONT ALTERED.
OWNER -- RHODA PRINCE
BUILDER -- METAL STORE FRONT CO.

JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.

17 WEST 20TH STREET
NEW YORK, NY 10011
STOREFRONT INFILL & BUILDING ENTRANCE

DRAWING TITLE
TAX MAP, LANDMARKS HISTORIC DISTRICT MAP,
PLOT PLAN & LIST OF DRAWINGS

DRAWN BY	SSC	DATE	01/08/19
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DRAWING NO.	L-001.00		
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① TAX PHOTO - 1940



② TAX PHOTO - 1980



③ LPC DESIGNATION PHOTO 1989

JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.

17 WEST 20TH STREET
NEW YORK, NY 10011

STOREFRONT INFILL & BUILDING ENTRANCE
DRAWING TITLE

HISTORIC PHOTOS

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2 PREVIOUSLY EXISTING STOREFRONT - 08/31/2018



3 CURRENT PHOTO: STOREFRONT - 11/19/2018

1 CURRENT PHOTO: BUILDING FACADE - 11/19/2018

AREA OF WORK

AREA OF WORK

JOHN FURTH PEACHY, ARCHITECT 146 FRANKLIN ST., NEW YORK, N.Y.			
17 WEST 20TH STREET NEW YORK, NY 10011			
STOREFRONT INFILL & BUILDING ENTRANCE			
DRAWING TITLE EXISTING STOREFRONT COLOR PHOTOS			
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1 EXISTING BUILDING ELEVATION

1/4" = 1'-0"

2 PROPOSED BUILDING ELEVATION

1/4" = 1'-0"

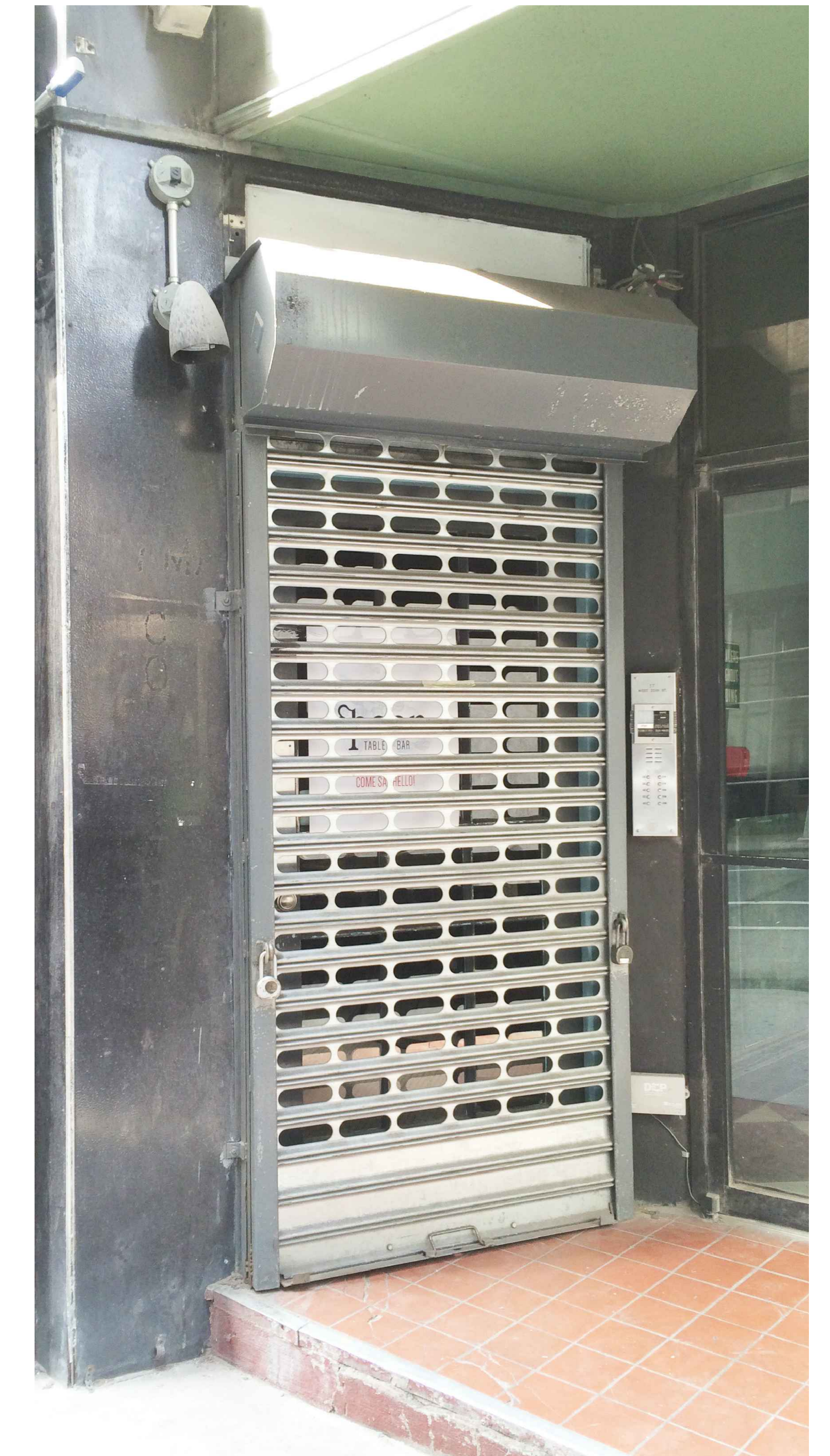
JOHN FURTH PEACHY, ARCHITECT 146 FRANKLIN ST., NEW YORK, N.Y.			
17 WEST 20TH STREET NEW YORK, NY 10011			
STOREFRONT INFILL & BUILDING ENTRANCE			
DRAWING TITLE			
EXISTING & PROPOSED OVERALL BUILDING ELEVATIONS			
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① EXISTING BUILDING ENTRY - 08/31/2018



② EXISTING BUILDING LOBBY ENTRY DOOR
08/31/2018



③ EXISTING WEST UNIT ENTRY DOOR
08/31/2018

JOHN FURTH PEACHY, ARCHITECT 146 FRANKLIN ST., NEW YORK, N.Y.			
17 WEST 20TH STREET NEW YORK, NY 10011			
STOREFRONT INFILL & BUILDING ENTRANCE			
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① EXISTING BUILDING ENTRY - 08/31/2018

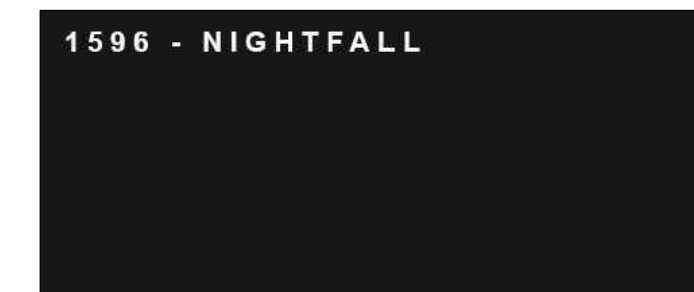


② PROPOSED BUILDING ENTRY - PHOTO RENDERING

1. PAINT NEW LOBBY ENTRY DOORS AND TRANSOM WINDOW:
PRIMER - BENJAMIN MOORE
FINISH - BENJAMIN MOORE 2210-10 "JET BLACK"



2. RESTORE AND REPAINT FACADE WALLS:
PRIMER - BENJAMIN MOORE
FINISH - BENJAMIN MOORE 1596 "NIGHTFALL"



JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.

17 WEST 20TH STREET
NEW YORK, NY 10011
STOREFRONT INFILL & BUILDING ENTRANCE

DRAWING TITLE
EXISTING BUILDING ENTRY PHOTO AND
PROPOSED PHOTO RENDERING

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① EXISTING STOREFRONT - 08/31/2018

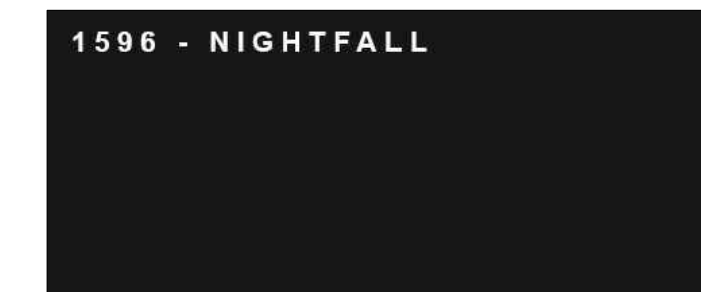


② PROPOSED STOREFRONT - PHOTO RENDERING

1. PAINT NEW STOREFRONT FRAMING AND DOOR:
 PRIMER - BENJAMIN MOORE
 FINISH - BENJAMIN MOORE 2210-10 "JET BLACK"



2. RESTORE AND REPAINT FACADE WALLS:
 PRIMER - BENJAMIN MOORE
 FINISH - BENJAMIN MOORE 1596 "NIGHTFALL"



JOHN FURTH PEACHY, ARCHITECT
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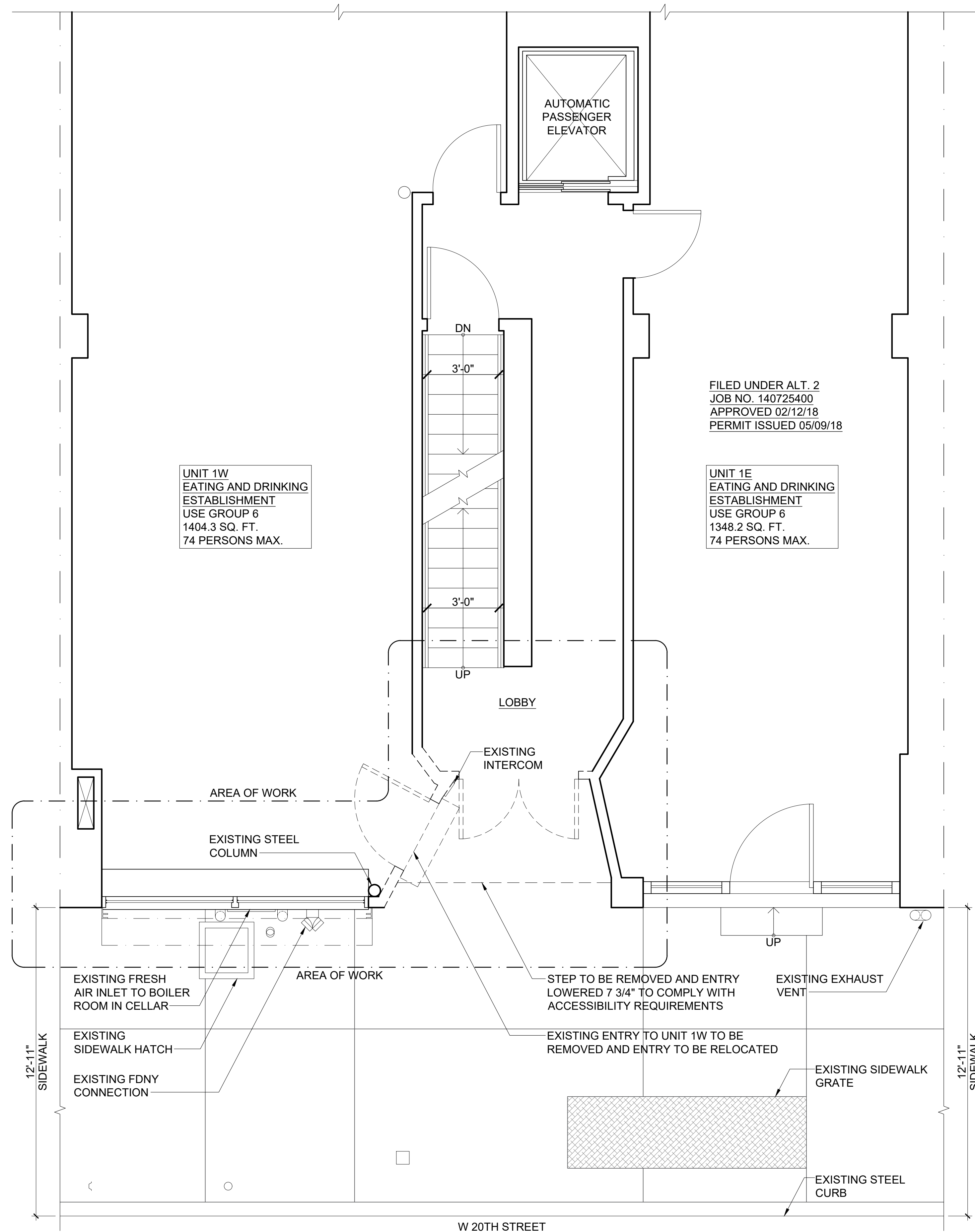
17 WEST 20TH STREET
 NEW YORK, NY 10011
 STOREFRONT INFILL & BUILDING ENTRANCE

DRAWING TITLE
 EXISTING STOREFRONT COLOR PHOTO
 AND STOREFRONT PHOTO RENDERING

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UNIT 1W
EATING AND DRINKING
ESTABLISHMENT
USE GROUP 6
1404.3 SQ. FT.
74 PERSONS MAX.

FILED UNDER ALT. 2
JOB NO. 140725400
APPROVED 02/12/18
PERMIT ISSUED 05/09/18

UNIT 1E
EATING AND DRINKING
ESTABLISHMENT
USE GROUP 6
1348.2 SQ. FT.
74 PERSONS MAX.

1 EXISTING FIRST FLOOR PARTIAL PLAN 3/8" = 1'-0"

JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.

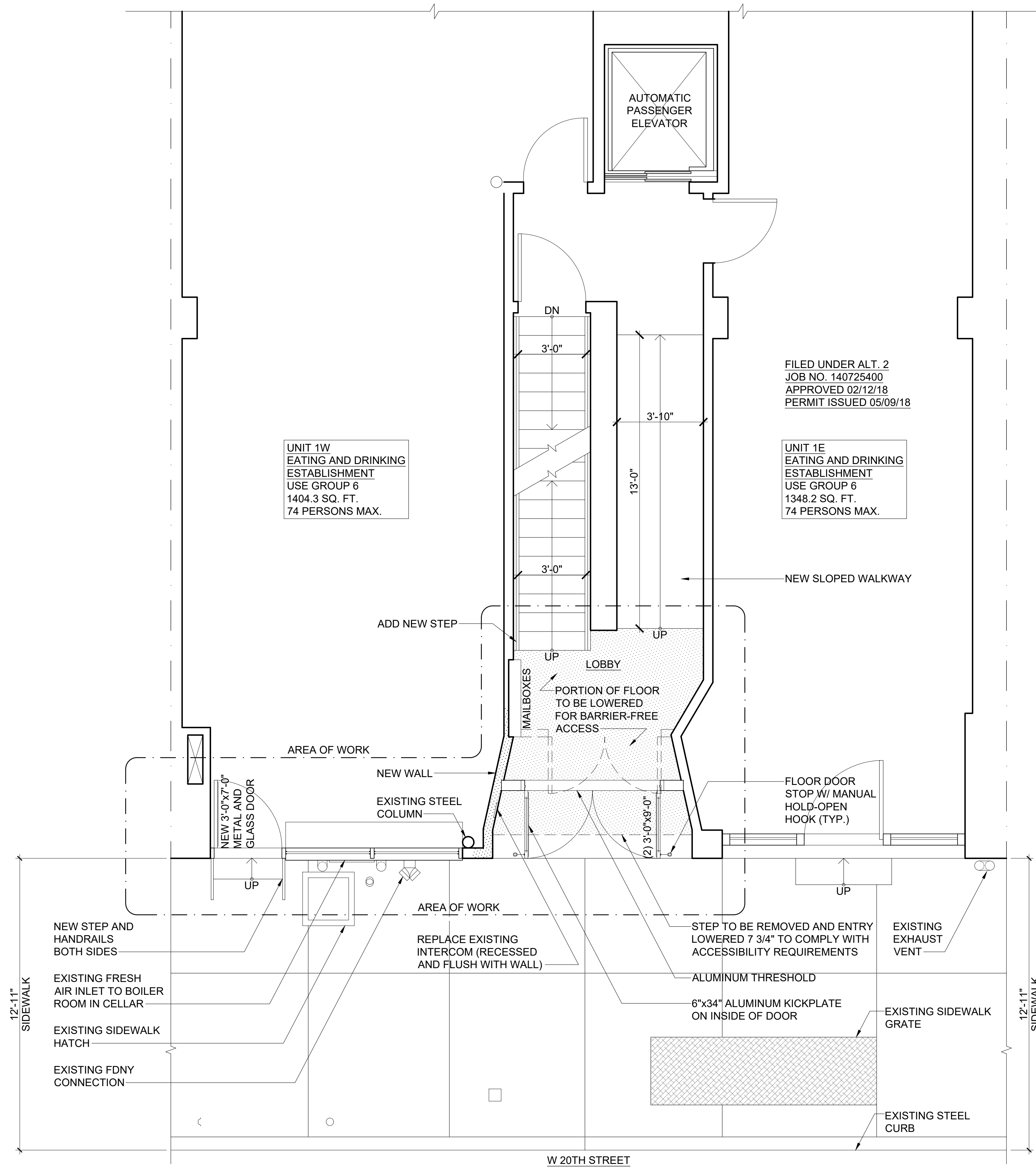
17 WEST 20TH STREET
NEW YORK, NY 10011

STOREFRONT INFILL & BUILDING ENTRANCE

DRAWING TITLE

PROPOSED OVERALL STOREFRONT PLAN

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1 PROPOSED FIRST FLOOR PARTIAL PLAN 3/8" = 1'-0"

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146 FRANKLIN ST., NEW YORK, N.Y.

17 WEST 20TH STREET
NEW YORK, NY 10011

STOREFRONT INFILL & BUILDING ENTRANCE
DRAWING TITLE

PROPOSED OVERALL STOREFRONT PLAN

DRAWN BY SSC DATE 01/08/19

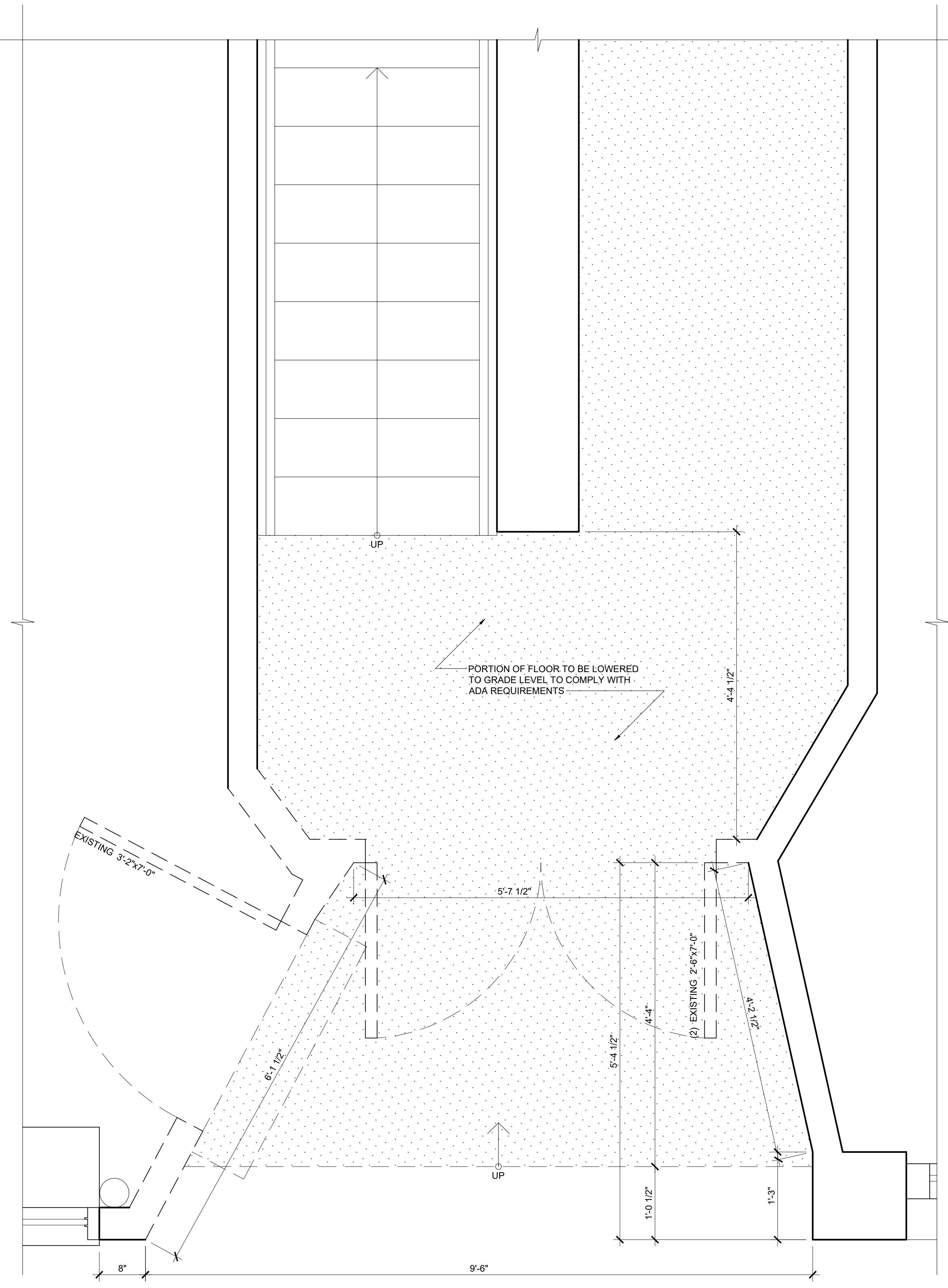
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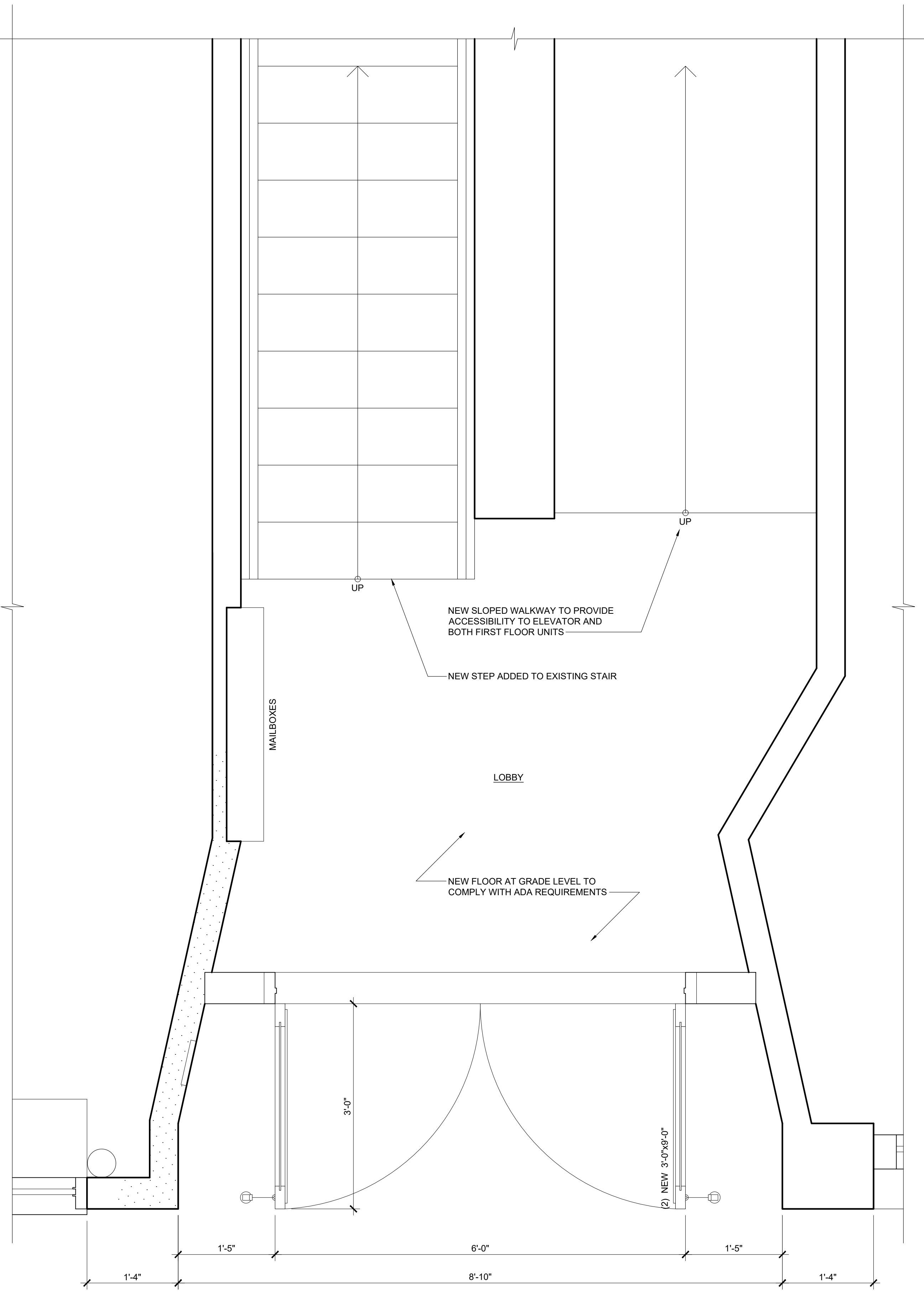
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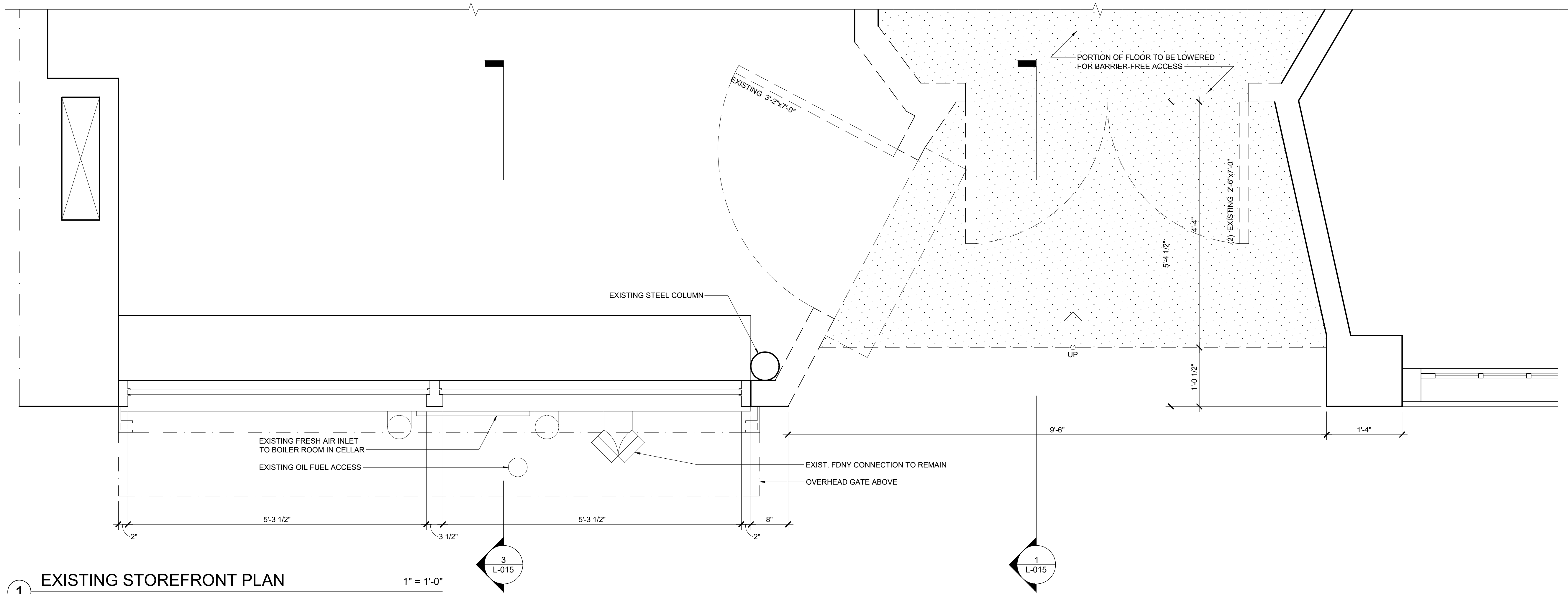


1 EXISTING BUILDING ENTRY PLAN 1" = 1'-0"

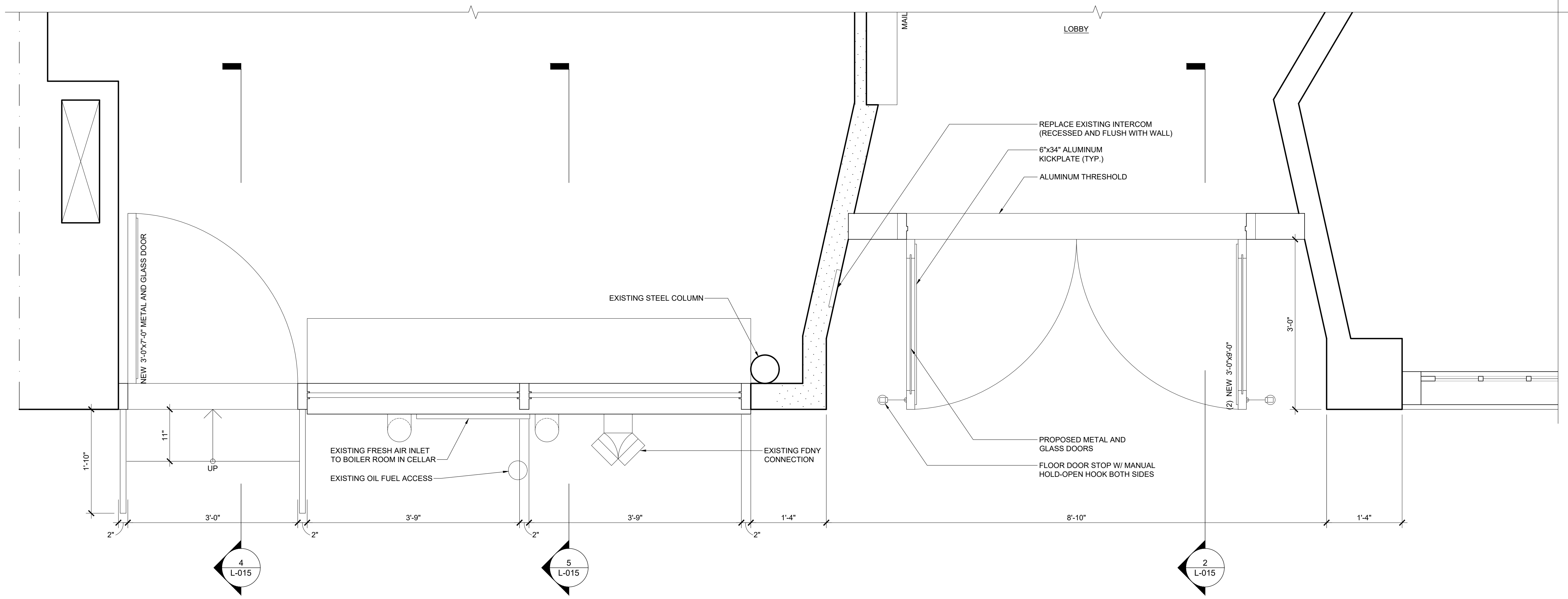


2 PROPOSED BUILDING ENTRY PLAN 1" = 1'-0"

JOHN FURTH PEACHY, ARCHITECT 146 FRANKLIN ST., NEW YORK, N.Y.			
17 WEST 20TH STREET NEW YORK, NY 10011 NEW STOREFRONT INFILL & DOOR			
DRAWING TITLE EXISTING & PROPOSED BUILDING ENTRY PLANS			
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1 EXISTING STOREFRONT PLAN 1" = 1'-0"



2 PROPOSED STOREFRONT PLAN 1" = 1'-0"

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146 FRANKLIN ST., NEW YORK, N.Y.	
17 WEST 20TH STREET NEW YORK, NY 10011	
STOREFRONT INFILL & BUILDING ENTRANCE	
DRAWING TITLE	
EXISTING & PROPOSED STOREFRONT PLANS	
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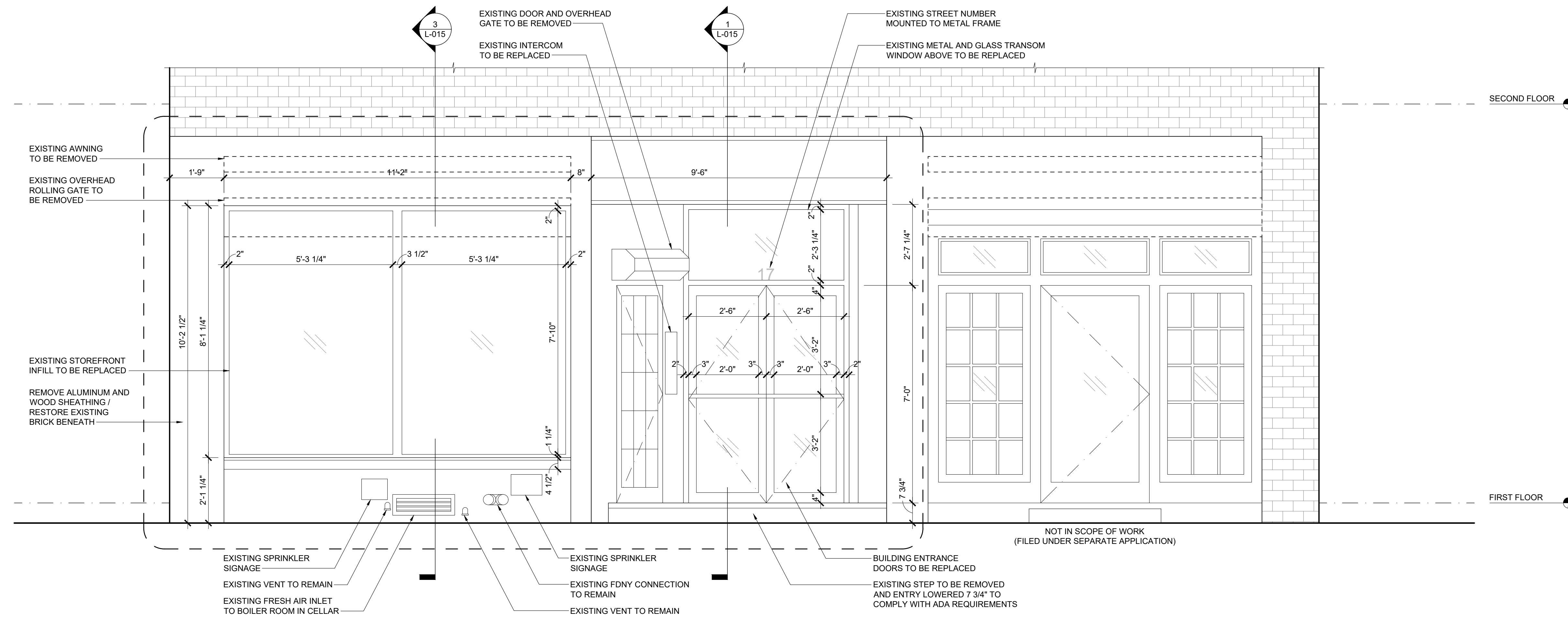
PAINT NOTES

1. PAINT NEW STOREFRONT FRAMING AND DOOR FRAMING:
PRIMER - BENJAMIN MOORE
FINISH - BENJAMIN MOORE 2210-10 "JET BLACK"

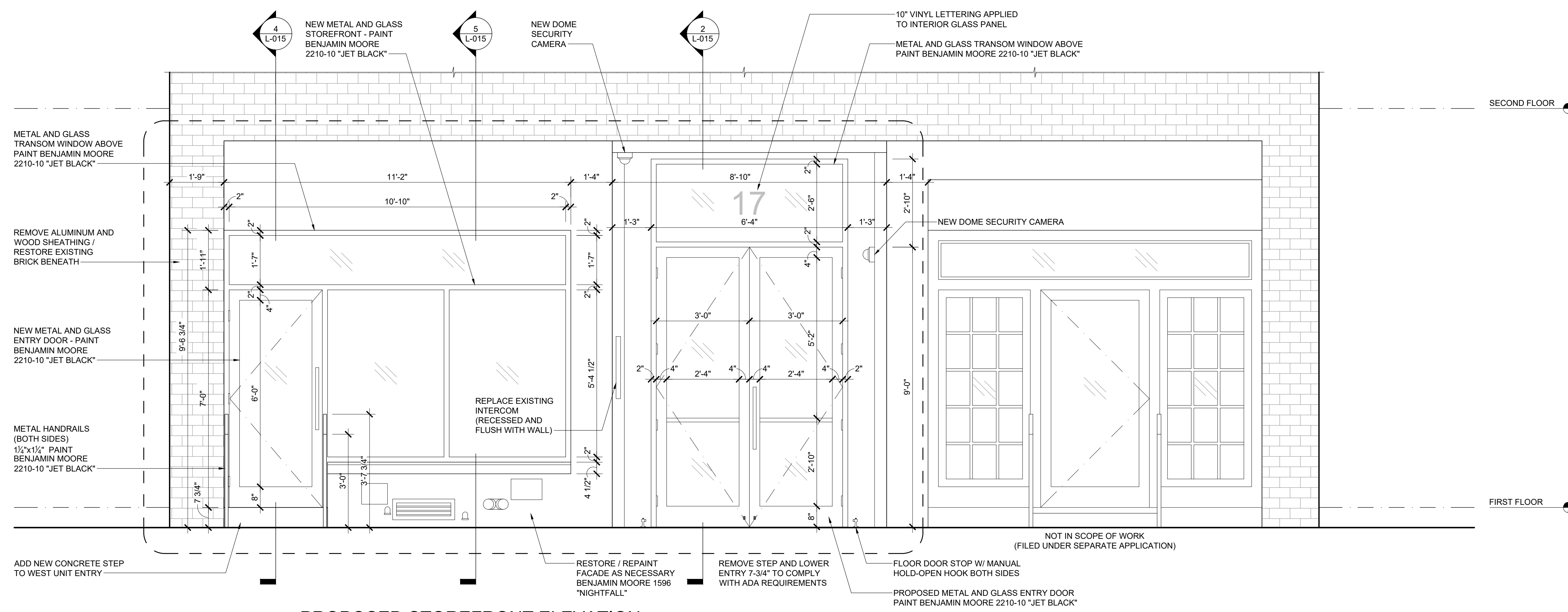
2210-10 - JET BLACK

2. RESTORE AND REPAINT FACADE WALLS:
PRIMER - BENJAMIN MOORE
FINISH - BENJAMIN MOORE 1596 "NIGHTFALL"

1596 - NIGHTFALL



1 EXISTING STOREFRONT ELEVATION 1/2" = 1'-0"



2 PROPOSED STOREFRONT ELEVATION 1/2" = 1'-0"

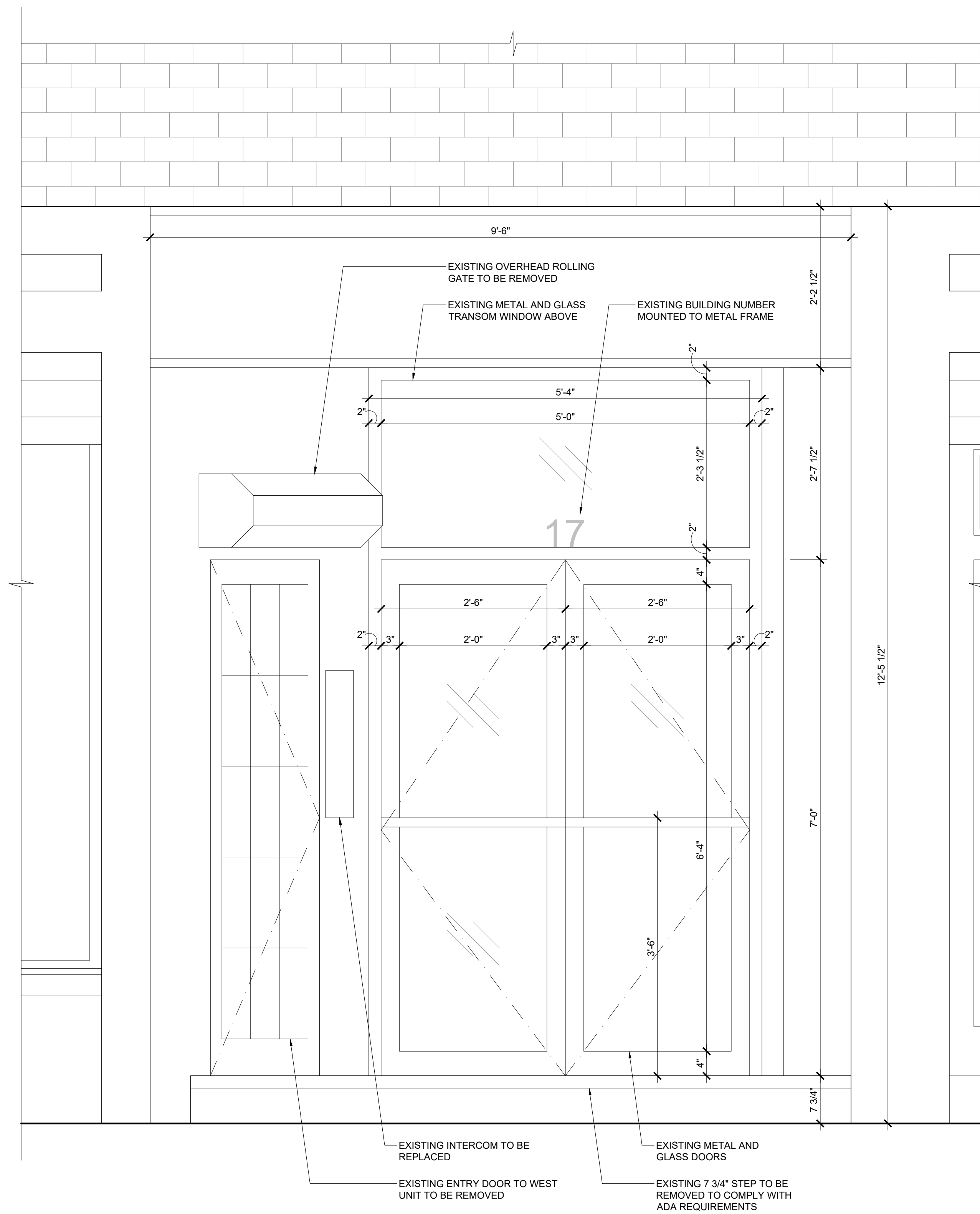
JOHN FURTH PEACHY, ARCHITECT
146 FRANKLIN ST., NEW YORK, N.Y.

17 WEST 20TH STREET
NEW YORK, NY 10011

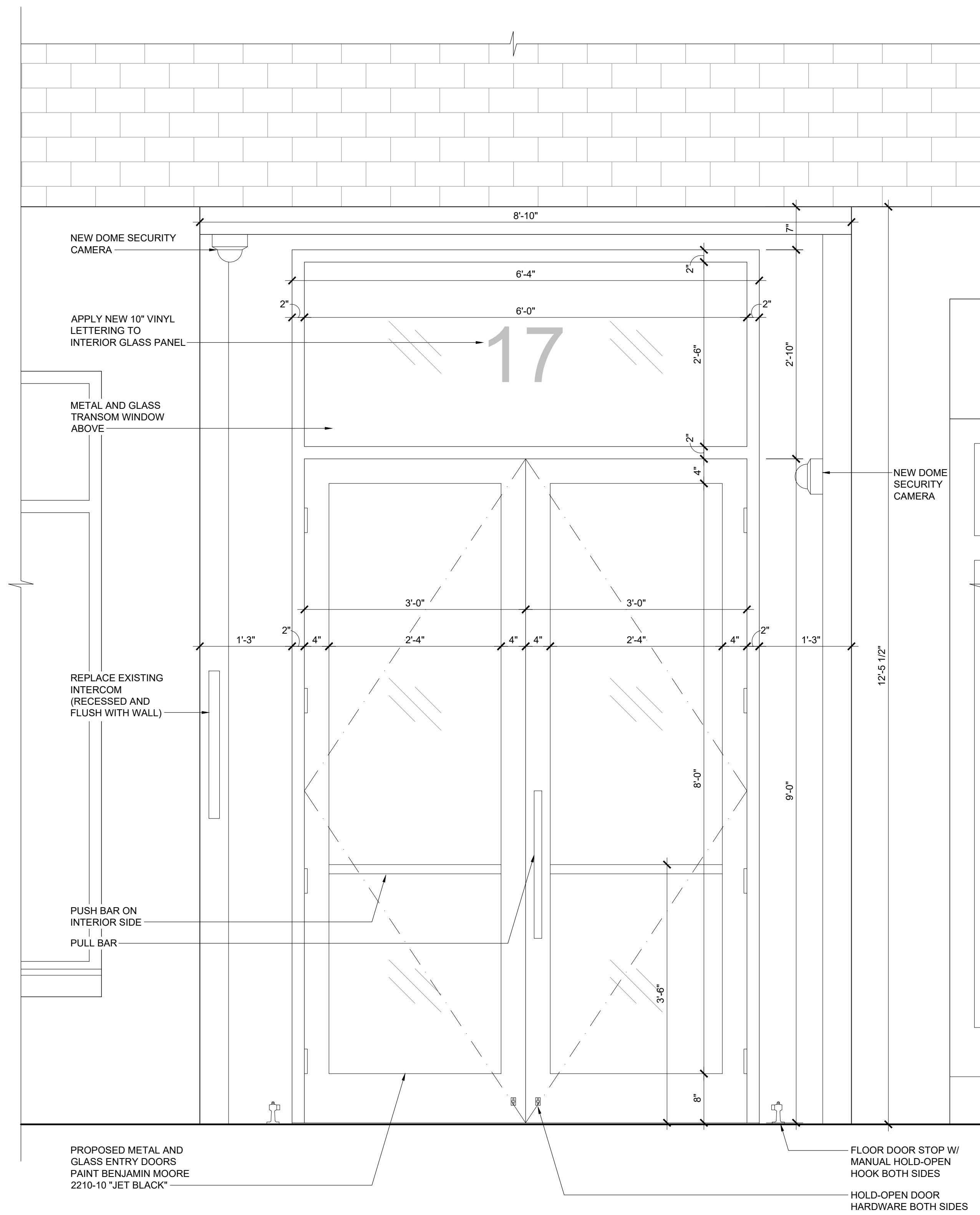
STOREFRONT INFILL & BUILDING ENTRANCE

DRAWING TITLE
EXISTING & PROPOSED STOREFRONT ELEVATIONS

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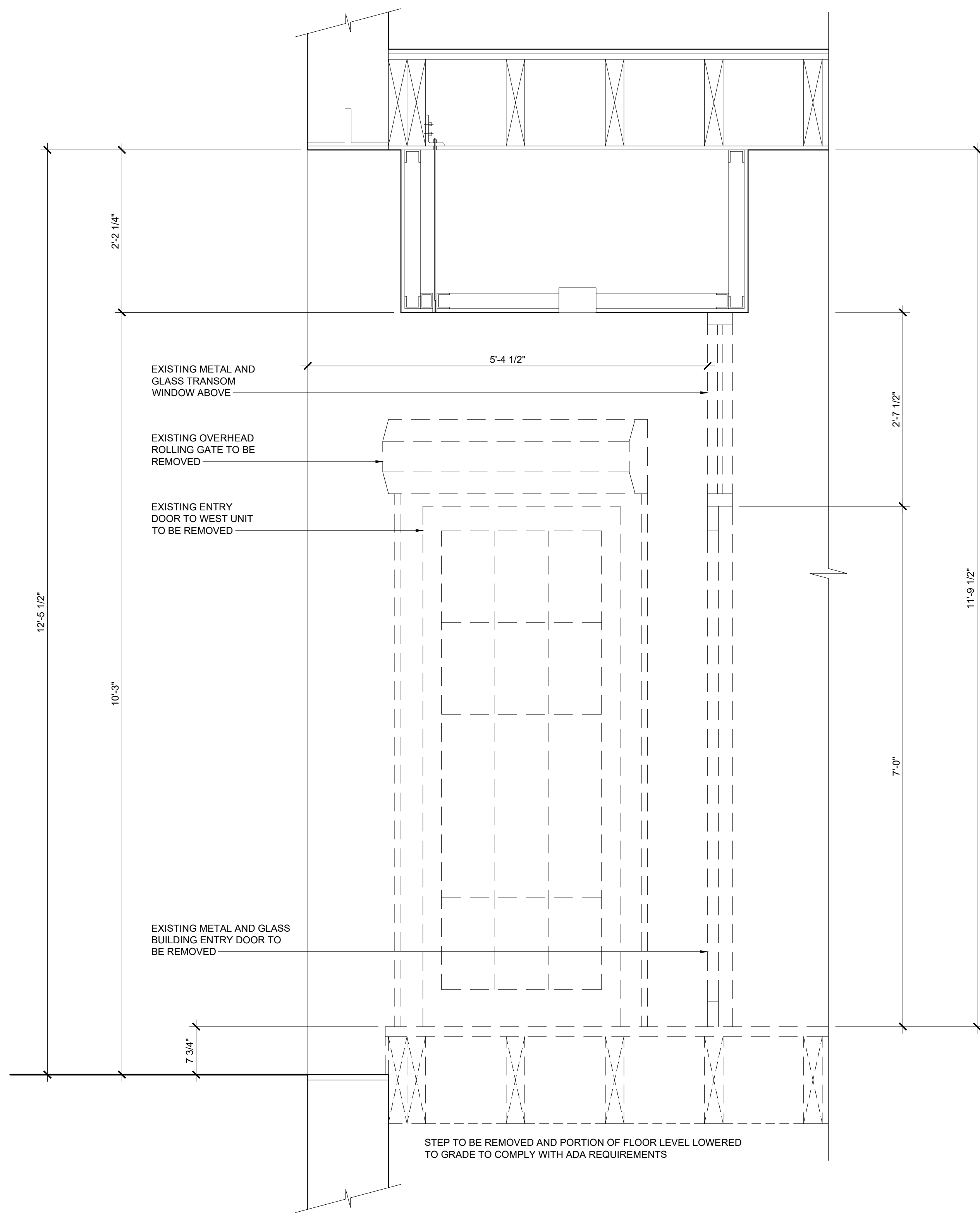


1 EXISTING BUILDING ENTRY ELEVATION 1" = 1'-0"

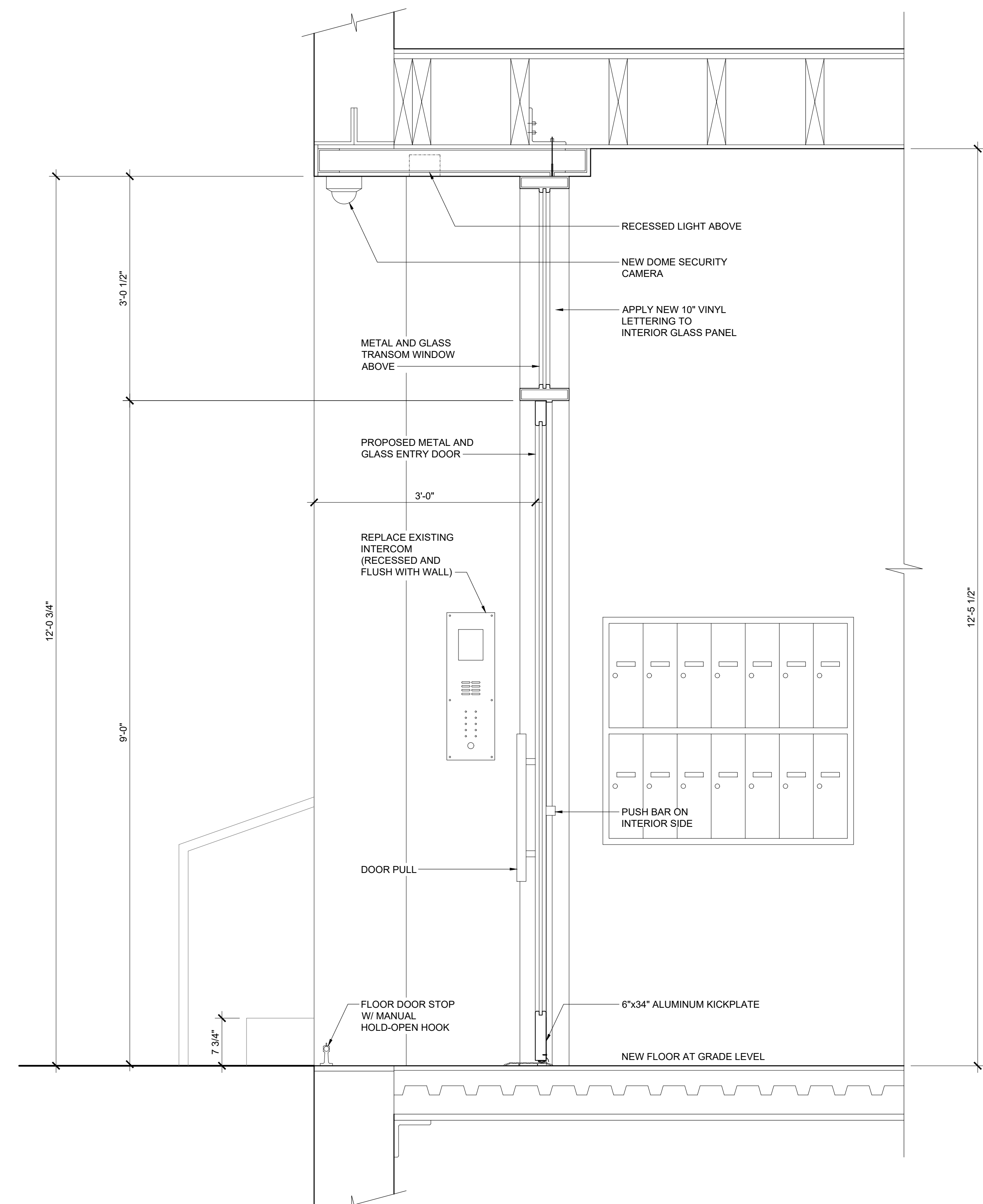


2 PROPOSED BUILDING ENTRY ELEVATION 1" = 1'-0"

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146 FRANKLIN ST., NEW YORK, N.Y.	
17 WEST 20TH STREET	
NEW YORK, NY 10011	
STOREFRONT INFILL & BUILDING ENTRANCE	
DRAWING TITLE	
EXISTING & PROPOSED	
BUILDING ENTRY ELEVATIONS	
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1 EXISTING BUILDING ENTRY SECTION 1" = 1'-0"

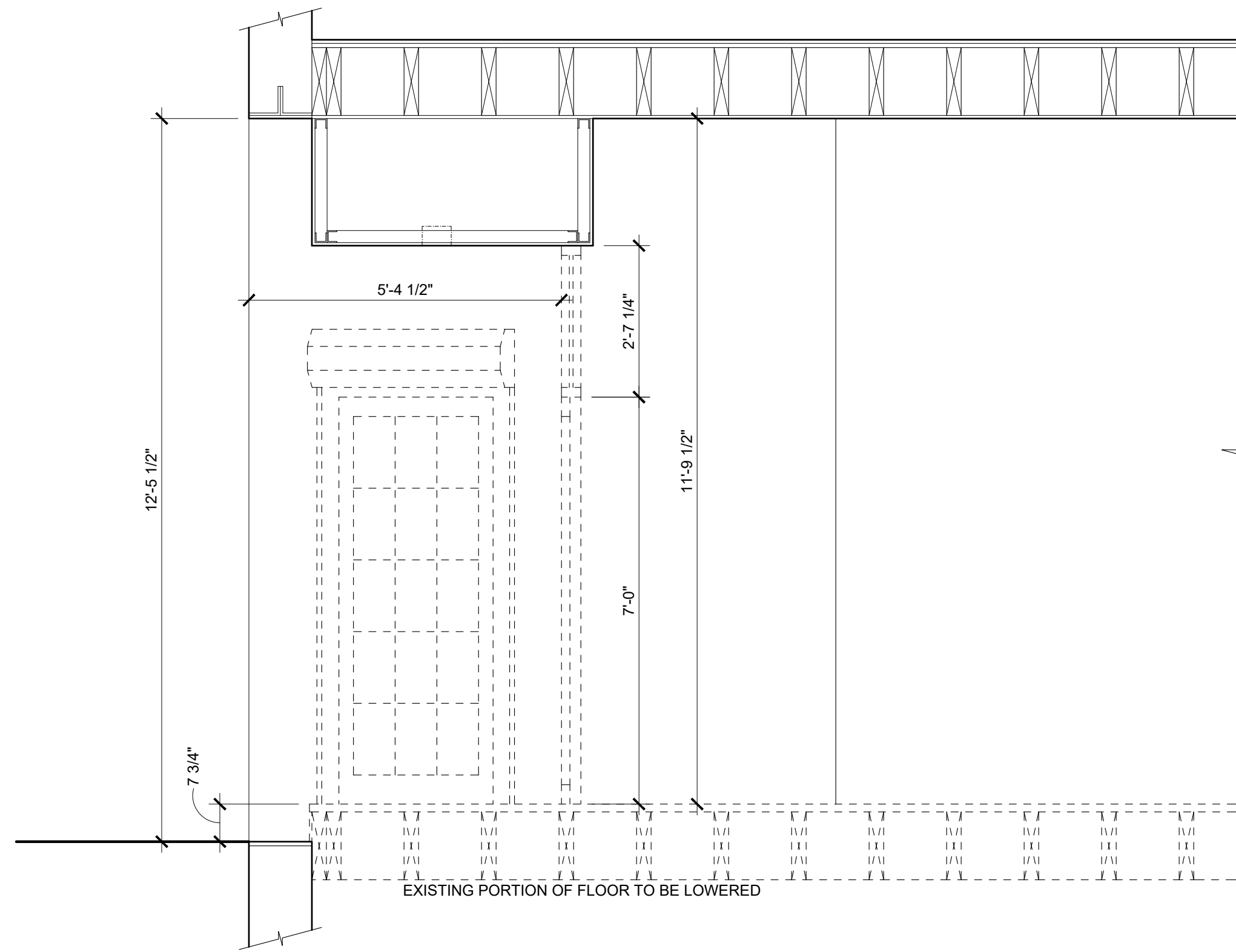


2 PROPOSED BUILDING ENTRY SECTION 1" = 1'-0"

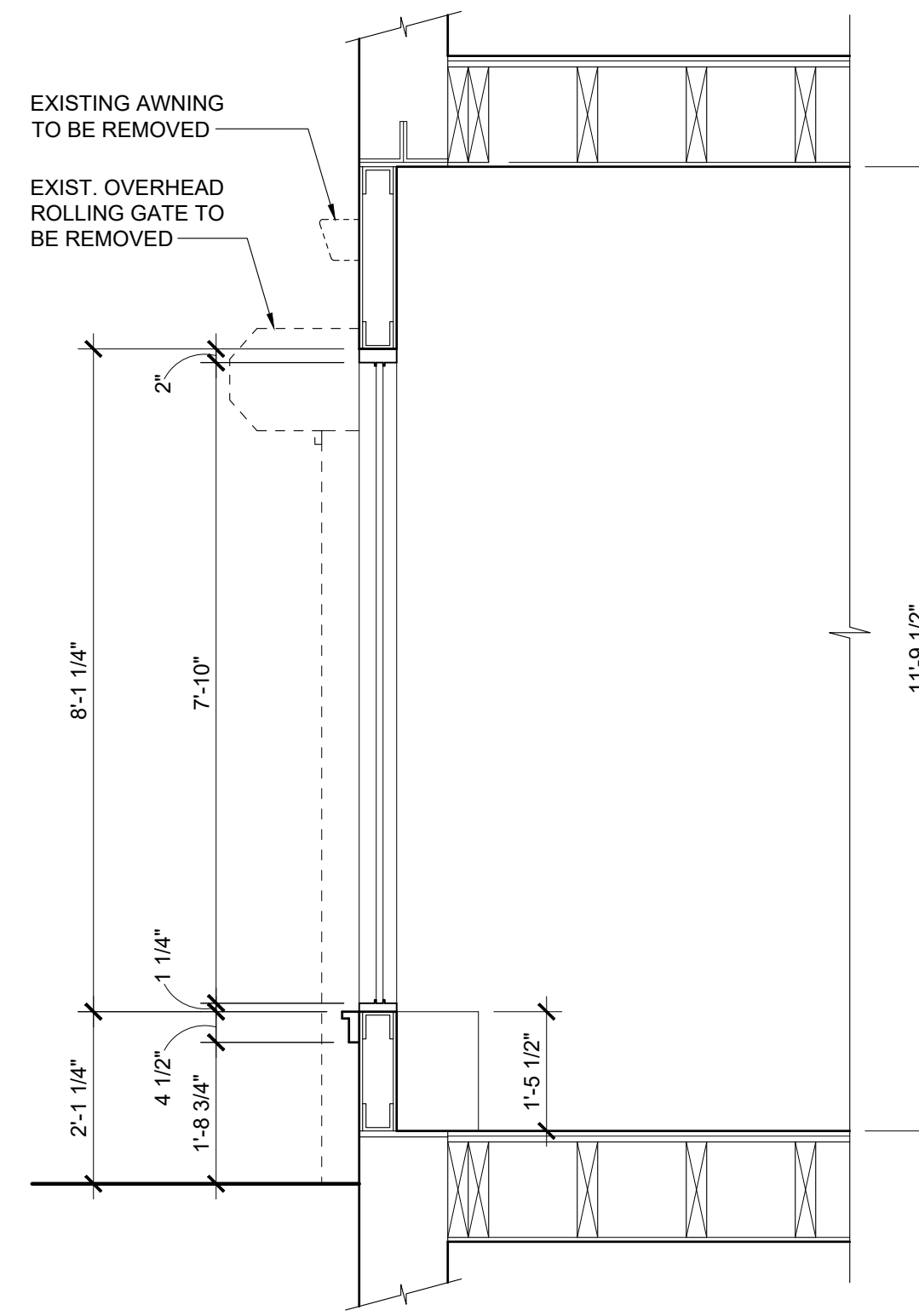
JOHN FURTH PEACHY, ARCHITECT
 146 FRANKLIN ST., NEW YORK, N.Y.
 17 WEST 20TH STREET
 NEW YORK, NY 10011
 STOREFRONT INFILL & BUILDING ENTRANCE

DRAWING TITLE
 EXISTING & PROPOSED
 BUILDING ENTRY SECTIONS

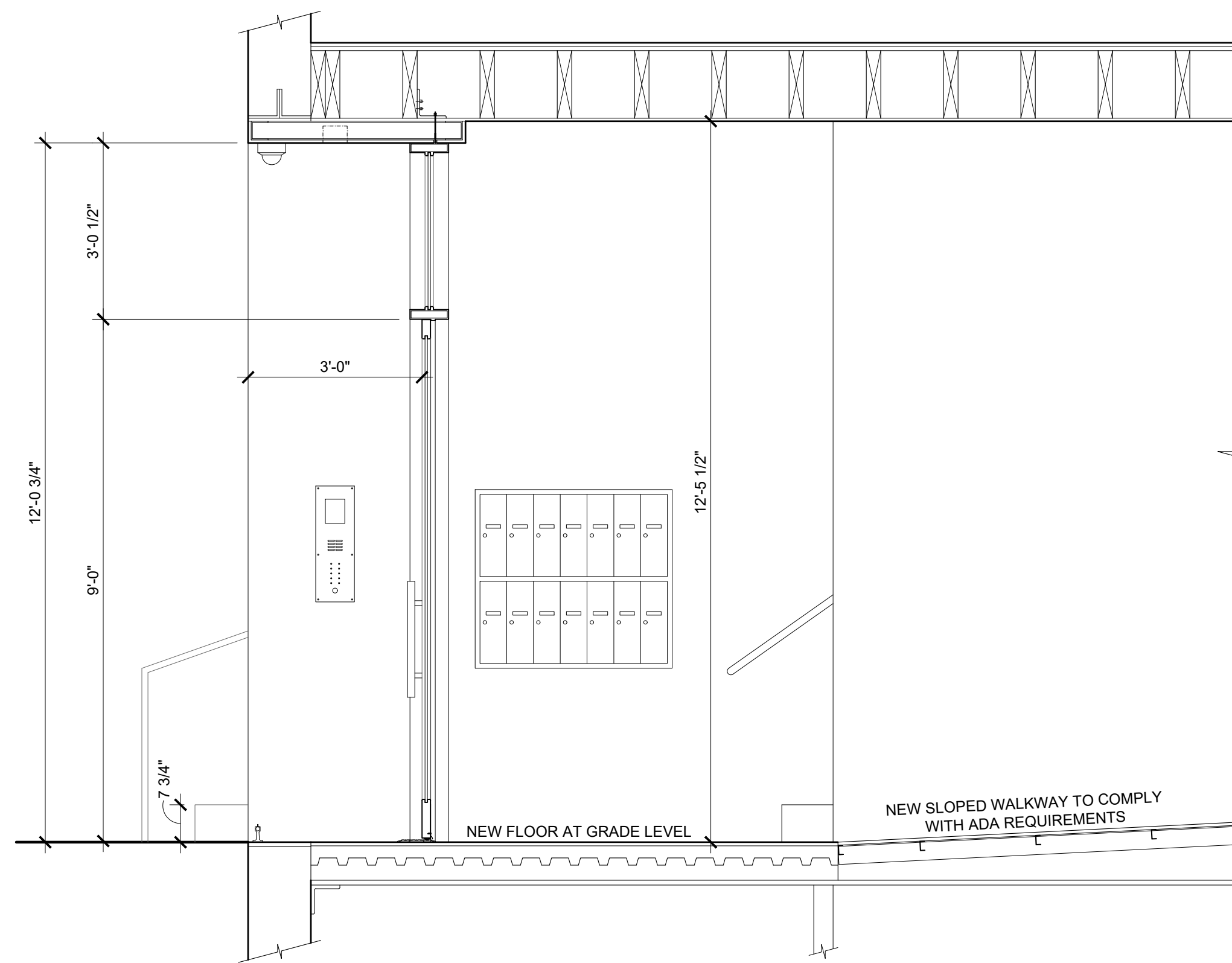
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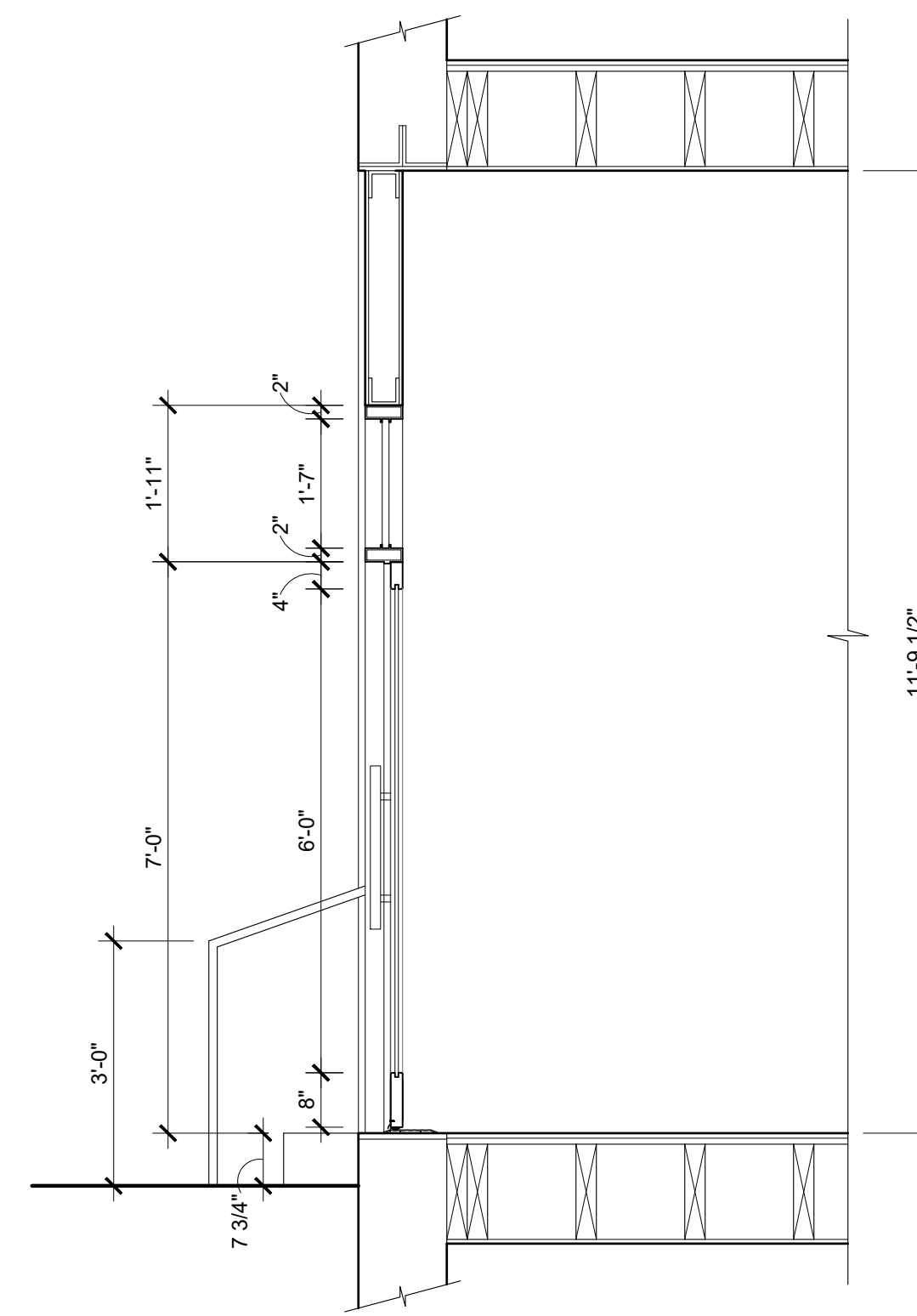
1 EXISTING BUILDING ENTRY SECTION 1/2" = 1'-0"



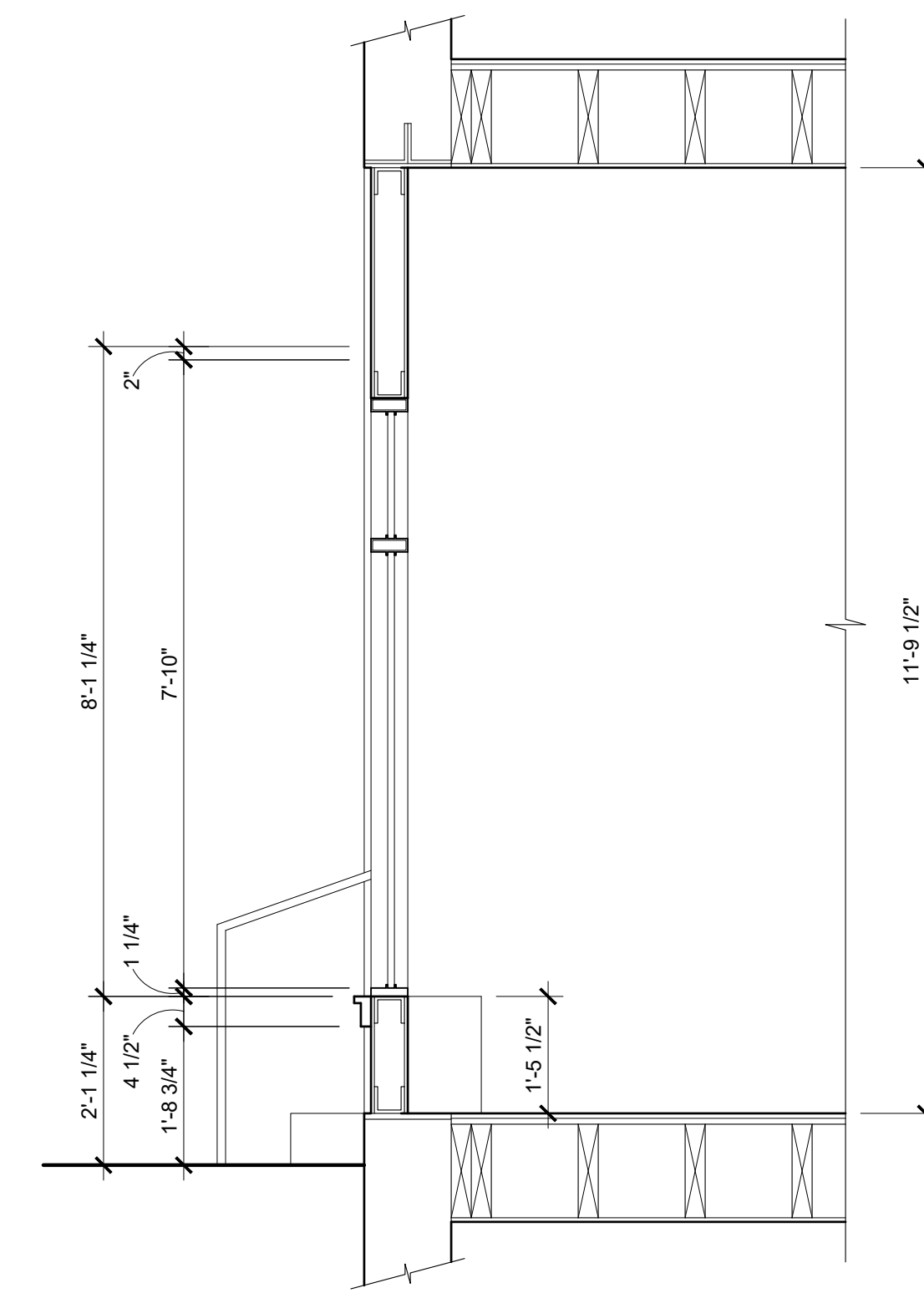
3 EXISTING 1W STOREFRONT SECTION 1/2" = 1'-0"



2 PROPOSED BUILDING ENTRY SECTION 1/2" = 1'-0"



4 PROPOSED 1W ENTRY SECTION 1/2" = 1'-0"



5 PROPOSED 1W WINDOW SECTION 1/2" = 1'-0"

JOHN FURTH PEACHY, ARCHITECT
 146 FRANKLIN ST., NEW YORK, N.Y.
 17 WEST 20TH STREET
 NEW YORK, NY 10011
 STOREFRONT INFILL & BUILDING ENTRANCE

DRAWING TITLE
 EXISTING & PROPOSED BUILDING
 ENTRY AND STOREFRONT SECTIONS

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① 26 WEST 23RD STREET

01/18/19

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146 FRANKLIN ST., NEW YORK, N.Y.

17 WEST 20TH STREET
NEW YORK, NY 10011

STOREFRONT INFILL & BUILDING ENTRANCE
DRAWING TITLE

26 WEST 23RD STREET

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① 35 WEST 20TH STREET

01/18/19

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146 FRANKLIN ST., NEW YORK, N.Y.

17 WEST 20TH STREET
NEW YORK, NY 10011

STOREFRONT INFILL & BUILDING ENTRANCE
DRAWING TITLE

35 WEST 20TH STREET

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