

The current proposal is:

Preservation Department – Item 5, LPC-22-11393

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

To Testify Please Join Zoom

Webinar ID: 851 5728 9933

Passcode: 435752

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Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

353 West 20th Street

Landmarks Preservation Commission Presentation
June 1, 2022



DESIGN GROUP LLP
ARCHITECTURE & INTERIOR DESIGN



Location

353 West 20th Street

Chelsea Historic District | LP-0666

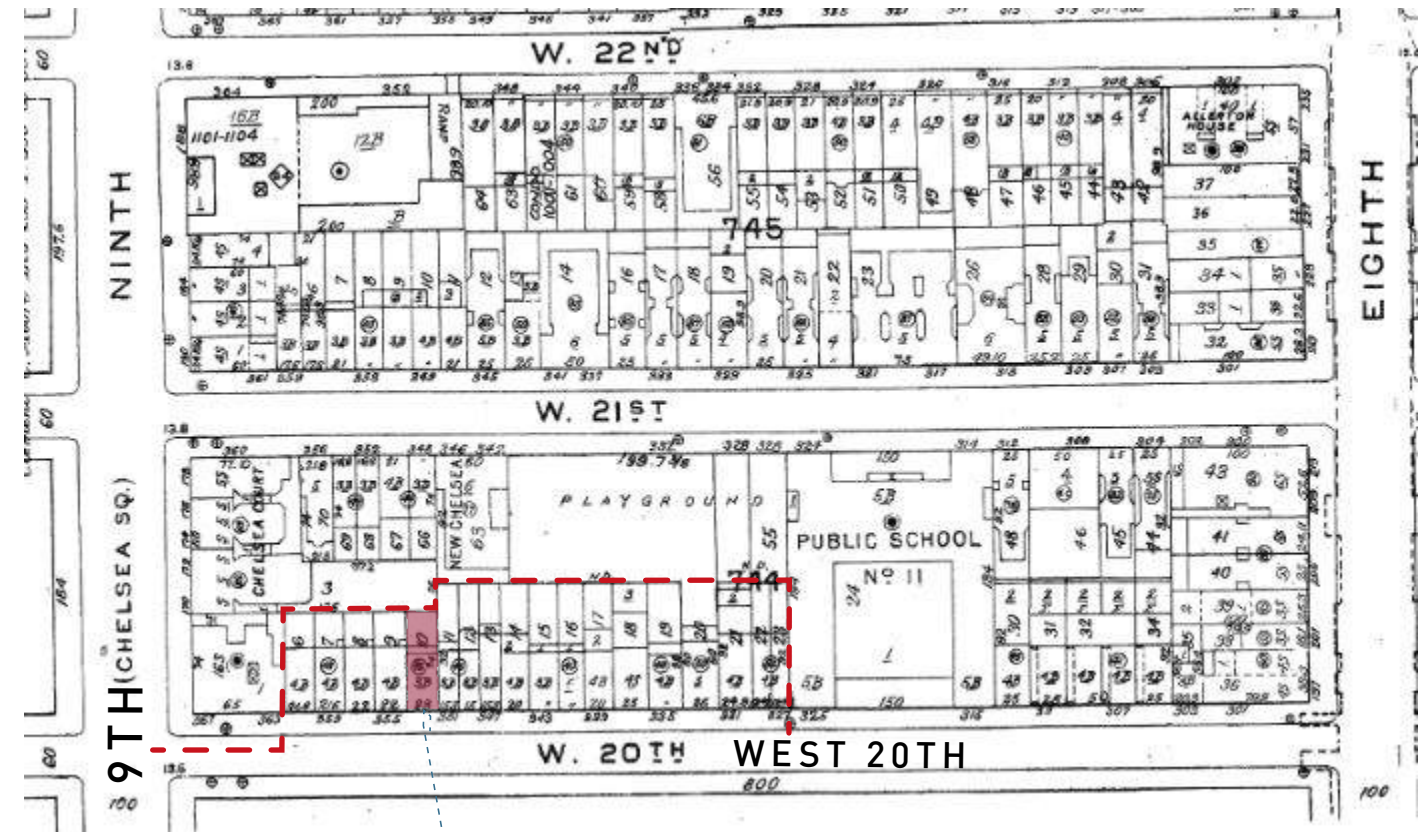
NYC Landmarks Preservation Commission



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.2.2019

353 west 20th street

LPC District Map



353 west 20th street

Sanborn Map

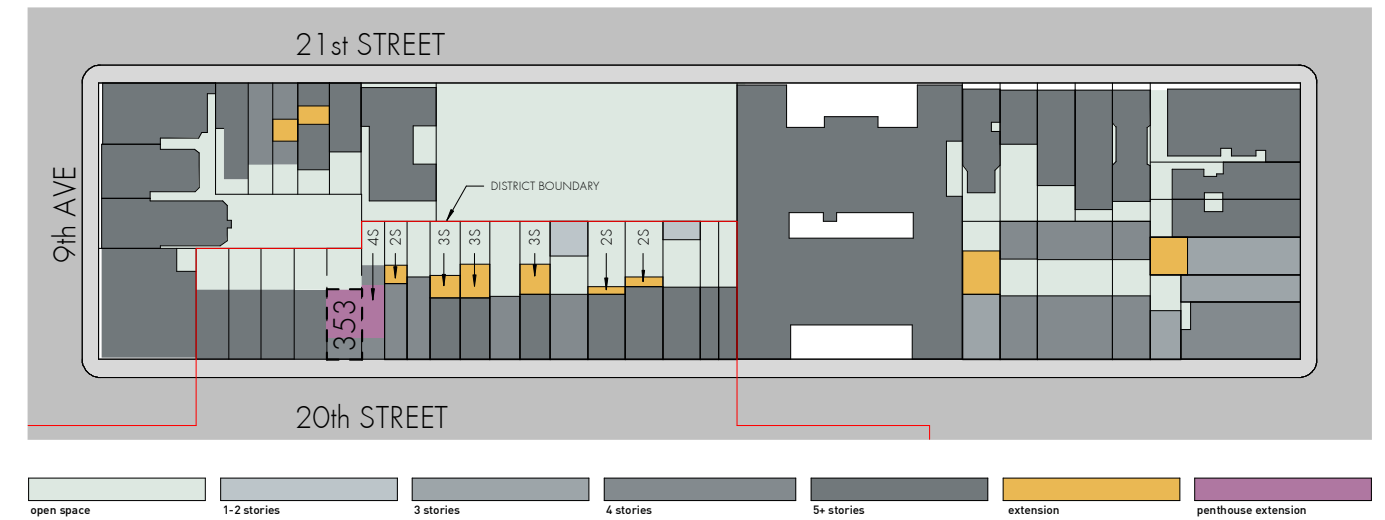
site context

353 West 20th Street

satellite view



block plan



historic conditions

353 West 20th Street

353 West 20th Street

No. 353 was built in a style transitional from Greek Revival to Italianate for John Waters in 1852-3. The original cast Iron railings at the stoop and areaway are ornamented versions of the typical elongated Italianate design and are in excellent condition. The replacement of the present door with double doors, appropriate to the style, would enhance this building and strengthen its original elements - the cornice and part of the door enframement.

- Chelsea Historic District Designation Report



353 West 20th Street - 1940s tax photo



351 West 20th Street - 1940s tax photo



355 West 20th Street - 1940s tax photo

front facade

existing conditions



front facade comparison

353 West 20th Street



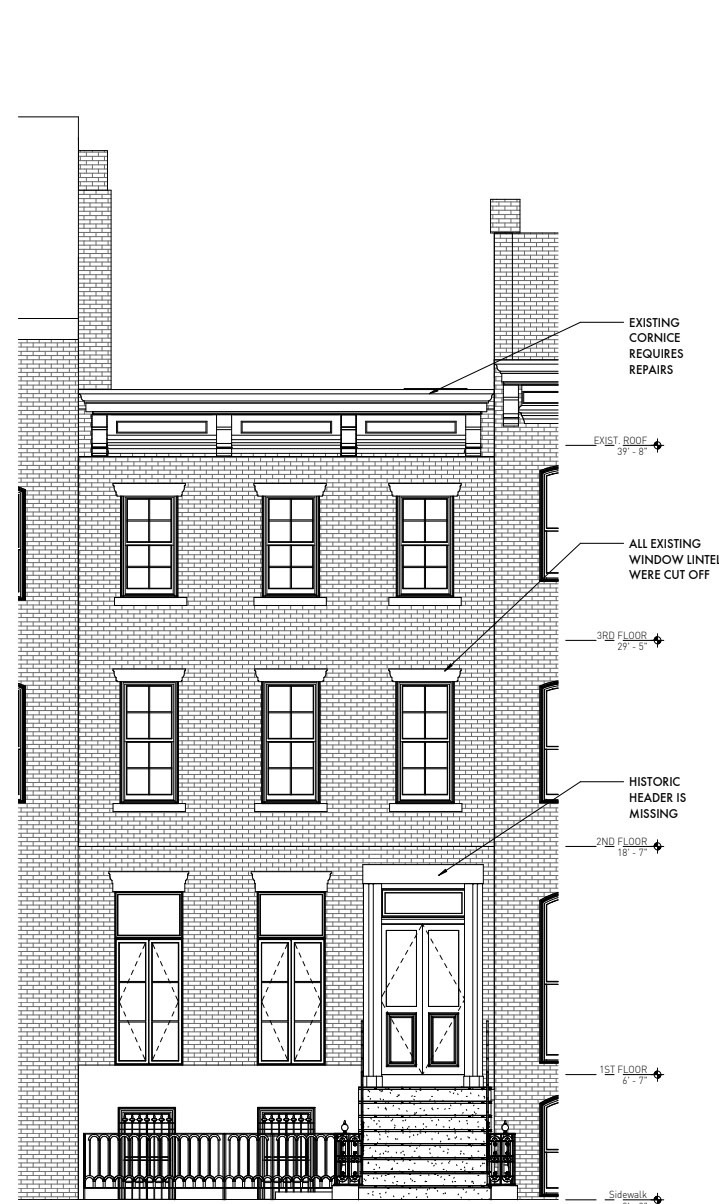
353 West 20th Street - 1940s tax photo



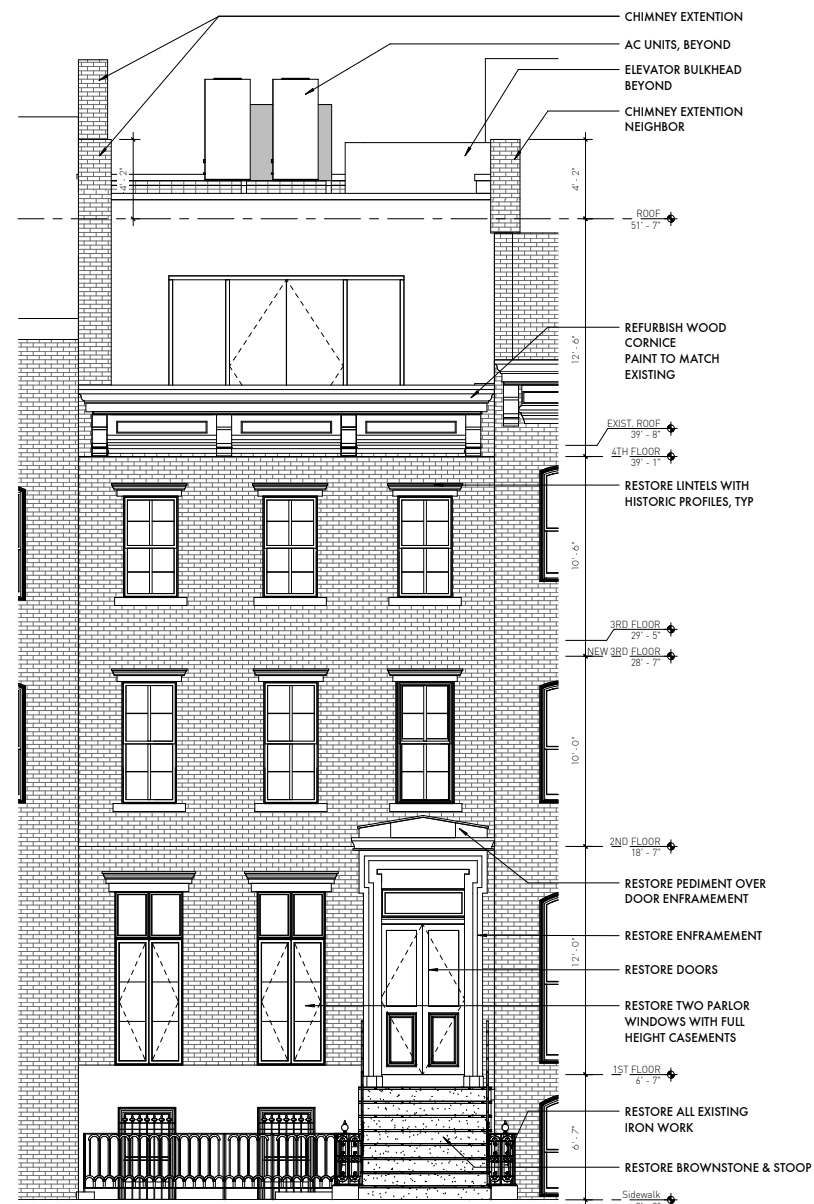
353 West 20th Street - present



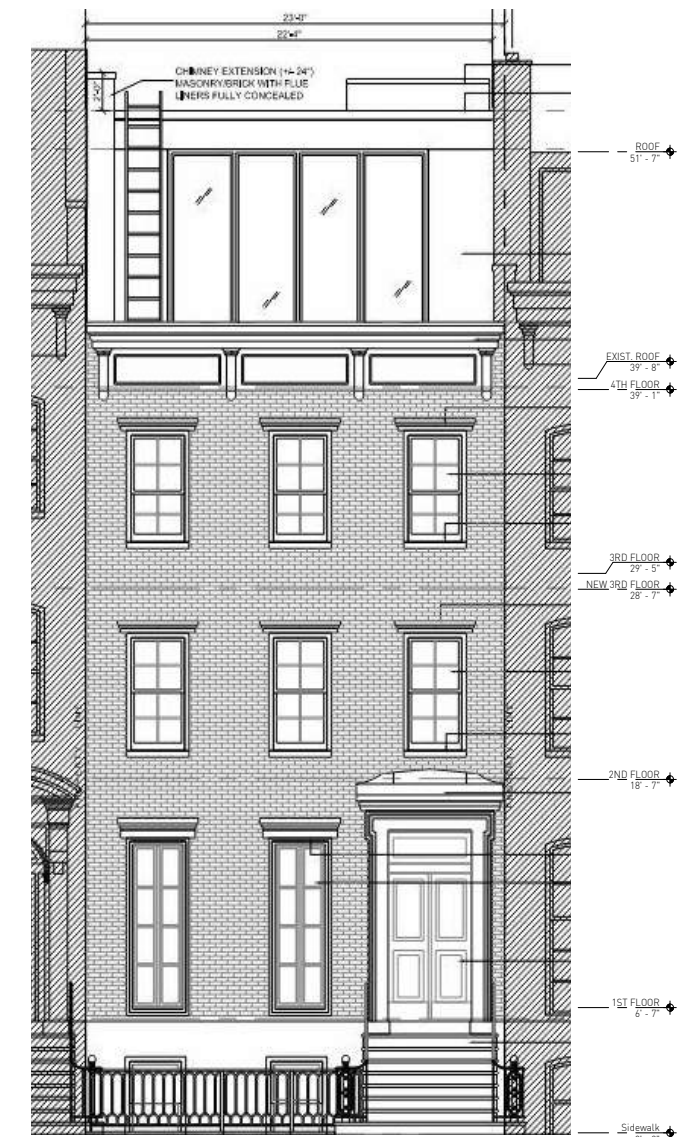
front facade elevations



existing



proposed



previously approved

front facade
proposed design

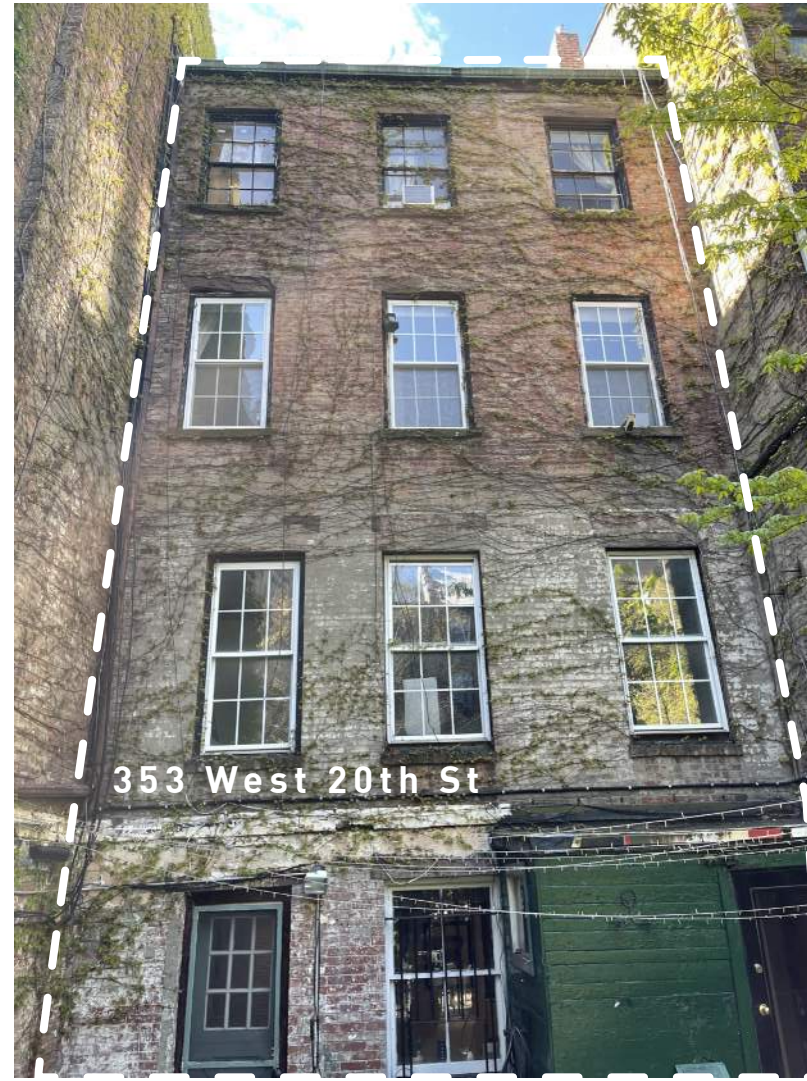


rear facade

existing conditions



view from the rear yard looking to the left at extension of 351 West 20th Street

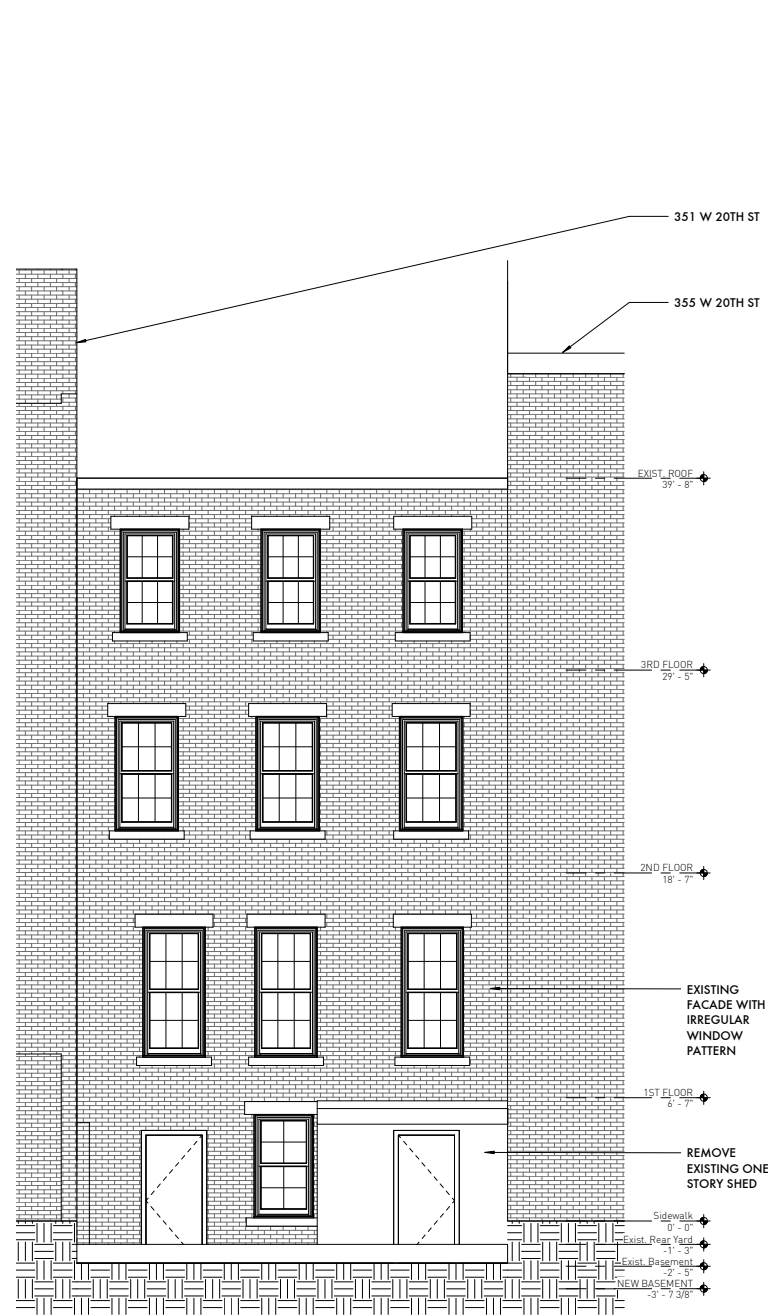


view from rear yard

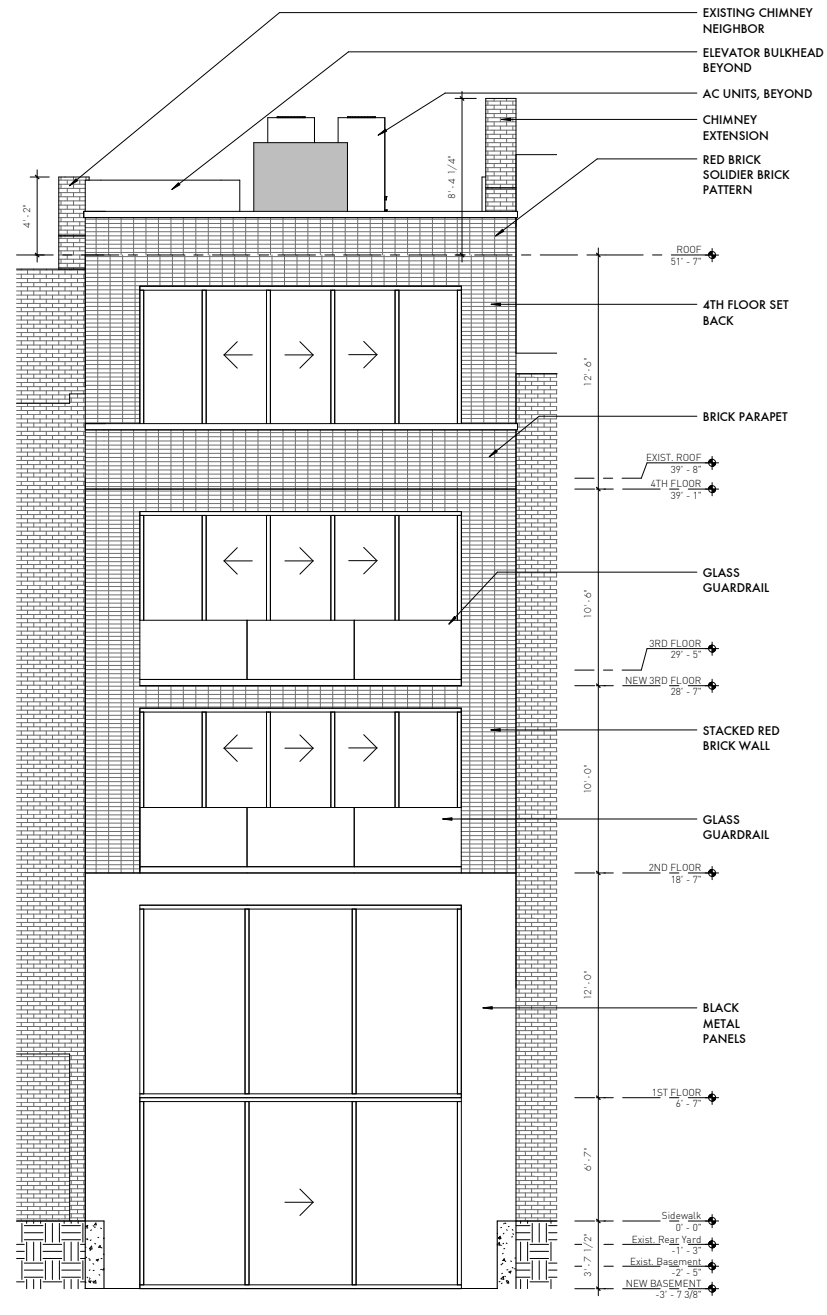


view from the rear yard looking to the left at extension of 355 West 20th Street

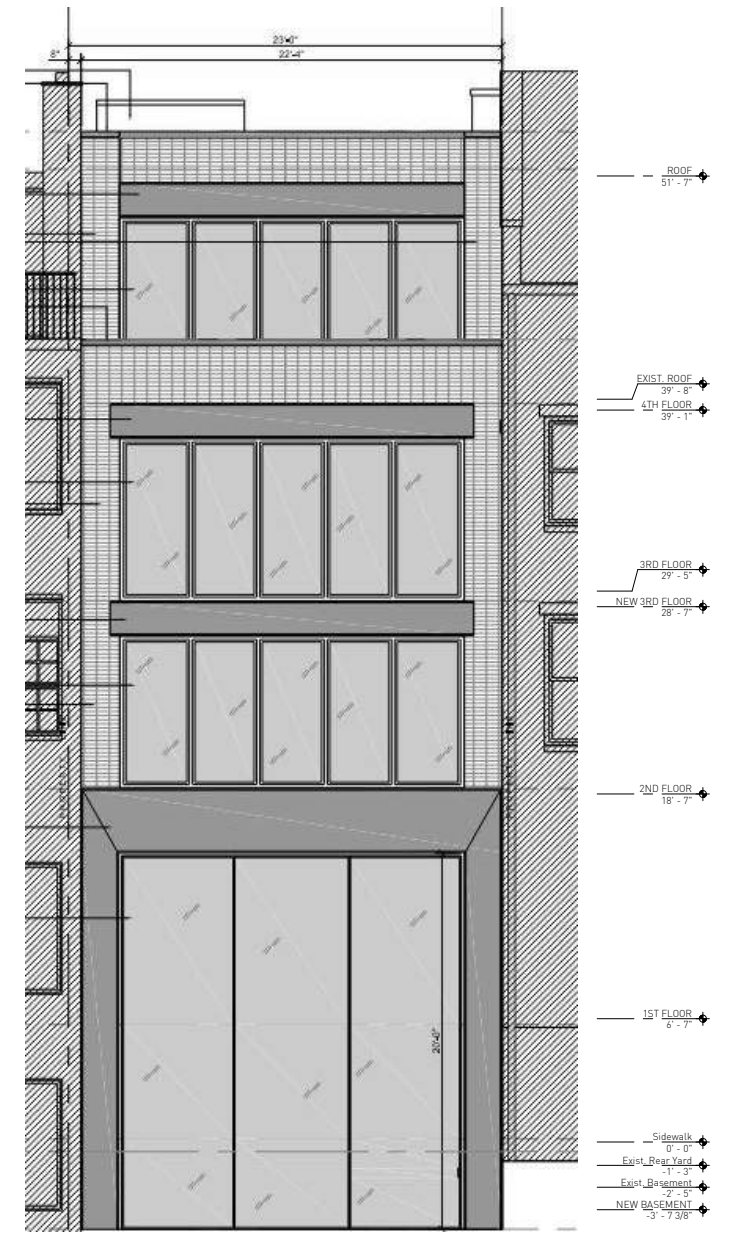
rear facade elevations



existing



proposed

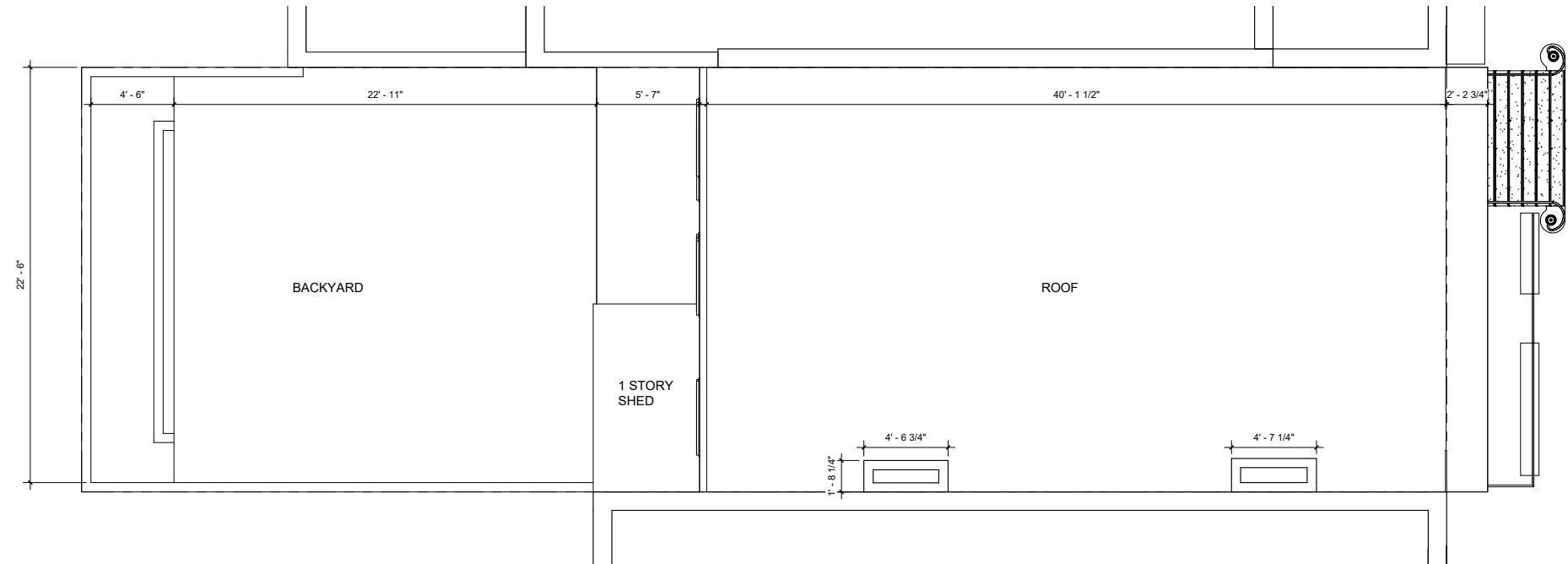


previously approved

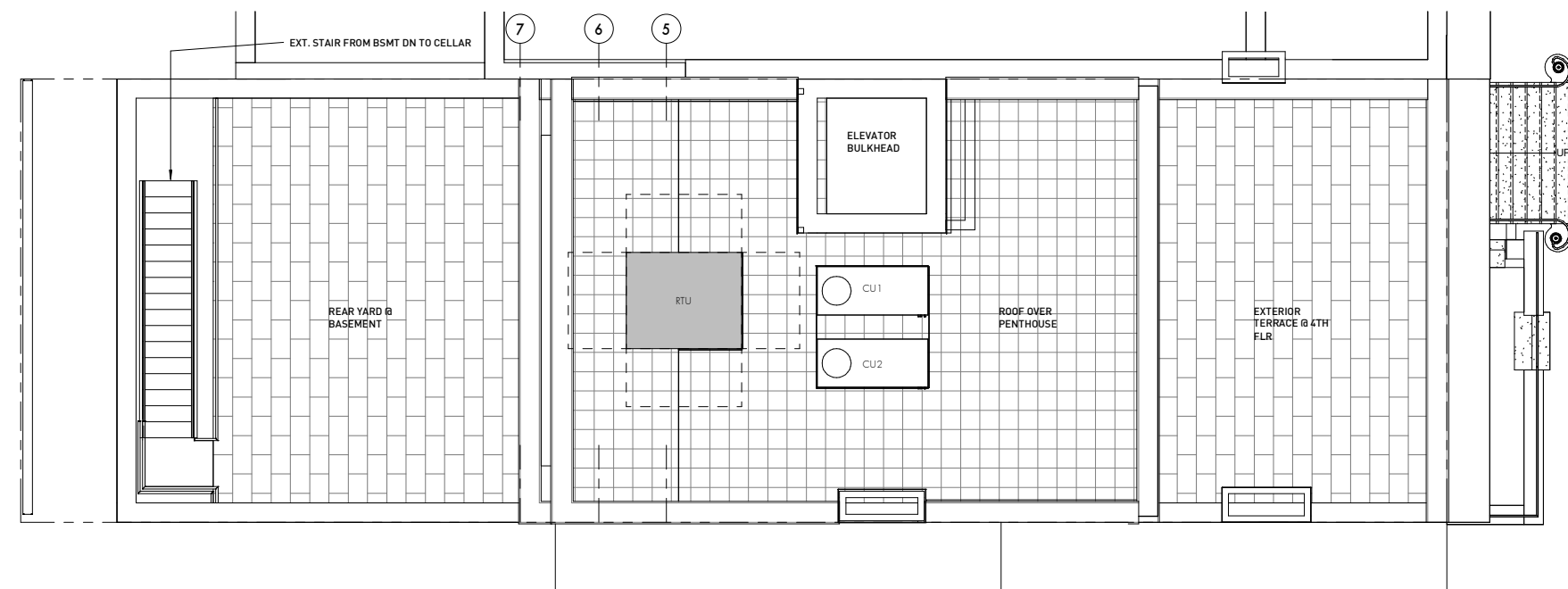
rear facade
proposed design



site plan



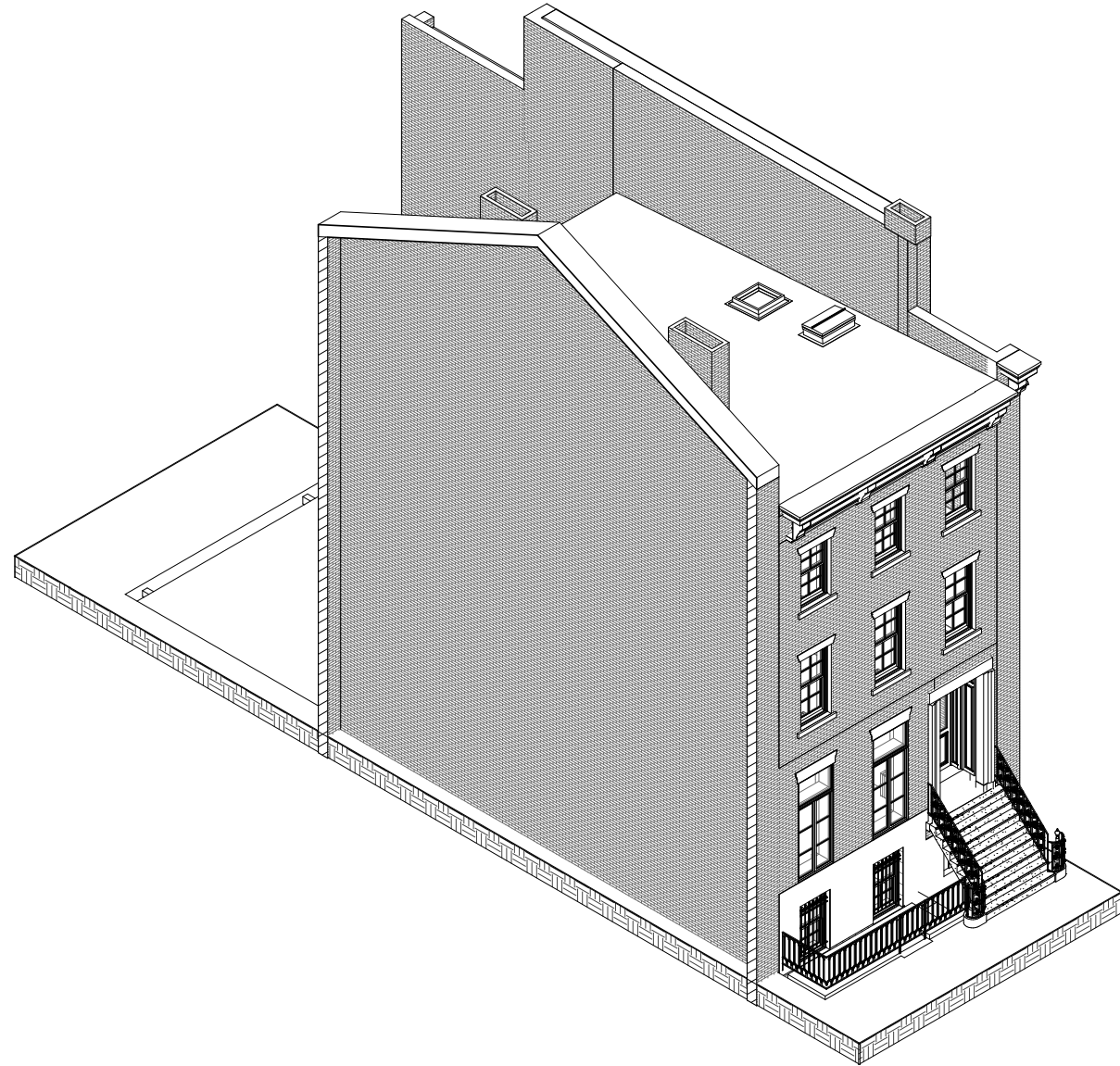
existing



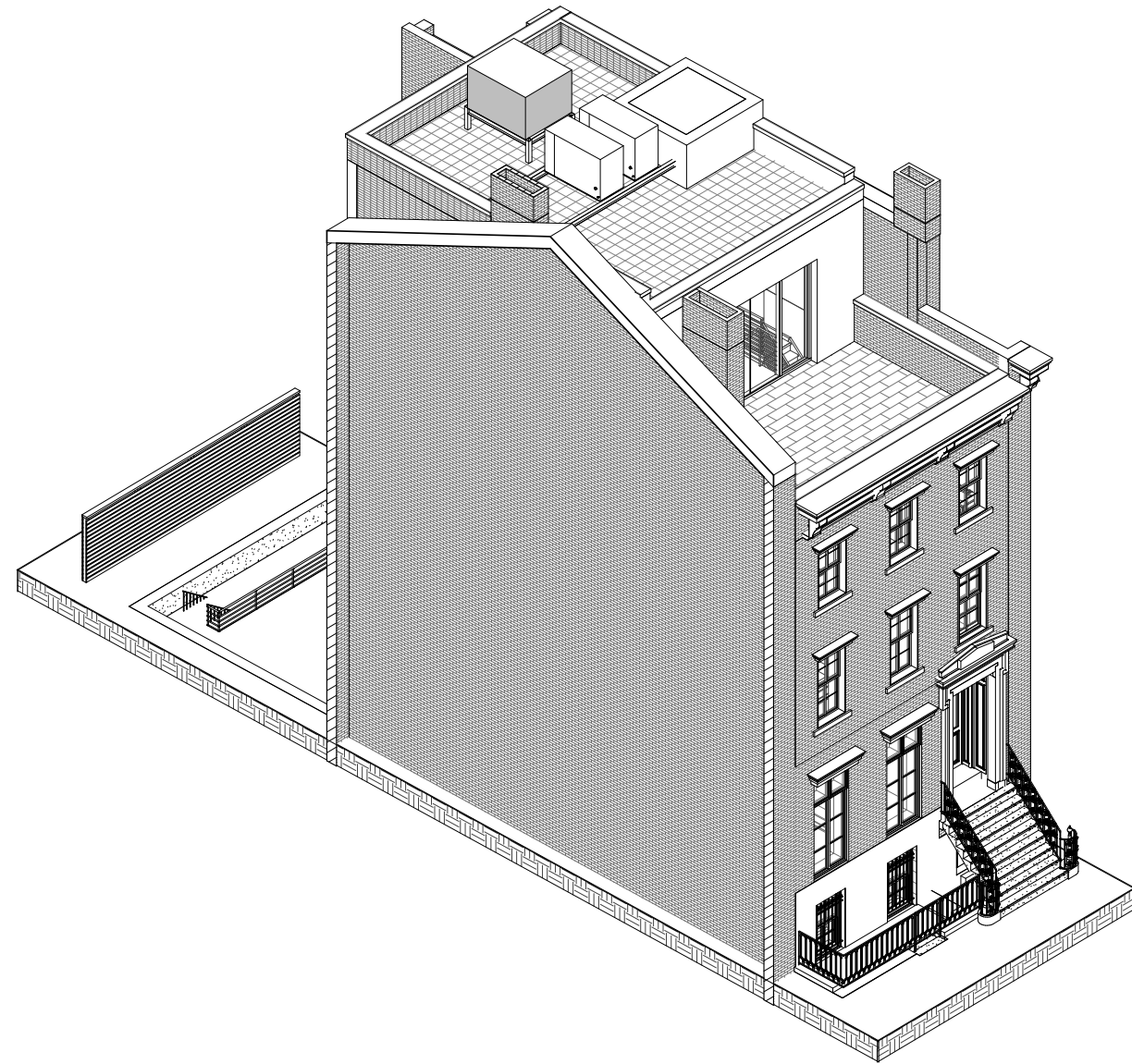
proposed

3d views

existing vs proposed



existing



proposed

3d views

proposed design



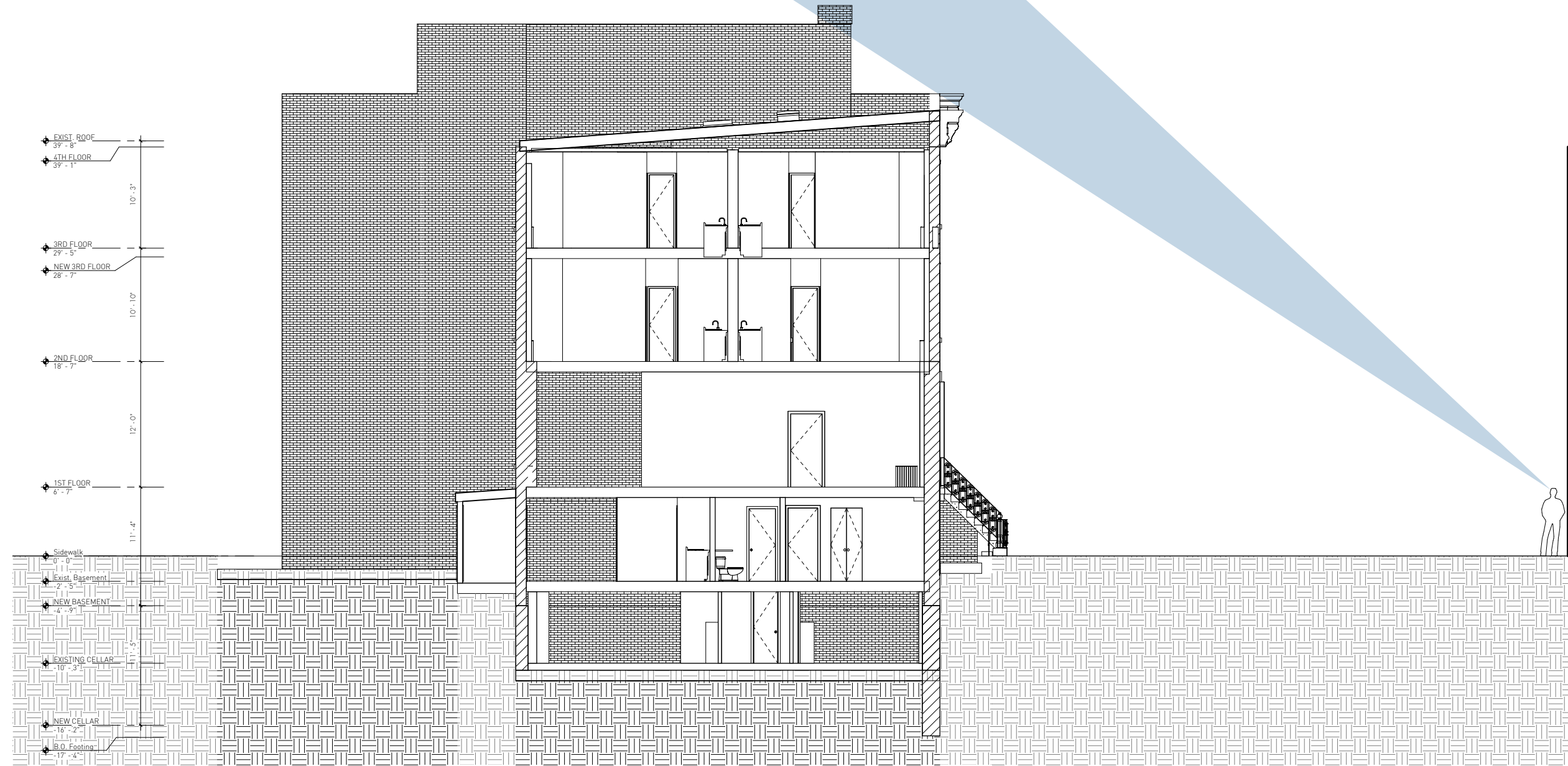
front



rear

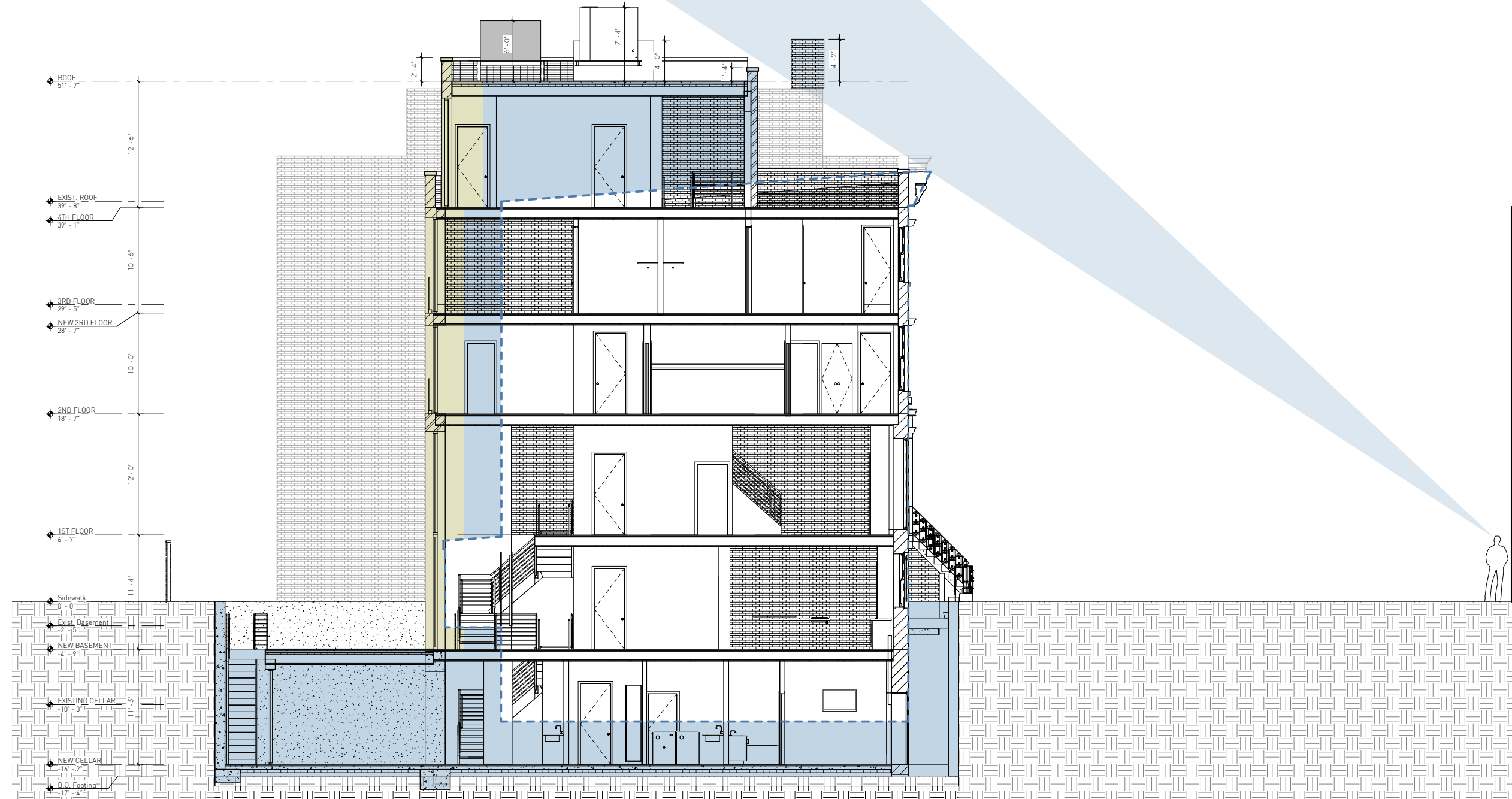
existing section

with sight line



proposed section

with sight lines



view a
public visibility



existing (close up)

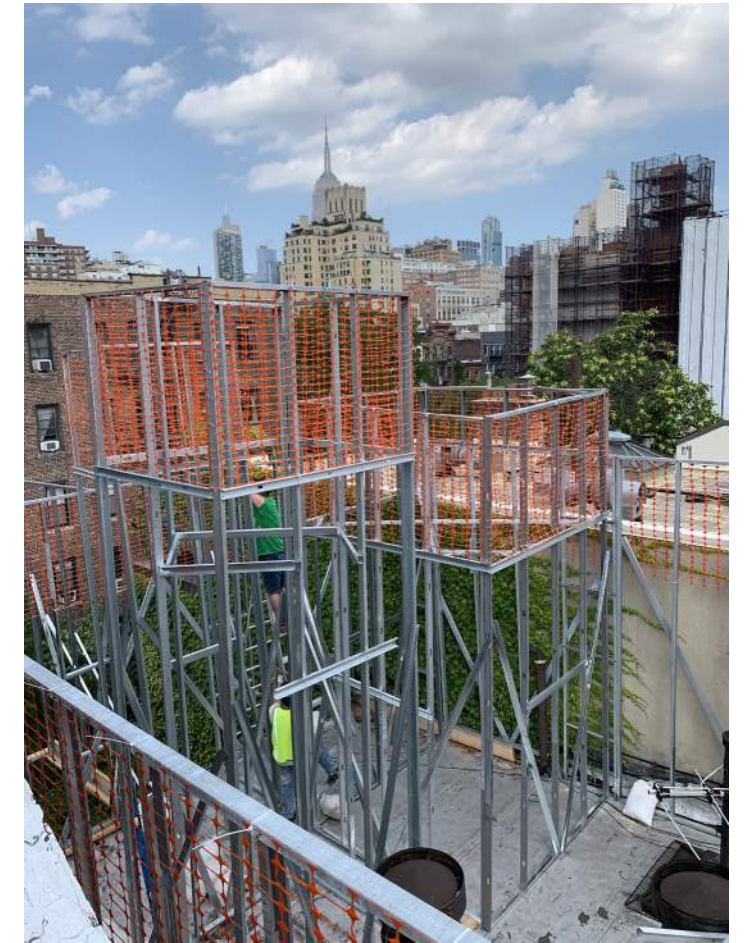


existing street view



mock up

chimney extension



mock up on roof

view b
public visibility



mock up views from playground on 21st street
*location of mock up outlined in red dashed box







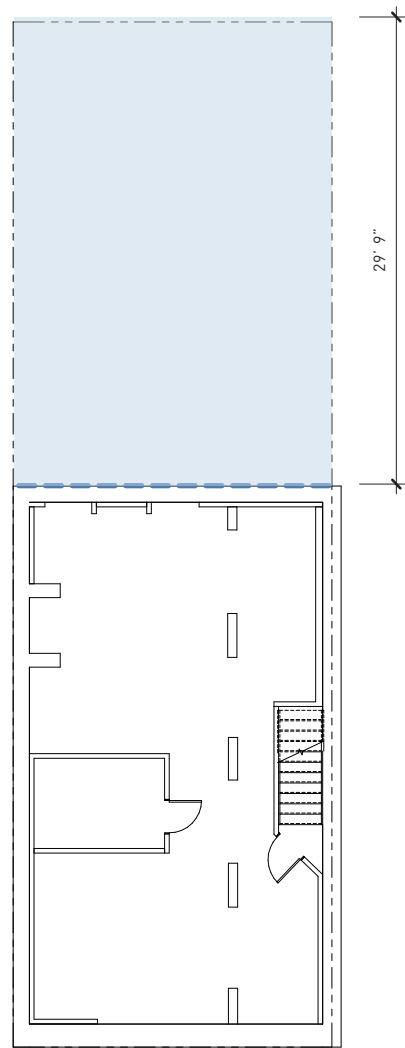
materials

proposed design

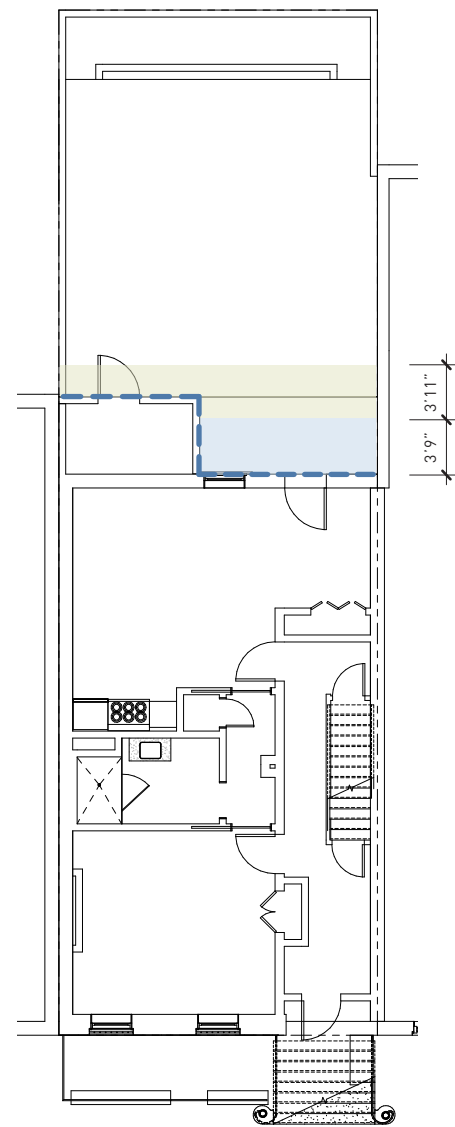


existing plans

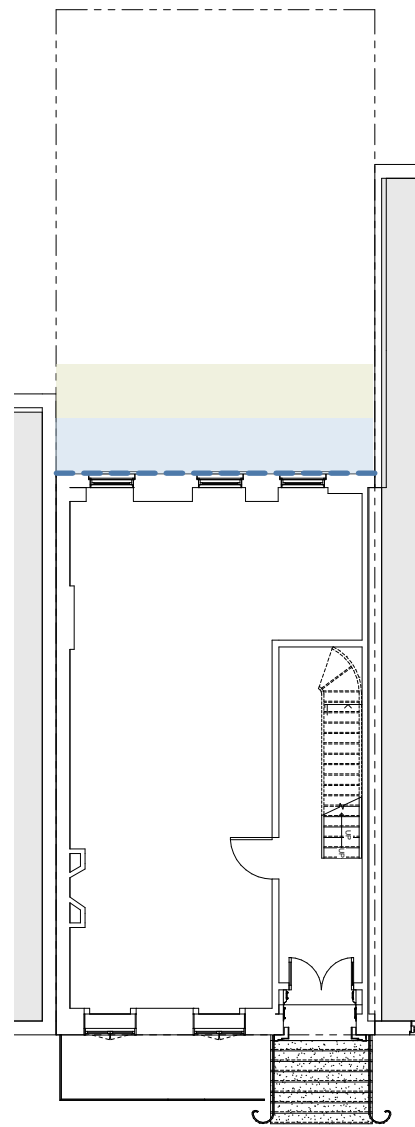
353 west 20th street



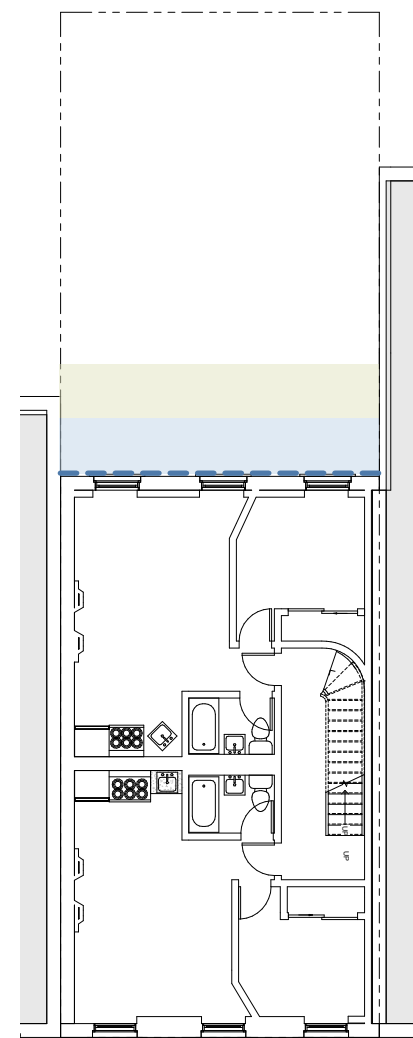
cellar



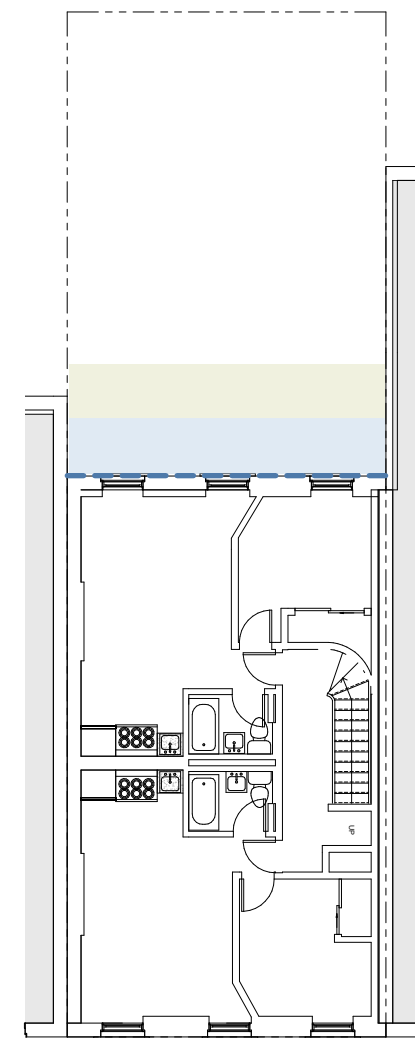
basement



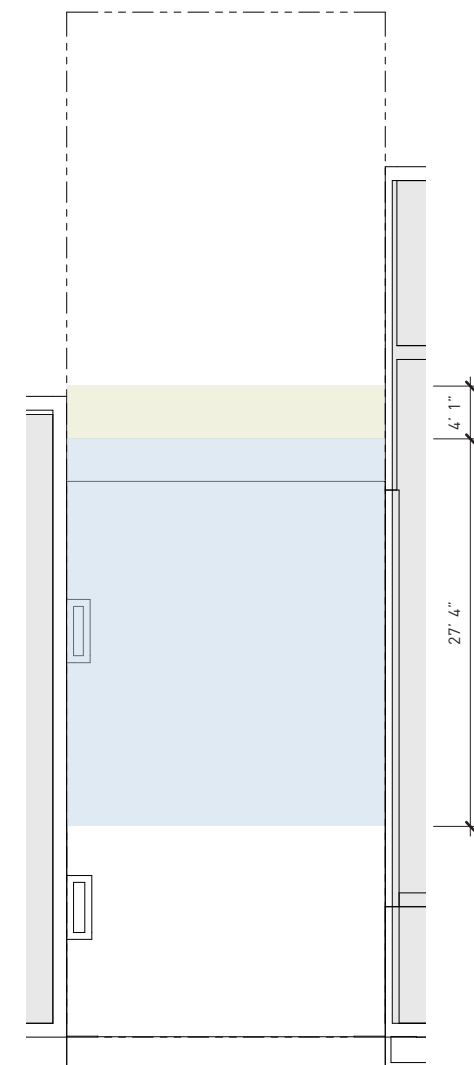
first floor



second floor



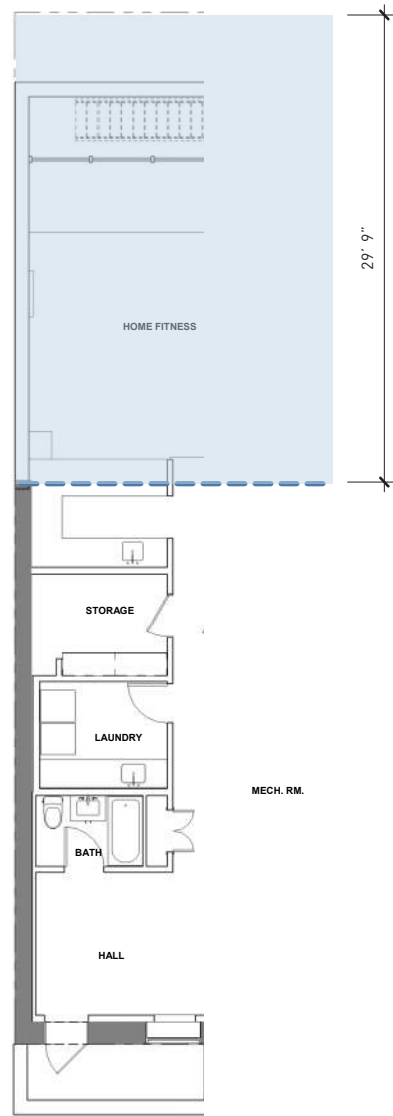
third floor



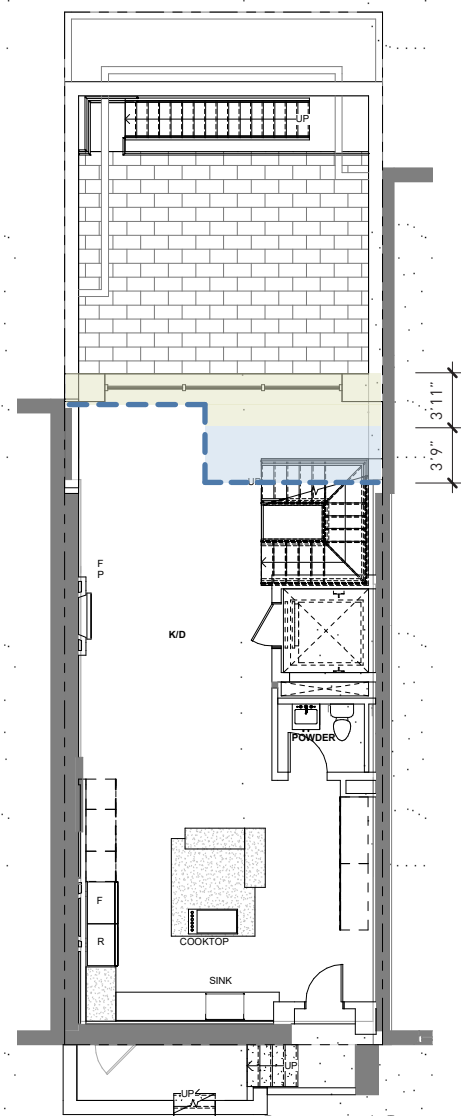
roof

proposed plans

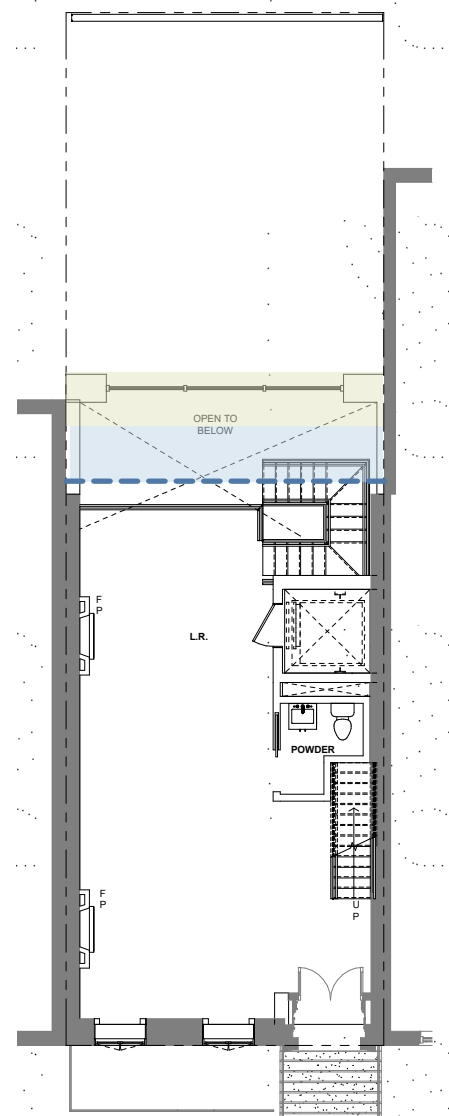
353 west 20th street



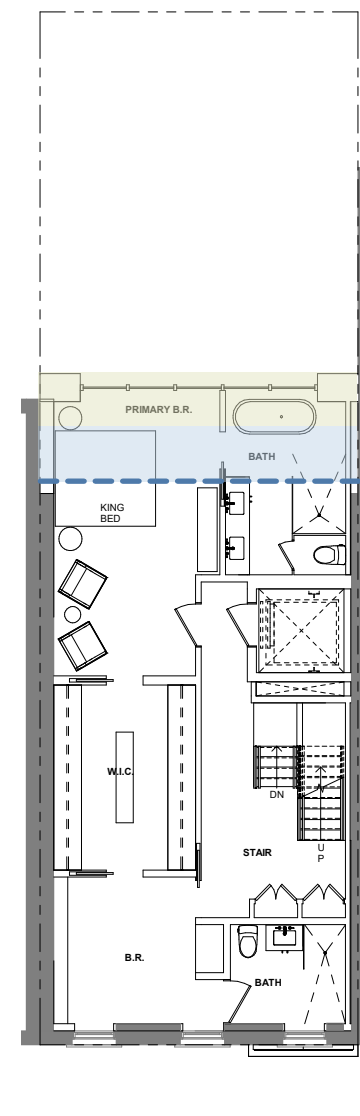
cellar



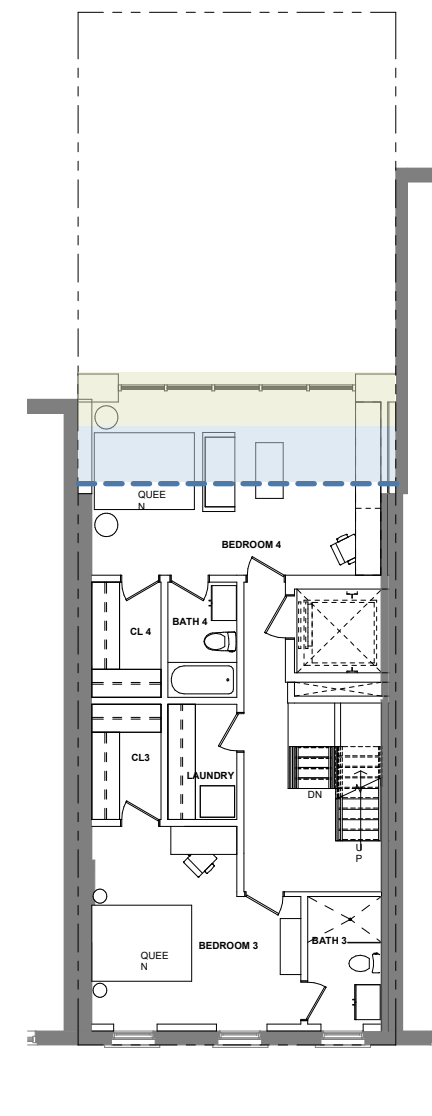
basement



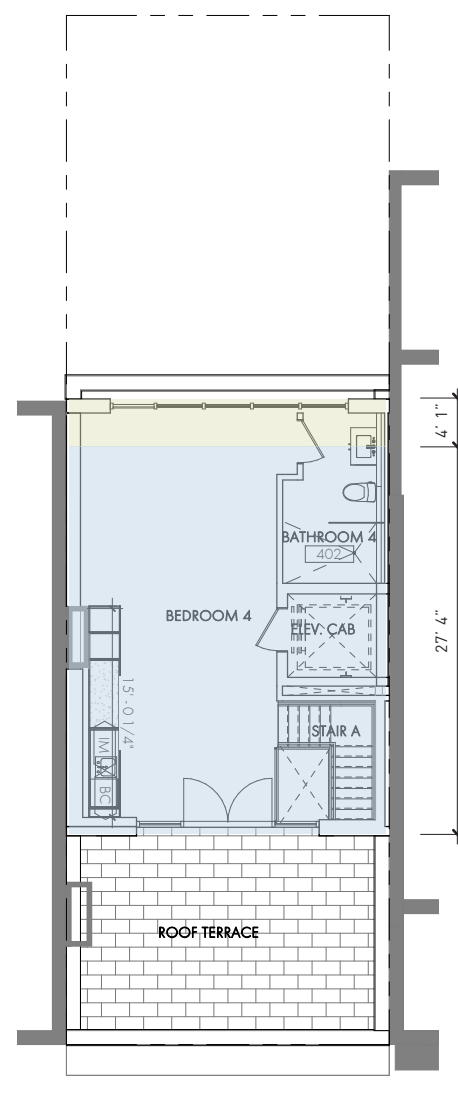
first floor



second floor



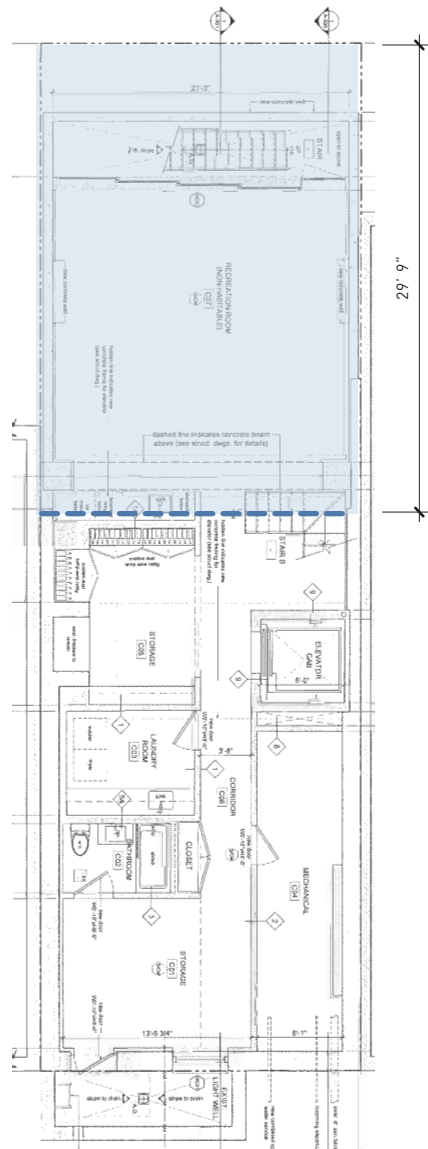
third floor



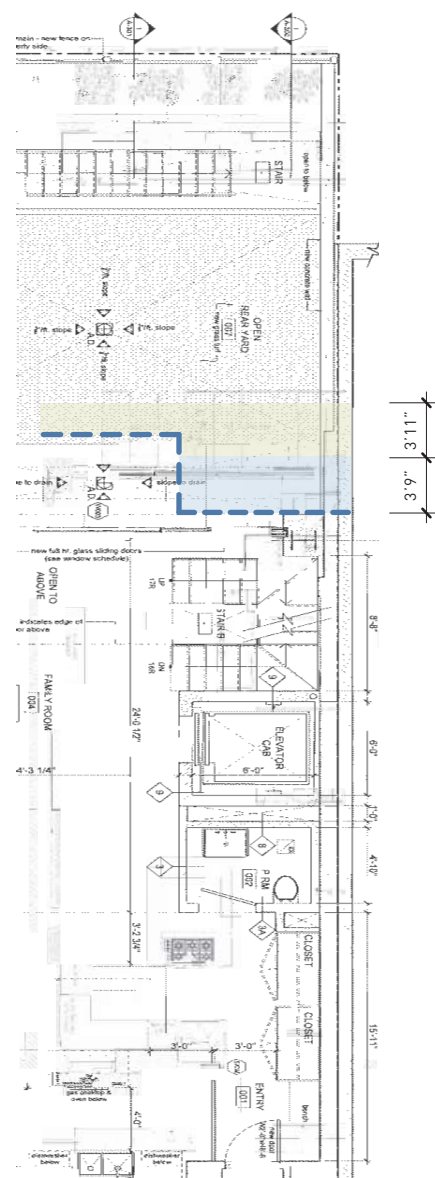
fourth floor

previously approved plans

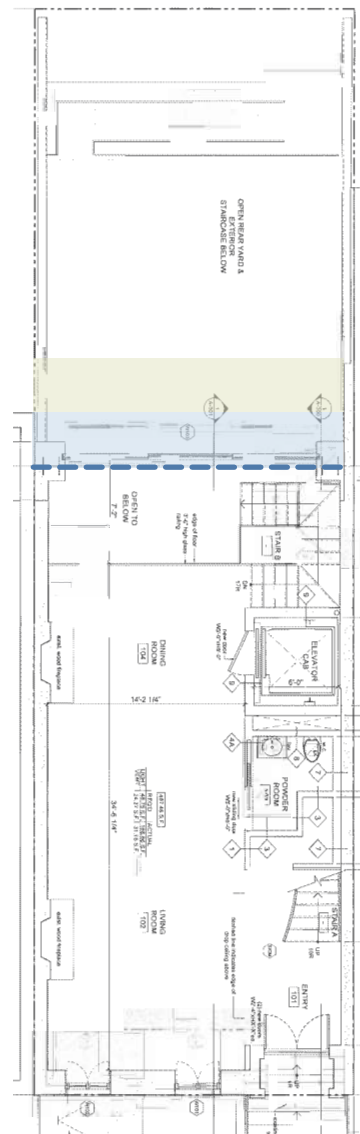
353 west 20th street



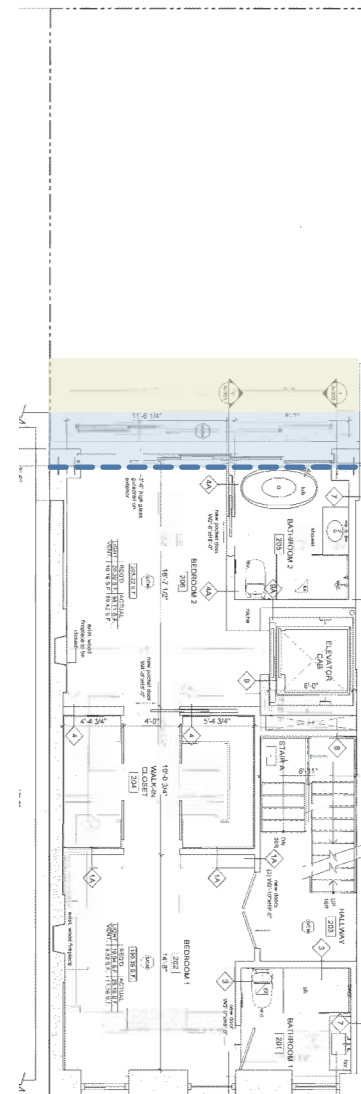
cellar



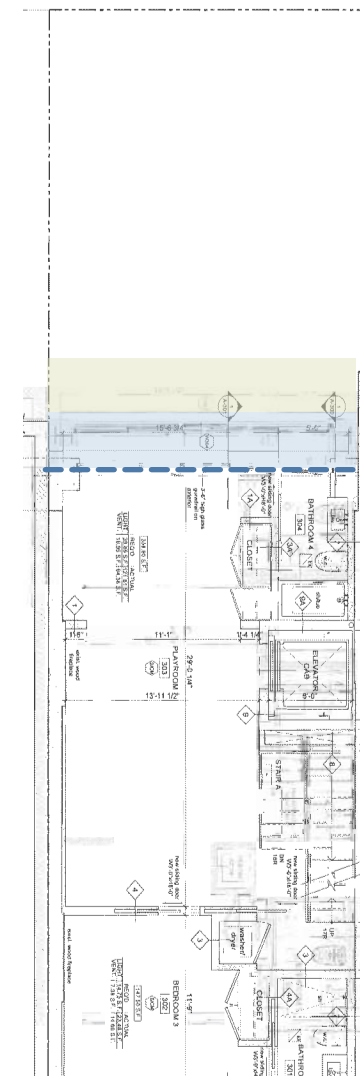
basement



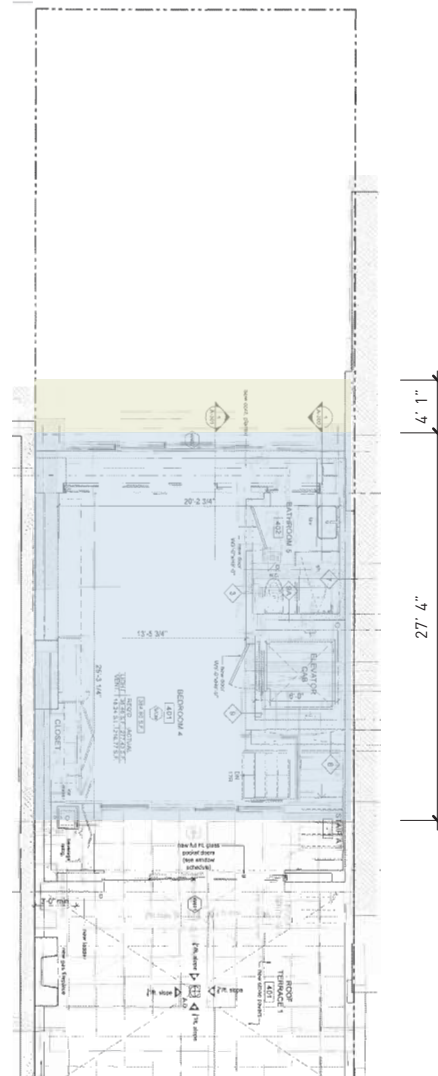
first floor



second floor



third floor



fourth floor

- existing
- approved
- proposed



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