

The current proposal is:

Preservation Department – Item 3, LPC-22-11393

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

353 West 20th Street

Landmarks Preservation Commission Presentation
October 11, 2022



DESIGN GROUP LLP
ARCHITECTURE & INTERIOR DESIGN



353 West 20th Street

Landmarks Preservation Commission Presentation
October 11, 2022



DESIGN GROUP LLP
ARCHITECTURE & INTERIOR DESIGN



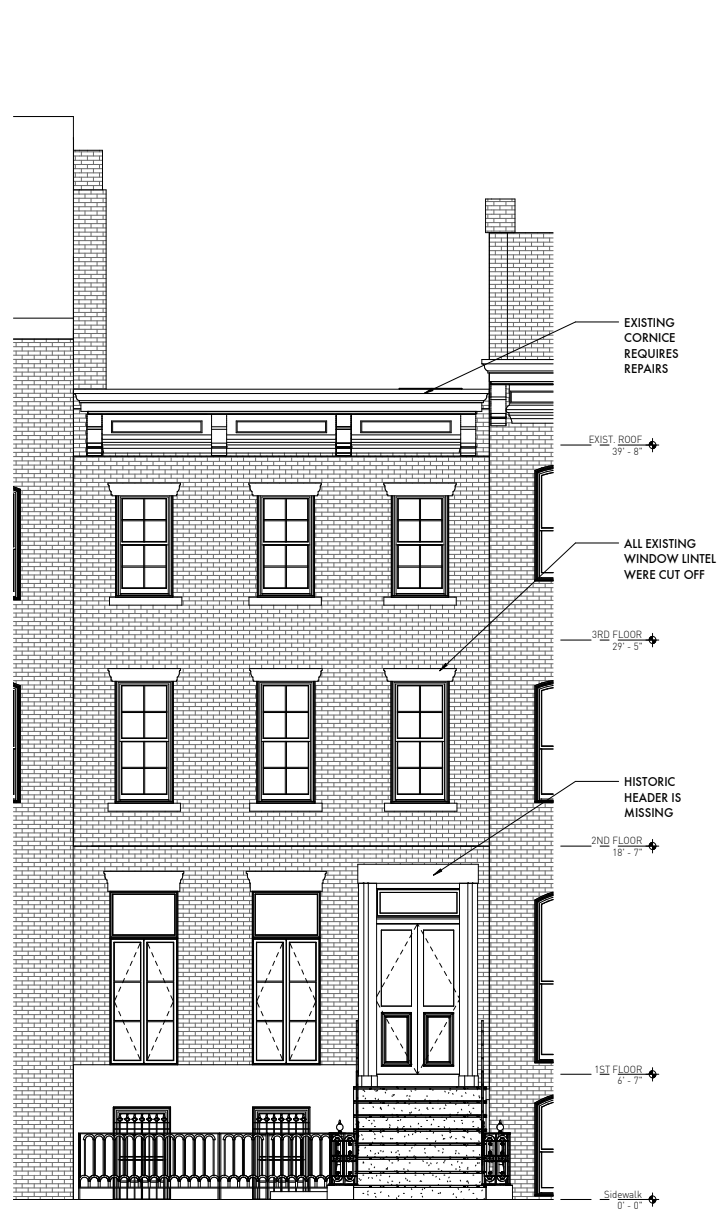
Based on the Public Hearing on September 13, 2022, we were asked to address the following major points:

- Create row house look on rear facade
- Set 3rd floor rear wall back to existing rear wall
- Set 4th floor rear wall 3 feet back

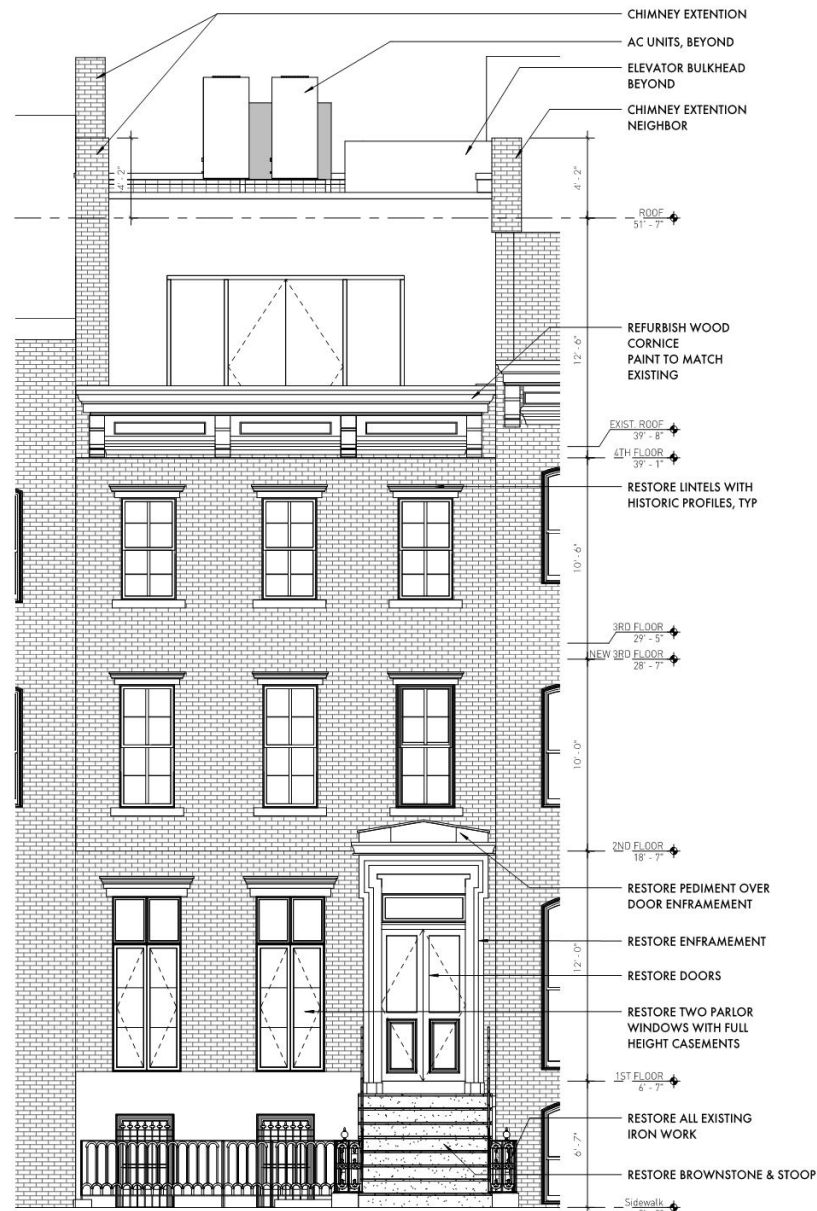
front facade
new proposal



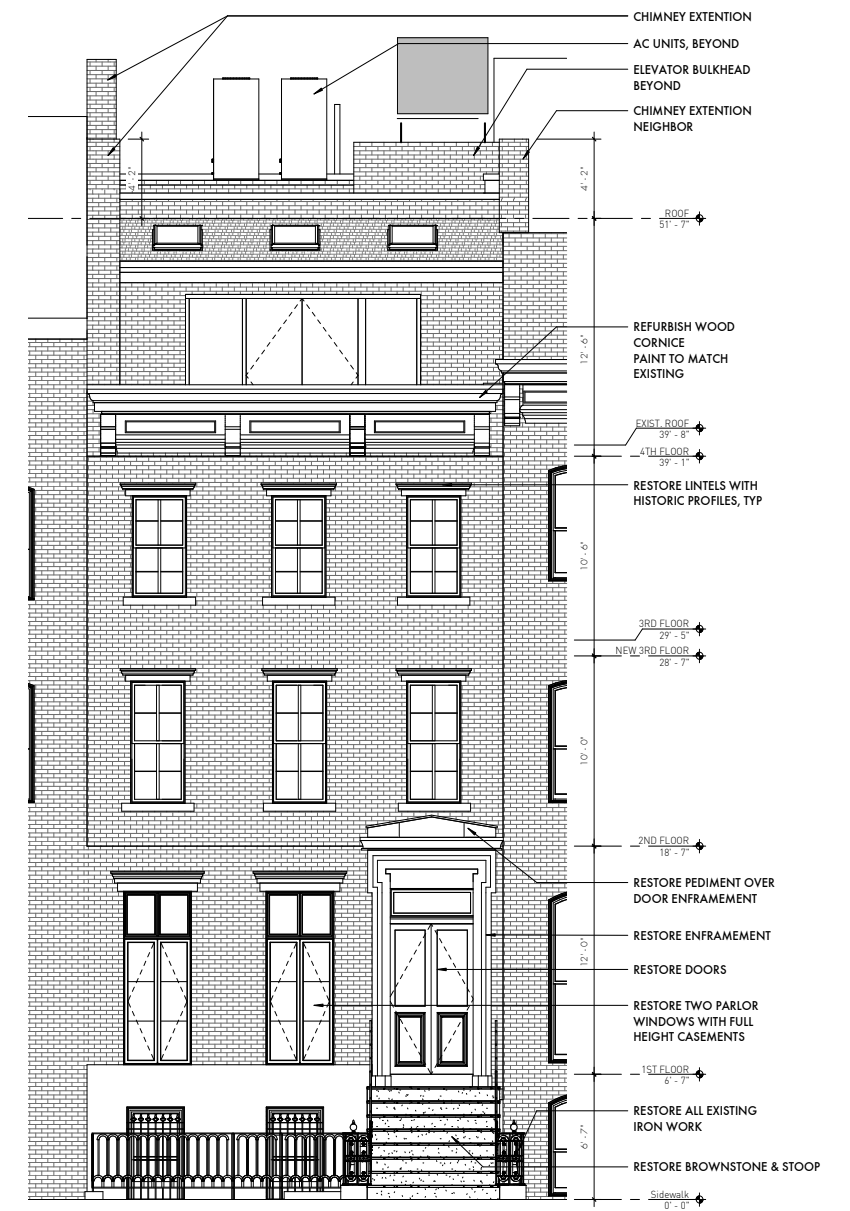
front facade elevations



existing



9/13 proposal

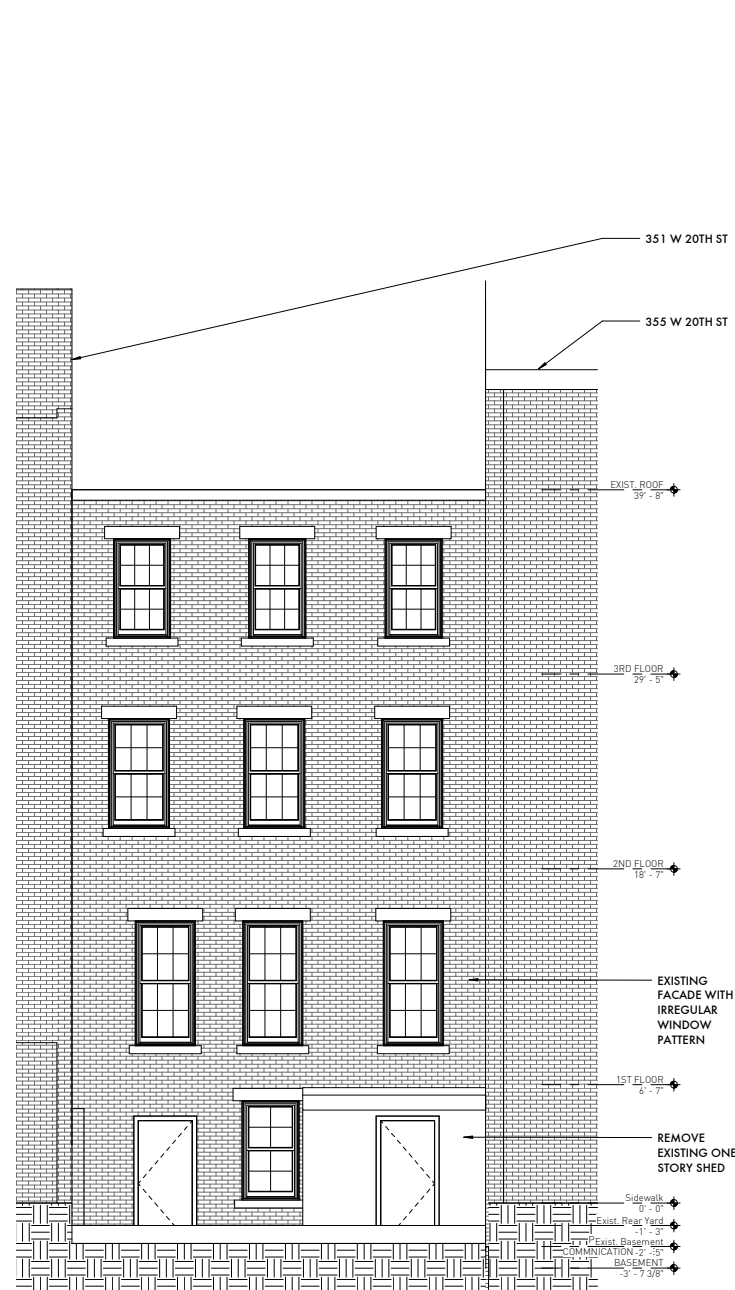


new proposal

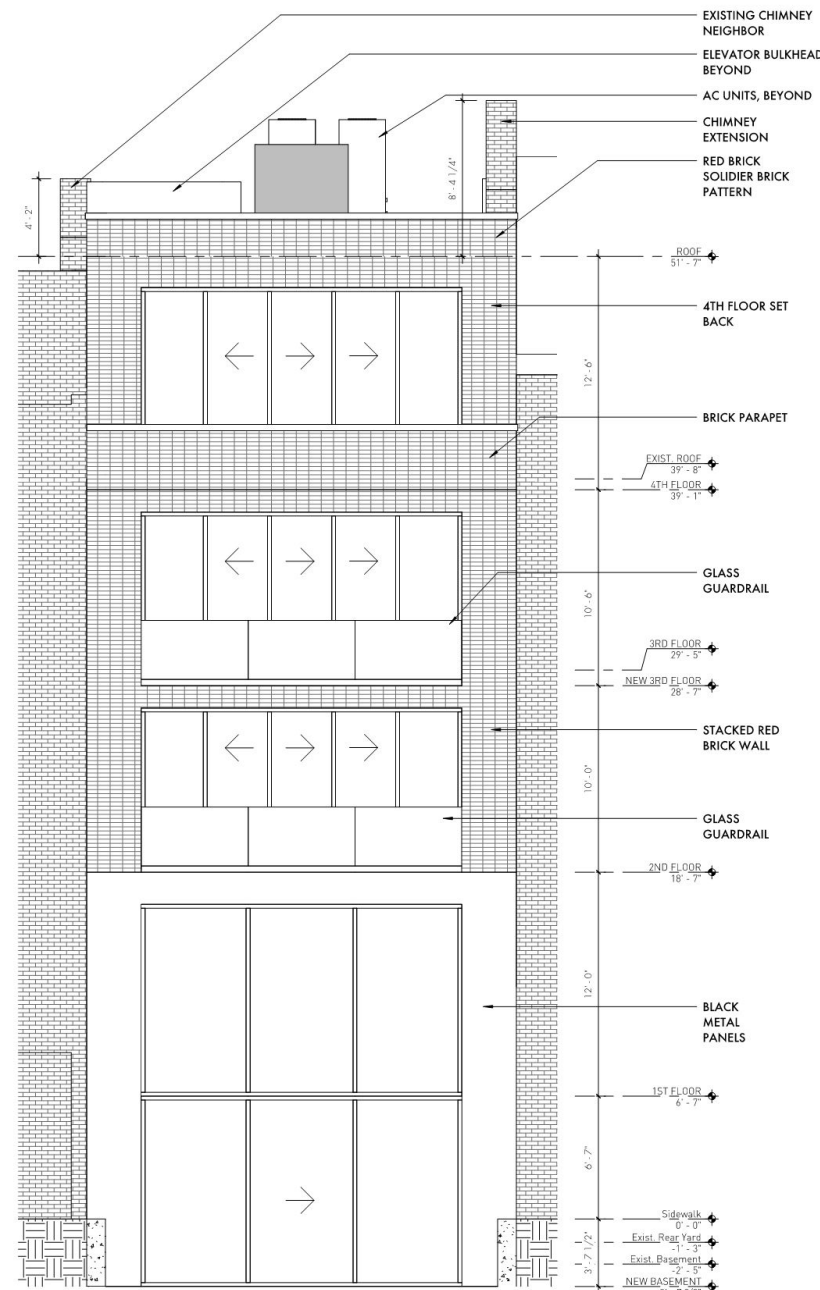
rear facade
new proposal



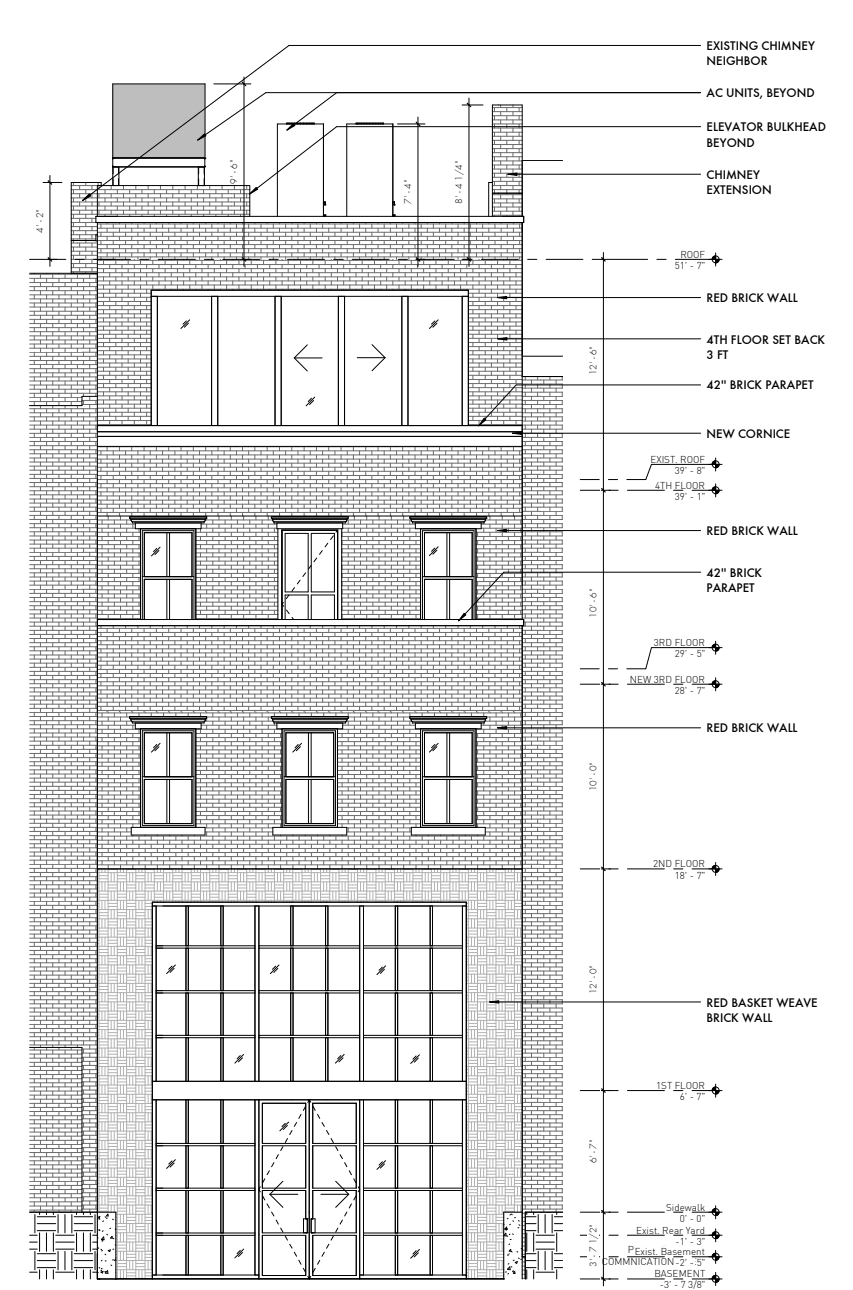
rear facade elevations



existing



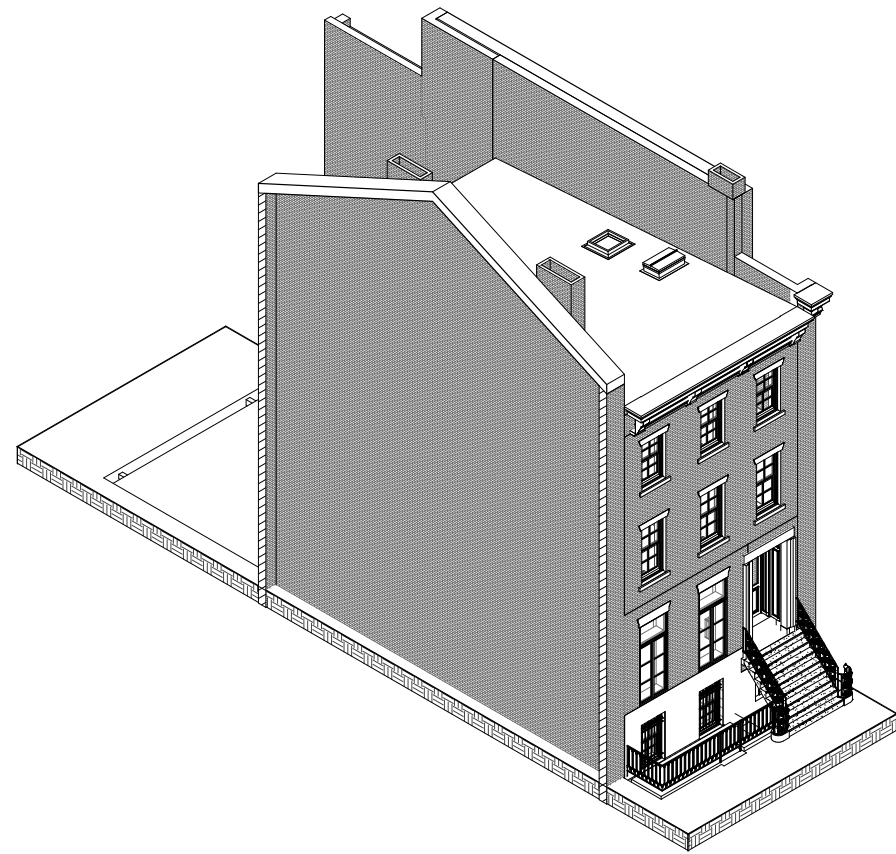
9/13 proposal



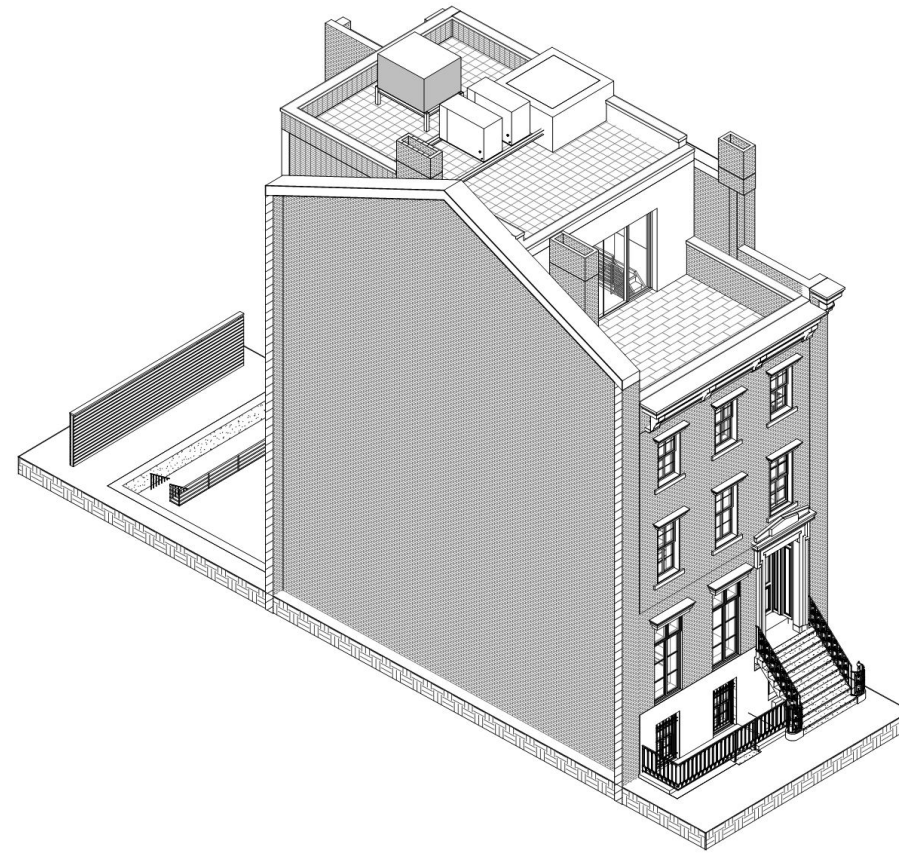
new proposal

3d views

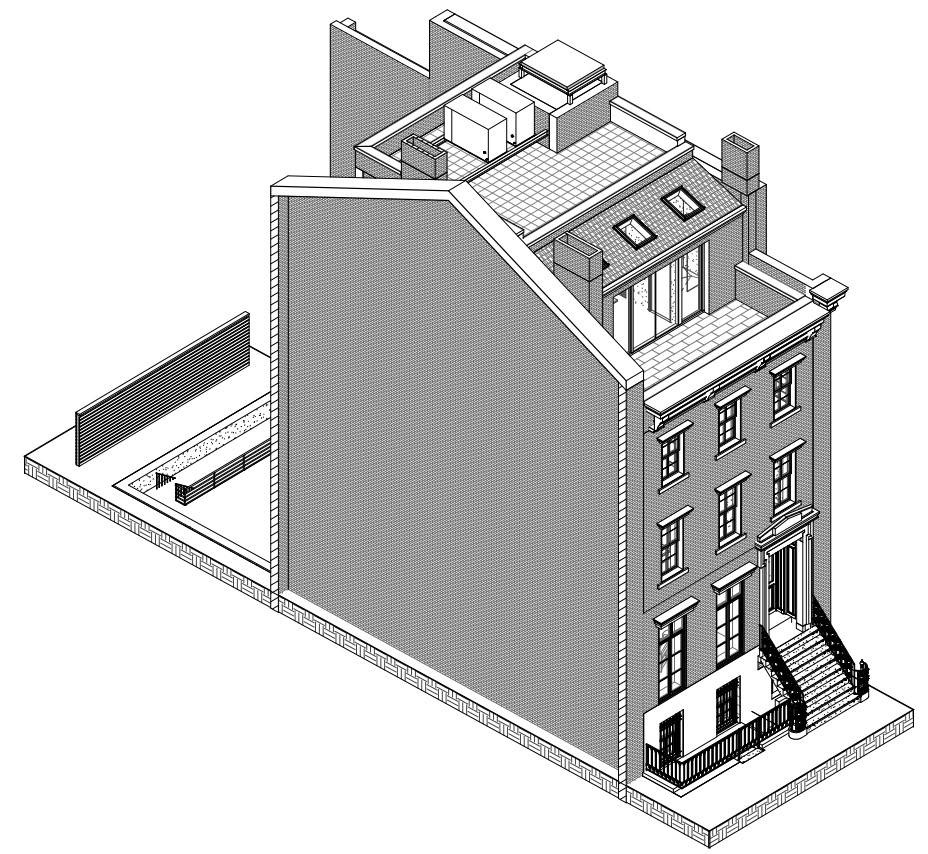
existing vs 9/13 proposal vs new proposal



existing



9/13 proposal



new proposal

3d views

front facade



9/13 proposal



new proposal

3d views

rear facade



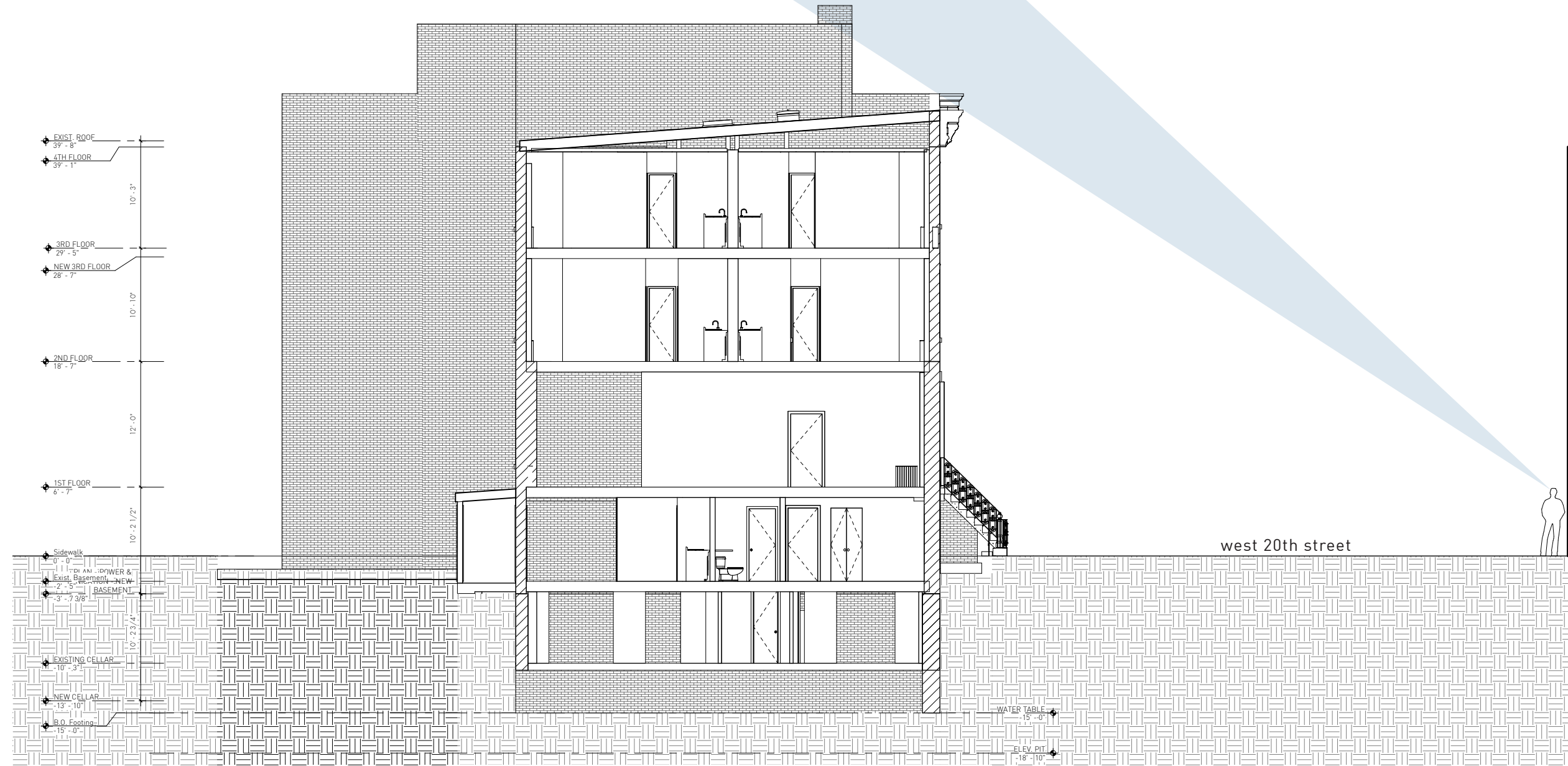
9/13 proposal



new proposal

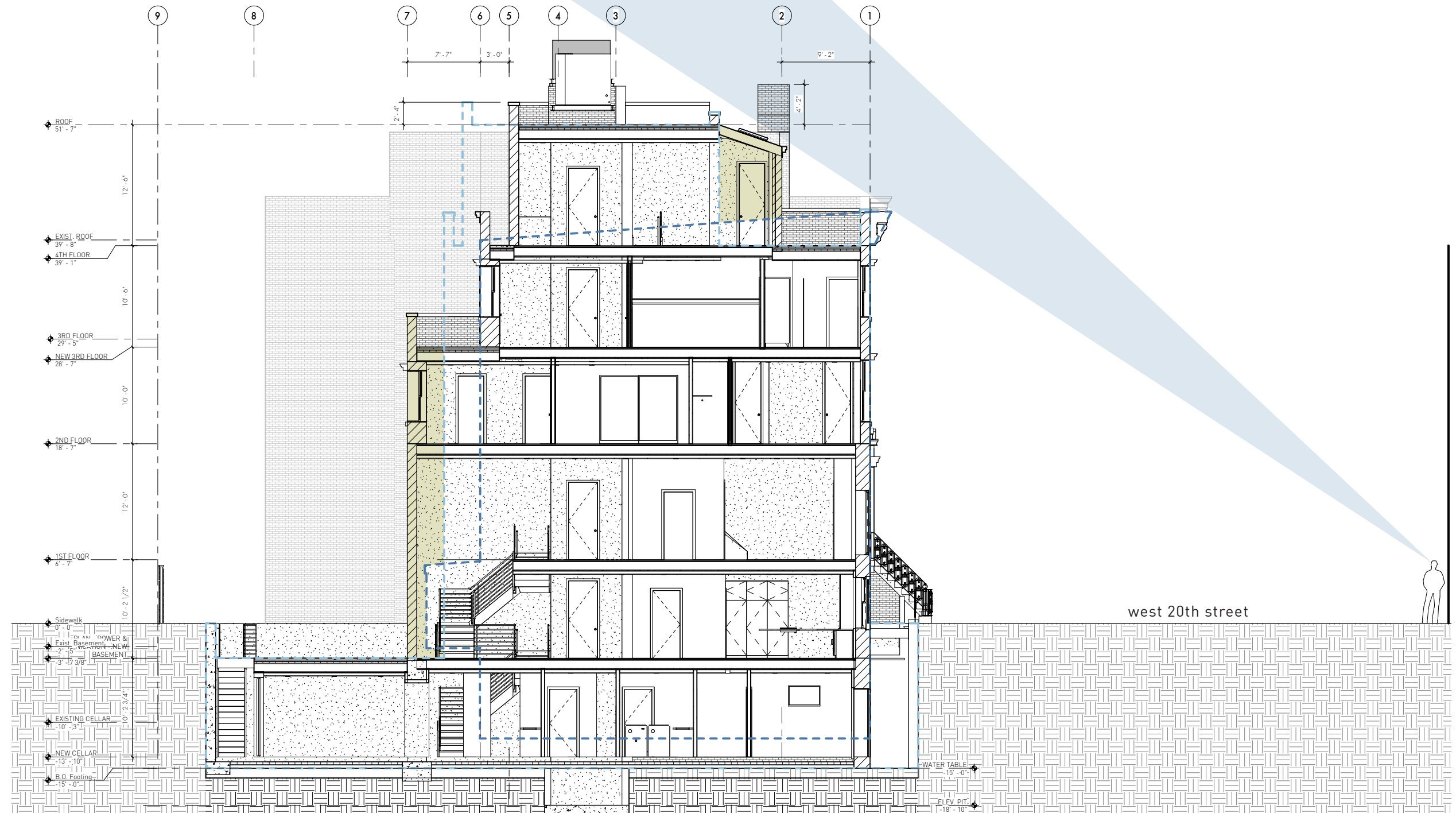
existing section

with sight line



new proposed section

with sight lines



view a
public visibility



existing (close up)



existing street view



mock up

chimney extension



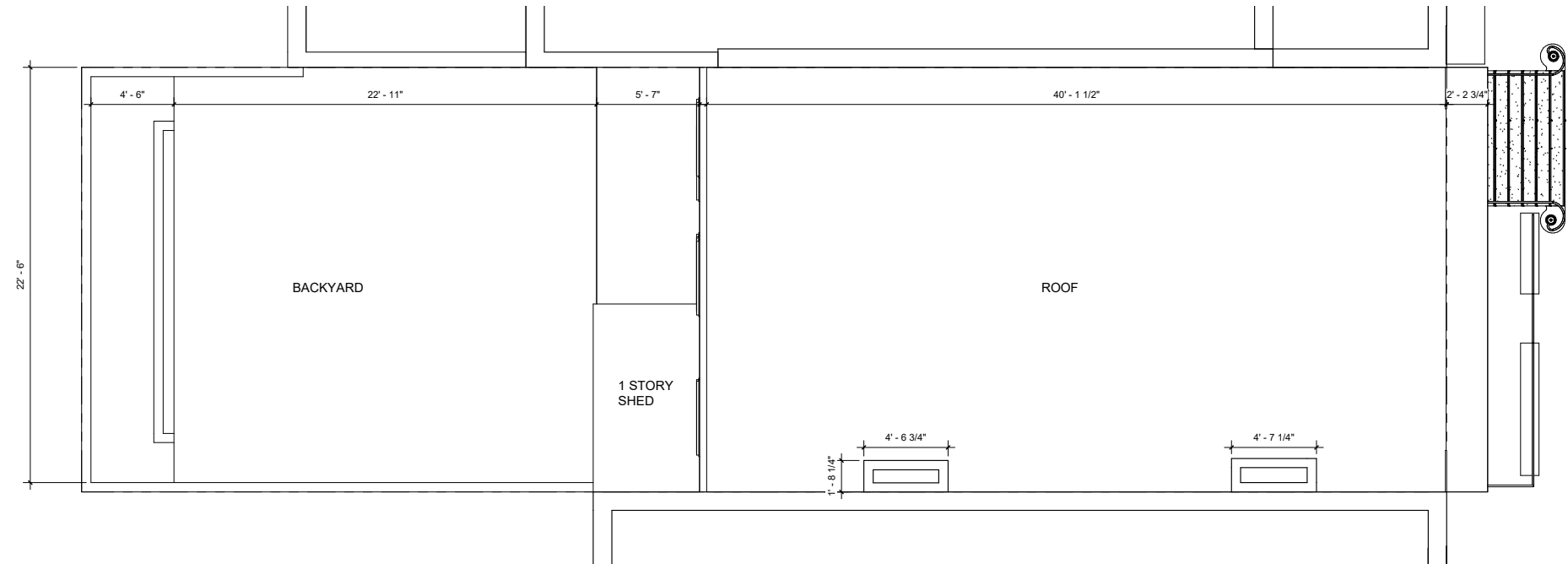
mock up on roof

view b
public visibility

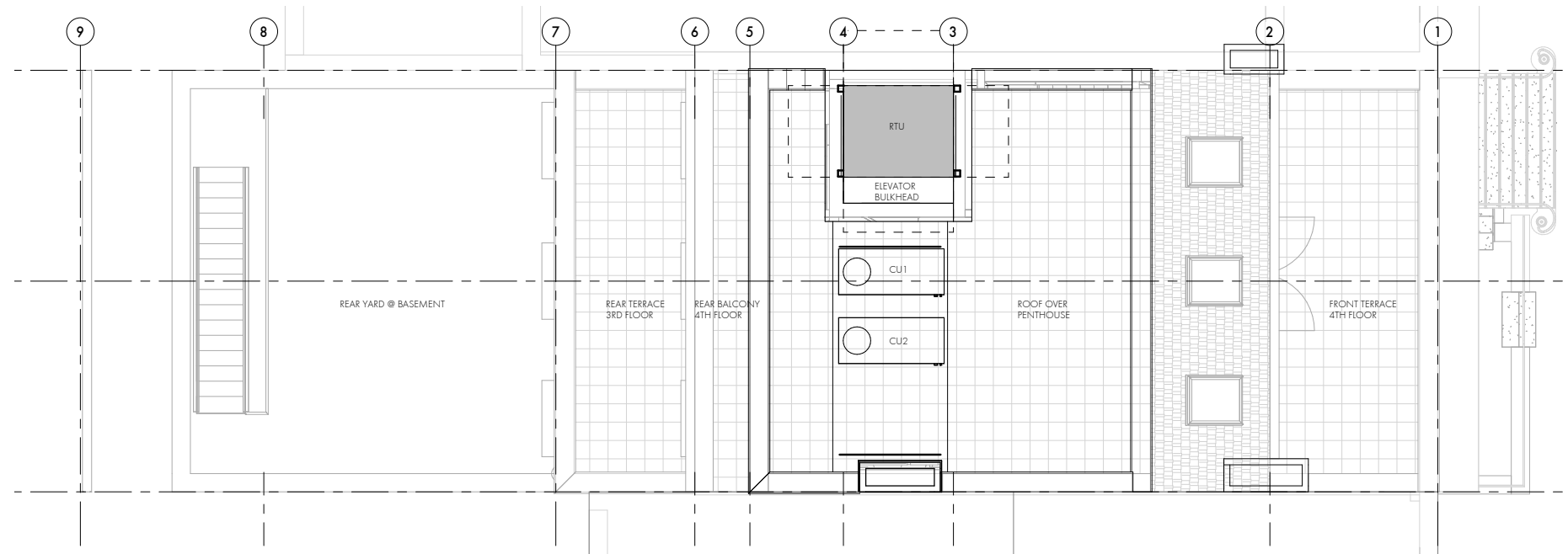


mock up views from playground on 21st street
*location of mock up outlined in red dashed box

site plan



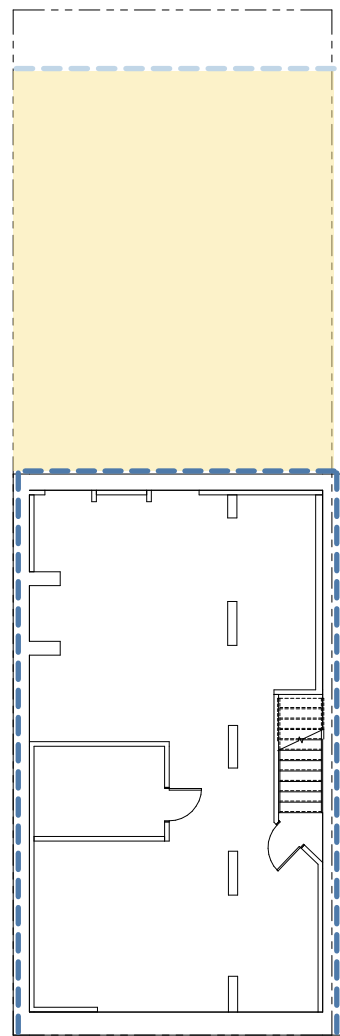
existing



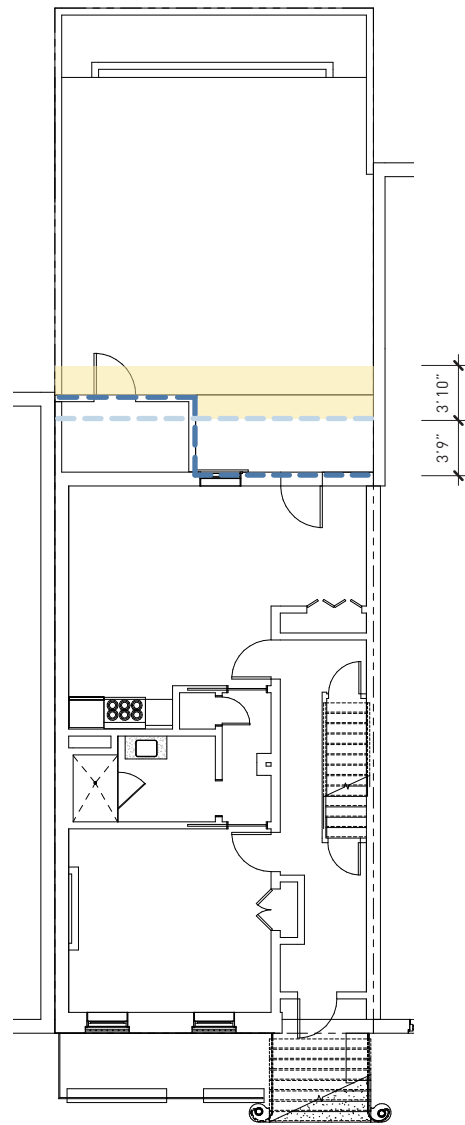
proposed

existing plans

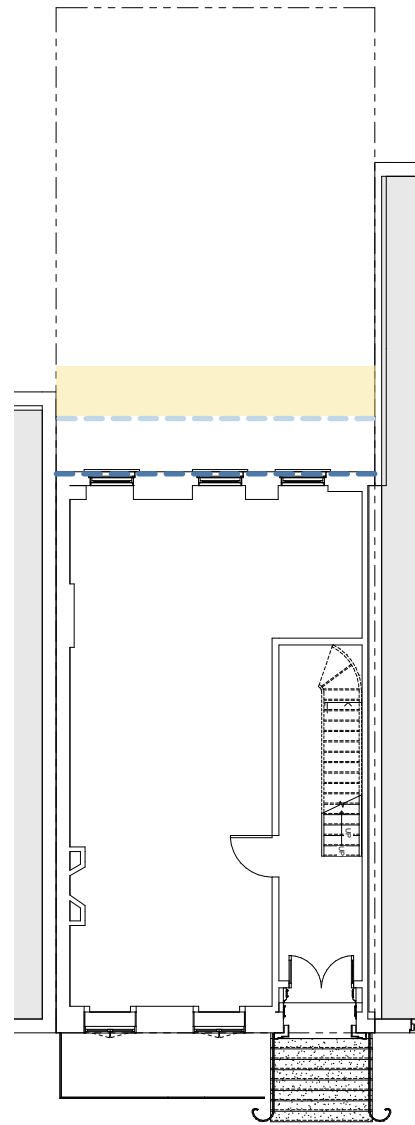
353 west 20th street



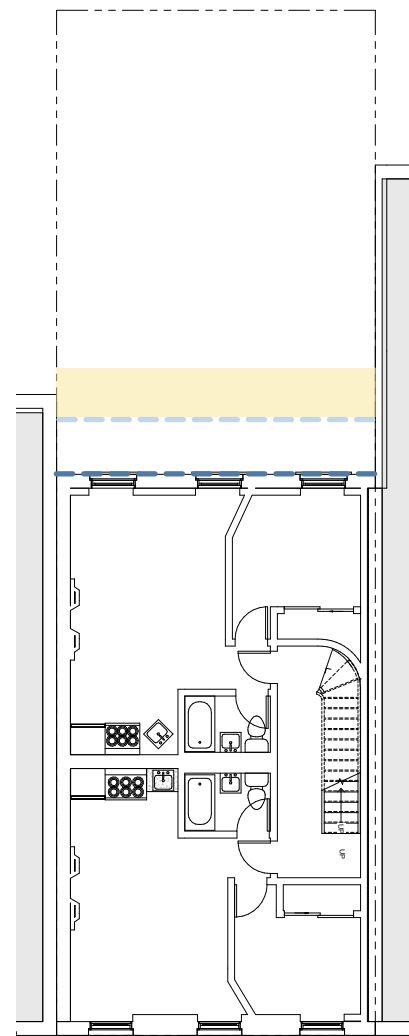
cellar



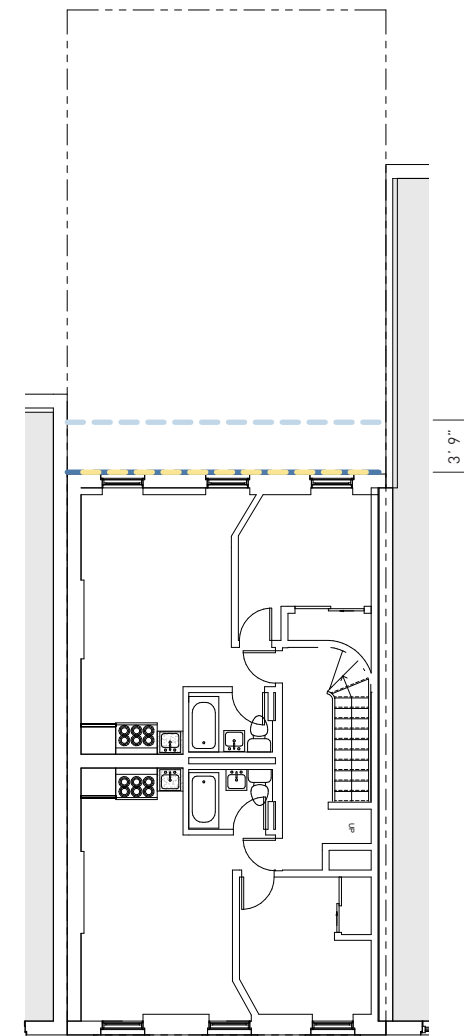
basement



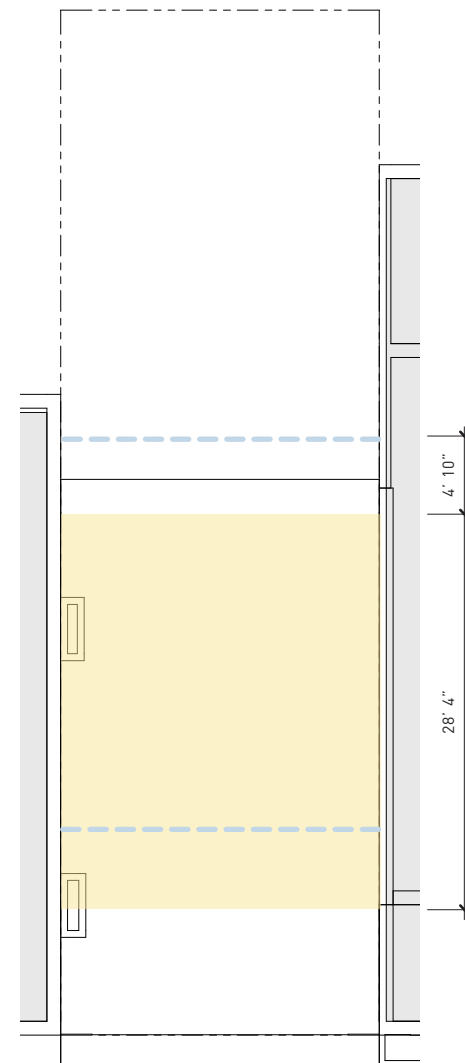
first floor



second floor



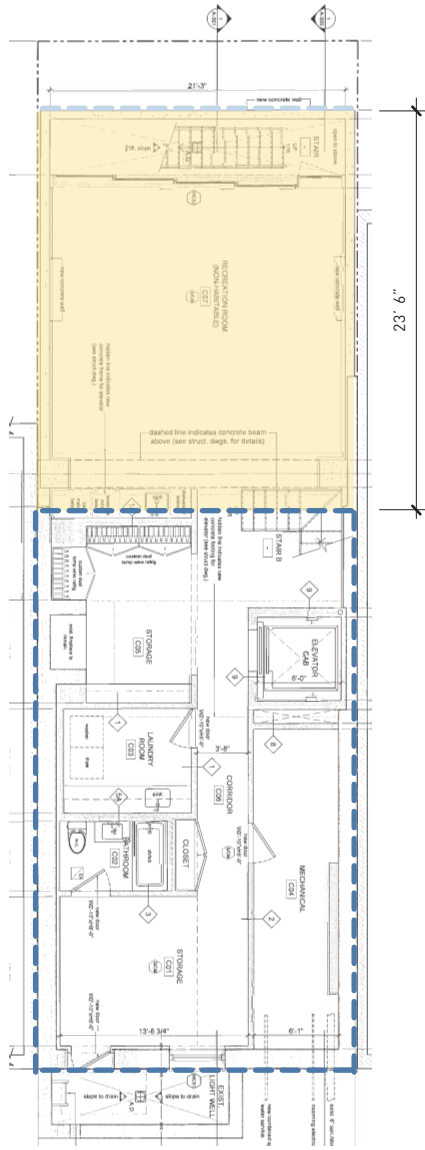
third floor



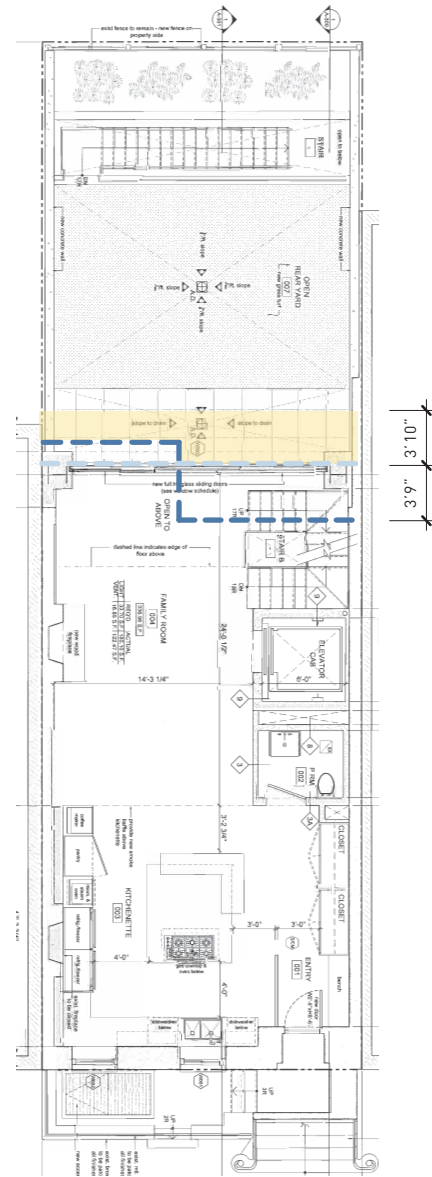
roof

previous proposal

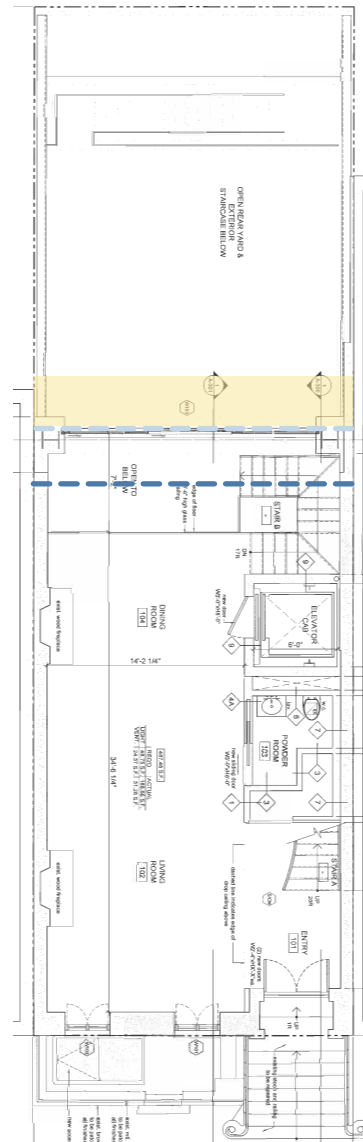
353 west 20th street



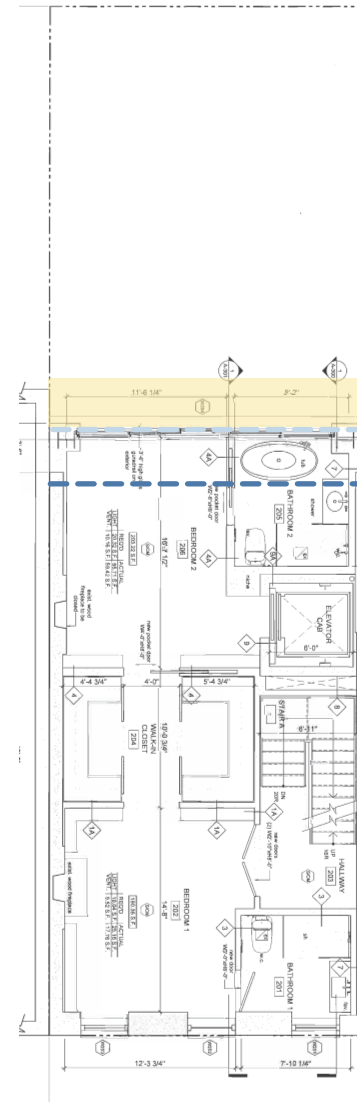
cellar



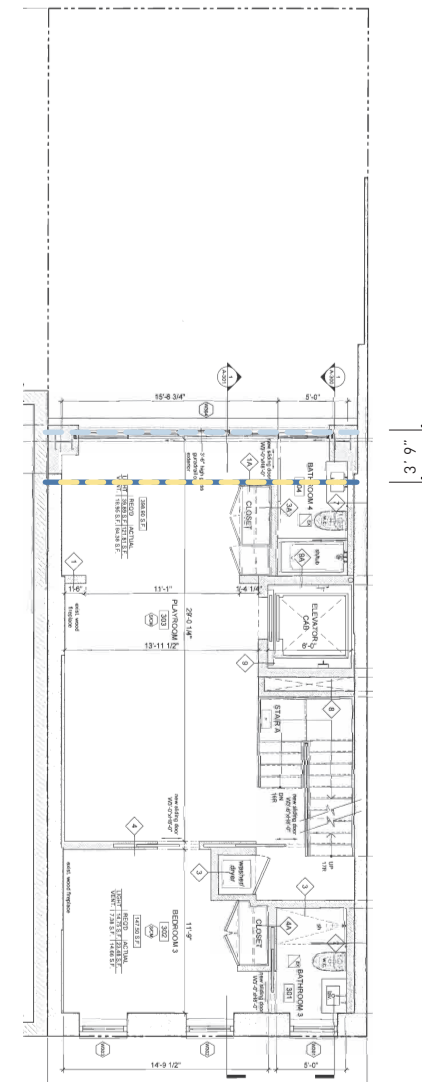
basement



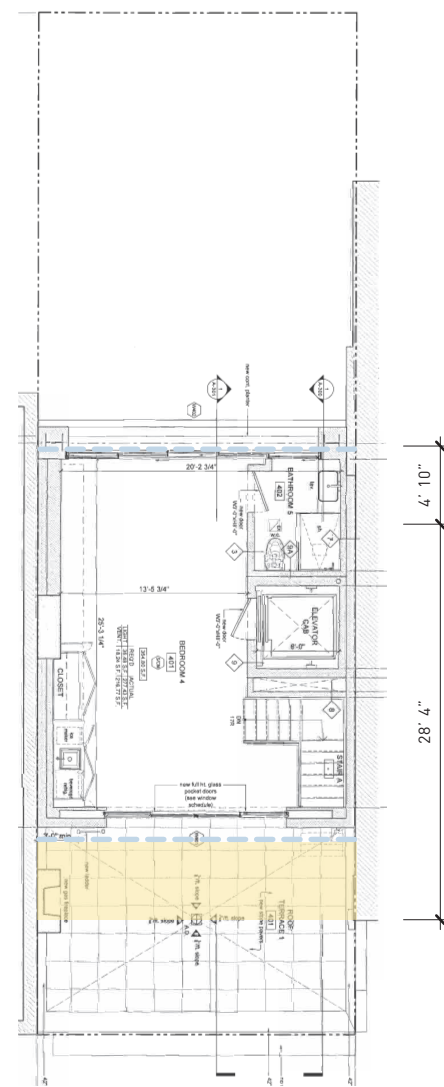
first floor



second floor



third floor

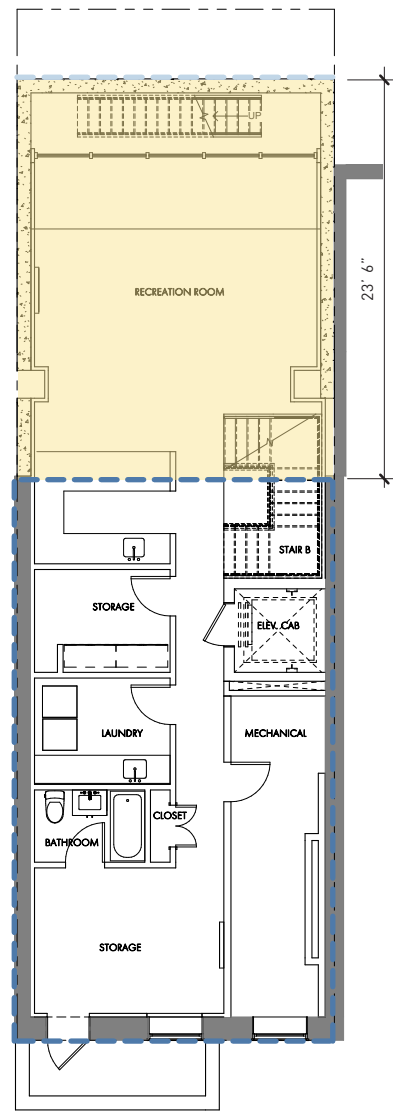


fourth floor

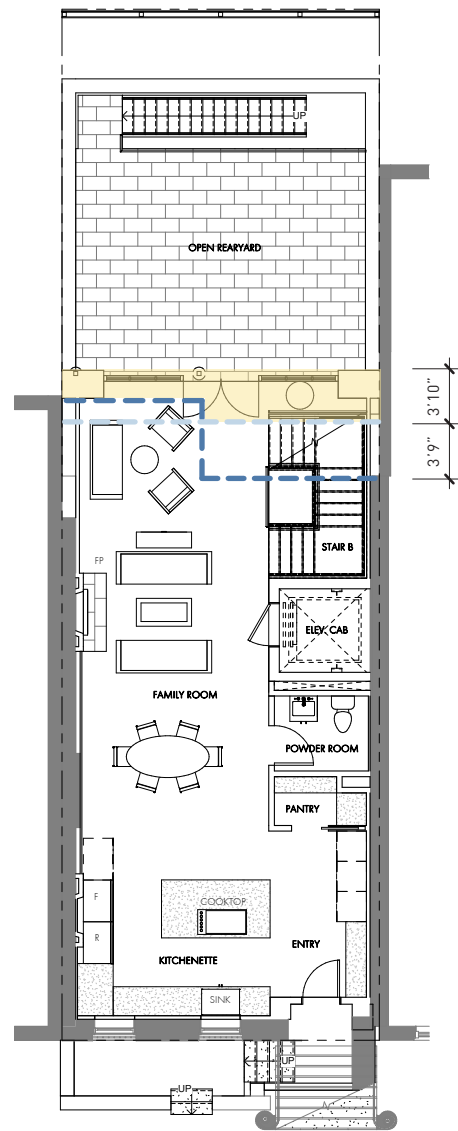
- existing
- approved
- proposed

new proposal

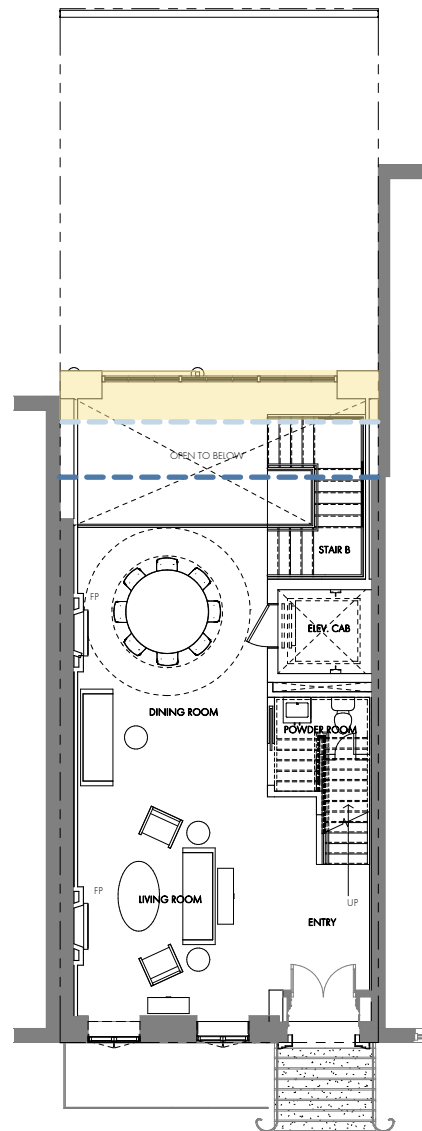
353 west 20th street



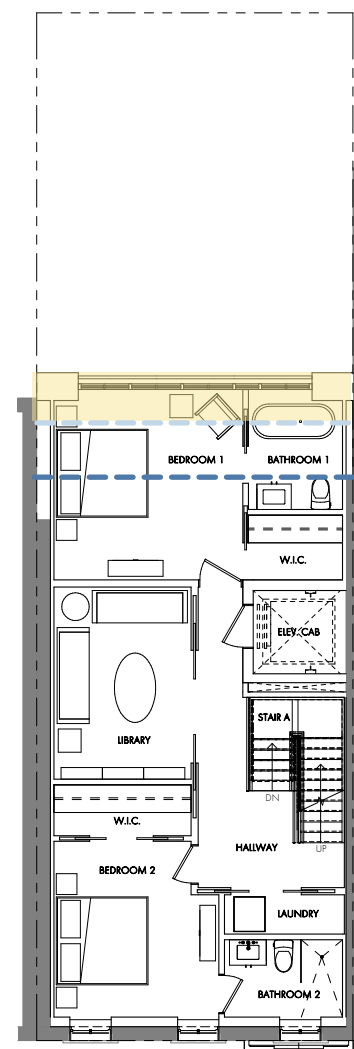
cellar



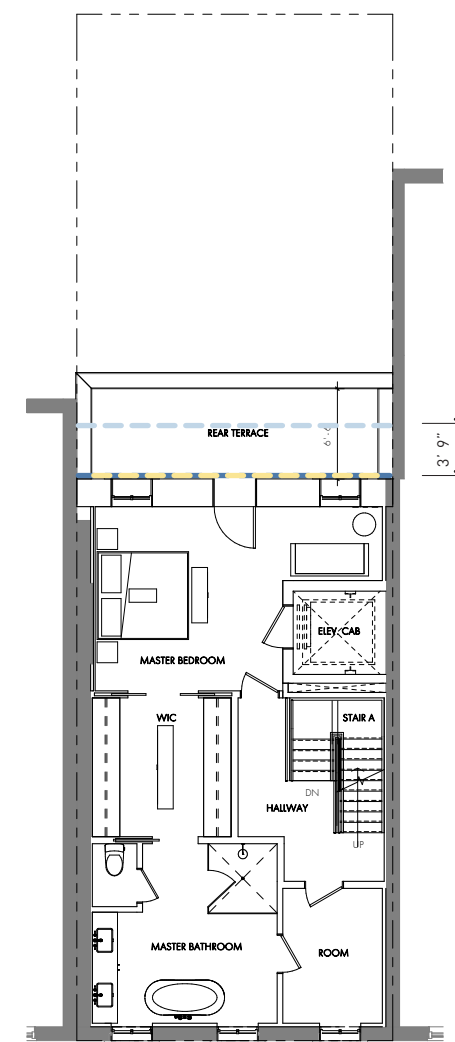
basement



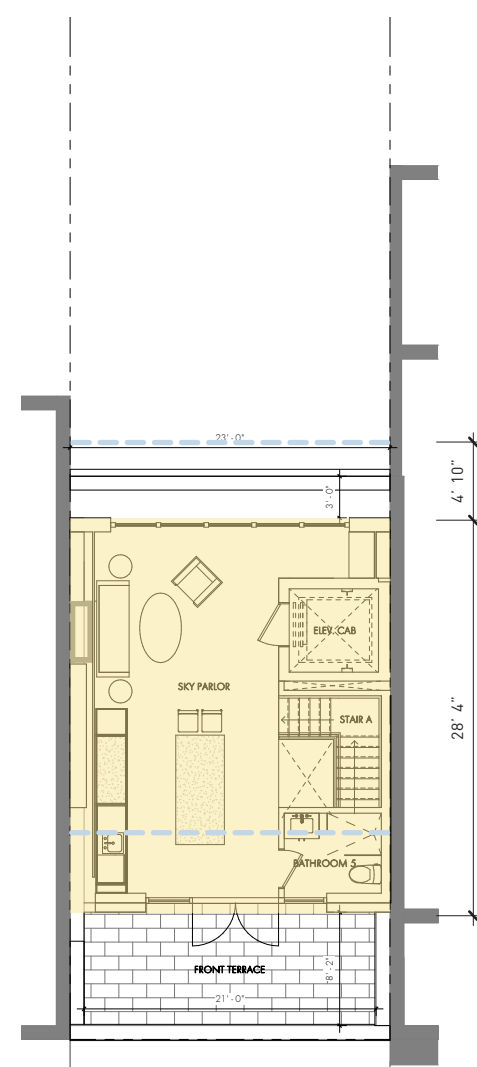
first floor



second floor



third floor



fourth floor

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