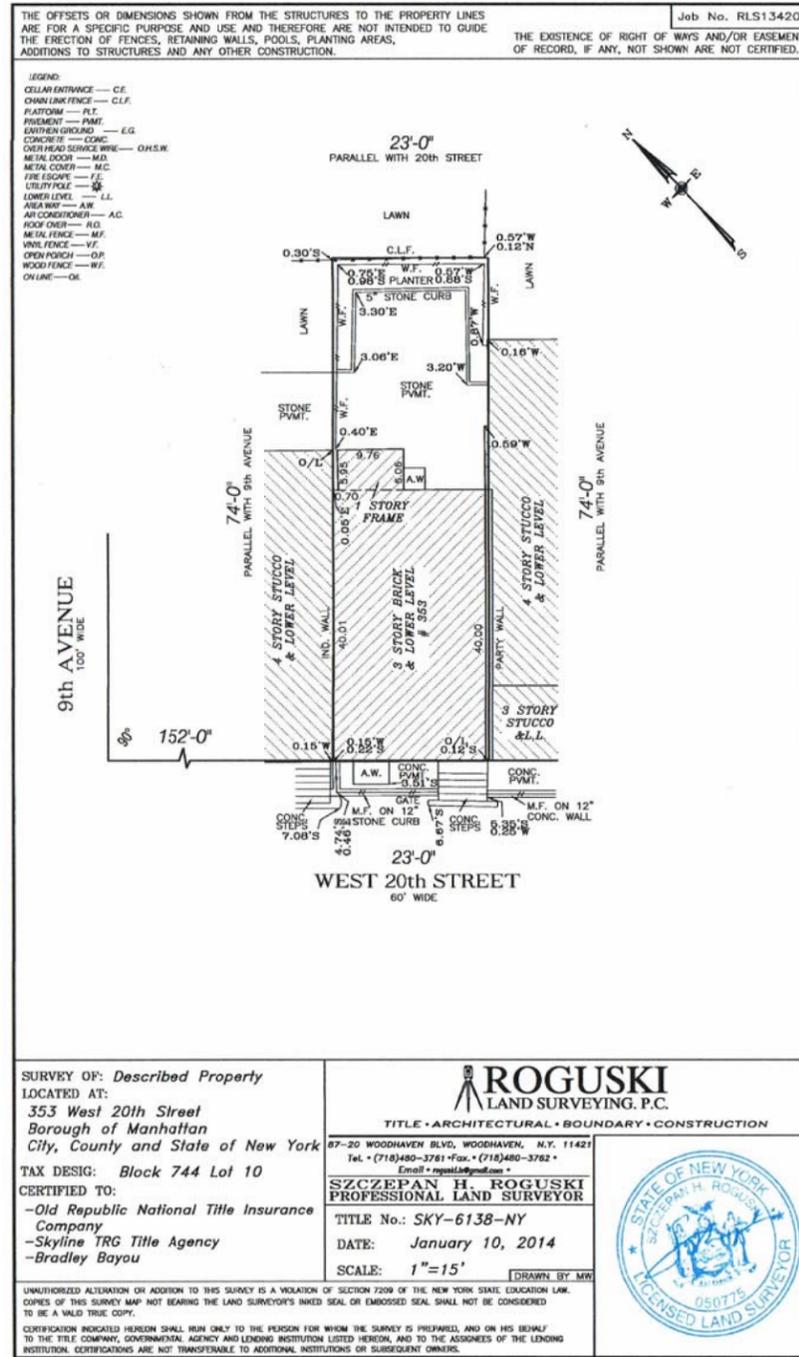




SITE PHOTO - EXISTING FRONT FACADE



SITE SURVEY



SATELLITE AREA VIEW

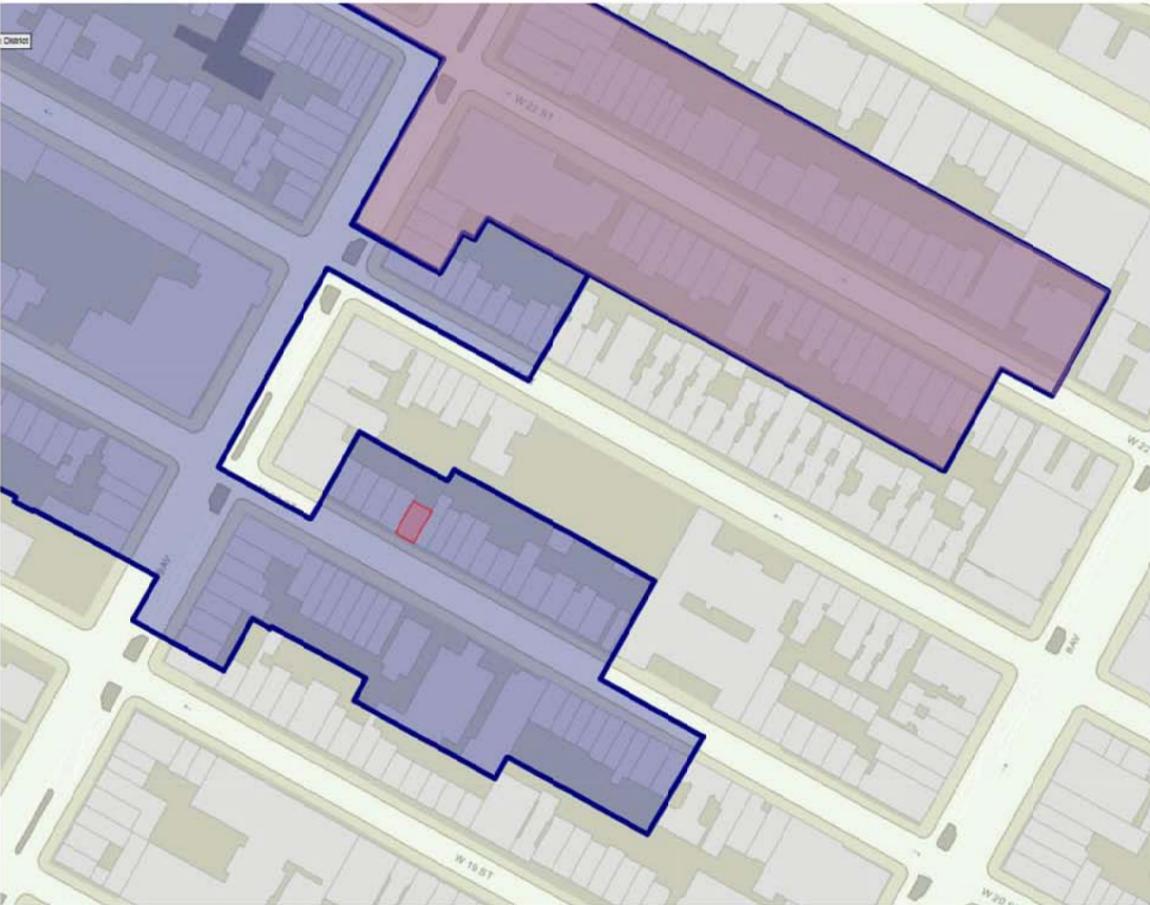
## LANDMARKS PRESERVATION COMMISSION – PUBLIC HEARING MEETING DATE – APRIL 7, 2015

1 CENTRE STREET, 9TH FLOOR  
NEW YORK, NY 10007

APPLICATION FOR TOWNHOUSE RENOVATION, ENLARGEMENT & ROOF-TOP ADDITION



CHELSEA HISTORIC DISTRICT MAP – MANHATTAN



CHELSEA HISTORIC DISTRICT MAP – ZOOM-IN VIEW

**ORIGINAL HISTORIC DISTRICT DESIGNATED  
SEPTEMBER 15, 1970**

**HISTORIC DISTRICT EXTENSION  
DESIGNATED FEBRUARY 3, 1981**

**LEGEND**

- HISTORIC DISTRICT BOUNDARIES
- HISTORIC DISTRICT EXTENSION
- BUILDING SITE



**PROJECT DESCRIPTION AND NARRATIVE:**

353 WEST 20TH STREET IS LOCATED WITHIN THE ORIGINAL CHELSEA HISTORIC DISTRICT ESTABLISHED ON SEPTEMBER 15TH, 1970. THE BUILDING IS LOCATED ON THE NORTH SIDE OF 20TH STREET AND WAS BUILT IN 1852/53 IN A TRANSITIONAL STYLE PERIOD OF GREEK REVIVAL AND ITALIANATE. WEDGED BETWEEN FOUR ITALIANATE STYLED TOWNHOUSES TO THE WEST AND THREE TO THE EAST, IT STANDS ISOLATED. CONTEXTUALLY, THE BUILDING IS NOT PART OF THE ADJACENT ROW BUILDINGS ACCENTUATED BY ITS SHORT AND STOUT HEIGHT, 5 FEET LOWER.

THE PRESENT CONDITION OF THE FRONT FAÇADE WILL BE RESTORED TO ITS 1940 TAX LOT PHOTO (PAGE 004). MISSING CORNICES & DECORATIVE ELEMENTS ABOVE THE WIDOWS AND MAIN ENTRY WILL BE RESTORED. ALL OF THE EXISTING WINDOWS AND DOORS WILL BE REPLACED WITH NEW. WINDOWS AT THE ABOVE 2ND AND 3RD FLOORS WILL REMAIN 4 OVER 4 DOUBLE HUNG WINDOWS. AT THE 1ST /PARLOR FLOOR, THE EXISTING FRENCH & TRANSOM DOORS WILL BE REPLACED WITH NEW FRENCH DOORS EXTENDING THE FULL OPENING ELIMINATING THE TRANSOM, BUT KEEPING THE DIVISIONS THE SAME. THE MAIN ENTRY DOOR WILL ALSO BE REPLACED AND RESTORED.

THE REAR FAÇADE OF THE BUILDING HAS NO ORIGINAL ARCHITECTURAL/HISTORIC DETAIL OR ANY SIGNIFICANT FEATURES REMAINING. THE ALIGNMENT OF THE UPPER WINDOWS WITH THE LOWER SEEMS TO BE INCONSISTANT. THE OVERALL CONDITION OF THE REAR FAÇADE HAS FALLEN IN HARD TIMES AND IS IN NEED OF IMMEDIATE REPAIR/RESTORATION.

THE PROPOSED DESIGN WILL INCLUDE, IN ADDITION TO THE ABOVE RESTORATION, A 1 STORY ADDITION AND AN EXTENSION OF THE REAR FAÇADE, BRINGING IT OUT TO THE 30 FOOT REAR YARD SETBACK AS REQUIRED. THE NEW REAR FAÇADE INCLUDES SALVEDGING OF THE EXISTING BRICK, A BLACK IRON PORTAL AT THE 2 LOWER FLOORS (BASEMENT & 1ST FLOORS) AND A CONTINUOUS BLACK IRON LINTEL ABOVE THE WINDOWS AT THE UPPER FLOORS RELATING TO NEIGHBORING BUILDING ACROSS THE COURTYARD. THE NEW ROOF TOP ADDITION WILL BE SETBACK FROM THE FACE OF THE REAR FAÇADE. THE 4TH FLOOR WILL CONTINUE THE SAME MATERIALITY OF THE BRICK BELOW. THE VISUAL IMPACT OF THE PROPOSED DESIGN WILL BE NON-EXISTENT/MINIMAL FROM THE MAJOR PUBLIC AVENUES. THE ADJACENT BUILDING TO THE EAST, 351 WEST 20TH STREET, WILL BLOCK MAJORITY OF THE VIEW LOOKING ACROSS THE SCHOOL PLAYGROUND FROM WEST 21ST STREET (VIEW FROM OUTSIDE THE DISTRICT). THE USE OF LARGE EXPANSE AREA OF GLASS IS TO BE MORE ENERGY EFFICIENT BY BRINGING IN AS MUCH NATURAL LIGHT AS POSSIBLE FO A NORTHERLY FACING FAÇADE. PRECENDENCE CAN BE VIEWED AT NUMEROUS BUILDINGS WITHIN THE DISTRICT, BUT MOST IMPORTANTLY WITH THE ADJACENT EAST BUILDING, 351 WEST 20TH STREET, WHICH HAS A COMBINATION OF 4 OVER 4 DOUBLE HUNG WINDOWS AND LARGE UNINTERRUPTED WINDOWS.

THE ULTIMATE PURPOSE OF THE DESIGN IS TO INTRODUCE A NEW AND REINTERPRETED ARCHITECTURAL LANGUAGE BASED ON THE BUILDING CONTEXT WITH THE UNDERSTANDING OF BEING SENSITIVE TO THE EXISTING TYPOLOGY. OUR PROPOSED DESIGN IS THOUGHTFUL AND CONTRIBUTES TO THE RICH HERITAGE OF TOWNHOUSE DESIGN/BUILDING WITHIN THE DISTRICT.



SATELLITE AREA VIEW



EXISTING FRONT ELEVATION / SCALE: 1/8" = 1'-0"





PROPOSED FRONT ELEVATION / SCALE: 1/8" = 1'-0"

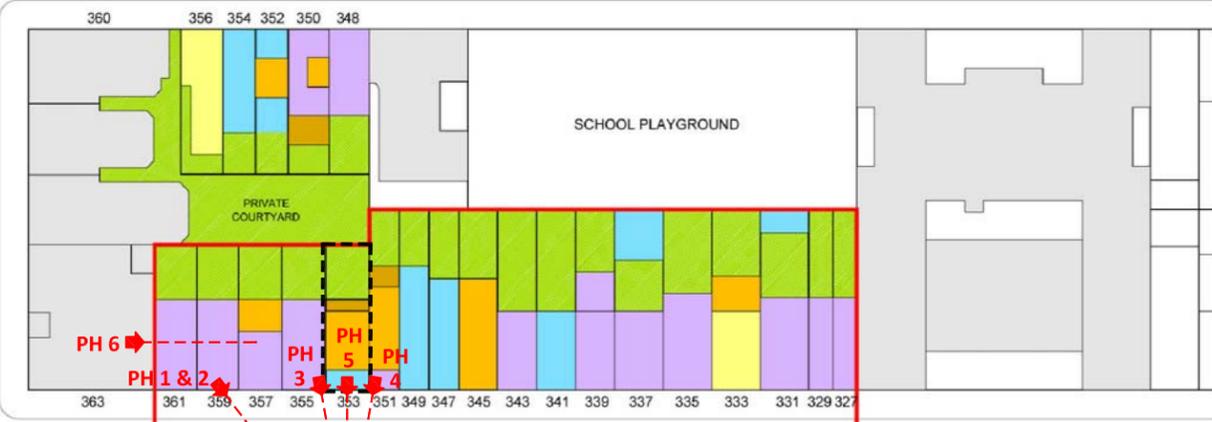


1940 TAX LOT PHOTO



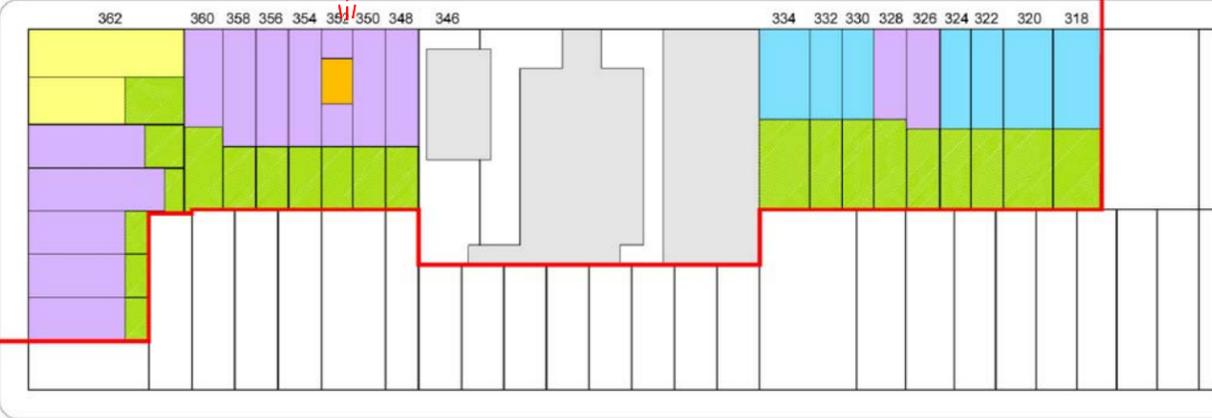
RENDERING - PROPOSED FRONT ELEVATION

WEST 21ST STREET



WEST 20TH STREET

9TH AVENUE



WEST 19TH STREET

CHELSEA HISTORIC DISTRICT MAP – BLOCK ANALYSIS

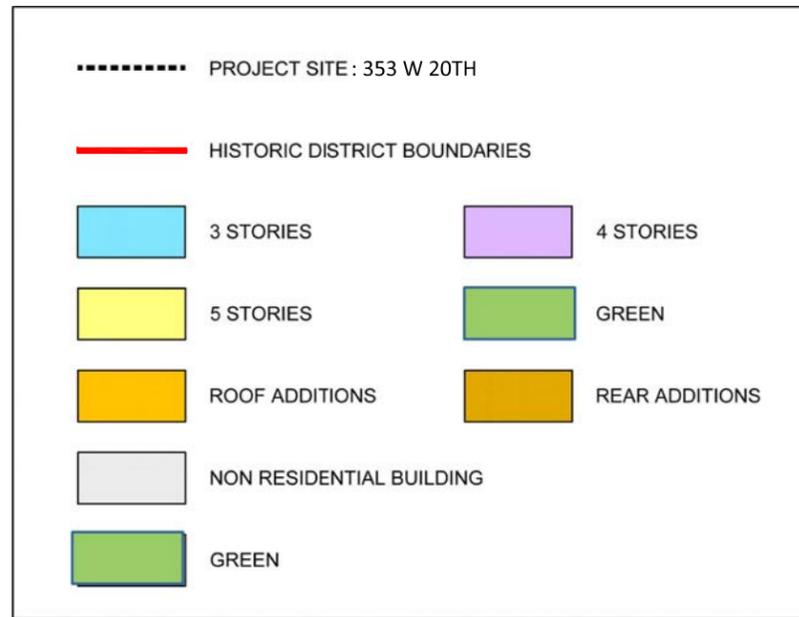


PHOTO 1 – VIEW LOOKING SOUTHEAST FROM ROOFTOP

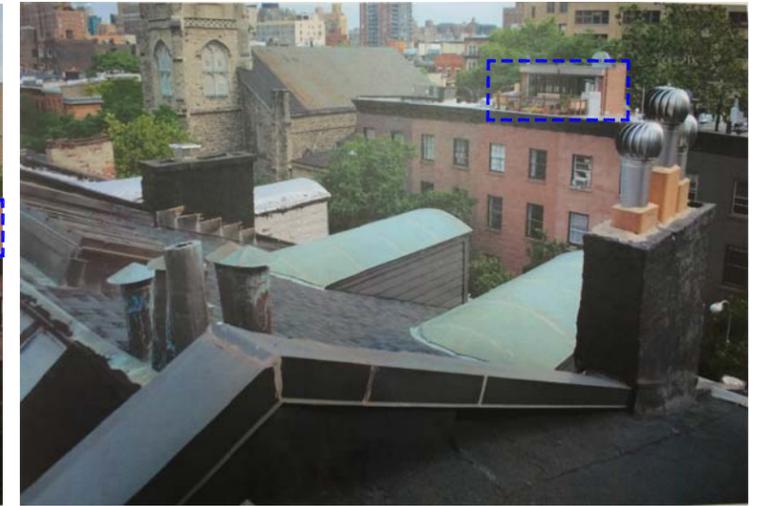


PHOTO 2 – VIEW LOOKING SOUTHEAST FROM ROOFTOP



PHOTO 3 – VIEW LOOKING SOUTHEAST FROM SITE



PHOTO 4 – VIEW LOOKING SOUTH FROM SITE

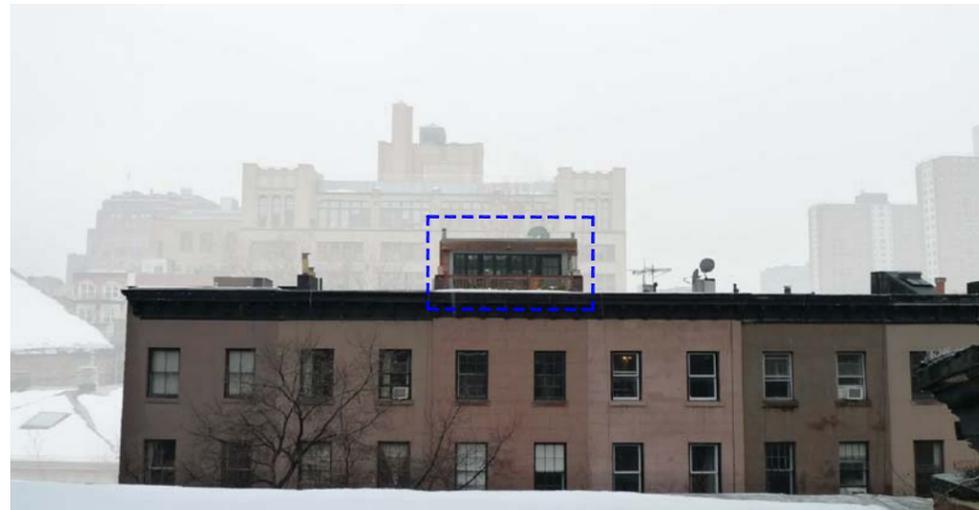


PHOTO 5 – VIEW LOOKING SOUTH FROM SITE ROOFTOP



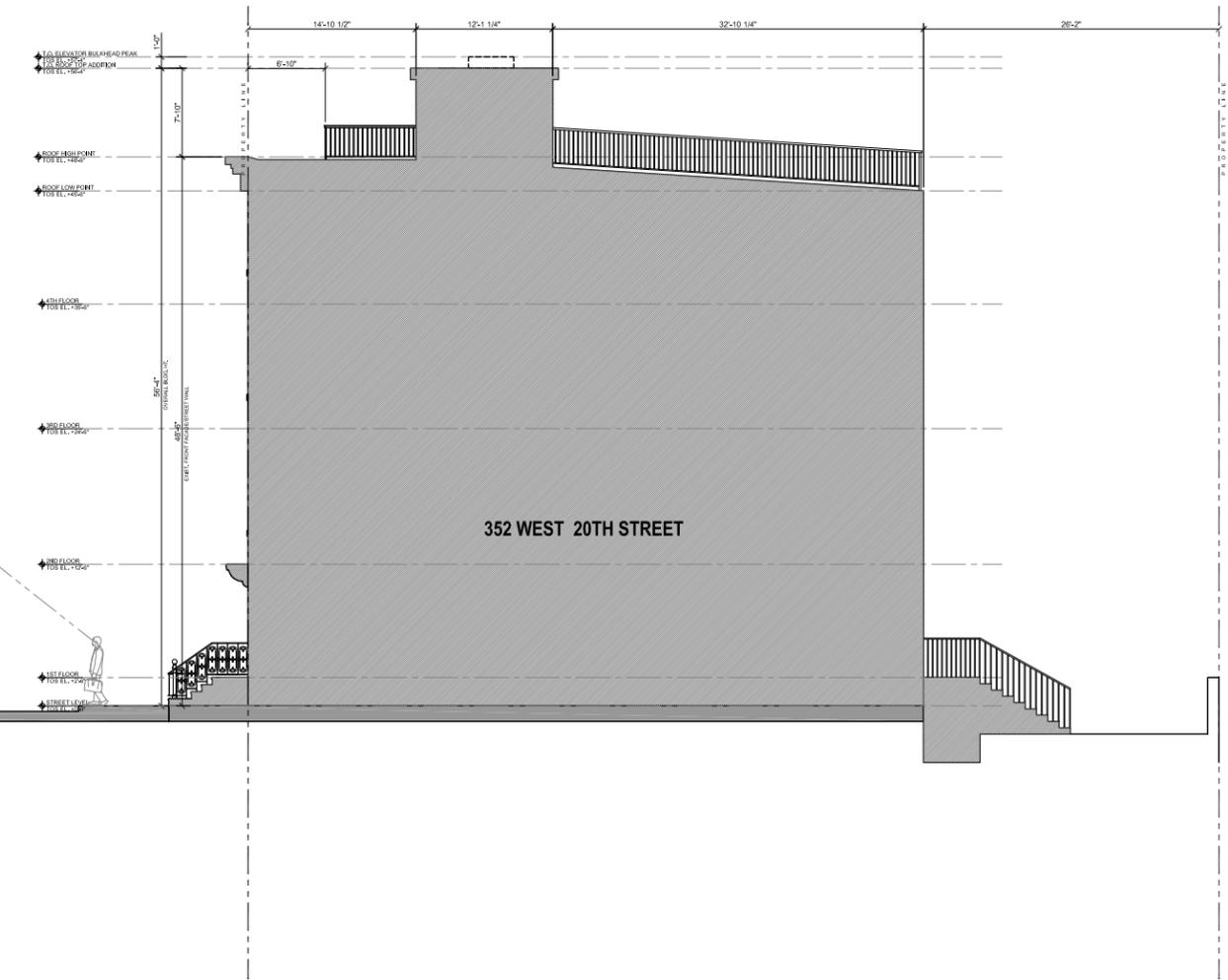
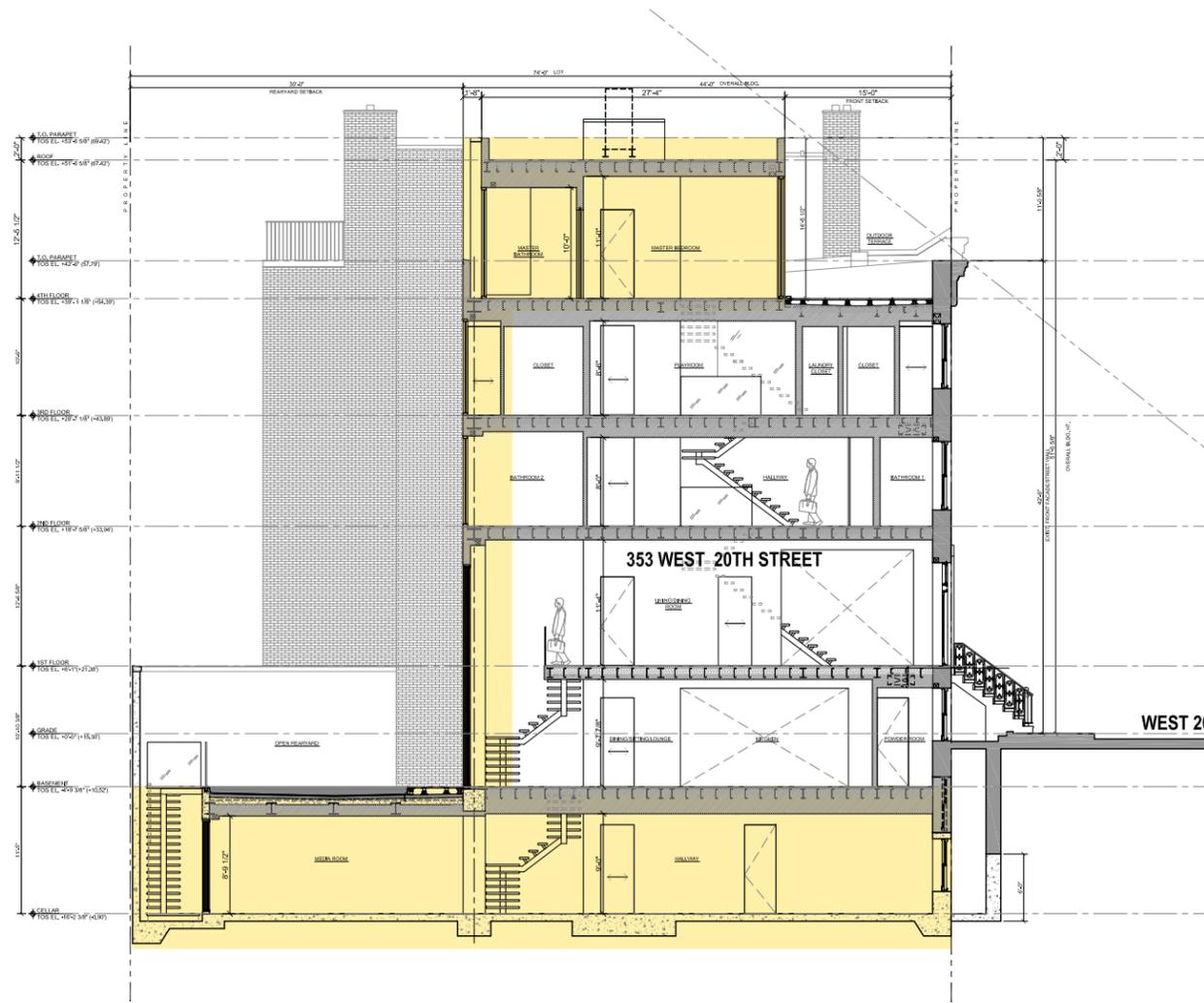
PHOTO 6 – VIEW LOOKING WEST AT EXISTING 353 W 20TH ST ROOF TOP



RENDERING OF PROPOSED DESIGN - AERIAL VIEW



RENDERING OF PROPOSED DESIGN - AERIAL VIEW



PROPOSED BUILDING SECTION - LINE OF SIGHT DIAGRAM / SCALE: 1/16" = 1'-0"



PHOTO 1 - EXISTING REAR FACADE



EXISTING REAR ELEVATION / SCALE: 1/8" = 1'-0"



PHOTO 1 - PROPOSED REAR FACADE



PROPOSED REAR ELEVATION / SCALE: 1/8" = 1'-0"



PHOTO 2 – VIEW OF REAR FAÇADE FROM COURTYARD



PHOTO 3 – VIEW OF REAR FAÇADE FROM COURTYARD



PHOTO 1 – VIEW LOOKING NORTH FROM SITE ROOFTOP

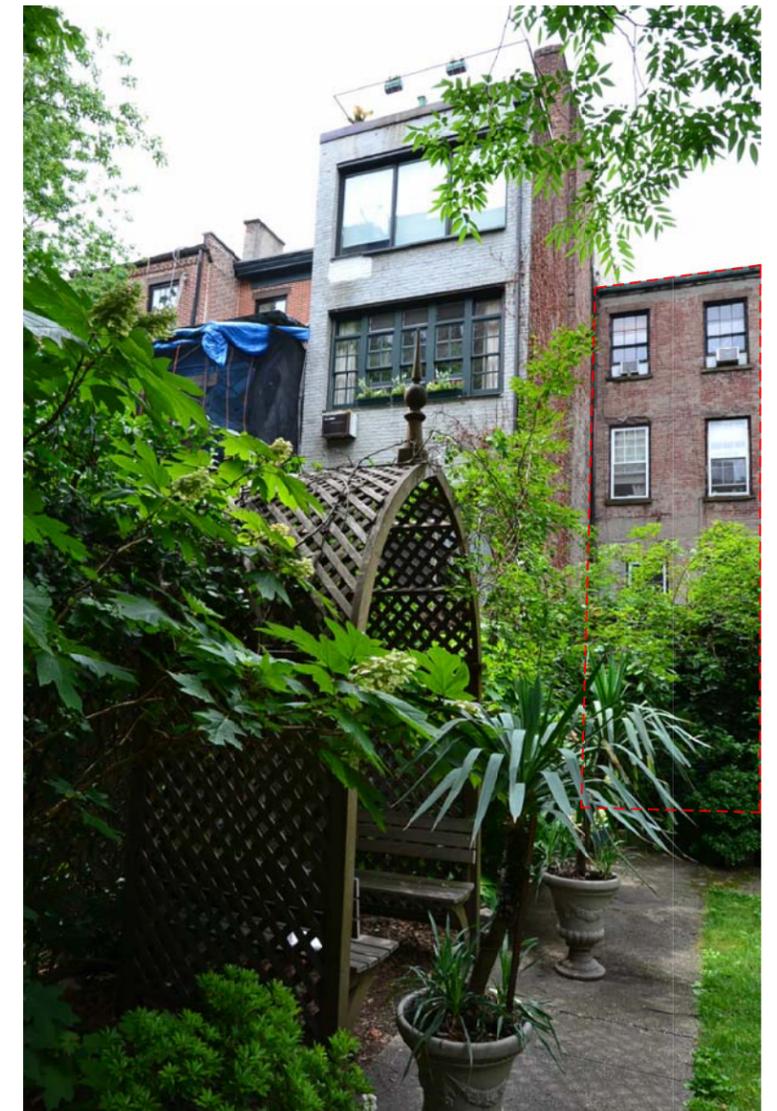
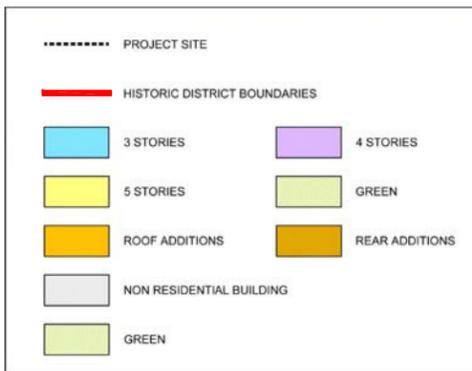


PHOTO 4 – VIEW OF ADJACENT BLDG @ REAR 1



PROPOSED REAR ELEVATION / SCALE: 1/8" = 1'-0"



REAR FAÇADE EXTENSION

AC UNITS

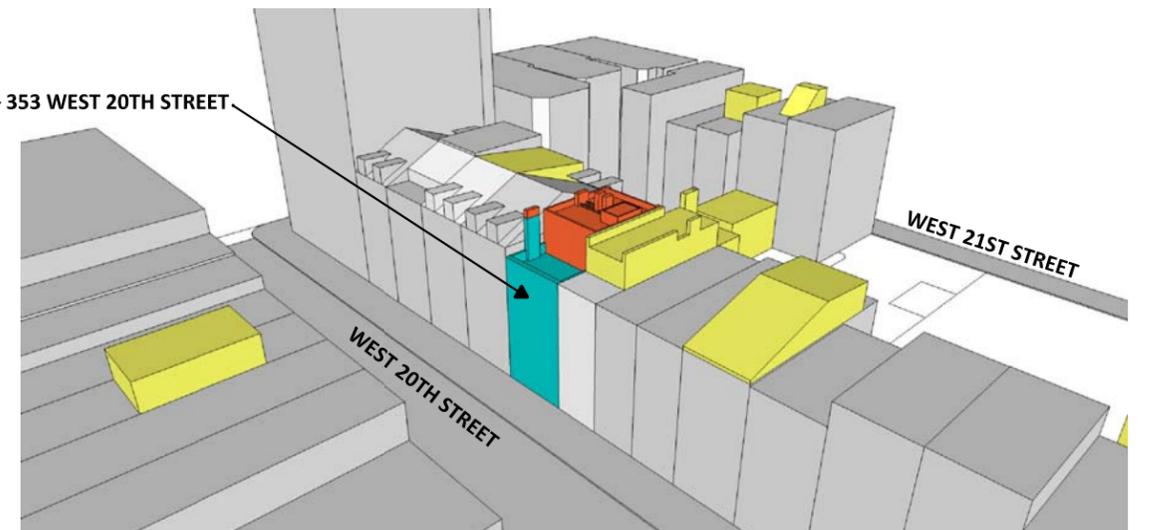


PHOTO 2 – ZOOM-IN VIEW FROM PHOTO 1



AXONOMETRIC VIEW – BLOCK ANALYSIS – VIEW FROM WEST 21ST STREET

PROJECT BLDG – 353 WEST 20TH STREET



AXONOMETRIC VIEW – BLOCK ANALYSIS – VIEW FROM WEST 20TH STREET



PHOTO 1 - VIEW OF BUILDING FROM SCHOOL PLAYGROUND (OUTSIDE OF DISTRICT)



PHOTO 3 – VIEW OF REAR NEIGHBORING BUILDINGS FROM SCHOOL PLAYGROUND



PHOTO 1 – VIEW OF BUILDING FROM WEST 20TH STREET



PHOTO 2 – VIEW OF BUILDING FROM WEST 20TH STREET



PHOTO 3 – VIEW OF BUILDING FROM WEST 20TH STREET



PHOTO 7 – VIEW OF CHIMNEY EXTENSION FROM EXISTING ROOF



PHOTO 4 – VIEW OF BUILDING FROM SCHOOL PLAYGROUND

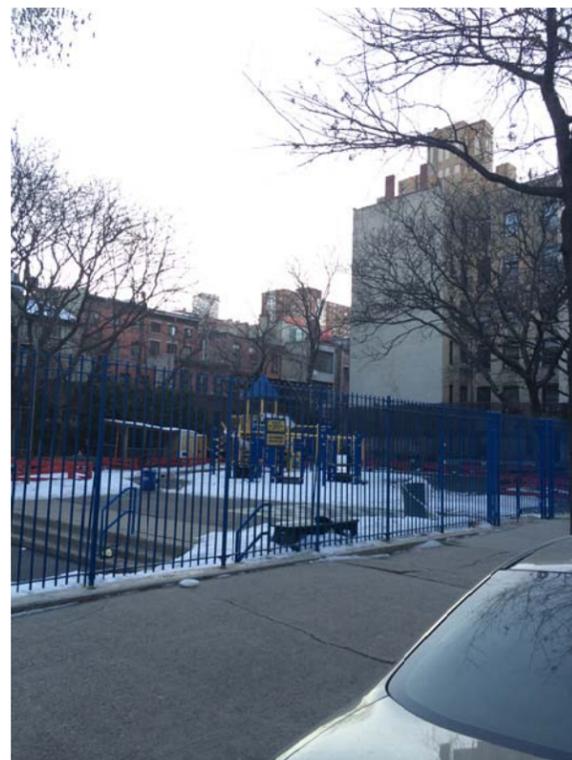


PHOTO 5 – VIEW OF BUILDING FROM SCHOOL PLAYGROUND



PHOTO 6 – VIEW OF BUILDING FROM SCHOOL PLAYGROUND



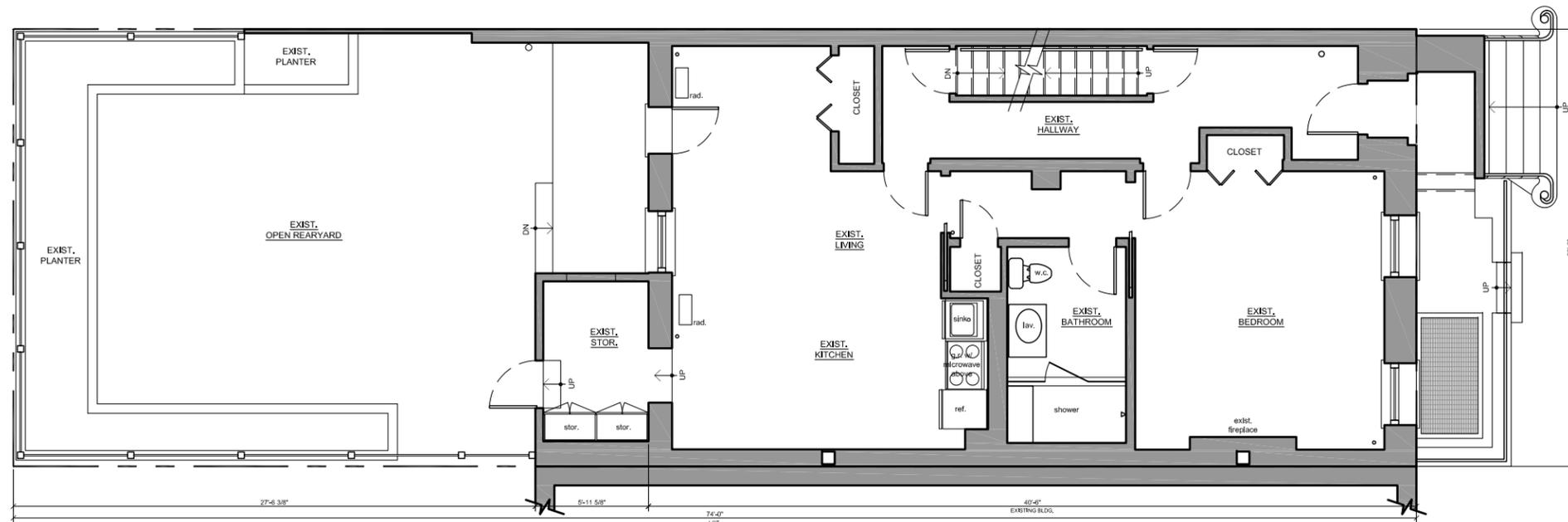
PHOTO 8 – CLOSE-UP VIEW OF BUILDING



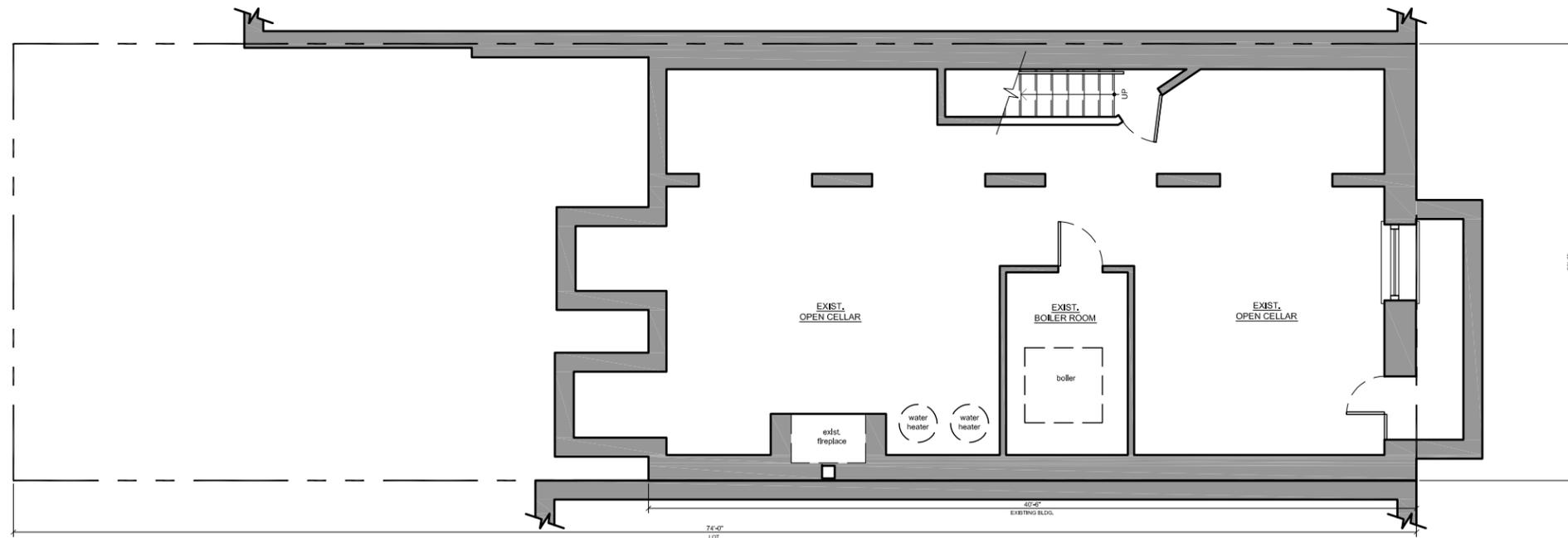
RENDERED PROPOSED ADDITION REAR ELEVATION 1



RENDERED PROPOSED ADDITION REAR ELEVATION 2



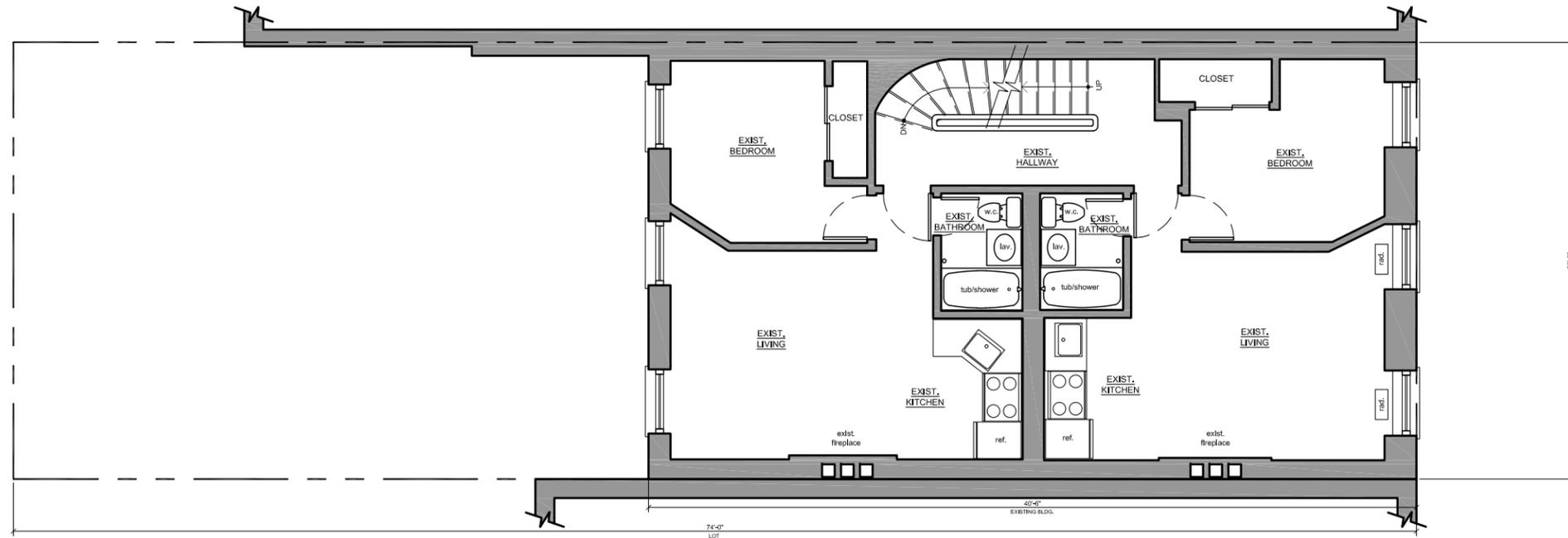
BASEMENT FLOOR PLAN / SCALE 1/8" = 1'-0"



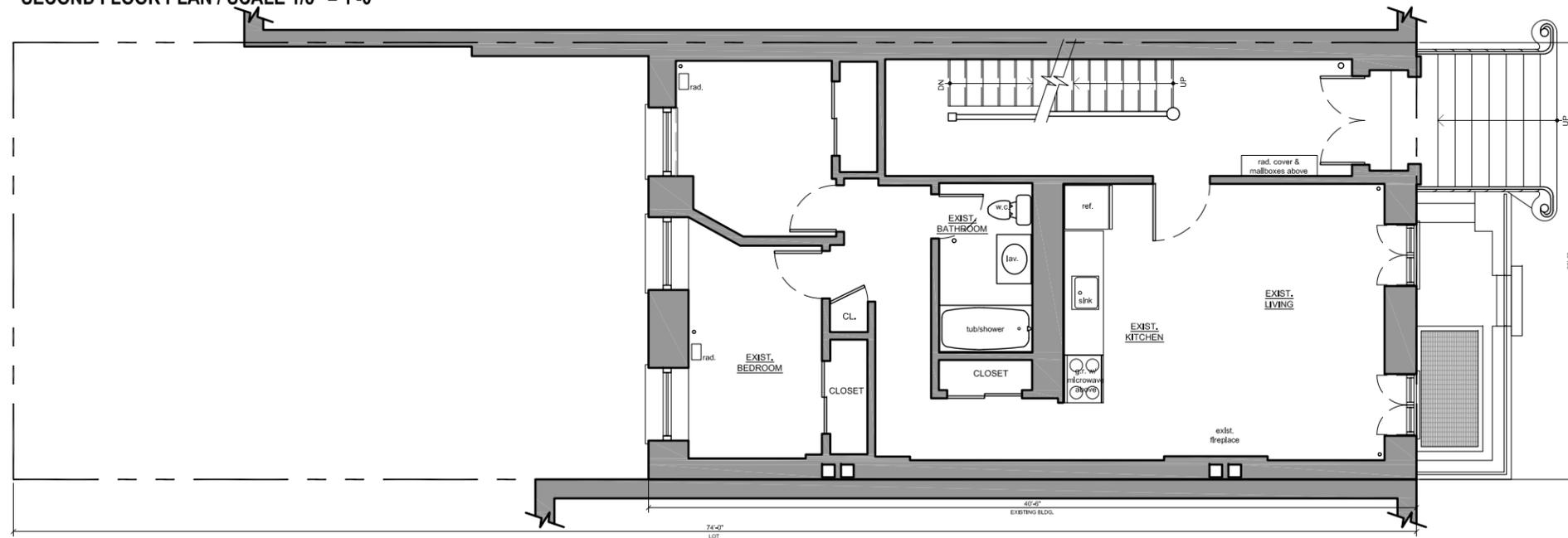
CELLAR FLOOR PLAN / SCALE 1/8" = 1'-0"

## EXISTING FLOOR PLANS





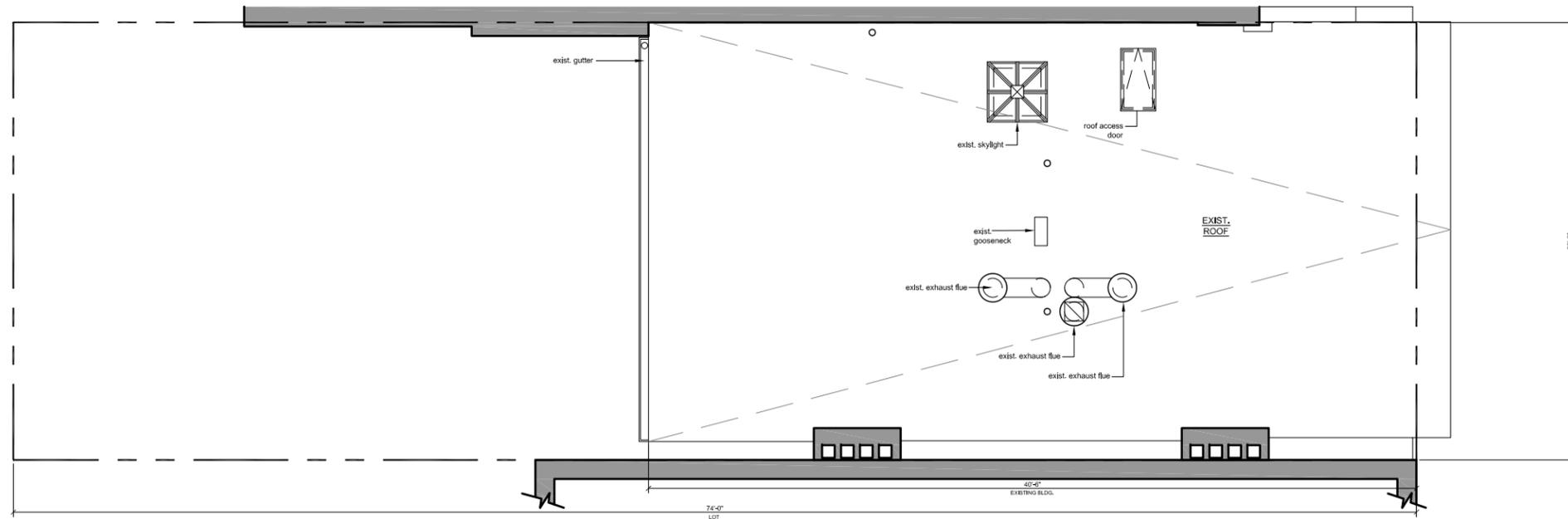
SECOND FLOOR PLAN / SCALE 1/8" = 1'-0"



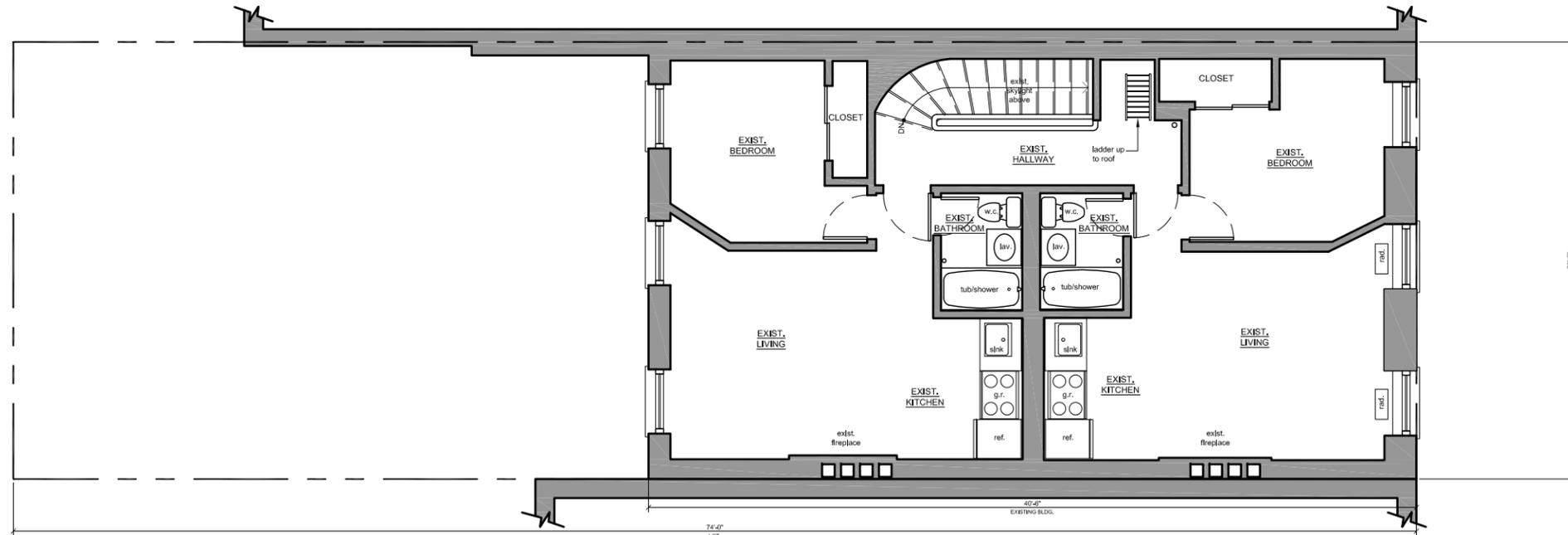
FIRST FLOOR PLAN / SCALE 1/8" = 1'-0"

EXISTING FLOOR PLANS





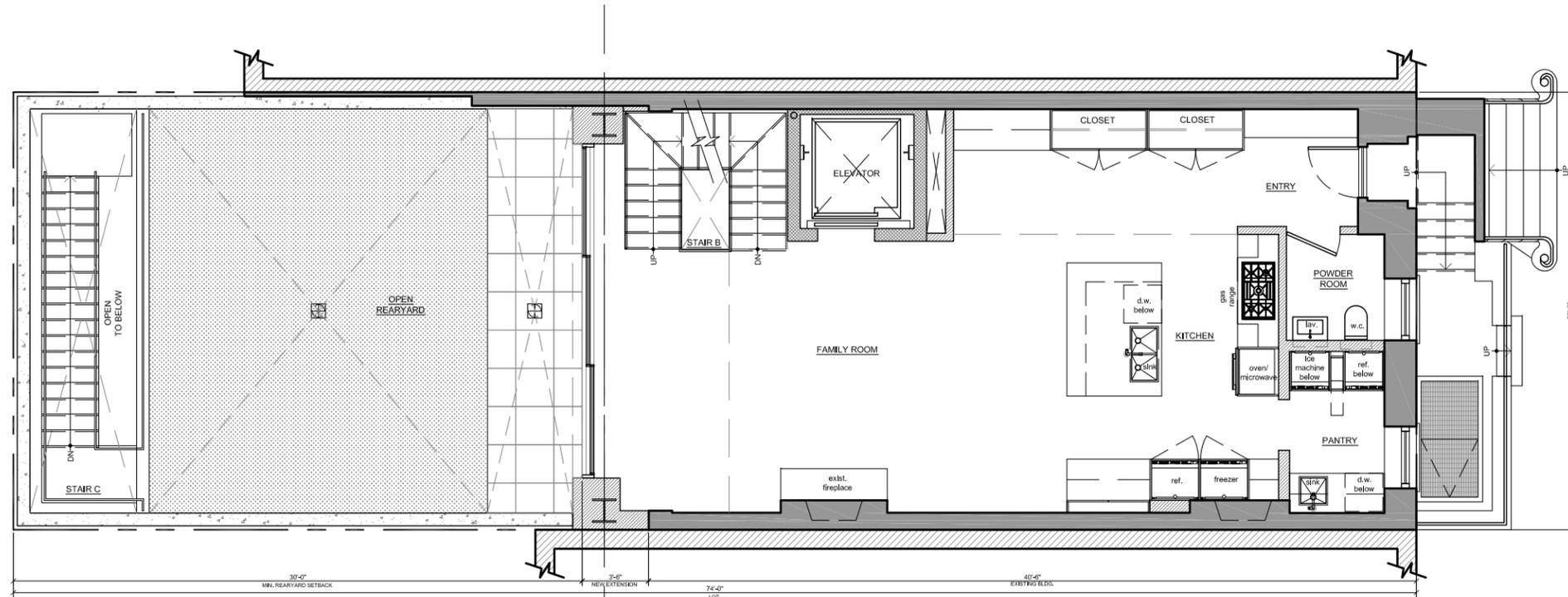
ROOF FLOOR PLAN / SCALE 1/8" = 1'-0"



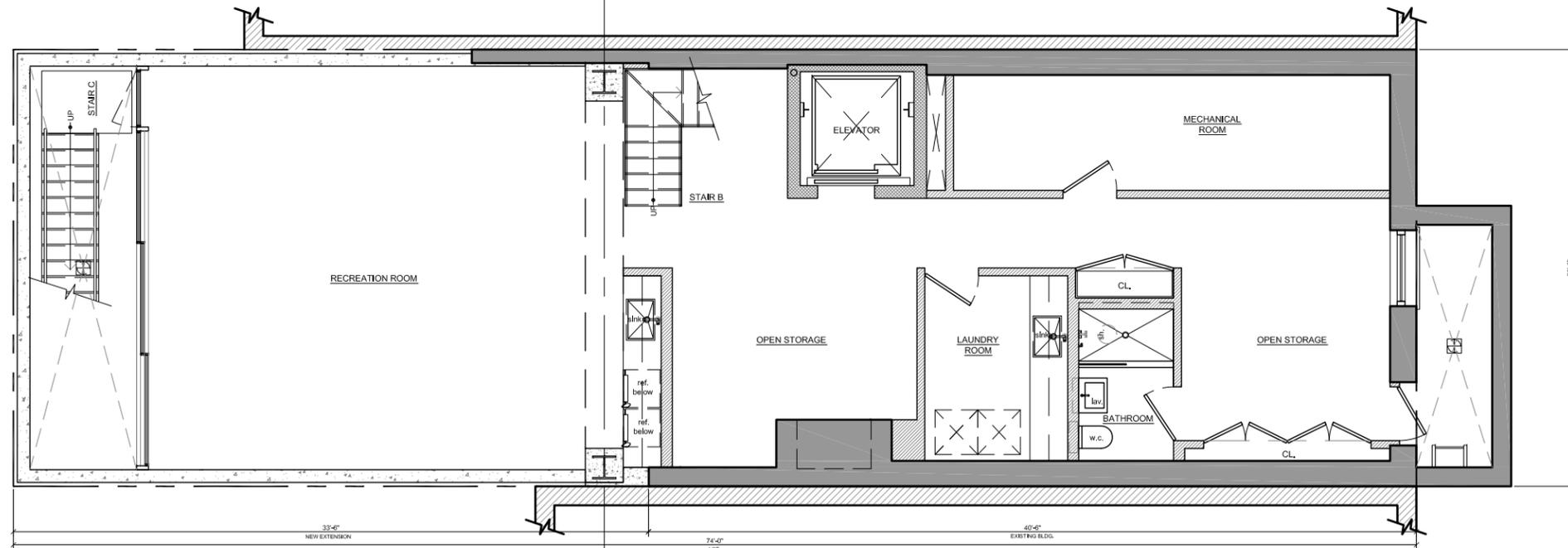
THIRD FLOOR PLAN / SCALE 1/8" = 1'-0"

## EXISTING FLOOR PLANS





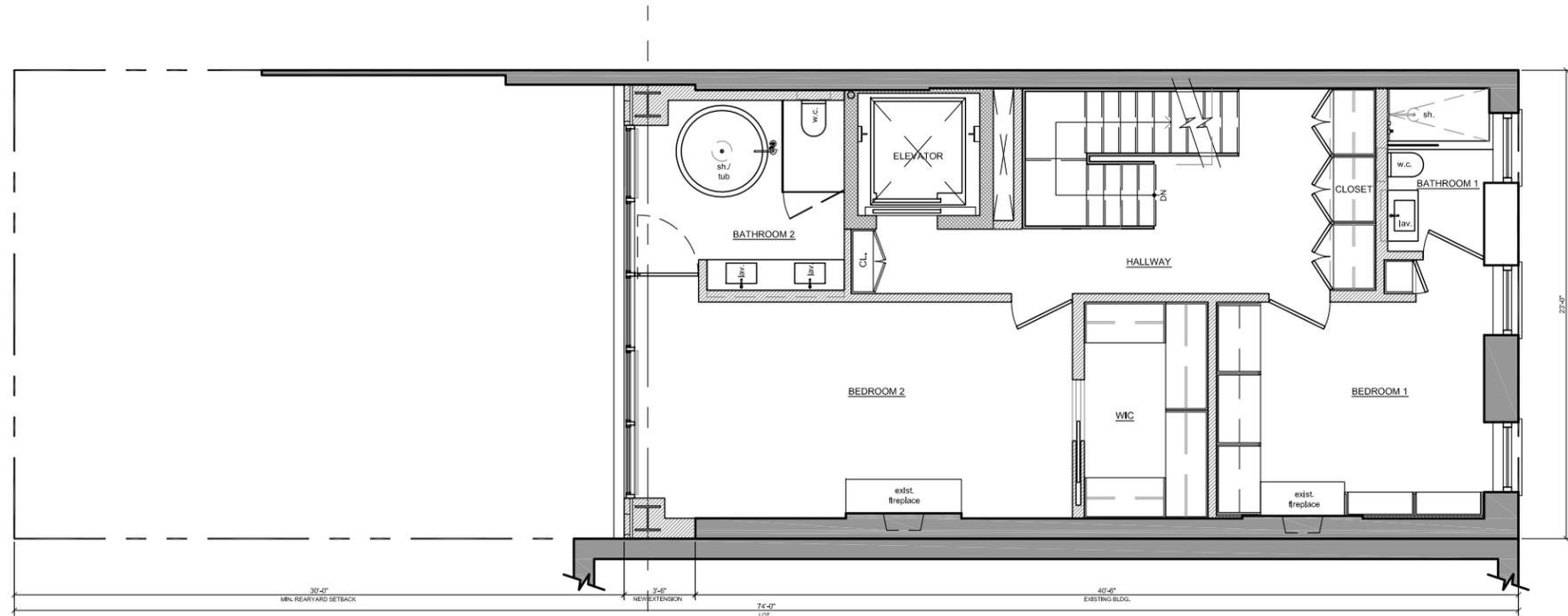
BASEMENT FLOOR PLAN / SCALE 1/8" = 1'-0"



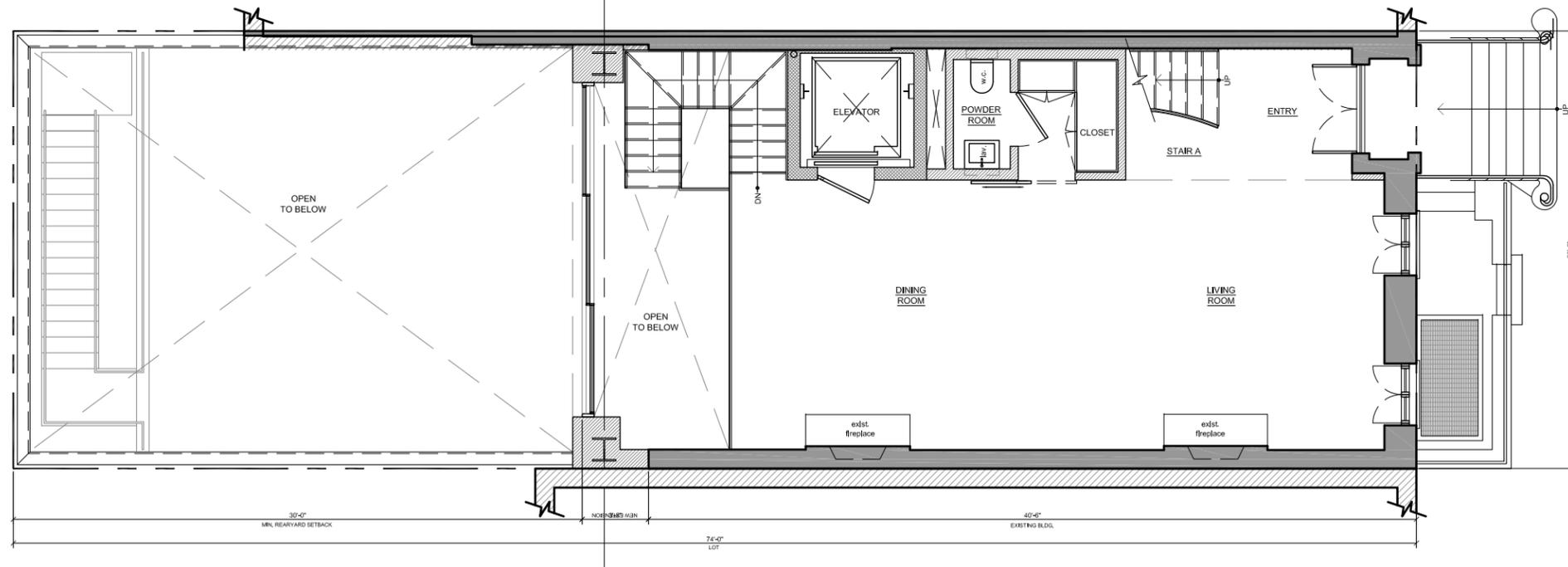
CELLAR FLOOR PLAN / SCALE 1/8" = 1'-0"

## PROPOSED FLOOR PLANS





SECOND FLOOR PLAN / SCALE 1/8" = 1'-0"



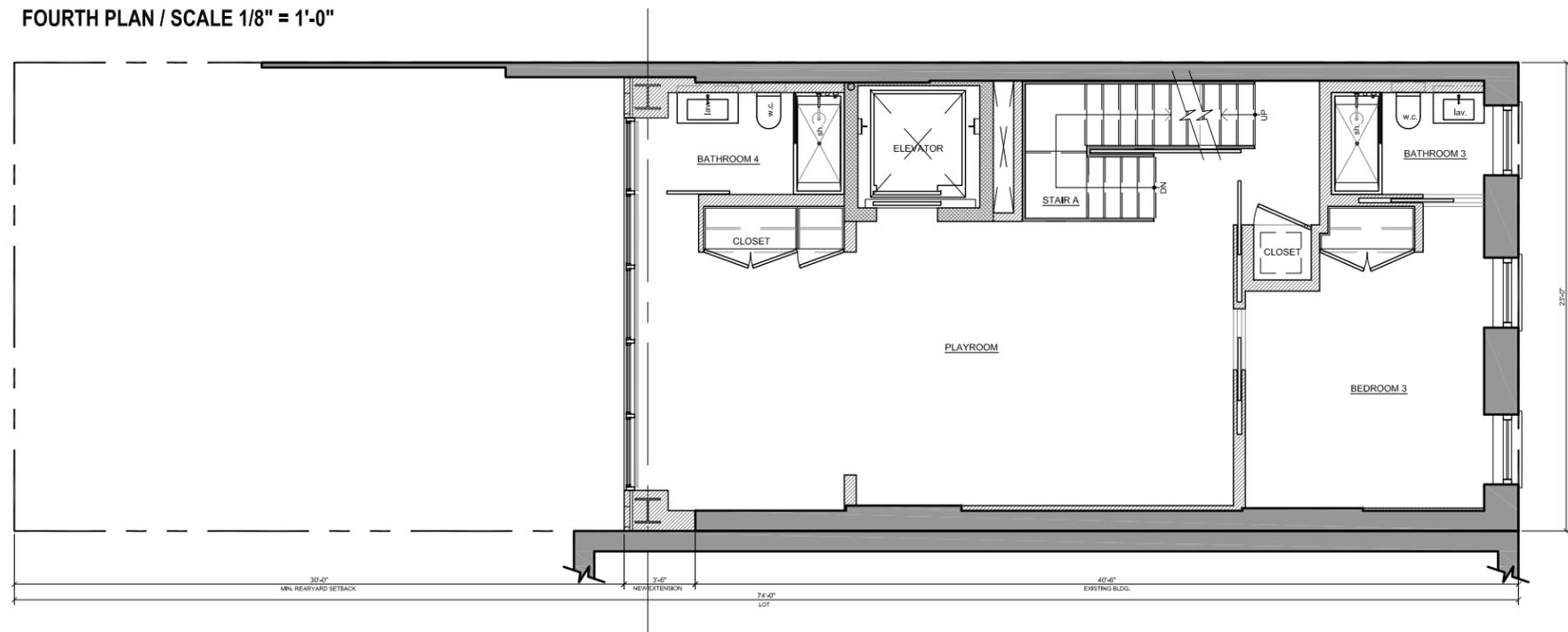
FIRST FLOOR PLAN / SCALE 1/8" = 1'-0"

# PROPOSED FLOOR PLANS





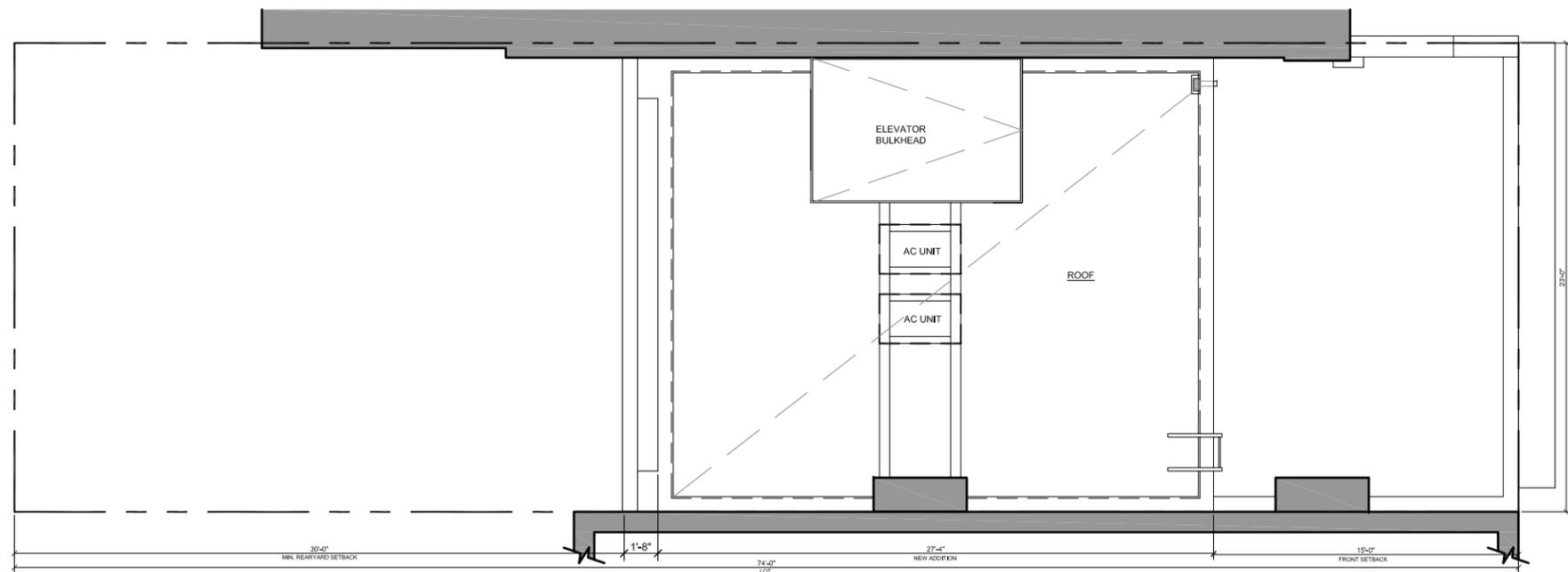
FOURTH PLAN / SCALE 1/8" = 1'-0"



THIRD FLOOR PLAN / SCALE 1/8" = 1'-0"

## PROPOSED FLOOR PLANS





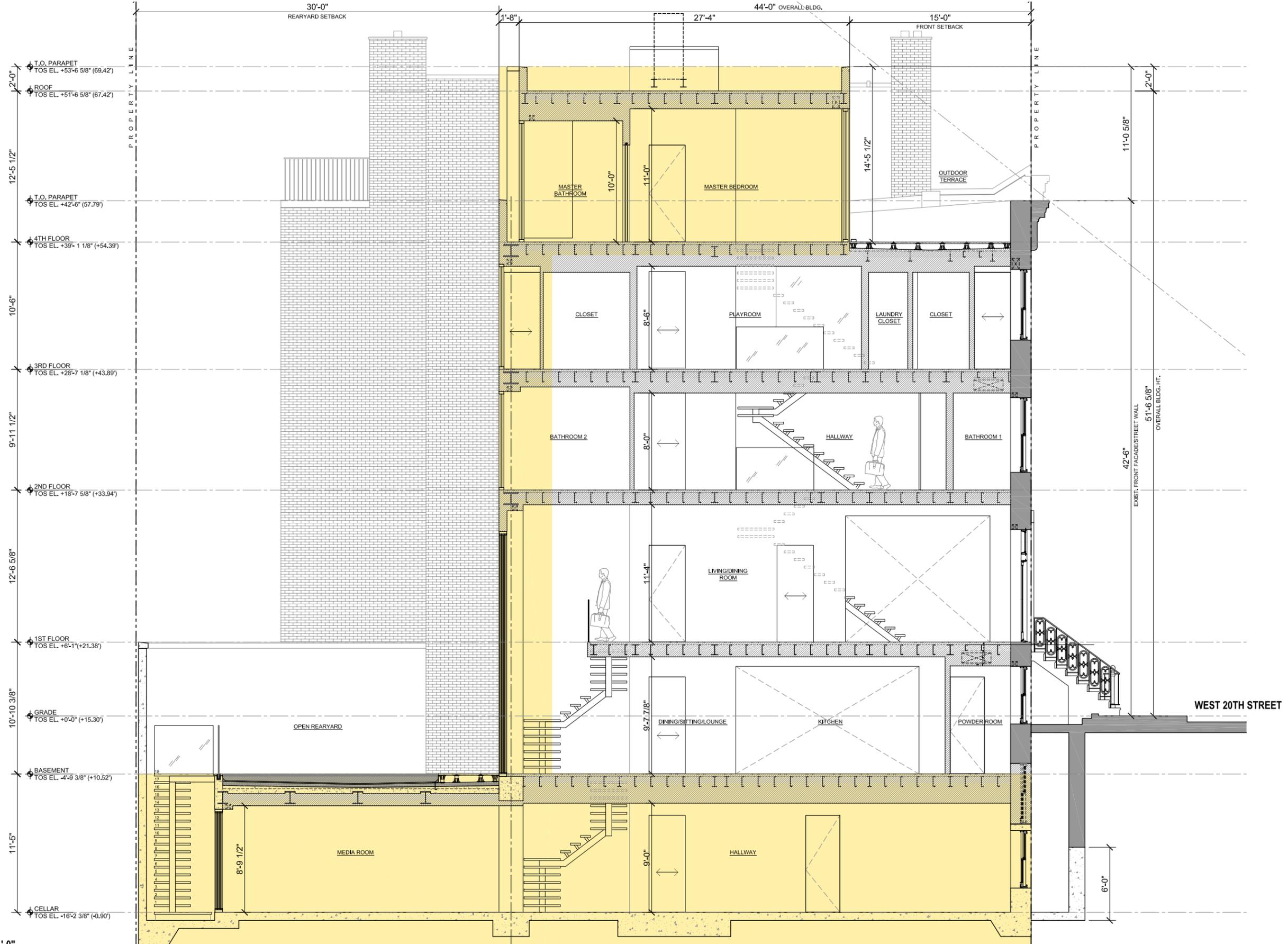
ROOF PLAN / SCALE 1/8" = 1'-0"

## PROPOSED FLOOR PLANS

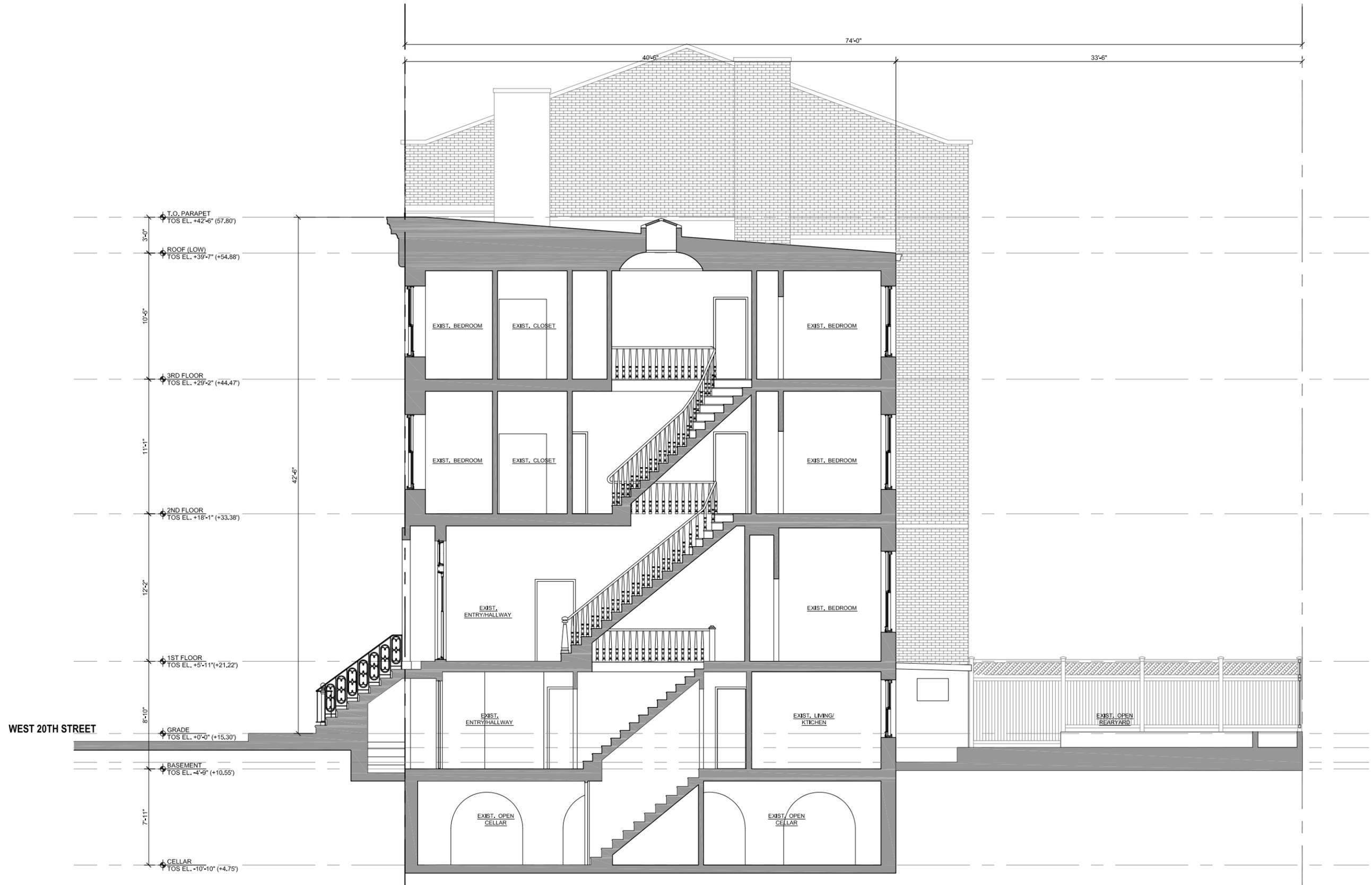




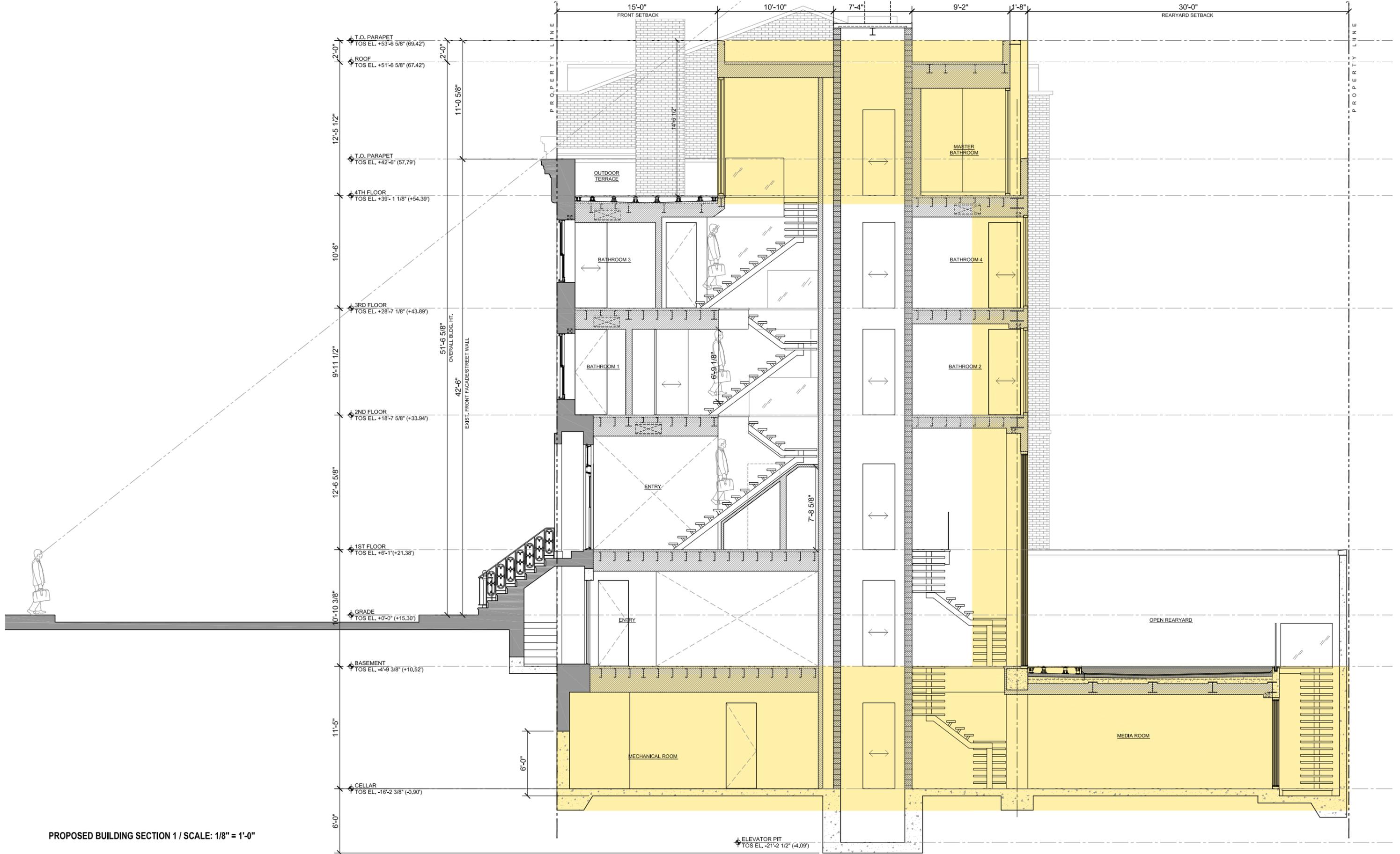
EXISTING BUILDING SECTION 1/ SCALE: 1/8" = 1'-0"



PROPOSED BUILDING SECTION 2 / SCALE: 1/8" = 1'-0"



EXISTING BUILDING SECTION 2/ SCALE: 1/8" = 1'-0"



PROPOSED BUILDING SECTION 1 / SCALE: 1/8" = 1'-0"