



224 WEST 10TH STREET
COMMUNITY BOARD PRESENTATION
RENOVATION / ADDITION

11.12.20

DCP

224 W 10TH PROJECT

- Removal of existing roof top skylights & relocation of mechanical exhaust vents
- Addition of new penthouse on existing roof plane
- Addition of new screened HVAC unit for new enclosed space at rear elevation
- Addition of maintenance guard rail & FNDY gate at front elevation (not visible from street)



LANDMARKS DISTRICT PLAN
COMMUNITY BOARD 2 DESIGN PRESENTATION
224 WEST 10TH STREET
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NYC Tax Photo - c.1940



LPC Designation Photo - 1969

“These two brick houses, three stories high with basements, were originally part of a row of three which also included No. 228. They were built in 1847-48 by three carpenters, Stephen C. Stephens, Abraham Demarest, and Levi Onderdonk, who had purchased the land from William Paulding, Jr., former Mayor of New York... An alteration of 1926 resulted in the introduction of a basement entrance at No. 224, with arched steel casement window above it.”

- Greenwich Village Designation Report 1969 p.261-262

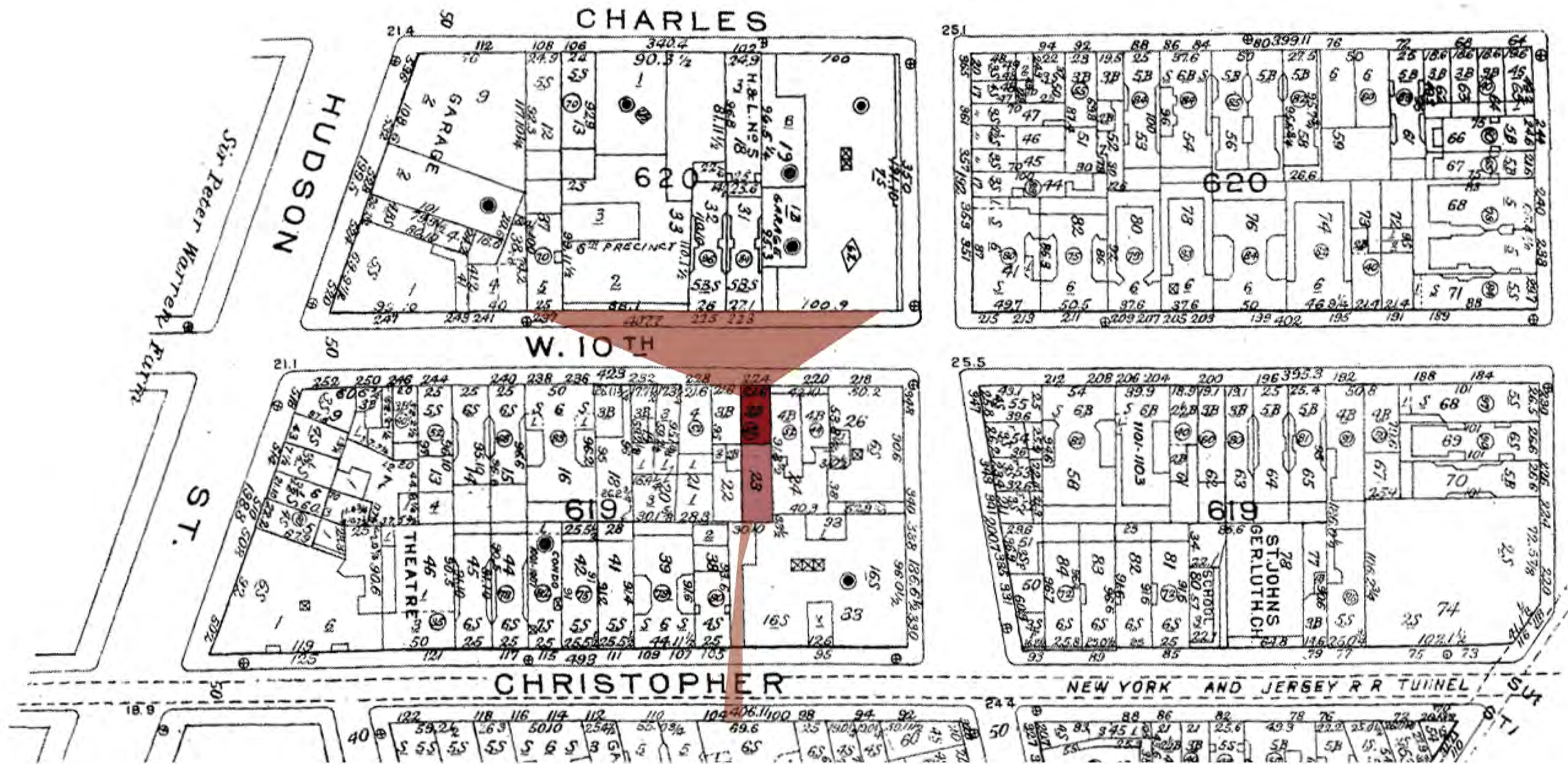
- 1848** Construction of townhouse along with its neighbor.
- 1926** Alteration that removed front stoop and changed entry condition.
- 1969** Included in Greenwich Village Landmark District.
- 2010** Renovation approved to restore front elevation to original detailing, replicating #226 West 10th.

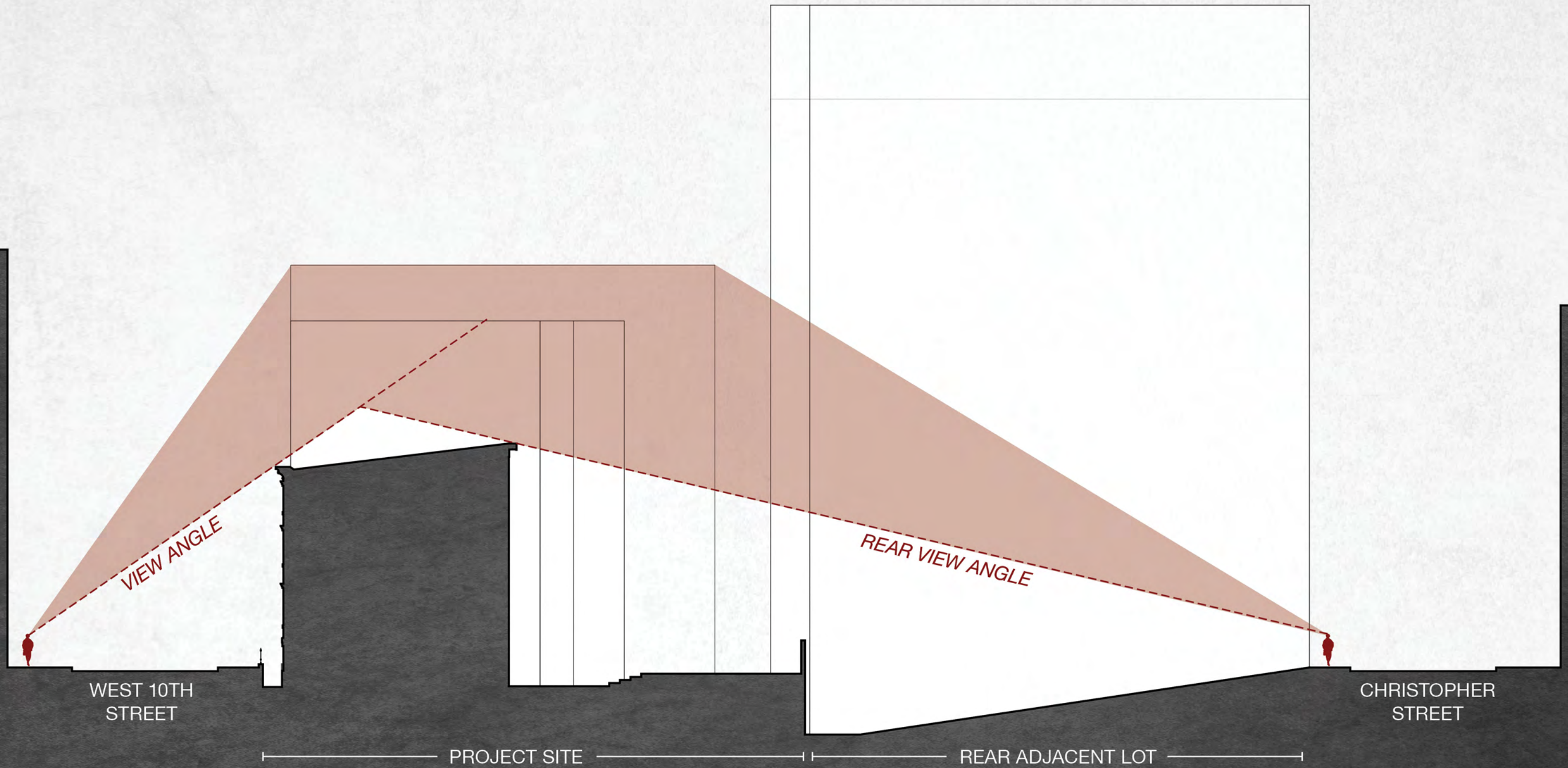
SITE HISTORY

COMMUNITY BOARD 2 DESIGN PRESENTATION
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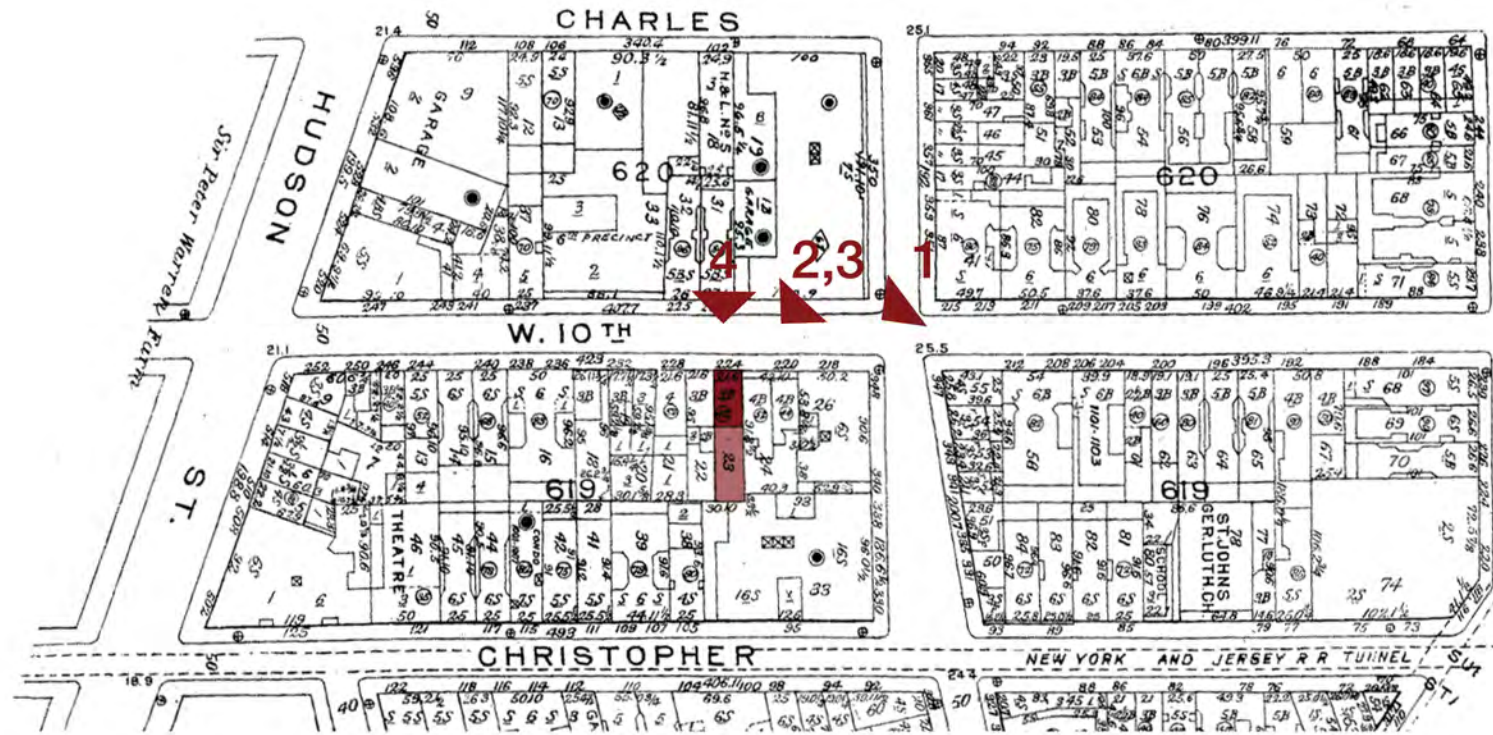
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EXISTING SITE SECTION
 COMMUNITY BOARD 2 DESIGN PRESENTATION
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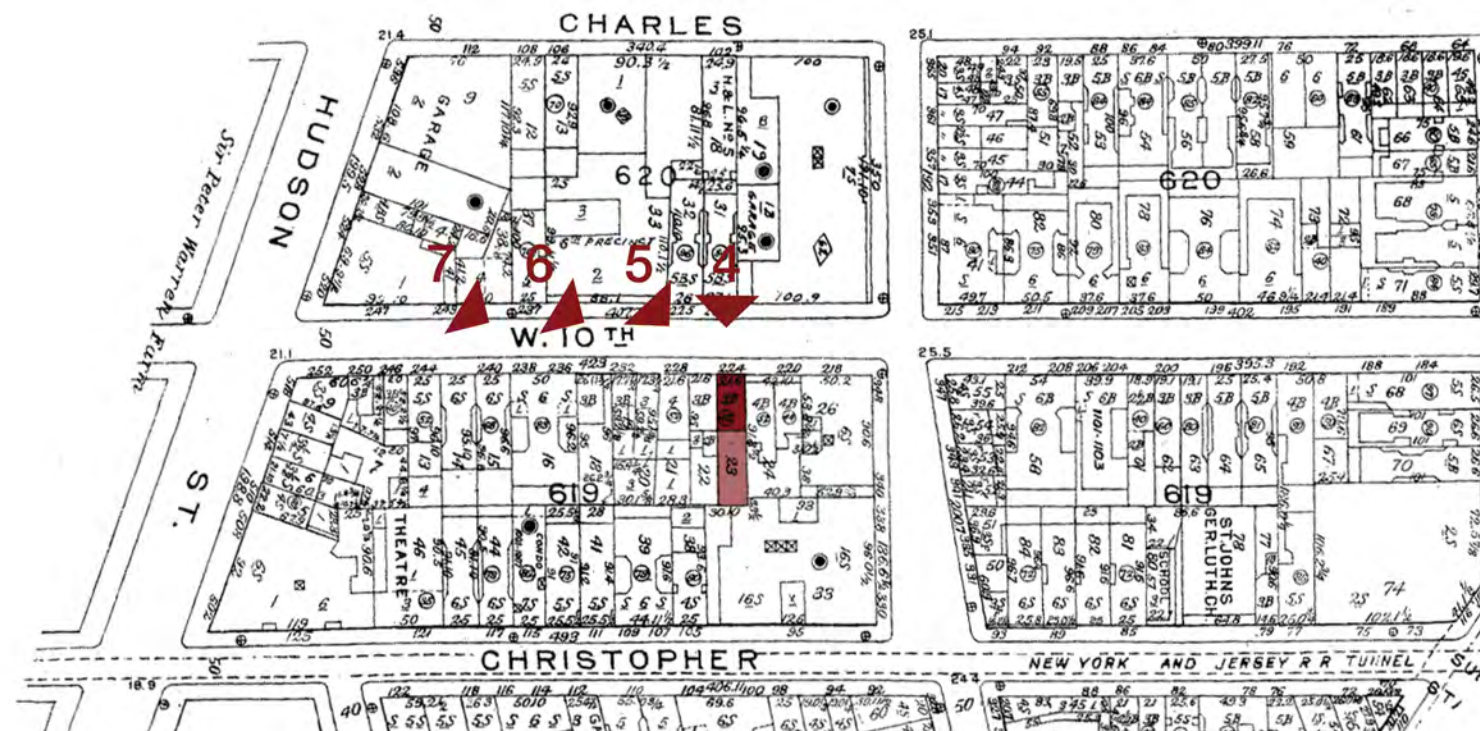
EXISTING STREET VIEWS: LOOKING SOUTH

COMMUNITY BOARD 2 DESIGN PRESENTATION

224 WEST 10TH STREET

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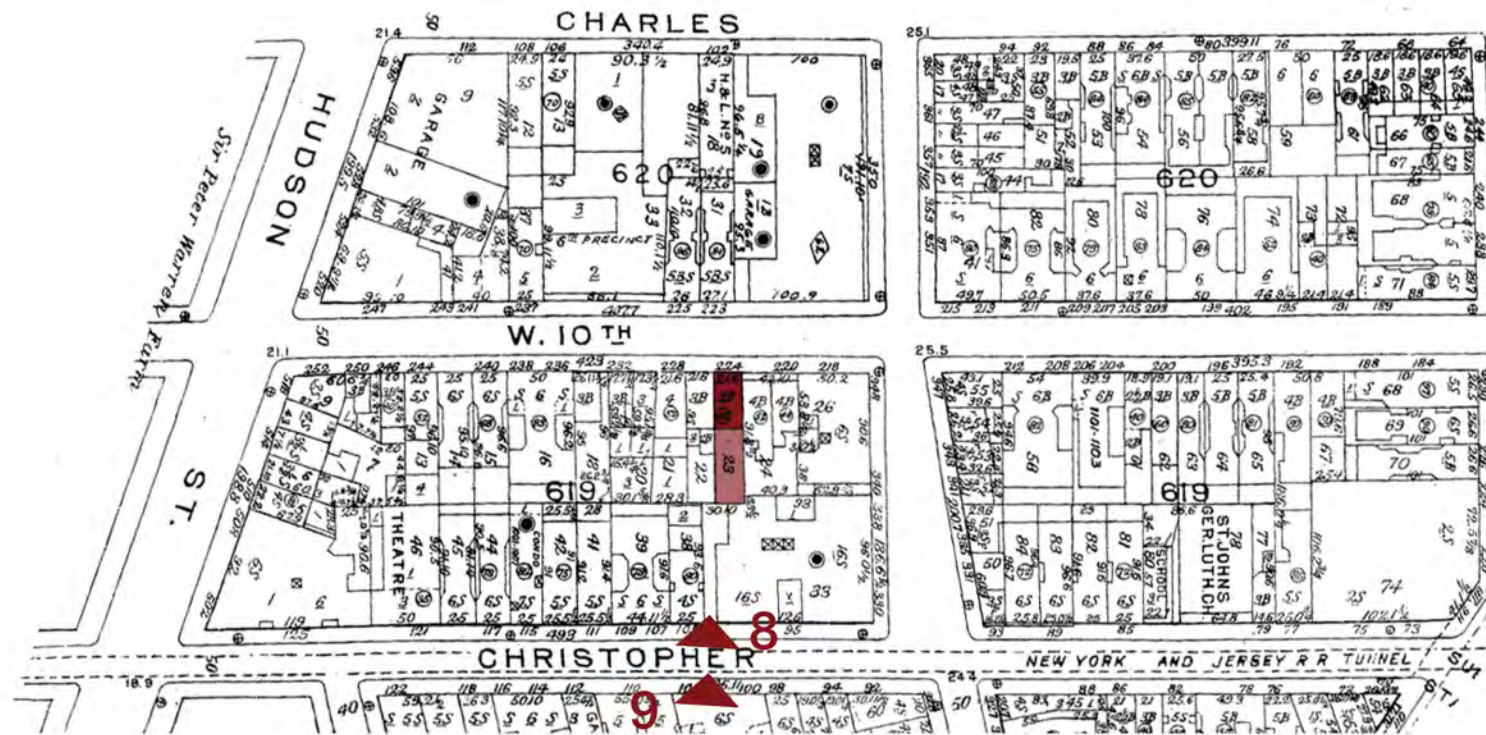
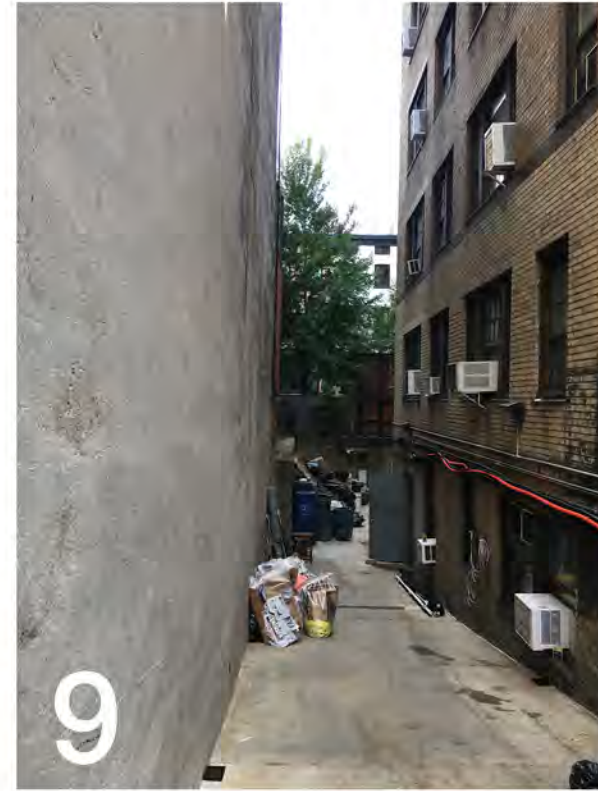
EXISTING STREET VIEWS: LOOKING SOUTH

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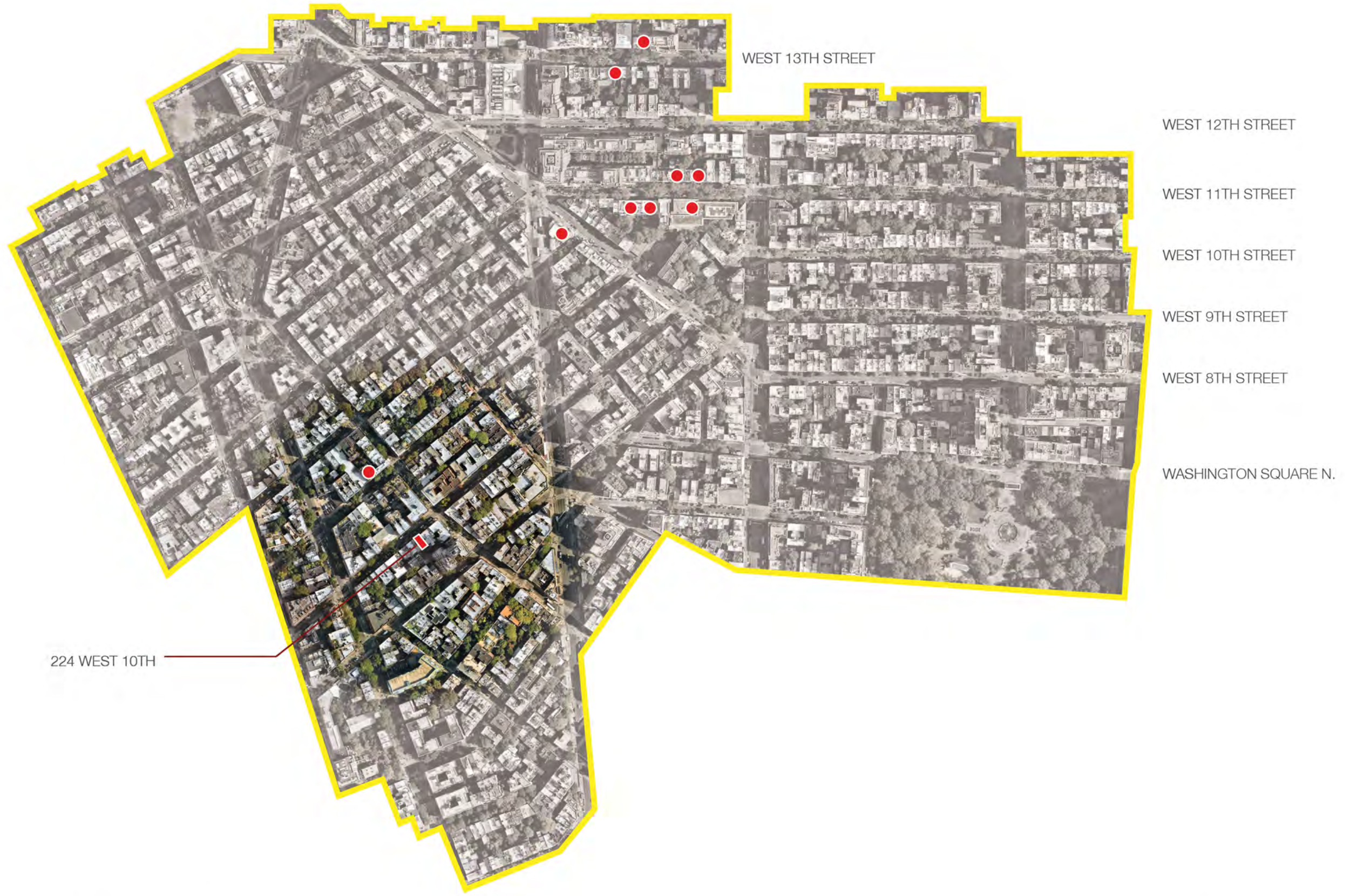
EXISTING STREET VIEWS: LOOKING NORTH

COMMUNITY BOARD 2 DESIGN PRESENTATION

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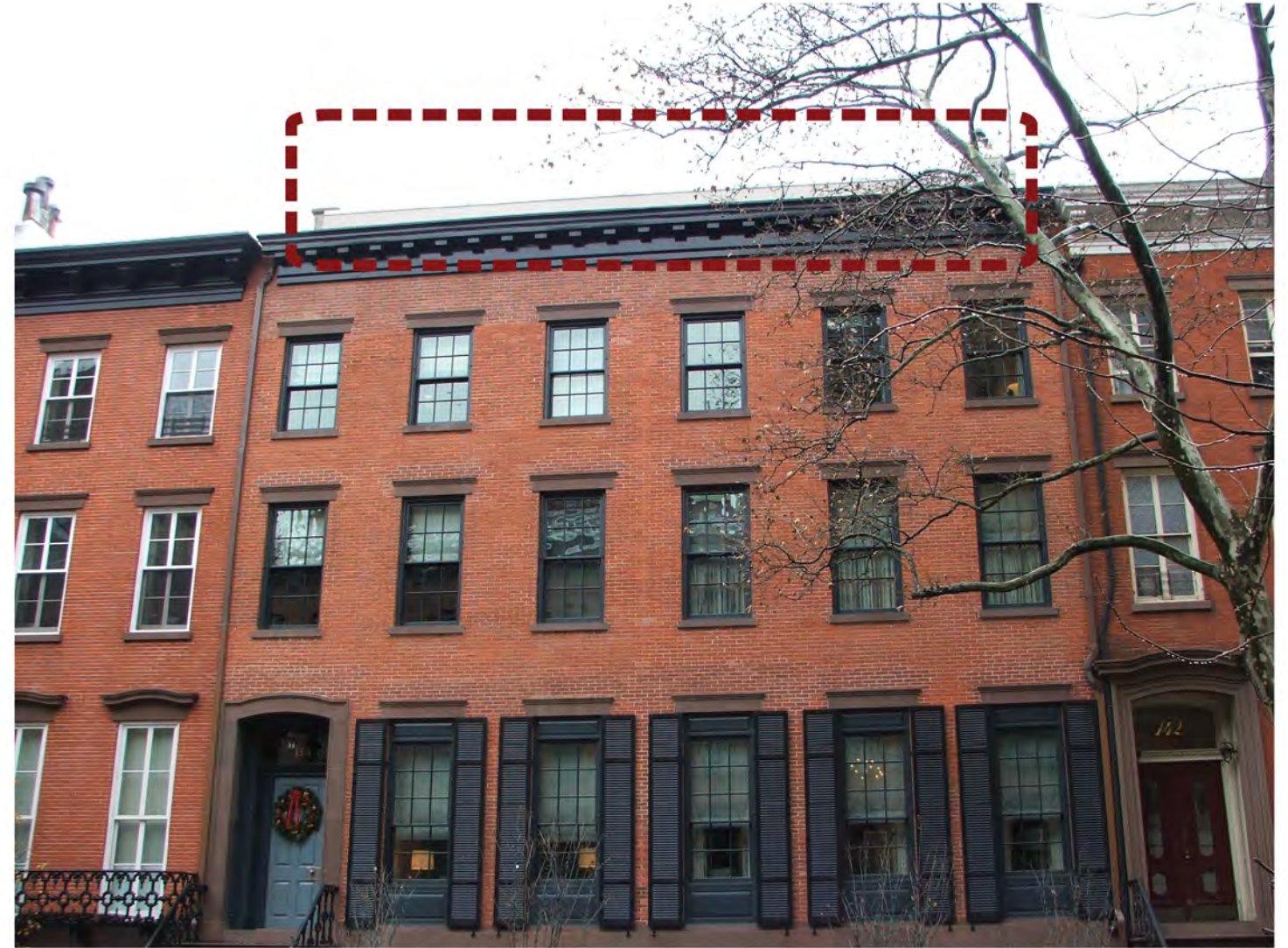


DISTRICT PENTHOUSE PRECEDENTS
COMMUNITY BOARD 2 DESIGN PRESENTATION
224 WEST 10TH STREET
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138 West 11th Street



138 West 11th Street

“... that the modifications to and expansion of the rooftop addition will not eliminate any significant architectural features of the building; that the visibility of the addition over the front façade will be limited to the roof railing and that it will be seen in the context of other visible rooftop railings within the row and at buildings of a similar age and style found elsewhere within the historic district.”

#LPC-19-10254 -- 5/16/2017

DISTRICT PENTHOUSE PRECEDENTS

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95 Charles Street

From West 10th - Looking North



From West 10th Street - Looking North



From Charles Street - Looking North

DISTRICT PENTHOUSE PRECEDENTS

COMMUNITY BOARD 2 DESIGN PRESENTATION

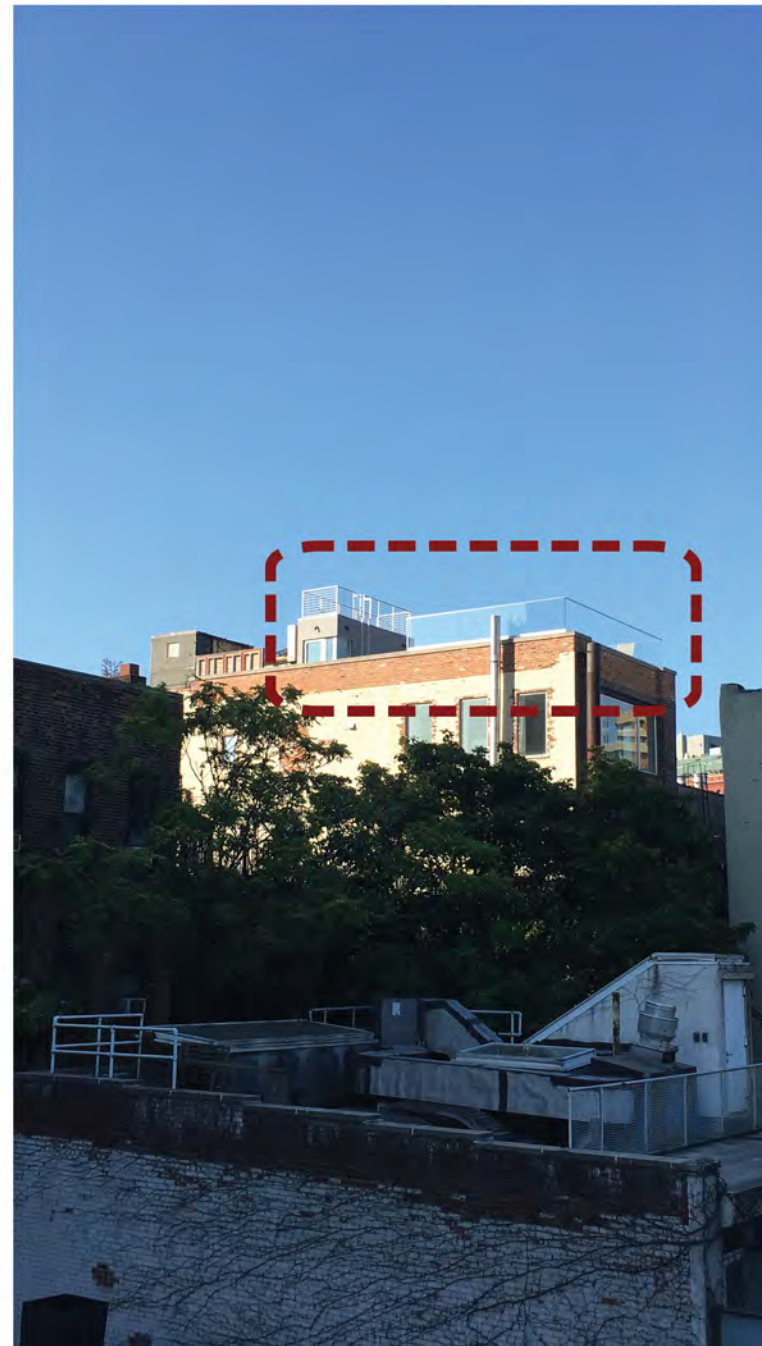
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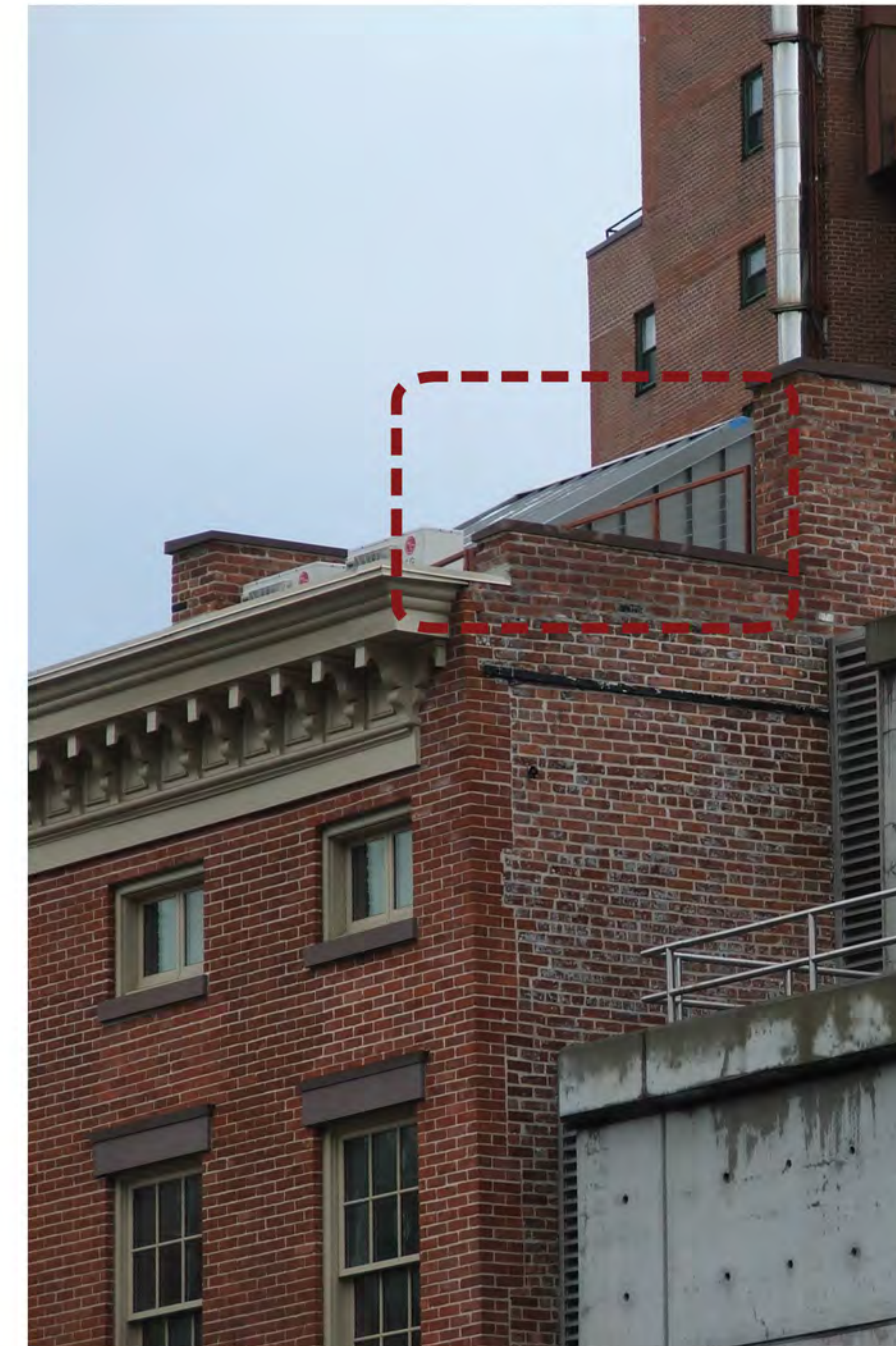
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West 10th Street & 7th Avenue



115 Christopher Street



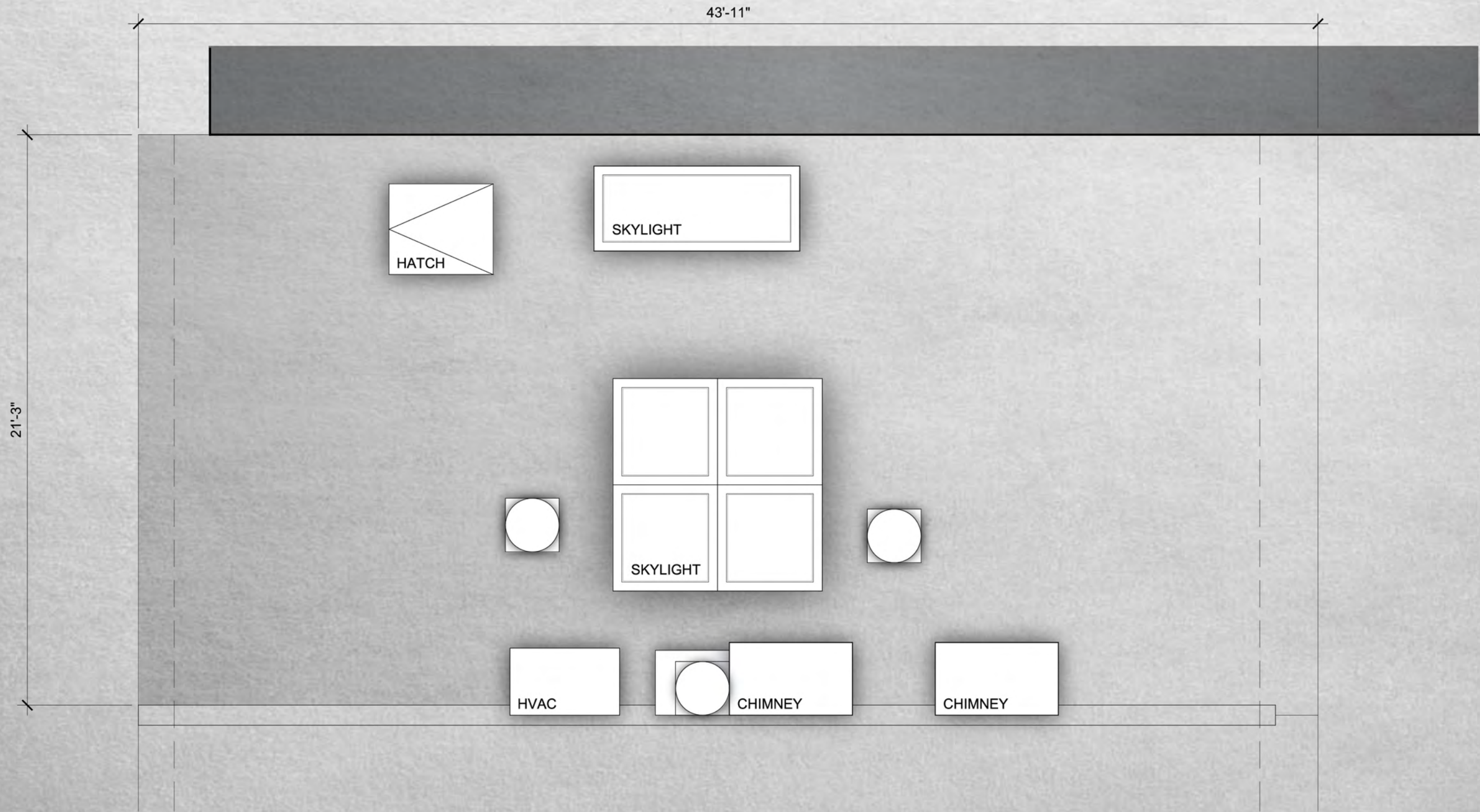
59 Greenwich Avenue

DISTRICT PENTHOUSE PRECEDENTS

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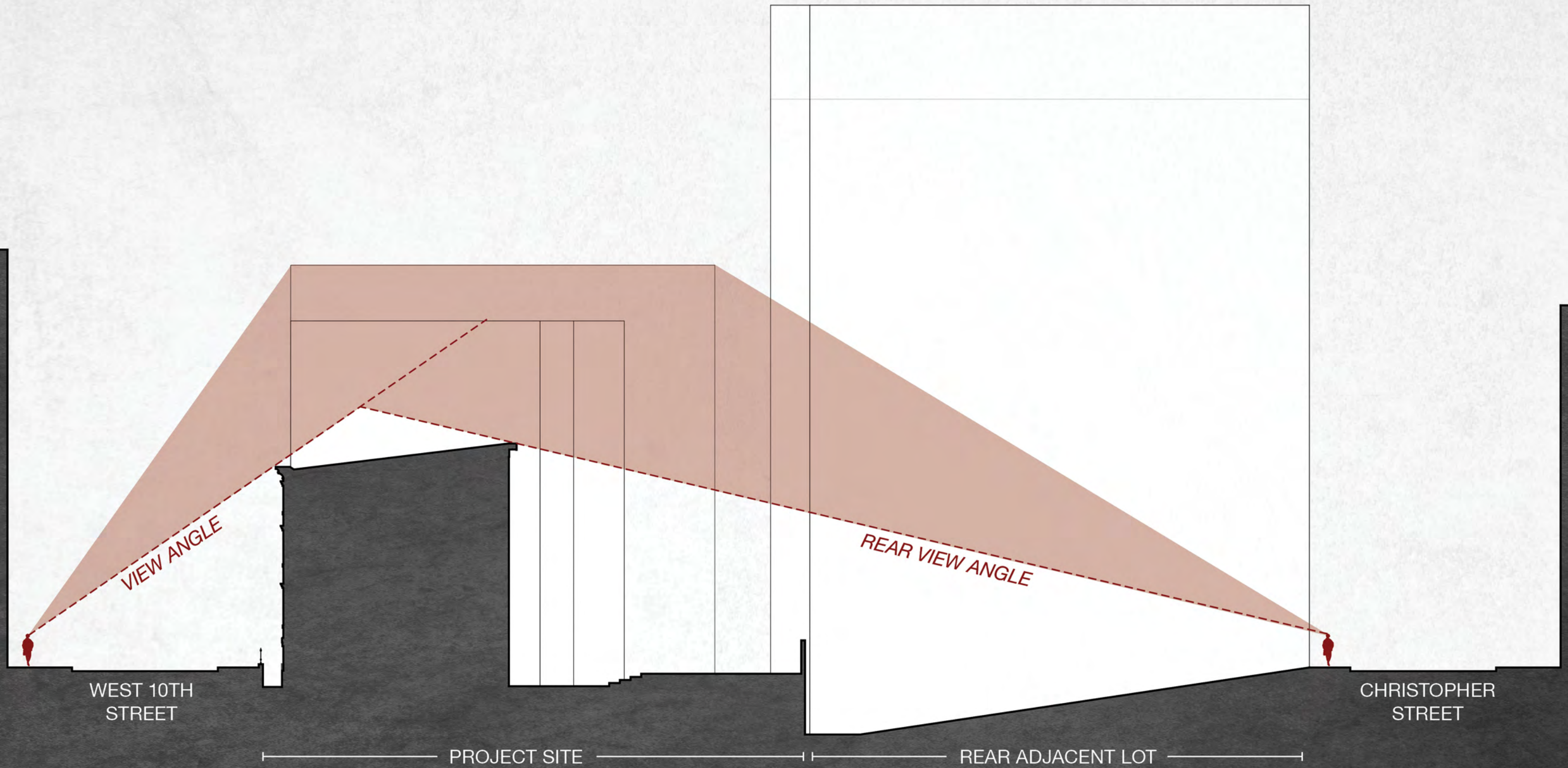
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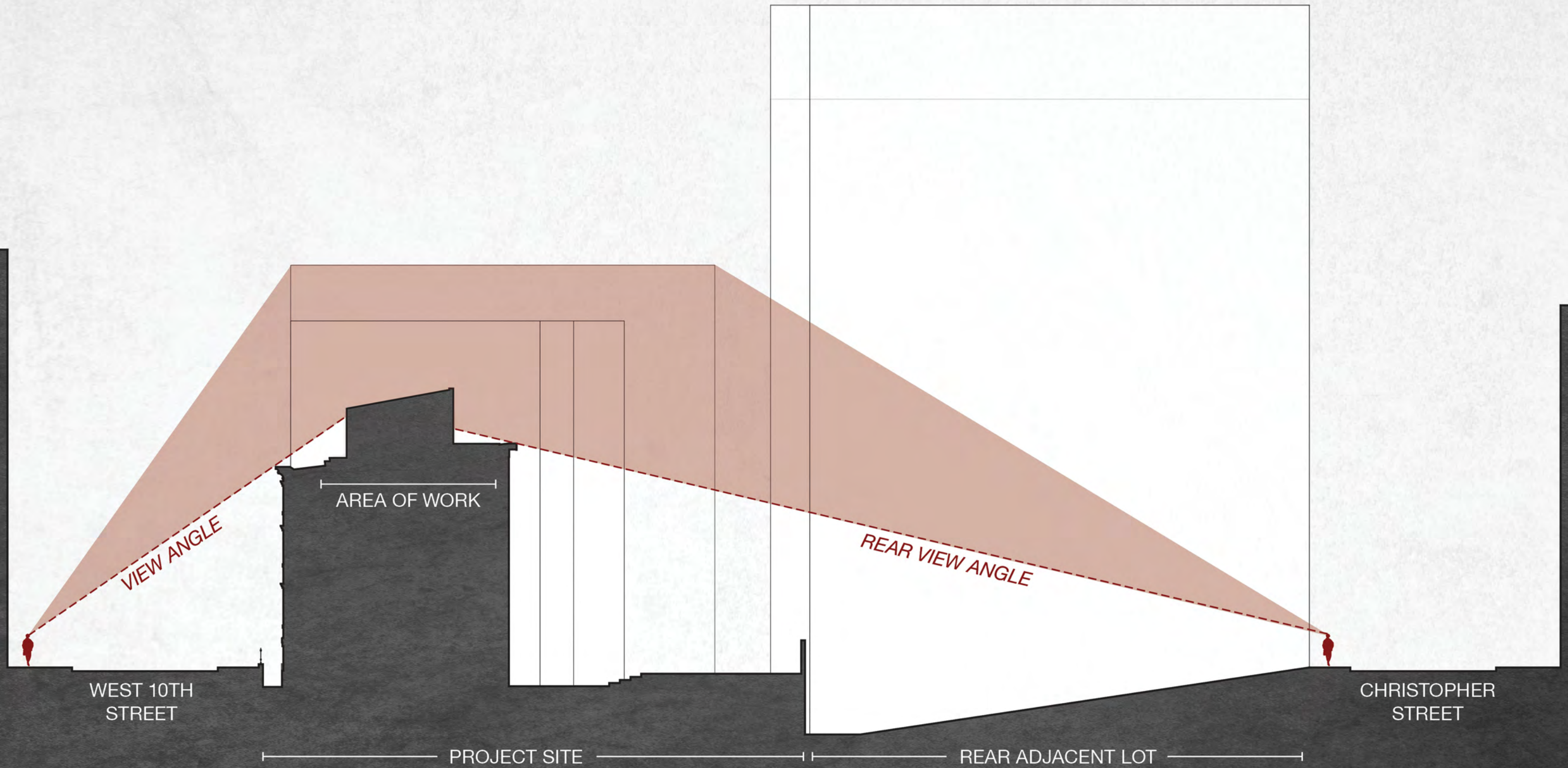
EXISTING ROOF PLAN
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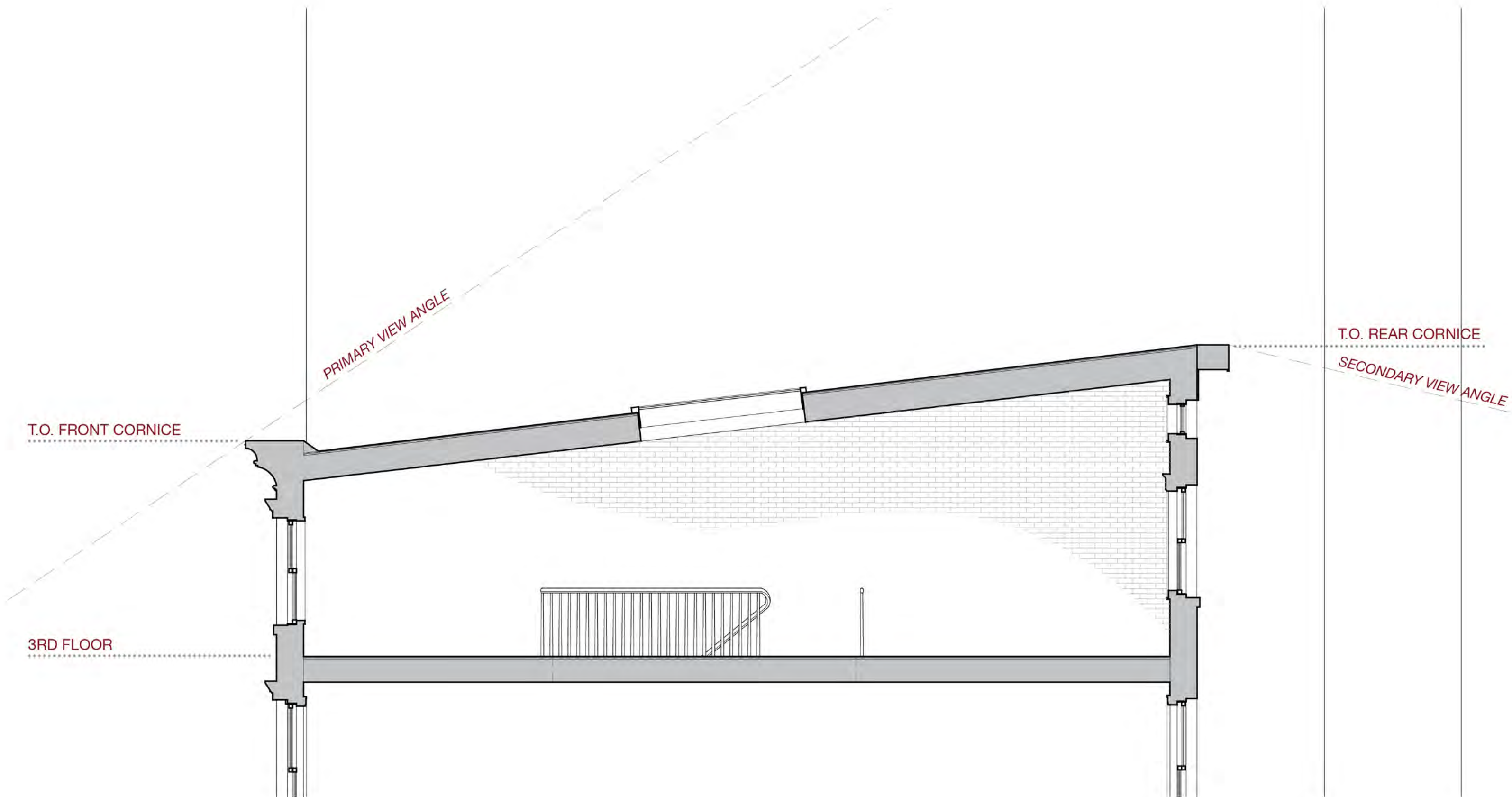
EXISTING SITE SECTION
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PROPOSED SITE SECTION
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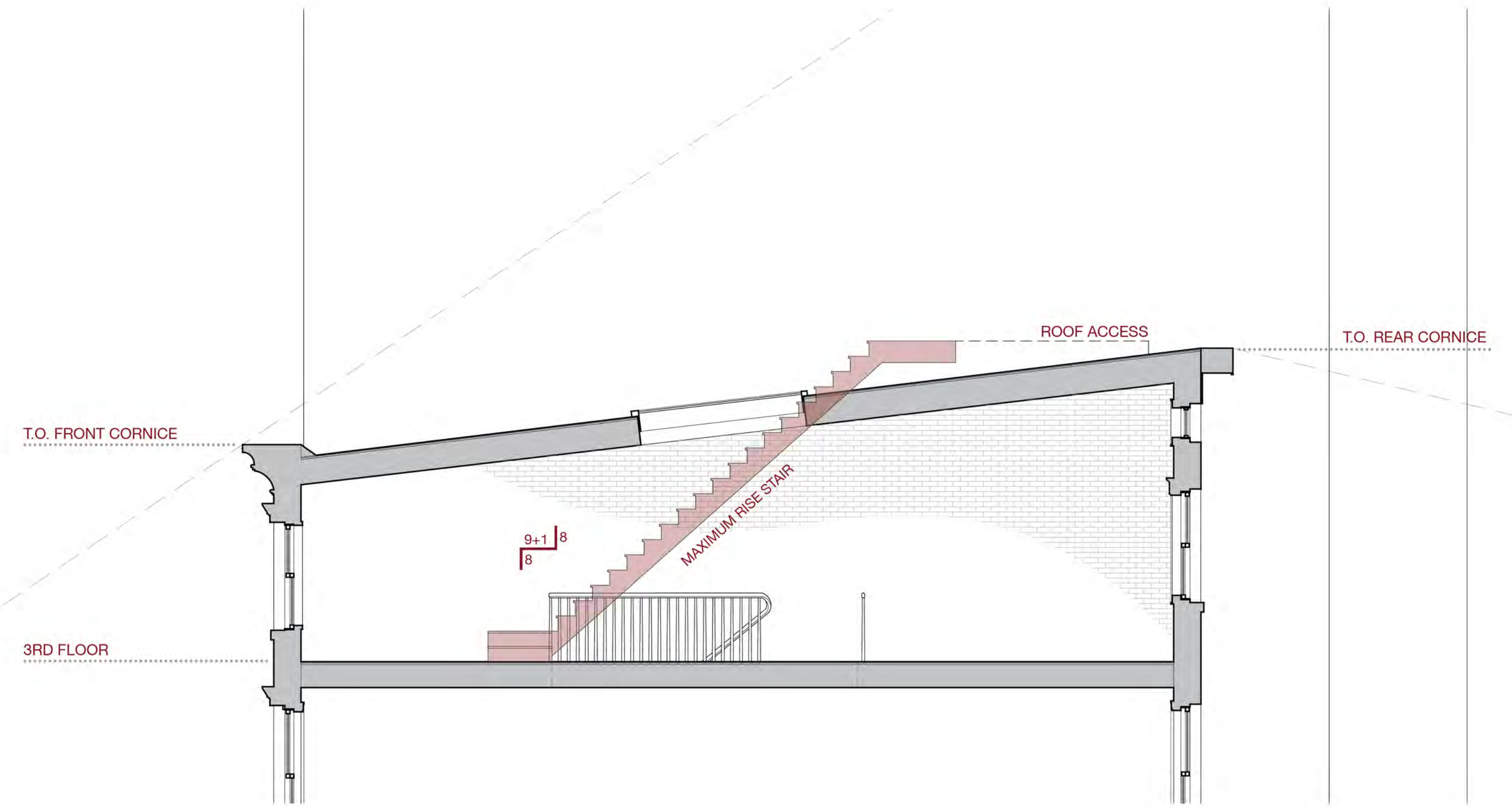


ROOF SECTION - CONSTRUCTION PARAMETERS

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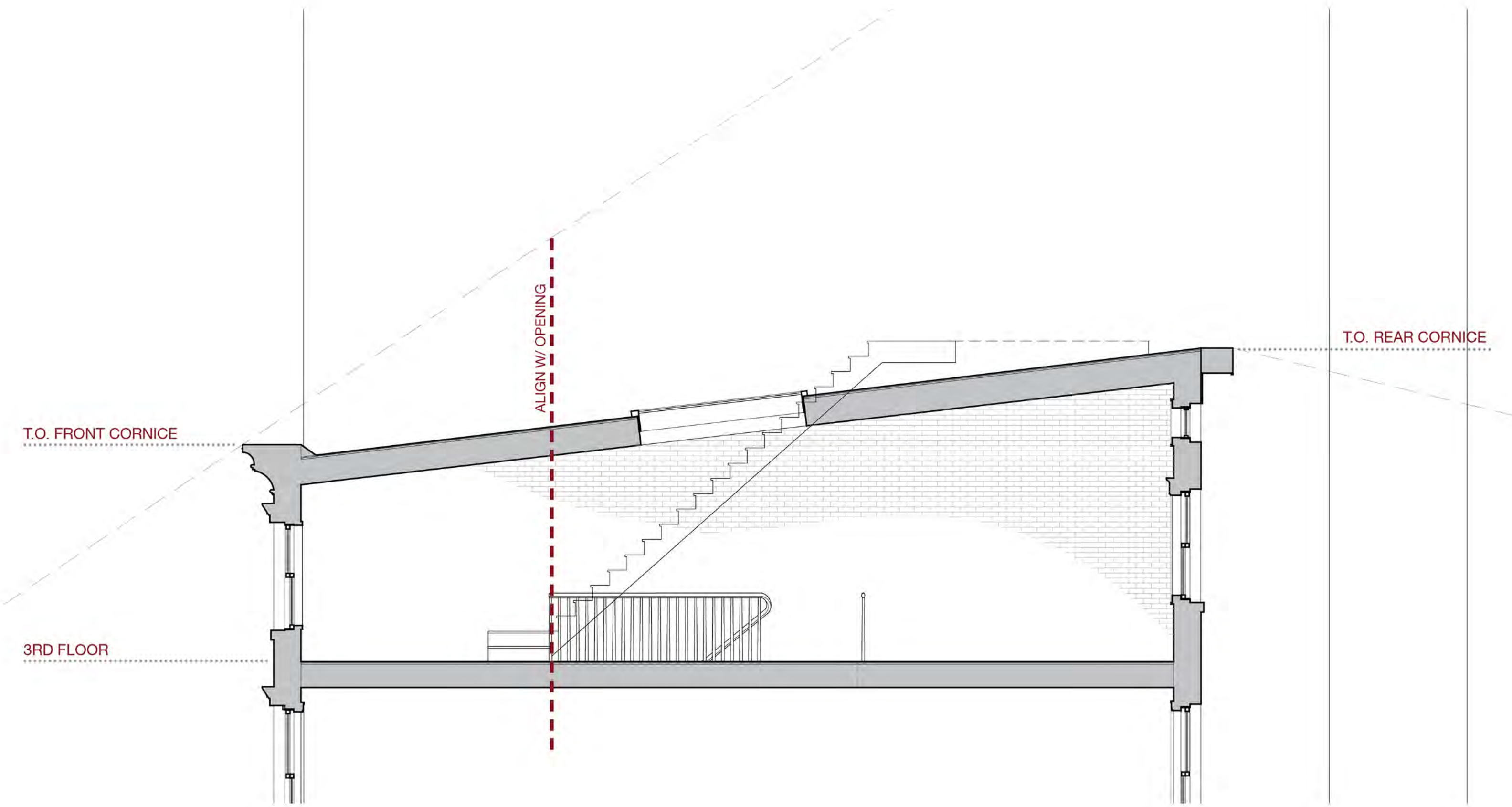
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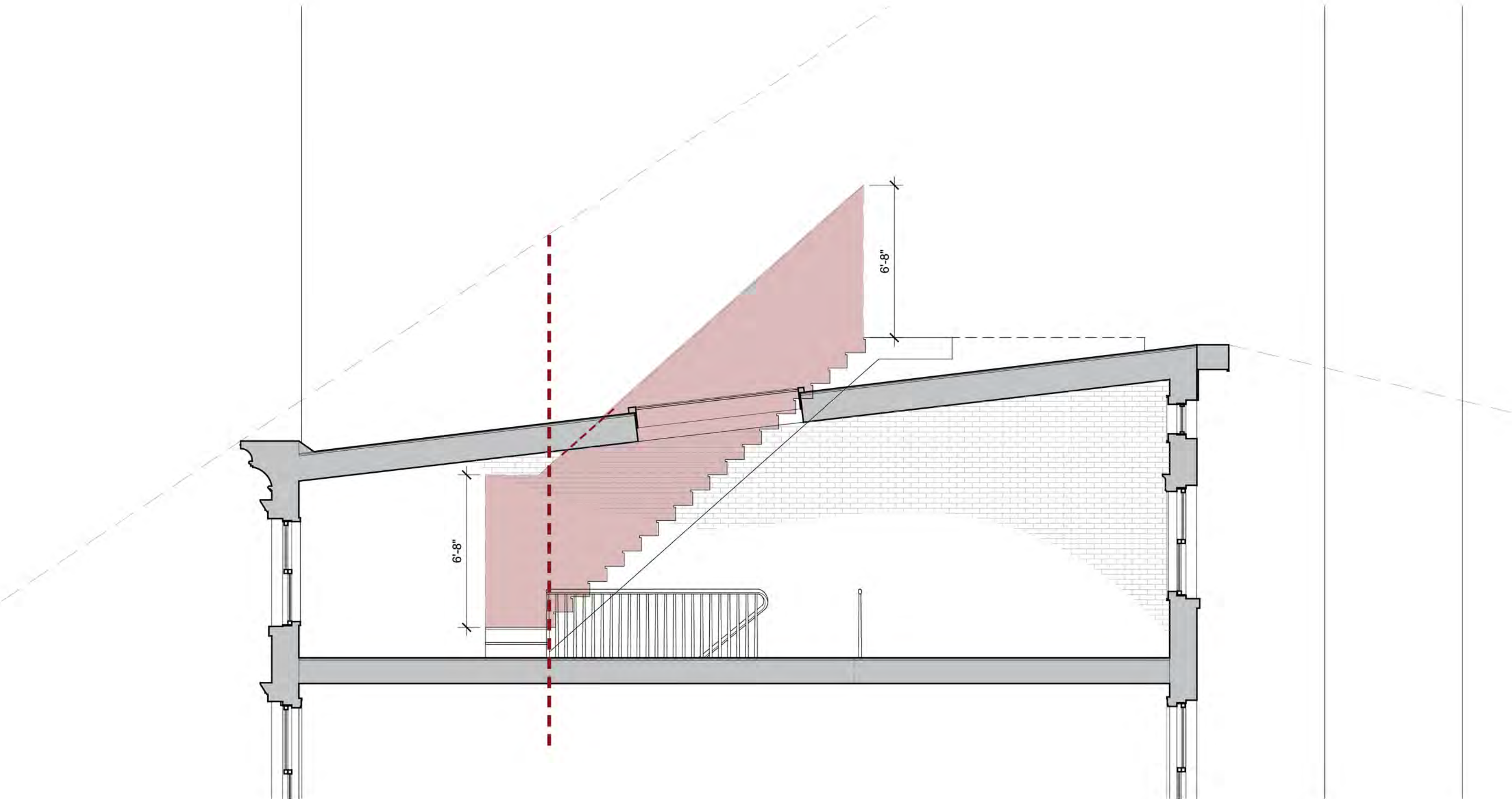
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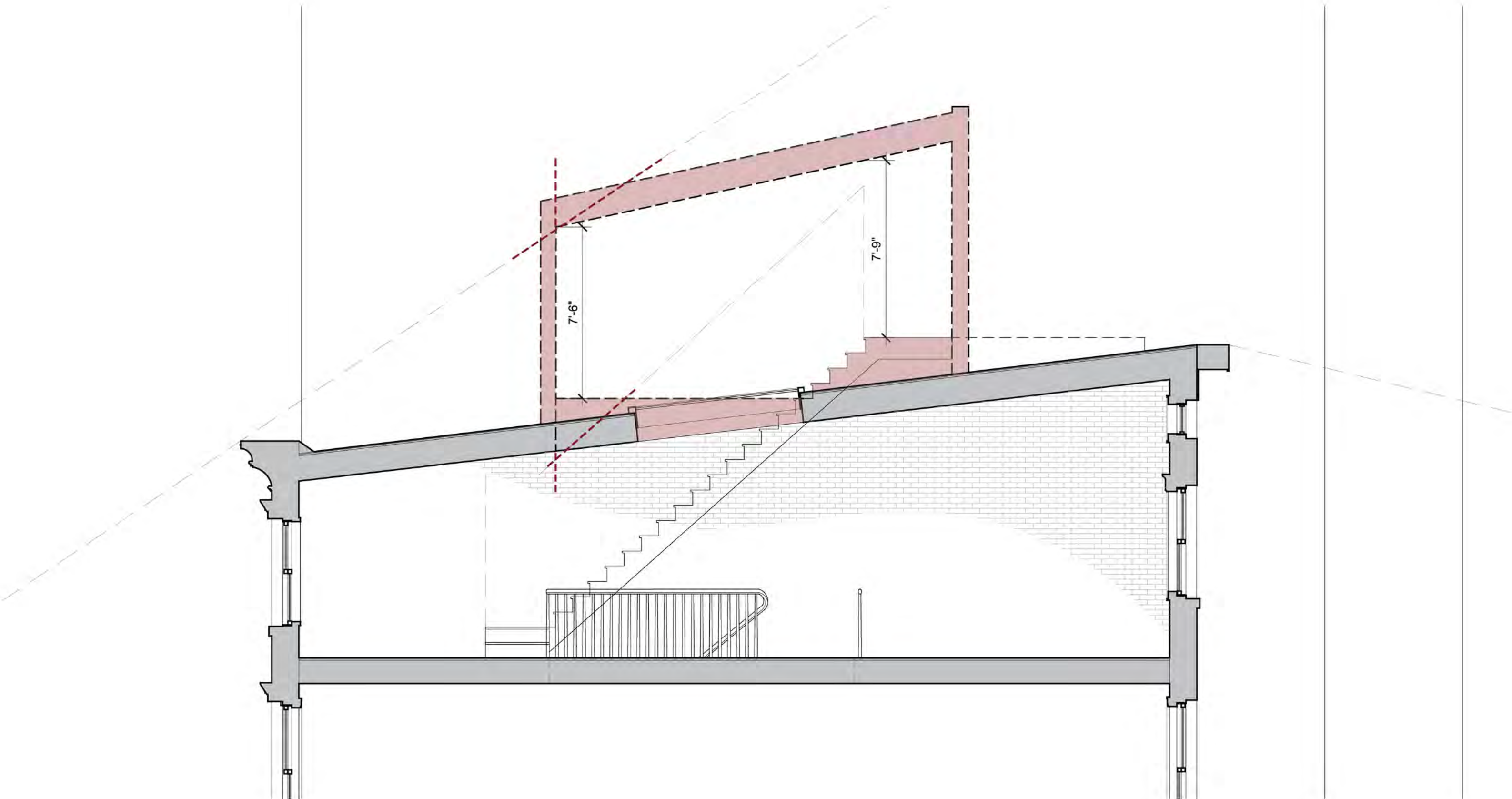


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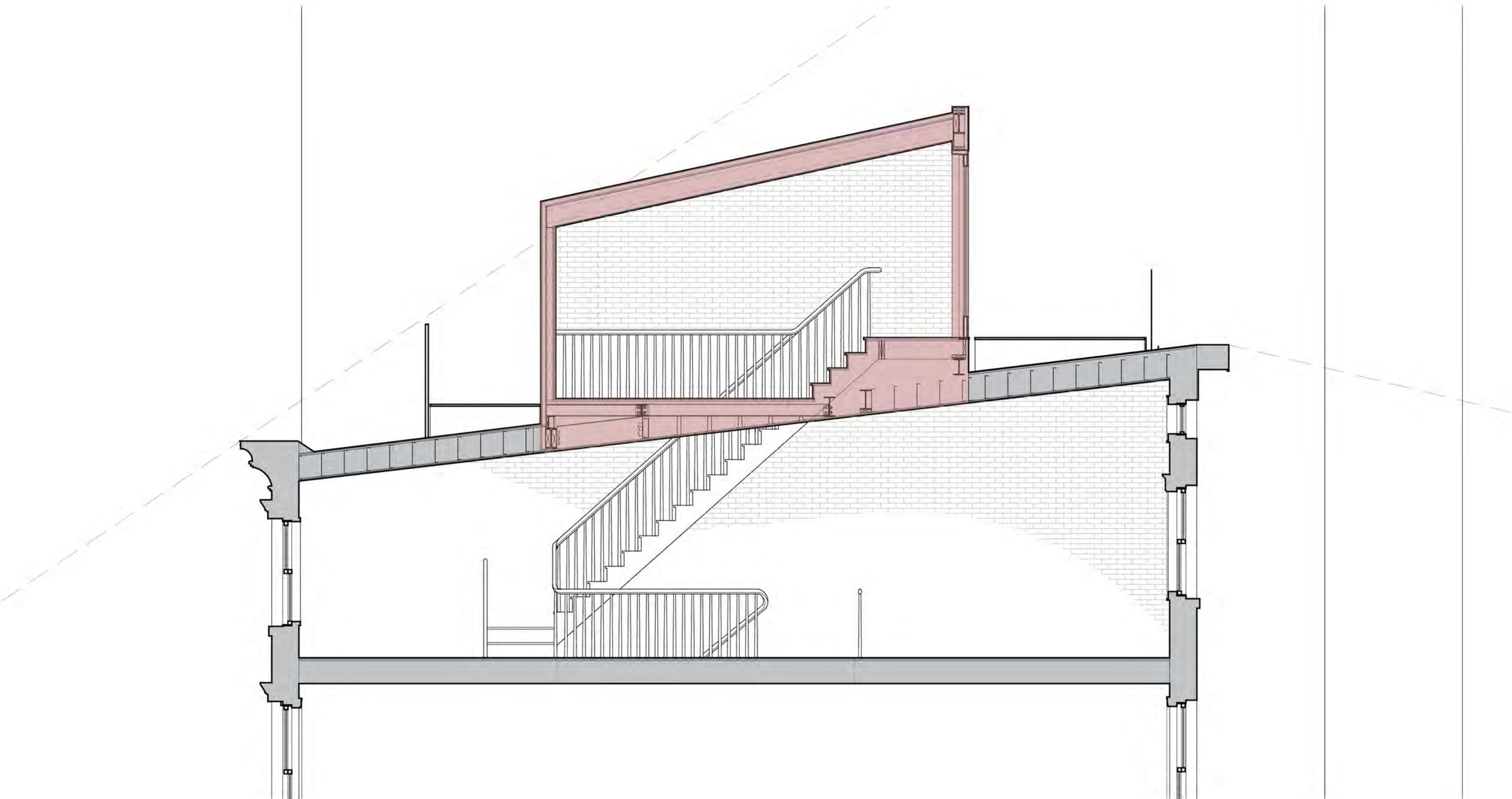


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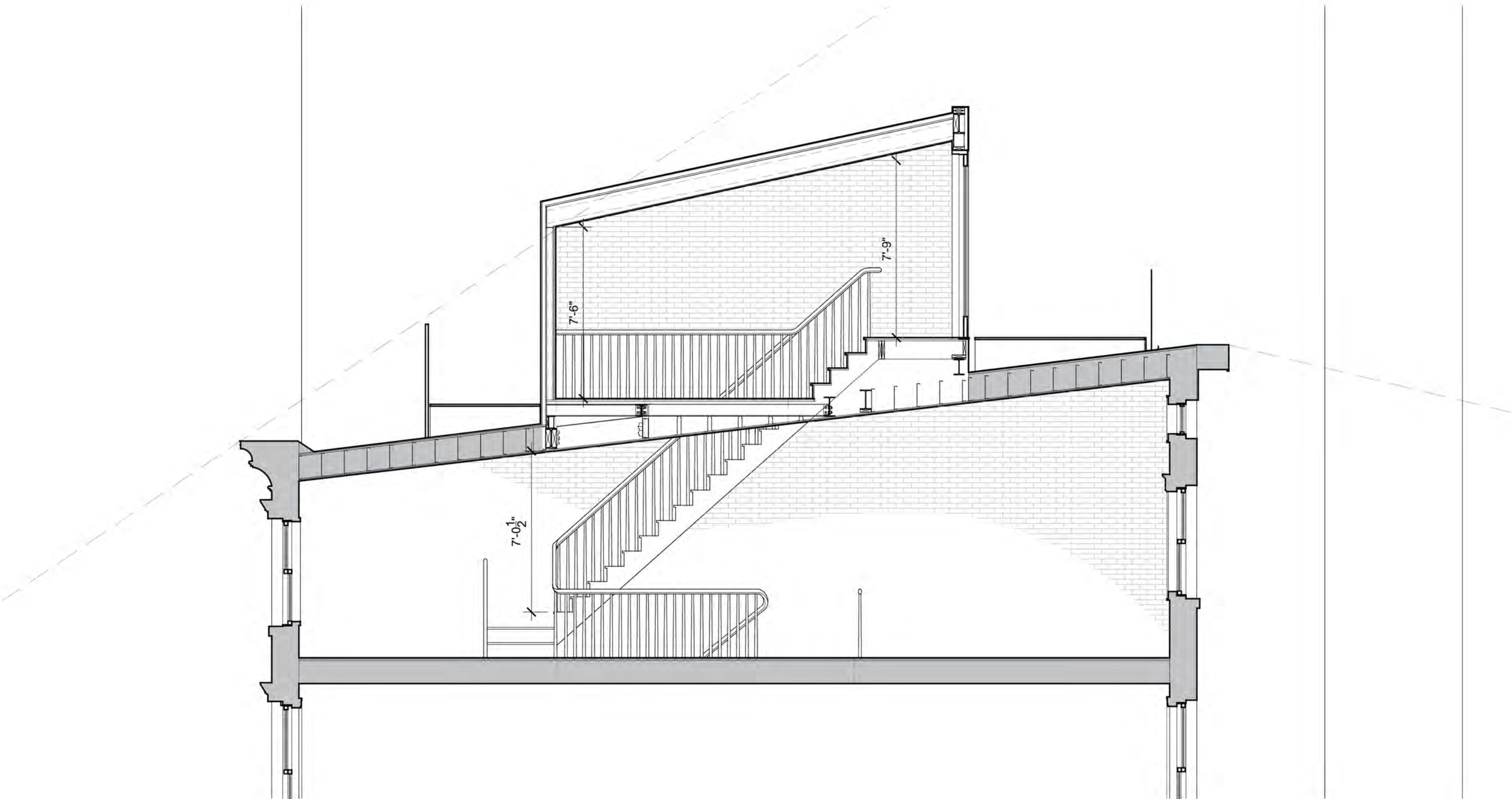
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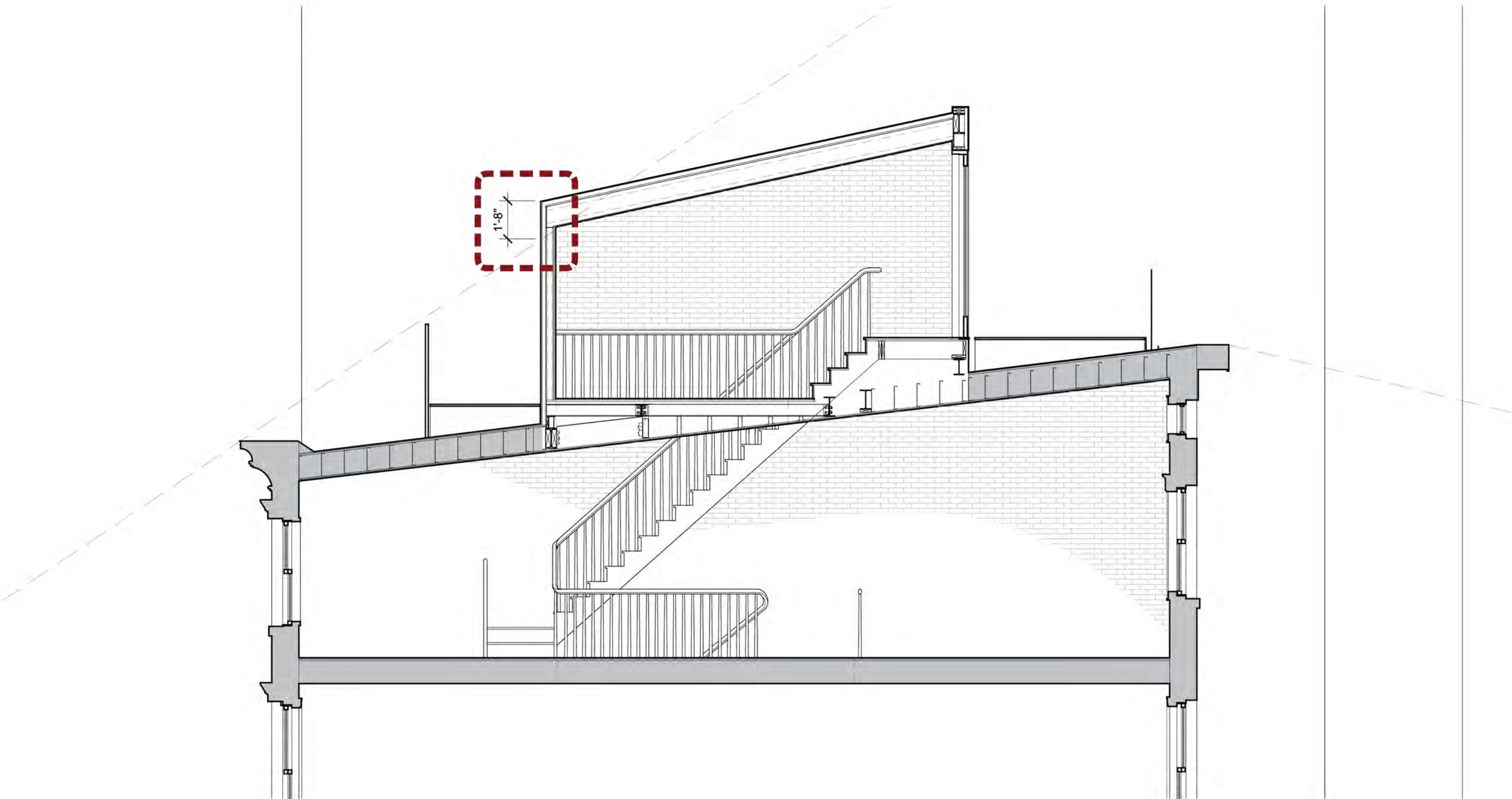
ALTERNATE ROOF SECTION
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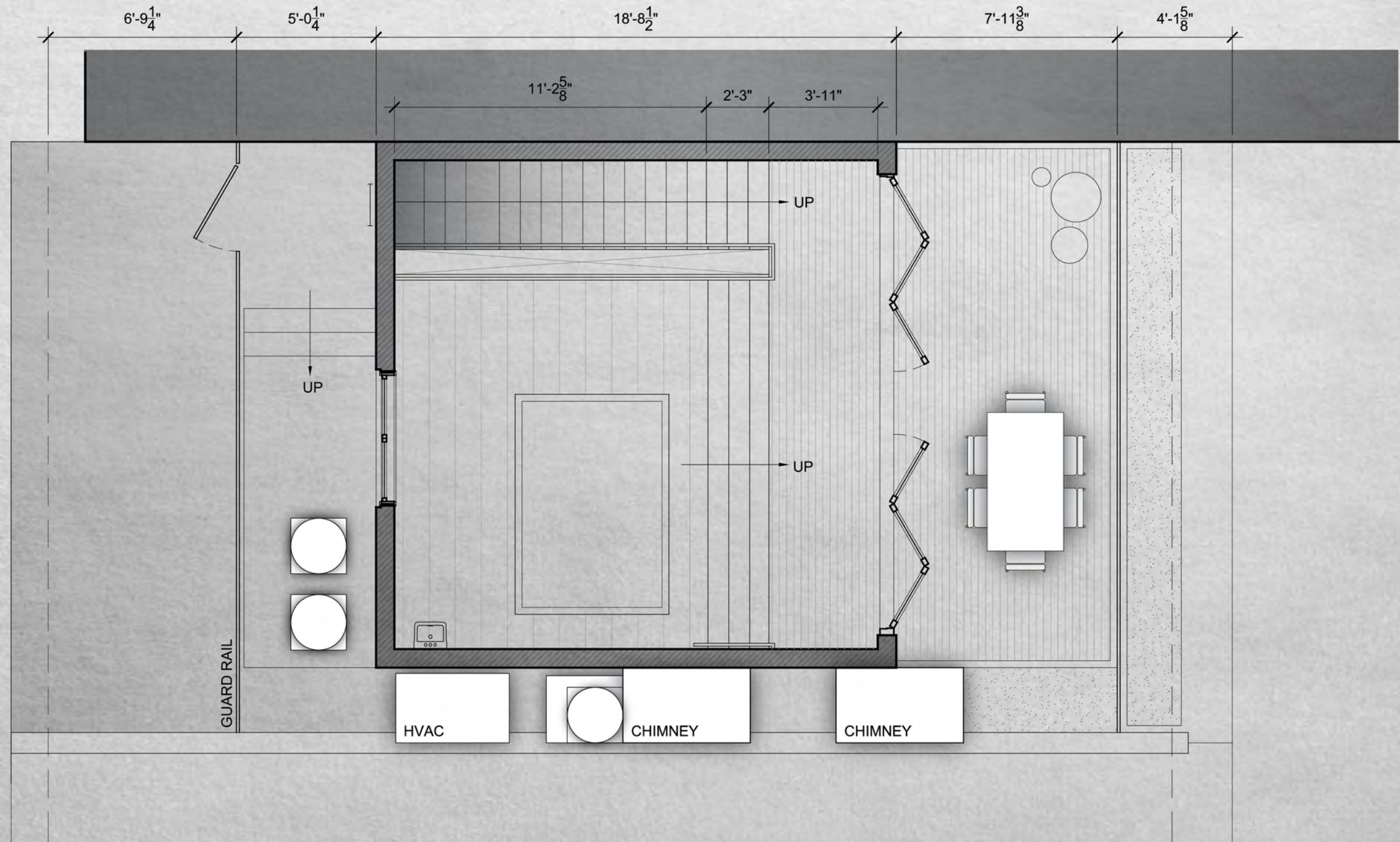
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ALTERNATE ROOF SECTION
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REVISED PROPOSED ROOF PLAN
 COMMUNITY BOARD 2 DESIGN PRESENTATION
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EXISTING NORTH ELEVATION
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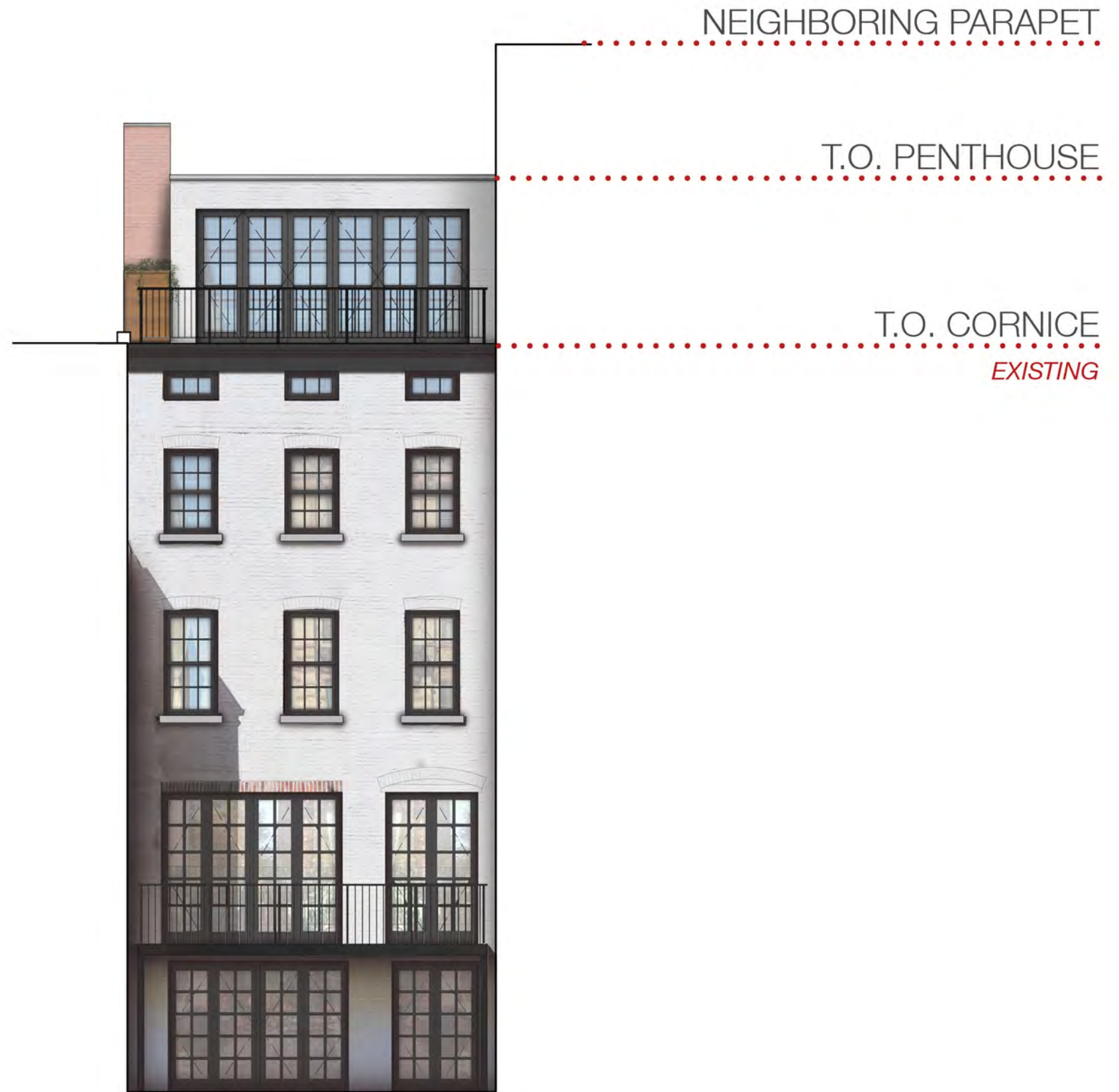
PROPOSED NORTH ELEVATION
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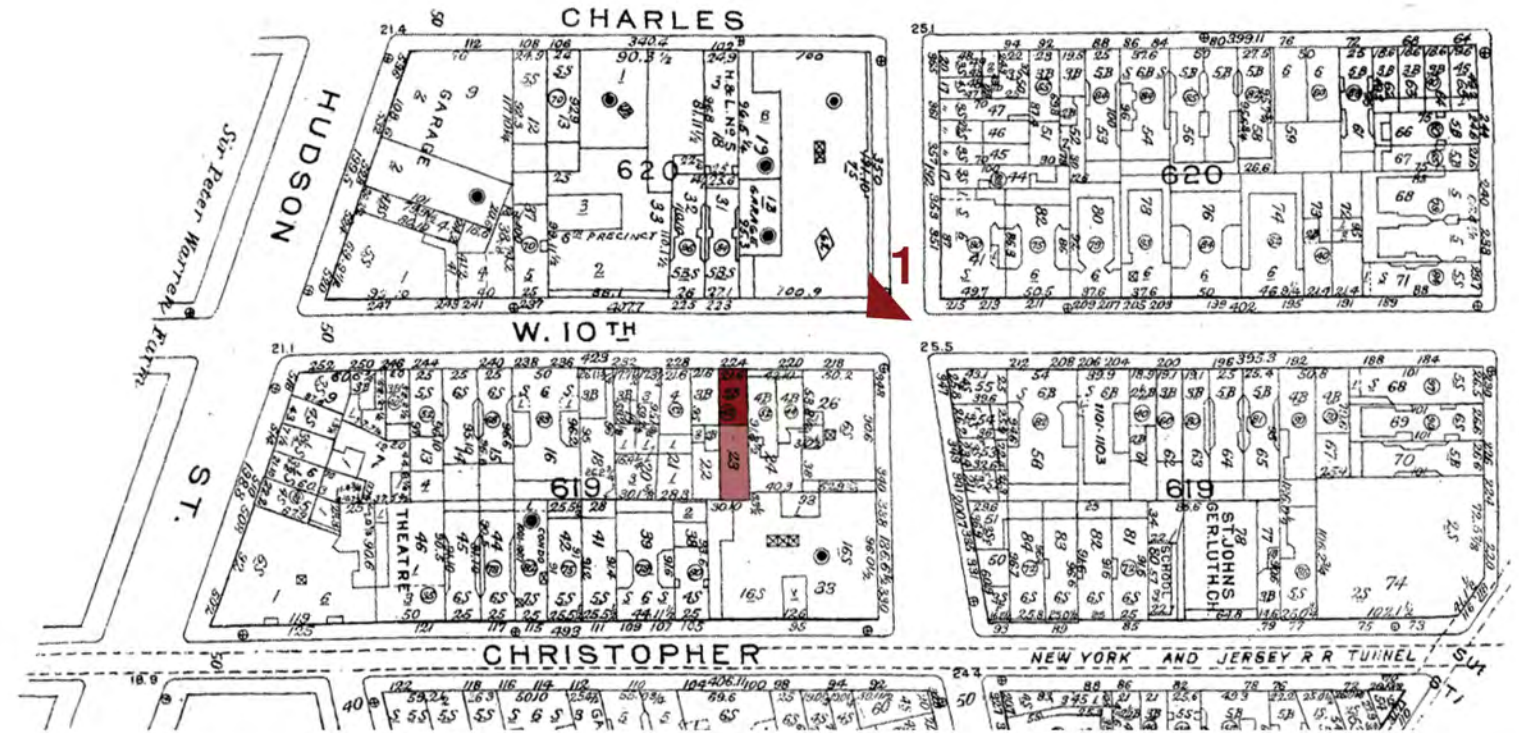
EXISTING SOUTH ELEVATION
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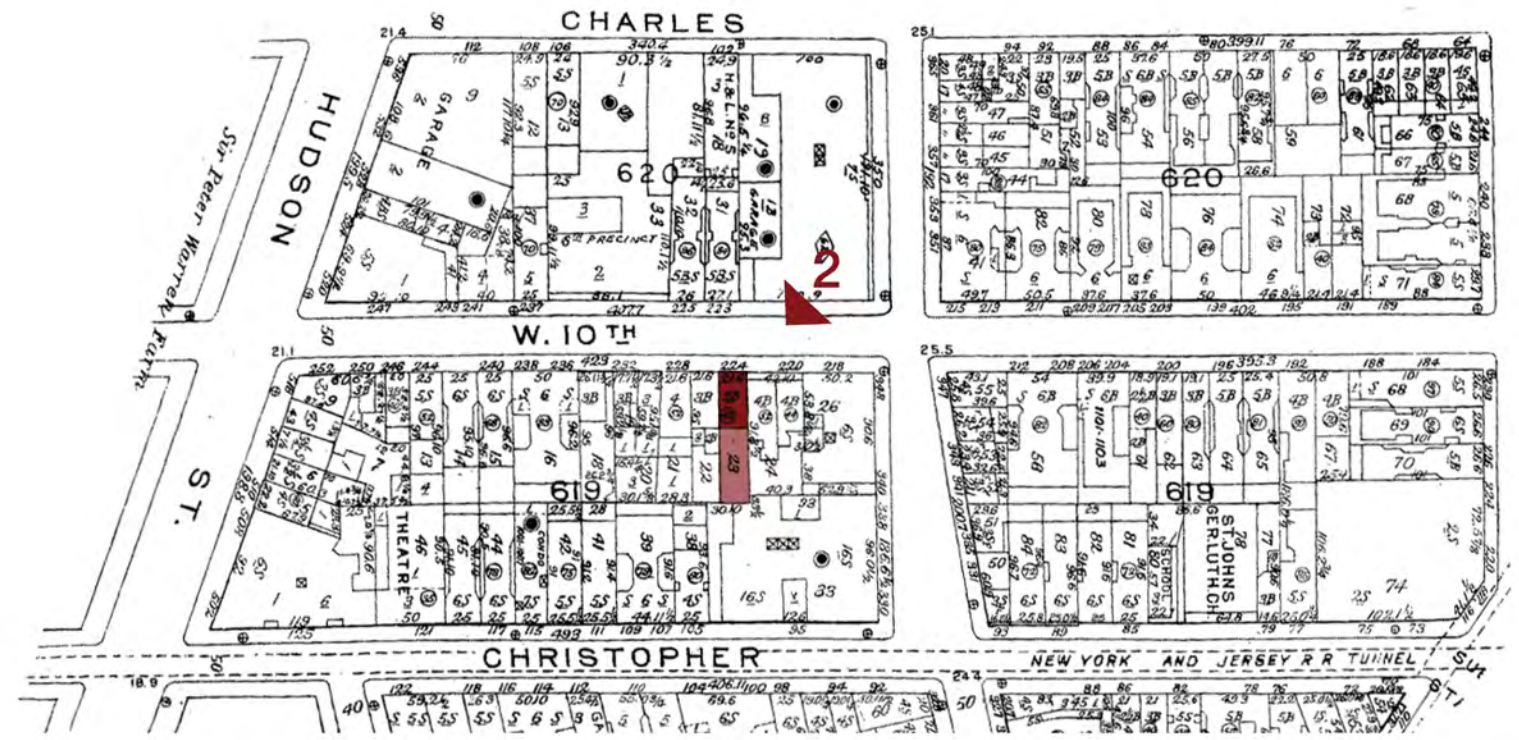
PROPOSED SOUTH ELEVATION
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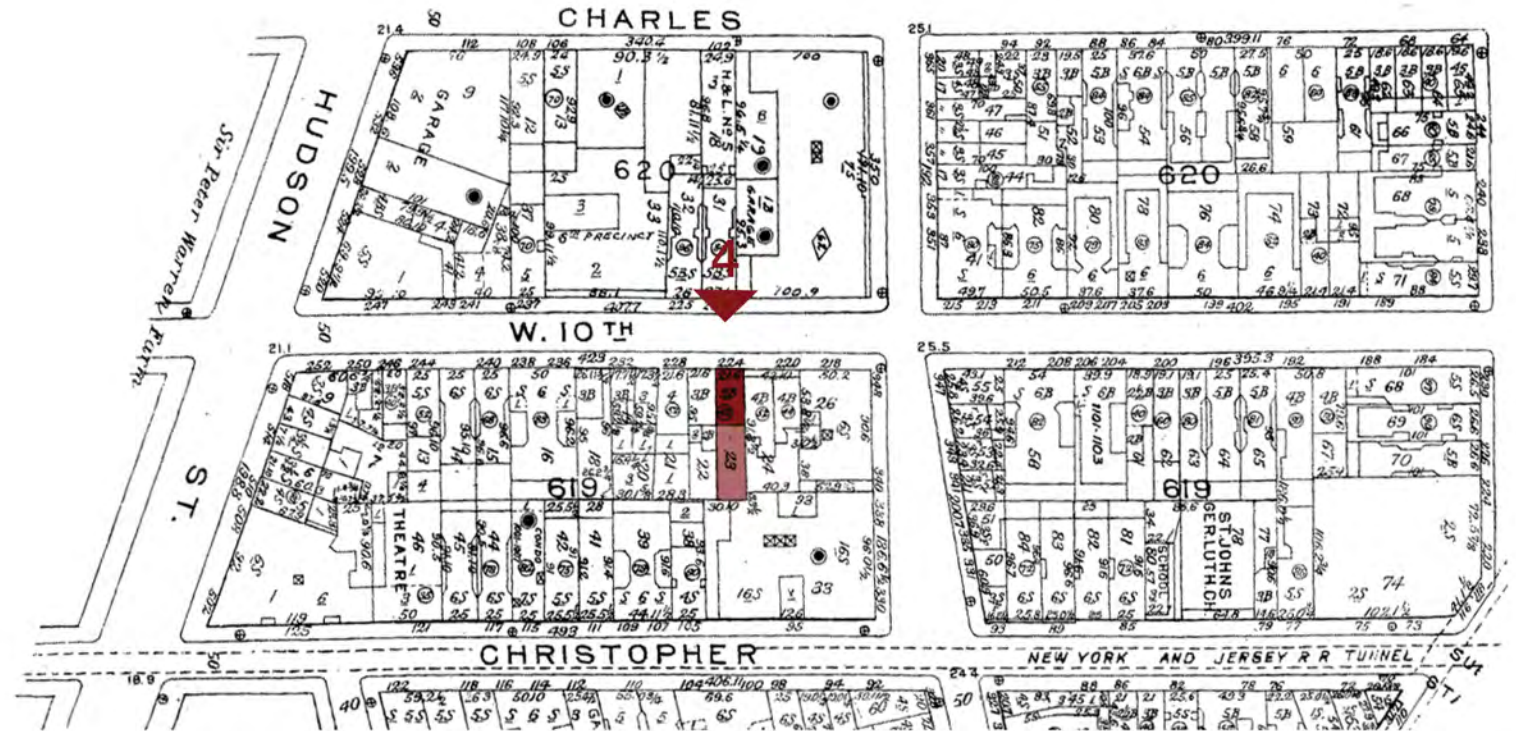
MOCK-UP STREET VIEW - LOOKING SOUTHWEST
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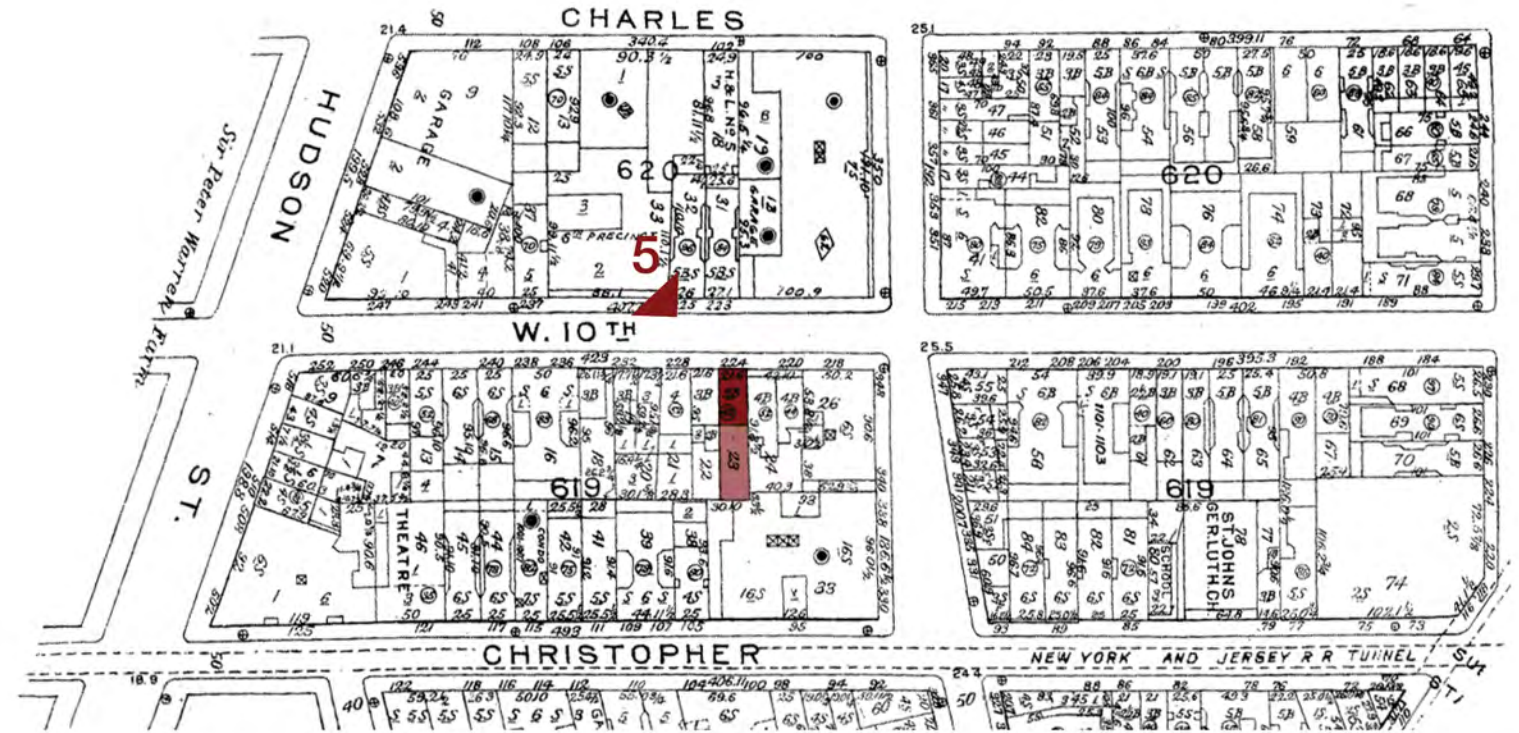
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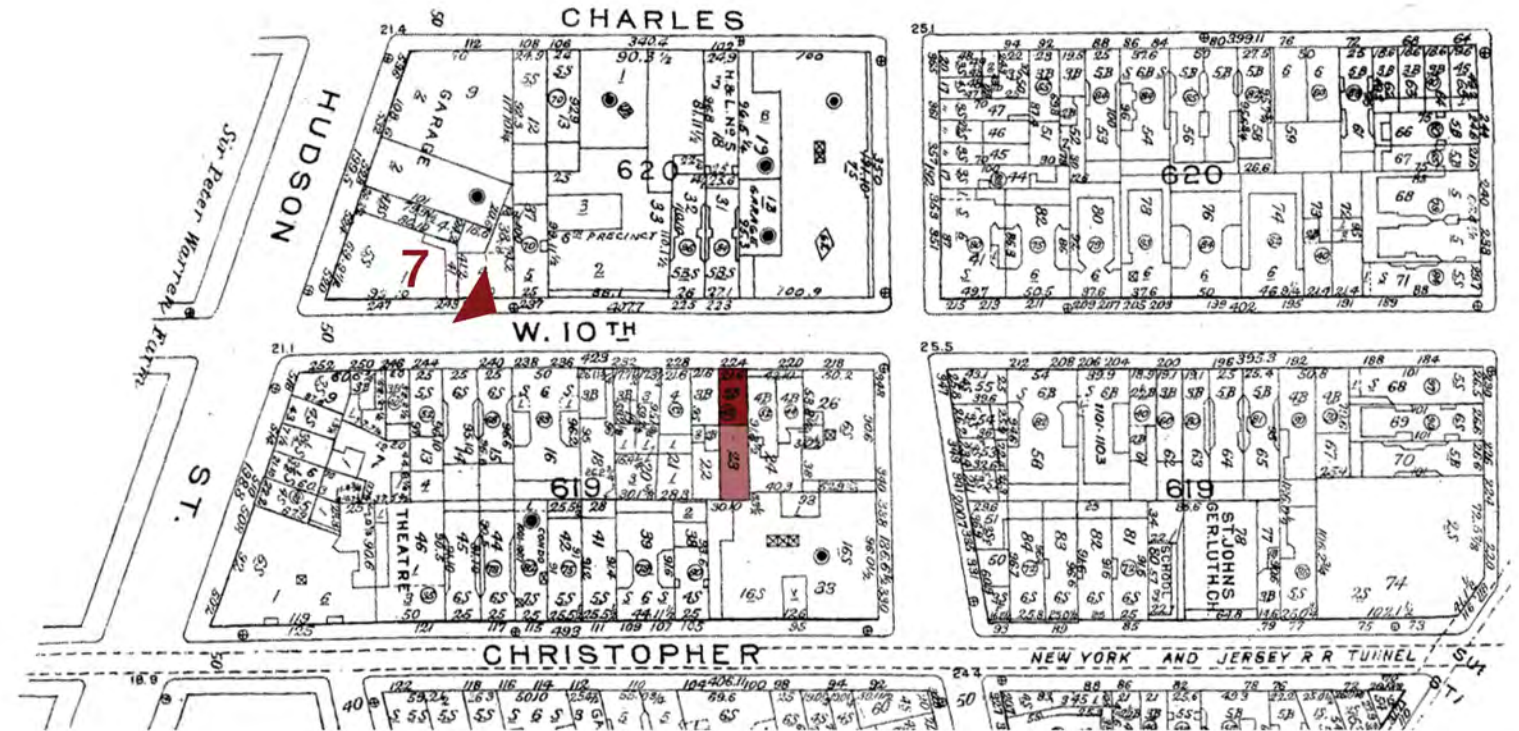
MOCK-UP STREET VIEW - LOOKING SOUTH
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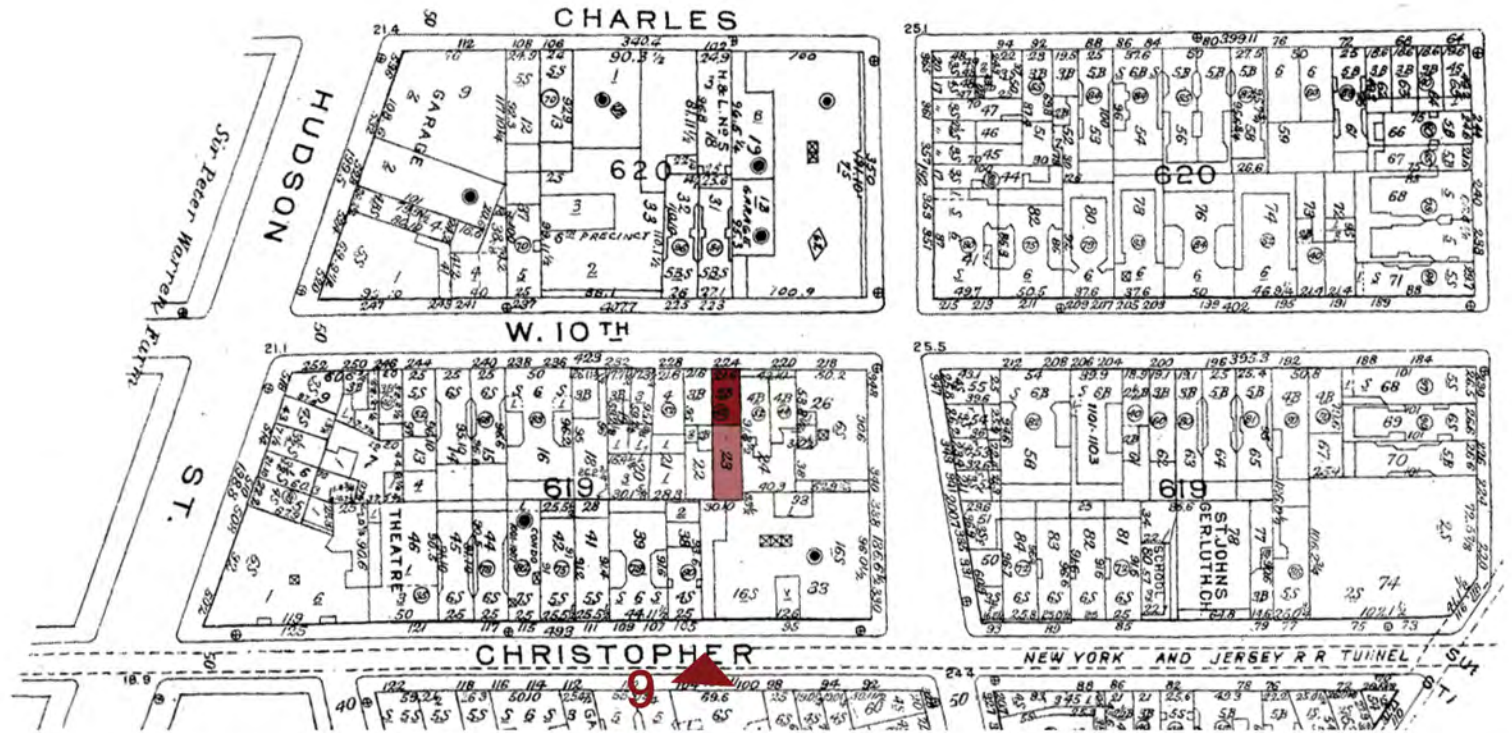
MOCK-UP STREET VIEW - LOOKING SOUTHEAST
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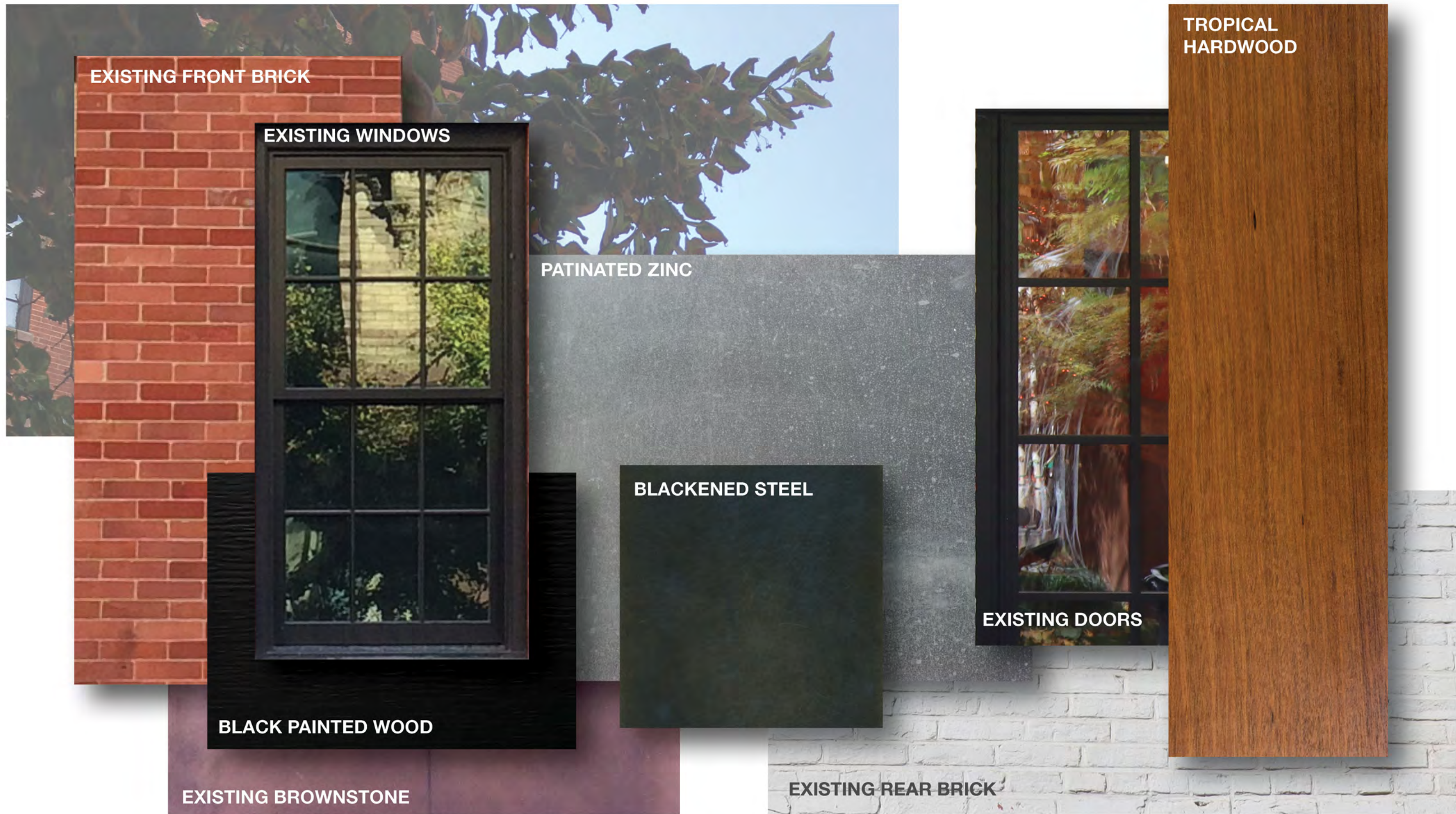
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MOCK-UP STREET VIEW - LOOKING SOUTHEAST
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PROPOSED MATERIALS PALETTE

COMMUNITY BOARD 2 DESIGN PRESENTATION
224 WEST 10TH STREET

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