



Existing photo of 24 (left) and 22 (right) East 10th St.



Existing front facade rendering

Existing rear massing rendering



Proposed front facade rendering

Proposed rear massing rendering



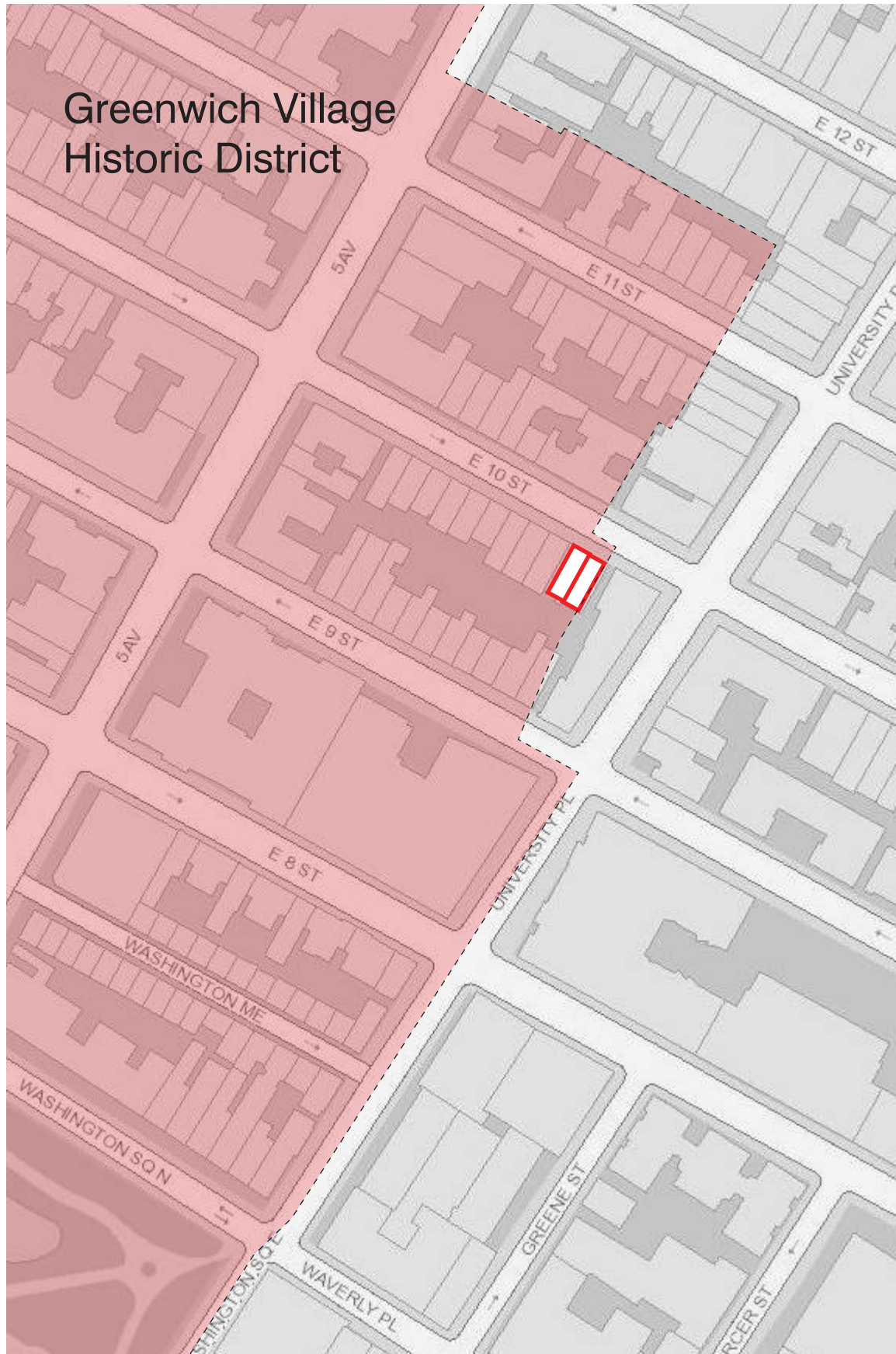
## 22-24 East 10th St.

Greenwich Village Historic District

*Presentation to Community Board 2*

16 March 2022

Greenwich Village  
Historic District



District map



Photomontage - East 10th St. looking south



Photomontage - East 10th St. looking north





Front facade existing



Rear facade existing



Tax Photo - 1940s (Municipal Archives)



Designation Photo 1968 (NYC LPC)



Existing front facade photo



Existing front elevation

Existing skylight volume to be rebuilt and reconfigured in same location

Restore existing painted wood cornice

Strip, repair, and restore existing brownstone sills and lintels to historic color

Strip, repair, and restore all existing brick to historic condition

New painted wood double-hung windows within existing openings, typical at east bay floors 2-4

New wood casement window system to match proportions of existing window panes and mullions above

New brownstone pilasters, surround, entablature, and stained mahogany entry doors detailed to match historic and LPC-approved condition at 24 E 10

Reintroduce historic brownstone base w/ coursing and painted wood double-hung windows, to match 24 E 10

Reconstruct brownstone stoop to match existing design



Proposed front elevation

Height of Cornice  
EL: +57'-8-1/2"

Fourth Floor  
EL: +43'-9"

Third Floor  
EL: +33'-1"

Second Floor  
EL: +20'-5"

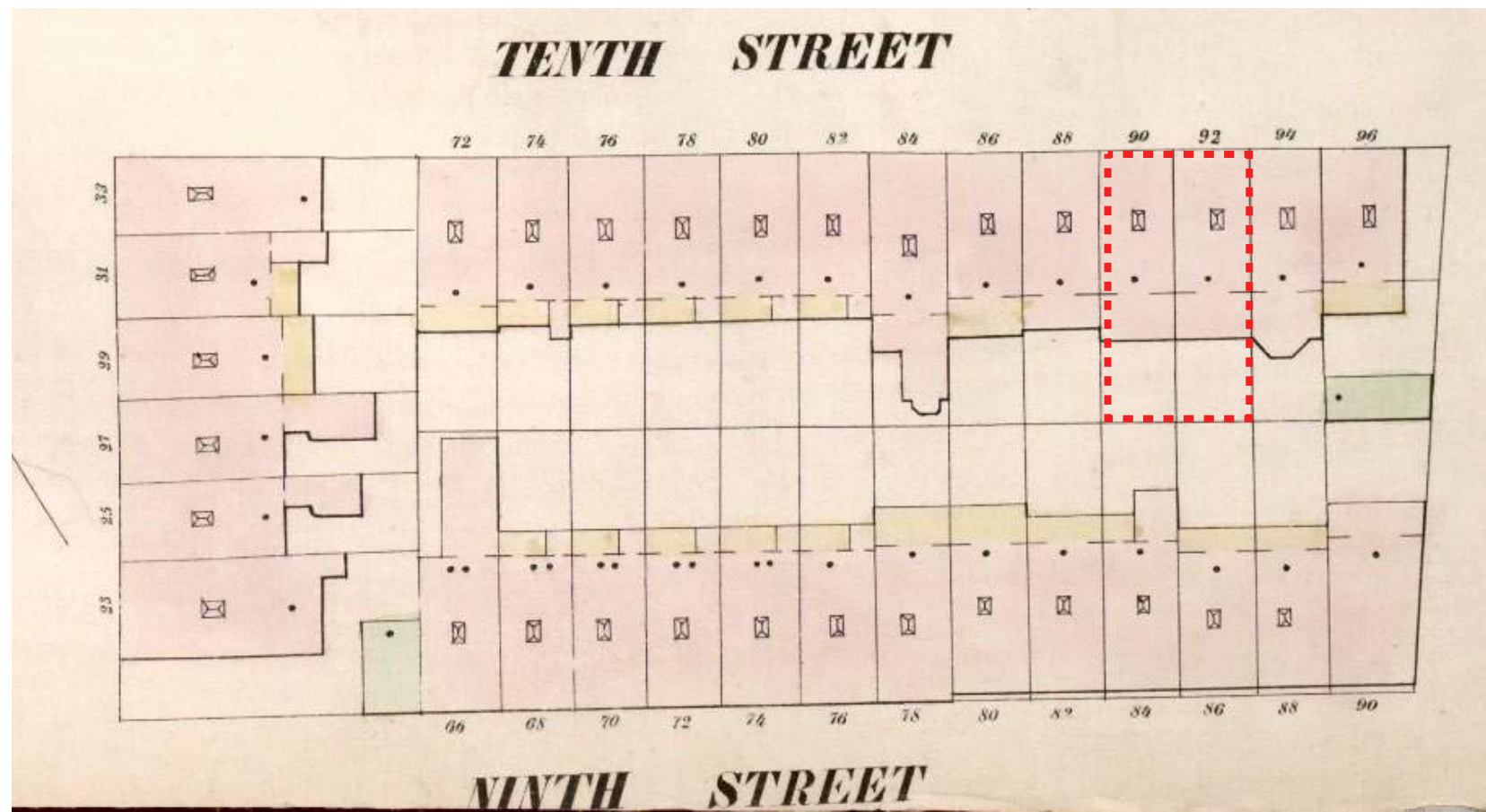
First Floor  
EL: +6'-6"

Restore existing historic painted metalwork at areaway and stoop

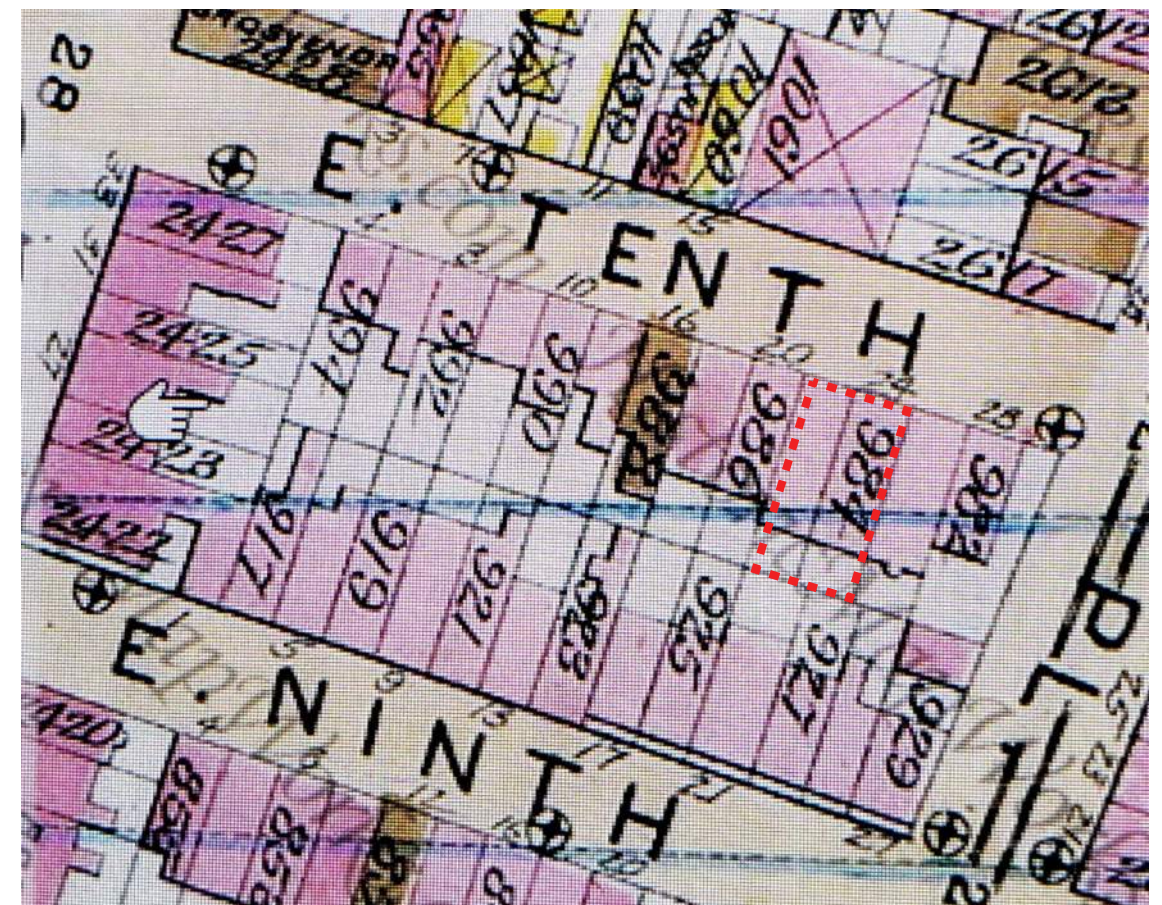
Grade  
EL: +0'-0"

New painted wood casement windows within existing openings, typical at west bay floors 2-4

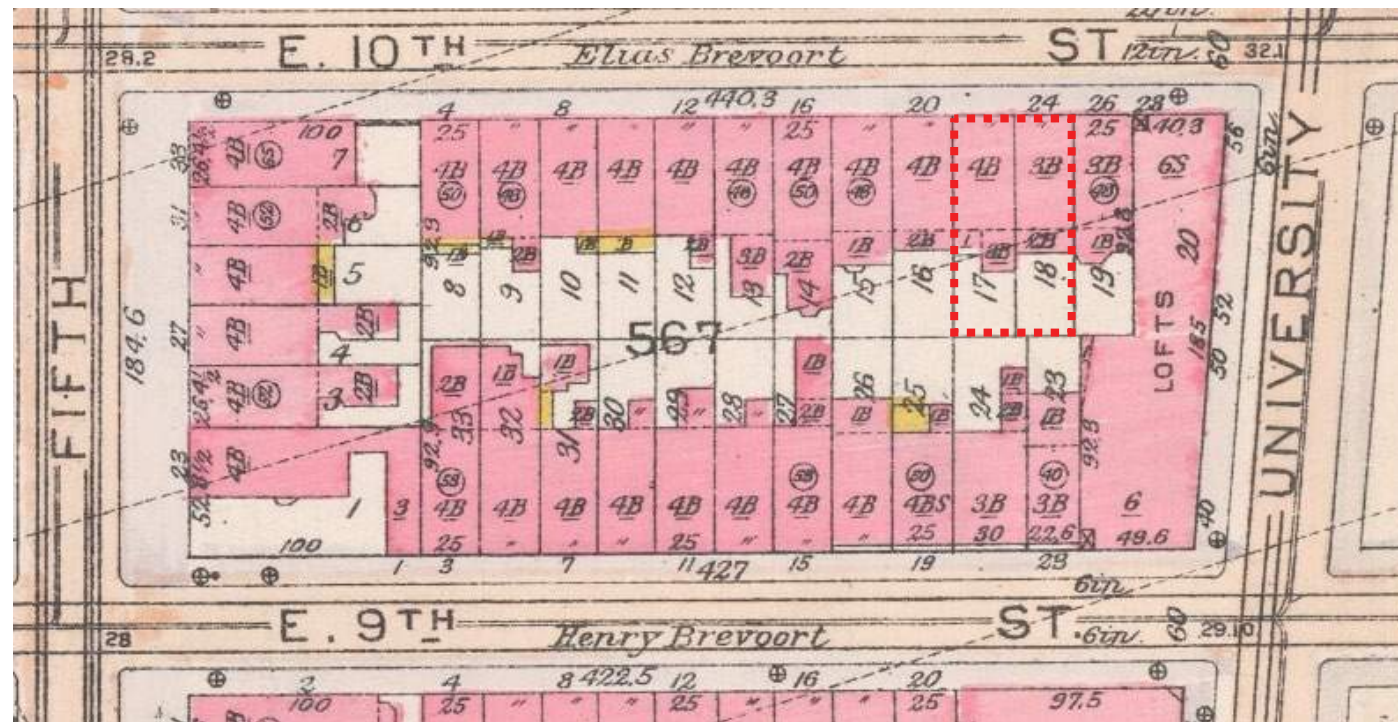
Brownstone lintels to remain, historic window head from tax photo to be restored, sill to be lowered further than tax photo sill as shown



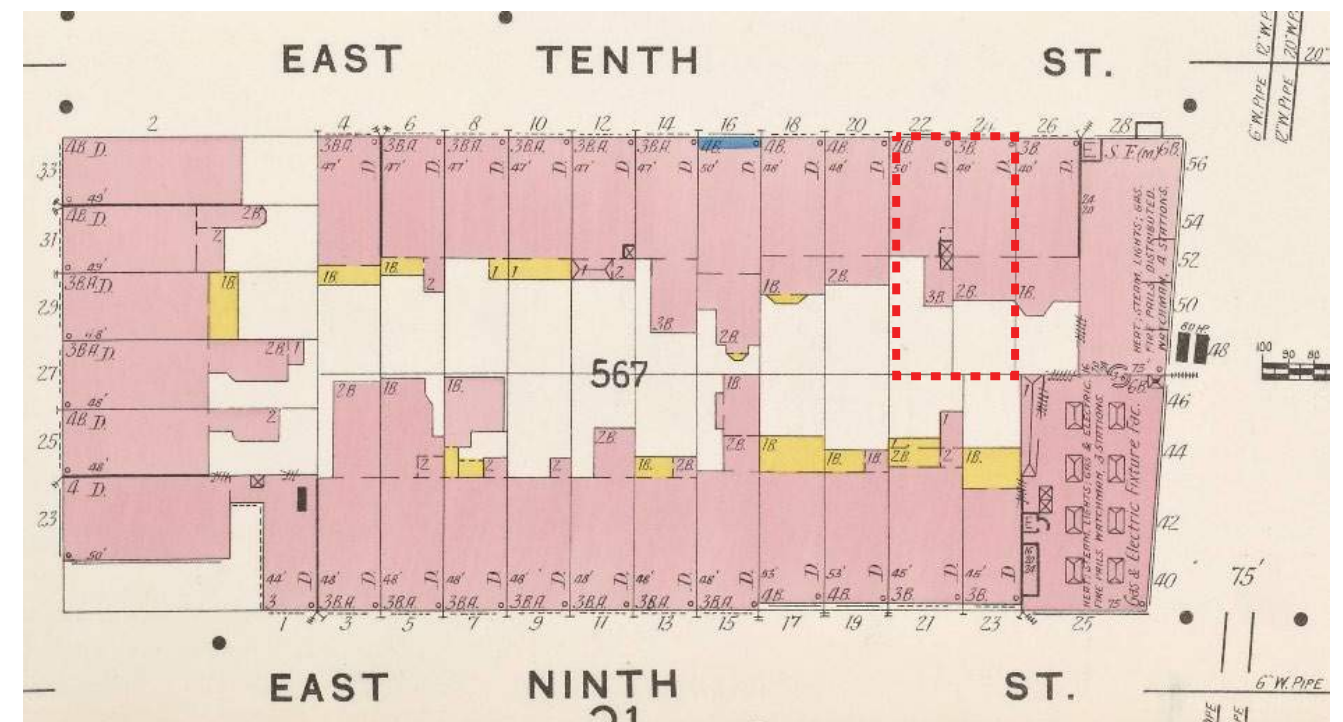
1854 Perris map. (NYPL)



1885 Robinson atlas.



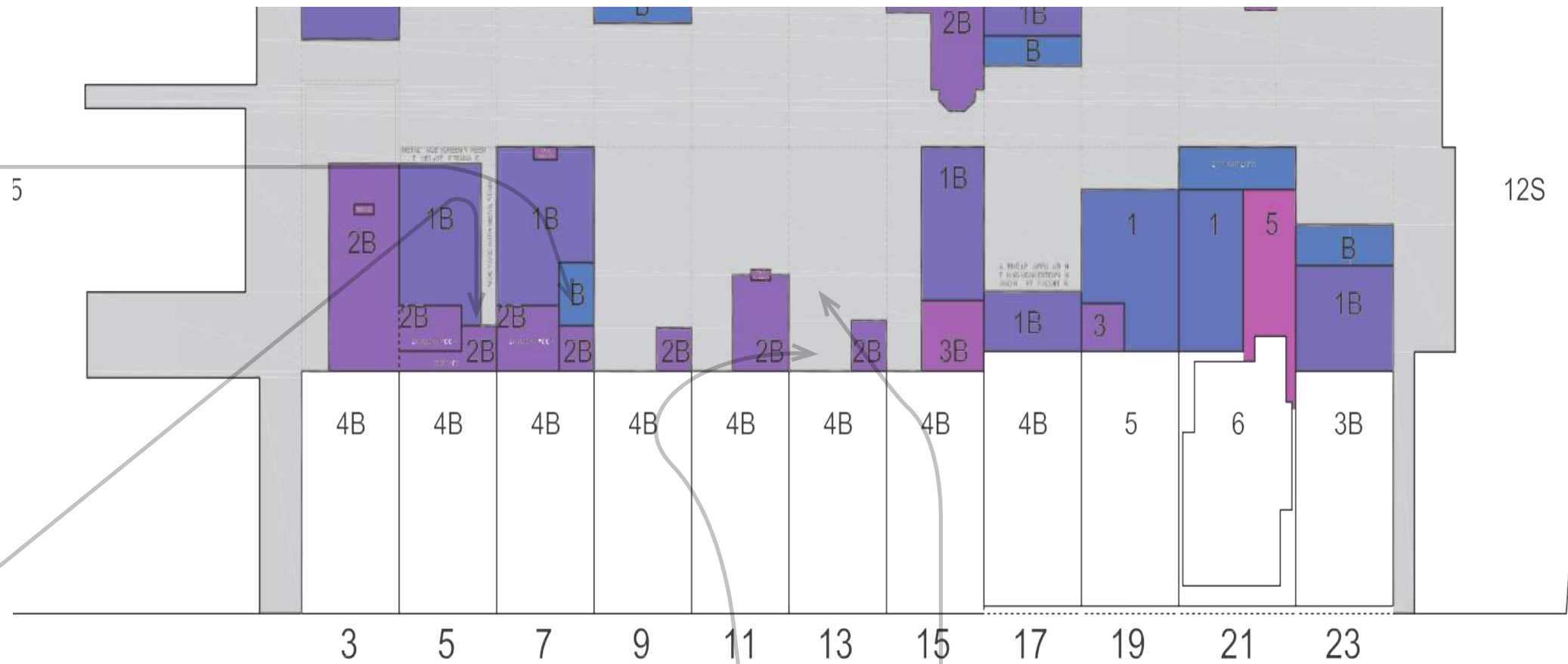
1916 Bromley map. (NYPL)



1936 Sanborn map. (NYPL)



7 East 9th lot-line back house / rear additions



5 East 9th back house + rear additions



16 East 10th (Pen and Brush at left) and 15 East 9th rear additions at right



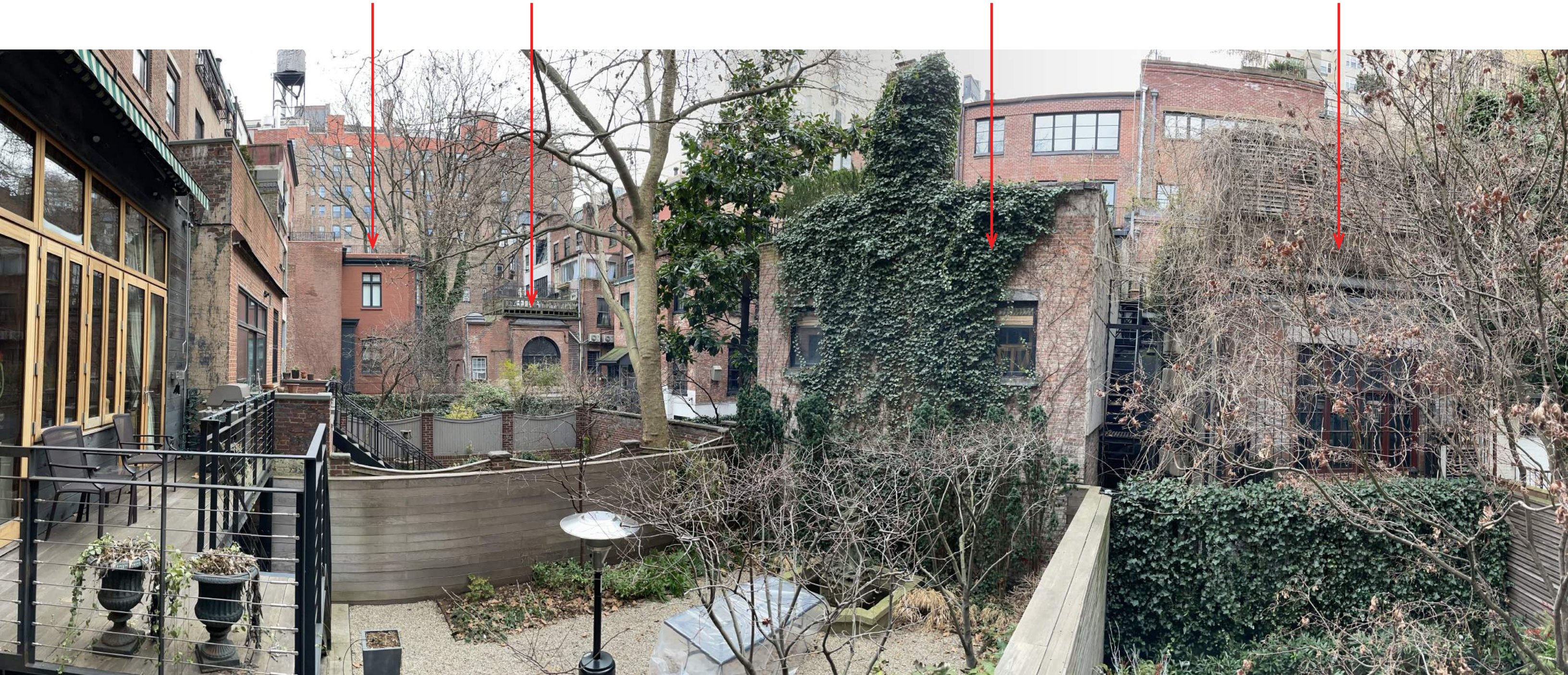
10-16 East 10th Rear Additions (from 15 East 9th)

16 East 10th Street rear addition  
extends almost to rear lot line

15 East 9th Street rear addition  
extends to rear lot line

7 East 9th Street rear addition  
extends to rear lot line

5 East 9th Street rear addition  
extends almost to rear lot line



Panorama looking east from rear yard of 6 East 10th



15 East 9th Street rear addition extends to rear lot line

11 East 9th Street rear addition



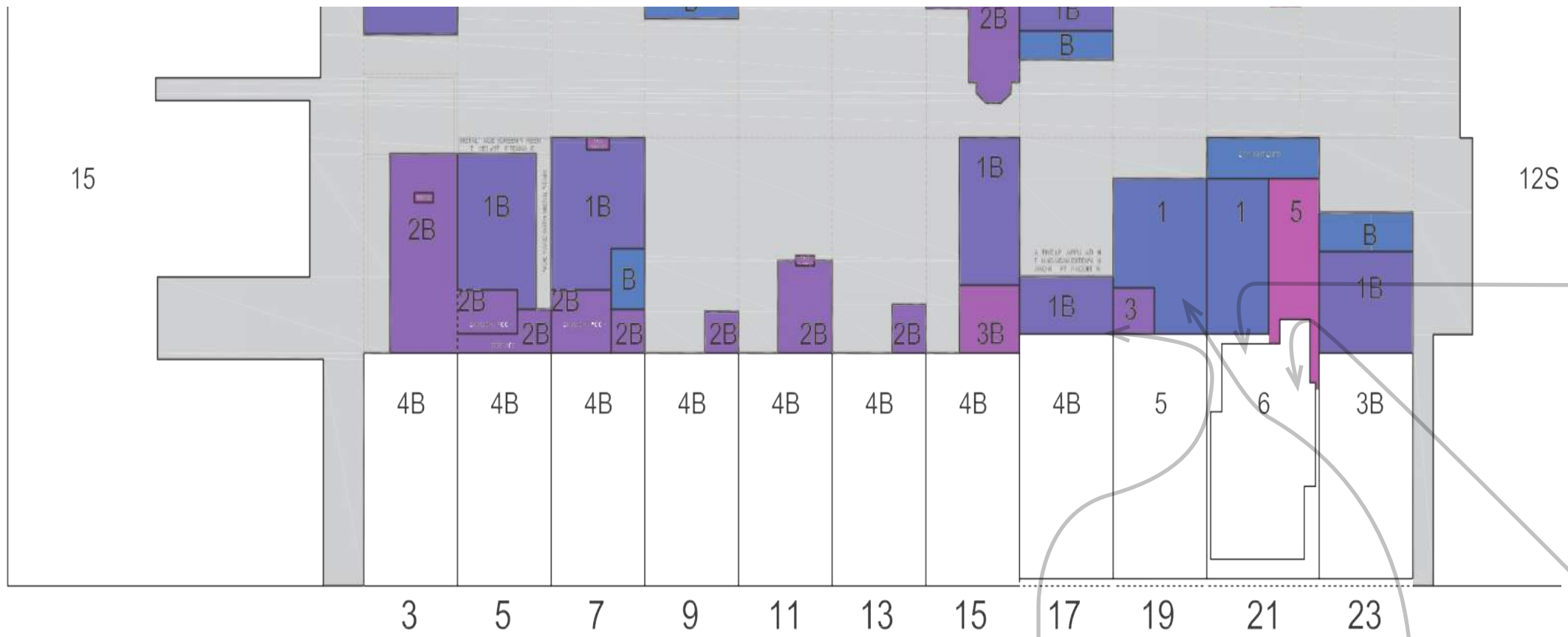
15 East 9th Street rear additions from 10th Street roof



Interior of 15 East 9th Street rear addition



Looking southeast from rear yard of 12 East 10th Street



21 East 9th Rear Additions



21-15 East 9th and 22-16 East 10th from 24 East 10th rear yard



18-24 East 10th from 24 East 10th rear yard



23 East 9th Rear Additions

Semi-enclosed structures to rear lot line at 21-19 East 9th Street

15 East 9th Street rear addition extends to rear lot line

16 East 10th Street rear addition extends almost to rear lot line

18 East 10th Street rear addition extends deep into lot

Looking west from rear yard of 24 East 10th Street

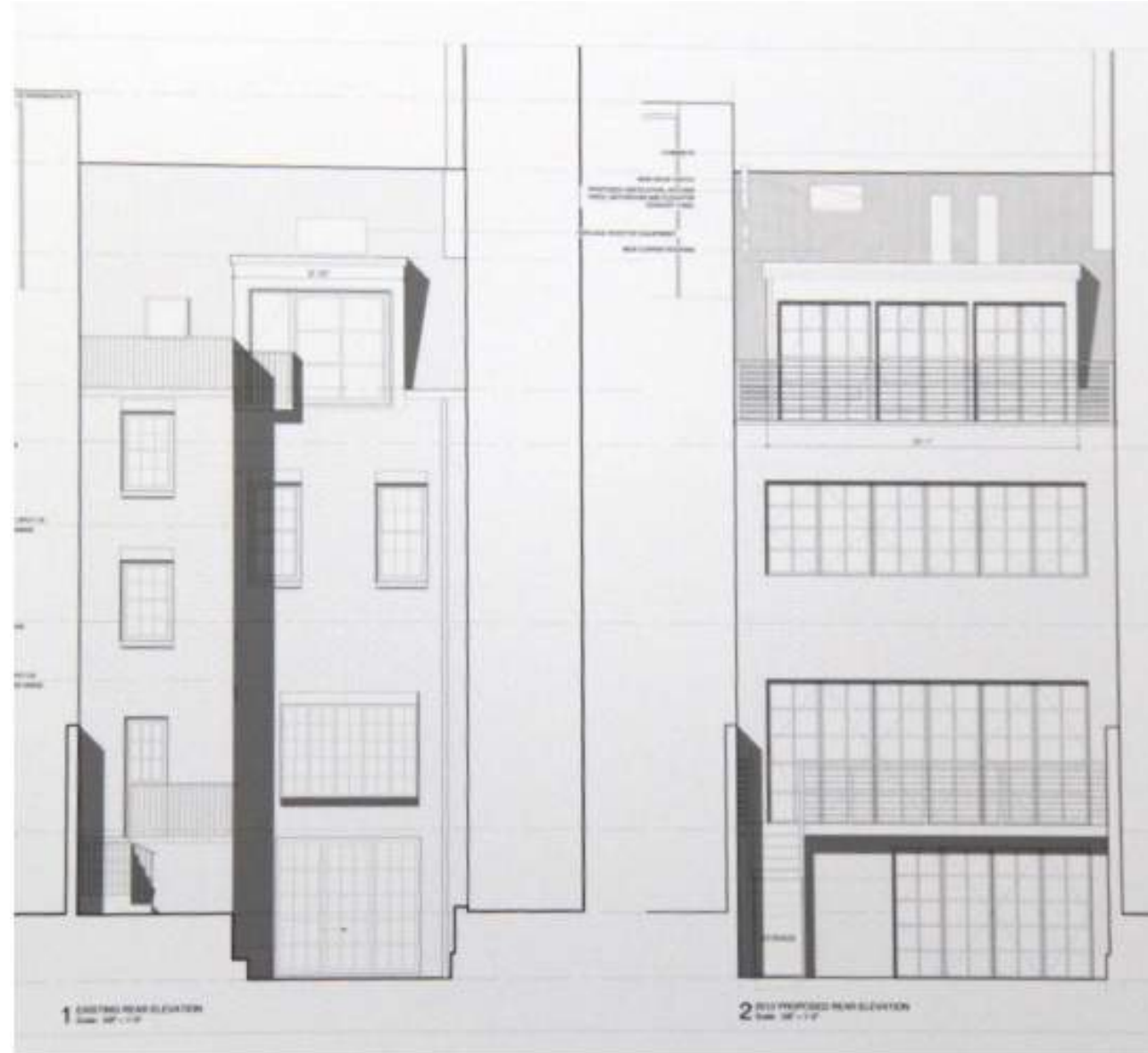


Looking east from rear yard of 24 East 10th Street to Beaucaire Apartments

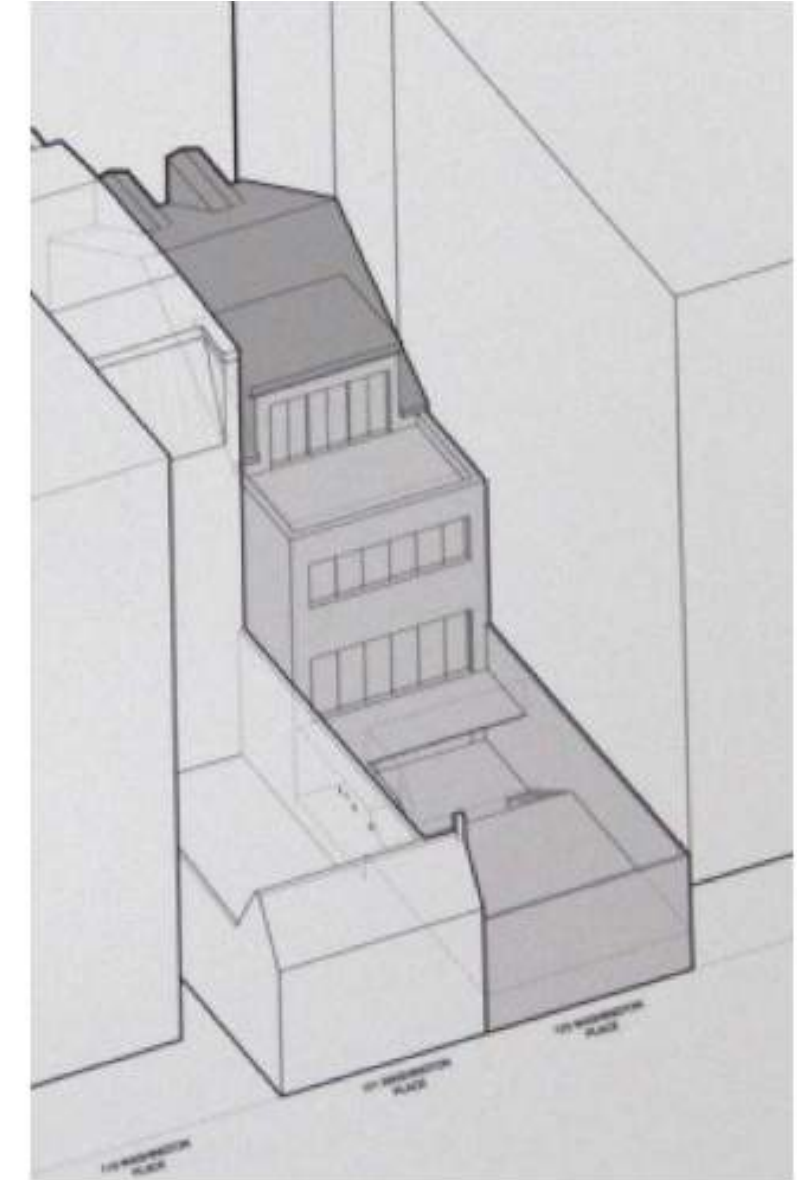




123 Washington Place - front facade



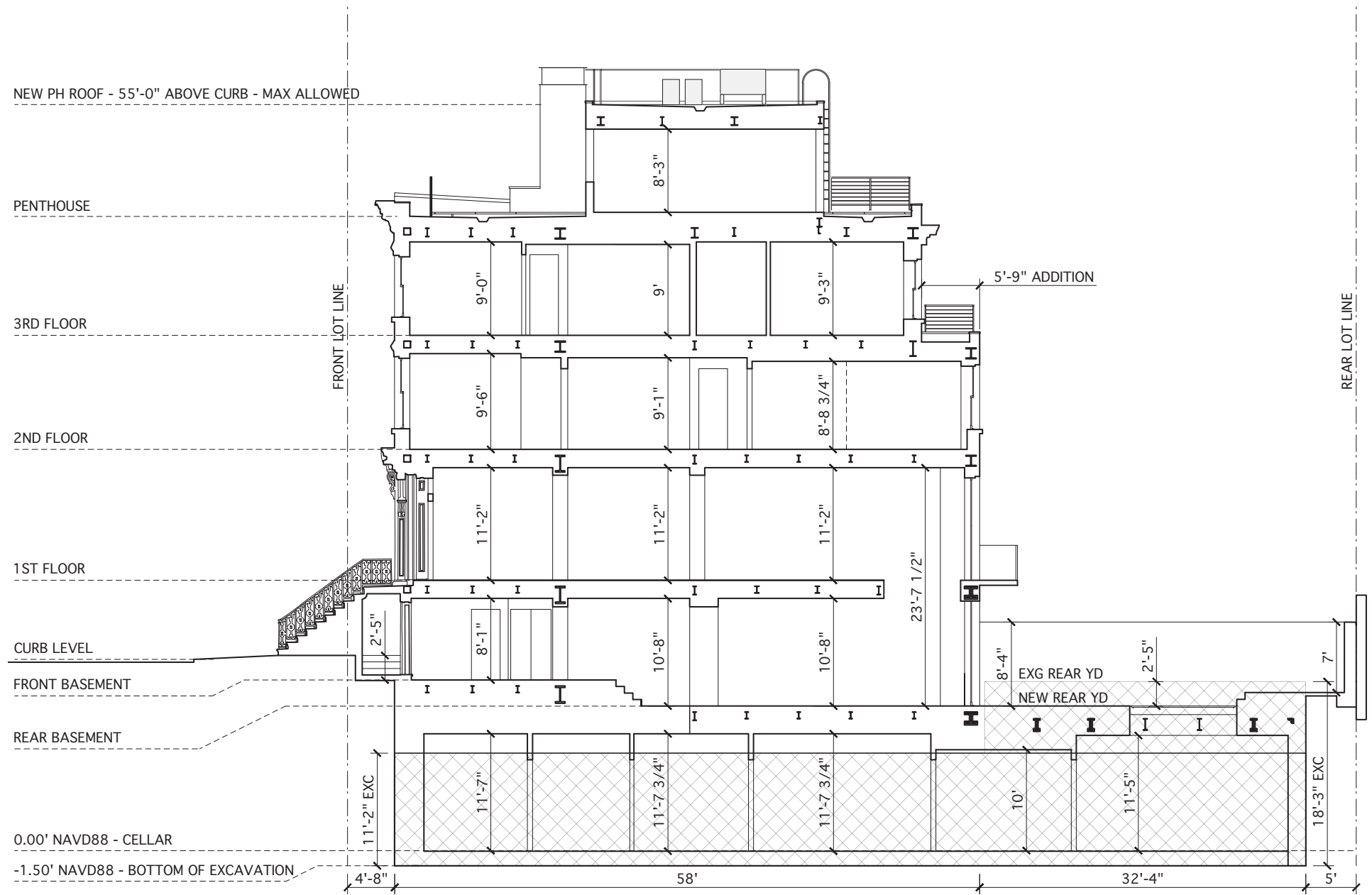
123 Washington Place - rear excavation approval drawings





8 SLP    9 SLP    10 SLP

9 Saint Lukes Place - front facade



9 Saint Lukes Place - rear excavation approval drawings



24 E 10 rear approval - west



24 E 10 rear approval - south

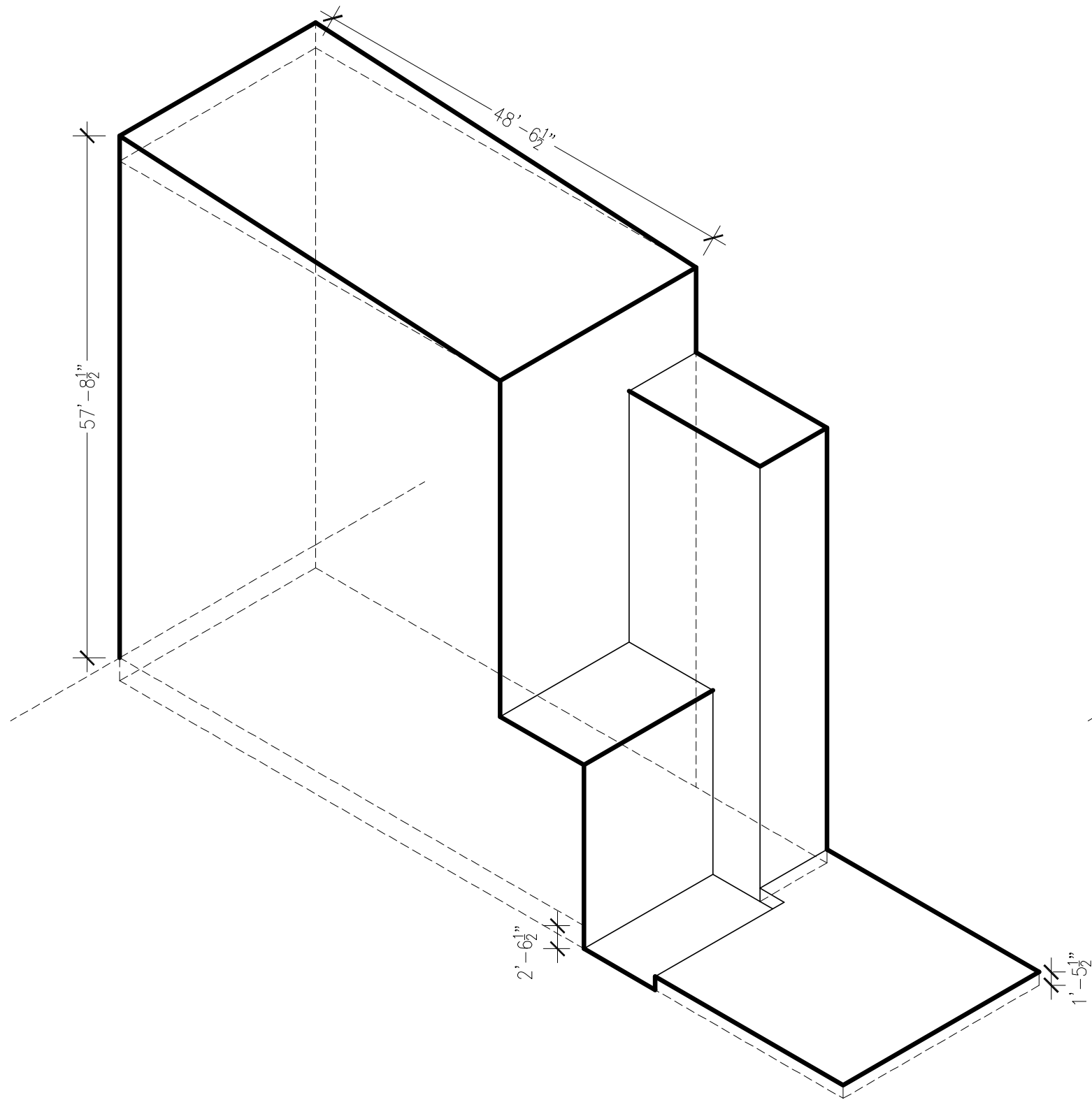


24 E 10 rear approval - rendering

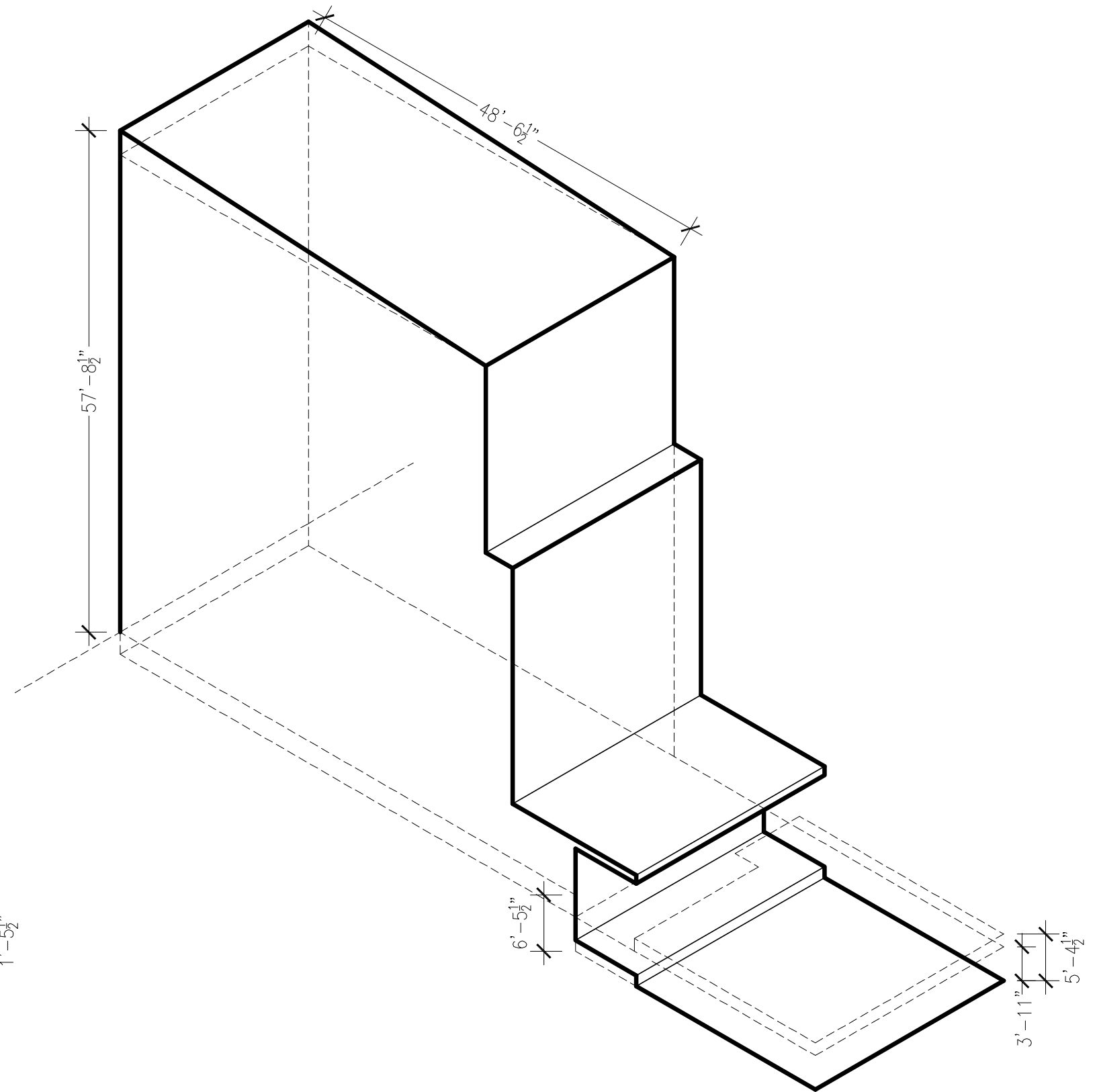


Existing rear facade photo





Existing 22 East 10th St. rear massing

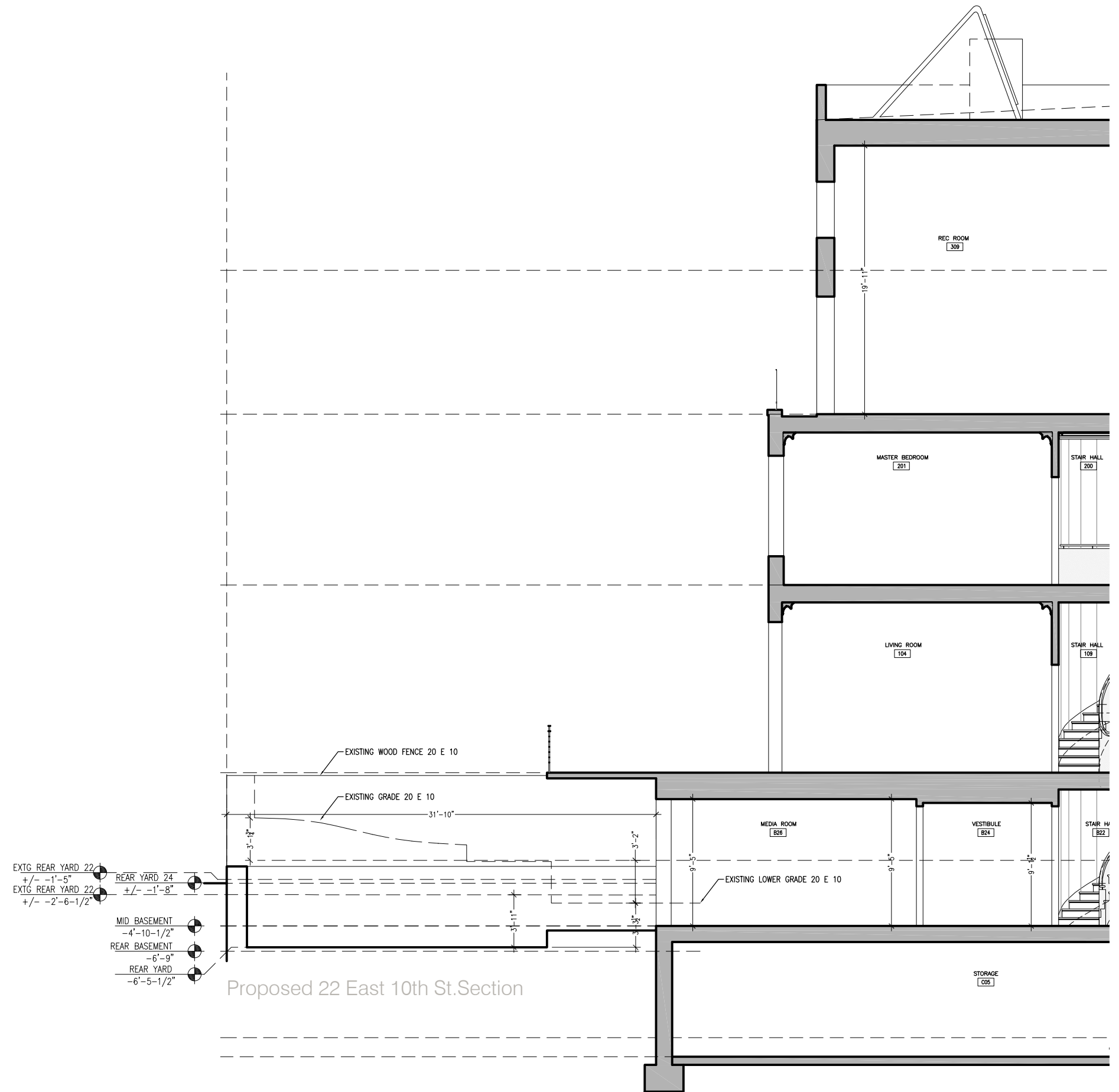


Proposed 22 East 10th St. rear massing





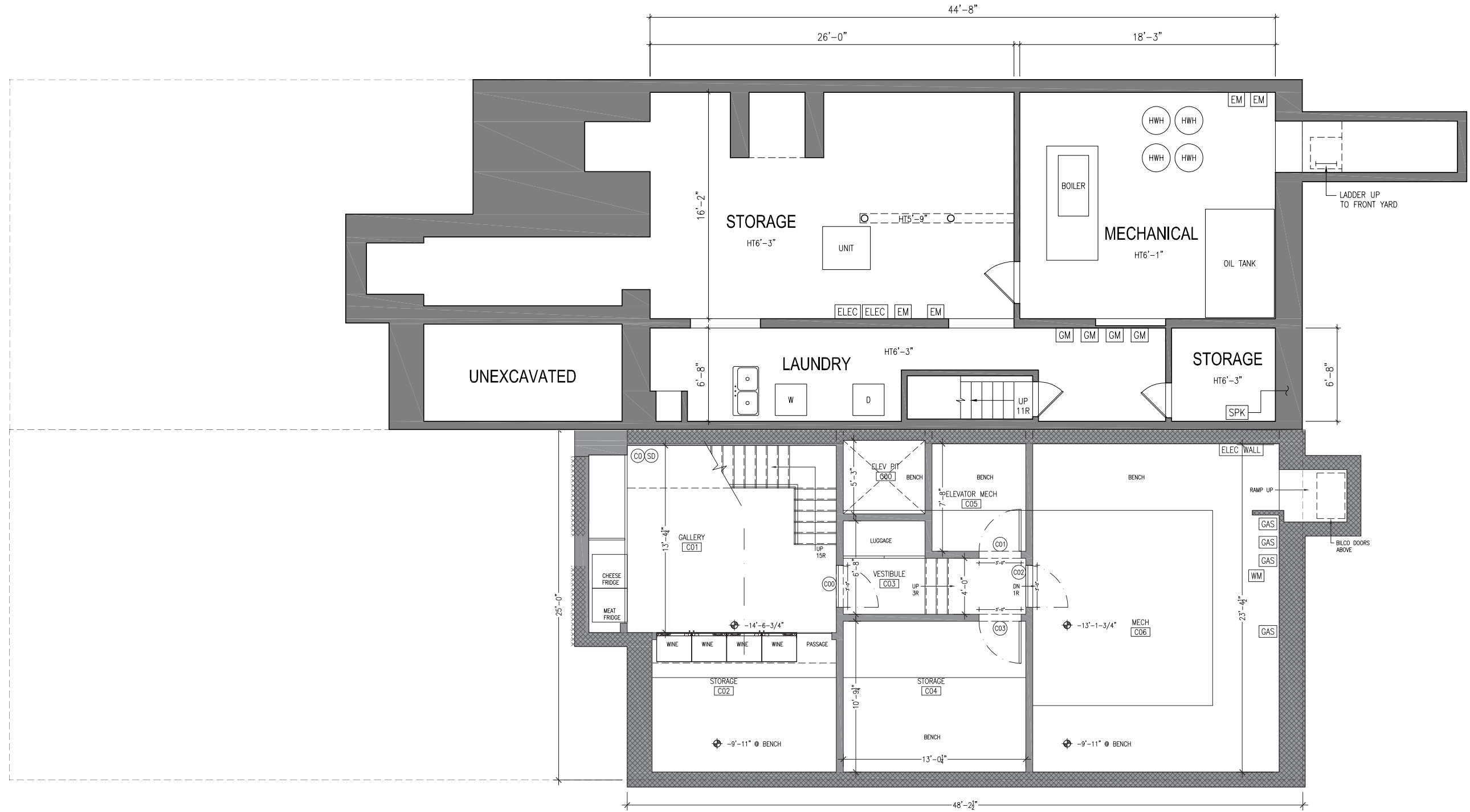
Existing 22 East 10th St. Section

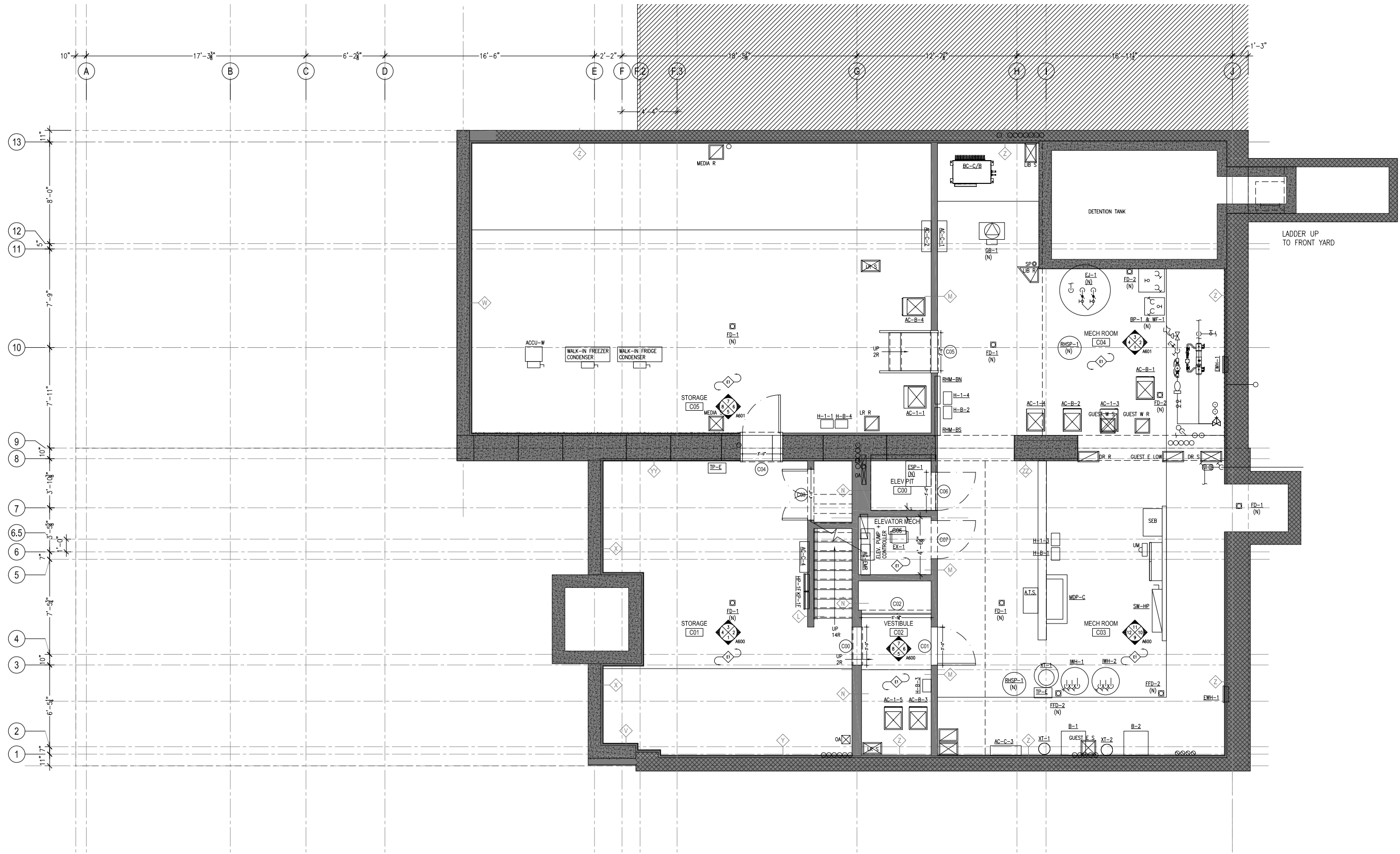


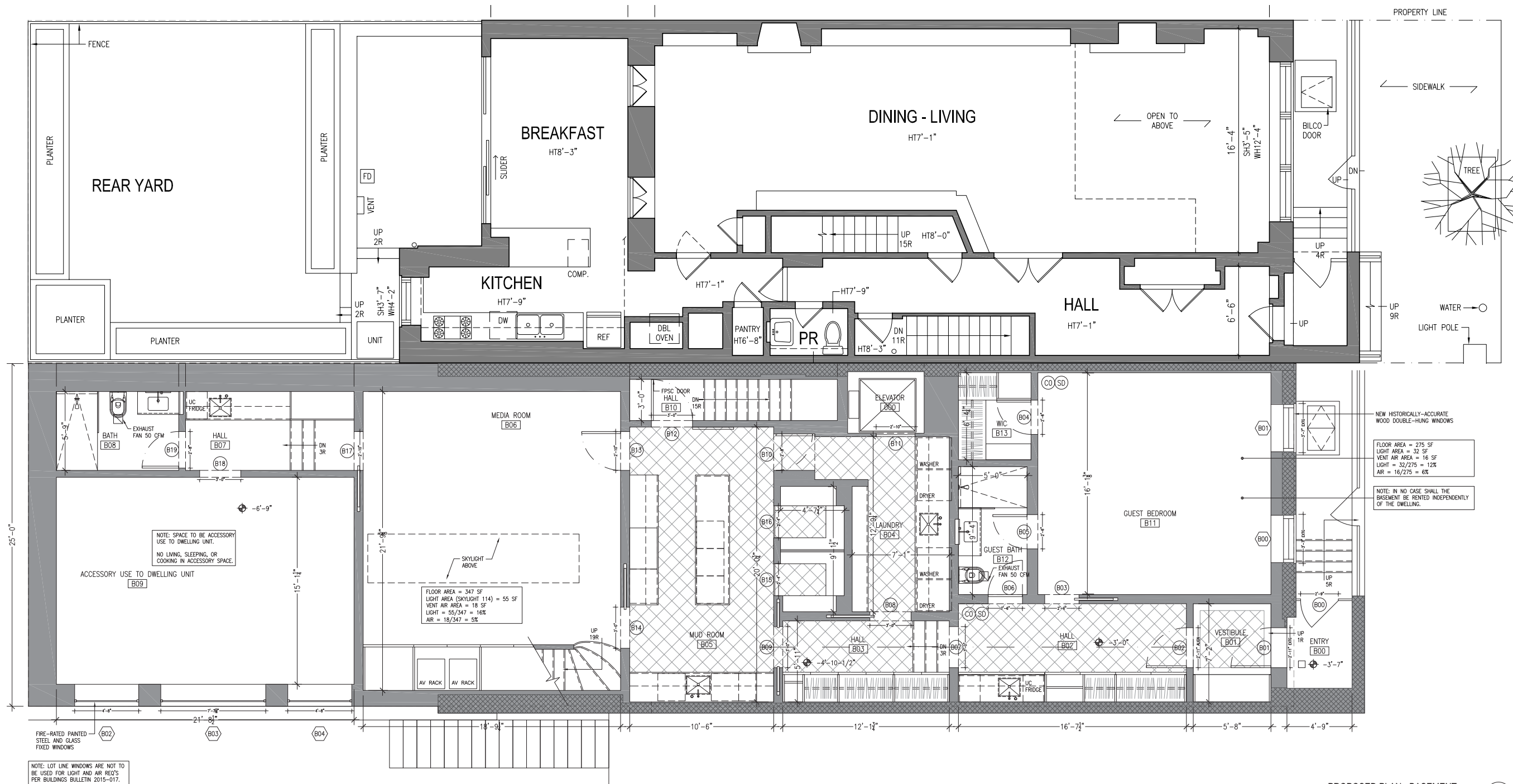
Proposed 22 East 10th St. Section



## Appendix







NOTE: LOT LINE WINDOWS ARE NOT TO BE USED FOR LIGHT AND AIR REQ'S PER BUILDINGS BULLETIN 2015-017.

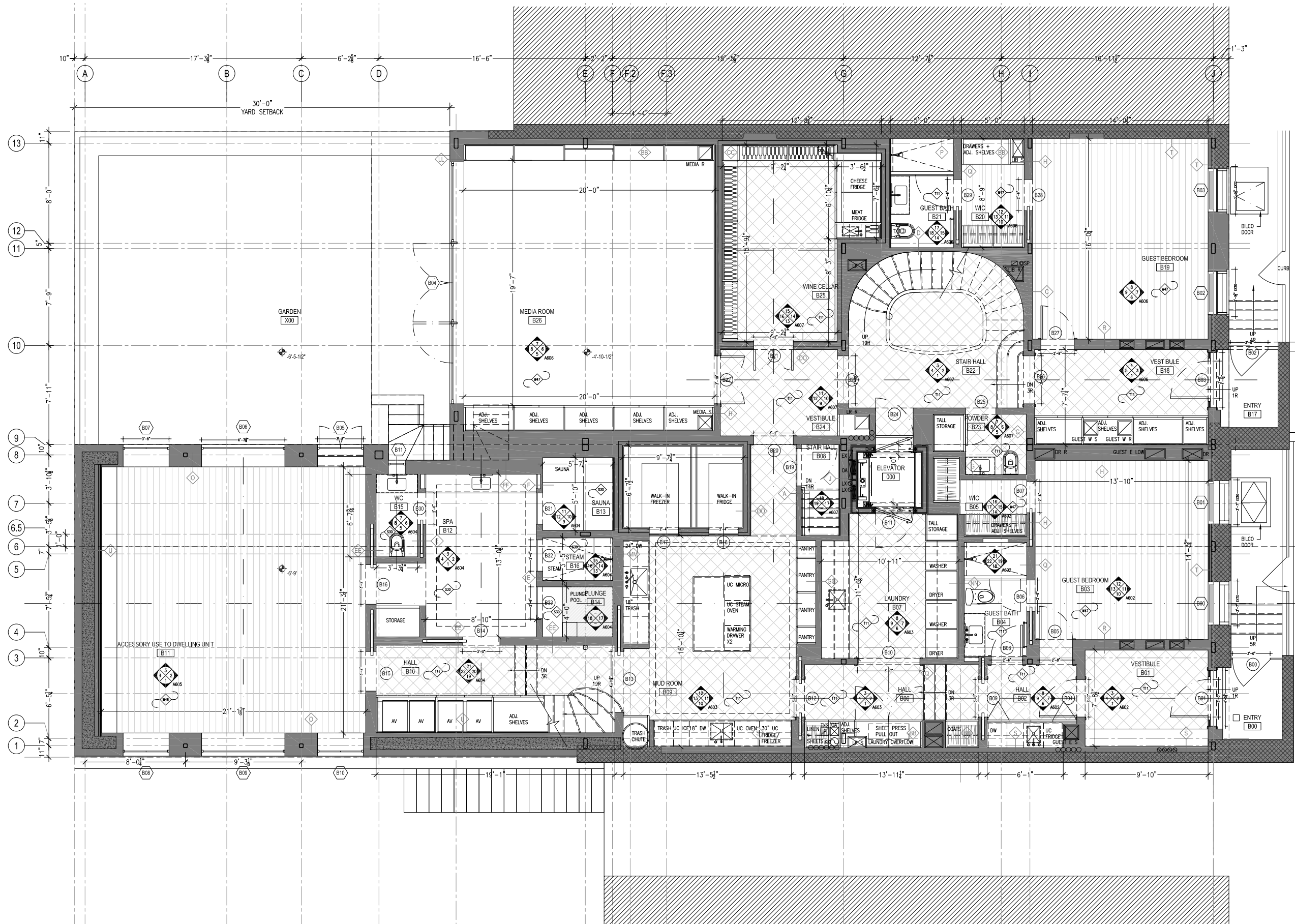
NEW HISTORICALLY-ACCURATE WOOD DOUBLE-HUNG WINDOWS

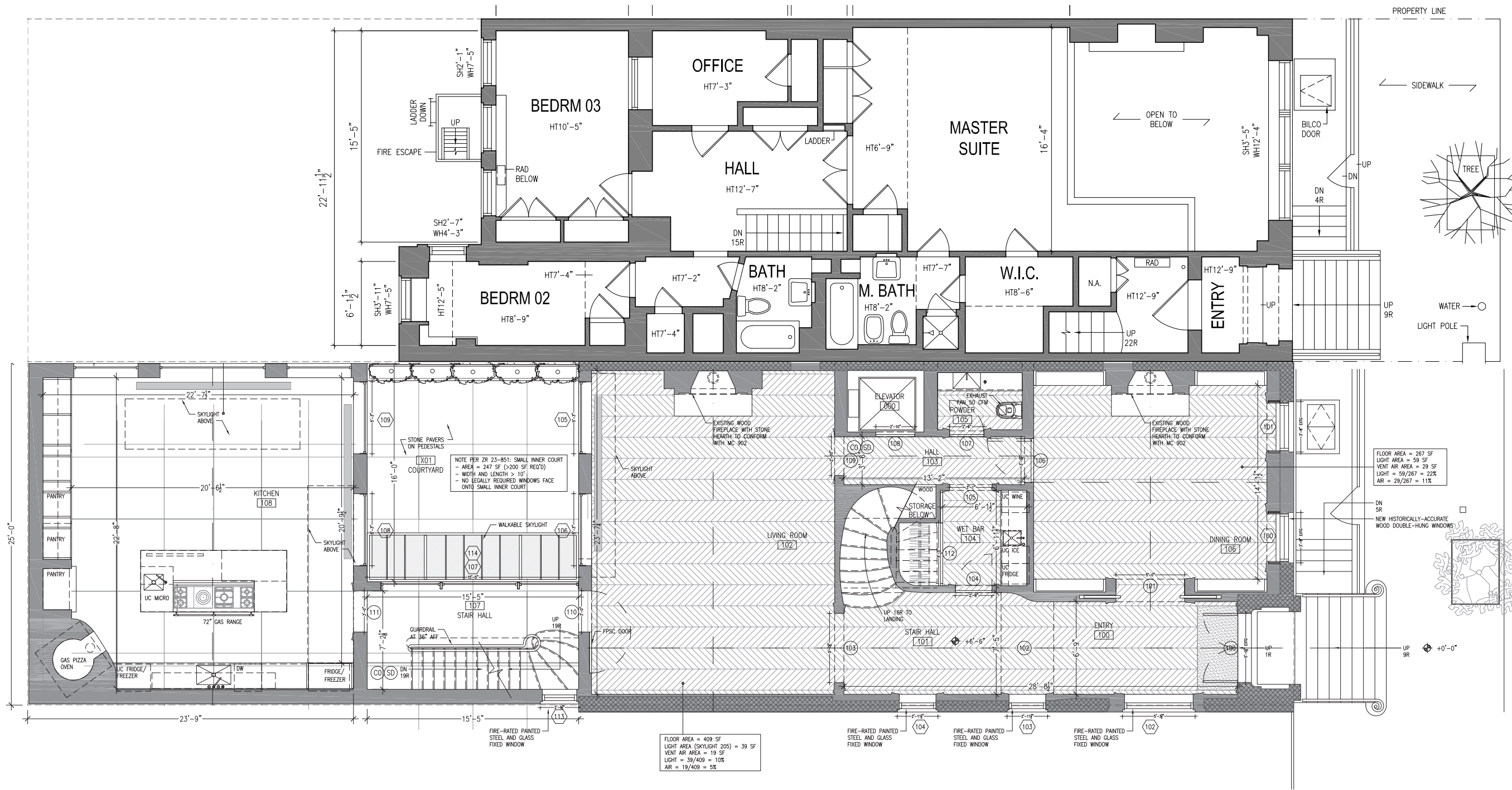
FLOOR AREA = 275 SF  
 LIGHT AREA = 32 SF  
 VENT AIR AREA = 16 SF  
 LIGHT = 32/275 = 12%  
 AIR = 16/275 = 6%

NOTE: IN NO CASE SHALL THE BASEMENT BE RENTED INDEPENDENTLY OF THE DWELLING.

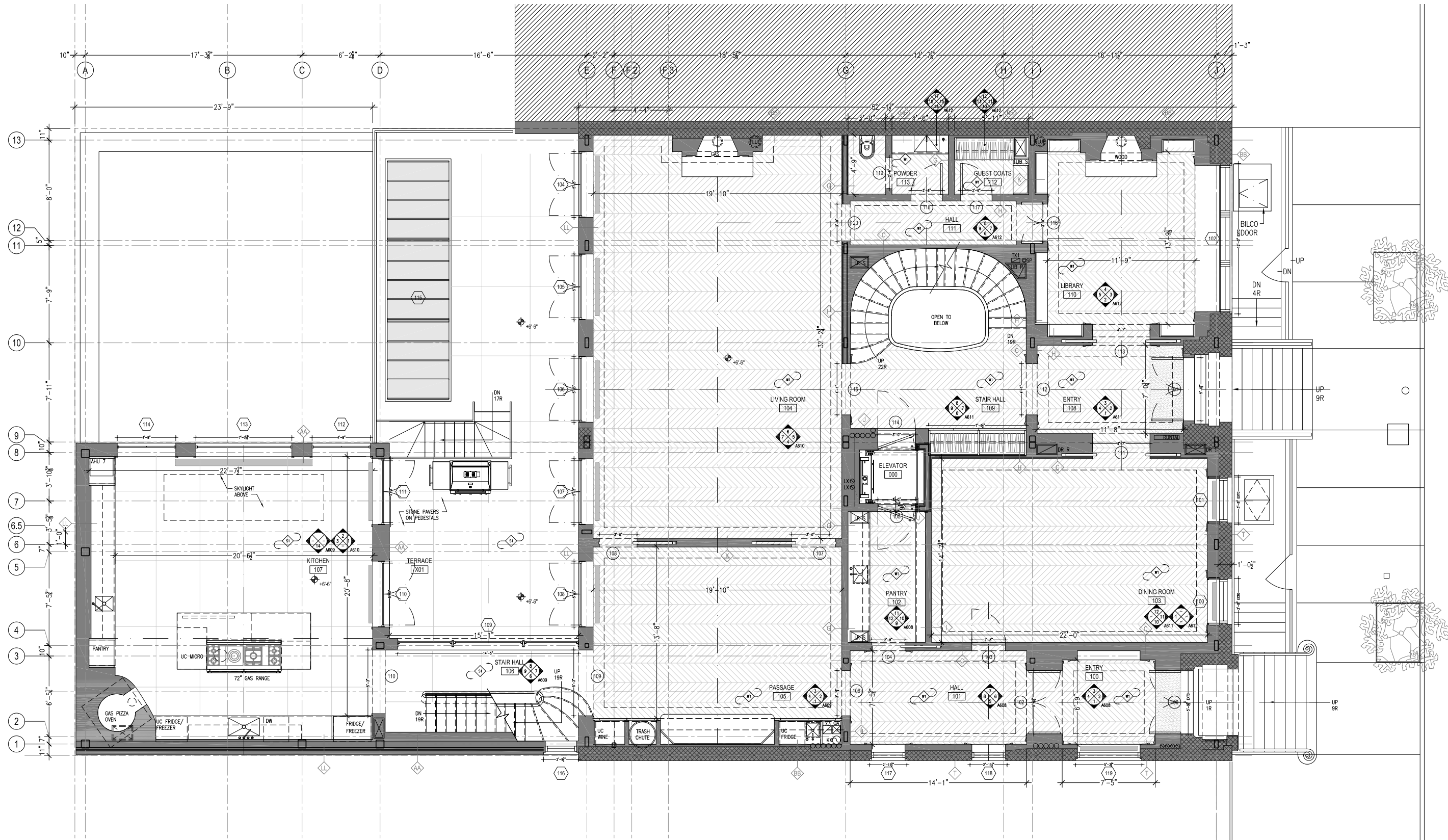
PROPOSED PLAN - BASEMENT 2  
 1/4" = 1'-0"

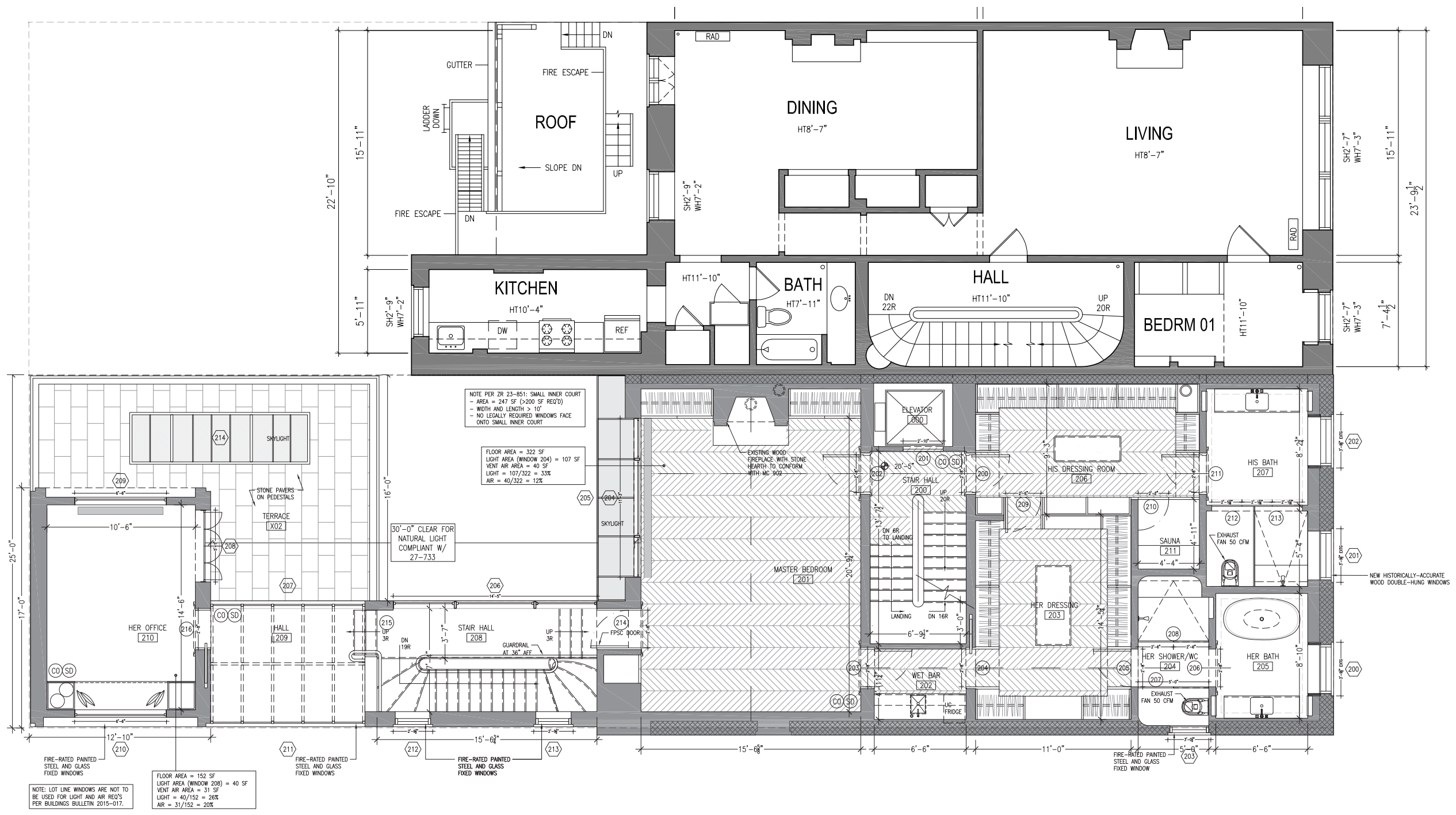


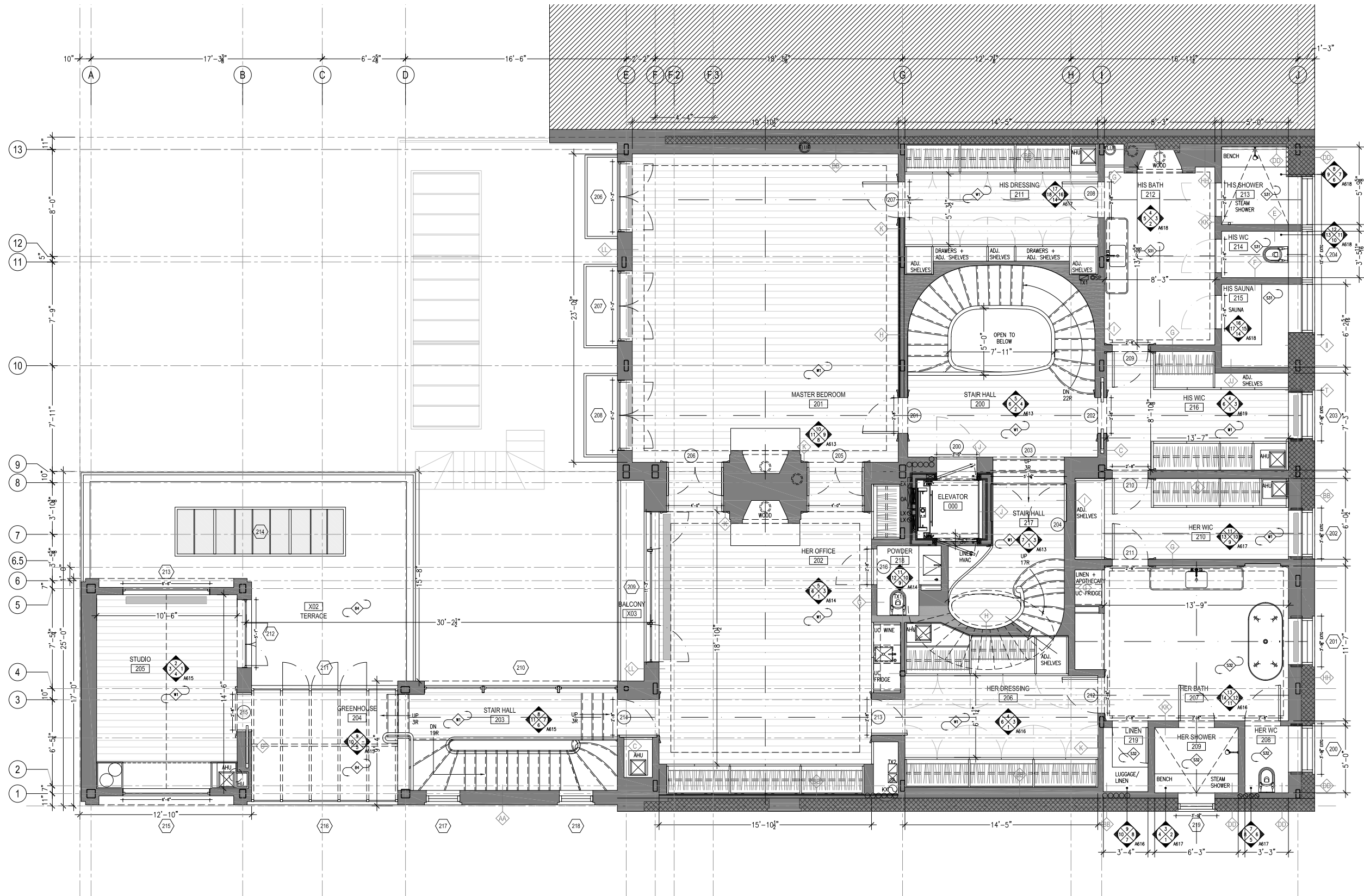


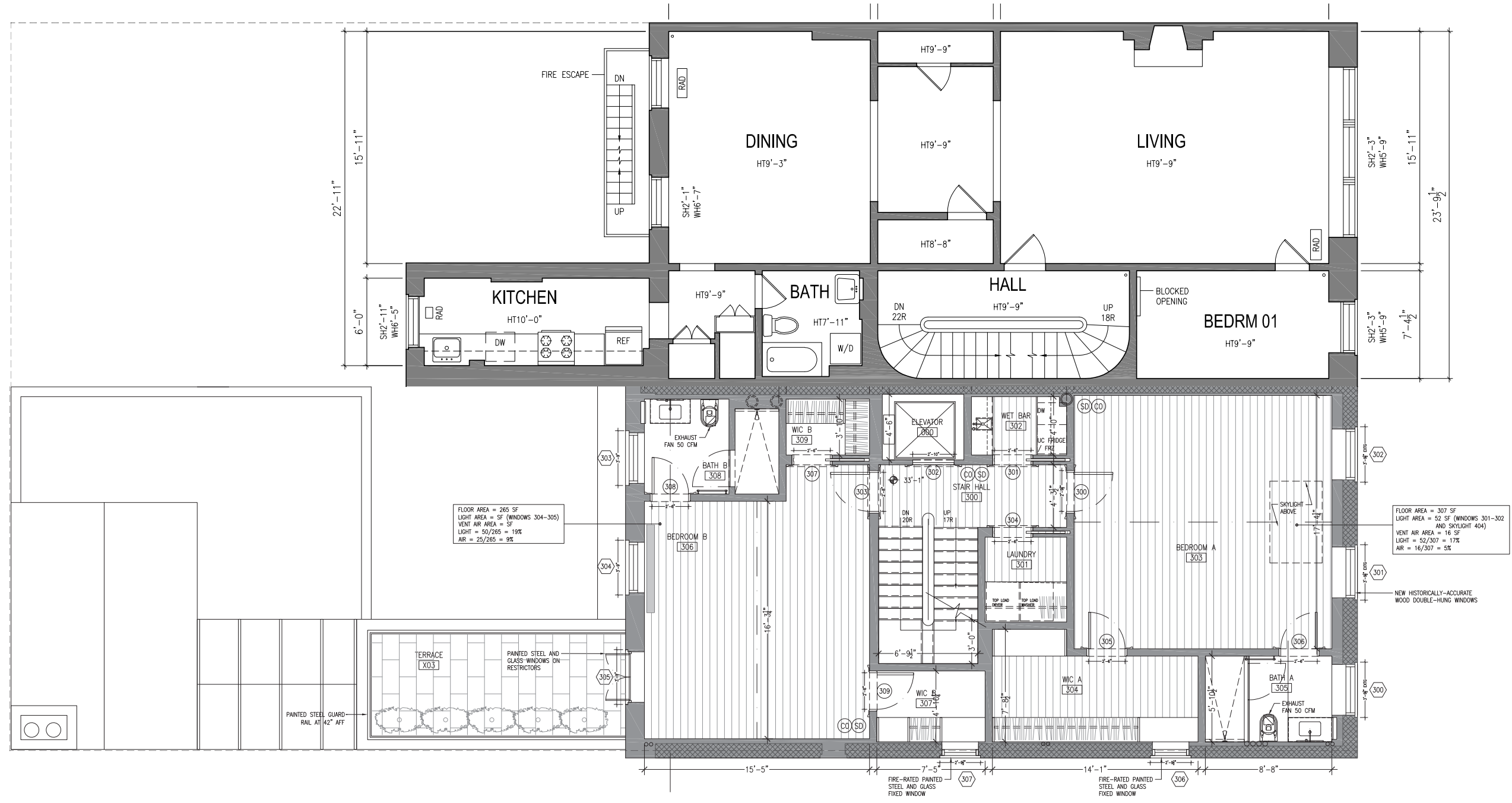


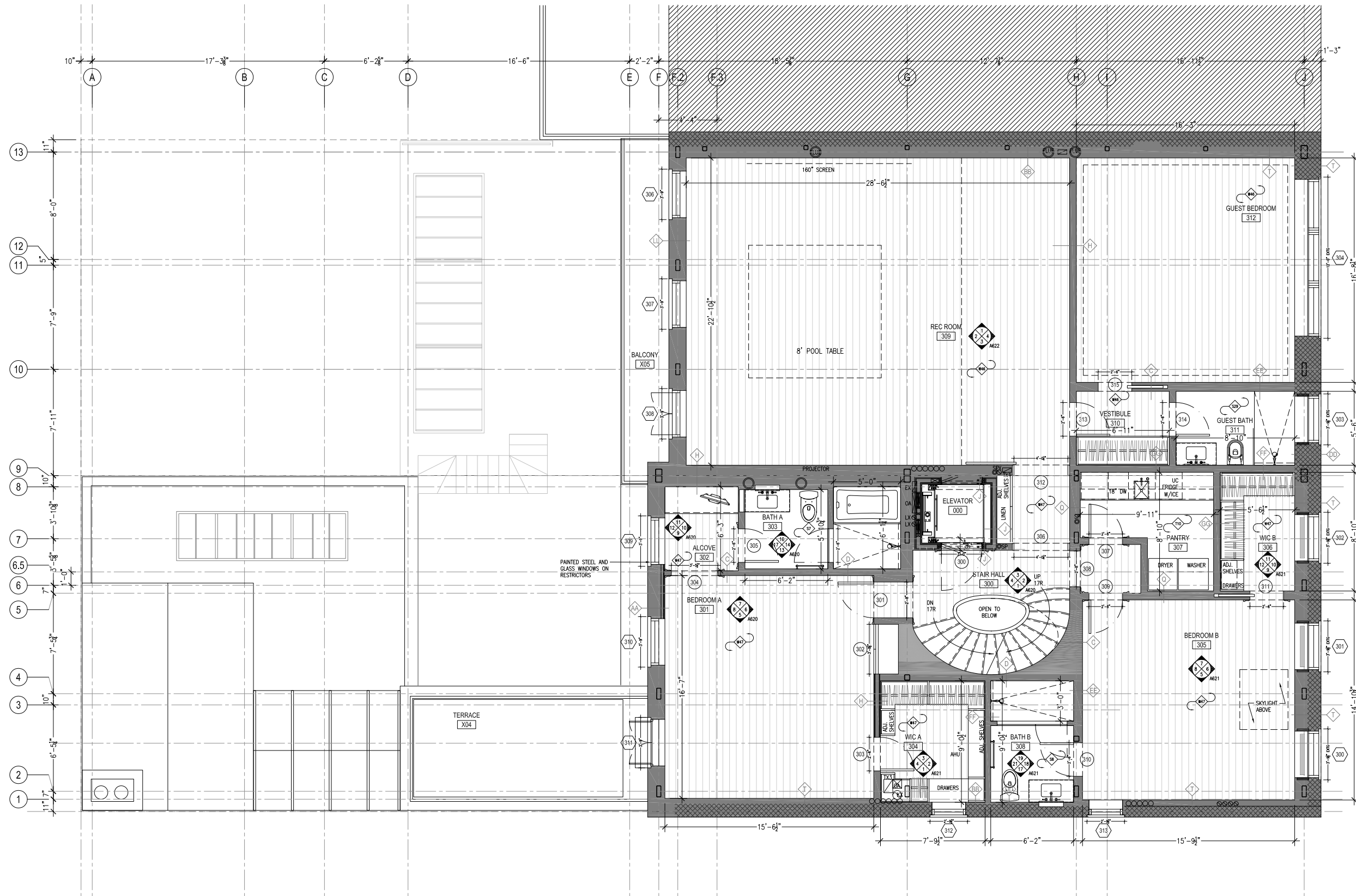


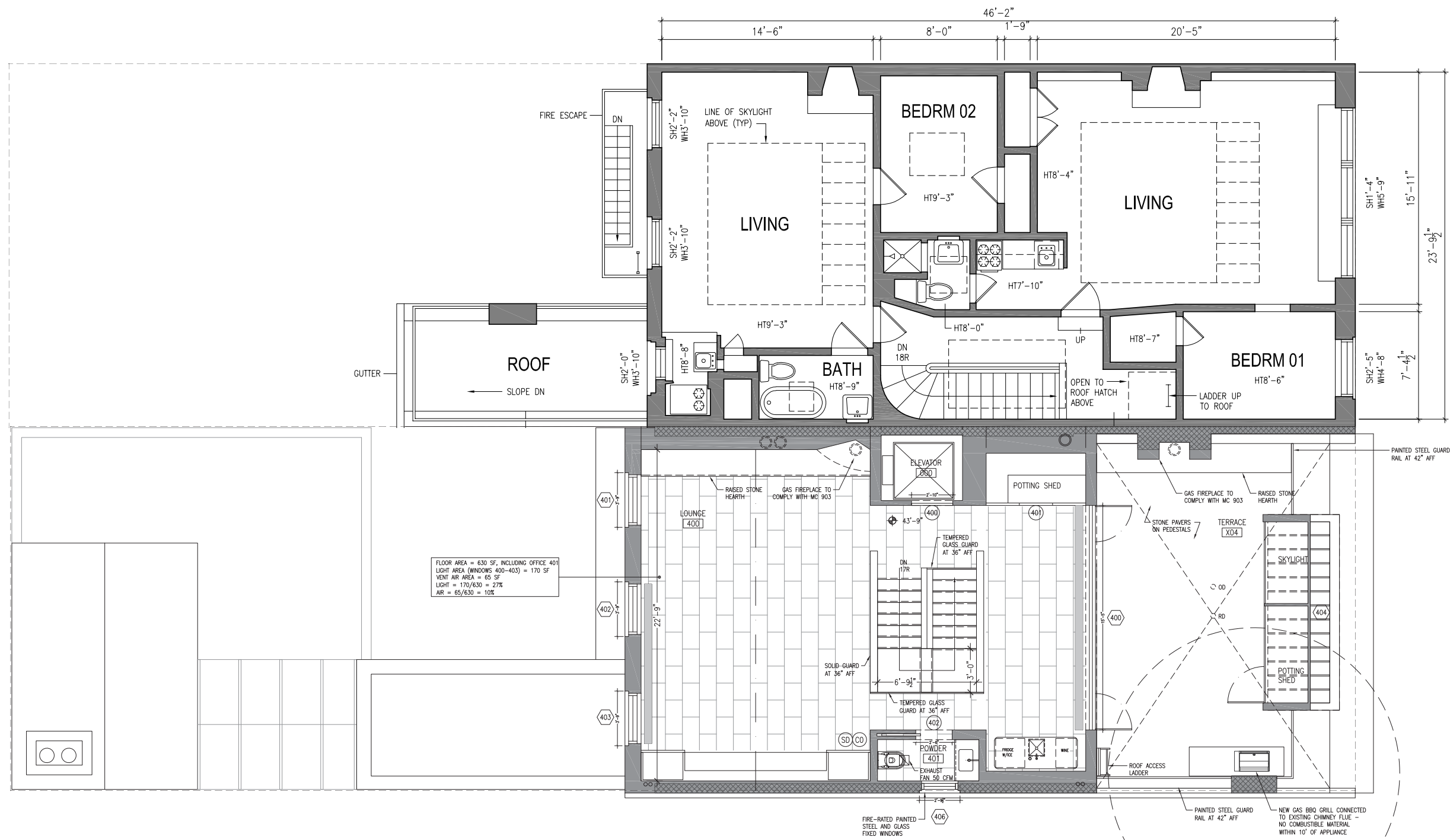


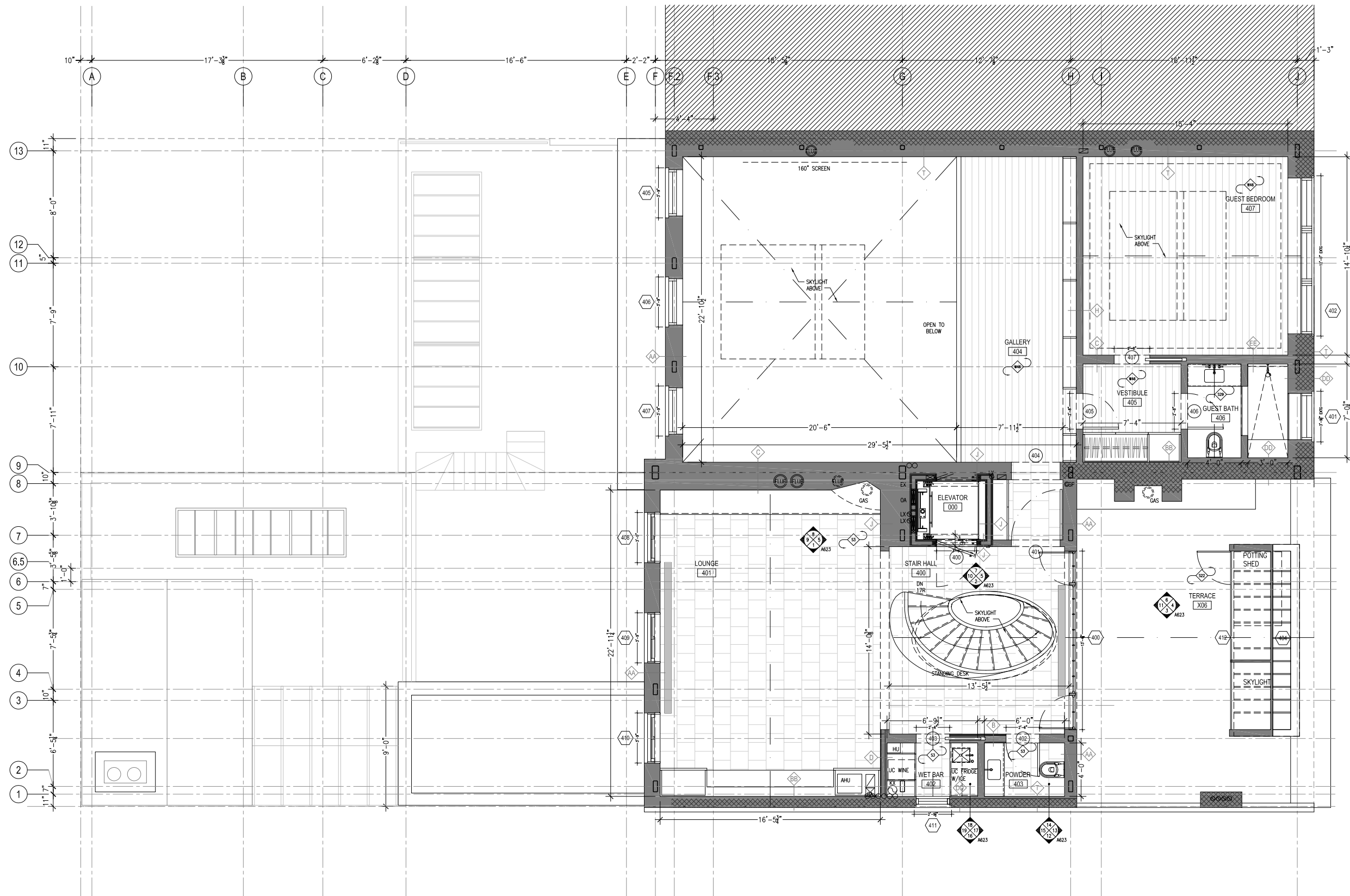


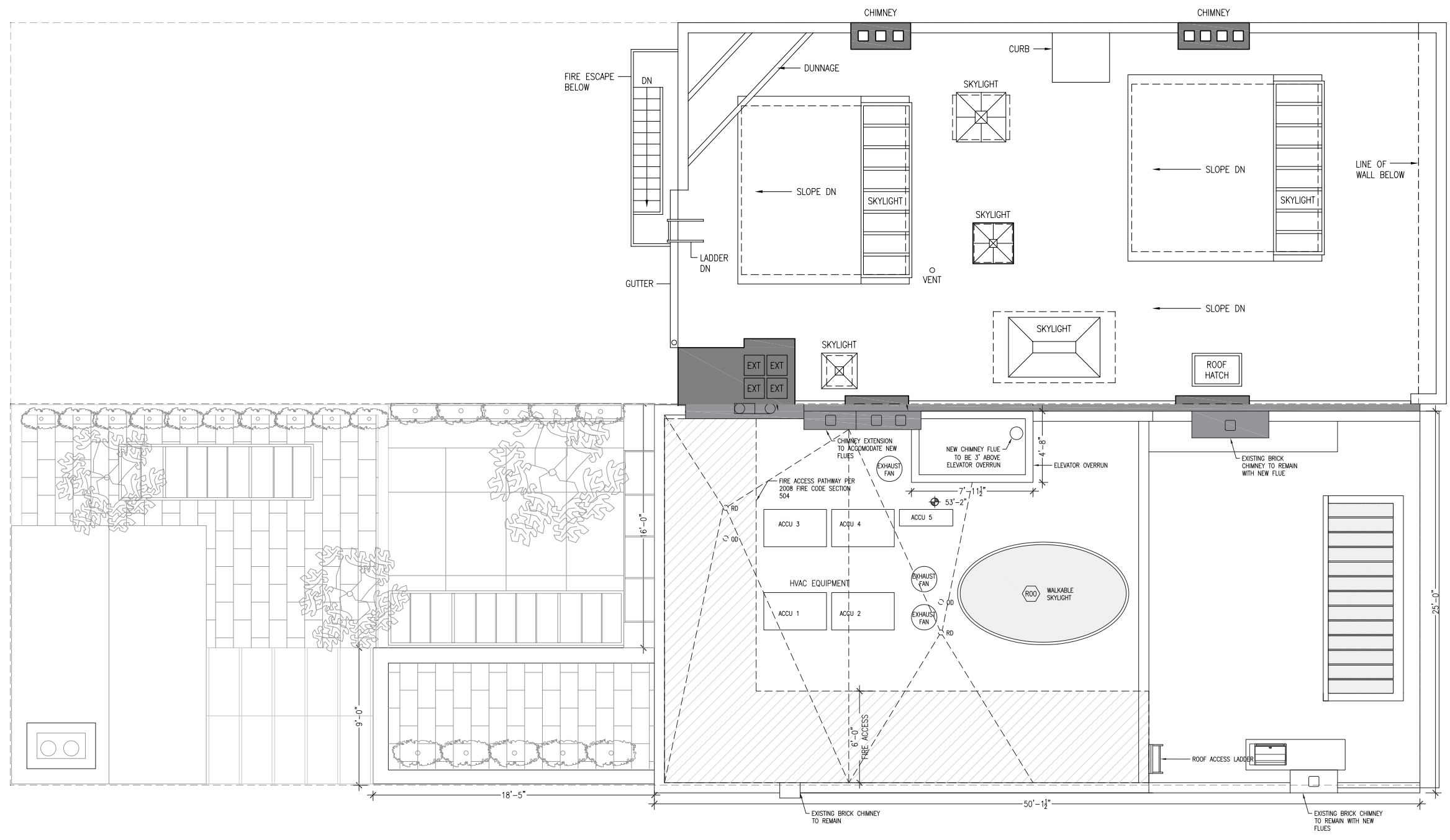




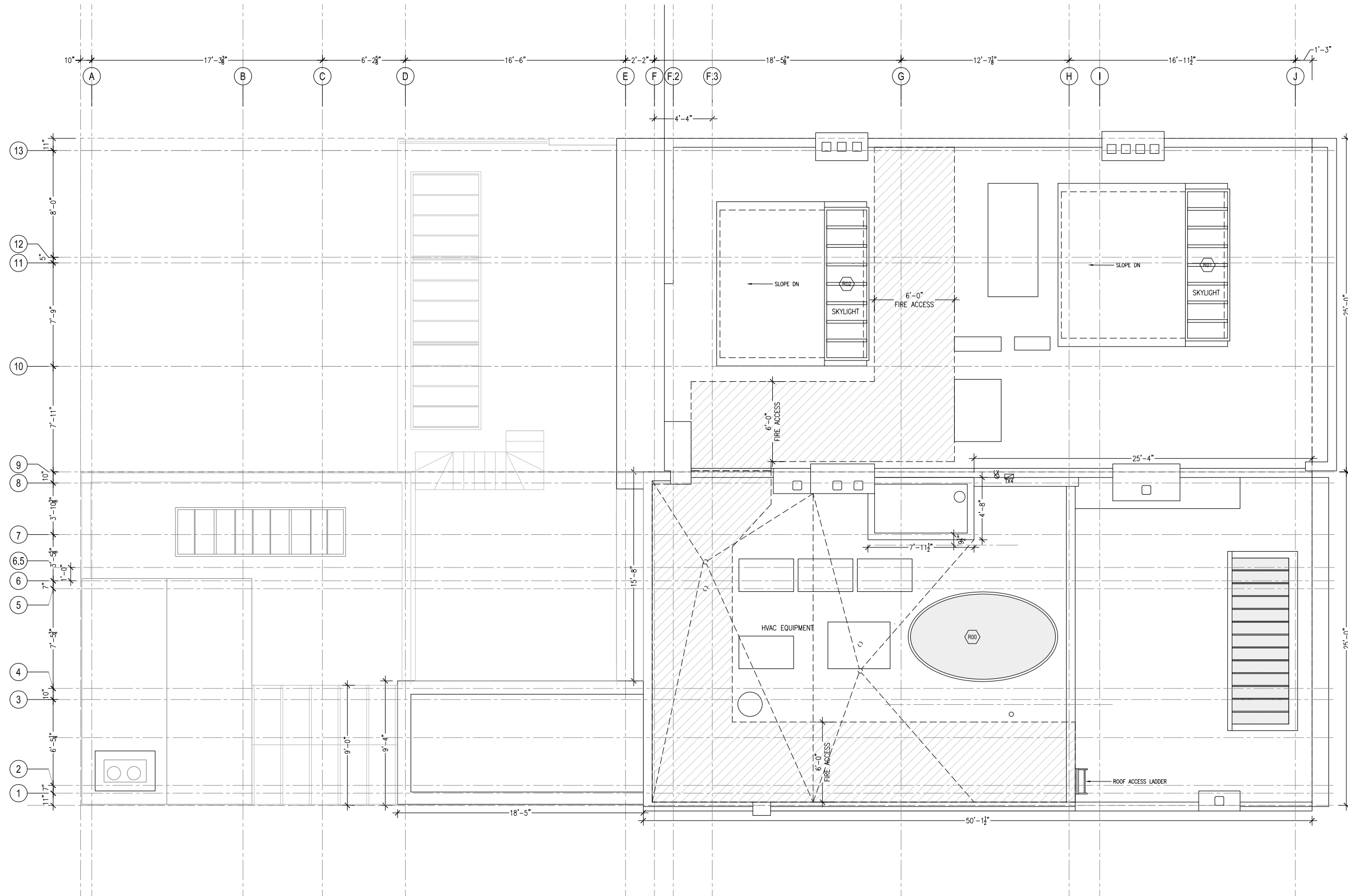












## KEY

	Fire proof construction having asbestos ceiling
	Adobe building
	Stone building
	Concrete, iron, timber or lumber brick
	Reinforced concrete or concrete block masonry
	Concrete or reinforced concrete masonry
	Brick building
	Brick building with terra cotta - " - " stone front - " - " terra cotta - " - " terra cotta - " - " terra cotta
	Brick veneered building
	- " - " and frame building
	Frame building, brick lined
	- " - " metal clad
	Frame building
	Frame building
	Frame building occupied by various methods of occupancy
	Frame building covered with asbestos
	Brick building with brick or metal cornice

## D W E L L I N G S

Fire proof construction having asbestos ceiling

### CLASSIFICATION OF BUILDINGS

Shown by varying number of dots or circles. Chased by New York Board of Fire Underwriters as follows:

BRICK	FRAME
1st Class ( . . ) Stone or metal roof, equal walls	1st Class ( . . ) Stone or metal roof
2nd " ( . . ) " " " " " " " " " "	2nd " ( . . ) Single roof
3rd " ( . . ) Single roof	

- Frame buildings with frame floors
- Height of buildings, in stories and feet (10 ft. 4 ft. and over)
- Finish of masonry or other stone
- Iron fronts
- 4 Dotted line? Exterior brick wall, canted on one or more fronts
- Superior construction: { Built of non-inflammable material "Fireproofing" except flooring and trim
- Communications protected by single fireproof door: { With design on - + - double - + - of doors
- Openings requiring buildings
- Structures with steam or other power: { Where enclosed with brick or fire-proof material a heavy steel door is shown around them
- Highways or "Dead-end" streets
- Sky lights in roof only
- over Opening in floor
- Stone houses
- Hotels, and Churches
- Stained Glass
- Ornamental Iron
- Stone Towers

## REFERENCE.

### SPECIAL HAZARDS.

TABLE of Manufacturers, Sec. 110 written on buildings, when there is sufficient space, and their construction denoted by the same marks as on Drawings. Other Specialty Hazards shown are COLORED GREEN, the varying number of dots (circles) and crosses (crosses) showing the comparative danger from fire by comparison.

**NOTE**—In studying a building as a Special, its CONSTRUCTION is indicated, according to a series of letters, as follows:

BRICK	FRAME
A Construction in 1st class Masonry	Q Construction in 1st class Stone or Dwelling
B " " " " " "	R " " " " " "
C " " " " " "	S " " " " " "
D " " " " " "	T " " " " " "
E " " " " " "	
F " " " " " "	

**Brick** ..... **Frame**

Buildings (rooms in building): Breweries, Cigarages, Drug stores (retail, with privilege of manufacturing), Dyeing establishments, Dry cleaners, Glass cutters, Hat makers, (the open stock room), Lamp makers (privilege for increased fire), Lumbermen, Mill houses, Manufacturers of Baskets, Bonnet frames, Books and shoes, Caps, Clothing, Cuffs, Neckties, Rubber shoes, Pigeon lofts, Shoemakers, Saddle pads, Sails, Soap, Jewelry cases, Serrano, Paper bags, Pocket books, Printing and related, Sapers, Sinks, Tobacco, Violins, Wagons, Wagonmen, Washing ink, Map printing and varnishing, Metal mills, Tobacco houses, Photographers, Private stables, Soda houses, Tanneries, Tin shops, Watchmakers, Wire works, Wood pattern.

**Brick** ..... **Frame**

Printing works: Book binderies, Book and iron machines, Copperplate, Galley presses, Rolling mills, Job shops, Letterpress printers, Lithographers, Linen and Quinlan's stables, Machine shops, Manufacturers of Agricultural implements, Artificial flowers, Deacons, Drunks, Carriages, Color work, Photo-etch, Grass, Gums, Soapmakers, Jewelry, Goggles, Blended instruments, Machines, Paper boxes, Paper makers, Paper patterns, Patent Medicines, Plaid work, Eggs and corianders, Salt, Silverware, Stacks, Stores, Tin cans, Typewriter, Oil stores (petroleum and products), Paper works, Bag stores, Shingle houses, Saw mills, Type and stereotype foundries. (And generally buildings are occupied by various of light wood).

**Brick** ..... **Frame**

Hot dipping: Cabinet-making, Carpenters' shops, Distillers, Flour mills, Flour or Oil mills, Gunners, Lead refineries, Manufacturers of Artificial Ice, Leather, Candles, Chains, Cuffs, Gunpowder, India rubber or gutta serena, Iron or Iron-Block, Lathing glass and Pictures, Saws, Old clothing, Sapers, Paper hangings, Pottery, Pianos, Soap, Trucks, Oil mills, Paper mills, Printing establishments, Sugar refineries, Tallow-making or stearine, Wholesale druggists (with manufacturing), Woolen mills. (And generally also where much heat or light wood is used).

**Brick** ..... **Frame**

Chemical laboratories: Galls and Salts mills, Drug mills, Fireworks or safe, Match factories, Oil-burning houses, Plating and Moulding mills, Printing ink factories, Salt, Glass and Saw factories, Saw mills, Tin-burning houses, Turpentine factories, Varnish-making, Watch-making factories.