



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

22-24 East 10th St.

Greenwich Village Historic District

Presentation to Community Board 2

16 March 2022



Existing front facade rendering

Existing rear massing rendering

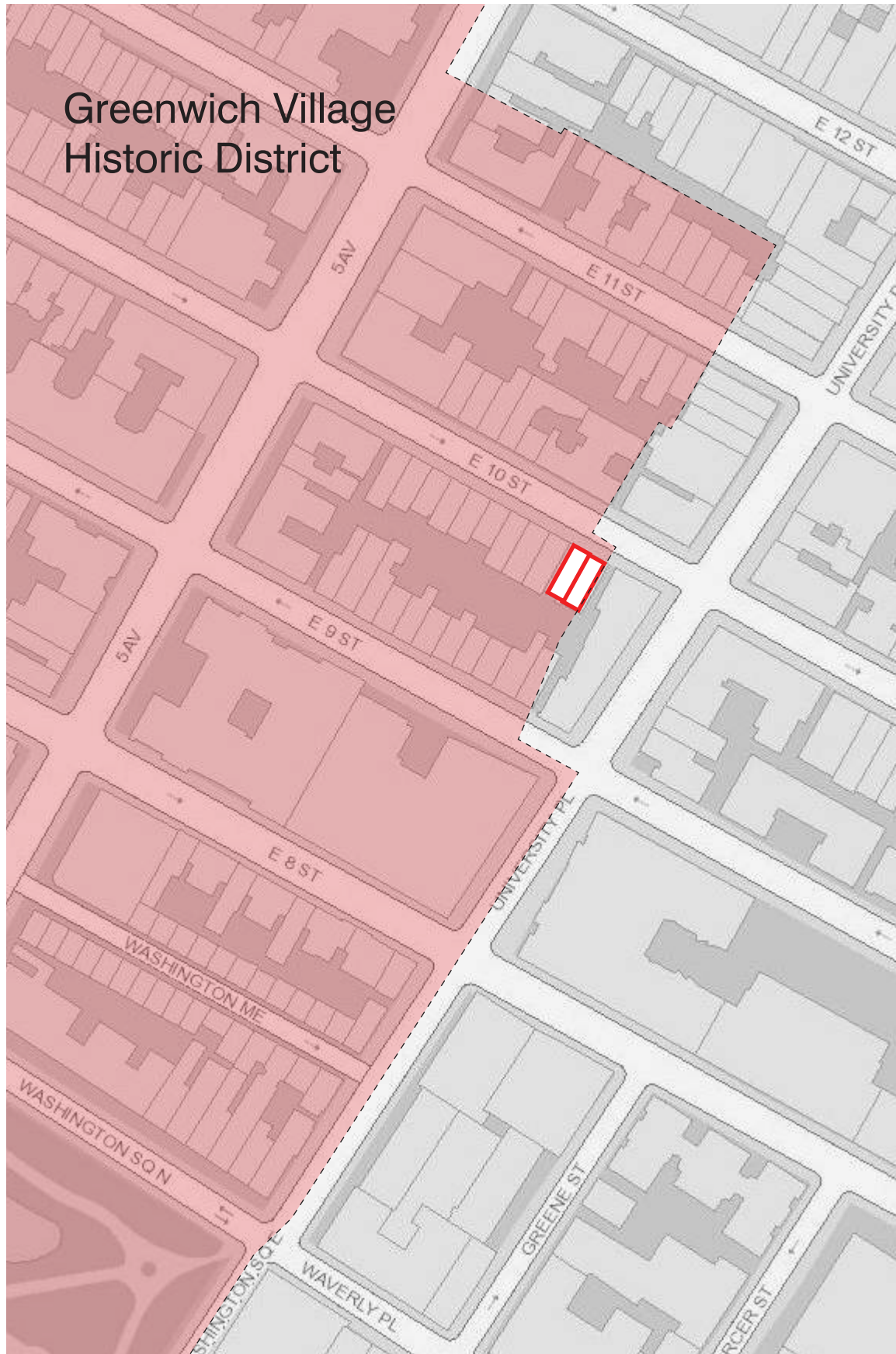


Proposed front facade rendering

Proposed rear massing rendering



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 painted entry doors detailed to match historic and LPC-approved condition at 24 E 10 without lites

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"

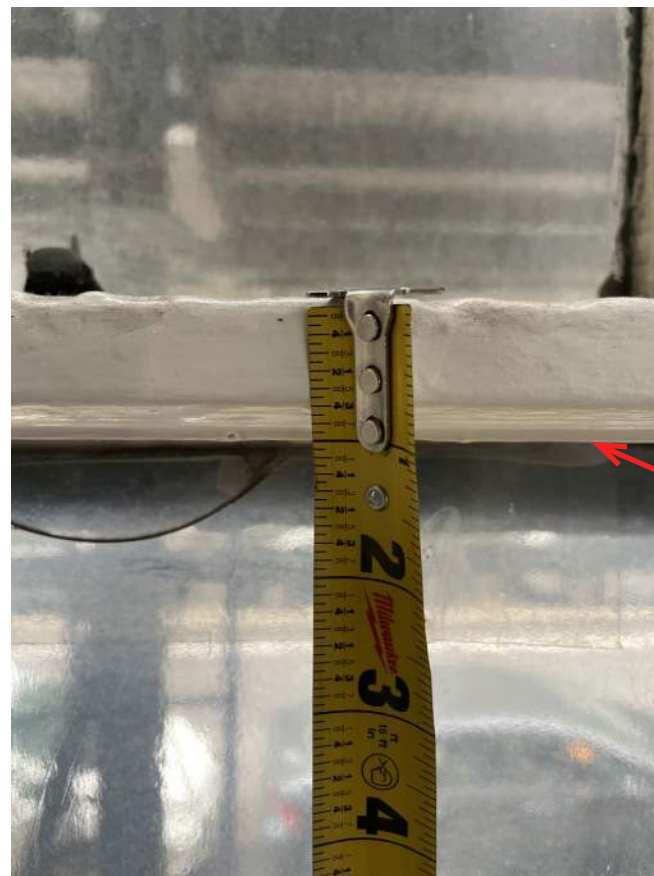
First Floor
EL: +6'-6"

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

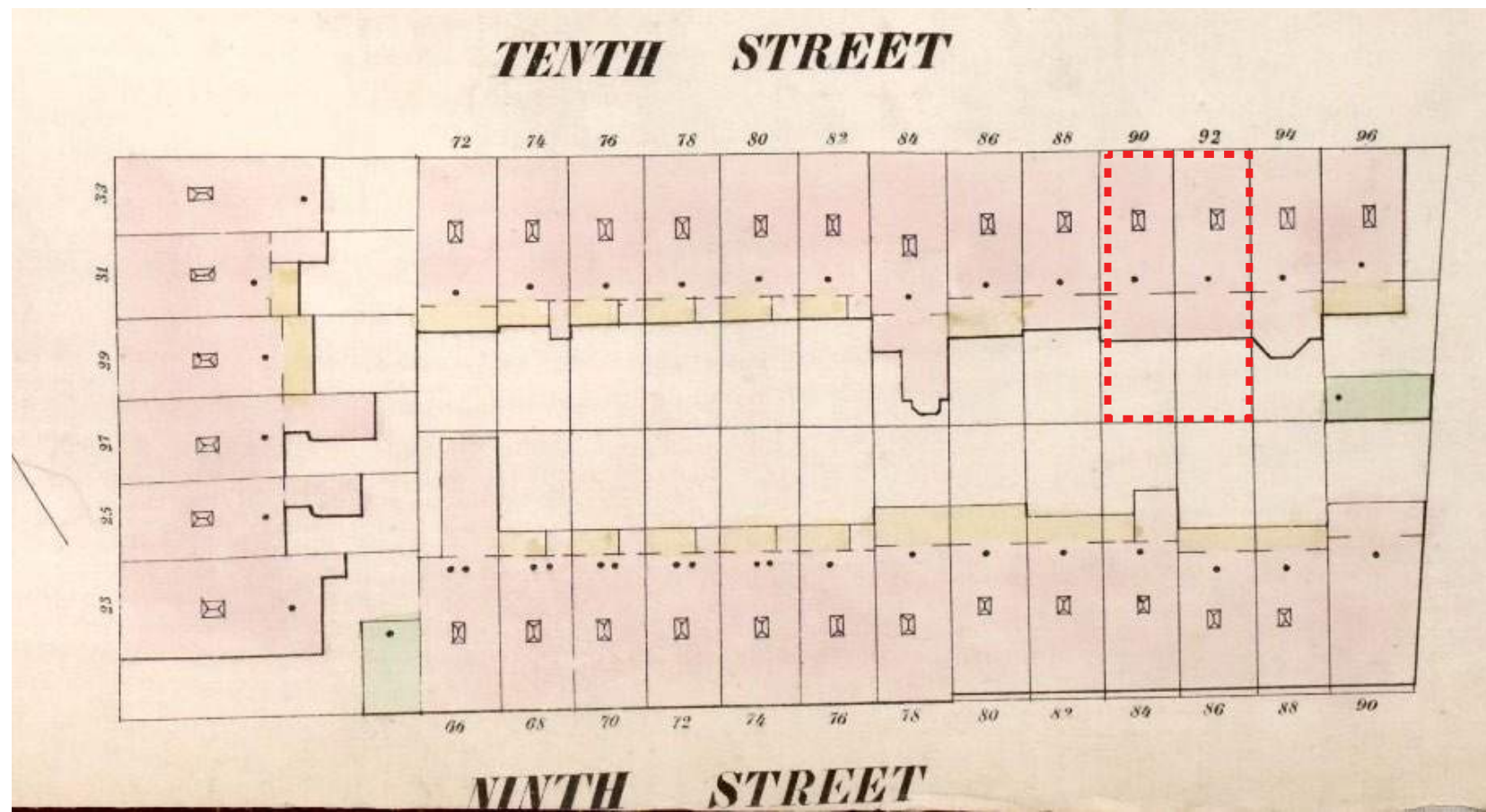
Restore existing historic painted metalwork at areaway and stoop



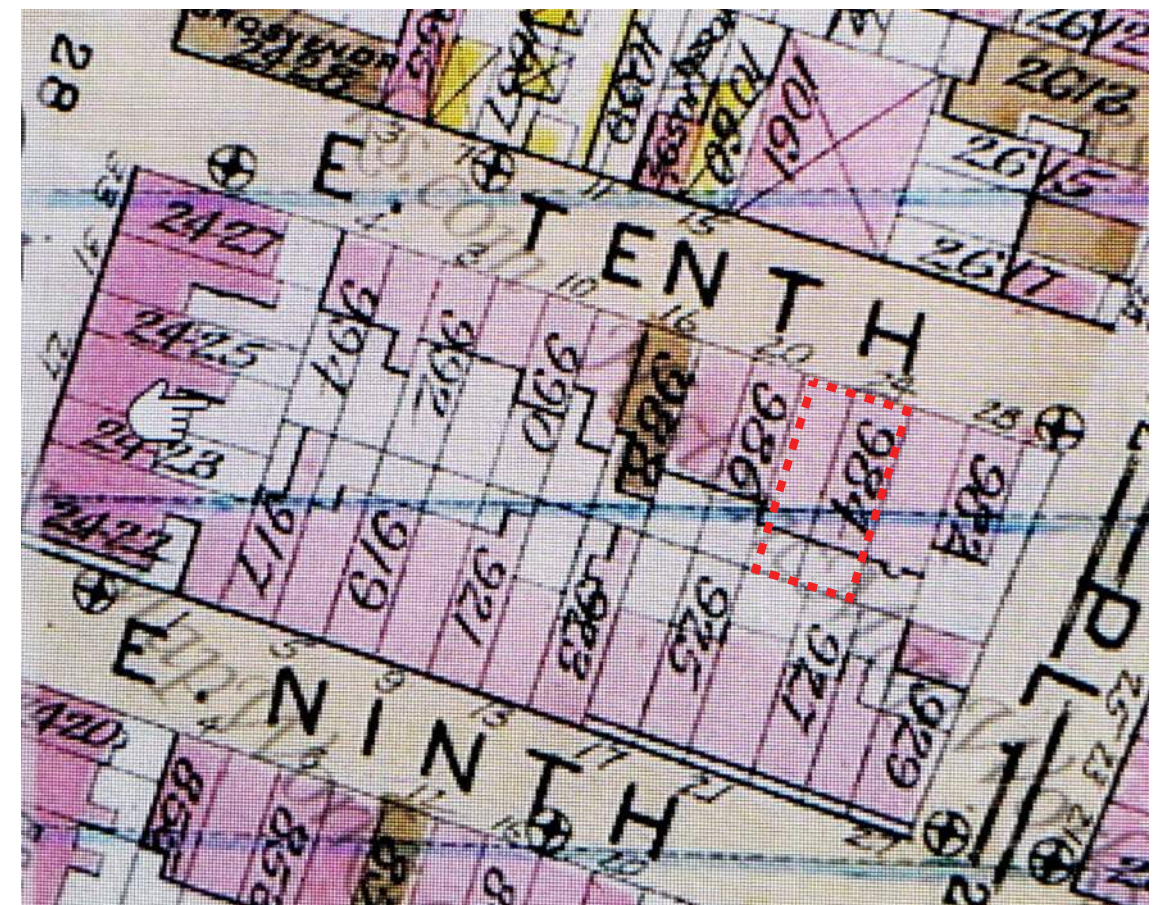
Existing 1" check/meeting rail to grow from 1" to 1-5/8"



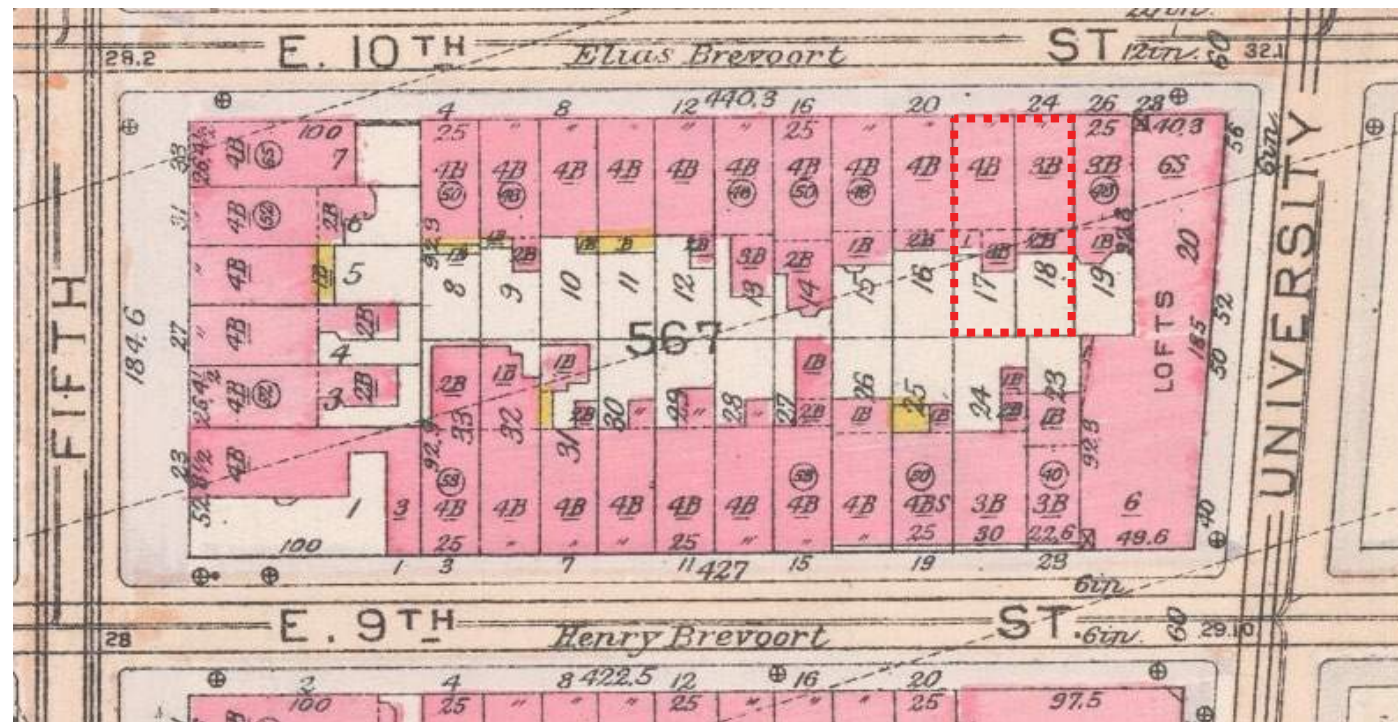
All muntin dimensions and details (5/8" thick) to be replicated



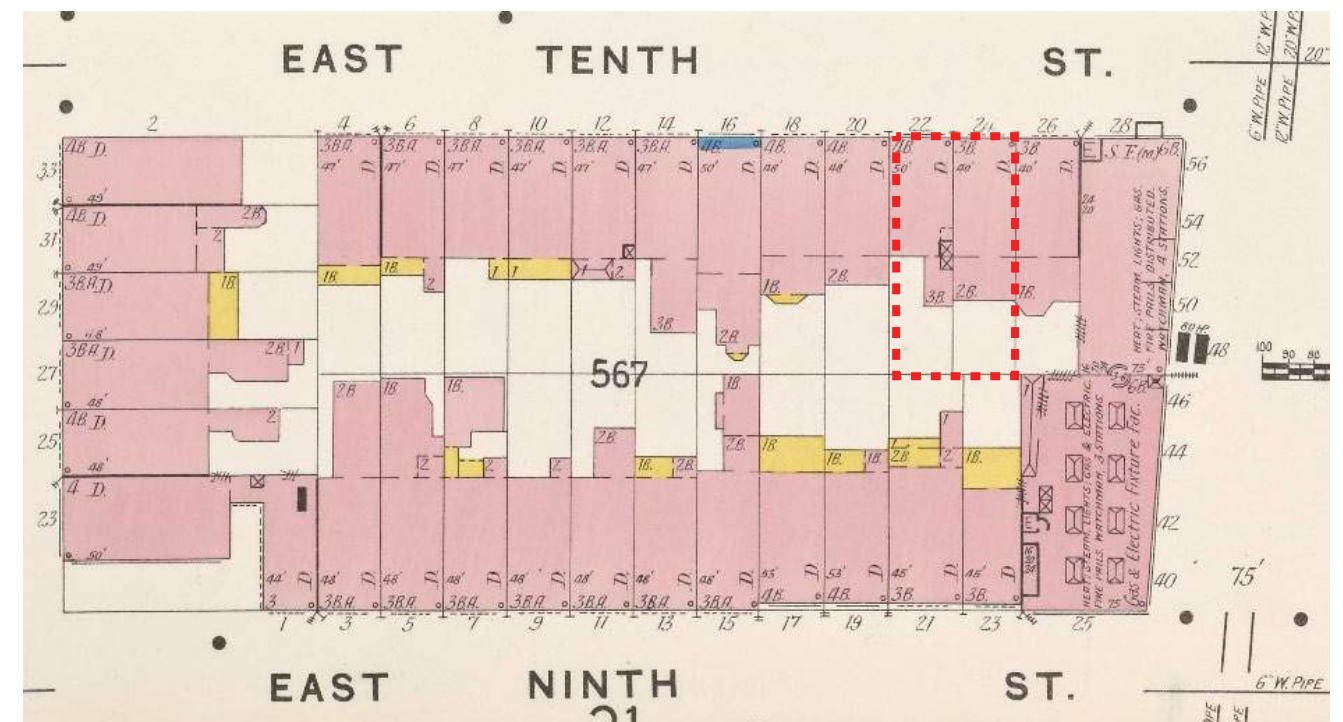
1854 Perris map. (NYPL)



1885 Robinson atlas.



1916 Bromley map. (NYPL)



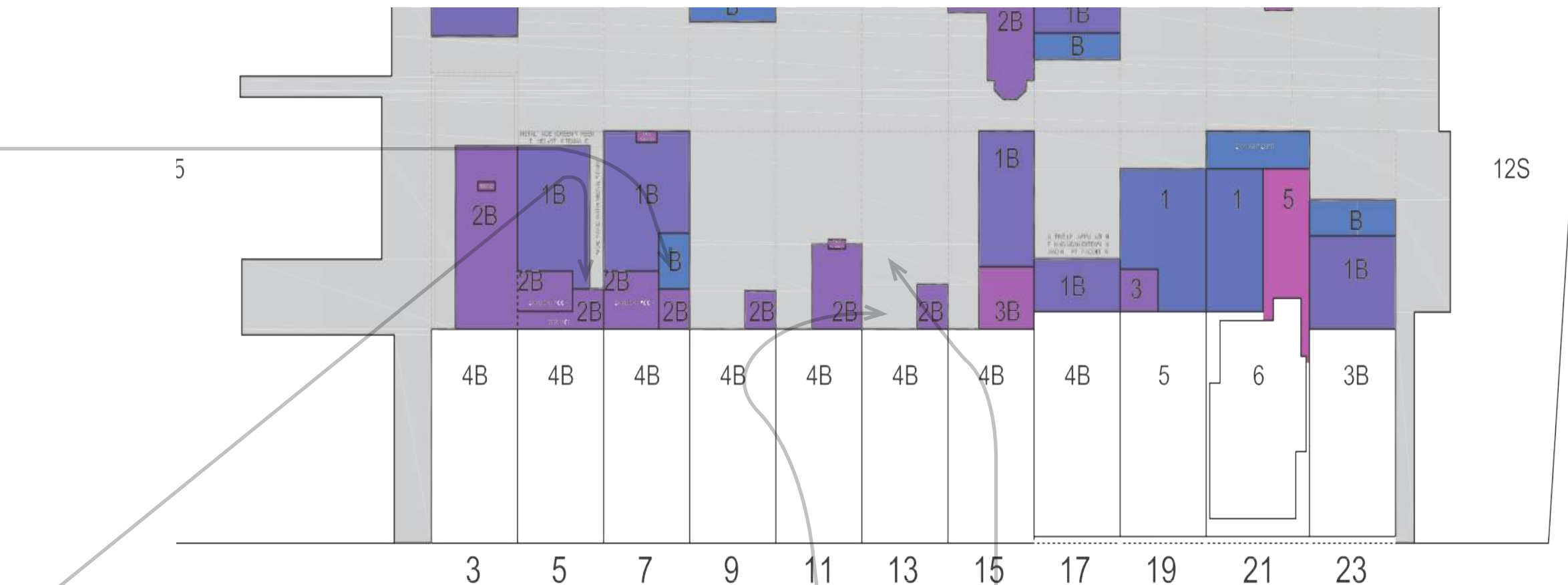
1936 Sanborn map. (NYPL)



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



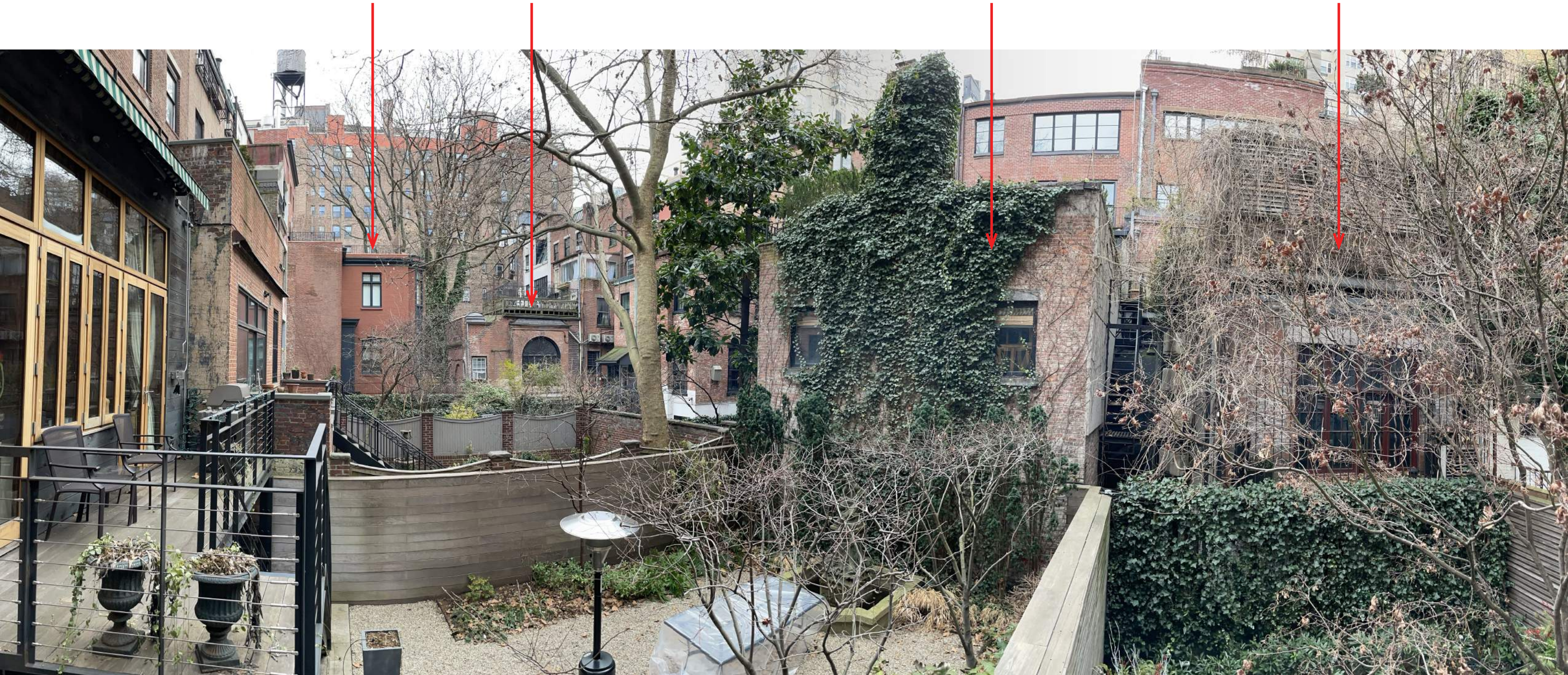
10-16 East 10th Rear Additions (from 15 East 9th)

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



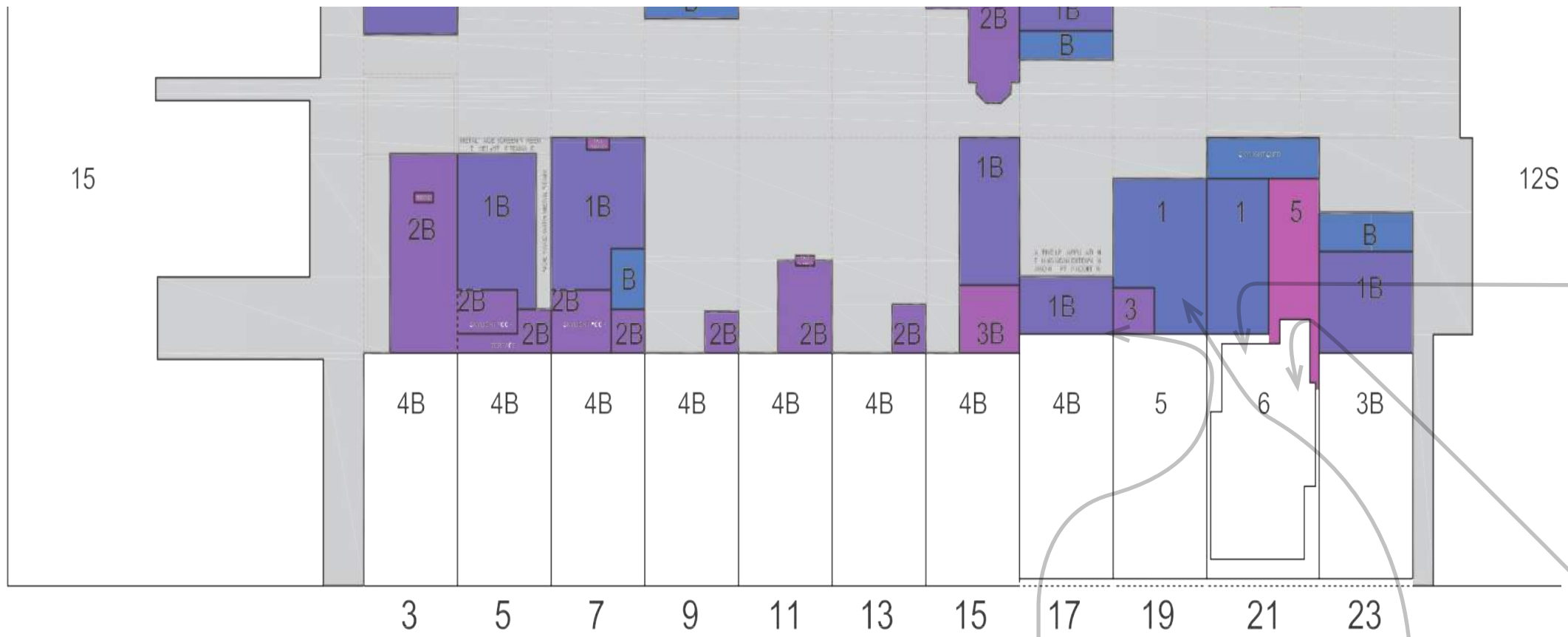
15 East 9th Street rear additions from 10th Street roof



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

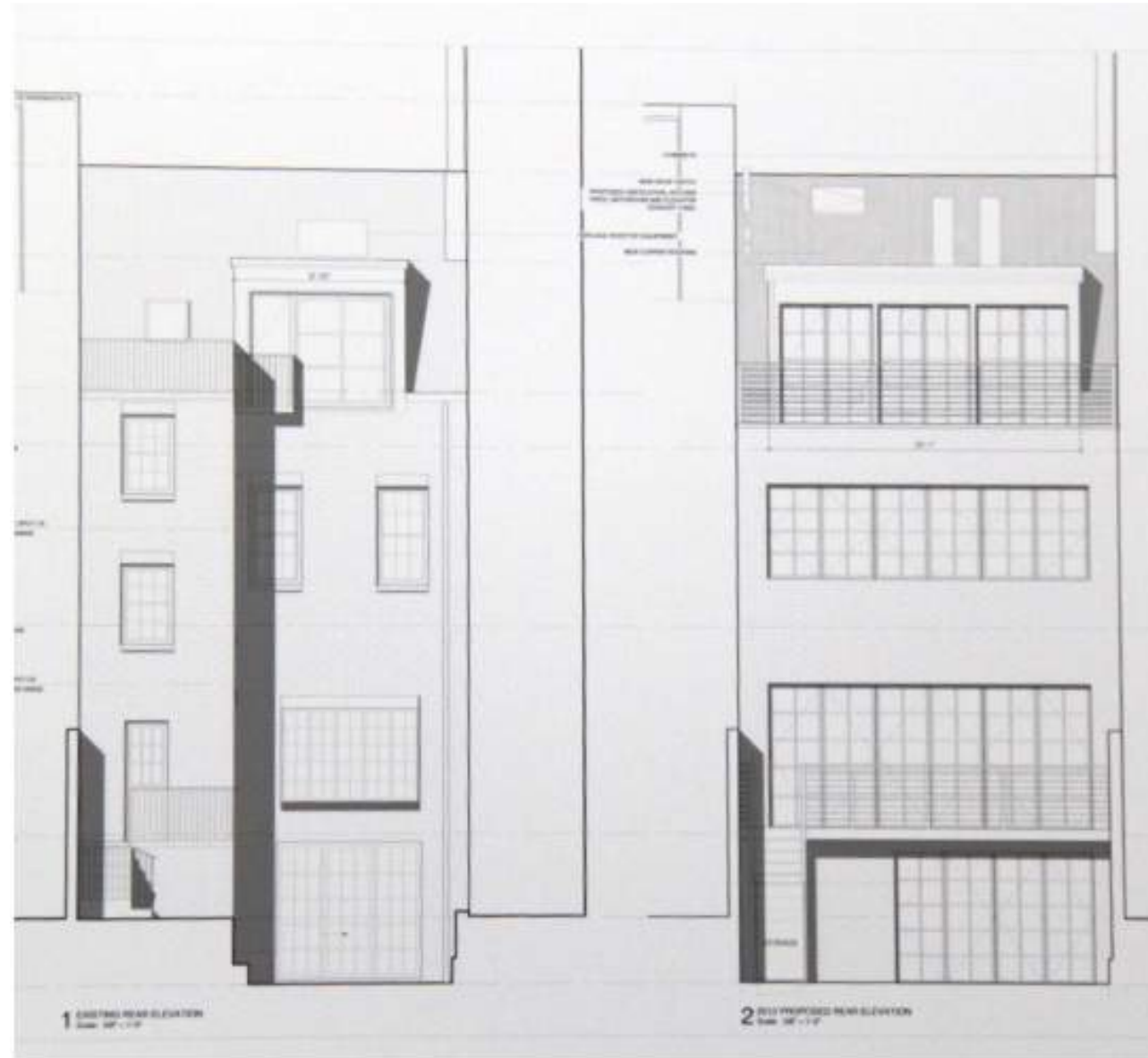


Looking east from rear yard of 24 East 10th Street to Beaucaire Apartments

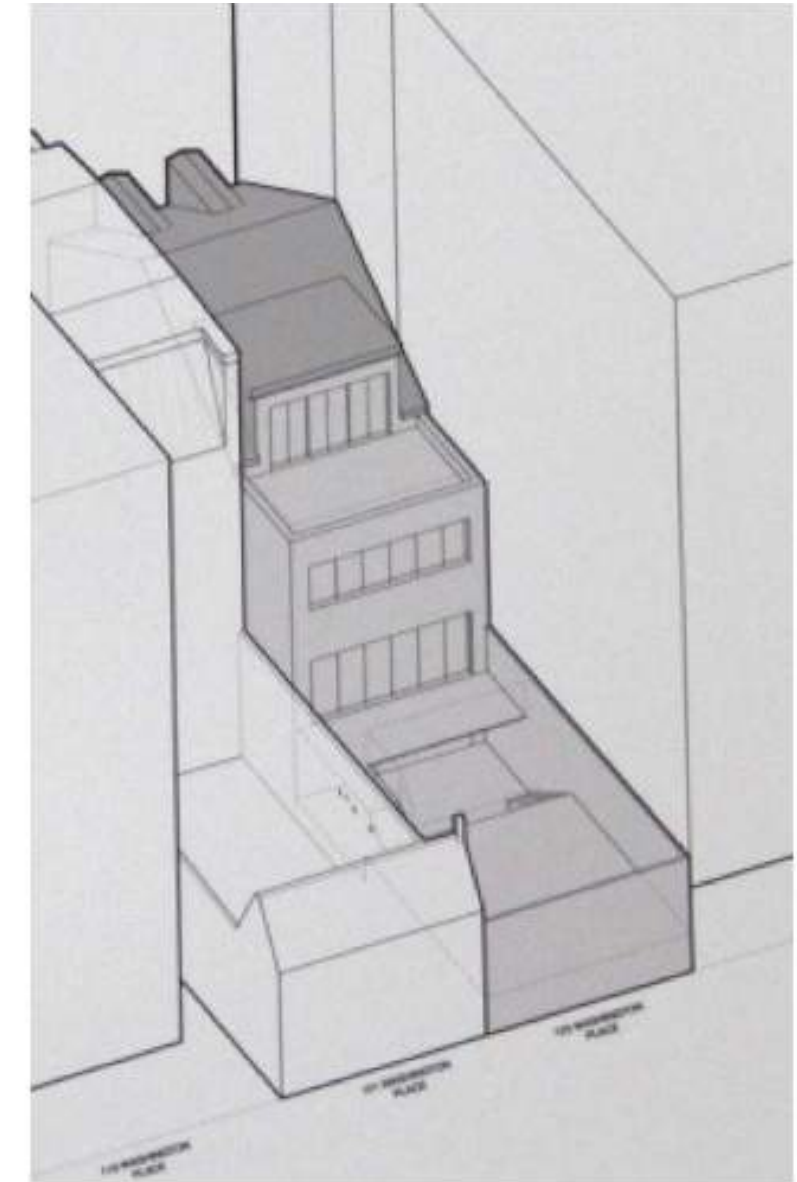




123 Washington Place - front facade



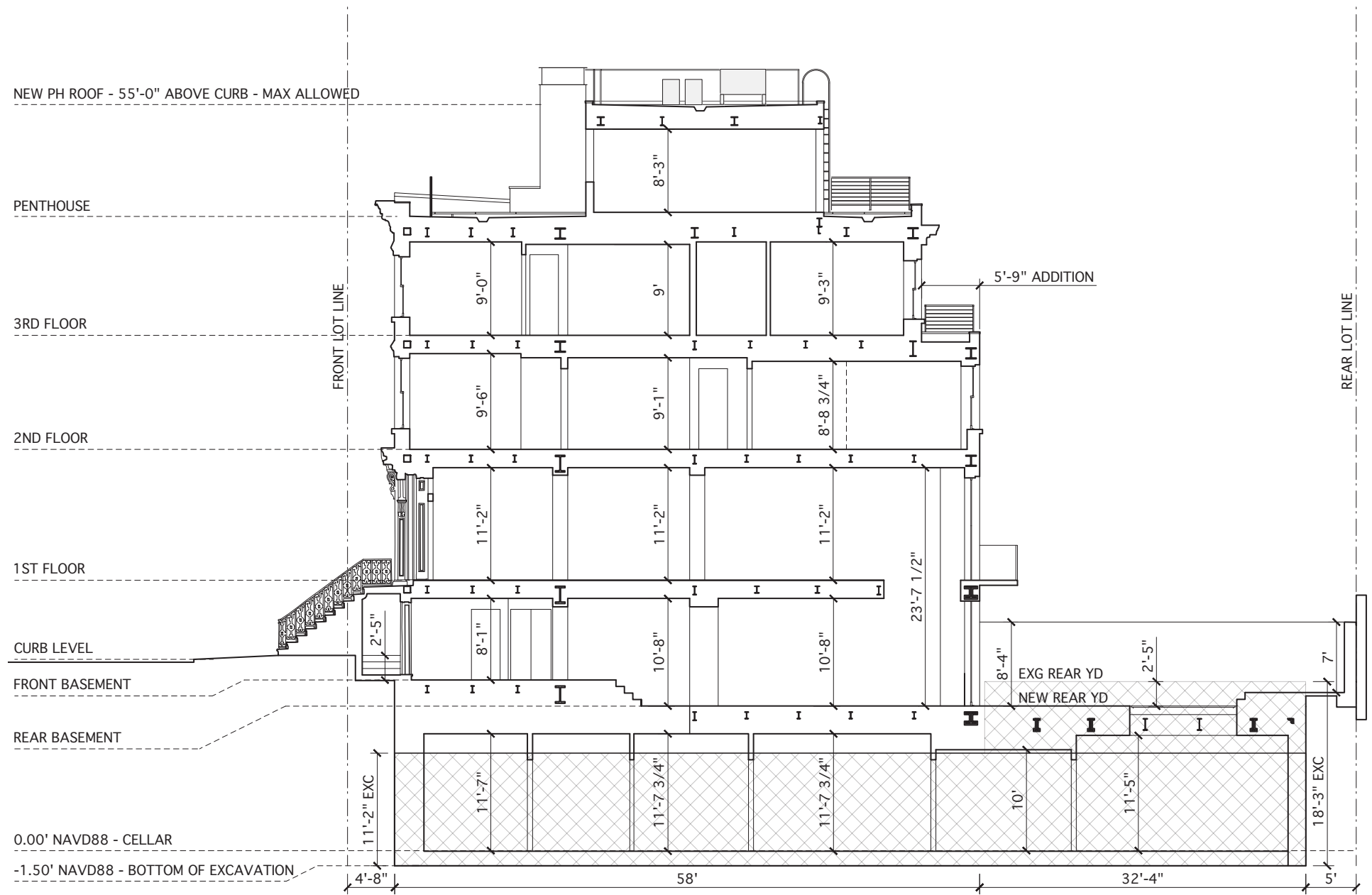
123 Washington Place - rear excavation approval drawings





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

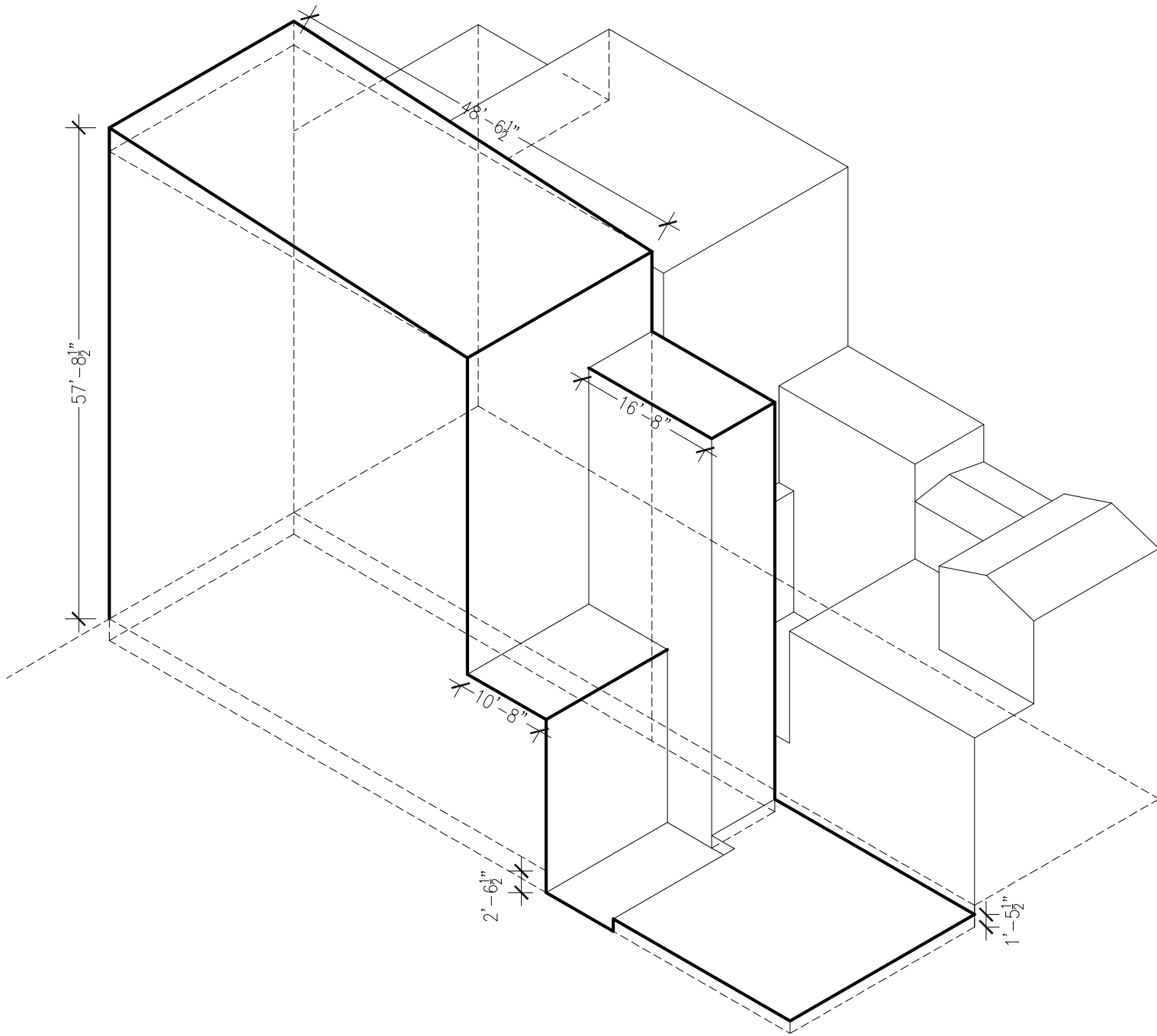


24 E 10 rear approval - rendering

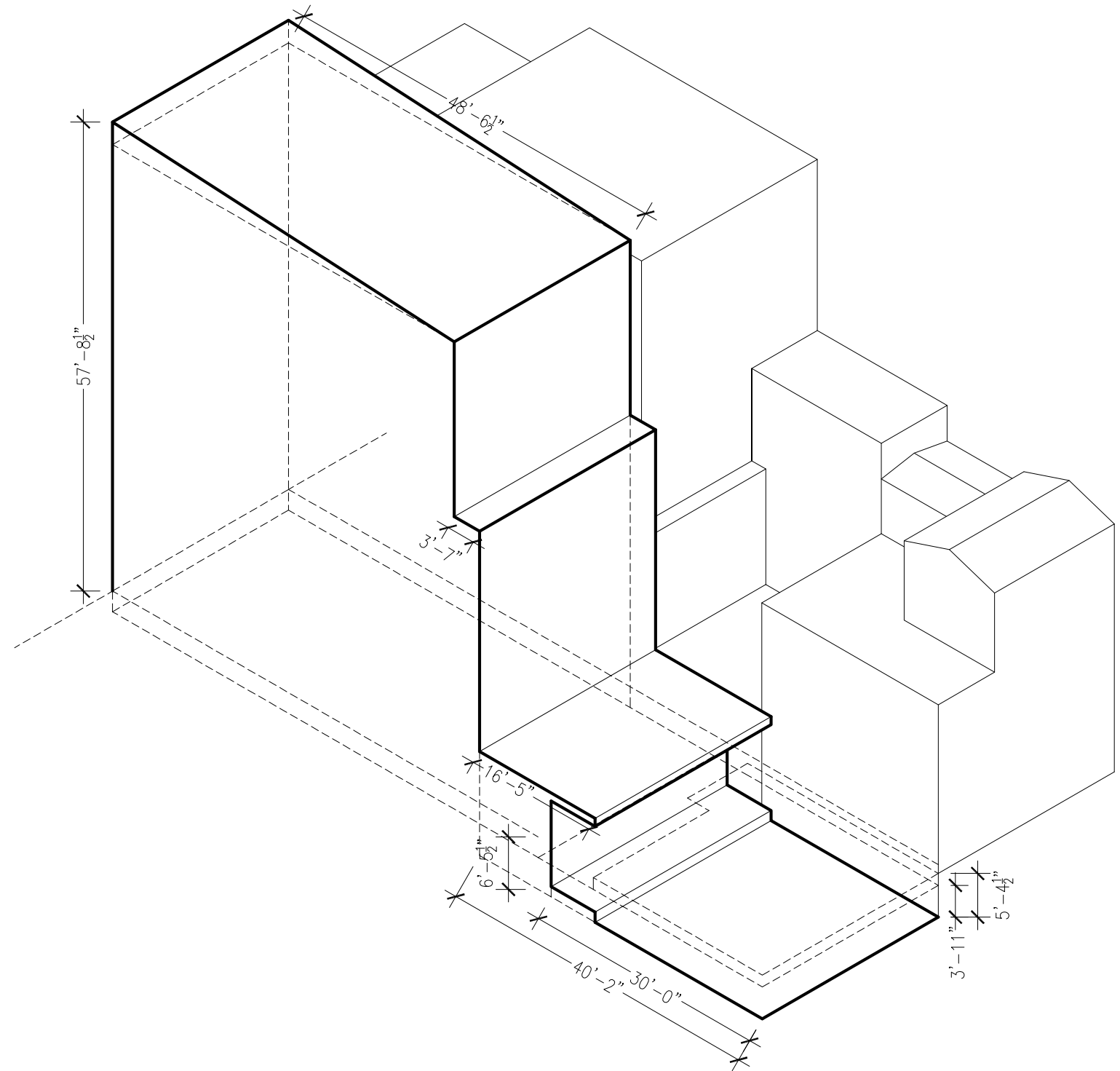


Existing rear facade photo





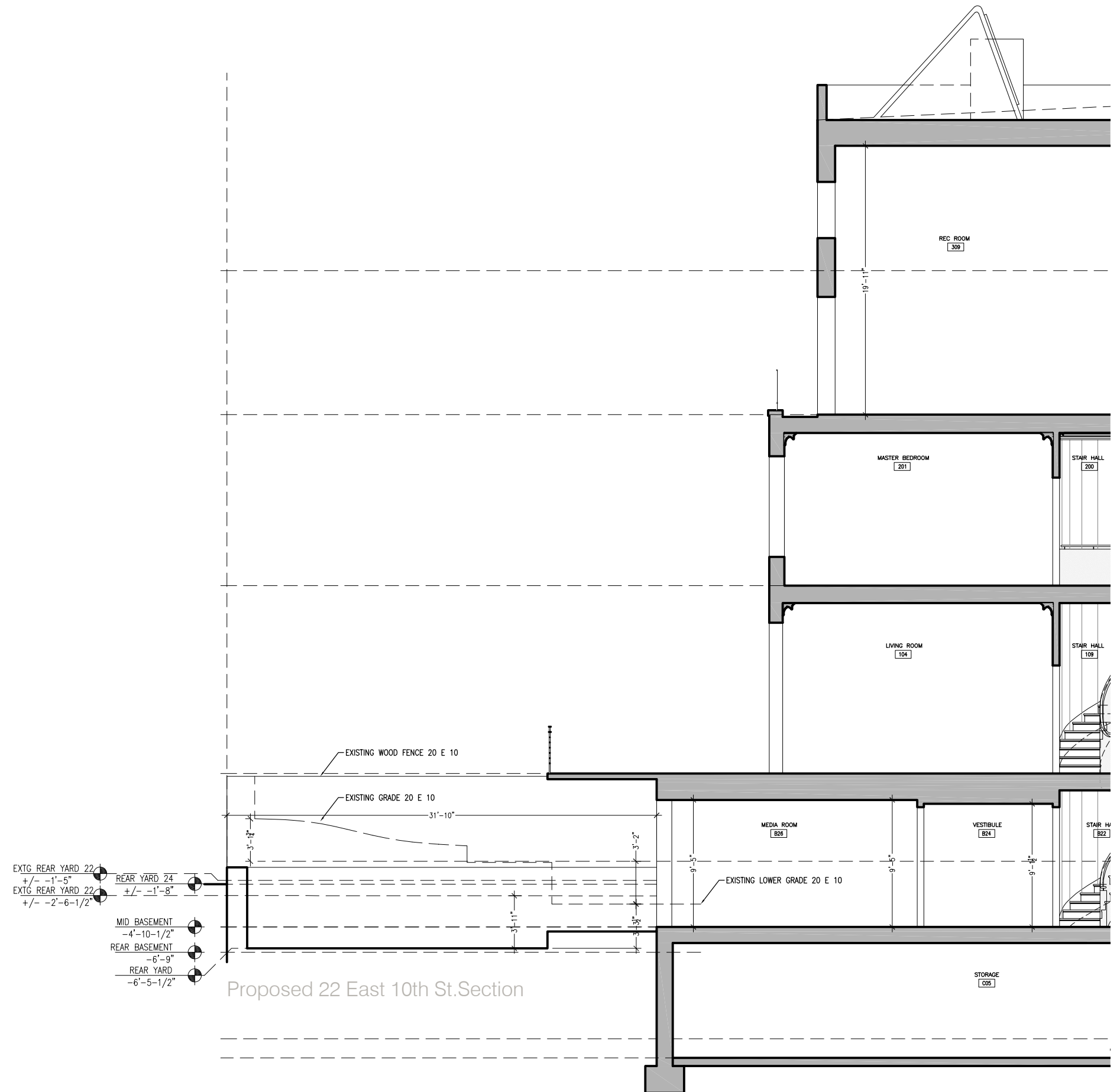
Existing 22 East 10th St. rear massing



Proposed 22 East 10th St. rear massing



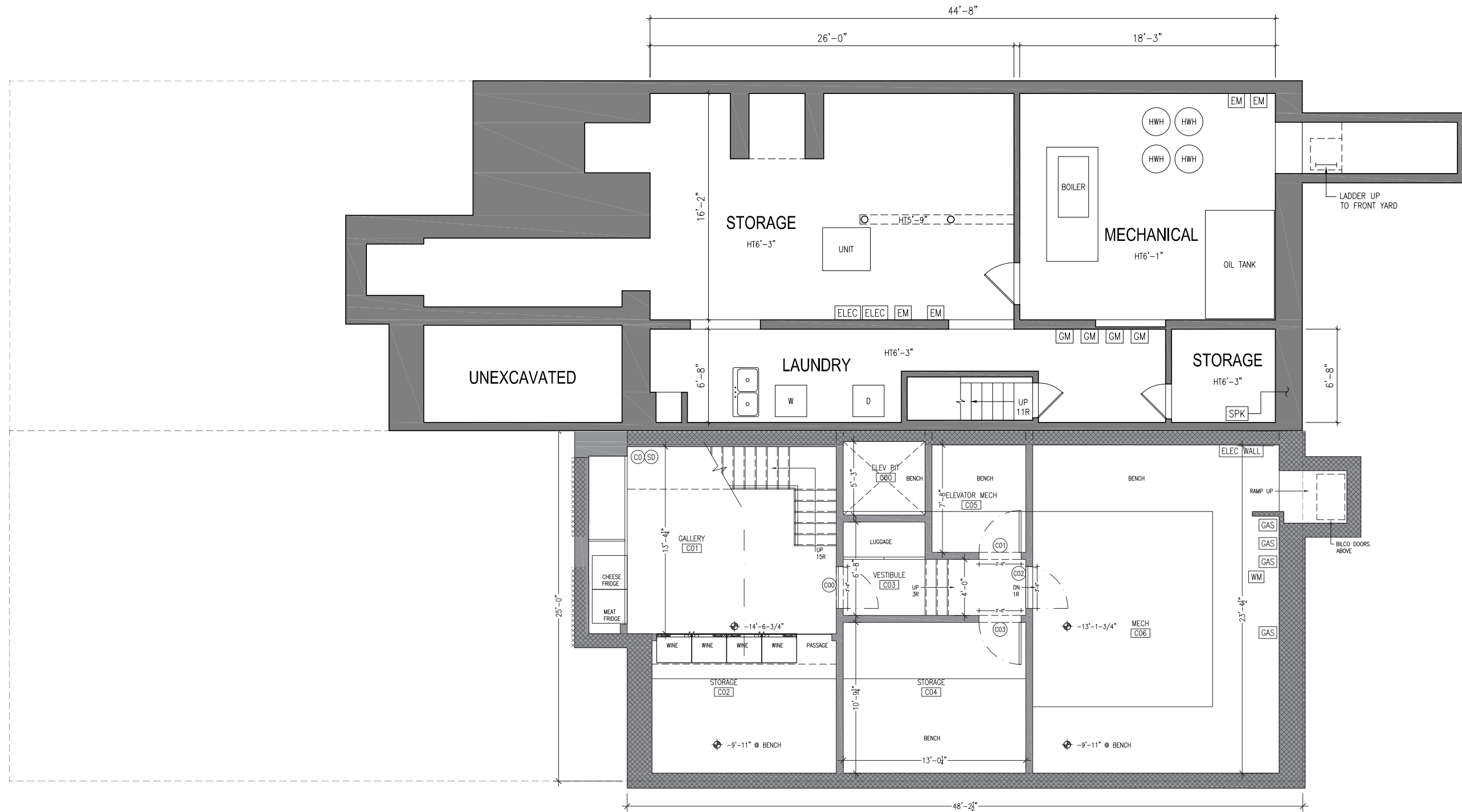
Existing 22 East 10th St. Section

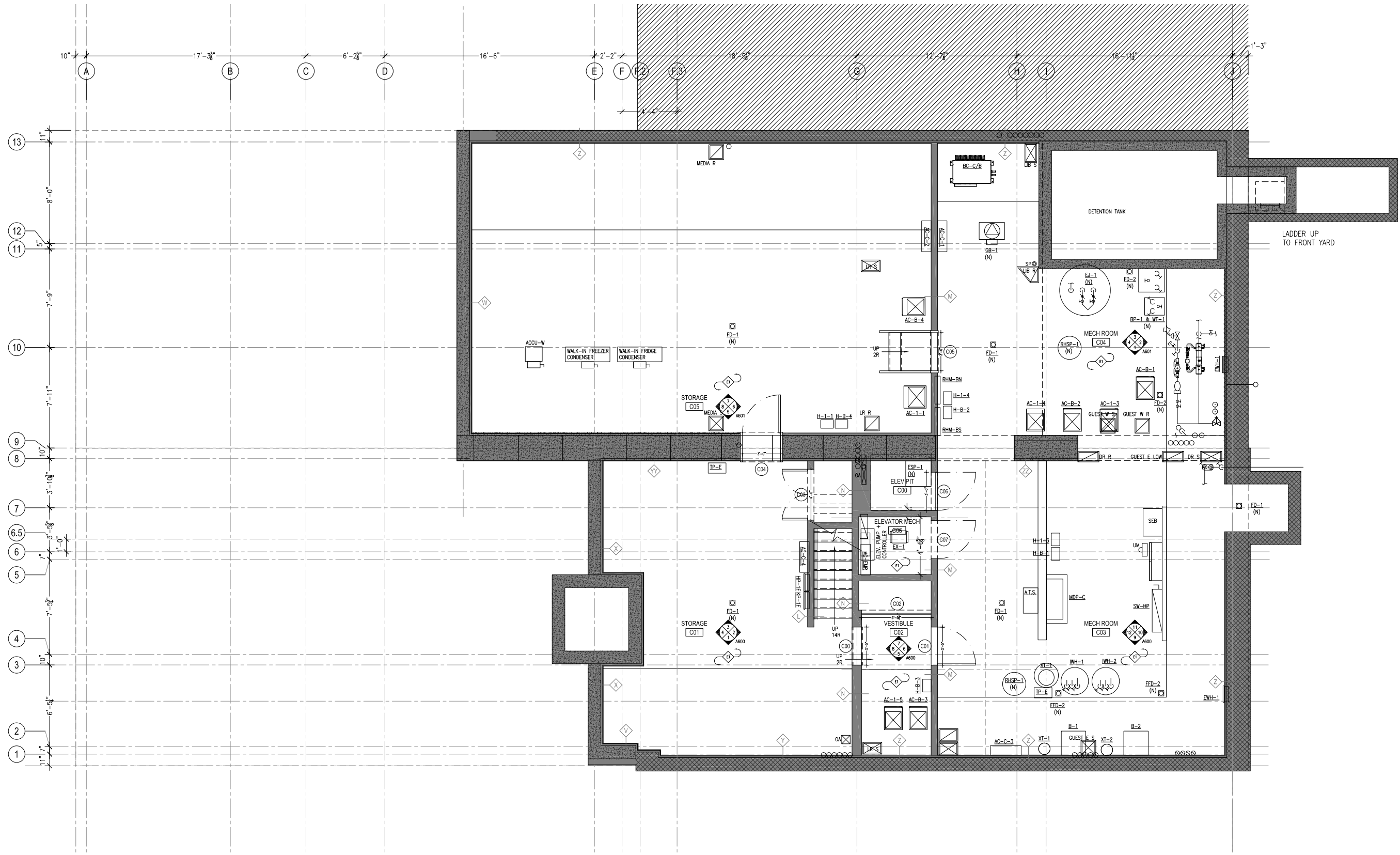


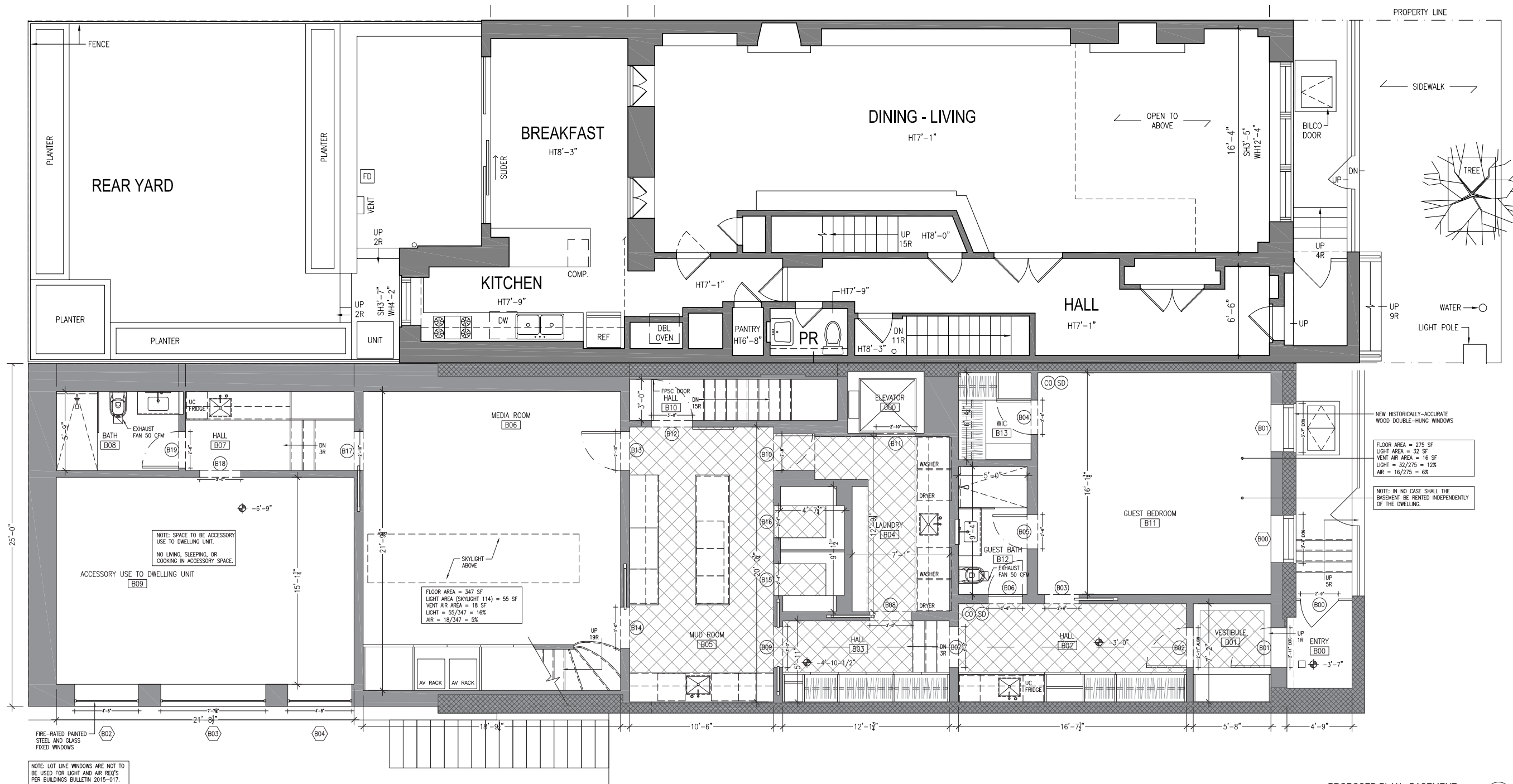
Proposed 22 East 10th St. Section



Appendix

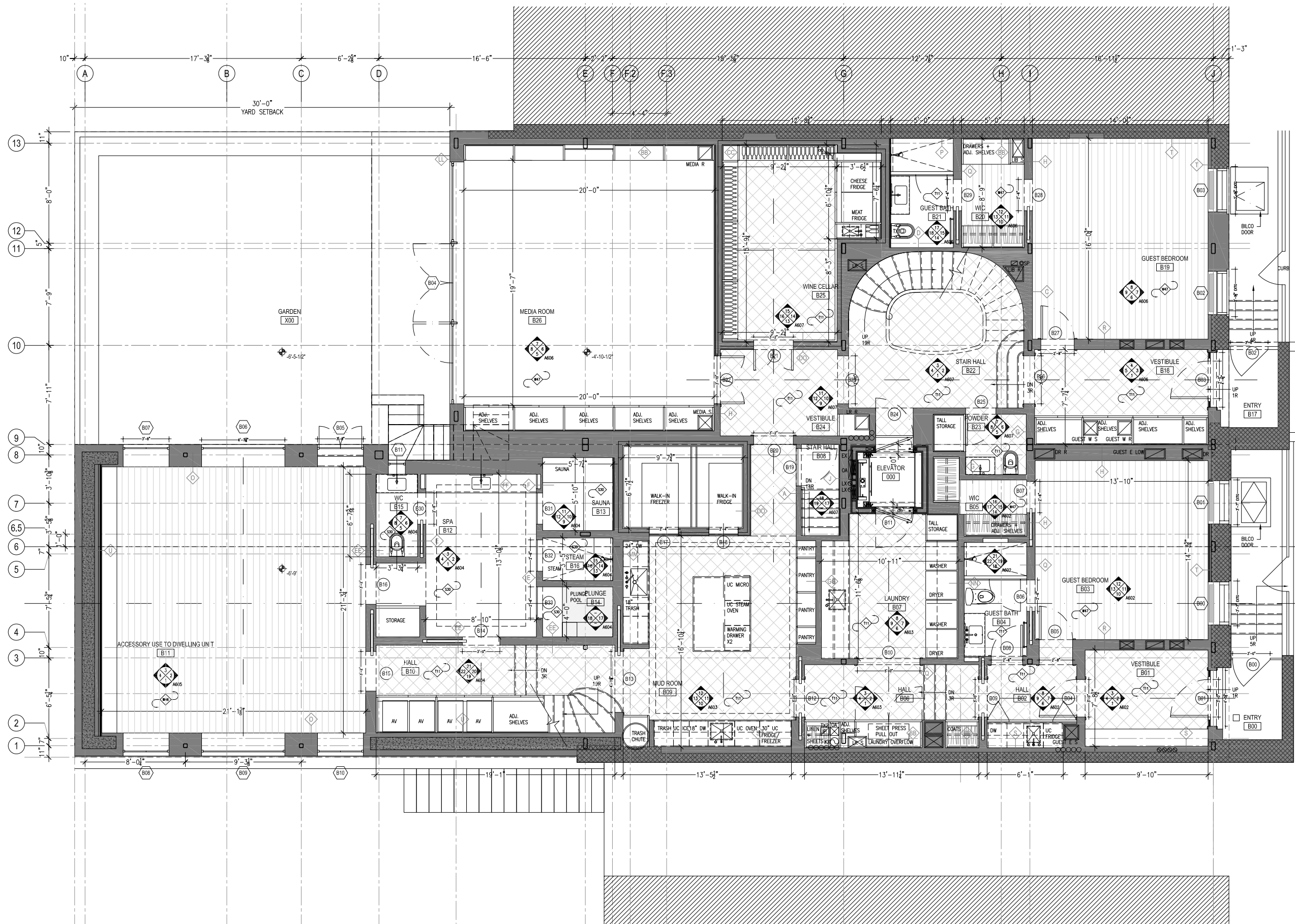


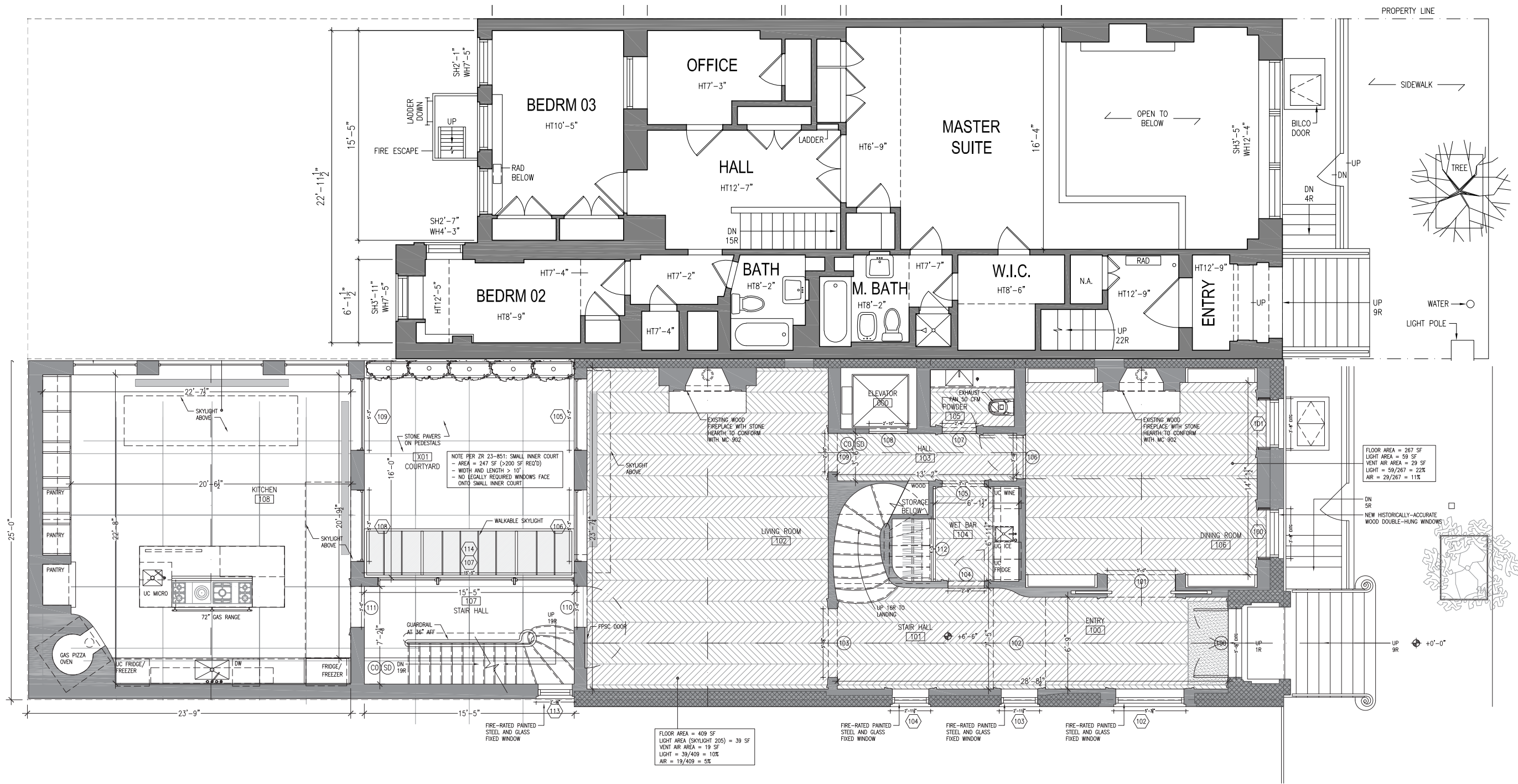




PROPOSED PLAN - BASEMENT 2
 1/4" = 1'-0"







FLOOR AREA = 267 SF
 LIGHT AREA = 59 SF
 VENT AIR AREA = 29 SF
 LIGHT = 59/267 = 22%
 AIR = 29/267 = 11%

FLOOR AREA = 409 SF
 LIGHT AREA (SKYLIGHT 205) = 39 SF
 VENT AIR AREA = 19 SF
 LIGHT = 39/409 = 10%
 AIR = 19/409 = 5%

FIRE-RATED PAINTED STEEL AND GLASS FIXED WINDOW

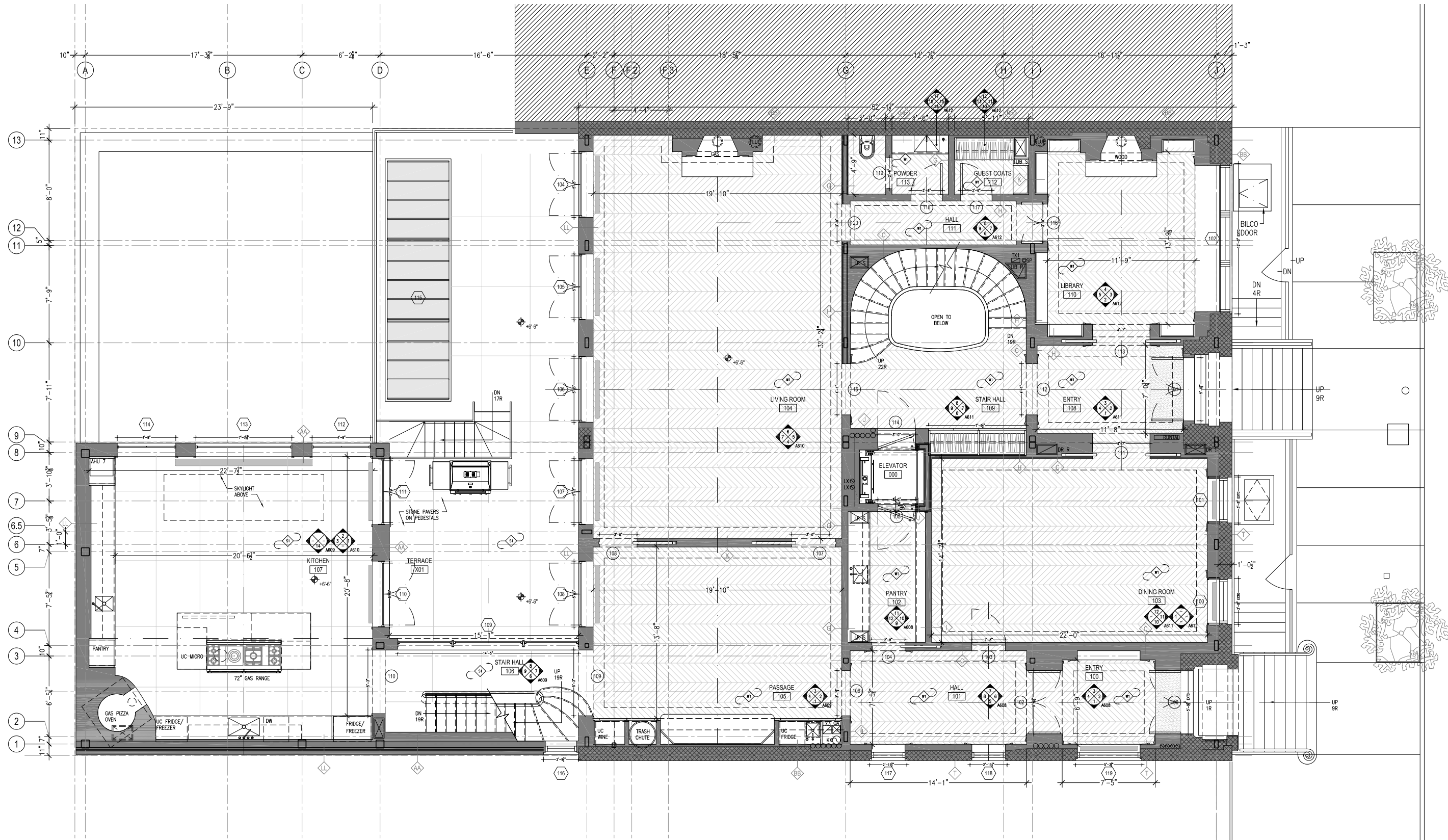
FIRE-RATED PAINTED STEEL AND GLASS FIXED WINDOW

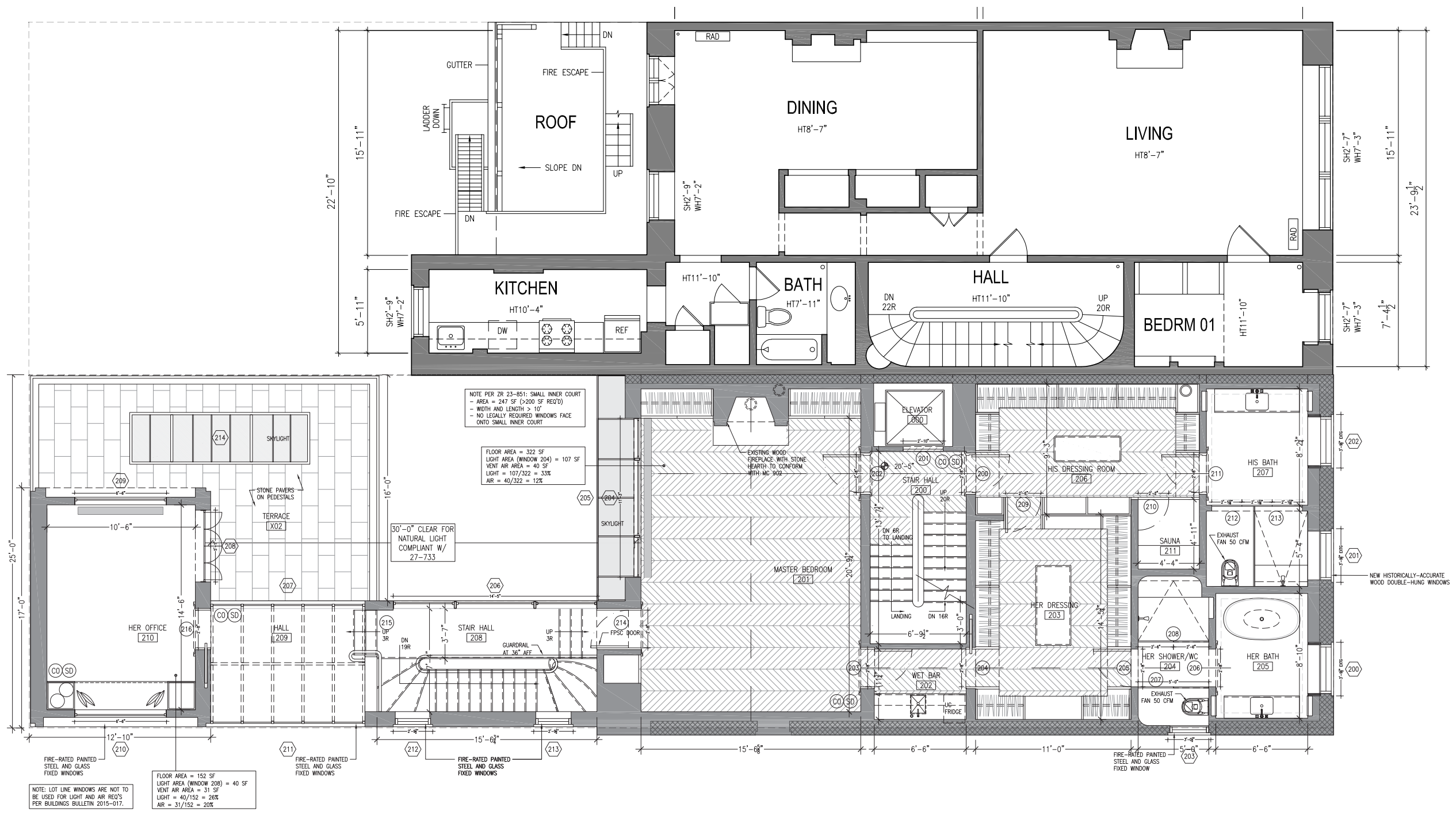
FIRE-RATED PAINTED STEEL AND GLASS FIXED WINDOW

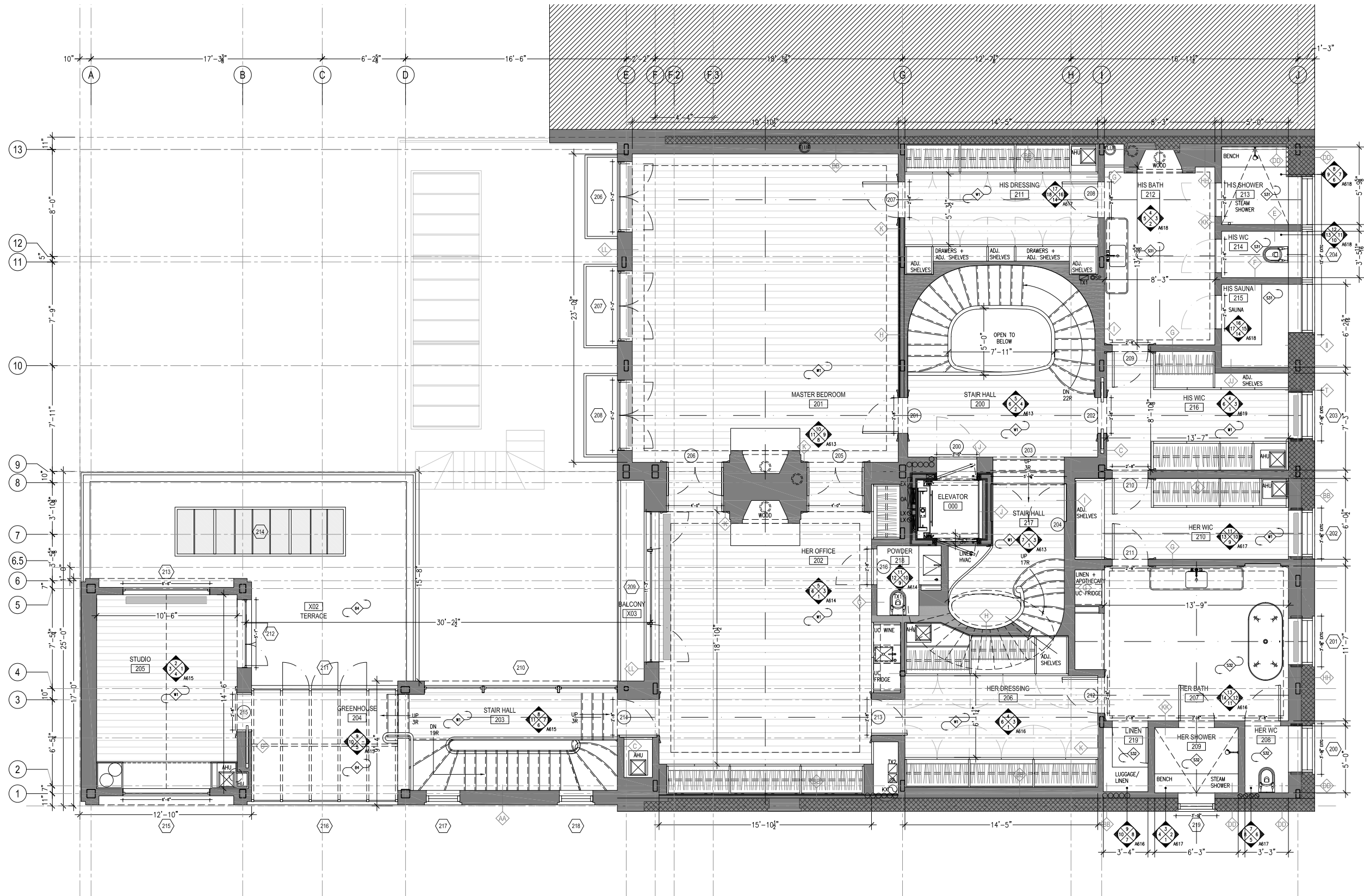
DN SR
 NEW HISTORICALLY-ACCURATE WOOD DOUBLE-HUNG WINDOW

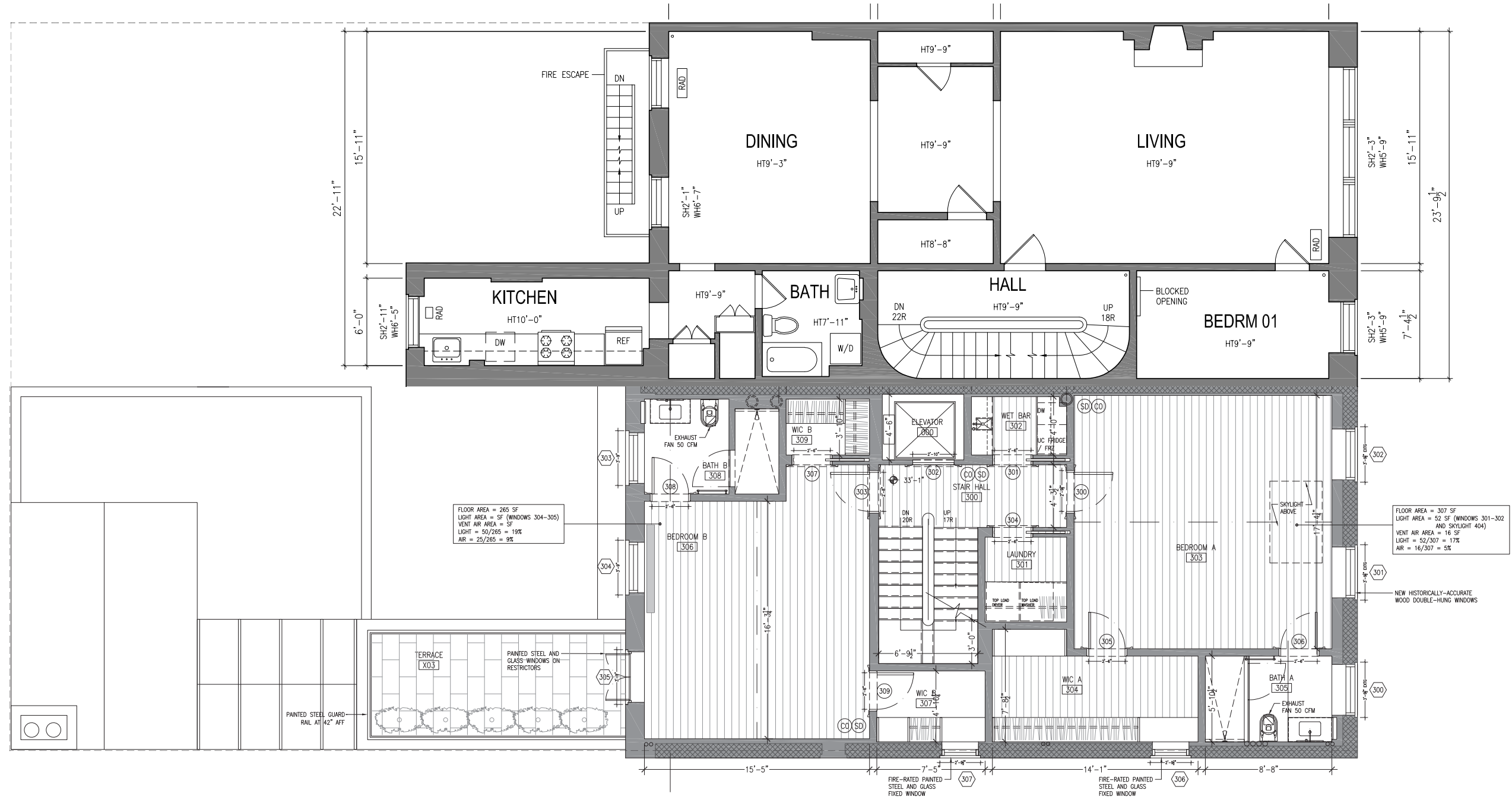
UP 9R
 +0'-0"

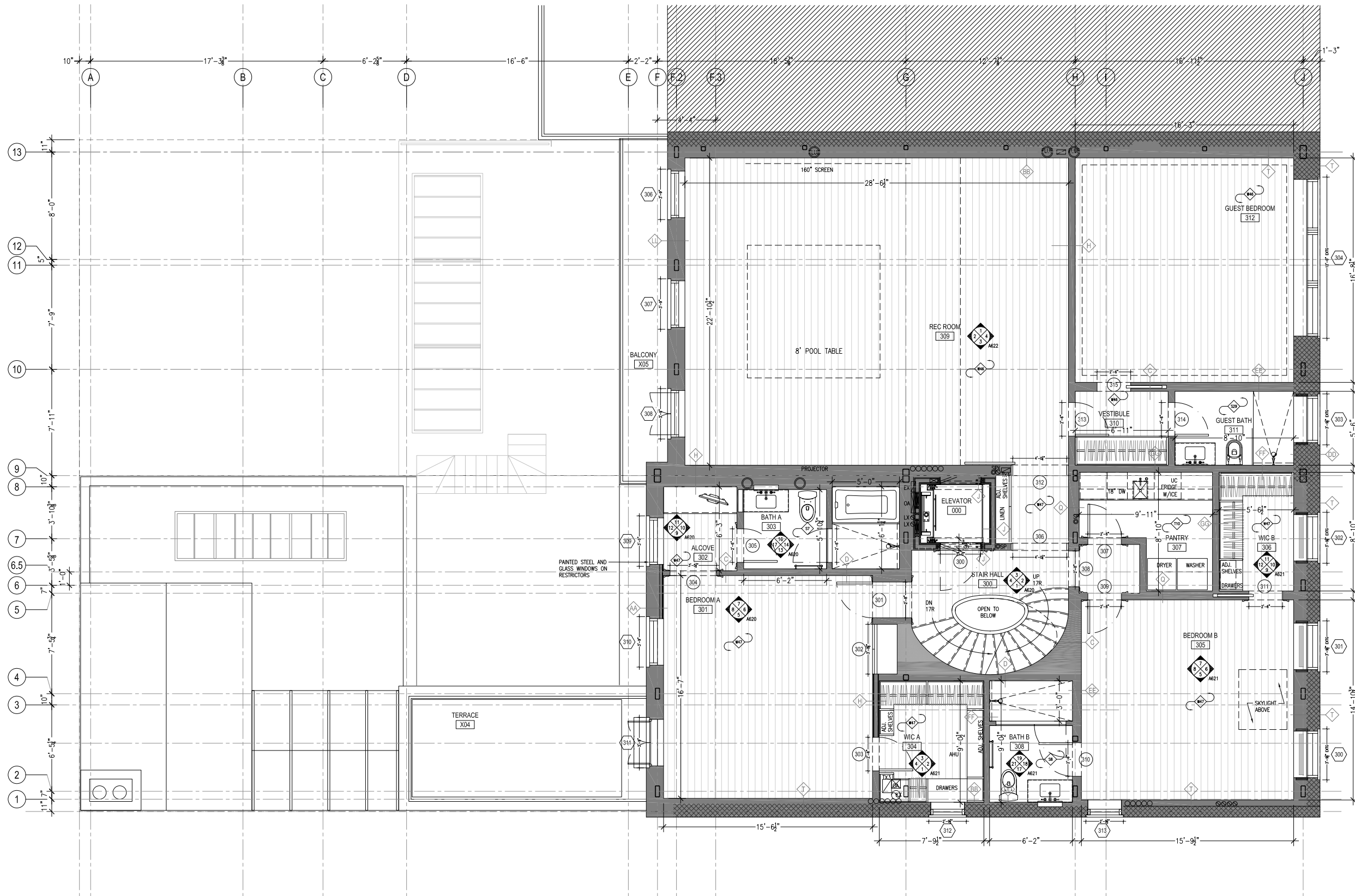


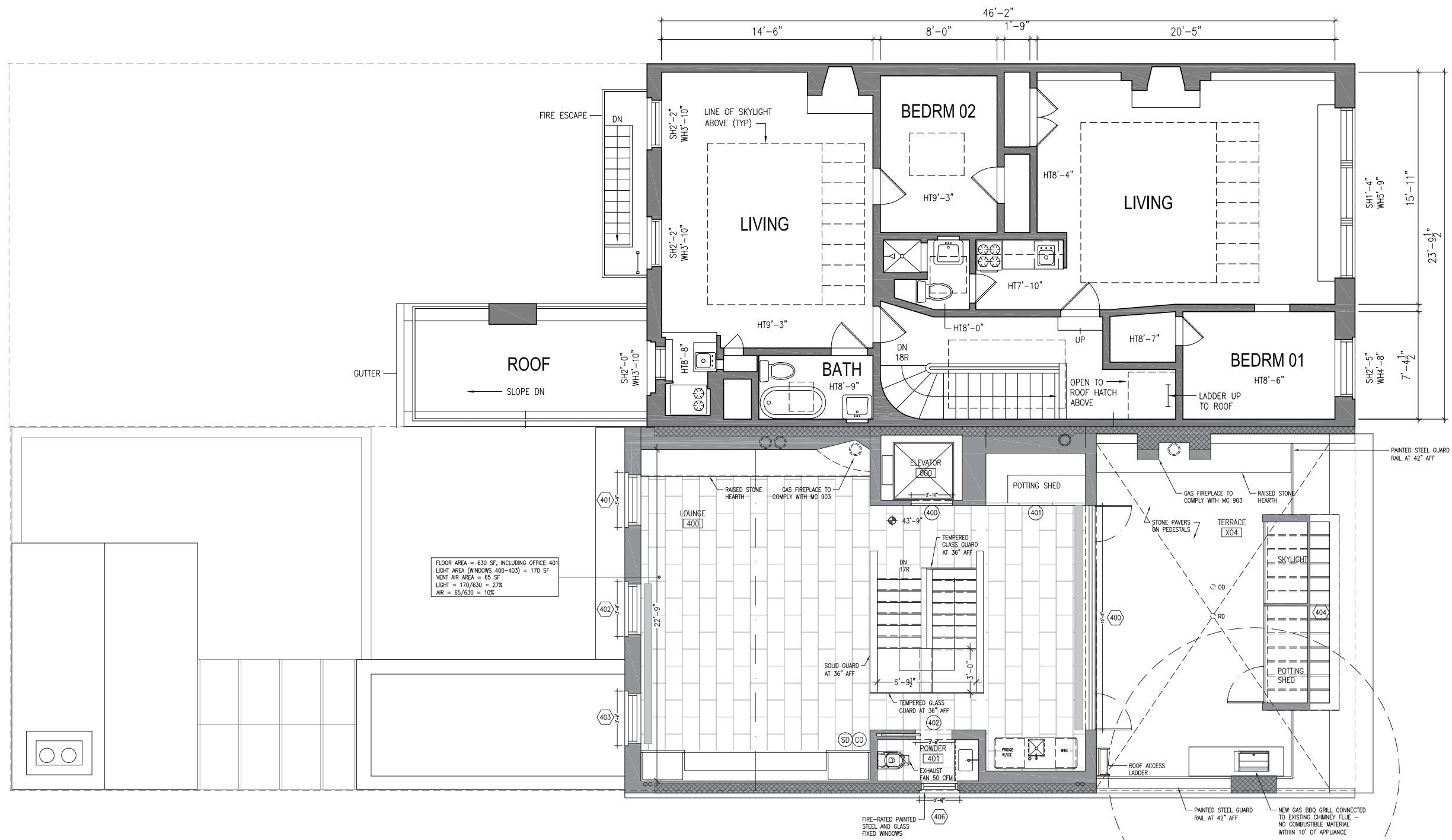


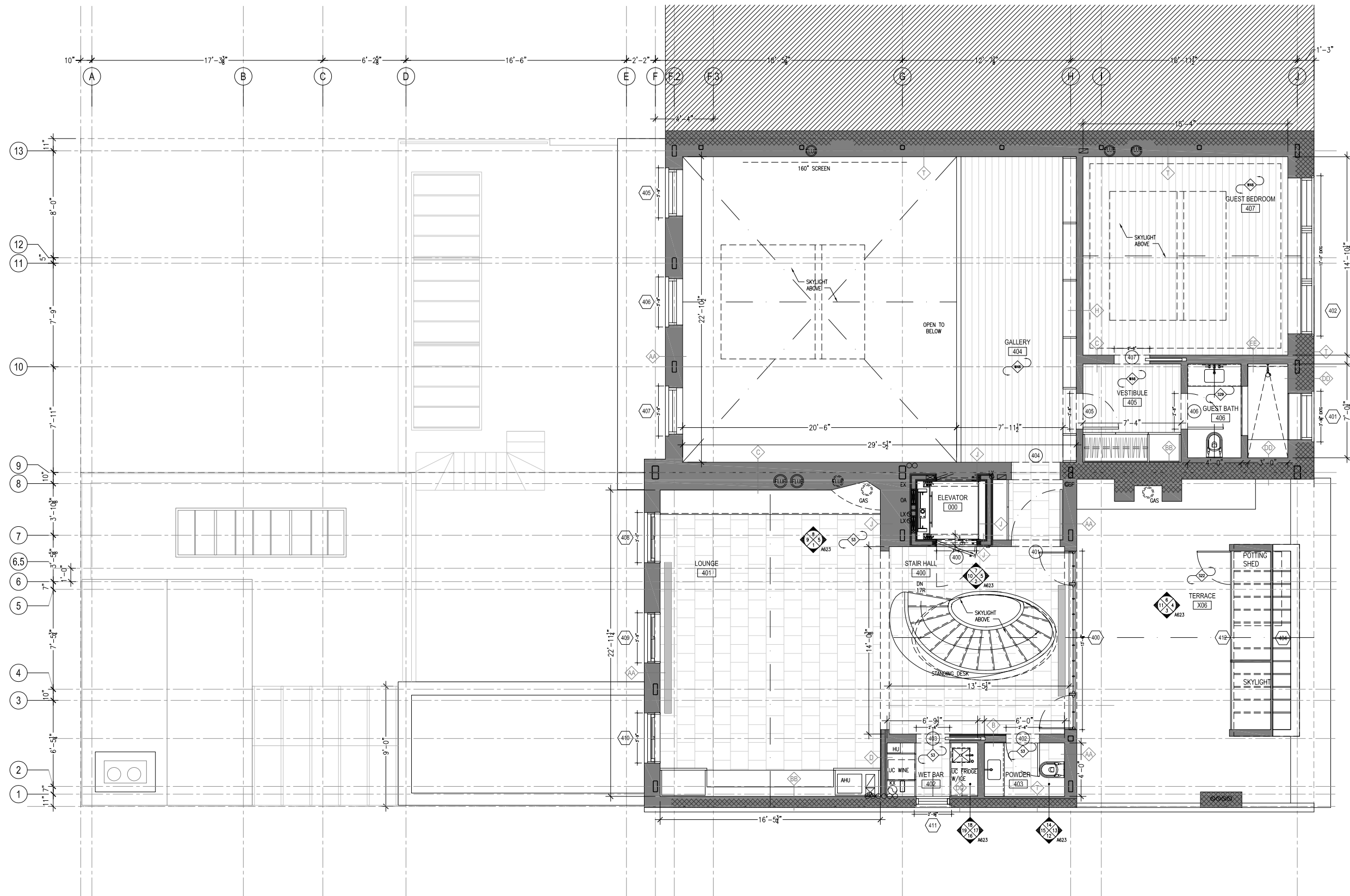


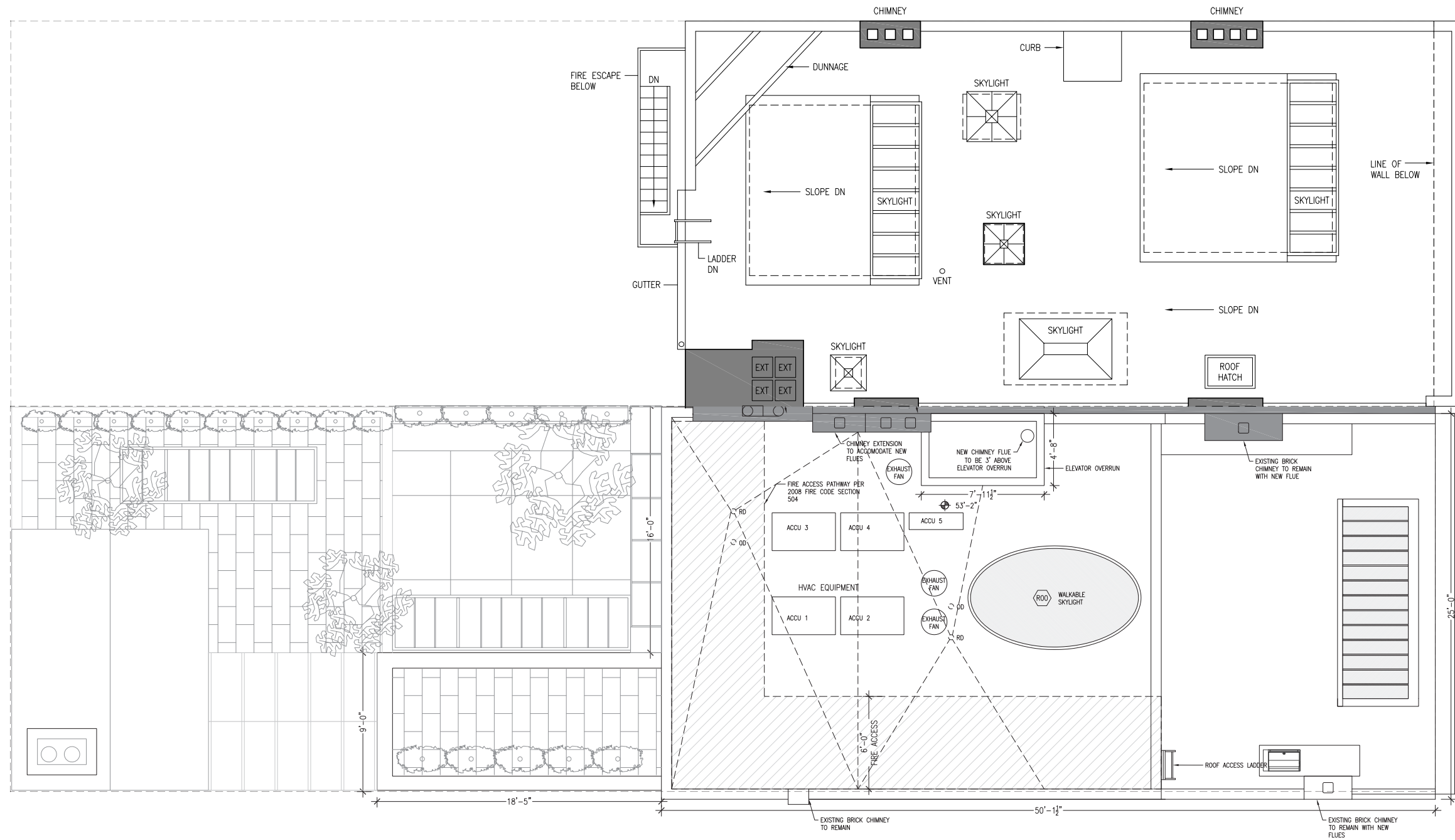


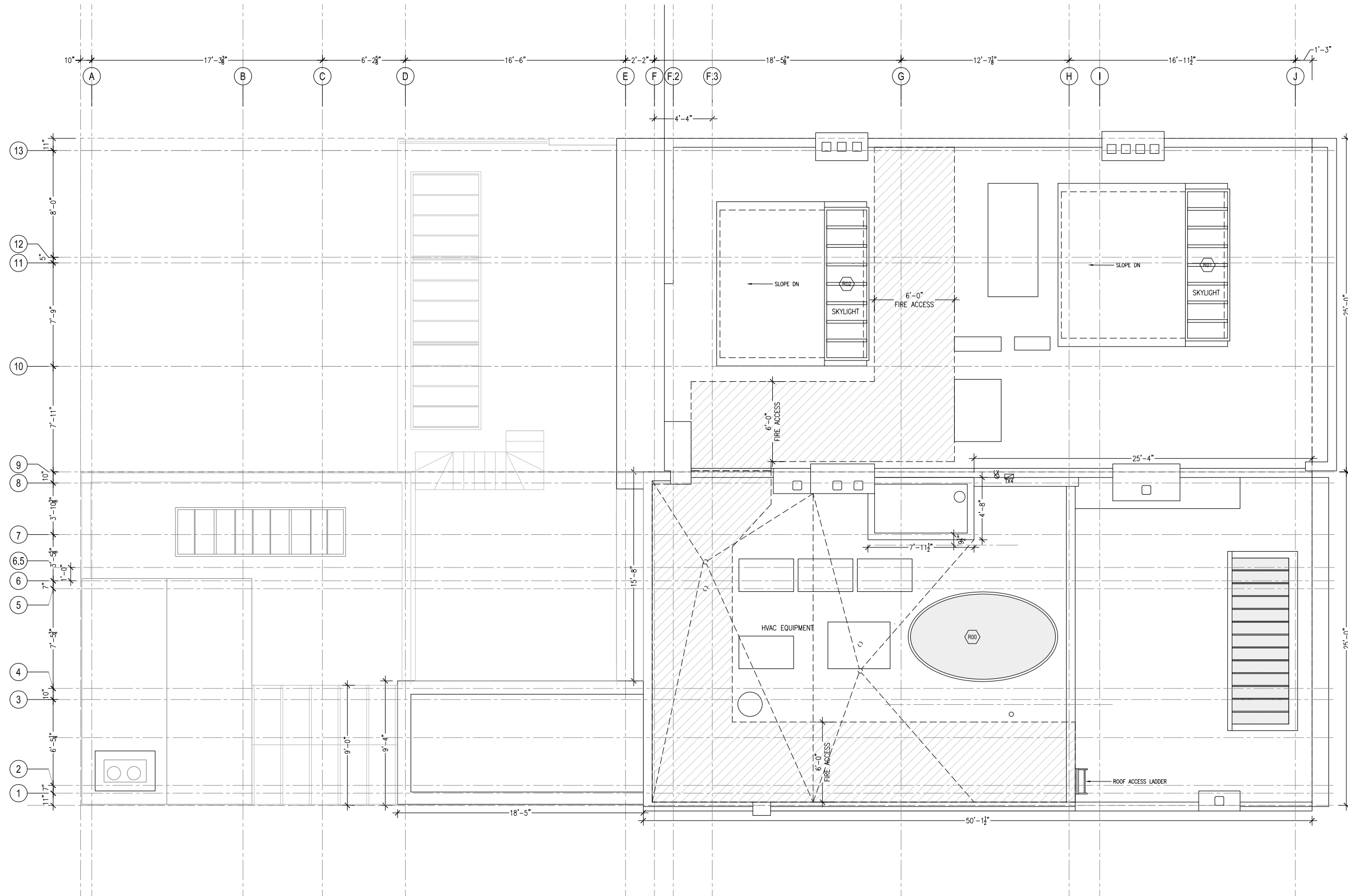












KEY

	Fire proof construction. (OR FIRE RESISTIVE CONSTRUCTION)
	Adobe building.
	Stone building.
	Concrete, lime, cinder or cement brick
	Hollow concrete or cement block construction
	Concrete or reinforced concrete construction
	Tile building.
	Brick building with frame cornice.
	" " " stone front.
	" " " frame side. (DIVIDED BY FRAME PARTITION)
	Brick veneered building.
	" and frame building.
	Frame building, brick lined.
	" " metal clad.
	Frame building.
	Iron building.
	Tenant building occupied by various manufacturing or occupancies
	Frame building covered with asbestos
	Brick building with brick or metal cornice.

D WELLINGS.

Framed air shafts are shown but colored over. Brick air shafts are left white.

CLASSIFICATION OF BUILDINGS

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

BRICK		FRAME	
1st Class (.)	Slate or metal roof, coped walls.	1st Class (.)	Slate or metal roof.
2nd " (. .)	" " " walls not coped.	2nd " (. .)	Shingle roof.
3rd " (. . .)	Shingle roof.		

- Frame Buildings with BRICK FRONTS.
- Height of Buildings, in Stories and feet (74 ft. 6 in. and over).
- Fronts of marble or other stone.
- Iron Fronts.
- "Dotted line." Interior brick wall, omitted on one or more floors.
- Superior construction. { Built of non-inflammable material "throughout," except flooring and trim.
- Communications protected by single fire-proof doors { With designation " " " double " " } of floors.
- Openings exposing Buildings.
- Elevators with steam or other power. { Where enclosed with Brick or Fire-proof material a heavy line is drawn around them.
- Hatchways or "Dumb-waiters."
- Sky-lights in Roof only.
- " over Opening in floor.
- Smoke-houses. Retorts, and Ovens.
- Mansard Roofs. Corrugated Iron. Steam-boilers.

REFERENCE.

SPECIAL HAZARDS.

NAMES of Manufactories, &c., are written on buildings, when there is sufficient space, and their construction classified by the same marks as on Dwellings. Other Specially Hazardous Risks are COLORED GREEN, the varying number of dots (brick) and crosses (frame) showing the comparative danger from fire by occupancy.

BRICK.

A Construction = to 1st class Warehouse.

B " = " 2nd " " "

C " = " 3rd " " "

D " = " 1st " Store or Dw'g.

E " = " 2nd " " "

F " = " 3rd " " "

FRAME.

G Construction = to 1st class Store or Dwelling.

H " = to 2nd class Store or Dwelling.

NOTE.—In classifying a building as a Special, its CONSTRUCTION is obliterated, necessitating a series of letters, as follows:

Brick Frame

Bakeries (ovens in building). Breweries. Cooperages. Drug stores (retail, with privilege of compounding). Dyeing establishments. Fur dressers. Glass stainers. Hat finishers. Hay (open stock, loose). Lamp sellers (privilege for kerosene &c.) Laundries. Malt houses. Manufactories of Baskets, Bonnet-frames, Boots and shoes, Caps, Clothing, Combs, Envelopes, Feather dusters, Fringe &c., Gas fixtures, Gold pens, Hats, Hemp, Jewelry cases, Morocco, Paper bags, Pocket-books, Ruffling and ruches, Segars, Shirts, Tobacco, Umbrellas, Vinegar, Watches, Watch-cases, Writing ink. Map mounting and varnishing. Metal mills. Molasses houses. Photographers. Private stables. Smoke-houses. Tanneries. Tin-shops. Wheelwrights. Wire workers. Wool-pullers.

Brick Frame

Bleaching works. Book-binders. Brass and iron foundries. Coppersmiths. Cotton presses. Felling mills. Junk shops. Letter-press printers. Lithographers. Livery and Cartmen's stables. Machine shops. Manufactories of Agricultural Implements. Artificial flowers, Brooms, Brushes, Carriages, Cedar-ware, Floor-cloth, Grates, Guns, Hoop-skirts, Jewelry, Lamps, Musical instruments, Oil-cloths, Paper boxes, Paper collars, Paper patterns, Patent Medicines, Plated ware, Rope and cordage, Safes, Silverware, Starch, Stoves, Tin cans, Upholstery. Oil stores (petroleum and products). Print works. Rag stores. Slaughter houses. Snuff mills. Type and stereotype foundries. (And generally buildings not occupied by workers of light wood).

Brick Frame

Box repairing. Cabinet-making. Carpenters' shops. Distilleries. Flax mills. Flour or Grist mills. Japanners. Lard refineries. Manufactories of Artificial hair, Bagging, Candles, Chairs, Clocks, Confectionery, India-rubber or gutta-percha, Ivory or lamp-black, Looking-glass and Picture frames, Oiled clothing, Organs, Paper-hangings, Perfumery, Pianos, Soap, Trunks. Oil mills. Paper mills. Rectifying establishments. Sugar refineries. Tallow-melting or chandleries. Wholesale druggists (with compounding). Woollen mills. (And generally risks where much heat or light wood is used.)

Brick Frame

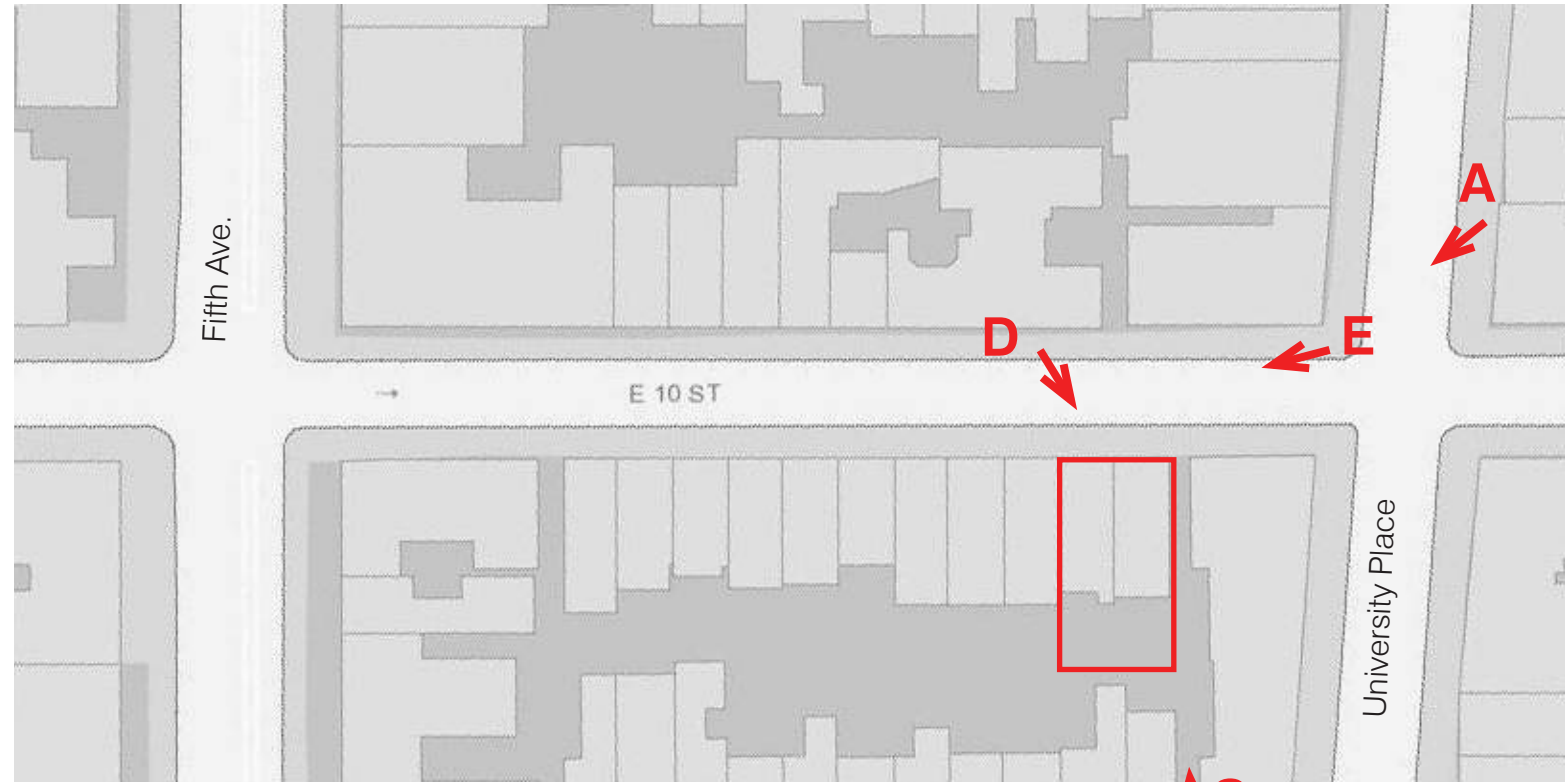
Chemical laboratories. Coffee and Spice mills. Drug mills. Fireworks on sale. Match factories. Oil-boiling houses. Planing and Moulding mills. Printing-ink factories. Sash, blind and door factories. Saw mills. Tar-boiling houses. Turpentine distilleries. Varnish making. Window-shade factories.







HVAC mockup



HVAC mockup



A



B



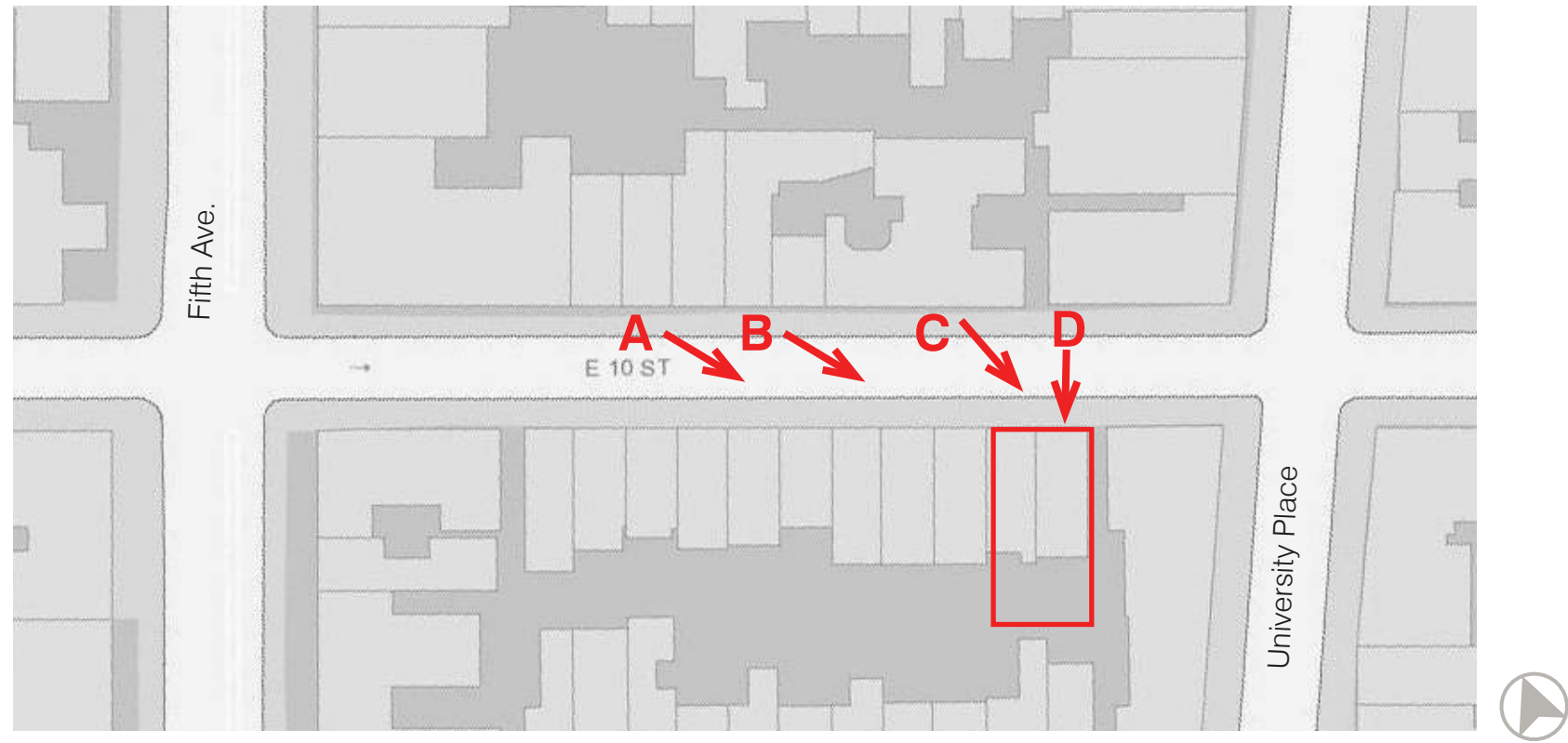
C



D



E



A



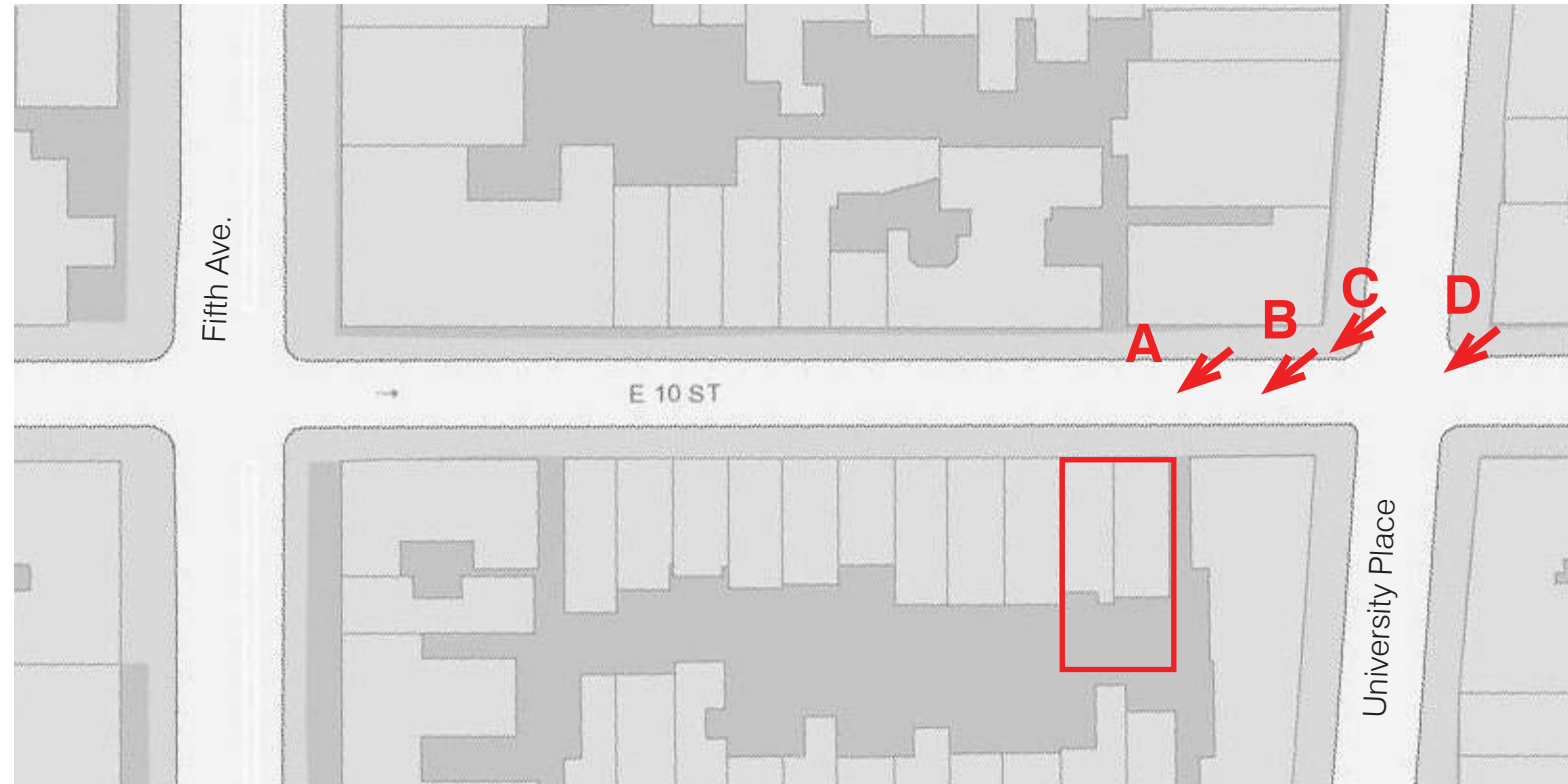
B



C



D



A



B



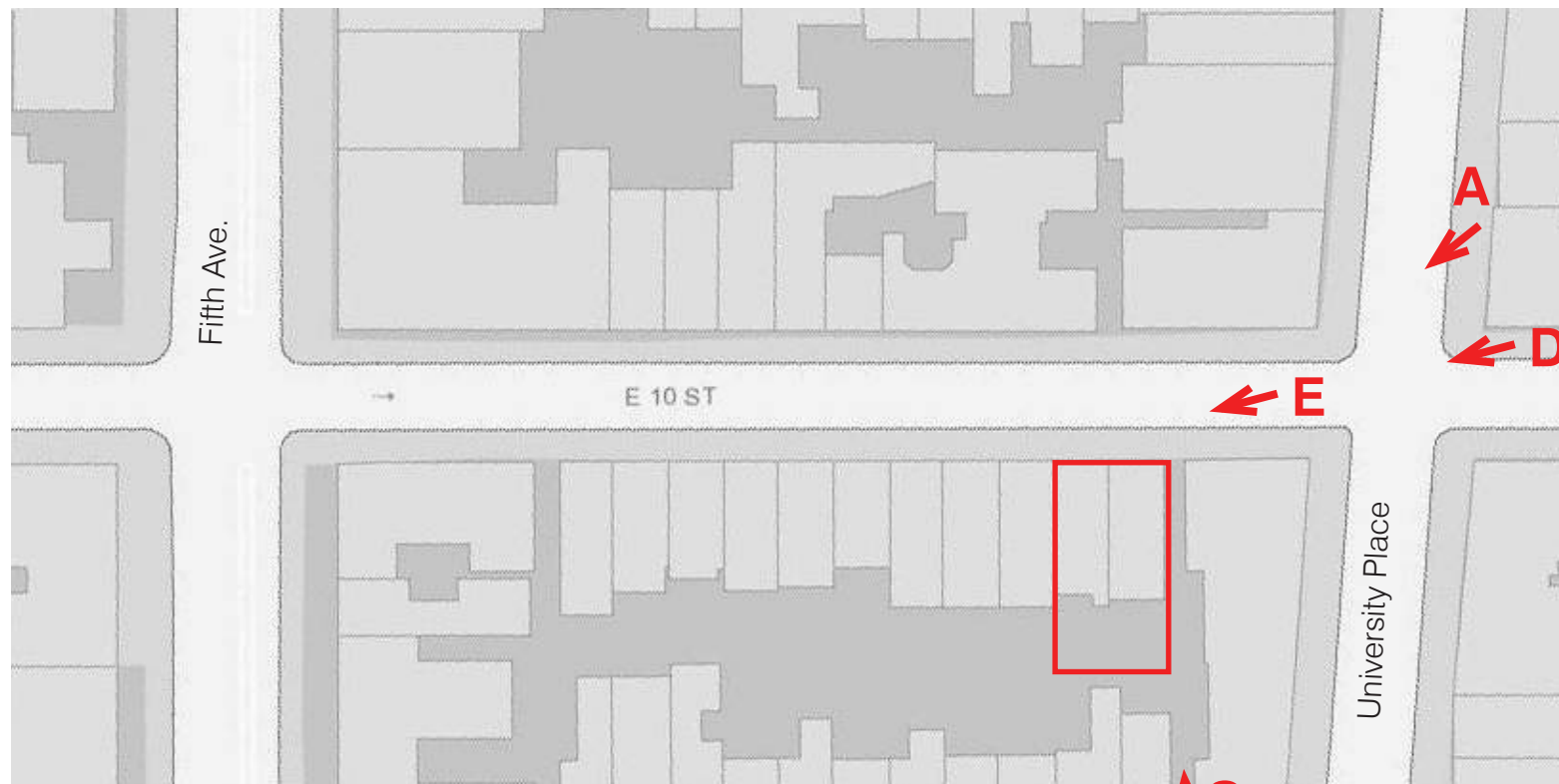
C



D



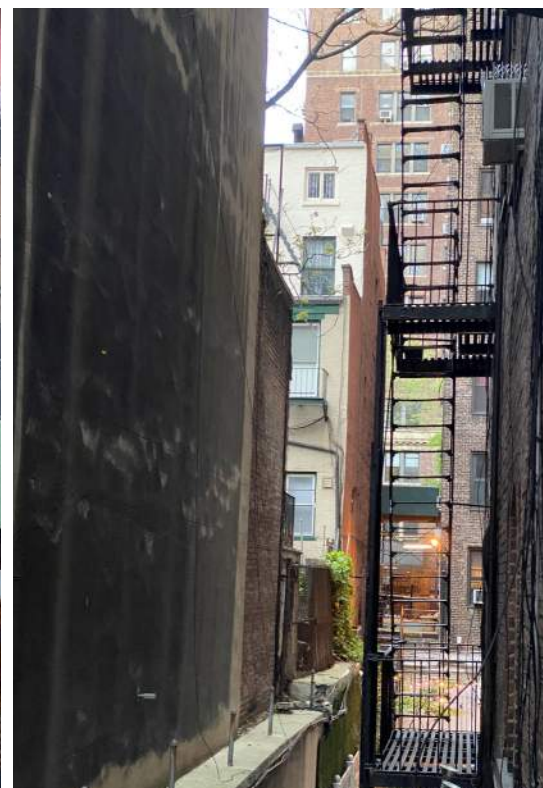
A (ZOOMED IN)



A



B



C (ZOOMED IN)



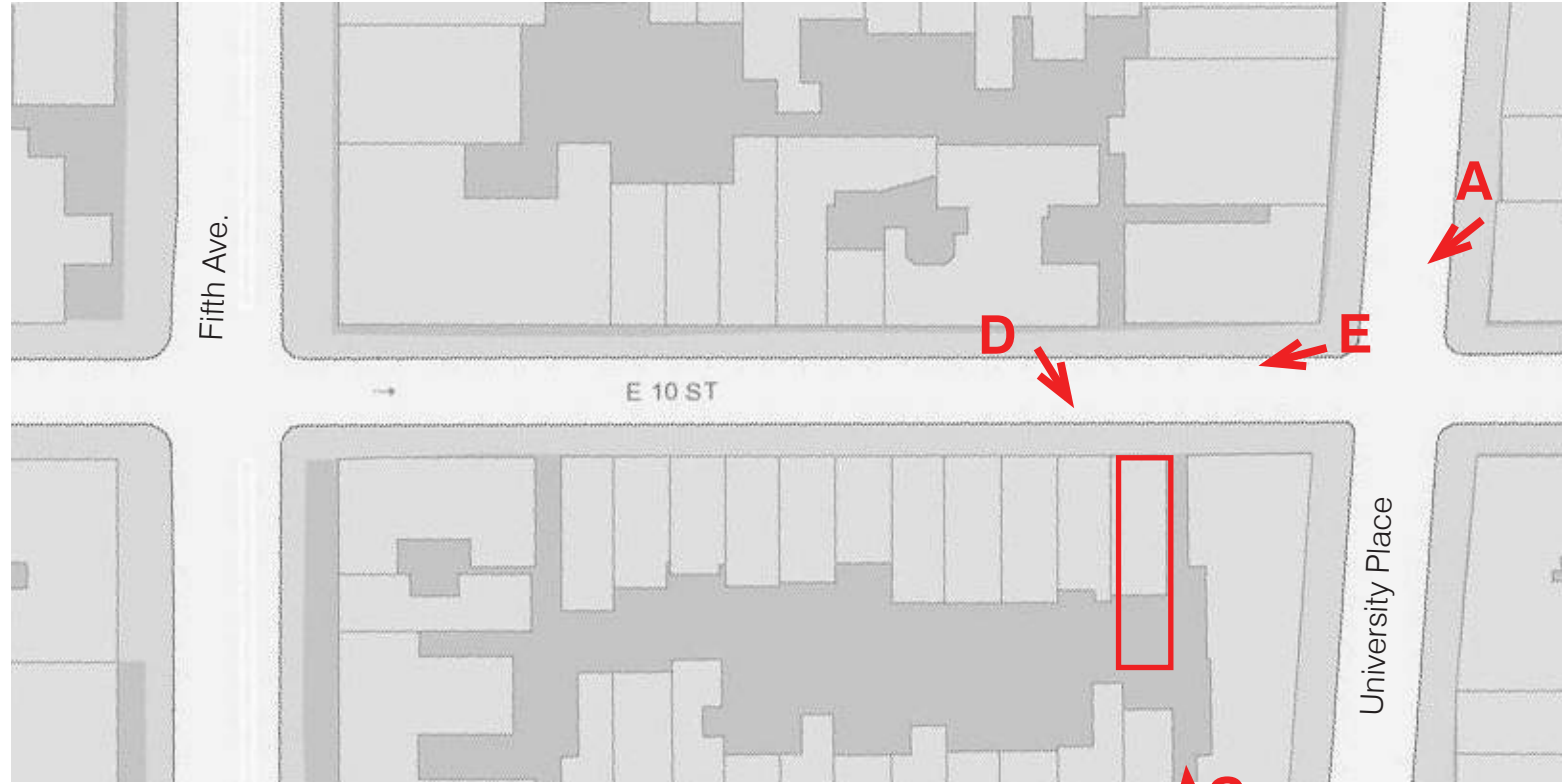
D



E



HVAC and elevator overrun mockup



Front railing mockup



A



B



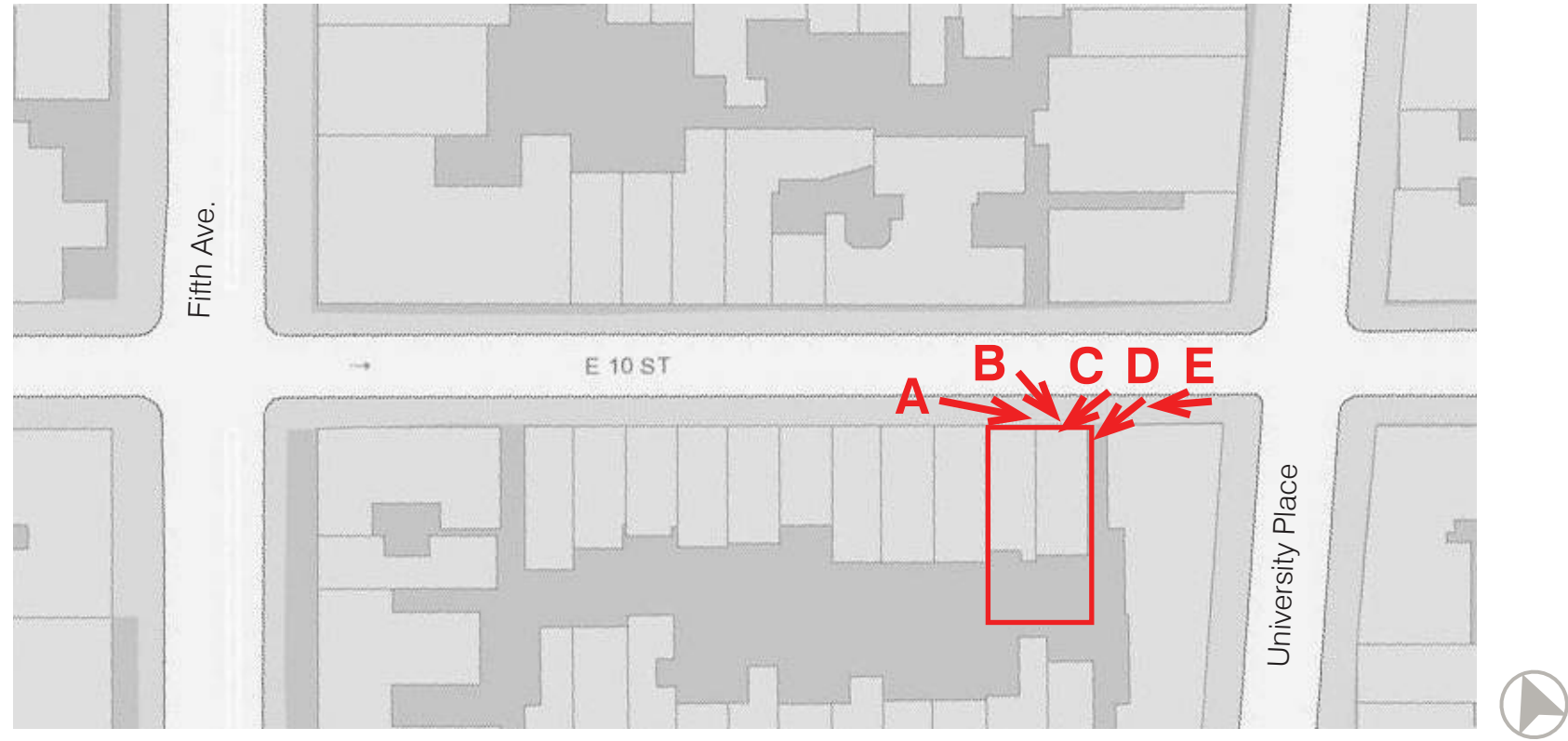
C (ZOOMED IN)



D



E



A



B



C



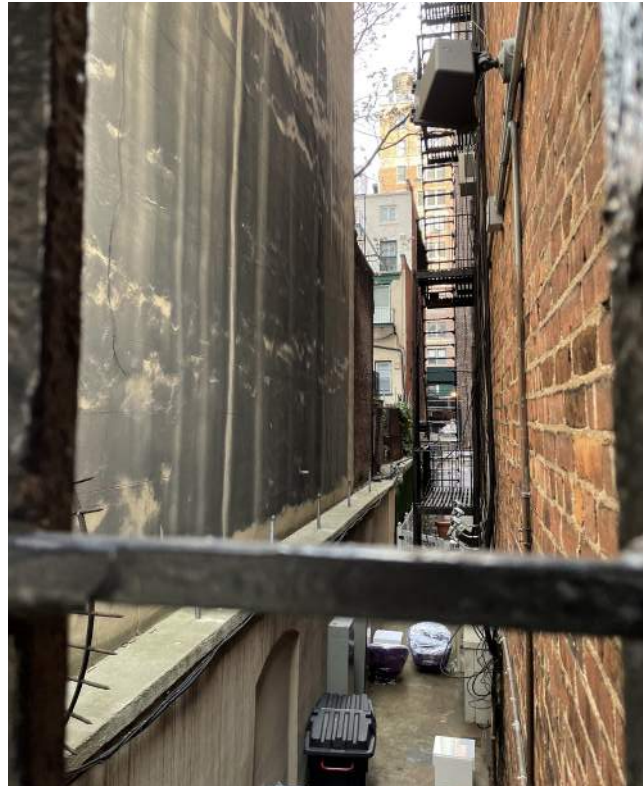
D



E



A



B



C



D



HVAC and elevator overrun mockup



Front railing mockup



A



B



C (ZOOMED IN)



D



E



From high roof looking northwest



From high roof looking north

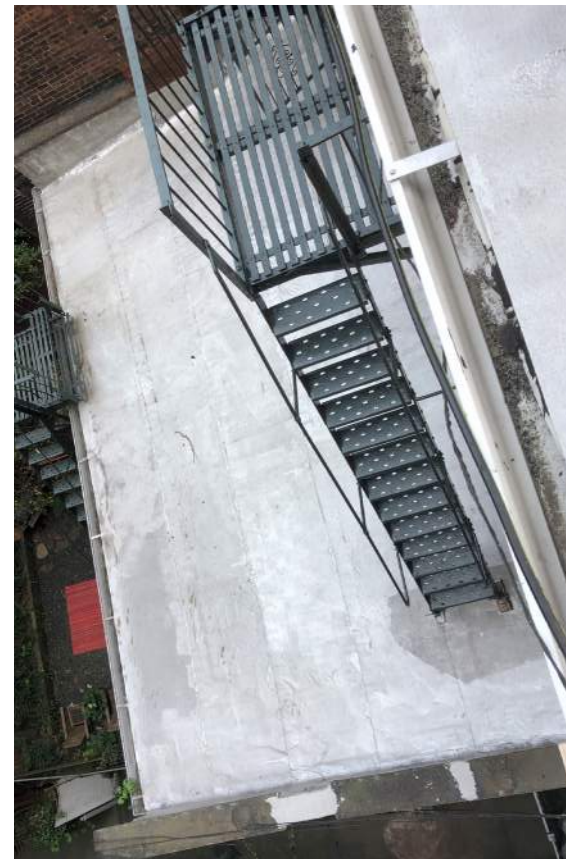


Existing fourth floor front facade

From 22 East 10th looking east



From rear roof looking down/south



From high roof looking southwest



From high roof looking northwest



Maximum skylight visibility

