

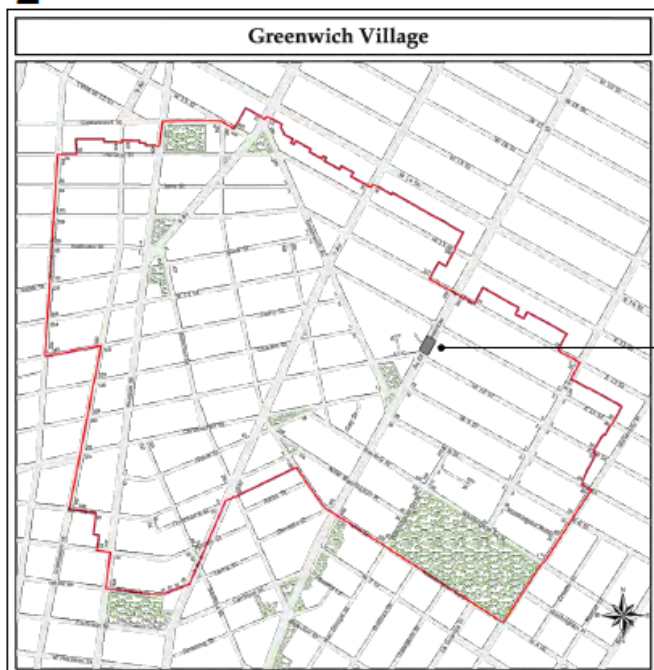
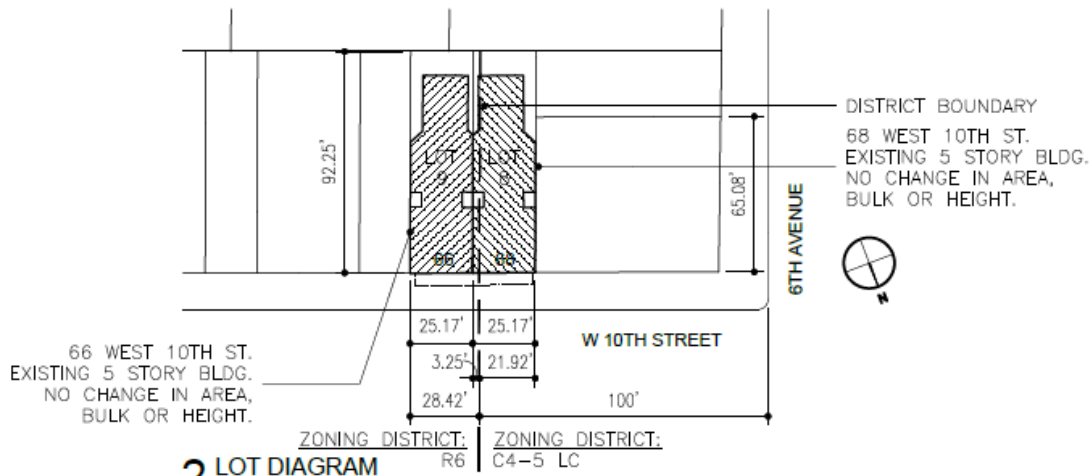
PROJECT SUMMARY

Site Information:

- 66 and 68 West 10th Street (Block 573, Lots 8 and 9) are two 5-story residential buildings, with a total of 40 apartments, on a single zoning lot and under single ownership and management.
- The westernmost 22 feet of the premises is located within a C4-5 zoning district (and the Special Limited Commercial (LC) District), in which commercial uses are allowed as-of-right. The remaining 28 feet of the premises is located within an R6 zoning district.
- The premises is located within the Greenwich Village Historic District.

Proposal:

- Special Permit from the City Planning Commission, pursuant to ZR Section 74-711, to permit a commercial use in the cellar within the R6 district. (The commercial use is allowed as-of-right in the C4-5 district.)
 - The entrance to the commercial use will be at 68 West 10th Street (occupying just 216 square feet of the 1st floor), entirely within the C4-5 district. Approximately 94% of the first floor of the premises will remain residential.
- As required by the Special Permit, the Landmarks Preservation Commission, in a letter issued to CPC on 8-2-22 (MOU-22-10298), approved restorative work which “will bring the buildings up to a sound, first-class condition and aid in their long-term preservation.”
 - Restoration work on cornice, brownstone, railings, doorways, window openings, stairs, fire escapes and other façade elements will be incorporated into a Restrictive Declaration binding owner and future owners to maintain such restorative work indefinitely.
- The Department of Buildings will not issue a Certificate of Occupancy until LPC has signed off on the completion of the required restoration work.



66-68 W. 10TH ST.
LOT: 8&9
BLOCK: 573

Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries

LOCATION

LOTS: 8 (#68) & 9 (#66) ZONE: C4-5,LC (#68); R6 (#66) BLOCK: 573 MAP: 12C



1 EXISTING STREET FACADE @66 & 68 WEST 10TH STREET: 2019

HISTORIC DISTRICT MAP - EXG PHOTO



NYC Digital Tax Map

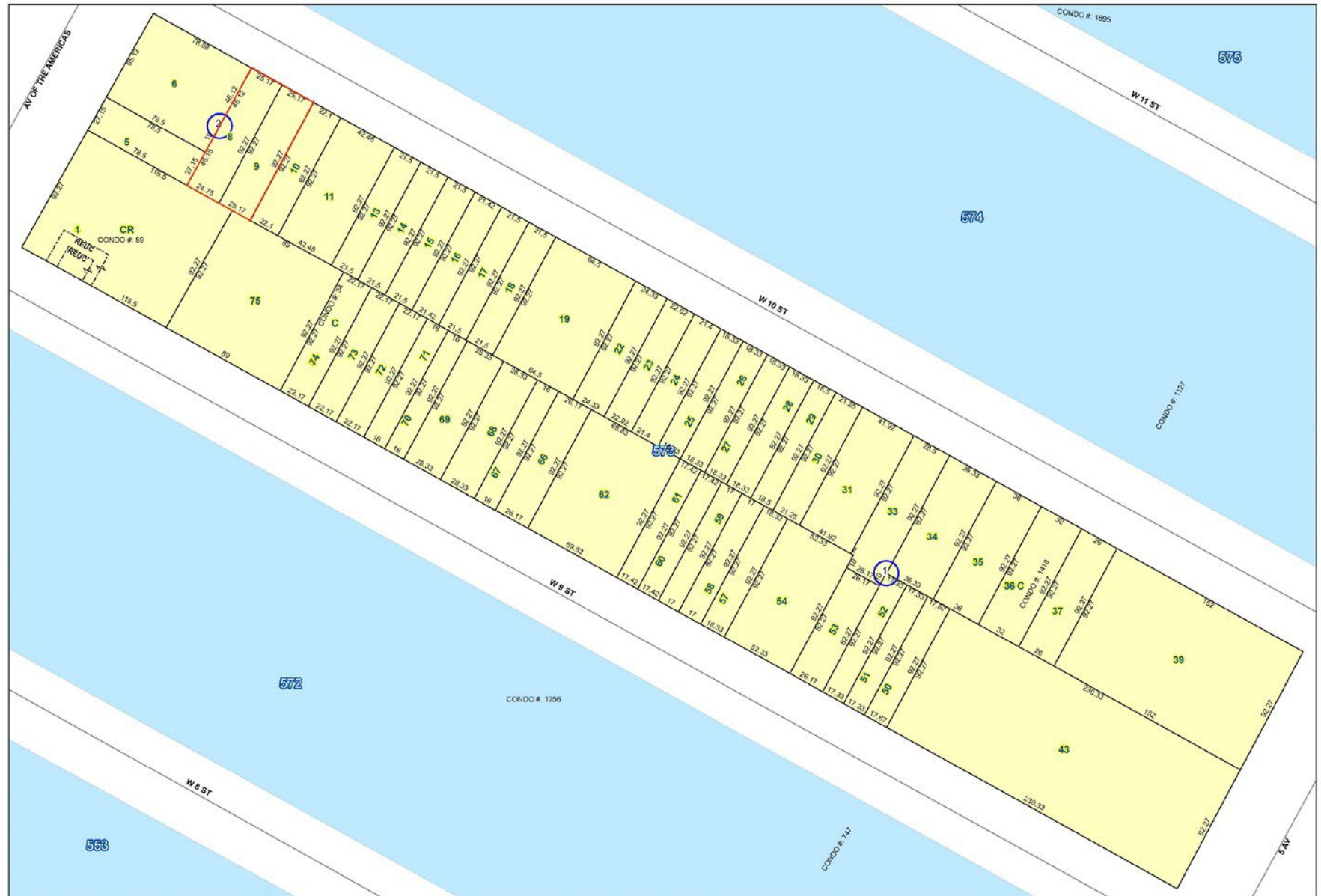
Effective Date : 05-01-2009 10:49:50

End Date : Current

Manhattan Block: 573

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Premises

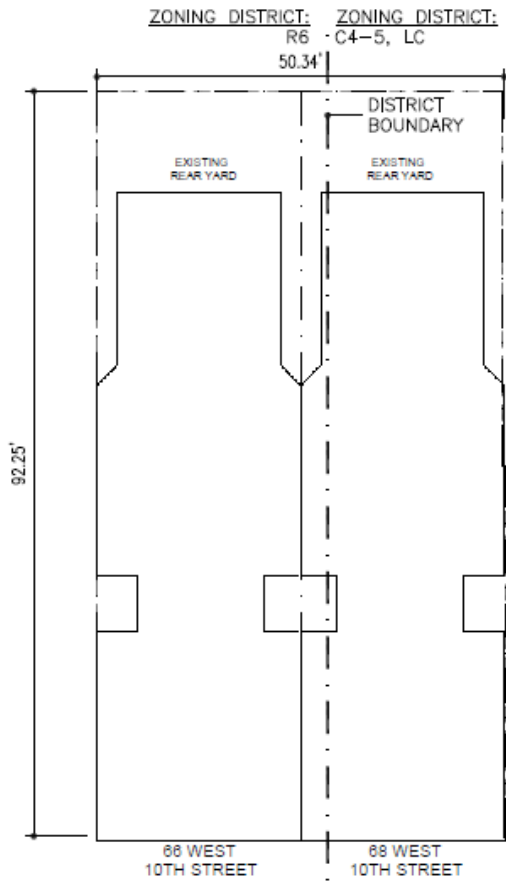


Community Board voted on January 23, 2020 to recommend denial of both Landmarks applications on the grounds that restoration was limited to the façade of 66 West 10th Street and did not also include façade of 68 West 10th Street; and that the creation of a new street level door at 66 West 10th Street disturbed the symmetry of the two buildings.

The applications were revised to include the restoration of the facades of both 66 and 68 West 10th Street.

On August 2, 2022, LPC issued approvals, finding that the restorative work “will bring the buildings up to a sound, first-class condition and aid in their long-term preservation.” With both buildings being restored, LPC found, in regard to the new street level door, the “enlarged opening will remain well scaled to the façade and subservient to the primary entrance and maintain the unifying features of the existing punched openings, including their proportions, profiles and details....”

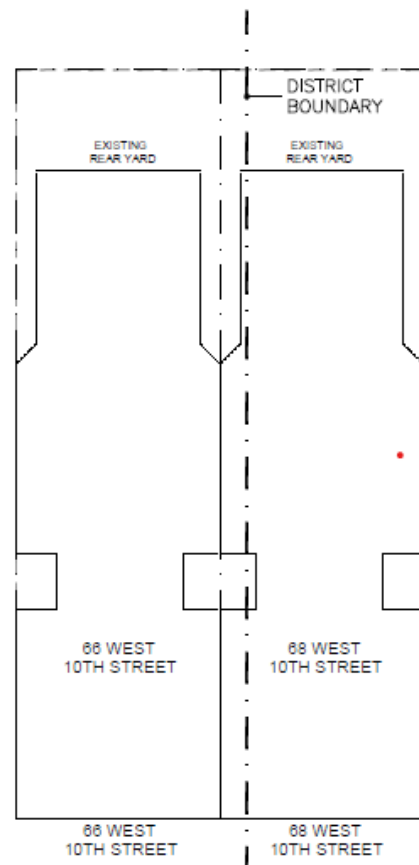




ACC RESIDENTIAL/UTILITY SPACE = 3,654 SF
TOTAL = 3,654 SF

USE GROUP 2

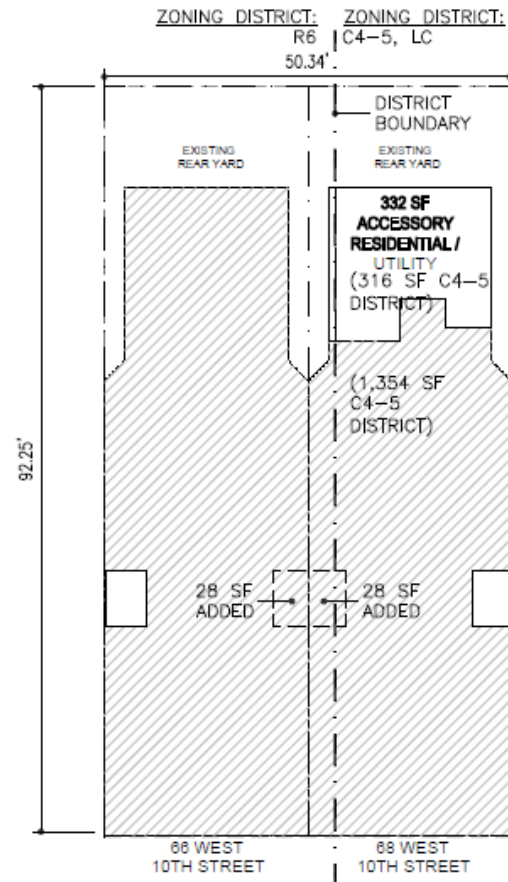
EXISTING CELLAR FLOOR



RESIDENTIAL = 3,654 SF
TOTAL = 3,654 SF

USE GROUP 2

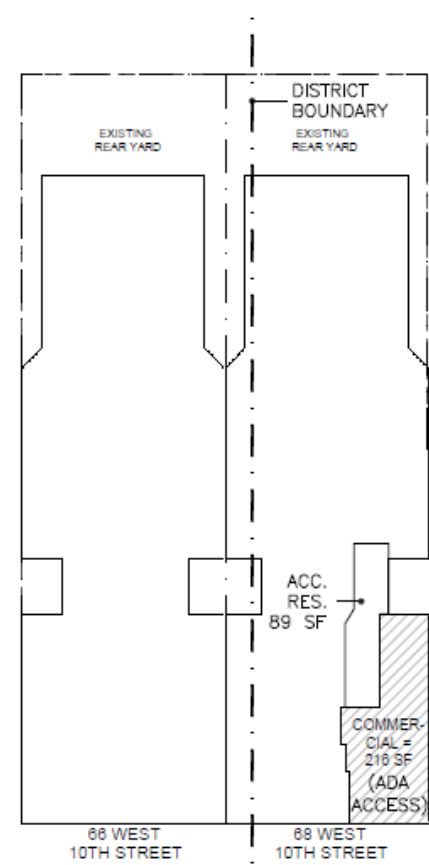
EXISTING FIRST FLOOR



ACC RESIDENTIAL/UTILITY SPACE = 332 SF
COMMERCIAL = 3,378 SF
TOTAL = 3,710 SF

USE GROUPS 2 & 8

PROPOSED CELLAR FLOOR



RESIDENTIAL = 3,438 SF
COMMERCIAL = 216 SF
TOTAL = 3,654 SF

USE GROUPS 2 & 8

PROPOSED FIRST FLOOR

EXISTING AREA DIAGRAMS

1/8" = 1'-0"

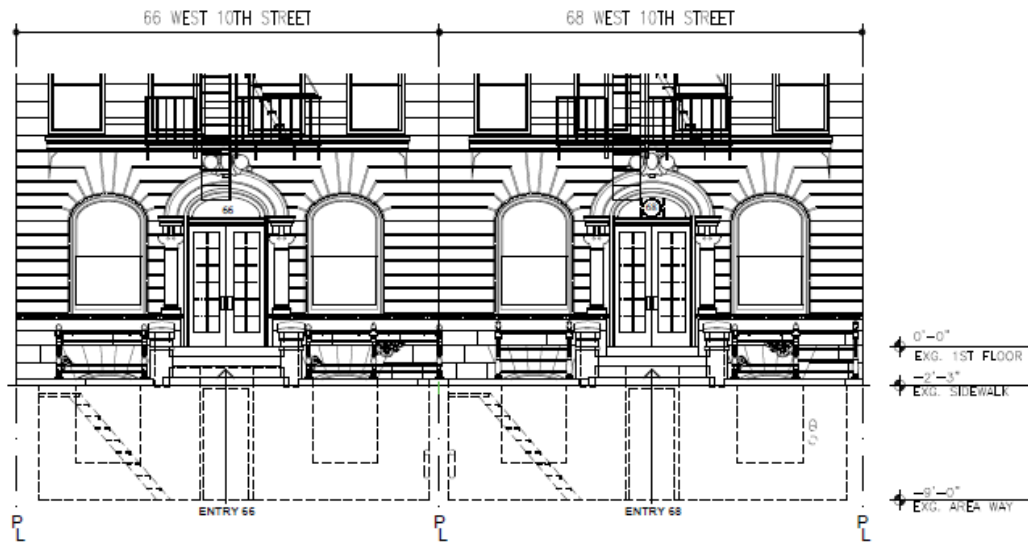


PROPOSED AREA DIAGRAMS

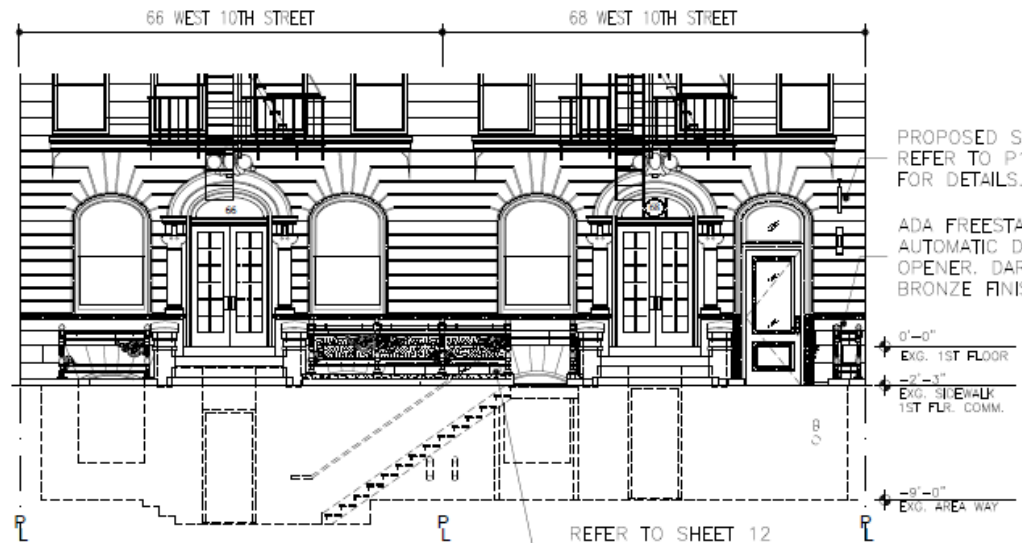
1/8" = 1'-0"



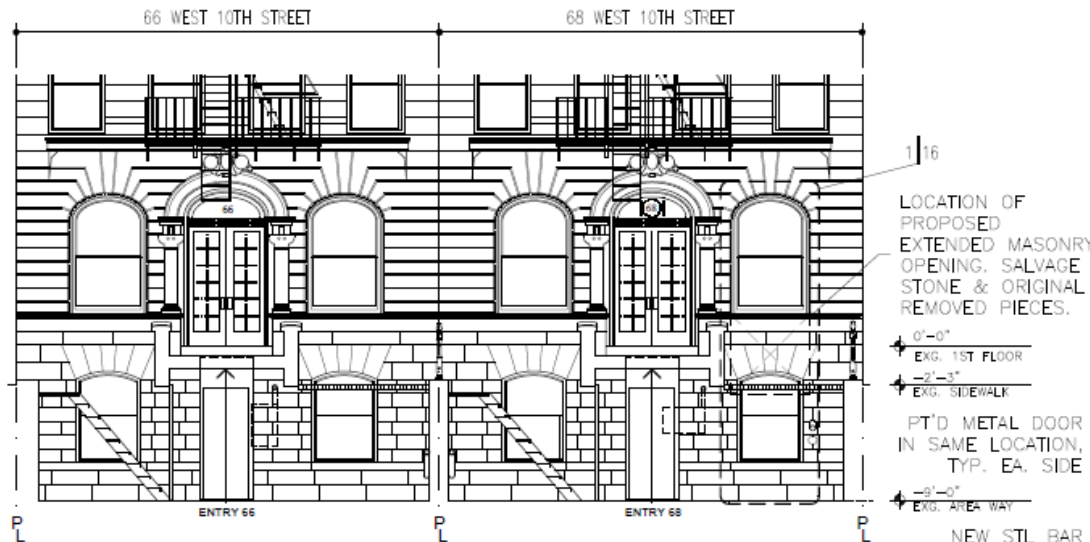
PROPOSED COMMERCIAL AREAS



1 EXISTING ELEVATION
1/8" = 1'-0"



2 PROPOSED ELEVATION
1/8" = 1'-0"

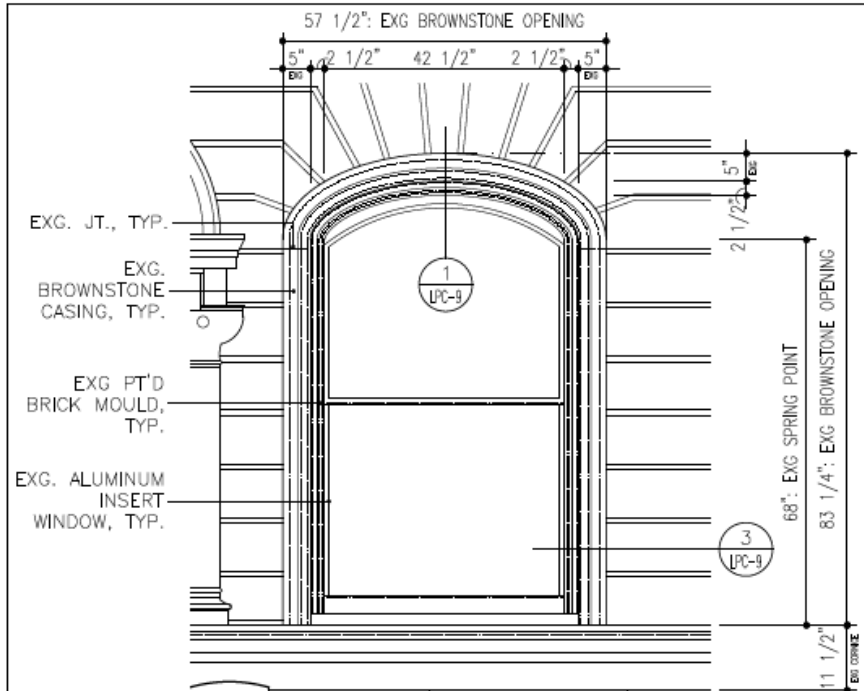


3 EXISTING SECTION / ELEVATION
1/8" = 1'-0"

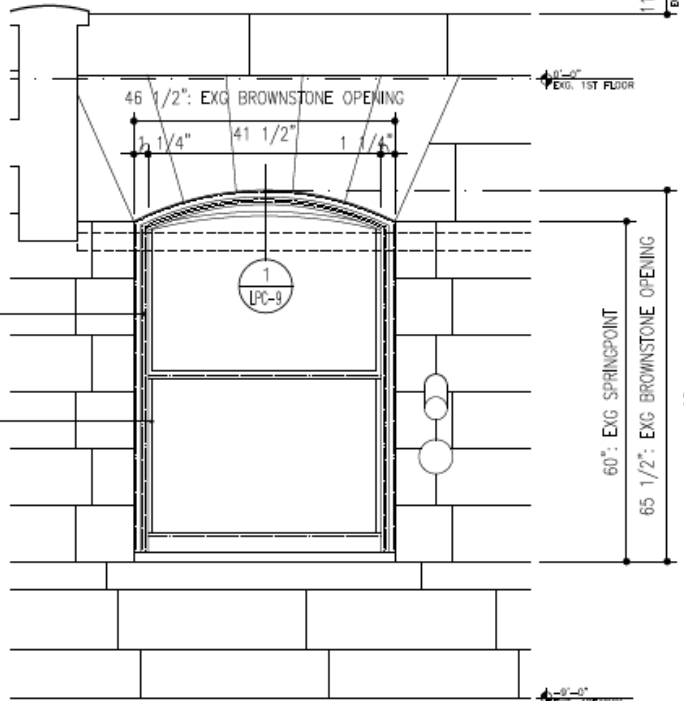


4 PROPOSED SECTION / ELEVATION
1/8" = 1'-0"

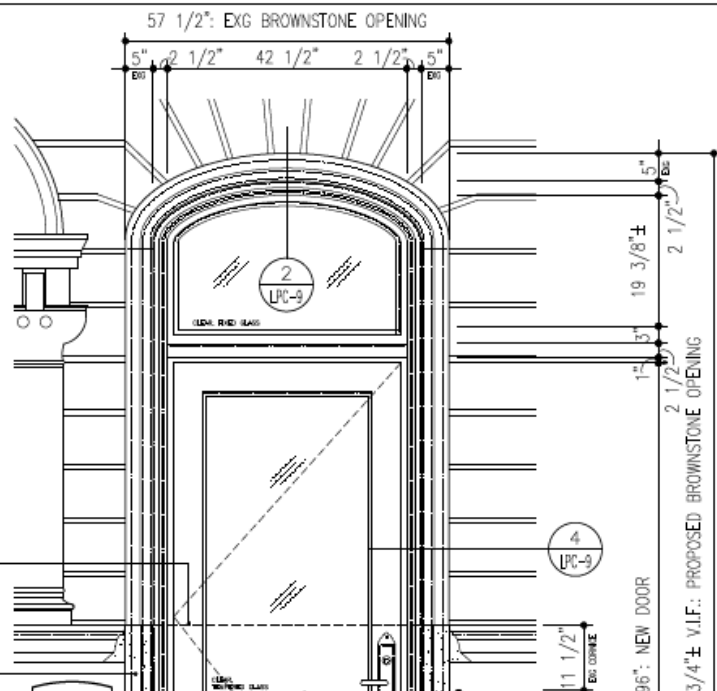
PROPOSED ELEVATIONS



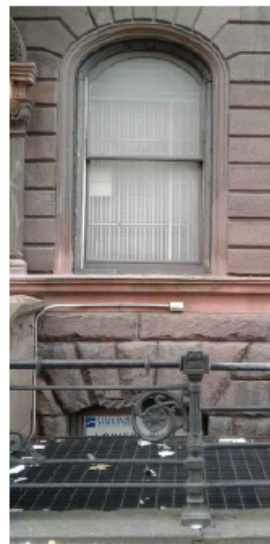
1 ENLARGED EXISTING ELEVATION
1/2" = 1'-0"



3 EXG AREA WAY WINDOW: 2019



2 ENLARGED PROPOSED ELEVATION
1/2" = 1'-0"



4 EXG 1ST FLR WINDOW: 2019



3 EXG AREA WAY WINDOW: 2019

PROPOSED ENLARGED ELEVATIONS

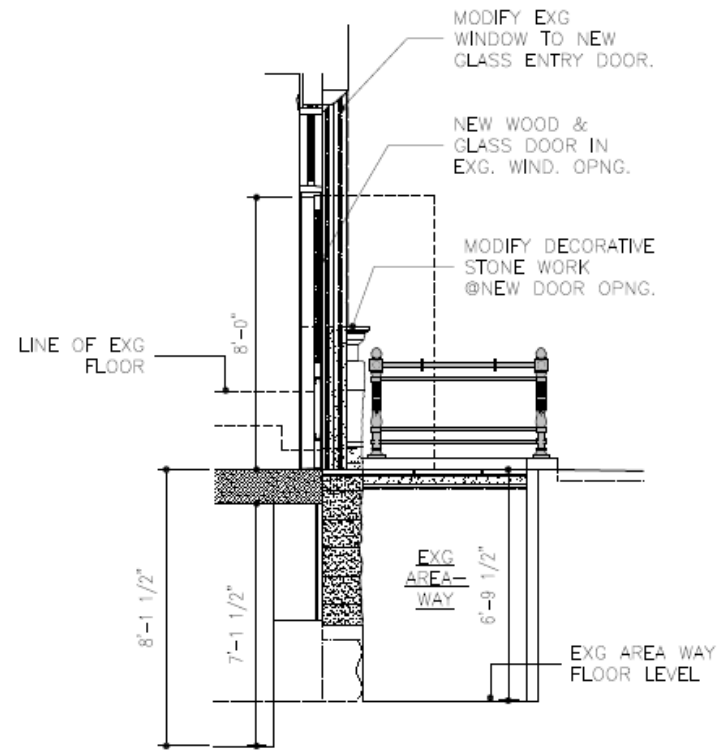
66-68 WEST 10TH STREET
MICHAEL SCHMITT ARCHITECT PC.



1 EXISTING PHOTOS: 2019



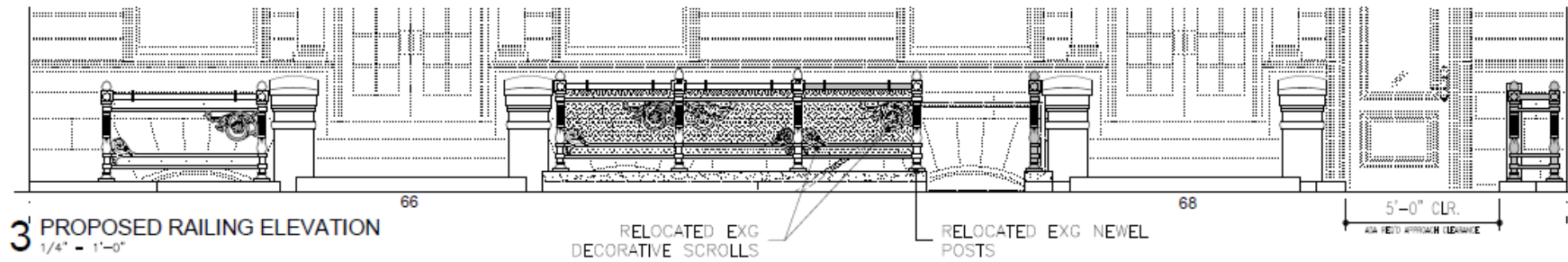
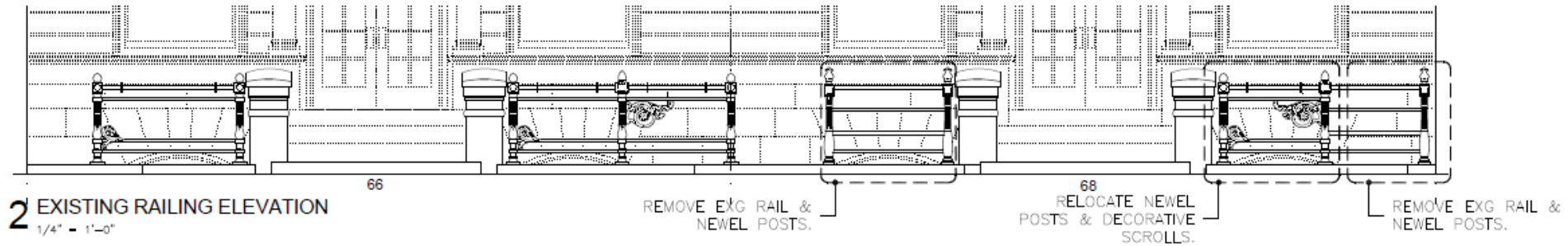
2 PROPOSED BARRIER FREE DOOR ACCESS WITH INTERIOR LIFT



3 PARTIAL SECTION: MODIFIED WINDOW OPNG.
1/4" = 1'-0"



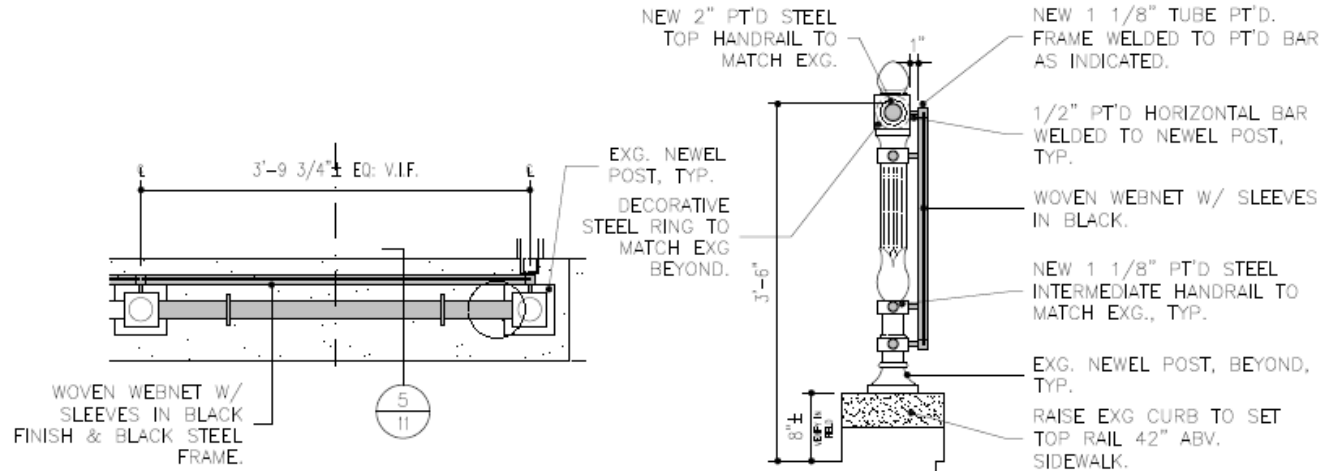
1 PHOTOS OF EXISTING RAILINGS: 2019



SHADE DESIGNATES NEW CAST ELEMENTS/RAILINGS TO MATCH EXISTING.



3 PHOTO: BLACK WOVEN WEBNET



4 ENLARGED PLAN: MODIFIED EXG. RAIL
3/4" = 1'-0"

5 DETAIL: PROPOSED GUARDRAIL
@EXG. RAILING 3/4" = 1'-0"



EXISTING DECORATIVE SCROLLS TO BE RELOCATED



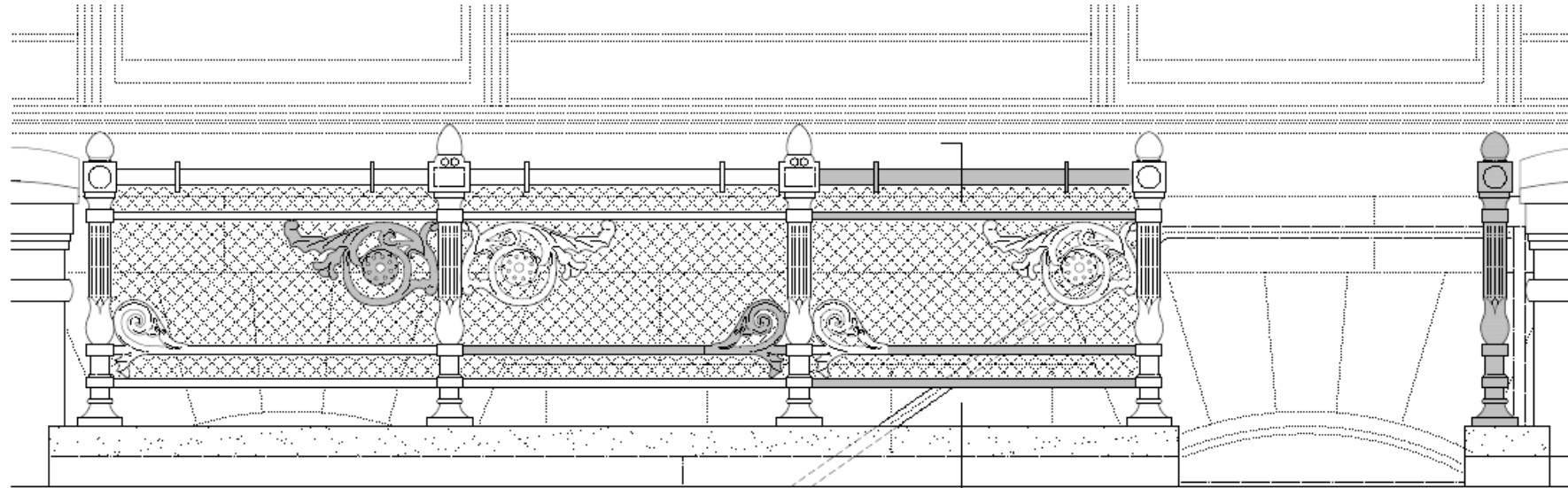
EXISTING NEWEL POST, ROUND BASE TO BE REMOVED.



EXISTING NEWEL POSTS: SQUARE BASE

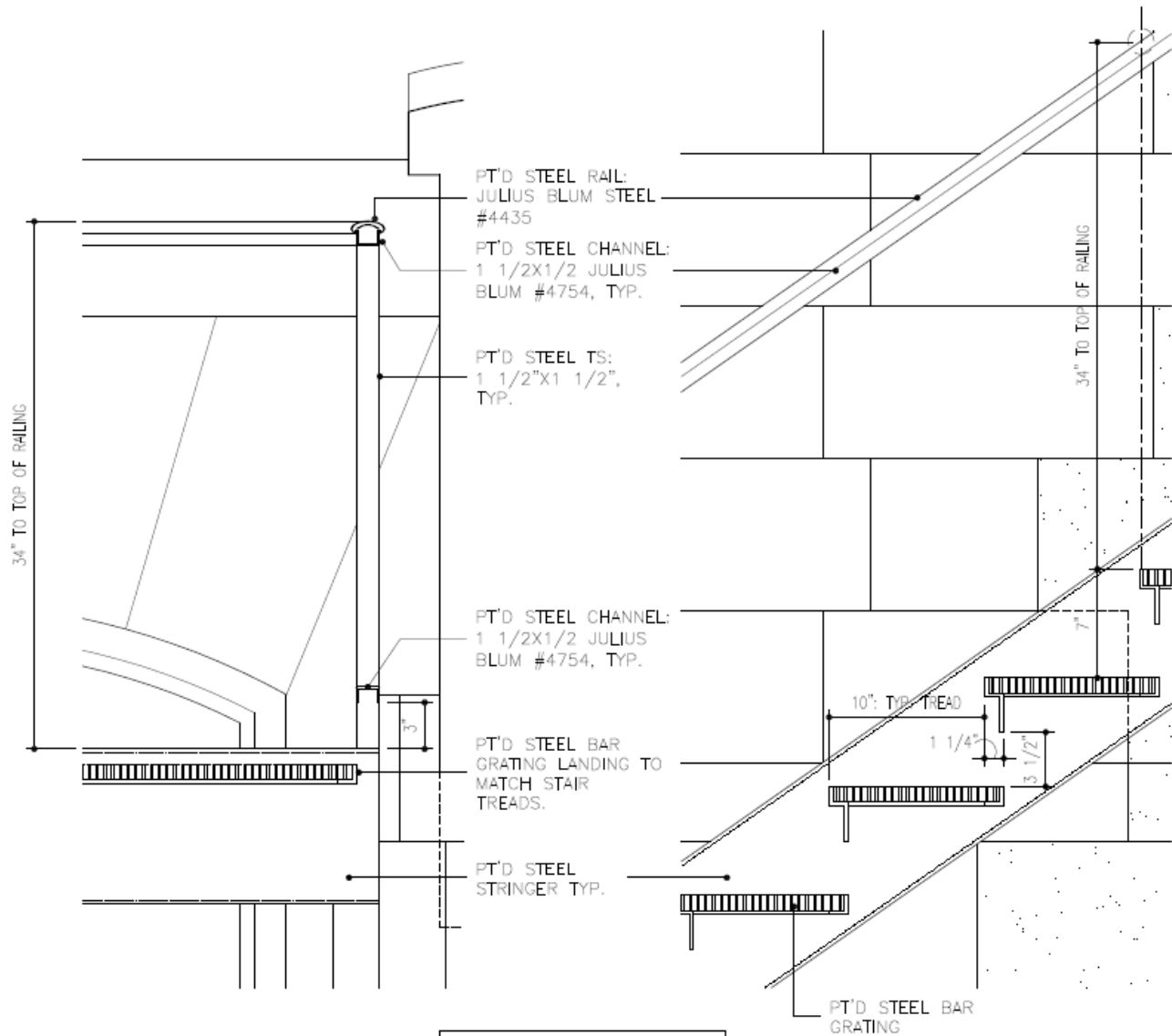
NOTE: EXISTING NEWEL POSTS, RAILINGS & DECORATIVE SCROLL WORK TO BE REPAIRED AS REQUIRED.

2 EXG. RAILING
PHOTOS: 2019



1 ENLARGED PROPOSED ELEVATION
3/4" = 1'-0"

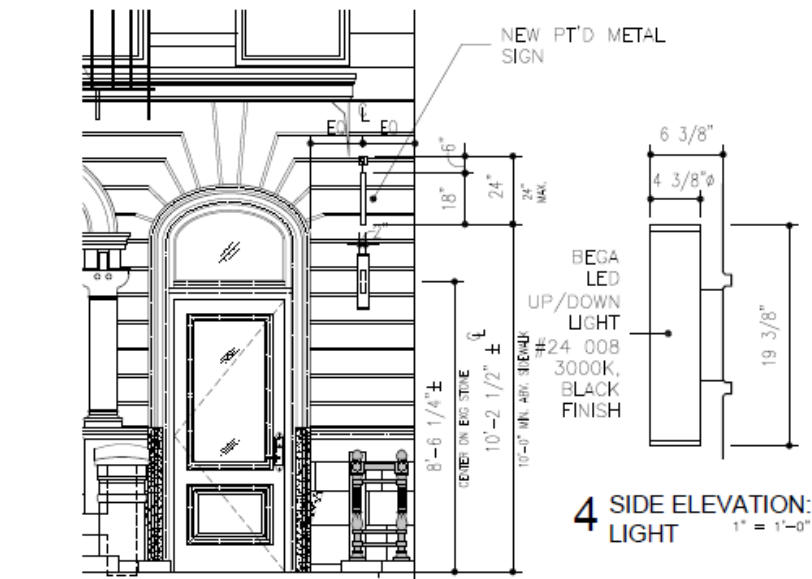
SHADE DESIGNATES NEW CAST ELEMENTS/RAILINGS TO MATCH EXISTING.



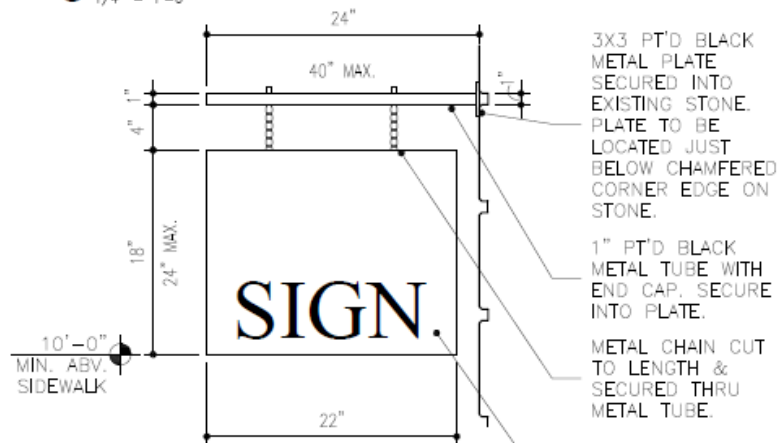
1 DETAIL SECTION: STAIR 1
1 1/2" = 1'-0"

STEEL PERFORATED GRATING:
MCNICHOLS GCM-1-150,
1 1/2" X 3/16"
PAINT COLOR: BLACK

2 DETAIL SECTION: STAIR 1
1 1/2" = 1'-0"



3 ELEVATION: PROPOSED COMMERCIAL SIGN
1/4" = 1'-0"



4 SIDE ELEVATION: SIGN
1" = 1'-0"

EXTERIOR STAIR & SIGN DETAILS

66-68 WEST 10TH STREET
MICHAEL SCHMITT ARCHITECT PC.

Improvements for Building Residents:

- A new trash and recycling room will be created on the first floor of 68 West 10th Street (behind entrance foyer for commercial use), replacing the current practice of placing trash in front of the building, in the areaway under the stairs.
- An electric or hot water piping heating system will replace the current steam system. The new system will be energy-efficient and much quieter than the current system.
- The building façade and entrance will be restored to a Landmarks Preservation Commission-approved “sound first-class condition.”

Restaurant Tenant:

- Intends operating a neighborhood-oriented establishment serving competitively-priced homestyle, elevated American cuisine.
- Will have a “local hour” during which the restaurant offers substantially discounted food and drinks to local residents.
- Cellar space will be ADA accessible.