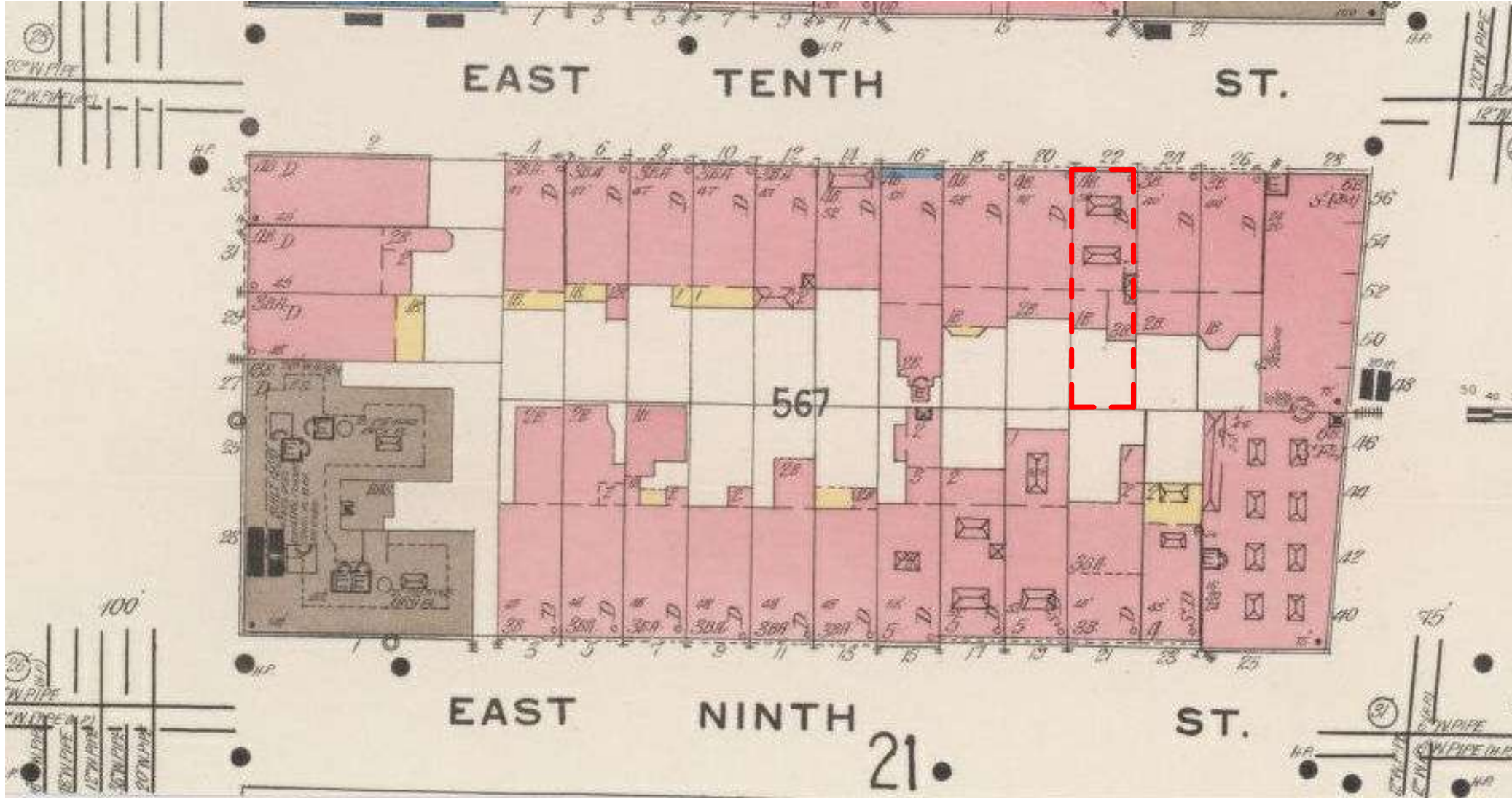


GREENWICH VILLAGE HISTORIC DISTRICT



1921 SANBORN MAP



EXISTING BLOCK CONTEXT ELEVATION



PROPOSED BLOCK CONTEXT ELEVATION

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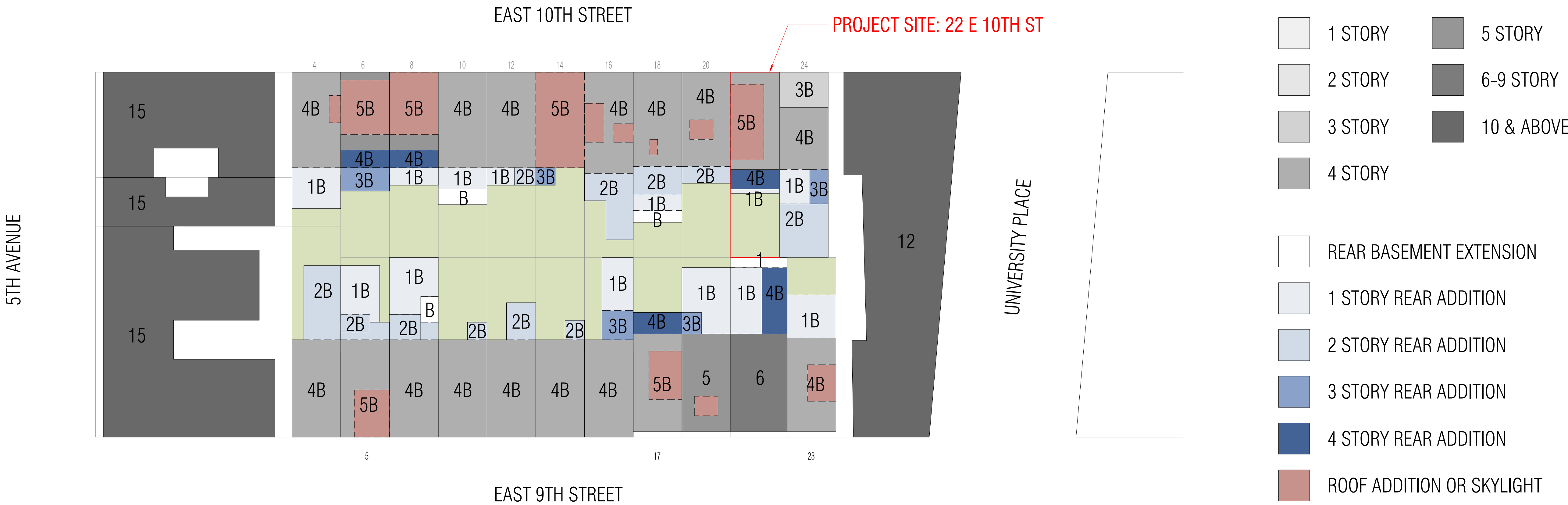


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BLOCK 567 LOT 18

EXISTING BLOCK PLAN W/NEIGHBORING ADDITIONS

scale	1" = 30'-0"	date	09/11/25
lpc no.			
project no.	Project Number		
sheet no.			
drawing no.	LPC-02		

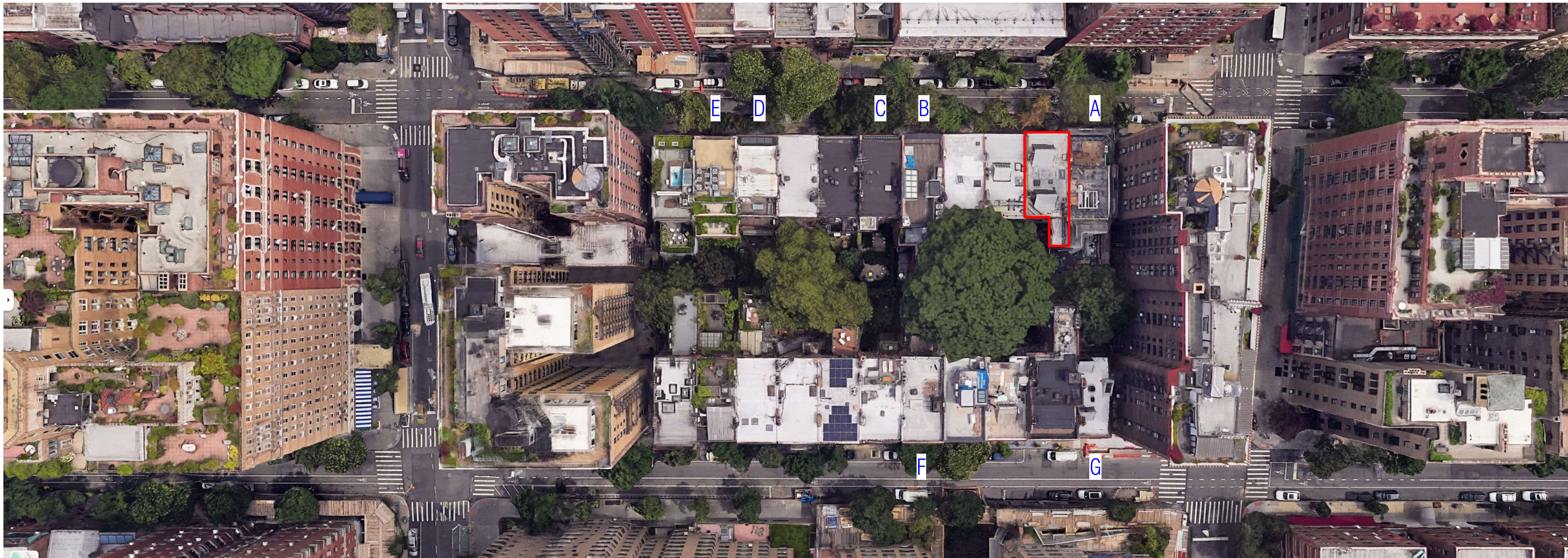




2 - BLOCK CONTEXT FROM NORTHWEST

ROOFTOP AND/OR REAR ENLARGEMENTS:

- A - 24 EAST 10TH - REAR ENLARGEMENT
- B - 16 EAST 10TH - BULKHEAD & OVERRUN
- C - 14 EAST 10TH - STUDIO SKYLIGHT LEVEL
- D - 8 EAST 10TH - STUDIO SKYLIGHT LEVEL
- E - 6 EAST 10TH - STUDIO SKYLIGHT LEVEL
- F - 17 EAST 9TH - ROOFTOP & REAR ENLARGEMENT
- G - 23 EAST 9TH - ROOFTOP & REAR ENLARGEMENT



1 - BLOCK CONTEXT FROM ABOVE



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EXISTING NEIGHBORING REAR ADDITIONS

scale	date
lpc no	09/11/25
project no.	Project Number
sheet no.	
drawing no.	LPC-03



TAX PHOTO - 1940



DESIGNATION PHOTO - 1968



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HISTORIC IMAGES

scale	date
lpc no	09/11/25
project no.	Project Number
sheet no.	
drawing no.	LPC-04



EXISTING FRONT FACADE PHOTO 2025
 ORIGINALLY BUILT IN 1844 AS PAIR WITH #24 IN GREEK REVIVAL STYLE



EXISTING REAR FACADE PHOTO

EXISTING CONDITIONS

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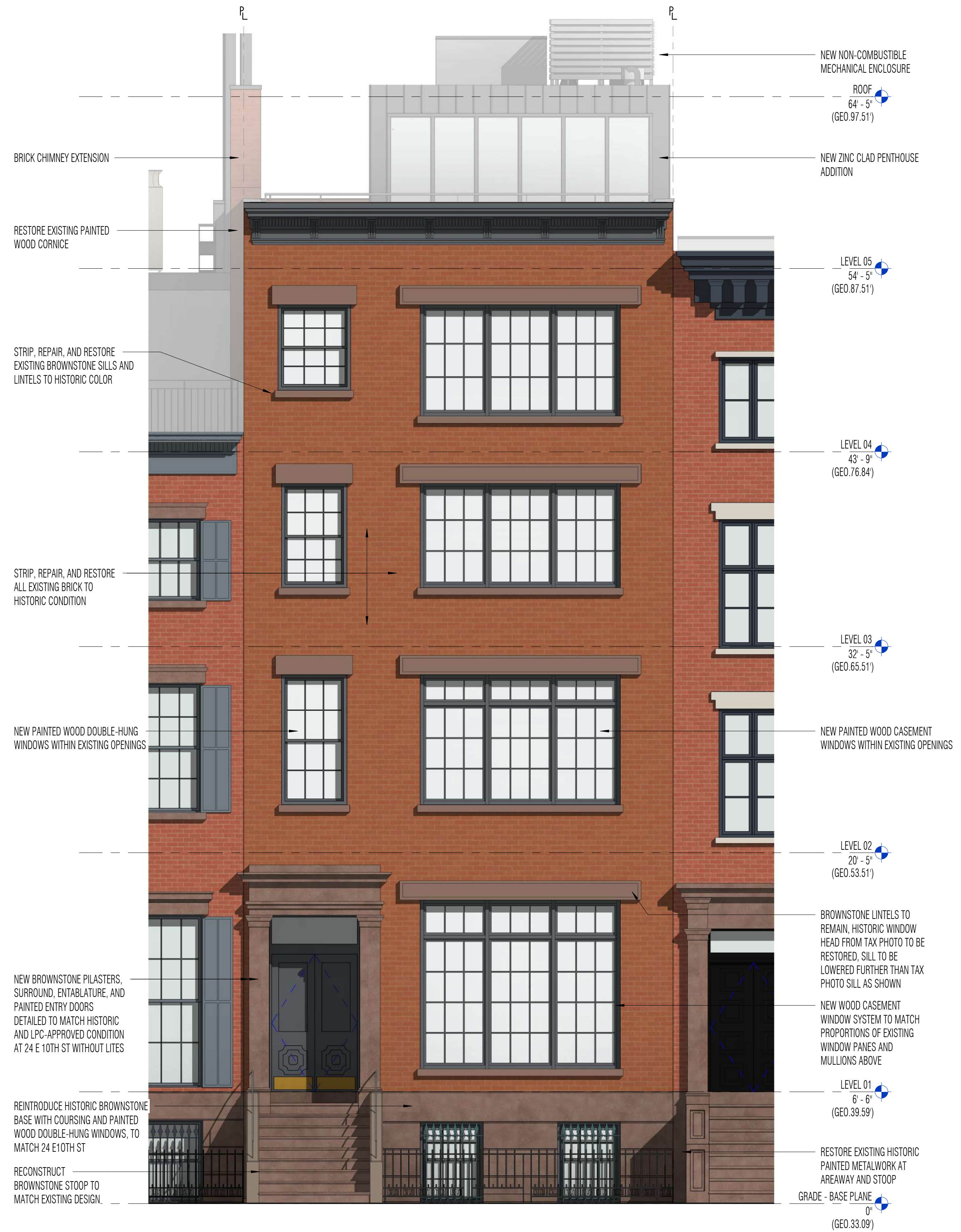
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project title	22 EAST 10TH STREET
NEW YORK, NY 10003 BLOCK 567 LOT 18	

scale	date
lpc no	09/11/25
project no.	Project Number
sheet no.	
drawing no.	LPC-05



1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED FRONT FACADE



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project title

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scale 1/4" = 1'-0"

date 09/11/25

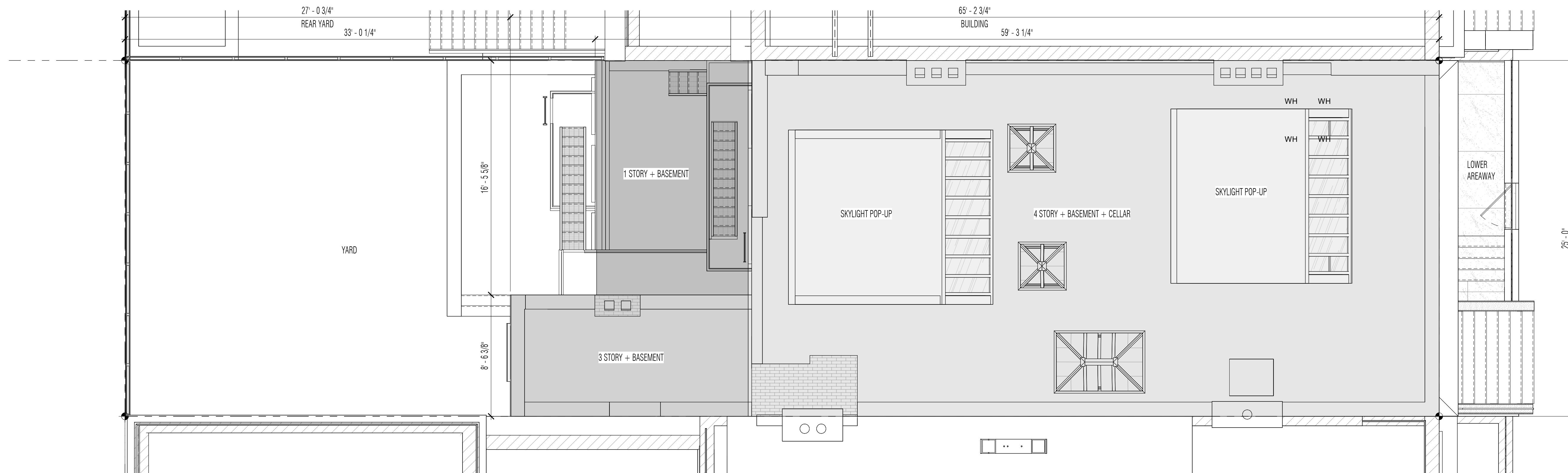
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project no.

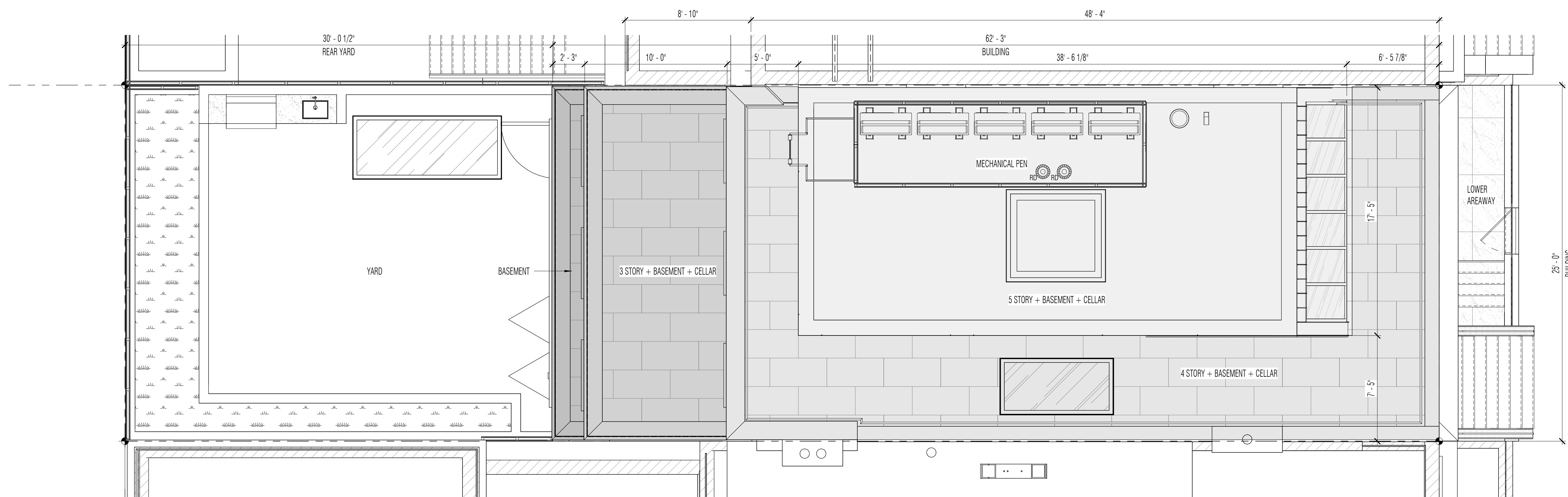
sheet no.

drawing no.

LPC-06



1 SITE - EXISTING
SCALE: 1/4" = 1'-0"



2 SITE - PROPOSED
SCALE: 1/4" = 1'-0"

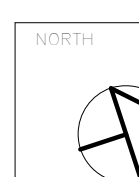
SITE PLAN



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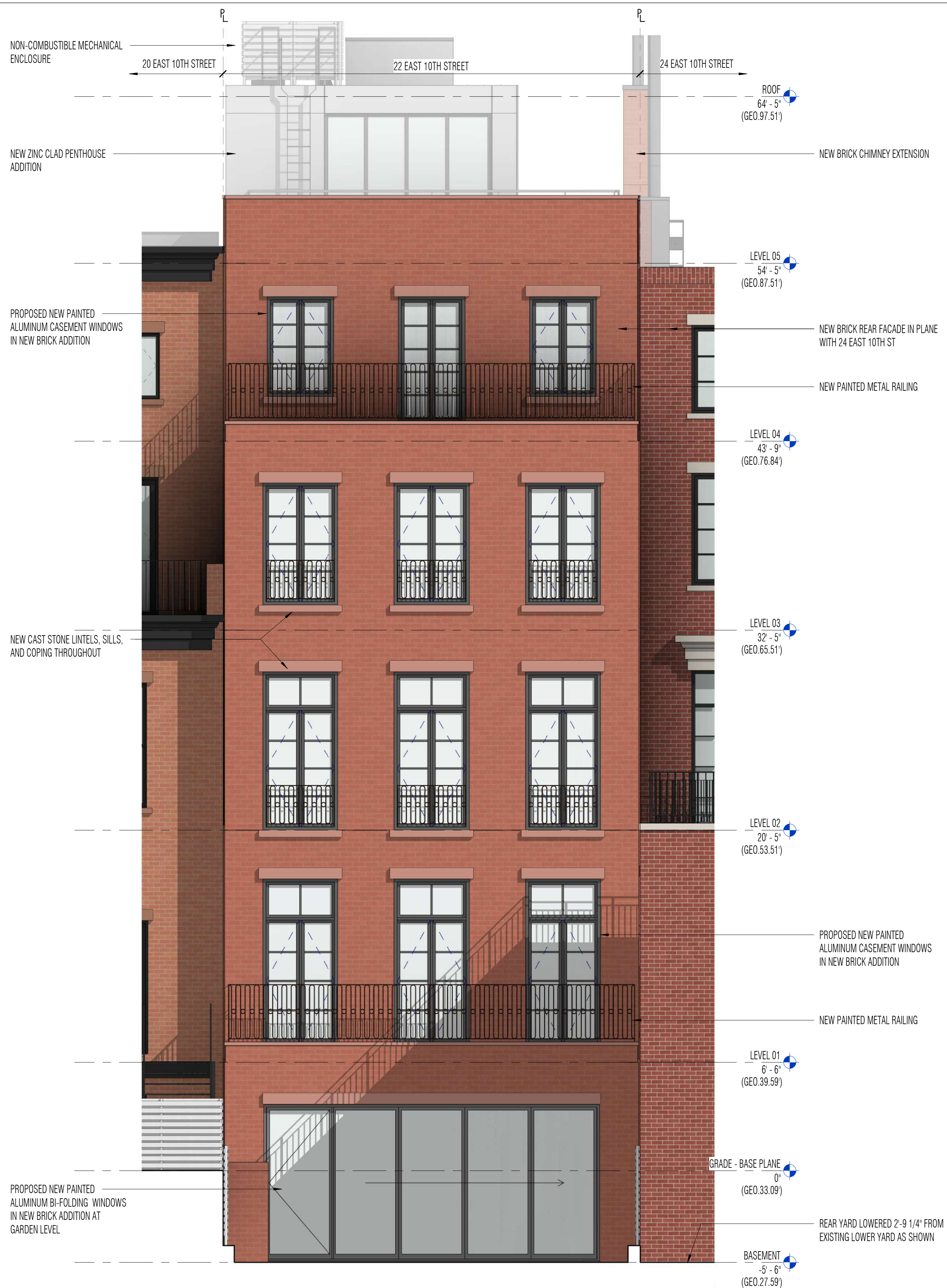
NEW YORK, NY 10003
BLOCK 567 LOT 18



scale	1/4" = 1'-0"	date	09/11/25
lpc no			
project no.	Project Number		
sheet no.			
drawing no.	LPC-07		



1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED REAR ALTERATION

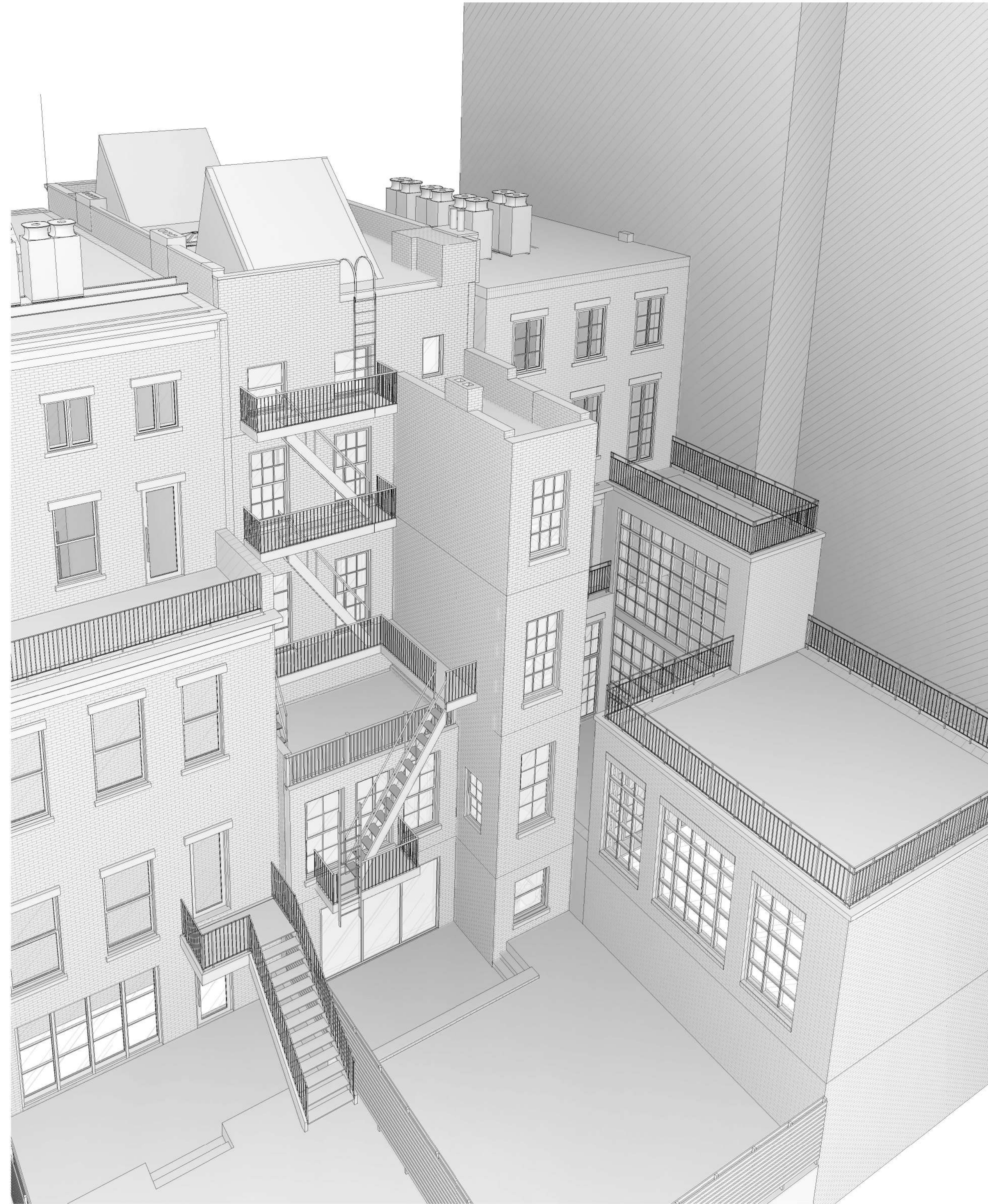


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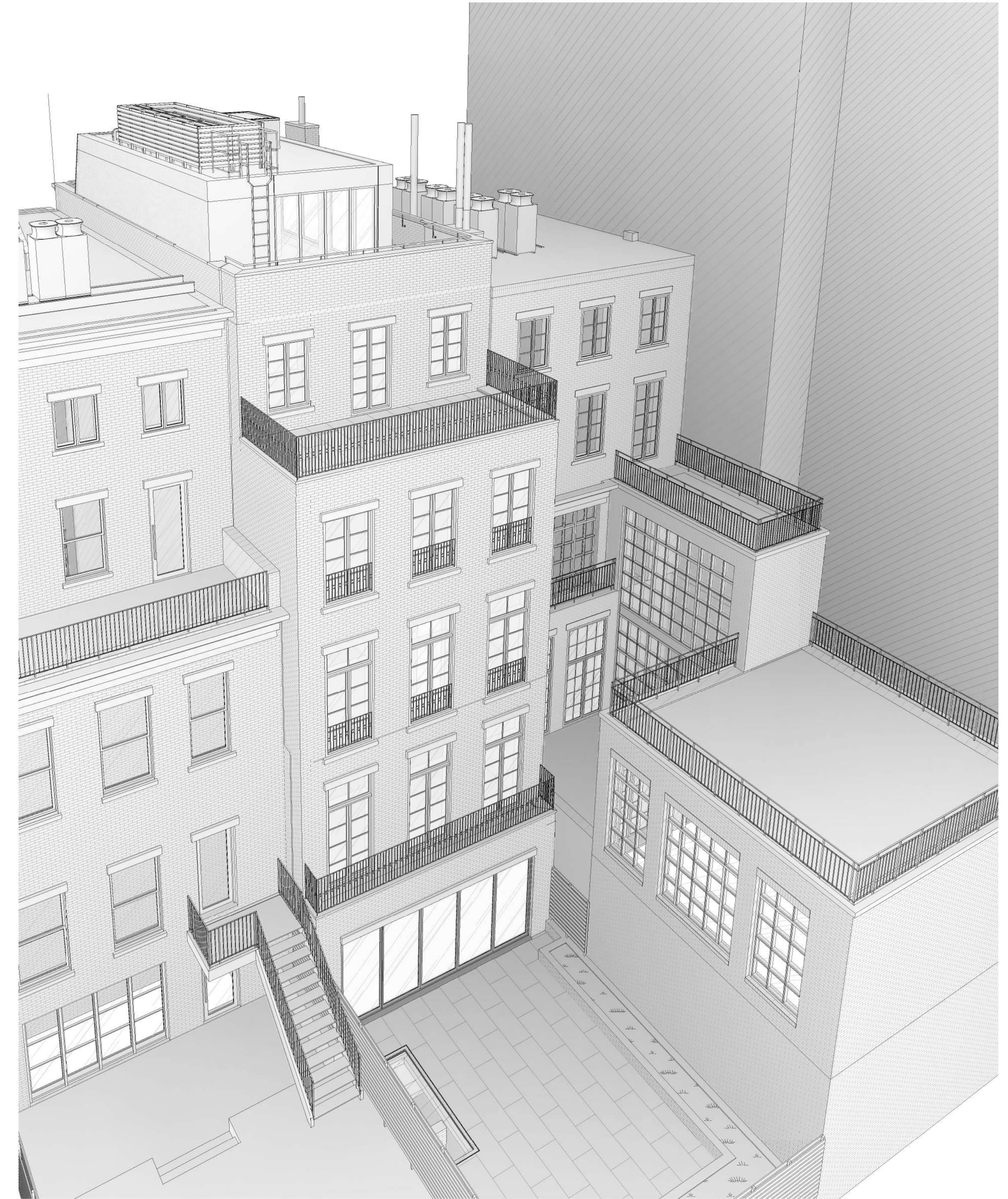
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scale	1/4" = 1'-0"	date	09/11/25
lpc no.			
project no.	Project Number		
sheet no.			
drawing no.	LPC-08		



1 REAR MASSING - EXISTING



2 REAR MASSING - PROPOSED



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PROPOSED REAR MASSING PERSPECTIVE

scale	date
lpc no	09/11/25
project no.	Project Number
sheet no.	
drawing no.	LPC-09



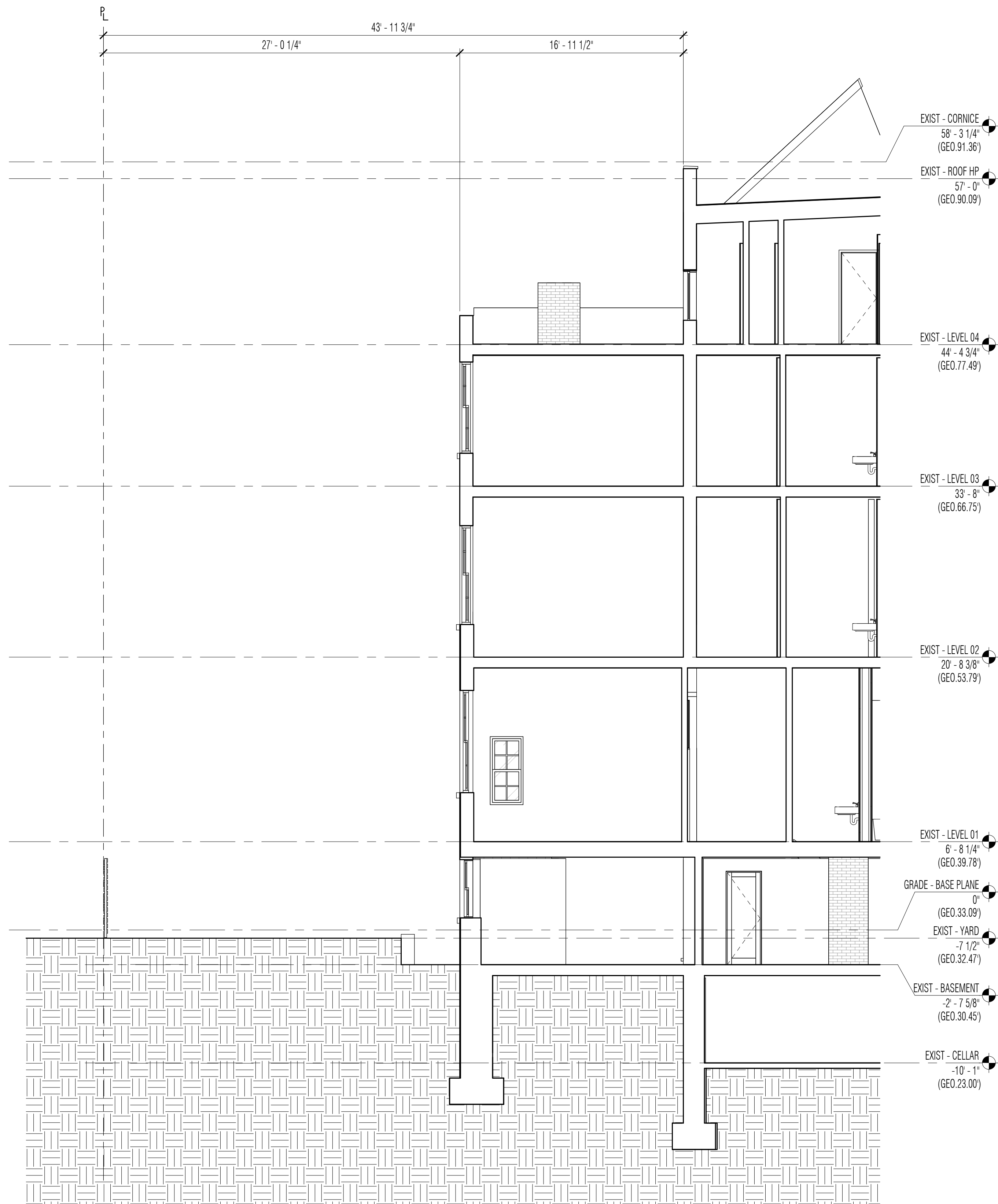
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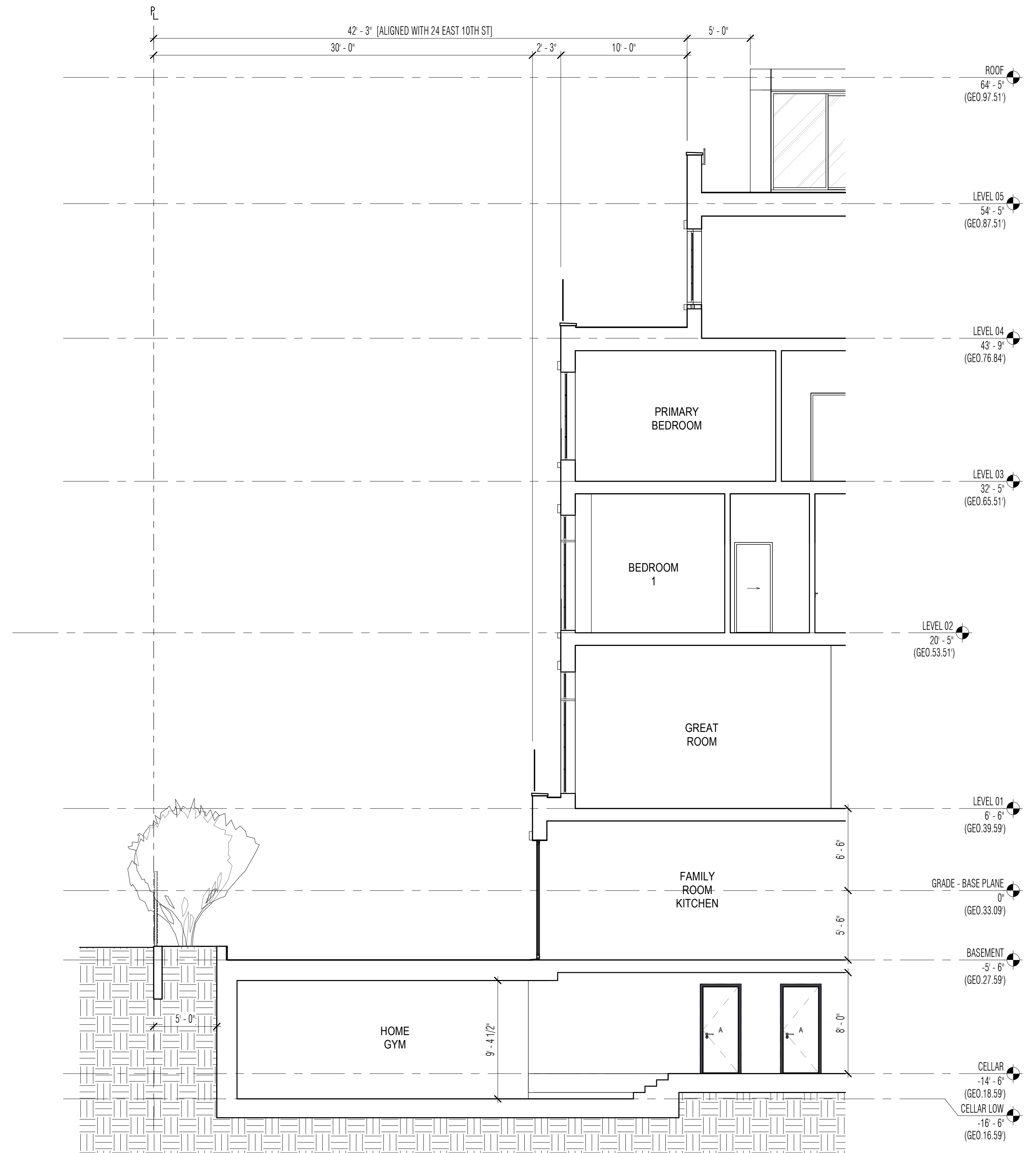
NEW YORK, NY 10003
BLOCK 567 LOT 18

PROPOSED ALTERATION

scale	date
lpc no	09/11/25
project no	Project Number
sheet no	
drawing no	LPC-10



1 EXISTING REAR SECTION
SCALE: 3/16" = 1'-0"



2 PROPOSED REAR SECTION
SCALE: 3/16" = 1'-0"

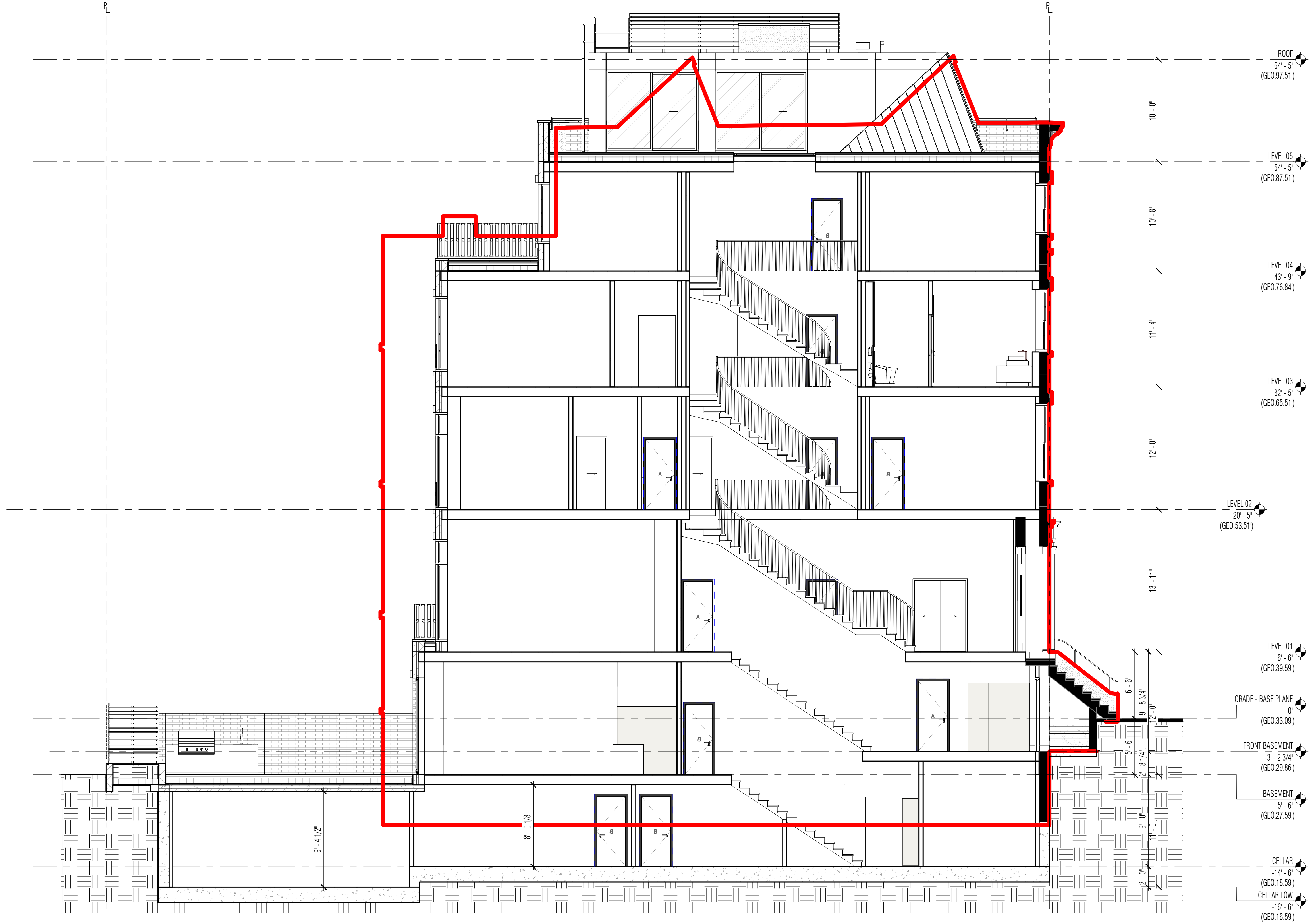
PROPOSED REAR ALTERATION - YARD CONDITION



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scale
3/16" = 1'-0"
date
09/11/25
project no.
sheet no.
drawing no.
Project Number
LPC-11



1 SECTION - PROPOSED W/EXISTING OUTLINE
SCALE: 3/16" = 1'-0"

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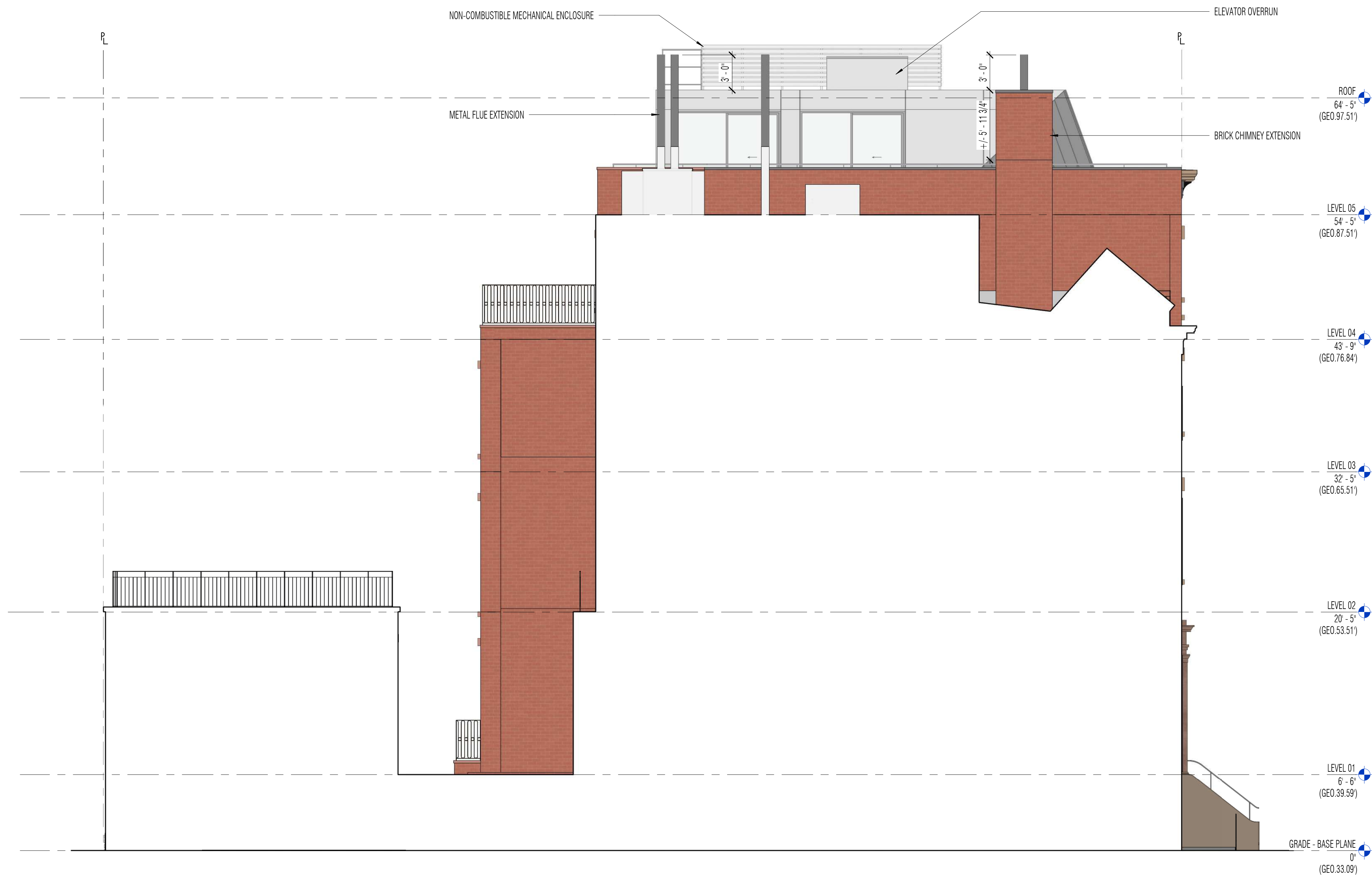


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PROPOSED ROOFTOP ALTERATION - SECTION

scale	3/16" = 1'-0"	date	09/11/25
ipc no.			
project no.	Project Number		
sheet no.			
drawing no.	LPC-12		



1 PROPOSED - EAST ELEVATION

SCALE: 3/16" = 1'-0"



RHEINZINK prePatina blue-grey



RHEINZINK prePatina graphite-grey



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PROPOSED ROOFTOP ALTERATION - ELEVATION

scale	3/16" = 1'-0"	date	09/11/25
ipc no.			
project no.	Project Number		
sheet no.			
drawing no.			

LPC-13

CHIMNEY EXTENSIONS: GREEN

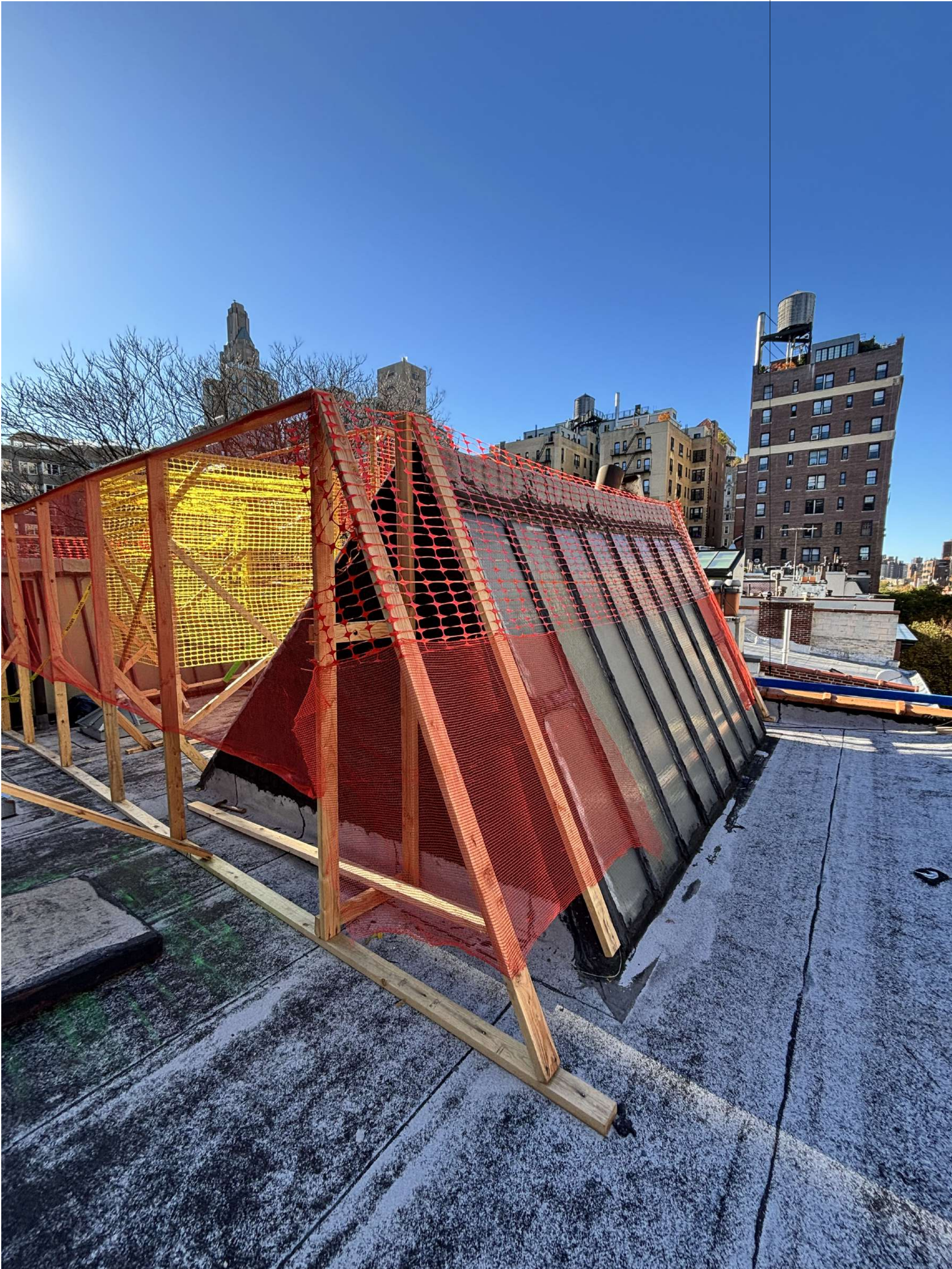
ELEVATOR OVERRUN: YELLOW

MECHANICAL PEN: ORANGE



A - MOCKUP LOOKING SOUTH TOWARDS REAR YARD

PARAPET: BLUE



B - MOCKUP LOOKING SOUTHWEST TOWARDS SKYLIGHT



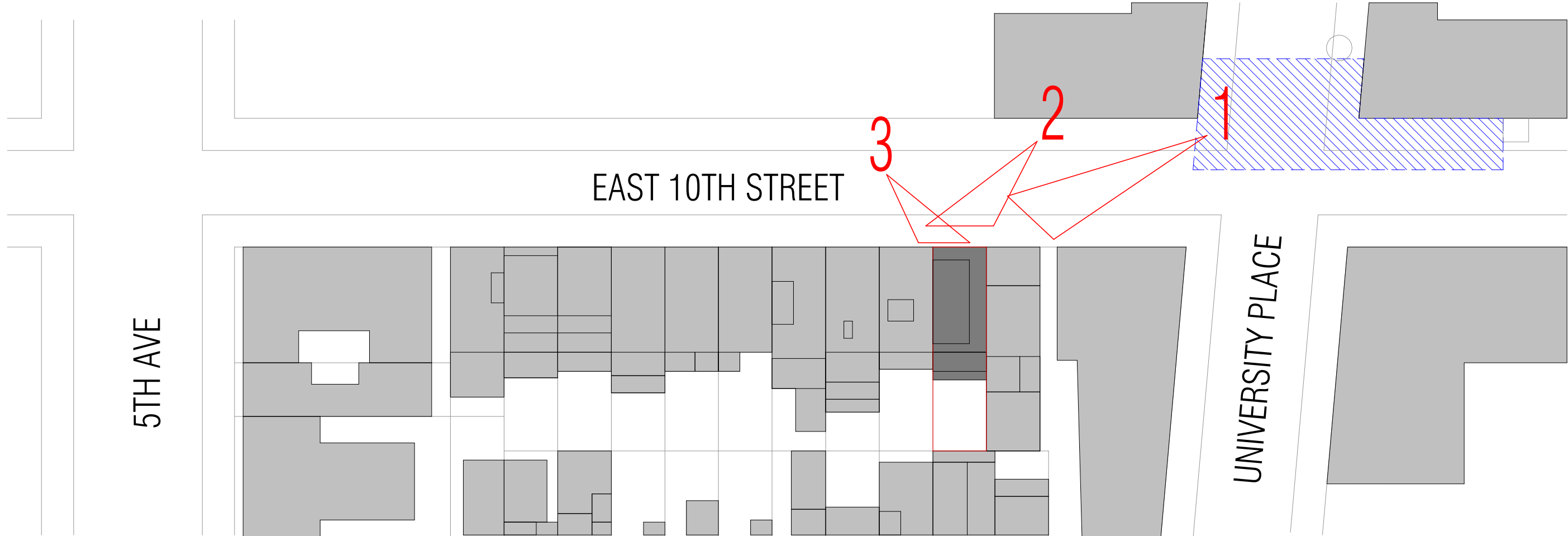
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ROOF MOCKUP

scale	date
1/8" = 1'-0"	09/11/25
lpc no	
project no.	Project Number
sheet no.	
drawing no.	LPC-14



1 - VIEW FROM NORTHEAST CORNER OF 10TH & UNIVERSITY



2 - VIEW FROM NORTHEAST SIDE OF 10TH



3 - VIEW FROM NORTHWEST SIDE OF 10TH

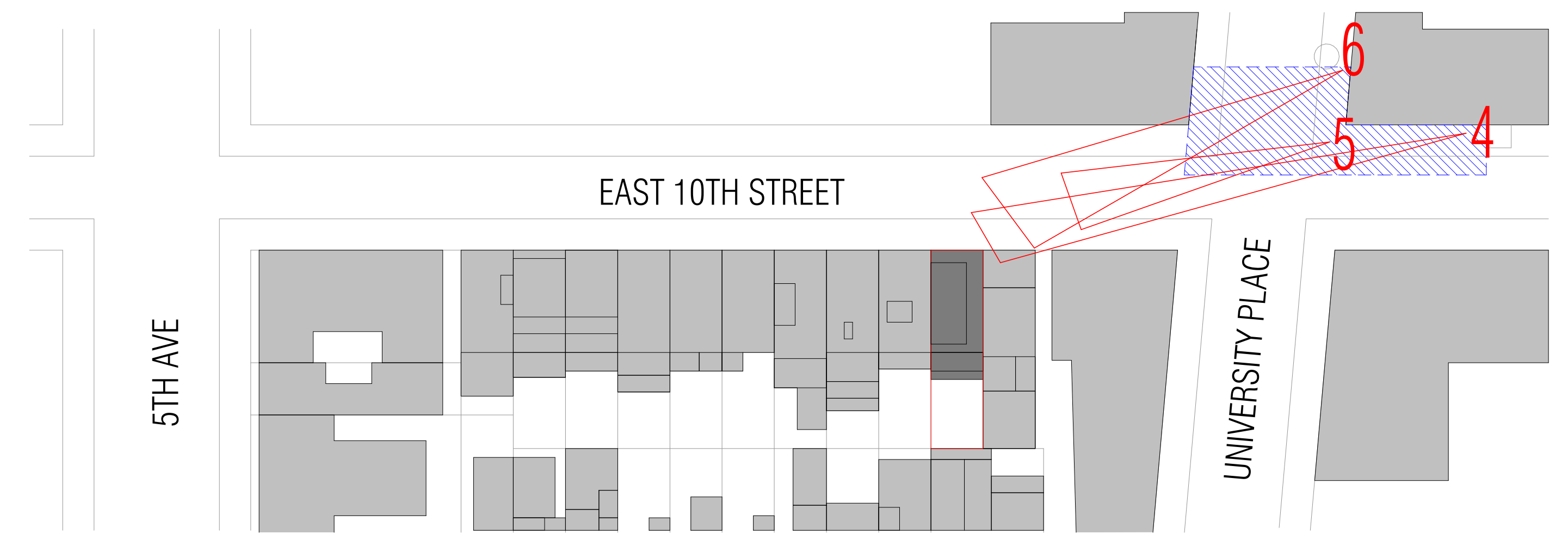
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22 EAST 10TH STREET

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BLOCK 567 LOT 18

ROOF MOCKUP

scale	1" = 50'-0"	date	09/11/25
lpc no.			
project no.	Project Number		
sheet no.			
drawing no.	LPC-15		



4 - VIEW FROM NORTH SIDE OF 10TH LOOKING WEST



5 - VIEW NEAR CORNER OF 10TH & UNIVERSITY LOOKING WEST



6 - VIEW FROM EAST SIDE OF UNIVERSITY LOOKING SOUTHWEST

ROOF MOCKUP



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scale	1" = 50'-0"	date	09/11/25
lpc no.			
project no.	Project Number		
sheet no.			
drawing no.	LPC-16		

PARAPET: BLUE — ELEVATOR OVERRUN: YELLOW — CHIMNEY EXTENSIONS: GREEN



ZOOMED VIEW #6 - EAST SIDE OF UNIVERSITY LOOKING SOUTHWEST



B - ZOOMED VIEW #6 - PHOTOMONTAGE

ROOF MOCKUP



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scale	date
lpc no	09/11/25
project no.	Project Number
sheet no.	
drawing no.	LPC-17



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project title

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PROPOSED ALTERATION

scale	date
lpc no	09/11/25
project no.	Project Number
sheet no.	
drawing no.	LPC-18

22 E10TH STREET
NEW YORK, NY, 10003

LPC DOCKET #xx-xxxx

CB2 HEARING DATE
XX/XX/2025

APPENDIX SHEET 1 OF 14



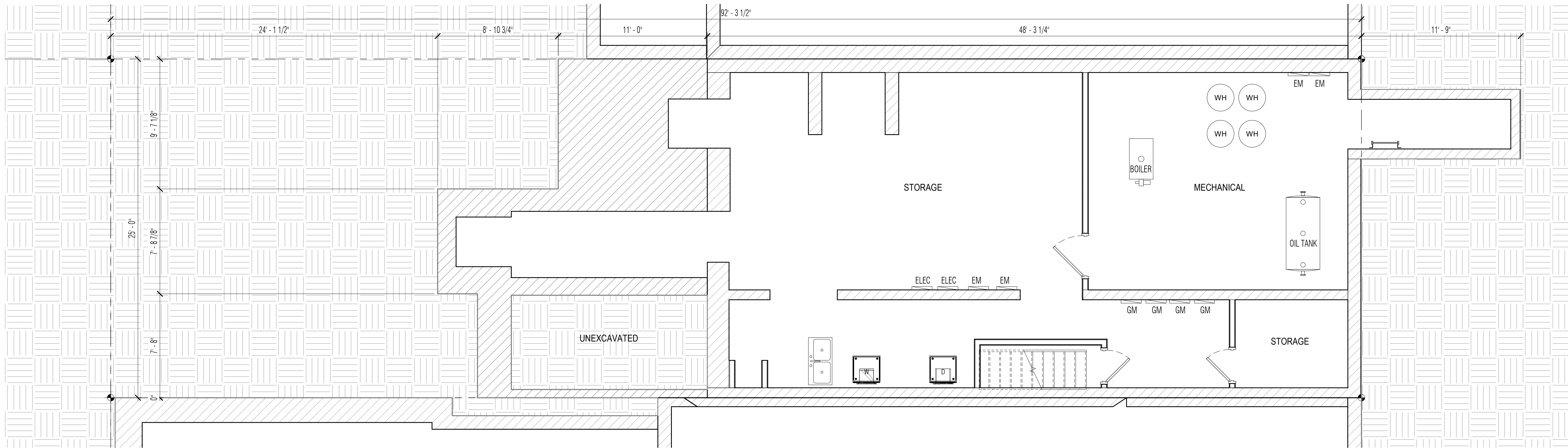
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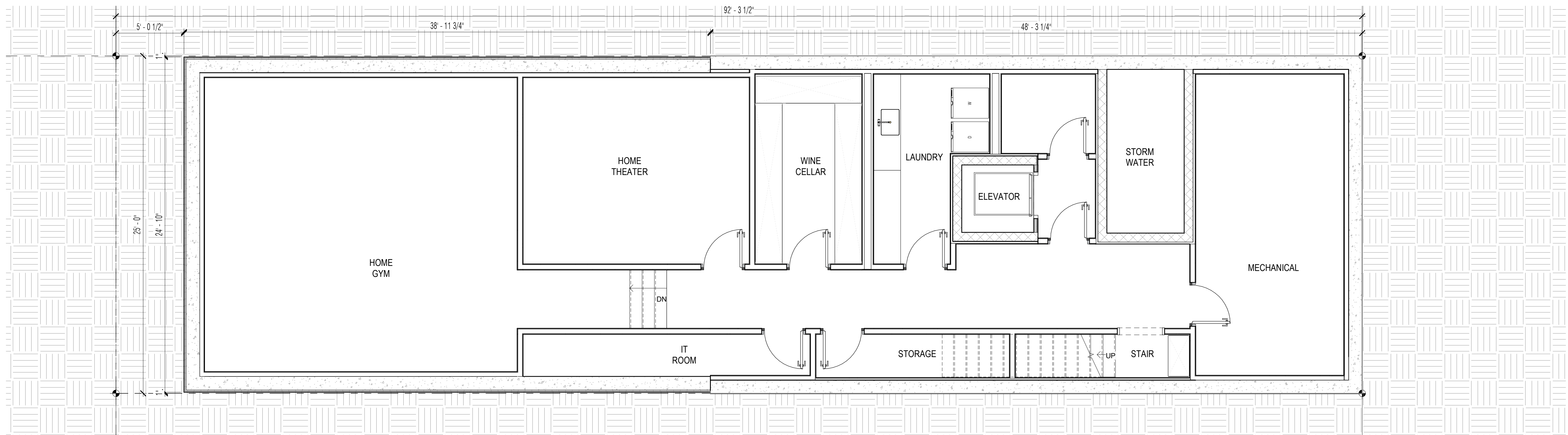
NEW YORK, NY 10003
BLOCK 567 LOT 18

APPENDIX

scale	date
lpc no	09/11/25
project no.	Project Number
sheet no.	
drawing no.	A-01



1 EXIST PLAN - CELLAR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - CELLAR
SCALE: 1/4" = 1'-0"



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EXISTING & PROPOSED PLAN - CELLAR

scale 1/4" = 1'-0" date 09/11/25

lpc no.

project no.

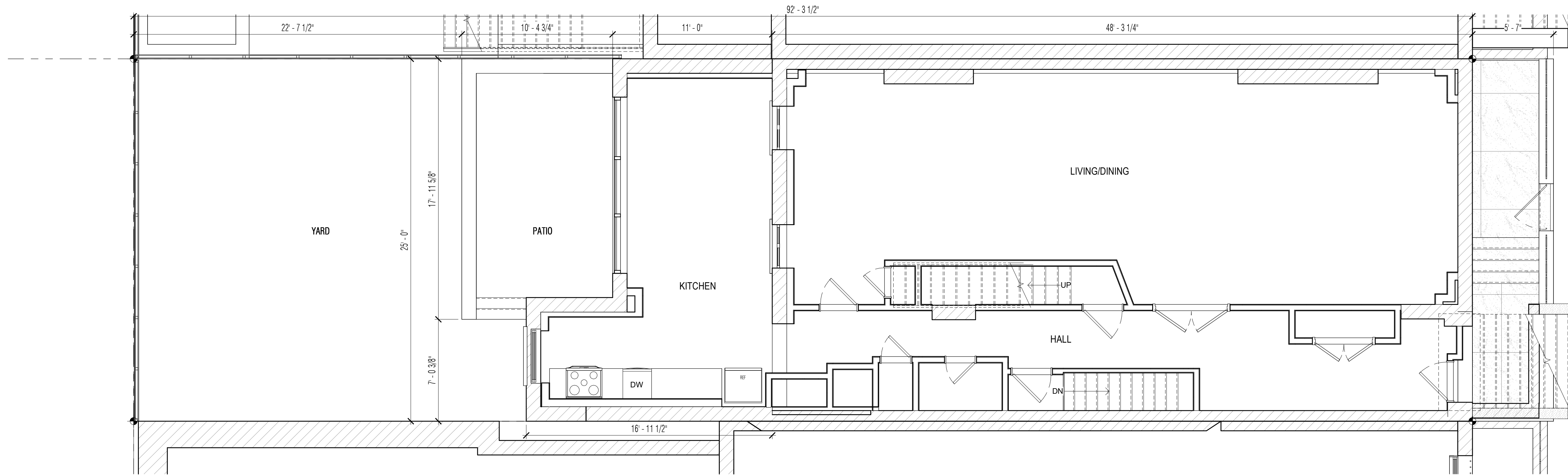
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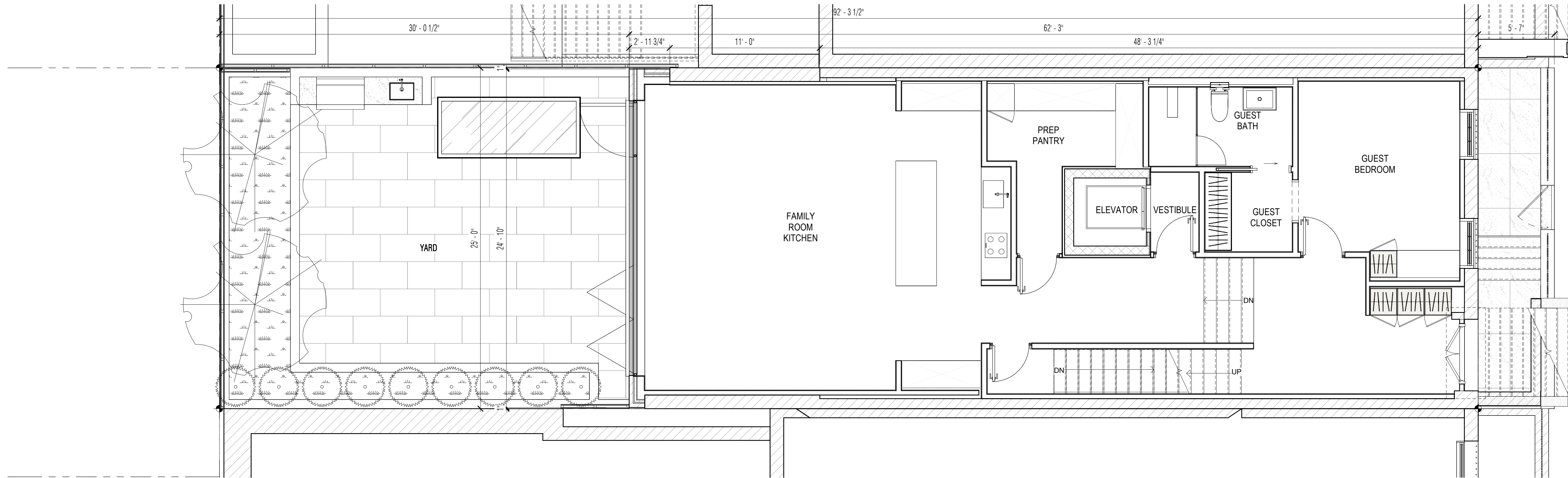
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A-02

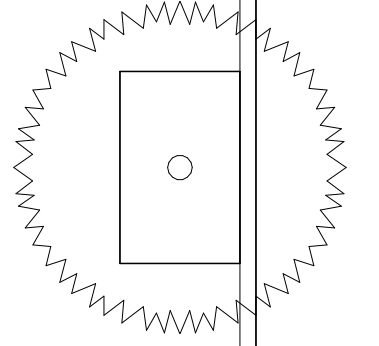
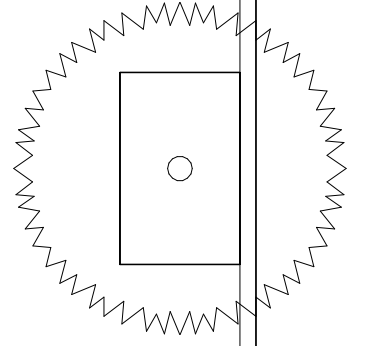




1 EXISTING PLAN - BASEMENT
SCALE: 1/4" = 1'-0"



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



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project title

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EXISTING & PROPOSED PLAN - BASEMENT

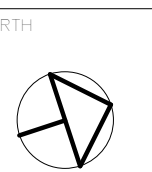
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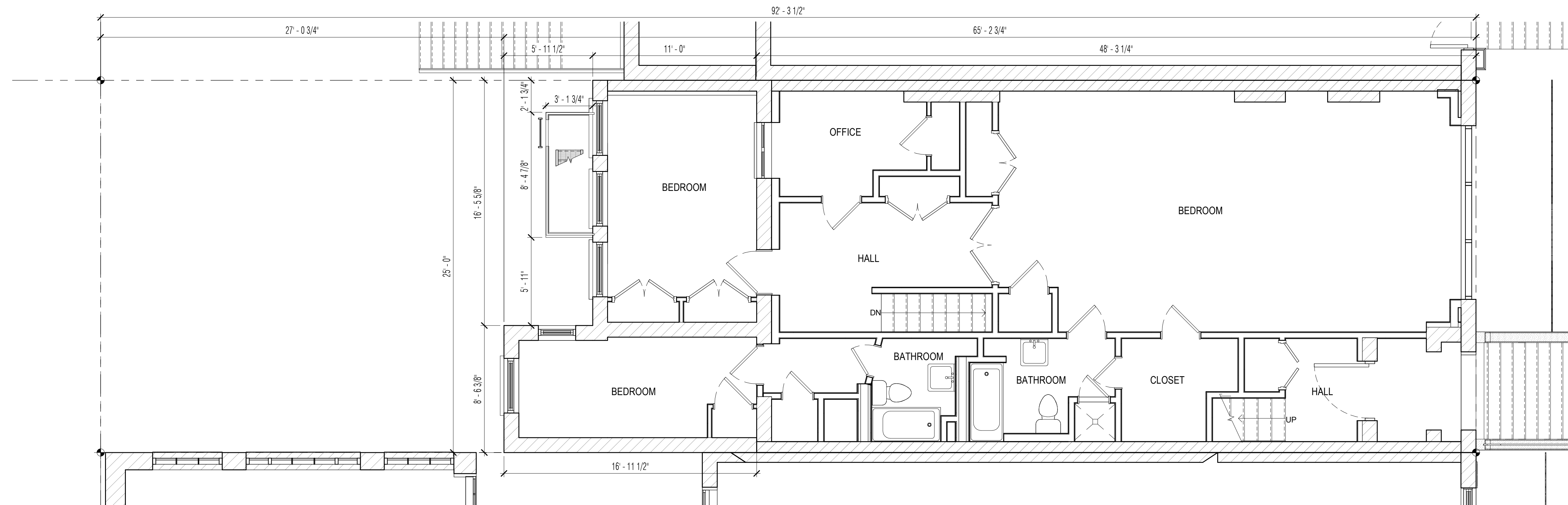
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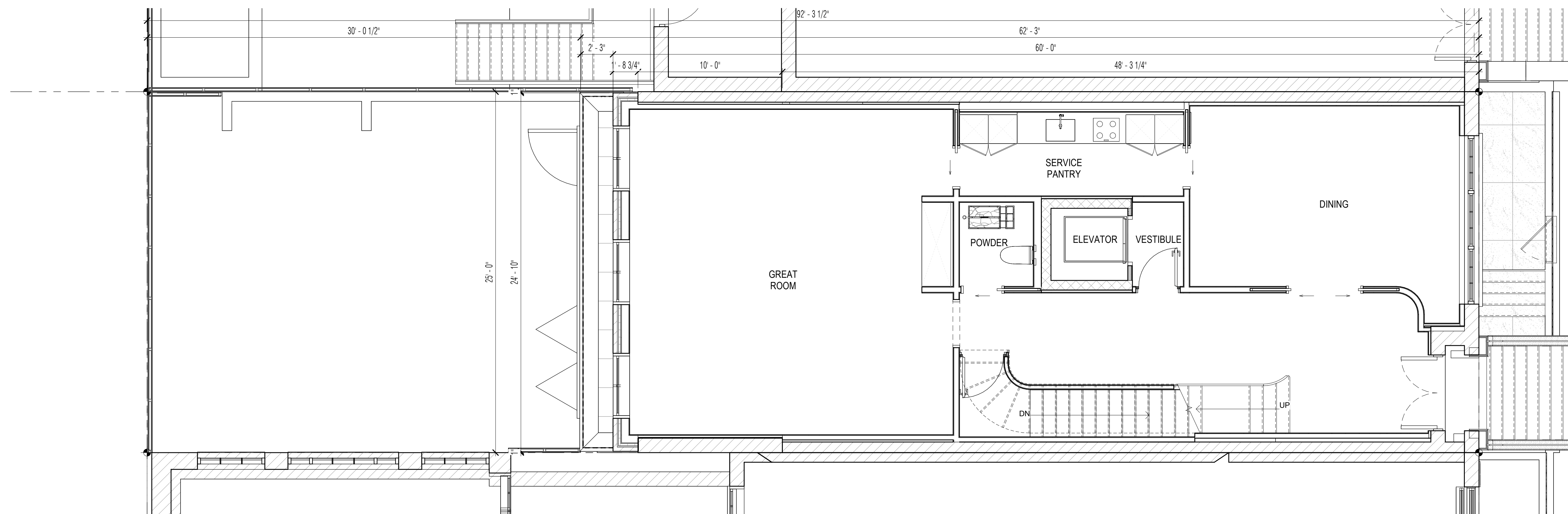
drawing no.

A-03





1 EXISTING PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"



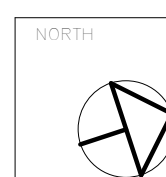
2 PROPOSED PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"



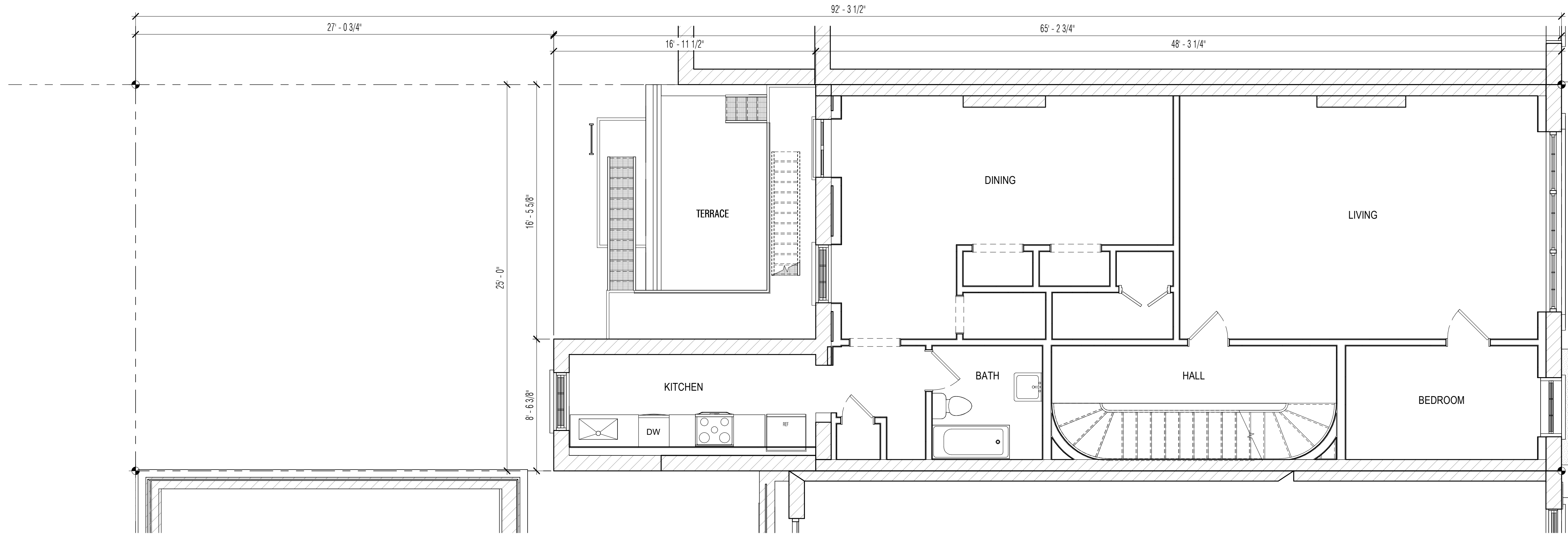
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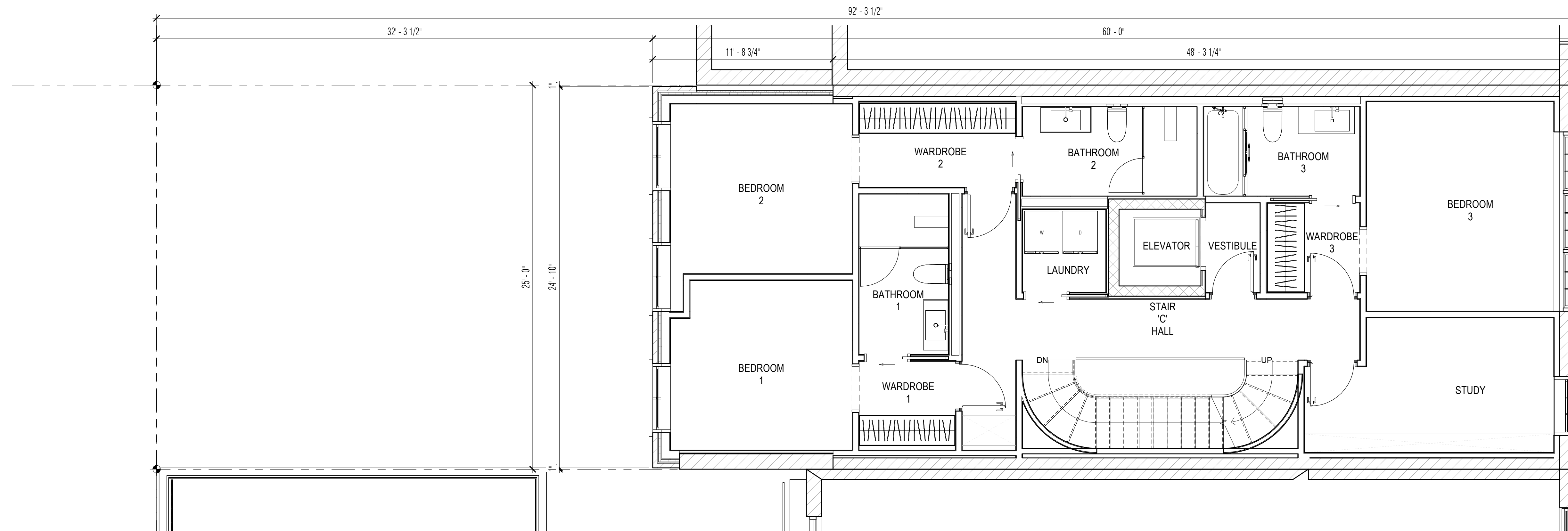
EXISTING & PROPOSED PLAN - 1ST FLOOR



scale	1/4" = 1'-0"	date	09/11/25
ipc no.			
project no.	Project Number		
sheet no.			
drawing no.	A-04		



1 EXISTING PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"



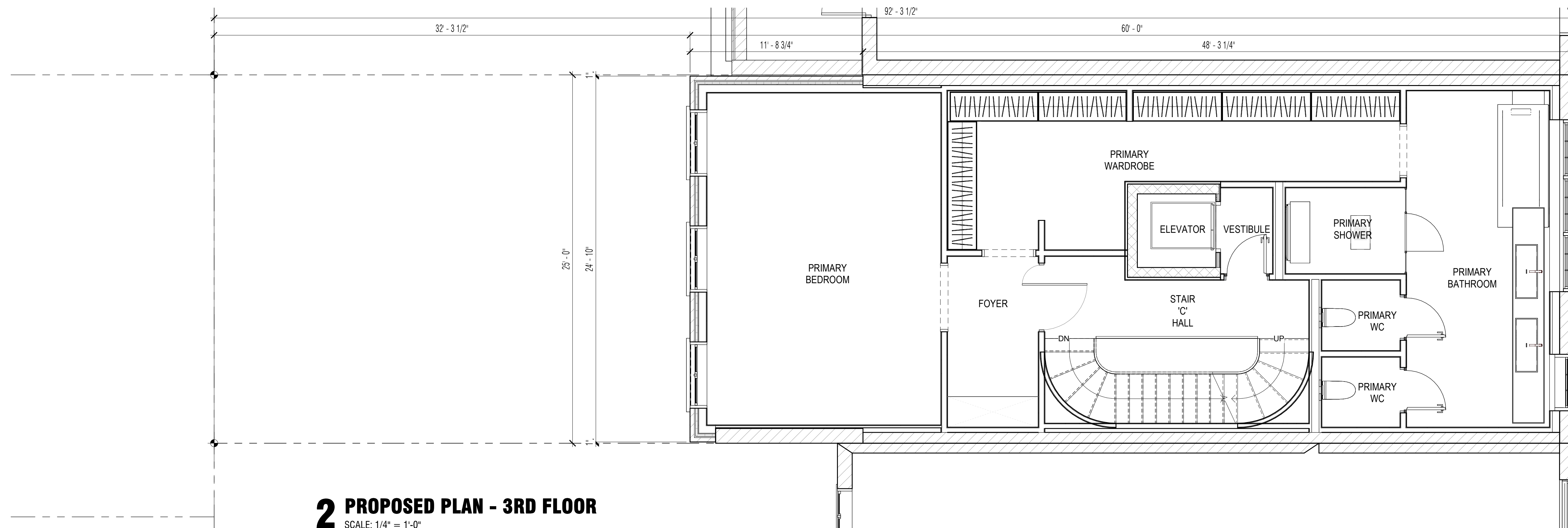
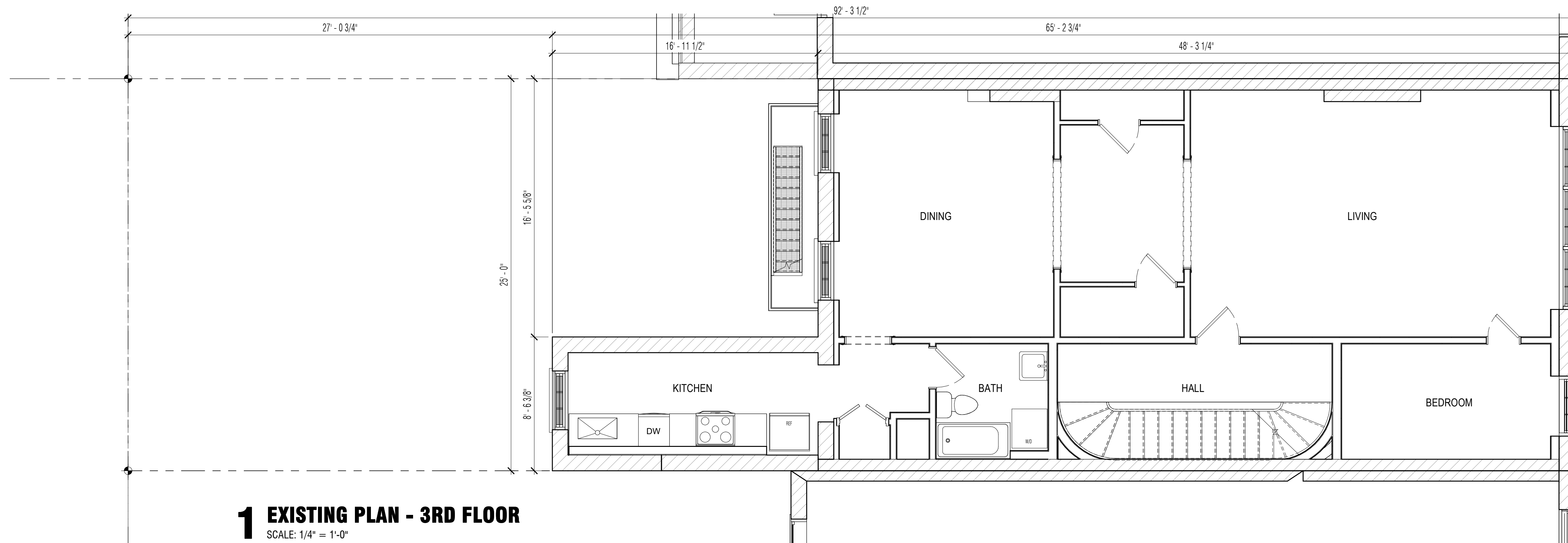
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EXISTING & PROPOSED PLAN - 2ND FLOOR



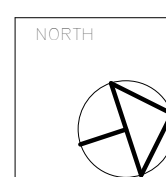
scale 1/4" = 1'-0"	date 09/11/25
project no.	
Project Number	
sheet no.	
drawing no. A-05	



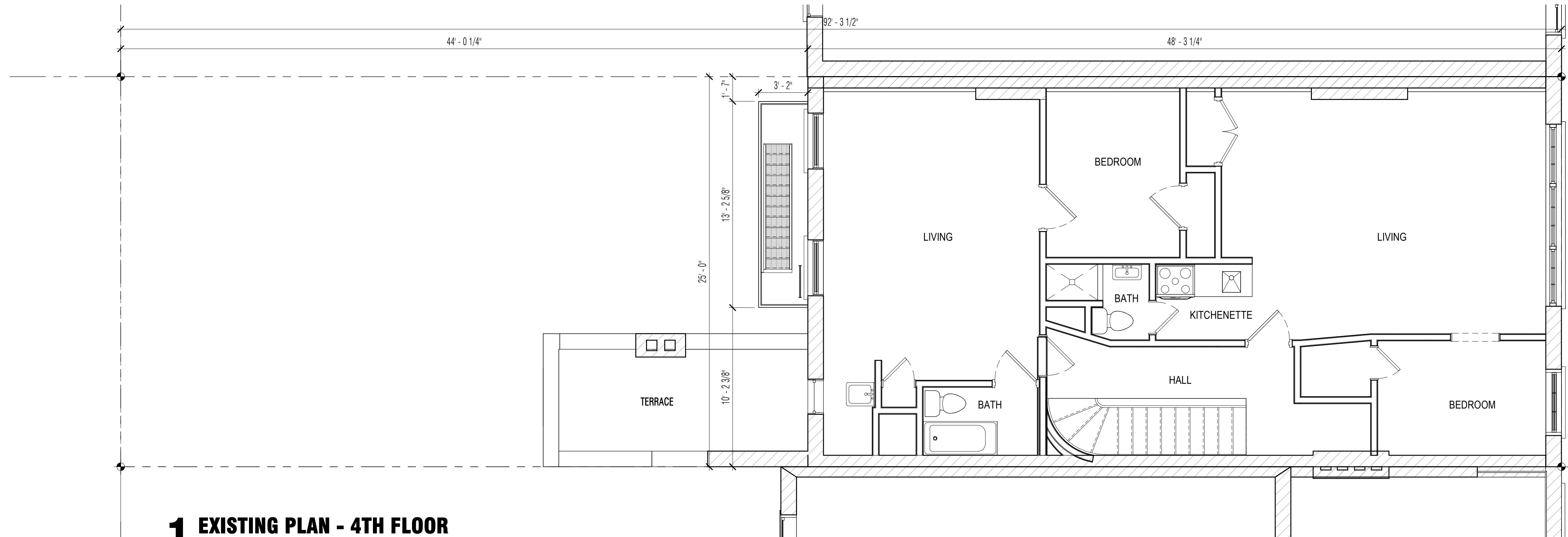
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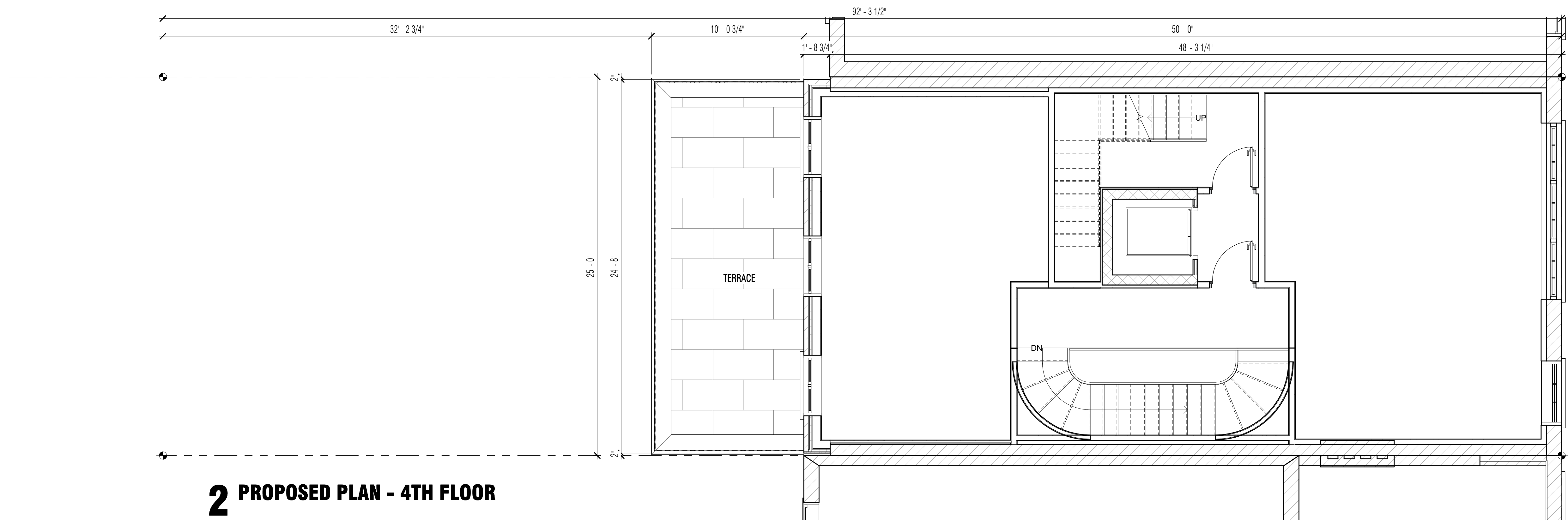
EXISTING & PROPOSED PLAN - 3RD FLOOR



scale 1/4" = 1'-0" date 09/11/25
project no. Project Number
sheet no. A-06
drawing no.



1 EXISTING PLAN - 4TH FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 4TH FLOOR

EXISTING & PROPOSED PLAN - 4TH FLOOR



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scale 1/4" = 1'-0" date 09/11/25

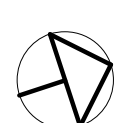
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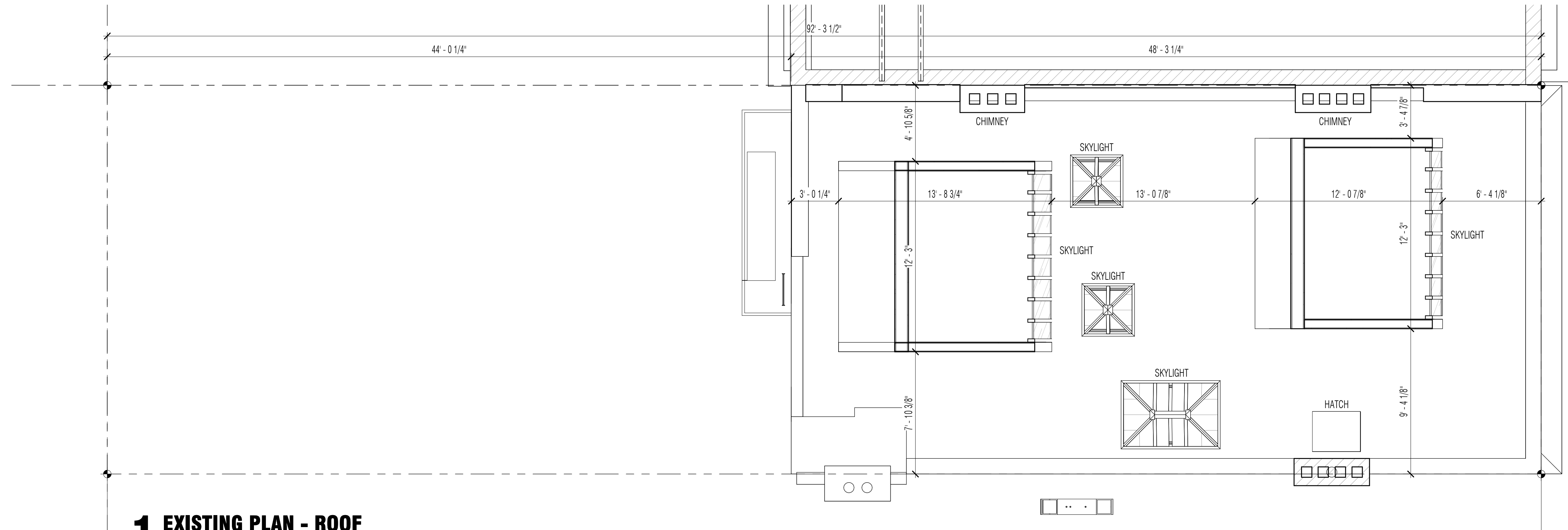
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Project Number

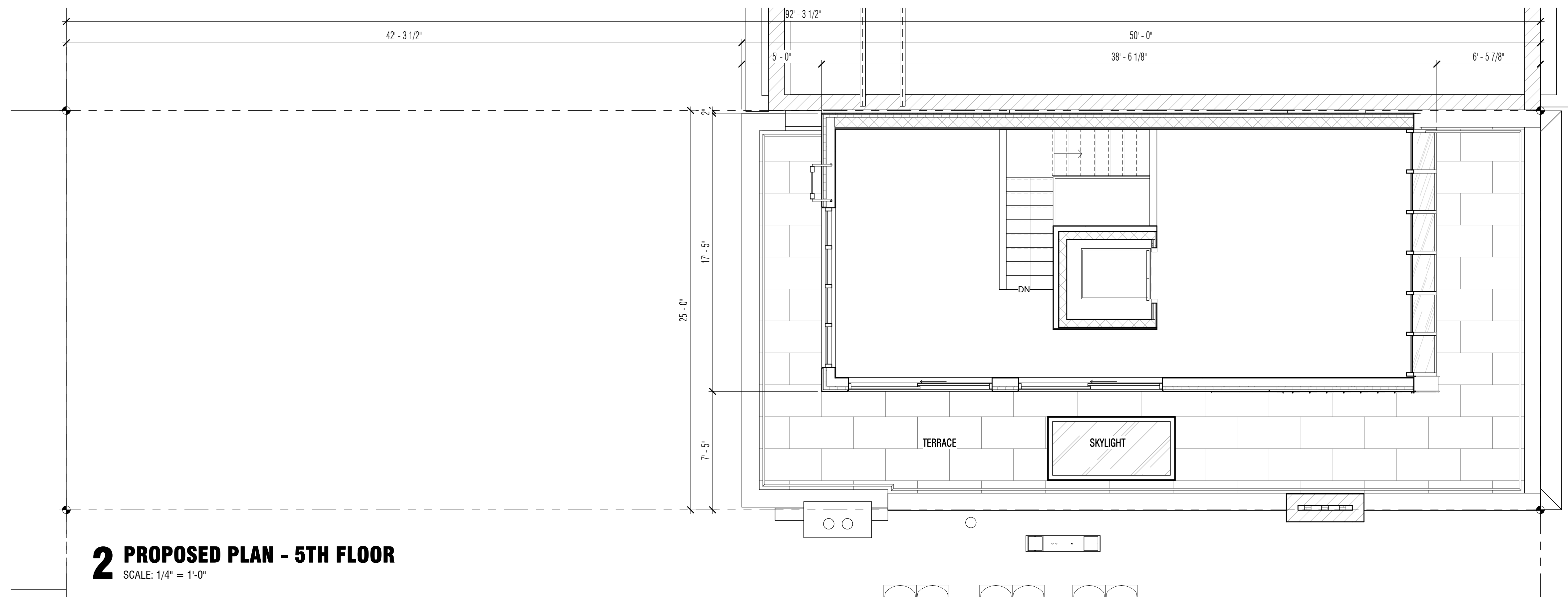
drawing no.

A-07





1 EXISTING PLAN - ROOF
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 5TH FLOOR
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED PLAN - ROOF

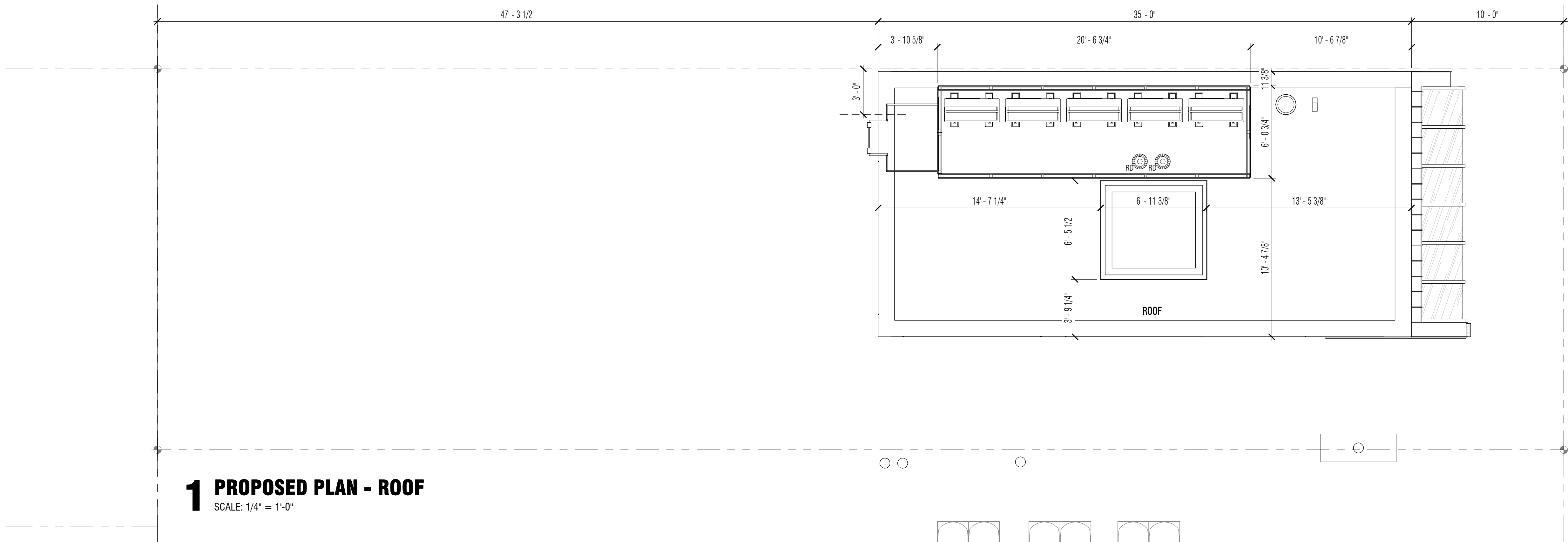


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scale 1/4" = 1'-0" date 09/11/25
project no. Project Number
sheet no.
drawing no. **A-08**





1 PROPOSED PLAN - ROOF
SCALE: 1/4" = 1'-0"



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22 EAST 10TH STREET

NEW YORK, NY 10003
BLOCK 567 LOT 18

EXISTING & PROPOSED PLAN - BULKHEAD



scale	1/4" = 1'-0"	date	09/11/25
ipc no			
project no.	Project Number		
sheet no.			
drawing no.	A-09		



PROJECT SITE:
22 E 10TH ST



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BLOCK 567 LOT 18

BLOCK - AERIAL PHOTO

scale	date
ipc no	09/11/25
project no.	Project Number
sheet no.	
drawing no.	A-10

P.L.

OUTLINE OF MOCK-UP

ROOF
64'-5"
(GEO.97.51)

LEVEL 05
54'-5"
(GEO.87.51)

LEVEL 04
43'-9"
(GEO.76.84)

LEVEL 03
32'-5"
(GEO.65.51)

LEVEL 02
20'-5"
(GEO.53.51)

LEVEL 01
6'-6"
(GEO.39.59)

GRADE - BASE PLANE
0"
(GEO.33.09)

FRONT BASEMENT
-3'-2 3/4"
(GEO.29.86)

BASEMENT
-5'-6"
(GEO.27.59)

CELLAR
-14'-6"
(GEO.18.59)

CELLAR LOW
-16'-6"
(GEO.16.59)

EAST 10TH STREET
[60' WIDE]



1 PROPOSED SECTION - SIGHTLINE

SCALE: 3/16" = 1'-0"

project title

22 EAST 10TH STREET

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ROOFTOP MOCKUP SIGHTLINE



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sheet no.			
drawing no.	A-11		

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

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

Fourth Floor
EL: +43'-9"

Third Floor
EL: +33'-1"

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

Second Floor
EL: +20'-5"

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

First Floor
EL: +6'-6"

Restore existing historic painted metalwork at areaway and stoop
Grade
EL: +0'-0"

BRICK CHIMNEY EXTENSION

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

NEW BROWNSTONE PILASTERS, SURROUND, ENTABLATURE, AND PAINTED ENTRY DOORS DETAILED TO MATCH HISTORIC AND LPC-APPROVED CONDITION AT 24 E 10TH ST WITHOUT LITES

REINTRODUCE HISTORIC BROWNSTONE BASE WITH COURSING AND PAINTED WOOD DOUBLE-HUNG WINDOWS, TO MATCH 24 E 10TH ST

RECONSTRUCT BROWNSTONE STOOP TO MATCH EXISTING DESIGN

NEW NON-COMBUSTIBLE MECHANICAL ENCLOSURE

ROOF
64'-5"
(GEO. 97.51')

NEW ZINC CLAD PENTHOUSE ADDITION

LEVEL 05
54'-5"
(GEO. 87.51')

LEVEL 04
43'-9"
(GEO. 76.84')

LEVEL 03
32'-5"
(GEO. 65.51')

LEVEL 02
20'-5"
(GEO. 53.51')

BROWNSTONE LINTELS TO REMAIN, HISTORIC WINDOW HEAD FROM TAX PHOTO TO BE RESTORED, SILL TO BE LOWERED FURTHER THAN TAX PHOTO SILL AS SHOWN

NEW WOOD CASEMENT WINDOW SYSTEM TO MATCH PROPORTIONS OF EXISTING WINDOW PANES AND MULLIONS ABOVE

LEVEL 01
6'-6"
(GEO. 39.59')

RESTORE EXISTING HISTORIC PAINTED METALWORK AT AREAWAY AND STOOP
GRADE - BASE PLANE
0'
(GEO. 33.09')

STEVEN HARRIS PROPOSAL APRIL 12, 2022

UPDATED - NO PROPOSED CHANGES TO BASE



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PREVIOUSLY PROPOSED FRONT FACADE

scale 1/4" = 1'-0" date 09/11/25

lpc no

project no

Project Number

sheet no

drawing no

A-12

Reconstructed studio skylight
volumes in same location as
existing

New face brick rear facade in
same plane as existing with
same crenellations, height, and
articulation as existing

Proposed new painted metal
casement windows in masonry
openings of same dimension as
existing

Proposed new painted metal
casement windows in masonry
openings of same dimension as
existing

Painted metal railings to match
historic Greek Revival railings of 24
E 10

New cast stone lintels, sills, and
coping, throughout

Proposed new painted metal
casement windows in new face
brick addition

Simple painted metal bar railings
and Juliet balconies

Proposed new painted metal
casement windows in new face
brick addition

Existing rear addition and 'boot' to
be removed

Painted metal railings to match
historic Greek Revival railings of 24
E 10

Proposed new painted metal
casement windows in new face
brick addition

Existing Low Garden
EL: +/- 2'-6-1/2"

Rear garden lowered 3'-11" from
existing lower garden as shown

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"

Sidewalk Grade
EL: +0'-0"

Proposed Garden
EL: -6'-5-1/2"

STEVEN HARRIS PROPOSAL APRIL 12, 2022



UPDATED PROPOSAL

PREVIOUSLY PROPOSED REAR ALTERATION



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A-13

3. PROPOSED DESIGN: REAR & ROOFTOP ADDITION RENDERINGS



17 EAST 9TH - ROOFTOP & REAR ENLARGEMENT

REAR FACADE / Proposed Materials / Scale (1/8)" 1'-0"



1. Brick, to match the existing historic brick, will be used at the rear wall reconstruction and new extension.



2. Benjamin Moore 2131-20 will be used to paint all metalwork and exterior wood which includes the window boxes, areaway fence, roof terrace railings, and windows.



3. New bluestone coping at the existing parapet and extension parapet.



4. A new coat of stucco in Benjamin Moore 2111-40 will be used at the new bulkhead, new extension sidewalls and existing alley facades.



5. Existing brownstone base and resurfaced brownstone stucco lintels.



PROPOSED ELEVATION

MADE / 2311A02 / EAST 9TH ST TOWNHOUSE / 2025 FEBRUARY 11

23 EAST 9TH - ROOFTOP & REAR ENLARGEMENT



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RECENT REAR & ROOFTOP ENLARGEMENTS

scale	date
1/8" = 1'-0"	09/11/25
project no.	Project Number
sheet no.	
drawing no.	

A-14