

**17 EAST 9TH STREET
PRELIMINARY LPC PRESENTATION**

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1. SITE / ZONING INFORMATION

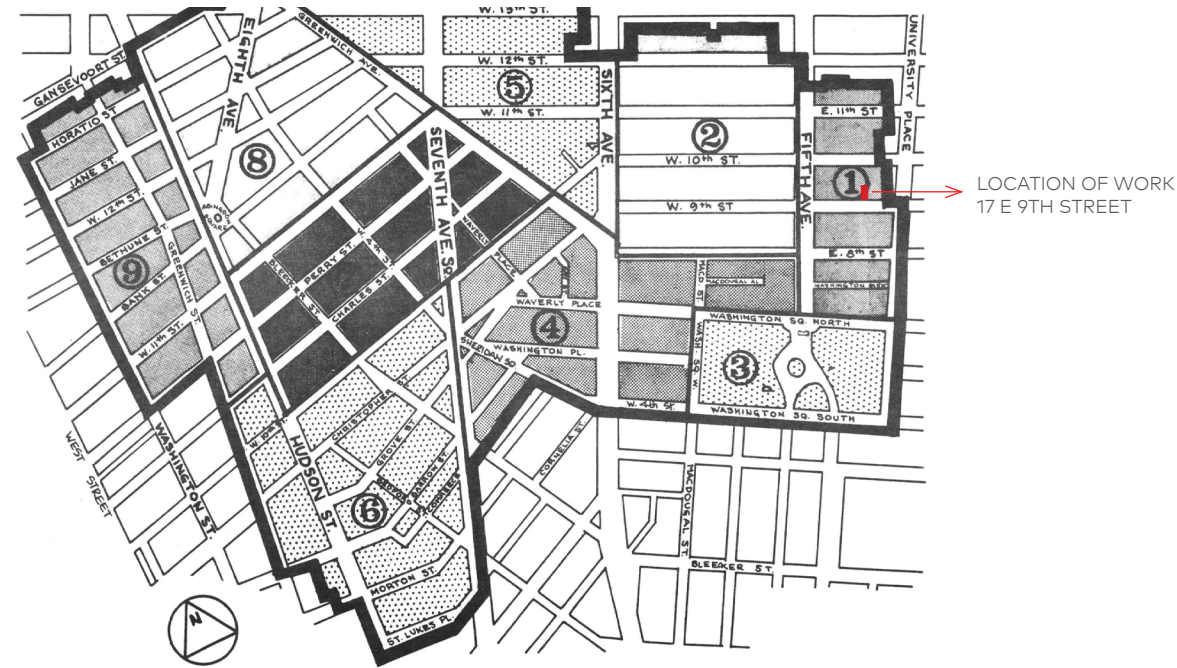


1. SITE / ZONING INFORMATION

17 EAST 9TH STREET

LOT SF: 2,307 SF
 ZONING SF: 7,230 SF
 ZONING DISTRICT: R7-2 RESIDENTIAL
 BLOCK & LOT: 567-26
 BUILDING DIMENSIONS: 25'-0" X 60'-0"
 LOT DIMENSIONS: 25'-0" X 92'-4"
 STORIES: 4 W/ BASEMENT & CELLAR
 CURRENT LOT COVERAGE: 1533 SF
 PROPOSED LOT COVERAGE: 1500 SF

GREENWICH VILLAGE HISTORICAL DISTRICT DESIGNATED 1969



BLOCK PLAN



TAX PHOTOS



1940

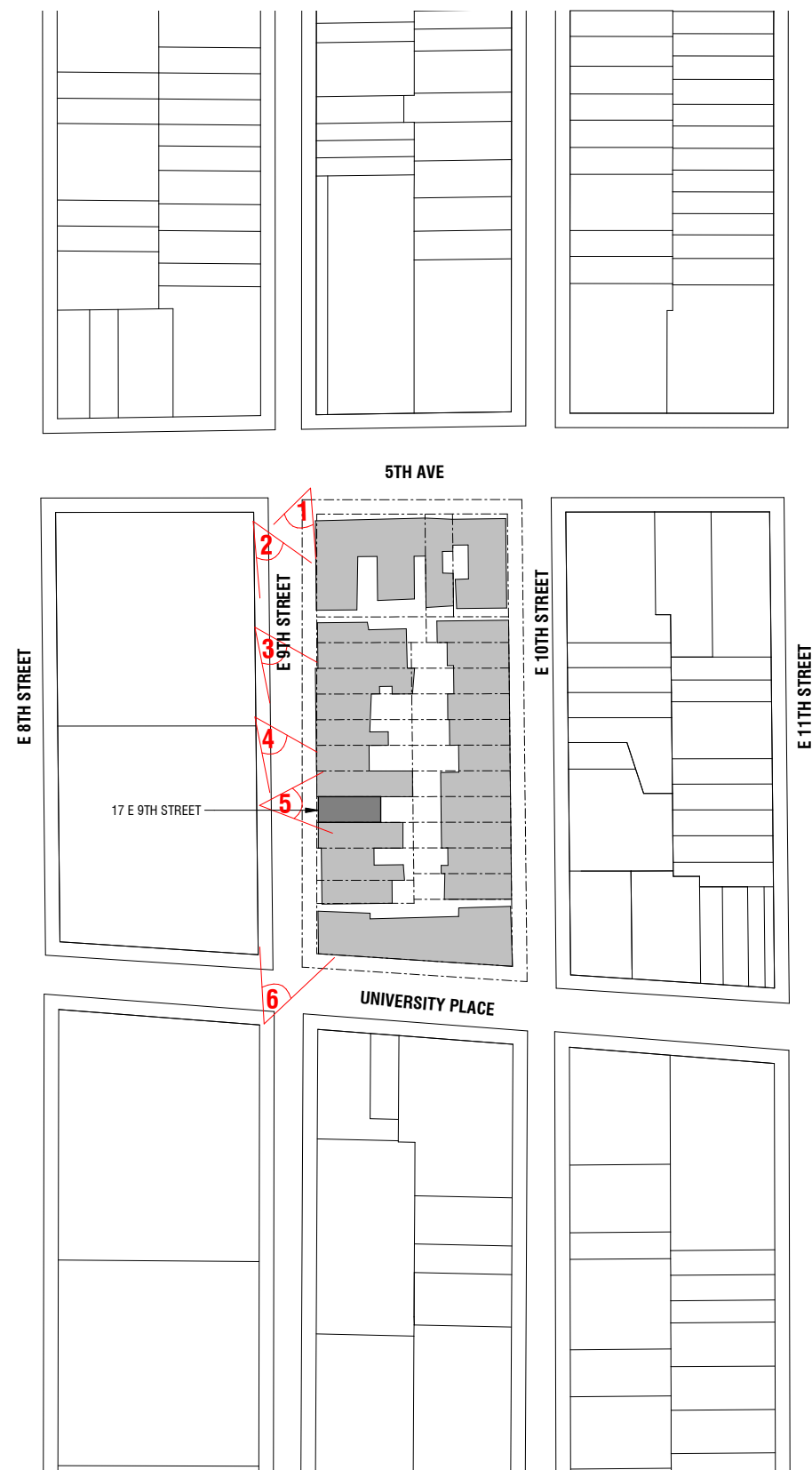


1980

HISTORICAL DESCRIPTION

NO.17 WAS BUILT IN 1844 FOR MRS. ELISHA WELLS. IT WAS REMODELED IN THE STYLE OF 1950'S, WHEN THE TOP FLOOR RECEIVED ITS BRACKETED AND MODILLIONED CORNICE. THE BASEMENT ENTRANCE, LIKE SO MANY OTHERS WAS INTRODUCED IN THE EARLY 20TH CENTURY. THE SIMPLE MUNTINED WINDOWS, LINTELS AND FLOOR LENGTH DRAWINGS ROOM WINDOWS ADD DIGNITY TO THIS HIGH FACADE. NAN LURIE, THE ARTIST, RESIDED HERE IN 1938.

2. EXISTING CONDITIONS: BLOCK



1. LOOKING SOUTH FROM 5TH AVE TO E 9TH STREET



2. LOOKING SOUTH EAST FROM 5TH AVE TO E 9TH STREET



3. LOOKING SOUTH EAST FROM 5TH AVE TO E 9TH STREET



4. LOOKING NORTHEAST FROM E 9TH STREET



5. LOOKING NORTH FROM E 9TH STREET



6. LOOKING NORTHWEST FROM UNIVERSITY PLACE TO E 9TH STREET

2. EXISTING CONDITIONS: BLOCK



7. LOOKING WEST FROM UNIVERSITY PLACE TO E 10TH STREET (BUILDING NOT VISIBLE)



8. STREET VIEW LOOKING NORTH WEST FROM UNIVERSITY PLACE TO E 10TH STREET (BUILDING NOT VISIBLE)



9. STREET VIEW LOOKING WEST FROM 10TH STREET TOWARD 17 E 9TH STREET (BUILDING NOT VISIBLE)



10. STREET VIEW LOOKING SOUTH FROM 5TH AVENUE TO E 10TH STREET (BUILDING IS NOT VISIBLE)



11. STREET VIEW LOOKING NORTH WEST FROM E 10TH STREET (BUILDING IS NOT VISIBLE)



12. STREET VIEW LOOKING SOUTH FROM 10TH STREET (BUILDING IS NOT VISIBLE)

2. EXISTING CONDITIONS: FRONT FACADE



1. EXISTING WINDOWS, 3RD & 4TH FLOORS



2. EXISTING WINDOWS, 2ND FLOOR



3. EXISTING WINDOWS, 1ST FLOOR



4. EXISTING WINDOWS, BASEMENT

2. EXISTING CONDITIONS: FRONT FACADE



1. EXISTING ENTRY WAY AT E 9TH ST



2. EXISTING ENTRY DOOR AT E 9TH ST



3. EXISTING PLANTERS



4. EXISTING WINDOWS AT BASEMENT



5. EXISTING WINDOWS AT FIRST FLOOR



6. EXISTING CORNICE



7. EXISTING CORNICE S/W CORNER



8. EXISTING CORNICE S/E CORNER

2. EXISTING CONDITIONS: REAR FACADE



1. EXISTING REAR FACADE, FLOORS 1-4



2. EXISTING REAR FACADE NE CORNER, BASEMENT & 1ST FLOOR



3. EXISTING REAR FACADE, BASEMENT & 1ST FLOOR



4. EXISTING REAR FACADE NW CORNER, BASEMENT & 1ST FLOOR

2. EXISTING CONDITIONS: REAR FACADE



1. BASEMENT & 1ST FLOOR NE CORNER WINDOWS



2. BASEMENT, DOOR TO REAR YARD



3. BASEMENT WINDOW



4. 1ST FLOOR, DOOR TO FIRE STAIR



5. 1ST FLOOR, SKYLIGHT



6. 1ST FLOOR, WINDOW



7. 2ND & 3RD FLOOR WINDOWS



8. 2ND & 3RD FLOOR WINDOWS

2. EXISTING CONDITIONS: ROOFTOP



1. EXISTING ROOF PARAPET



2. EXISTING EXHAUST FLUES



3. EXISTING CHIMNEY



4. EXISTING CHIMNEY



5. EXISTING SKYLIGHT



6. EXISTING SKYLIGHT

2. EXISTING CONDITIONS: NEIGHBORING REAR & ROOFTOP ADDITIONS

BLOCK 567

EAST 10TH STREET



EAST 9TH STREET

17 E 9TH STREET

PROPOSED 4 STORY RENOVATION IN ZONING LOT

LEGEND:

- BASEMENT
- 4 STORIES
- INFORMATION NOT AVAILABLE
- 2 STORIES
- 3 STORIES
- 5 STORIES
- 6 TO 15 STORIES

2. EXISTING CONDITIONS: NEIGHBORING REAR & ROOFTOP ADDITIONS



1,2 & 3. 20,22 & 24 EAST 10TH STREET



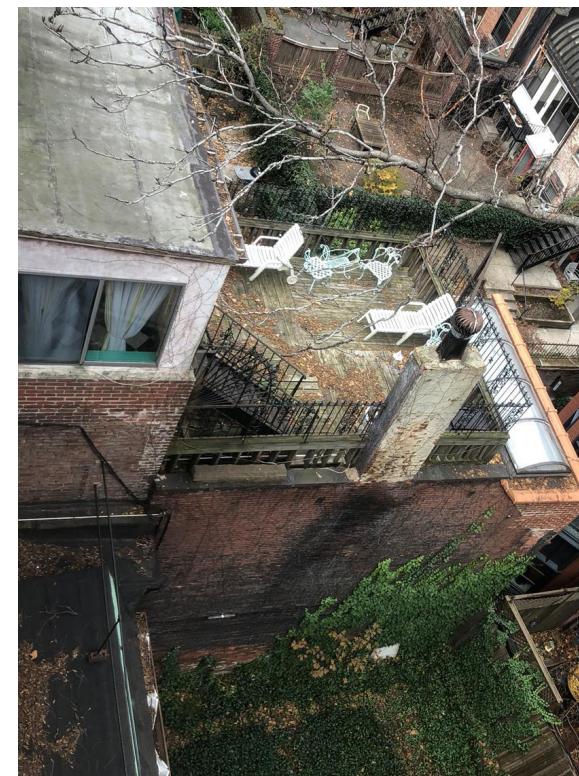
4,5,6 & 7. 12,14,16 & 18 EAST 10TH STREET



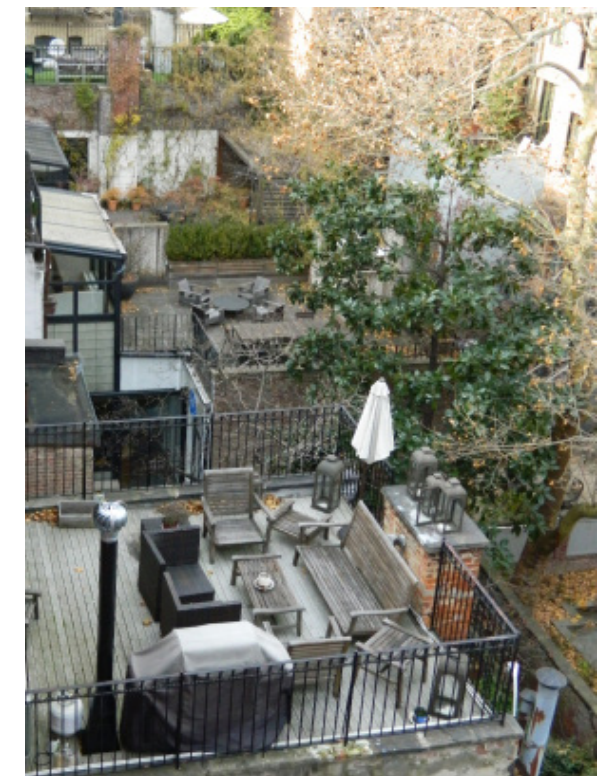
8 & 9. 4 & 6 EAST 10TH STREET



10&11. 19 & 21 E 9TH STREET

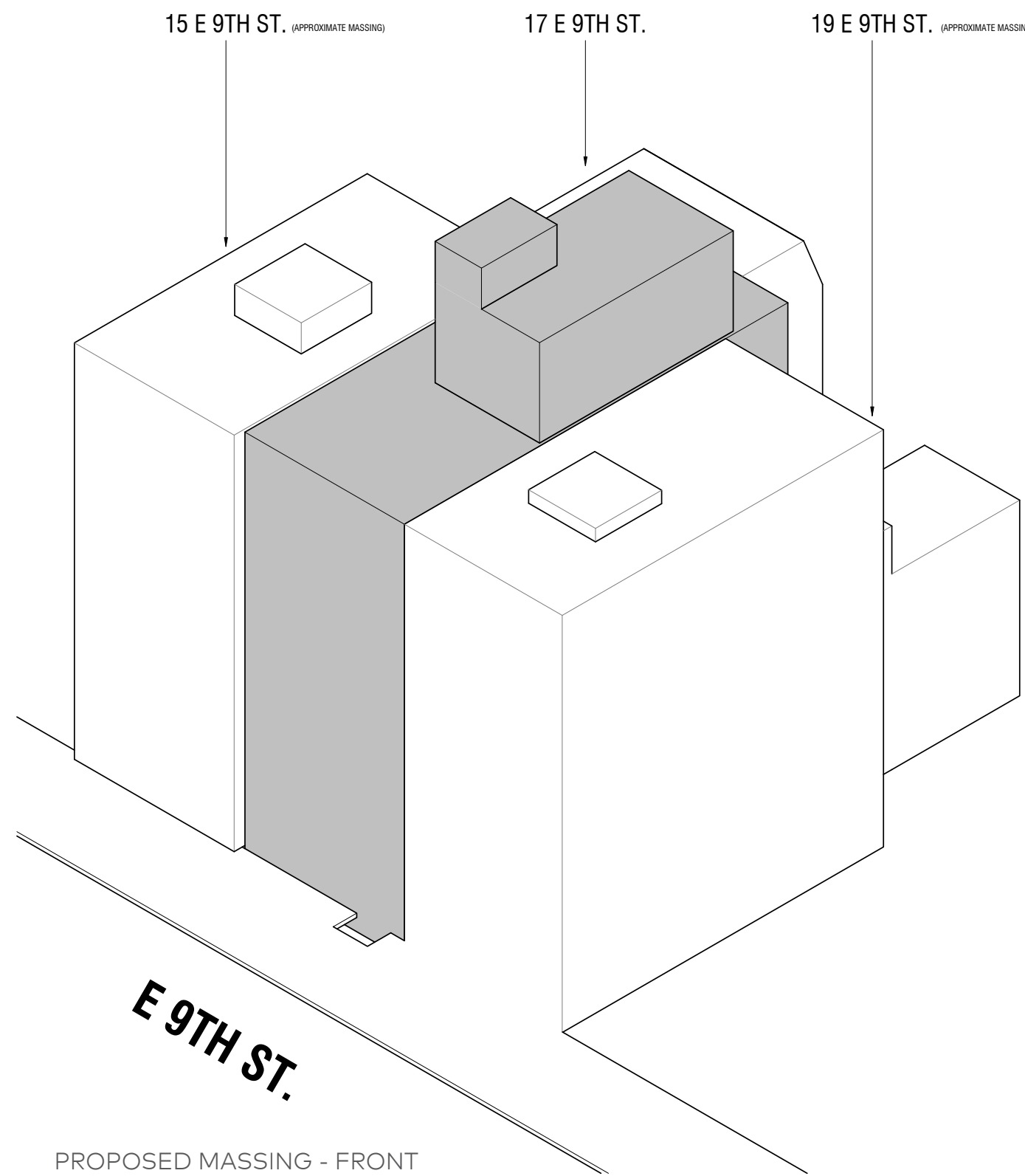
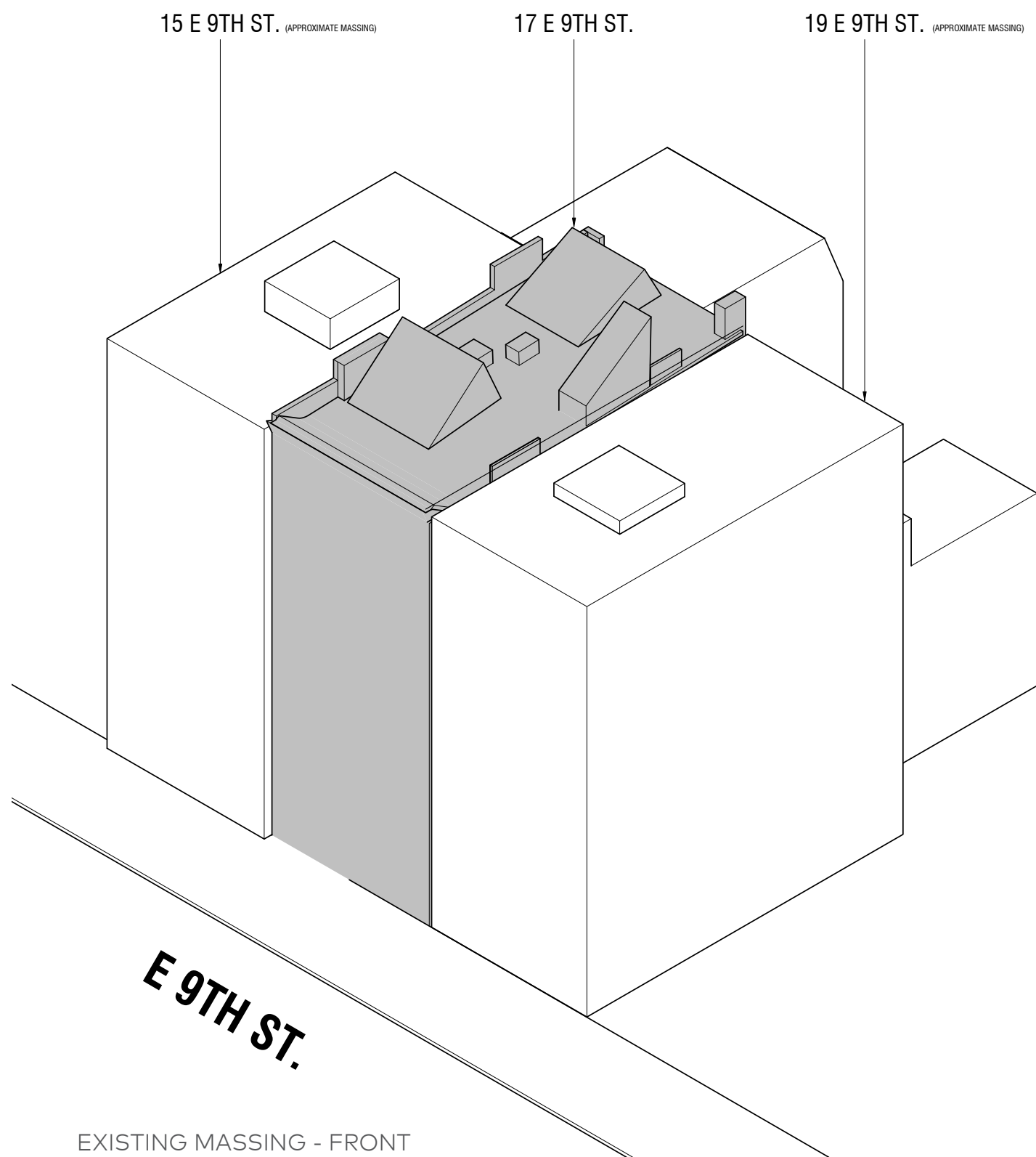


12. 15 E 9TH STREET

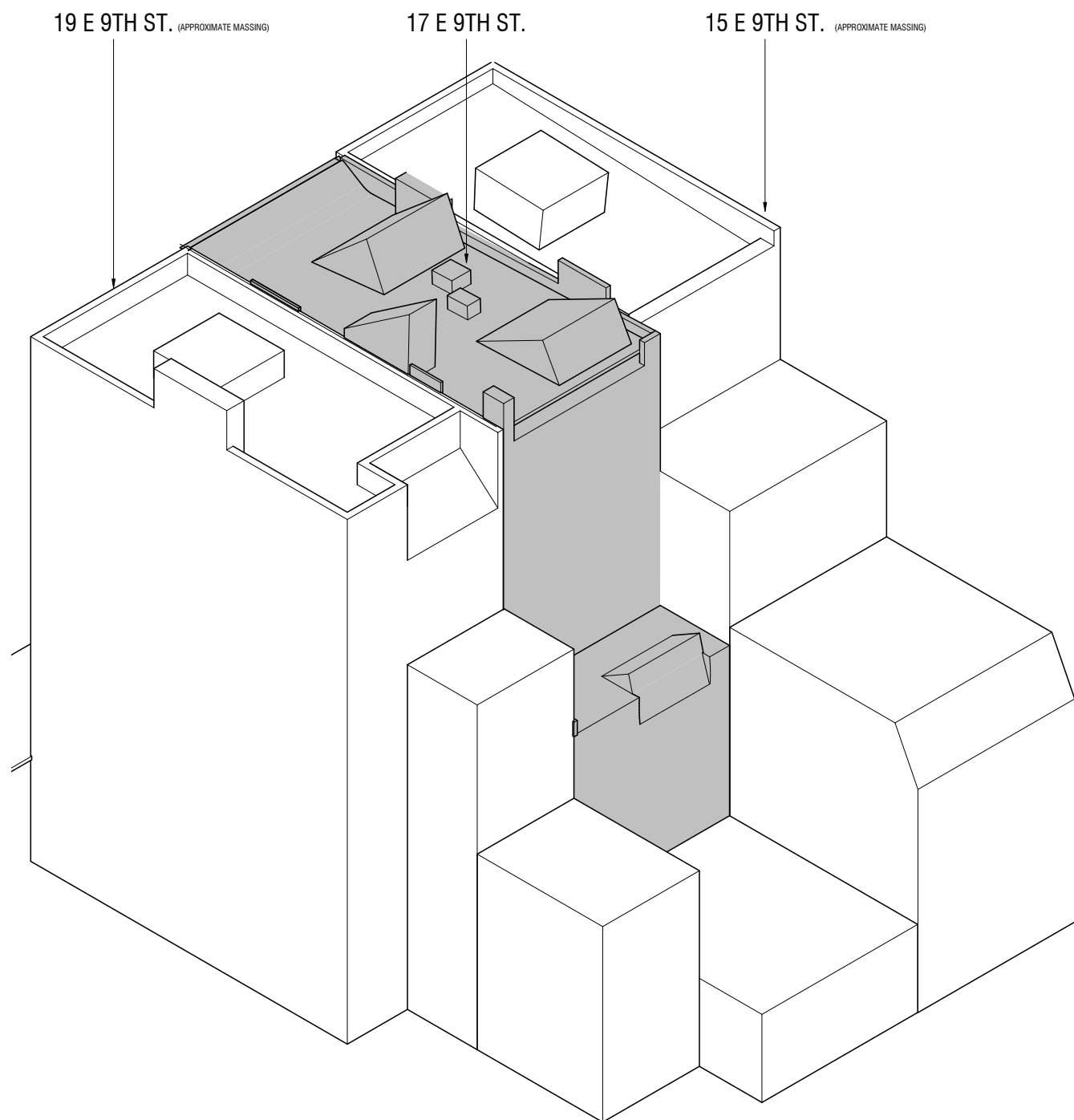


13. 11 EAST 9TH STREET

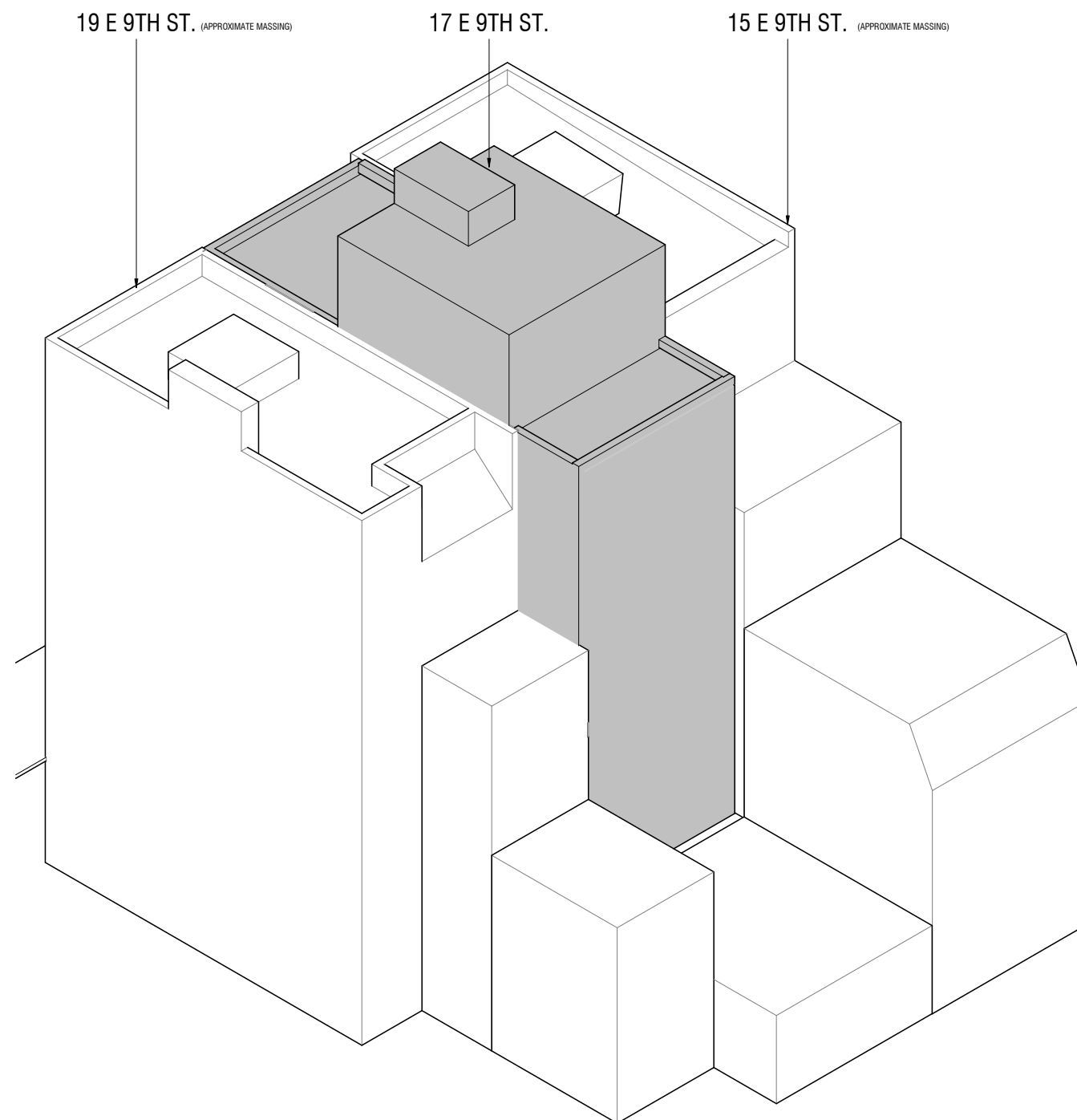
3. PROPOSED DESIGN: MASSING



3. PROPOSED DESIGN: MASSING



EXISTING MASSING - REAR

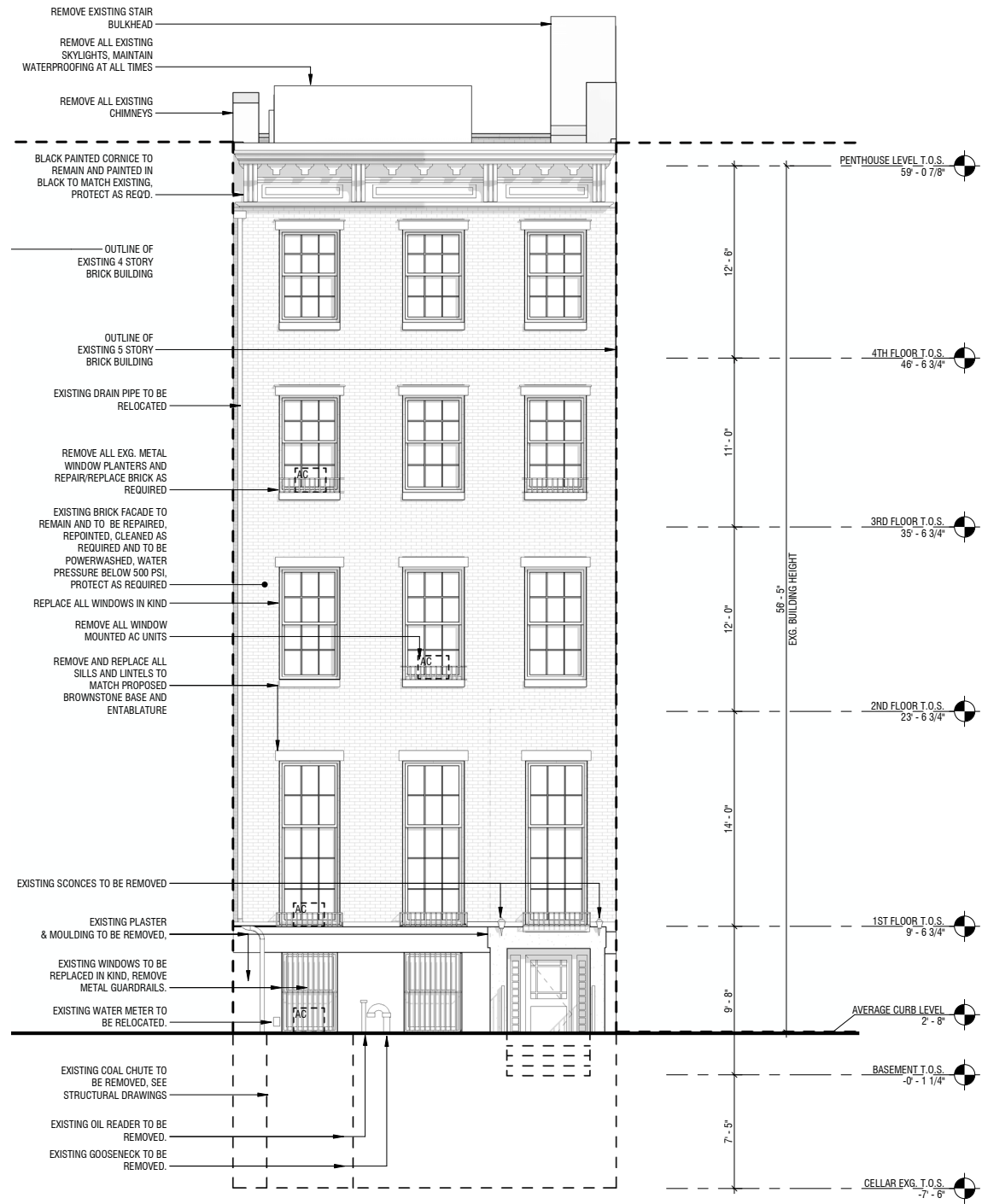


PROPOSED MASSING - REAR

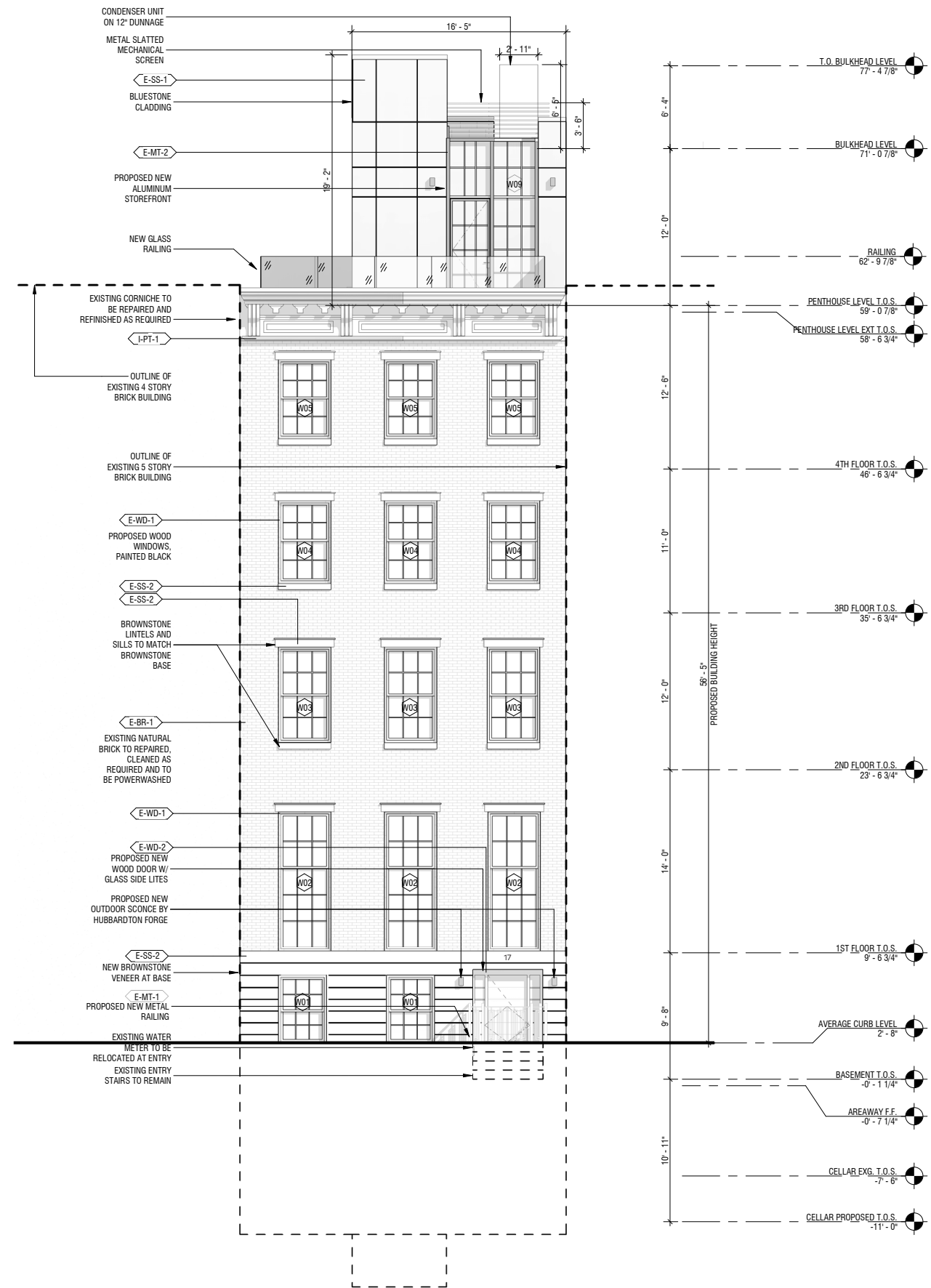


3. PROPOSED DESIGN: ELEVATIONS

- E-BR-1 RED NATURAL BRICK
- E-SS-1 BLUESTONE
- E-SS-2 CAST BROWNSTONE
- E-MT-1 BLACK PAINTED METAL
- E-MT-2 BLACK POWDER COAT ALUMINUM
- E-WD-1 BLACK PAINTED WOOD
- E-WD-2 EBONY STAINED MAHOAGANY
- E-PT-1 BENJAMIN MOORE BLACK PAINT HC-190
- E-GL-1 CLEAR GLASS

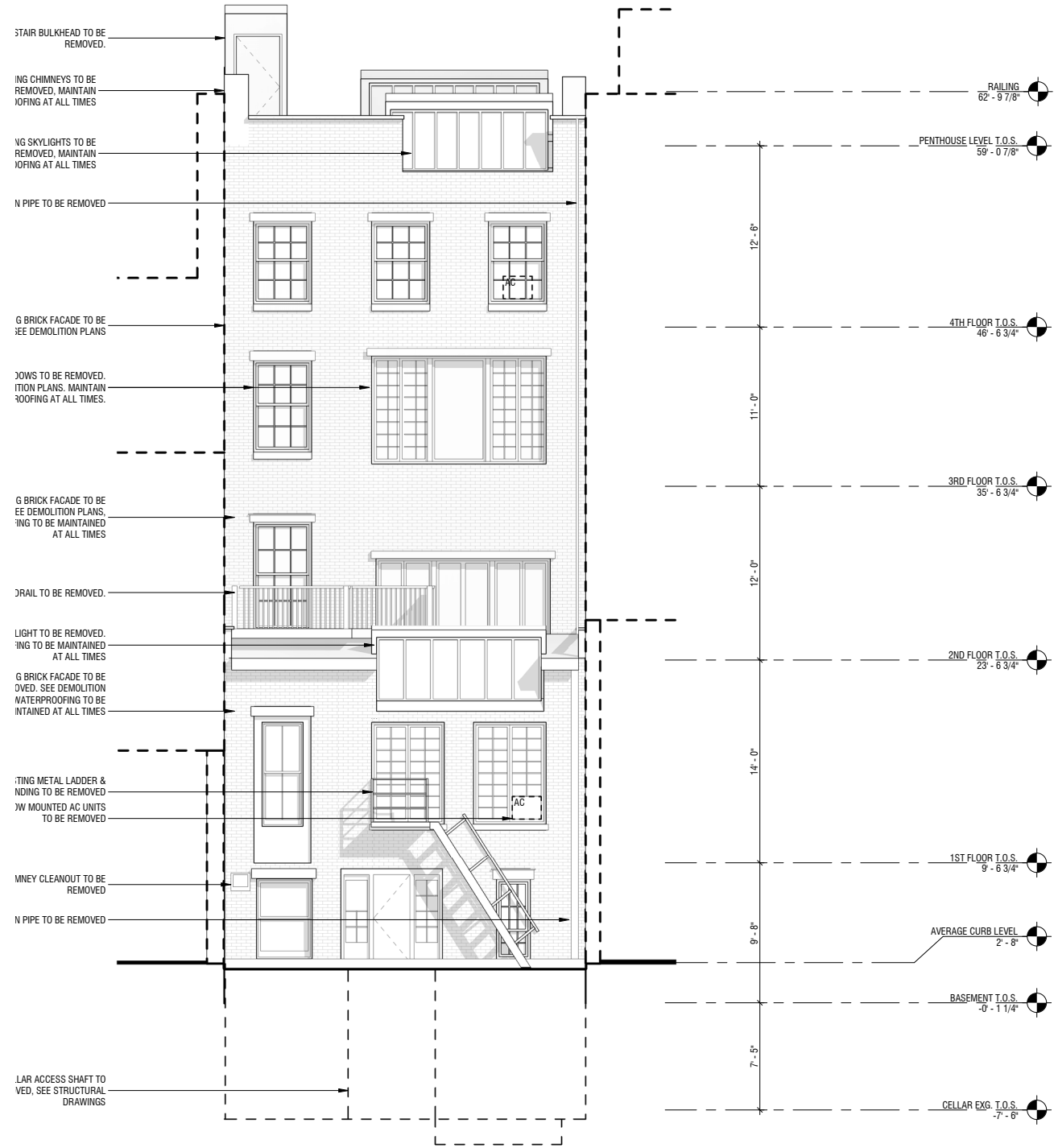


EXISTING FRONT ELEVATION

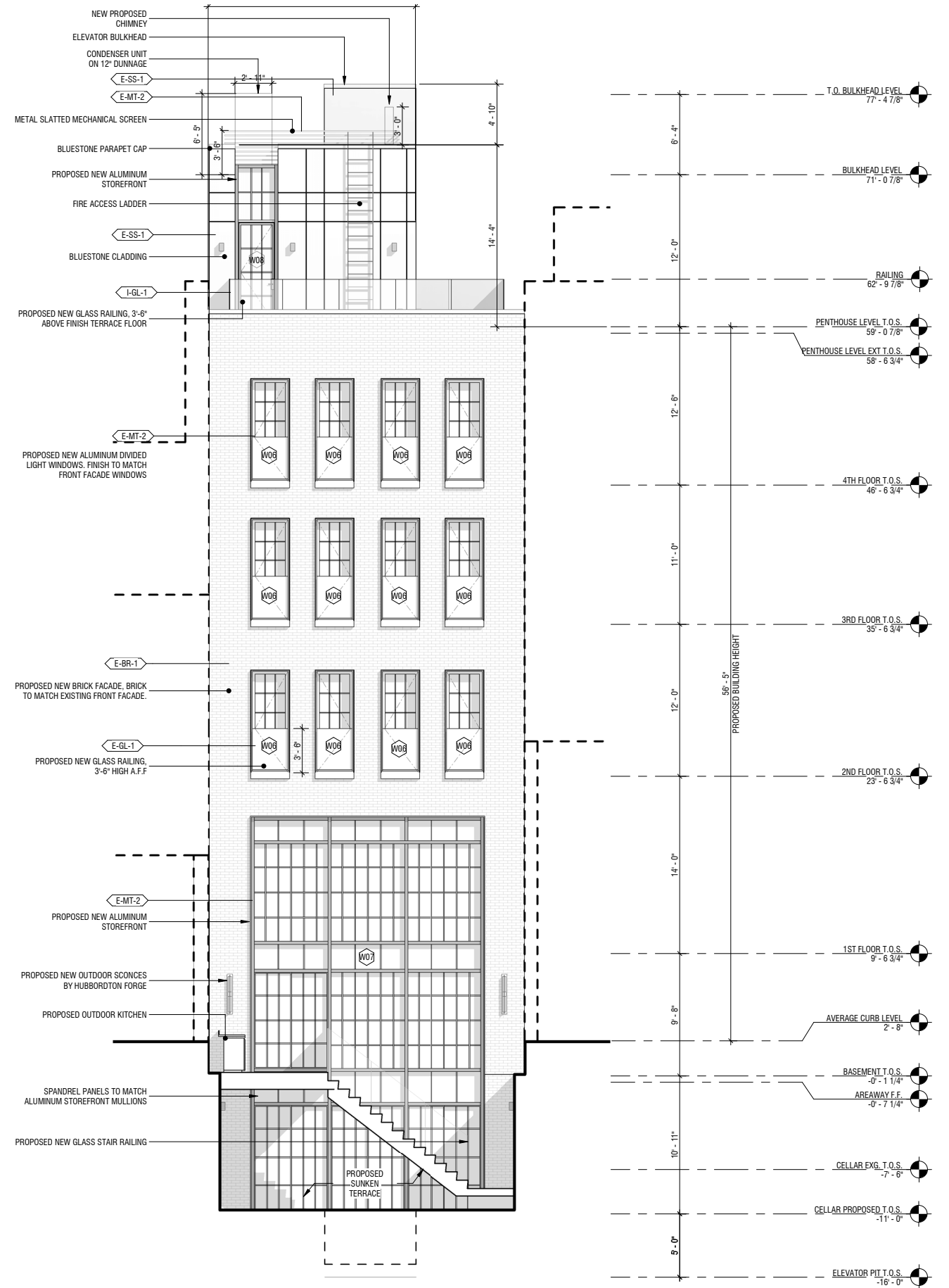


PROPOSED FRONT ELEVATION

- E-BR-1 RED NATURAL BRICK
- E-SS-1 BLUESTONE
- E-SS-2 CAST BROWNSTONE
- E-MT-1 BLACK PAINTED METAL
- E-MT-2 BLACK POWDER COAT ALUMINUM
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- E-WD-2 EBONY STAINED MAHOGANY
- E-PT-1 BENJAMIN MOORE BLACK PAINT HC-190
- E-GL-1 CLEAR GLASS



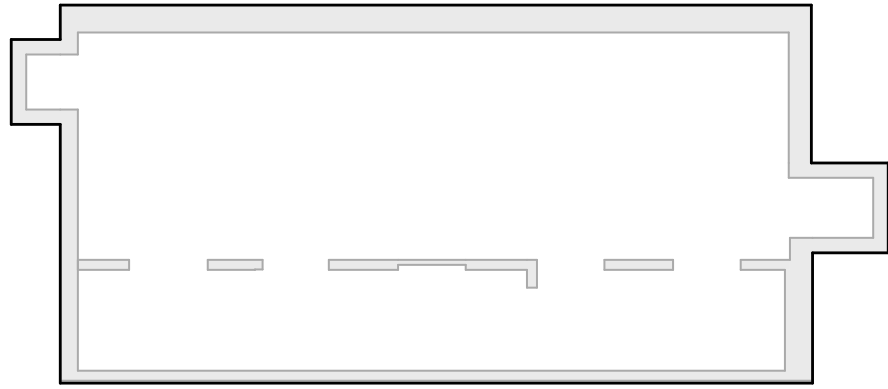
EXISTING REAR ELEVATION



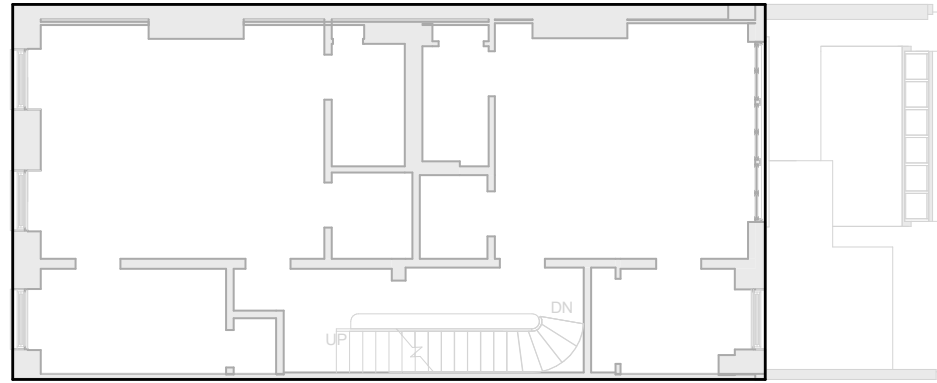
PROPOSED REAR ELEVATION

W

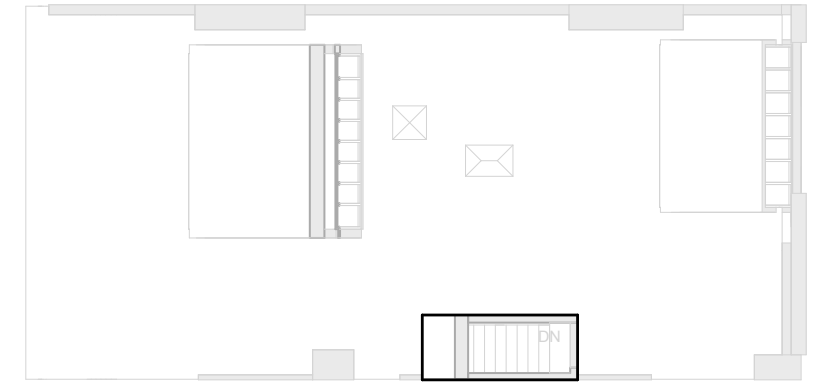
3. PROPOSED DESIGN: EXISTING PLANS



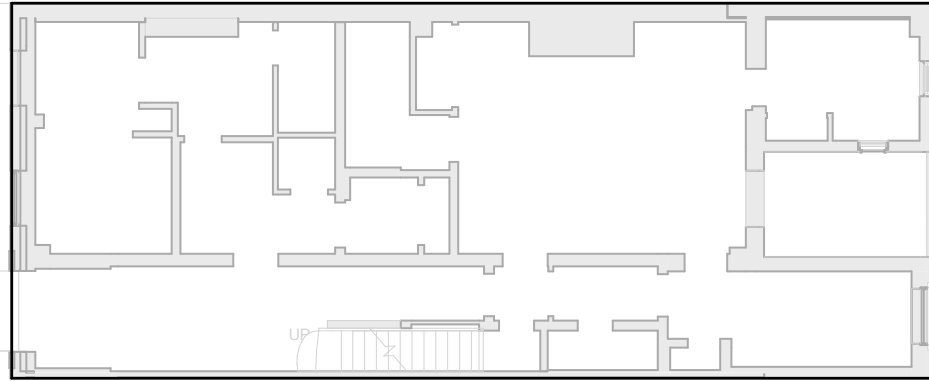
CELLAR



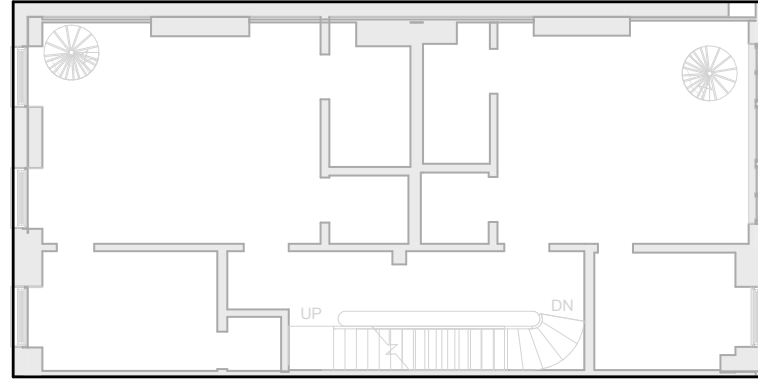
2ND FLOOR



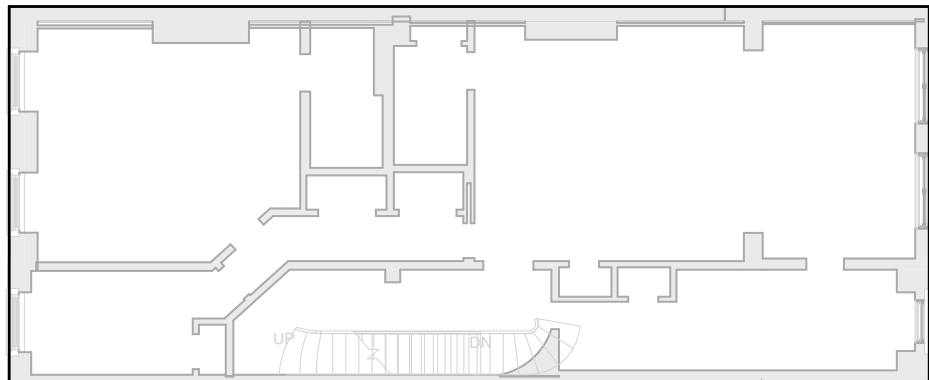
PENTHOUSE



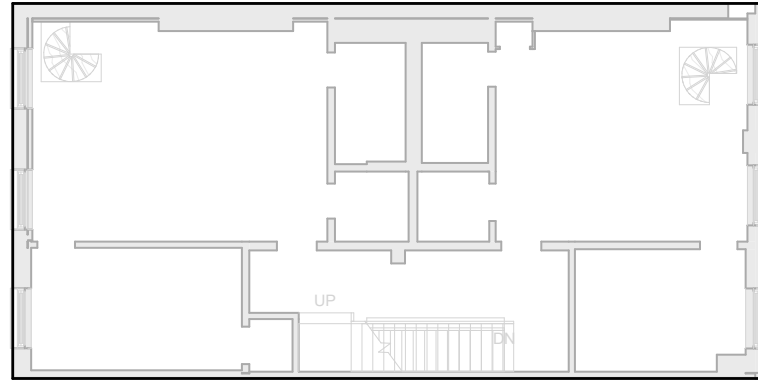
BASEMENT



3RD FLOOR



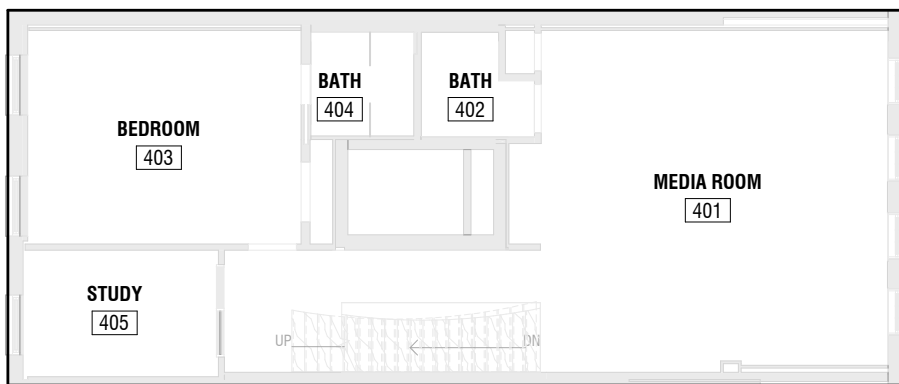
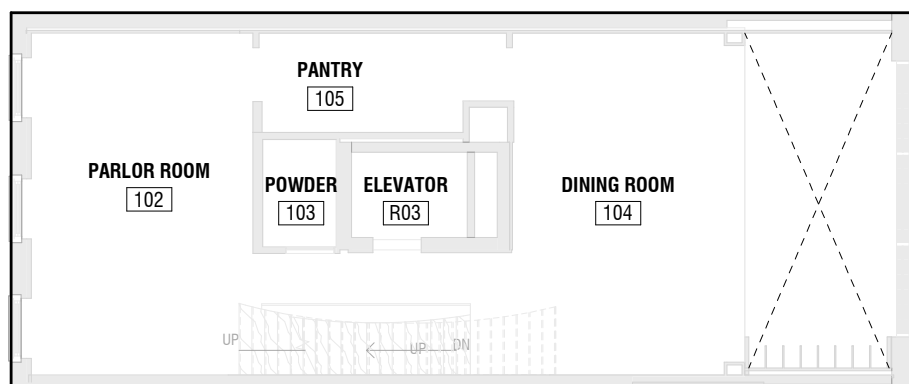
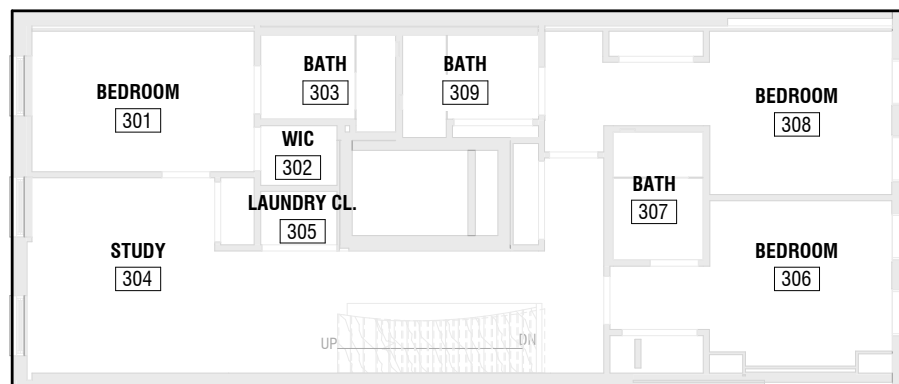
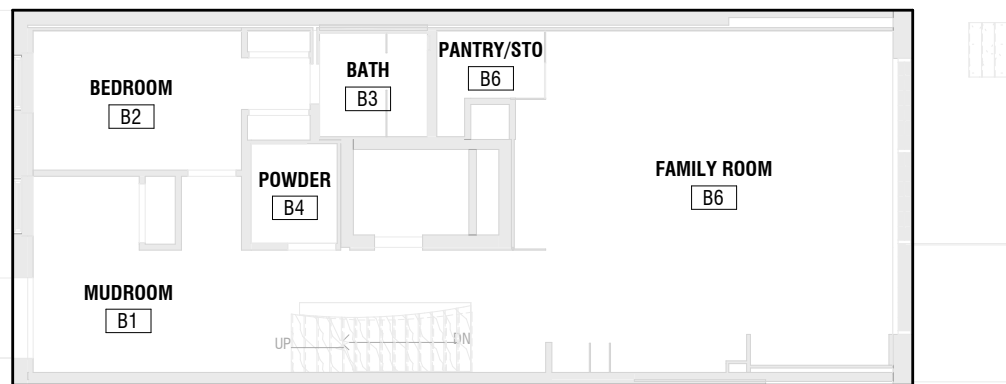
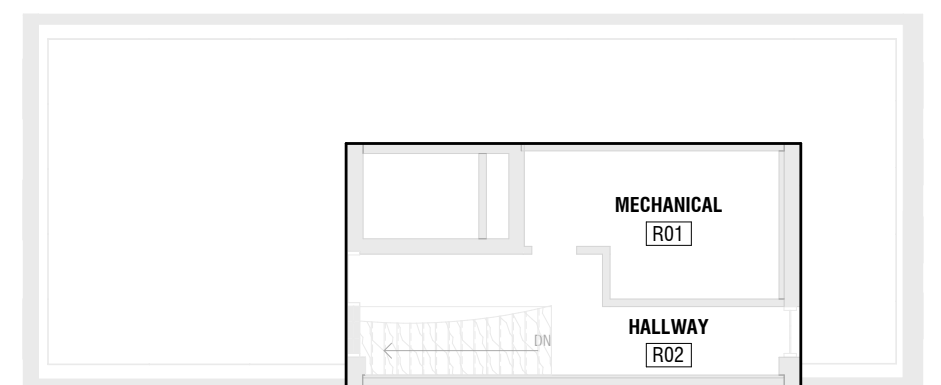
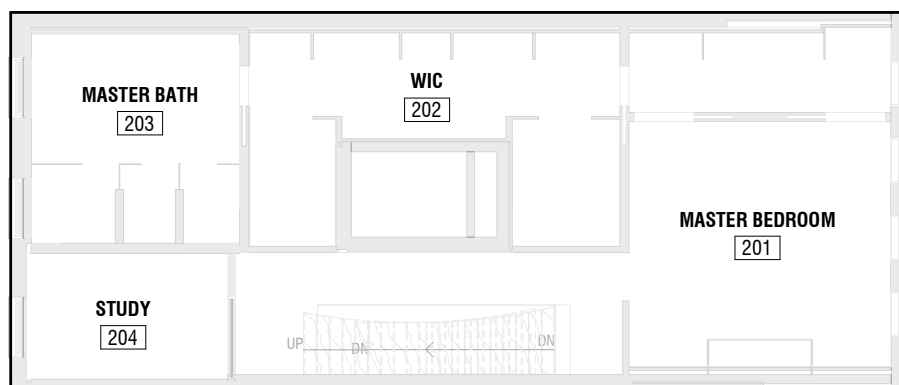
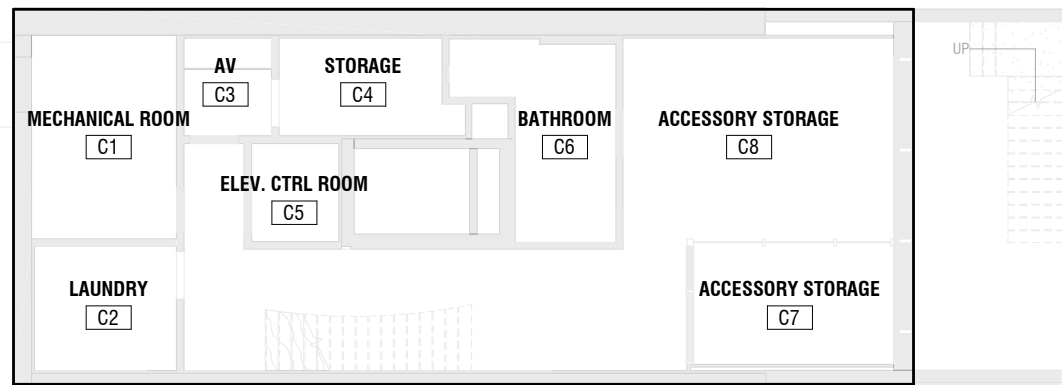
1ST FLOOR



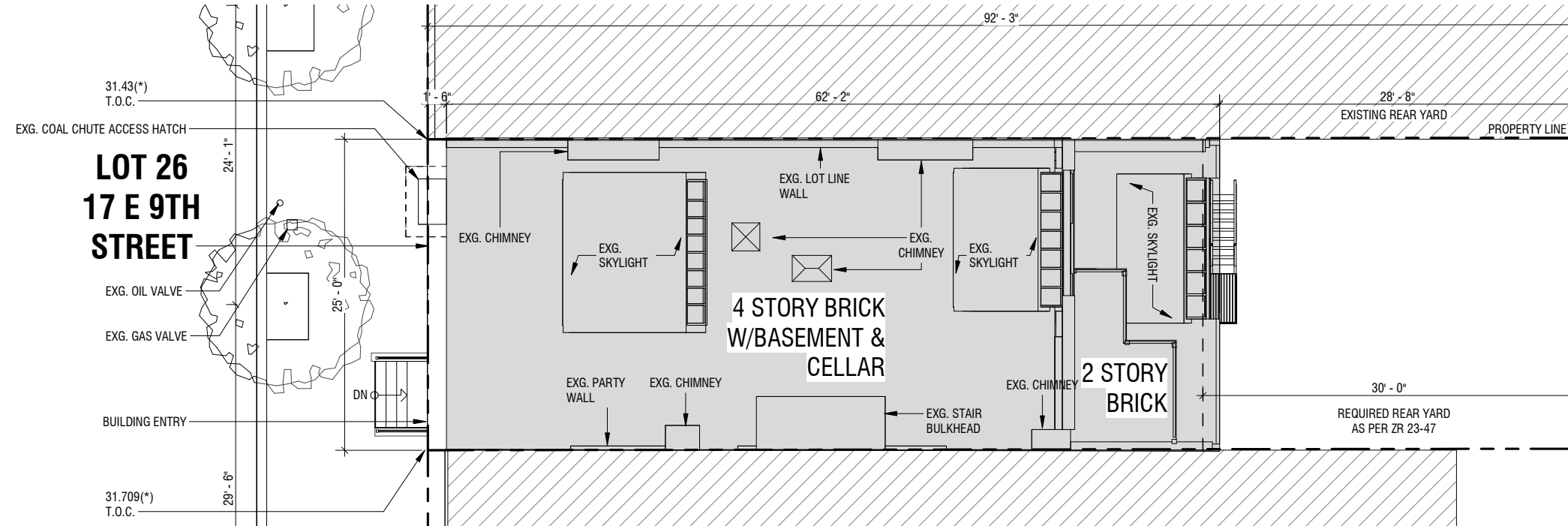
4TH FLOOR



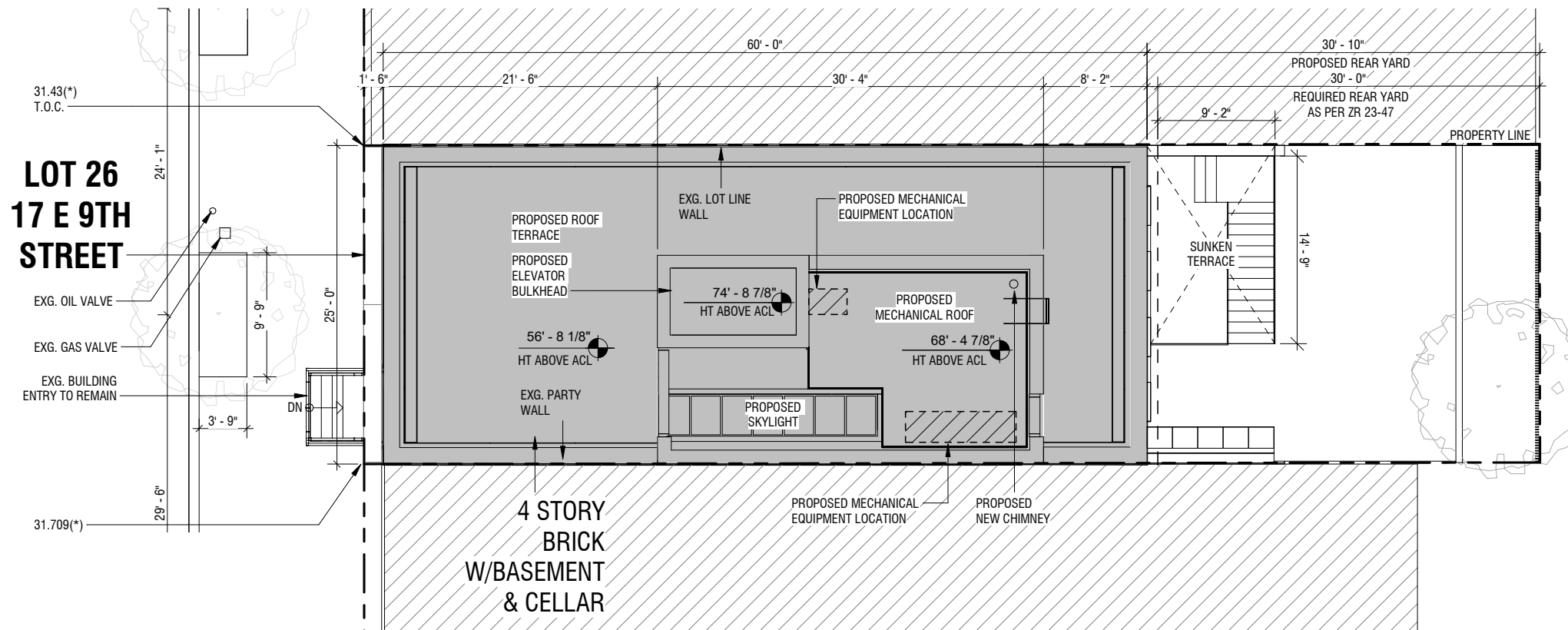
3. PROPOSED DESIGN: PROPOSED PLANS



3. PROPOSED DESIGN: SITE PLAN

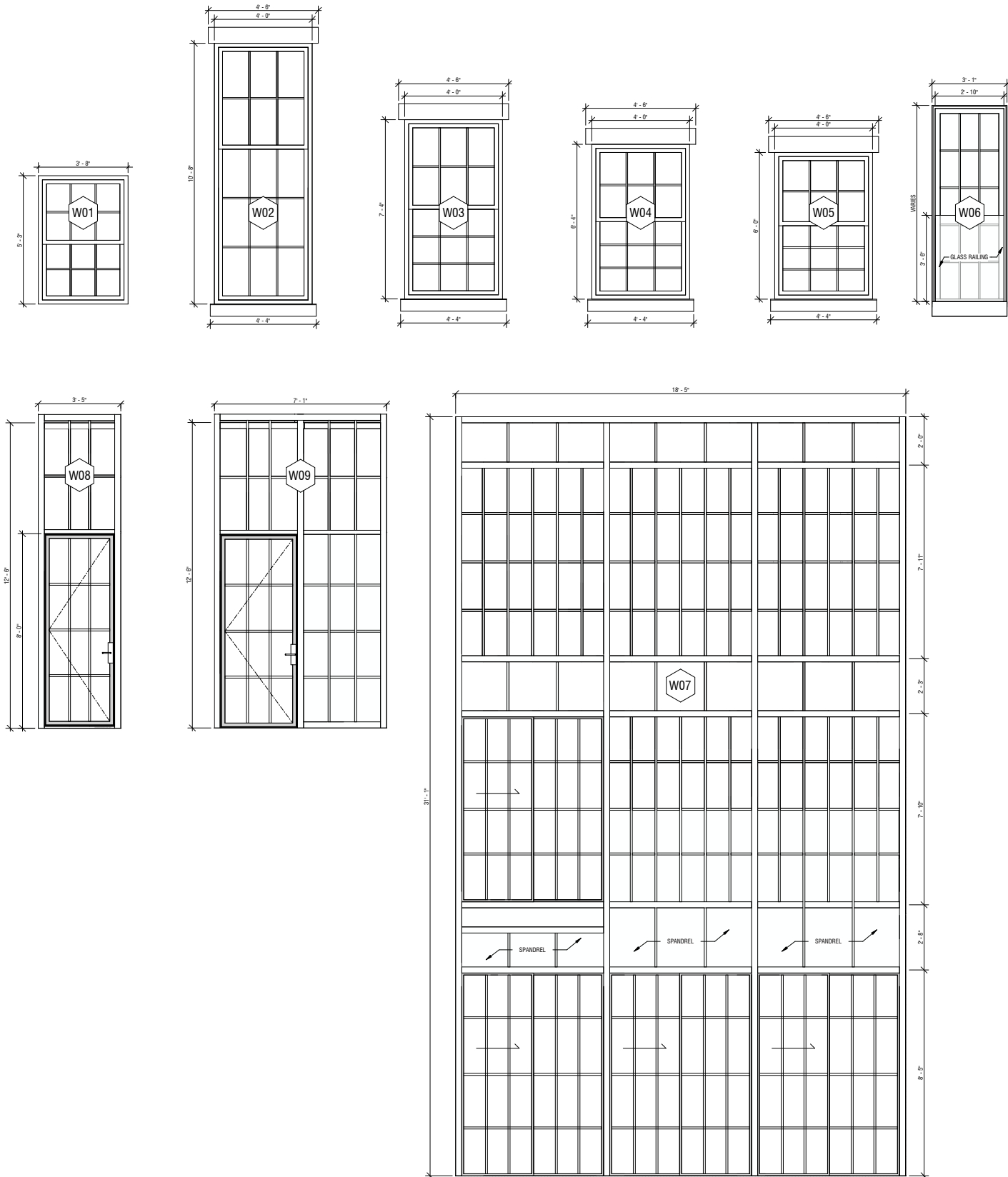


EXISTING ROOF PLAN



PROPOSED ROOF PLAN

3. PROPOSED DESIGN: WINDOW TYPES



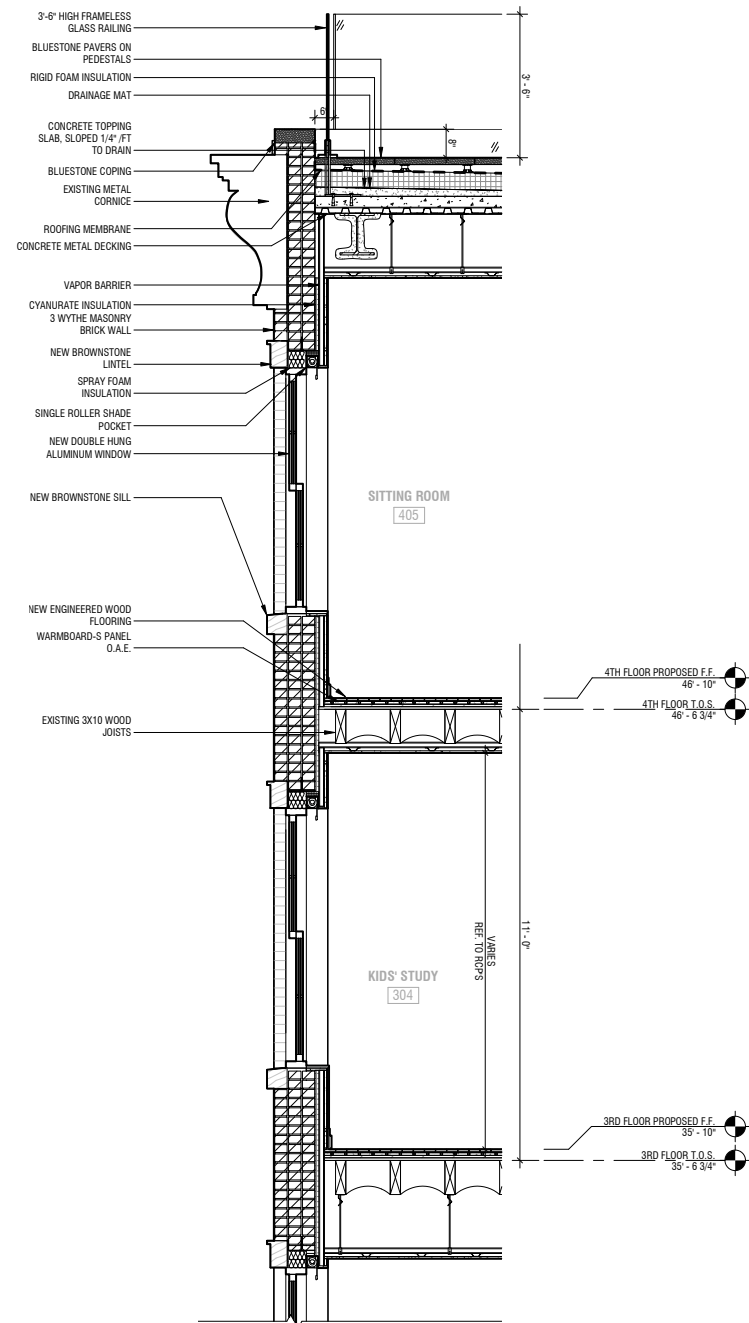
WINDOW SCHEDULE

TYPE	COUNT	WIDTH	HEIGHT	OPERATION	COMMENTS	LOCATION	LEVEL
W01	2	3' - 8"	5' - 3"	DOUBLE HUNG	WOOD, DOUBLE GLAZED	FRONT FACADE	BASEMENT
W02	2	4' - 0"	10' - 8"	DOUBLE HUNG	WOOD, DOUBLE GLAZED	FRONT FACADE	1ST FLOOR
W03	3	4' - 0"	7' - 4"	DOUBLE HUNG	WOOD, DOUBLE GLAZED	FRONT FACADE	2ND FLOOR
W04	3	4' - 0"	6' - 4"	DOUBLE HUNG	WOOD, DOUBLE GLAZED	FRONT FACADE	3RD FLOOR
W05	3	4' - 0"	6' - 0"	DOUBLE HUNG	WOOD, DOUBLE GLAZED	FRONT FACADE	4TH FLOOR
W06	12	2' - 9 3/4"	8' - 0"	DOUBLE HUNG	WOOD, DOUBLE GLAZED	REAR FACADE	VARIES
W07	194	VARIES	VARIES	VARIES	ALUMINUM STOREFRONT	VARIES	VARIES
W08	1	3' - 5"	12' - 10"	VARIES	1T ALUMINUM STOREFRONT	PH	VARIES
W09	1	7' - 1"	12' - 10"	VARIES	ALUMINUM STOREFRONT	PH	VARIES

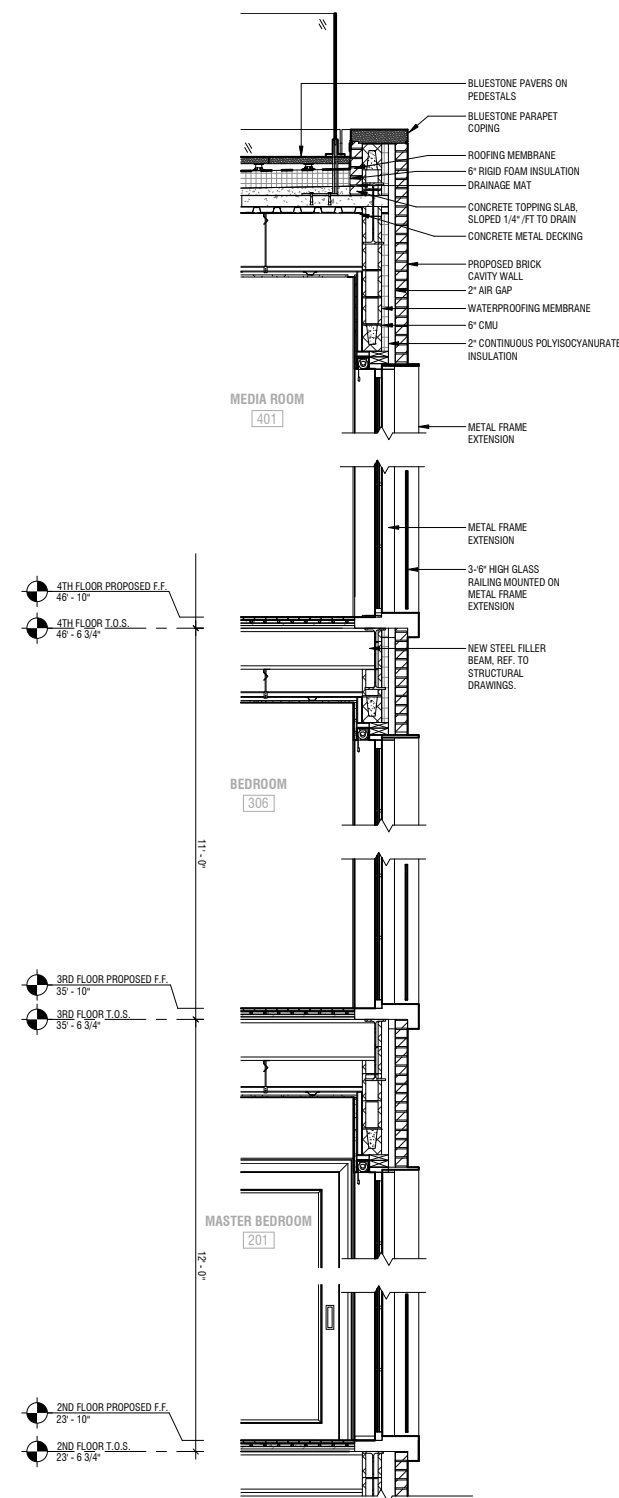
NOTES:

1. PROVIDE TAMPER PROOF LIMITING DEVICES ON OPERABLE WINDOWS AS REQUIRED.
2. PROVIDE SAFETY GLAZING AS REQUIRED. ALL GLAZING LESS THAN 18" ABOVE THE FINISHED FLOOR TO BE SAFETY GLAZING.
3. GLAZING LITES MAY VARY PER ELEVATION. REFER TO ELEVATIONS FOR LITE CONFIGURATION.

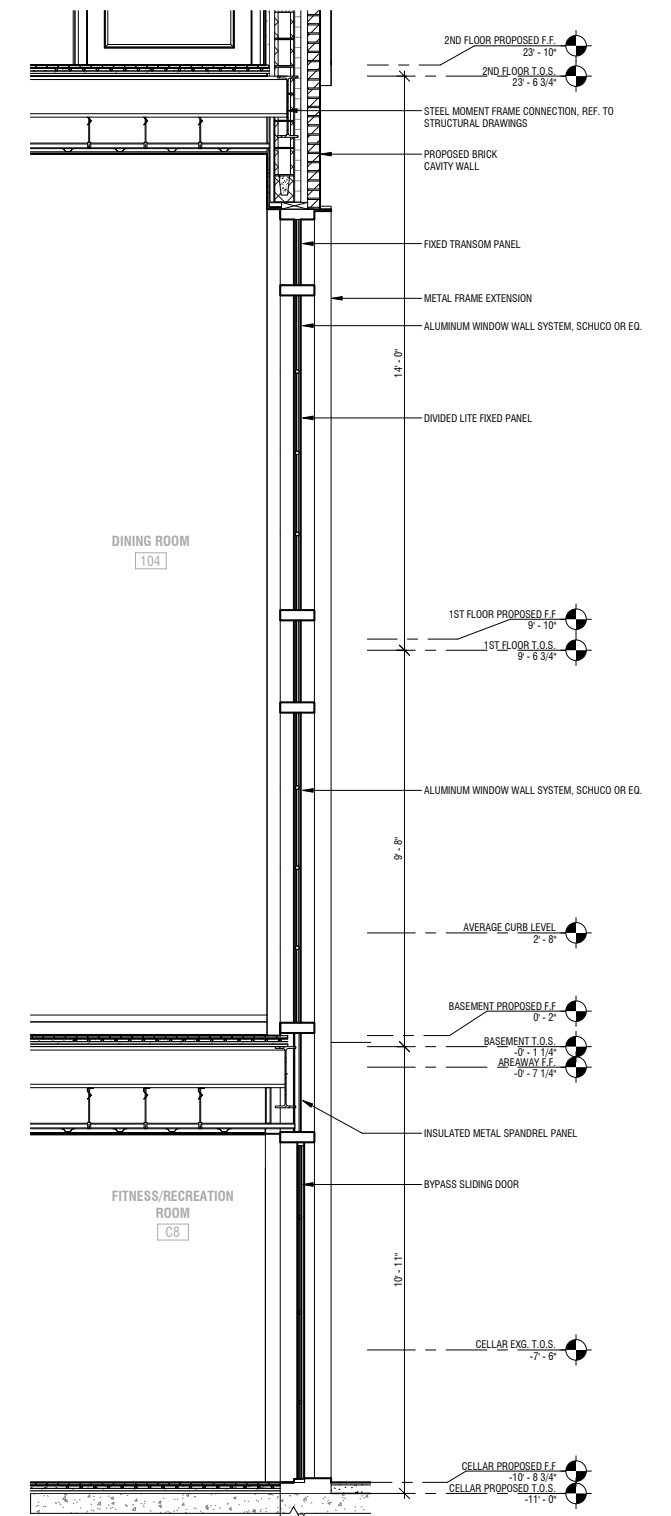
3. PROPOSED DESIGN: WALL SECTIONS



WALL SECTION THROUGH FRONT FACADE



WALL SECTION THROUGH REAR FACADE - WOOD WINDOWS



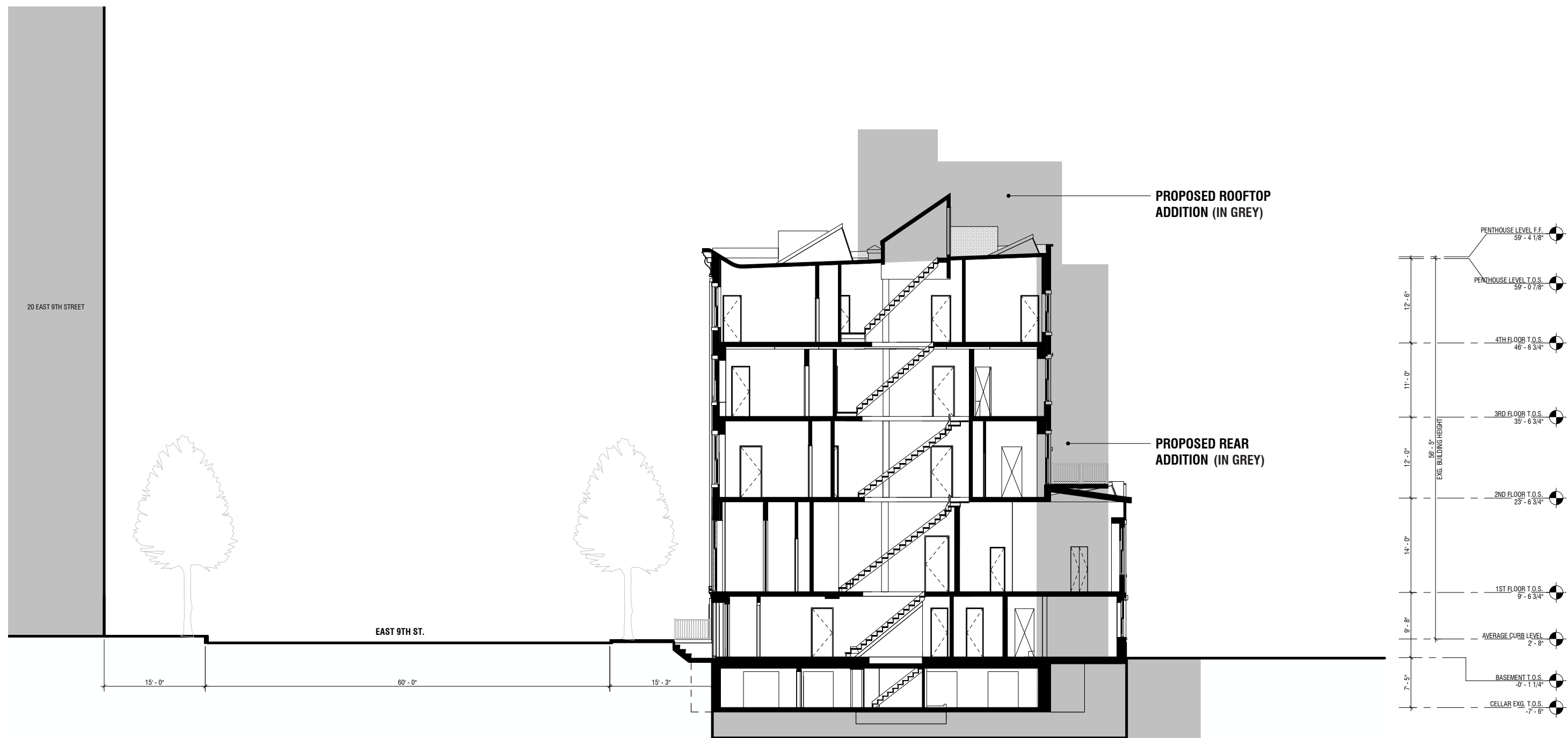
WALL SECTION THROUGH REAR FACADE - ALUMINUM STOREFRONT

2. PROPOSED DESIGN: STREET FACADE RENDERING

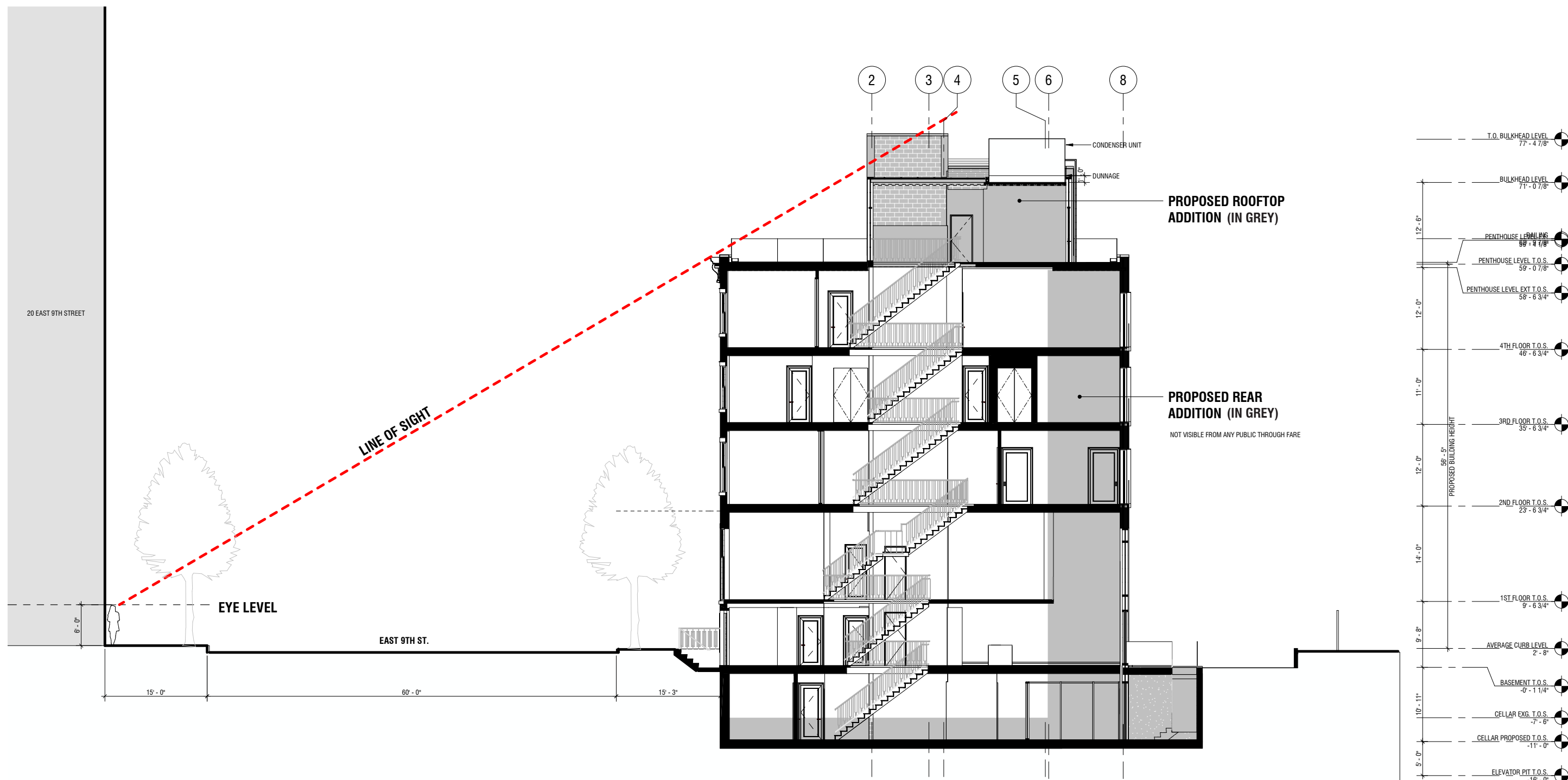


3. PROPOSED DESIGN: REAR & ROOFTOP ADDITION RENDERINGS





EXISTING SECTION - NS

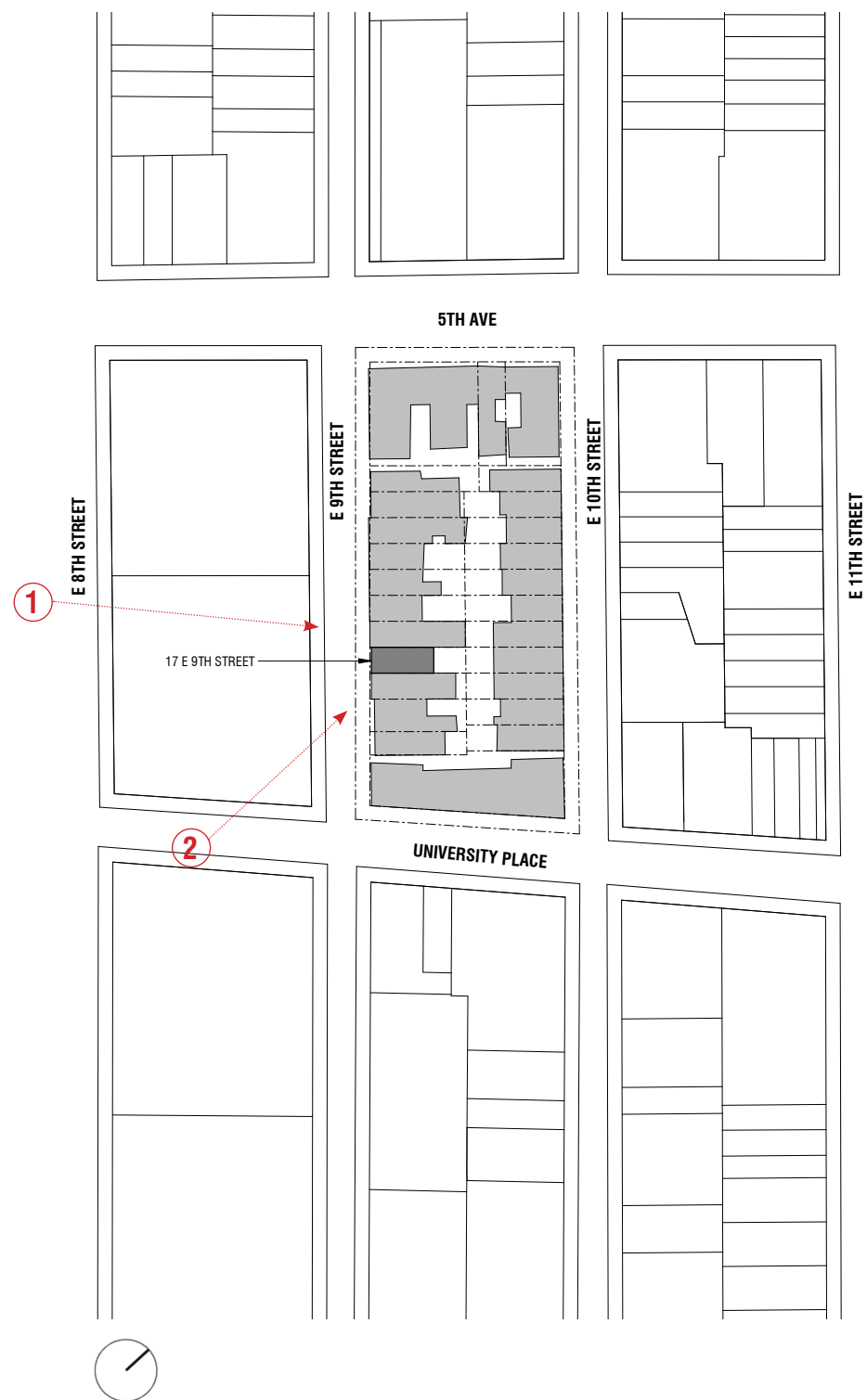


PROPOSED SECTION - NS

4. VISIBILITY STUDY: CURRENT MOCK UP CONSTRUCTION



4. VISIBILITY STUDY: STREET VIEWS

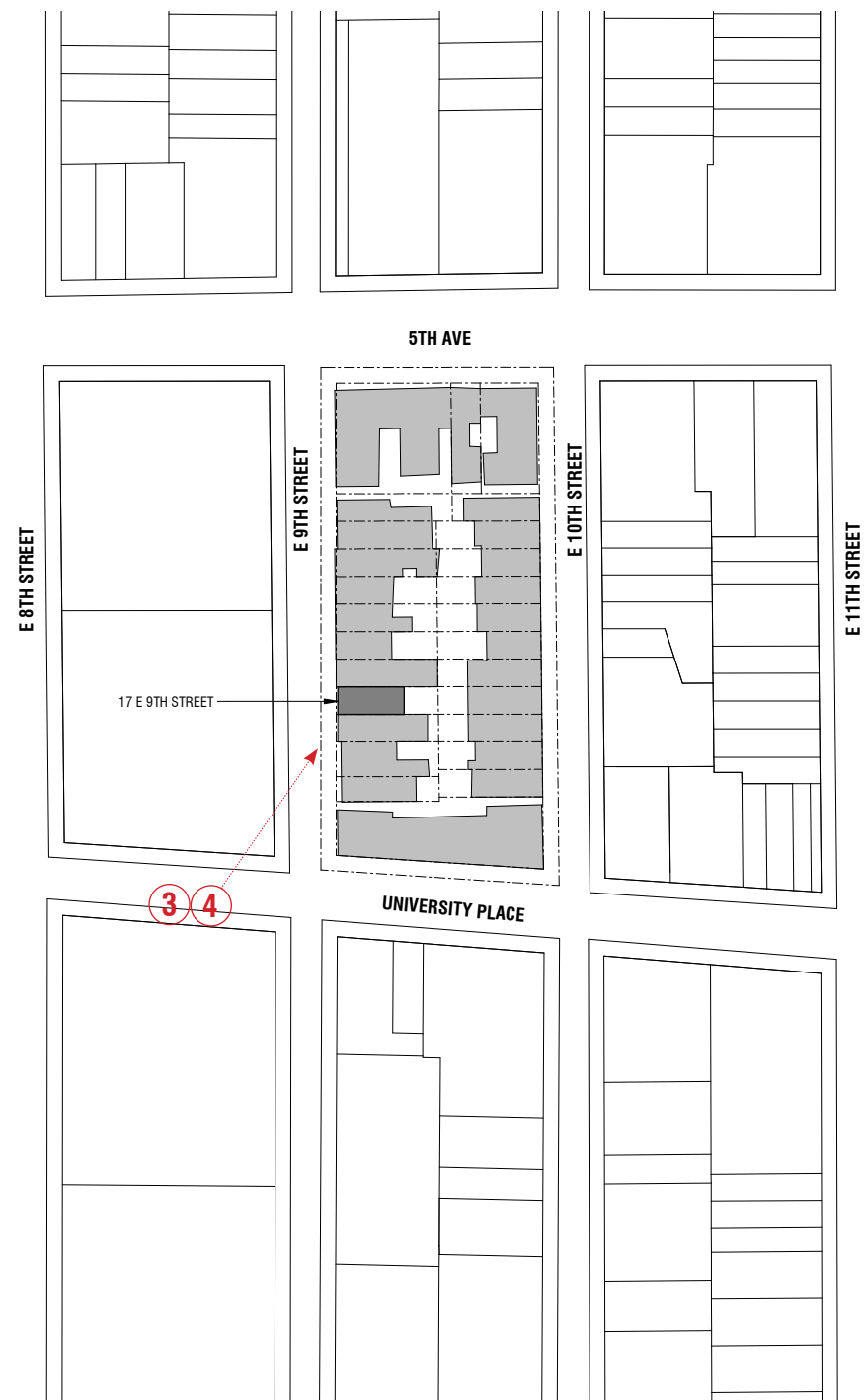


1. STREET VIEW LOOKING NORTH EAST FROM E 8TH STREET INCLUDING MOCK UP CONSTRUCTION (BUILDING NOT VISIBLE)

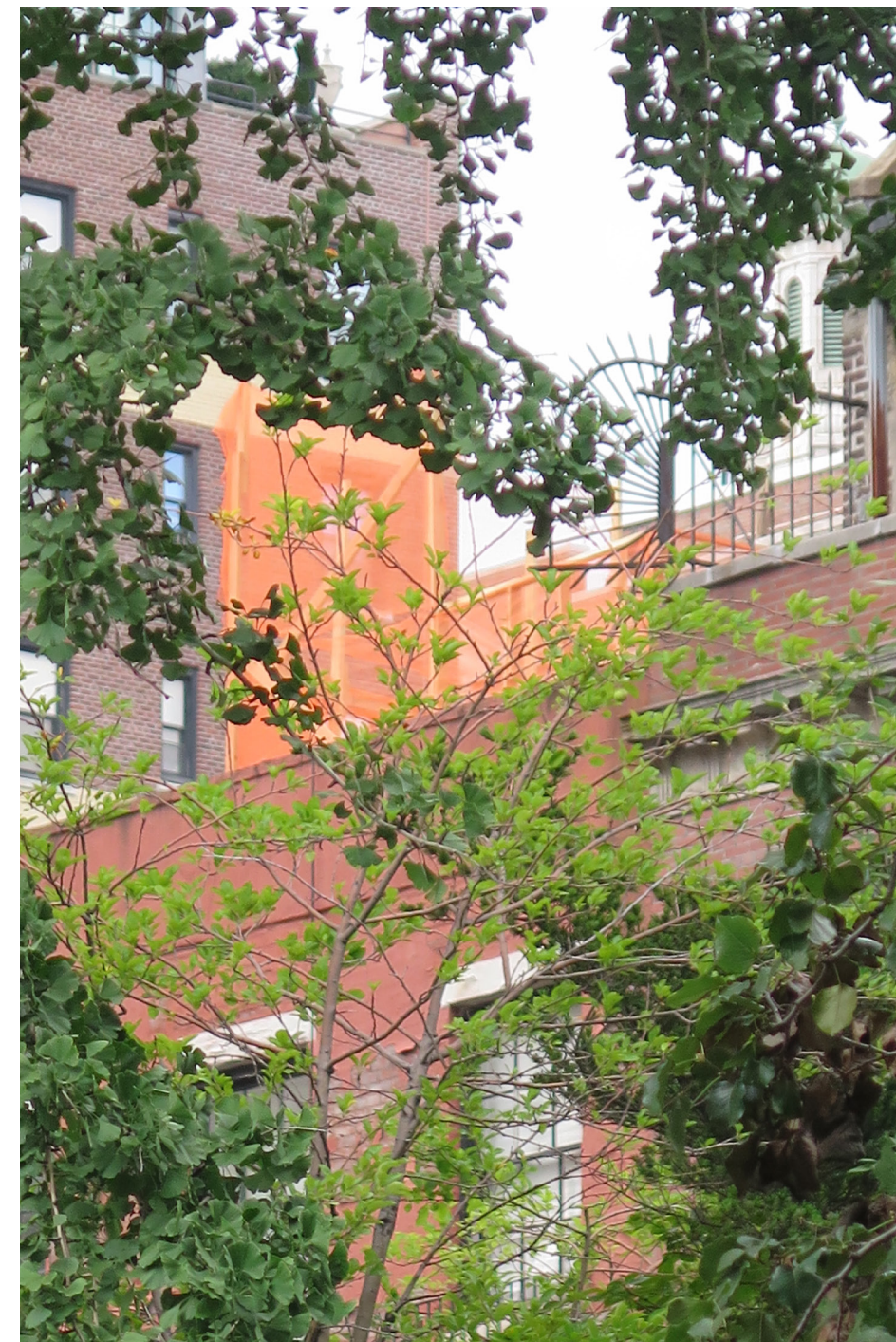


2. STREET VIEW LOOKING NORTH FROM UNIVERSITY PLACE INCLUDING MOCK UP CONSTRUCTION (BUILDING NOT VISIBLE)

4. VISIBILITY STUDY: STREET VIEWS

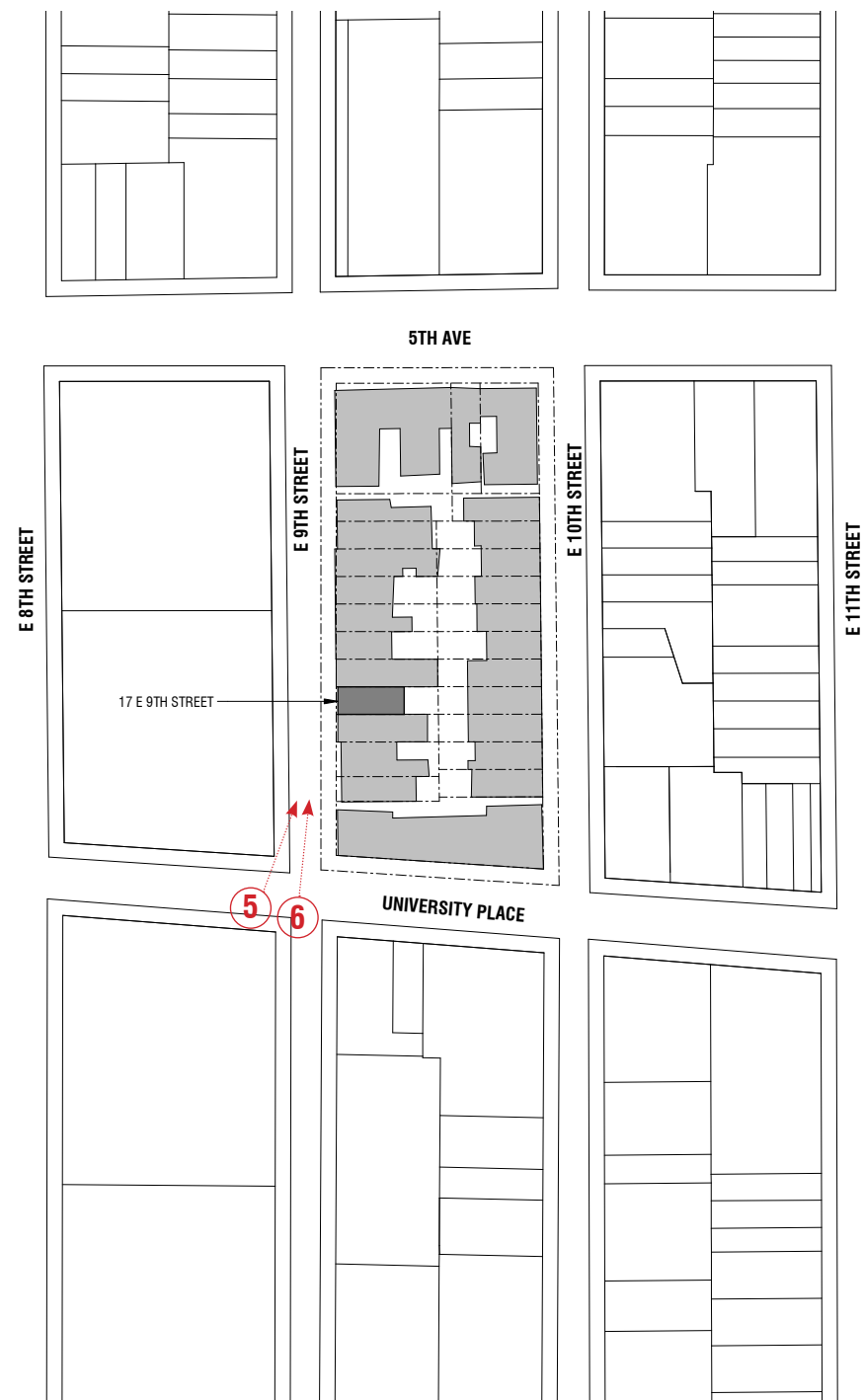


3. STREET VIEW LOOKING NORTH EAST FROM E 8TH STREET INCLUDING MOCK UP CONSTRUCTION



4. STREET VIEW LOOKING NORTH FROM UNIVERSITY PLACE INCLUDING MOCK UP CONSTRUCTION

4. VISIBILITY STUDY: STREET VIEWS



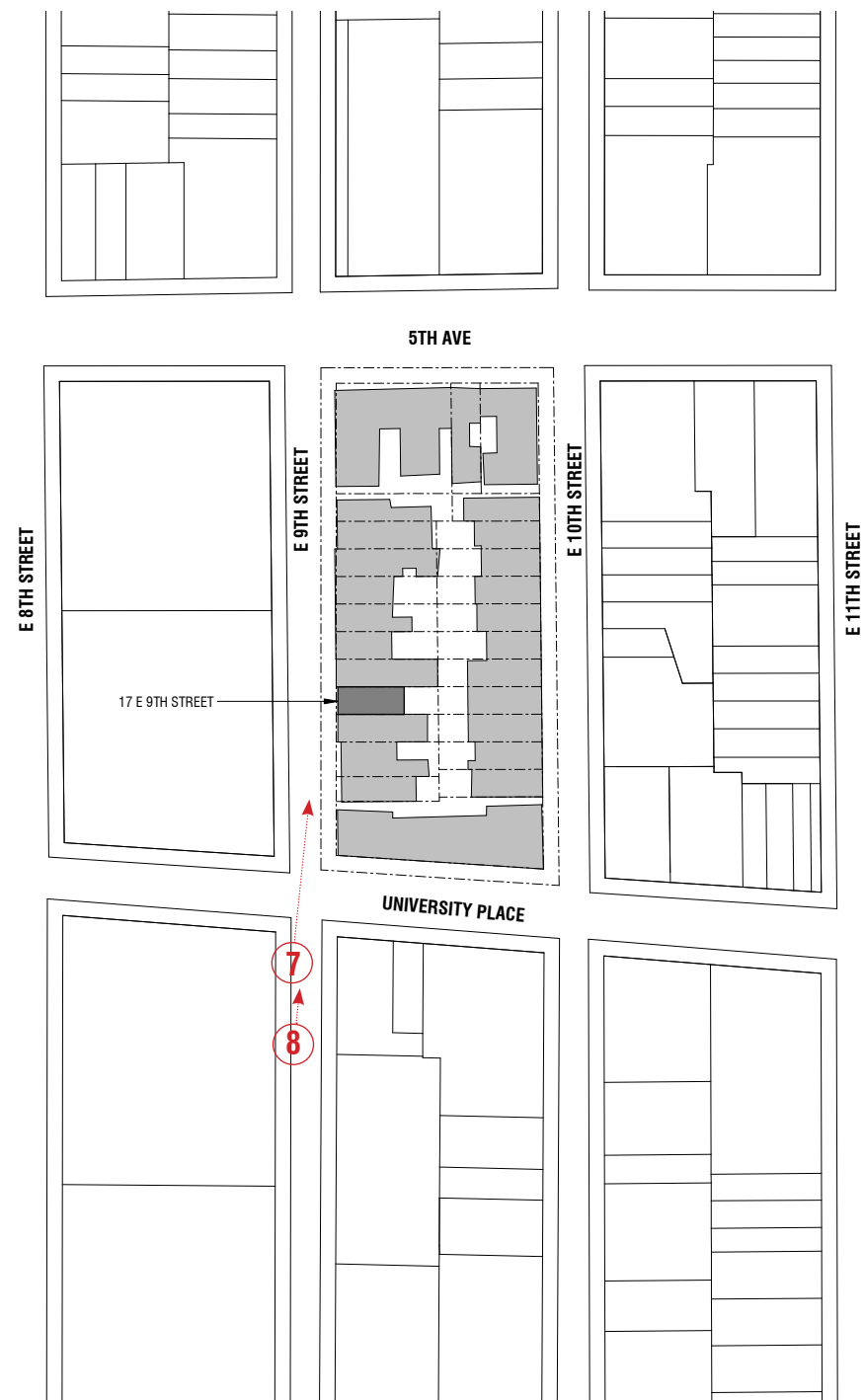
5. STREET VIEW LOOKING NORTH FROM UNIVERSITY PLACE INCLUDING MOCK UP CONSTRUCTION (MOCK UP NOT VISIBLE)



6. STREET VIEW LOOKING NORTH FROM UNIVERSITY PLACE INCLUDING MOCK UP CONSTRUCTION (MOCK UP NOT VISIBLE)



4. VISIBILITY STUDY: STREET VIEWS

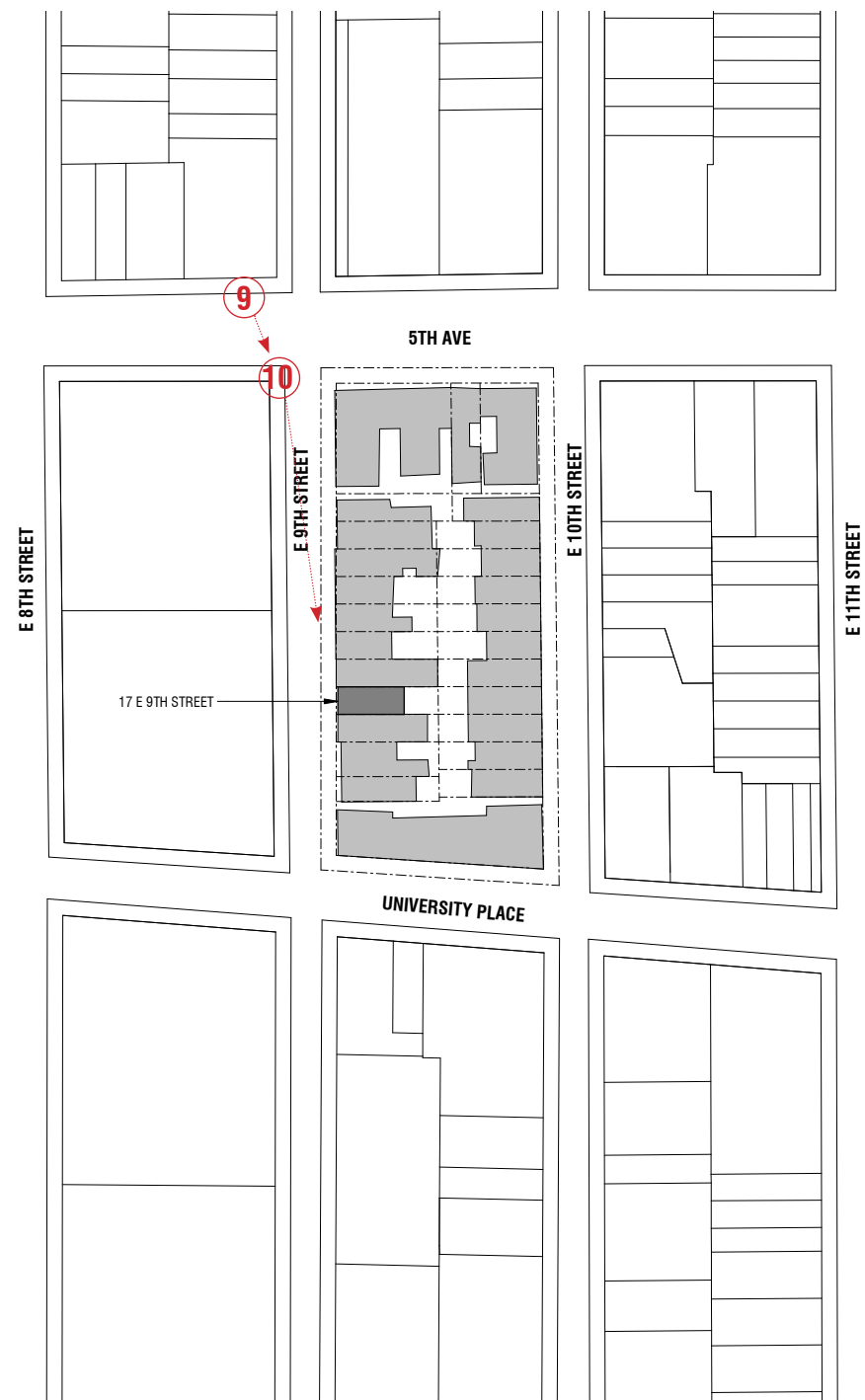


7. STREET VIEW LOOKING NORTH WEST FROM E 9TH STREET INCLUDING MOCK UP CONSTRUCTION (MOCK UP NOT VISIBLE)



8. STREET VIEW LOOKING NORTH WEST FROM EAST 9TH STREET INCLUDING MOCK UP CONSTRUCTION (MOCK UP NOT VISIBLE)

4. VISIBILITY STUDY: STREET VIEWS

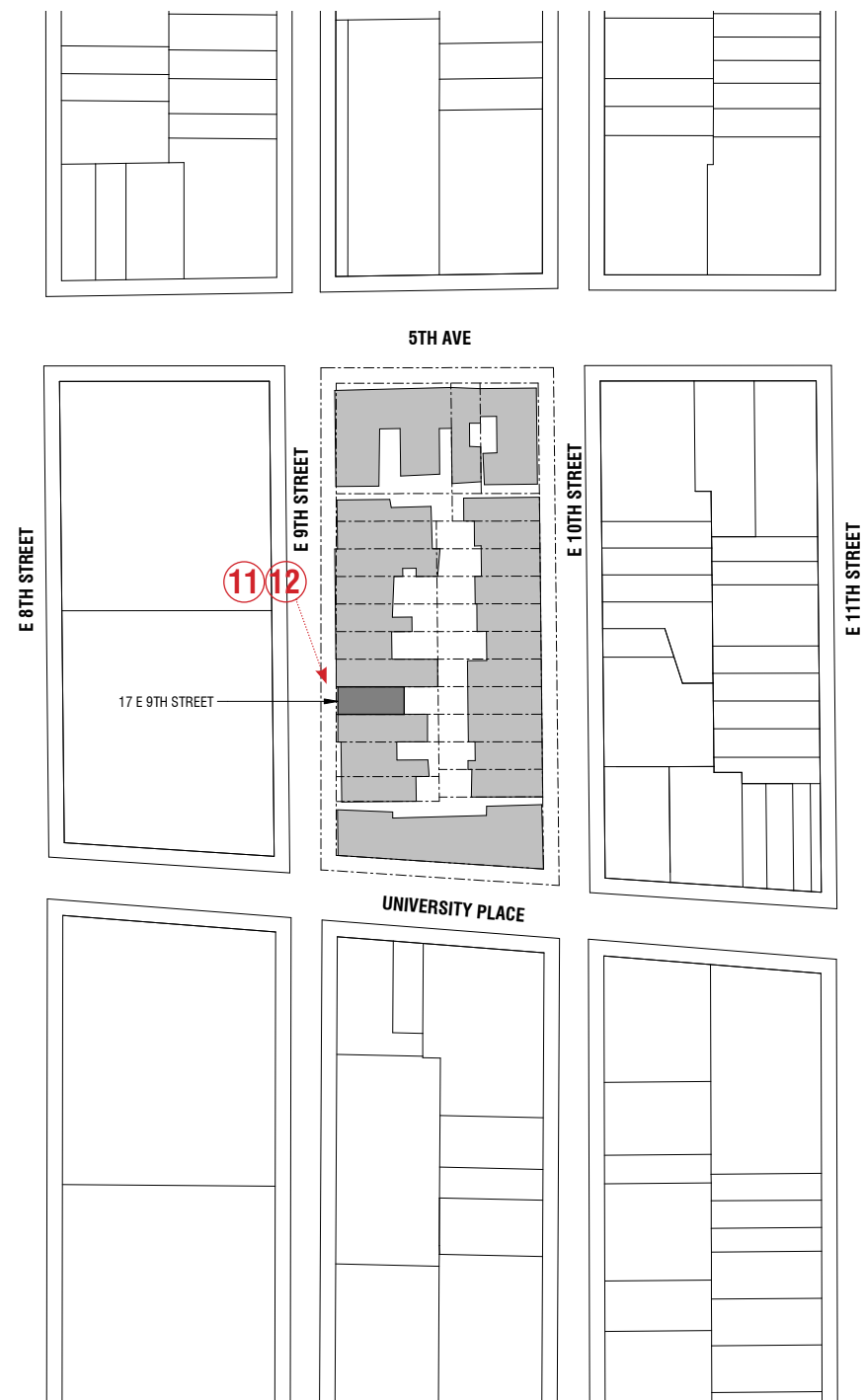


9. STREET VIEW LOOKING EAST FROM 5TH AVENUE INCLUDING MOCK UP CONSTRUCTION

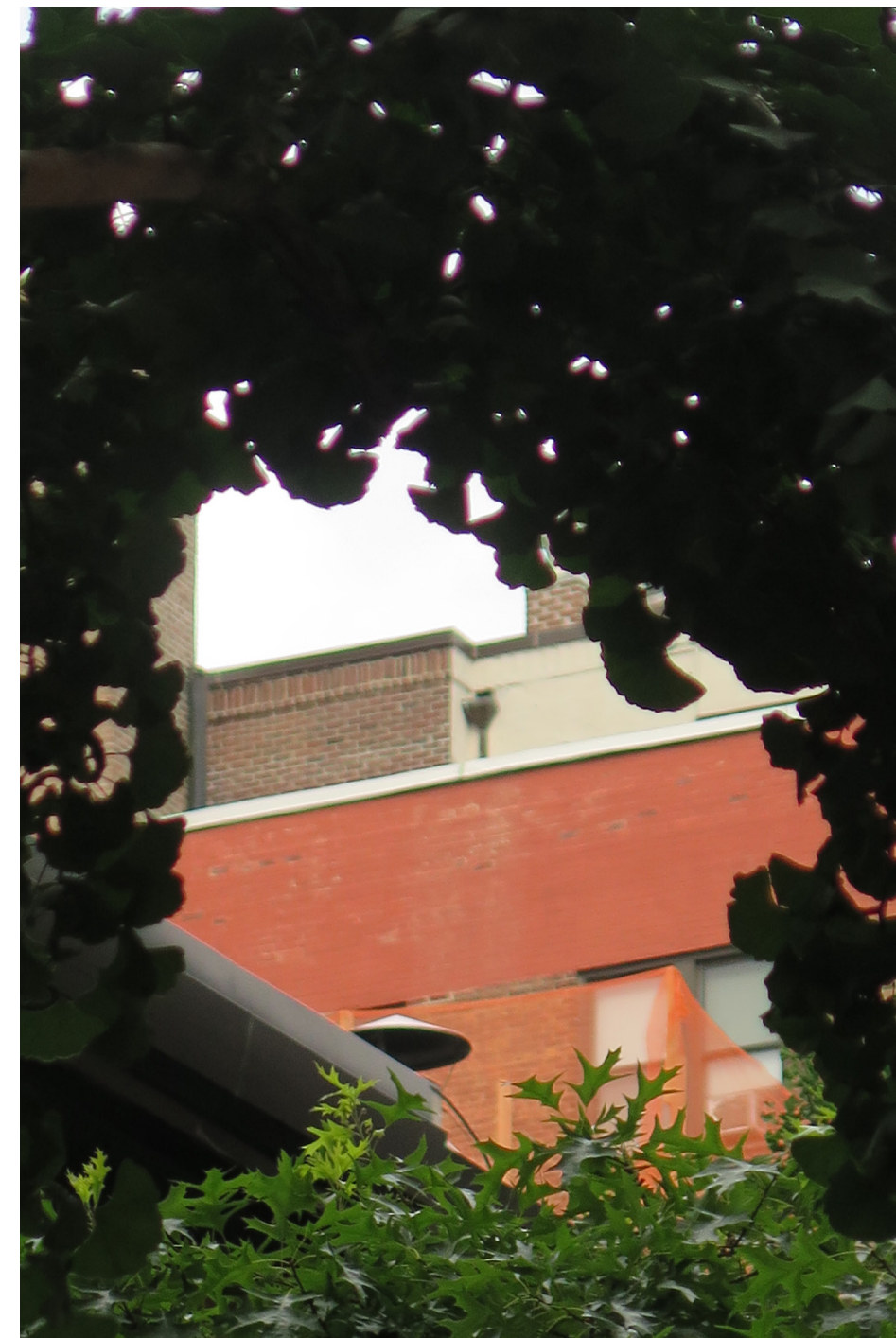


10. STREET VIEW LOOKING EAST FROM E 9TH STREET INCLUDING MOCK UP CONSTRUCTION (MOCK UP NOT VISIBLE DUE TO OBSTRUCTING TREE)

4. VISIBILITY STUDY: STREET VIEWS



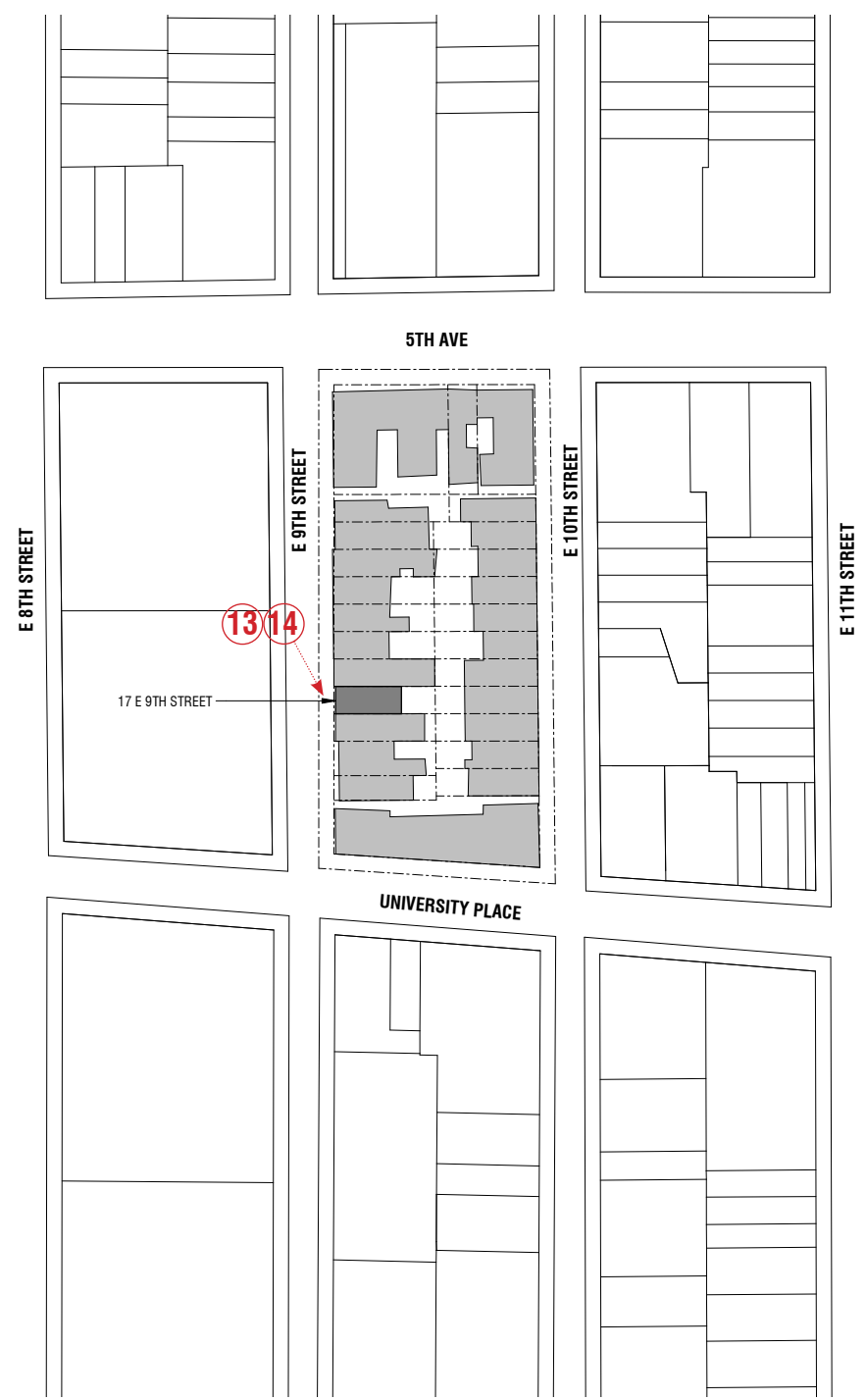
11. STREET VIEW LOOKING EAST FROM E 9TH STREET INCLUDING MOCK UP CONSTRUCTION



12. ENLARGED STREET VIEW LOOKING EAST FROM E 9TH STREET INCLUDING MOCK UP CONSTRUCTION



4. VISIBILITY STUDY: STREET VIEWS

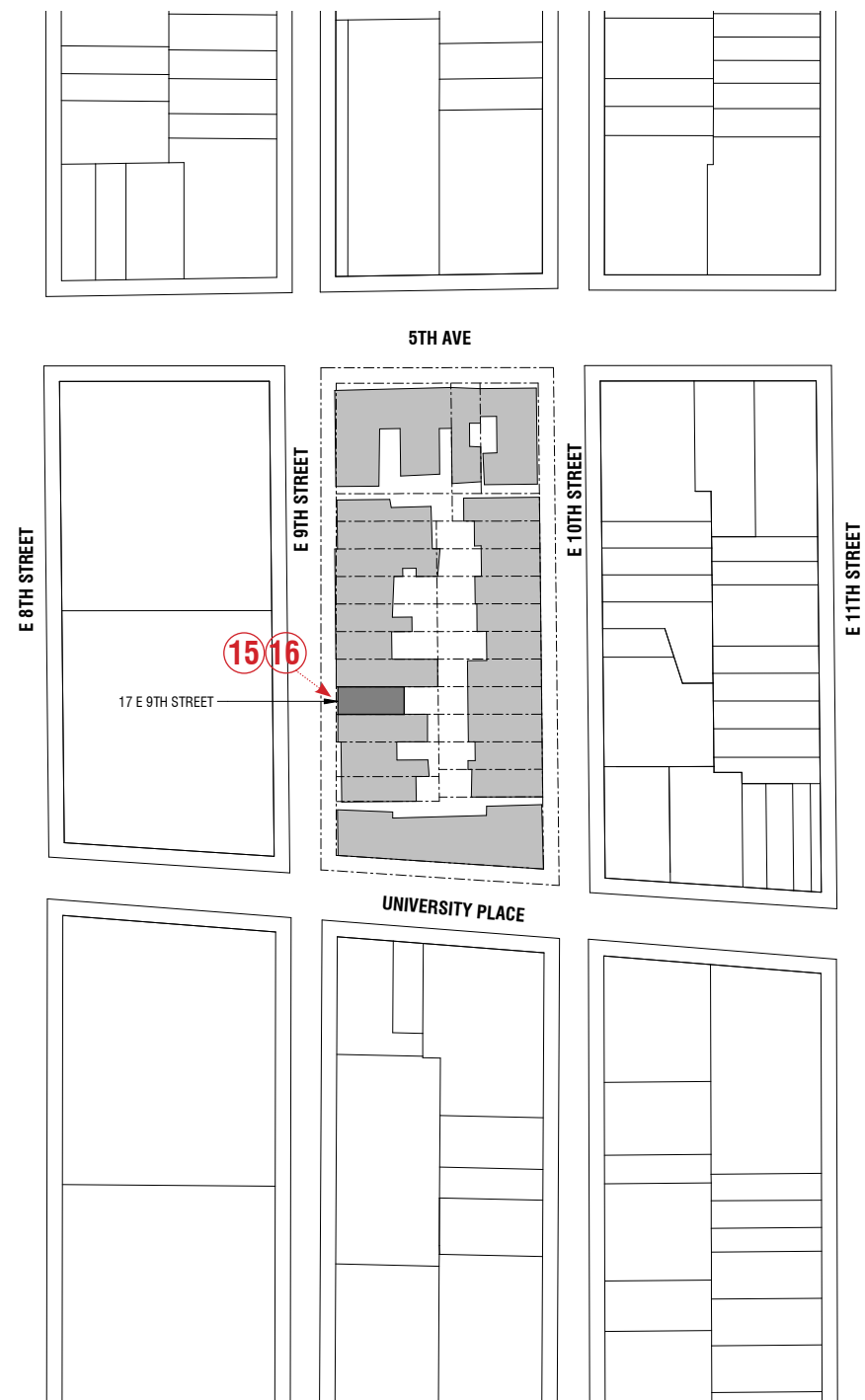


13. STREET VIEW LOOKING EAST FROM E 9TH STREET INCLUDING MOCK UP CONSTRUCTION



14. ENLARGED STREET VIEW LOOKING EAST FROM E 9TH STREET INCLUDING MOCK UP CONSTRUCTION

4. VISIBILITY STUDY: STREET VIEWS

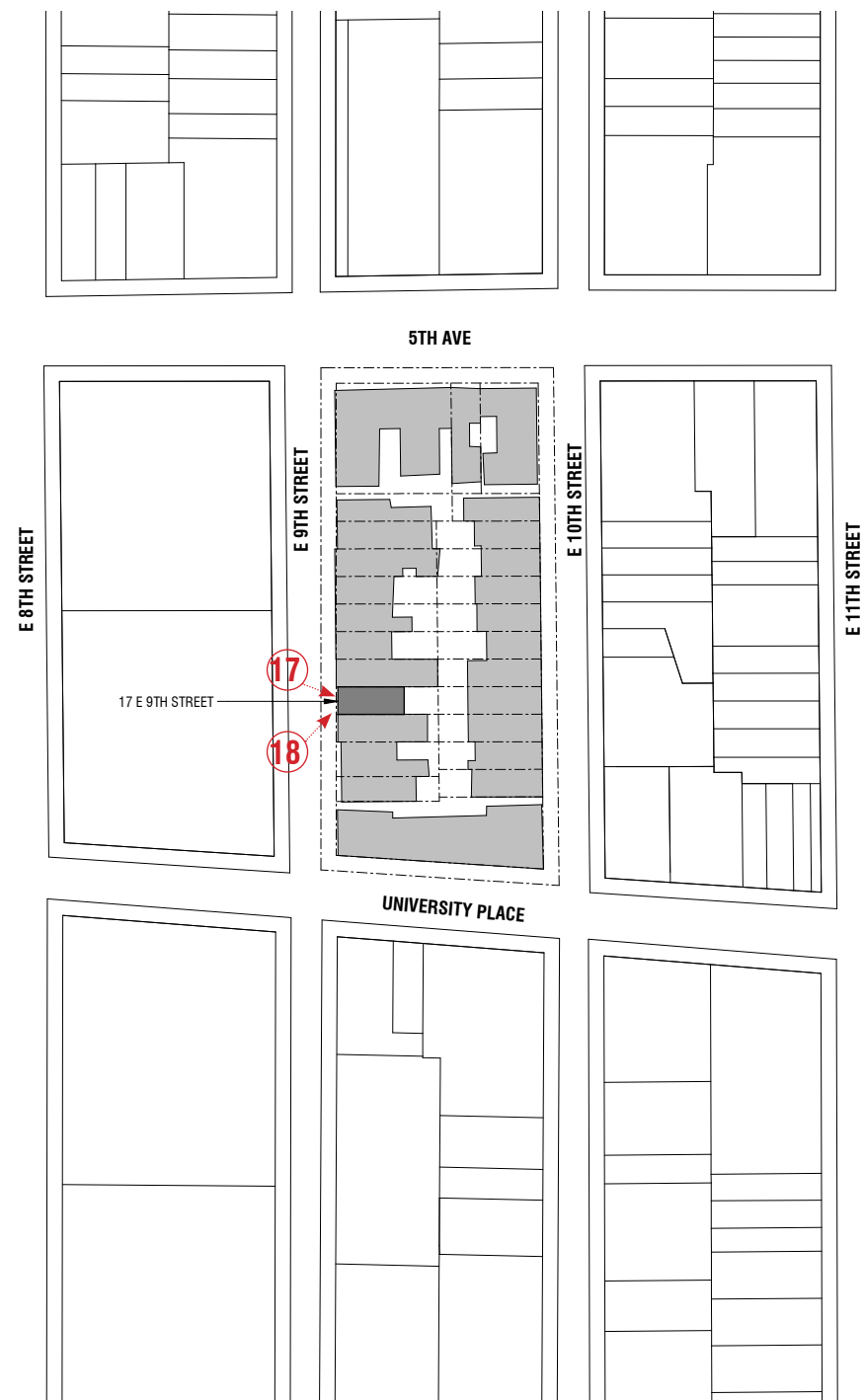


15. STREET VIEW LOOKING EAST FROM E 9TH STREET INCLUDING MOCK UP CONSTRUCTION (MOCK UP NOT VISIBLE)



16. ENLARGED STREET VIEW LOOKING EAST FROM E 9TH STREET INCLUDING MOCK UP CONSTRUCTION (MOCK UP NOT VISIBLE)

4. VISIBILITY STUDY: STREET VIEWS



17. STREET VIEW LOOKING EAST FROM E 9TH STREET INCLUDING MOCK UP CONSTRUCTION (MOCK UP NOT VISIBLE)

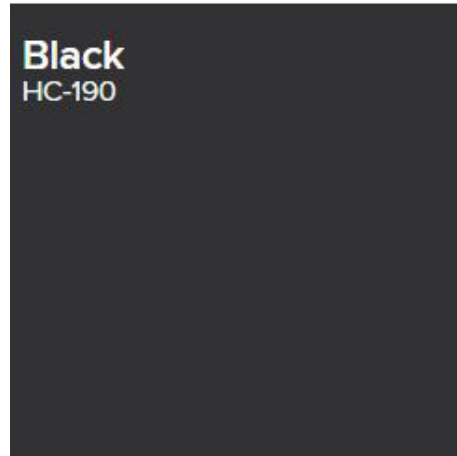


18. STREET VIEW LOOKING NORTH FROM E 9TH STREET INCLUDING MOCK UP CONSTRUCTION (MOCK UP NOT VISIBLE)



5. FINISHES & FIXTURES

E-PT-1
 BENJAMIN MOORE PAINT
 E-MT-1, E-MT-2, E-WD-1 TO MATCH E-PT-1



E-WD-2
 EBONY STAINED MAHOGANY



E-SS-1
 BLUESTONE



E-SS-2
 CAST BROWNSTONE STONE BY
 VERACAST
 TO MATCH ABC STONE MADRAS BROWN,
 NATURAL CLEFT



◁E-BR-1▷ RED NATURAL BRICK
 ◁E-SS-1▷ BLUESTONE
 ◁E-SS-2▷ CAST BROWNSTONE
 ◁E-MT-1▷ BLACK PAINTED METAL

◁E-MT-2▷ BLACK POWDER COAT ALUMINUM
 ◁E-WD-1▷ BLACK PAINTED WOOD
 ◁E-WD-2▷ EBONY STAINED MAHOGANY
 ◁E-PT-1▷ BENJAMIN MOORE BLACK PAINT HC-190

◁I-GL-1▷ CLEAR GLASS