

The current proposal is:

Preservation Department – Item 6, LPC-22-09308

## 234 West 10th Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

**Webinar ID:** 857 9328 6573

**Passcode:** 043215

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

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**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.



# WEST 10TH STREET TOWNHOUSE

## OCTOBER 18, 2022

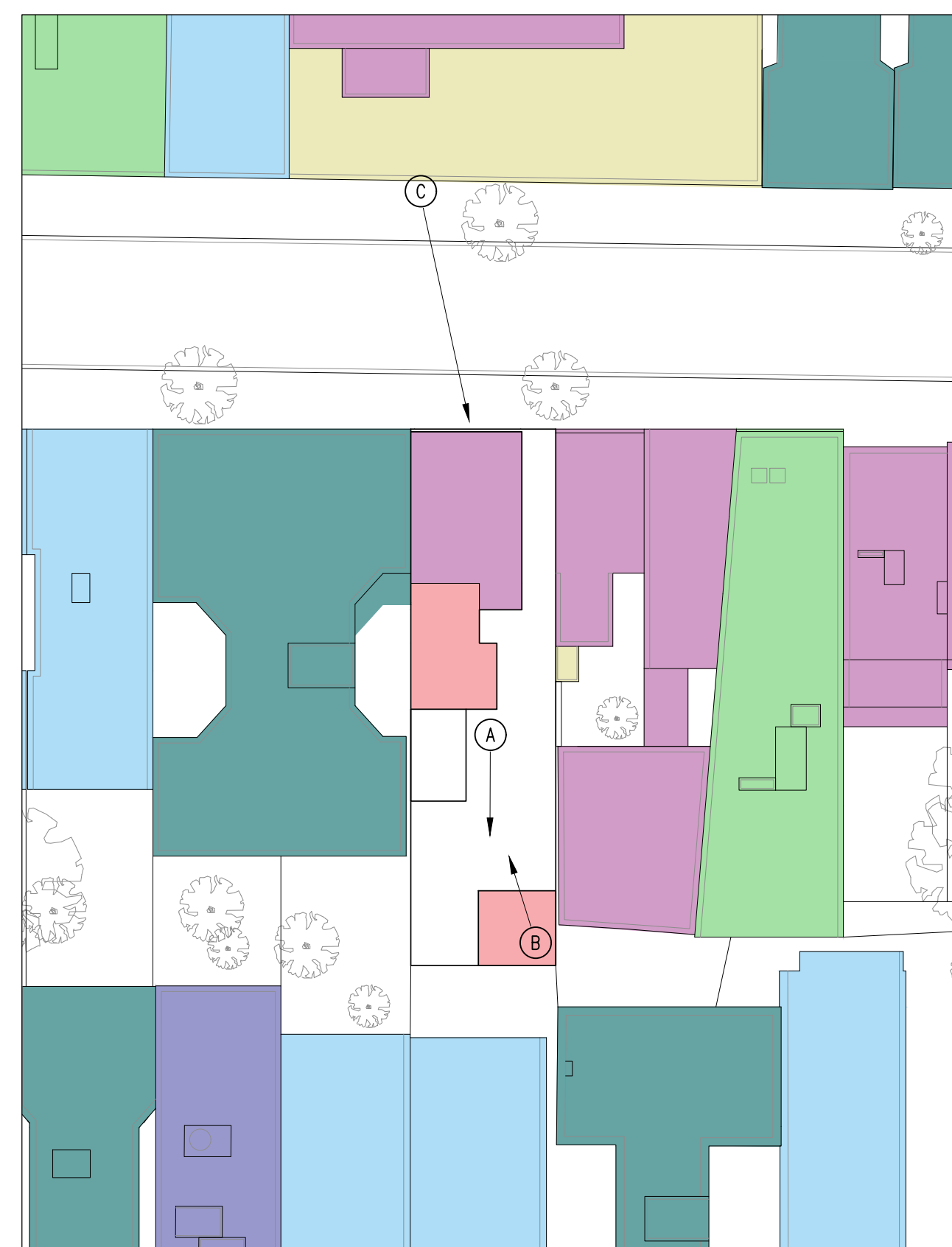
**DRAWING LIST**

L-000.00	MAPS AND VIEWS
L-001.00	REAR FACADE IMAGES
L-010.00	BLOCK PLAN
L-020.00	EAST ELEVATIONS AND MASSING
L-030.00	REAR ELEVATIONS
L-040.00	SECTIONS
L-050.00	EXISTING AND PROPOSED PLANS, FLOOR 1
L-051.00	EXISTING AND PROPOSED PLANS, FLOOR 2
L-052.00	EXISTING AND PROPOSED PLANS, FLOOR 3
L-053.00	EXISTING AND PROPOSED PLANS, ROOF
L-060.00	SIDE YARD WINDOW
L-070.00	STOOP & AREAWAY



08 1968 LANDMARKS DESIGNATION REPORT  
L-000 VOLUME 2, PAGE 262

An alleyway, closed to the public by wooden doors, separates Nos. 232 and 234. It leads back to what was once a large one-story stable of frame construction, filling the rear portion of the lot. The house has all the characteristics of the Greek Revival: a mahogany running band, low attic windows, simple wood cornice, plastered doors, and ironwork which, except for the cast-iron newel posts, are all typical of the period. It was built in 1848 for Richard Dongan, who had purchased the property a decade earlier.



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BENJAMIN BISCHOFF, R.A. LICENSE NUMBER 033702

**WEST 10TH STREET TOWNHOUSE**  
234 WEST 10TH STREET  
NEW YORK, NY 10014  
MADE PROJECT 2101A02

DRAWING STATUS  
FOR LPC APPROVAL

DATE  
2022 OCTOBER 18

SCALE  
N/A

HISTORIC MAPS  
AND KEY VIEWS

**L-000.00**

1 of 12





04 CURRENT PHOTO: REAR FACADE  
L-001 N.T.S.



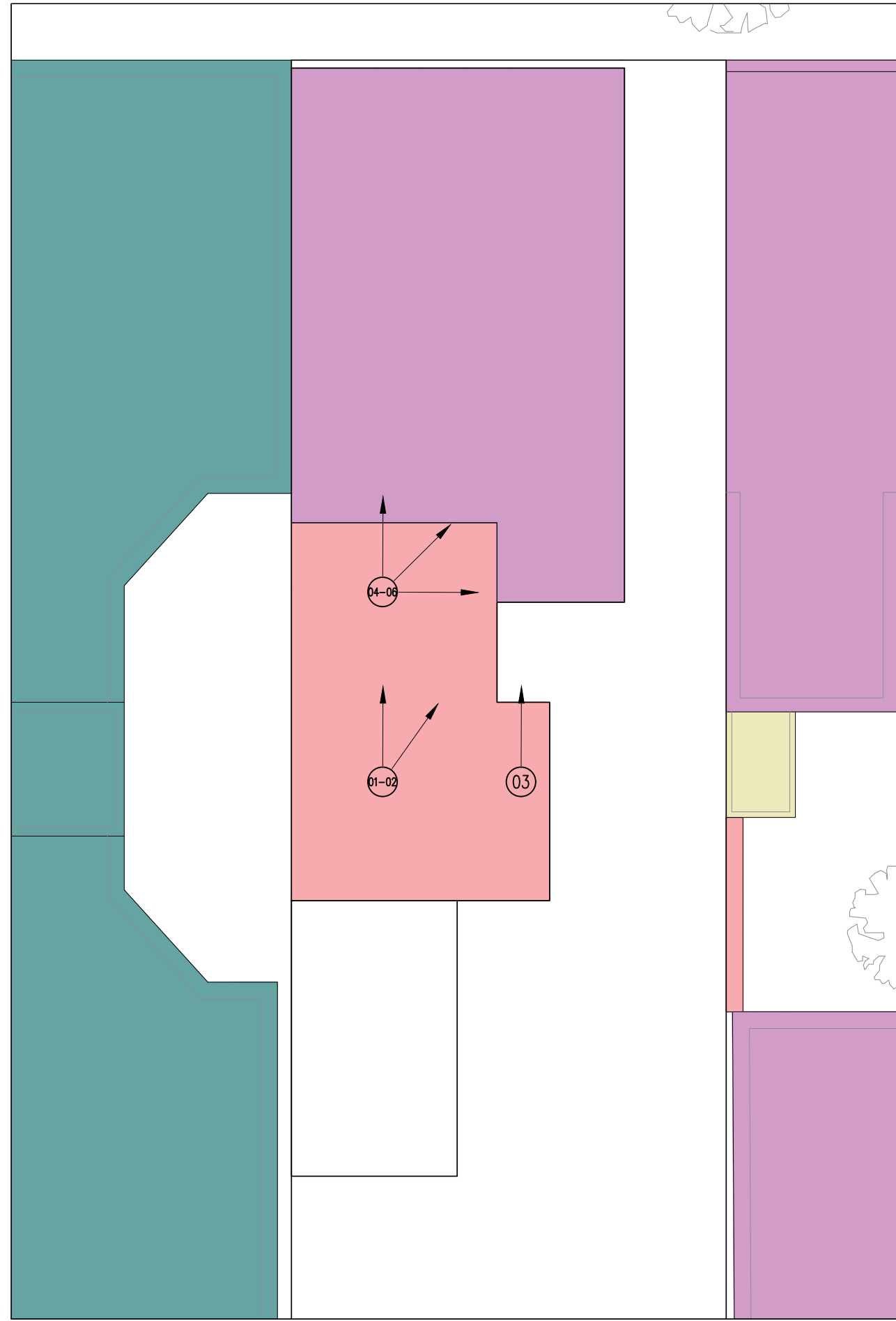
03 CURRENT PHOTO: REAR FACADE  
L-001 N.T.S.



02 CURRENT PHOTO: REAR FACADE  
L-001 N.T.S.



01 CURRENT PHOTO: REAR FACADE  
L-001 N.T.S.



07 VIEWS KEY  
L-001 1/8"=1'-0"



06 CURRENT PHOTO: REAR FACADE  
L-001 N.T.S.



05 CURRENT PHOTO: REAR FACADE  
L-001 N.T.S.

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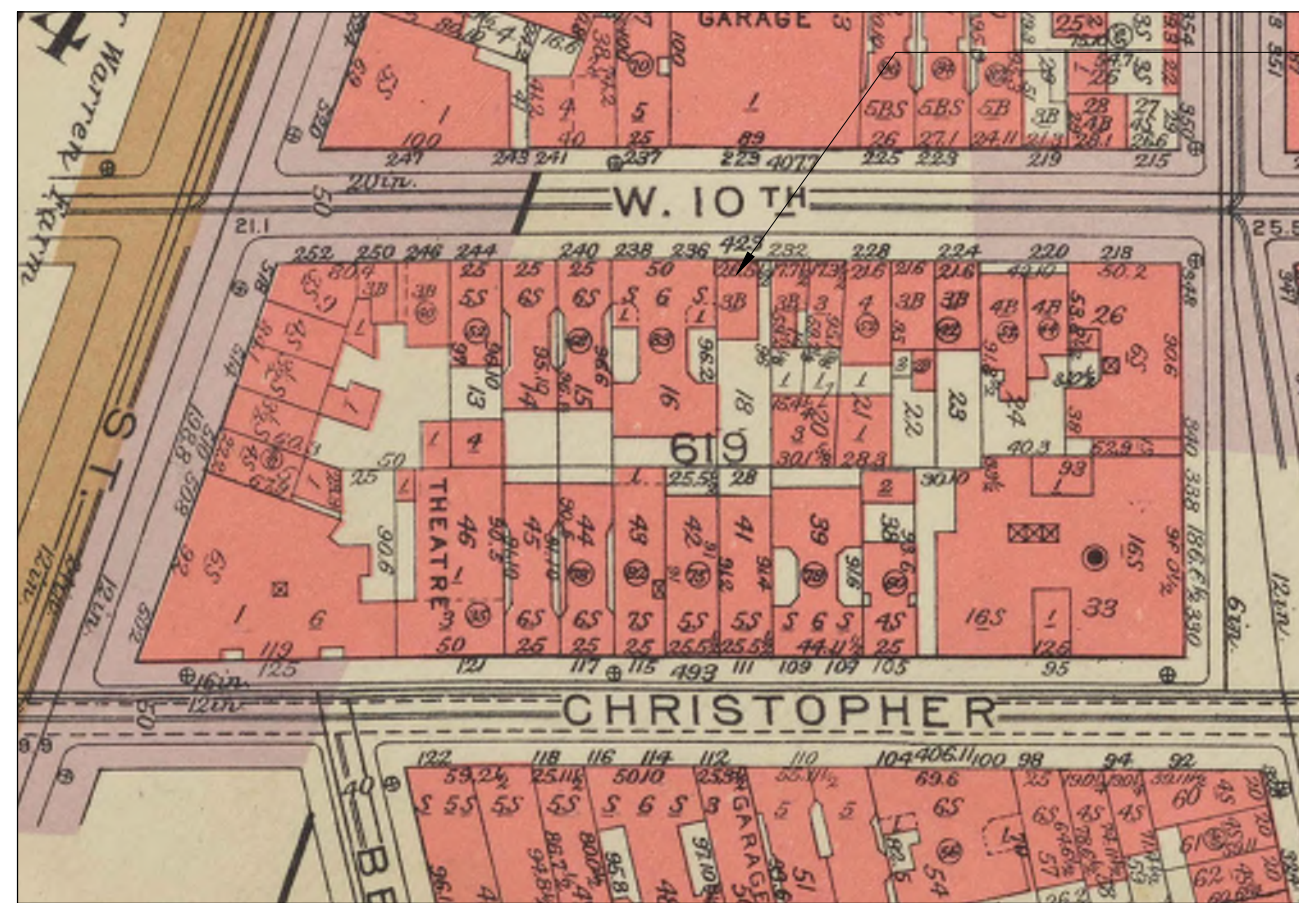
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2022 OCTOBER 18

SCALE  
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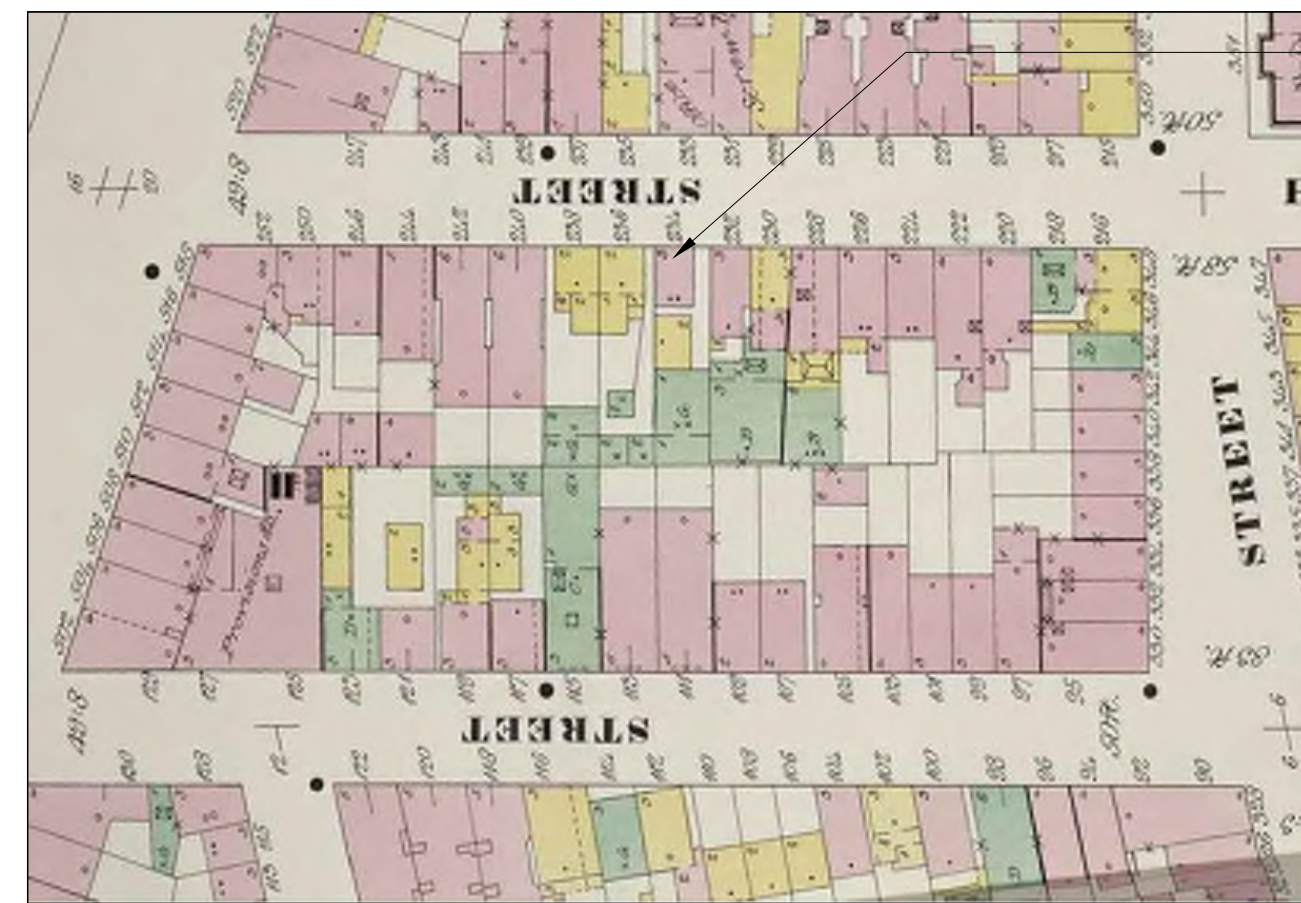
REAR FACADE IMAGES  
AND KEY VIEWS

**L-001.00**

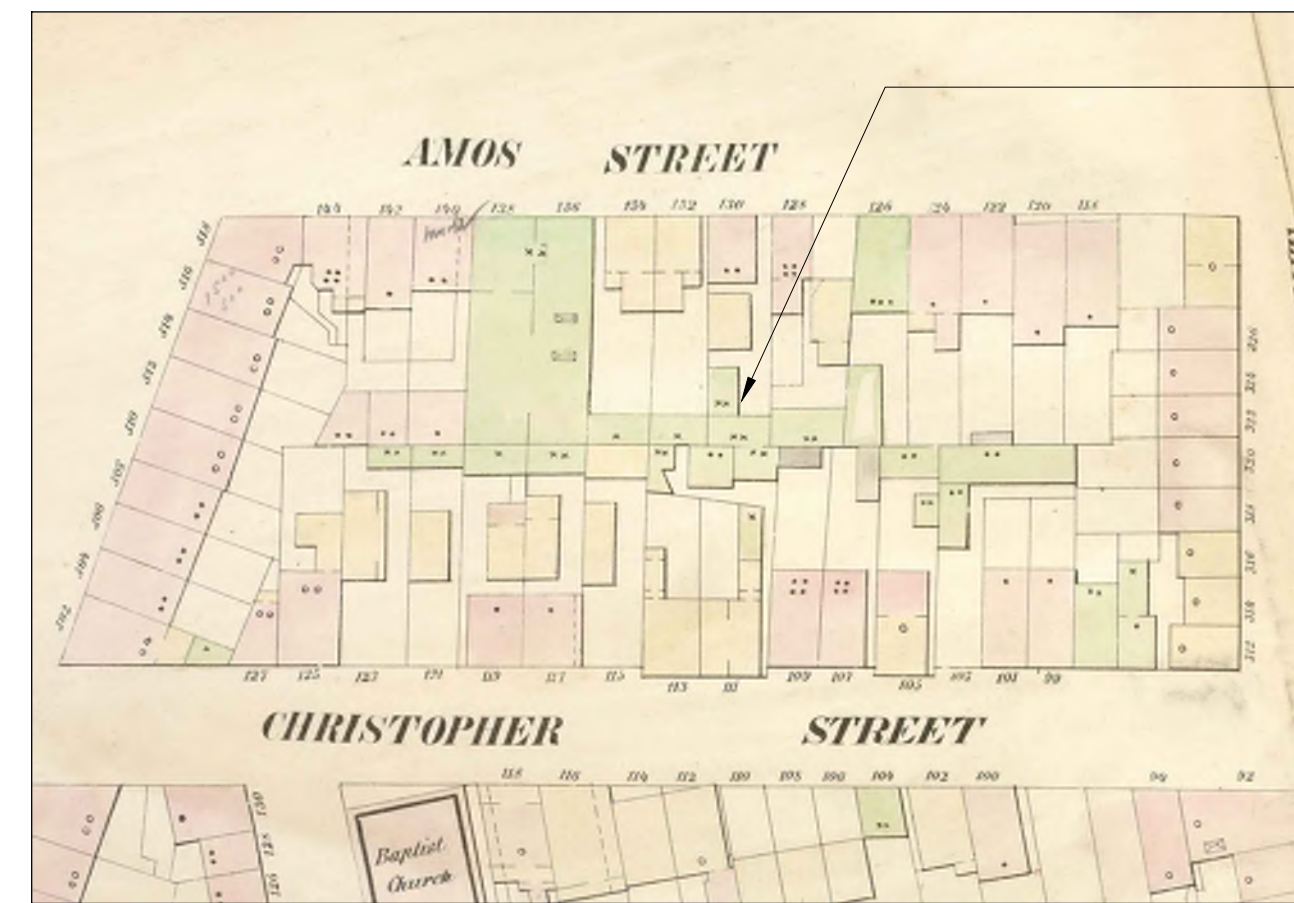




04 HISTORICAL MAP: 1955 BROMLEY ATLAS OF NEW YORK CITY  
L-010 N.T.S.



03 PLATE 55, SANBORN FIRE INSURANCE MAPS, MANHATTAN, 1887  
L-010 N.T.S.



02 MAPS OF THE CITY OF NEW YORK, 1855, W. PERRIS  
L-010 N.T.S.



01 BLOCK PLAN  
L-010 N.T.S.

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SCALE  
N/A

BLOCK PLAN

L-010.00

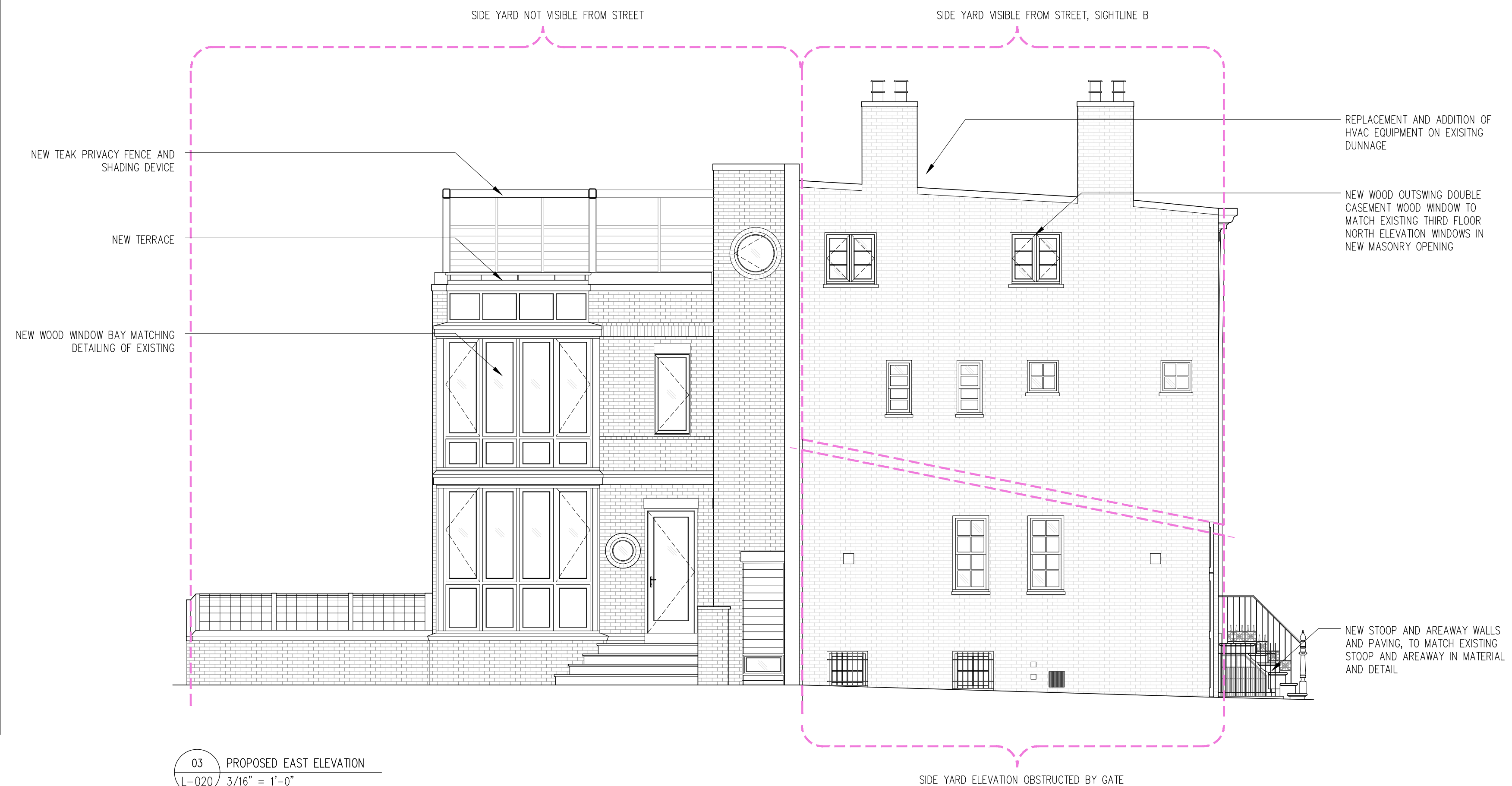




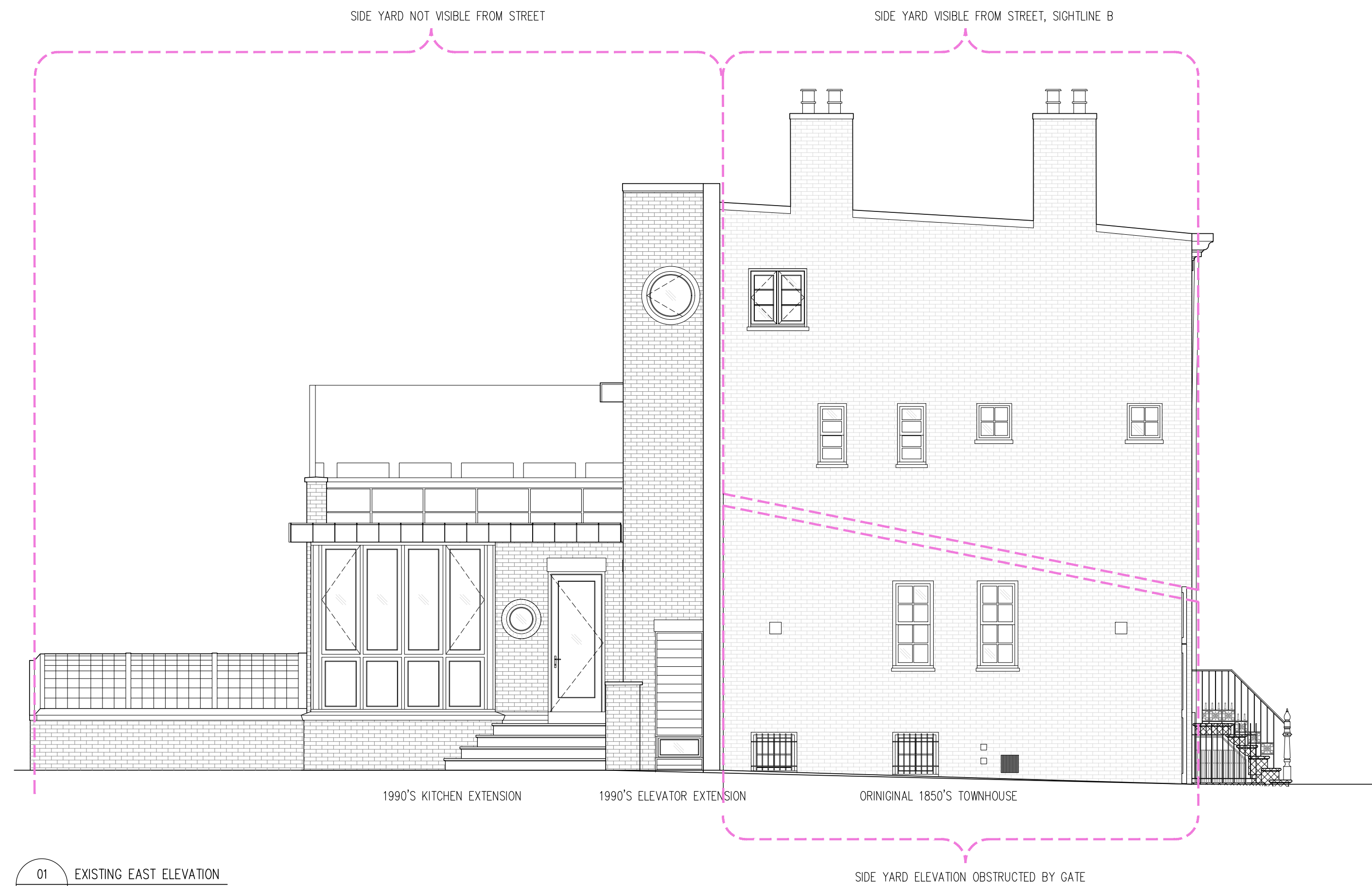
04 PROPOSED WORK  
L-020 N.T.S.



02 EXISTING CONDITION  
L-020 N.T.S.



03 PROPOSED EAST ELEVATION  
L-020 3/16" = 1'-0"



01 EXISTING EAST ELEVATION  
L-020 3/16" = 1'-0"

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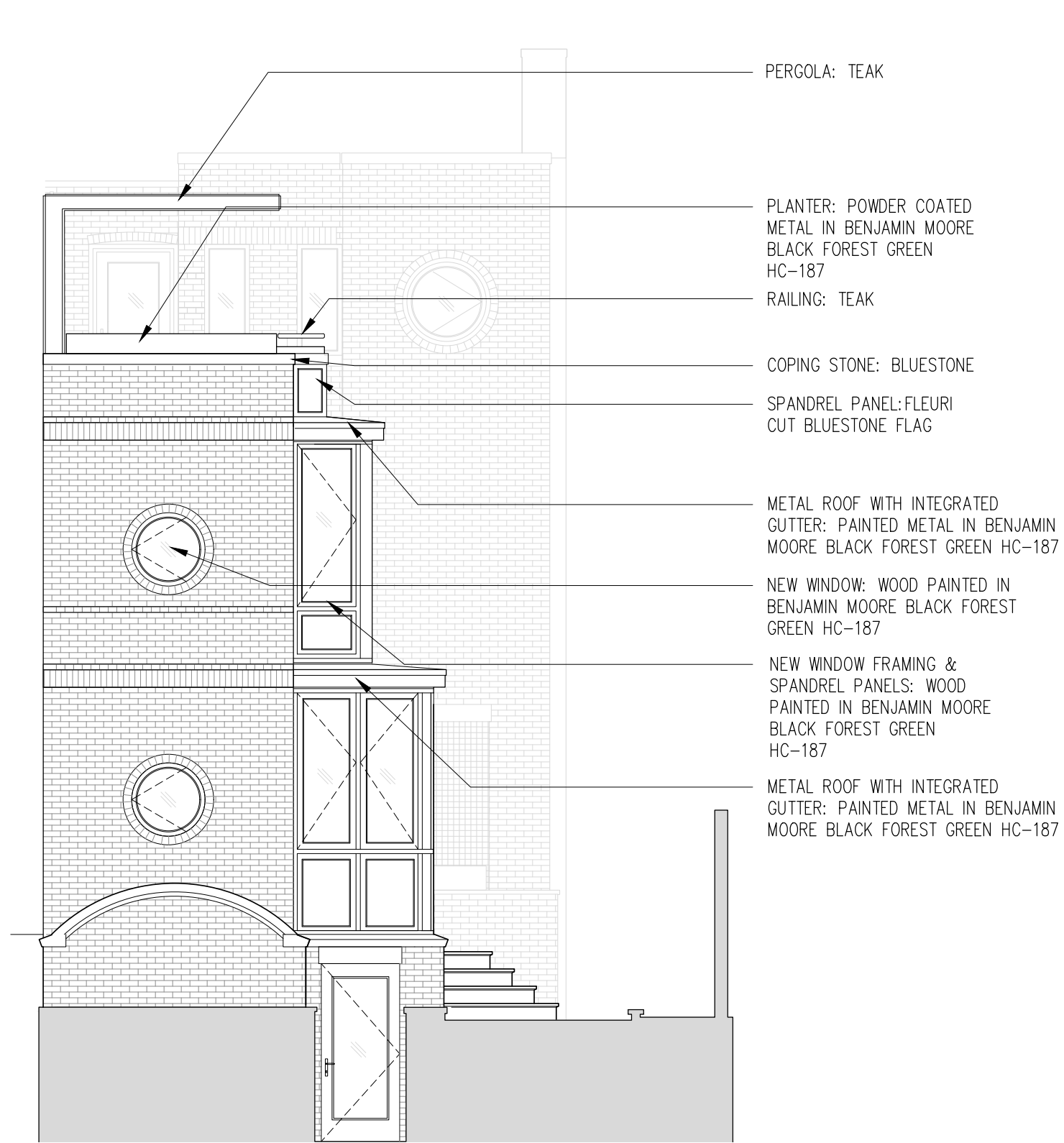
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**EAST ELEVATIONS AND MASSING**

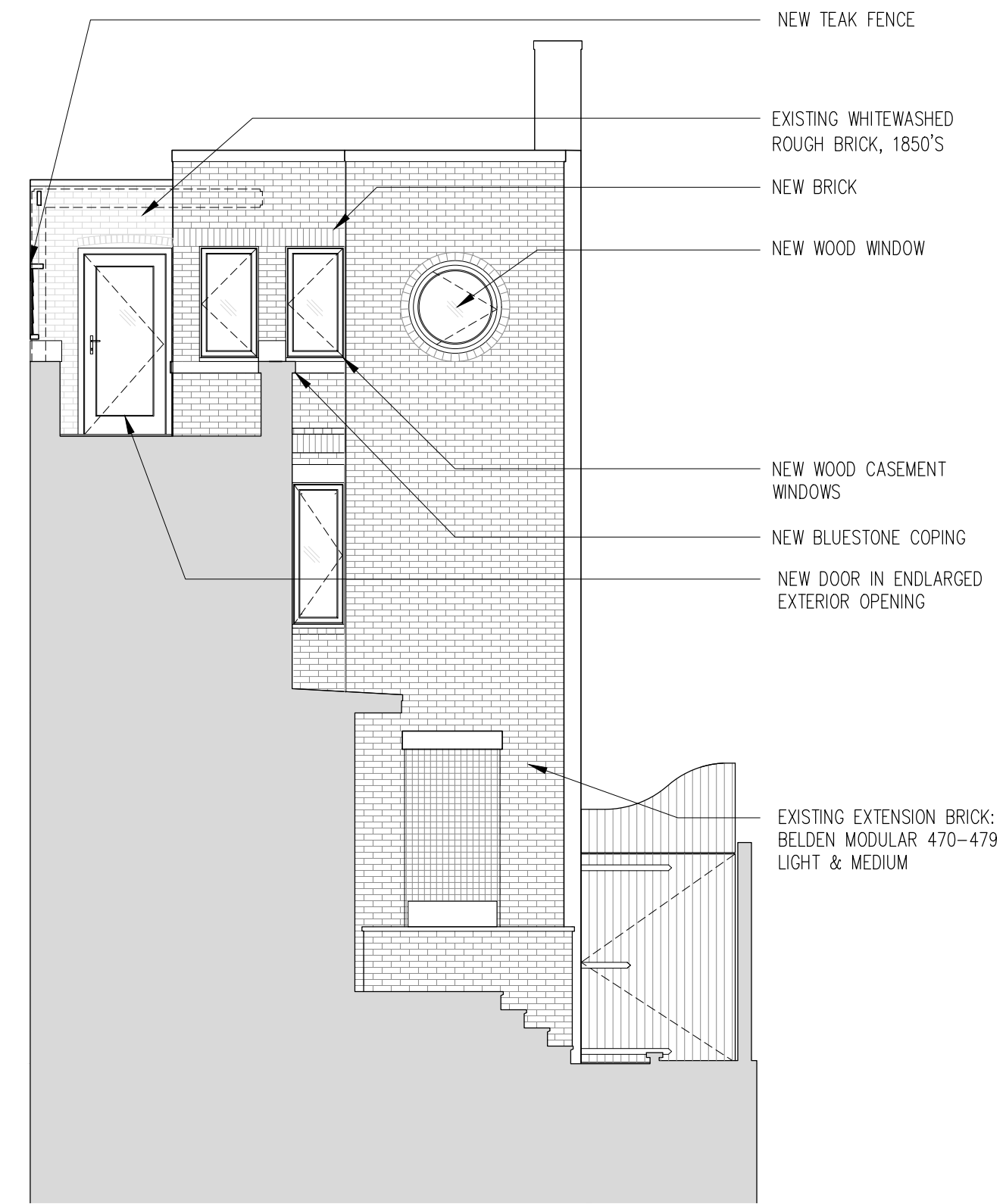
**L-020.00**

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10 PROPOSED REAR ELEVATION  
L-030 3/16"=1'-0"



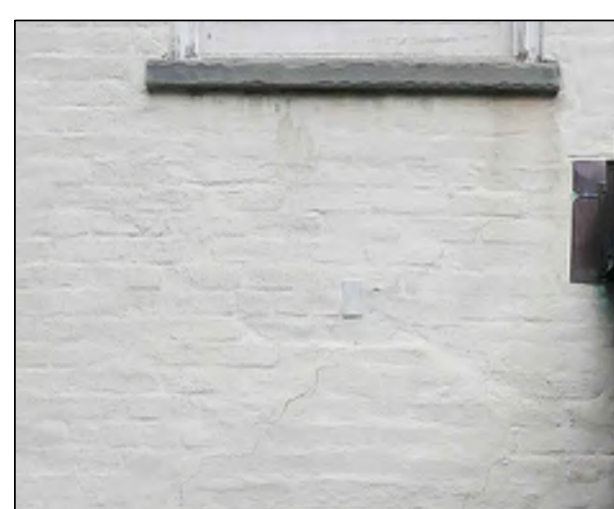
09 PROPOSED REAR ELEVATION  
L-030 3/16"=1'-0"



08 PROPOSED EAST ELEVATION  
L-030 3/16"=1'-0"



07 BENJAMIN MOORE - "BLACK FOREST GREEN" HC-187  
L-030 PAINTED METAL AND WOOD



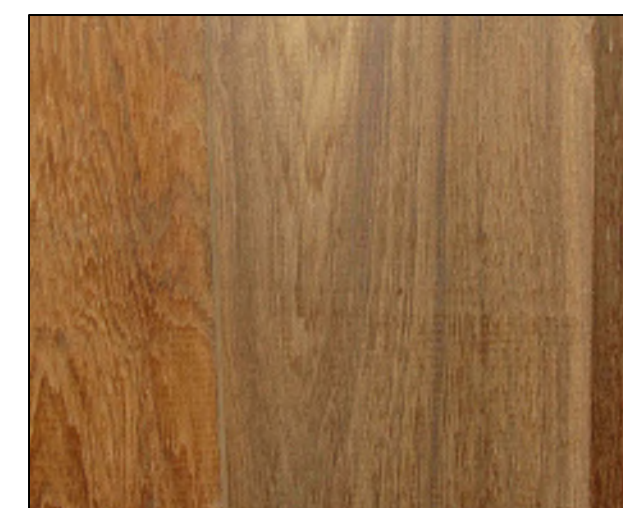
06 EXISTING WHITWASHED BRICK  
L-030



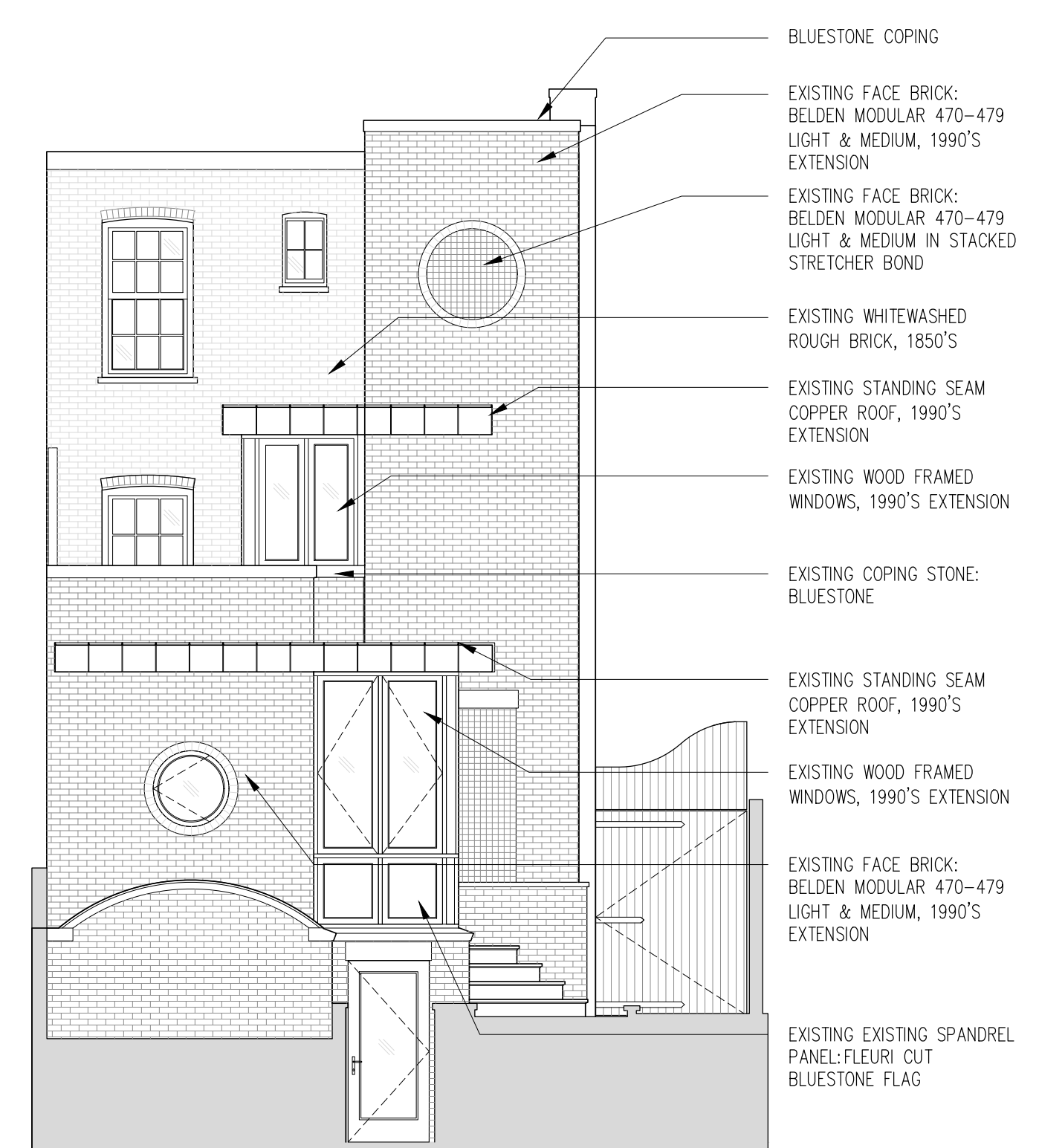
05 EXISTING EXTENSION BRICK  
L-030 BELDEN 470-479 LIGHT & MEDIUM



04 EXISTING BLUESTONE SPANDREL PANEL  
L-030



03 TEAK  
L-030 CLEAR OIL FINISH



02 EXISTING REAR ELEVATION  
L-030 3/16"=1'-0"



01 EXISTING EAST ELEVATION  
L-030 3/16"=1'-0"

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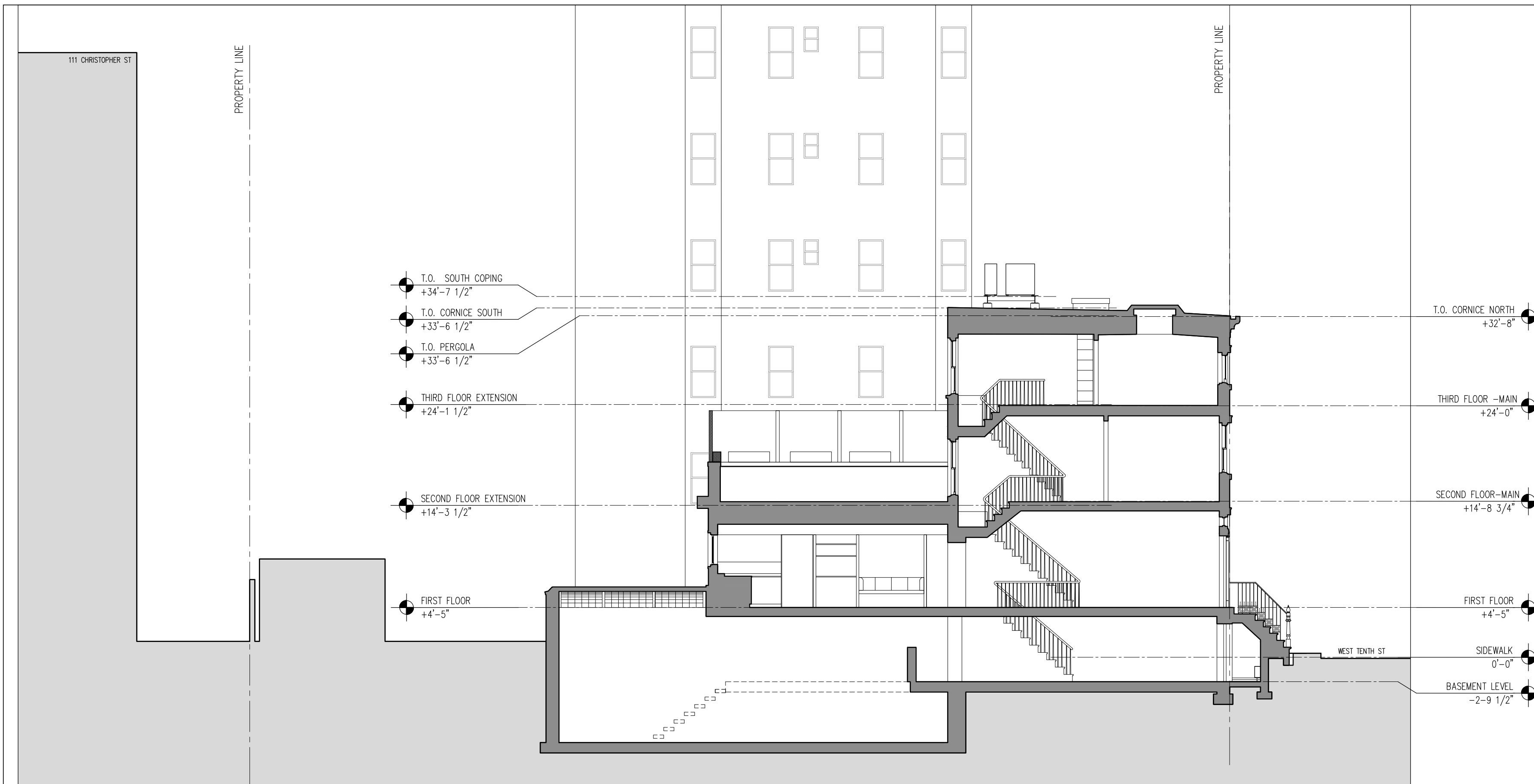
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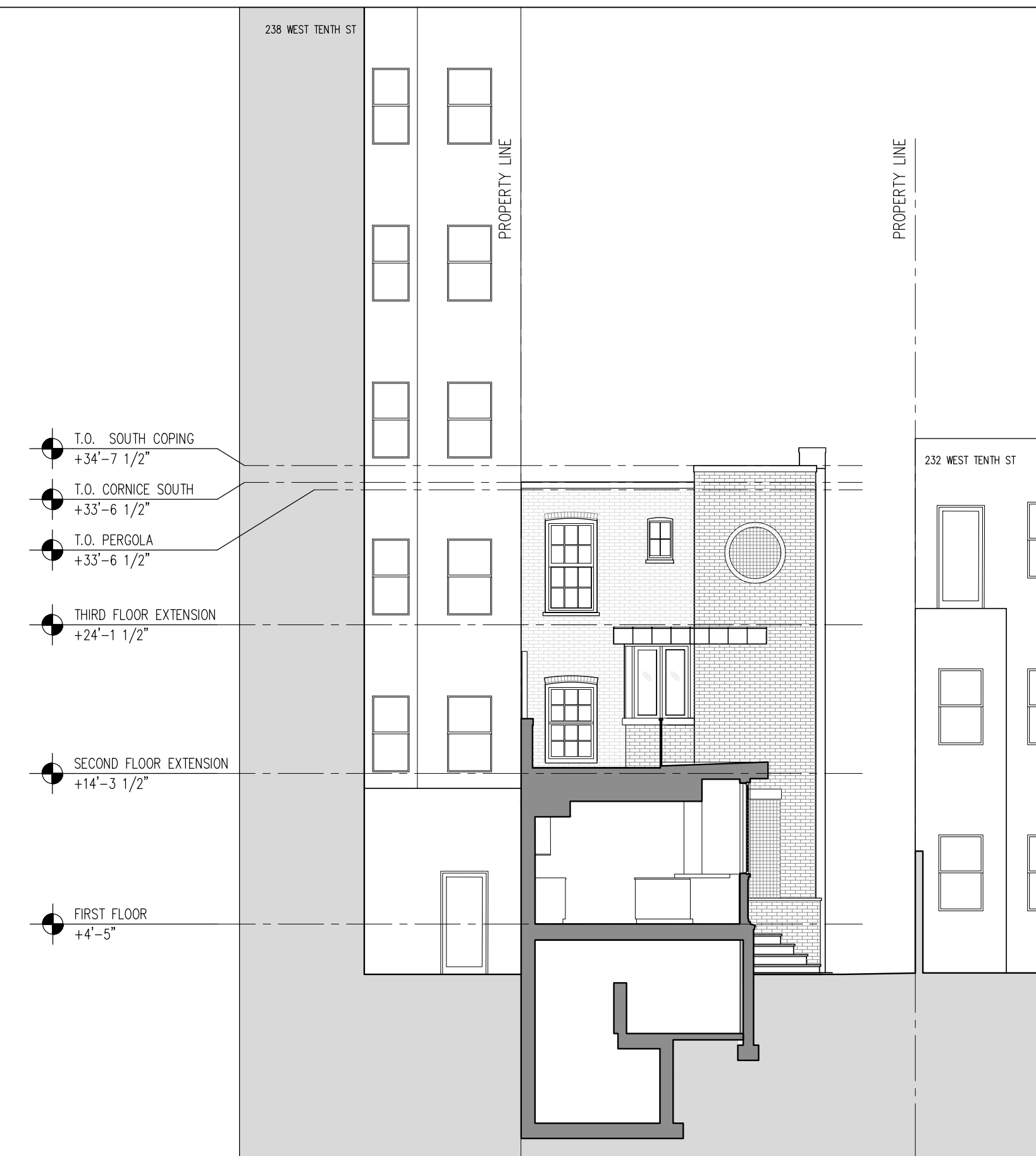
REAR EXTENSION

L-030.00

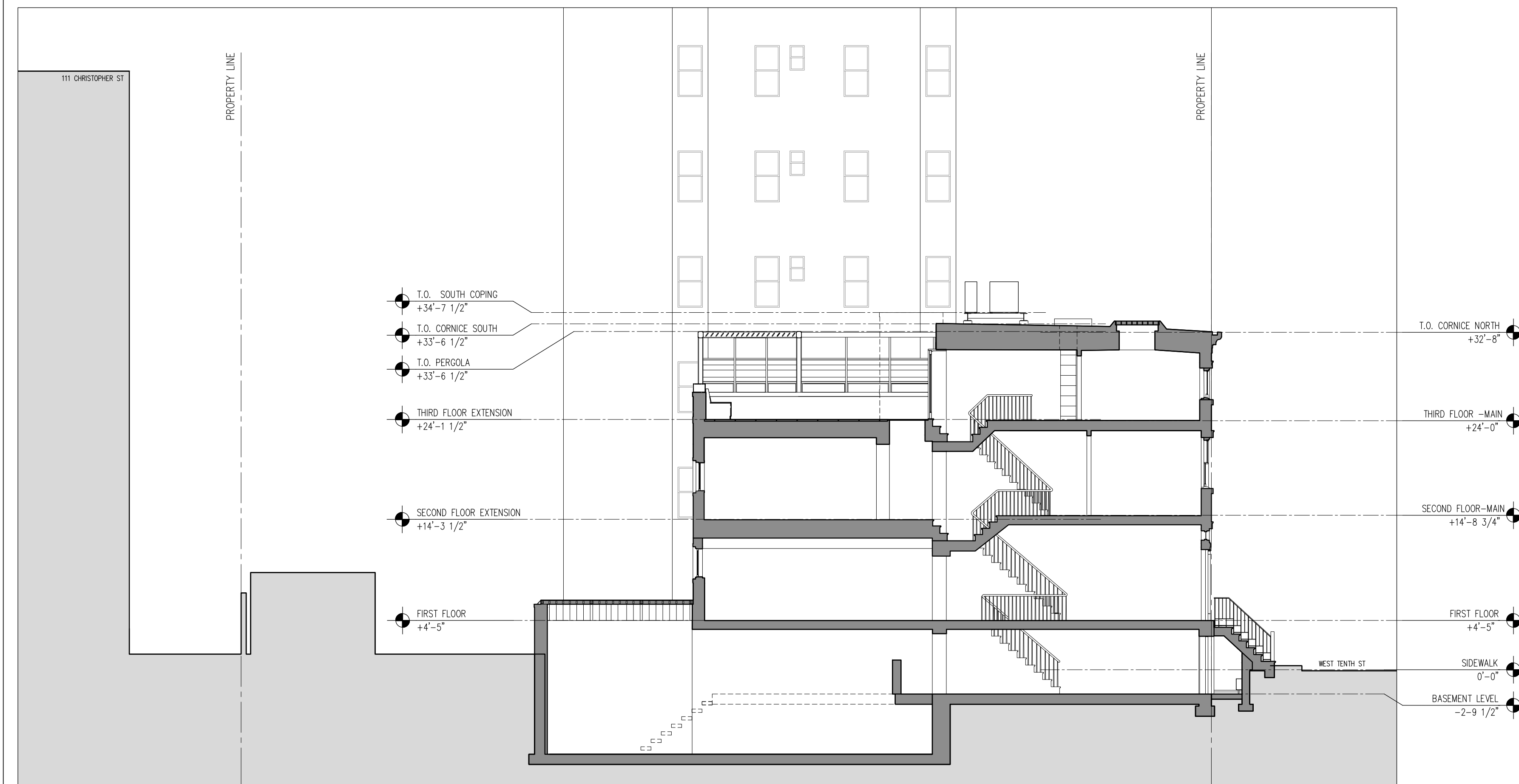




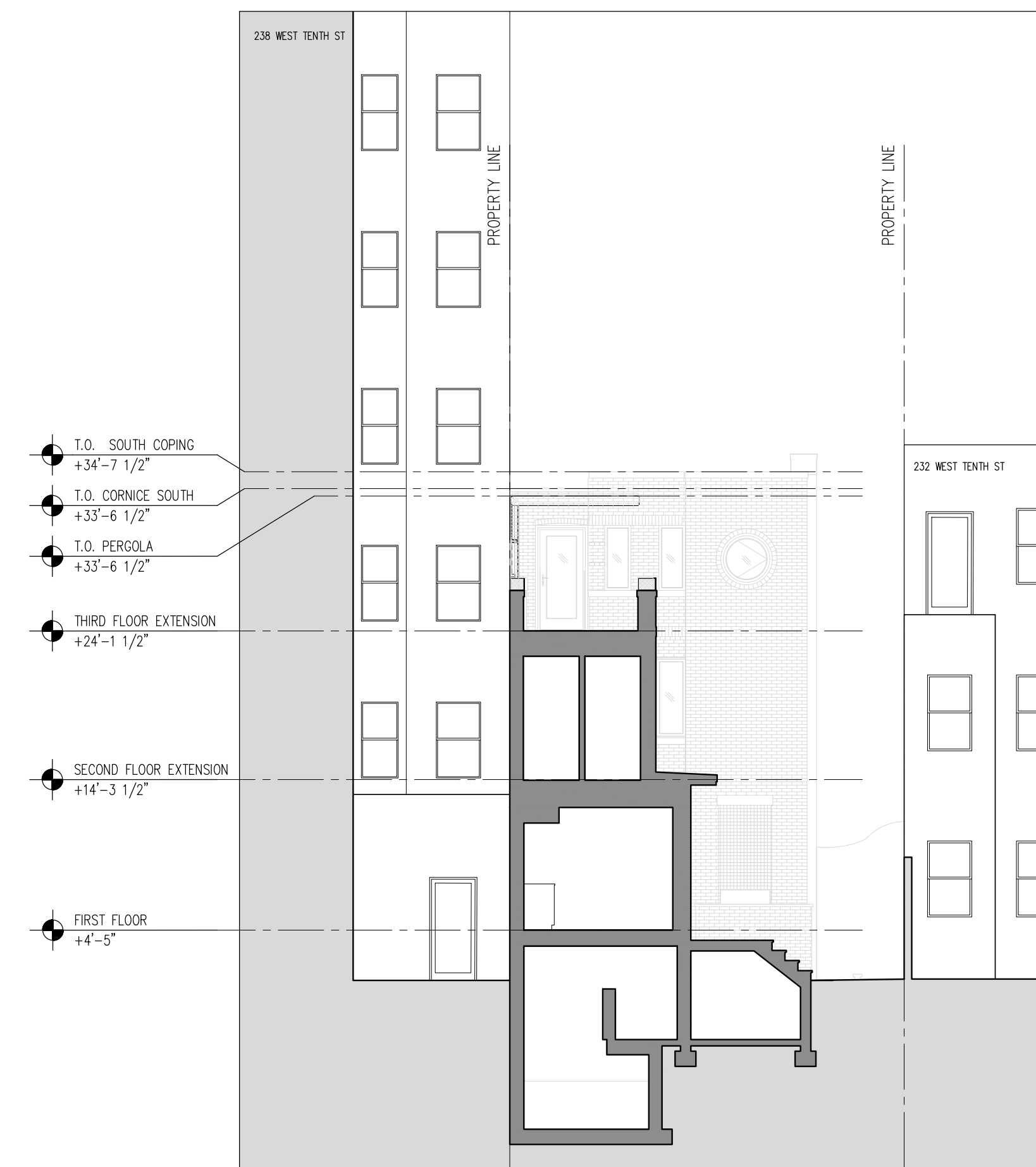
04 EXISTING SECTION- NORTH/SOUTH  
L-040 1/8" = 1'-0"



03 EXISTING SECTION- EAST/WEST- EXTENSION  
L-040 1/8" = 1'-0"



02 PROPOSED SECTION- NORTH/SOUTH  
L-040 1/8" = 1'-0"



01 PROPOSED SECTION- EAST/WEST- EXTENSION  
L-040 1/8" = 1'-0"

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SCALE  
 1/8" = 1'-0"

SECTIONS  
 EXISTING AND PROPOSED



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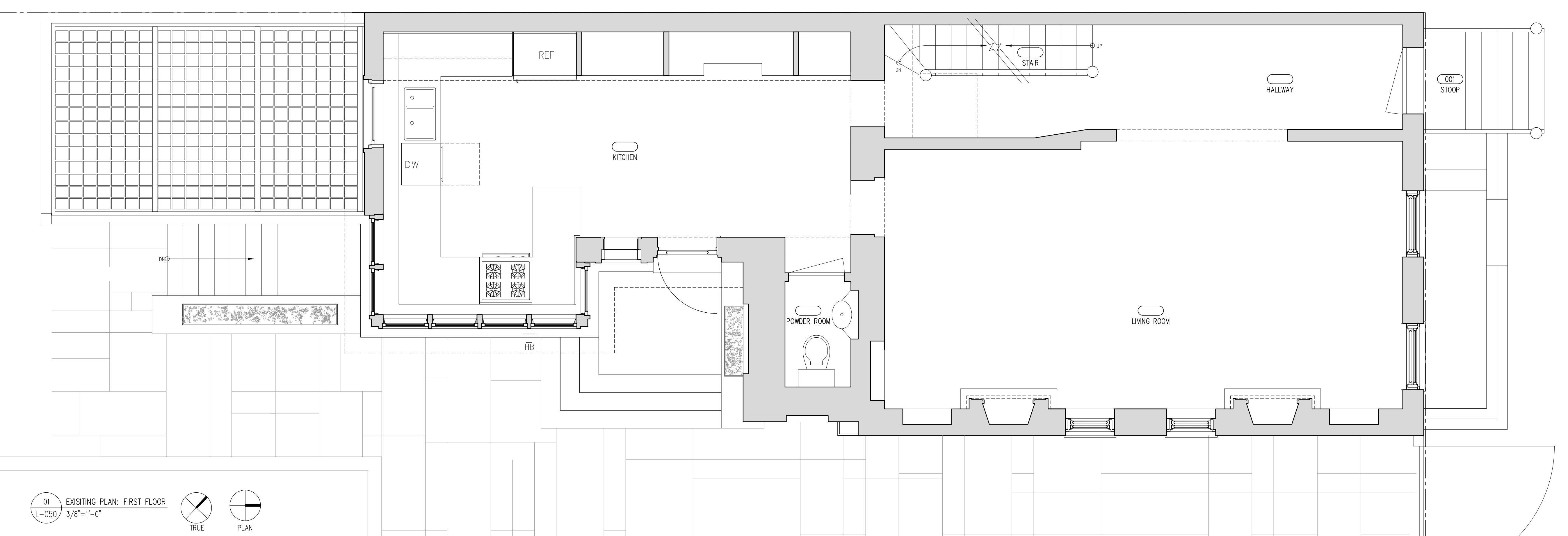
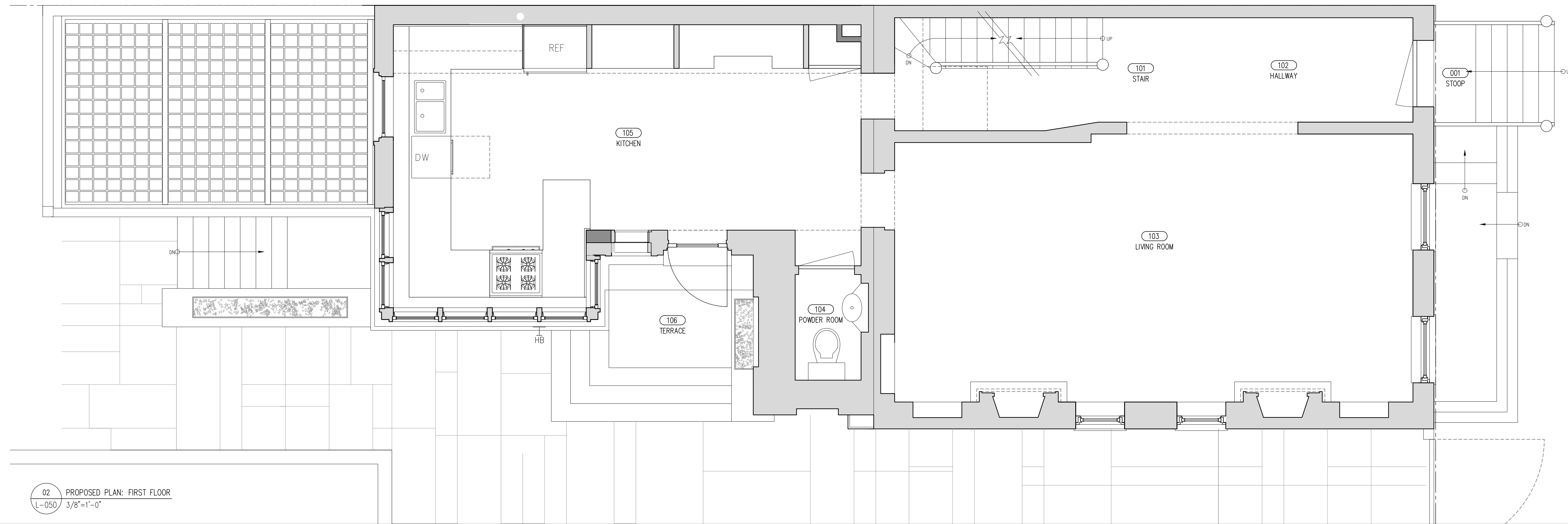
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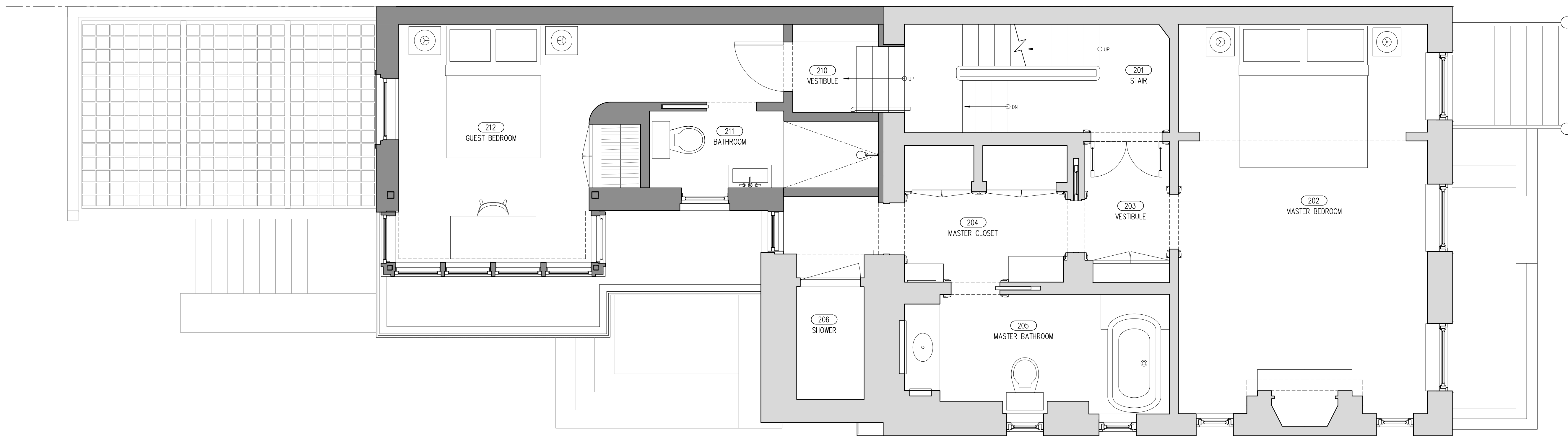
SCALE  
 3/8"=1'-0"

FIRST FLOOR PLANS  
 EXISTING AND PROPOSED

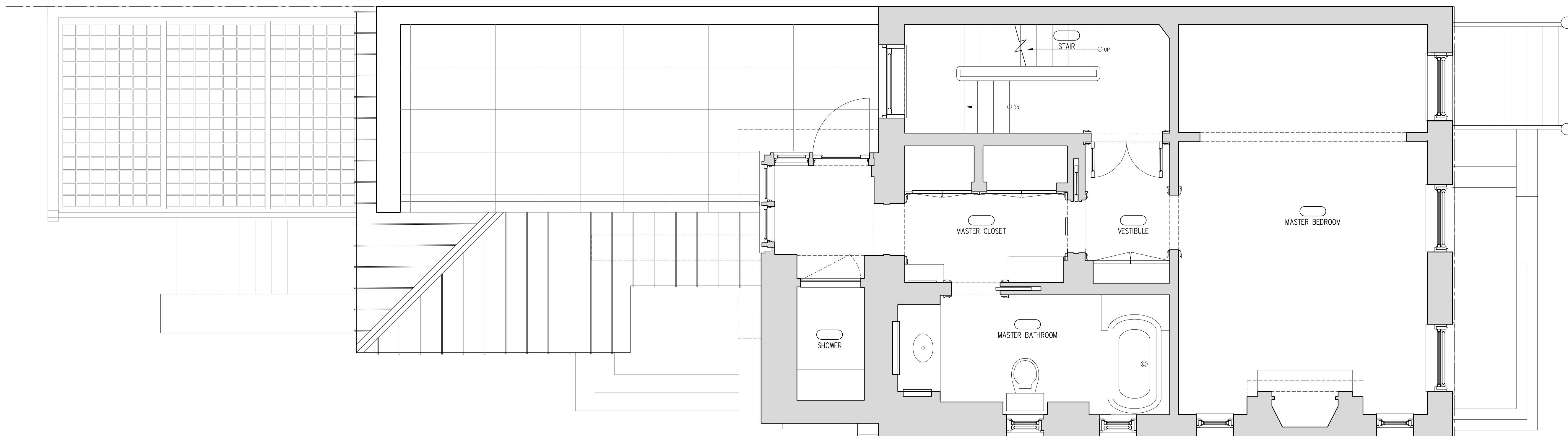
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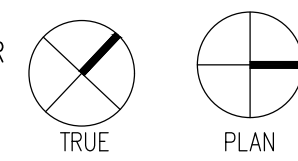




02 PROPOSED PLAN: SECOND FLOOR  
L-051 3/8"=1'-0"



01 EXISTING PLAN: SECOND FLOOR  
L-051 3/8"=1'-0"



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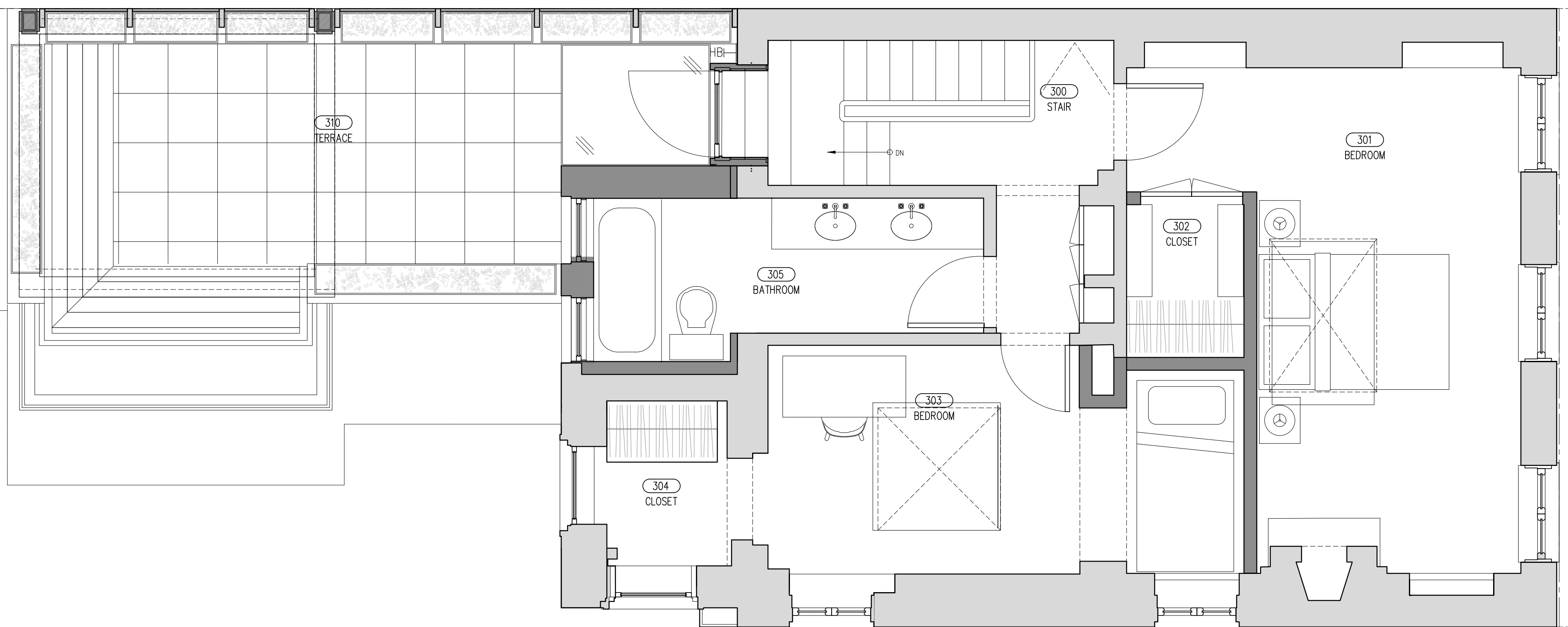
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SECOND FLOOR PLANS  
 EXISTING AND PROPOSED

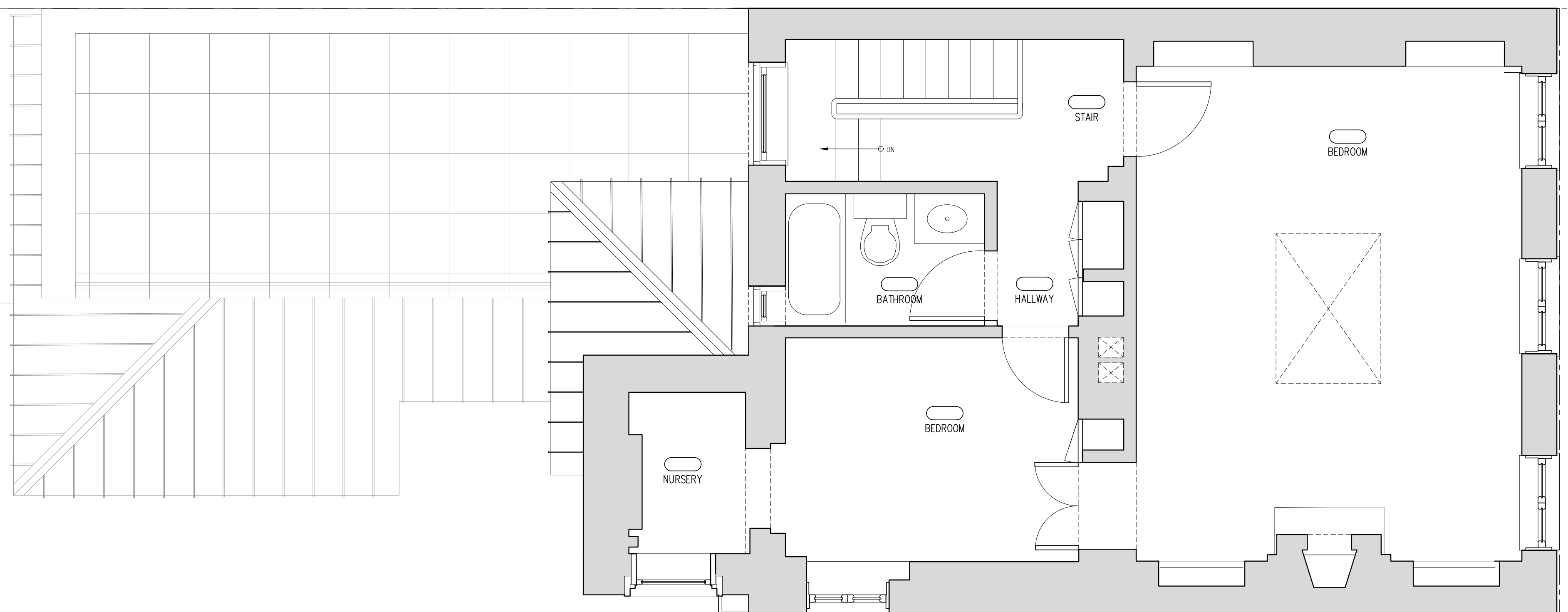
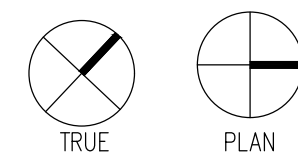
**L-051.00**



02 PROPOSED PLAN: THIRD FLOOR  
L-052 3/8"=1'-0"



01 EXISTING PLAN: THIRD FLOOR  
L-052 3/8"=1'-0"



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3/8"=1'-0"

THIRD FLOOR PLANS  
EXISTING AND PROPOSED

L-052.00



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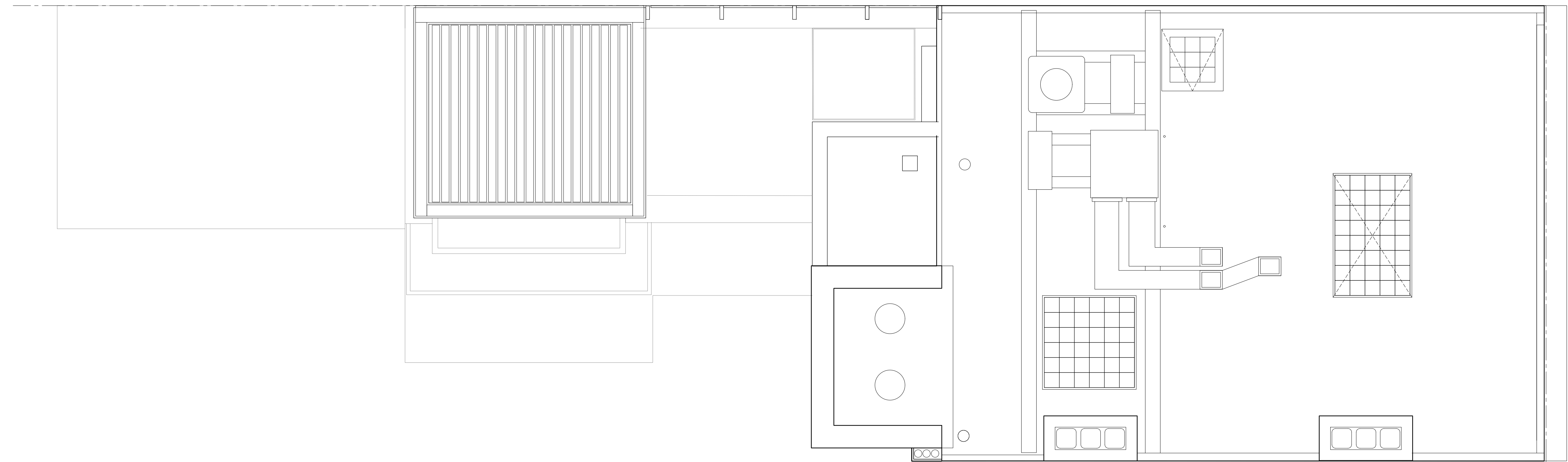
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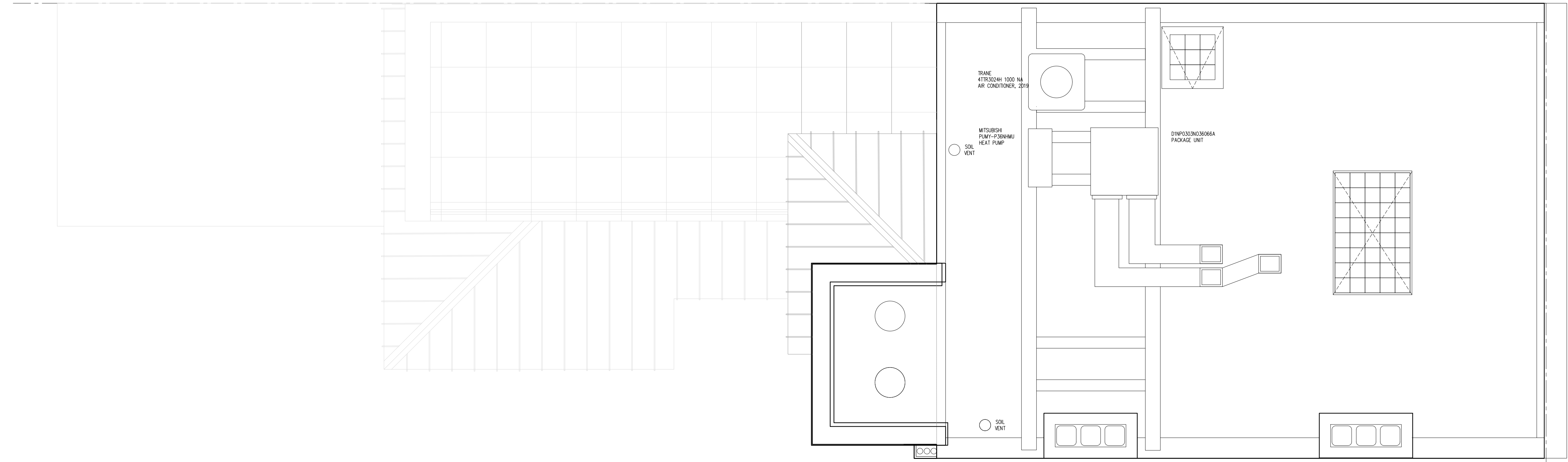
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 3/8"=1'-0"

ROOF PLANS  
 EXISTING AND PROPOSED

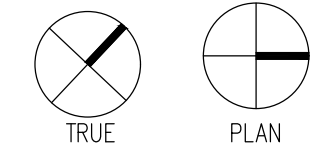
**L-053.00**



02 PROPOSED PLAN: ROOF  
 L-053 3/8"=1'-0"



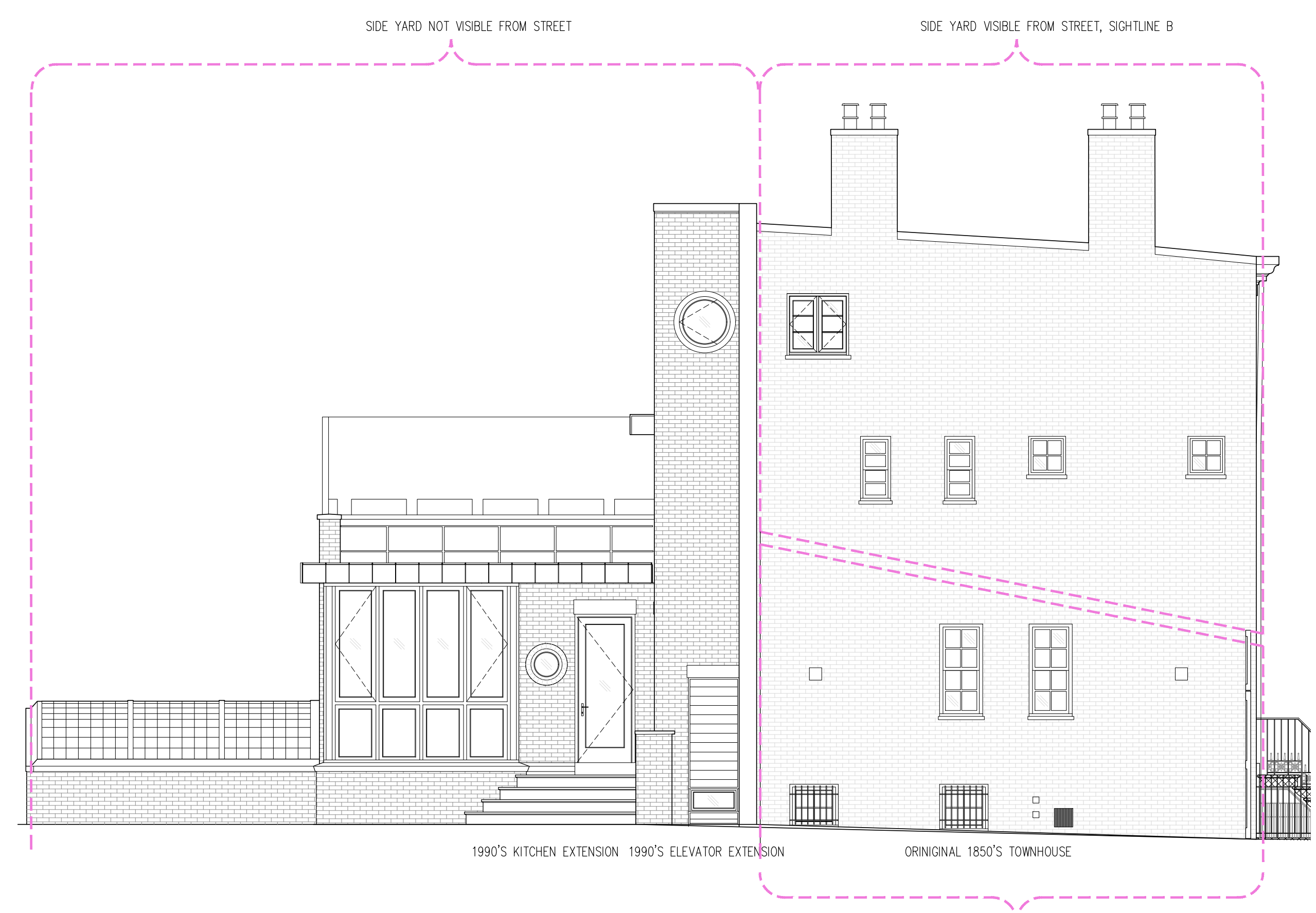
01 EXISTING PLAN: ROOF  
 L-053 3/8"=1'-0"





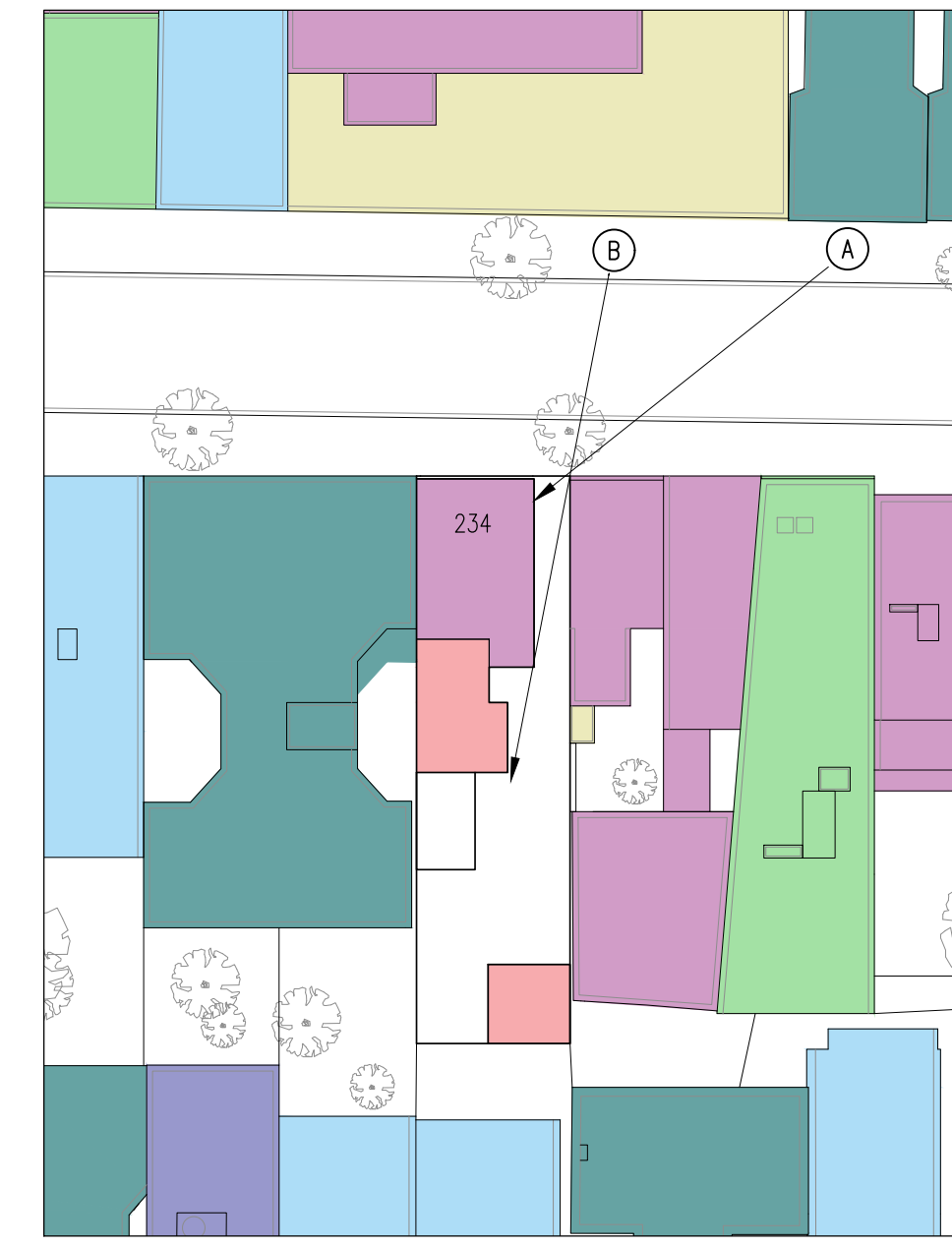


09 PROPOSED EAST ELEVATION  
L-060 3/16" = 1'-0"



04 EXISTING EAST ELEVATION  
L-060 3/16" = 1'-0"

NEW WOOD OUTSWING DOUBLE CASEMENT WOOD WINDOW TO MATCH EXISTING THIRD FLOOR NORTH ELEVATION WINDOWS IN NEW MASONRY OPENING



08 SITE PLAN - SIDE YARD VISIBILITY  
L-060 1/32" = 1'



07 SIDE YARD VISIBILITY FROM STREET  
L-060 SIGHT LINE A



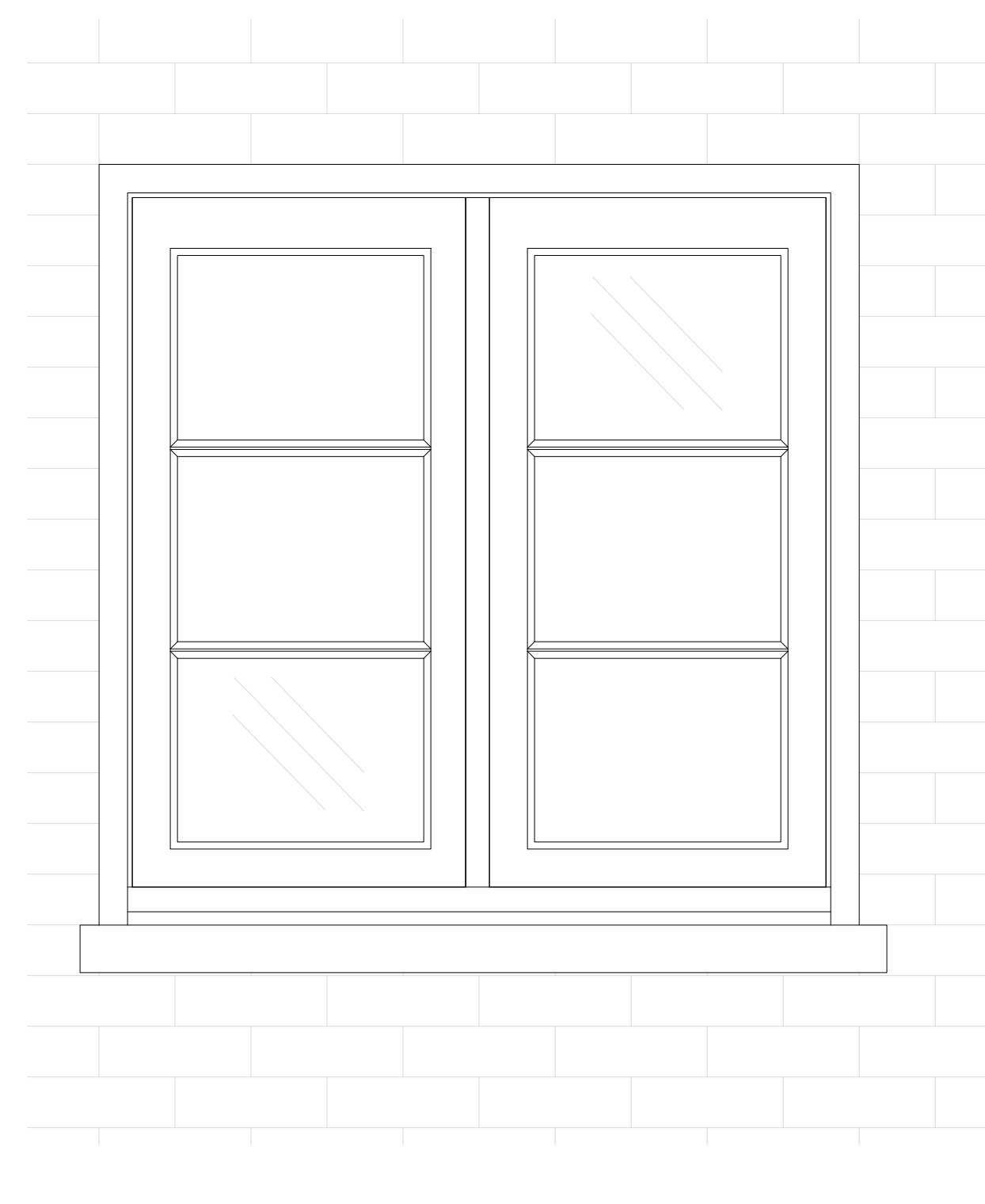
06 SIDE YARD VISIBILITY FROM STREET  
L-060 SIGHT LINE B



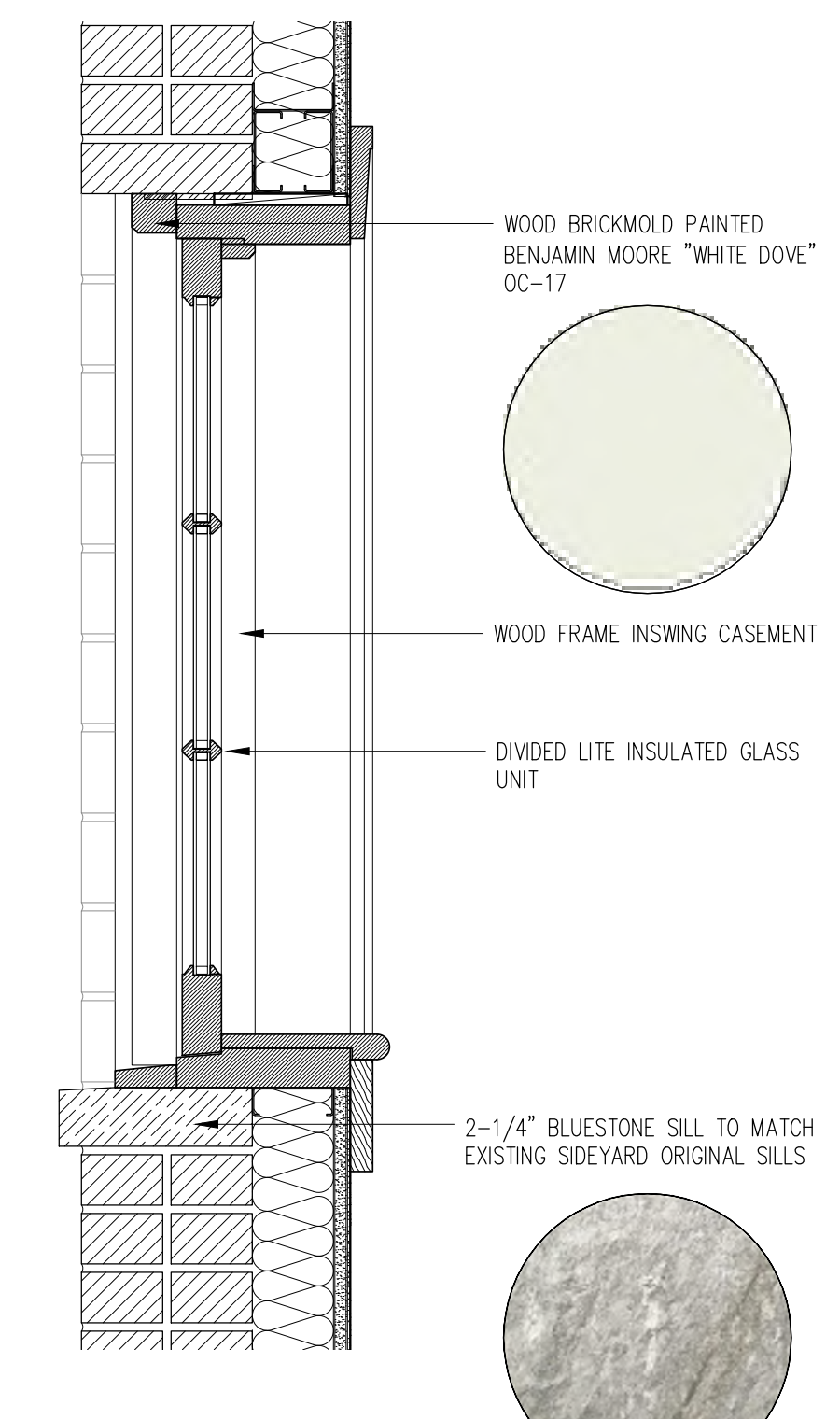
05 EAST ELEVATION THIRD FLOOR CASEMENT WINDOW  
L-060



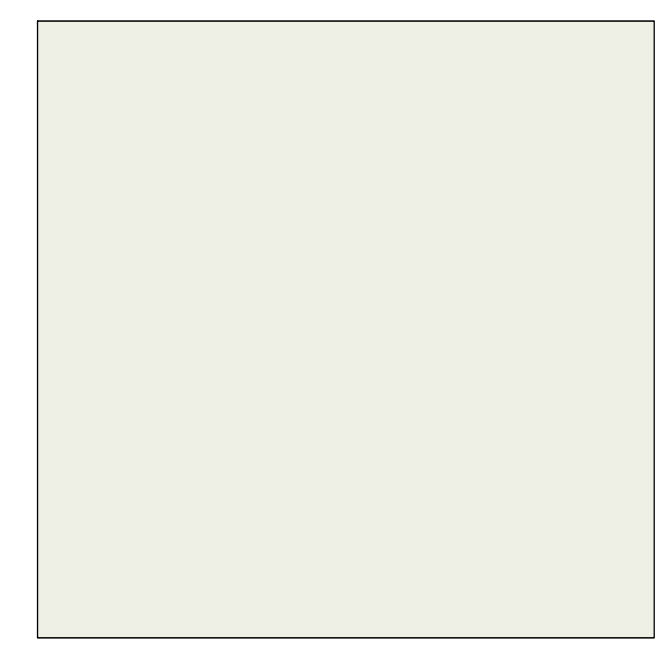
03 NORTH ELEVATION THIRD FLOOR CASEMENT WINDOW  
L-060



02 ELEVATION - NEW DOUBLE CASEMENT WINDOW  
L-060 1 1/2" = 1'-0"



01 SECTION - NEW DOUBLE CASEMENT WINDOW  
L-060 1 1/2" = 1'-0"



11 BENJAMIN MOORE - "WHITE DOVE" OC-17  
L-060 PAINTED WOOD



10 BLUESTONE  
L-060 STONE

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ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION OVER THE SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT. THESE DRAWINGS MUST NOT BE SCALED. THE DESIGN AND CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, ALTERED, OR REUSED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.

DOB BSCAN

DOB STAMP & SIGNATURE

ISSUES

DATE	ISSUE
2022 OCTOBER 18	FOR LPC APPROVAL

SEAL AND SIGNATURE

BENJAMIN BISCHOFF, R.A. LICENSE NUMBER 033702

**WEST 10TH STREET TOWNHOUSE**  
 234 WEST 10TH STREET  
 NEW YORK, NY 10014  
 MADE PROJECT 2101A02

DRAWING STATUS  
 FOR LPC APPROVAL

DATE  
 2022 OCTOBER 18

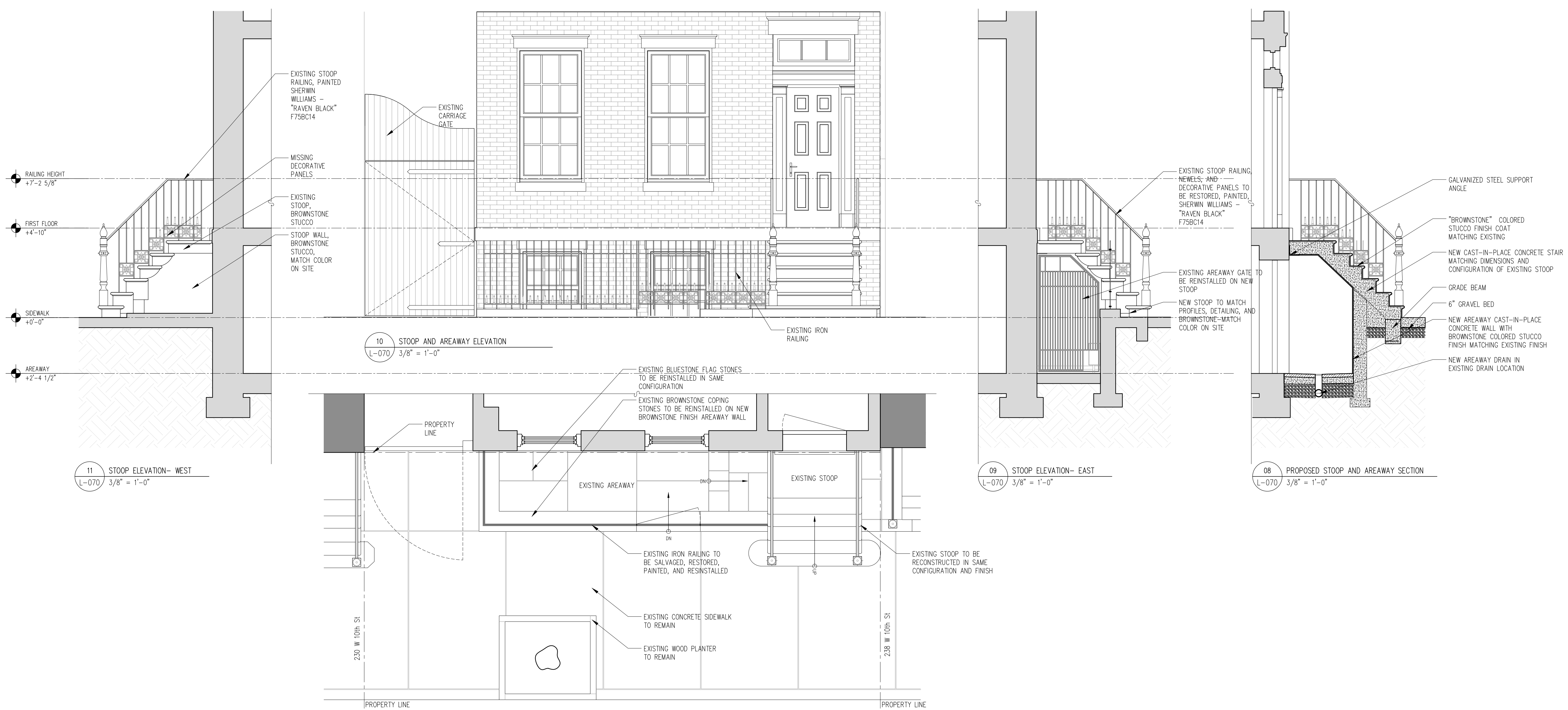
SCALE  
 N/A

SIDE YARD WINDOW

**L-060.00**



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07 STOOP AND AREAWAY PLAN  
 L-070 3/8" = 1'-0"



06 SHERWIN WILLIAMS - "RAVEN BLACK" F75BC14  
 L-070 PAINTED METAL



05 AREAWAY PHOTO  
 L-070 N.T.S.



04 AREAWAY PHOTO  
 L-070 N.T.S.



03 STOOP AND AREAWAY PHOTO  
 L-070 N.T.S.



02 STOOP AND AREAWAY PHOTO  
 L-070 N.T.S.



01 STOOP AND AREAWAY PHOTO  
 L-070 N.T.S.

EXISTING AREAWAY WALL TO BE REPLACED WITH BROWNSTONE COLORED STUCCO FINISH CONCRETE

EXISTING BROWNSTONE COPING STONES TO BE REINSTALLED ON NEW BROWNSTONE FINISH AREAWAY WALL

EXISTING DAMAGED NEMEL POST TO BE RESTORED, PAINTED, AND REINSTALLED ON NEW STOOP MATCHING EXISTING IN CONFIGURATION AND FINISH

EXISTING IRON SECURITY GATE TO BE SALVAGED AND REINSTALLED

EXISTING CRACKED AND DETERIORATED STUCCO

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 SCALE  
 N/A

STOOP & AREAWAY RESTORATION

L-070.00

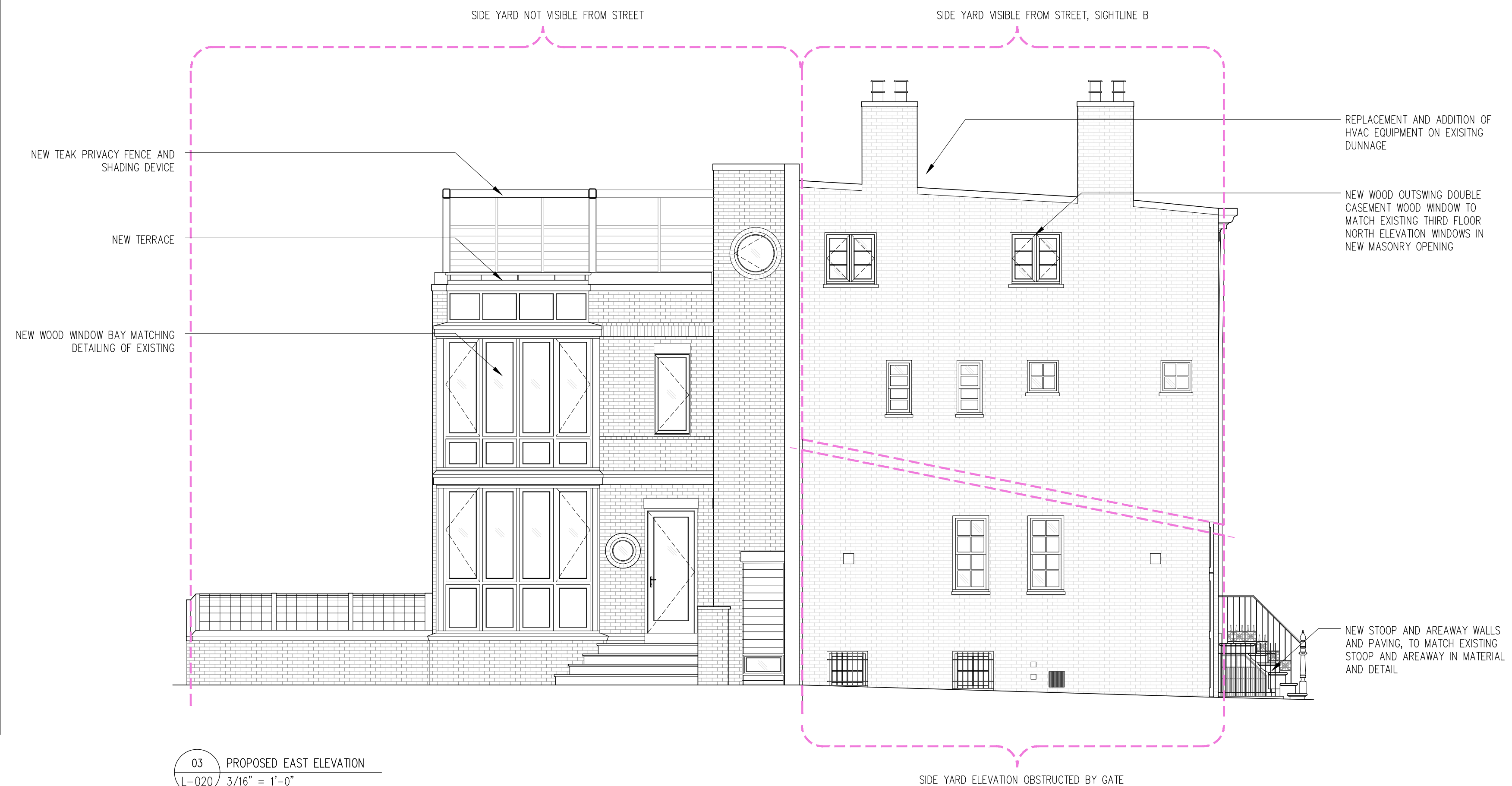




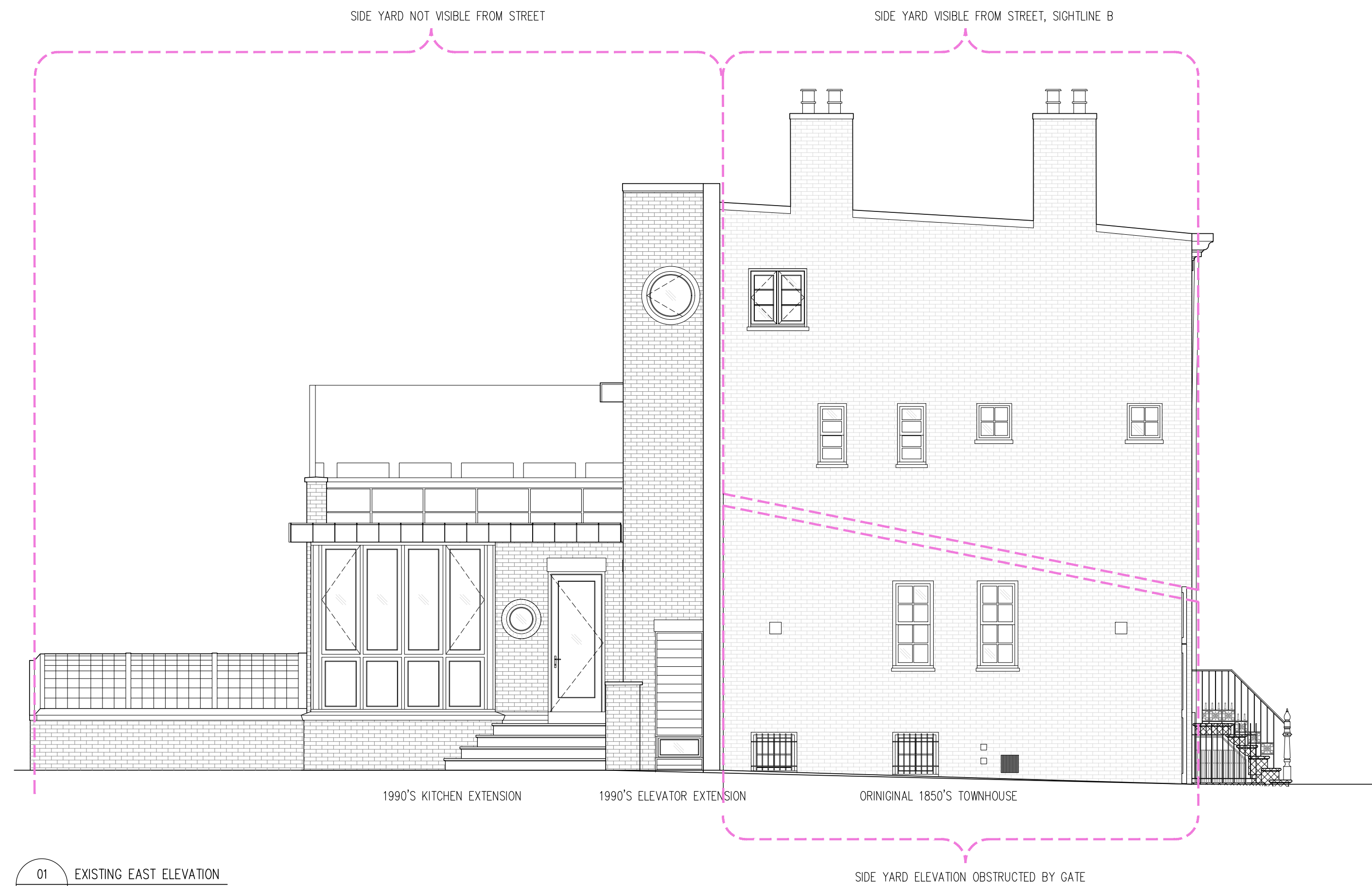
04 PROPOSED WORK  
L-020 N.T.S.



02 EXISTING CONDITION  
L-020 N.T.S.



03 PROPOSED EAST ELEVATION  
L-020 3/16" = 1'-0"



01 EXISTING EAST ELEVATION  
L-020 3/16" = 1'-0"

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SCALE  
 N/A

**EAST ELEVATIONS AND MASSING**

**L-020.00**

4 of 12

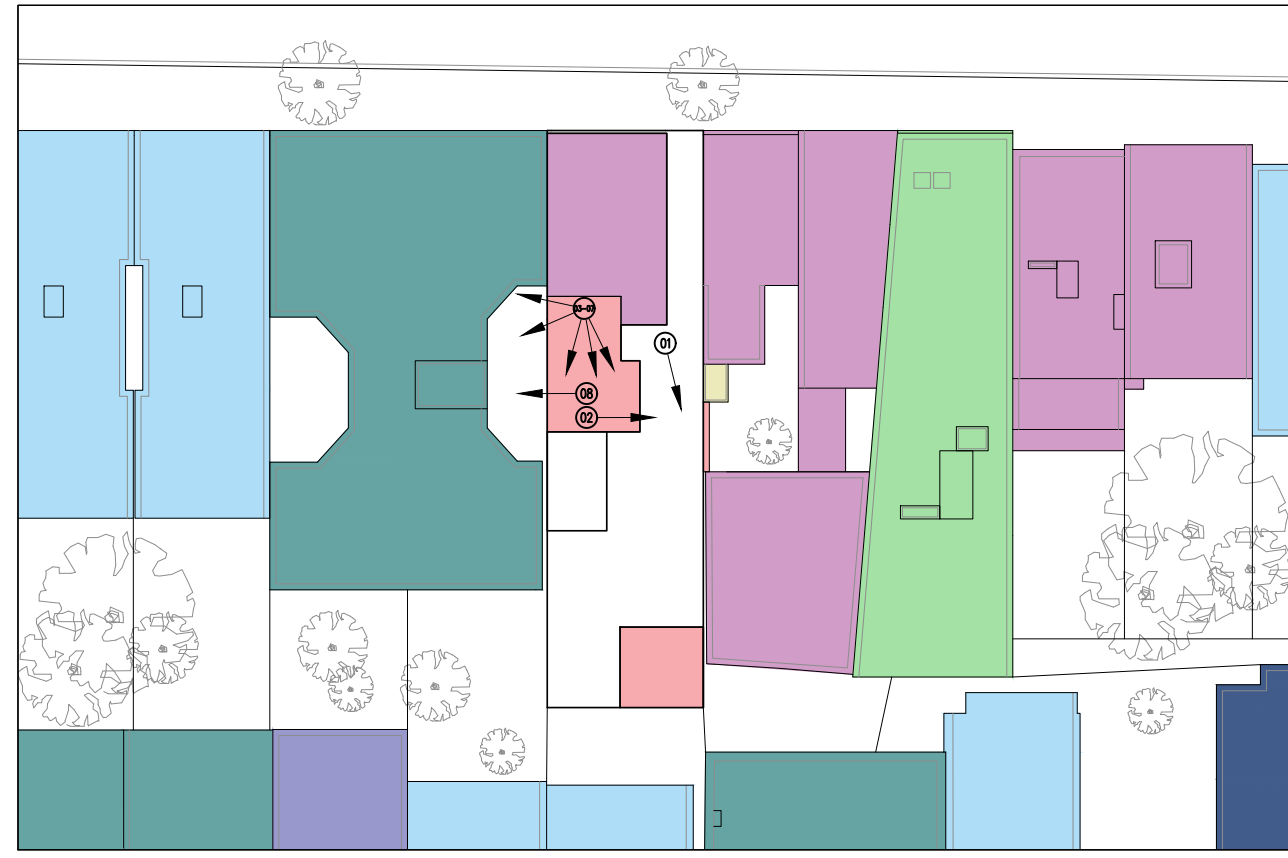


234 WEST 10TH STREET TOWNHOUSE

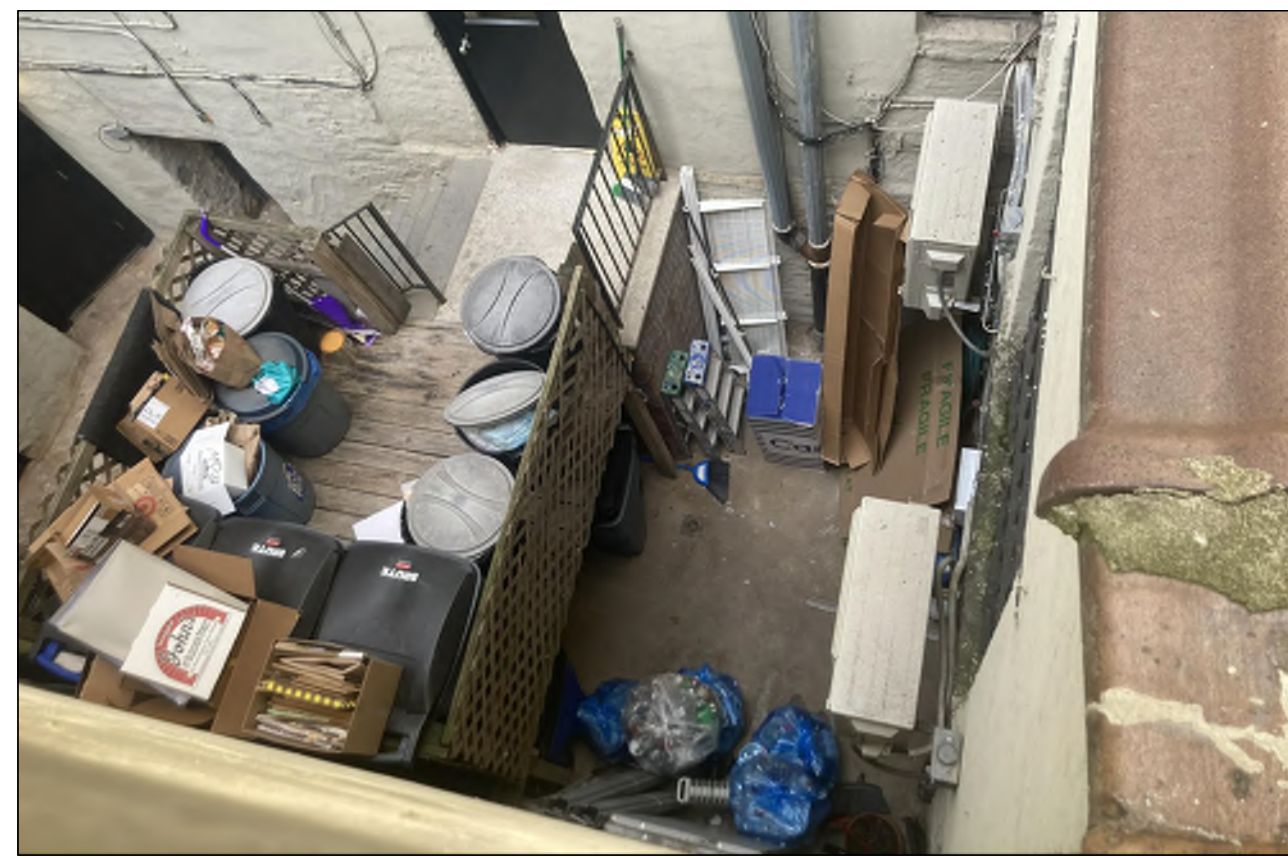
APPENDIX A

PHOTOS OF NEIGHBORING PROPERTIES FROM EXISTING TERRACE  
OCTOBER 10, 2022





09 VIEWS KEY  
L-080 1/32"=1'-0"



08 CURRENT PHOTO: NEIGHBORING PROPERTIES  
L-080 N.T.S.



07 CURRENT PHOTO: NEIGHBORING PROPERTIES  
L-080 N.T.S.



06 CURRENT PHOTO: NEIGHBORING PROPERTIES  
L-080 N.T.S.



05 CURRENT PHOTO: NEIGHBORING PROPERTIES  
L-080 N.T.S.



04 CURRENT PHOTO: NEIGHBORING PROPERTIES  
L-080 N.T.S.



03 CURRENT PHOTO: NEIGHBORING PROPERTIES  
L-080 N.T.S.



02 CURRENT PHOTO: NEIGHBORING PROPERTIES  
L-080 N.T.S.



01 CURRENT PHOTO: NEIGHBORING PROPERTIES  
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SCALE  
 N/A

APPENDIX

**L-080.00**



The current proposal is:

Preservation Department – Item 6, LPC-22-09308

## **234 West 10th Street – Greenwich Village Historic District Borough of Manhattan**

**To Testify Please Join Zoom**

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**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.