

The current proposal is:

Preservation Department – Item 6, LPC-23-02398

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

To Testify Please Join Zoom

Webinar ID: 812 0315 3321

Passcode: 158512

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

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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.

GREENWICH VILLAGE TOWNHOUSE

25 West 10th Street | New York, NY 10011

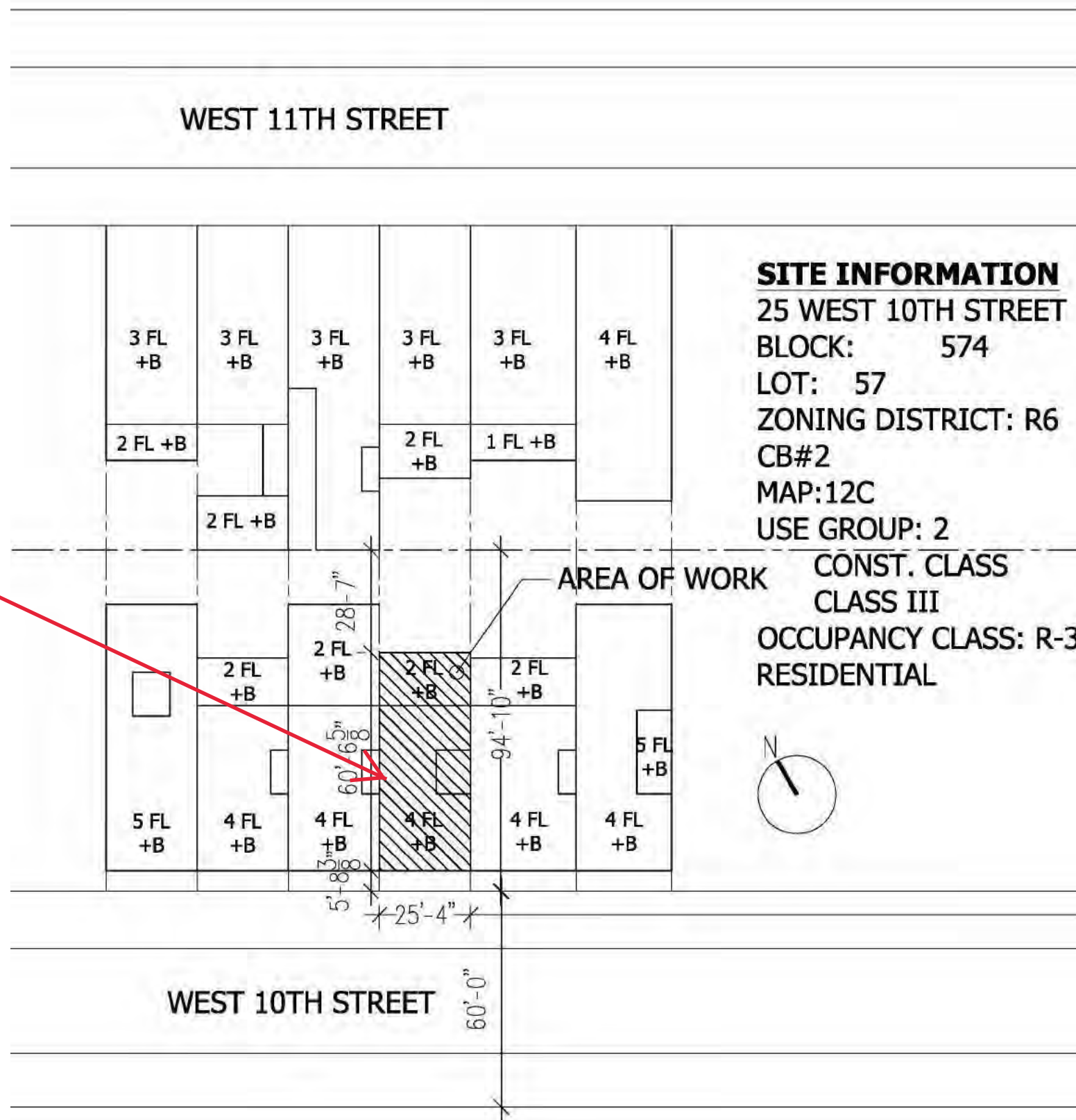
LPC PRESENTATION | 11.1.2022





Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries



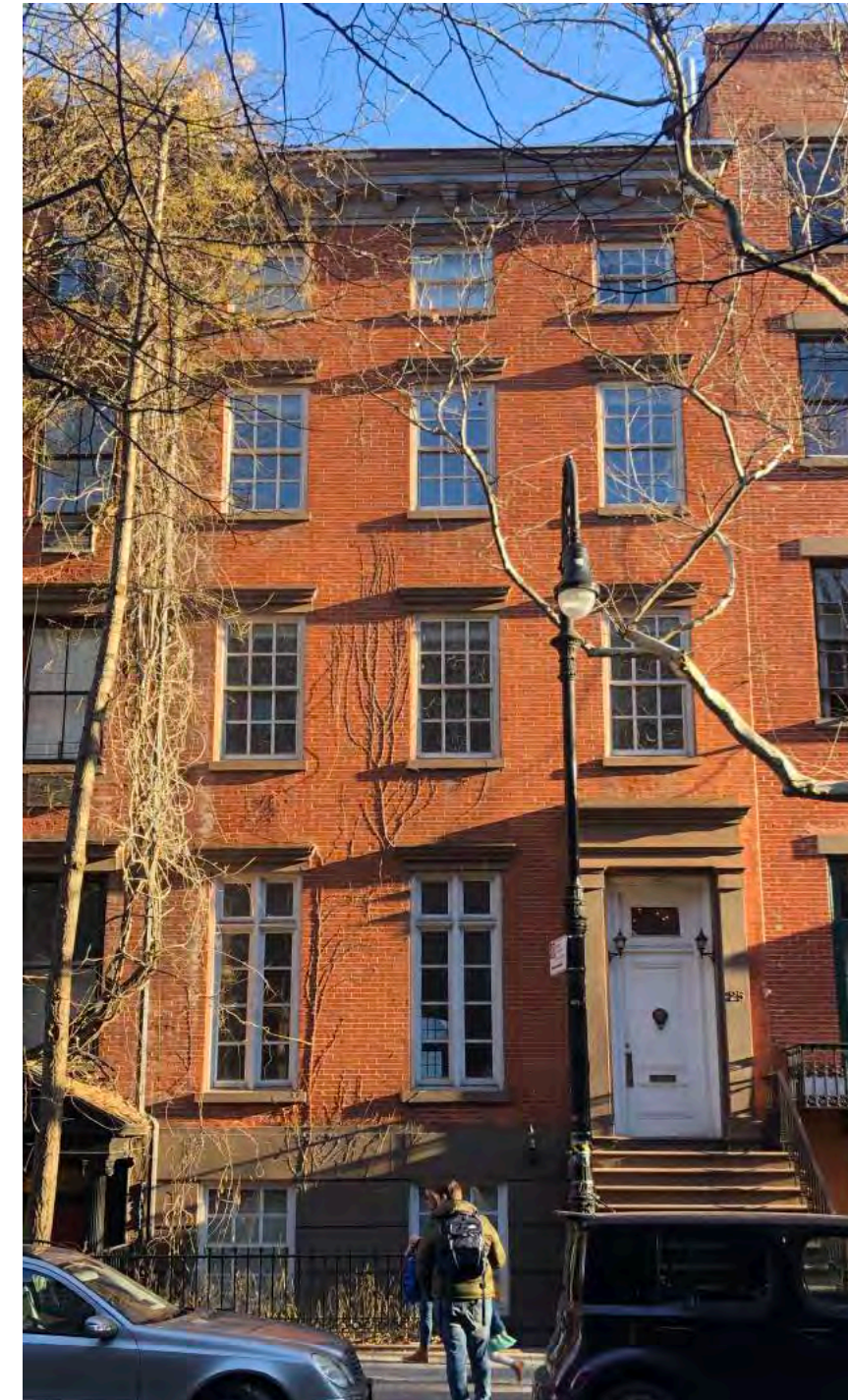
PROJECT LOCATION | 25 WEST 10TH STREET



1940s TAX PHOTO



LPC DESIGNATION PHOTO



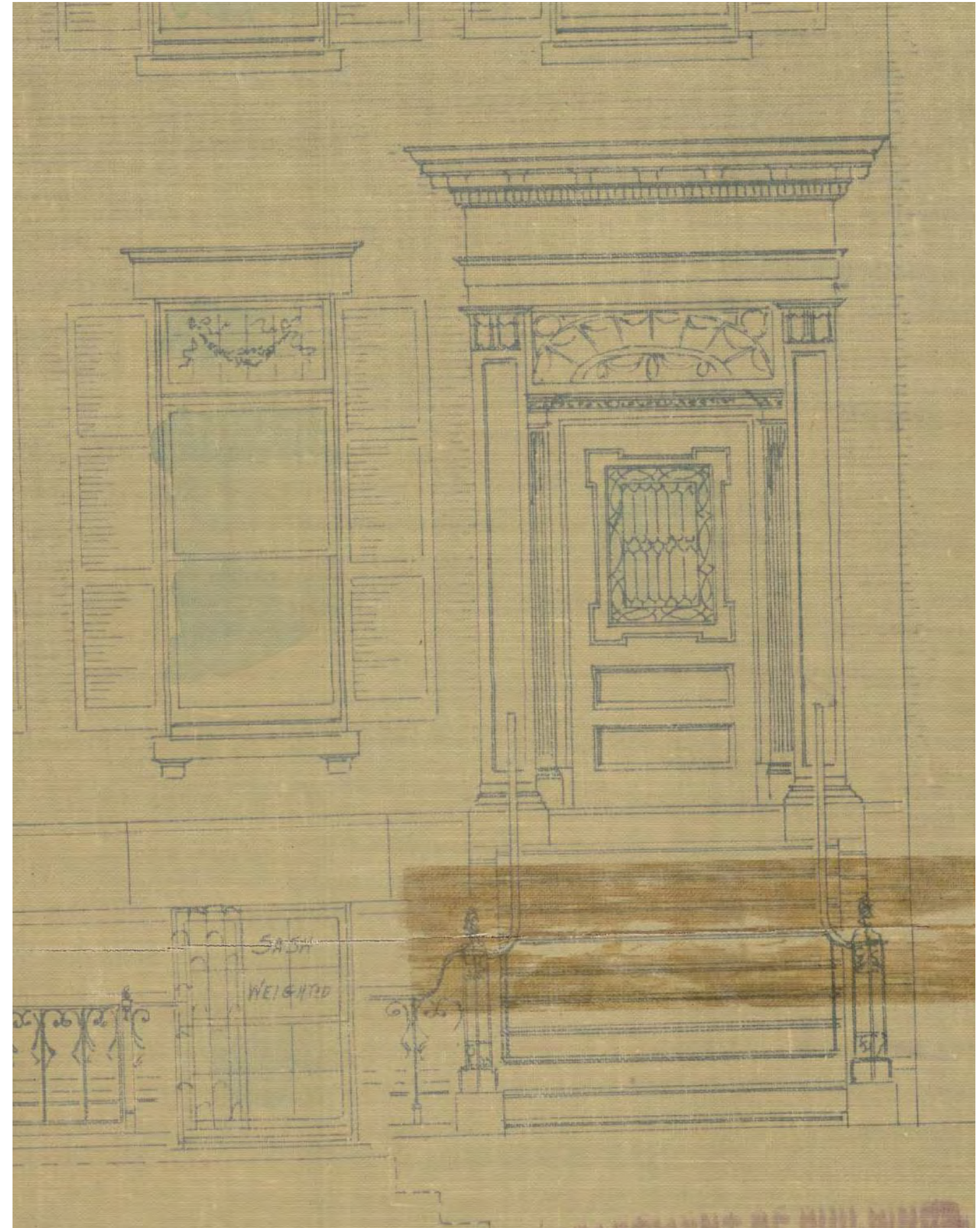
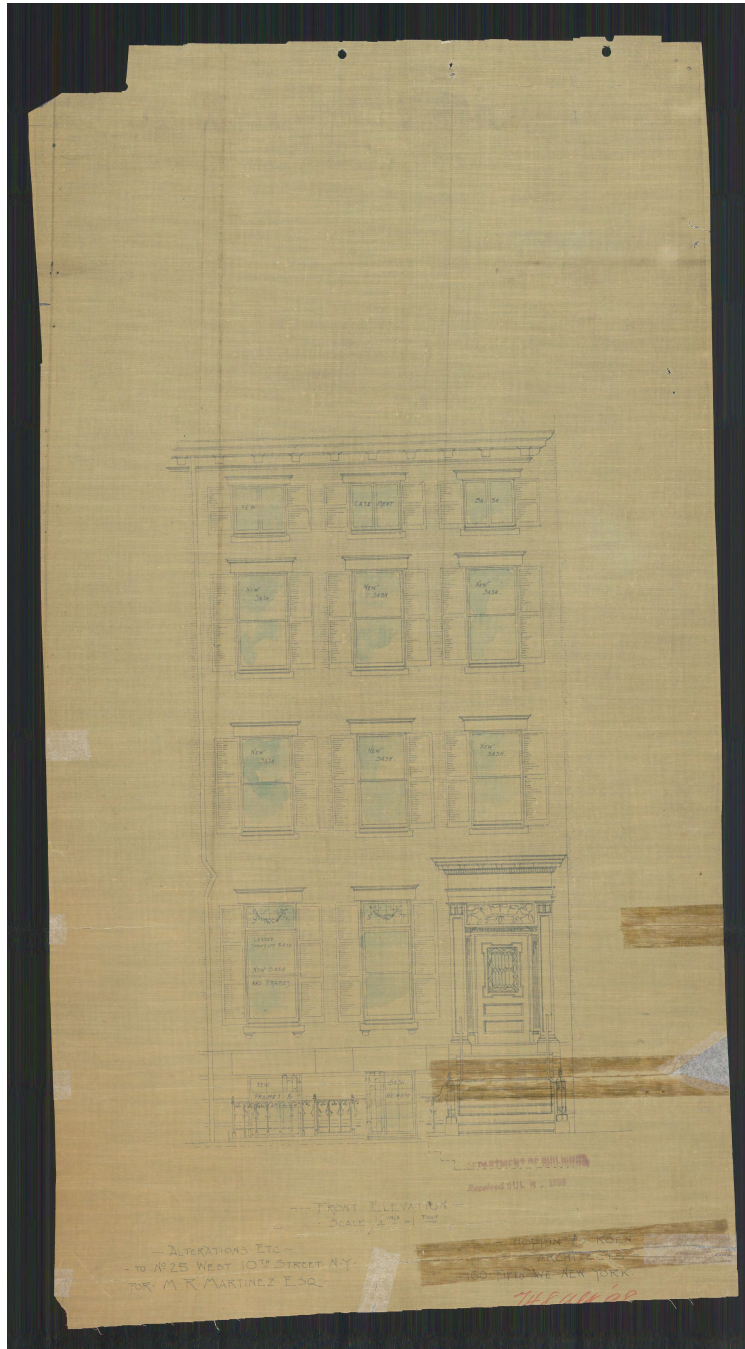
EXISTING FRONT ELEVATION

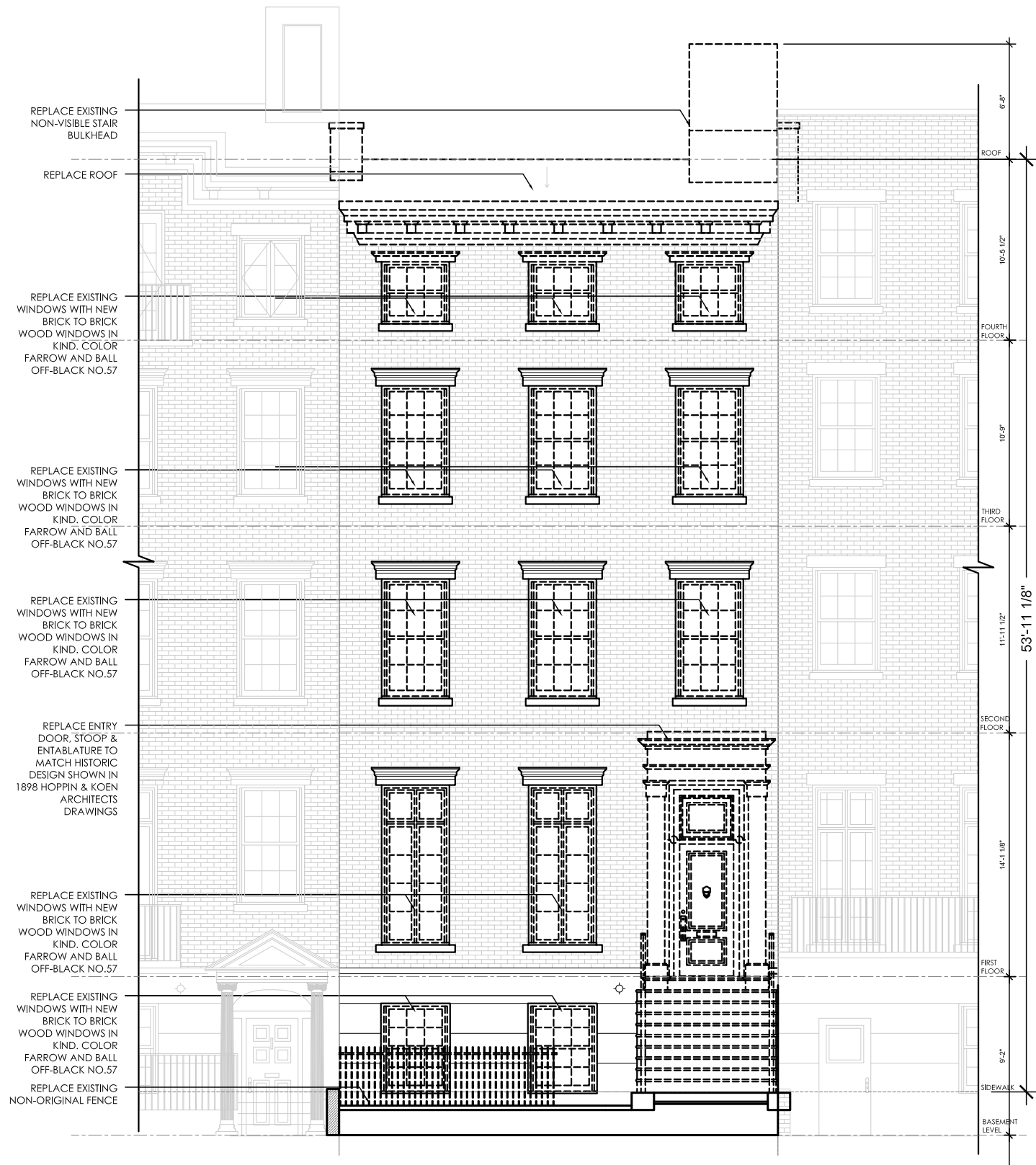
1898 FACADE RENOVATION

Hoppin & Koen Architects

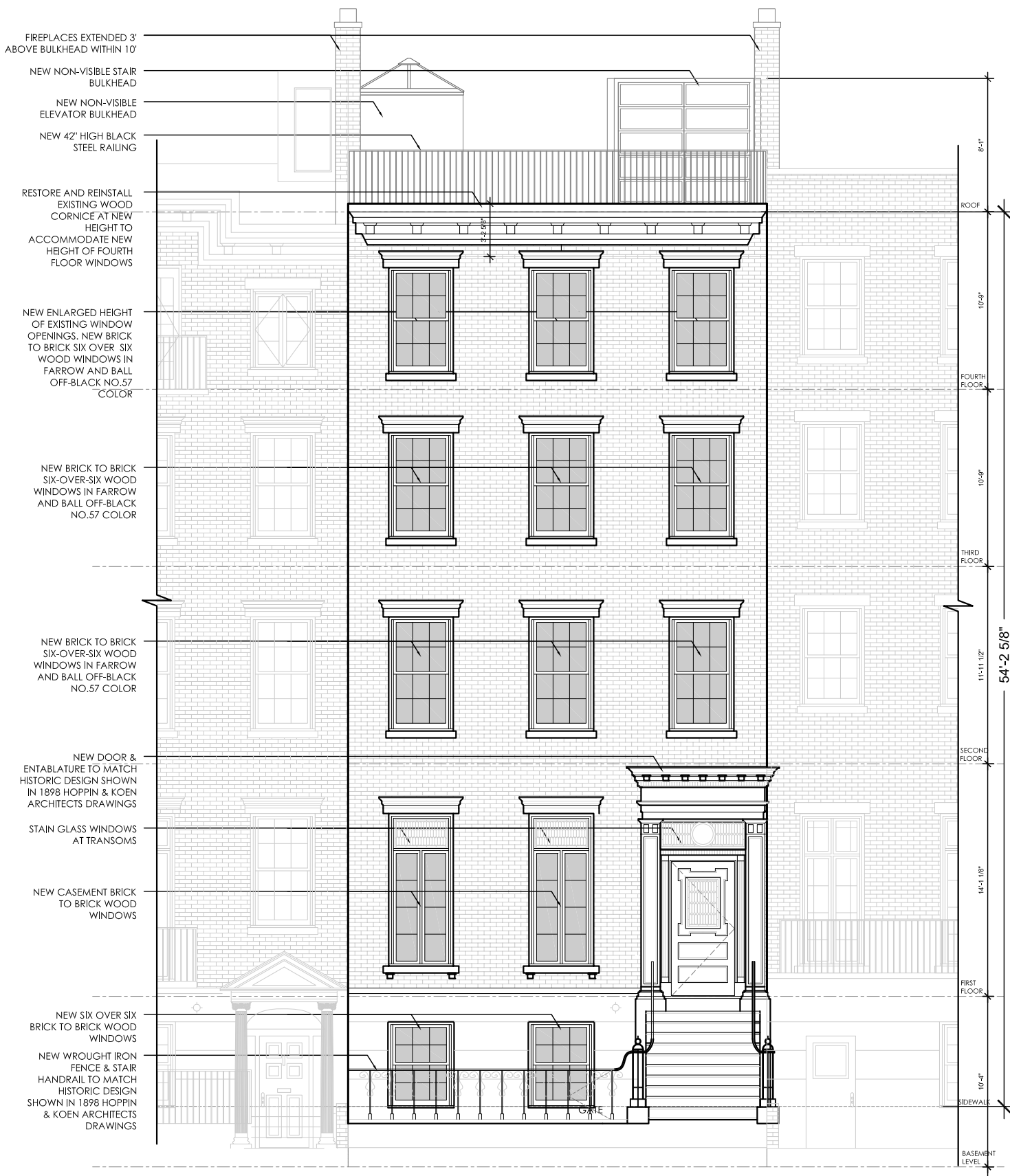
"Paving to be reset & grass plot flagged over in front of house. Balcony to be removed from front. Steps to be reset & stone work put on repair in front, door cap to be removed & galvanized iron cornice put over door & windows in front. New iron step railing & parlor window guards in front. New front & vestibule doors, French sash changed to pulley sash in front. All of front painted."

*Source: Office for
Metropolitan History*

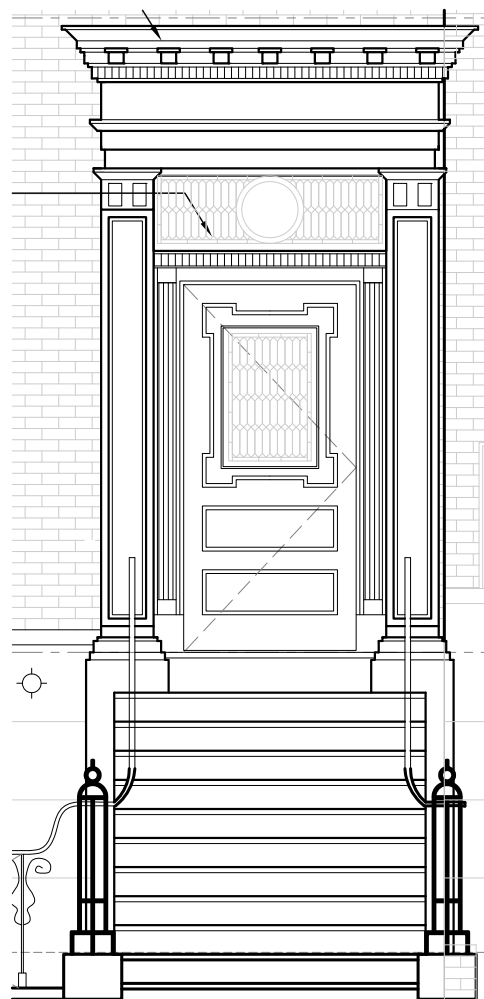




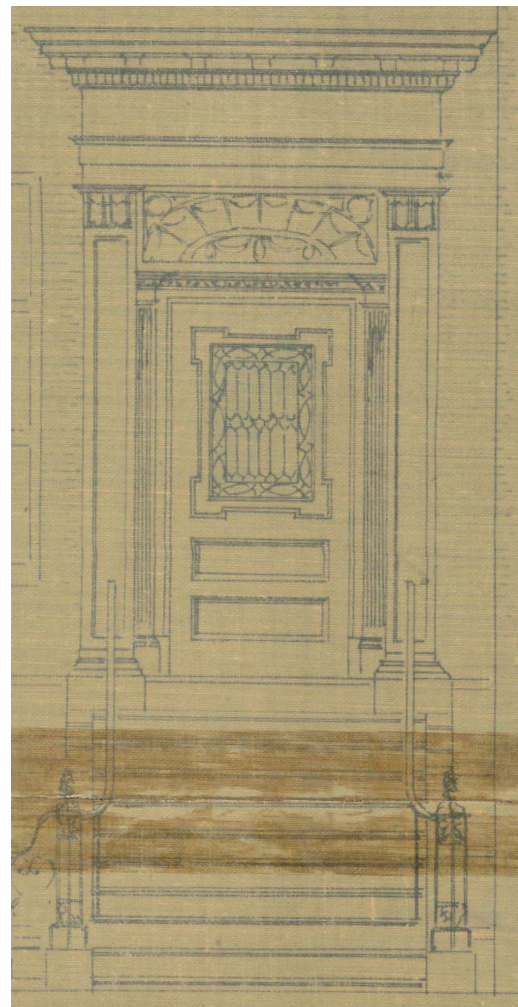
01 EXISTING FRONT ELEVATION
SCALE: 1/8"=1'-0"



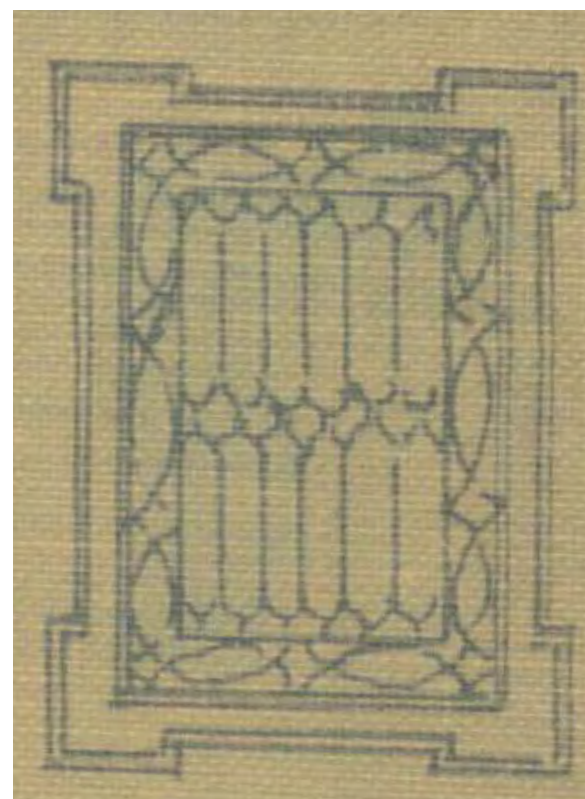
02 PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"



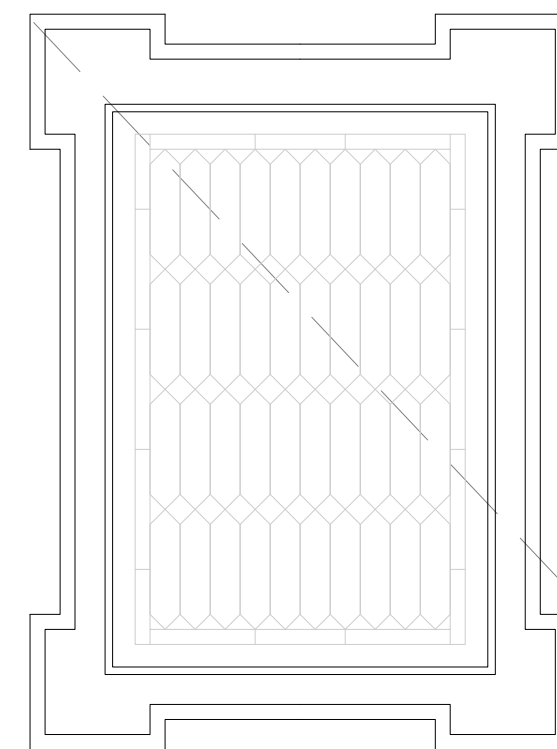
01 PROPOSED FRONT ENTRANCE SURROUND



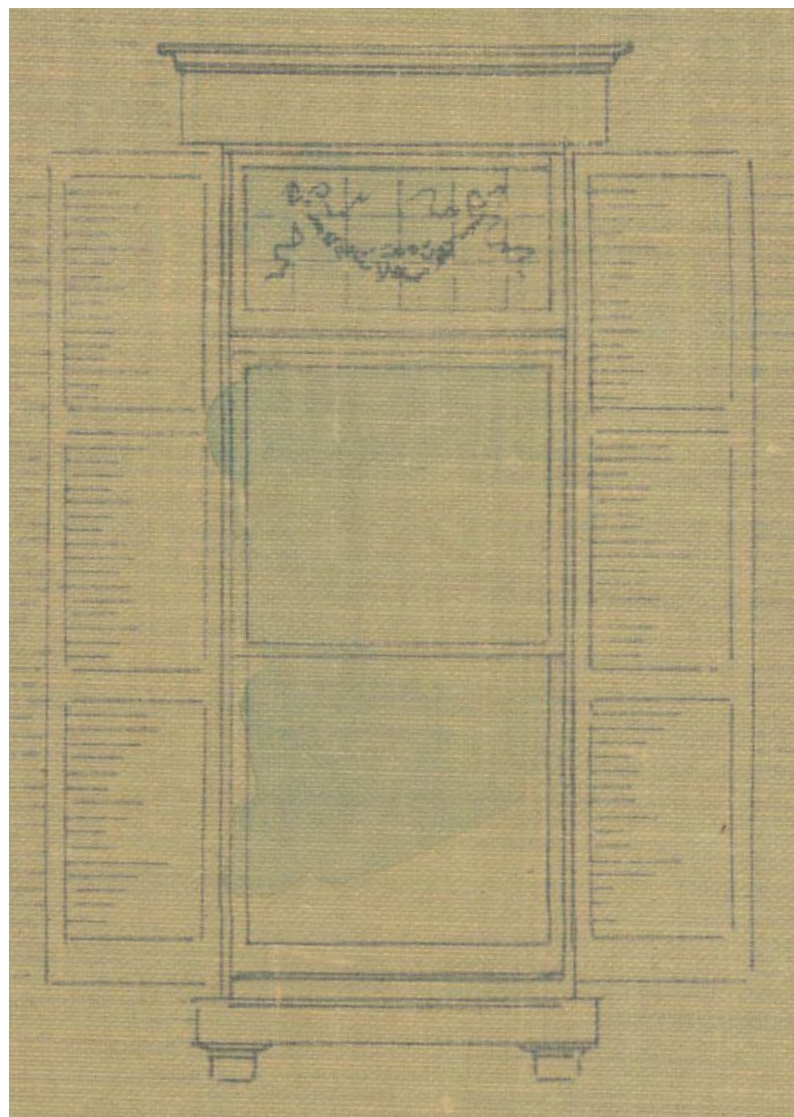
02 HISTORICAL PRECEDENT FRONT ENTRANCE SURROUND WITH STAINED GLASS



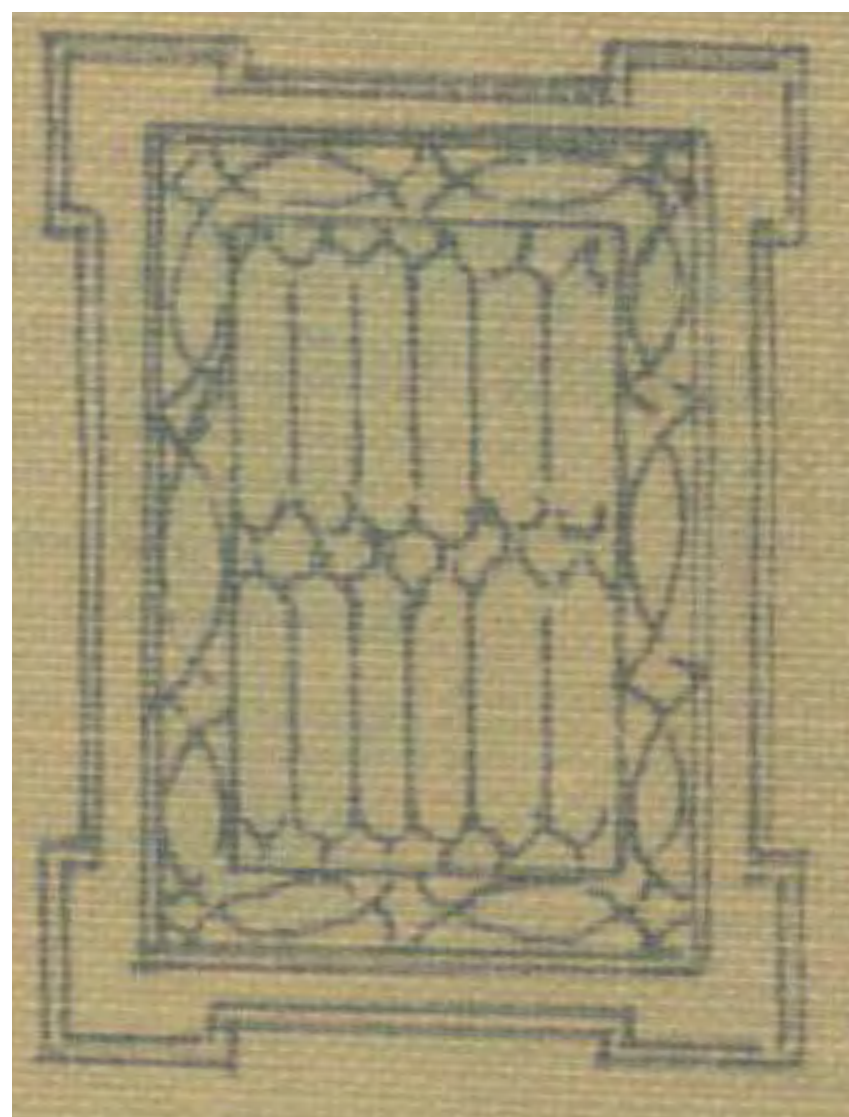
03 HISTORICAL PRECEDENT FRONT ENTRANCE DOOR WITH STAINED GLASS



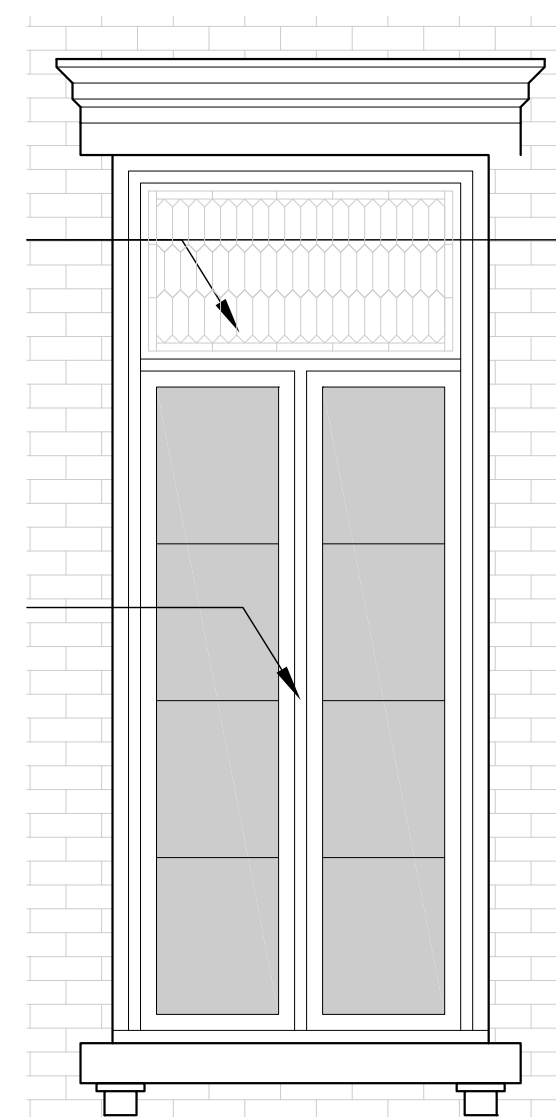
04 PROPOSED STAINED GLASS PATTERN BASED ON HISTORICAL PRECEDENT



01 HISTORICAL PRECEDENT FRONT WINDOWS WITH STAINED GLASS TRANSOM



02 HISTORICAL PRECEDENT STAINED GLASS DESIGN



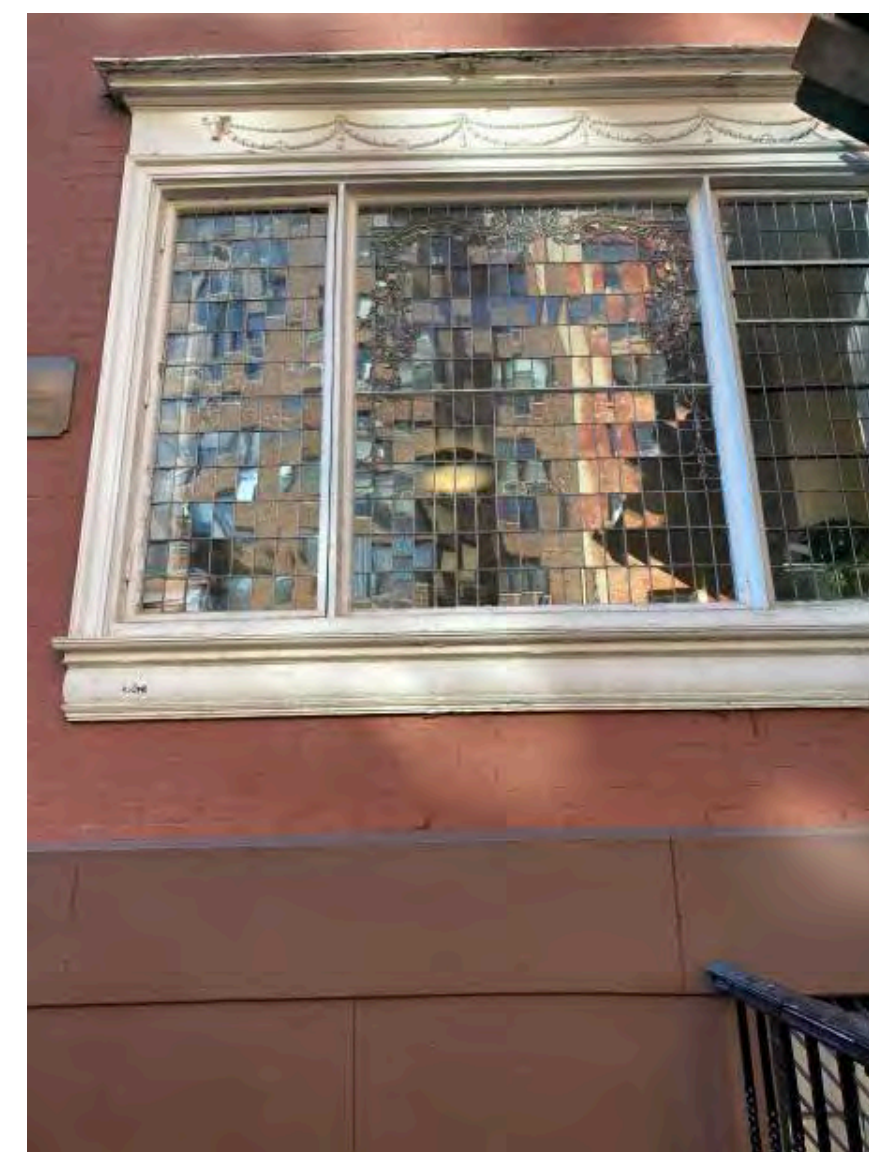
03 PROPOSED FRONT WINDOW DESIGN



5 EAST 10TH STREET



30 WEST 10TH STREET



58 WEST 10TH STREET



29 WEST 10TH STREET



REFERENCE COLOR



RENDERED ELEVATION

STAINED GLASS REFERENCE PHOTOS



31 WEST 10TH STREET



29 WEST 10TH STREET



27 WEST 10TH STREET



25 WEST 10TH STREET



23 WEST 10TH STREET

FOUR
TOWNHOUSES
ORIGINALLY BUILT
AS SISTER
TOWNHOUSES.

NEIGHBORING BUILDINGS 1940's HISTORIC TAX PHOTOS | WEST TENTH STREET



NEIGHBORING BUILDINGS | WEST TENTH STREET



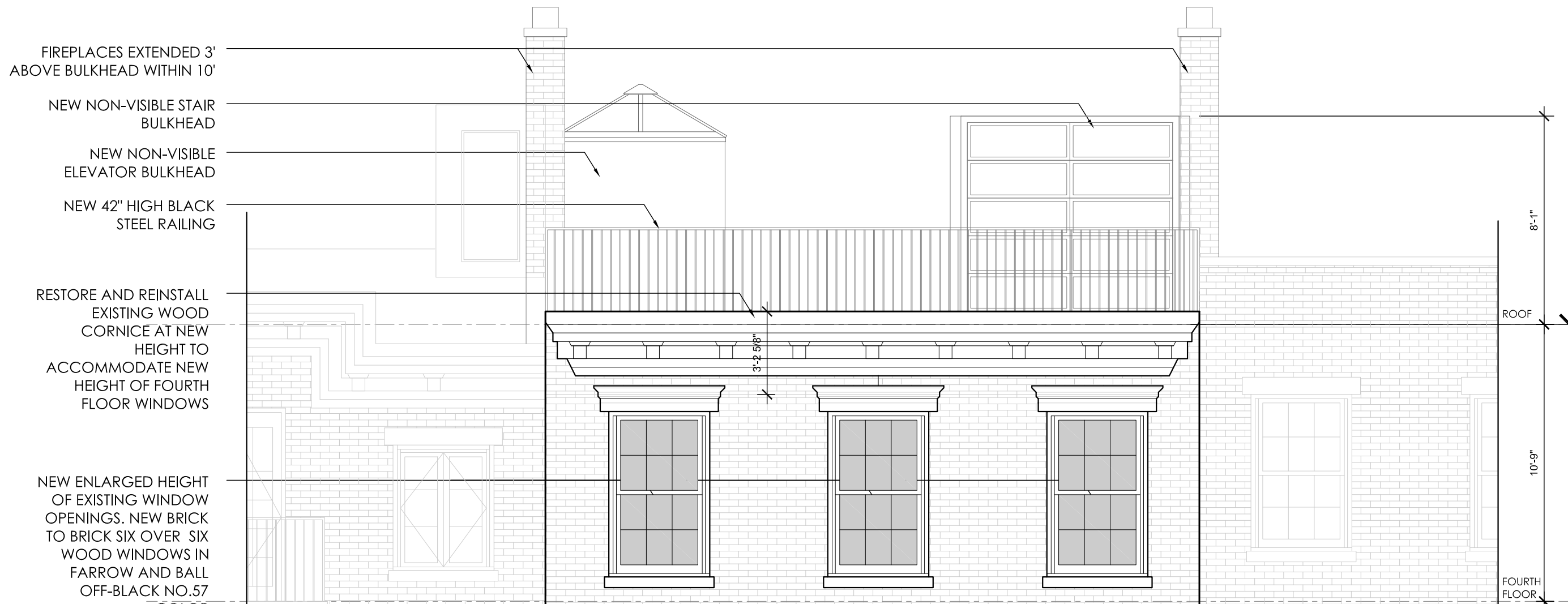
01 EXISTING NEIGHBORING BUILDING ELEVATIONS



01 PROPOSED NEIGHBORING BUILDING ELEVATIONS



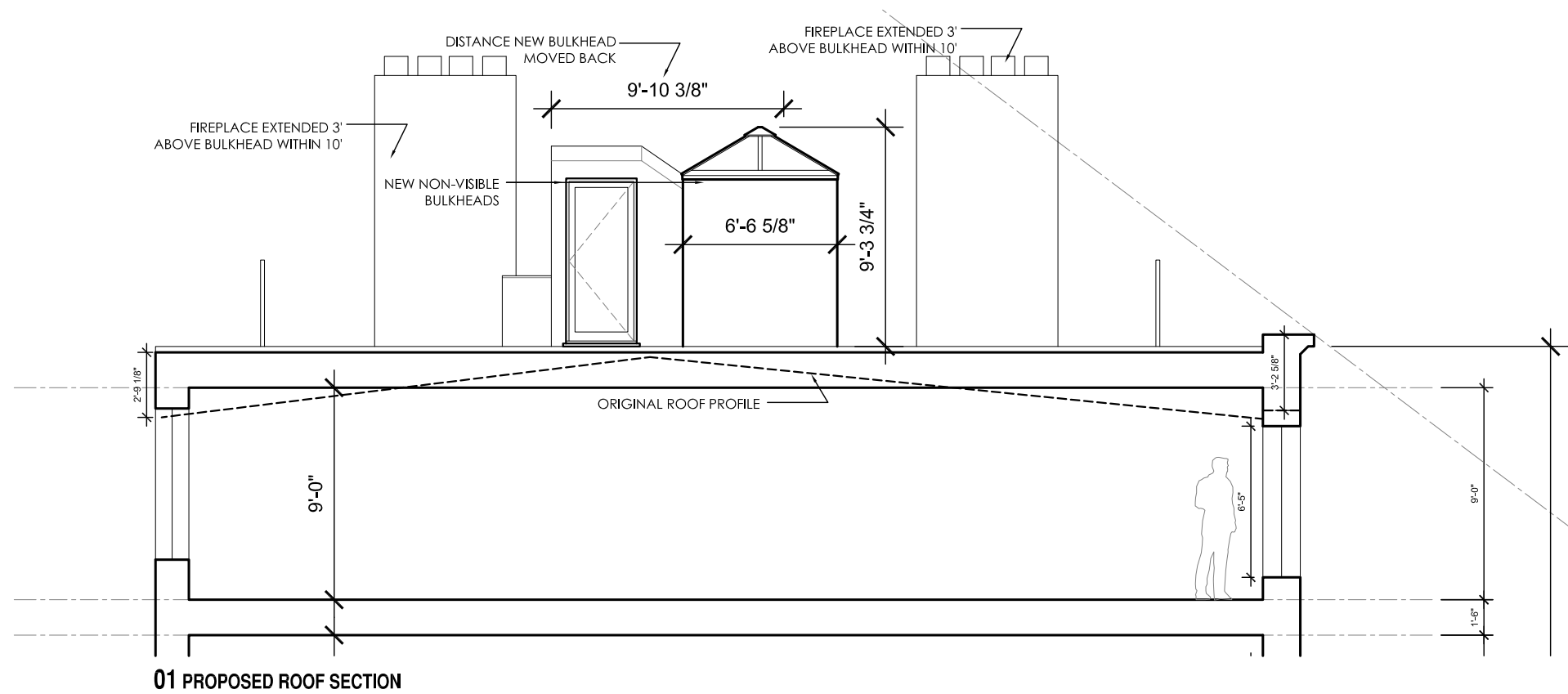
01 PROPOSED NEIGHBORING BUILDING ELEVATIONS



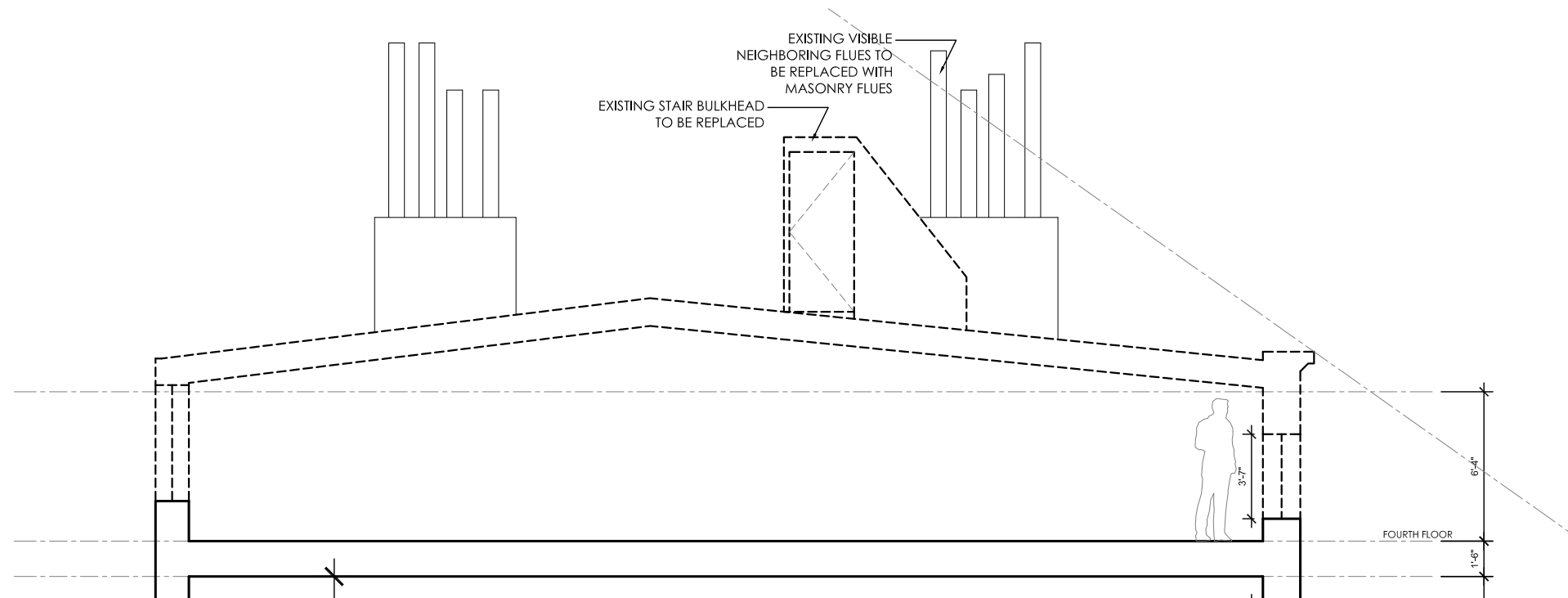
01 PROPOSED CORNICE IN LINE WITH 29 WEST 10TH STREET



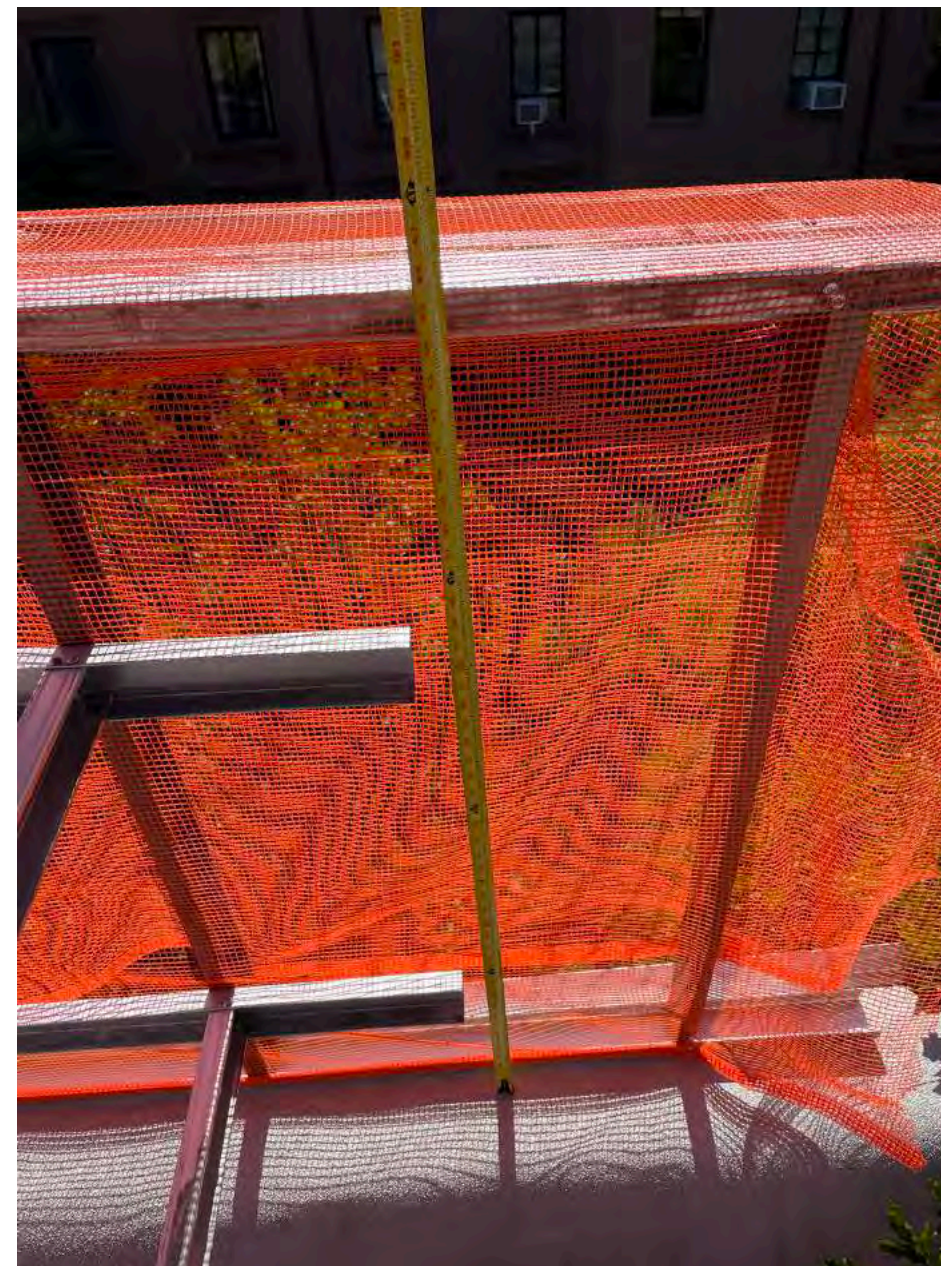
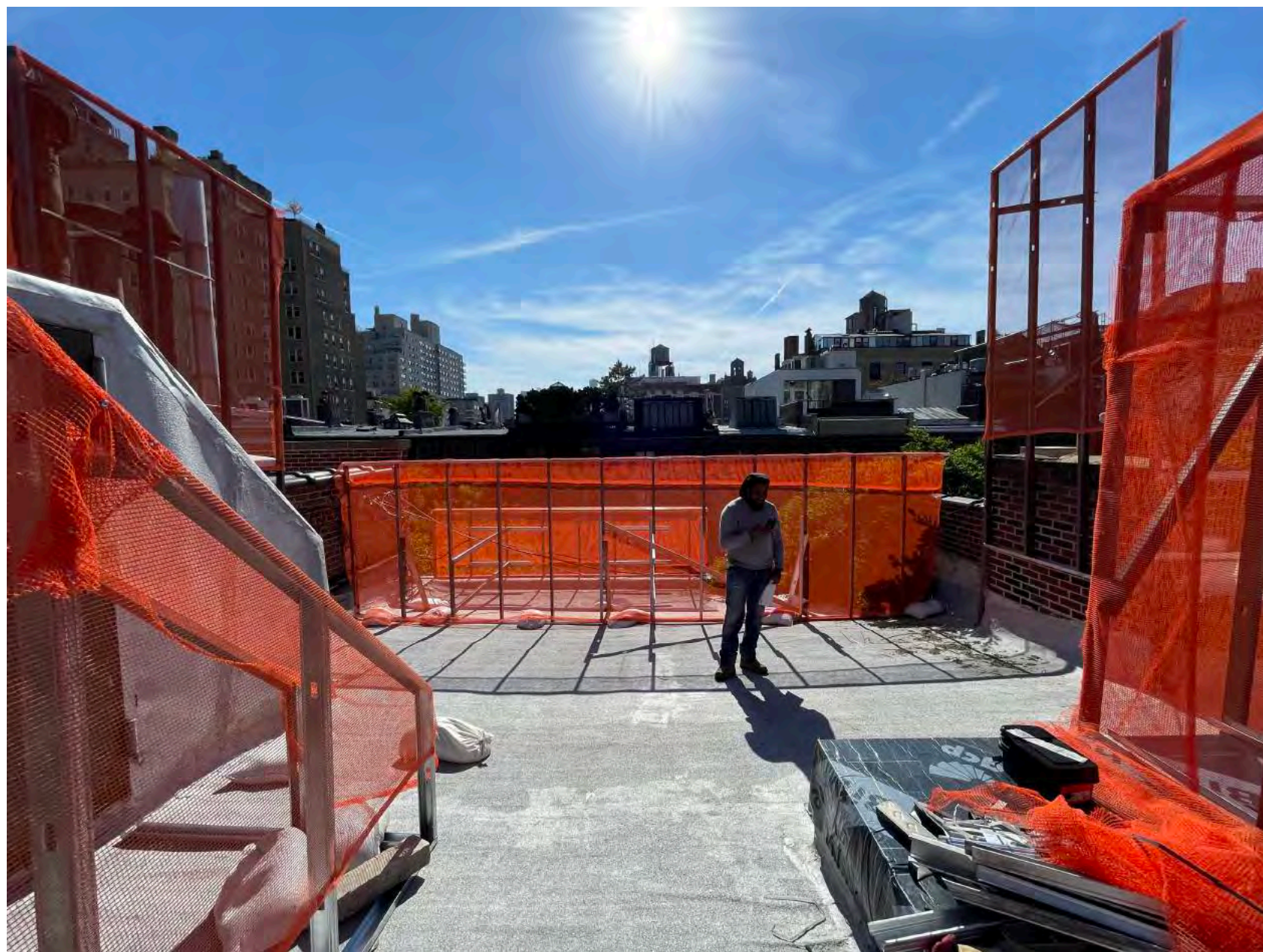
WOOD CORNICE AND HEAD HEIGHT PHOTOS



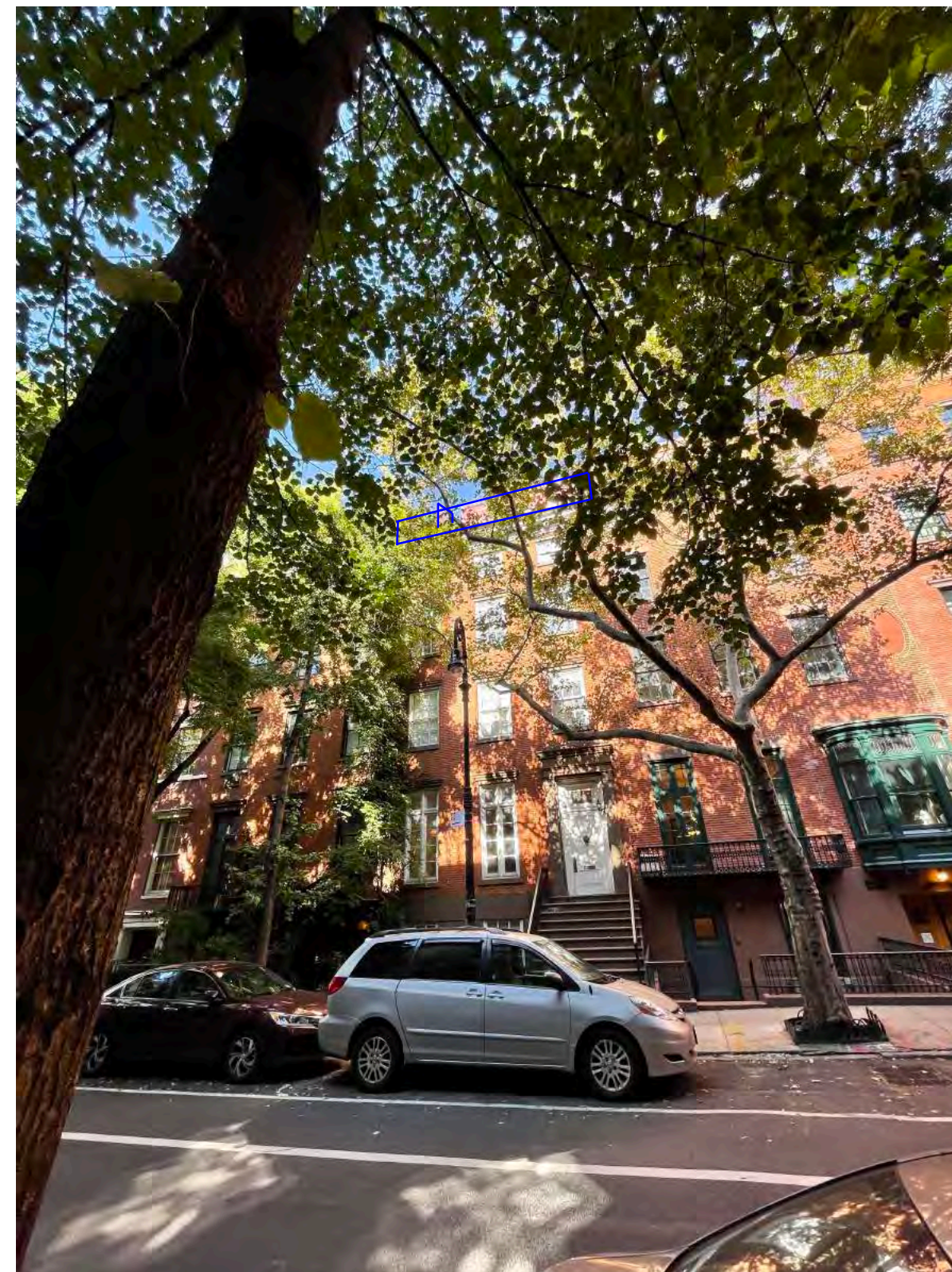
01 PROPOSED ROOF SECTION



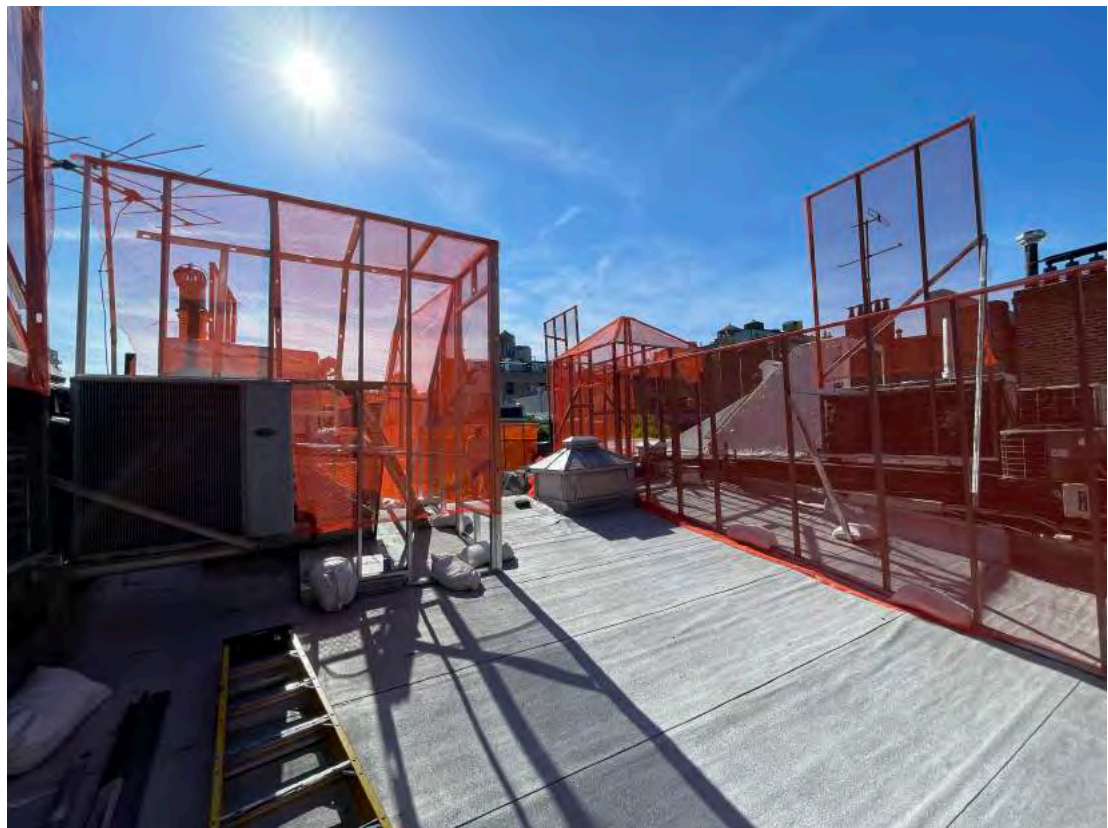
02 EXISTING ROOF SECTION



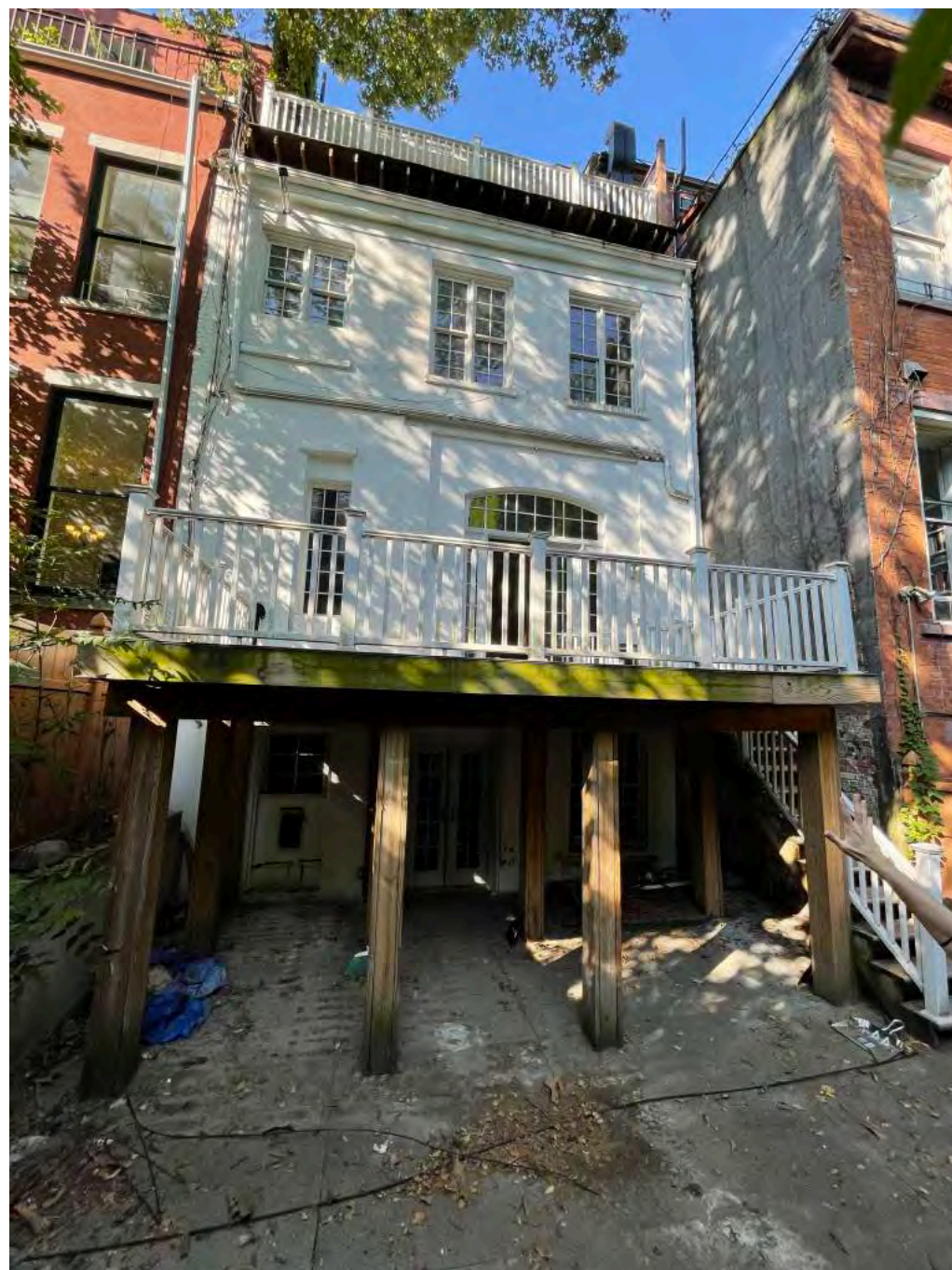
CORNICE MOCKUP PHOTOS OF 25 WEST 10



CORNICE MOCKUP PHOTOS OF 25 WEST 10



CORNICE MOCKUP PHOTOS OF 25 WEST 10



EXISTING REAR PHOTOS OF 25 WEST 10



TOP BACK OF 23 WEST 10



EXISTING PHOTO OF THE TOP BACK OF 27 & 29 WEST 10



EXISTING REAR PHOTOS OF 25 WEST 10



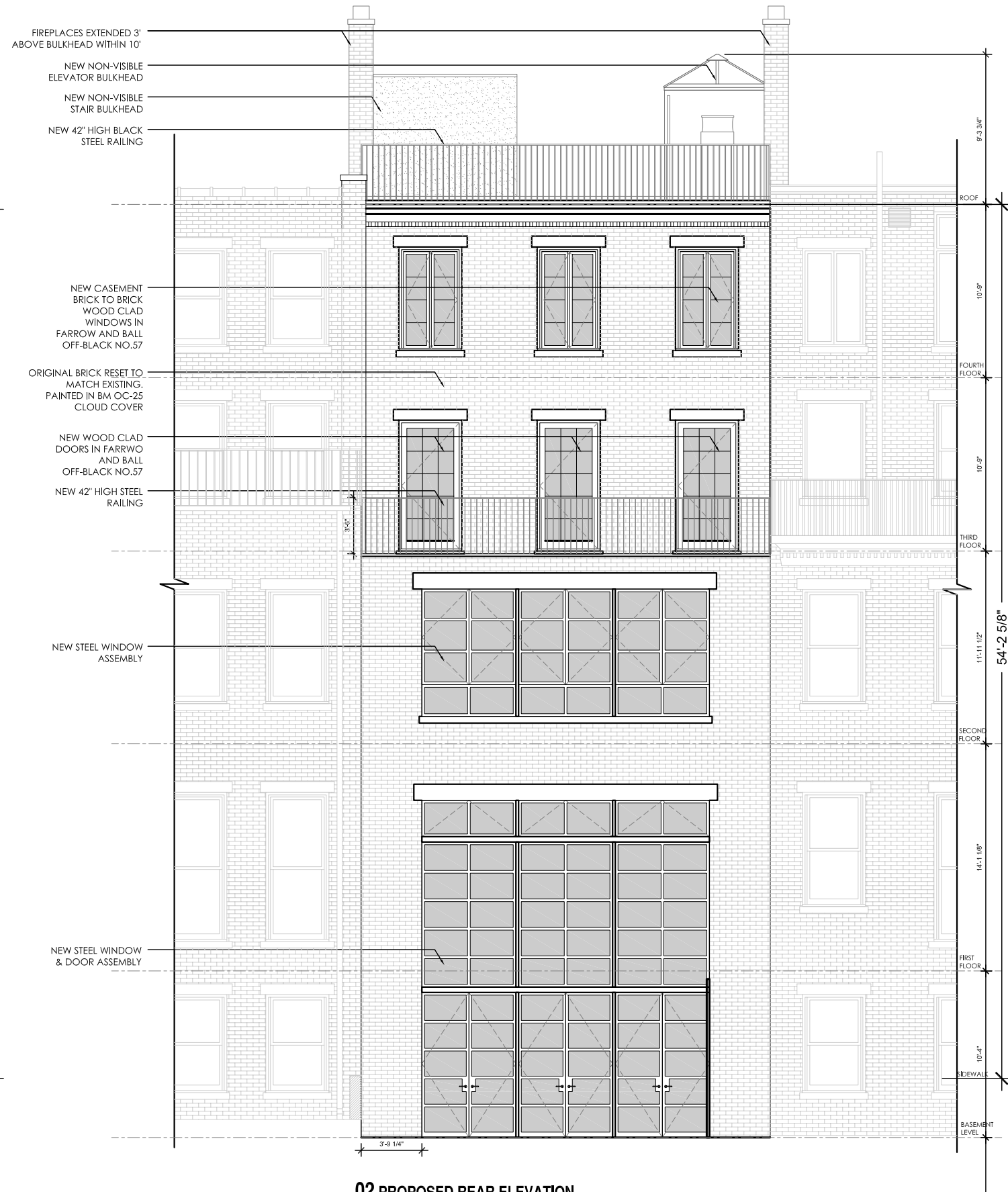
01 EXISTING NEIGHBORING BUILDING ELEVATIONS



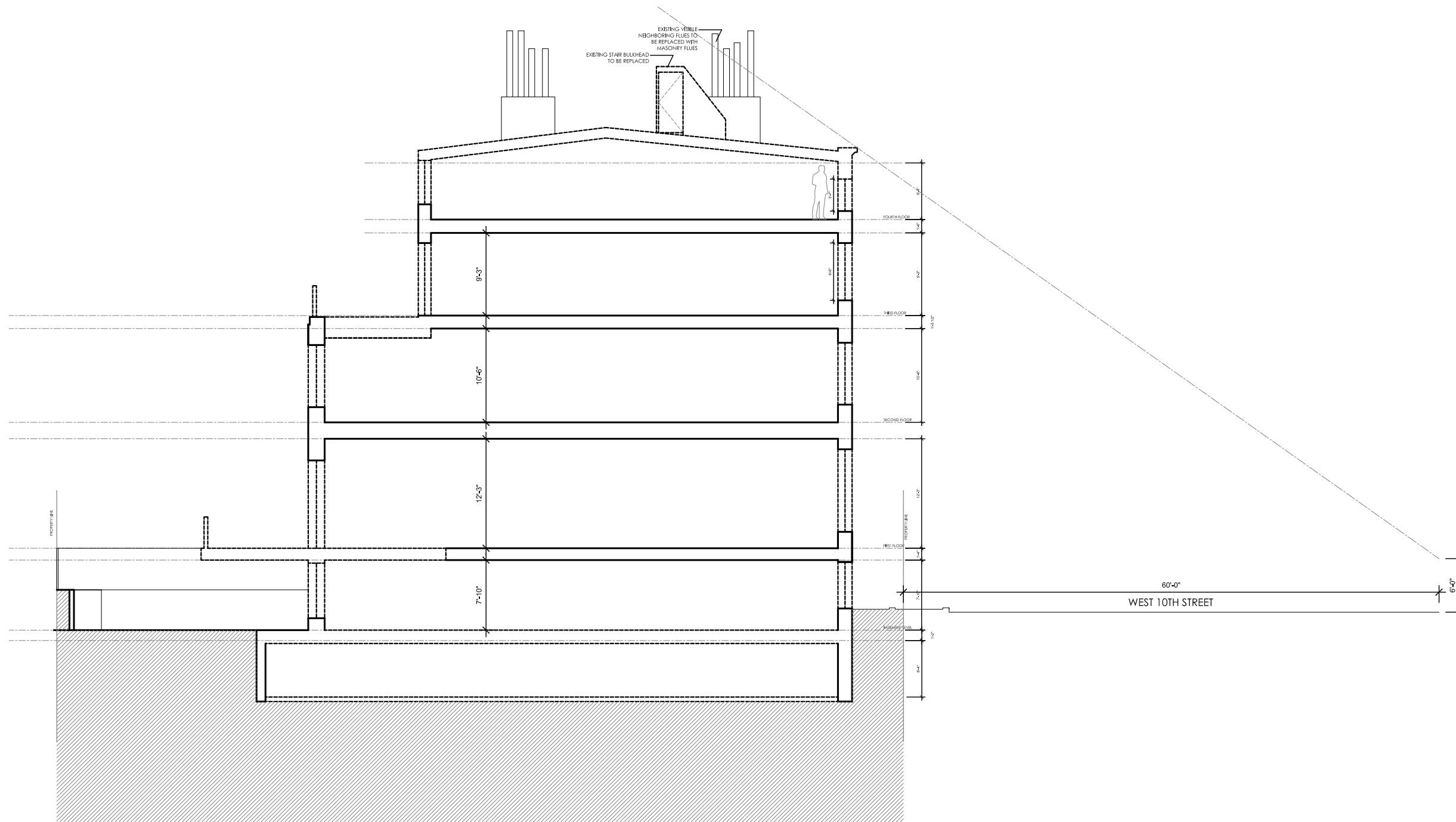
01 PROPOSED NEIGHBORING BUILDING ELEVATIONS



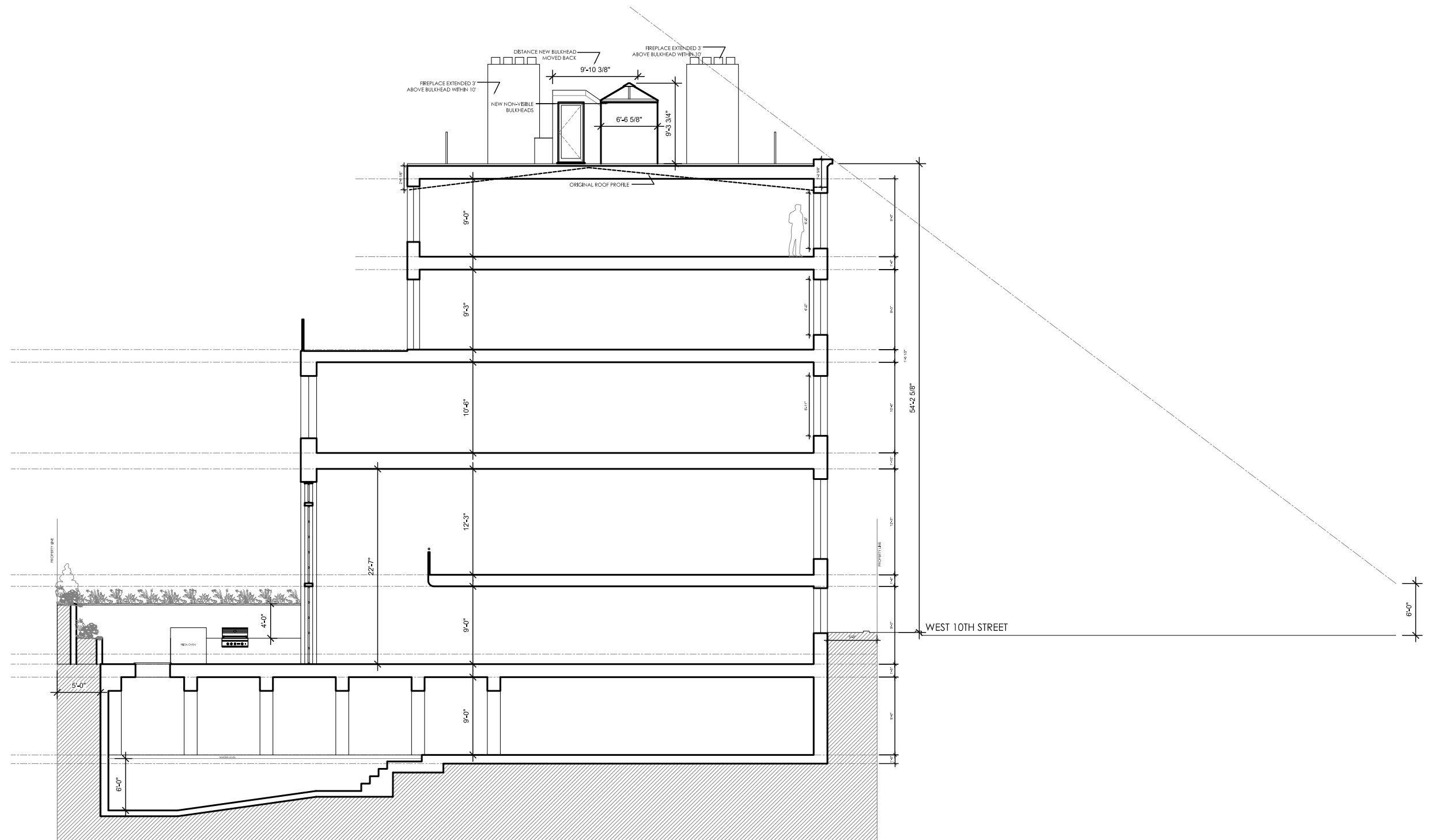
01 EXISTING REAR ELEVATION
SCALE: 1/8"=1'-0"



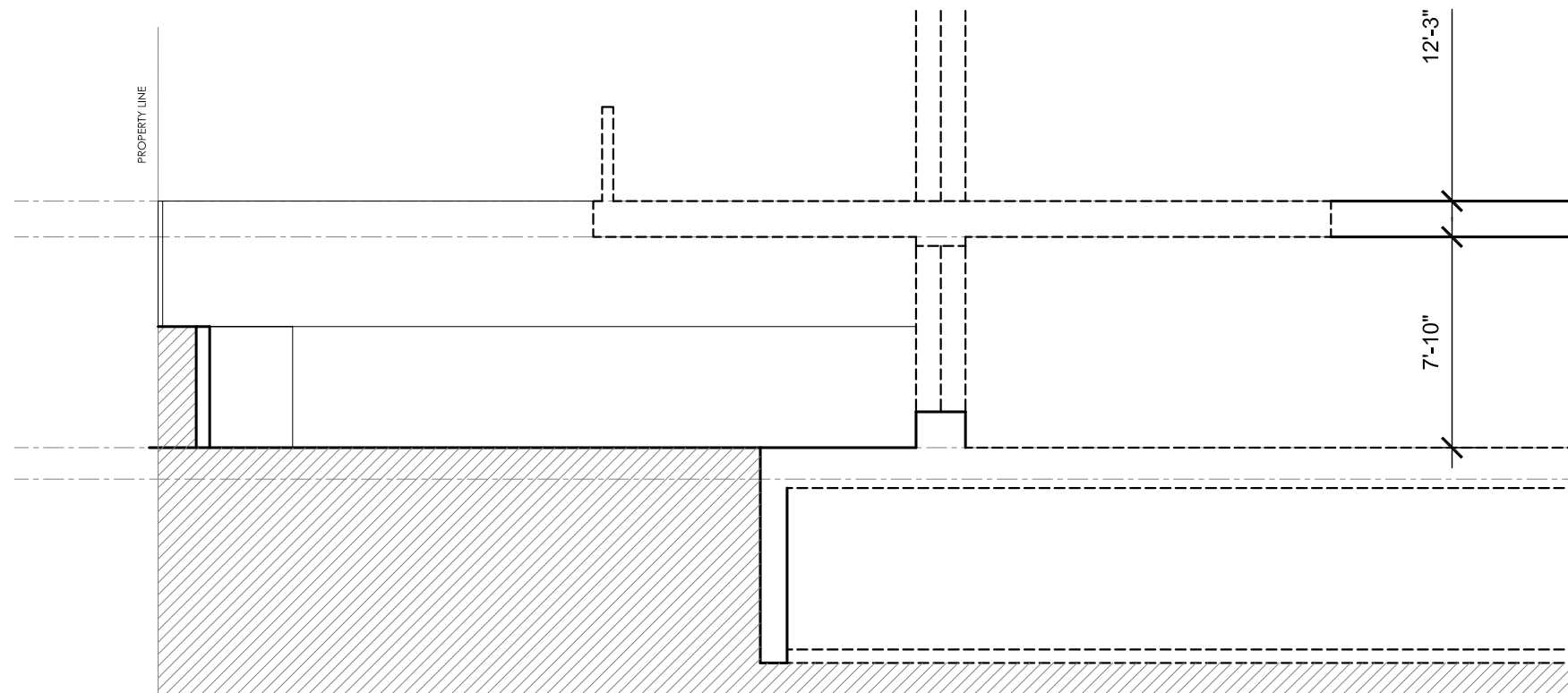
02 PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"



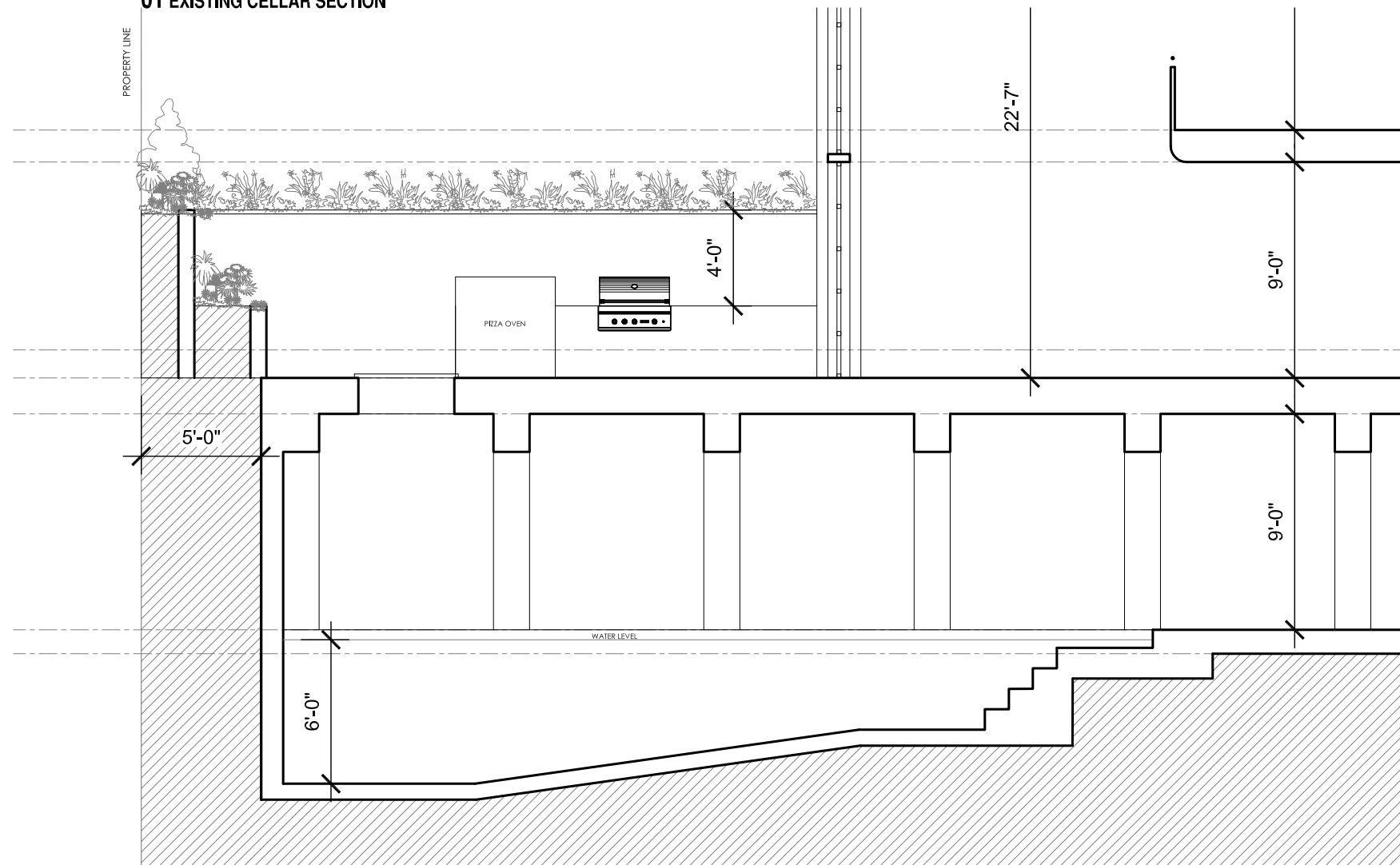
01 EXISTING BUILDING SECTION



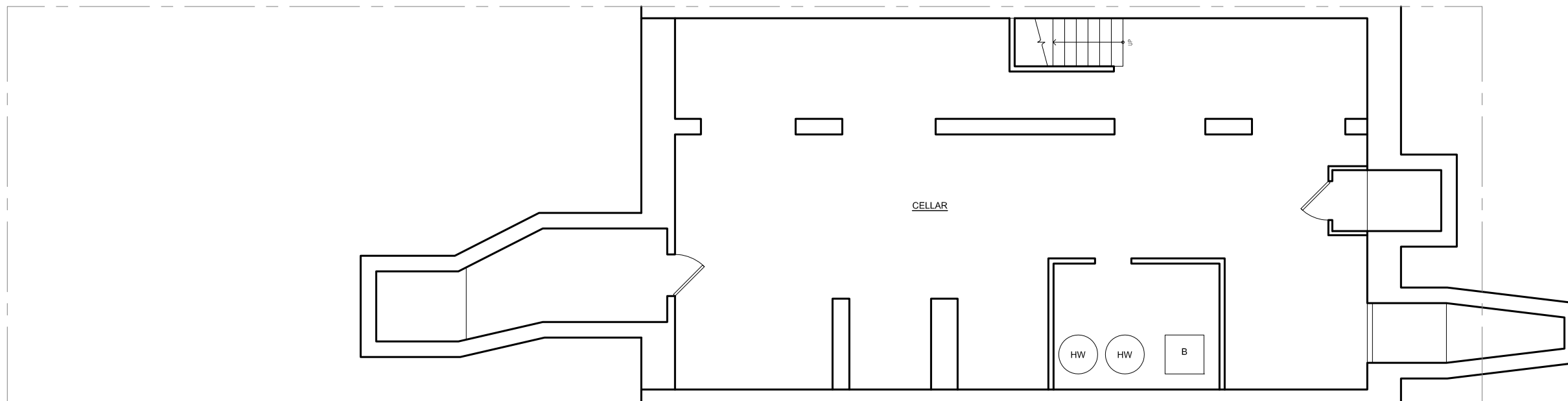
01 PROPOSED BUILDING SECTION



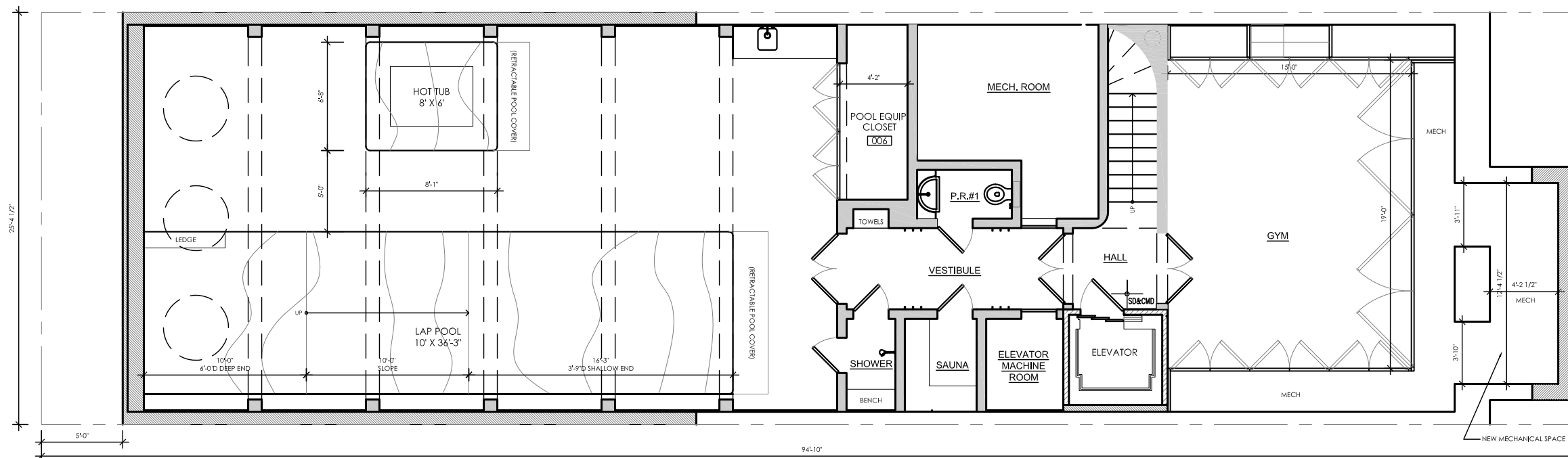
01 EXISTING CELLAR SECTION



02 PROPOSED CELLAR SECTION

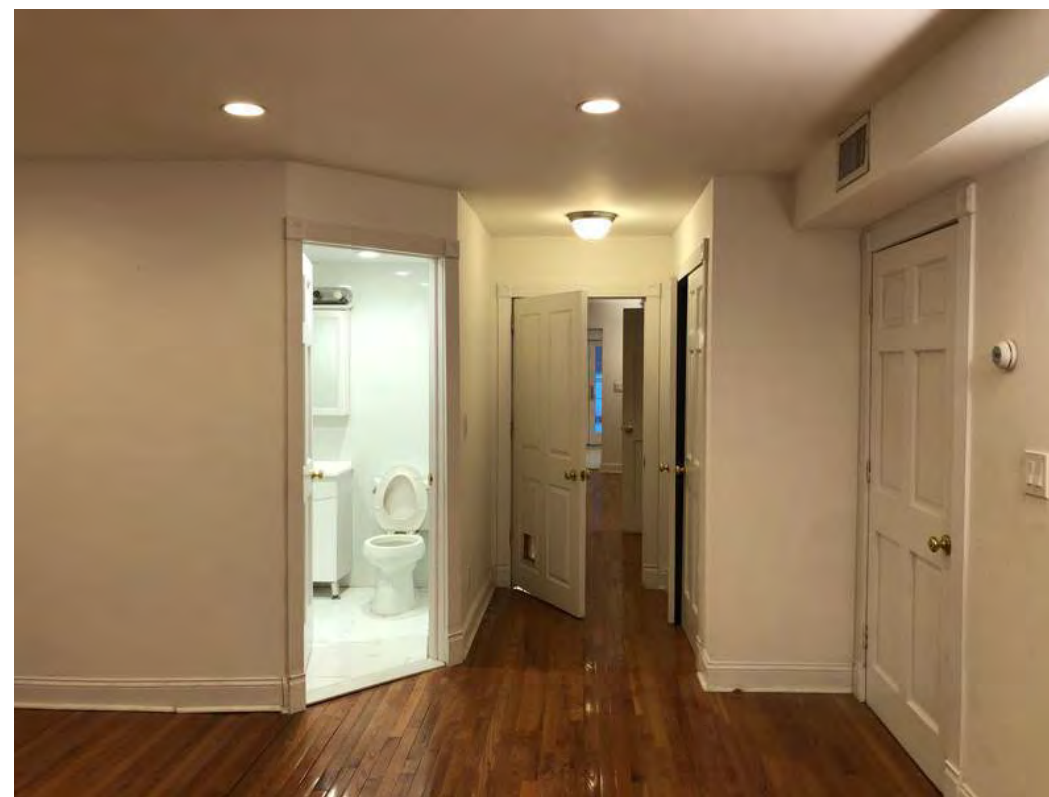
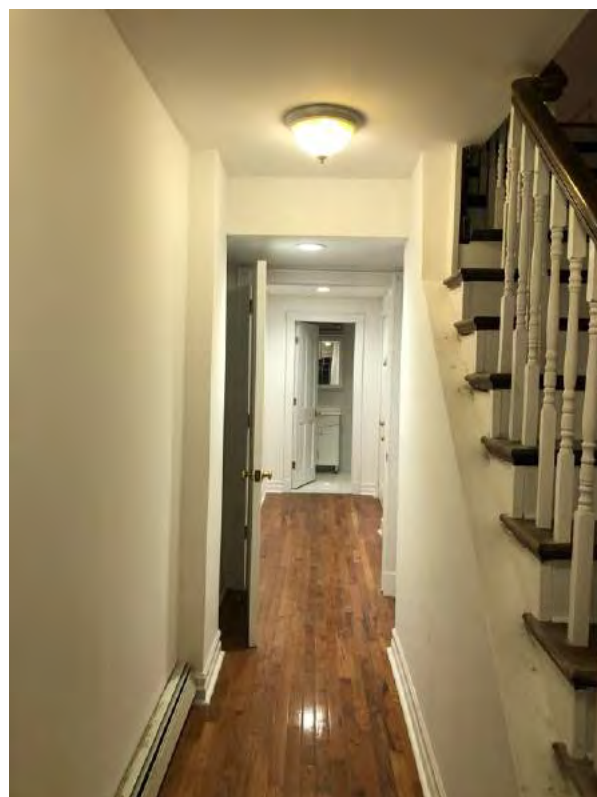


01 CELLAR EXISTING PLAN
SCALE: 1/8"=1'-0"

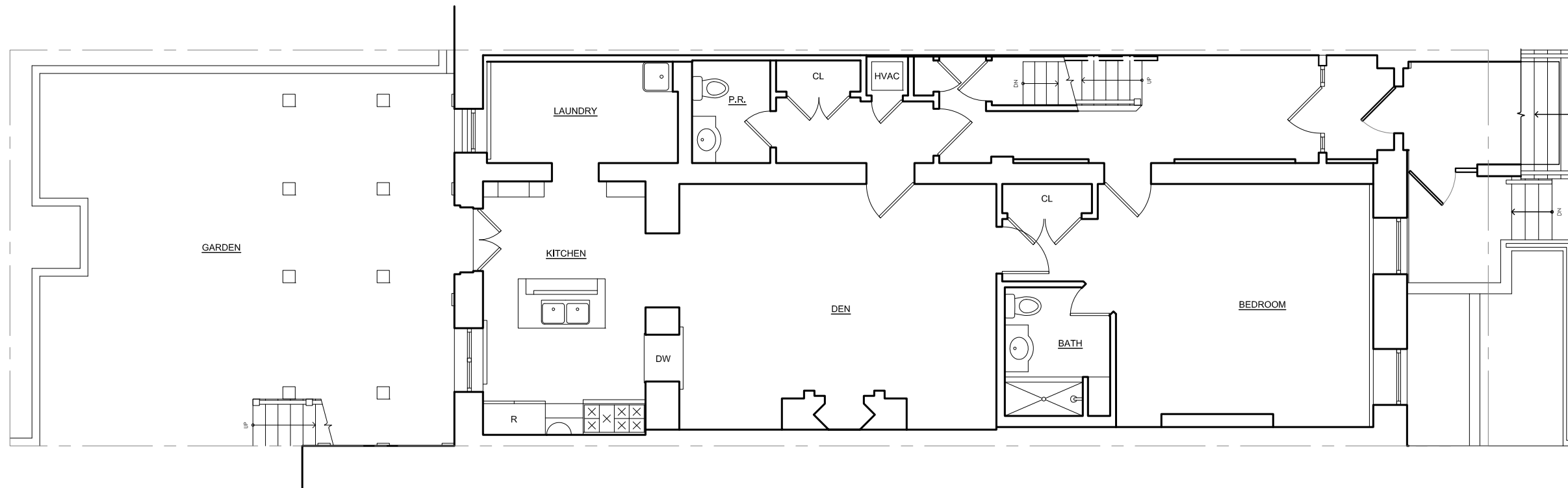


02 CELLAR FLOOR PROPOSED PLAN
SCALE: 1/8"=1'-0"

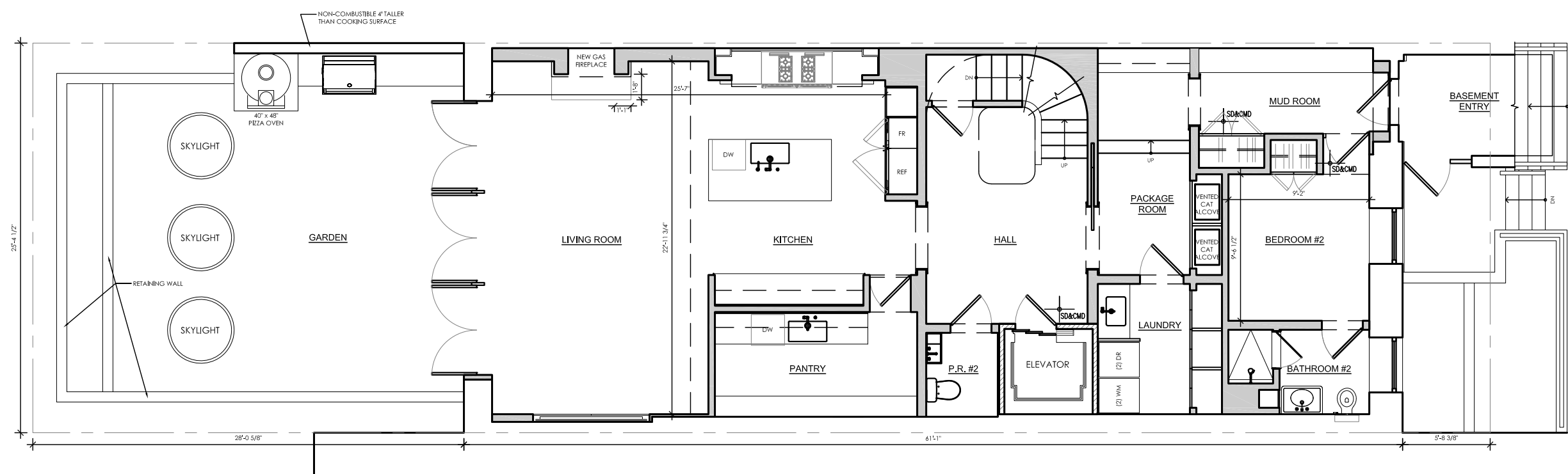




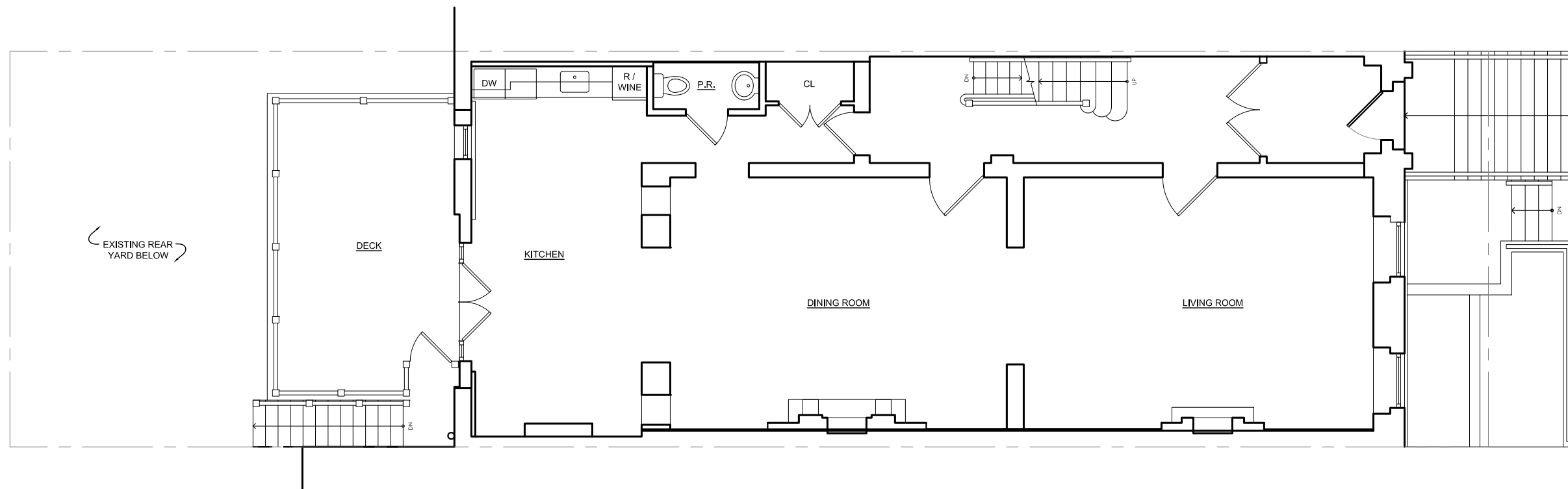
EXISTING INTERIOR PHOTOS OF 25 WEST 10



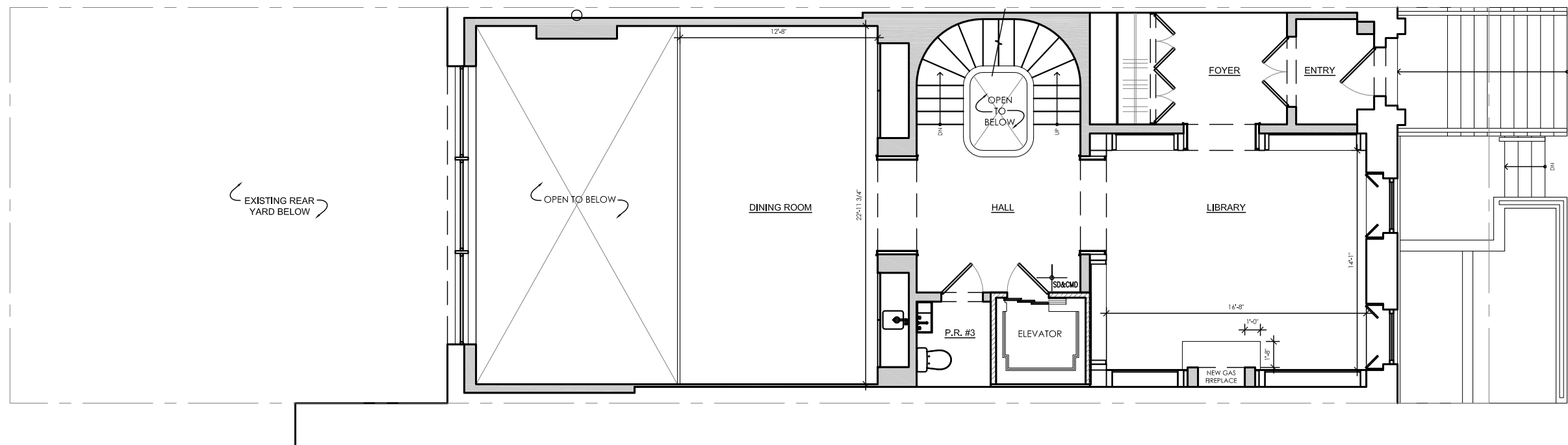
01 BASEMENT EXISTING PLAN
SCALE: 1/8"=1'-0"



02 BASEMENT PROPOSED PLAN
SCALE: 1/8"=1'-0"

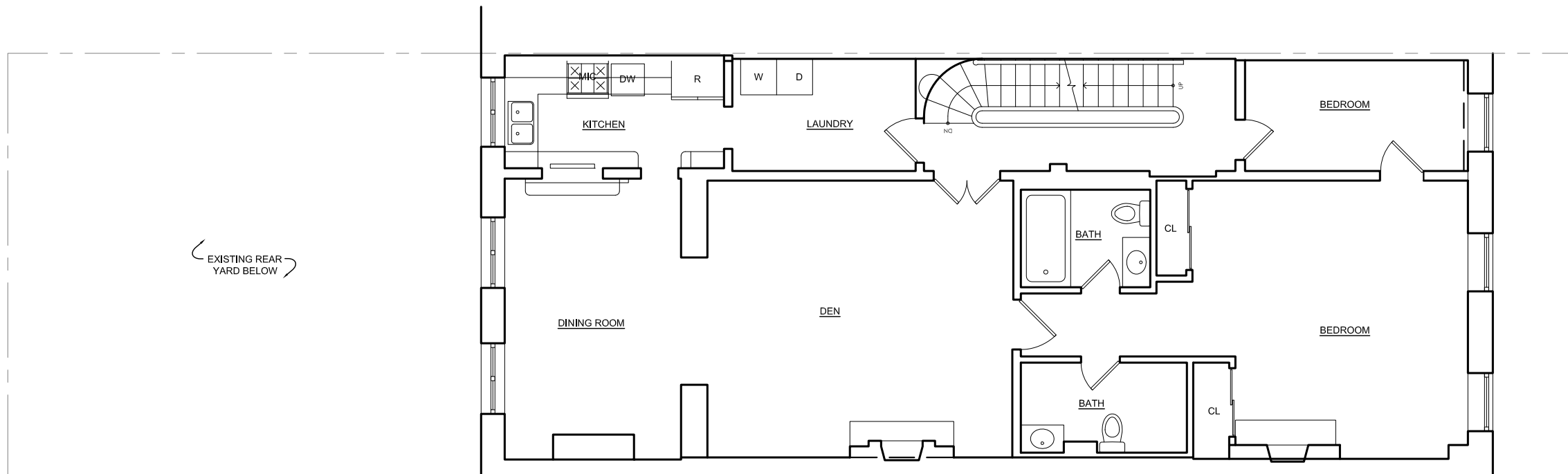


01 FIRST FLOOR EXISTING PLAN
SCALE: 1/8"=1'-0"

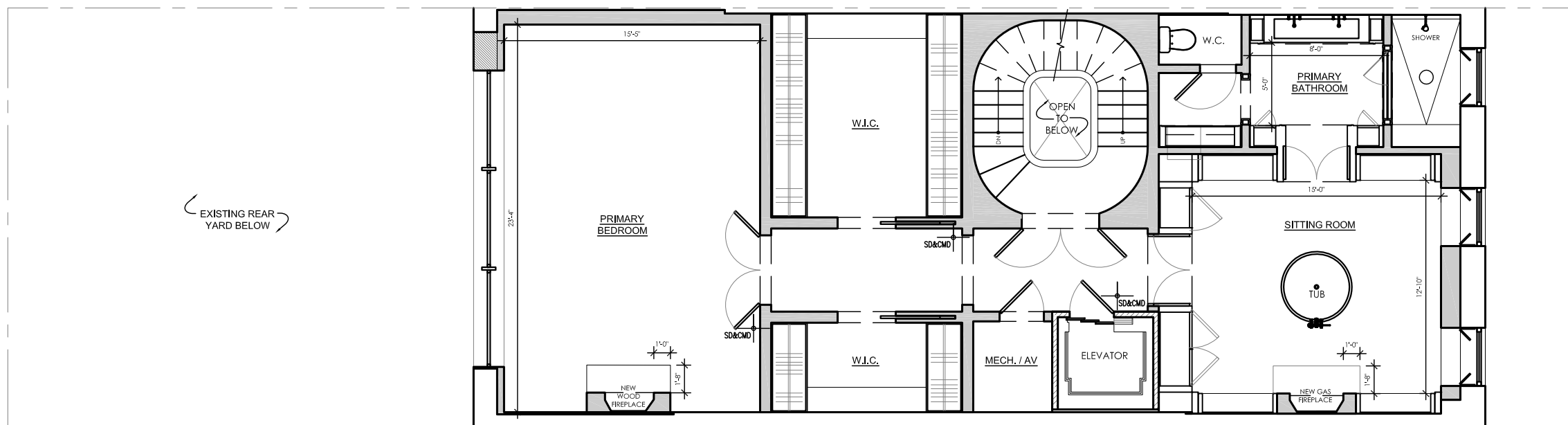


02 FIRST FLOOR PROPOSED PLAN
SCALE: 1/8"=1'-0"



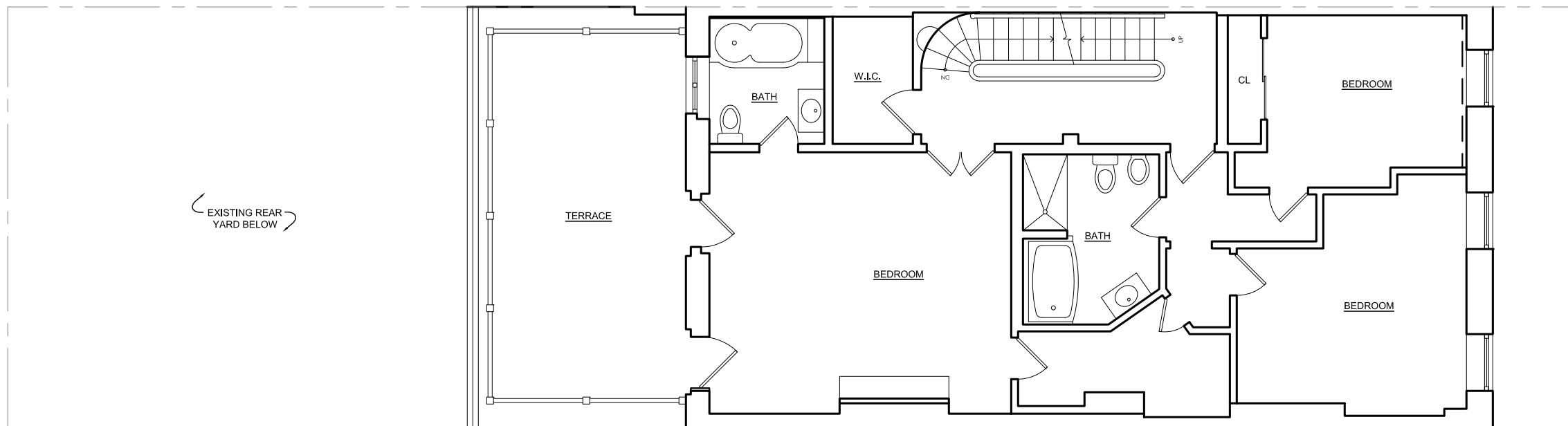


01 SECOND FLOOR EXISTING PLAN
SCALE: 1/8"=1'-0"

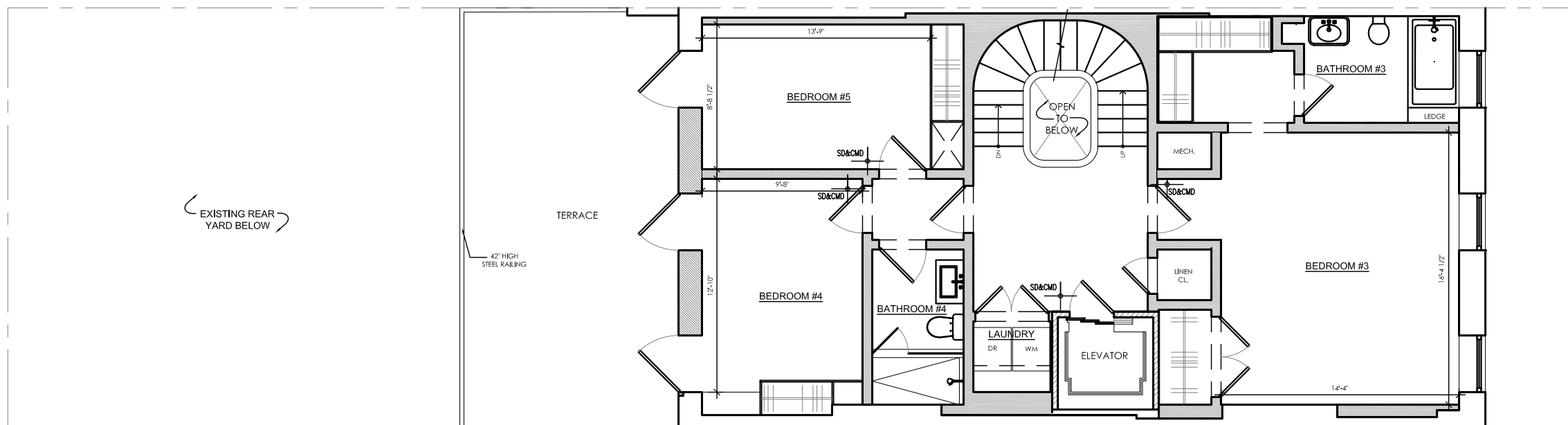


02 SECOND FLOOR PROPOSED PLAN
SCALE: 1/8"=1'-0"



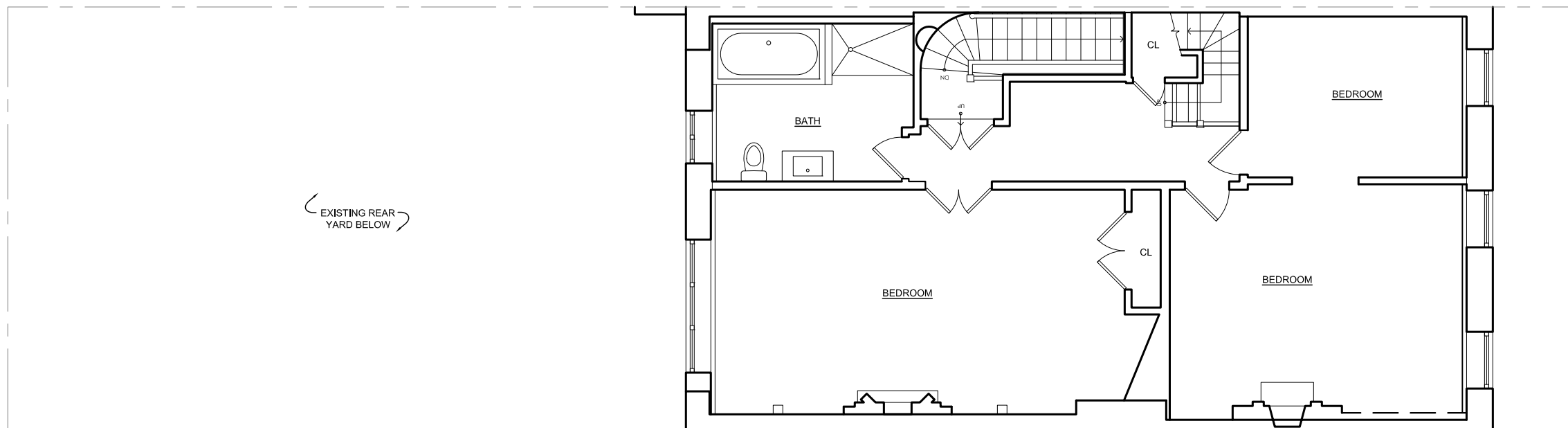


01 THIRD FLOOR EXISTING PLAN
SCALE: 1/8"=1'-0"

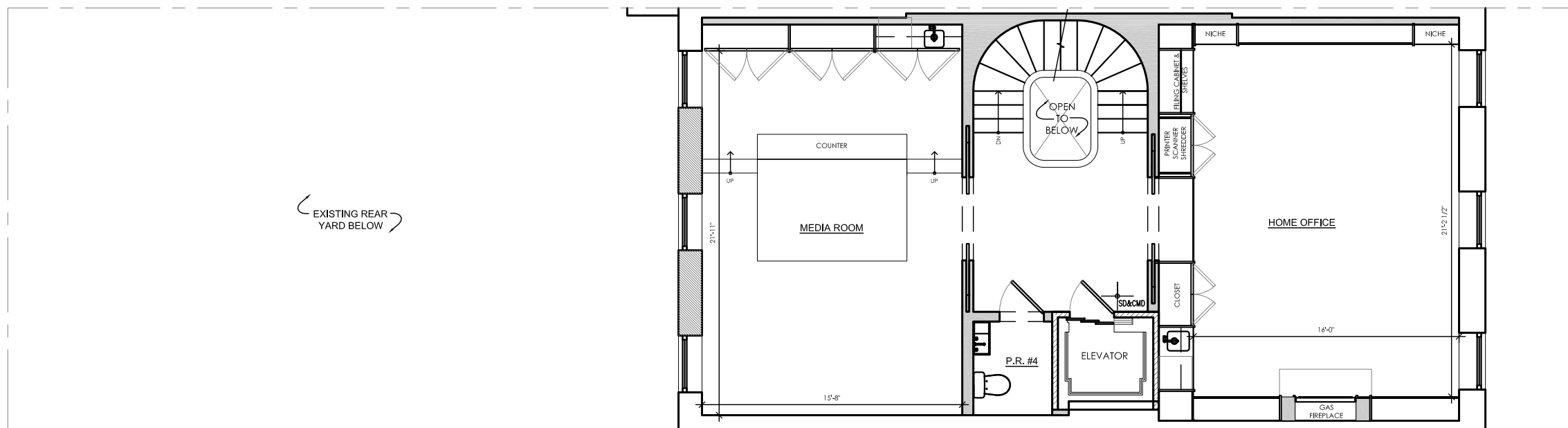


02 THIRD FLOOR PROPOSED PLAN
SCALE: 1/8"=1'-0"



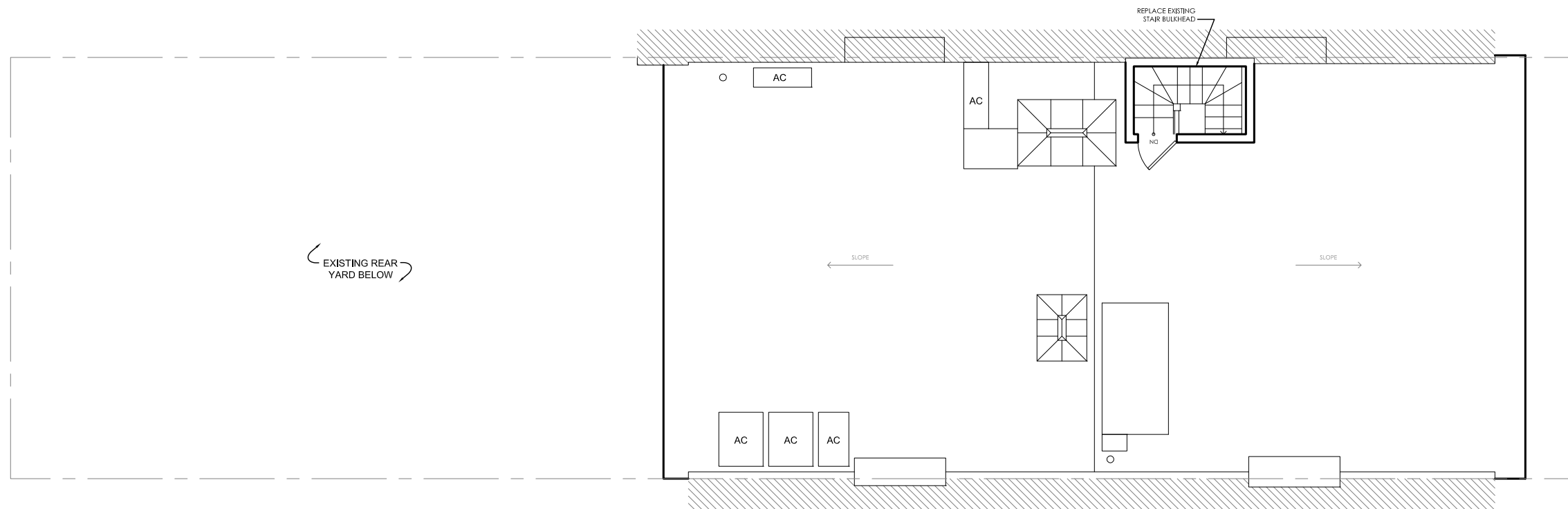


01 FOURTH FLOOR EXISTING PLAN
SCALE: 1/8"=1'-0"

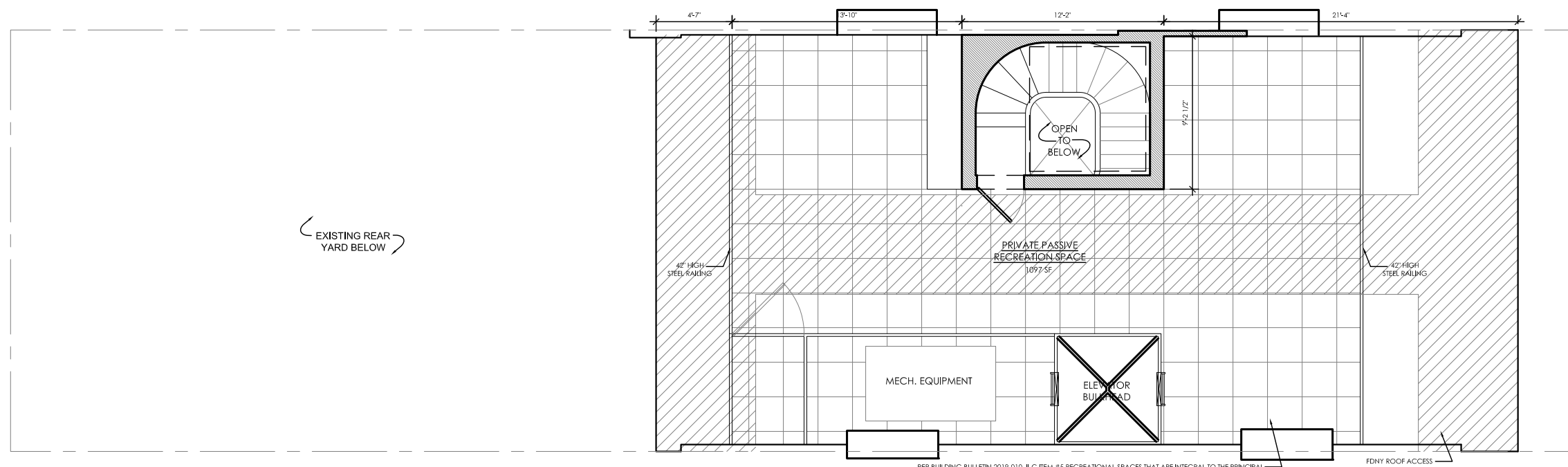


02 FOURTH FLOOR PROPOSED PLAN
SCALE: 1/8"=1'-0"





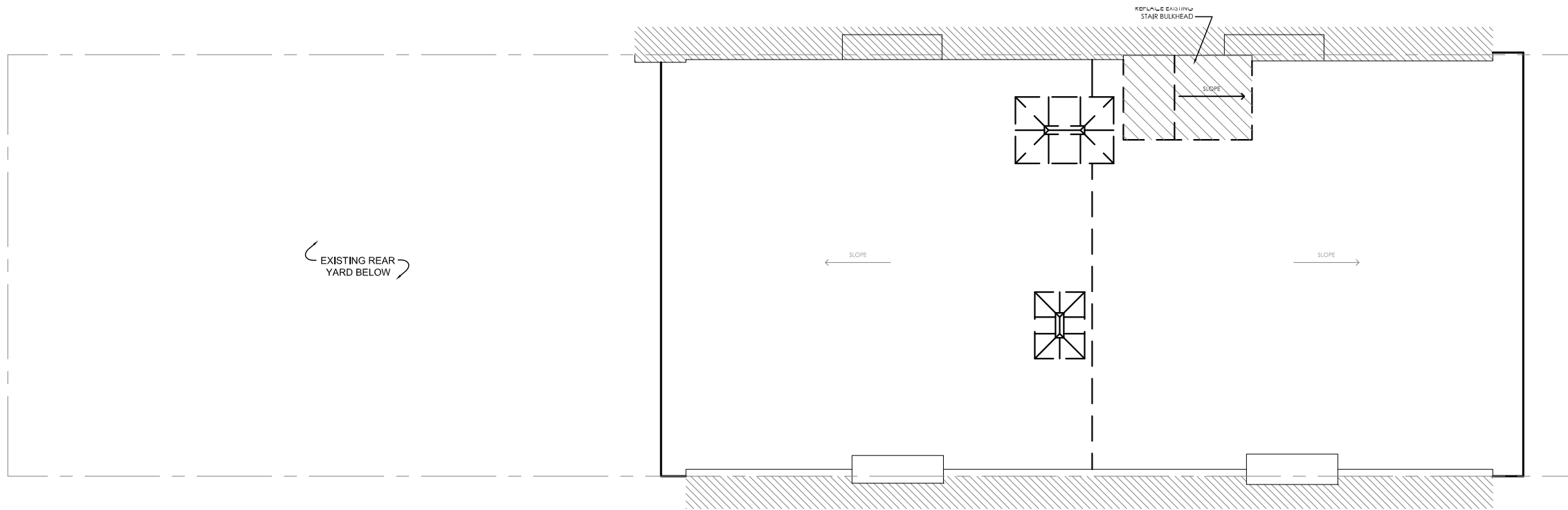
01 ROOF EXISTING PLAN
SCALE: 1/8"=1'-0"



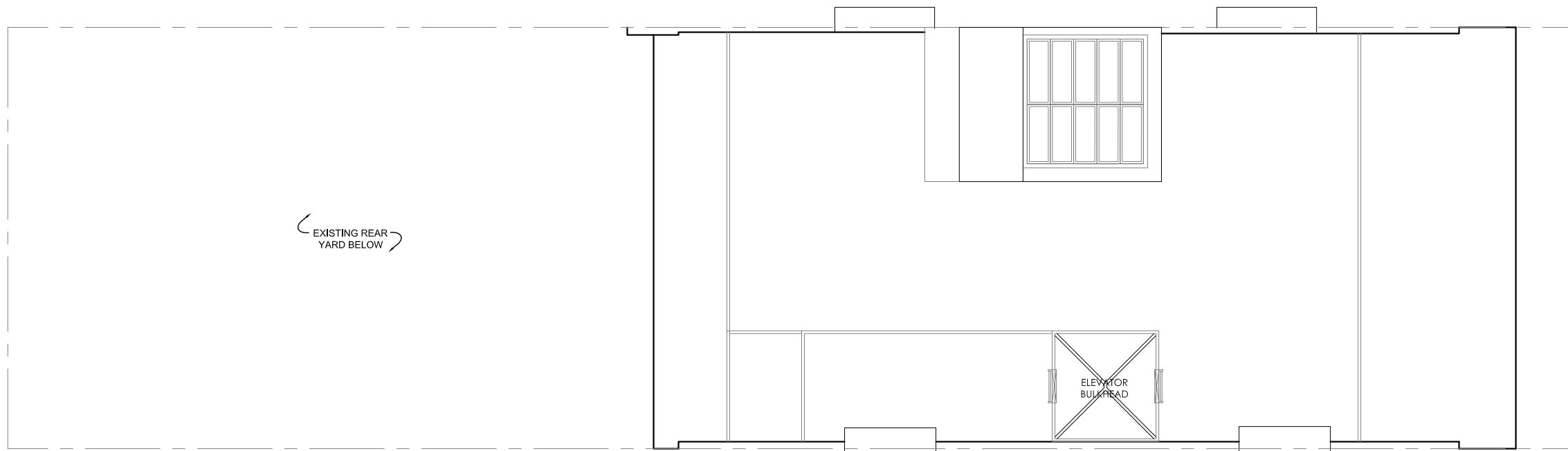
02 ROOF PROPOSED PLAN
SCALE: 1/8"=1'-0"

PER BUILDING BULLETIN 2019-010, §-C ITEM #5 RECREATIONAL SPACES THAT ARE INTEGRAL TO THE PRINCIPAL USE OF THE BUILDING ON WHICH THE ROOFTOP IS LOCATED, INCLUDING BUT NOT LIMITED TO PLAYGROUNDS AND PARTICIPANT SPORT AREAS FOR SPORTS FACILITIES AND SCHOOLS, QUALITY HOUSING RECREATION SPACES, ROOF TERRACES AND PASSIVE RECREATION AREAS THAT ARE DOCUMENTED ON THE CERTIFICATE OF OCCUPANCY OR DEPARTMENT OF BUILDINGS APPROVED FILING AS OUTLINED IN BUILDING BULLETIN 2018-022.
PRIVATE PASSIVE RECREATION SPACE (ENTIRE ROOF 1097 SF)





01 ROOF BULKHEAD EXISTING PLAN
SCALE: 1/8"=1'-0"



02 ROOF BULKHEAD PROPOSED PLAN
SCALE: 1/8"=1'-0"



GREENWICH VILLAGE TOWNHOUSE

25 West 10th Street | New York, NY 10011

LPC PRESENTATION | 11.1.2022



The current proposal is:

Preservation Department – Item 6, LPC-23-02398

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

To Testify Please Join Zoom

Webinar ID: 812 0315 3321

Passcode: 158512

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

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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.