Landmarks Preservation Commission

November 22nd, 2022
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-22-12336

232 West 10th Street – Greenwich Village Historic District

Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 860 5066 6497
Passcode: 669738
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.

1 Greenwich Village Historic District

2 Key Plan

SCALE: 1" = 50'

230 W. 10th Street **232 W. 10th Street** 234 W. 10th Street

3 View East from 10th Street

228 W. 10th Street 230 W. 10th Street **232 W. 10th Street** 234 W. 10th Street

4 View East from 10th Street

226 W. 10th Street 230 W. 10th Street 234 W. 10th Street 240/242 W. 10th Street
228 W. 10th Street **232 W. 10th Street** 236/238 W. 10th Street

5 View West from 10th Street

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645–1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Context Plan

Date: 11.16.22

LPC-1

TAX LOT PHOTO - 1939-1941
SCALE: 6" = 1'-0"

FACADE - West 10th Street

JOSEPH VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Building Photographs

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-2

Street Context

232 West 10th Street

JOSEPH VANCE ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Street Context

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-3

Stoop

Stoop Detail

JOSEPH VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

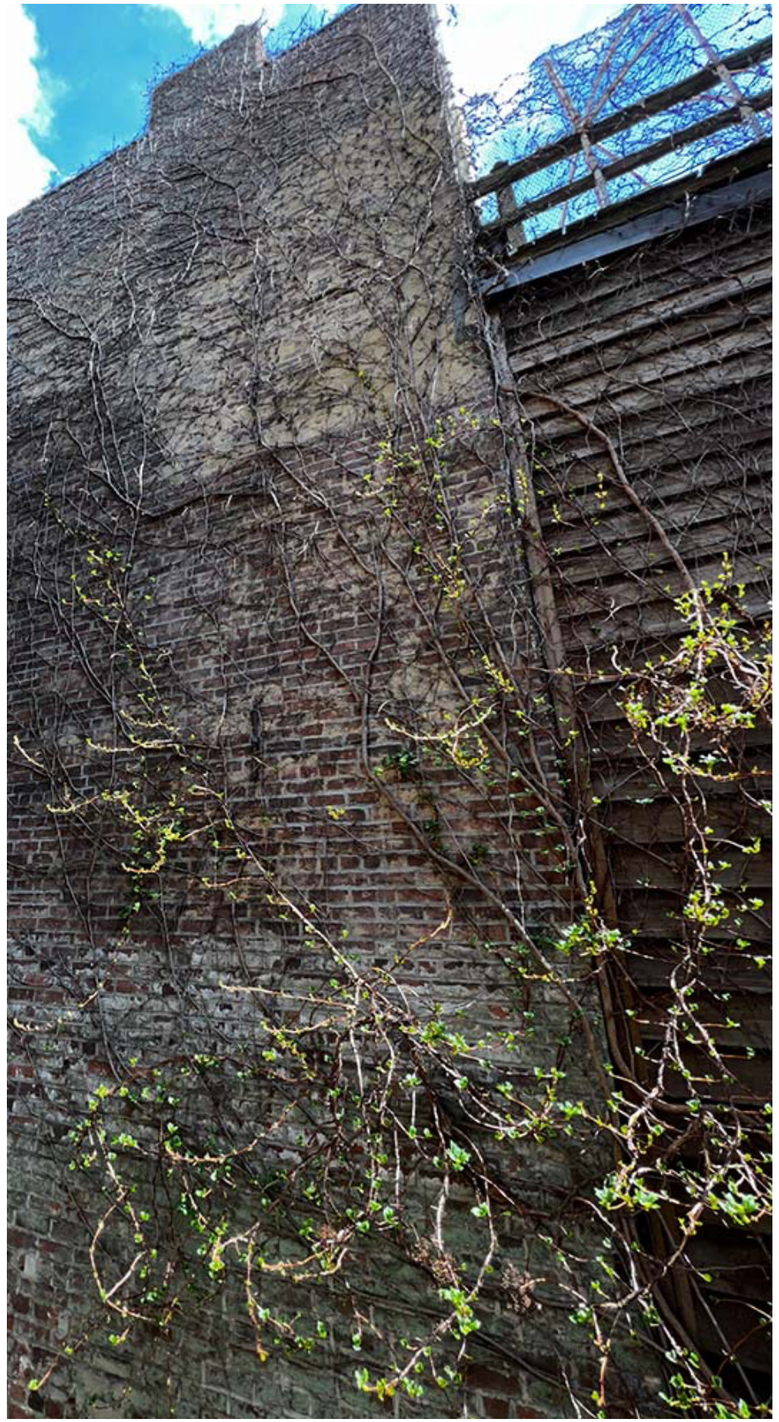
Stoop

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-4

Rear (South) Facade



Side (West) Facade

JOSEPH VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

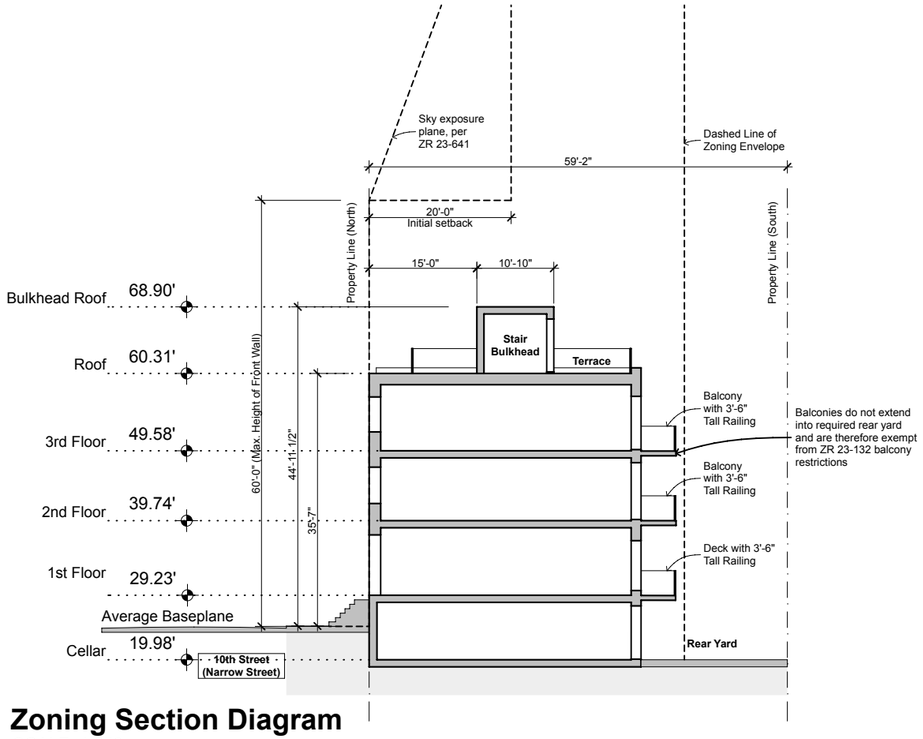
232 West 10th Street
New York, NY 10014

Rear Facade & Side Wall

Date: 11.16.22

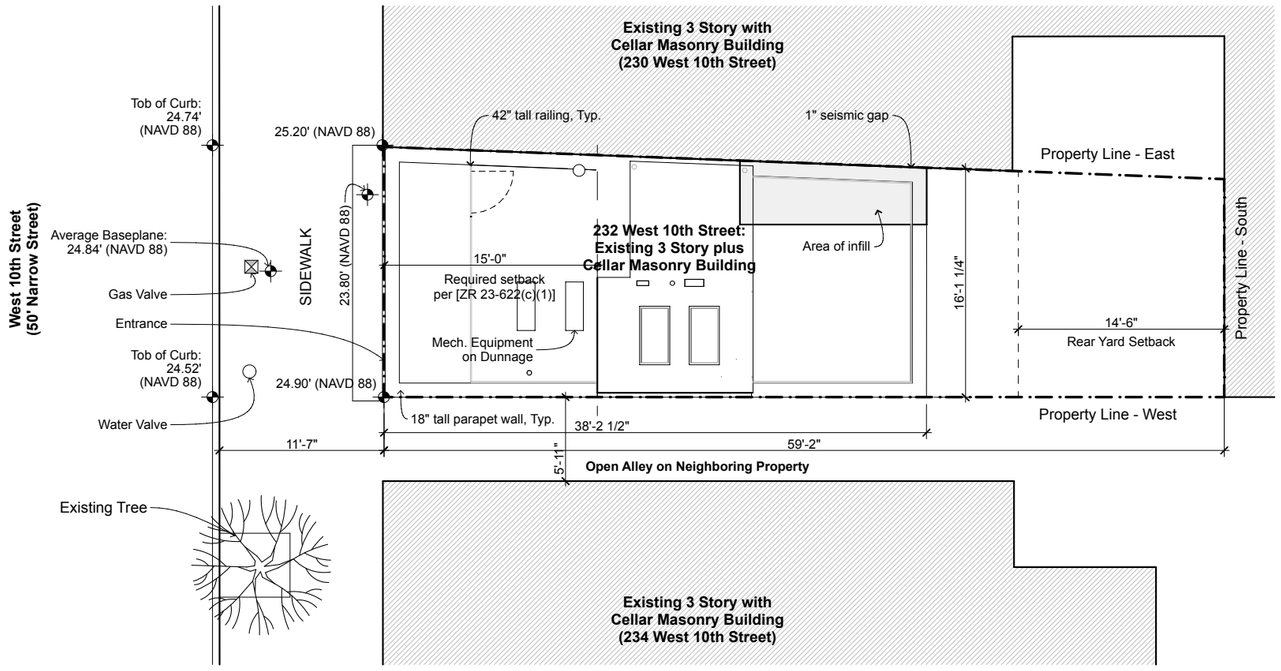
REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-5



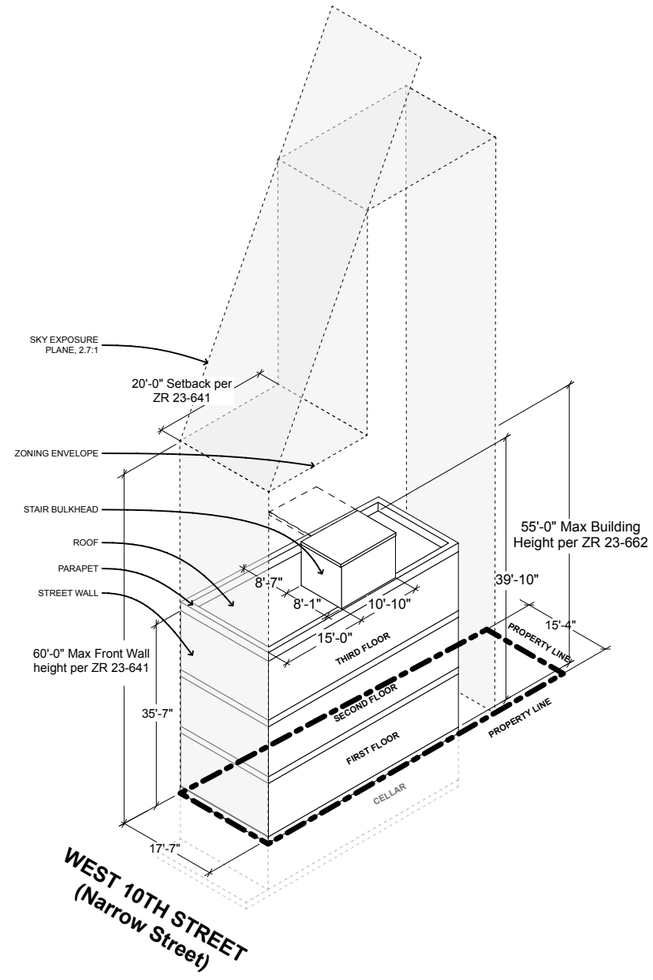
Zoning Section Diagram

SCALE: 1:256



Zoning Site Plan

SCALE: 3/32" = 1'-0"



Zoning Axonometric Diagram

NOT TO SCALE

JOSEPH VANCE ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Zoning Diagrams

Date: 11.16.22

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

LPC-6

1 **Key Plan**
SCALE: 1" = 50'

2 **Street View**

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Key Plan & Street View

Date: 11.16.22

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

LPC-7

1 **Street View - Mock-up**

2 **Street View - Mock-up (rendered)**

JOSEPH VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Street Views of Mock-Up

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-8

North Facade - Existing

North Facade - Proposed

JOSEPH VANCE ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

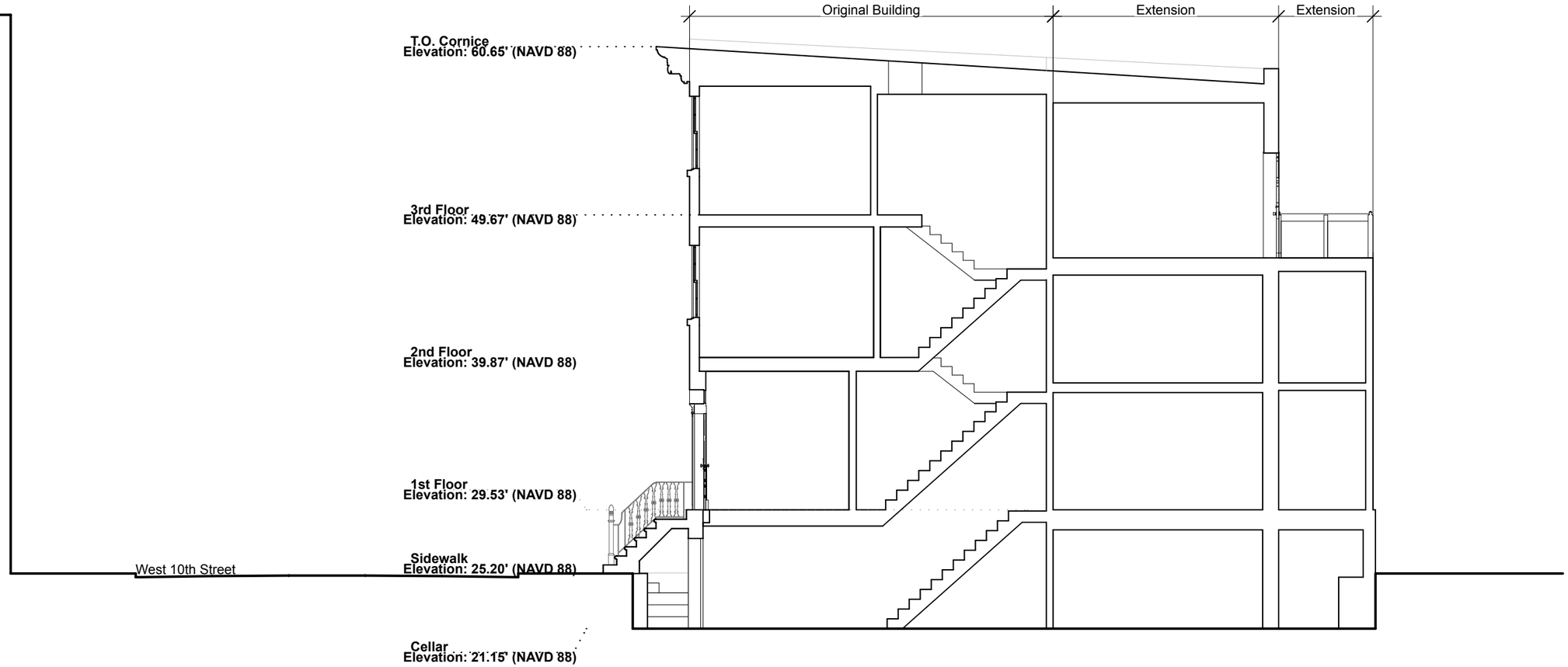
232 West 10th Street
New York, NY 10014

Rendering
Existing
Proposed

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-9



Existing Building Section
SCALE: 1/8" = 1'-0"

JOSEPH VANCE
ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

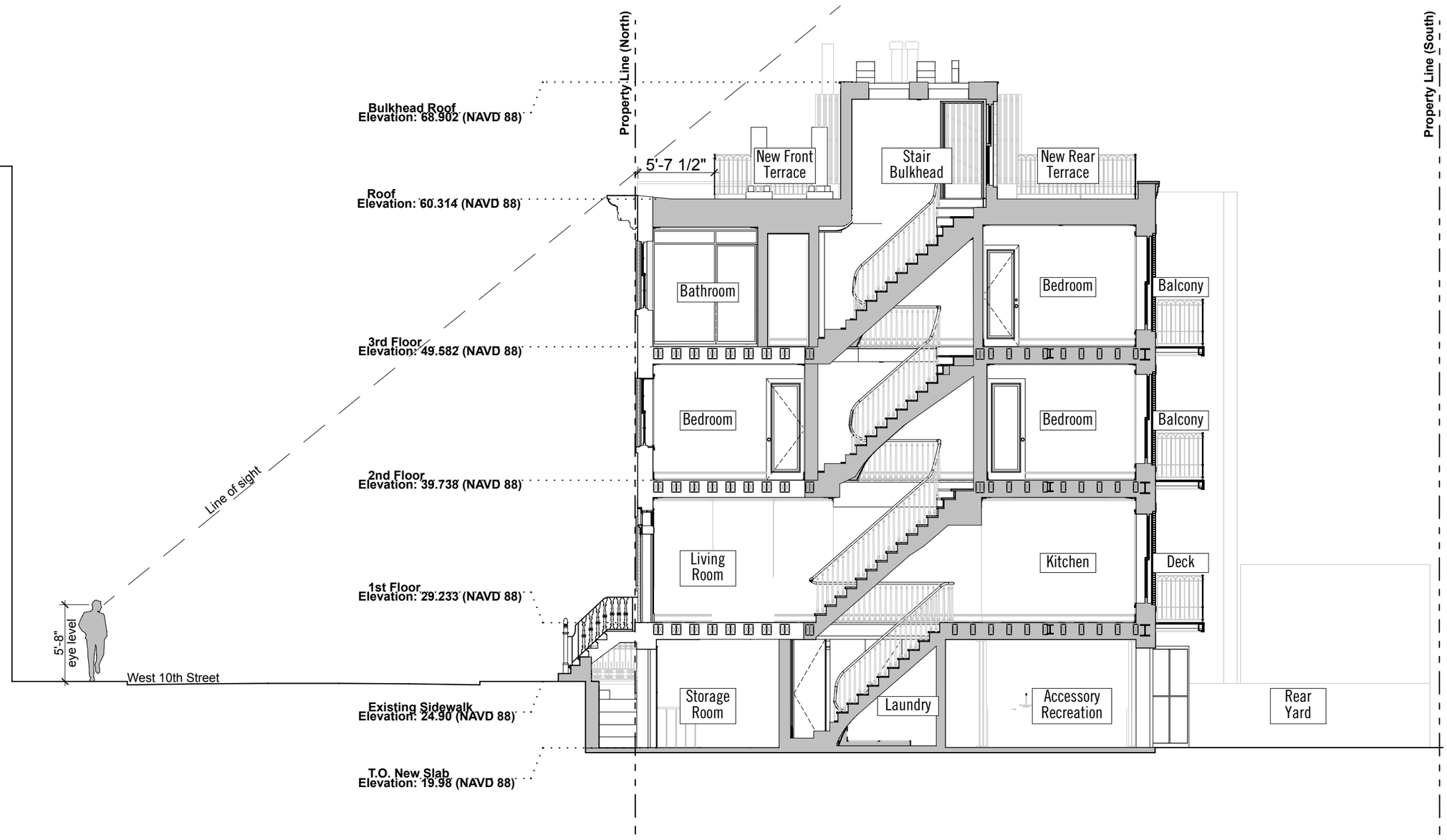
232 West 10th Street
New York, NY 10014

Existing Section

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-10



Proposed Building Section
SCALE: 1/8" = 1'-0"

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

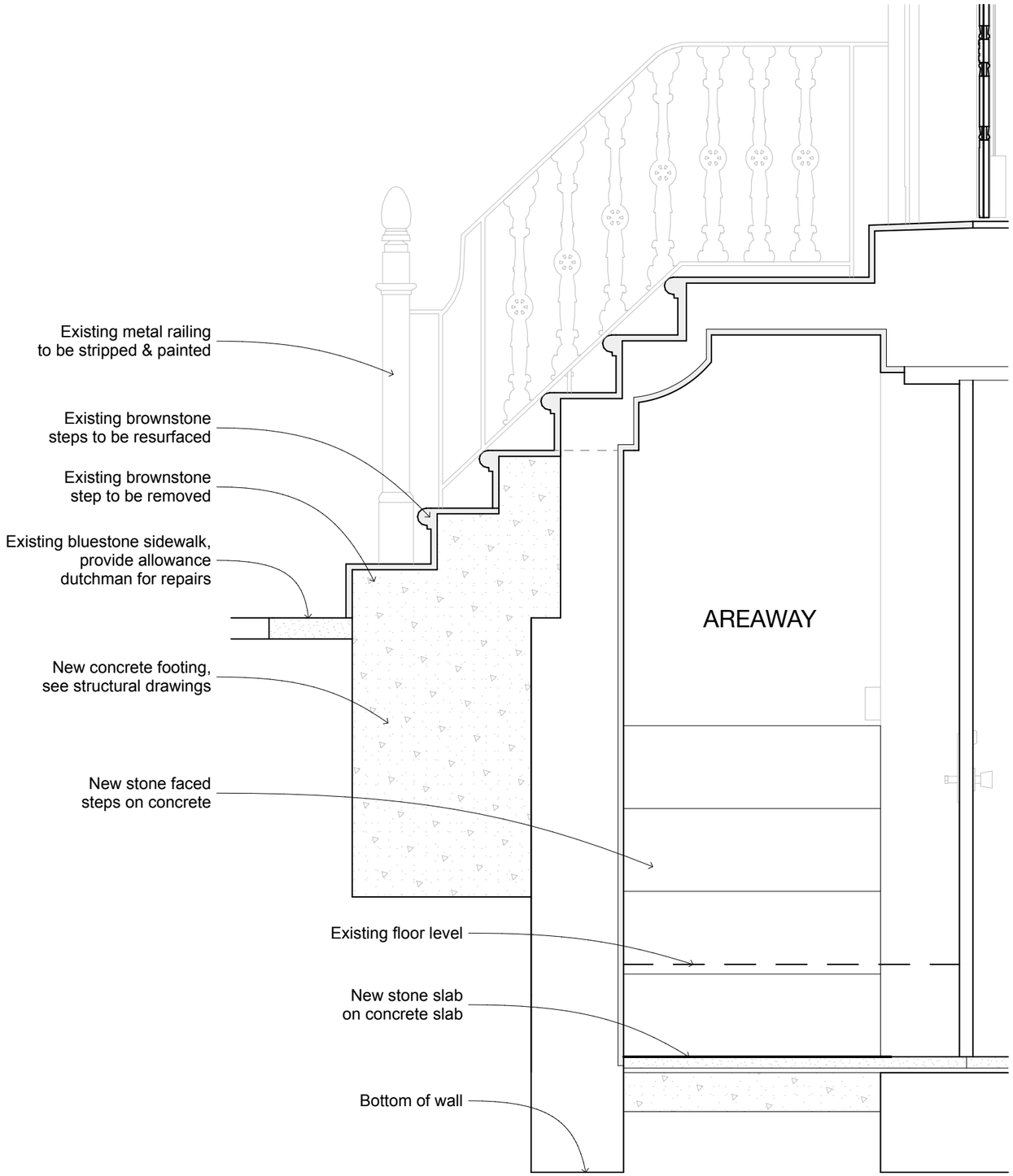
232 West 10th
232 West 10th Street
New York, NY 10014

Building Section

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-11



JOSEPH VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

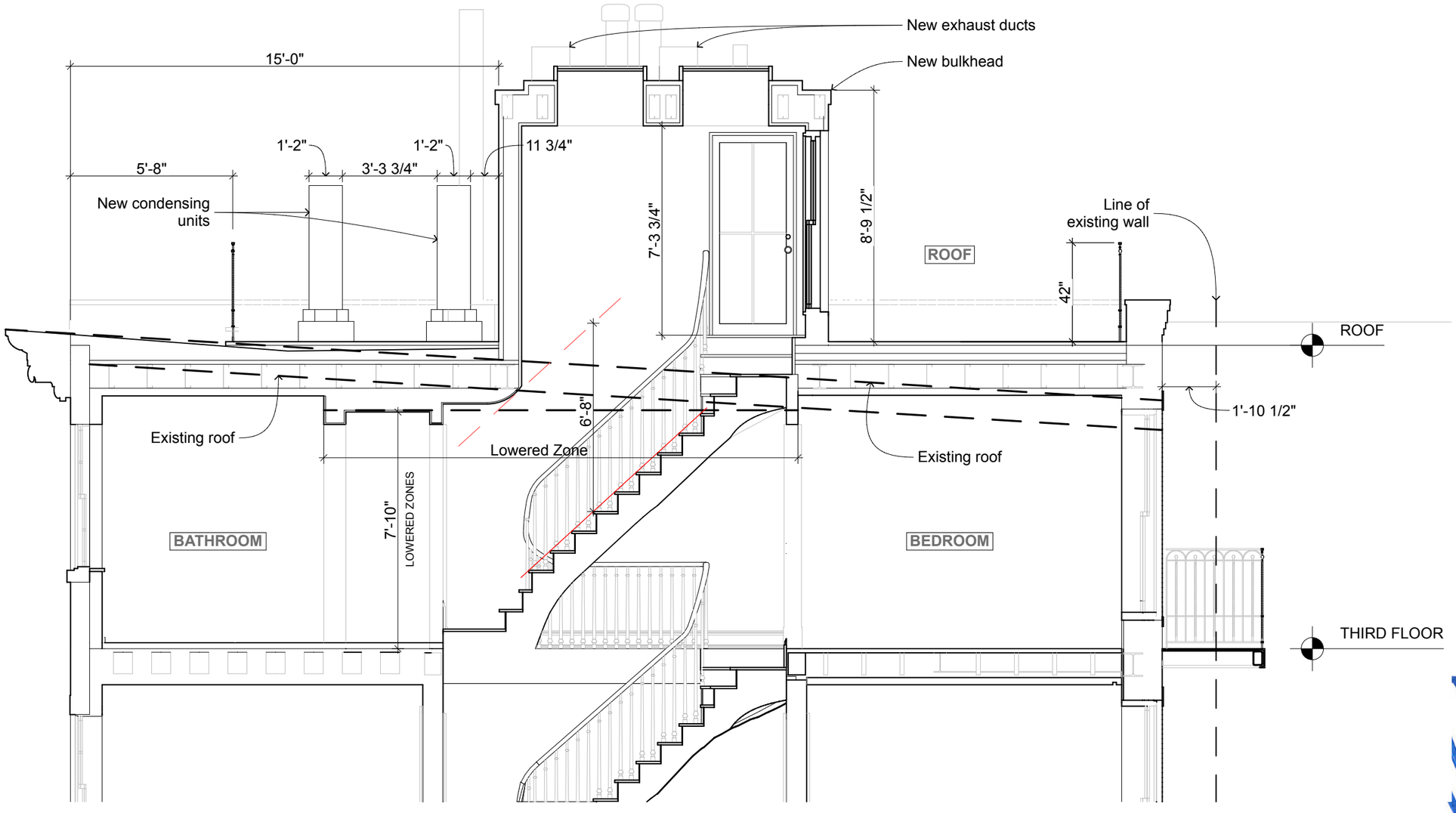
232 West 10th Street
New York, NY 10014

Section @ Stoop

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-12



Enlarged Proposed Building Section

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

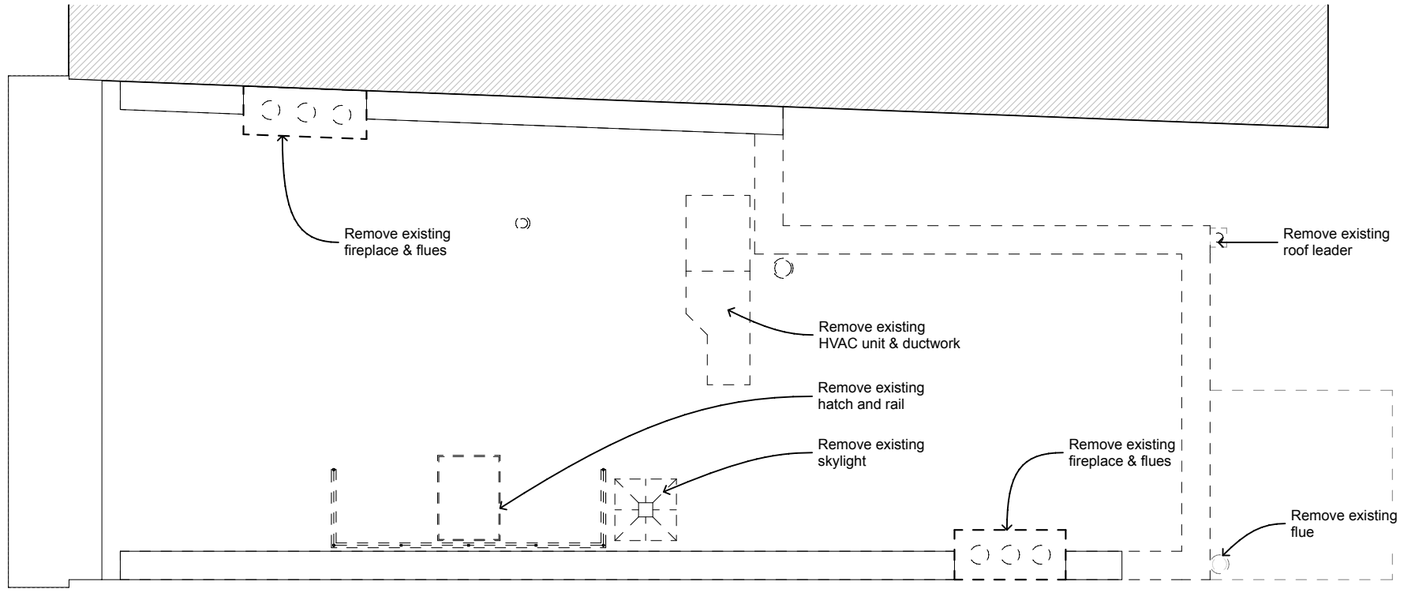
232 West 10th Street
New York, NY 10014

Enlarged Section

Date: 11.16.22

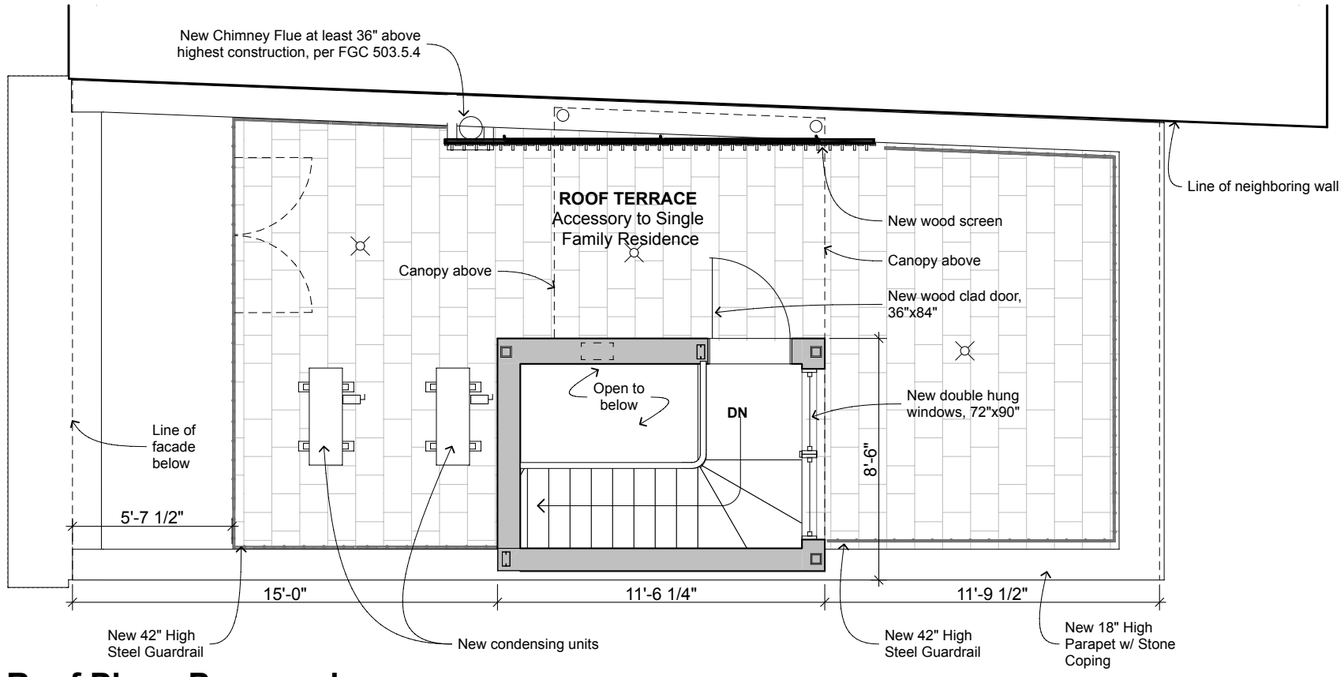
REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

LPC-13



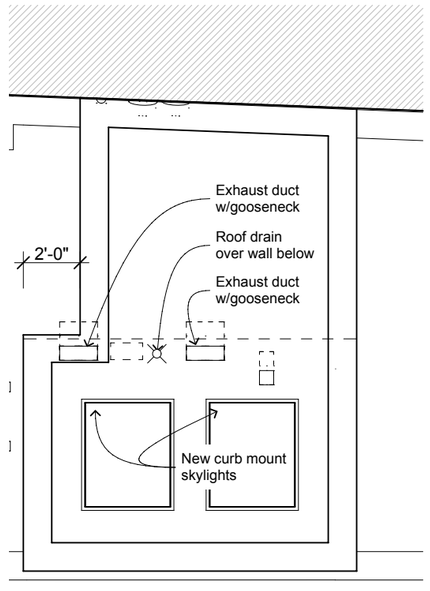
Roof Plan - Existing

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



Roof Plan - Proposed

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



Bulkhead Roof Plan - Proposed

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

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Roof Plans

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-14

JOSEPH VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

South Facade Rendering

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-15

South Elevation - Existing
SCALE: 3/16" = 1'-0"

JOSEPH VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Existing
South
Elevation

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-16

South Elevation - Proposed
SCALE: 3/16" = 1'-0"

JOSEPH VANCE ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

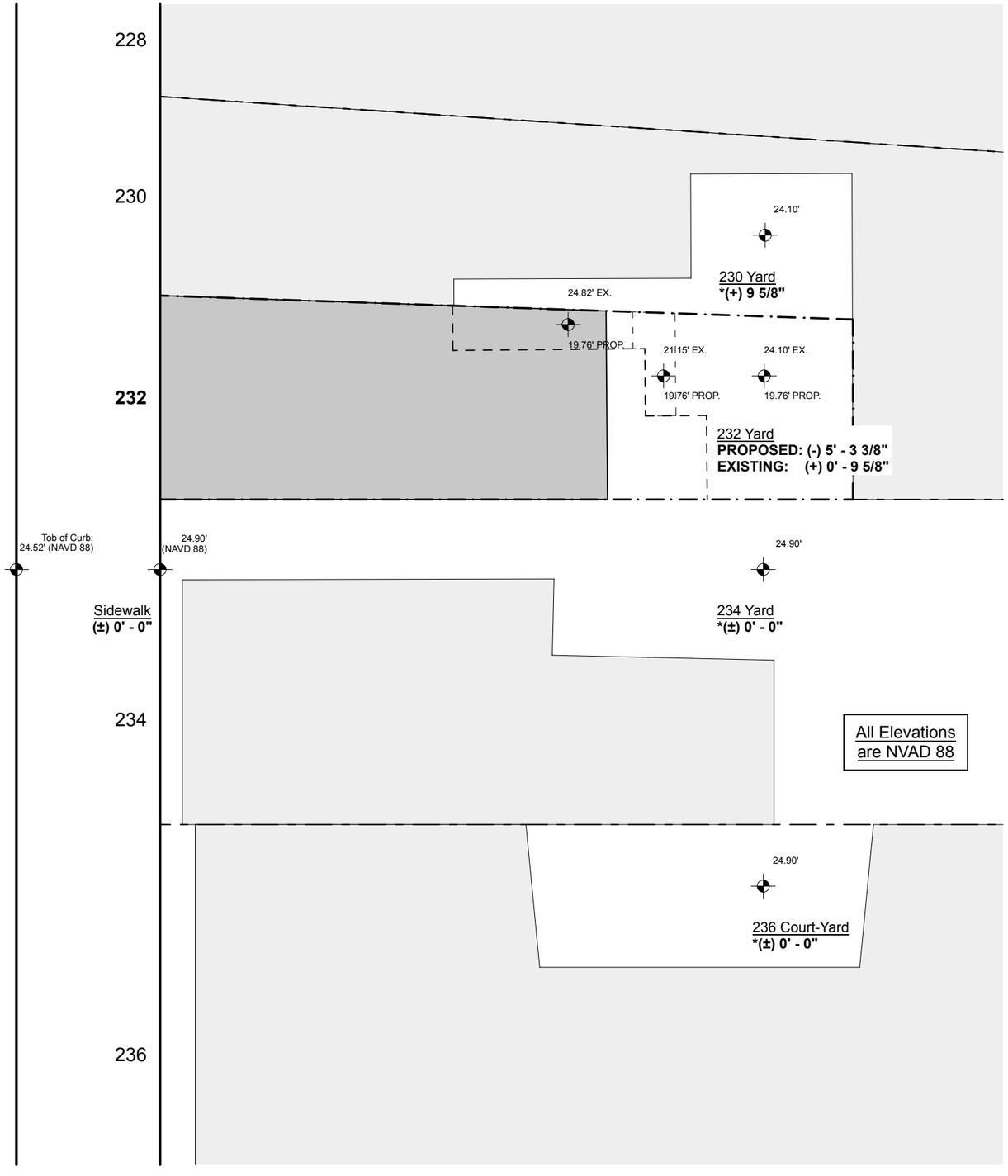
232 West 10th Street
New York, NY 10014

Proposed South Elevation

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-17

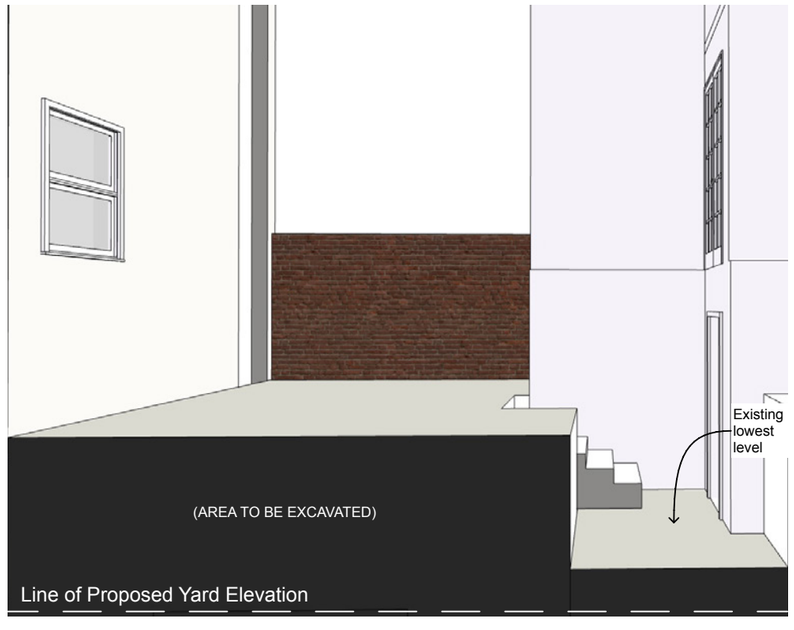


Rear Yard Level Plan in Context

SCALE: 3/32" = 1'-0"

*Elevation heights are assumptions based on context & visibility

Rear Yard Elevation - Proposed



Rear Yard Elevation - Existing

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

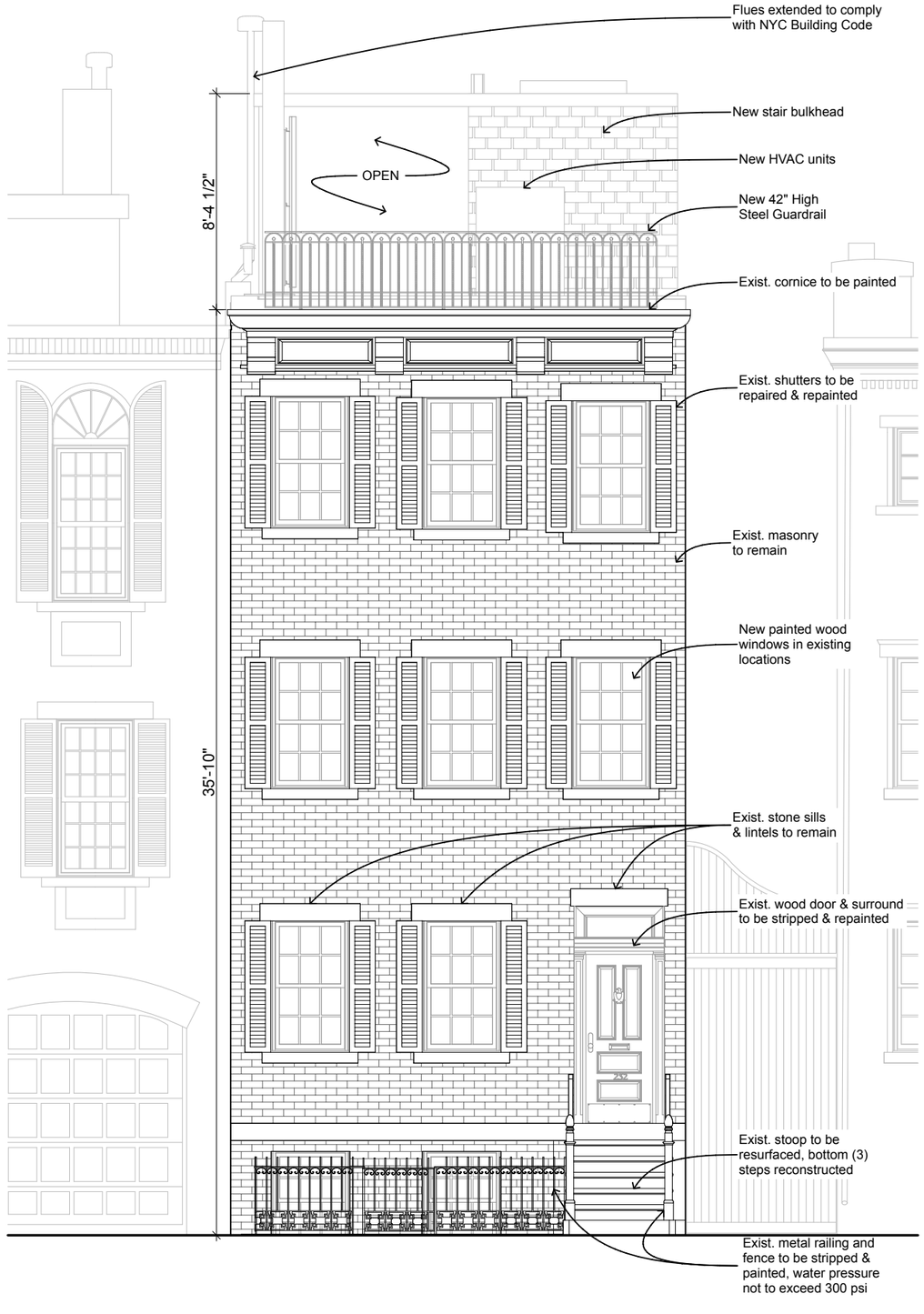
Yard Elevations

Date: 11.16.22

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

LPC-18

North Elevation - Existing
SCALE: 3/16" = 1'-0"



North Elevation - Proposed
SCALE: 3/16" = 1'-0"

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

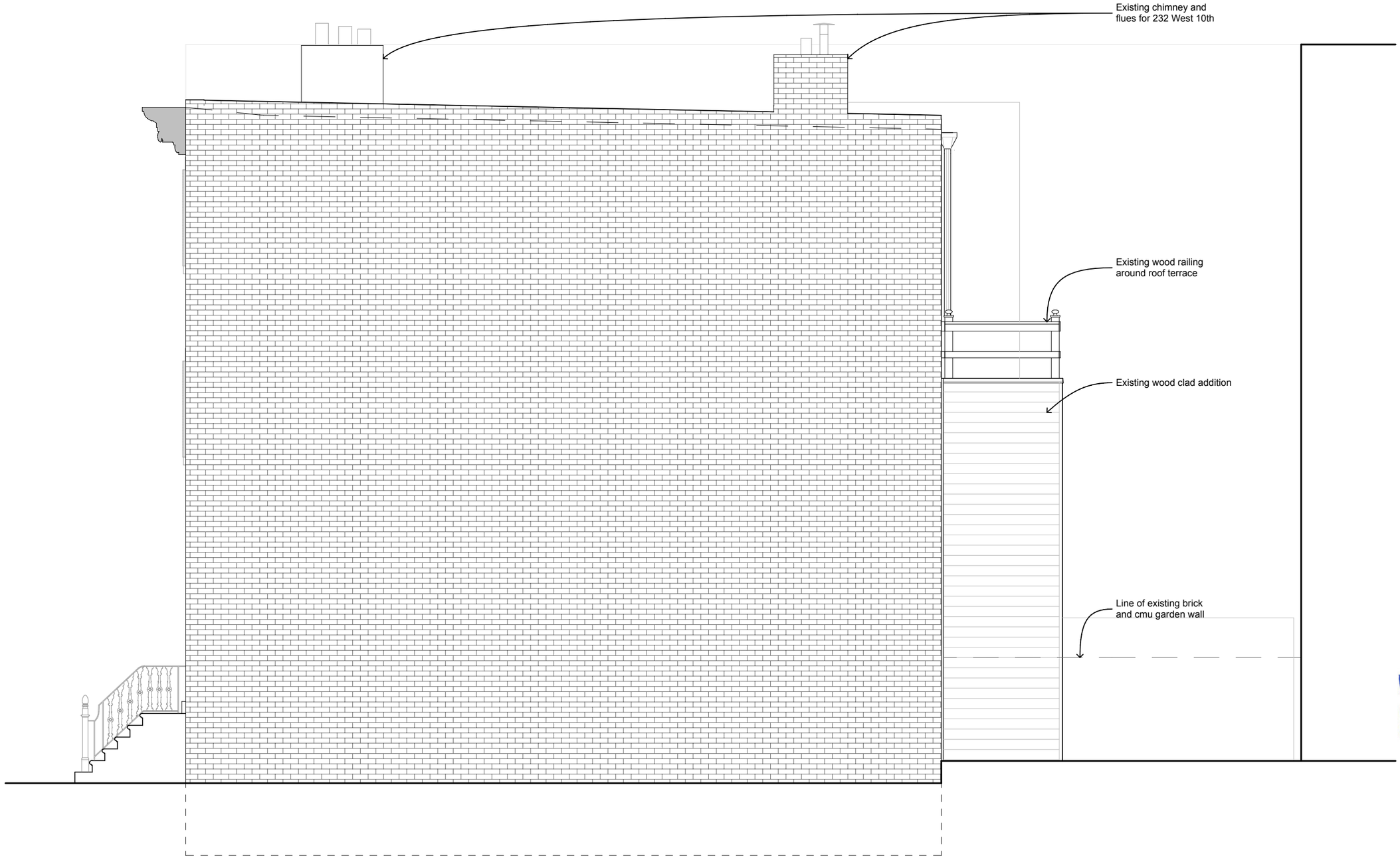
232 West 10th Street
New York, NY 10014

North Elevations

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-19



West Elevation - Existing
SCALE: 3/16" = 1'-0"

JOSEPH VANCE
ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

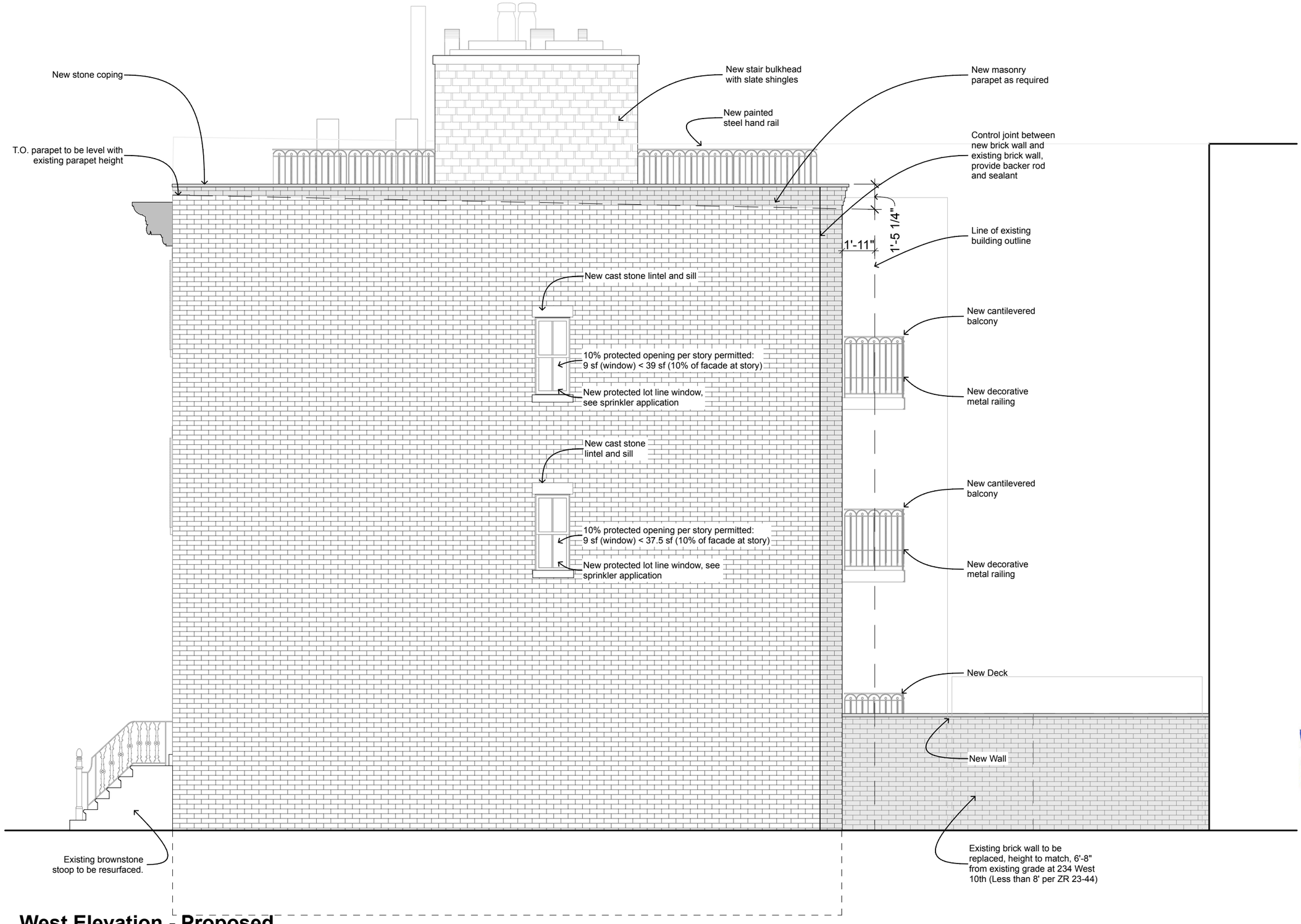
232 West 10th
232 West 10th Street
New York, NY 10014

West Elevation

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-20



West Elevation - Proposed

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

JOSEPH VANCE ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

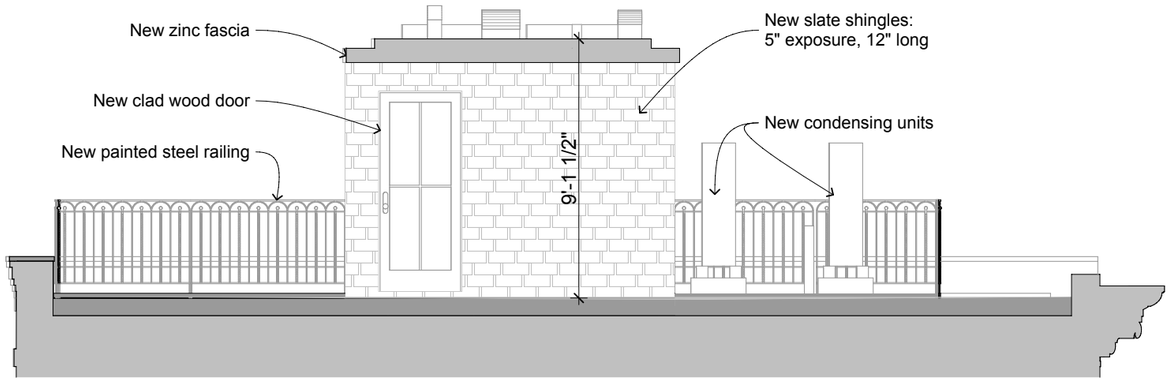
232 West 10th Street
New York, NY 10014

West Elevation

Date: 11.16.22

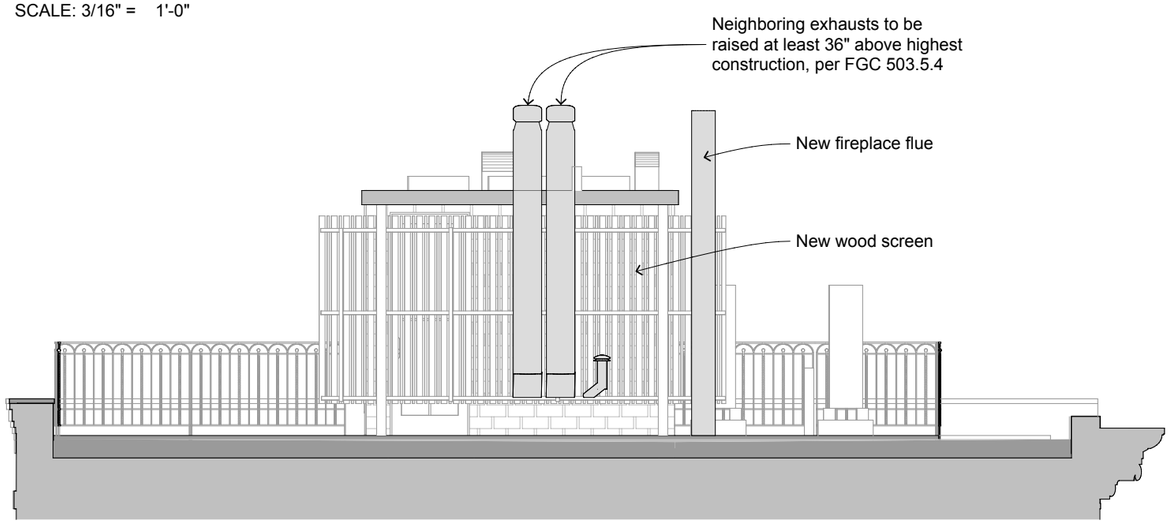
REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

LPC-21



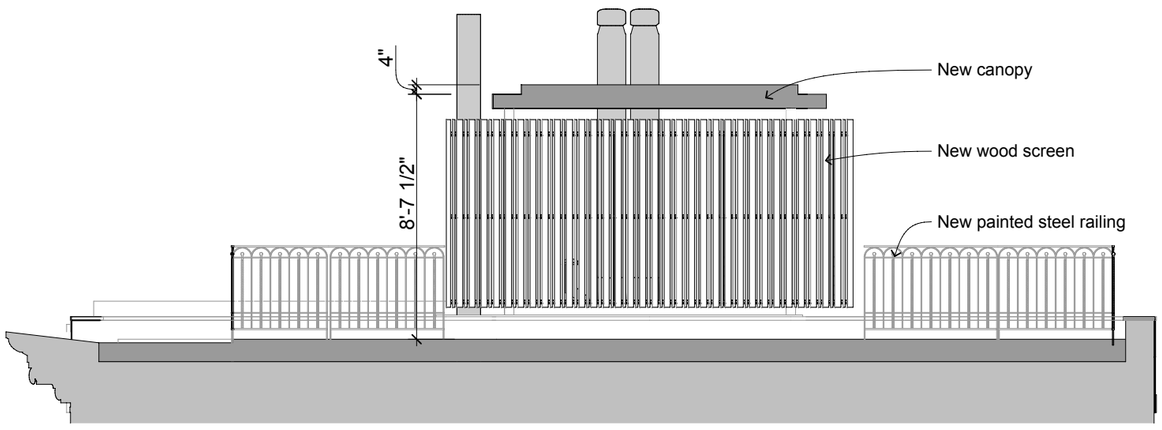
East Elevation of Stair Bulkhead

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



East Elevation of Roof Screen

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



West Elevation of Roof Screen

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

JOSEPH VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

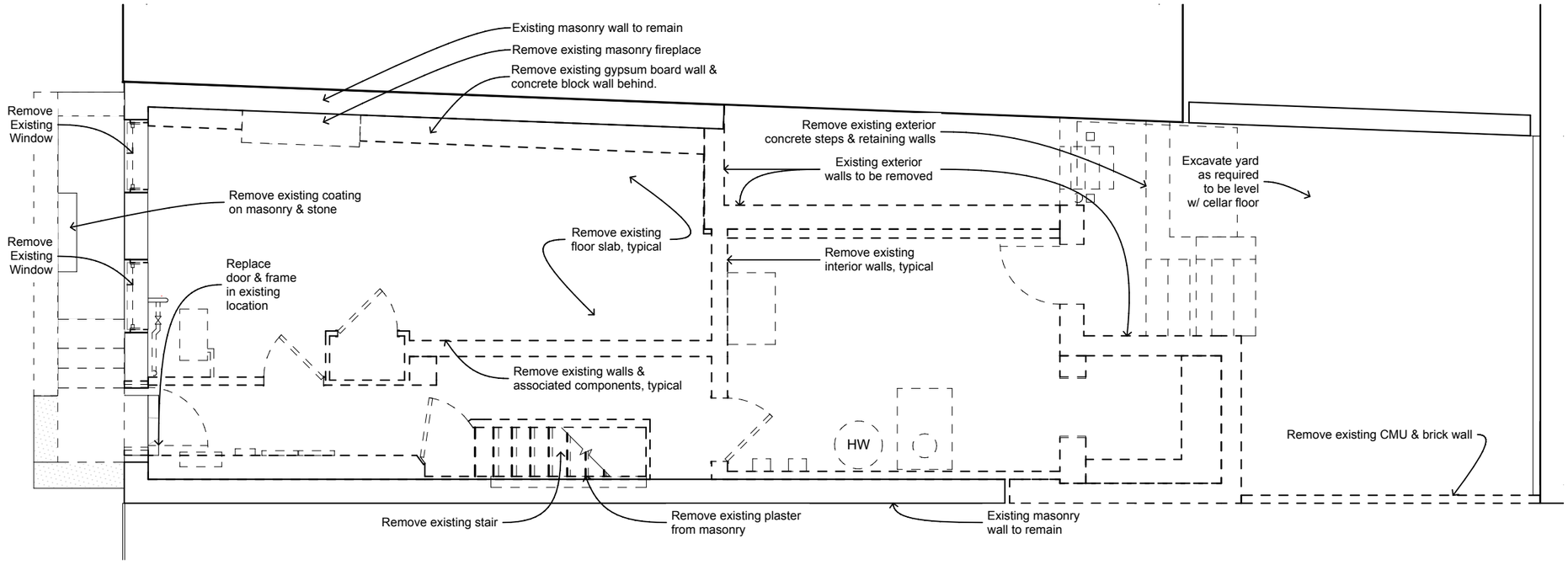
232 West 10th Street
New York, NY 10014

Roof Screen
Elevations

Date: 11.16.22

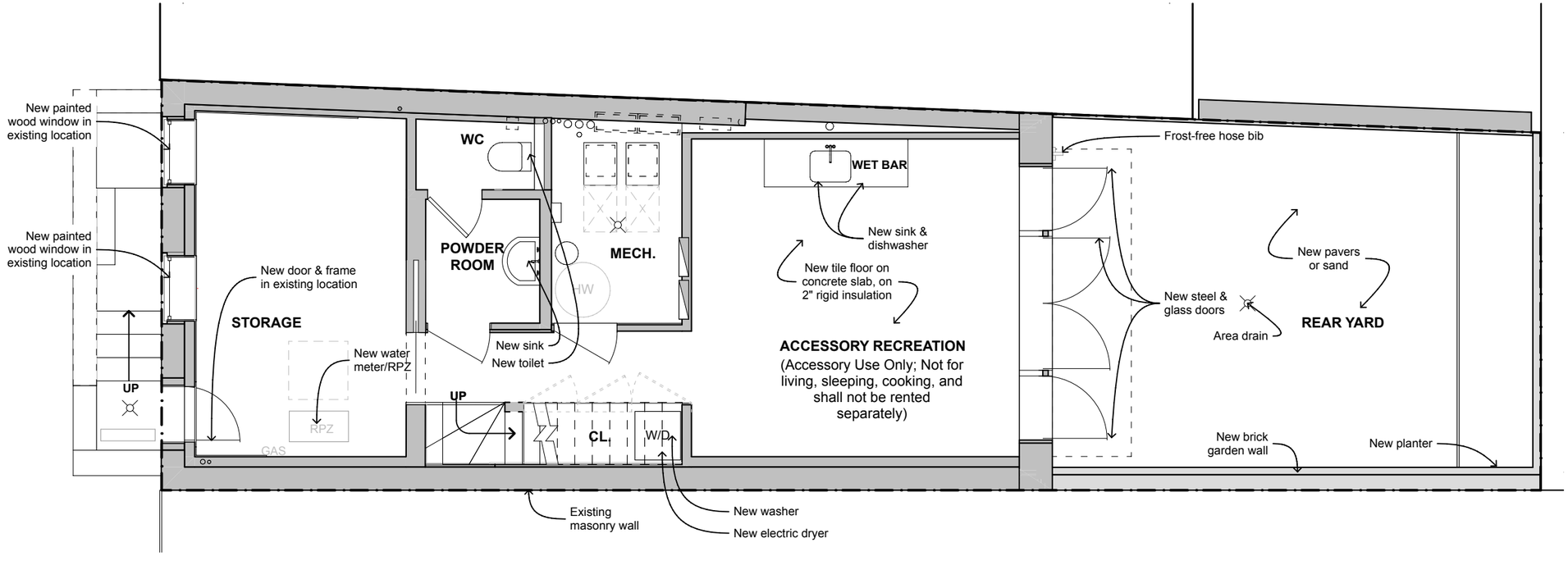
REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPC-22



Cellar Floor Plan - Demolition & Existing

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



Cellar Floor Plan - Proposed

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

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

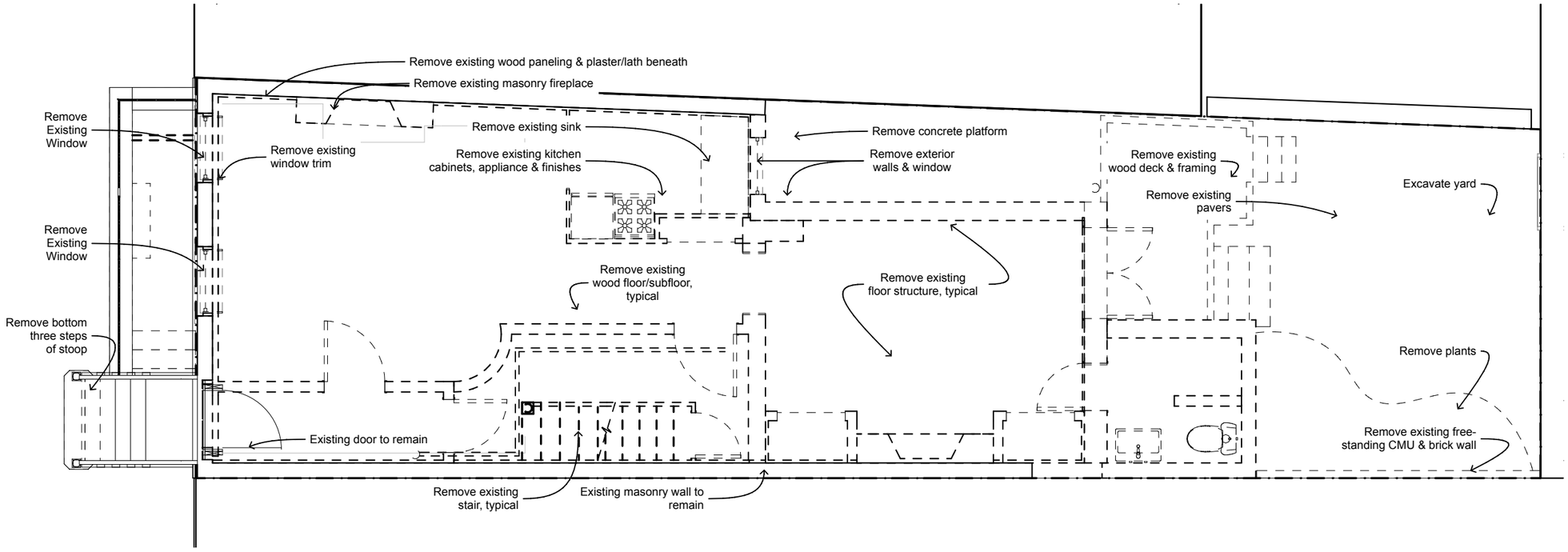
232 West 10th Street
New York, NY 10014

Cellar Floor Plans

Date: 11.16.22

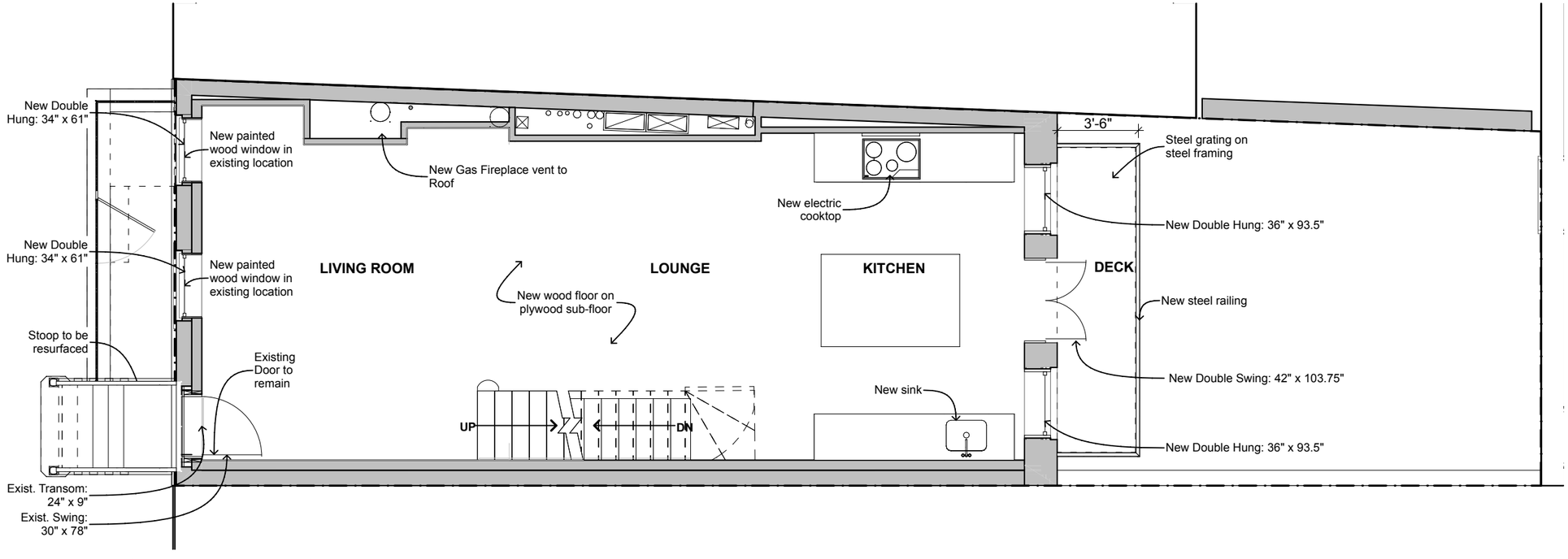
REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

LPC-21



First Floor Plan - Demolition & Existing

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



First Floor Plan - Proposed

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

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

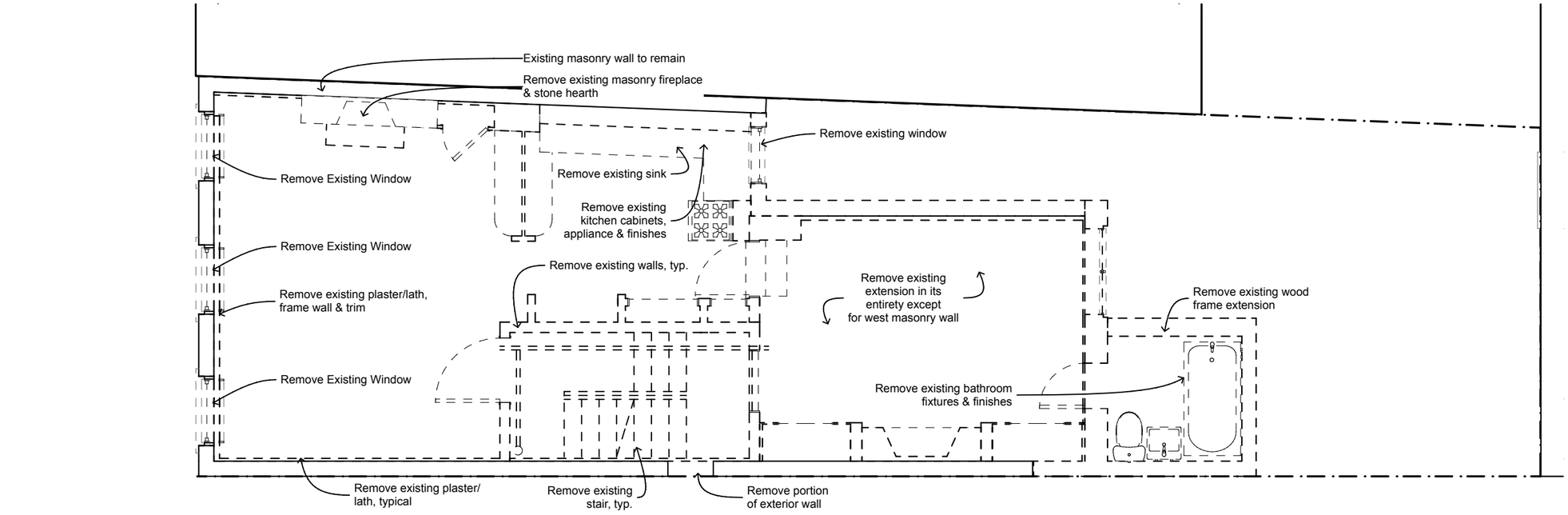
232 West 10th Street
New York, NY 10014

First Floor Plans

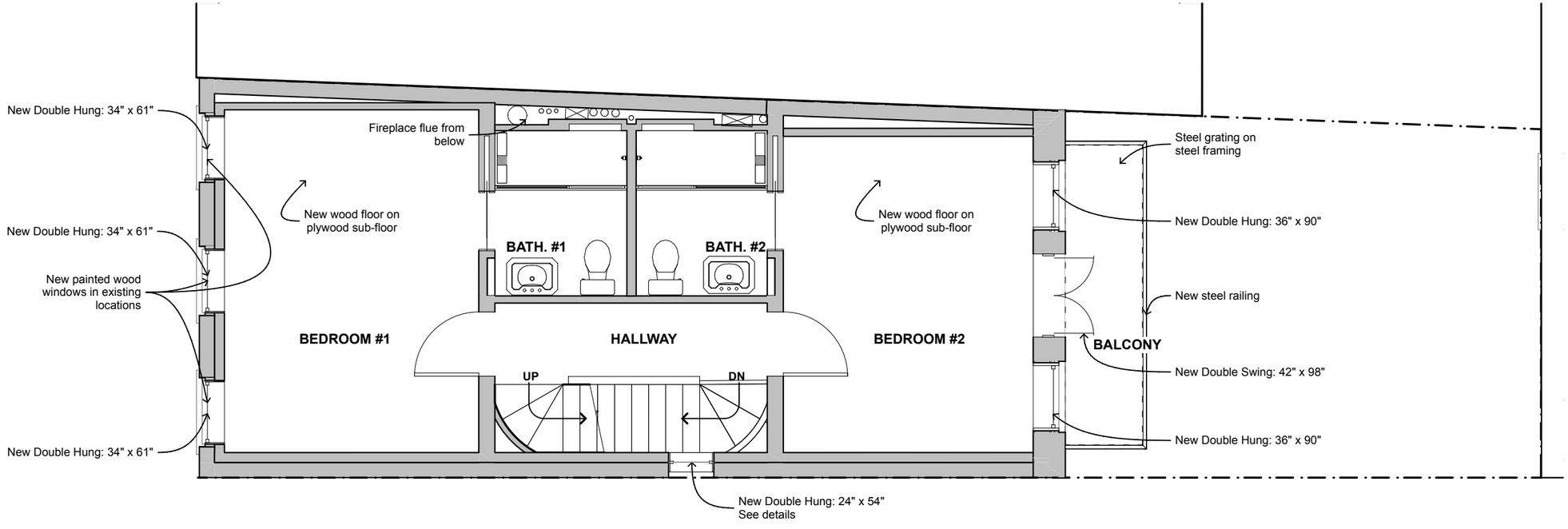
Date: 11.16.22

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

LPC-24



Second Floor Plan - Demolition & Existing



Second Floor Plan - Proposed

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

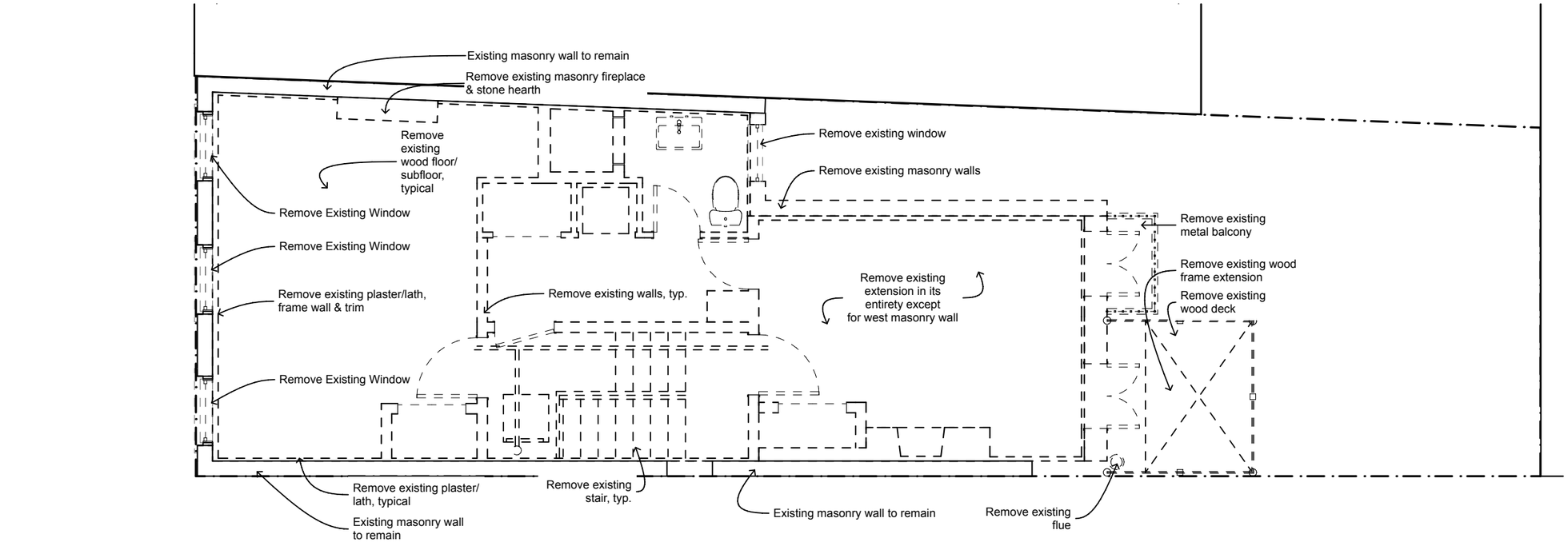
232 West 10th Street
New York, NY 10014

Second Floor Plans

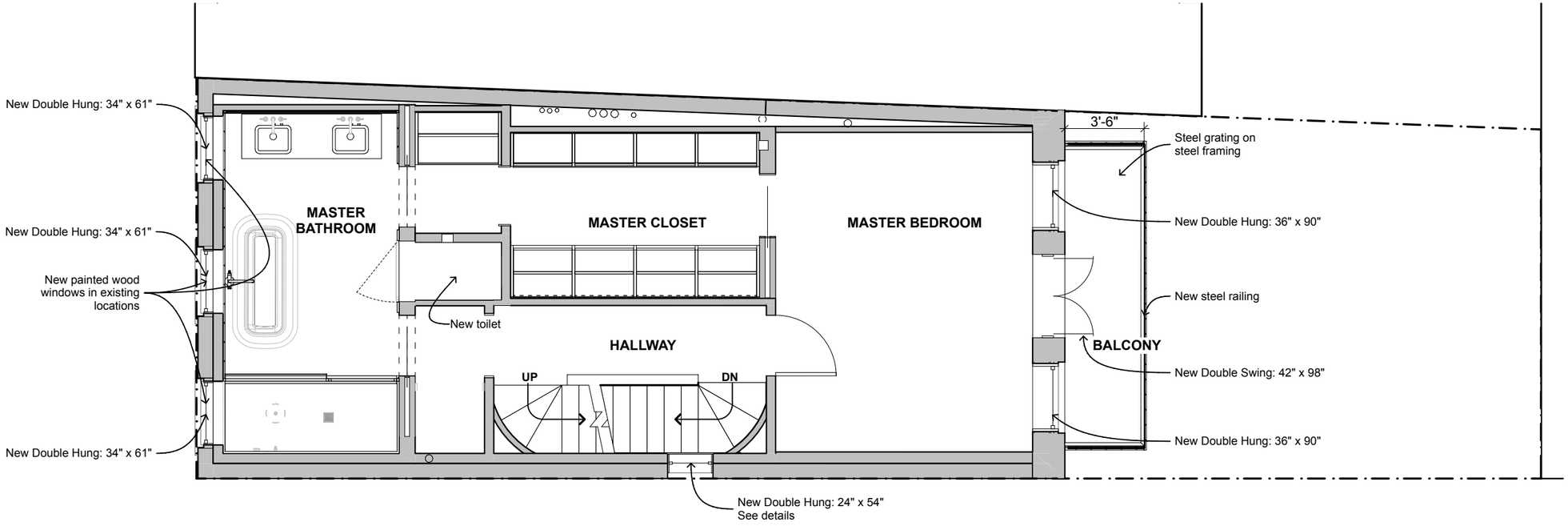
Date: 11.16.22

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

LPC-23



Third Floor Plan - Demolition & Existing



Third Floor Plan - Proposed

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

Third Floor Plans

Date: 11.16.22

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

LPC-26

Benjamin Moore - ONYX

Exterior Paint

Kolbe Windows & Doors - COAL BLACK

Window & Door Cladding

Glen-Gery - BRANDYWINE HANDMADE

Rear Facade Brick

STAINED MAHOGANY

Wood Screen

Vermont Structural Slate Company - GRAYSON SLATE

Bulkhead Cladding

BLUESTONE

Roof Coping & Window Sill/Lintel

ZINC

Bulkhead Fascia

JOSEPH VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

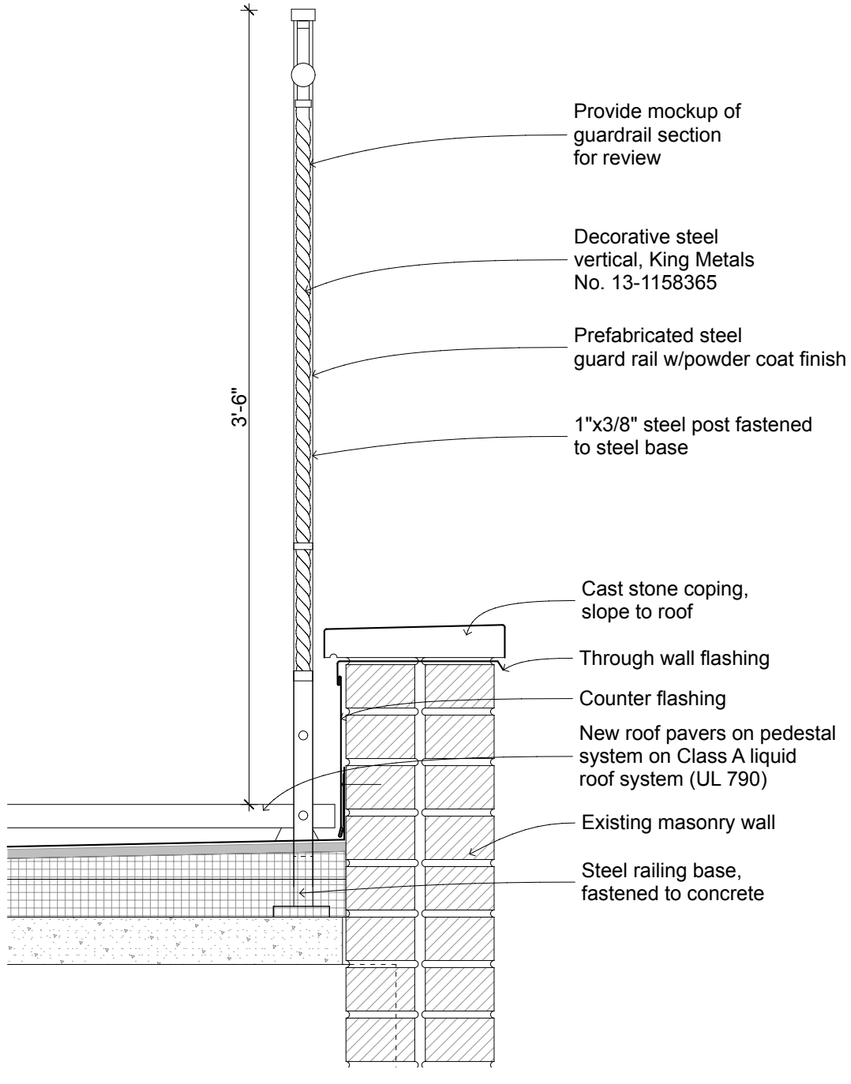
232 West 10th

232 West 10th Street
New York, NY 10014

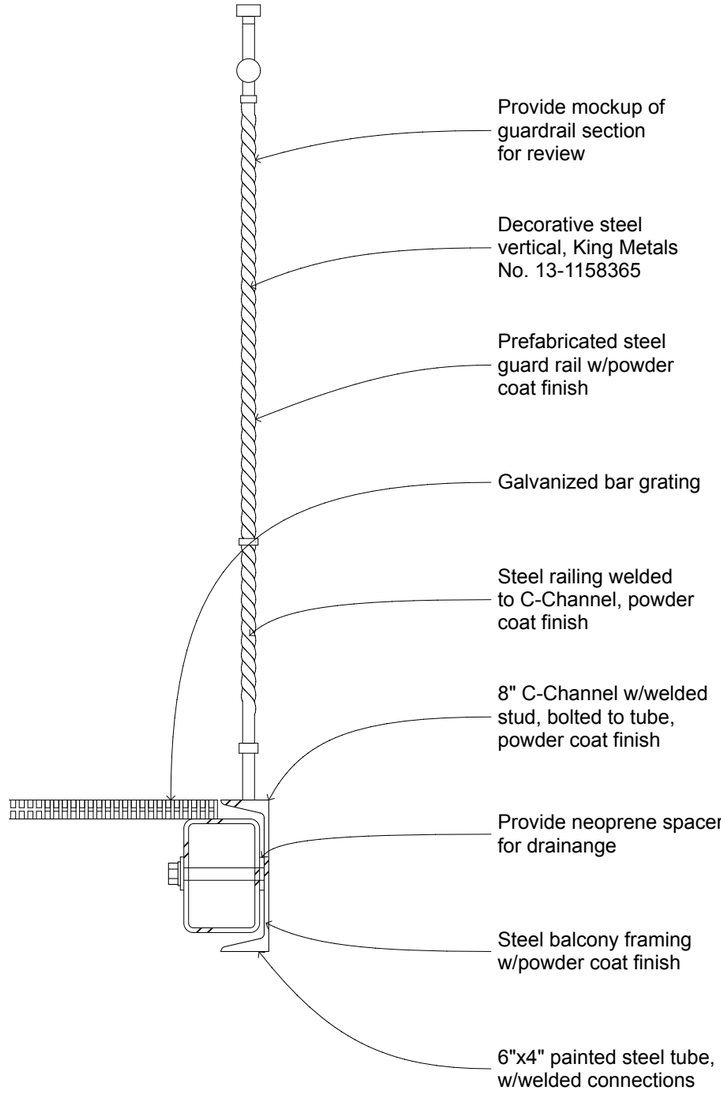
Materials

Date: 11.16.22

LPC-27



Roof Railing Detail
SCALE: 1 1/2"= 1'-0"



Balcony Railing Detail
SCALE: 1 1/2"= 1'-0"

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

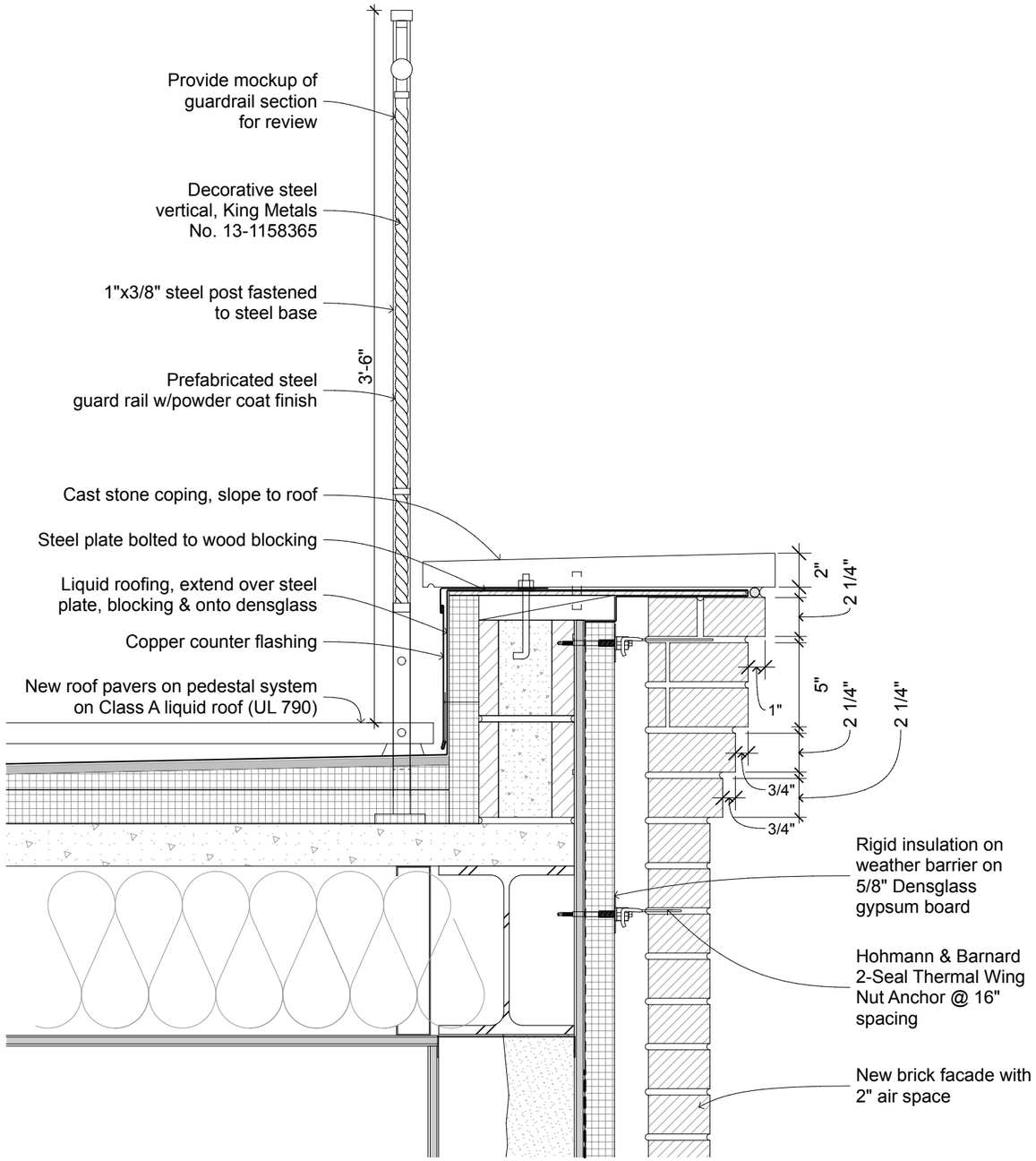
232 West 10th
232 West 10th Street
New York, NY 10014

Railing Details

Date: 11.16.22

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

LPCAPP-1



South Facade Cornice Detail

SCALE: 1 1/2"= 1'-0"

JOSEPH VANCE ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

South Facade Cornice Detail

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPCAPP-2

section 03100 - Concrete Sidewalks

a. Unless otherwise noted - sidewalks should have control joints cut in with a masonry saw AFTER curing.

b. Provide straight broom finish.

c. All new sidewalks or PATCHES to existing sidewalks in landmark districts to be TINTED concrete. Confirm color of tint with architect:
   1) For blocks where historic sidewalks are bluestone (most areas of brooklyn, the Village, Upper East Side, Upper West side)

      DAVIS Color #884
      1lb tint per 100lbs Light Grey Portland Cement and sand

      OR

      SCOFIELD Chromic Admixture “Cool Black” #1
      (1) five-sack-mix bag per (5) 94lb bags Medium Grey Portland Cement and sand

   2) For blocks where historic sidewalks are Granite (most of Soho and Tribeca)

      DAVIS Color #884
      3lb tint per 100lbs Light Grey Portland Cement and sand

      OR

      SCOFIELD “Landmarks Grey” K 157-4

section 04200 - Brick Masonry

a. Repair of existing masonry:

   1. Do not sandblast masonry.

   2. For paint removal, first try wire brushes, then use appropriate paint stripper where required.

   3. Cut joints to be tuckpointed with masonry saw, masonry saw must not however be allowed to cut into brick, or widen joint in any way.

   4. Repoint with mortar mixture compatible with brick in color and composition. Where required by architect, have sample of mortar tested by testing agency for proper mix, such as “building conservation consultants, (212-233-6120)”. Modern mortar mixes are usually not compatible with old softer brick.

   5. Application of cementitious coating, parging, stucco or any “thoroseal” type material is not permitted unless specifically authorized by architect.

   6. Where a new wythe is being added to an existing brick wall - corrugated tie ties may be used. Otherwise for all brick veneer walls, (2) piece adjustable ties must be used.

b. Installation of new brick:

   1. Mockup required. Provide mockup on site 48” x 48” using brick specified, in the pattern specified and showing all components listed below.

   2. Use brick of the sizes described in the drawings.

   3. Lay only dry, unchipped and unbroken brick.

   4. Use masonry saws to cut and fit brick.

   5. Set units plumb, true to line, and with level courses accurately spaced.

   6. Completely embed horizontal reinforcement in mortar.

   7. No open cells or exposed unfinished ends of masonry units are permitted.

   8. Protect tops of open walls during construction from the elements when left unattended.

   9. See drawings for brick pattern

   10. Verify mortar color with architect prior to commencing.

   11. Provide tooled mortar sample for architects approval prior to installing all brick.

   12. At steel lintels, USE ONLY FACTORY MADE LIP BRICK. Do not cut brick on site to create lip brick.

   13. Components to be used:

      a. Wall flashing at all relieving angles:
         Hohmann & Barnard “Mighty Flash” flexible stainless steel flashing. Flashing to terminate minimum 6” above Mortar Net. Terminate flashing with continuous stainless steel termination bar, seal entire length of termination bar with sealant at top. Use end dams at both ends of flashing above openings. Use Butyl tape at joints with 3” splice.

      b. Mortar net at all relieving angles and thru wall flashing conditions:
         “Mortar Net” by Mortar Net Solutions.

      c. Weep vents
         Masonry Technology Incorporated (MTI) “Wall Opening Weeps” #WOW 9095. Install in bed joint at relieving angles, lintels over openings ***AND* at the top exposed course of every wall**. See manufacturers installation instructions.

      d. Brick ties for brick veneer over studs:
         Hohmann & Barnard “Thermal 2-Seal Wing Nut Anchor”, stainless steel. Install 16” x 16” on center, through insulation and sheathing into stud. Ties MUST BE INSTALLED ONLY TO STUDS.

      e. Brick ties for brick veneer over CMU:
         Hohmann & Barnard “170-ML” Adjustable Truss. Install every other vertical course.

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

Specifications

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

LPCAPP-3

section 04210 - Brownstone Stucco

a. Preparation of the Surface: Cut back all deteriorated surfaces to be repaired to a sound base with a toothed chisel to remove all loose stone and provide a rough surface.

b. Mechanical Keying: to create a mechanical key of holding mechanical for the patch, undercut the edges of the patch to form a slight dovetail and drill 1/2” diameter holes 1/2” deep, spaced 2 to 3 inches apart staggered.

c. Application of patching Material: Proper application of patching material involves several steps:
1. Surface Washing: Wash the prepared surface with water and soft brush;
2. Slurry Coat: Apply a thin slurry coat with a brush and rub vigorously into the surface. The slurry coat consists of material in the following mix by volume:

Slurry Coat
1 part white Portland cement
2 parts type S lime
6 parts sand
Mix with water

3. Scratch Coat: The first scratch coat should be pressed into the slurry coat while the slurry coat is still moist. Each scratch coat should be scored before initial drying to provide a key for following coats. No coat should exceed 3/8” in thickness. About 2 to 4 hours should be allowed between applications of scratch coats. Scratch coats consist of material in the following mix by volume:

Scratch Coat
1 part white Portland cement
1 part type S lime
6 parts sand
Mix with water

4. Finish Coat: The finish coat is applied once the patch has been built up to the required thickness. Only this last coat is formulated to match the color and texture of the stone being repaired. The finish coat should be formulated as follows:

Finish Coat
1 part white Portland cement
2 parts type S lime
2-3 parts sand
3-4 parts crushed stone
Dry Pigments
Mix with water

· all measurements are parts by volume;
· all ingredients should be combined dry and then mixed with potable water;
· use dry pigments (natural or synthetic stable oxide pigments) when crushed stone is not sufficient to give a color match. Be careful not to exceed recommended maximum amounts, too much pigment reduces strength and will give unstable color.
· The best brownstone patching contains actual crushed stone. Use stone removed from the area being repaired or old stone stone with the same qualities. The crushed stone should be ground and passed through a 16-mesh screen, and washed thoroughly.

d. Surface Finishing: Surface should be finished to match the original stone tooling or existing condition. Possible surface treatments include damp sponging (stippling), dry troweling with a wooden float, and acid etching with dilute hydrofluoric acid, all executed while the patch is partially cured to a leather hardness.

JOSEPH VANCE ARCHITECTS
111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th
232 West 10th Street
New York, NY 10014

Specifications

Date: 11.16.22

LPCAPP-4

JOSEPH
VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Bulkhead
Rendering

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

Bulkhead Rendering

LPCAPP-5

JOSEPH VANCE
ARCHITECTS

111 West 17th Street
New York, NY 10011
212–645-1278
www.jvarchitects.com

232 West 10th

232 West 10th Street
New York, NY 10014

Detail View
of Mock-Up

Date: 11.16.22

REGISTERED ARCHITECT
JOSEPH EDWARD VANCE
019760
STATE OF NEW YORK

1 **Roof- Mock-up Detail**

LPCAPP-6

Landmarks Preservation Commission

November 22nd, 2022
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-22-12336

232 West 10th Street – Greenwich Village Historic District

Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 860 5066 6497
Passcode: 669738
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.