Landmarks Preservation Commission

August 12, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-12168

24 West 10th Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 374 1460
Passcode: 904503
By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.

24 W 10TH ST
NEW YORK, NY 10014

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

TITLE PAGE

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

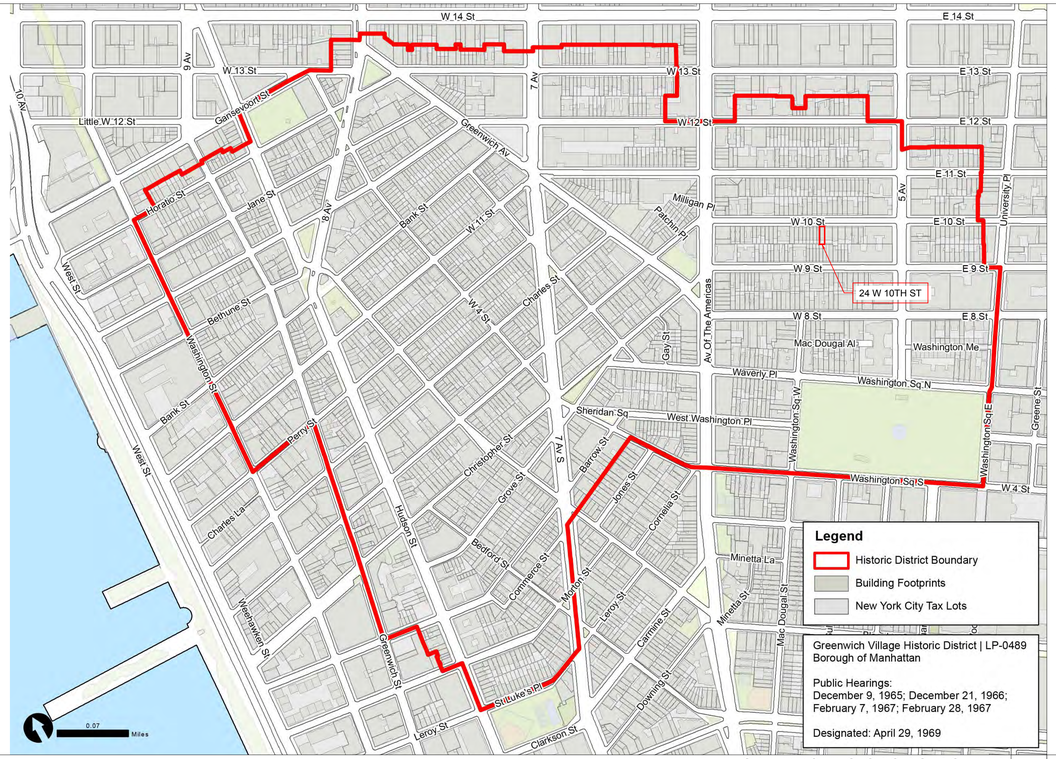
DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-101

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



GREENWICH HISTORIC DISTRICT MAP
NTS
1

#20-38

As an instance of city planning, this "terrace" of brownstone Anglo-Italianate town houses, all originally four and one-half stories in height, with unifying balconies at second floor and English basements entered at street level, is architecturally the equal of the row of Greek Revival town houses at the north side of Washington Square east of Fifth Avenue. Traditionally, this row is attributed to the noted architect, James Renwick, Jr., but no proof is yet available.

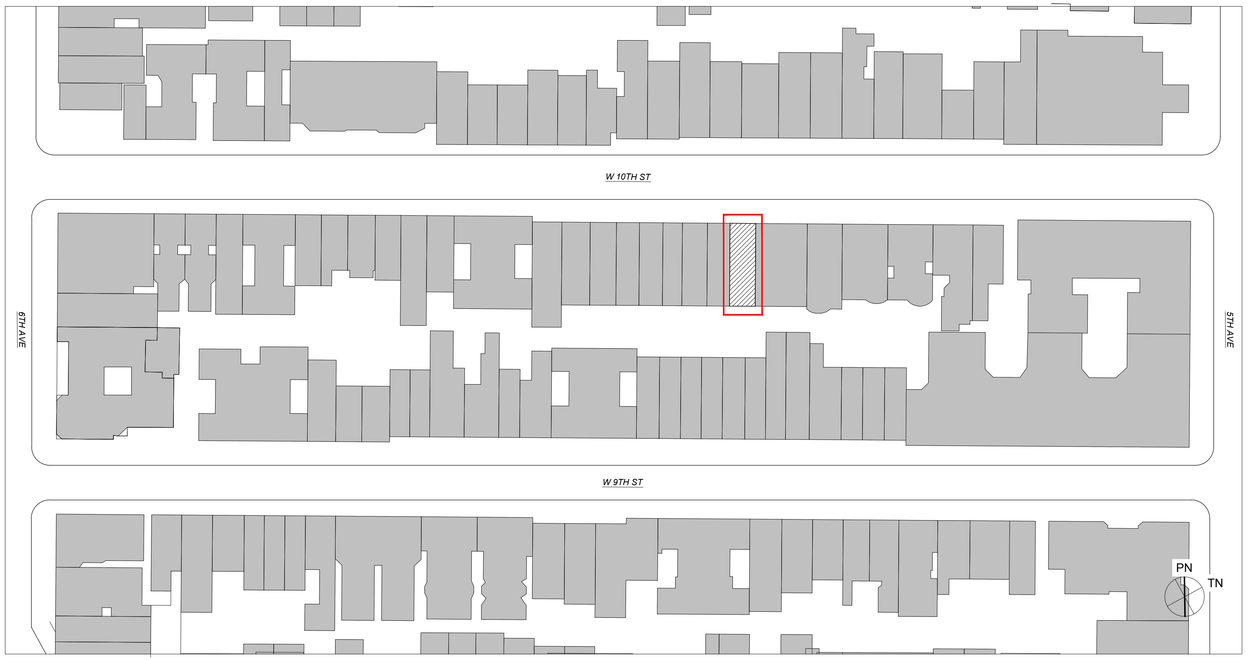
All these houses were erected in 1856, except No. 38, built two years later. This row (except No. 20) was built for investment by James F. D. Lanier, banker, whose home was at No. 16 nearby. No. 20 was built jointly by James Winslow, who lived at No. 18 next door, and Lanier, his partner and son-in-law.

Nos. 20, 22, 28, 36, and 38 were remodeled at a later date, losing their original window frames and altered at their upper floors. High studio skylights were added at the top two floors of Nos. 20 and 22. Nos. 24, 26 and 32 appear to have retained their window sash.

The houses in this row have retained their rusticated English basements (except Nos. 28, 36 and 38), and all have their cast iron balconies at second floor level. All but No. 36 have their original ironwork, exceptionally fine in design, at the low entrance steps and areaways. The entrance steps have cast iron newel posts, with the addition at Nos. 30 and 32 of animal motifs. The same curved Italianate design is repeated the length of the second floor continuous balcony with simple, paired, and paneled posts of cast iron set at even intervals.

The handsome rusticated English basements at first floor level each have a round-arched doorway and window. Particularly notable are the French doors opening onto the balcony level. They are imposingly framed, with pedimented entablatures in some cases. The windows at the third floor are framed with simple entablatures above and retain the small corbel blocks under the windowsills, so typical of the Italianate style. Those at the fourth floor have only cornices above the frames. Another notable feature of these elegant town houses is the continuous cornice which once united them all. In the fascia, below the cornice, are set low attic windows with continuous sills. Resting on these sills, between the windows, are large vertical console brackets which support the cornice.

LANDMARKS DESIGNATION REPORT
NTS
2



PLOT PLAN
1 : 500
3



1940 TAX PHOTO
NTS
4



1980 TAX PHOTO
NTS
5

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

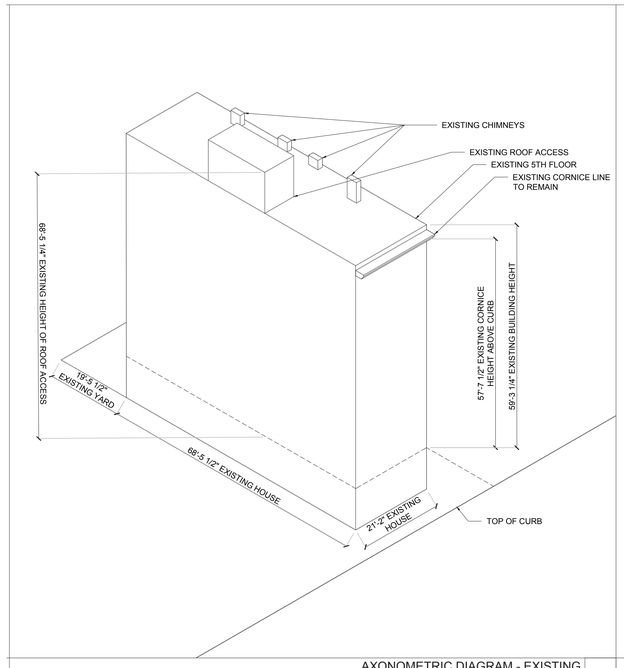
LANDMARKS HISTORY

SEAL AND SIGNATURE

DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:

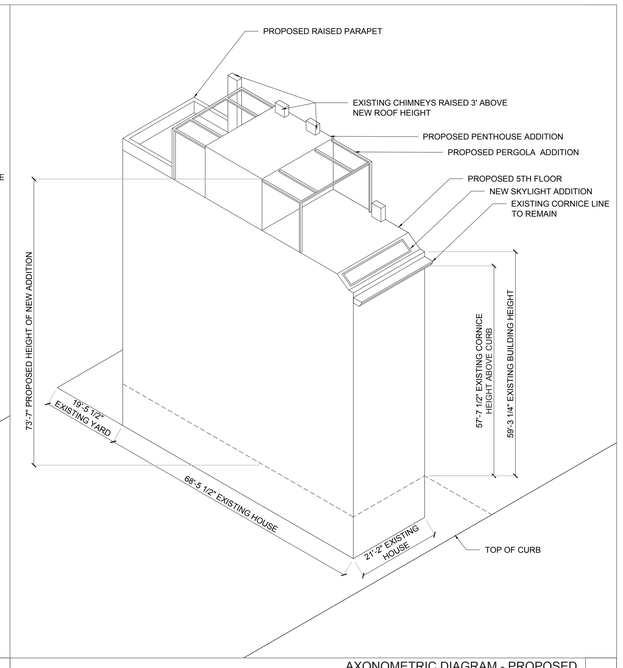
LPC-102

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



AXONOMETRIC DIAGRAM - EXISTING
1/16" = 1'-0"

2



AXONOMETRIC DIAGRAM - PROPOSED
1/16" = 1'-0"

1

NYC Landmarks Preservation Commission

Zoning Statement Form

Landmark Preservationist
Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, NY 10007

RE: LPC Docket Number (if available): 24 - 08187
Address: 24 W 10th Street
New York, NY 10011
Block: 573 Lot: 30

Dear Landmarks Preservation Commission (LPC) staff,

I hereby state that I am the Design Professional of Record, and will file the above-referenced project at the Department of Buildings with the same complete set of zoning and architectural filing drawings that I have submitted to LPC as part of my application for a new addition or new building, and that I have personally examined the application and plans and any other required documentation relating to the above-referenced proposed work and to the best of my knowledge and belief, find said work to be in compliance with the Zoning Resolution of the City of New York and all other applicable laws, rules and regulations. I further state that the proposed work is as-of-right with respect to bulk, lot coverage, height, setbacks, yards and other criteria governing size, bulk and configuration of the proposed structure and requires no reconsideration or variance from the Board of Standards and Appeals and/or no special permit or other approval from the City Planning Commission. Should the project change during the DOB review process, resulting in a change to the size, bulk and/or configuration of the proposed structure, I confirm that I will contact the Landmarks Preservation Commission (LPC) to ascertain whether I will be required to submit an application for a post-approval amendment for further review.

Elizabeth Roberts — Name

08/06/2025 — Date

E R W — Signature

REGISTERED ARCHITECT
ELIZABETH ROBERTS
038683
STATE OF NEW YORK

Place signature and seal here

Falsification of any statement is a misdemeanor under Section 25-317(c) of the Administrative Code and is punishable by fine or imprisonment or both.

(2/23)

4

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
E R W
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

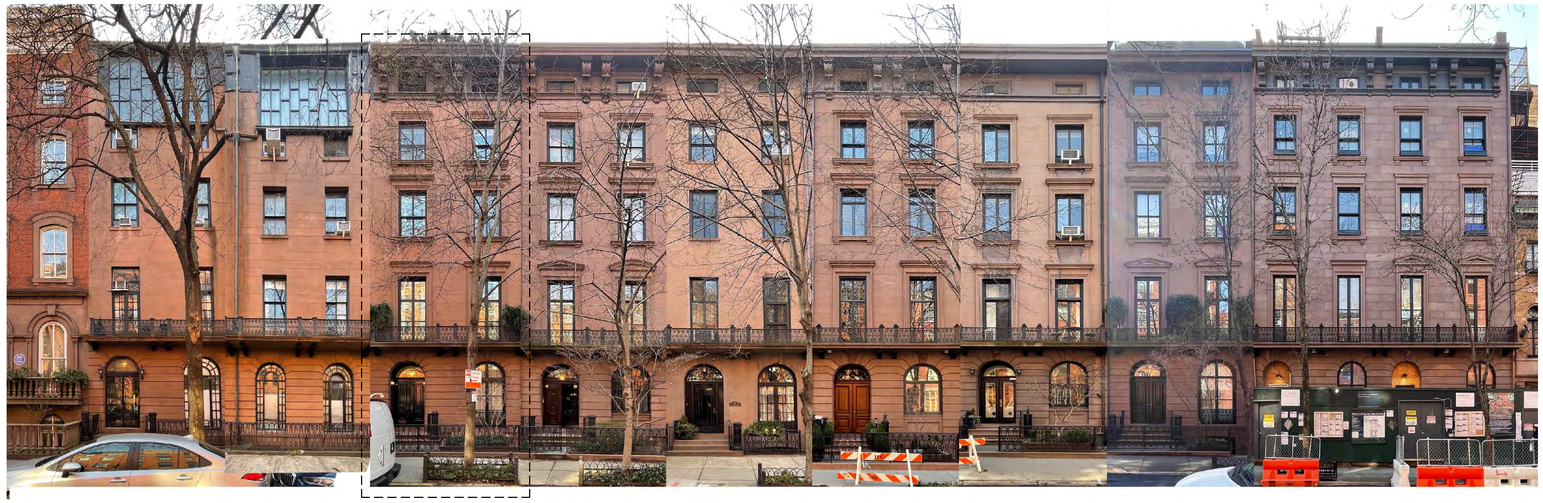
ZONING DIAGRAM AND ATTESTATION

SEAL AND SIGNATURE

DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:

LPC-103

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



RENWICK ROW, 2024
NTS

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

RENWICK ROW STREET FACADE

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-104

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



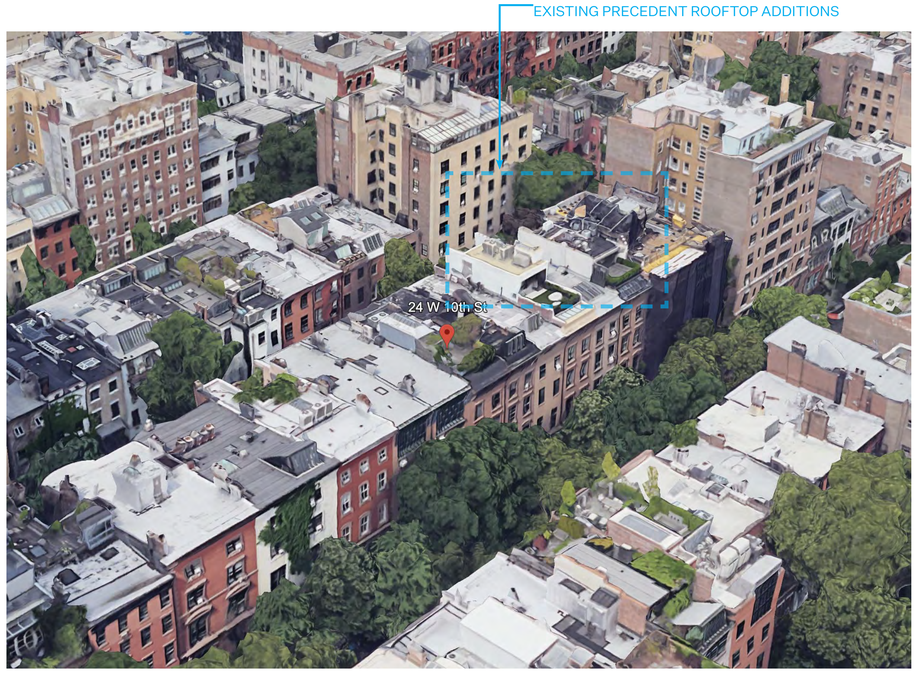
FRONT FACADE
NTS
7



FRONT DOOR AND IRON GATE
NTS
8



BLOCK PERSPECTIVE TOWARD 6TH AVE
NTS
9



ROOF PERSPECTIVE
NTS
10

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

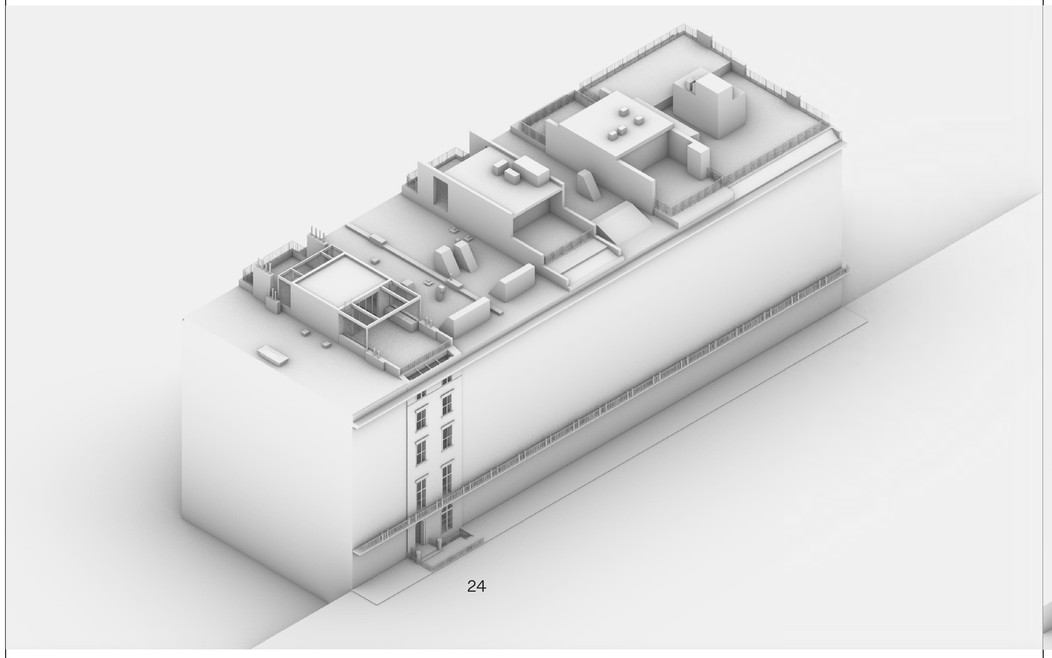
EXISTING CONDITIONS

SEAL AND SIGNATURE

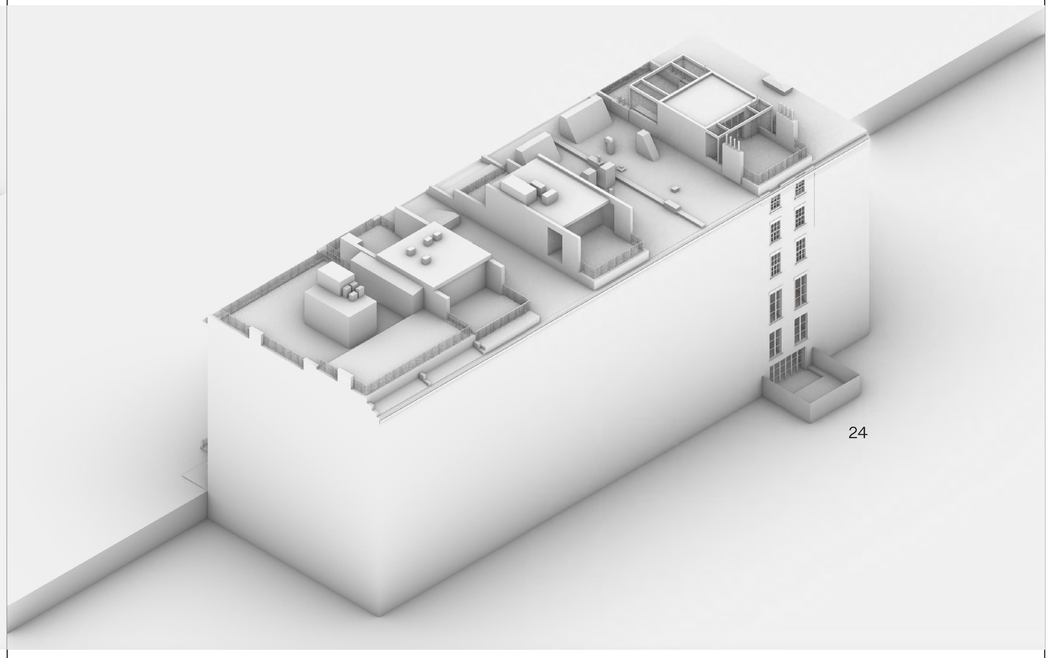
DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:

LPC-105

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



1 PROPOSED BLOCK 3D MODEL (FRONT)
1/8" = 1'-0"



2 PROPOSED BLOCK 3D MODEL (REAR)
1/8" = 1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

SCHEMATIC 3D MODEL OF PROPOSED DESIGN

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-106

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



1 EXISTING BLOCK ELEVATIONS (FRONT)
1/8" = 1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
E R A
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

EXISTING BLOCK ELEVATIONS: FRONT

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

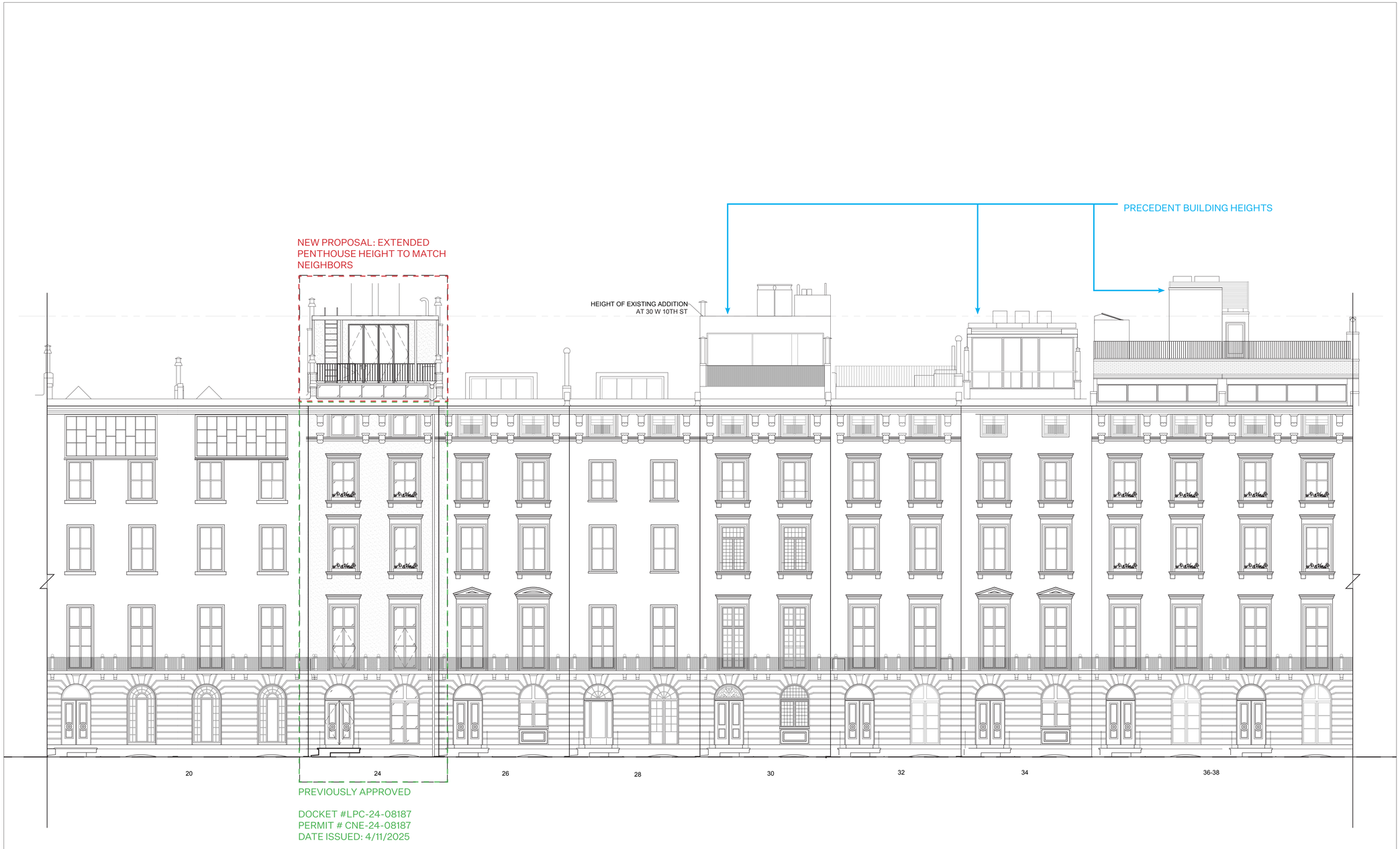
DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-107

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



1 PROPOSED BLOCK ELEVATIONS (FRONT)
1/8" = 1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R ∀

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED BLOCK ELEVATIONS: FRONT

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-108

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



1 EXISTING BLOCK ELEVATIONS (REAR)
1/8" = 1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

EXISTING BLOCK ELEVATIONS: BACK

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-109

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



PREVIOUSLY APPROVED

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

1 PROPOSED BLOCK ELEVATIONS (REAR)
1/8" = 1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED BLOCK ELEVATIONS: BLACK

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-110

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

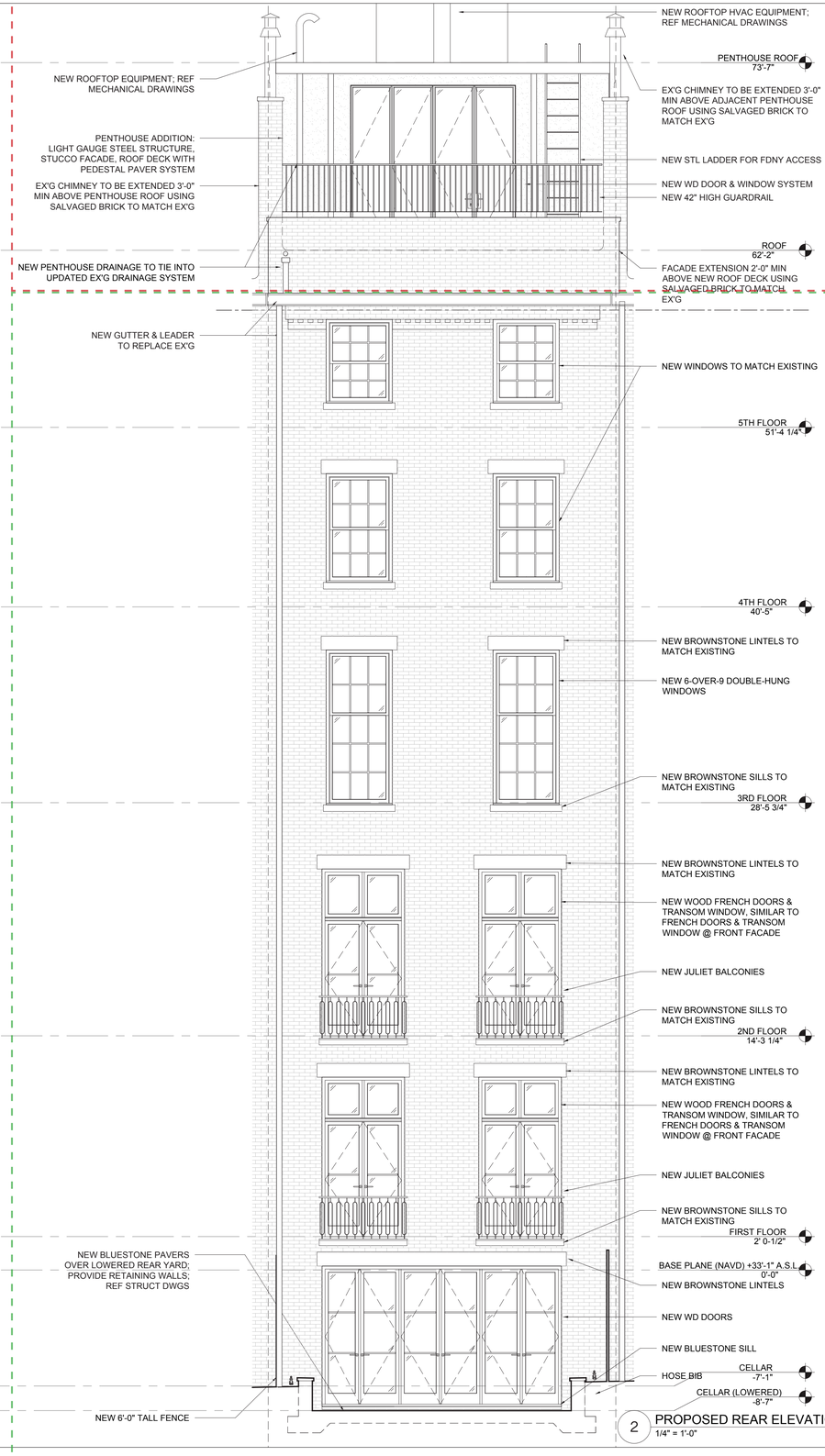


1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

UPDATED PROPOSAL

PREVIOUSLY APPROVED

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025



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

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
E R A
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED ELEVATIONS

SEAL AND SIGNATURE

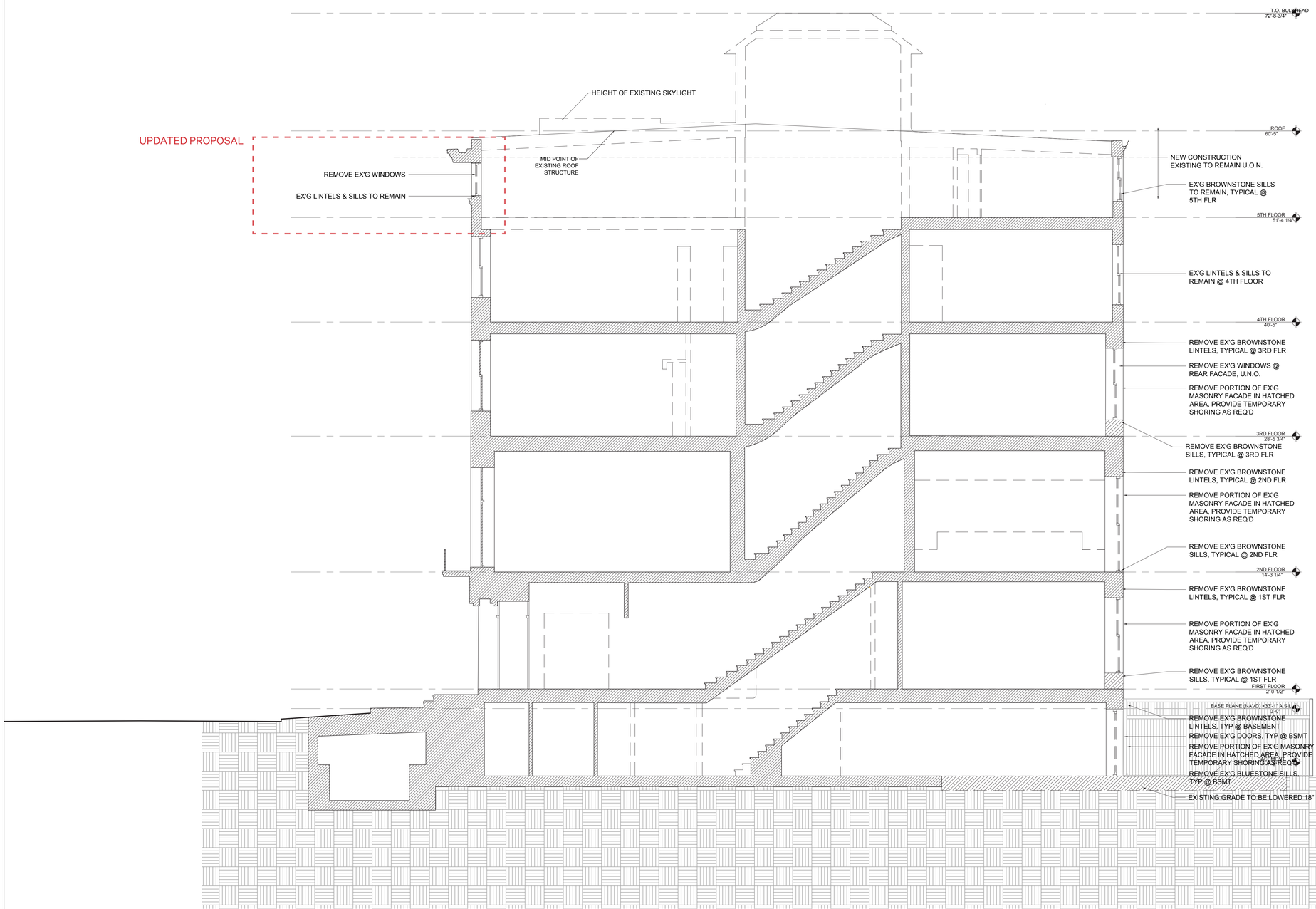
DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:

LPC-111

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025



EXISTING BUILDING SECTION
1/4" = 1'-0"

1

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

DEMOLITION BUILDING SECTION

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

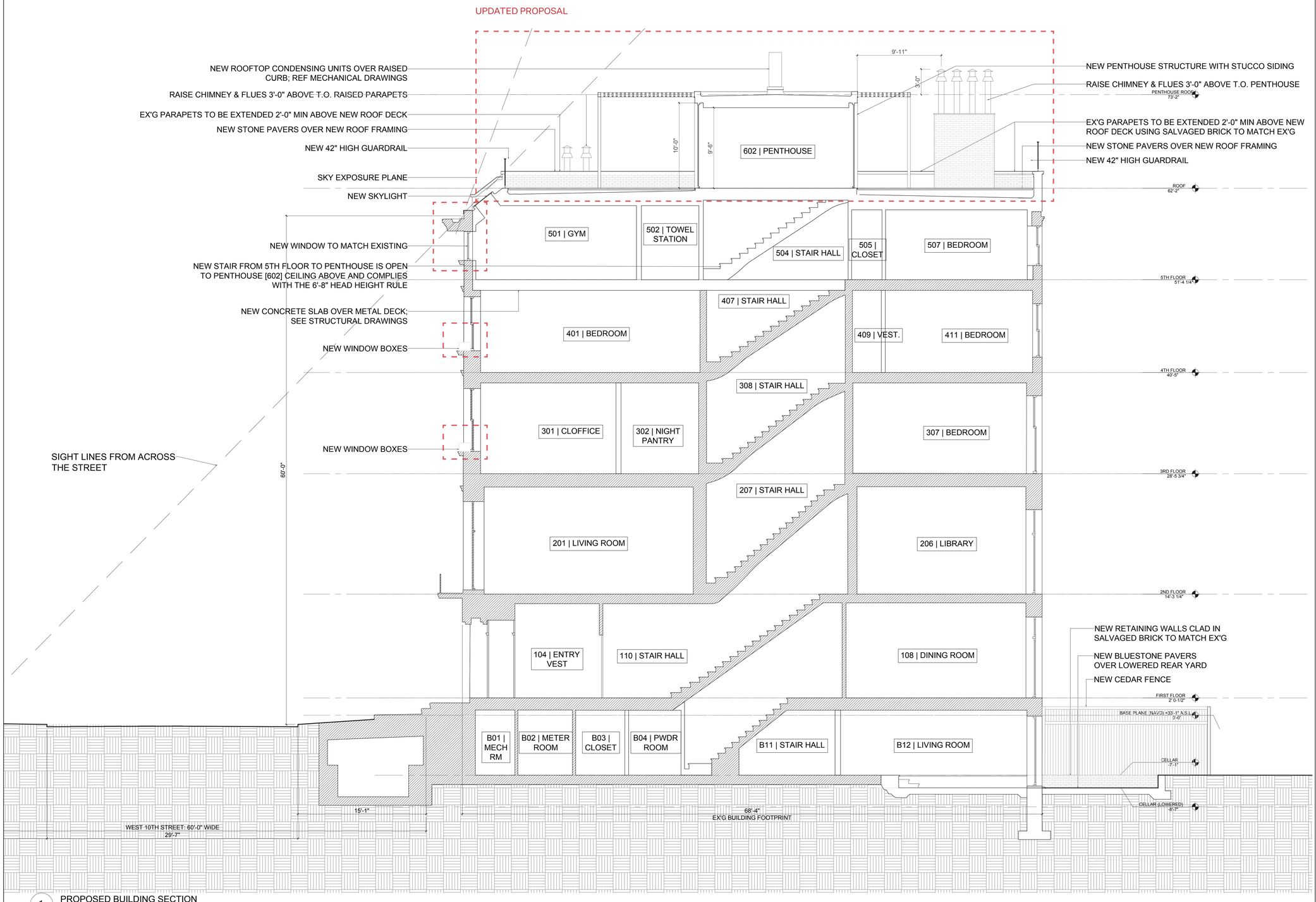
LPC-112

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

UPDATED PROPOSAL



1 PROPOSED BUILDING SECTION
3/16" = 1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
E R A
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED BUILDING SECTION

SEAL AND SIGNATURE

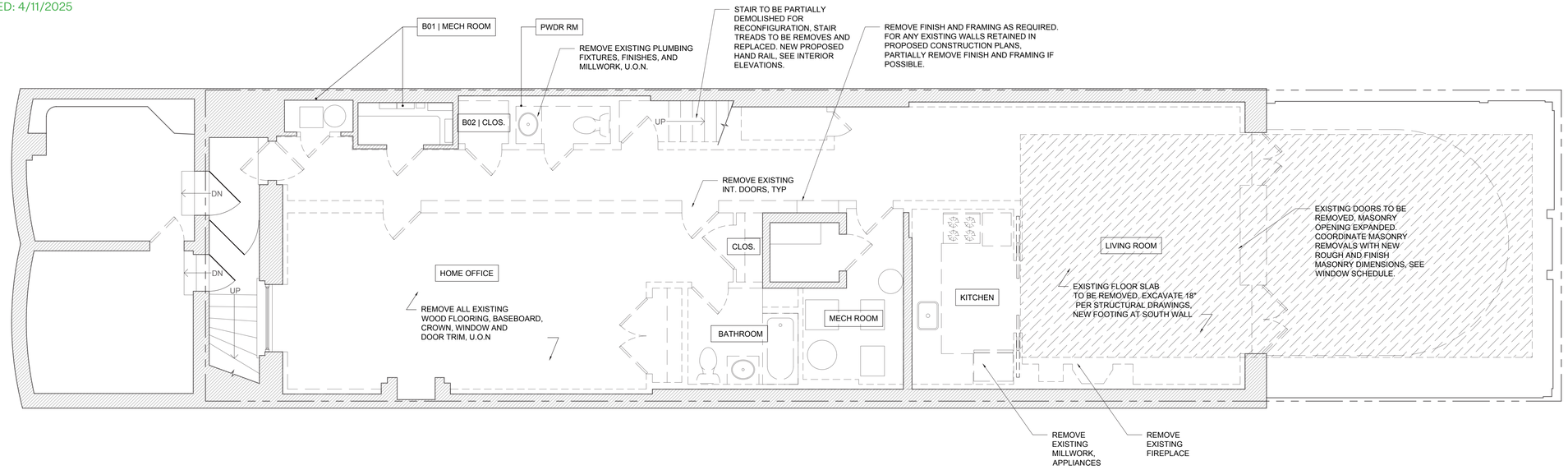
DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK

DRAWING NO:
LPC-113

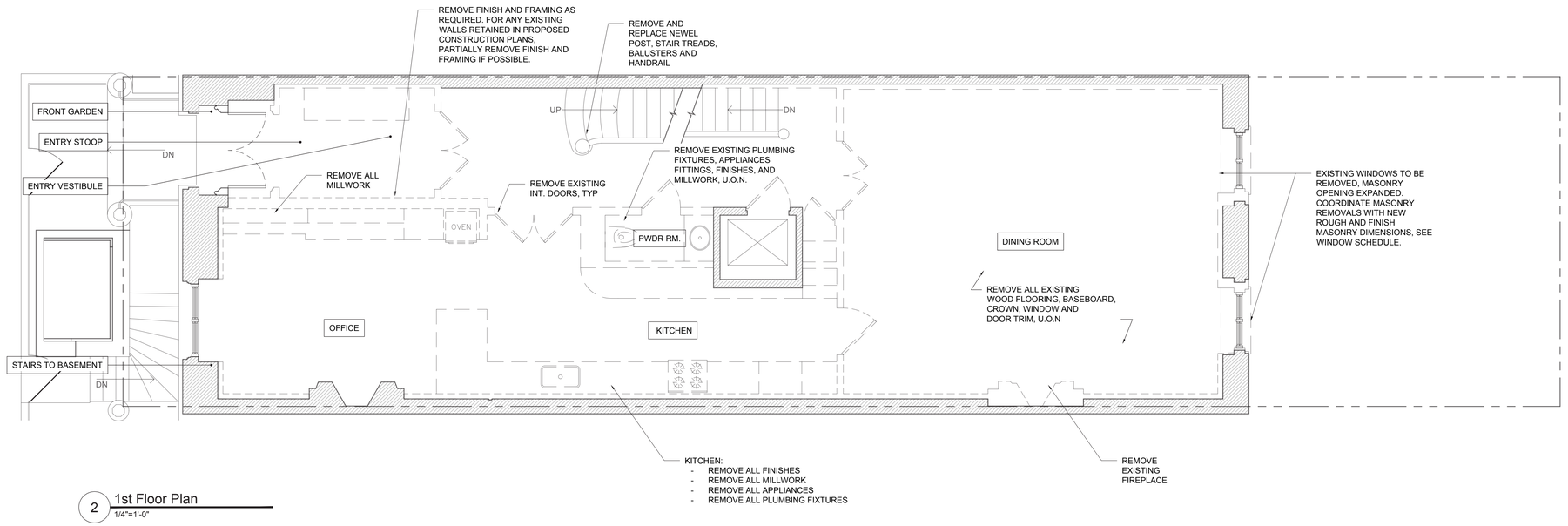
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025



1 Basement Plan
1/4"=1'-0"



2 1st Floor Plan
1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

DEMOLITION PLANS

SEAL AND SIGNATURE

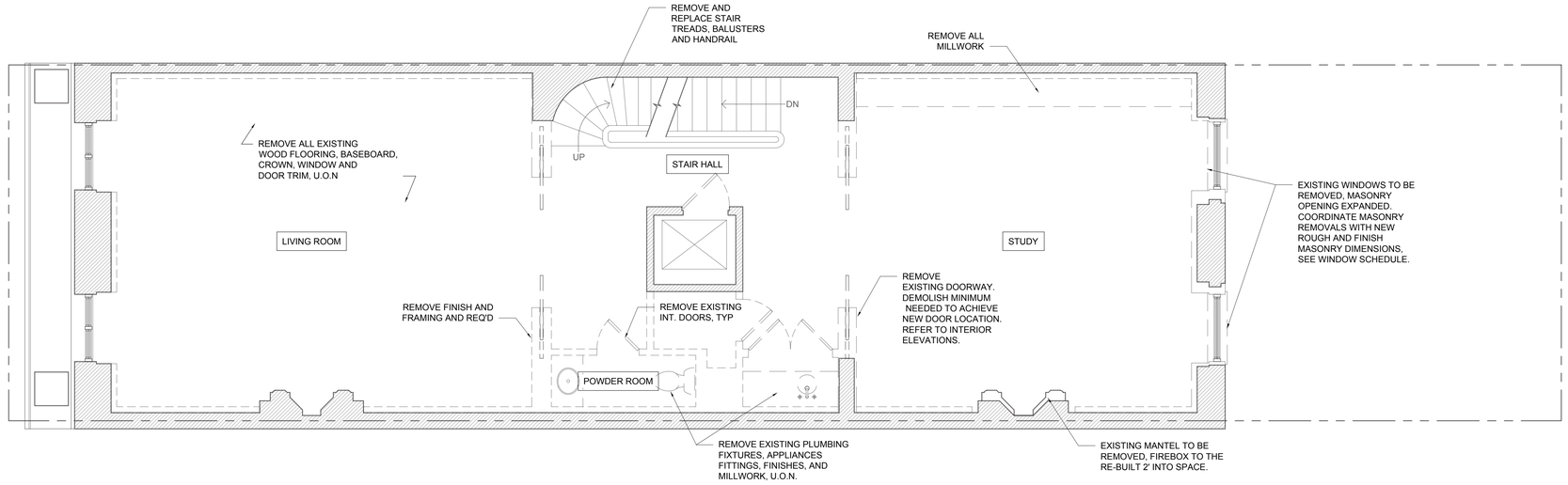
DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:

LPC-114

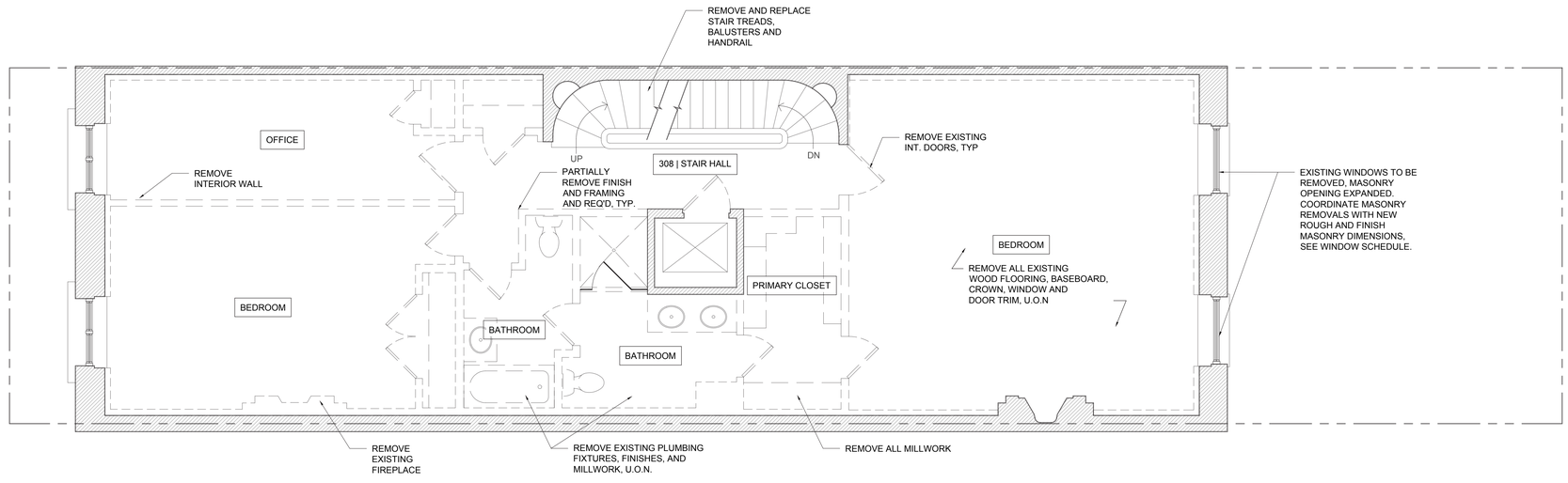
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025



1 2nd Floor Plan
1/4"=1'-0"



2 3rd Floor Plan
1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

DEMOLITION PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

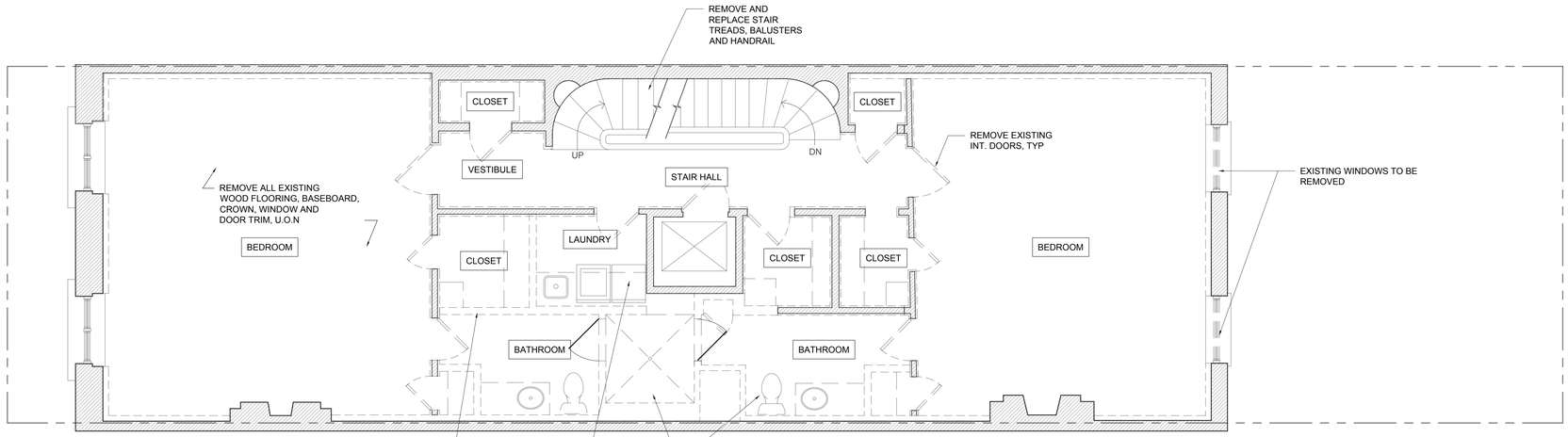
DRAWING NO:

LPC-115

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

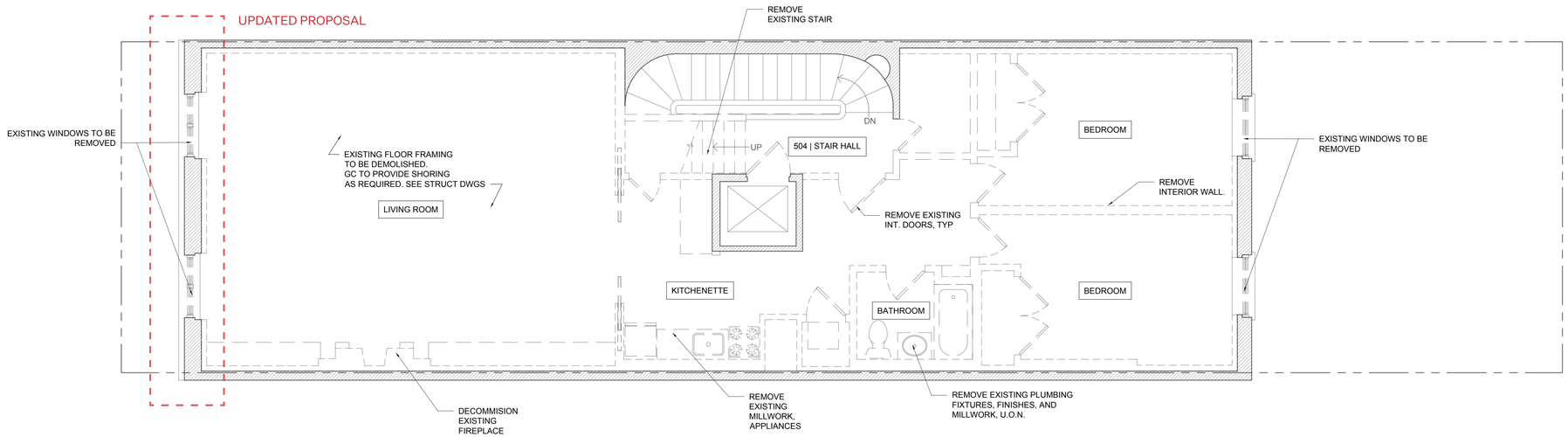
PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025



1 4th Floor Plan
1/4"=1'-0"

UPDATED PROPOSAL



2 5th Floor Plan
1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
E R A
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

DEMOLITION PLANS

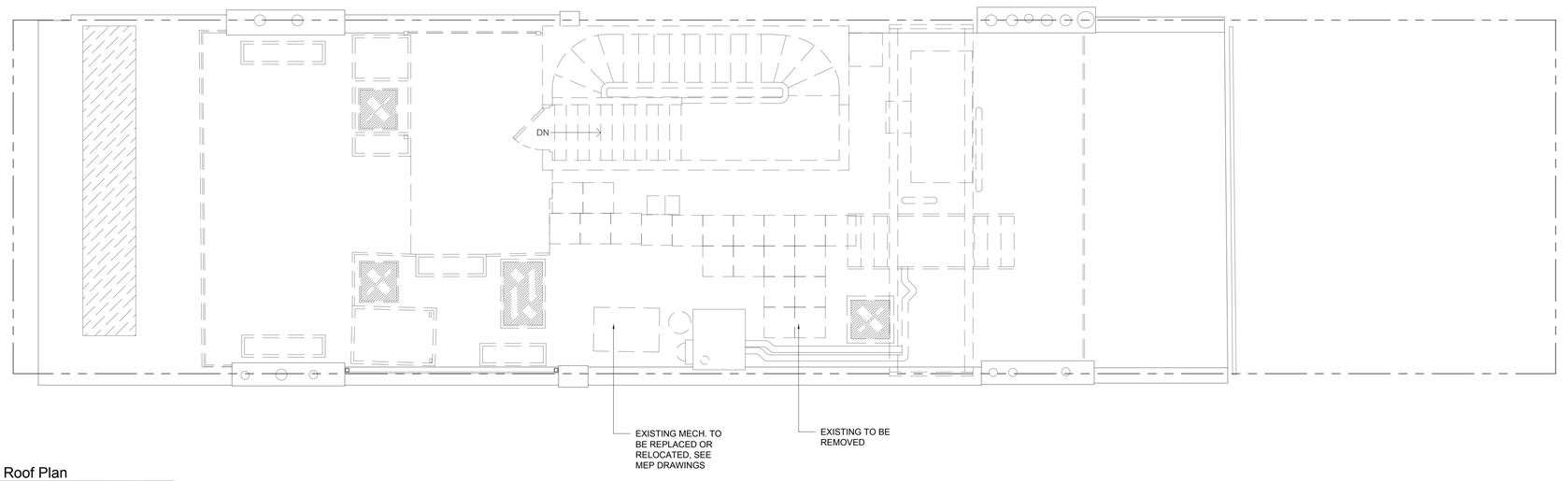
SEAL AND SIGNATURE

DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:
LPC-116

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025



1 Roof Plan
1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

DEMOLITION PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

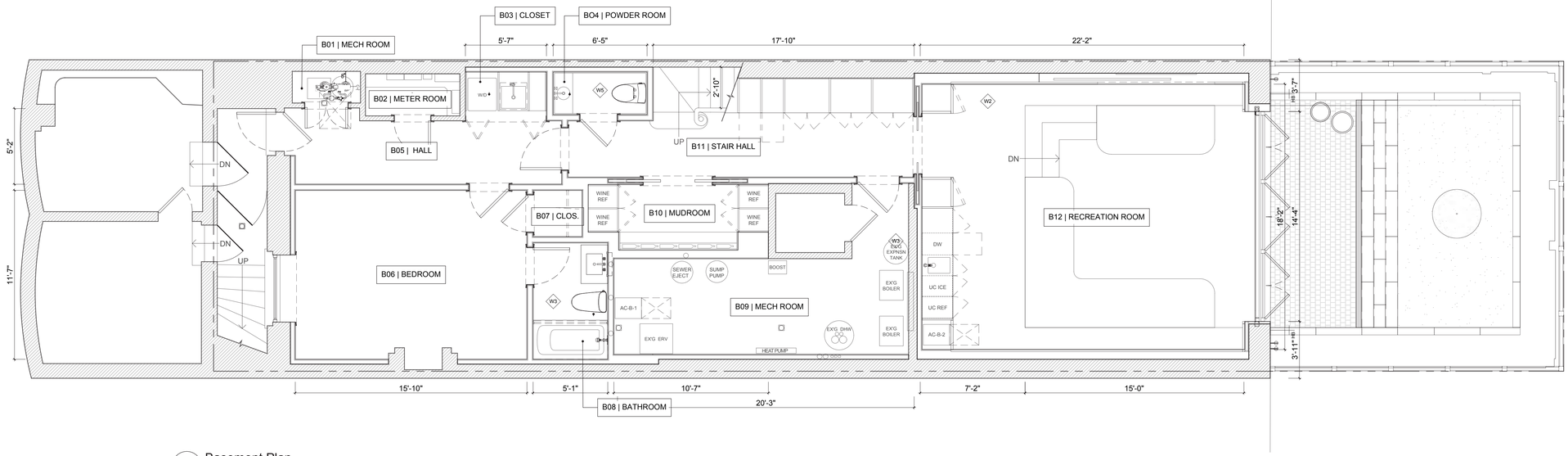
DRAWING NO:

LPC-117

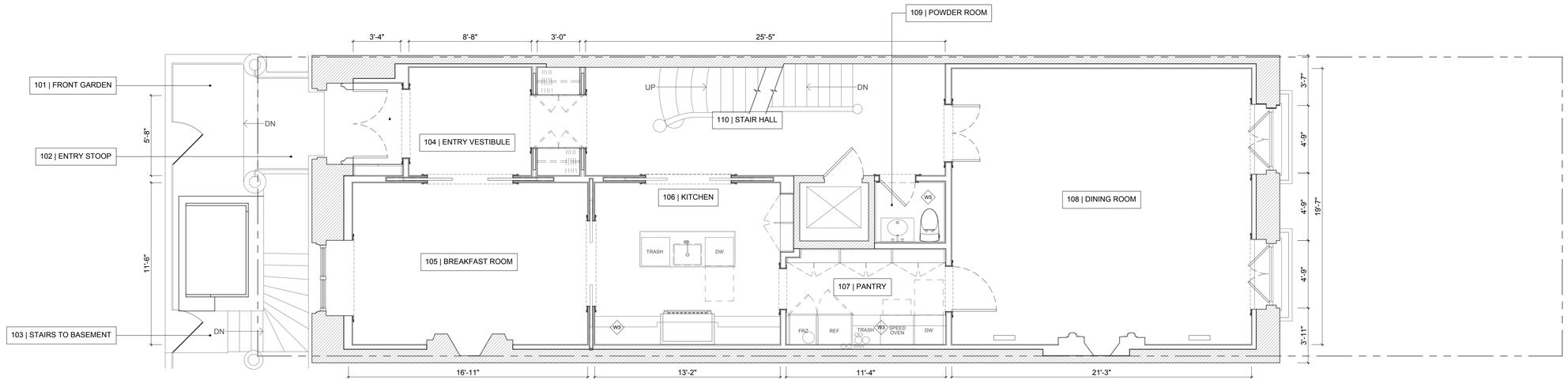
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025



1 Basement Plan
1/4"=1'-0"



2 1st Floor Plan
1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK

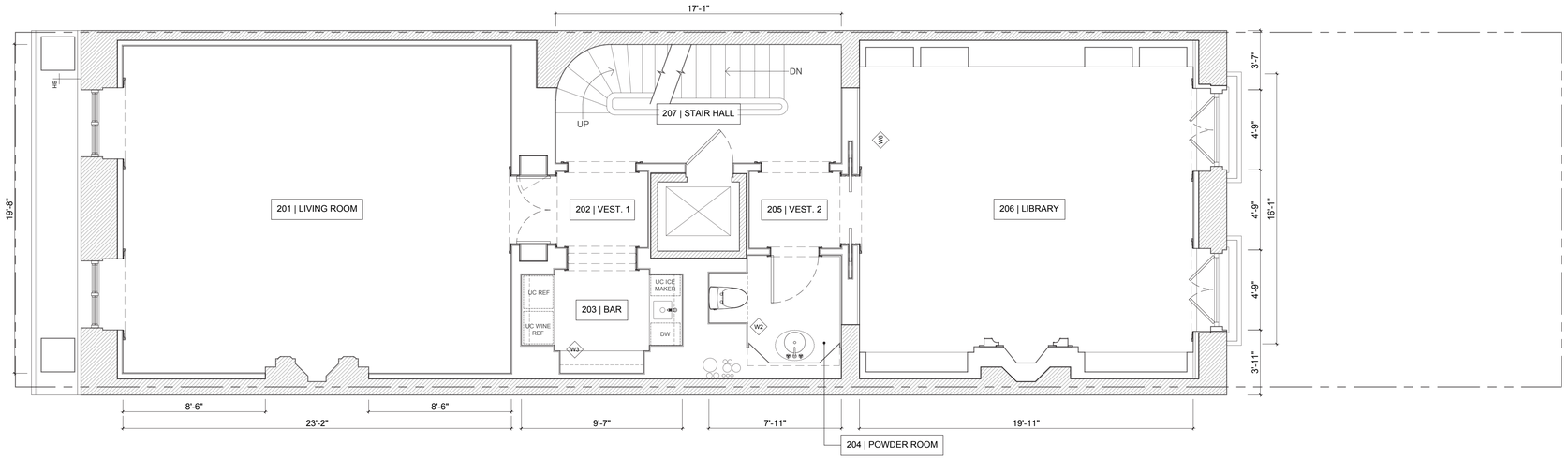
DRAWING NO:

LPC-118

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

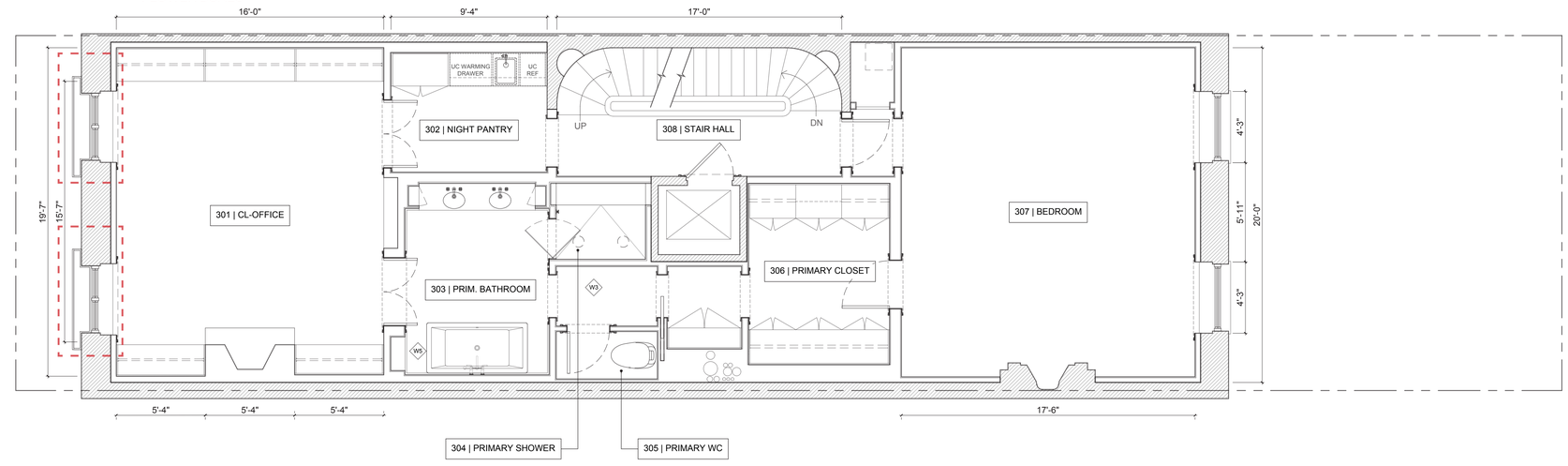
PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025



1 2nd Floor Plan
1/4"=1'-0"

UPDATED PROPOSAL: NEW FLOWER BOXES



2 3rd Floor Plan
1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK

DRAWING NO:

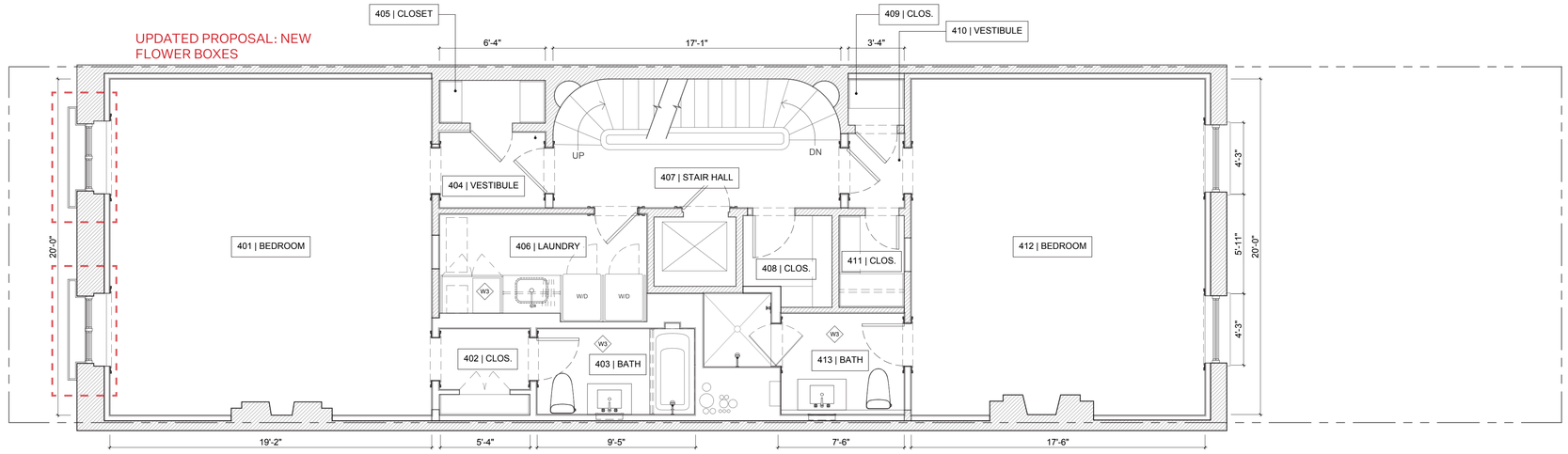
LPC-119

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED U.O.N.

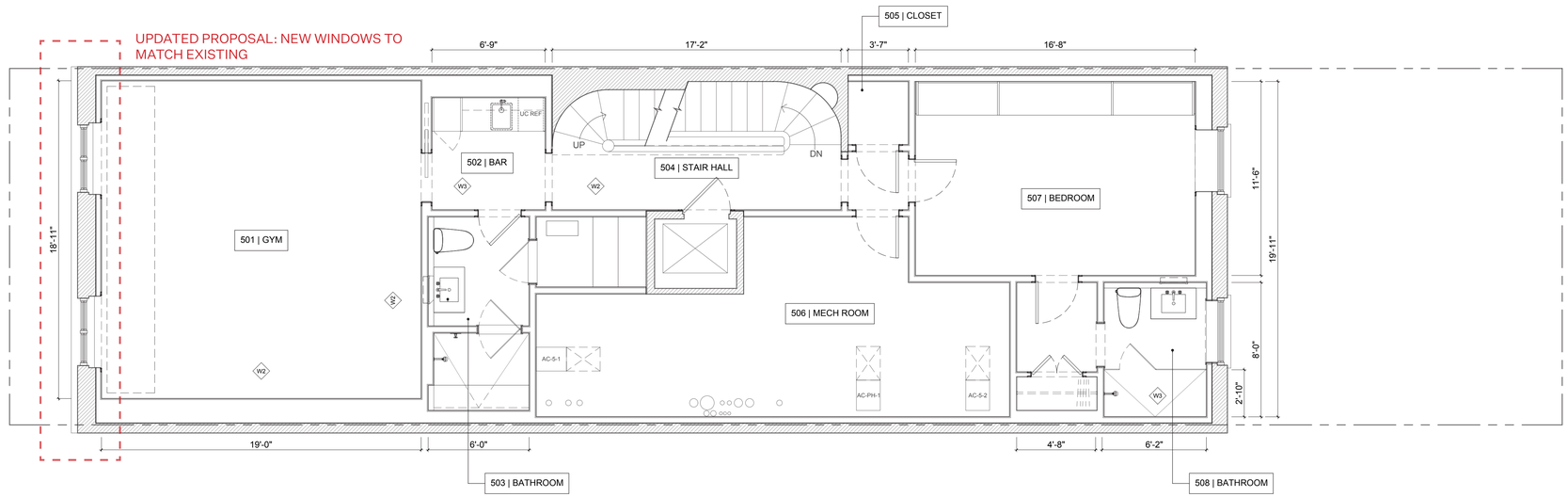
DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

UPDATED PROPOSAL: NEW FLOWER BOXES



1 4th Floor Plan
1/4"=1'-0"

UPDATED PROPOSAL: NEW WINDOWS TO MATCH EXISTING



2 5th Floor Plan
1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
E R ∀
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

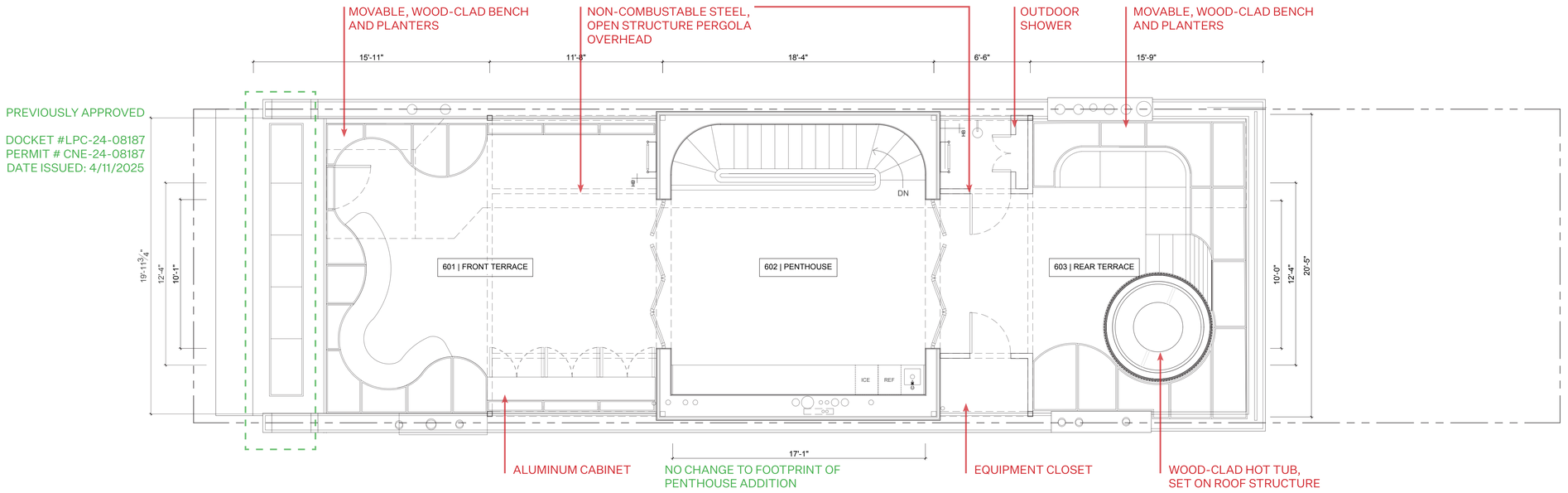
PROPOSED PLANS

SEAL AND SIGNATURE

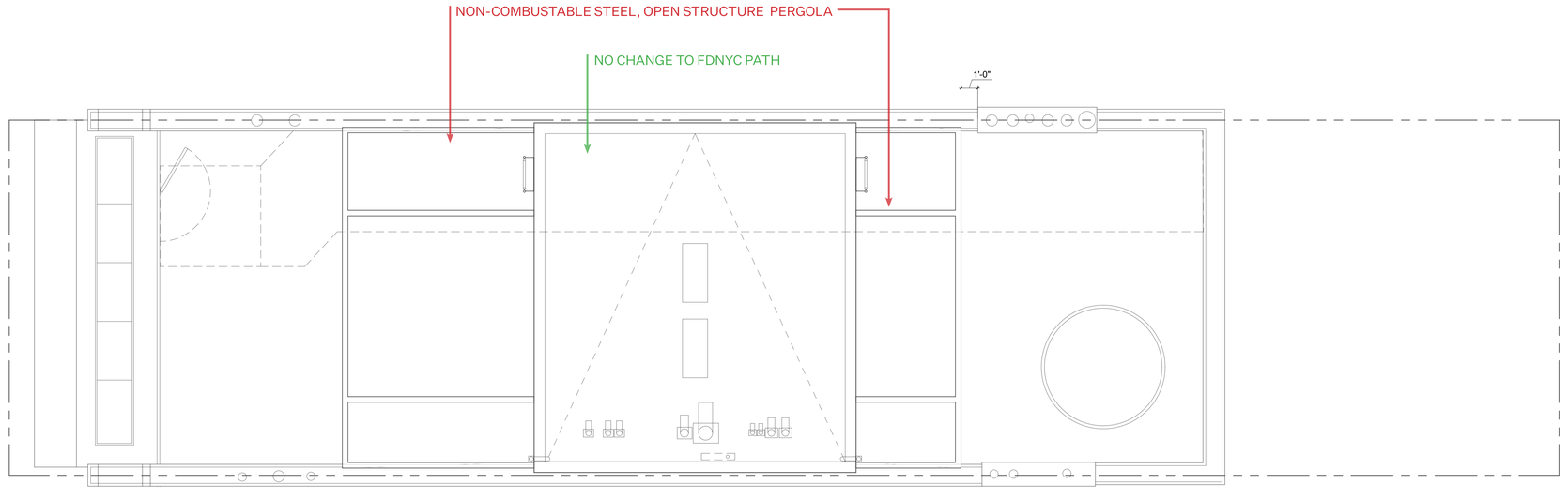
DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:

LPC-120

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



1 6th Floor Plan
1/4"=1'-0"



2 Roof Plan
1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED PLANS

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

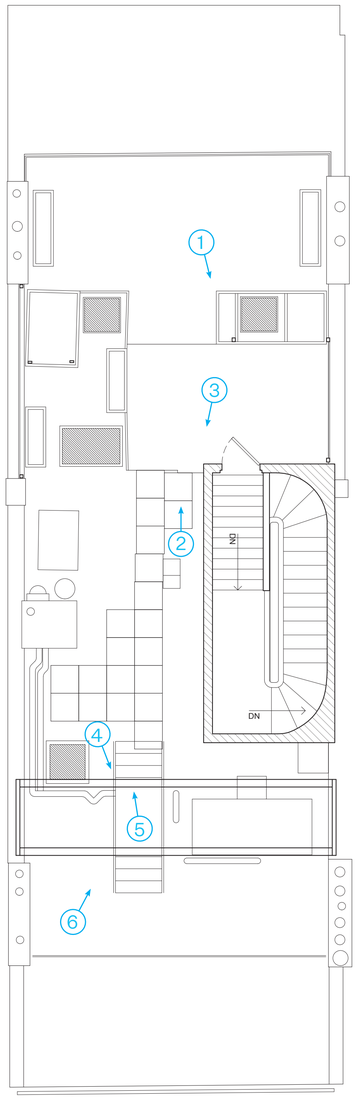
CHECK BY: CK

DRAWING NO:

LPC-121

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

EXISTING ROOF - PHOTOS OF EXISTING 24 W 10 STRUCTURES



EXISTING ROOF PLAN



1. EXISTING STRUCTURE



2. VIEW TOWARD WAS W 10TH ST



3. VIEW TOWARD W 9TH ST



4. VIEW TOWARDS WEST 9TH STREET



5. EXISTING DUNNAGE & SKYLIGHTS



6. EXISTING HVAC EQUIPMENT

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

EXISTING ROOF PHOTOS

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

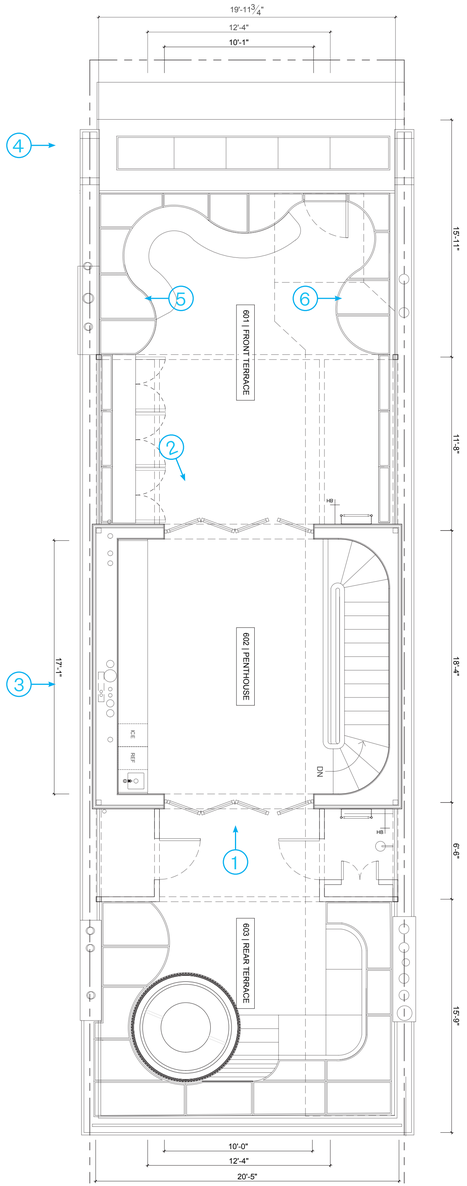
CHECK BY: CK

DRAWING NO:

LPC-122

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PROPOSED ROOF ADDITION - PHOTOS OF ROOF MOCKUP FROM THE ROOF WITH UPDATED HEIGHT AND STRUCTURE



PROPOSED PENTHOUSE PLAN



1. VIEW FACING NORTH FROM REAR TERRACE



2. VIEW FACING SOUTH FROM FRONT TERRACE



3. VIEW FACING EAST FROM NEIGHBORING BUILDING



4. VIEW FACING EAST SHOWING SKYLIGHT & RAILING

PREVIOUSLY APPROVED SKYLIGHT

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025



5. VIEW FACING WEST FROM FRONT TERRACE



6. VIEW FACING EAST FROM FRONT TERRACE

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED ROOF ADDITION MOCK UP PHOTOS

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

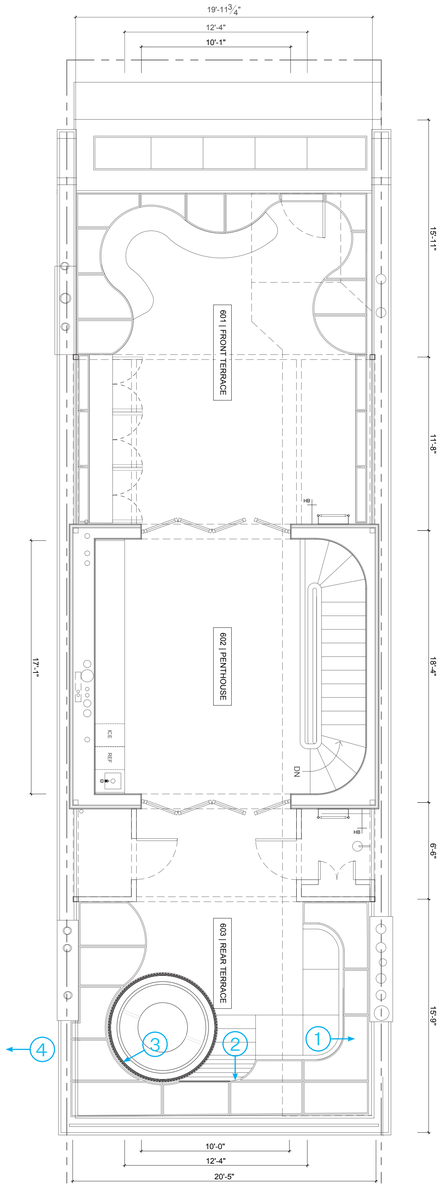
CHECK BY: CK

DRAWING NO:

LPC-123

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PROPOSED ROOF ADDITION - PHOTOS OF EXISTING PARAPET AND PROPOSED PARAPET MOCKUP



PROPOSED PENTHOUSE PLAN

EXISTING EAST PARAPET



1. VIEW SOUTH EAST FROM REAR TERRACE

EXISTING REAR PARAPET



2. VIEW FACING SOUTH FROM REAR TERRACE

EXISTING WEST PARAPET



5. VIEW FACING WEST FROM REAR TERRACE

NEIGHBOR EXISTING CONDITION PARAPETS



6. VIEW FACING EAST FROM FRONT TERRACE

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED ROOF ADDITION MOCK UP PHOTOS

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

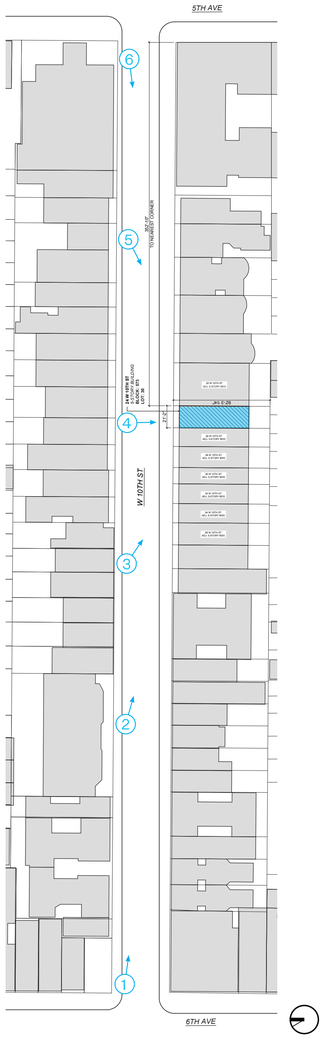
CHECK BY: CK

DRAWING NO:

LPC-124

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PROPOSED ROOF ADDITION - PHOTOS OF ROOF MOCKUP FROM PUBLIC THOROUGHFARE



BLOCK PLAN



1. OBLIQUE VIEW LOOKING SOUTHWEST OF MOCKUP FROM THE CORNER OF WEST 10TH STREET & 6TH AVENUE; MOCKUP NOT VISIBLE



2. VIEW OF MOCKUP FACING SOUTHWEST; MOCKUP NOT VISIBLE



3. VIEW OF MOCKUP FACING SOUTHWEST; MOCKUP NOT VISIBLE



4. VIEW OF MOCKUP FACING SOUTHEAST; MOCKUP NOT VISIBLE



5. VIEW OF MOCKUP FACING SOUTHEAST; MOCKUP NOT VISIBLE



6. OBLIQUE VIEW LOOKING SOUTHEAST OF MOCKUP FROM THE CORNER OF WEST 10TH STREET & 5TH AVENUE; MOCKUP NOT VISIBLE

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED ROOF ADDITION MOCK UP PHOTOS

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

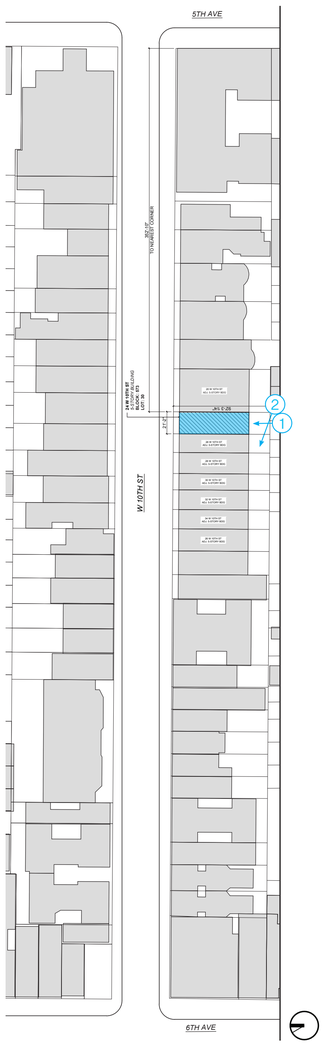
CHECK BY: CK

DRAWING NO:

LPC-125

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PROPOSED ROOF ADDITION - PHOTOS OF ROOF MOCKUP FROM REAR YARD



BLOCK PLAN



1. FACADE EXTENSION AS VIEWED FROM BACKYARD



2A. NEIGHBORS FACADE EXTENSIONS AS VIEWED FROM 24 W 10TH ST BACK YARD (JULY 2025)



2B. NEIGHBORS FACADE EXTENSIONS AS VIEWED FROM 24 W 10TH ST BACK YARD (JAN 2025)

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED ROOF ADDITION MOCK UP PHOTOS

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

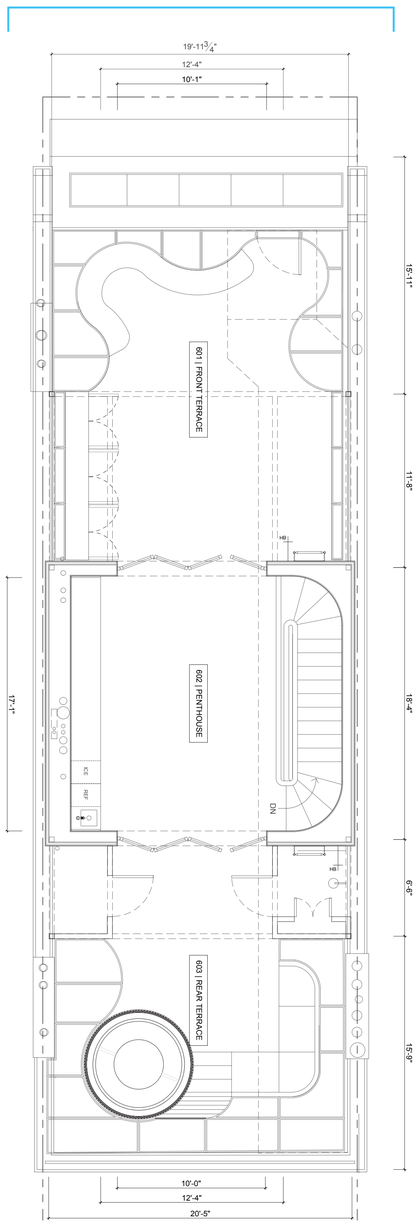
DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

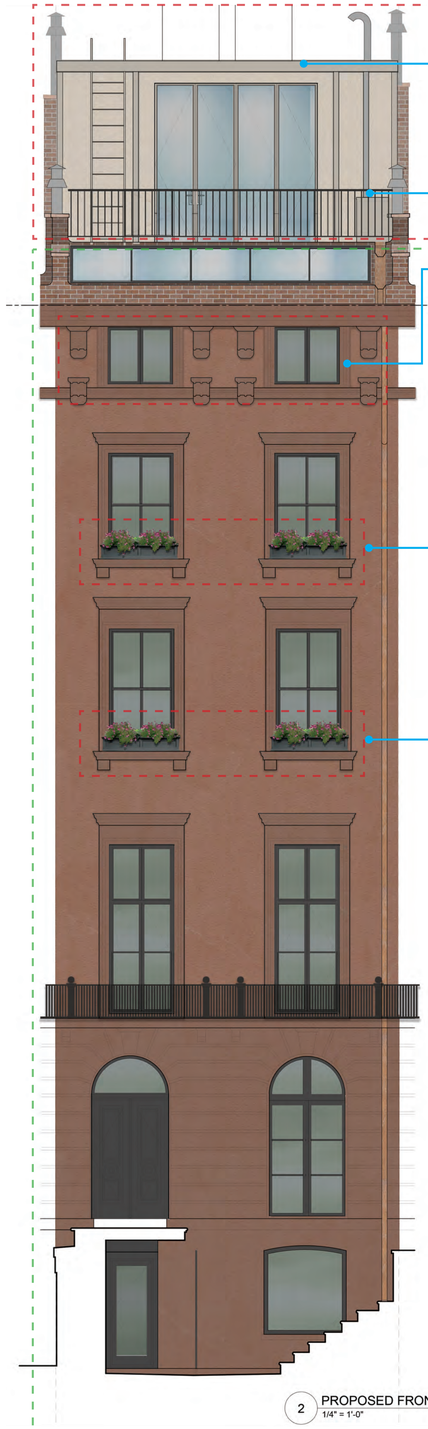
LPC-126

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



NOTE: ALL MATERIALS ARE UNCHANGED FROM THOSE PREVIOUSLY APPROVED UNDER LPC DOCKET # LPC-24-08187

NEW PROPOSAL

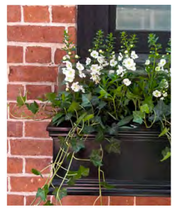


STEEL OPEN STRUCTURE PERGOLA AND DOOR FRAMES:

POWDER COATED RAL 7044



NEW WINDOWS TO MATCH EXISTING



WINDOW BOXES:

BLACK PLANTERS PAINTED TO MATCH WINDOWS

PENTHOUSE ADDITION FACADE:

STANDARD 3-COAT PORTLAND CEMENT PLASTER [STUCCO] W/ FINE TEXTURED FINISH

PAINTED: BENJAMIN MOORE WHITE DOVE #OC-17 FINISH



PENTHOUSE RAILINGS:

BLACK ANODIZED ALUMINUM

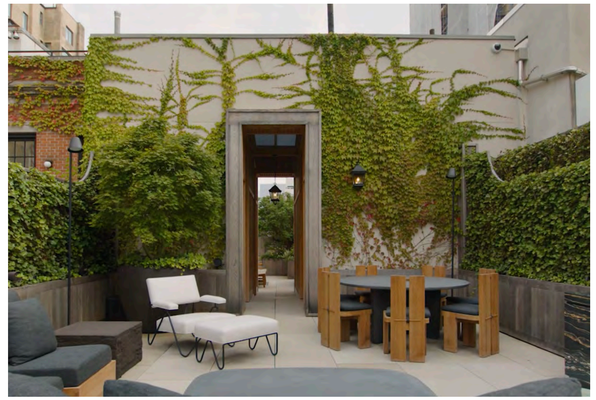


COPING STONES OVER RAISED PARAPETS:

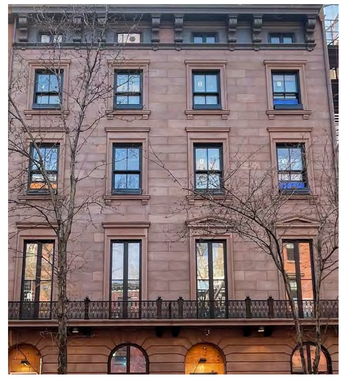
BLUESTONE OVER SALVAGED MASONRY TO MATCH EXISTING

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





PENTHOUSE REFERENCE IMAGES



FLOWER BOX REFERENCE IMAGES (34 -36 10TH ST)

PREVIOUSLY APPROVED

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R ∀

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED PENTHOUSE MATERIALS (FRONT FACADE)

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

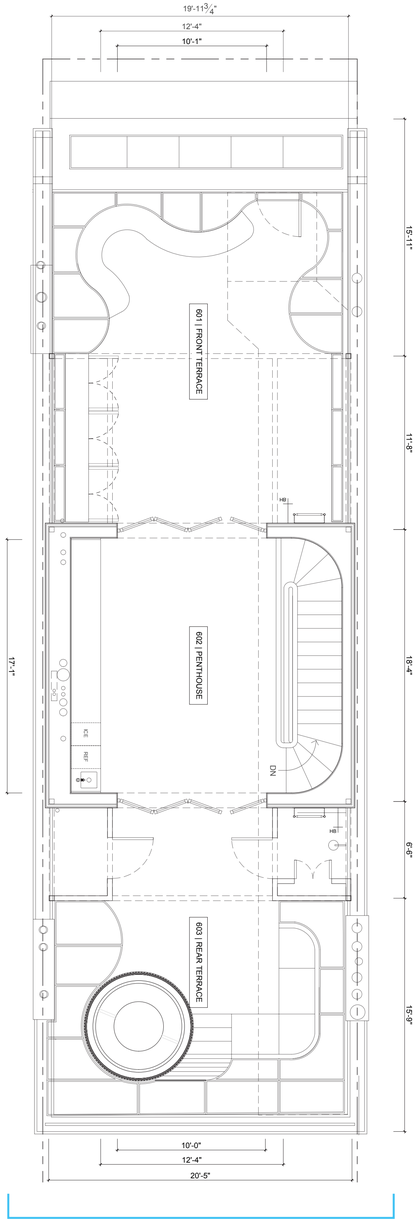
DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

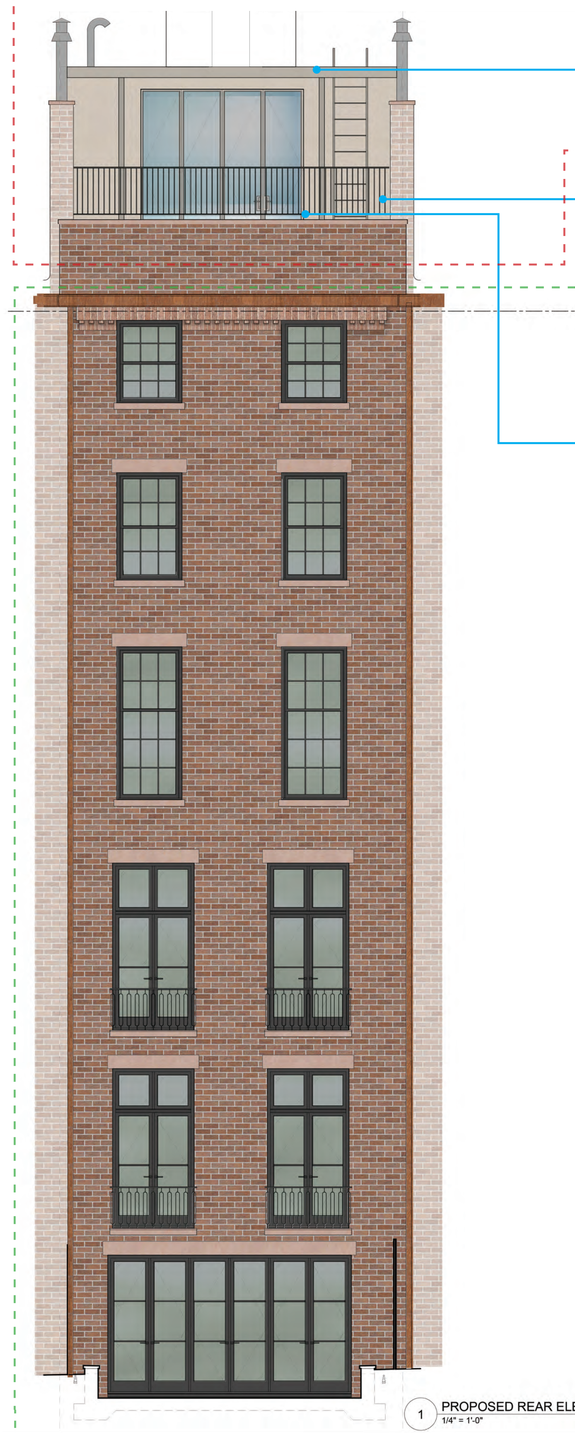
LPC-127

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



NOTE: ALL MATERIALS ARE UNCHANGED FROM THOSE PREVIOUSLY APPROVED UNDER LPC DOCKET # LPC-24-08187

NEW PROPOSAL



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

STEEL OPEN STRUCTURE PERGOLA AND DOOR FRAMES:

POWDER COATED RAL 7044

PENTHOUSE ADDITION FACADE:

STANDARD 3-COAT PORTLAND CEMENT PLASTER [STUCCO] W/ FINE TEXTURED FINISH

PAINTED: BENJAMIN MOORE WHITE DOVE #OC-17 FINISH

RAILINGS:

BLACK ANODIZED ALUMINUM



COPING STONES OVER RAISED PARAPETS:

BLUESTONE OVER SALVAGED MASONRY TO MATCH EXISTING



EXTENDED CHIMNEY FLUES:

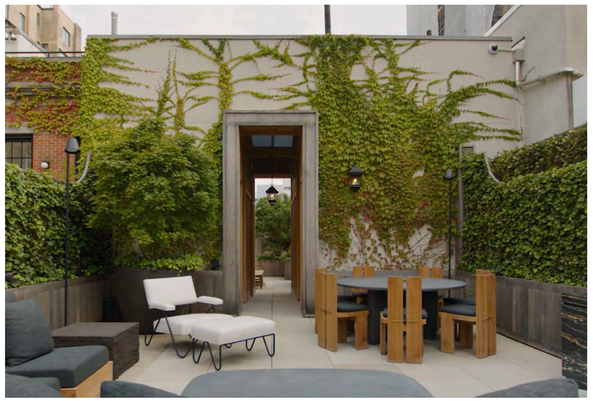
DOUBLE-WALL INSULATED STEEL FLUES TO MATCH EXISTING, TYPICAL



ROOFTOP CONDENSORS:

MITSUBISHI HEAT PUMP, MODEL #MXZ-SM72TAM-U1, TYPICAL





PENTHOUSE REFERENCE IMAGES

PREVIOUSLY APPROVED

DOCKET #LPC-24-08187
PERMIT # CNE-24-08187
DATE ISSUED: 4/11/2025

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PROPOSED PENTHOUSE MATERIALS (REAR FACADE)

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-128

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PRECEDENT BUILDING HEIGHT, ALUMINUM AND GLASS DOORS, AND SKYLIGHT

NOTES:

ALL WINDOWS ON FRONT FACADE TO BE AS PER SCHEDULE.
FRONT FACADE TO RECEIVE NEW BROWNSTONE STUCCO. FINISH COLOR AND TEXTURE TO MATCH EXISTING CONDITION, SEE FACADE RESURFACING NOTES BELOW

FACADE RESURFACING:

1. 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.

2. MECHANICAL KEYING: TO CREATE A MECHANICAL KEY OR HOLDING MECHANISM FOR THE PATCH, UNDERCUT THE EDGES OF THE PATCH TO FORM A SLIGHT DOVETAIL. AND DRILL ⅛ INCH DIAMETER HOLES ⅛ INCH DEEP, SPACED 2 TO 3 INCHES APART IN STAGGERED ROWS. THE ANGLE OF THE HOLES SHOULD BE VARIED.

3. APPLICATION OF PATCHING MATERIAL:
3.1. SURFACE WASHING: WASH THE PREPARED SURFACE WITH WATER AND A SOFT BRUSH;

3.2. SLURRY COAT: APPLY A THIN SLURRY COAT WITH A BRUSH AND RUB VIGOROUSLY INTO THE SURFACE. THE SLURRY COAT CONSISTS OF:
1 PART WHITE PORTLAND CEMENT
2 PARTS TYPE S LIME
6 PARTS SAND
MIX WITH WATER

3.3. 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 INCH IN THICKNESS. ABOUT 2 TO 4 HOURS SHOULD BE ALLOWED BETWEEN APPLICATIONS OF SCRATCH COATS.
SCRATCH COATS CONSIST OF:
1 PART WHITE PORTLAND CEMENT
1 PART TYPE S LIME
6 PARTS SAND
MIX WITH WATER

3.4. 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 FORMULATION IS:
1 PART WHITE PORTLAND CEMENT
1 PART TYPE S LIME
2-3 PARTS SAND
3-4 PARTS CRUSHED STONE
DRY PIGMENTS
MIX WITH WATER

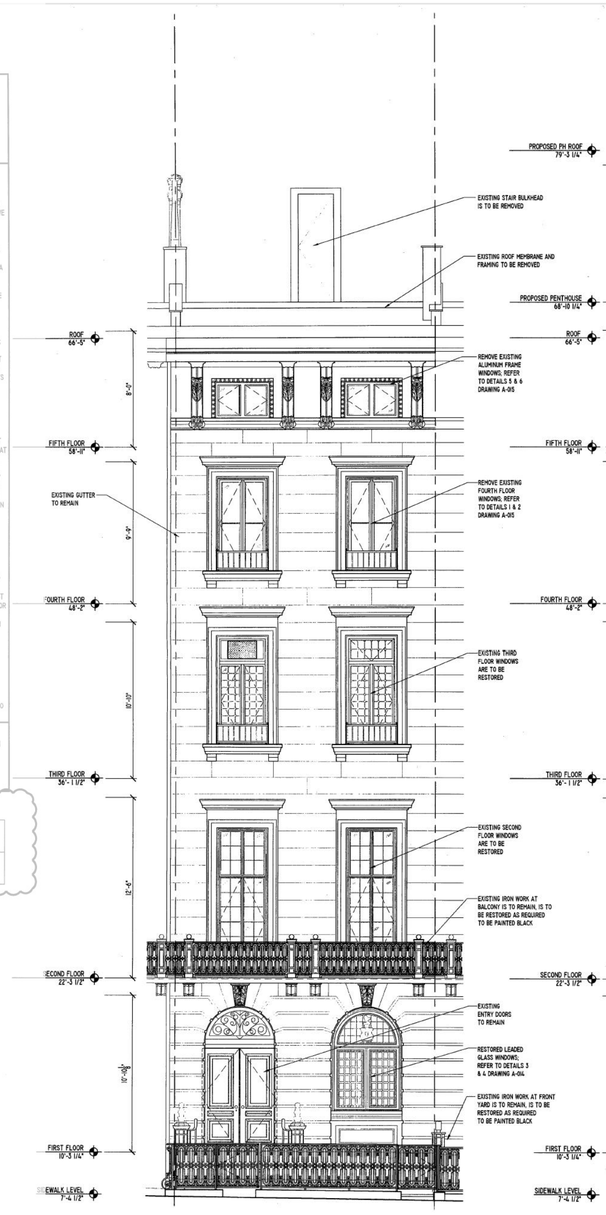
4. SURFACE FINISHING: SURFACE TO BE FINISHED TO MATCH THE EXISTING CONDITION.

CONTRACTOR TO PROVIDE A MINIMUM OF (2) SAMPLES OF THE PROPOSED BROWNSTONE FINISH COAT FOR ARCHITECTS AND LANDMARKS PRESERVATION COMMISSION REVIEW AND APPROVAL BEFORE THE WORK BEGIN.

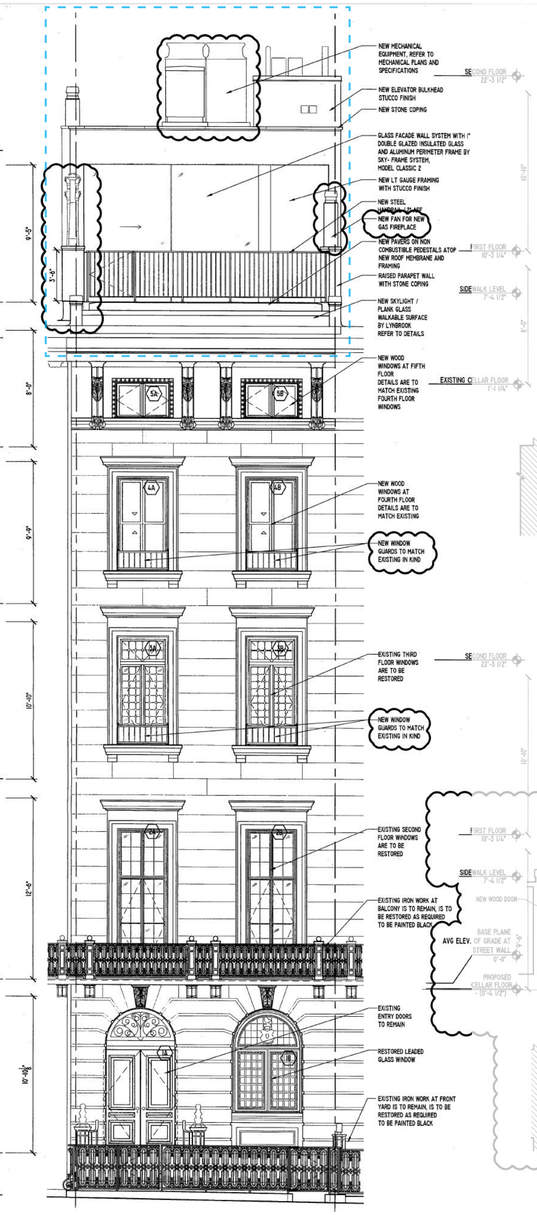
BASE PLANE CALCULATION
REFER TO DRAWING #5 A-008.00

$$\text{BASE PLANE} = \frac{(\text{w X A}) + (\text{b X B}) + (\text{c X C})}{\text{A + B + C}}$$

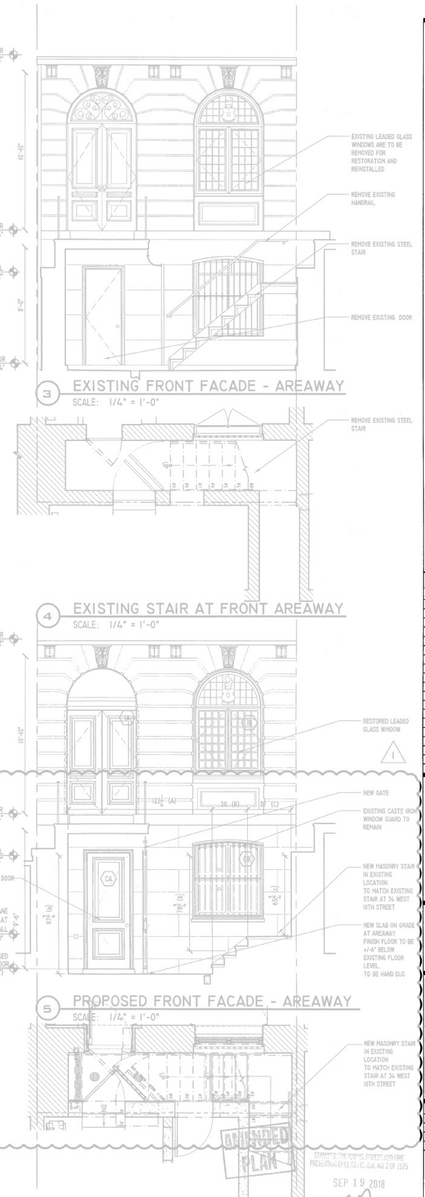
$$88.5' = \frac{(97.75 \text{ X } 122.25) + (78.75 \text{ X } 30) + (0' \text{ X } 65.75)}{122.25 + 30 + 0'}$$



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



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



3 EXISTING FRONT FACADE - AREAWAY
SCALE: 1/4" = 1'-0"

4 EXISTING STAIR AT FRONT AREAWAY
SCALE: 1/4" = 1'-0"

5 PROPOSED FRONT FACADE - AREAWAY
SCALE: 1/4" = 1'-0"

6 PROPOSED STAIR AT FRONT AREAWAY
SCALE: 1/4" = 1'-0"

Hottenroth+Joseph Architects
152 Madison Avenue, 12th Floor
New York, NY 10016
212 941 1900
fax: 212 941 1912
info@hjnyc.com

REVISIONS

DATE	NO.	REMARKS
2017.10.03	.01	REVISION

DEPT BLDGS Job No.: 122739180
Scan Code: ESHS4312416

PROJECT
TOWNHOUSE RENOVATION
30 West 10th Street, New York, NY 10011

DRAWING TITLE:
EXISTING AND PROPOSED FRONT FACADE EXTERIOR ELEVATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOSEPH F. JOSEPH STATE OF NEW YORK

NYC DOB NUMBER:
DATE: 04/21/2016
SCALE: AS NOTED
DRAWN BY: LB/FG
CHECKED BY: JIM JOSEPH

SHEET NUMBER
A-008.01

E:\Dwg\30 West 10th\Drawings\Filing\A-008.00 ELEV FRONT.dwg 1:1 Jul. 5, 18 lucky

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
E R A
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

RELEVANT PRECEDENTS: 30 W 10TH ST

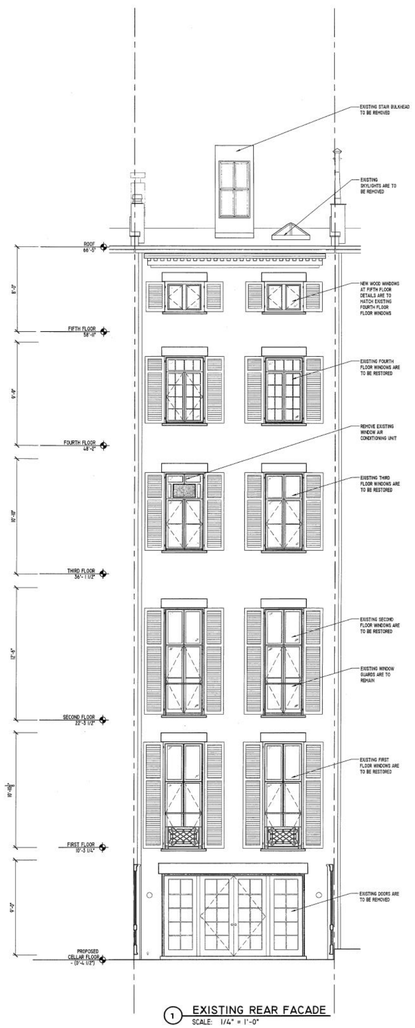
SEAL AND SIGNATURE

DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:
LPC-129

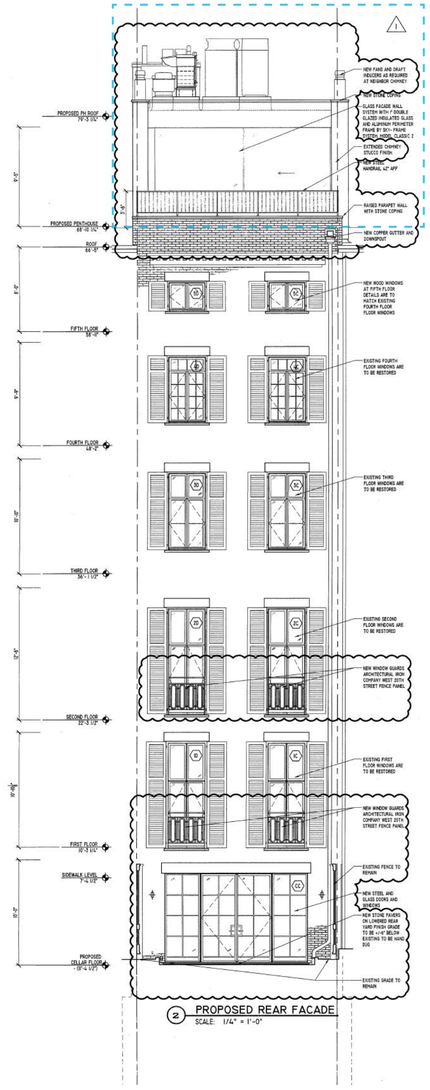
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

K:\Dani 30 West 10th\Drawing\Filing\A-009.00-ELEV REAR.dwg 1:1 Dec. 19, 17 becky

PRECEDENT BUILDING HEIGHT, ALUMINUM AND GLASS DOORS AND REAR FACADE EXTENSION



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



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

AMENDED PLAN

SEP 13 2024

Hottenroth+Joseph Architects
152 Madison Avenue, 12th Floor
New York, NY 10016
212 941 1900
fax 212 941 1912
info@hjnyc.com

TOWNHOUSE RENOVATION
30 West 10th Street
New York, NY 10011

EXISTING AND PROPOSED REAR FACADE EXTERIOR ELEVATIONS

A-009.01

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
E R ∀
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

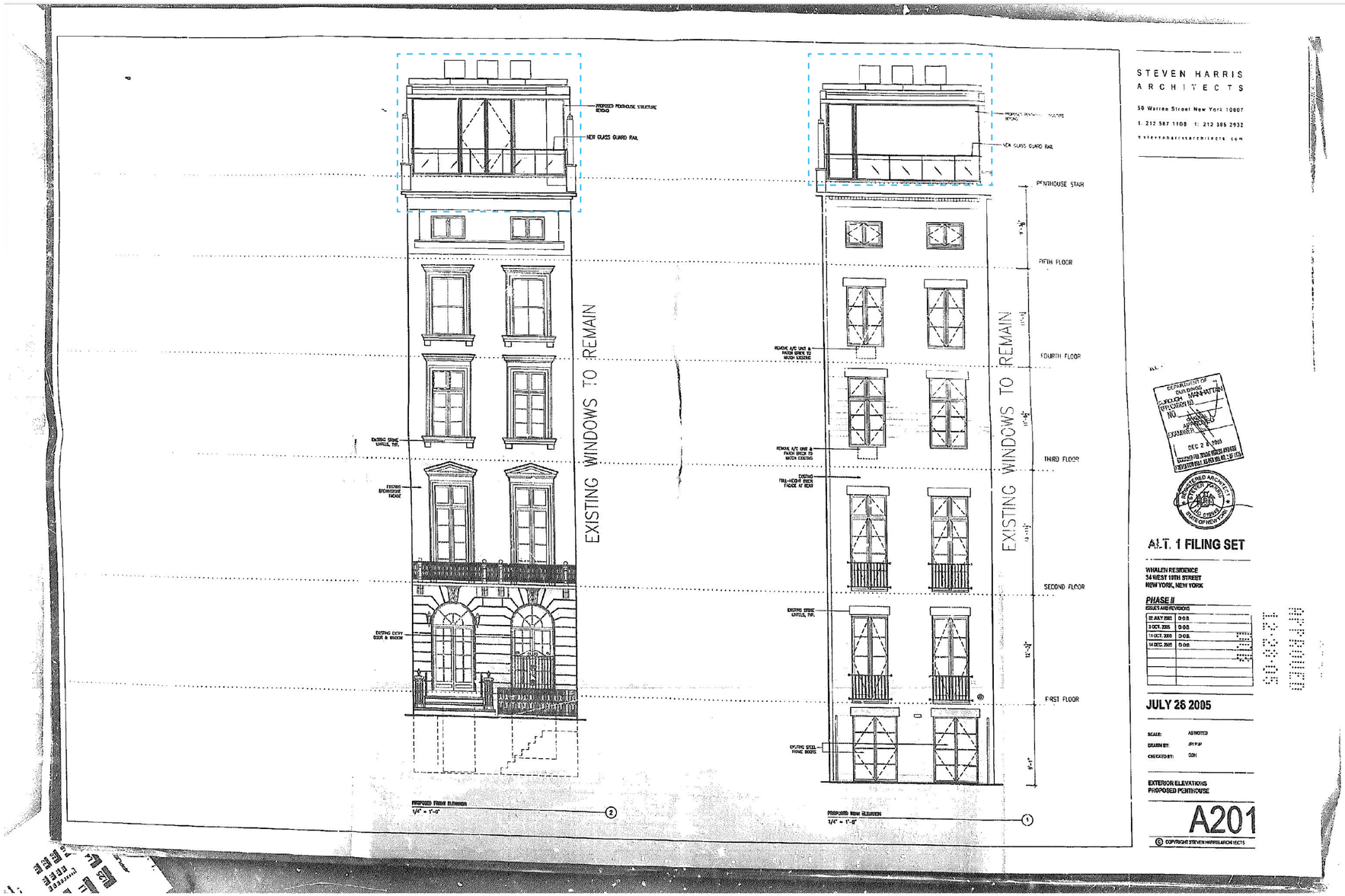
RELEVANT PRECEDENTS: 30 W 10TH ST

SEAL AND SIGNATURE

DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:
LPC-130

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PRECEDENT BUILDING HEIGHT,
ALUMINUM AND GLASS DOORS AND
REAR FACADE EXTENSION



STEVEN HARRIS
ARCHITECTS

50 Warren Street New York 10007
t: 212 587 1108 f: 212 385 2932
stevenharrisarchitects.com

DEPARTMENT OF BUILDINGS
BOROUGH MANHATTAN
APPLICATION NO. 121 APPROVED
EXAMINER
DEC 2 8 2005
EXPIRATION DATE: 6/29/2007 (FOR ZONING SIGNOFF)
EXPIRATION DATE: 6/29/2007 (FOR ALL OTHER OBJECTIONS)

REGISTERED ARCHITECT
STEVEN HARRIS
026355
STATE OF NEW YORK

ALT. 1 FILING SET

WHALEN RESIDENCE
34 WEST 10TH STREET
NEW YORK, NEW YORK

PHASE II

ISSUES AND REVISIONS

22 JULY 2005	D.O.B.
3 OCT. 2005	D.O.B.
13 OCT. 2005	D.O.B.
14 DEC. 2005	D.O.B.

JULY 26 2005

SCALE: AS NOTED
DRAWN BY: SH/MP
CHECKED BY: SSH

EXTERIOR ELEVATIONS
PROPOSED PENTHOUSE

A201

© COPYRIGHT STEVEN HARRIS ARCHITECTS

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
E R A
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

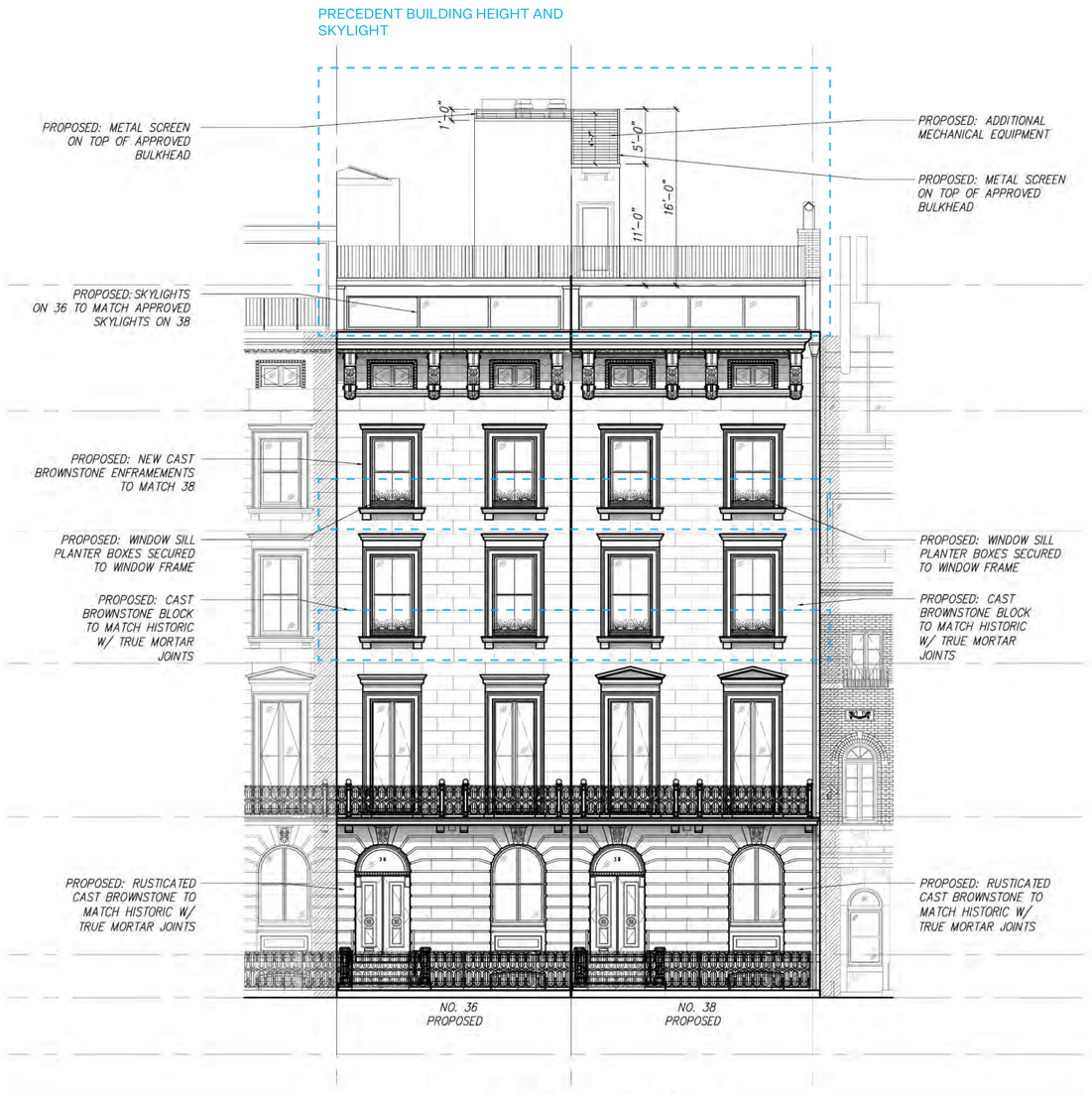
TITLE

RELEVANT PRECEDENTS: 34 W 10TH ST

SEAL AND SIGNATURE

DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:
LPC-131

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



PROPOSED NORTH / STREET FACADE

Ike Kligerman Barkley
330 West Forty-Second Street
New York, NY 10036
212 268 0128

36 & 38 WEST 10TH STREET

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

NOVEMBER 15, 2018
03

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
E R A
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

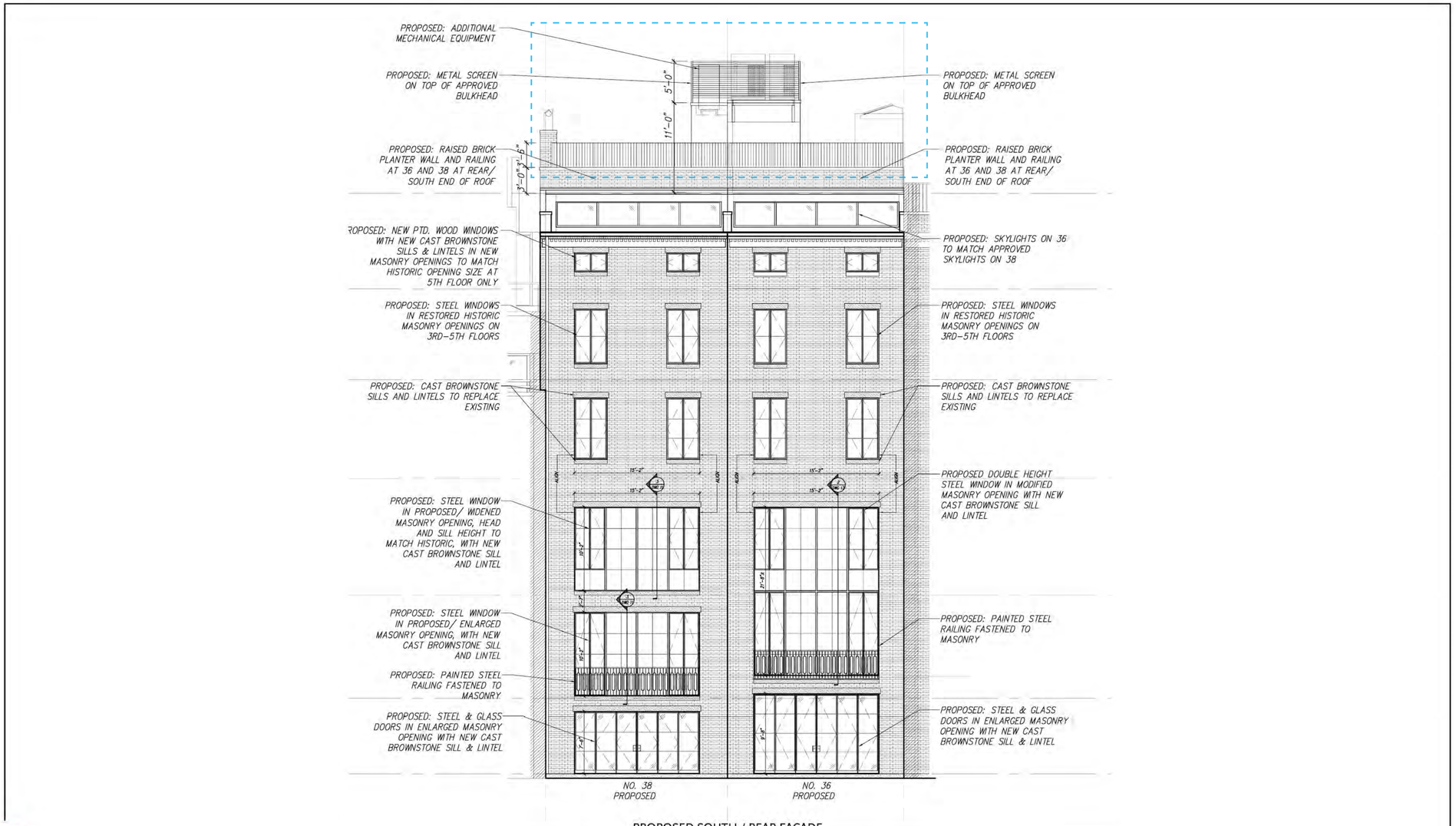
RELEVANT PRECEDENTS: 36-38 W 10TH ST

SEAL AND SIGNATURE

DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:
LPC-132

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PRECEDENT BUILDING HEIGHT, SKYLIGHT, AND REAR FACADE EXTENSION



PROPOSED SOUTH / REAR FACADE

Ike Kligerman Barkley
330 West Forty-Second Street
New York, NY 10036
212 268 0128

36 & 38 WEST 10TH STREET
REAR FACADE - SCALE: 3/32" = 1'-0"

NOVEMBER 15, 2018
20

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT
E R A
ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:
DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:
AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:
D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:
HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:
ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

RELEVANT PRECEDENTS: 36-38 W 10TH ST

SEAL AND SIGNATURE

DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:

LPC-133

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

Landmarks Preservation Commission

August 12, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-12168

24 West 10th Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 374 1460
Passcode: 904503
By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.

APPENDIX

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R A

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

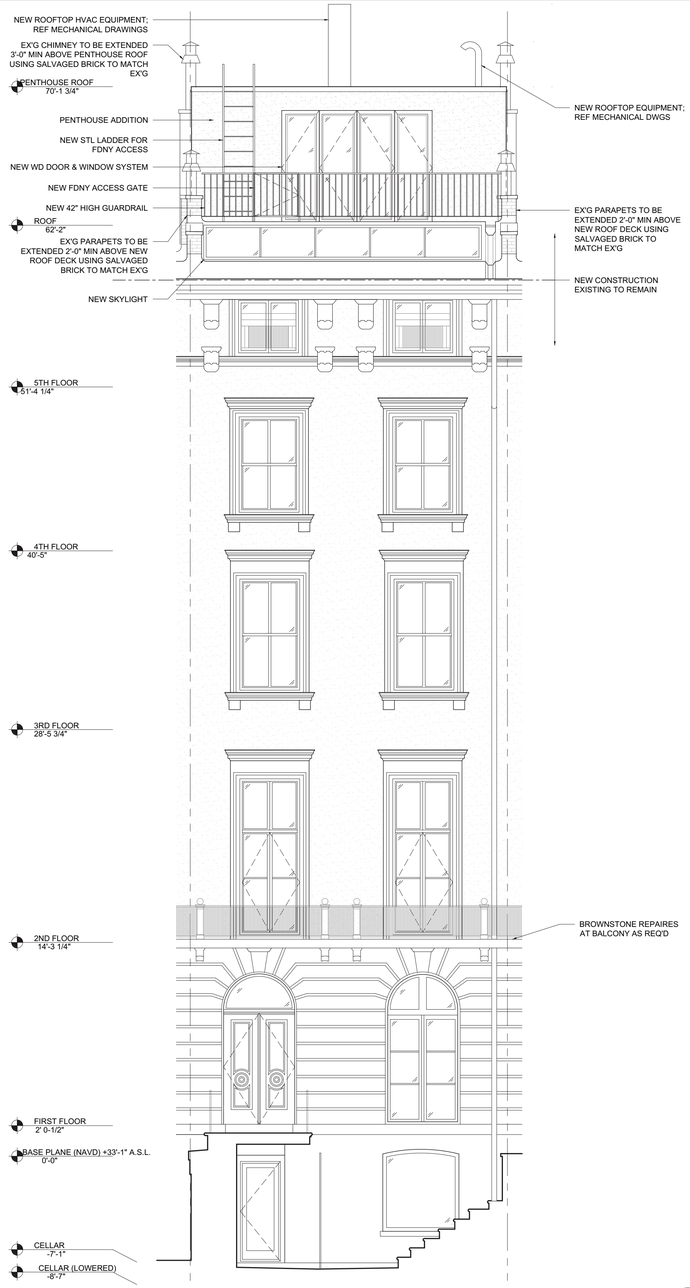
DRAWING NO:

LPC-134

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



FRONT FACADE: EXISTING
N.T.S. 3



FRONT FACADE: PROPOSED
N.T.S. 2

PROCEDURE FOR PATCHING OR RESURFACING SANDSTONE

STONE

1. 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.
2. MECHANICAL KEYING: TO CREATE A MECHANICAL KEY OR HOLDING MECHANISM FOR THE PATCH, UNDERCUT THE EDGES OF THE PATCH TO FORM A SLIGHT DOVETAIL AND DRILL ½-INCH DIAMETER HOLES ½-INCH DEEP, SPACED 2 TO 3 INCHES APART IN STAGGERED ROWS. THE ANGLE OF THE HOLES SHOULD BE VARIED.
3. APPLICATION OF PATCHING MATERIAL: PROPER APPLICATION OF PATCHING MATERIAL INVOLVE SEVERAL STEPS:

A. SURFACE WASHING: WASH THE PREPARED SURFACE WITH WATER AND A SOFT BRUSH;

B. 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

C. 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 INCH 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

D. 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
- 1 PART TYPE S LIME
- 2-3 PARTS SAND
- 3-4 PARTS CRUSHED STONE
- DRY PIGMENTS
- MIX WITH WATER

4. SURFACE FINISHING: SURFACE SHOULD BE FINISHED TO MATCH THE ORIGINAL STONE TOOLING OR EXISTING CONDITION. POSSIBLE SURFACE TREATMENTS INCLUDE DAMP SPONGING (STIPPLING), DRY TOWELING WITH A WOODEN FLOAT, AND ACID ETCHING WITH DILUTE HYDROFLUORIC ACID, ALL EXECUTED WHILE THE PATCH IS PARTIALLY CURED TO A LEATHER HARNESS.

REPAIR NOTES:
1. ALL MEASUREMENTS ABOVE ARE PARTS BY VOLUME
2. ALL INGREDIENTS SHOULD BE COMBINED DRY AND THEN MIXED WITH POTABLE WATER
3. 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, AS TOO MUCH PIGMENT REDUCES STRENGTH AND WILL GIVE UNSTABLE COLOR
4. THE BEST BROWNSTONE PATCHING CONTAINS ACTUAL CRUSHED STONE. USE STONE REMOVED FROM THE AREA BEING REPAIRED OR OLD STONE WITH THE SAME QUALITIES. THE CRUSHED STONE SHOULD BE GROUND AND PASSED THROUGH A 16-MESH SCREEN, AND WASHED THOROUGHLY.

PROCEDURE FOR REPOINTING BRICK

IF REPOINTING OF BRICK IS REQUIRED, THE FOLLOWING PROCEDURES AND SOFT MORTAR RECIPE SHOULD BE USED:

JOINT CUTTING & TOOLING
REMOVE (E) DAMAGED MORTAR TO A MINIMUM DEPTH OF 2-1/2 TIMES THE WIDTH OF THE JOINT USING HAND OR PNEUMATIC-POWERED CHISEL. MORTAR SHOULD BE REMOVED CLEANLY FROM THE MASONRY UNITS WITH SQUARE CORNERS AT THE BACK OF THE CUT . RINSE JOINT WITH A JET OF WATER PRIOR TO FILLING TO REMOVE ALL LOOSE PARTICLES AND DUST. AT THE TIME OF FILLING, JOINST SHOULD BE DAMP BUT WITH NO STANDING WATER PRESENT.

WHERE EXISTING MORTAR HAS BEEN REMOVED TO A DEPTH GREATER THAN 1 INCH, THESE DEEPER AREAS SHOULD BE FILLED FIRST, COMPACTING THE NEW MORTAR IN SEVERAL LAYERS. THE BACK OF THE ENTIRE JOINT SHOULD BE FILLED SUCCESSIVELY BY APPLYING APPROXIMATELY 1/4INCH OF MORTAR IN EACH LAYER, PACKING WELL INTO THE BACK CORNERS AS SOON AS THE MORTAR HAS REACHED THUMB-PRINT HARDNESS, ANOTHER ¼" LAYER MAY BE APPLIED.
WHEN THE FINAL LAYER OF MORTAR IS THUMB-PRINT HARD,THE JOINT SHOULD BE TOOLED TO MATCH THE HISTORIC MORTAR JOINTS.

MORTAR
- 1 PART WHITE PORTLAND CEMENT (ASTM C-150, TYPE I)
- 2-1/2 PARTS LIME
- 5-6 PARTS SAND
  a. PARTS ARE BY VOLUME
  b. MIX DRY INGREDIENTS FIRST BEFORE ADDING POTABLE WATER;
  c. USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) TO TINT OR COLOR MORTAR; AND MIX ALL INGREDIENTS THOROUGHLY.

GENERAL NOTE: EXTERIOR WORK

1. BROWNSTONE AND PAINTING WORK WILL ONLY TAKE PLACE WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK.
2. STORY-POLE MOCKUP OF BULKHEAD ADDITION WILL BE ERECTED TO VERIFY ADDITION IS NOT VISIBLE FROM ANY MAIN THOROUGHFARE. MOCKUP TO BE DOCUMENTED WITH PHOTOGRAPHS FROM ROOF AND GROUND LEVELS AT THE FRONT AND REAR OF THE BUILDING.

EXTERIOR MATERIAL NOTES
N.T.S. 1

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R ∀

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

ISSUE

NO.	DATE	DESCRIPTION
00	11.22.2024	ISSUED FOR FILING
01	12.11.2024	REVISED FILING SET
02	01.22.2025	REVISED FILING SET

TITLE

EXTERIOR ELEVATIONS: FRONT

SEAL AND SIGNATURE

DATE: 01/10/2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT
CHECK BY: BD
DRAWING NO: M01145276-I1

A-201.0

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R ∀

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

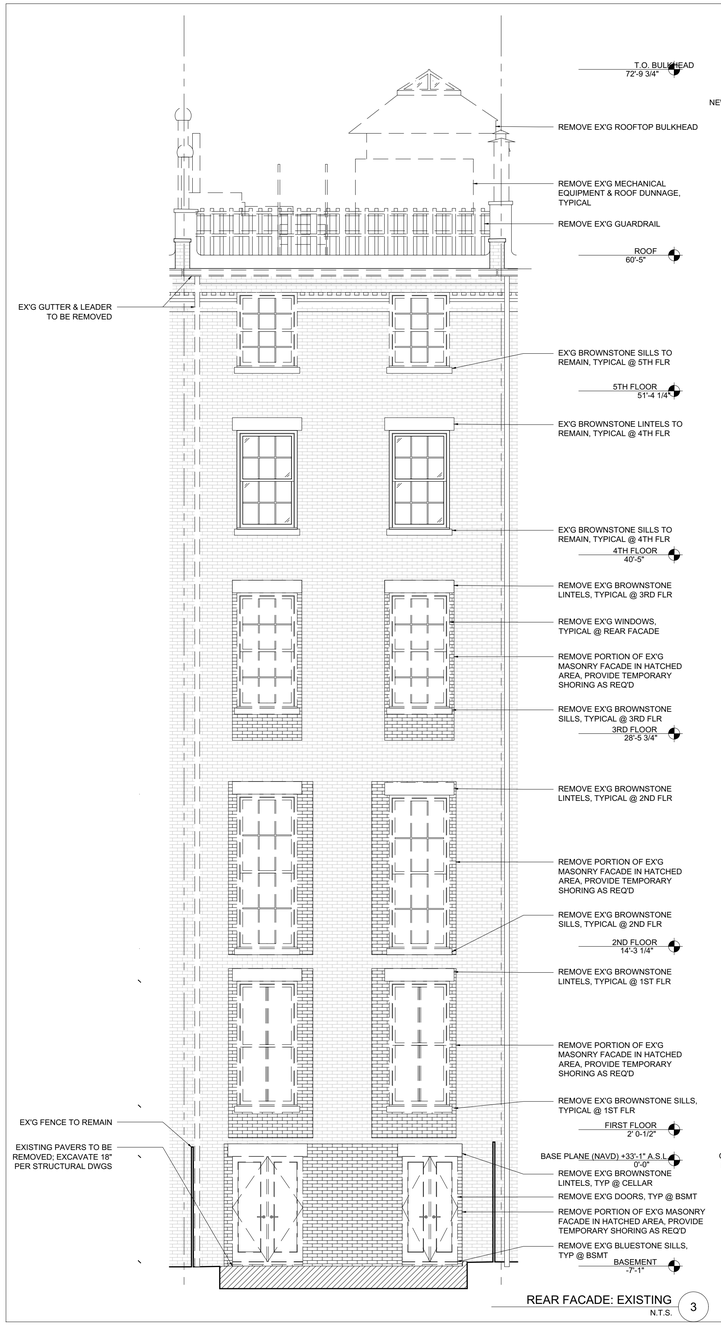
PREVIOUSLY APPROVED FRONT ELEVATION

SEAL AND SIGNATURE

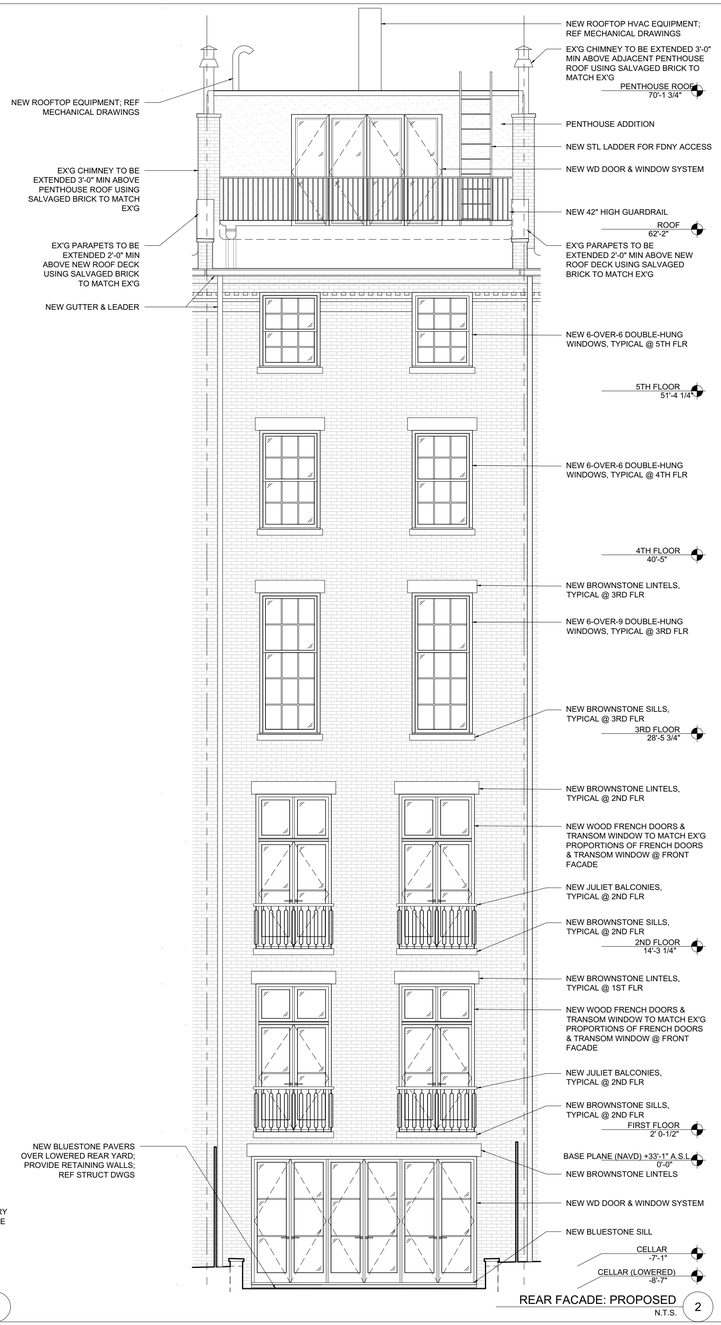
DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:

LPC-135

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



REAR FACADE: EXISTING
N.T.S.
3



REAR FACADE: PROPOSED
N.T.S.
2

PROCEDURE FOR PATCHING OR RESURFACING SANDSTONE

STONE

1. 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.
2. MECHANICAL KEYING: TO CREATE A MECHANICAL KEY OR HOLDING MECHANISM FOR THE PATCH, UNDERCUT THE EDGES OF THE PATCH TO FORM A SLIGHT DOVETAIL AND DRILL ½-INCH DIAMETER HOLES ½-INCH DEEP, SPACED 2 TO 3 INCHES APART IN STAGGERED ROWS. THE ANGLE OF THE HOLES SHOULD BE VARIED.
3. APPLICATION OF PATCHING MATERIAL: PROPER APPLICATION OF PATCHING MATERIAL INVOLVE SEVERAL STEPS:

A. SURFACE WASHING: WASH THE PREPARED SURFACE WITH WATER AND A SOFT BRUSH;

B. 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

C. 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 INCH 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

D. 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
- 1 PART TYPE S LIME
- 2-3 PARTS SAND
- 3-4 PARTS CRUSHED STONE
- DRY PIGMENTS
- MIX WITH WATER

4. SURFACE FINISHING: SURFACE SHOULD BE FINISHED TO MATCH THE ORIGINAL STONE TOOLING OR EXISTING CONDITION. POSSIBLE SURFACE TREATMENTS INCLUDE DAMP SPONGING (STIPPLING), DRY TOWELING WITH A WOODEN FLOAT, AND ACID ETCHING WITH DILUTE HYDROFLUORIC ACID, ALL EXECUTED WHILE THE PATCH IS PARTIALLY CURED TO A LEATHER HARNESS.

REPAIR NOTES:
1. ALL MEASUREMENTS ABOVE ARE PARTS BY VOLUME
2. ALL INGREDIENTS SHOULD BE COMBINED DRY AND THEN MIXED WITH POTABLE WATER
3. 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, AS TOO MUCH PIGMENT REDUCES STRENGTH AND WILL GIVE UNSTABLE COLOR
4. THE BEST BROWNSTONE PATCHING CONTAINS ACTUAL CRUSHED STONE. USE STONE REMOVED FROM THE AREA BEING REPAIRED OR OLD STONE WITH THE SAME QUALITIES. THE CRUSHED STONE SHOULD BE GROUND AND PASSED THROUGH A 16-MESH SCREEN, AND WASHED THOROUGHLY.

PROCEDURE FOR REPOINTING BRICK

IF REPOINTING OF BRICK IS REQUIRED, THE FOLLOWING PROCEDURES AND SOFT MORTAR RECIPE SHOULD BE USED:

JOINT CUTTING & TOOLING
REMOVE (E) DAMAGED MORTAR TO A MINIMUM DEPTH OF 2-1/2 TIMES THE WIDTH OF THE JOINT USING HAND OR PNEUMATIC-POWERED CHISEL. MORTAR SHOULD BE REMOVED CLEANLY FROM THE MASONRY UNITS WITH SQUARE CORNERS AT THE BACK OF THE CUT . RINSE JOINT WITH A JET OF WATER PRIOR TO FILLING TO REMOVE ALL LOOSE PARTICLES AND DUST. AT THE TIME OF FILLING, JOINST SHOULD BE DAMP BUT WITH NO STANDING WATER PRESENT.

WHERE EXISTING MORTAR HAS BEEN REMOVED TO A DEPTH GREATER THAN 1 INCH, THESE DEEPER AREAS SHOULD BE FILLED FIRST, COMPACTING THE NEW MORTAR IN SEVERAL LAYERS. THE BACK OF THE ENTIRE JOINT SHOULD BE FILLED SUCCESSIVELY BY APPLYING APPROXIMATELY 1/4INCH OF MORTAR IN EACH LAYER, PACKING WELL INTO THE BACK CORNERS AS SOON AS THE MORTAR HAS REACHED THUMB-PRINT HARDNESS, ANOTHER]" LAYER MAY BE APPLIED.
WHEN THE FINAL LAYER OF MORTAR IS THUMB-PRINT HARD,THE JOINT SHOULD BE TOOLED TO MATCH THE HISTORIC MORTAR JOINTS.

MORTAR
- 1 PART WHITE PORTLAND CEMENT (ASTM C-150, TYPE I)
- 2-1/2 PARTS LIME
- 5-6 PARTS SAND
  a. PARTS ARE BY VOLUME
  b. MIX DRY INGREDIENTS FIRST BEFORE ADDING POTABLE WATER;
  c. USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) TO TINT OR COLOR MORTAR; AND MIX ALL INGREDIENTS THOROUGHLY.

GENERAL NOTE: EXTERIOR WORK

1. BROWNSTONE AND PAINTING WORK WILL ONLY TAKE PLACE WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK.
2. STORY-POLE MOCKUP OF BULKHEAD ADDITION WILL BE ERECTED TO VERIFY ADDITION IS NOT VISIBLE FROM ANY MAIN THOROUGHFARE. MOCKUP TO BE DOCUMENTED WITH PHOTOGRAPHS FROM ROOF AND GROUND LEVELS AT THE FRONT AND REAR OF THE BUILDING.

EXTERIOR MATERIAL NOTES
N.T.S.
1

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R ∀

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

ISSUE

NO.	DATE	DESCRIPTION
00	11.22.2024	ISSUED FOR FILING
01	12.11.2024	REVISED FILING SET
02	01.22.2025	REVISED FILING SET

TITLE

EXTERIOR ELEVATIONS: REAR

SEAL AND SIGNATURE

DATE: 01/10/2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT
CHECK BY: BD
DRAWING NO: M01145276-I1

A-202.0

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R ∀

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

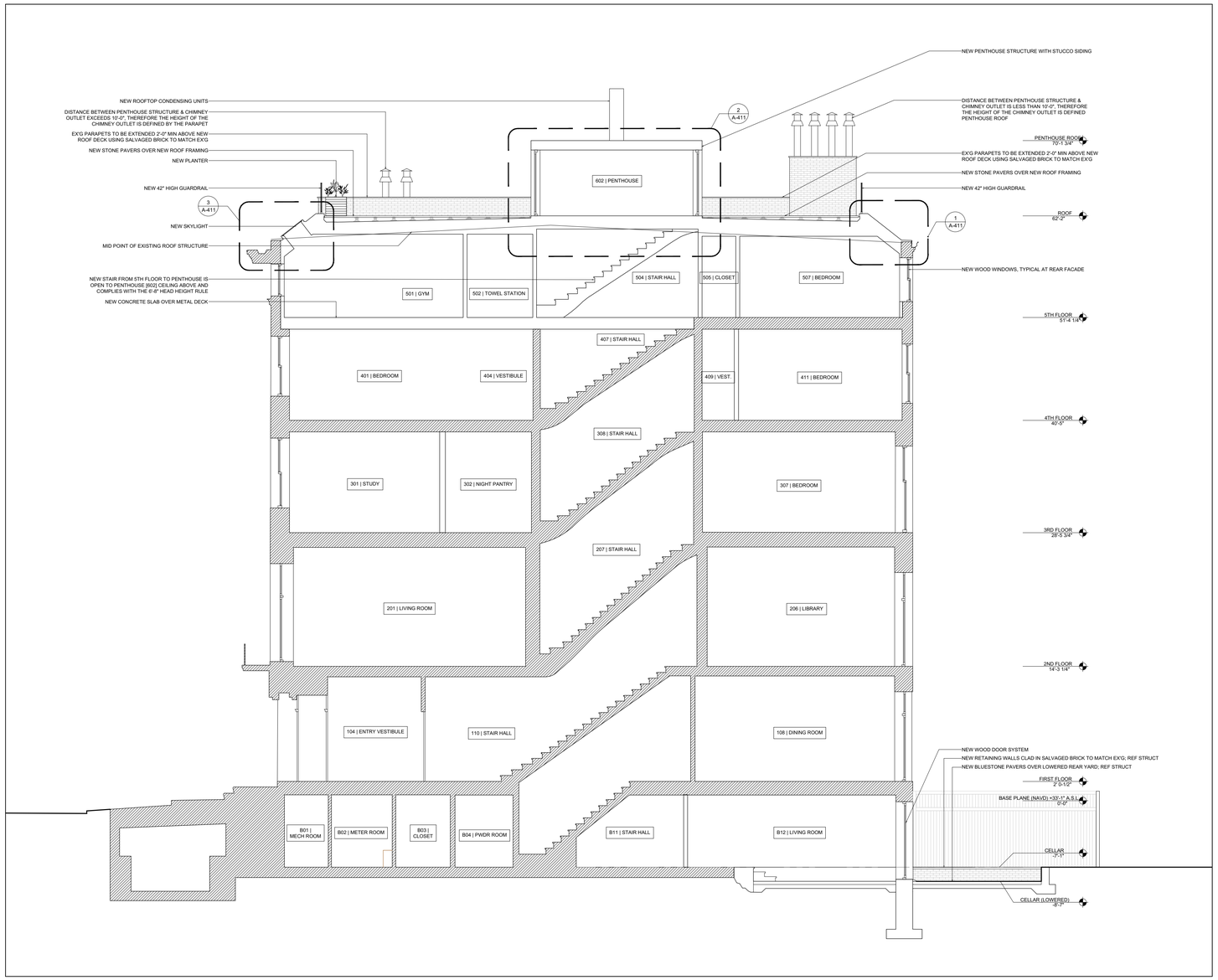
PREVIOUSLY APPROVED REAR ELEVATION

SEAL AND SIGNATURE

DATE: 06.04.2025
PROJECT #: 2310_24 W 10TH
DRAWING BY: MT/AM
CHECK BY: CK
DRAWING NO:

LPC-136

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE



PROPOSED BUILDING SECTION 1
3/16" = 1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R ∀

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

ISSUE

NO.	DATE	DESCRIPTION
00	11.22.2024	ISSUED FOR FILING
01	12.11.2024	REVISED FILING SET
02	01.22.2025	REVISED FILING SET

TITLE

BUILDING SECTION: PROPOSED

SEAL AND SIGNATURE

DATE: 01/10/2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT

CHECK BY: BD

DRAWING NO: M0114527 6-I1

A-302.0

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R ∀

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
BROOKLYN, NY 11222
718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
55 BETHUNE, #1801
NEW YORK, NY 10014
212 203 0265

MEP ENGINEER:

D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
OCEANSIDE, NY 11572
516 594 4284

LANDSCAPE DESIGNER:

HARRISON GREEN
60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

INTERIOR DESIGNER:

JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS
02	08.12.2025	PRESENTED TO LPC BOARD

TITLE

PREVIOUSLY APPROVED SECTION

SEAL AND SIGNATURE

DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

DRAWING NO:

LPC-137

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

Landmarks Preservation Commission

August 12, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-12168

24 West 10th Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 374 1460
Passcode: 904503
By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.