

September 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 13, LPC-25-12746

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

To testify virtually, please join Zoom

Webinar ID: 161 548 5062

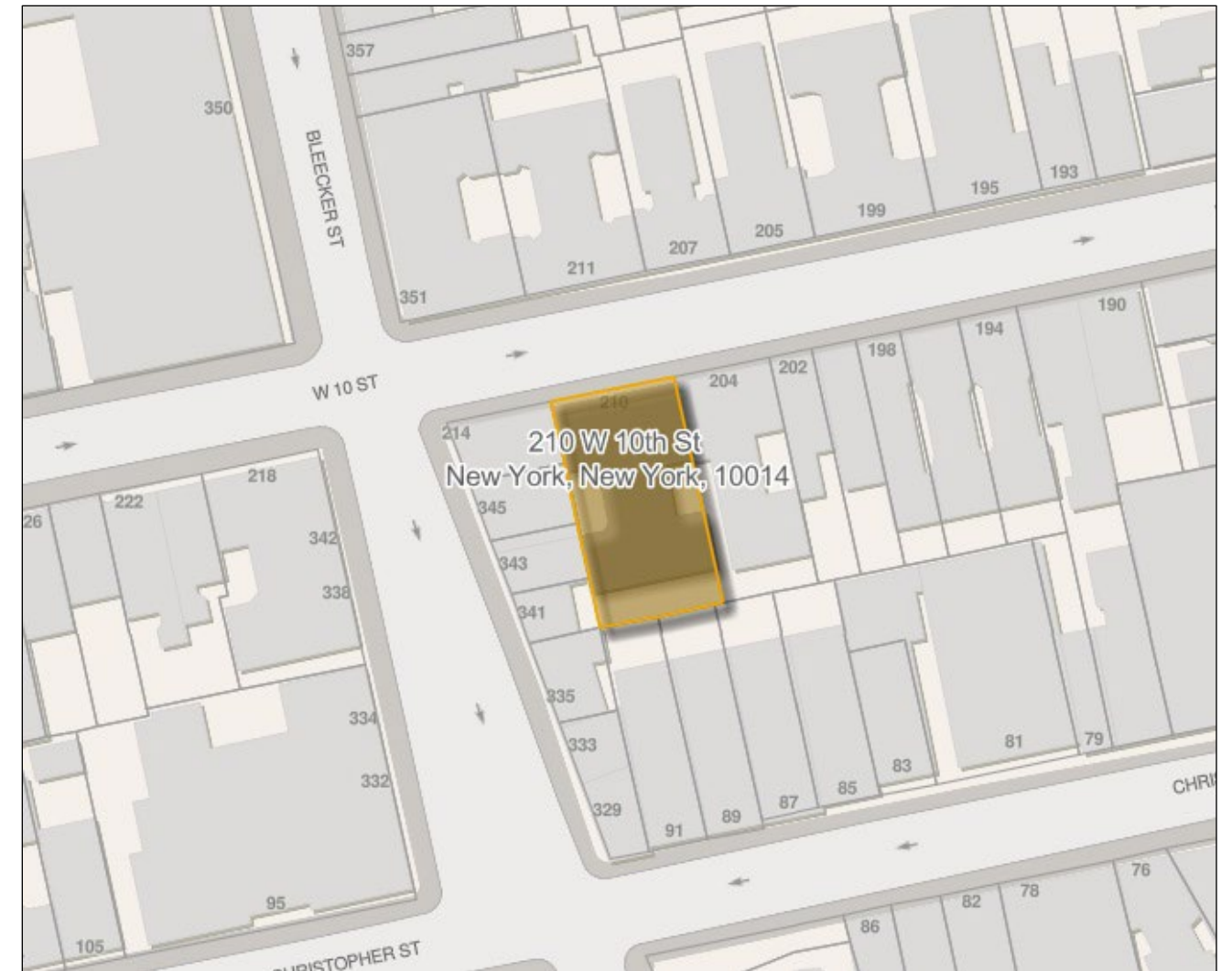
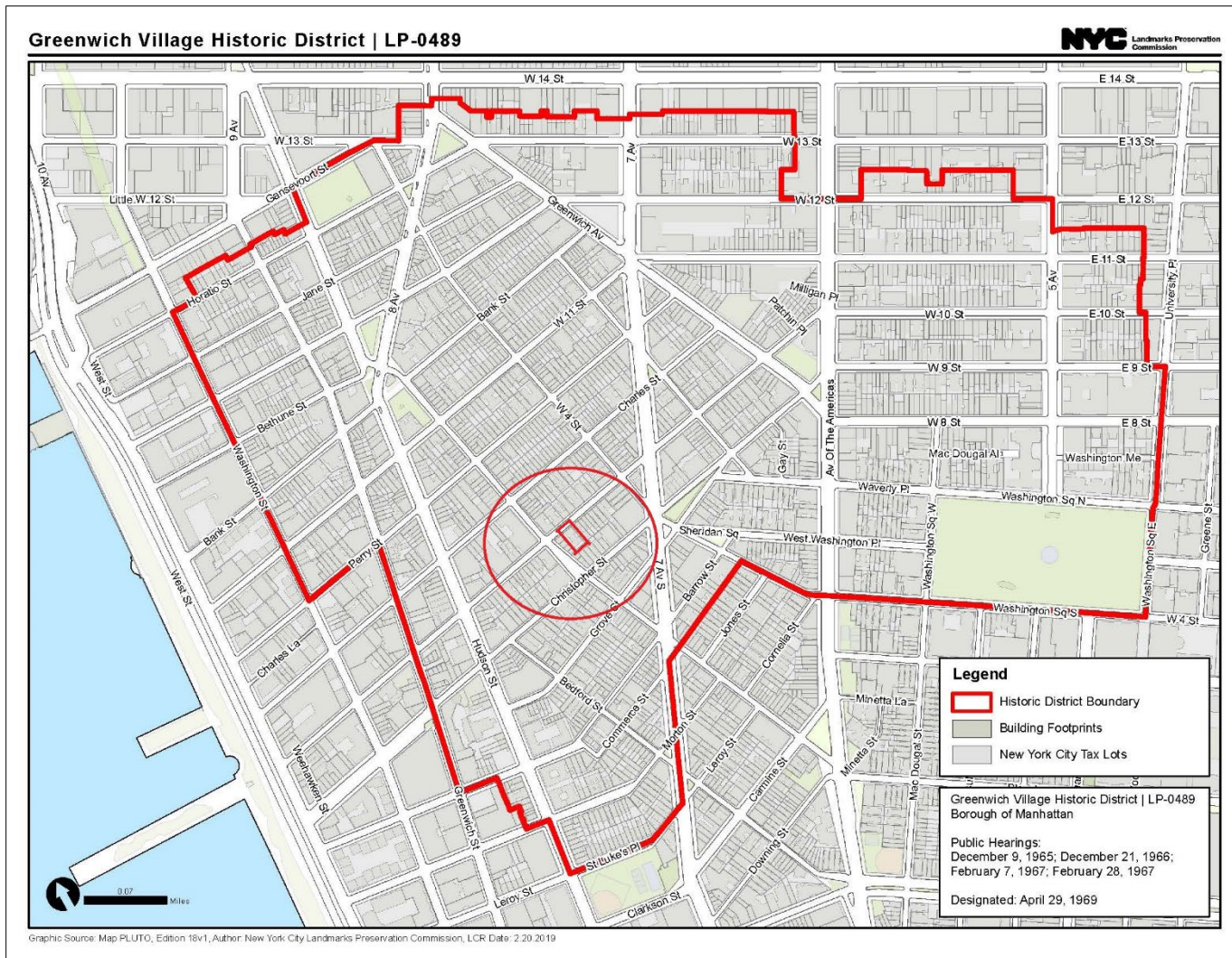
Passcode: 888453

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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210 WEST 10TH STREET NEW STOREFRONT

EDIFICE DRAFTING

208-210 WEST 10TH STREET NEW STOREFRONT

9/3/25 LPC 1



EXISTING CONDITIONS



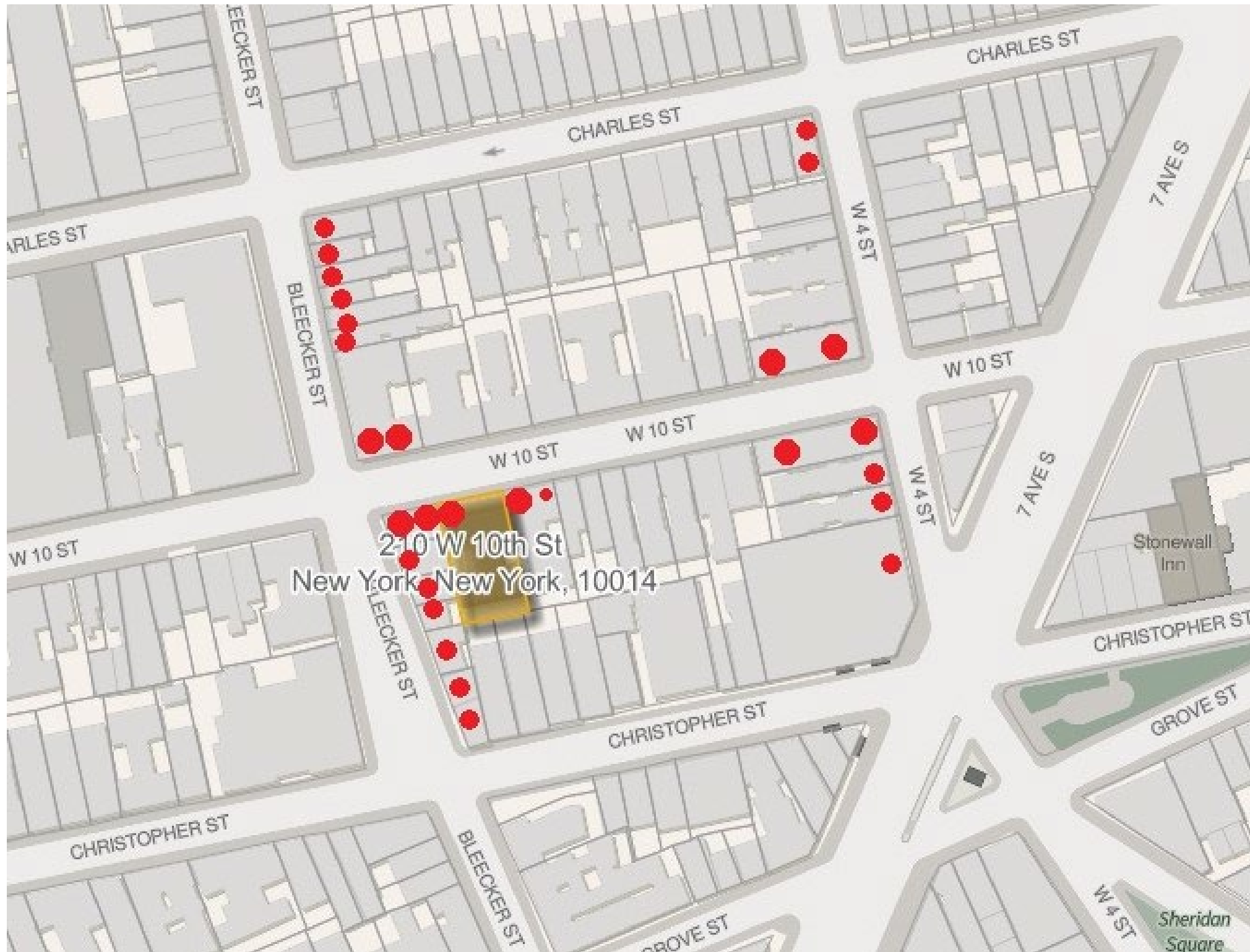
EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



STOREFRONTS ON WEST 10TH, BLEECKER & WEST 4TH STREET



210 w 10TH St c1940



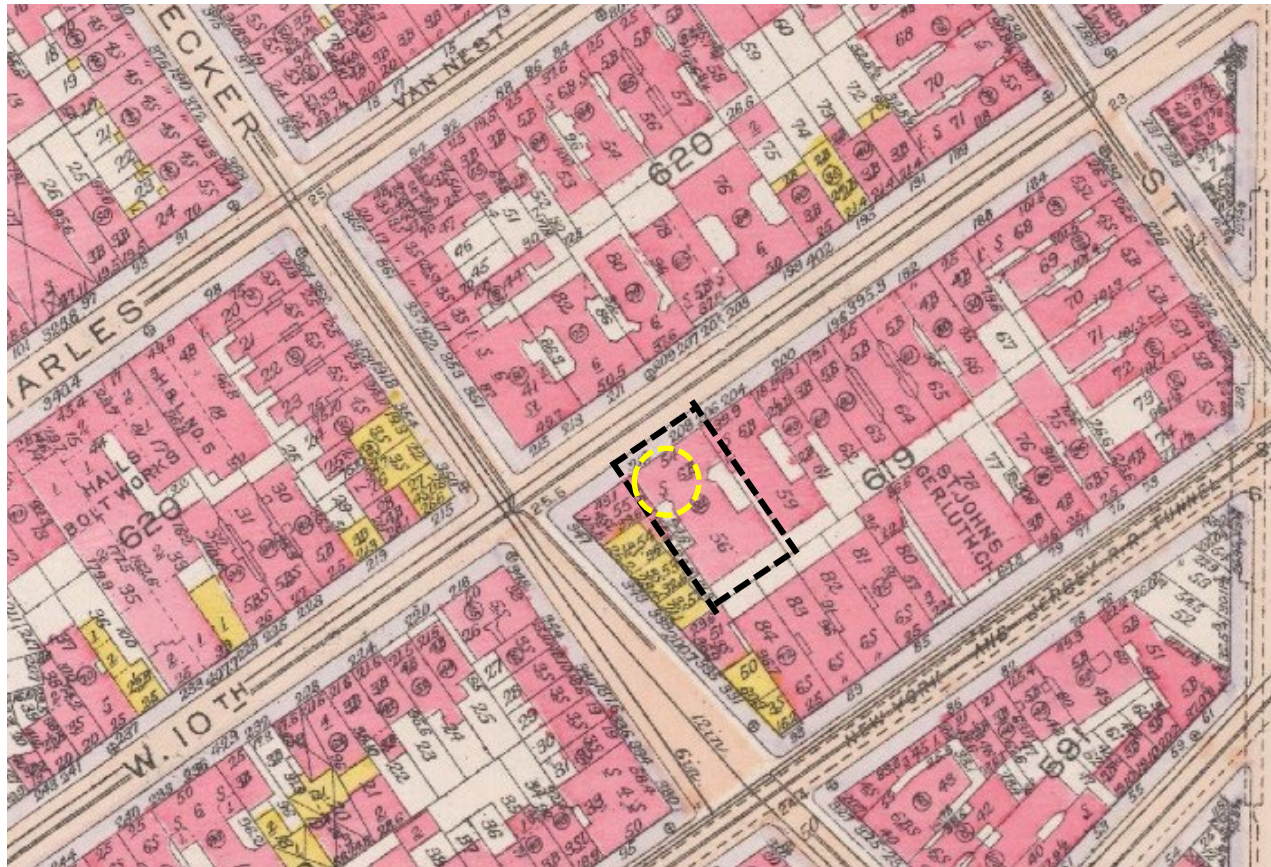
204-212 W 10th St c1940

HISTORIC CONDITIONS

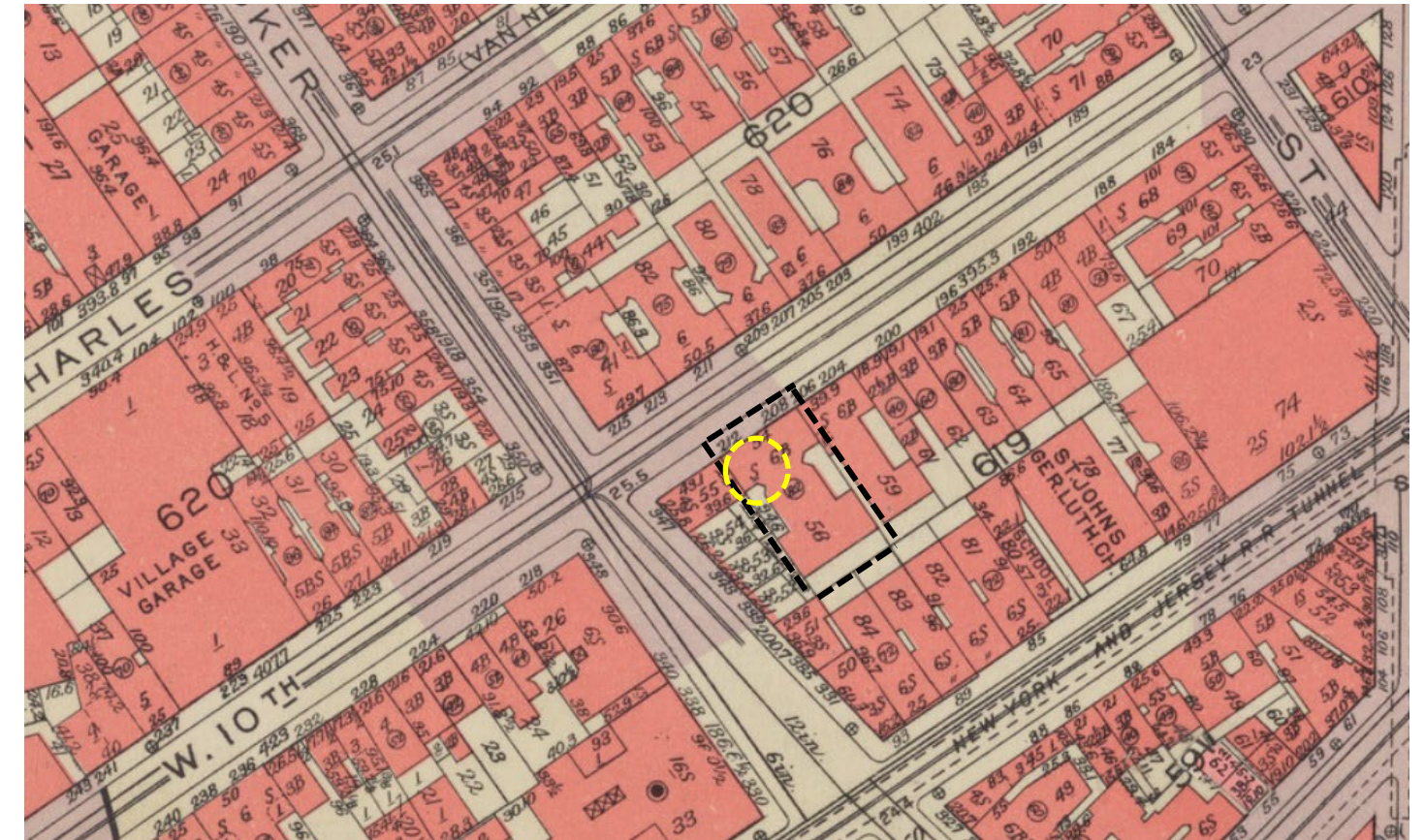
EDIFICE DRAFTING

208-210 WEST 10TH STREET NEW STOREFRONT

9/3/25 LPC 7



BROMLEY ATLAS 1916



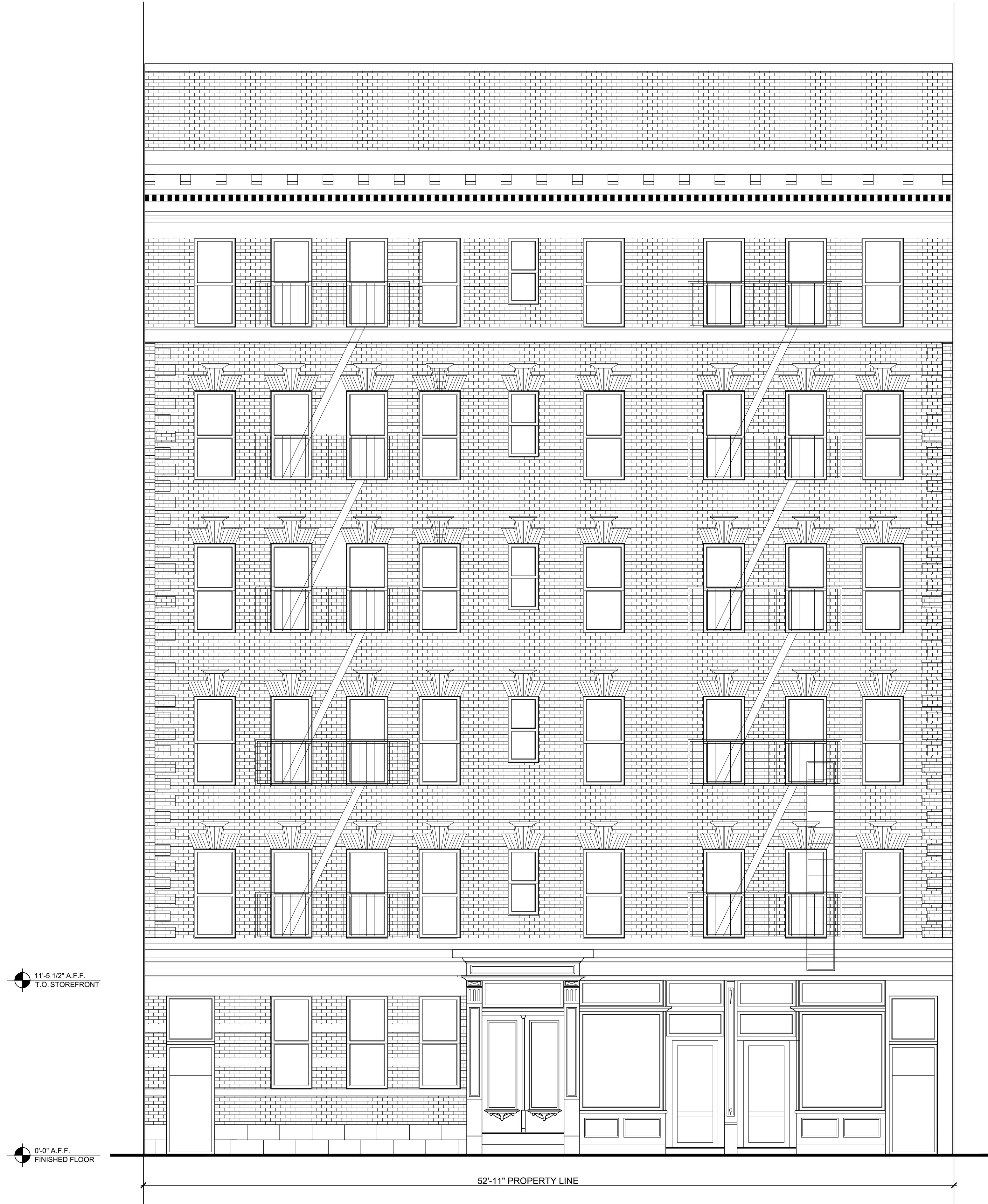
BROMLEY ATLAS 1955

(S) = Store

HISTORIC CONDITIONS



PROPOSED STOREFRONT



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



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

11'-5 1/2" A.F.F.
T.O. STOREFRONT

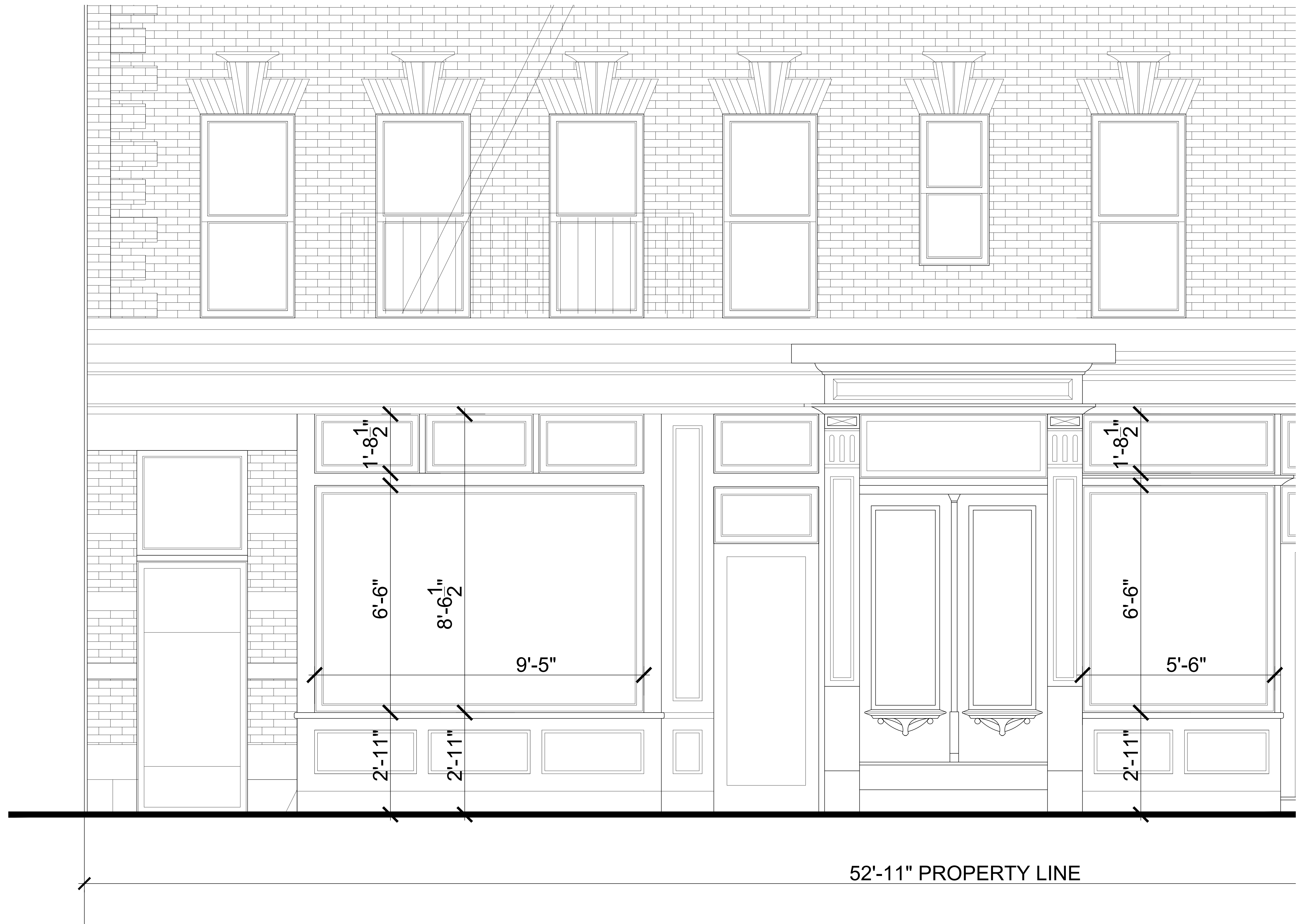
0'-0" A.F.F.
FINISHED FLOOR



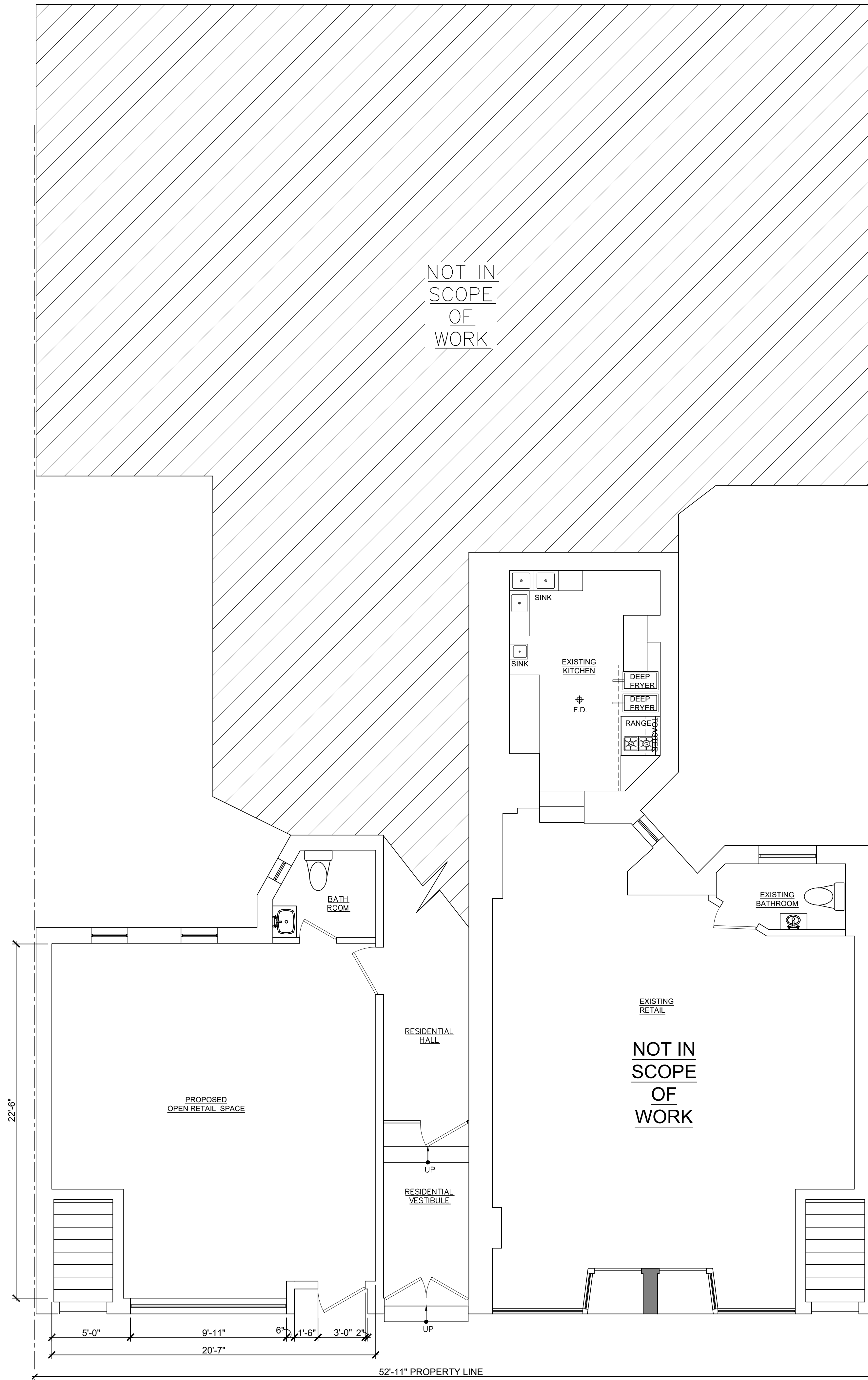
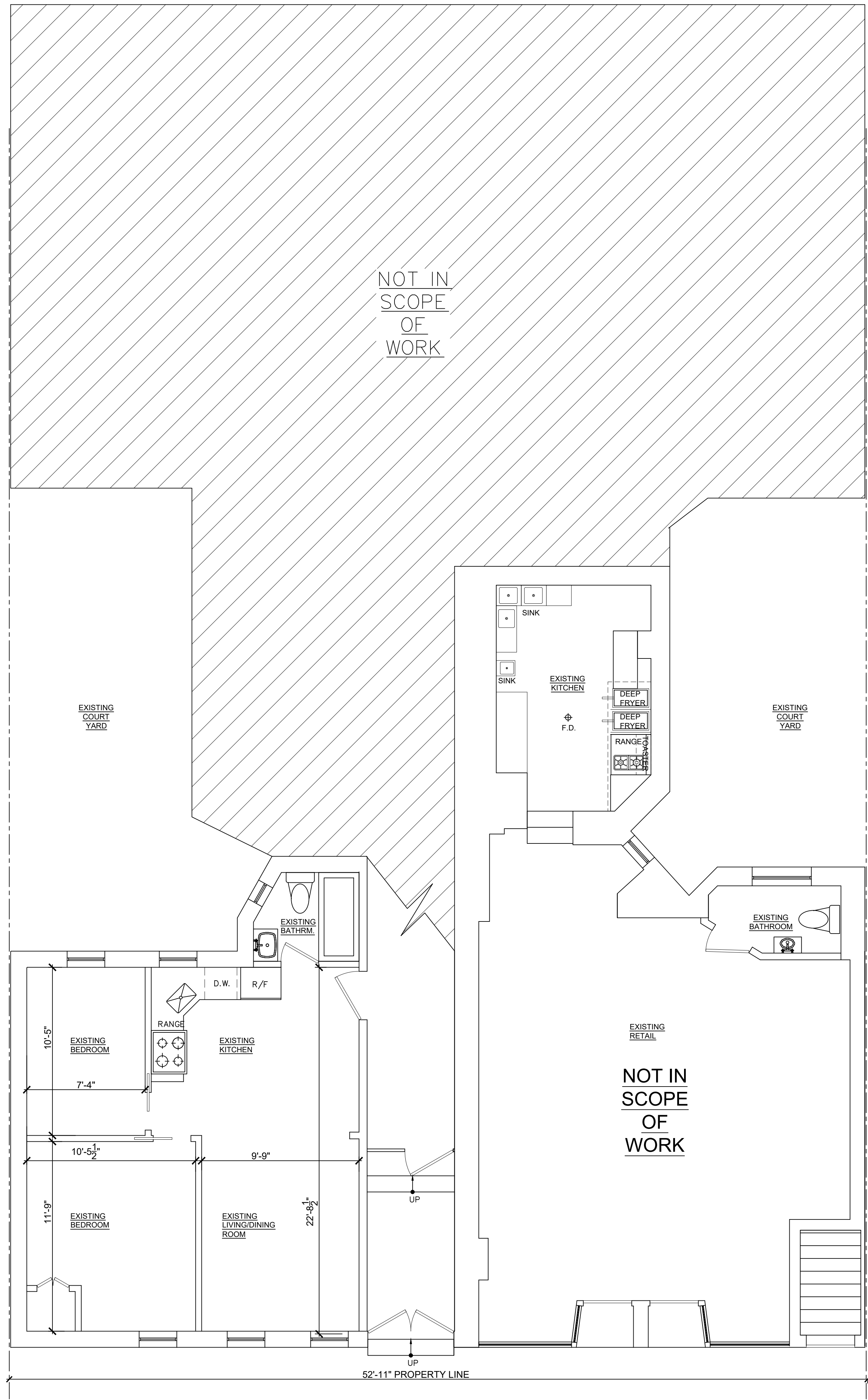
1 ENLARGED EXISTING PARTIAL FRONT ELEVATION
SCALE: 3/4"= 1'-0"

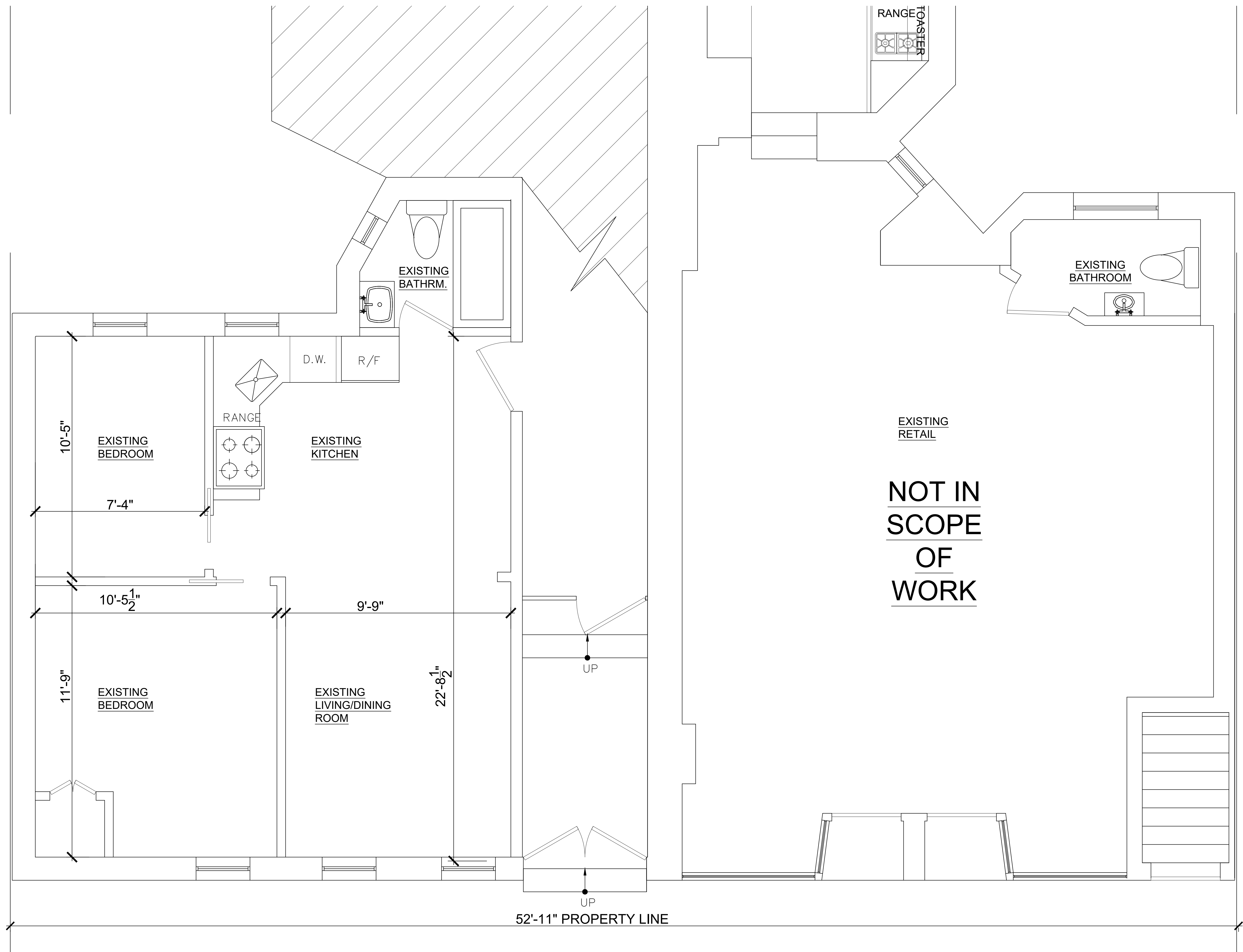
11'-5 1/2" A.F.F.
T.O. STOREFRONT

0'-0" A.F.F.
FINISHED FLOOR

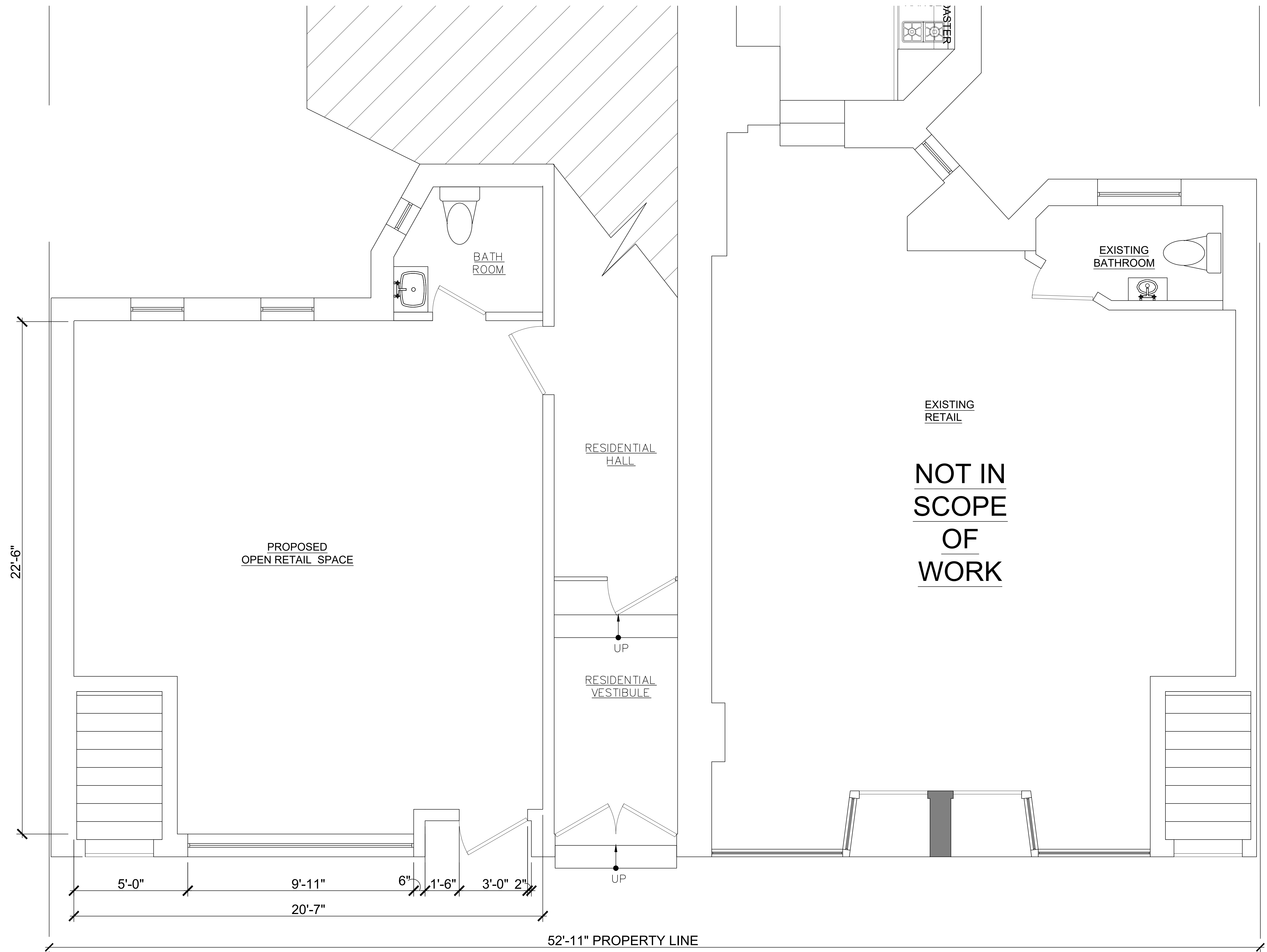


1 ENLARGED PROPOSED PARTIAL FRONT ELEVATION
SCALE: 3/4" = 1'-0"





1 ENLARGED EXISTING PARTIAL FIRST FLOOR PLAN
SCALE: 1/2" = 1'-0"



1 ENLARGED PROPOSED PARTIAL FIRST FLOOR PLAN
SCALE: 1/2" = 1'-0"

11'-5 1/2" A.F.F.
T.O. STOREFRONT

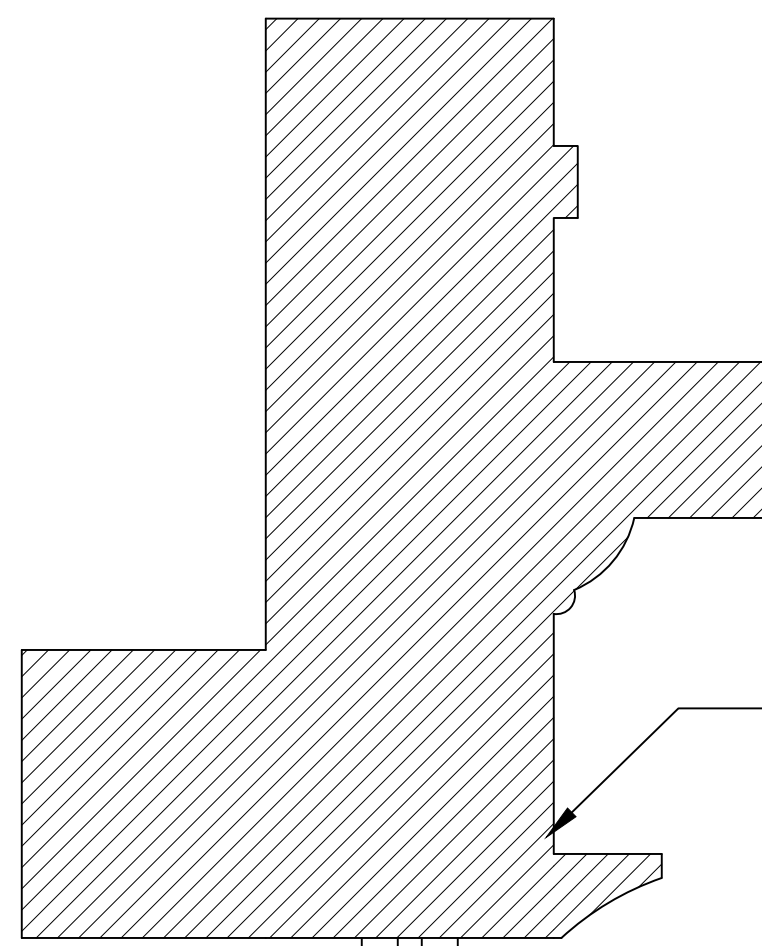
1'-8 1/2"

4"

6'-6"

2'-11"

0'-0" A.F.F.
FINISHED FLOOR



EXISTING
DECORATIVE
STONE CORNICE

TEMPERED
GLASS
TRANSOM

DECORATIVE
PAINTED WHITE WOOD
TRANSOM BAR

TEMPERED
GLASS STORE
FRONT WINDOW

SLOPED 1 1/4"
PAINTED WHITE
BULLNOSE
SILL

DECORATIVE
PAINTED WHITE WOOD
MOULDING

DECORATIVE
PAINTED WHITE WOOD
PANEL

EXISTING STONE
TO BE MAINTAINED
AND PAINTED WHITE
FOR CURB



EXISTING

APPROVED

817 WASHINGTON STREET (PKSB) LPC-25-06717

APPROVED NEW STOREFRONT OPENINGS

EDIFICE DRAFTING

208-210 WEST 10TH STREET NEW STOREFRONT

9/3/25 LPC 17



EXISTING

APPROVED

41 GREENWICH AVENUE, LPC-19-3672

APPROVED NEW STOREFRONT OPENINGS

EDIFICE DRAFTING

208-210 WEST 10TH STREET NEW STOREFRONT

9/3/25 LPC 18



EXISTING

APPROVED

809 MADISON AVENUE (PKSB) LPC-25-06002

APPROVED NEW STOREFRONT OPENINGS



121 PERRY ST (1904, Bernstein & Bernstein)

LATE 19TH-EARLY 20TH-CENTURY APARTMENT BUILDINGS
WITH GROUND FLOOR STOREFRONTS

EDIFICE DRAFTING

208-210 WEST 10TH STREET NEW STOREFRONT



228-30 W 4th ST (Below in c1940)
(1899, P Herter & Son; 1881, FW Klemt))



9/3/25 LPC 20



138 W 10TH ST (1887, Berger & Baylies) (c1940 Below)



240 & 242 WEST 10TH ST (1907, M.C. Merritt)

LATE 19TH-EARLY 20TH-CENTURY APARTMENT BUILDINGS WITH GROUND FLOOR STOREFRONTS



236 W 10TH ST (1907, Edward Mayew) (c1940 Below)



77 PERRY ST (1901-2, George F Pelham)

LATE 19TH-EARLY 20TH-CENTURY APARTMENT BUILDINGS WITH GROUND FLOOR STOREFRONTS



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