

March 17, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-01550

22 East 10th Street – Greenwich Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 677 1007

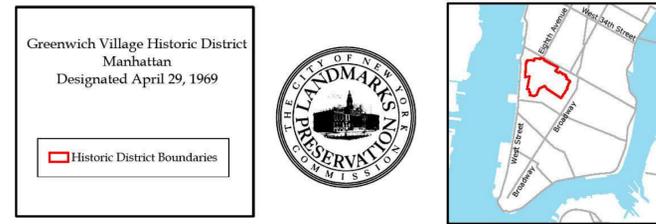
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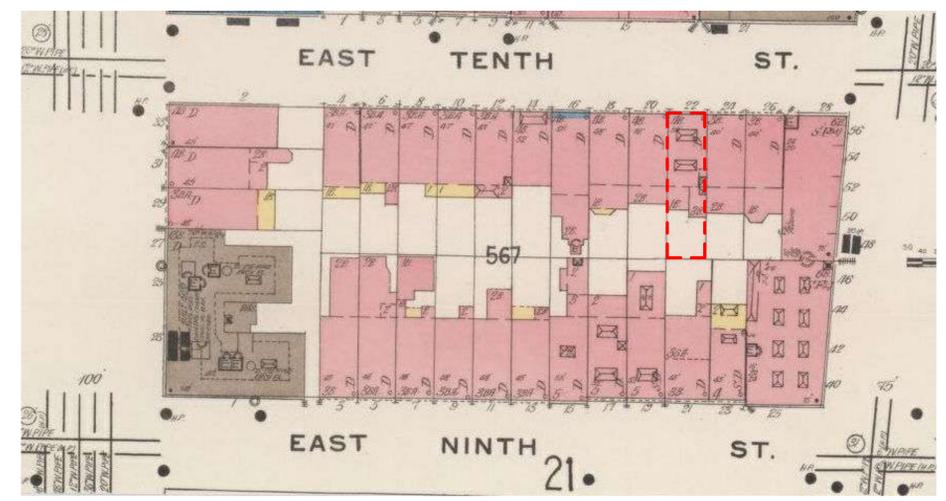
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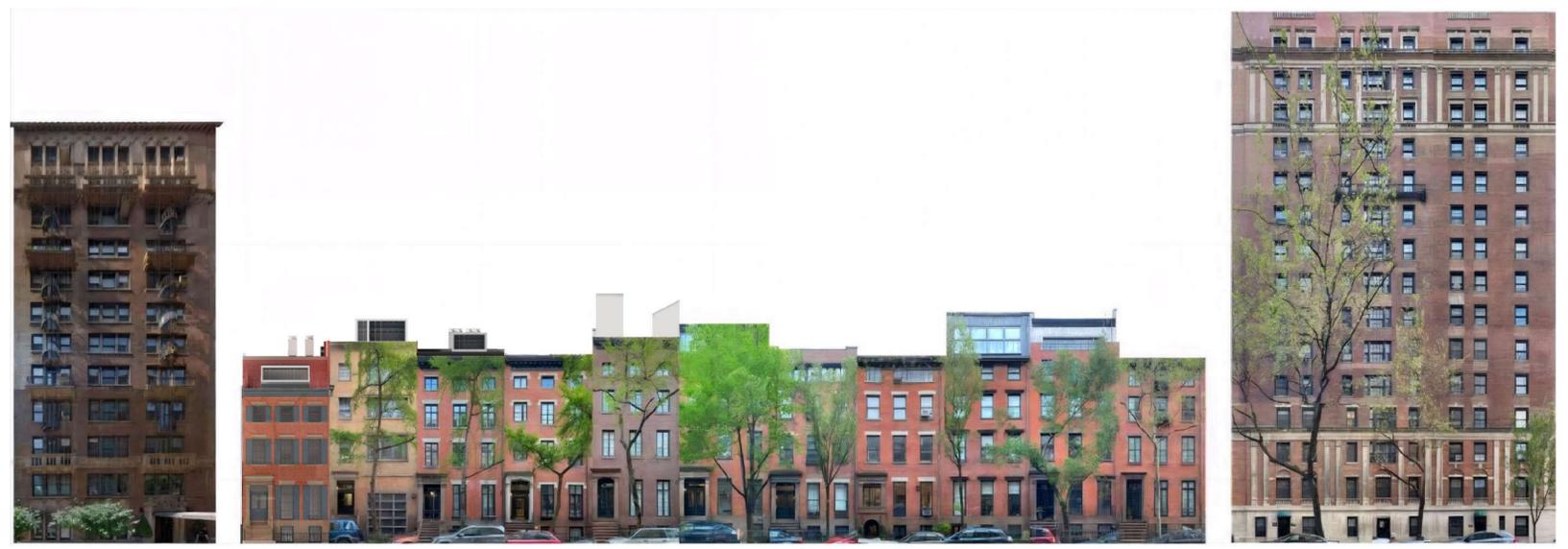
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GREENWICH VILLAGE HISTORIC DISTRICT



1921 SANBORN MAP



EXISTING BLOCK CONTEXT ELEVATION



PROPOSED BLOCK CONTEXT ELEVATION

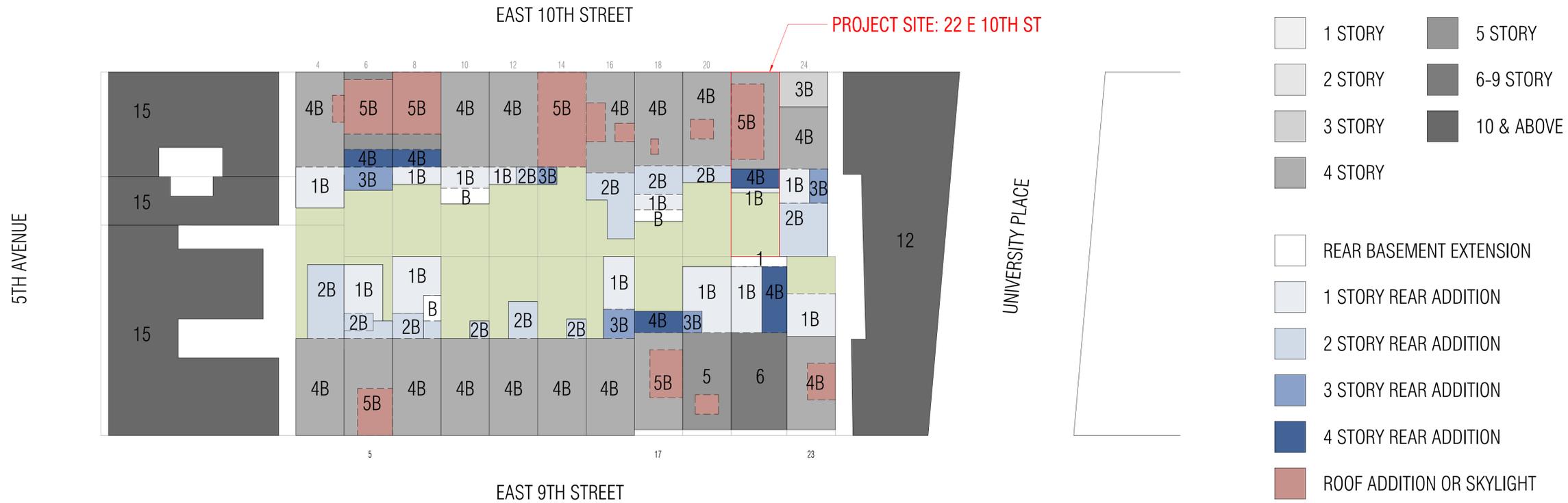
PROJECT LOCATION & STREET CONTEXT

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project title
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 BLOCK 567 LOT 18

scale	date
lpc no.	09/11/25
project no.	Project Number
sheet no.	
drawing no.	LPC-01



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EXISTING BLOCK PLAN W/NEIGHBORING ADDITIONS

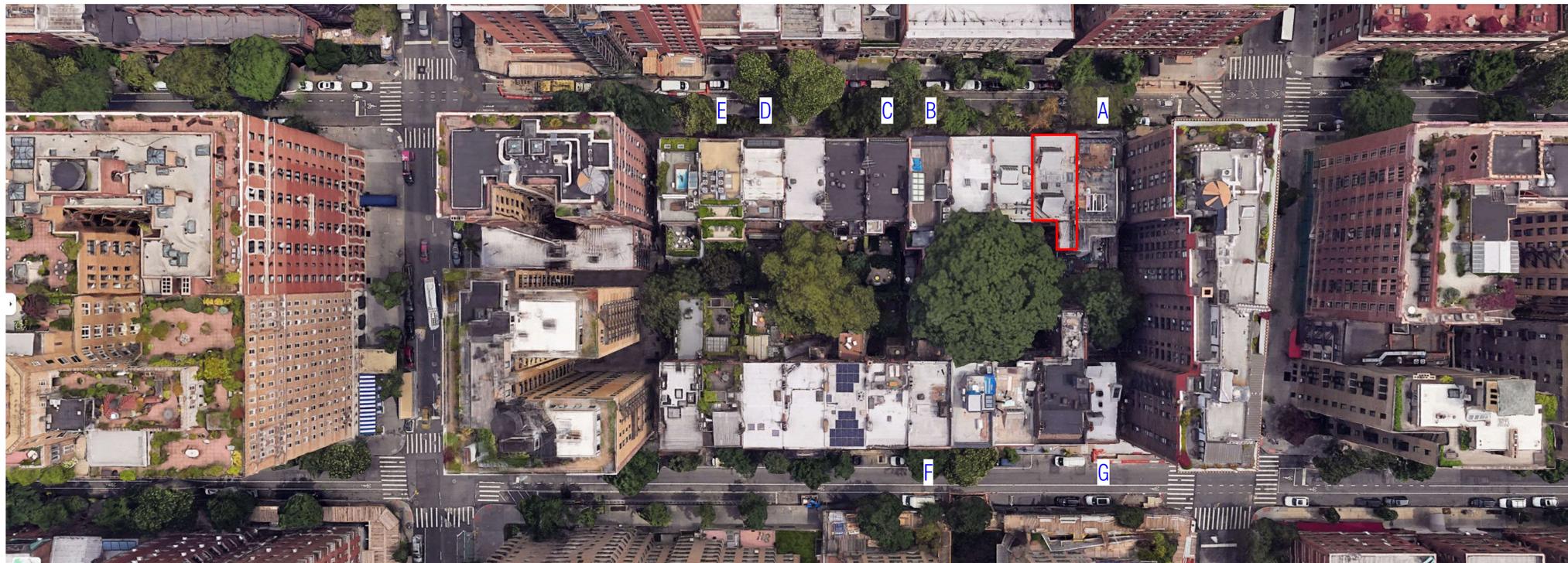
scale 1" = 30'-0"
 date 09/11/25
 project no. Project Number
 sheet no.
 drawing no. **LPC-02**



2 - BLOCK CONTEXT FROM NORTHWEST

ROOFTOP AND/OR REAR ENLARGEMENTS:

- A - 24 EAST 10TH - REAR ENLARGEMENT
- B - 16 EAST 10TH - BULKHEAD & OVERRUN
- C - 14 EAST 10TH - STUDIO SKYLIGHT LEVEL
- D - 8 EAST 10TH - STUDIO SKYLIGHT LEVEL
- E - 6 EAST 10TH - STUDIO SKYLIGHT LEVEL
- F - 17 EAST 9TH - ROOFTOP & REAR ENLARGEMENT
- G - 23 EAST 9TH - ROOFTOP & REAR ENLARGEMENT



1 - BLOCK CONTEXT FROM ABOVE

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EXISTING NEIGHBORING REAR ADDITIONS

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drawing no.	LPC-03



TAX PHOTO - 1940



DESIGNATION PHOTO - 1968

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HISTORIC IMAGES

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drawing no.	LPC-04



EXISTING FRONT FACADE PHOTO 2025
 ORIGINALLY BUILT IN 1844 AS PAIR WITH #24 IN GREEK REVIVAL STYLE



EXISTING REAR FACADE PHOTO

EXISTING CONDITIONS

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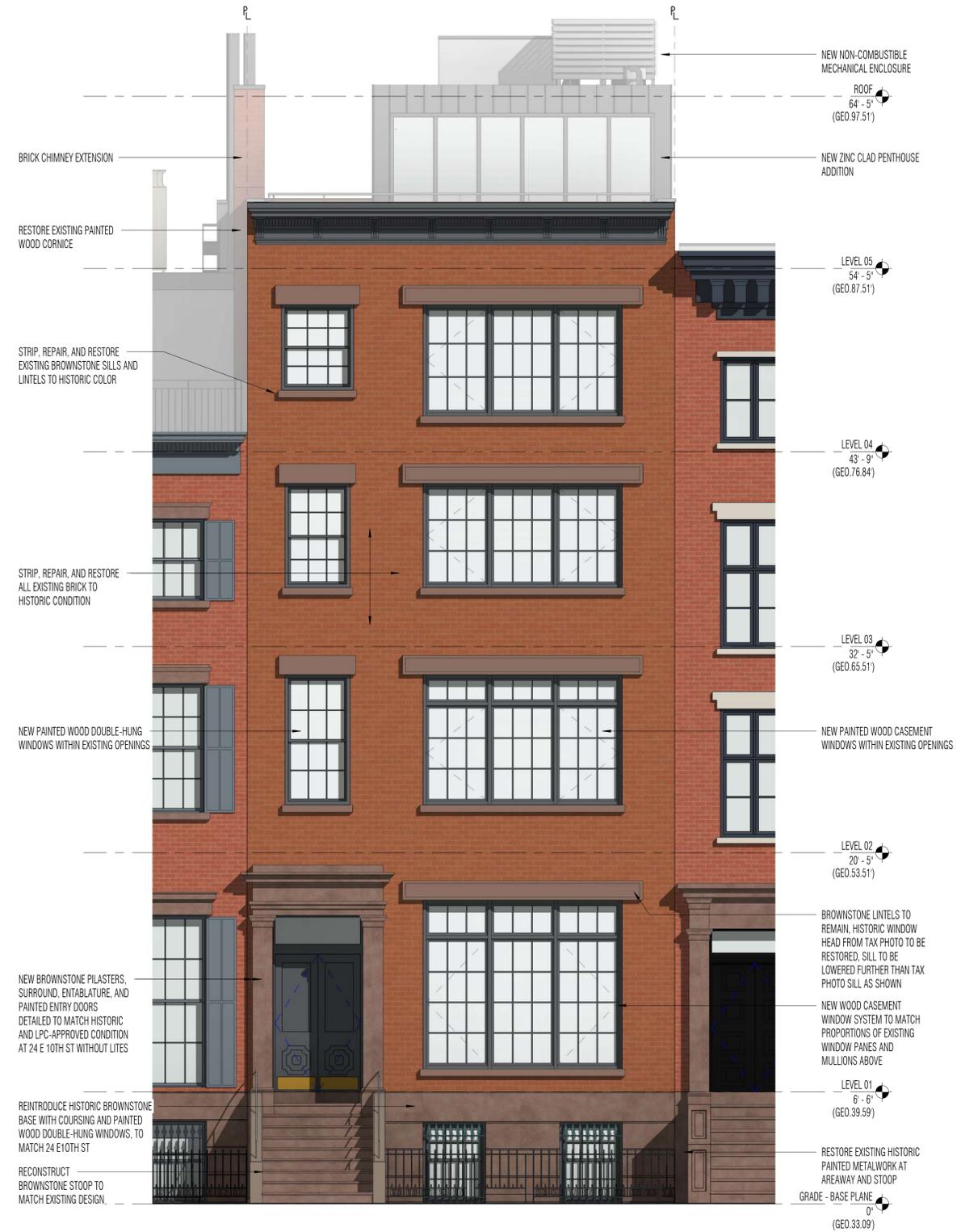
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drawing no.	LPC-05



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



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

EXISTING & PROPOSED FRONT FACADE

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sheet no.			
drawing no.			
			LPC-06



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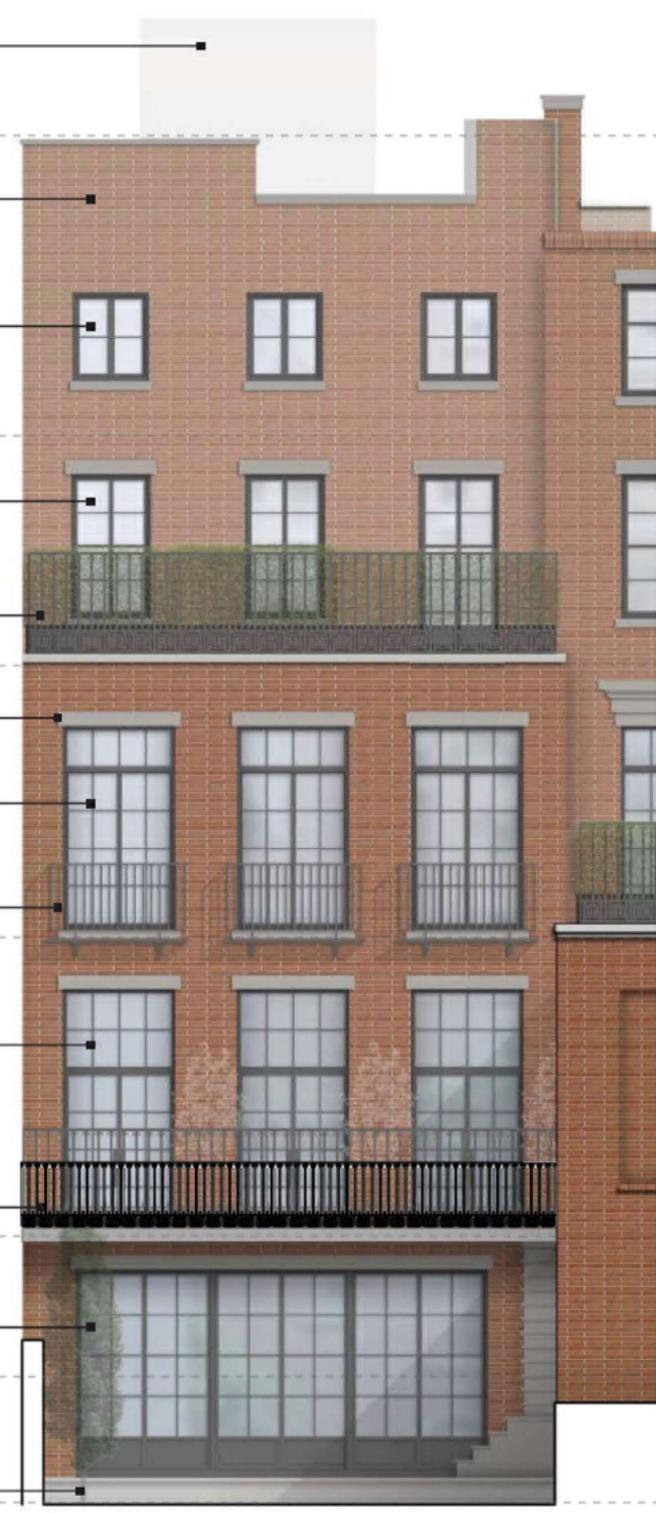
EXISTING TOP STORY AT REAR

scale	date
lpc no	09/11/25
project no.	Project Number
sheet no.	
drawing no.	LPC-08



EXISTING REAR ELEVATION

- Reconstructed studio skylight volumes in same location as existing
- New face brick rear facade in same plane as existing with same crenellations, height, and articulation as existing
- Proposed new painted metal casement windows in masonry openings of same dimension as existing
- Proposed new painted metal casement windows in masonry openings of same dimension as existing
- Painted metal railings to match historic Greek Revival railings of 24 E 10
- New cast stone lintels, sills, and coping, throughout
- Proposed new painted metal casement windows in new face brick addition
- Simple painted metal bar railings and Juliet balconies
- Proposed new painted metal casement windows in new face brick addition
- Existing rear addition and 'boot' to be removed
- Painted metal railings to match historic Greek Revival railings of 24 E 10
- Proposed new painted metal casement windows in new face brick addition
- Existing Low Garden
EL: +/- -2'-6-1/2"
- Rear garden lowered 3'-11" from existing lower garden as shown



STEVEN HARRIS PROPOSAL APRIL 12, 2022

EXISTING & PREVIOUS PROPOSAL AT REAR FACADE

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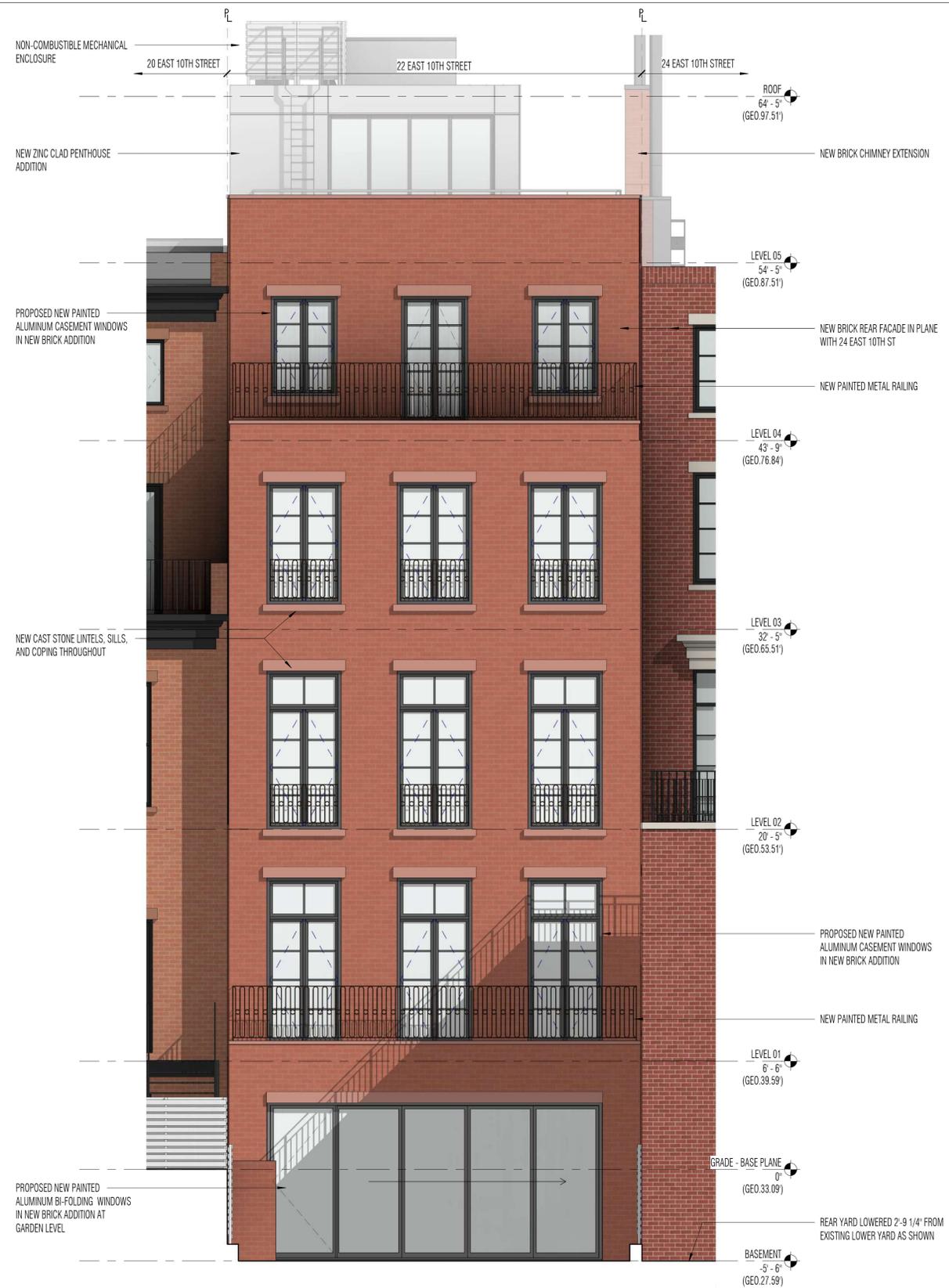
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drawing no.

LPC-09



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

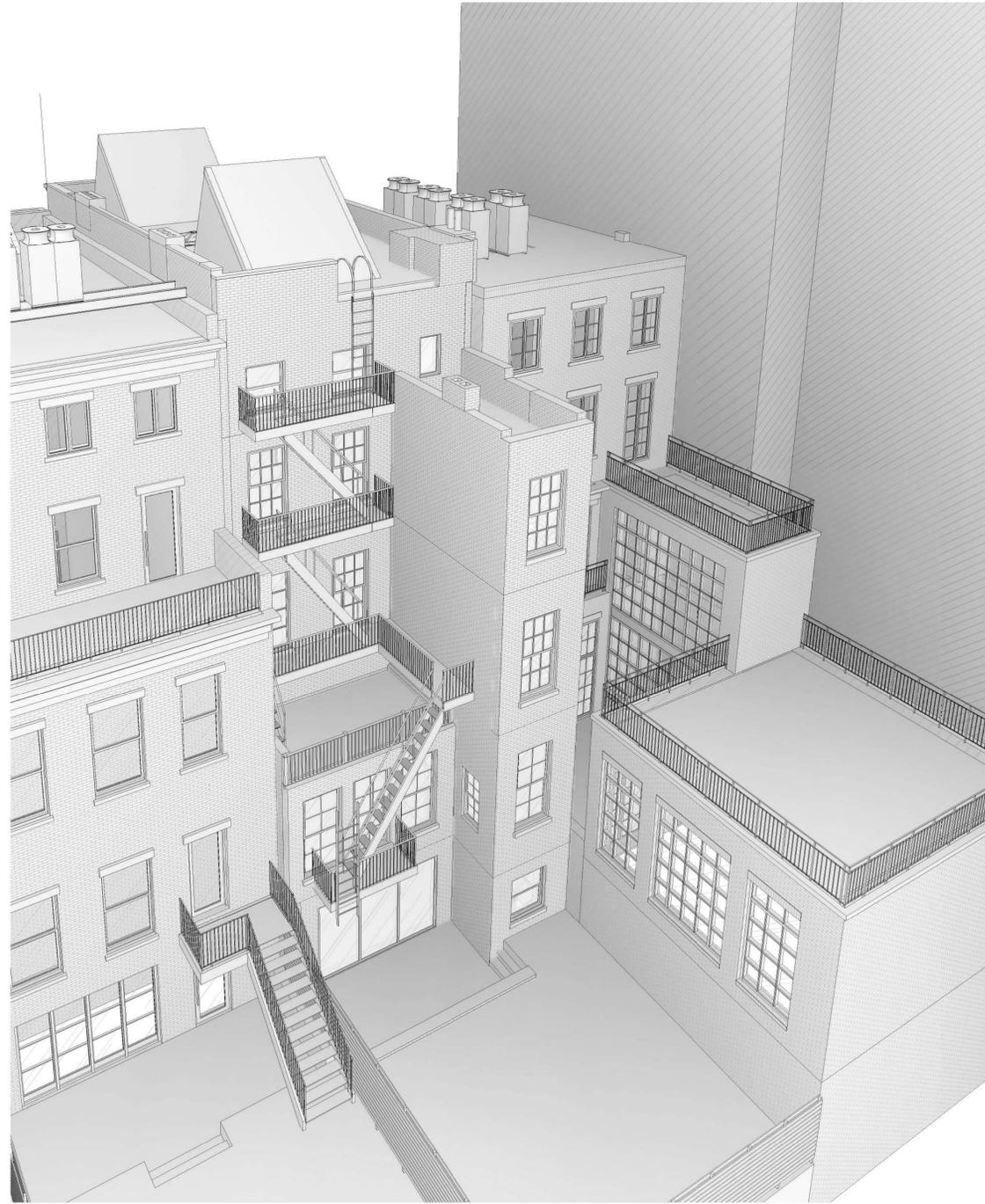
EXISTING & PROPOSED REAR FACADE

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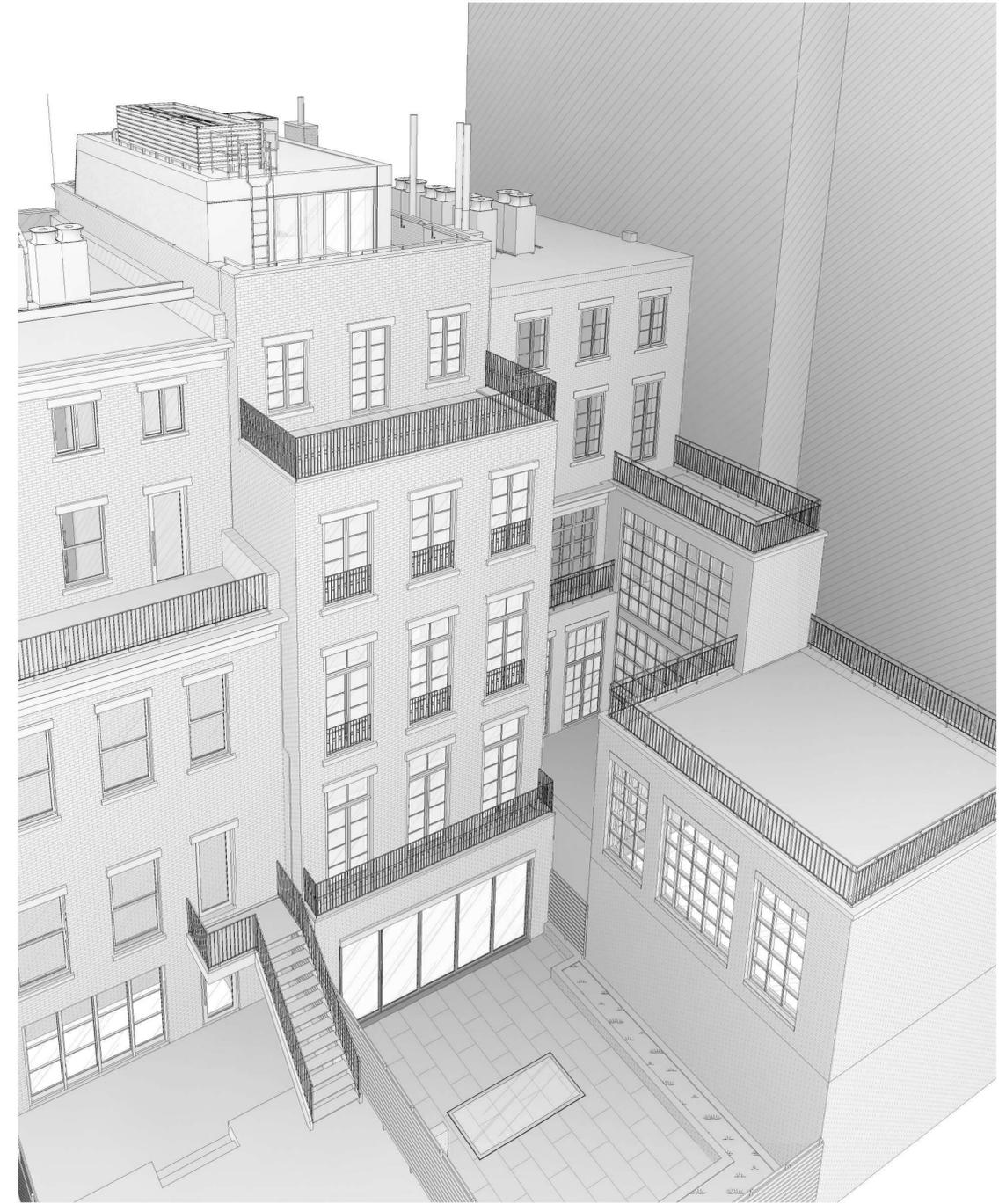
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1 REAR MASSING - EXISTING



2 REAR MASSING - PROPOSED

PROPOSED REAR MASSING PERSPECTIVE



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project no.	Project Number
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drawing no.	LPC-11



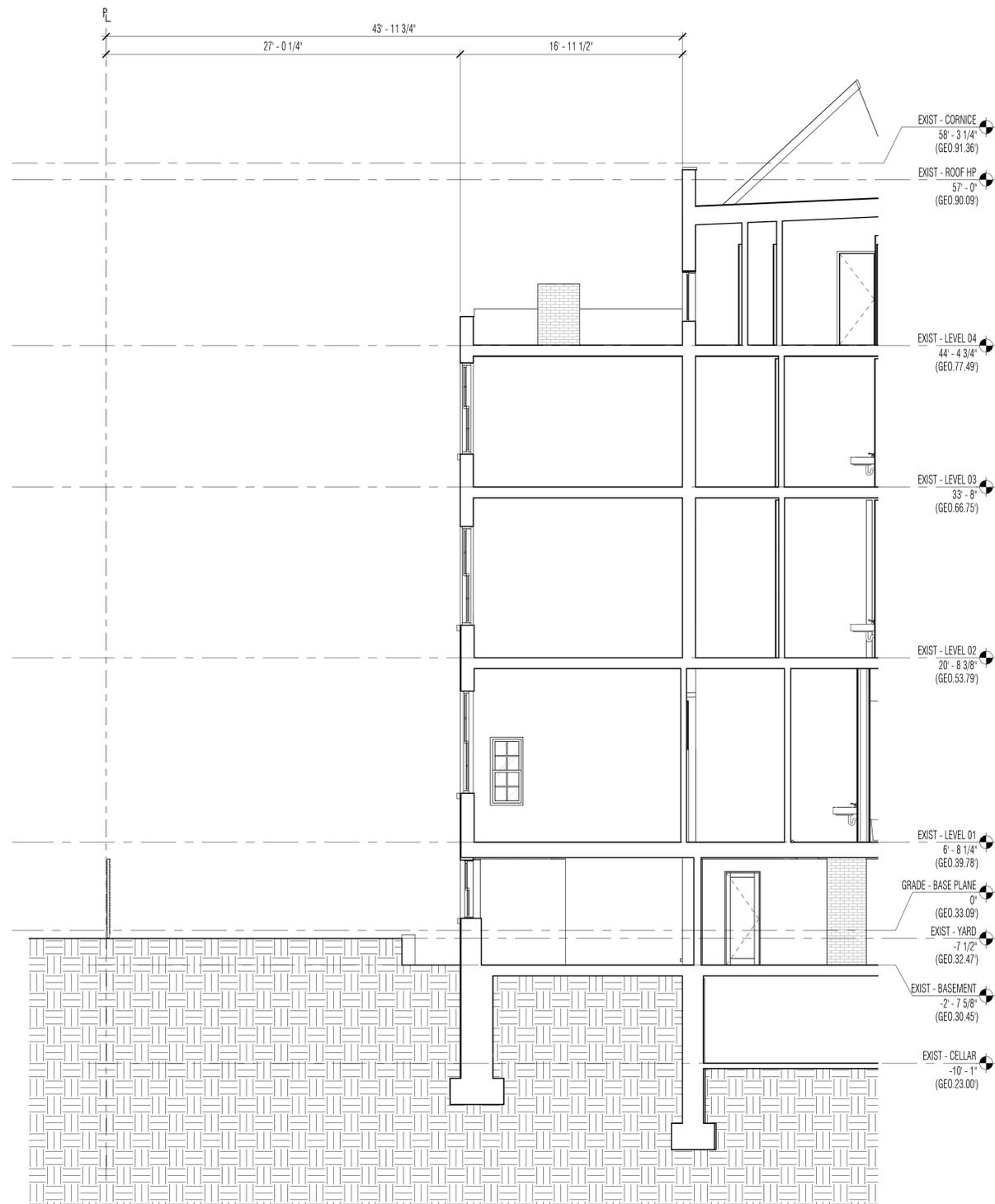
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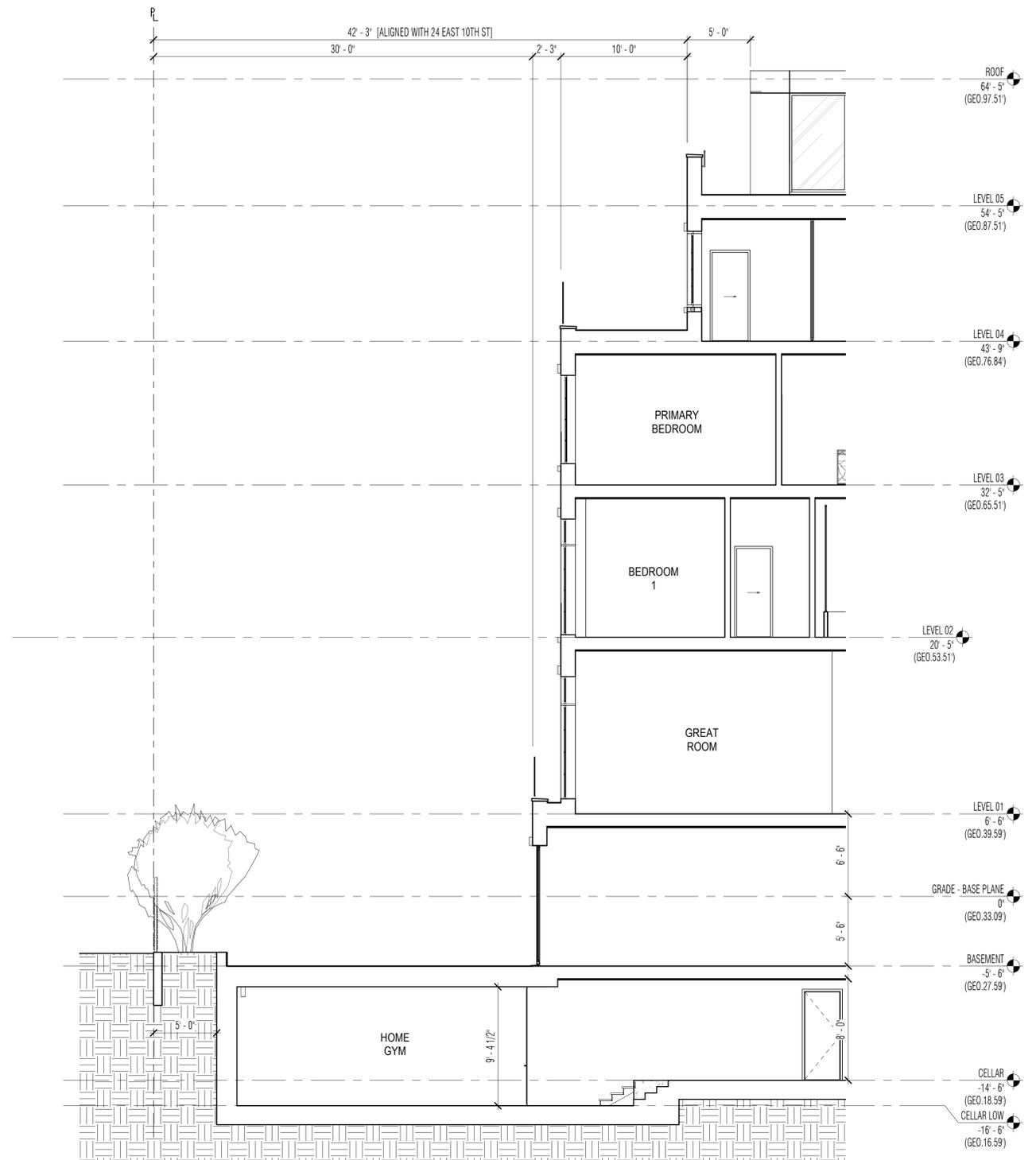
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PROPOSED ALTERATION

scale	date
lpc no	09/11/25
project no.	Project Number
sheet no.	
drawing no.	LPC-12



1 EXISTING REAR SECTION
SCALE: 3/16" = 1'-0"



2 PROPOSED REAR SECTION
SCALE: 3/16" = 1'-0"

PROPOSED REAR ALTERATION - YARD CONDITION

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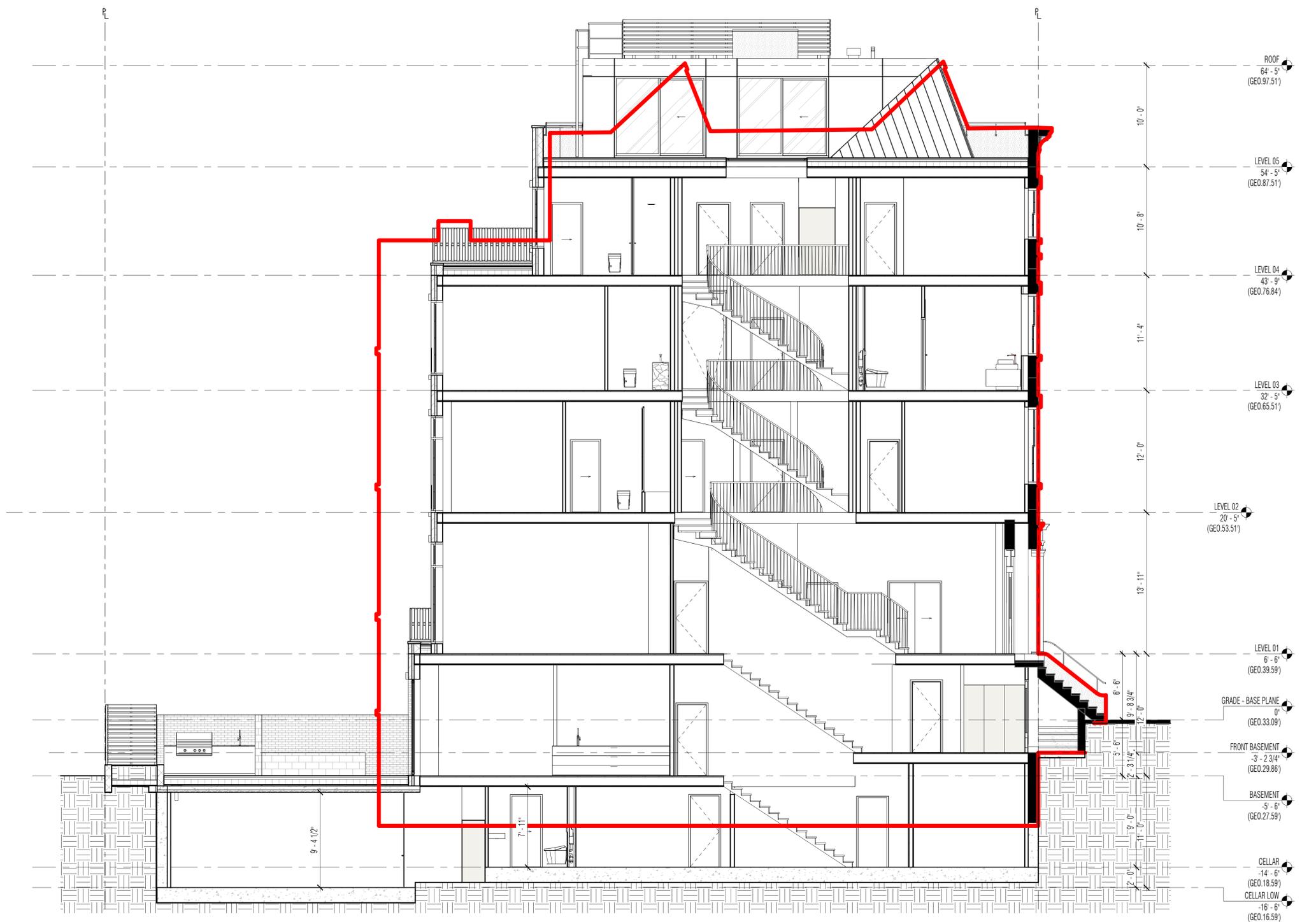
scale 3/16" = 1'-0" date 09/11/25

project no. Project Number

sheet no.

drawing no.

LPC-13



1 SECTION - PROPOSED W/EXISTING OUTLINE
SCALE: 3/16" = 1'-0"

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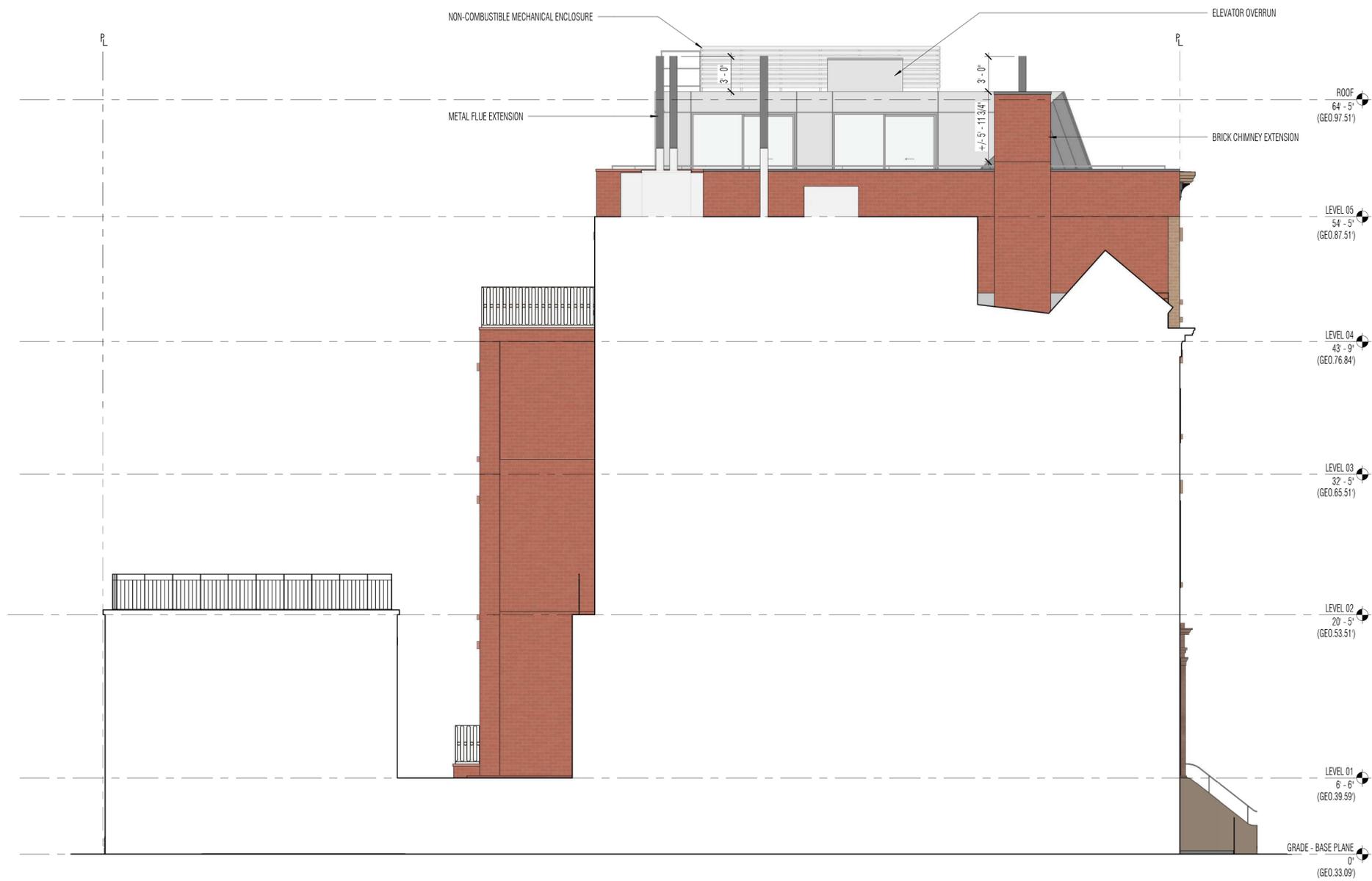
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PROPOSED ROOFTOP ALTERATION - SECTION

scale	3/16" = 1'-0"	date	09/11/25
lpc no.			
project no.		Project Number	
sheet no.			
drawing no.			

LPC-14



1 PROPOSED - EAST ELEVATION
SCALE: 3/16" = 1'-0"



RHEINZINK prePatina blue-grey



RHEINZINK prePatina graphite-grey

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PROPOSED ROOFTOP ALTERATION - ELEVATION

scale 3/16" = 1'-0" date 09/11/25

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sheet no.

drawing no.

LPC-15

CHIMNEY EXTENSIONS: GREEN

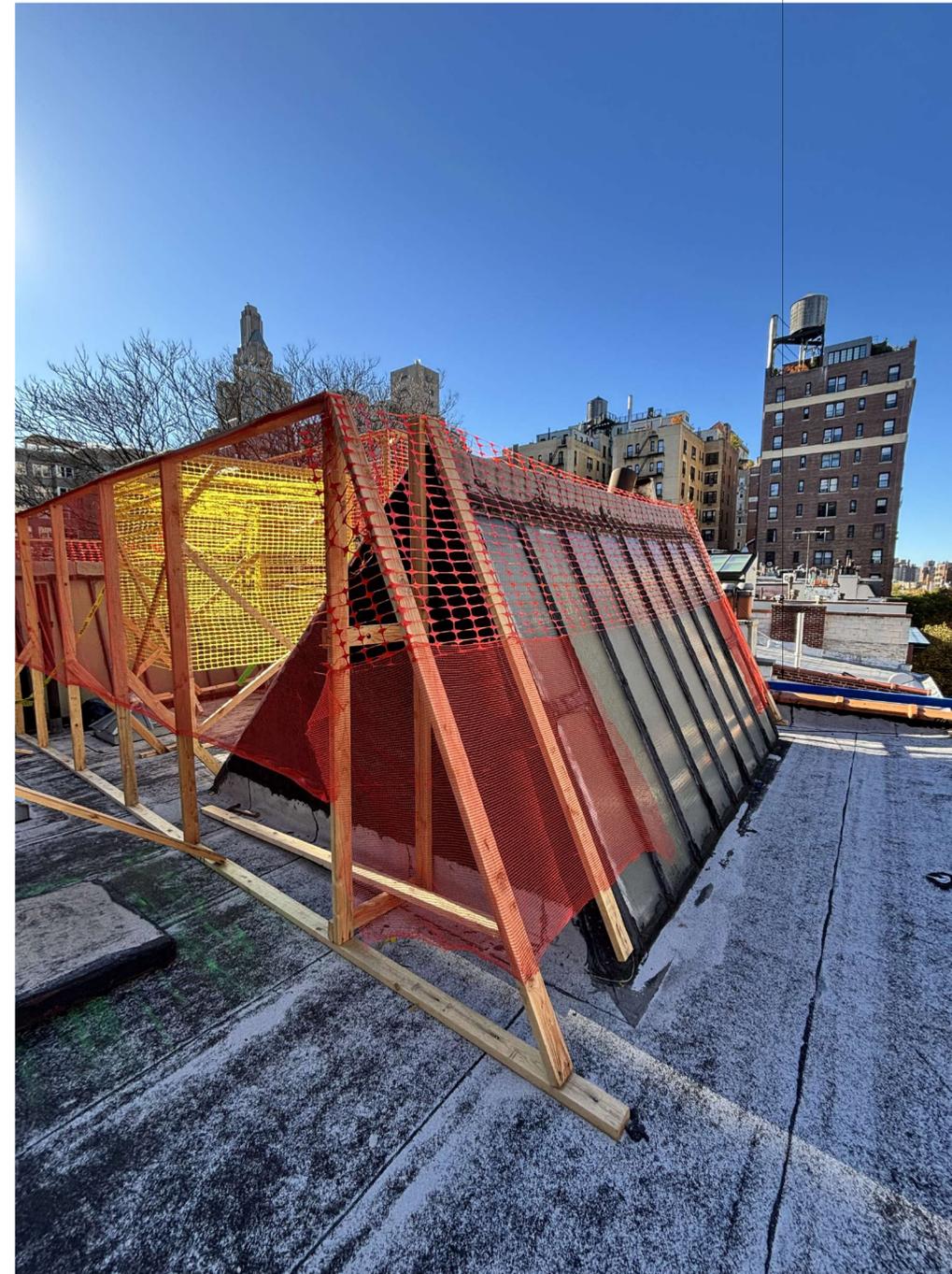
ELEVATOR OVERRUN: YELLOW

MECHANICAL PEN: ORANGE

PARAPET: BLUE



A - MOCKUP LOOKING SOUTH TOWARDS REAR YARD



B - MOCKUP LOOKING SOUTHWEST TOWARDS SKYLIGHT

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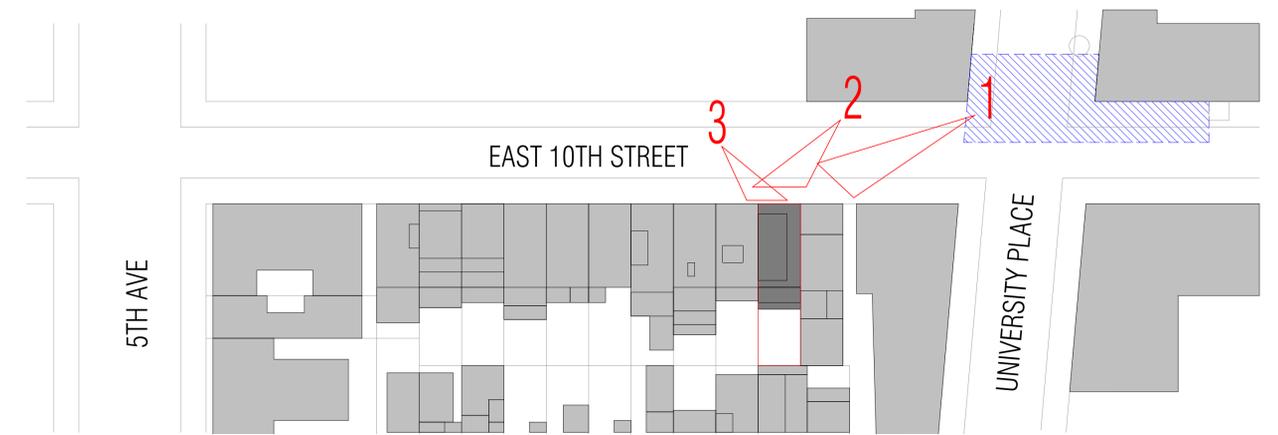


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ROOF MOCKUP

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1 - VIEW FROM NORTHEAST CORNER OF 10TH & UNIVERSITY



2 - VIEW FROM NORTHEAST SIDE OF 10TH



3 - VIEW FROM NORTHWEST SIDE OF 10TH

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ROOF MOCKUP

scale 1" = 50'-0" date 09/11/25

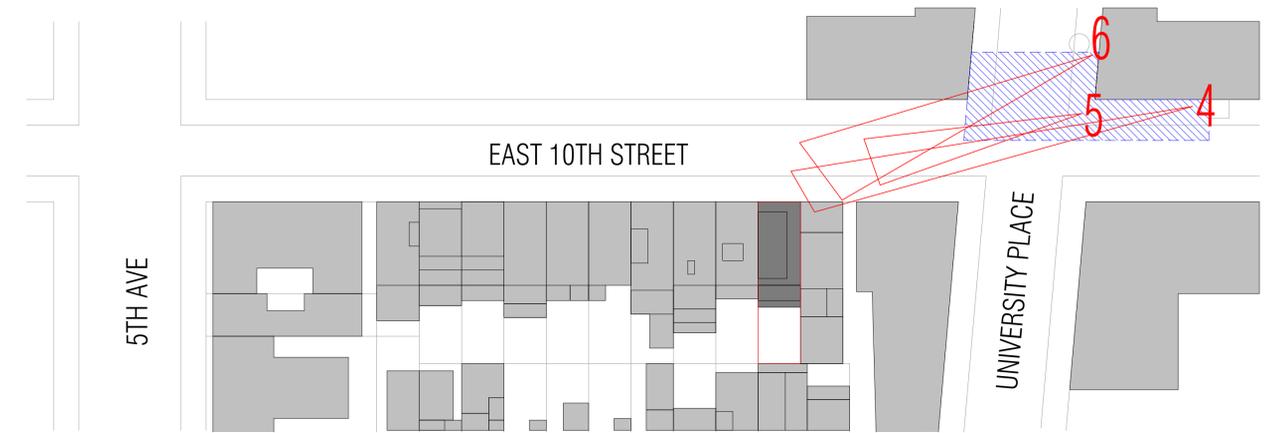
lpc no.

project no. Project Number

sheet no.

drawing no.

LPC-17



4 - VIEW FROM NORTH SIDE OF 10TH LOOKING WEST



5 - VIEW NEAR CORNER OF 10TH & UNIVERSITY LOOKING WEST



6 - VIEW FROM EAST SIDE OF UNIVERSITY LOOKING SOUTHWEST

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ROOF MOCKUP

scale 1" = 50'-0" date 09/11/25

lpc no.

project no. Project Number

sheet no.

drawing no.

LPC-18

PARAPET: BLUE — ELEVATOR OVERRUN: YELLOW — CHIMNEY EXTENSIONS: GREEN



ZOOMED VIEW #6 - EAST SIDE OF UNIVERSITY LOOKING SOUTHWEST



B - ZOOMED VIEW #6 - PHOTOMONTAGE

ROOF MOCKUP

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PROPOSED ALTERATION

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drawing no.	LPC-20

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12/11/2025

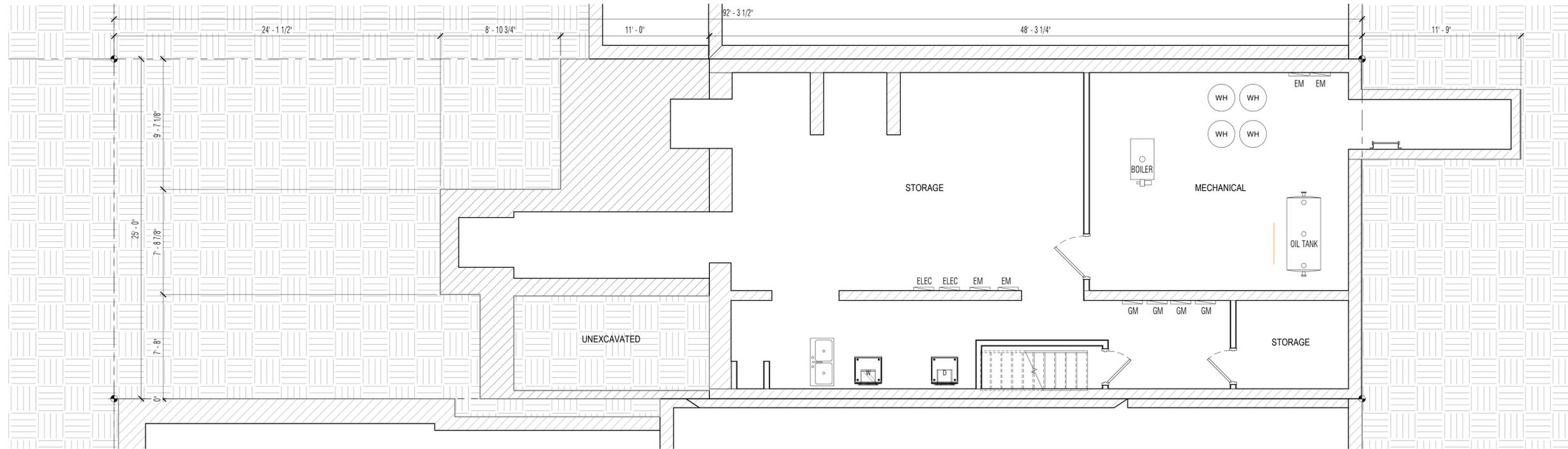
APPENDIX SHEET 1 OF 14

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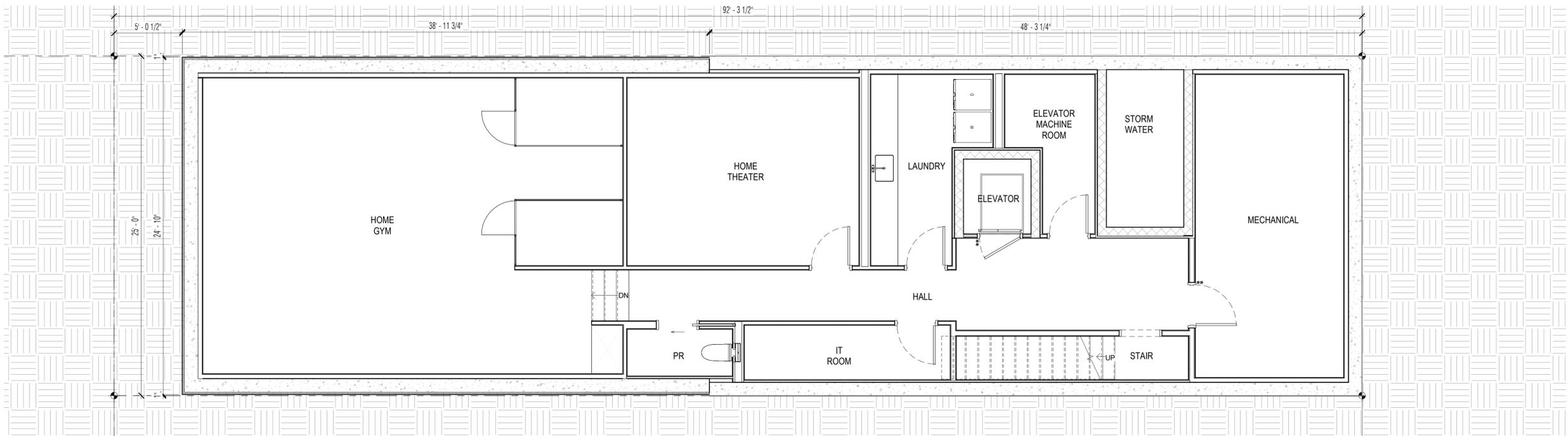
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APPENDIX

scale	date
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project no.	Project Number
sheet no.	
drawing no.	A-01



1 EXIST PLAN - CELLAR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - CELLAR
SCALE: 1/4" = 1'-0"

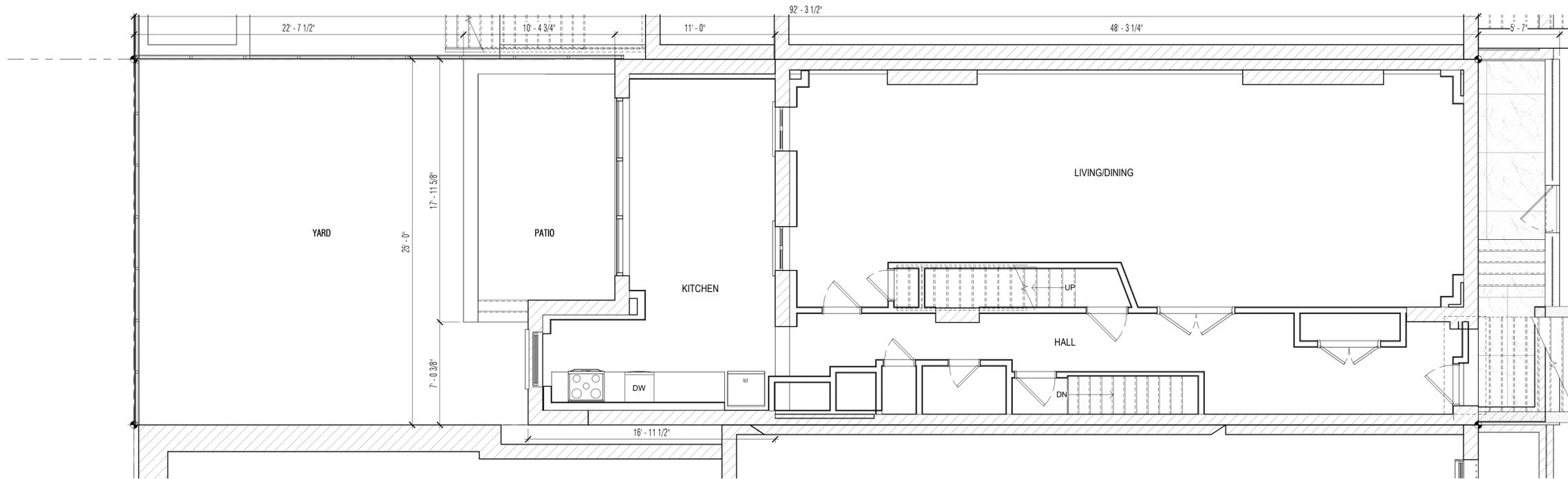
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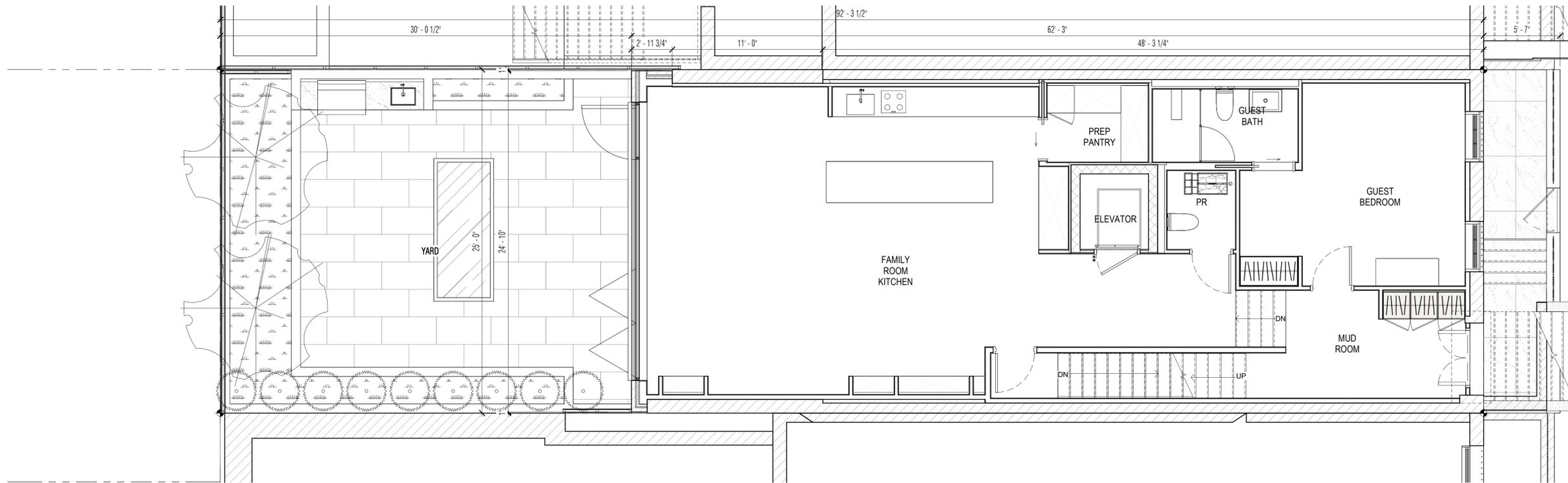
EXISTING & PROPOSED PLAN - CELLAR

scale 1/4" = 1'-0" date 09/11/25
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sheet no.
drawing no. **A-02**

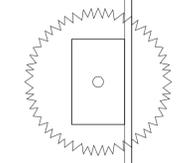
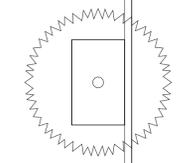




1 EXISTING PLAN - BASEMENT
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - BASEMENT
SCALE: 1/4" = 1'-0"



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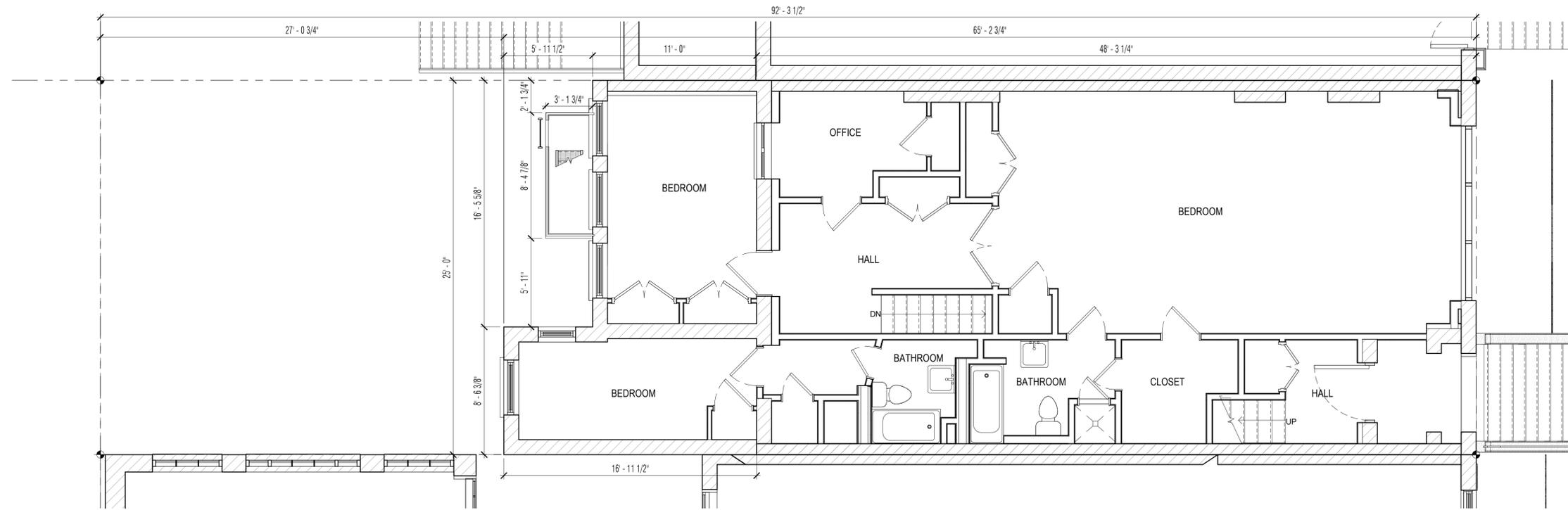
EXISTING & PROPOSED PLAN - BASEMENT

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sheet no.			
drawing no.			A-03

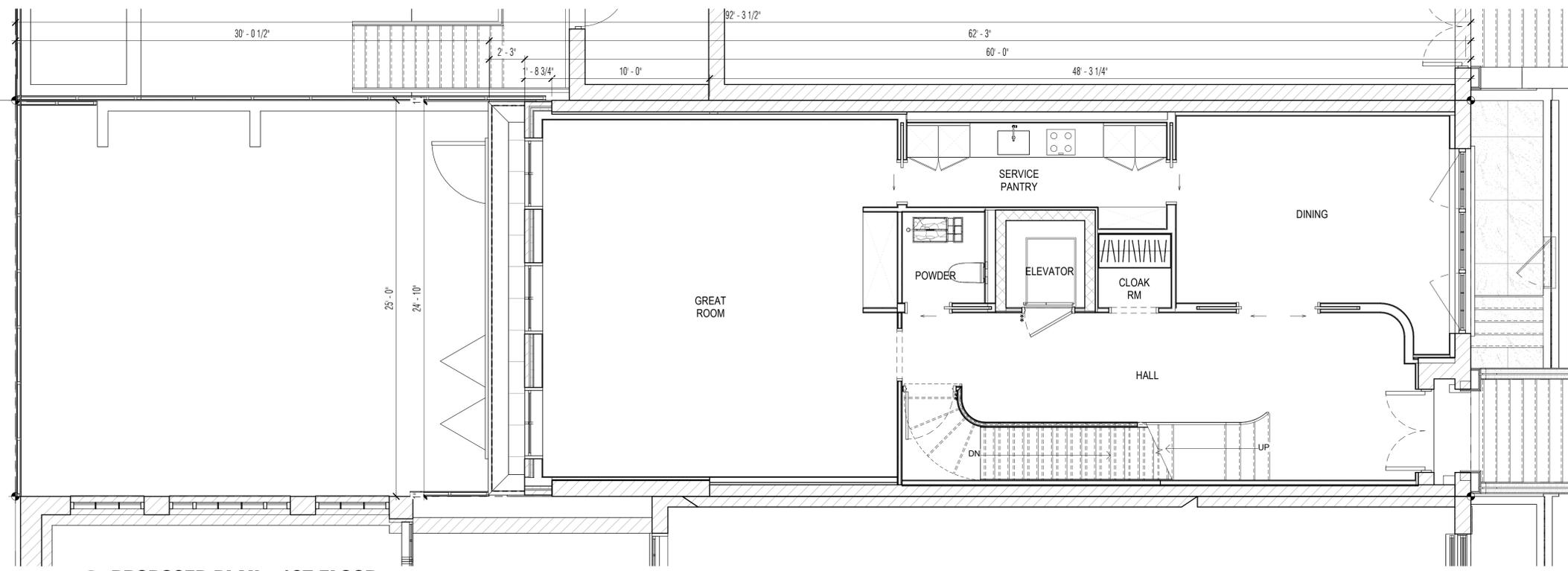


A-03

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1 EXISTING PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED PLAN - 1ST FLOOR

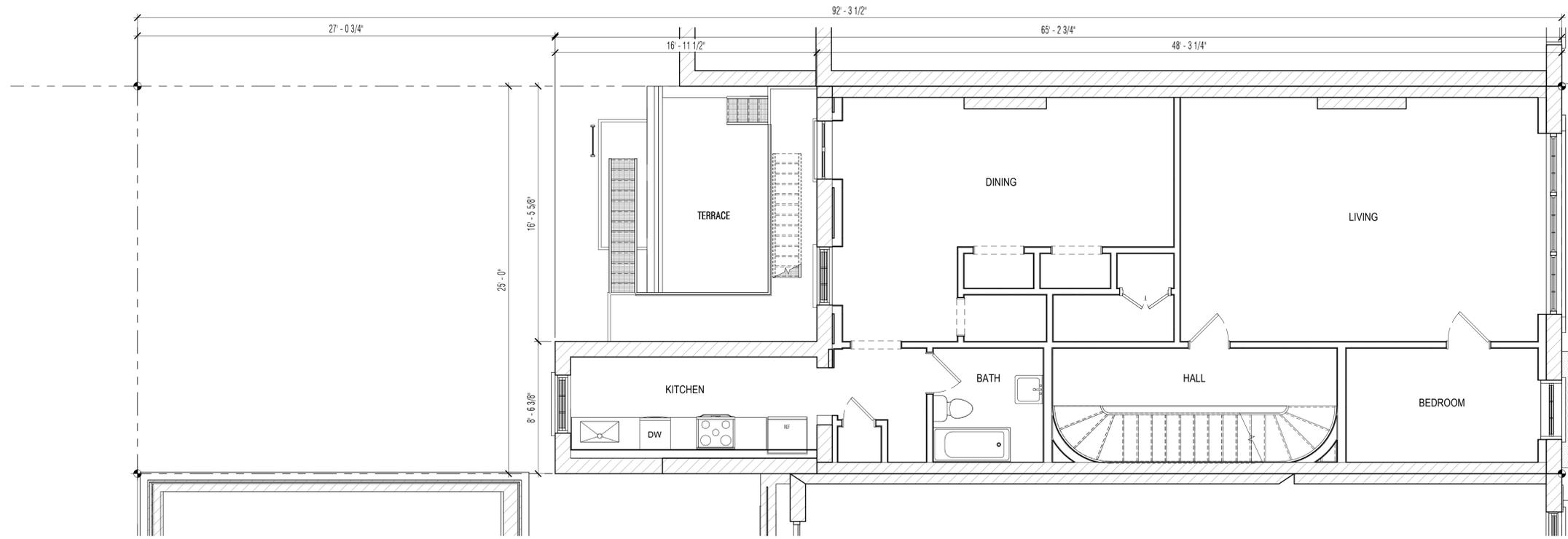
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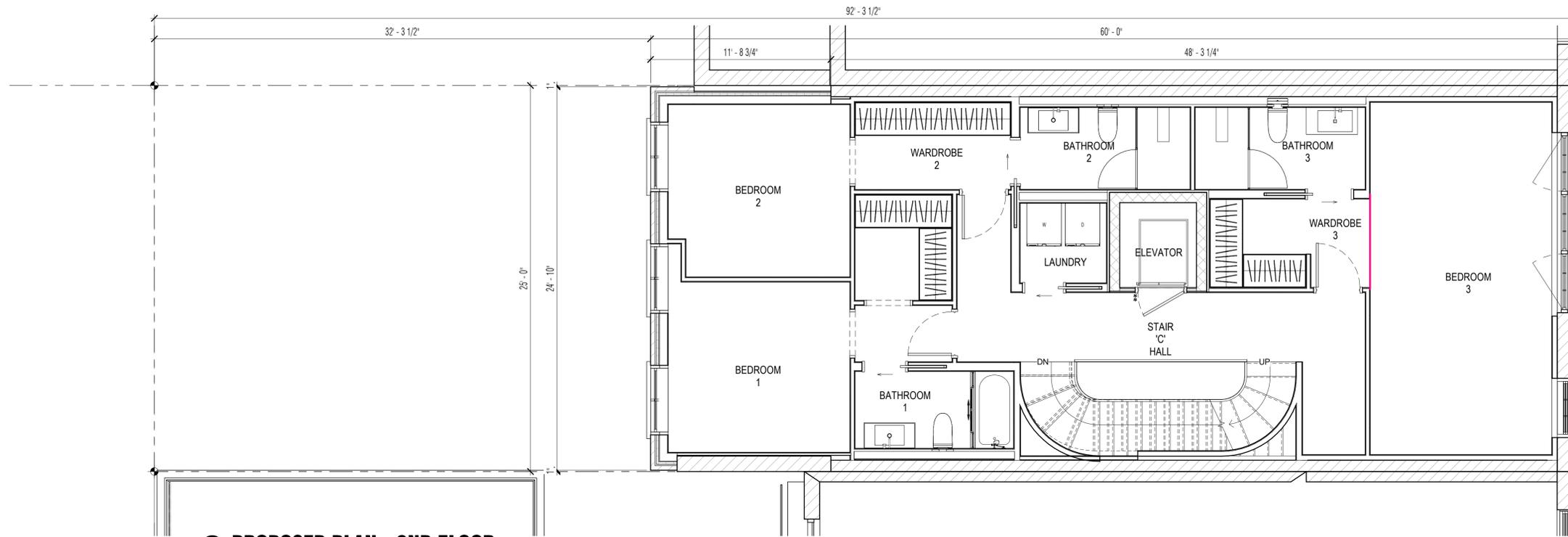
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sheet no.			
drawing no.			A-04





1 EXISTING PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED PLAN - 2ND FLOOR

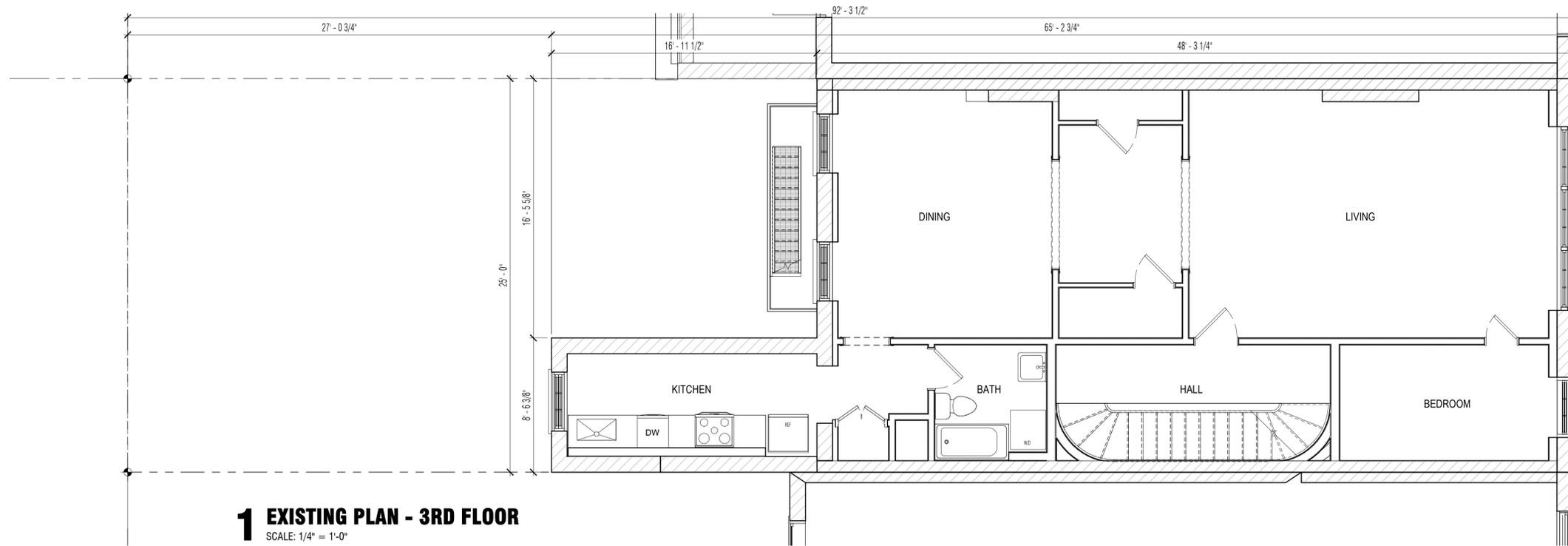
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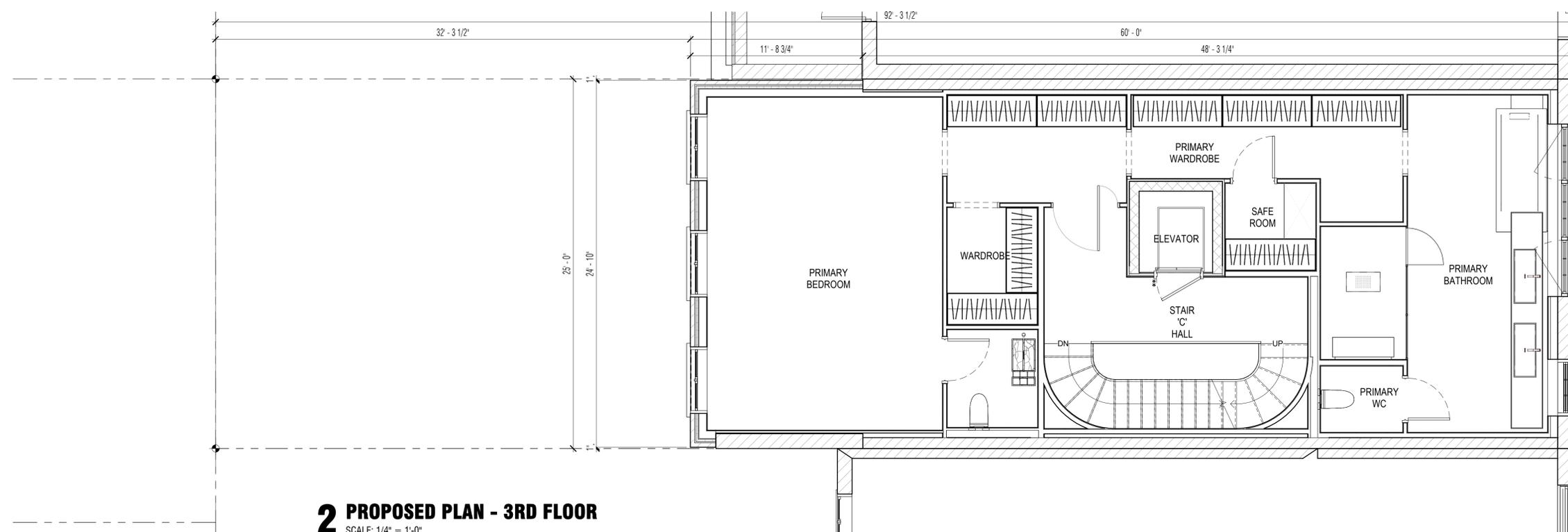
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1 EXISTING PLAN - 3RD FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 3RD FLOOR
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED PLAN - 3RD FLOOR

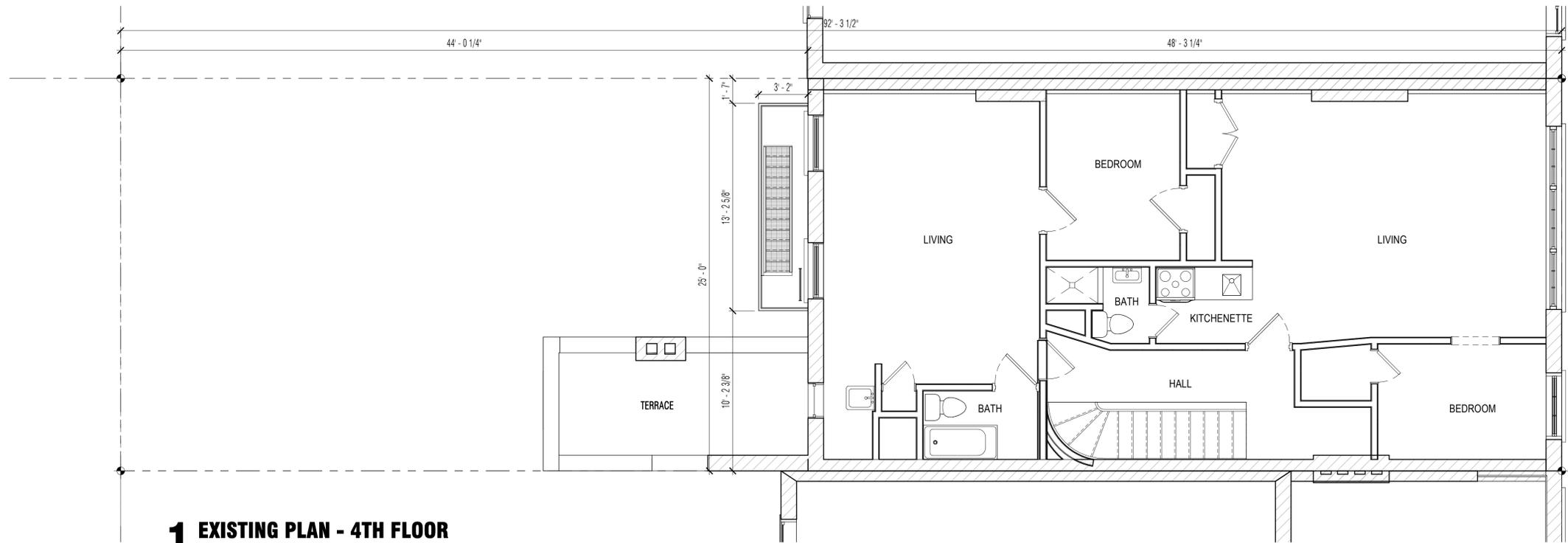
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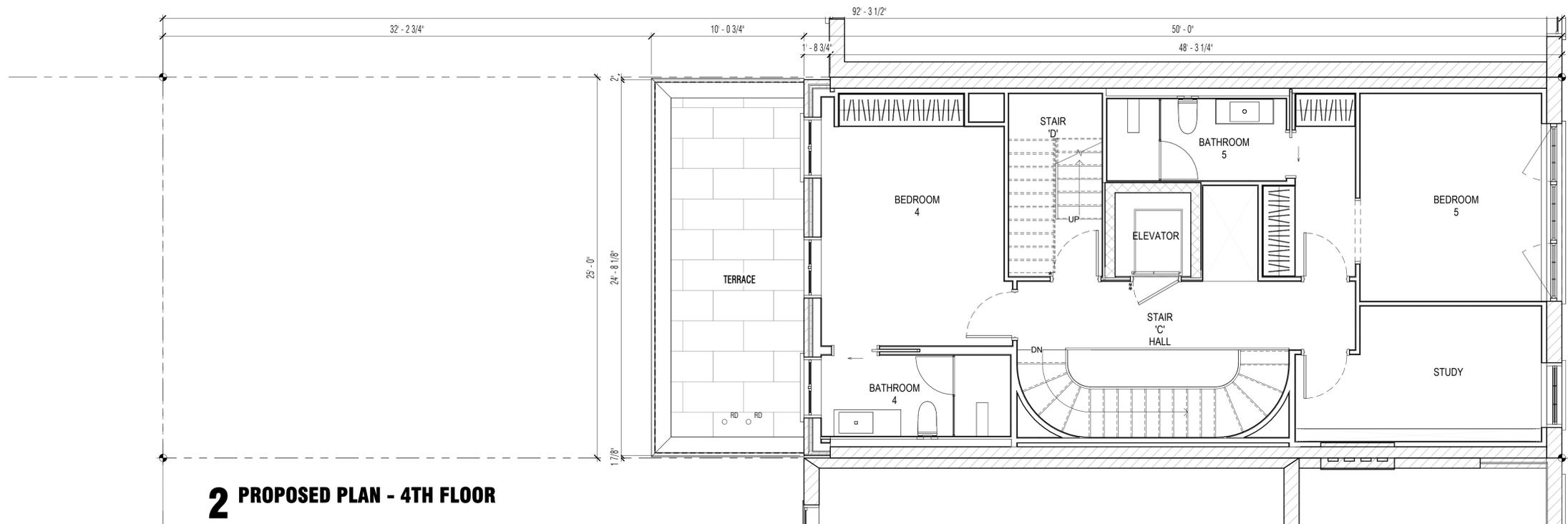
project title
22 EAST 10TH STREET
NEW YORK, NY 10003
BLOCK 567 LOT 18

scale	1/4" = 1'-0"	date	09/11/25
loc no			
project no.		Project Number	
sheet no.			
drawing no.	A-06		





1 EXISTING PLAN - 4TH FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 4TH FLOOR

EXISTING & PROPOSED PLAN - 4TH FLOOR

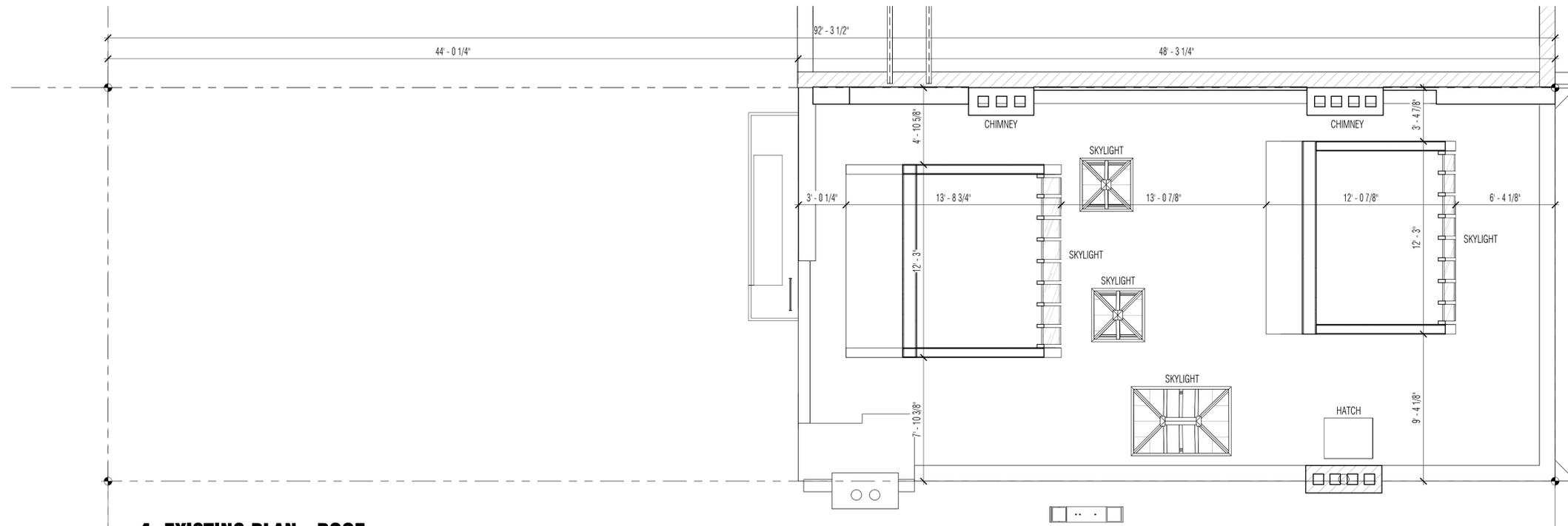
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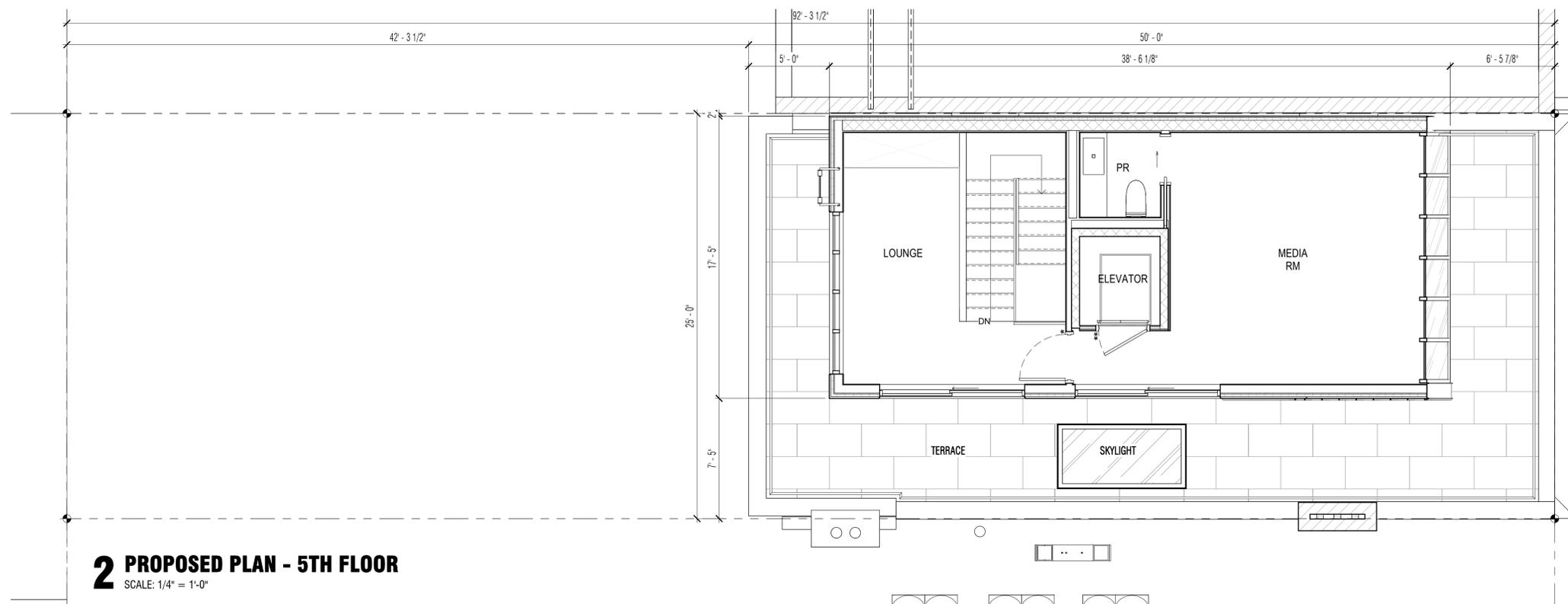
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lpc no.			
project no.		Project Number	
sheet no.			
drawing no.			A-07



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1 EXISTING PLAN - ROOF
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 5TH FLOOR
SCALE: 1/4" = 1'-0"

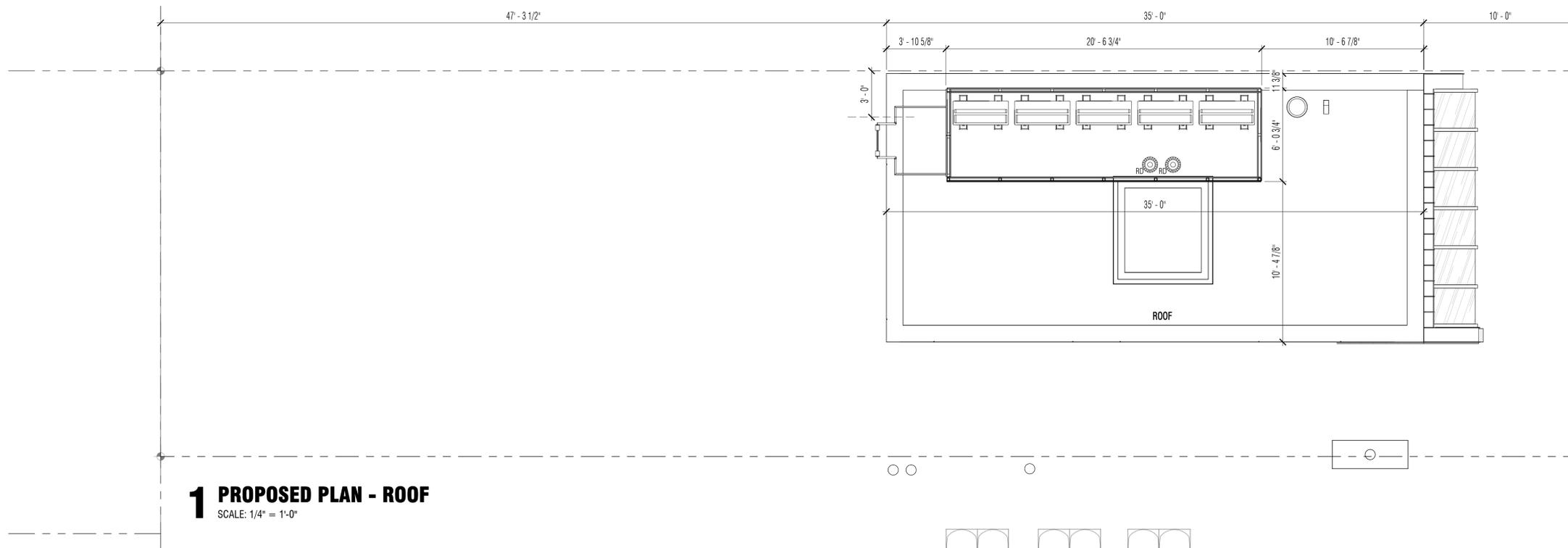
EXISTING & PROPOSED PLAN - ROOF

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scale 1/4" = 1'-0" date 09/11/25
project no. Project Number
sheet no.
drawing no. **A-08**





1 PROPOSED PLAN - ROOF
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED PLAN - BULKHEAD

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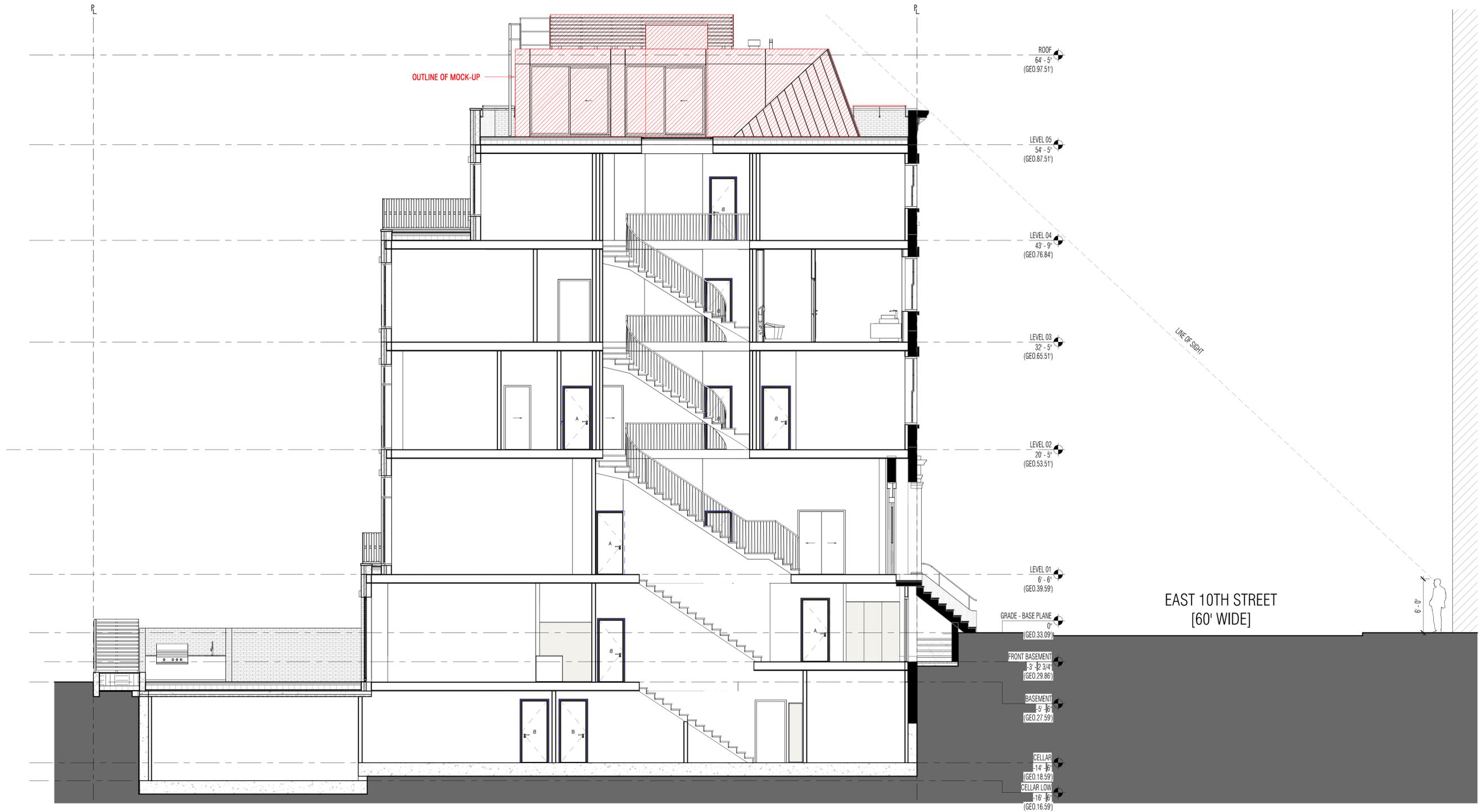
scale	1/4" = 1'-0"	date	09/11/25
project no.	Project Number		
sheet no.	A-09		
drawing no.	A-09		



A-09



PROJECT SITE:
22 E 10TH ST



1 PROPOSED SECTION - SIGHTLINE
SCALE: 3/16" = 1'-0"

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22 EAST 10TH STREET
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ROOFTOP MOCKUP SIGHTLINE

scale: 3/16" = 1'-0" date: 09/11/25
project no.: Project Number
sheet no.:
drawing no.:

A-11

Existing skylight volume to be rebuilt and reconfigured in same location

Restore existing painted wood cornice

Strip, repair, and restore existing brownstone sills and lintels to historic color

Strip, repair, and restore all existing brick to historic condition

New painted wood double-hung windows within existing openings, typical at east bay floors 2-4

New wood casement window system to match proportions of existing window panes and mullions above

New brownstone pilasters, surround, entablature, and painted entry doors detailed to match historic and LPC-approved condition at 24 E 10 without lites

Reintroduce historic brownstone base w/ coursing and painted wood double-hung windows, to match 24 E 10

Reconstruct brownstone stoop to match existing design



Height of Cornice
EL: +57'-8-1/2"

Fourth Floor
EL: +43'-9"

Third Floor
EL: +33'-7"

Second Floor
EL: +20'-5"

First Floor
EL: +6'-6"

Restore existing historic painted metalwork at areaway and stoop

Grade
EL: +0'-0"

New painted wood casement windows within existing openings, typical at west bay floors 2-4

Brownstone lintels to remain, historic window head from tax photo to be restored, sill to be lowered further than tax photo sill as shown

STEVEN HARRIS PROPOSAL APRIL 12, 2022

BRICK CHIMNEY EXTENSION

RESTORE EXISTING PAINTED WOOD CORNICE

STRIP, REPAIR, AND RESTORE EXISTING BROWNSTONE SILLS AND LINTELS TO HISTORIC COLOR

STRIP, REPAIR, AND RESTORE ALL EXISTING BRICK TO HISTORIC CONDITION

NEW PAINTED WOOD DOUBLE-HUNG WINDOWS WITHIN EXISTING OPENINGS

NEW BROWNSTONE PILASTERS, SURROUND, ENTABLATURE, AND PAINTED ENTRY DOORS DETAILED TO MATCH HISTORIC AND LPC-APPROVED CONDITION AT 24 E 10TH ST WITHOUT LITES

REINTRODUCE HISTORIC BROWNSTONE BASE WITH COURSING AND PAINTED WOOD DOUBLE-HUNG WINDOWS, TO MATCH 24 E 10TH ST

RECONSTRUCT BROWNSTONE STOOP TO MATCH EXISTING DESIGN



NEW NON-COMBUSTIBLE MECHANICAL ENCLOSURE

ROOF
64'-5"
(GEO. 97.51)

NEW ZINC CLAD PENTHOUSE ADDITION

LEVEL 05
54'-5"
(GEO. 87.51)

LEVEL 04
43'-9"
(GEO. 76.84)

LEVEL 03
32'-5"
(GEO. 65.51)

LEVEL 02
20'-5"
(GEO. 53.51)

BROWNSTONE LINTELS TO REMAIN, HISTORIC WINDOW HEAD FROM TAX PHOTO TO BE RESTORED, SILL TO BE LOWERED FURTHER THAN TAX PHOTO SILL AS SHOWN

NEW WOOD CASEMENT WINDOW SYSTEM TO MATCH PROPORTIONS OF EXISTING WINDOW PANES AND MULLIONS ABOVE

LEVEL 01
6'-6"
(GEO. 39.59)

RESTORE EXISTING HISTORIC PAINTED METALWORK AT AREAWAY AND STOOP

GRADE - BASE PLANE
0'
(GEO. 33.09)

UPDATED - NO PROPOSED CHANGES TO BASE

PREVIOUSLY PROPOSED FRONT FACADE

Reconstructed studio skylight volumes in same location as existing

New face brick rear facade in same plane as existing with same crenellations, height, and articulation as existing

Proposed new painted metal casement windows in masonry openings of same dimension as existing

Proposed new painted metal casement windows in masonry openings of same dimension as existing

Painted metal railings to match historic Greek Revival railings of 24 E 10

New cast stone lintels, sills, and coping, throughout

Proposed new painted metal casement windows in new face brick addition

Simple painted metal bar railings and Juliet balconies

Proposed new painted metal casement windows in new face brick addition

Existing rear addition and 'boot' to be removed

Painted metal railings to match historic Greek Revival railings of 24 E 10

Proposed new painted metal casement windows in new face brick addition

Existing Low Garden
EL: +/- 2'-6-1/2"

Rear garden lowered 3'-11" from existing lower garden as shown

Height of Cornice
EL: +57'-8-1/2"

Fourth Floor
EL: +43'-9"

Third Floor
EL: +33'-1"

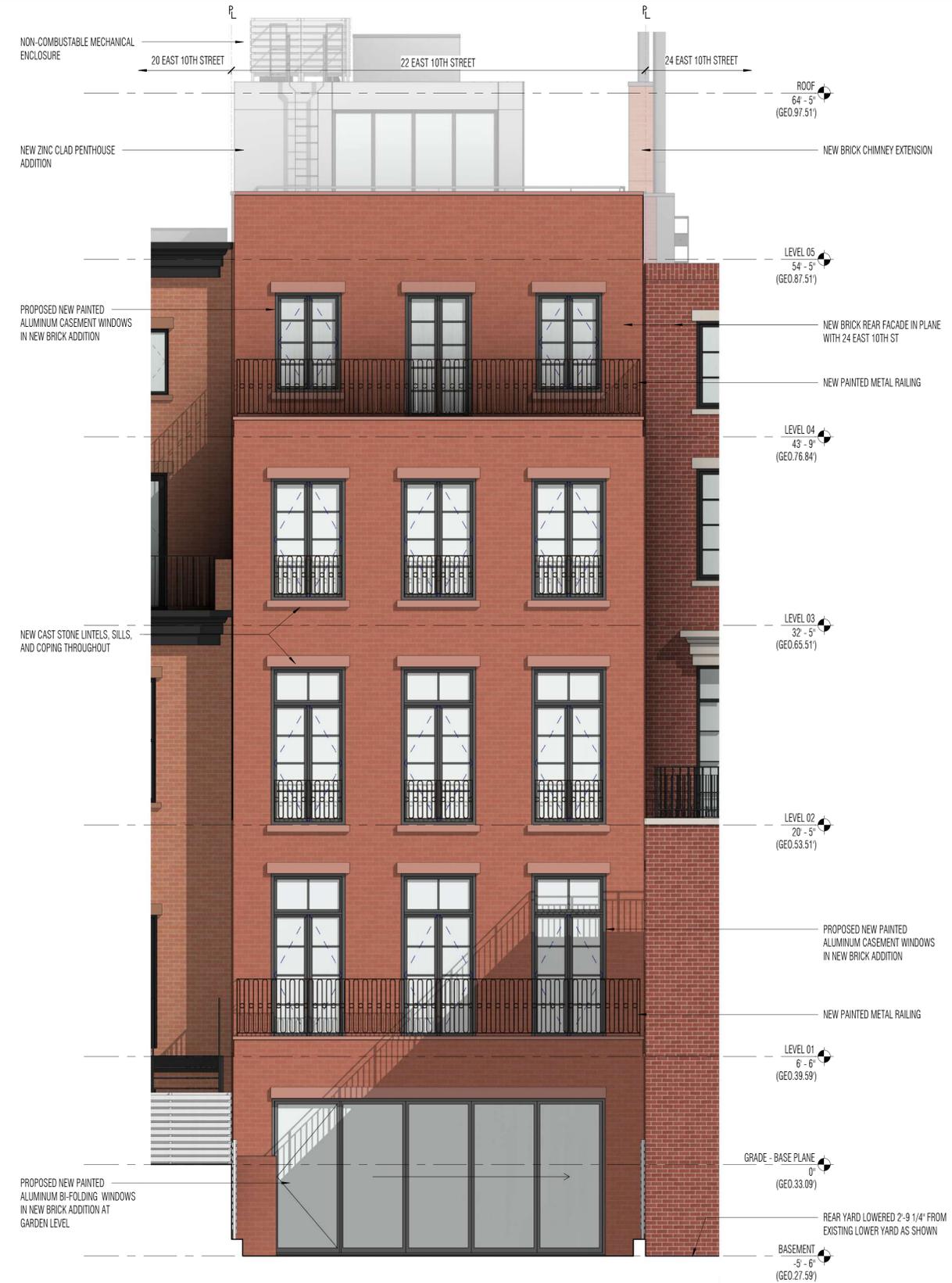
Second Floor
EL: +20'-5"

First Floor
EL: +6'-6"

Sidewalk Grade
EL: +0'-0"

Proposed Garden
EL: -6'-5-1/2"

STEVEN HARRIS PROPOSAL APRIL 12, 2022



UPDATED PROPOSAL

PREVIOUSLY PROPOSED REAR ALTERATION

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A-13

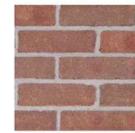
3. PROPOSED DESIGN: REAR & ROOFTOP ADDITION RENDERINGS



17 EAST 9TH - ROOFTOP & REAR ENLARGEMENT



REAR FACADE / Proposed Materials / Scale (1/8)" 1'-0"



1. Brick, to match the existing historic brick, will be used at the rear wall reconstruction and new extension.



2. Benjamin Moore 2131-20 will be used to paint all metalwork and exterior wood which includes the window boxes, areaway fence, roof terrace railings, and windows.



3. New bluestone coping at the existing parapet and extension parapet.



4. A new coat of stucco in Benjamin Moore 2111-40 will be used at the new bulkhead, new extension sidewalls and existing alley facades.



5. Existing brownstone base and resurfaced brownstone stucco lintels



23 EAST 9TH - ROOFTOP & REAR ENLARGEMENT

March 17, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-01550

22 East 10th Street – Greenwich Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 677 1007

Passcode: 598100

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.