

September 1, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-11893

20 East 9th Street – Greenwich Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 375 2153

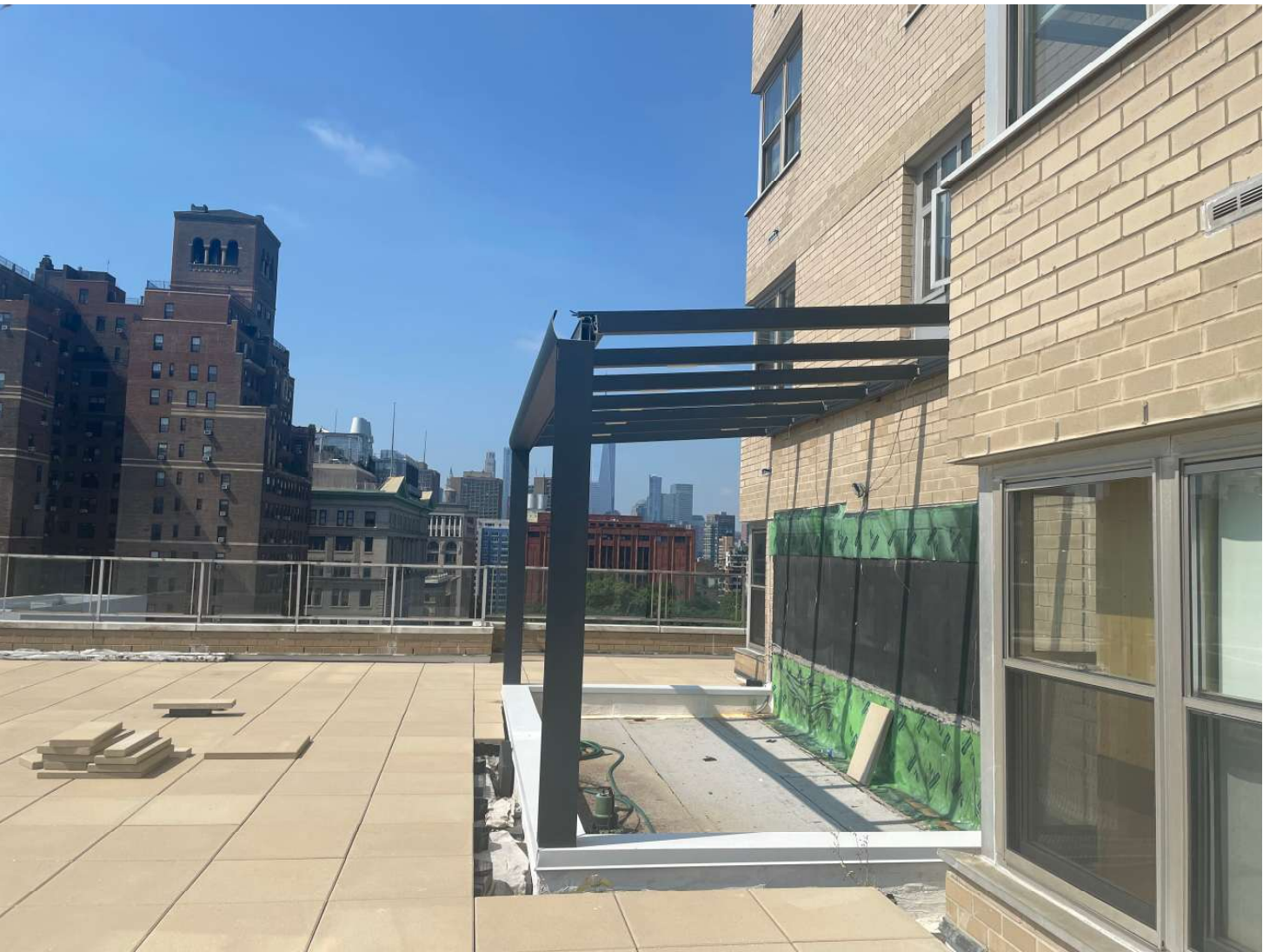
Passcode: 294662

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

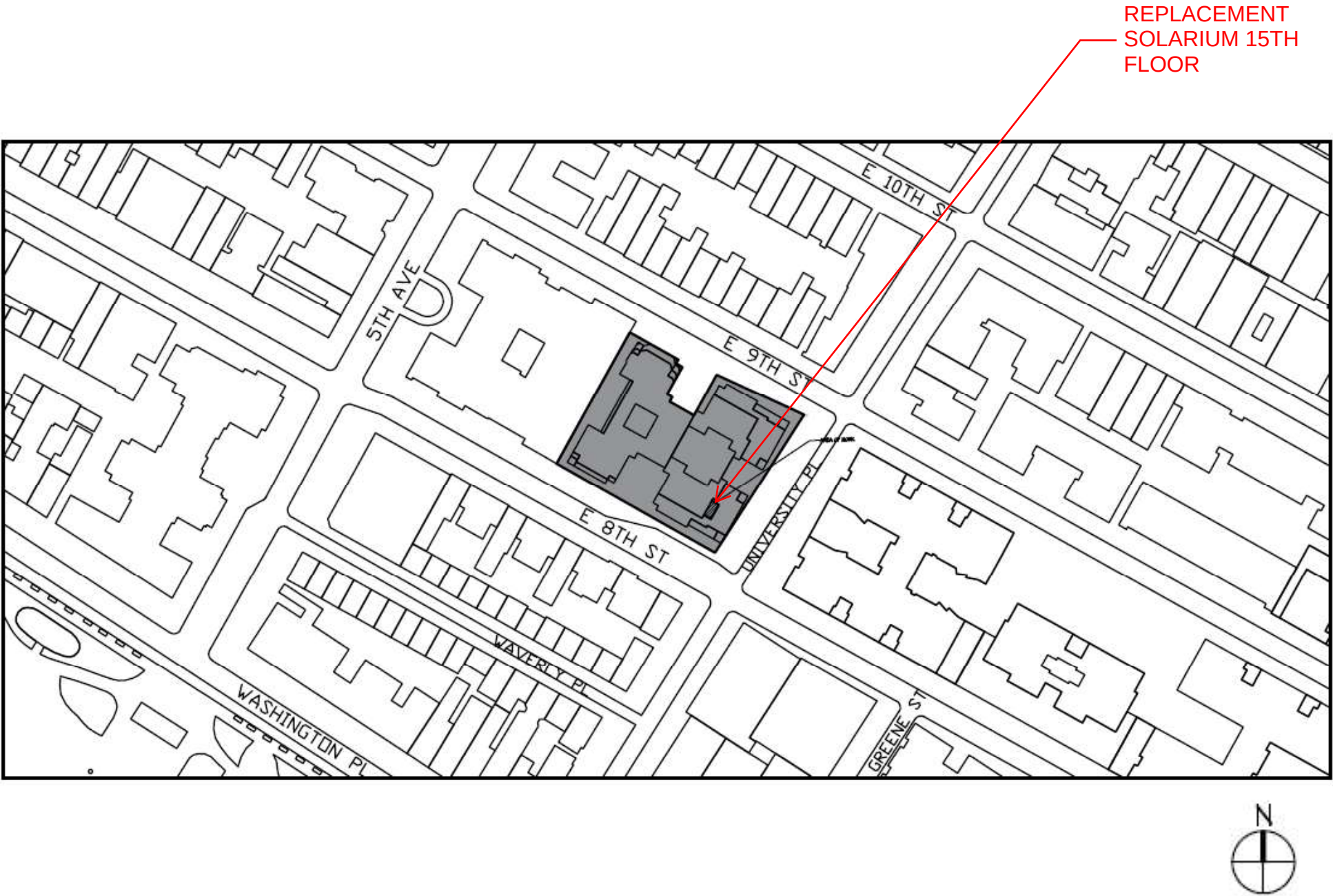
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20 E9th Street Apt#15E Replacement Solarium
LPC Public Hearing Presentation
September 1, 2026

GREENWICH VILLAGE HISTORIC DISTRICT
The Brevoort East
Block:566 Lot: 18



GREENWICH VILLAGE HISTORIC DISTRICT

Non-Contributing Building

Year completed: **1965**



20-34 University Place
B BLK LOT
1 566 18

1980's Tax Map Photo, Current Building



1940's Tax Map Photo, Previous Building

EAST EIGHTH STREET North Side (Betw. Fifth Ave. & University Pl.)

"The Brevoort" (No. 11 Fifth Avenue) and its eastern portion, the "Brevoort East," date from 1953 and 1965 respectively and form one apartment house filling the entire block. It is all built of light-colored brick, with a height ranging from twelve to fourteen stories above the sidewalk, with a series of setbacks at high level on the Fifth Avenue end, and a large high-rise mass near University Place.

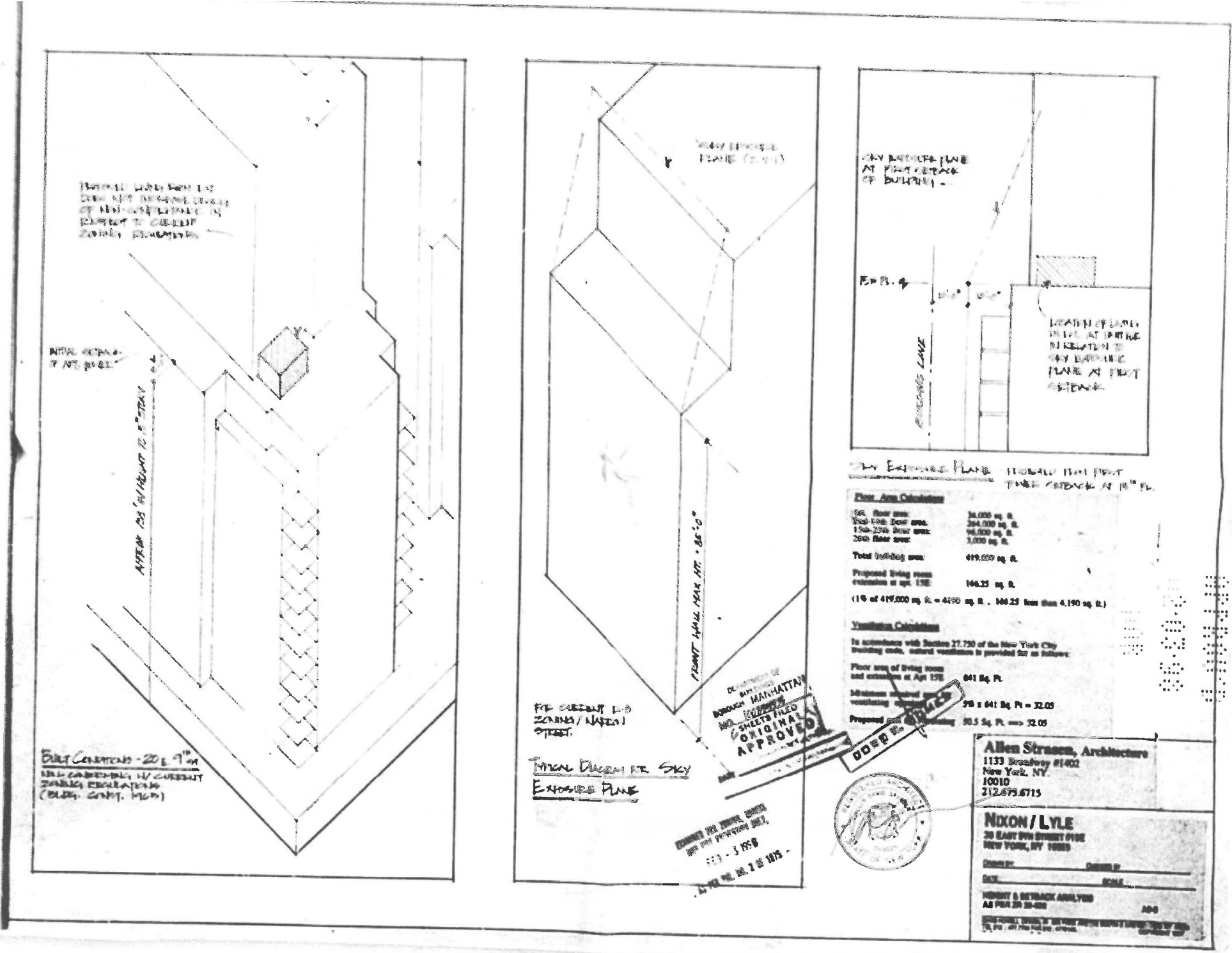
EAST NINTH STREET (Between Fifth Avenue & University Place).

Before the block-long apartment house was finished along the south side of the street, a row of four-story houses once stood here. These have all been swept away without leaving even a single reminder of the original appearance of the block. This gigantic double apartment house, with its windows stressing the horizontal, is a brash intruder lacking the features which might retain any kinship whatsoever with its handsome neighbors across the street. Obviously no design controls were exercised here, and the result is a building which in every way defies its surroundings.

EAST NINTH STREET South Side (Betw. Fifth Ave. & University Pl.)

#20

This entire city block is filled by "The Brevoort," with entrance, at No. 11 Fifth Avenue, and its eastern portion, the "Brevoort East," with entrance at No. 20 East Ninth Street. This double apartment house has been described under Fifth Avenue and under East Eighth Street.



1998 DOB Approved Drawings for Original Solarium Extension

Original Solarium Structure



Original Solarium Structure



20 E9TH STREET APT#15E
Original Solarium Structure



Original Solarium

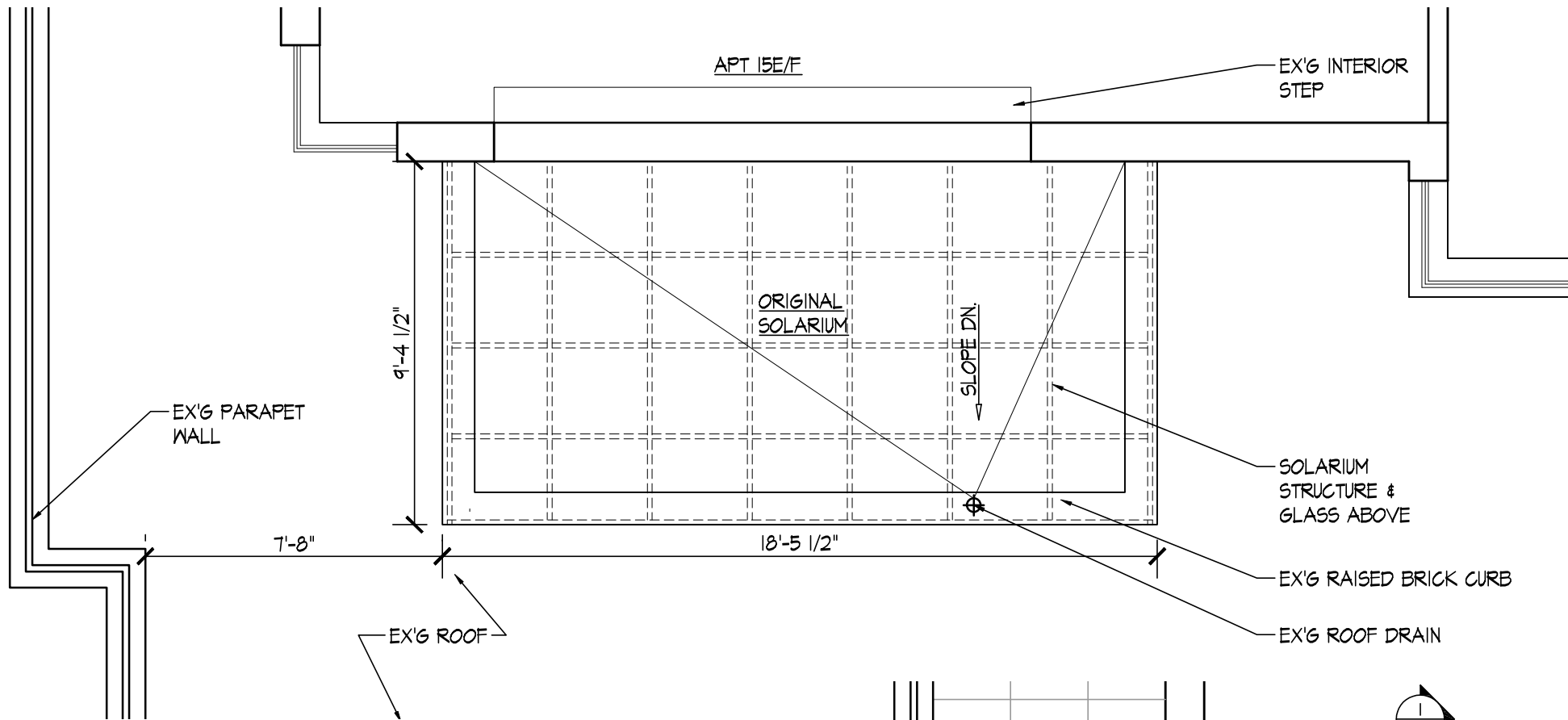


Aerial View

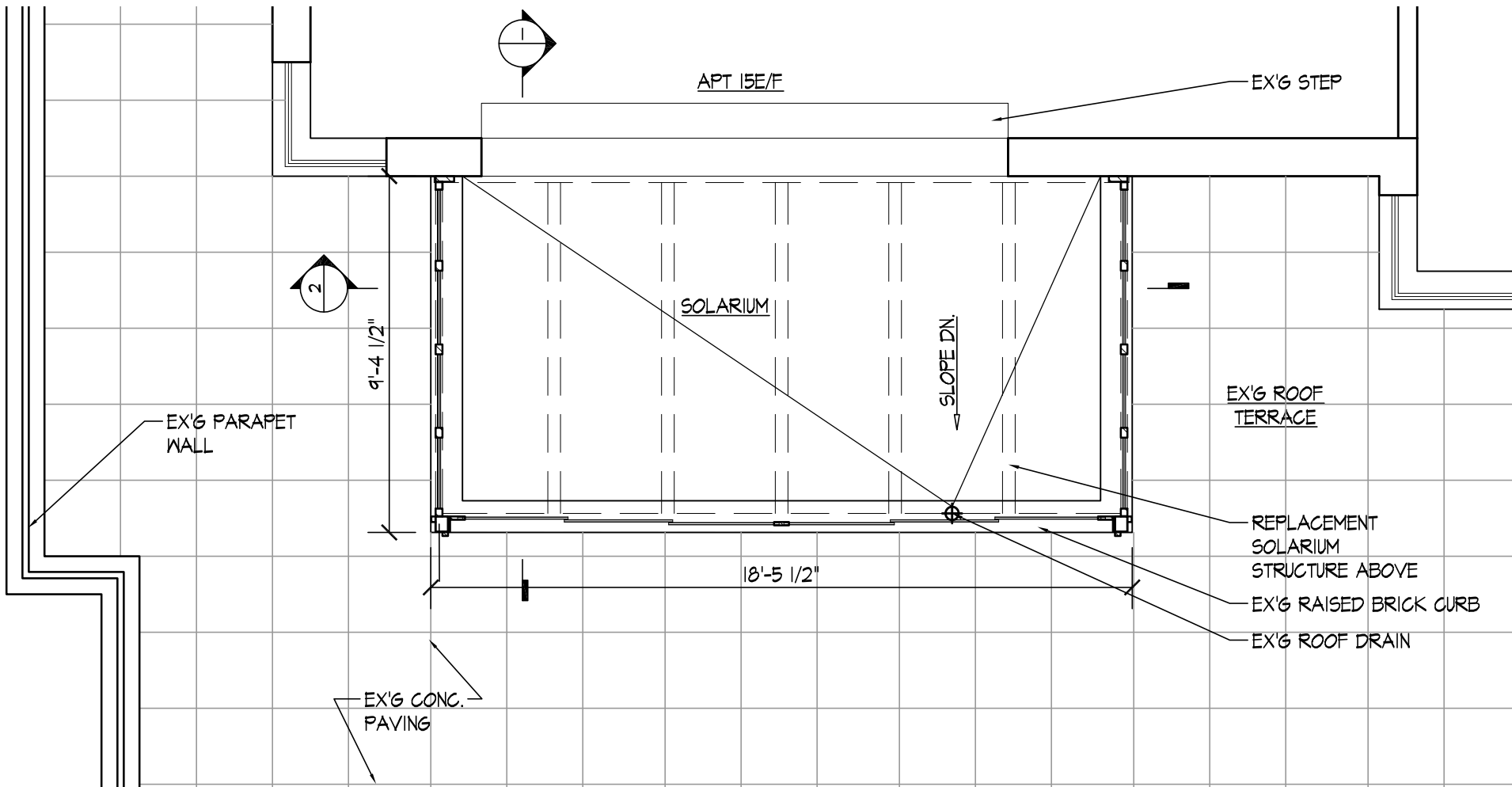


Original Solarium

20 E9TH STREET APT#15E
Original & Replacement Solarium

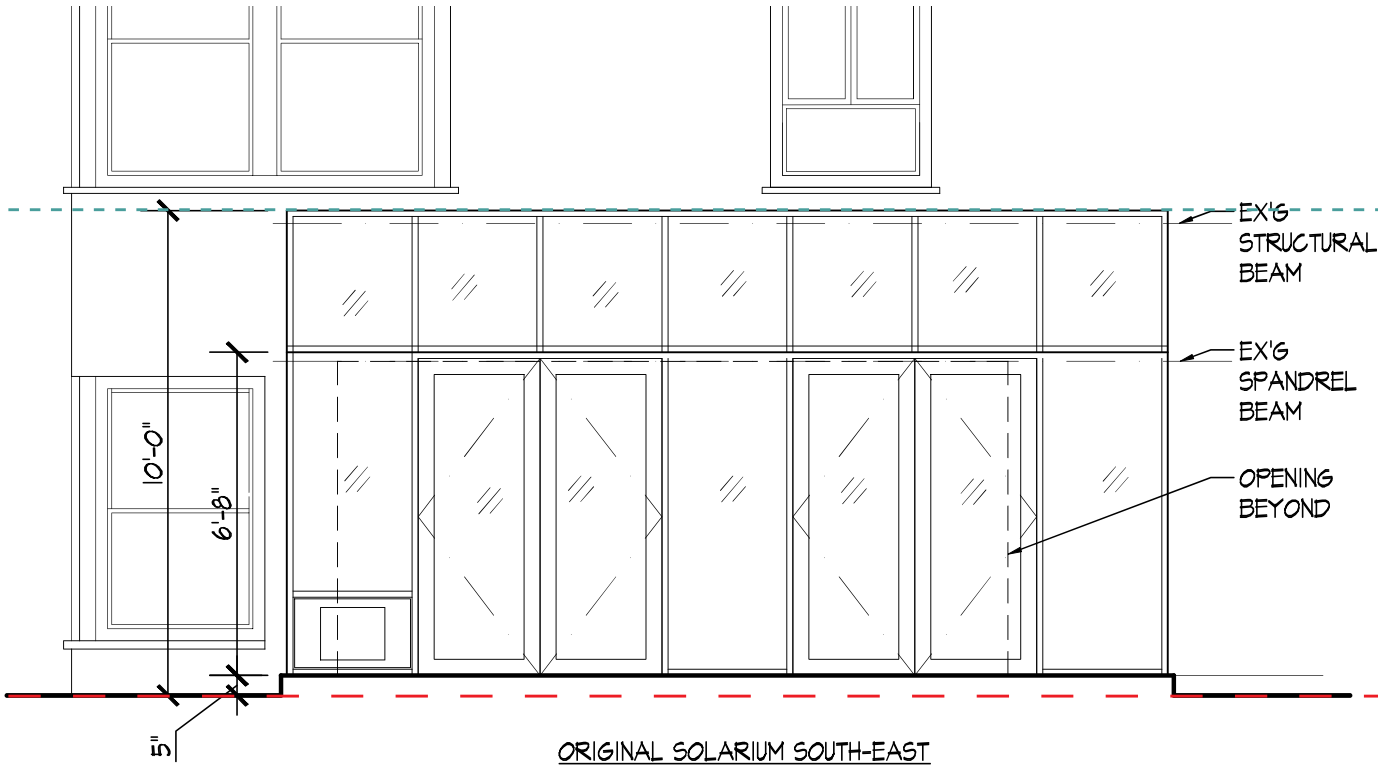


Original Solarium Plan
Scale: 1/4" = 1'-0"

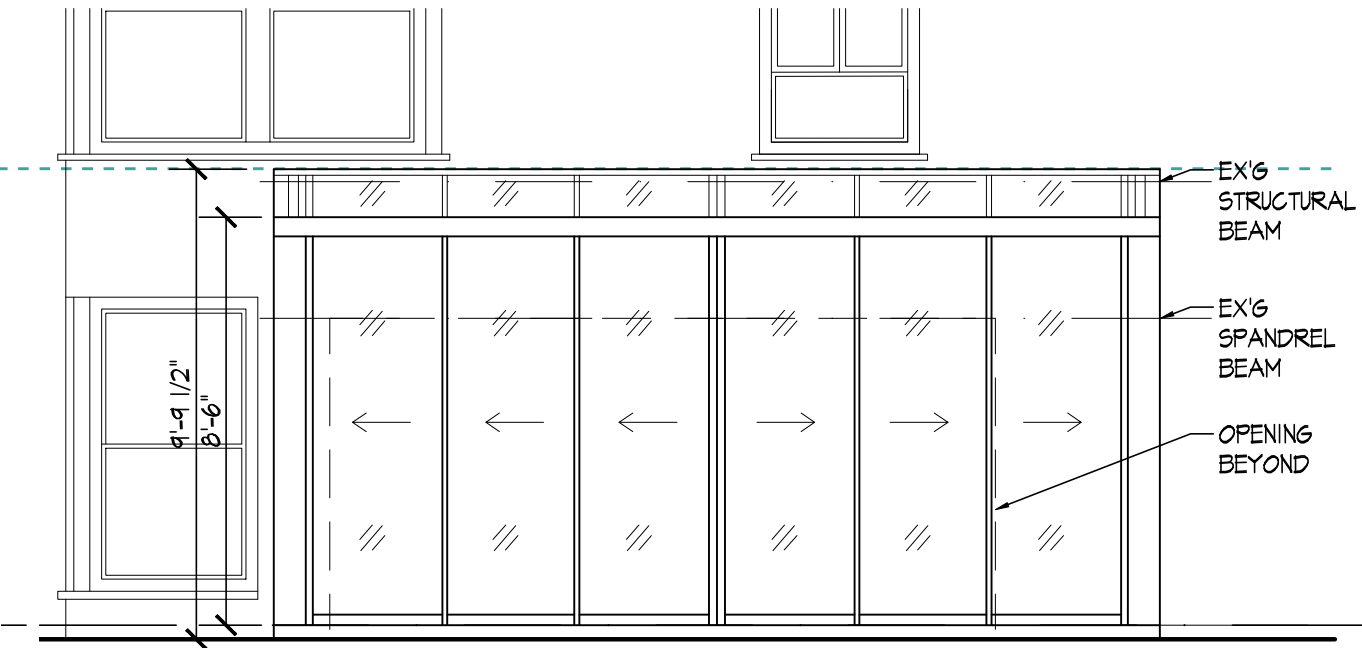


Replacement Solarium Plan
Scale: 1/4" = 1'-0"

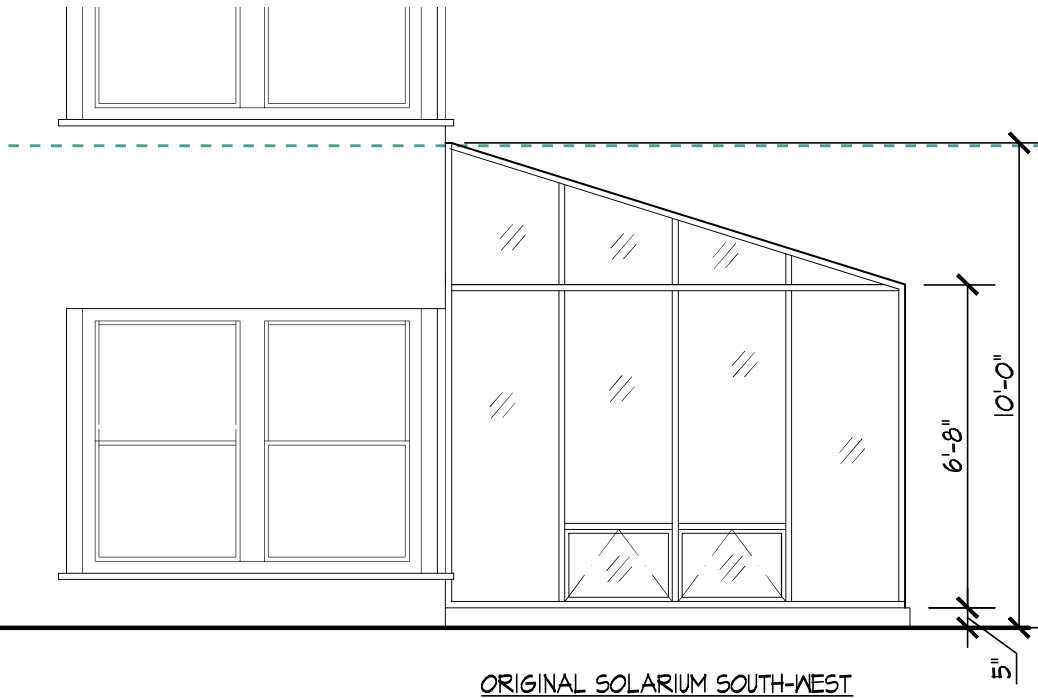
20 E9TH STREET APT#15E
Original & Replacement Solarium



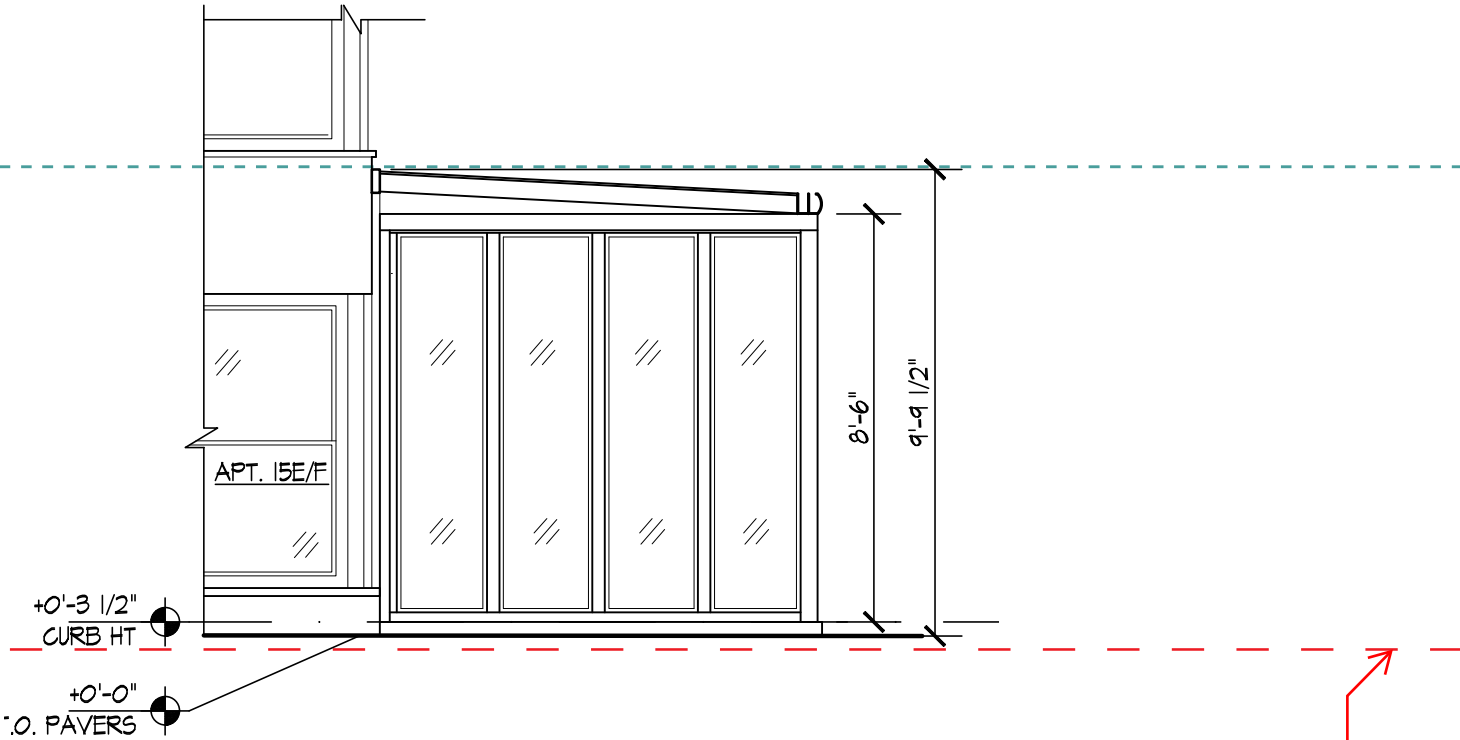
Original Solarium East Elevation
Scale: 1/4" = 1'-0"



Replacement Solarium East Elevation
Scale: 1/4" = 1'-0"



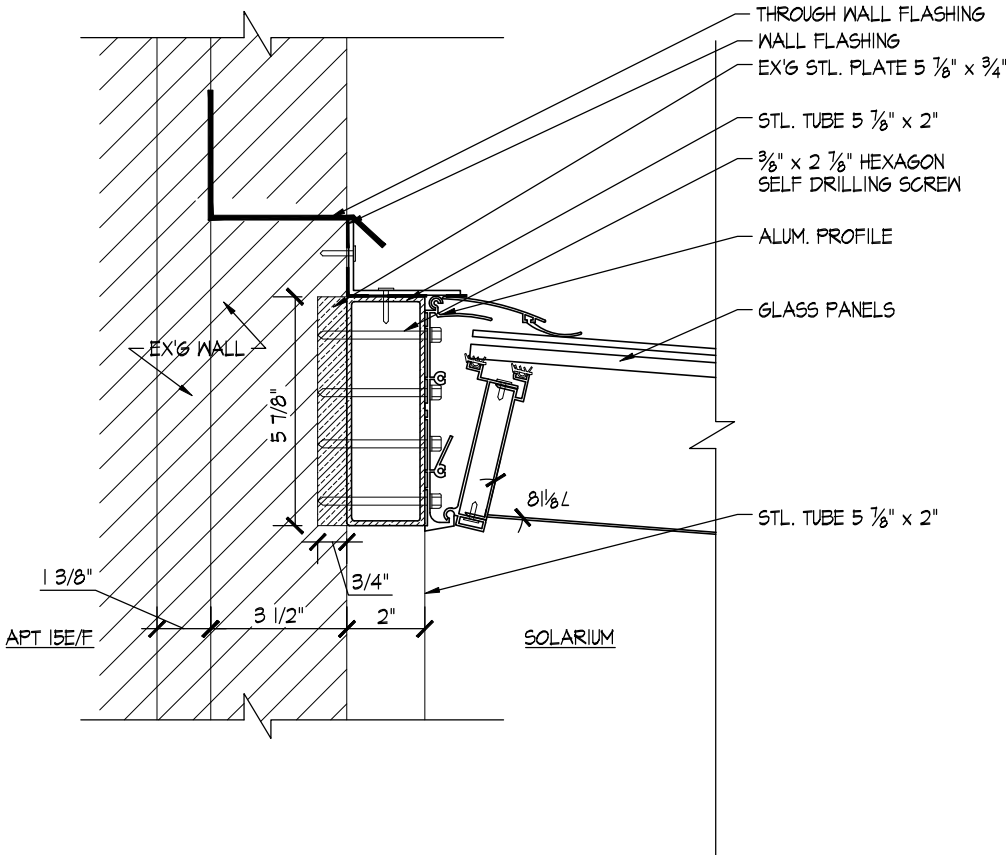
Original Solarium South Elevation
Scale: 1/4" = 1'-0"



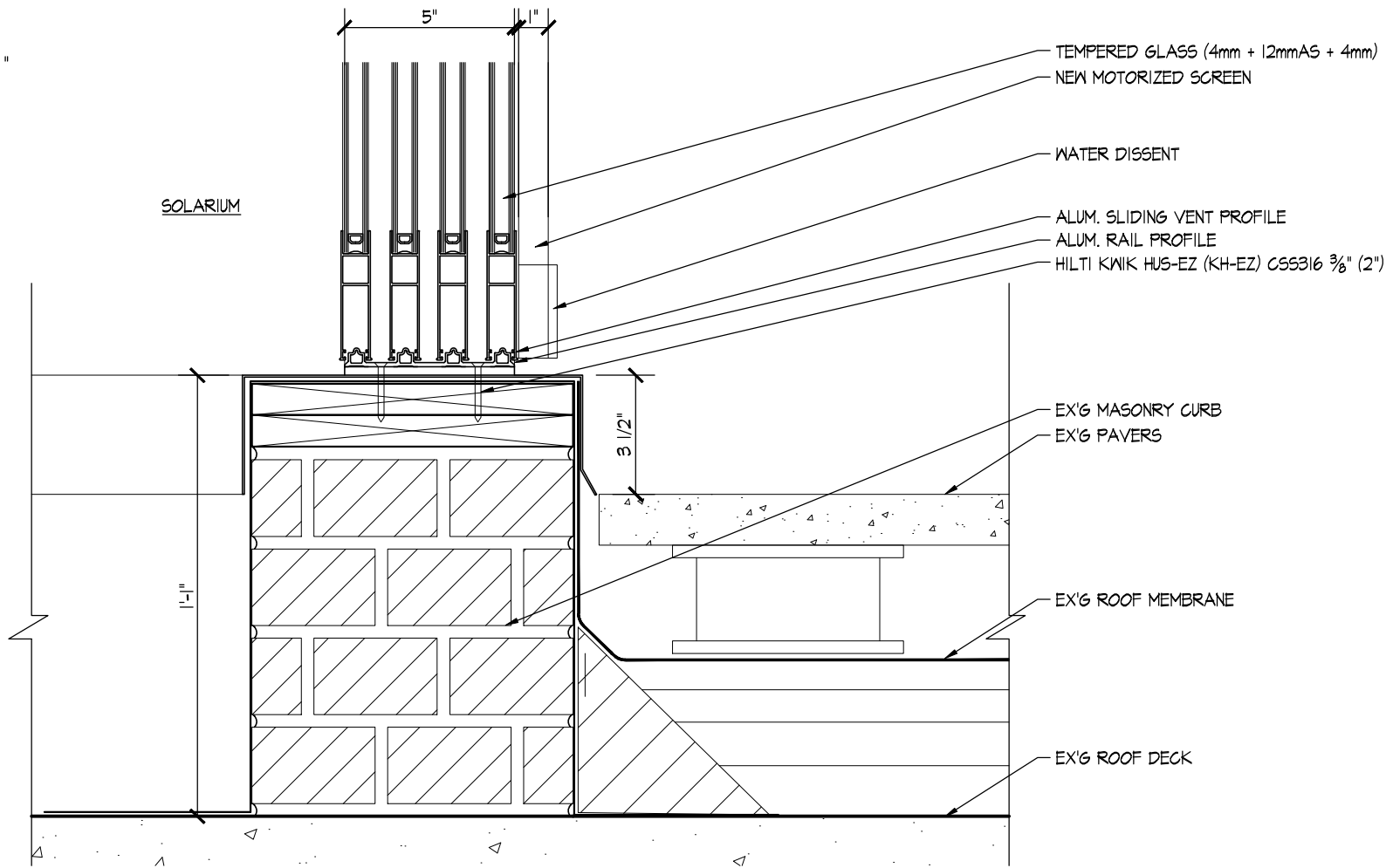
Replacement Solarium South Elevation
Scale: 1/4" = 1'-0"

20 E9TH STREET APT#15E

Replacement Solarium Details



5 WALL CONNECTION DTL.
3"=1'-0"

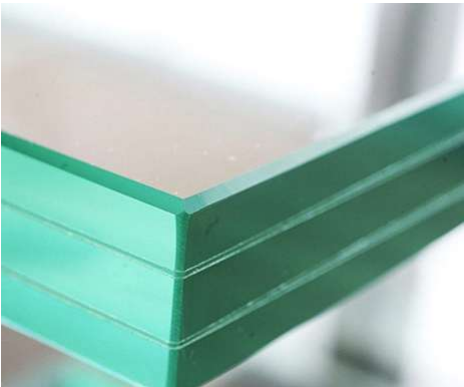


2 SCREEN TO CURB CONNECTION DTL.
3"=1'-0"

20 E9TH STREET APT#15E
Replacement Solarium



Replacement Solarium Current Photos



Clear Tempered Glass for Panels/
Sliding Doors
4mm +12mmAS +4mm

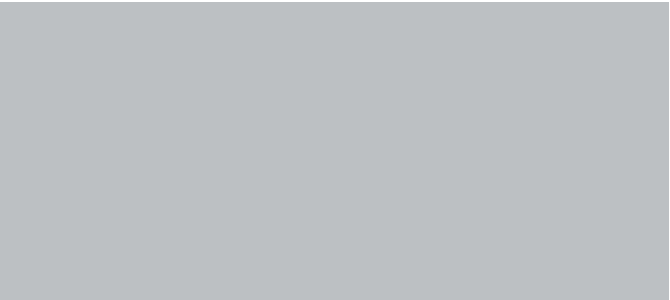


Replacement Glass Panels/Sliding Doors



7016 Anthracite

CURRENT COLOR



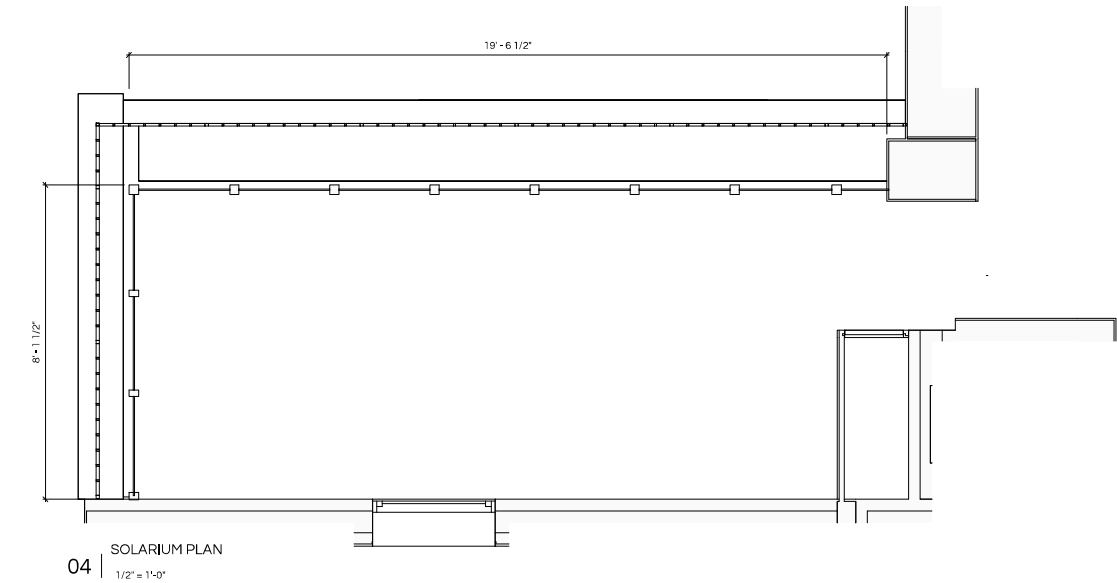
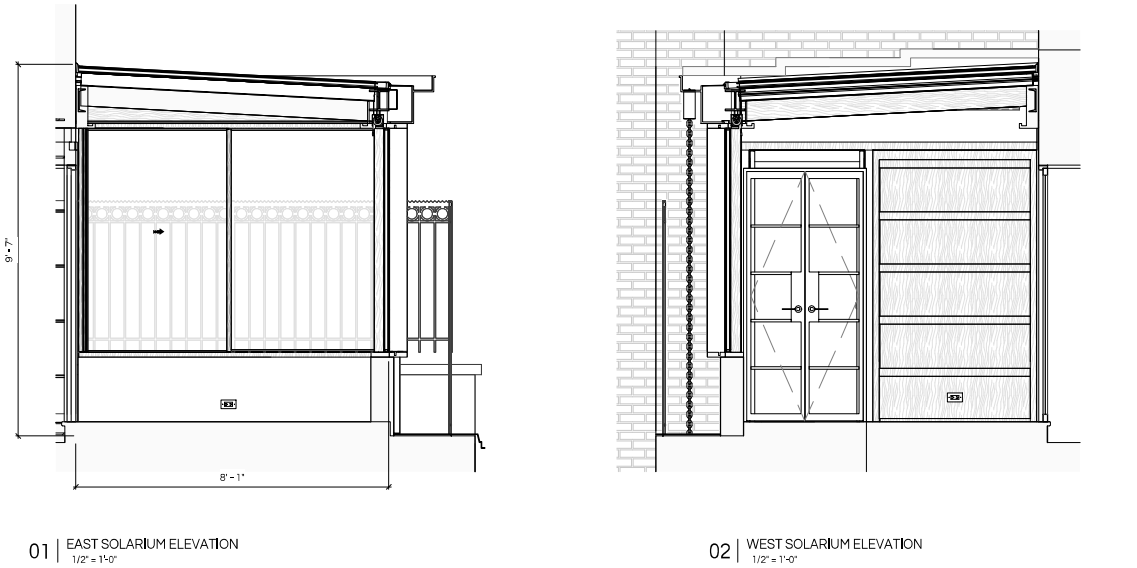
RUST-OLEUM High Performance
Enamel Paint in Metallic Aluminum

PROPOSED COLOR
Matches Building Window Color

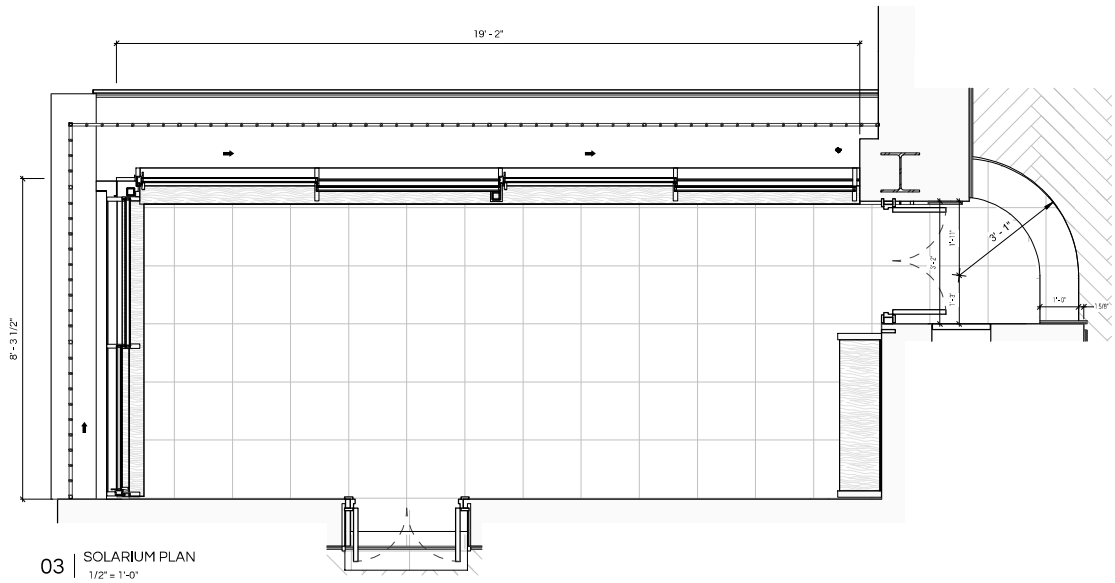
20 E9TH STREET APT#15E

Precedent Approvals

21 E74th Street



EXISTING CONDITION: 159 SQUARE FEET



PROPOSED CONDITION: 159 SQUARE FEET



ANDREW CARACCIOLO AIA

PLANS
Dimensional Comparison

THE VOLNEY
21 EAST 74TH STREET
JANUARY 13, 2024

7



EXISTING CONDITION

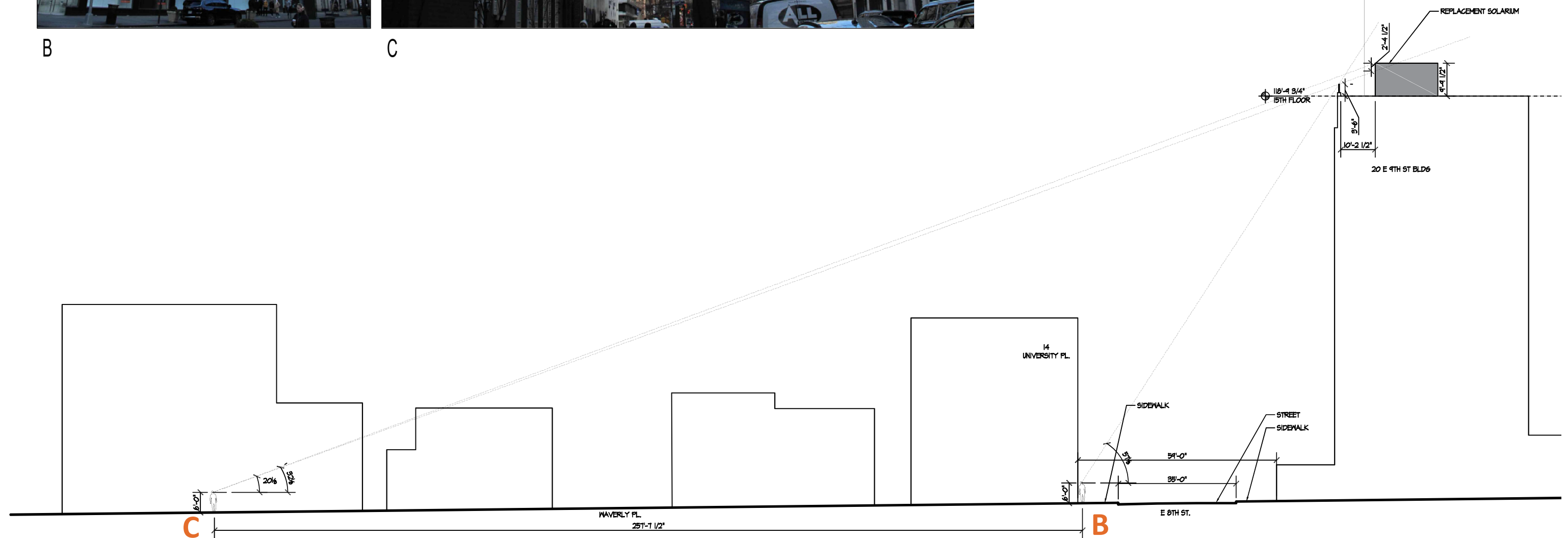
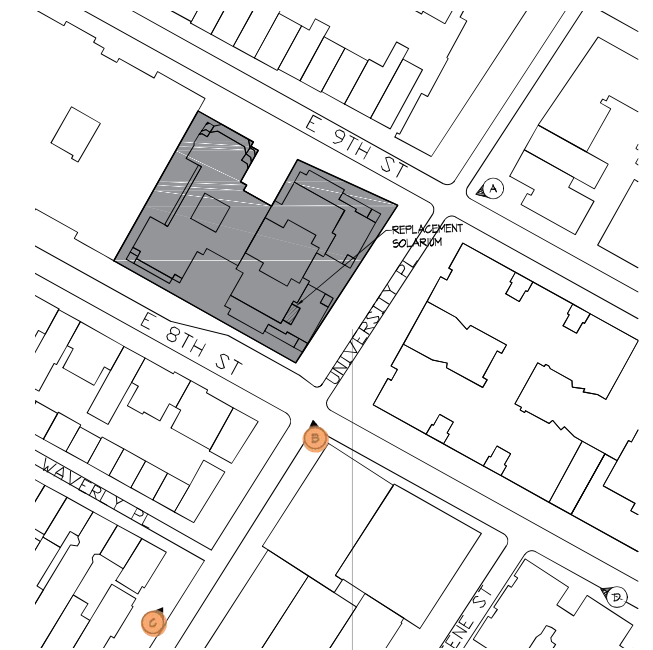


PROPOSED CONDITION



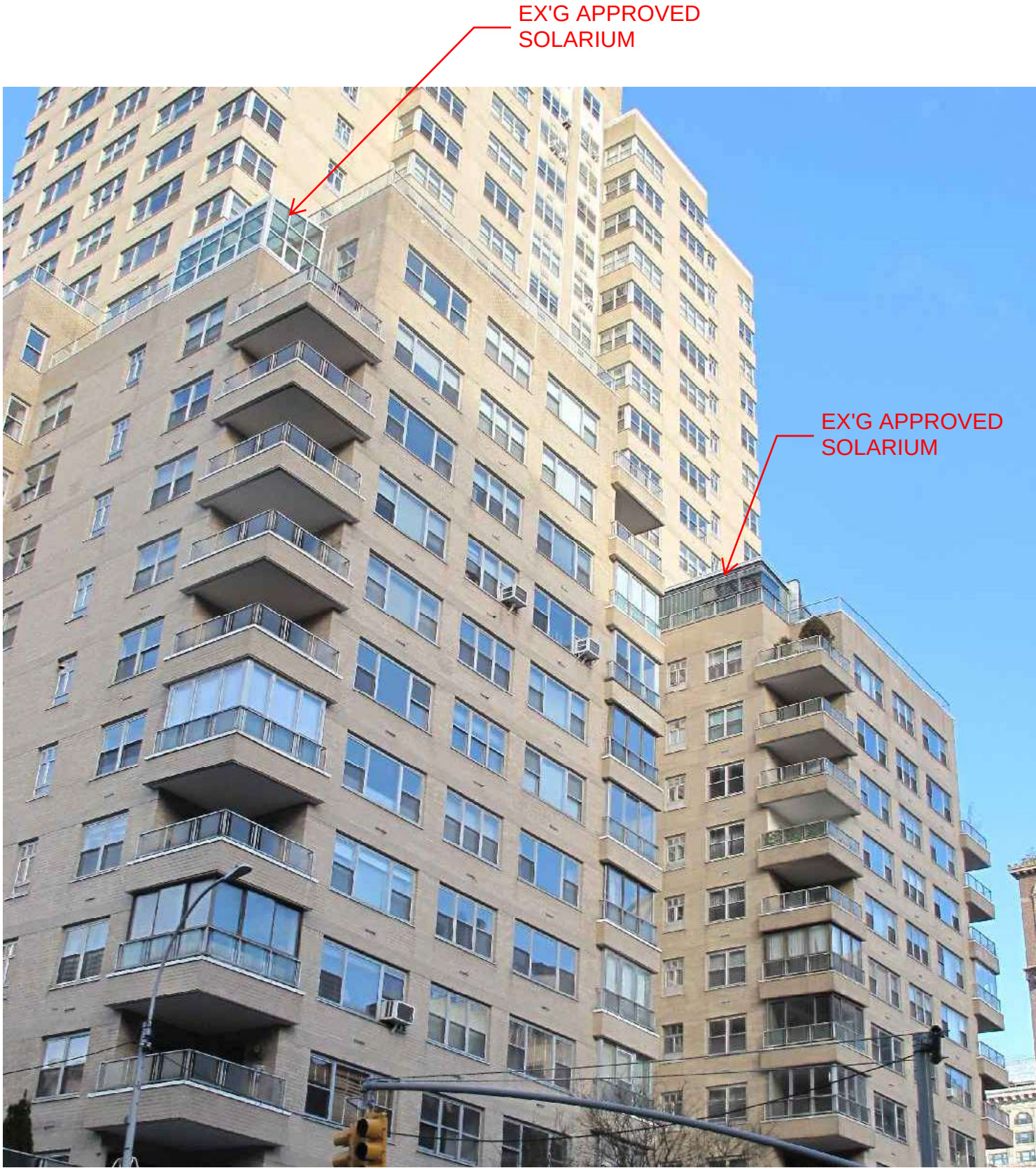
20 E9TH STREET APT#15E

Photos From Street



20 E9TH STREET APT#15E

Sightlines from Points B & C



B



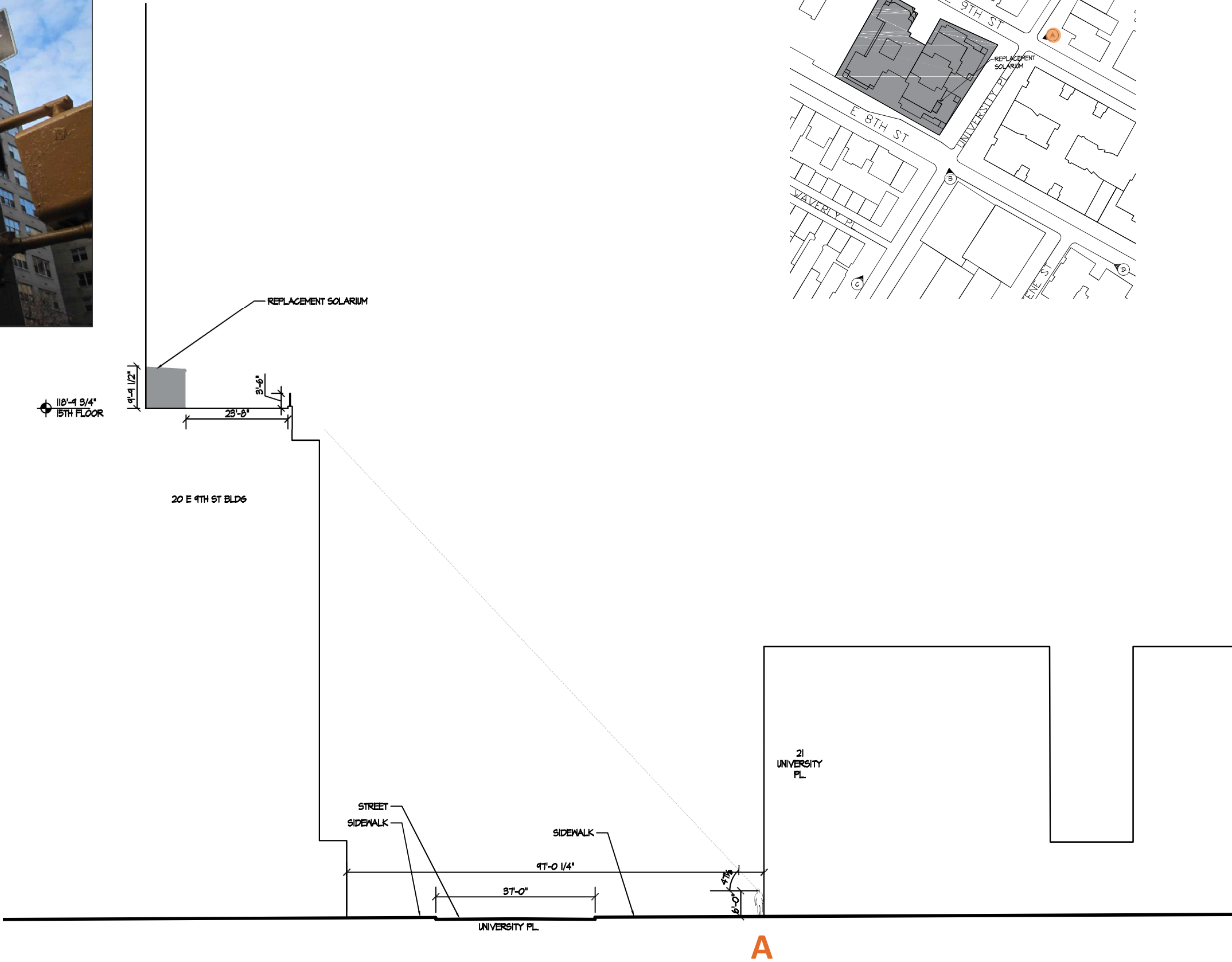
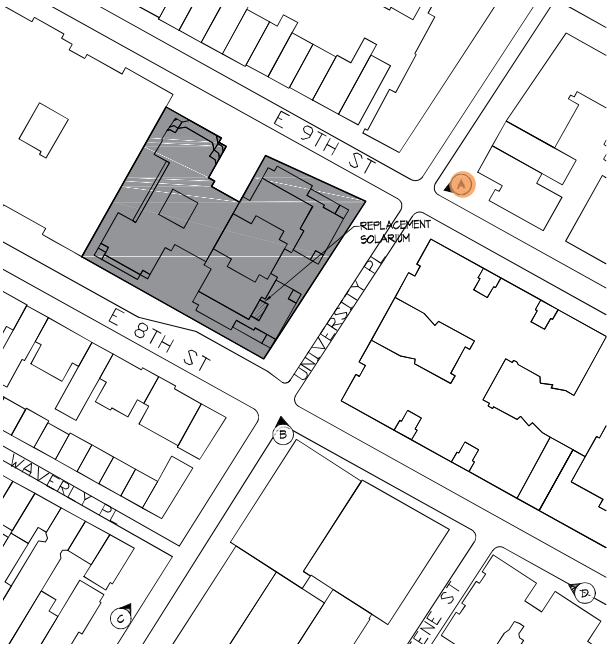
C



A

20 E9TH STREET APT#15E

Sightline from Point A





20 E9TH STREET APT#15E

Sightline from Point A

Covered balconies and terrace solariums present on all facades of the Building

Materials and colors of existing covered balconies and solariums are inconsistent throughout and do not match building windows.

Existing approved terrace solariums have flat or slightly pitched roofs.

Replacement solarium significantly set back from street facades.

Existing solariums and covered balconies are entirely visible from street.

20 E9TH STREET APT#15E
Sightline C-Painted Alternative



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