

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 V

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 WALKENA 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

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SEAL AND SIGNATURE

DATE: 06.04.2025



PROJECT #: 2310_24 W 10TH

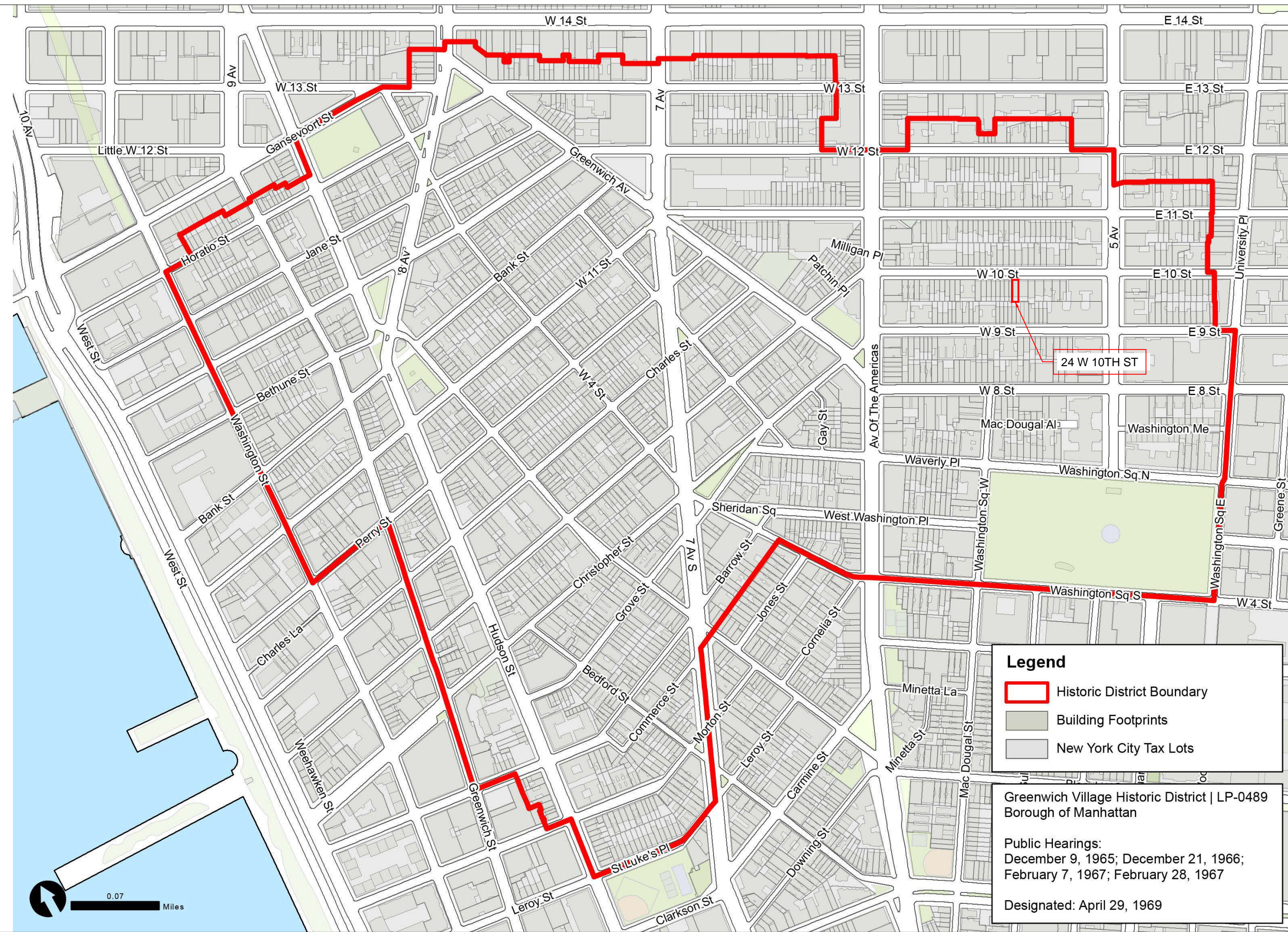
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LPC-101

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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

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LANDMARKS HISTORY

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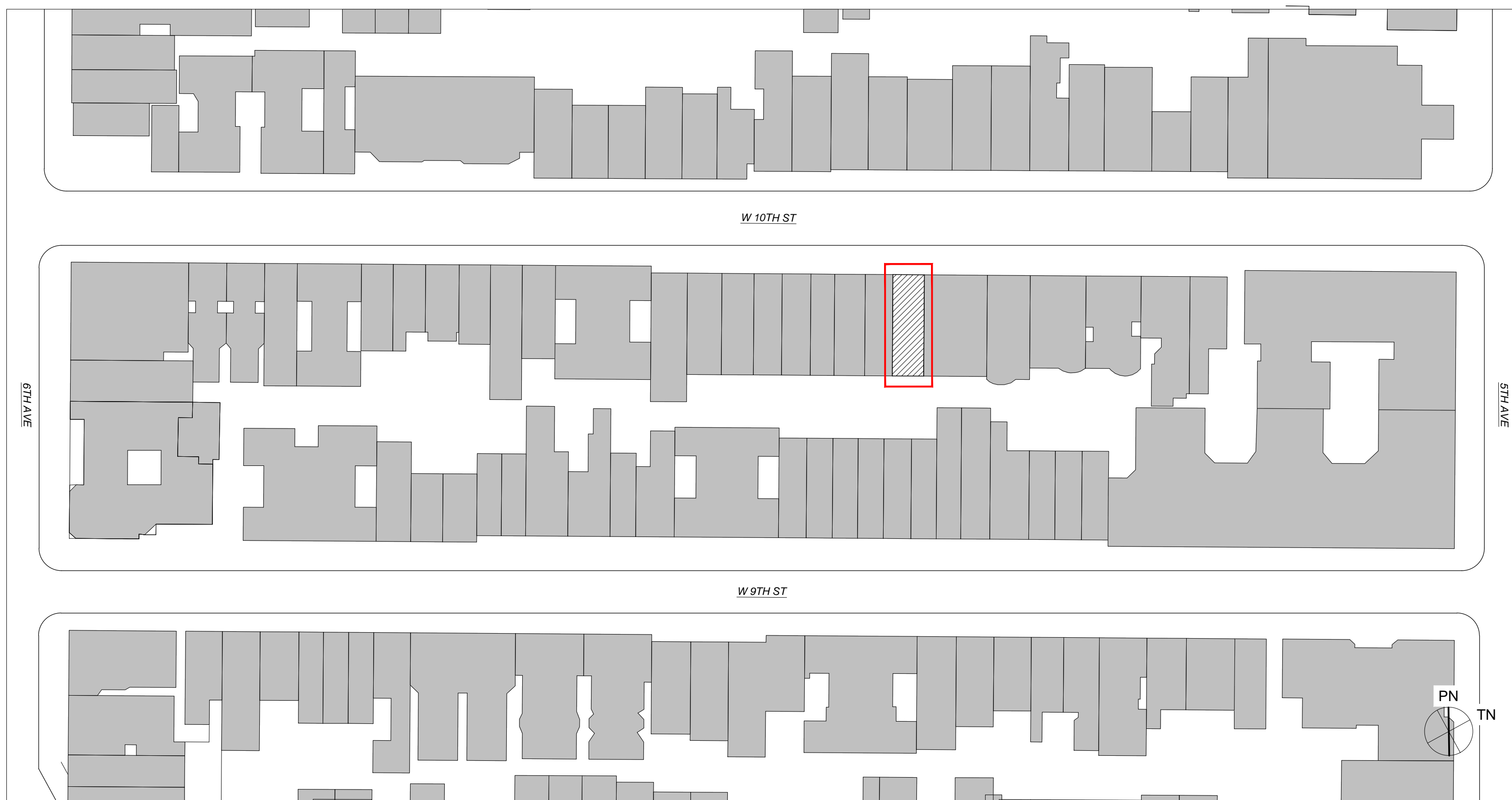
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PLOT PLAN
1 : 500
NTS 3



1940 TAX PHOTO
NTS 4



1980 TAX PHOTO
NTS 5

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RENWICK ROW STREET FACADE

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LPC-103

RENWICK ROW, 2024
NTS

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FRONT FACADE
NTS 7



FRONT DOOR AND IRON GATE
NTS 8



BLOCK PERSPECTIVE TOWARD 6TH AVE
NTS 9



ROOF PERSPECTIVE
NTS 10

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718 383 9340

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

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D'ANTONIO
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30 WEST WAUKENA AVE
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SCHEMATIC 3D MODEL OF PROPOSED DESIGN

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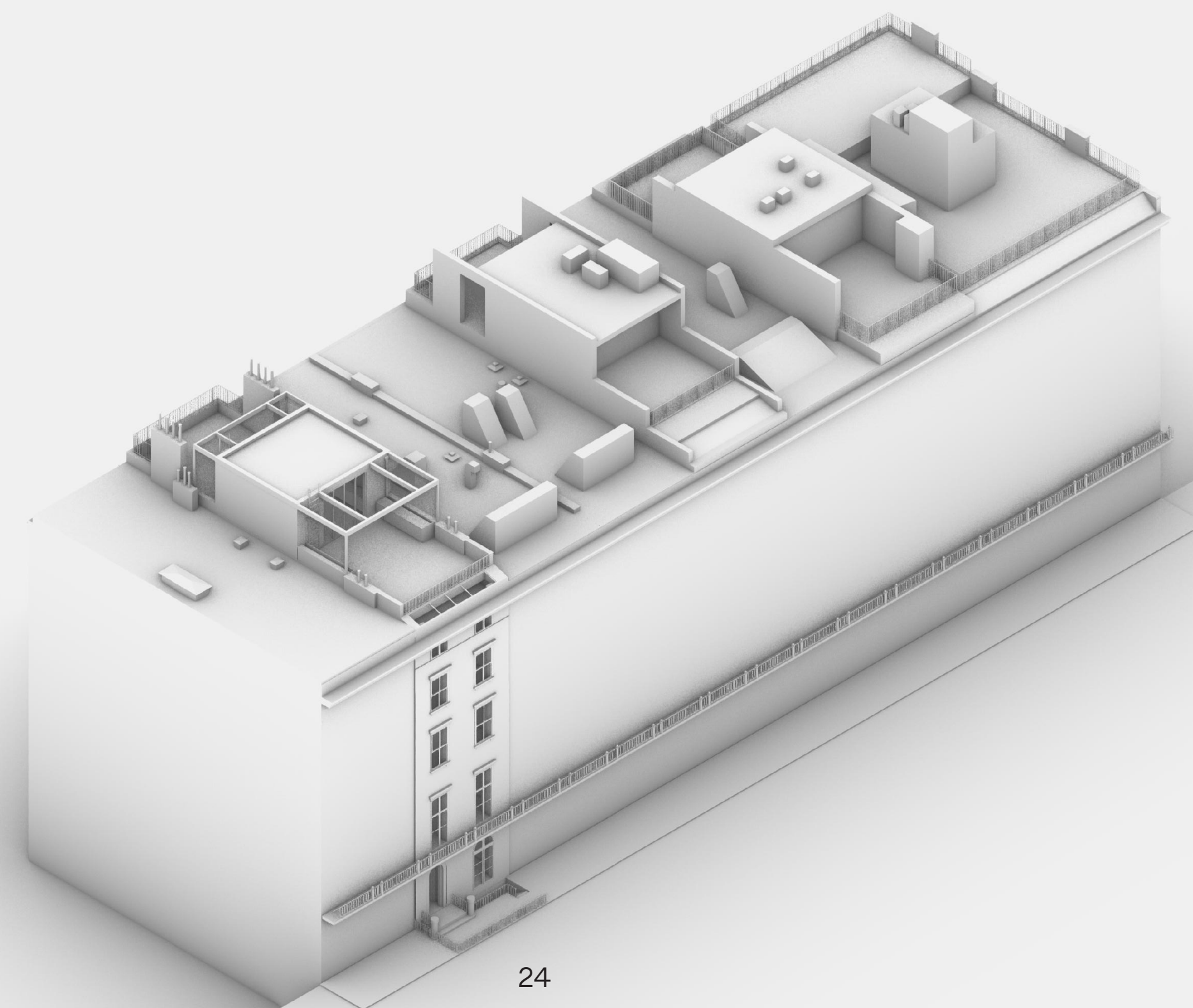
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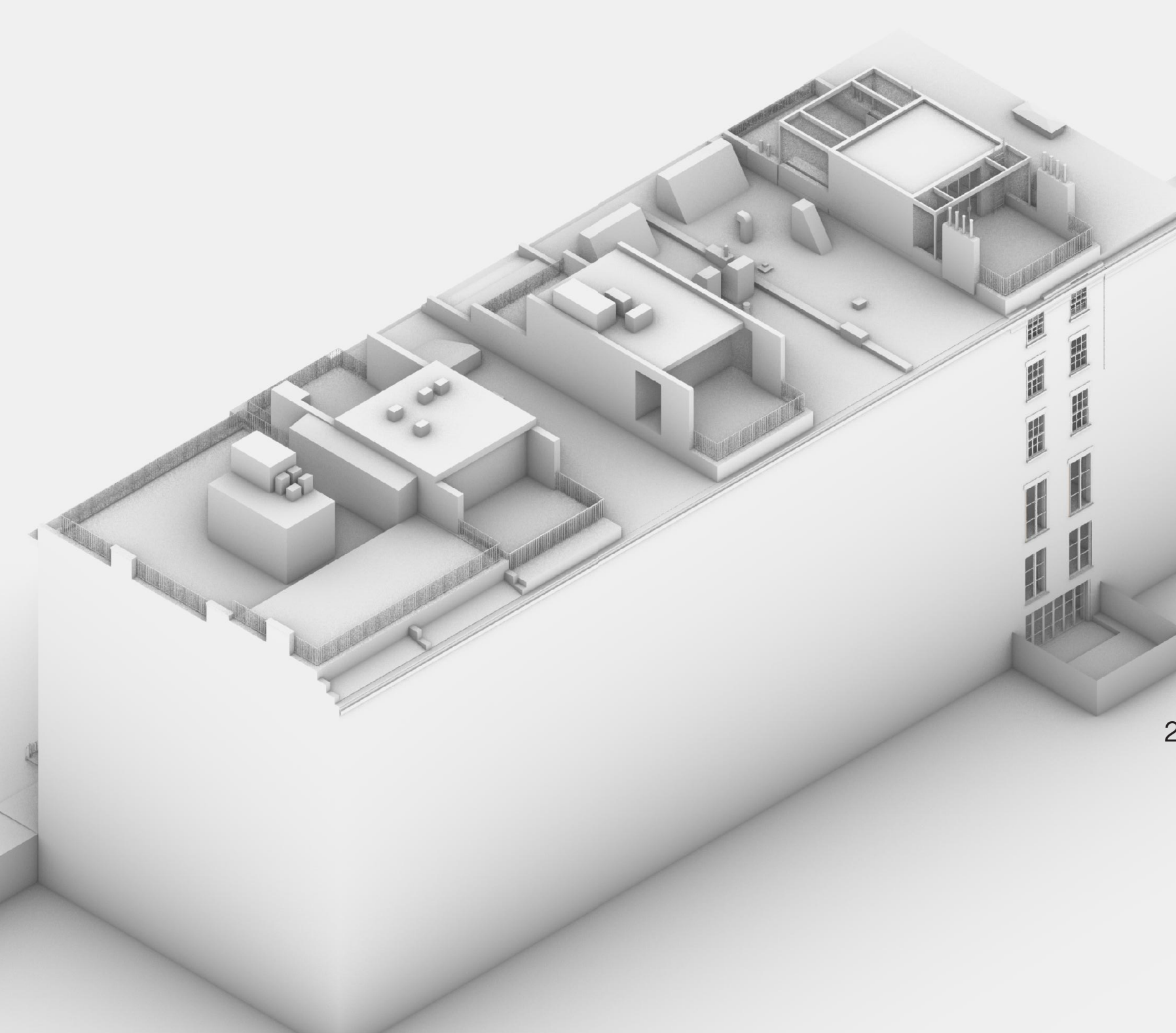
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24



24

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

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

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646 490 8566

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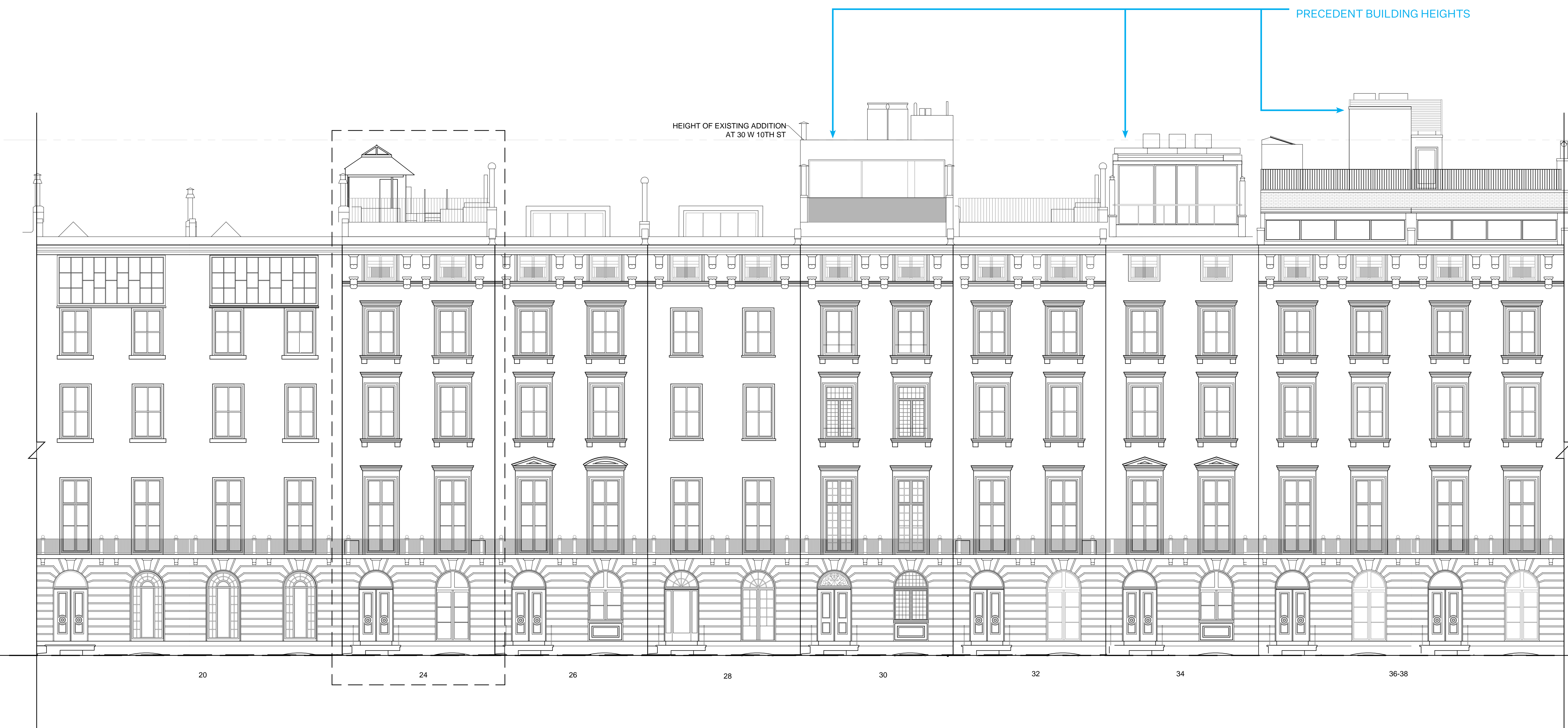
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1 EXISTING BLOCK ELEVATIONS (FRONT)
1/8" = 1'-0"

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BROOKLYN, NY 11215
718 504 5488

EXPEDITOR:

DESIGN 2147
ZONING CONSULTANTS
52 DIAMOND STREET
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718 383 9340

STRUCTURAL ENGINEER:

AGENCIE
ARCHITECTURE & ENGINEERING
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212 203 0265

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D'ANTONIO
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30 WEST WAUKENA AVE
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HARRISON GREEN
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BROOKLYN, NY 11237
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646 490 8566

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ONE BUTTON
67 WEST STREET, SUITE 527
BROOKLYN, NY 11222
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NEW PROPOSAL: EXTENDED
PENTHOUSE HEIGHT TO MATCH
NEIGHBORS

HEIGHT OF EXISTING ADDITION
AT 30 W 10TH ST

PRECEDENT BUILDING HEIGHTS

PREVIOUSLY APPROVED

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

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

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30 WEST WAUKEGA AVE
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HARRISON GREEN
60 GRATTAN ST
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EXISTING BLOCK ELEVATIONS: BACK

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PROJECT #: 2310_24 W 10TH

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LPC-108

PRECEDENT BUILDING HEIGHTS AND RAISED
BRICK FACADE EXTENSION

HEIGHT OF EXISTING ADDITION
AT 30 W 10TH ST



1 EXISTING BLOCK ELEVATIONS (REAR)
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PROPOSED BLOCK ELEVATIONS: BLACK

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DRAWING NO:

LPC-109

PRECEDENT BUILDING HEIGHTS AND RAISED
BRICK FACADE EXTENSION

NEW PROPOSAL: EXTENDED
PENTHOUSE HEIGHT AND
RAISED BRICK FACADE
EXTENSION TO MATCH
NEIGHBORS

HEIGHT OF EXISTING ADDITION
AT 30 W 10TH ST

PREVIOUSLY APPROVED

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UPDATED PROPOSAL

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1/4" = 1'-0"

2 PROPOSED REAR ELEVATION
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HARRISON GREEN
 60 GRATTAN ST
 BROOKLYN, NY 11237
 212 858 9088

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

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

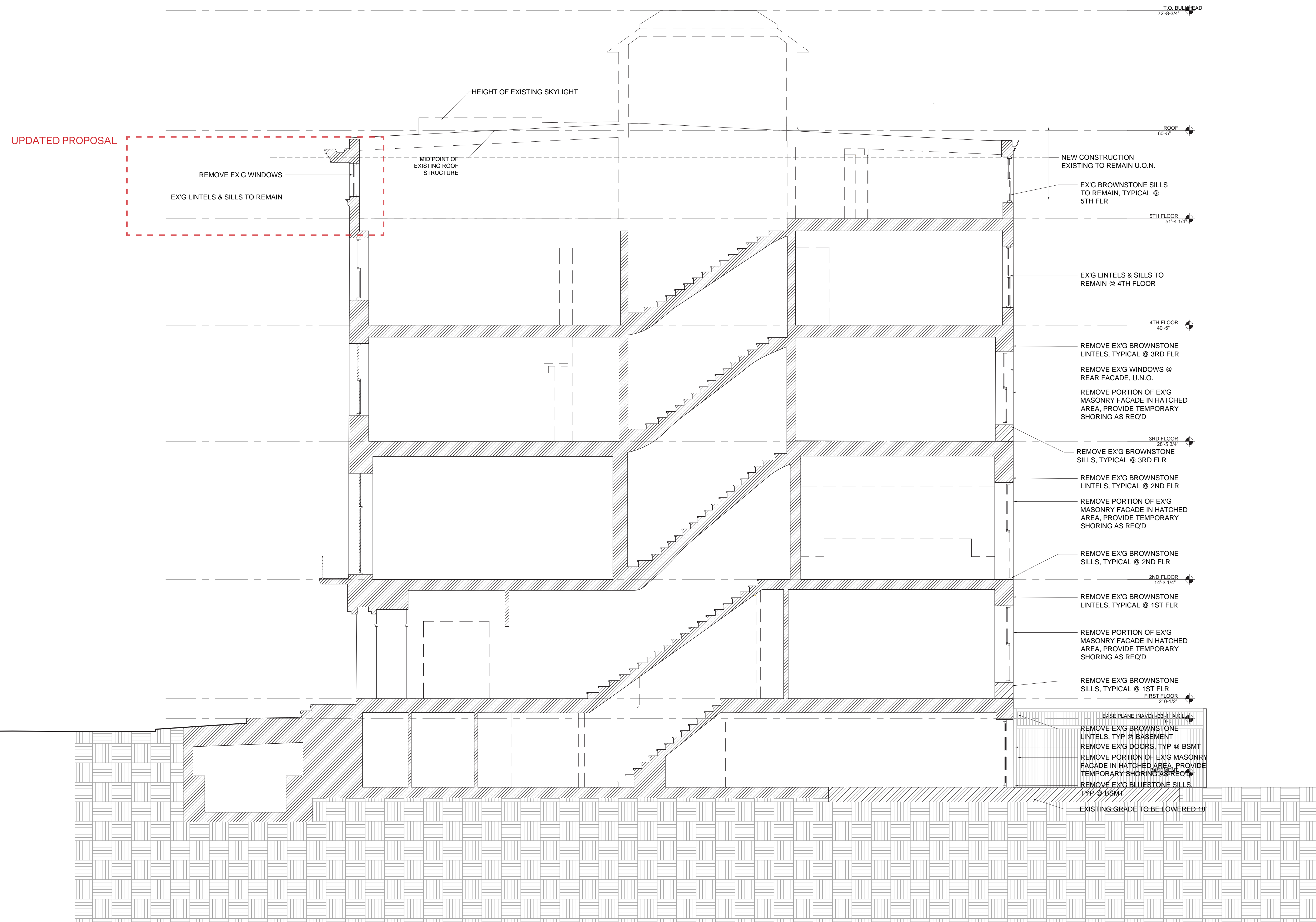
TARGET SECURITY SYSTEMS
 135 WEST 27TH STREET
 NEW YORK, NY 10001
 212 252 8787

NO.	DATE	DESCRIPTION
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01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

DEMOLITION BUILDING SECTION



LPC-111



PREVIOUSLY APPROVED U.O.N.

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 V

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

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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-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

UPDATED PROPOSAL

NEW ROOFTOP CONDENSING UNITS OVER RAISED CURB; REF MECHANICAL DRAWINGS
 RAISE CHIMNEY & FLUES 3'-0" ABOVE T.O. RAISED PARAPETS
 EX'G PARAPETS TO BE EXTENDED 2'-0" MIN ABOVE NEW ROOF DECK
 NEW STONE PAVERS OVER NEW ROOF FRAMING
 NEW 42" HIGH GUARDRAIL
 SKY EXPOSURE PLANE
 NEW SKYLIGHT

NEW PENTHOUSE STRUCTURE WITH STUCCO SIDING
 RAISE CHIMNEY & FLUES 3'-0" ABOVE T.O. PENTHOUSE
 EX'G PARAPETS TO BE EXTENDED 2'-0" MIN ABOVE NEW ROOF DECK USING SALVAGED BRICK TO MATCH EX'G
 NEW STONE PAVERS OVER NEW ROOF FRAMING
 NEW 42" HIGH GUARDRAIL

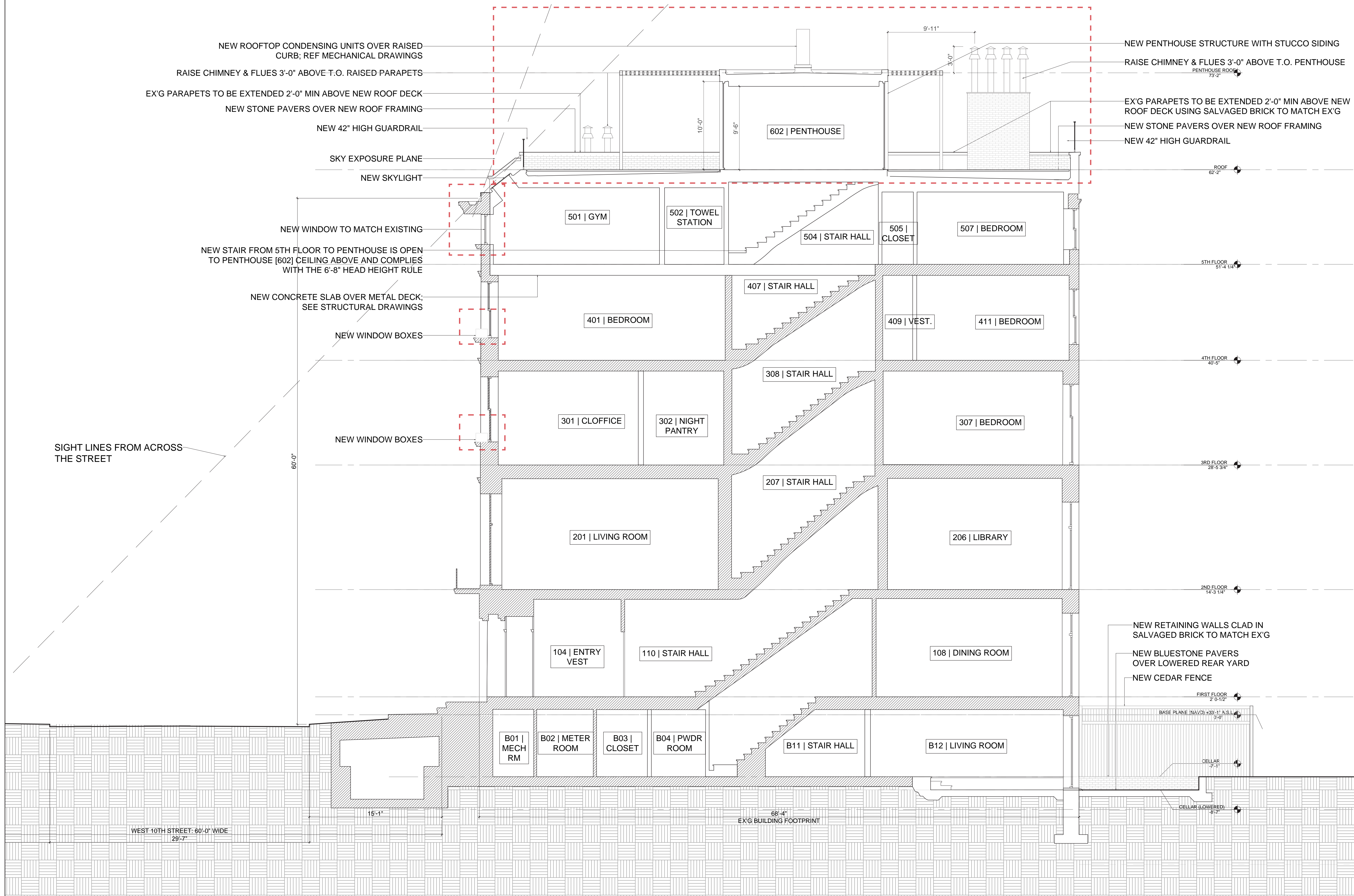
NEW WINDOW TO MATCH EXISTING
 NEW STAIR FROM 5TH FLOOR TO PENTHOUSE IS OPEN TO PENTHOUSE [602] CEILING ABOVE AND COMPLIES WITH THE 6'-8" HEAD HEIGHT RULE

NEW CONCRETE SLAB OVER METAL DECK; SEE STRUCTURAL DRAWINGS

NEW WINDOW BOXES

NEW WINDOW BOXES

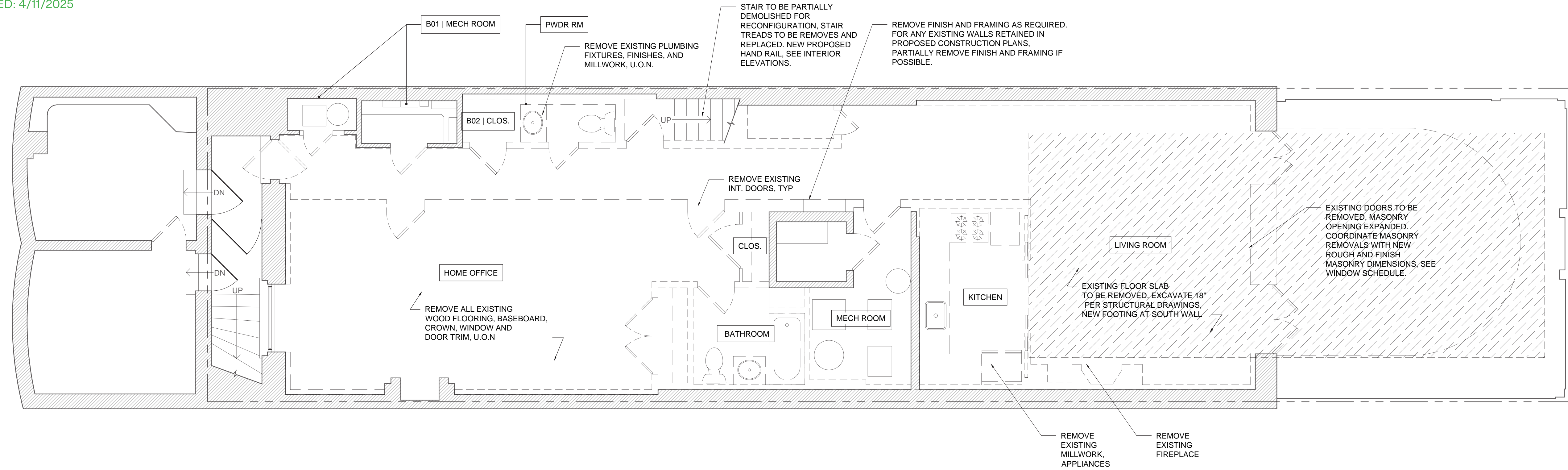
SIGHT LINES FROM ACROSS THE STREET



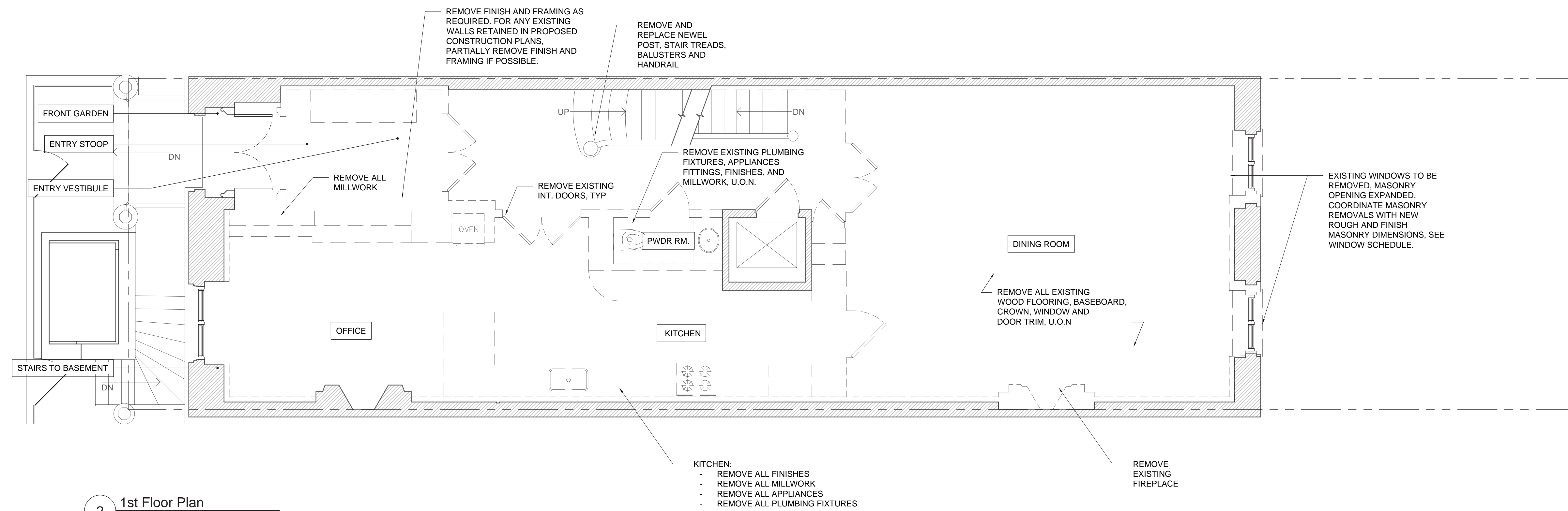
1 PROPOSED BUILDING SECTION
 3/16" = 1'-0"

PREVIOUSLY APPROVED U.O.N.

DOCKET #LPC-24-08187
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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 V

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
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DEMOLITION PLANS

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

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PROJECT

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718 504 5488

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718 383 9340

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

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D'ANTONIO
CONSULTING ENGINEERS, PC
30 WEST WAUKENA AVE
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INTERIOR DESIGNER:

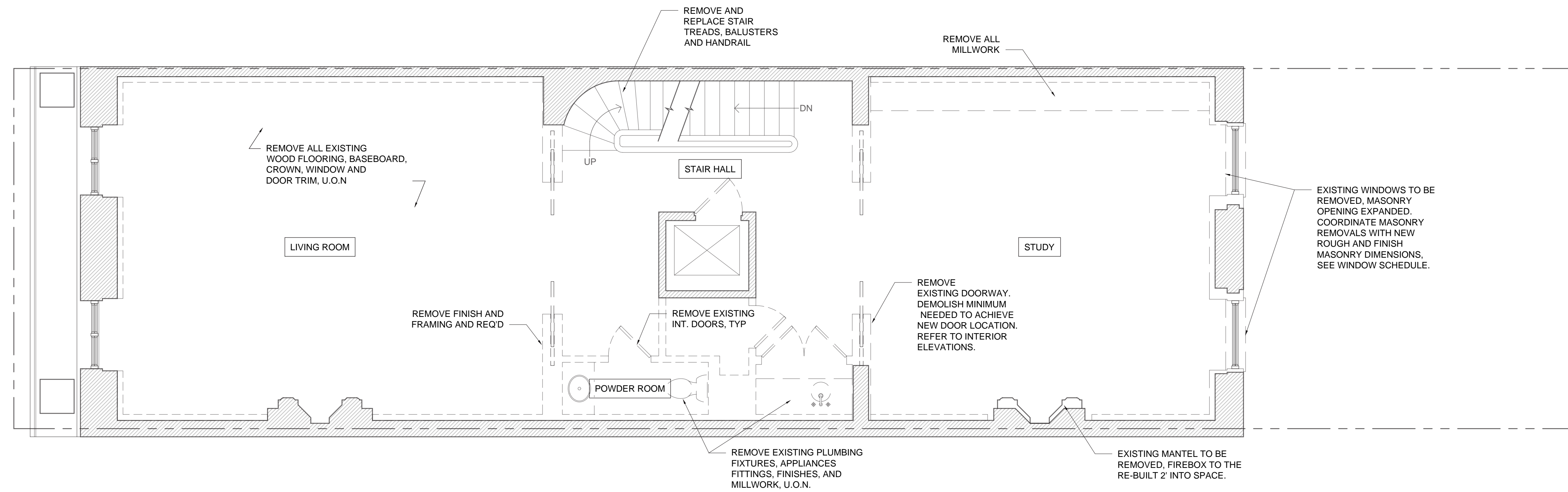
JOSH GREEN DESIGN
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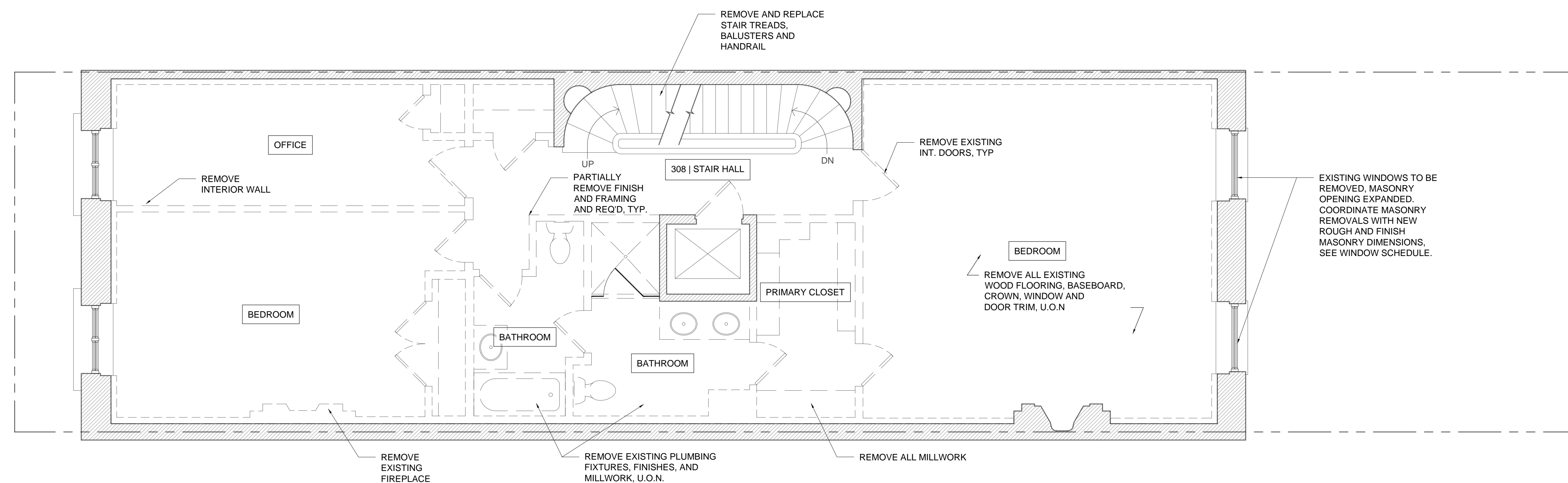
ONE BUTTON
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917 398 0025

SECURITY CONSULTANT:

TARGET SECURITY SYSTEMS
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NEW YORK, NY 10001
212 252 8787



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



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

ISSUE

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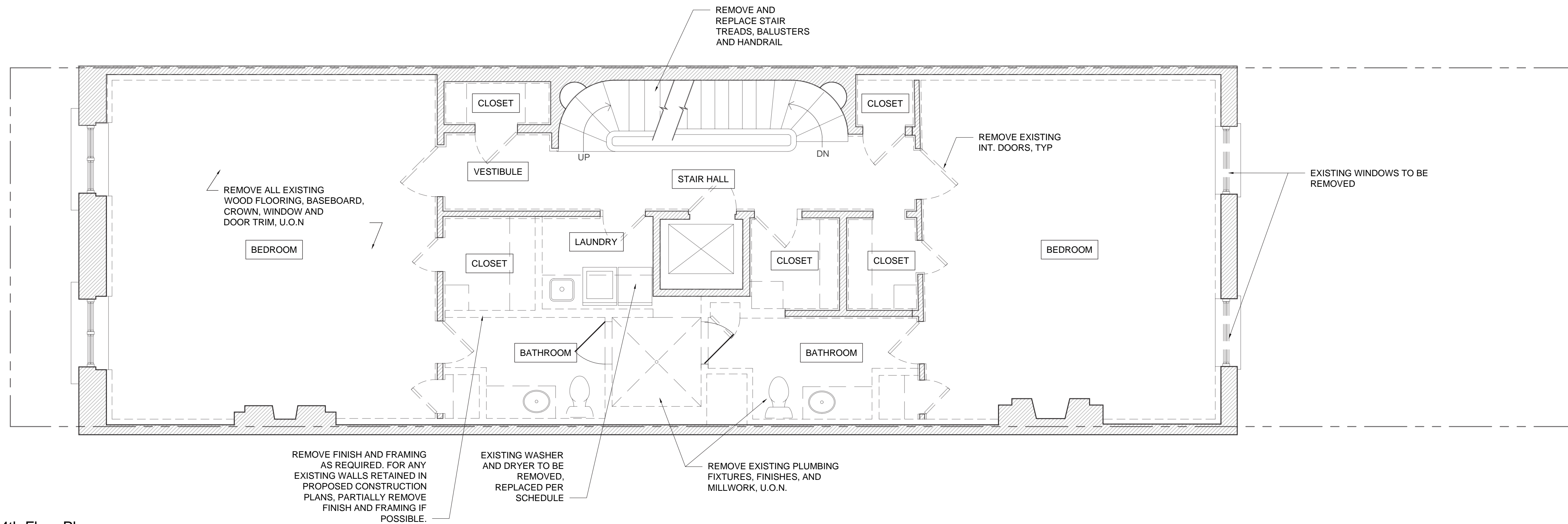
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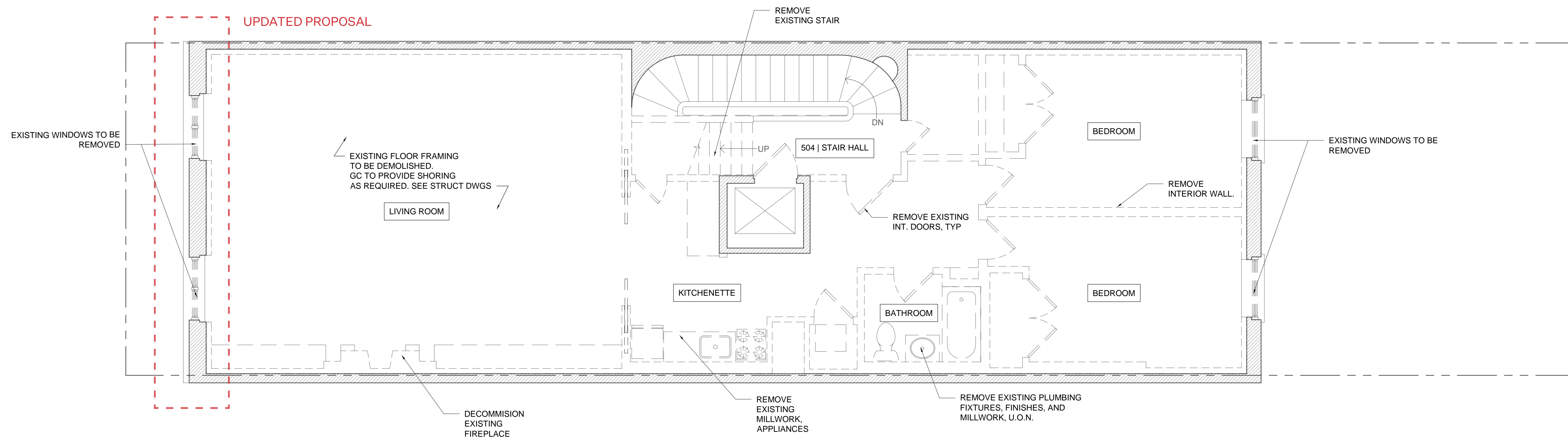
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1 4th Floor Plan
 1/4"=1'-0"



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 V

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:

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

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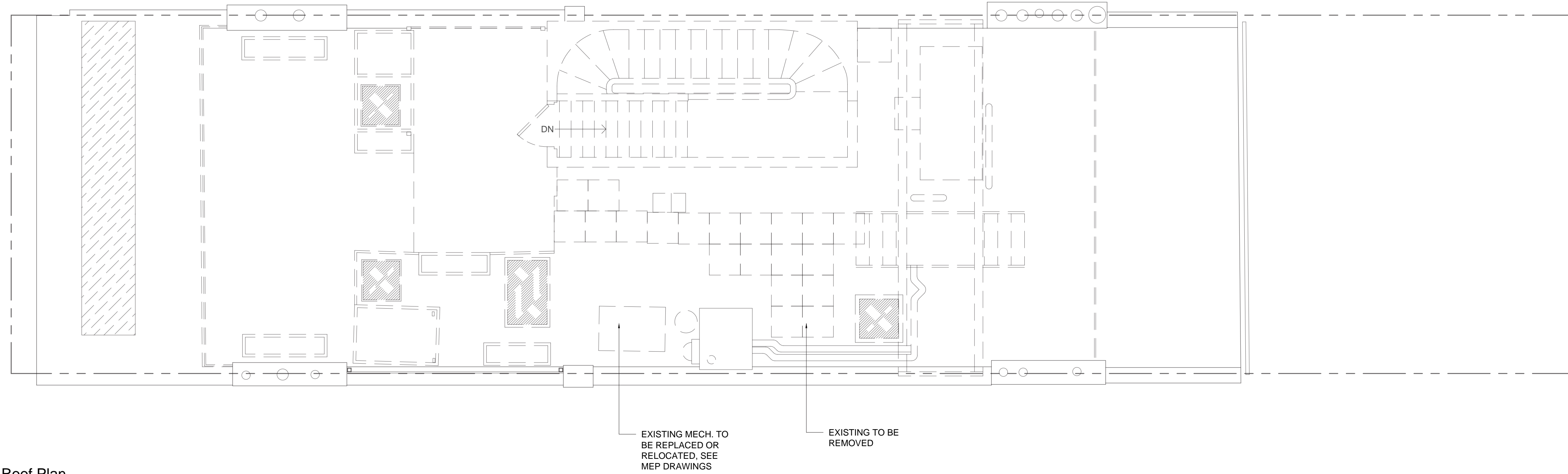
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1 Roof Plan
1/4"=1'-0"

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

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

EXPEDITOR:

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718 383 9340

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

MEP ENGINEER:

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

LANDSCAPE DESIGNER:

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60 GRATTAN ST
BROOKLYN, NY 11237
212 858 9088

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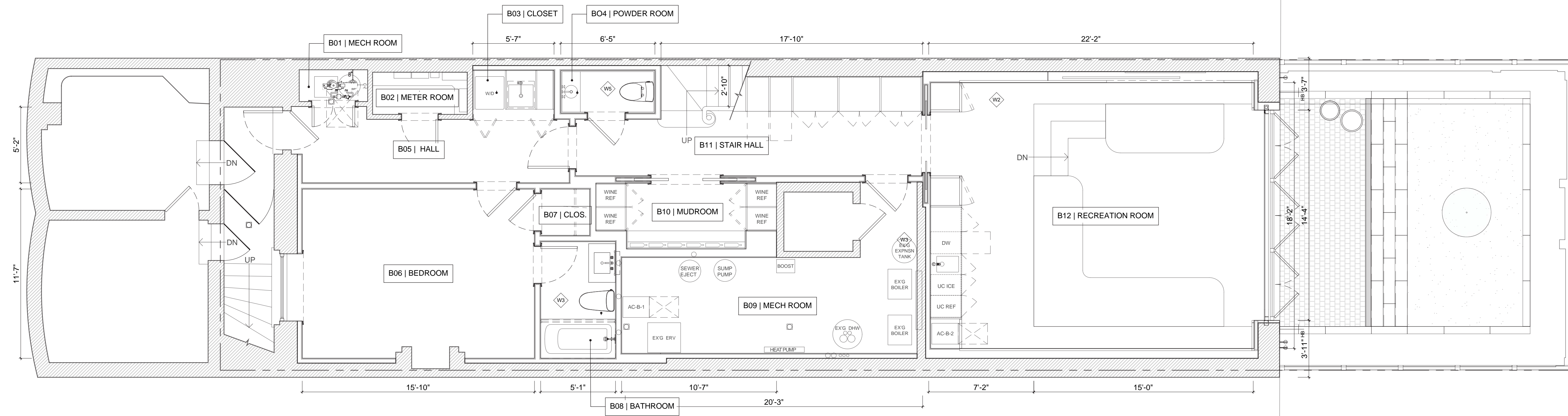
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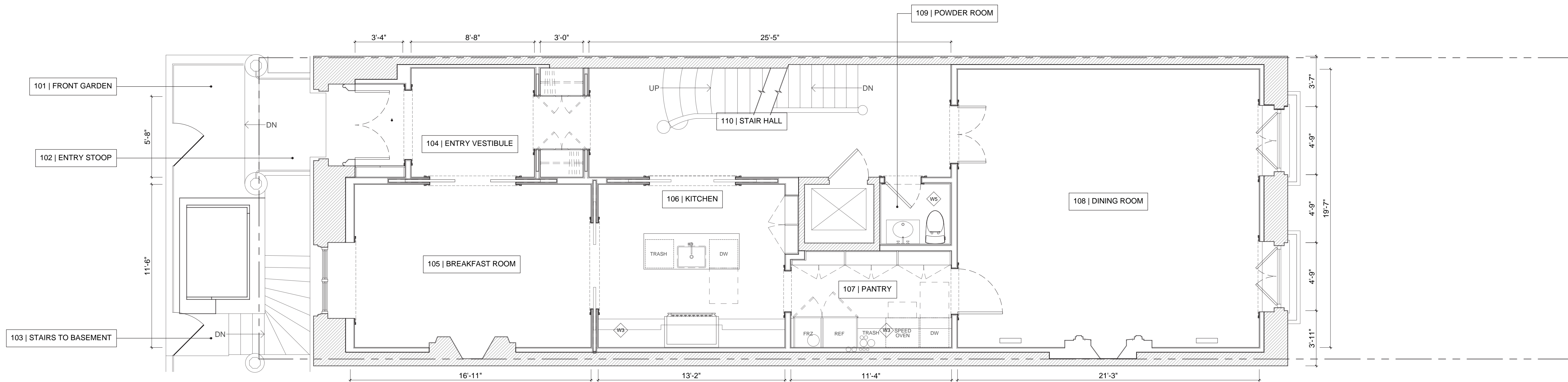
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DATE ISSUED: 4/11/2025



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 V

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:

AGENCY
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
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646 490 8566

AV CONSULTANT:

ONE BUTTON
67 WEST STREET, SUITE 527
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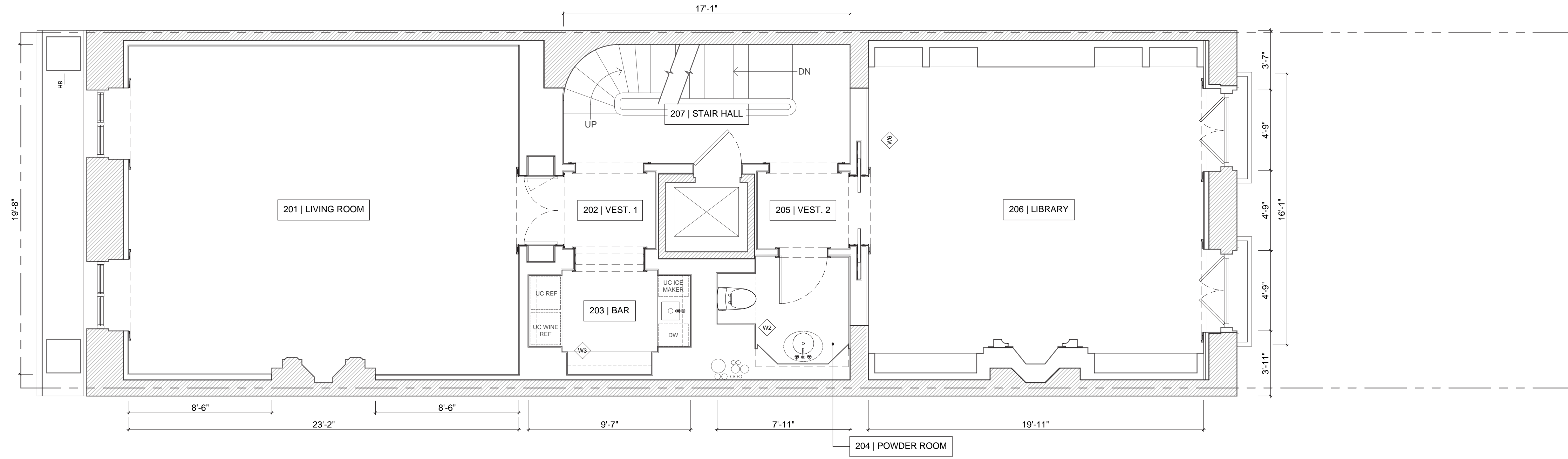
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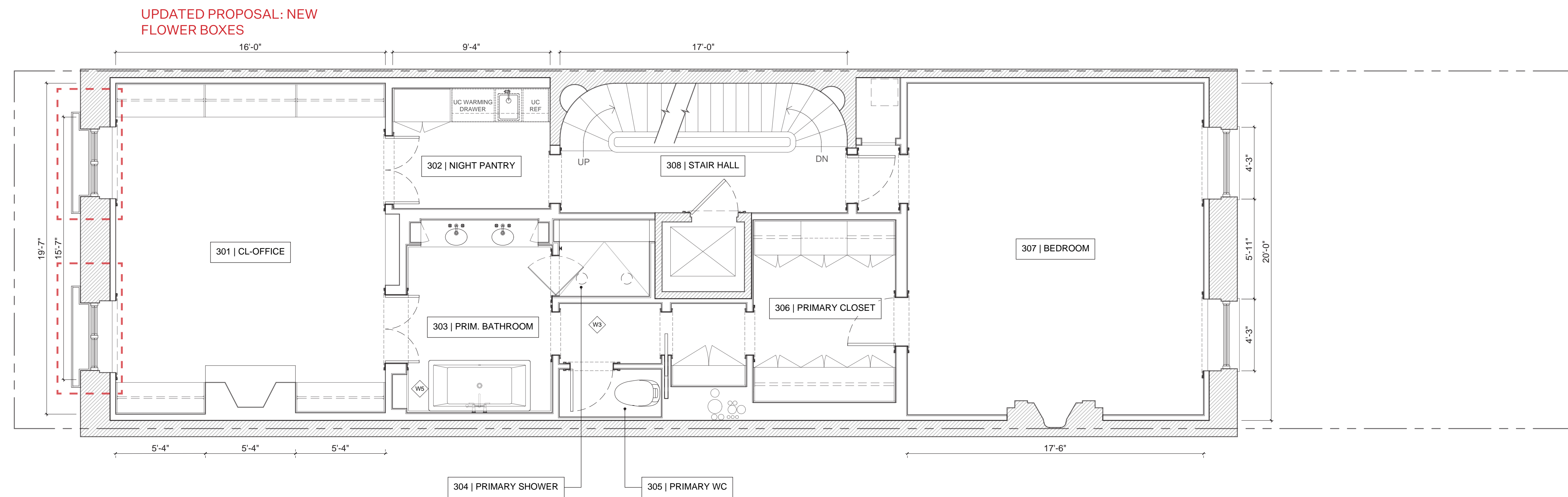
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1 2nd Floor Plan
1/4"=1'-0"



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 V

ELIZABETH ROBERTS ARCHITECTS
168 7TH STREET 3C
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718 504 5488

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718 383 9340

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AGENCIE
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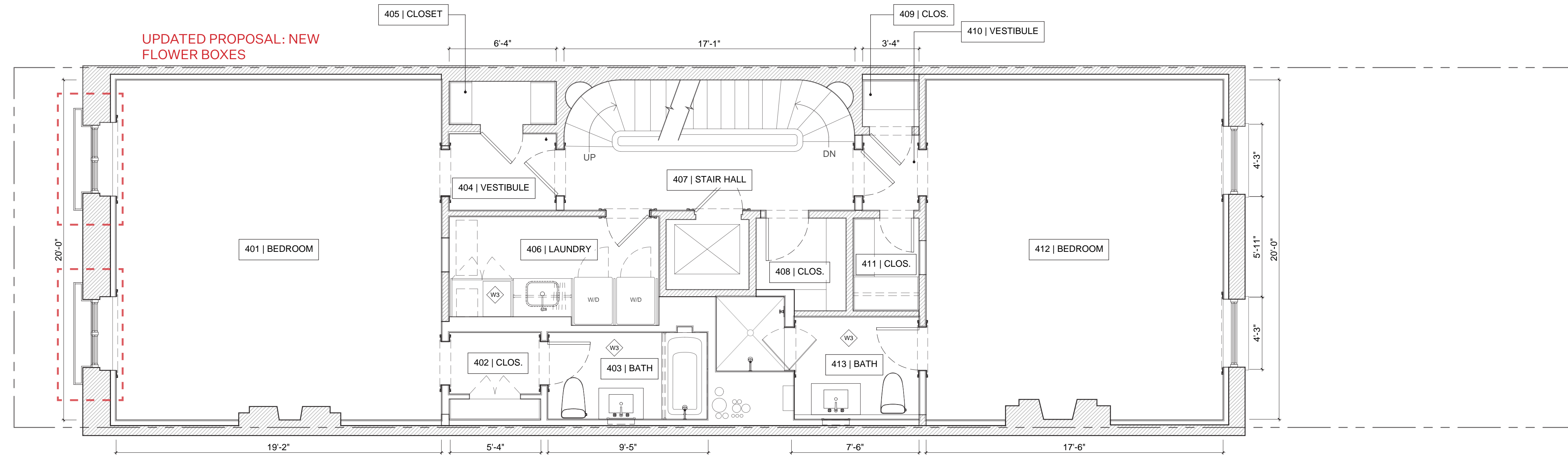
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LPC-118

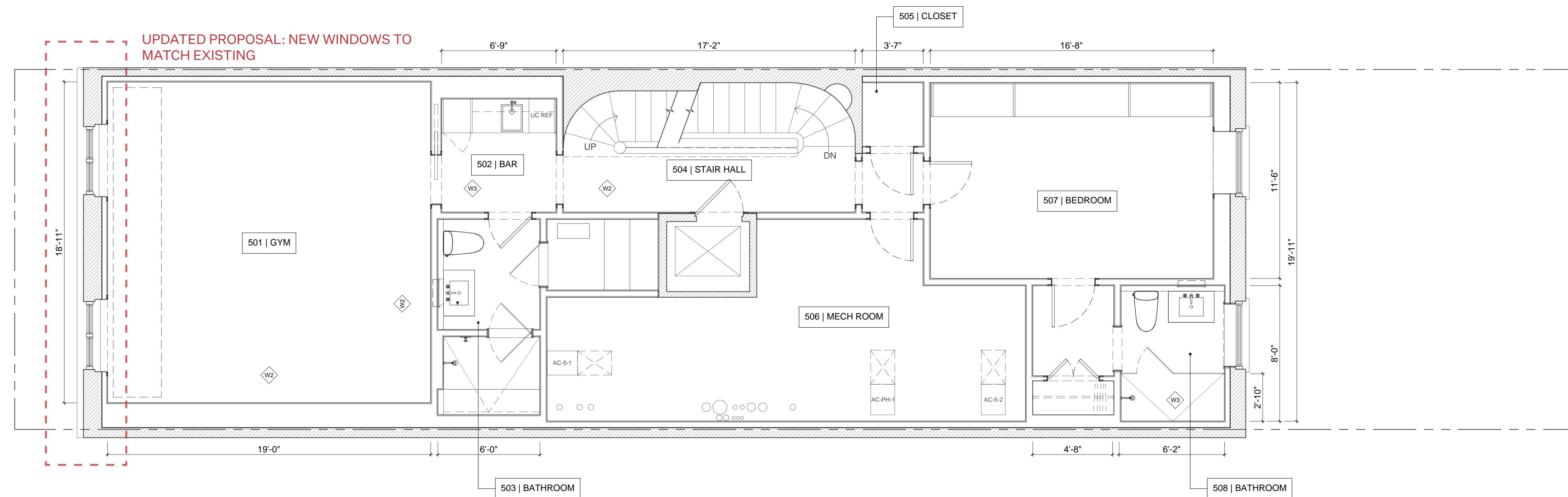
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1 4th Floor Plan
1/4"=1'-0"



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

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

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PROJECT #: 2310_24 W 10TH

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LPC-119

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EXPEDITOR:

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718 383 9340

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ARCHITECTURE & ENGINEERING
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646 490 8566

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ONE BUTTON
67 WEST STREET, SUITE 527
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PROPOSED PLANS

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PROJECT #: 2310_24 W 10TH

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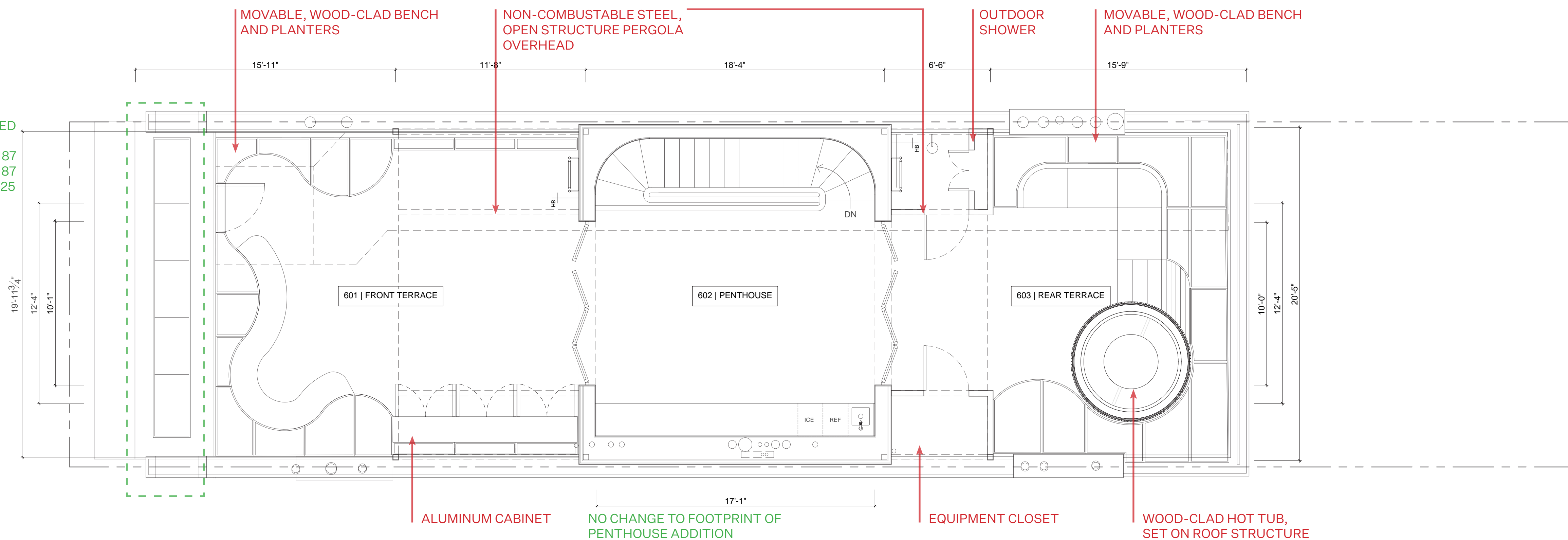
DRAWING NO:

LPC-120

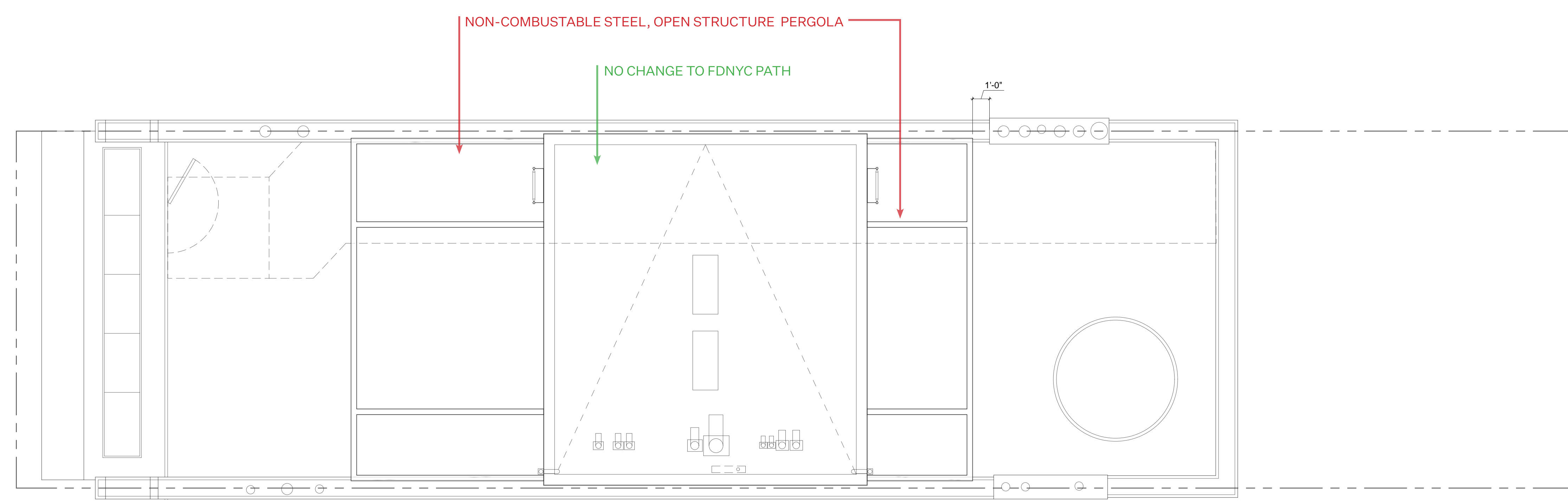
NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. IF ANY ITEM ON THIS DRAWING IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE

PREVIOUSLY APPROVED

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



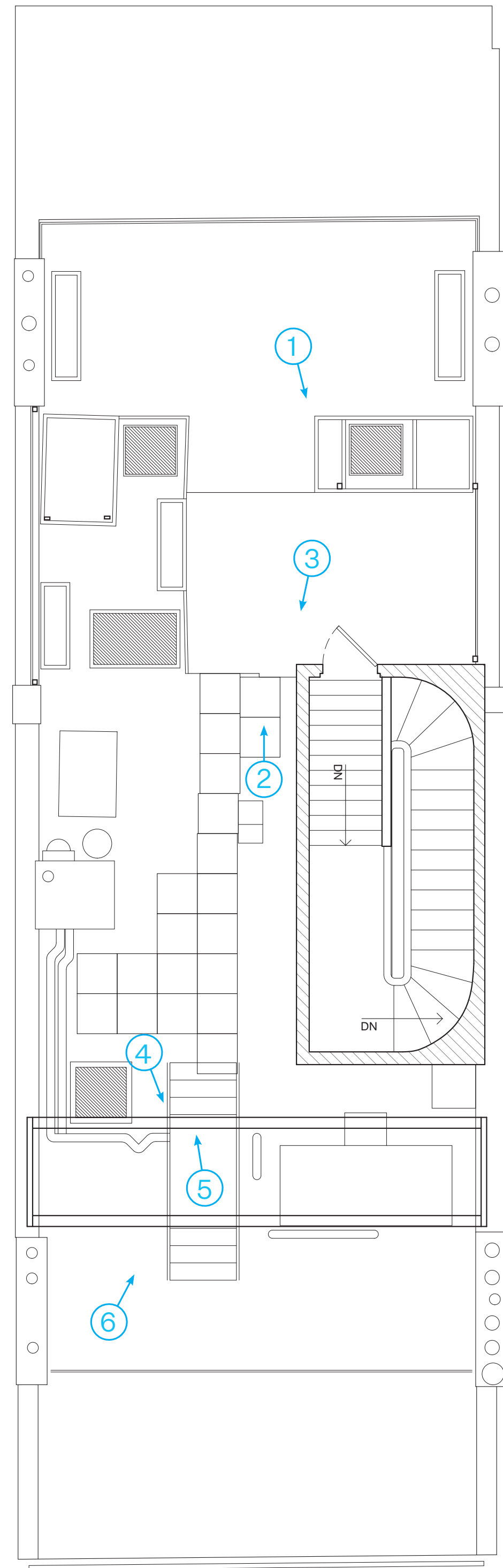
1 6th Floor Plan
1/4"=1'-0"



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

NO CHANGE TO MEP EQUIPMENT OR OUTLET DESIGN

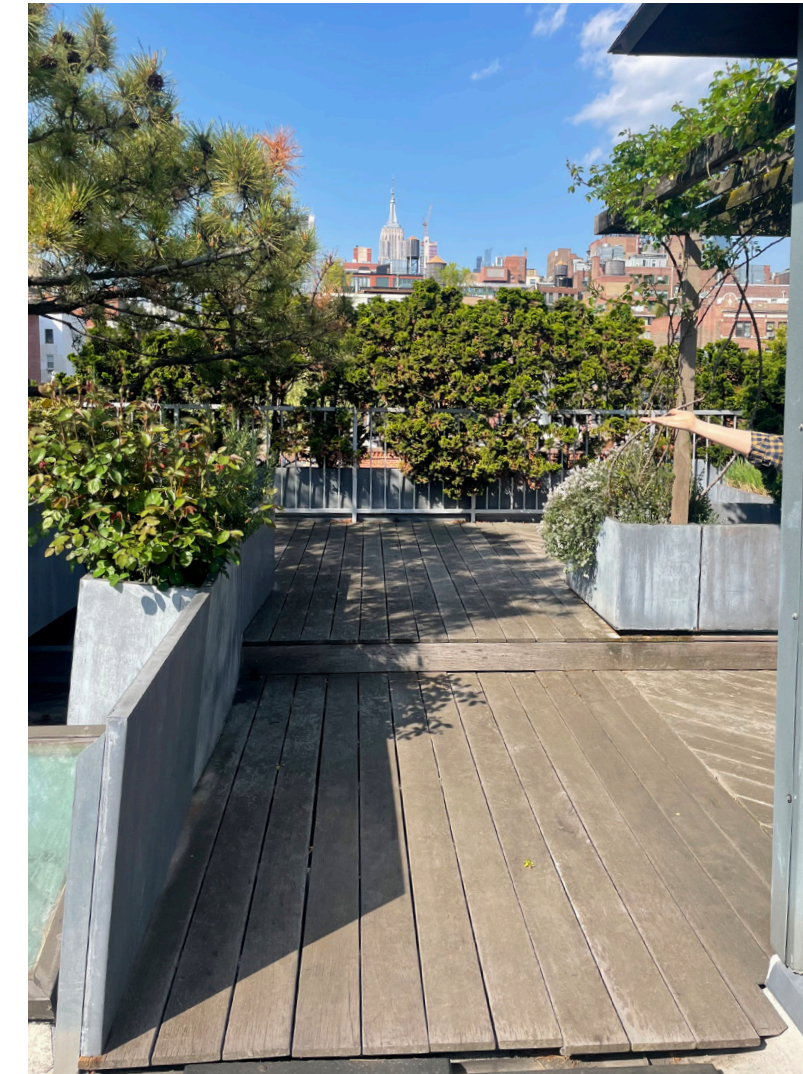
EXISTING ROOF - PHOTOS OF EXISTING 24 W 10 STRUCTURES



EXISTING ROOF PLAN



1. EXISTING STRUCTURE



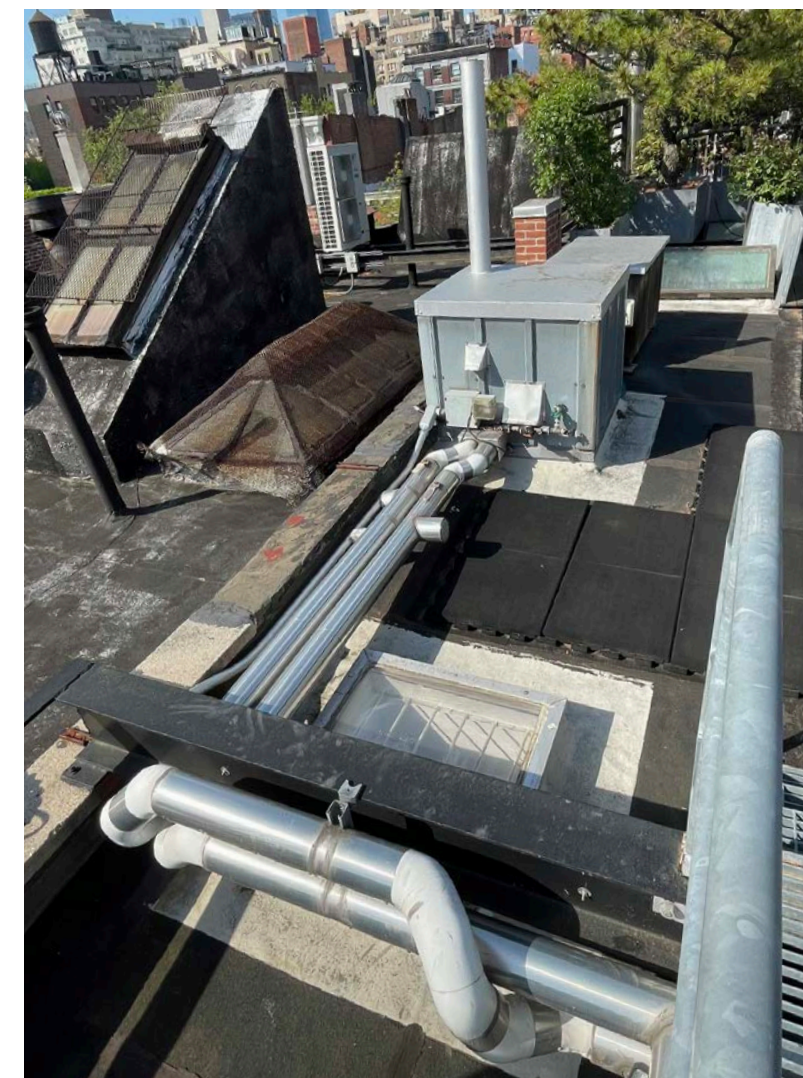
2. VIEW TOWARD WAS W 10TH ST



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 V

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 APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

EXISTING ROOF PHOTOS

SEAL AND SIGNATURE DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

CHECK BY: CK

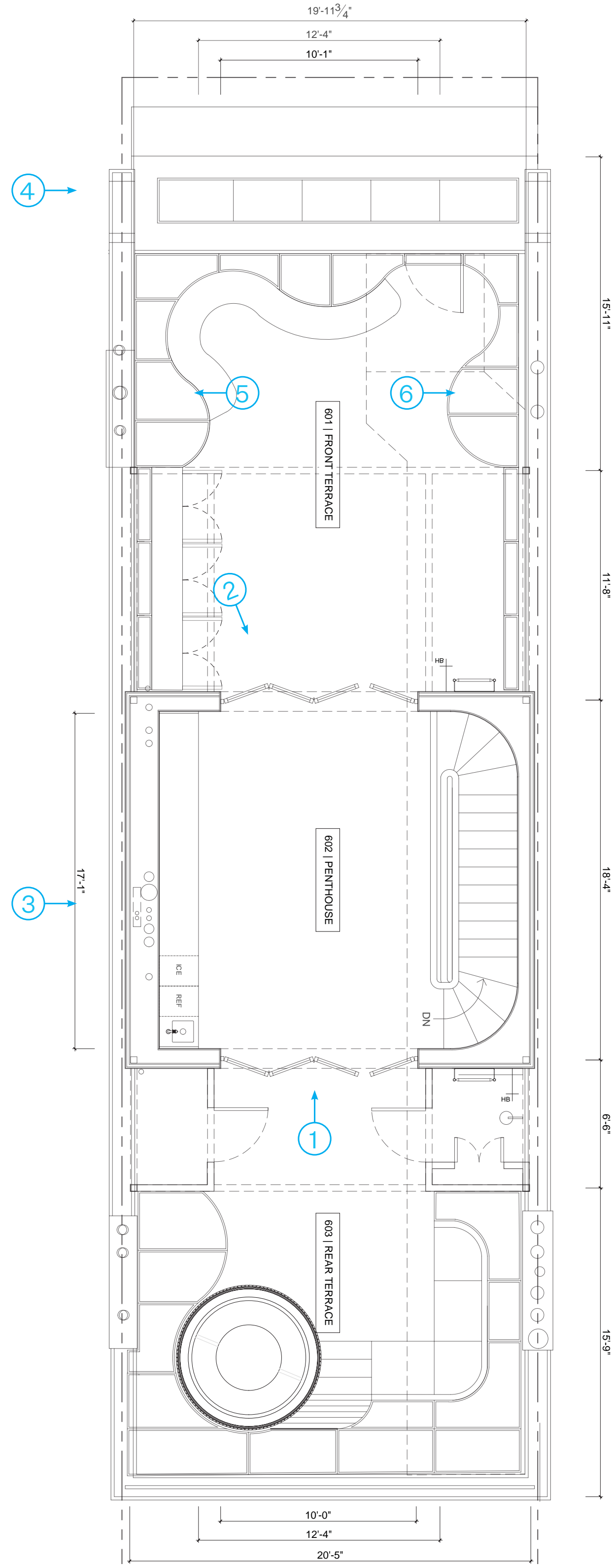
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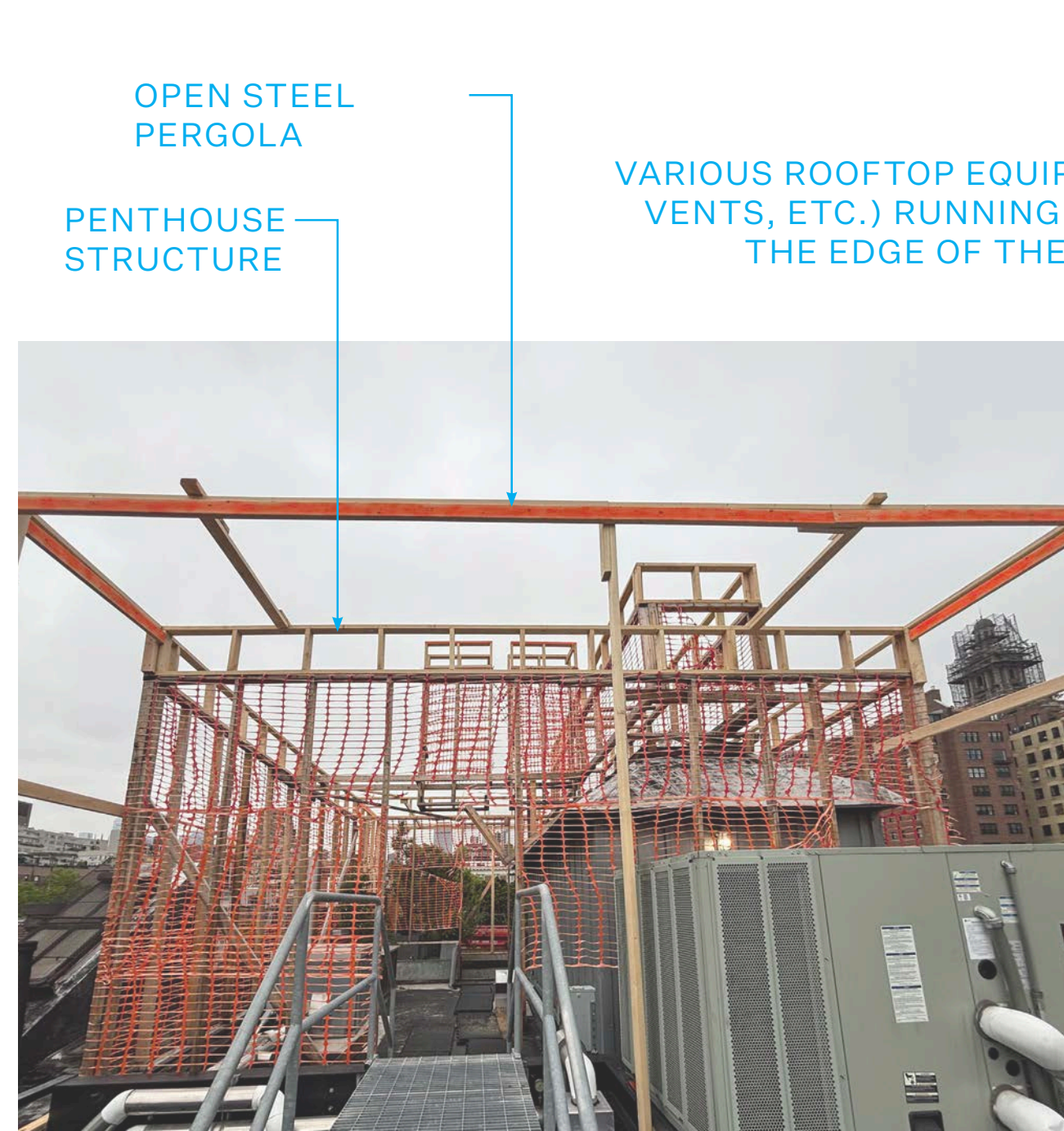
LPC-121

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

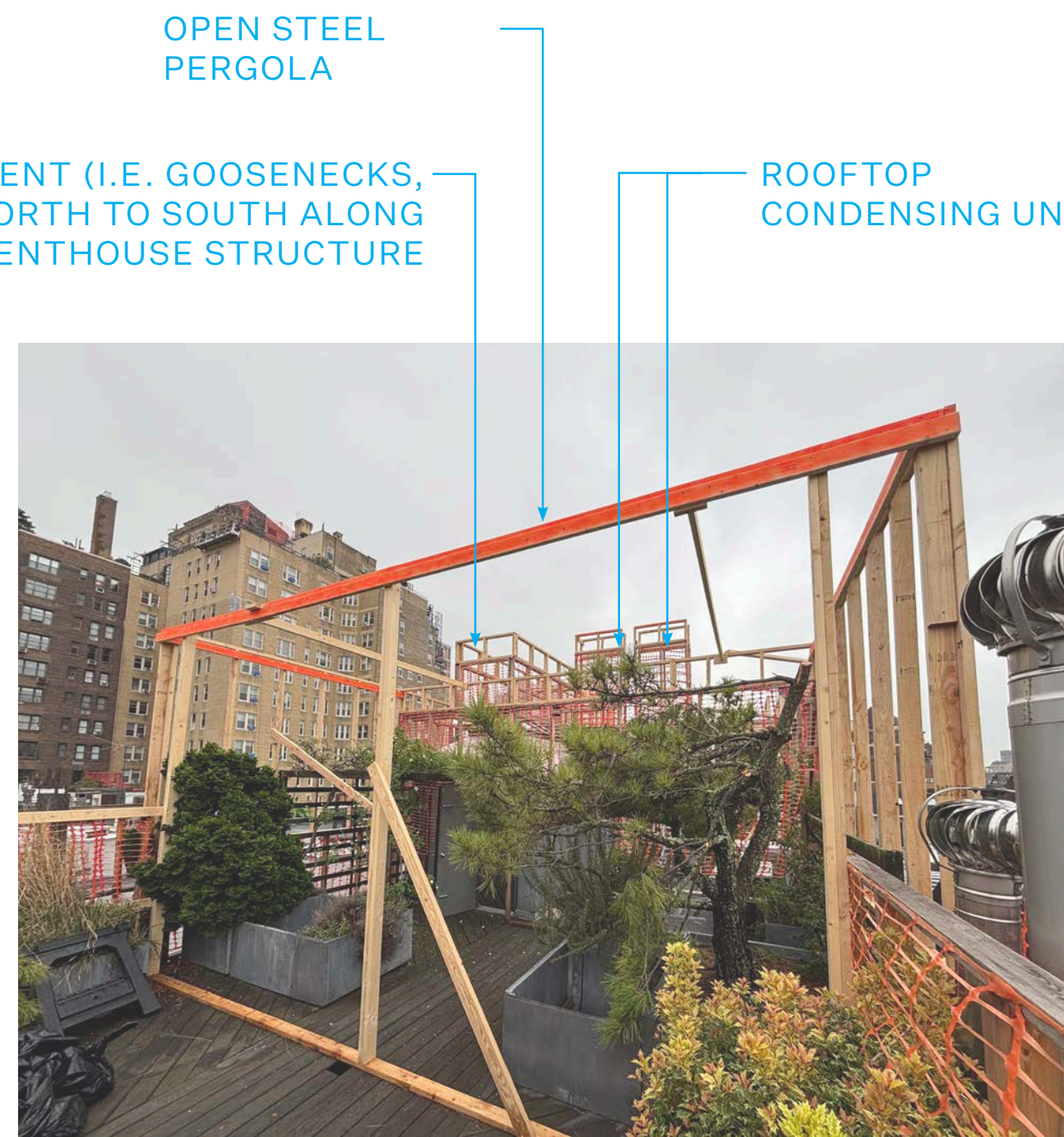
PROPOSED ROOF ADDITION - PHOTOS OF ROOF MOCKUP FROM THE ROOF WITH UPDATED HEIGHT AND STRUCTURE



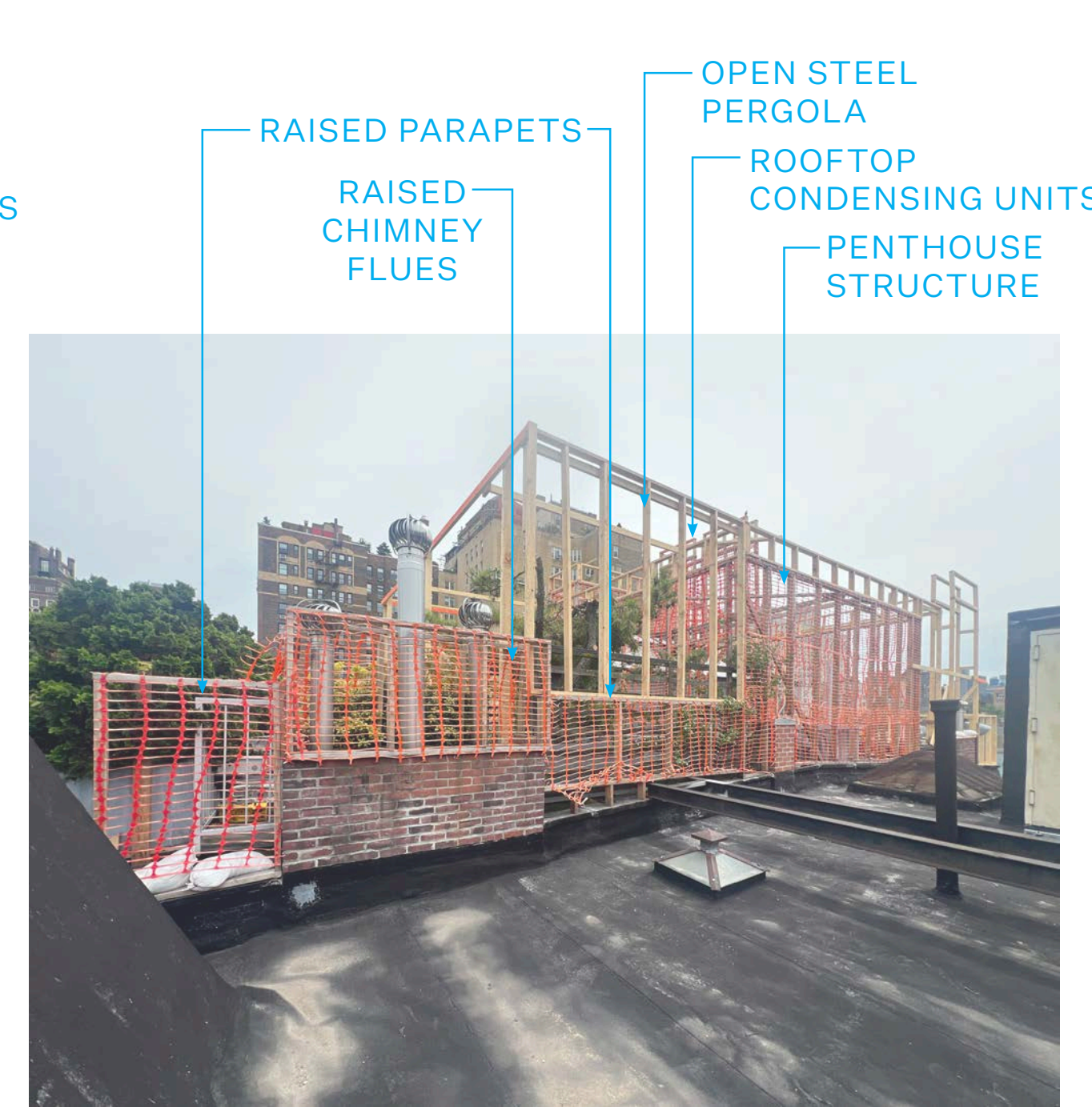
PROPOSED PENTHOUSE PLAN



1. VIEW FACING NORTH FROM REAR TERRACE



2. VIEW FACING SOUTH FROM FRONT TERRACE



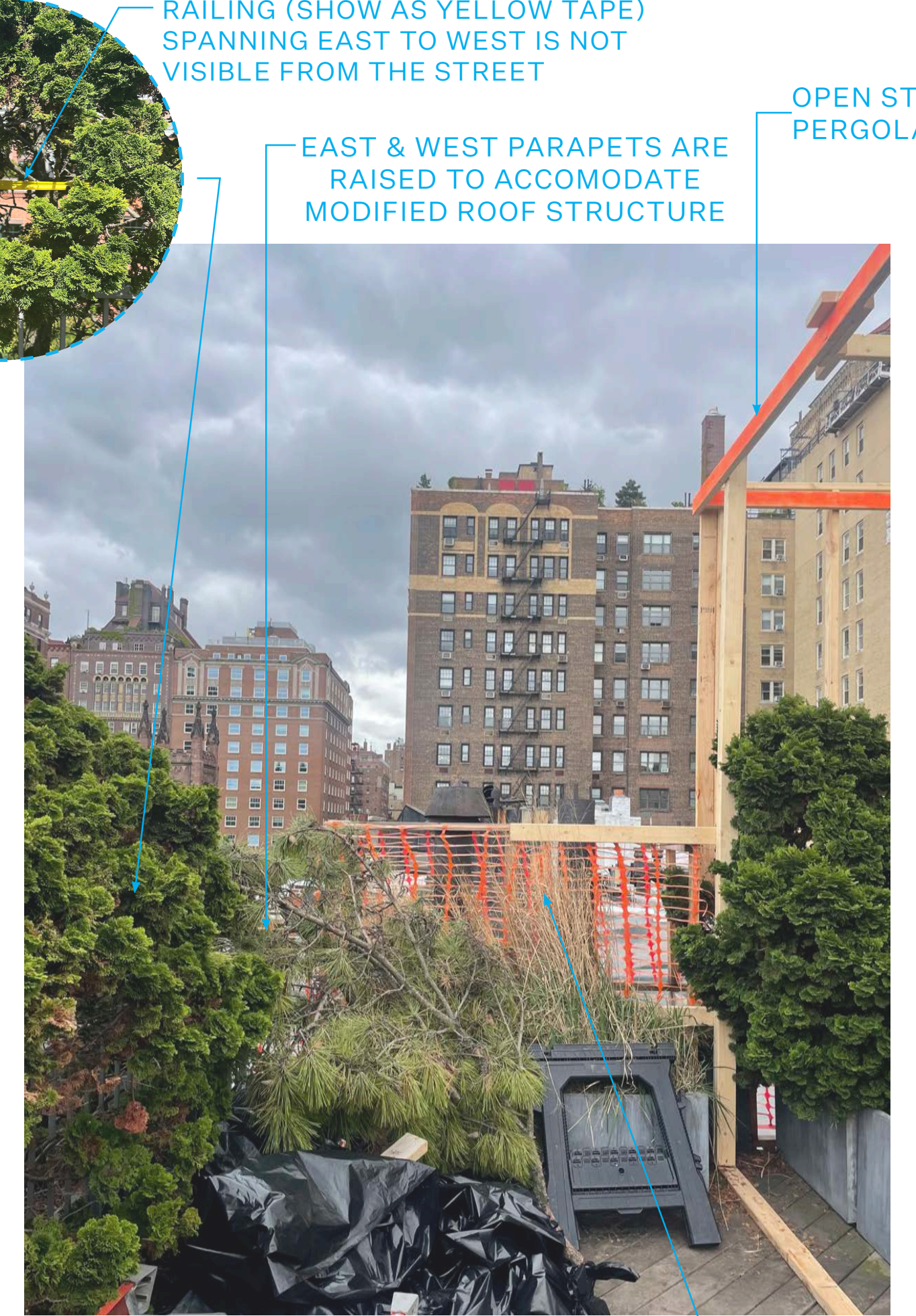
3. VIEW FACING EAST FROM NEIGHBORING BUILDING



4. VIEW FACING EAST SHOWING SKYLIGHT & RAILING
PREVIOUSLY APPROVED SKYLIGHT



5. VIEW FACING WEST FROM FRONT TERRACE



6. VIEW FACING EAST FROM FRONT TERRACE

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 V
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:

AGENCY
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 APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

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-122

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PROPOSED ROOF ADDITION - PHOTOS OF ROOF MOCKUP FROM PUBLIC THOROUGHFARE

PROJECT

24 W 10TH ST
RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

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:

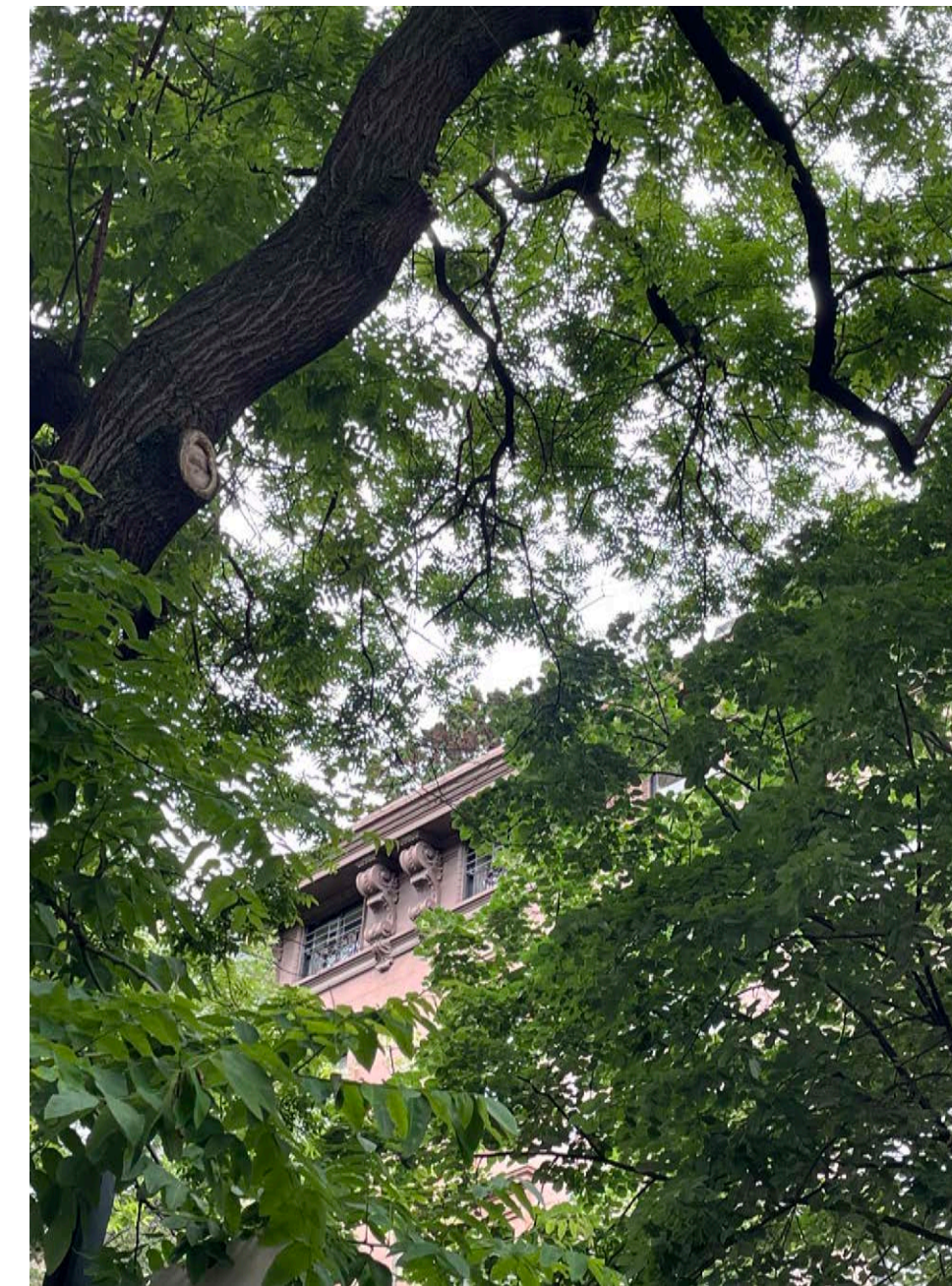
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787



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

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

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

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24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

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:

AGENCY
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:

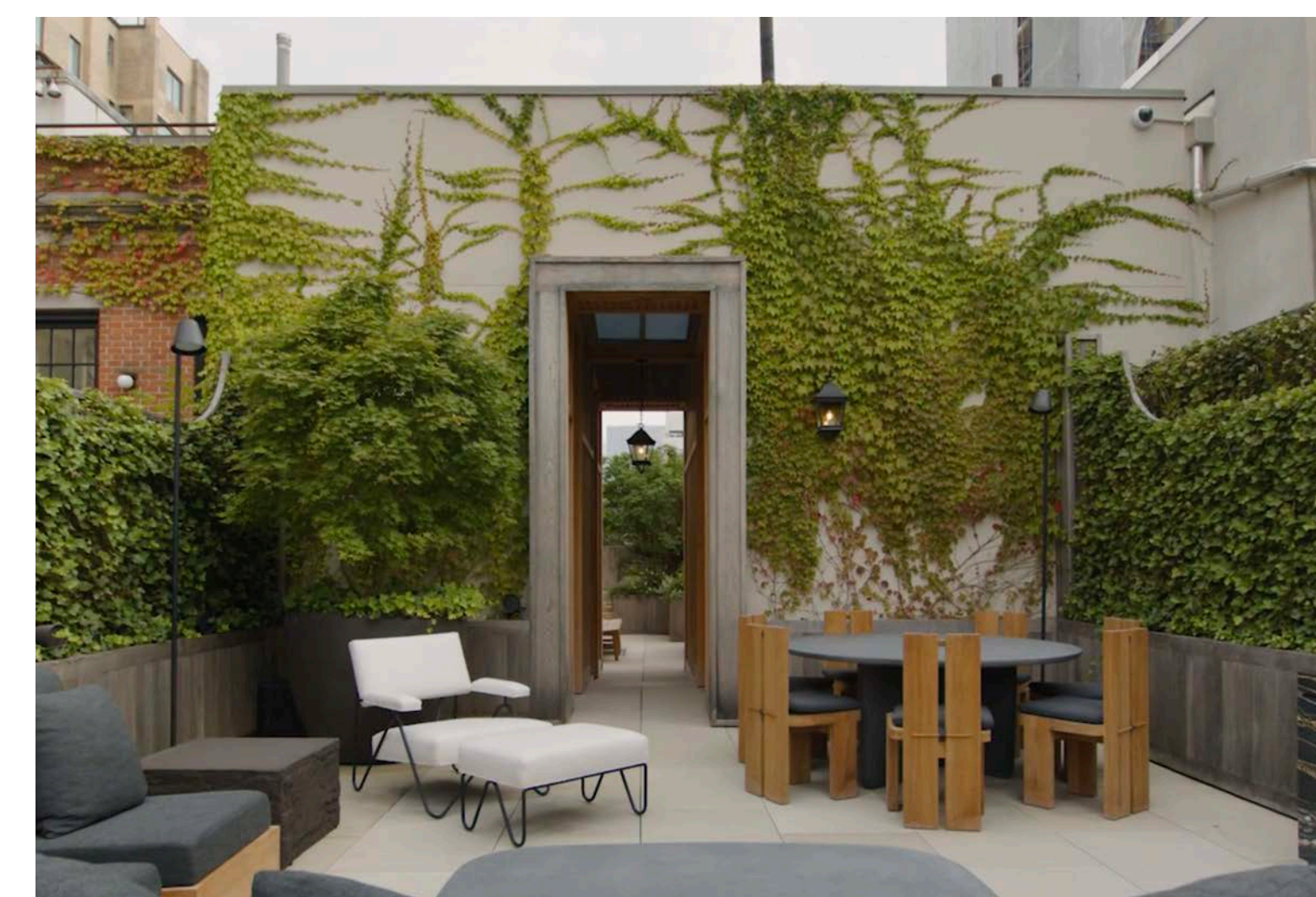
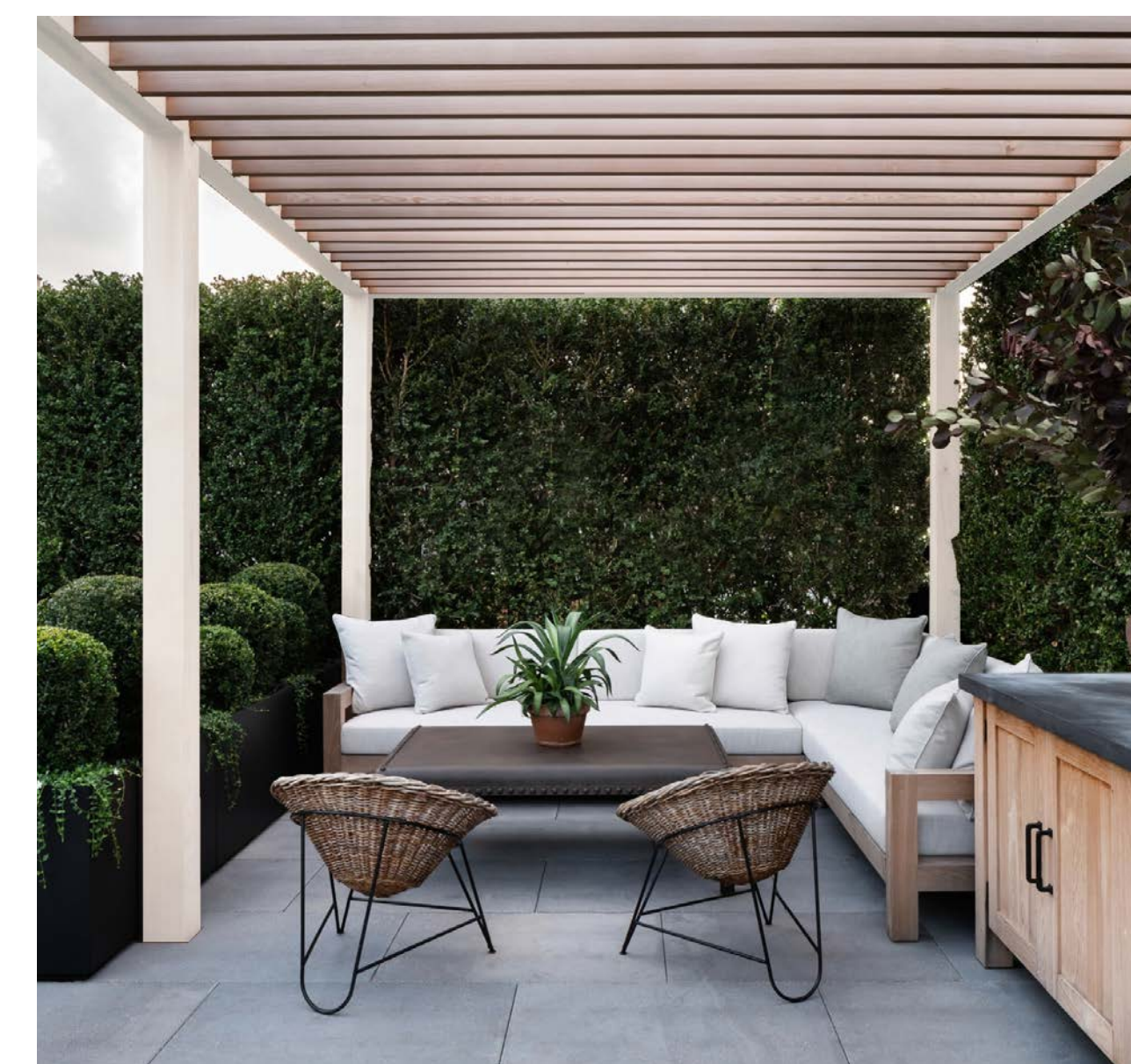
JOSH GREEN DESIGN
1133 BROADWAY #220
NEW YORK, NY 10010
646 490 8566

AV CONSULTANT:

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

SECURITY CONSULTANT:

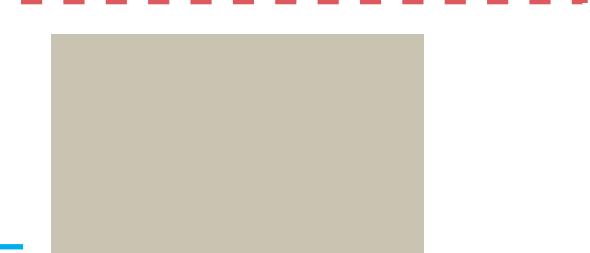
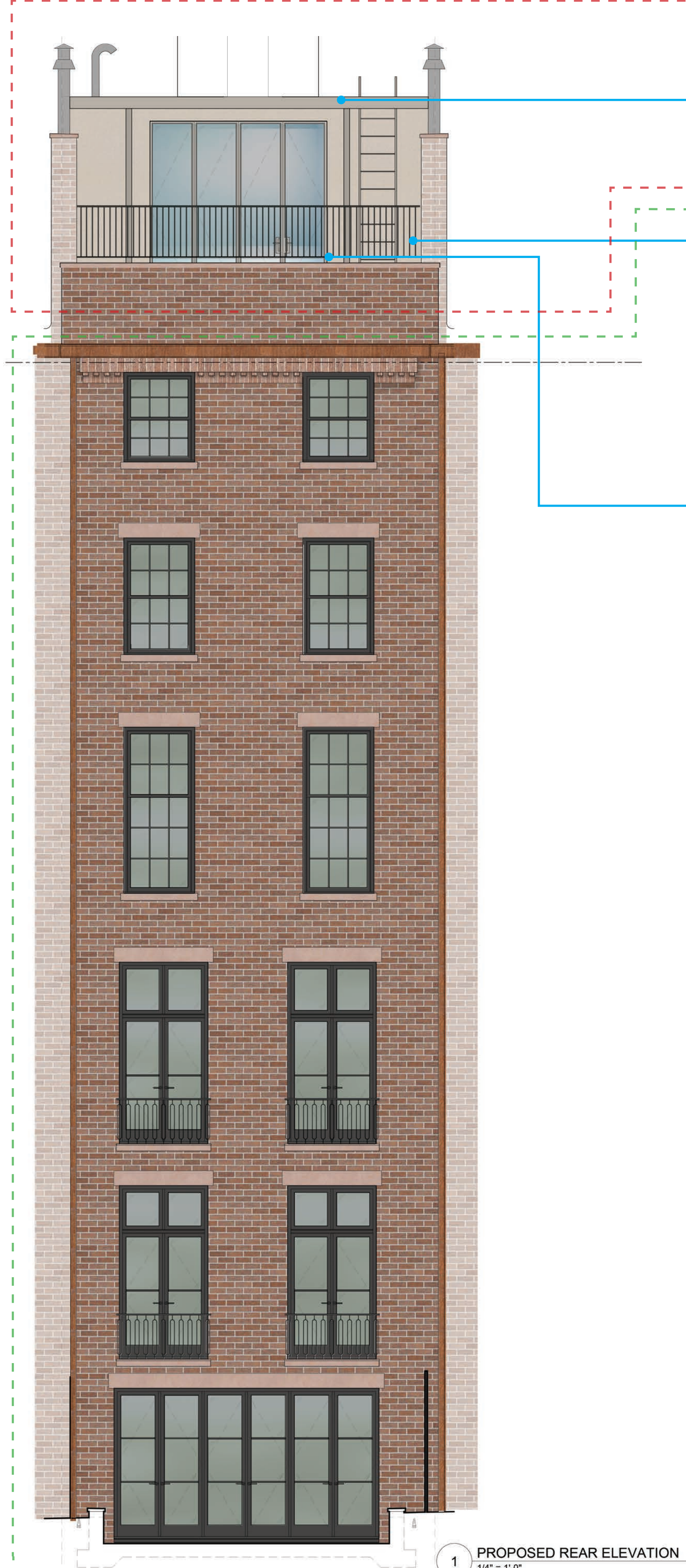
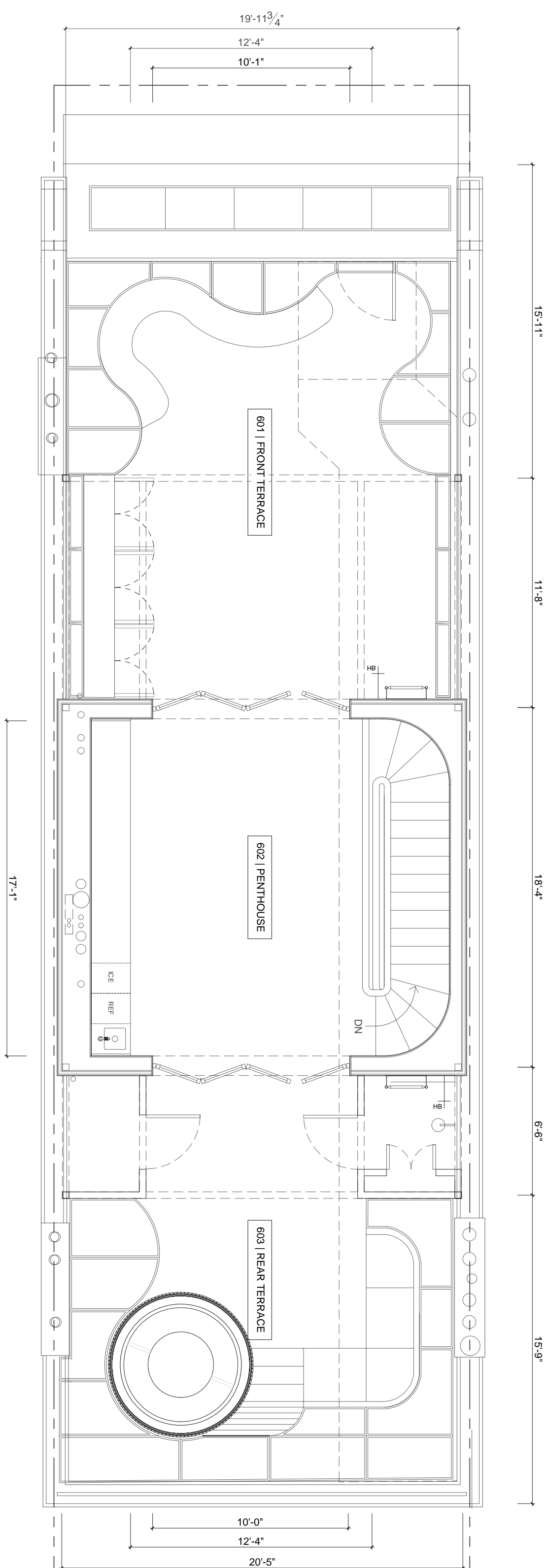
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787



PENTHOUSE REFERENCE IMAGES

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



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

PREVIOUSLY APPROVED

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

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

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

TITLE

PROPOSED PENTHOUSE MATERIALS (REAR FACADE)

SEAL AND SIGNATURE DATE: 06.04.2025

PROJECT #: 2310_24 W 10TH

DRAWING BY: MT/AM

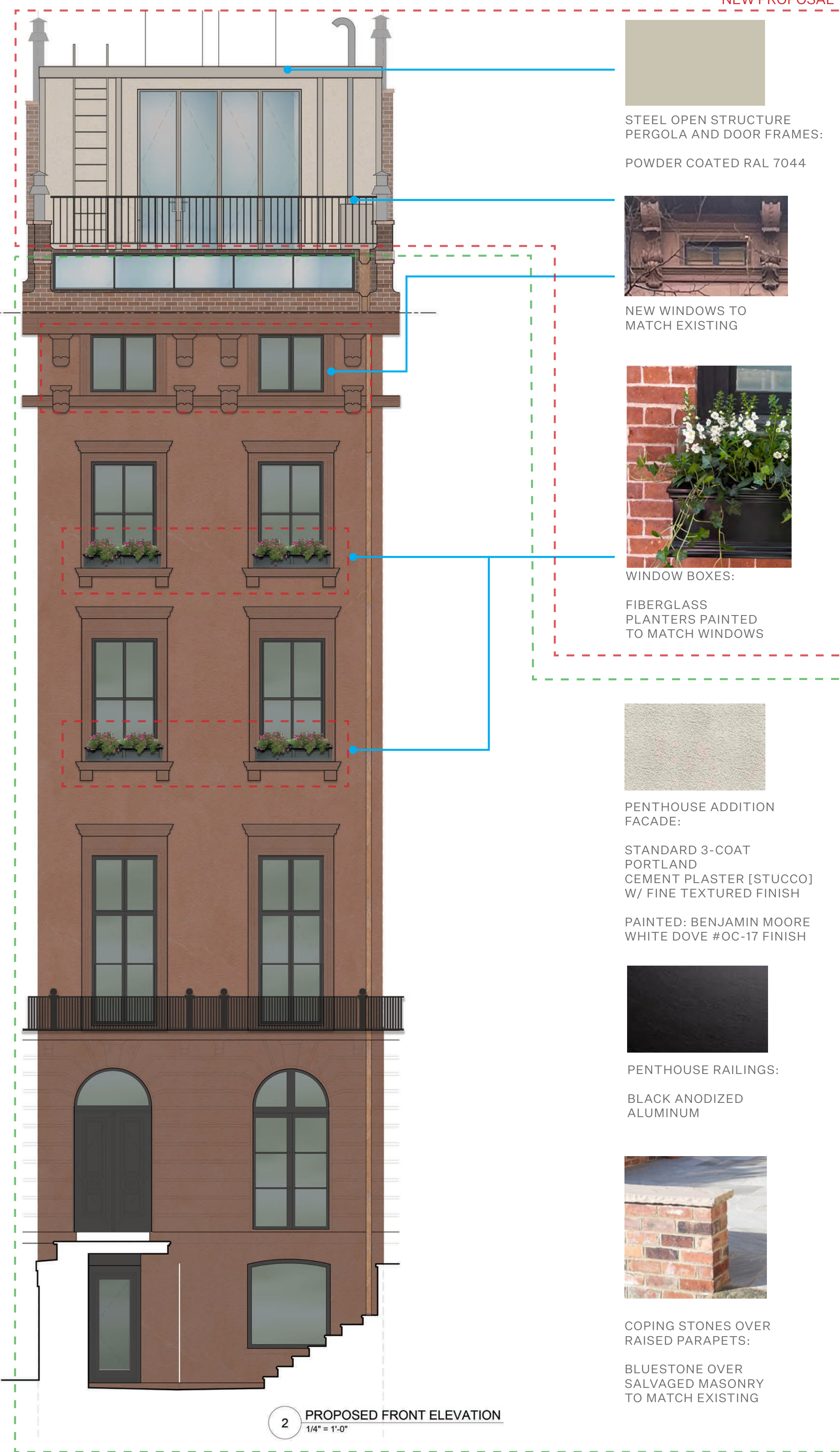
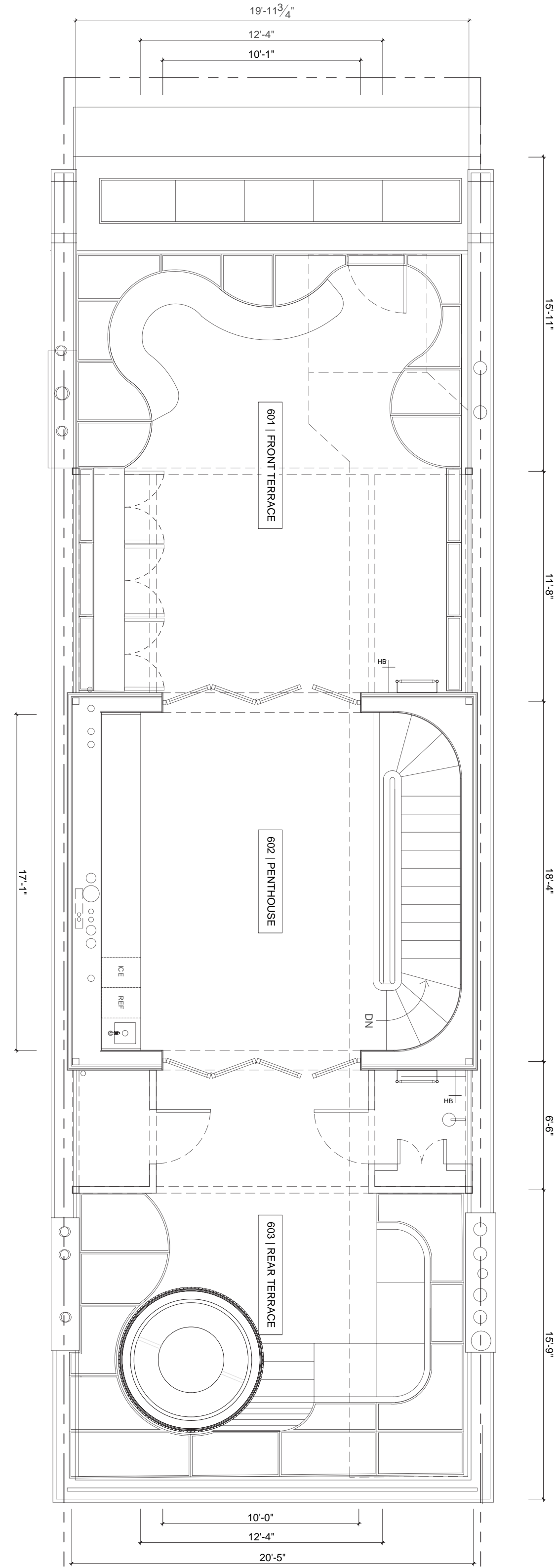
CHECK BY: CK

DRAWING NO:



LPC-124

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



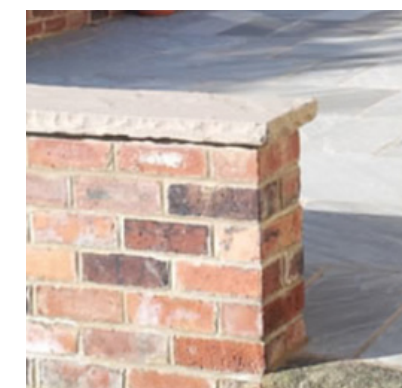
WINDOW BOXES:
FIBERGLASS PLANTERS PAINTED TO MATCH WINDOWS



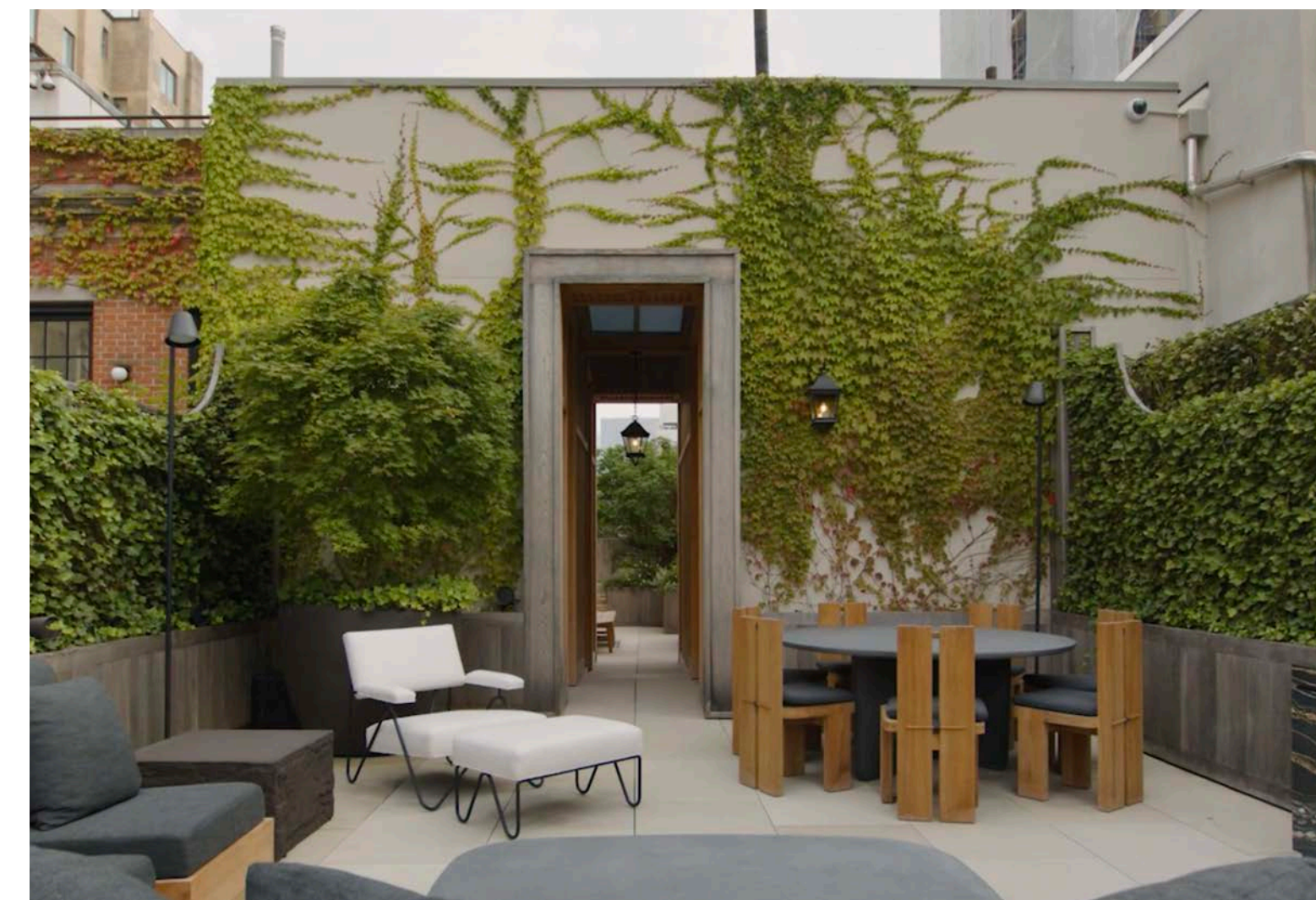
PENTHOUSE ADDITION FACADE:
STANDARD 3-COAT PORTLAND CEMENT PLASTER [STUCCO] W/ FINE TEXTURED FINISH
PAINTED: BENJAMIN MOORE WHITE DOVE #OC-17 FINISH



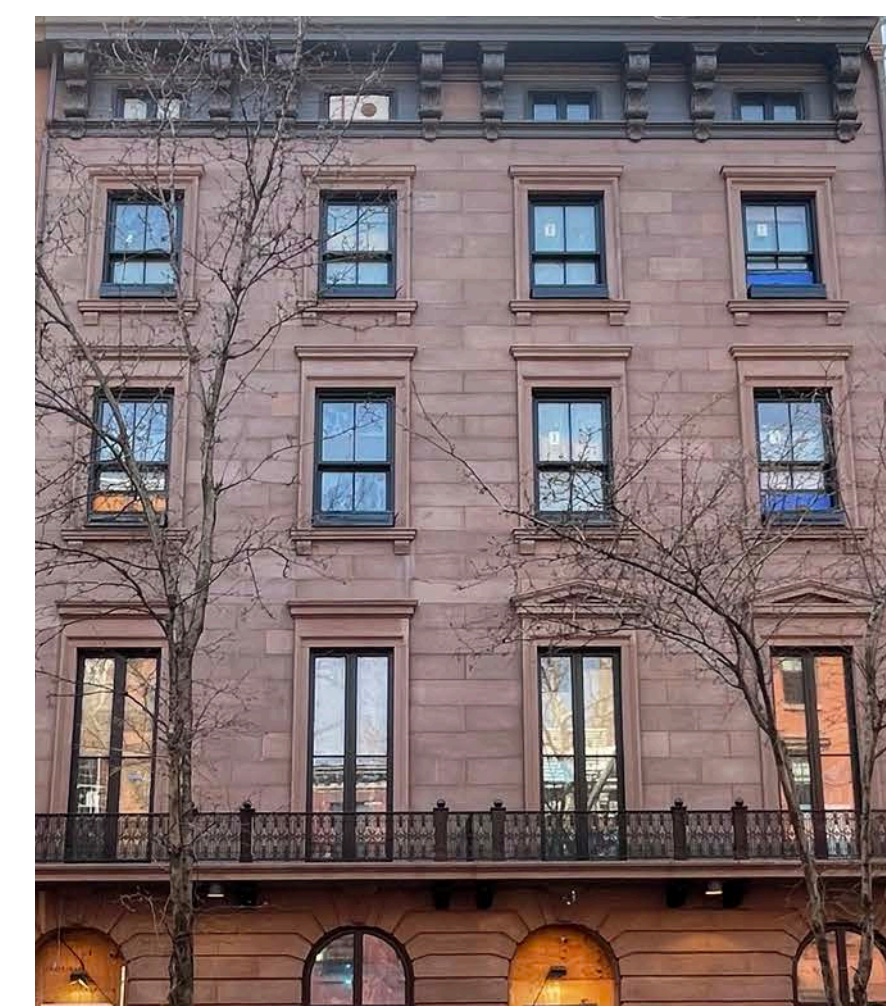
PENTHOUSE RAILINGS:
BLACK ANODIZED ALUMINUM



COPING STONES OVER RAISED PARAPETS:
BLUESTONE OVER SALVAGED MASONRY TO MATCH EXISTING



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 V
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:

AGENCY
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 APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

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-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

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

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

EXPIEDITOR:

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
BROOKLYN, 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

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:

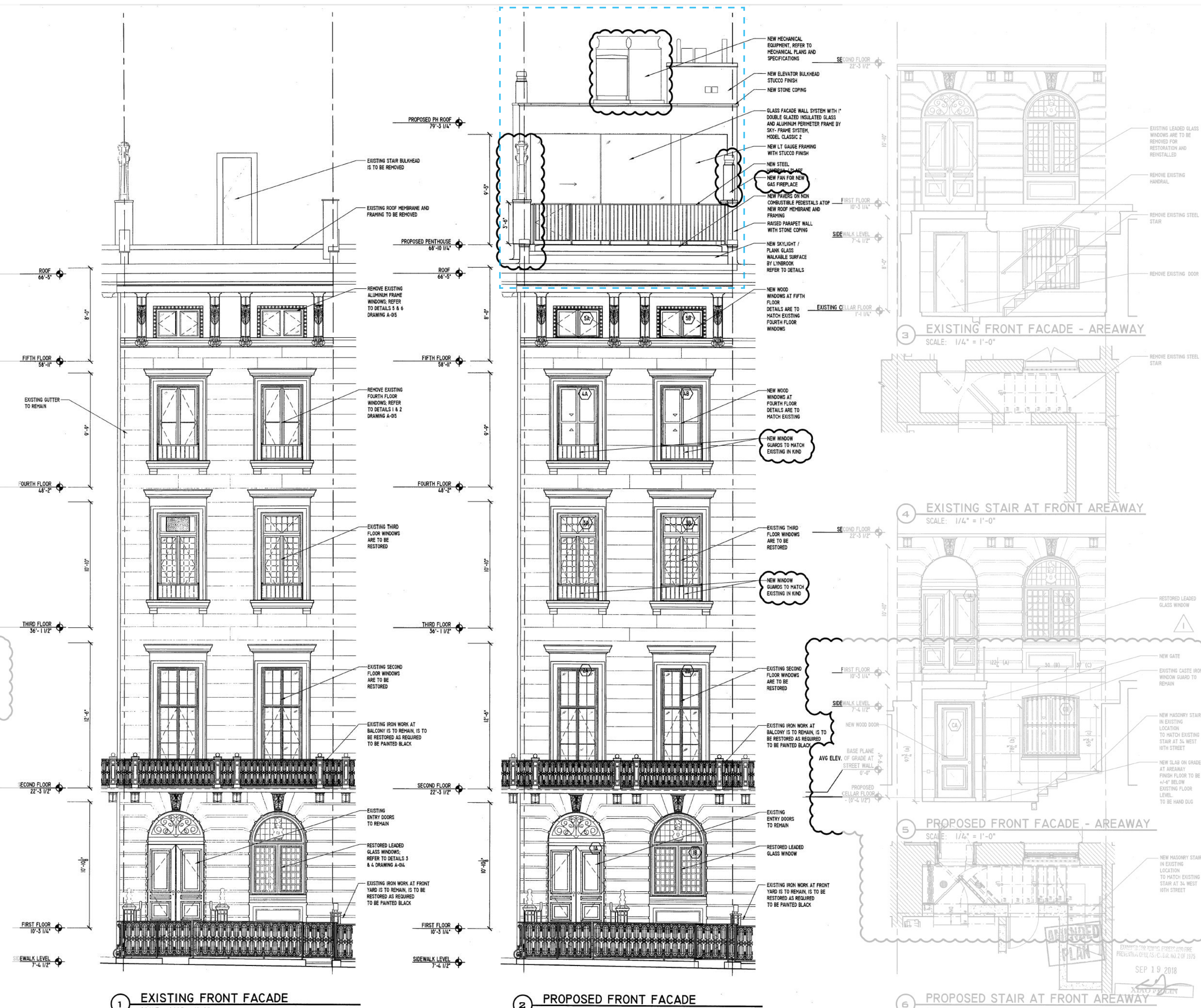
- PREPARATION OF THE SURFACE: CUT BACK ALL DETERIORATED SURFACES TO BE REPAIRED TO A SOUND BASE WITH A TOOTHED CHISEL TO REMOVE ALL LOOSE STONE AND PROVIDE A ROUGH SURFACE.
- MECHANICAL KEYING: TO CREATE A MECHANICAL KEY OR HOLDING MECHANISM FOR THE PATCH, UNDERCUT THE EDGES OF THE PATCH TO FORM A SLIGHT DOWEL AND DRILL 1/8" DIA. HOLES 1/8" INCH DEEP, SPACED 2 TO 3 INCHES APART IN STAGGERED ROWS. THE ANGLE OF THE HOLES SHOULD BE VARIED.
- APPLICATION OF PATCHING MATERIAL:
 - SURFACE FINISHING: MIX THE PREPARED SURFACE WITH WATER AND A SOFT BRUSH.
 - 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
 - 4 PARTS SAND
 - MIX WITH WATER
 - 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 SPORED BEFORE FINAL 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
 - 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 PRIMER
 - MIX WITH WATER
- 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 BEGINS.

BASE PLANE CALCULATION
REFER TO DRAWING #S A-008.00

BASE PLANE = (A x A) + (B x B) + (C x C)
A = B = C

88.5' = (97.75 x 92.25) + (76.75 x 90) + (97 x 65.75)
122.25 + 10 + 3'



152 Madison Avenue, 12th Floor
New York, NY 10016
212 941 1900
fax: 212 941 1912
info@jtrjpc.com

Hottenroth + Joseph Architects

REVISION	DATE	NO.	REMARKS
	05.11.2024	01	ISSUED FOR STAFF APPROVAL
	06.04.2025	01	ISSUED FOR CERTIFICATE OF APPROPRIATENESS



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

DRAWING TITLE:
EXISTING AND PROPOSED FRONT FACADE EXTERIOR ELEVATIONS

SCALE AND SIGNATURE

NYC DOB NUMBER: 04/21/2016
SCALE: AS NOTED
DRAWN BY: LBJ/G
CHECKED BY: JIM JOSEPH
SHEET NUMBER: **A-008.01**

ISSUE

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

RELEVANT PRECEDENTS

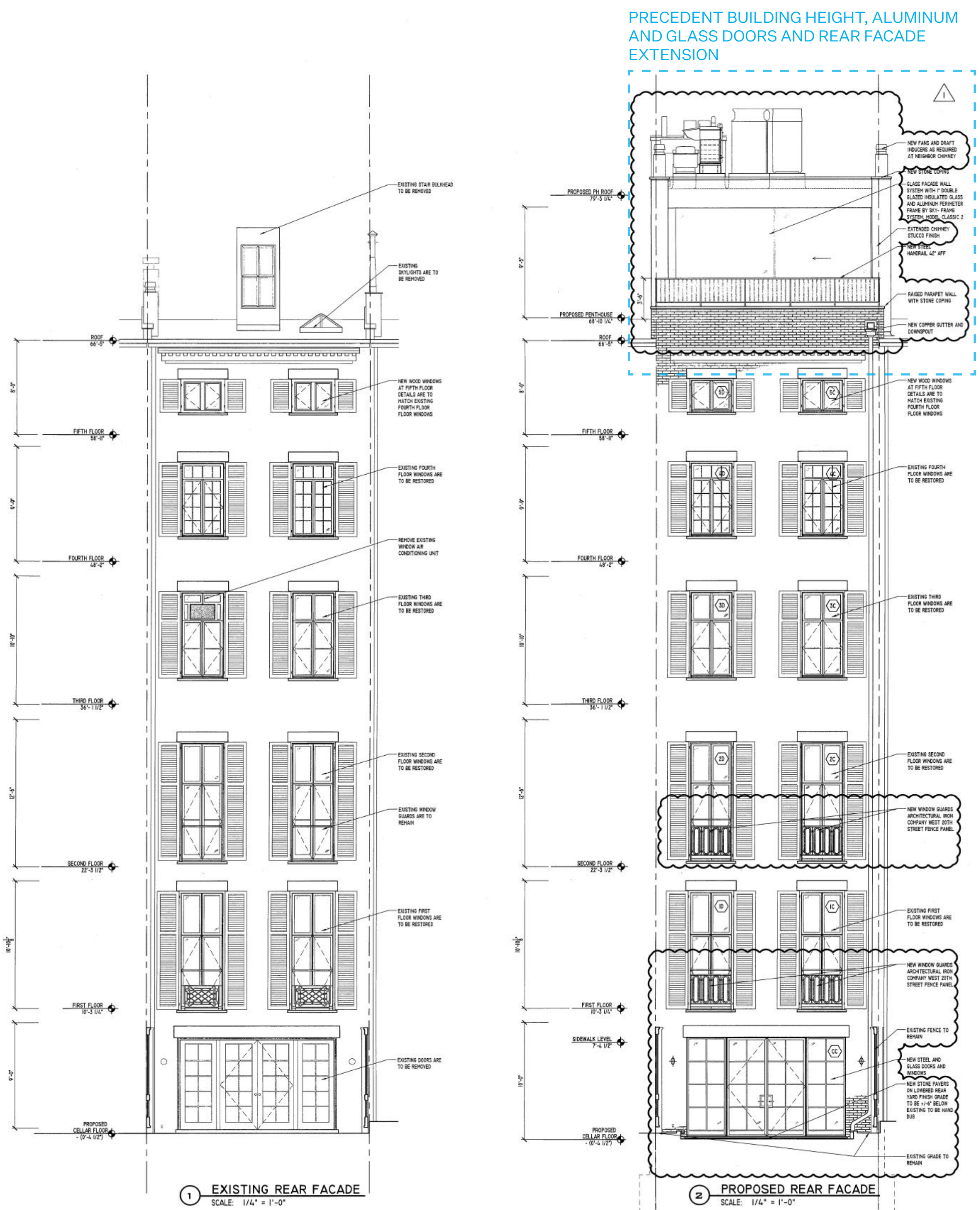
SEAL AND SIGNATURE	DATE: 06.04.2025
PROJECT #:	2310_24 W 10TH
DRAWING BY:	MT/AM
CHECK BY:	CK
DRAWING NO.:	LPC-126

LPC-126

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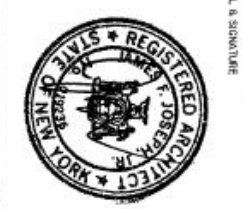
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A-009.01



TOWNHOUSE RENOVATION
REAR FACADE
CUSTOMER EXTENSIONS
NEW YORK, NY 10011

NO.	DATE	DESCRIPTION
00	05.11.2024	ISSUED FOR STAFF APPROVAL
01	06.04.2025	ISSUED FOR CERTIFICATE OF APPROPRIATENESS

Hottenroth + Joseph Architects

152 Madison Avenue, 12th Floor
New York, NY 10016
212 941 1900
fax: 212 941 1912
info@hjny.com

PROJECT

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

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:

AGENCY
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

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RELEVANT PRECEDENTS

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PROJECT #: 2310_24 W 10TH

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DRAWING NO:



LPC-127

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

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:

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

MEP ENGINEER:

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

LANDSCAPE DESIGNER:

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

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

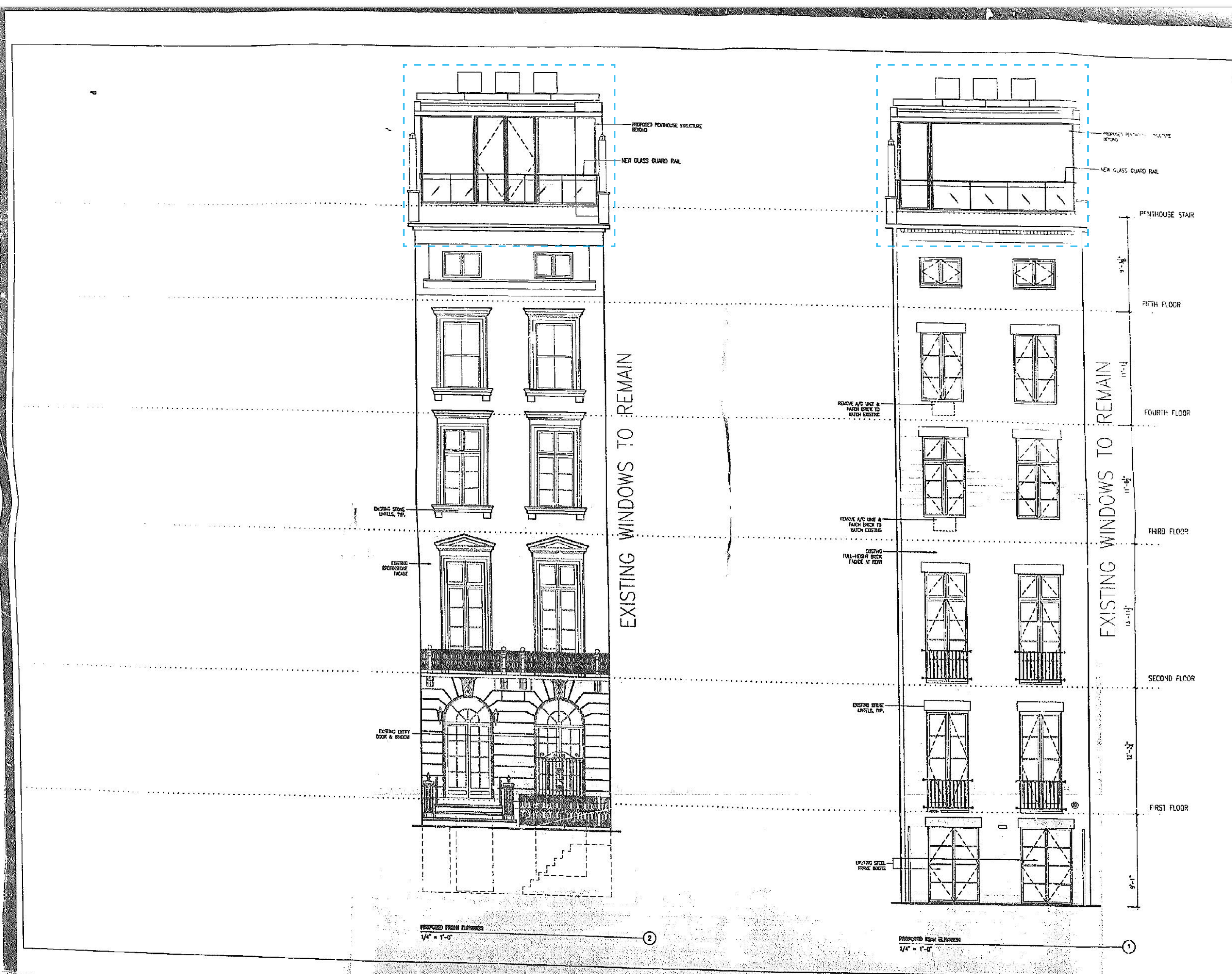
AV CONSULTANT:

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

SECURITY CONSULTANT:

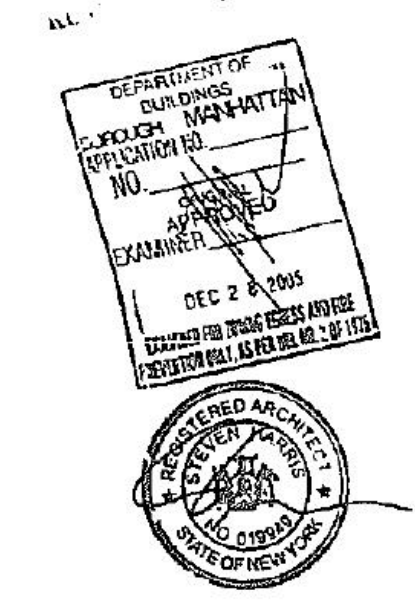
TARGET SECURITY SYSTEMS
135 WEST 27TH STREET
NEW YORK, NY 10001
212 252 8787

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: 212 365 2932
s.harris@stevenharrisarchitects.com



A.I.T. 1 FILING SET

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

PHASE II
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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JULY 26 2005

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EXTERIOR ELEVATIONS
PROPOSED PENTHOUSE

A201

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LPC-128

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

E R V

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

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

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

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

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

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

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

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

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SEAL AND SIGNATURE DATE: 06.04.2025

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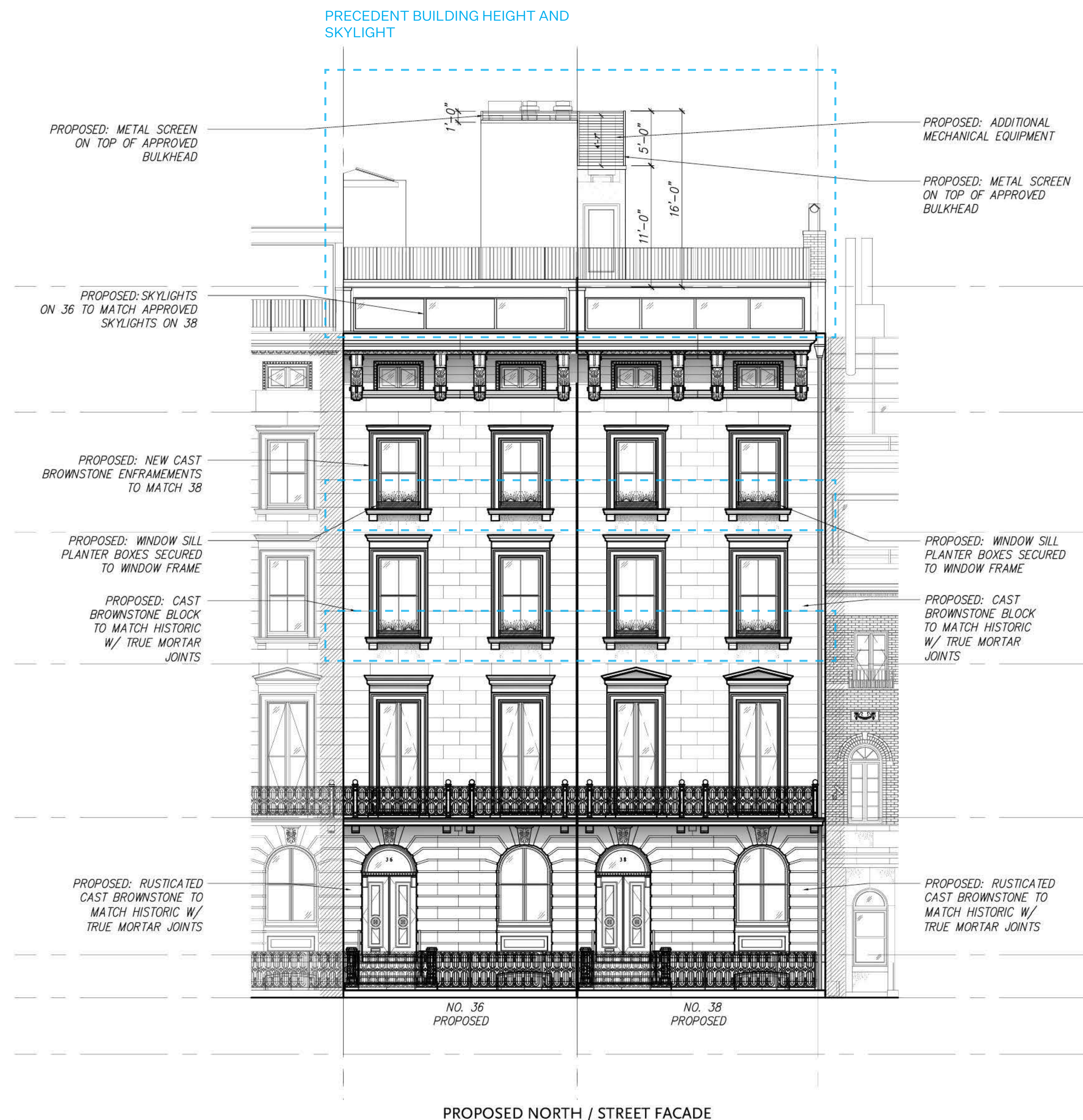
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36 & 38 WEST 10TH STREET
FRONT FACADE - SCALE: 3/32" = 1'-0"

NOVEMBER 15, 2018

03

**Ike
Kligerman
Barkley**

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

24 W 10TH ST RESIDENCE

24 WEST 10TH STREET
NEW YORK, NY 10014

ARCHITECT

E R V

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
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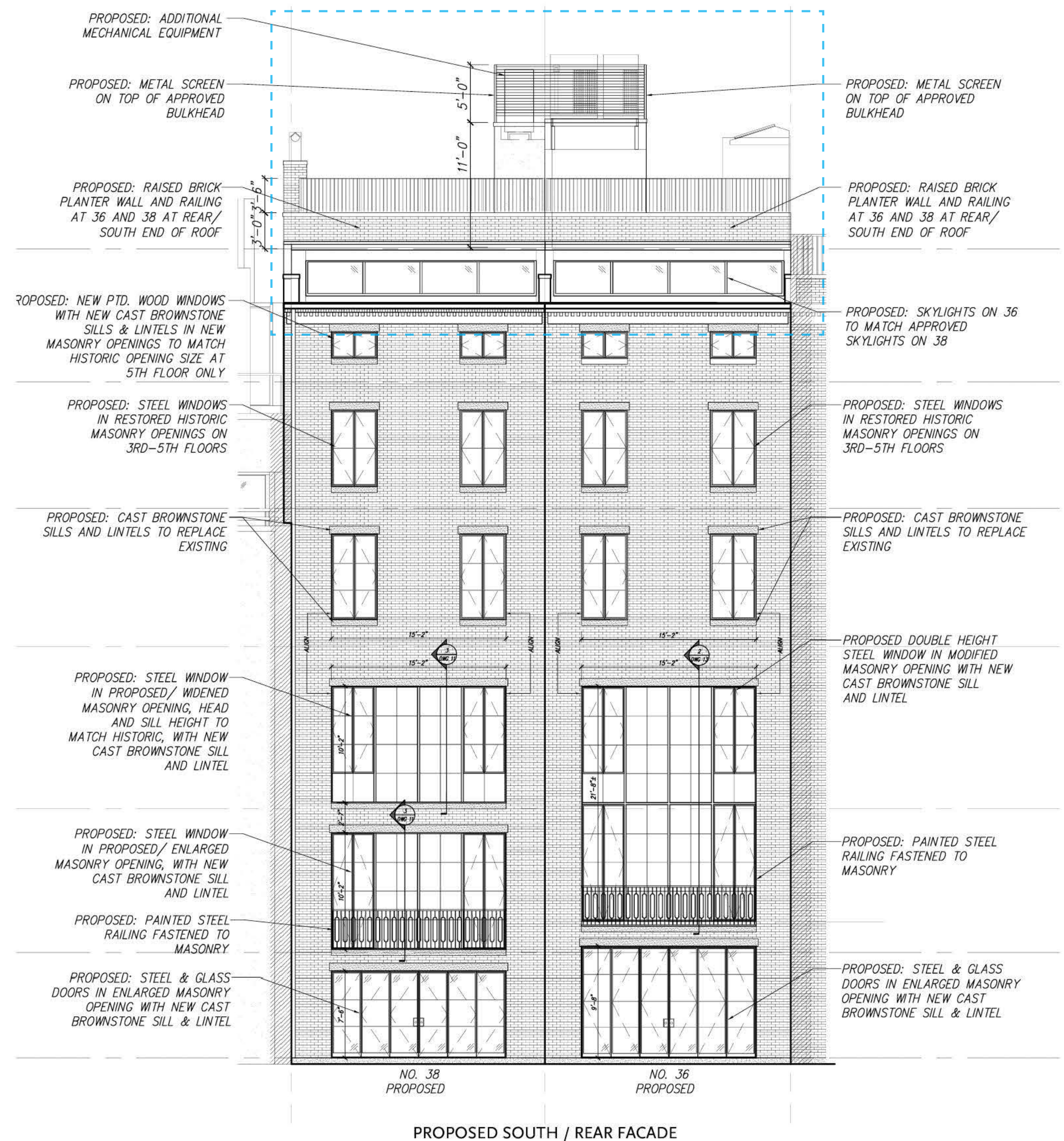
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RELEVANT PRECEDENTS

PRECEDENT BUILDING HEIGHT,
SKYLIGHT, AND REAR FACADE
EXTENSION



**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

SEAL AND SIGNATURE	DATE: 06.04.2025
	PROJECT #: 2310_24 W 10TH
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	DRAWING NO:

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