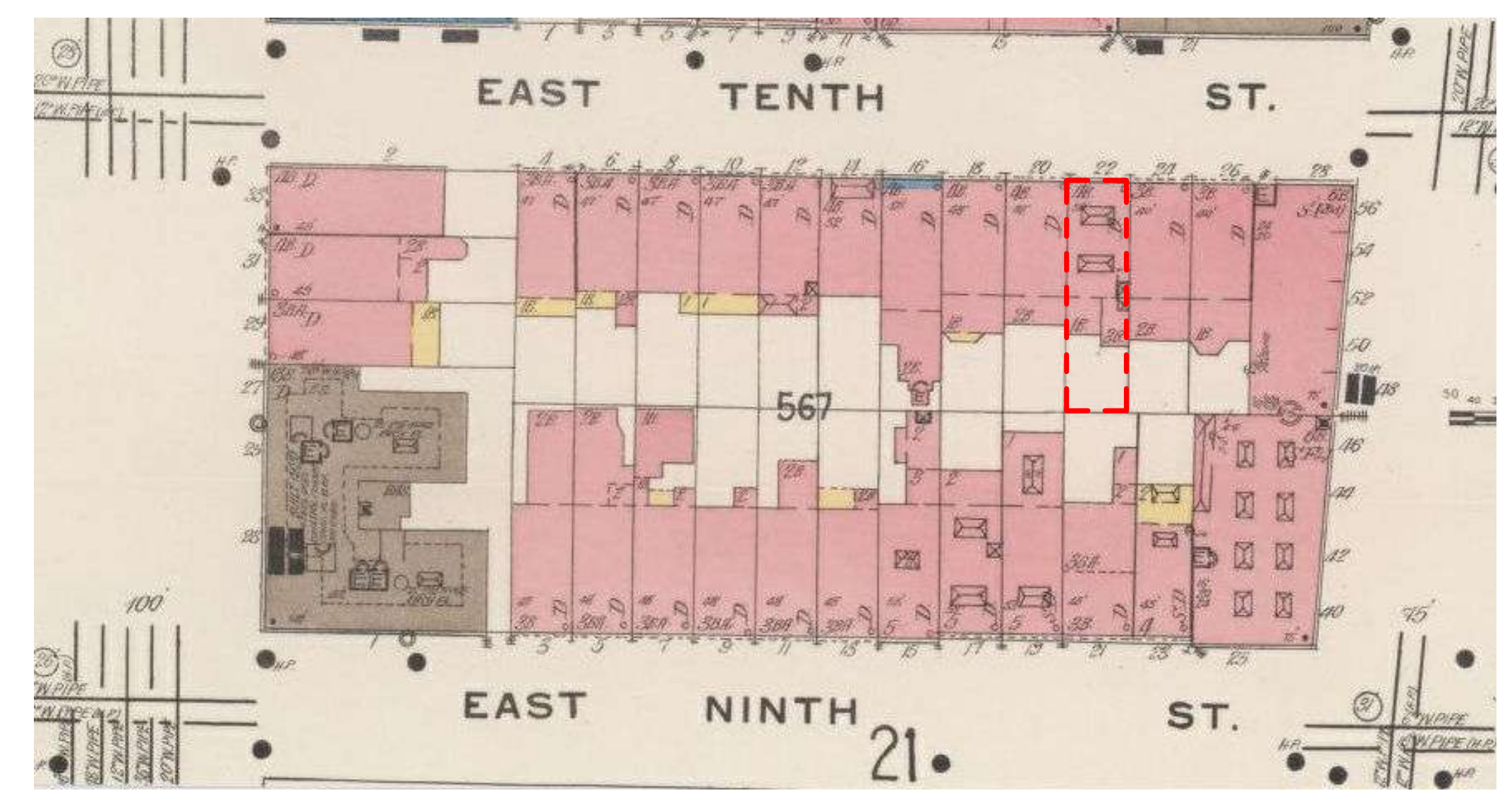


GREENWICH VILLAGE HISTORIC DISTRICT



1921 SANBORN MAP



EXISTING BLOCK CONTEXT ELEVATION



PROPOSED BLOCK CONTEXT ELEVATION

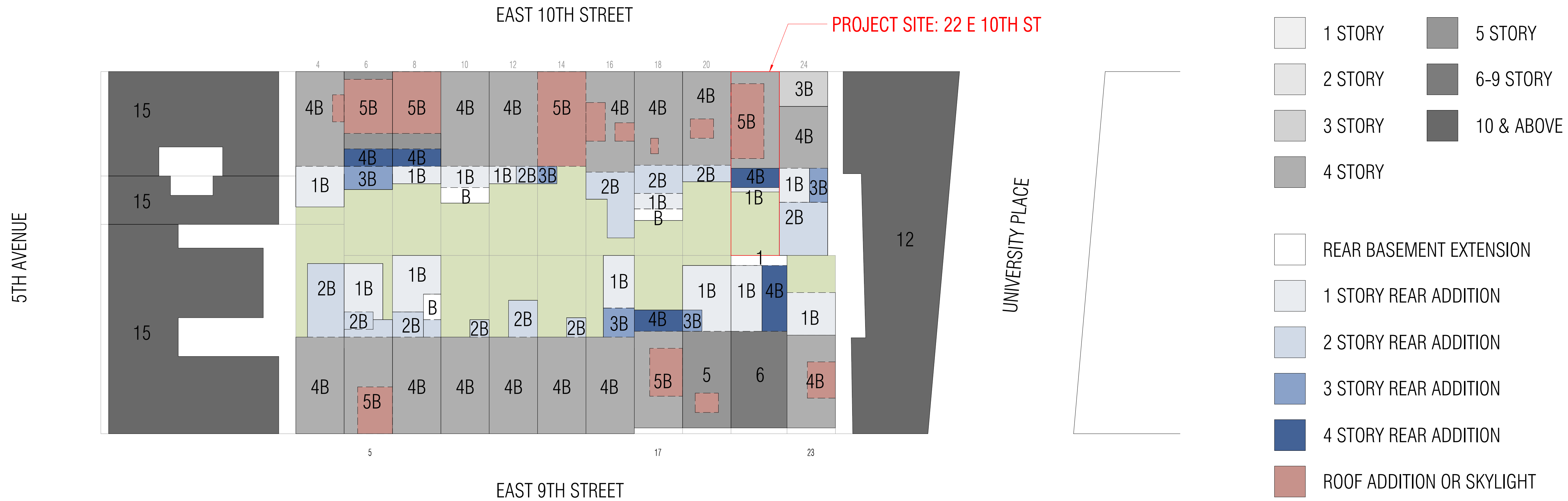
PROJECT LOCATION & STREET CONTEXT

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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

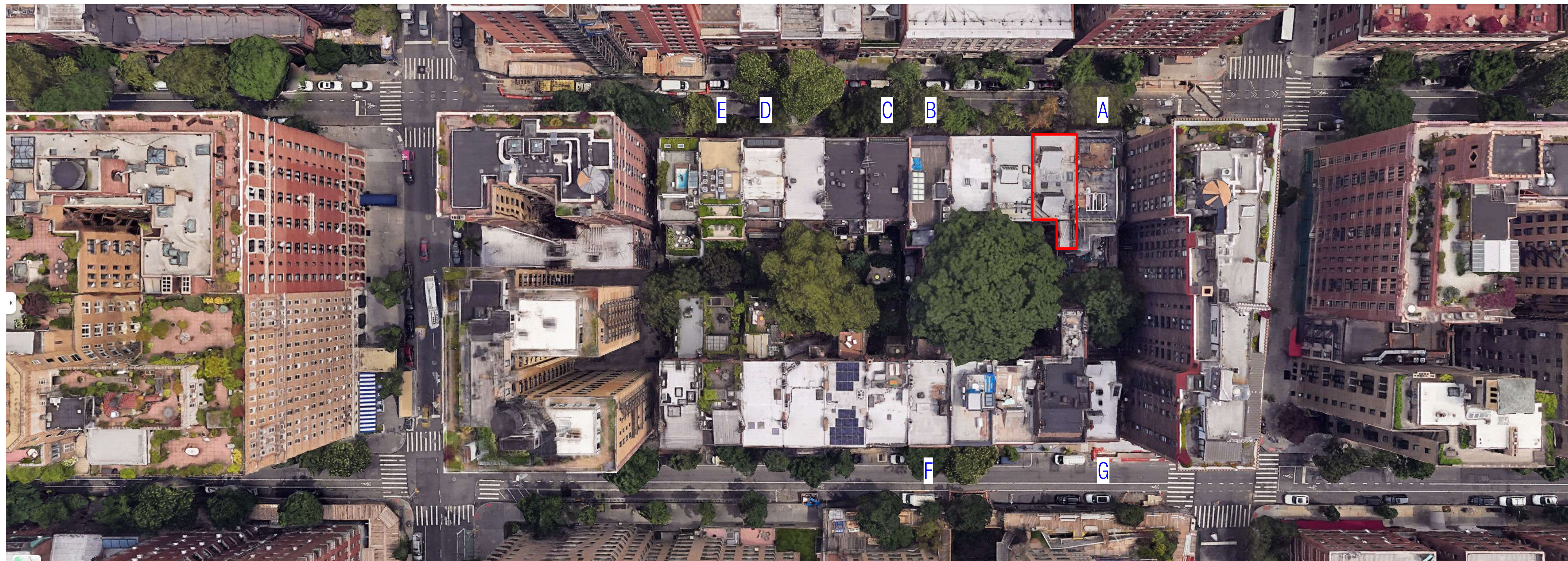
scale 1" = 30'-0"  
 date 09/11/25  
 project no. Project Number  
 sheet no.  
 drawing no. **LPC-02**



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

|             |                |
|-------------|----------------|
| scale       | date           |
| lic no.     | 09/11/25       |
| project no. | Project Number |
| sheet no.   |                |
| drawing no. | LPC-03         |



TAX PHOTO - 1940



DESIGNATION PHOTO - 1968

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HISTORIC IMAGES

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|-------------|----------------|
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| sheet no.   |                |
| 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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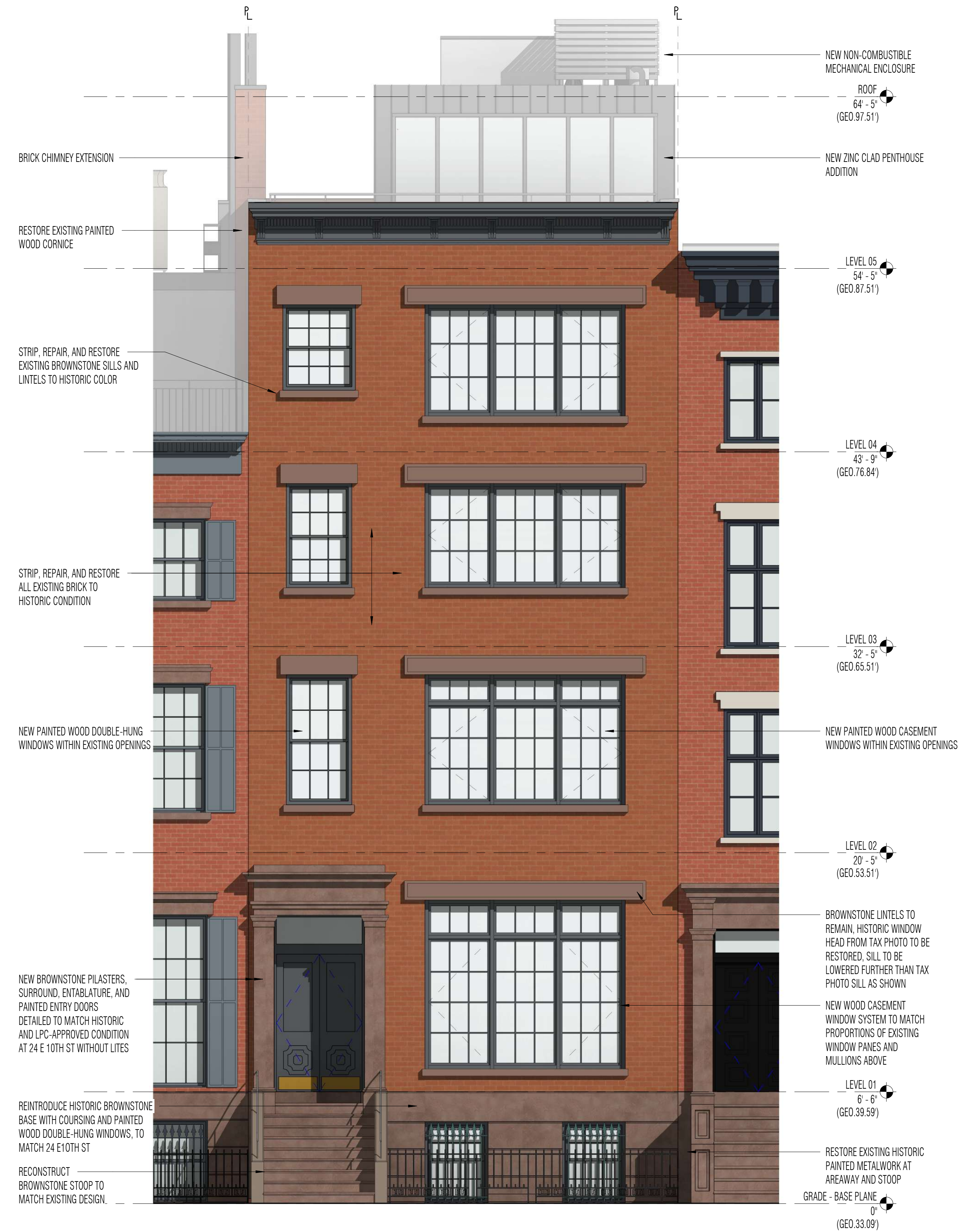
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|-------------|----------------|
| scale       | date           |
| lpc no.     | 09/11/25       |
| project no. | Project Number |
| sheet no.   |                |
| drawing no. | LPC-05         |



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



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

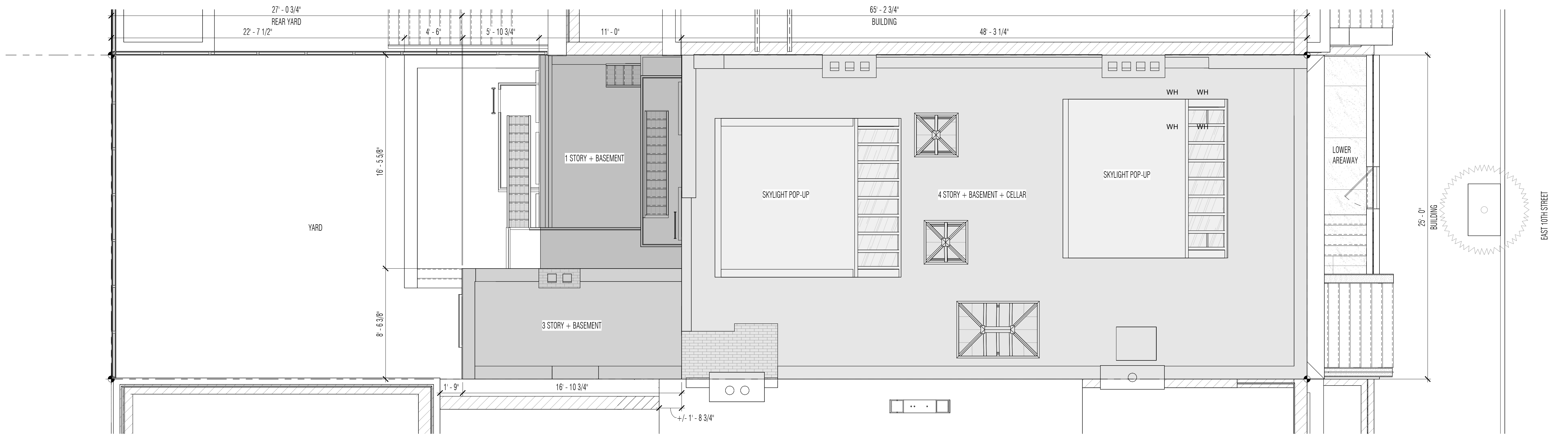
EXISTING & PROPOSED FRONT FACADE

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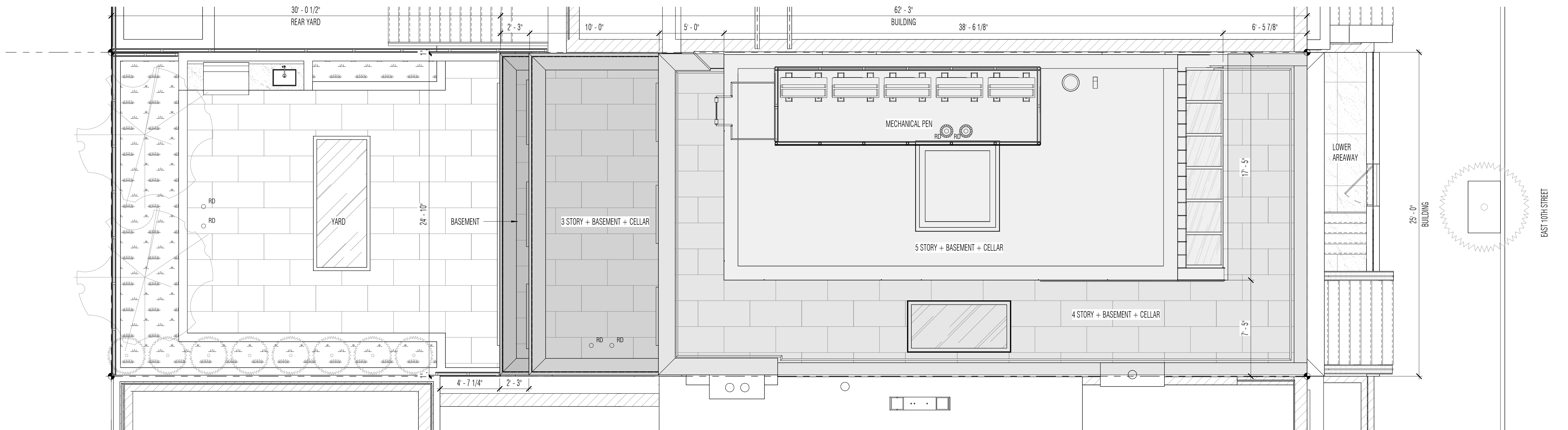
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scale 1/4" = 1'-0" date 09/11/25  
lpc no.  
project no. Project Number  
sheet no.  
drawing no. LPC-06



**1 SITE - EXISTING**  
SCALE: 1/4" = 1'-0"



**2 SITE - PROPOSED**  
SCALE: 1/4" = 1'-0"

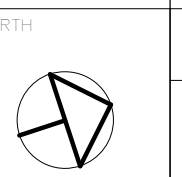
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**SITE PLAN**

|             |                |      |          |
|-------------|----------------|------|----------|
| scale       | 1/4" = 1'-0"   | date | 09/11/25 |
| lic no.     |                |      |          |
| project no. | Project Number |      |          |
| sheet no.   |                |      |          |
| drawing no. | LPC-07         |      |          |





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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



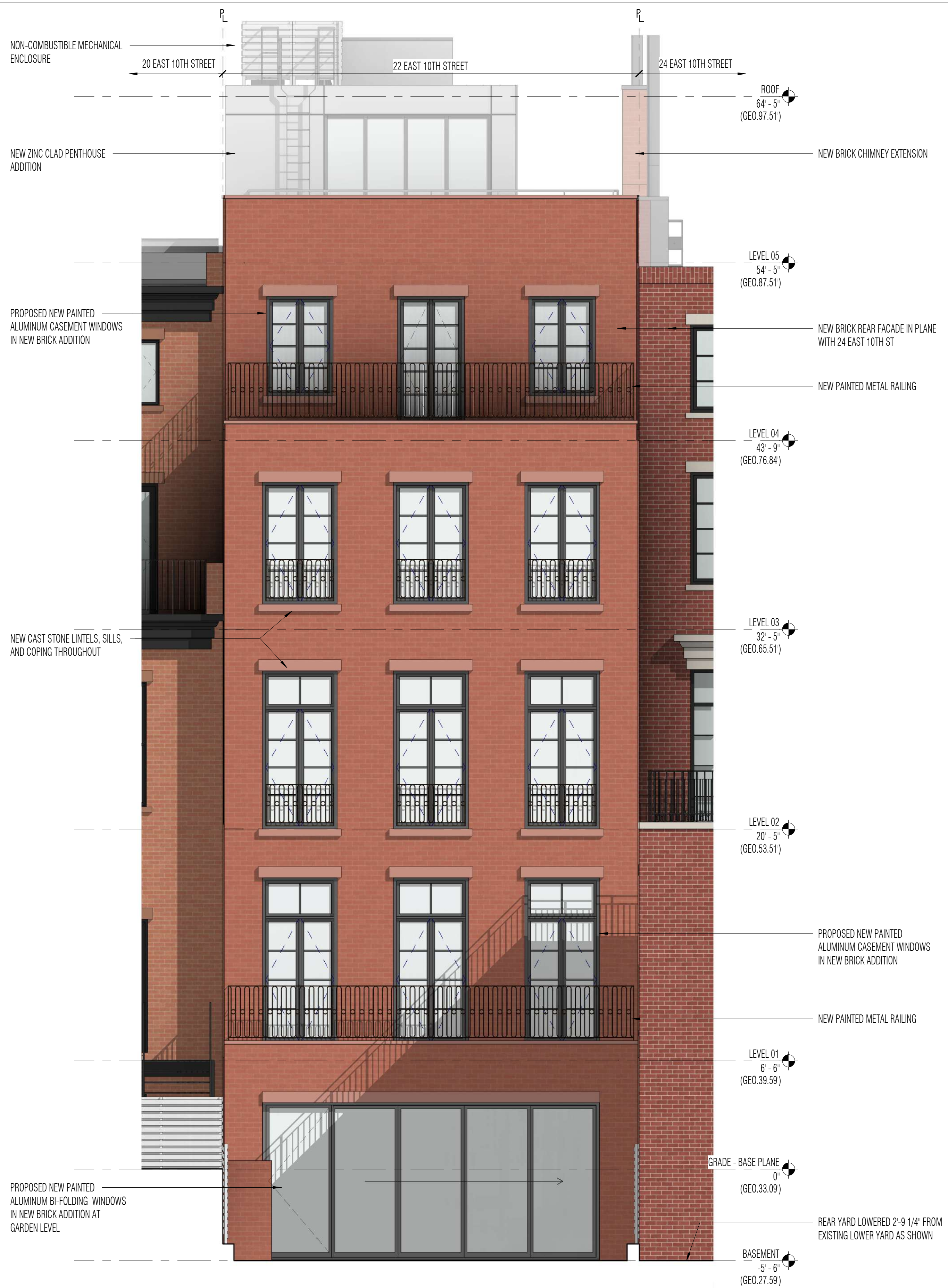
STEVEN HARRIS PROPOSAL APRIL 12, 2022

- 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"

EXISTING & PREVIOUS PROPOSAL AT REAR FACADE



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

EXISTING & PROPOSED REAR FACADE

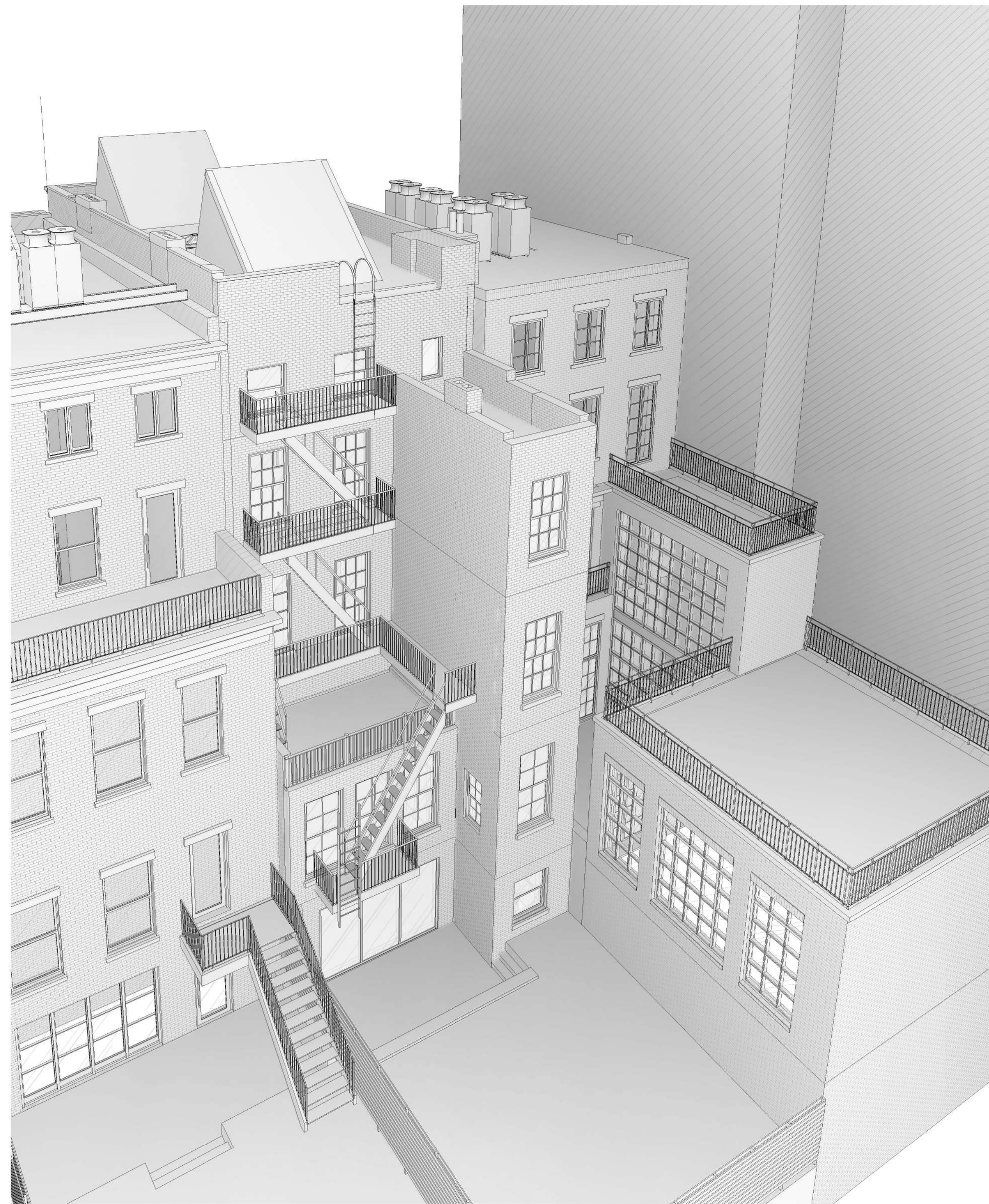
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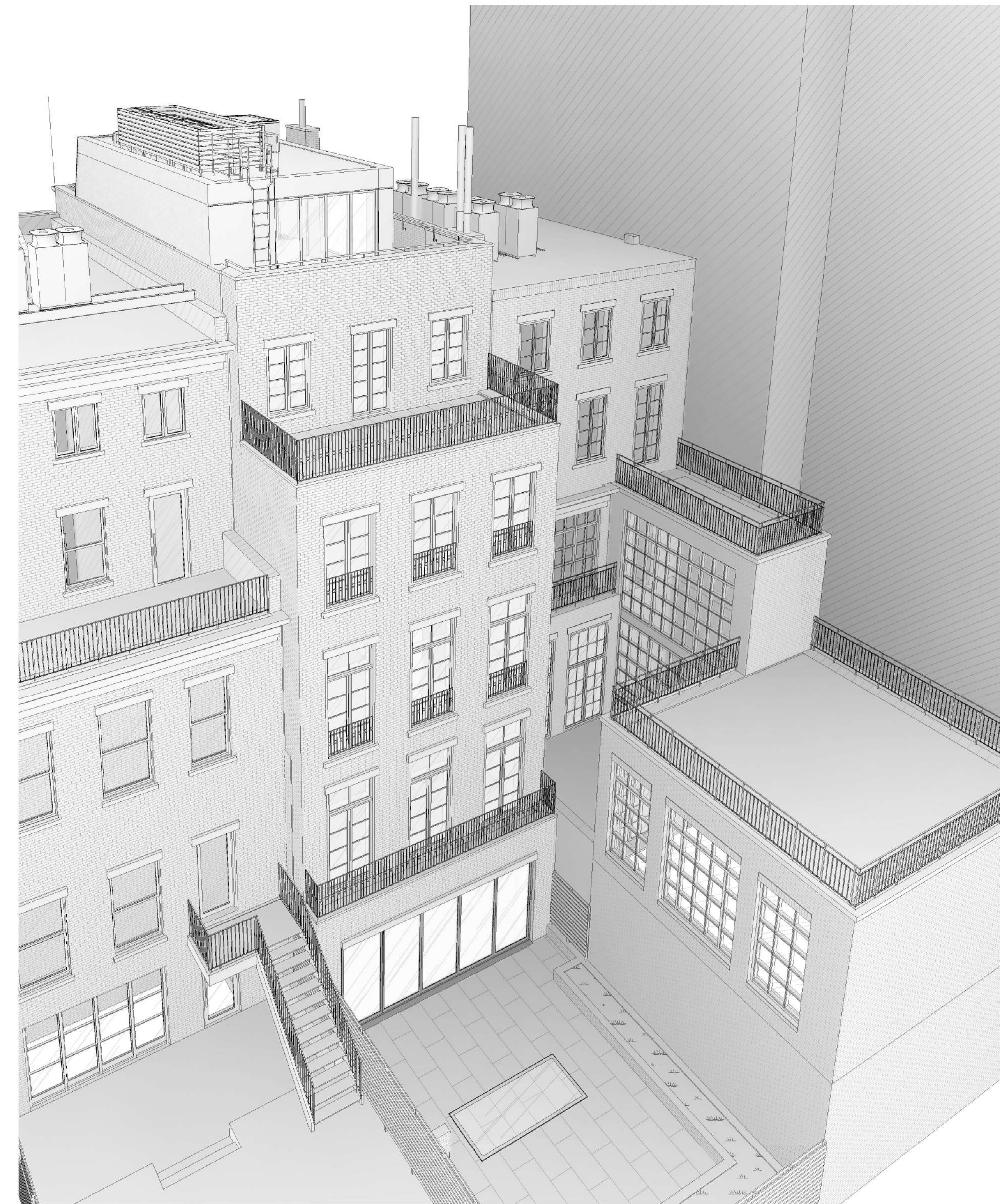
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**1 REAR MASSING - EXISTING**



**2 REAR MASSING - PROPOSED**

PROPOSED REAR MASSING PERSPECTIVE



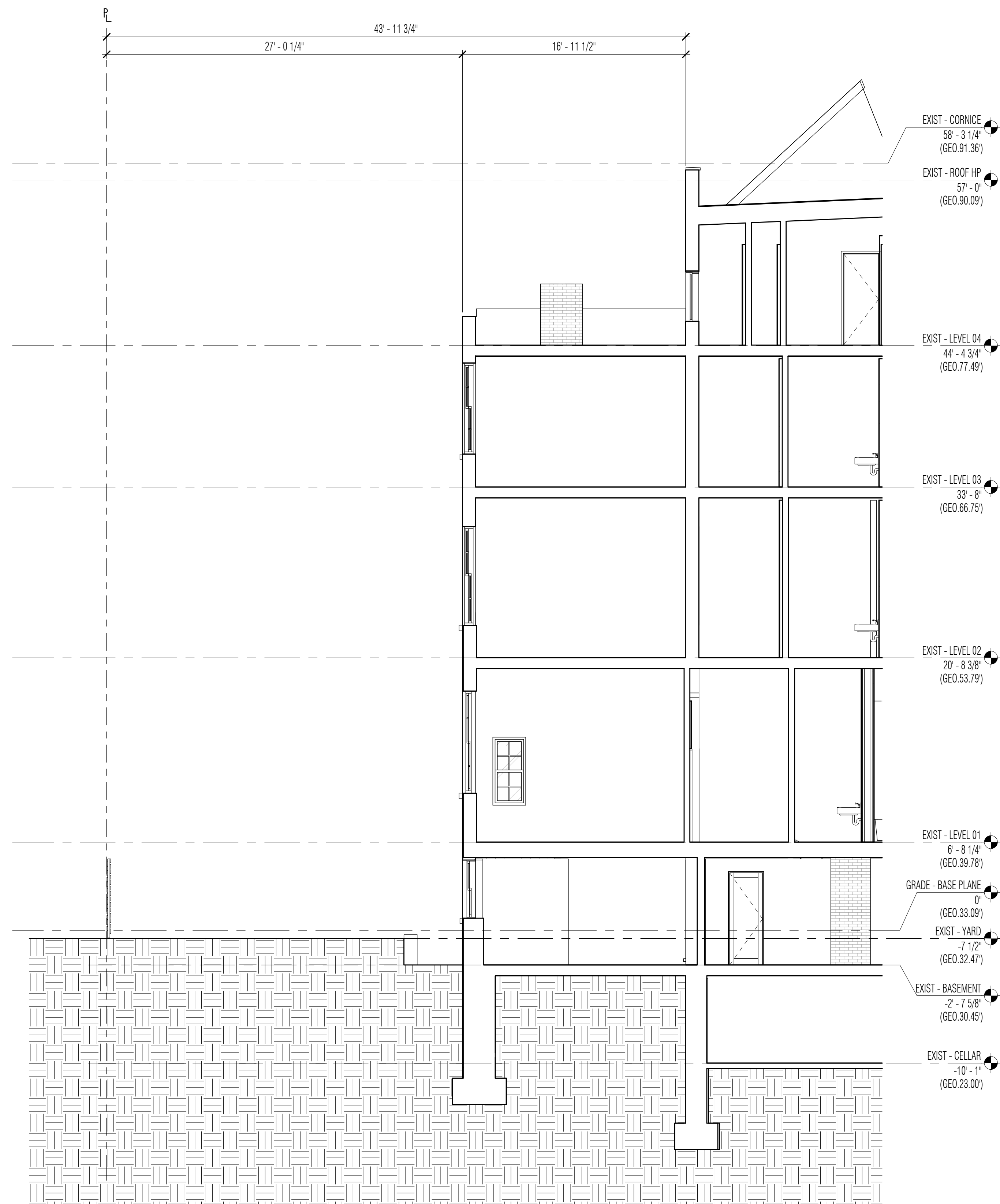
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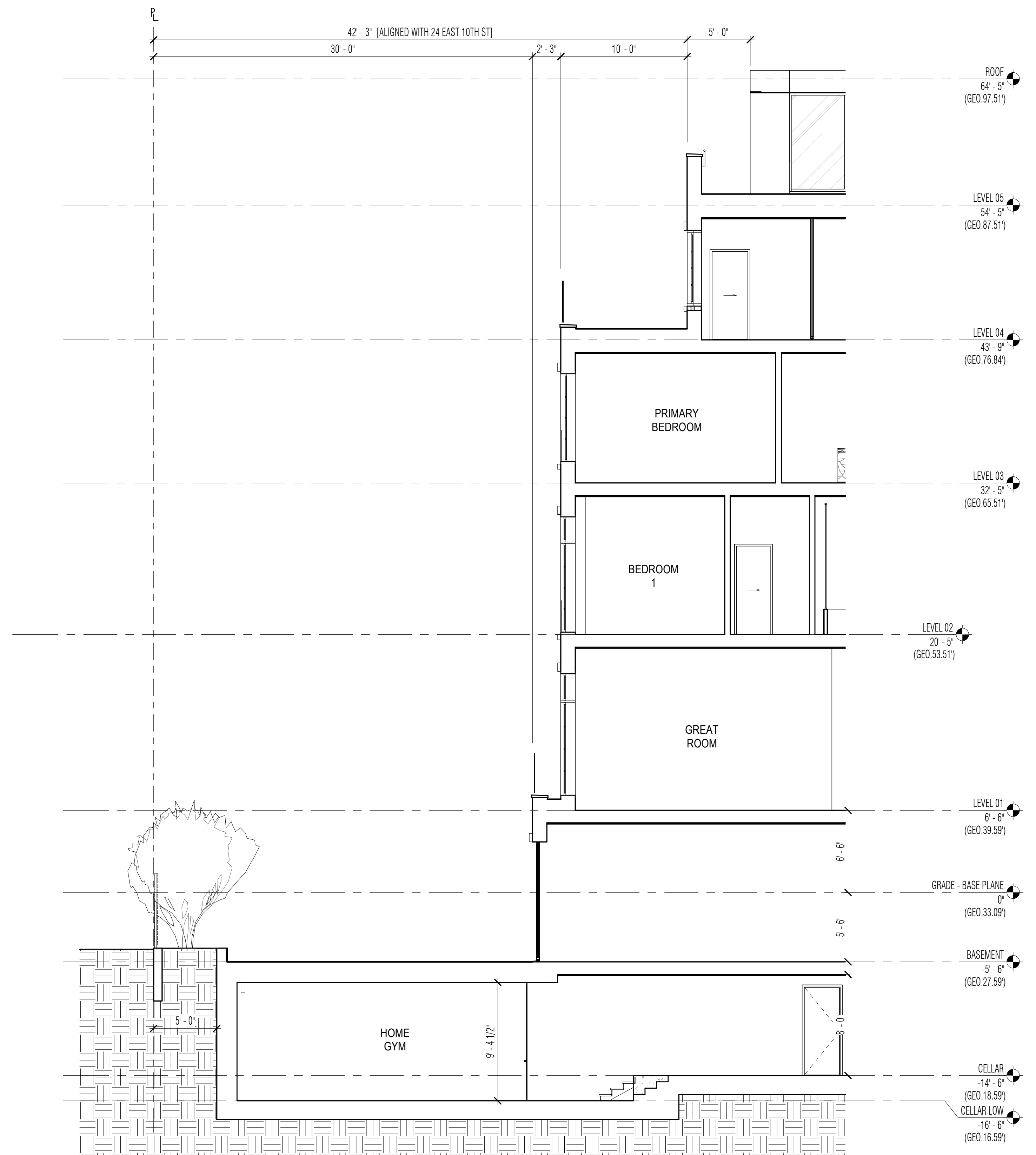
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PROPOSED ALTERATION

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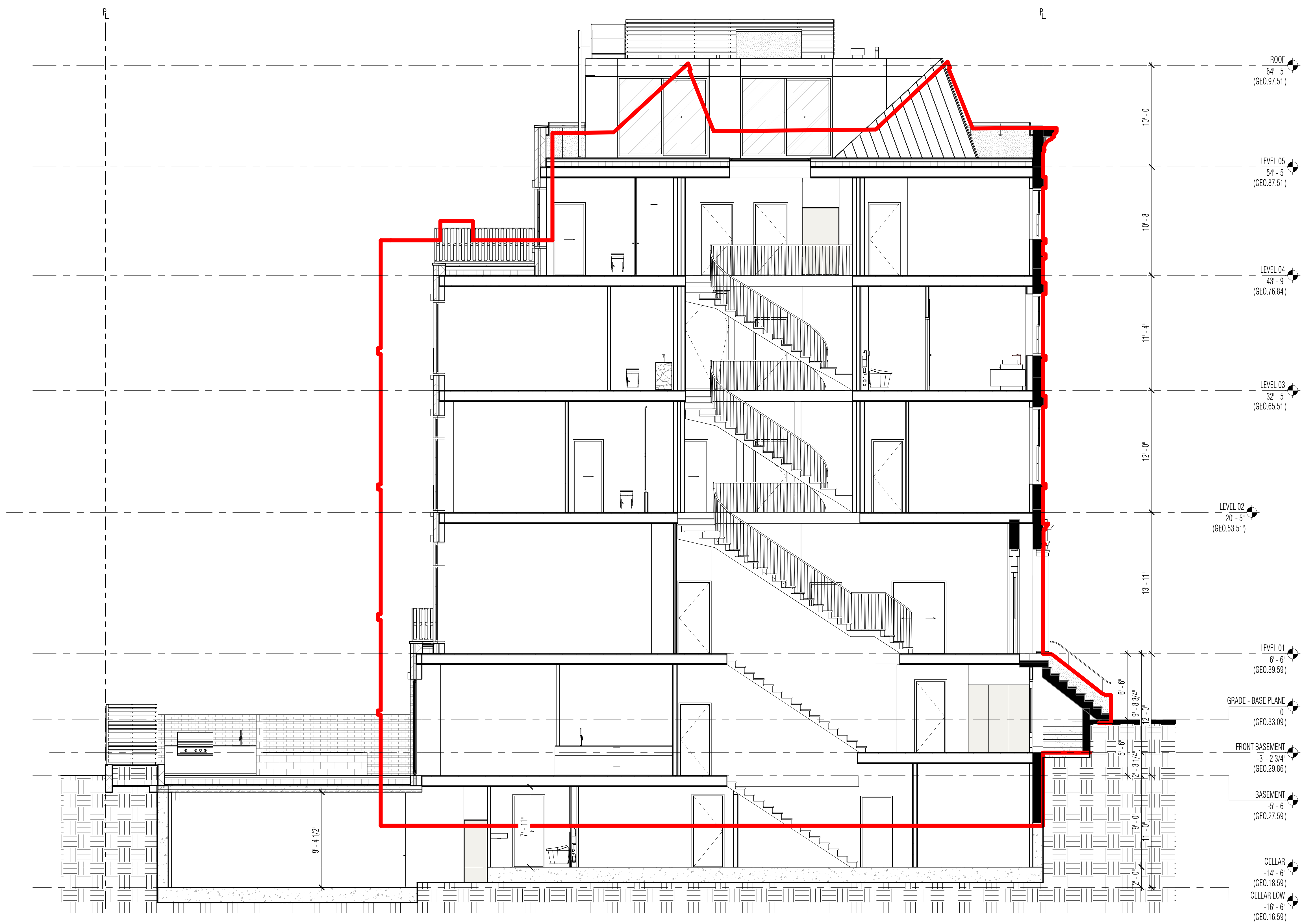
scale 3/16" = 1'-0" date 09/11/25

project no. Project Number

sheet no.

drawing no.

LPC-13



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

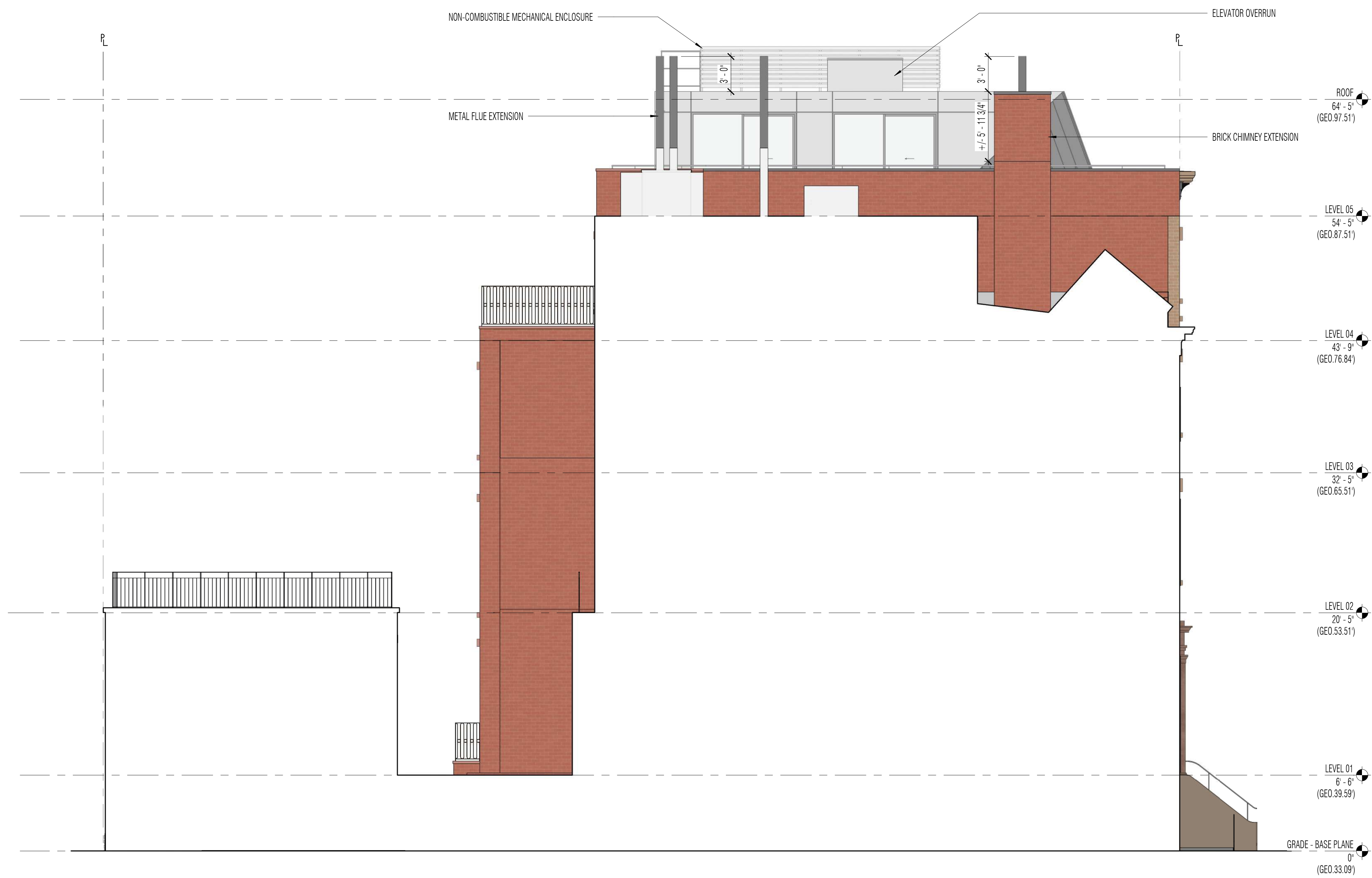
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PROPOSED ROOFTOP ALTERATION - SECTION

|             |               |                |               |
|-------------|---------------|----------------|---------------|
| scale       | 3/16" = 1'-0" | date           | 09/11/25      |
| lpc no.     |               |                |               |
| project no. |               | Project Number |               |
| sheet no.   |               |                |               |
| drawing no. |               |                |               |
|             |               |                | <b>LPC-14</b> |



**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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| project no. |               | Project Number |               |
| sheet no.   |               |                |               |
| drawing no. |               |                |               |
|             |               |                | <b>LPC-15</b> |

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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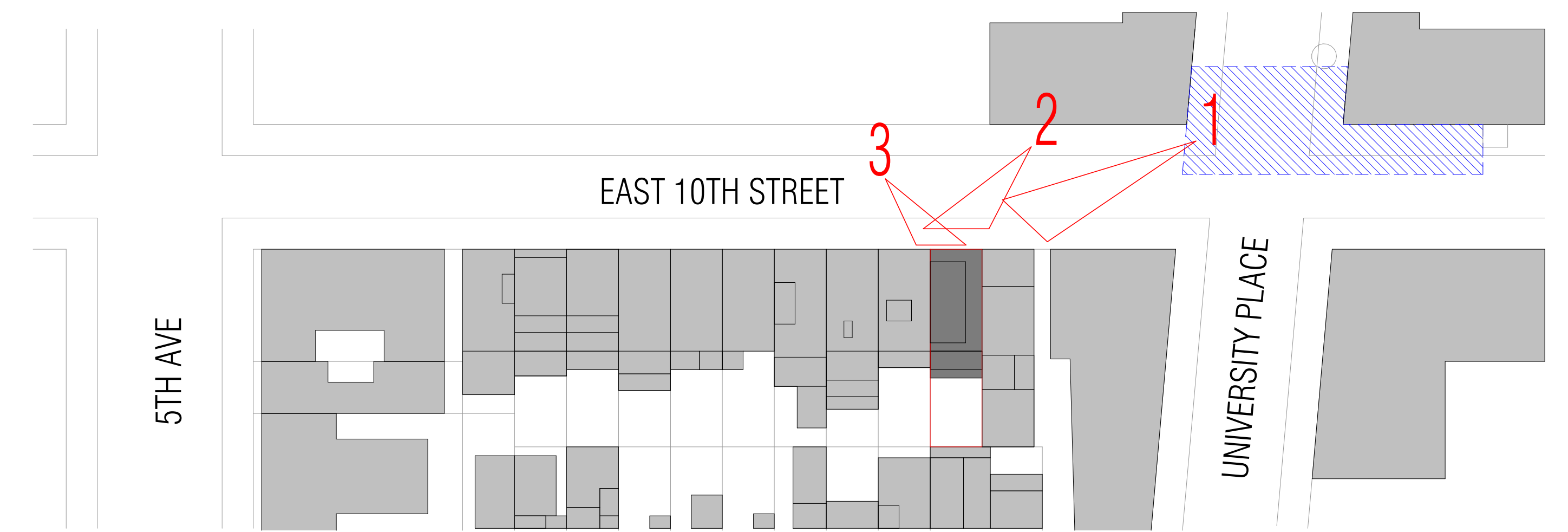


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ROOF MOCKUP

|             |                |
|-------------|----------------|
| scale       | date           |
| lpc no      | 09/11/25       |
| project no. | Project Number |
| sheet no.   |                |
| drawing no. | LPC-16         |



1 - VIEW FROM NORTHEAST CORNER OF 10TH & UNIVERSITY



2 - VIEW FROM NORTHEAST SIDE OF 10TH



3 - VIEW FROM NORTHWEST SIDE OF 10TH

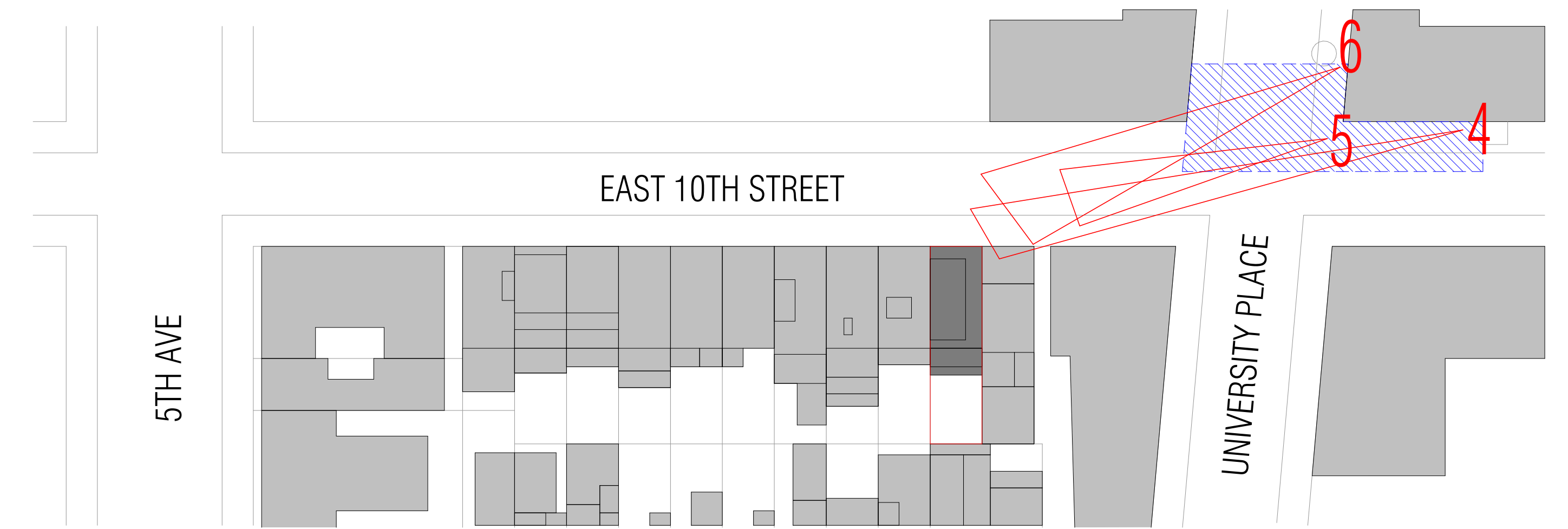
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ROOF MOCKUP

scale 1" = 50'-0"  
date 09/11/25  
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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| drawing no. | <b>LPC-19</b>  |



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PROPOSED ALTERATION

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|-------------|----------------|
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| project no. | Project Number |
| sheet no.   |                |
| drawing no. | LPC-20         |

# 22 E10TH STREET NEW YORK, NY, 10003

LPC DOCKET #26-01550

CB2 HEARING DATE  
12/11/2025

APPENDIX SHEET 1 OF 14

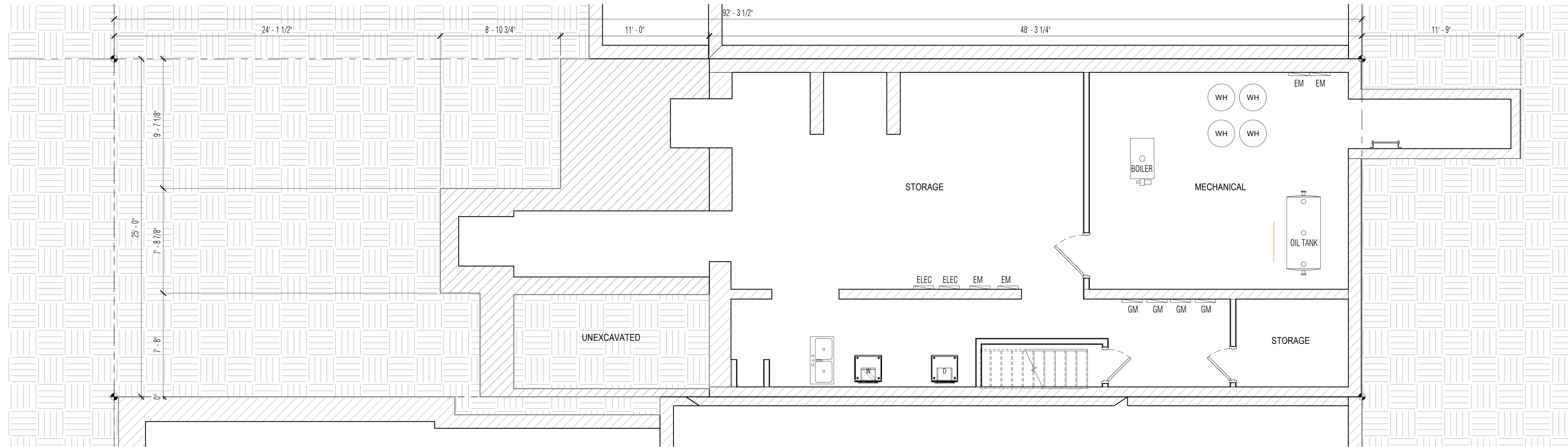


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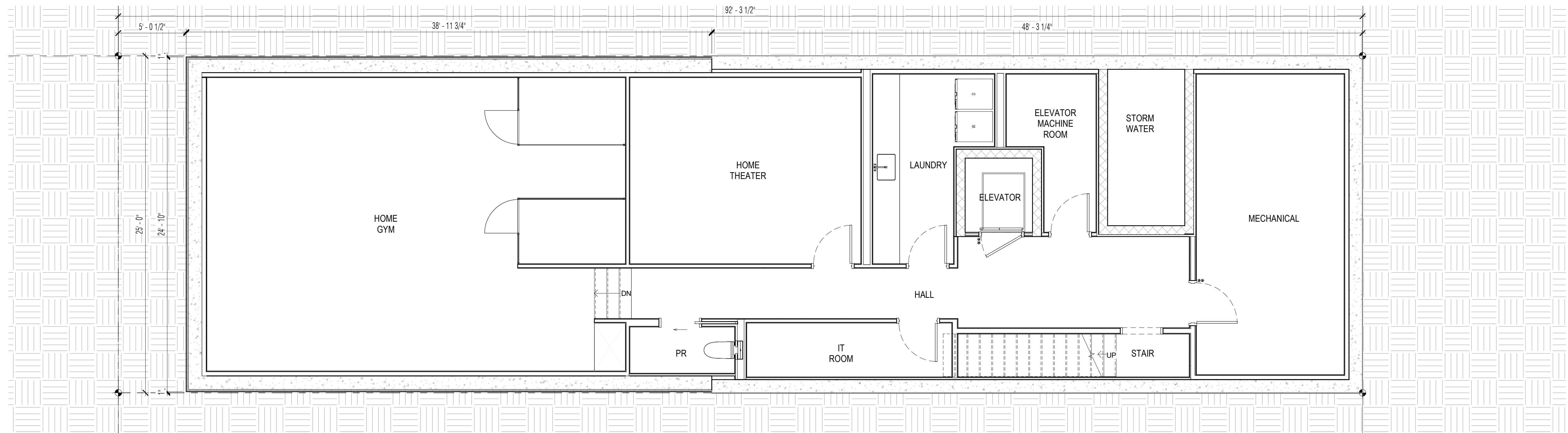
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APPENDIX

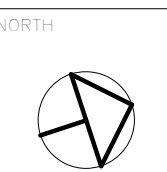
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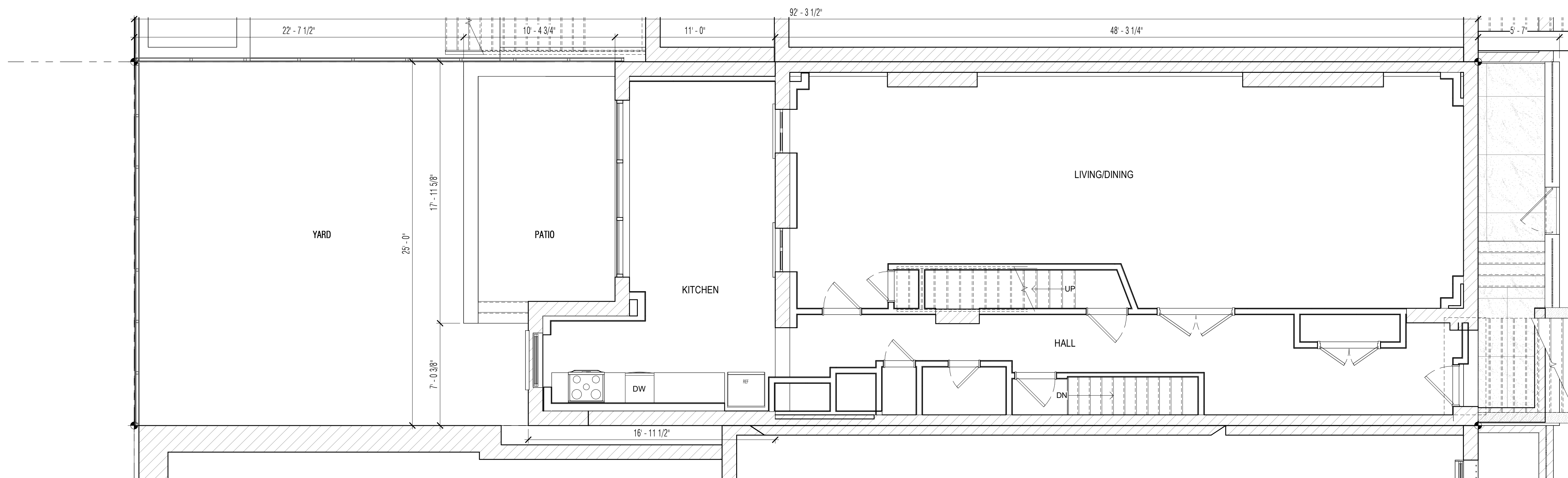


**1 EXIST PLAN - CELLAR**  
SCALE: 1/4" = 1'-0"

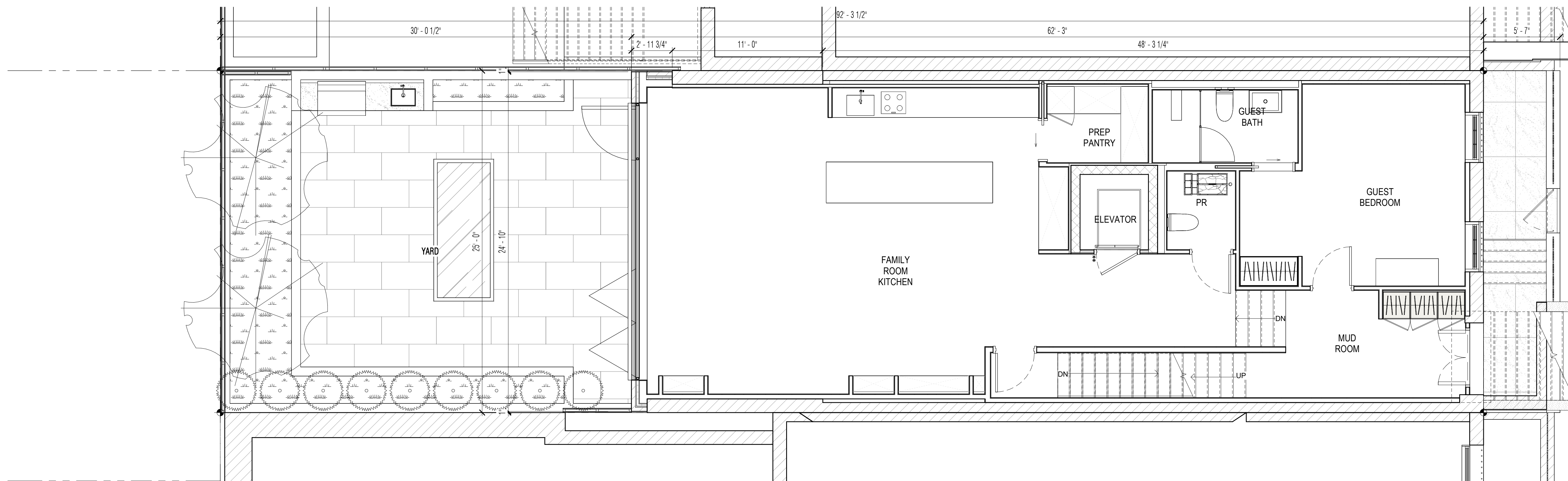


**2 PROPOSED PLAN - CELLAR**  
SCALE: 1/4" = 1'-0"

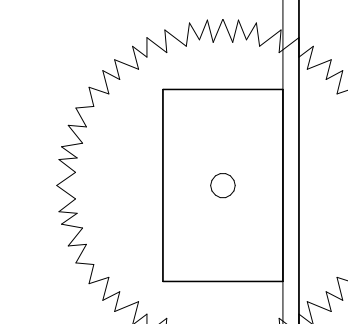
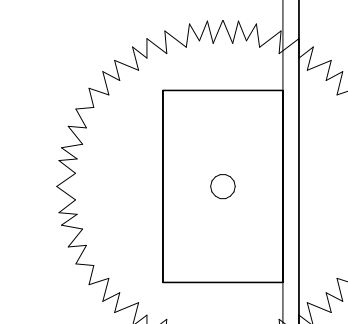




**1 EXISTING PLAN - BASEMENT**  
SCALE: 1/4" = 1'-0"



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



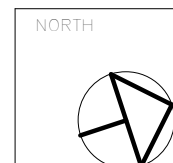
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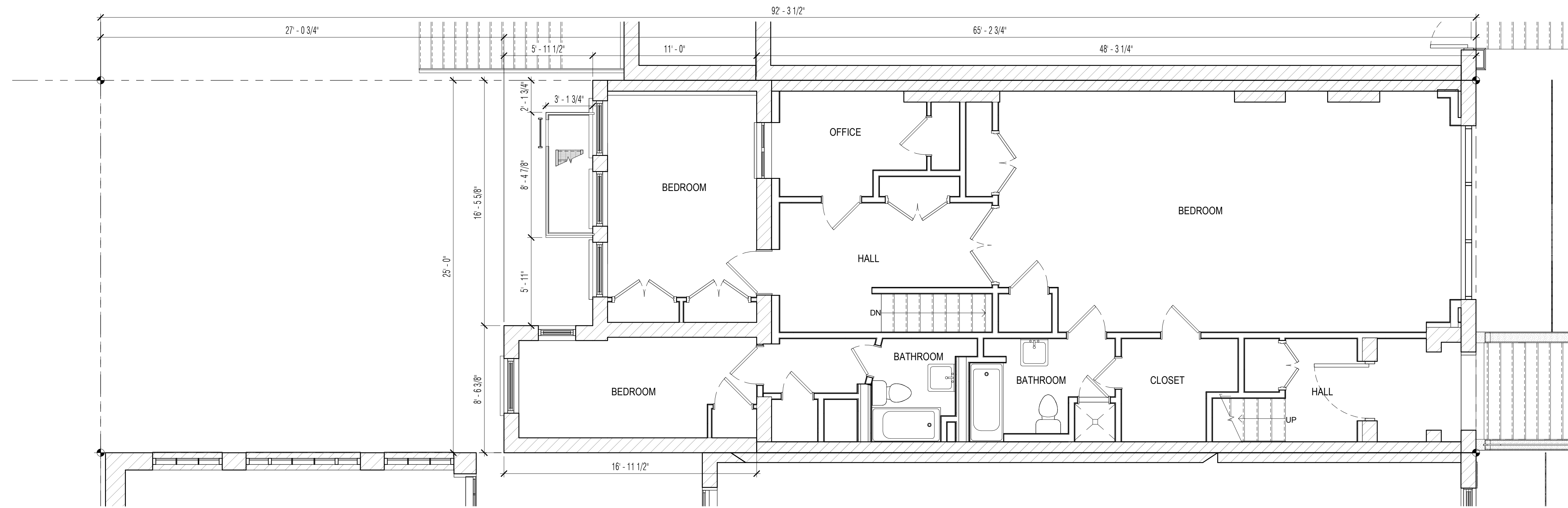
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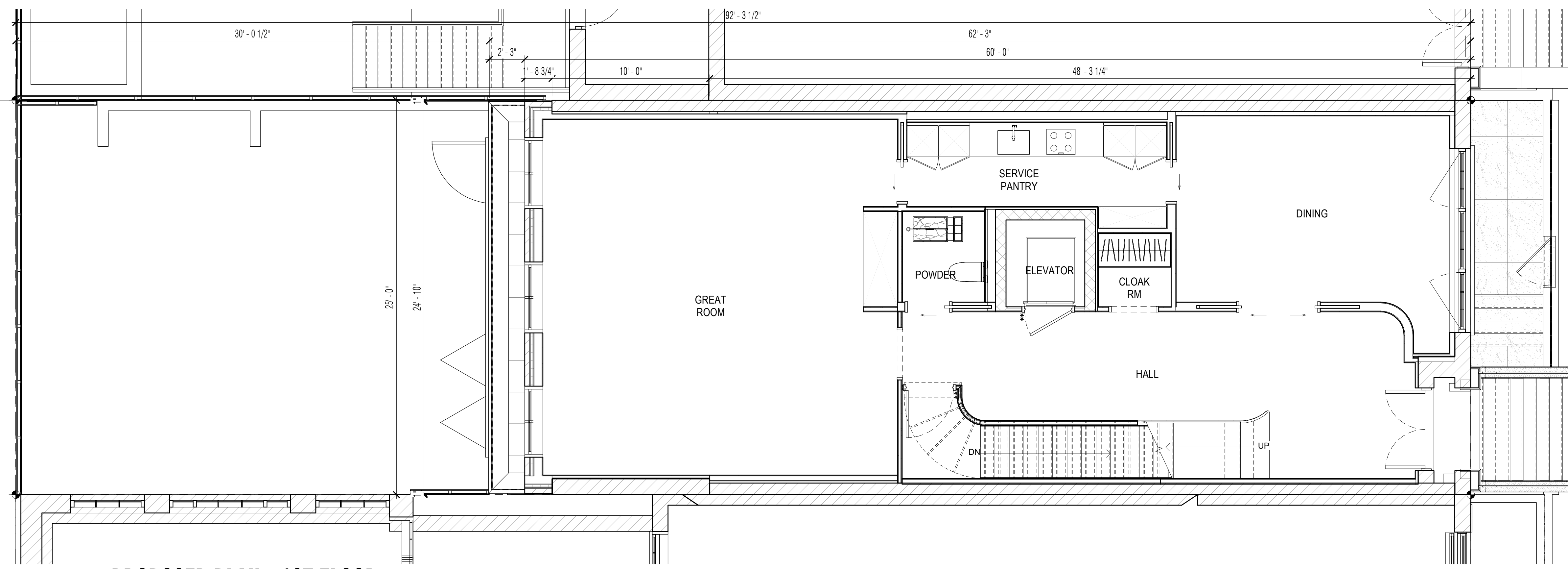
EXISTING & PROPOSED PLAN - BASEMENT

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| loc no      |              |                |             |
| project no. |              | Project Number |             |
| sheet no.   |              |                |             |
| drawing no. |              |                | <b>A-03</b> |





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



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

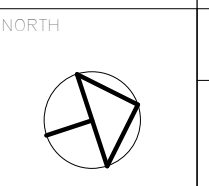
EXISTING & PROPOSED PLAN - 1ST FLOOR

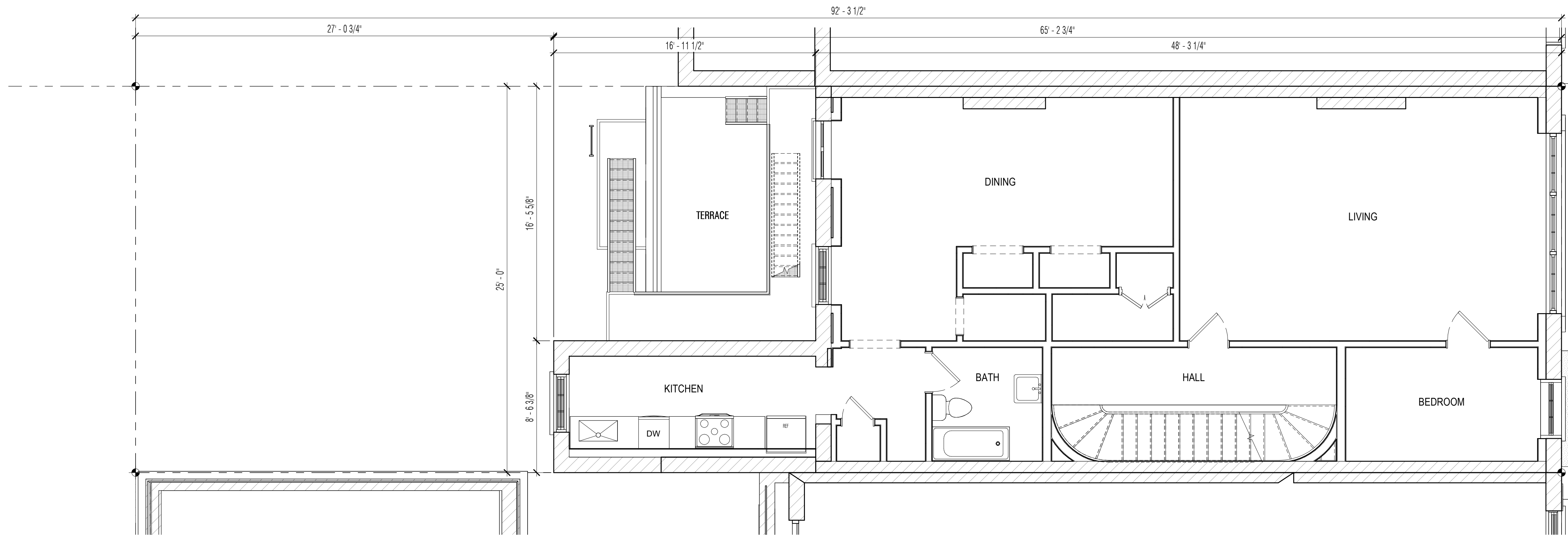
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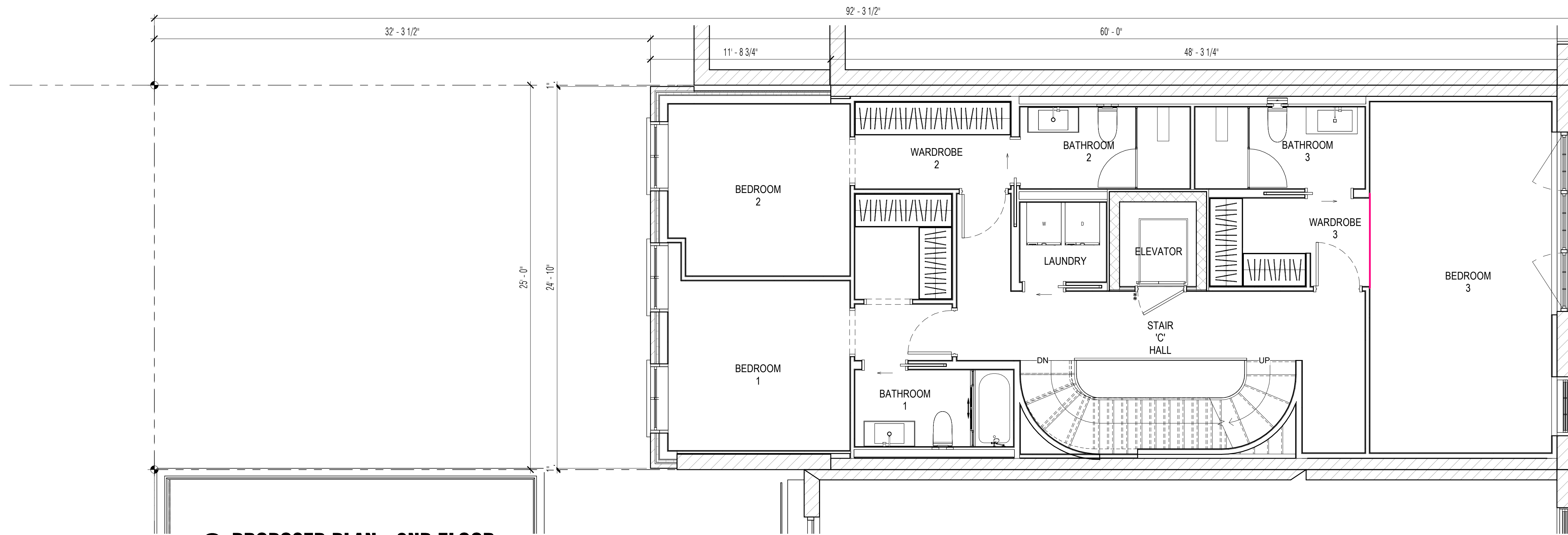
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|-------------|--------------|----------------|-------------|
| scale       | 1/4" = 1'-0" | date           | 09/11/25    |
| loc no      |              |                |             |
| project no. |              | Project Number |             |
| sheet no.   |              |                |             |
| drawing no. |              |                | <b>A-04</b> |





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



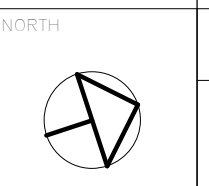
**2 PROPOSED PLAN - 2ND FLOOR**  
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED PLAN - 2ND FLOOR

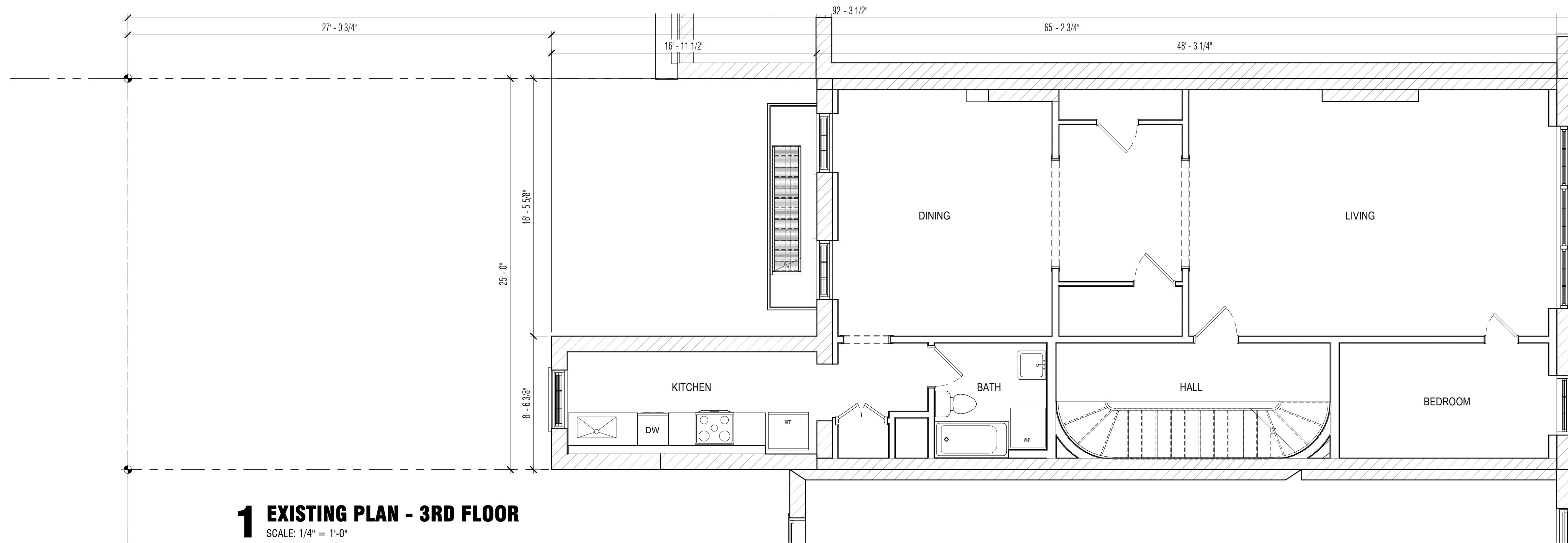
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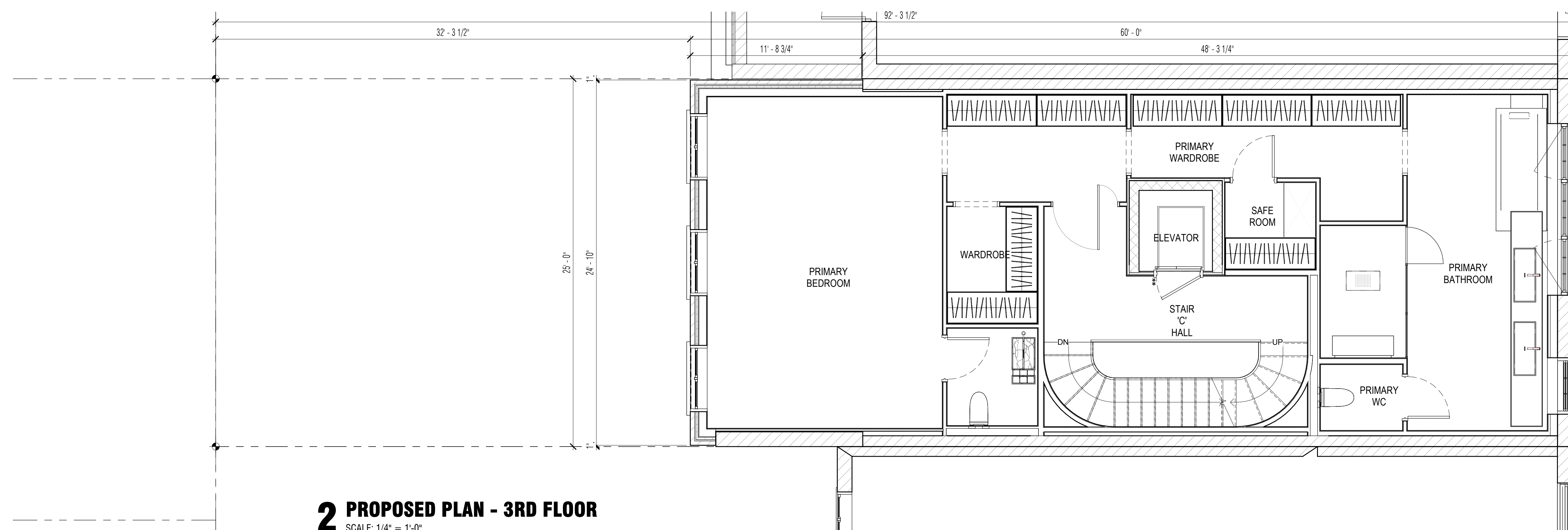
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project no. Project Number  
sheet no.  
drawing no. **A-05**



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



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

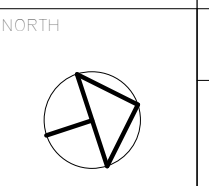
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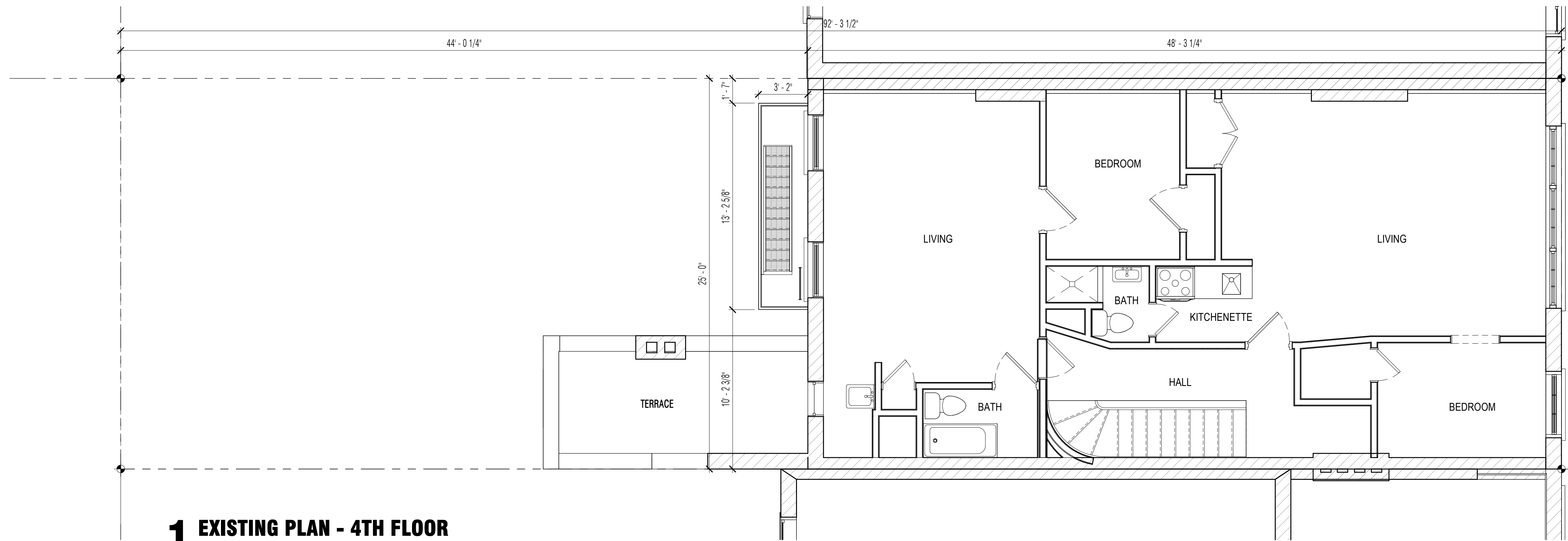
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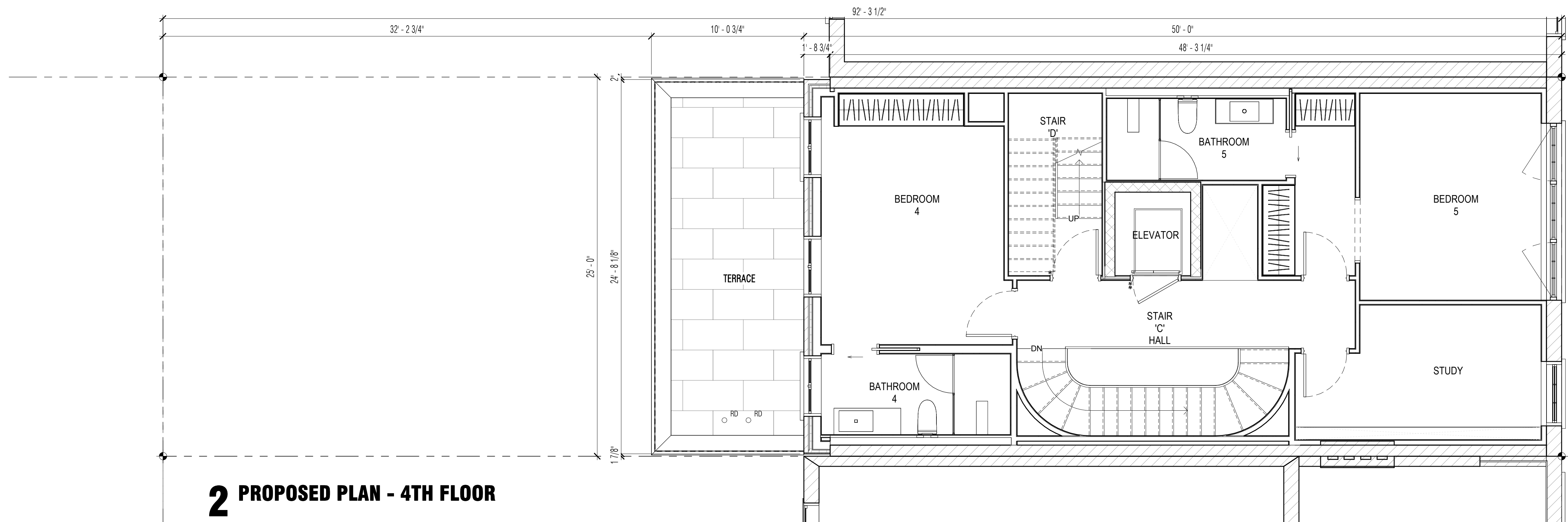
EXISTING & PROPOSED PLAN - 3RD FLOOR

|             |                |      |          |
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| project no. | Project Number |      |          |
| sheet no.   | A-06           |      |          |
| 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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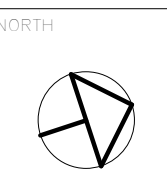
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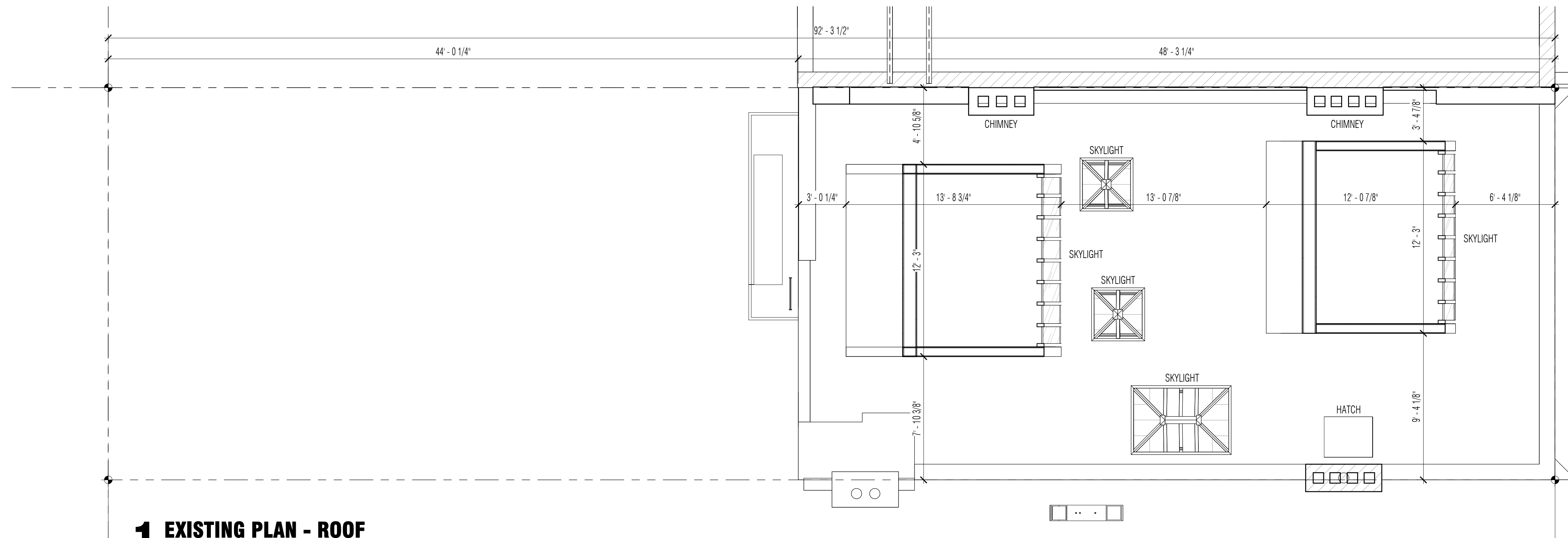
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sheet no.

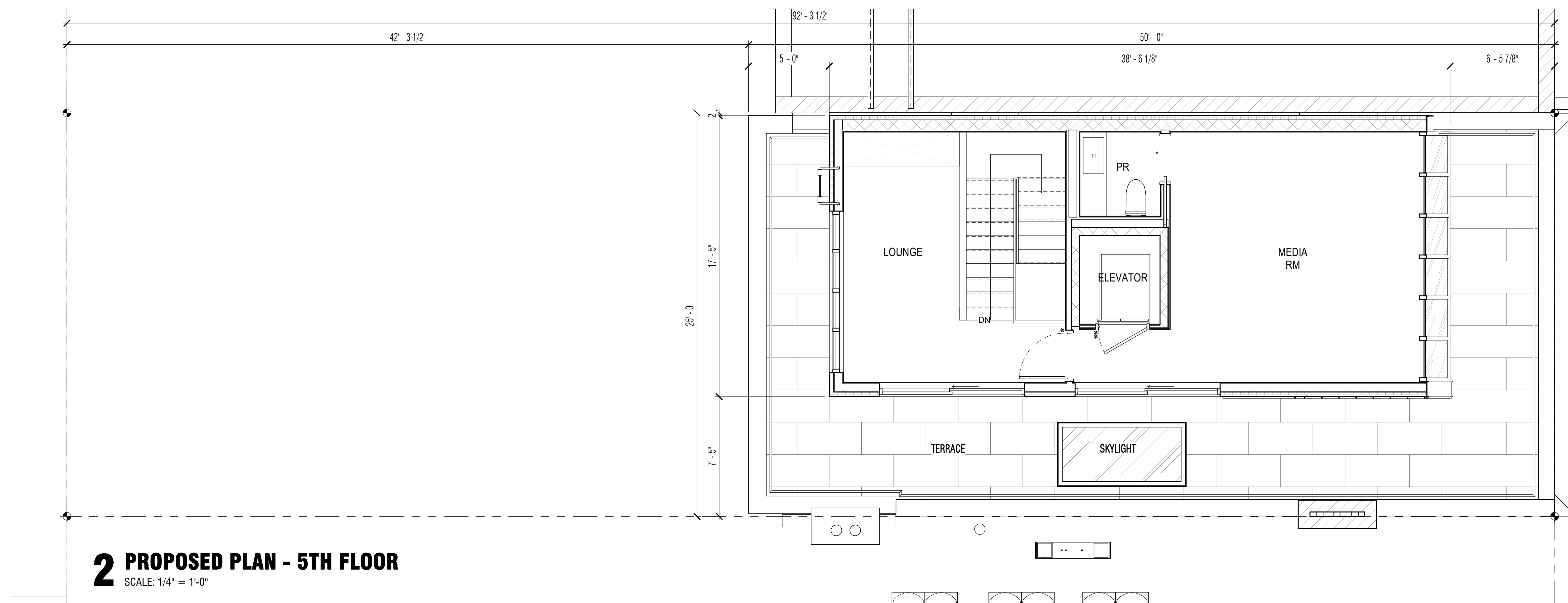
drawing no. A-07



A-07



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



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

EXISTING & PROPOSED PLAN - ROOF

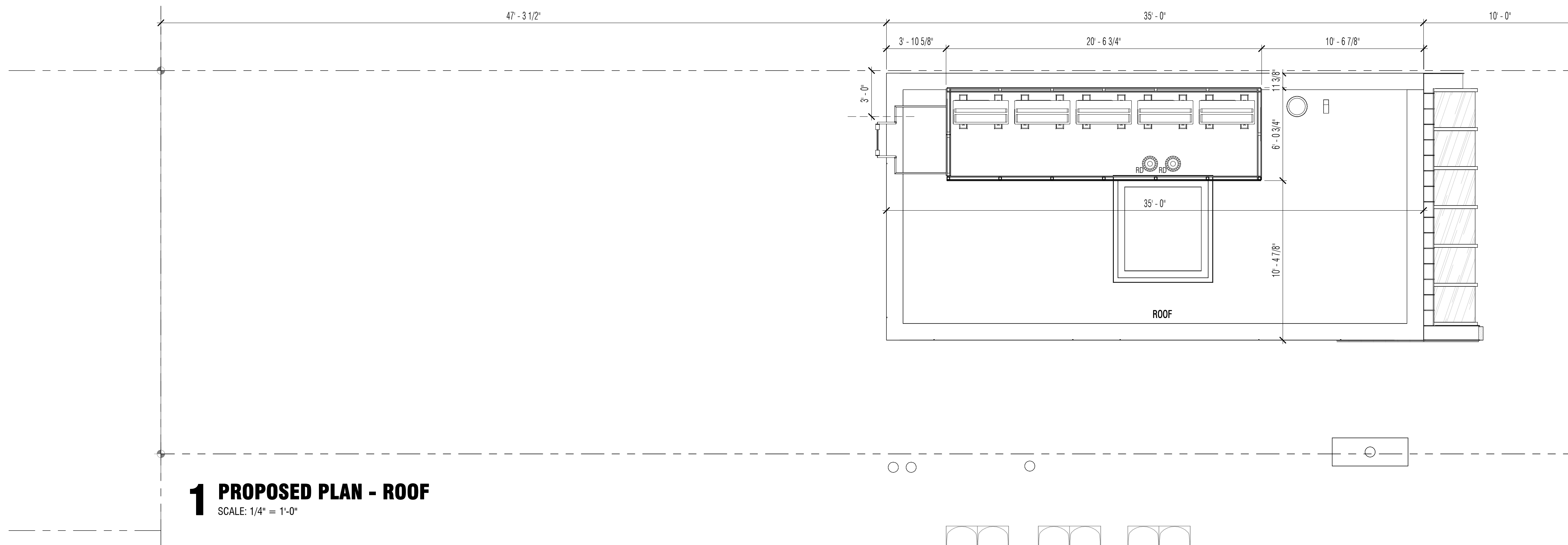
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project no. Project Number  
sheet no.  
drawing no. **A-08**



**A-08**



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

EXISTING & PROPOSED PLAN - BULKHEAD

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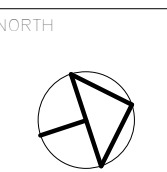
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scale 1/4" = 1'-0" date 09/11/25

project no. Project Number

sheet no.

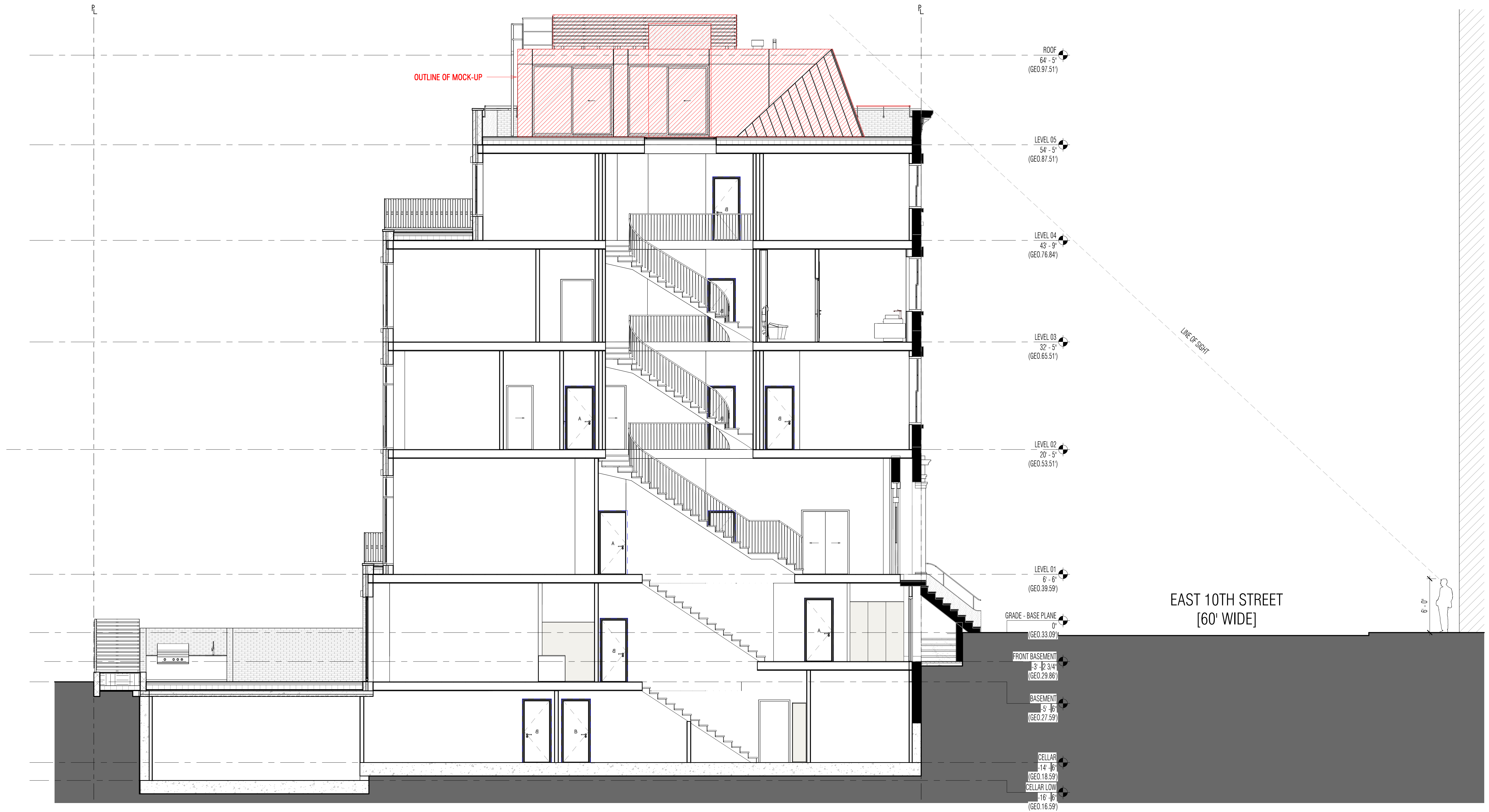
drawing no. A-09



A-09



PROJECT SITE:  
22 E 10TH ST



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

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ROOFTOP MOCKUP SIGHTLINE

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

NEW PAINTED WOOD CASEMENT WINDOWS WITHIN EXISTING OPENINGS

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"

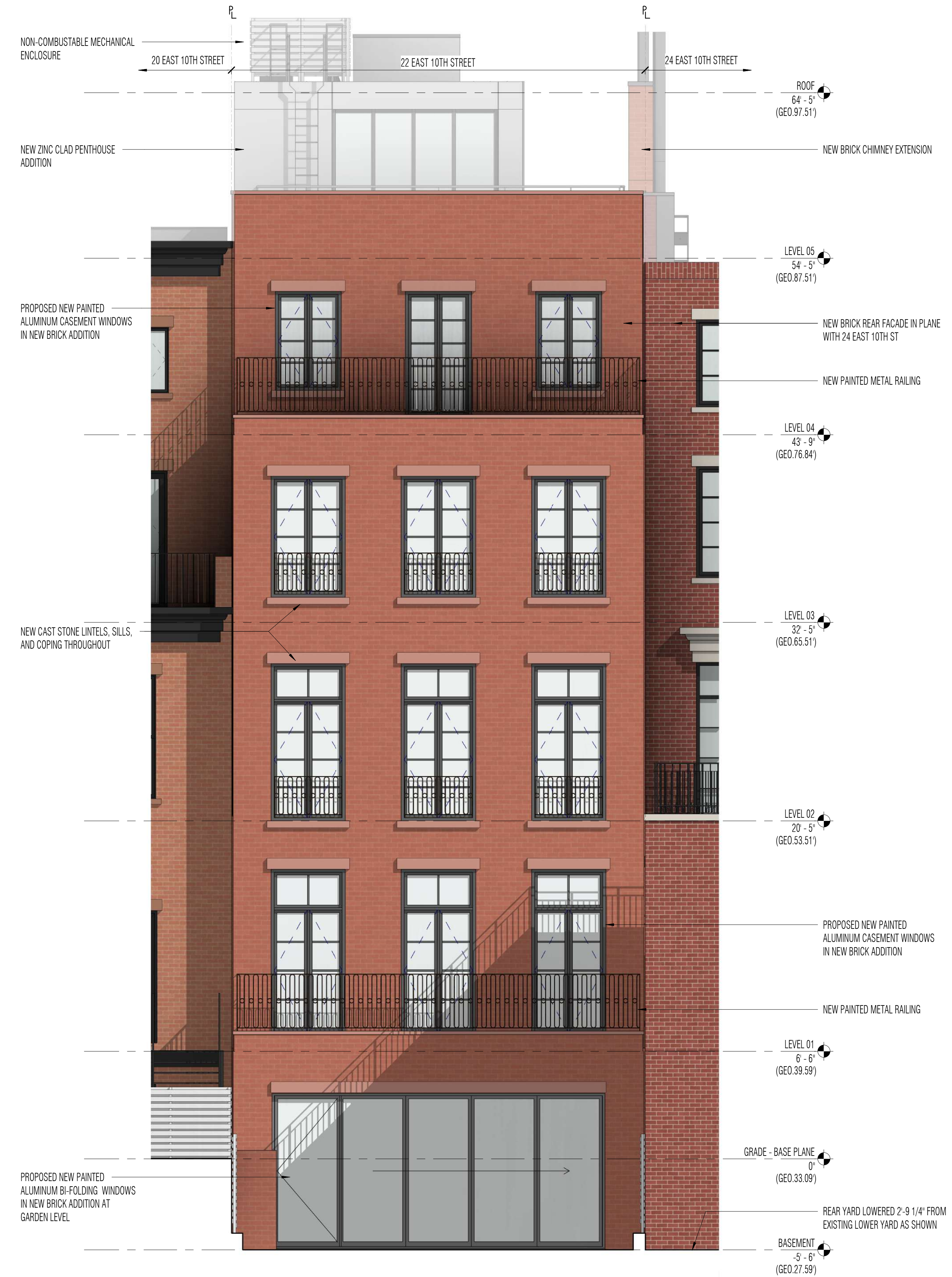
Second Floor  
EL: +20'-5"

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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sheet no.

drawing no.

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.



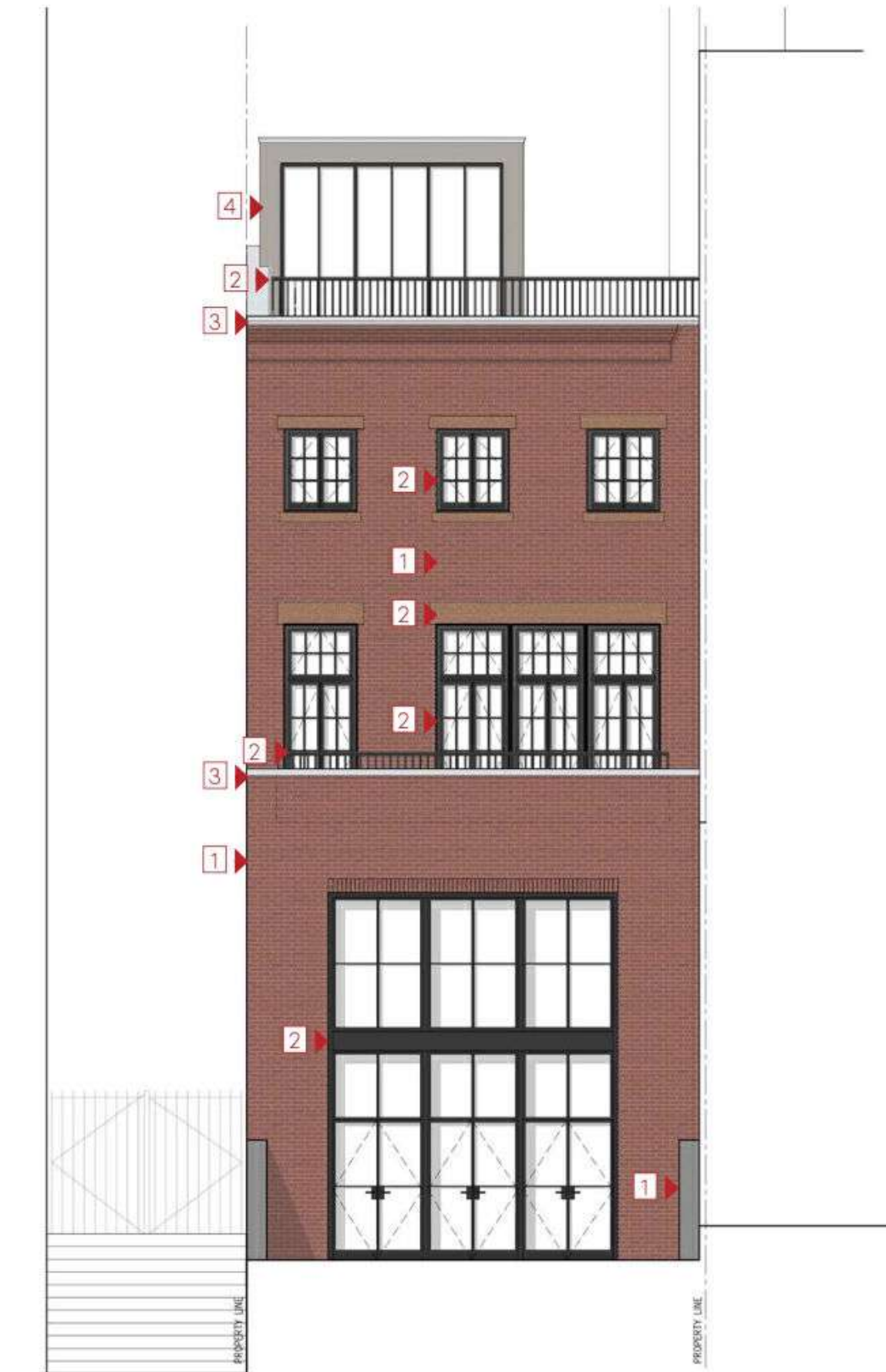
3. New bluestone coping at the existing parapet and extension parapet.



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



PROPOSED ELEVATION

23 EAST 9TH - ROOFTOP & REAR ENLARGEMENT