

The current proposal is:

**Preservation Department – Item 2, LPC-20-10347**

**17 East 9<sup>th</sup> Street,**

**Borough of Manhattan**

### **How to Testify**

**Via Zoom:** <https://us02web.zoom.us/j/87580483826?pwd=dmJyMHdNcDd5ZFBMVExsaVhyNWxwUT09>

**Meeting ID:** 875 8048 3826

**Password:** 866423

**By Phone:** 1 646-558-8656

**US (New York)** 877-853-5257 (Toll free)

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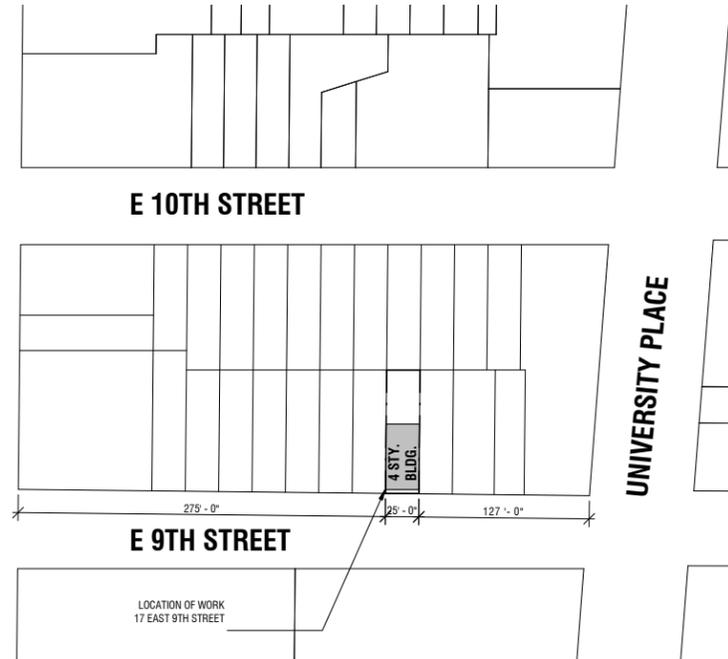
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# 17 EAST 9TH STREET

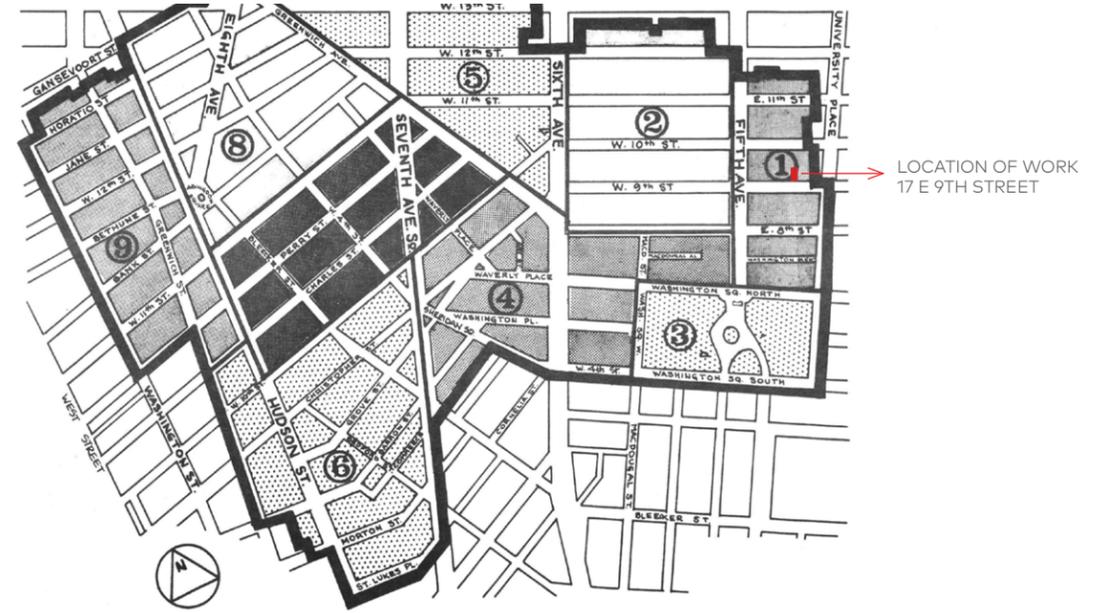
LPC PRESENTATION, JUNE 23, 2020

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BLOCK PLAN



GREENWICH VILLAGE HISTORICAL DISTRICT DESIGNATED 1969

## 1. SITE / ZONING INFORMATION

LOT SF: 2,307 SF  
 ZONING SF: 7,011 SF  
 ZONING DISTRICT: R7-2 RESIDENTIAL  
 BLOCK & LOT: 567-26  
 BUILDING DIMENSIONS: 25'-0" X 60'-0"  
 LOT DIMENSIONS: 25'-0" X 92'-4"  
 STORIES: 4 W/ BASEMENT & CELLAR  
 CURRENT LOT COVERAGE: 1533 SF  
 PROPOSED LOT COVERAGE: 1500 SF

## HISTORICAL DESCRIPTION

CONSTRUCTION DATE: 1844  
 ARCHITECT/BUILDER: NOT DETERMINED  
 MAJOR ALTERATION(S): NONE  
 ALTERATION ARCHITECT(S): NONE  
 STYLE(S): NOT DETERMINED  
 MATERIAL(S): BRICK

NO.17 WAS BUILT IN 1844 FOR MRS. ELISHA WELLS. IT WAS REMODELED IN THE STYLE OF 1950'S, WHEN THE TOP FLOOR RECEIVED ITS BRACKETED AND MODILLIONED CORNICE. THE BASEMENT ENTRANCE, LIKE SO MANY OTHERS WAS INTRODUCED IN THE EARLY 20TH CENTURY. THE SIMPLE MUNTINED WINDOWS, LINTELS AND FLOOR LENGTH DRAWINGS ROOM WINDOWS ADD DIGNITY TO THIS HIGH FACADE. NAN LURIE, THE ARTIST, RESIDED HERE IN 1938.

NOTES: THE STOOP HAS BEEN REMOVED FROM NO.17. ARTIST NAN LURIES RESIDED AT NO.17 IN 1938

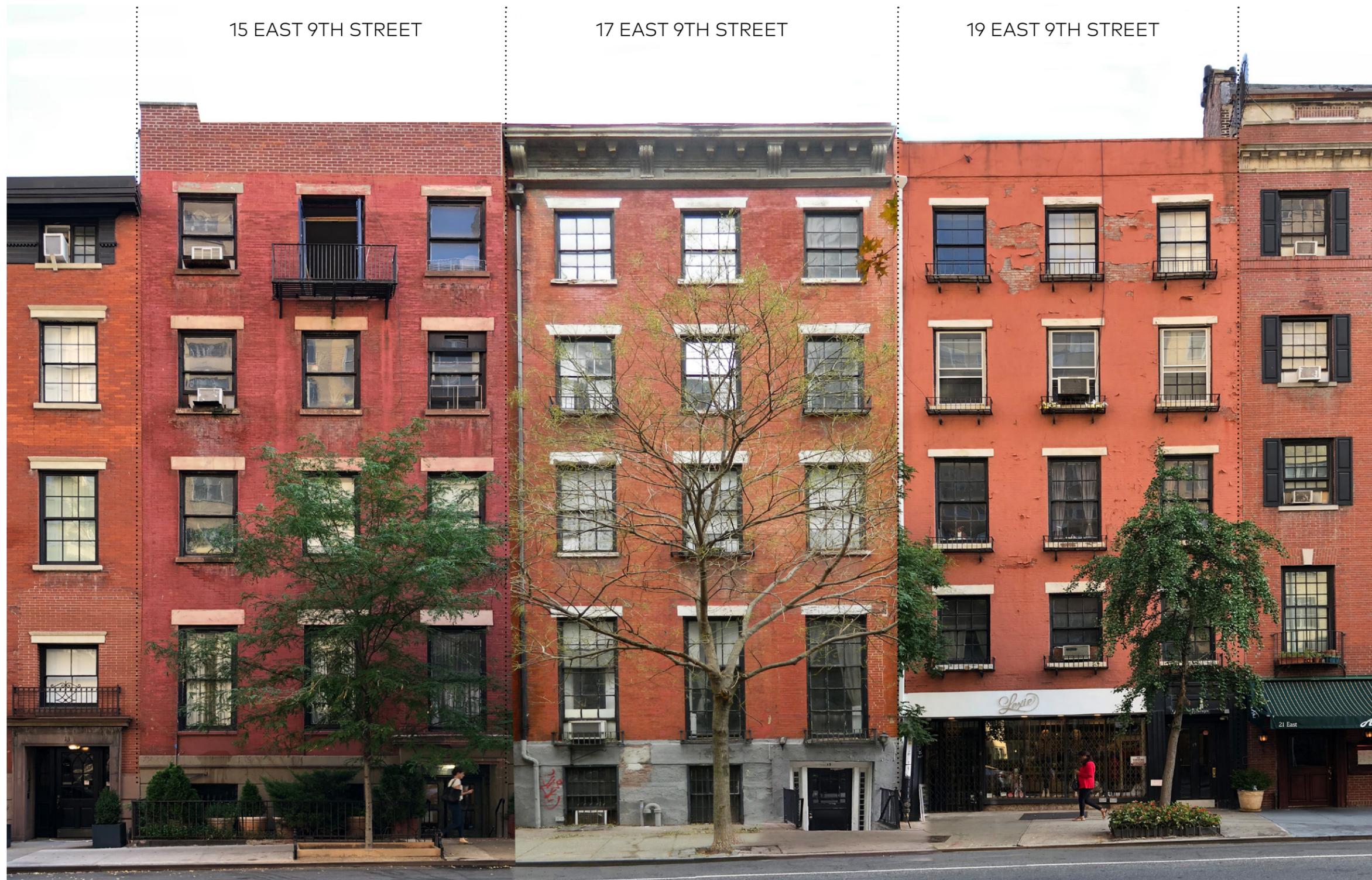


1940 TAX PHOTO



1980 TAX PHOTO

2. EXISTING CONDITIONS



1. E 9TH STREET FACADE STRAIGHT ON VIEW



2. EXISTING LINTEL & SILL CONDITION AT E 9TH ST



3. EXISTING ENTRY WAY AT E 9TH ST



4. EXISTING ENTRY DOOR AT E 9TH ST

3. ANALYSIS OF ADJACENT PROPERTIES

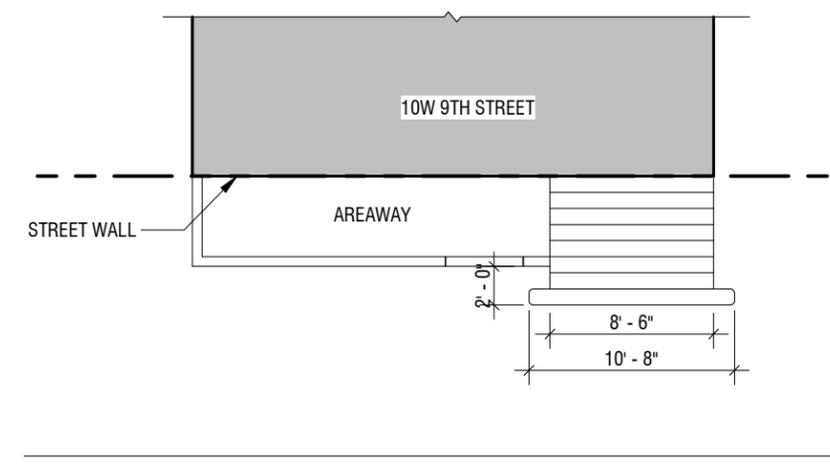
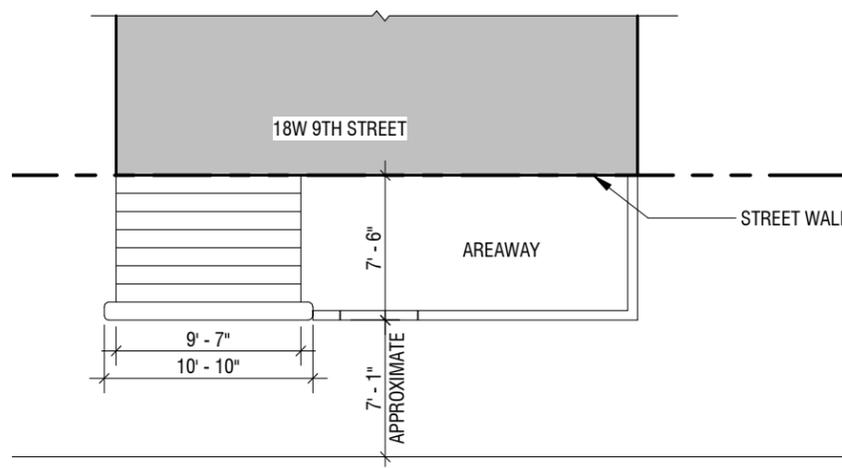
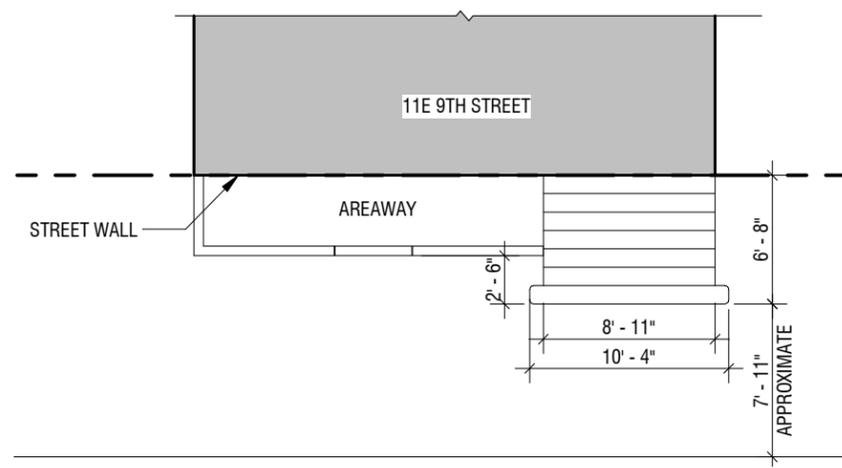
11 EAST 9TH STREET



18 WEST 9TH STREET



10 WEST 9TH STREET



SCHEMATIC SIDEWALK PLANS

3. ANALYSIS OF ADJACENT PROPERTIES

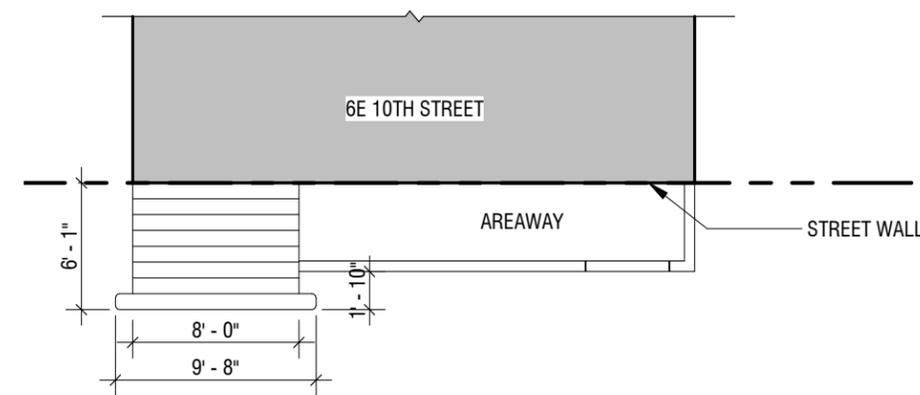
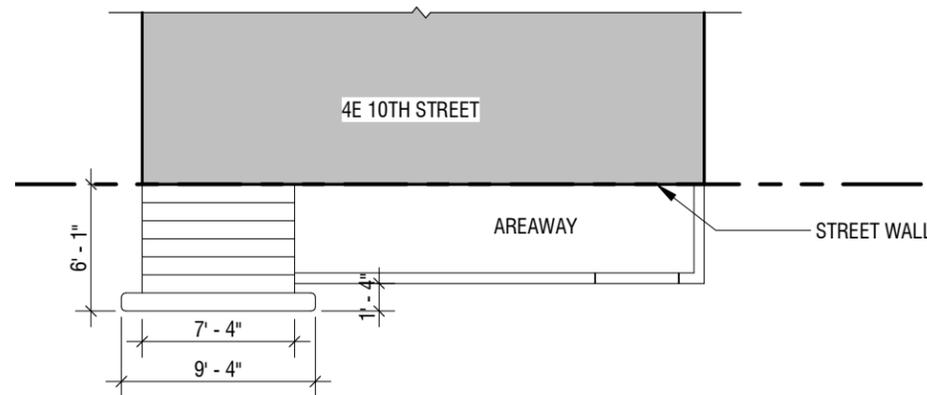
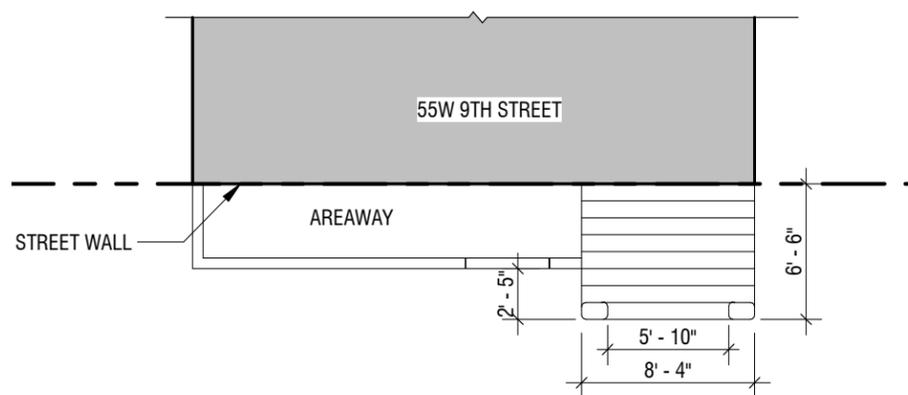
55 WEST 9TH STREET



4 EAST 10TH STREET



6 EAST 10TH STREET

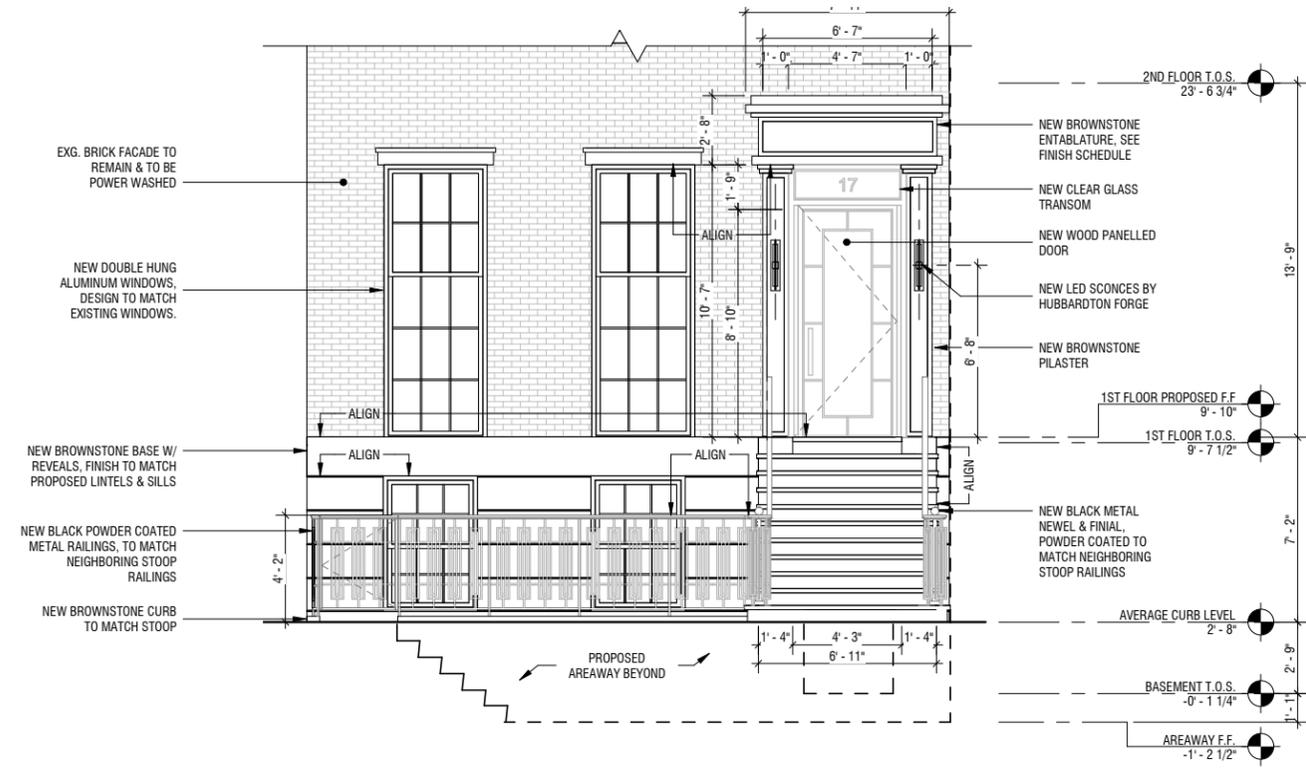


SCHEMATIC SIDEWALK PLANS

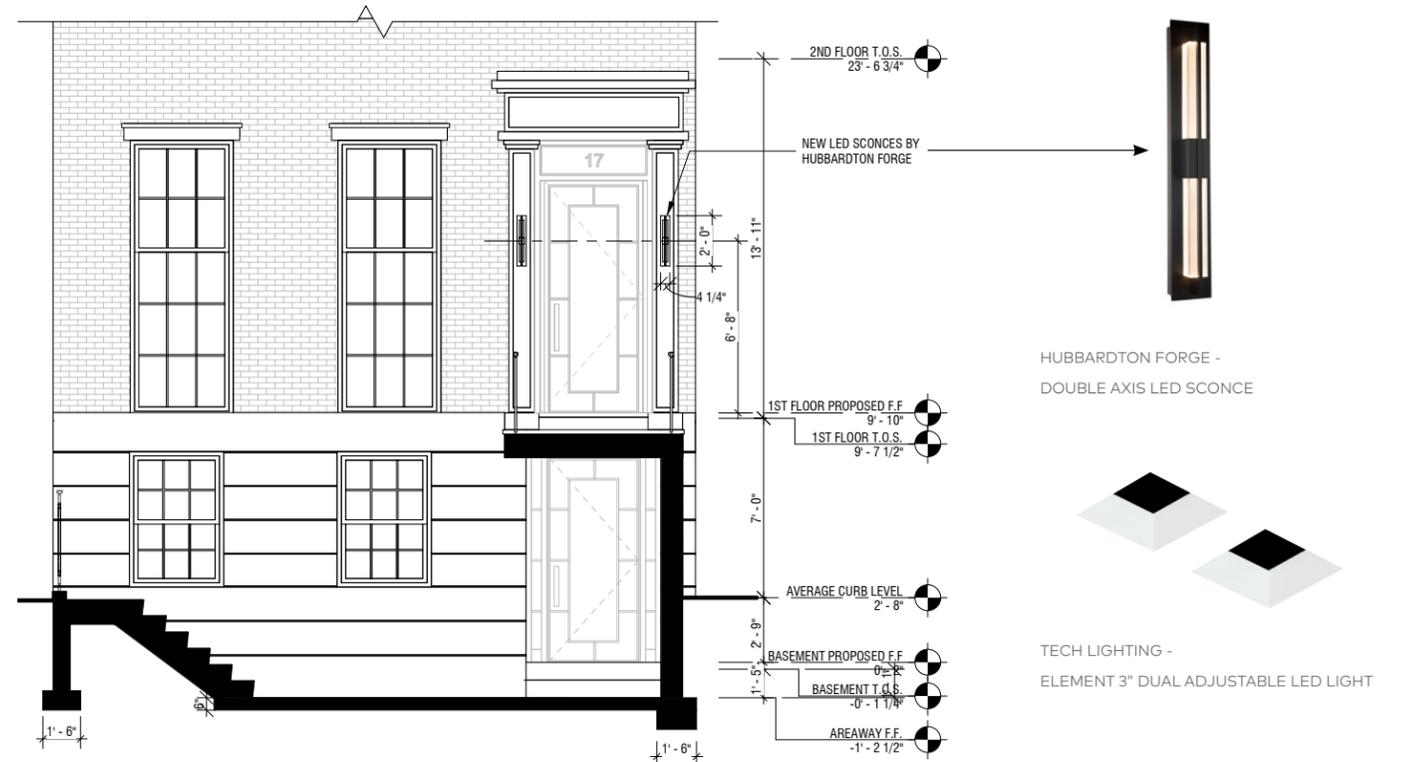




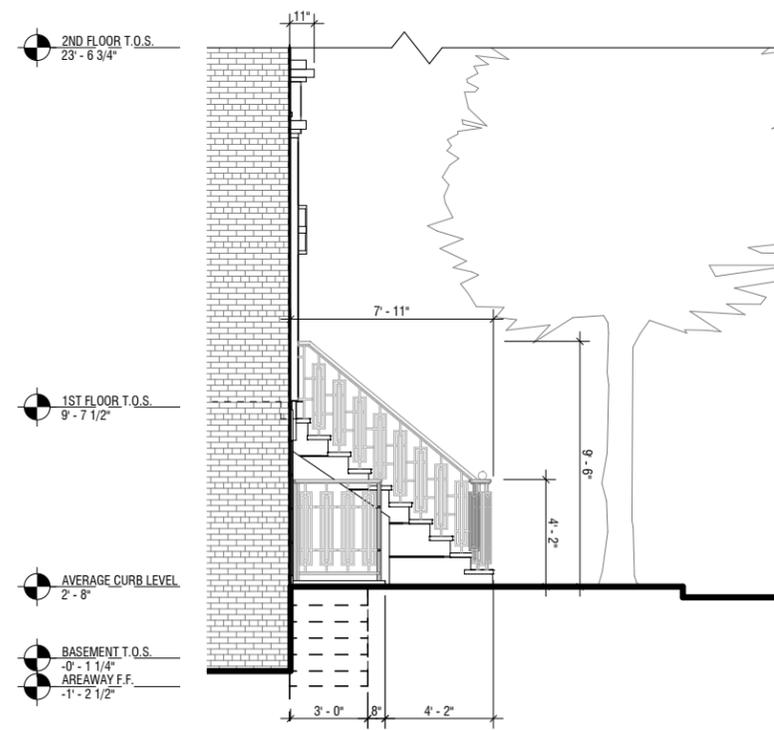
4. PROPOSED DESIGN: ENTRY ELEVATIONS & SECTIONS



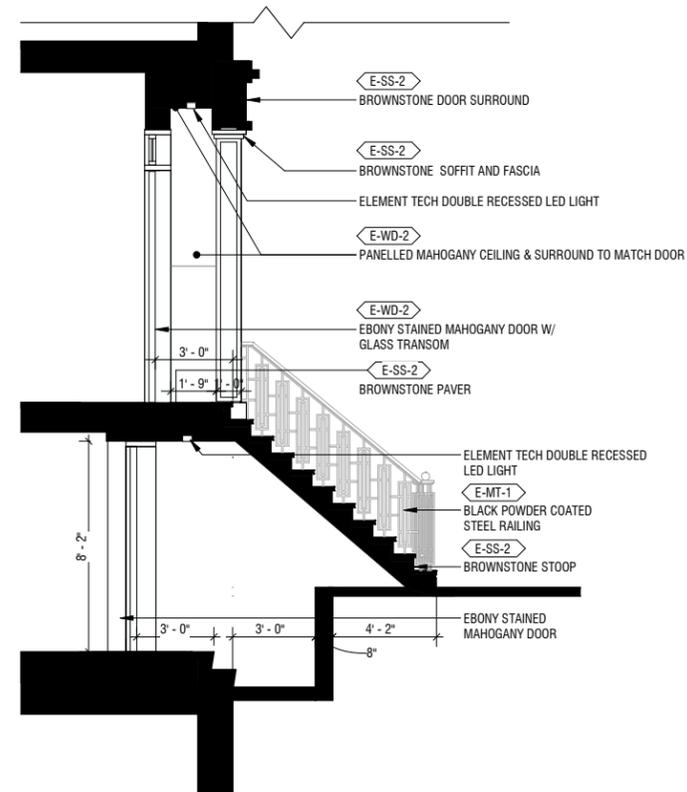
PROPOSED ENLARGED ELEVATION - SOUTH



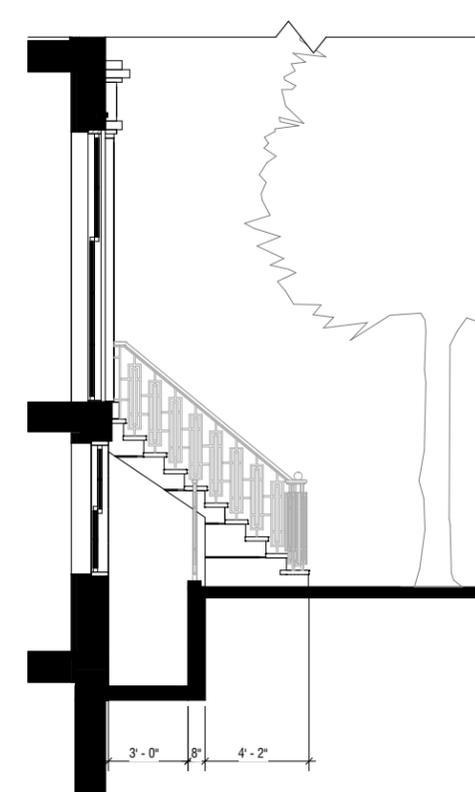
PROPOSED SUNKEN ENTRY ELEVATION - SOUTH



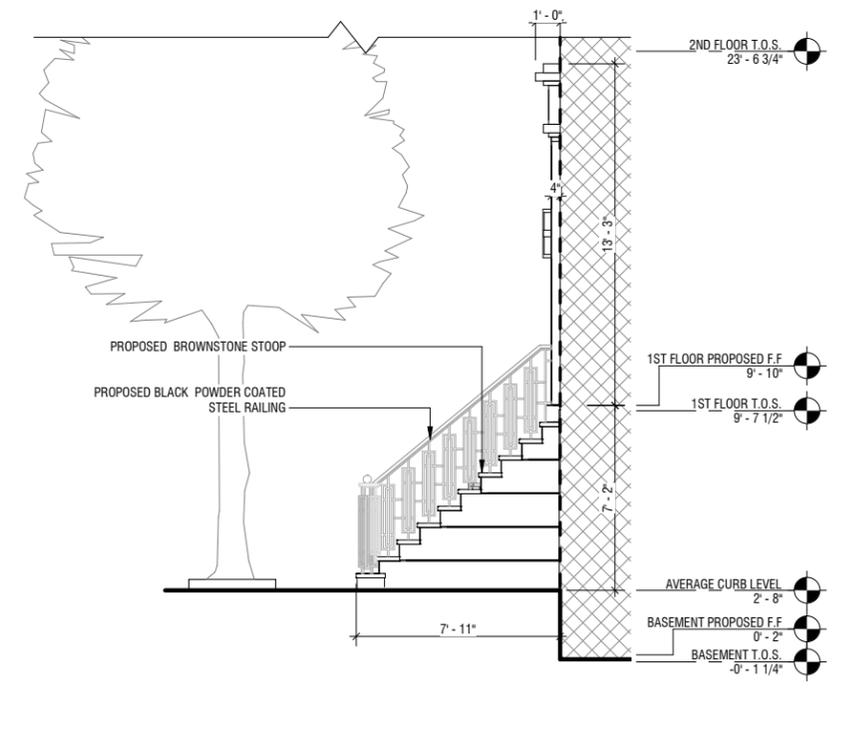
PROPOSED ELEVATION - WEST



PROPOSED SECTION - WEST



PROPOSED SECTION - WEST



PROPOSED ELEVATION - EAST

4. PROPOSED DESIGN: 3D VIEWS



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