

February 13, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-23-11959

**101-111 West 10th Street, aka 445-451 6th Avenue –
Greenwich Village Historic District
Borough of Manhattan**

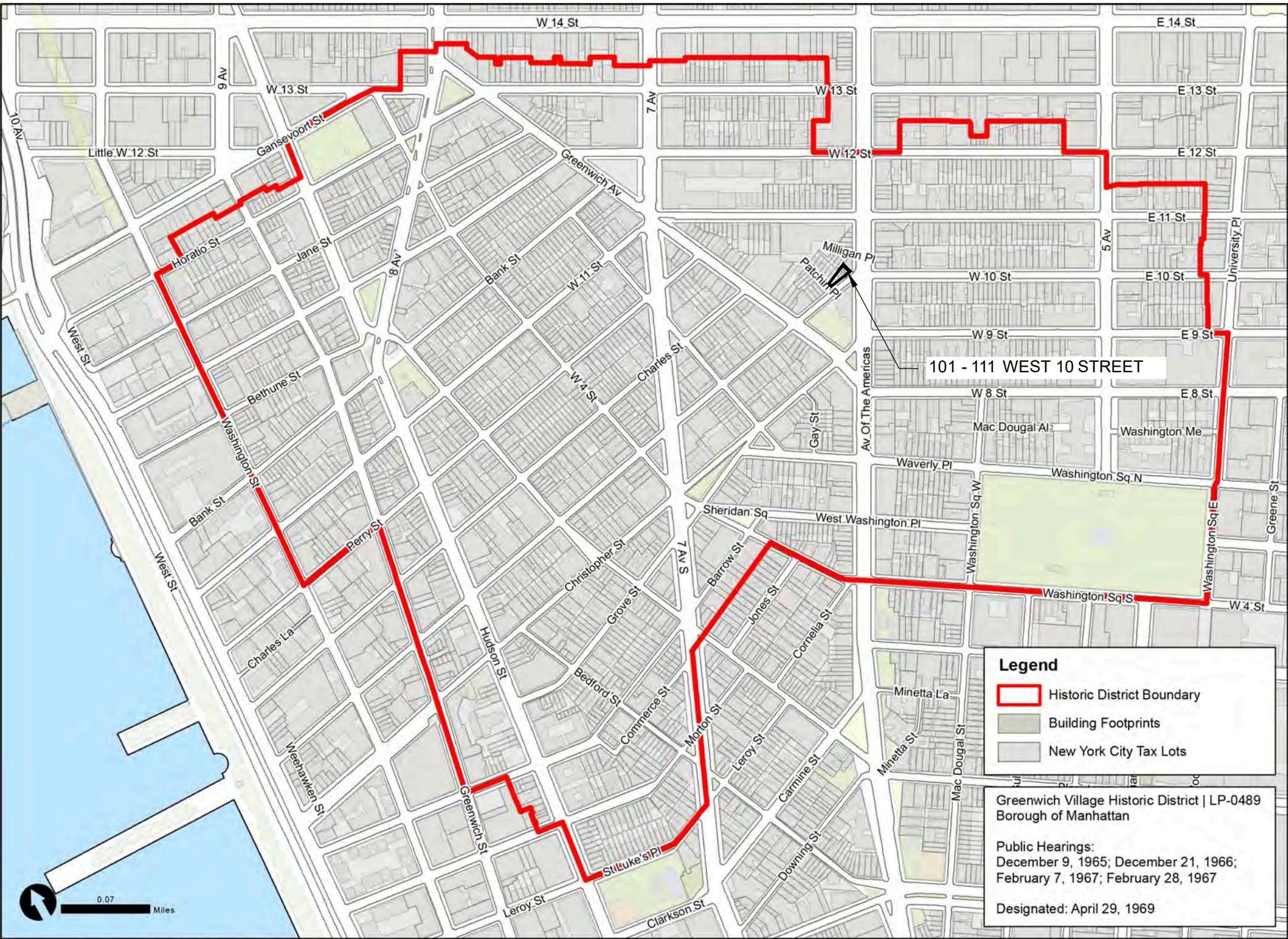
To testify virtually, please join Zoom

Webinar ID: 827 0325 3309

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Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

101-111 WEST 10TH STREET
NEW YORK, NY



**101-111 WEST 10TH STREET
NEW YORK, NY**

**BLOCK MAP
01/15/2024
LPC-02**



101-111 WEST 10TH STREET
NEW YORK, NY

HISTORIC PHOTO - 1922
01/15/2024
LPC-03



101-111 WEST 10TH STREET
NEW YORK, NY

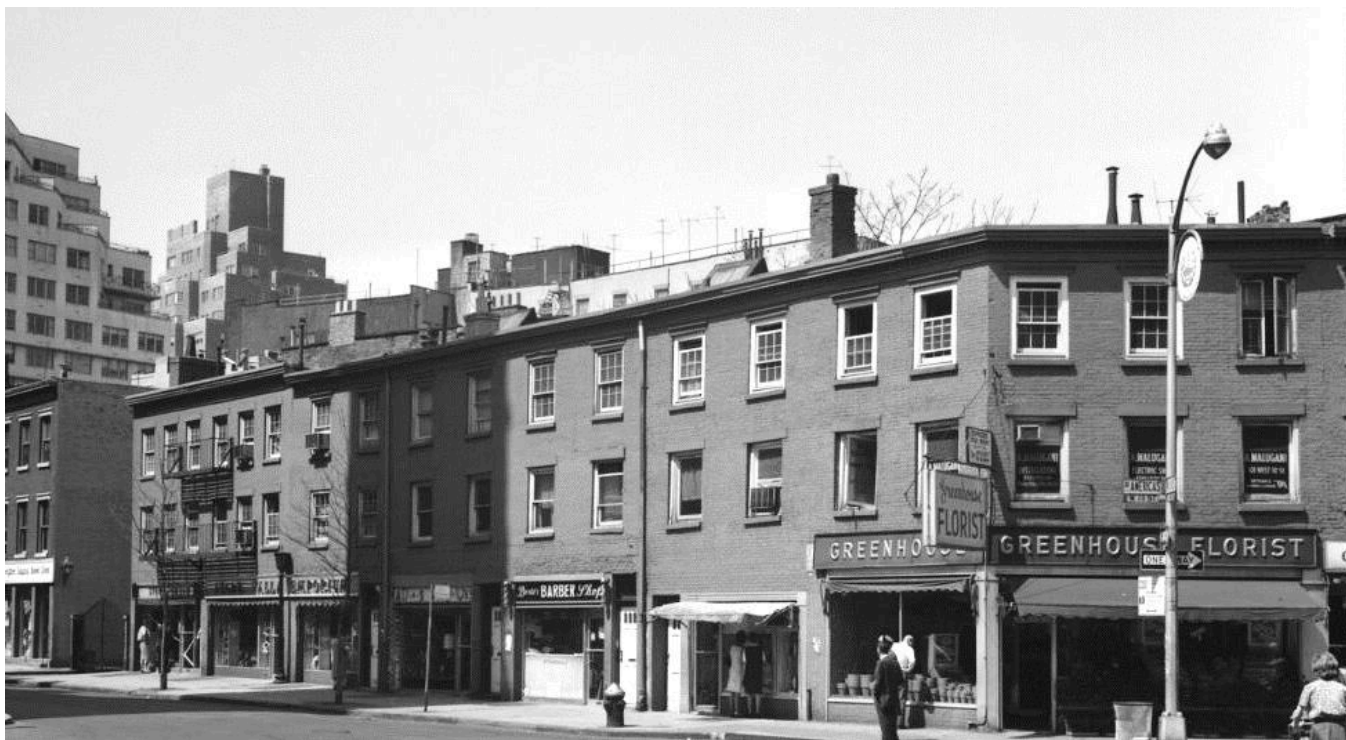
HISTORIC PHOTO - 1930
01/15/2024
LPC-04



1880 (NYHS)



1938 (NYPL)



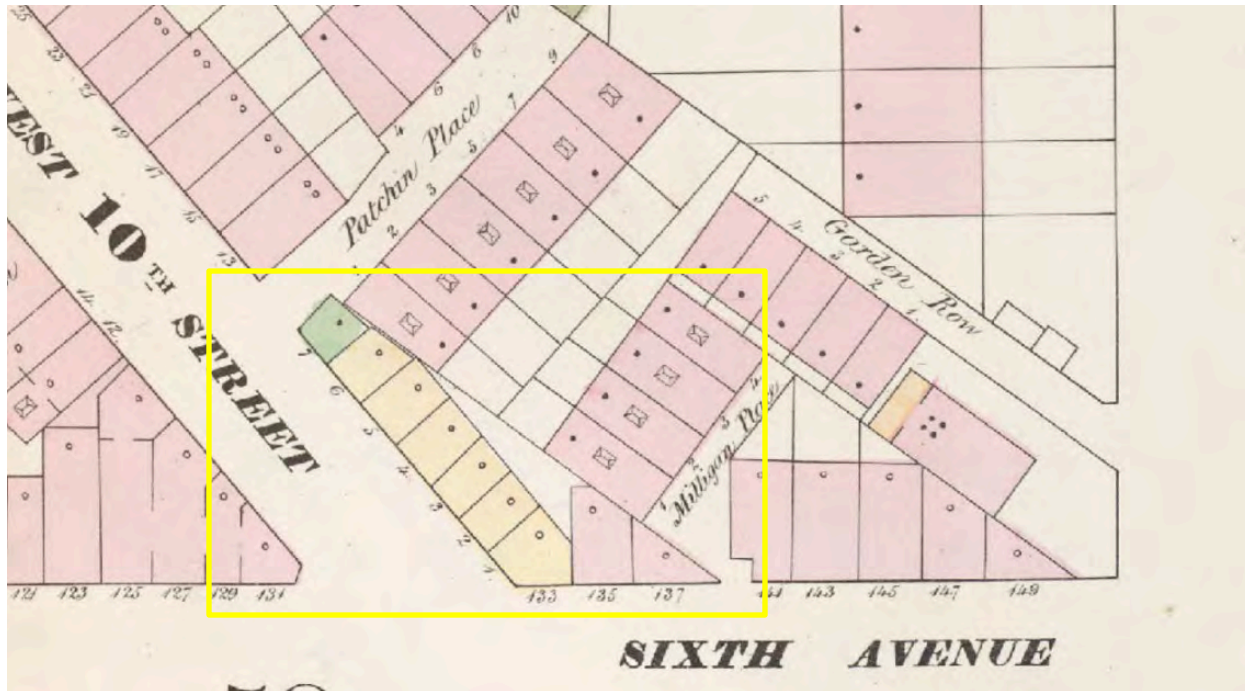
1963-67 (LPC)

101-111 WEST 10TH STREET
NEW YORK, NY

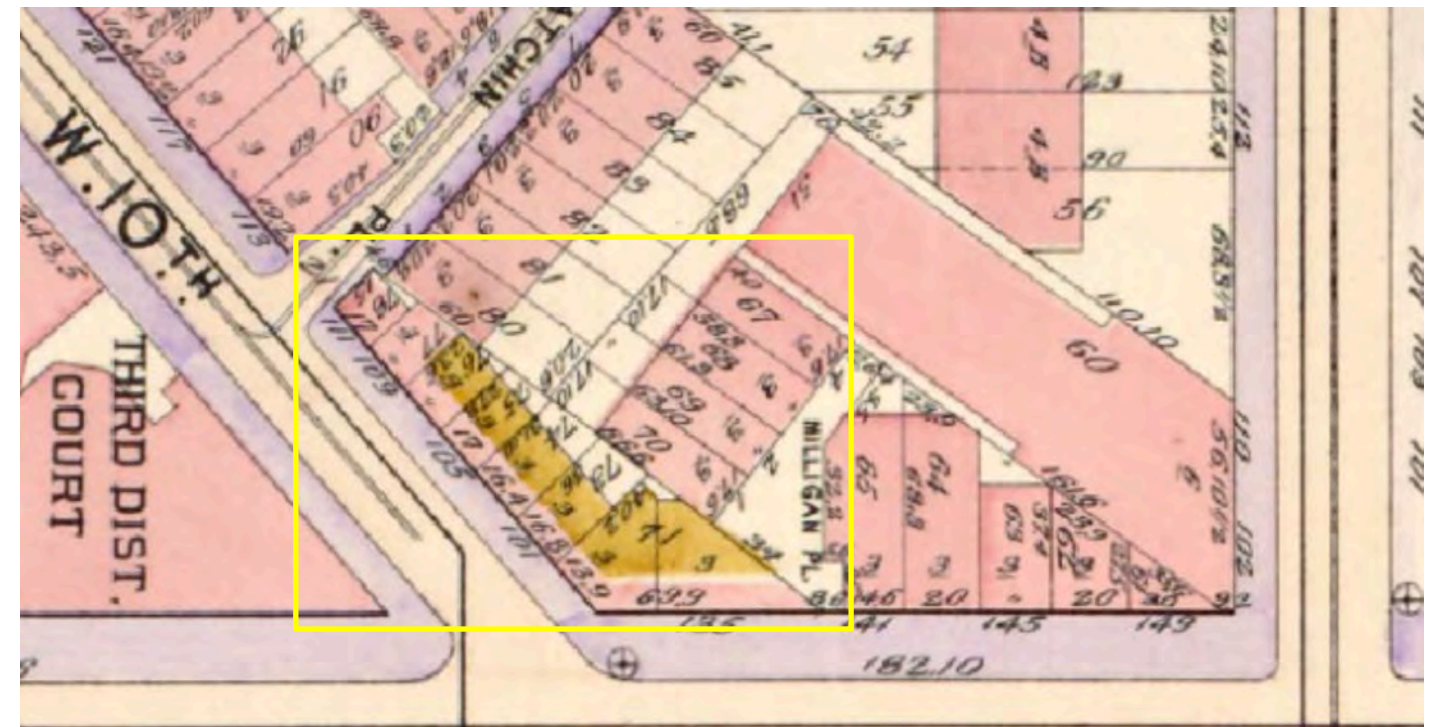


1926 (NYHS)

HISTORIC PHOTOS
01/15/2024
LPC-05



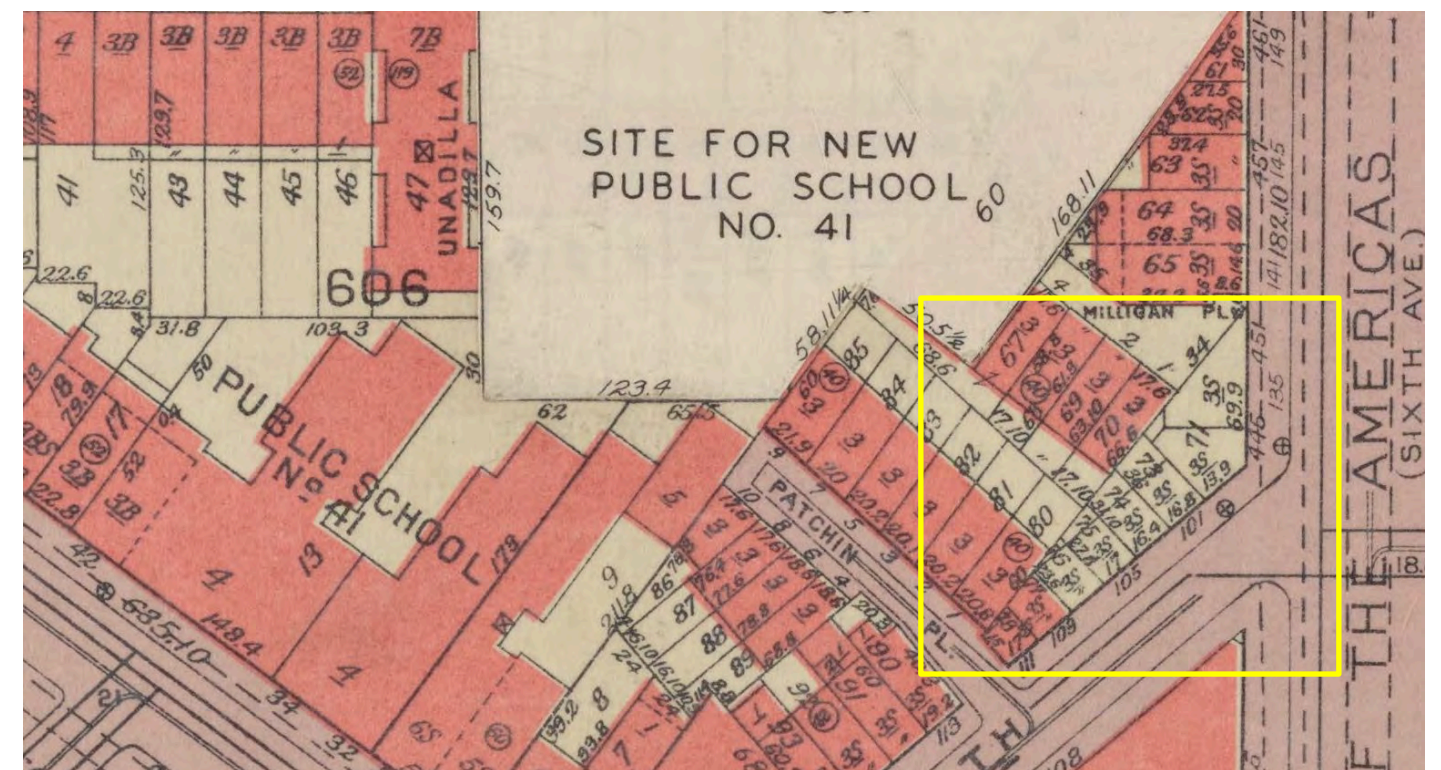
Perris 1857-62 (NYPL)



Bromley 1899 (NYPL)



Sanborn 1904 (NYPL)



Bromley 1955 (NYPL)

101-111 WEST 10TH STREET
NEW YORK, NY

MAPS
01/15/2024
LPC-06



101-111 WEST 10TH STREET
NEW YORK, NY

EXISTING CONDITIONS - 2021
01/15/2024
LPC-07



101-111 WEST 10TH STREET
NEW YORK, NY

ELEVATION - EXISTING CONDITIONS
01/15/2024
LPC-08



101-111 WEST 10TH STREET
NEW YORK, NY

ELEVATION - PROPOSED
01/15/2024
LPC-09

N.Y.C. LPO
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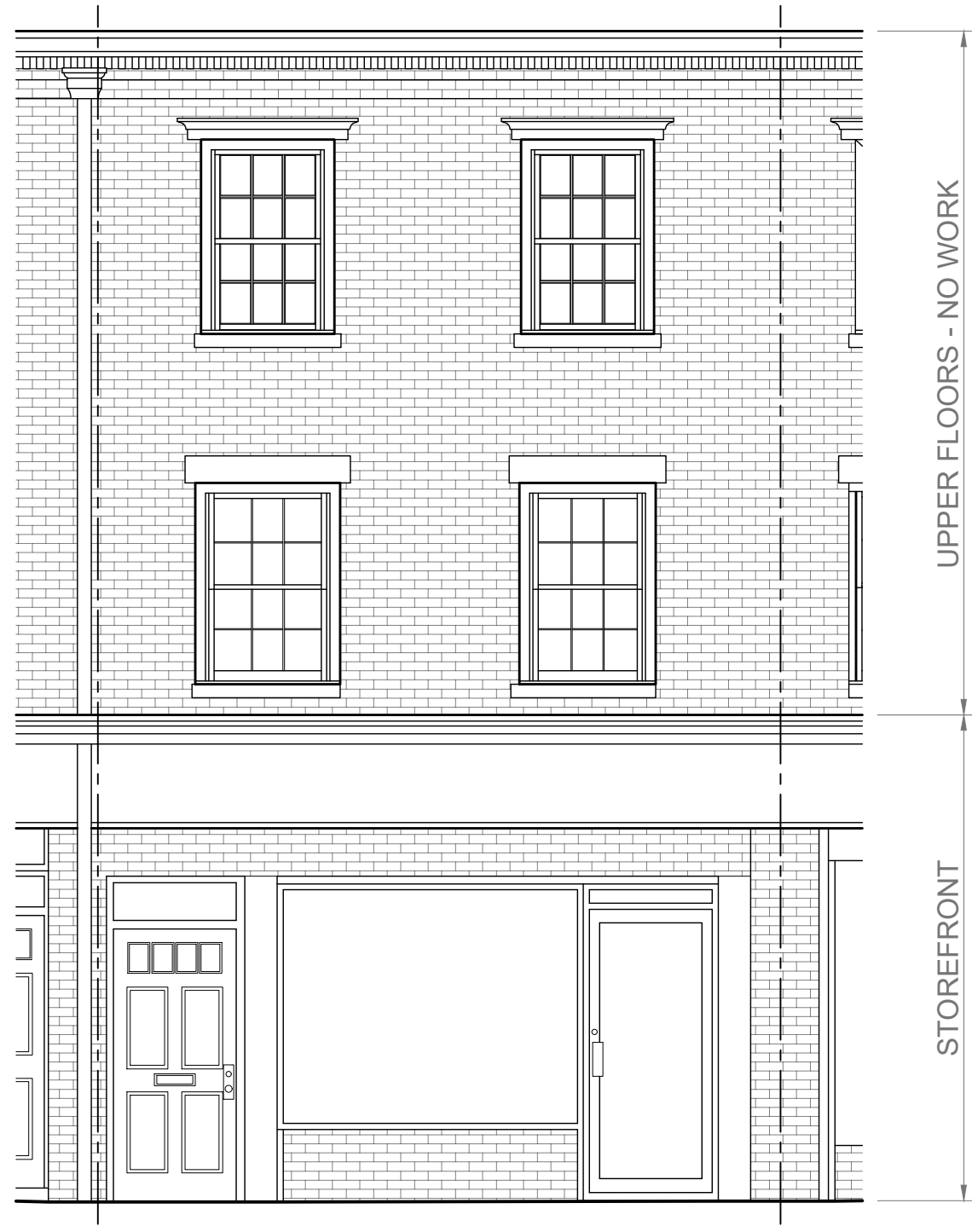
101-111 WEST 10TH STREET
NEW YORK, NY

101 W10 ST - c1940
01/15/2024
LPC-11



101-111 WEST 10TH STREET
NEW YORK, NY

101 W10 ST - STOREFRONT 2021
01/15/2024
LPC-12



EXISTING STOREFRONT ELEVATION



PROPOSED STOREFRONT ELEVATION

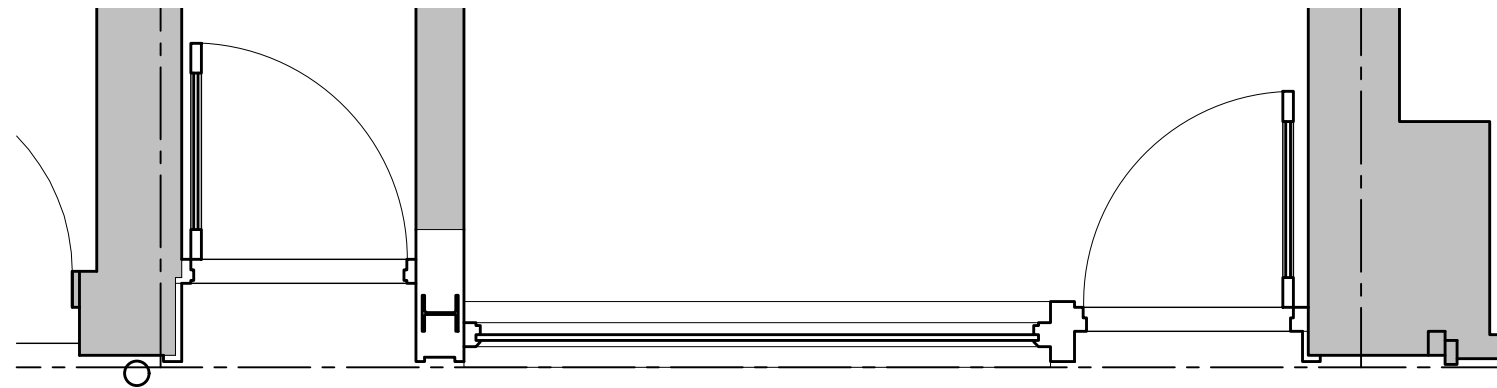


101-111 WEST 10TH STREET
NEW YORK, NY

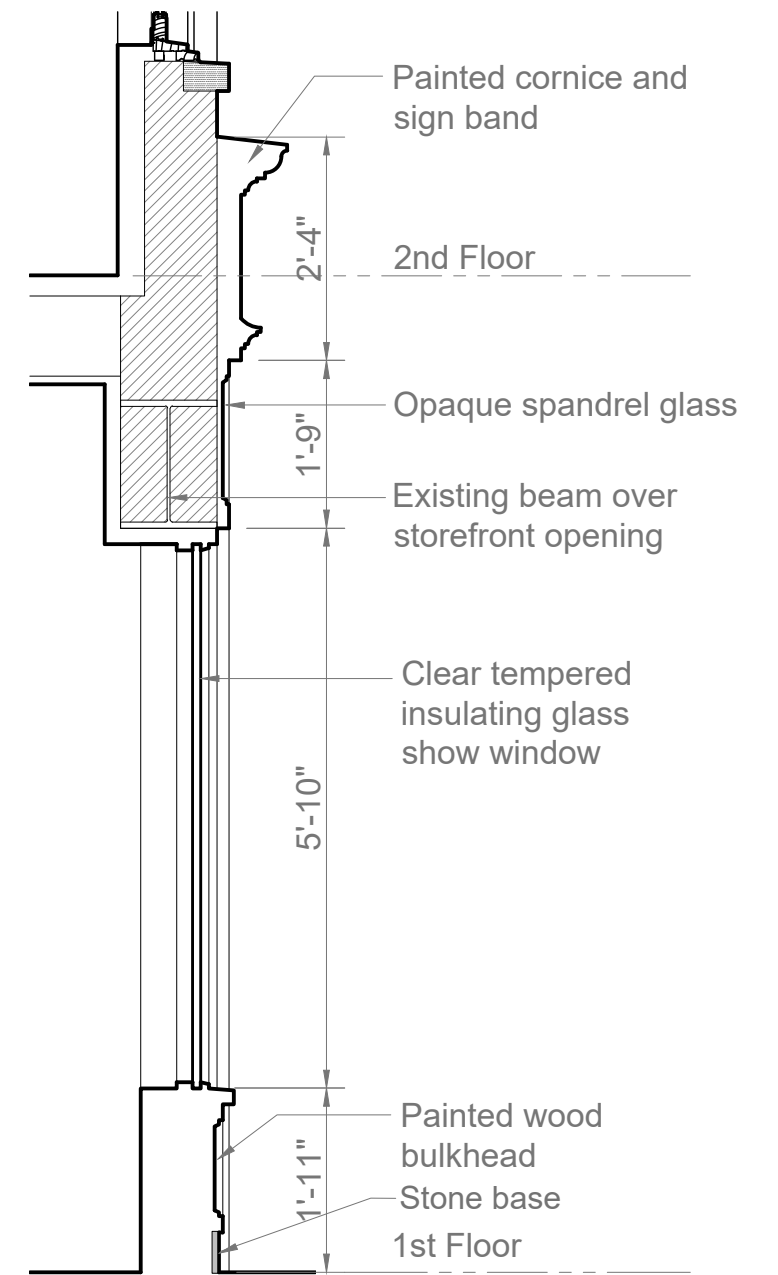
101 W10 ST - PROPOSED
01/15/2024
LPC-14



STOREFRONT ELEVATION



STOREFRONT PLAN



TYPICAL STOREFRONT SECTION

101-111 WEST 10TH STREET
NEW YORK, NY



103 W10 ST - c1940
01/15/2024
LPC-16



101-111 WEST 10TH STREET
NEW YORK, NY

103 W10 ST - STOREFRONT 2021
01/15/2024
LPC-17



EXISTING STOREFRONT ELEVATION



PROPOSED STOREFRONT ELEVATION

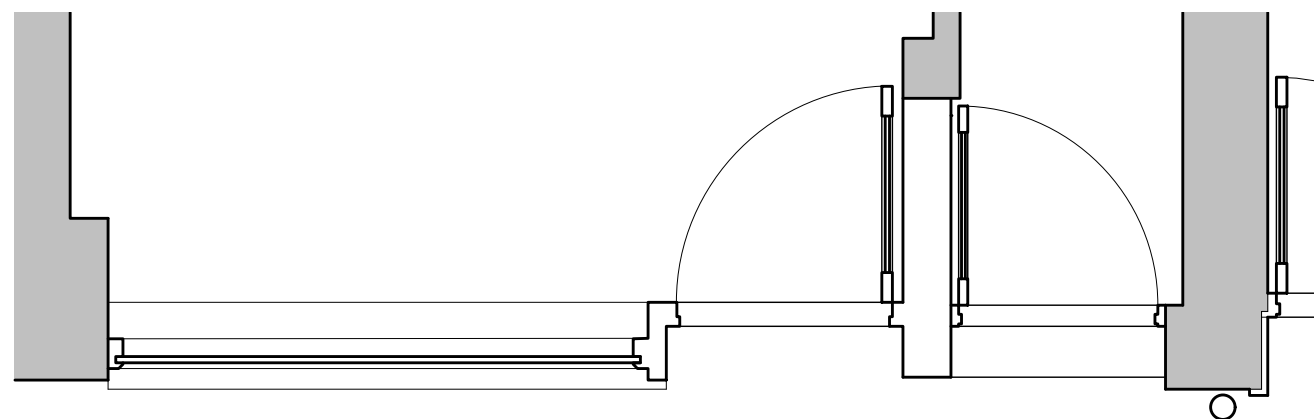


**101-111 WEST 10TH STREET
NEW YORK, NY**

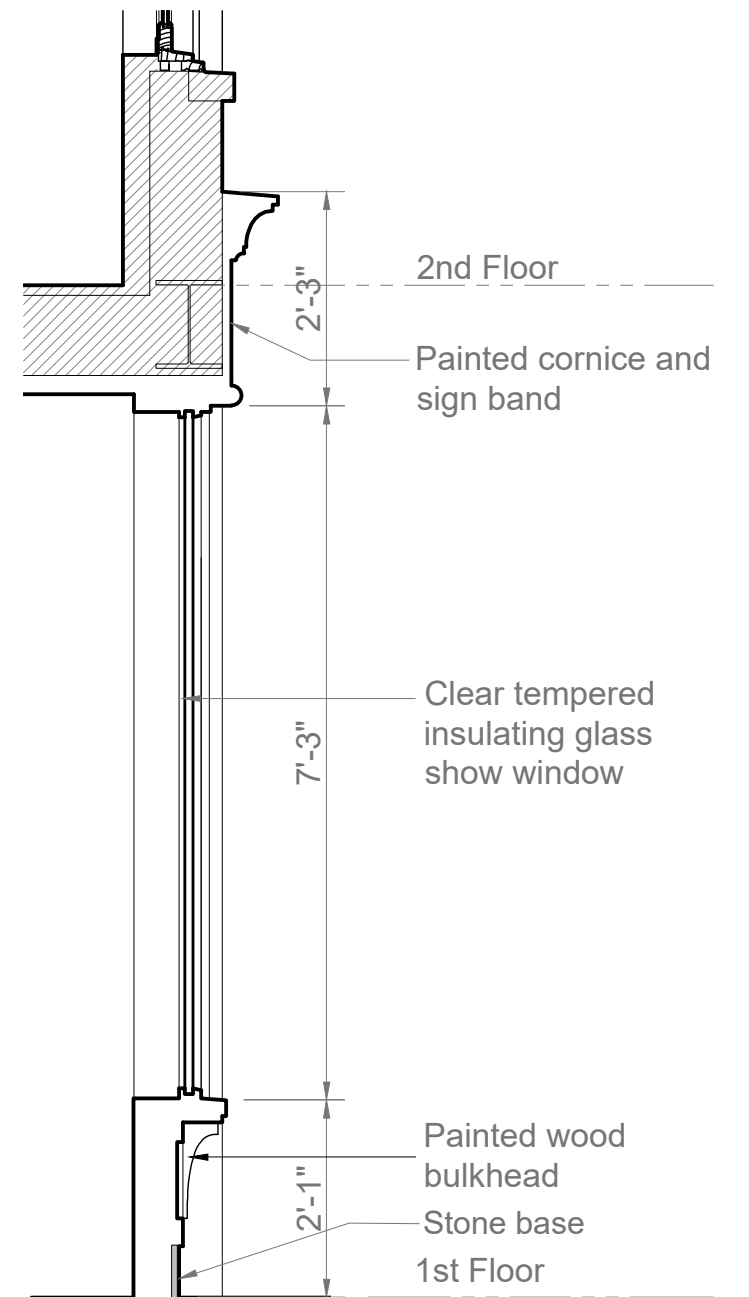
**103 W10 ST - PROPOSED
01/15/2024
LPC-19**



STOREFRONT ELEVATION



STOREFRONT PLAN



TYPICAL STOREFRONT SECTION



101-111 WEST 10TH STREET
NEW YORK, NY

105 W10 ST - c 1940
01/15/2024
LPC-21



101-111 WEST 10TH STREET
NEW YORK, NY

105 W10 ST - STOREFRONT 2021
01/15/2024
LPC-22



EXISTING STOREFRONT ELEVATION



PROPOSED STOREFRONT ELEVATION

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THE KINSMAN



Option 1 - Door at Side



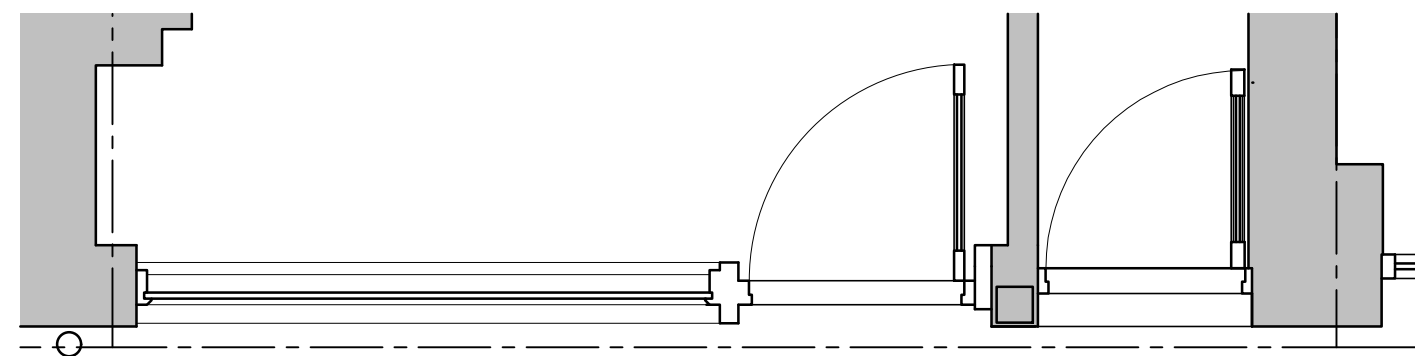
Option 2 - Door at Center

**101-111 WEST 10TH STREET
NEW YORK, NY**

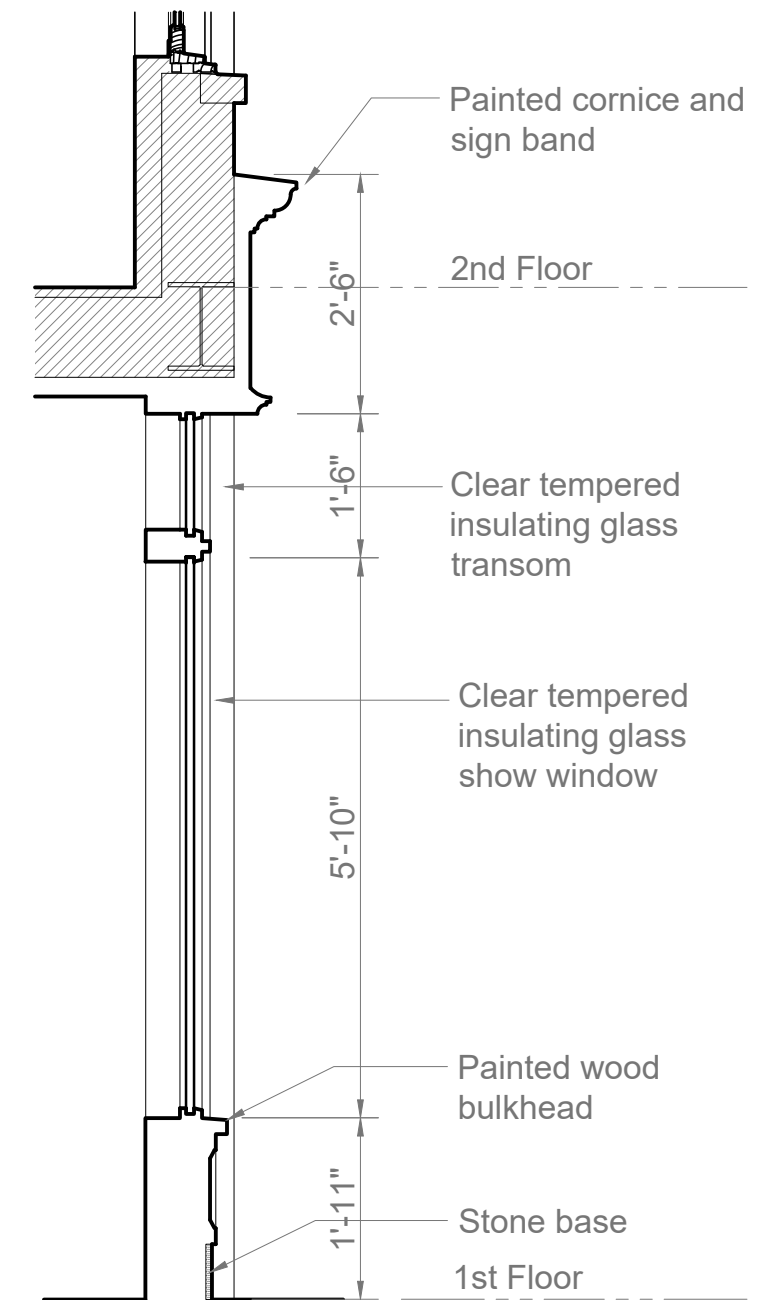
**105 W10 ST - PROPOSED
01/15/2024
LPC-24**



STOREFRONT ELEVATION



STOREFRONT PLAN



TYPICAL STOREFRONT SECTION



101-111 WEST 10TH STREET
NEW YORK, NY



101-111 WEST 10TH STREET
NEW YORK, NY

107-111 W10 ST - STOREFRONT 2021
01/15/2024
LPC-27



EXISTING STOREFRONT ELEVATION



PROPOSED STOREFRONT ELEVATION

101-111 WEST 10TH STREET
NEW YORK, NY

107-111 W10 ST - PROPOSED
01/15/2024
LPC-29



Option 1 - Single Door at Side

101-111 WEST 10TH STREET
NEW YORK, NY

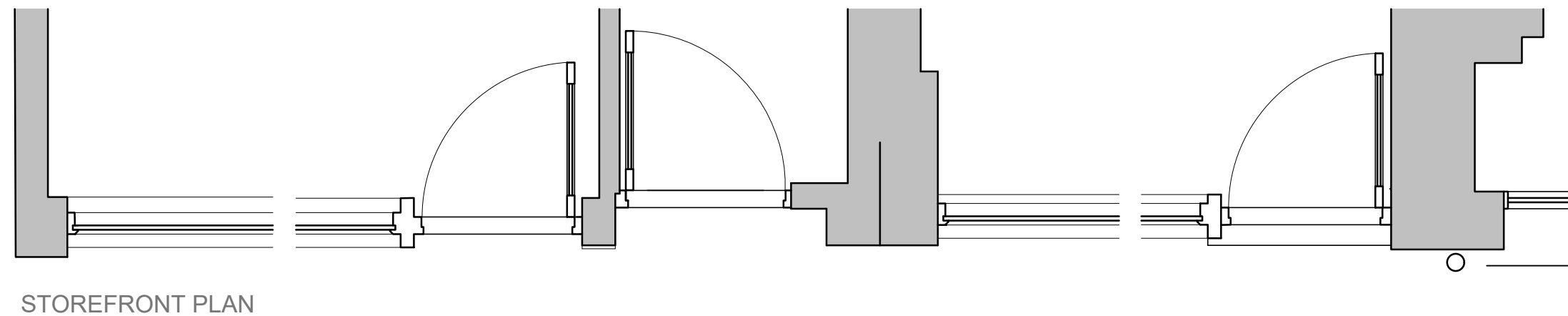
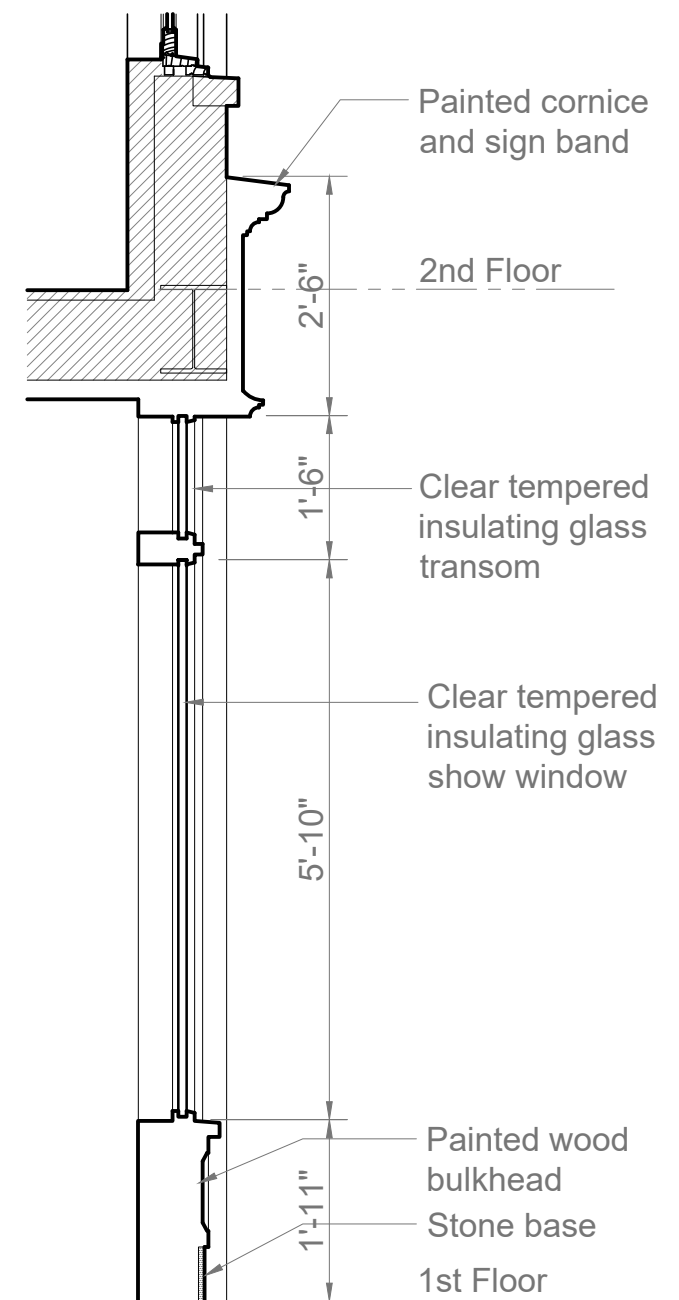
107-111 W10 ST - PROPOSED
01/15/2024
LPC-30

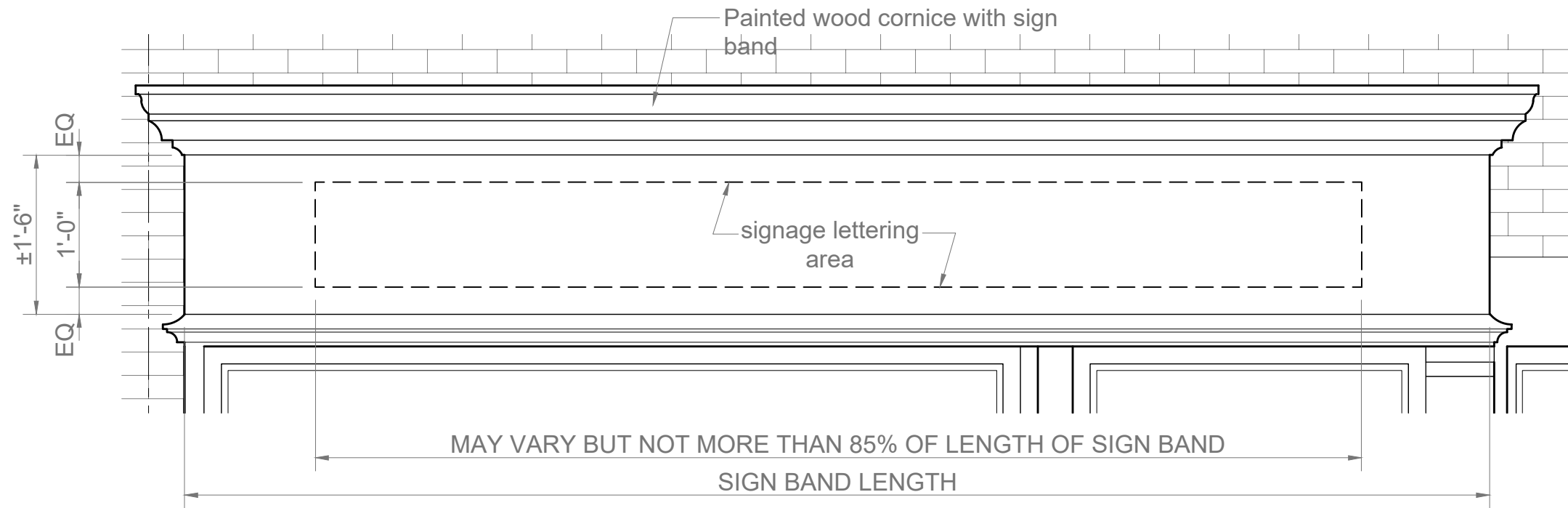


Option 2 - Double Doors at Center

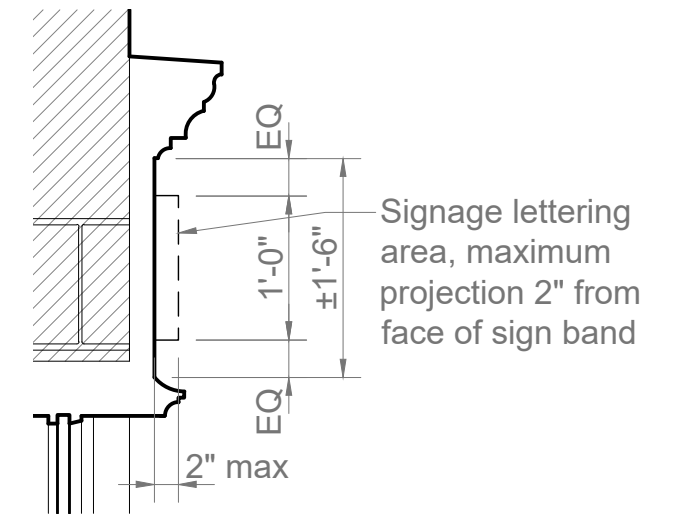
**101-111 WEST 10TH STREET
NEW YORK, NY**

**107-111 W10 ST - PROPOSED
01/15/2024
LPC-31**

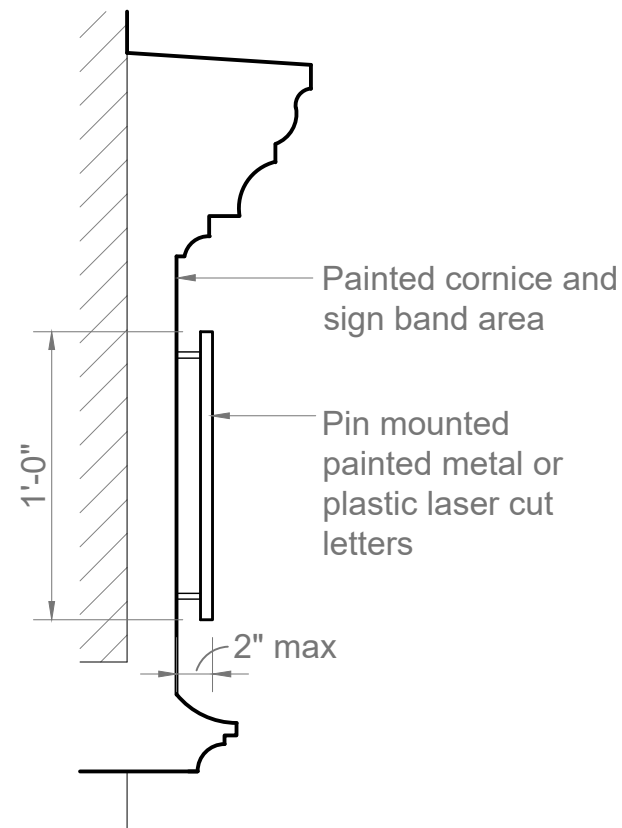




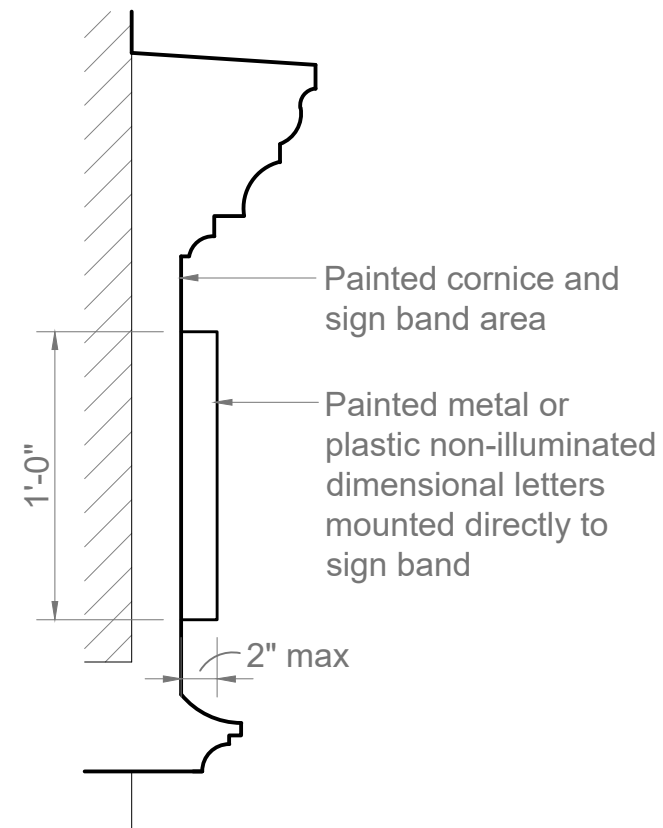
TYPICAL SIGN BAND ELEVATION



TYPICAL SIGN BAND SECTION



INSTALLATION OPTION A



INSTALLATION OPTION B

ADDRESS	LOT WIDTH	ALLOWABLE SIGNAGE AREA	PROPOSED MAX SIGNAGE AREA
101 W10	16.67'	50 SF	10.8 SF
103 W10	16.33'	49 SF	10.1 SF
103 W10	17.00'	51 SF	10.6 SF
107-111 W10	51.00'	150 SF	
107 W10			11.9 SF
111 W10			27.1 SF

Allowable signage area based on zoning limitation of 3x lot frontage or 150 SF.

Proposed maximum signage area based on signage height limit of 12" and .85 x sign band length.



101-111 WEST 10TH STREET
NEW YORK, NY

ELEVATION - PROPOSED
01/15/2024
LPC-34

February 13, 2024
Public Hearing

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Preservation Department – Item 6, LPC-23-11959

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