

17 EAST 9TH STREET
CB2 PRESENTATION

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- 2. EXISTING CONDITIONS
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- 5. FINISHES

1. SITE / ZONING INFORMATION



LOT SF: 2,307 SF
ZONING SF: 7,230 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

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

[illegible]

TAX PHOTOS

E 10TH STREET

5TH AVE

UNIVERSITY PLACE

E 9TH STREET

275' - 0"

25' - 0"

127' - 0"

4 STY. BLDG.

LOCATION OF WORK
17 EAST 9TH STREET

HISTORICAL DESCRIPTION

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

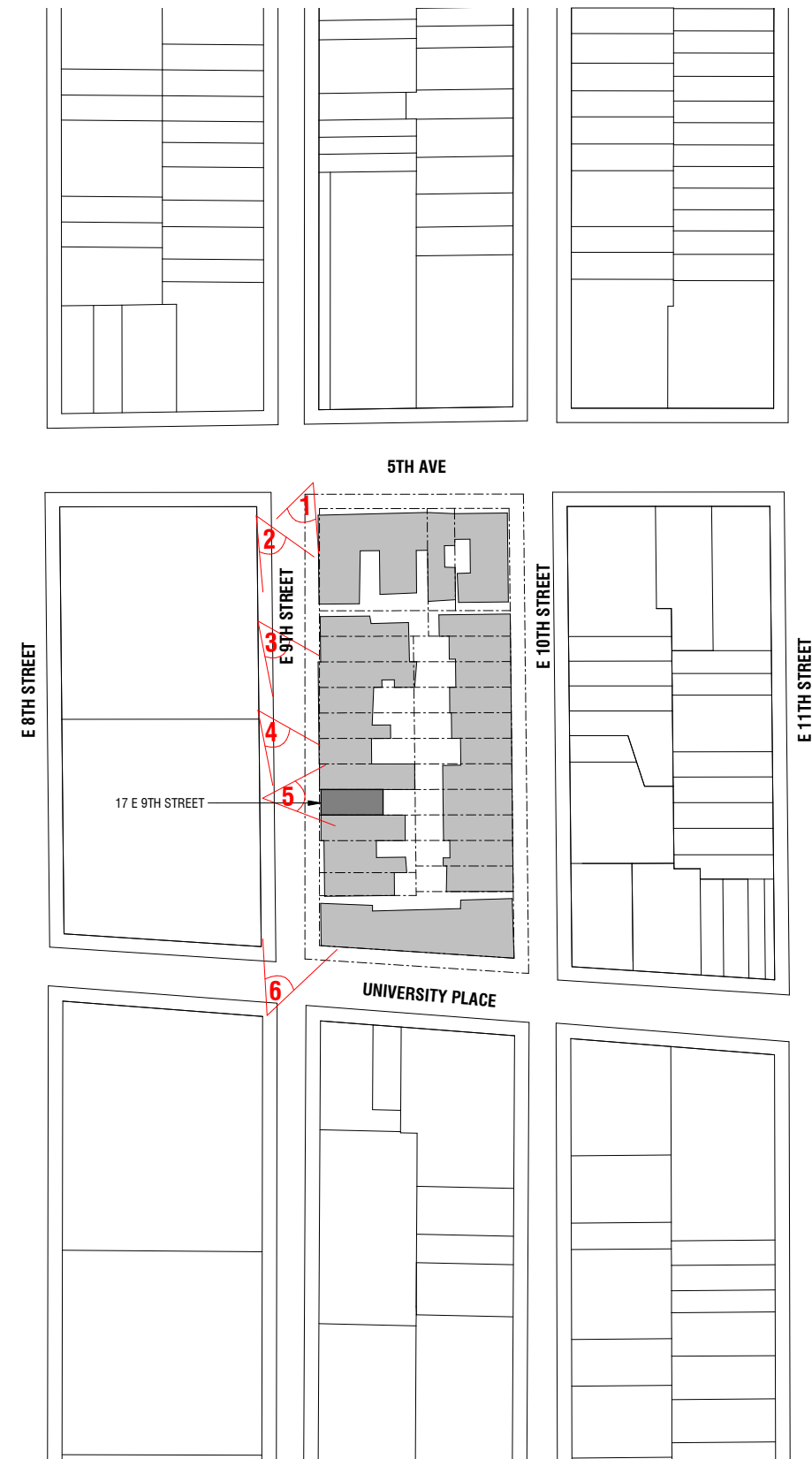


1940



1980

2. EXISTING CONDITIONS: BLOCK



1. LOOKING SOUTH FROM 5TH AVE TO E 9TH STREET



2. LOOKING SOUTH EAST FROM 5TH AVE TO E 9TH STREET



3. LOOKING SOUTH EAST FROM 5TH AVE TO E 9TH STREET



4. LOOKING NORTHEAST FROM E 9TH STREET



5. LOOKING NORTH FROM E 9TH STREET



6. LOOKING NORTHWEST FROM UNIVERSITY PLACE TO E 9TH STREET

2. EXISTING CONDITIONS: BLOCK



7. LOOKING WEST FROM UNIVERSITY PLACE TO E 10TH STREET (BUILDING NOT VISIBLE)



8. STREET VIEW LOOKING NORTH WEST FROM UNIVERSITY PLACE TO E 10TH STREET (BUILDING NOT VISIBLE)



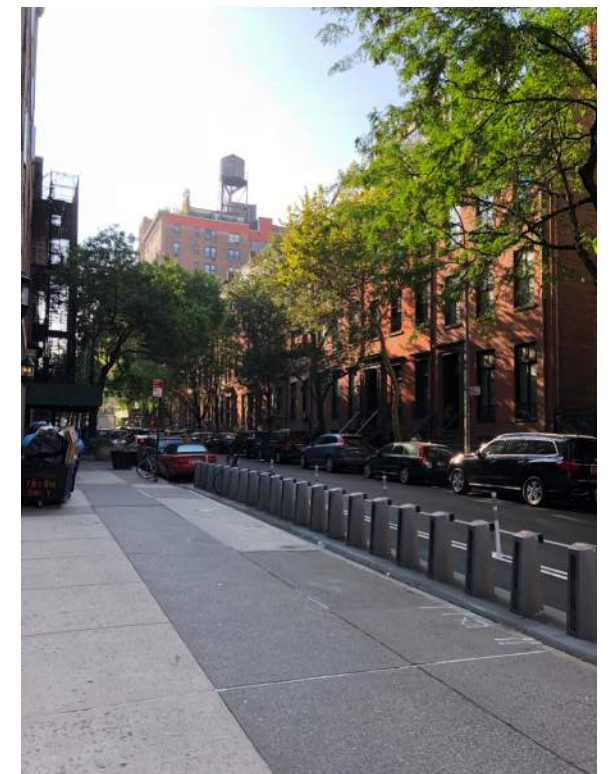
9. STREET VIEW LOOKING WEST FROM 10TH STREET TOWARD 17 E 9TH STREET (BUILDING NOT VISIBLE)



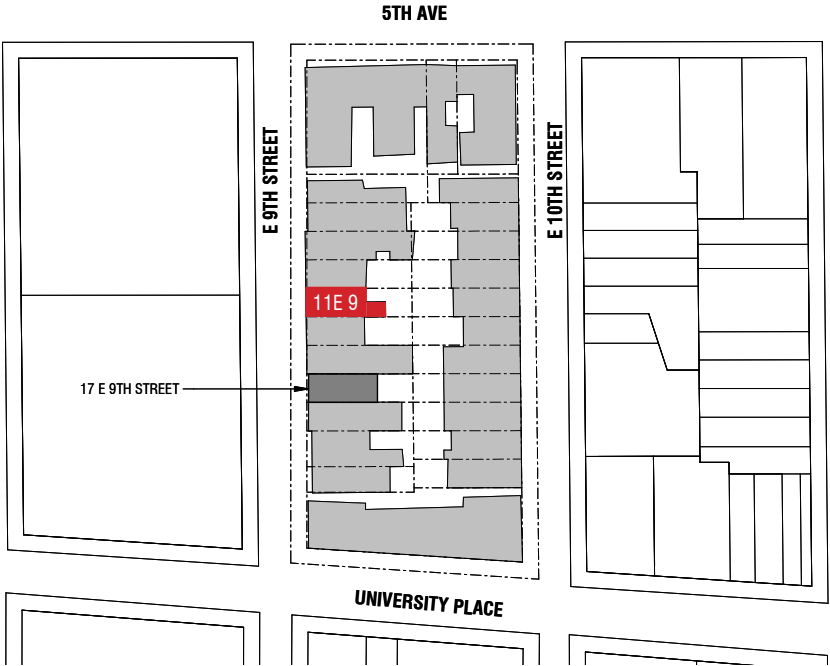
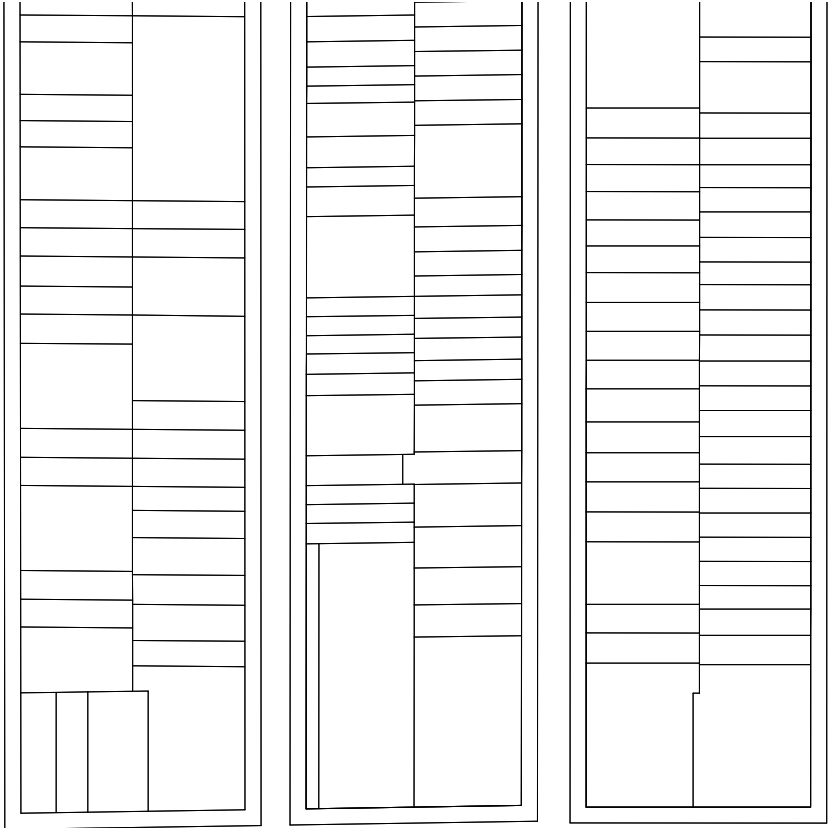
10. STREET VIEW LOOKING SOUTH FROM 5TH AVENUE TO E 10TH STREET (BUILDING IS NOT VISIBLE)



11. STREET VIEW LOOKING NORTH WEST FROM E 10TH STREET (BUILDING IS NOT VISIBLE)



12. STREET VIEW LOOKING SOUTH FROM 10TH STREET (BUILDING IS NOT VISIBLE)



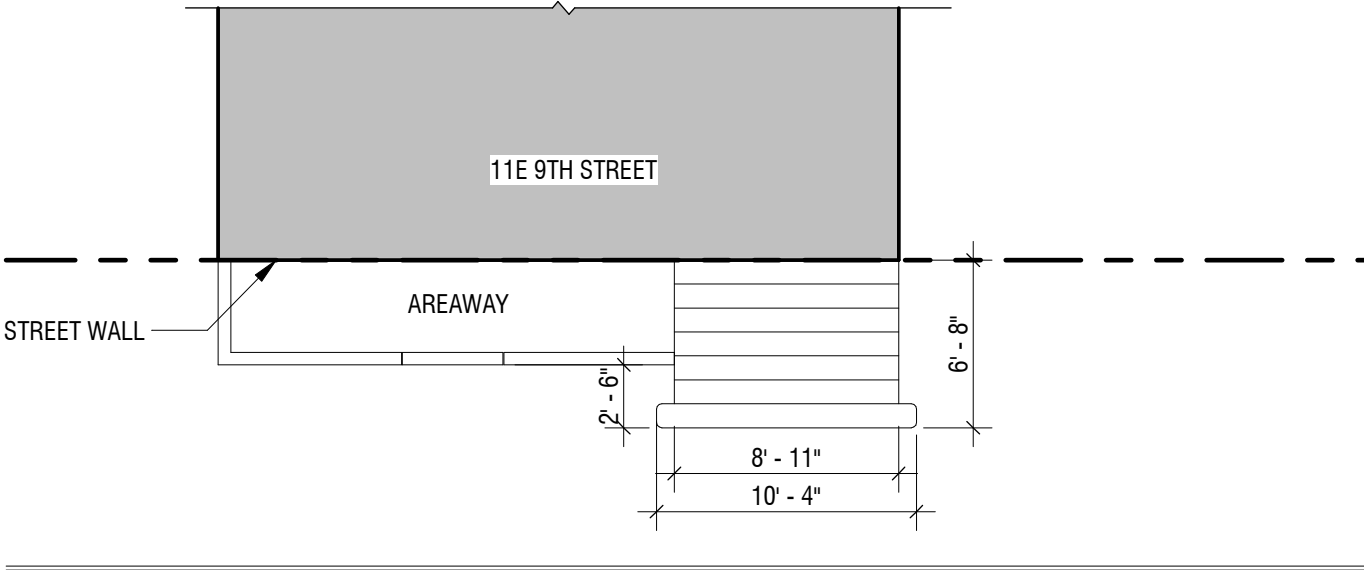
KEY PLAN



1.STOOP



2. STOOP & AREAWAY



3.SCHEMATIC SIDEWALK PLAN

W

STOOP PRECEDENTS

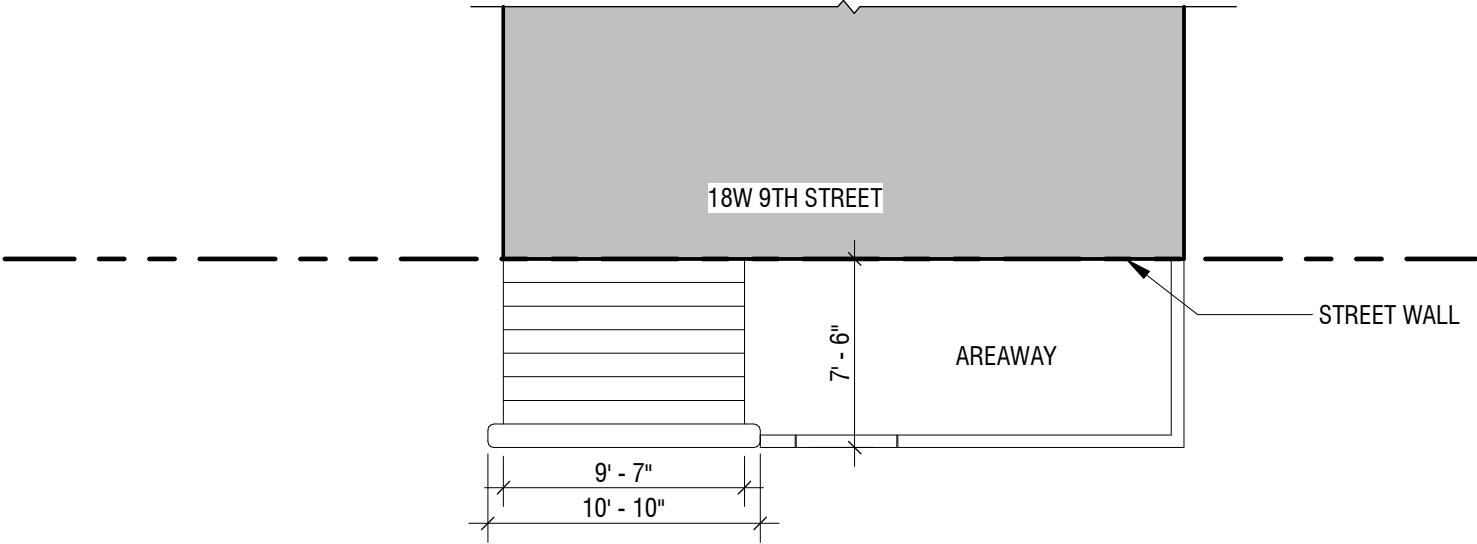
18 WEST 9TH STREET



1.STOOP



2. STOOP & AREAWAY



3.SCHEMATIC SIDEWALK PLAN

W

STOOP PRECEDENTS

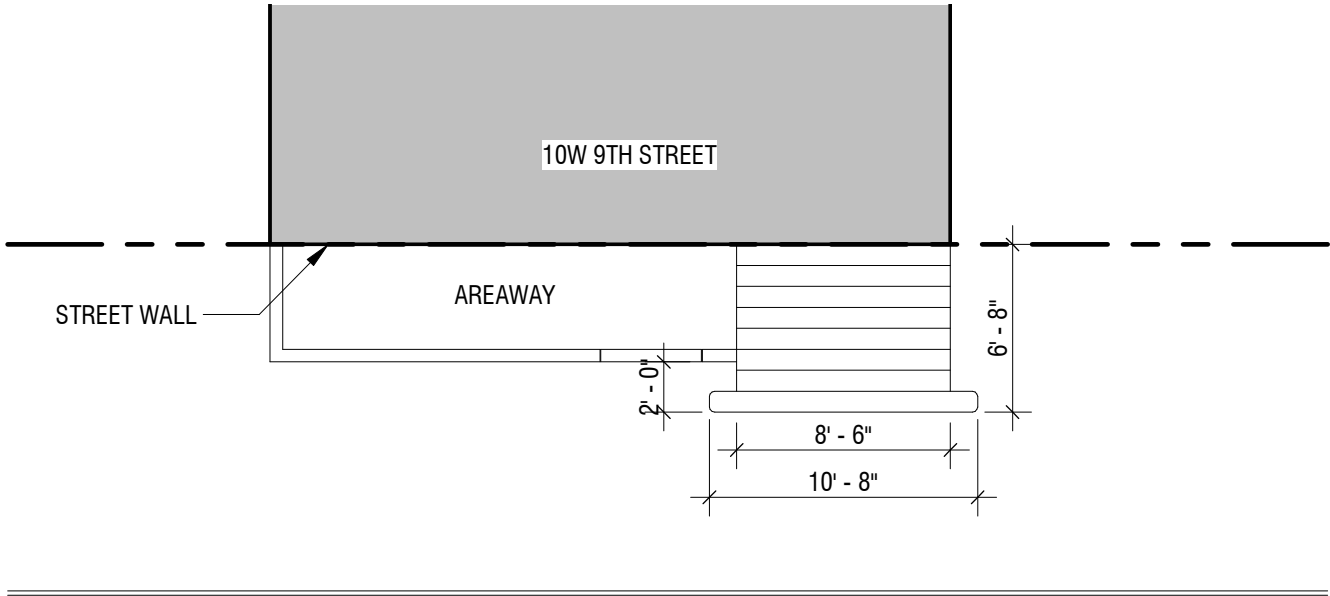
10 WEST 9TH STREET



1. STOOP



2. STOOP & AREAWAY

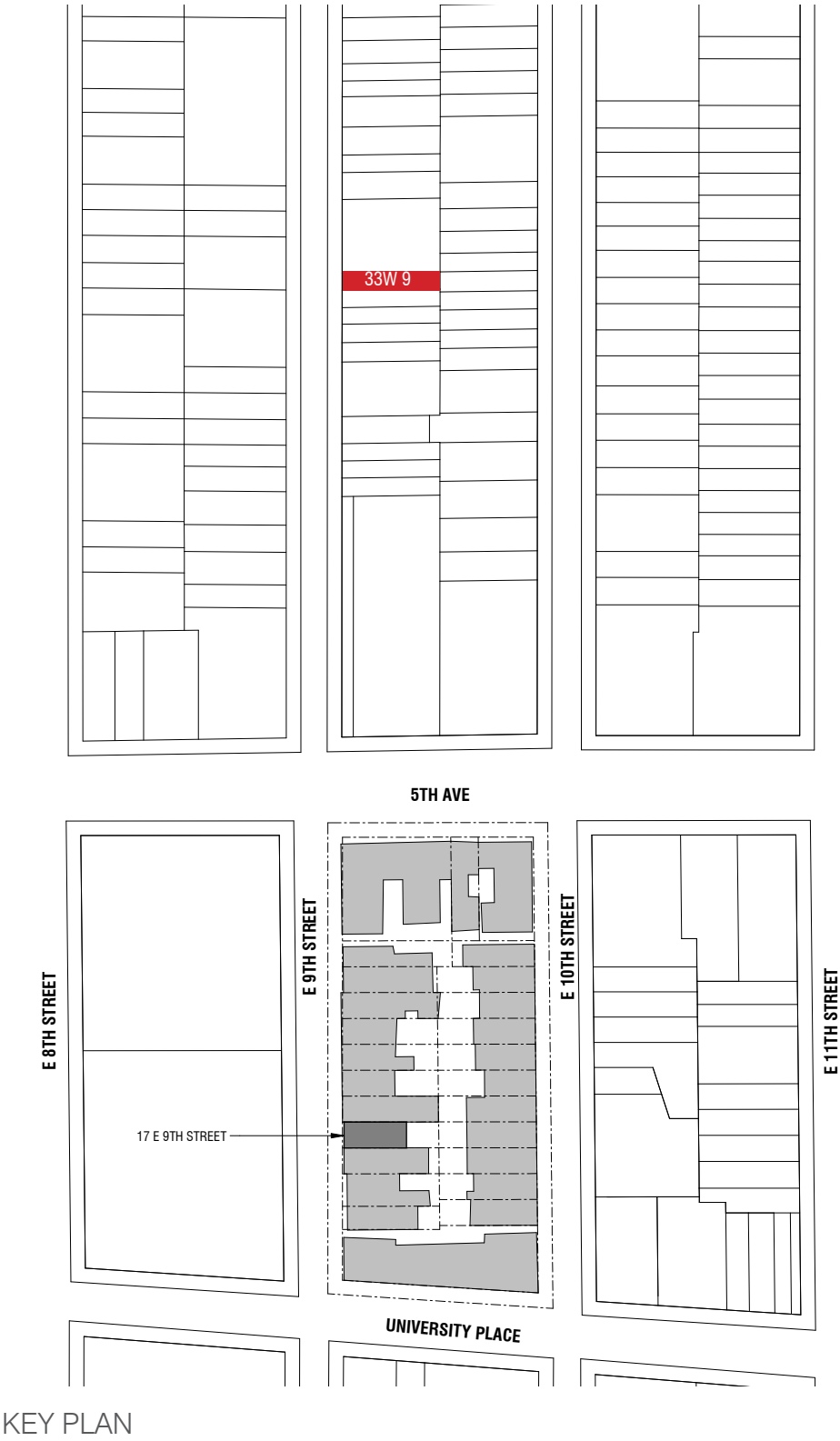


3. SCHEMATIC SIDEWALK PLAN

W

STOOP PRECEDENTS

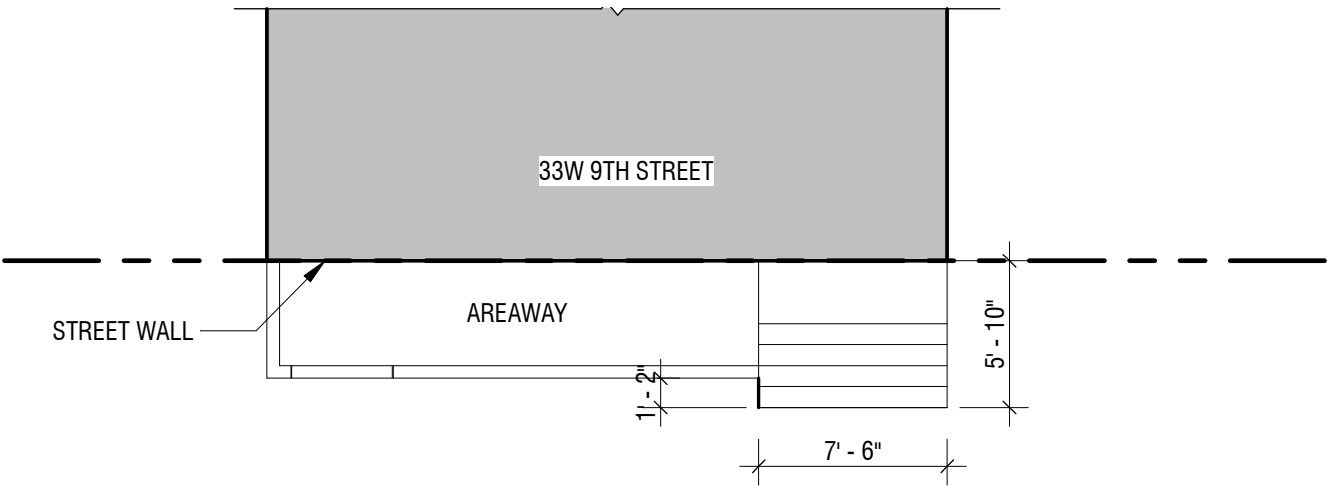
33 WEST 9TH STREET



1.STOOP



2. STOOP & AREAWAY

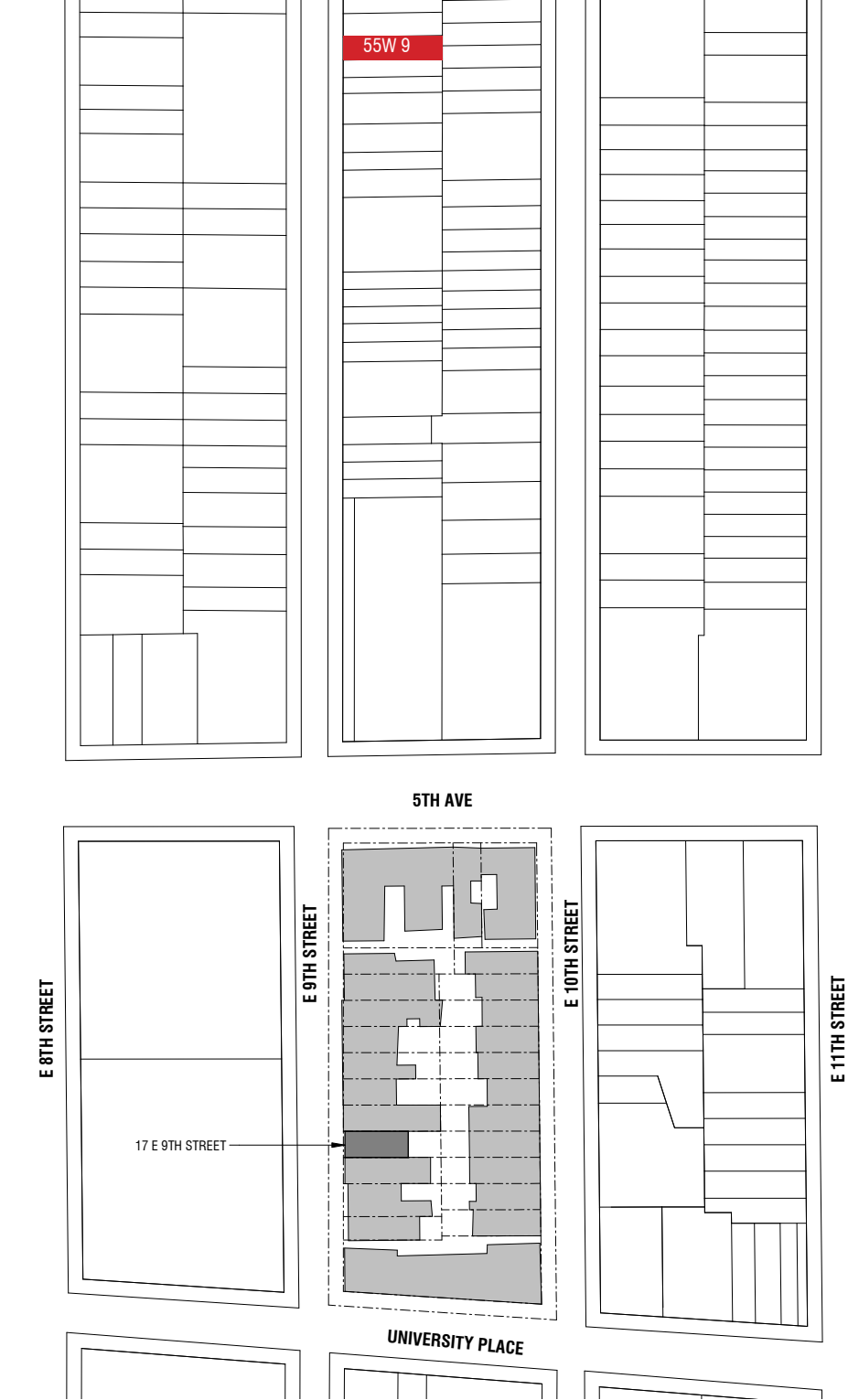


3.SCHEMATIC SIDEWALK PLAN

W

STOOP PRECEDENTS

55 WEST 9TH STREET



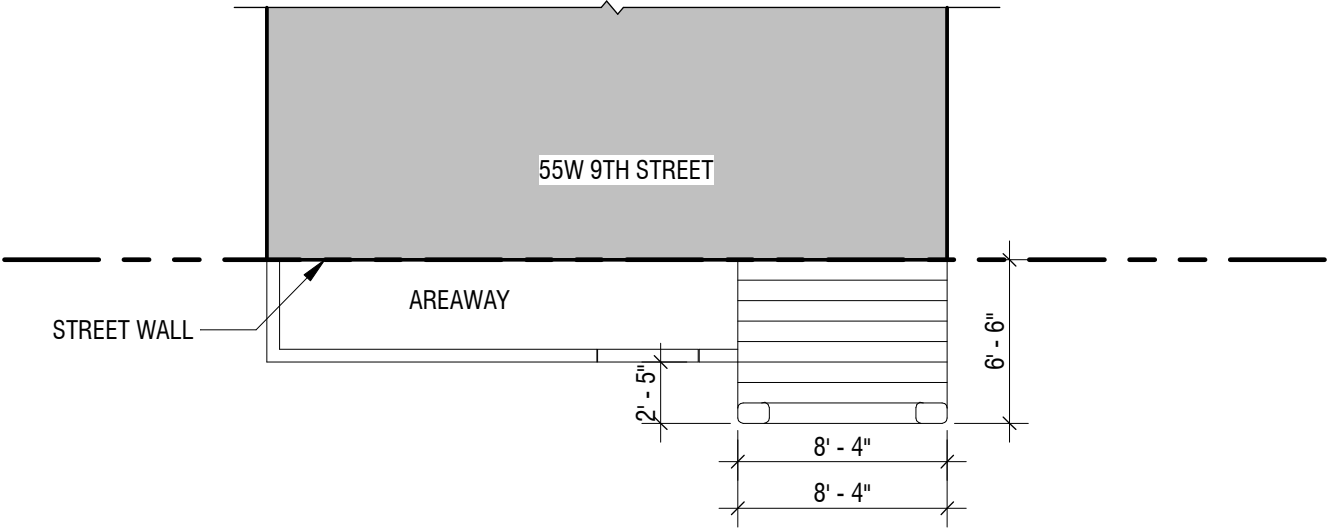
KEY PLAN



1.STOOP



2. STOOP & AREAWAY



3.SCHEMATIC SIDEWALK PLAN



STOOP PRECEDENTS

4 EAST 10TH STREET



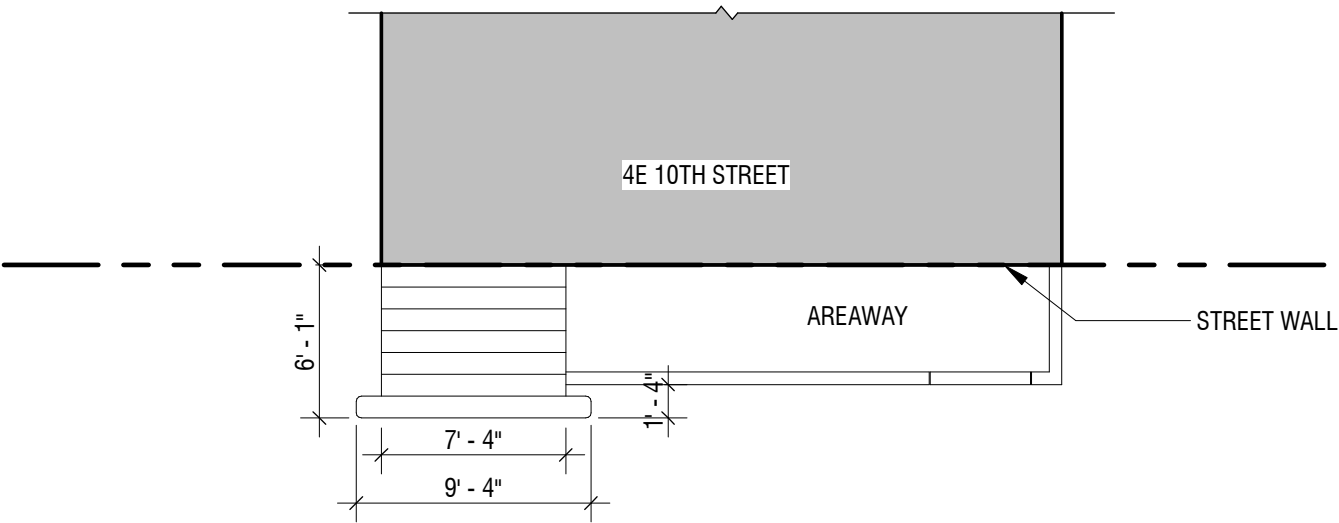
KEY PLAN



1. STOOP



2. STOOP & AREAWAY

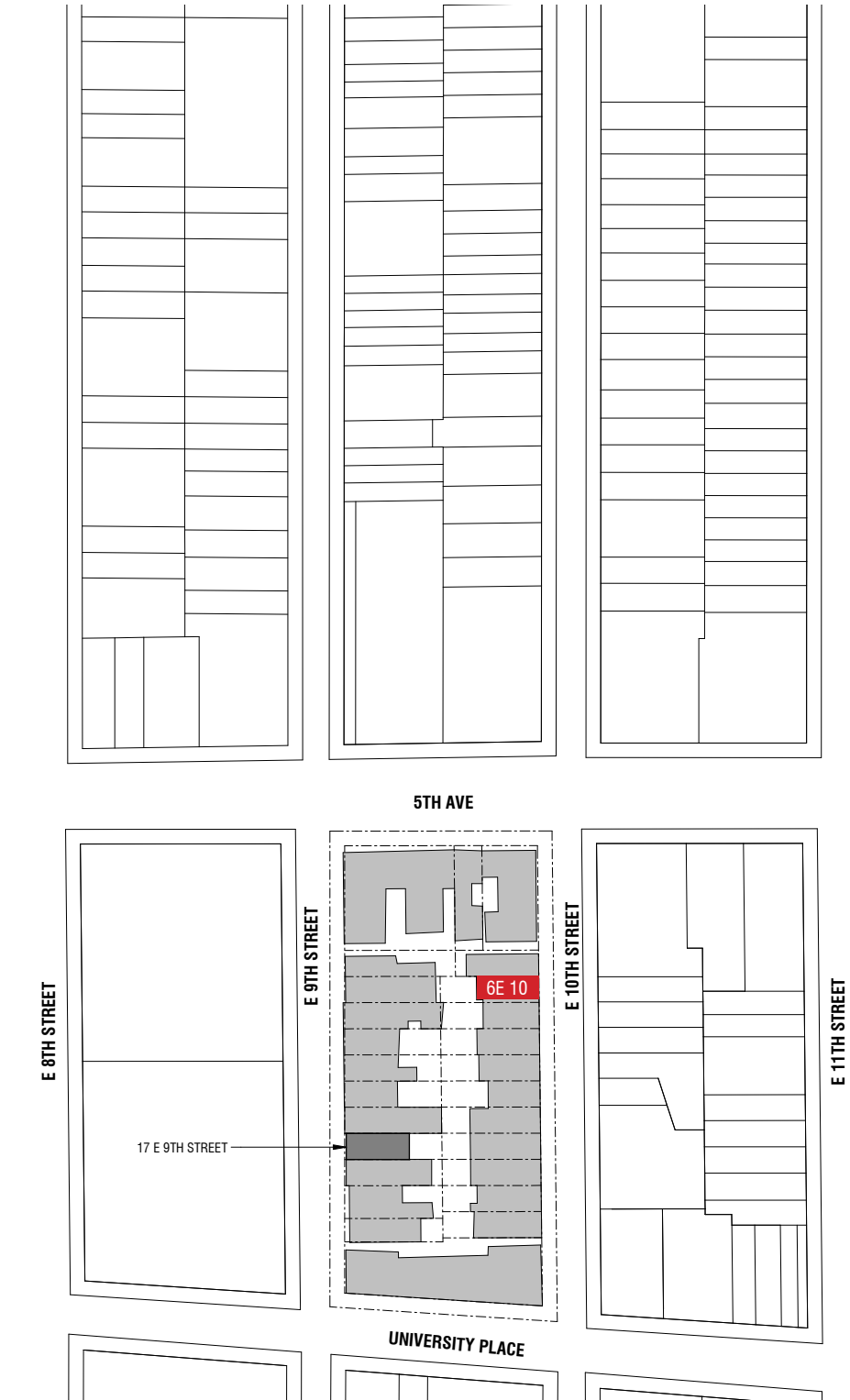


3. SCHEMATIC SIDEWALK PLAN



STOOP PRECEDENTS

6 EAST 10TH STREET



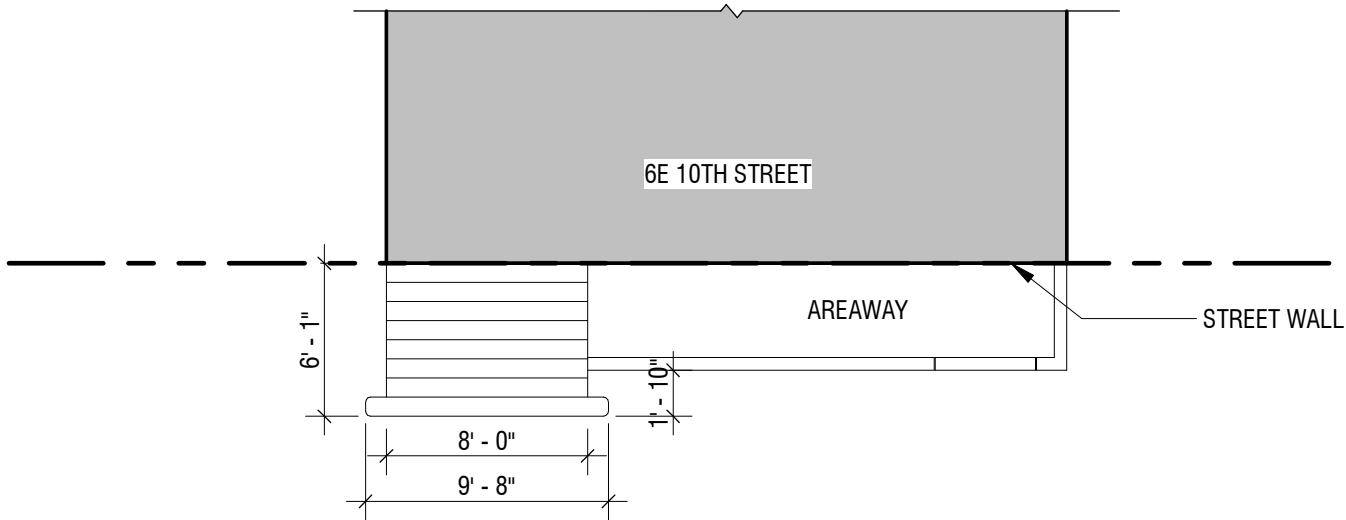
KEY PLAN



1.STOOP



2. STOOP & AREAWAY

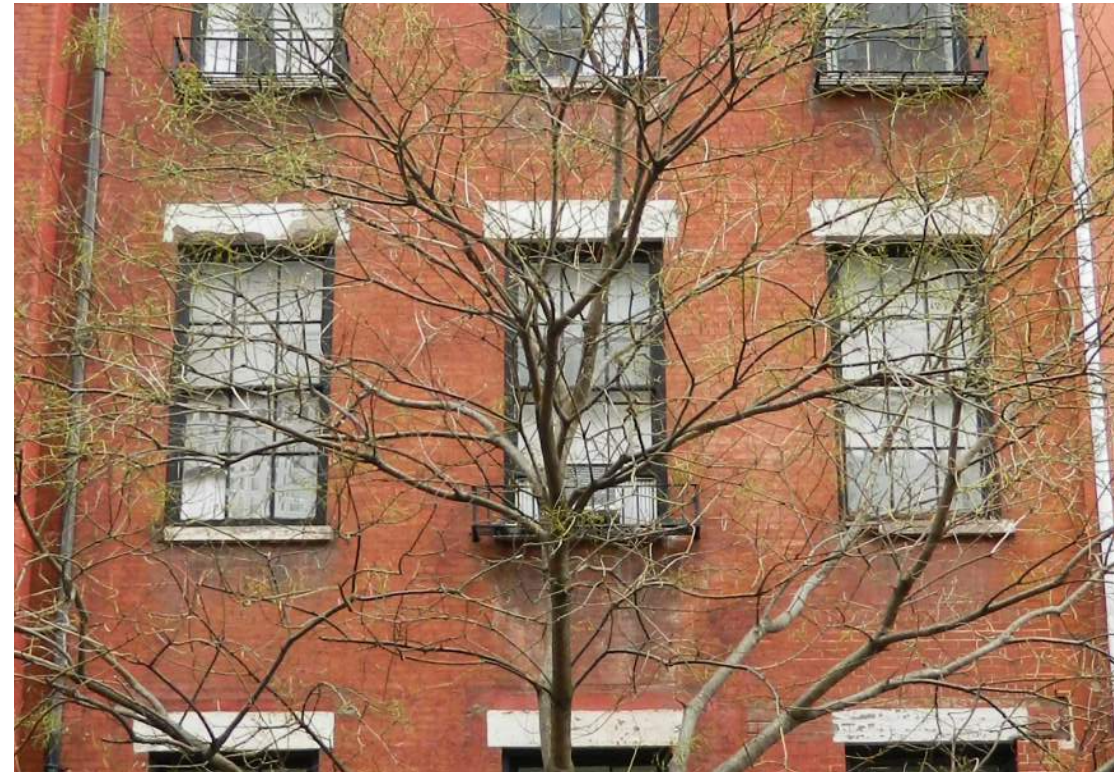


3.SCHEMATIC SIDEWALK PLAN

2. EXISTING CONDITIONS: FRONT FACADE



1. EXISTING WINDOWS, 3RD & 4TH FLOORS



2. EXISTING WINDOWS, 2ND FLOOR



3. EXISTING WINDOWS, 1ST FLOOR



4. EXISTING WINDOWS, BASEMENT

2. EXISTING CONDITIONS: FRONT FACADE



1. EXISTING ENTRY WAY AT E 9TH ST



2. EXISTING ENTRY DOOR AT E 9TH ST



3. EXISTING PLANTERS



4. EXISTING WINDOWS AT BASEMENT



5. EXISTING WINDOWS AT FIRST FLOOR



6. EXISTING CORNICE

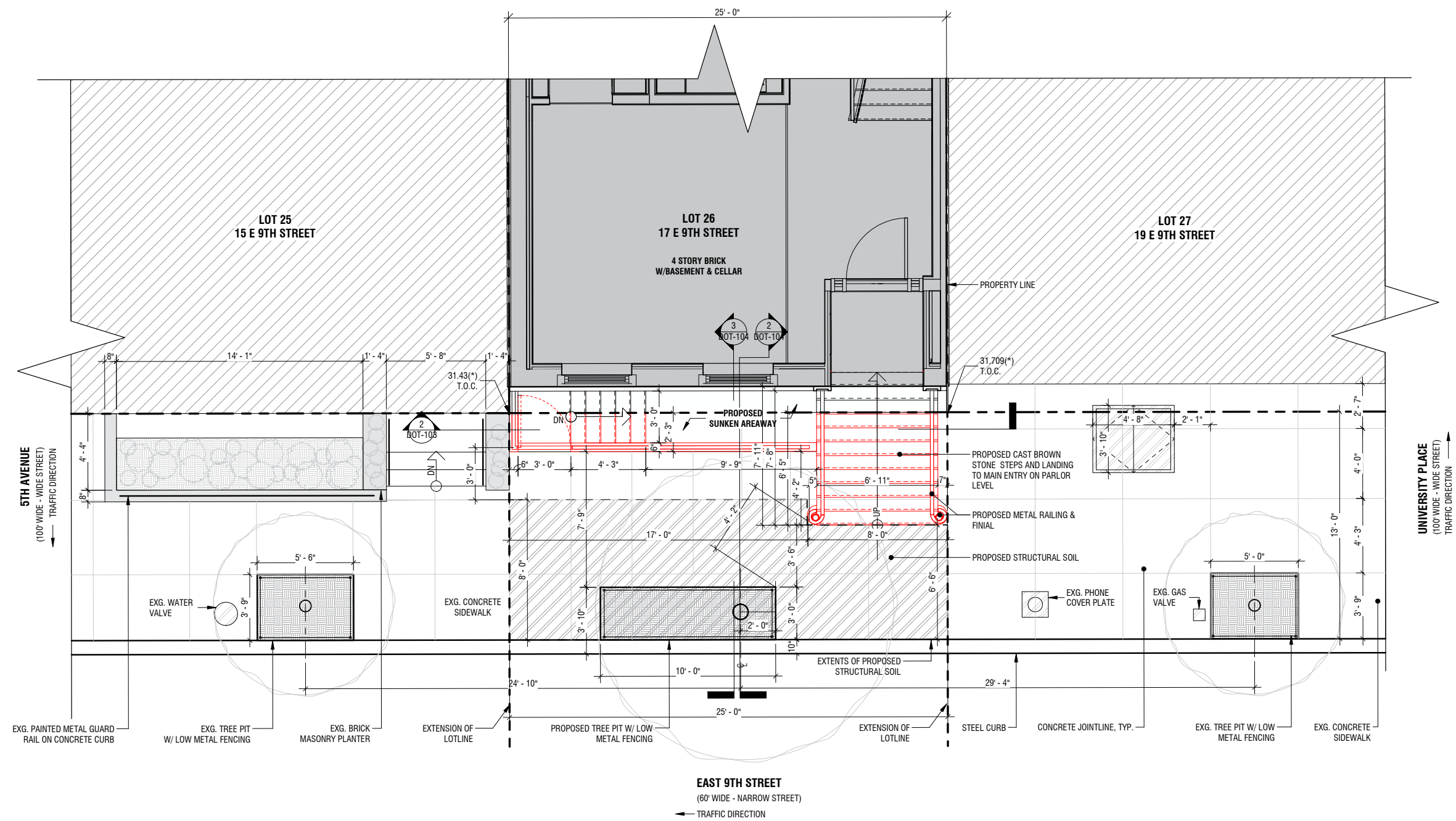


7. EXISTING CORNICE S/W CORNER



8. EXISTING CORNICE S/E CORNER

3. PROPOSED PLAN



LEGEND

ADJACENT BUILDINGS

AREA OF WORK

EXTENTS OF STRUCTURAL SOIL

PROPOSED AREA

T1

EXISTING LARGE TREE W/ TREE PIT

T2

EXISTING MEDIUM TREE W/ TREE PIT

T3

EXISTING SMALL TREE W/ TREE PIT

METAL BILCO DOOR

PROPERTY LINE

H

EXISTING FIRE HYDRANT

P

EXISTING PLANTER

L

EXISTING LAMP POST

EXTENSION OF LOT LINE

PROPOSED - PLAN

15

3. PROPOSED DESIGN: ELEVATIONS

- <E-BR-1>

RED NATURAL BRICK
- <E-SS-1>

BLUESTONE
- <E-SS-2>

CAST BROWNSTONE
- <E-MT-1>

BLACK POWDER COATED METAL
- <E-MT-2>

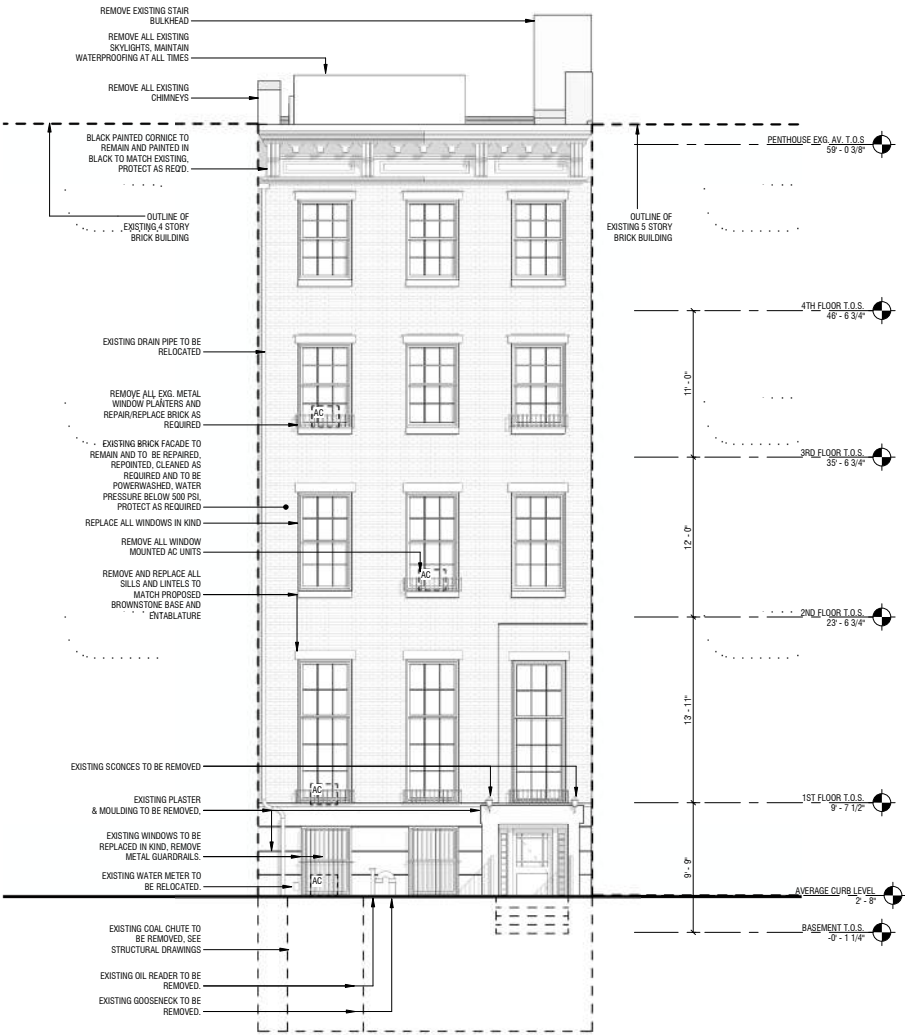
BLACK POWDER COAT ALUMINUM
- <E-WD-1>

BLACK PAINTED WOOD
- <E-WD-2>

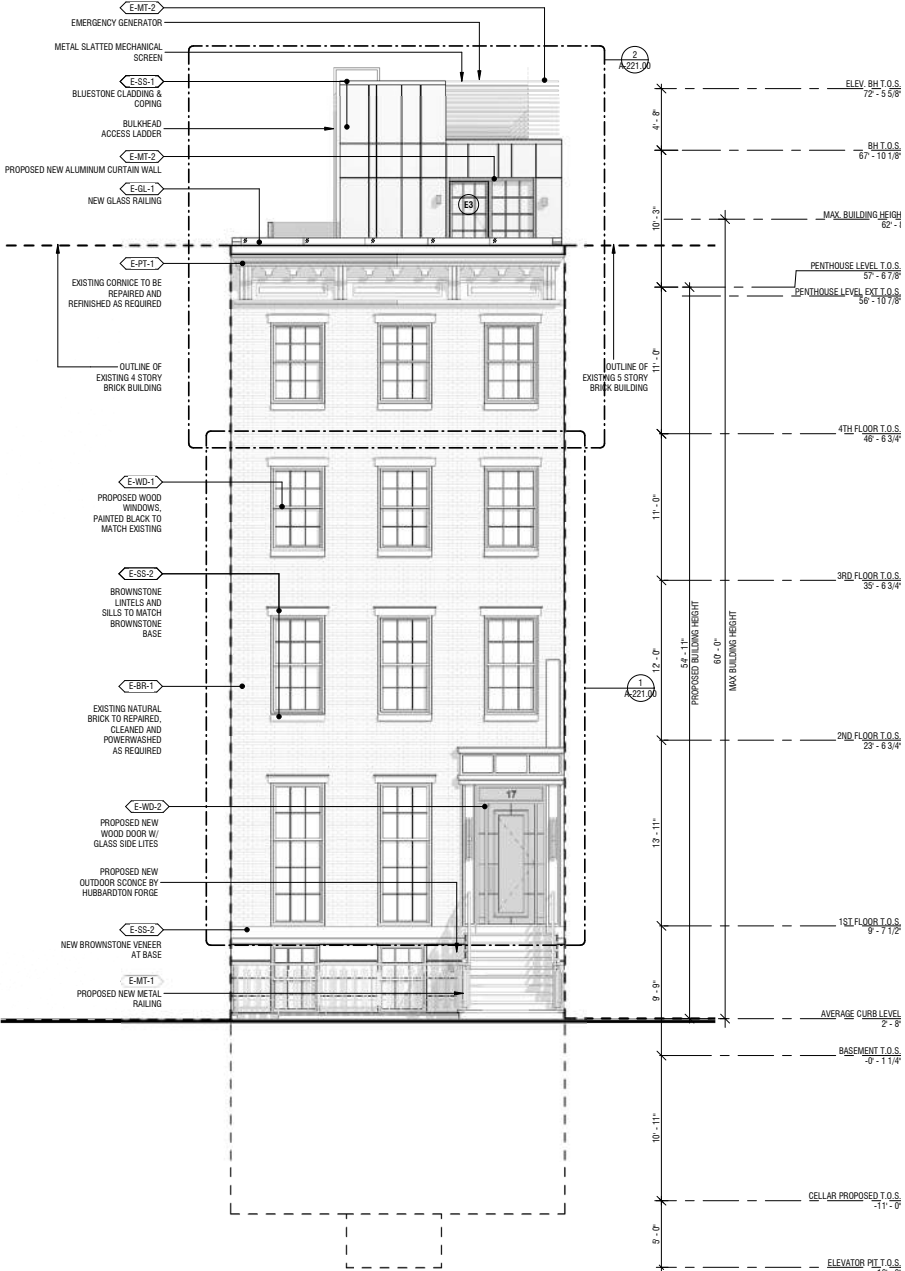
EBONY STAINED MAHOGANY
- <E-PT-1>

BENJAMIN MOORE BLACK PAINT HC-190
- <E-BL-1>

CLEAR GLASS



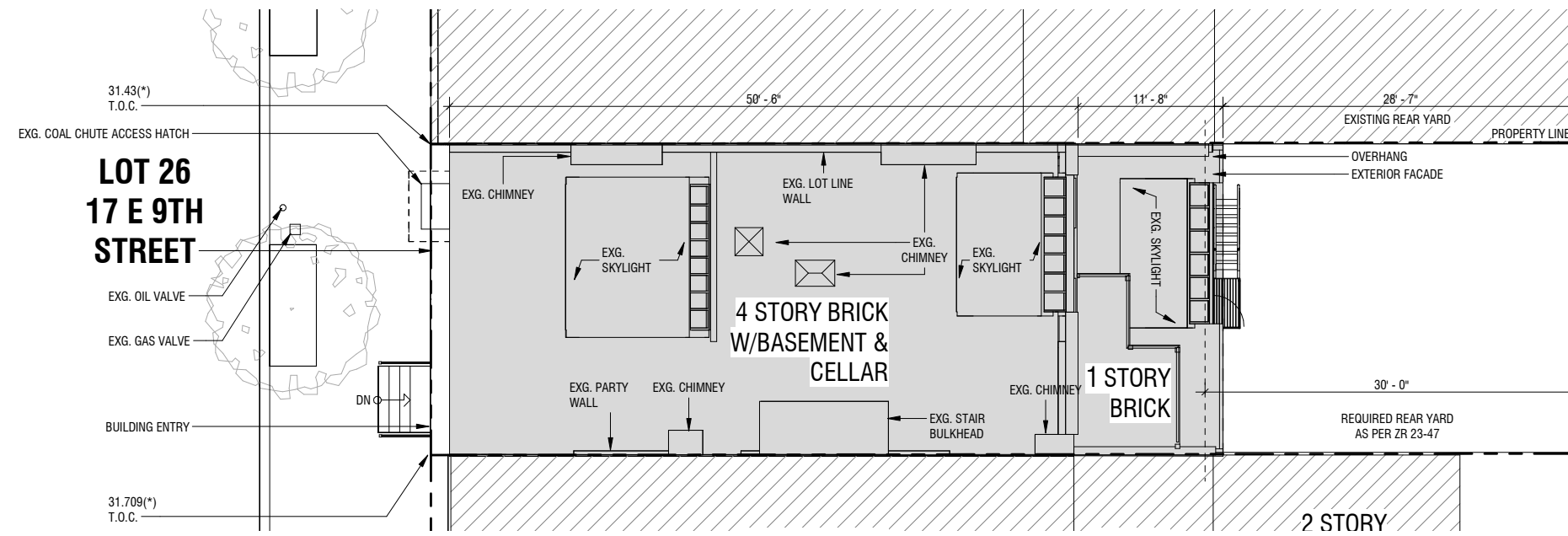
EXISTING - FRONT ELEVATION



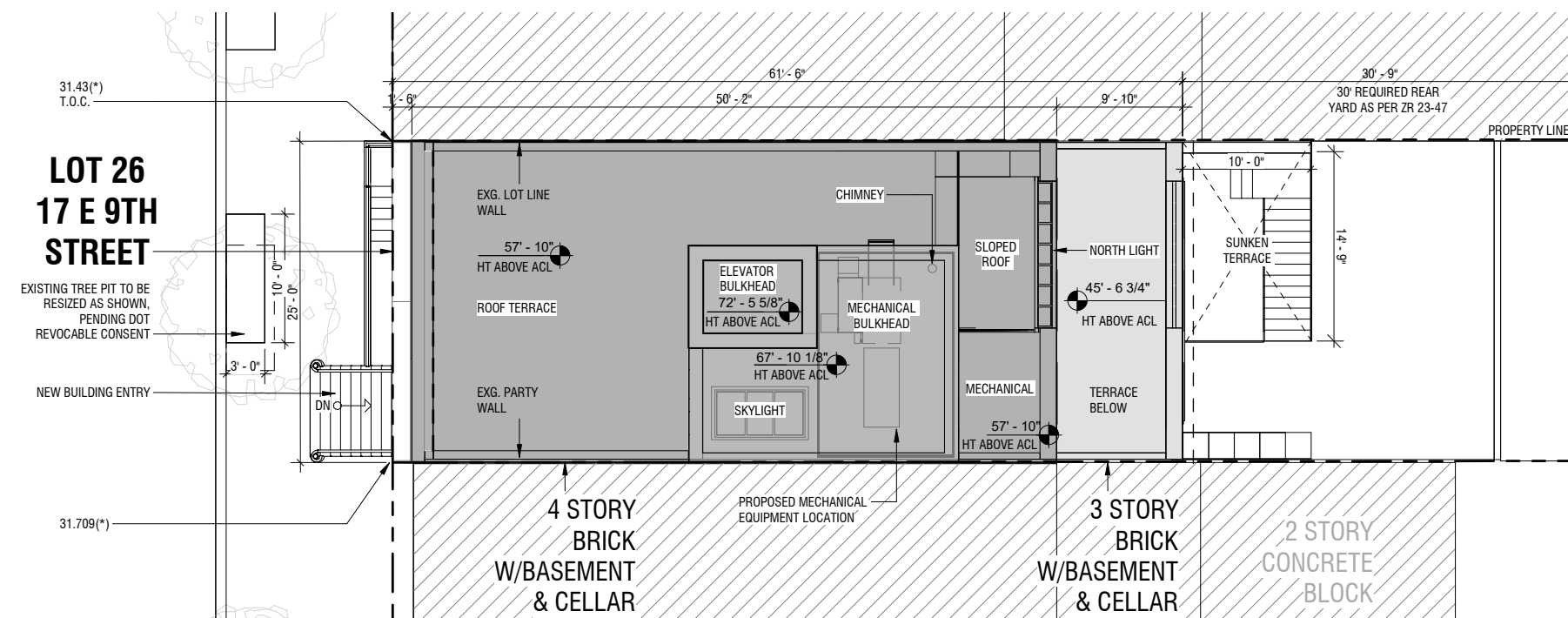
PROPOSED - FRONT ELEVATION

3. PROPOSED DESIGN: ROOF PLAN

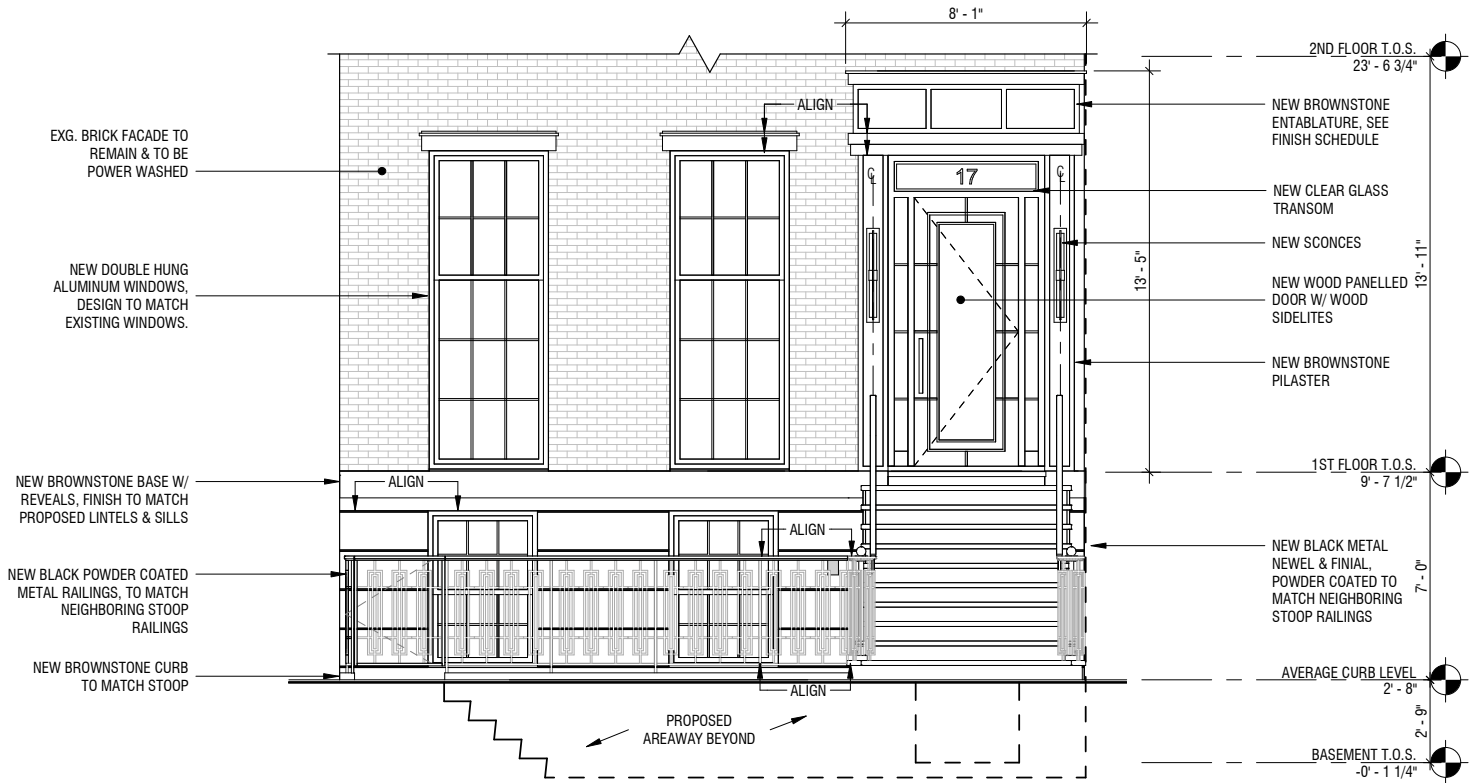
EXISTING - ROOF PLAN



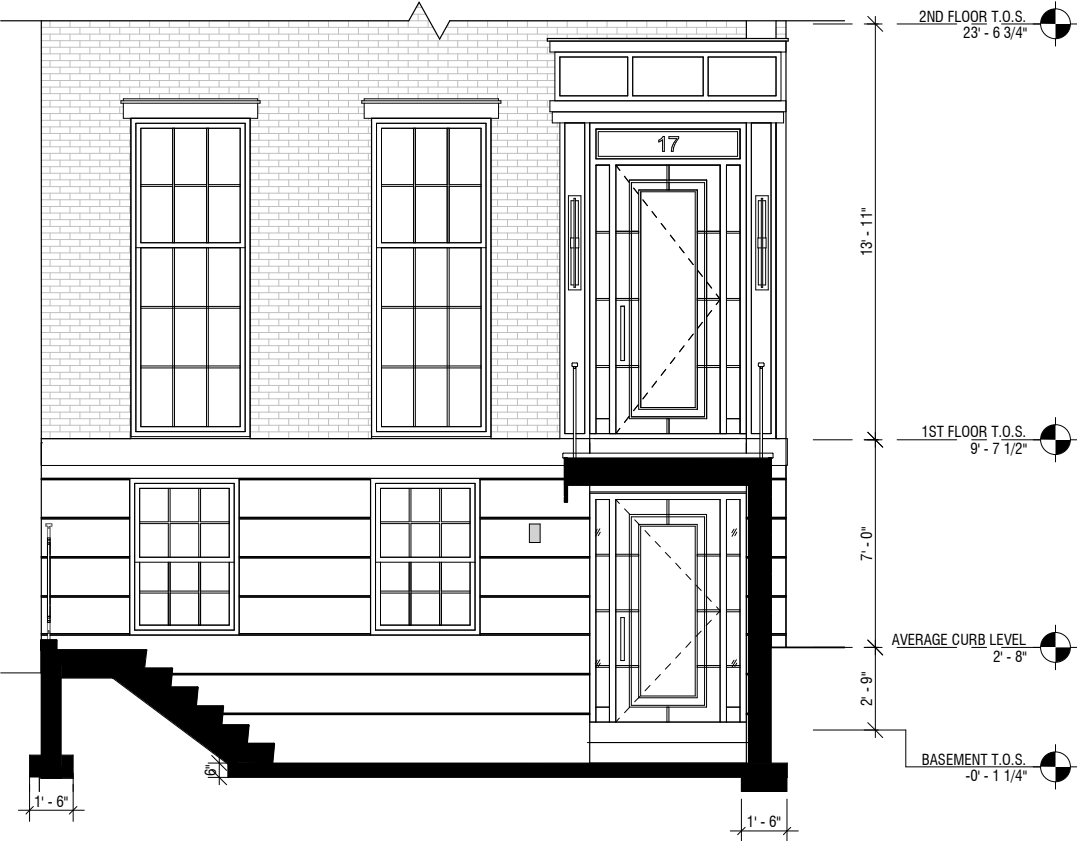
CURRENT PROPOSAL - ROOF PLAN



3. PROPOSED DESIGN: ENLARGED ENTRY ELEVATIONS

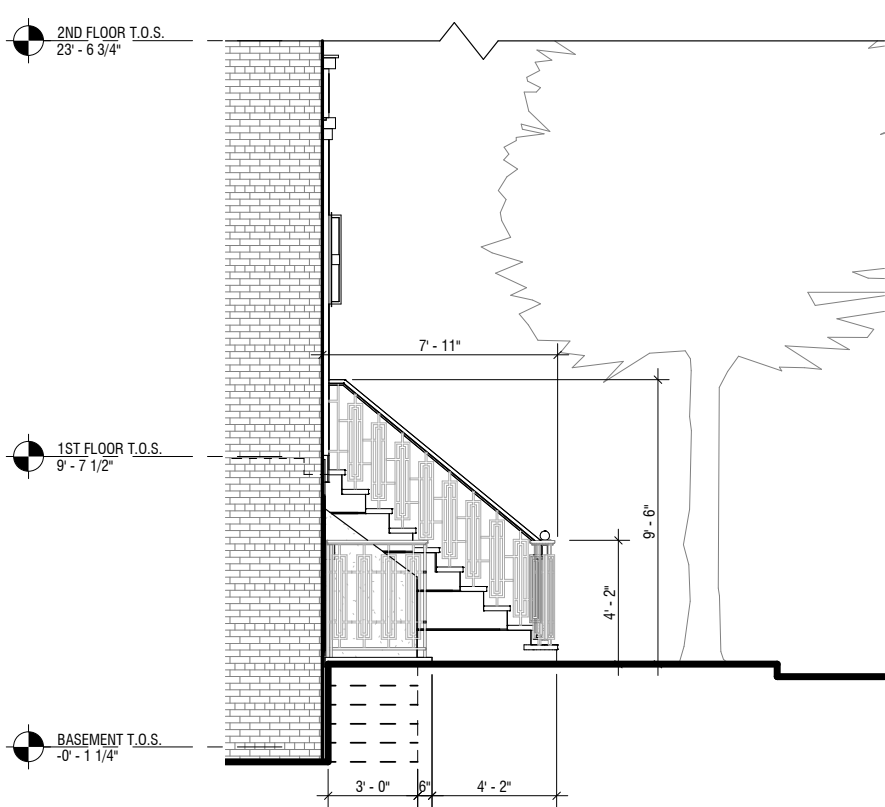


PROPOSED ENLARGED ELEVATION - SOUTH

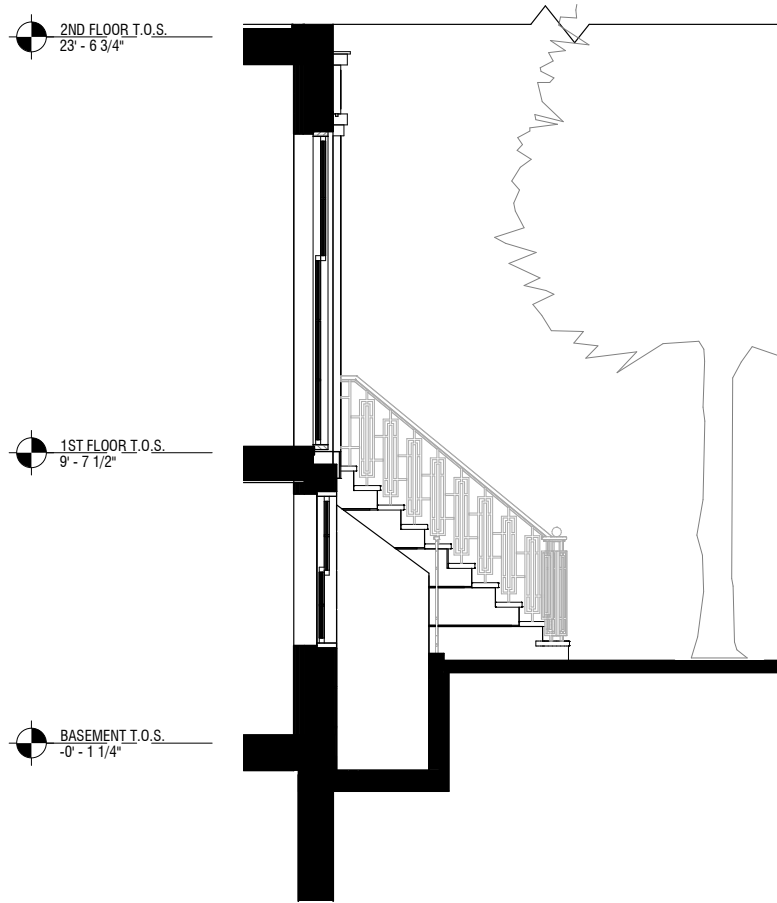


PROPOSED SUNKEN ENTRY ELEVATION - SOUTH

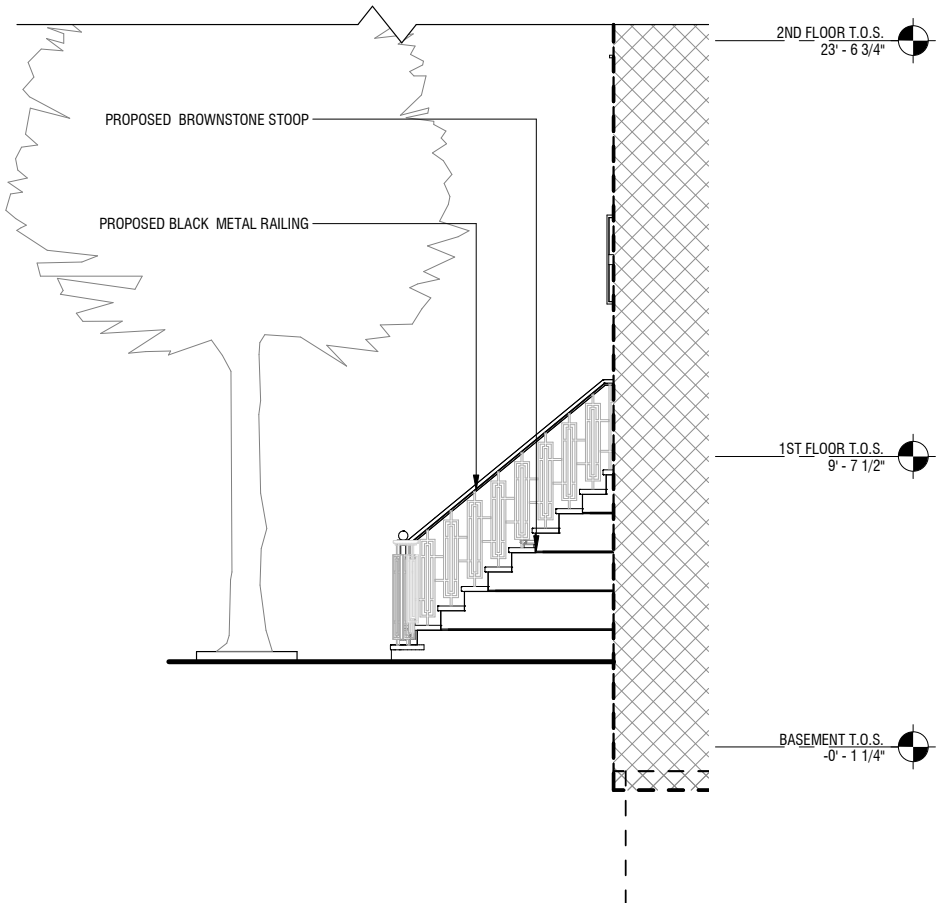
3. PROPOSED DESIGN: ENLARGED ENTRY ELEVATIONS



PROPOSED ELEVATION - WEST



PROPOSED SECTION - WEST



PROPOSED ELEVATION - EAST

3. PROPOSED FACADES



4. FINISHES & FIXTURES

E-PT-1
BENJAMIN MOORE PAINT
E-MT-1, E-MT-2, E-WD-1 TO MATCH E-PT-1



- E-BR-1 RED NATURAL BRICK
- E-SS-1 BLUESTONE
- E-SS-2 CAST BROWNSTONE
- E-MT-1 BLACK POWDER COATED METAL

E-WD-2
EBONY STAINED MAHOGANY



- E-MT-2 BLACK POWDER COAT ALUMINUM
- E-WD-1 BLACK PAINTED WOOD
- E-WD-2 EBONY STAINED MAHOGANY
- E-PT-1 BENJAMIN MOORE BLACK PAINT HC-190

E-SS-1
BLUESTONE



- E-GL-1 CLEAR GLASS

E-SS-2
CAST BROWNSTONE STONE BY
VERACAST
TO MATCH ABC STONE MADRAS BROWN,
NATURAL CLEFT

