

March 4, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-06717

817 Washington Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 007 1059

Passcode: 796840

By Phone: 646-828-7666 (NY)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



P + K
S + B

817 WASHINGTON STREET - STOREFRONT
MARCH 4 2025





SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)

SCOPE OF WORK - 817
WASHINGTON STREET
(73 GANSEVOORT
STREET)

VIEW FROM GANSEVOORT STREET, FACING NORTHEAST (SITE ON RIGHT) - 1929 OR EARLIER



SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)

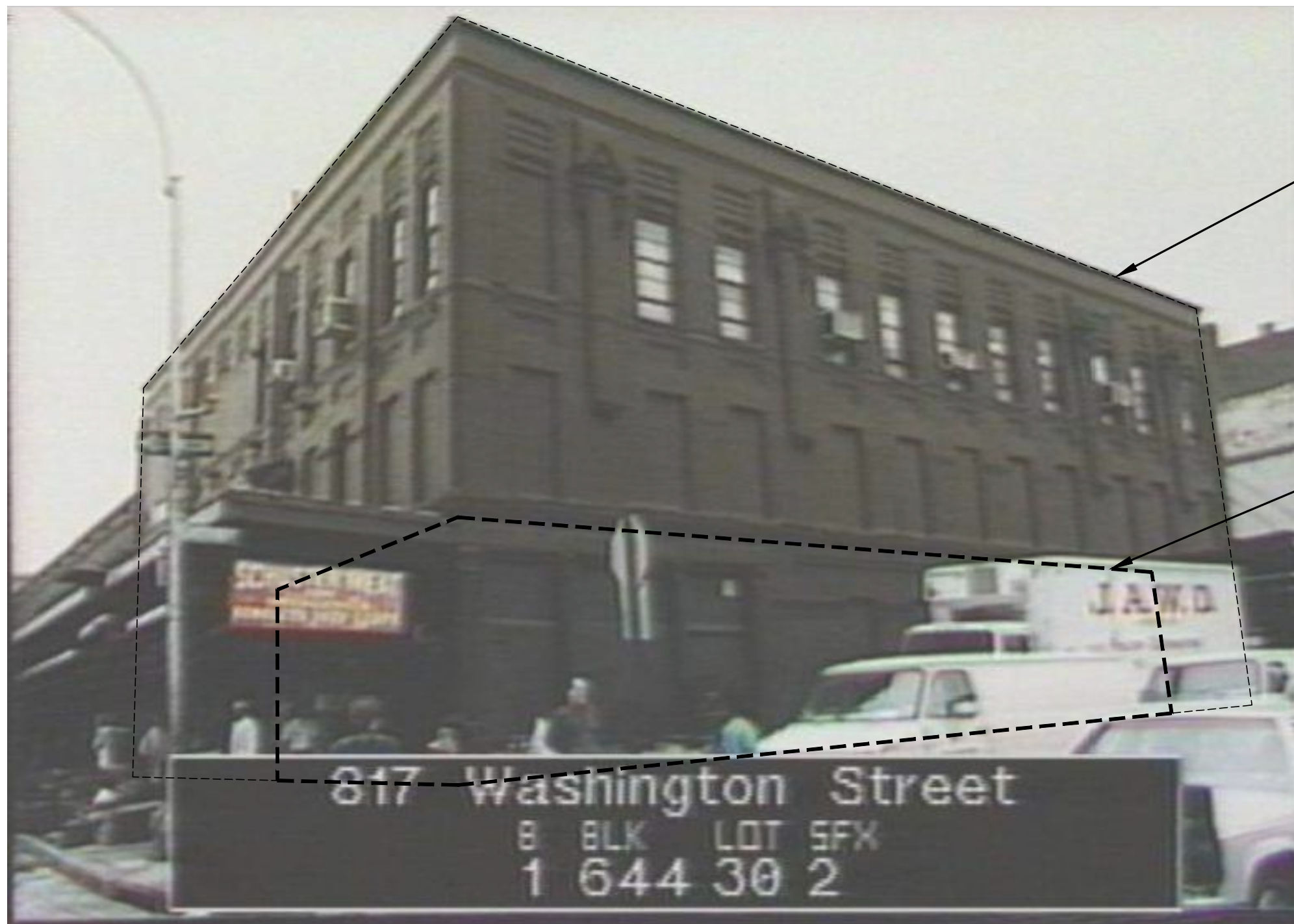
VIEW OF 823 WASHINGTON STREET, FACING EAST (821
WASHINGTON STREET ON FAR RIGHT) - 1940 OR EARLIER



SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)

SCOPE OF WORK - 817
WASHINGTON STREET
(73 GANSEVOORT
STREET)

VIEW FROM INTERSECTION OF WASHINGTON AND GANSEVOORT STREETS, FACING NORTH (SITE IS
ON FAR RIGHT) - C. 1940



SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)

SCOPE OF WORK - 817
WASHINGTON STREET
(73 GANSEVOORT
STREET)

VIEW FROM INTERSECTION OF GANSEVOORT AND WASHINGTON STREETS, FACING NORTHWEST -
C.1980



SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)

SCOPE OF WORK - 817
WASHINGTON STREET
(73 GANSEVOORT
STREET)

VIEW FROM INTERSECTION OF GANSEVOORT AND WASHINGTON STREETS, FACING NORTHWEST -
2007



SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)

SCOPE OF WORK - 817
WASHINGTON STREET
(73 GANSEVOORT
STREET)

VIEW FROM HIGH LINE FACING EAST



SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)

SCOPE OF WORK - 817
WASHINGTON STREET
(73 GANSEVOORT
STREET)

VIEW FROM NORTHEAST CORNER OF GANSEVOORT AND WASHINGTON STREETS, FACING
NORTHEAST

SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)

SCOPE OF WORK - 817
WASHINGTON STREET
(73 GANSEVOORT
STREET)



VIEW FROM NORTHEAST CORNER OF GANSEVOORT AND WASHINGTON STREETS, FACING
NORTHEAST



SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)

SCOPE OF WORK - 817
WASHINGTON STREET
(73 GANSEVOORT
STREET)

VIEW FROM NORTHEAST CORNER OF GANSEVOORT AND WASHINGTON STREETS, FACING EAST



SCOPE OF WORK - 817
WASHINGTON STREET
(73 GANSEVOORT
STREET)

SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)

VIEW FROM GANSEVOORT STREET, FACING NORTHWEST



SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)

SCOPE OF WORK - 817
WASHINGTON STREET
(73 GANSEVOORT
STREET)

VIEW FROM GANSEVOORT STREET FACING NORTHWEST



VIEW FROM GANSEVOORT STREET FACING NORTH

SCOPE OF WORK - 817
WASHINGTON STREET
(73 GANSEVOORT
STREET)

SITE - 817-831
WASHINGTON STREET
(71-73 GANSEVOORT
STREET)



WASHINGTON STREET ELEVATION - EXISTING



WASHINGTON STREET ELEVATION - PROPOSED



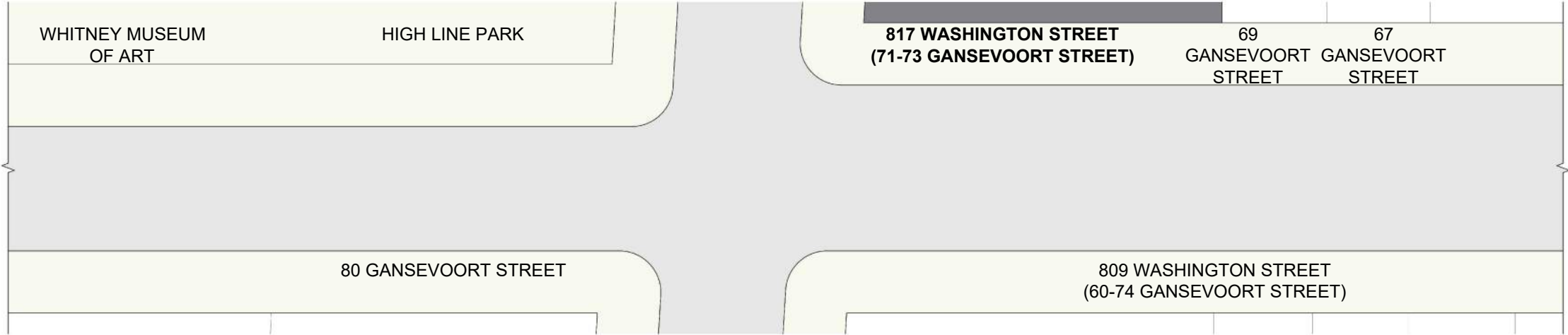
GANSEVOORT STREET ELEVATION - EXISTING



GANSEVOORT STREET ELEVATION - PROPOSED

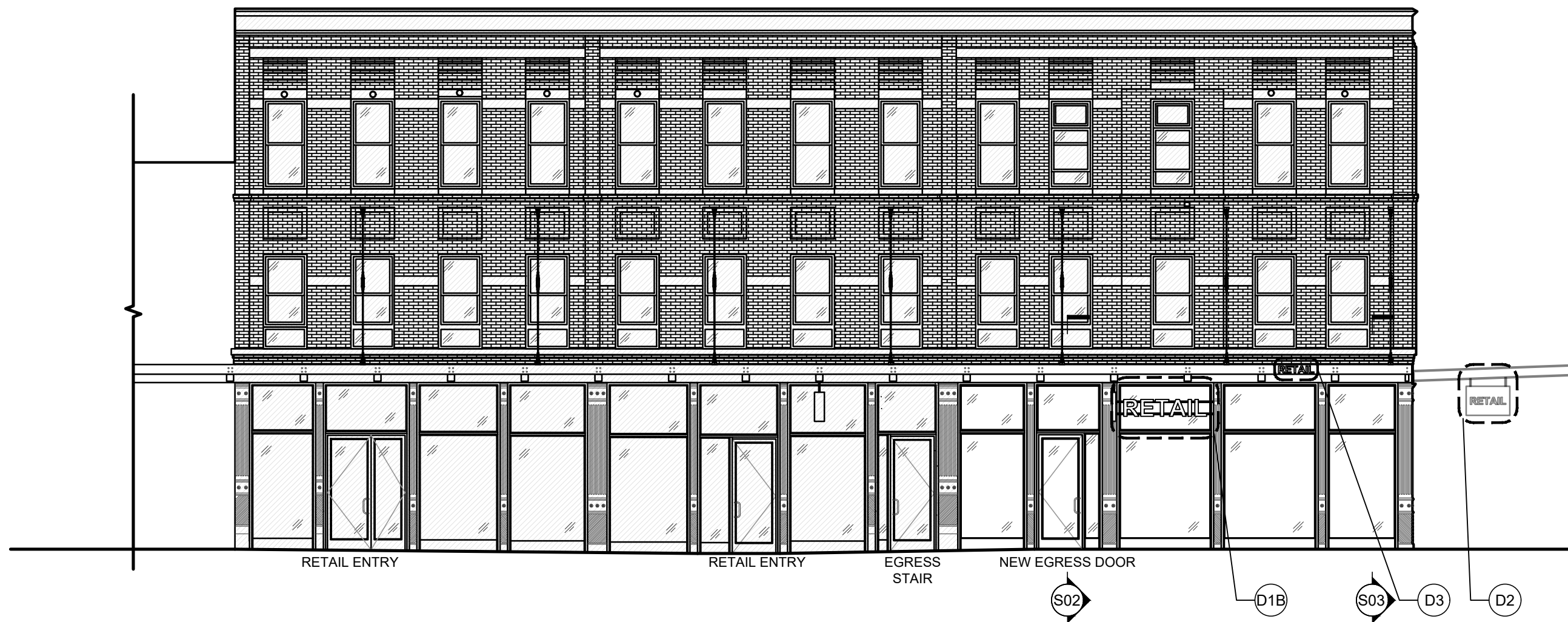


GANSEVOORT STREET NORTH ELEVATION



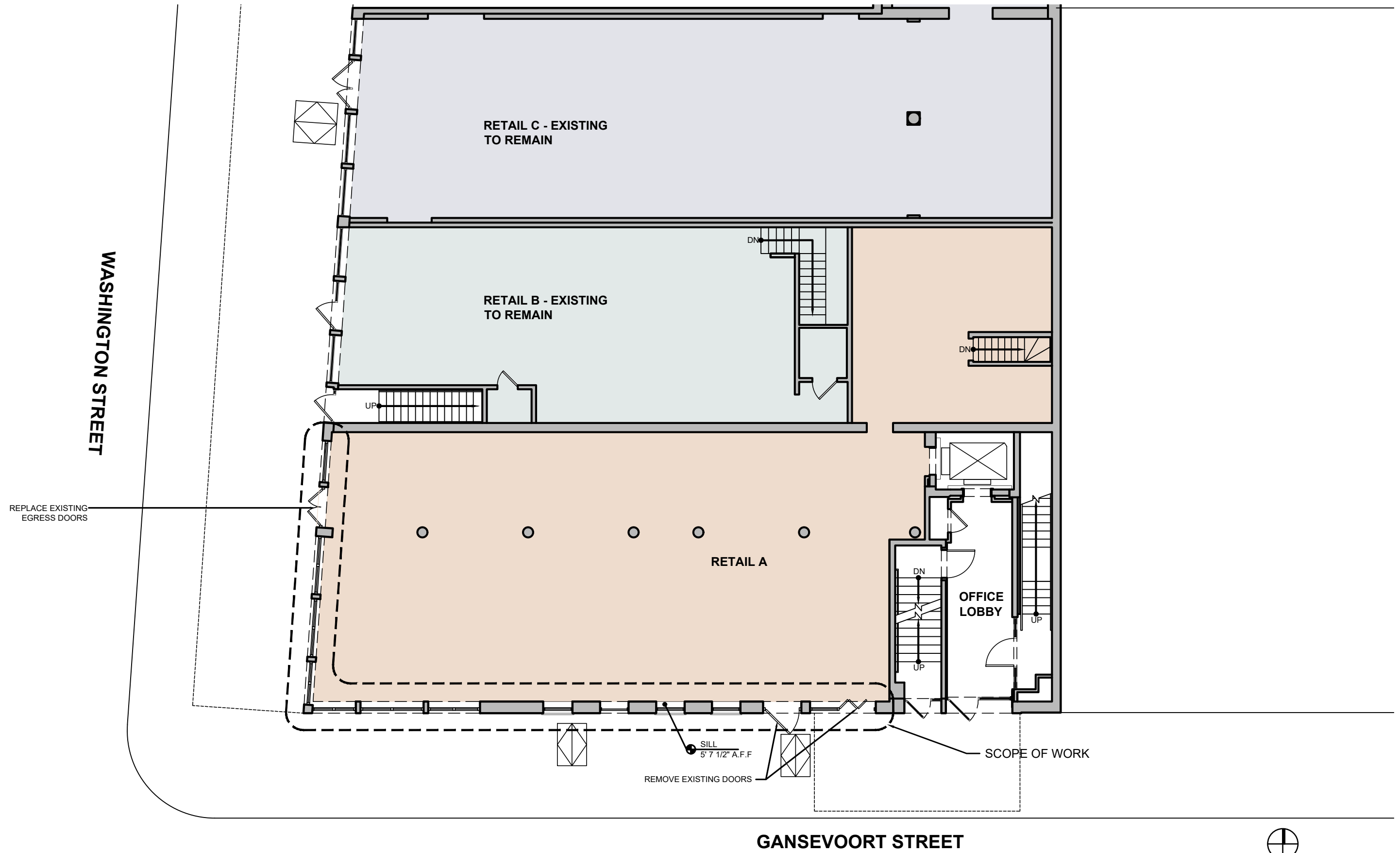
GANSEVOORT STREET SOUTH ELEVATION











WASHINGTON STREET

NEW EGRESS DOOR
TO MATCH EXISTING
ADJ. ASSEMBLY

NEW STOREFRONT TO
MATCH EXISTING ADJ.
ASSEMBLY

NEW DOORS TO
MATCH EXISTING ADJ.
ASSEMBLY

UP

DN

UP

OFFICE
LOBBY

SCOPE OF WORK

NEW ENLARGED WINDOW

NEW ENLARGED
STOREFRONT

NEW DOORS TO
MATCH EXISTING ADJ.
ASSEMBLY

GANSEVOORT STREET

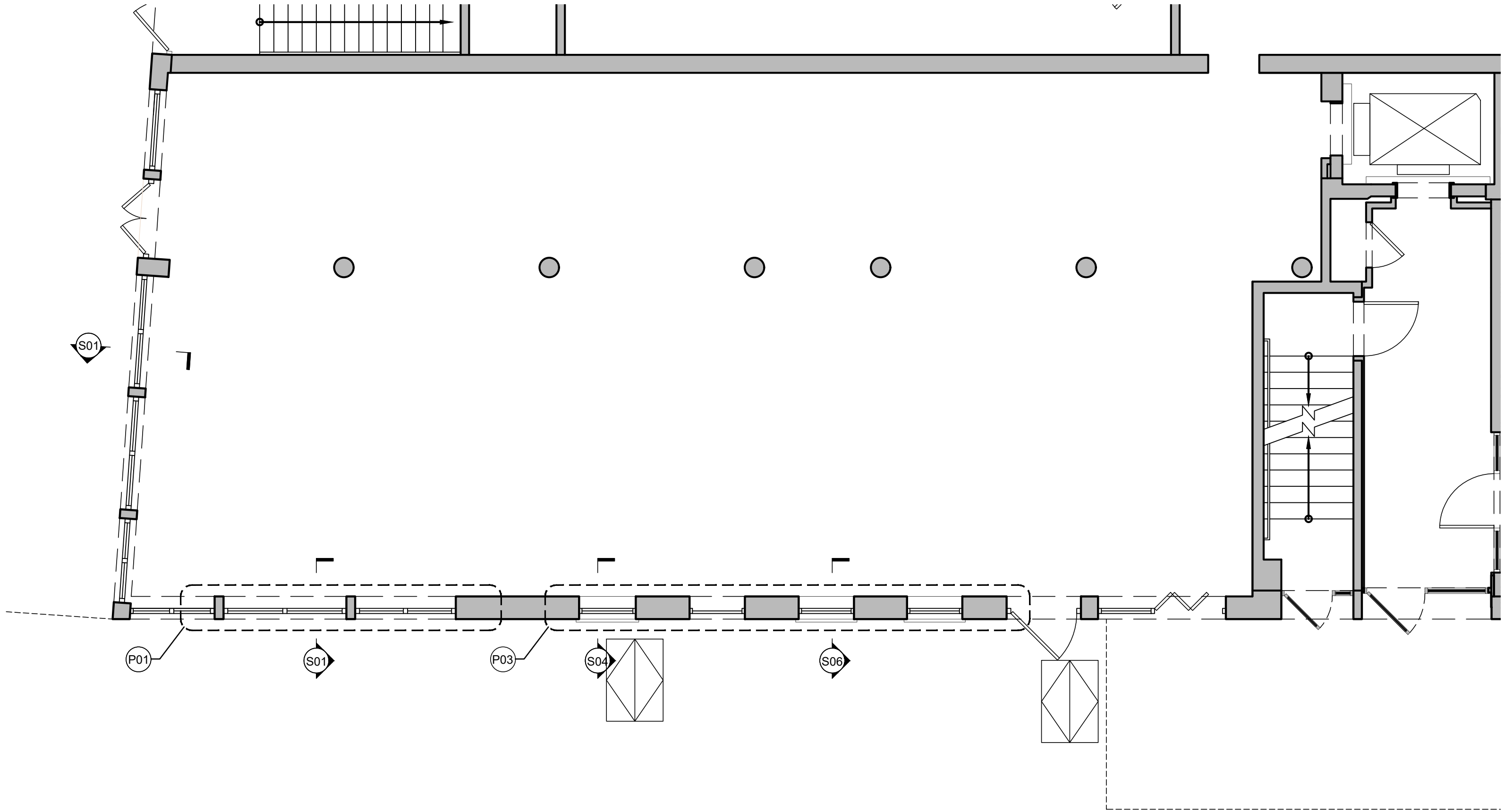
P **K**
+
S **B**

GROUND FLOOR - PROPOSED

817 WASHINGTON STREET
MARCH 4 2025

22





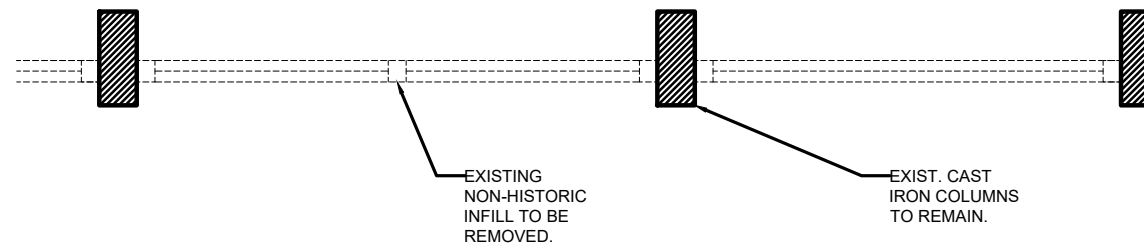
P **K**
+
S **B**

GROUND FLOOR - EXISTING CONDITIONS

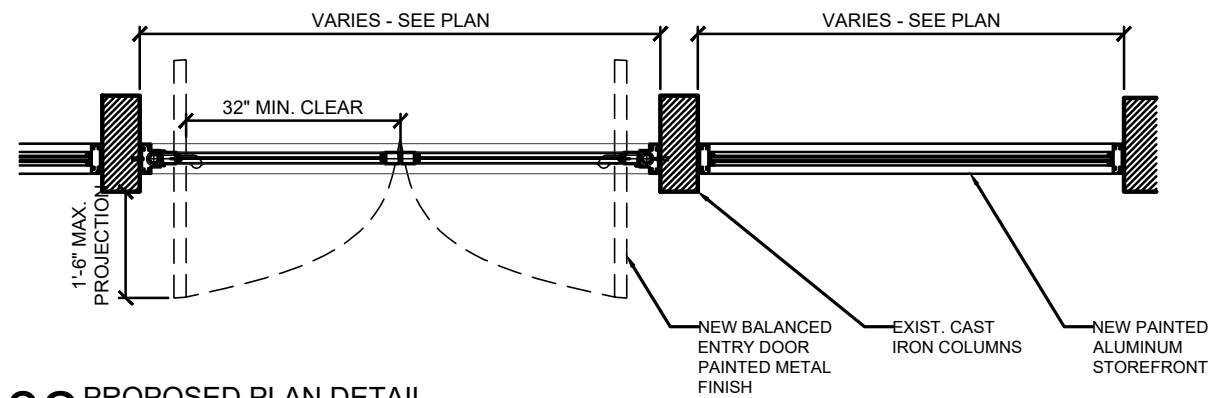
817 WASHINGTON STREET
MARCH 4 2025

23

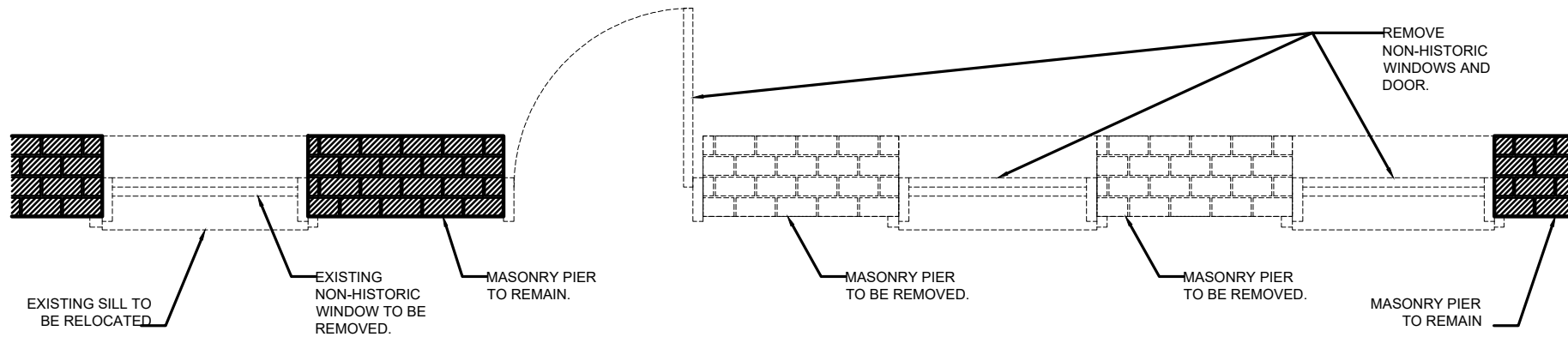




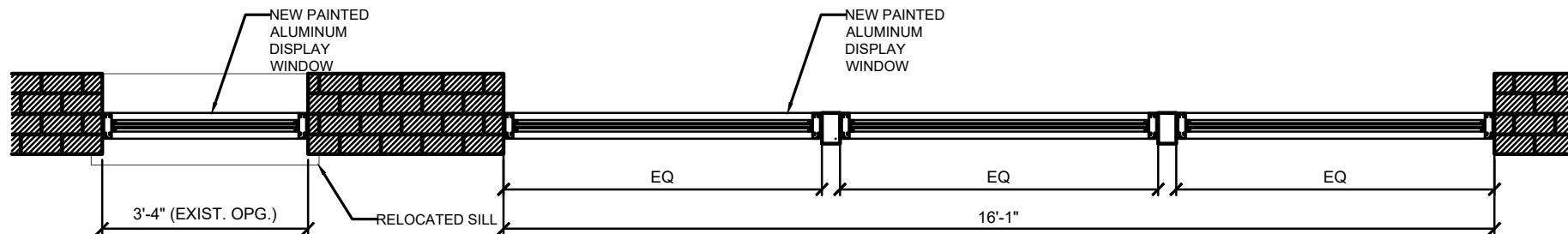
P01 EXISTING PLAN DETAIL
AT STOREFRONT
3/8" = 1'-0"



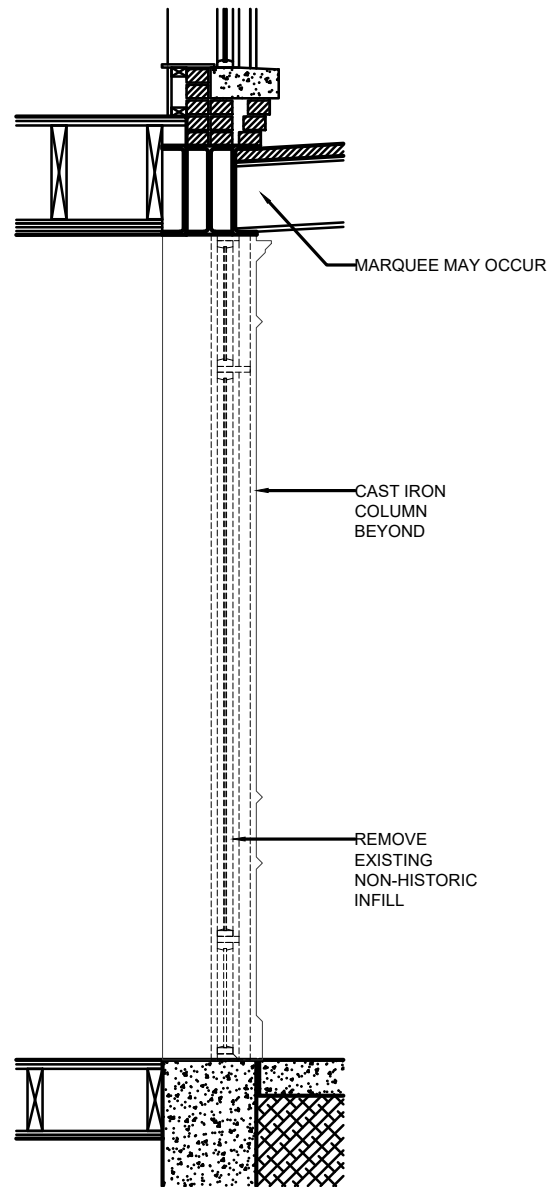
P02 PROPOSED PLAN DETAIL
AT STOREFRONT
3/8" = 1'-0"



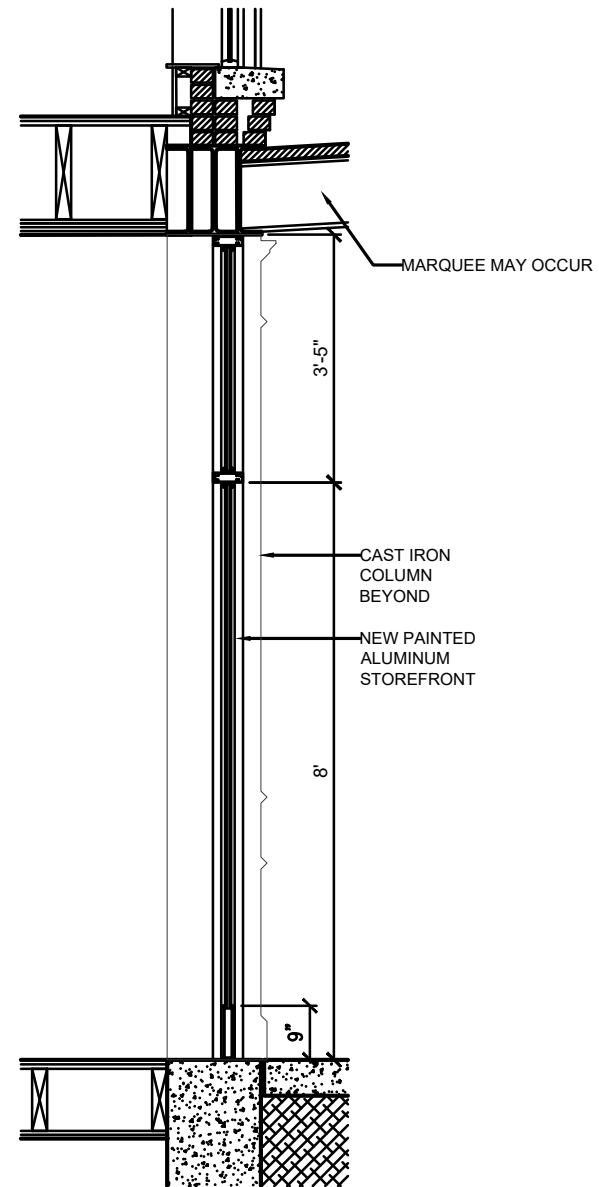
P03 EXISTING PLAN DETAIL AT
GANSEVOORT STREET WINDOW
3/8" = 1'-0"



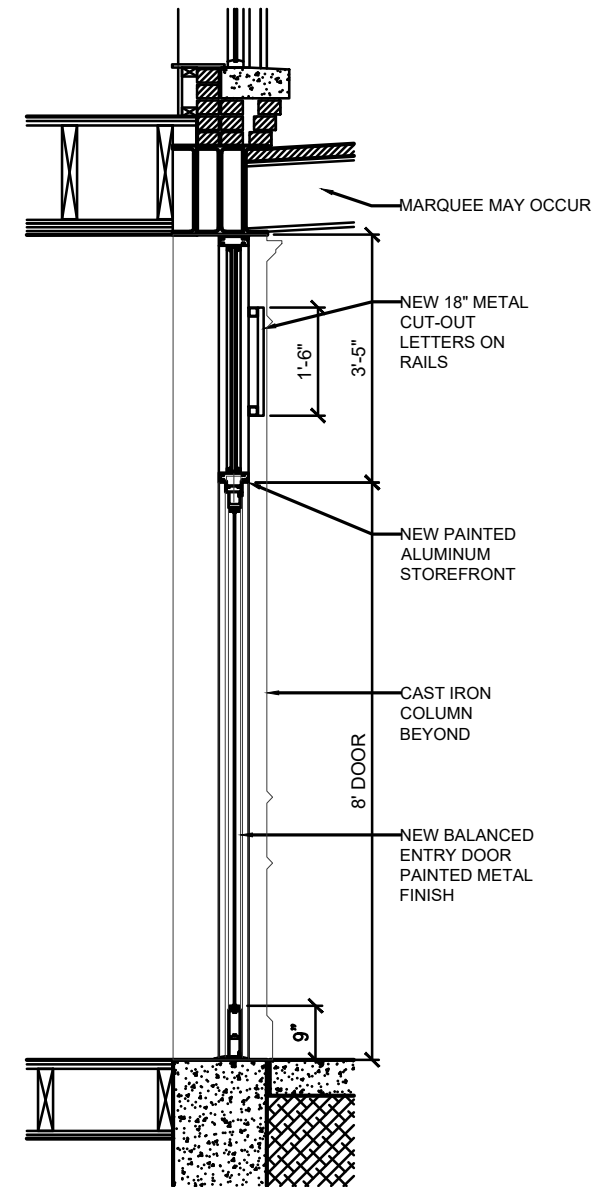
P04 PROPOSED PLAN DETAIL AT
GANSEVOORT STREET WINDOW
3/8" = 1'-0"



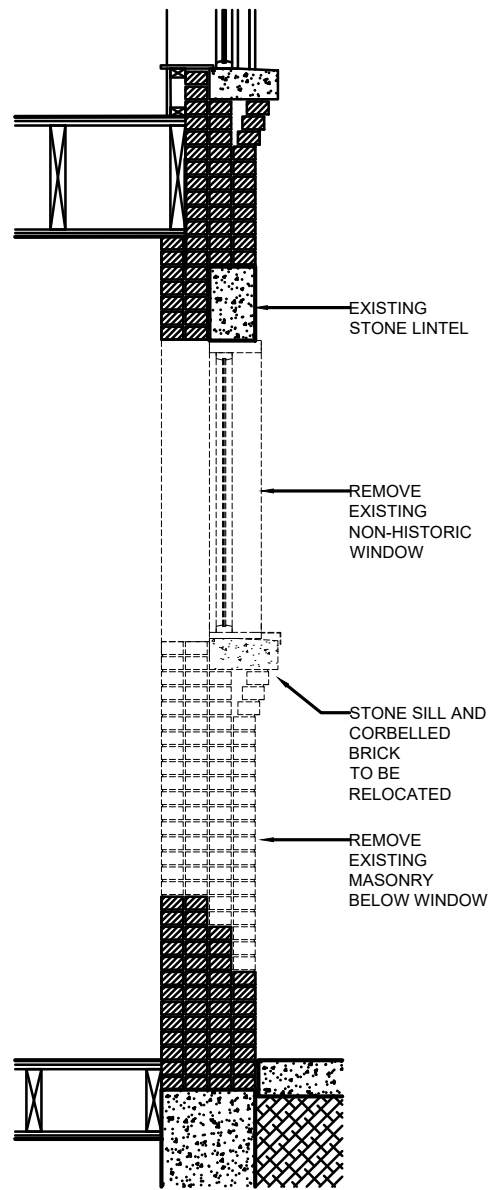
S01 EXISTING SECTION AT
STOREFRONT
3/8" = 1'-0"



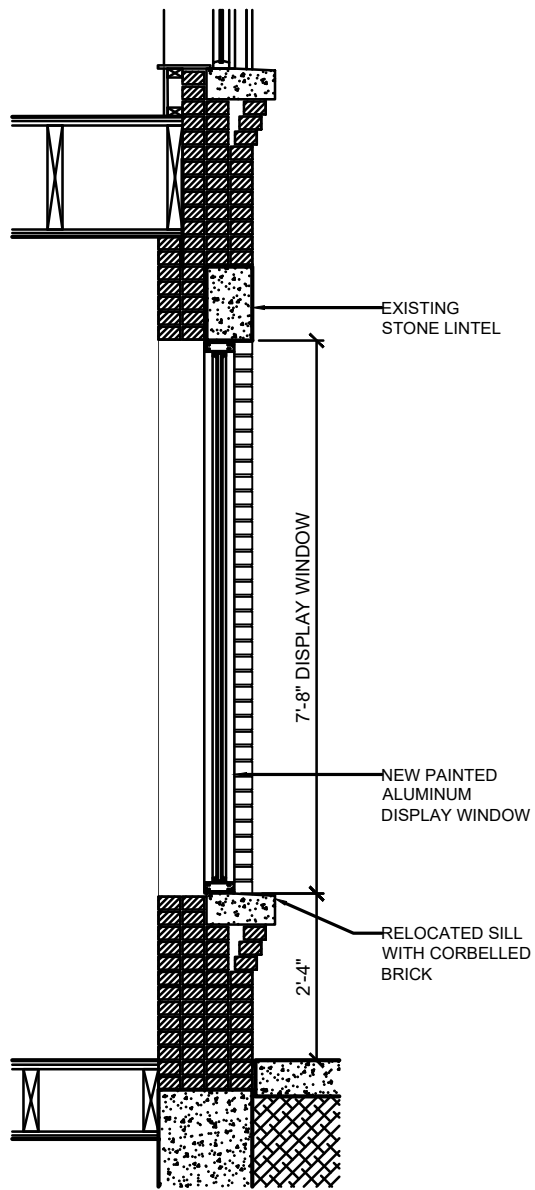
S02 PROPOSED SECTION AT
ENTRY DOORS
3/8" = 1'-0"



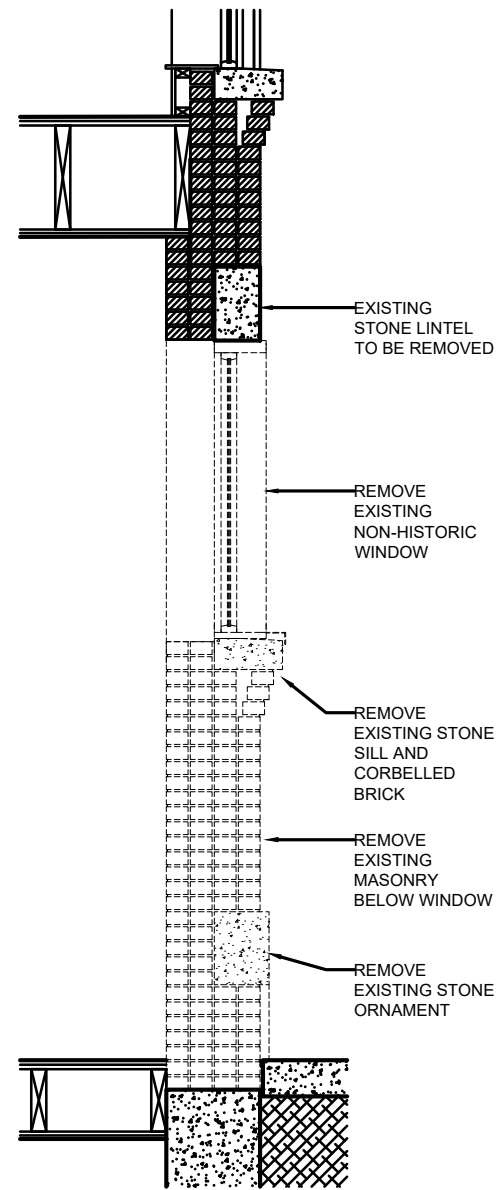
S03 PROPOSED SECTION AT
DISPLAY WINDOW
3/8" = 1'-0"



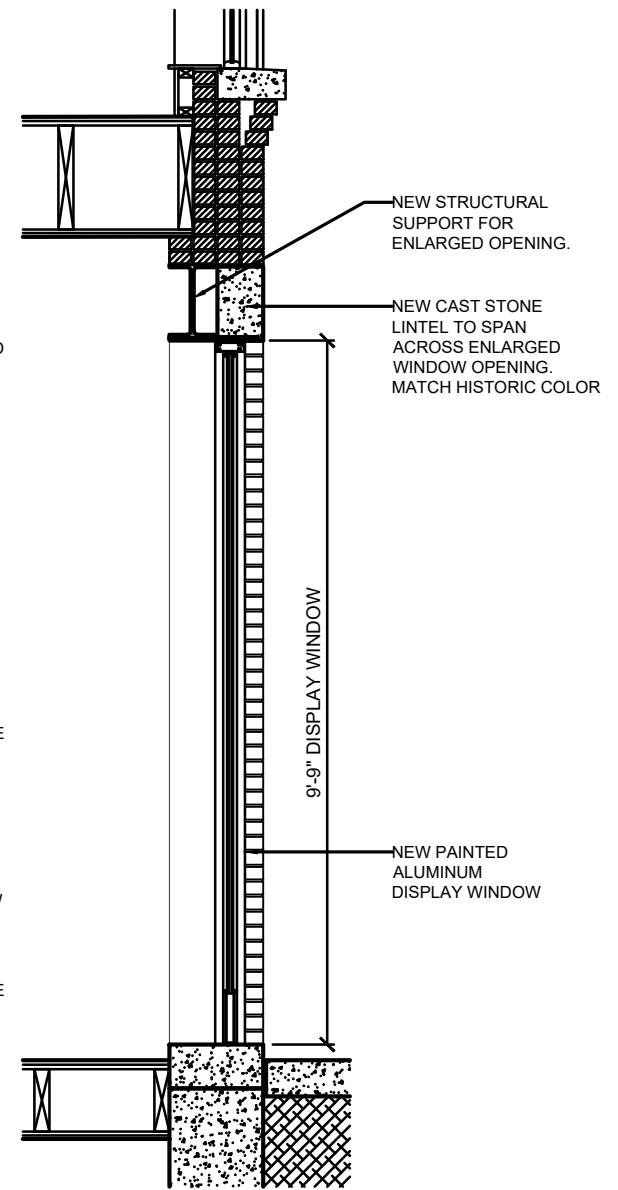
S04 EXISTING SECTION AT GANSEVOORT STREET WINDOW
3/8" = 1'-0"



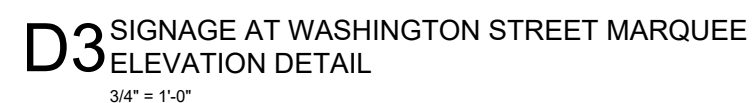
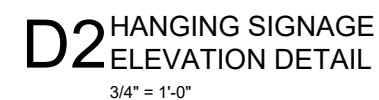
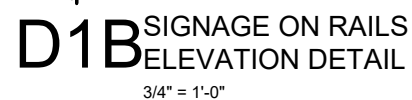
S05 PROPOSED SECTION AT GANSEVOORT STREET WINDOW
3/8" = 1'-0"



S06 EXISTING SECTION AT GANSEVOORT STREET MASONRY WALL
3/8" = 1'-0"

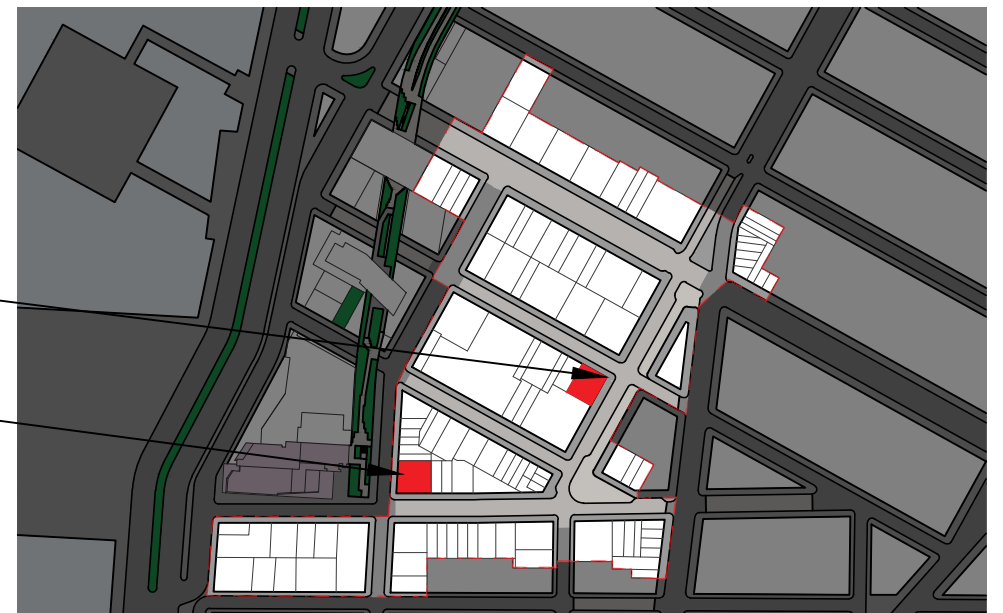


S07 PROPOSED SECTION AT GANSEVOORT STREET DISPLAY WINDOW
3/8" = 1'-0"



PRECEDENT 1

PROJECT SITE



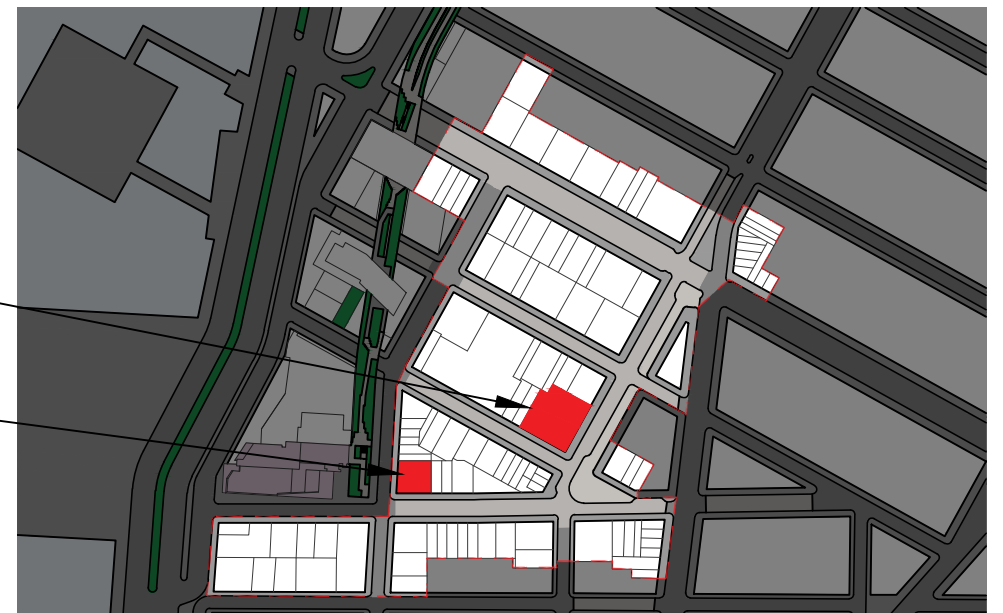
2003



2016

PRECEDENT 2

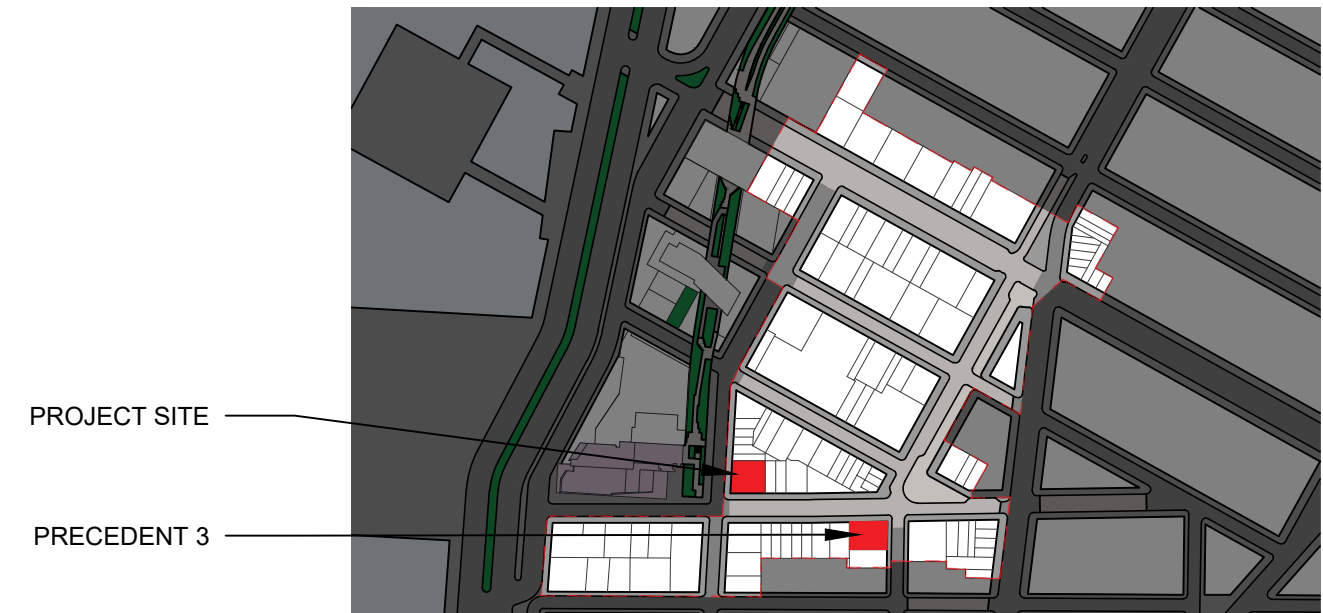
PROJECT SITE



2013



2019



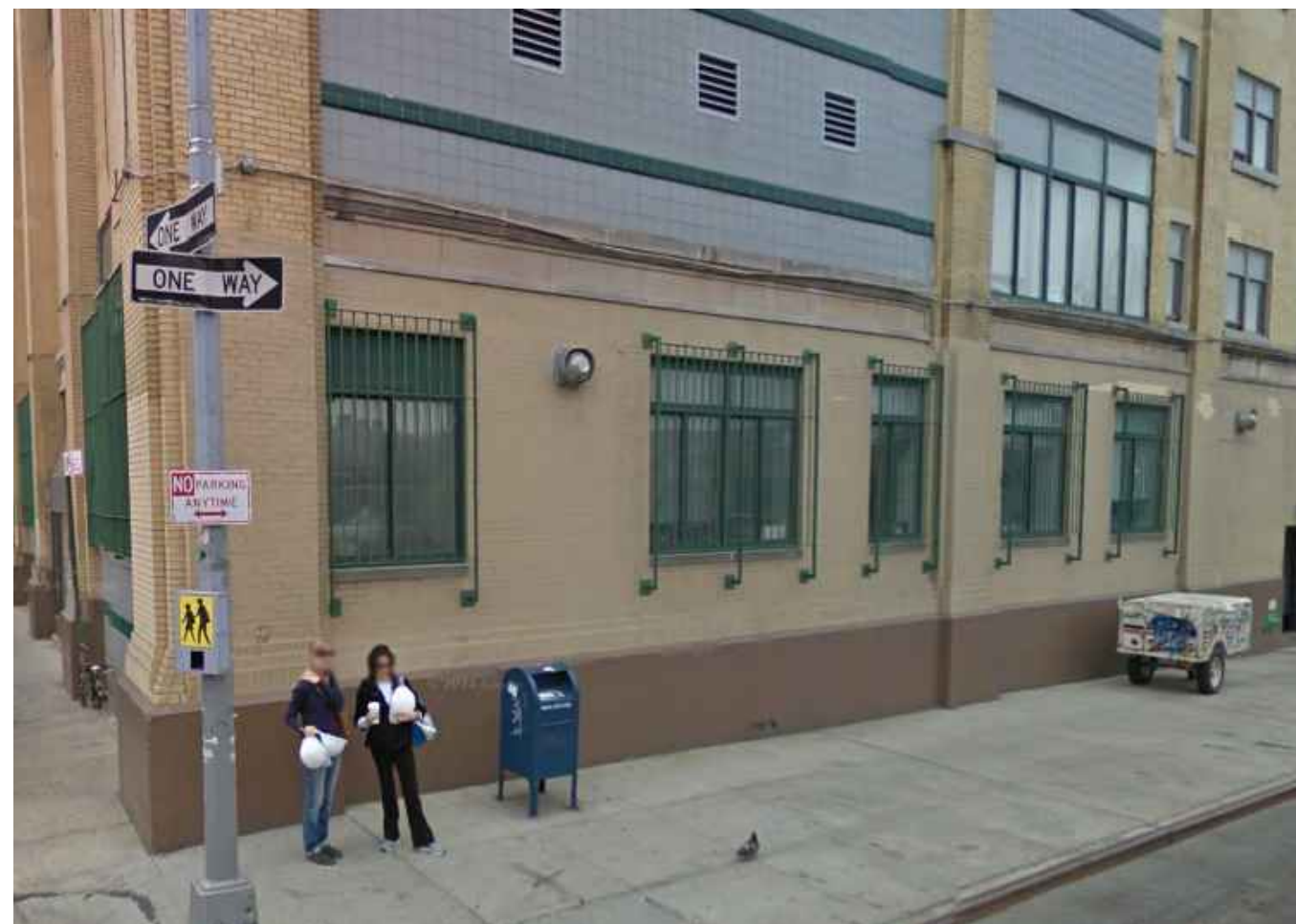
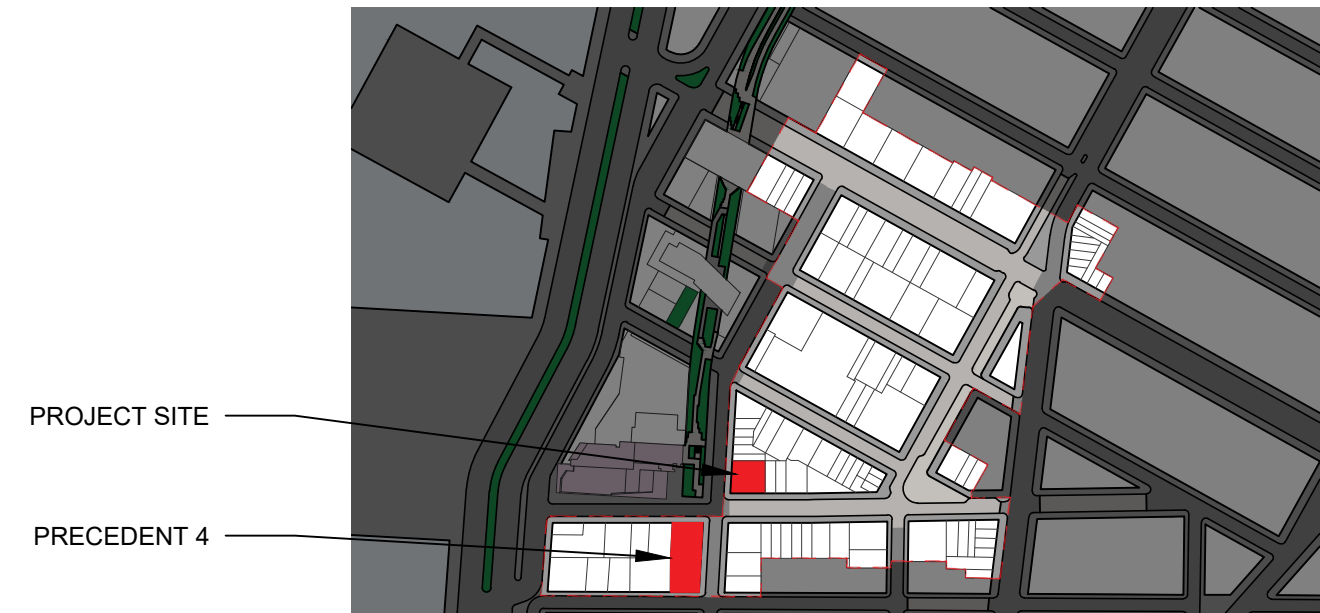
PROJECT SITE

PRECEDENT 3



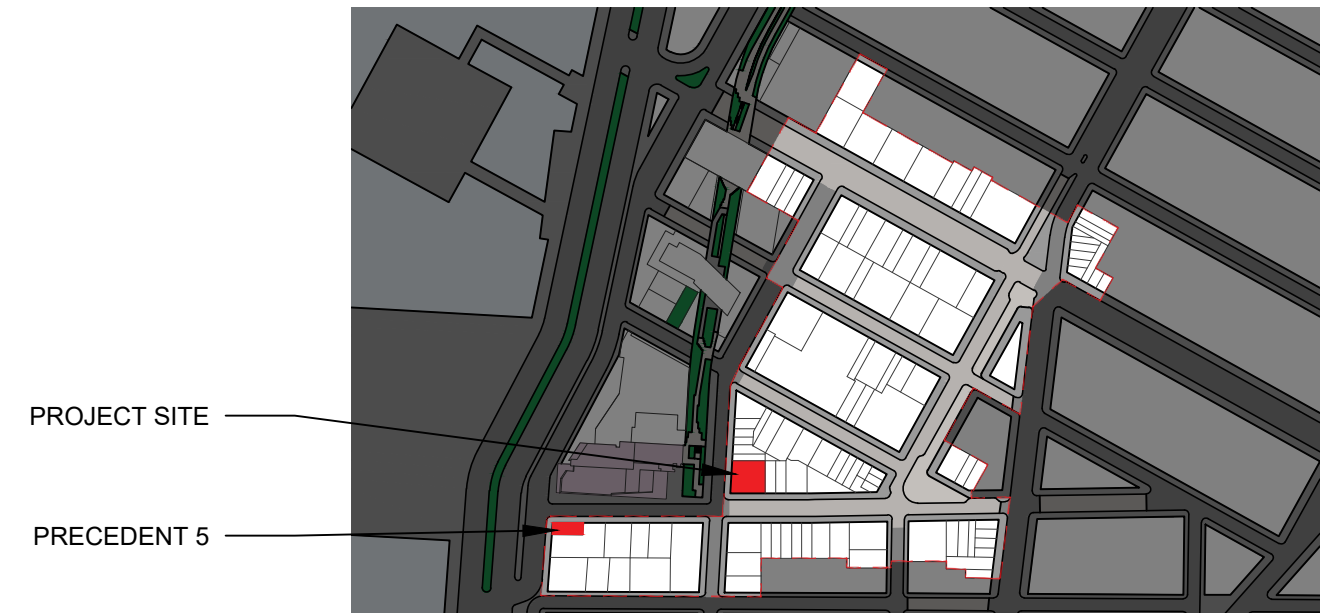
2011

2019



2009

2019



2011

2021

















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