

March 11, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-08751

**167 West 72nd Street – Upper West Side/Central Park West
Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 315 0703

Passcode: 831604

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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.

167 West 72nd Street, Manhattan

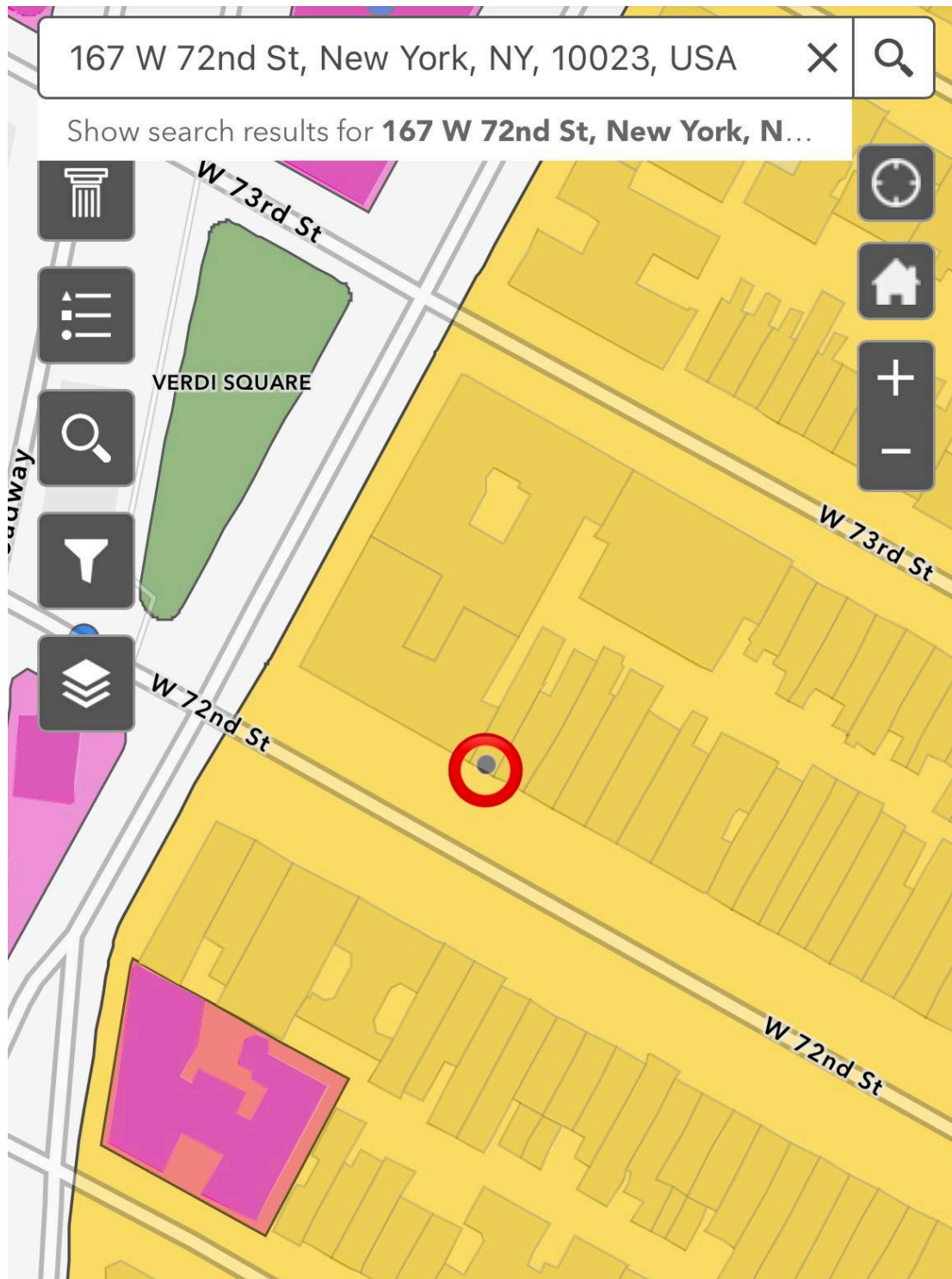
Upper West Side Historic District

Application to legalize street facing windows.



Current 72nd Street facade

Location



Landmark Designation Summary

NYC Landmarks Preservation Commission
Discover New York City Landmarks Data and Map Feedback

167 west 72nd street X Q
Show search results for 167 west 72n...

W 72nd St
W 73rd St
W 74th St
W 75th St
Broadway
Amsterdam Ave
VERDI SQUARE
THE CALHOUN LOWER SCHOOL
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(1 of 4)

167 West 72nd Street

Construction Date: 1883 - 1884
Architect / Builder: D. & J. Jardine
Owner / Developer: James R. Smith & Cornelius W. Luyster
Major Alteration(s): 1909
Alteration Architect(s): E. Wilbur
Style(s): neo-Grec
Material(s): Brownstone

Building Type: Row House with Commercial
Original Use: Mixed-use, commercial & residential
Tax Block: 1144 **Tax Lot:** 105
Building Identification Number (BIN): 1029961
[Zoom to](#)

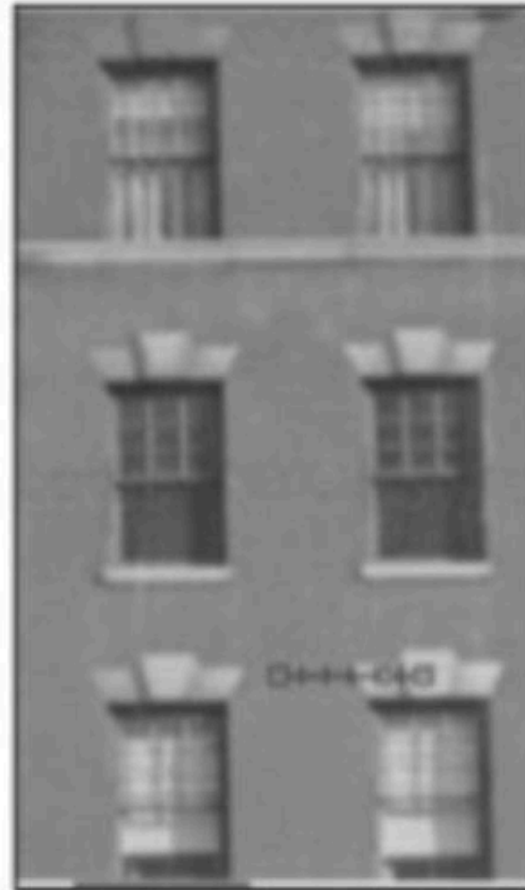
Historical Conditions

Originally constructed as neo-grec.

167 W 72 has been refaced a number of times.

From the designation photo, it is apparent the 5th floor has had double hung one over one windows since at least 1990.

Historical Images



Tax Photo (1940s)



Designation Photo (1990)

Current windows





Close up of capping





Western View



Western Neighbor



Eastern Neighbor



Eastern View



Eastern Neighbors



Southern View



Southern Neighbor

Conclusion

We believe that given the architectural variety in the surrounding neighborhood, legalizing the current 1 over 1 double hung windows is appropriate for the streetscape.



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