

**March 25, 2025**  
Public Meeting

The current proposal is:

**Preservation Department – Item 3, LPC-24-08751**

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

**To testify virtually, please join Zoom**

**Webinar ID:** 161 495 4752

**Passcode:** 610462

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

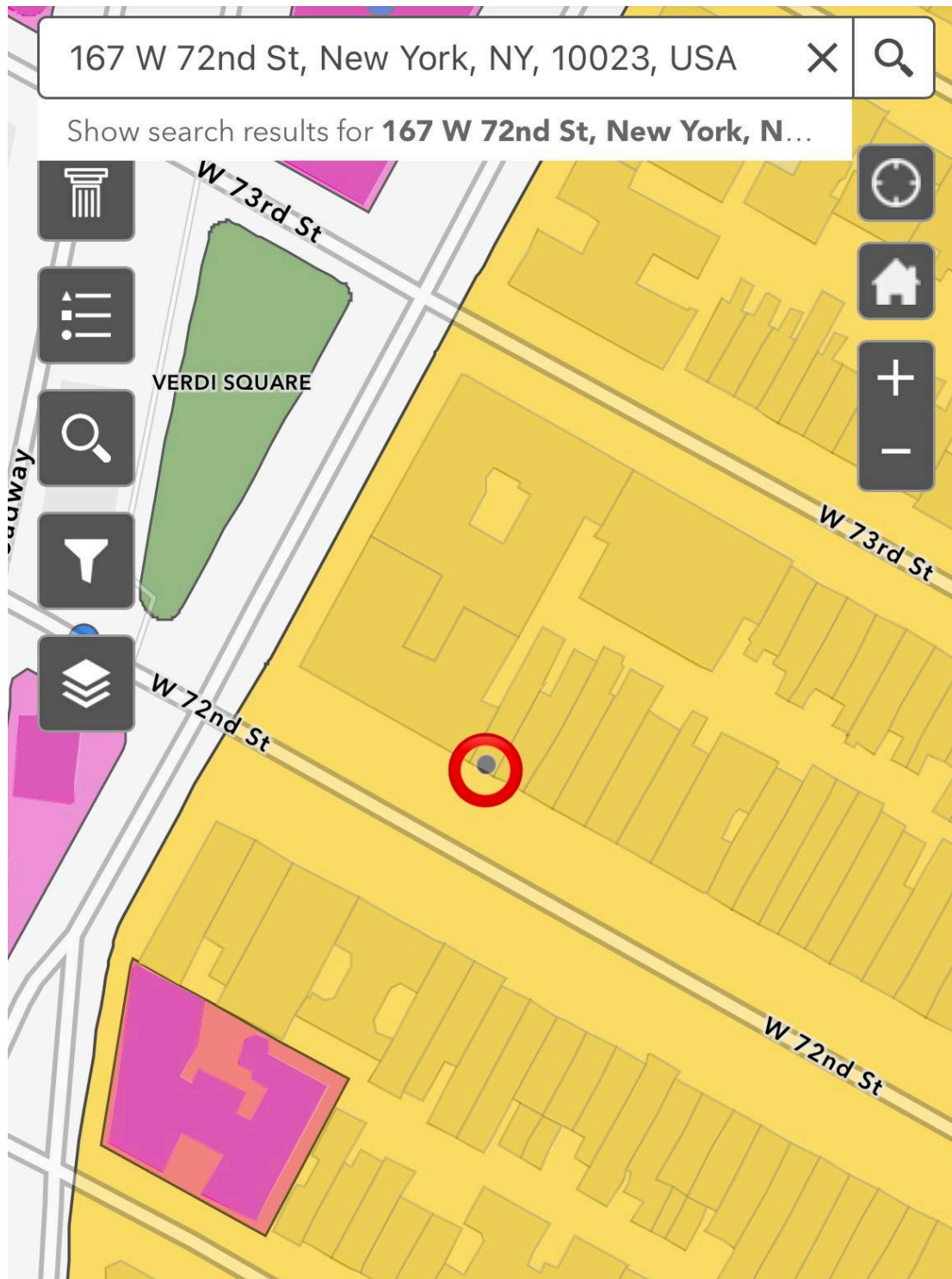
## *Upper West Side Historic District*

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  
W 71st St  
Broadway  
Amsterdam Ave  
VERDI SQUARE  
THE CALHOUN LOWER SCHOOL  
PTUAGESIMO UNO

(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](#)



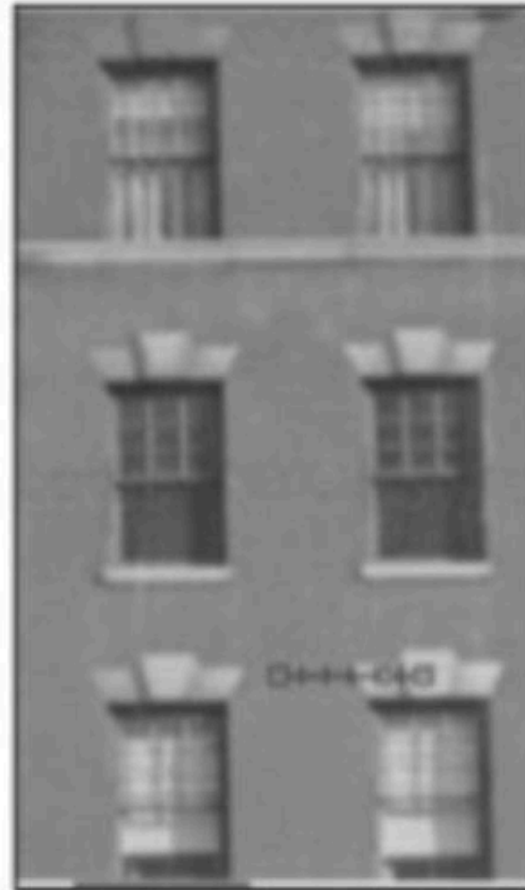
## Historical Conditions

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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