

The current proposal is:

Preservation Department – Item 1, LPC-25-06717

**817 Washington Street – Greenwich Village Historic District
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.



P + K
S + B

817 WASHINGTON STREET - STOREFRONT
MARCH 25 2025



EXISTING CONDITION



PREVIOUSLY PROPOSED DESIGN - 3/4/2025 PUBLIC HEARING

- CONTINUATION OF 2003 WASHINGTON STREET STOREFRONT ALTERATIONS AT ALL NON-HISTORIC STOREFRONT INFILL
- 3 COMBINED WINDOWS AT HISTORIC GANSEVOORT STREET FACADE, SILLS EXTENDED TO THE SIDEWALK
- RETENTION OF 1 ORIGINAL WINDOW OPENING AT GANSEVOORT STREET, SILL LOWERED TO 2'-4" ABOVE SIDEWALK.



REVISED DESIGN - 03/25/2025

- CONTINUATION OF 2003 WASHINGTON STREET STOREFRONT ALTERATIONS AT ALL NON-HISTORIC STOREFRONT INFILL
- 2 COMBINED WINDOWS AT HISTORIC GANSEVOORT STREET FACADE, RECREATED CORBELLED BRICK SILL 1'-11" ABOVE SIDEWALK
- RETENTION OF 2 ORIGINAL WINDOW OPENINGS AT GANSEVOORT STREET, SILLS LOWERED TO 1'-11" ABOVE SIDEWALK





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



VIEW FROM GANSEVOORT STREET, FACING NORTHWEST

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

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



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

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

VIEW FROM GANSEVOORT STREET FACING NORTHWEST



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

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

VIEW FROM GANSEVOORT STREET FACING NORTH



LINTEL BELOW EXISTING SILLS AT GANSEVOORT STREET



EXISTING SILL CORBELLING AT GANSEVOORT STREET



EXISTING SAWTOOTH DETAIL AT GANSEVOORT STREET



WASHINGTON STREET ELEVATION - EXISTING



WASHINGTON STREET ELEVATION - PROPOSED



GANSEVOORT STREET ELEVATION - EXISTING



GANSEVOORT STREET ELEVATION - PROPOSED AT 3/4/2025 PUBLIC HEARING



GANSEVOORT STREET ELEVATION - PROPOSED REVISED DESIGN 3/25/2025







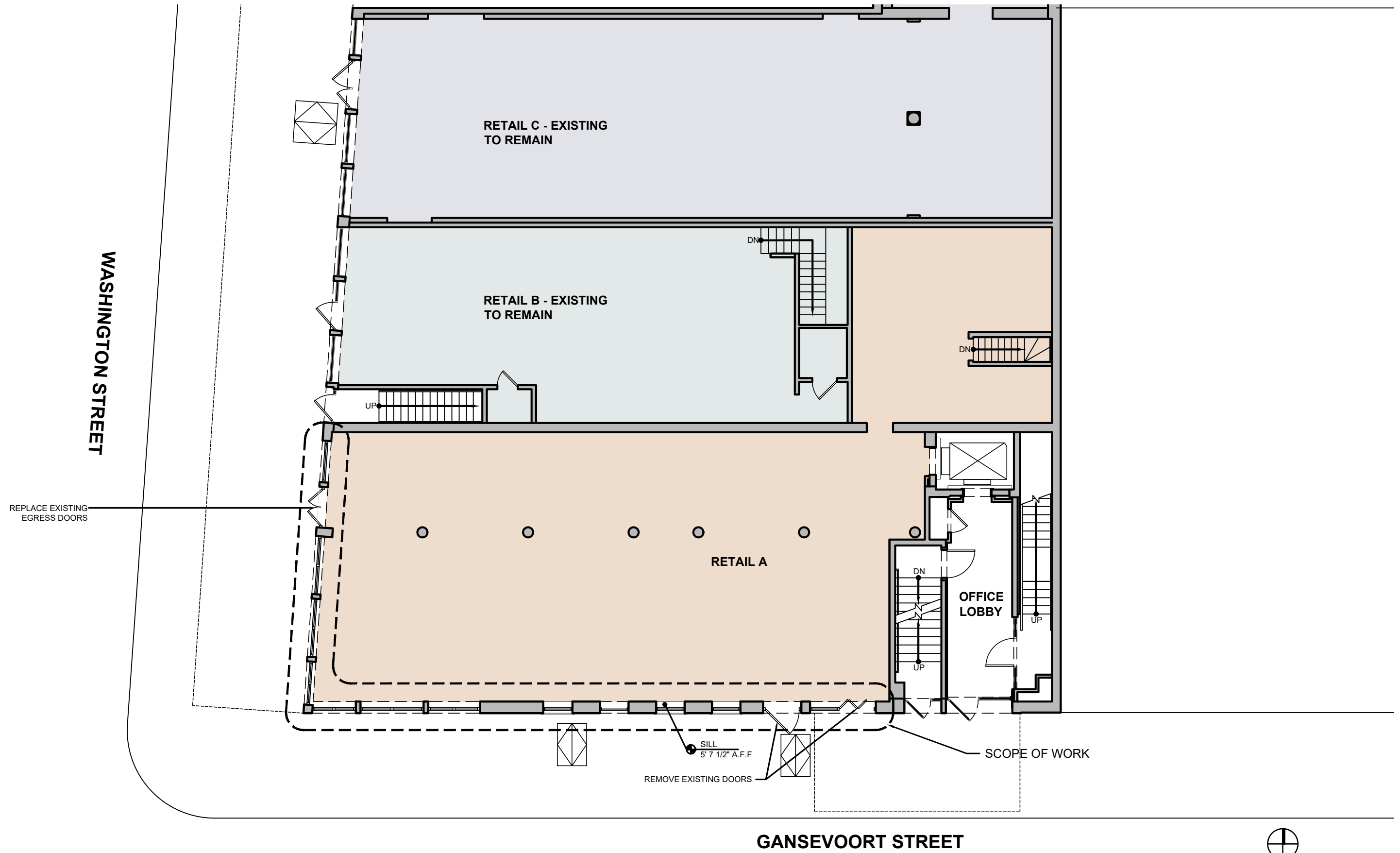
S01

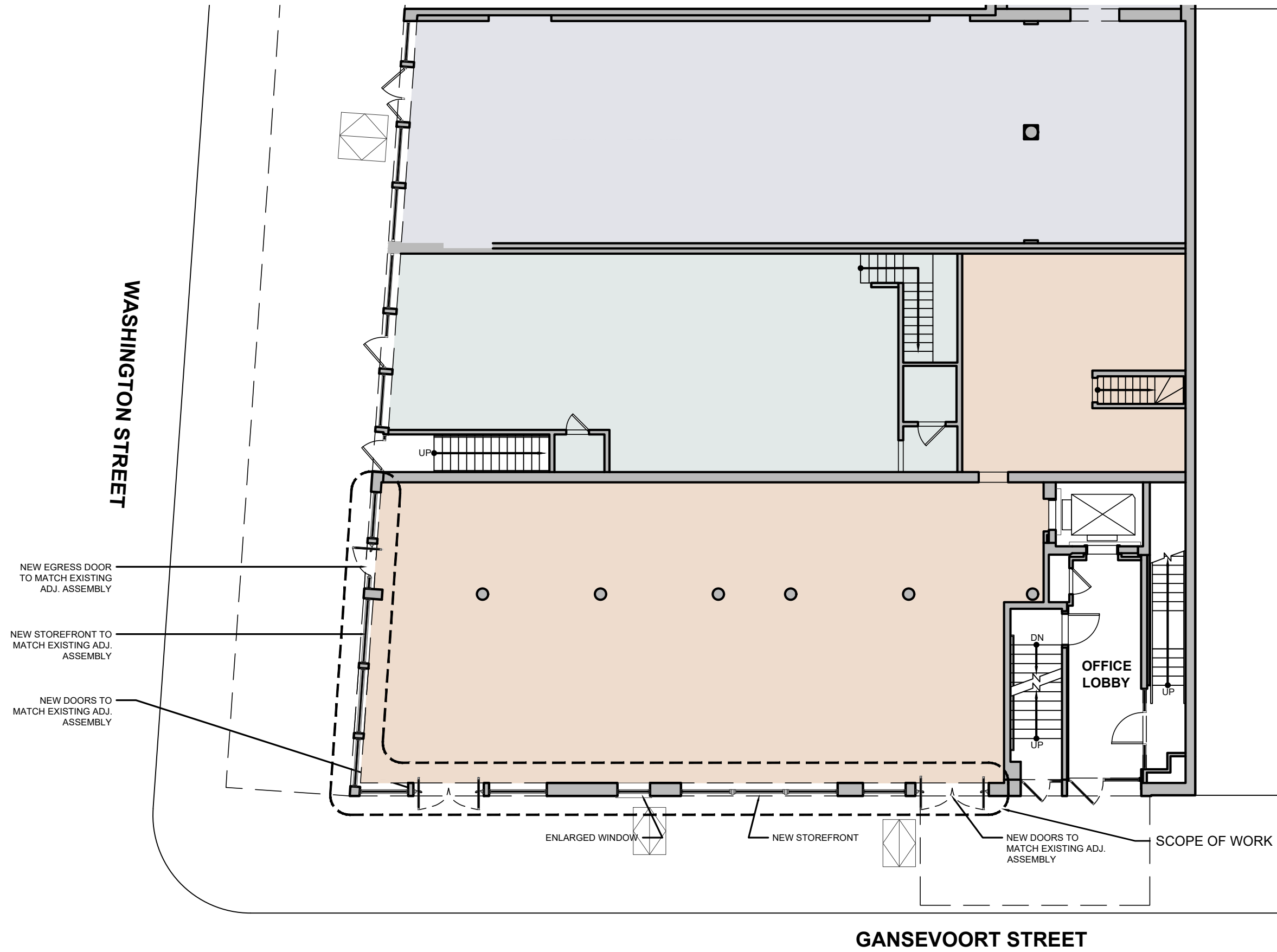
S04

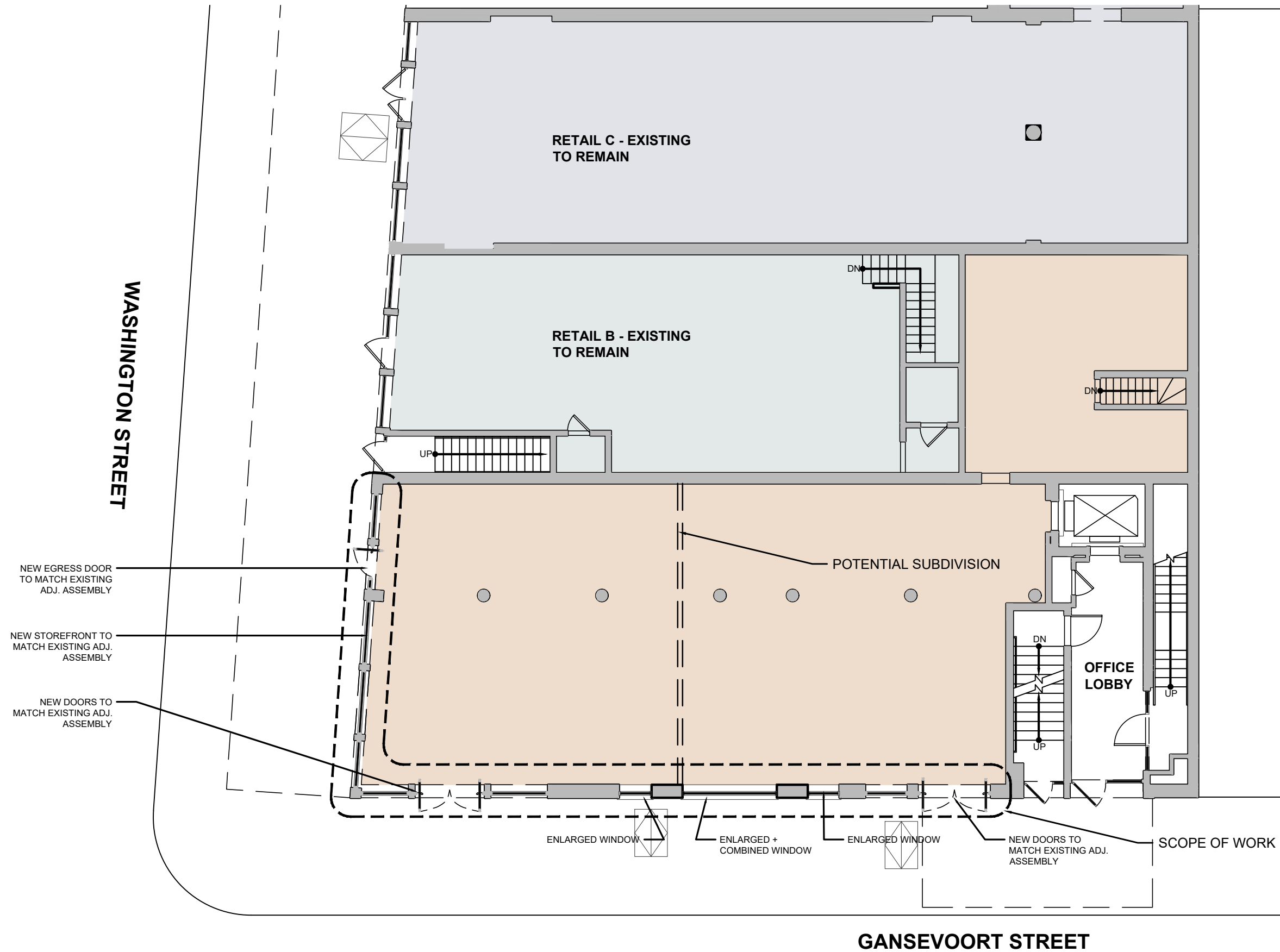
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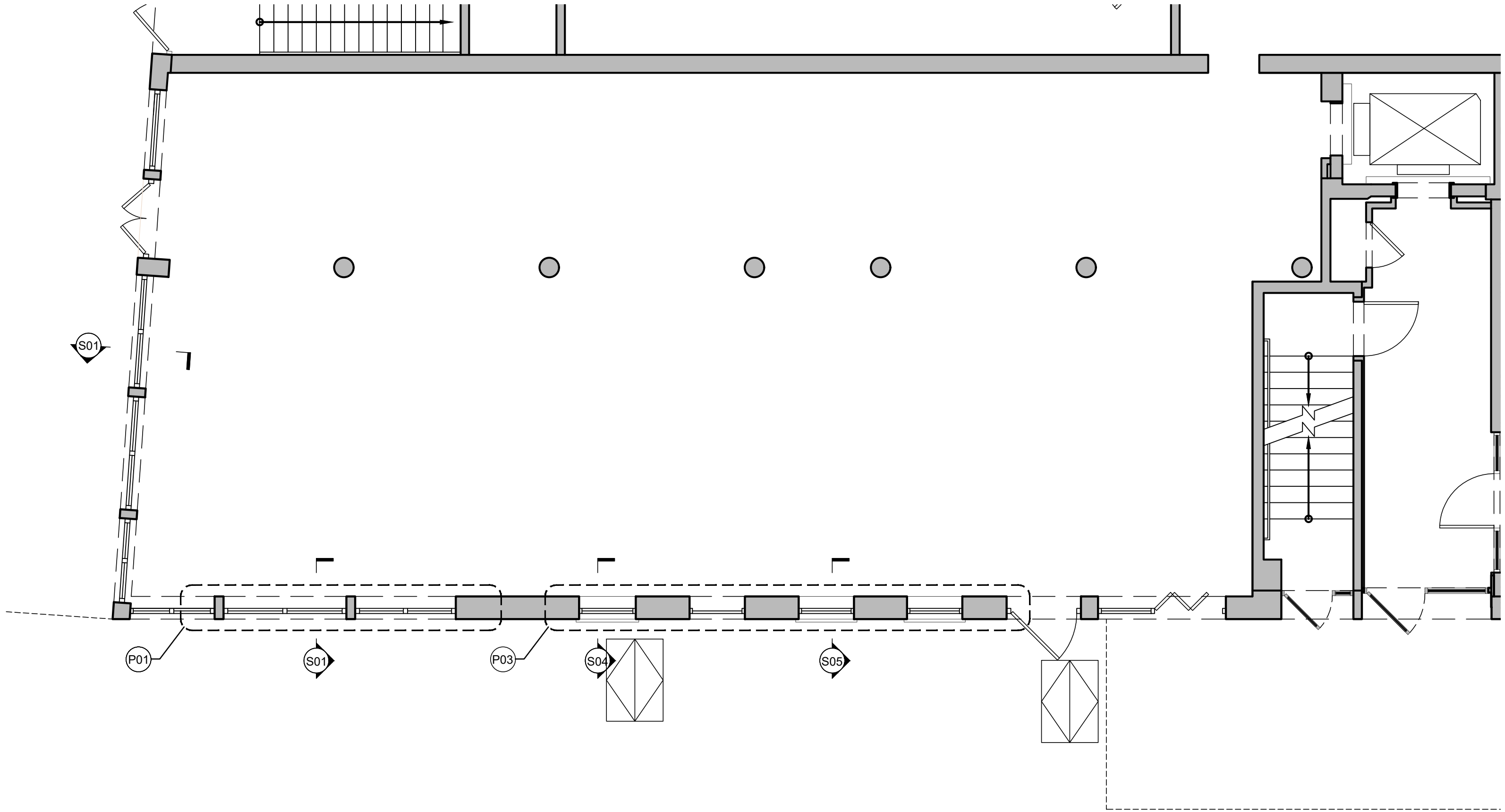












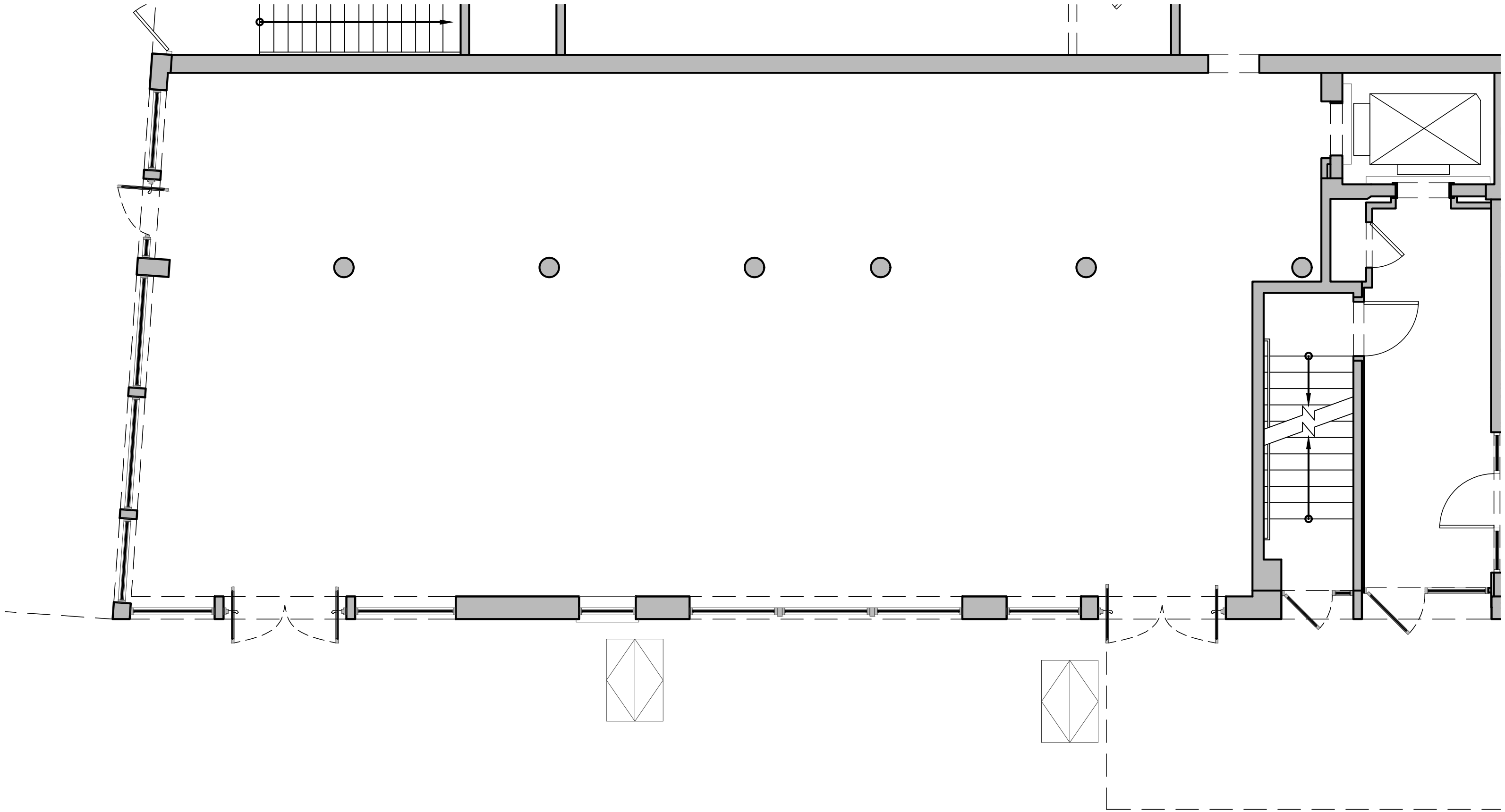
P **K**
S **B**

GROUND FLOOR - EXISTING CONDITIONS

817 WASHINGTON STREET
MARCH 25 2025

26





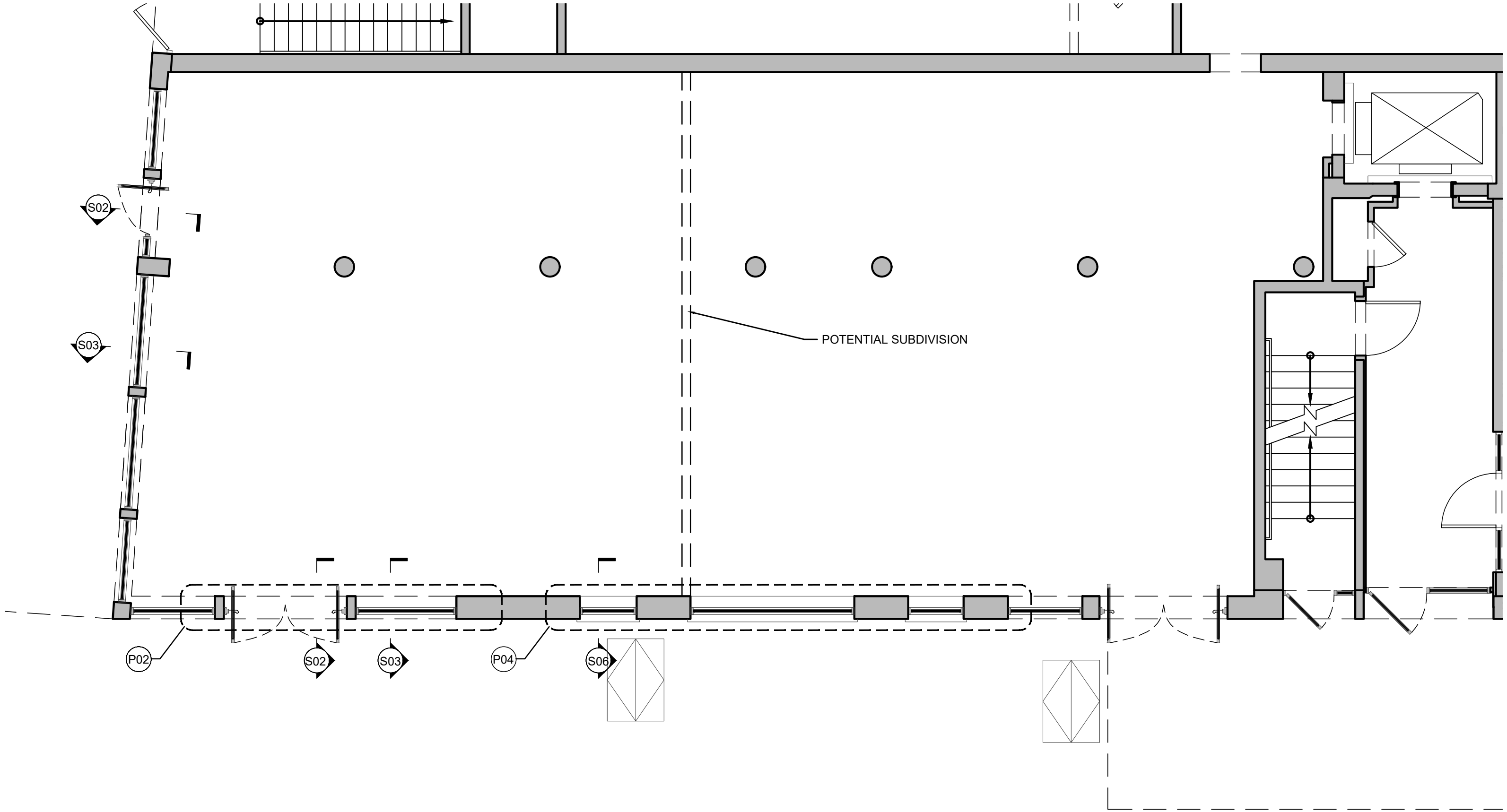
P **K**
+
S **B**

GROUND FLOOR - PREVIOUSLY PROPOSED AT 3/4/2025 PUBLIC HEARING

817 WASHINGTON STREET
MARCH 25 2025

27



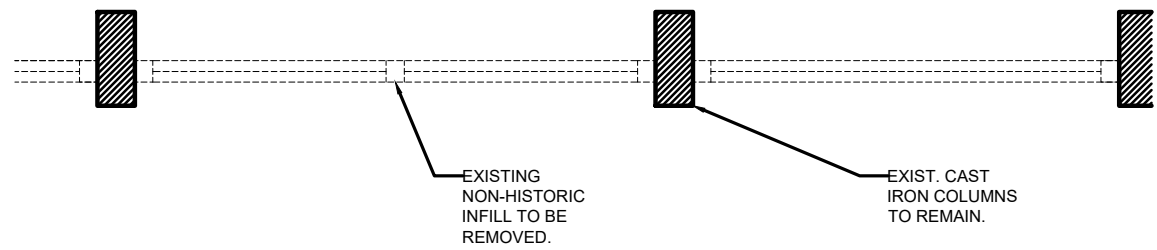


P + K
S + B

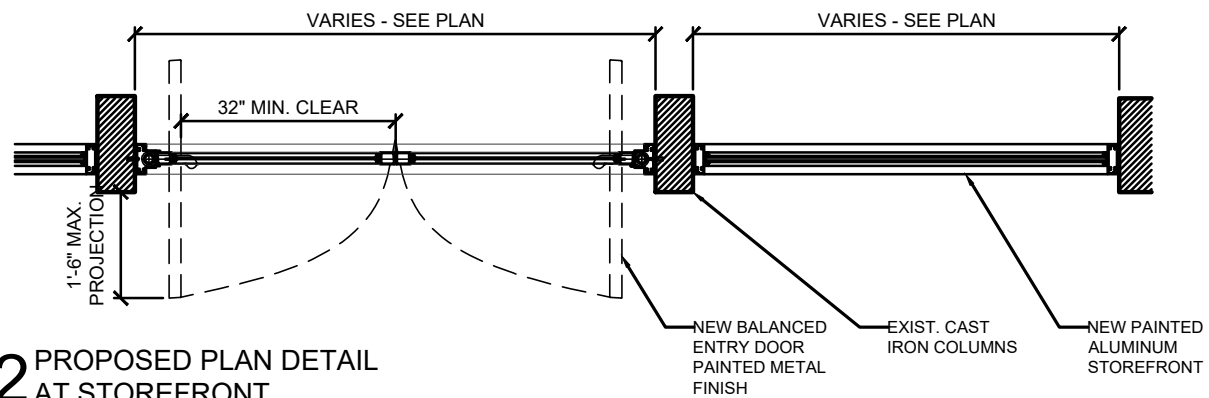
GROUND FLOOR - REVISED DESIGN 03/25/2025

817 WASHINGTON STREET
MARCH 25 2025

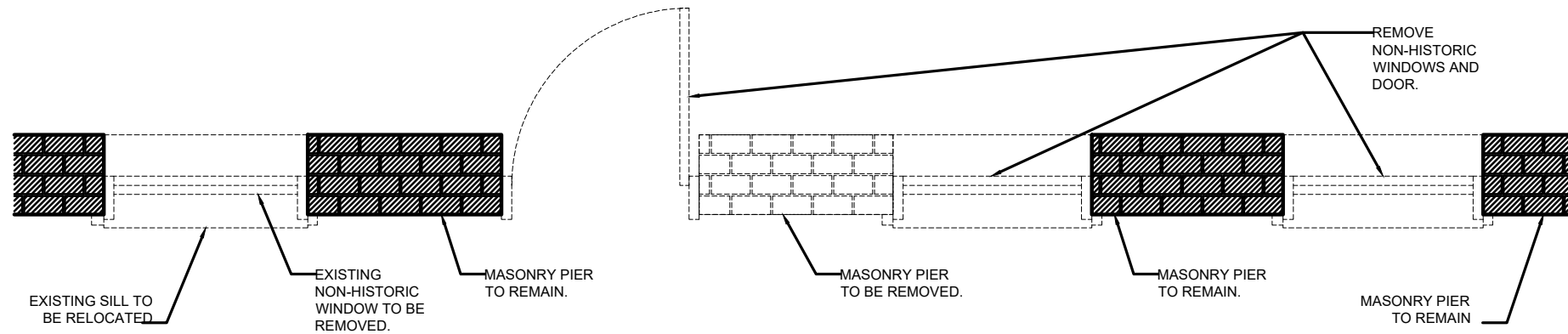




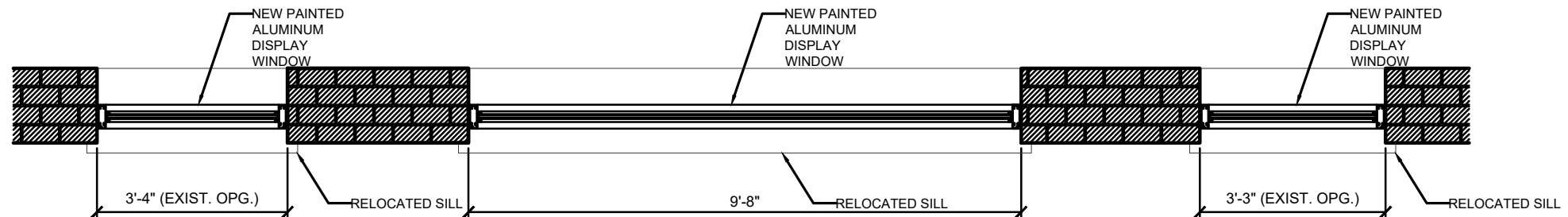
P01 EXISTING PLAN DETAIL
AT STOREFRONT
3/8" = 1'-0"



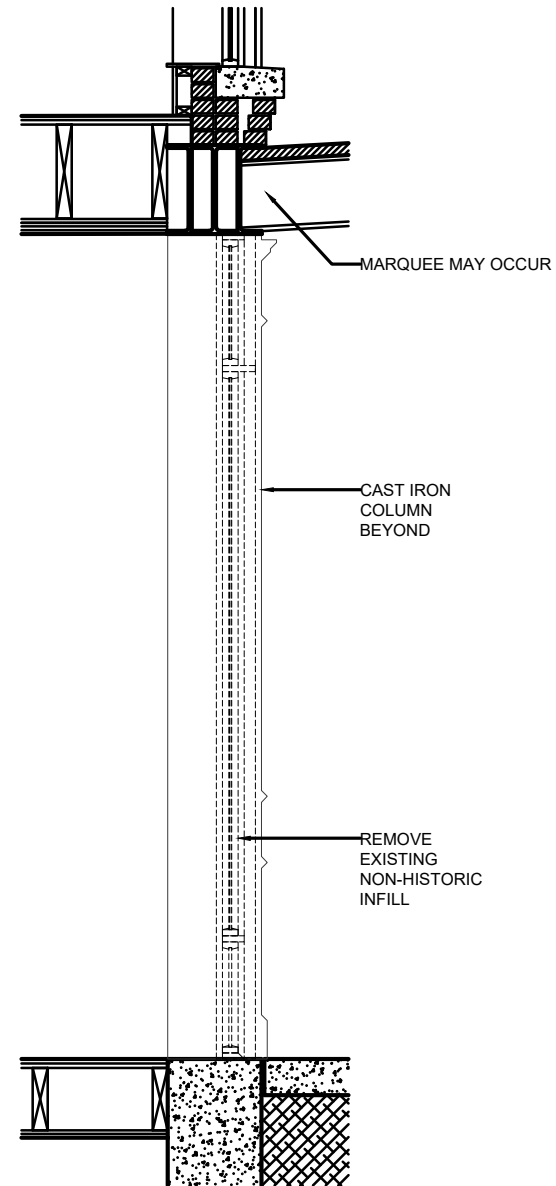
P02 PROPOSED PLAN DETAIL
AT STOREFRONT
3/8" = 1'-0"



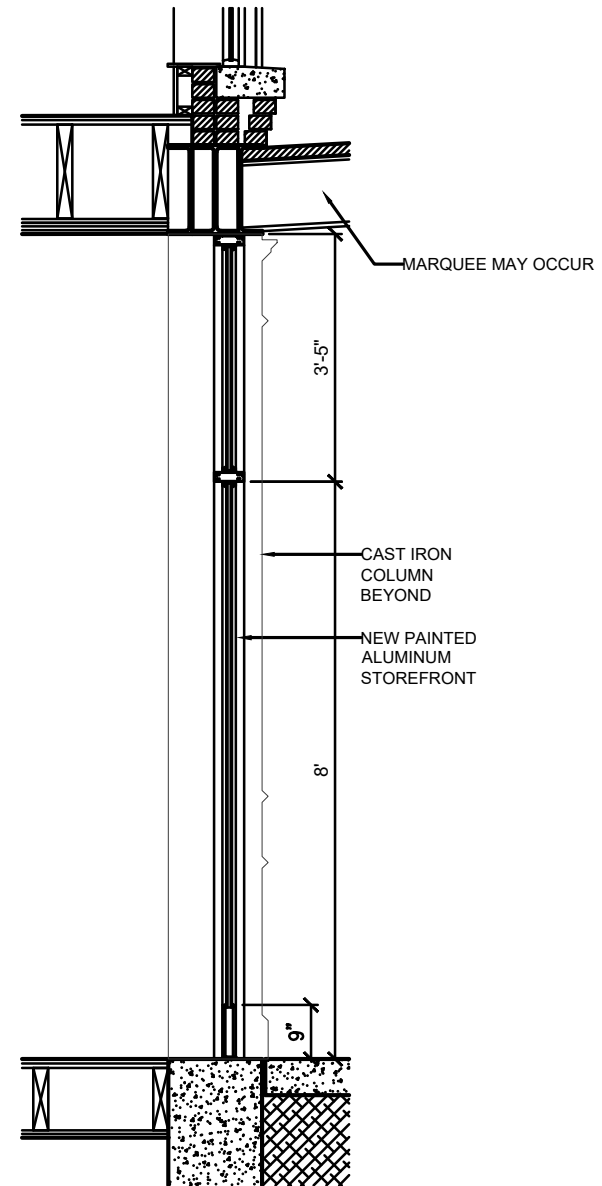
P03 EXISTING PLAN DETAIL AT
GANSEVOORT STREET WINDOW
3/8" = 1'-0"



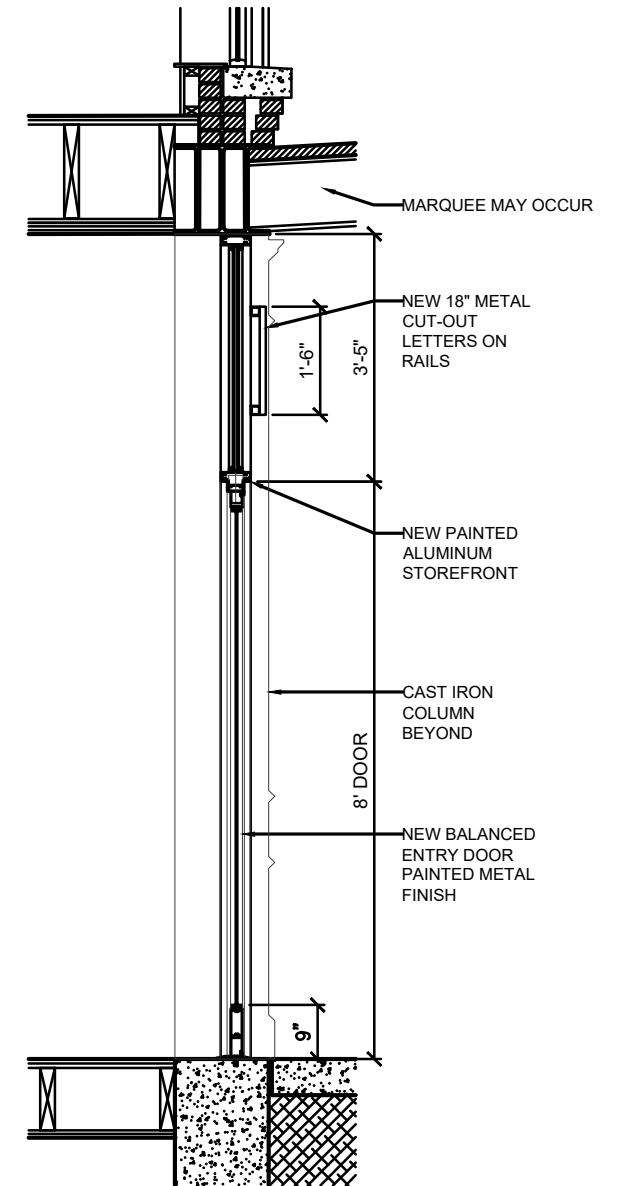
P04 PROPOSED PLAN DETAIL AT
GANSEVOORT STREET WINDOW
3/8" = 1'-0"



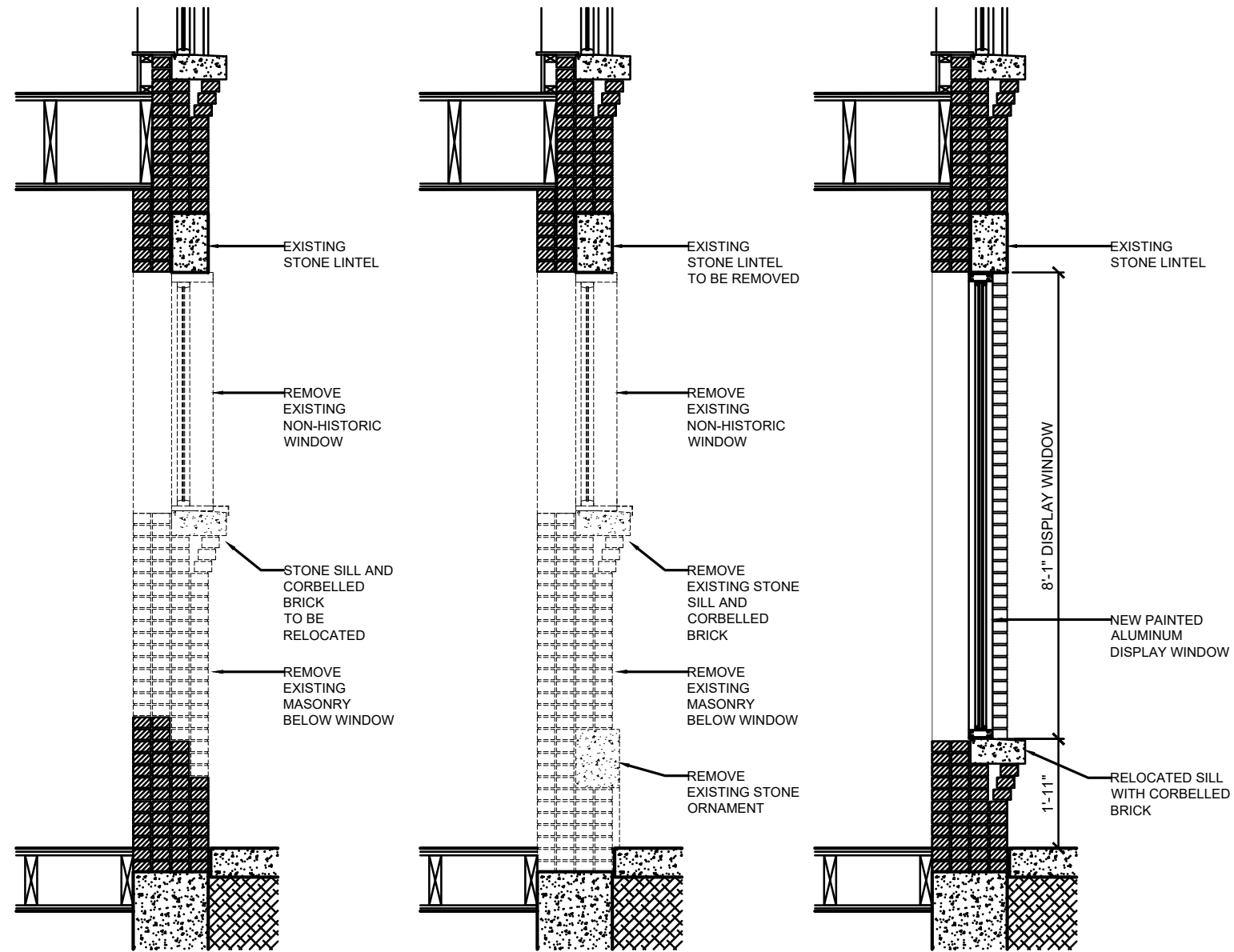
S01 EXISTING SECTION AT
STOREFRONT
3/8" = 1'-0"



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



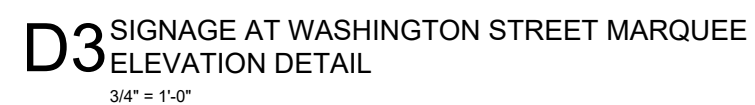
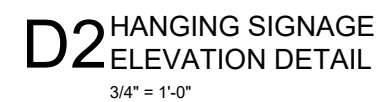
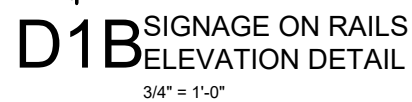
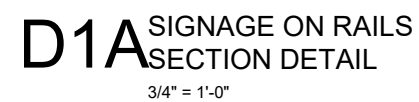
S03 PROPOSED SECTION AT
DISPLAY WINDOW
3/8" = 1'-0"



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

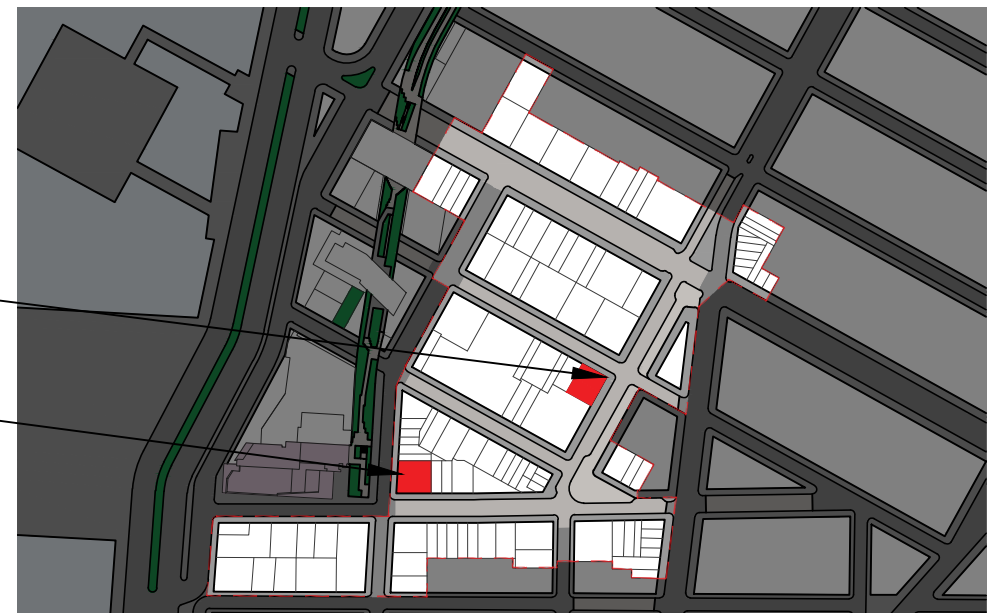
S05 EXISTING SECTION AT GANSEVOORT STREET MASONRY WALL
3/8" = 1'-0"

S06 PROPOSED SECTION AT GANSEVOORT STREET WINDOW
3/8" = 1'-0"



PRECEDENT 1

PROJECT SITE



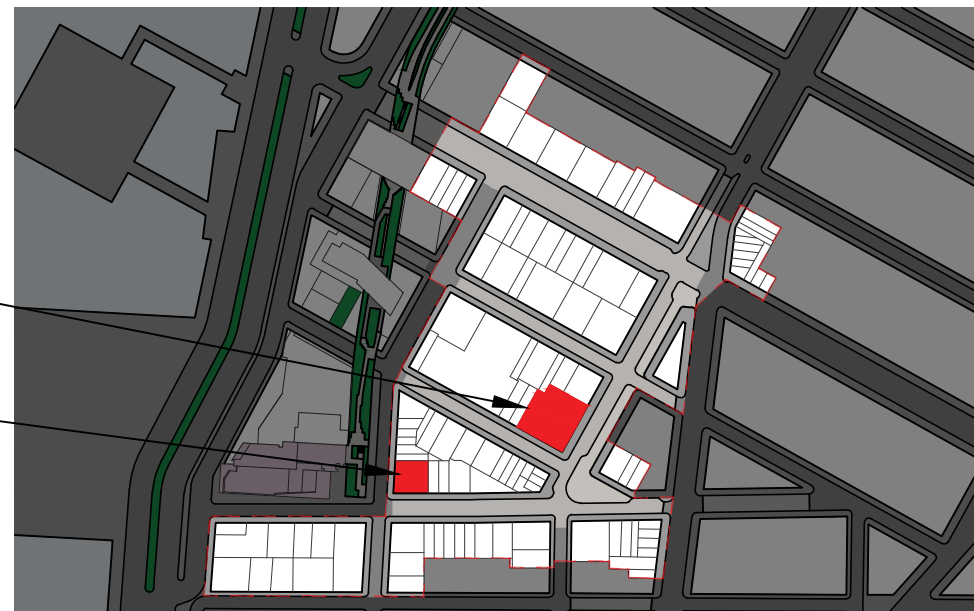
2003



2016

PRECEDENT 2

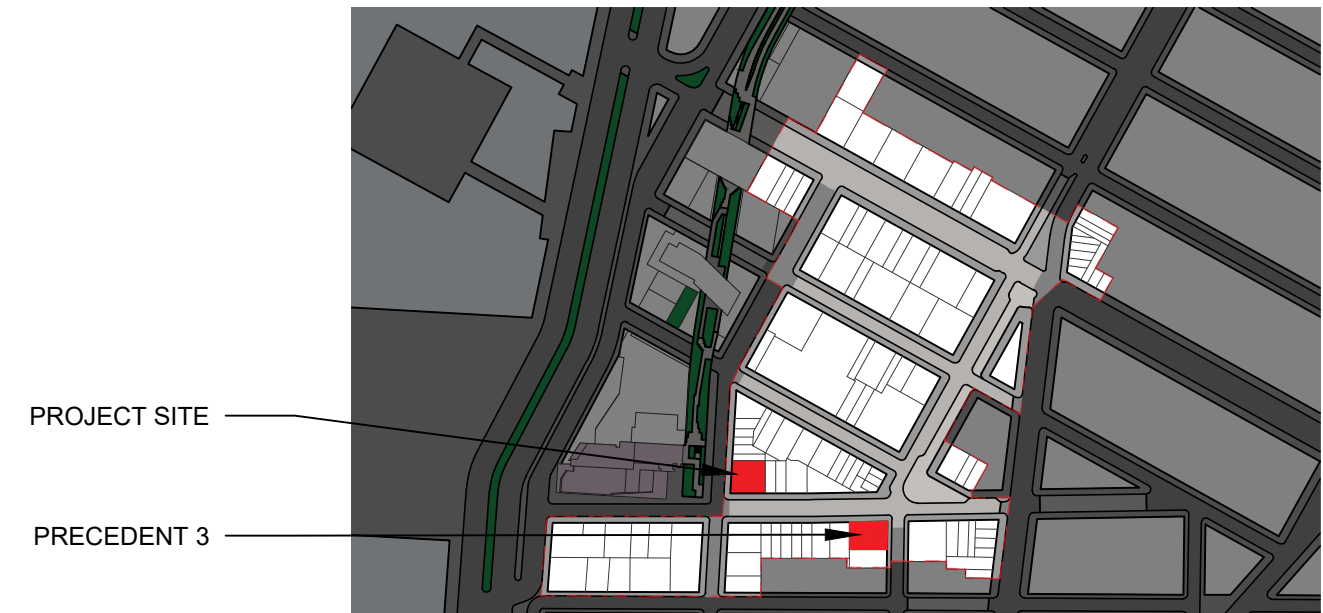
PROJECT SITE



2013



2019



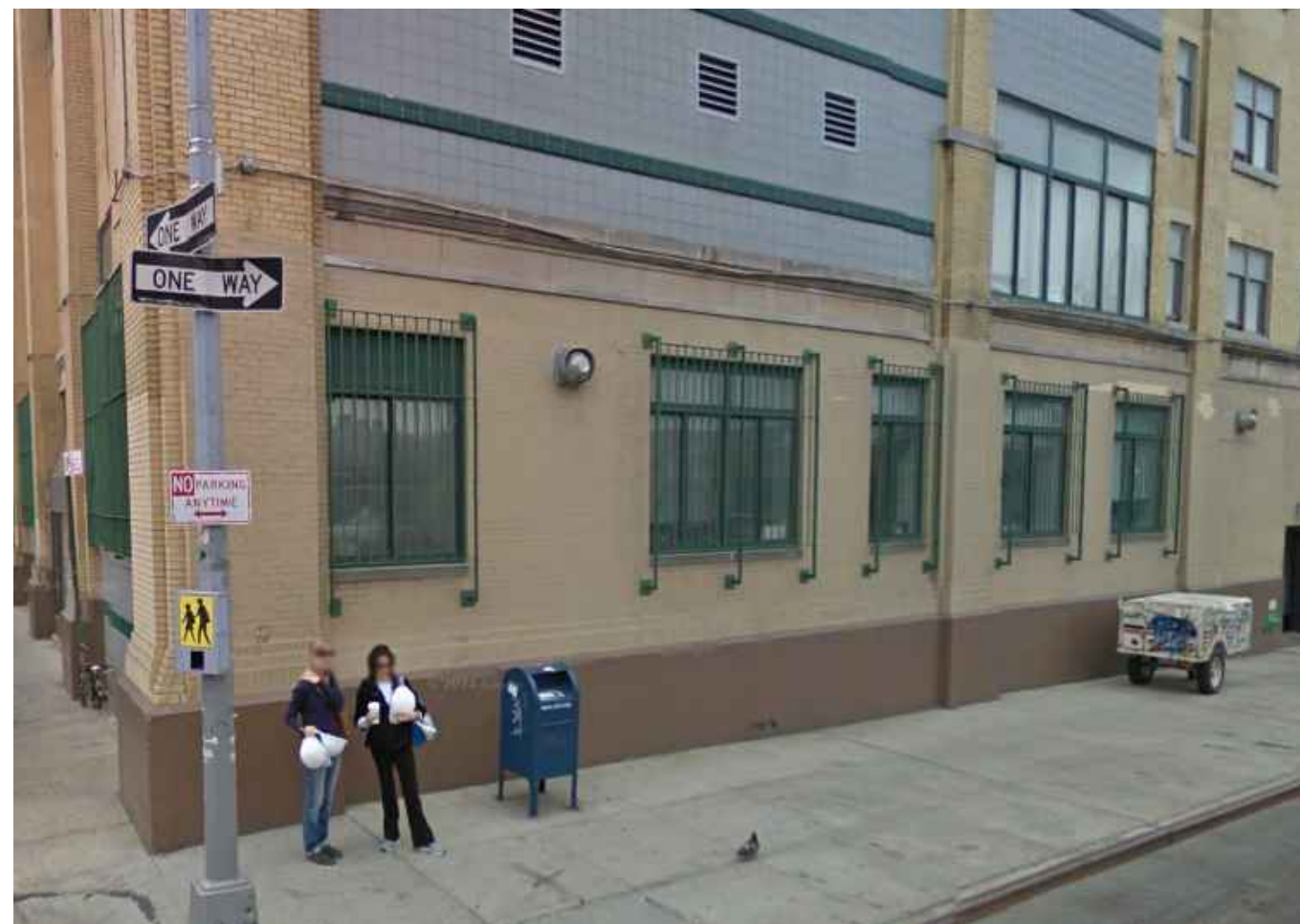
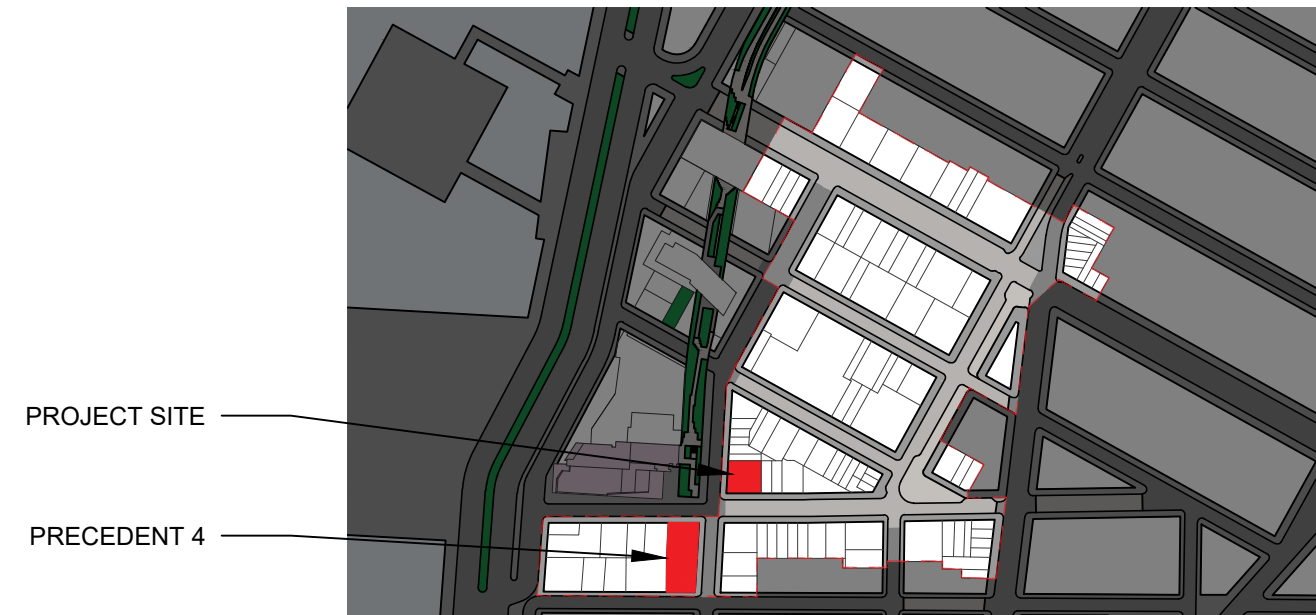
PROJECT SITE

PRECEDENT 3



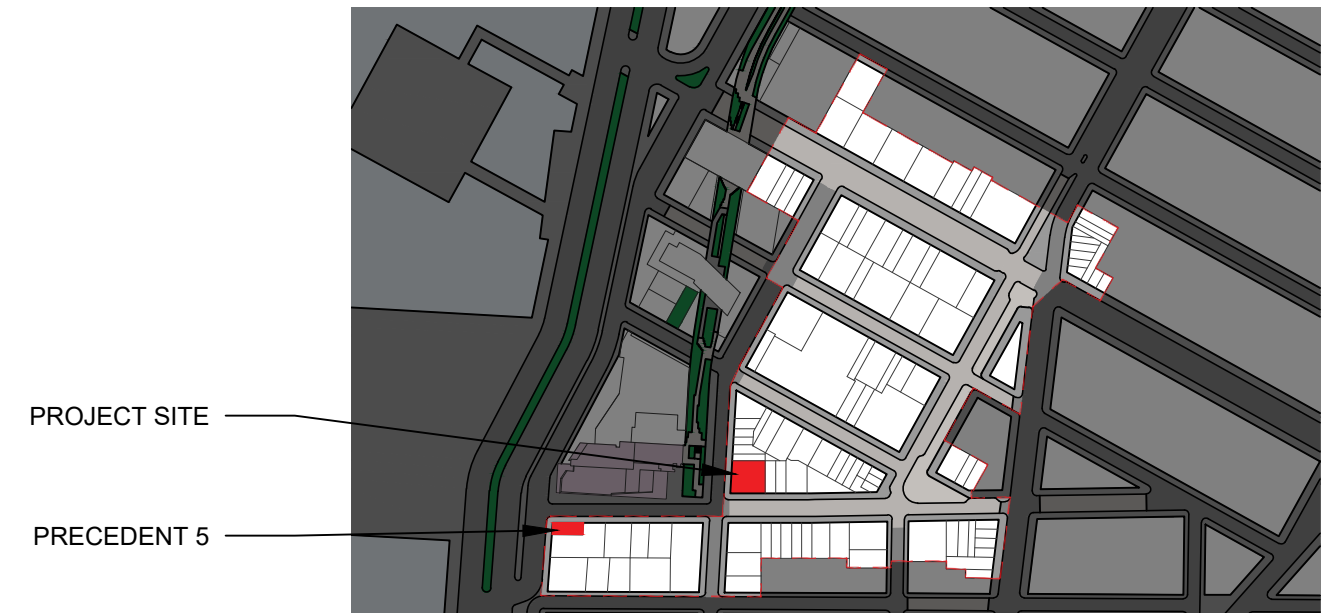
2011

2019



2009

2019



2011

2021





















APPENDIX



CLOSE-UP OF BRACKET BELOW LINTEL



CLOSE-UP OF BRACKET BELOW LINTEL

The current proposal is:

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**817 Washington Street – Greenwich Village Historic District
Borough of Manhattan**

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