

June 10, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 3, LPC-25-10684**

## **80 Washington Place – Greenwich Village Historic District Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 795 3238

**Passcode:** 895806

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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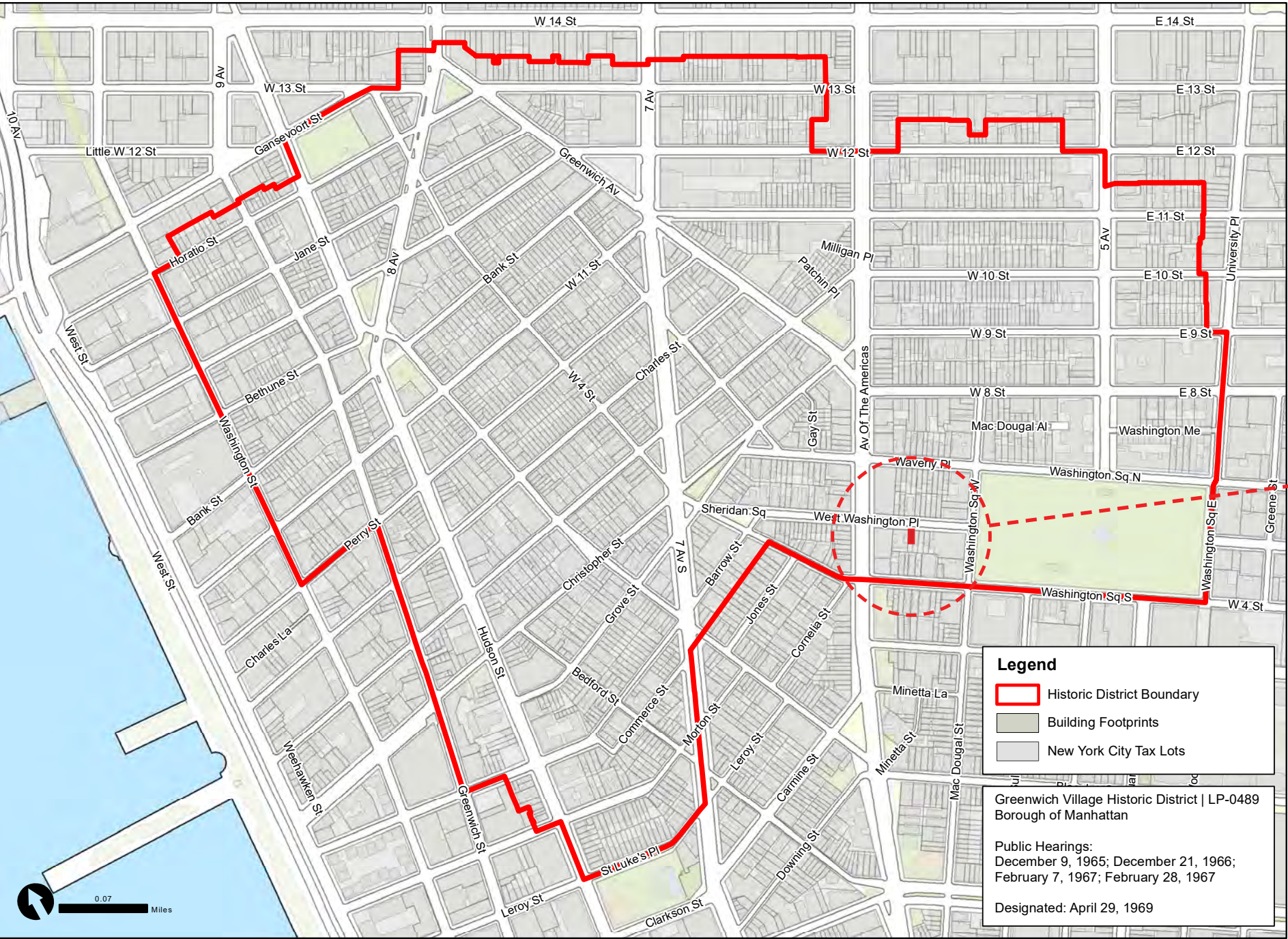
80 WASHINGTON PLACE, NEW YORK, NY 10011

JUNE 10, 2025



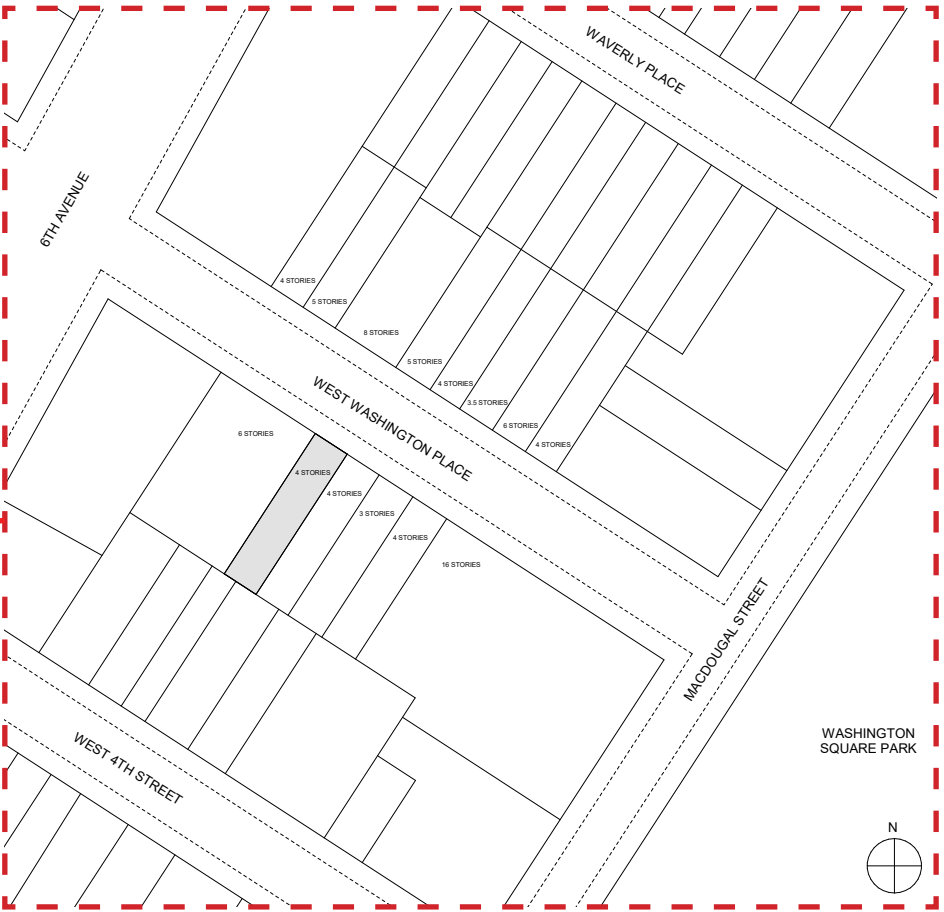
MARMOL RADZINER





Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

GREENWICH VILLAGE HISTORIC DISTRICT MAP



80 W WASHINGTON PLACE



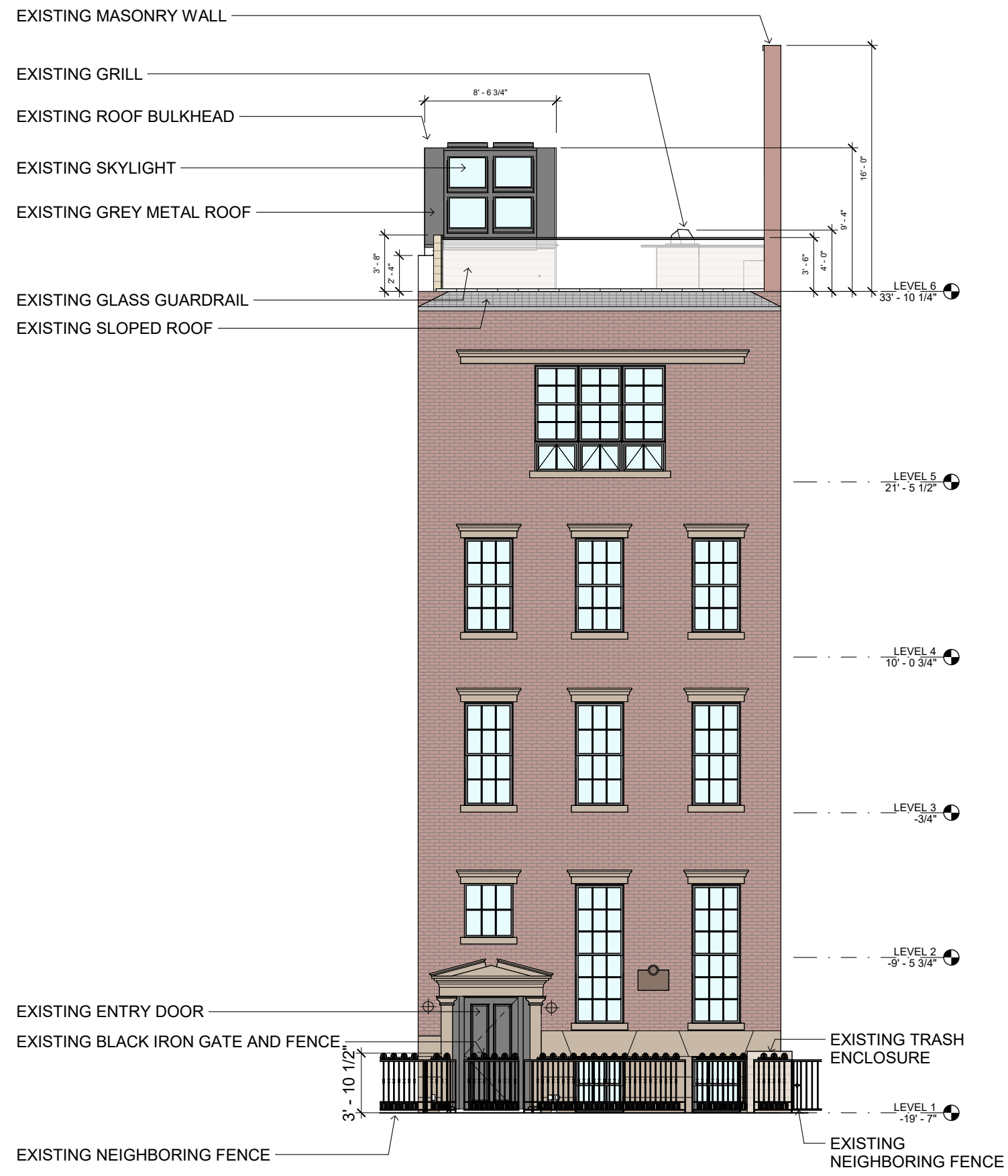


C. 1913 (NYHS)



TAX PHOTO, C. 1940 (NYCMA)

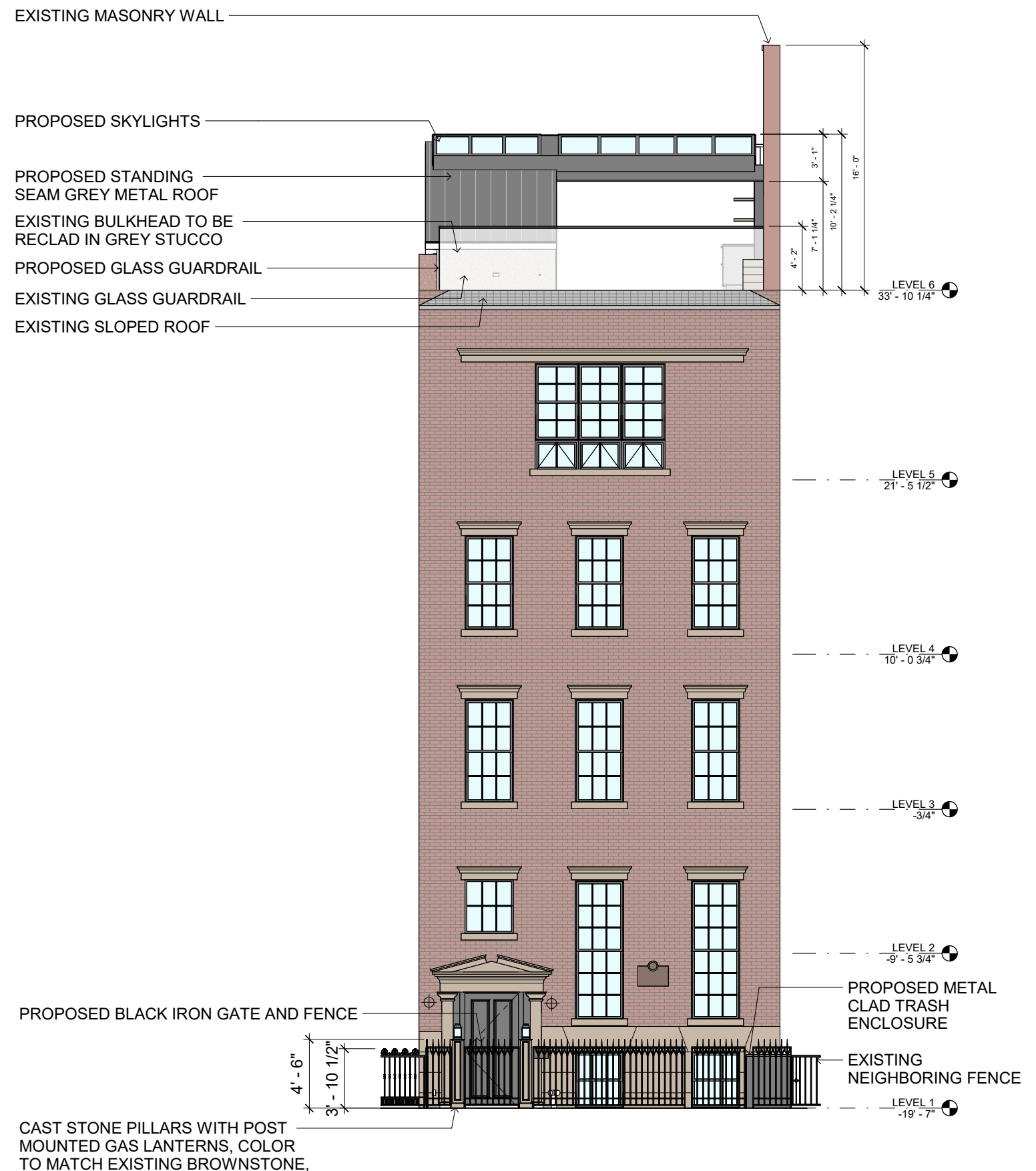




NORTH ELEVATION - EXISTING

80 WASHINGTON PLACE, NEW YORK, NY 10011

EXTERIOR ELEVATIONS - NORTH



NORTH ELEVATION - PROPOSED

MARMOL RADZINER





EXISTING NEIGHBORING FENCES ALONG WASHINGTON PLACE



EXISTING FENCE AND GATE ALONG WASHINGTON PLACE



EXISTING FENCE AND GATE ALONG WASHINGTON PLACE





C. 1913 (NYHS)



DETAIL OF ENTRANCE





16-18 Charles Street Entrance  
NYPL, ca. 1938

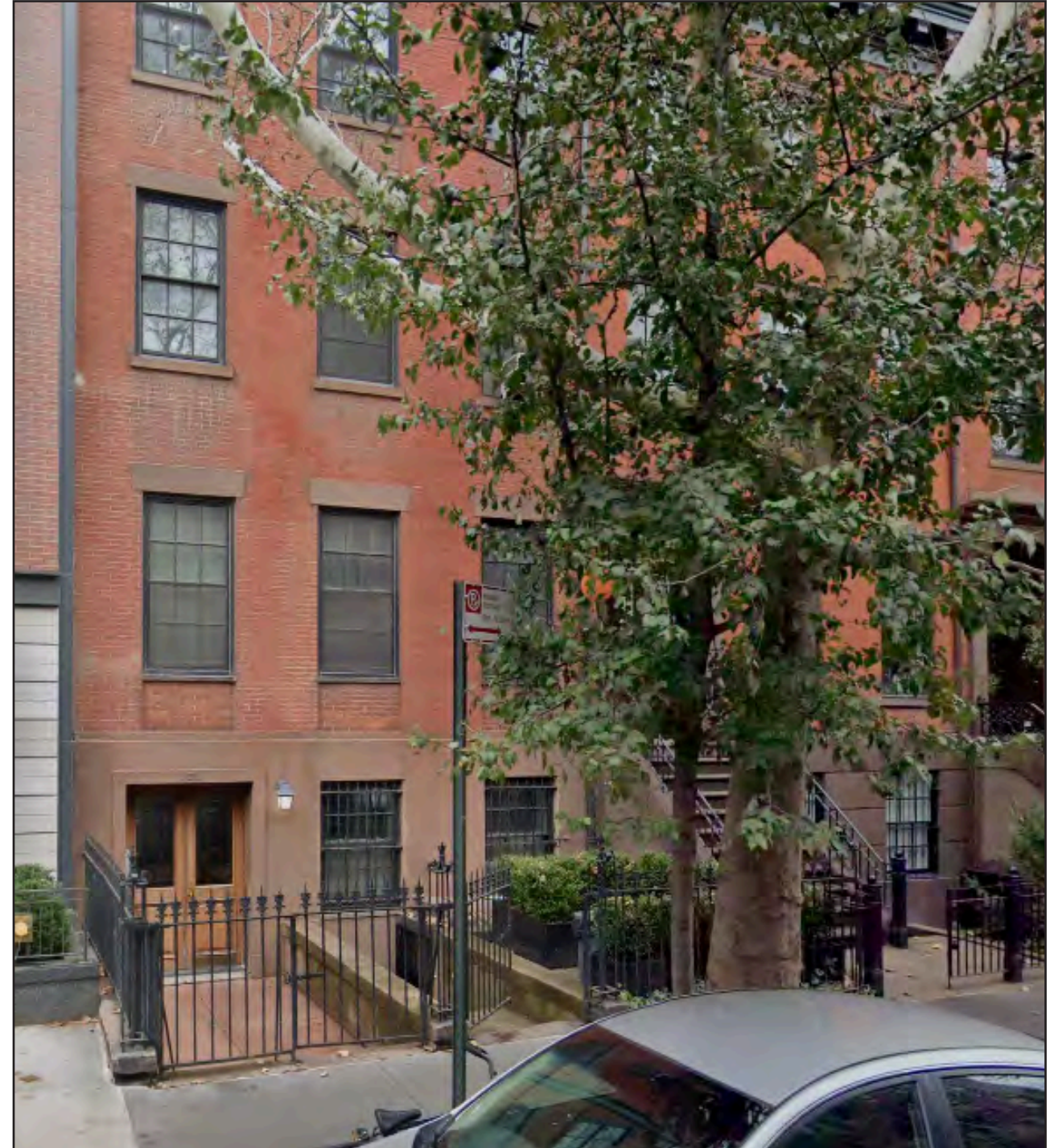


16-18 Charles Street





115 West 11th Street  
ca. 1940 Tax Photo, NYC Municipal Archives



131 West 11th Street



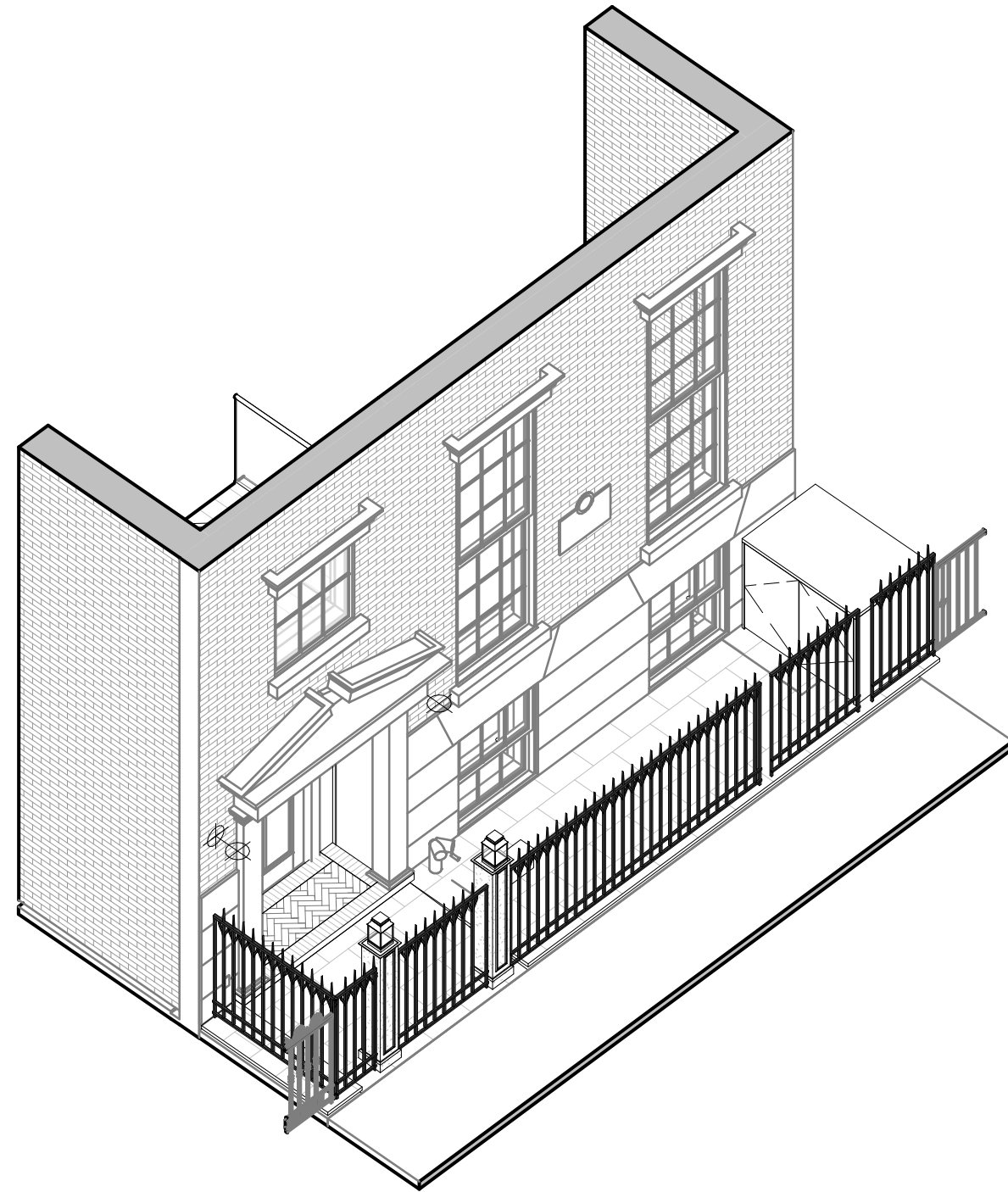


EXISTING FRONT ELEVATION

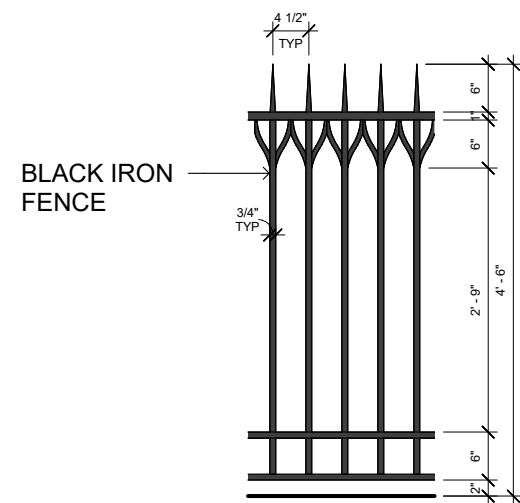


PROPOSED FRONT ELEVATION

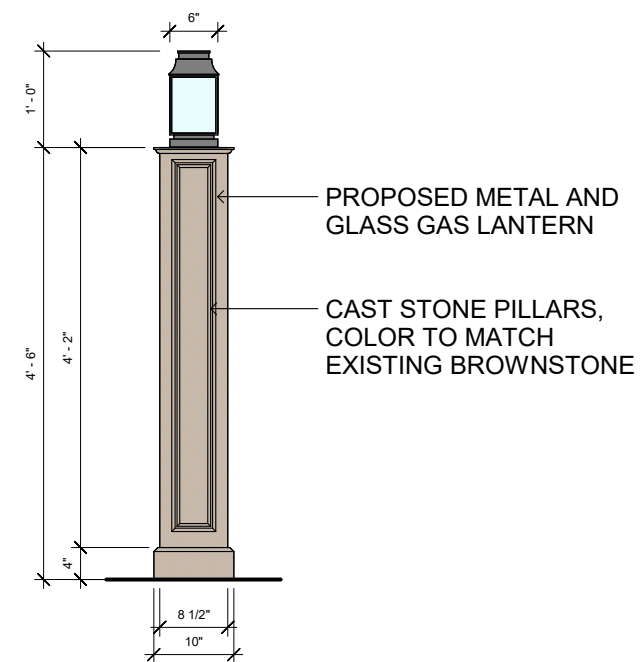




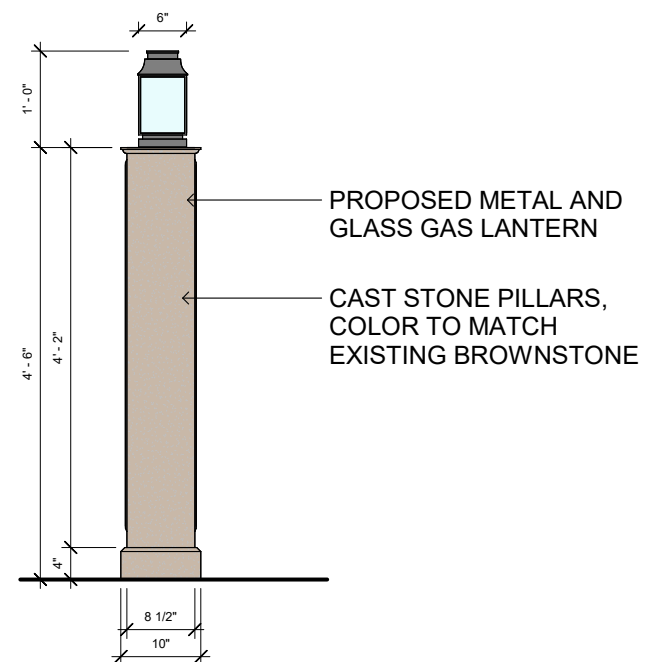




PROPOSED FENCE AND GATE DESIGN



FRONT AND BACK ELEVATION



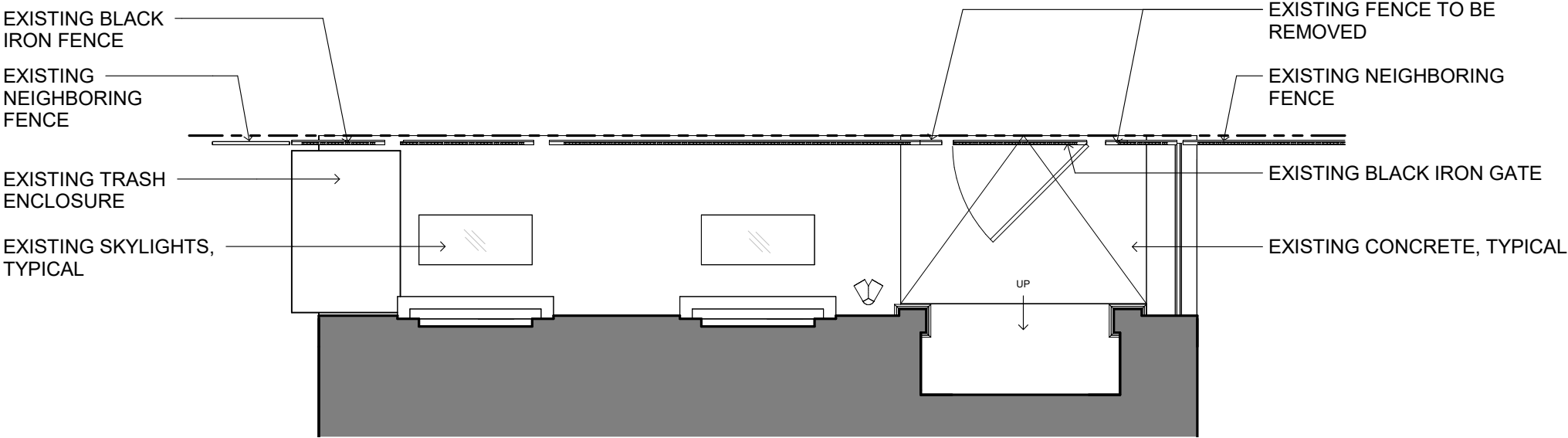
SIDE ELEVATION



GAS LANTERN INSPIRATION

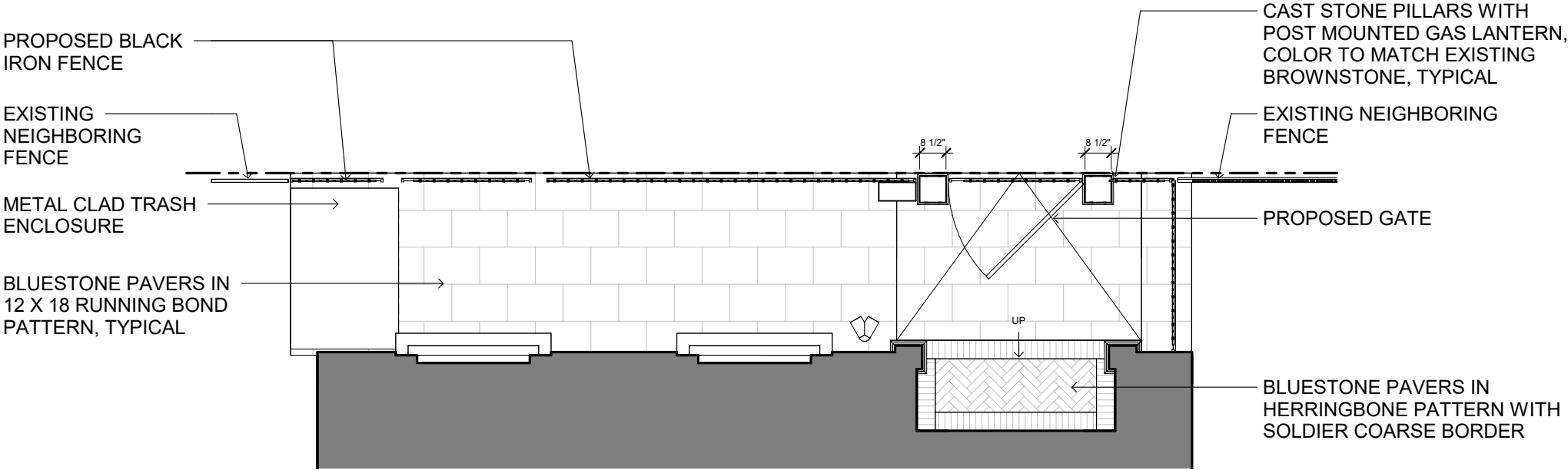


WASHINGTON PLACE

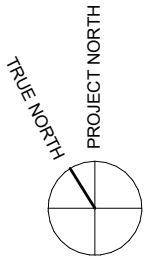


FLOOR PLAN - EXISTING

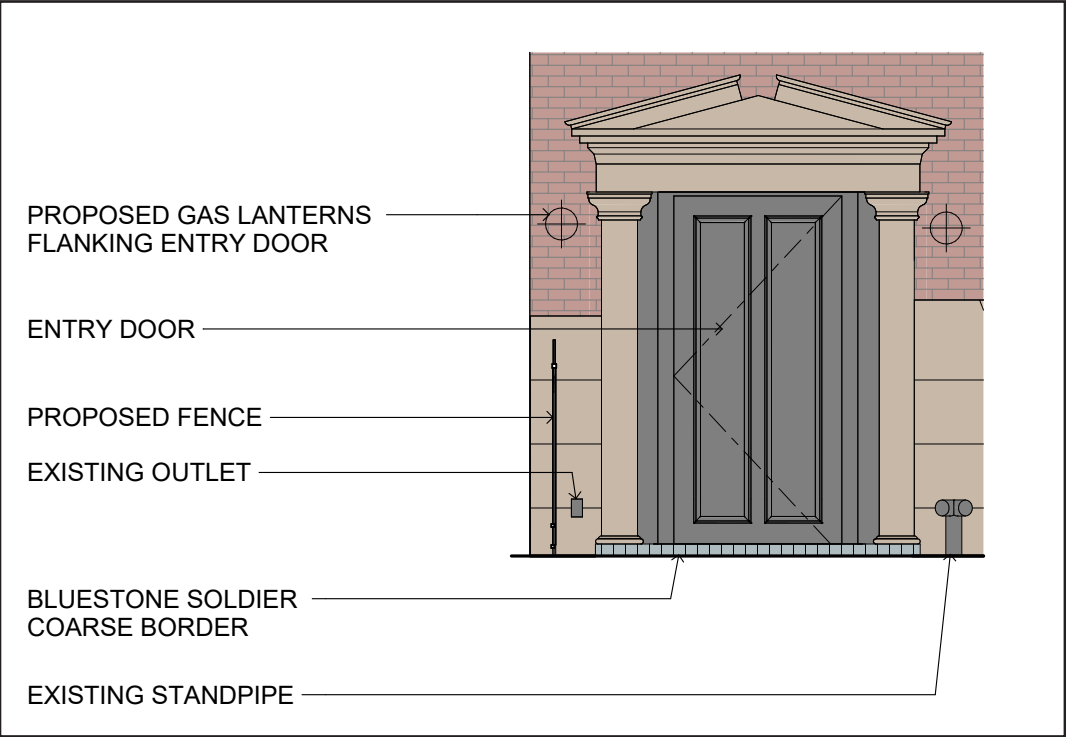
WASHINGTON PLACE



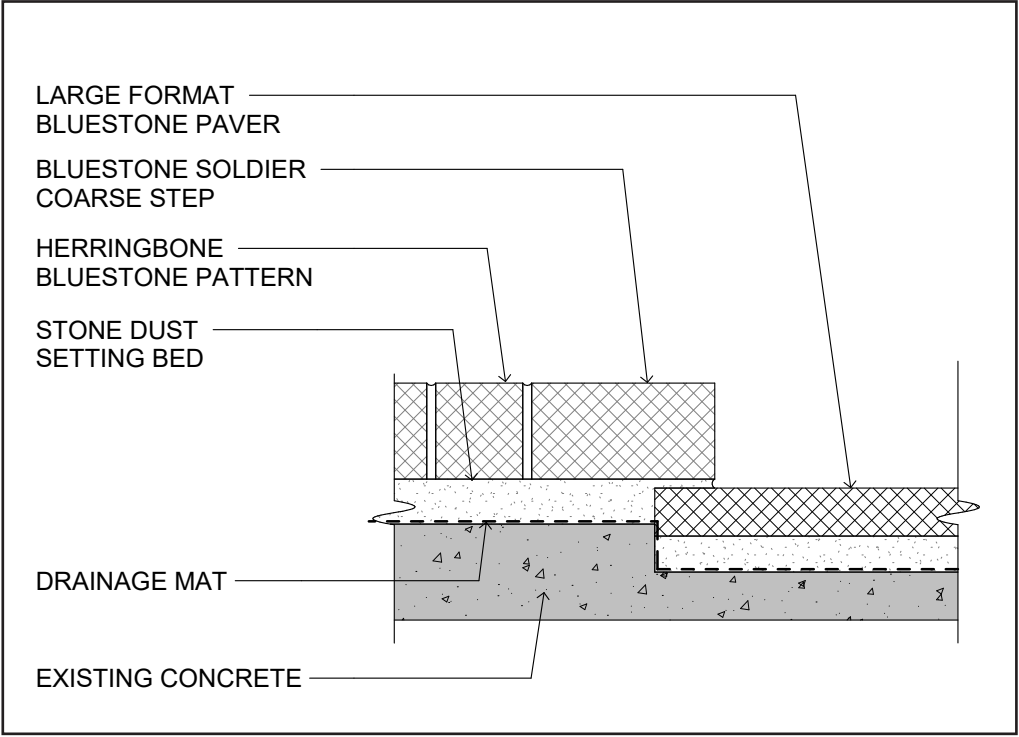
FLOOR PLAN - PROPOSED







ELEVATION OF ENTRY STEP



BLUESTONE PAVER DETAIL



BLUESTONE PAVER INSPIRATION





EXSITING ROOFTOP BULKHEAD



EXSITING PLANTERS ON THE ROOF

80 WASHINGTON PLACE, NEW YORK, NY 10011



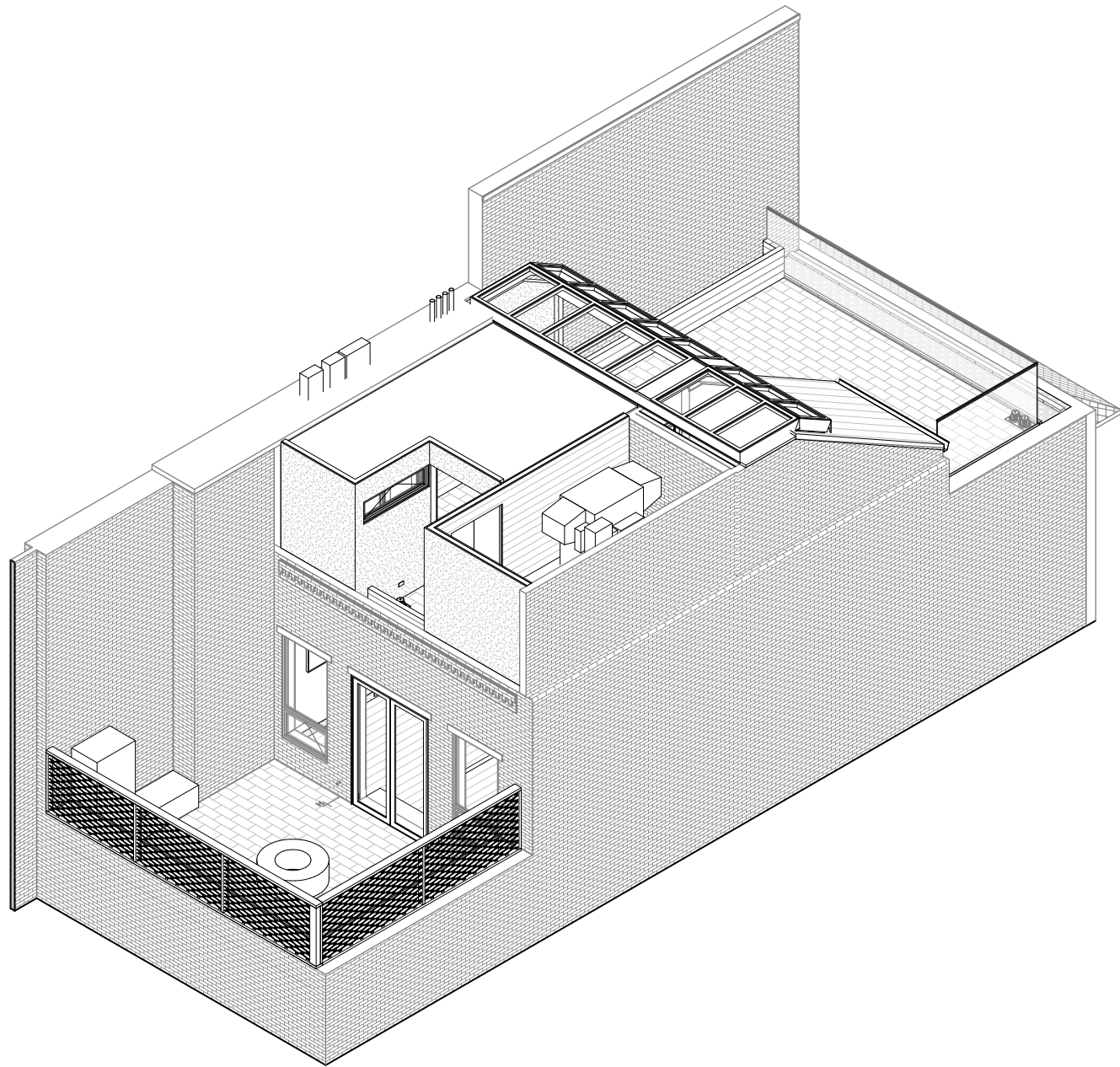


AERIAL VIEW OF THE FRONT FACADE

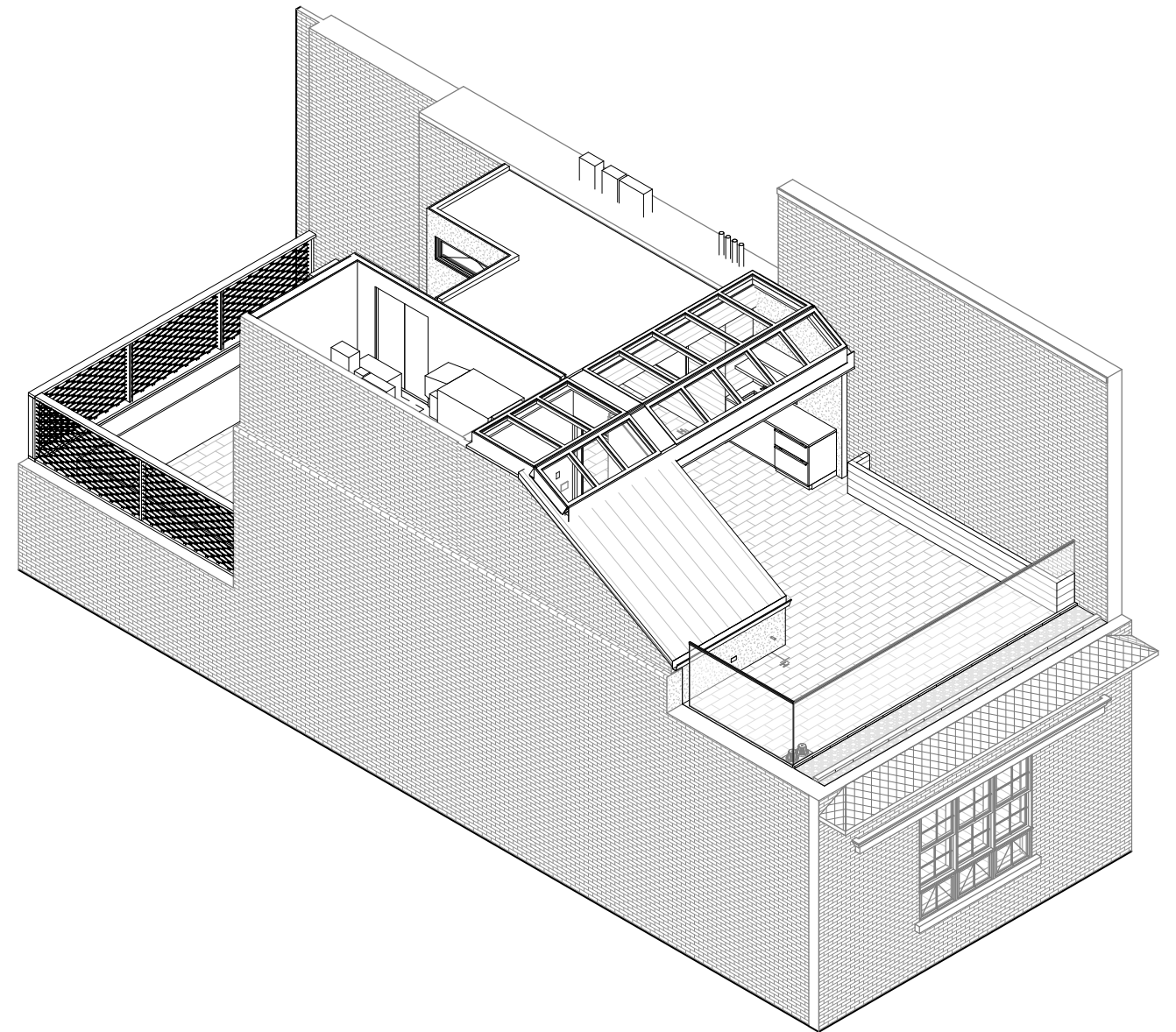


AERIAL VIEW OF THE REAR FACADE



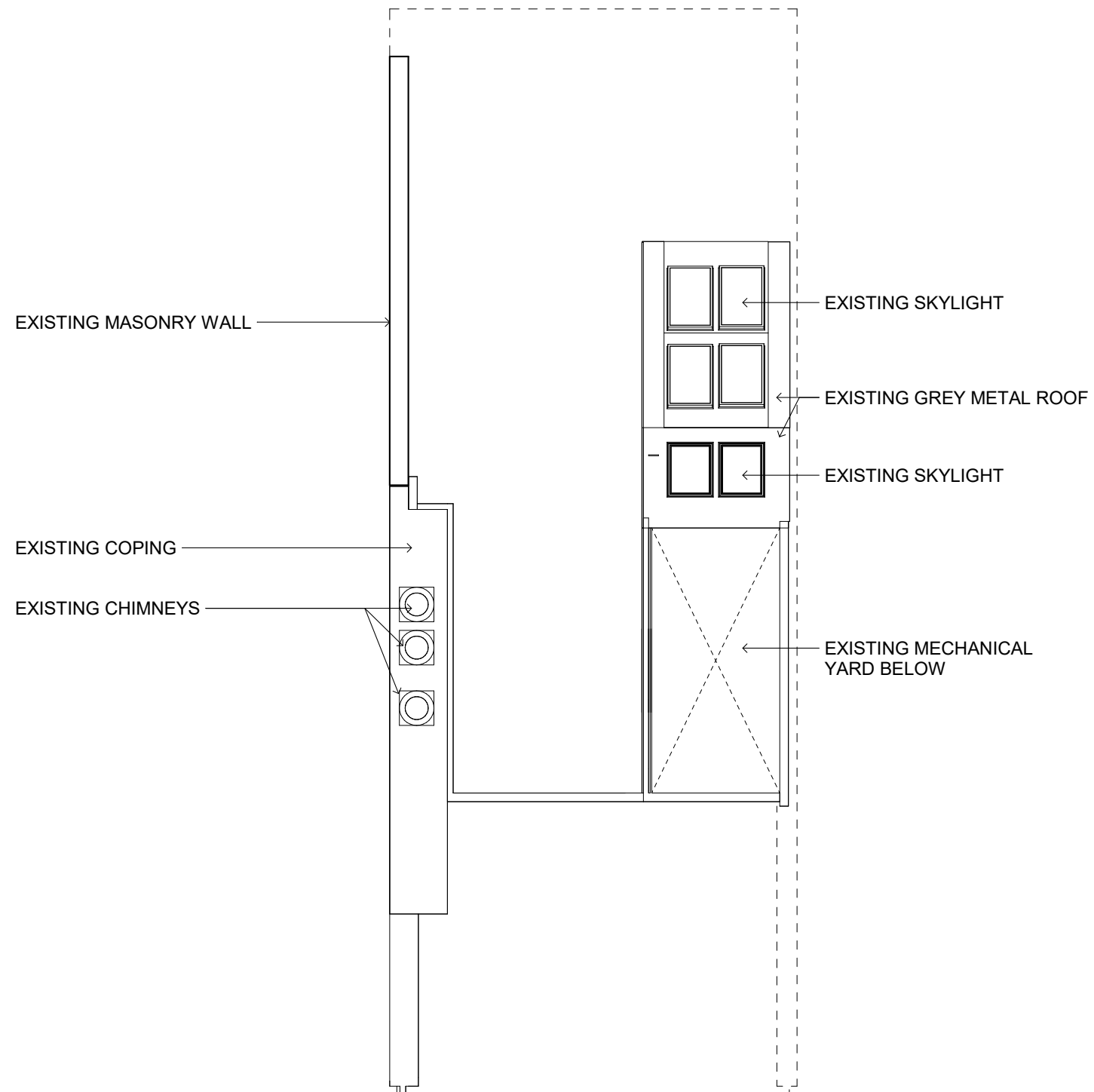


REAR VIEW

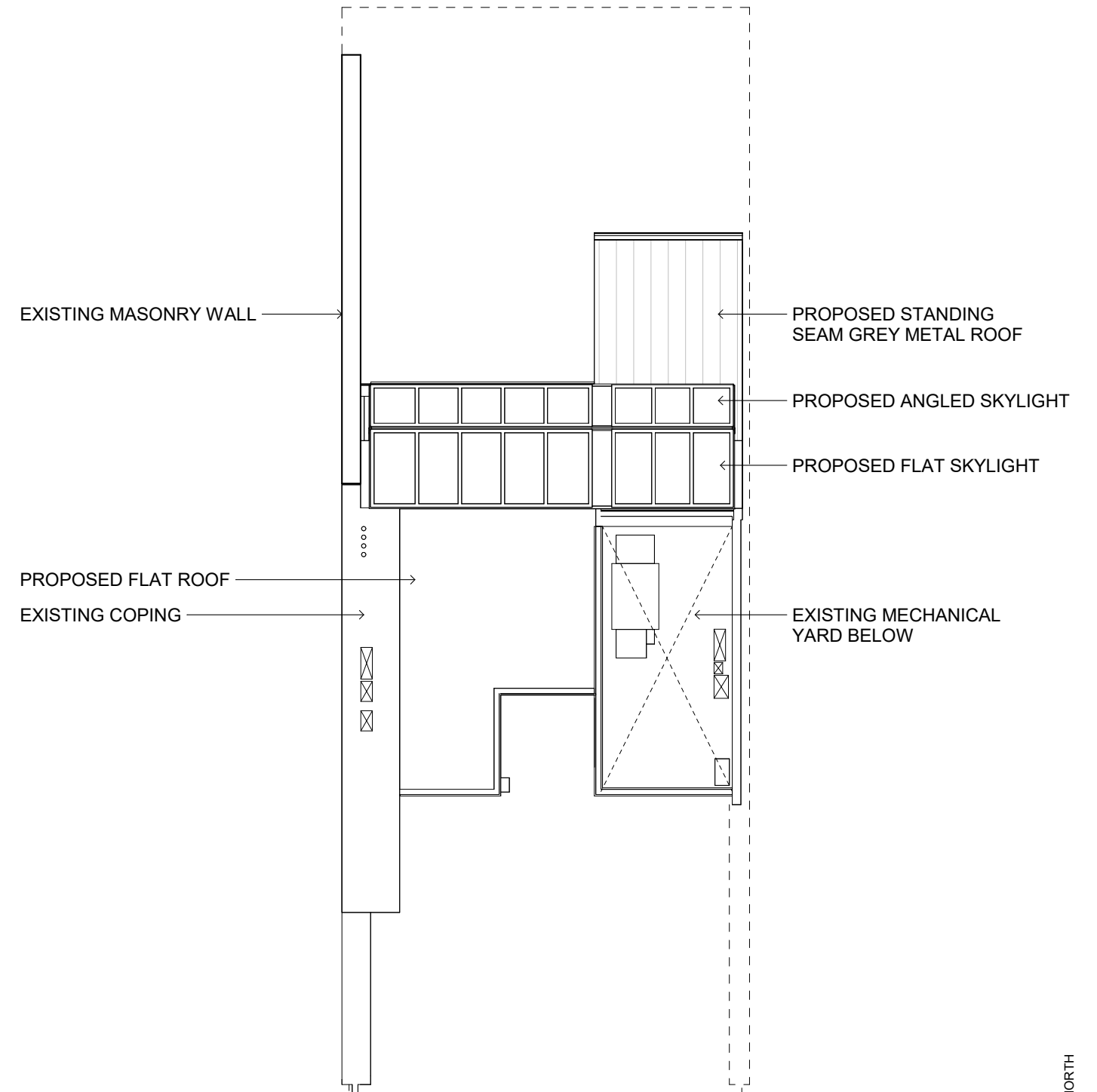


FRONT VIEW

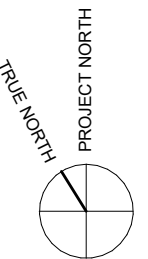




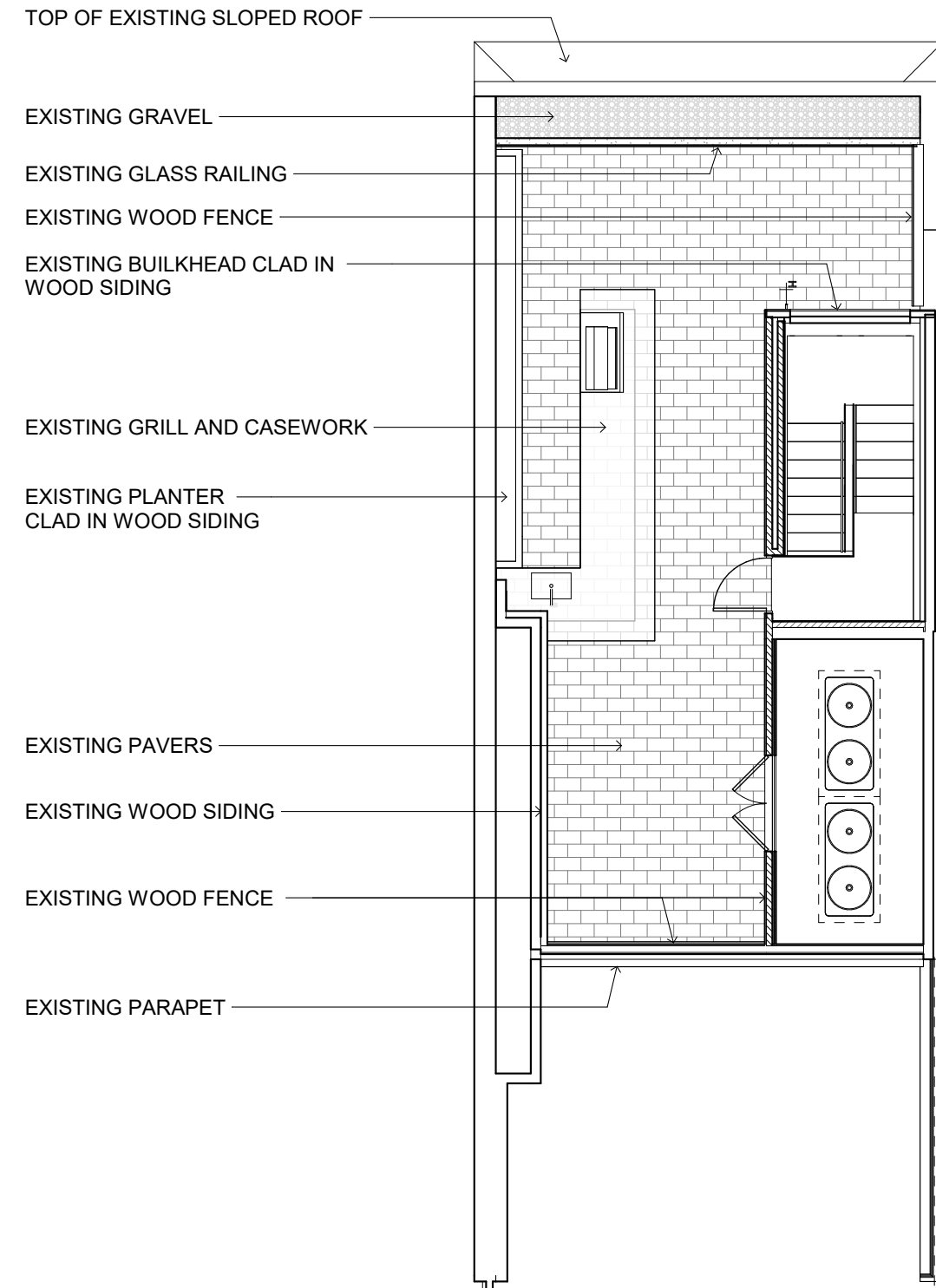
FLOOR PLAN - EXISTING



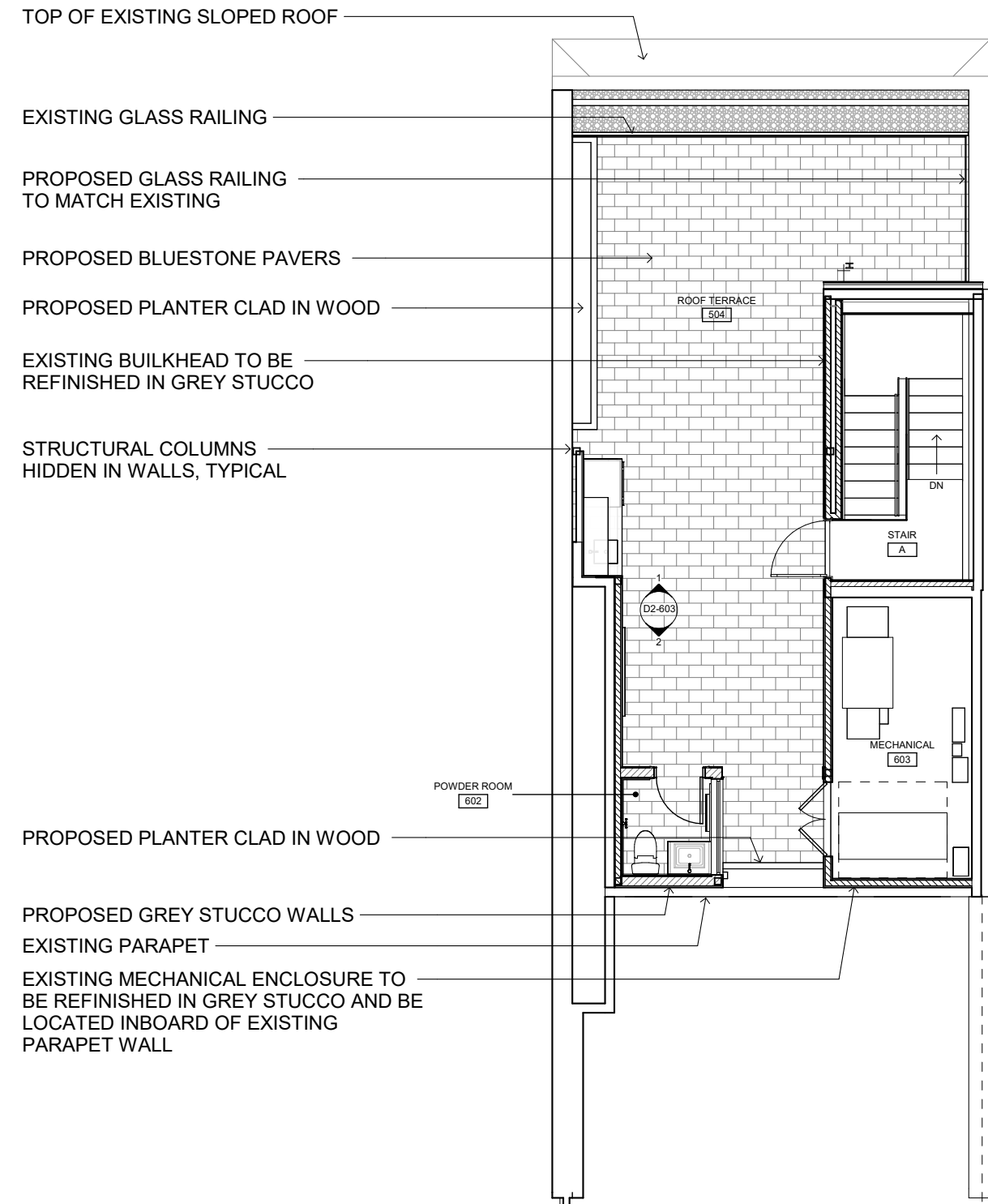
FLOOR PLAN - PROPOSED



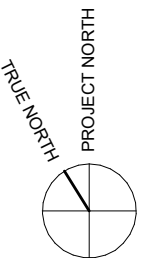




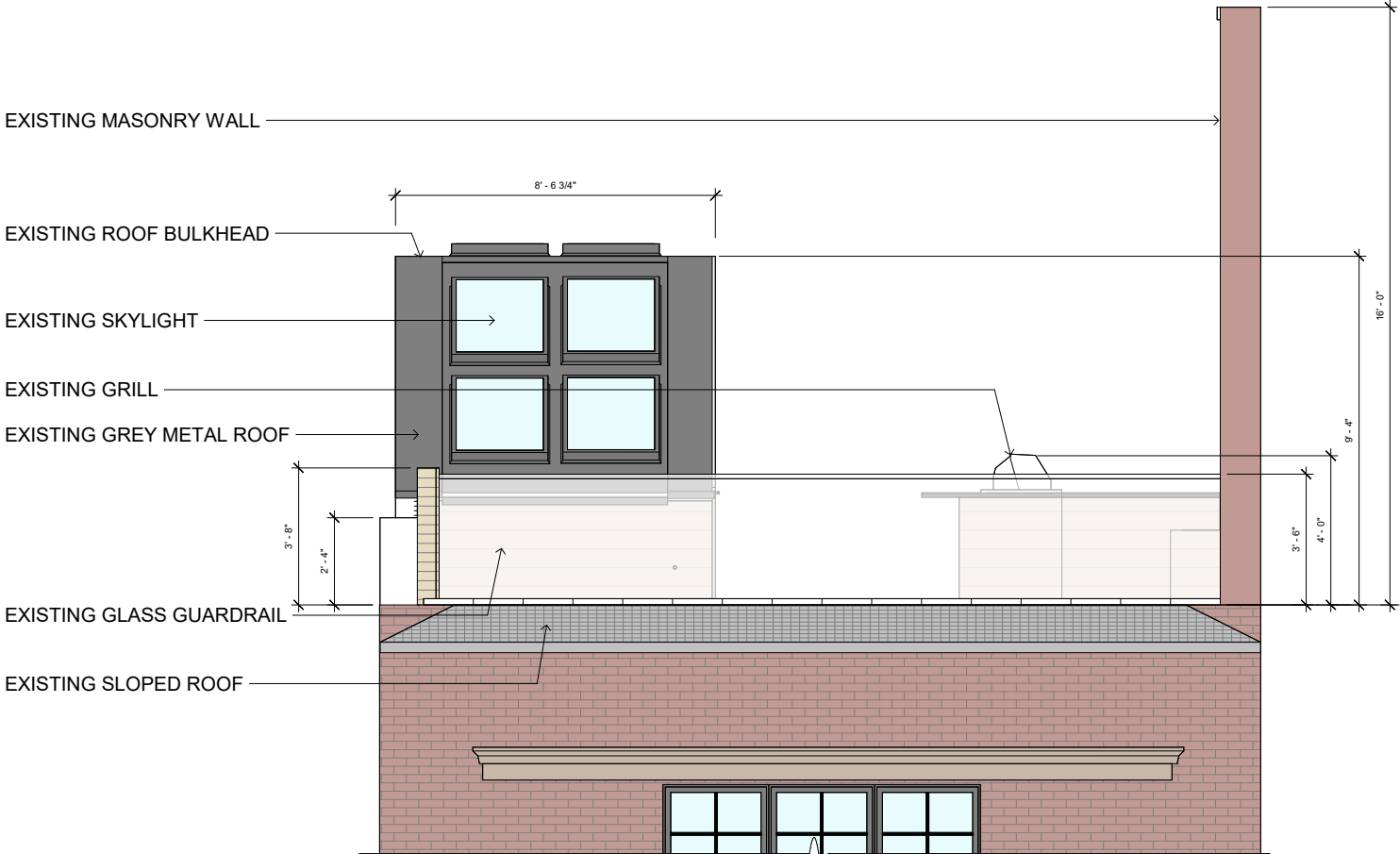
FLOOR PLAN - EXISTING



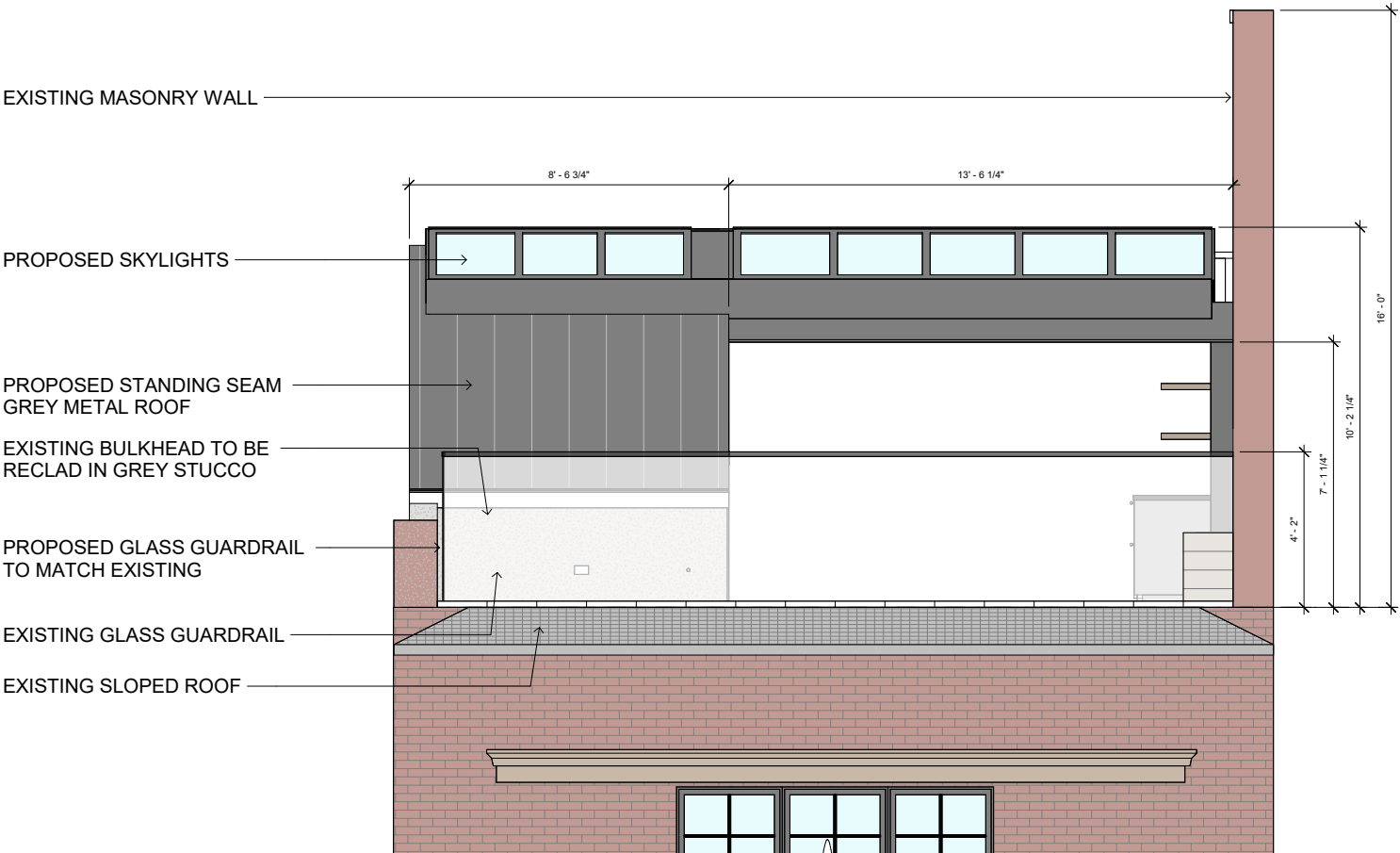
FLOOR PLAN - PROPOSED





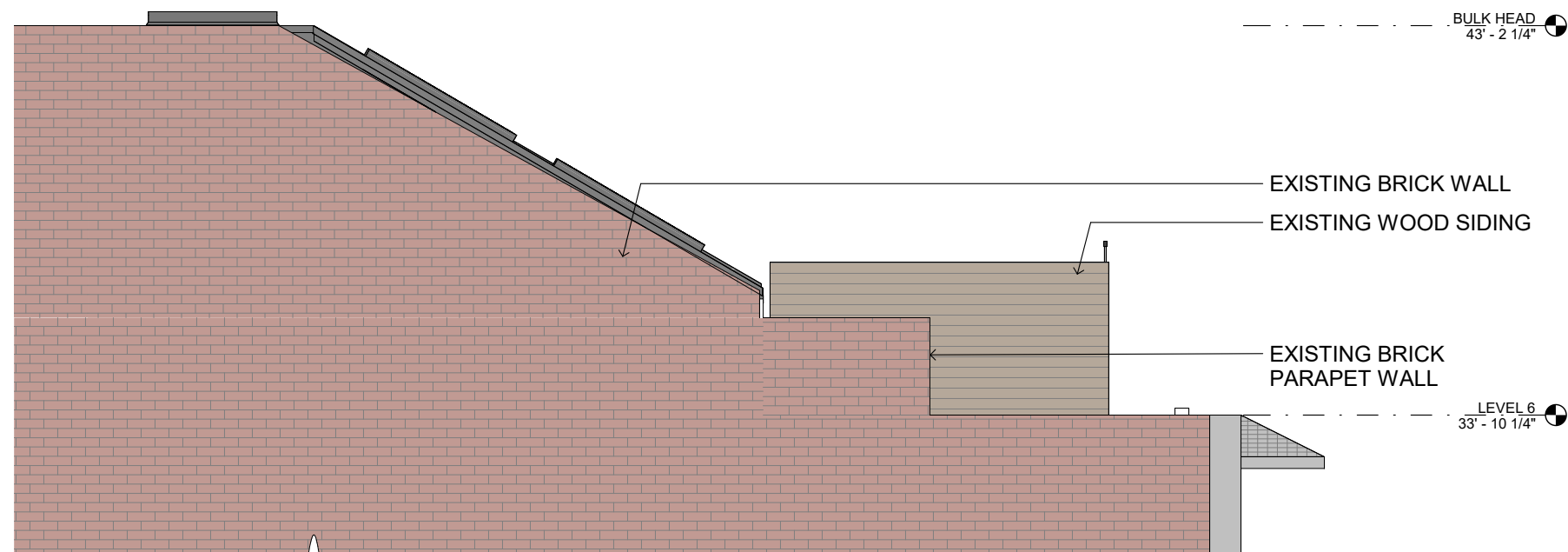


EXISTING ROOF ELEVATION

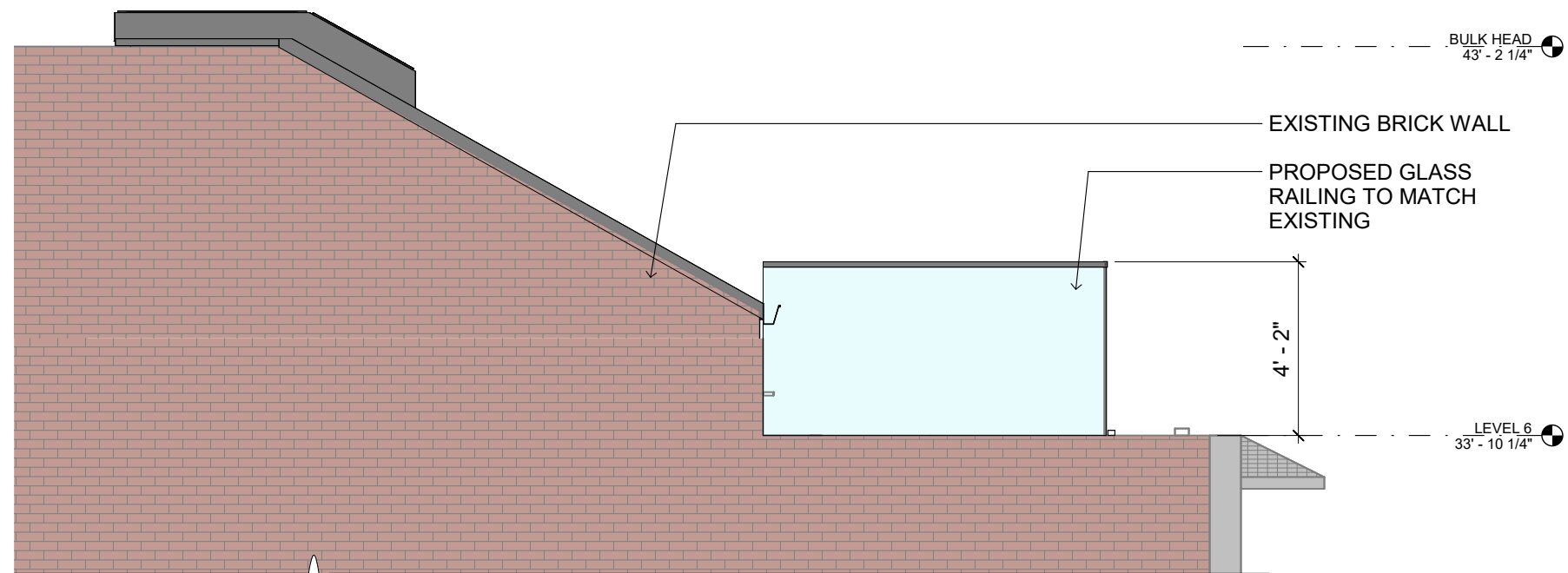


PROPOSED ROOF ELEVATION

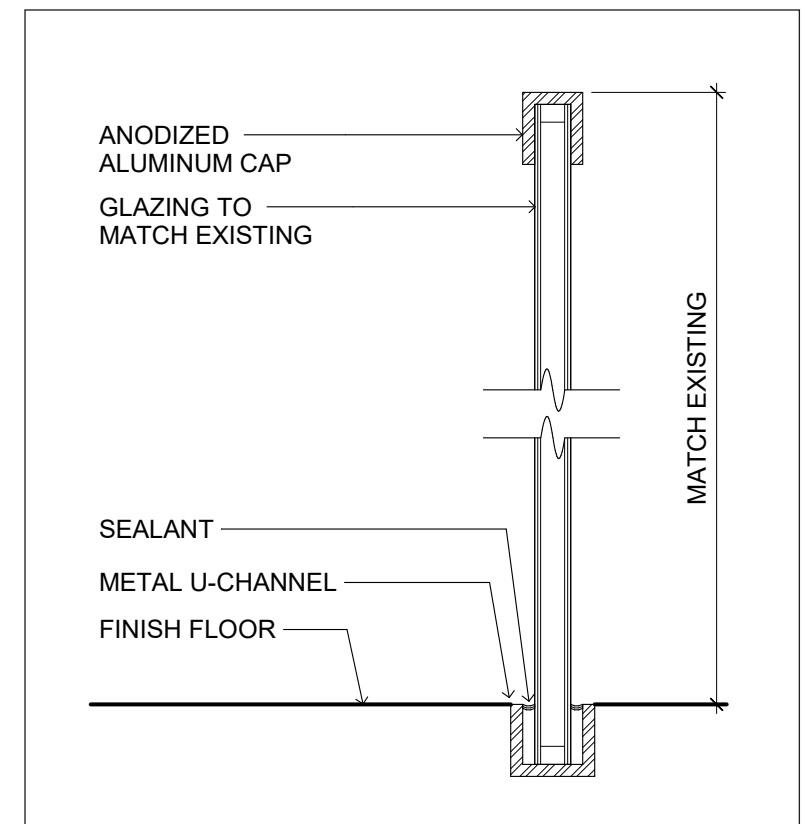




EXISTING SIDE ELEVATION

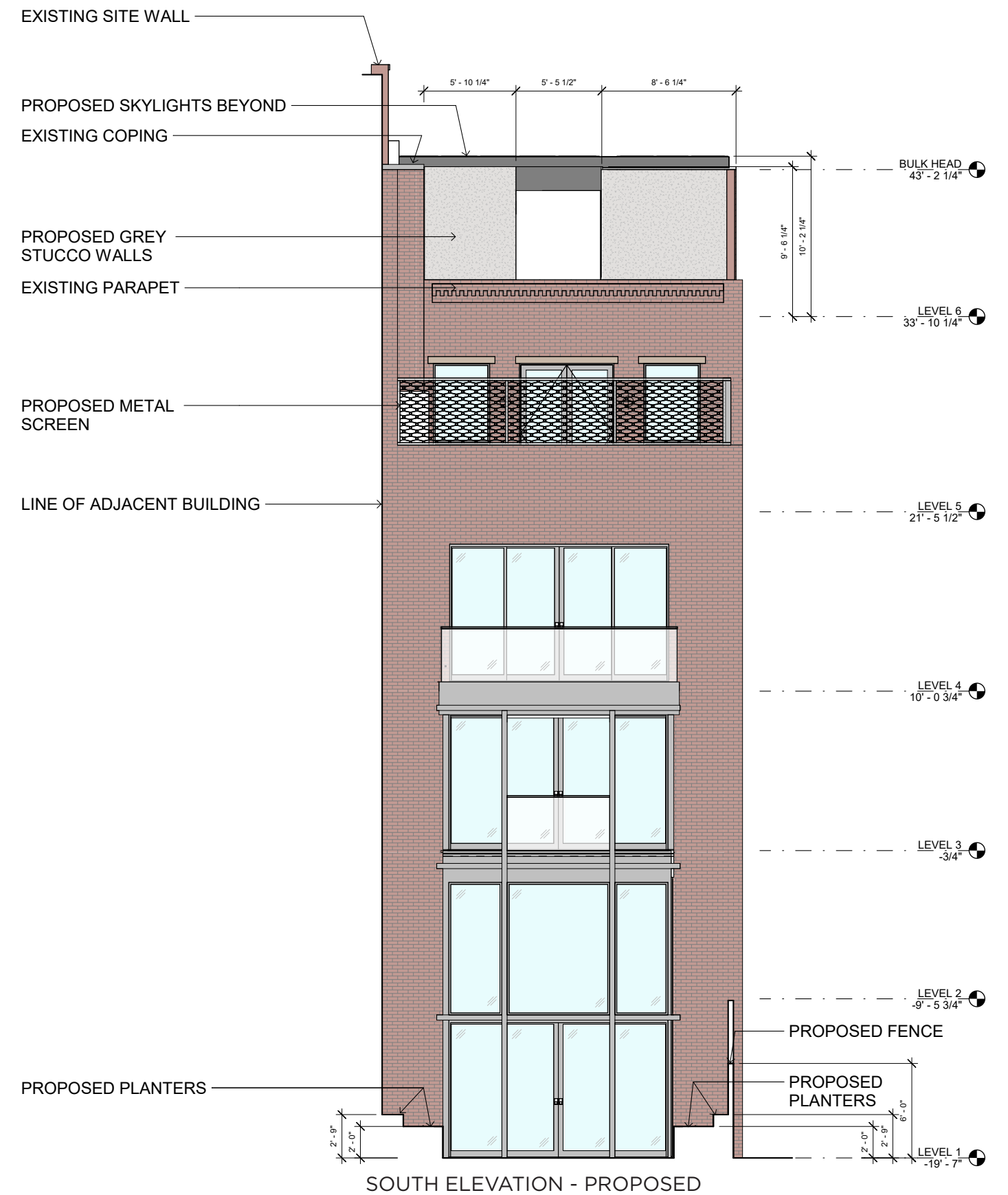
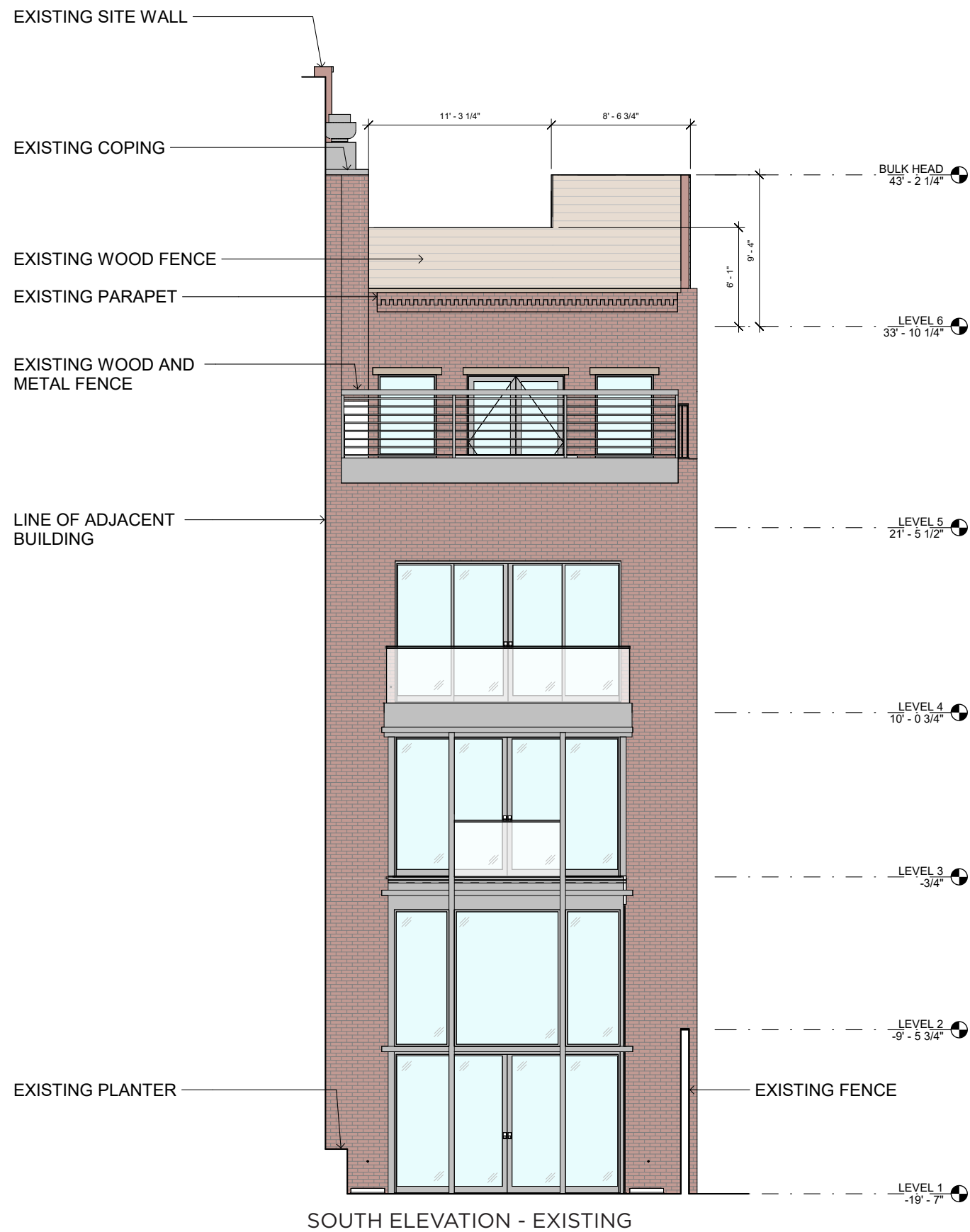


PROPOSED SIDE ELEVATION



PROPOSED GLASS RAILING









ROOF VISIBILITY FROM OPPOSITE STREET SIDE



ROOF VISIBILITY FROM 6TH AVE



ROOF VISIBILITY FROM WASHINGTON SQUARE

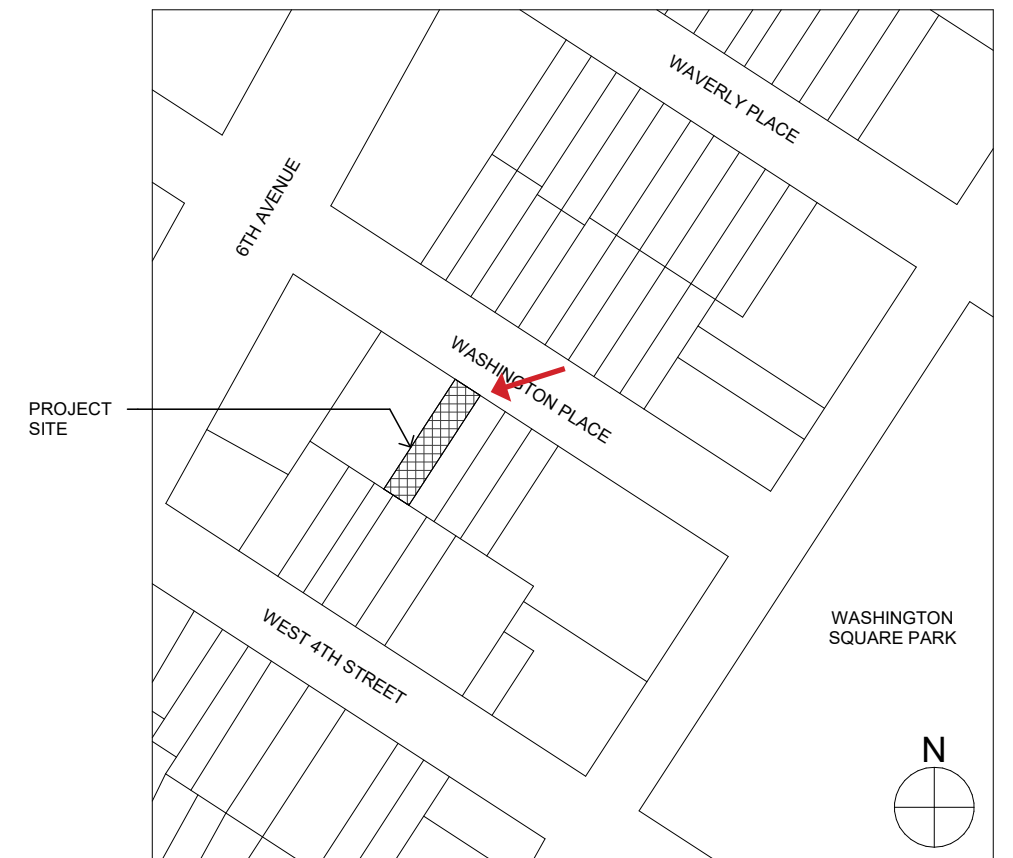




EXISTING WOOD RAILING -  
VIEW FROM ACROSS WASHINGTON PLACE



PROPOSED GLASS RAILING -  
VIEW FROM ACROSS WASHINGTON PLACE

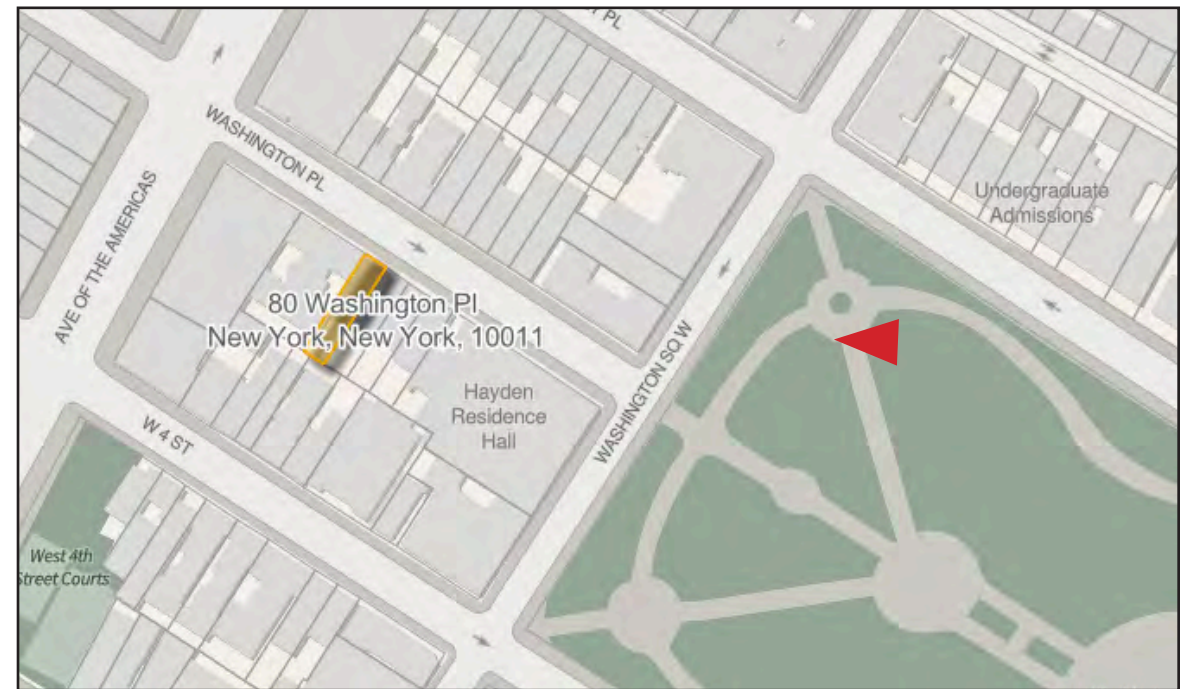


KEY PLAN SHOWING VIEW LOCATION





ROOF VISIBILITY FROM WASHINGTON SQUARE PARK





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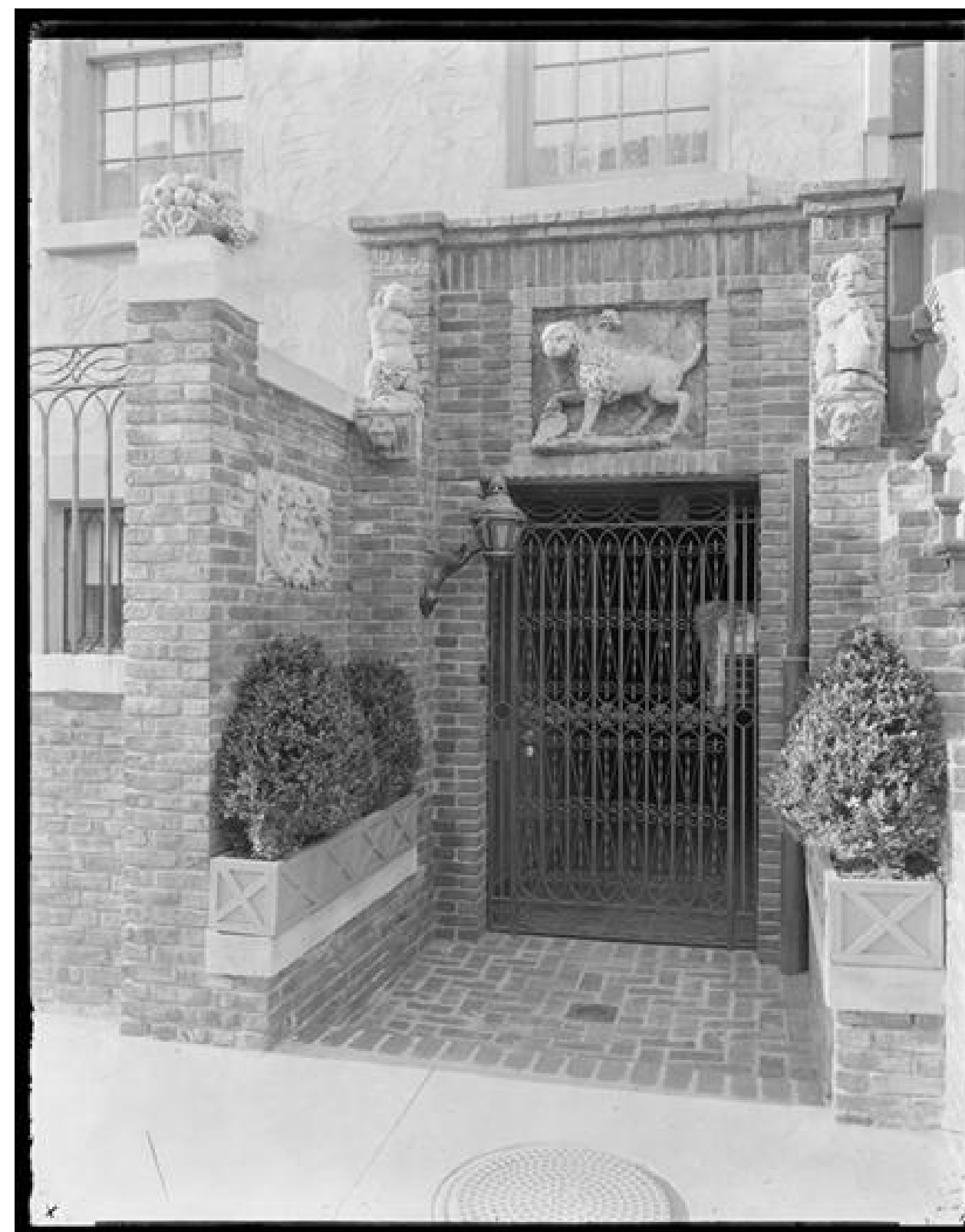


## APPENDIX





164- and 166 East 63rd Street  
MCNY, ca. 1920



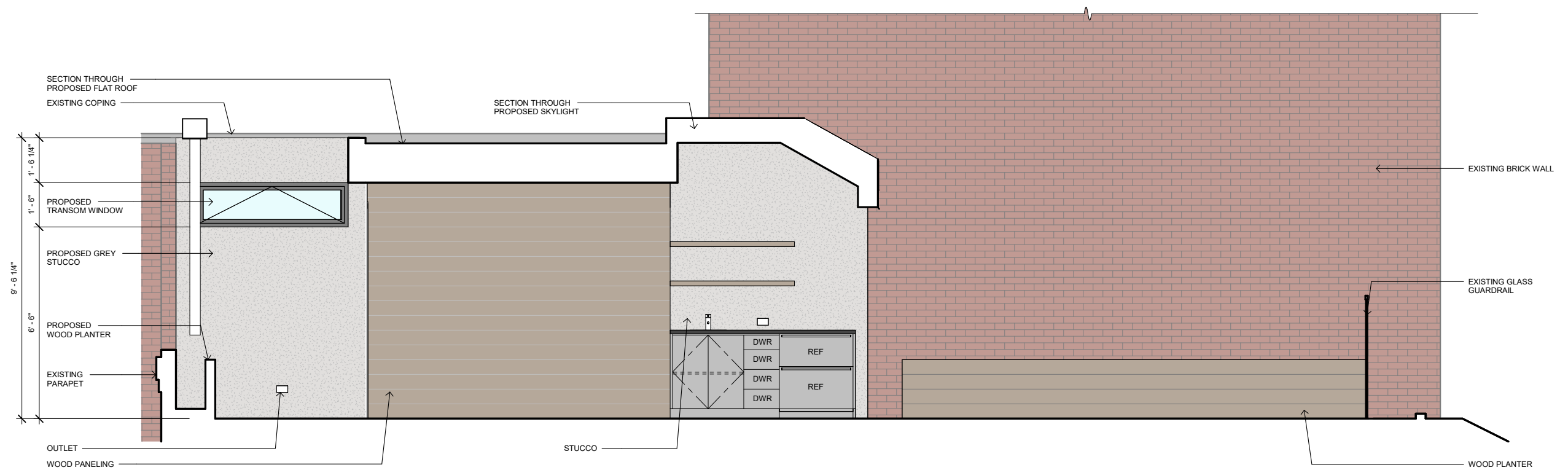
154 East 63rd Street  
Architectural Record (May 1919)



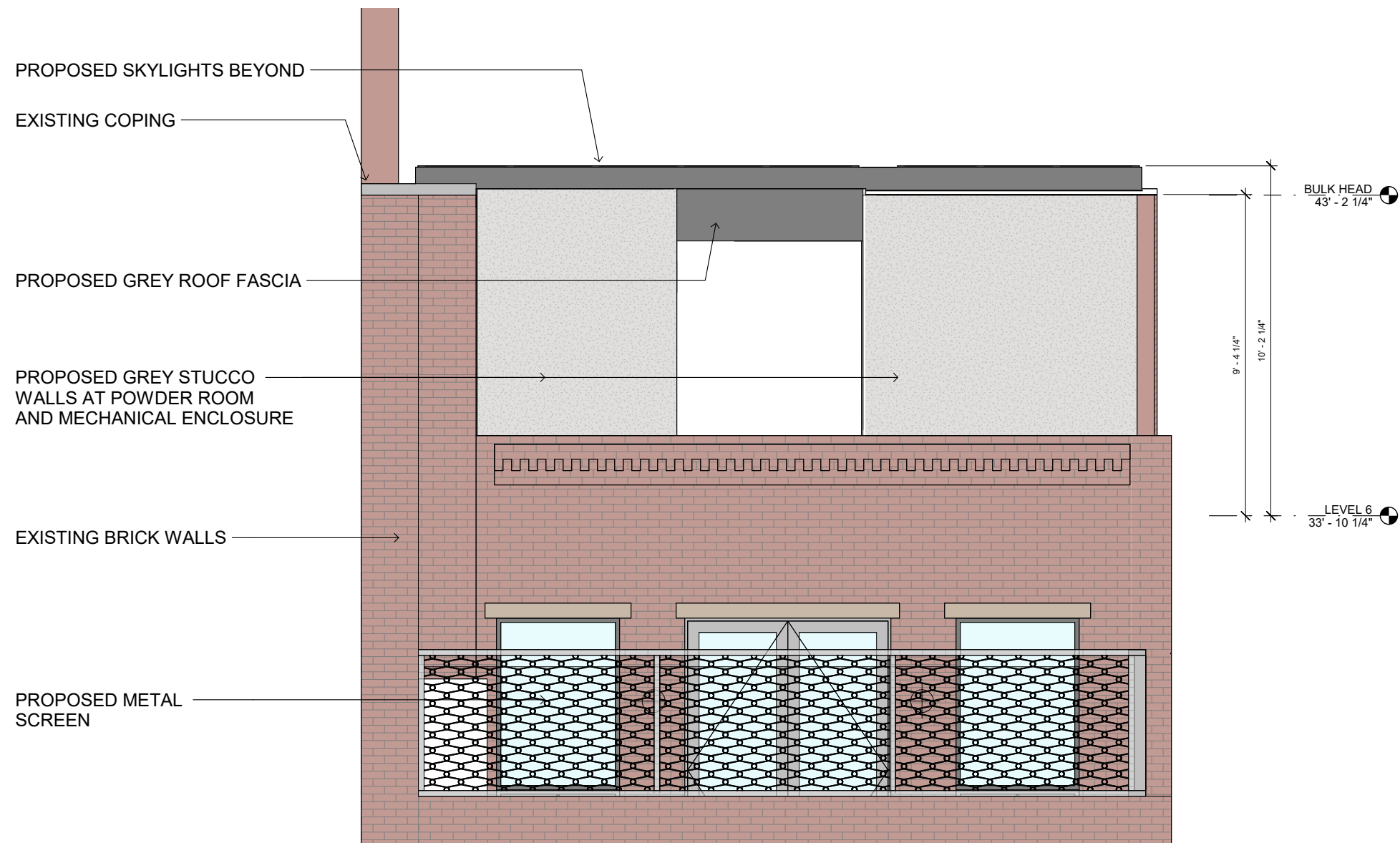


INSPIRATION IMAGERY FOR PROPOSED BLACK IRON FENCE









FENCE INSPIRATION IMAGE







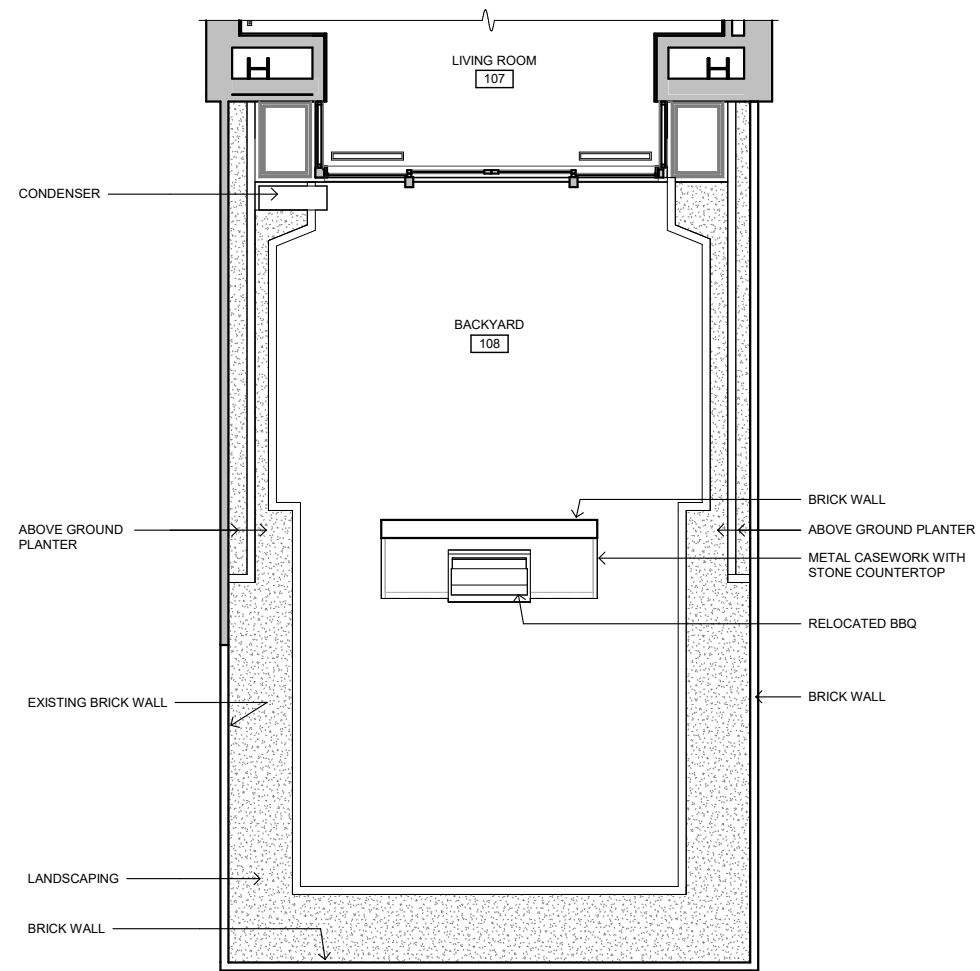


EXISTING REAR ELEVATION

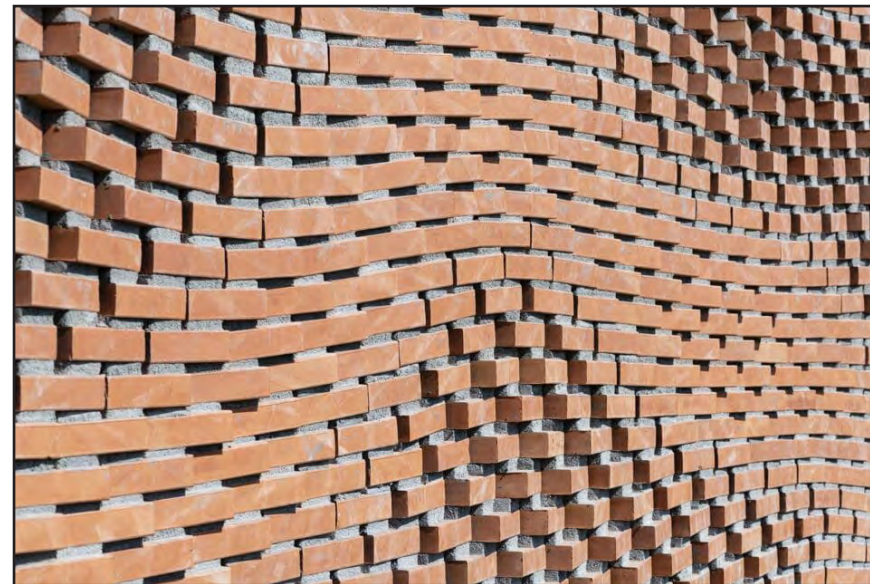
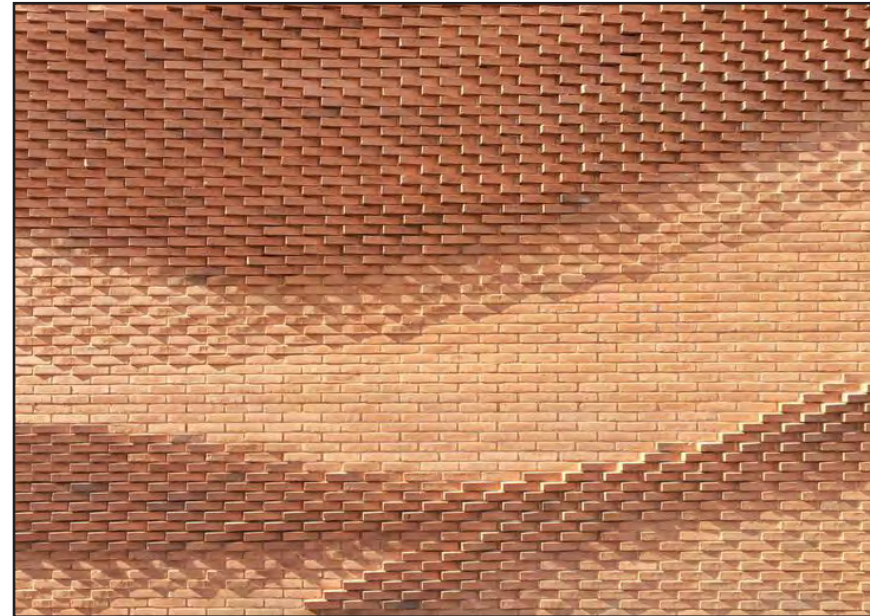


EXISTING REAR YARD LOOKING EAST





PROPOSED FLOOR PLAN



BRICK WALL INSPIRATION



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