

August 12, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-25-11516

14 Leroy Street – Greenwich Village Historic District Extension II Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 374 1460

Passcode: 904503

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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Eric Sheffield Architect

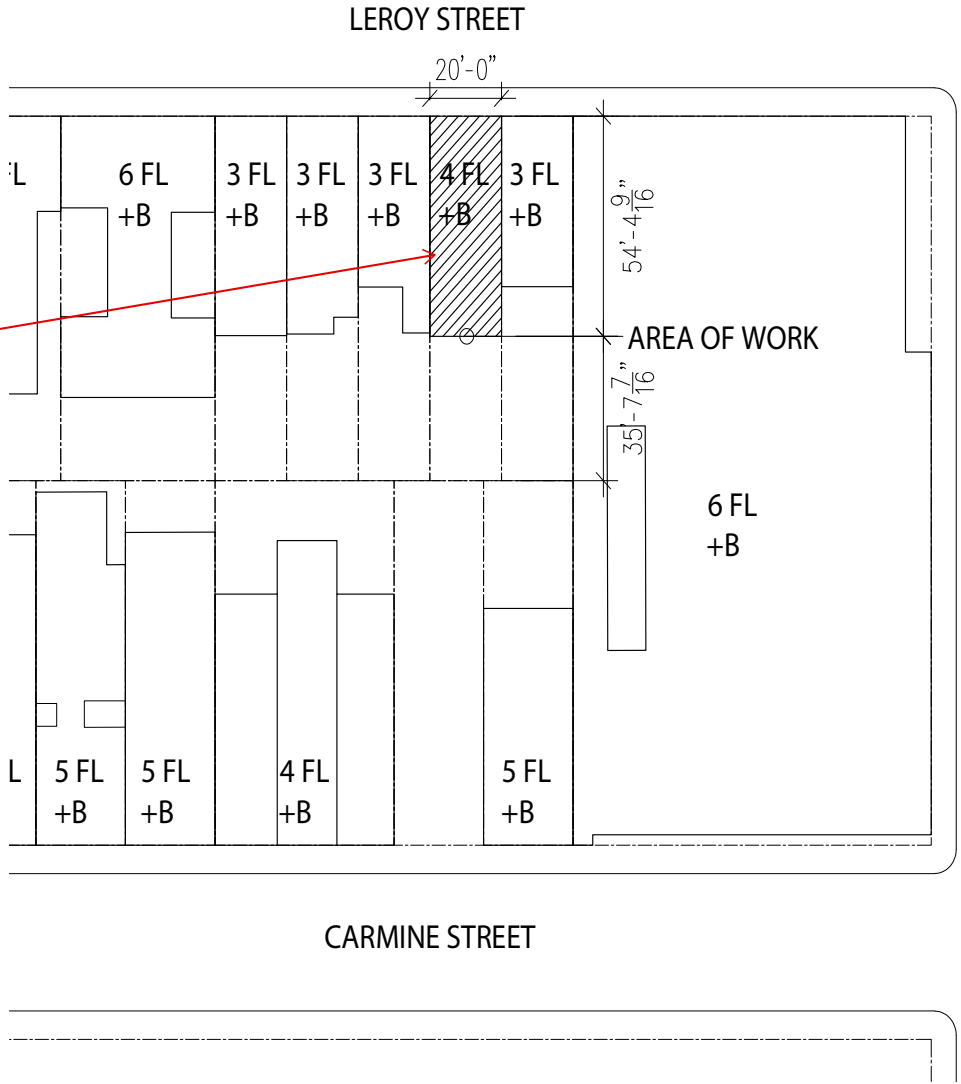
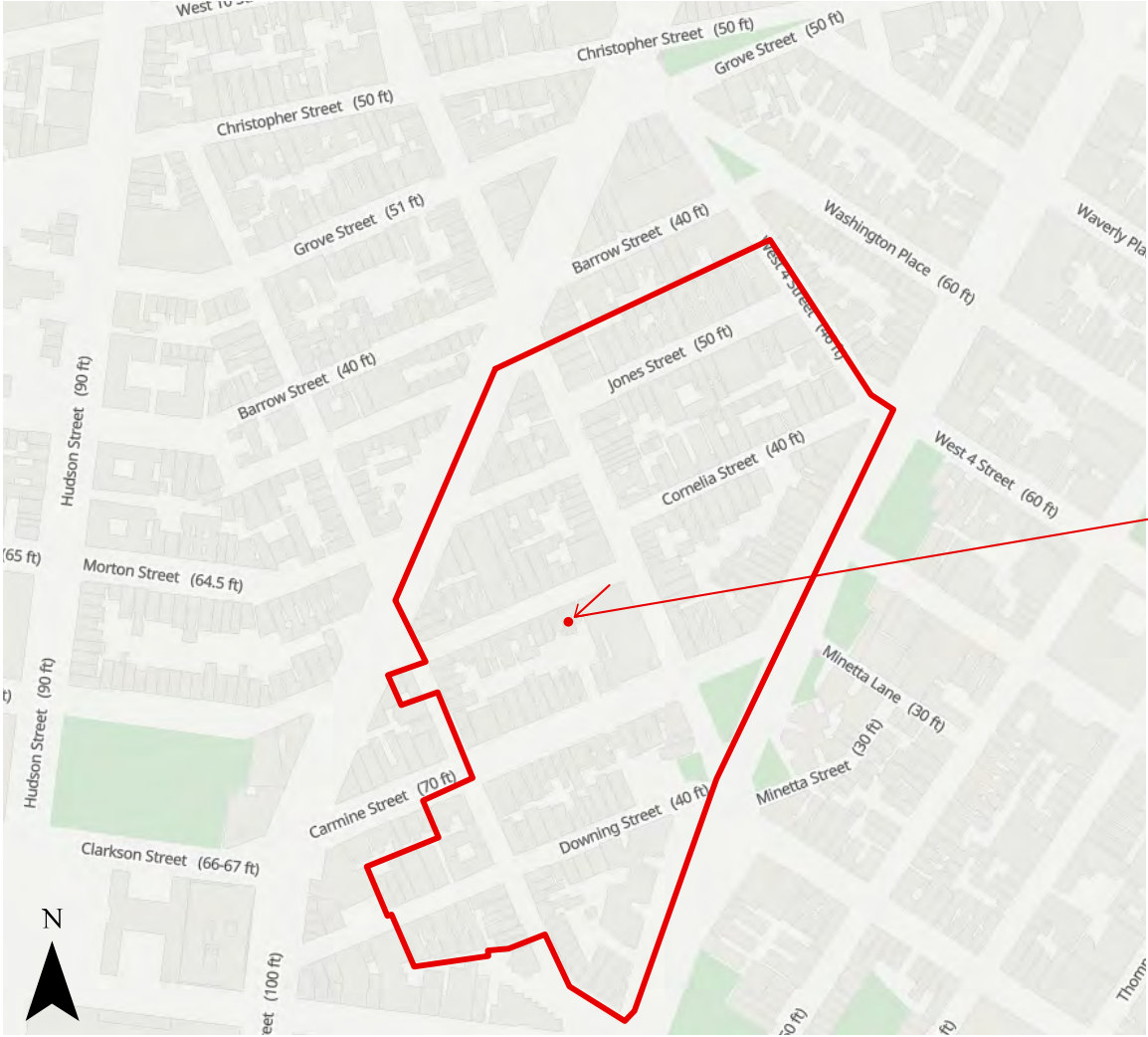
88 Charles Street - Suite 1C | New York, NY 10014

14 Leroy Street

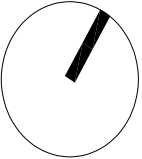
LPC Presentation 07.28.2025

LPC Presentation

Greenwich Village Historic District Extension II




14 LEROY STREET
BLOCK: 586
LOT: 16
ZONING DISTRICT: R6
MAP:12a
USE GROUP: 2
CONST. CLASS
CLASS III
OCCUPANCY CLASS: R-3
RESIDENTIAL



Greenwich Village
Historic District Extension II
Borough of Manhattan, NY
Landmarks Preservation Commission

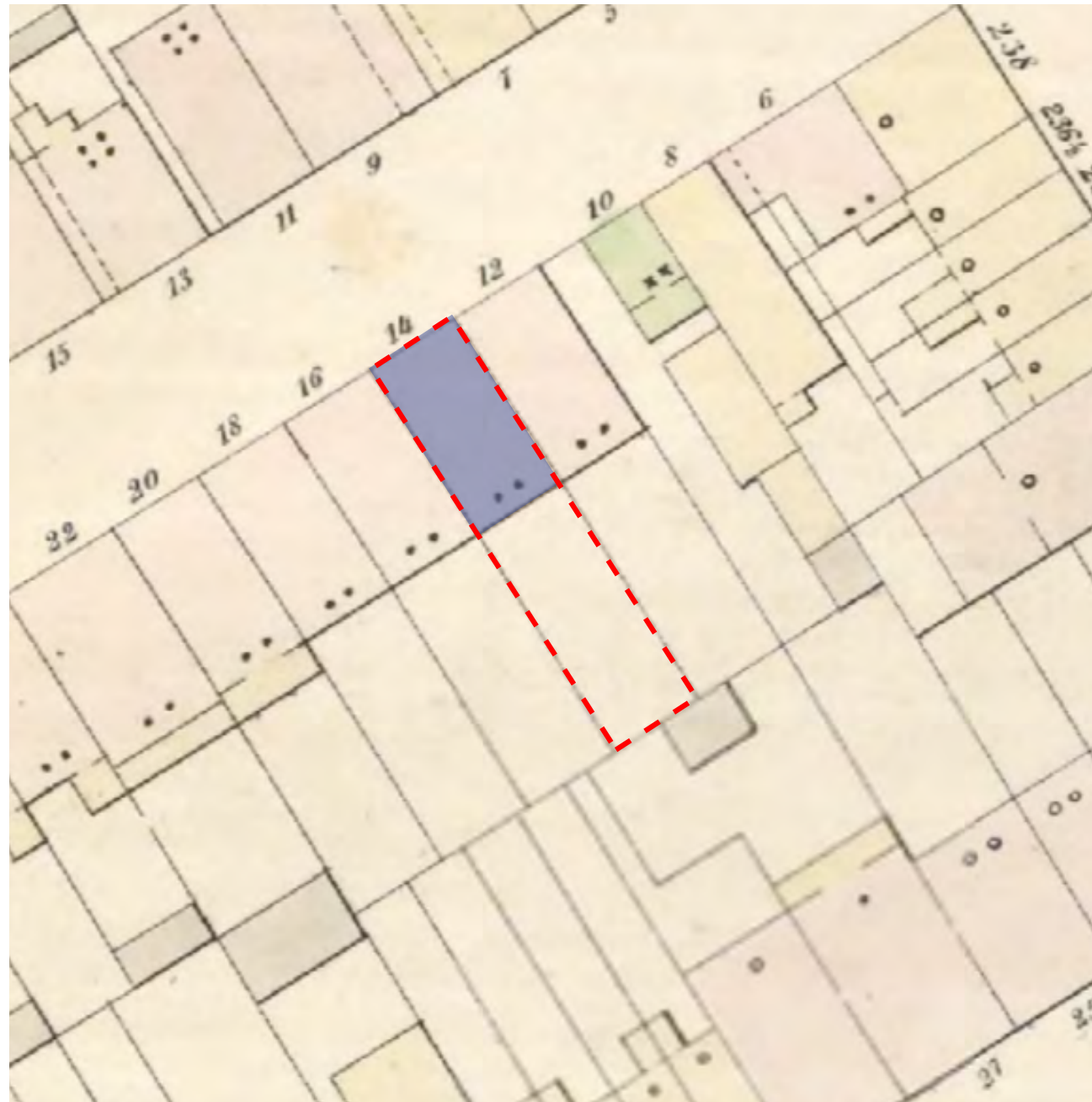
Calendared: June 23, 2009
Public Hearing: October 27, 2009
Designated: June 22, 2010

 Boundary of District Extension

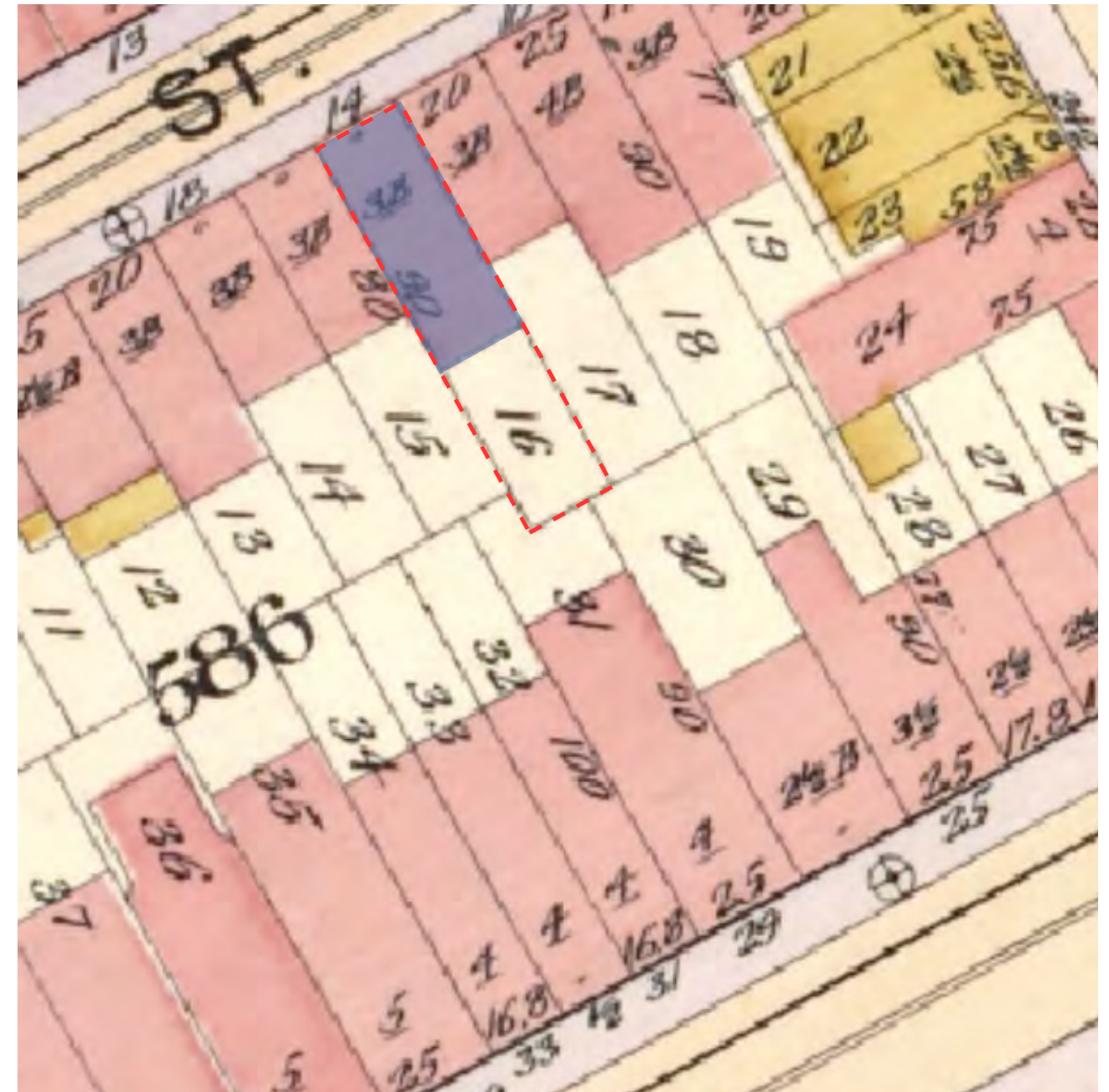


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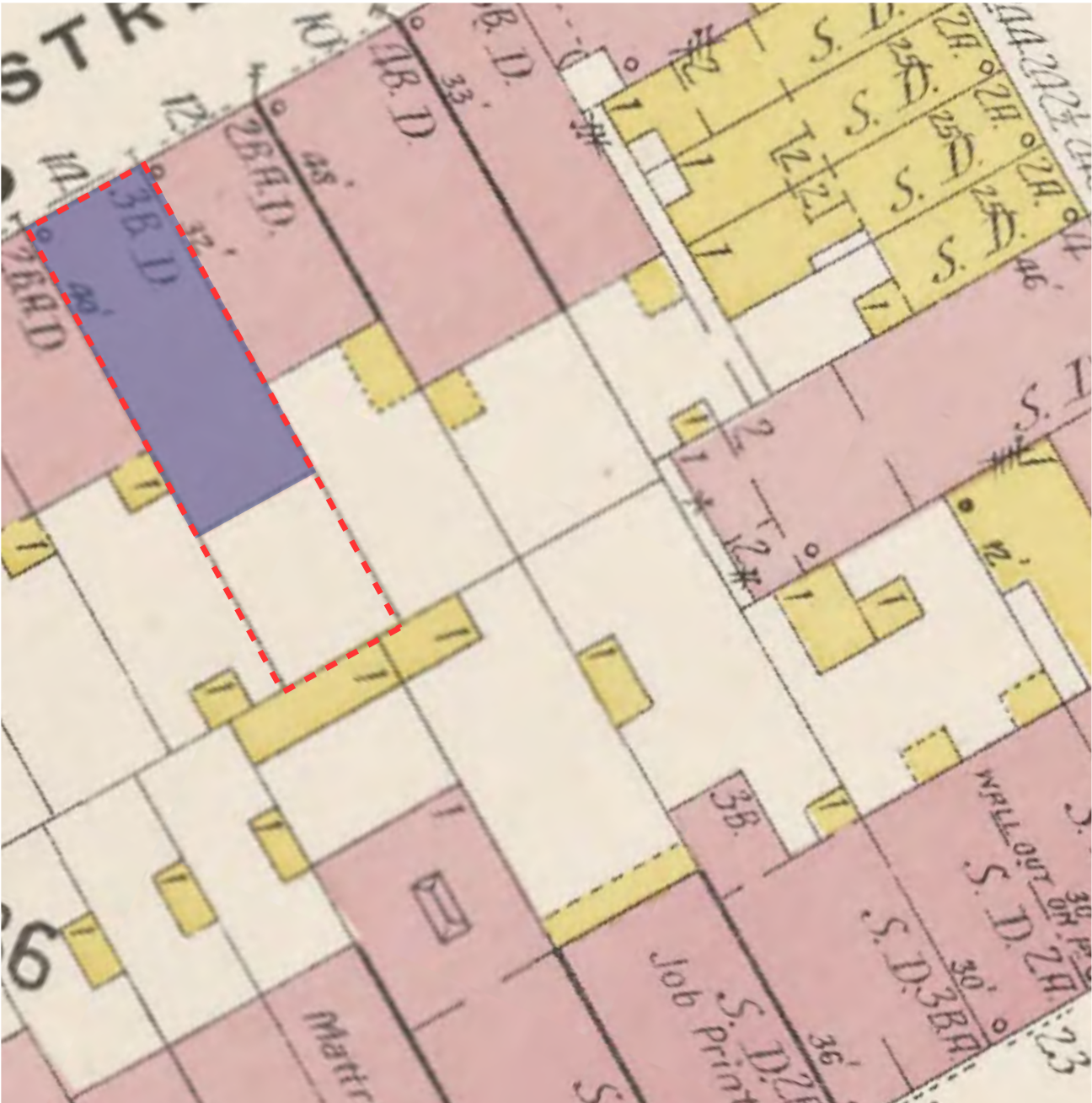
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14 LEROY STREET
Eric Sheffield Architect



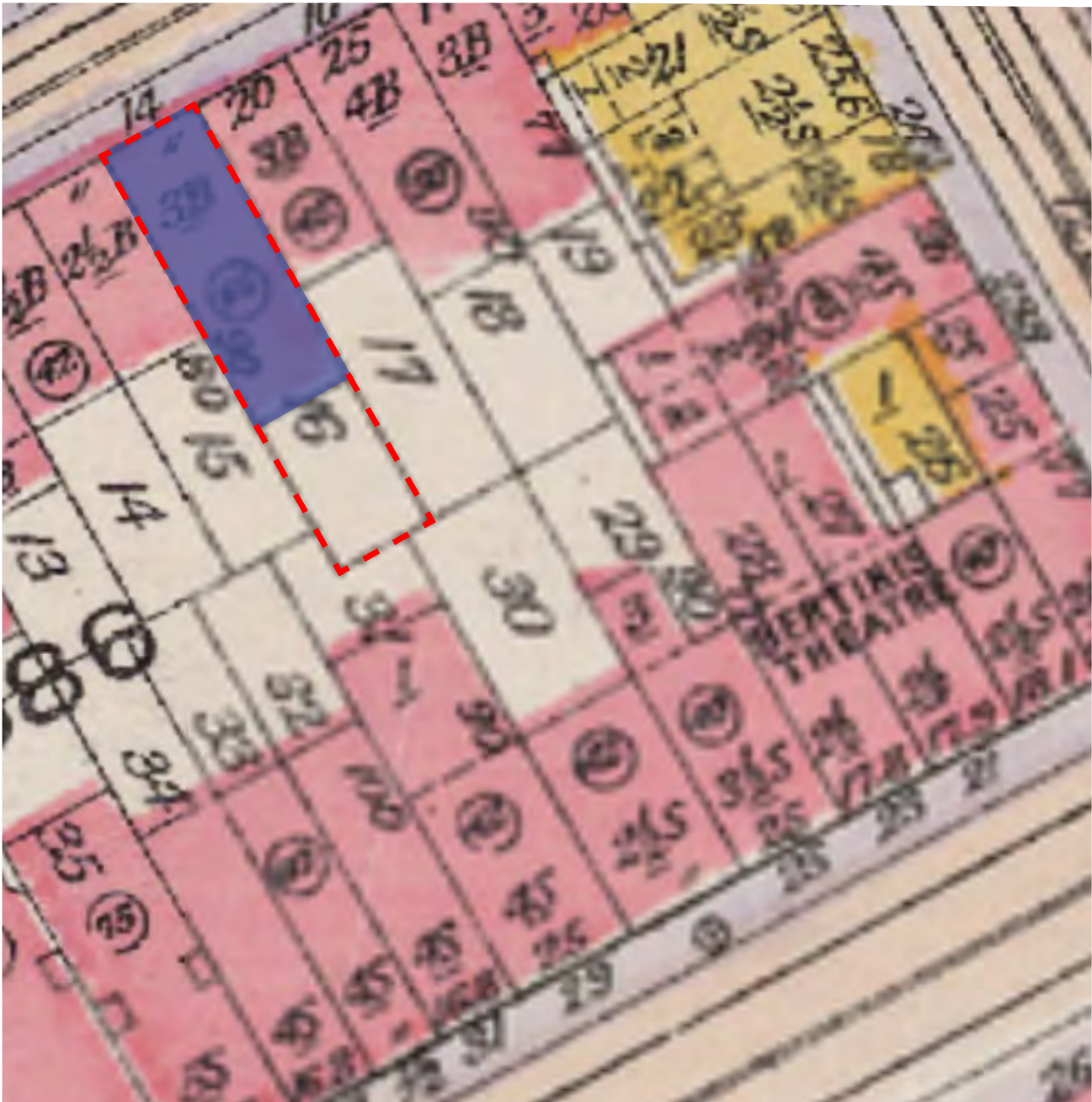
14 Leroy Street 1854 Sanborn Map



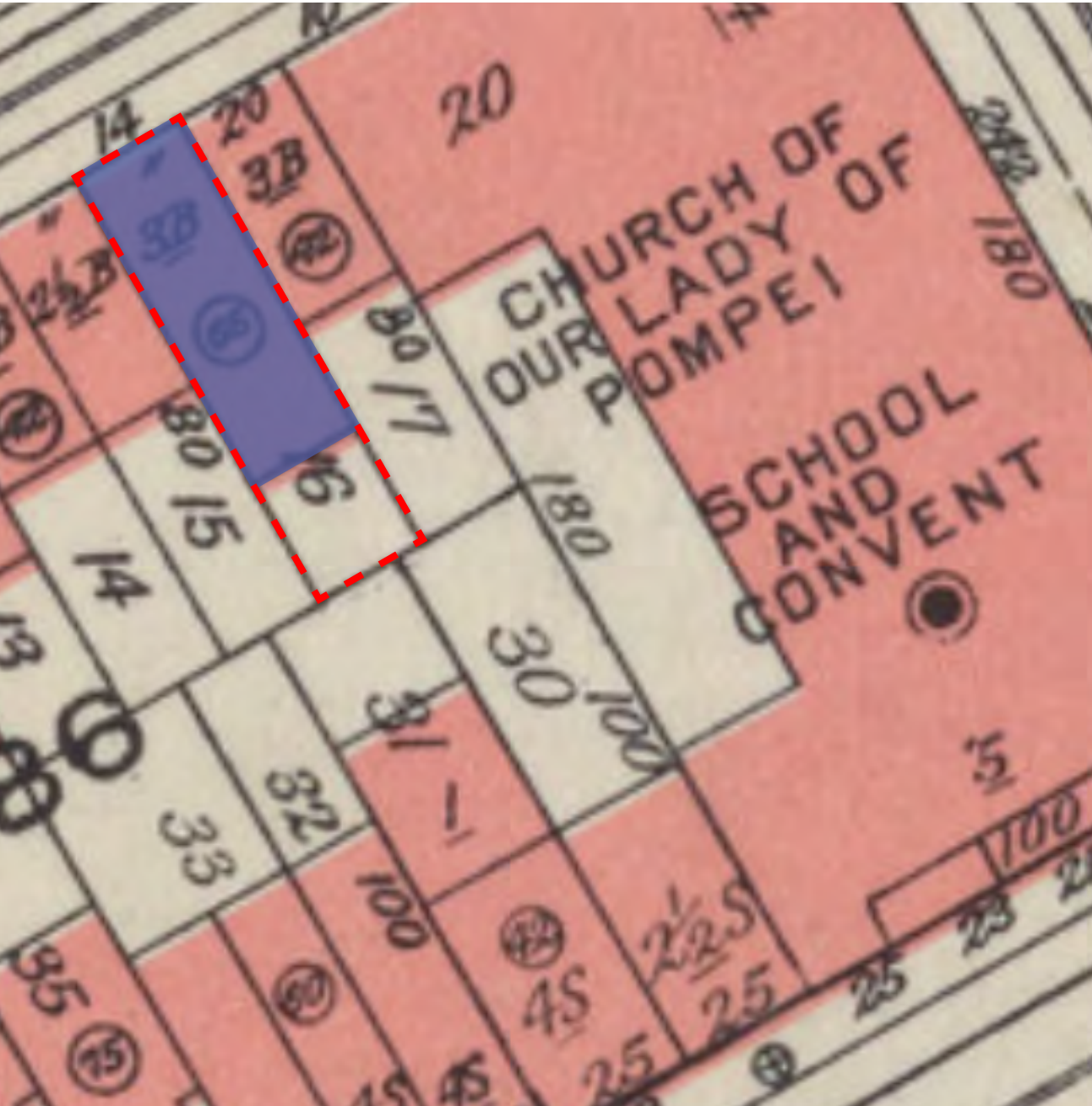
14 Leroy Street 1899 Sanborn Map



14 Leroy Street 1904 Sanborn Map



14 Leroy Street 1916 Sanborn Map



14 Leroy Street 1955 Sanborn Map



14 Leroy Street 1940 Tax Photo



14 Leroy Street 1980 Tax Photo



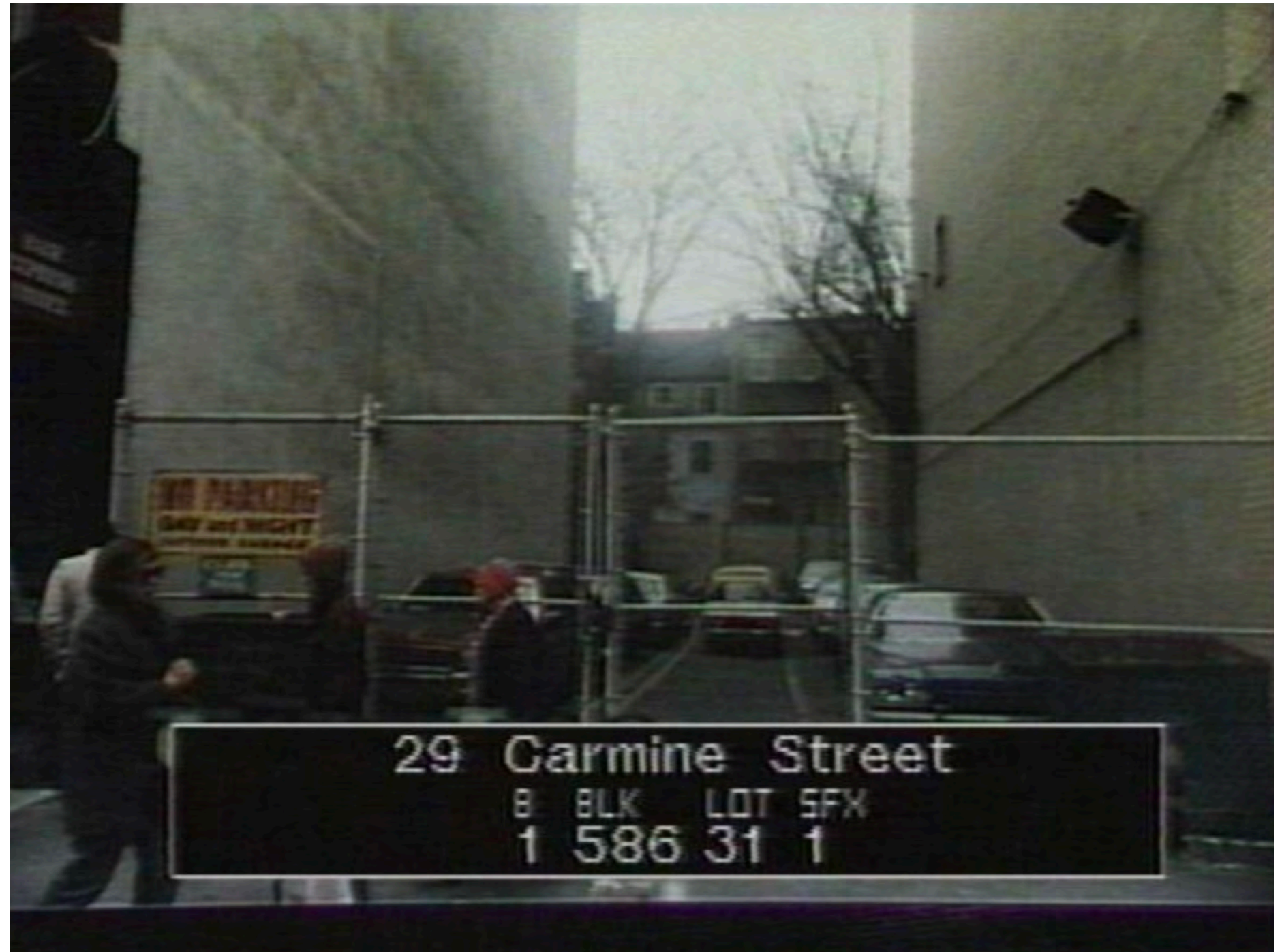
27 Carmine Street 1940 Tax Photo



27 Carmine Street 1980 Tax Photo



29 Carmine Street 1940 Tax Photo



29 Carmine Street 1980 Tax Photo



31 Carmine Street 1940 Tax Photo



31 Carmine Street 1980 Tax Photo



Photo from across Carmine Street



Photo of 14 Leroy Street rear facade and empty lot



Photo of 14 Leroy Street facade zoomed in through gate



Rear aerial view of 14 Leroy Street and neighboring townhouses



Photo of 16 Leroy Street
neighboring 14 Leroy
Street from Carmine Street



Photo of 14 Leroy Street
with neighboring
townhouses from Carmine
Street

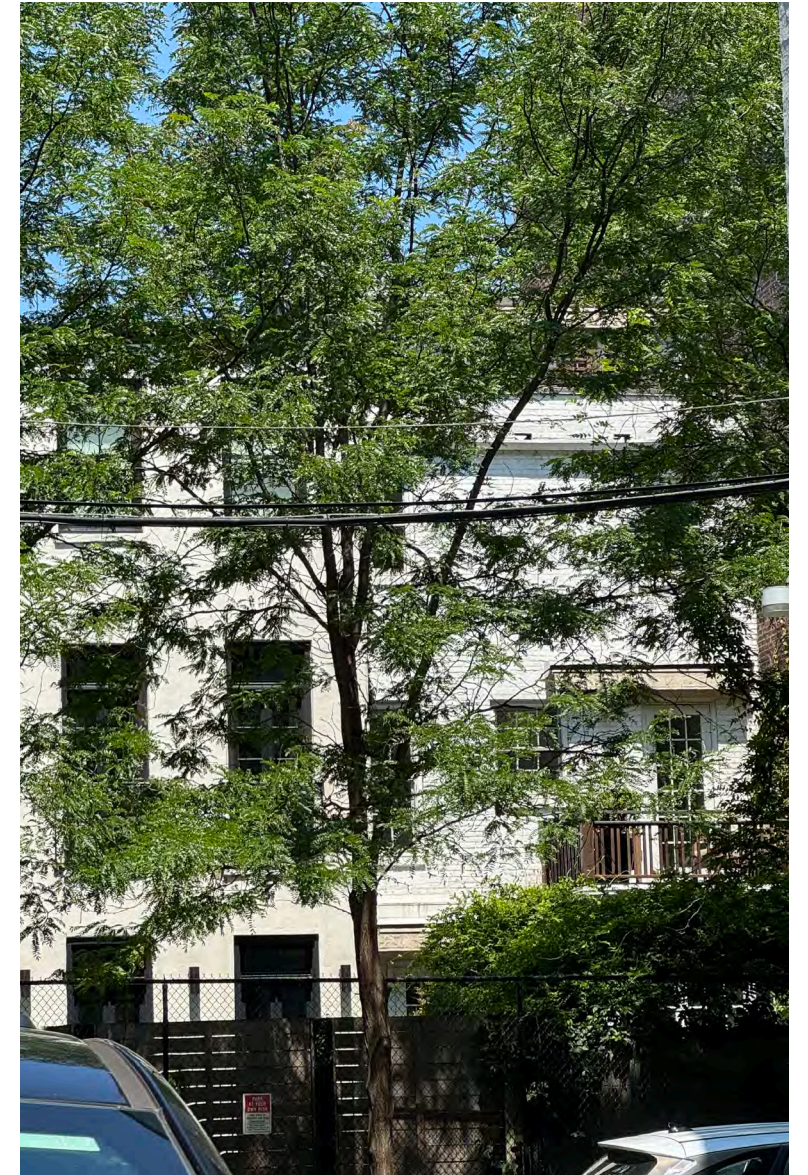
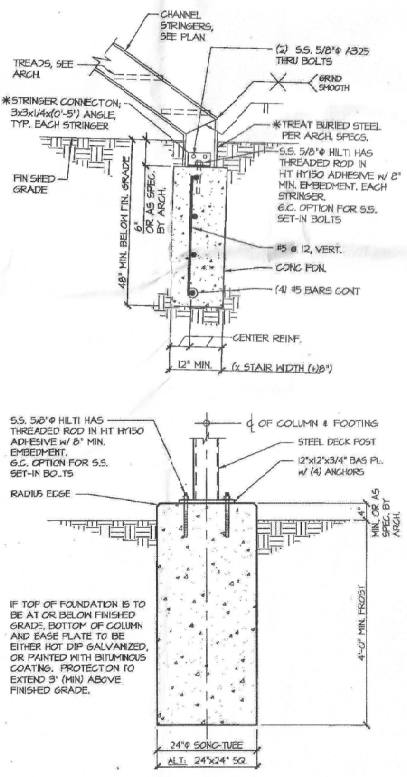
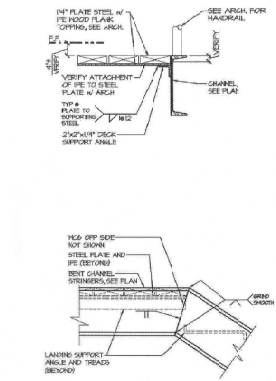
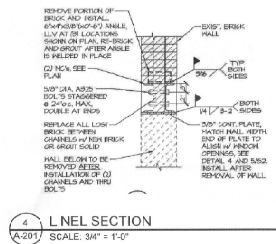
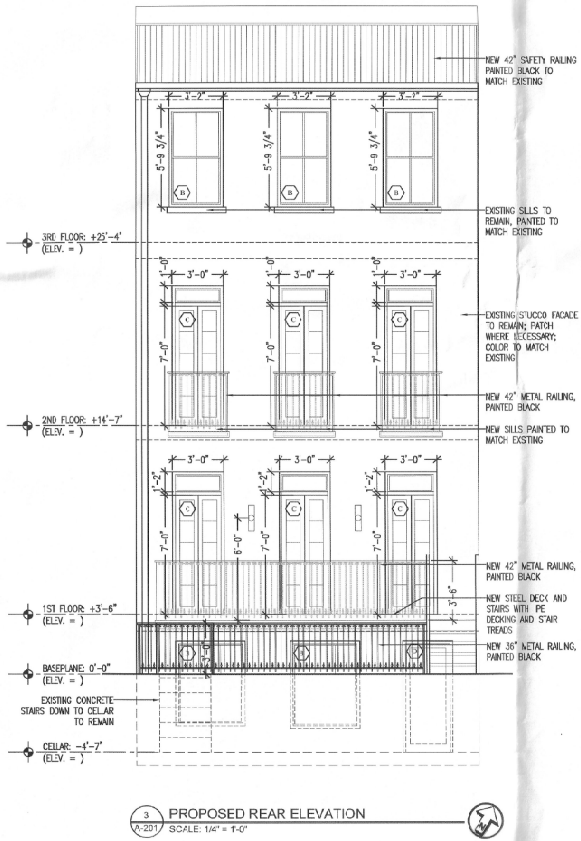
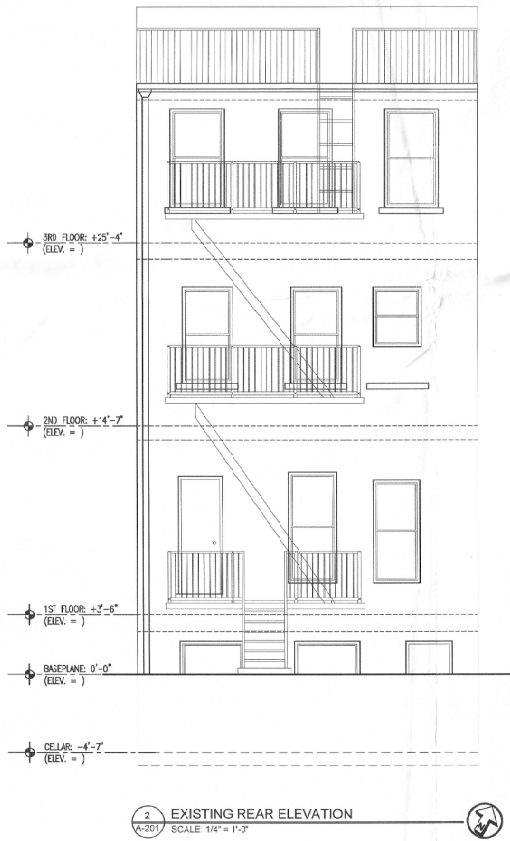


Photo of 12 Leroy Street
neighboring 14 Leroy Street
from Carmine Street

WINDOW & DOOR TYPE LEGEND			
<div>A</div>	NEW WOOD FRONT DOOR BASED ON EVIDENCE OF ORIGINAL MASONRY OPENING DESIGN BASED ON 12 LEROY STREET. SEE DETAILS AND NOTES ON A-202.	<div>C</div>	NEW MARVIN WOOD INSURING FRENCH DOORS WITH TRANSOM ABOVE IN ADAPTED MASONRY OPENING, PAINTED BLACK.
<div>B</div>	NEW PRIMER MARVIN WOOD ULTIMATE DOUBLE-HUNG WINDOWS TO BE INSTALLED IN EXISTING OPENING, TWO OVER TWO, U-FACTOR OF .31, PAINTED BLACK, NEW BRIDGES TO MATCH EXISTING, PAINTED BLACK.	<div>D</div>	NEW MARVIN WOOD SLID AND GLASS DOOR, PAINTED BLACK, TO BE INSTALLED IN EXISTING MASONRY OPENING.



20 Vesey Street Suite 900 • 10011
New York, New York 10007
T. 212.233.1740 F. 212.912.5124

24 JUNE 2015
TO LPC

Alterations to:

14 Leroy St
Darling LLC

14 Leroy St
New York, NY 10014

A-201.00

EXTERIOR ELEVATIONS

Previously approved LPC drawing set showing previous and current rear elevations.



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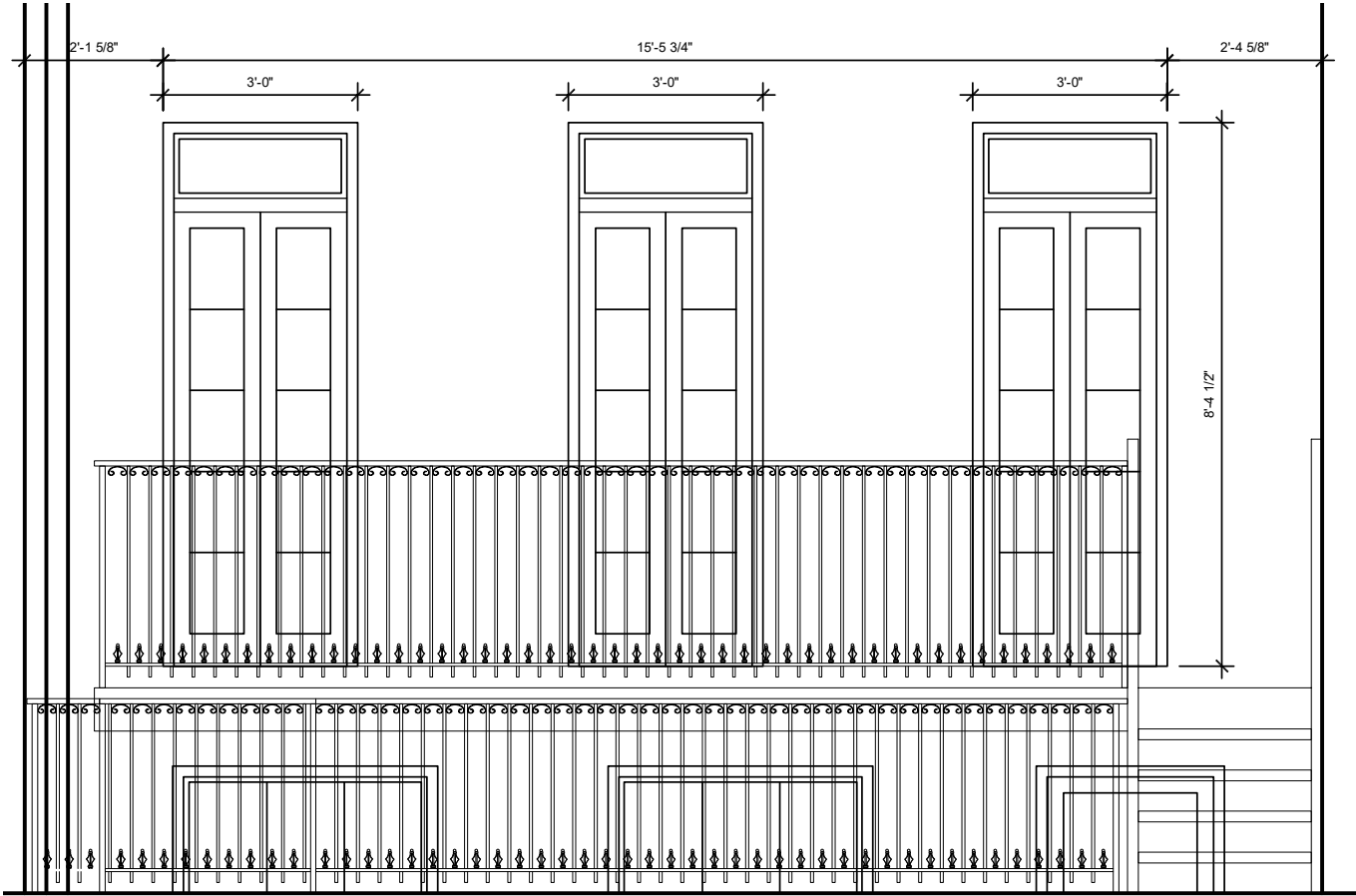


14 Leroy current rear facade elevation

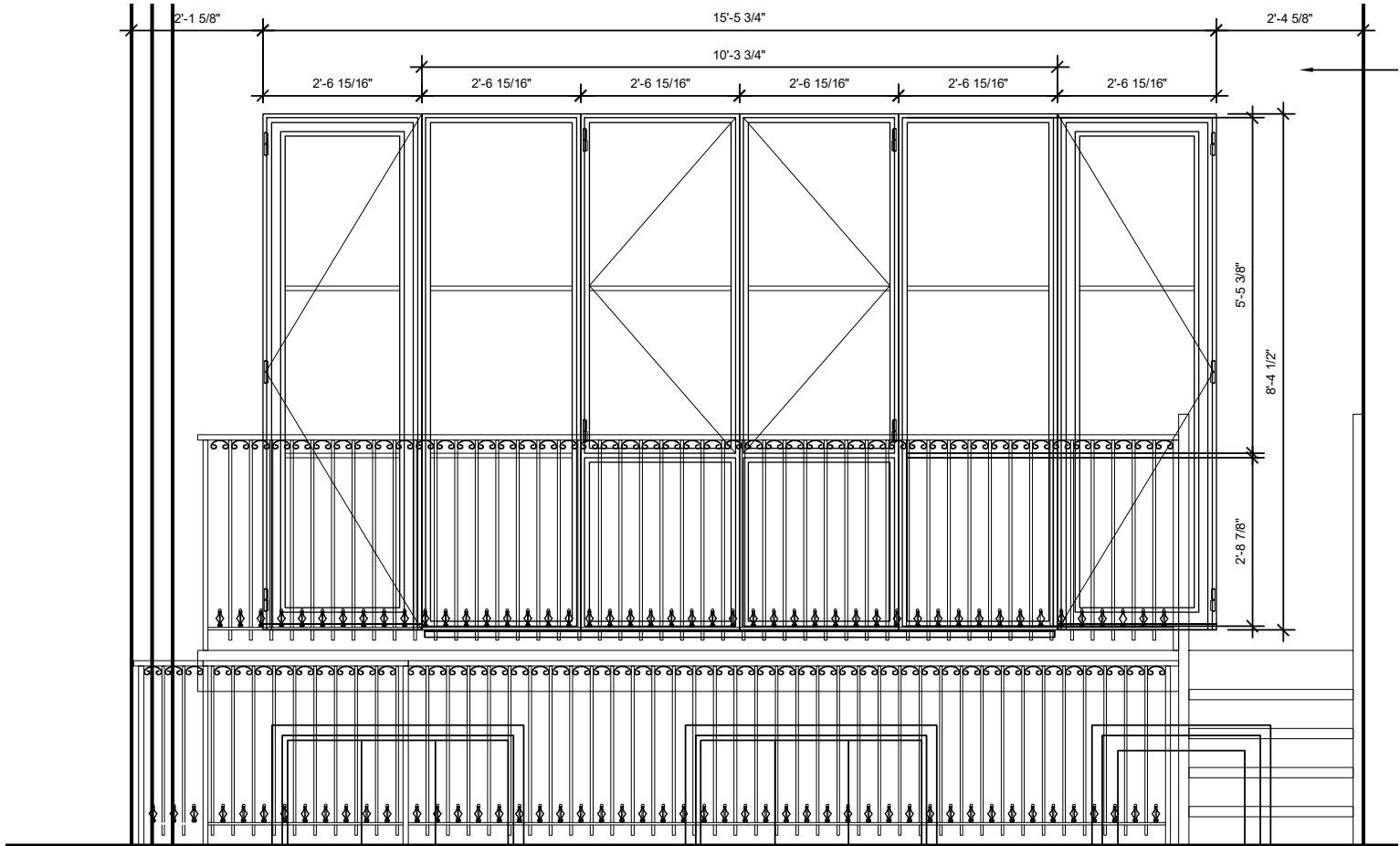


14 Leroy proposed rear facade elevation





14 Leroy Street current rear facade elevation



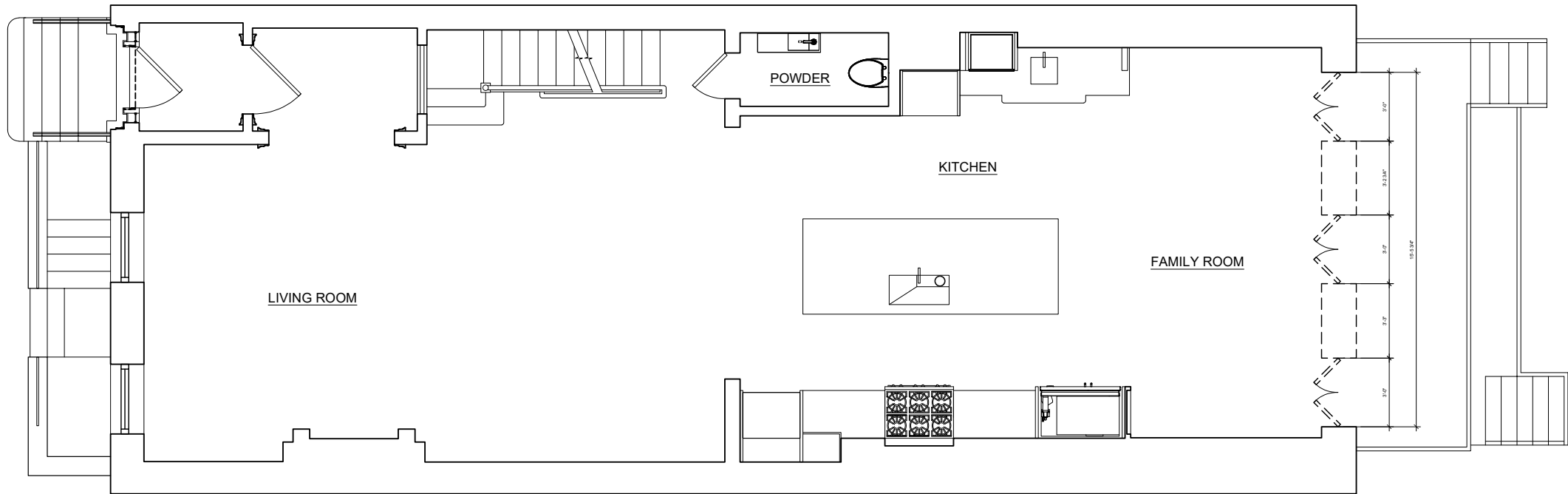
14 Leroy Street proposed rear facade elevation



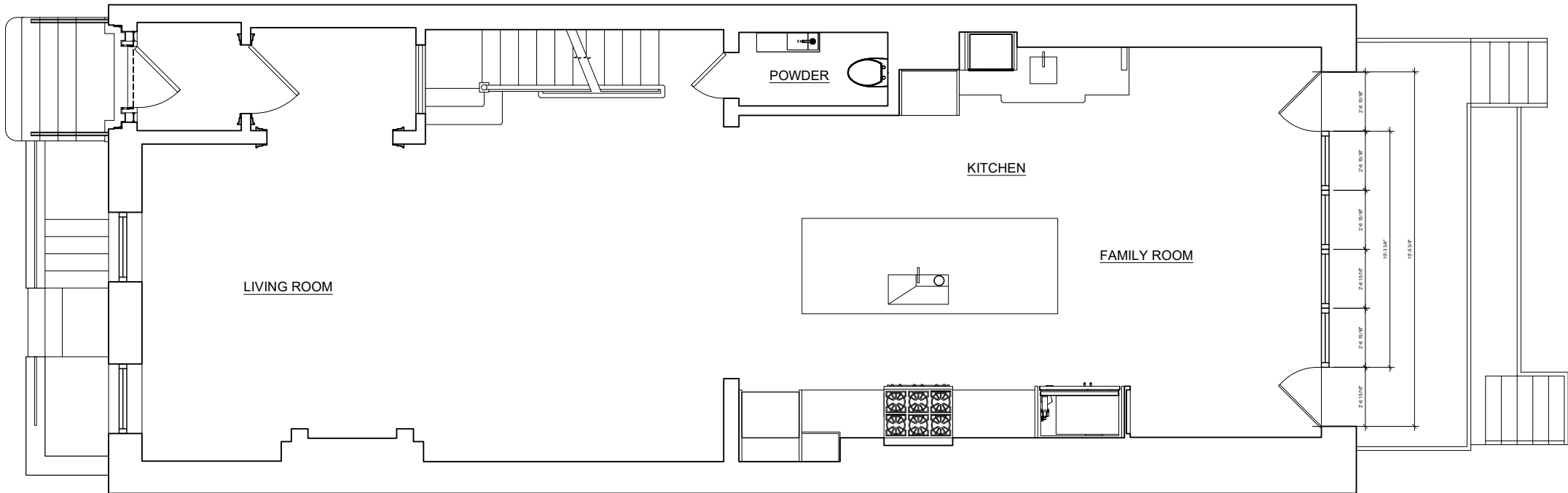
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14 Leroy Street existing first floor plan



14 Leroy Street proposed first floor plan



14 Leroy Street proposed rear elevation rendering



14 Leroy Street proposed rear elevation with existing fence and trees



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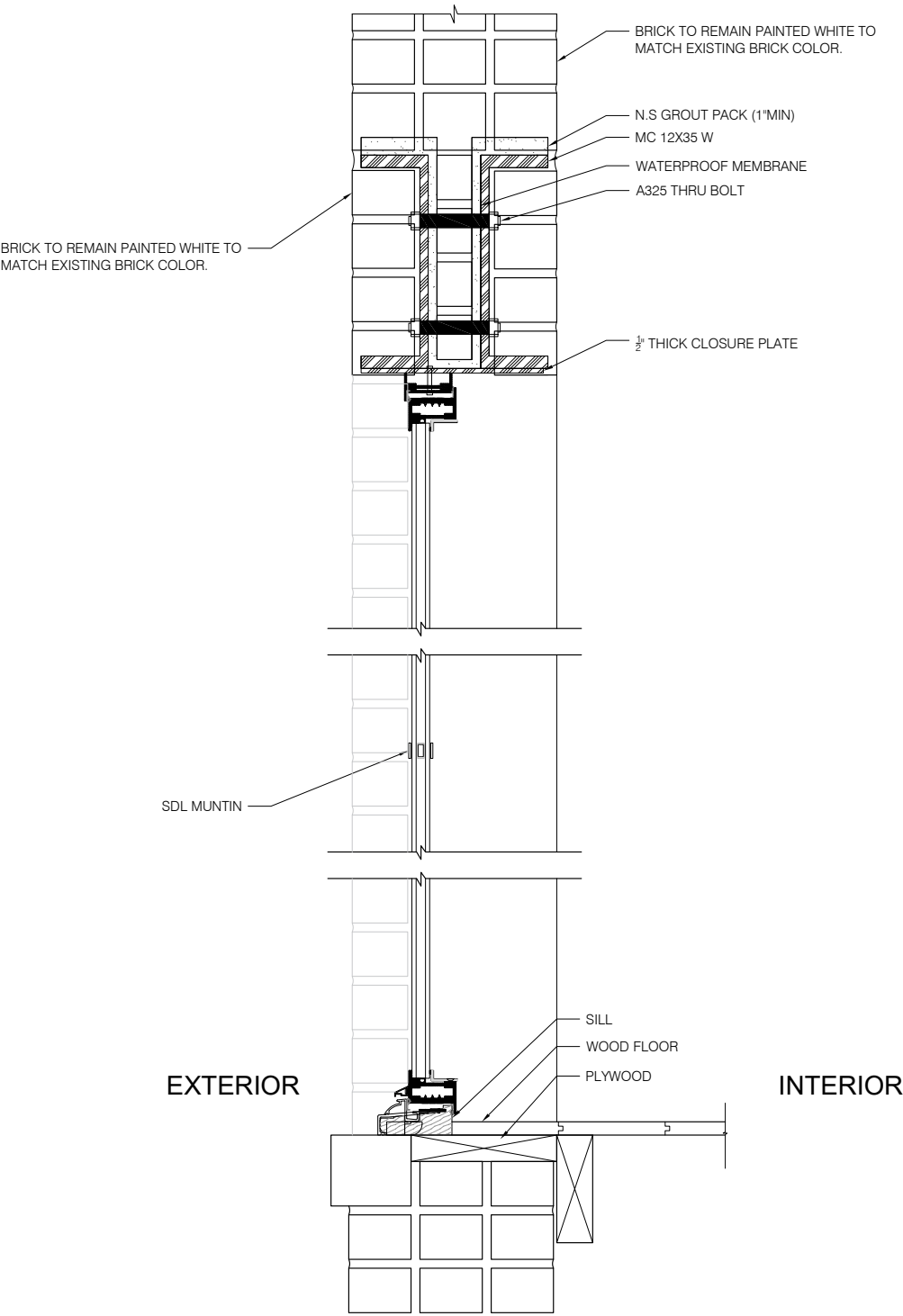
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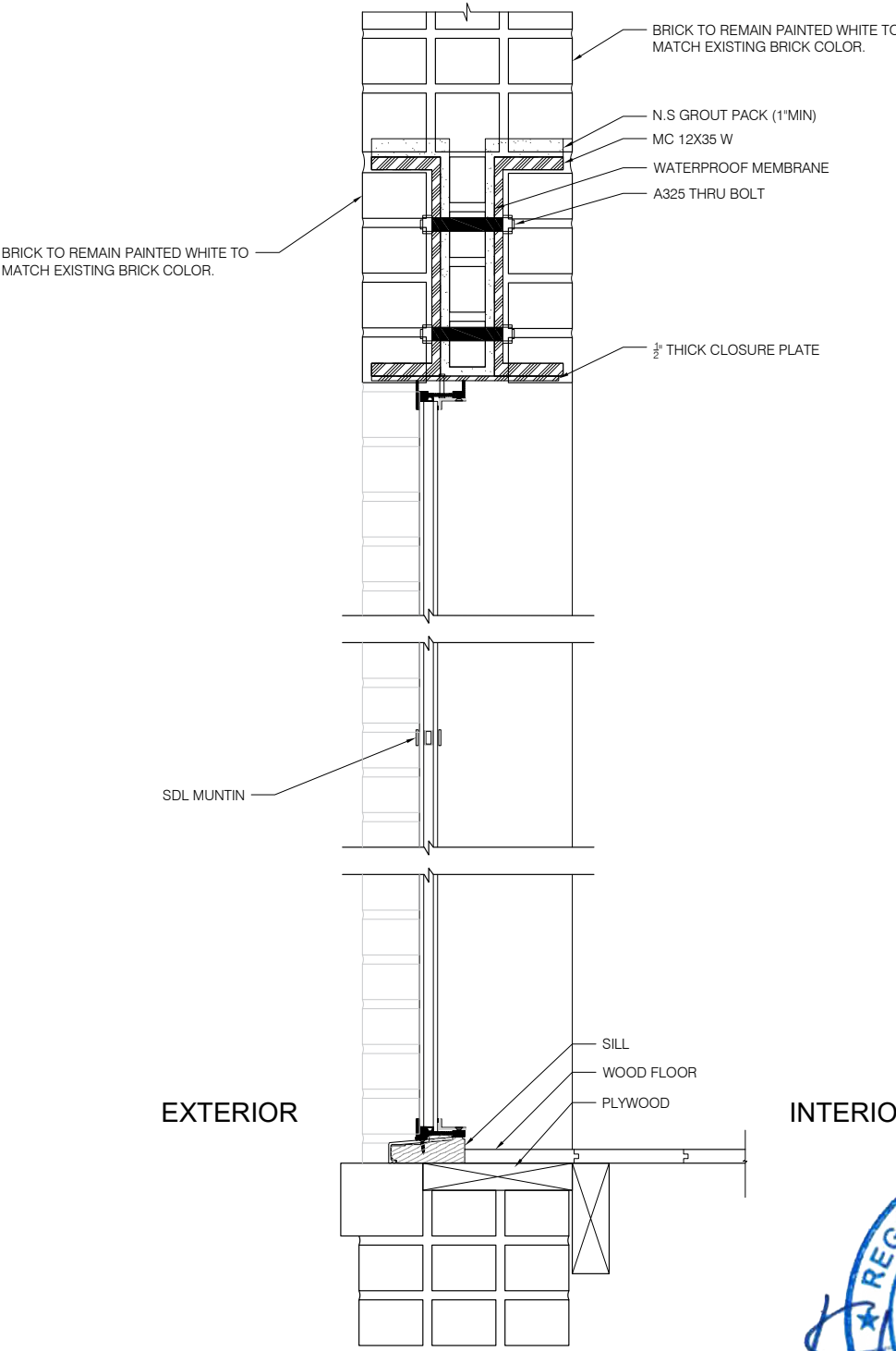
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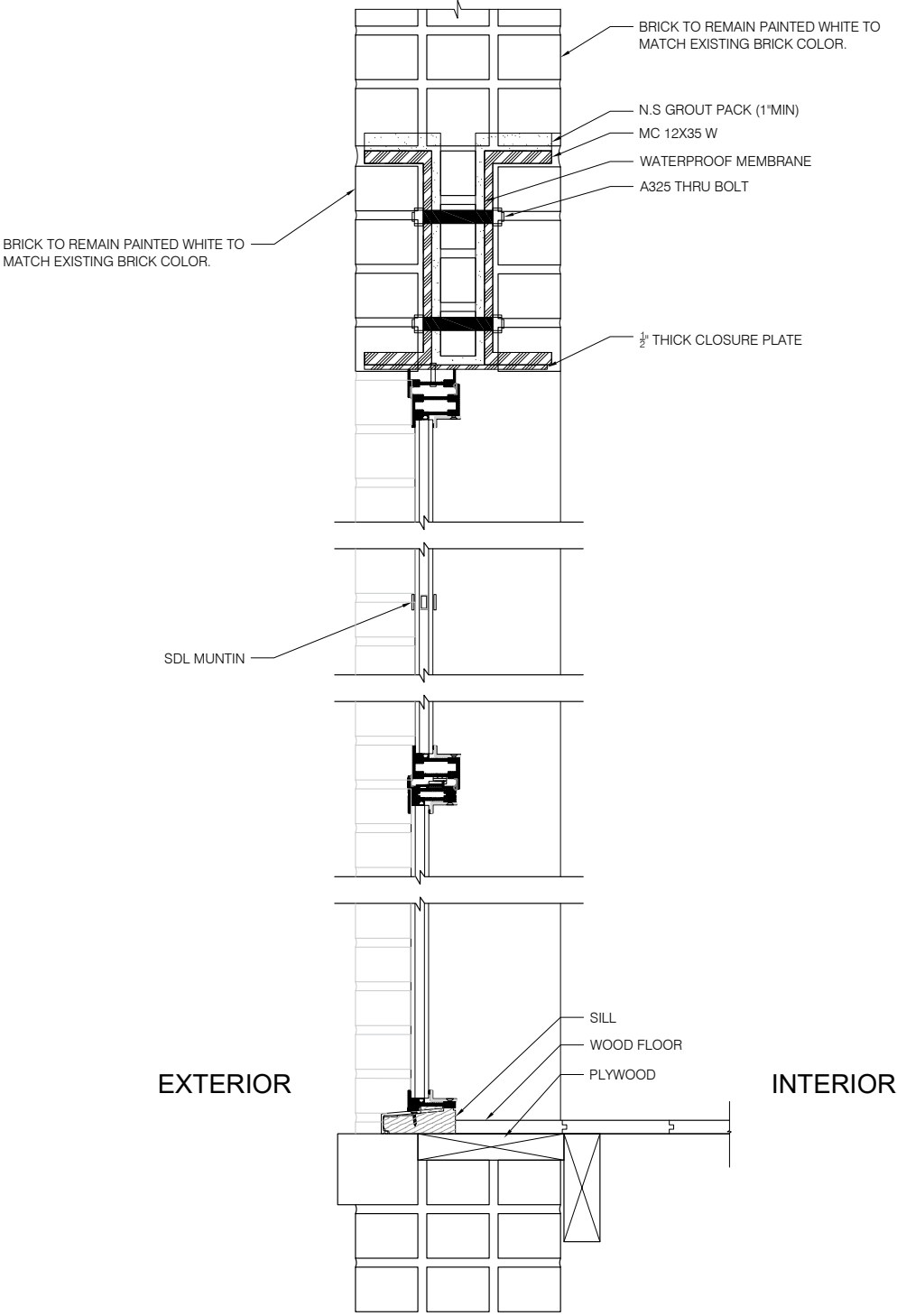


Detail section through steel door



Detail section through steel fixed window





Detail section through steel operable window



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