

December 16, 2025
Public Meeting

The current proposal is:

Preservation Department – Item 5, LPC-26-01996

79 Christopher Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 921 2964

Passcode: 846692

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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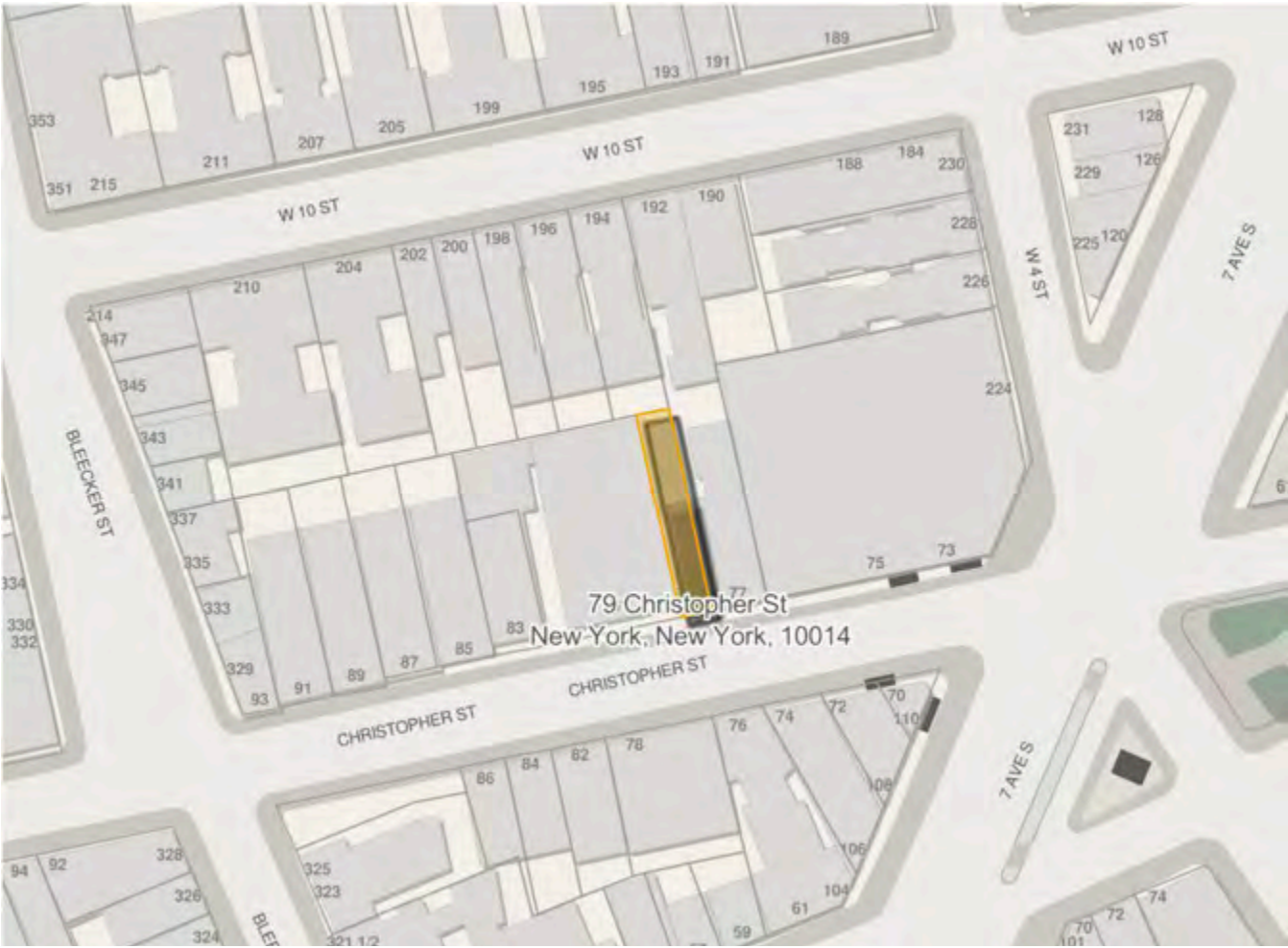
79 CHRISTOPHER STREET

ROOFTOP ADDITION, RAILINGS, & EXTENDED CHIMNEY





✱ - 79 CHRISTOPHER STREET





GOOGLE MAPS VIEW



CHRISTOPHER STREET VIEW - BUILDING FRONT (c1940)



CHRISTOPHER STREET VIEW - BUILDING FRONT

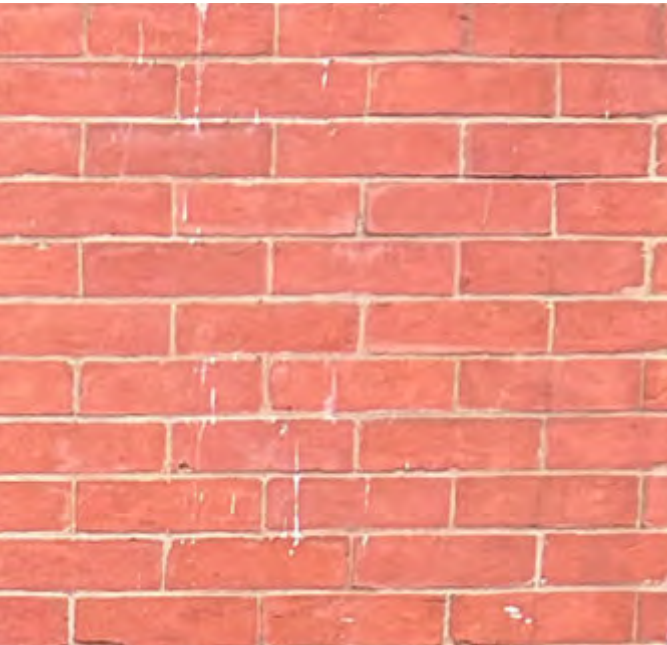


BUILDING REAR - BASEMENT & FIRST FLOOR



BUILDING REAR - 2ND & 3RD FLOOR





TOWNHOUSE FRONT FACADE BRICK
PRESSED BRICK IN SALMON COLOR



TOWNHOUSE REAR
COMMON BRICK IN VARIOUS SHADES OF
BROWN/ORANGE

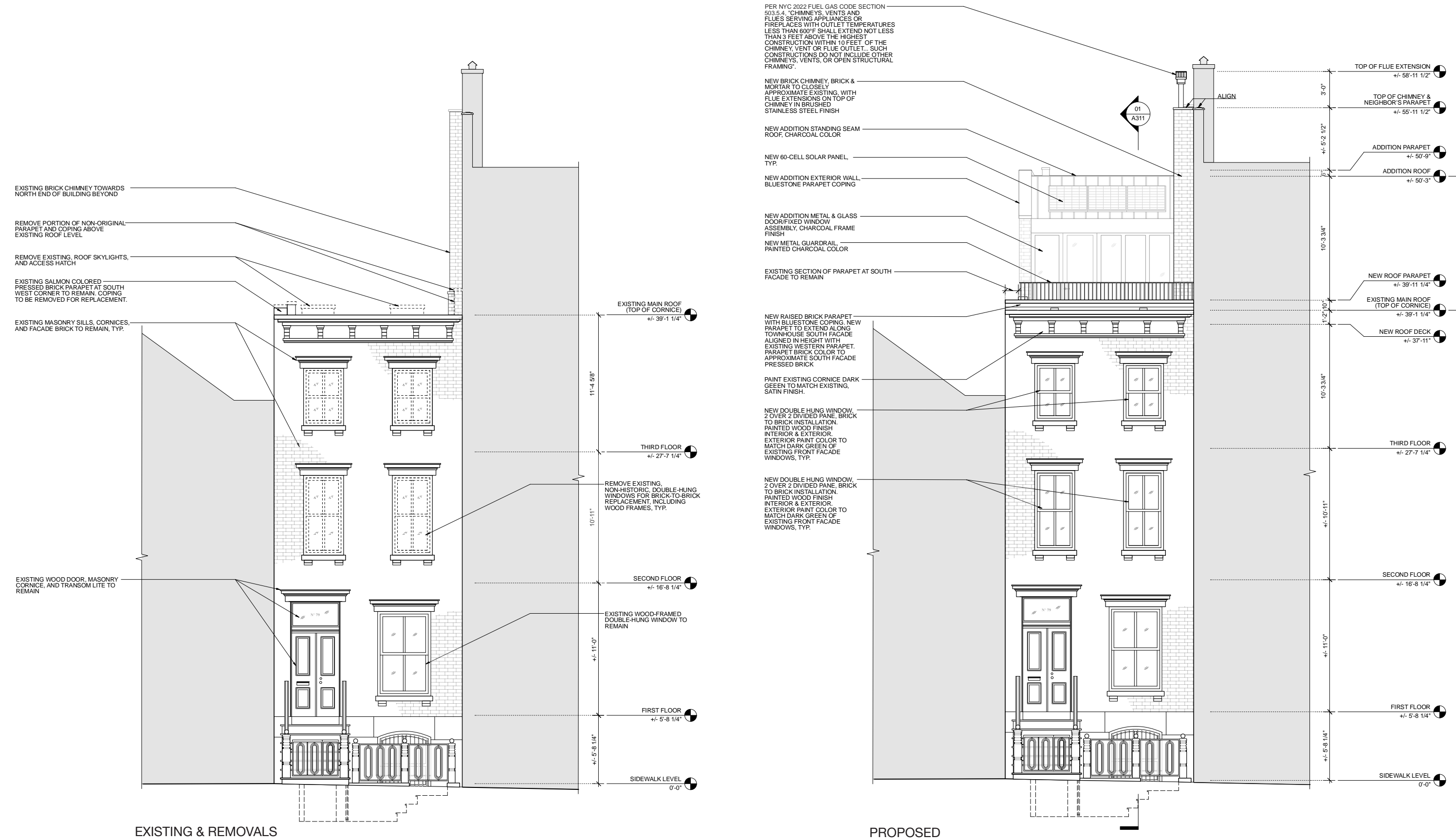
PROPOSED ADDITION & CHIMNEY TO APPROXIMATE
THIS BRICK. SAMPLES TO BE PROVIDED.

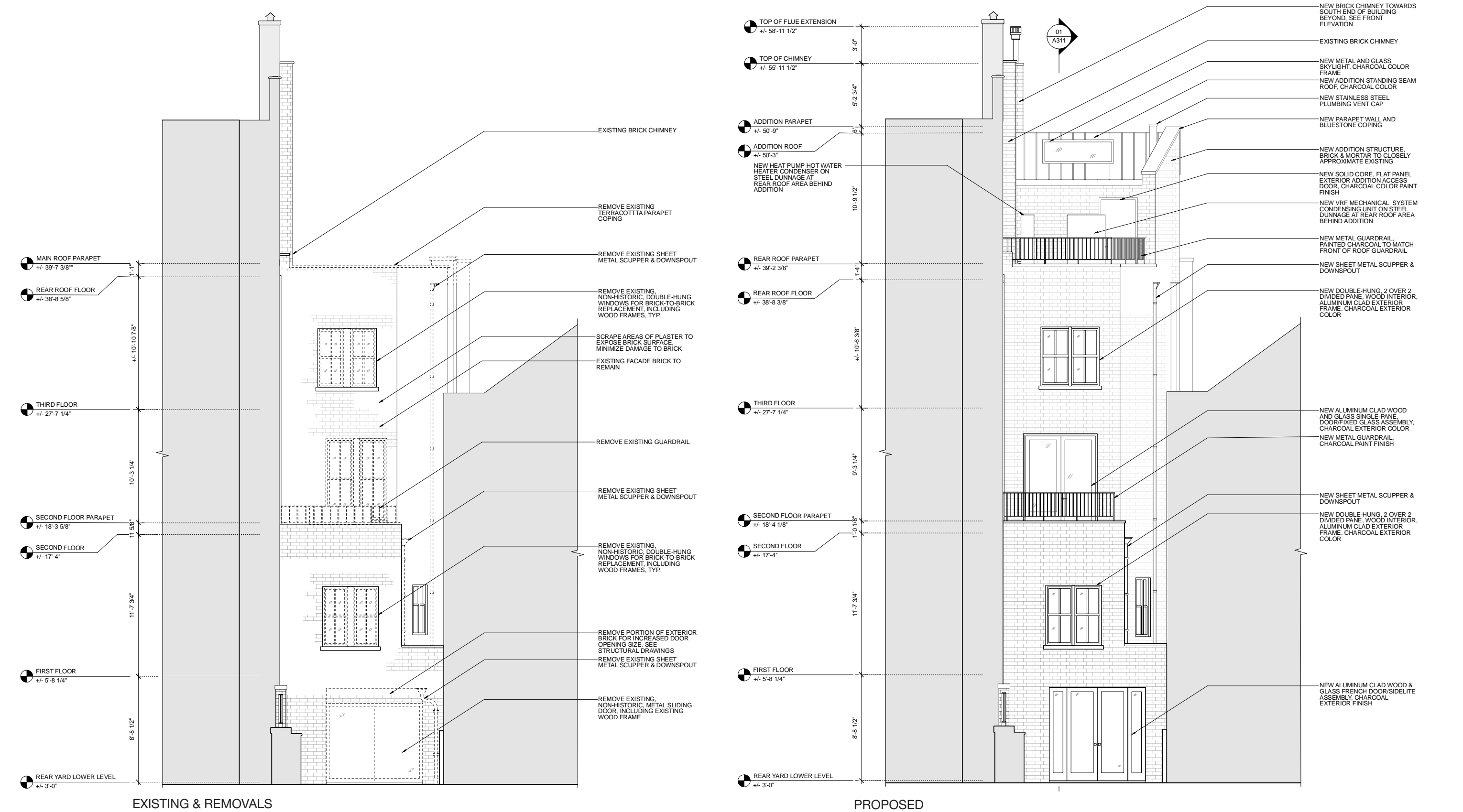


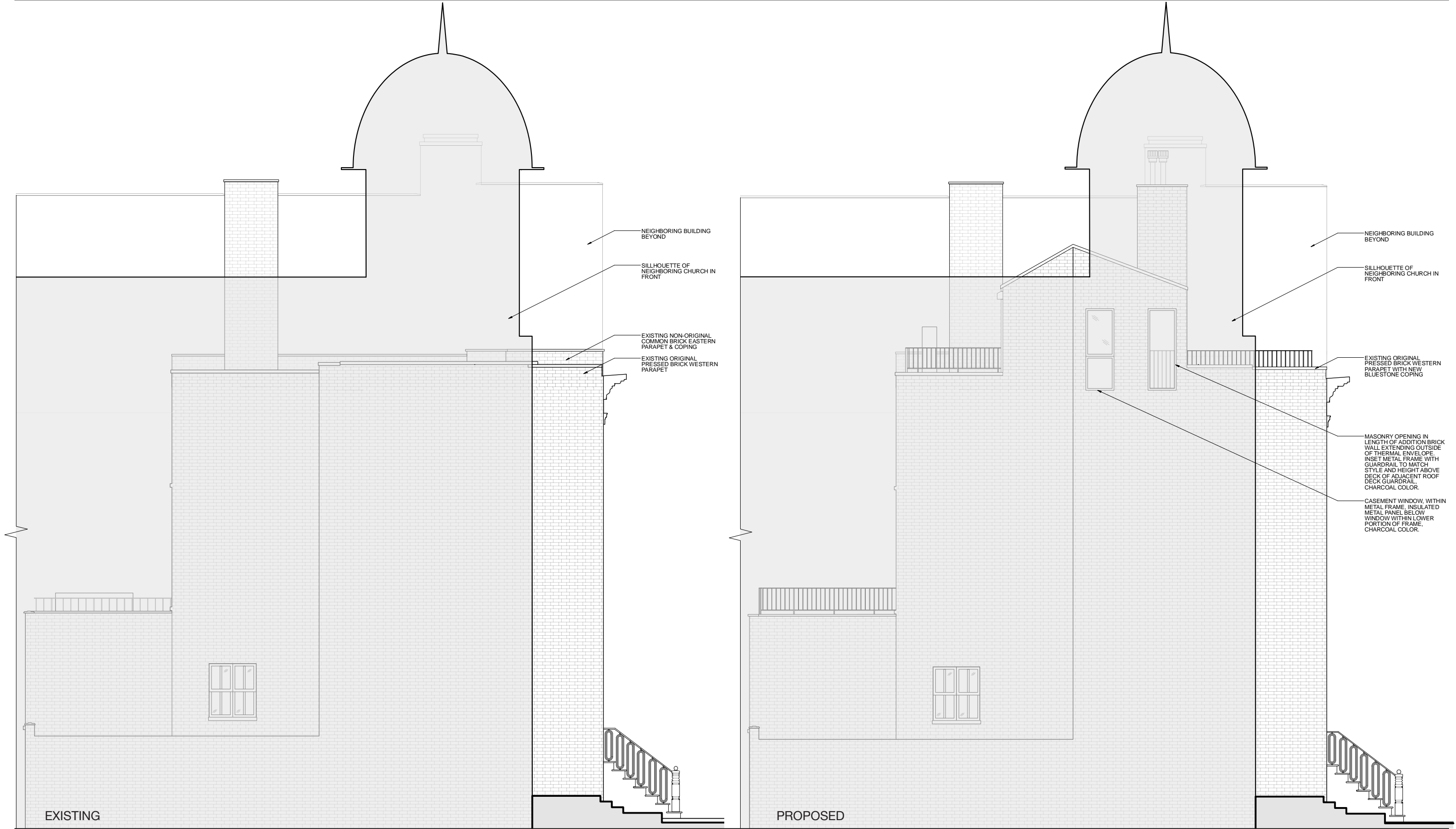
INTERSECTION OF TWO BUILDINGS

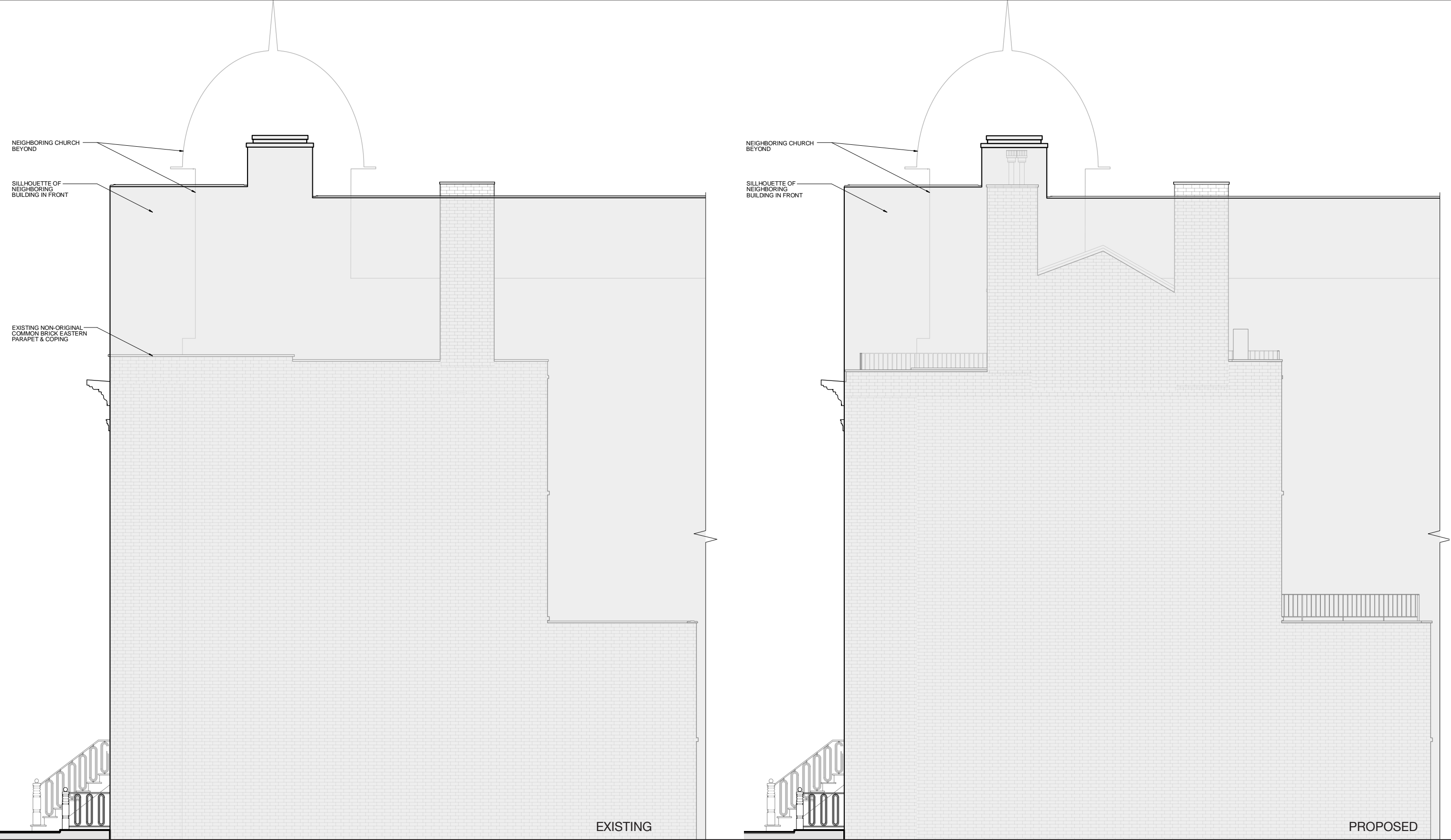


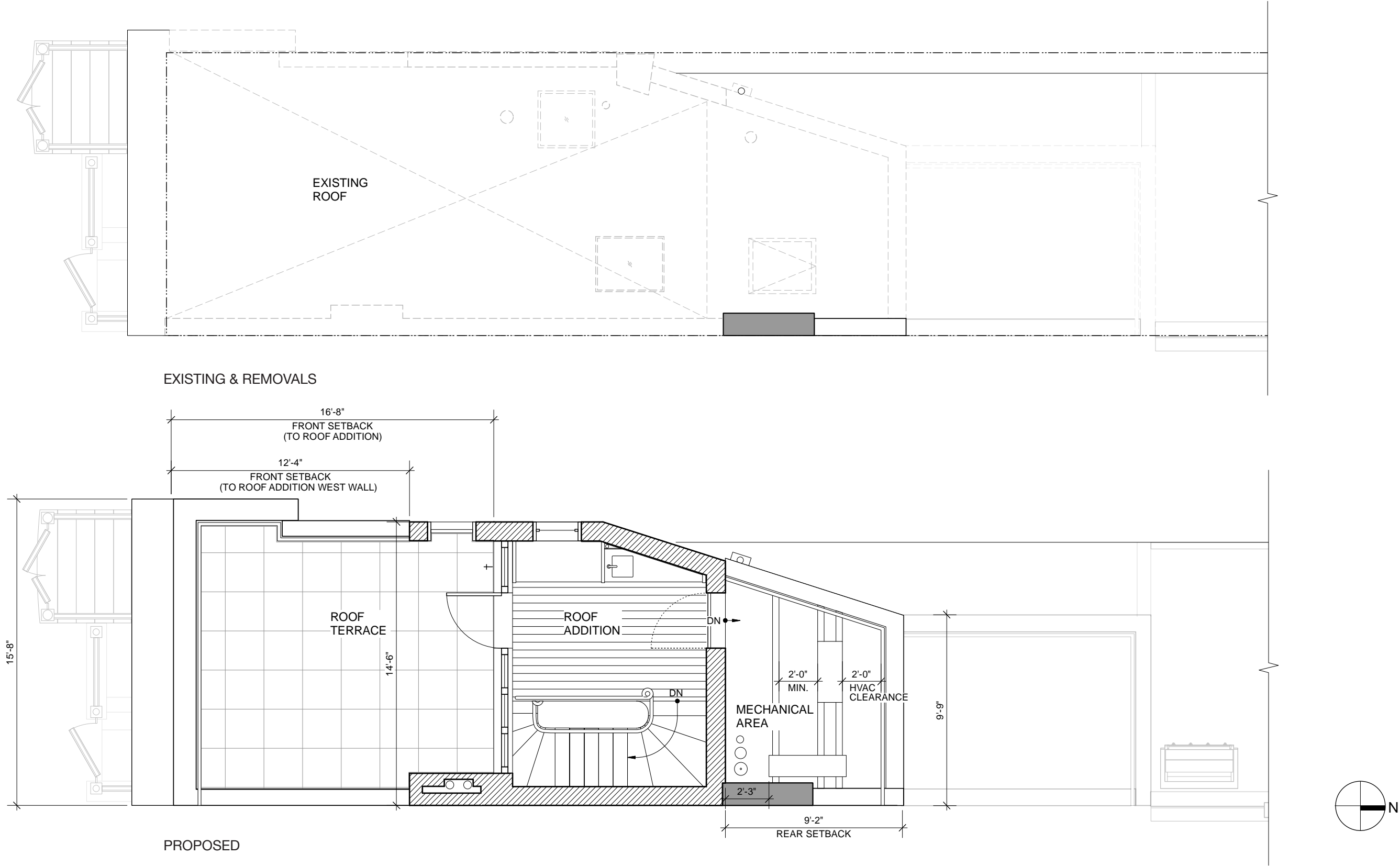
NEIGHBOR'S WALL & EXISTING CHIMNEY
COMMON BRICK IN VARIOUS SHADES OF
BROWN/ORANGE



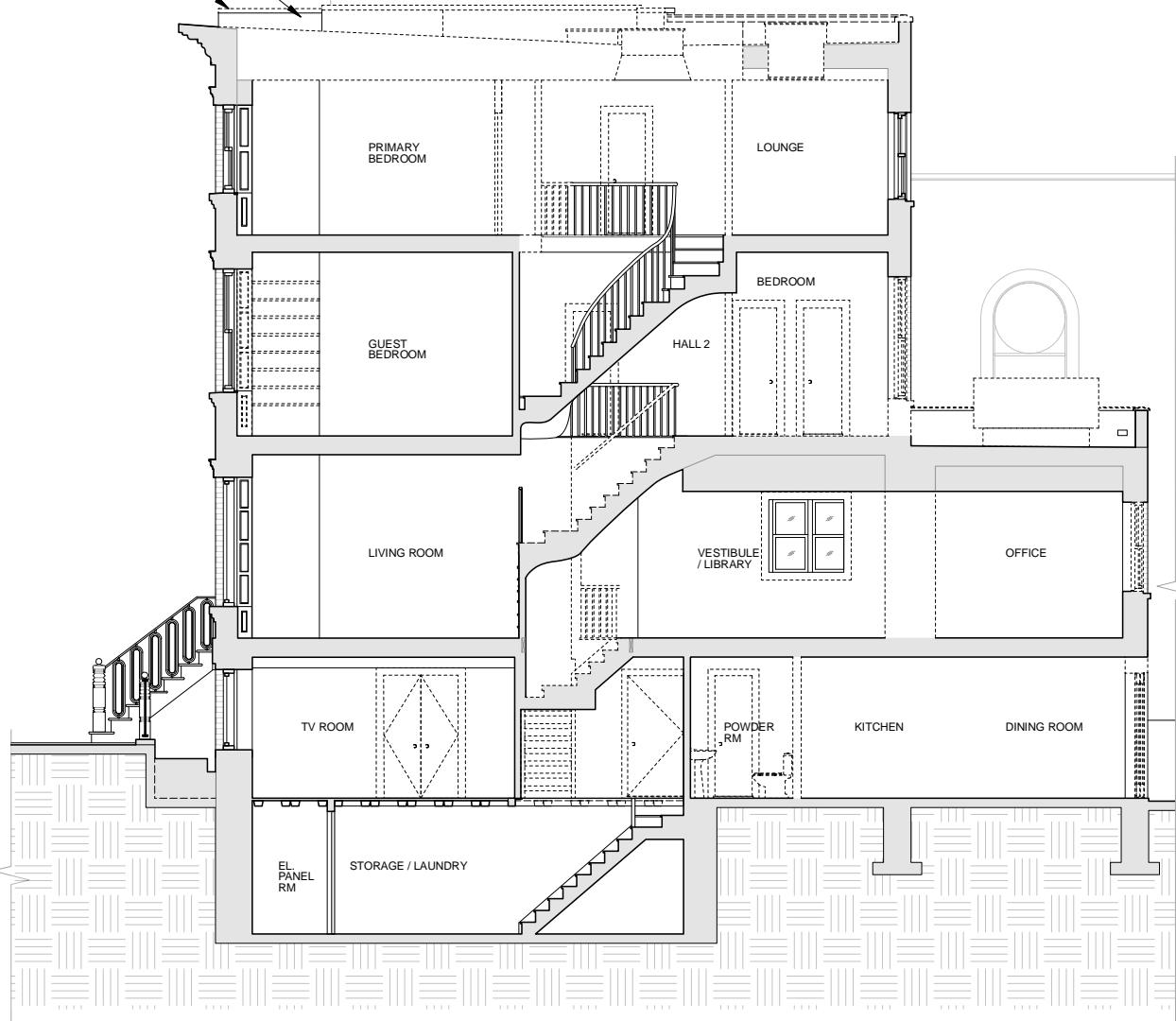






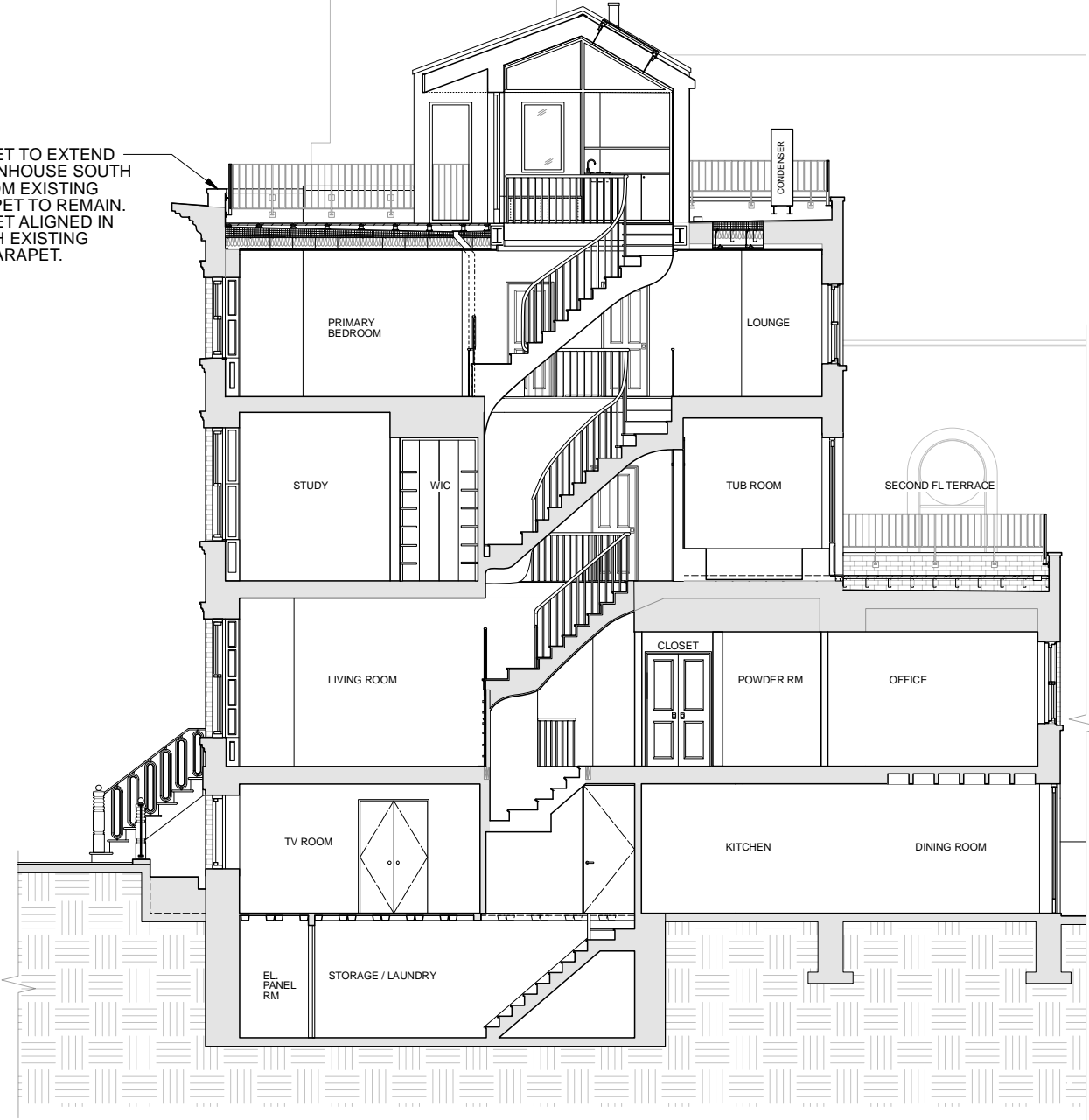


EXISTING WESTERN
PARAPET TO REMAIN
REMOVE EXISTING
PARAPET COPING

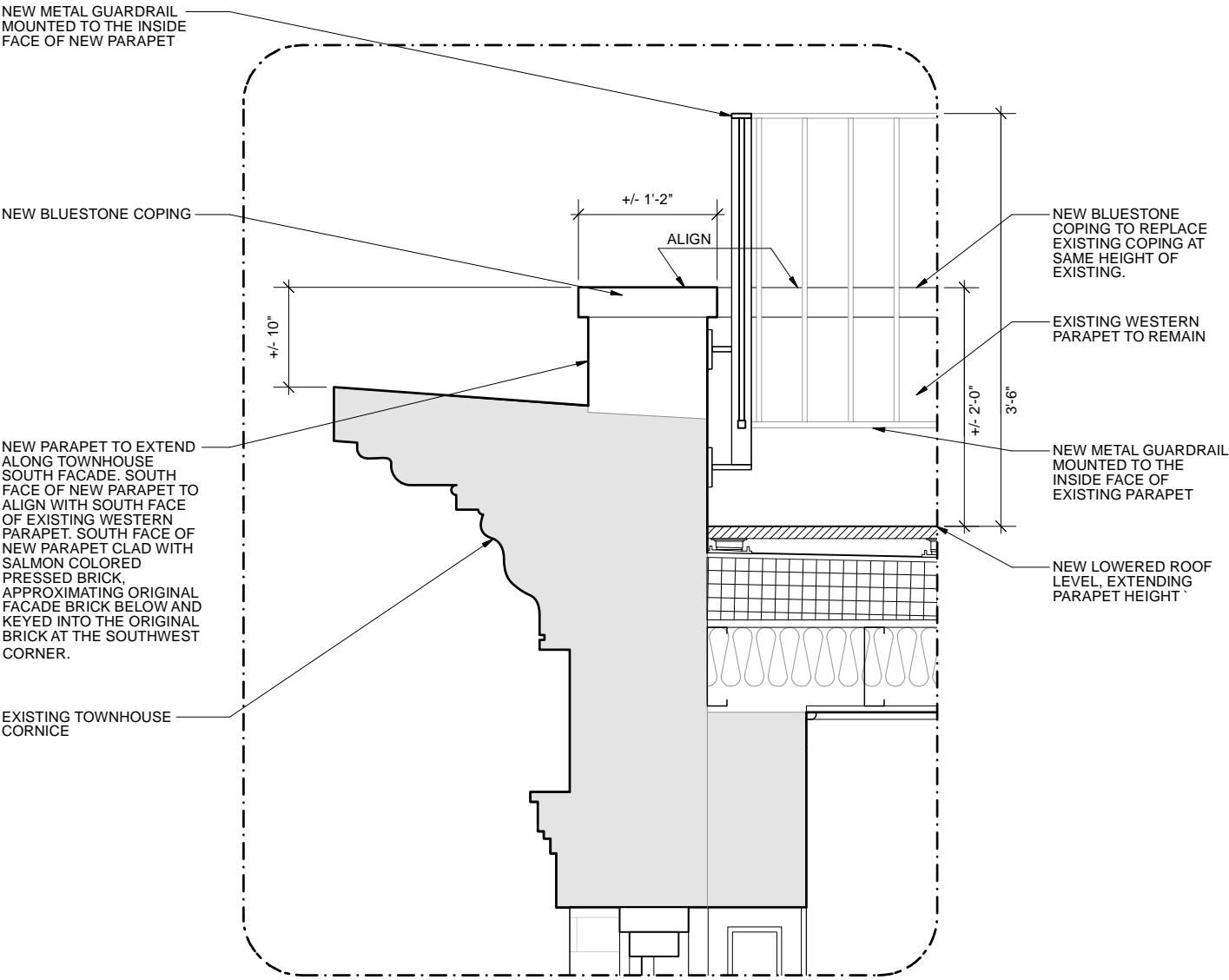


EXISTING & REMOVALS

NEW PARAPET TO EXTEND
ALONG TOWNHOUSE SOUTH
FACADE FROM EXISTING
WEST PARAPET TO REMAIN.
NEW PARAPET ALIGNED IN
HEIGHT WITH EXISTING
WESTERN PARAPET.



PROPOSED





ADDITION ROOF
STANDING SEAM METAL, CHARCOAL COLOR



SKYLIGHT
VELUX SOLAR POWERED CURB MOUNTED



SOLAR PANELS
MAXEON 6 SOLAR PANEL



ADDITION DOOR
HOPE'S STEEL DOOR WITH CHARCOAL FRAME
FINISH & ELECTROCHROMIC GLASS



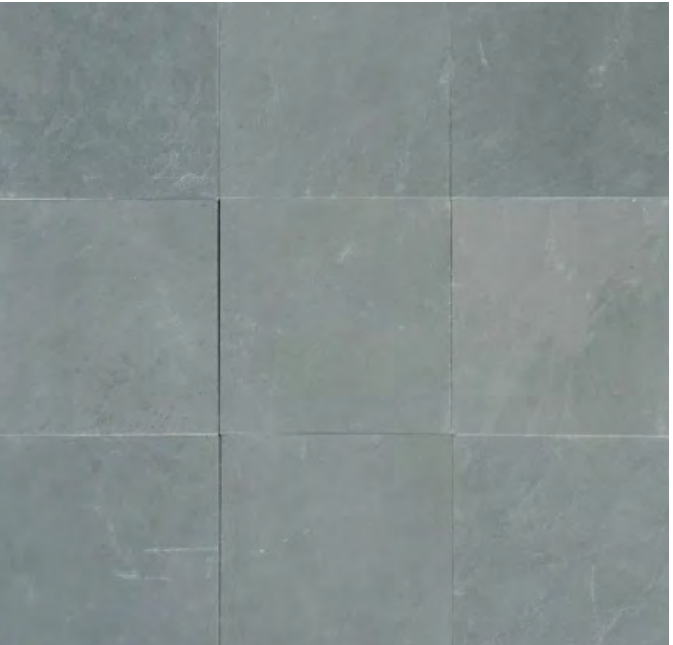
ADDITION WINDOWS
HOPE'S STEEL WINDOWS WITH CHARCOAL FRAME
FINISH & ELECTROCHROMIC GLASS



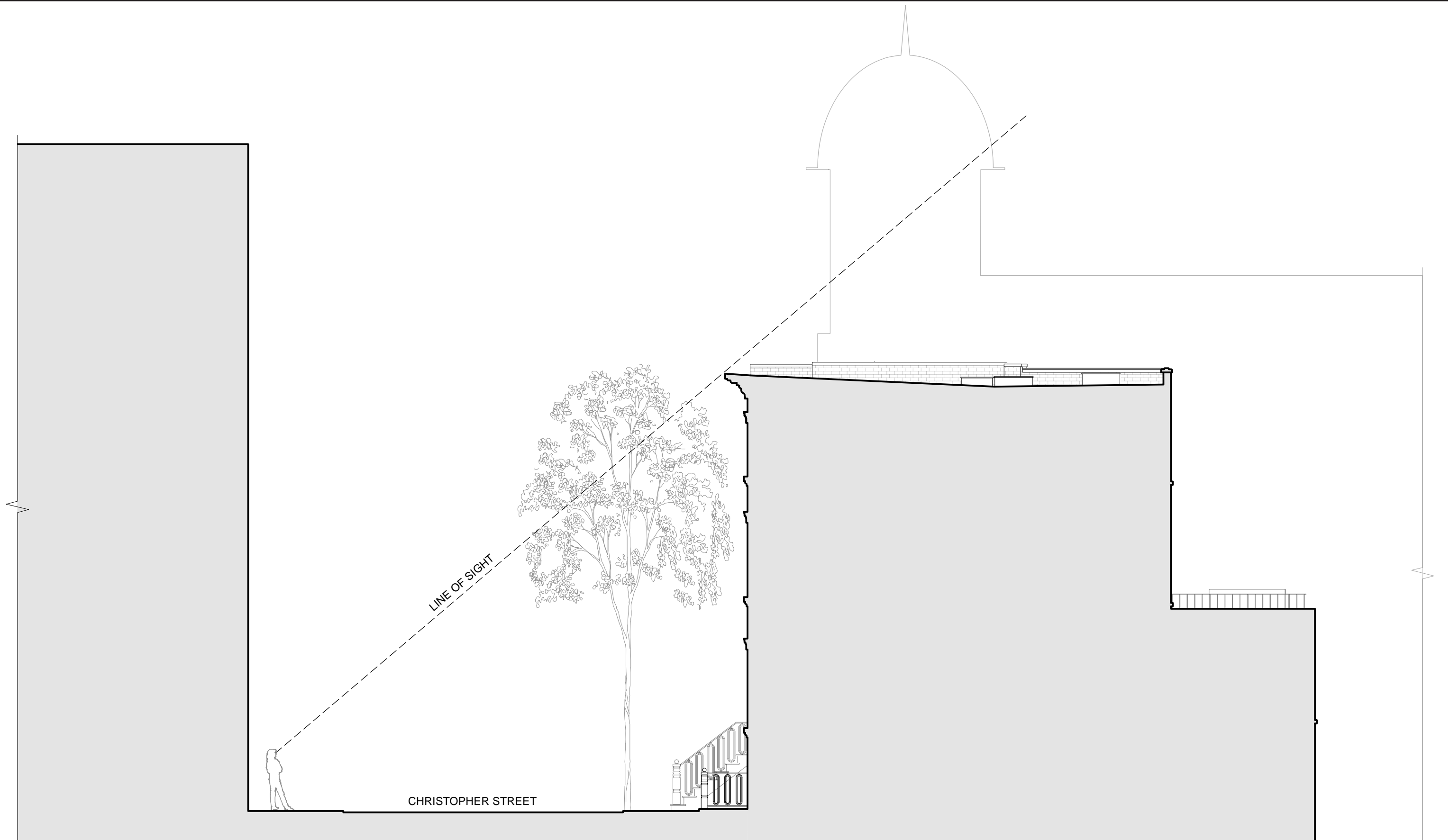
TERRACE RAILINGS
ALUMINUM WITH CHARCOAL PAINT FINISH

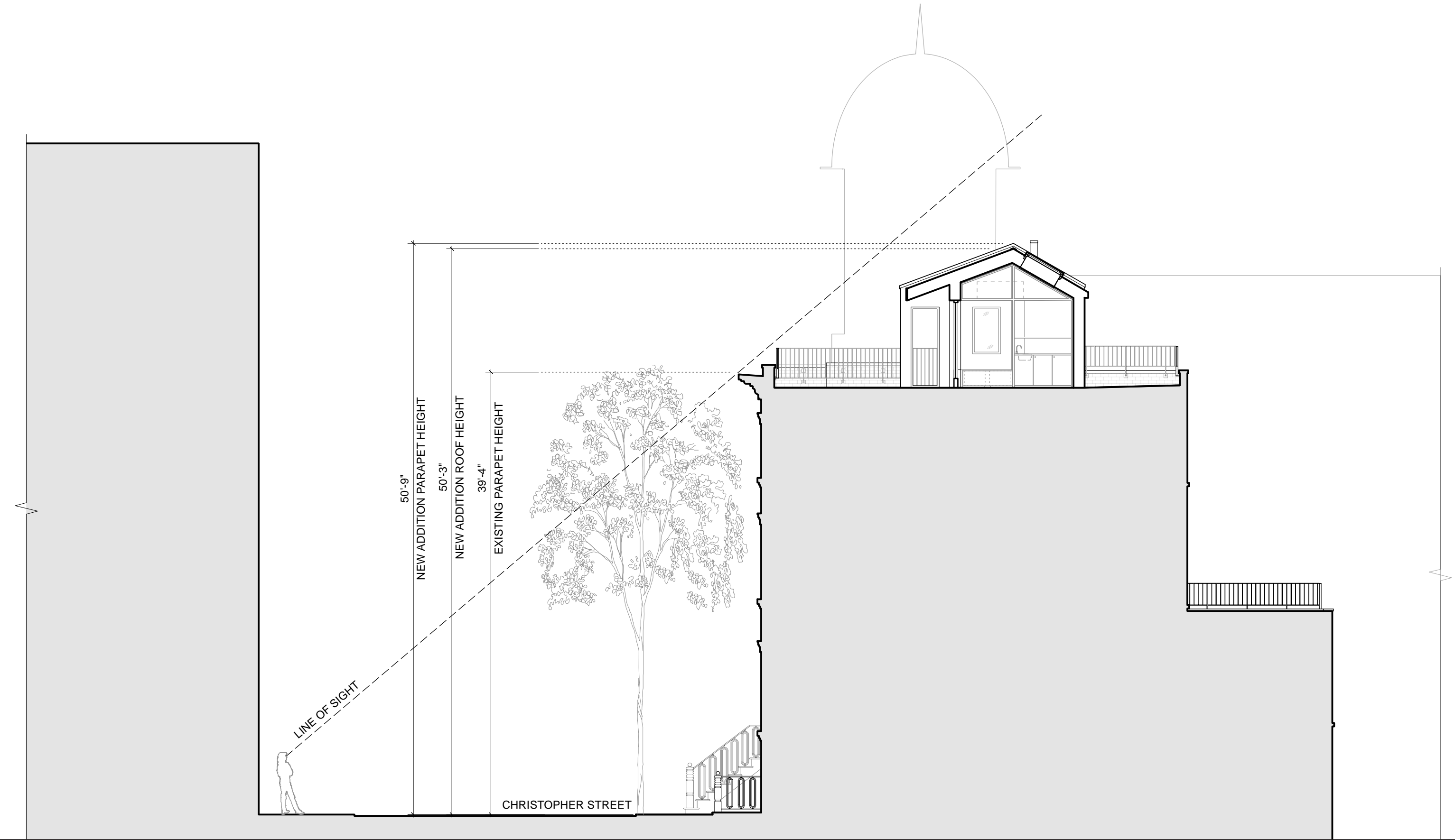


COPING
BLUESTONE

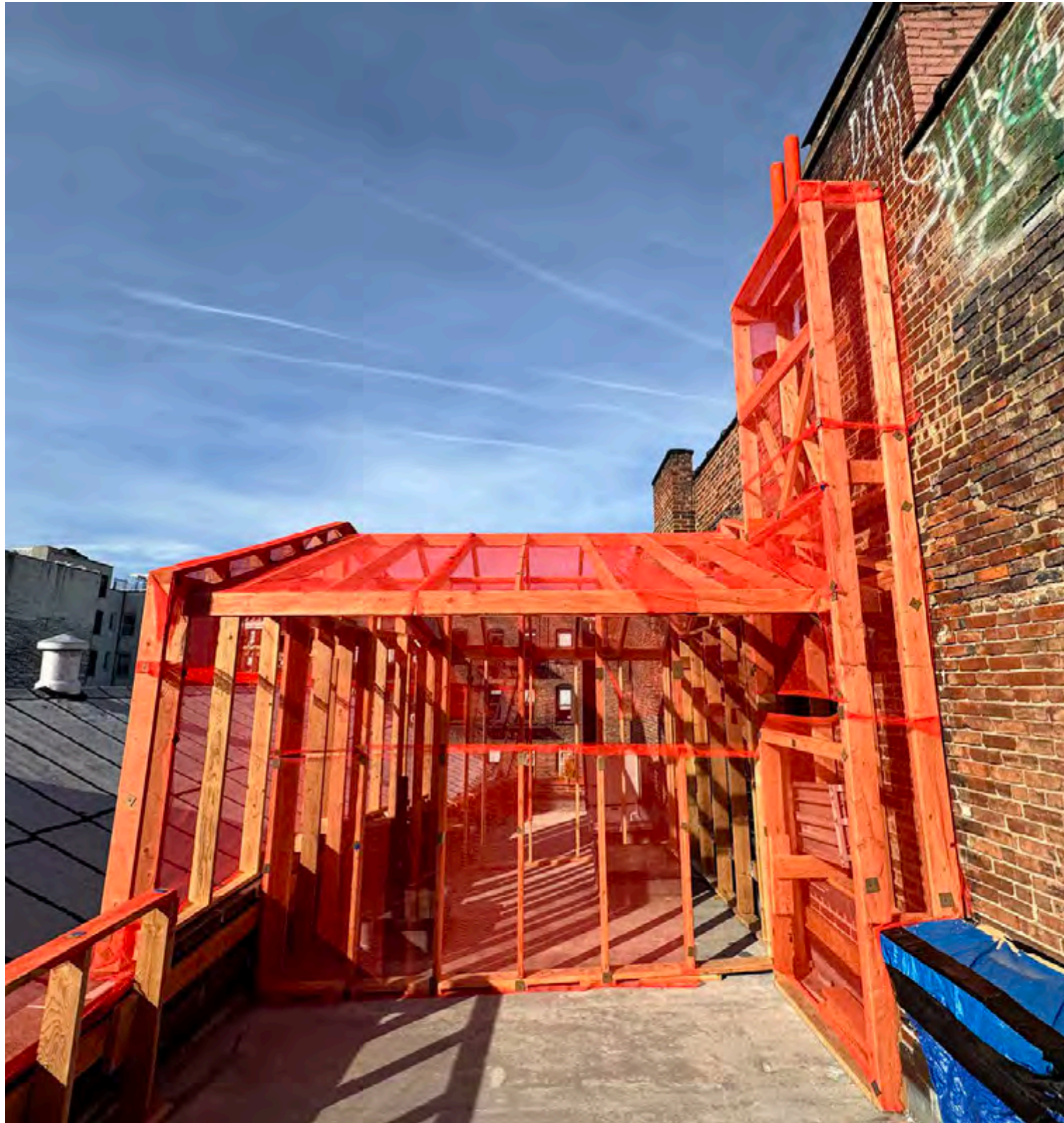


TERRACE PAVERS
24" X 24" BLUESTONE

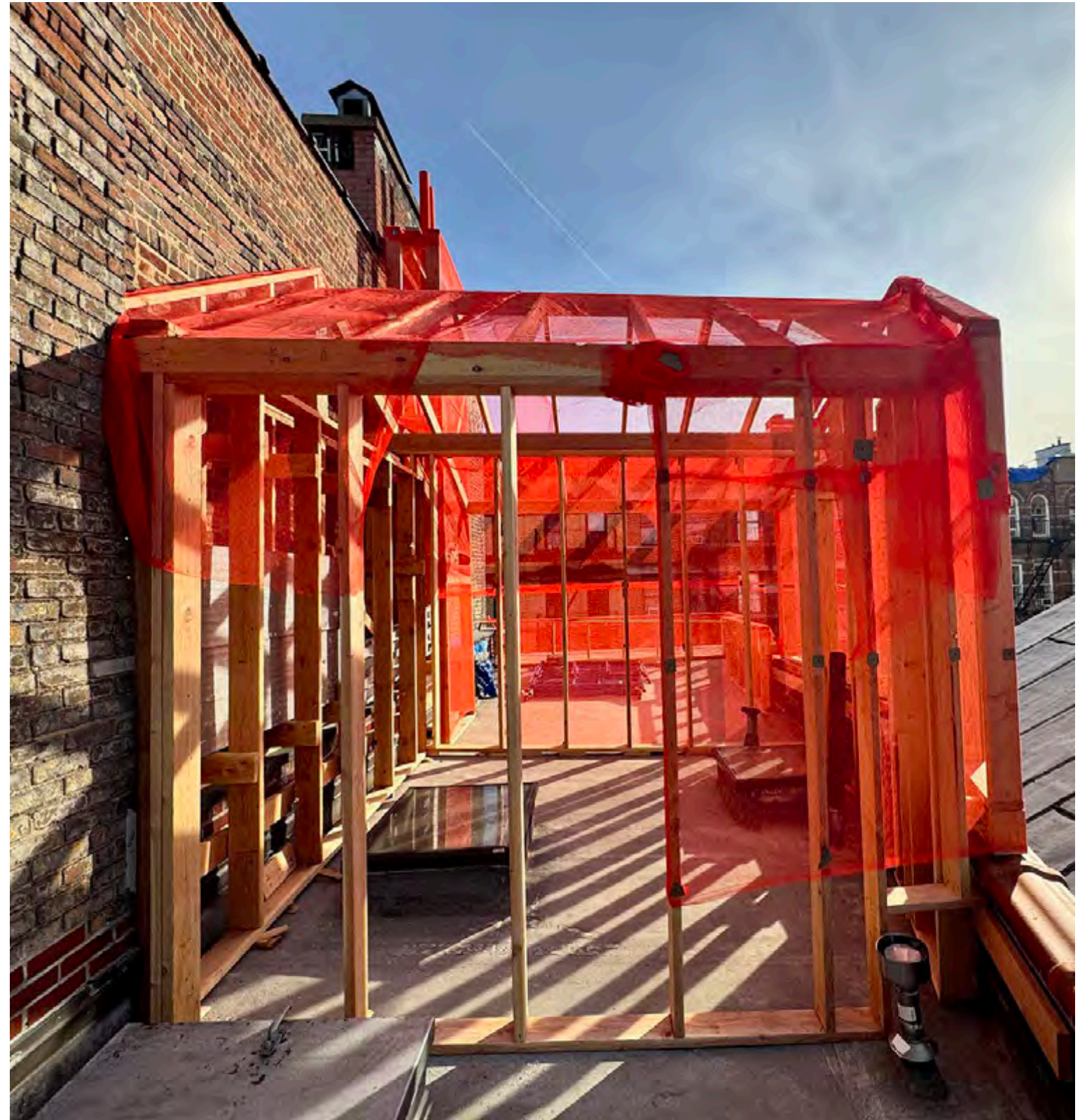




SIGHT LINE DIAGRAM - PROPOSED



FRONT VIEW



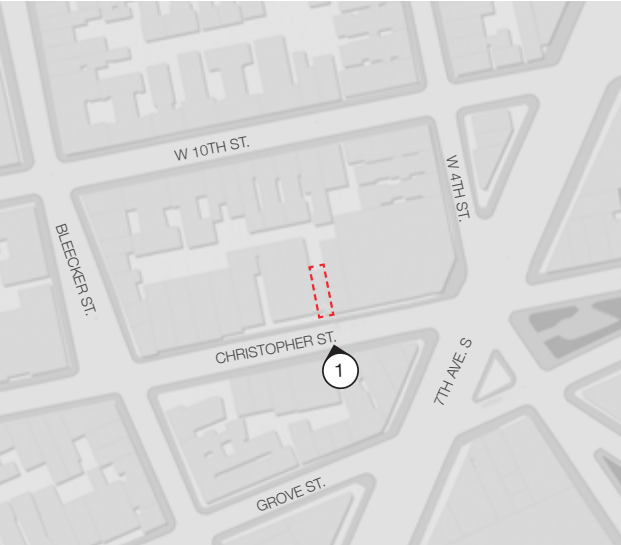
REAR VIEW



EXISTING - AERIAL VIEW (GOOGLE EARTH)



MONTAGE - AERIAL VIEW



KEY MAP
LOCATION #1:
IN PERSON VIEW FROM CHRISTOPHER ST.
PARTIAL VISIBILITY OF CHIMNEY



MOCK UP - IN PERSON VIEW



MONTAGE - IN PERSON VIEW



KEY MAP
LOCATION #2A:
VIEW FROM 7TH AVENUE - EXISTING



EXISTING - IN PERSON VIEW



EXISTING - ZOOMED IN VIEW



KEY MAP
LOCATION #2A:
IN PERSON VIEW FROM 7TH AVENUE
PARTIAL VISIBILITY



MOCK UP - IN PERSON VIEW



MONTAGE - IN PERSON VIEW



KEY MAP
LOCATION #2A:
ZOOMED IN VIEW FROM 7TH AVENUE
PARTIAL VISIBILITY



MOCK UP - ZOOMED IN VIEW



MONTAGE - ZOOMED IN VIEW



KEY MAP
LOCATION #2B:
IN PERSON VIEW FROM 7TH AVENUE
PARTIAL VISIBILITY



MOCK UP - IN PERSON VIEW



MONTAGE - IN PERSON VIEW



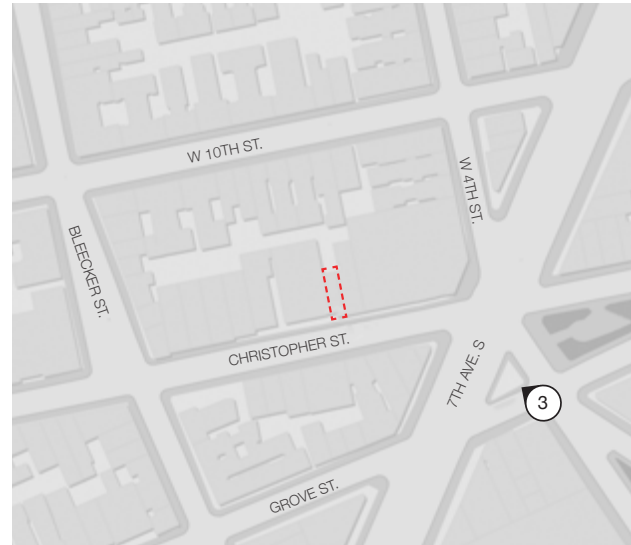
KEY MAP
LOCATION #2B:
ZOOMED IN VIEW FROM 7TH AVENUE
PARTIAL VISIBILITY



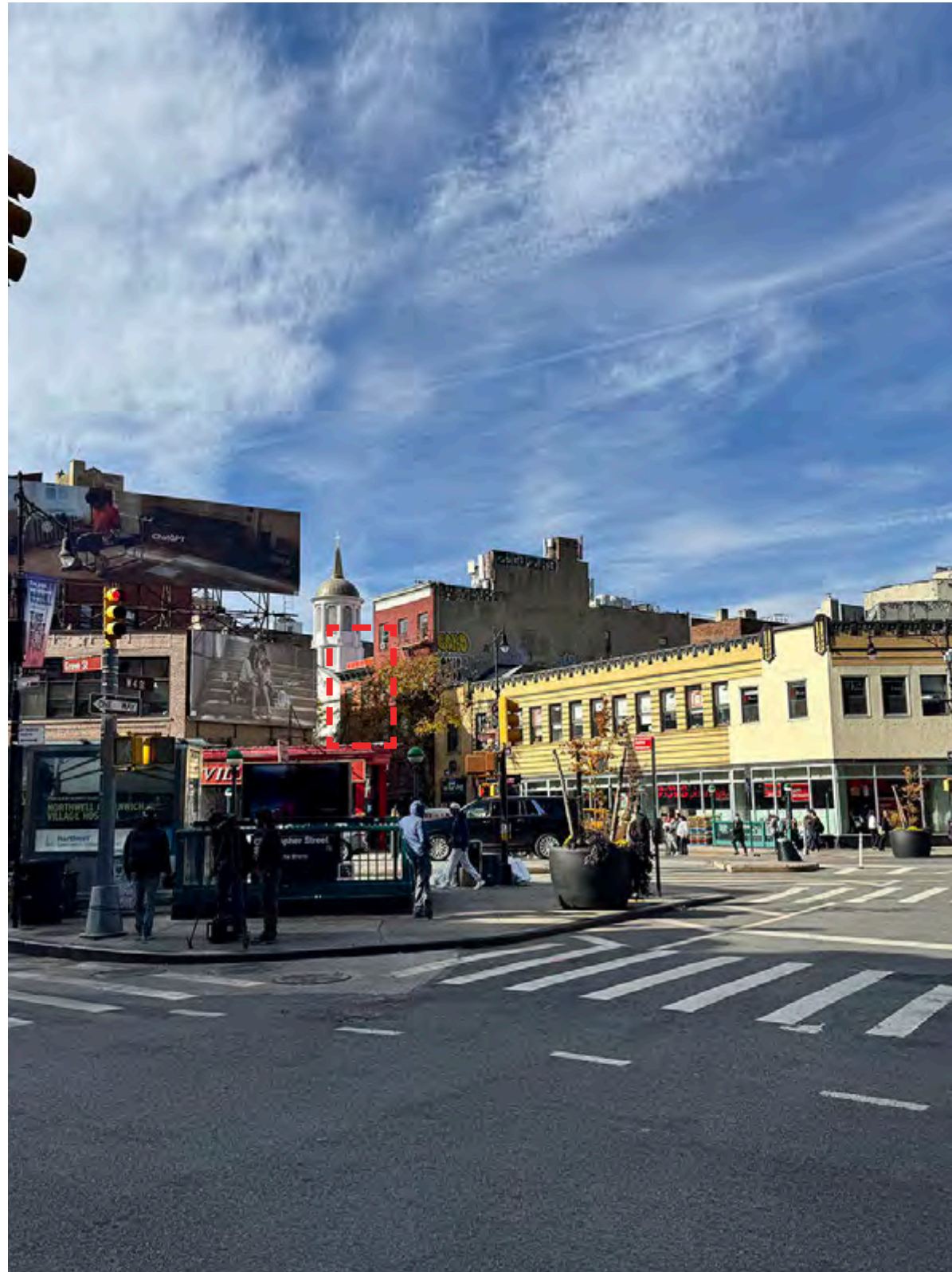
MOCK UP - ZOOMED IN VIEW



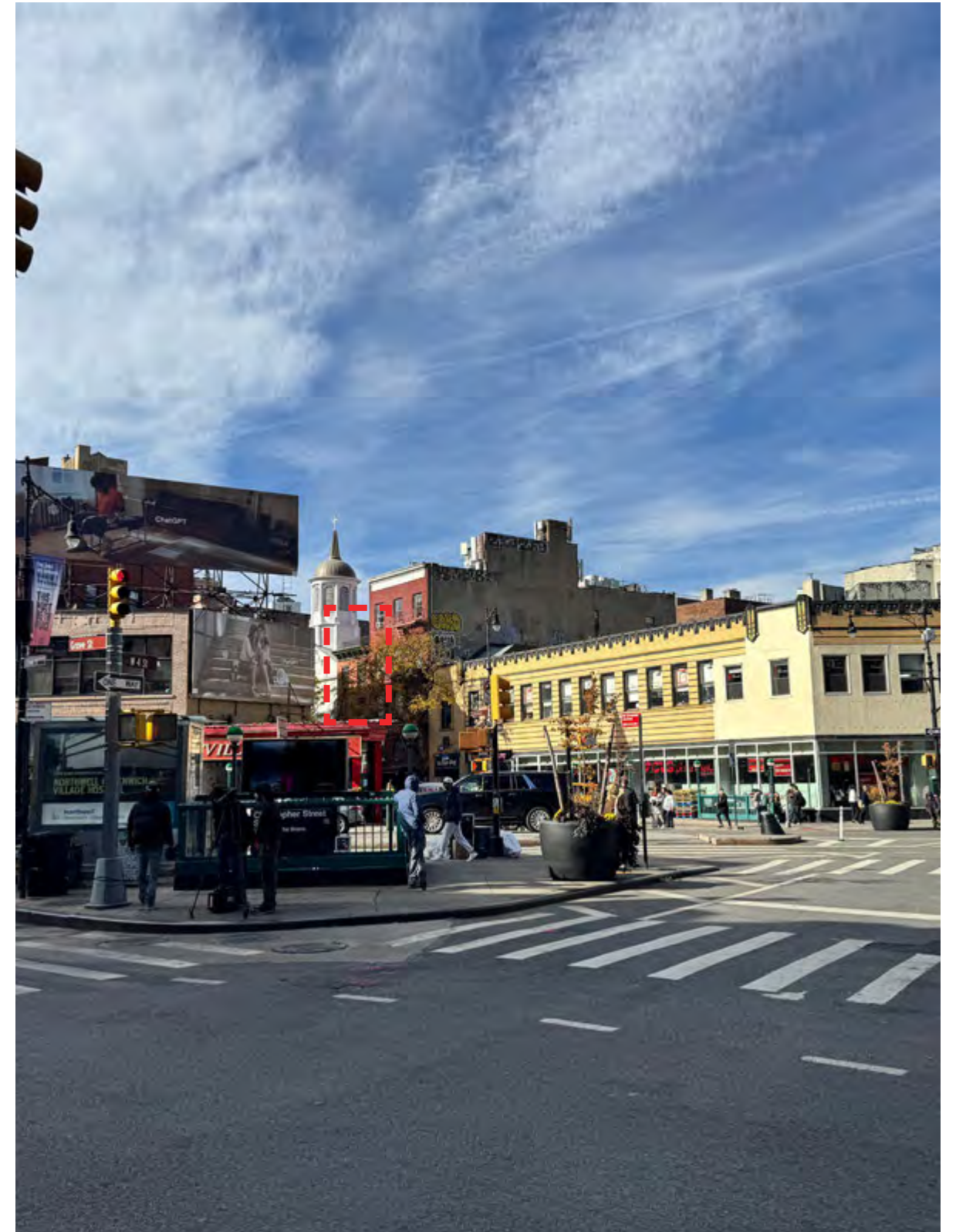
MONTAGE - ZOOMED IN VIEW

**KEY MAP**

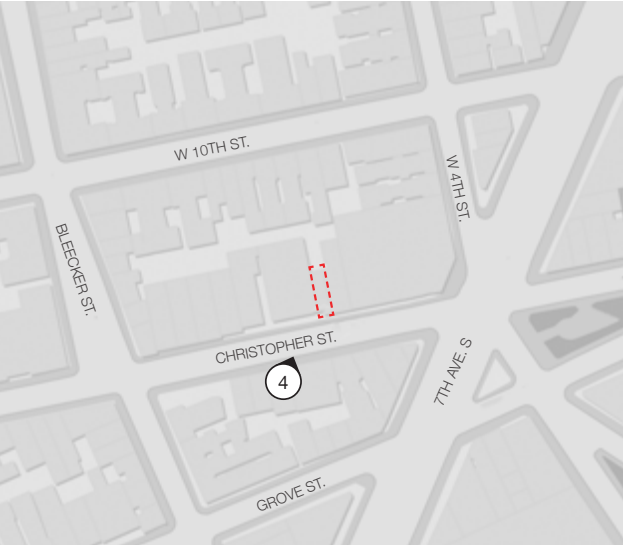
LOCATION #3:
IN PERSON VIEW FROM GROVE & W 4TH ST.
PARTIAL VISIBILITY OF FRONT RAILING



MOCK UP - IN PERSON VIEW



MONTAGE - IN PERSON VIEW



KEY MAP
LOCATION #4:
IN PERSON VIEW FROM CHRISTOPHER ST.
PARTIAL VISIBILITY



MOCK UP - IN PERSON VIEW



MONTAGE - IN PERSON VIEW



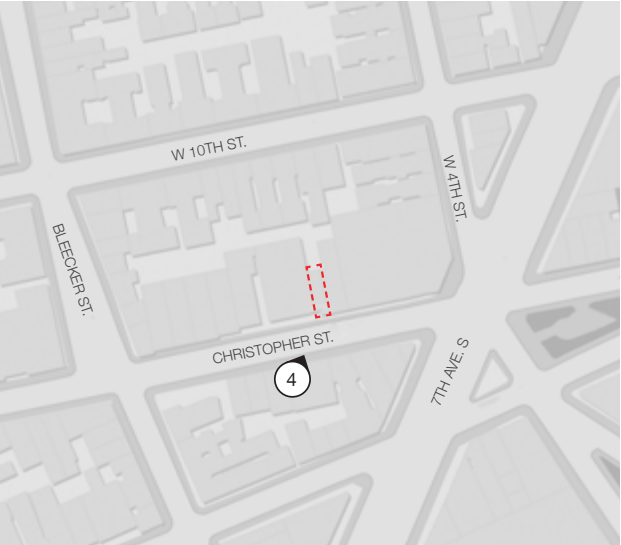
KEY MAP
LOCATION #5:
IN PERSON VIEW FROM CHRISTOPHER ST.
PARTIAL VISIBILITY



MOCK-UP - IN PERSON VIEW



MONTAGE - IN PERSON VIEW



KEY MAP
LOCATION #4:
ZOOMED IN VIEW FROM CHRISTOPHER ST.
PARTIAL VISIBILITY



MOCK-UP - ZOOMED IN VIEW



MONTAGE - ZOOMED IN VIEW



KEY MAP
LOCATION #6:
IN PERSON VIEW FROM BLEECKER ST.
LITTLE VISIBILITY



MOCK-UP - IN PERSON VIEW



MONTAGE - IN PERSON VIEW



427 WEST 4TH ST.



44 HORATIO ST.



65 HORATIO ST.



46 JANE ST. (SPAN ARCHITECTURE RENDERING)



70 BARROW ST.



238 WEST 11TH ST.



62 WEST 9TH ST.

127-129 MACDOUGAL ST.
c1940 (MUNICIPAL ARCHIVES)

THANK YOU



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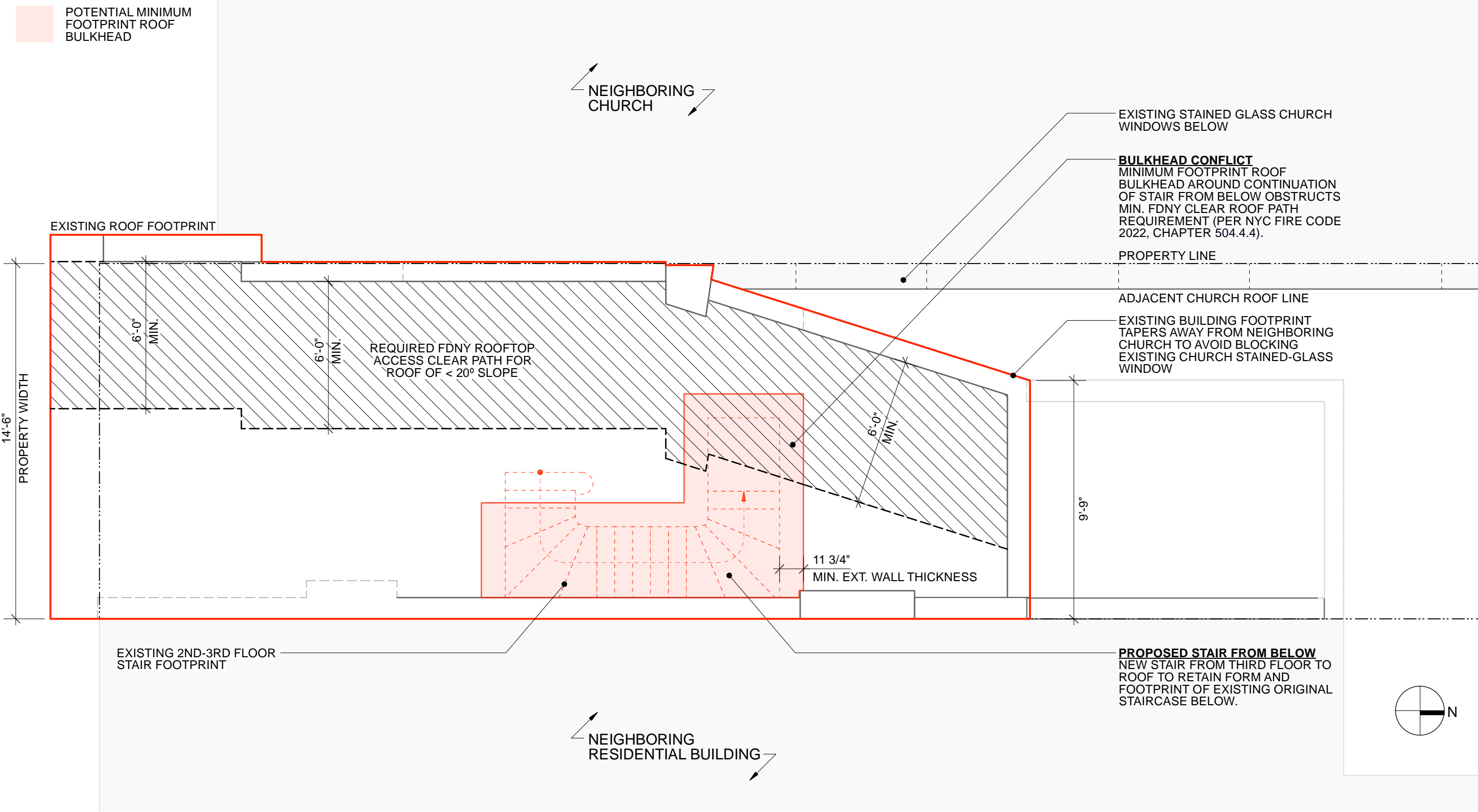
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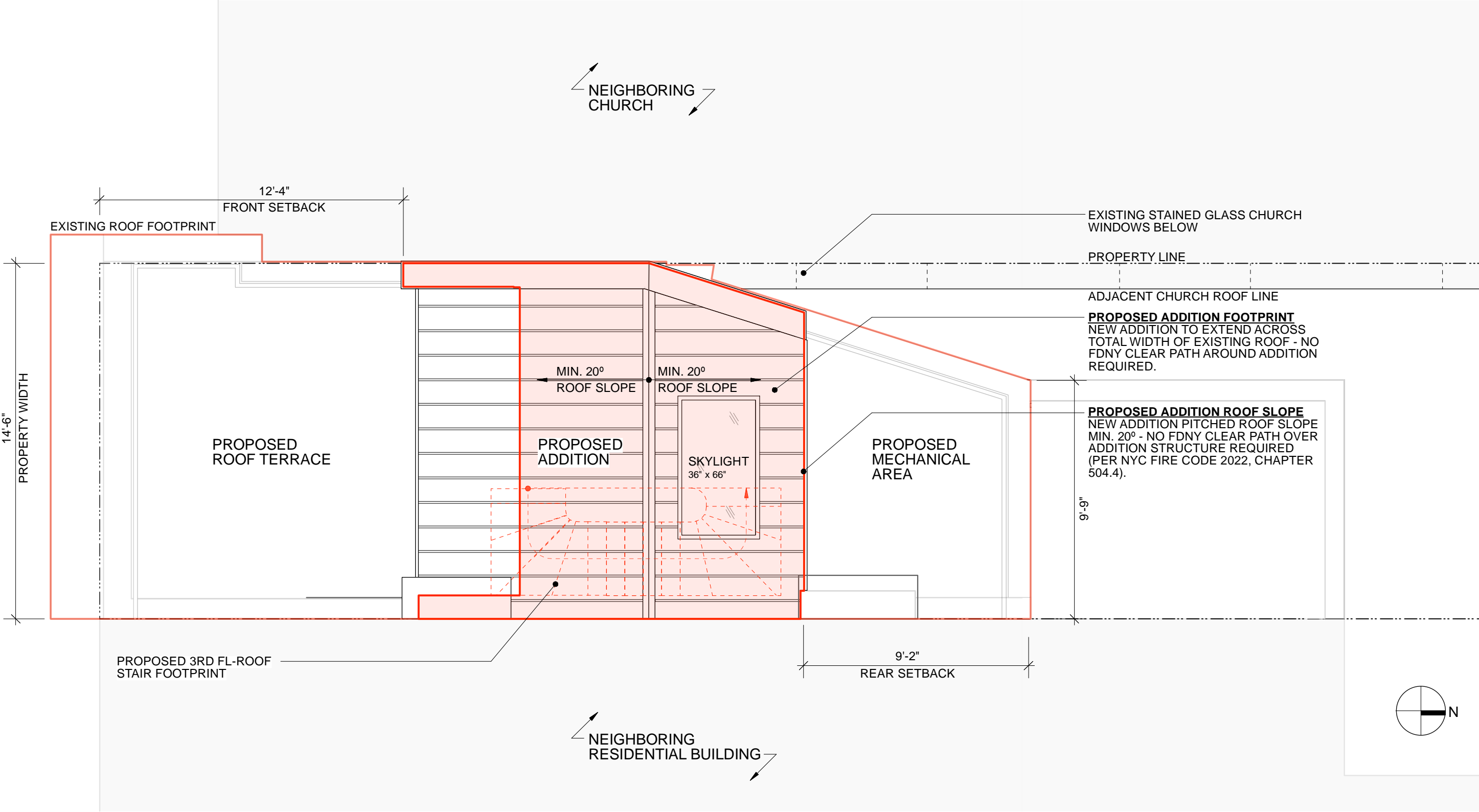
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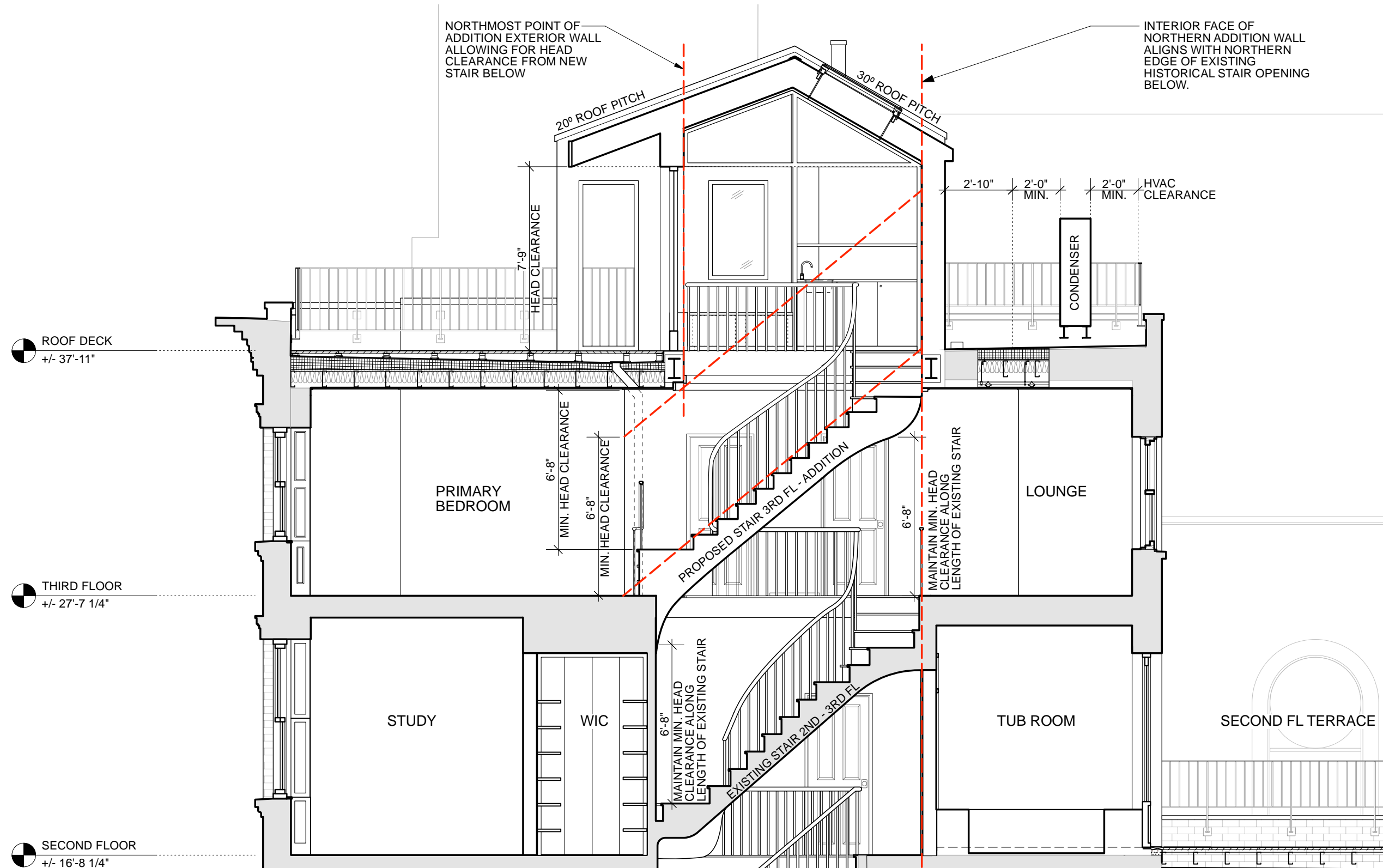
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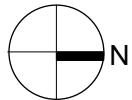
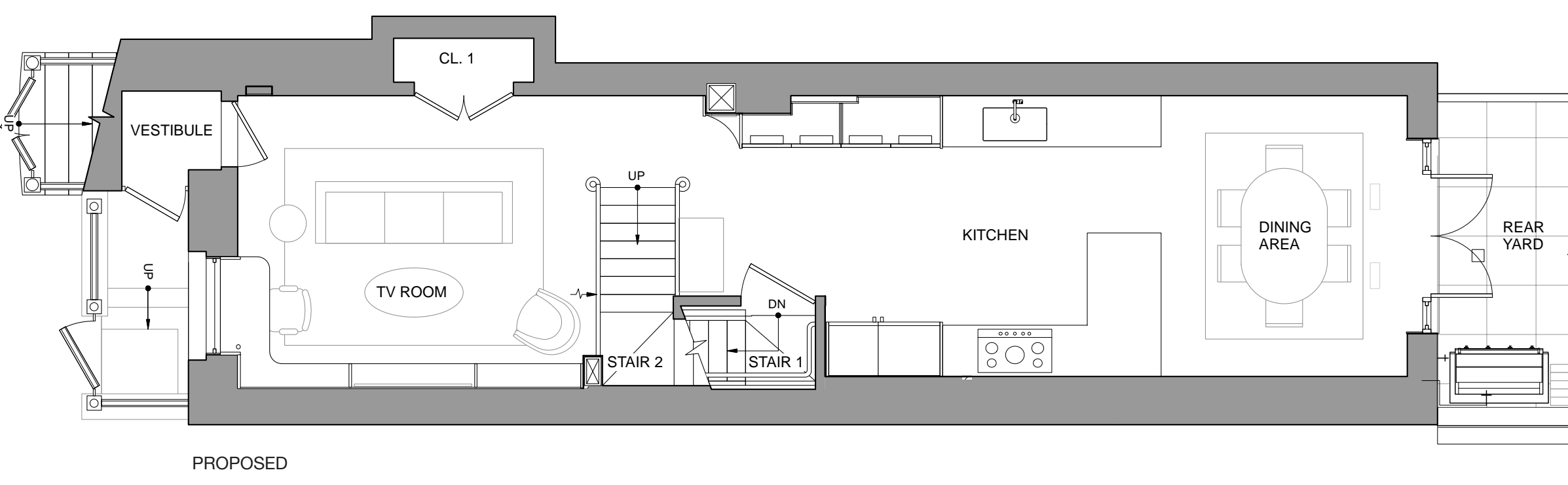
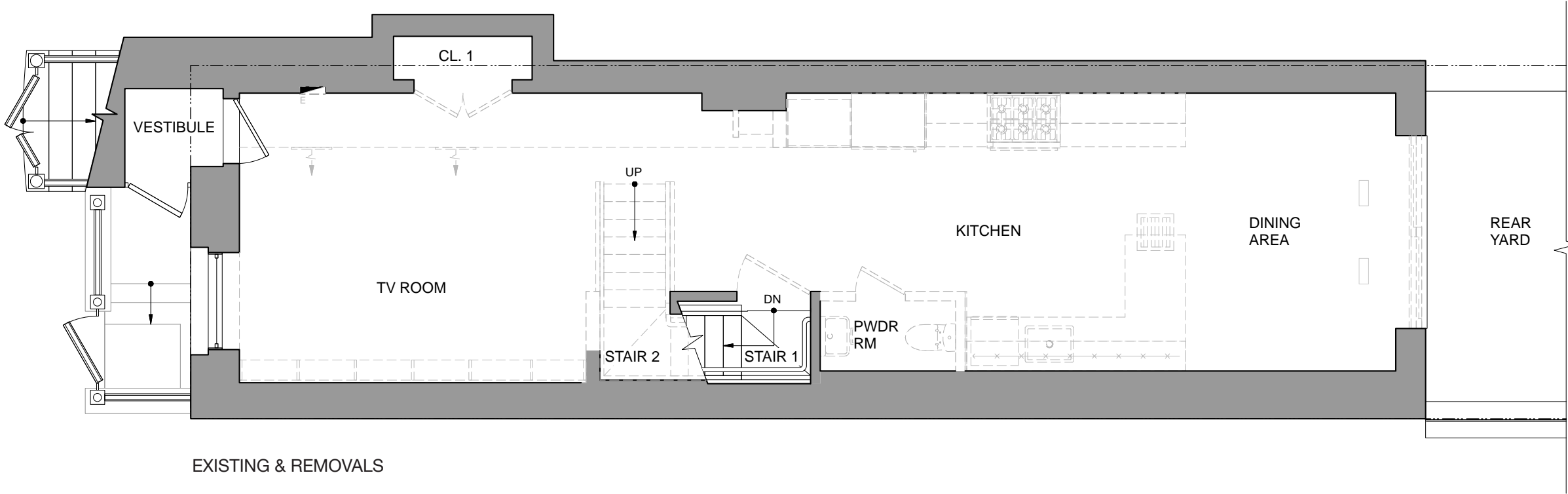
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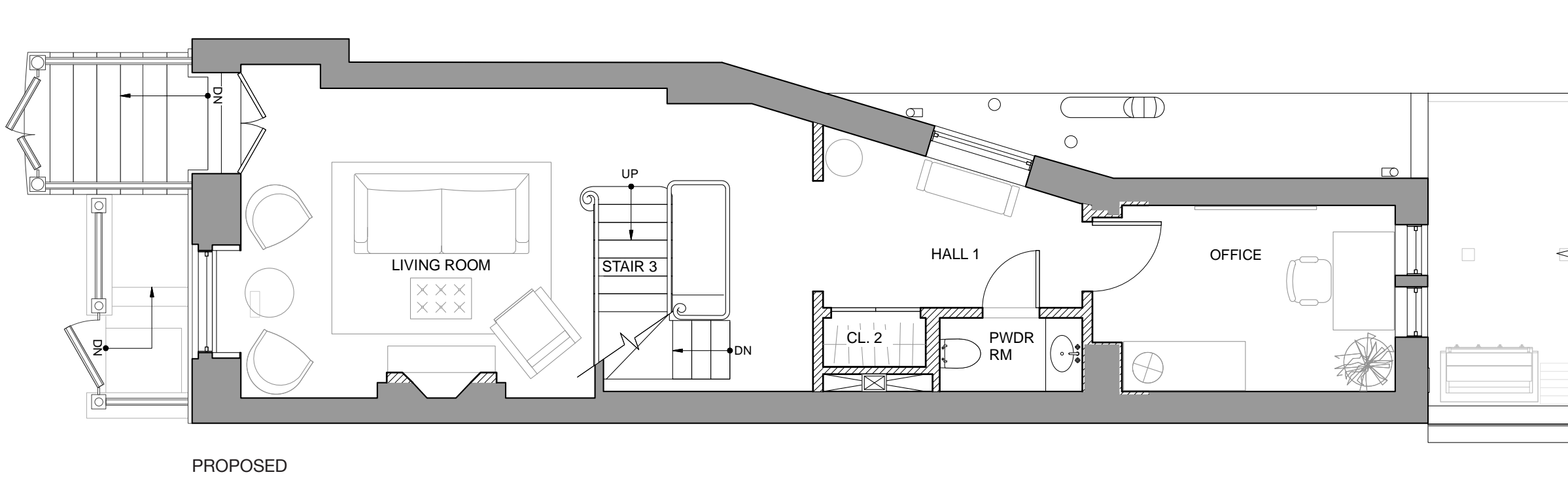
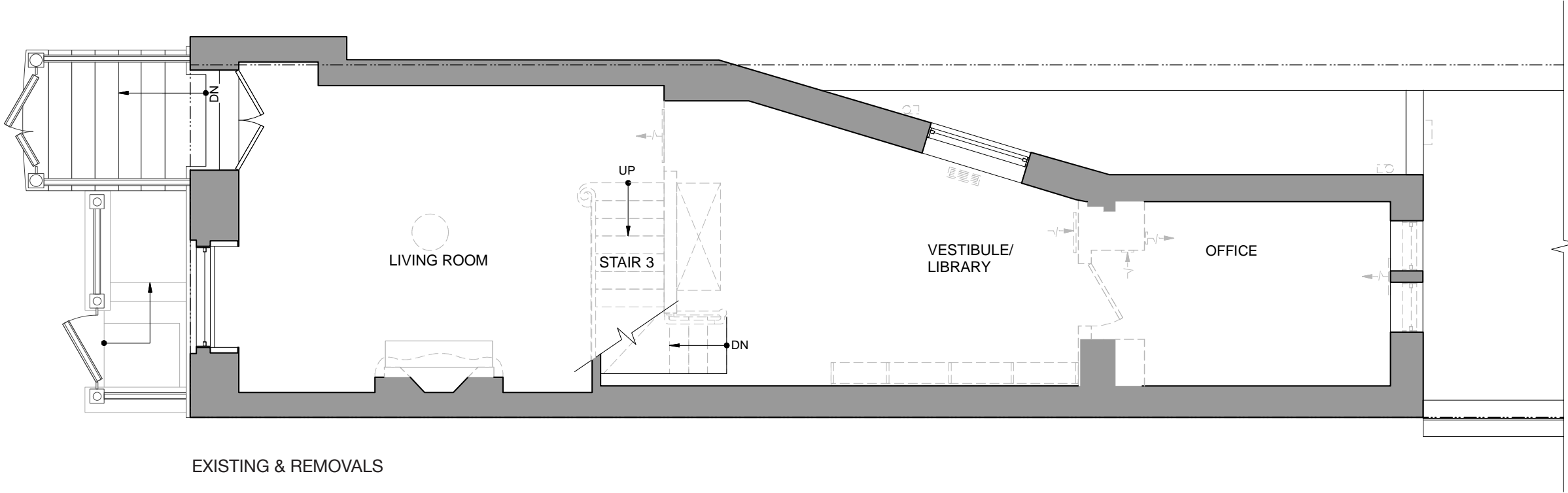
APPENDIX

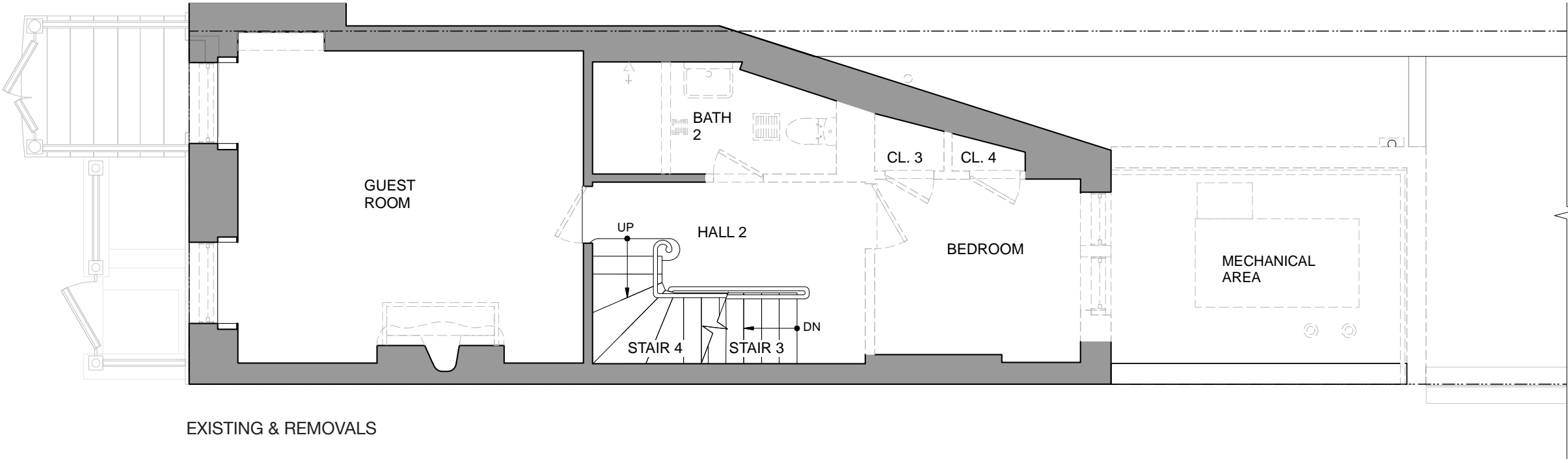




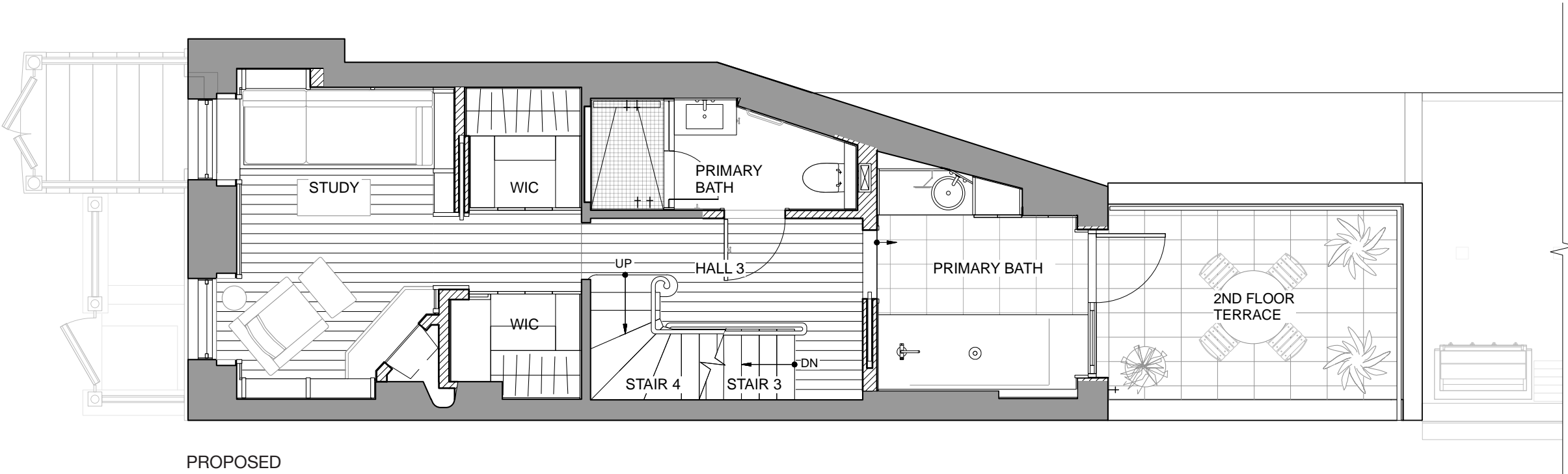




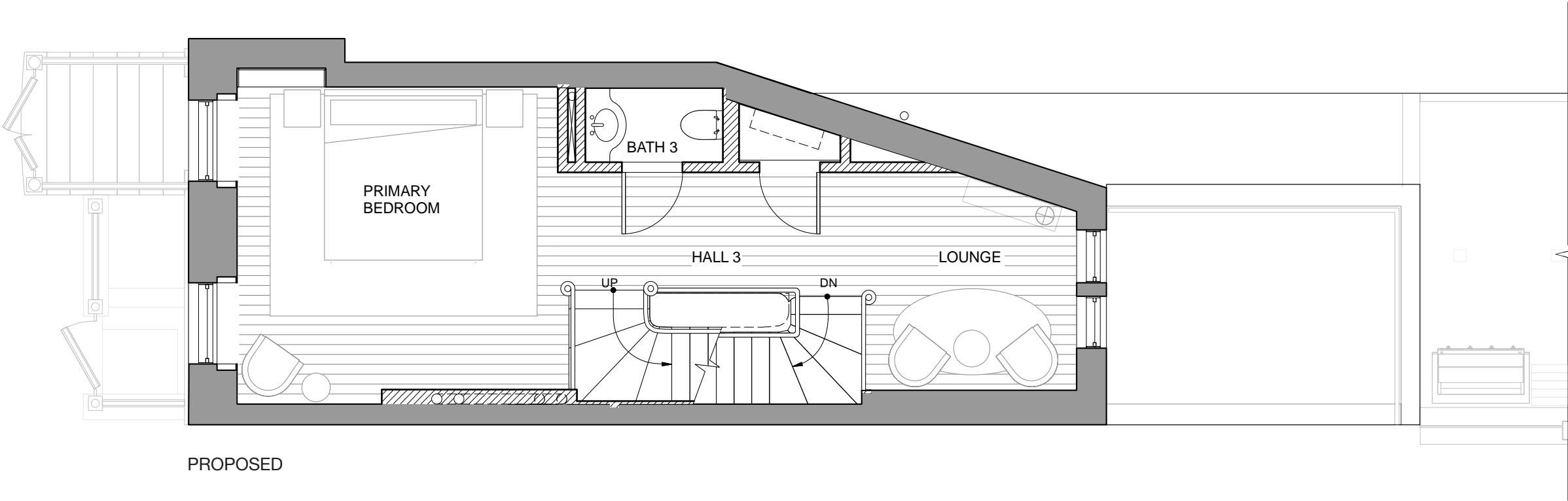
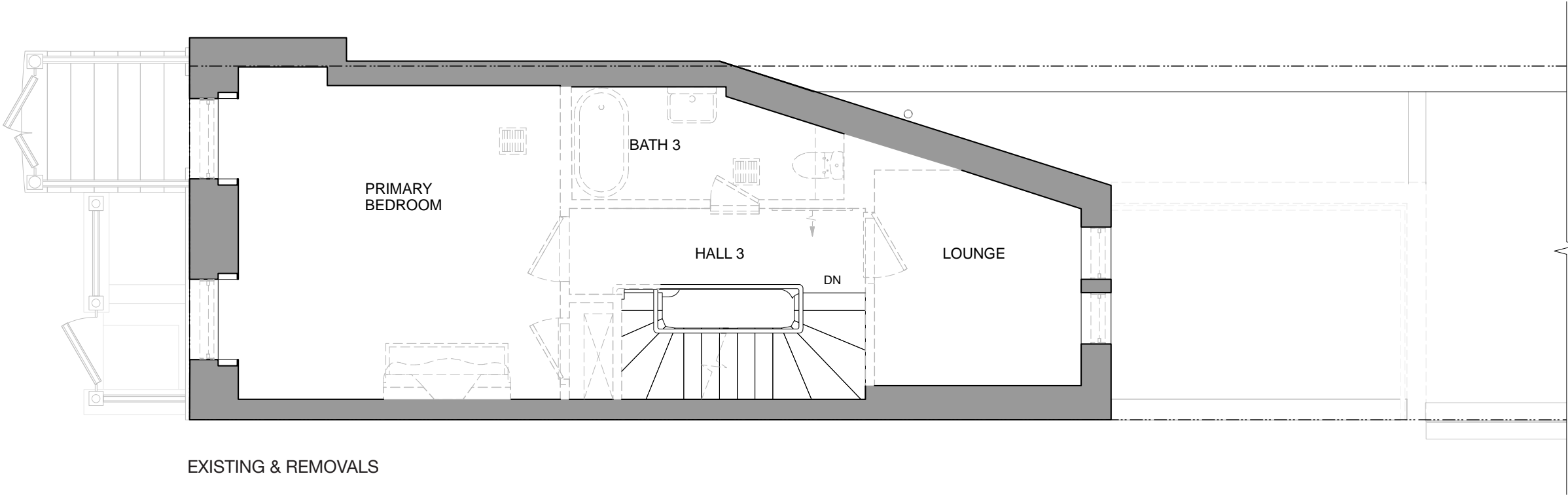


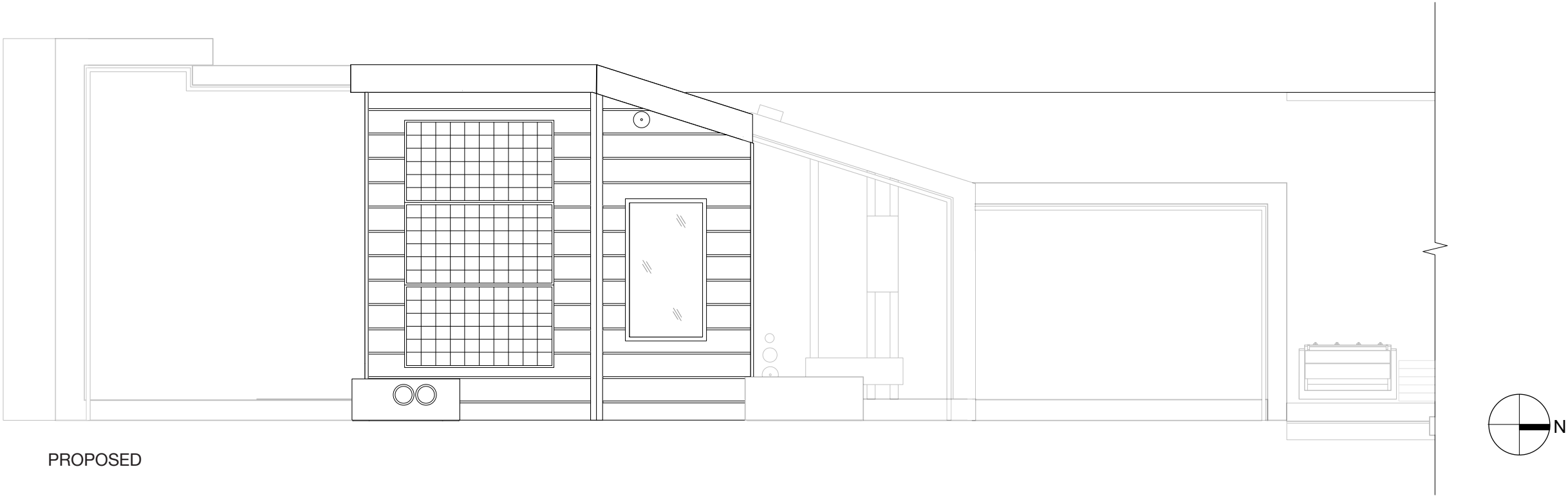


EXISTING & REMOVALS



PROPOSED



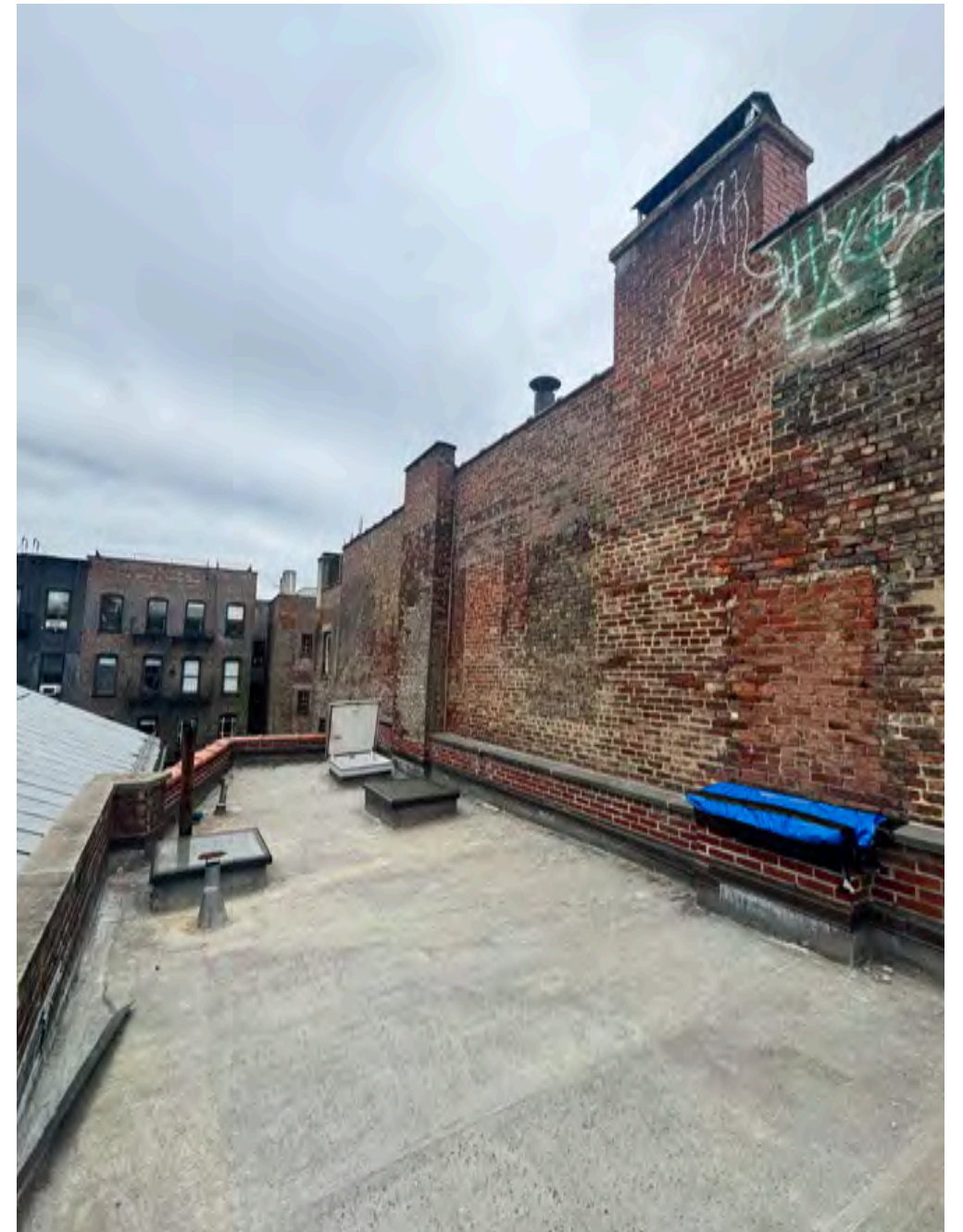




PARAPET WALL - 1940s

PARAPET WALL - 2020s

EXISTING PARAPET DETAIL - VIEW TOWARDS THE EAST





FRONT FACADE WINDOWS
MARVIN WOOD DOUBLE HUNG G2 WINDOW,
PAINTED GREEN TO MATCH EXISTING



REAR FACADE WINDOWS
MARVIN ALUMINUM EXTERIOR & WOOD
INTERIOR, ULTIMATE DOUBLE HUNG G2
WINDOW, CHARCOAL EXTERIOR FINISH



CHIMNEY CAP
GALVANIZED STEEL FINISH





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