

April 7, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-03445

37 Harrison Street – 37 Harrison Street House (William B. Nichols House) – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 797 4321

Passcode: 987924

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

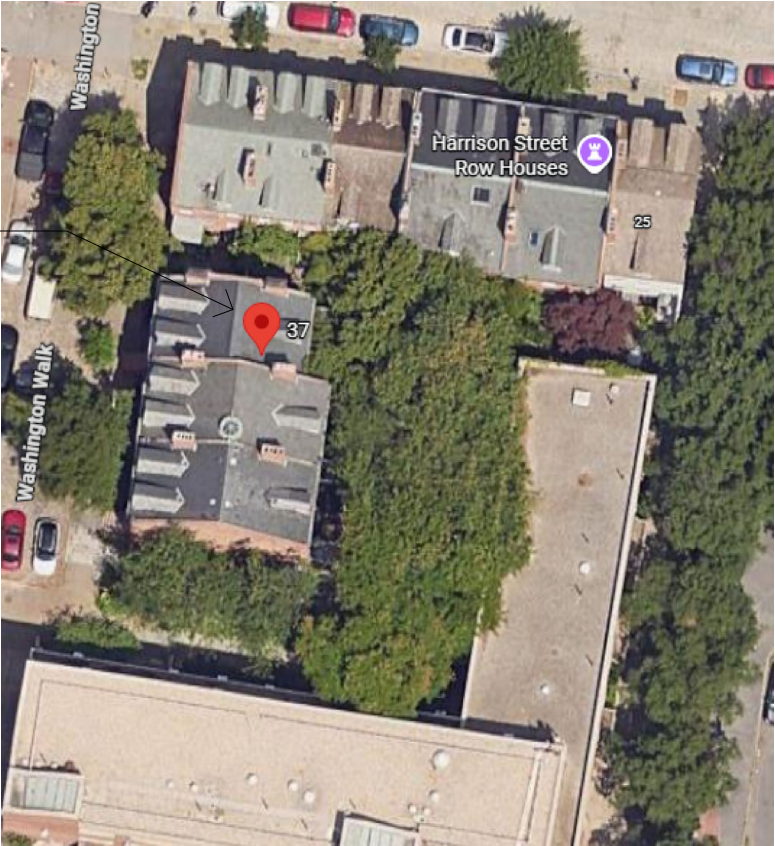
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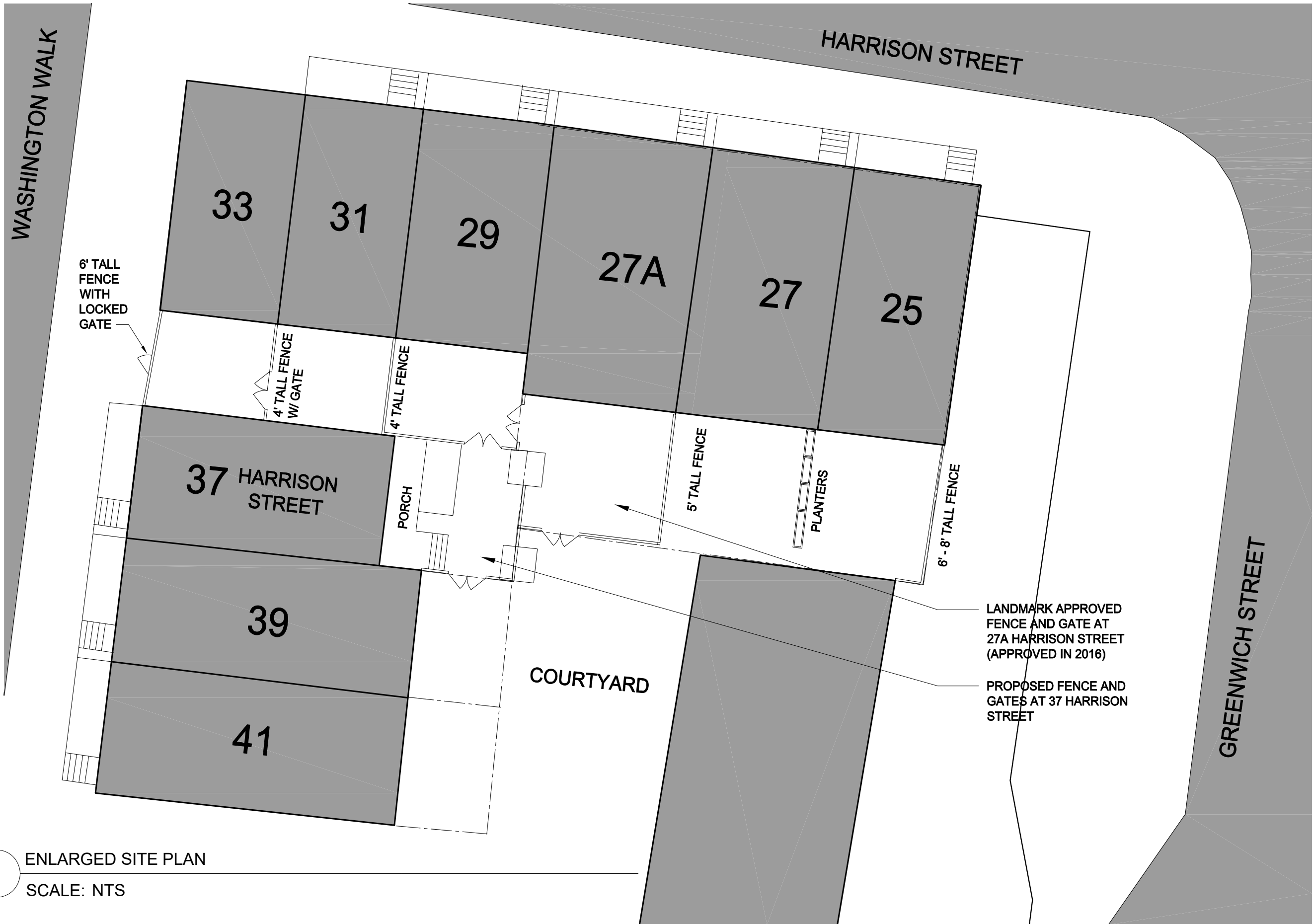
PROJECT DESCRIPTION:

THIS PROPOSAL INCLUDES THE INSTALLATION OF A LOW GREENSCREEN FENCE AND 2 WOOD GATES AT THE BACKYARD OF 37 HARRISON STREET. GATES WILL REMAIN UNLOCKED AT ALL TIMES.

AREA OF WORK

PROPOSED FENCE AT REAR YARD OF 37 HARRISON STREET





6' TALL FENCE WITH LOCKED GATE

4' TALL FENCE W/ GATE

4' TALL FENCE

5' TALL FENCE

6' - 8' TALL FENCE

37 HARRISON STREET

PORCH

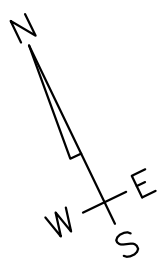
PLANTERS

COURTYARD

LANDMARK APPROVED FENCE AND GATE AT 27A HARRISON STREET (APPROVED IN 2016)

PROPOSED FENCE AND GATES AT 37 HARRISON STREET

GREENWICH STREET



1 ENLARGED SITE PLAN
SCALE: NTS

PROJECT DESCRIPTION:

37 HARRISON STREET IS ONE OF 9 INDIVIDUAL LANDMARKED TOWNHOUSES THAT WERE SAVED WHEN THEY WERE RELOCATED TO THEIR CURRENT POSITION IN 1972.

THE INTERIOR COURTYARD IS ACCESSIBLE TO THE GENERAL PUBLIC VIA WASHINGTON WALK OFF HARRISON STREET.

THIS COURTYARD IS SHARED BY THE 9 TOWNHOUSES AND CUNY COLLEGE. CURRENTLY THE SPACE IS CHARACTERIZED BY AN AD HOC MIX OF PLANTERS, PLAY EQUIPMENT AND OUTDOOR FURNITURE ALONG WITH TREES AND SHRUBBERY. THE LANDMARKED RESIDENCE AT 27A HARRISON STREET HAS DELINEATED ITS PRIVATELY OWNED BACKYARD SPACE WITH A GREENSCREEN FENCE AND WOOD GATES AND OUR PROPOSAL IS IDENTICAL IN LANGUAGE IN ORDER TO ENGENDER A COHESIVE RELATIONSHIP TO THIS SHARED SPACE.

THE WOOD GATE POSTS WILL BE INSERTED INTO THE GROUND WITH NO VISIBLE CONNECTIONS. METAL POSTS MOUNTED TO THE COPING STONE OF EXISTING PLANTERS WILL BE MINIMAL AND VEGETATION WILL ULTIMATELY CONCEAL THESE CONNECTIONS.



1 9 LANDMARKED TOWNHOUSES FROM GREENWICH STREET
SCALE: N.T.S.

1972

37 HARRISON STREET IS IN THE CORNER OBSCURED BY THE ADJACENT BUILDING



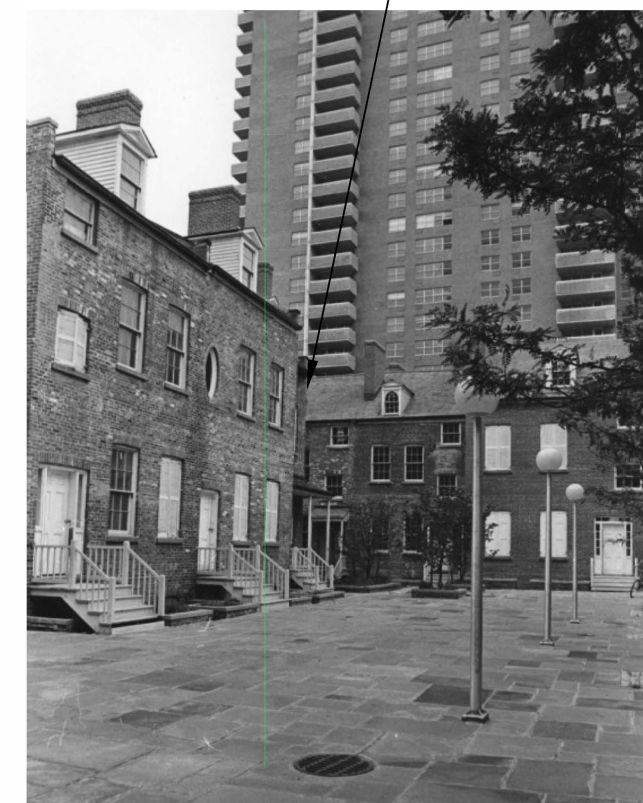
2 FRONT OF 3 TOWNHOUSES ALONG WASHINGTON WALK
SCALE: N.T.S.

1976



3 BACK OF 3 TOWNHOUSES ALONG WASHINGTON WALK
SCALE: N.T.S.

1976



4 COURTYARD VIEW LOOKING NORTH
SCALE: N.T.S.

1976

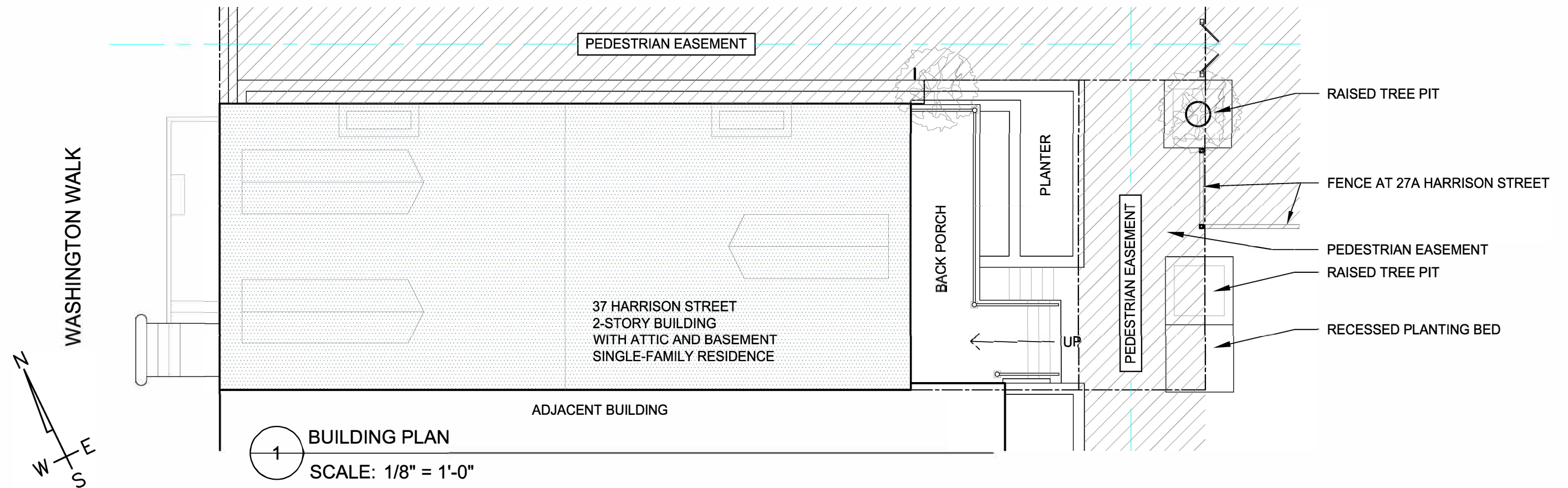


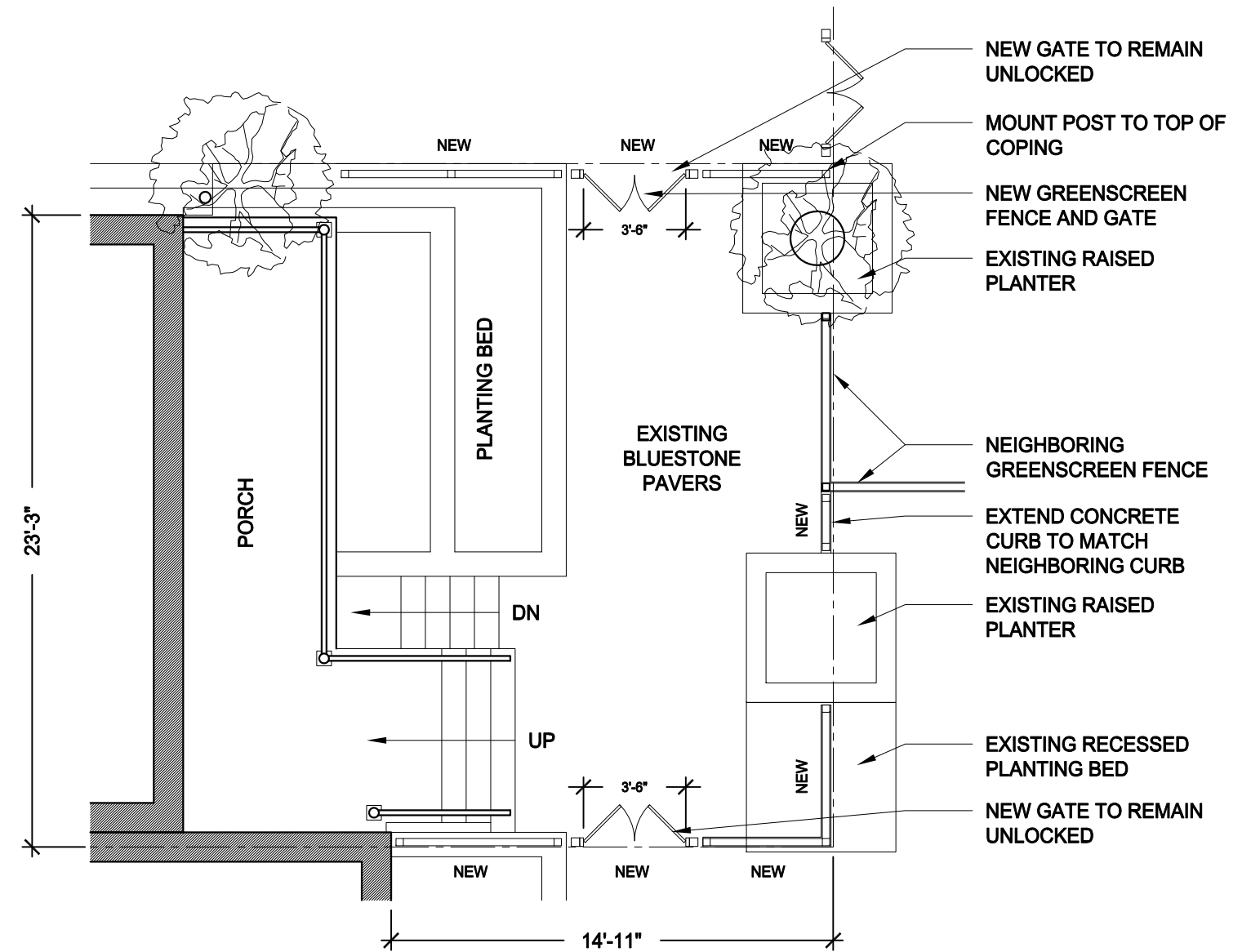
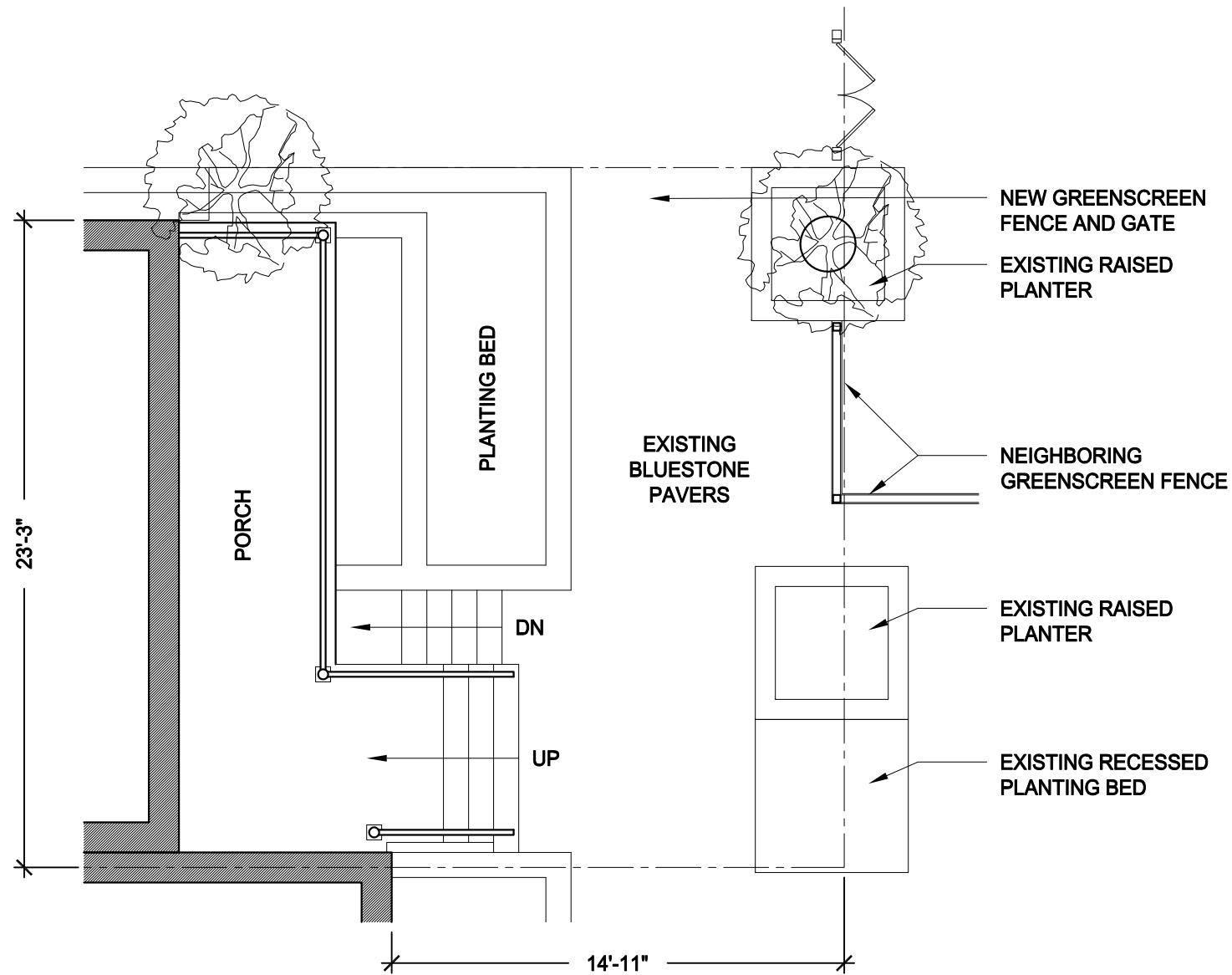
37 HARRISON STREET

FRONT FACADE



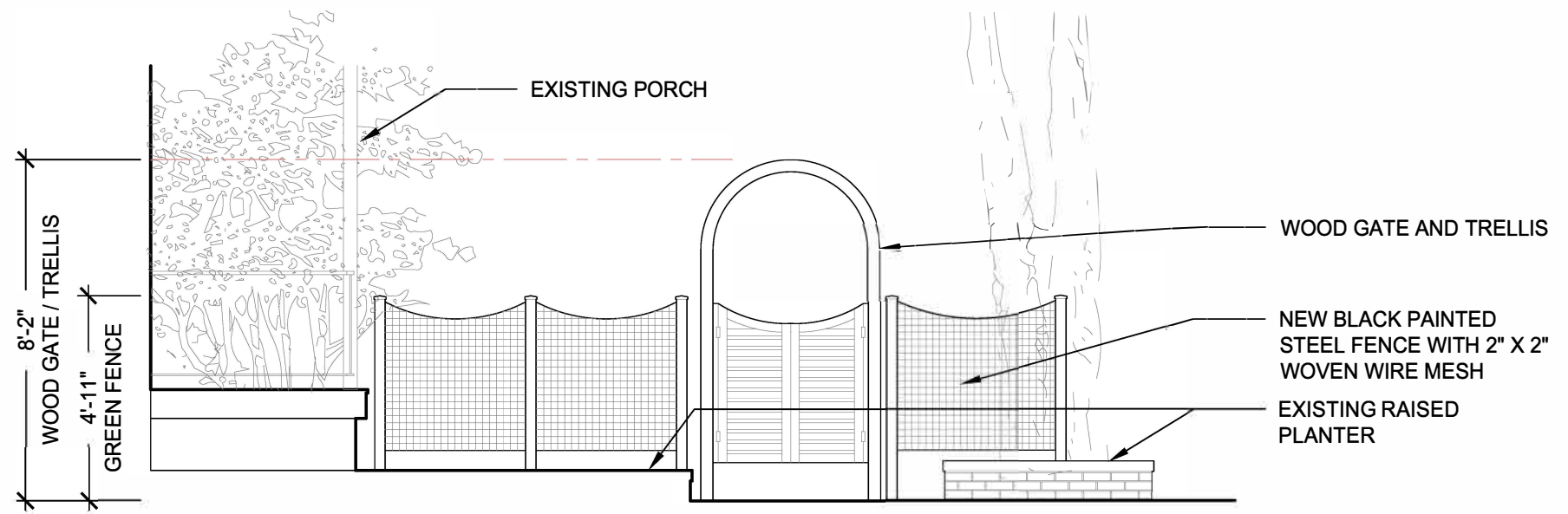
BACK FACADE



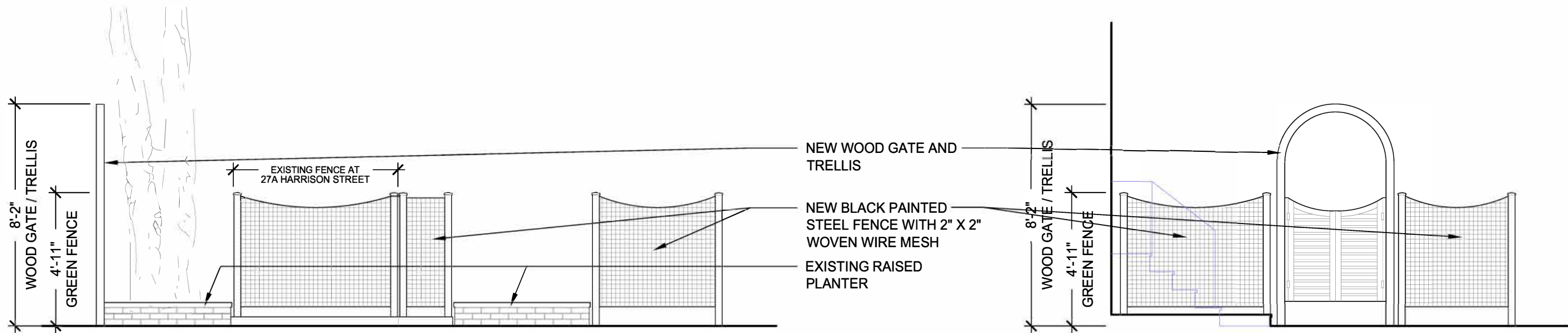


1 EXISTING GARDEN PLAN
SCALE: 3/16" = 1'-0"

1 PROPOSED GARDEN PLAN
SCALE: 3/16" = 1'-0"



1 ELEVATION LOOKING NORTH
SCALE: 1/4" = 1'-0"

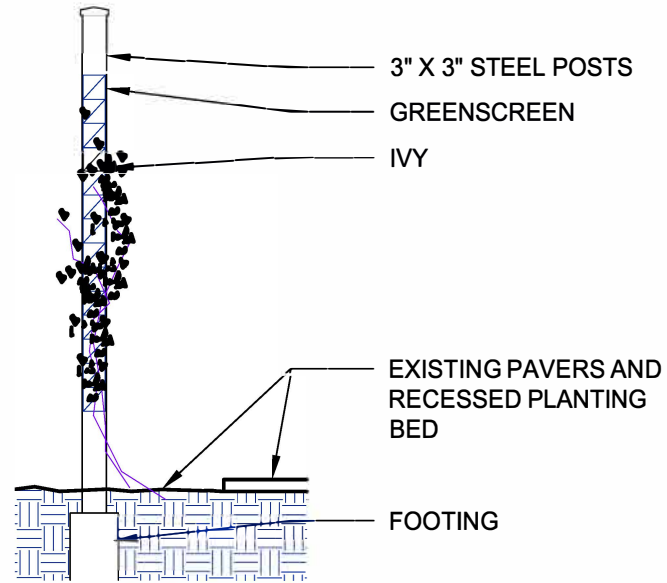


2 ELEVATION LOOKING EAST
SCALE: 1/4" = 1'-0"

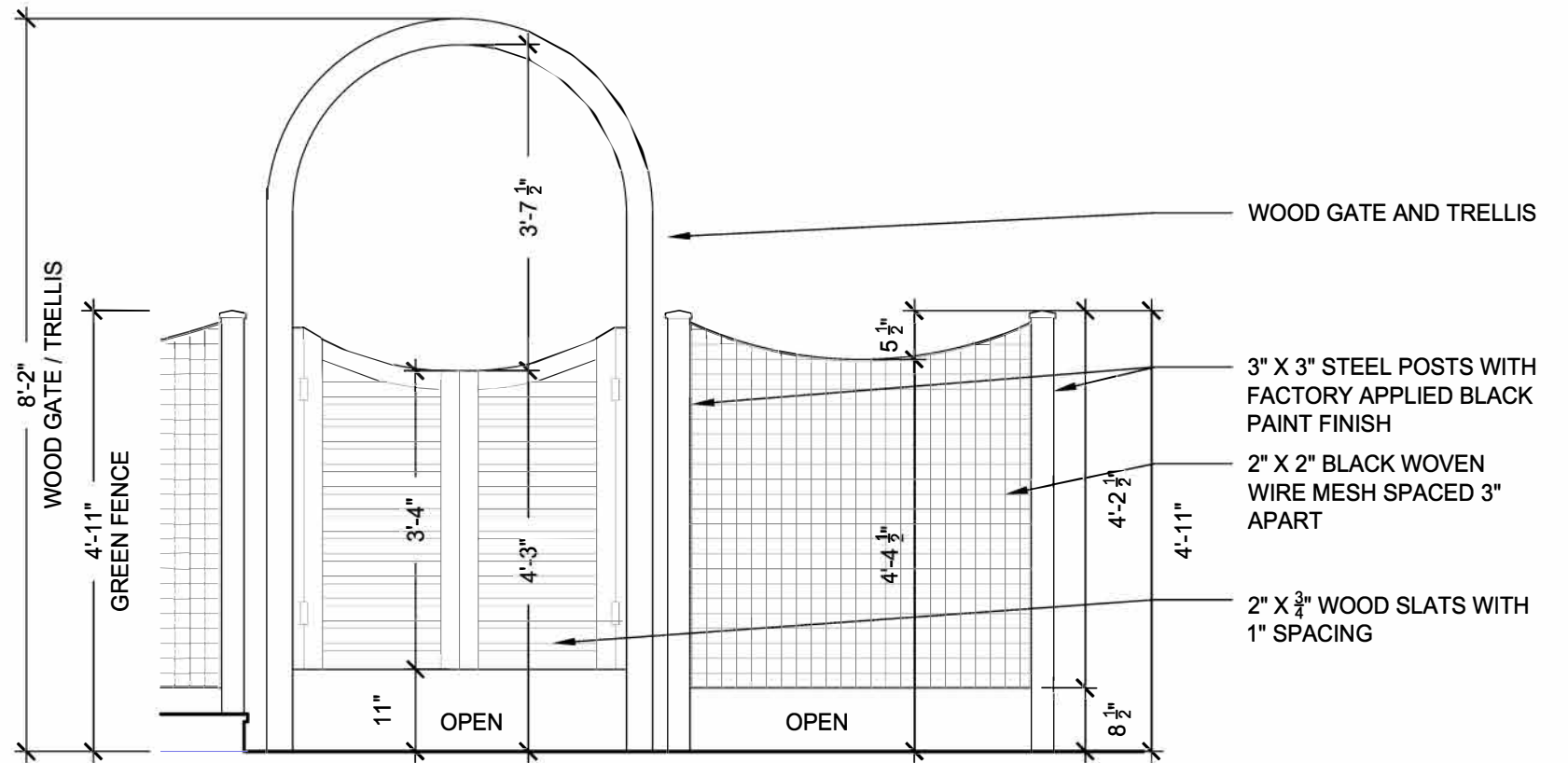
3 ELEVATION LOOKING NORTH
SCALE: 1/4" = 1'-0"



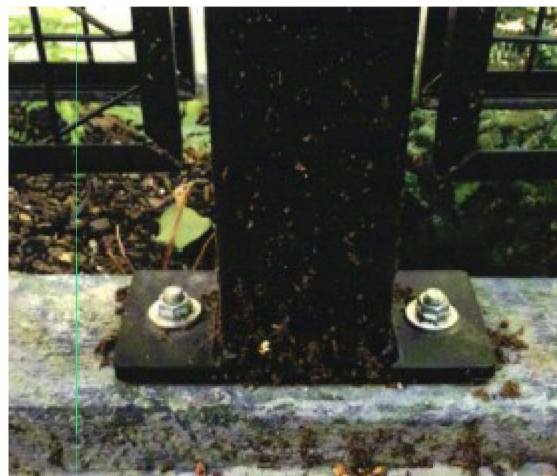
1 WOOD GATE POST DETAIL
AT BLUESTONE PAVERS



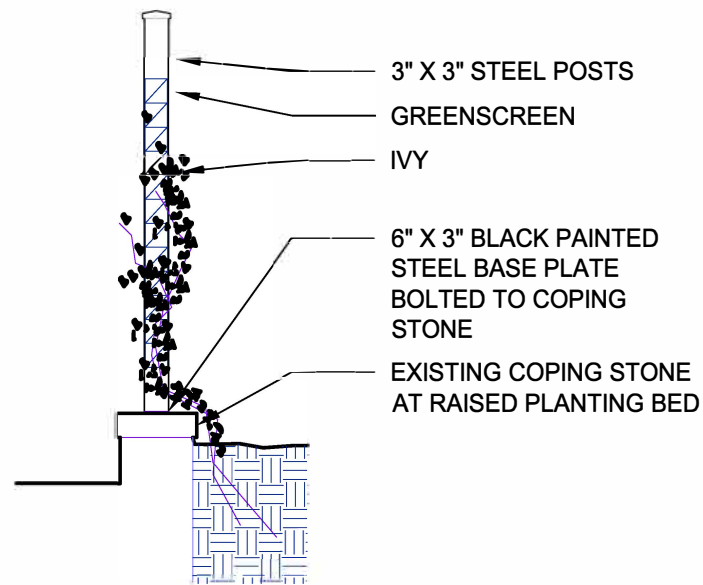
2 DETAIL AT GREENSCREEN
AT RECESSED PLANTING BED



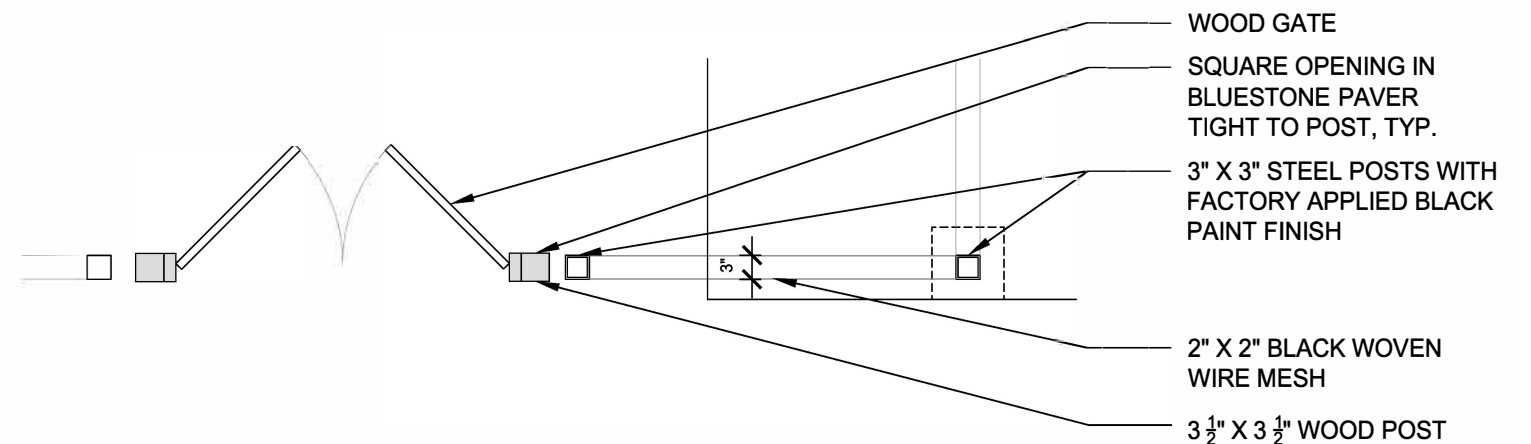
3 WOOD GATE AND GREENSCREEN TRELLIS ELEVATION
SCALE: 1/2" = 1'-0"



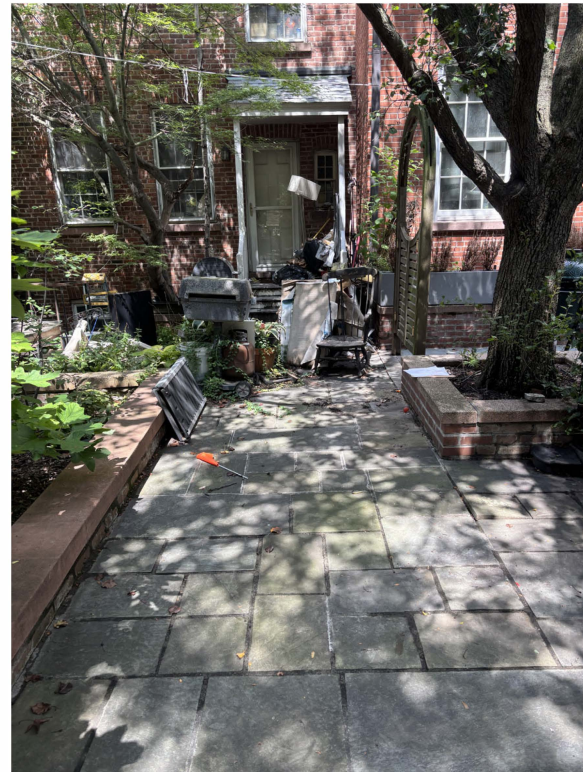
4 METAL POST DETAIL
AT COPING STONE



5 DETAIL AT GREENSCREEN
AT COPING STONE



6 WOOD GATE AND GREENSCREEN TRELLIS PLAN
SCALE: 1/2" = 1'-0"



1 PEDESTRIAN EASEMENT
SCALE: N.T.S.



2 WOOD GATE AND TRELIS AT 27A HARRISON
SCALE: N.T.S.



3 COURTYARD VIEW LOOKING NORTH
SCALE: N.T.S.



4 WOOD GATE AT 27A HARRISON
SCALE: N.T.S.



5 WOOD GATE AND TRELIS AT 27A HARRISON
SCALE: N.T.S.



6 BACK PORCH AT 37 HARRISON ST
SCALE: N.T.S.



7 LPC APPROVED FENCE AT 27A HARRISON
SCALE: N.T.S.



1 FENCE AT GREENWICH STREET (BEHIND 25 HARRISON)
SCALE: N.T.S.

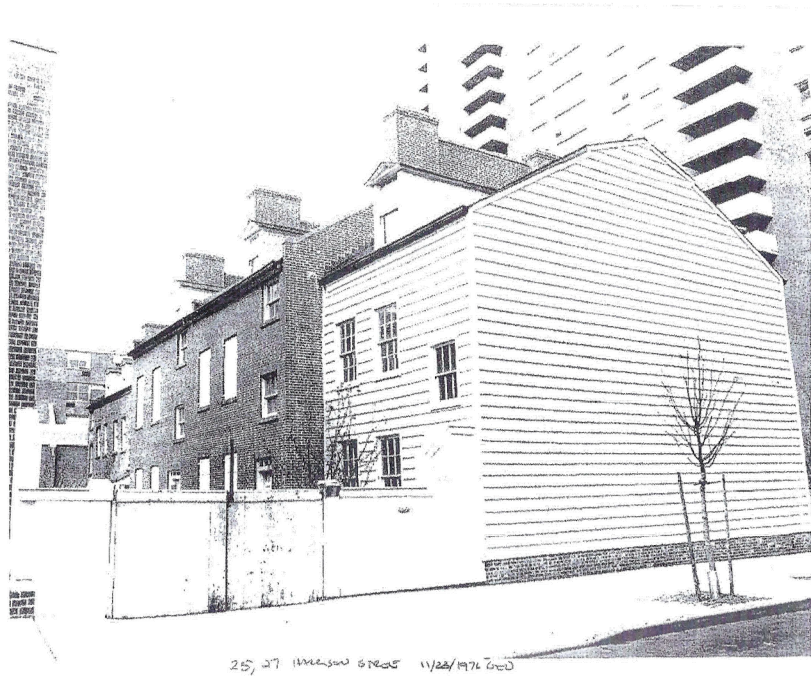
37 HARRISON STREET



2 FENCE BETWEEN 33 AND 37 HARRISON STREET -- DOOR AT FENCE IS LOCKED
SCALE: N.T.S.



3 BACKYARD AT 29 HARRISON LOOKING TOWARD WASHINGTON WALK
SCALE: N.T.S.



1-A HISTORIC PHOTO OF ORIGINAL FENCE WITH GATE AND CURB CUT
SCALE: N.T.S.

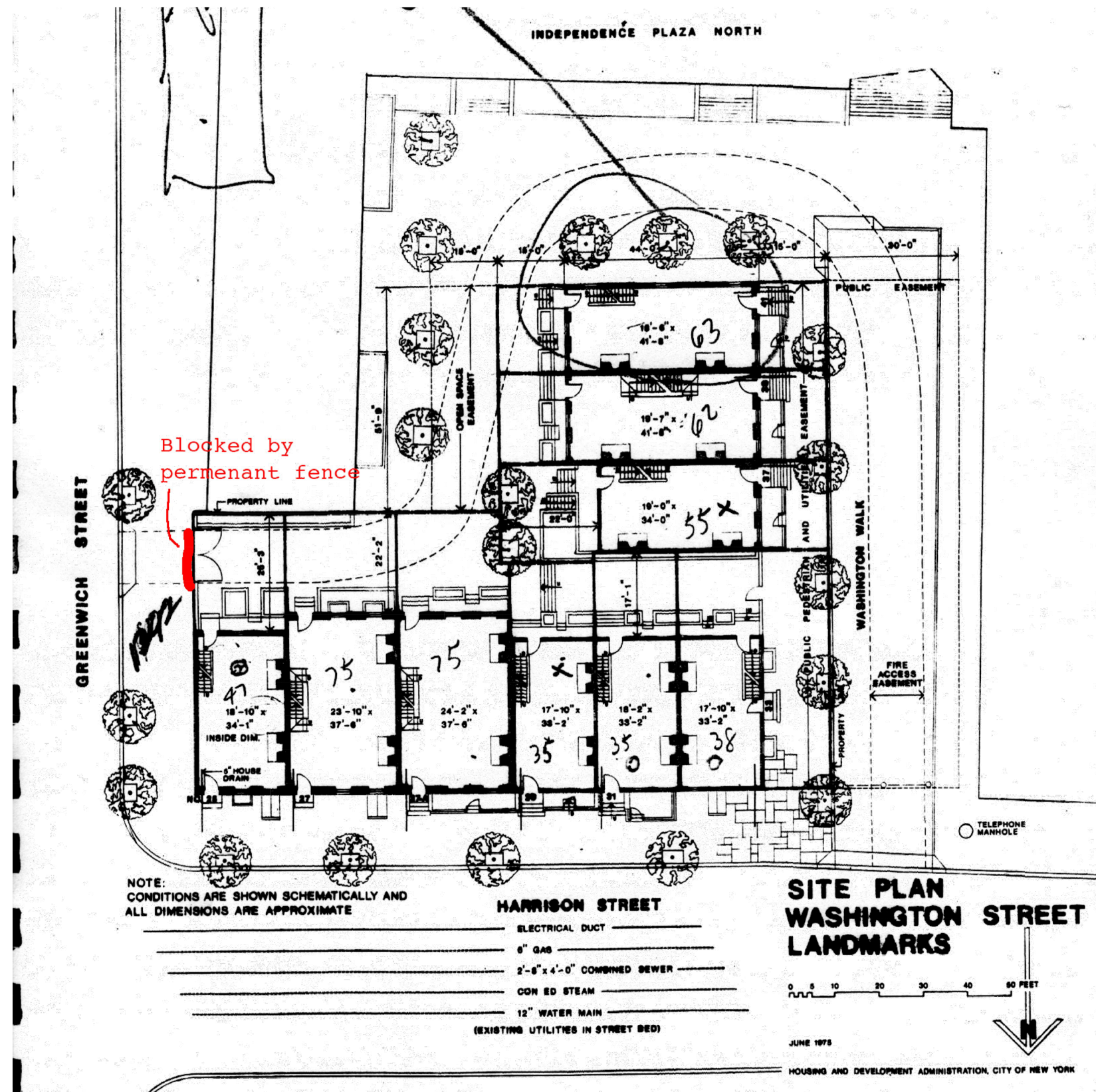
1976



3 BACKYARD AT 27 HARRISON STREET LOOKING TOWARD GREENWICH STREET
SCALE: N.T.S.



5 BACKYARD AT 31 HARRISON STREET LOOKING TOWARD WASHINGTON WALK
SCALE: N.T.S.



1 SCHEMATIC SITE PLAN DATED JUNE 1975
SCALE: N.T.S.

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