

April 7, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-06015

739 Washington Street – Greenwich Village Historic District 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)

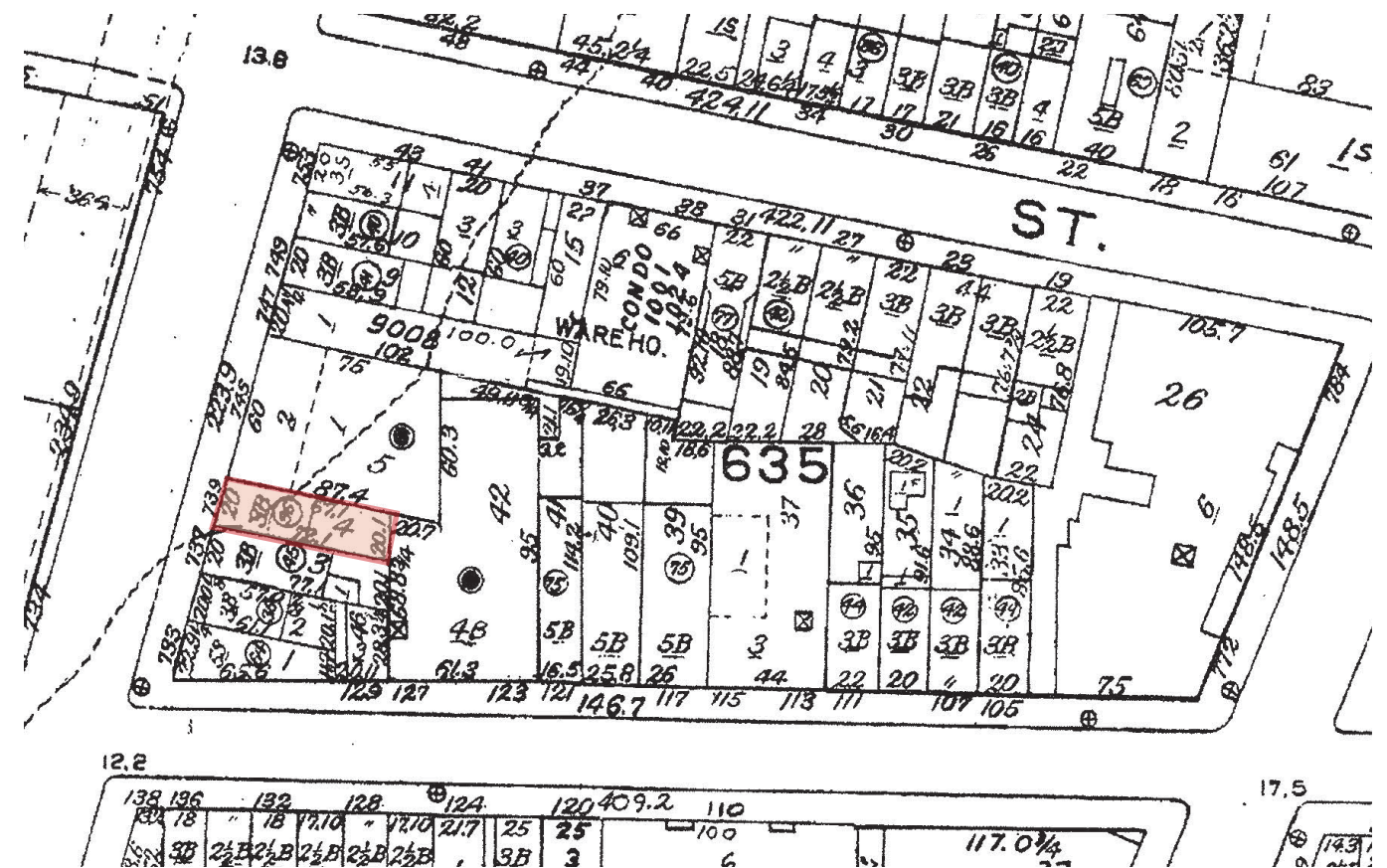
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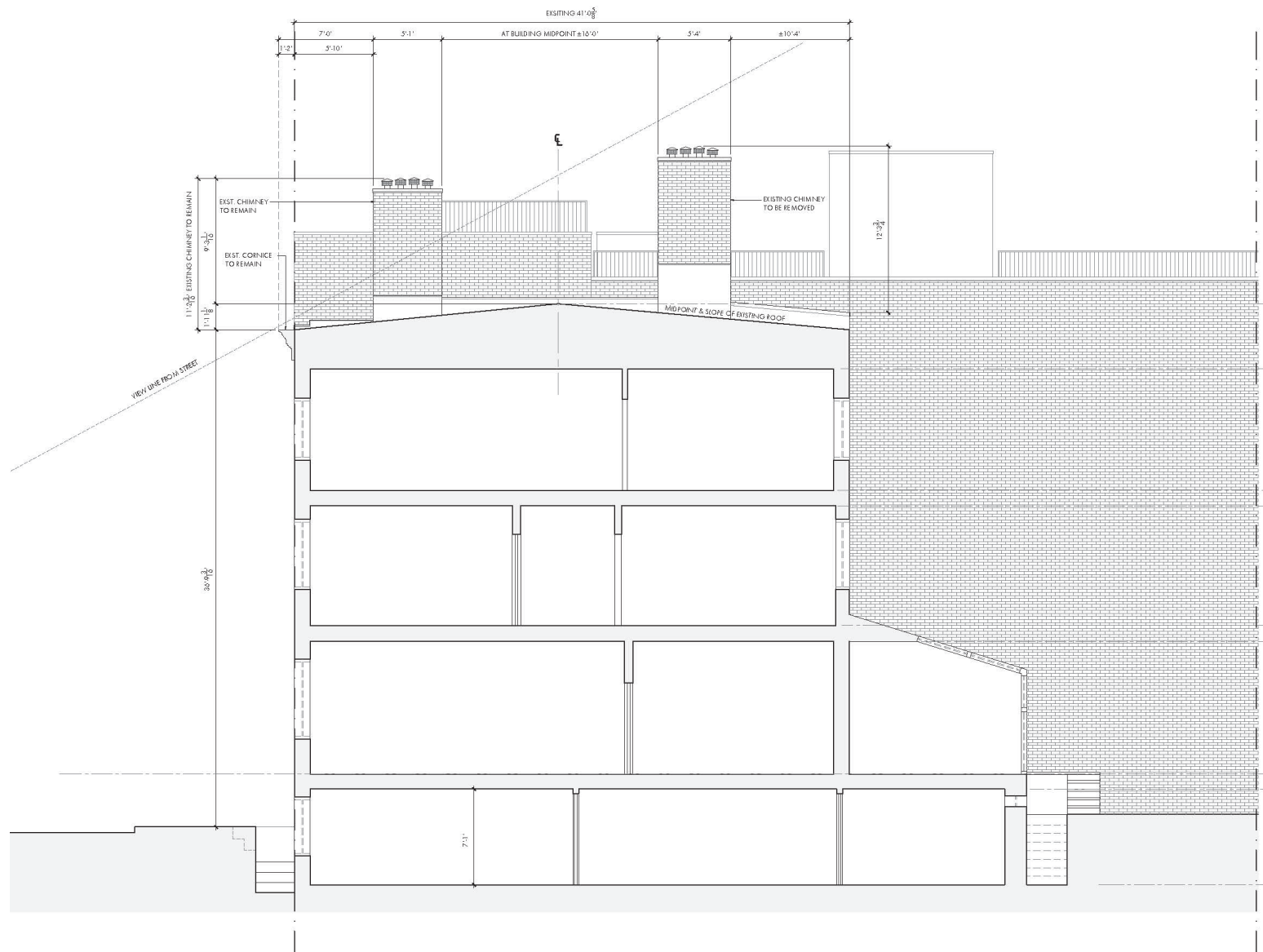
739 Washington Street



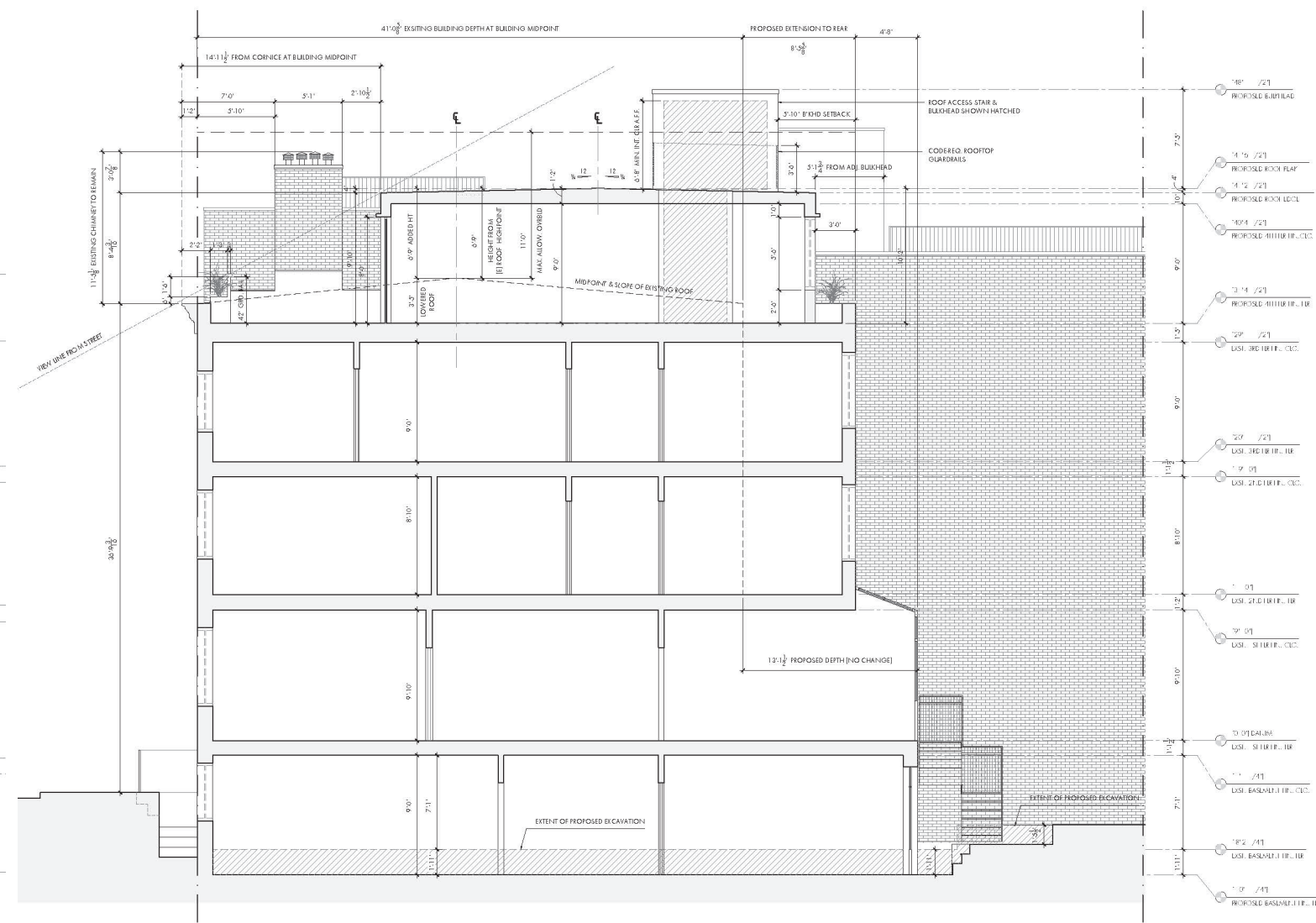
Greenwich Village Historic District



Property Location



Existing



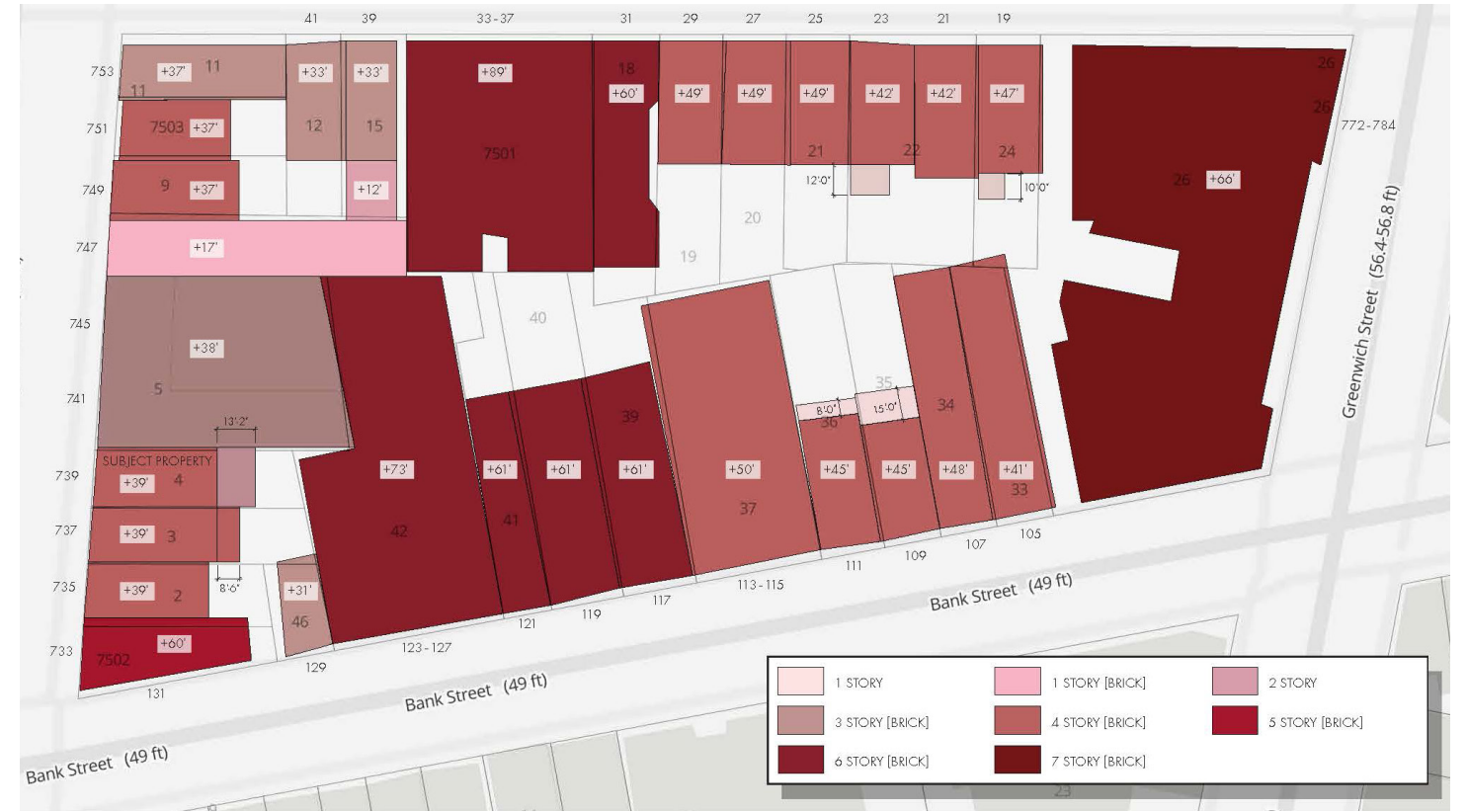
Proposed



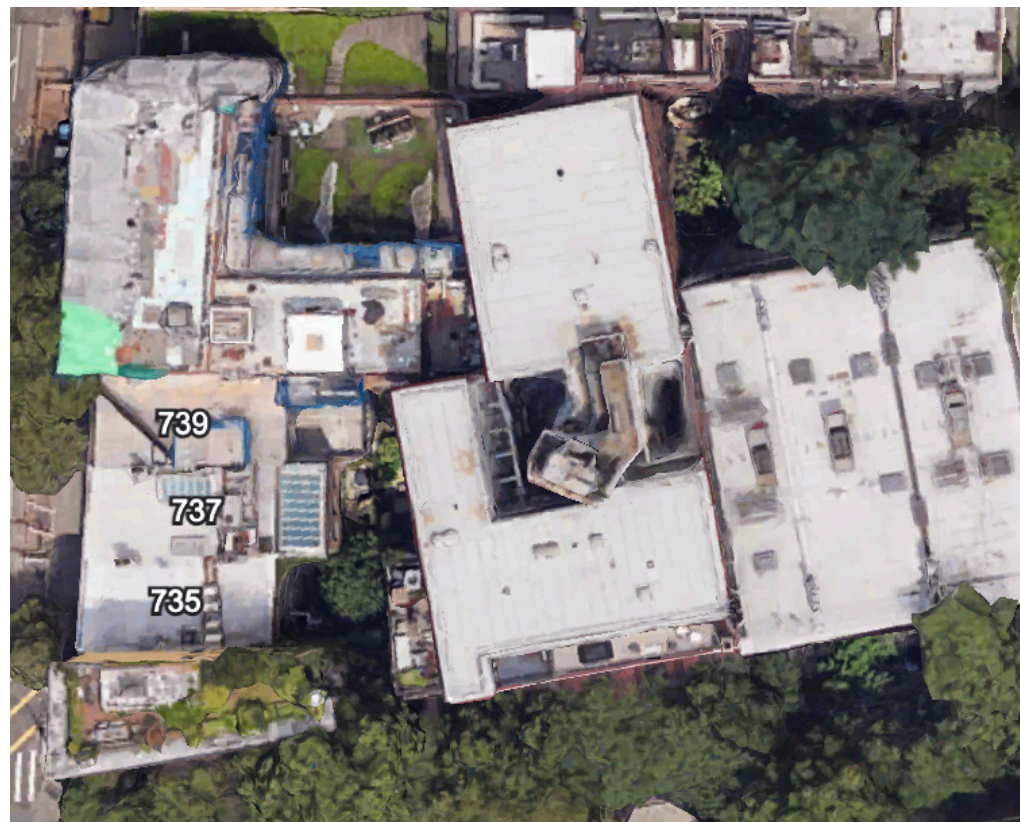
Front Facade, facing southeast



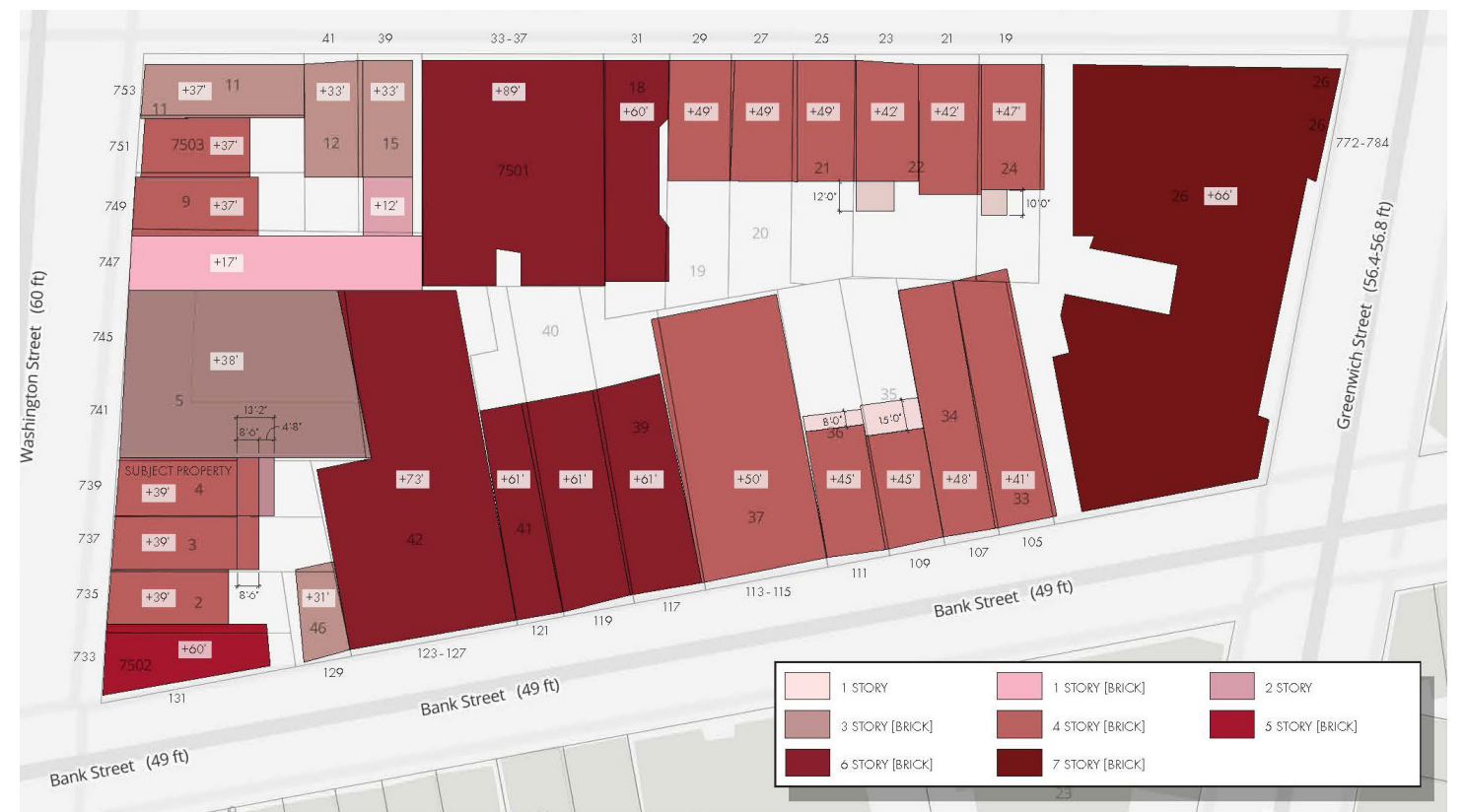
Front facade, facing northeast



Existing Block Plan



Enlarged Aerial Corner View



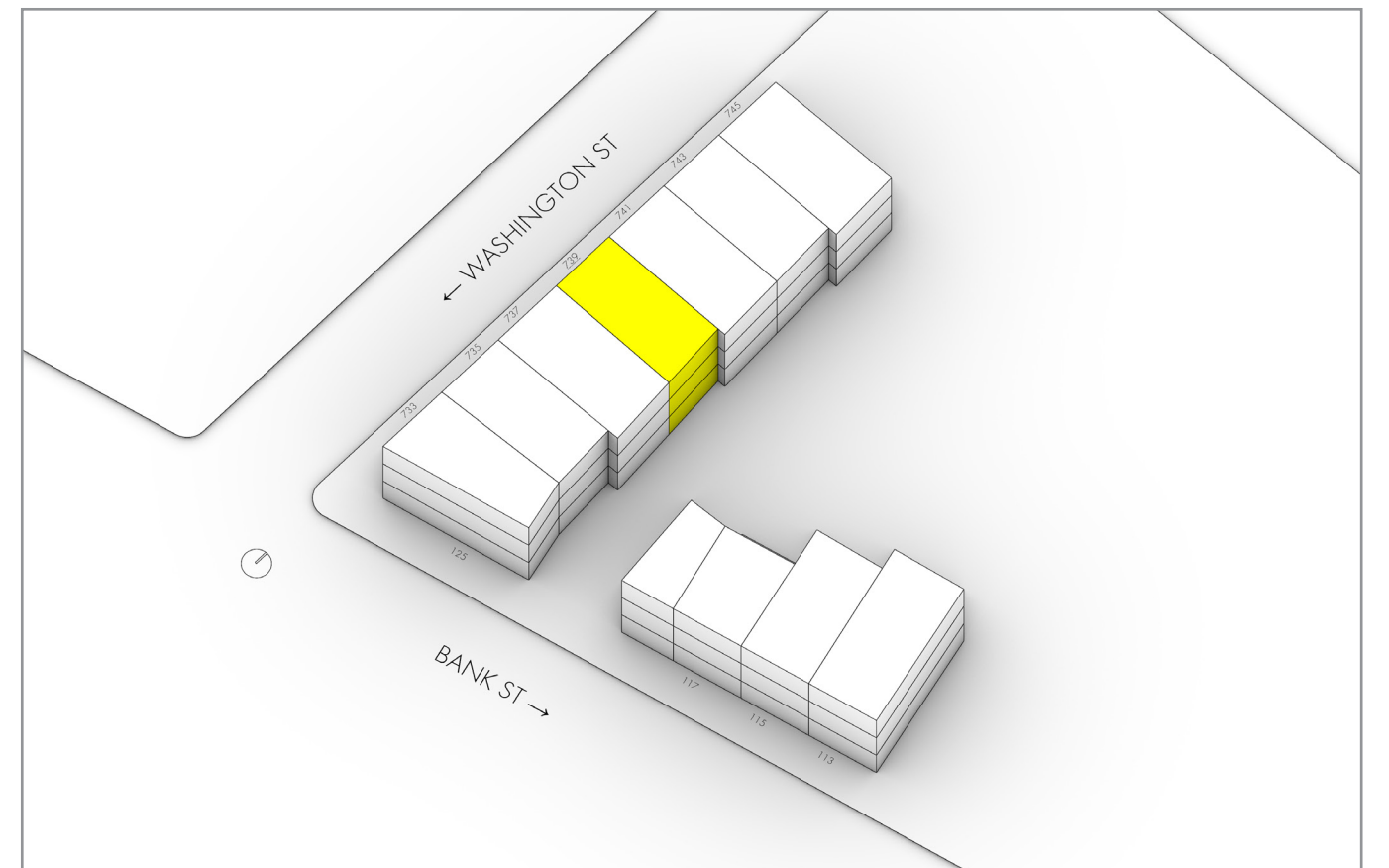
Proposed Block Plan



1940 Tax Photo (Muni)



1859 Perris Map



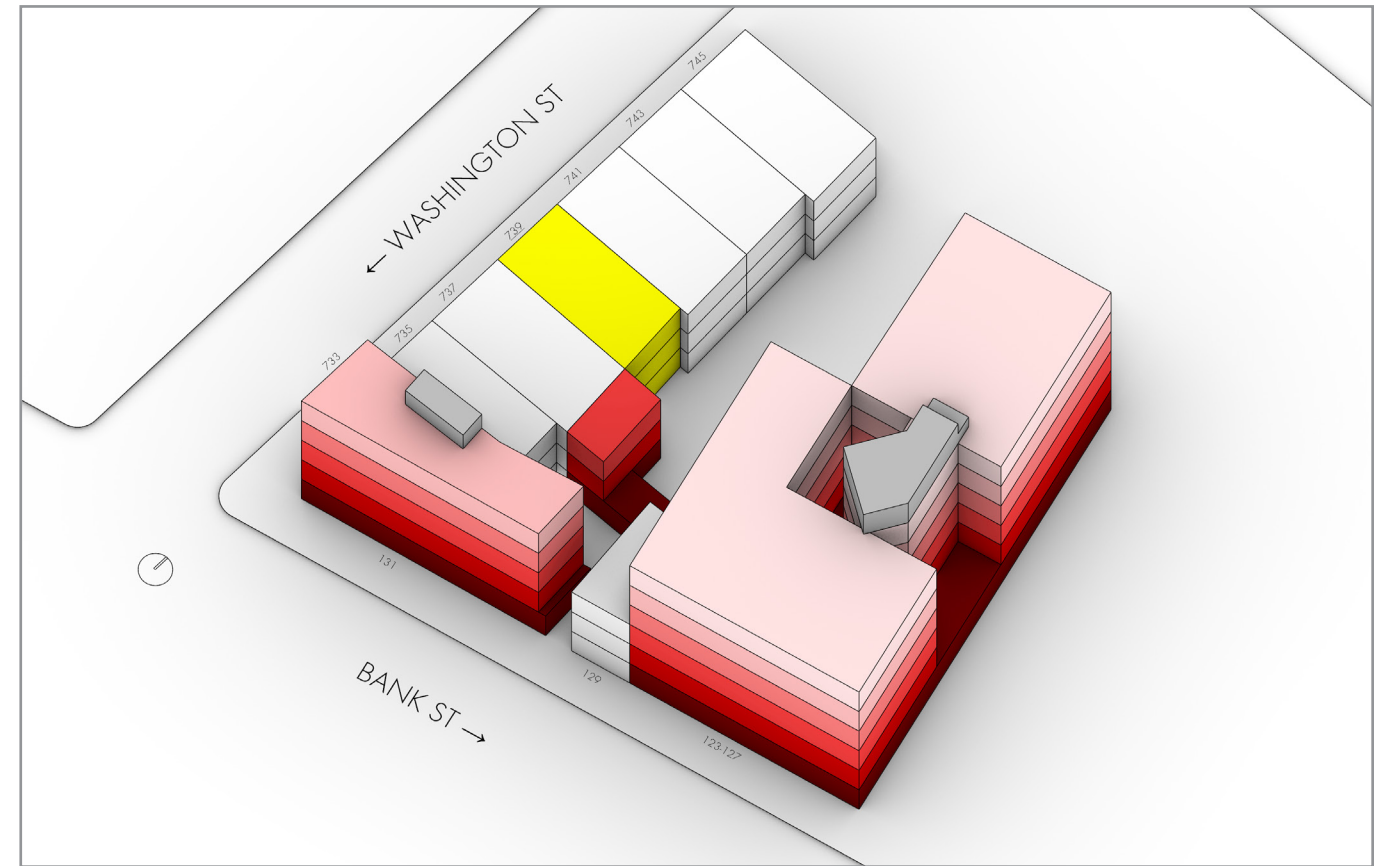
1859 Block Diagram



1930 (NYPL), View northeast along Bank Street



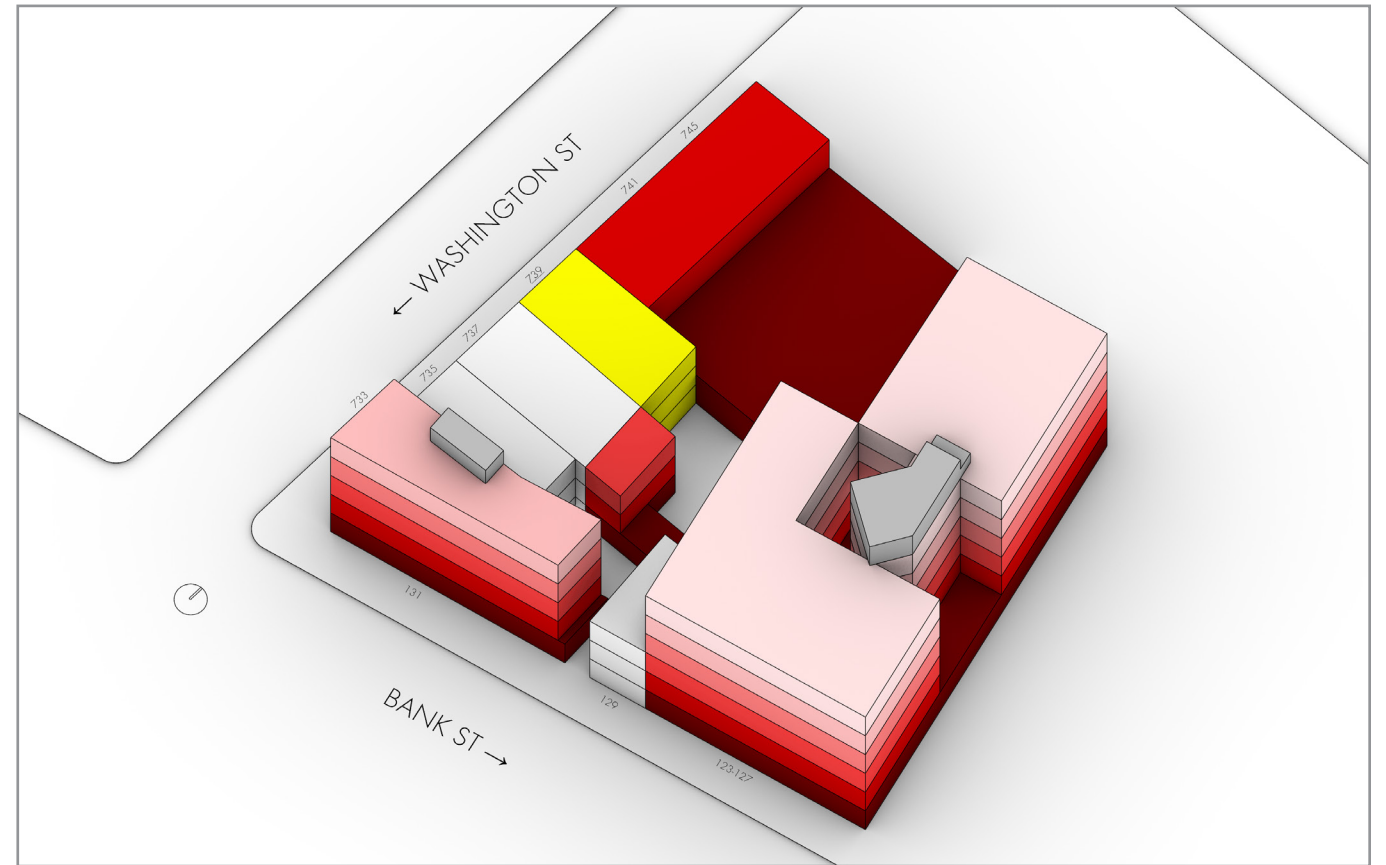
1940 (Muni), 123 Bank Street



1911 Block Diagram



1940 (Muni)



1916 Block Diagram



Existing rear extension



EXISTING CONDITIONS



Existing Conditions - Rear Facade Details





Rear yard, facing southwest



Rear yard, facing southeast



View to northern neighbor at rear yard



Existing Front Facade



Proposed Front Facade



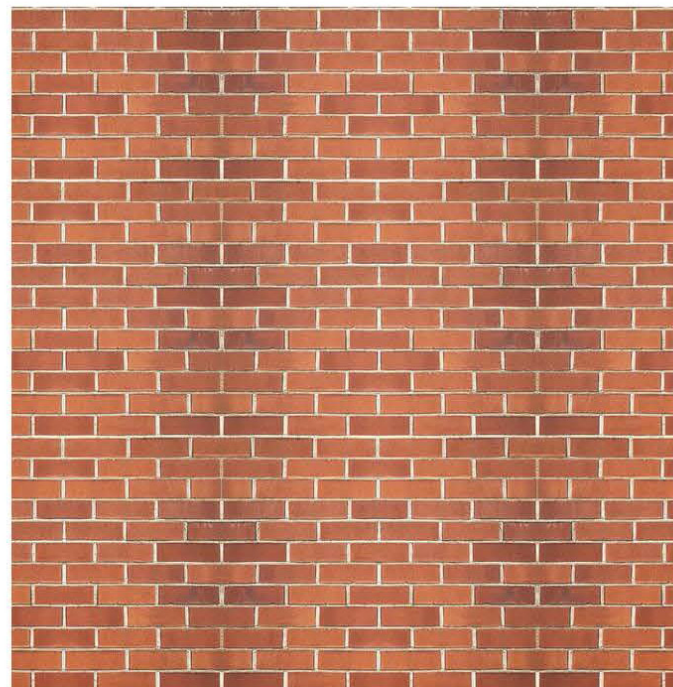
Proposed Paint for Windows, Doors, and Trim:
Benjamin Moore: PM-9 Black



Proposed Kitchen Addition Replacement:
Thermally-Broken Steel and Glass Window System



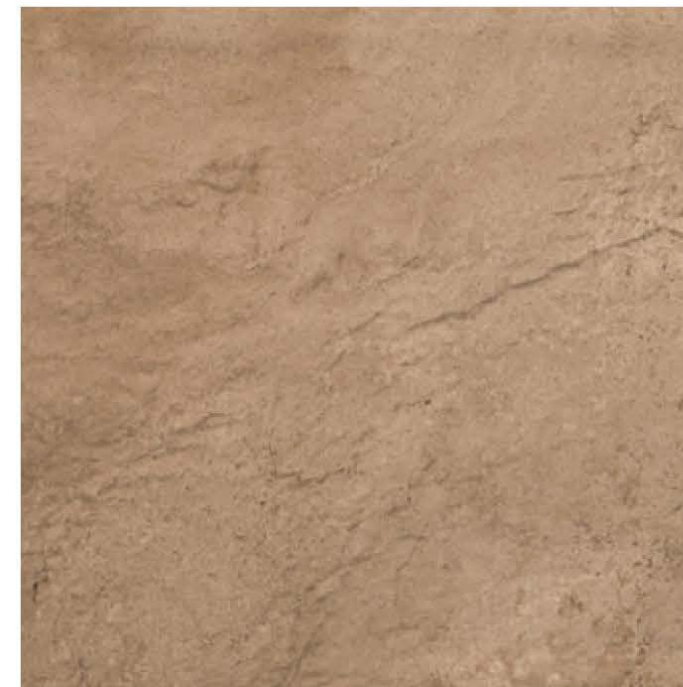
Penthouse Addition, Bulkhead, and Rebuilt Chimney:
Off-White / Gray Stucco



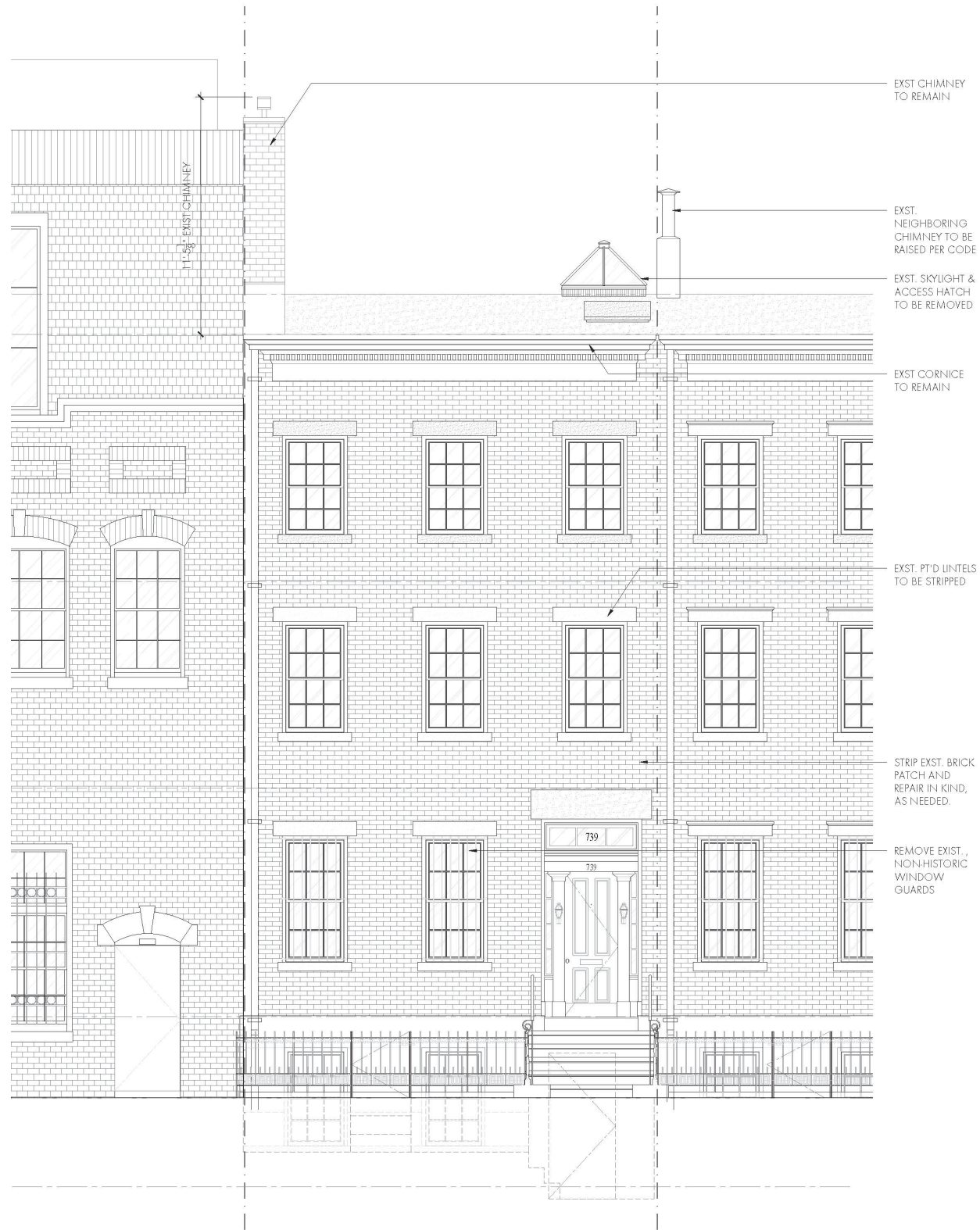
Existing and Proposed Facade:
Brick [clean and repair existing, new to match]



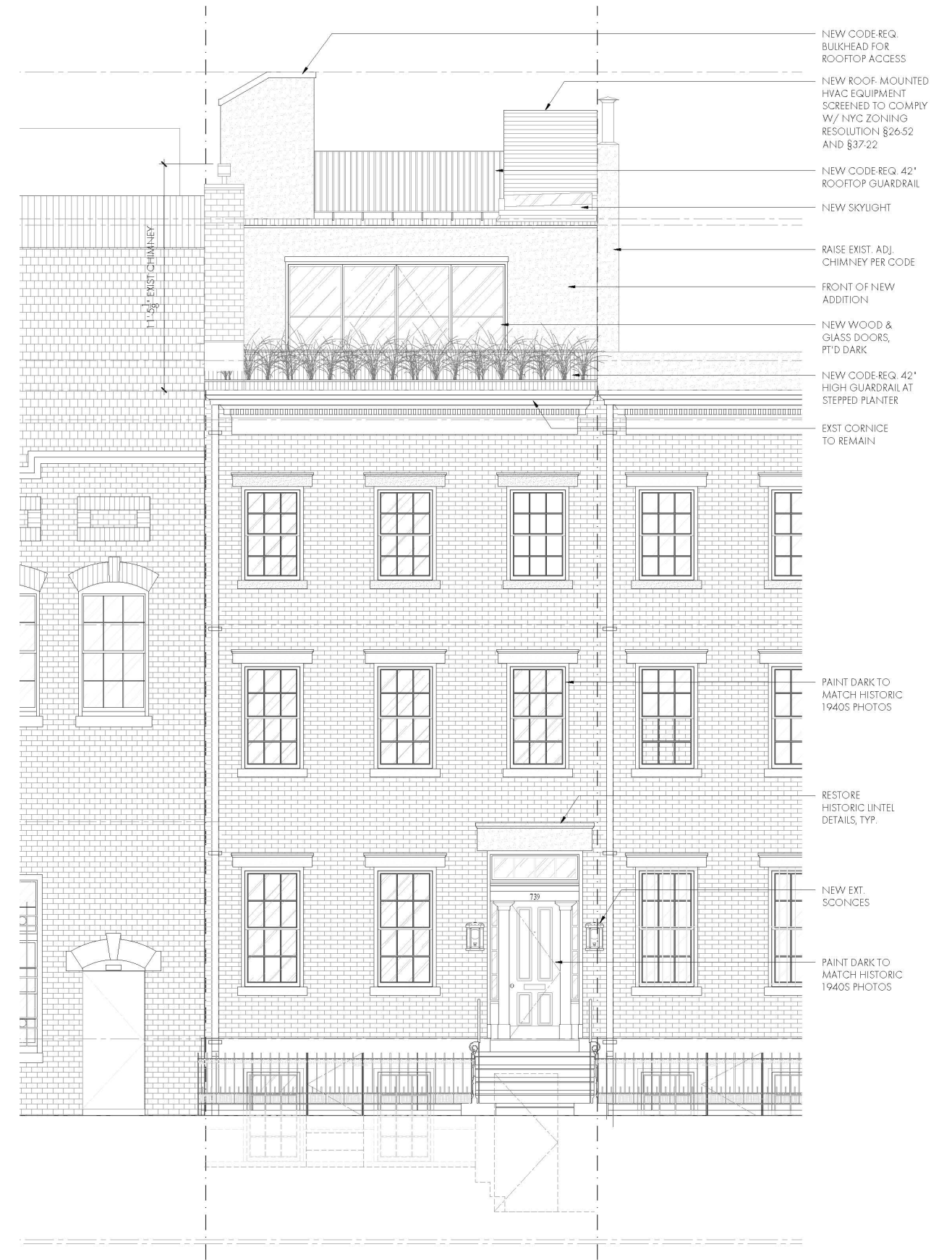
Decorative Metal:
Powder Coated Black



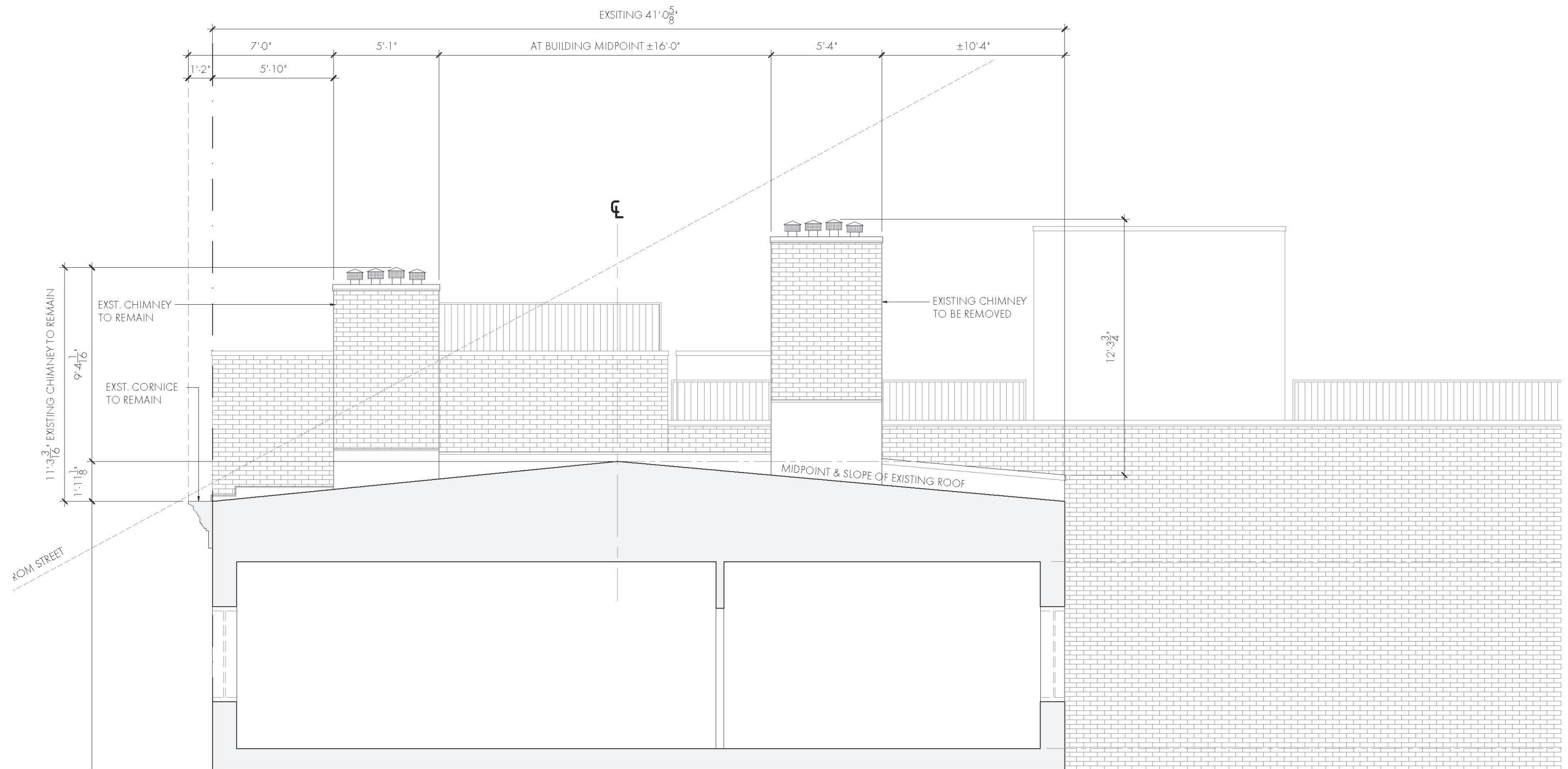
Window Sills and Rebuilt Decorative Lintels:
Brownstone [repaired existing or colored stucco / replaced with
new cast stone units]



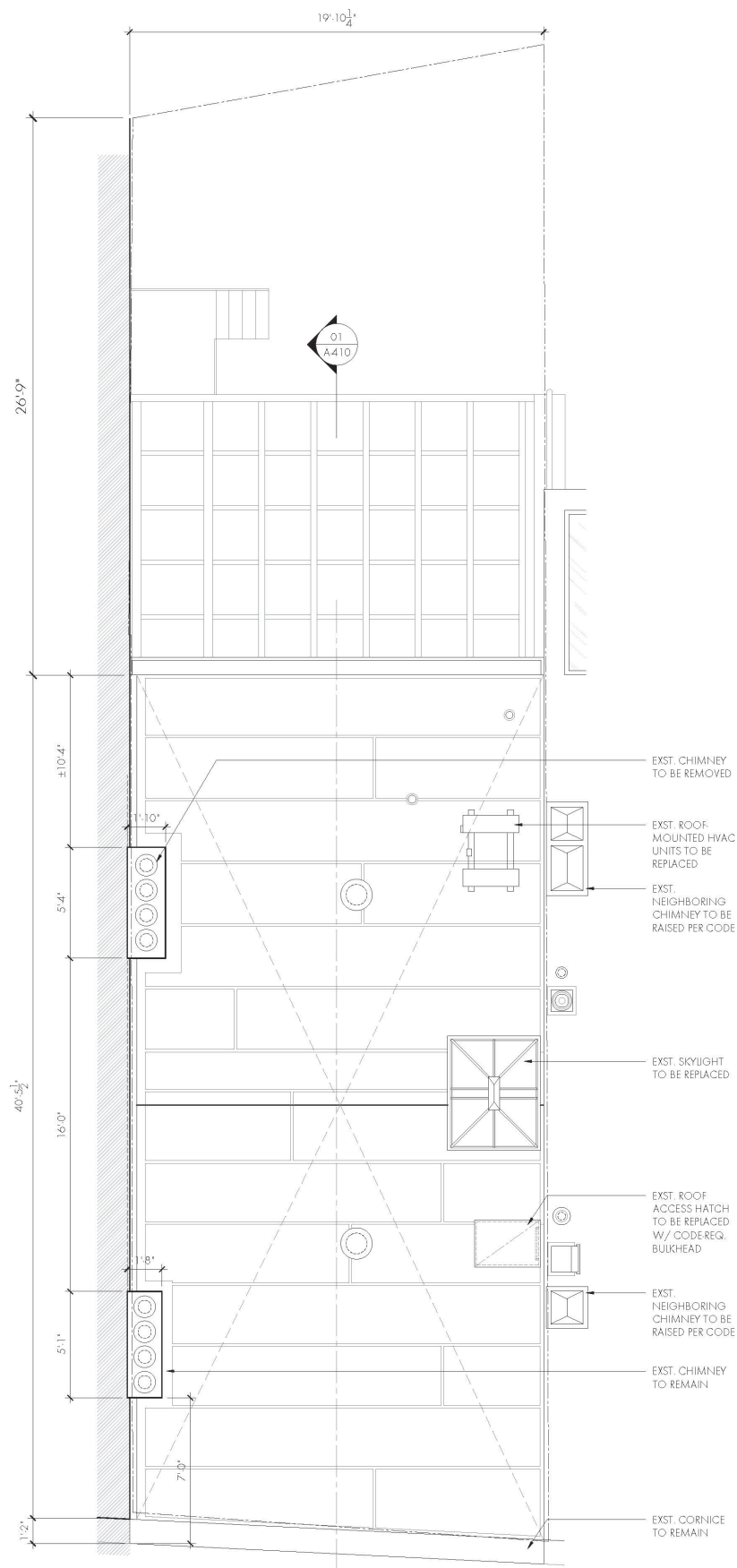
Existing Front Facade



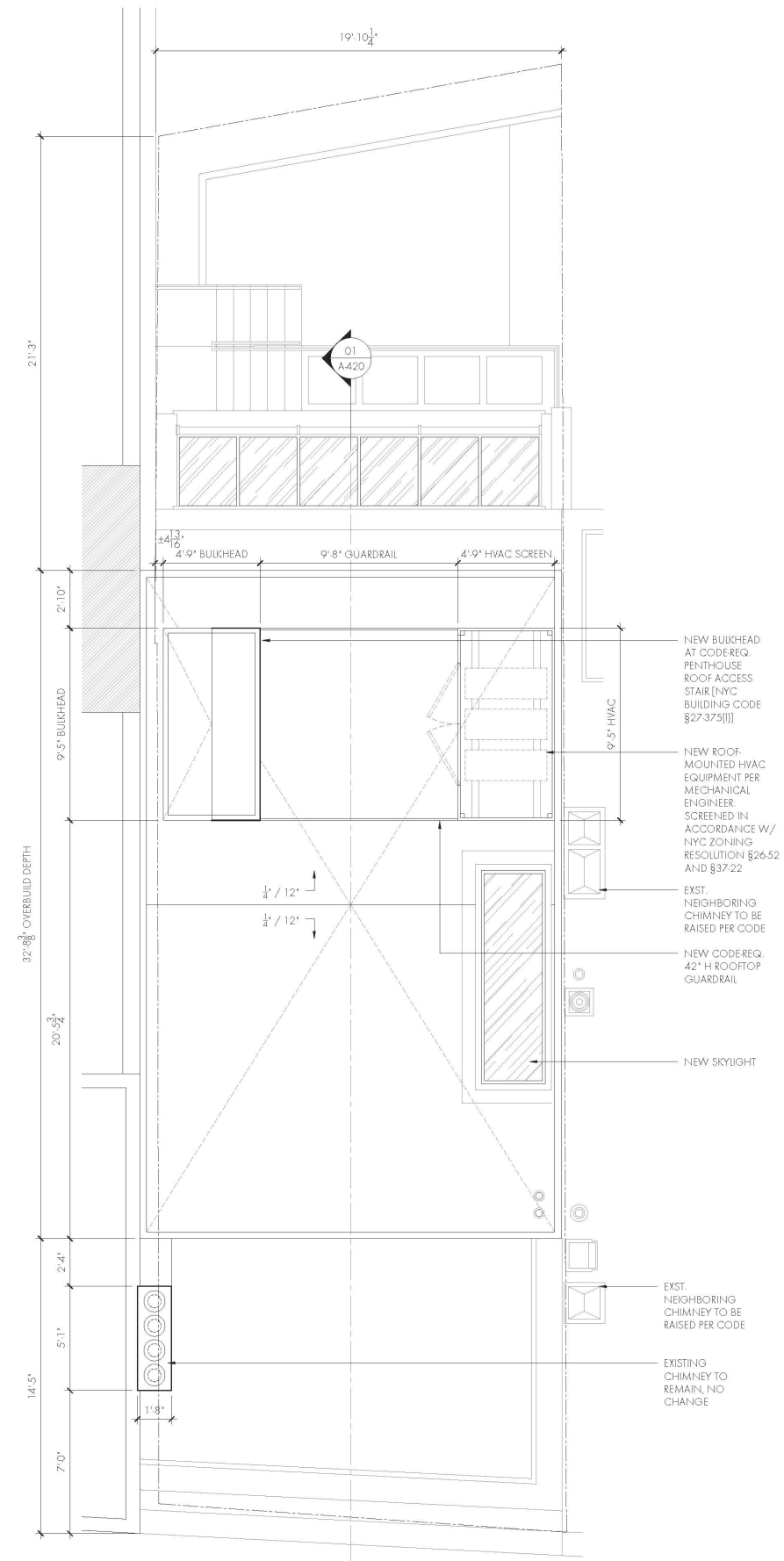
Proposed Front Facade



Existing Building Section, looking North



Existing Roof Plan



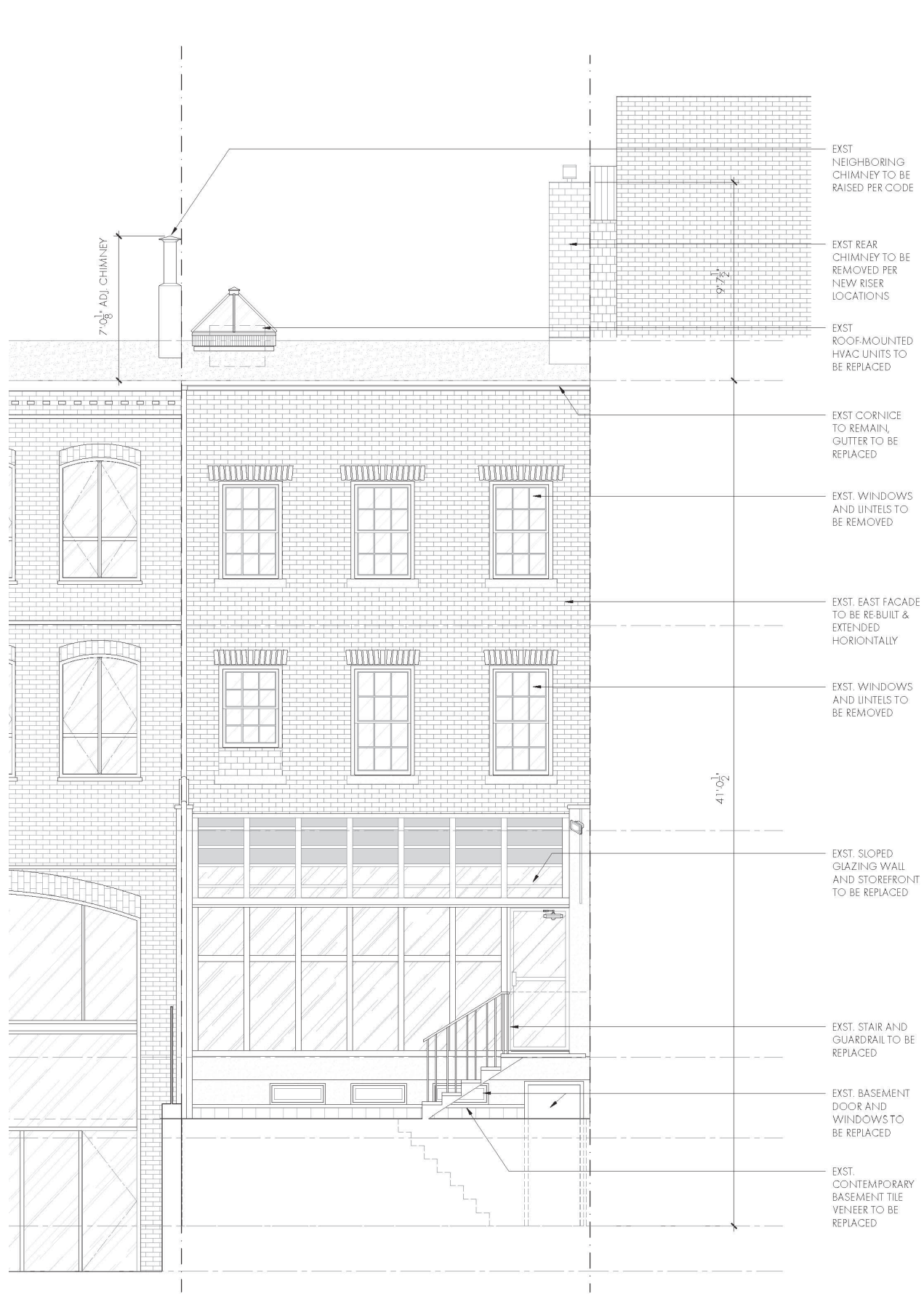
Proposed Roof Plan



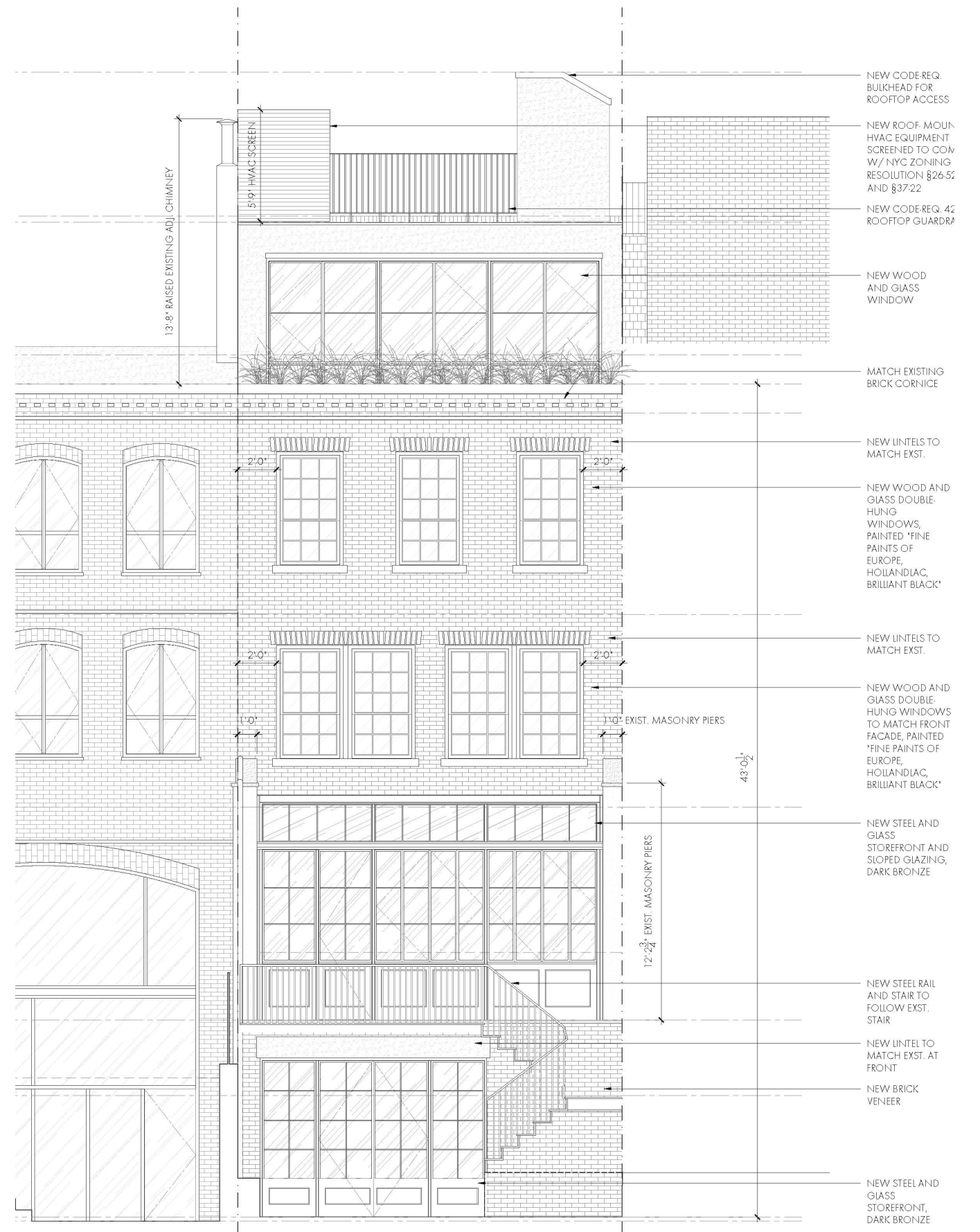
Existing Rear Facade



Proposed Rear Facade



Existing Rear Facade



Proposed Rear Facade



View east toward primary facade from across Washington Street, chimney extension is visible



View to the southeast along Washington, guardrail is minimally visible at the primary facade roof deck





View northeast toward primary facade from across Washington Street



Detail view from west across Washington Street, chimney extension is visible, penthouse fascia is minimally visible





View northeast toward primary facade from across Washington Street and Bank Street



Detail view from west across Washington and Bank Streets, chimney extension is visible and penthouse fascia is minimally visible





View northeast toward primary facade from across Washington Street and Bank Street



Detail view from west across Washington and Bank Streets





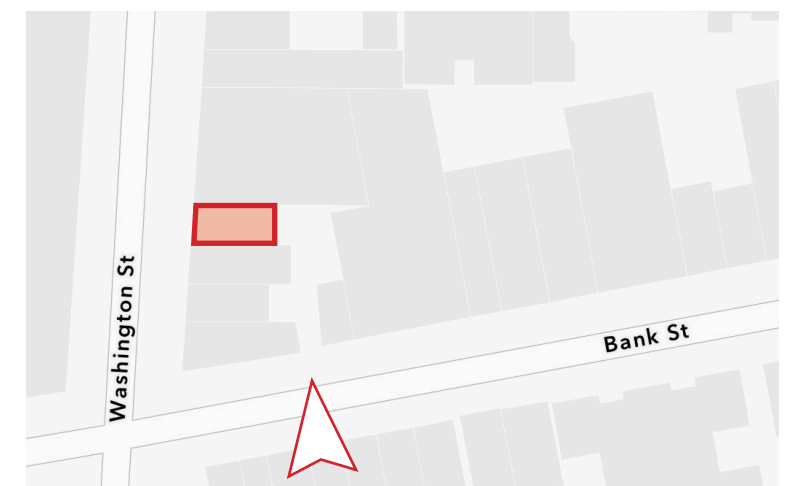
View north into corner rear yards from Bank Street with a view of the proposed stair bulkhead and mechanical enclosure



Stair bulkhead and mechanical enclosure detail



Addition is not visible from further west along Bank Street





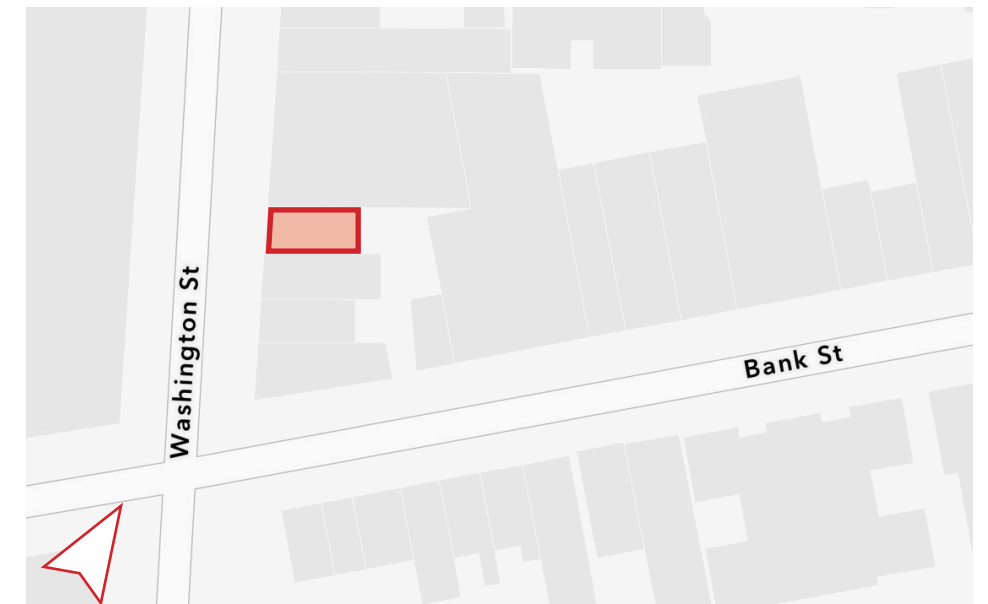
Rendered View



Mock-Up Enlarged Photo



Rendered View





Rendered View



Mock-Up Enlarged Photo



Rendered View





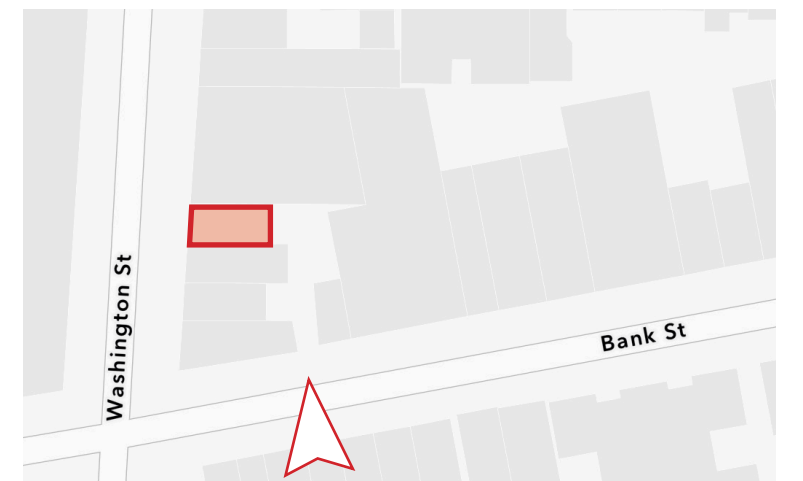
Rendered View



Mock-Up Enlarged Photo



Rendered View





105-107 Bank Street (2022 Approval), Primary Facade



105-107 Bank Street, Rear Elevation



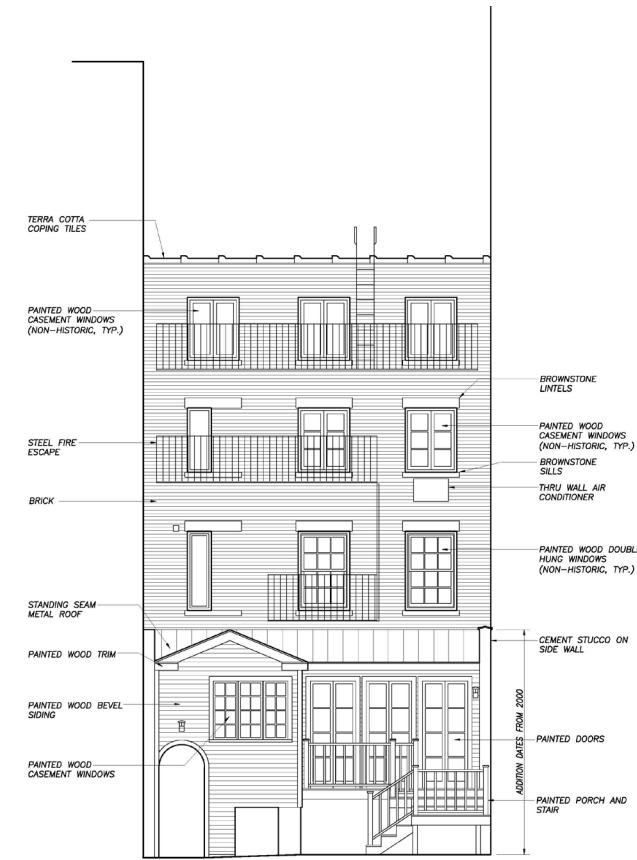
44 Horatio Street (2015 Approval)



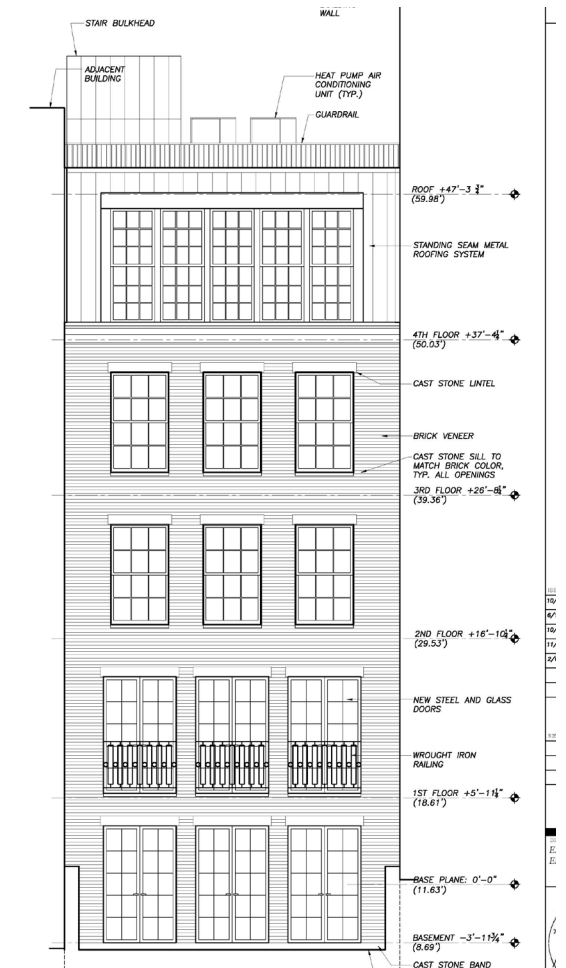
65 Horatio Street (2021 Approval)



Pre-Work Condition



Pre-Work Rear Elevation



Approved Rear Elevation



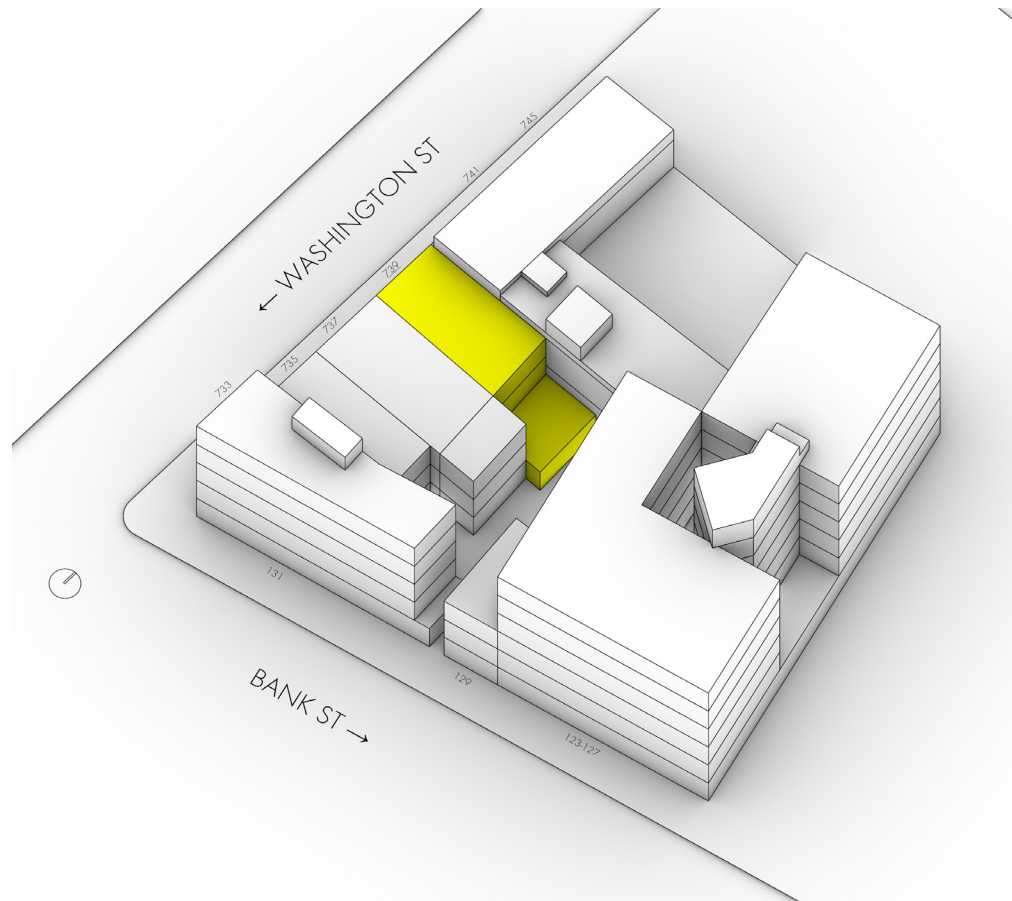
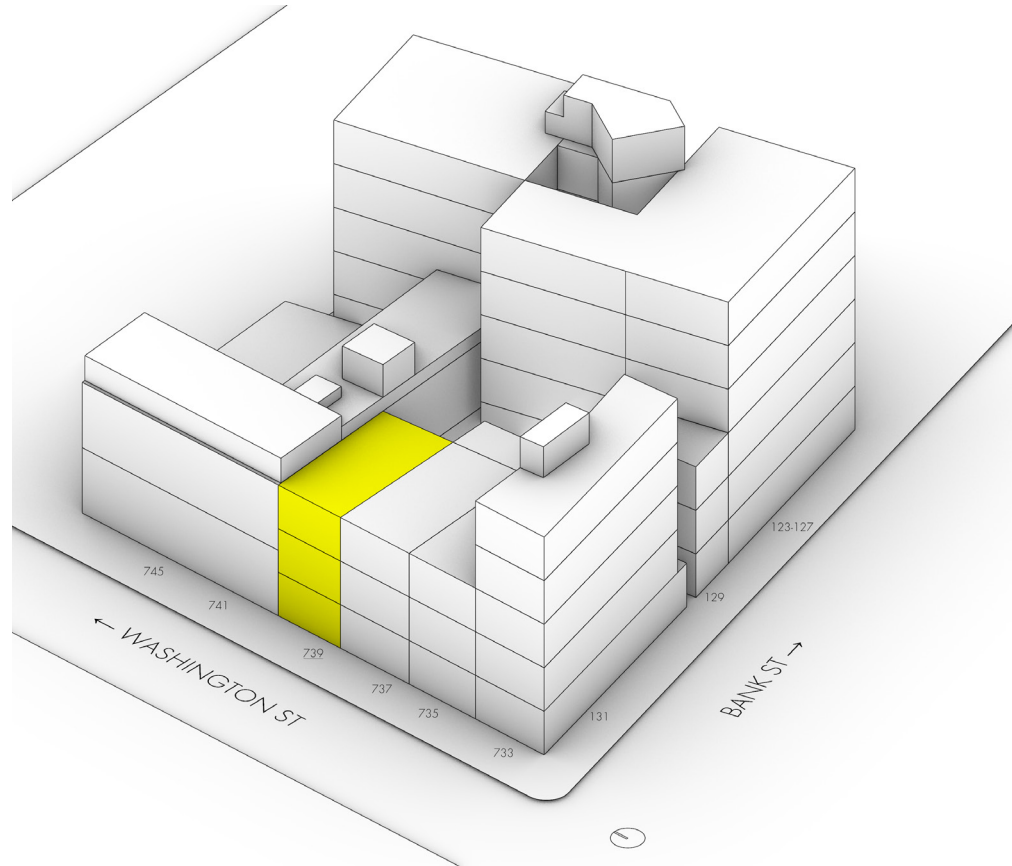
Approved Rendered View from 7th Avenue

52 Charles Street (2023 Approval)



Approved Rendered View

83 Horatio Street (2017 Approval)





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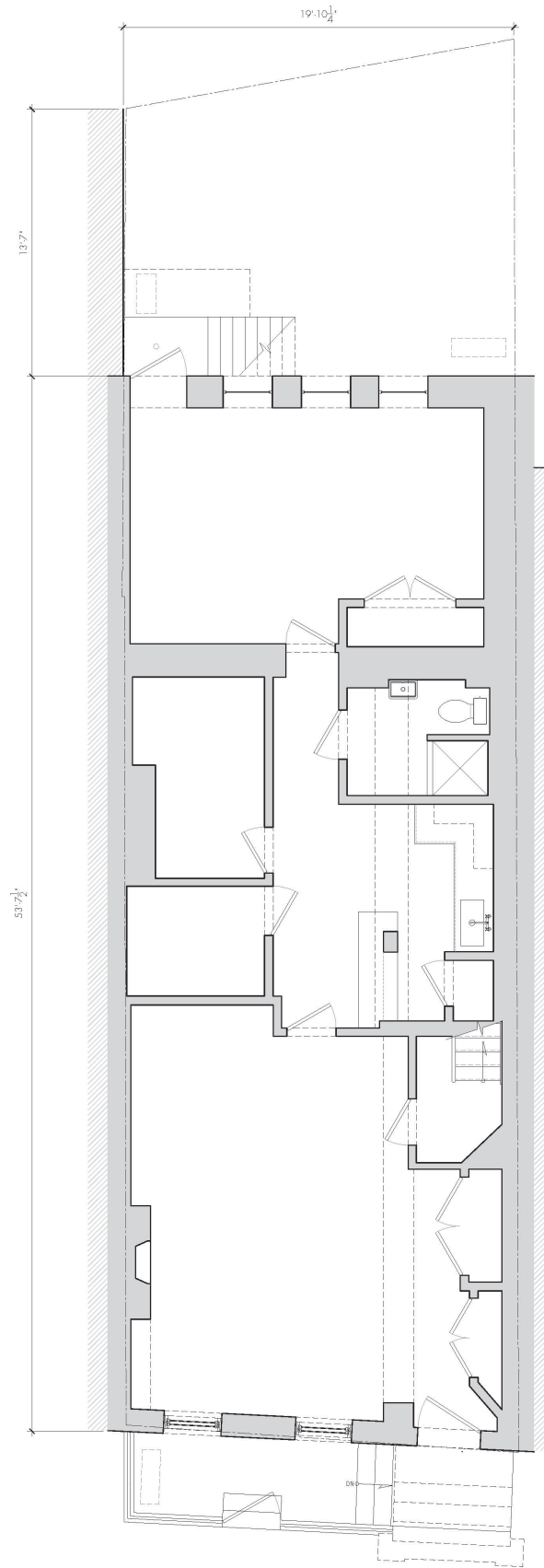
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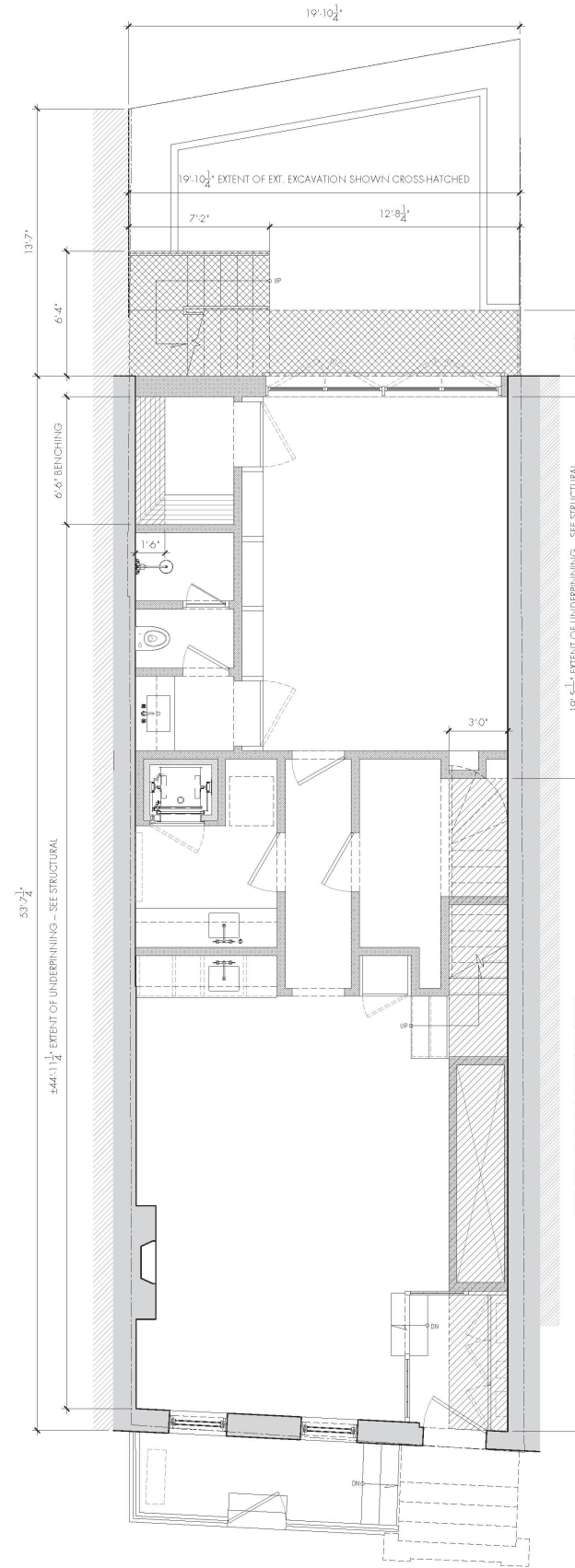
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APPENDIX

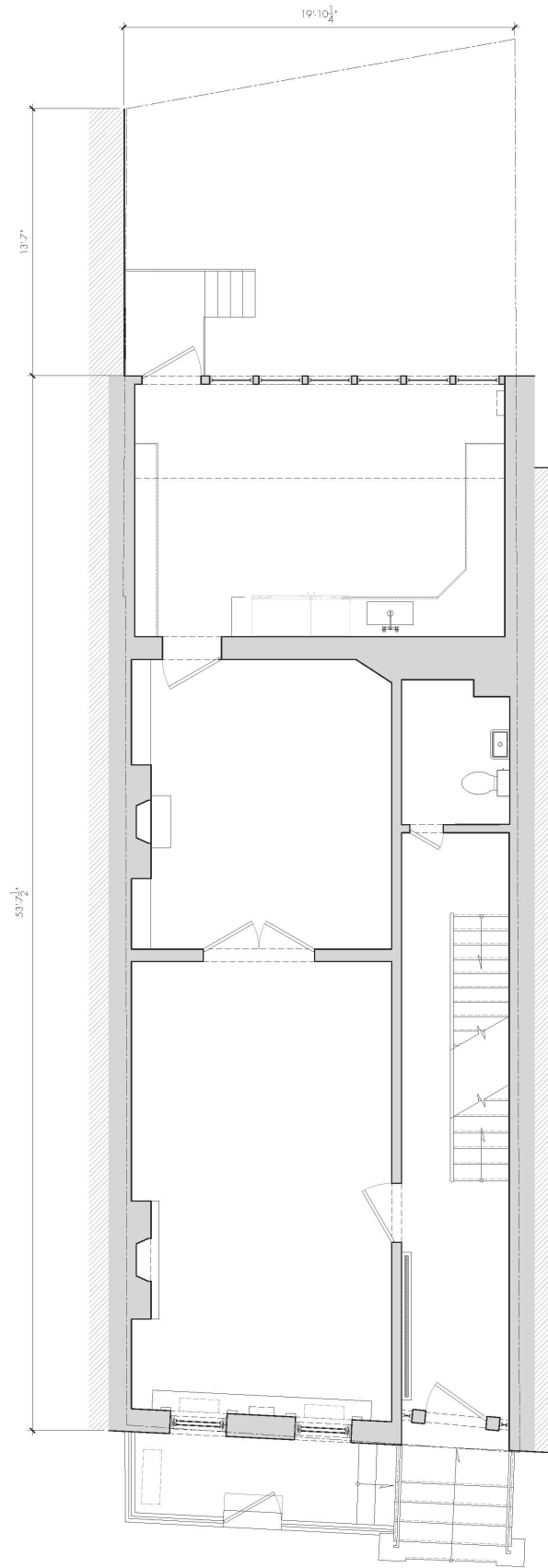




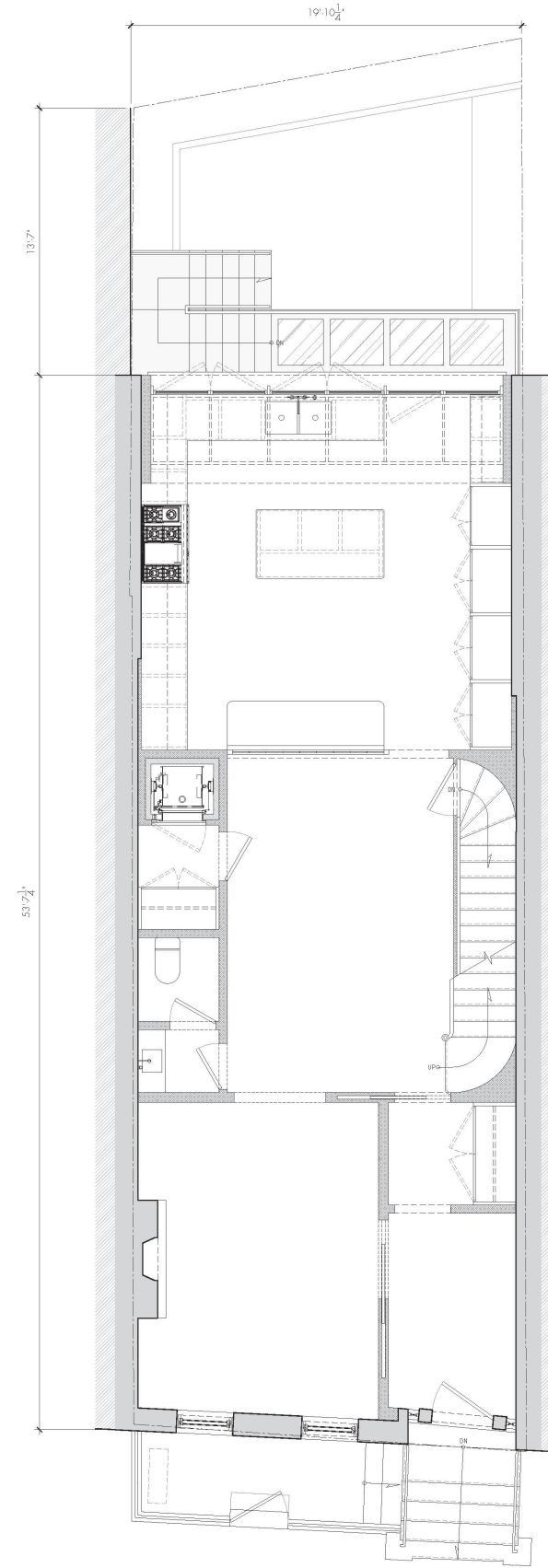
Existing Basement Plan



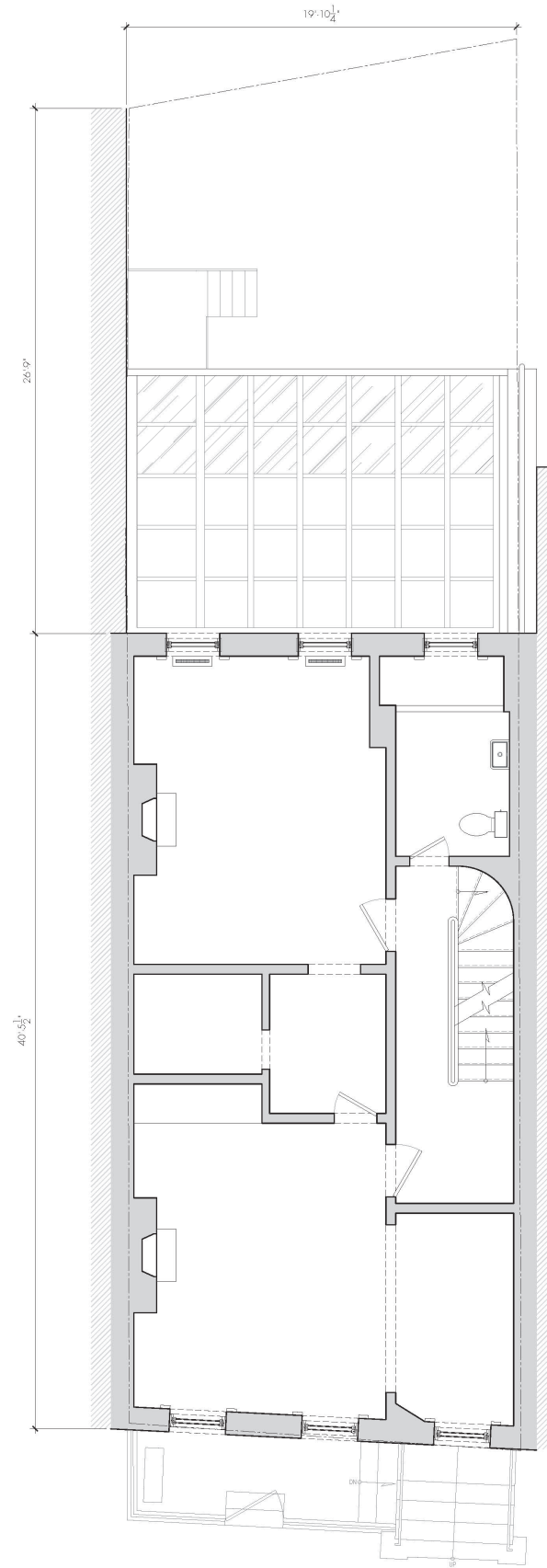
Proposed Basement Plan



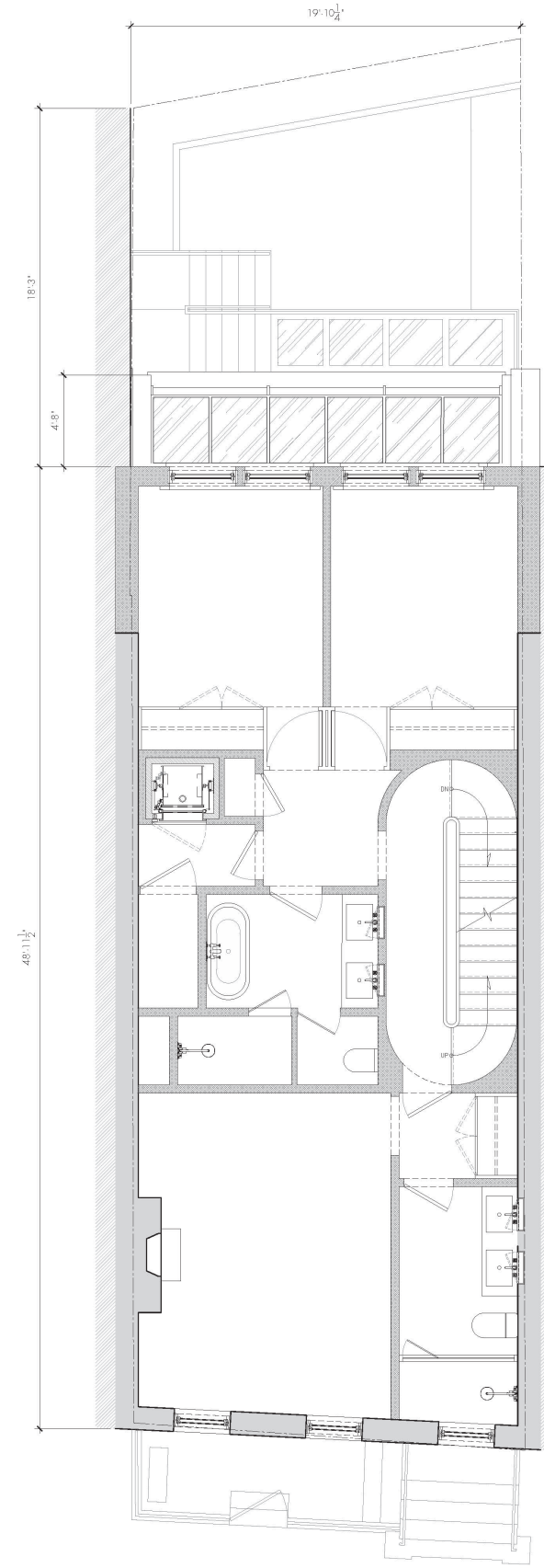
Existing First Floor Plan



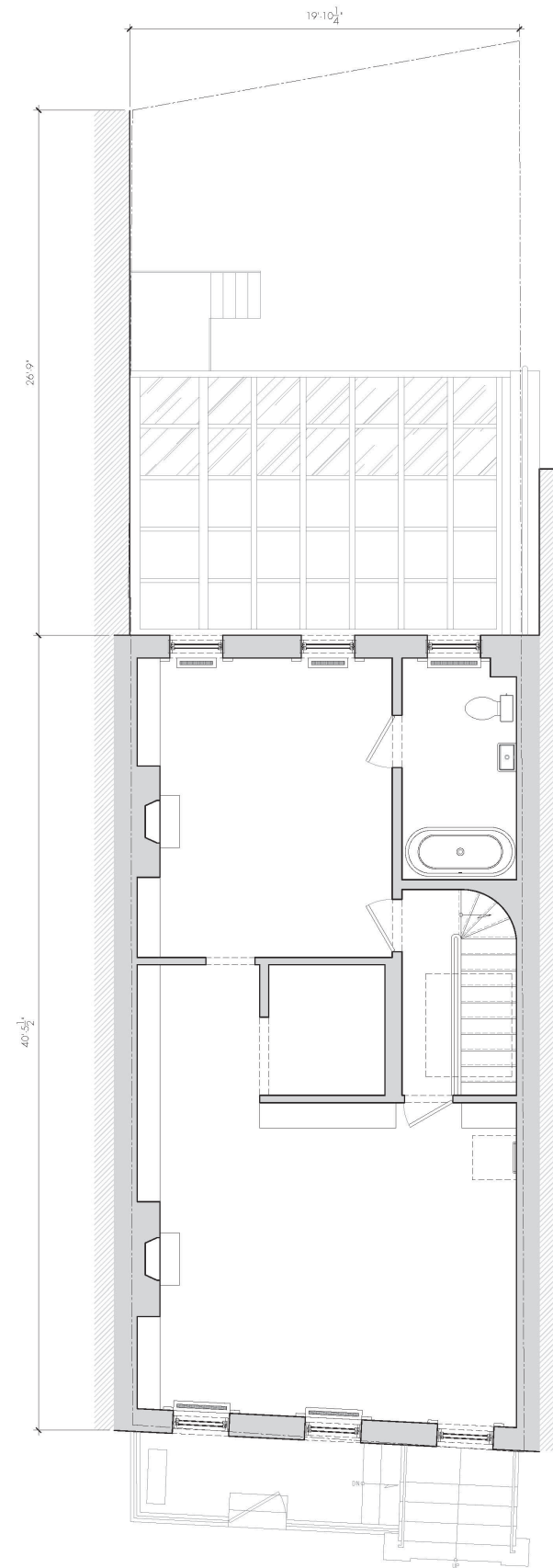
Proposed First Floor Plan



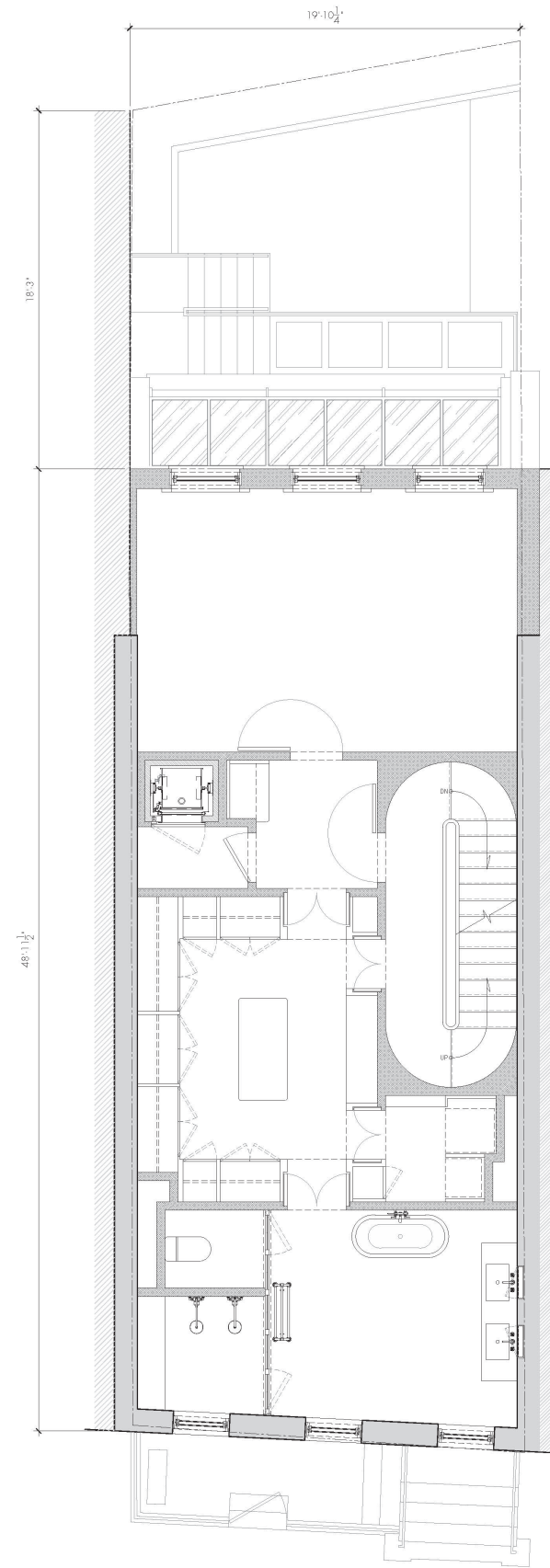
Existing Second Floor Plan



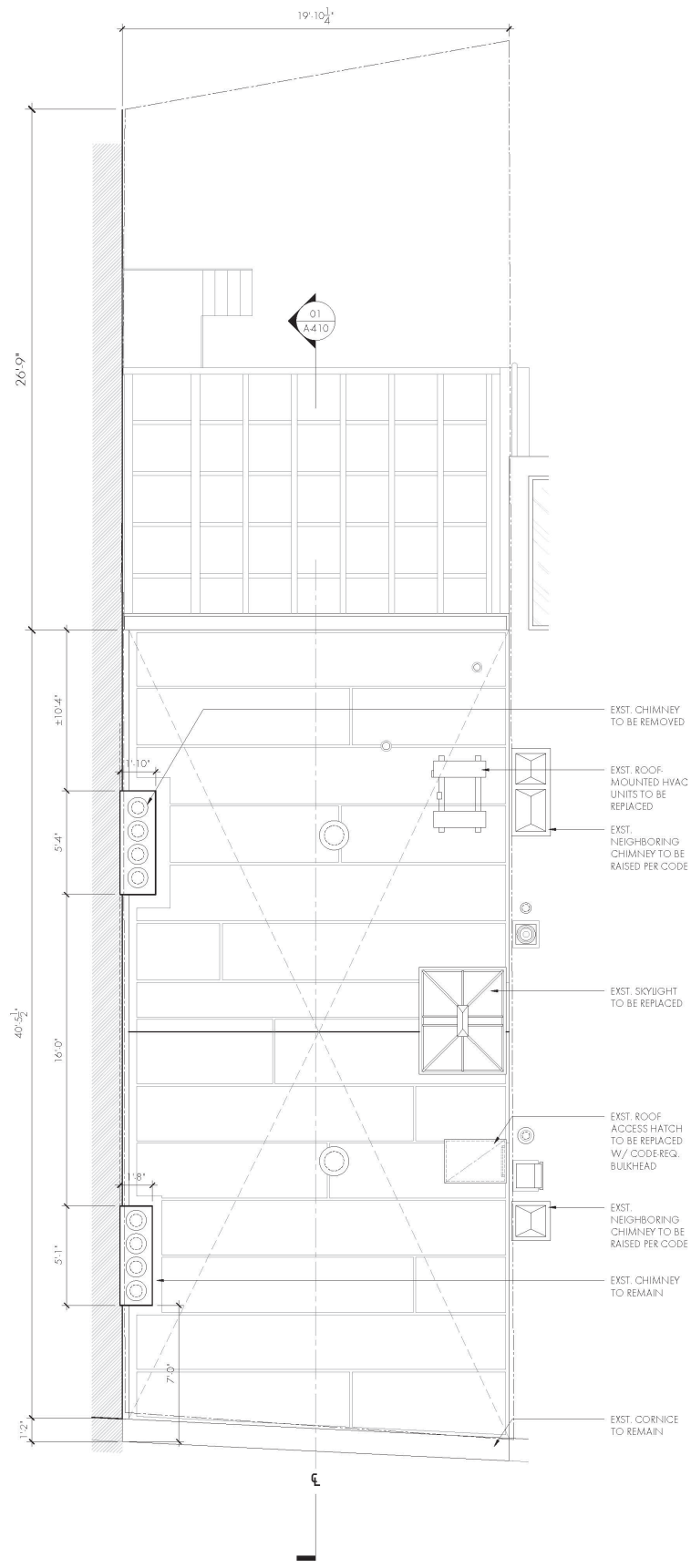
Proposed Second Floor Plan



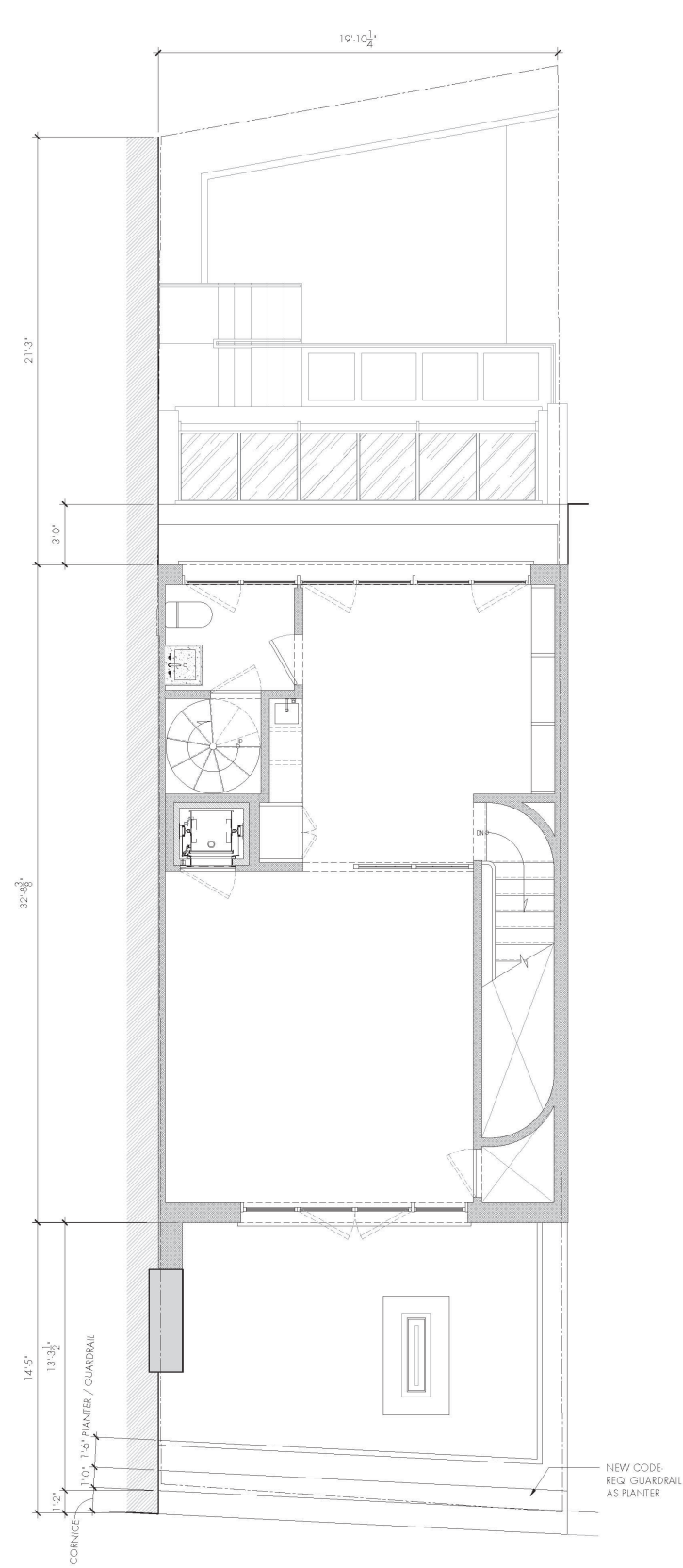
Existing Third Floor Plan



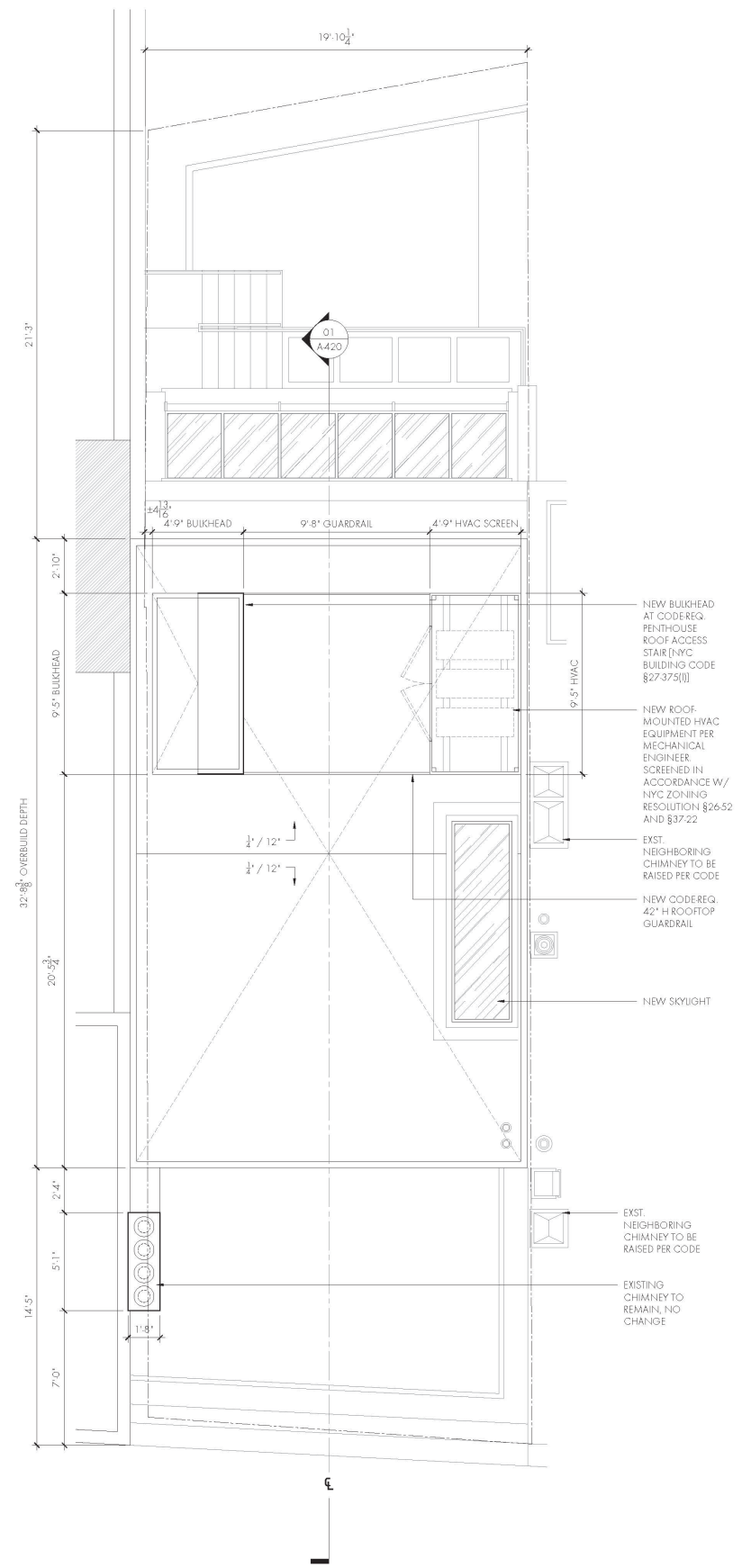
Proposed Third Floor Plan



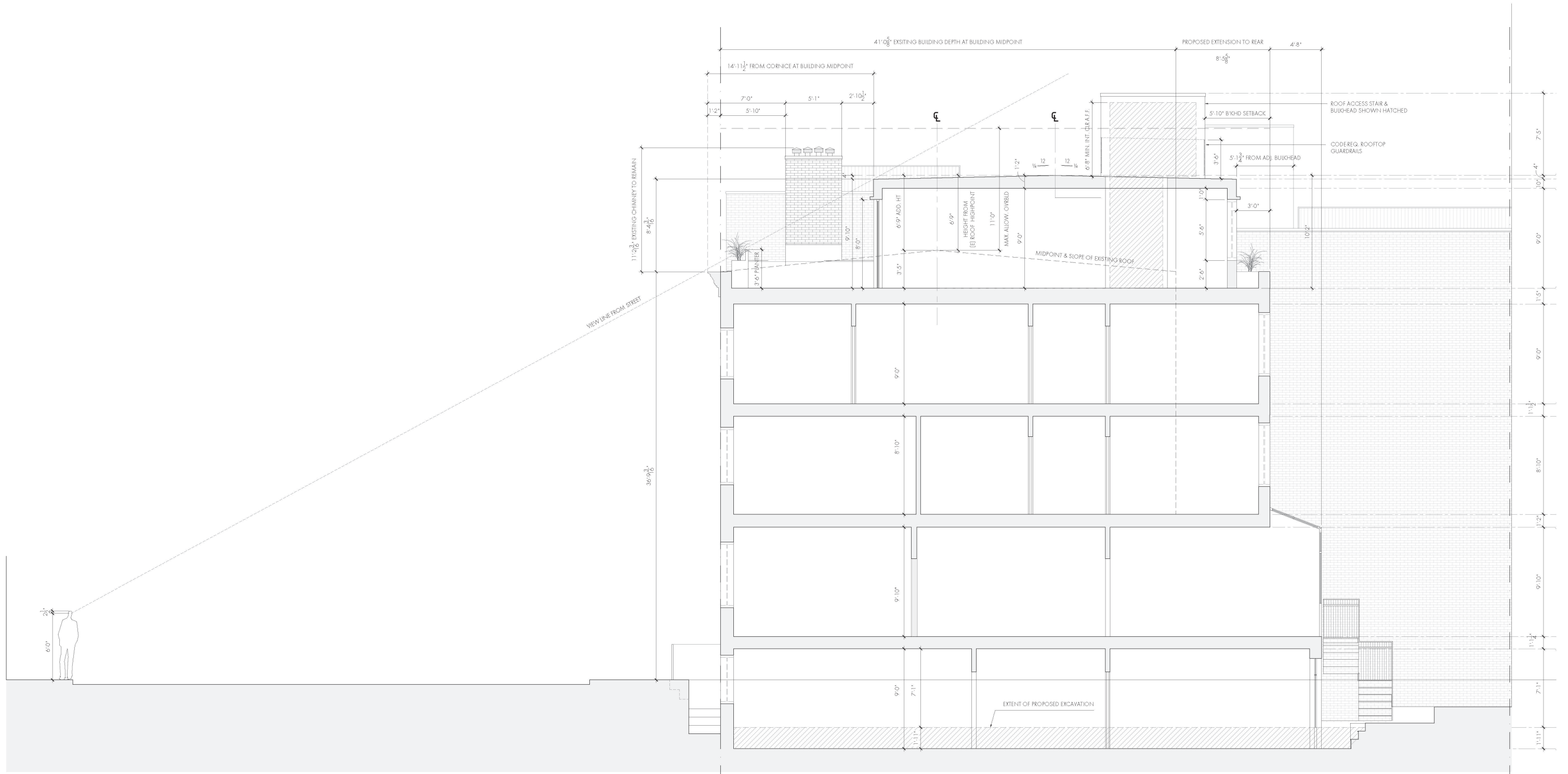
Existing Roof Plan



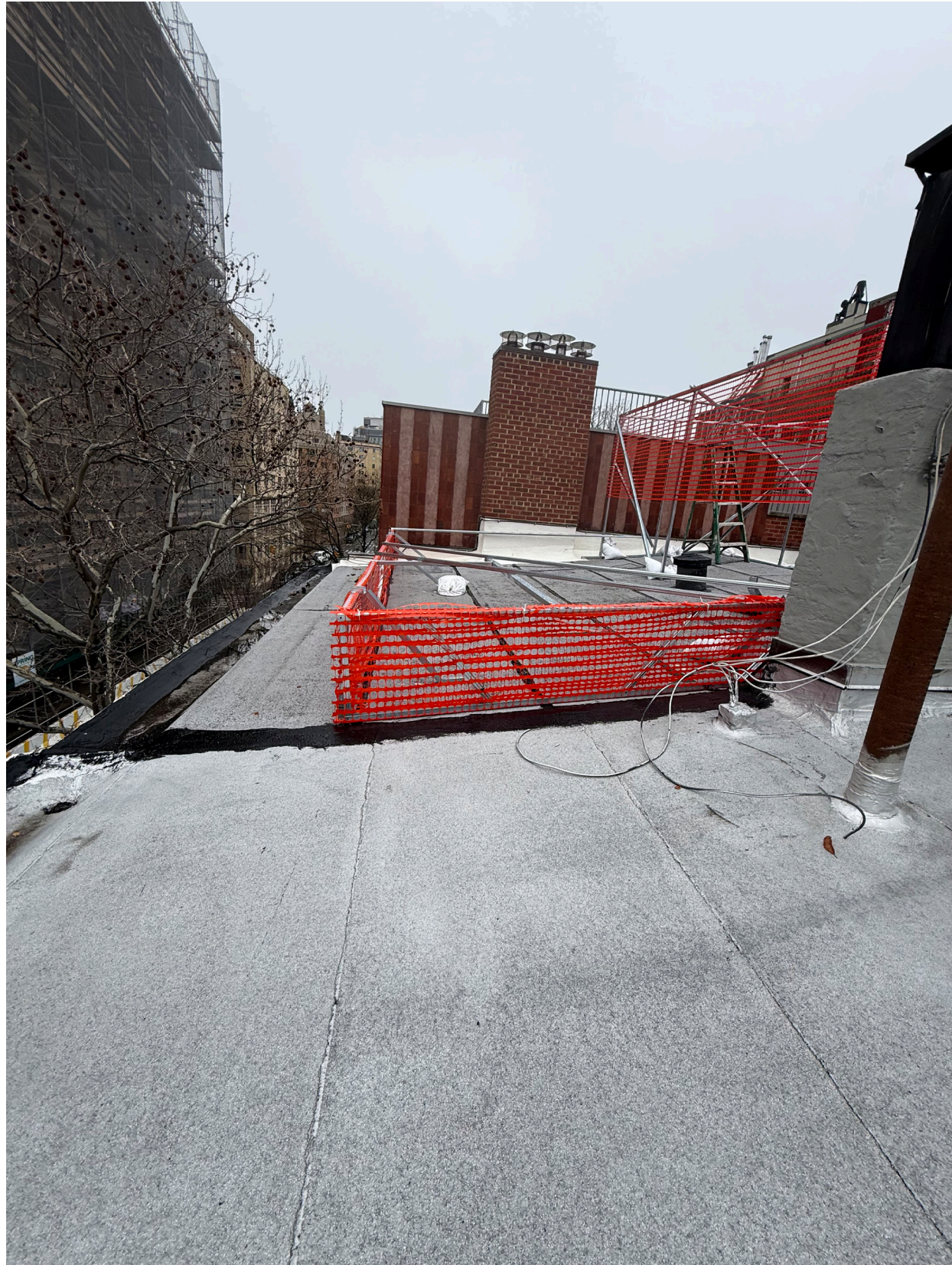
Proposed Fourth Floor Plan



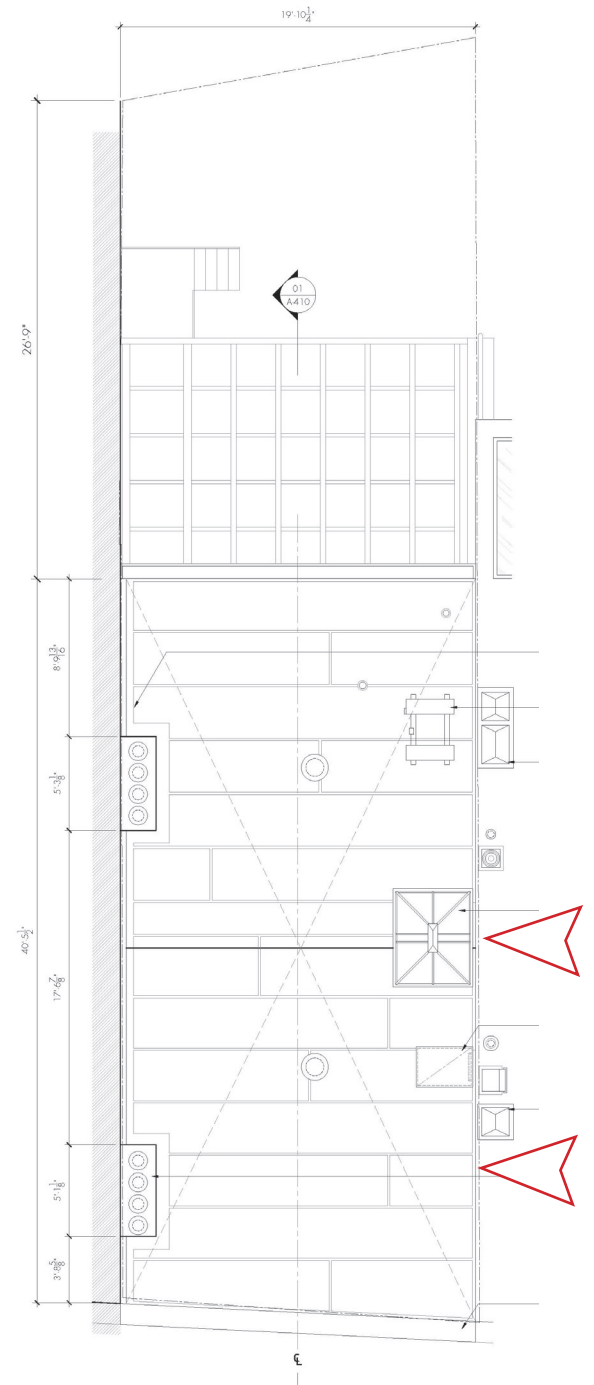
Proposed Roof Plan



Proposed Building Section, looking North



View of mockup on the roof facing north





View of the roof - looking north



View of the roof - looking south



View of the roof - looking west



View of the roof - looking east



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