NYC Landmarks Preservation Commission

August 4, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-09347

17 Harrison Street – Tribeca West Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 570 0707
Passcode: 905348
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

17 HARRISON STREET
NEW YORK NY 10013

LPC DOCKET 26-09347

This application requests a Certificate of Appropriateness for the proposed vertical enlargement at 17 Harrison Street

AUGUST 2026

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17 Harrison St
New York NY 10013

NYC Tax Lot:	Manhattan Block 180 Lot 26
Zoning District:	C6-2A (R8A equivalent)
Historic District:	Tribeca W Historic District
Lot Area:	1,404 sq.ft
Lot Frontage:	22.6 ft
Lot Depth:	63.5 ft
Year Built:	1870
Year Altered:	1992, 2006
Building Class:	Two Family Dwellings - Brick (B1)
No. of Buildings:	1
No. of Floors:	4
Gross Floor Area:	6,000 sq.ft
No. of Units:	2
Residential Units:	2
FAR (ZR111-20):	5.0
Max. GFA:	7,020SF

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Photograph of Harrison St. toward Hudson St.
by Sid Kaplin, 1983



Tax lot photo, circa 1940s



Existing condition

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1. Facing East on Harrison St. + Greenwich St.



2. Facing West on Harrison St + Hudson St.



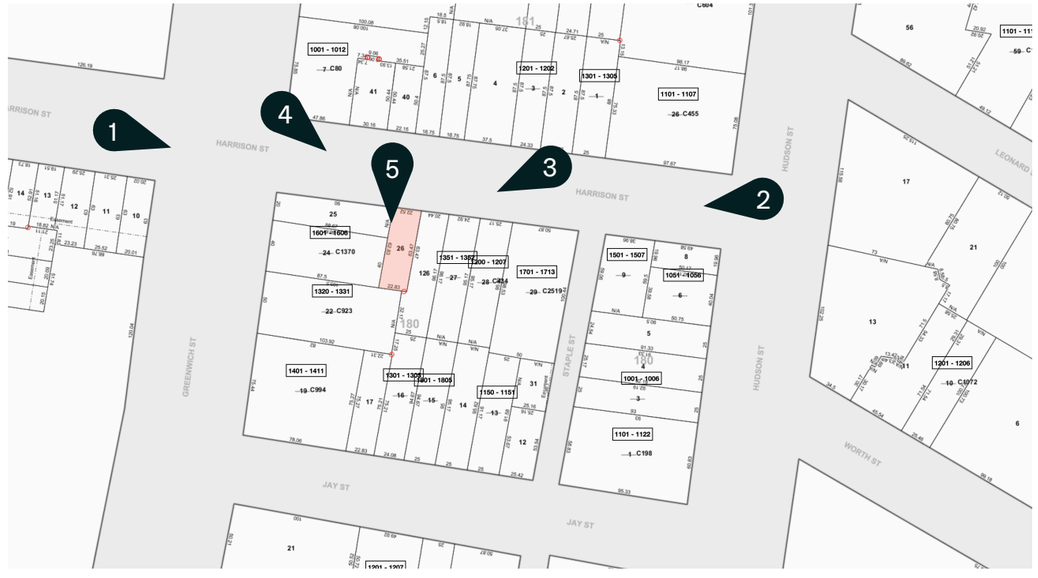
3. Facing Northwest on Harrison St.



4. Facing Northeast on Harrison St.



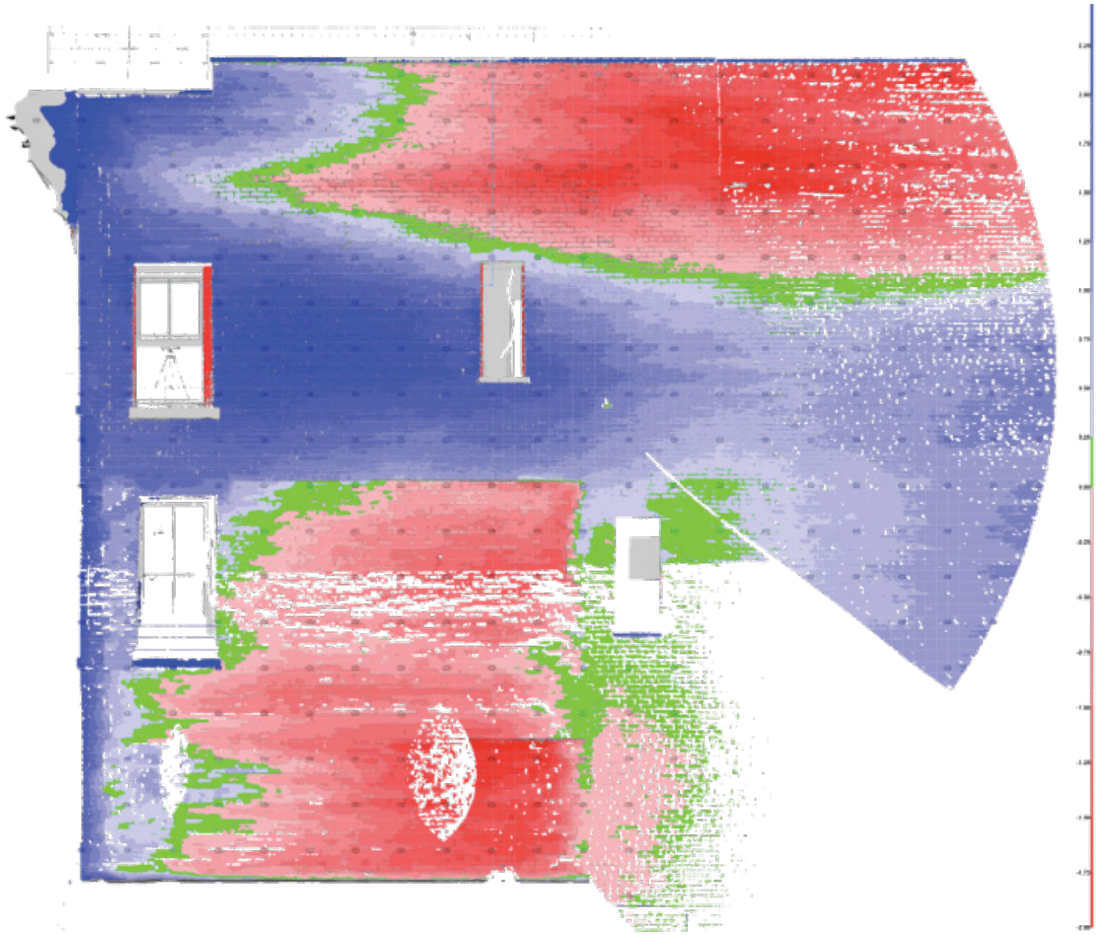
5. Looking up on Harrison St.



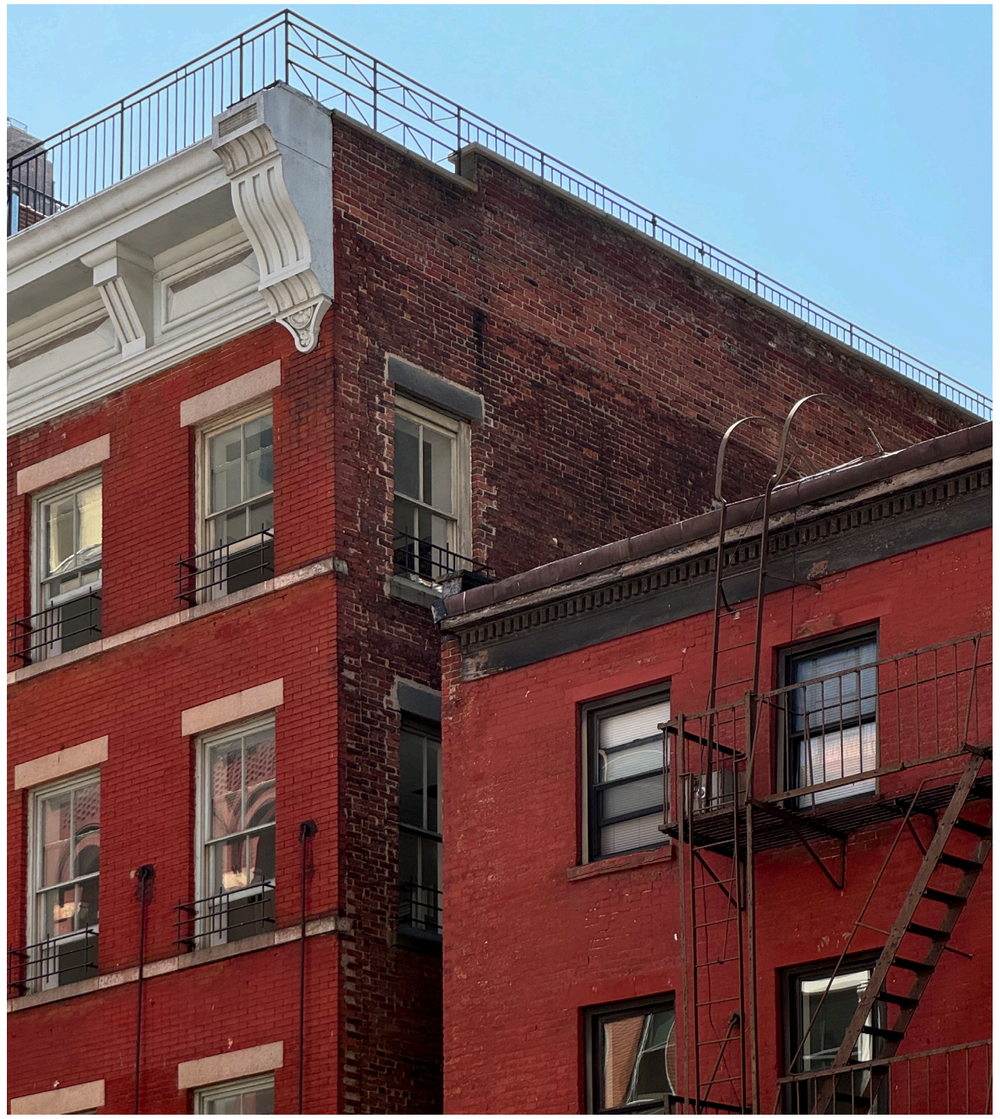
Key Plan

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Surface deviation mapping of west exterior wall



West exterior wall existing condition

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Residential rooftop additions within city block



13 Harrison St



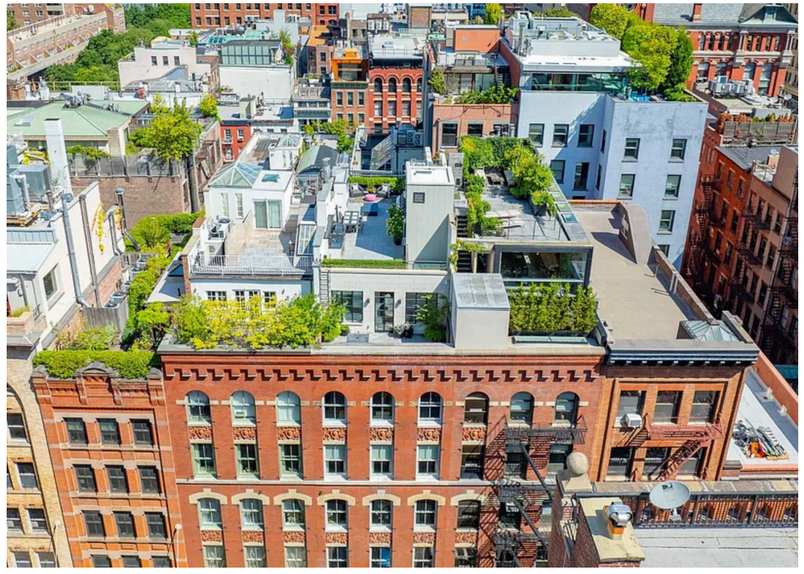
18 Harrison St



7 Harrison St



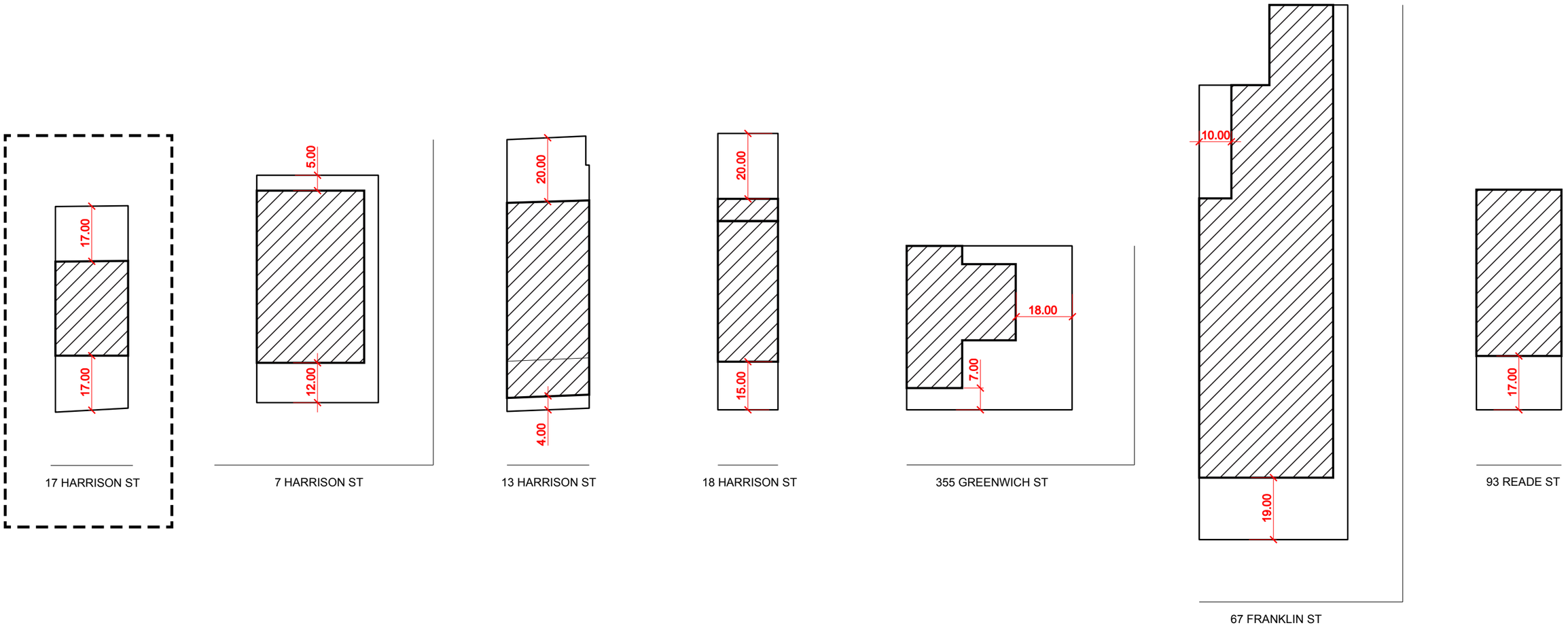
355 Greenwich St



15 Jay Street

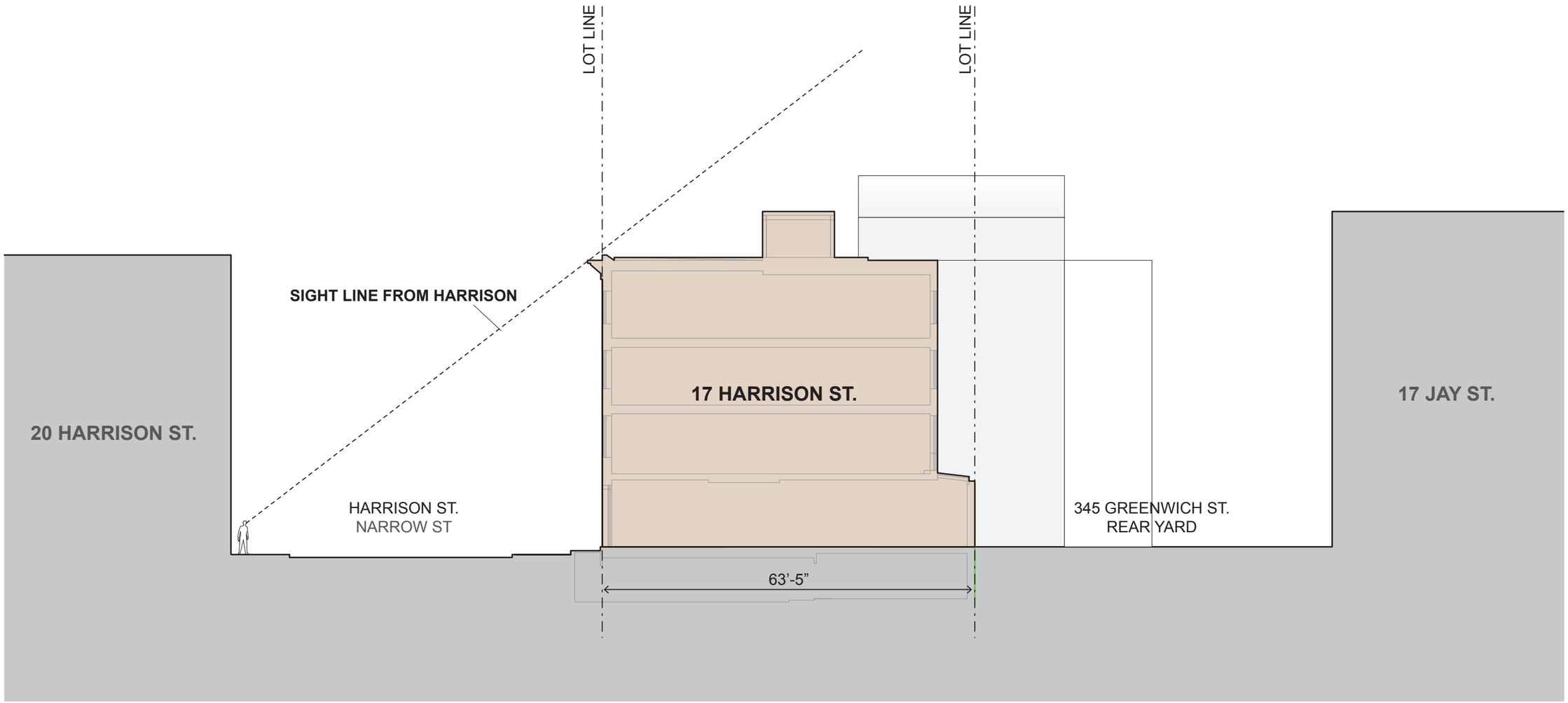
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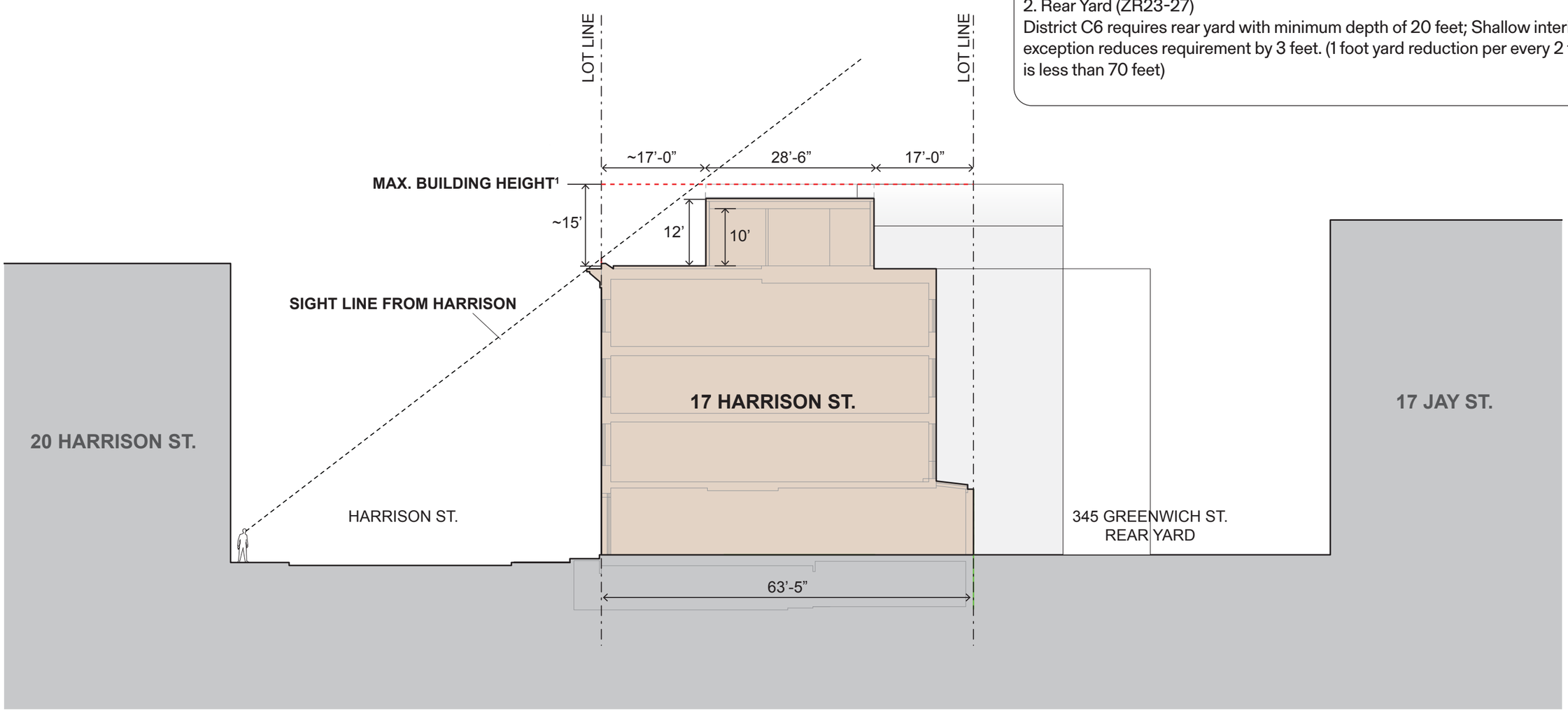
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NYC Zoning Resolution References:

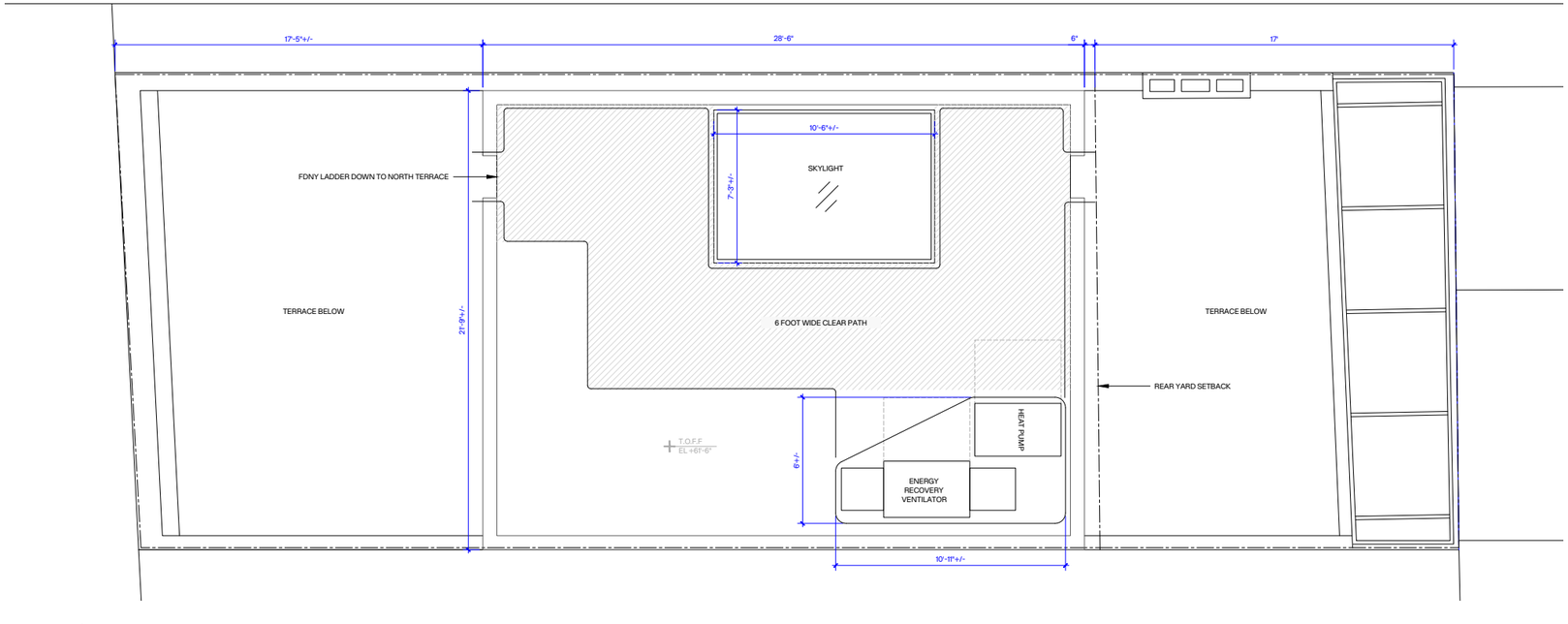
1. Maximum Building Height (ZR 23-436)
Harrison St is a narrow street. C6-2A (R8A equivalent).

2. Rear Yard (ZR23-27)
District C6 requires rear yard with minimum depth of 20 feet; Shallow interior lot exception reduces requirement by 3 feet. (1 foot yard reduction per every 2 feet lot is less than 70 feet)

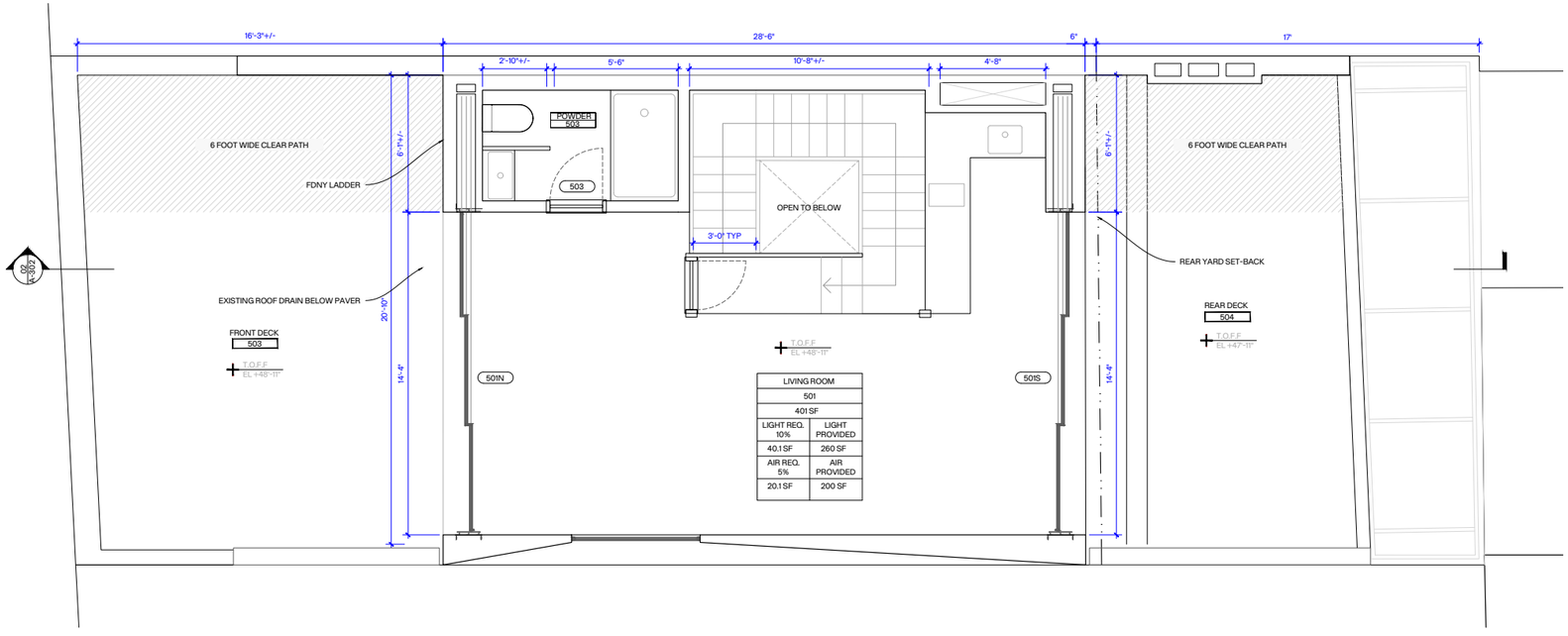


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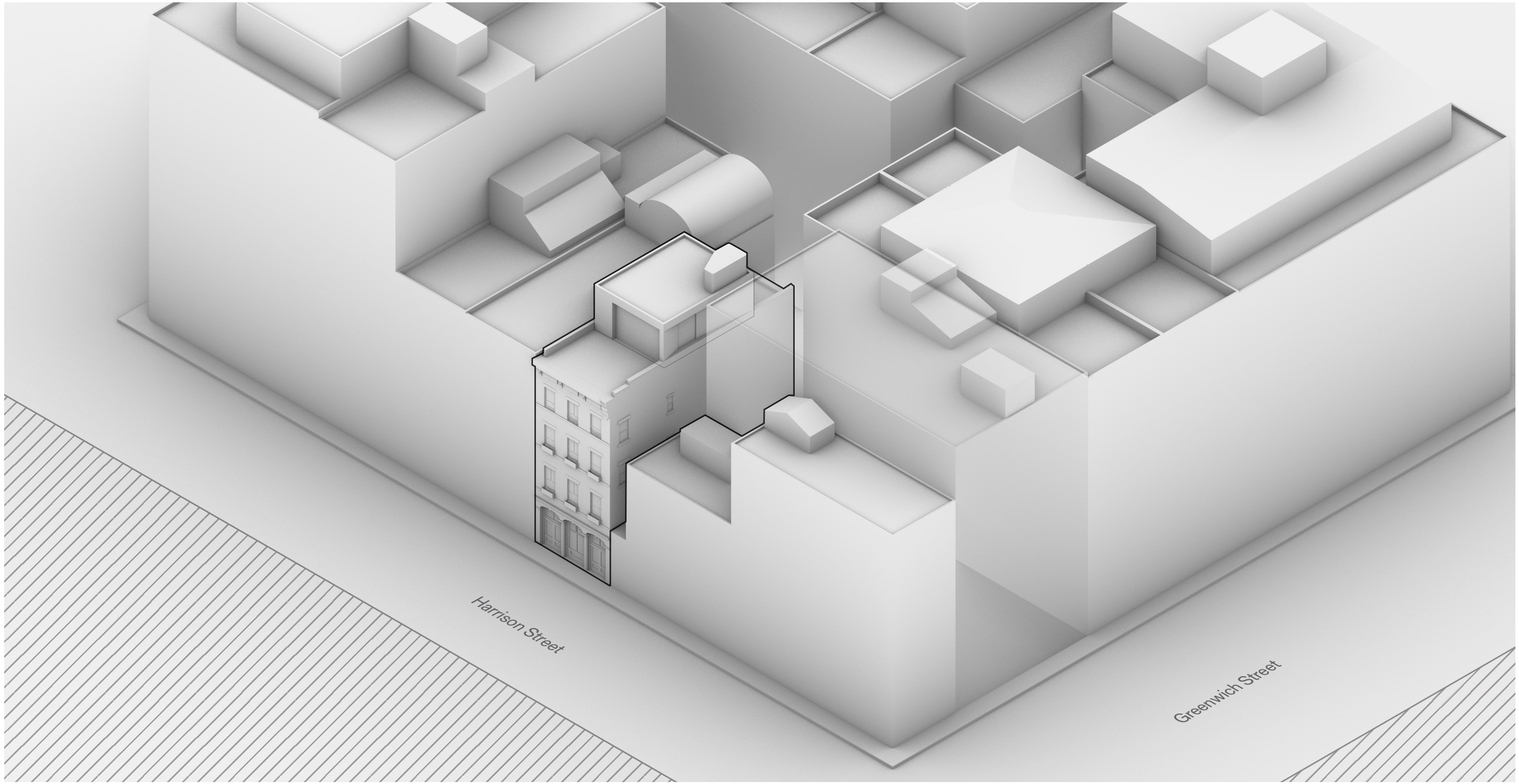
Proposed Roof Plan



Proposed 5th Floor Plan

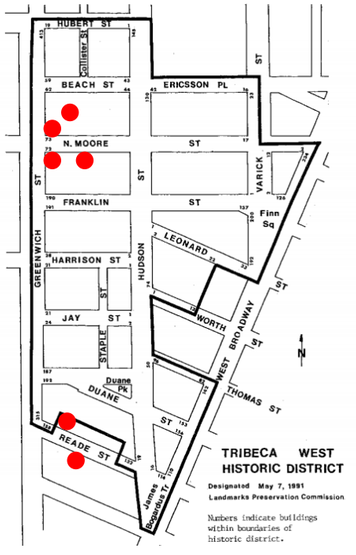
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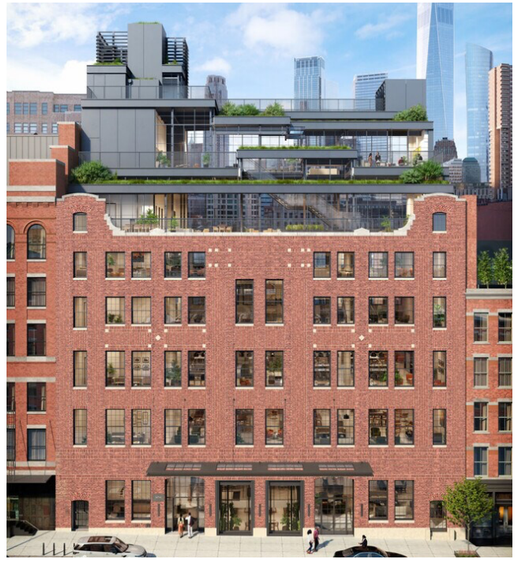
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377 Greenwich St
Built 2005



56 N Moore St
LPC Approved 2020



385 Greenwich St
LPC Approved 2026



387 Greenwich St
Fischer Mills Building



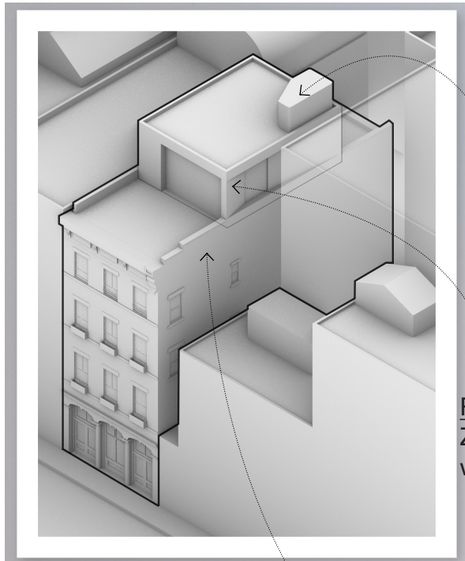
147 Reade St



156 Reade St

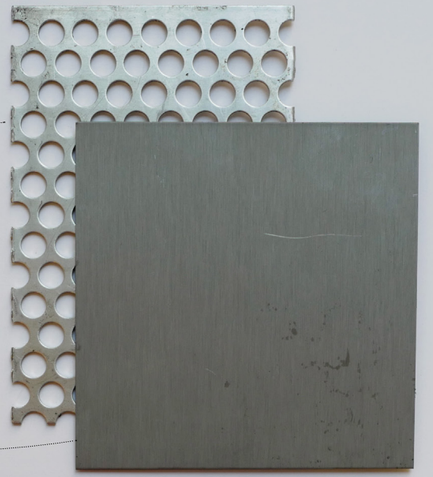
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Mechanical Enclosure Perforated
Stainless-steel (51% open) Satin finish

Rooftop Addition Envelope
Zinc rain screen panel facade
with "pre-patina" finish

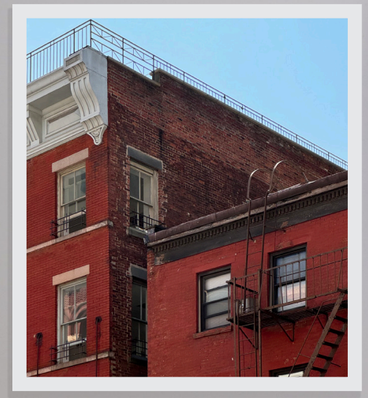




Rooftop Addition Envelope Double-glazed window
Typical: Ext pane (3mm Low E CG70) + Int pane
(3mm clear) with black spacer and argon fill Lot Line:
3/16" polished ceramic + 3/8" air space + 3/16" low E

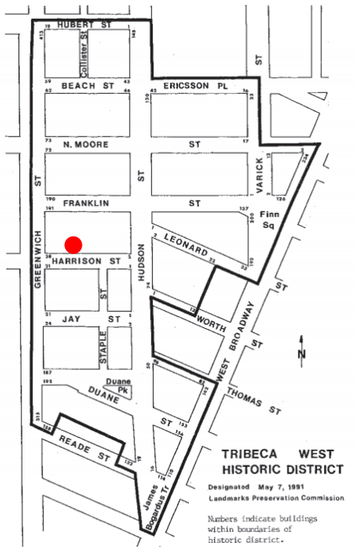
Matches existing glazing in building

Rooftop Addition Interior Ceiling American Oak panel
with lacquered natural (clear) finish



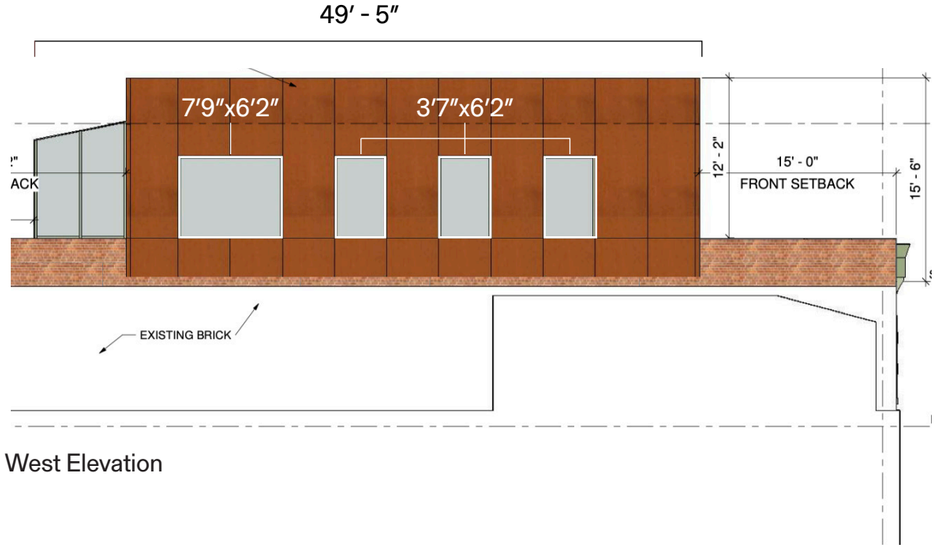
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" With regard to this proposal, the Commission found that [...] the presence of a visible one-story rooftop addition will be in keeping with rooftop accretions found at buildings throughout the historic district; that the proposed rooftop addition will be set back from the primary and rear façades and will be consistent with other utilitarian rooftop accretions on this block in terms of its simple massing and material."

LPC Permit
Certificate of appropriateness
07/24/19



West Elevation

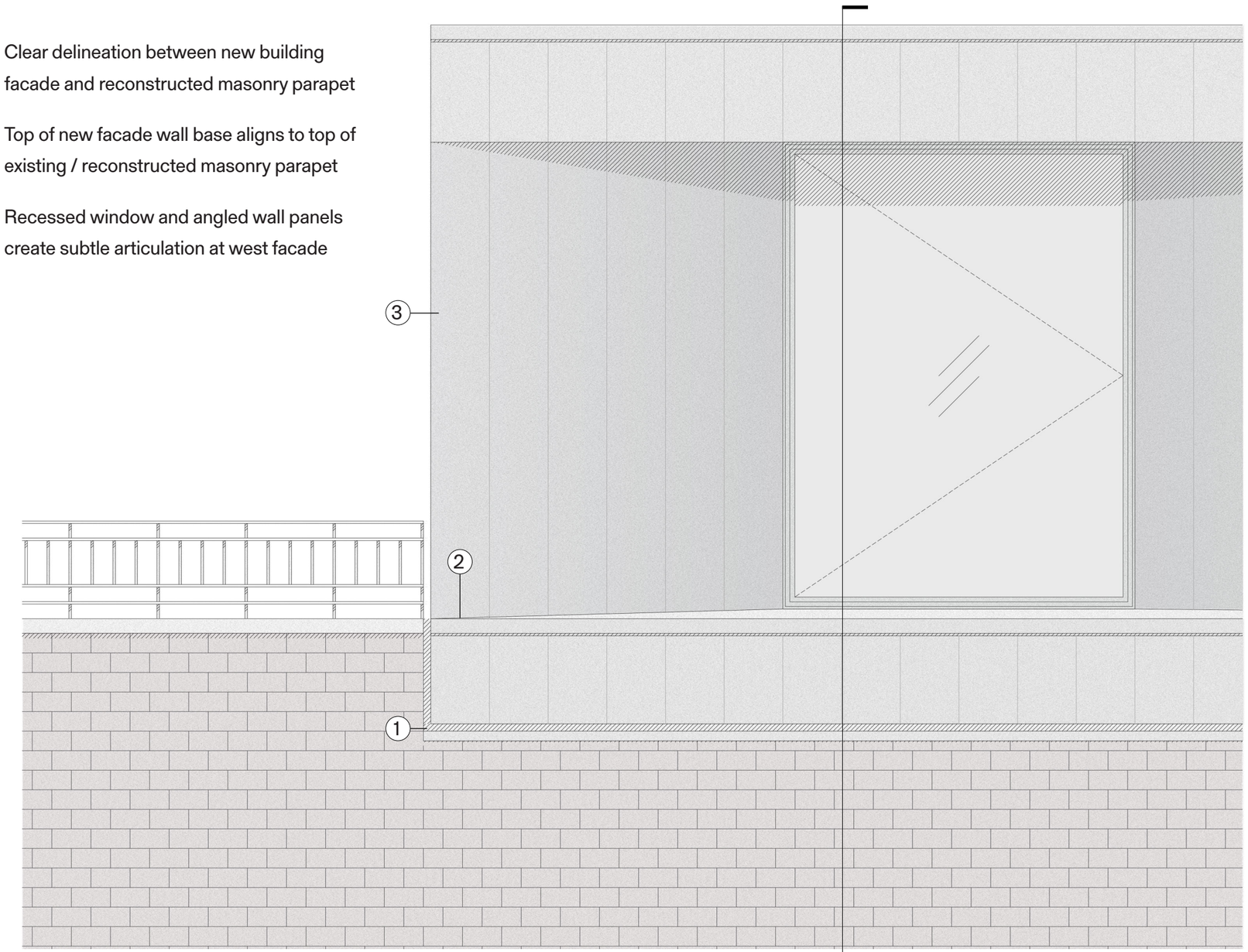


View from Greenwich & Harrison St, SW corner

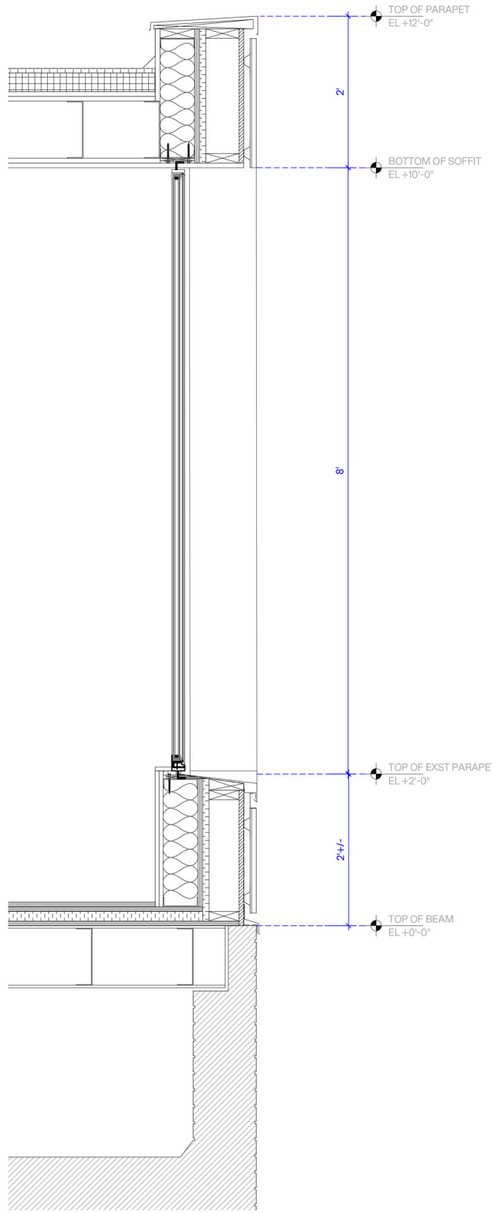
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1. Clear delineation between new building facade and reconstructed masonry parapet
2. Top of new facade wall base aligns to top of existing / reconstructed masonry parapet
3. Recessed window and angled wall panels create subtle articulation at west facade



Detailed west exterior elevation



Wall Section

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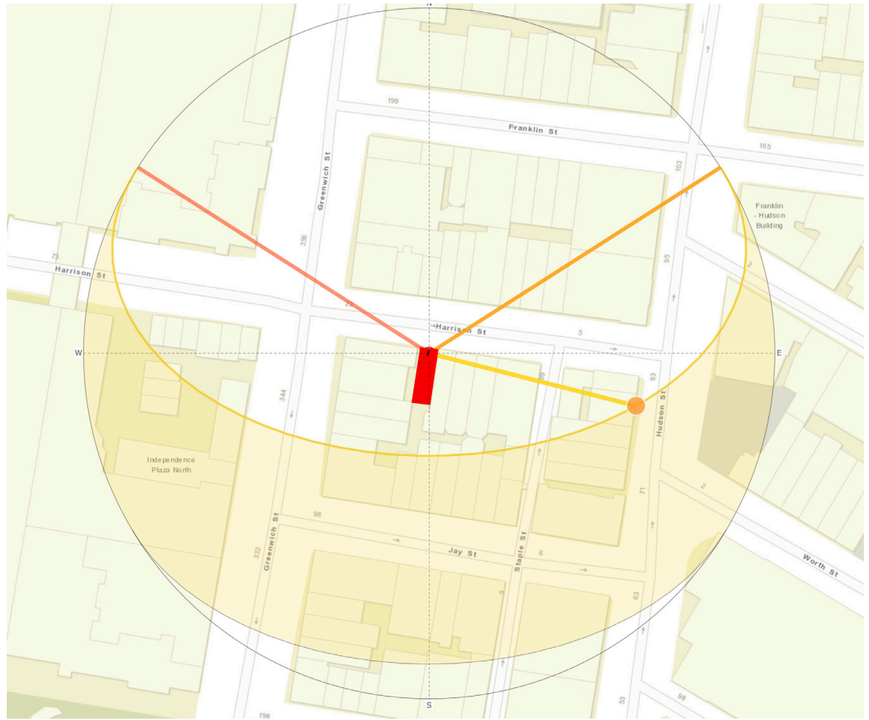
West Elevation

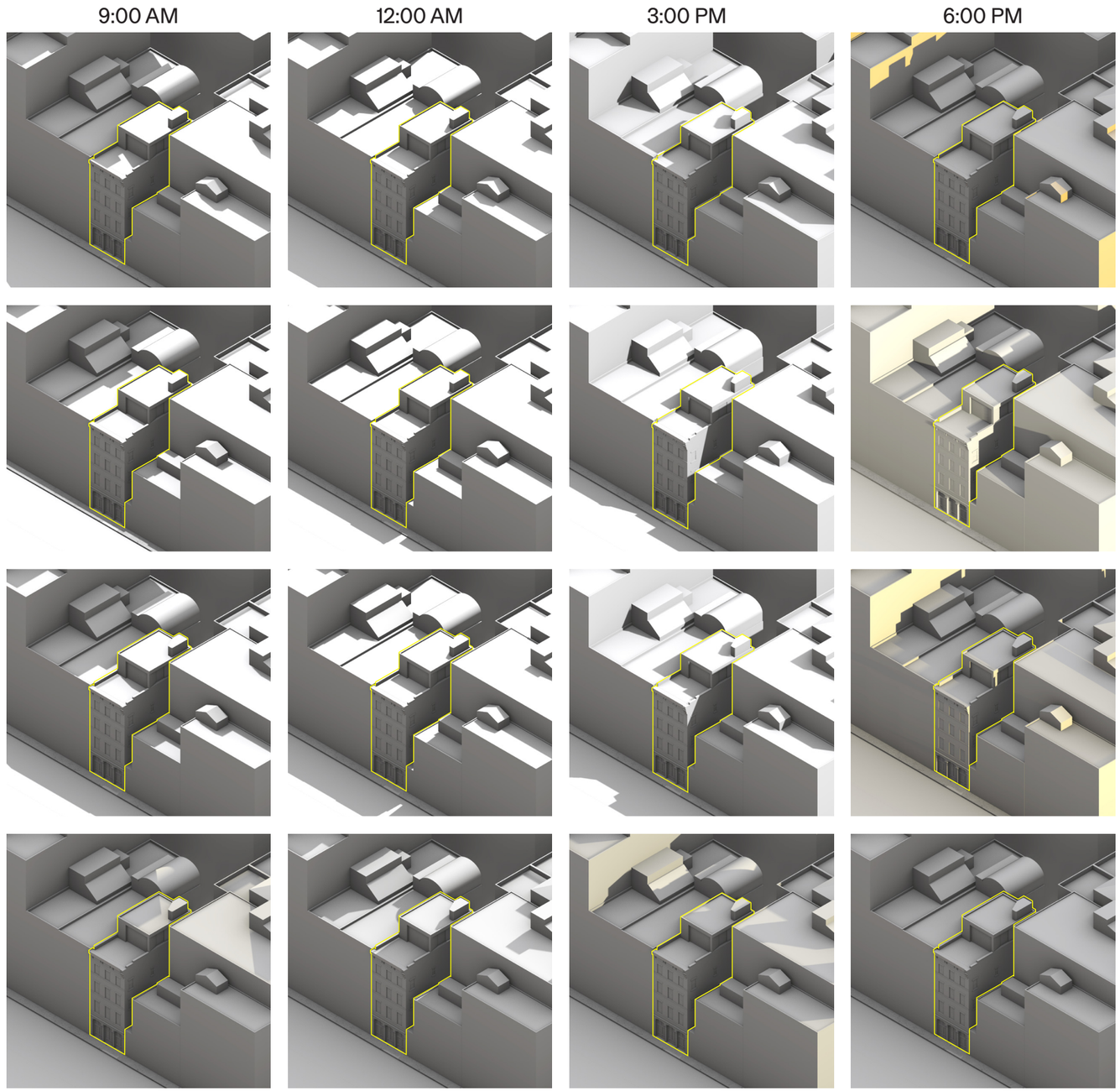
North Elevation

South Elevation

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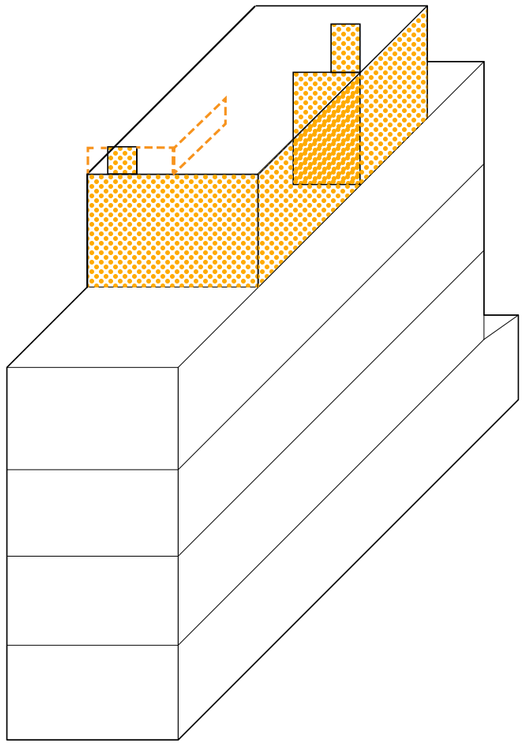
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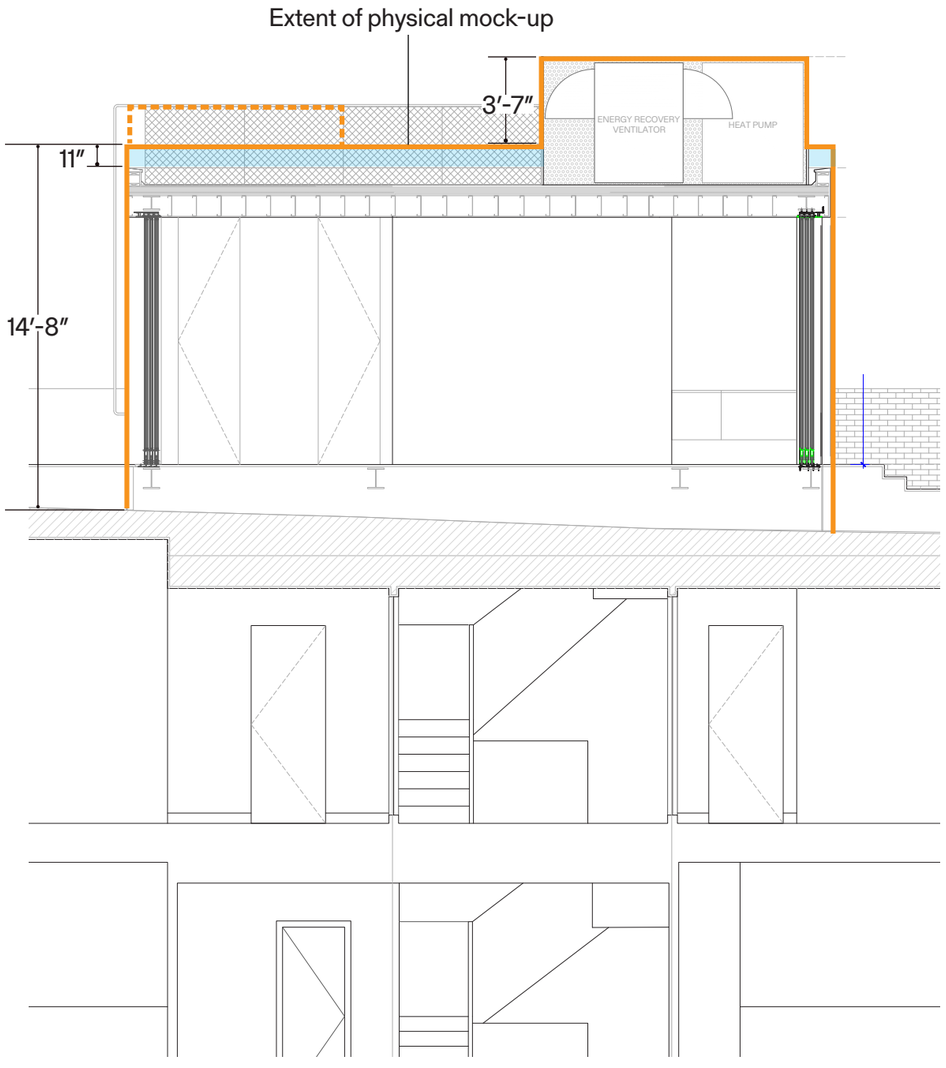


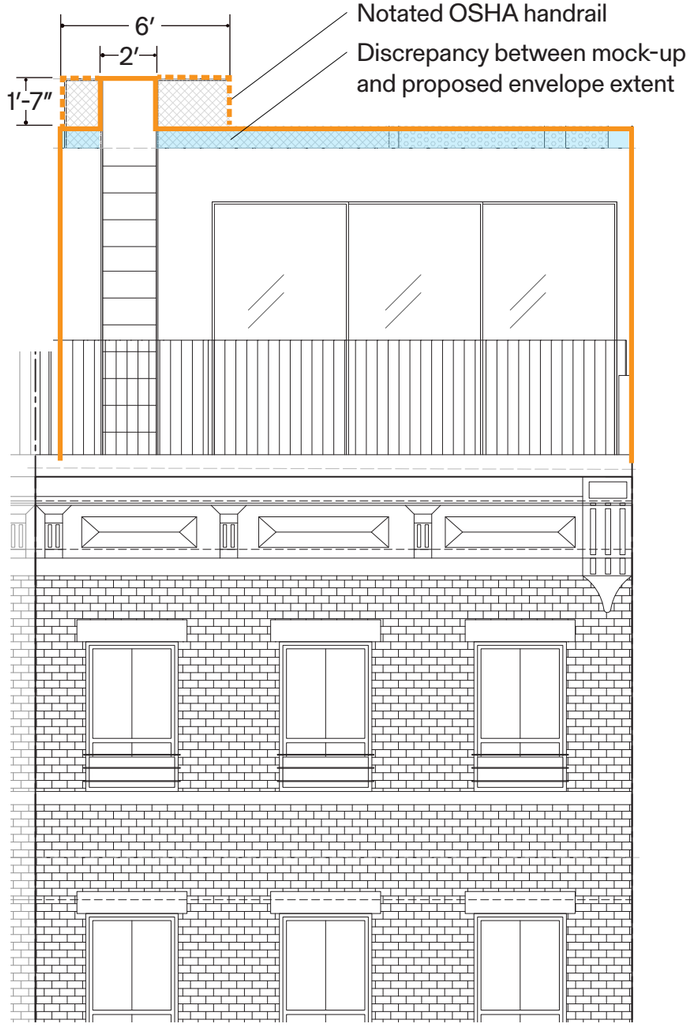


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Views Key Plan



From Harrison St + Hudson St



From across 17 Harrison St

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From Greenwich St + Harrison St



Rendering overlaid

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From Greenwich St Plaza



Rendering overlaid

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From Greenwich St Plaza



Rendering overlaid

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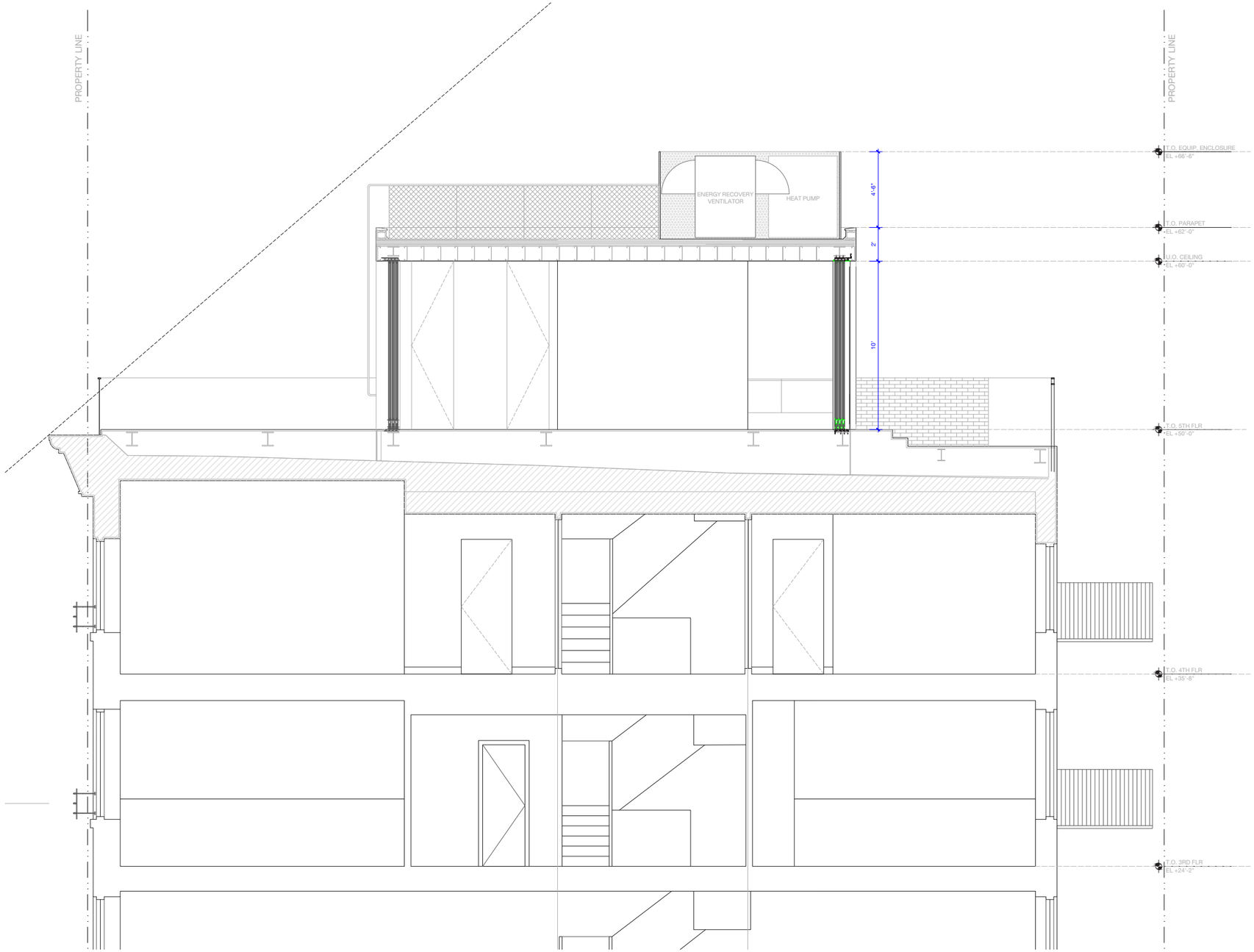
APPENDIX

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17 HARRISON ST LPC PUBLIC HEARING

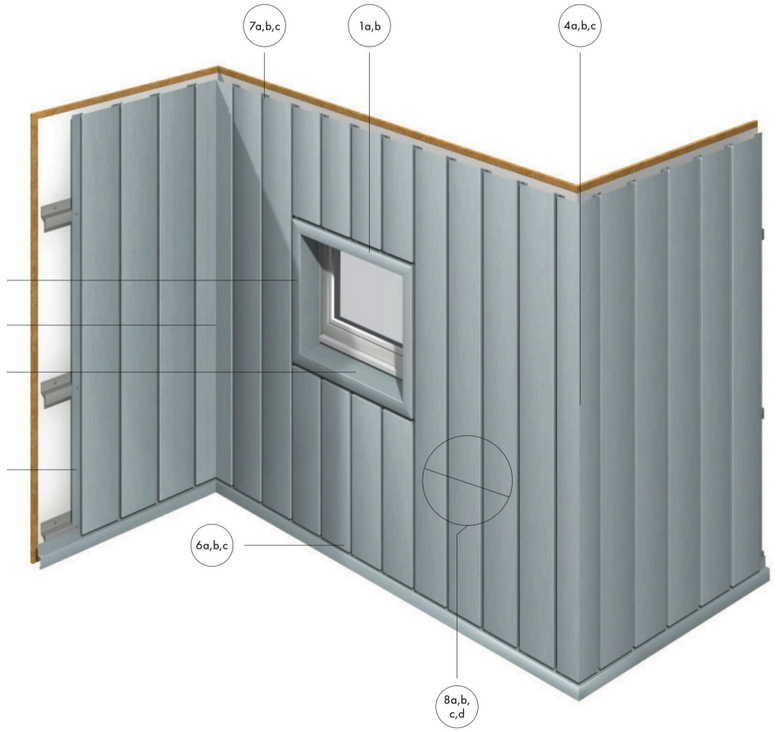
PROPOSED LONG SECTION

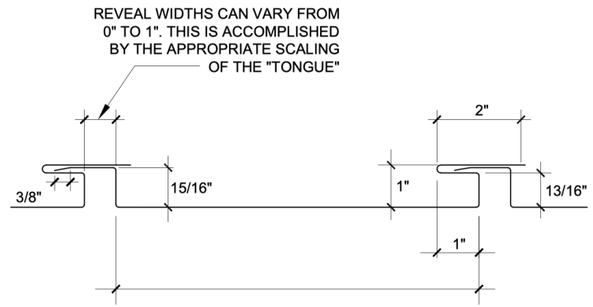


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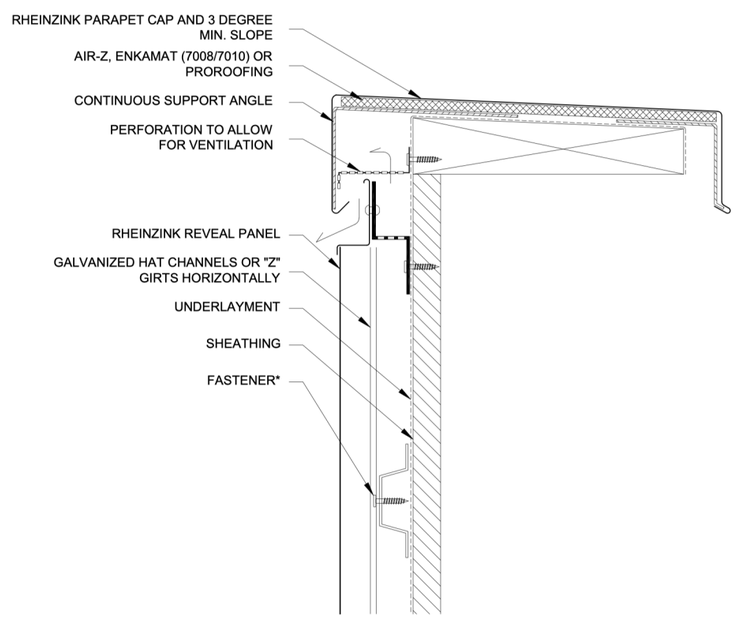
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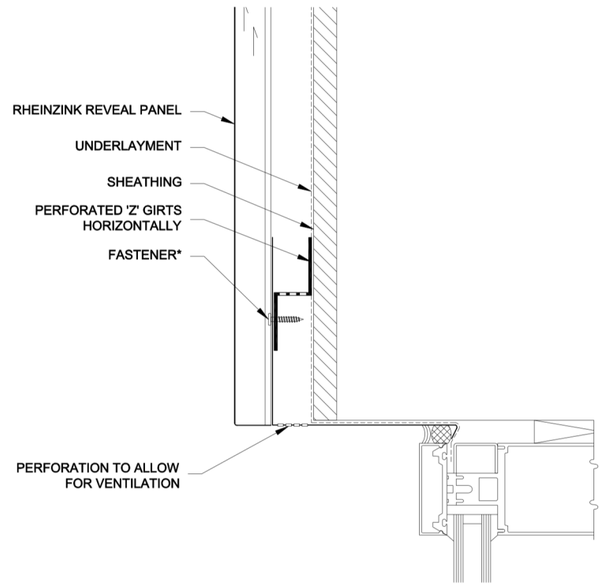
ZINC FACADE

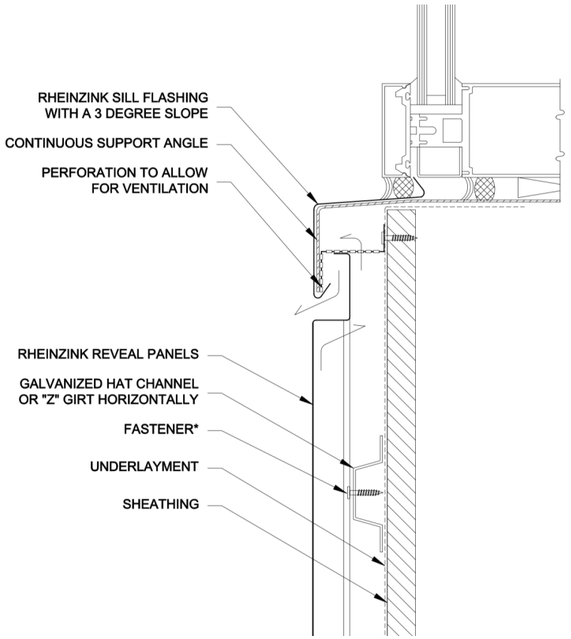


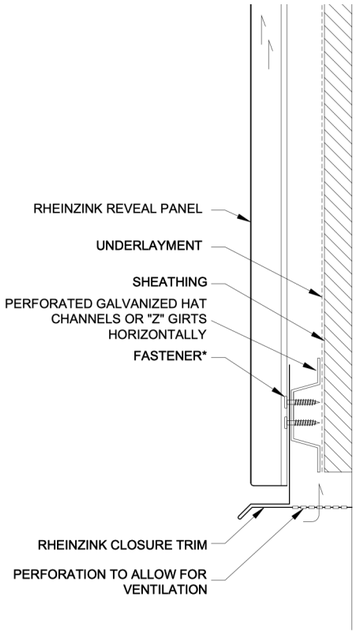


PANELS CAN BE MADE IN BAY
WIDTHS BETWEEN *7" AND 13"*
MATERIAL THICKNESSES: 0.8mm, 1.0mm and 1.2mm



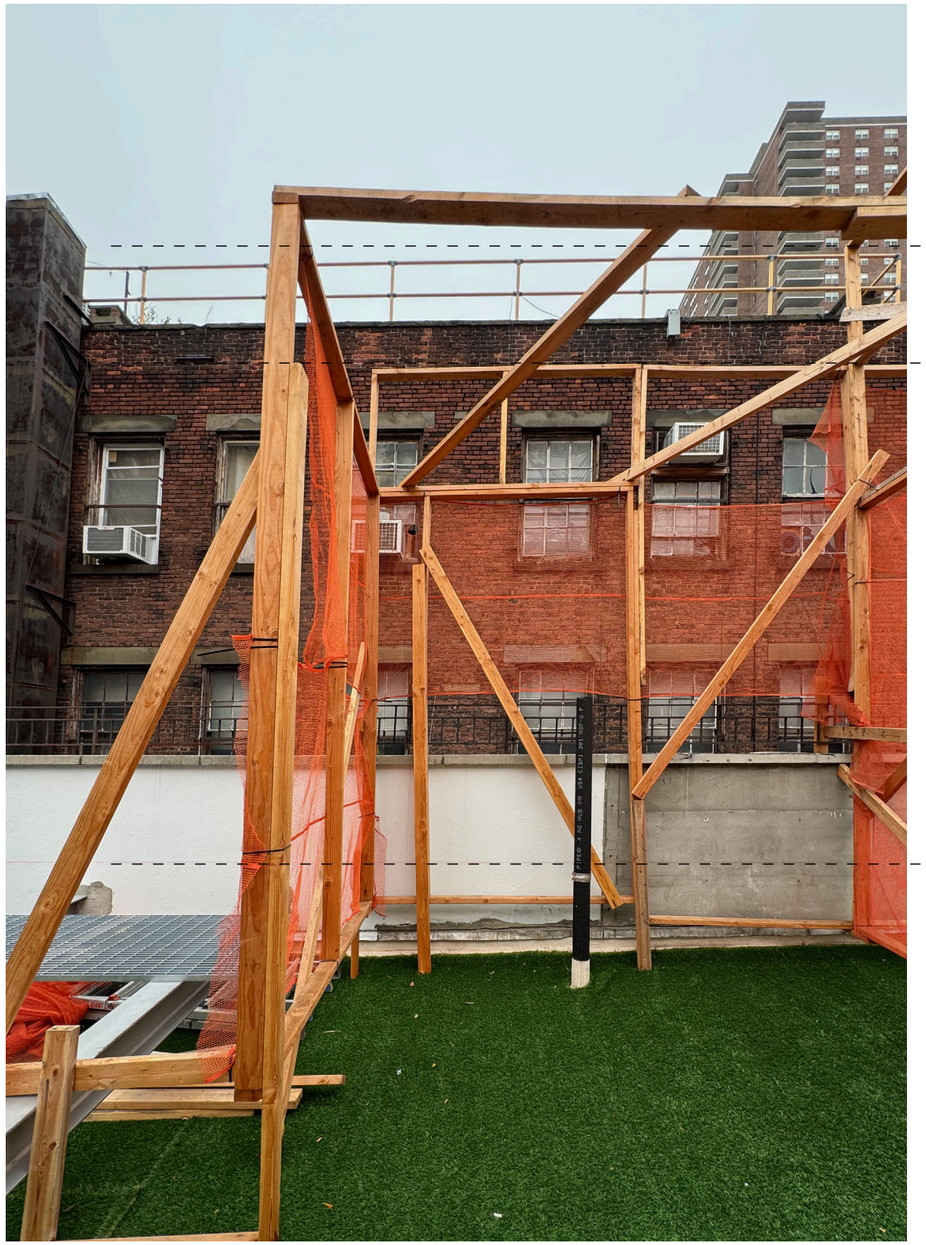






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