

September 15, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-10317

73 Washington Place – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 187 7336

Passcode: 066380

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.



TIMELINE OF PERMITS:

LPC Permit CoFA issued CoFA 17-7046 Docket # 174294	24-Sep-2015	Expiration: 5 May 2021
LPC Amendment to Extend Permit LPC-21-05599	7-Apr-2021	Expiration: 5 May 2024
LPC Amendment for Façade repairs LPC-21-09740	10-Aug-2021	
LPC Amendment to Extend Permit LPC-24-08590	2-May-2024	Expiration: 5 May 2026
LPC Amendment for Design changes LPC-26-07935	21-Apr-2026	

CONSTRUCTION STATUS:

STRUCTURAL REFRAMING AND SUPPORT OF EXCAVATION WORK ARE UNDERWAY.



PHOTOGRAPH - FRONT FACADE (SOUTH)
- 2015



PHOTOGRAPH - FRONT FACADE (SOUTH)
- 2015



PHOTOGRAPH - FRONT FACADE (SOUTH)
- 2015



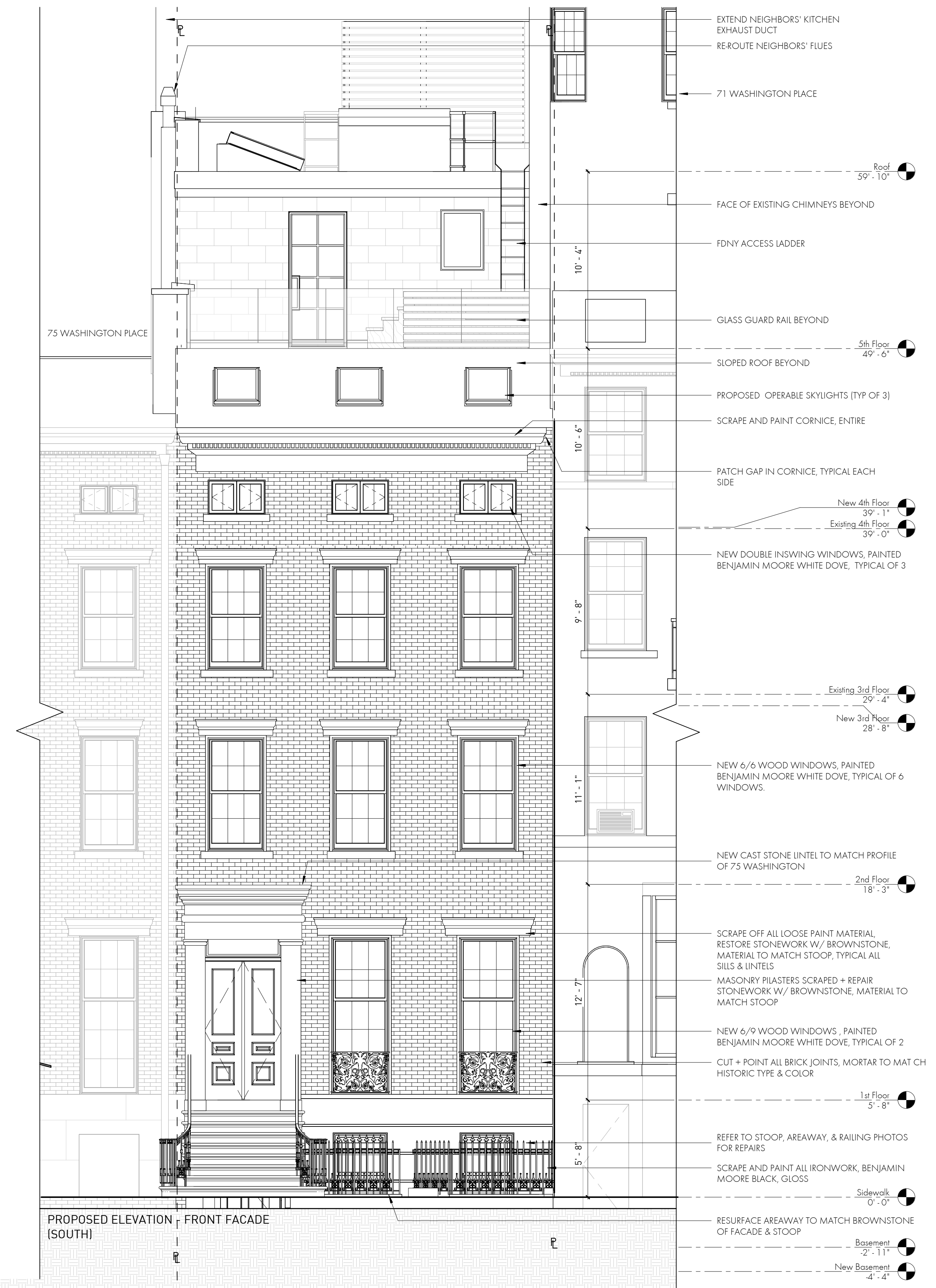
TAX PHOTO 1940

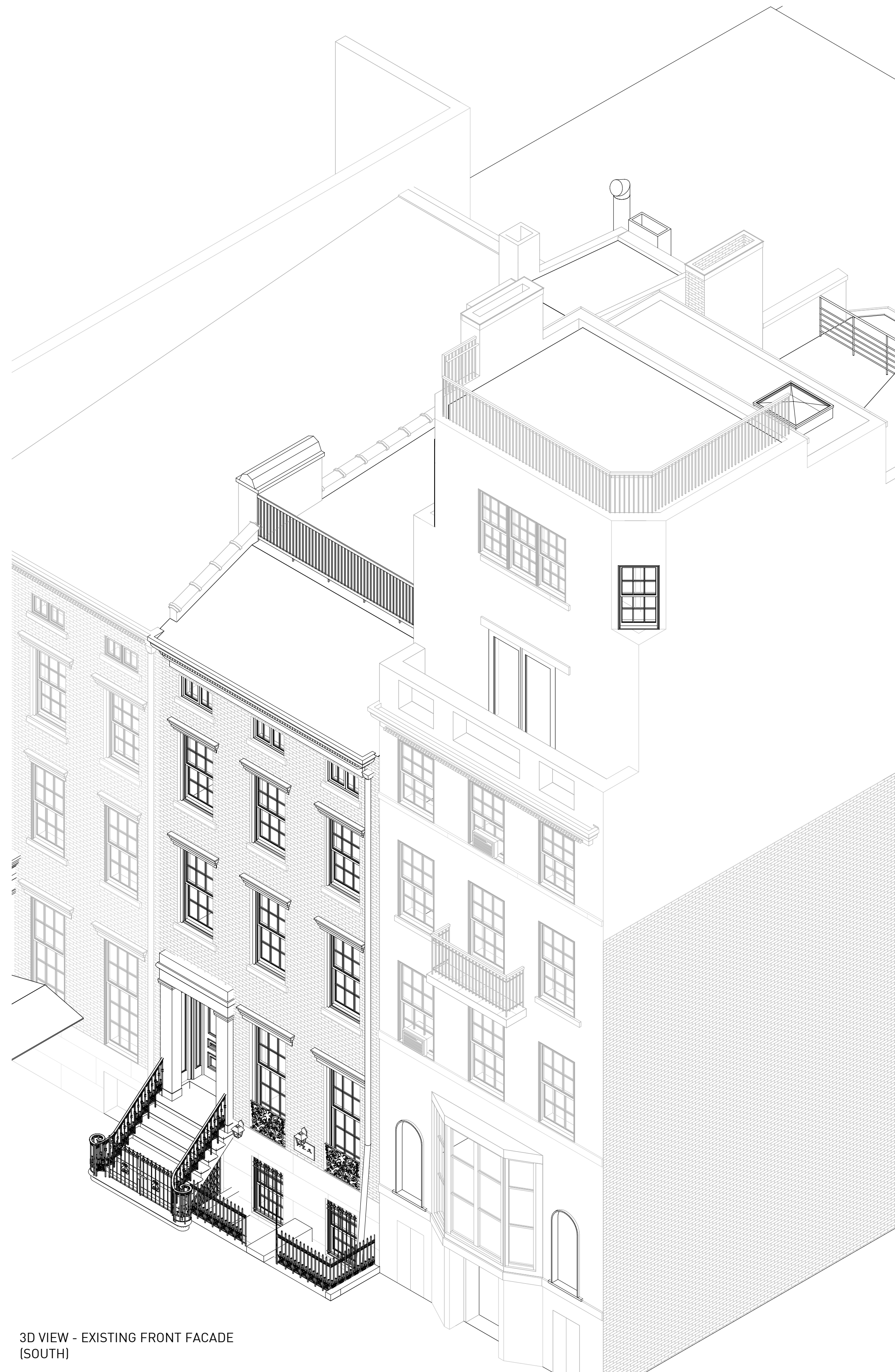


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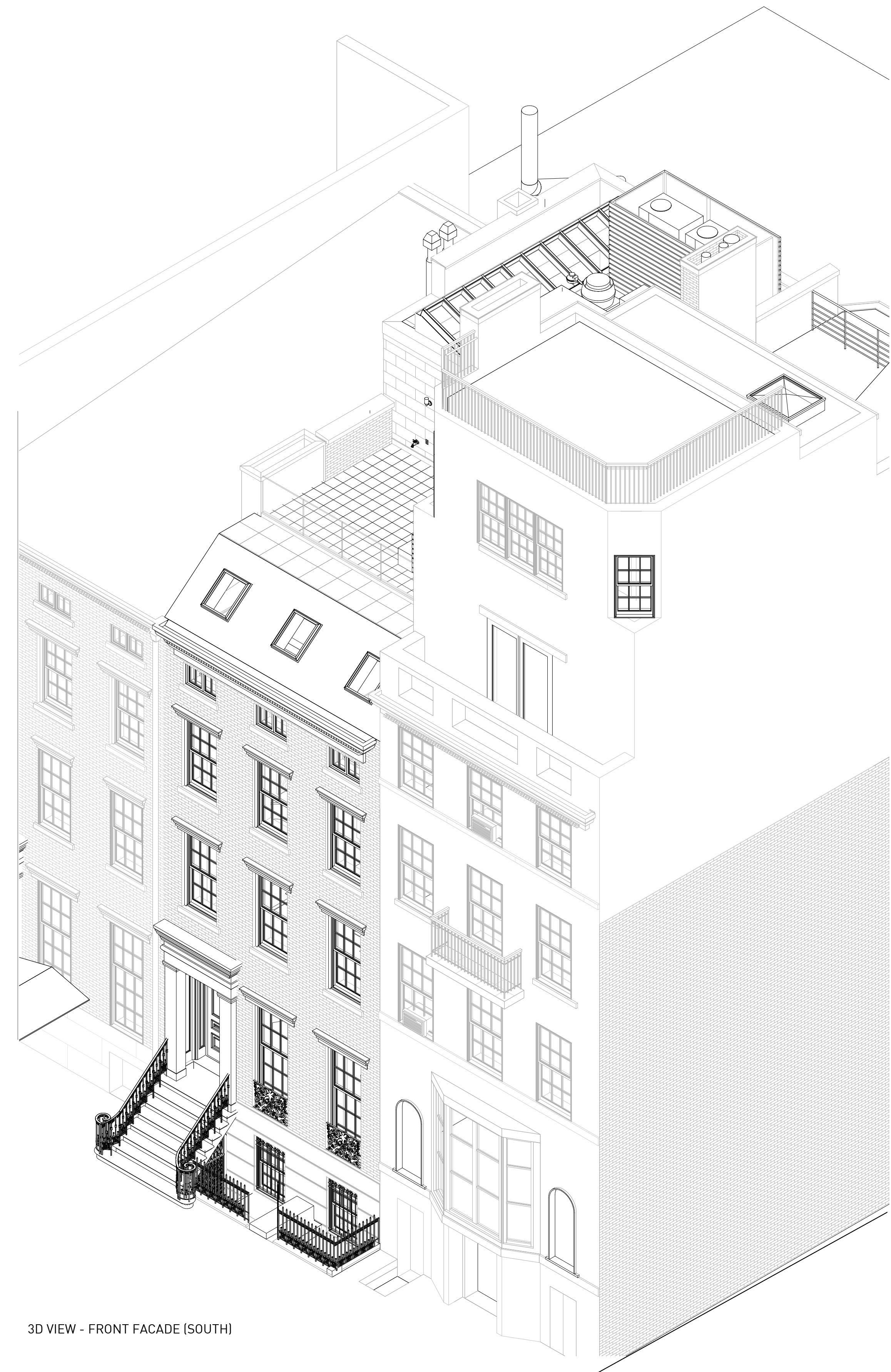


PHOTOGRAPH - FRONT FACADE (SOUTH)
- JUNE 2026





3D VIEW - EXISTING FRONT FACADE
(SOUTH)



3D VIEW - FRONT FACADE (SOUTH)



PHOTOGRAPH - REAR FACADE



PHOTOGRAPH - REAR FACADE



PHOTOGRAPH - REAR FACADE



PHOTOGRAPH - NEIGHBOR'S FACADE
(NORTH)



PHOTOGRAPH - REAR FACADE (NORTH)



PHOTOGRAPH - NEIGHBOR'S FACADE
(NORTH)



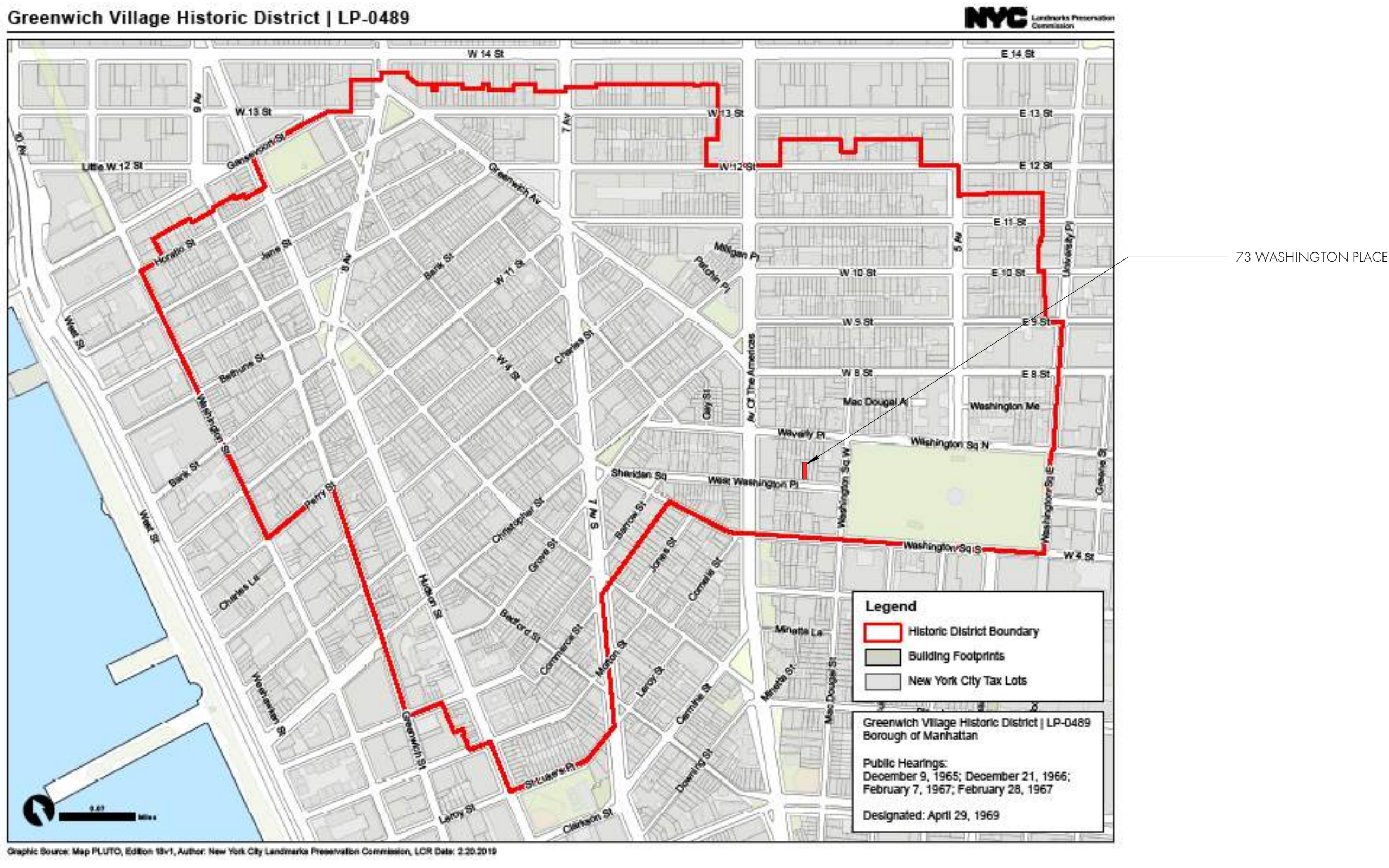
PHOTOGRAPH - BIRD'S EYE VIEW OF
REAR FACADES



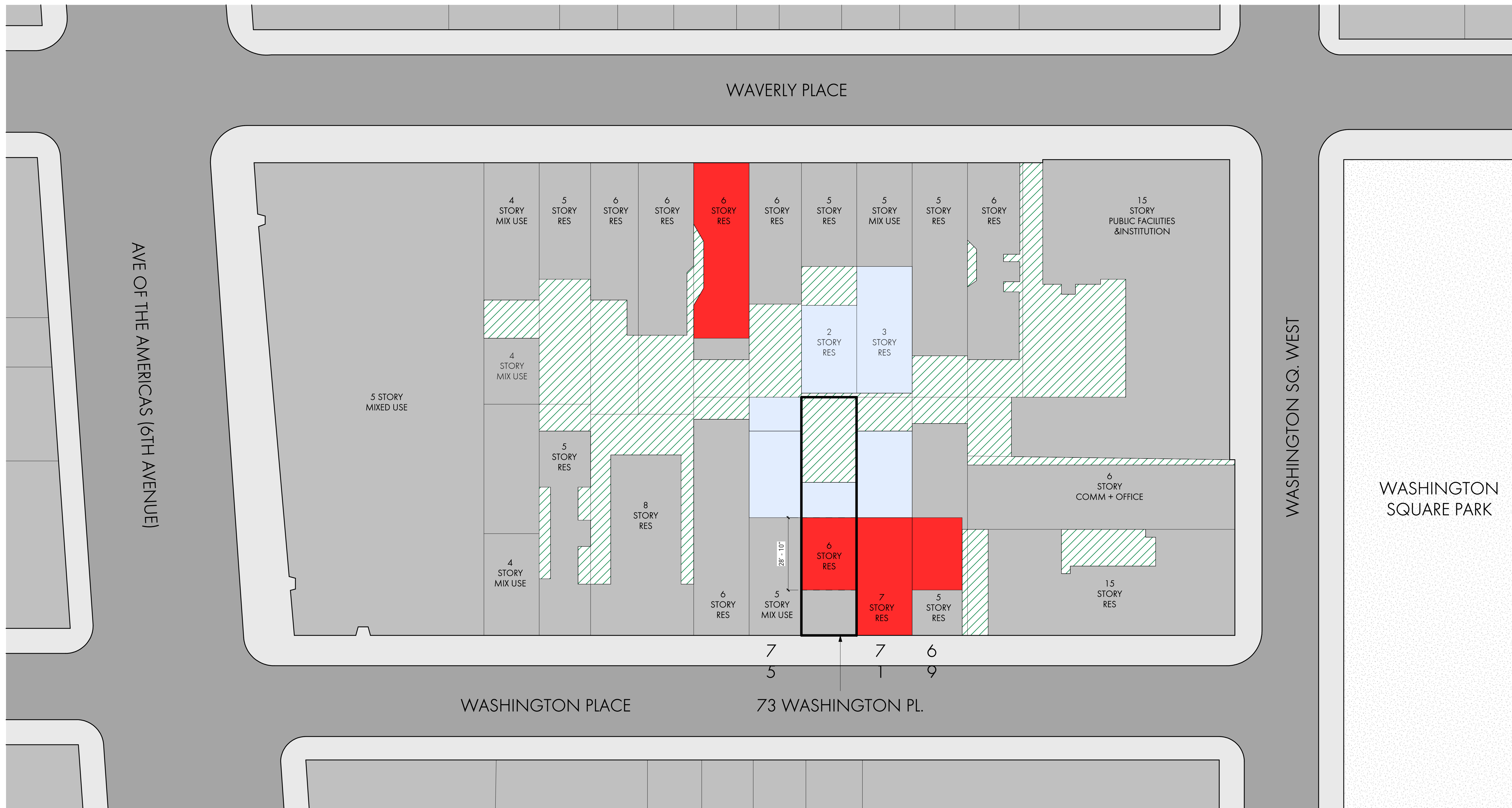
PHOTOGRAPH - REAR YARD



PHOTOGRAPH - BIRD'S EYE VIEW OF
REAR YARD



MAP - AREA 4 FROM THE LPC
DESIGNATION REPORT (DETAIL)

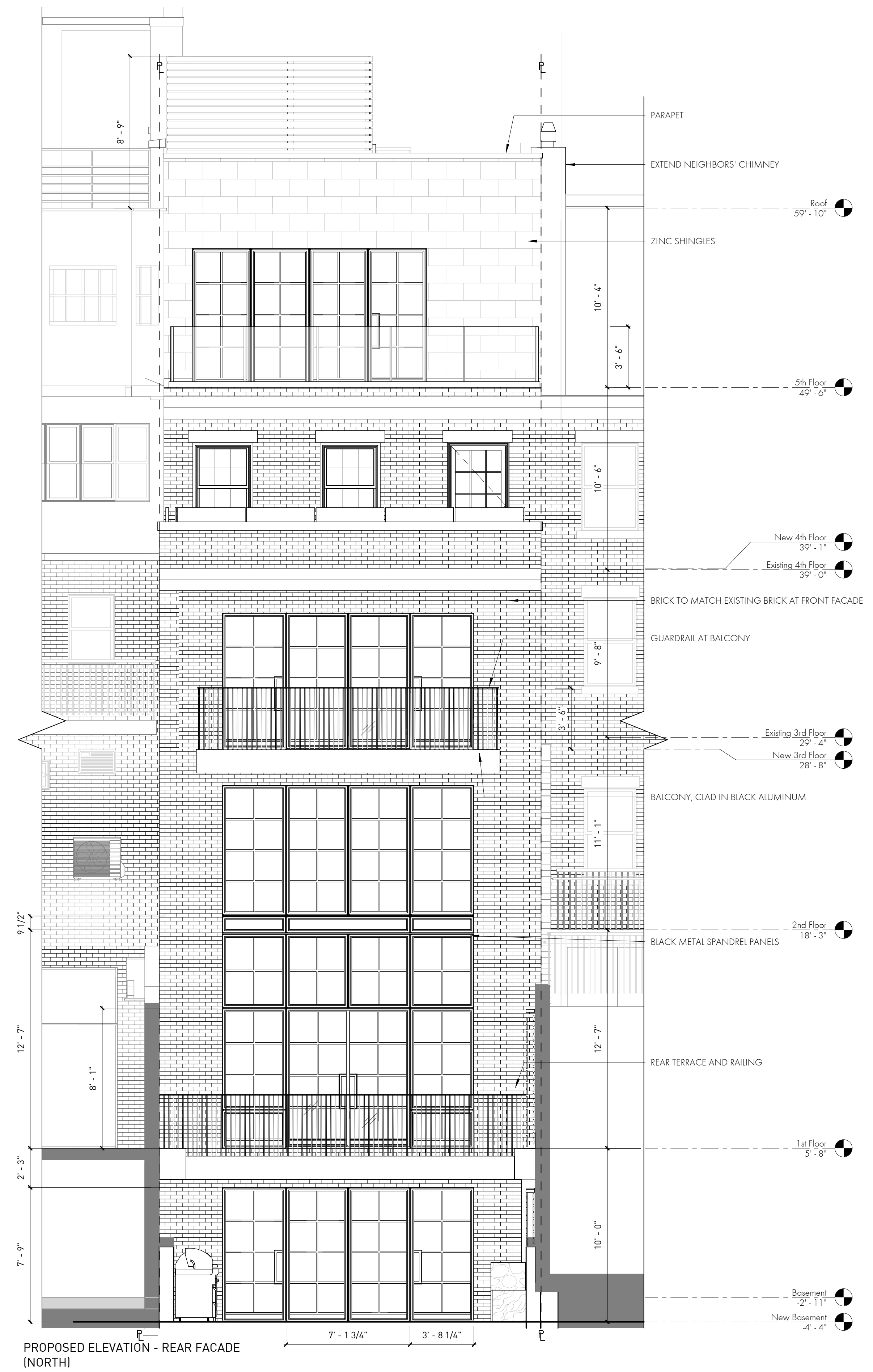


BLOCK PLAN

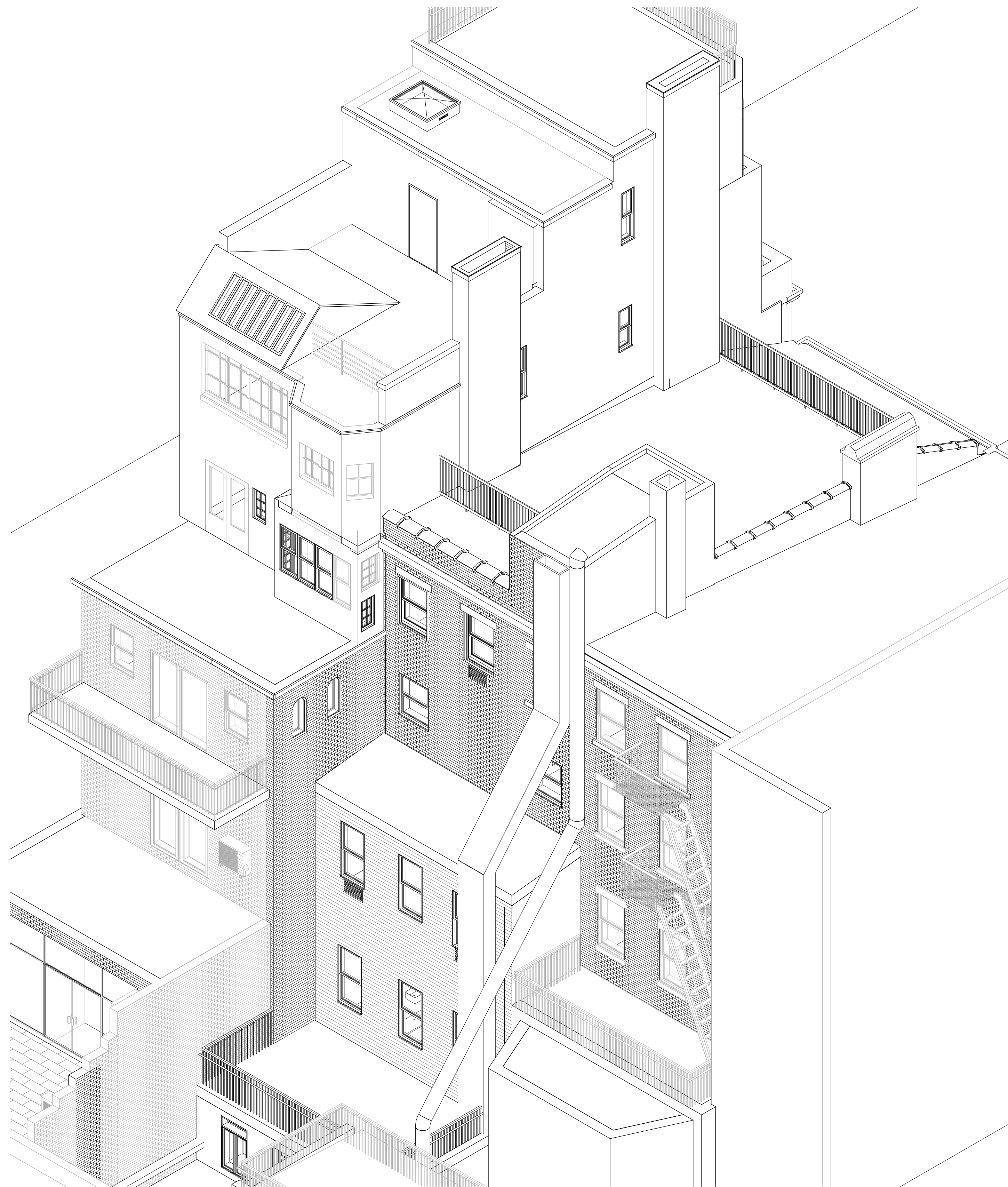




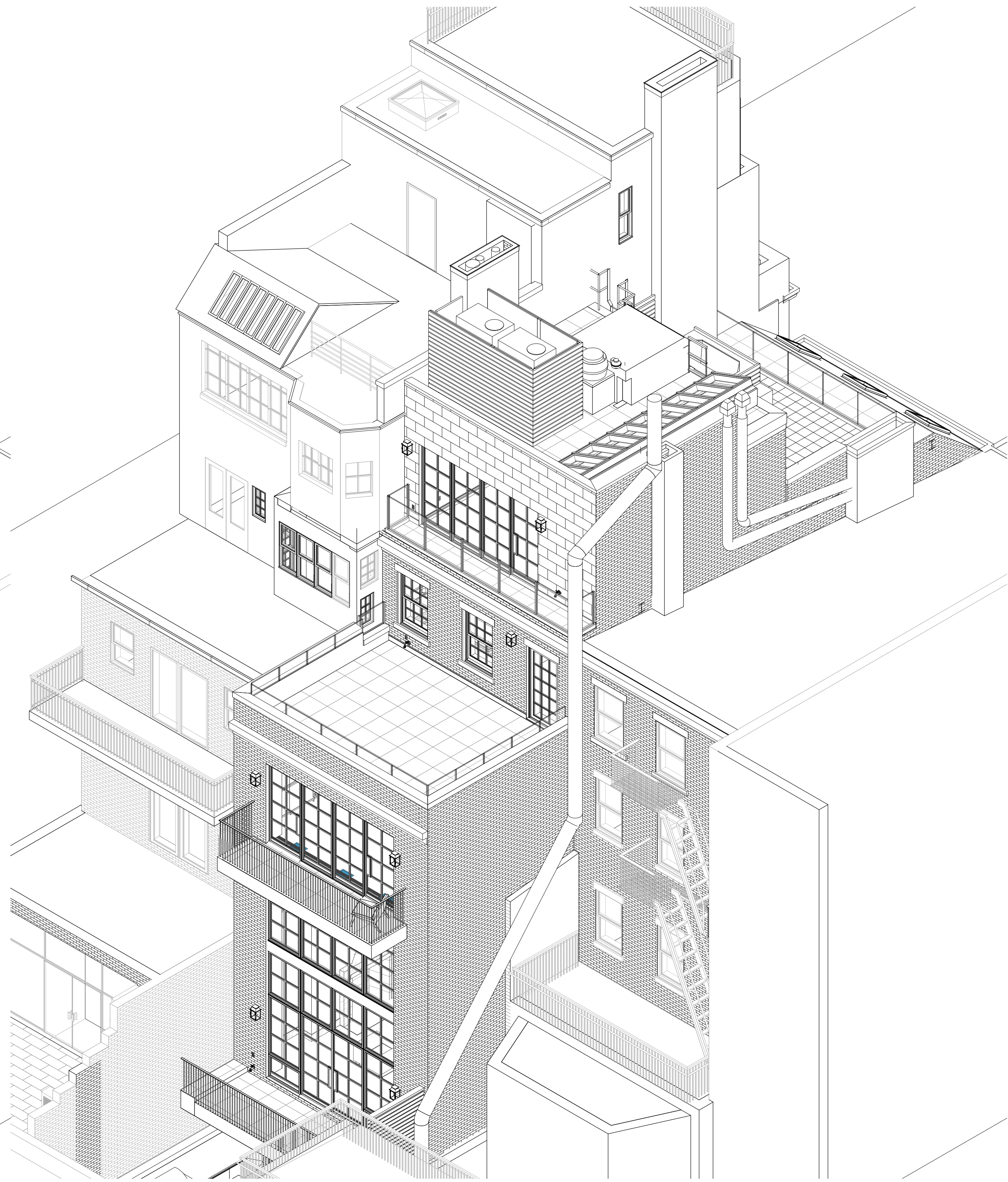
EXISTING ELEVATION - REAR FACADE
(NORTH)



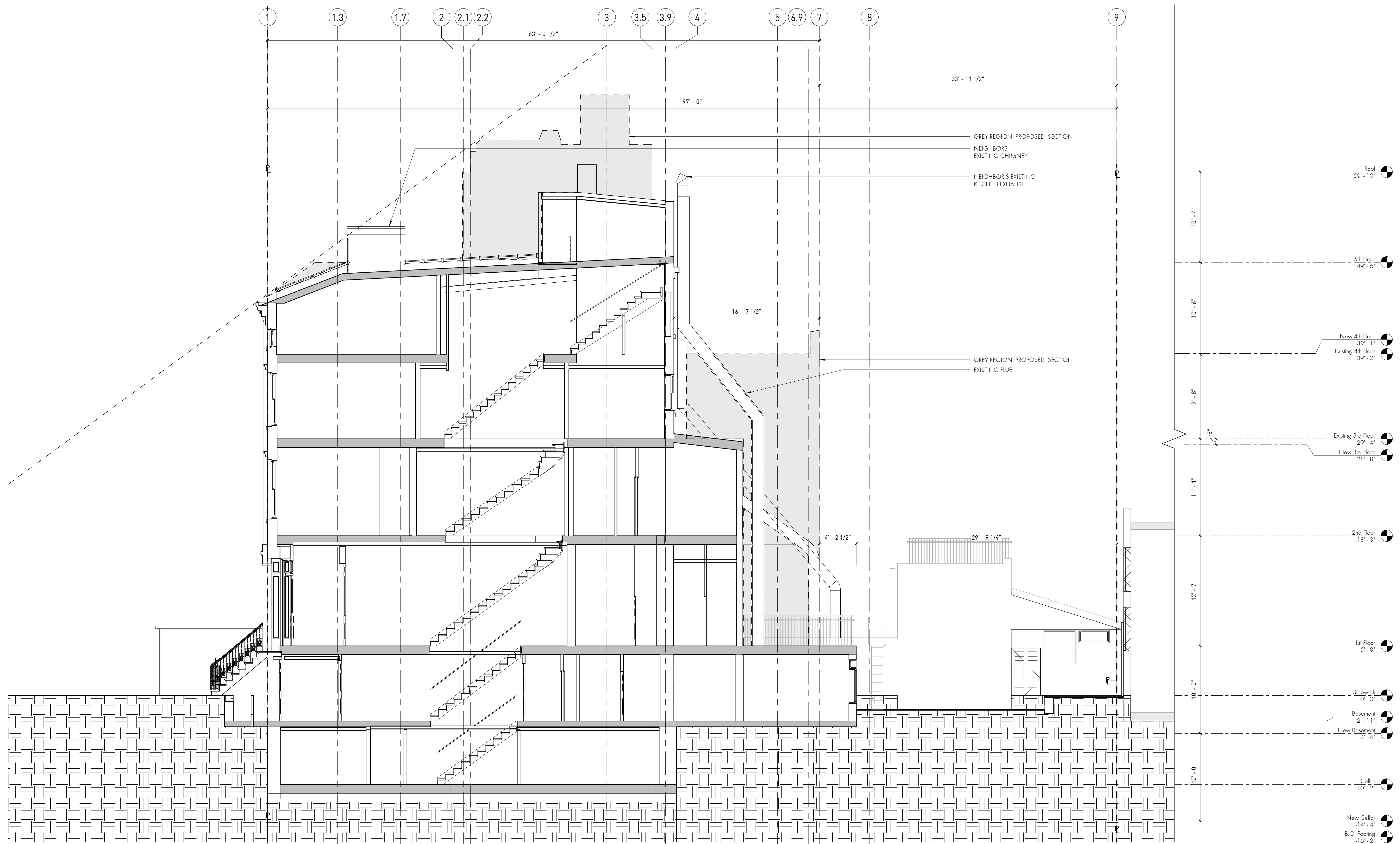
PROPOSED ELEVATION - REAR FACADE
(NORTH)



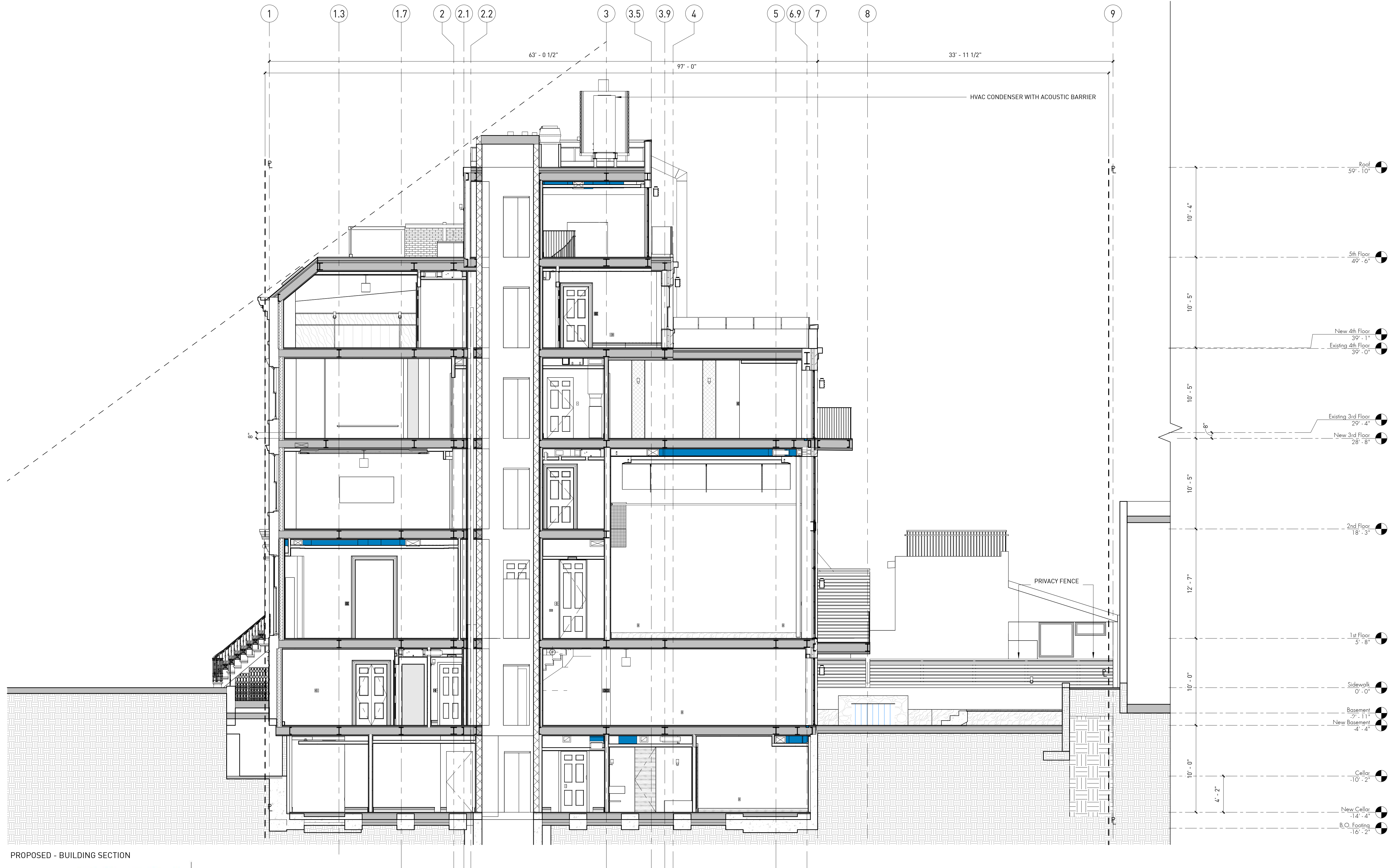
3D VIEW - EXISTING REAR FACADE
(NORTH)

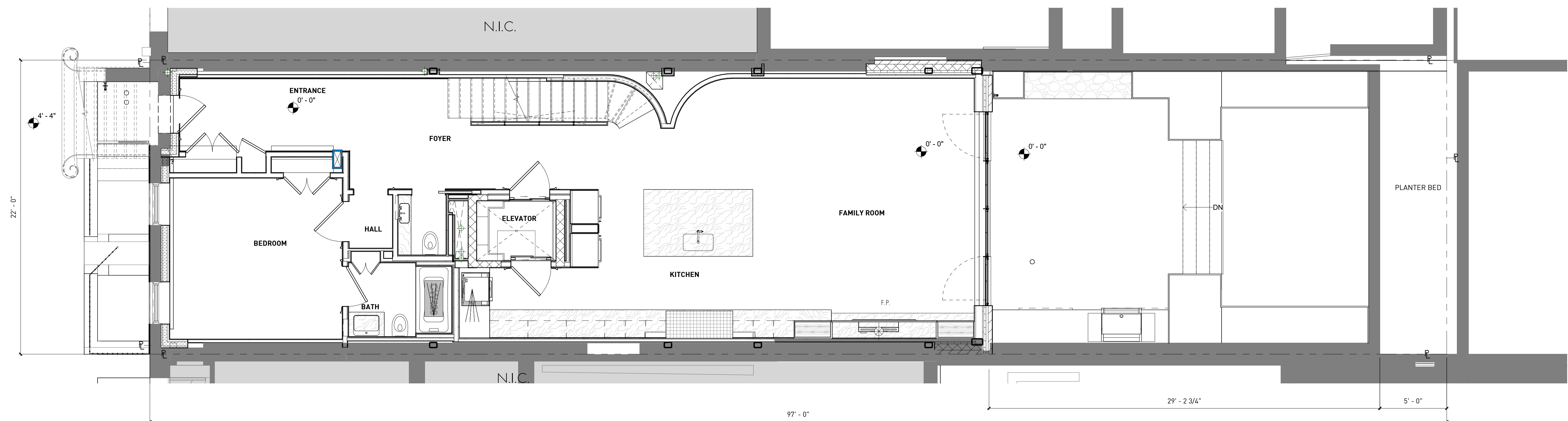


3D VIEW - REAR FACADE (NORTH)

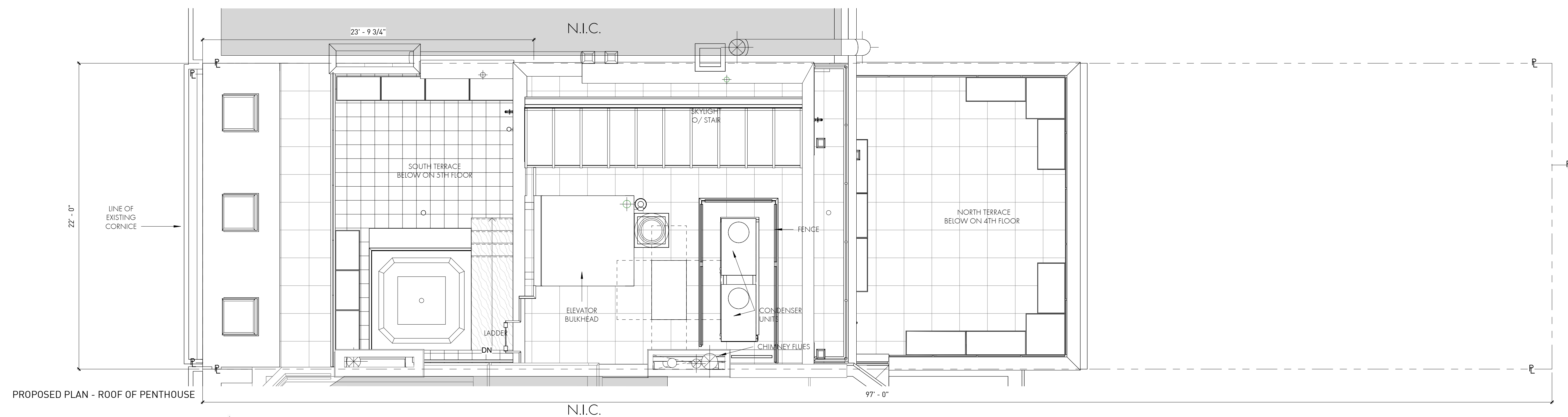


EXISTING - BUILDING SECTION





PROPOSED PLAN - NEW BASEMENT



PROPOSED PLAN - ROOF OF PENTHOUSE



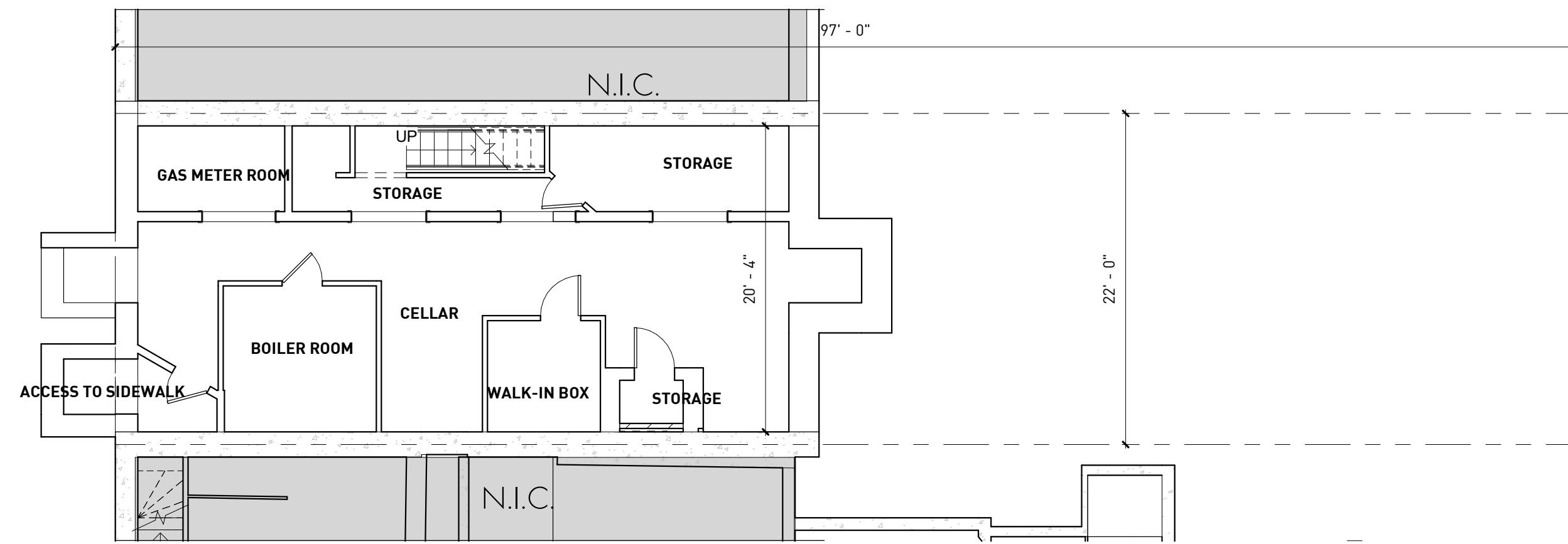
PHOTO - MOCK UP



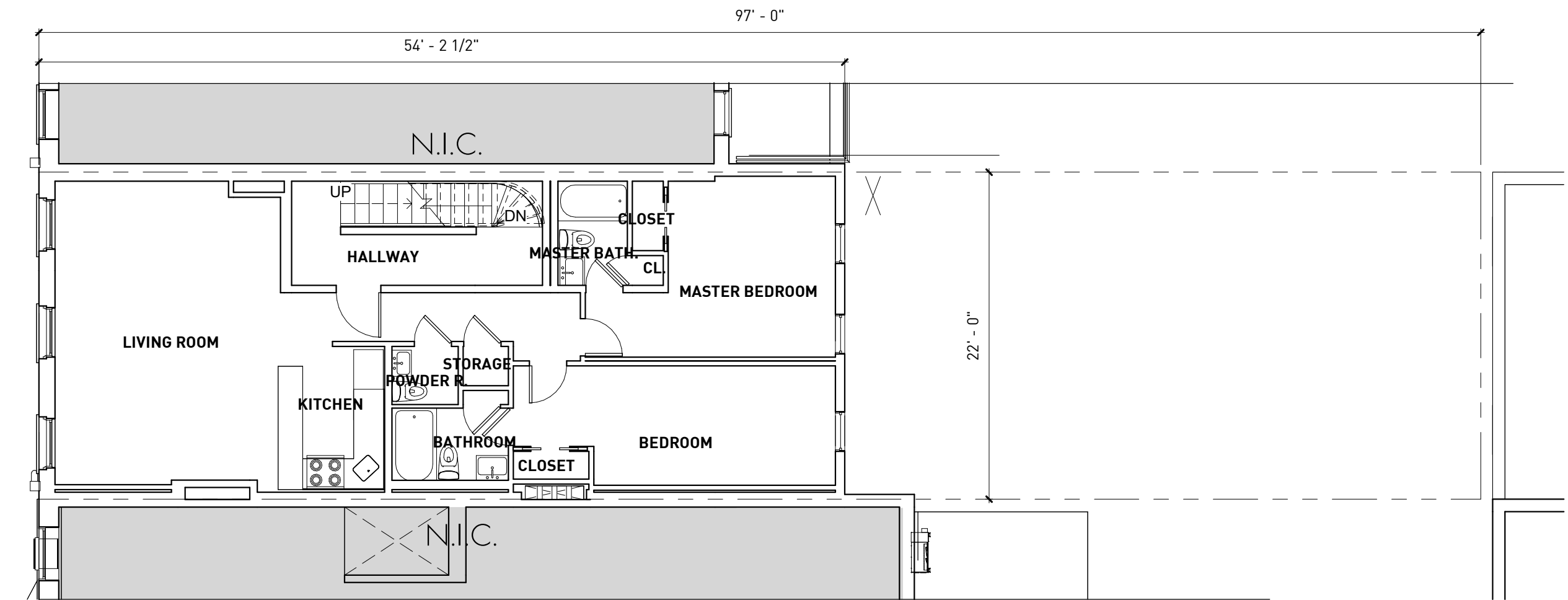
PHOTO - MOCK UP



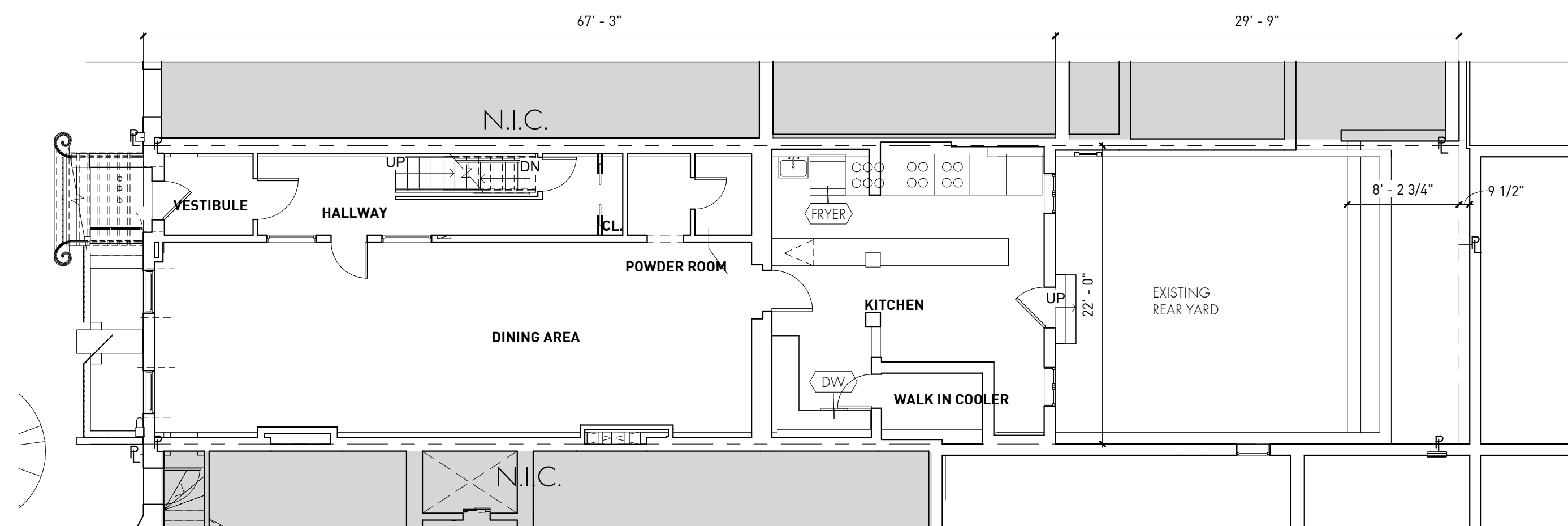
PHOTO - MOCK UP



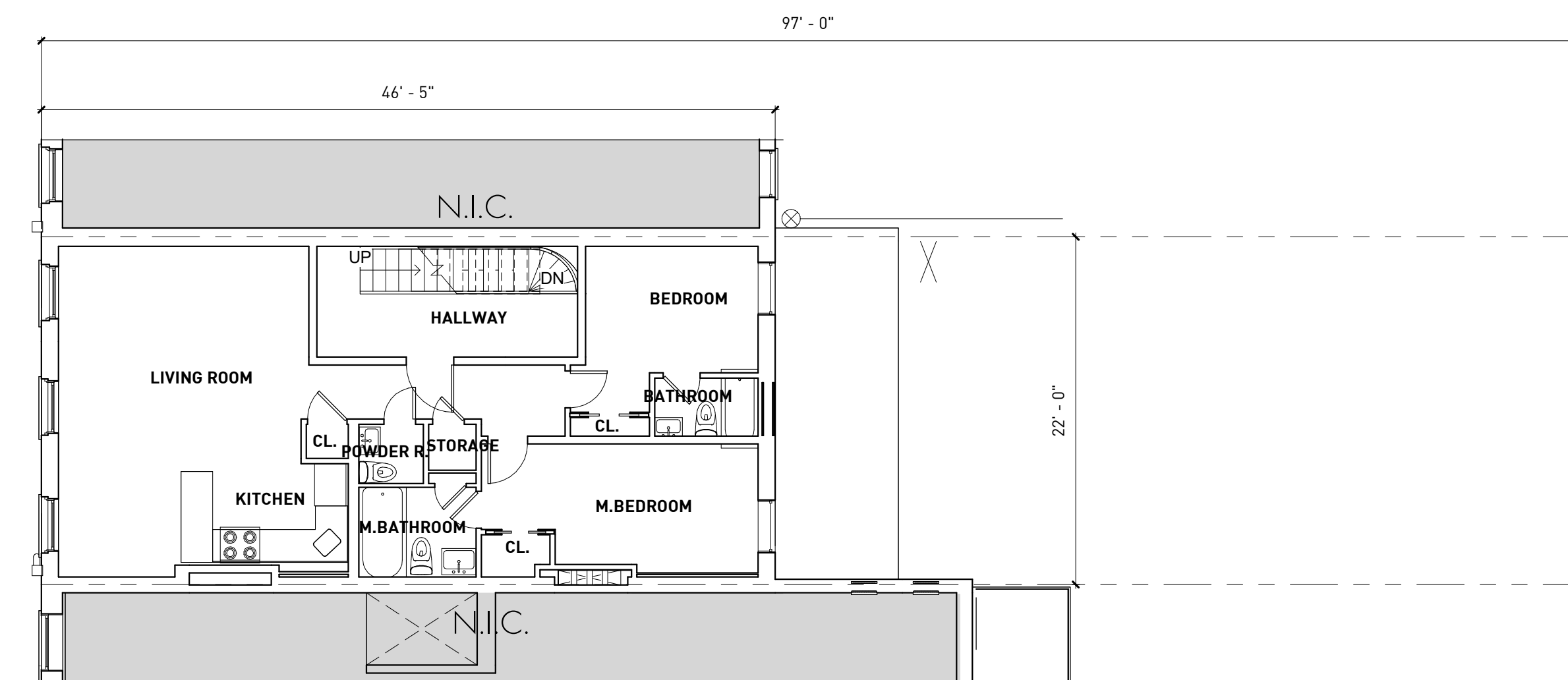
EXISTING PLAN - CELLAR



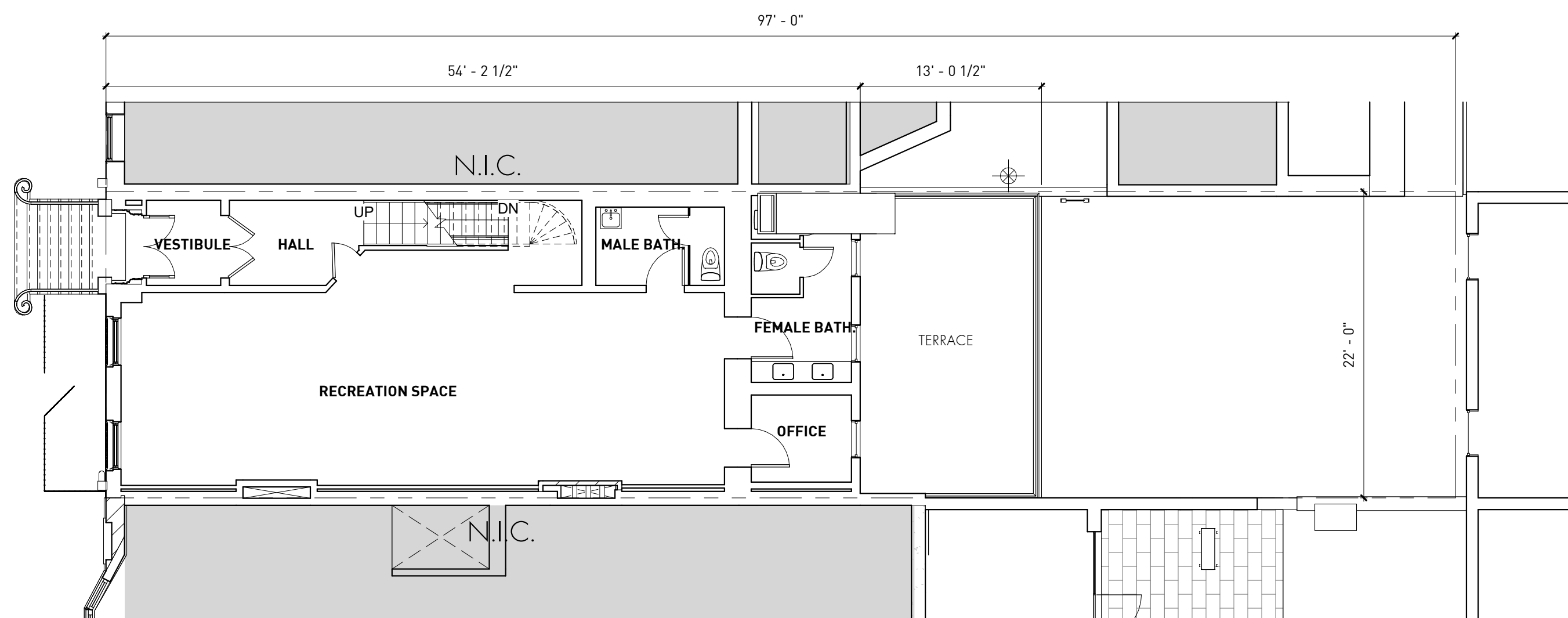
EXISTING PLAN - 2ND FLOOR



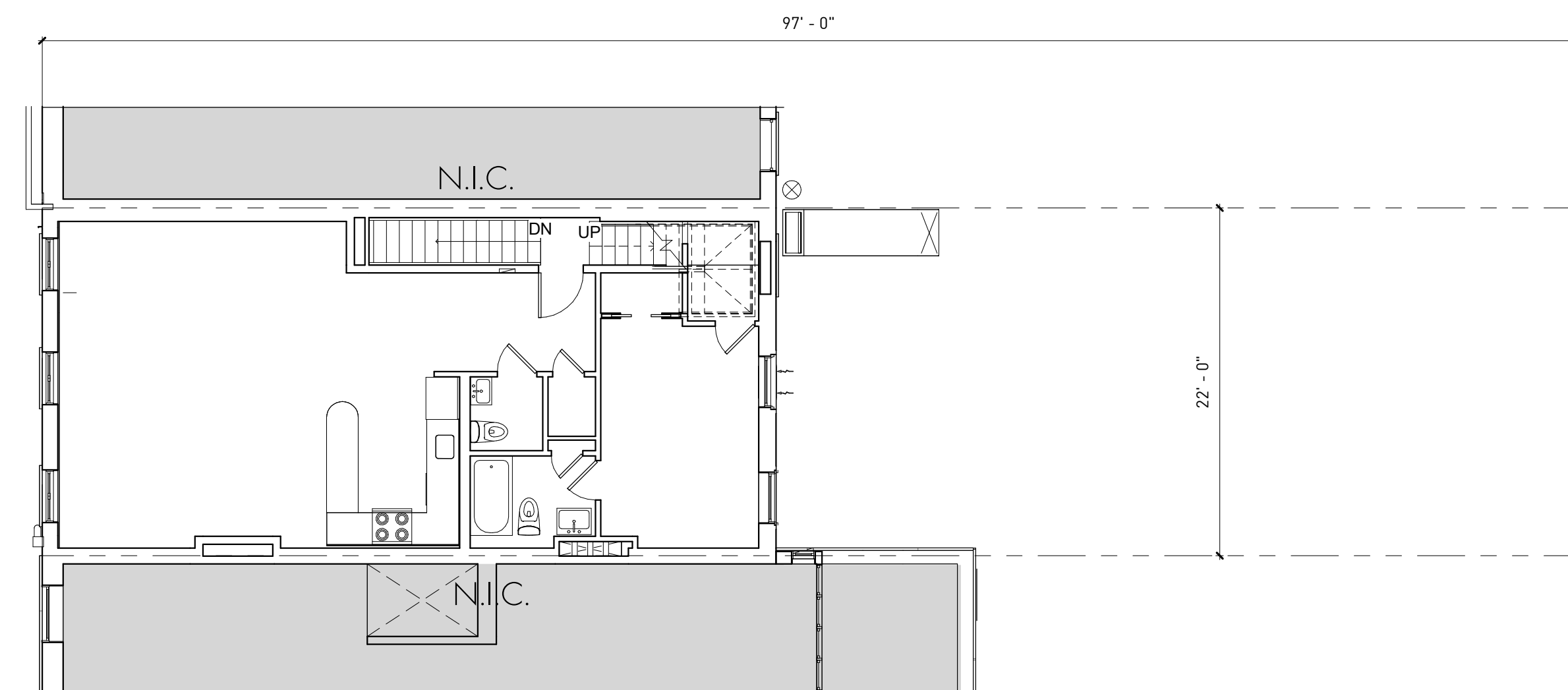
EXISTING PLAN - BASEMENT



EXISTING PLAN - 3RD FLOOR



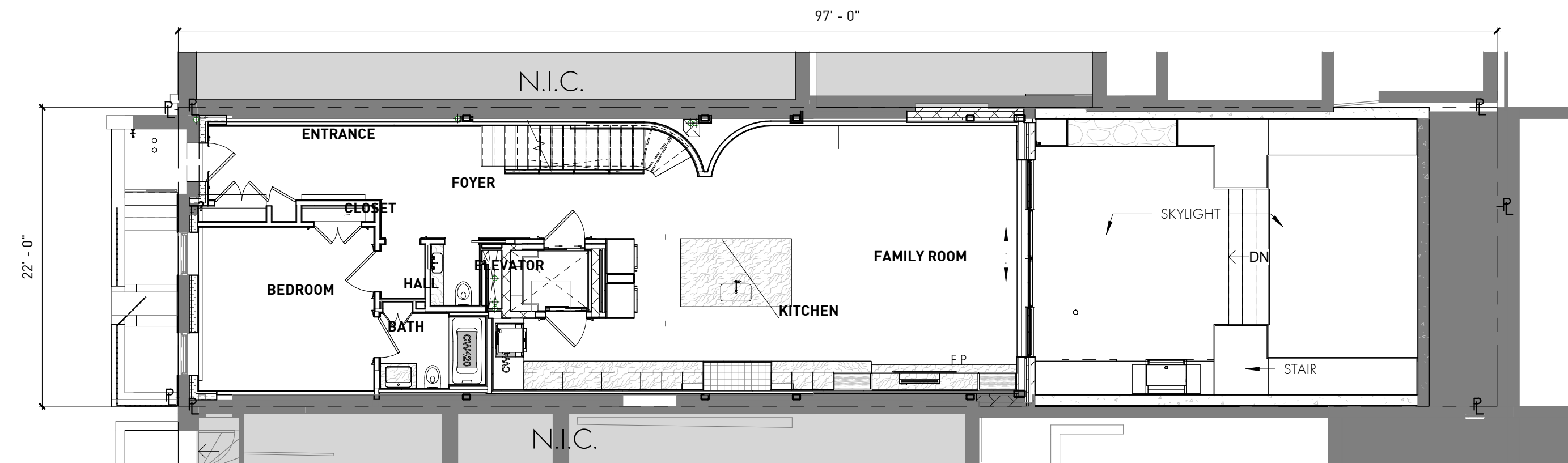
EXISTING PLAN - 1ST FLOOR



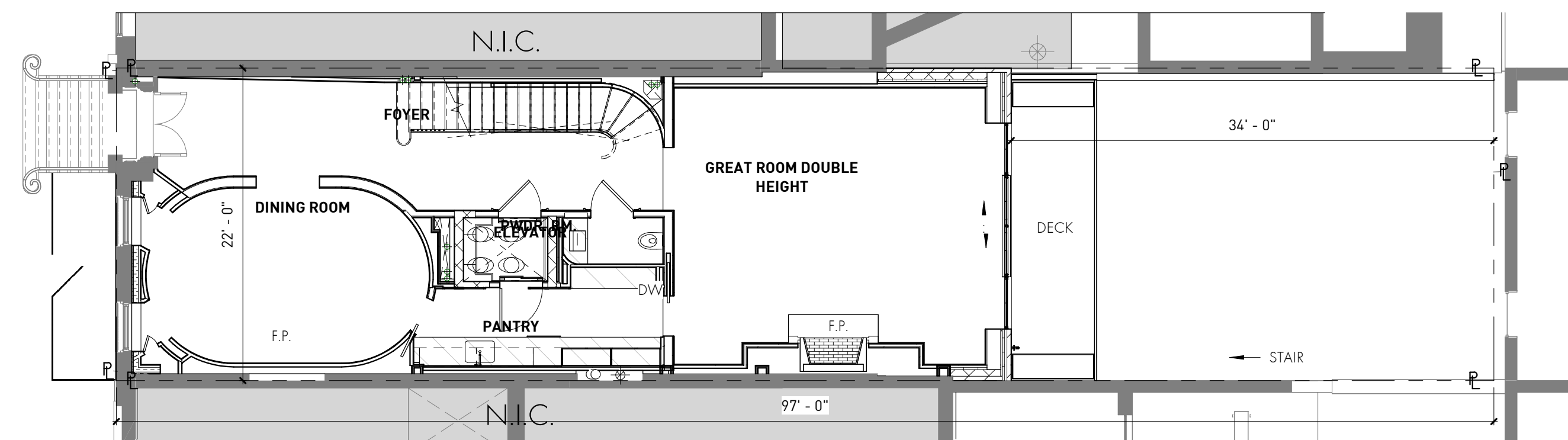
EXISTING PLAN - 4TH FLOOR



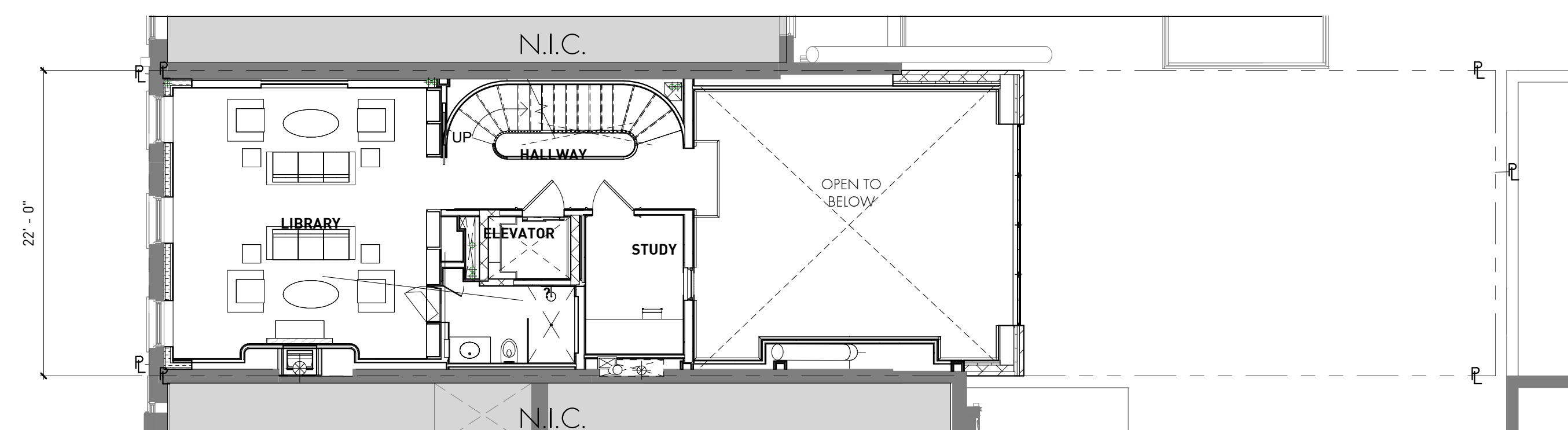
PROPOSED PLAN - NEW CELLAR



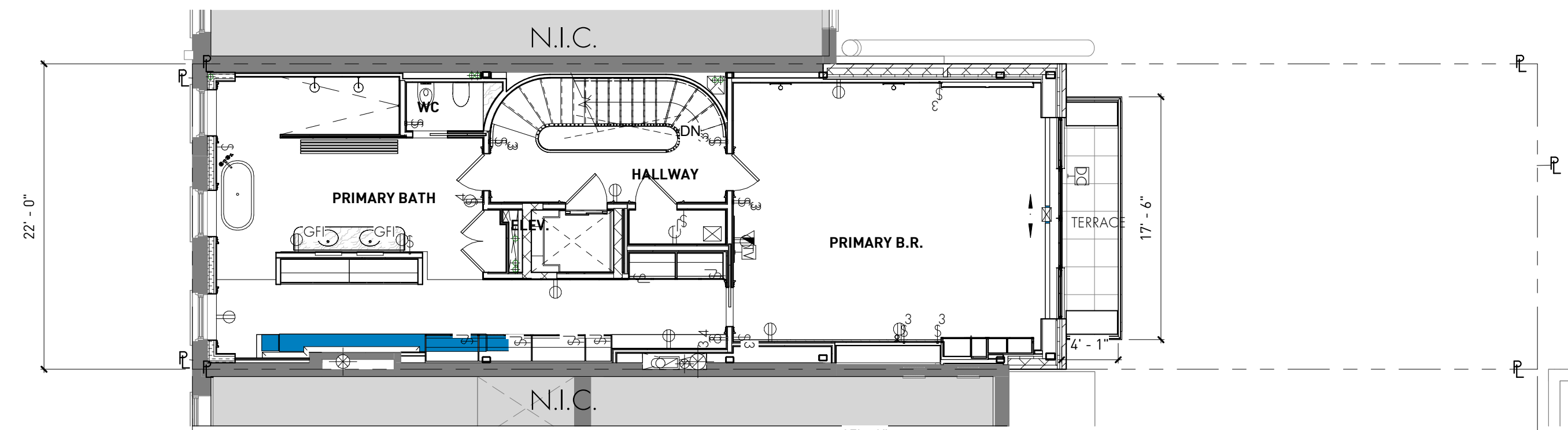
PROPOSED PLAN - NEW BASEMENT



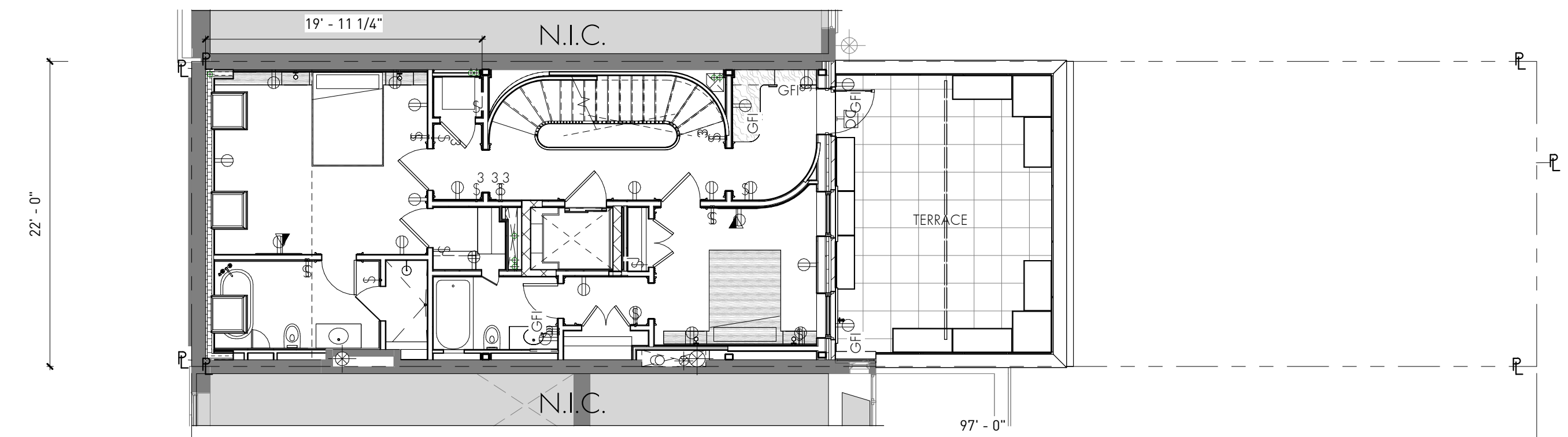
PROPOSED PLAN - 1ST FLOOR



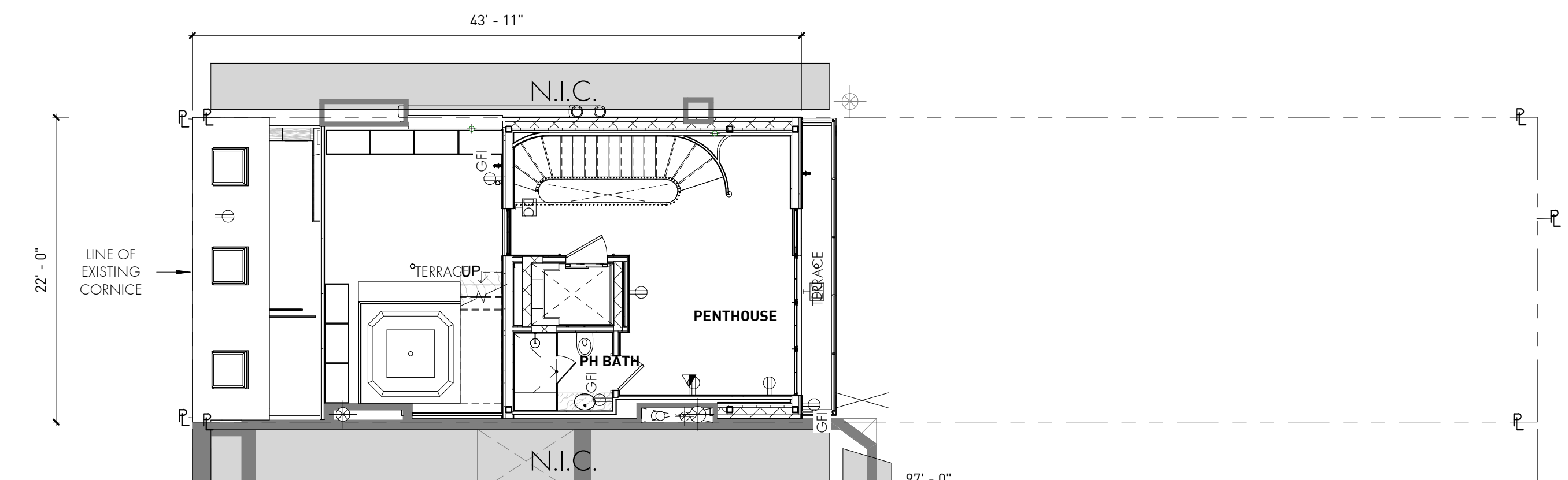
PROPOSED PLAN - 2ND FLOOR



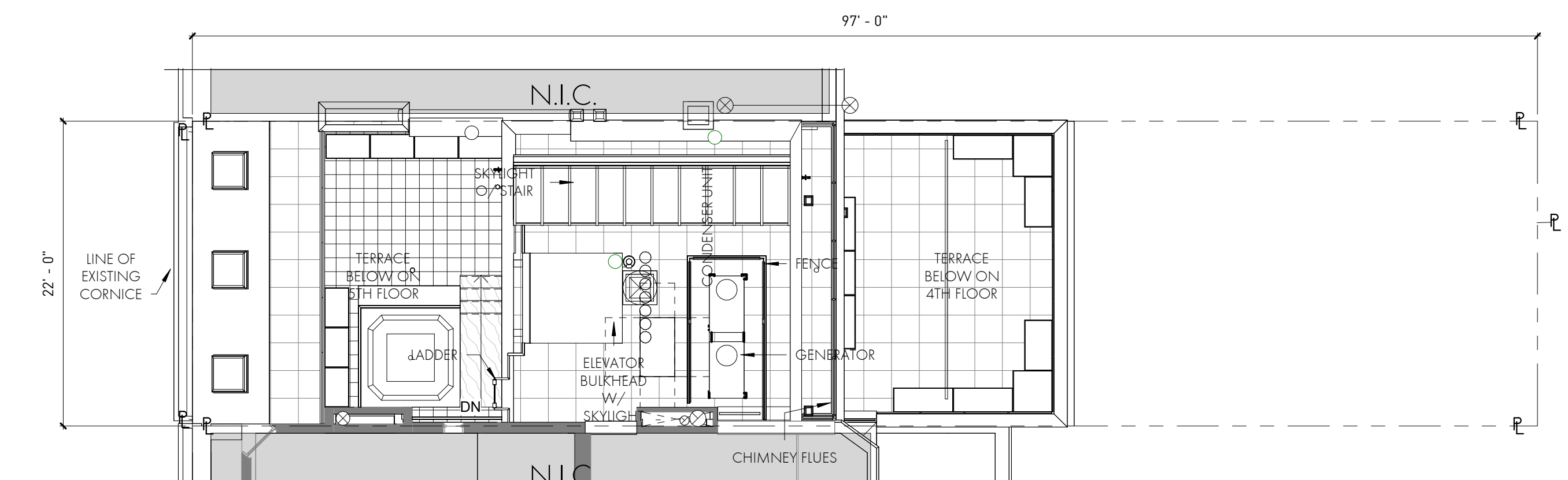
PROPOSED PLAN - NEW 3RD FLOOR



PROPOSED PLAN - 4TH FLOOR



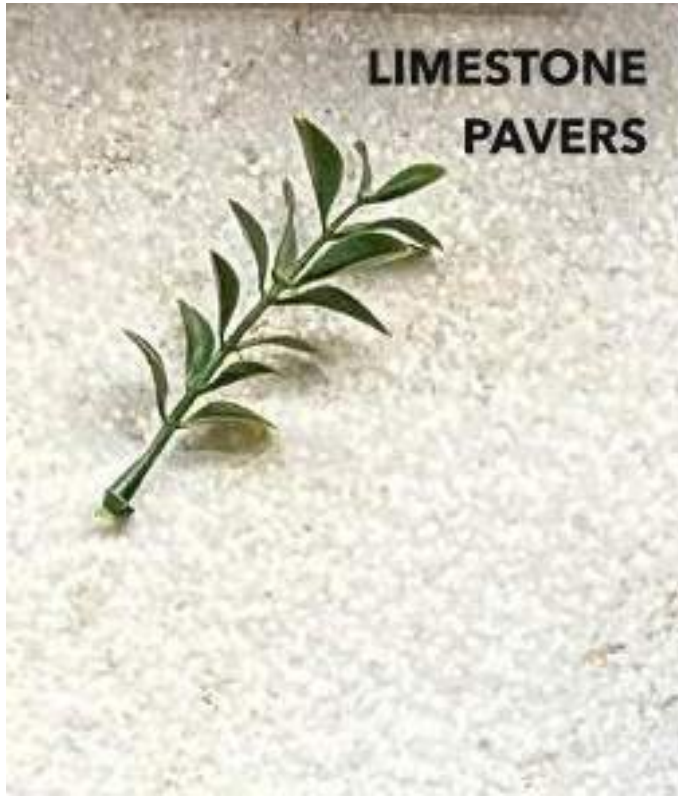
PROPOSED PLAN - PENTHOUSE



PROPOSED PLAN - ROOF OF PENTHOUSE



COPING STONE



BACKYARD STONE PAVERS



ALTERNATE WINDOW FRAME & CORNICE
COLOR - FARROW & BALL LIME WHITE #1



RAILING & FRONT DOOR AND TRIMS -
PAINT - BENJAMIN MOORE 2132-10
BLACK GLOSS



WINDOW FRAME & CORNICE COLOR -
BENJAMIN MOORE OC-17 WHITE DOVE



PENTHOUSE CLADDING - ZINC SHINGLES



BRICK



BROWNSTONE - JAHN MORTAR M70
S1-BS



DOOR PAINT



PHOTO - FRONT FACADE



PHOTO - REAR FACADE

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