Landmarks Preservation Commission

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-10973

75 Charles Street– Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 524 7850
Passcode: 283119
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
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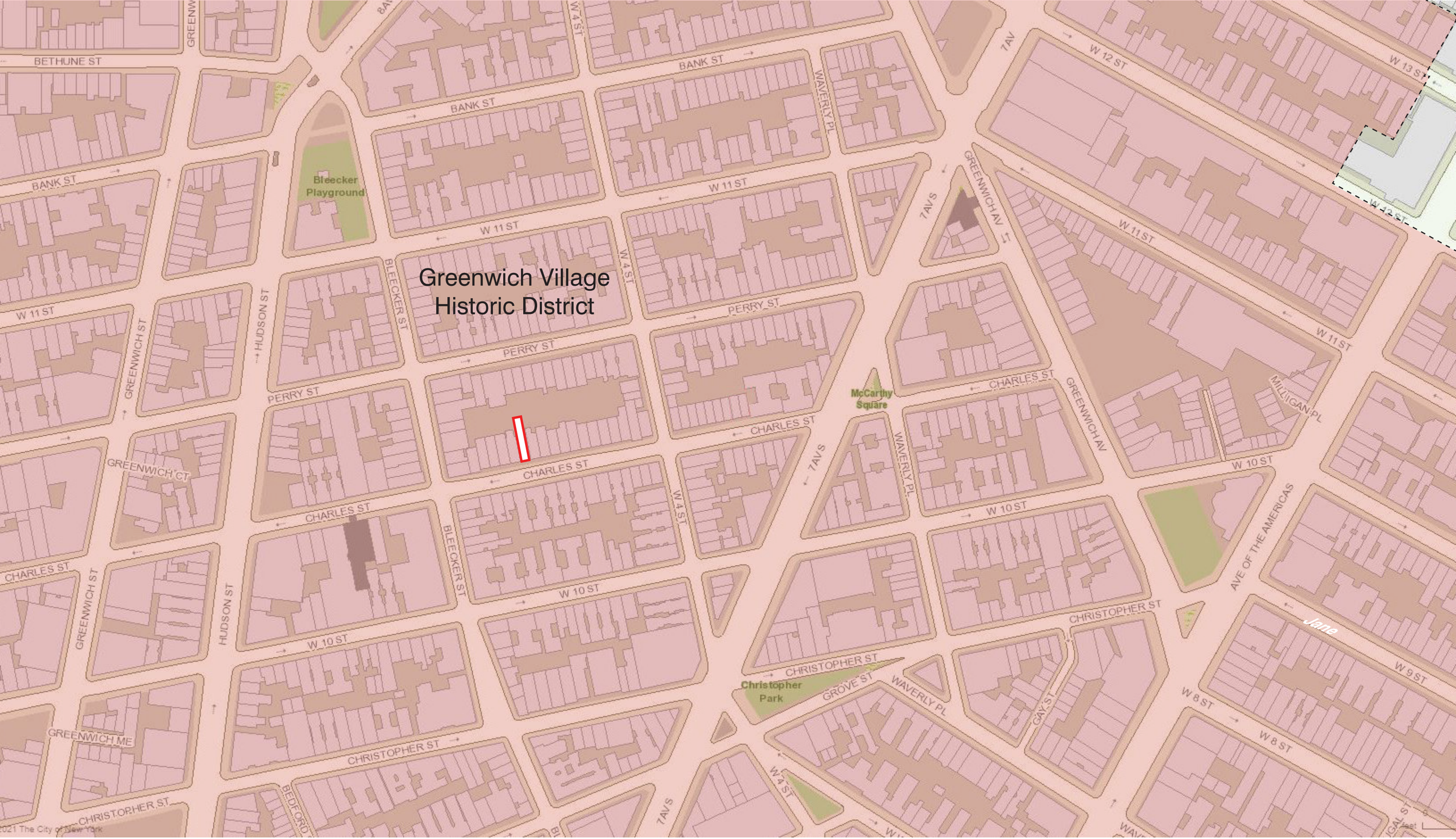
Presentation to the
New York City
Landmarks Preservation
Commission

75 Charles Street

Greenwich Village Historic District

29 September 2026

Steven Harris Architects LLP


Greenwich Village
Historic District
BETHUNE ST
BANK ST
W 11 ST
PERRY ST
CHARLES ST
CHRISTOPHER ST
W 10 ST
W 12 ST
W 13 ST
W 4 ST
GREENWICH AV
7 AV
7 AV S
WAVERLY PL
HUDSON ST
BLEECKER ST
GREENWICH ST
GREENWICH CT
GREENWICH ME
MILLIGAN PL
AVE OF THE AMERICAS
GROVE ST
GAY ST
W 8 ST
W 9 ST
Bleecker Playground
McCarthy Square
Christopher Park
Jane
2021 The City of New York




HEAD
HEAD
LANE
CLOSED
AHEAD
75




75



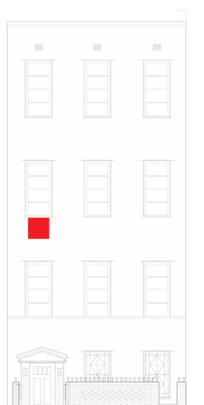
Second Floor Probe from Exterior

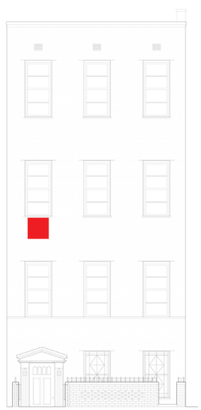


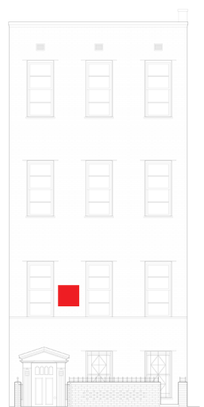
Second Floor Probe from Interior



Basement Floor Probe from Exterior





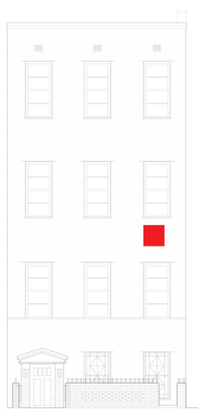


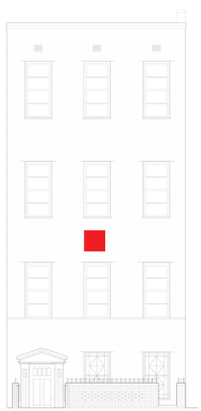


Second Floor Probe from Exterior



Second Floor Probe from Interior



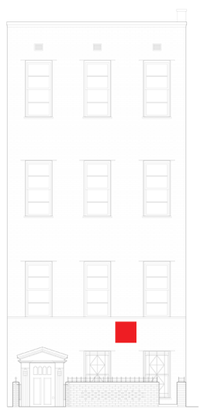


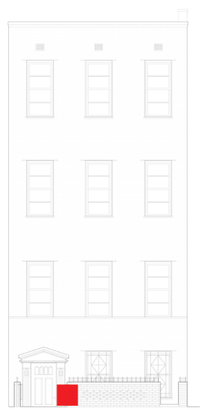


Basement Floor Probe from Exterior



Basement Floor Probe from Exterior






621 - 73 M






Max R6 Building Height
EL: +55'-0"
Proposed Building Height
EL: +49'-11"
Penthouse Floor
EL: +40"-9"
Third Floor
EL: +30'-2"
Second Floor
EL: +19'-1"
First Floor
EL: +7'-1"
Curb Elevation
EL: -0'-0"
Basement Floor
EL: -2'-0"


75

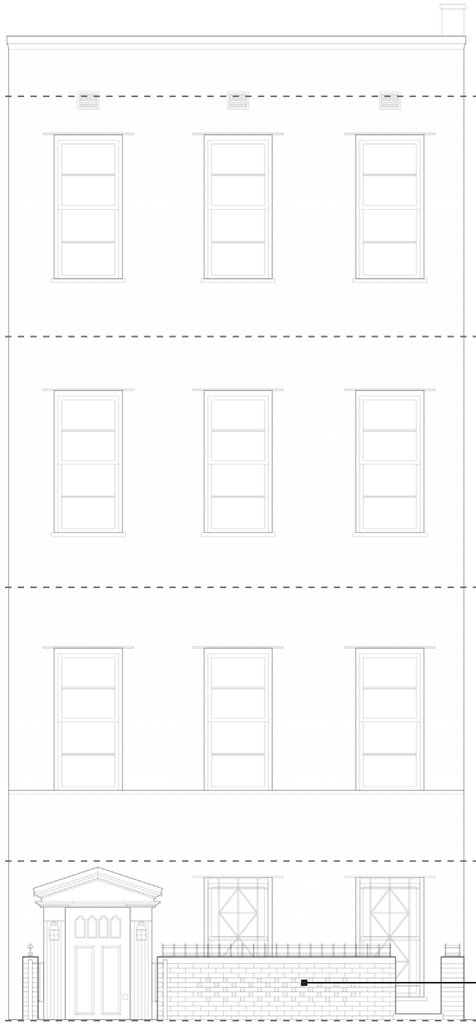

75



Existing Elevation



Proposed Elevation



Existing Brick Wall
w/ Ironwork

Existing Elevation



Max R6 Building Height
EL: +55'-0"

Proposed Building Height
EL: +49'-11"

Penthouse Floor
EL: +40"-9"

Third Floor
EL: +30'-2"

Second Floor
EL: +19'-1"

First Floor
EL: +7'-1"

New Steel Fence
w/ Brownstone Stucco Curb

Curb Elevation
EL: -0'-0"

Basement Floor
EL: -2'-0"

Proposed Elevation



57 Charles Street, 1940s Tax Photo



57 Charles Street, 1940s Tax Photo



55 Charles Street, 1940s Tax Photo



69 Charles Street, 1940s Tax Photo


75
3'-6"
4'-4"
4'-4"
4'-4"



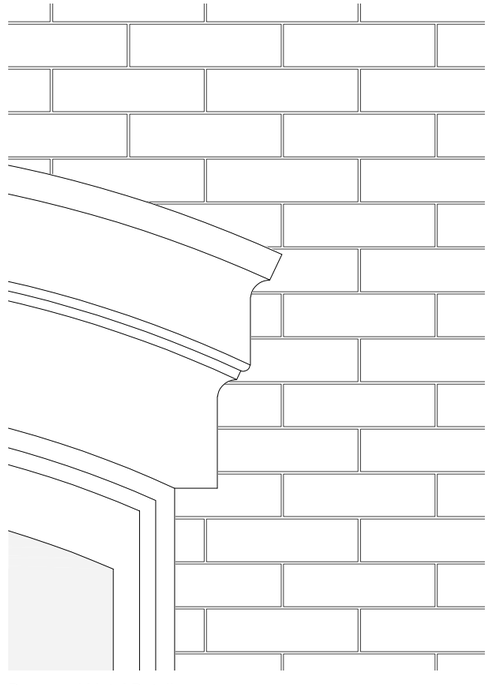
59 Charles Street, 1969 LPC Designation Photo



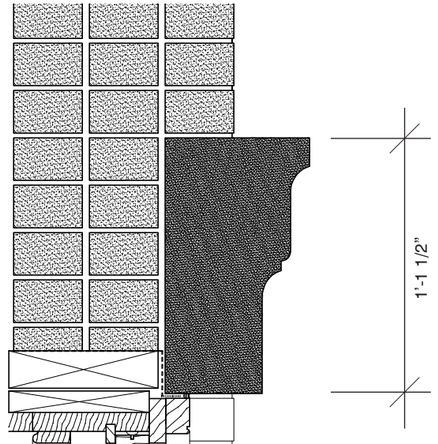
73 Charles Street, 1969 LPC Designation Photo



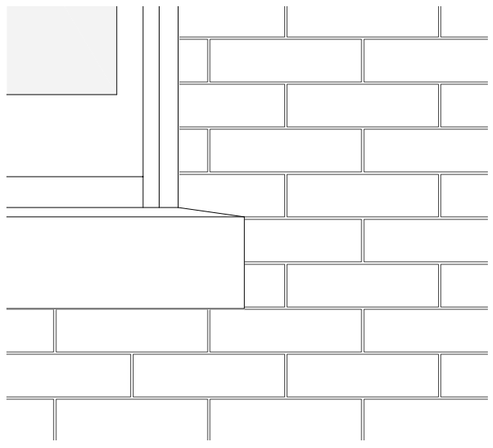
Proposed Front Door



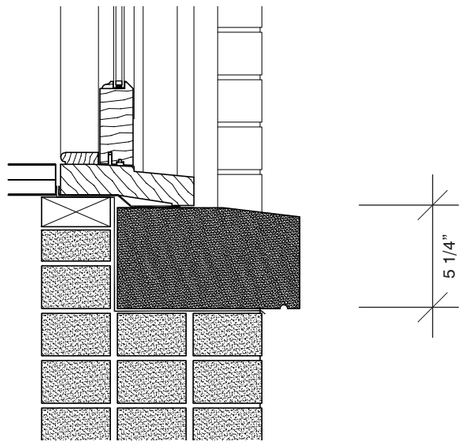
Proposed Lintel Detail



Proposed Lintel Detail



Proposed Sill Detail



Proposed Sill Detail







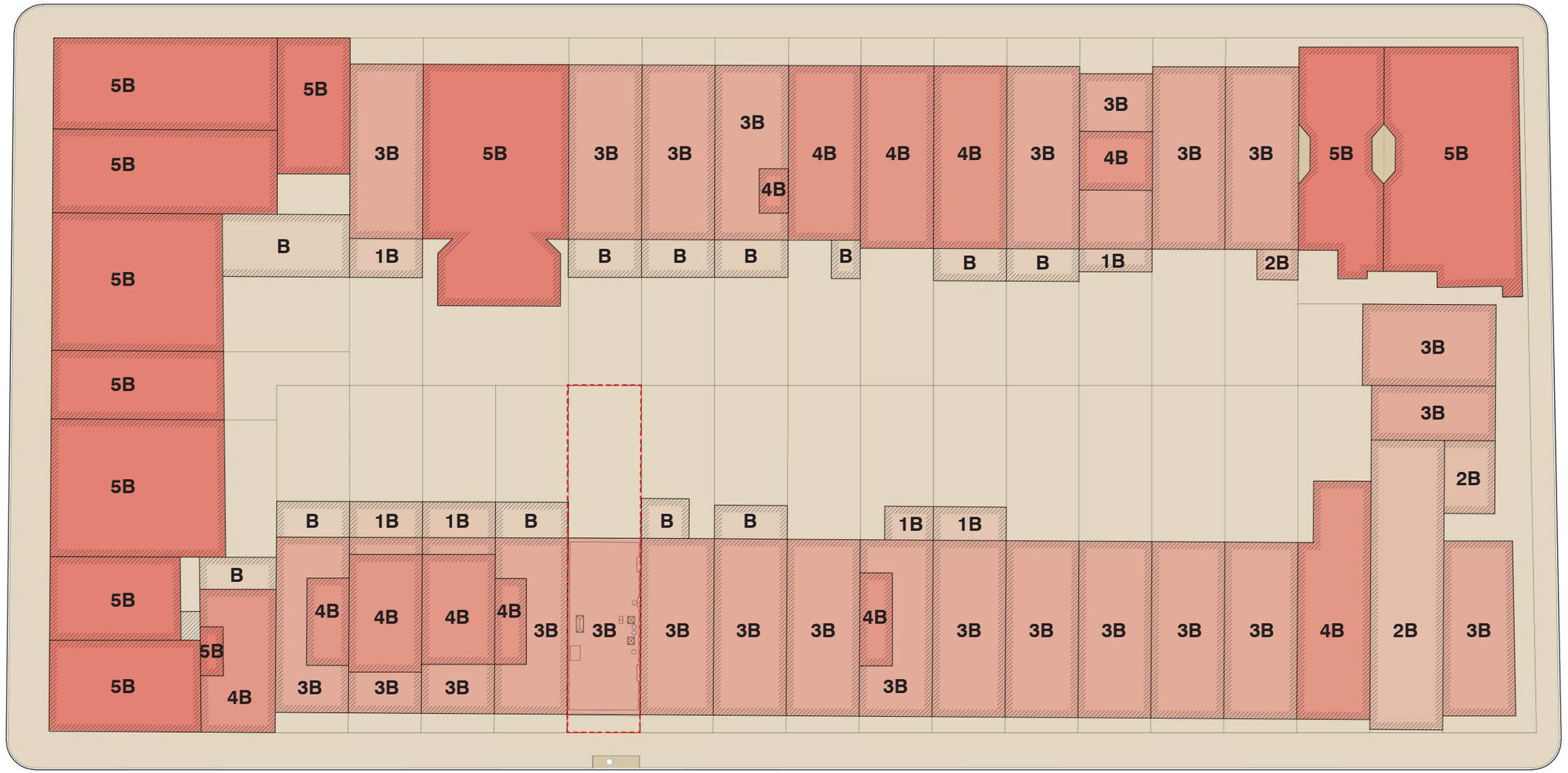
Probe from Exterior



Probe from Interior



67 69 71 73 75 77 79-81 83

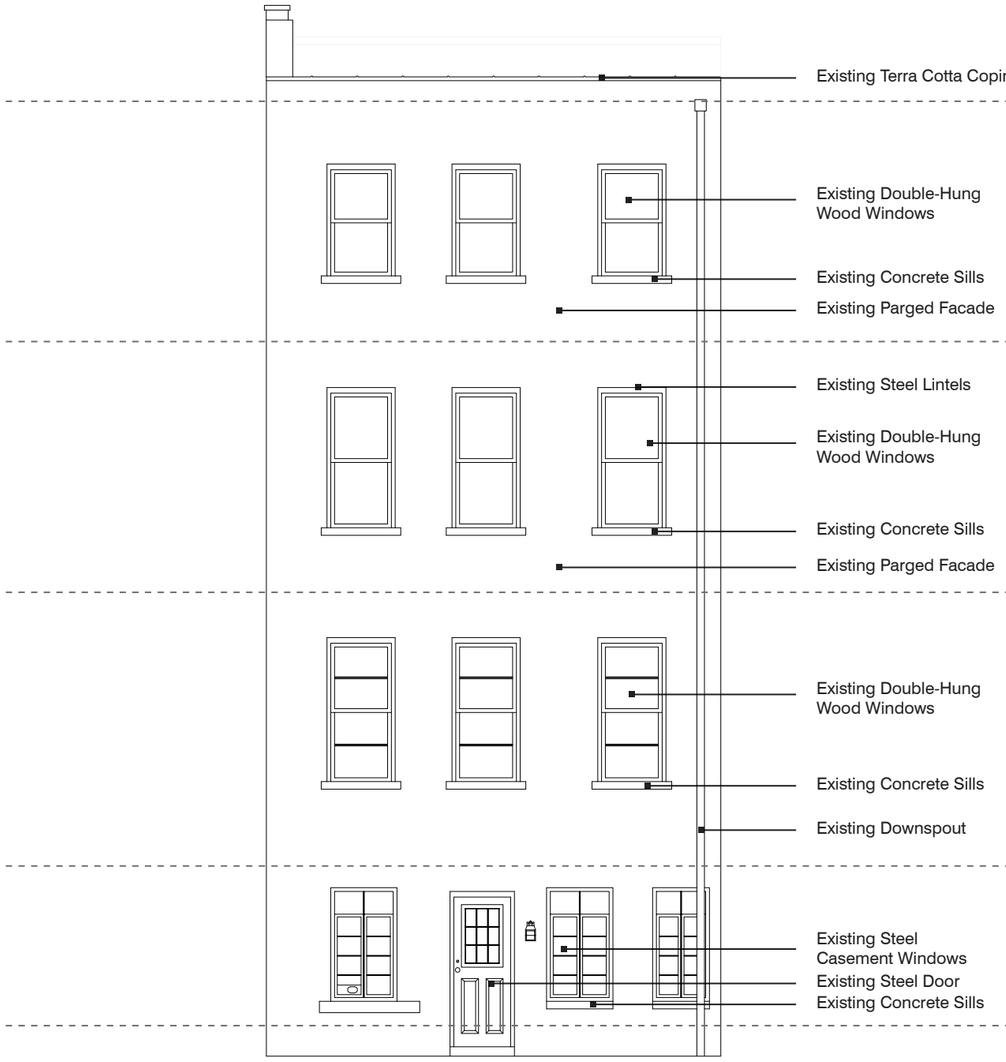

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Existing Elevation



Proposed Elevation



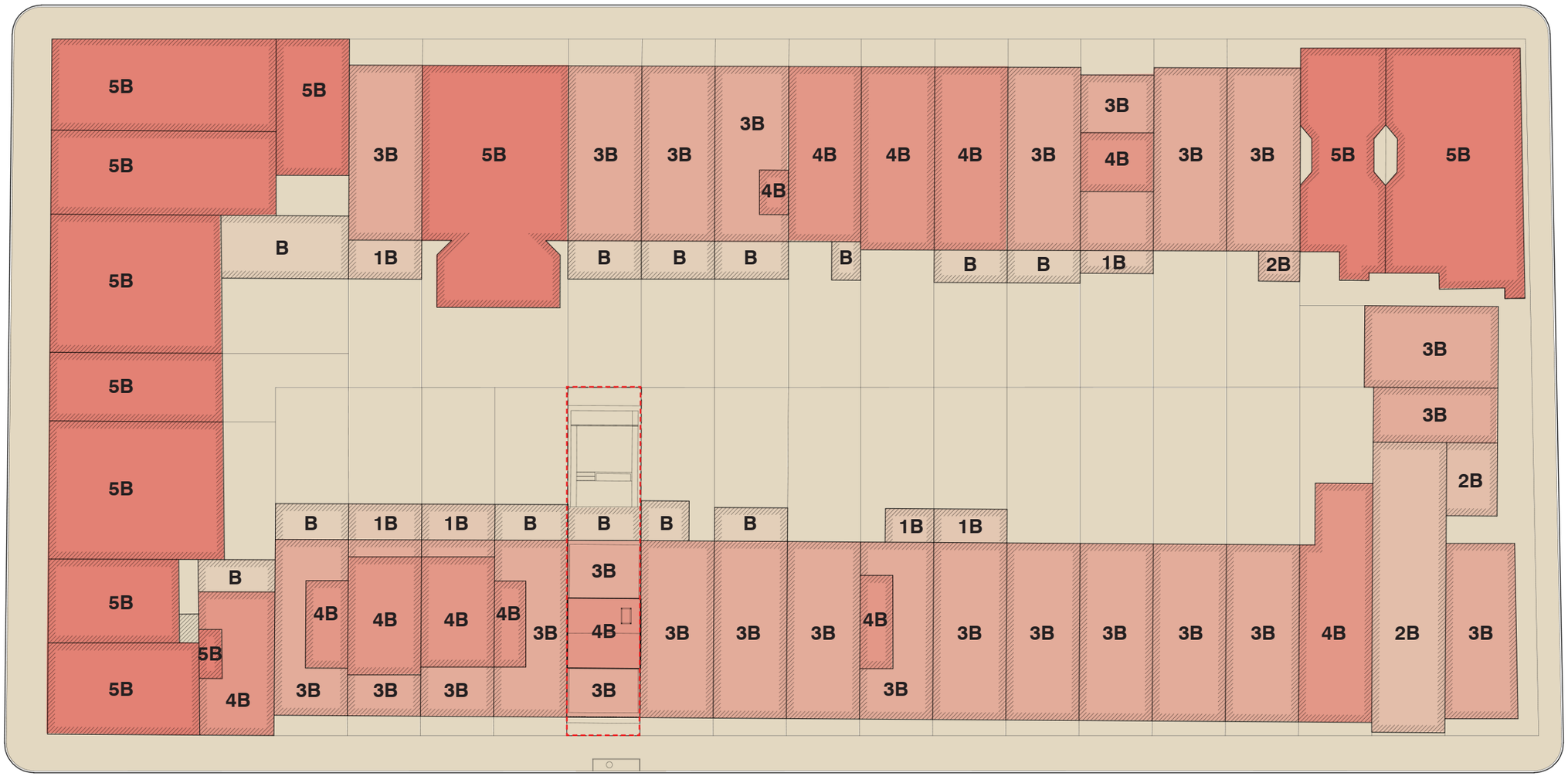
Existing Elevation



Proposed Elevation



67 69 71 73 75 77 79-81 83


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View to Northwest



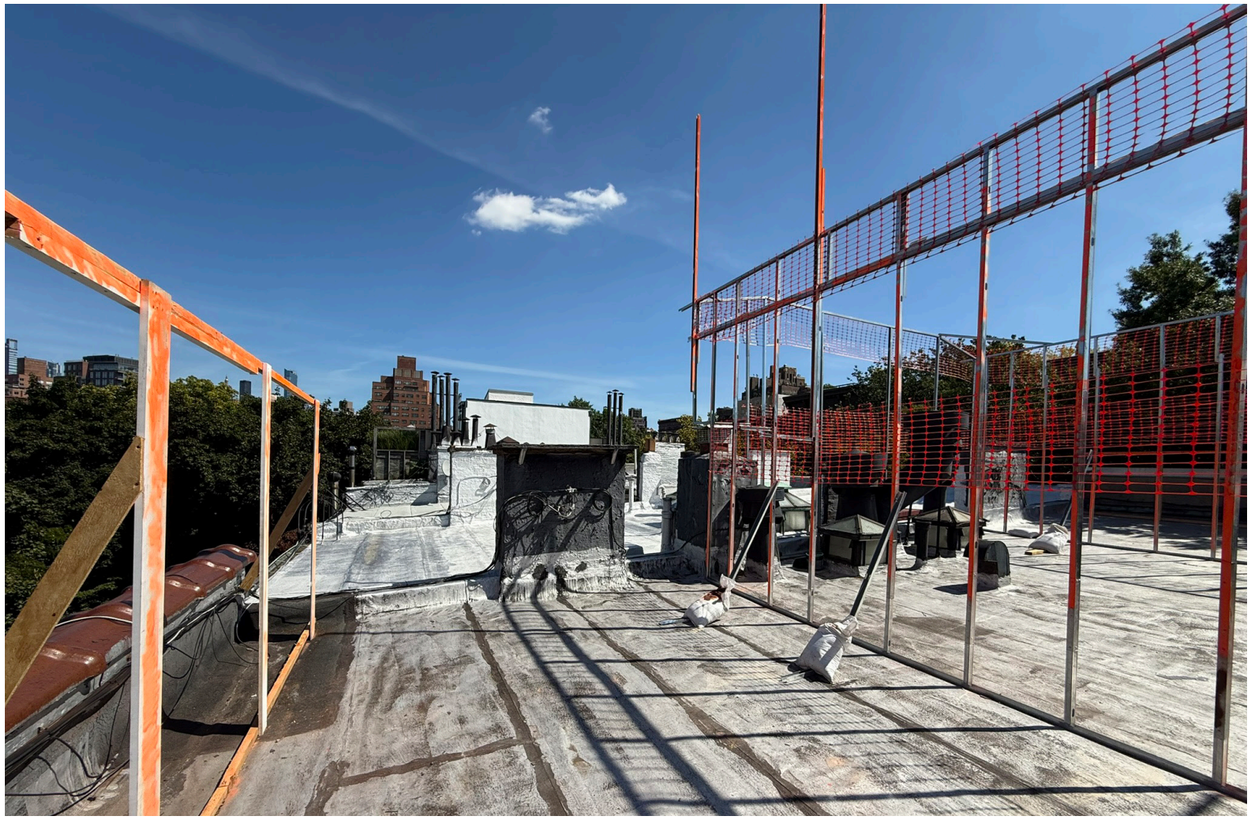
View to Northeast



View of South Guardrail



View to Southwest



View to Southeast



View of North Guardrail



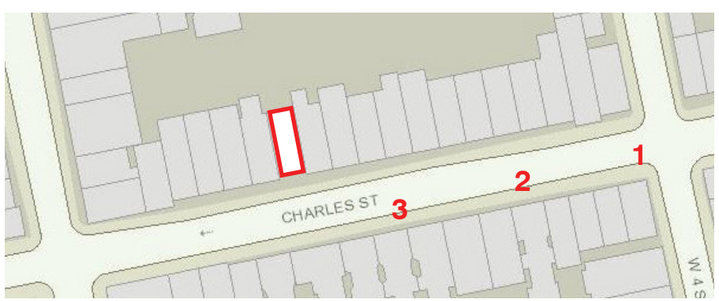
View 1



View 2



View 3



Partial Visability of Extension of Neighbor's Flues



View 4

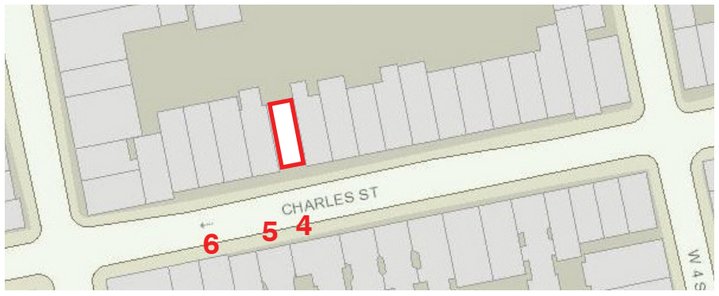
Partial Visability of Extension of Neighbor's Flues



View 5



View 6





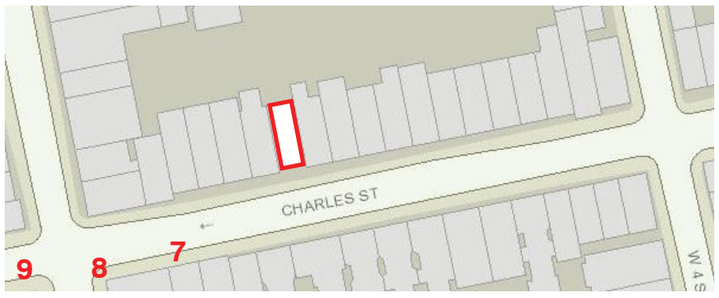
View 7

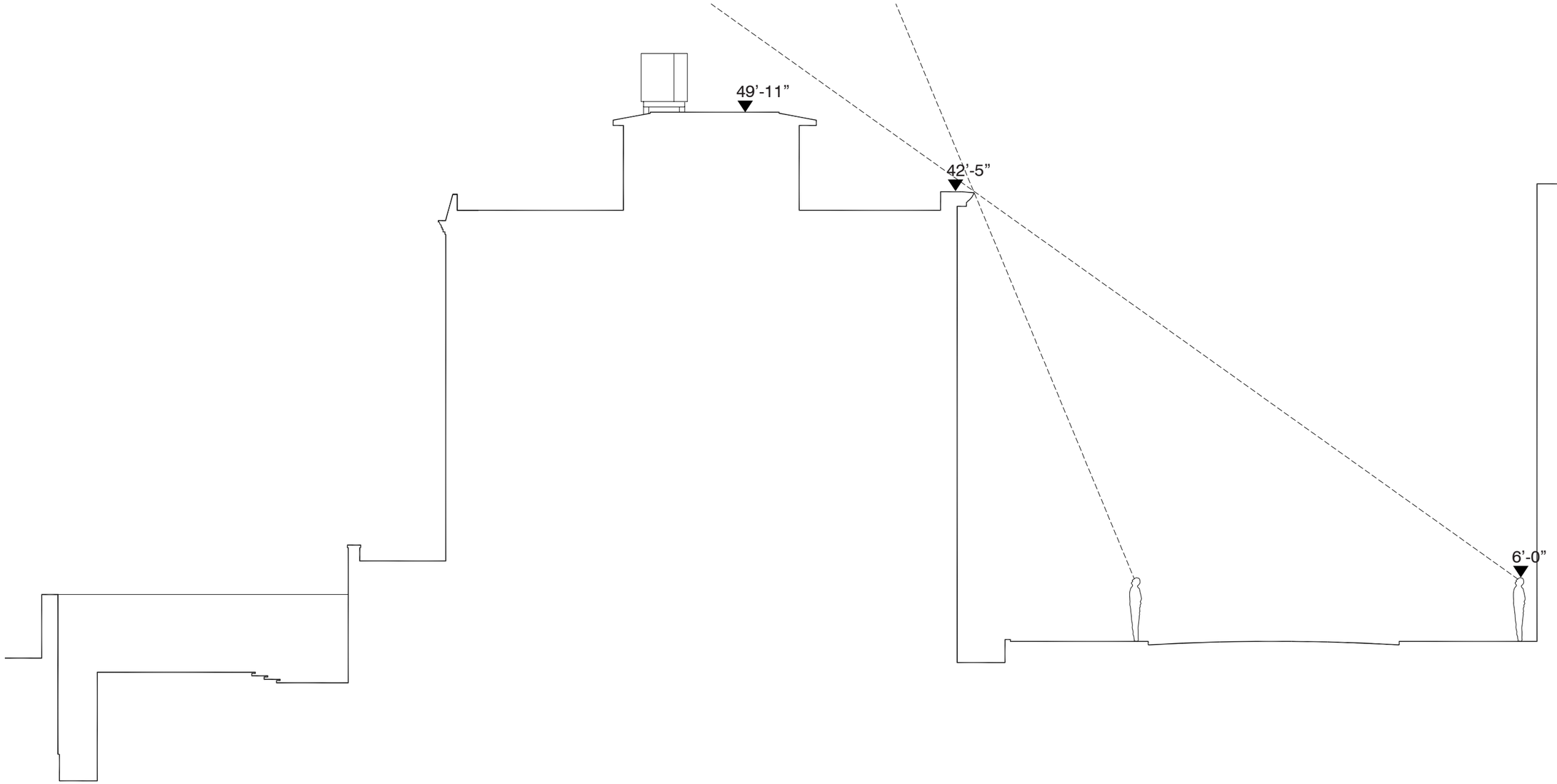


View 8



View 9



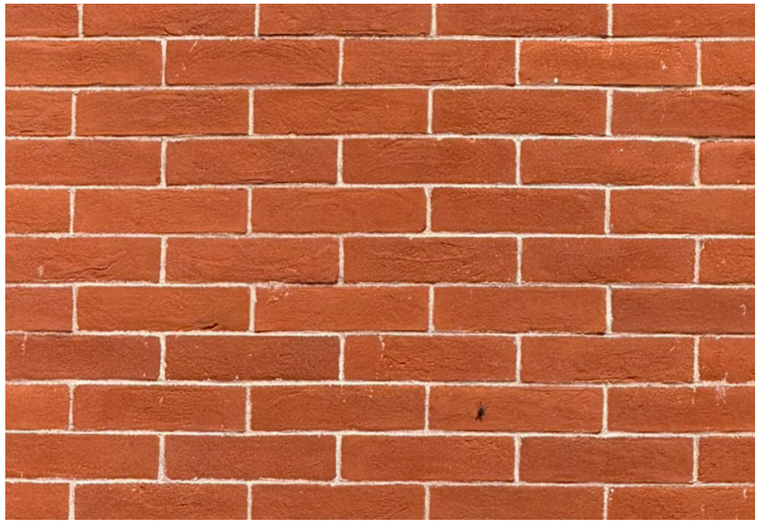

49’-11”
42’-5”
6’-0”



Penthouse Glazing



Penthouse Fascia

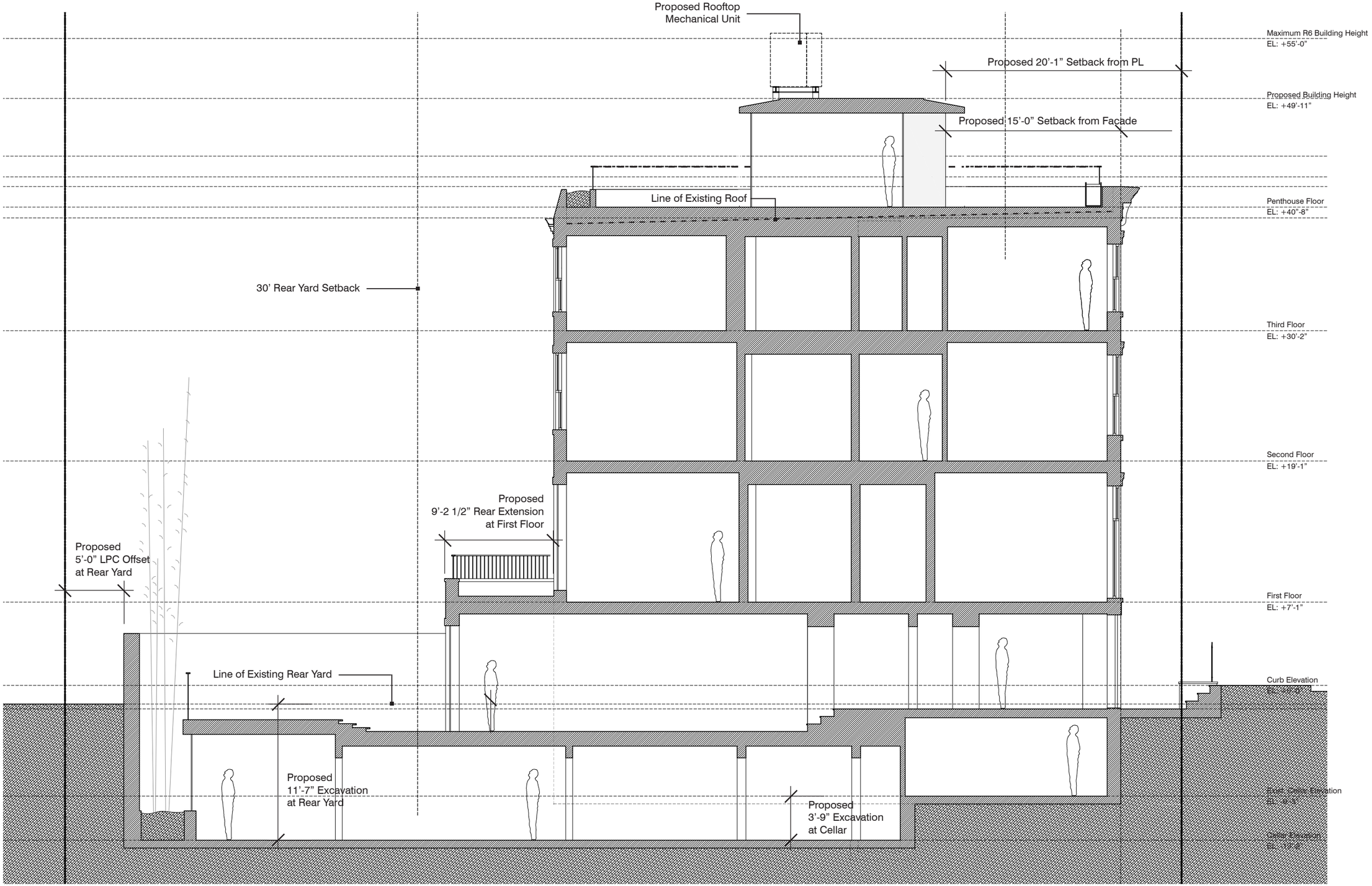


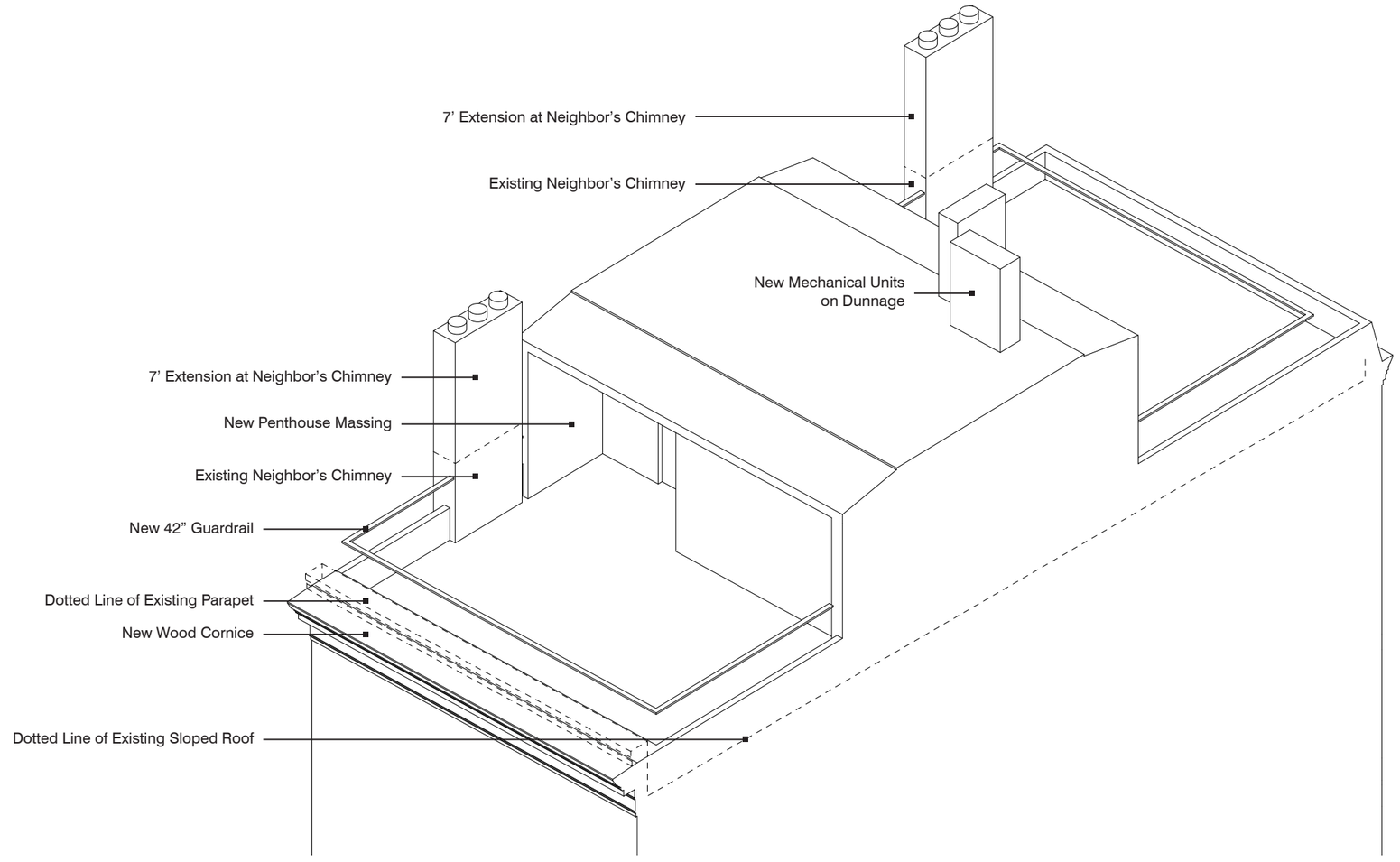
Rear Facade Masonry



Steel Windows


Maximum R6 Building Height
EL: +55'-0"
Proposed Building Height
EL: +49'-11"
Penthouse Floor
EL: +40'-8"
30' Rear Yard Setback
Third Floor
EL: +30'-2"
Second Floor
EL: +19'-1"
First Floor
EL: +7'-1"
Line of Existing Rear Yard
Curb Elevation
EL: 0'-0"
Exist. Cellar Elevation
EL: -3'-6"


Proposed Rooftop Mechanical Unit
Proposed 20'-1" Setback from PL
Proposed 15'-0" Setback from Facade
Maximum R6 Building Height
EL: +55'-0"
Proposed Building Height
EL: +49'-11"
Line of Existing Roof
Penthouse Floor
EL: +40'-8"
30' Rear Yard Setback
Third Floor
EL: +30'-2"
Second Floor
EL: +19'-1"
Proposed
9'-2 1/2" Rear Extension
at First Floor
Proposed
5'-0" LPC Offset
at Rear Yard
First Floor
EL: +7'-1"
Line of Existing Rear Yard
Curb Elevation
EL: +0'-0"
Proposed
11'-7" Excavation
at Rear Yard
Proposed
3'-9" Excavation
at Cellar
Cellar Elevation
EL: -11'-8"


7’ Extension at Neighbor’s Chimney
Existing Neighbor’s Chimney
New Mechanical Units
on Dunnage
7’ Extension at Neighbor’s Chimney
New Penthouse Massing
Existing Neighbor’s Chimney
New 42” Guardrail
Dotted Line of Existing Parapet
New Wood Cornice
Dotted Line of Existing Sloped Roof




Max R6 Building Height
EL: +55'-0"
Proposed Building Height
EL: +49'-11"
Penthouse Floor
EL: +40"-9"
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First Floor
EL: +7'-1"
Curb Elevation
EL: -0'-0"
Basement Floor
EL: -2'-0"

Landmarks Preservation Commission

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Public Hearing

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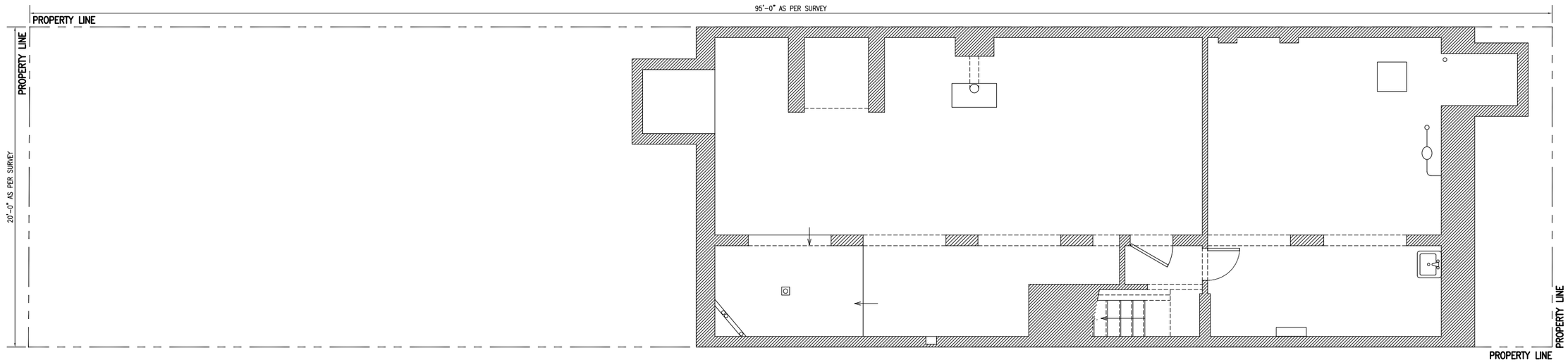
Borough of Manhattan

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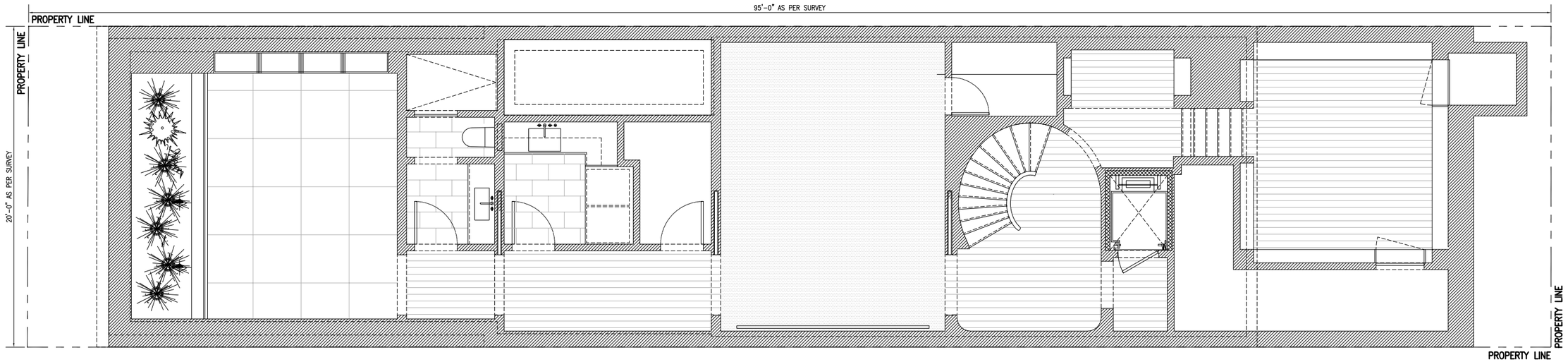
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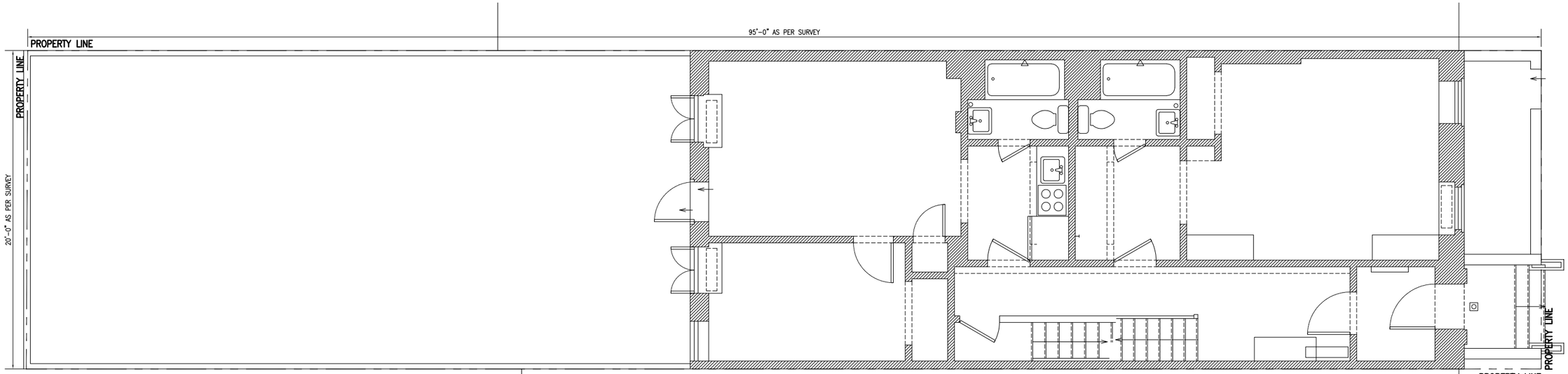
Appendix



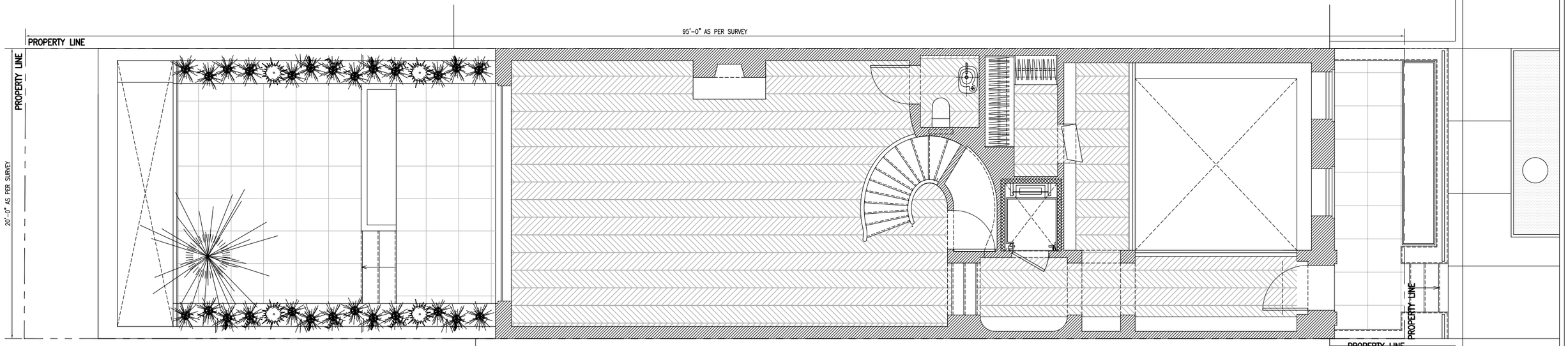
Existing Cellar Plan



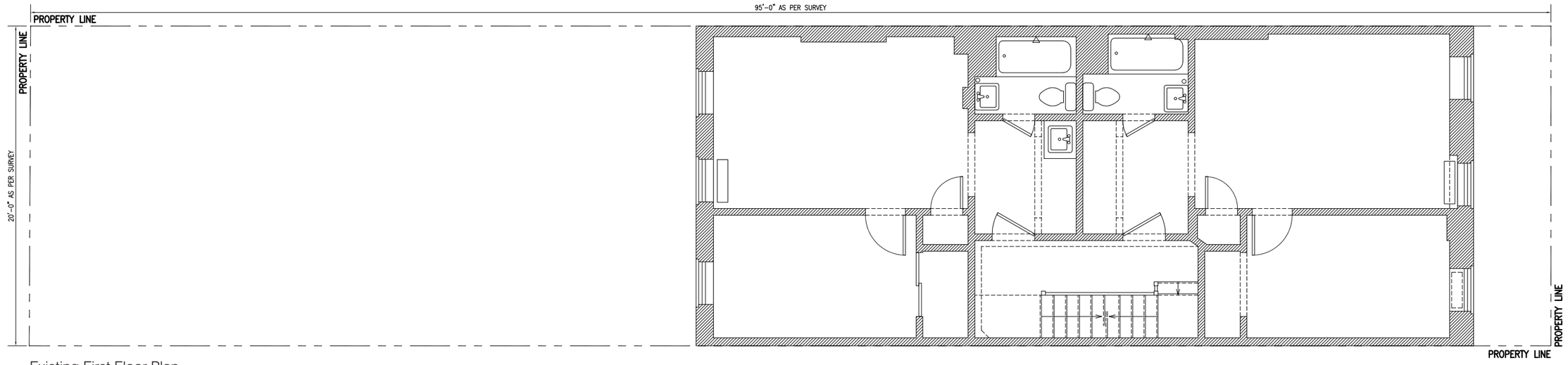
Proposed Cellar Plan



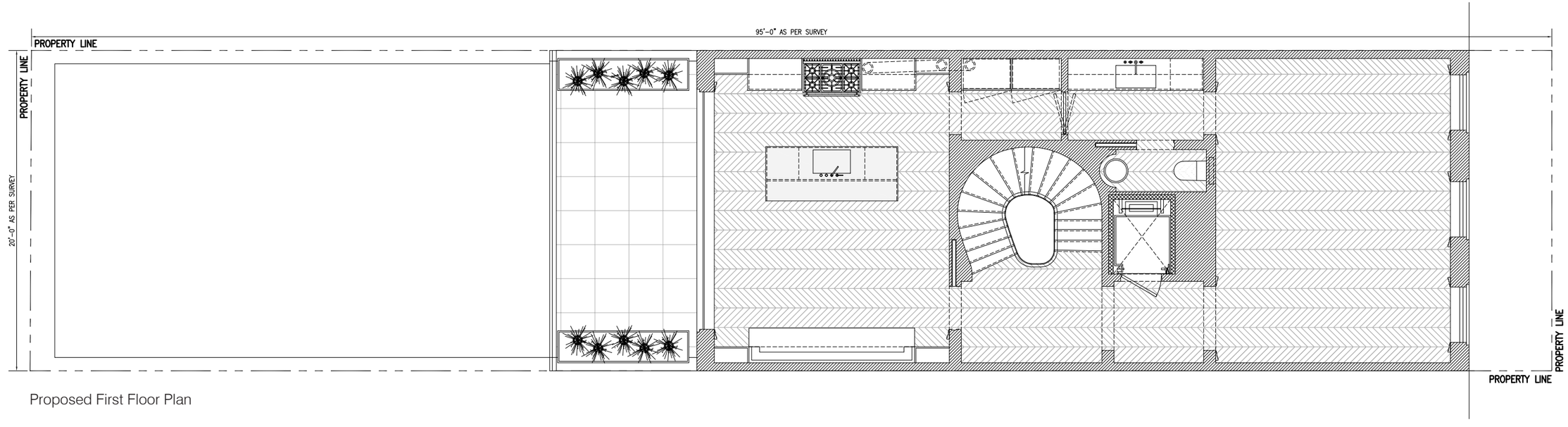
Existing Basement Plan



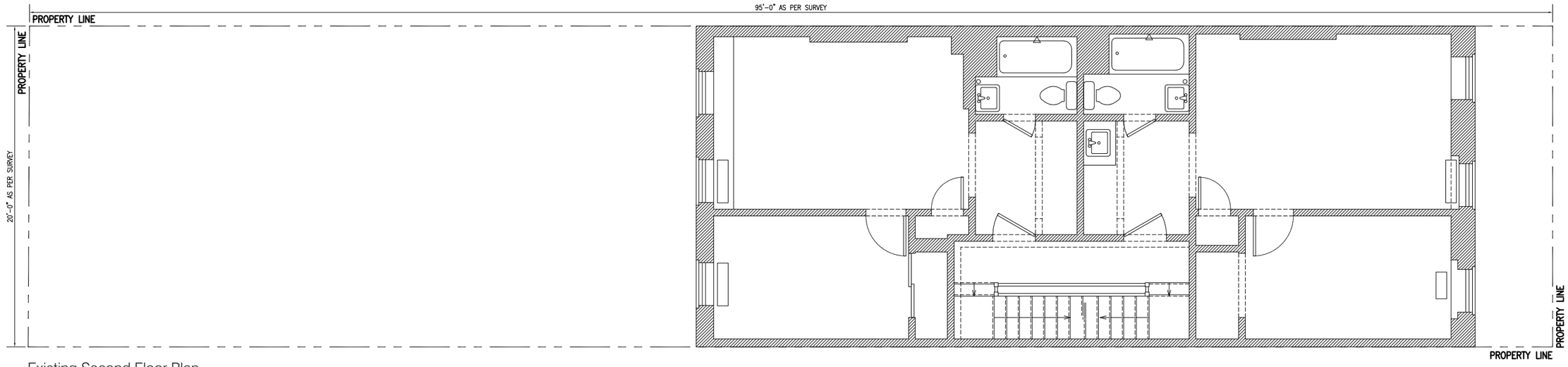
Proposed Basement Plan



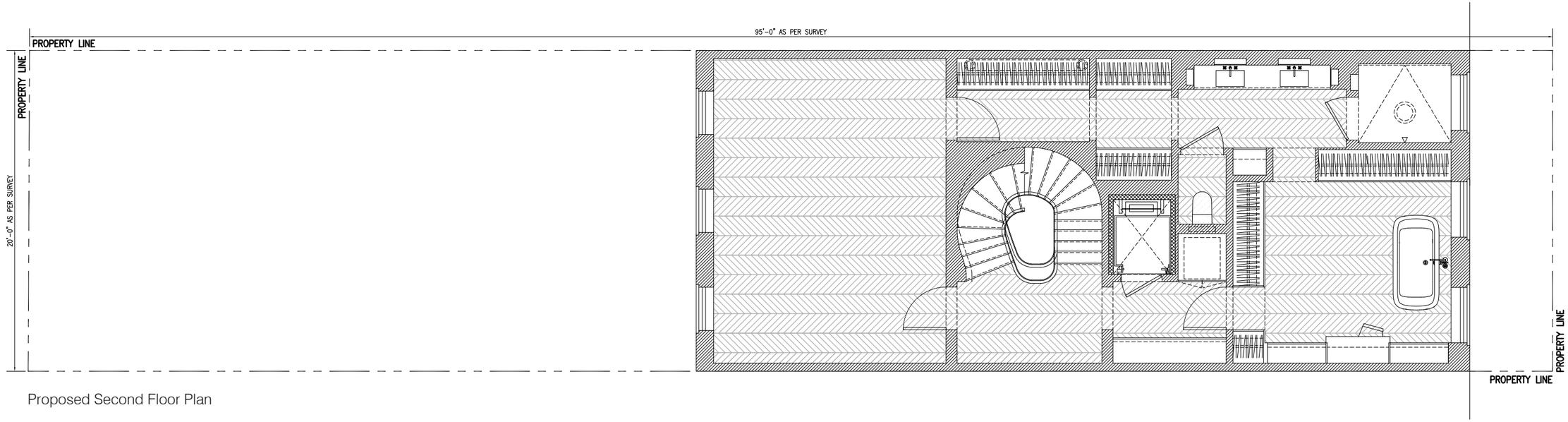
Existing First Floor Plan



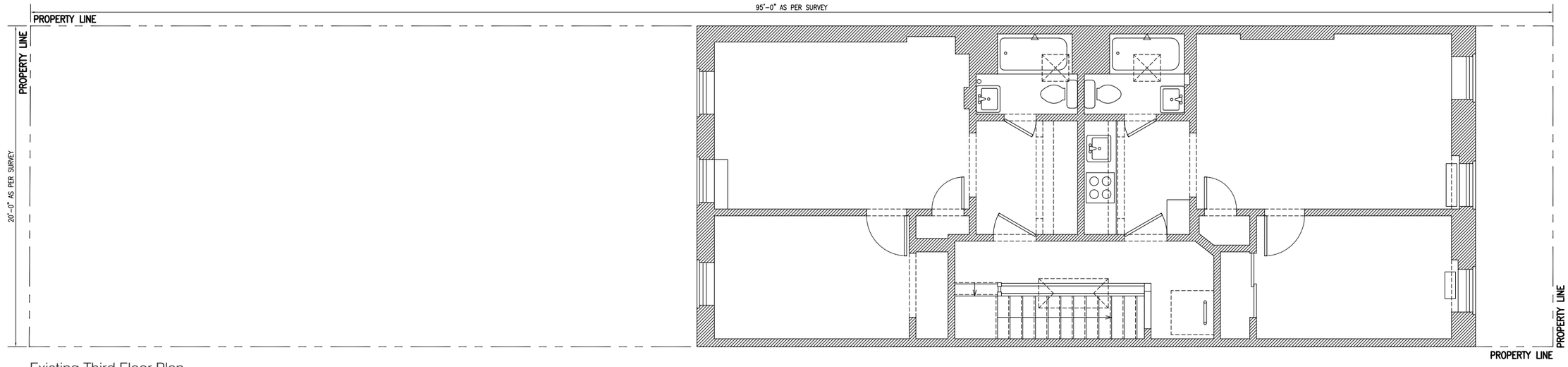
Proposed First Floor Plan



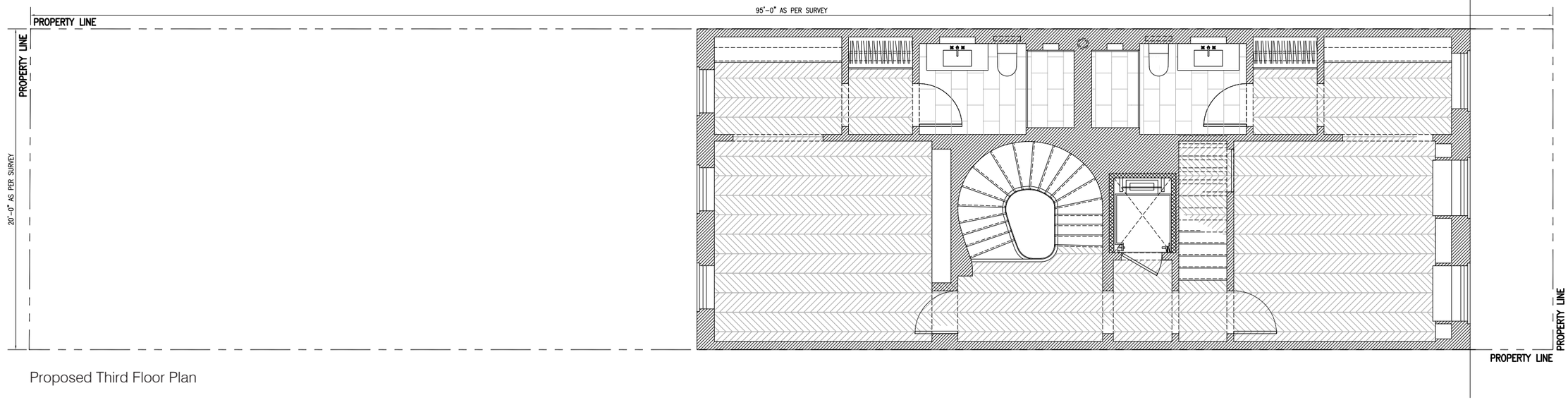
Existing Second Floor Plan



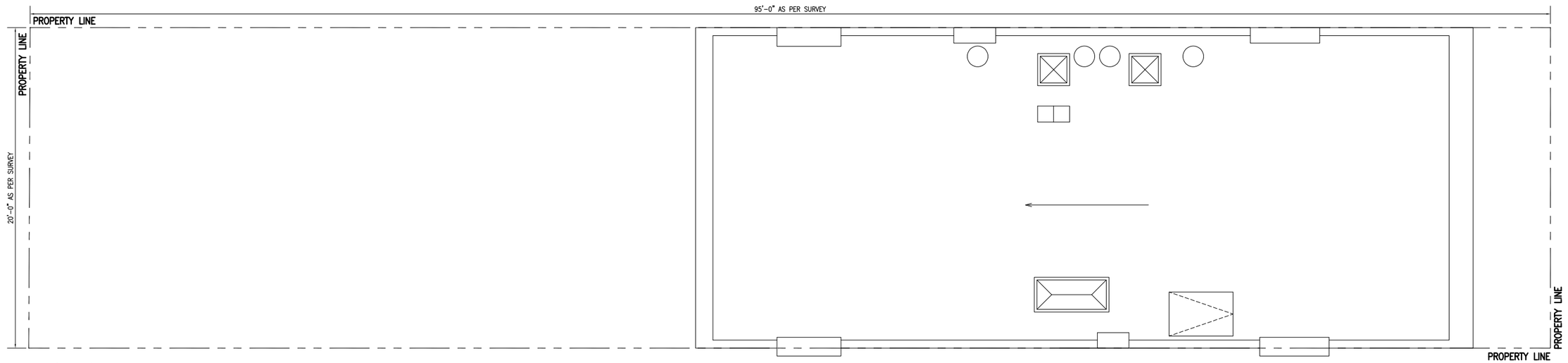
Proposed Second Floor Plan



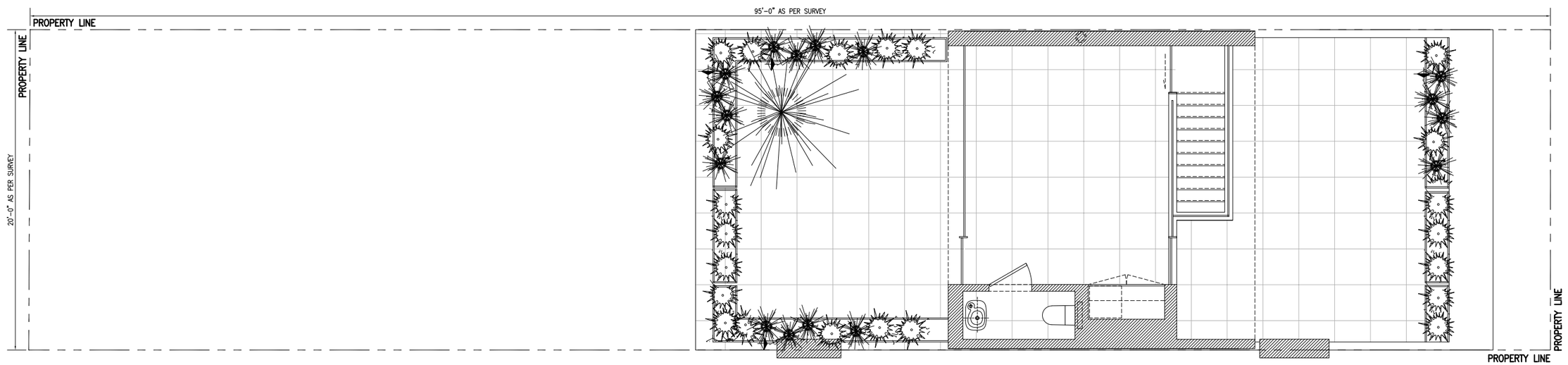
Existing Third Floor Plan



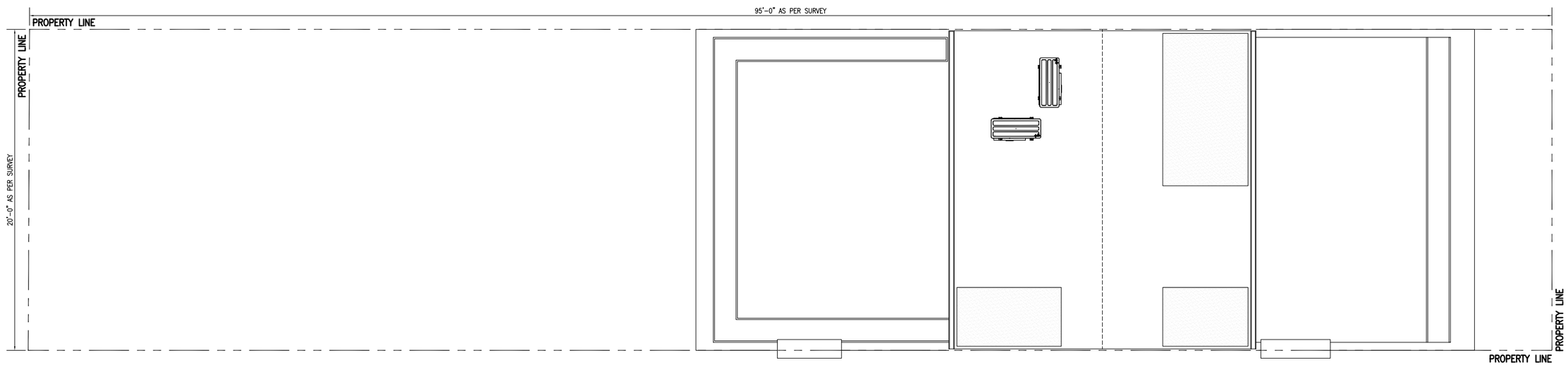
Proposed Third Floor Plan



Existing Roof Plan



Proposed Penthouse Plan



Proposed Roof Plan

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