



NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

OCTOBER 15, 2026 - COMMUNITY BOARD PRESENTATION

44-46 BARROW STREET
NEW YORK, NY 10014



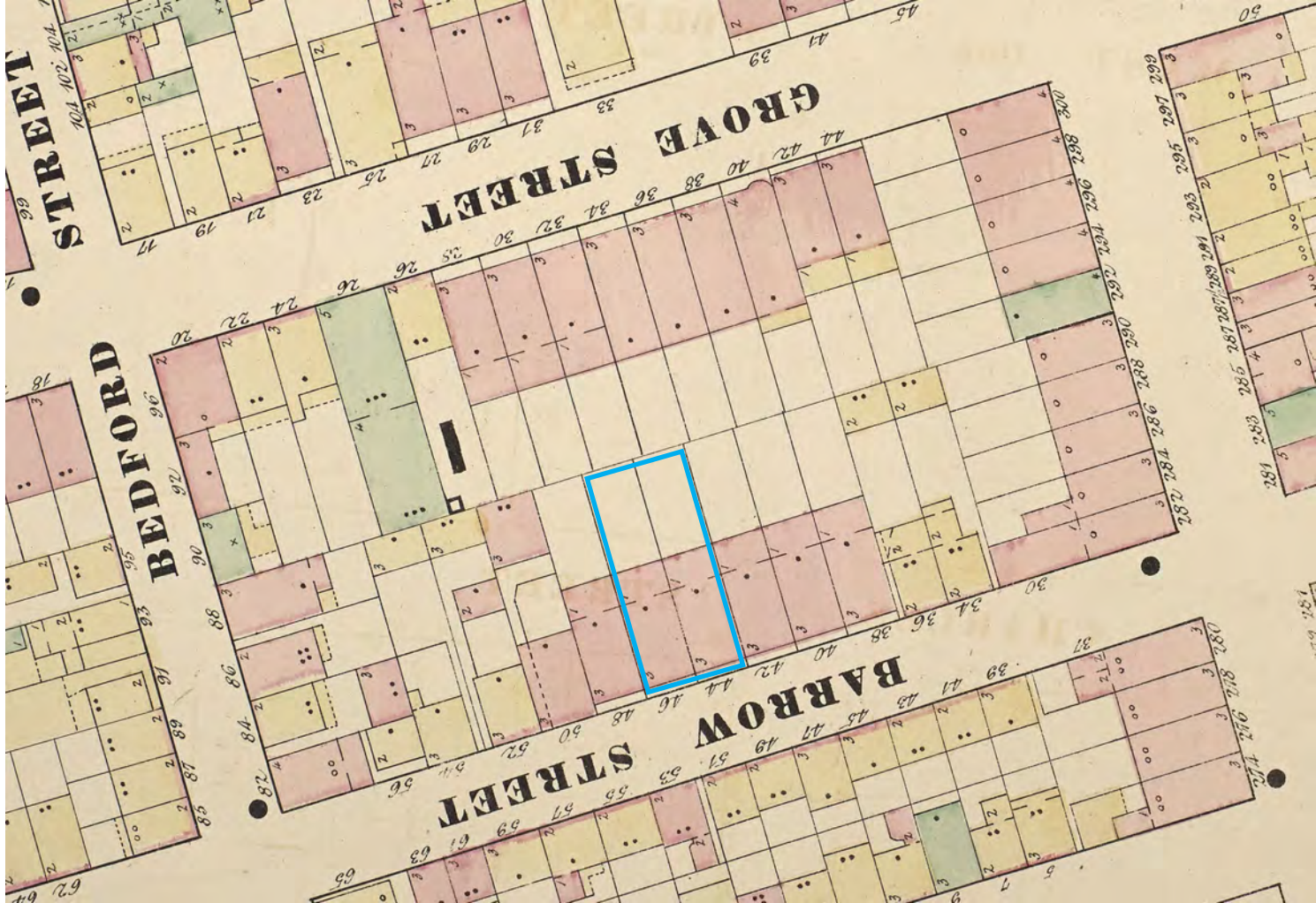
C. 1920 PHOTO ON STOOP OF 44 BARROW STREET
GREENWICH VILLAGE MUSIC SCHOOL



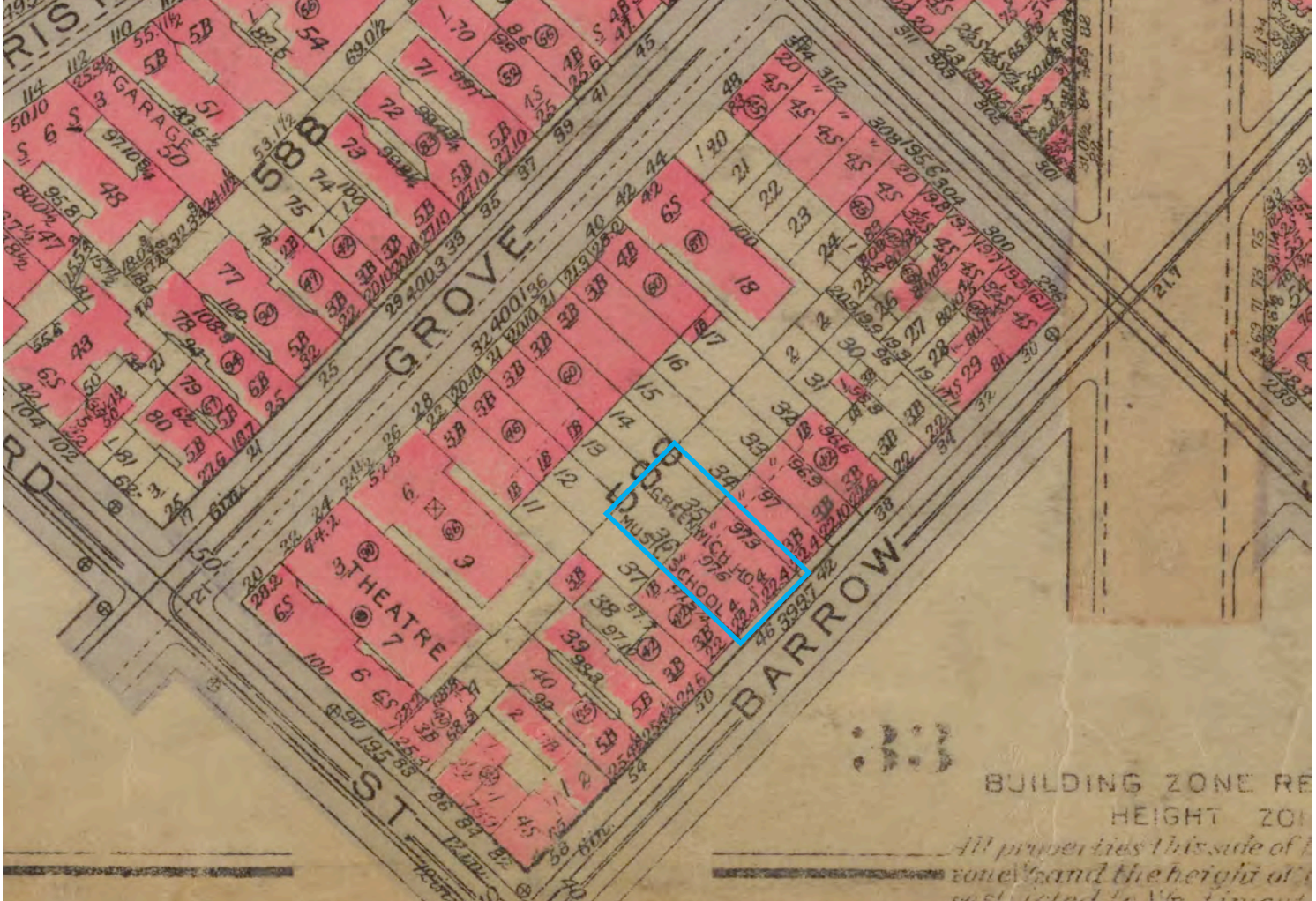
46 BARROW STREET, 1940 TAX PHOTO
NYCMA



44 BARROW STREET, 1940 TAX PHOTO
NYCMA



1869 SANBORN MAP
SITE HIGHLIGHTED



1930 BROMLEY MAP
SITE HIGHLIGHTED



44-46 BARROW STREET IN CONTEXT OF ORIGINAL ROW (NO. 38-48)



44-46 BARROW STREET IN CONTEXT OF ORIGINAL ROW, VIEW LOOKING NORTHEAST (NO. 38-48)



ENTRANCE AT 46 BARROW STREET



ENTRANCE AT 44 BARROW STREET



PARLOR FLOOR WINDOW WITH MEDALLION AND TREBLE CLEF RAILING
PHOTO SHOWING BRICK INFILL AT HISTORIC DOOR (LEFT) AND PARLOR WINDOW (RIGHT) OPENINGS



TYPICAL UPPER FLOOR WINDOWS AT NO. 46



TYPICAL UPPER FLOOR WINDOWS AT NO. 44



EXISTING REAR YARD
(VIEW LOOKING NORTHWEST)



EXISTING REAR YARD
(VIEW LOOKING SOUTHWEST TOWARDS REAR EXTENSION)



VIEW OF REAR FACADE VISIBLE BEYOND FOLIAGE & ABOVE EXISTING EXTENSION



EXISTING REAR EXTENSION



UPPER REAR FACADE LOOKING WEST (TOWARDS #48)



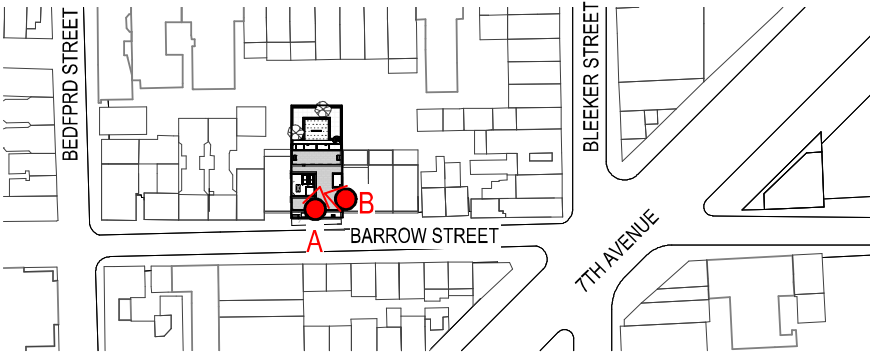
UPPER REAR FACADE LOOKING EAST (TOWARDS #42)



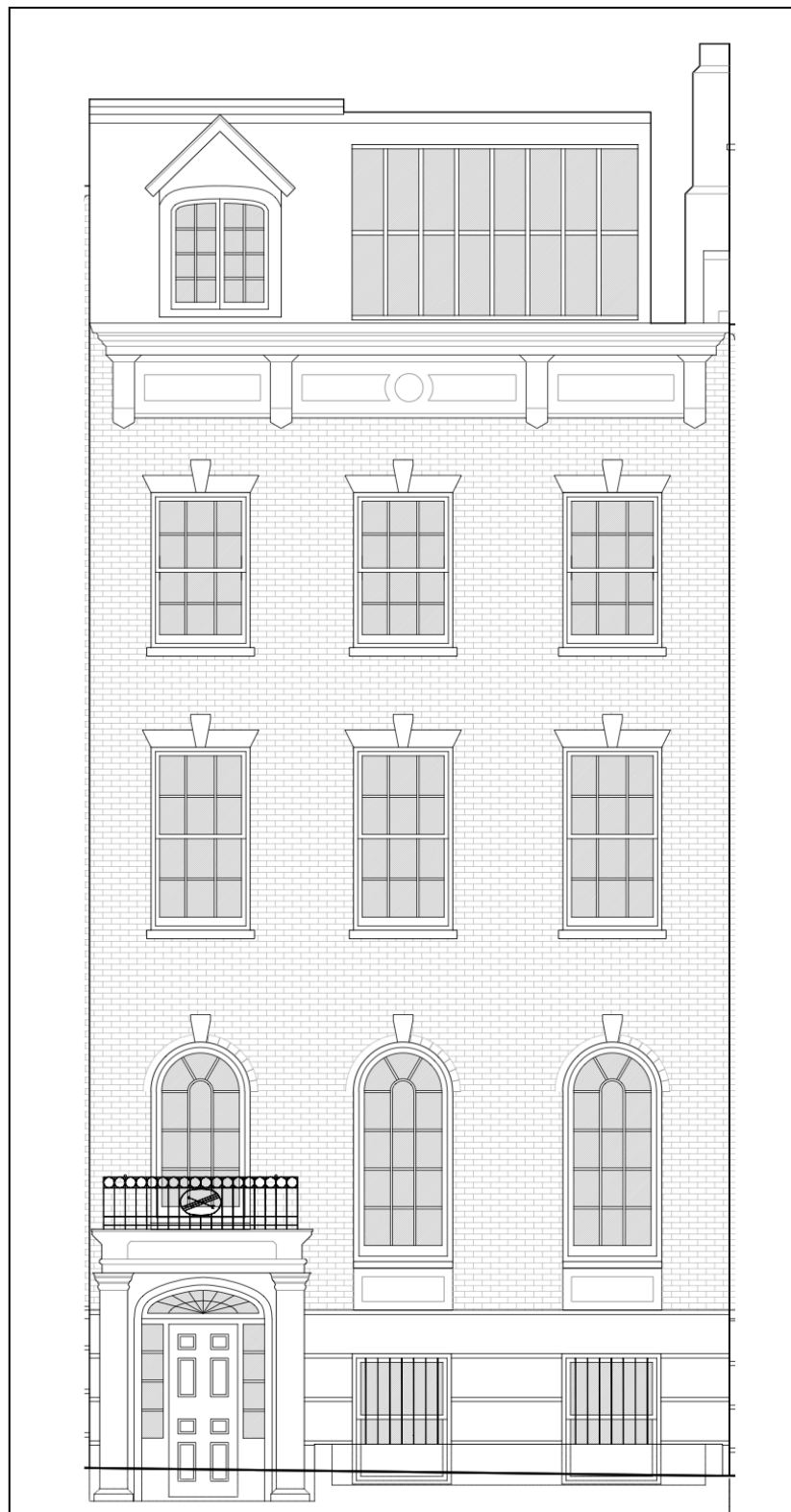
(A) VIEW OF ROOF LOOKING NORTHEAST



(B) VIEW OF ROOF AND EXISTING BULKHEAD LOOKING NORTHWEST

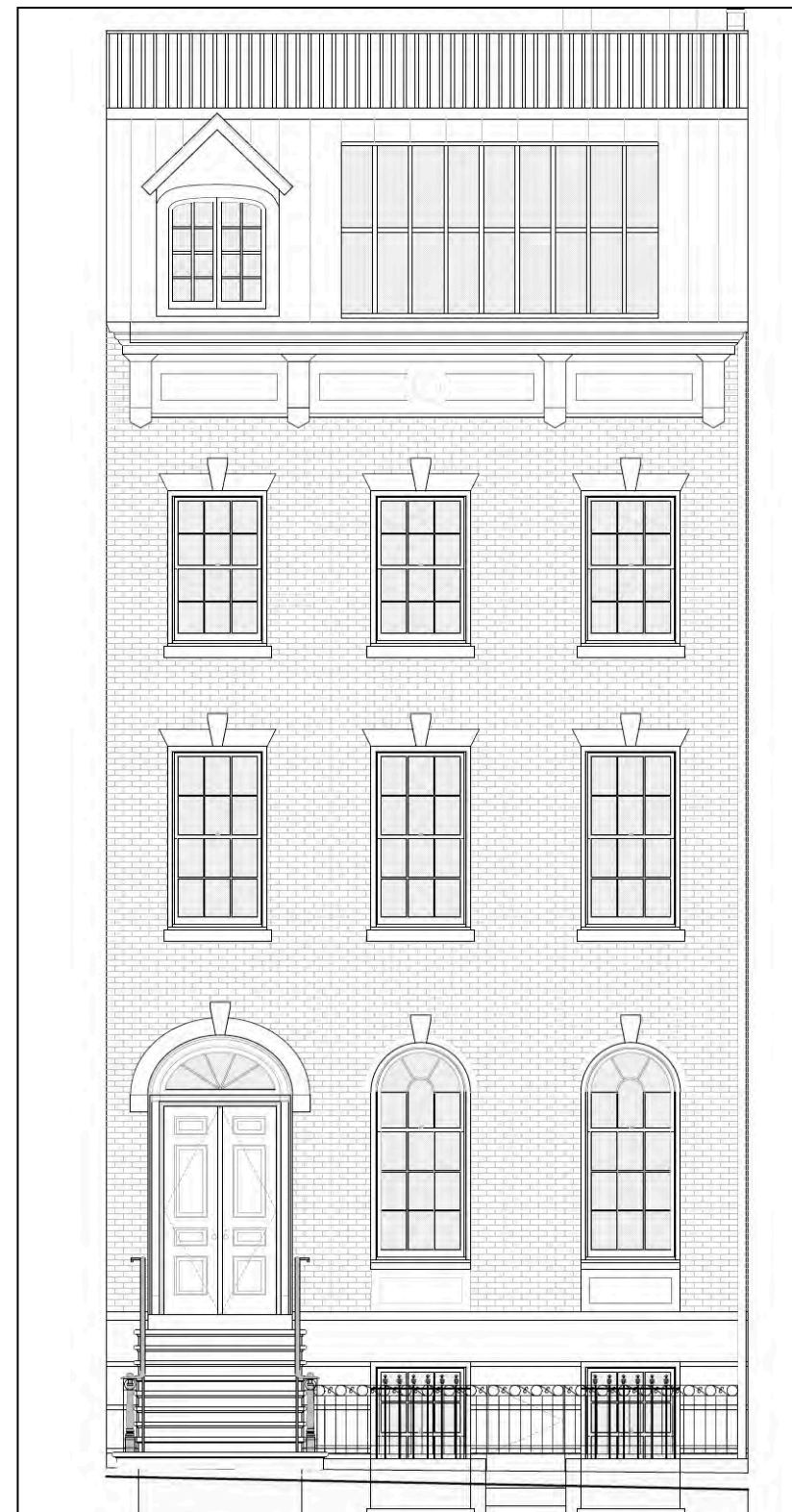


KEY PLAN



PREVIOUS CONDITION

276 WEST 11th STREET, APPROVED 2024, BUILT IN 1852, ALTERED IN 1924
(EXCERPT FROM LPC PRESENTATION MATERIALS)



APPROVAL



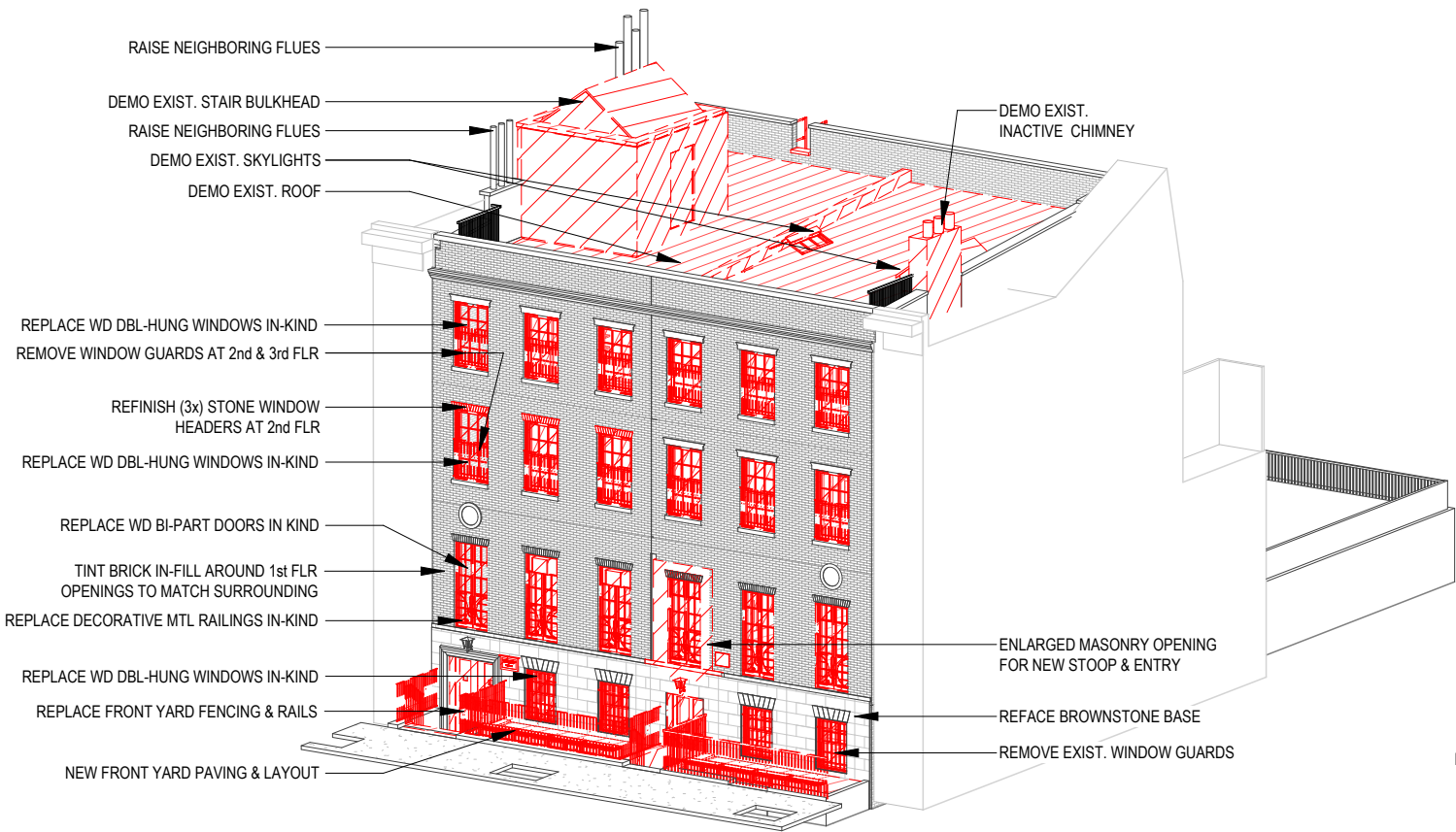
FRONT FACADE



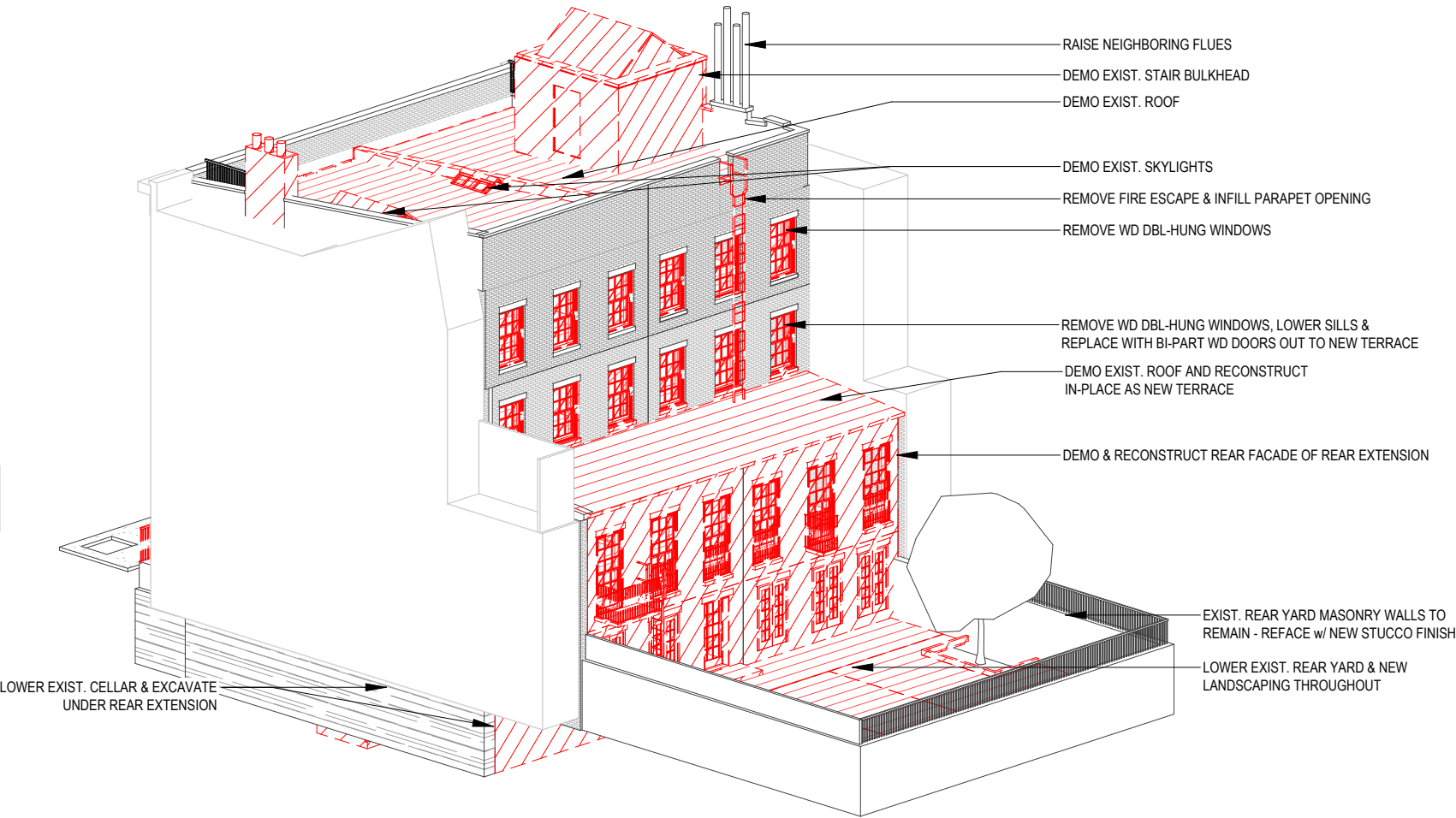
REAR FACADE



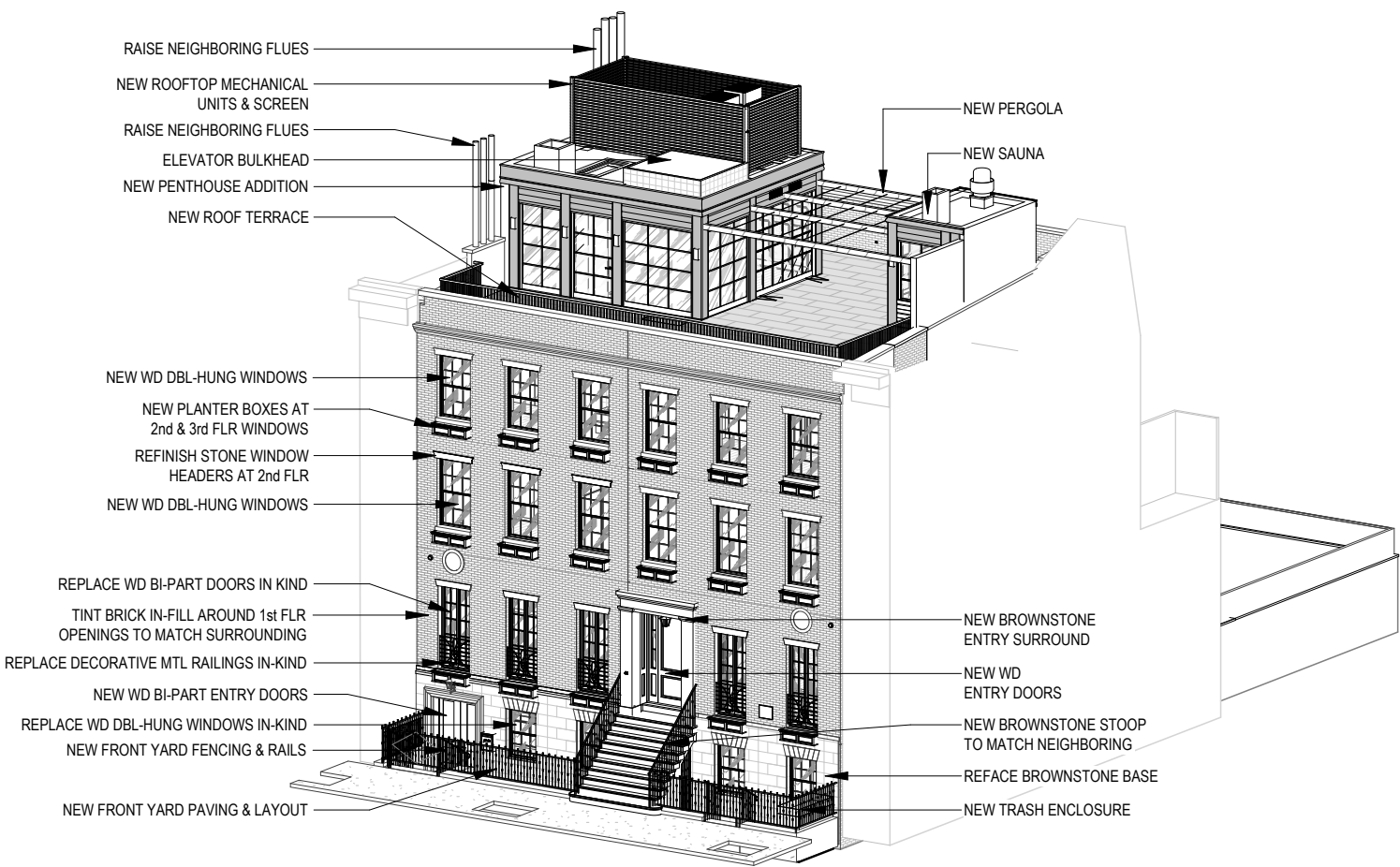
BLOCK CONTEXT



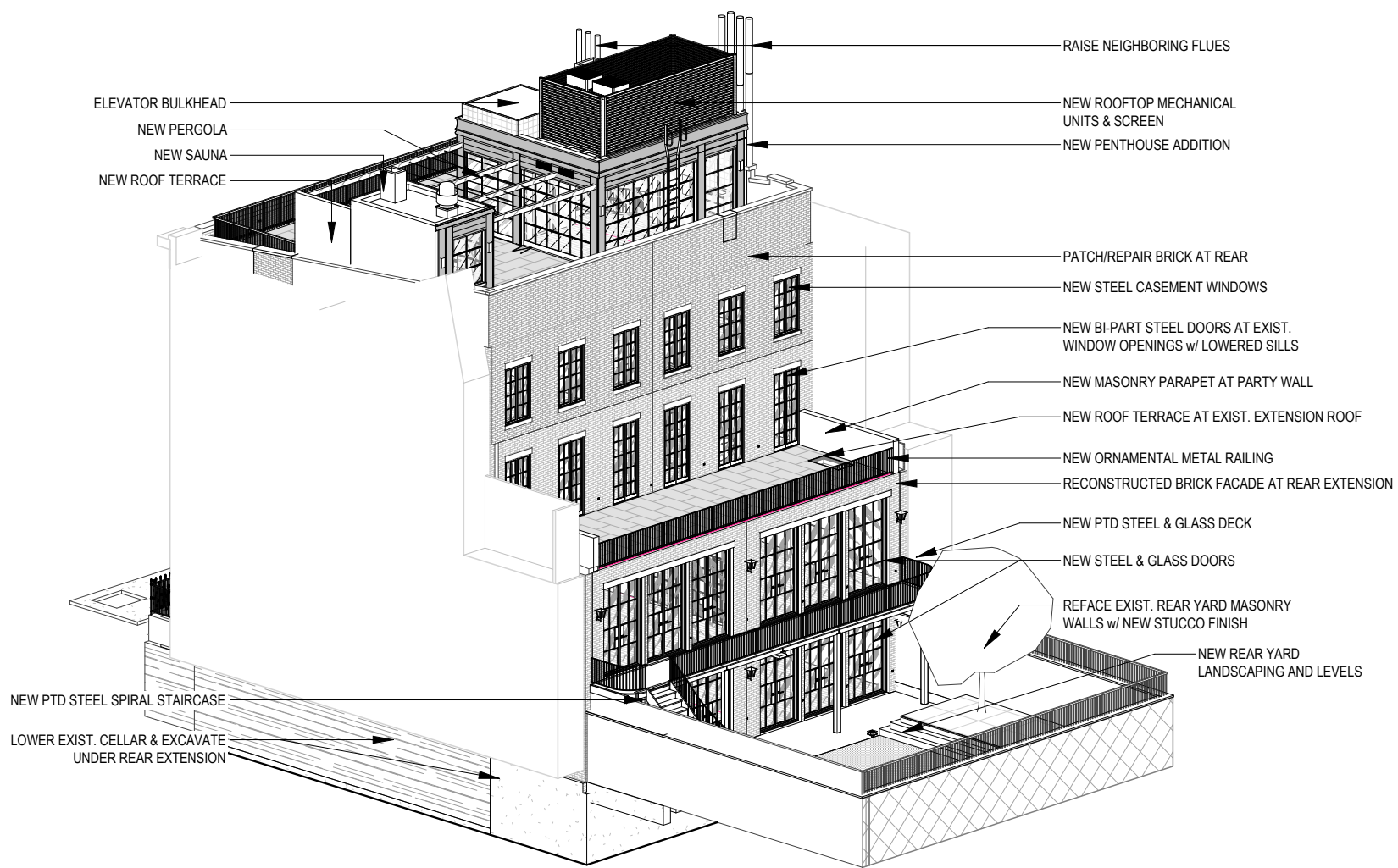
EXISTING 3D FRONT AXON



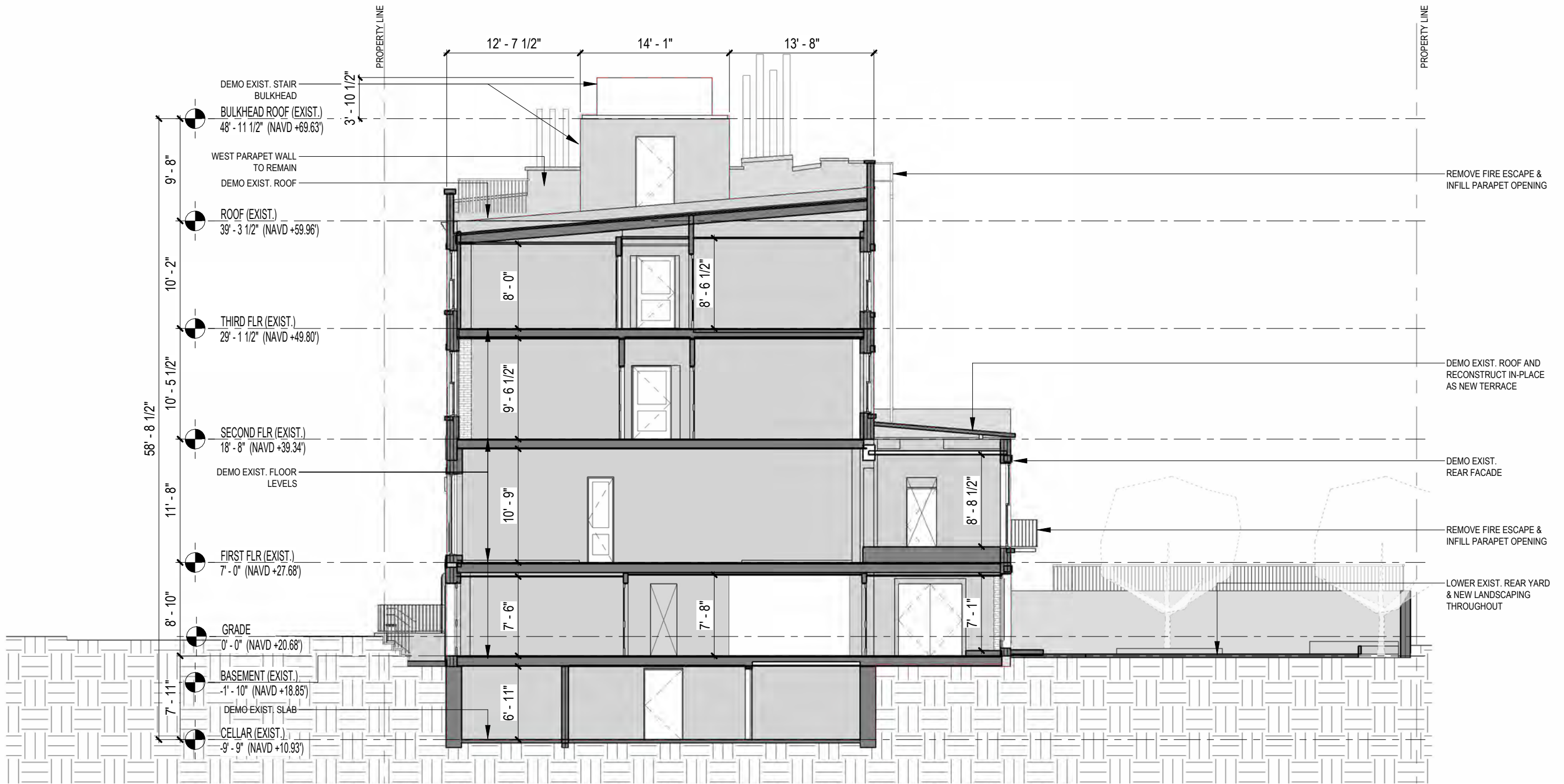
EXISTING 3D REAR AXON



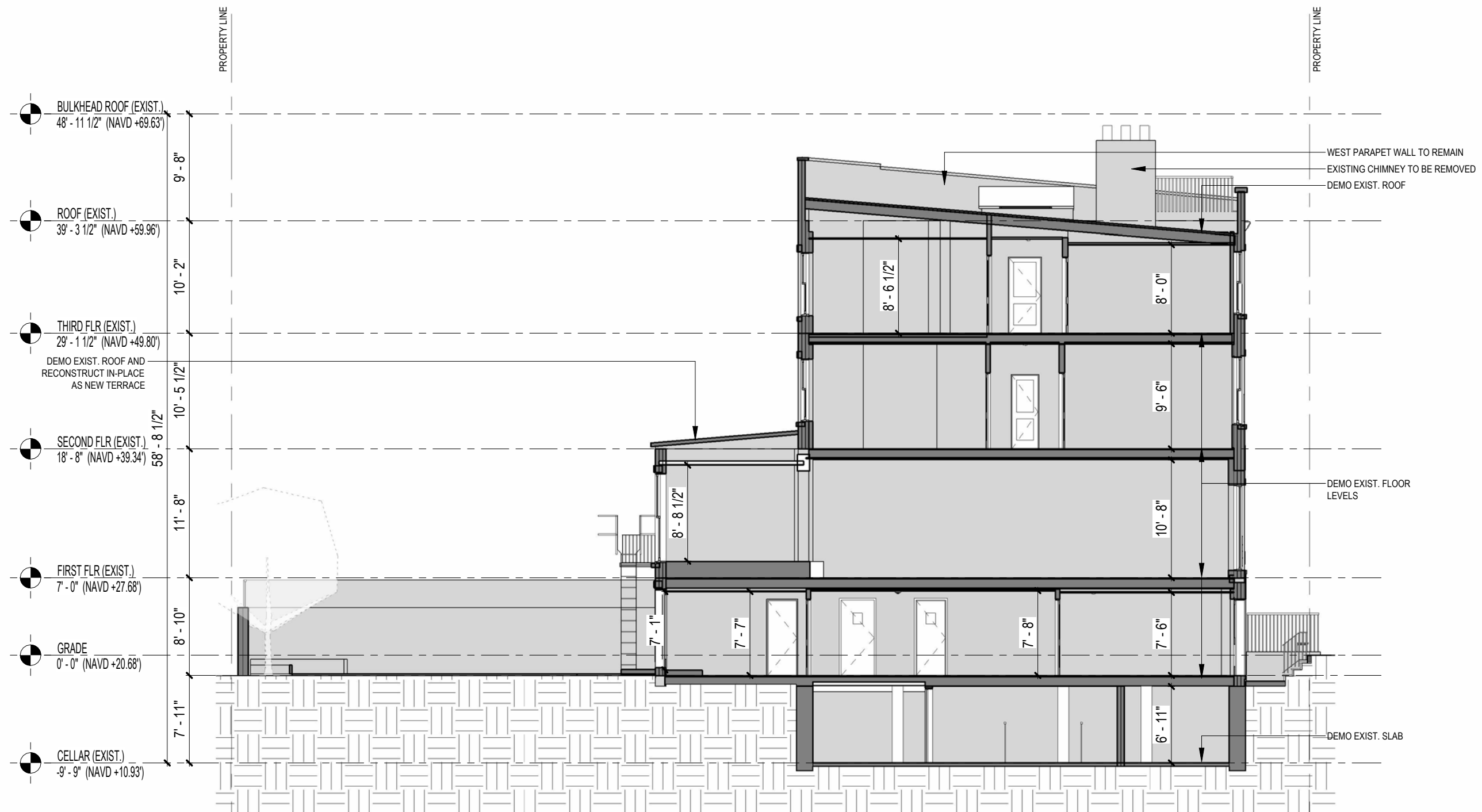
PROPOSED 3D FRONT AXON

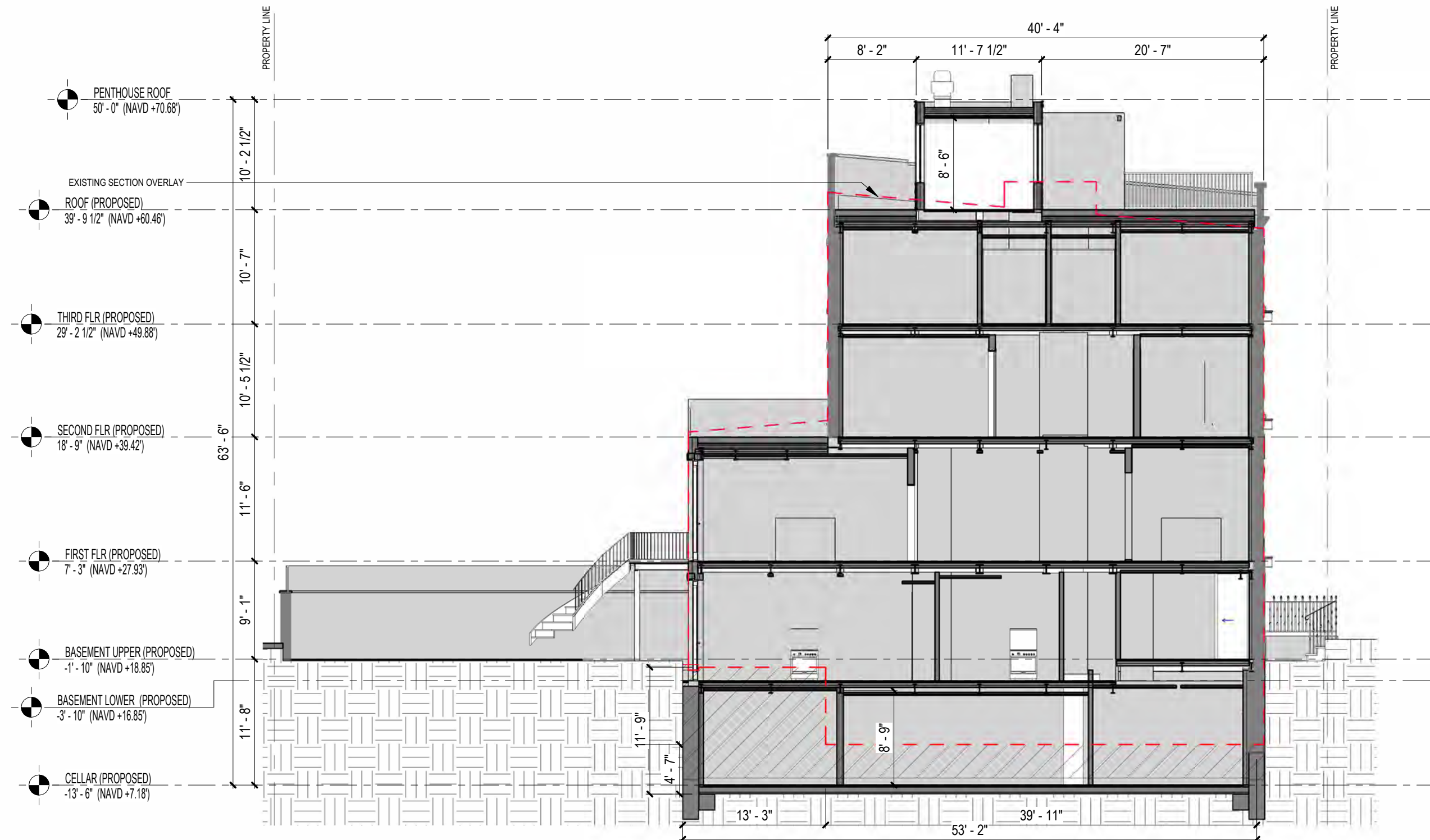


PROPOSED 3D REAR AXON







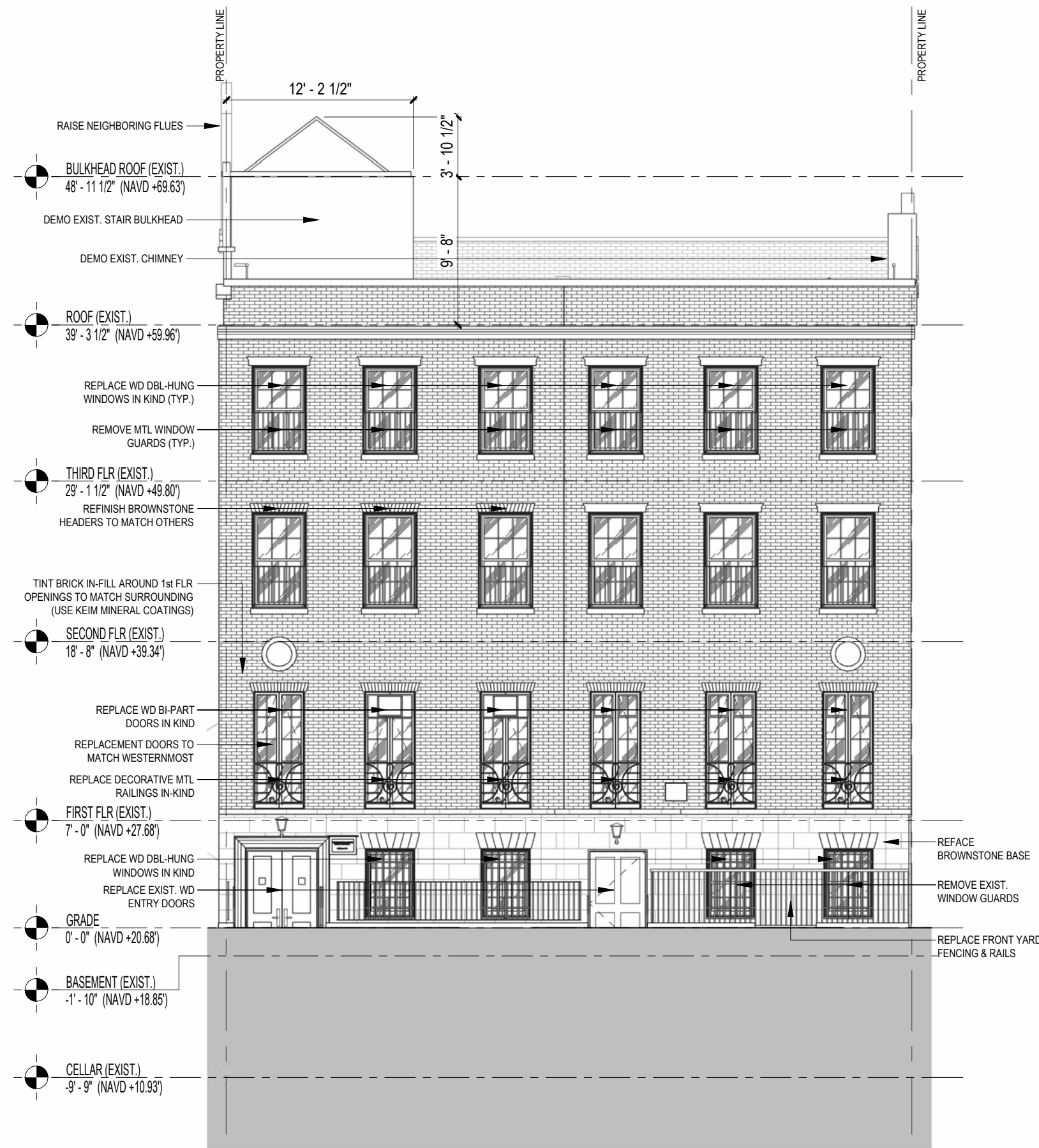




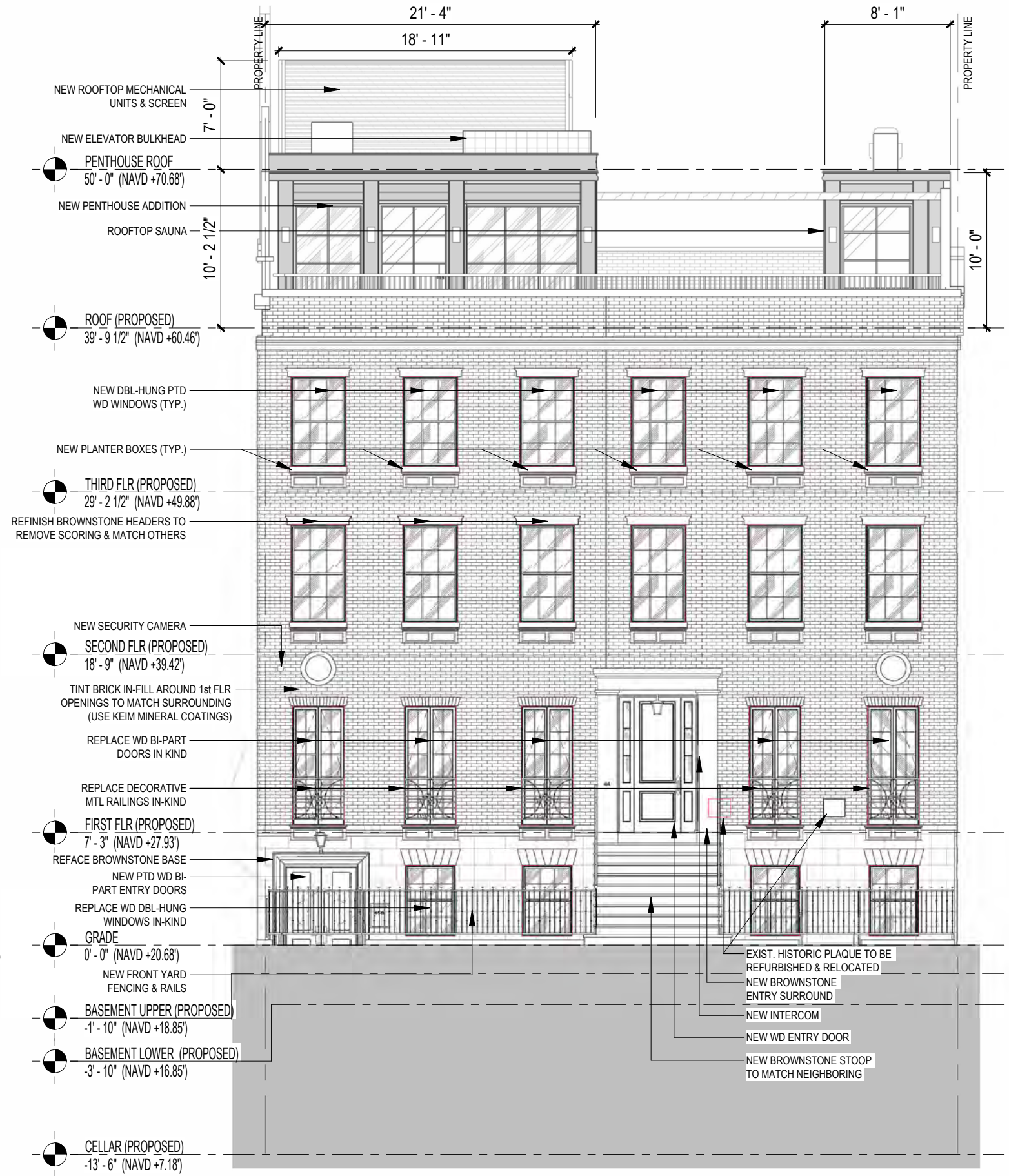
FRONT FACADE



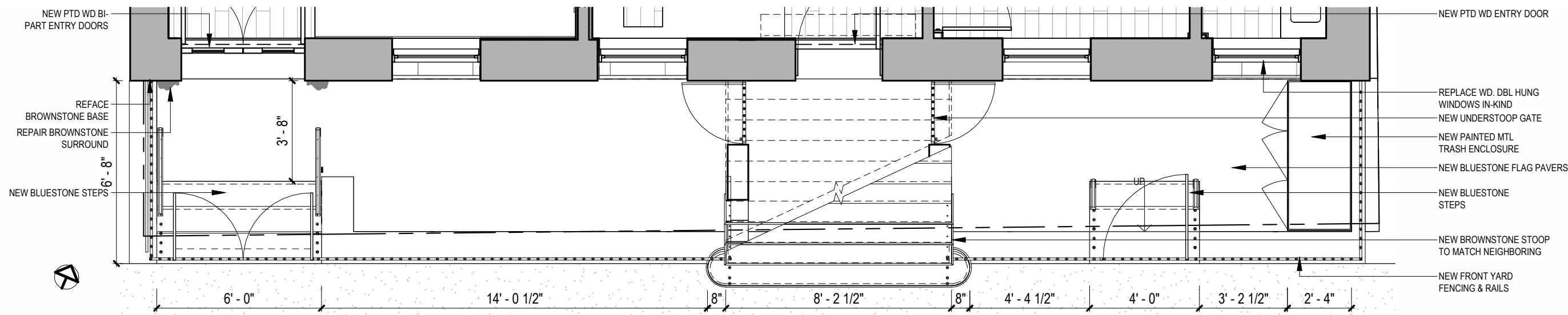
REAR FACADE



EXISTING ELEVATION - FRONT



PROPOSED ELEVATION - FRONT

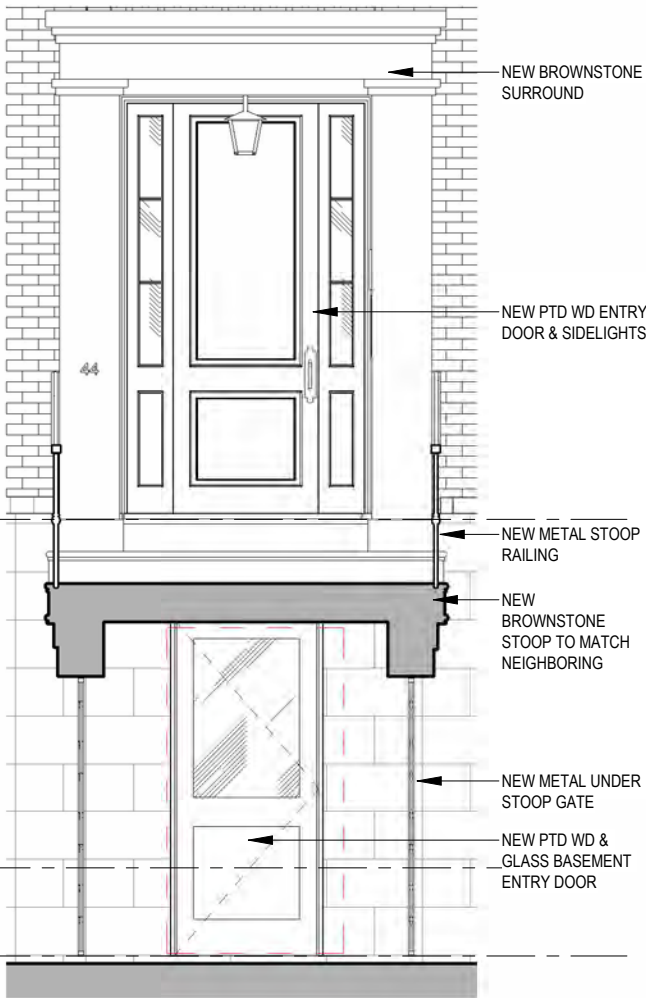


ENLARGED PLAN - PROPOSED BASEMENT - FRONT

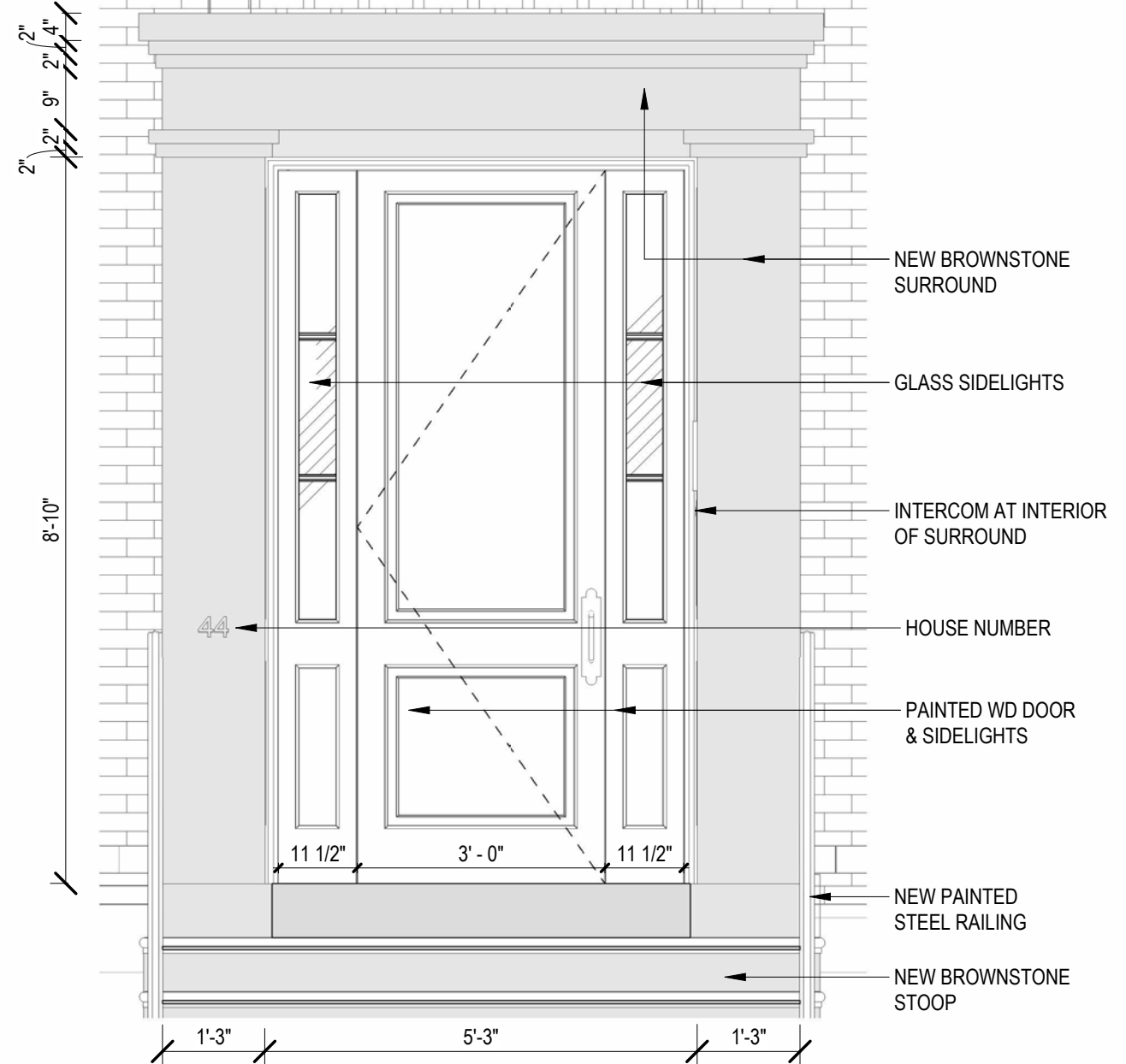
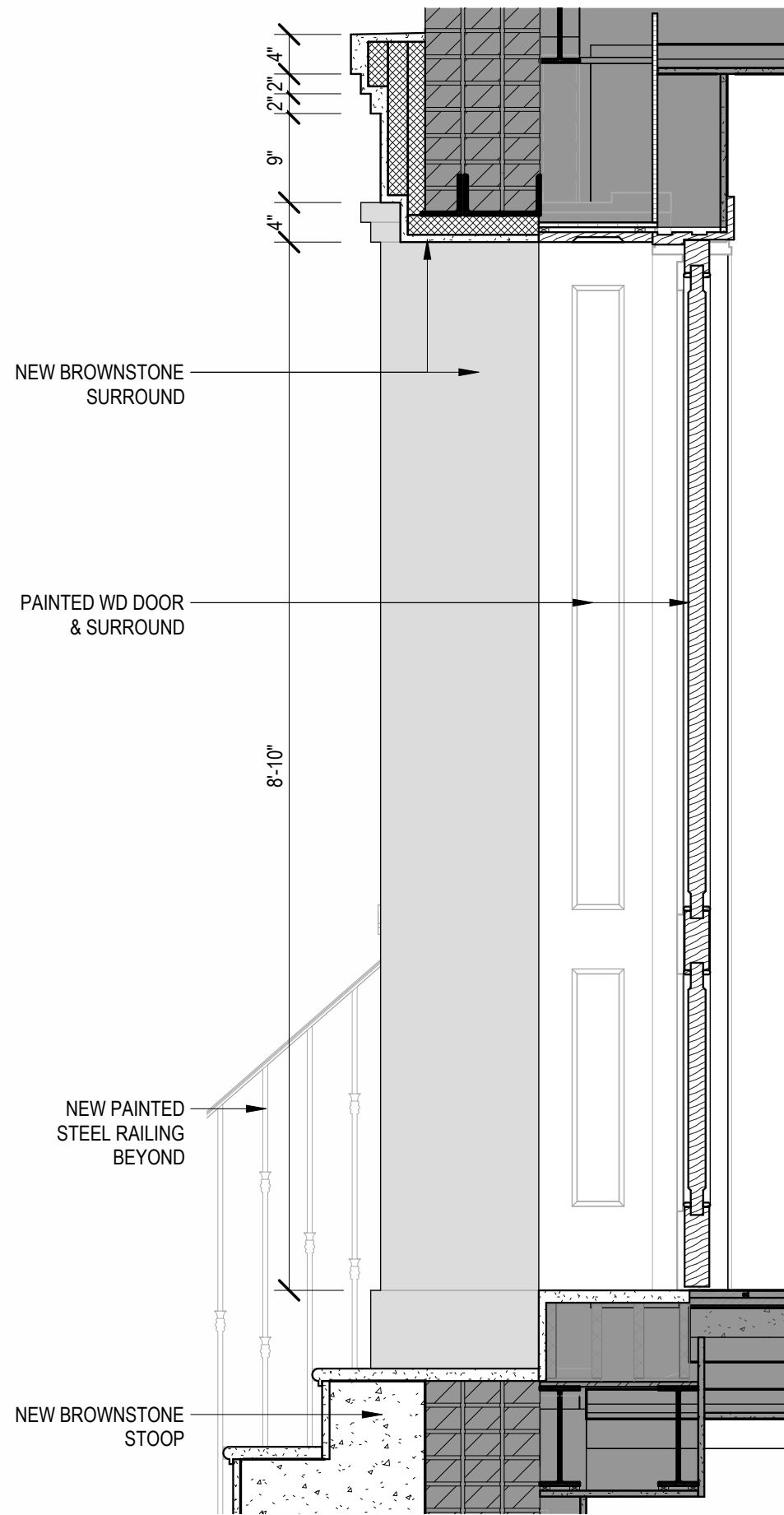
SCALE: 1/4" = 1'-0"



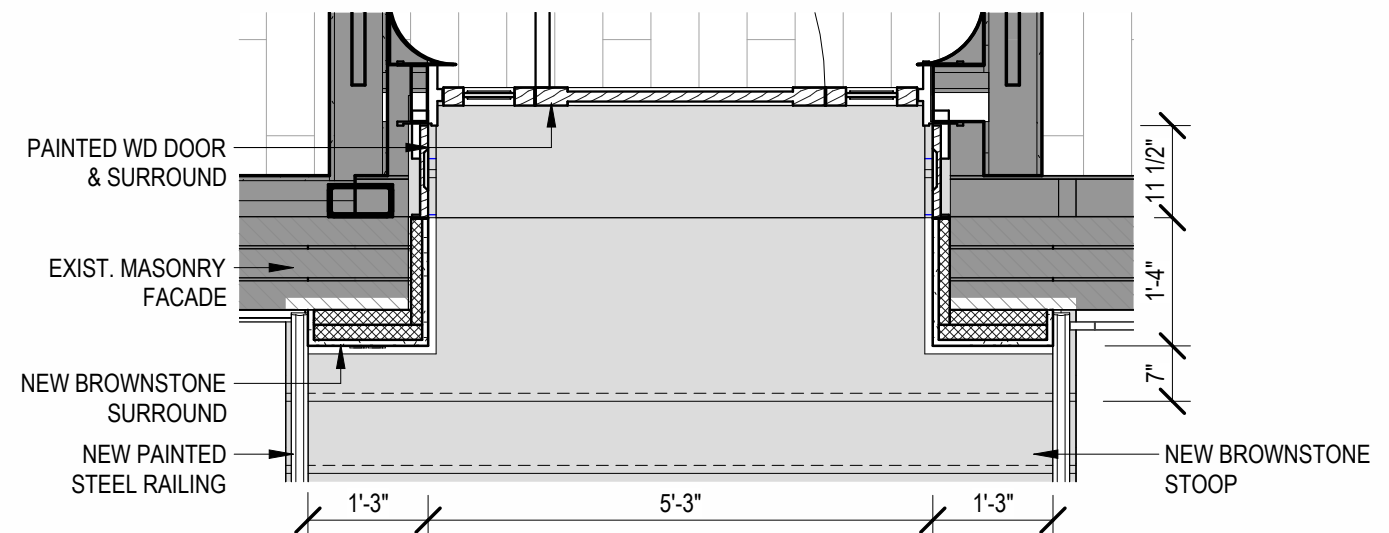
ENLARGED ELEVATION - PROPOSED BASEMENT - FRONT



ENLARGED SECTION - PROPOSED FRONT BASEMENT

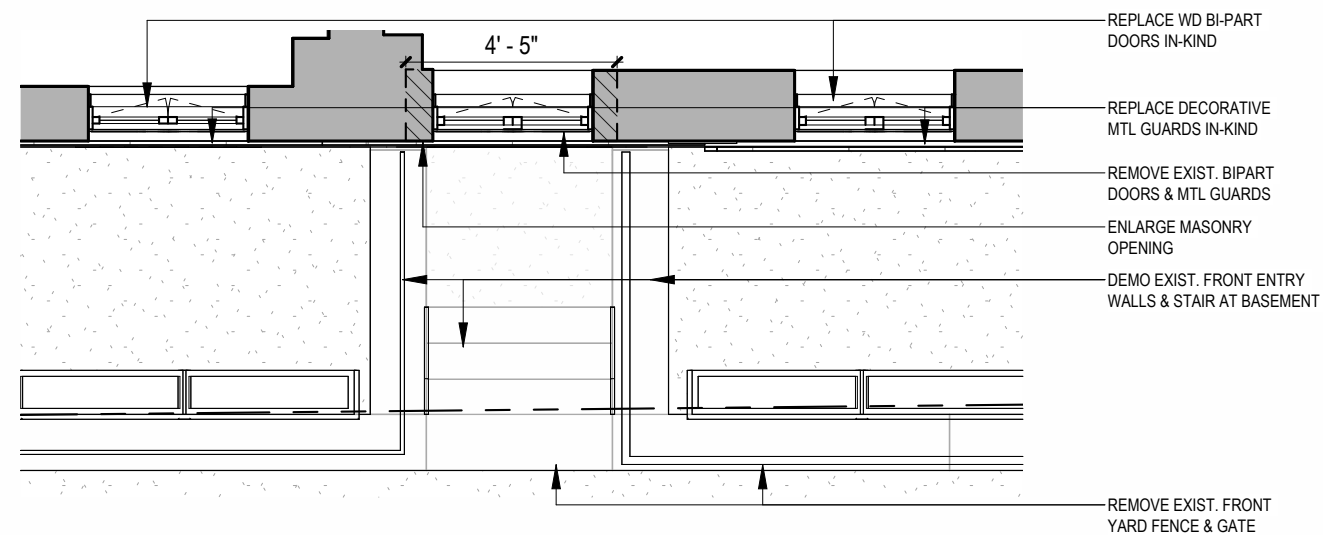


ENLARGED ELEVATION - FIRST FLOOR STOOP ENTRY DOOR
SCALE: 1/2" = 1'-0"

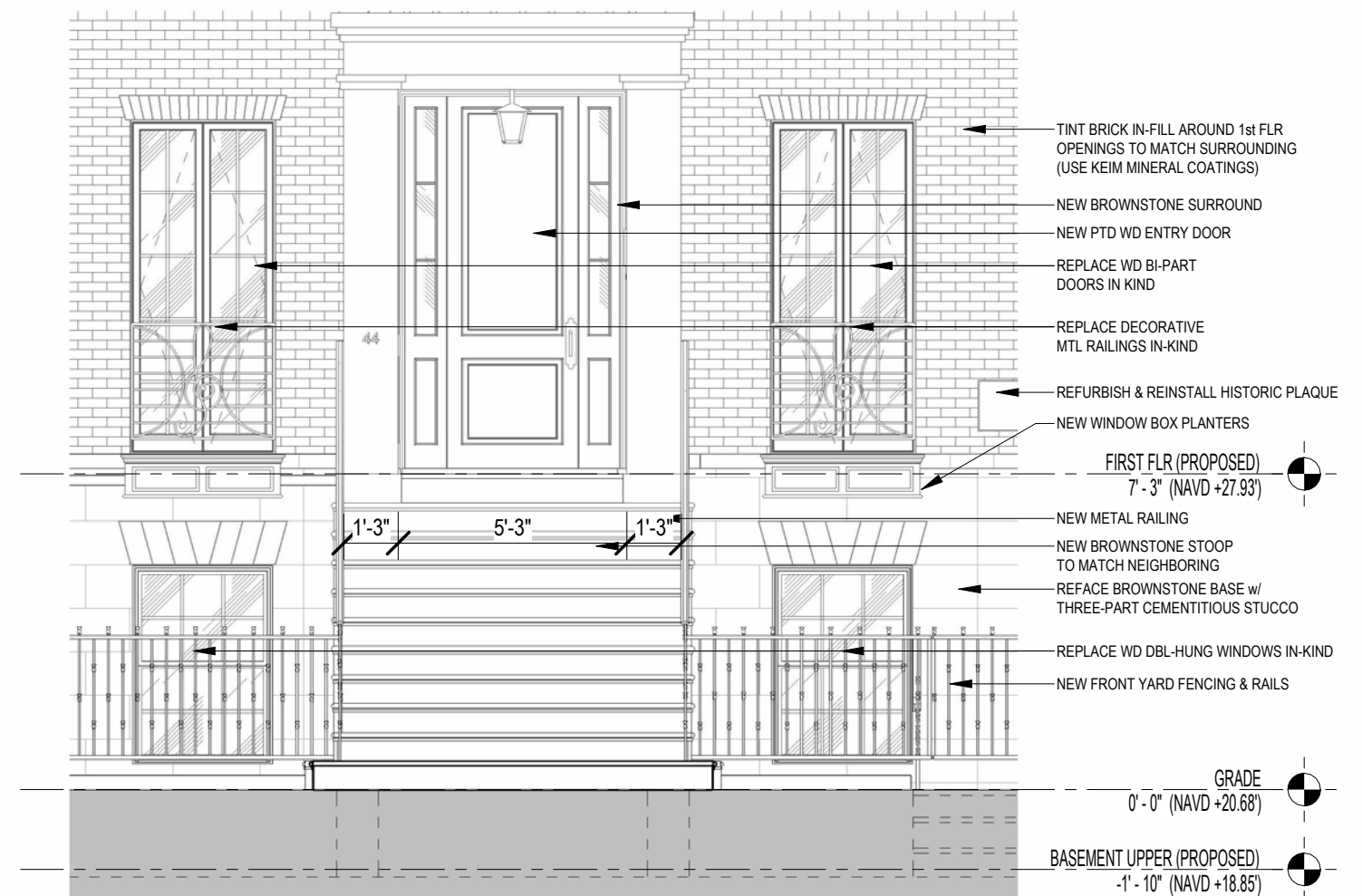




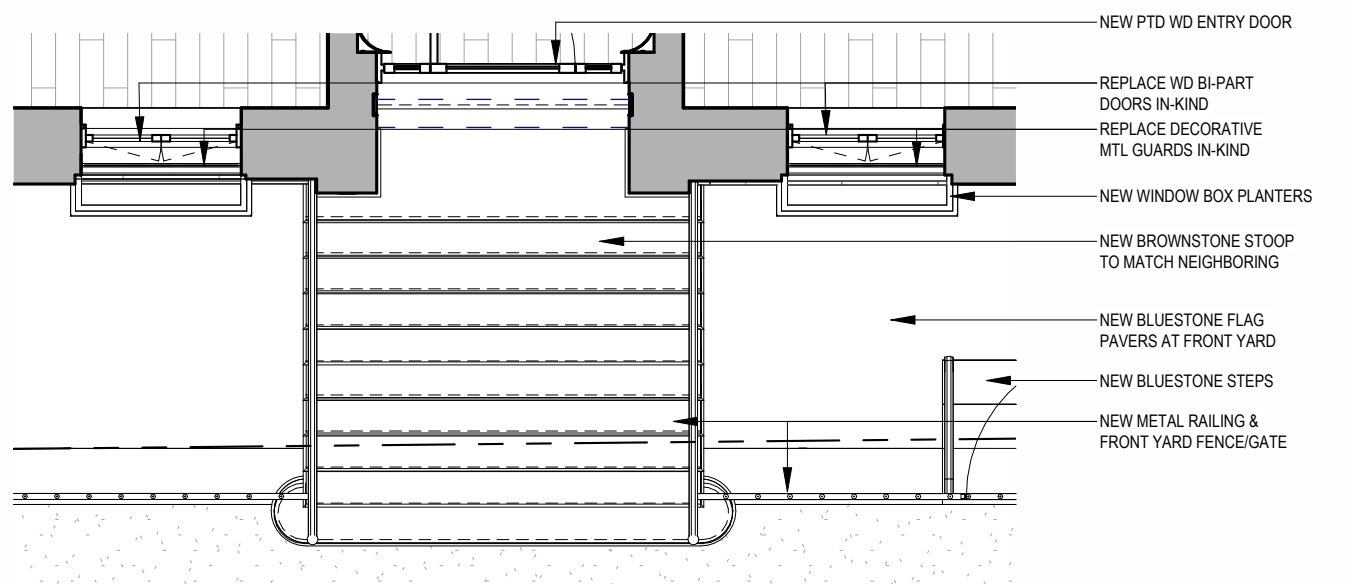
ENLARGED ELEVATION - EXISTING ENTRY
SCALE: 1/4" = 1'-0"



ENLARGED FIRST FLR PLAN - EXISTING ENTRY (WINDOWS)
SCALE: 1/4" = 1'-0"



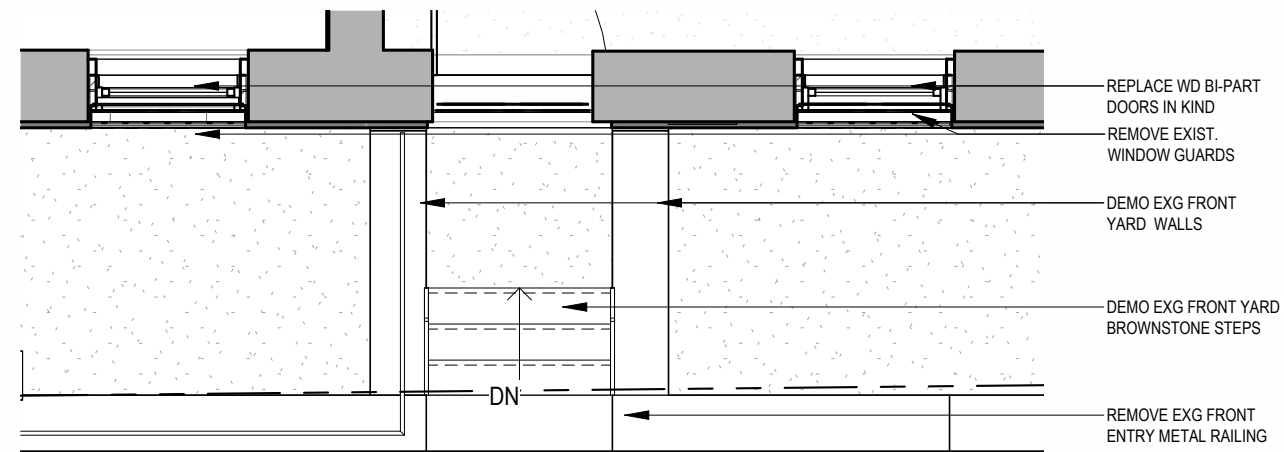
ENLARGED ELEVATION - PROPOSED ENTRY
SCALE: 1/4" = 1'-0"



ENLARGED FIRST FLR PLAN - PROPOSED ENTRY (STOOP)
SCALE: 1/4" = 1'-0"



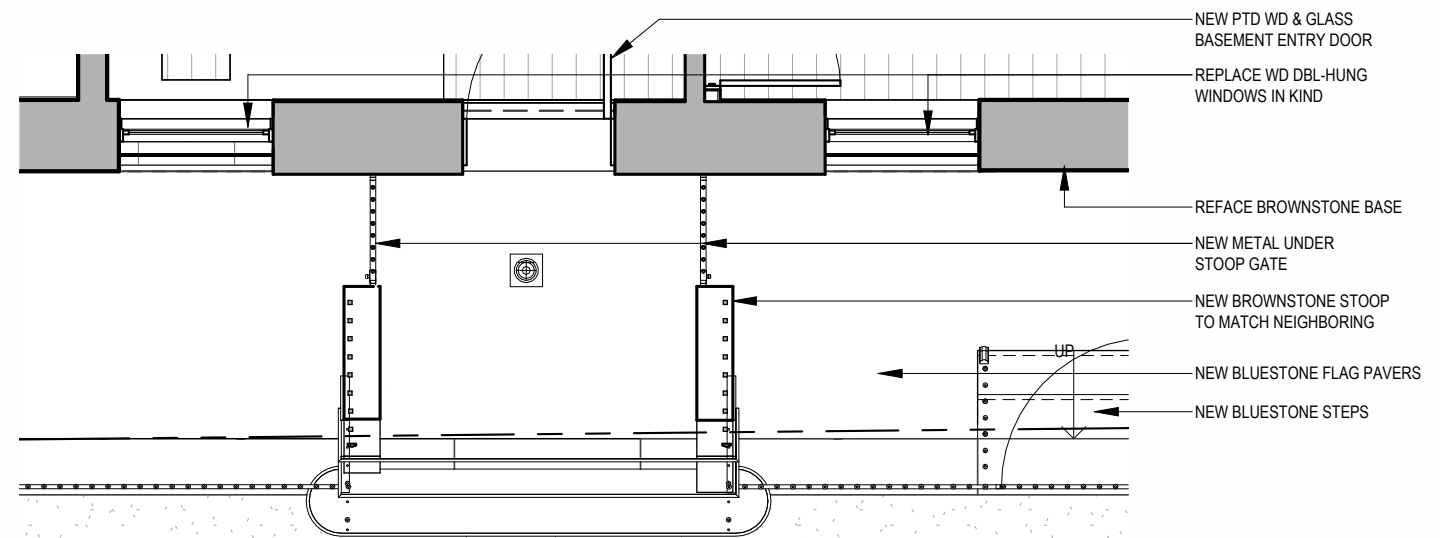
ENLARGED ELEVATION - EXISTING ENTRY
SCALE: 1/4" = 1'-0"



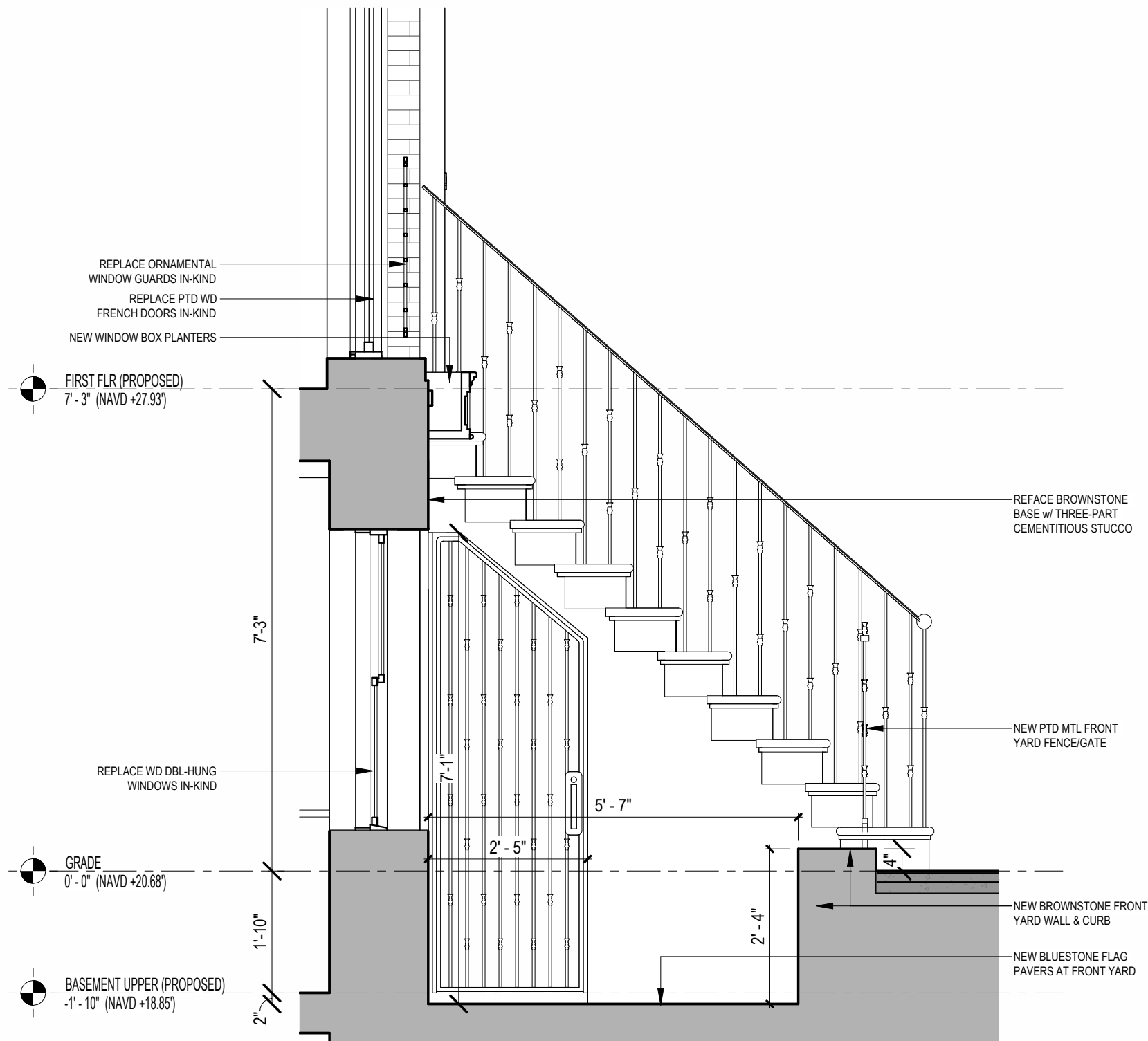
ENLARGED PLAN - EXISTING ENTRY
SCALE: 1/4" = 1'-0"



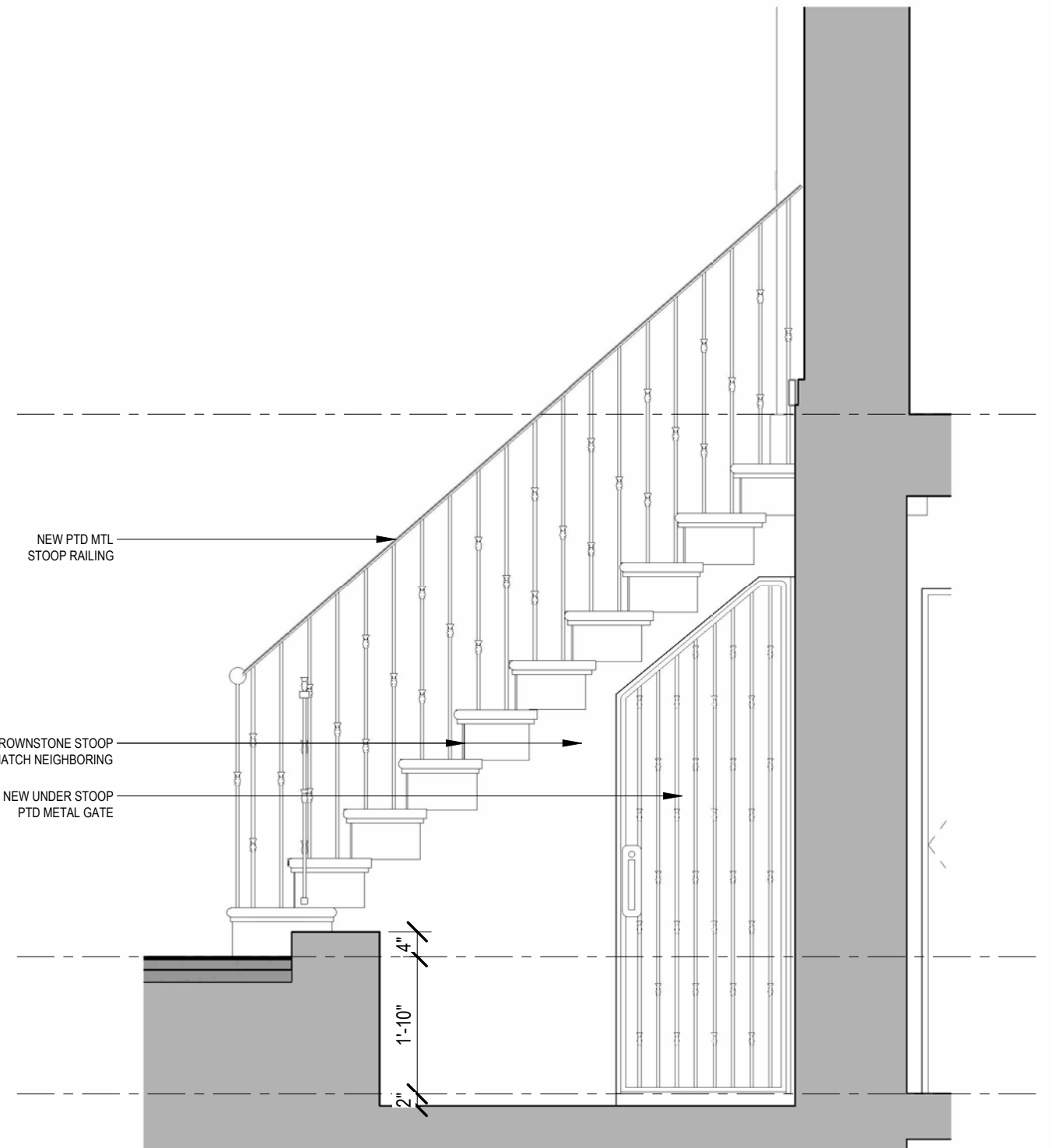
ENLARGED ELEVATION - PROPOSED ENTRY
SCALE: 1/4" = 1'-0"



ENLARGED PLAN - PROPOSED ENTRY
SCALE: 1/4" = 1'-0"



ENLARGED ELEVATION - FRONT BASEMENT STOOP - EAST



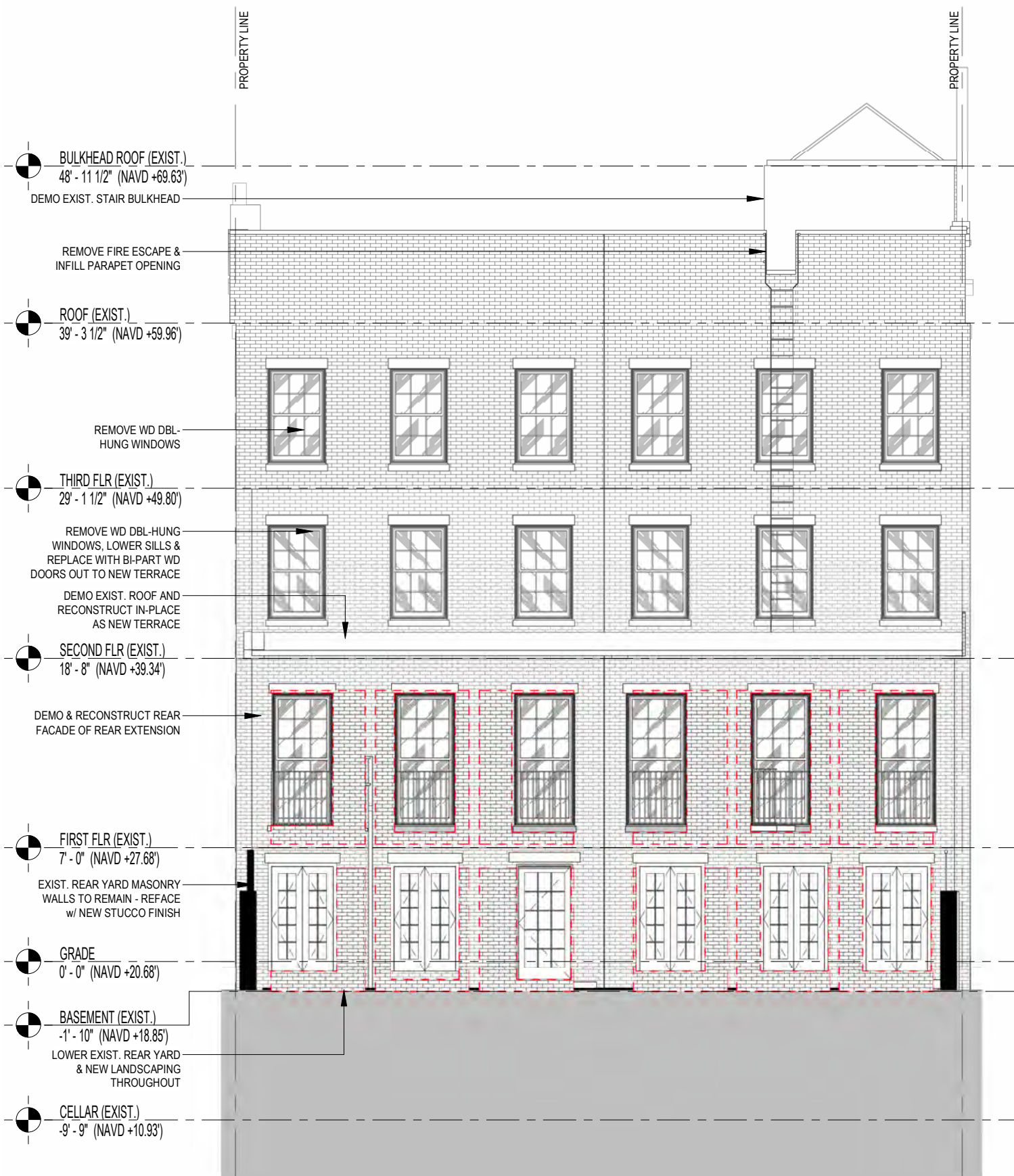
ENLARGED ELEVATION - FRONT BASEMENT STOOP - WEST



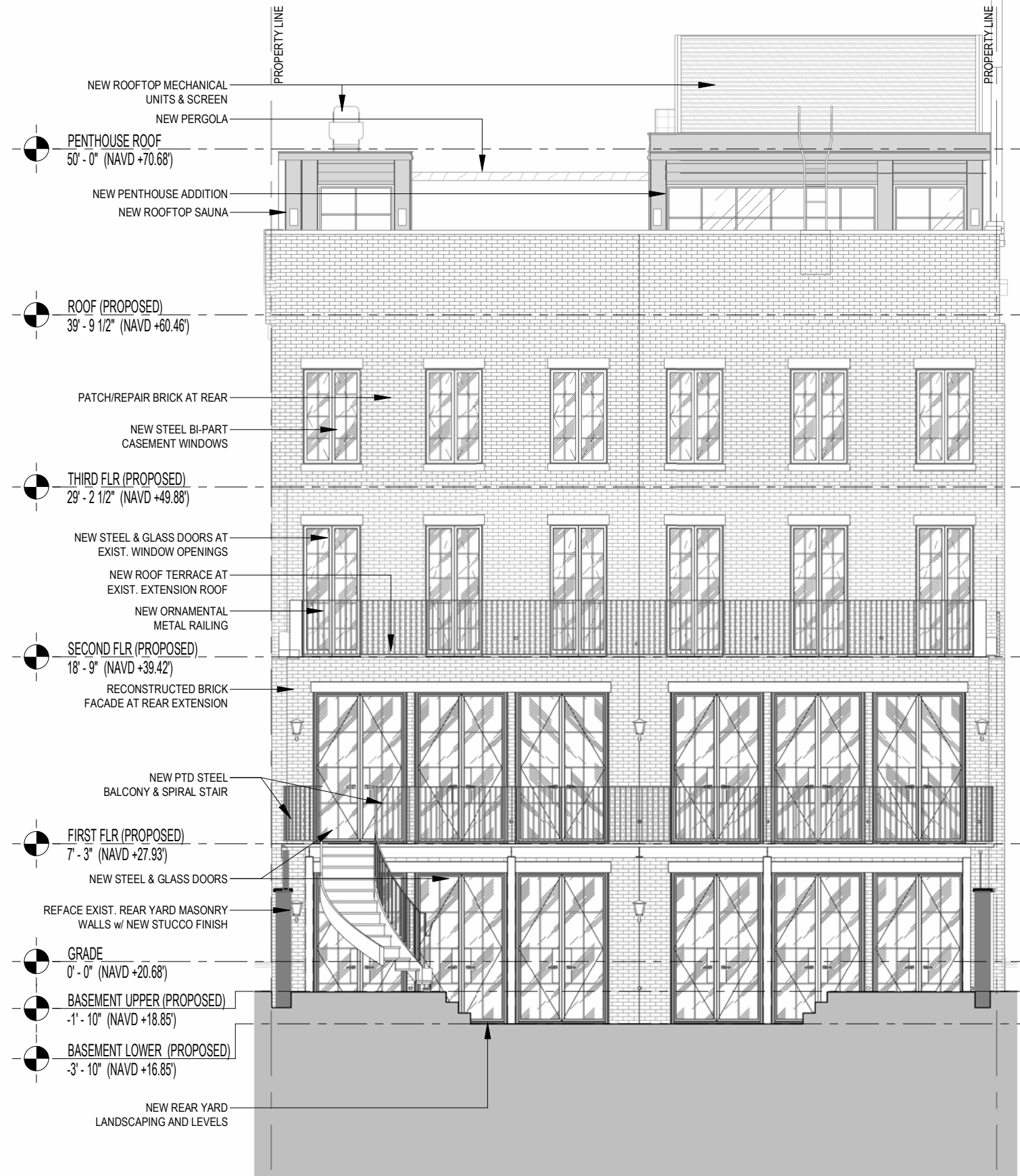
STOOP AT #48



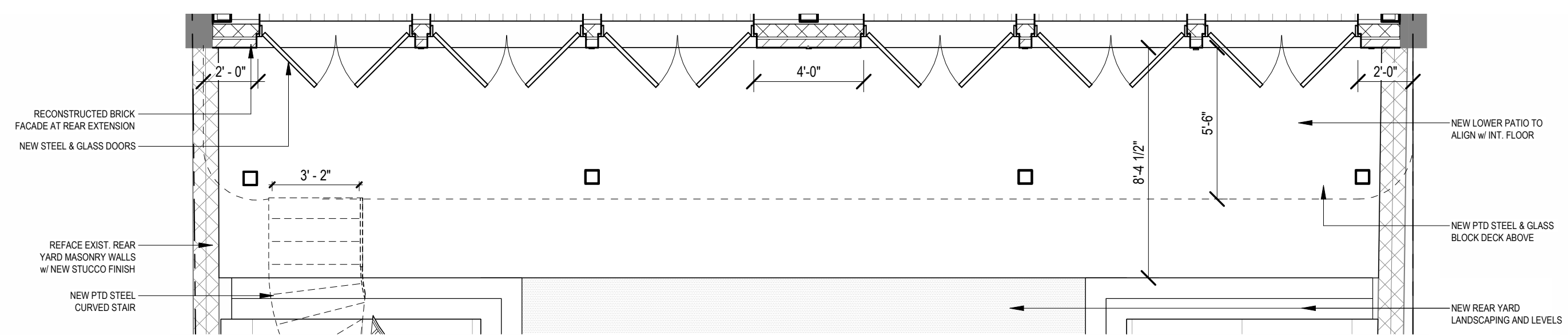
STOOP AT #42



EXISTING ELEVATION - REAR
SCALE: 1/8" = 1'-0"

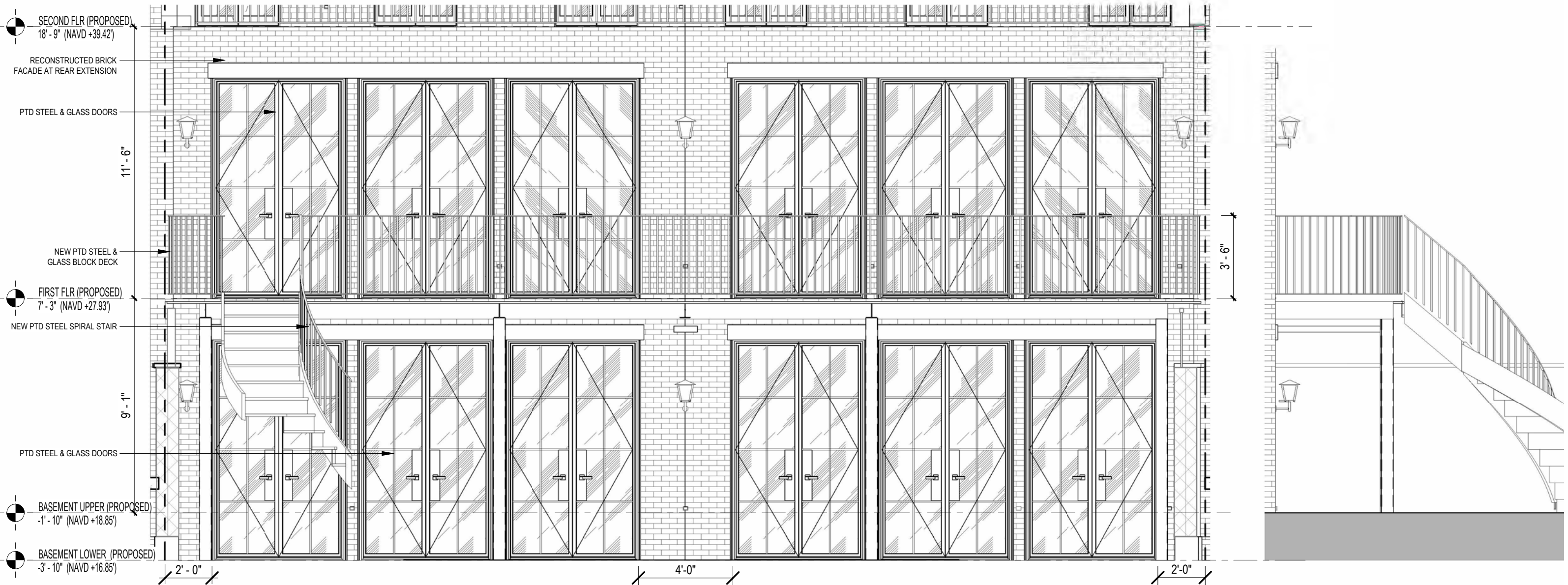


PROPOSED ELEVATION - REAR
SCALE: 1/8" = 1'-0"



ENLARGED PLAN - REAR BASEMENT

SCALE: 1/4" = 1'-0"



HIGGINS QUASEBATH & PARTNERS, LLC

BRYAN O'SULLIVAN
STUDIO

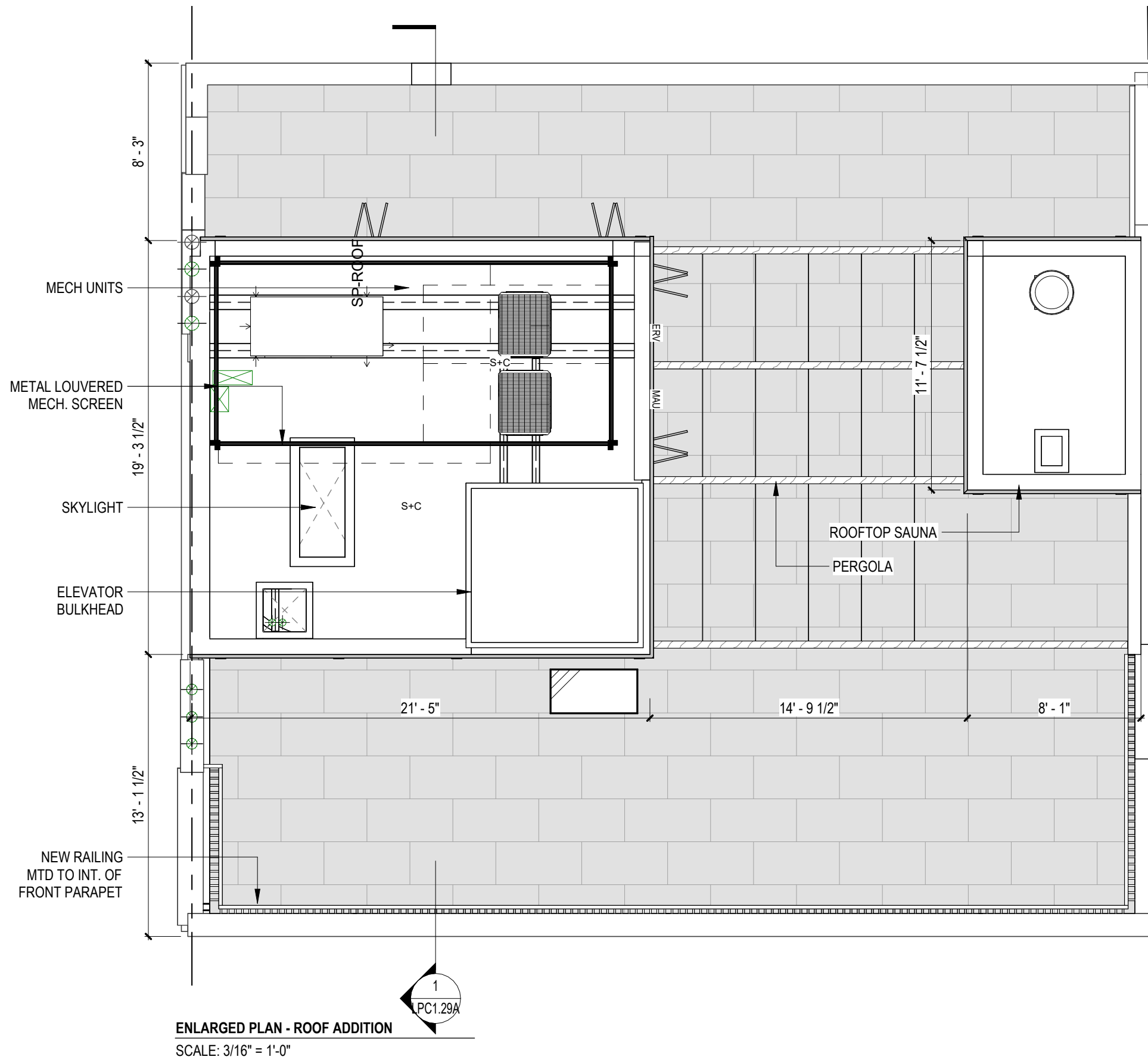
THE
TURETT
COLLABORATIVE

44-46 BARROW STREET
GREENWICH VILLAGE HISTORIC DISTRICT

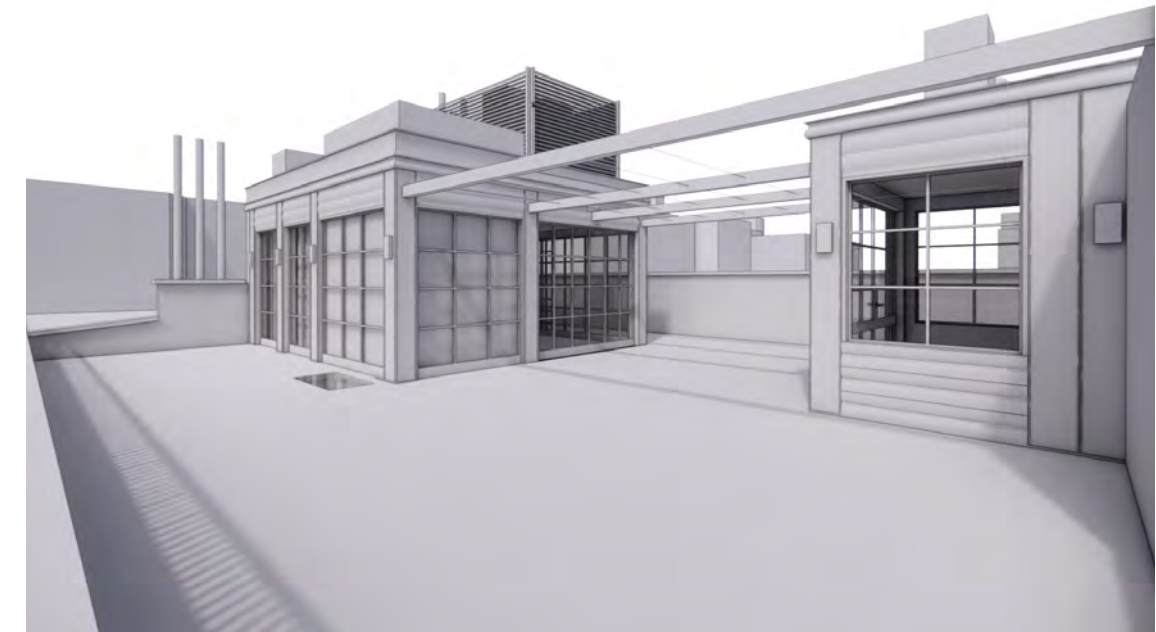
PROPOSED ENLARGED VIEWS - REAR BASEMENT

LPC-31
10/08/2026

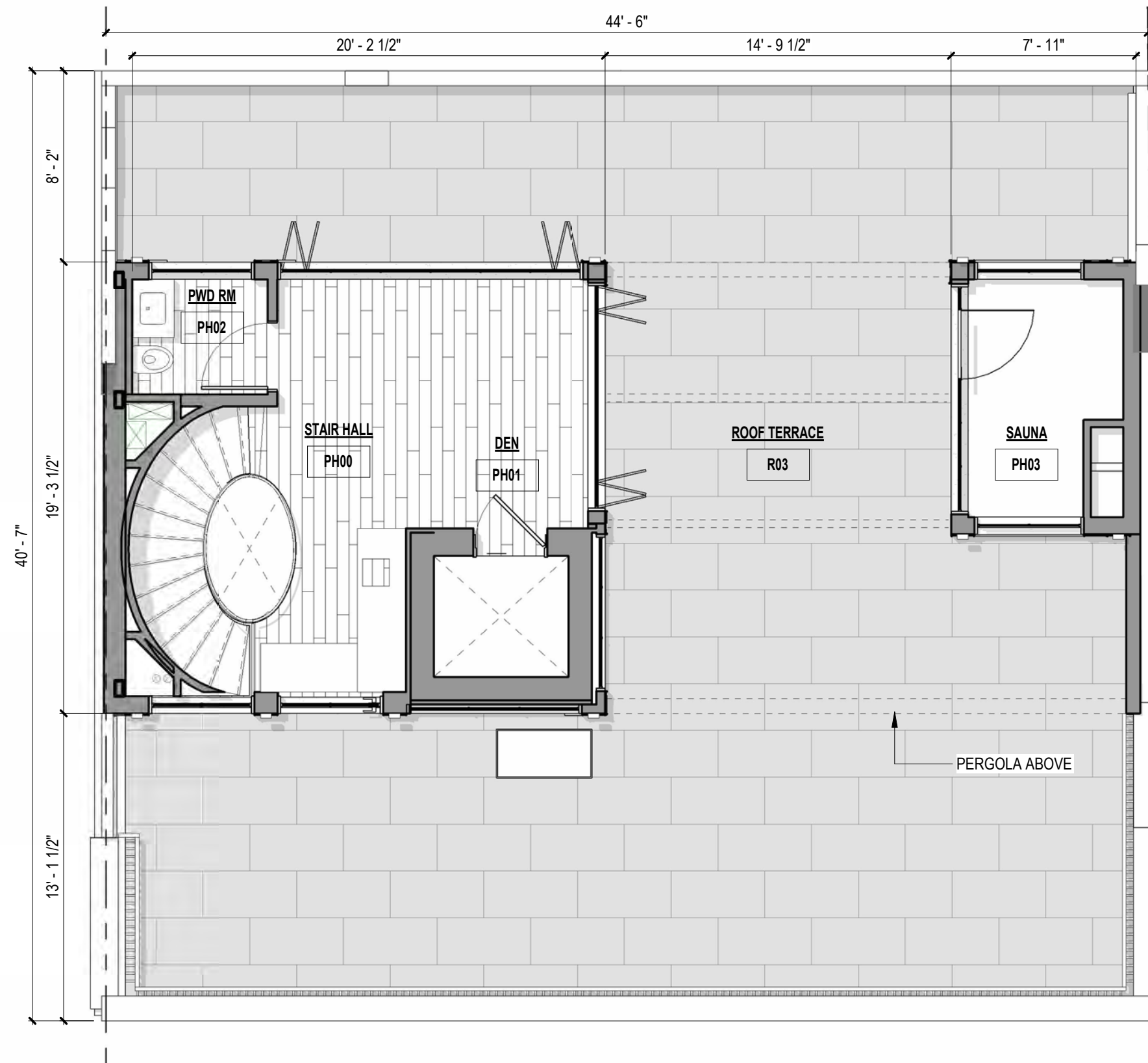




ROOF ADDITION 3D VIEW

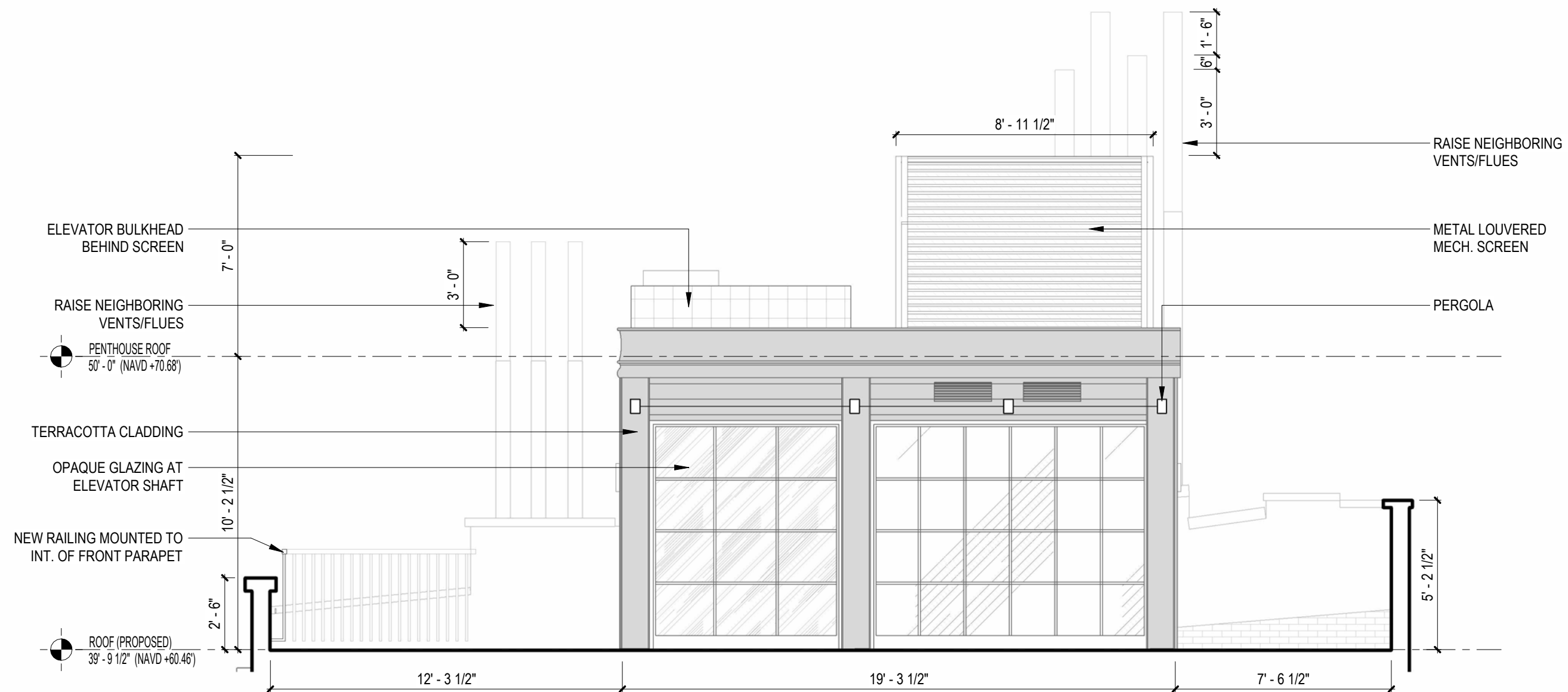


ROOF ADDITION 3D VIEW



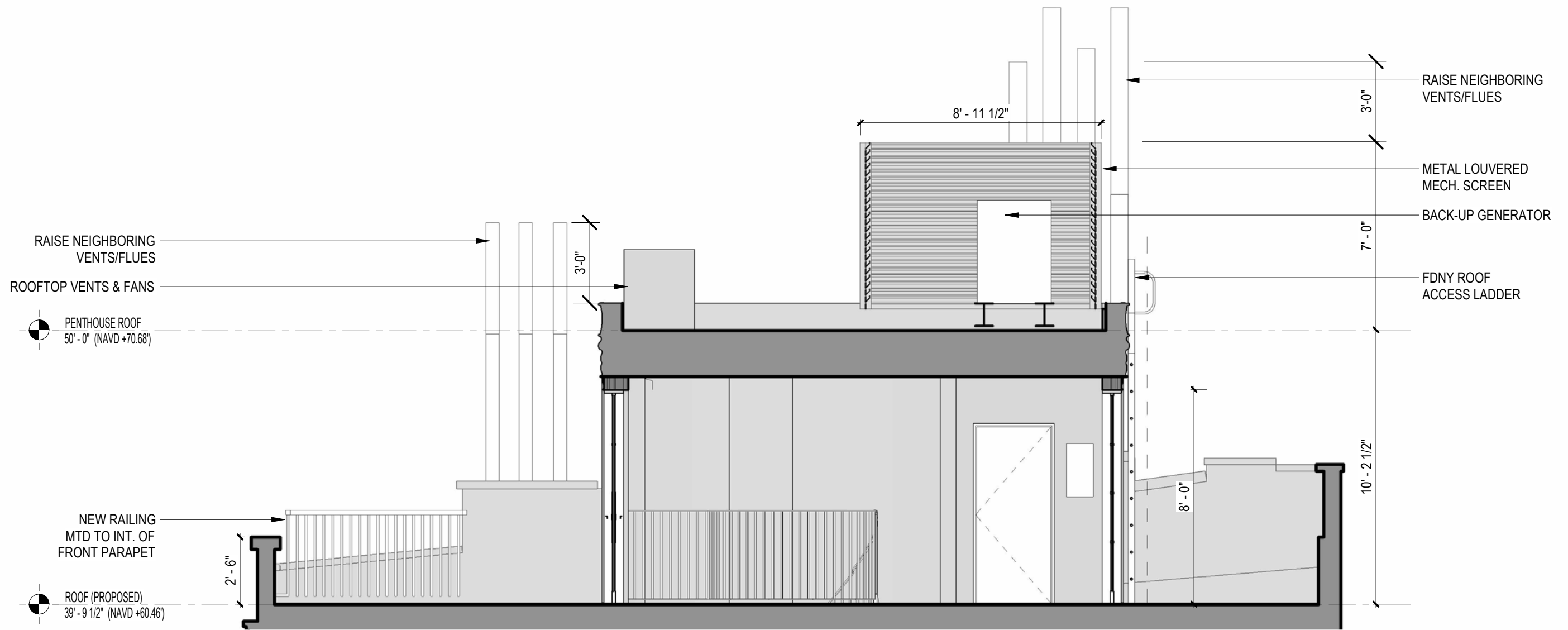
ENLARGED PLAN - ROOF ADDITION

SCALE: 3/16" = 1'-0"



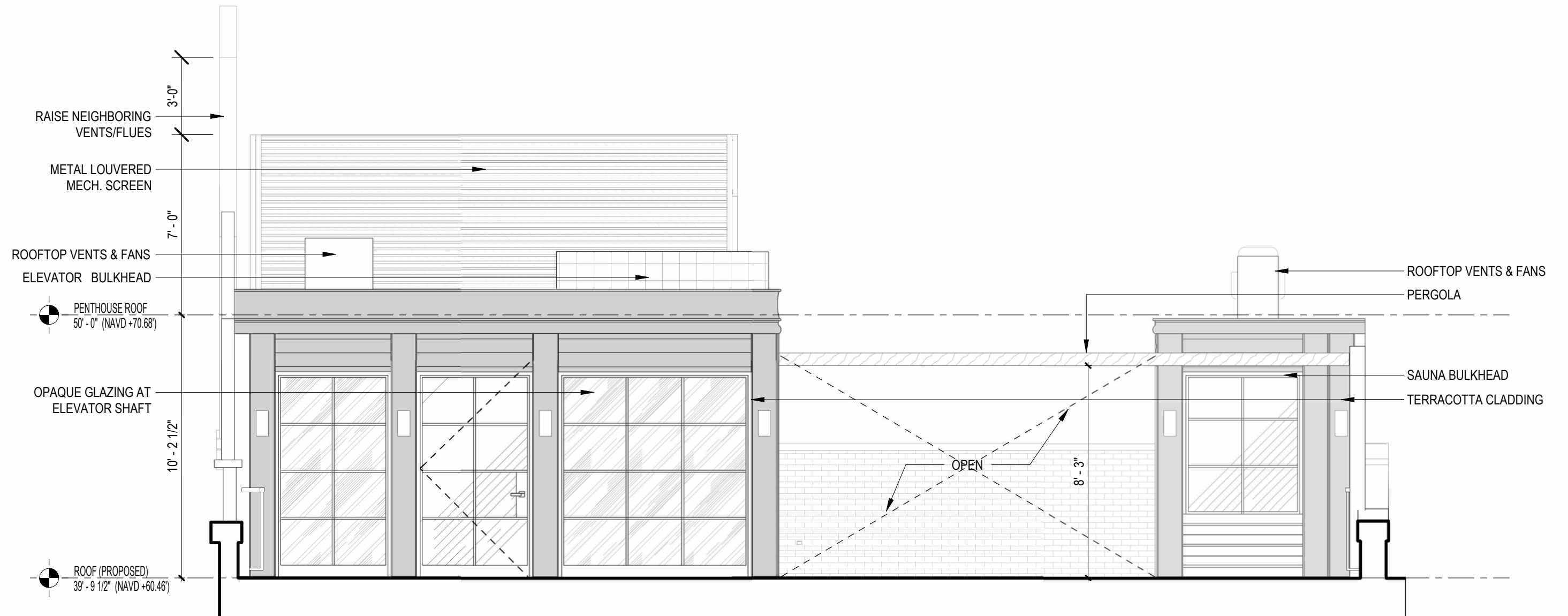
ENLARGED ELEVATION - ROOF ADDITION EAST

SCALE: 1/4" = 1'-0"



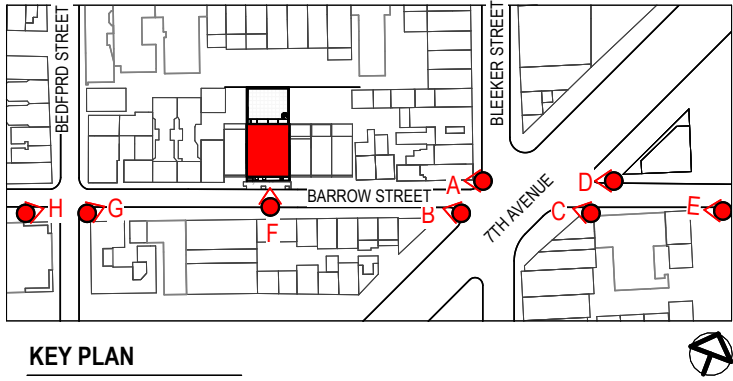
ENLARGED SECTION - NORTH/SOUTH

SCALE: 1/4" = 1'-0"



ENLARGED ELEVATION - ROOF ADDITION SOUTH

SCALE: 1/4" = 1'-0"



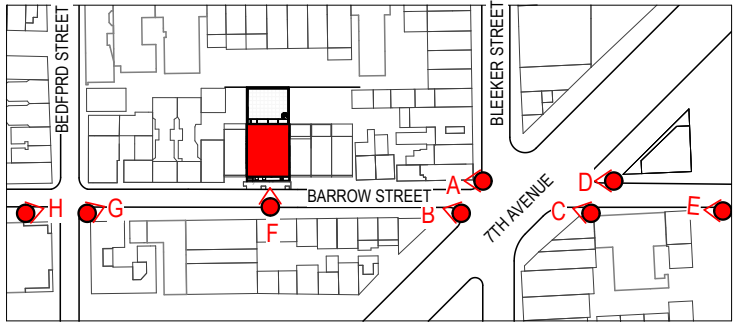
VISIBILITY VIEW A



VISIBILITY VIEW A WITH MOCK-UP



VISIBILITY VIEW A WITH MOCK-UP (CLOSE UP)



KEY PLAN



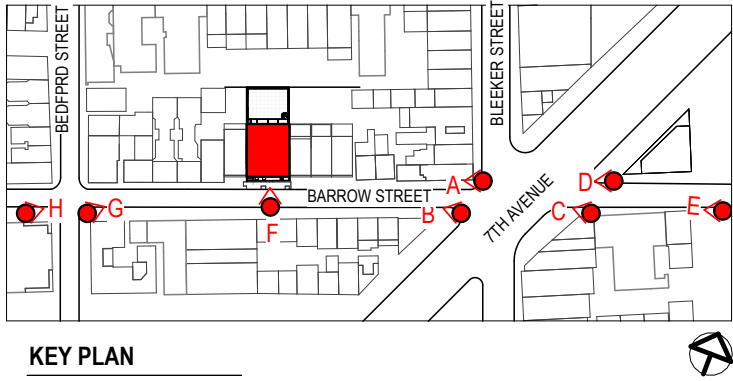
VISIBILITY VIEW B



VISIBILITY VIEW B WITH MOCK-UP



VISIBILITY VIEW B WITH MOCK-UP (CLOSE UP)



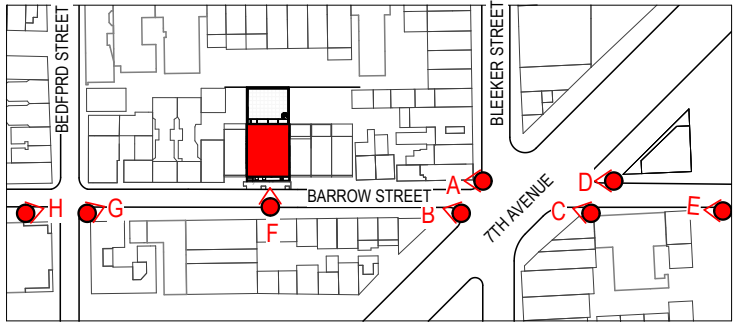
VISIBILITY VIEW C



VISIBILITY VIEW C WITH MOCK-UP



VISIBILITY VIEW C WITH MOCK-UP (CLOSE UP)



KEY PLAN



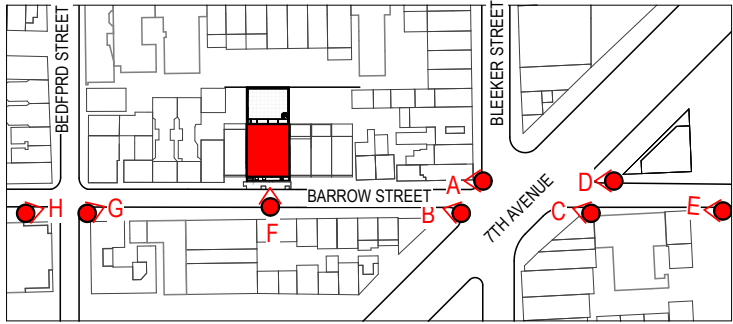
VISIBILITY VIEW D



VISIBILITY VIEW D MOCK-UP (CLOSE UP)



VISIBILITY VIEW D MOCK-UP (CLOSE UP)



KEY PLAN

*VISIBILITY VIEW OF ROOF ADDITION



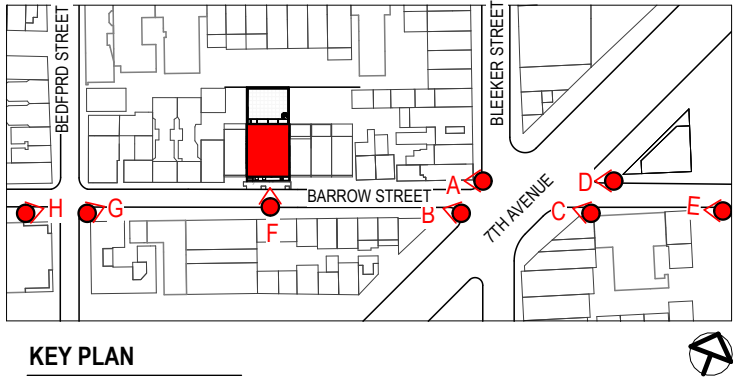
VISIBILITY VIEW E



VISIBILITY VIEW E WITH MOCK-UP



VISIBILITY VIEW E WITH MOCK-UP (CLOSE-UP)



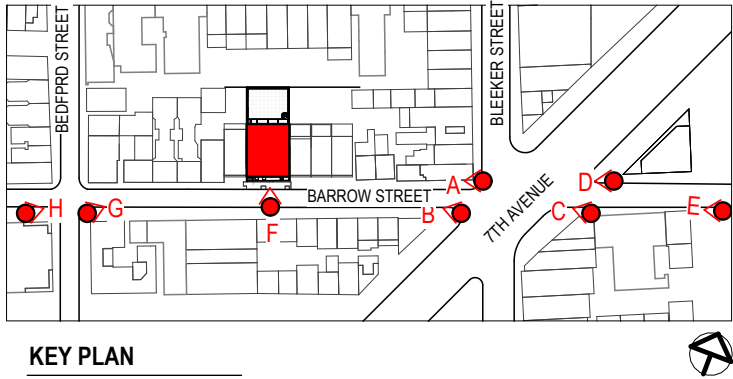
VISIBILITY VIEW F



VISIBILITY VIEW F WITH MOCK-UP



VISIBILITY VIEW F WITH MOCK-UP (CLOSE UP)



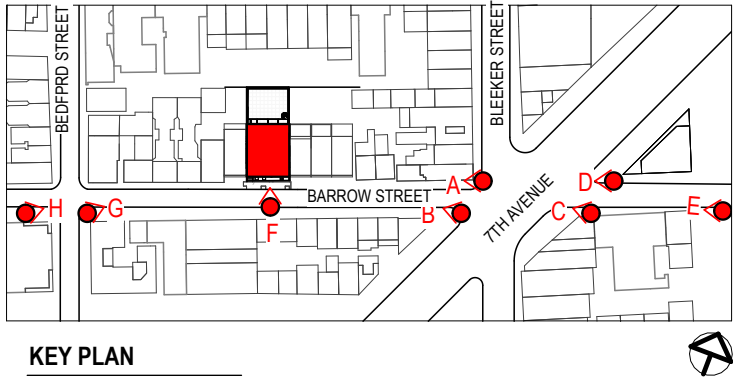
VISIBILITY VIEW G



VISIBILITY VIEW G WITH MOCK-UP



VISIBILITY VIEW G WITH MOCK-UP (CLOSE UP)



VISIBILITY VIEW H



VISIBILITY VIEW H WITH MOCK-UP



VISIBILITY VIEW H WITH MOCK-UP (CLOSE UP)

APPENDIX

