

January 28, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-05231

122-128 West 3rd Street – South Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 421 5942

Passcode: 889149

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

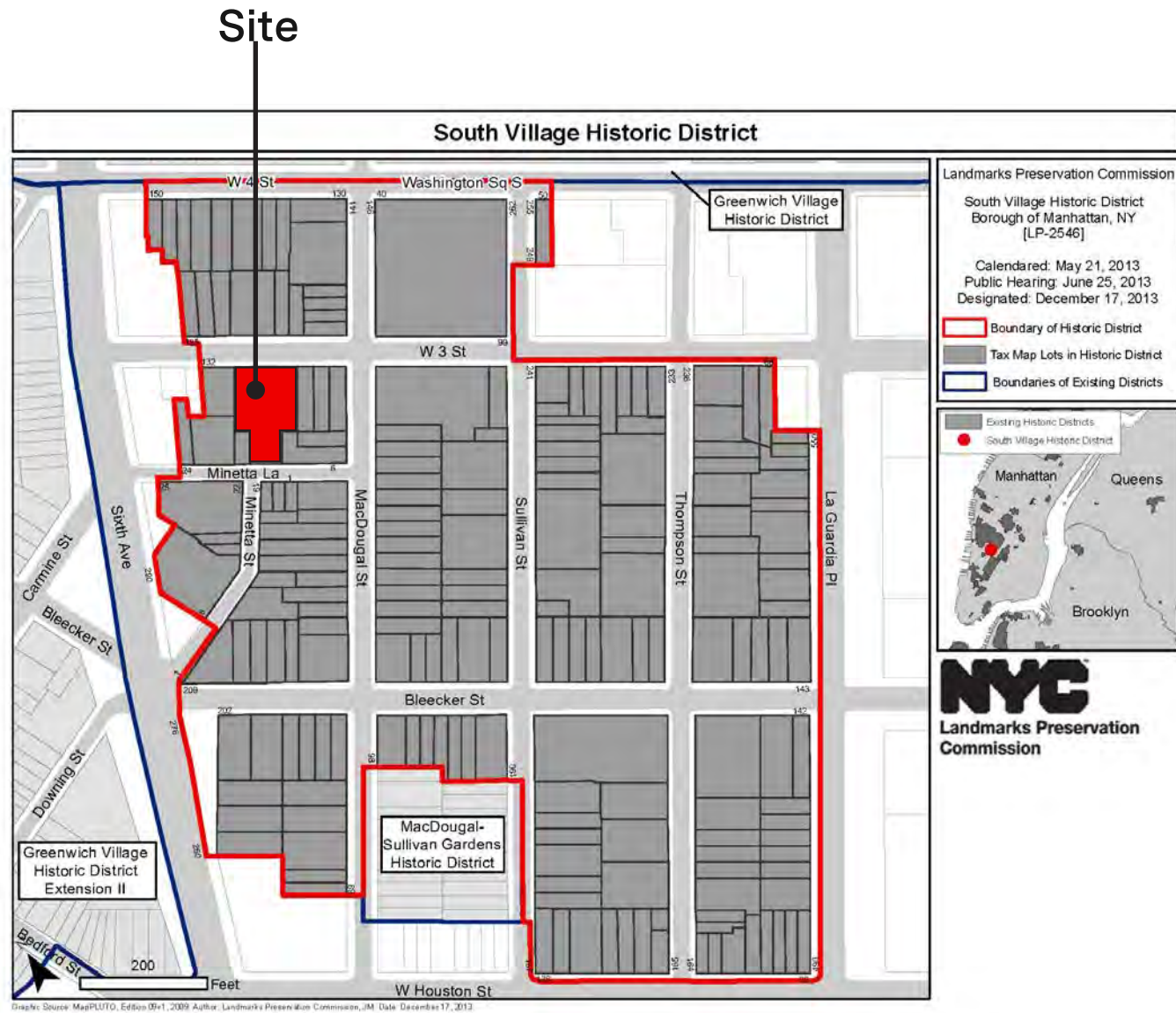
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called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

122-128 West 3rd Street
(12-14 Minetta Lane)

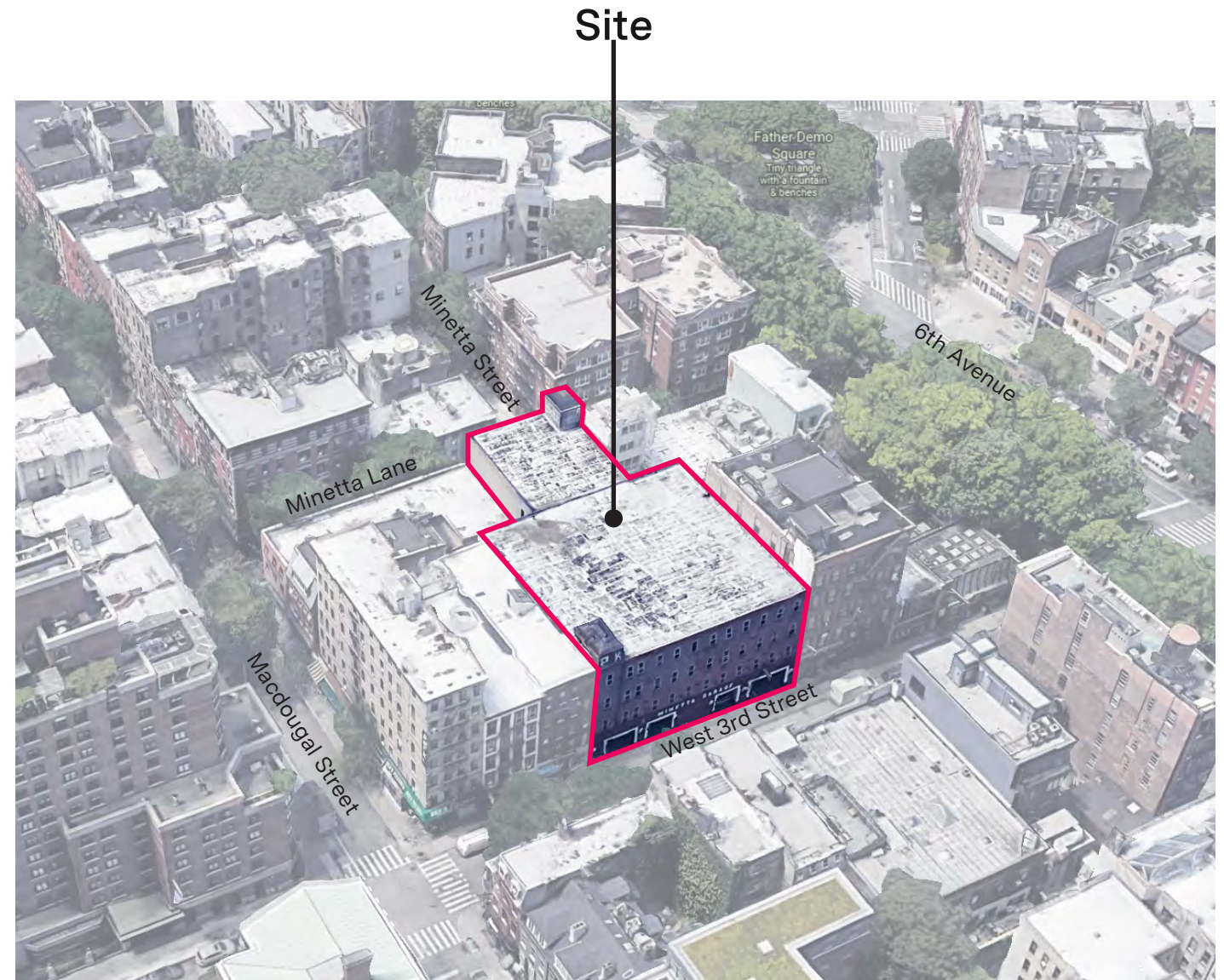
LPC Public Hearing
01.28.25

Project Introduction

Site Location



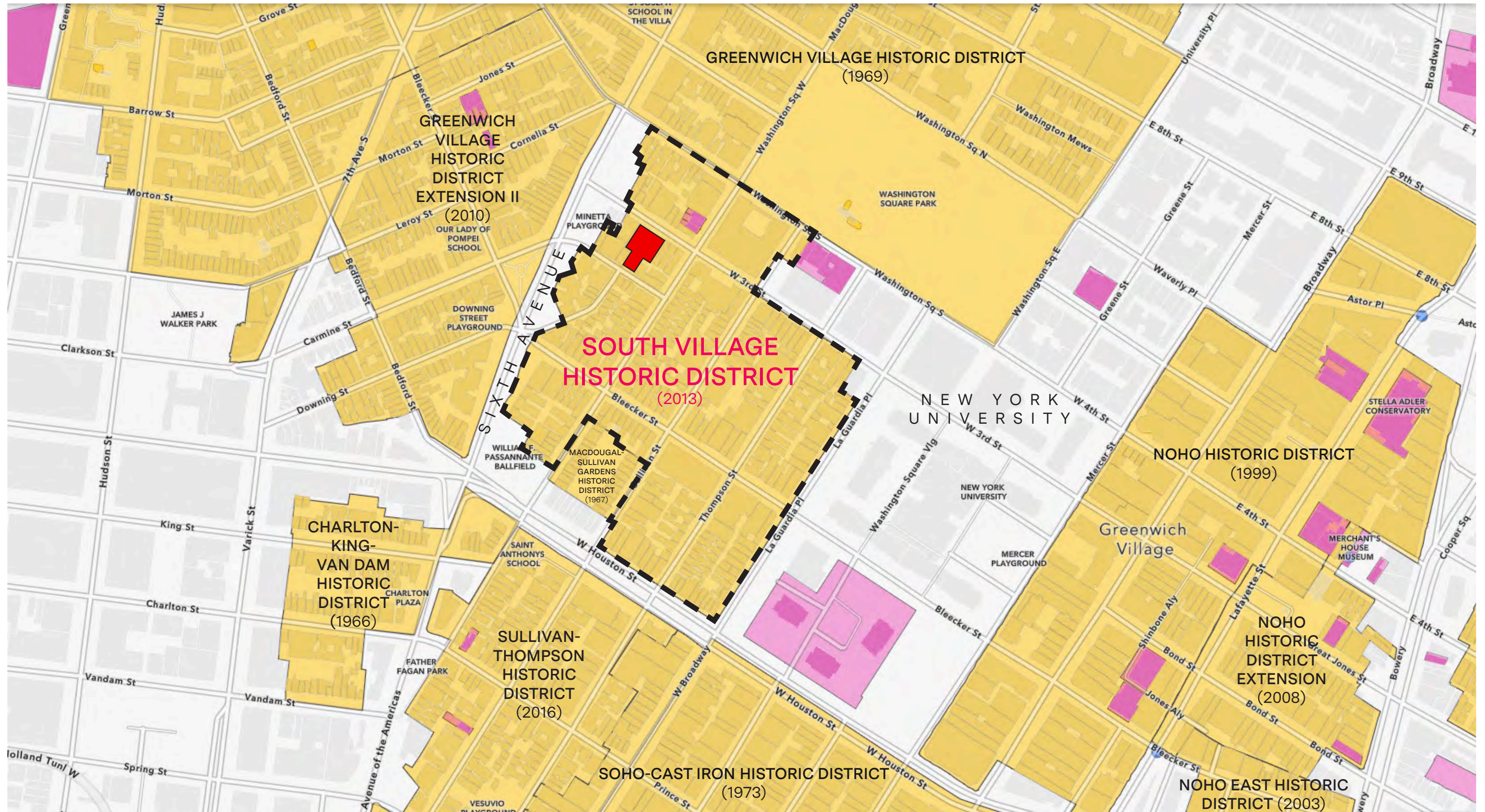
District Map



Aerial View

South Village Historic District and Context

“A diverse, mixed-use neighborhood...also marked by the construction of purpose-built commercial structures.” (LPC)



Existing Building

Elevations



West 3rd Street



Minetta Lane

Proposed Scheme

Facade Design



West 3rd Street



Minetta Lane

Building History

Historical Photos

West 3rd Street Frontage (1889)



1940 (Muni)

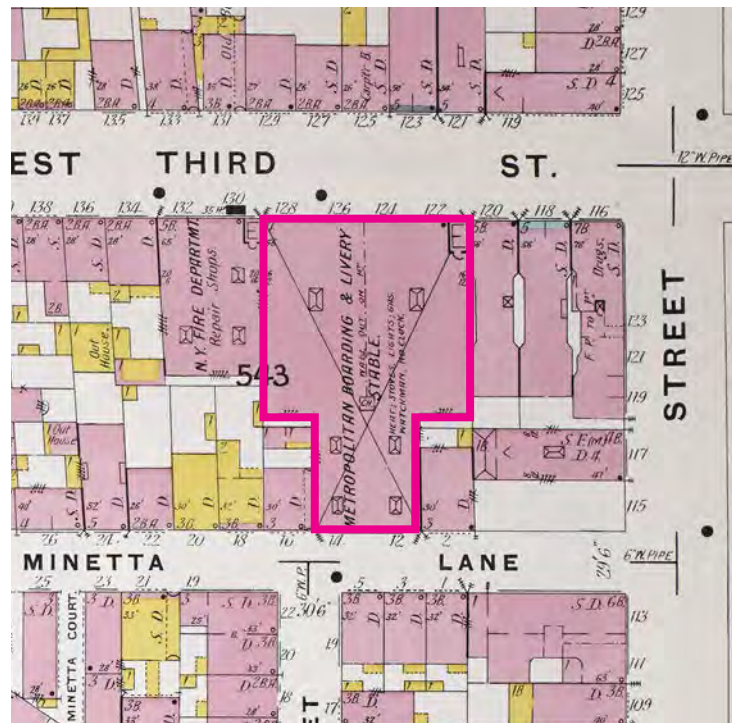
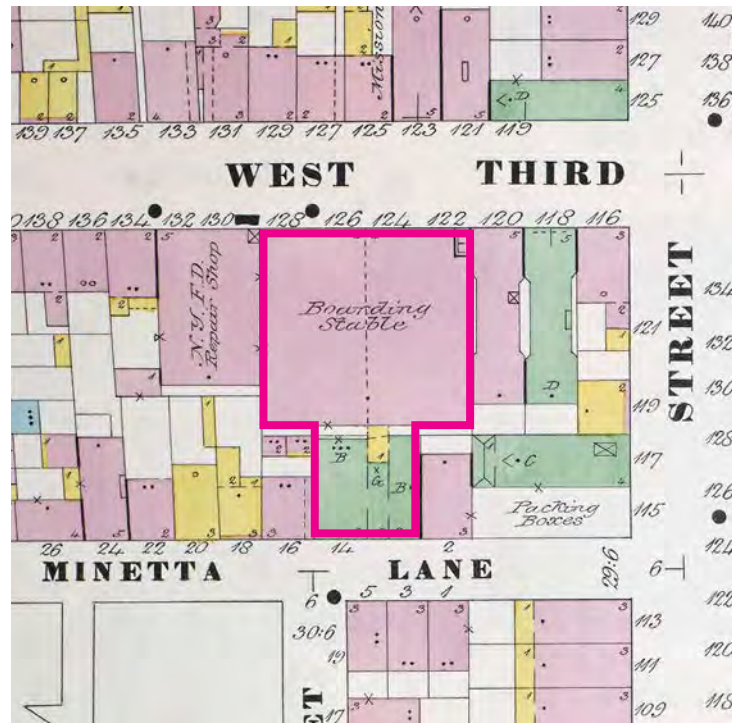


1939 (NYHS)

1895 Sanborn map (FIMO)

Historical Photos

Expansion to Minetta Lane (1900)



1895 and 1904 Sanborn maps (FIMO)

1939 (NYPL)

1940 (NYPL)

1940 (Muni)

Historical Context

Historical Context

The Sixth Avenue El



Route of the Sixth Avenue El (1878-1938) through the South Village, 1924

Historical Context

Industrial Use in the South Village



Historical stables, garages, and warehouses (c. 1864-1923)

Historical Context

The Sixth Avenue El



West 3rd Street under the Sixth Avenue El, c. 1878 (NYHS)



Historical Context

Industrial Typology



117 MacDougal St
Stable, c. 1864



211 Thompson St
Stable, 1887



115 MacDougal St
Stable, 1907-09

Historical Context

Industrial Typology



18 Minetta Lane
Factory, 1919-23



125 West 3rd Street
Garage, 1919-20



221 Thompson St
Garage, 1919-20

Historical Context

Razing of the Sixth Avenue El



Dismantling of the Sixth Avenue El on West 3rd Street, 1939 (NYHS)

Industrial Transformations

117 MacDougal Street



1933 (NYPL)

Stable, c. 1864 (mansard, c. 1869-74)
Upper-floor residential conversion, 1920s

1940 (Muni)

1950s (LPC)

Industrial Transformations

211 Thompson Street



1940 (Muni)

Stable, 1887

Residential conversion, 1973



Industrial Transformations

18 Minetta Lane



1940 (Muni)

Factory, 1919-23

Theater conversion, 1982

Residential Transformations

172-178 Bleeker Street



c. 1920 (LPC)
Row house row, c. 1861



1940 (Muni)
Artist studios, 1923

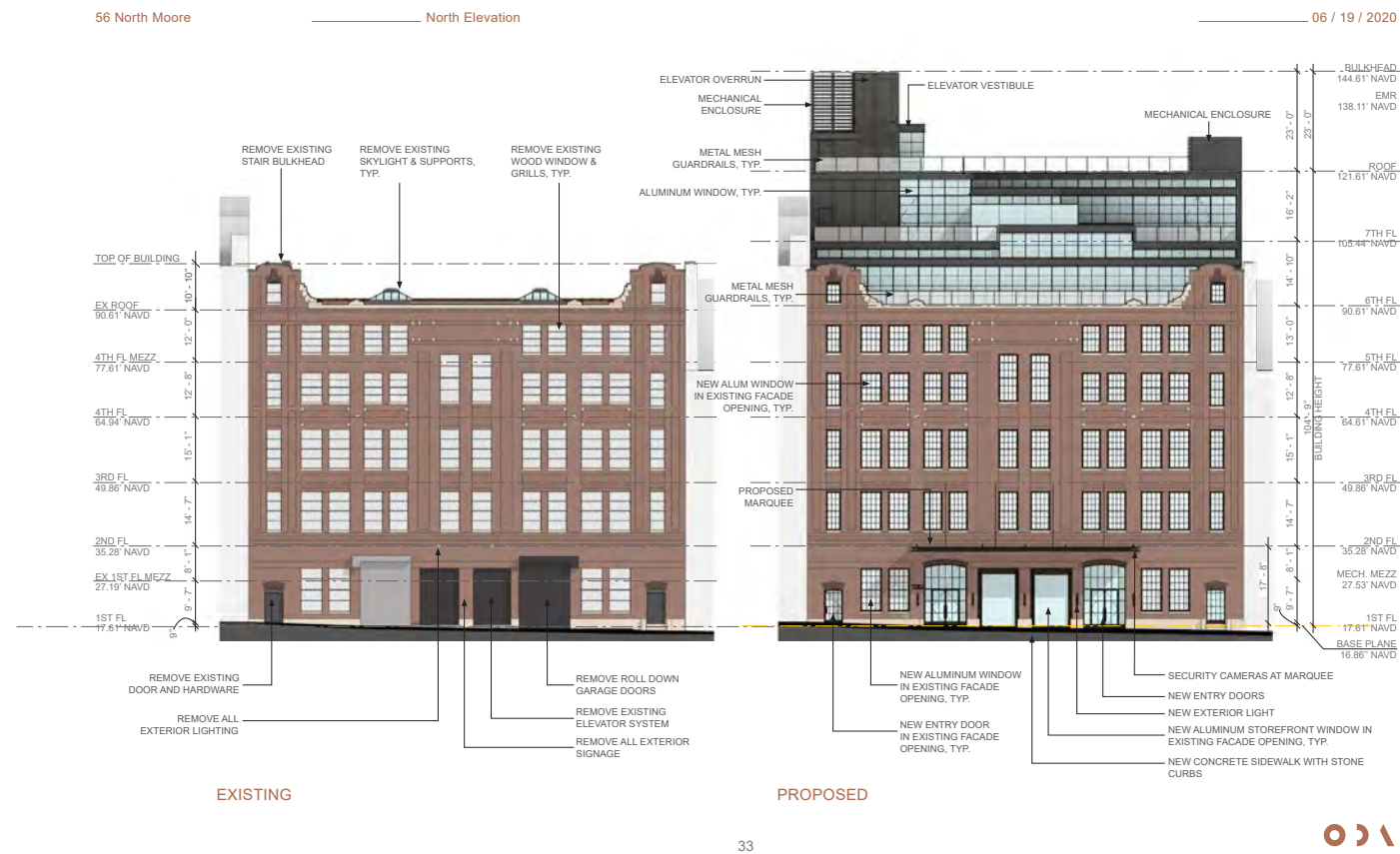


2013 (LPC)

Previous LPC Approvals

Previous LPC Approvals

Garage Additions



56 North Moore Street (2020)
Tribeca West Historic District

Previous LPC Approvals

Garage Additions



332 West 11th Street (2022)
Greenwich Village Historic District

Previous LPC Approvals

Garage Additions



738 Greenwich Street (2022)
Greenwich Village Historic District



Restoration Scope & Proposed Design

Existing Conditions

West 3rd Street Facade



Existing Conditions

West 3rd Street Facade



Detail View of Building Base Including Garage Entrances and Cast-Iron Globe Bracket Lamps



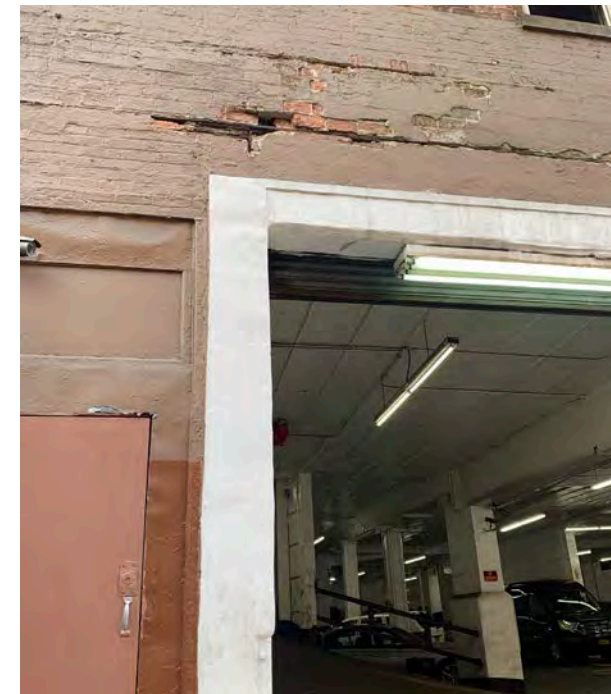
Garage Entries and Cast-Iron Globe Bracket Lamps



Entry Door, Stairs and Cast-Iron Globe Bracket Lamp



Garage Entry Bumpers, Stairs and Entry Door



Garage Entry Enframement



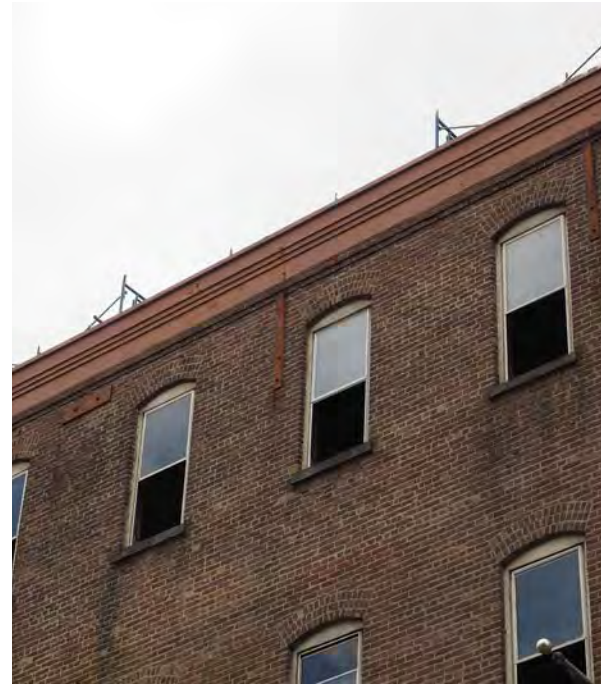
Cast-Iron Globe Light

Existing Conditions

West 3rd Street Facade



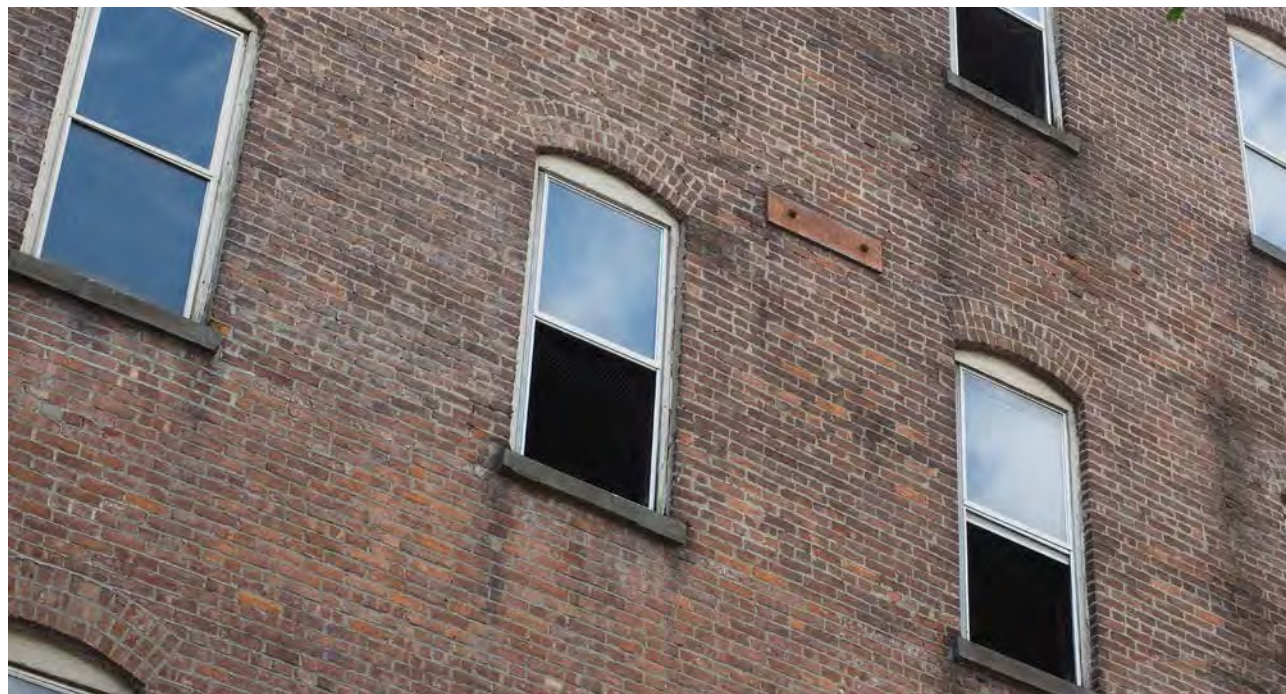
Northeastern Bulkhead, Windows, and Corbelled Cornice



Corbelled Cornice



1/1 Double Hung Aluminum Window with Segmental Brick Arch Lintel, Masonry Sill



Steel Anchors Plates and Existing Windows



Second, Third, and Fourth Stories, Looking Southeast

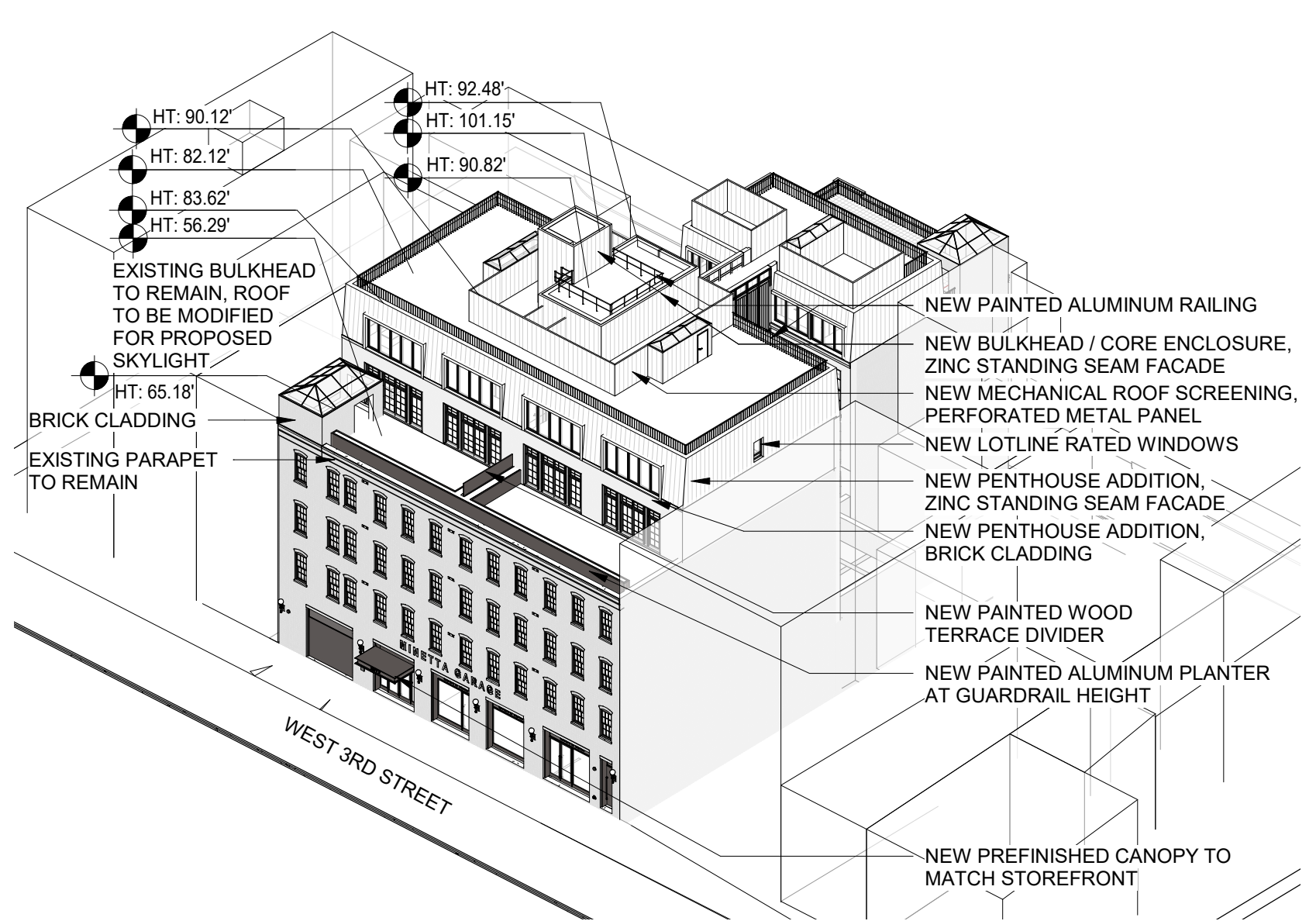
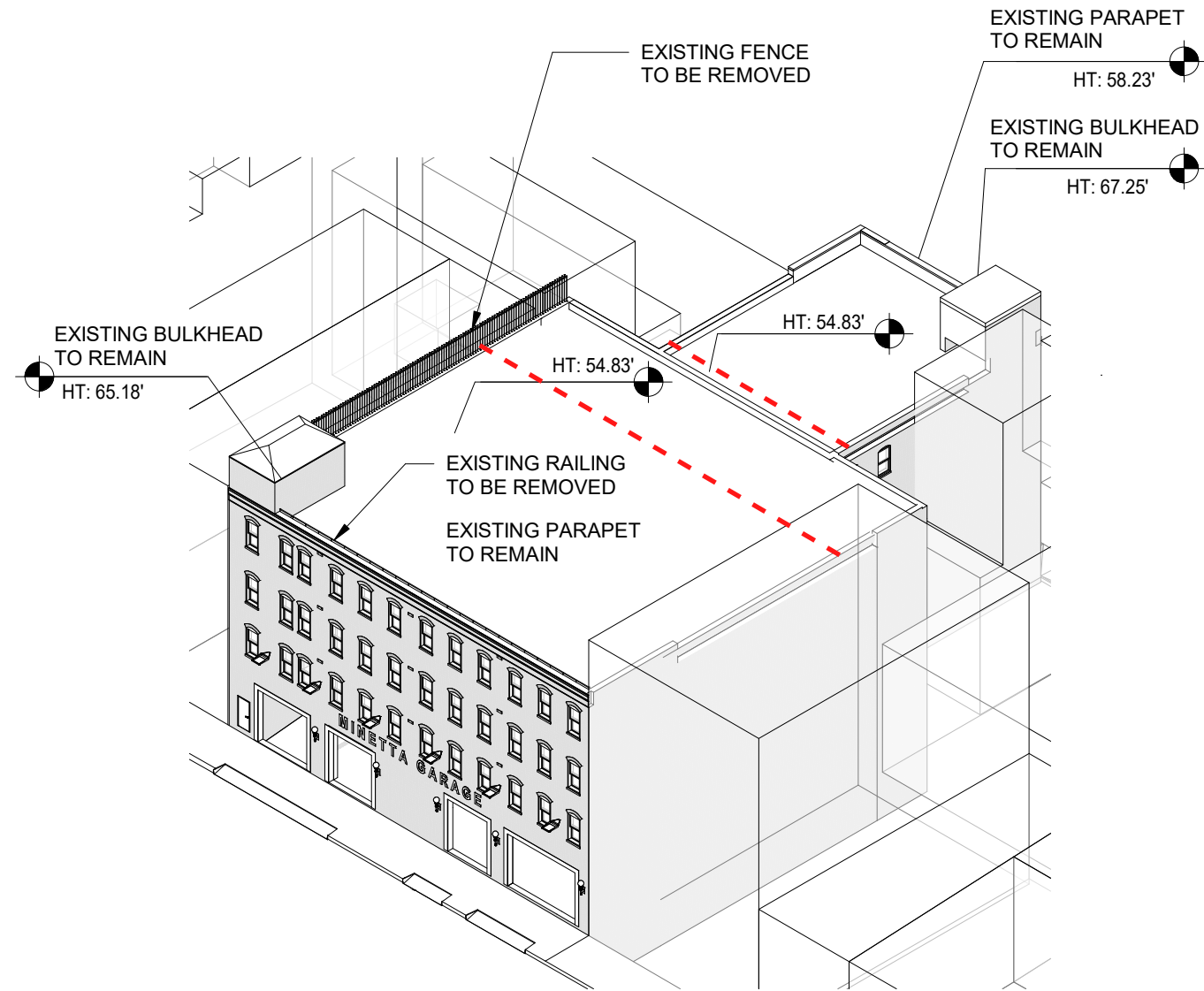
Existing Streetscape

West 3rd Street Elevation



Building Axonometric

West 3rd Street

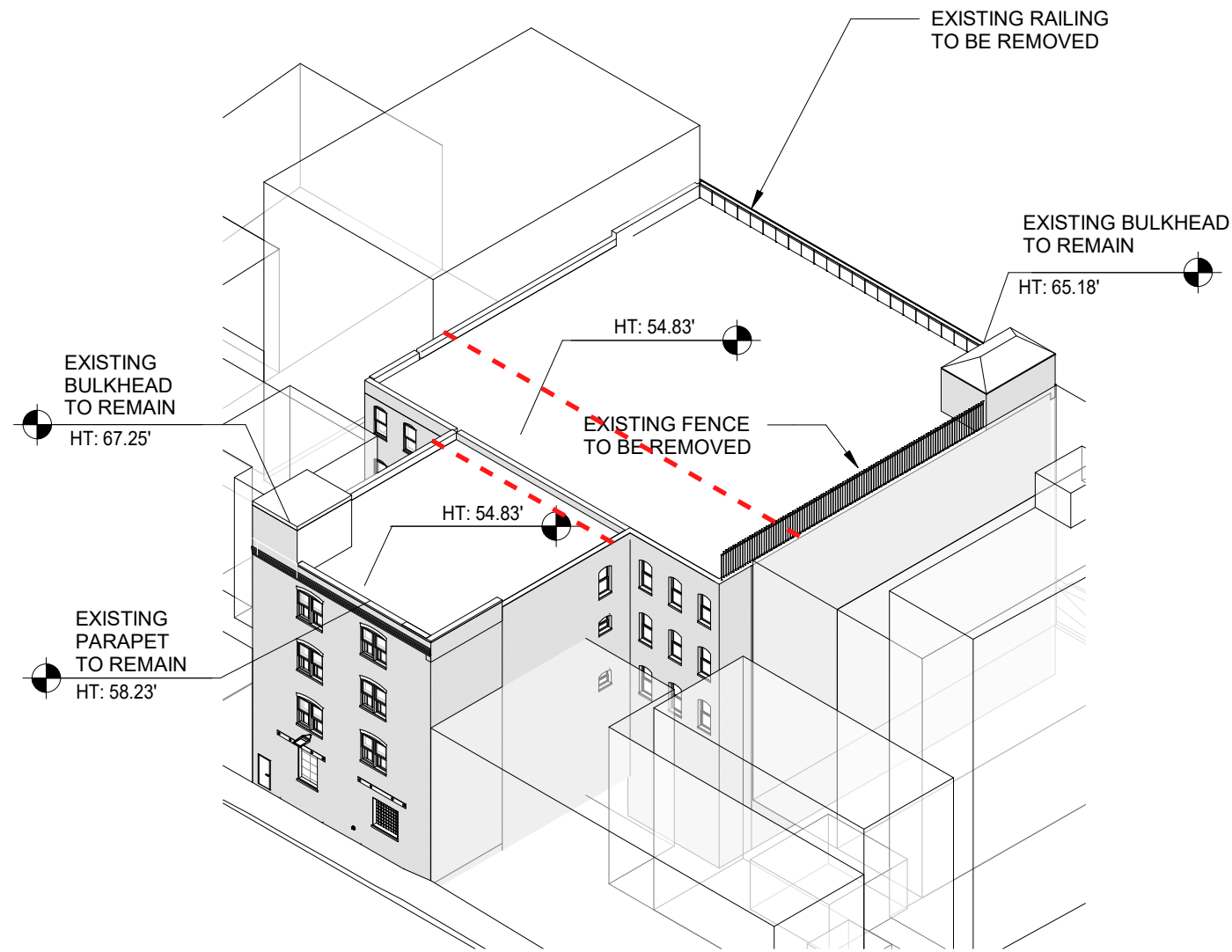


Existing Building

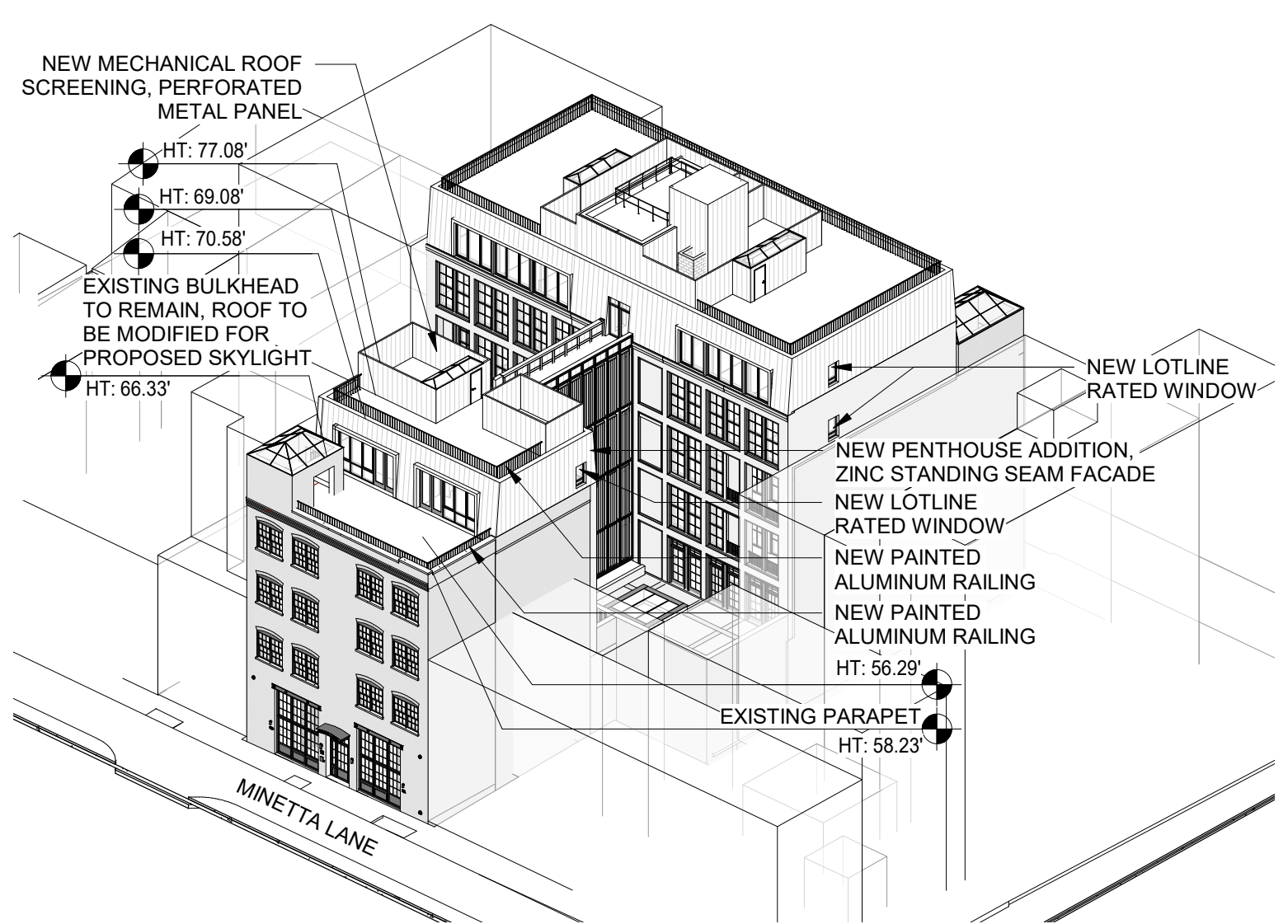
Proposed Design

Building Axonometric

Minetta Lane



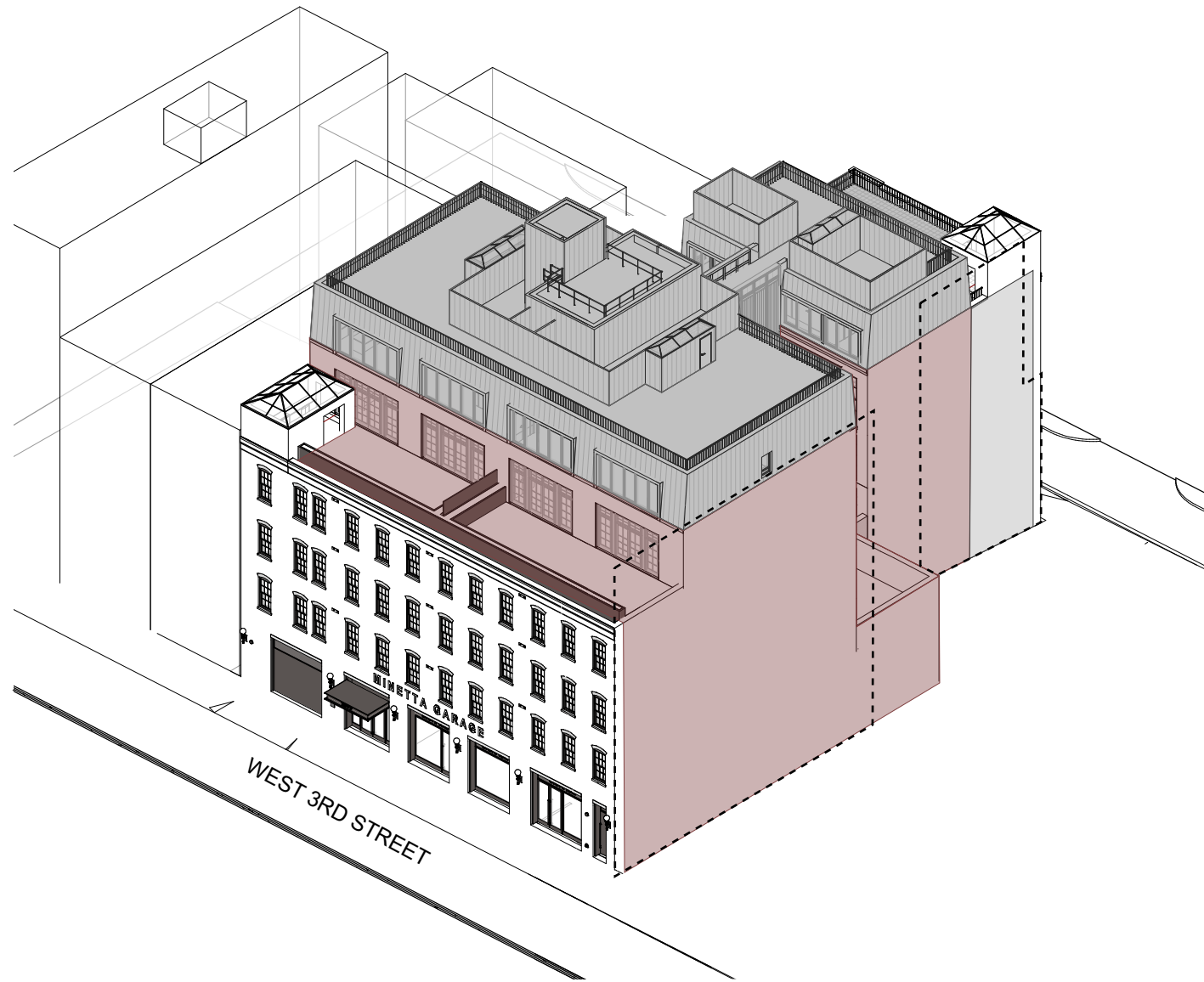
Existing Building



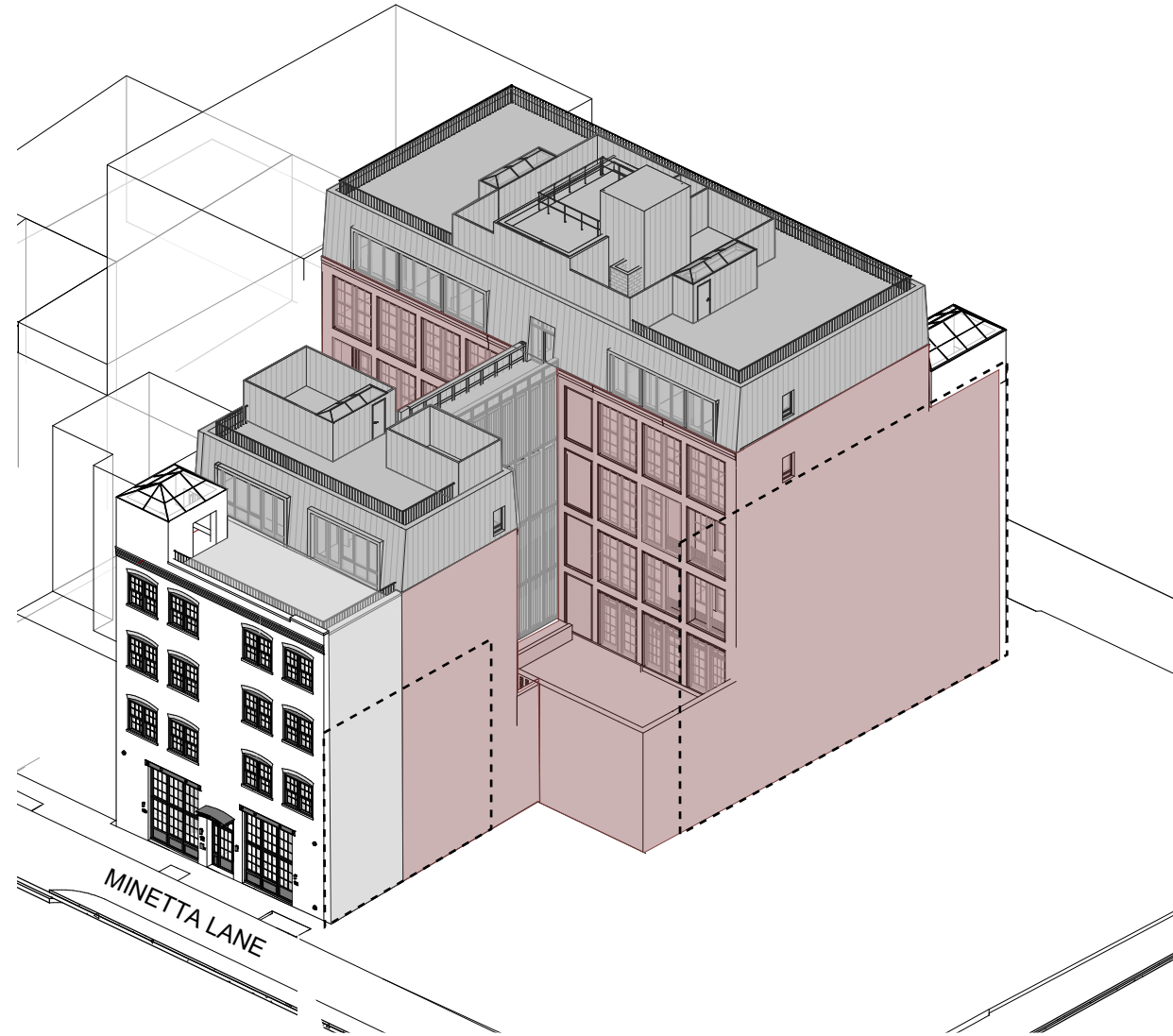
Proposed Design

Building Axonometric

Material Diagram



West 3rd Street



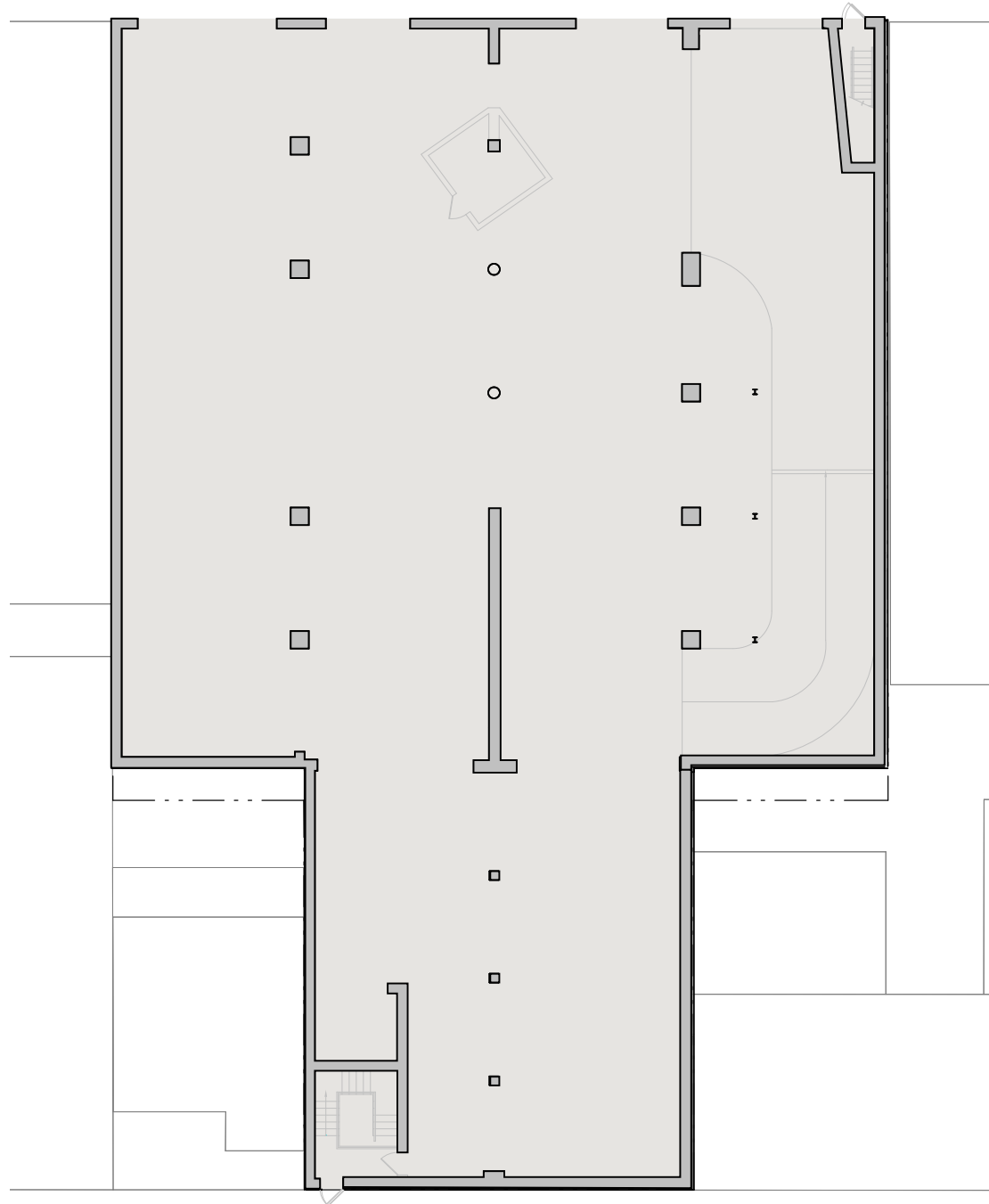
Minetta Lane

Legend

- Adjacent building
- Historic facade to remain
- New coated brick facade
- New brick facade
- New standing seam facade

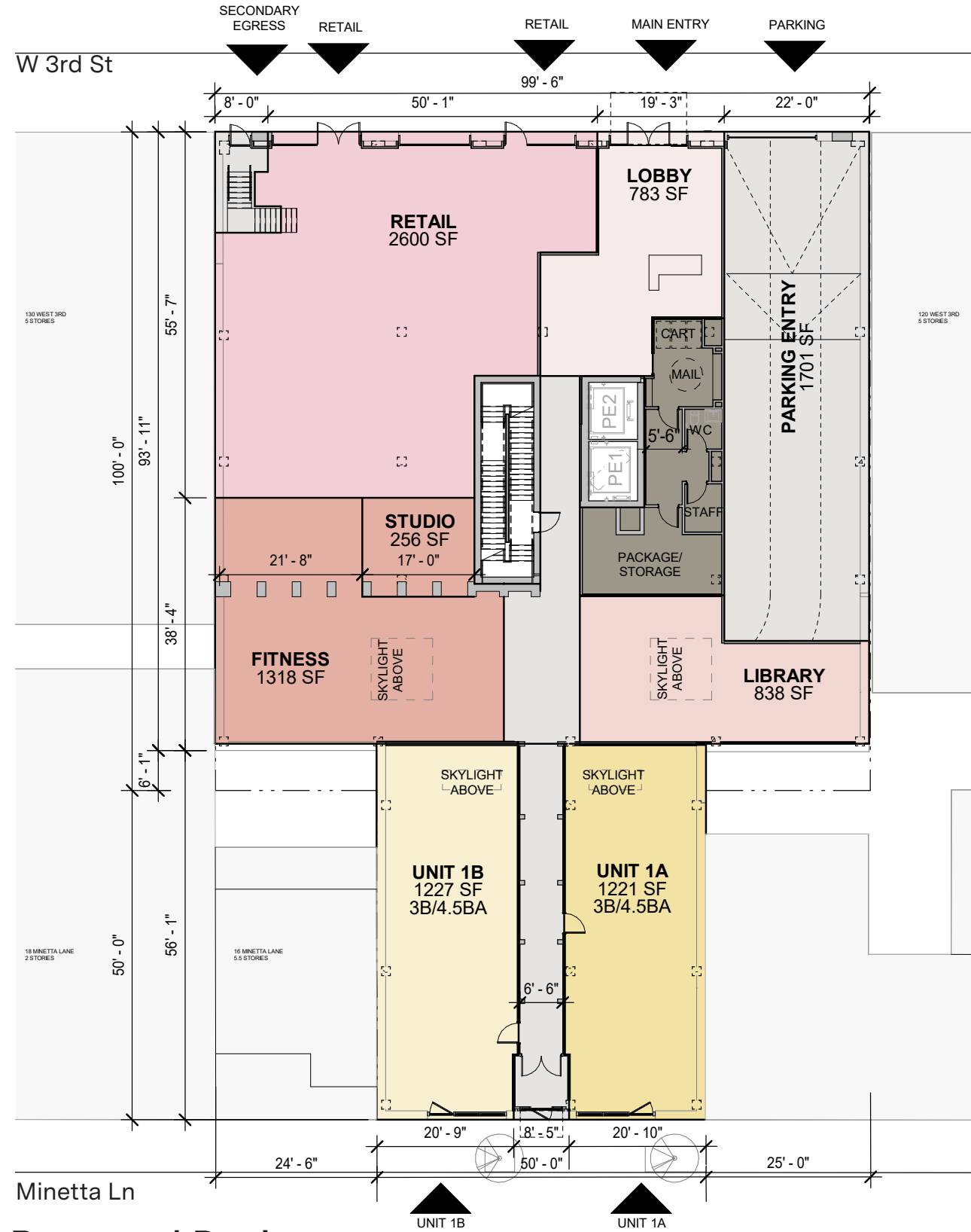
1st Floor Plan

W 3rd St



Minetta Ln

Existing Building



Minetta Ln

Proposed Design

Legend

- Residential
- Retail
- Amenity
- BOH
- Landscape
- Parking/Circ.



West 3rd Street Elevation



Existing Building



Proposed Design

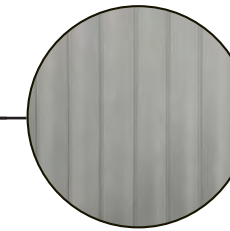
Proposed Streetscape

West 3rd Street Elevation

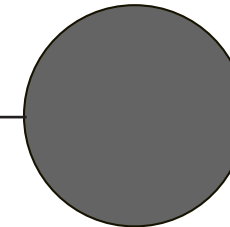


Proposed Materials

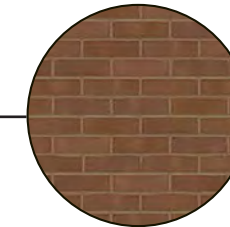
West 3rd Facade and Rooftop Addition



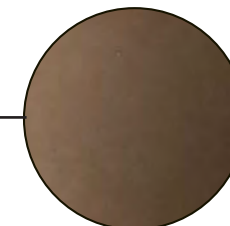
Rooftop Addition and Mechanical Screen
Zinc Standing Seam Facade



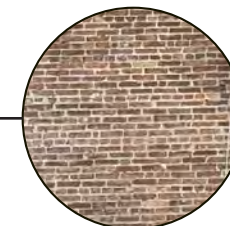
Rooftop Addition Window Frames
Charcoal Gray



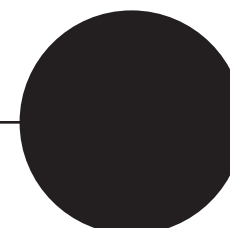
Rooftop Addition
Brick Cladding



Rooftop Addition Guardrail Planter /
New Windows at Existing Building /
New Storefront and Canopy at Existing Building
Dark Bronze



Existing Cleaned Brick Facade



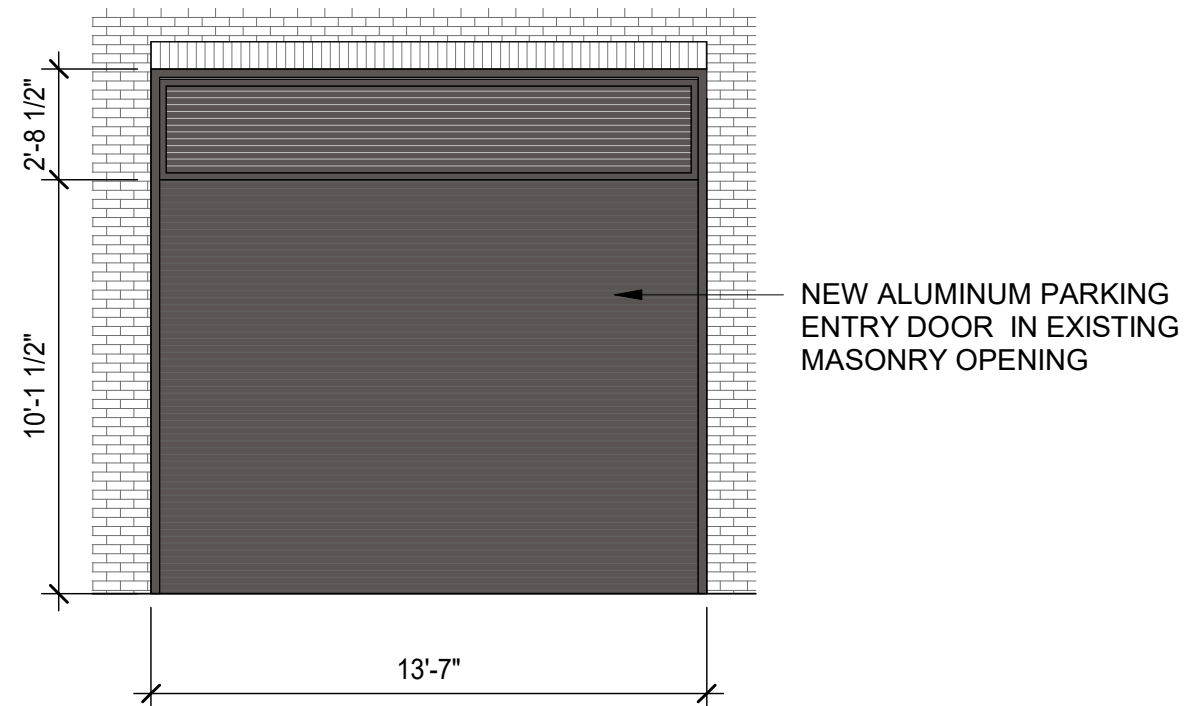
Exterior Lights
Black

Proposed Design

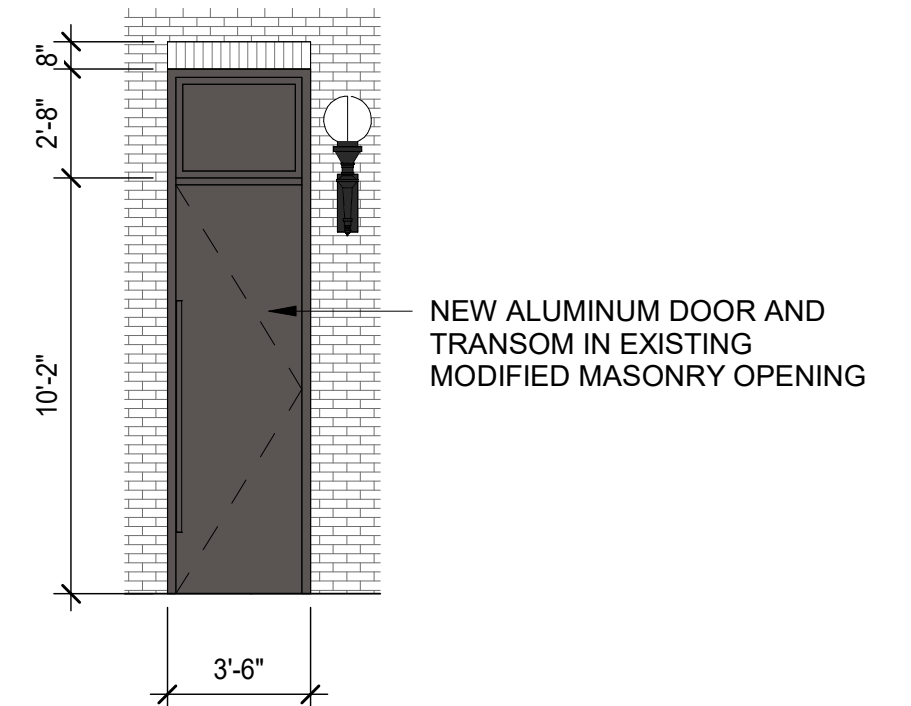
West 3rd Street Storefront Details



Proposed Elevation at base - West 3rd Street



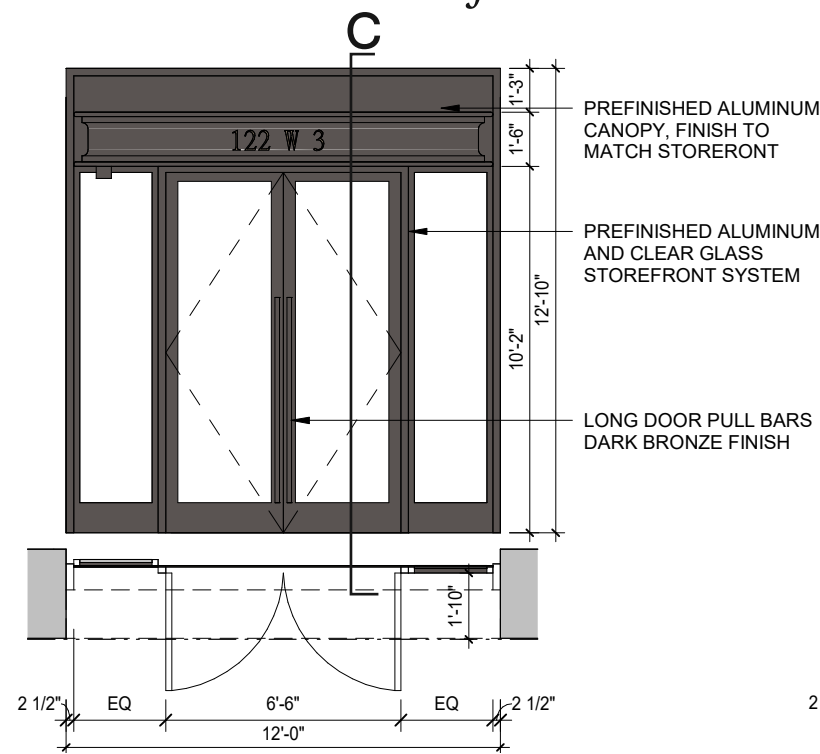
Parking Entry Module A - Elevation



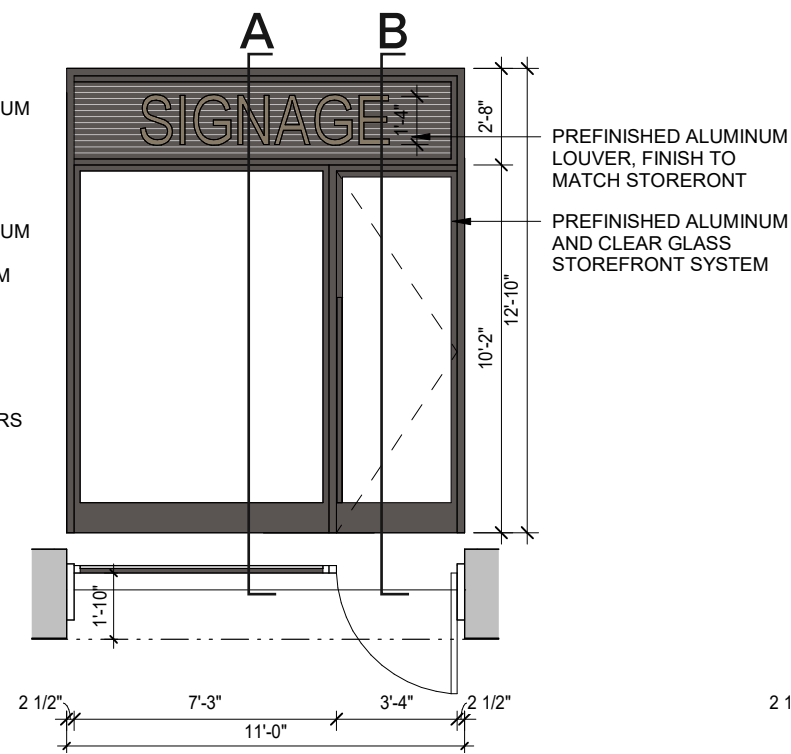
Egress Door Module F - Elevation

Proposed Design

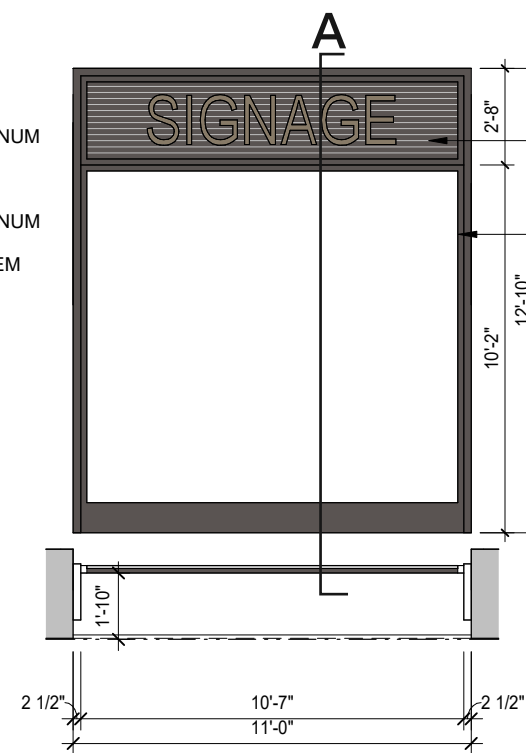
West 3rd Street Storefront Details



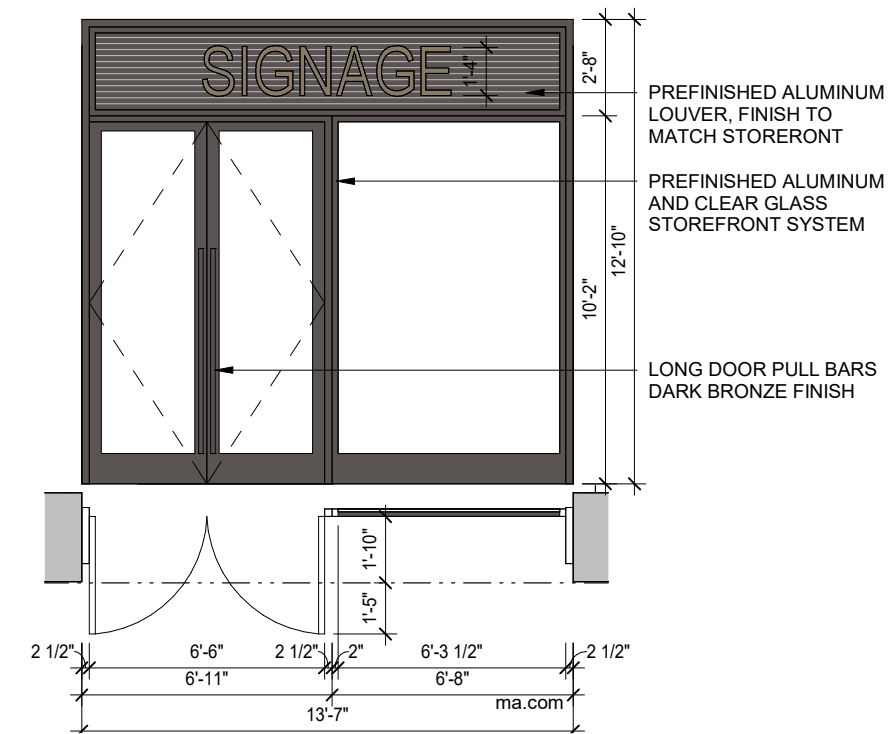
Storefront Module B - Plan and Elevation



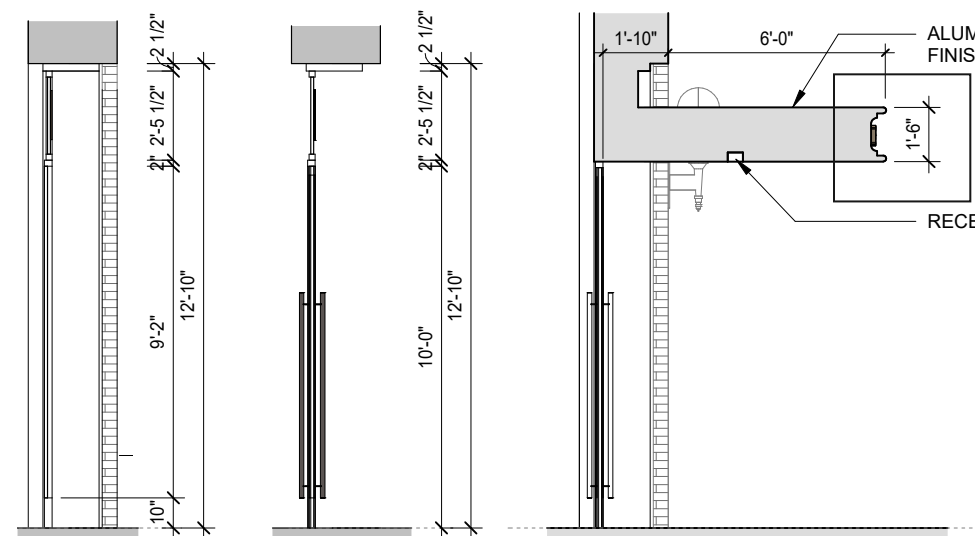
Storefront Module C - Plan and Elevation



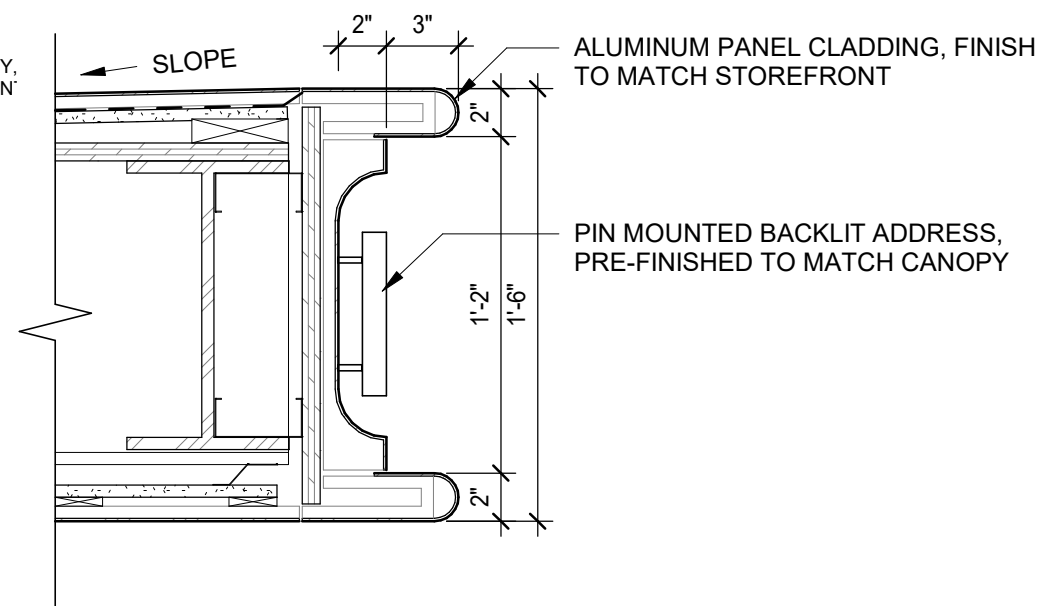
Storefront Module D - Plan and Elevation



Storefront Module E - Plan and Elevation



Section A Section B Section C



Detail D



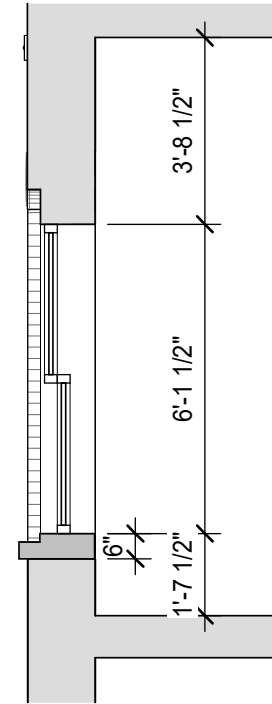
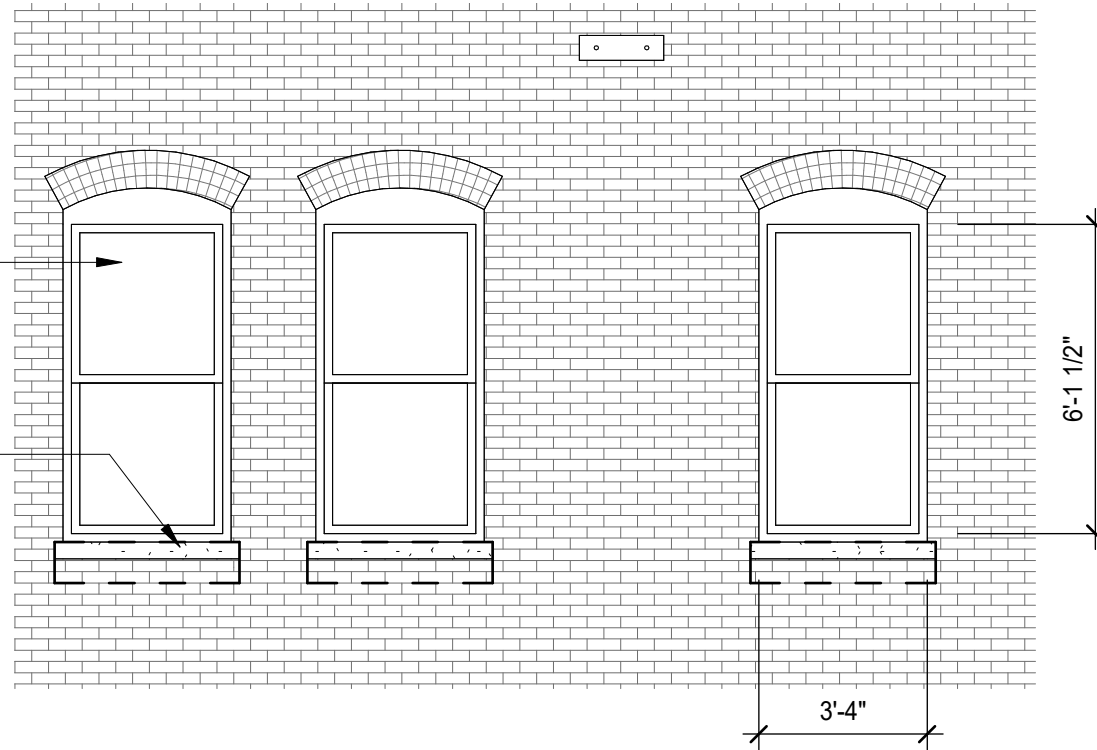
Existing Globe Light as Canopy Inspiration

Proposed Design

West 3rd Street Window Enlargements

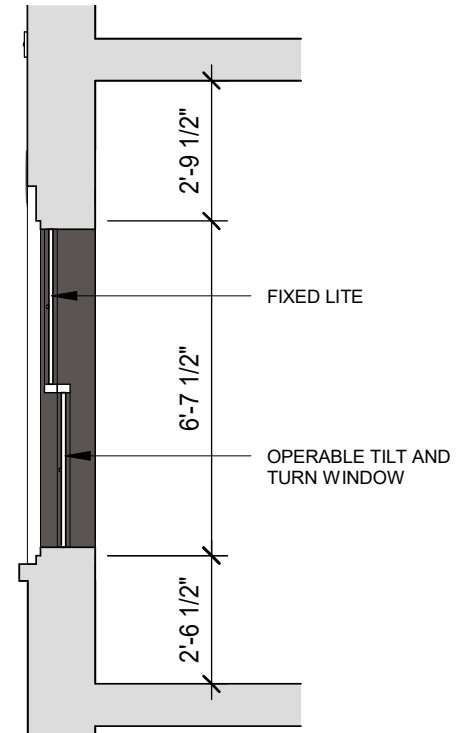
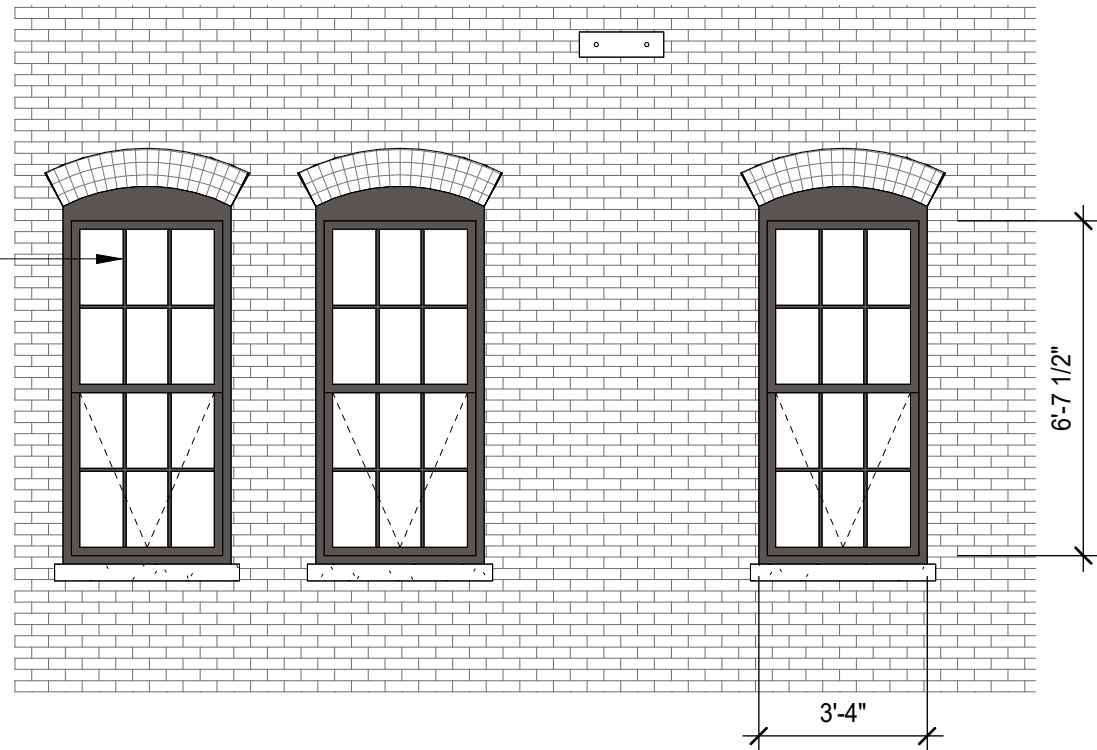
TYPICAL @ 2ND-4TH FLOORS:
-1/1 DOUBLE HUNG ALUMINUM WINDOWS
TO BE REMOVED

-HISTORIC BLUESTONE SILLS TO BE
REMOVED AND SALVAGED; 2 COURSES
OF BRICK TO BE REMOVED
-MASONRY OPENINGS TO BE ENLARGED;
36 TYPICAL



Existing

TYPICAL @ 2ND-4TH FLOORS:
-NEW 6/6 MULTI-LITE ALUMINUM WINDOWS
IN ENLARGED MASONRY OPENINGS
-REPAIR AND CLEAN SEGMENTAL BRICK
ARCH LINTELS
-REINSTALL BLUESTONE SILLS



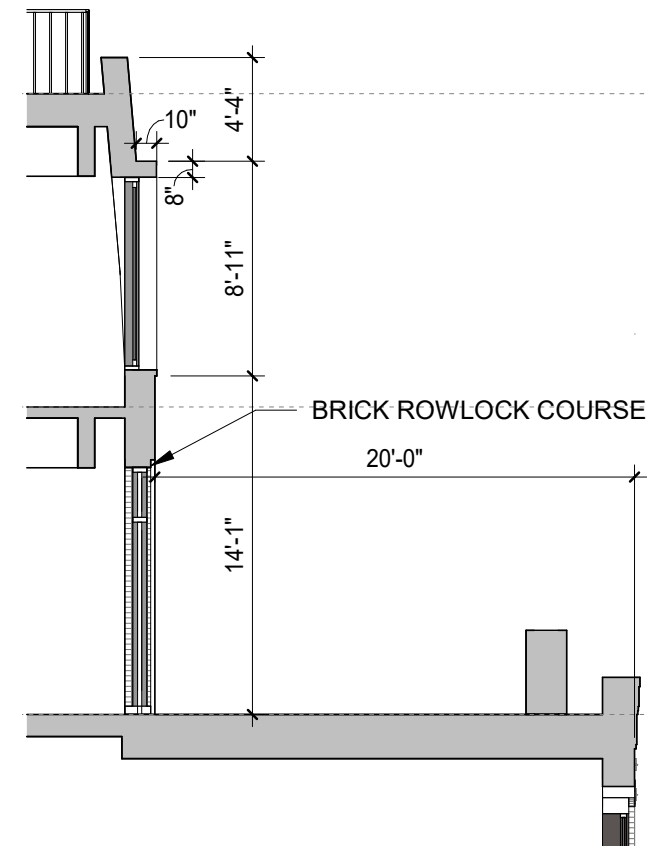
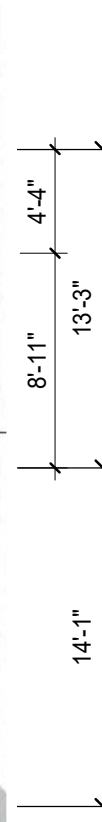
Proposed

Proposed Design

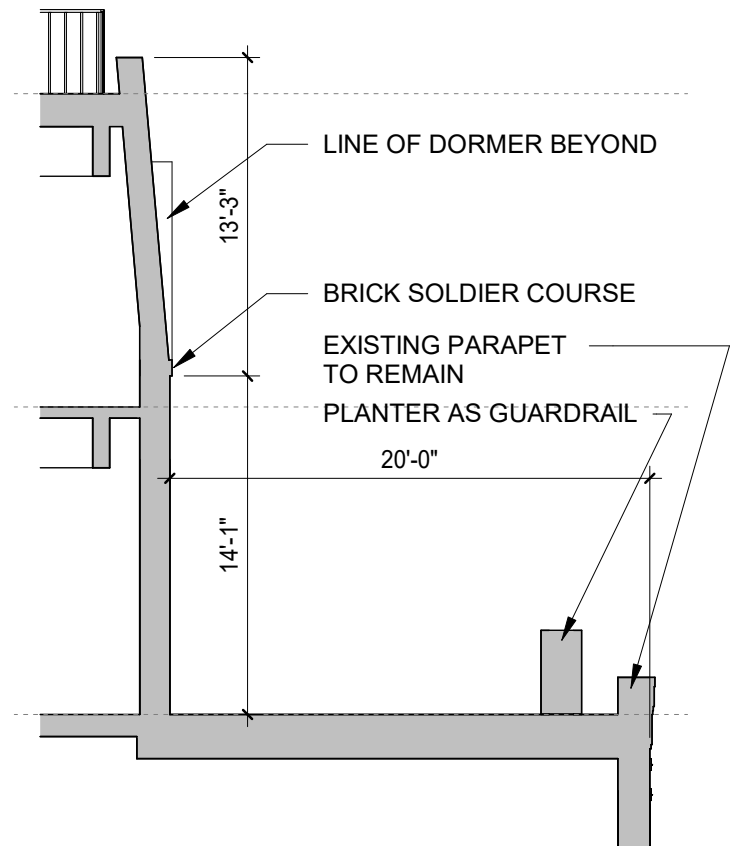
West 3rd Street Addition



Enlarged Rendered Elevation



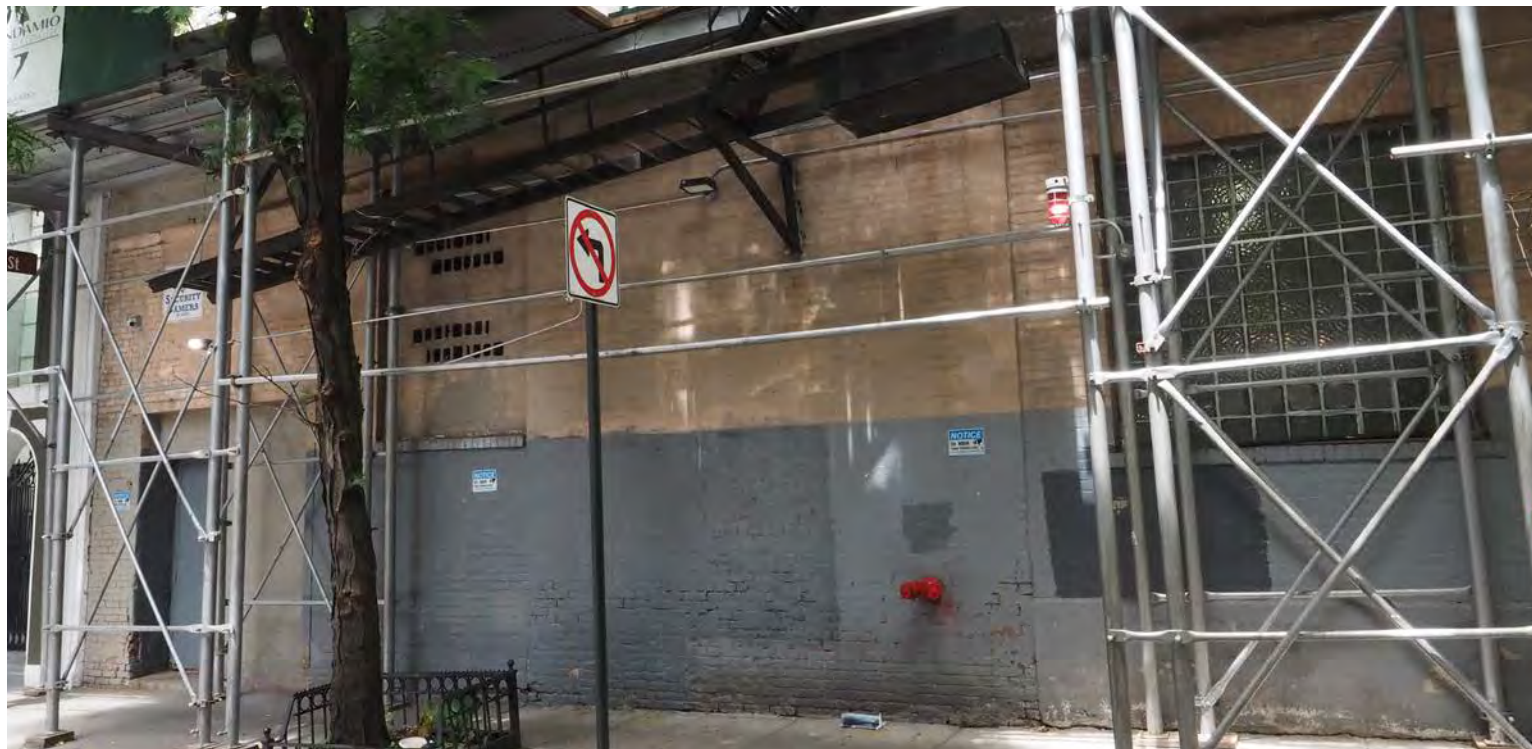
Section A



Section B

Existing Conditions

Minetta Lane Facade



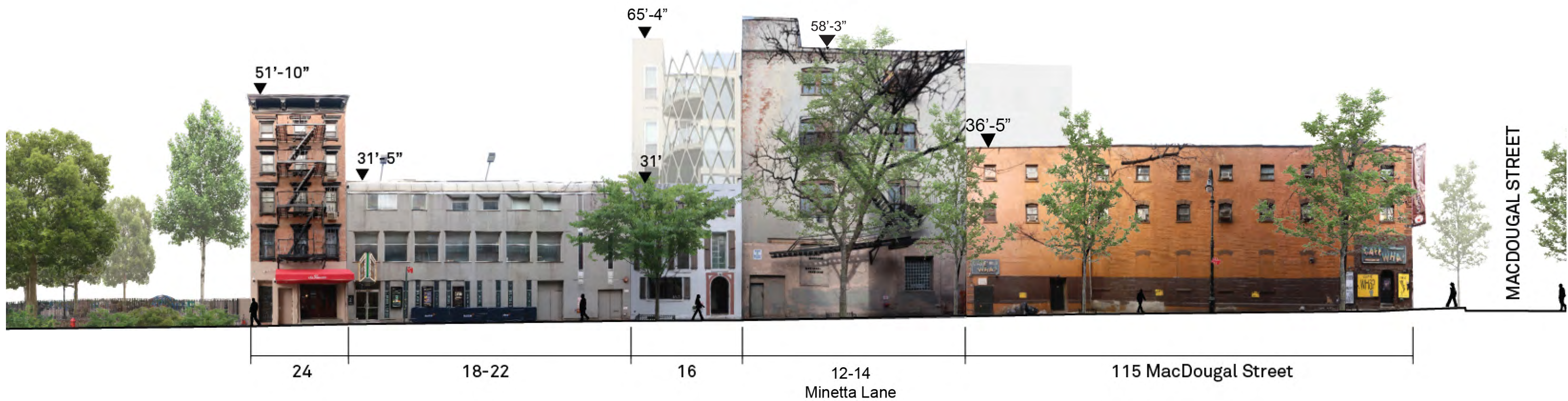
Existing Conditions

Minetta Lane Facade



Existing Streetscape

Minetta Lane Elevation



Minetta Lane Elevation



Existing Building



Proposed Design

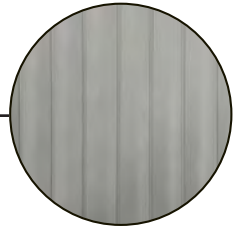
Proposed Streetscape

Minetta Lane Elevation

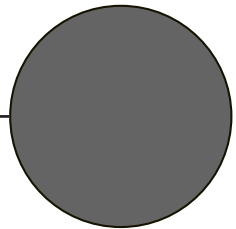


Proposed Materials

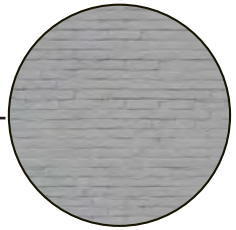
Minetta Lane Facade and Rooftop Addition



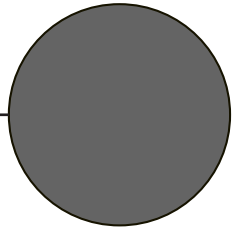
Rooftop Addition and Mechanical Screen
Zinc Standing Seam Facade



Rooftop Addition Window Frames /
Rooftop Addition Terrace Railing
Charcoal Gray



Mineral Facade Coating over Existing Rowlock
Charcoal Gray



New Windows at Existing Building /
New Storefront at Existing Building
Charcoal Gray



Mineral Facade Coating over Existing Brick
Keim, Color 9514

Proposed Design

Minetta Lane View



Minetta Facade

Stable Door Reference Imagery



72-74 Horatio Street



110-112 Horatio Street



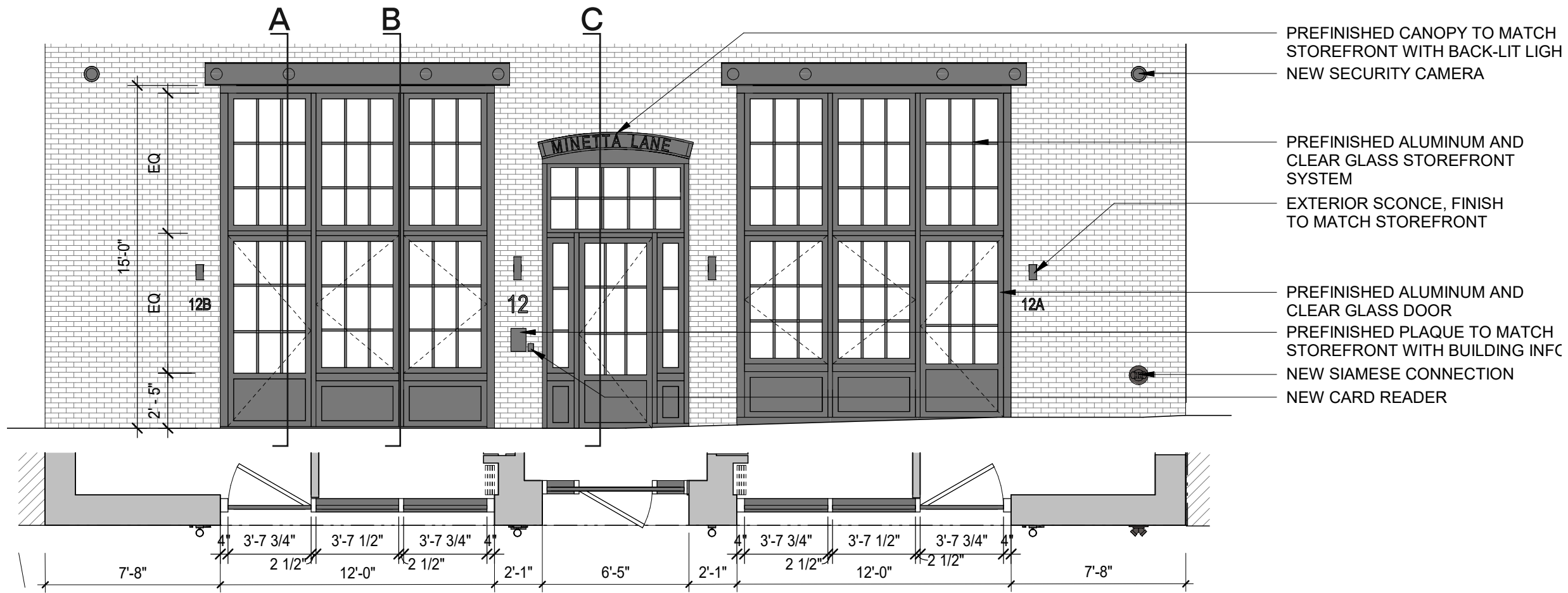
85-87 Jane Street



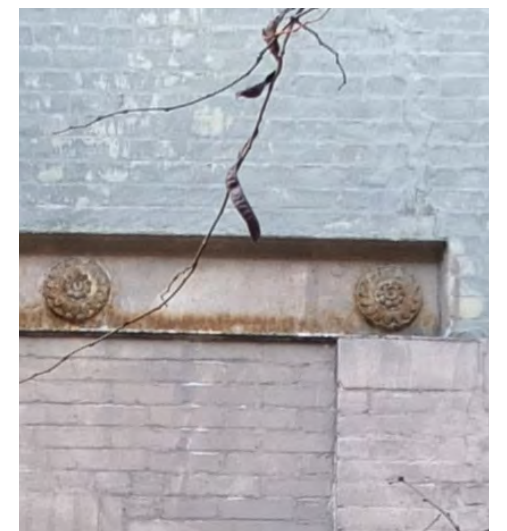
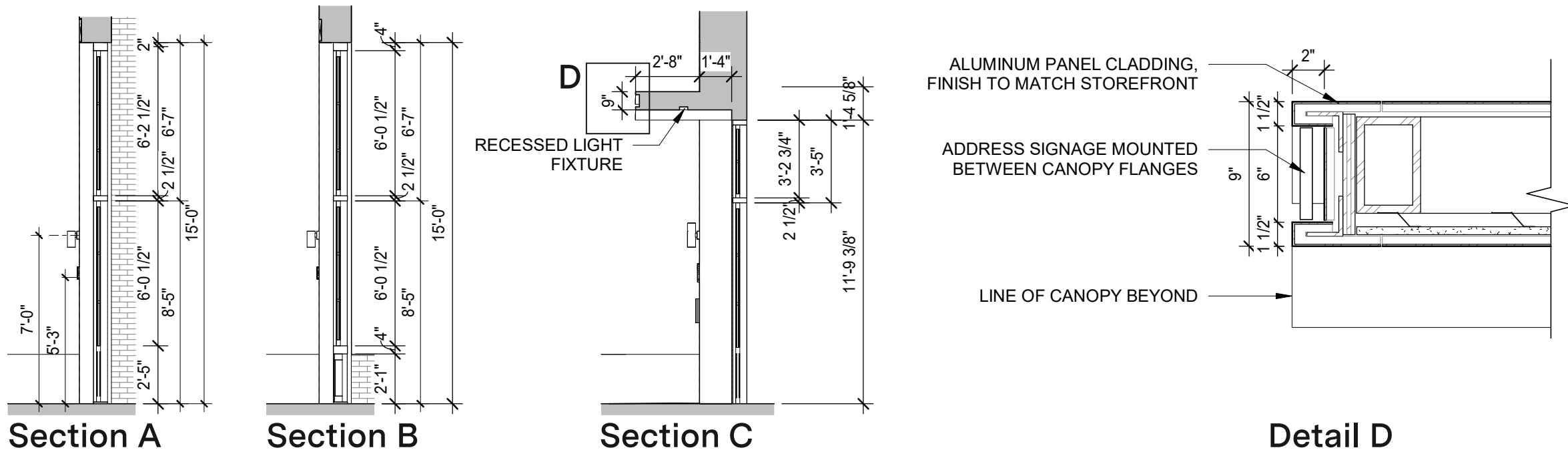
12-14 Minetta Lane

Proposed Design

Minetta Lane Storefront Details



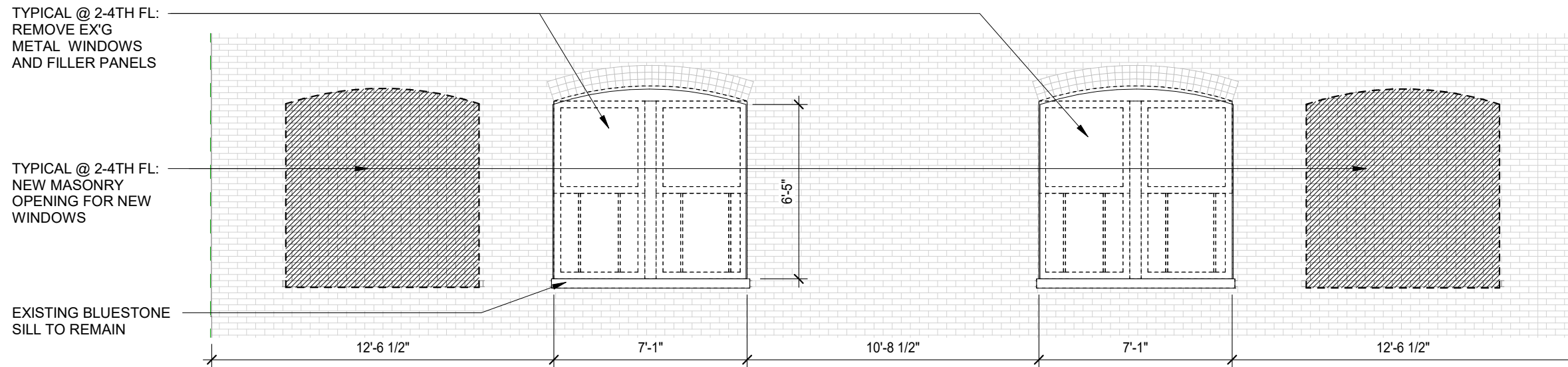
Proposed Plan and Elevation at base - Minetta Lane



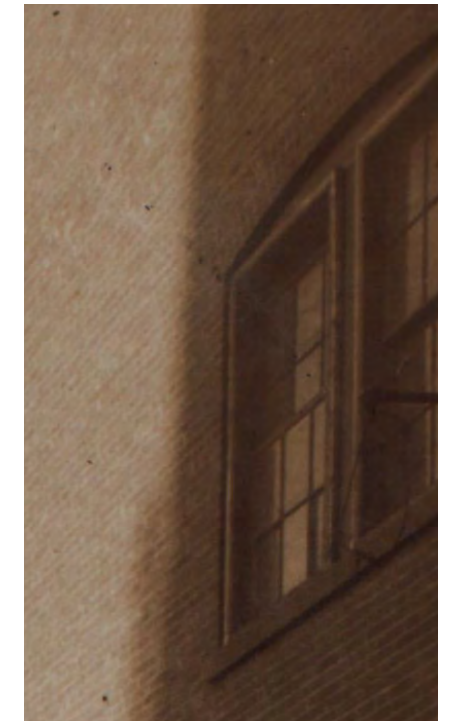
Existing Lintels as Canopy Inspiration

Proposed Design

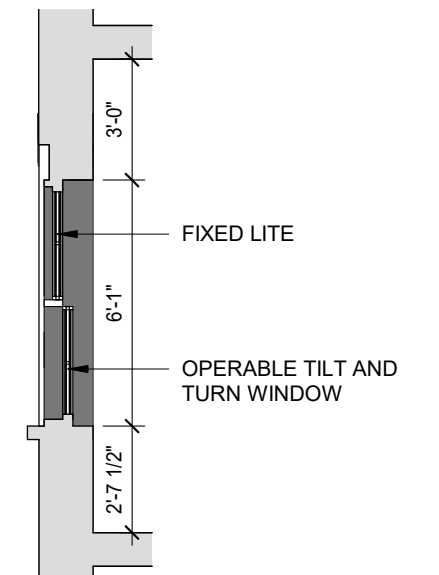
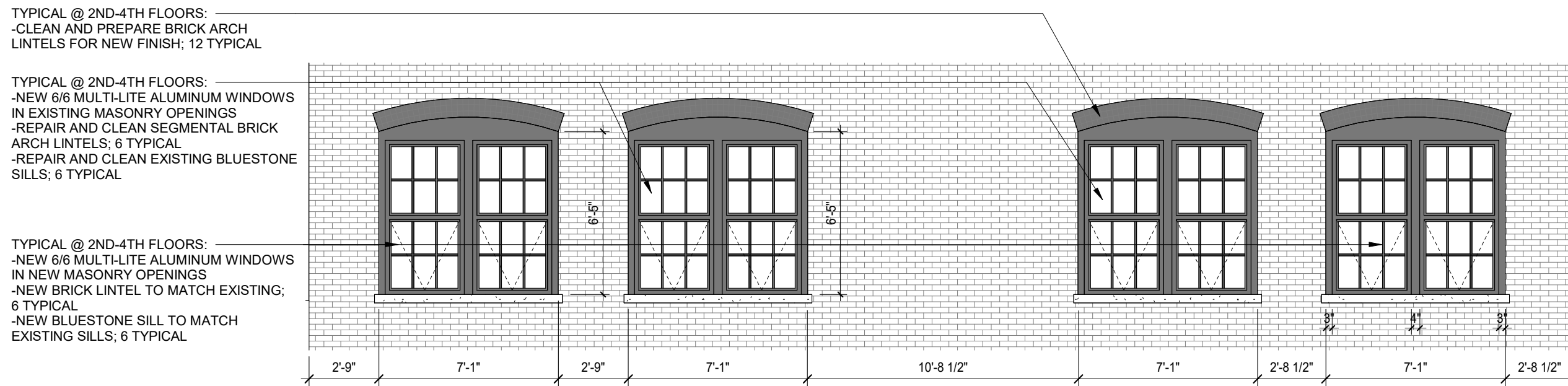
Minetta Lane Window Details



Existing and Selective Removal Elevation



Historic Condition

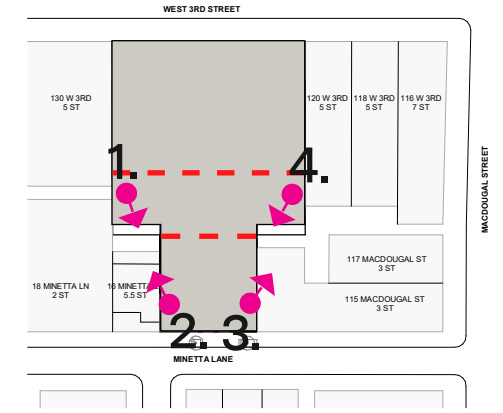


Proposed Elevation

Section A

Existing Conditions

Rear Facade and Lotlines



Key Plan



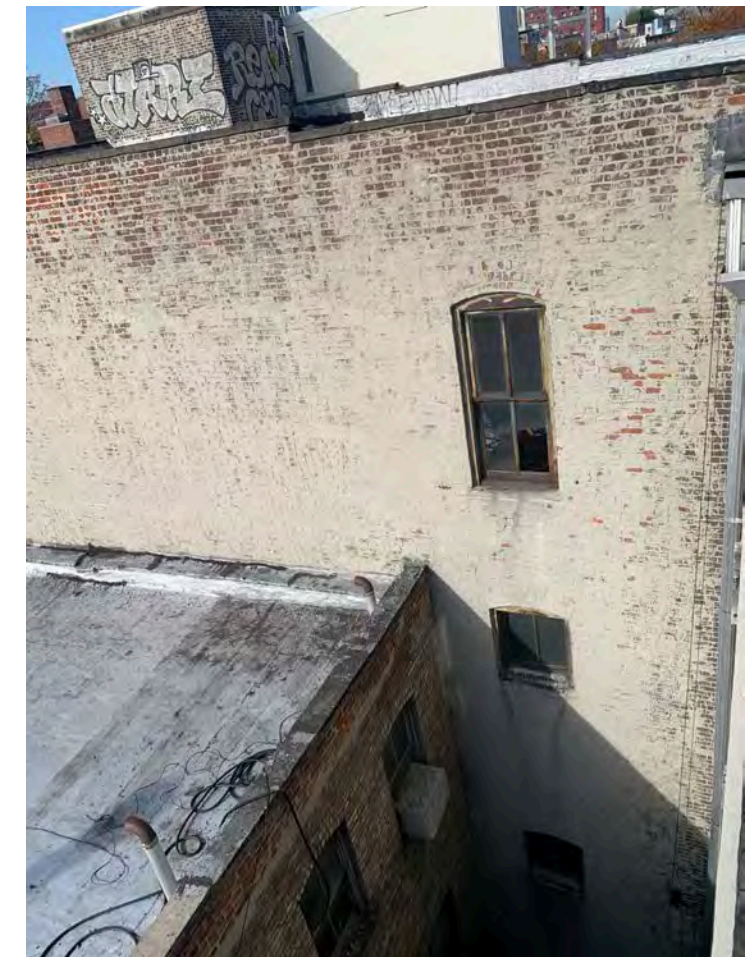
1. Rear Facade looking South-East



2. Rear Facade looking North-West



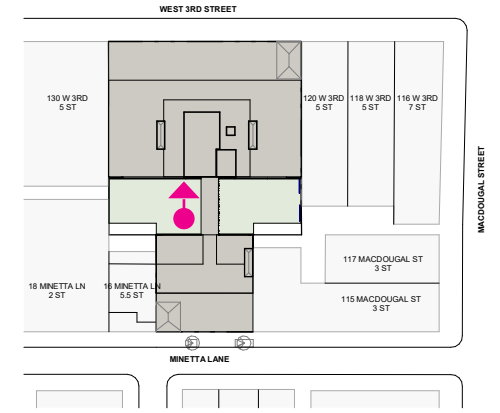
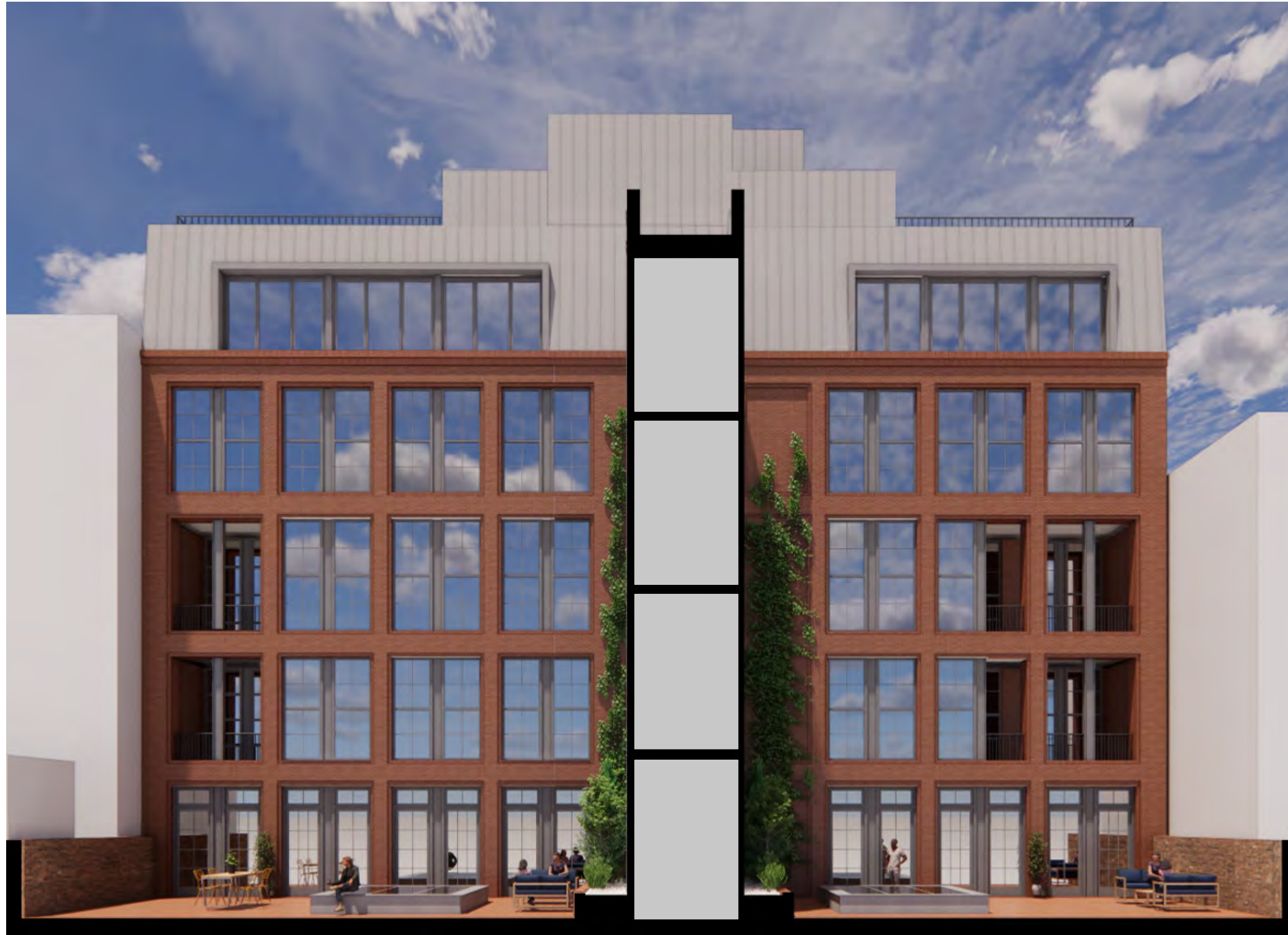
3. Rear Facade looking North-East



4. Rear Facade looking South-West

Proposed Design

Courtyard facing West 3rd

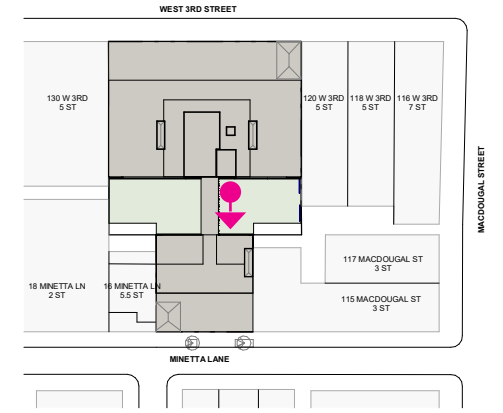


Key Plan



Proposed Design

Courtyard facing Minnetta

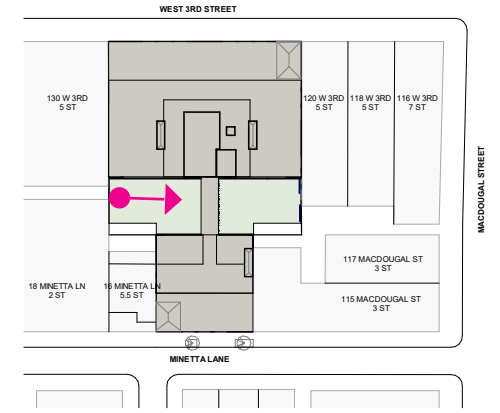
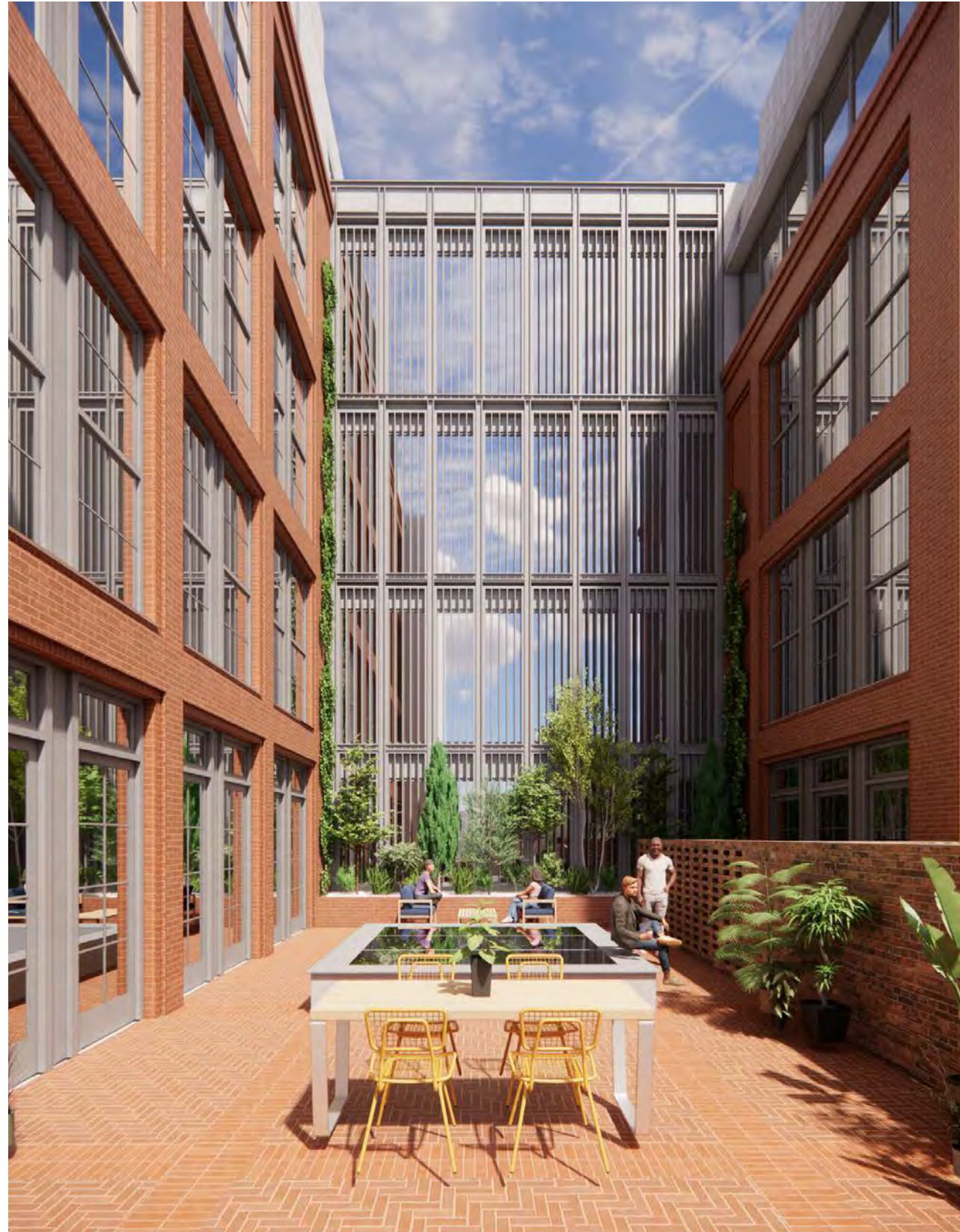


Key Plan



Proposed Design

Bridge View from Courtyard

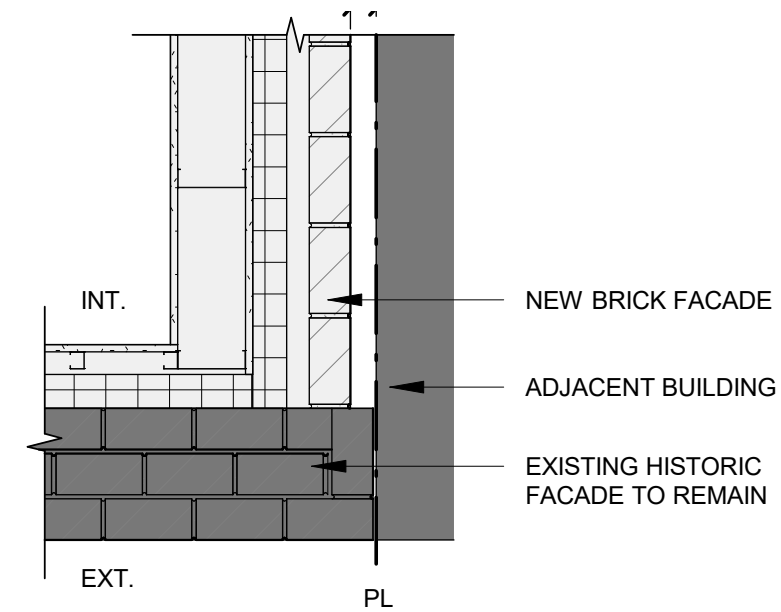
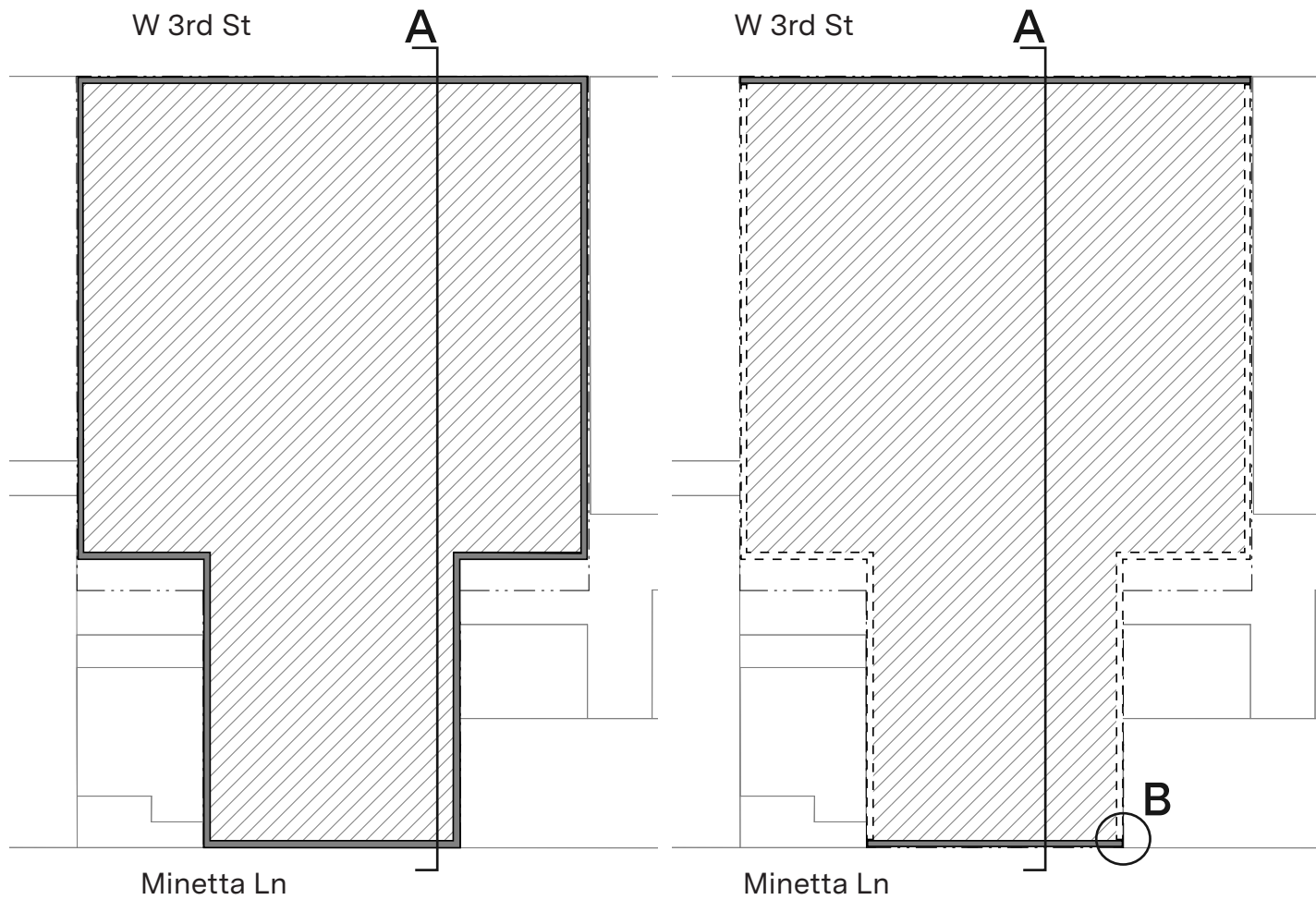


Key Plan



Proposed Structural Scheme




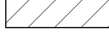
Slab and Perimeter Wall Diagram

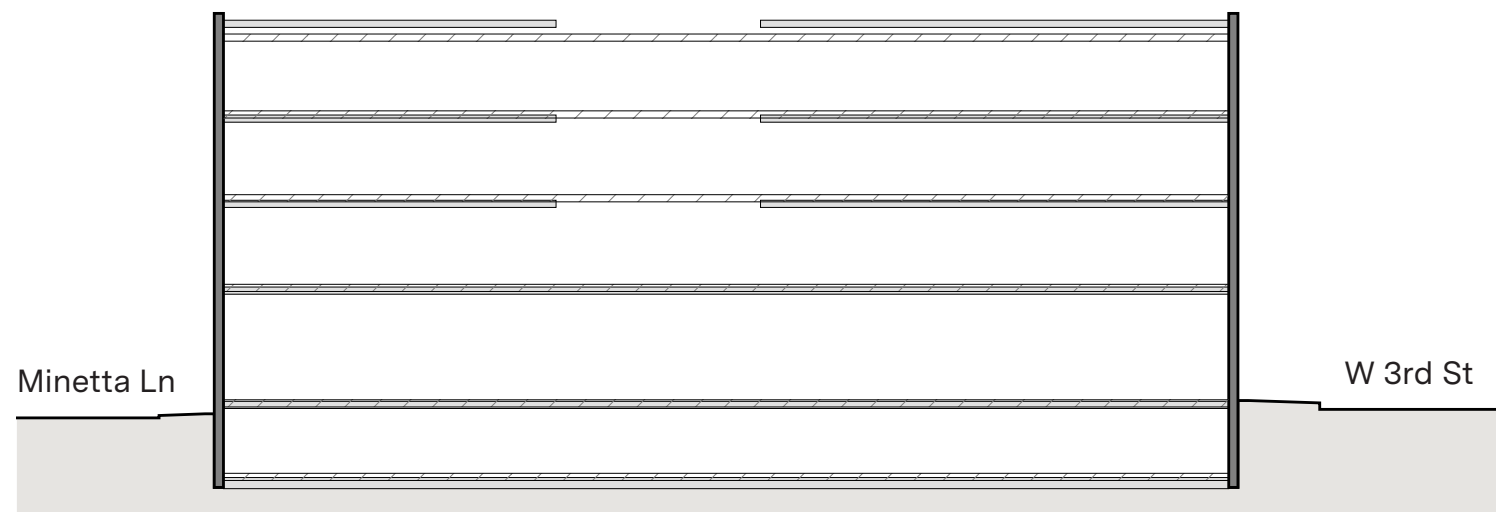


Minetta Ln

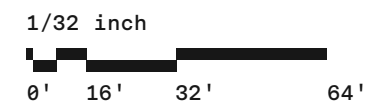
Plan Detail B

Legend

-  Existing perimeter wall to remain
-  Existing perimeter wall to be removed
-  Relocated slab location
-  Existing slab to be relocated/removed

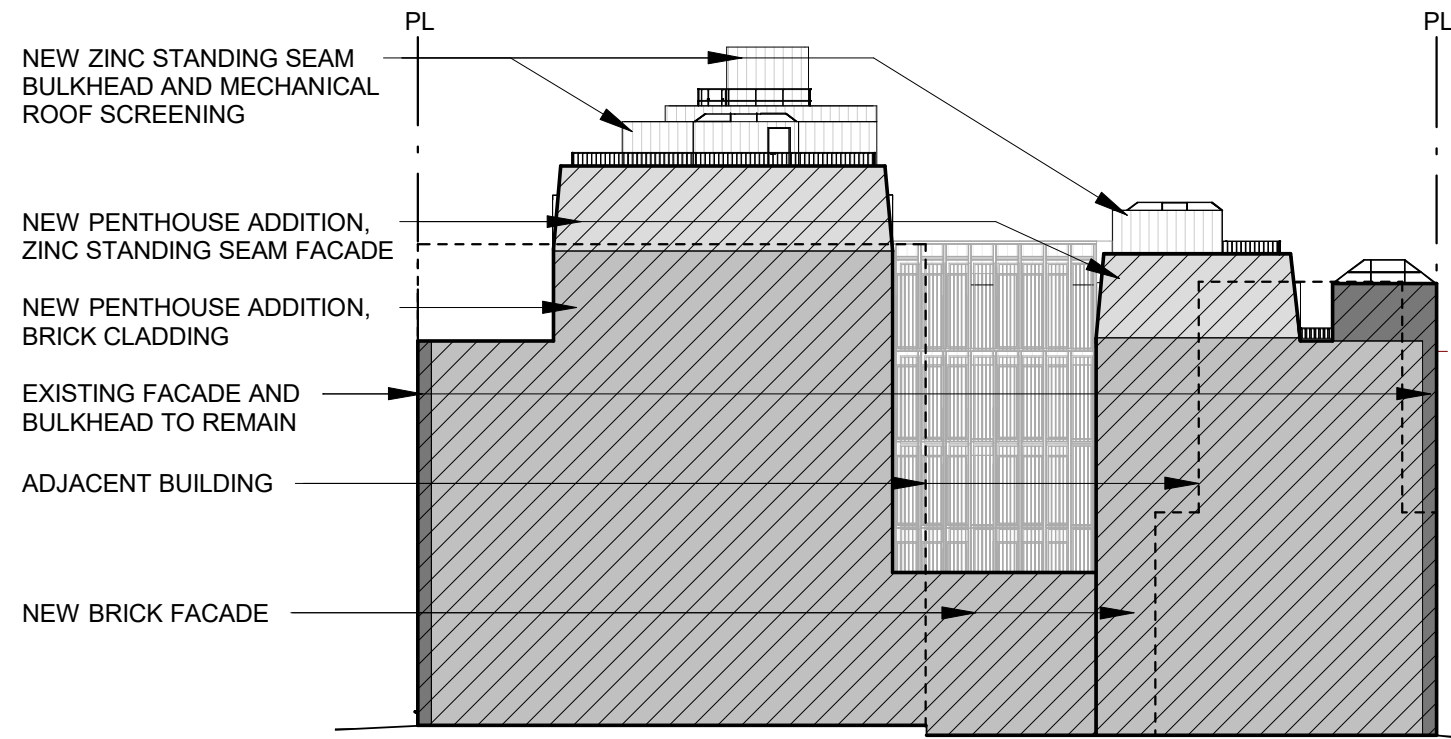


Section A

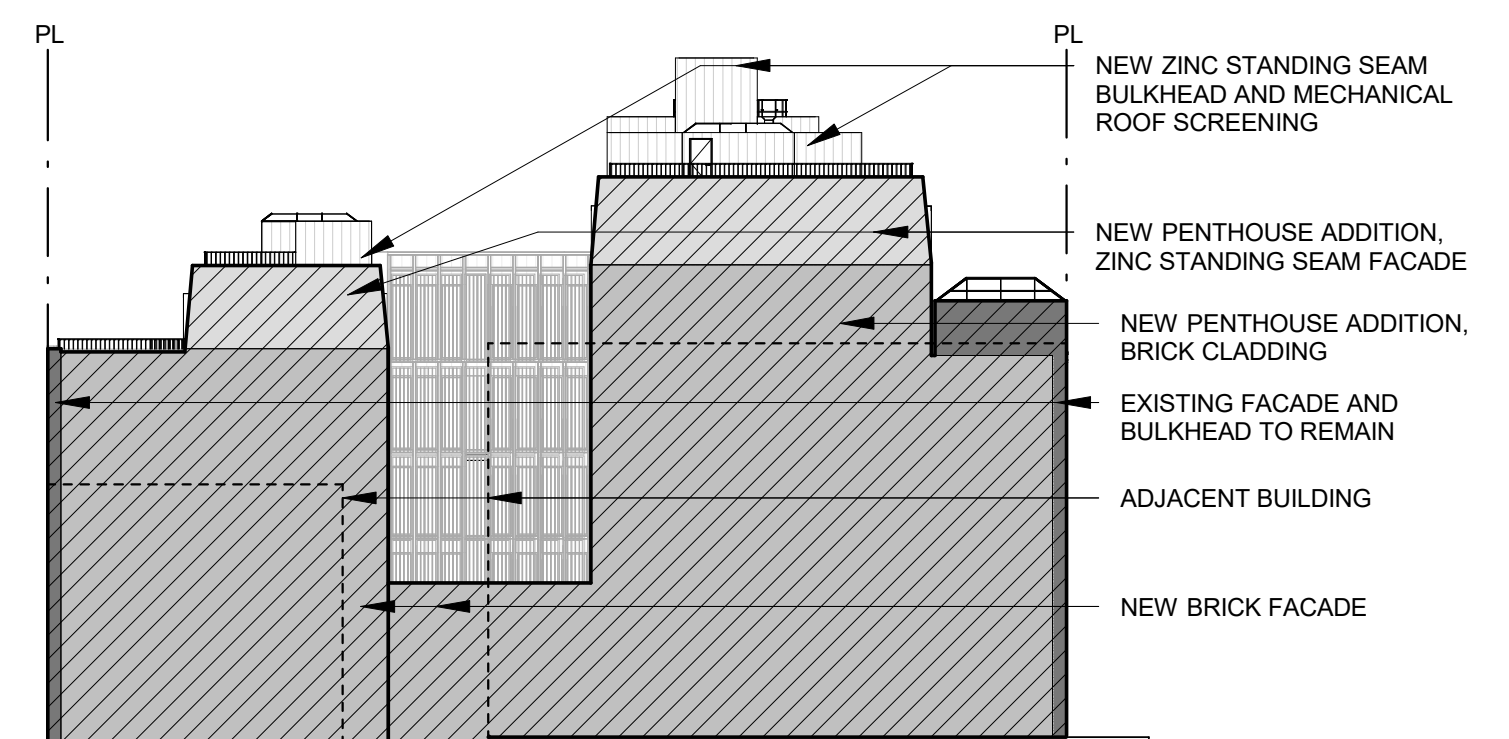


Proposed Structural Scheme

Lot Line Wall Diagram

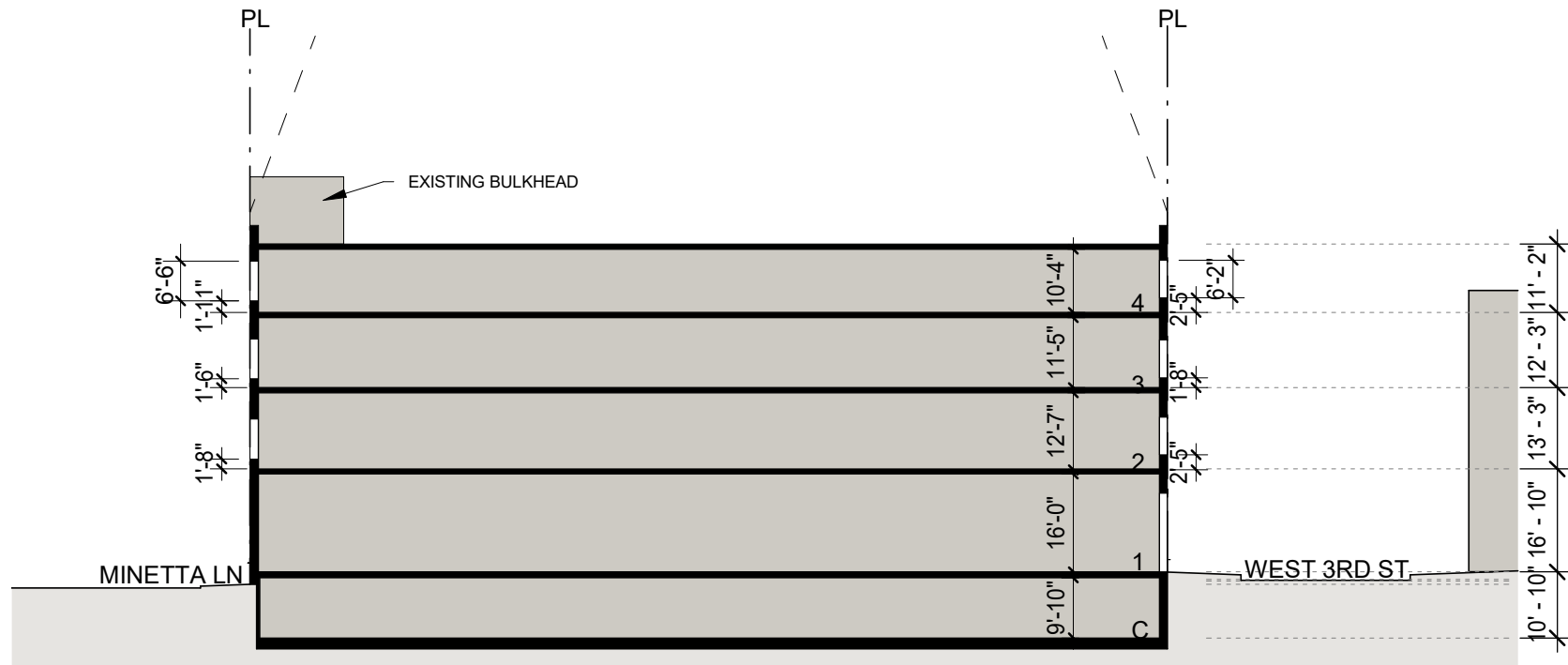


West Lot Line Diagram

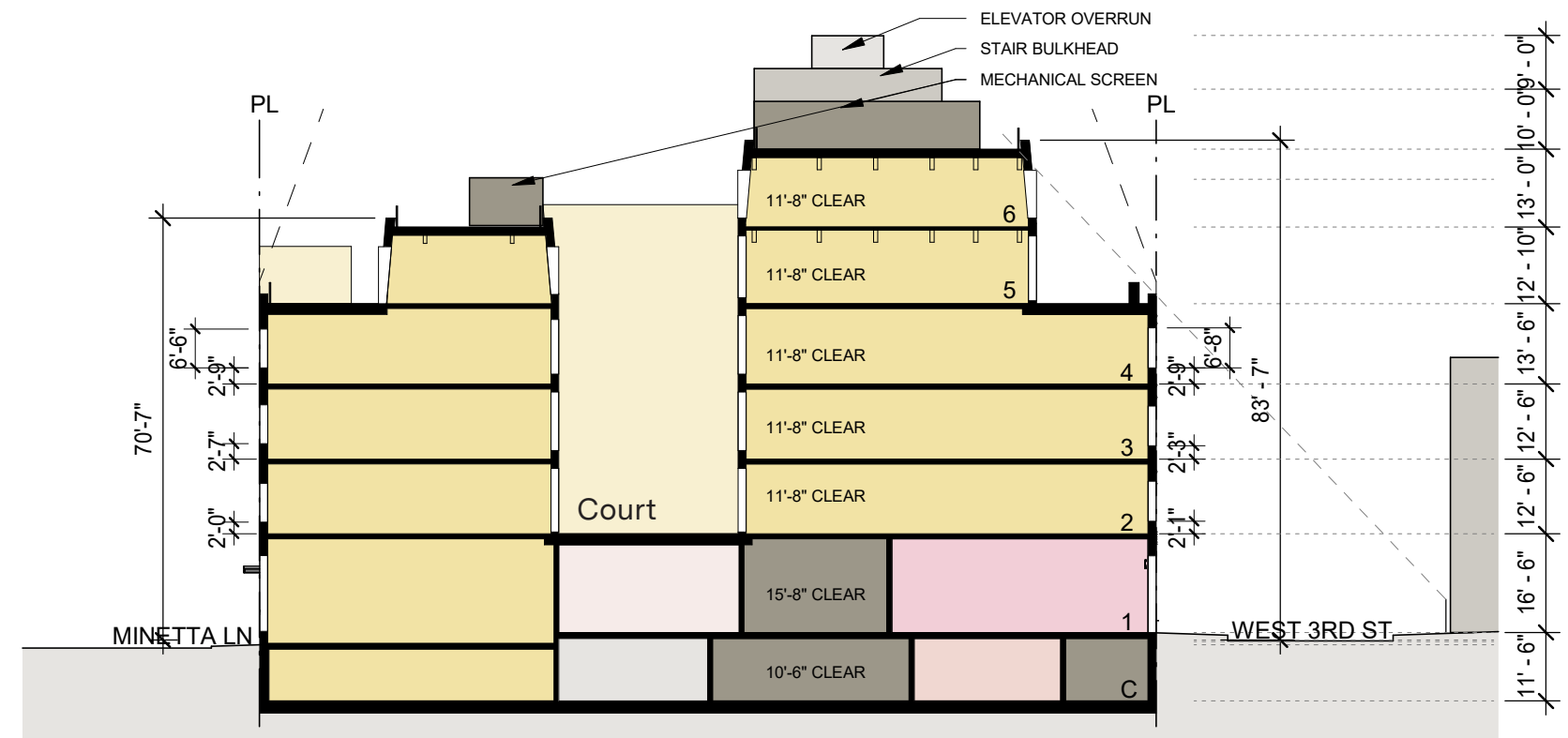


East Lot Line Diagram

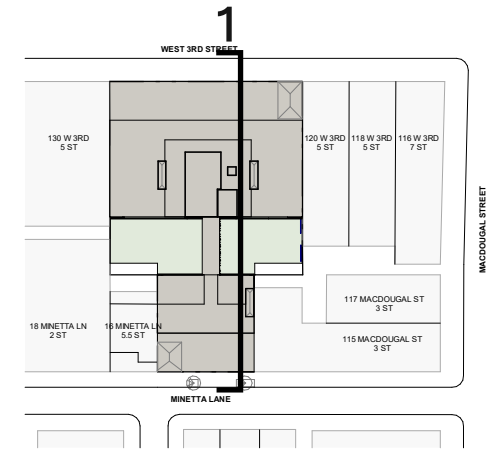
Building Section



Existing Building



Proposed Design



Key Plan



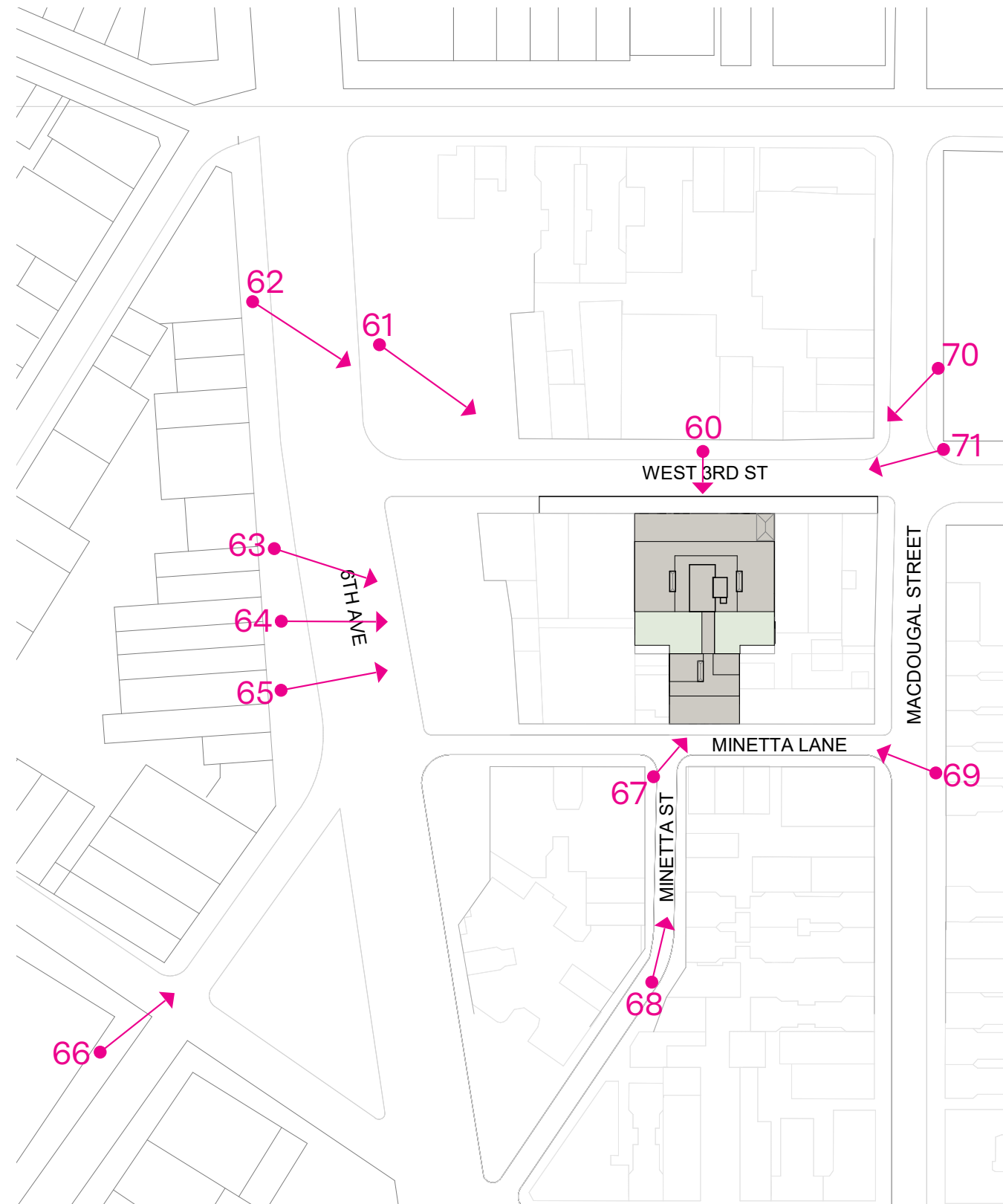
Legend

- Residential
- Retail
- Amenity
- BOH
- Landscape
- Parking/Circ.

Visibility Studies

Visibility Studies

Site Plan



Visibility Study

West 3rd St



Mockup

Top of Addition

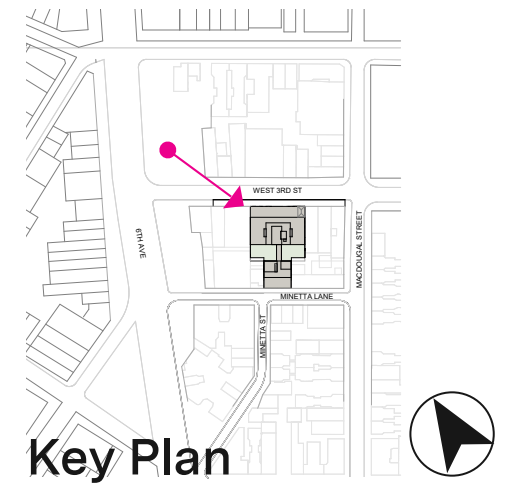


Proposed



Visibility Study

6th Ave & West 3rd St



Mockup

Top of Addition

Top of Bulkhead

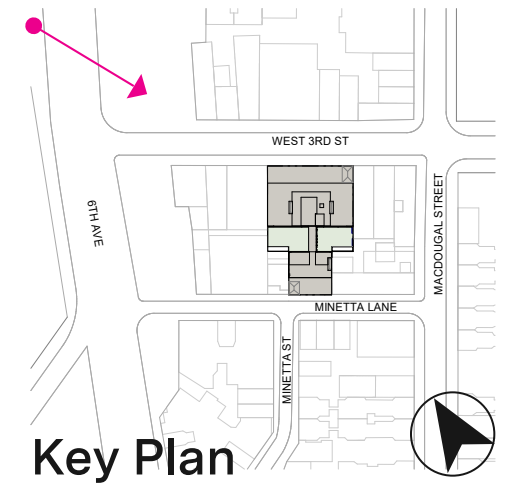


Proposed



Visibility Study

6th Ave & West 3rd St



Mockup

Top of Addition
Top of Bulkhead

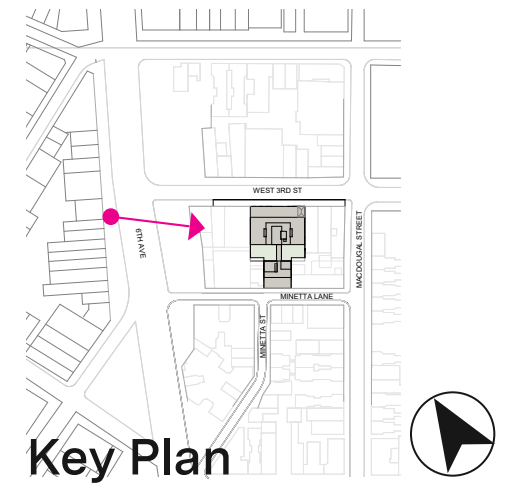


Proposed



Visibility Study

6th Ave



Mockup

Top of Bulkhead
Top of Addition

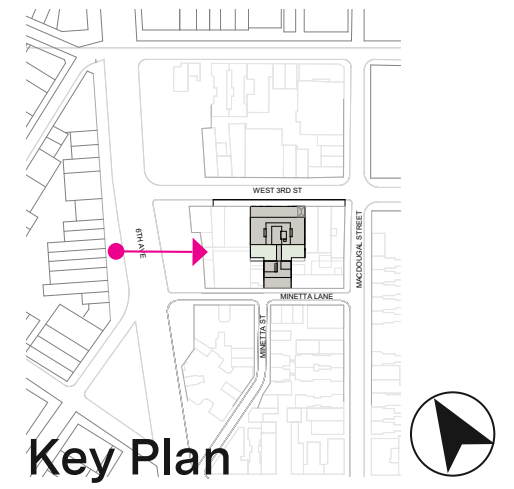


Proposed



Visibility Study

6th Ave



Mockup

Top of Addition
Top of Bullkhead

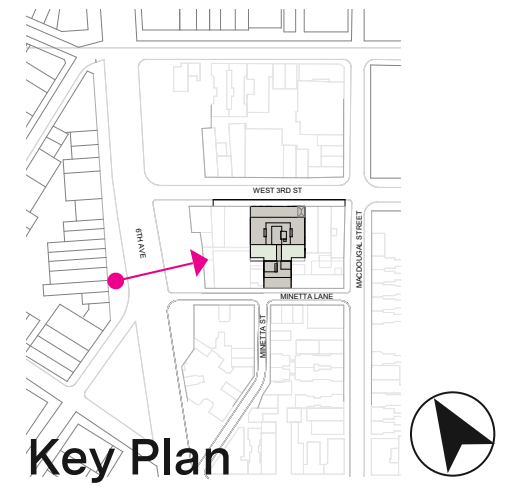


Proposed



Visibility Study

6th Ave & Carmine St



Mockup

Top of Addition
Top of Bulkhead

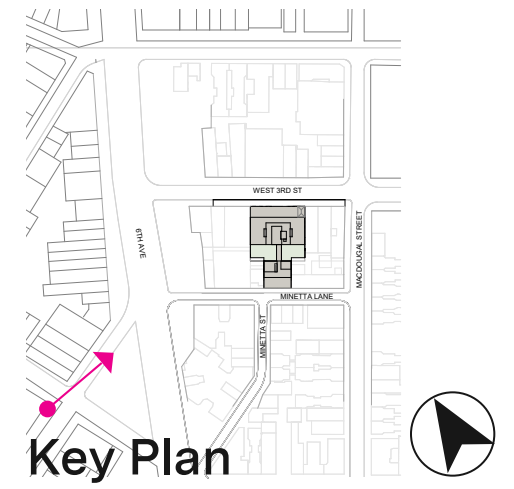


Proposed



Visibility Study

Carmine St and Bleeker St



Mockup

Top of Addition

Top of Bulkhead

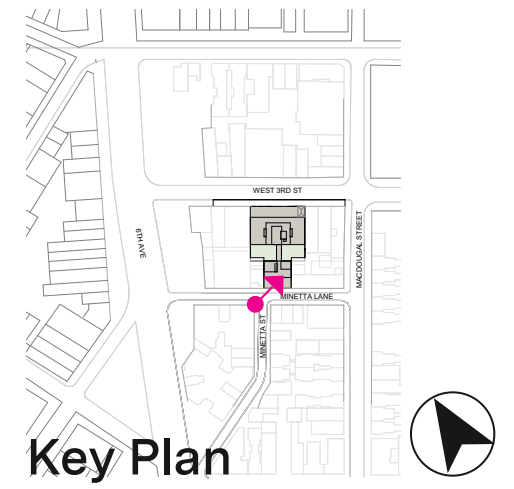


Proposed



Visibility Study

Minetta Ln



Mockup

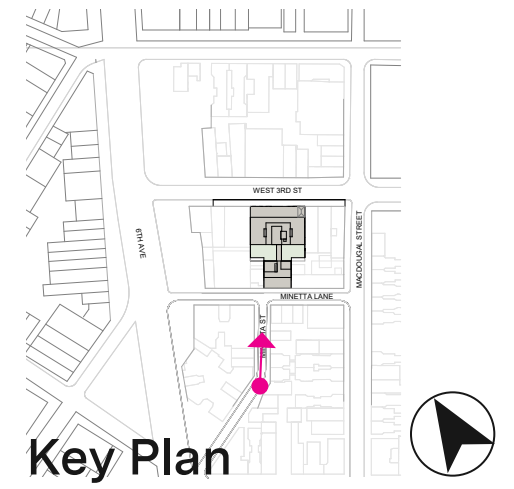


Proposed



Visibility Study

Minetta St



Mockup

Top of Bulkhead

Top of Addition

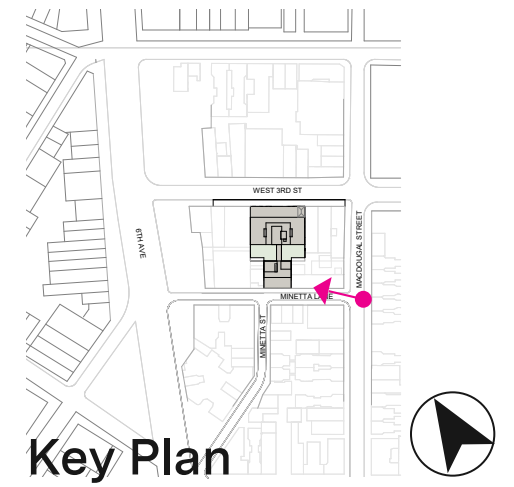


Proposed



Visibility Study

Minetta Ln & MacDougal St



Mockup

Top of Addition

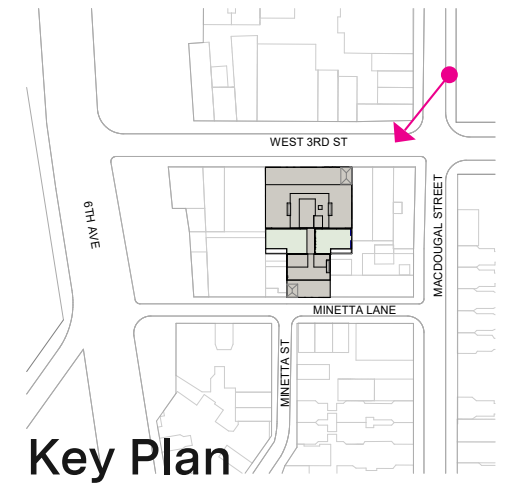


Proposed



Visibility Study

MacDougal St



Mockup

Top of Addition

Top of Bulkhead

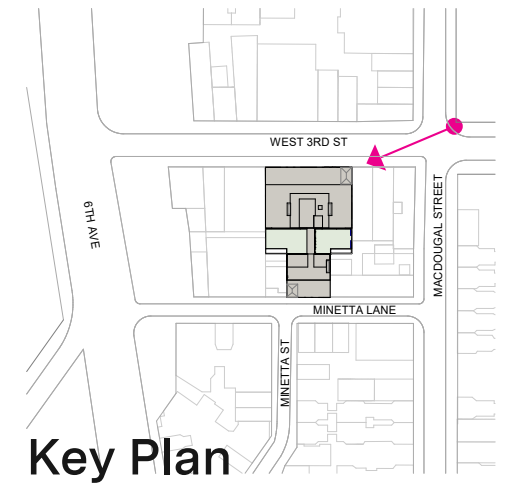


Proposed



Visibility Study

West 3rd St & MacDougal St



Mockup

Top of Addition



Proposed



Proposed Scheme

Facade Design



West 3rd Street



Minetta Lane

January 28, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-05231

122-128 West 3rd Street – South Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 421 5942

Passcode: 889149

By Phone: 646-558-8656 (NY)

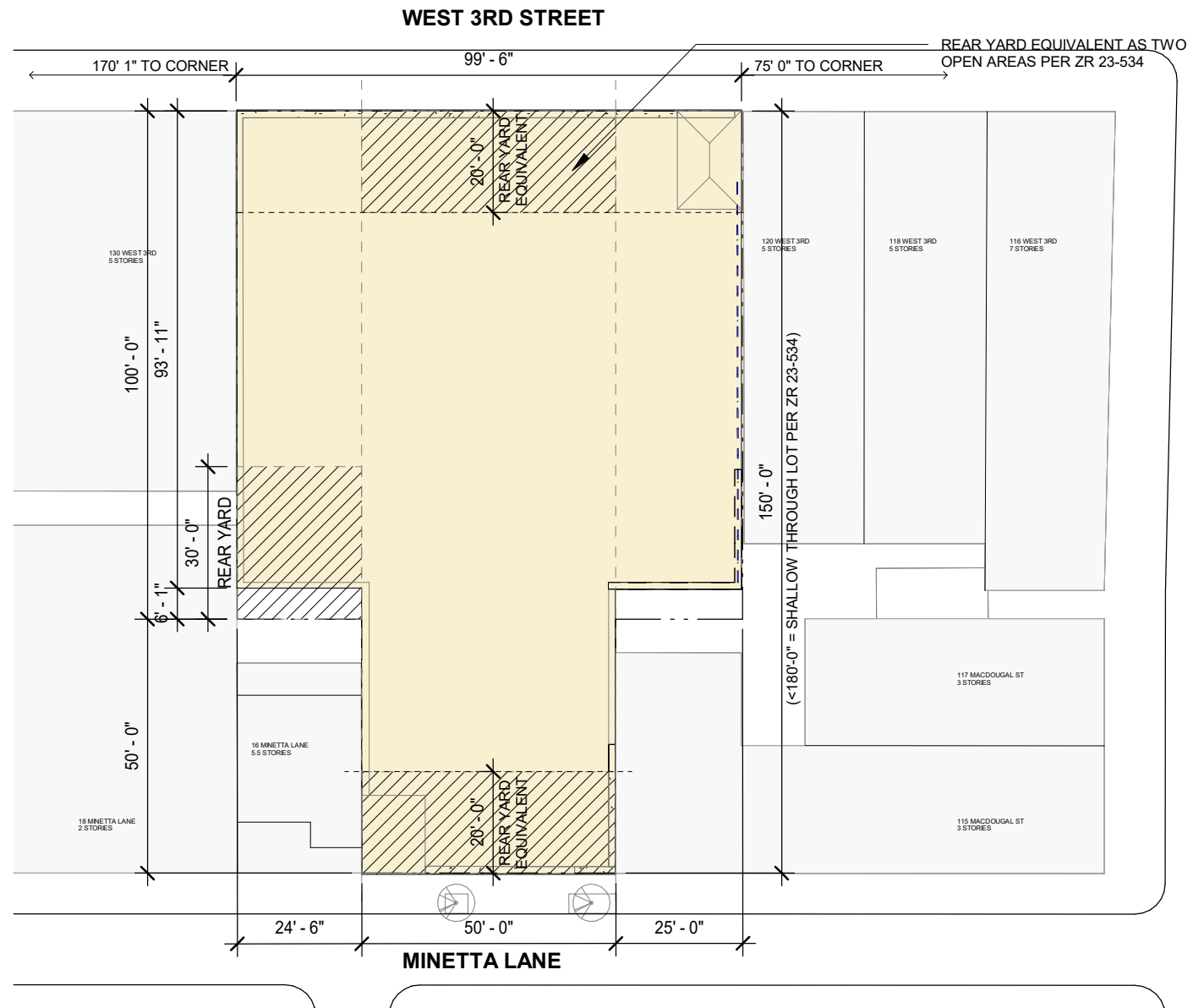
877-853-5257 (Toll free) US

888-475-4499 (Toll free)

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Appendix

Project Zoning Overview

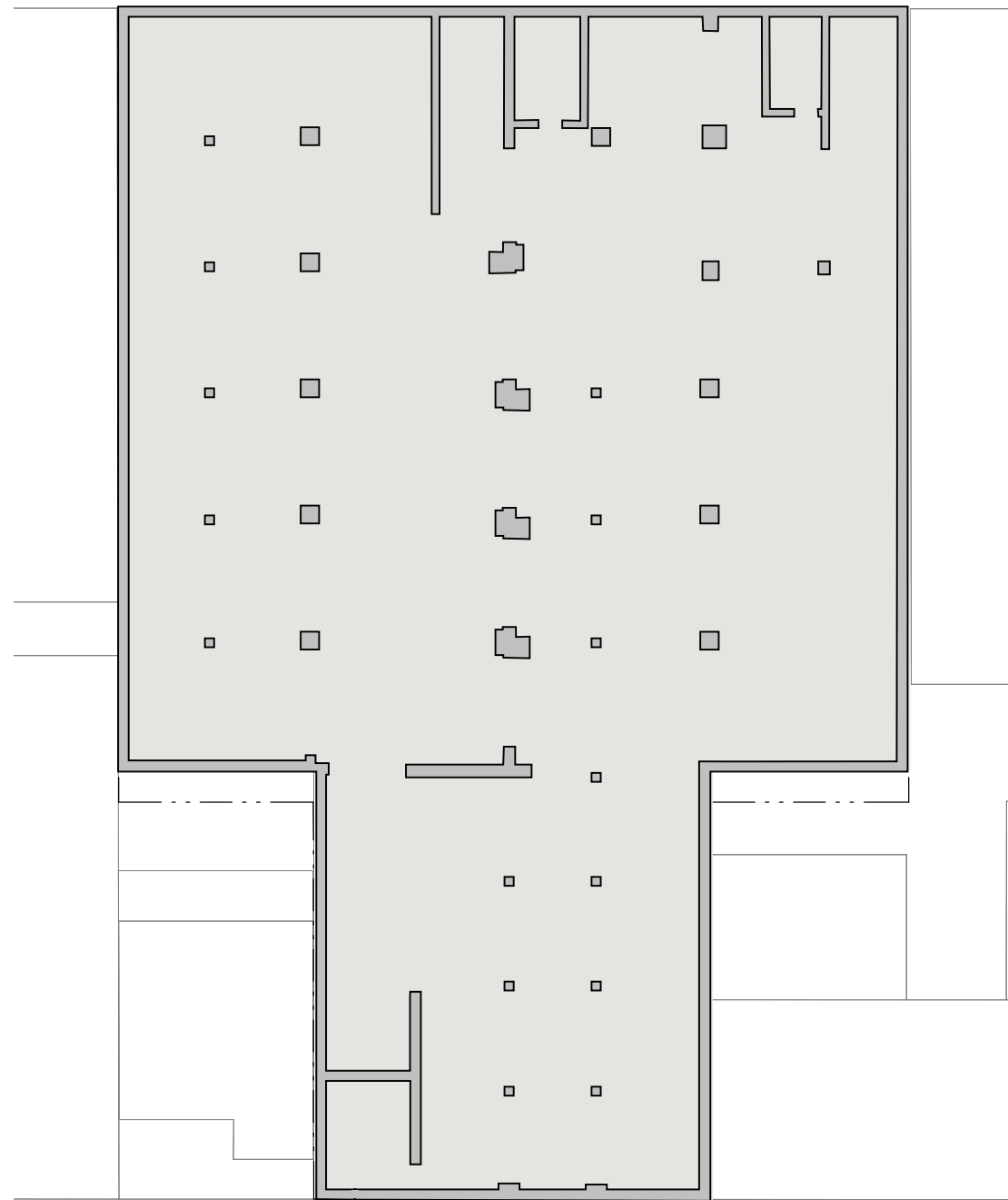


Site Overview:

Address:	122-128 West 3rd Street (12-14 Minetta Lane)
Borough:	MANHATTAN
Block:	543
Lot:	15
Lot Dimensions:	IRREGULAR
Zoning Lot Area:	12,450 SF
Zoning Map:	12C
Zoning District:	C1-5/R7-2
Community Board:	2
Street Frontage:	West 3rd Street (99'-6" - Narrow St) Minetta Lane (50' - Narrow St)
Flood Hazard:	None
'E' Designation:	None
Existing Area:	48,989 GSF (Above Grade)
Existing Height:	4 ST. (57.83 FT)

Cellar Floor Plan

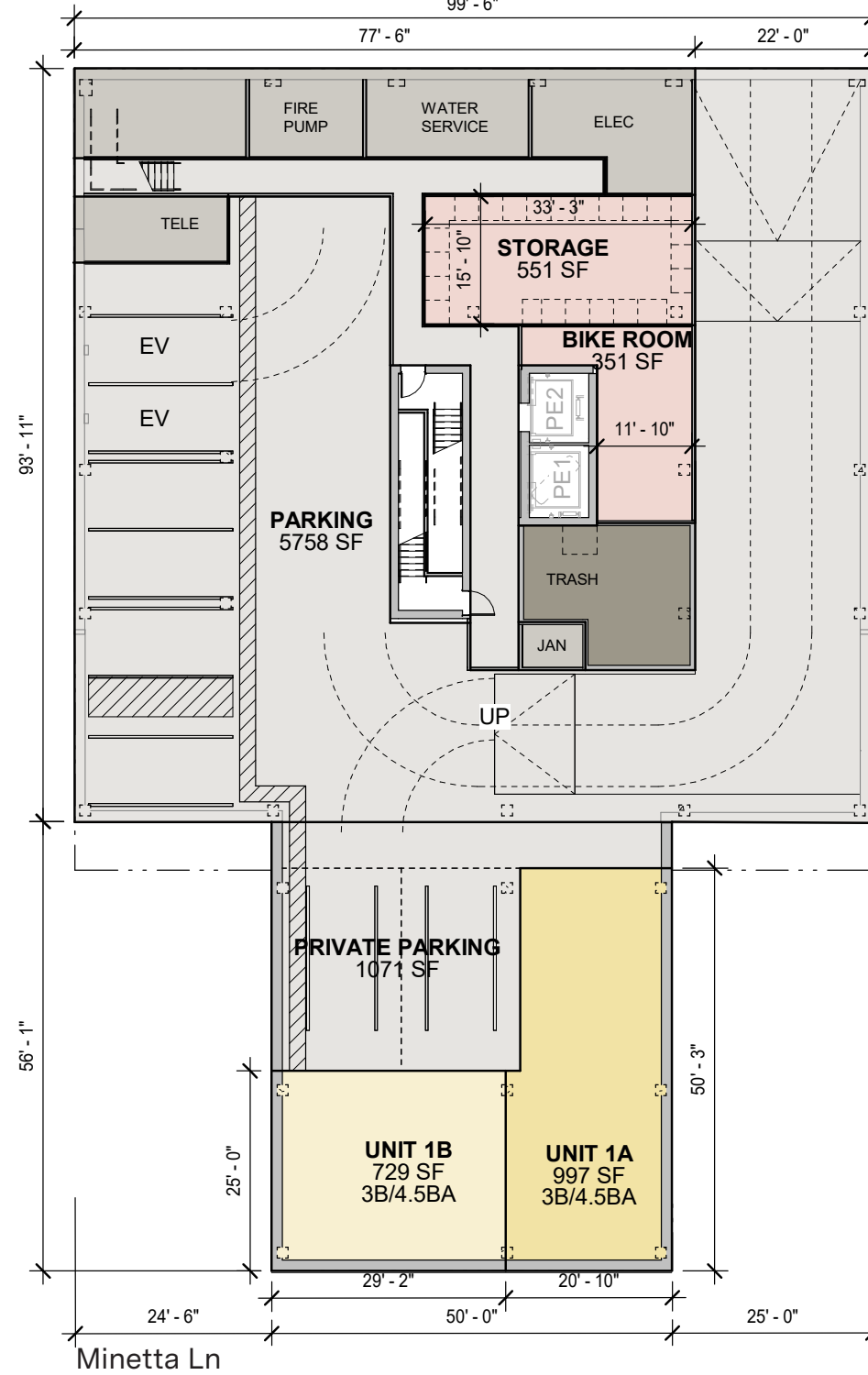
W 3rd St



Minetta Ln

Existing Building

W 3rd St



Minetta Ln

Proposed Design

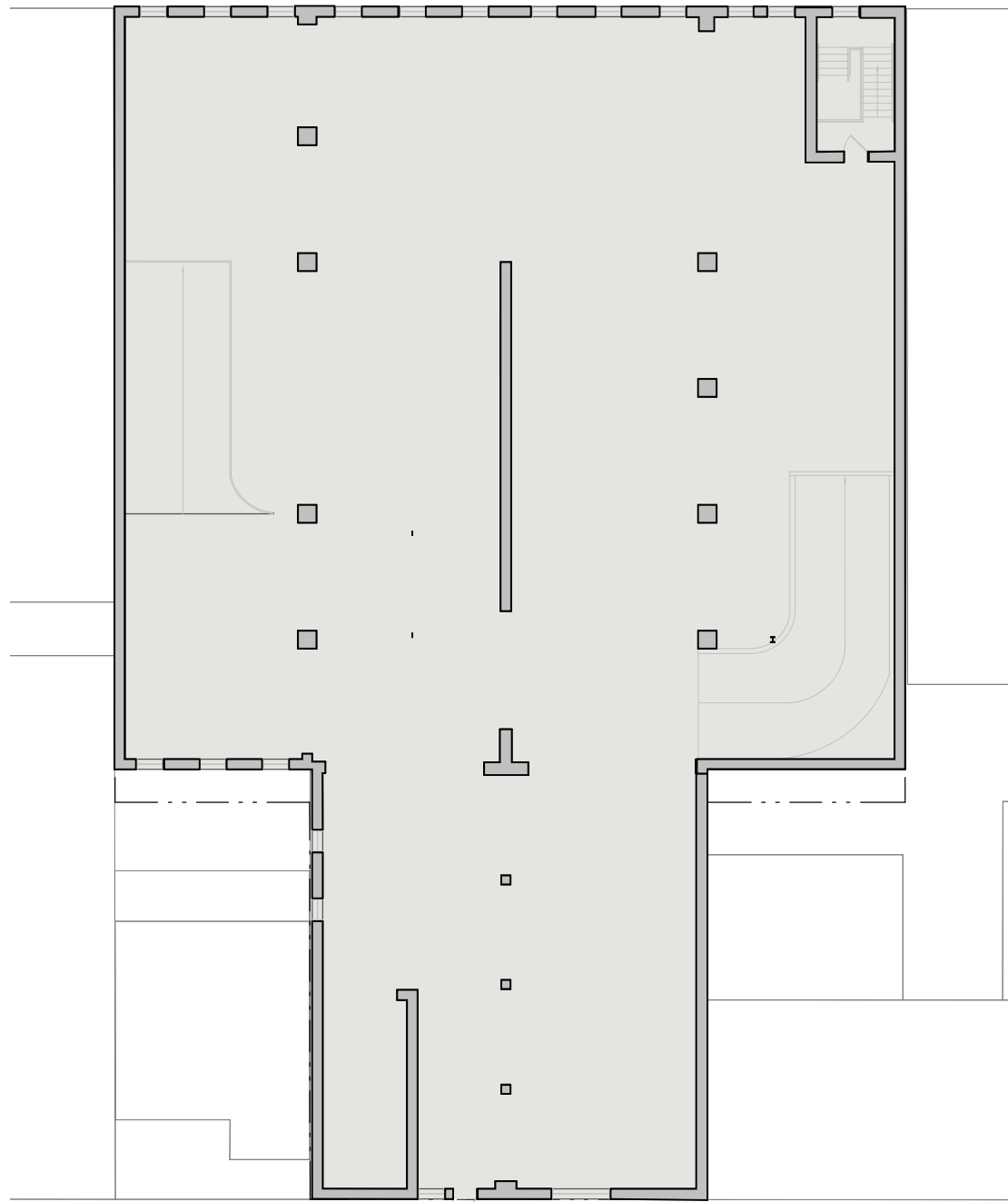
Legend

- Residential
- Retail
- Amenity
- BOH
- Landscape
- Parking/Circ.



2nd Floor Plan

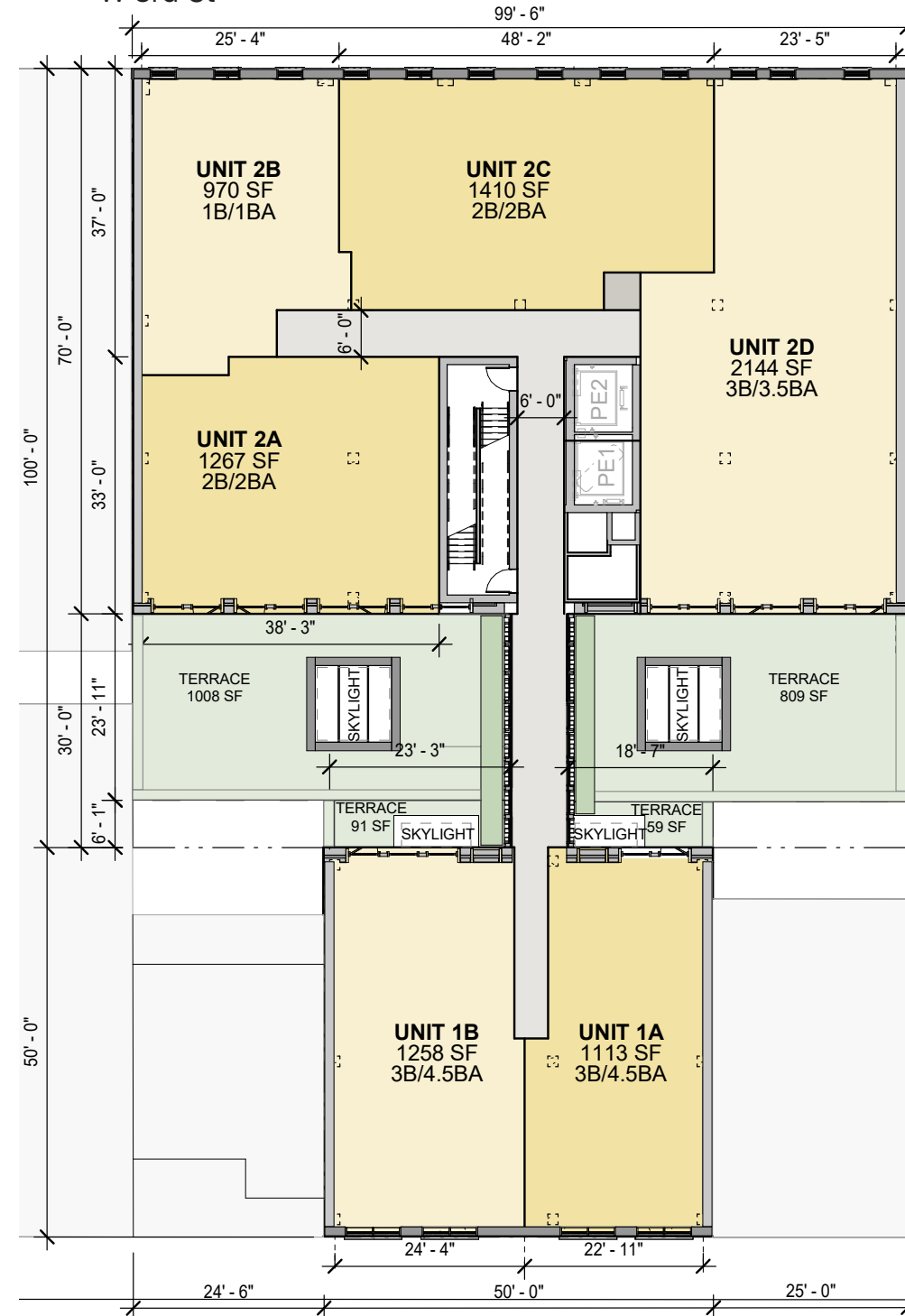
W 3rd St



Minetta Ln

Existing Building

W 3rd St



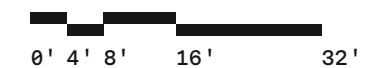
Minetta Ln

Proposed Design

Legend

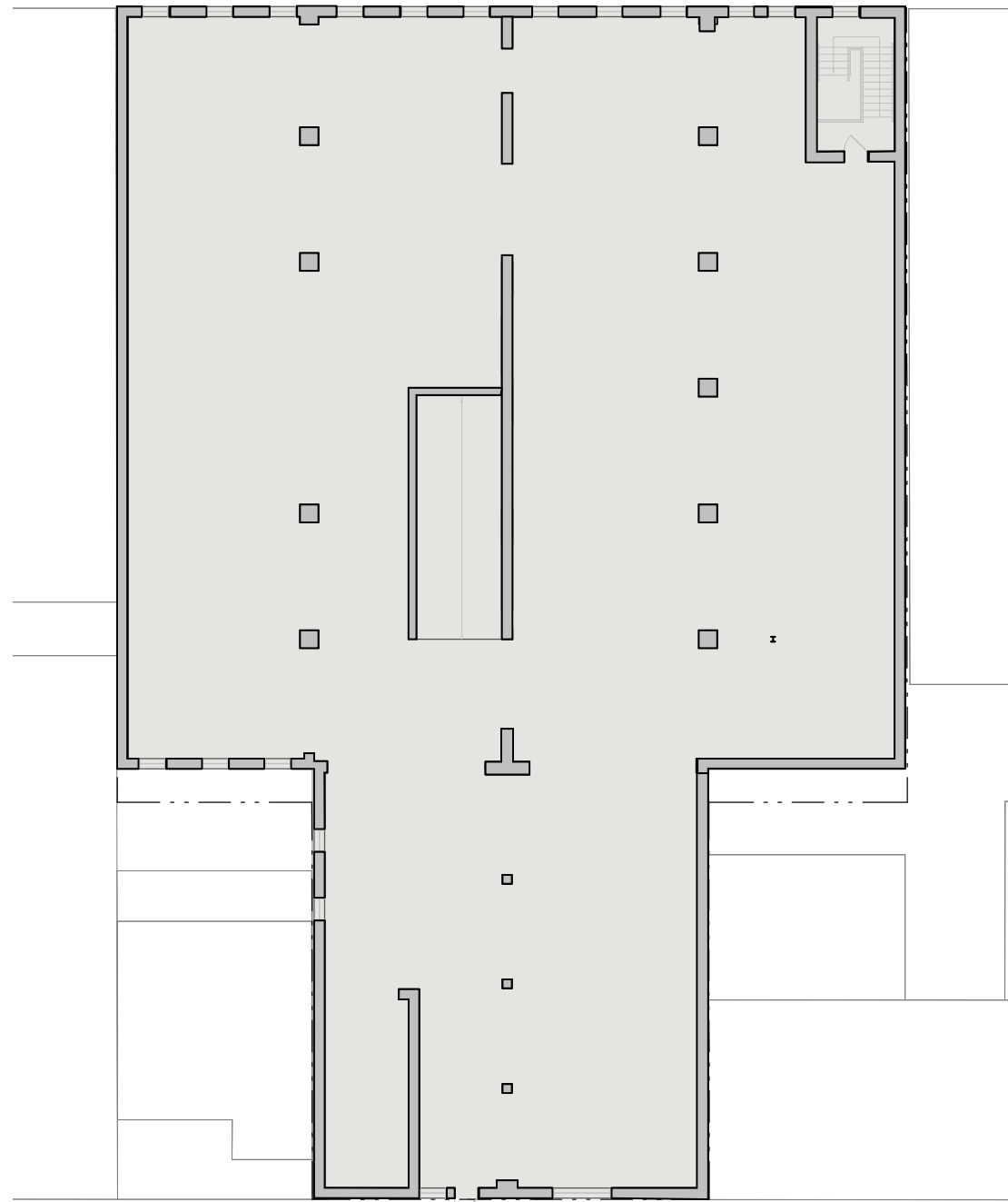
- Residential
- Retail
- Amenity
- BOH
- Landscape
- Parking/Circ.

3/64 inch



3rd-4th Floor Plan

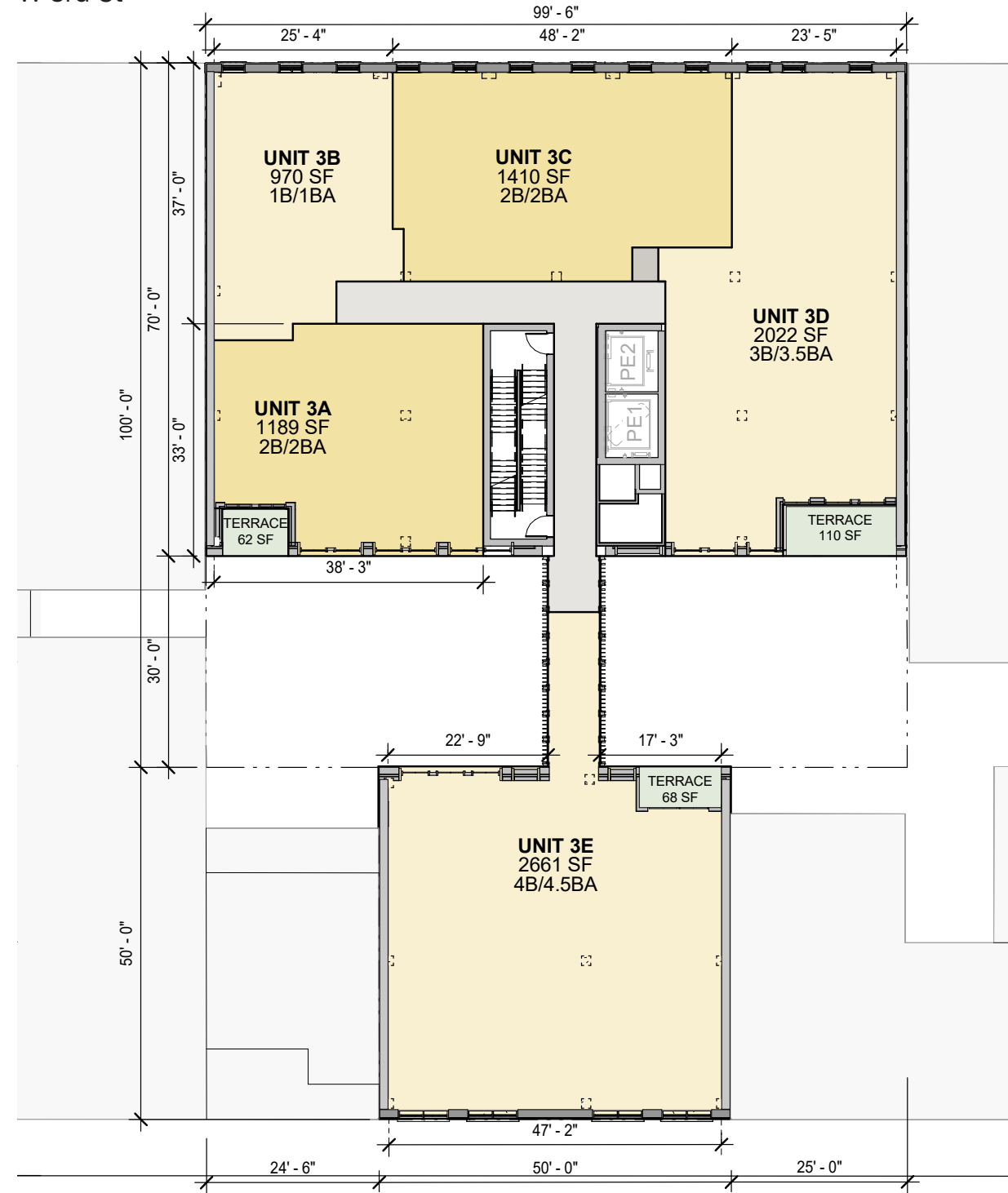
W 3rd St



Minnetta Ln

Existing Building

W 3rd St



Minnetta Ln

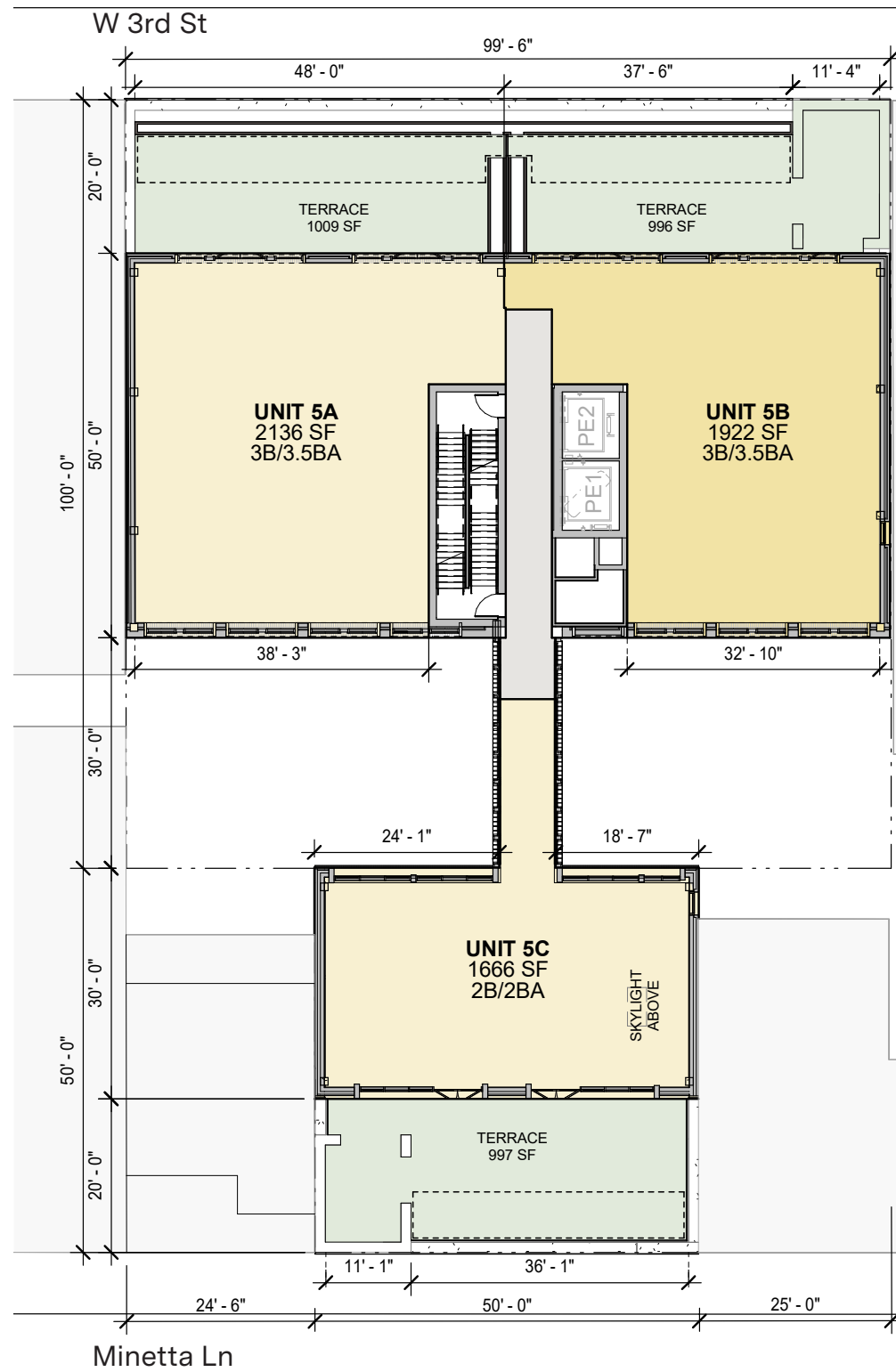
Proposed Design

Legend

- Residential
- Retail
- Amenity
- BOH
- Landscape
- Parking/Circ.



Proposed Design Plans



5th Floor Plan



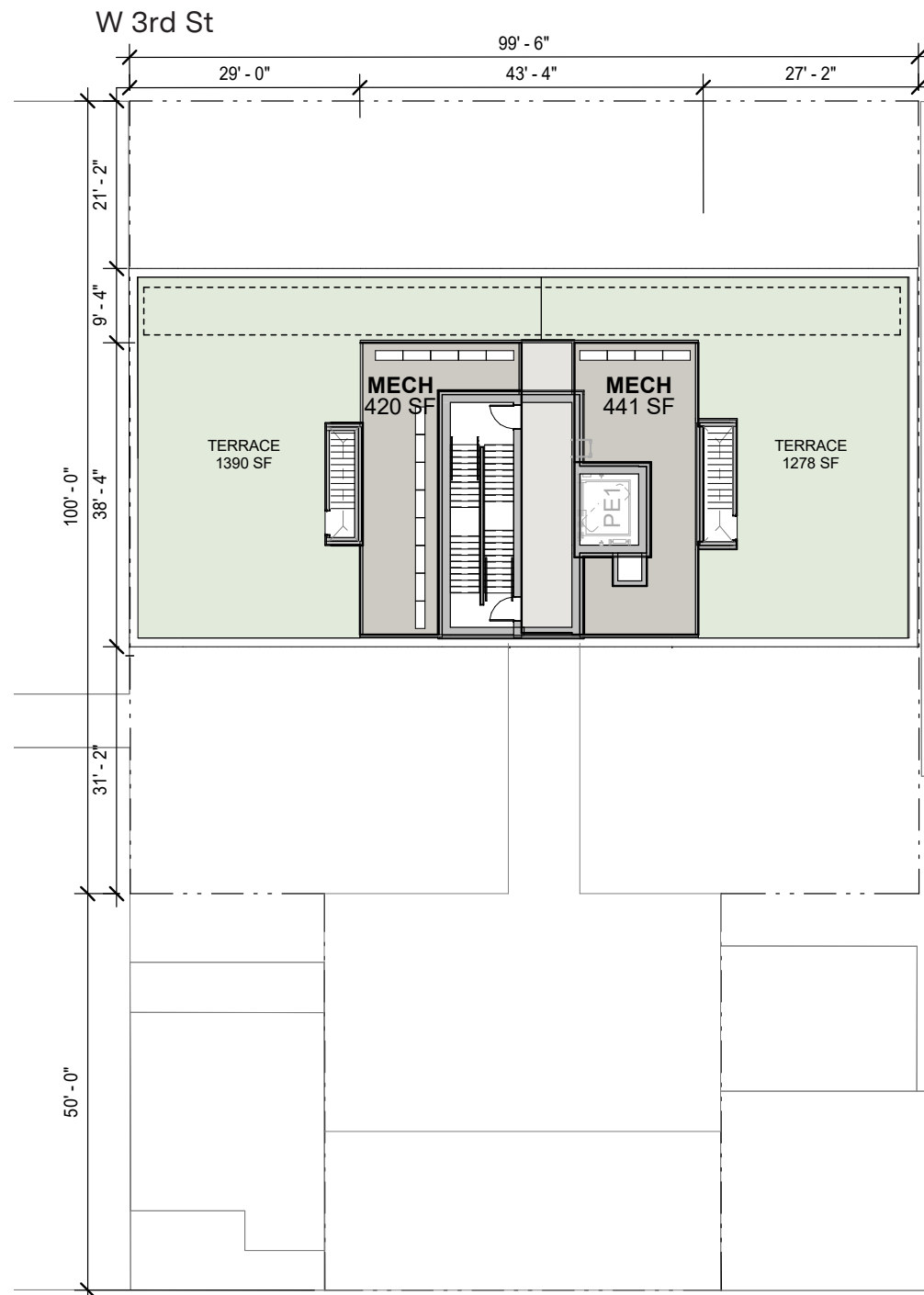
6th Floor Plan

Legend

- Residential
- Retail
- Amenity
- BOH
- Landscape
- Parking/Circ.



Proposed Design Plans



Minetta Ln

Roof Plan

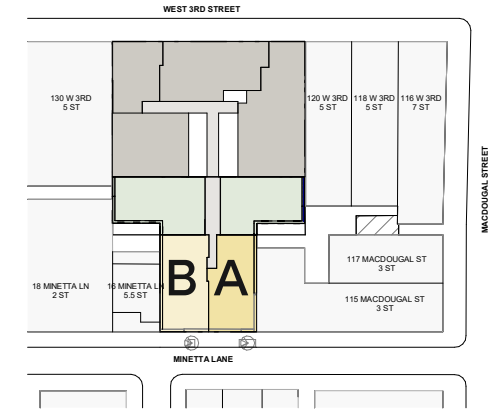
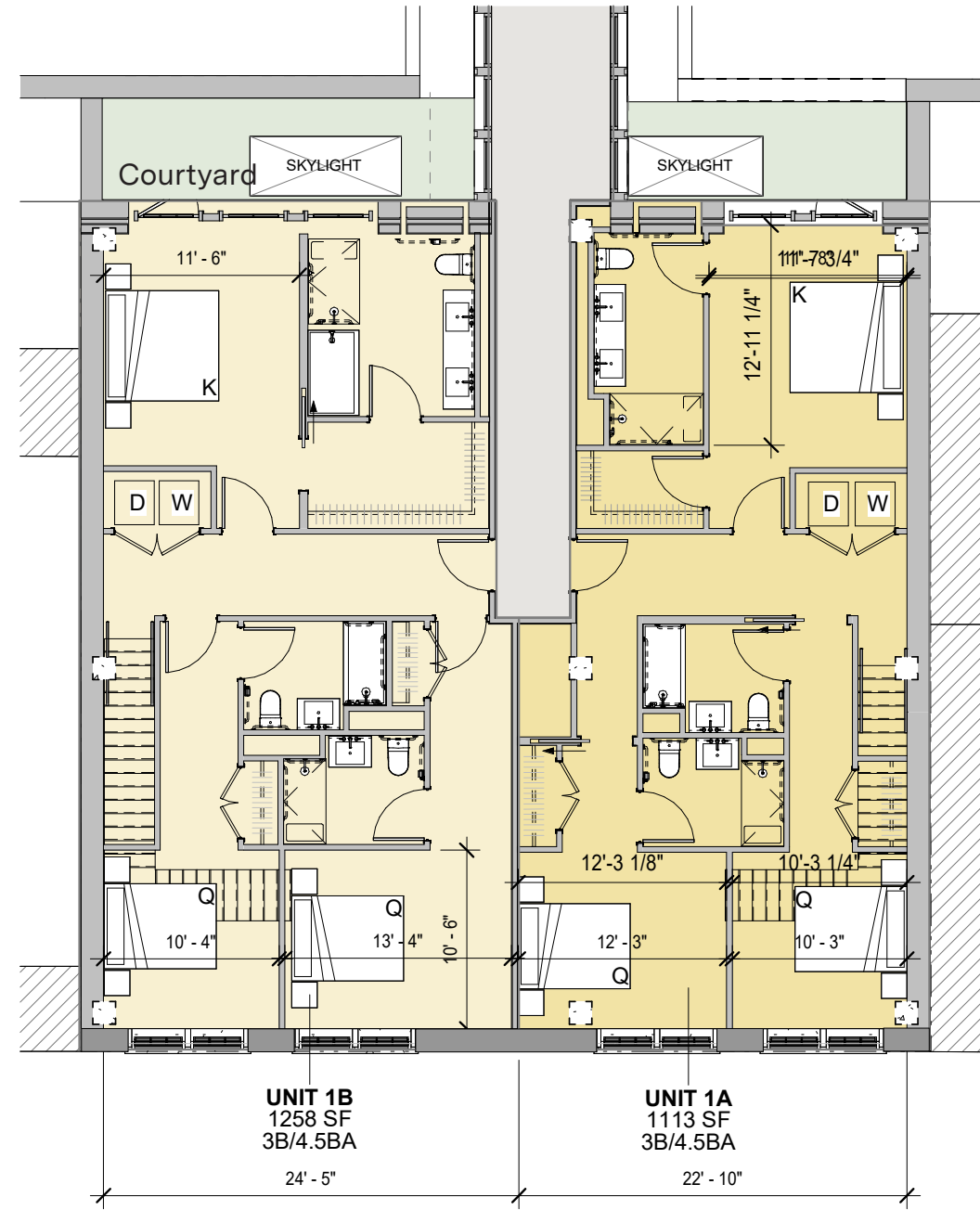
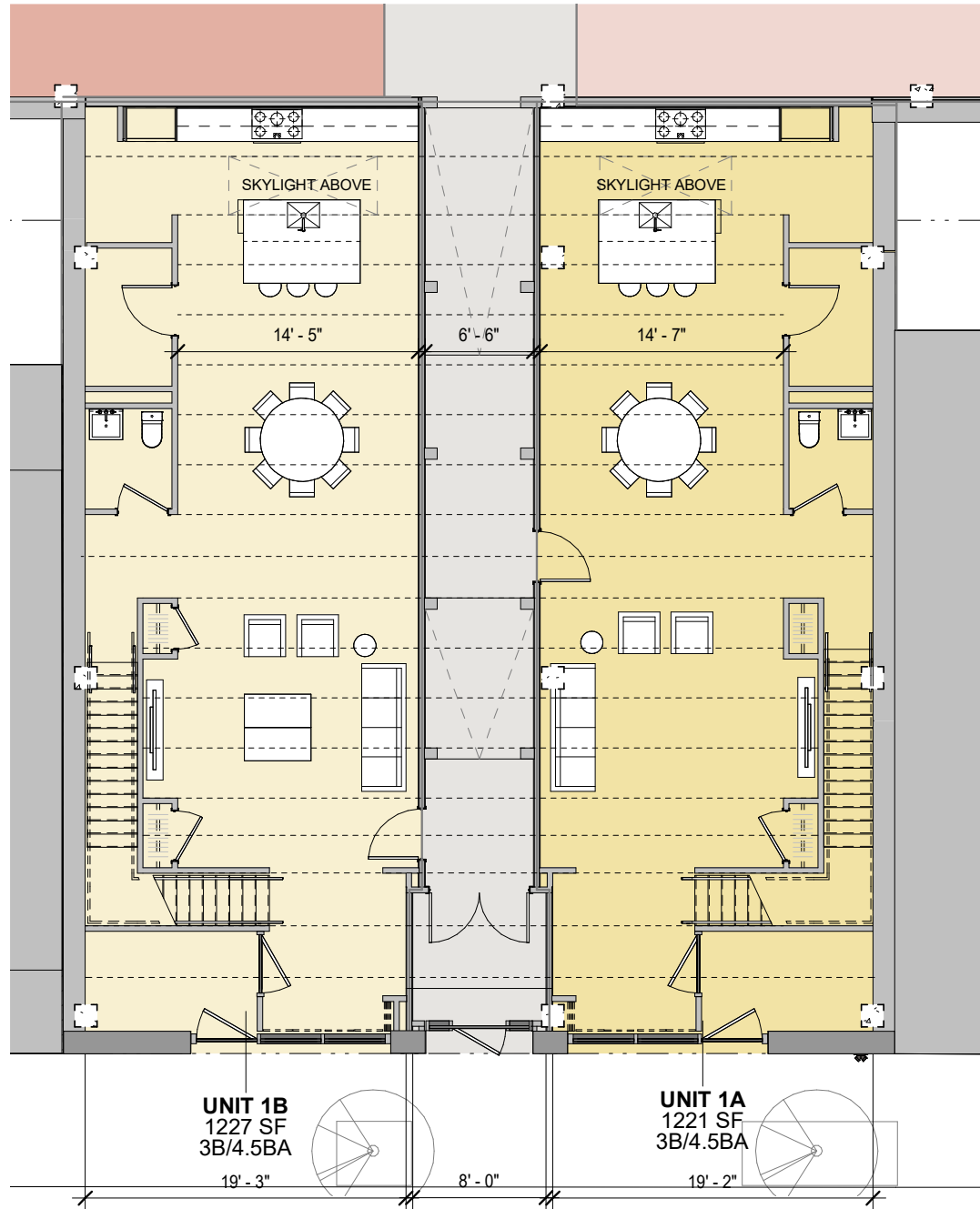
Legend

- Residential
- Retail
- Amenity
- BOH
- Landscape
- Parking/Circ.



Proposed Design

Enlarged Minetta Plans



Key Plan



Minetta Ln

1st Floor Plan

Minetta Ln

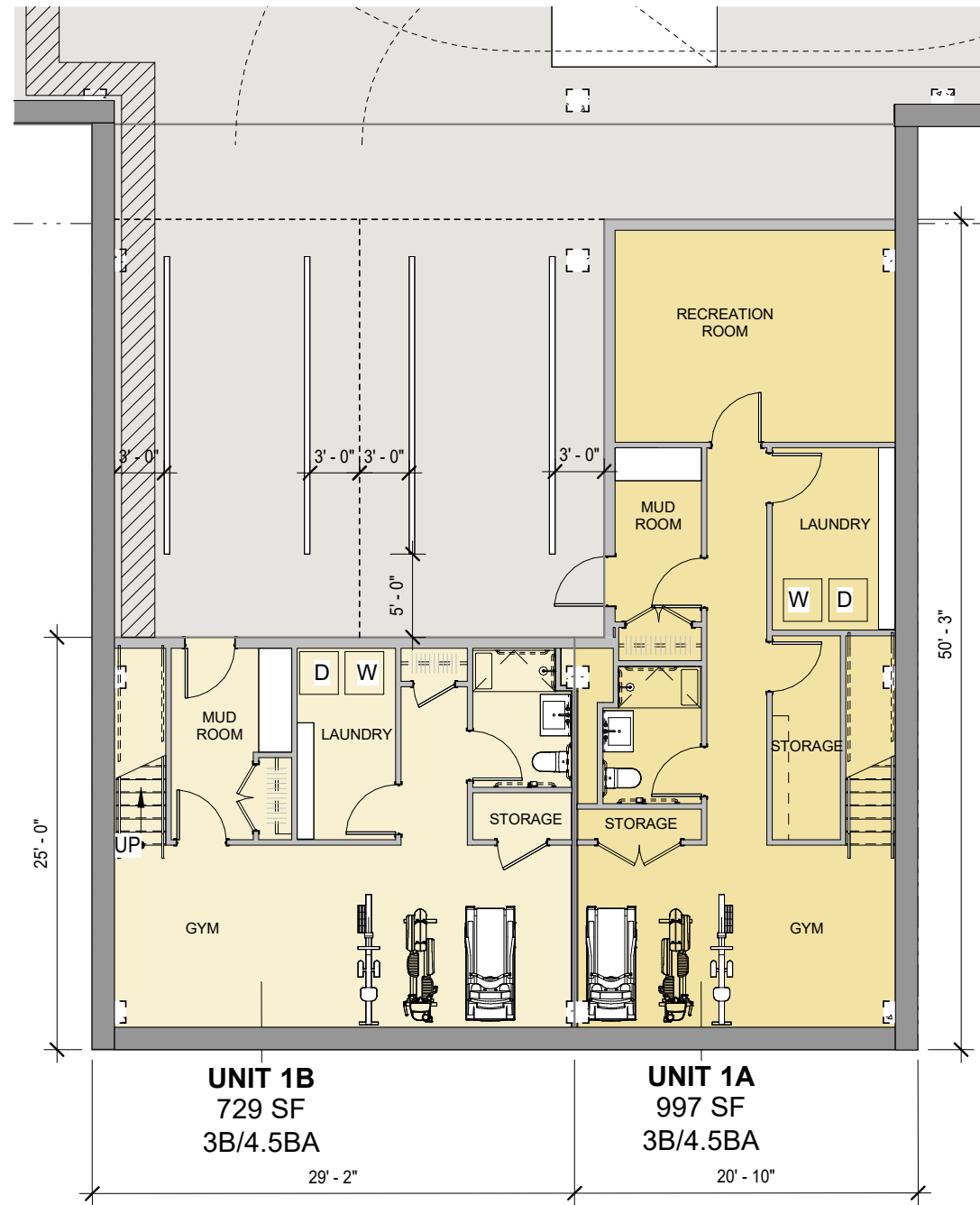
2nd Floor Plan

1 inch = 10 feet

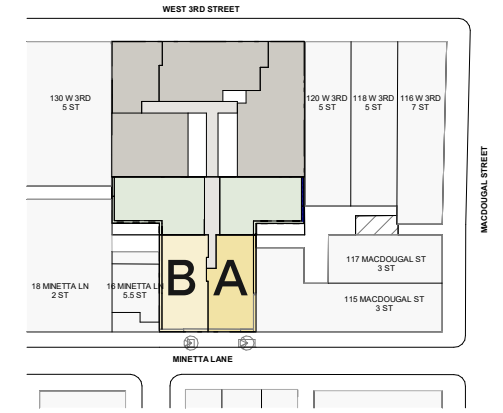


Proposed Design

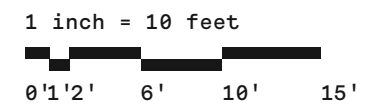
Enlarged Minetta Plan



Cellar Floor Plan

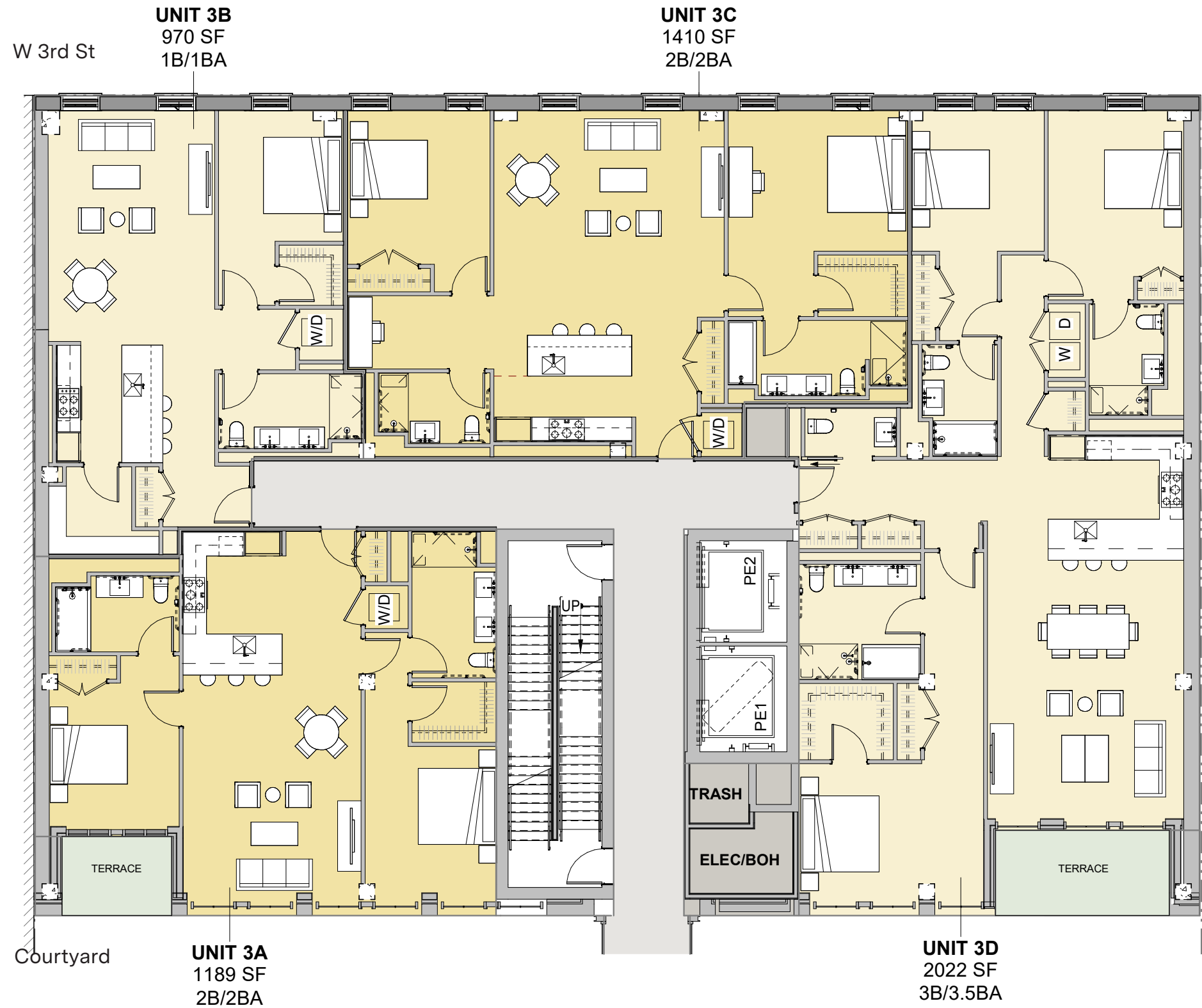


Key Plan

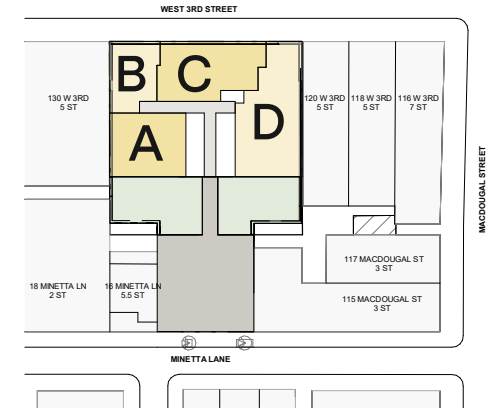


Proposed Design

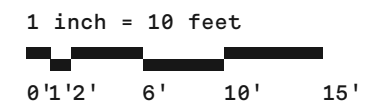
Enlarged West 3rd Plan



3rd-4th Floor Plan

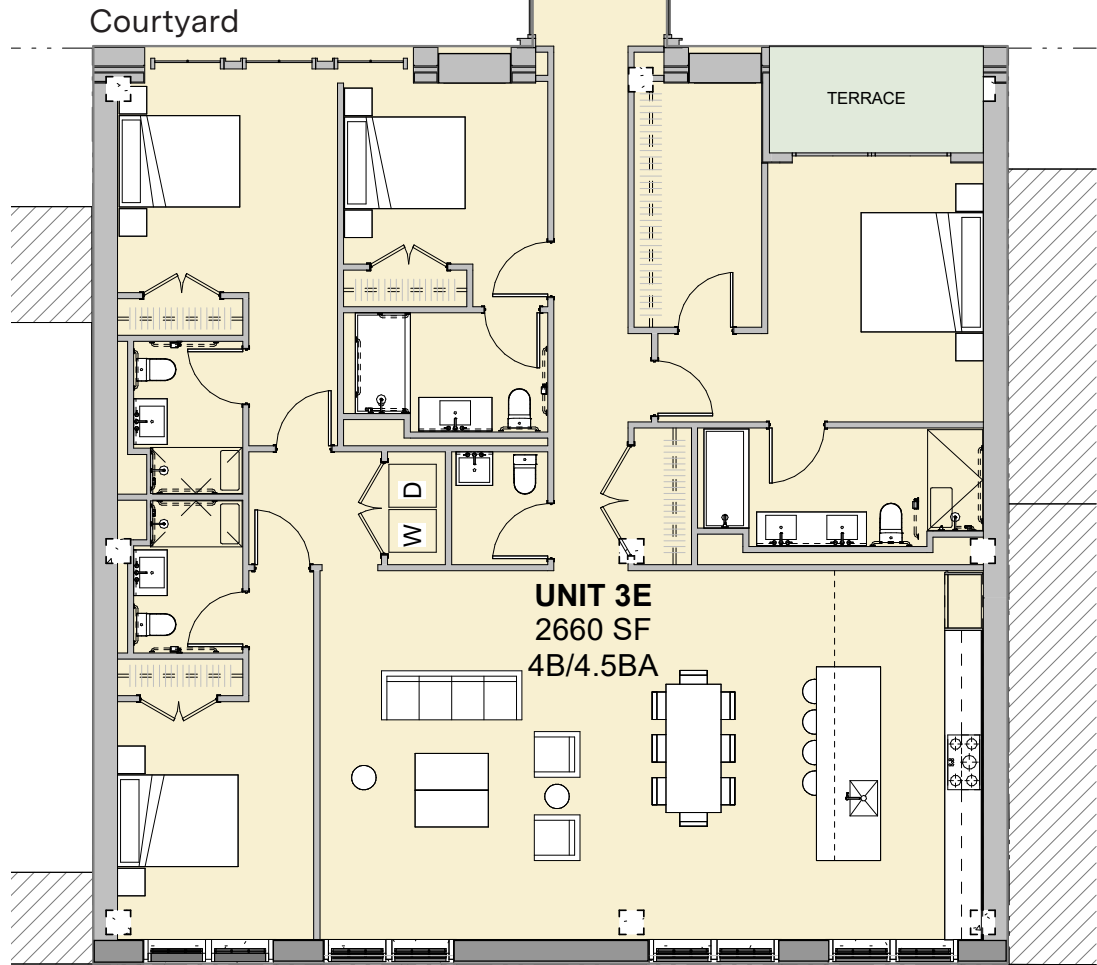


Key Plan



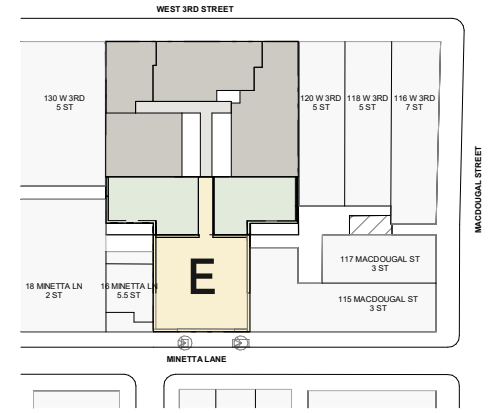
Proposed Design

Enlarged Minetta Plan

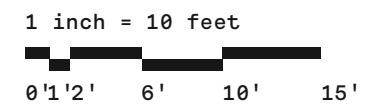


Minetta Ln

3rd-4th Floor Plan



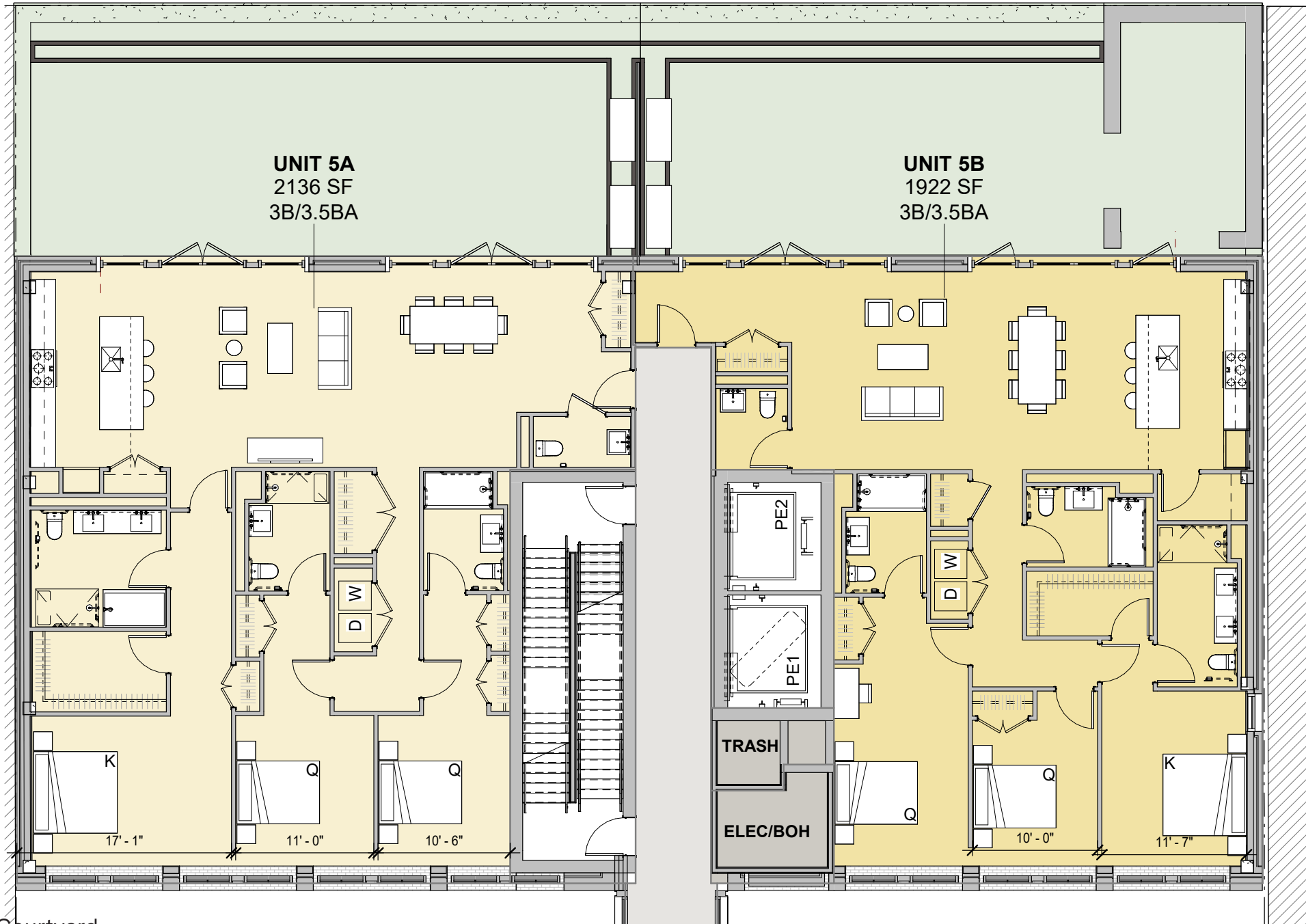
Key Plan



Proposed Design

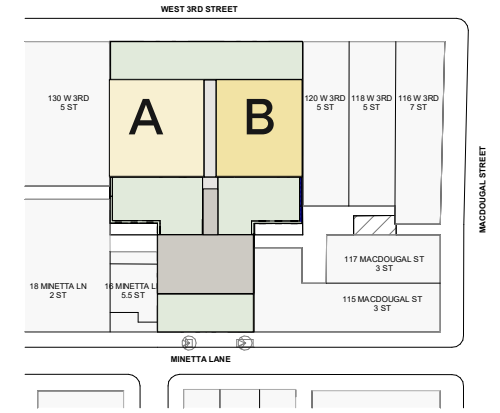
Enlarged West 3rd Plan

W 3rd St

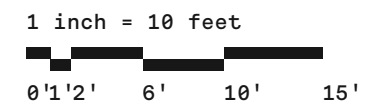


Courtyard

5th Floor Plan



Key Plan



Proposed Design

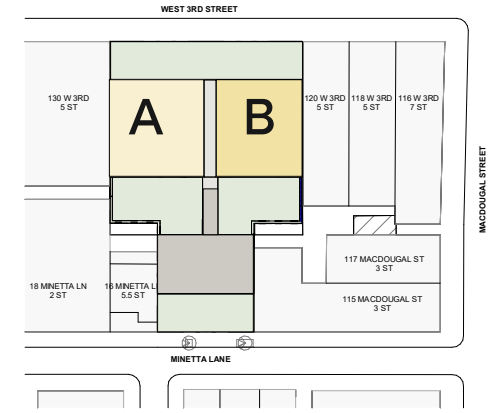
Enlarged West 3rd Plan

W 3rd St

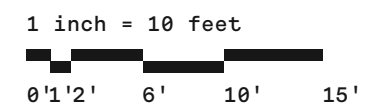


Courtyard

6th Floor Plan

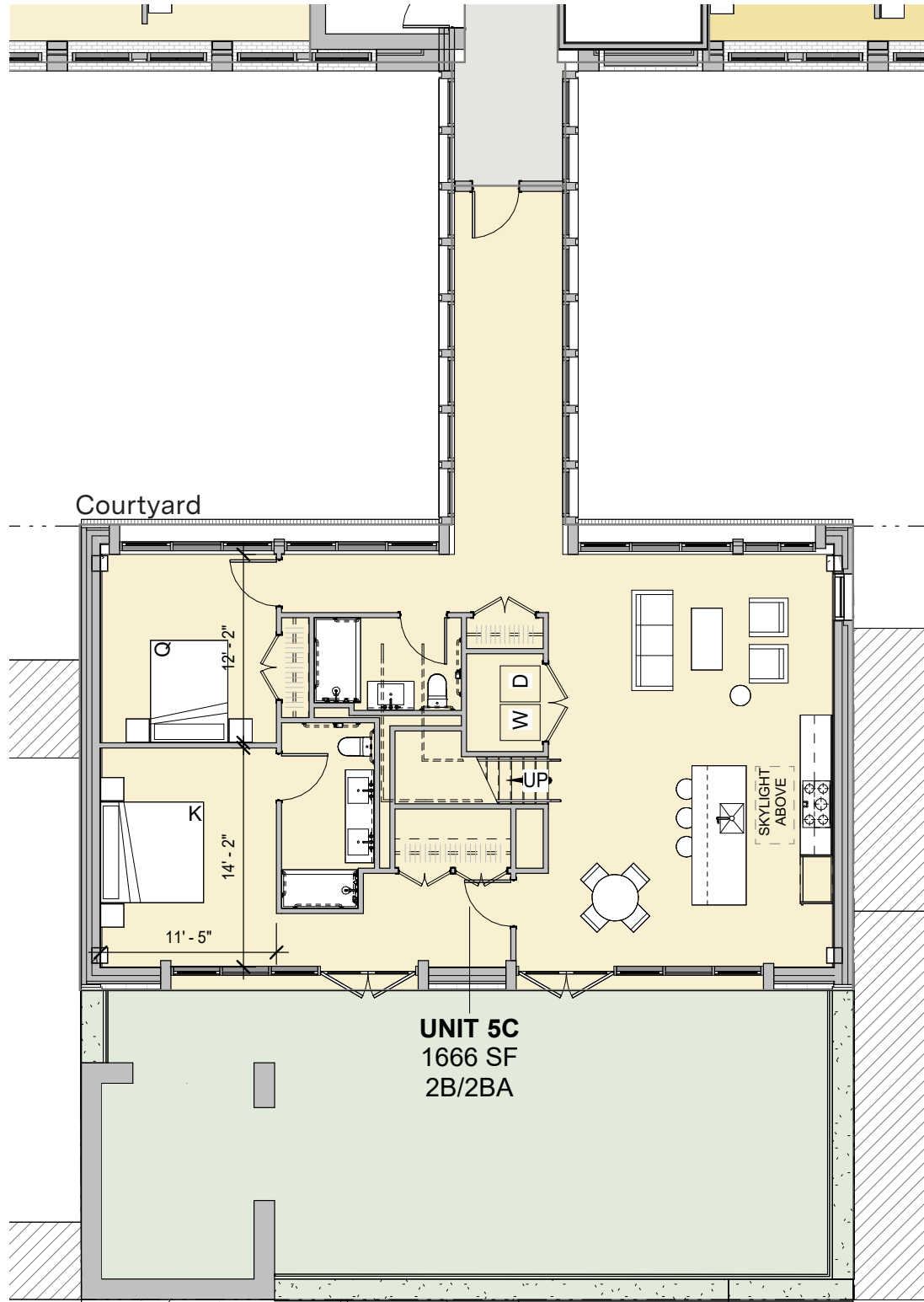


Key Plan



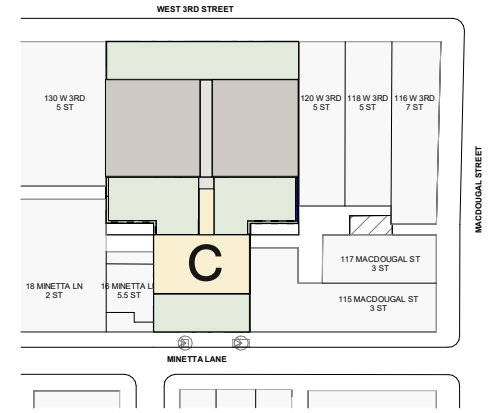
Proposed Design

Enlarged Minetta Plan



Minetta Ln

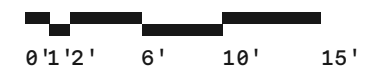
5th Floor Plan



Key Plan



1 inch = 10 feet



Existing and Selective Removal

West 3rd Street Elevation



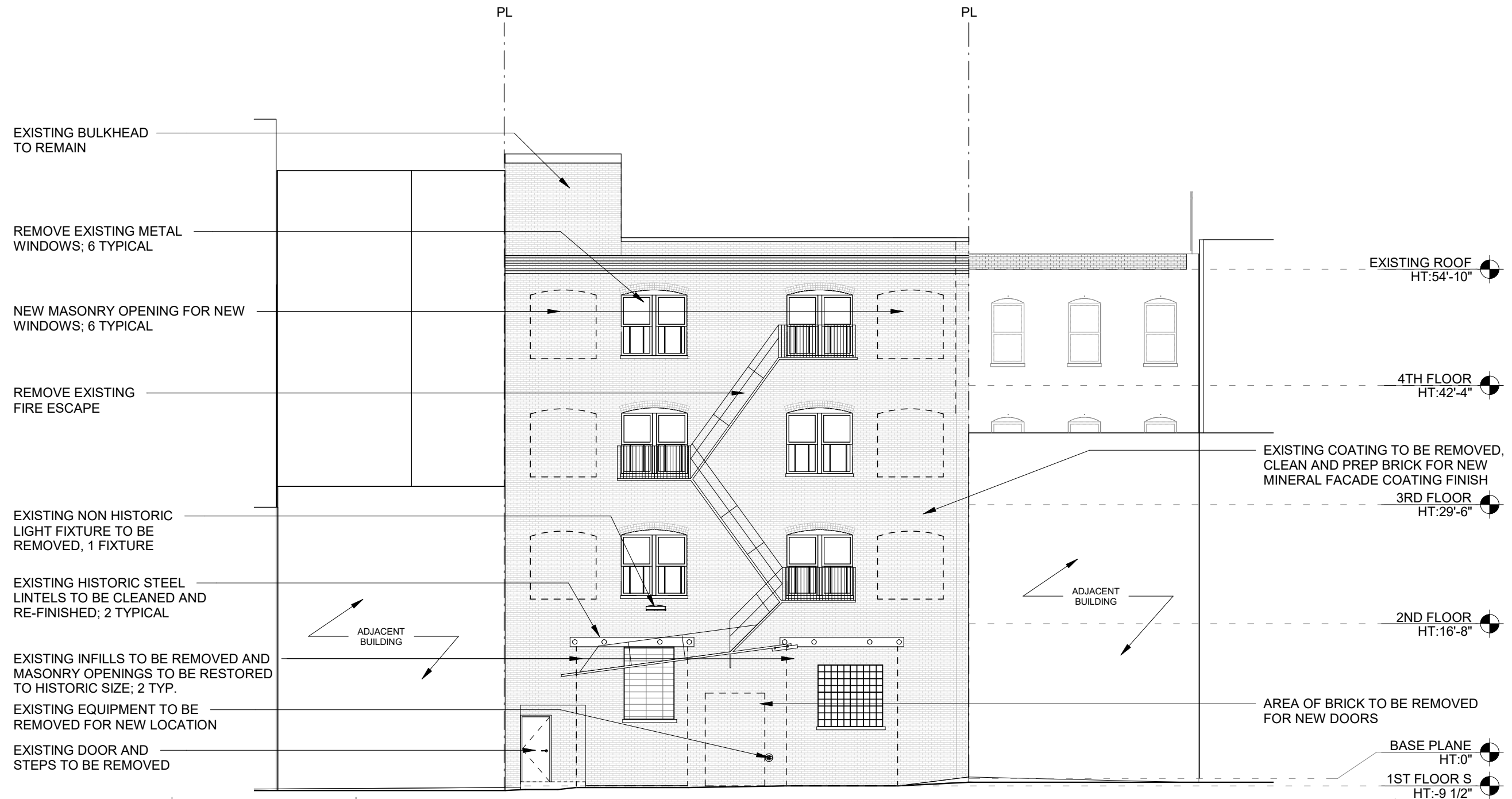
Proposed Design

West 3rd Street Elevation



Existing and Selective Removal

Minetta Lane Elevation



Proposed Design

Minetta Lane Elevation



Thank You

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MA

January 28, 2025
Public Hearing

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