



PROPOSED FACADE CONCEPTS FOR:

163 BLEECKER STREET

NEW YORK CITY, NEW YORK

PRESENTED TO NEW YORK CITY
COMMUNITY BOARD #2 MANHATTAN

LANDMARKS SUBCOMMITTEE

04.12.2022

ARCHITECT

MOJO • STUMER

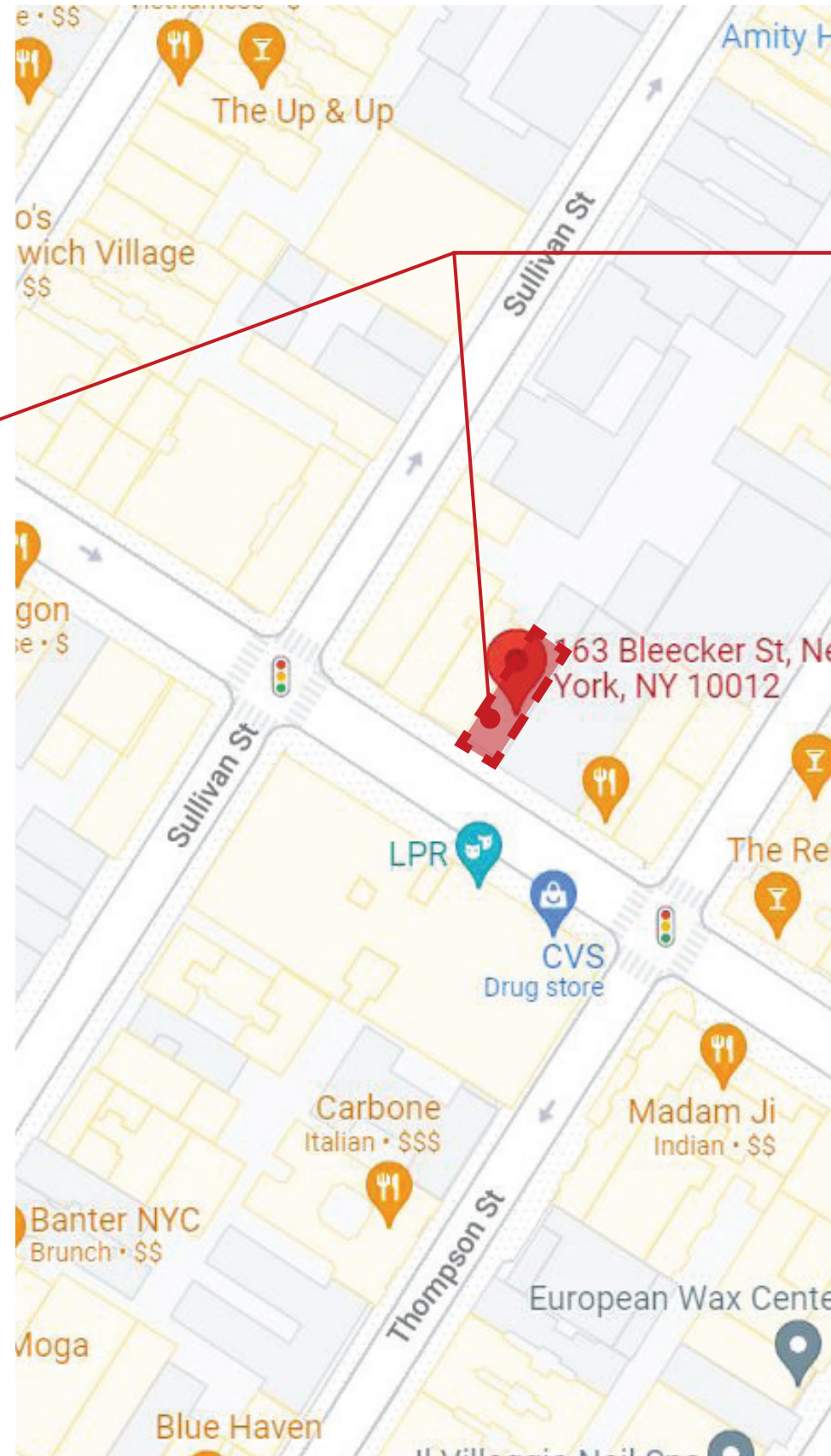
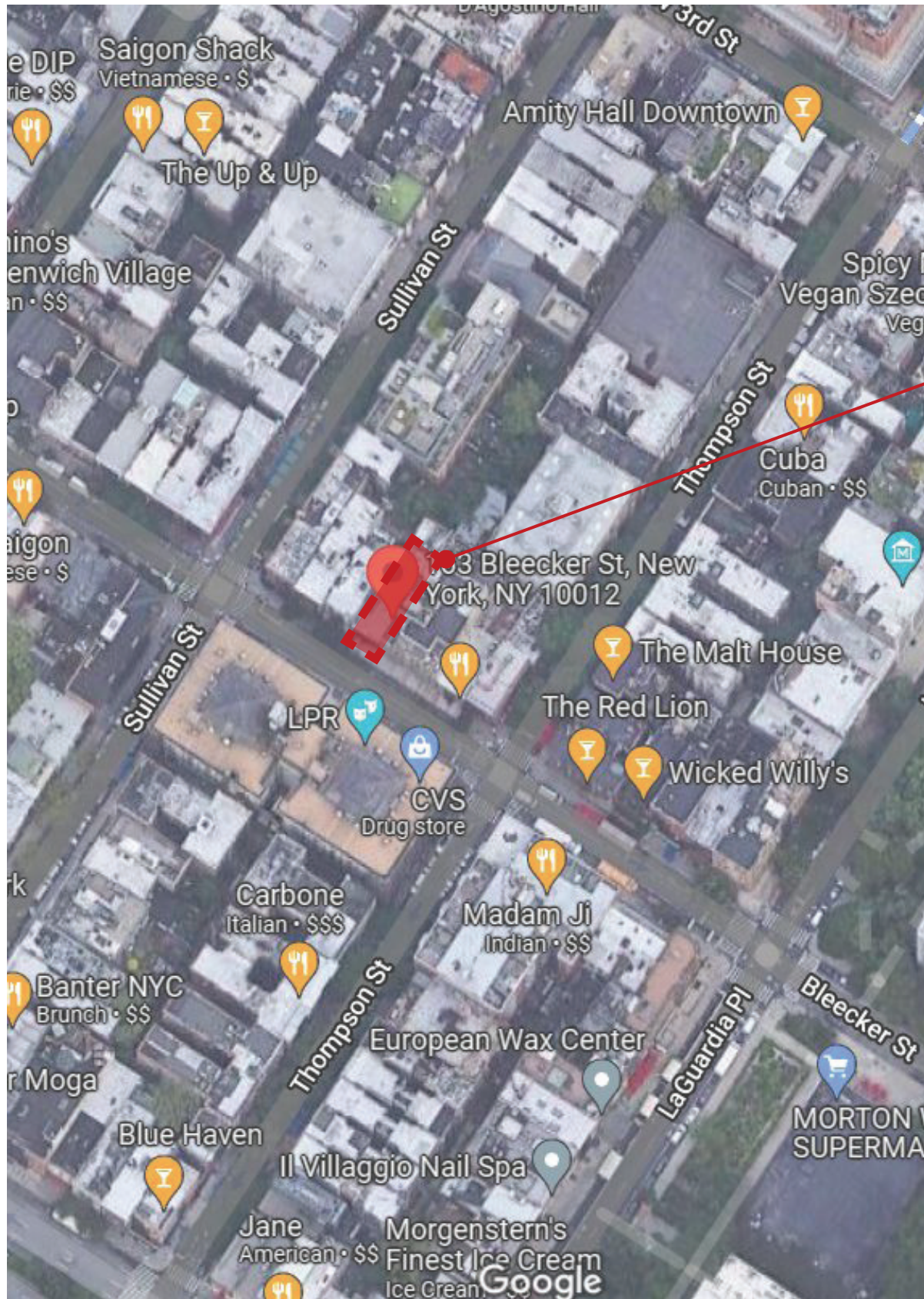
ASSOCIATES

OWNER

109 E. 9TH ST. LLC

FILING REPRESENTATIVE

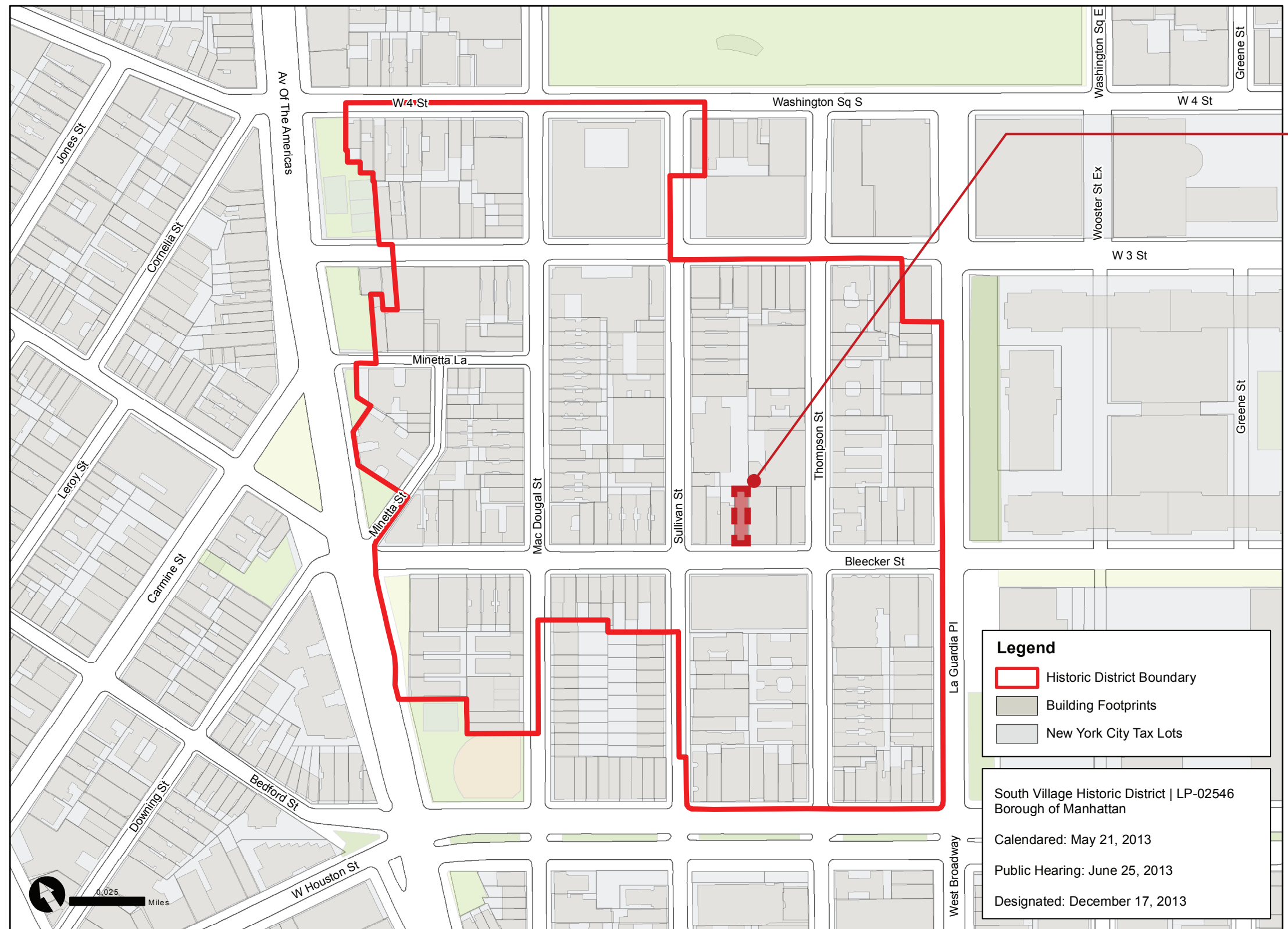
PRAXIS WorkShop Inc.



**SUBJECT
SITE**

AERIAL + LOCATION MAPS

163 BLEECKER STREET



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.20.2019



EXISTING CONDITIONS |

163 BLEECKER STREET

CONCEPT RENDERS

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ASSOCIATES

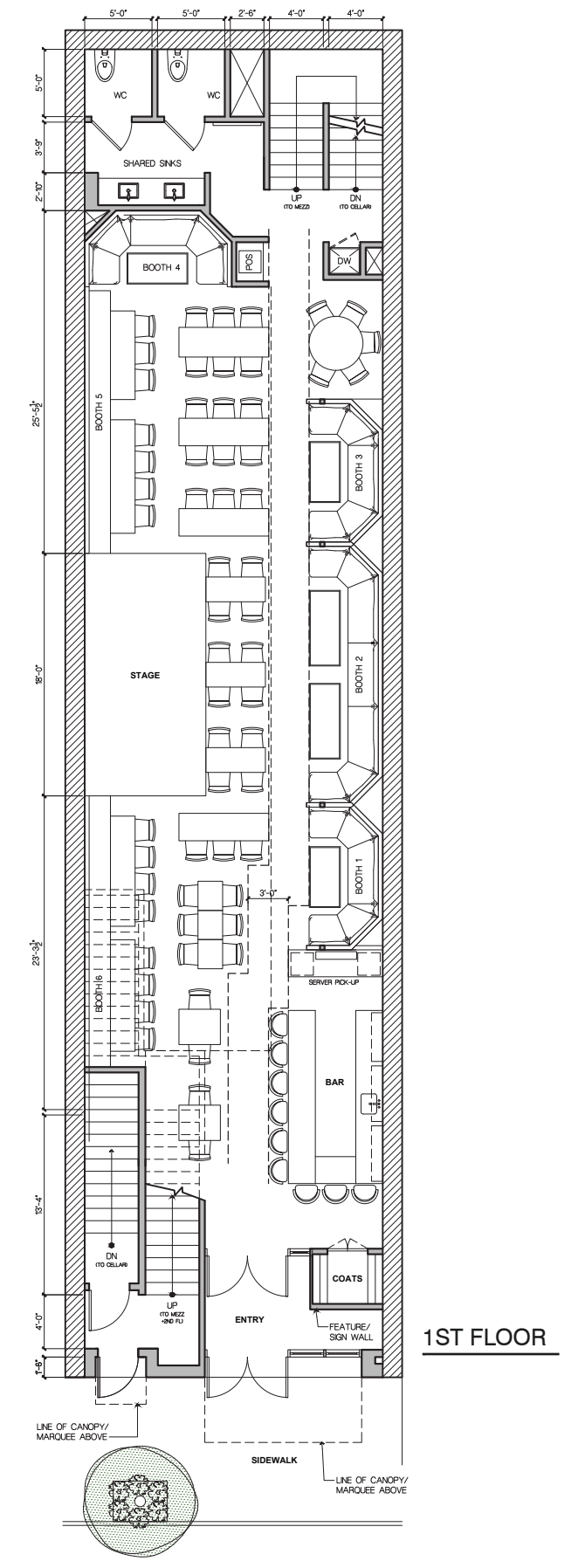
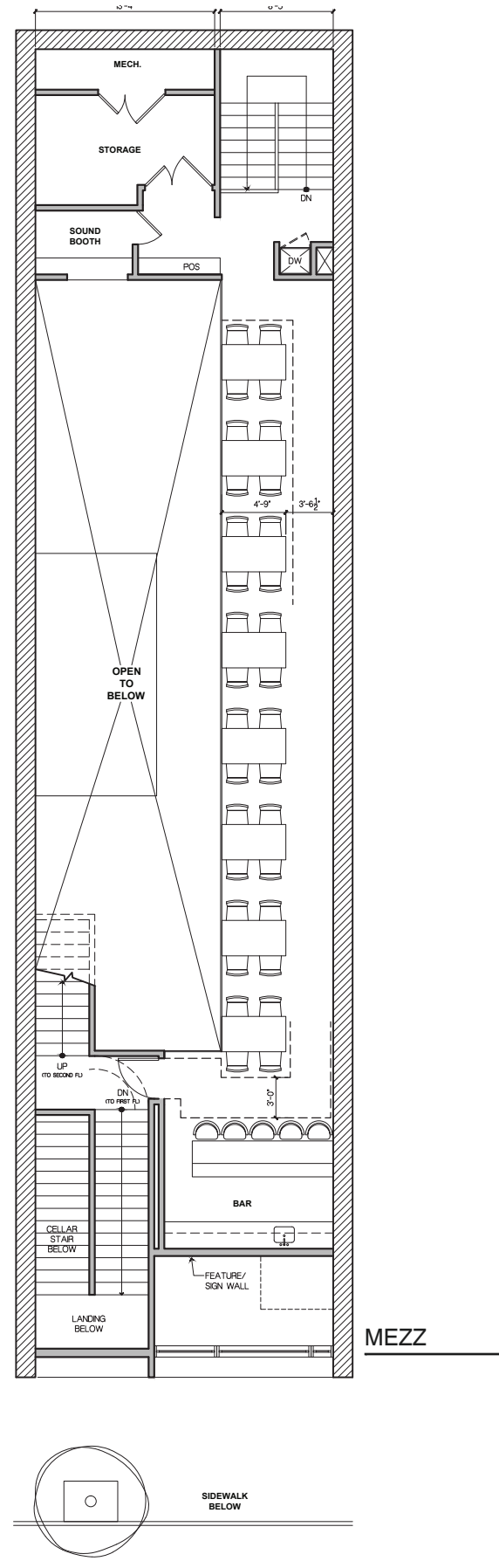
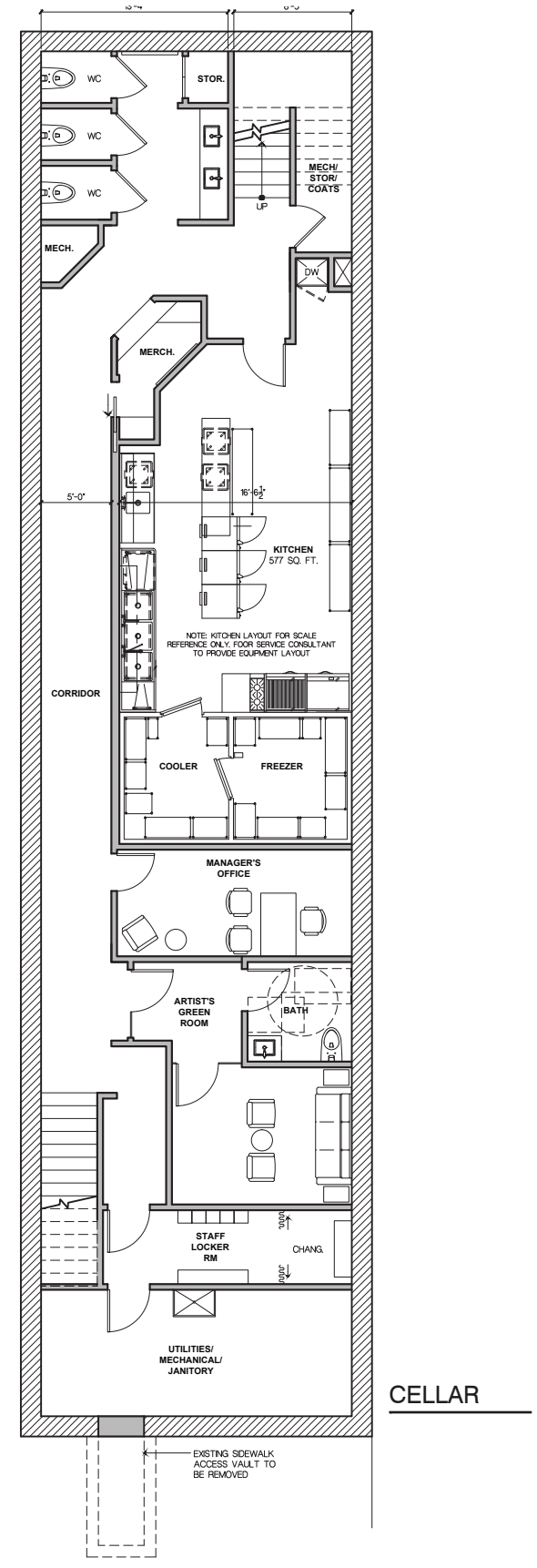
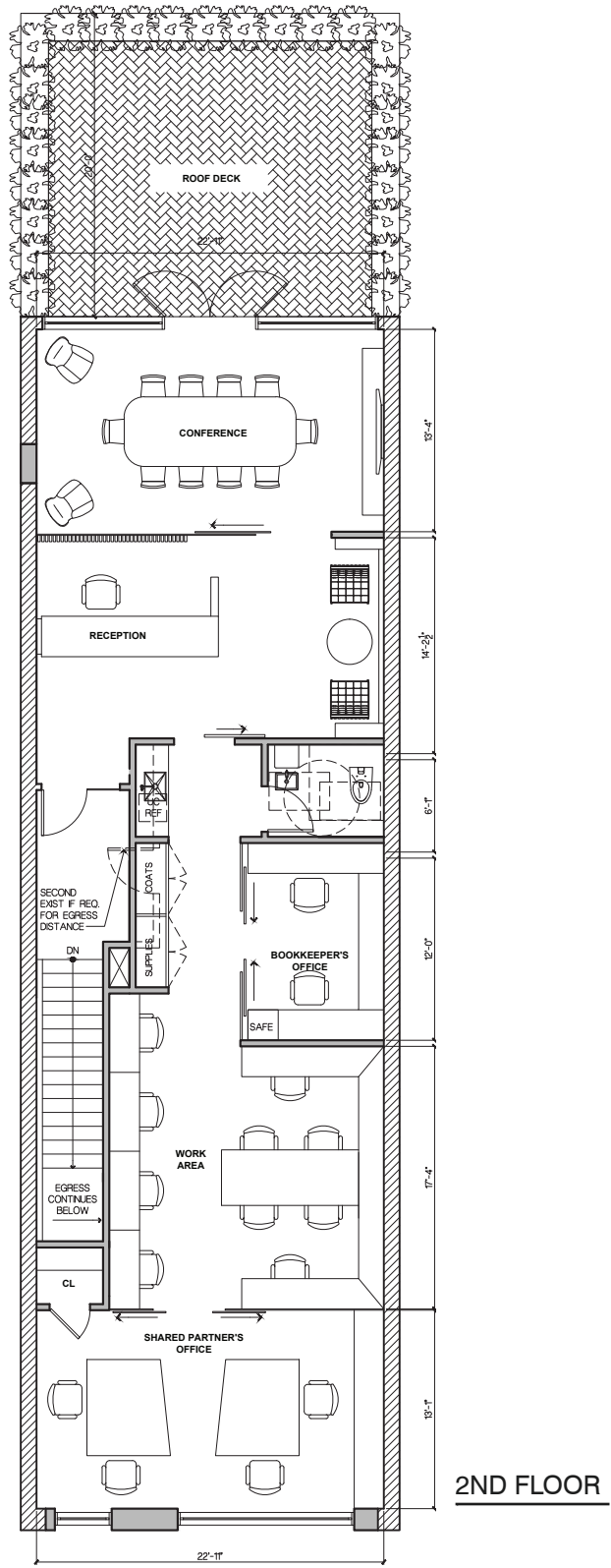


EXISTING CONDITIONS | CONTEXT

163 BLEECKER STREET



CONCEPT RENDERS





163 BLEECKER STREET | MANHATTAN

PROPOSED BUILDING RENOVATION | FACADE DESCRIPTION

The proposed facade design for the renovation of 163 Bleecker Street was driven primarily by the existing building's form, and its unique size and proportion as it relates to its neighborhood context. As a new music venue, the architecture was also inspired historically by the periods of beatnik and bohemian rediscovery of the Village, when counter-culture ideologies of art, politics, lifestyle, and music injected a new sense of creativity, color, and energy into the fabric of the neighborhood.

Tucked between two taller buildings (10 stories and 6 stories), 163 Bleecker's three-story structure is in itself an oddity in form, dwarfed by its immediate neighbors and the general scale of the neighborhood fabric. The architectural treatment of the proposed facade is intended to celebrate this unique scale, and to give this small building a sense of place among the adjacent high-rises, while still connecting back to the rich and vibrant history of the South Village Historic District and contributing meaningfully to the dynamic fabric of the Village streetscape.

The form of the proposed building expresses the vertical dimension, and directly reflects the various program elements within. The main venue entry doors are offset from center to accommodate a side egress stair, and their glazed form extends up through the building to emphasize the verticality. The side entry door is similarly contained within a fully extended vertical element, ultimately breaking the facade into an array of vertical piers, exaggerating the height, and creating a playful rhythm across the facade.

The double height glazing over the entry introduces a multi-paned glass pattern similar to that of the neighboring structure, but which also provides a beautiful call-back to the Parisian inspired studio windows found so often in renovations undertaken during the bohemian rediscovery of the Village. The square pane, steel-look window system adds great depth and historic texture to the new facade, while also creating a direct connection between the building and the street scene below.

Materially, the goal is for the building not to read as a small appendage extending from an adjacent building, but a beautiful structure all on its own. The use of brick cladding immediately creates a sense of familiarity to this neighborhood, while its grey tone and elongated format also allow the building to express a sense of identity apart from its neighbors. The window system, the canopy, and its tiebacks are all detailed in black metal, tying in visually to the typically black metalwork of fire escapes and balconies of the area.

FACADE CONCEPT + DESCRIPTION

163 BLEECKER STREET



FACADE CONCEPT | 1 NIGHT

163 BLEECKER STREET

CONCEPT RENDERS

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FACADE CONCEPT | 1 DAY

163 BLEECKER STREET



FACADE CONCEPT | 2 NIGHT

163 BLEECKER STREET



FACADE CONCEPT | 2 DAY

163 BLEECKER STREET



FACADE CONCEPT | 3 NIGHT

163 BLEECKER STREET



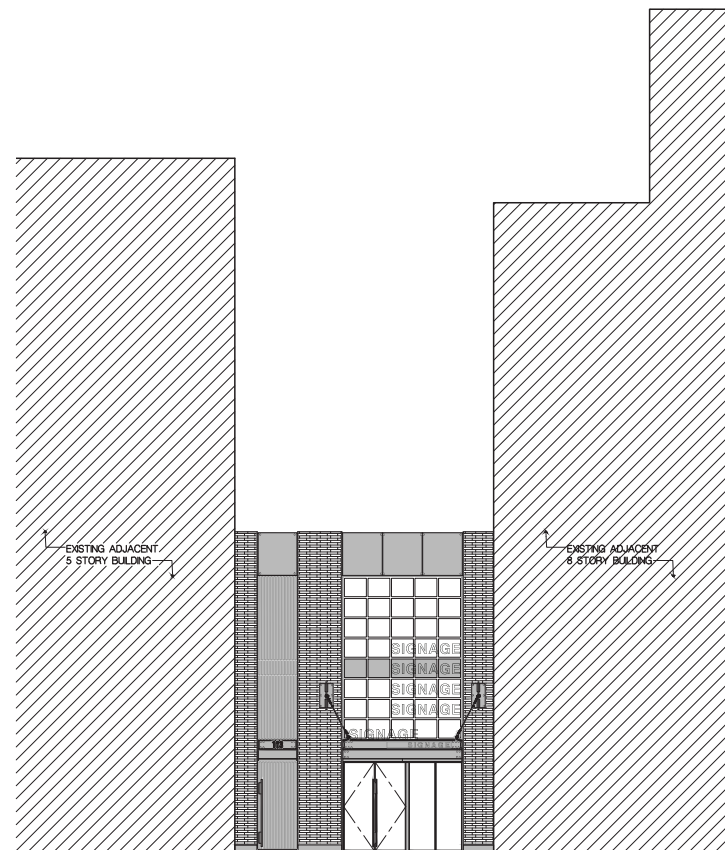
FACADE CONCEPT | 3 DAY

163 BLEECKER STREET

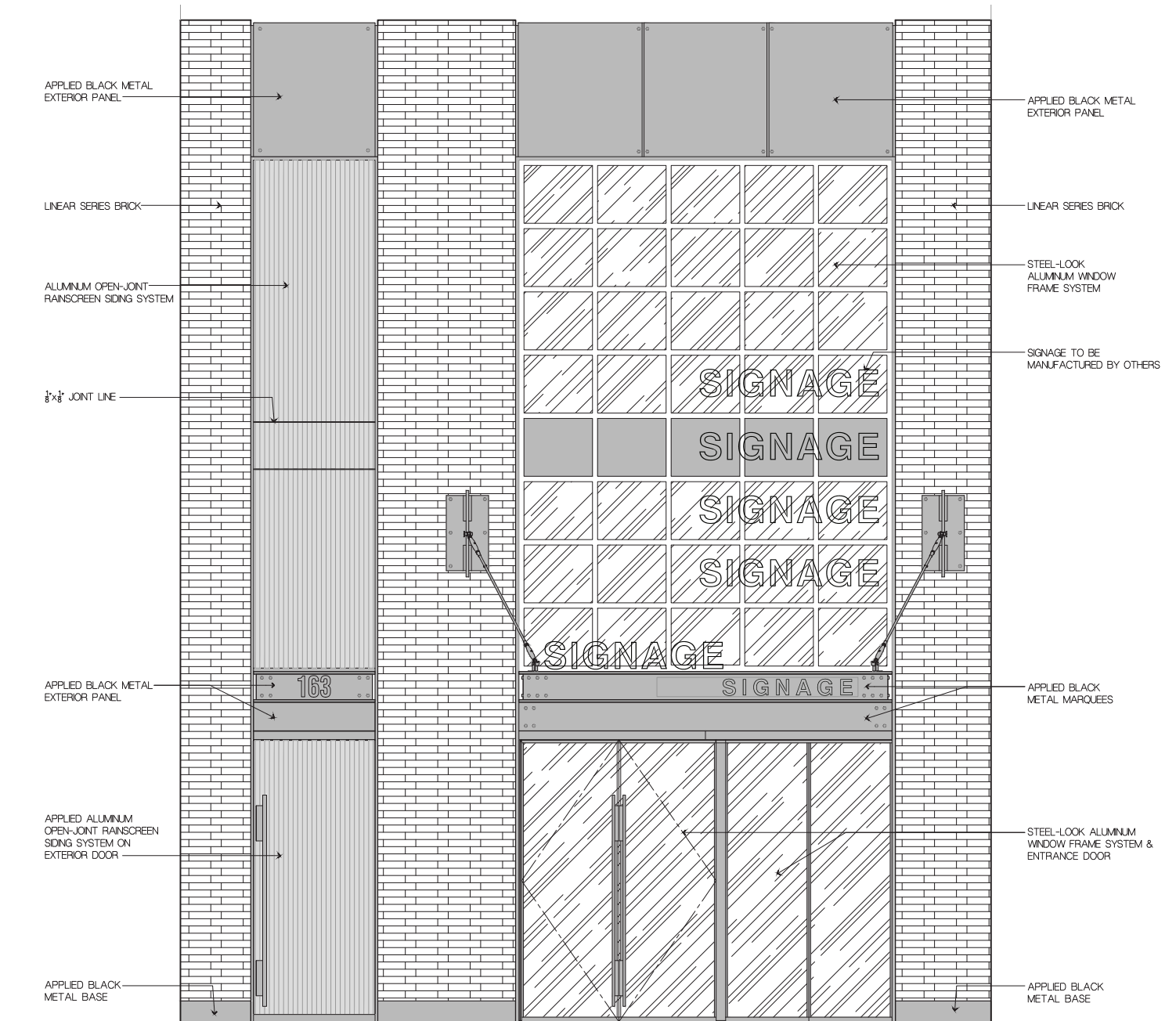


FACADE CONCEPT | 5 DAY | CLEAN

163 BLEECKER STREET



2
A-2
PROPOSED EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



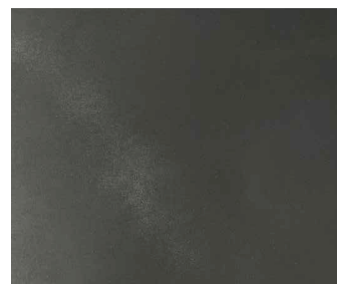
1
A-2
PROPOSED EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



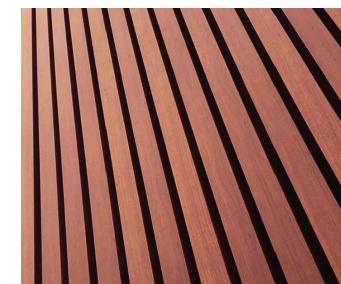
WINDOW SYSTEM:
STEEL-LOCK ALUMINUM WINDOW FRAME SYSTEM



BRICK:
'ARRISCRAFT' OBSIDIAN - ARCHITECTURAL LINEAR SERIES BRICK



METAL:
APPLIED BLACK METAL PANEL



WOOD-LOOK ALUMINUM CLADDING SYSTEM:
'LUXYCLAD' BATTEN - POWDER COATED AND SUBLIMATED ALUMINUM OPEN-JOINT RAINSCREEN SIDING SYSTEM

ELEVATION AND MATERIALS
(NOT TO SCALE)

163 BLEECKER STREET