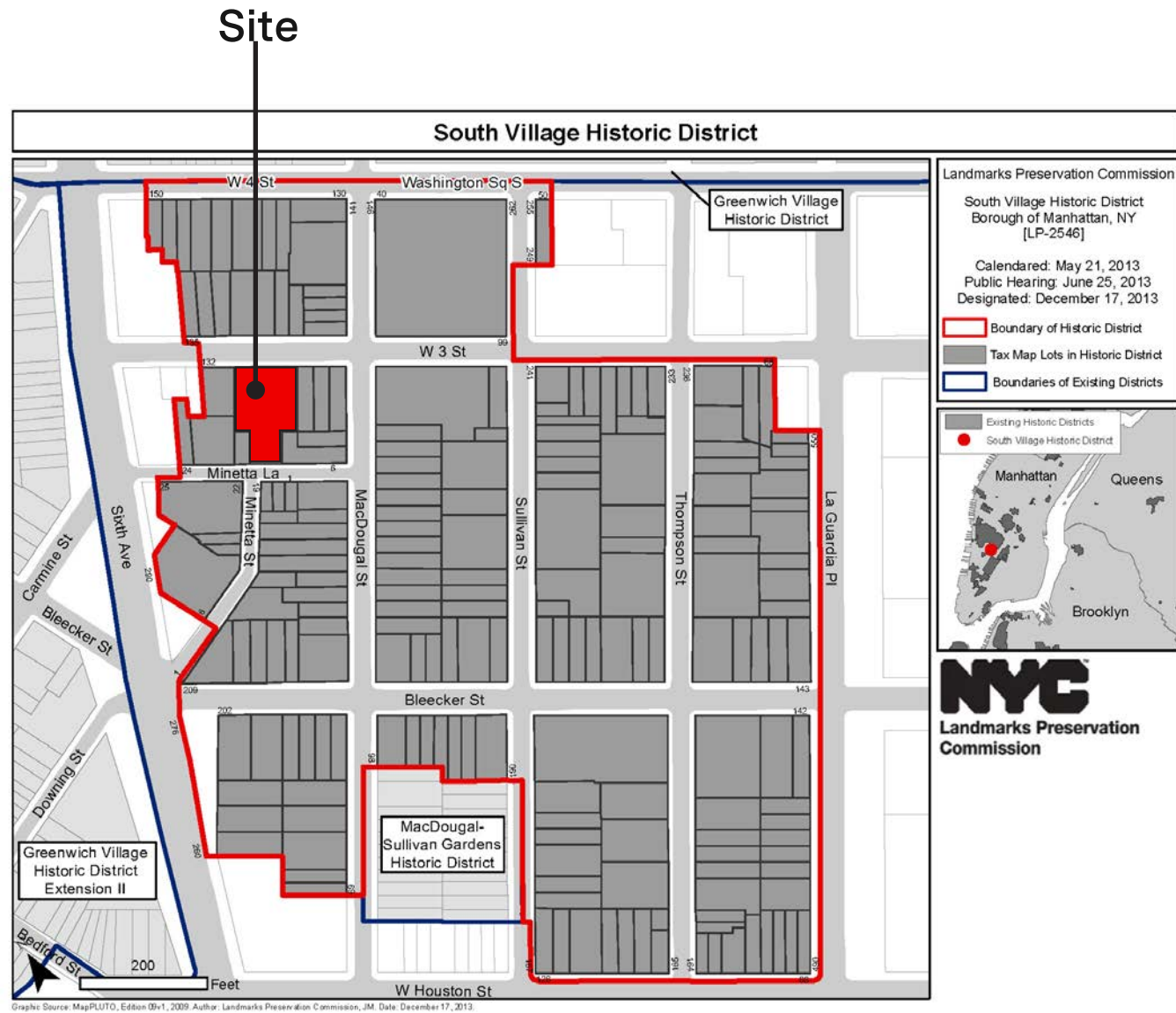


122-128 West 3rd Street
(12-14 Minetta Lane)

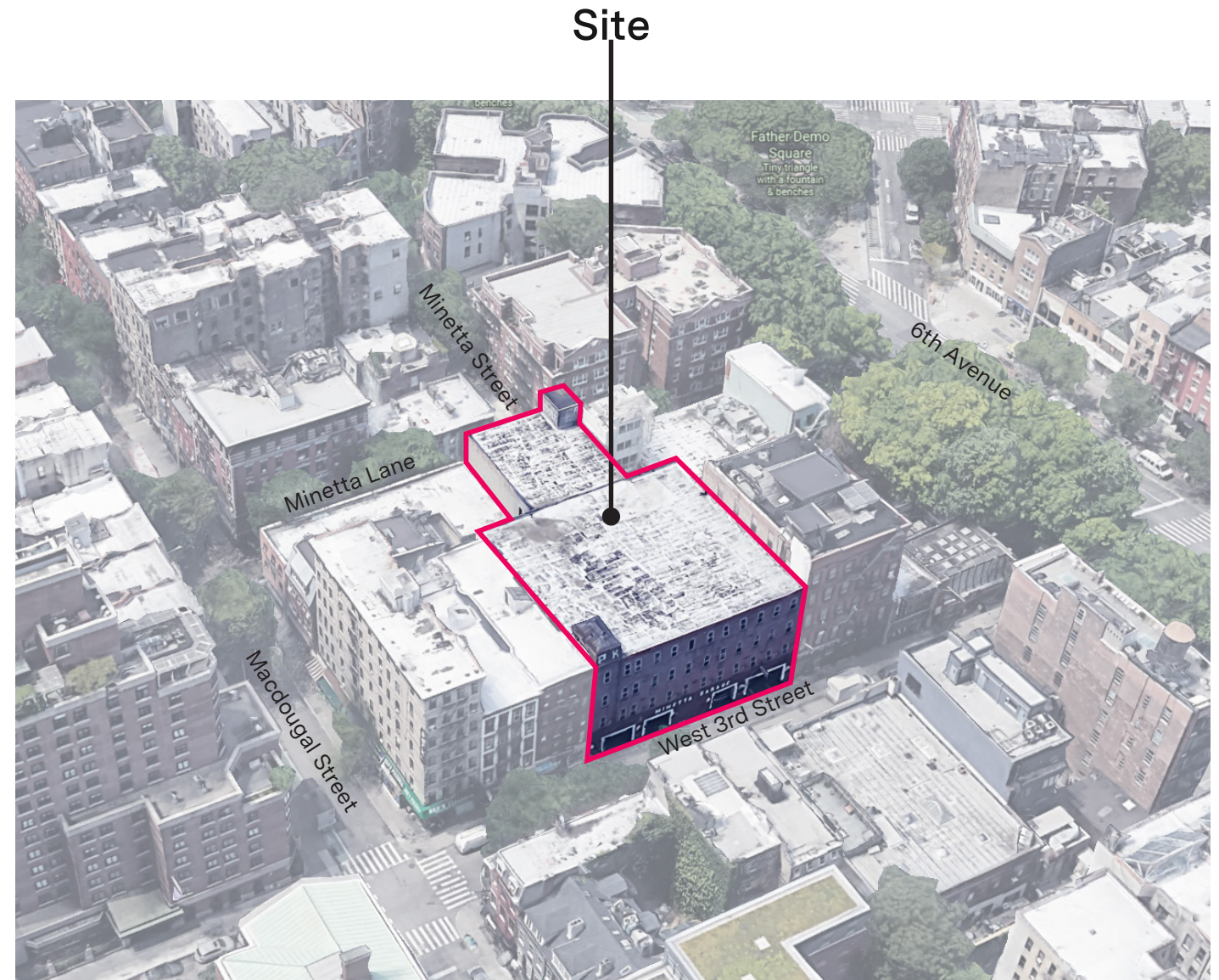
CB2 Preservation Committee
01.16.25

Project Introduction

Site Location



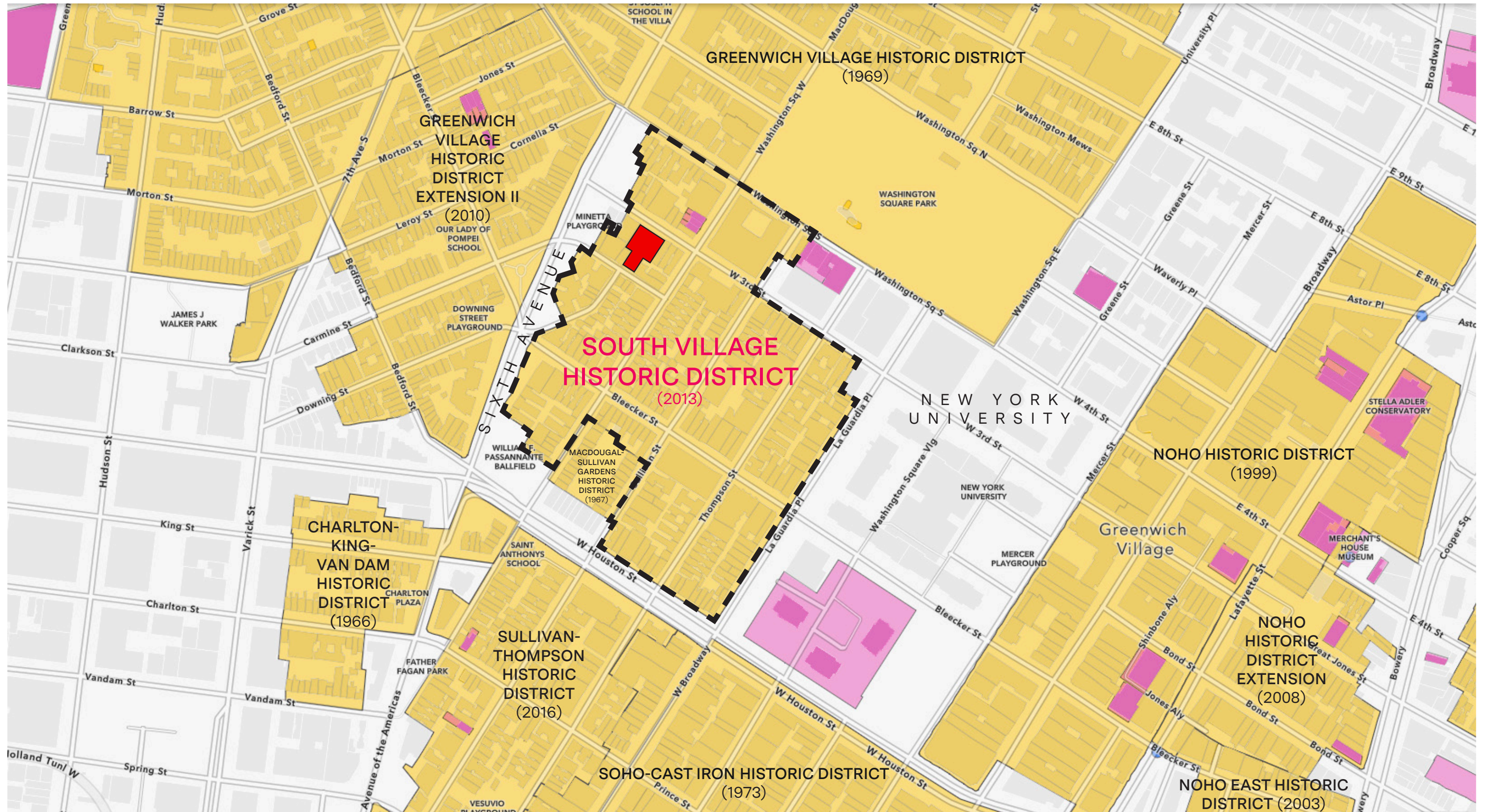
District Map



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

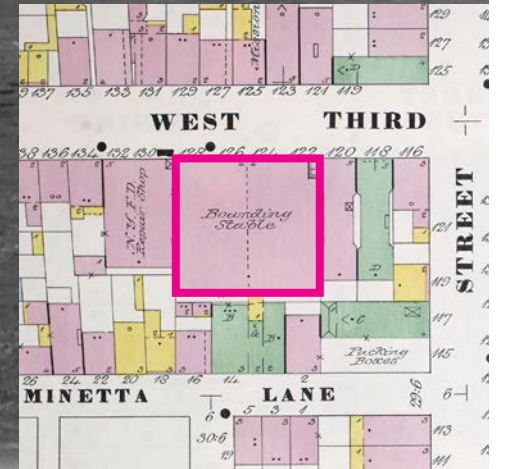
West 3rd Street Frontage (1889)



1940 (Muni)



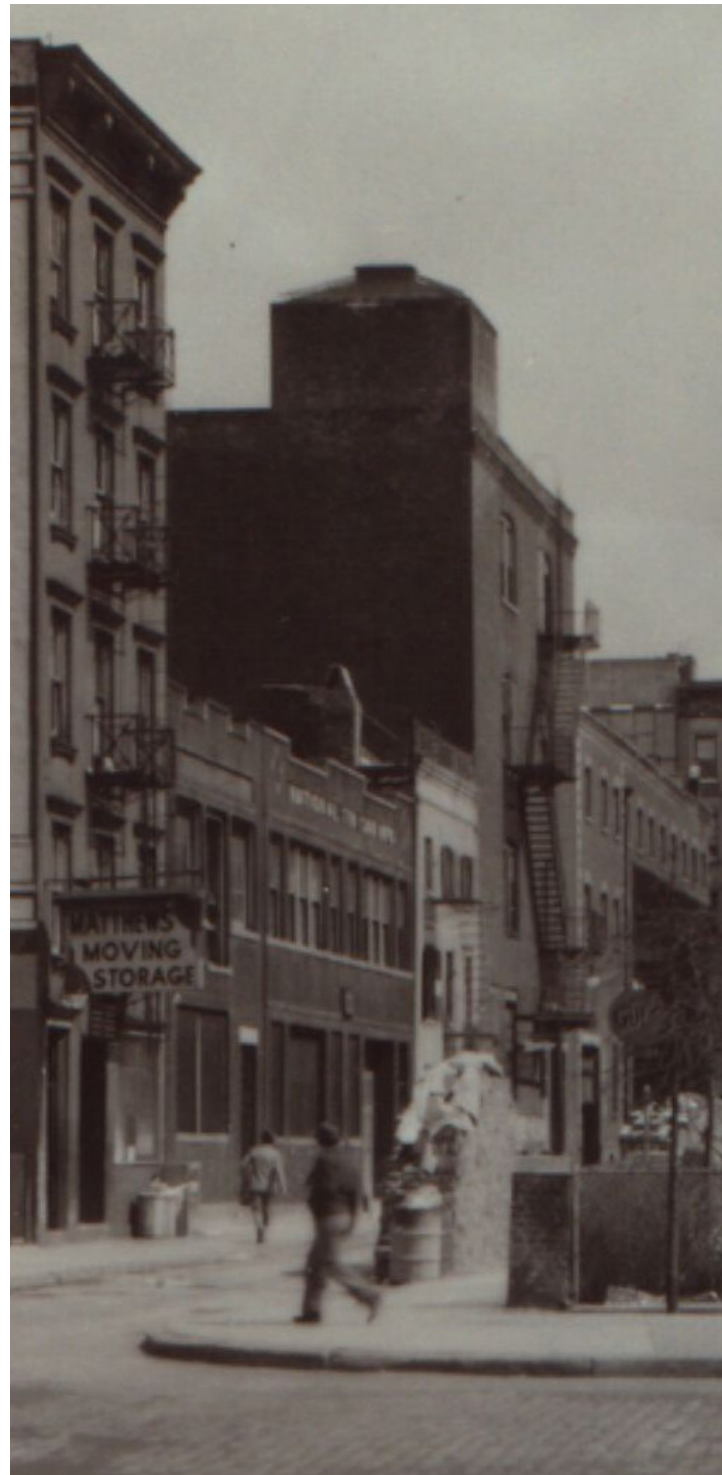
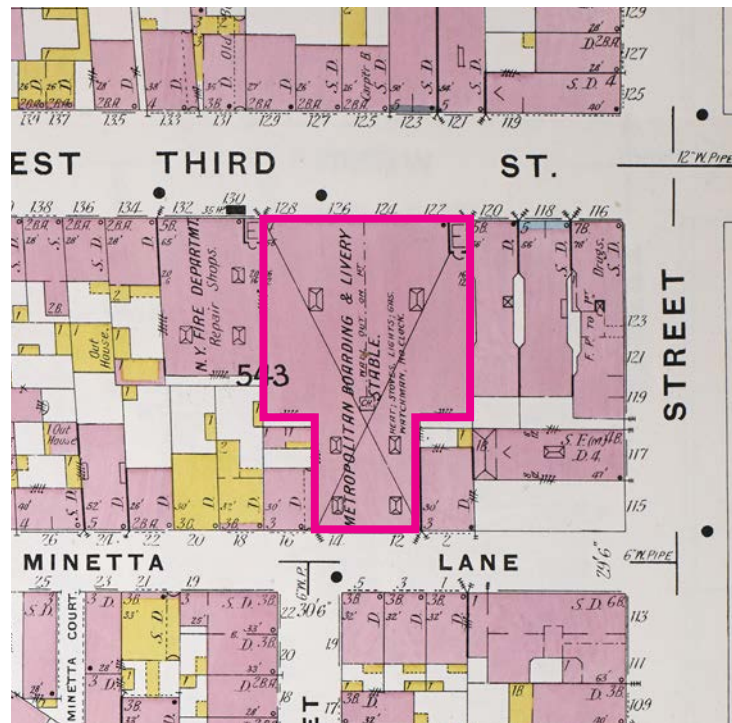
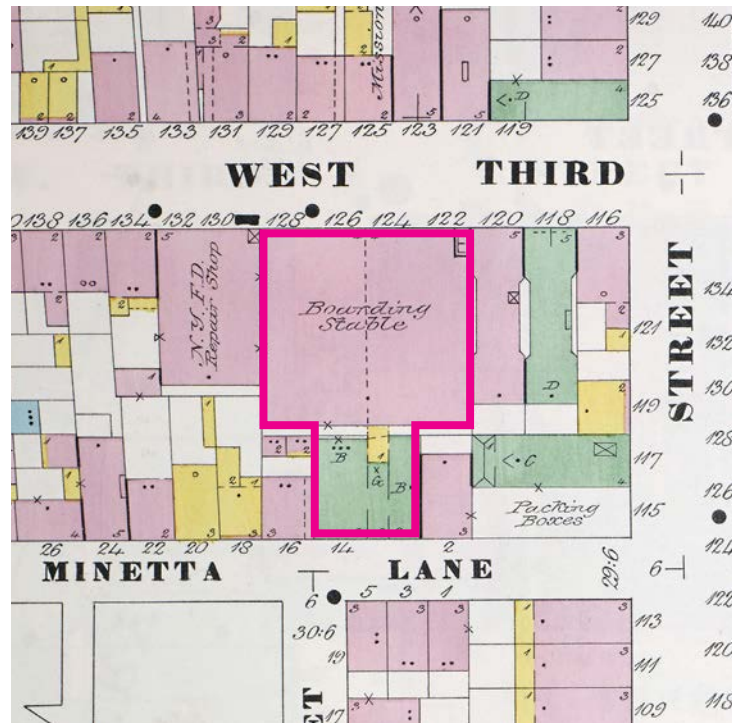
1939 (NYHS)



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

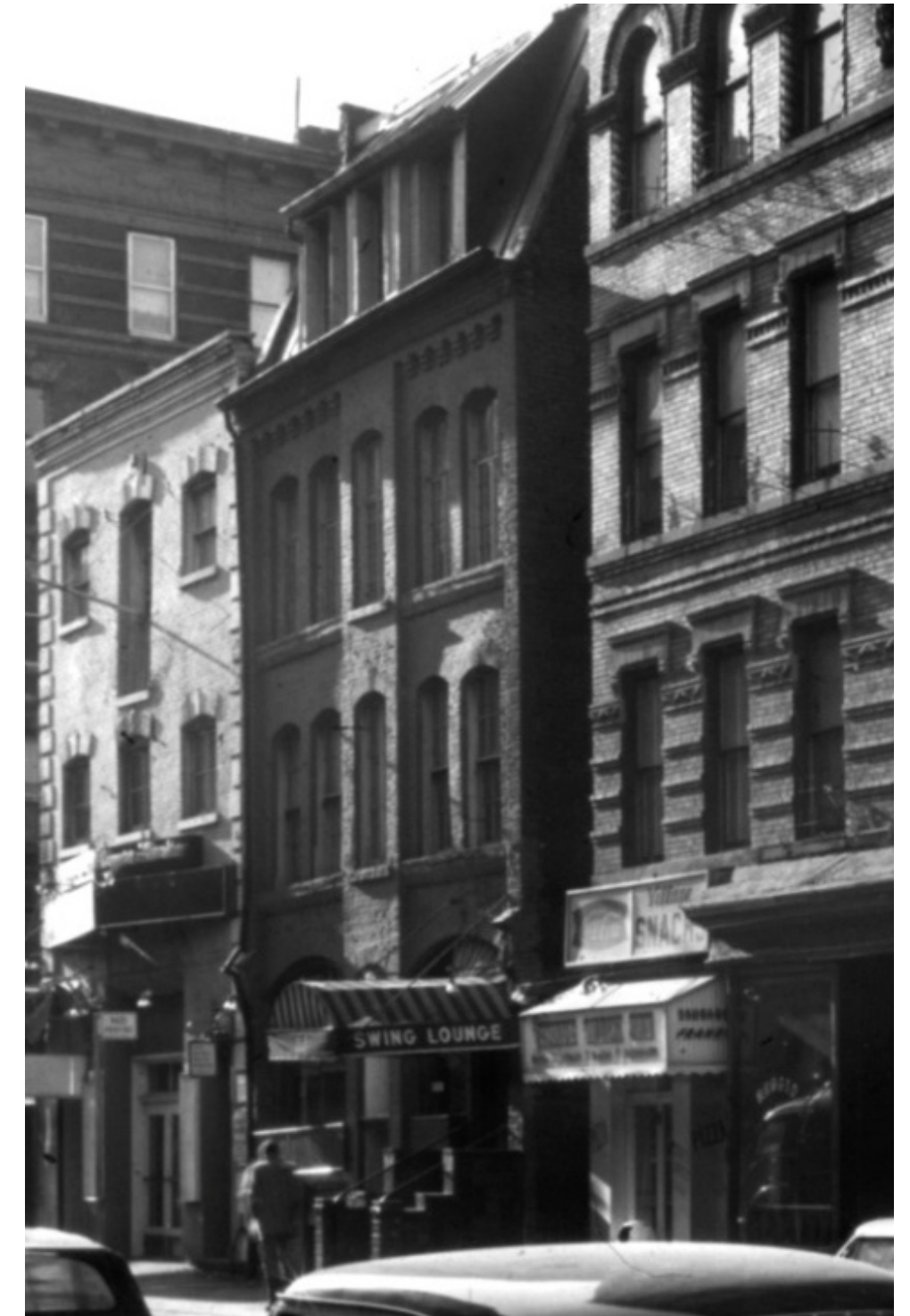
Razing of the Sixth Avenue El



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

130 West 3rd Street



1940 (Muni)
Repair Shop, 1874-75
Commercial conversion, 1940s

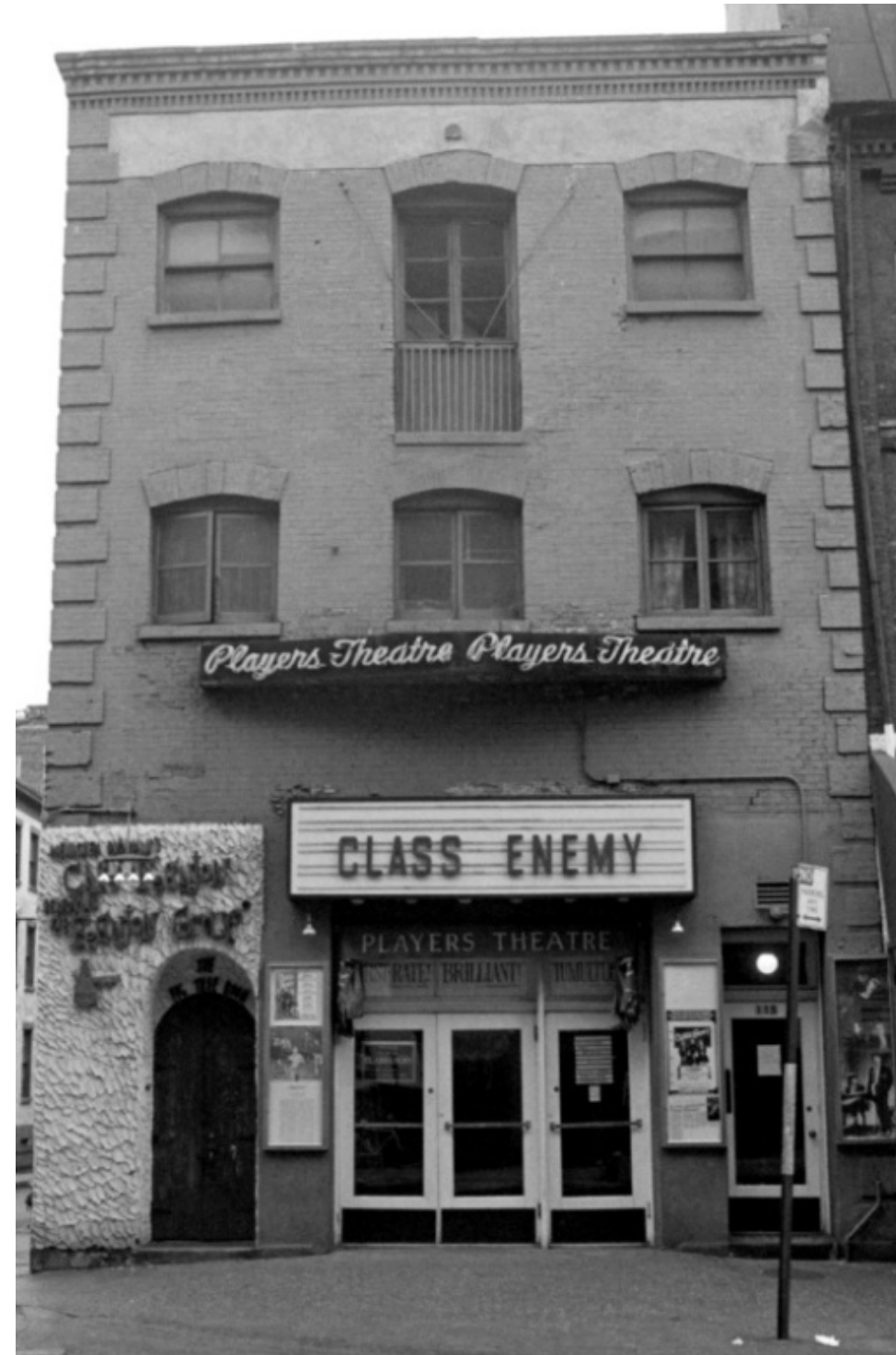


Industrial Transformations

115 MacDougal Street



1940 (Muni)
Stable, 1907-09
Theater/office conversion, 1958



1980s (LPC)



Industrial Transformations

211 Thompson Street



1940 (Muni)

Stable, 1887

Residential conversion, 1973



Industrial Transformations

125 West 3rd Street



1940 (Muni)

Garage, 1919-20

Mixed-use conversion, 1977

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

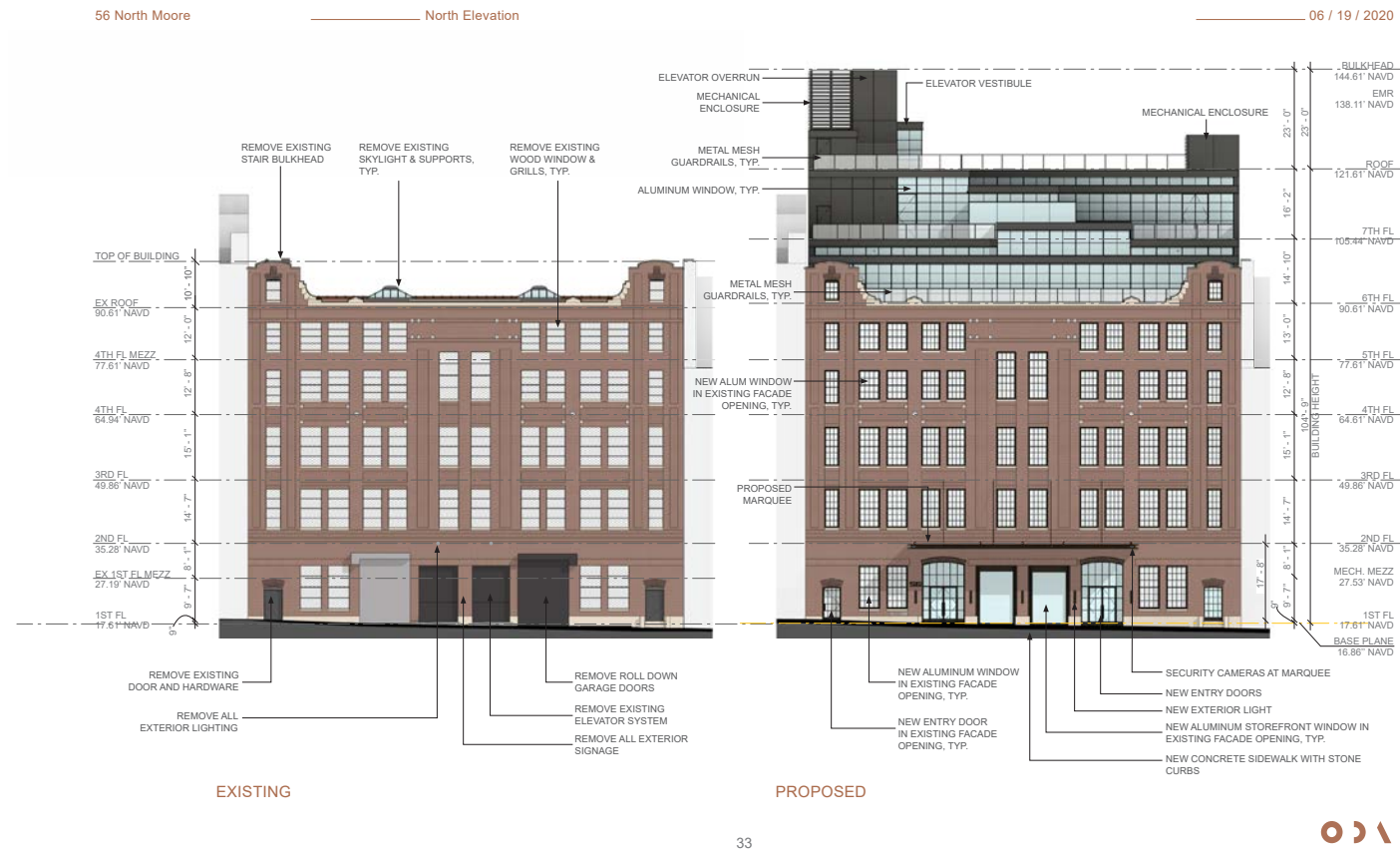
Garage Additions



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

Previous LPC Approvals

Garage Additions



56 North Moore Street (2020)
Tribeca West 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



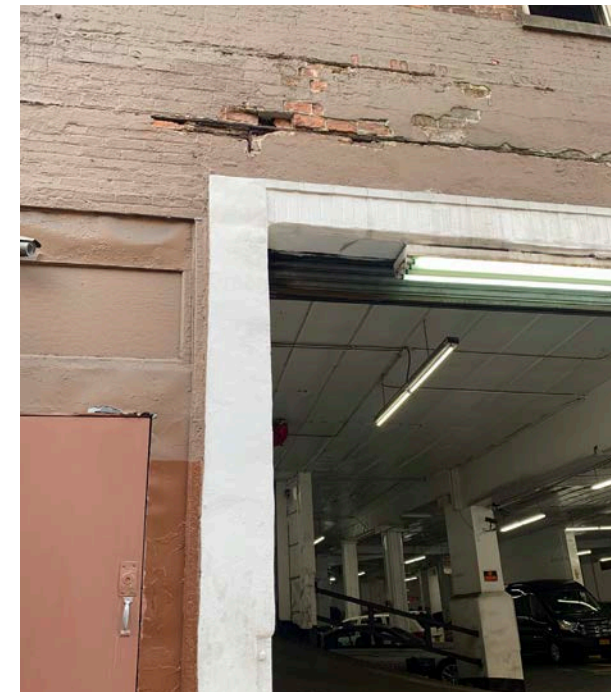
Garage Entries and Cast-Iron Globe Bracket Lamps



Entry Door, Stairs and Cast-Iron Globe Bracket Lamp



Garage Entry Bumpers, Stairs and Entry Door



Garage Entry Enframement



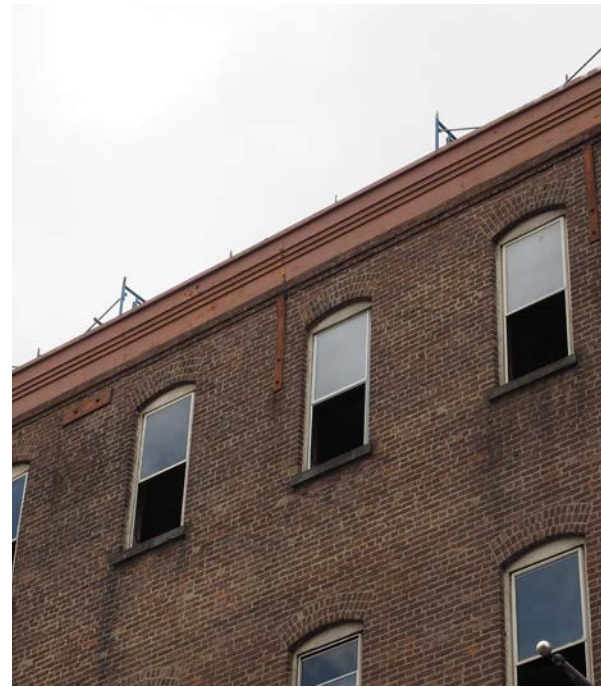
Cast-Iron Globe Light

Existing Conditions

West 3rd Street Facade



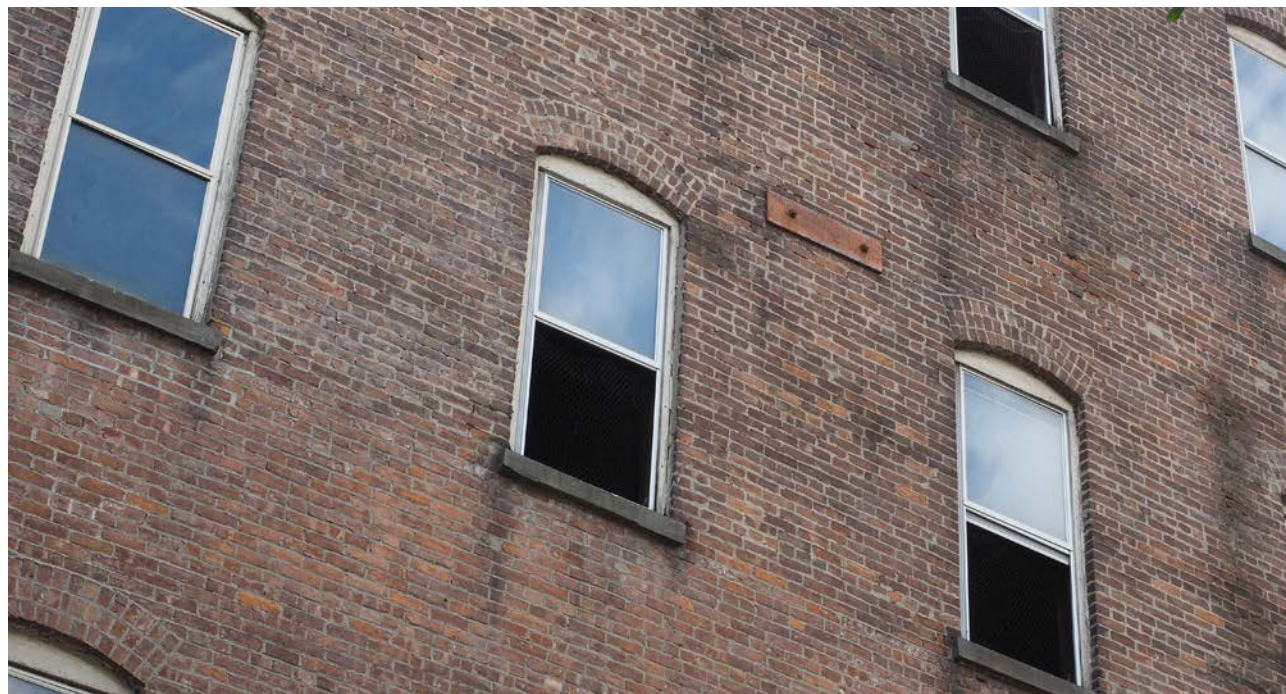
Northeastern Bulkhead, Windows, and Corbelled Cornice



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

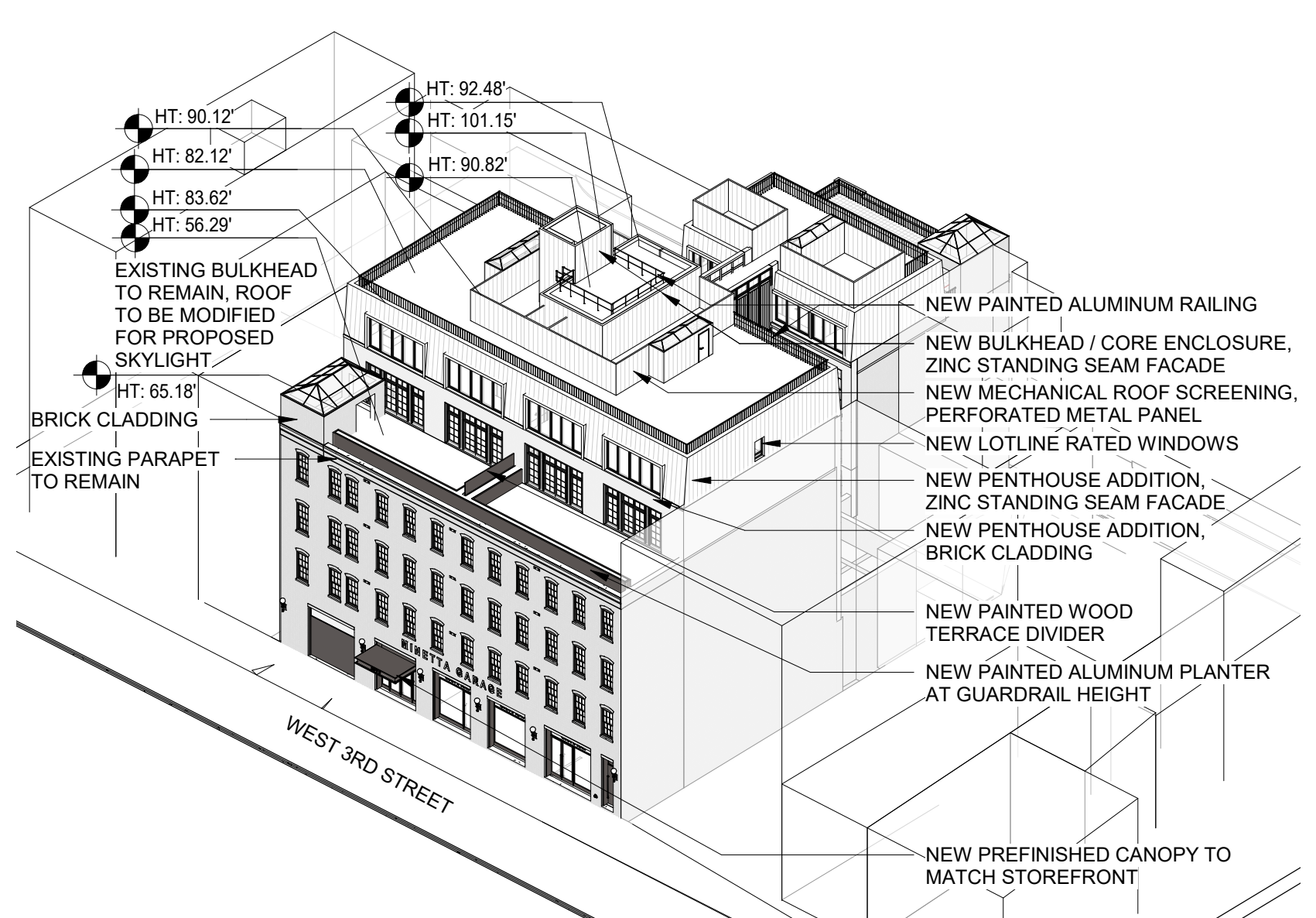
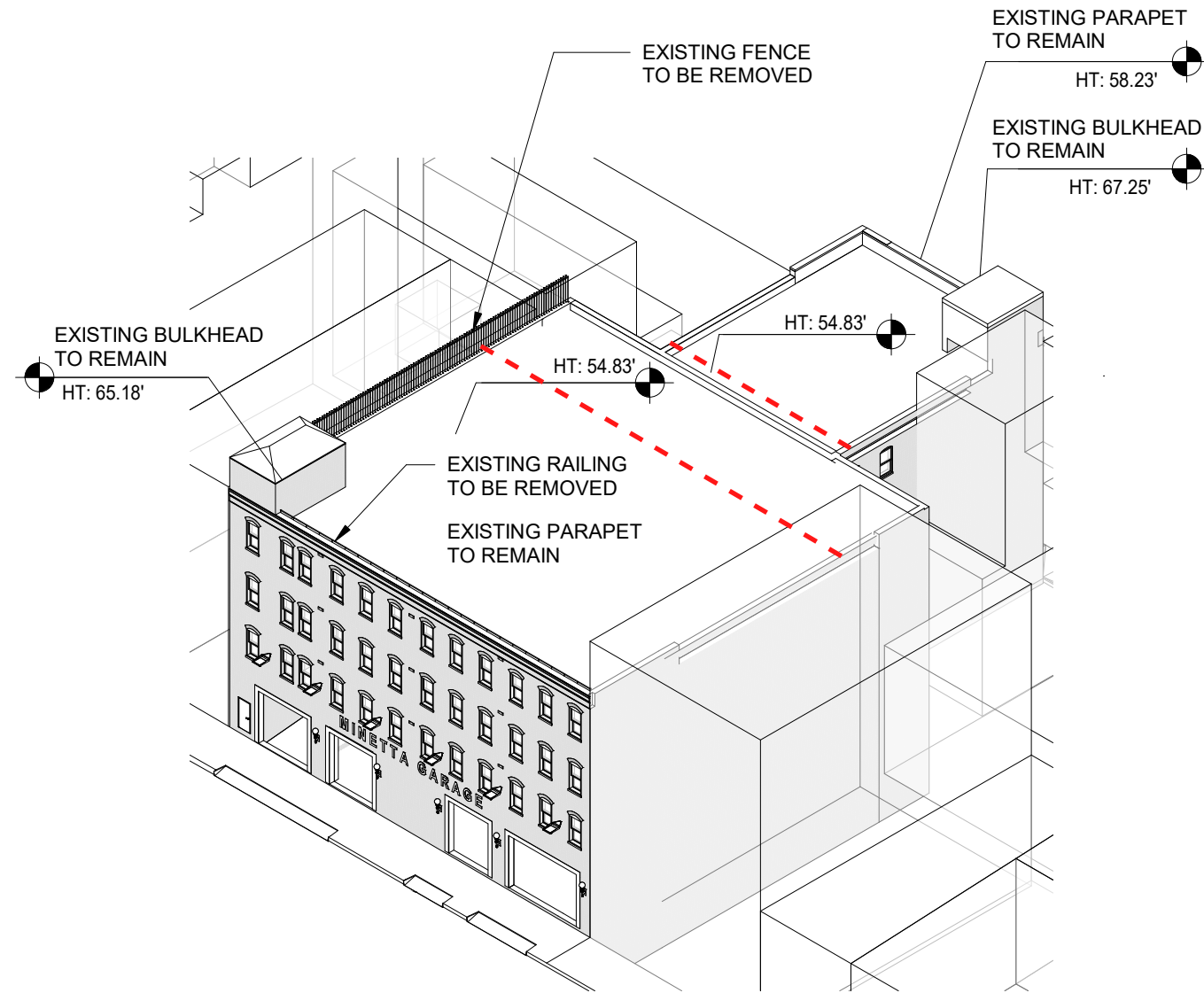
Existing Streetscape

West 3rd Street Elevation



Building Axonometric

West 3rd Street

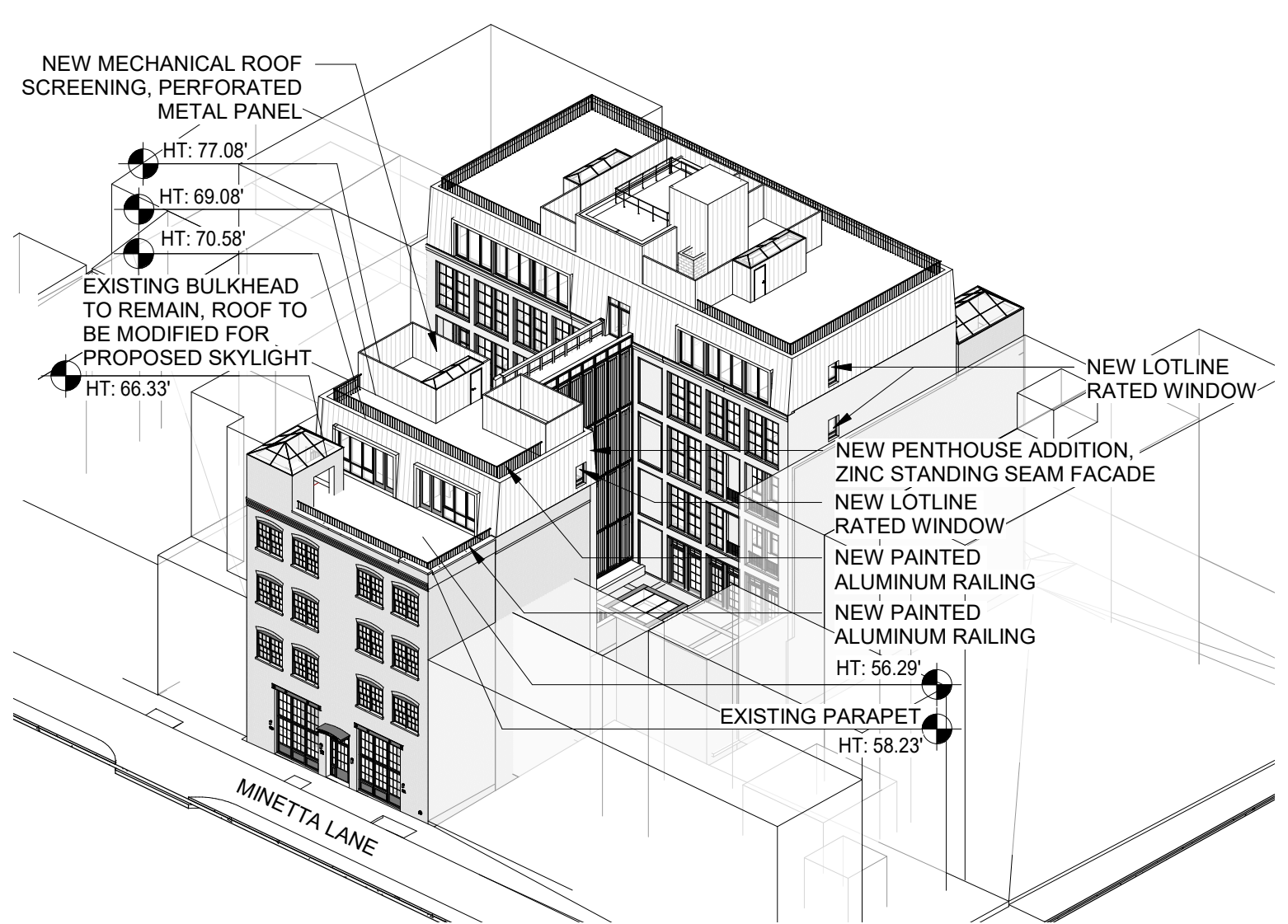
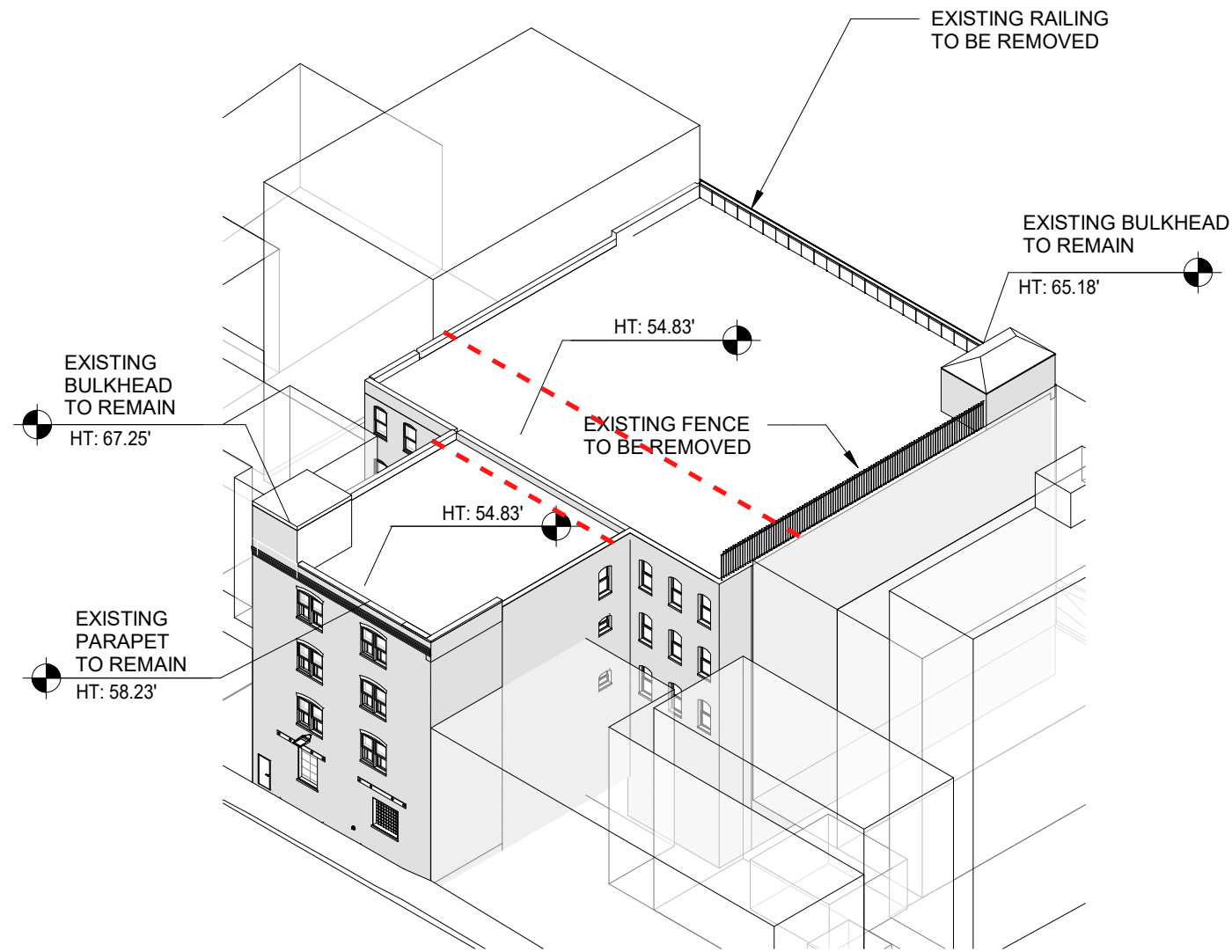


Existing Building

Proposed Design

Building Axonometric

Minetta Lane



Existing Building

Proposed Design

West 3rd Street Elevation



Existing Building



Proposed Design

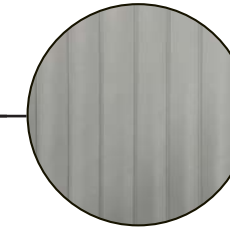
Proposed Streetscape

West 3rd Street Elevation

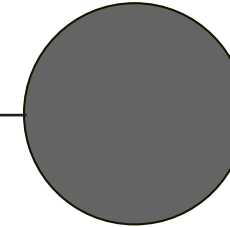


Proposed Materials

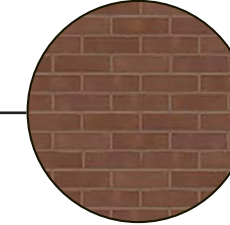
West 3rd Facade and Rooftop Addition



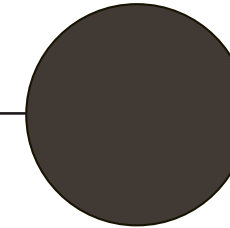
Rooftop Addition and Mechanical Screen



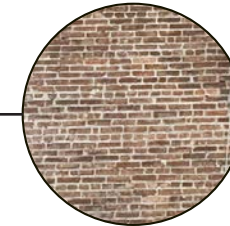
Rooftop Addition Window Frames
Charcoal Gray



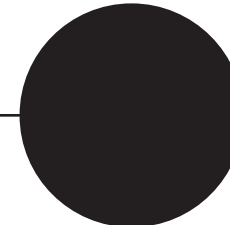
Rooftop Addition
Brick Cladding



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



Existing Cleaned Brick Facade



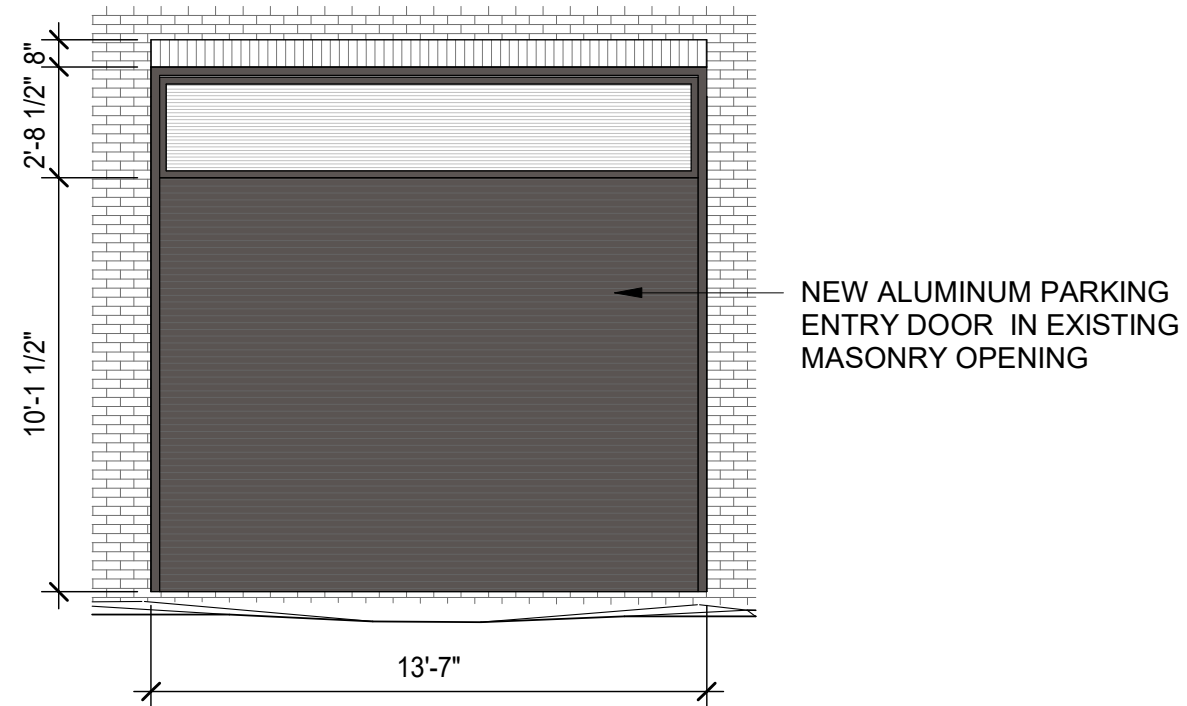
Exterior Lights
Black

Proposed Design

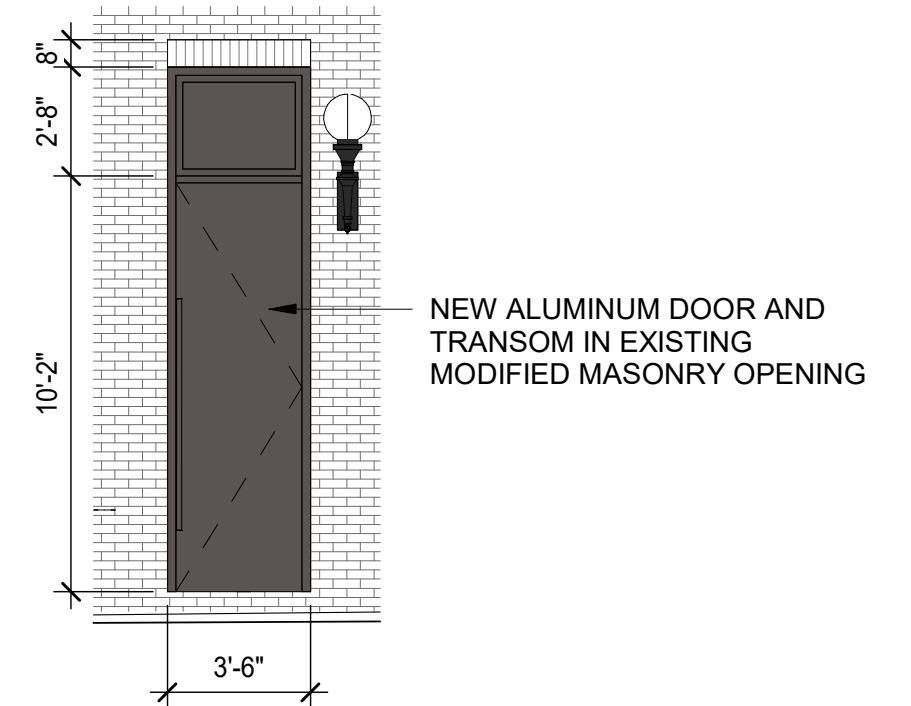
West 3rd Street Storefront Details



Proposed Elevation at base - West 3rd Street



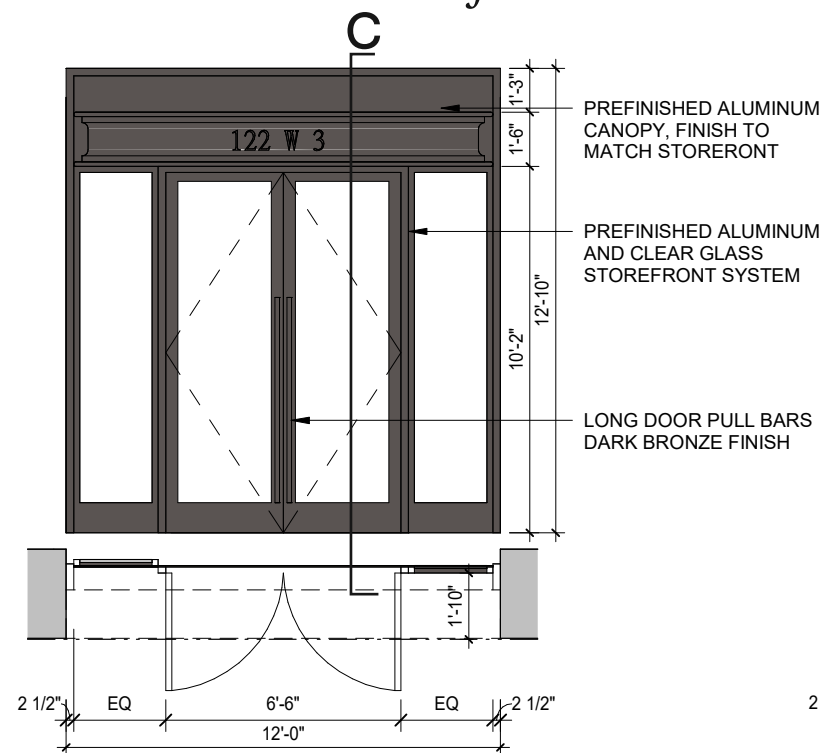
Parking Entry Module A - Elevation



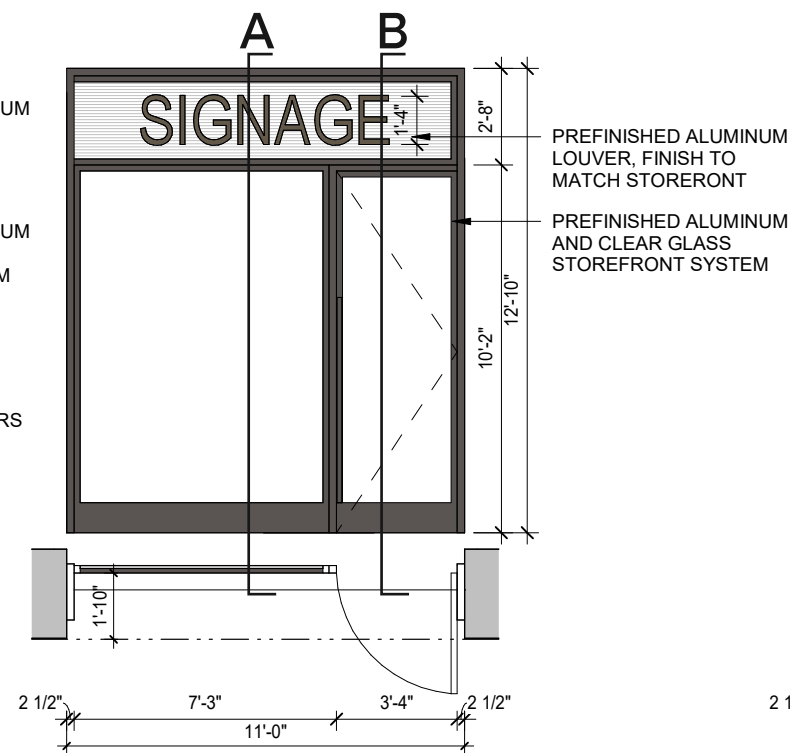
Egress Door Module F - Elevation

Proposed Design

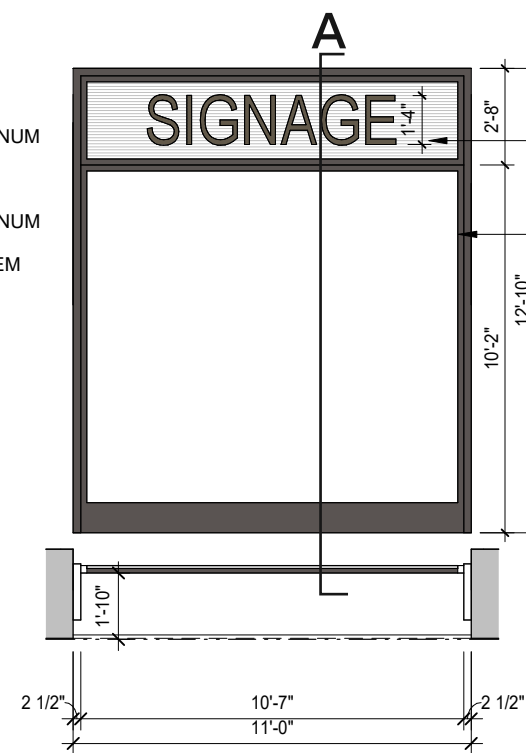
West 3rd Street Storefront Details



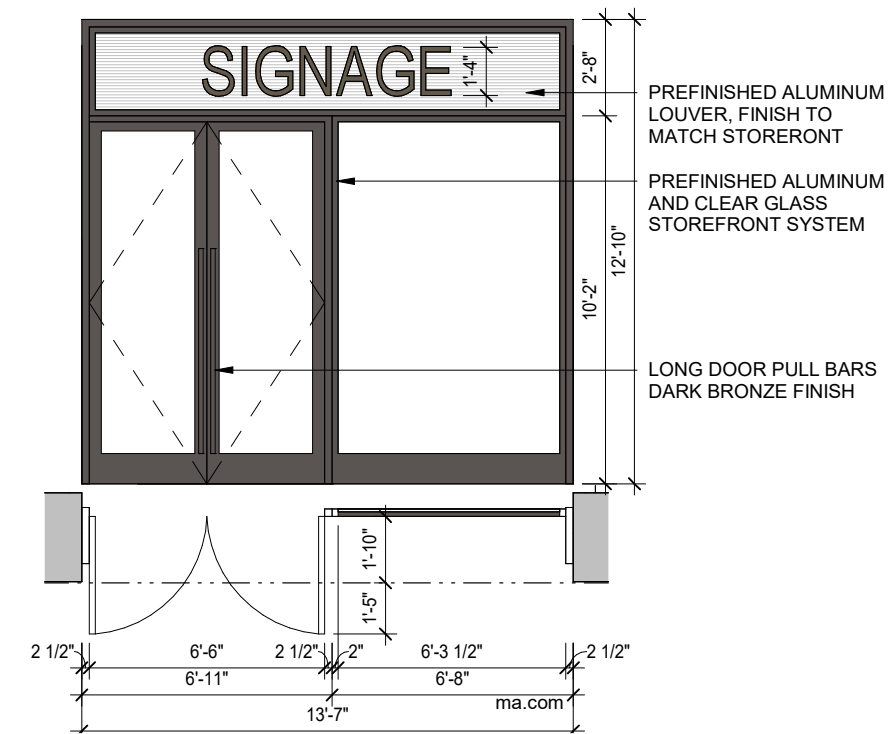
Storefront Module B -
Plan and Elevation



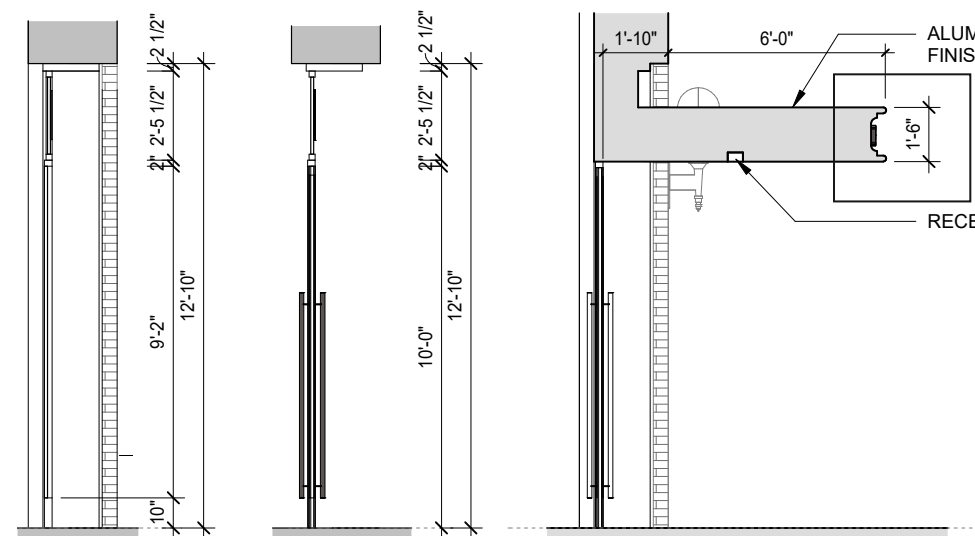
Storefront Module C -
Plan and Elevation



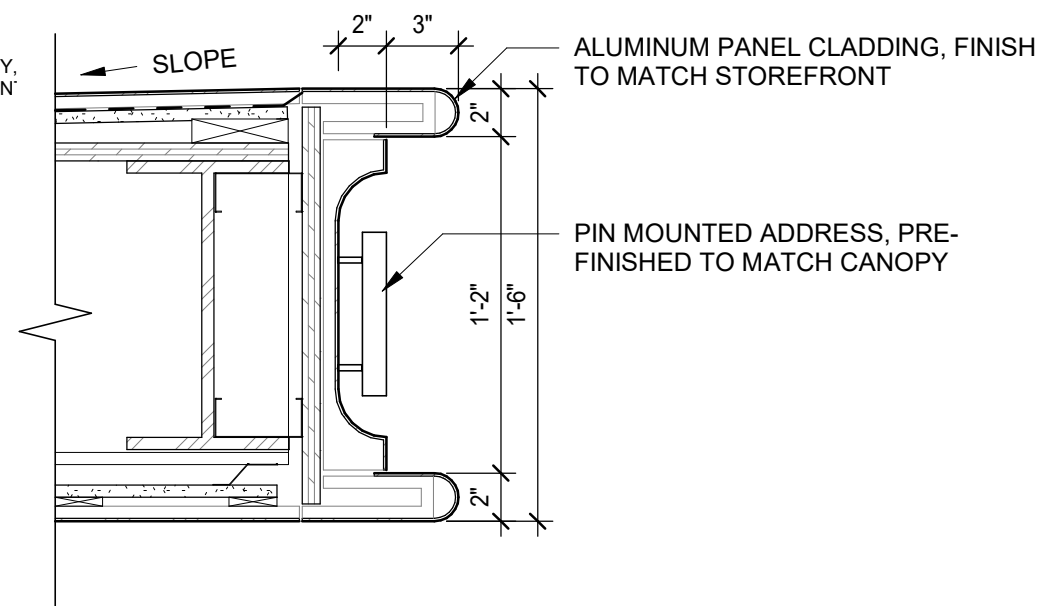
Storefront Module D -
Plan and Elevation



Storefront Module E -
Plan and Elevation



Section A Section B Section C



Detail D



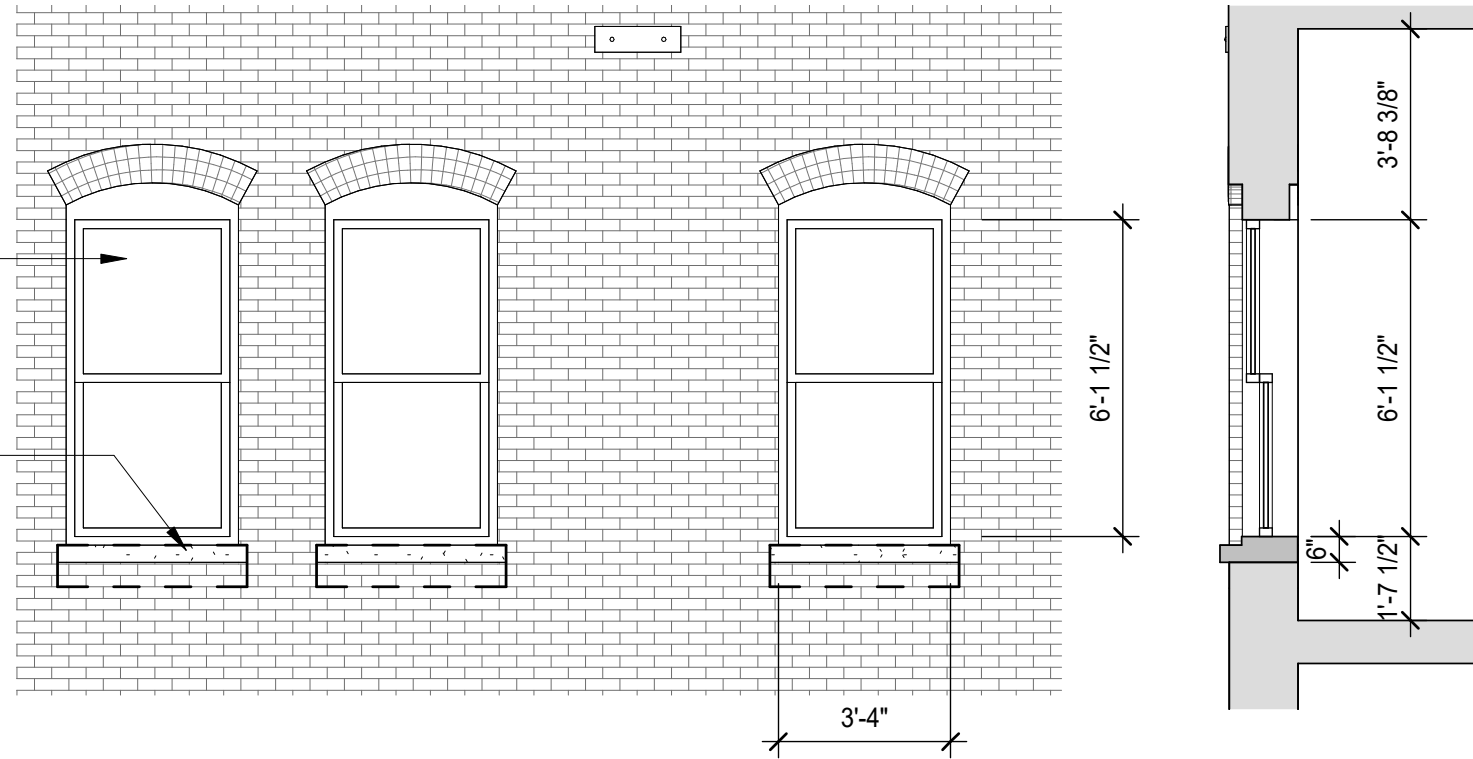
Existing Globe Light as
Canopy Inspiration

Proposed Design

West 3rd Street Window Enlargements

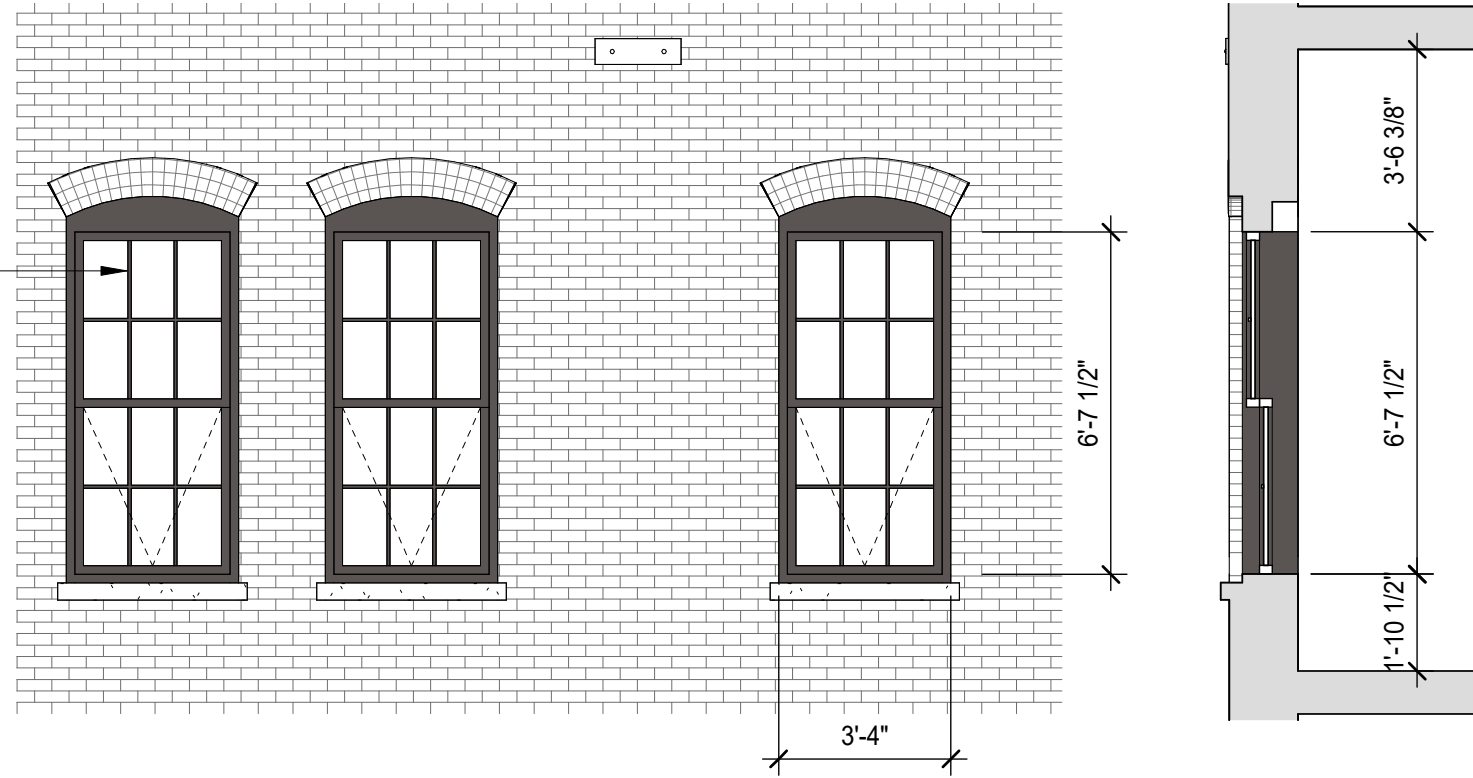
TYPICAL @ 2ND-4TH FLOORS:
-1/1 DOUBLE HUNG ALUMINUM WINDOWS
TO BE REMOVED

-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 MULTI-LIGHT ALUMINUM WINDOWS
IN ENLARGED MASONRY OPENINGS
-REPAIR AND CLEAN SEGMENTAL BRICK
ARCH LINTELS
-REINSTALL BLUESTONE SILLS



Proposed

Existing Conditions

Minetta Lane Facade



Existing Conditions

Minetta Lane Facade



Proposed Design

Minetta Lane View



Minetta Lane Elevation



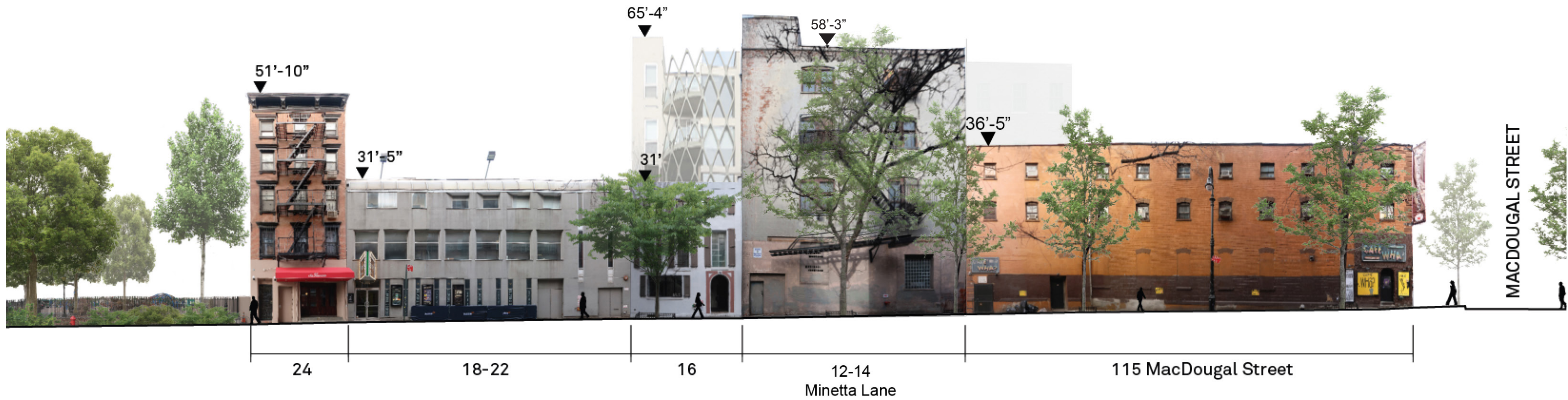
Existing Building



Proposed Design

Existing Streetscape

Minetta Lane Elevation



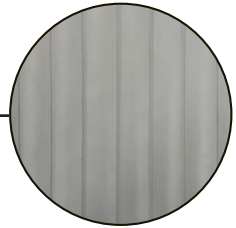
Proposed Streetscape

Minetta Lane Elevation

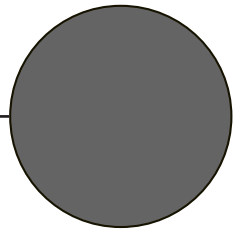


Proposed Materials

Minetta Lane Facade and Rooftop Addition



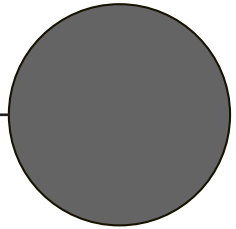
Rooftop Addition and Mechanical Screen
Zinc Standing Seam Facade



Rooftop Addition Window Frames /
Rooftop Addition Terrace Railing
Charcoal Gray



Painted Existing Rowlock
Charcoal Gray



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



Mineral Facade Paint over Existing Brick
Keim, Color 9514

Minetta Facade

Stable Door Reference Imagery



72-74 Horatio Street



110-112 Horatio Street



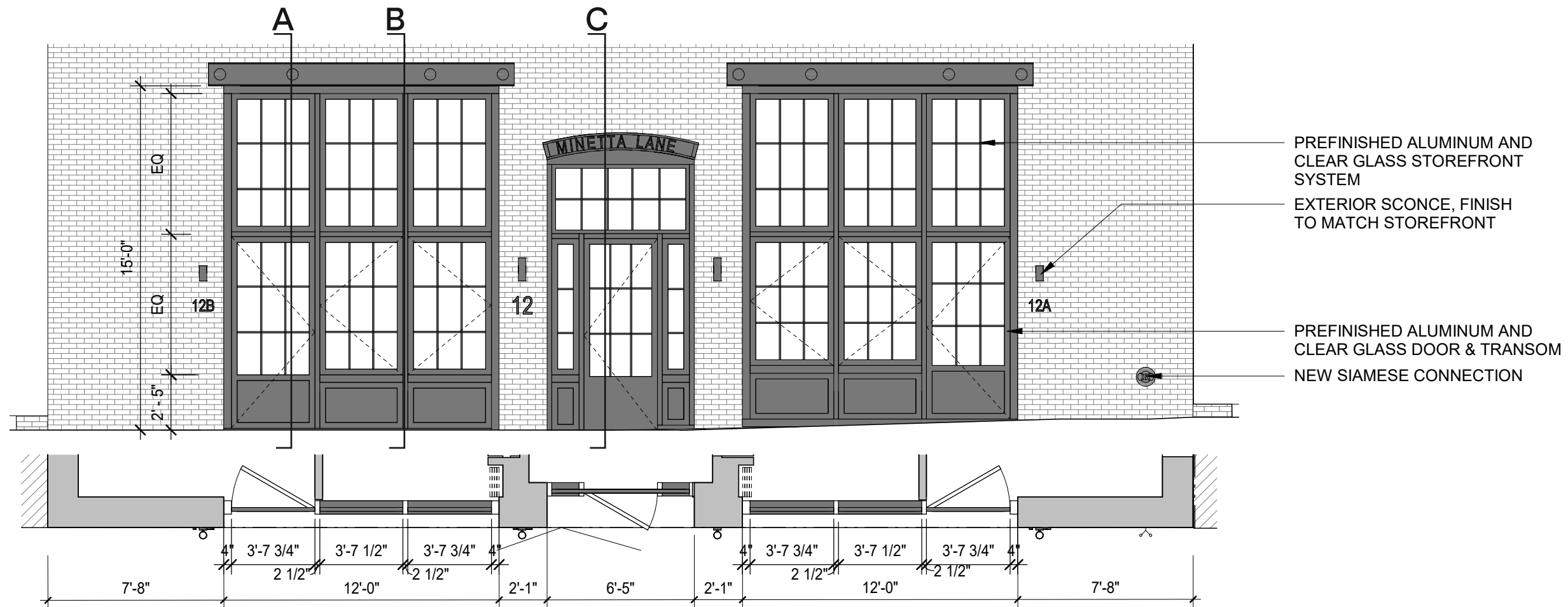
85-87 Jane Street



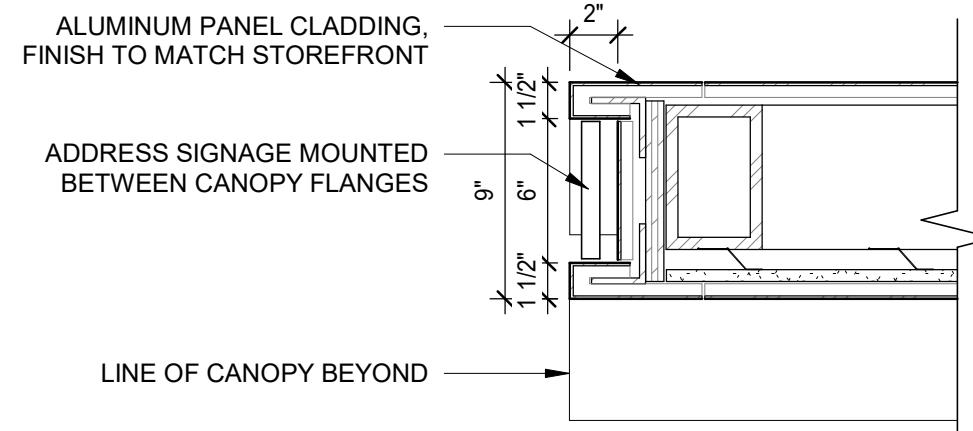
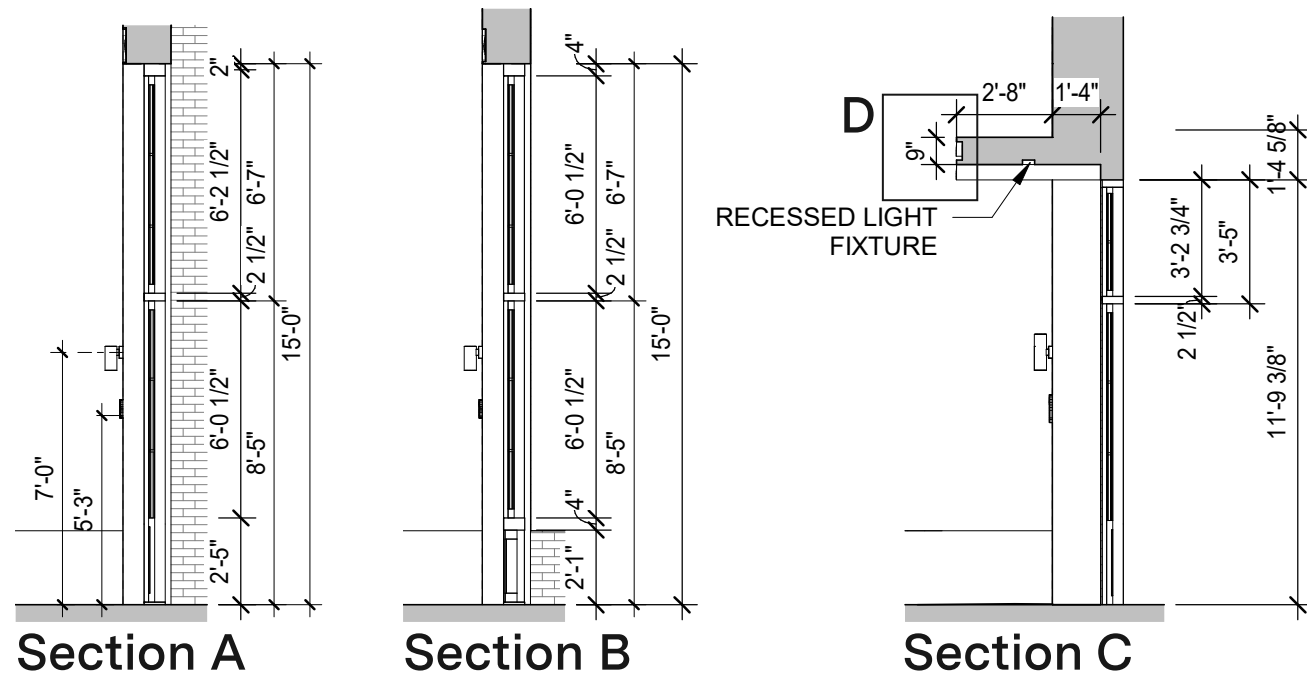
12-14 Minetta Lane

Proposed Design

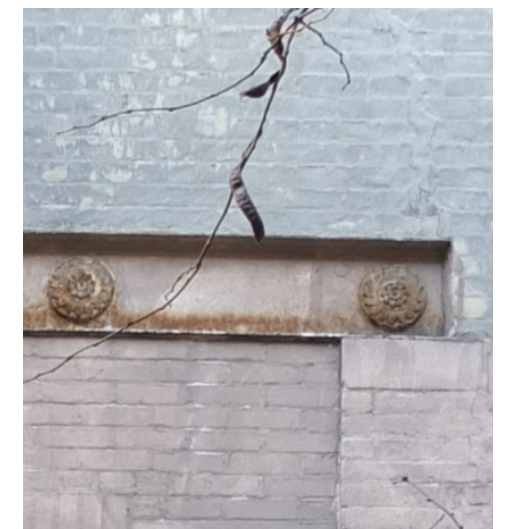
Minetta Lane Storefront Details



Proposed Plan and Elevation at base - Minetta Lane



Detail D



Existing Lintels as Canopy Inspiration

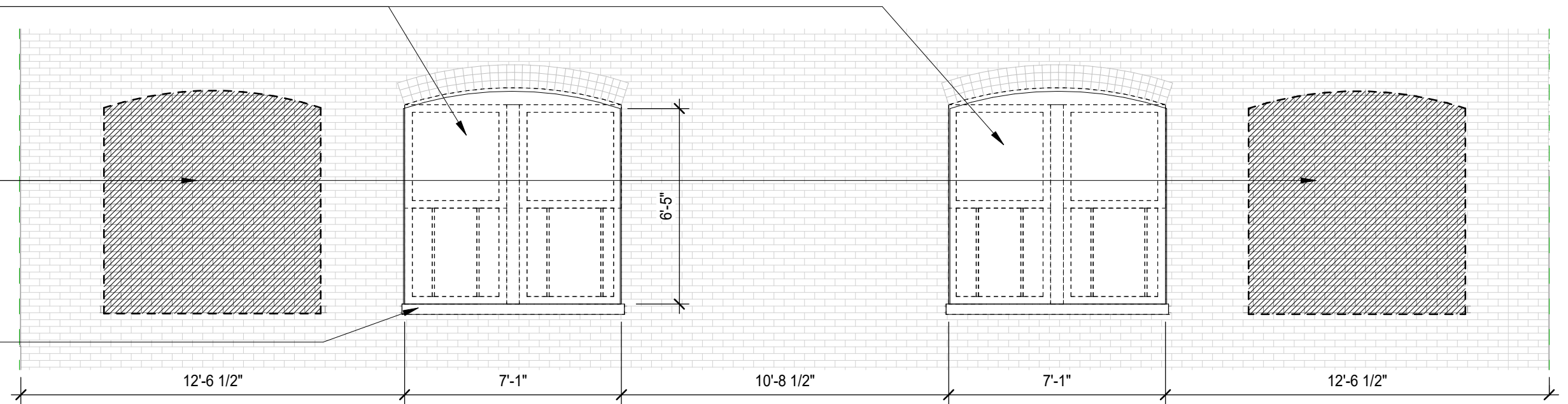
Proposed Design

Minetta Lane Window Details

TYPICAL @ 2-4TH FL:
REMOVE EX'G
METAL WINDOWS
AND FILLER PANELS

TYPICAL @ 2-4TH FL:
NEW MASONRY
OPENING FOR NEW
WINDOWS

EXISTING BLUESTONE
SILL TO REMAIN

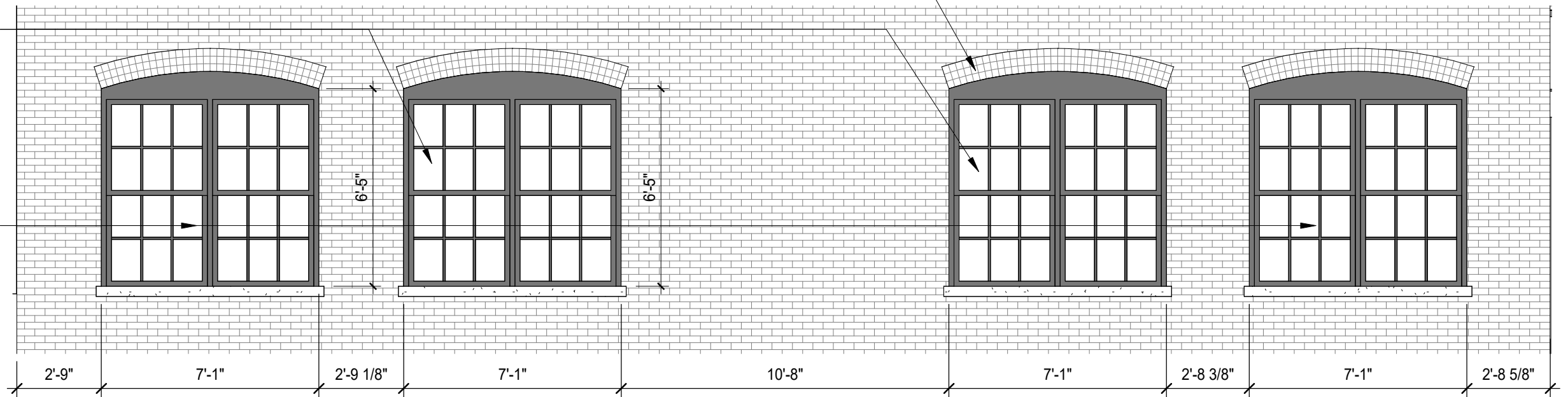


Existing and Selective Removal Elevation

TYPICAL @ 2ND-4TH FLOORS:
-CLEAN AND PREPARE BRICK ARCH
LINTELS FOR NEW FINISH; 12 TYPICAL

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

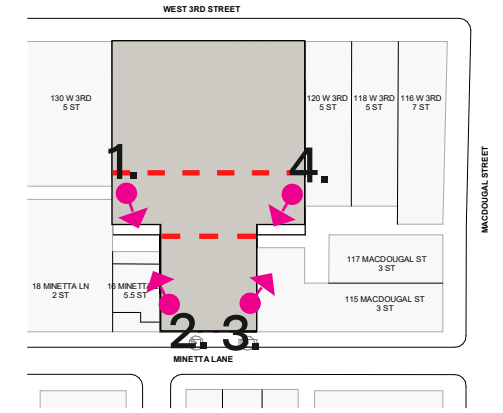
TYPICAL @ 2ND-4TH FLOORS:
-NEW MULTI-LITE ALUMINUM WINDOWS
IN NEW MASONRY OPENINGS
-NEW BRICK LINTEL TO MATCH EXISTING;
6 TYPICAL
-NEW BLUESTONE SILL TO MATCH
EXISTING SILLS; 6 TYPICAL



Proposed Elevation

Existing Conditions

Rear Facade and Lotlines



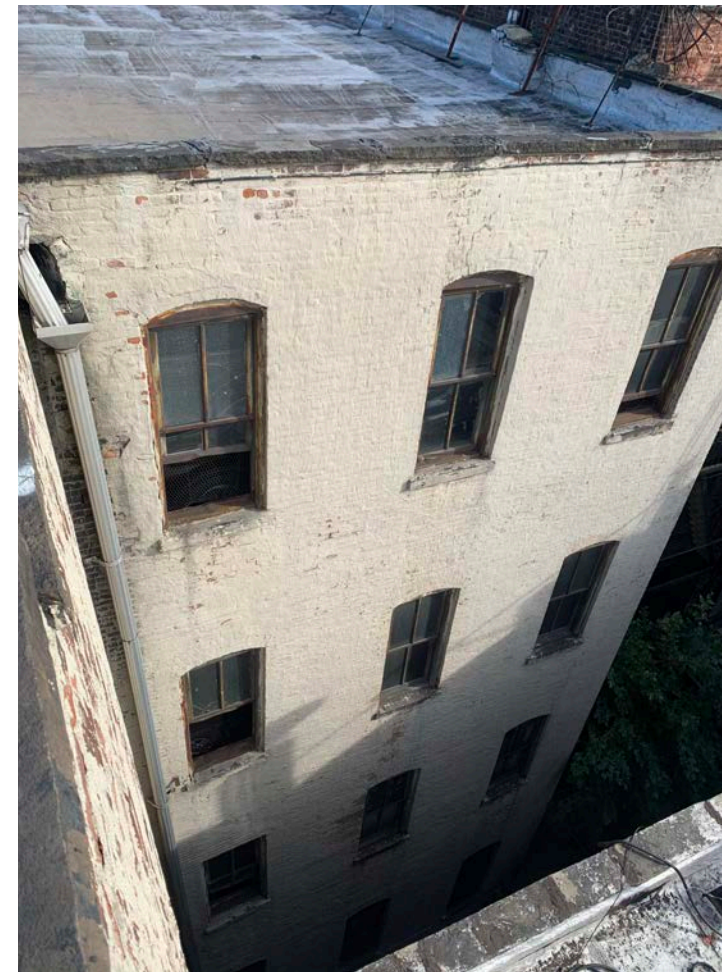
Key Plan



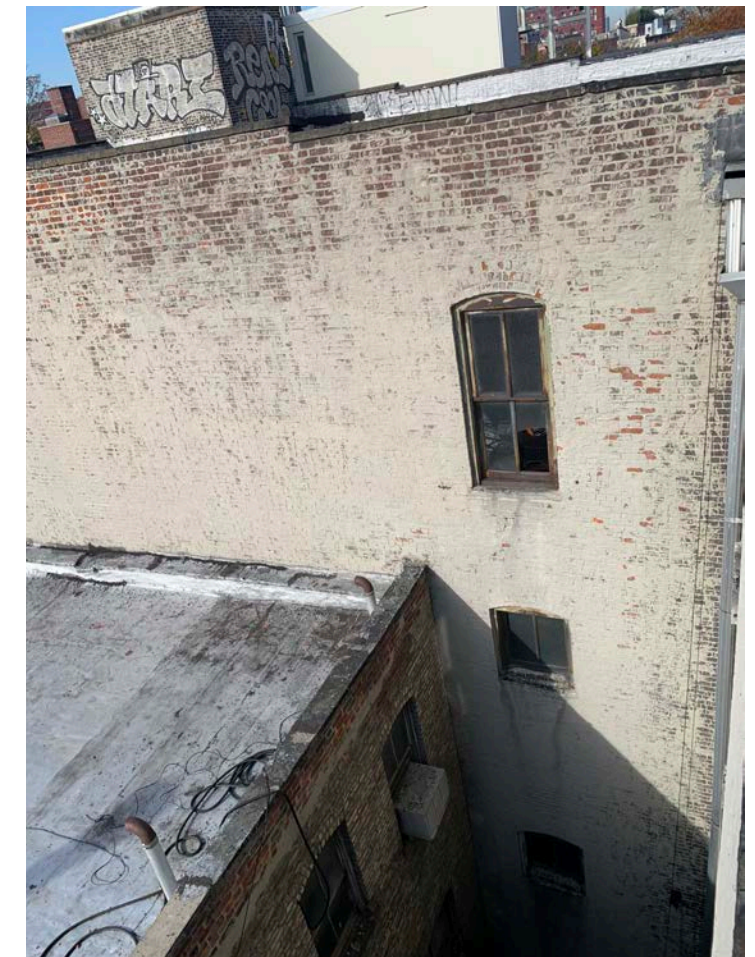
1. Rear Facade looking South-East



2. Rear Facade looking North-West



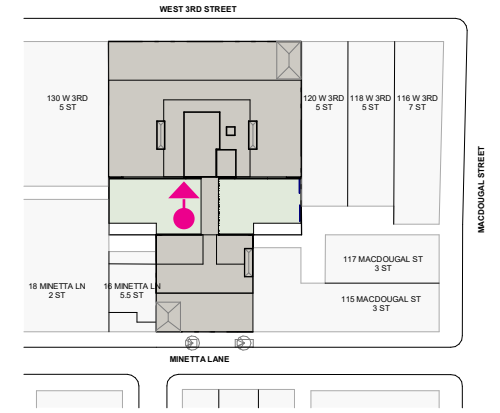
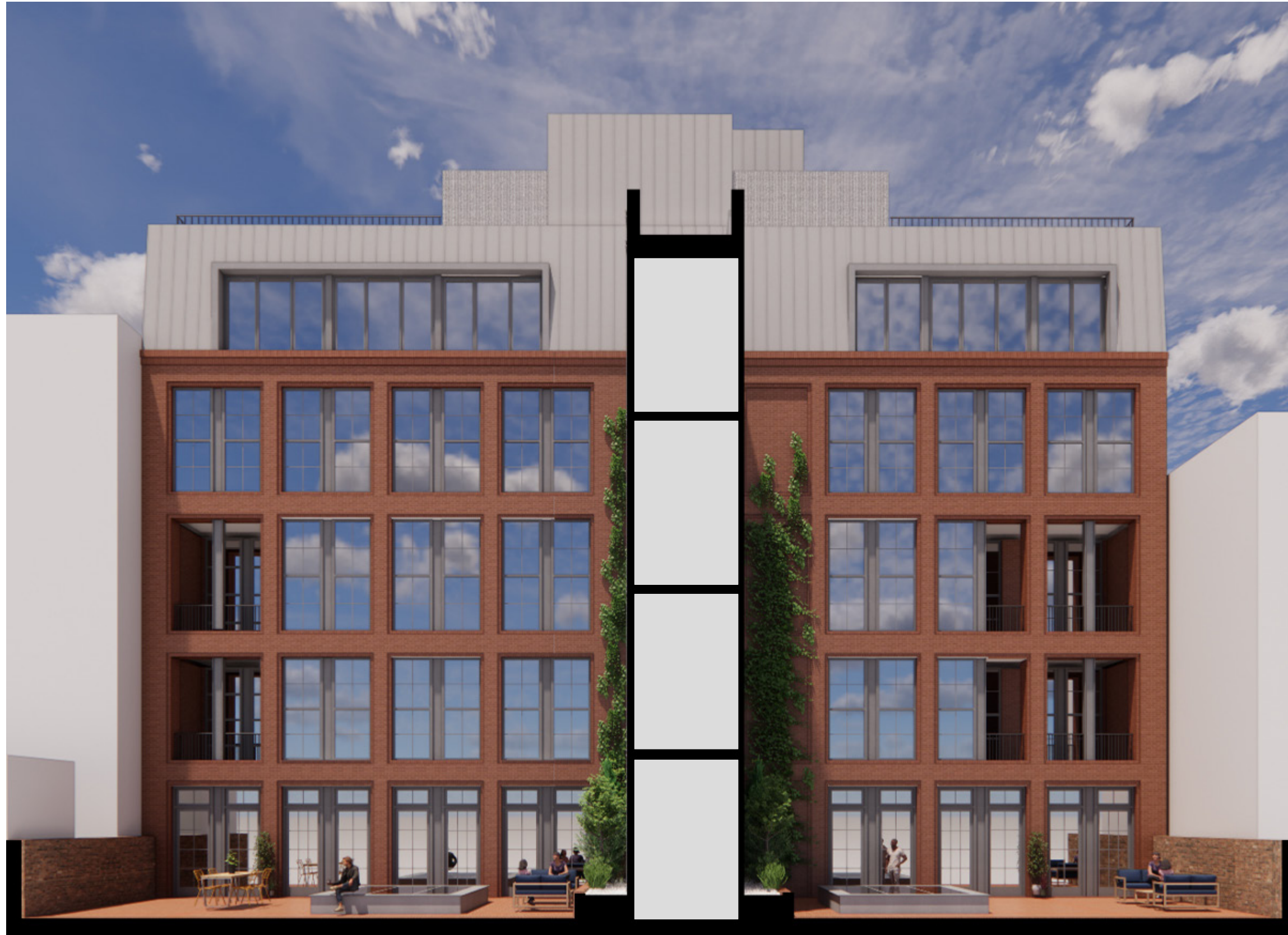
3. Rear Facade looking North-East



4. Rear Facade looking South-West

Proposed Design

Courtyard facing West 3rd

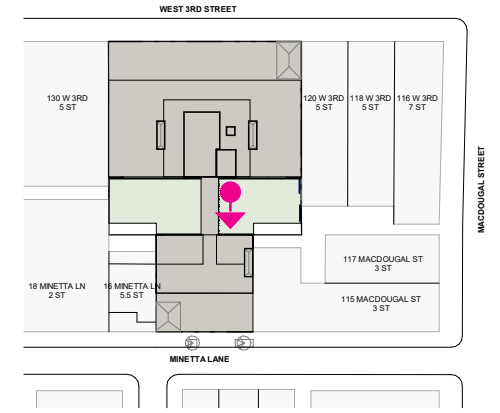


Key Plan



Proposed Design

Courtyard facing Minnetta

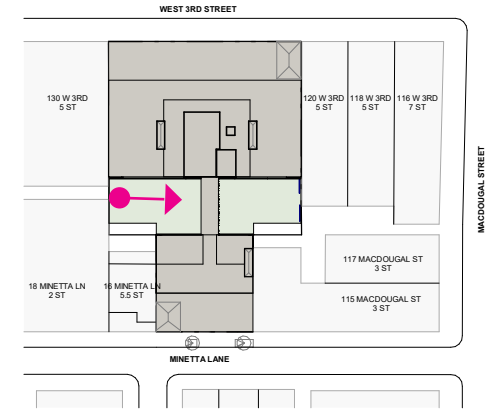


Key Plan



Proposed Design

Bridge View from Courtyard

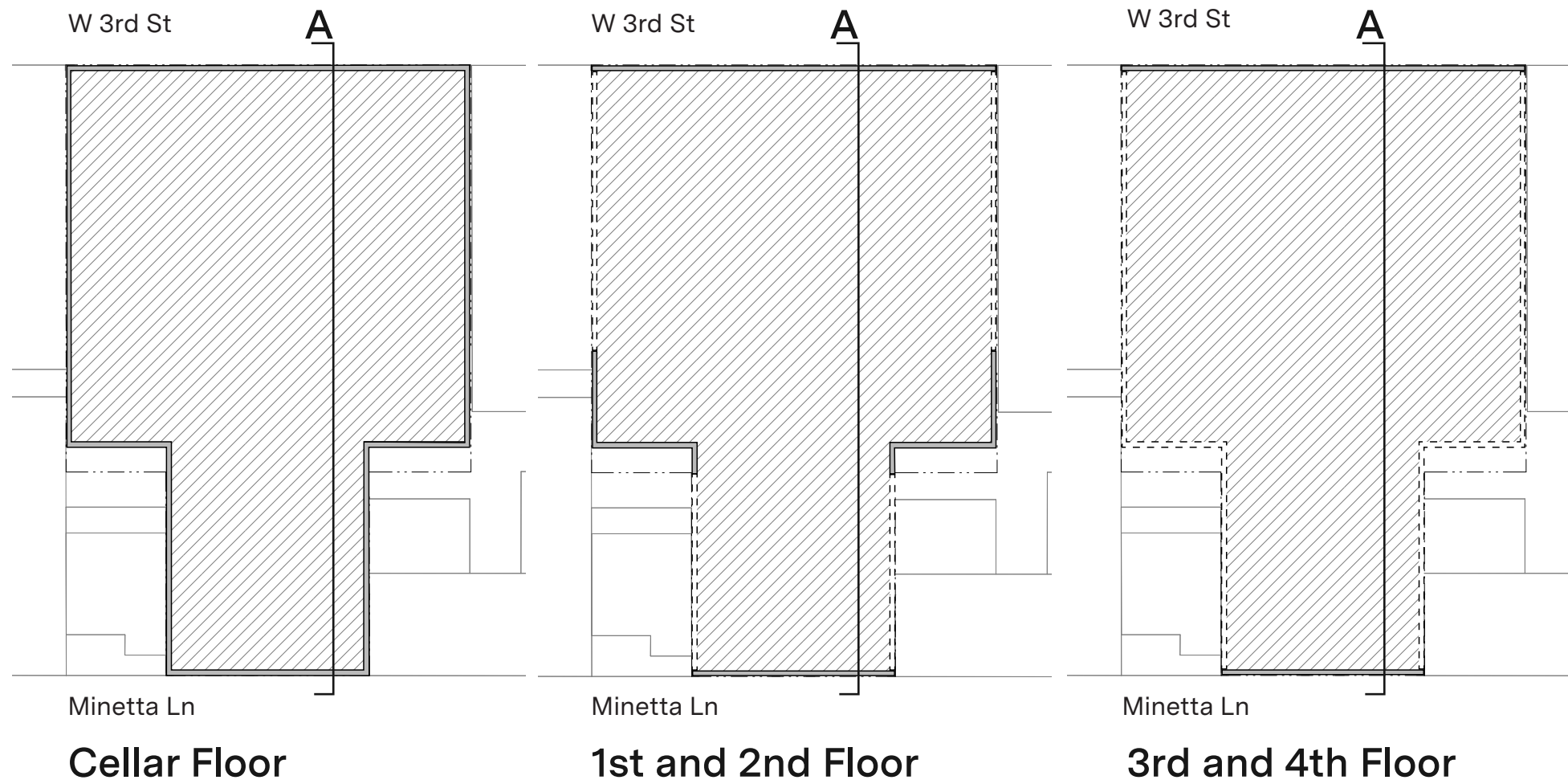


Key Plan






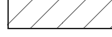
Proposed Structural Scheme

Slab and Perimeter Wall Diagram



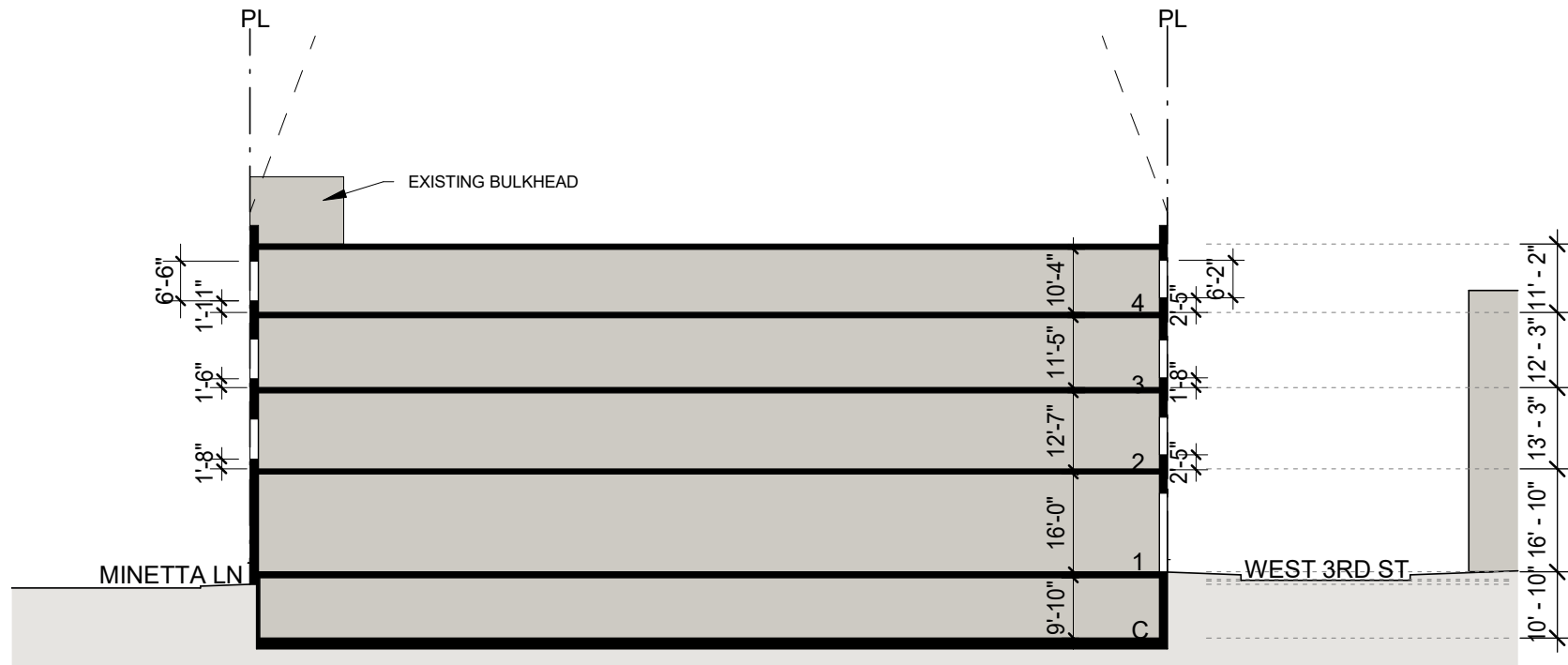
Section A

Legend

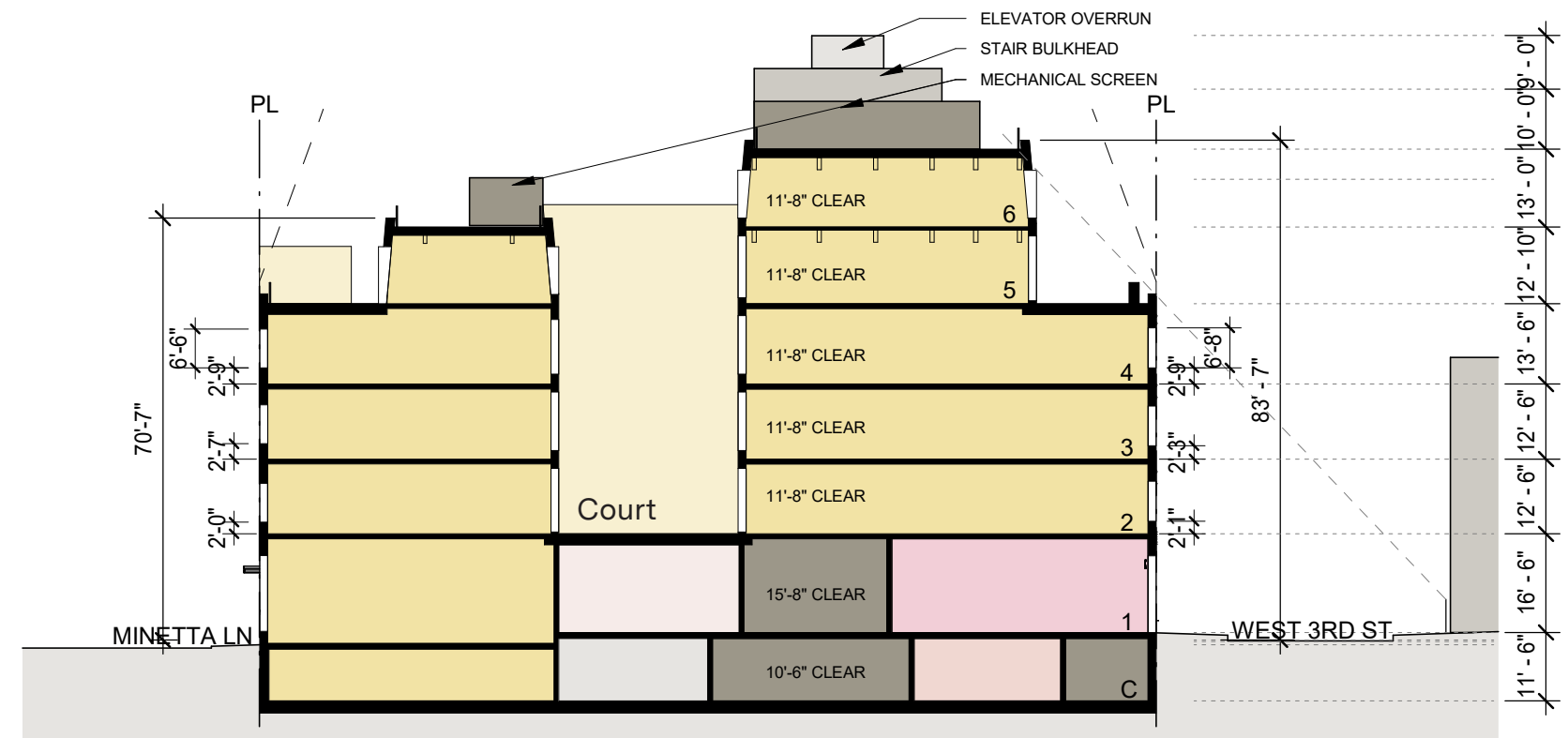
-  Existing perimeter wall to remain
-  Existing perimeter wall to be removed
-  Relocated slab location
-  Existing slab to be relocated/removed



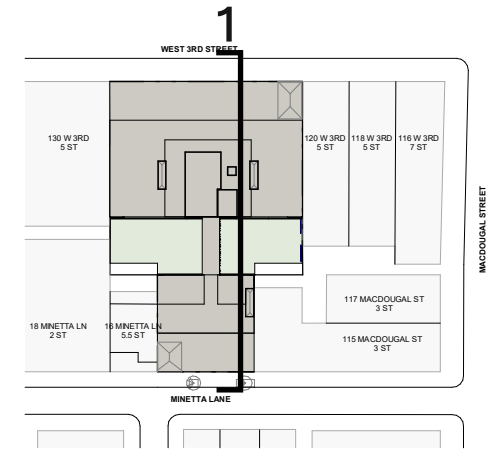
Building Section



Existing Building



Proposed Design



Key Plan



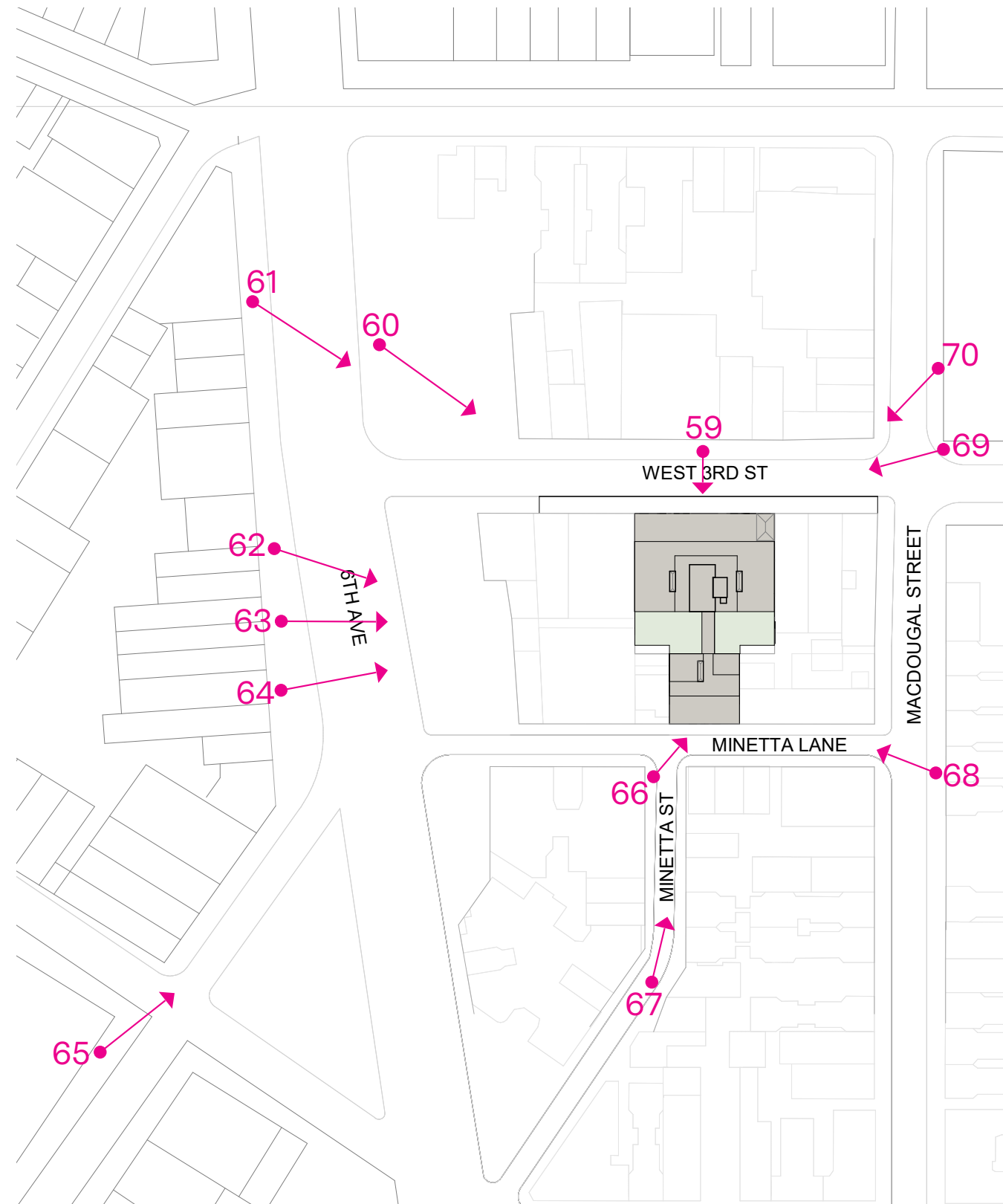
Legend

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

Visibility Studies

Visibility Studies

Site Plan



Visibility Study

West 3rd St



Mockup

Top of Addition

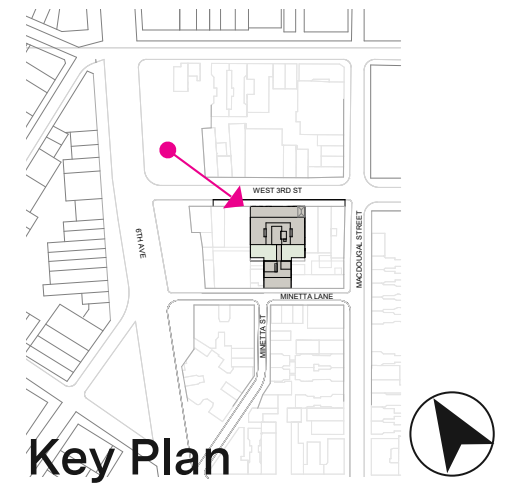


Proposed



Visibility Study

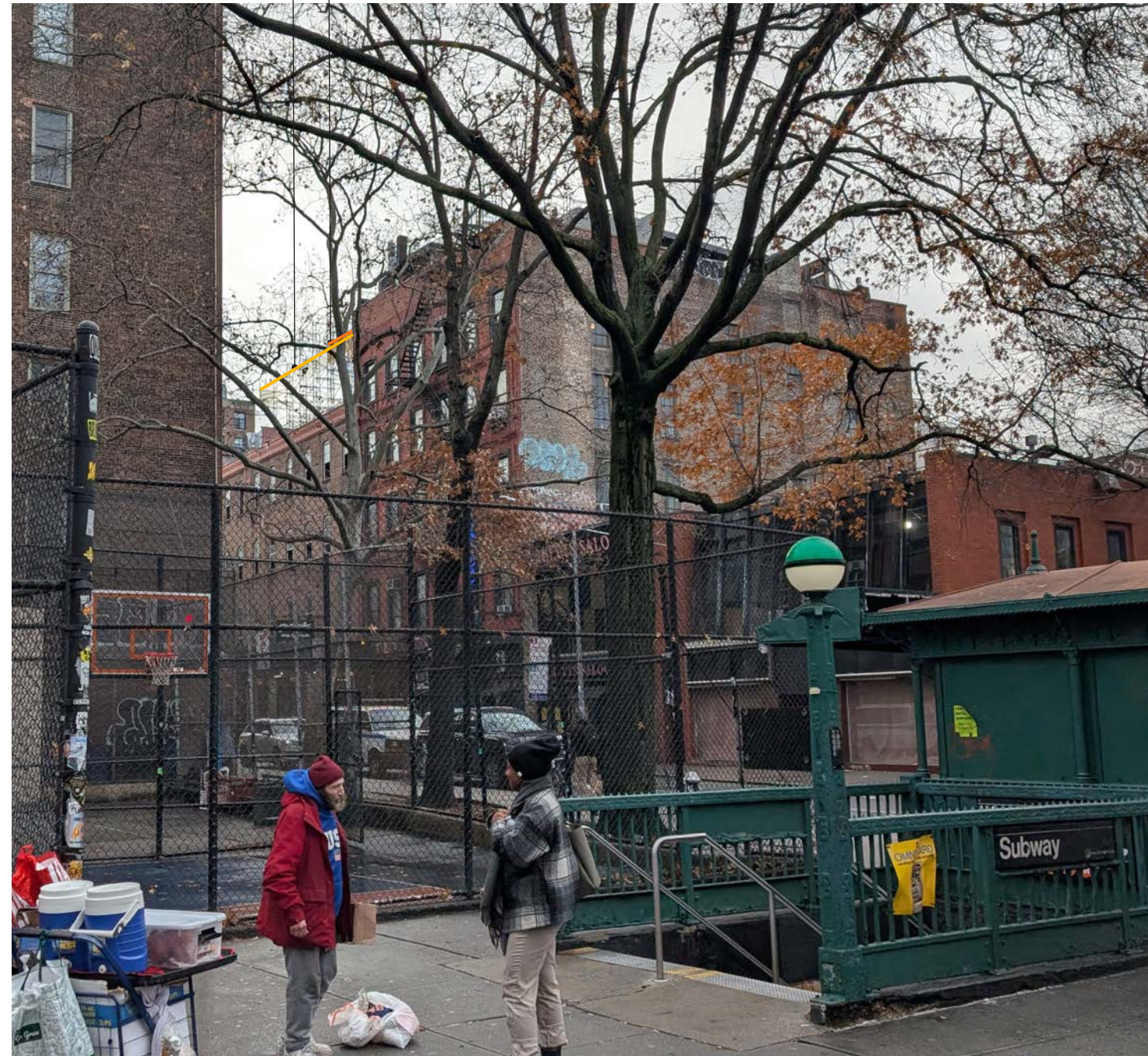
6th Ave & West 3rd St



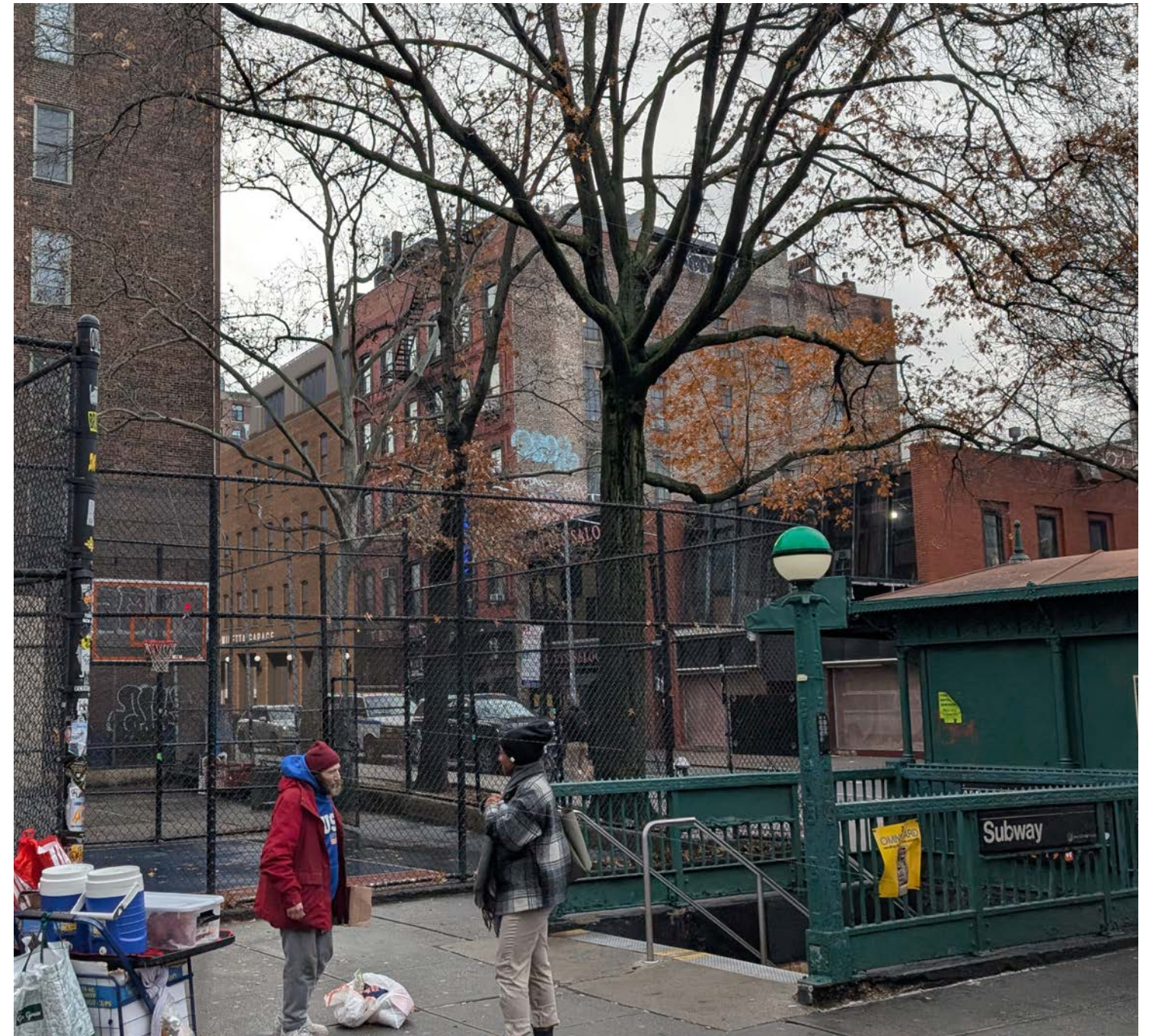
Mockup

Top of Addition

Top of Bulkhead

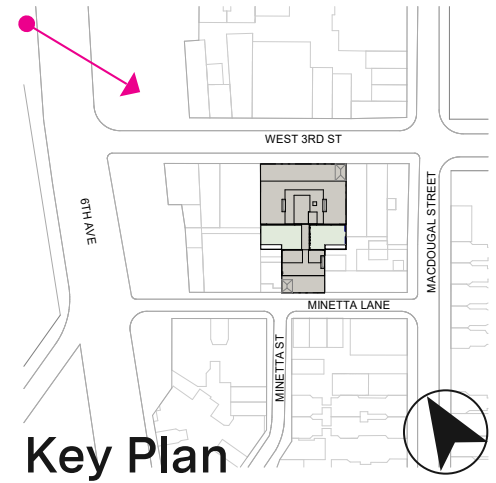


Proposed



Visibility Study

6th Ave & West 3rd St



Mockup

Top of Addition
Top of Bulkhead

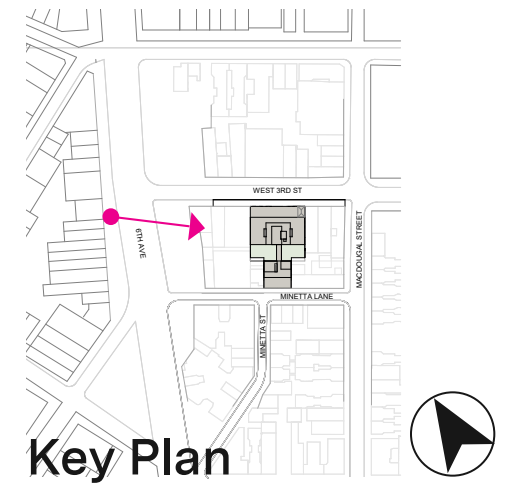


Proposed



Visibility Study

6th Ave



Mockup

Top of Bulkhead
Top of Addition

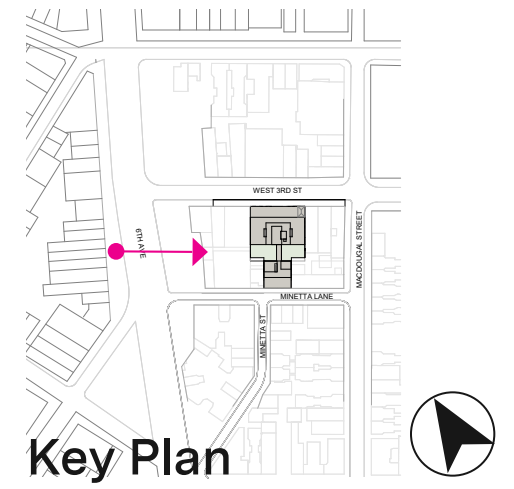


Proposed



Visibility Study

6th Ave



Mockup

Top of Addition
Top of Bullkhead

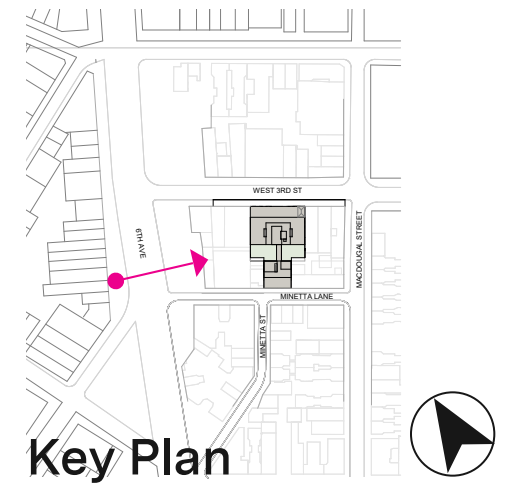


Proposed



Visibility Study

6th Ave & Carmine St



Mockup

Top of Addition
Top of Bulkhead

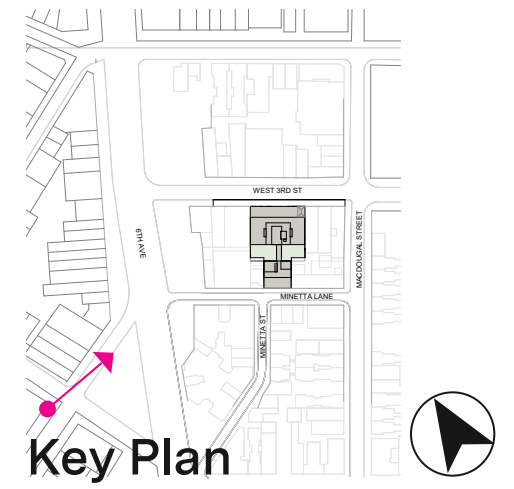


Proposed



Visibility Study

Carmine St and Bleeker St



Mockup

Top of Addition

Top of Bulkhead



Proposed



Visibility Study

Minetta Ln



Mockup

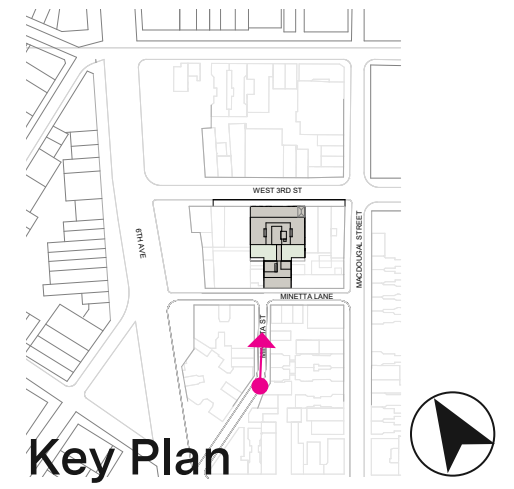


Proposed



Visibility Study

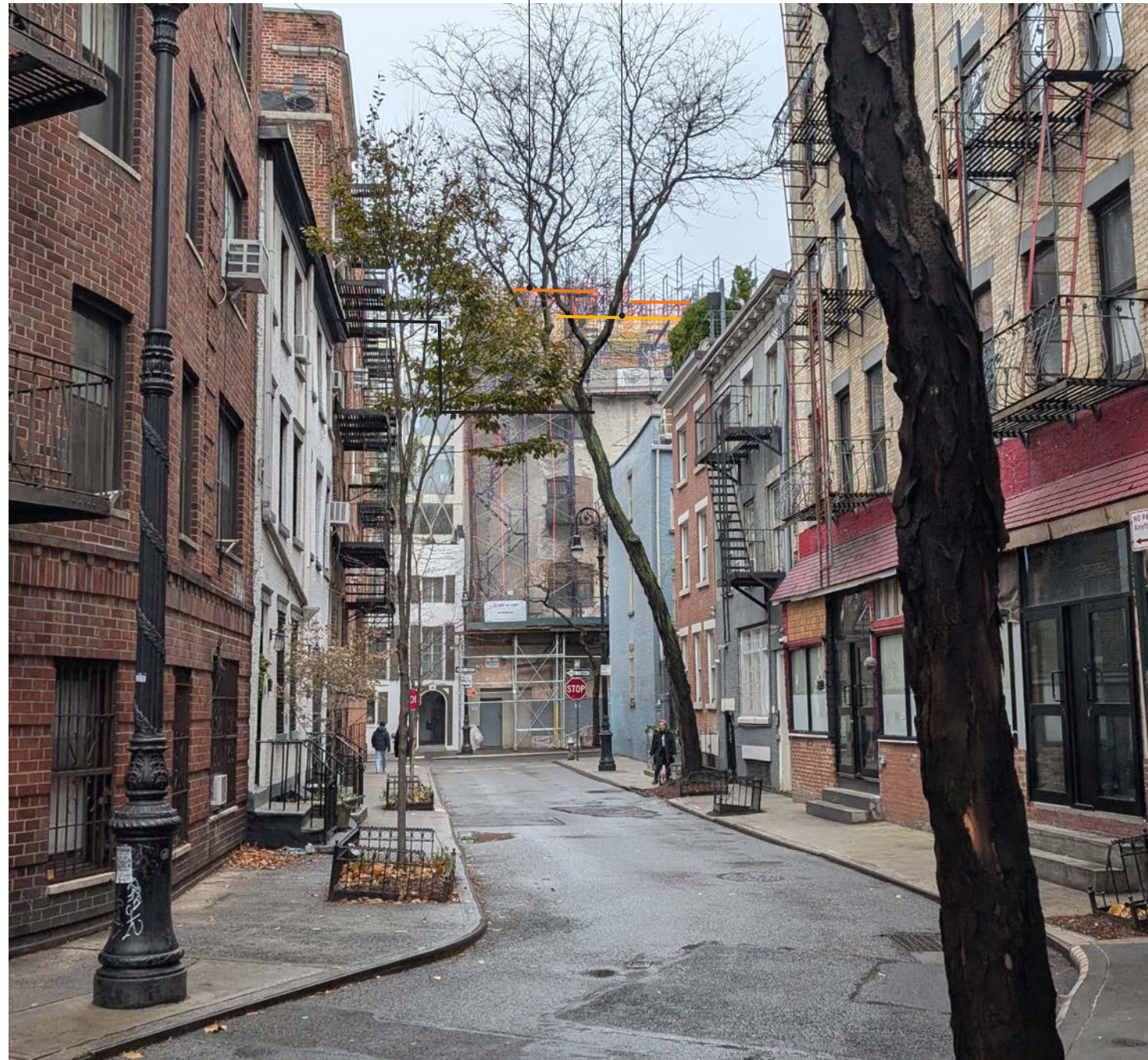
Minetta St



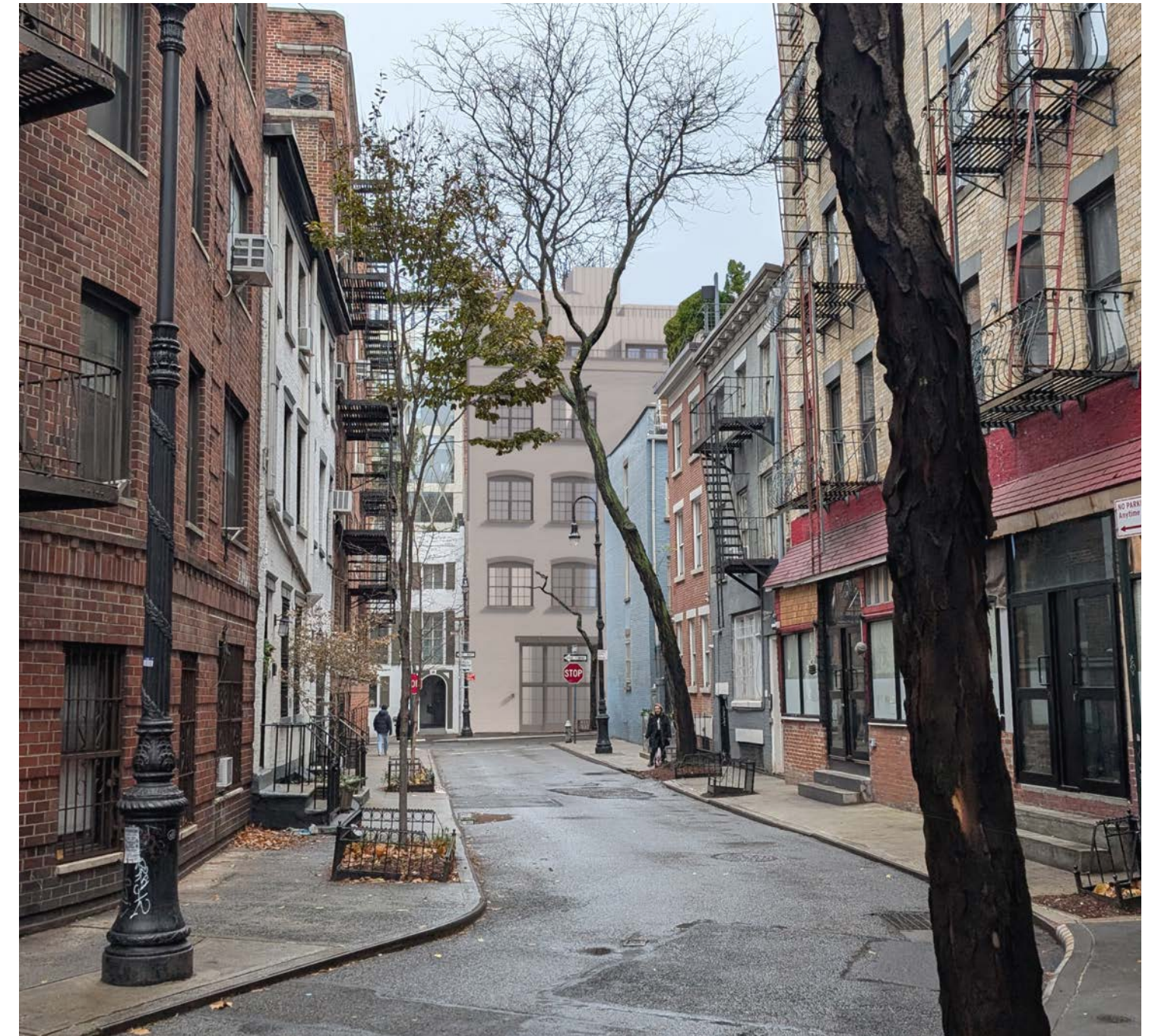
Mockup

Top of Bulkhead

Top of Addition

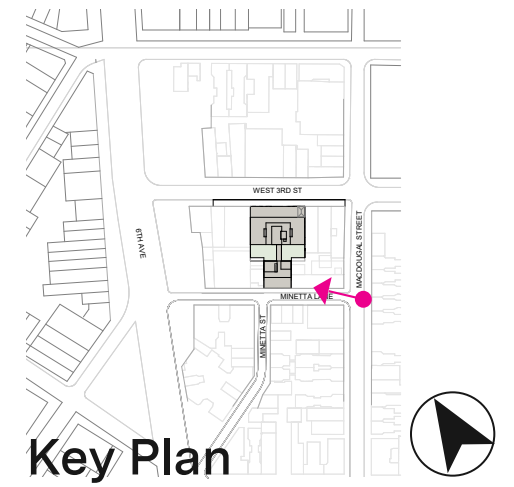


Proposed



Visibility Study

Minetta Ln & MacDougal St



Mockup

Top of Addition

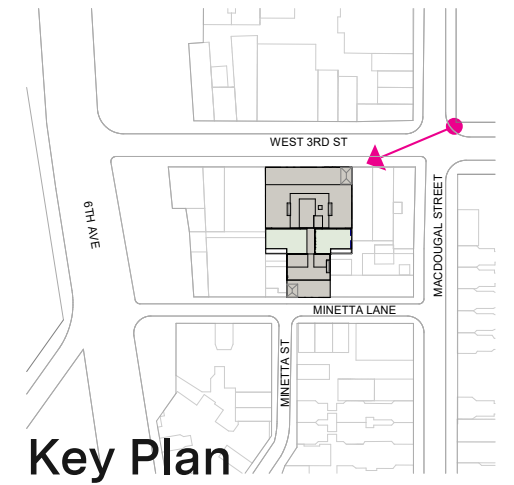


Proposed



Visibility Study

West 3rd St & MacDougal St



Mockup

Top of Addition

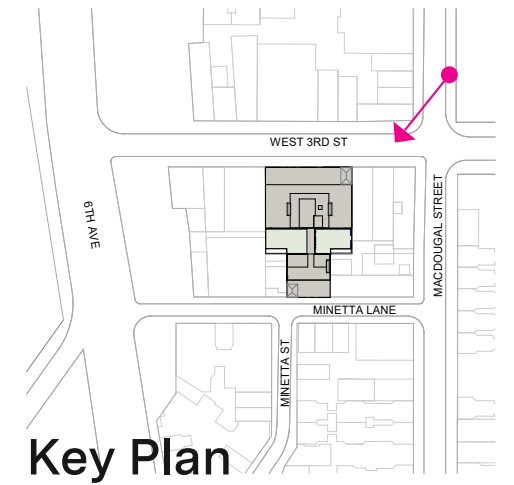


Proposed



Visibility Study

MacDougal St



Mockup

Top of Addition

Top of Bulkhead



Proposed



Proposed Scheme

Facade Design



West 3rd Street



Minetta Lane