



Date:	3/11/2025
LPC Docket #:	LPC-25-05231
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 122-128 West 3rd Street

Borough: Manhattan

Block: 543 **Lot:** 15

Historic District: South Village Historic District

Description: An American Round Arch style stable building designed by Benjamin E. Lowe and built in 1889, with a 1900 extension on Minetta Lane designed by William Van Doren. Application is to construct rooftop additions, demolish the rear of the building to create a courtyard with new rear facades and connector, reconstruct lot-line walls and floor slabs, alter the ground floors and install new infill, and enlarge existing windows and create new window openings.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the South Village Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL, finding:

- that the proposed work will not eliminate or damage any significant architectural features;
- that the existing garage building is utilitarian in nature, and the presence of visible rooftop structures and a modified ground floor will support the adaptive reuse of the building to residential use without compromising the architectural integrity of the historic primary facades;
- that this historic district contains several examples of visible, multi-story rooftop additions that vary in design and scale, therefore the presence of a visible rooftop addition and bulkheads, appropriately designed and scaled, will be consistent with past Commission approvals and will not overwhelm the building or the streetscape;
- that the proposed additions will be set back 20 feet from the front parapets of both facades of the garage building, thereby distinguishing the massing of the addition from that of the historic building;
- that the materials and details of the proposed rooftop additions and bulkheads, consisting of standing-seam gray-finished zinc cladding and red brick, will be consistent with materials typically used for rooftop accretions within the historic district;
- that the rooftop additions, bulkheads and mechanical equipment will be situated towards the back corners of the roof to minimize visibility when viewed from close proximity to the building, and their presence and visibility is otherwise most prominent when viewed from a distance and at oblique angles;
- that the removal of the rear facades and portions of the building at the center of the through-block lot for the creation of a new court yard and new rear facades will be consistent with the history of changes to garage buildings within this historic district as they are adapted for new uses over time, and will support the adaptive re-use of this building to meet the modern requirements for light and air;
- that the design of the proposed rear façades, featuring brick piers and spandrels, setback terraces and large glazed openings with multi-light metal windows and doors, will maintain the scale and character of the utilitarian building;
- that the proposed metal and glass connector between the two portions of the building will have an open, industrial quality that evokes fire escapes and stair towers, and will only be minimally visible from a public thoroughfare between buildings on 6th Avenue in the context of several other buildings on the block;
- that the design, configuration and materials of the proposed ground floor infill on the West 3rd Street façade, featuring large metal framed simple display windows and doors, and dark-finished paneled metal garage and service entrance doors, will maintain the scale and openness of the original garage openings;
- that reopening two small scale window openings at the ground floor and installing multi-pane, double-hung windows will recall the more varied sizes and heights of the historic ground floor openings;
- that the design of the new multi-light infill at the ground floor of the Minetta Lane façade will recall the scale and articulation of stable doors;
- that the scale of the proposed Minetta Lane entrance is in keeping with the secondary nature of the façade and the character of the narrow street;
- that the materiality and presence of metal canopies over the residential entrances will be typical of these features



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sometimes found on utilitarian buildings and apartment buildings in this historic district;
-that the modifications to the window openings by lowering the sills two brick courses at the West 3rd Street façade will have minimal impact on the proportions of the fenestration and will be consistent with the evolution of the utilitarian and functional nature of garage buildings found in this historic district and nearby adjacent districts;
-that the addition of new window openings within the large field of plain brickwork at the Minetta Lane façade will relate well to the historic fenestration pattern, and will maintain a typical solid-to-void ratio;
-that the deteriorated condition of the existing lot-lines walls, and their partial removals required to create the new central courtyard, warrants their full removal and replacement, which will be executed with new brickwork to match the historic condition where visible from the street;
-that the proposed work will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed engineer to protect the primary facades and the adjacent buildings;
-and that the proposed work will not detract from the special historic and architectural character of the building, or the historic district.

VOTE:

Present: Sarah Carroll, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, Jeanne Lutfy, Mark Ginsberg

7-0-0

In Favor = S.Carroll, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Lutfy, M.Ginsberg

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law