

June 24, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-25-09731

**160 West 10th Street – Greenwich Village Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 398 4258

Passcode: 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

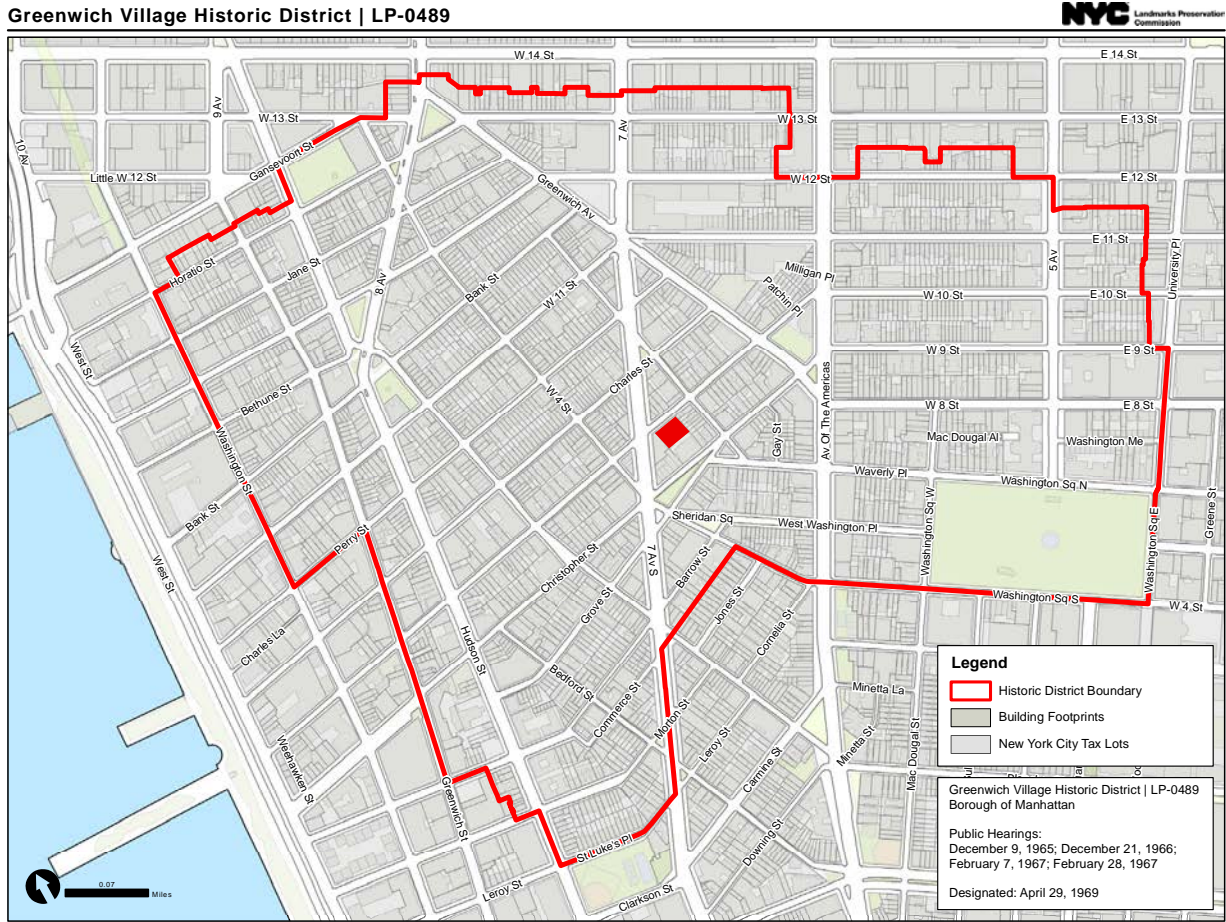
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called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

160 West 10th Street

LPC Public Hearing Presentation
06.24.25

Project Introduction

Site Location



District Map



Aerial View

Existing Building



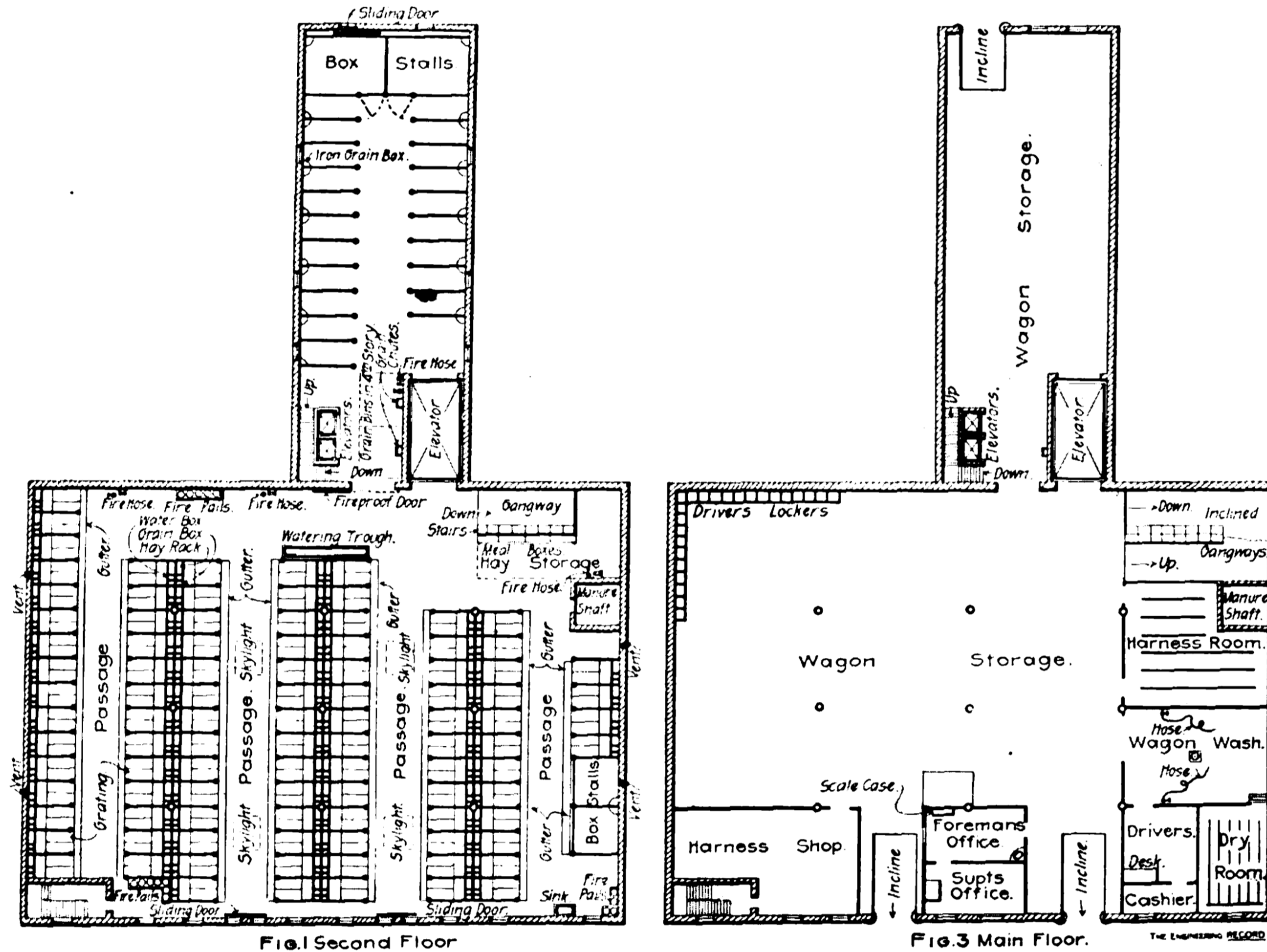
Existing Building



Proposed Design



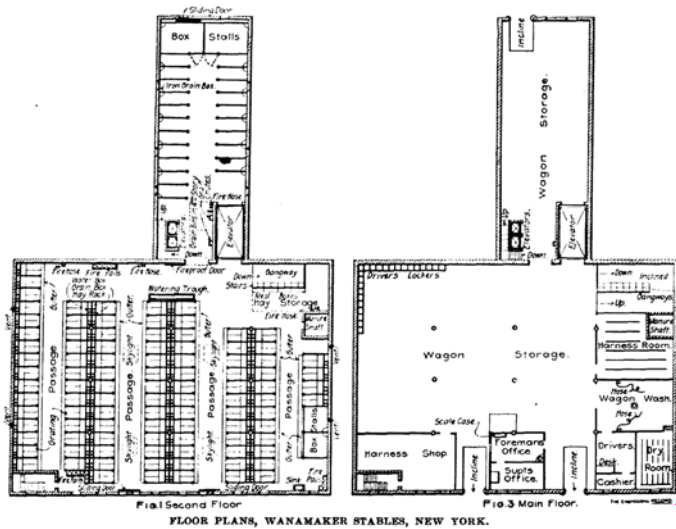
History and Context



Floor plans as the John Wanamaker Stable in 1899 ([Engineering Record](#))

Building History

Henry Hilton/A.T. Stewart Stables (1892-96)
John Wanamaker Stable (1896-1914)



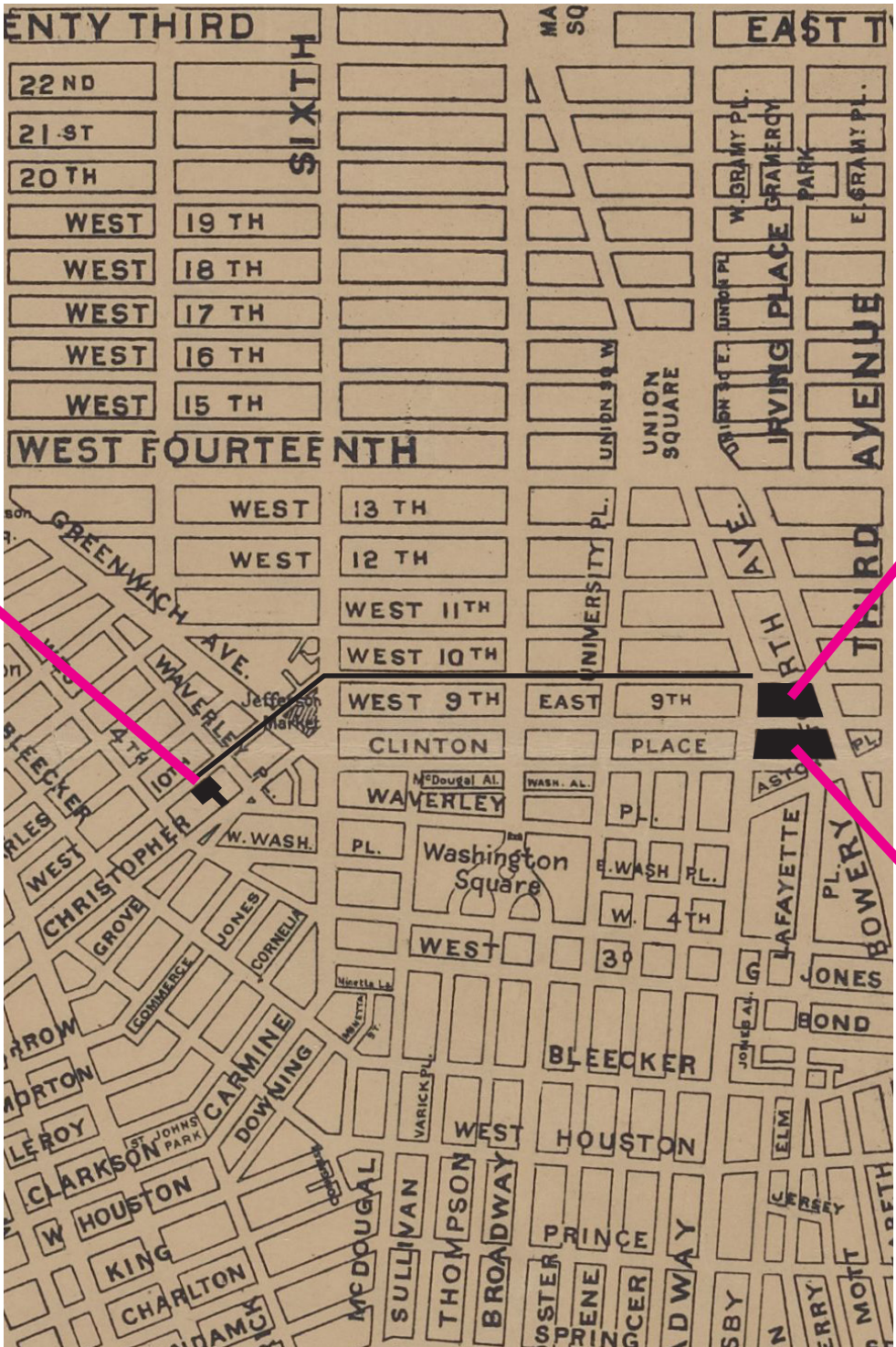
COMMERCIAL TRUCK COMPANY, Philadelphia, Pa.

- GV-HD

AREA 4
- WEST TENTH STREET South Side (Betw. Waverly Pl. & Seventh Ave. So.)
- #160-168 cont.

at the ends, and in the use of stone band courses. It housed the Wanamaker fleet of electric delivery cars which were once such a conspicuous feature on our streets.
- #170

Immediately adjoining the garage to the west is this one-story corner building (described under Nos. 115-125, Seventh Avenue South) which has its long front on Seventh Avenue South.



Detail from the August R. Ohman map of Manhattan, 1902 (NYPL)

A.T. Stewart’s “Iron Palace” department store at Broadway and East 10th Street, inherited by Henry Hilton in 1876 and John Wanamaker in 1896 (NYPL)



Wanamaker’s department store at Broadway and East 9th Street, built in 1903 as an annex to the original Iron Palace (AIC)

Historic Photos



160 West 10th Street during construction of the Seventh Avenue Subway, 1914 (NYHS)



Historic Photos



1940 tax photos, after conversion to a parking garage (Muni)



160 West 10th Street



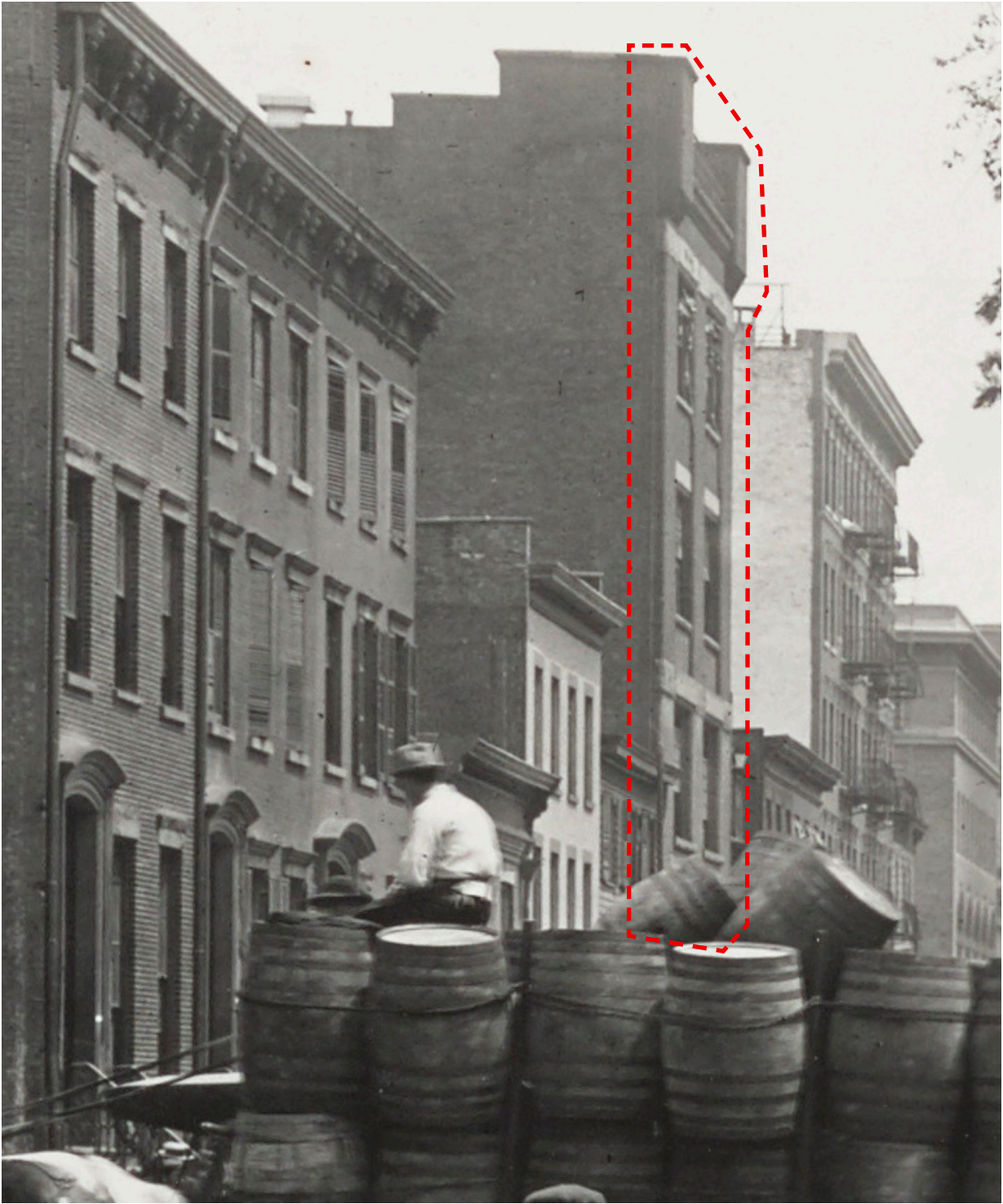
Greenwich Village Historic District designation photo, 1964 (LPC)



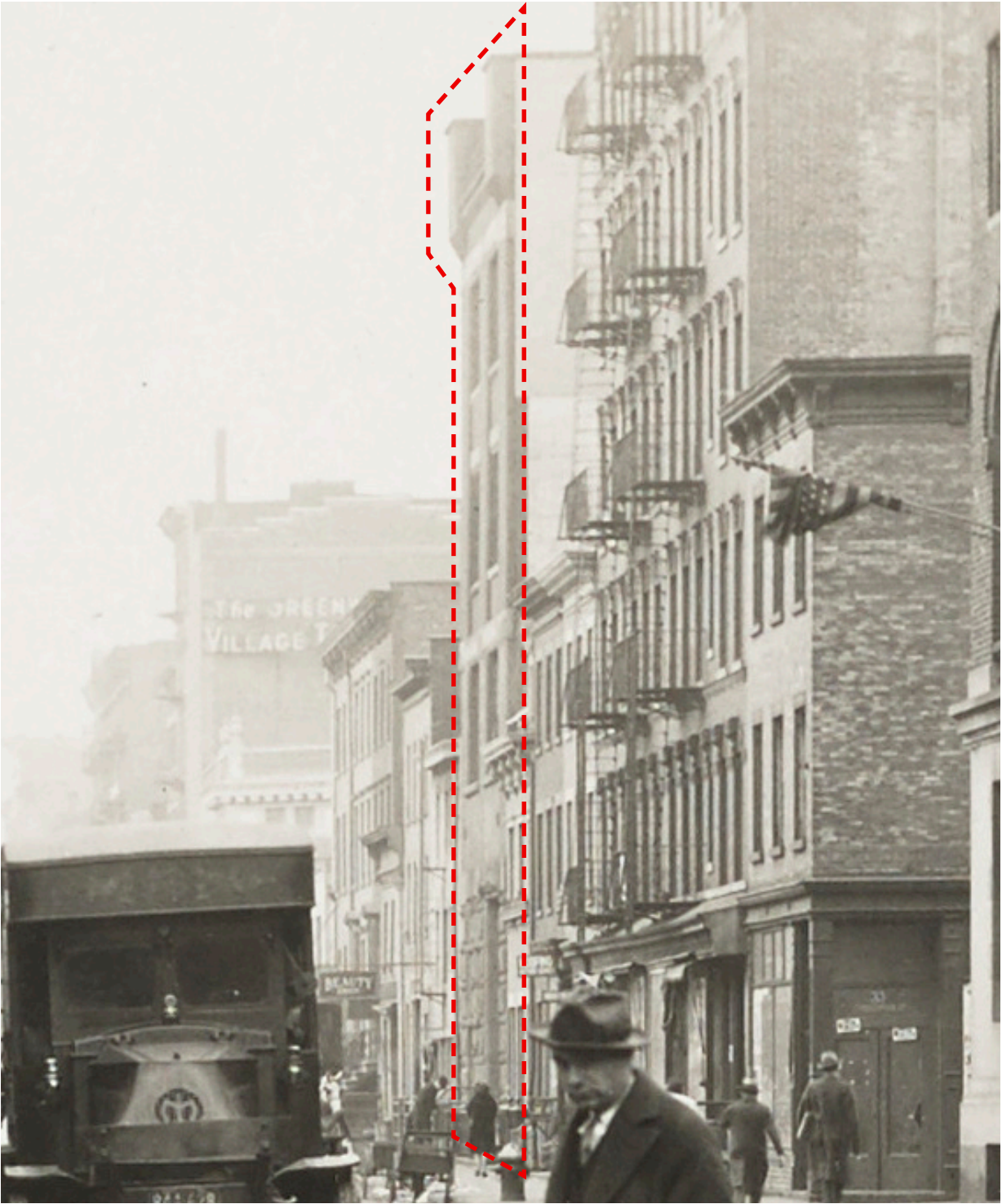
1980s tax photo (Muni)

Historical Photos

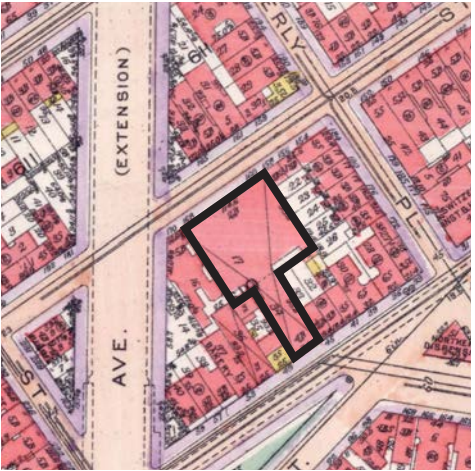
Christopher Street wing (razed 1930)



Christopher Street wing of 160 West 10th Street from the west, 1914 (NYHS)

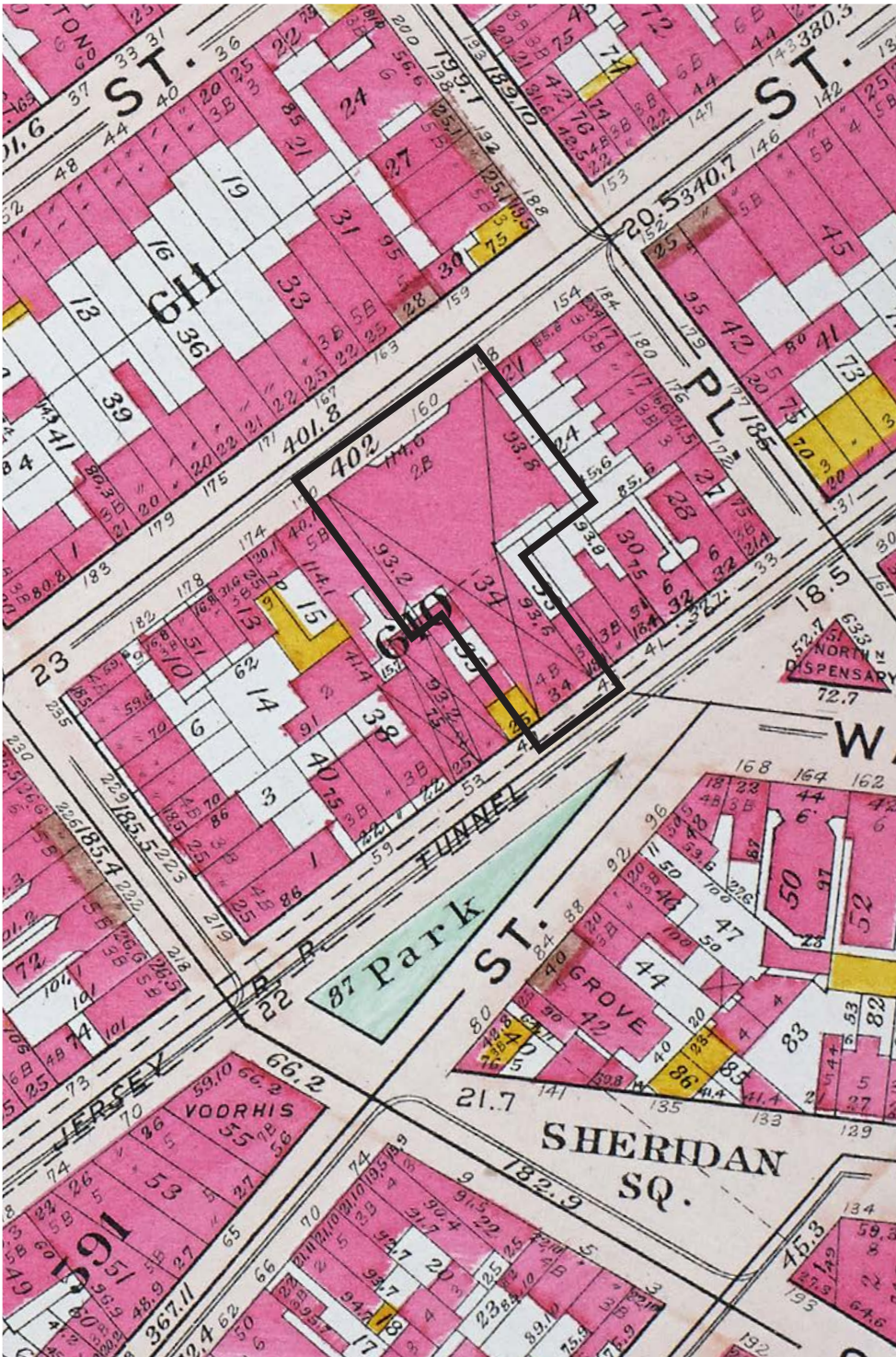


Christopher Street wing of 160 West 10th Street from the east, 1927 (NYHS)

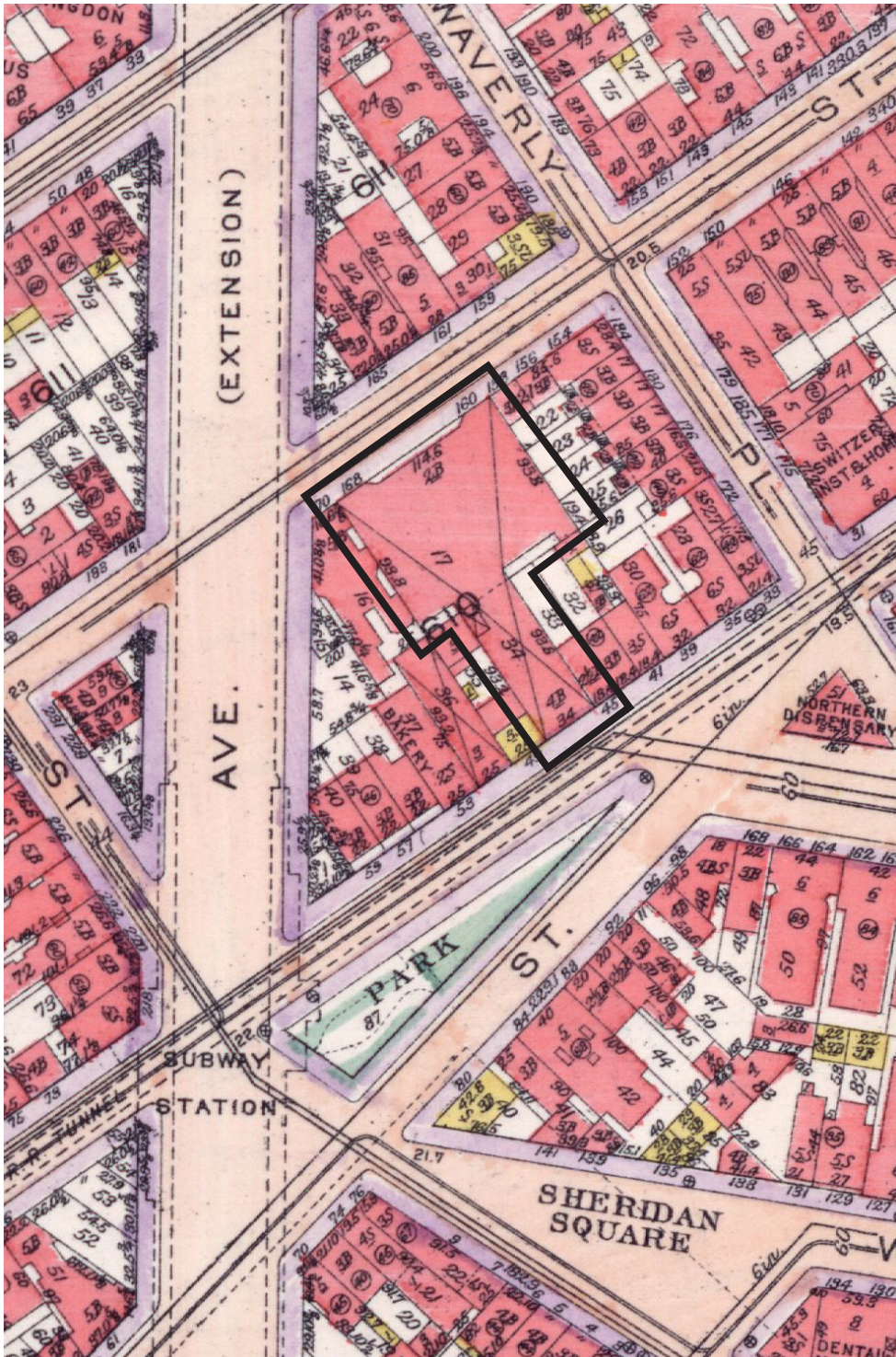


1

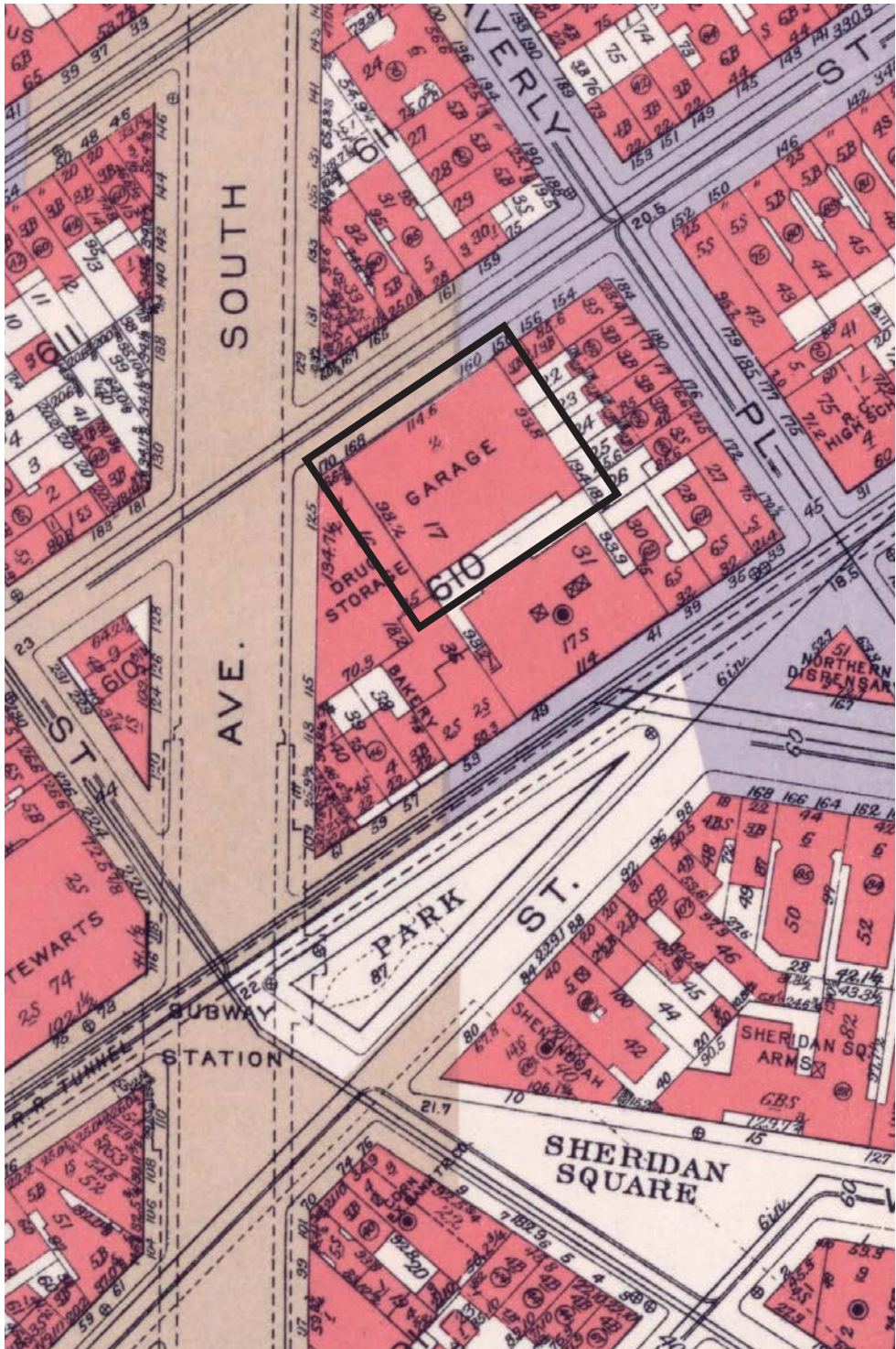
Historical Maps



1908 Bromley fire insurance atlas, plate 10R (FIMO)



1916 Bromley fire insurance atlas, plate 35 (FIMO)



1934 Bromley fire insurance atlas, plate 35 (FIMO)

Greenwich Village Historic District

Transformation of West 10th Street at Seventh Avenue South



(1) Top: West 10th Street at Seventh Avenue South looking east, 1939 (NYPL)
(2) Bottom: North side of West 10th at Seventh Avenue South, 1933 (NYPL)



(3) Seventh Avenue South between West 10th and Christopher Streets, 1940 (Muni)



Greenwich Village Historic District

LPC Commission-Approved New Construction on the Block



125 Seventh Avenue South, c. 1980s (Muni)



61 Christopher Street, c. 1980s (Muni)



125 Seventh Avenue South
New construction, 1990-94; top two stories added 2017-19



61 Christopher Street
New construction, 1983

Greenwich Village Historic District

Stables and Garages



70 Barrow Street, 1852 (Muni)



72-74 Horatio Street, 1907 (Muni)



97-99 Charles Street, 1895 (Muni)



230-232 West 13th Street, 1901 (Muni)

Commercial Romanesque



30 Christopher Street, 1911-12 (Muni)



173 MacDougal Street, 1890-91 (Muni)



22 Jones Street, c. 1895 (Muni)



1 Sheridan Square, 1902-03 (Muni)

Previous LPC Approvals

Previous LPC Approvals

741-745 Washington Street (2023)



Appearance prior to addition, 2022



Approved design by Johnston Marklee (LPC-approved in 2023)

Previous LPC Approvals

771 Washington Street (2017)



1969 designation photo (LPC)



Approved design by BSKS (LPC-approved in 2017)

Previous LPC Approvals

St. Luke's School, 657 Greenwich Street (2014)



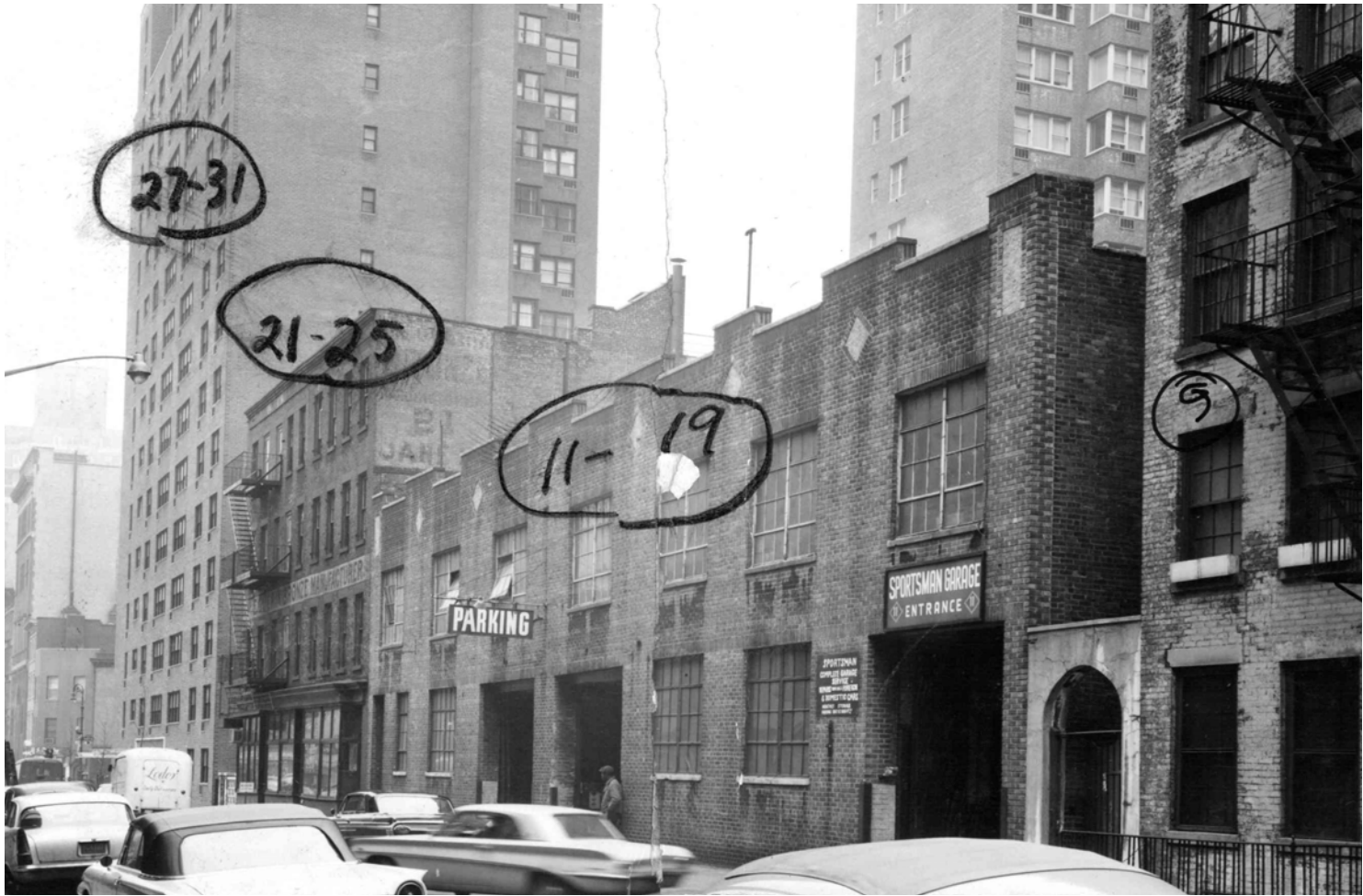
Appearance prior to addition



Approved design by ABA Studio (LPC-approved in 2014)

Previous LPC Approvals

11 Jane Street (2017)



1969 designation photo (LPC)



Approved design by David Chipperfield Architects (LPC-approved in 2017)

Restoration Scope & Proposed Design

Existing Condition

North Elevation (West 10th Street)



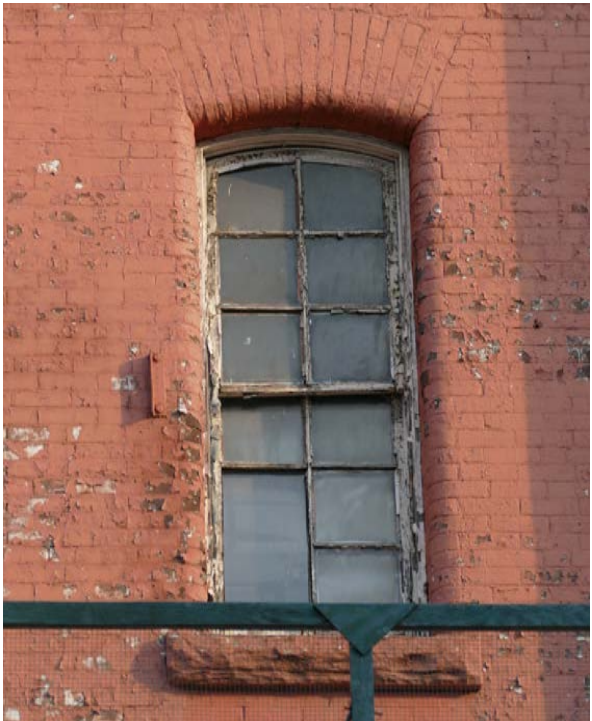
Painted brick, open joints, and sill erosion at the second story.



Eastern projecting bay.



Wood paired double-hung windows with brownstone lintel.



Western projecting bay.



Rusticated, painted brownstone at the garage's water table.



Central office bay window, inset against the currently painted brickwork with brownstone trim across the first story.



Granite and brownstone spalling on the water table beneath the non-historic paint layers.

Existing Condition

Roof



Vegetation growing behind the western projecting parapet.



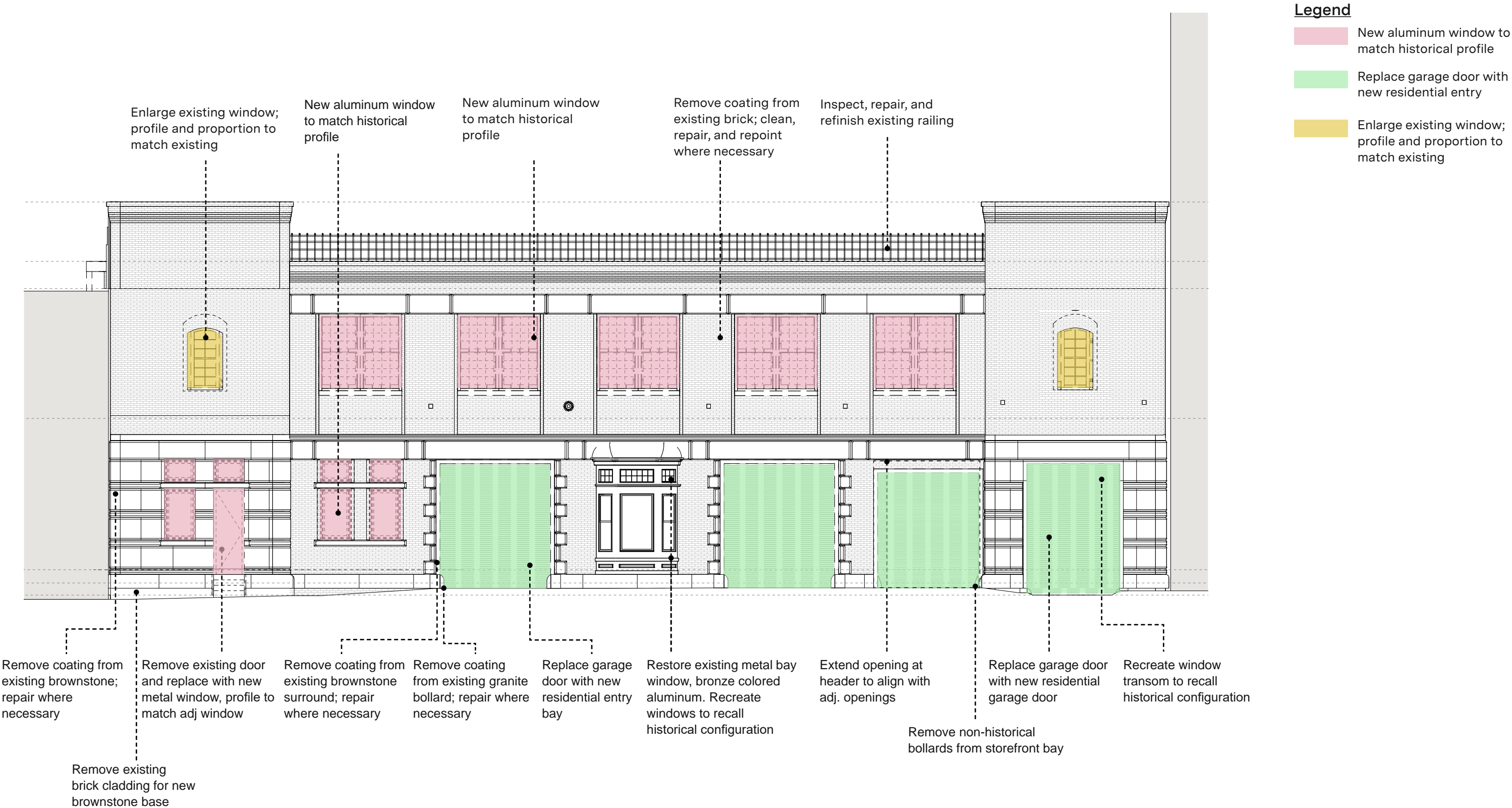
The historic wrought-iron fence lining the central portion of the facade's parapet.



Stair bulkhead backing the eastern projecting parapet.

Proposed Restoration Scope

North Elevation (West 10th Street)



Existing Condition

North Elevation Windows



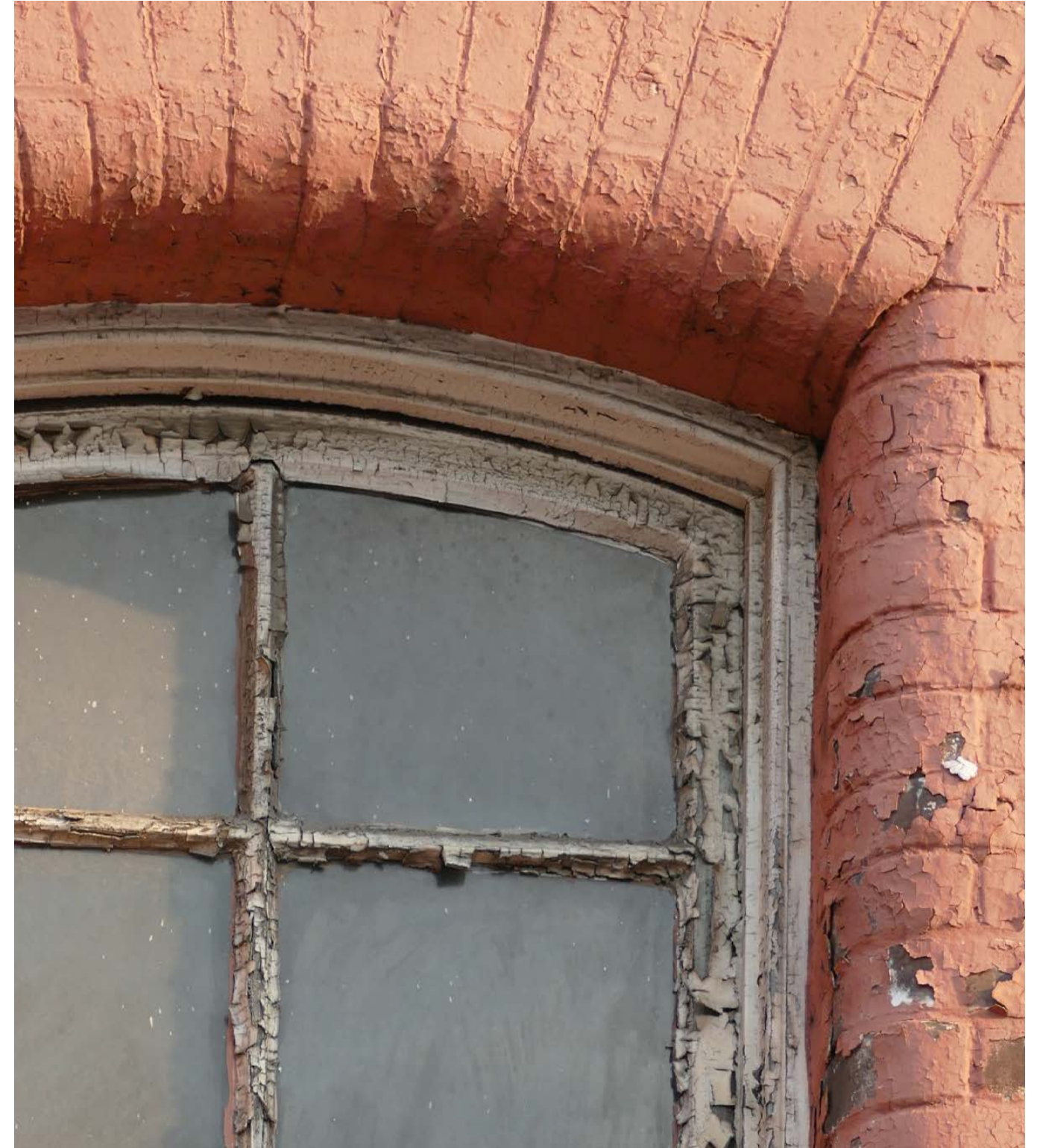
L2 Paired wood double-hung windows

Existing Condition

North Elevation Windows



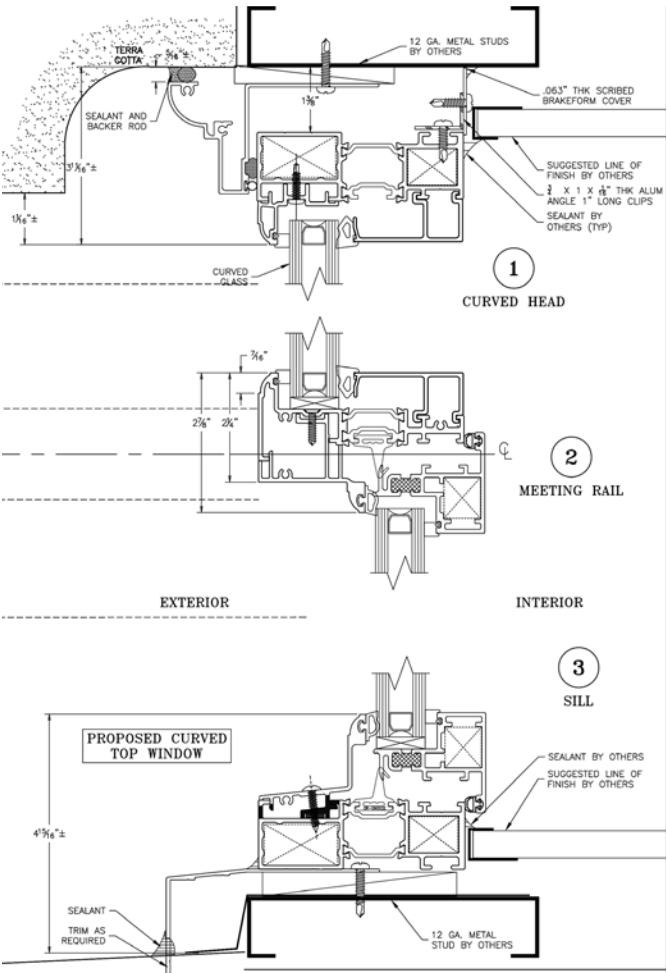
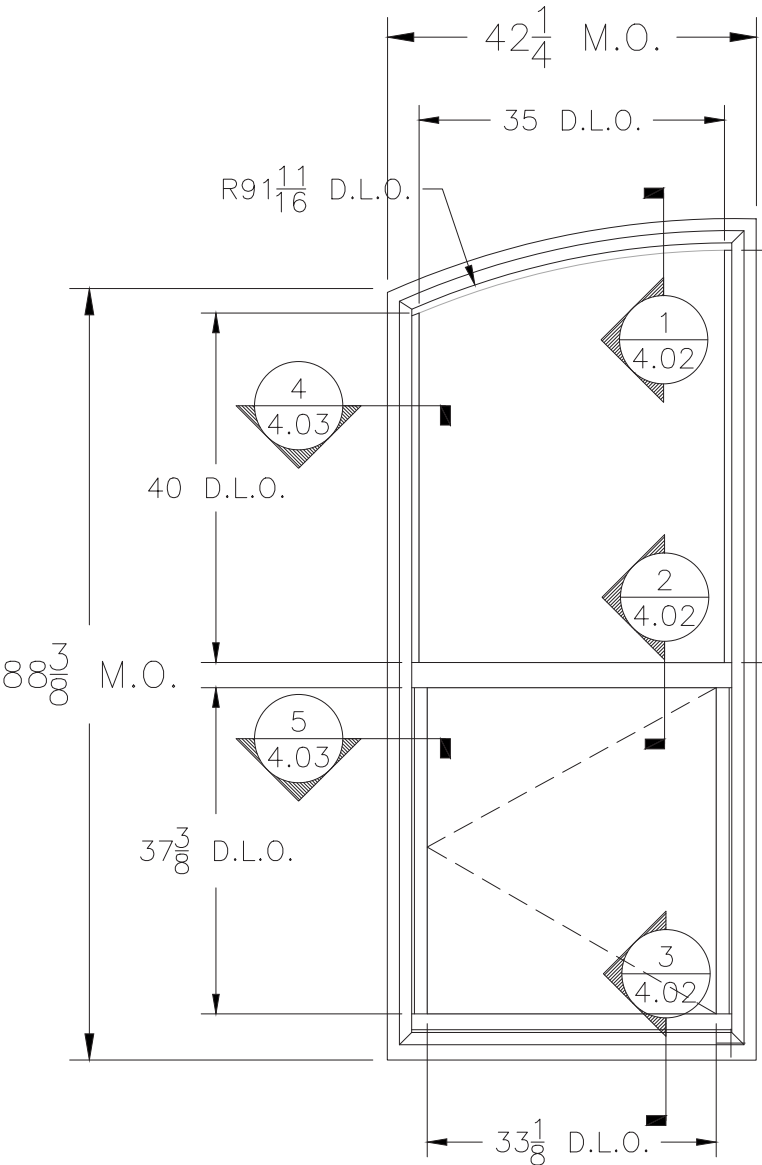
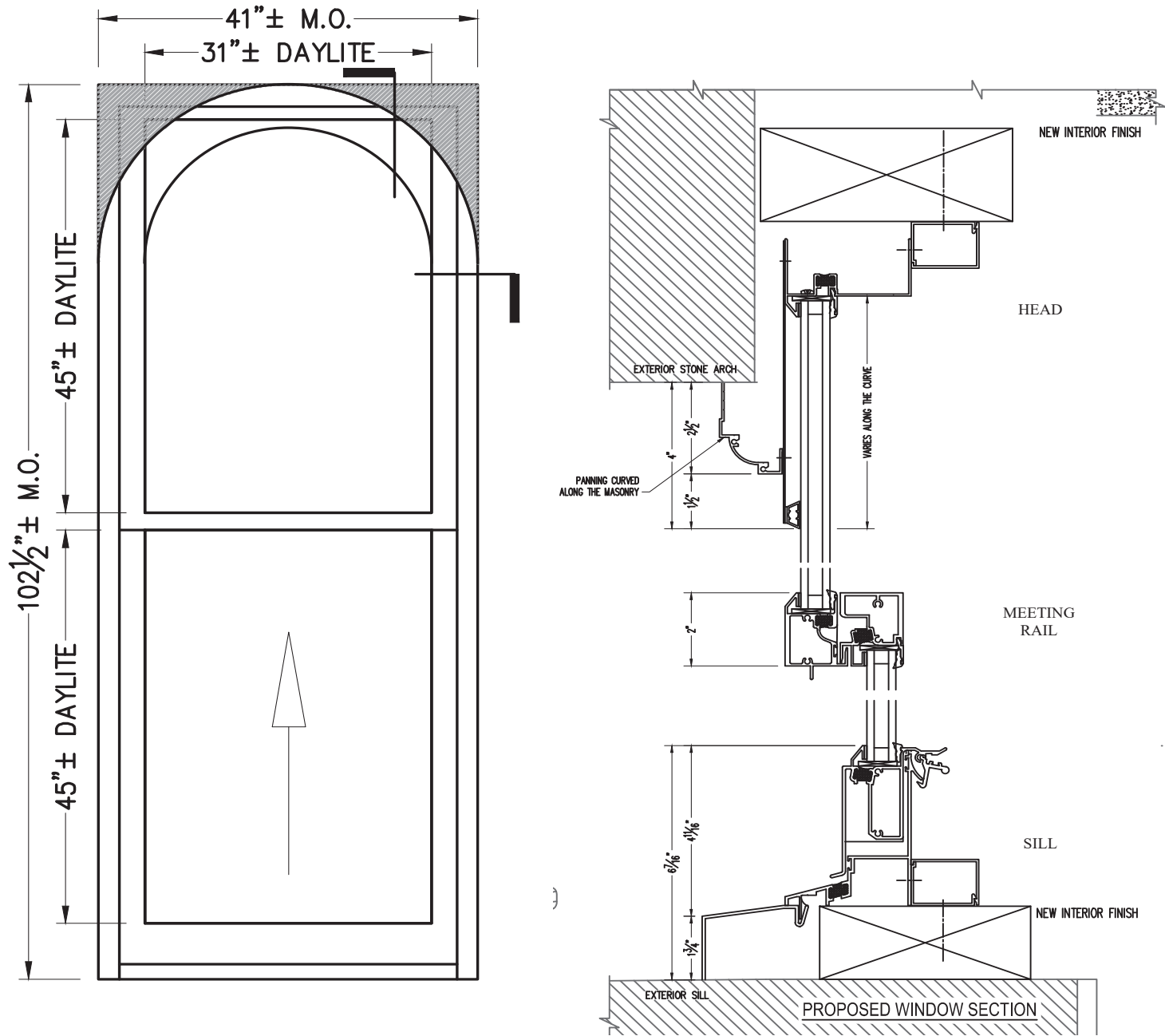
L2 Paired wood double-hung windows



L2 Pavilion wood double-hung window

LPC Approved Arch-Headed Aluminum Replacement Windows

Simulated double-hung and multi-lite arched windows



150 Fifth Avenue (LPC Approved 2020)

95 Madison Avenue (LPC Approved 2025)

Approved Arch-Headed Aluminum Windows

Simulated double-hung and multi-lite arched windows



150 Fifth Avenue (LPC Approved 2020)

529 King Street (Charleston BAR Approved with Architectural Merit 2019)

Street Elevation



Existing



Proposed

Proposed Elevation



Material Palette



Existing Brownstone and Brick at Street Facade



Terracotta



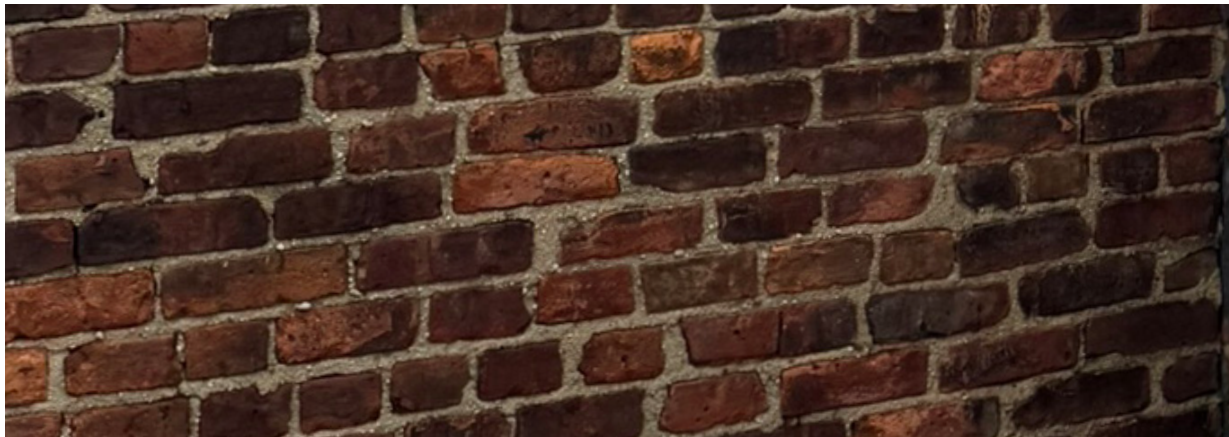
Brick and Mortar at Rear Yard



Wood Entry Door



Standing Seam Aluminum



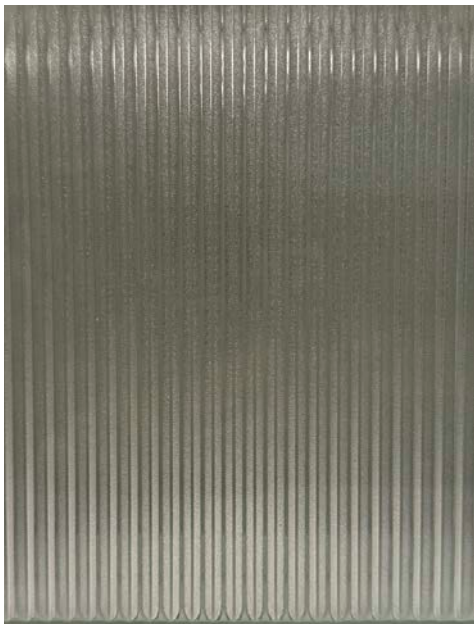
Existing and Proposed Brick at Lot Line Facade



Cast Stone Storefront Base



Bronze Colored Aluminum



Frosted Glass

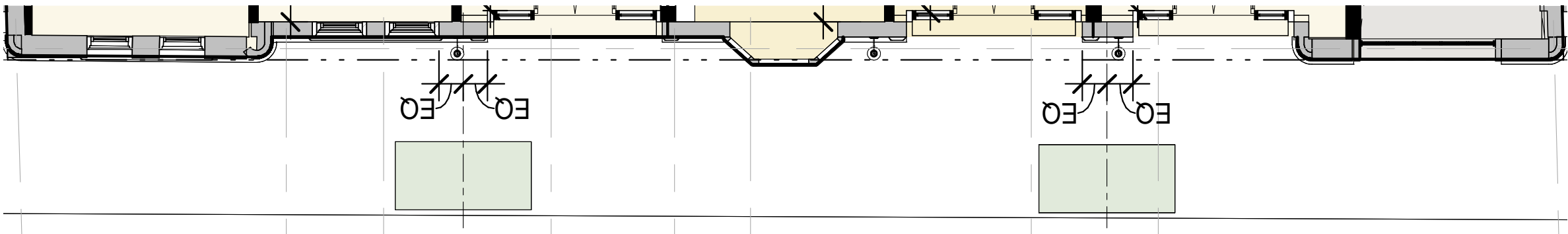
Street View



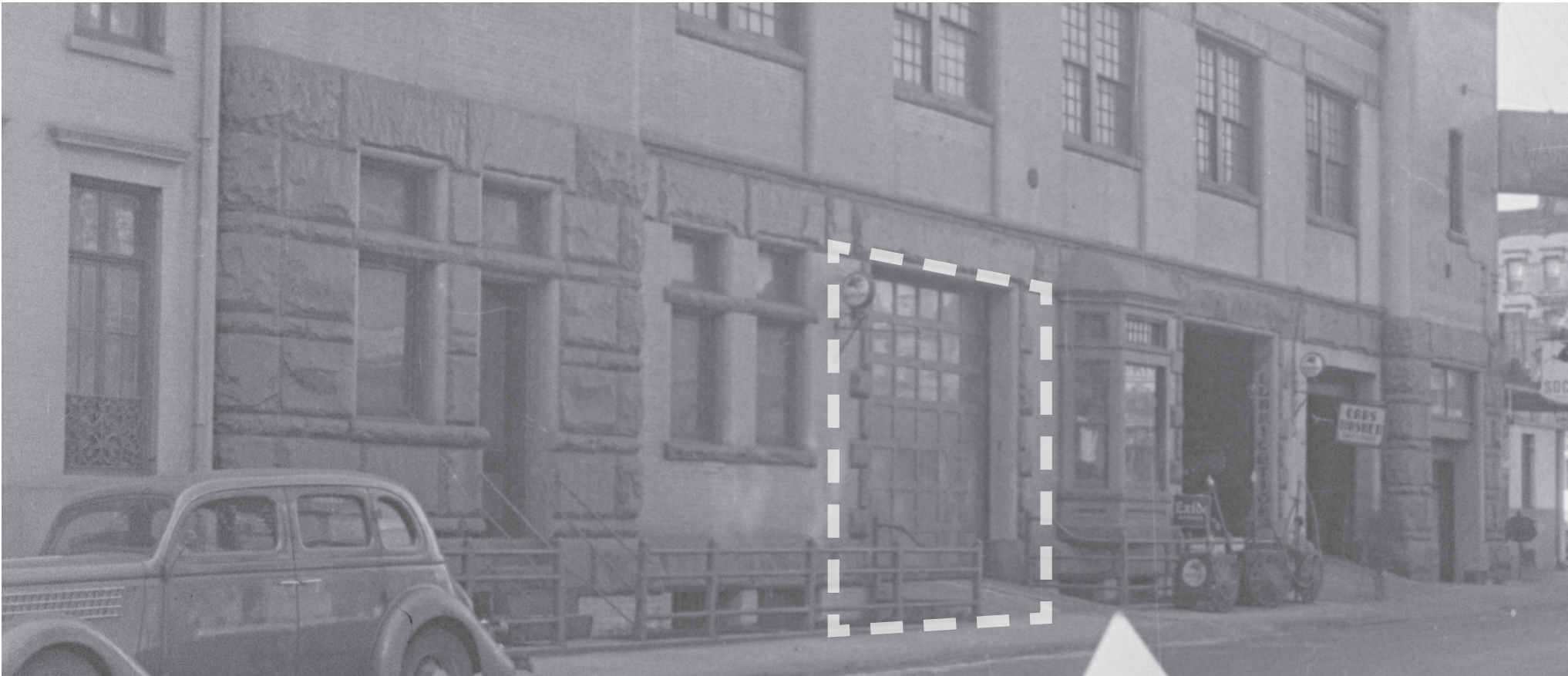
Street View



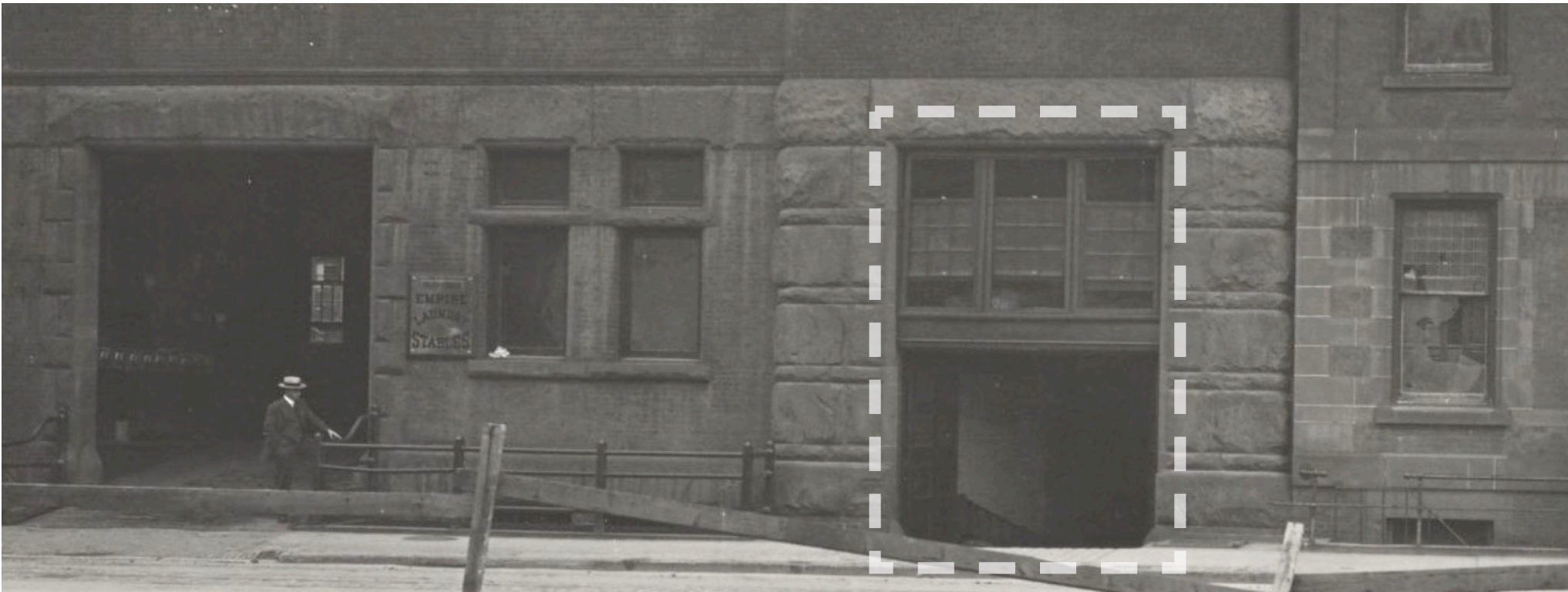
Ground Floor Plan



Residential and Parking Entry



1940 tax photos, after conversion to a parking garage (Muni)

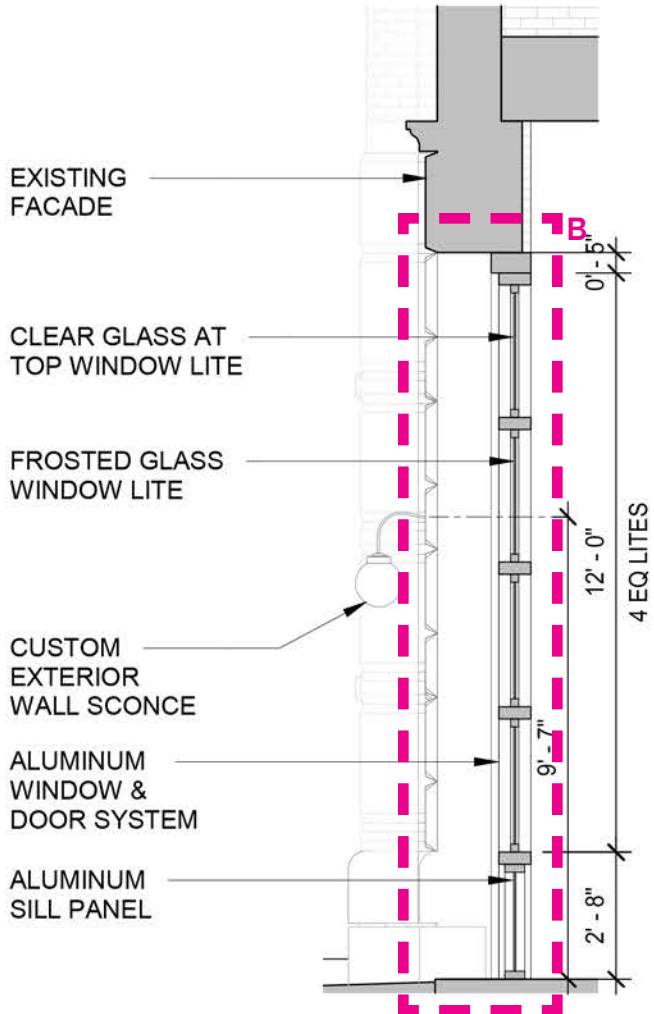


160 West 10th Street during construction of the Seventh Avenue Subway, 1914 (NYHS)

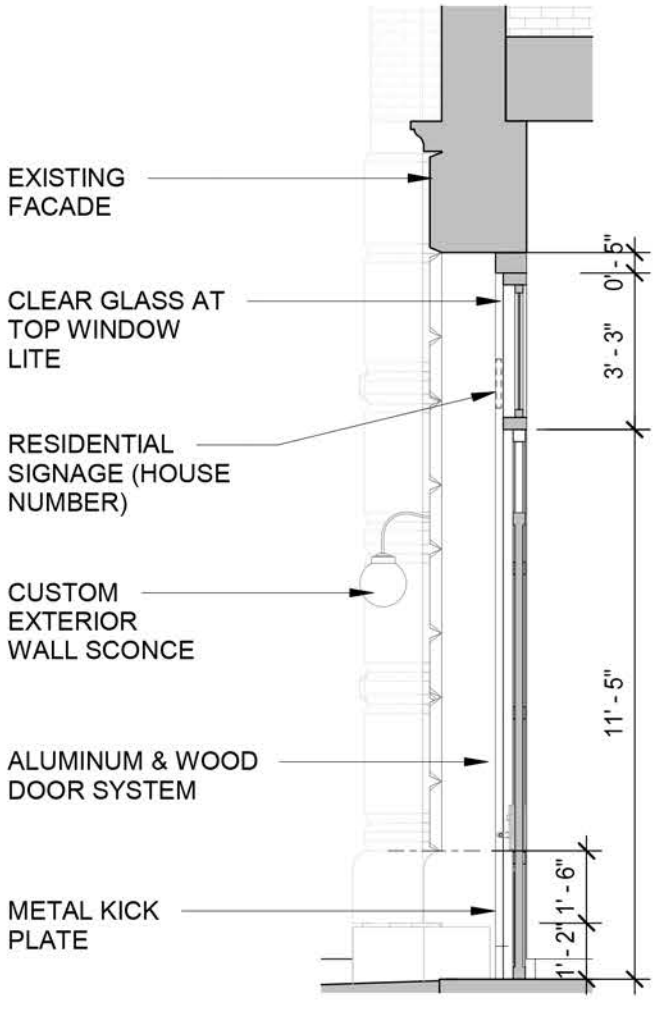
Typical Residential Entry



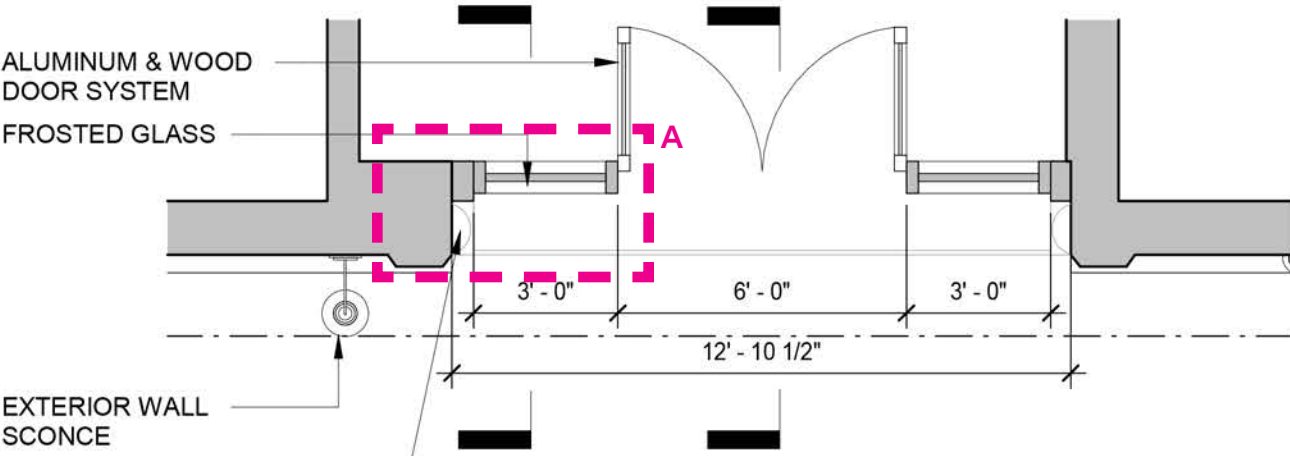
Elevation



Section at Side Lite

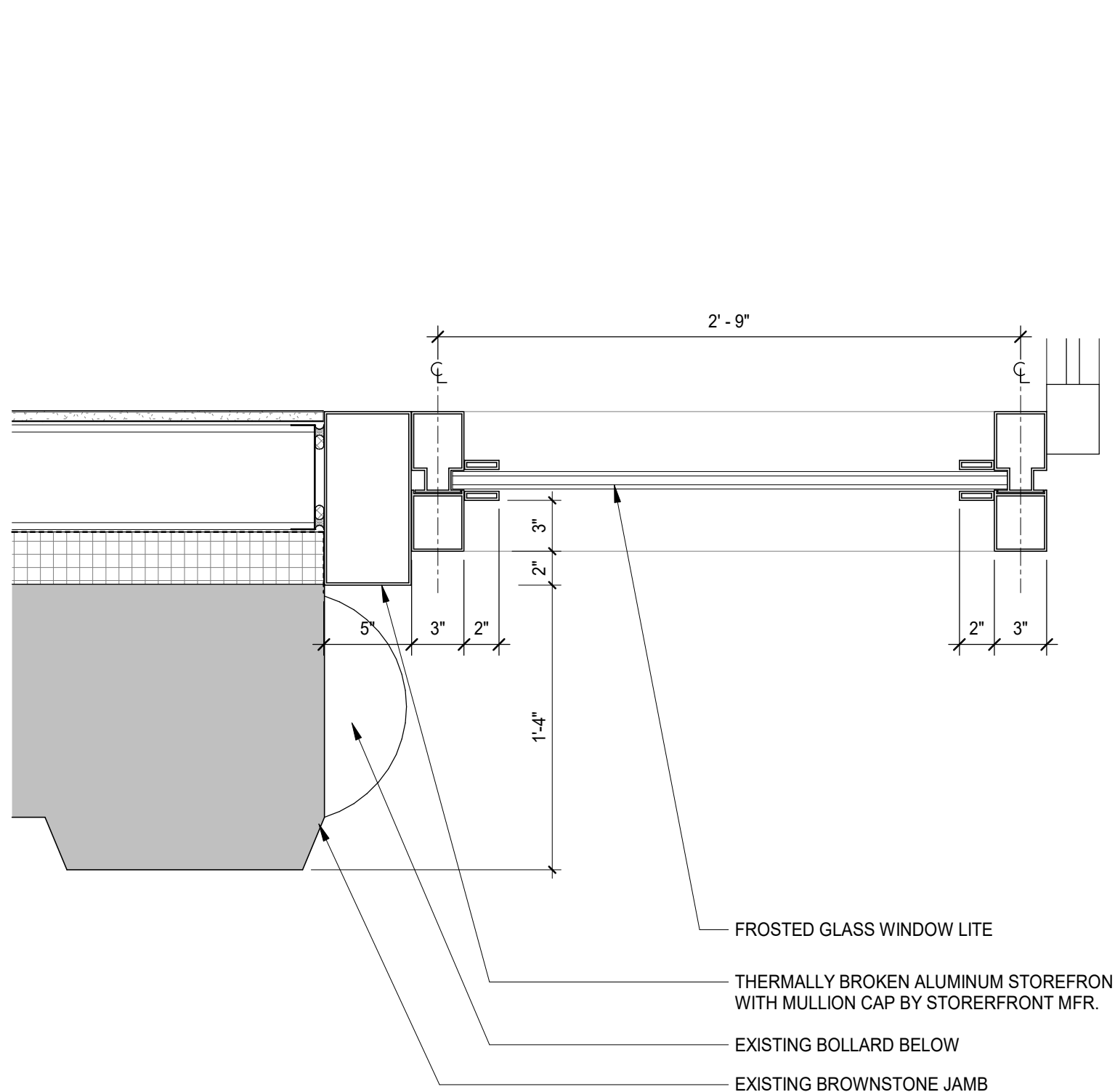


Section at Door

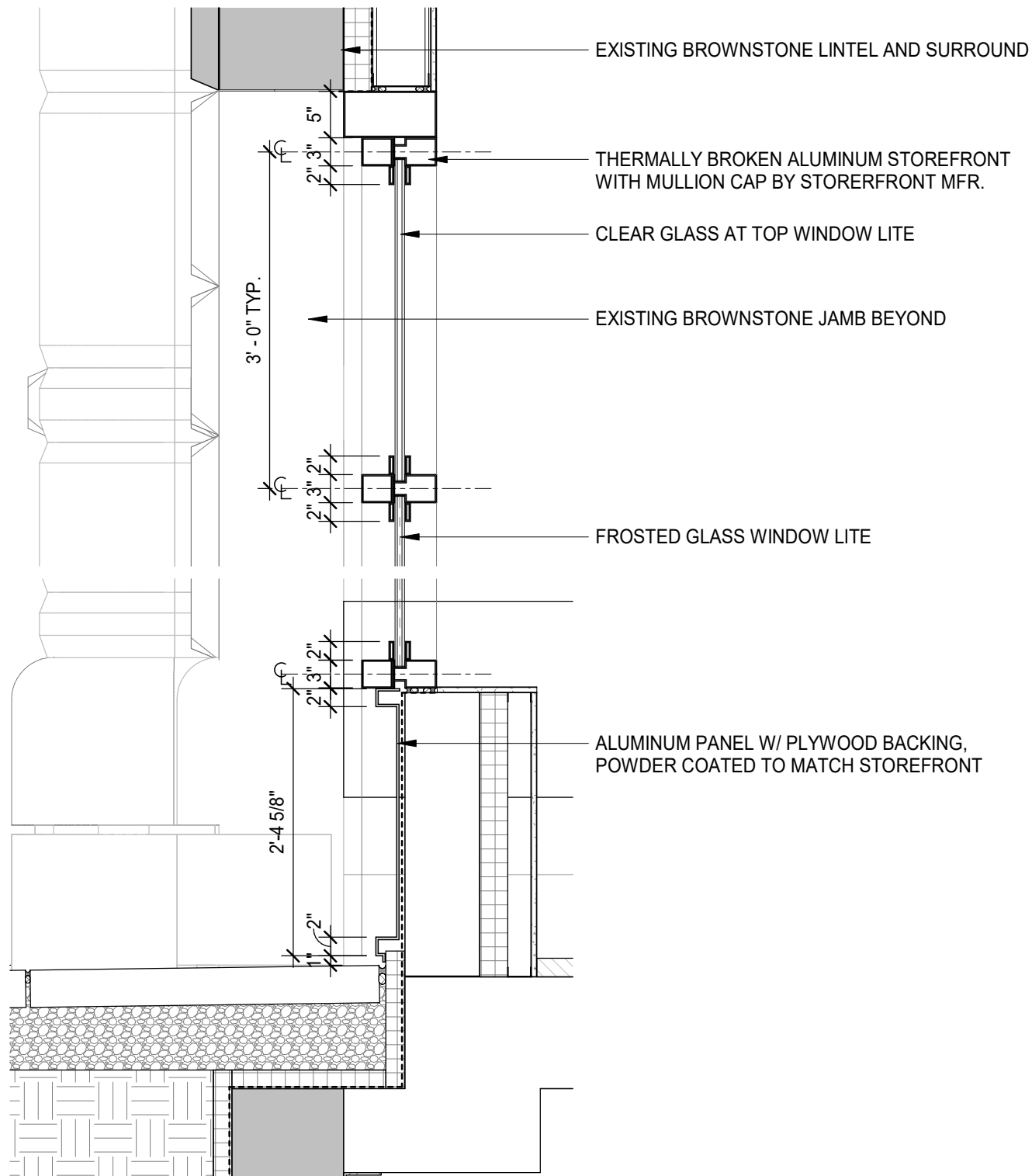


Plan

Typical Residential Entry



Plan Detail A at Side light and Jamb

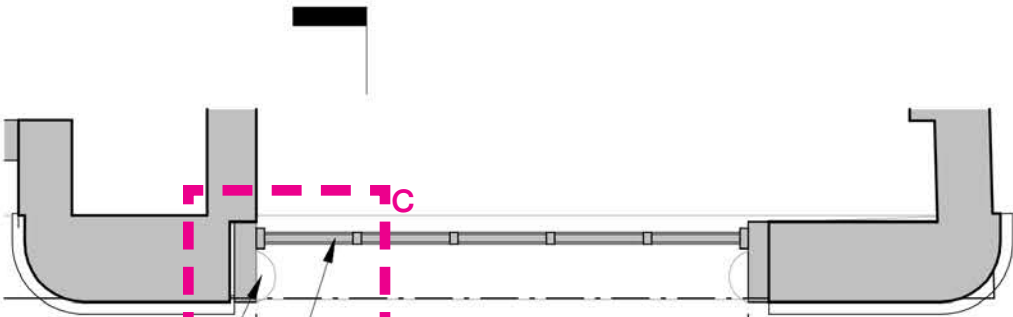


Section Detail B at Side light

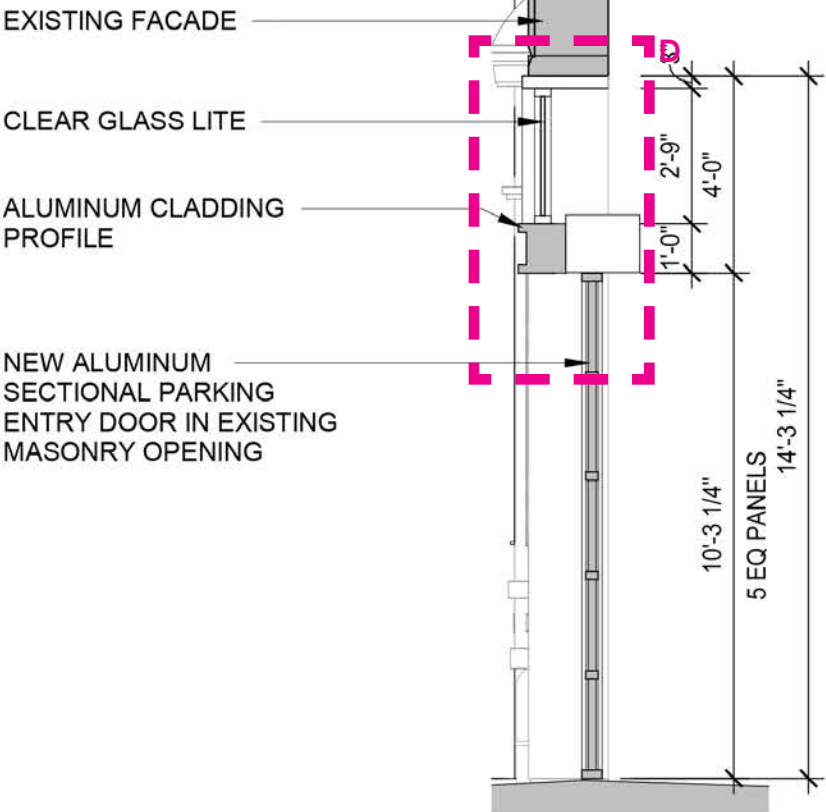
Residential Parking Entry



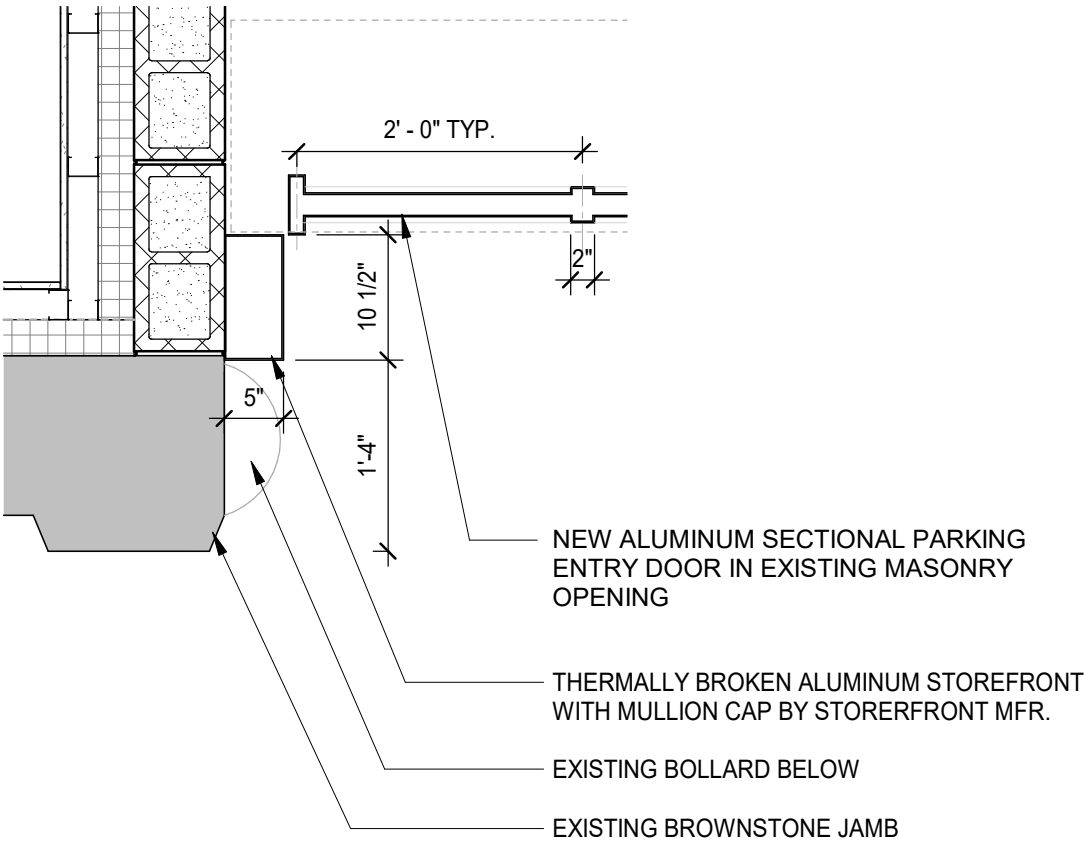
PARKING
ENTRY



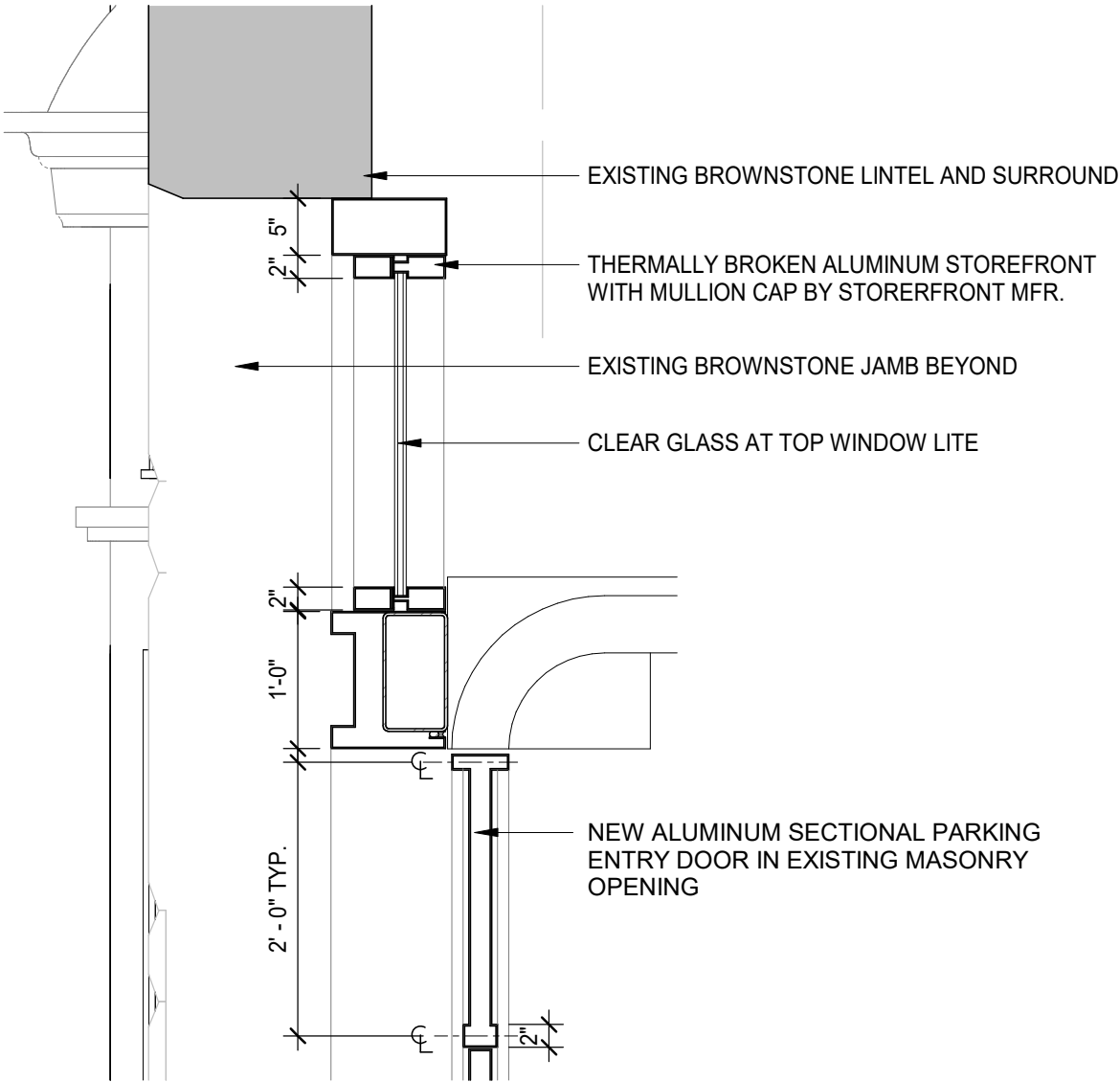
EXISTING BOLLARD BELOW
NEW ALUMINUM SECTIONAL
PARKING ENTRY DOOR IN



Residential Parking Entry

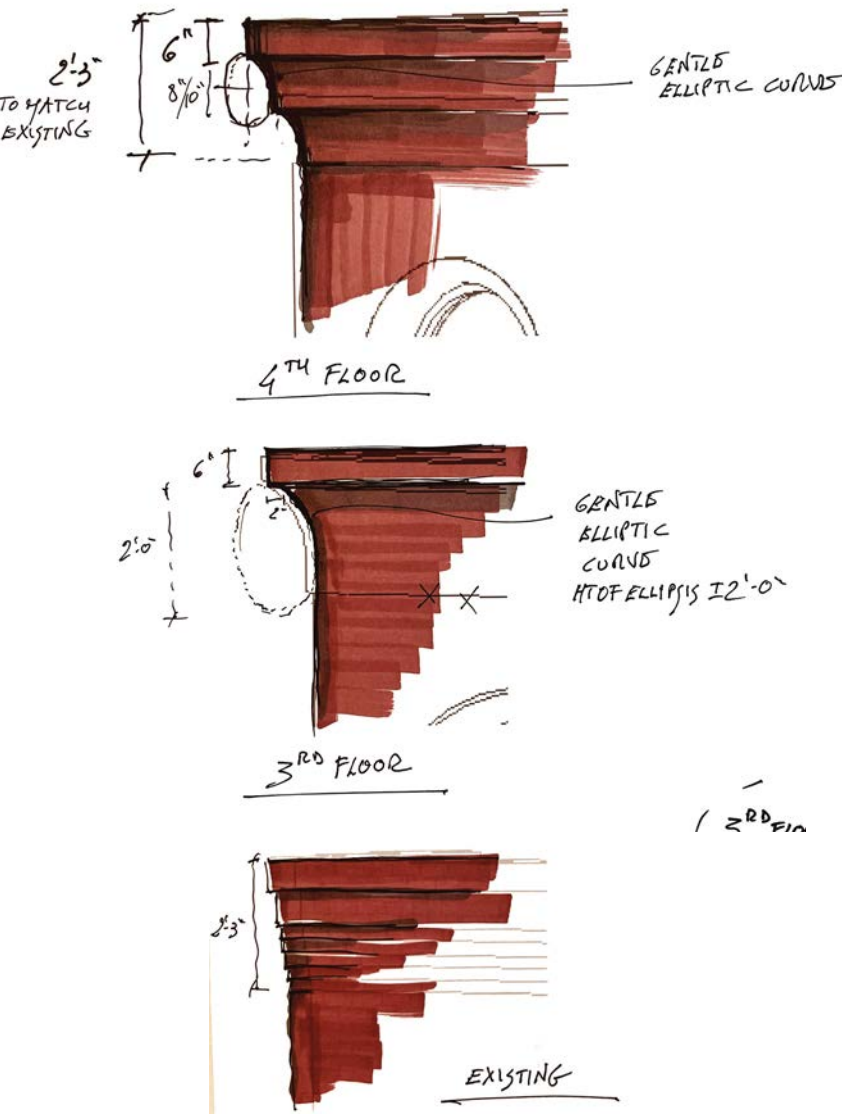


Plan Detail C



Section Detail D

Axon View



Terrace Divider Material Reference



Terrace Views

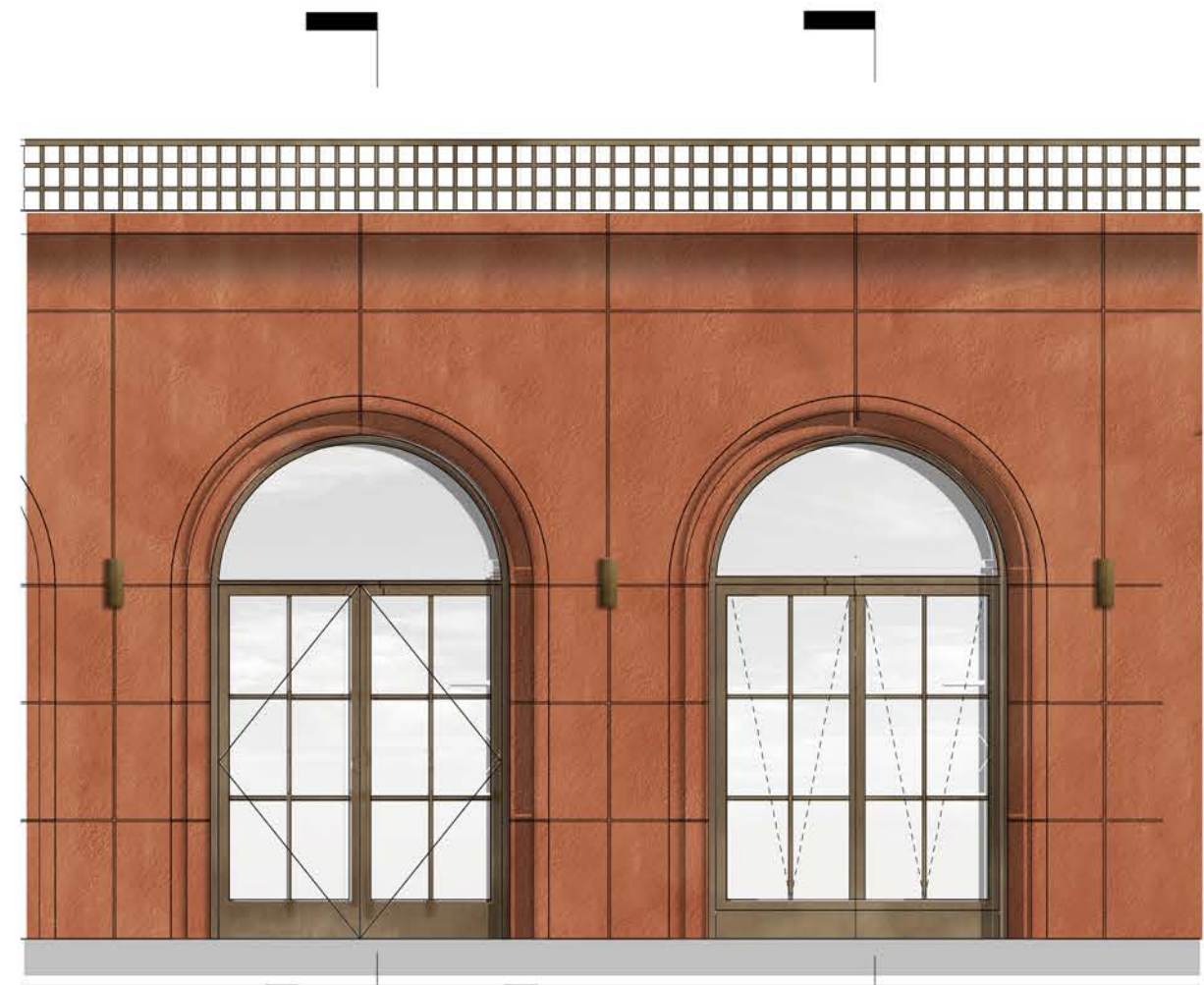


Level 3 Setback



Level 4 Setback

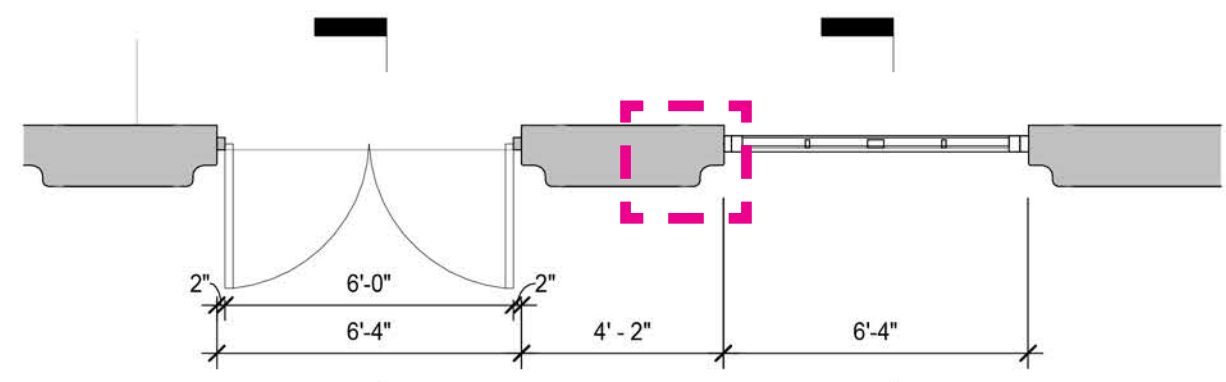
Typical L3 Fenestrations



Elevation

A

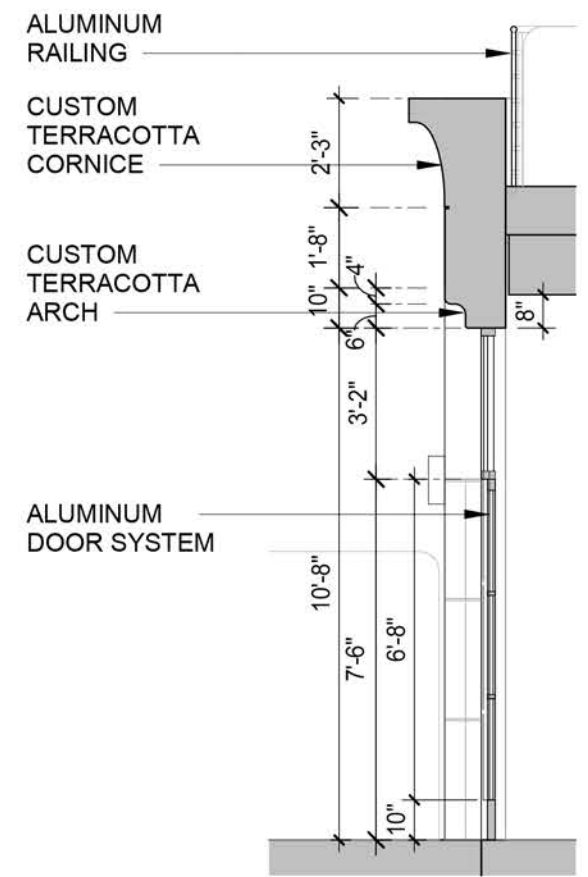
B



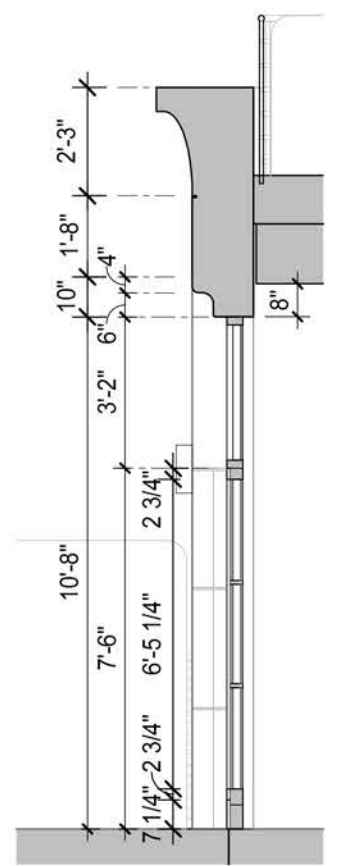
Plan

A

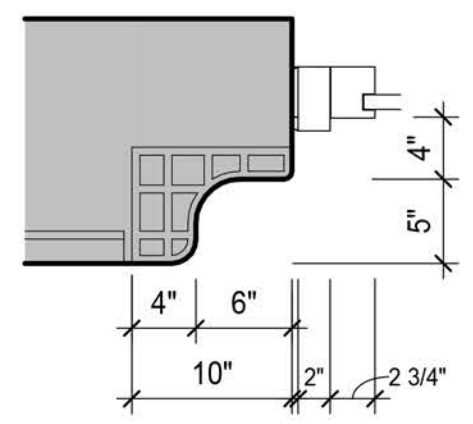
B



Section A at Door

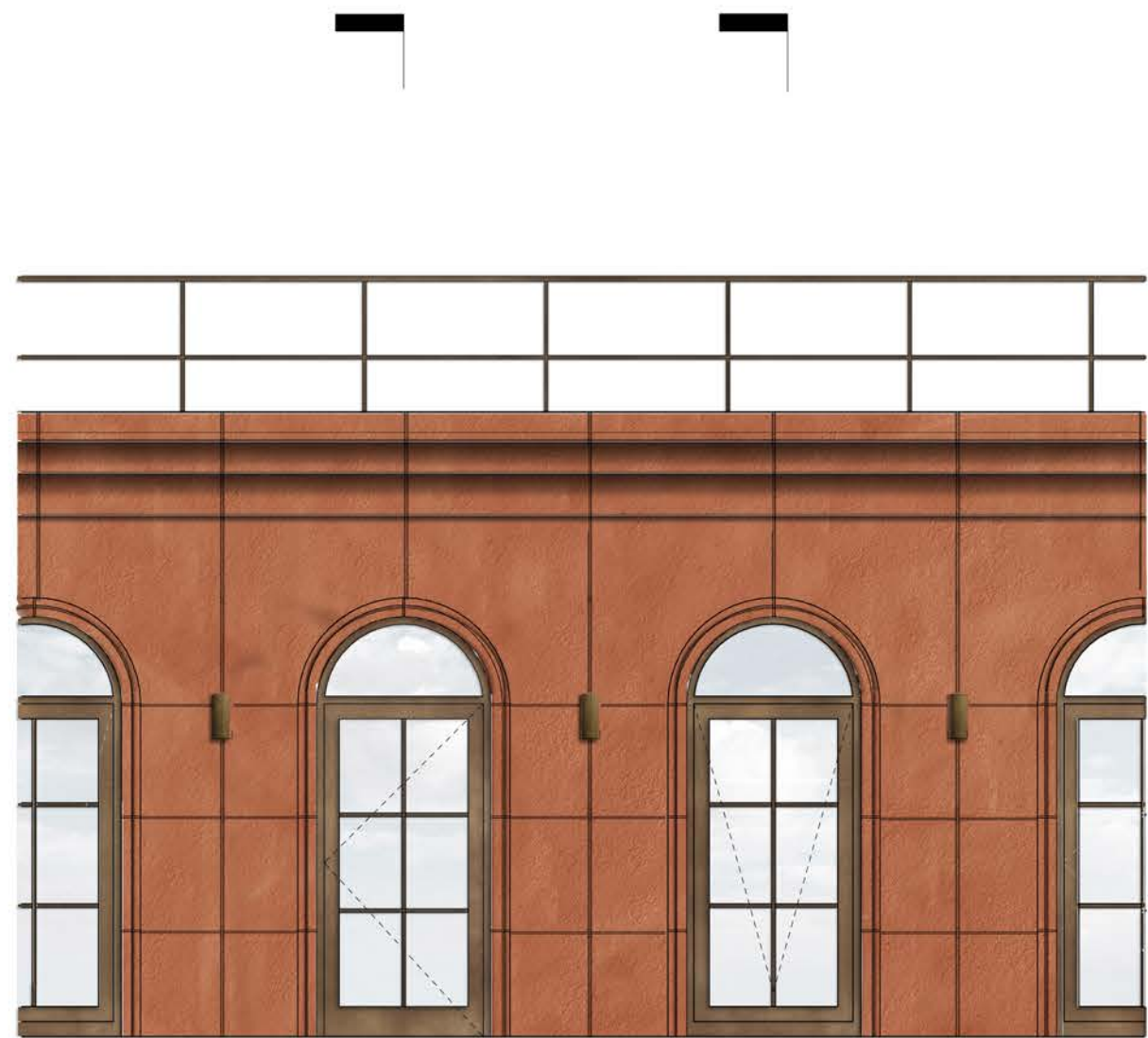


Section B at Window



Enlarged Plan Detail

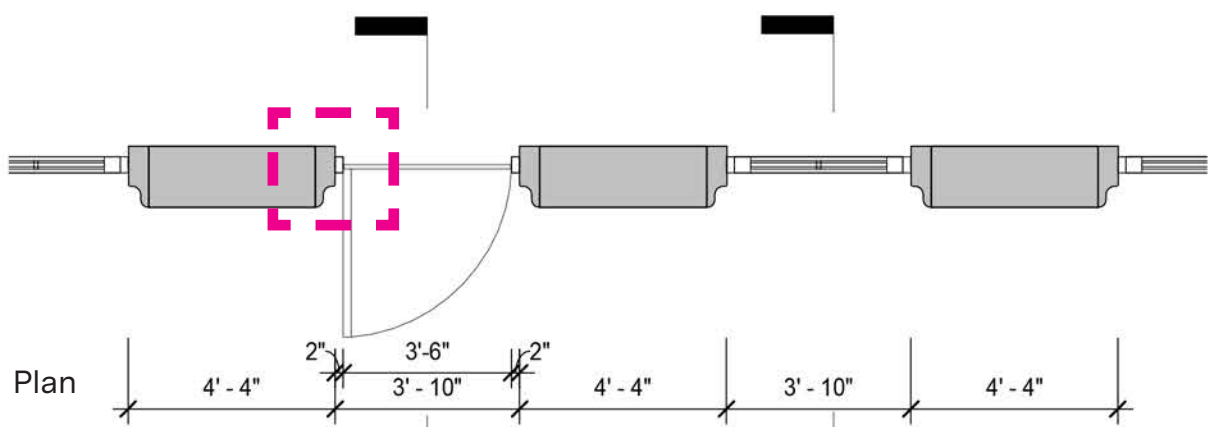
Typical L4 Fenestrations



Elevation

A

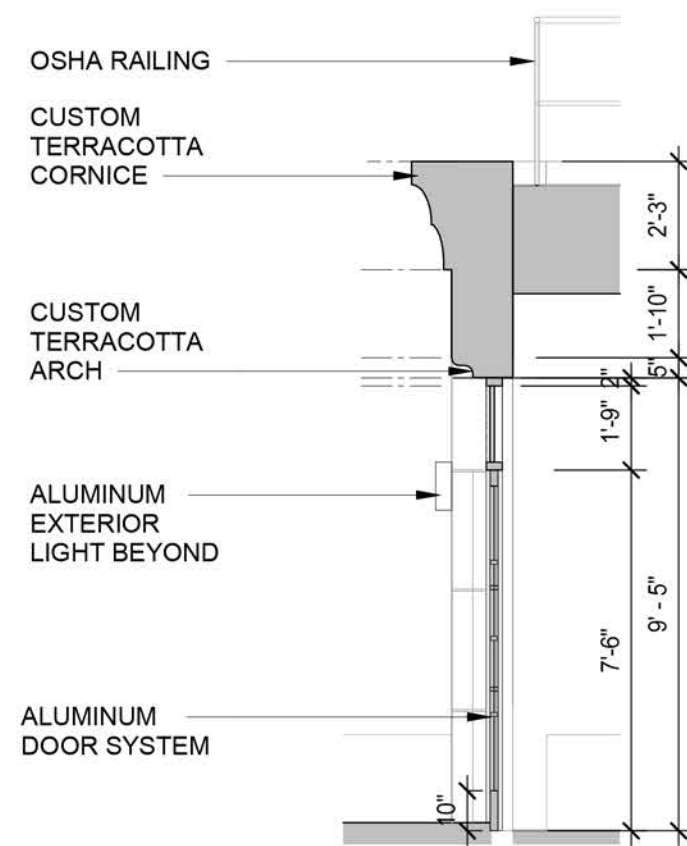
B



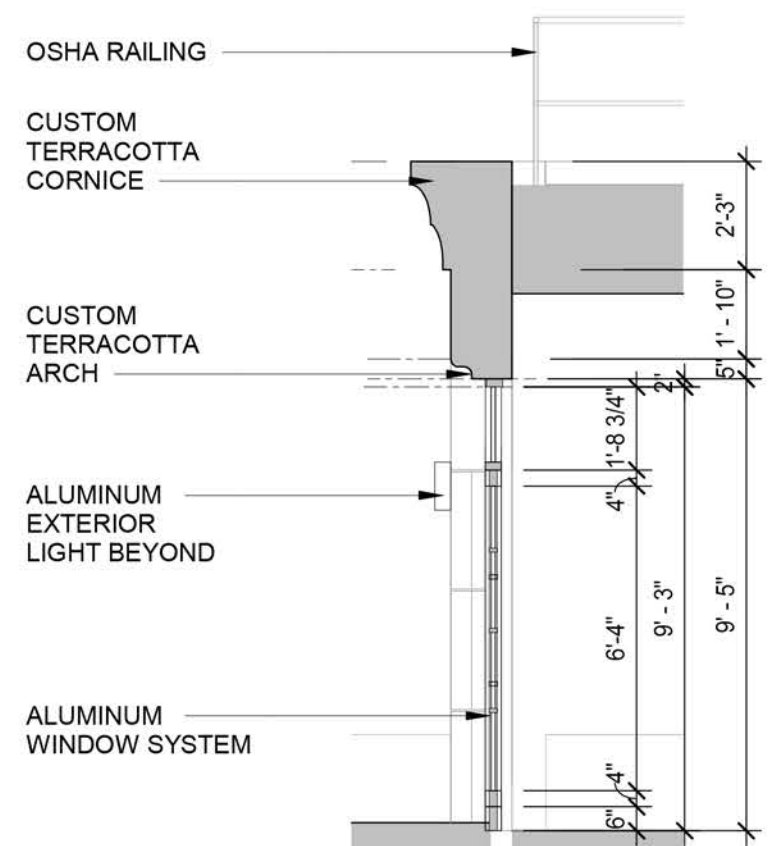
Plan

A

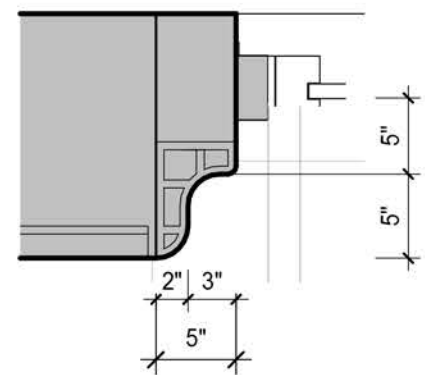
B



Section A at Door



Section B at Window

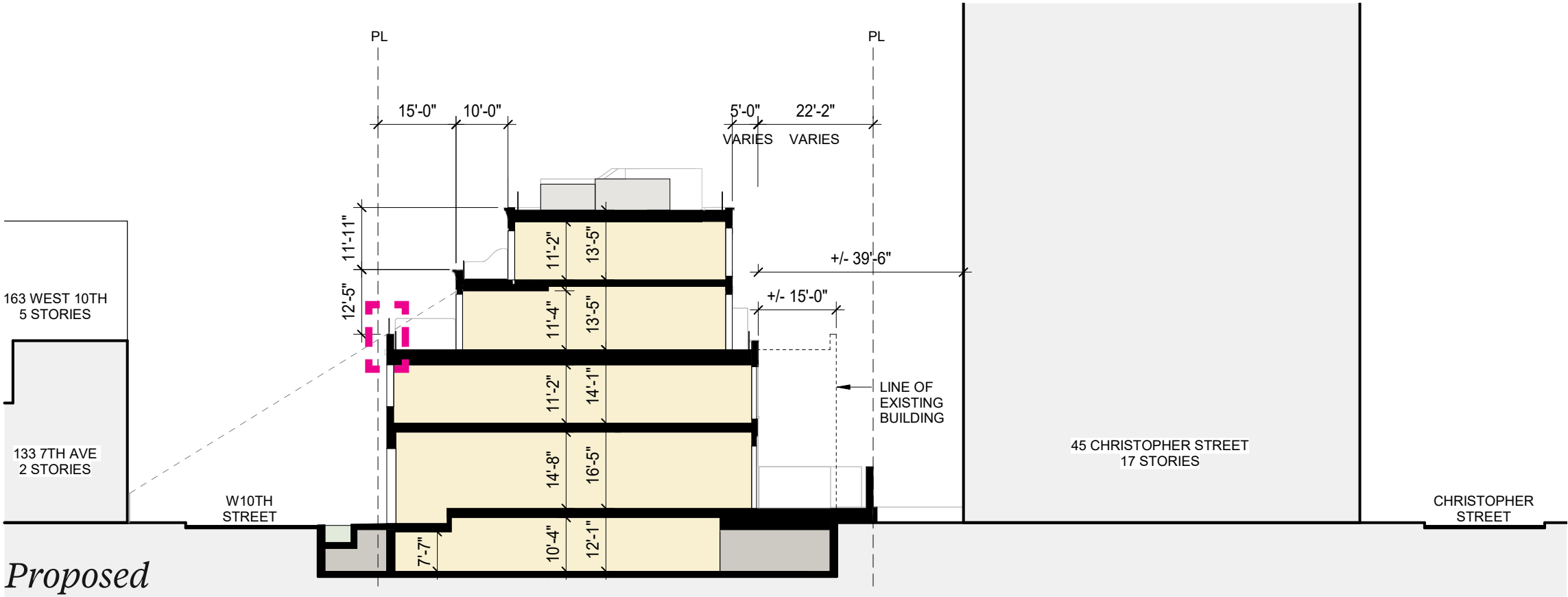
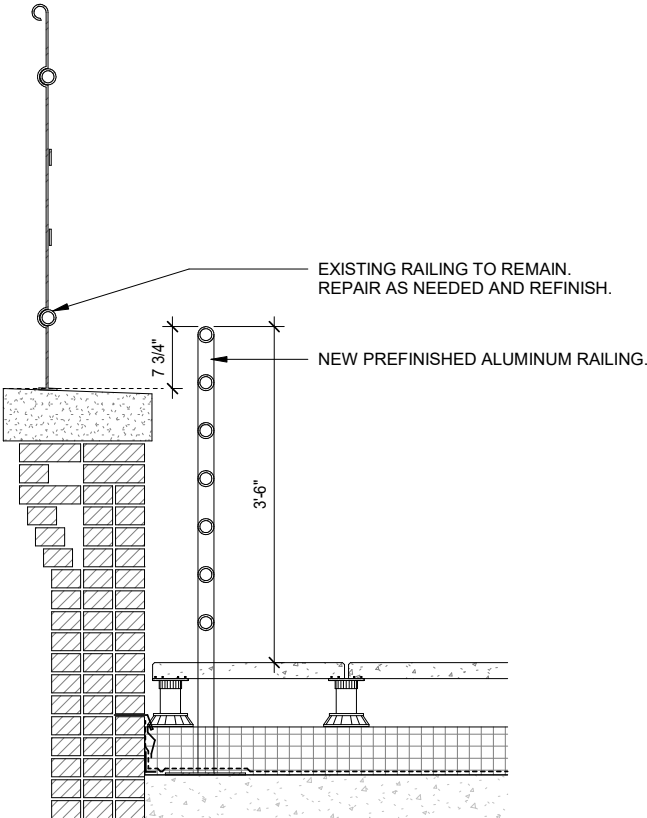
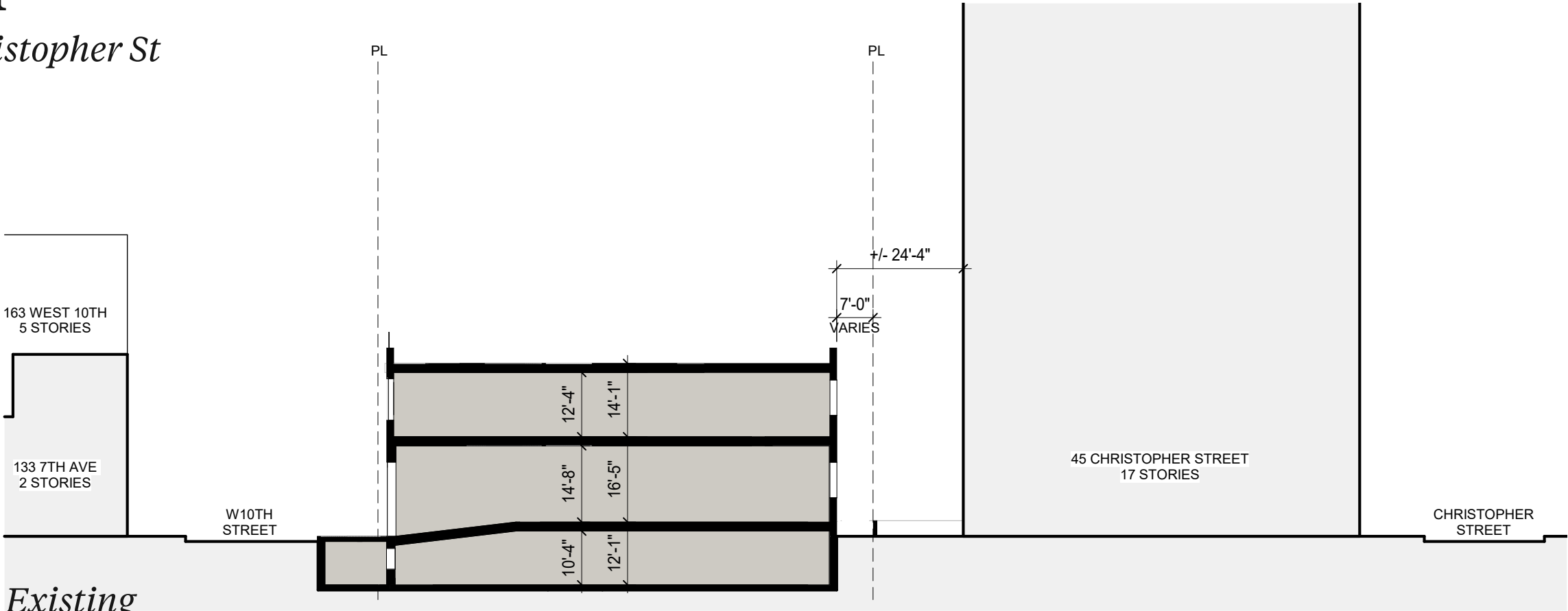


Enlarged Plan Detail

Courtyard & Lot Line Facades

Building Section

Section Through W10th to Christopher St

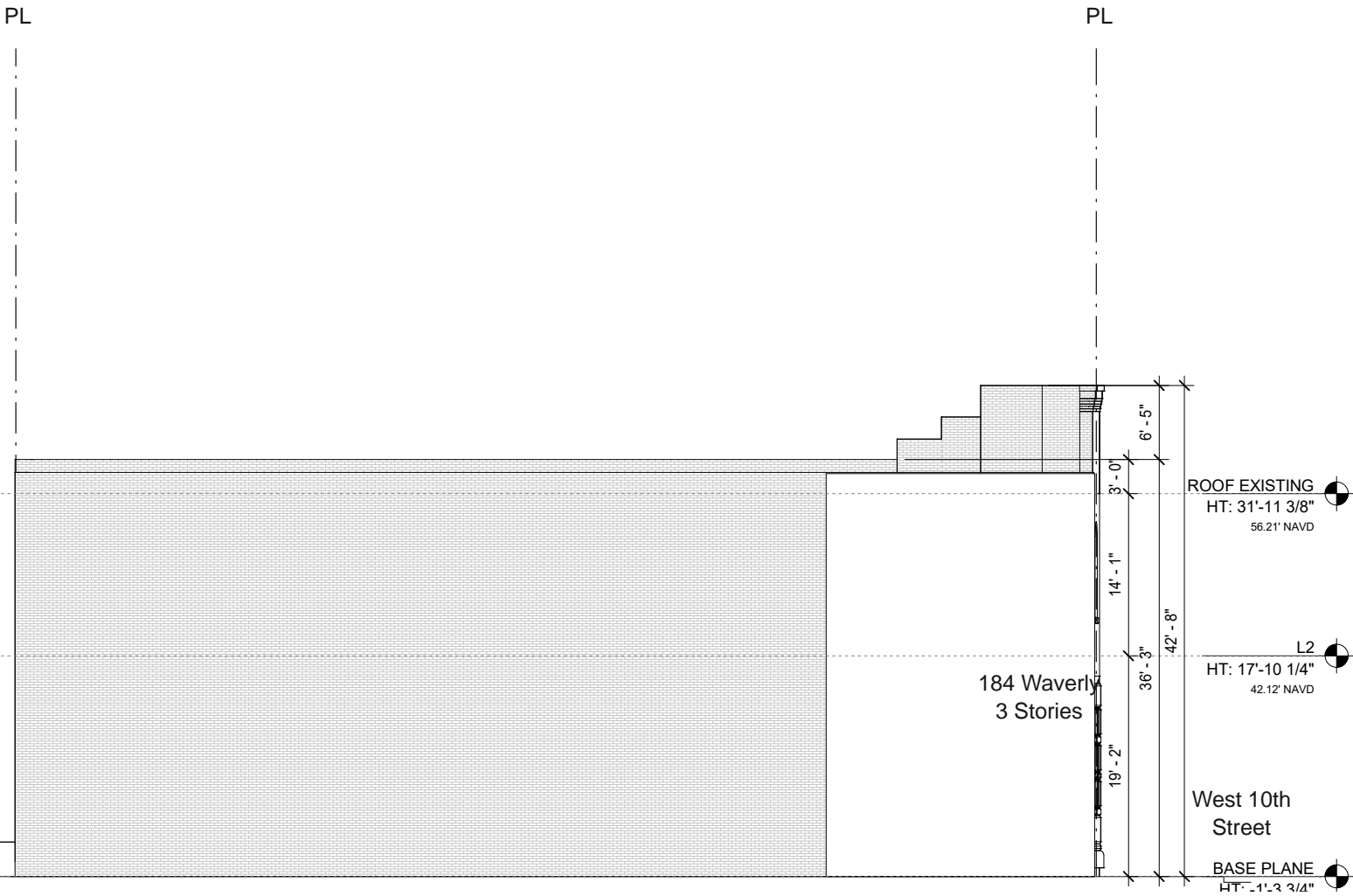


Guardrail Detail

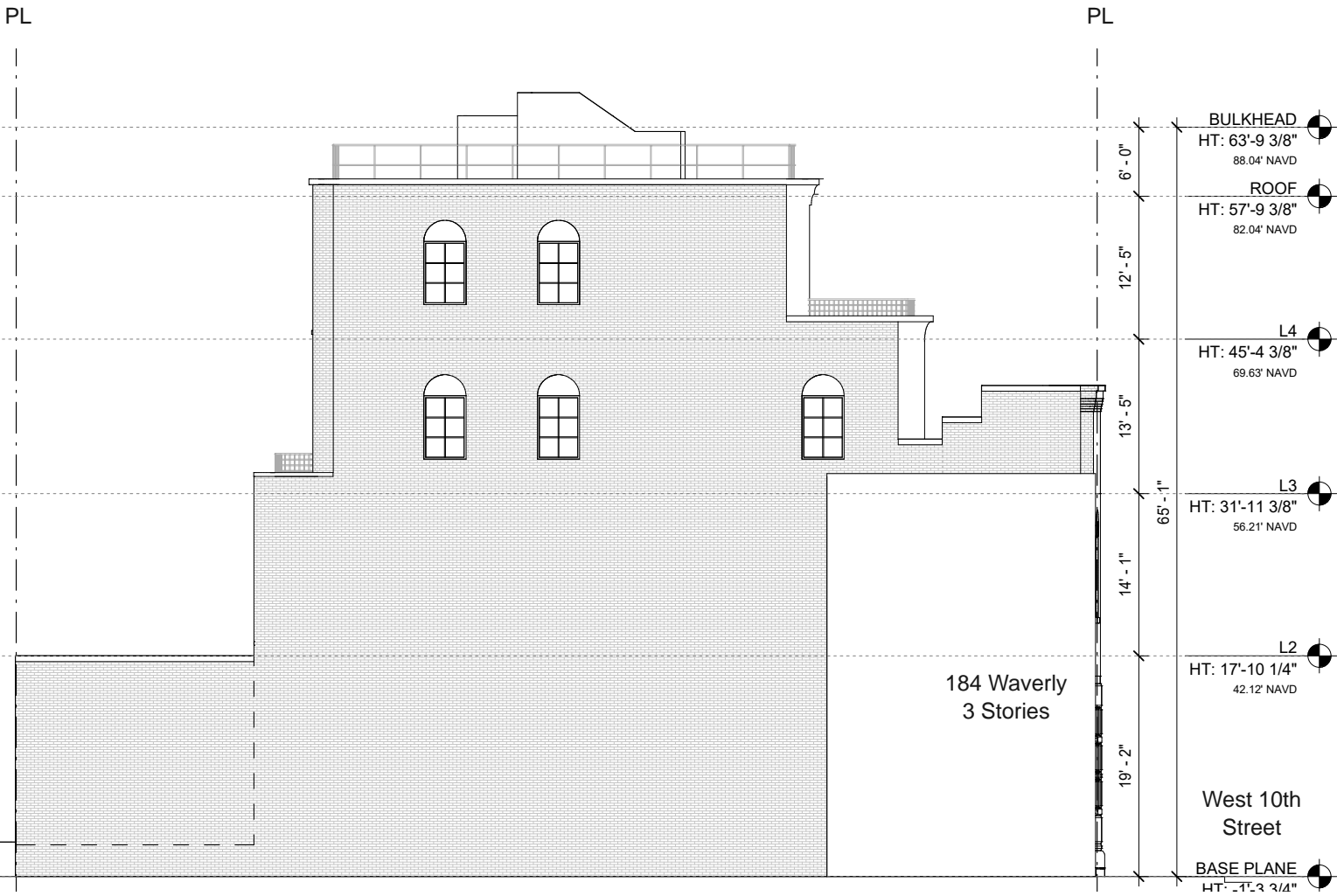
Proposed

East Elevations

Lot Line Facade



Existing



Proposed

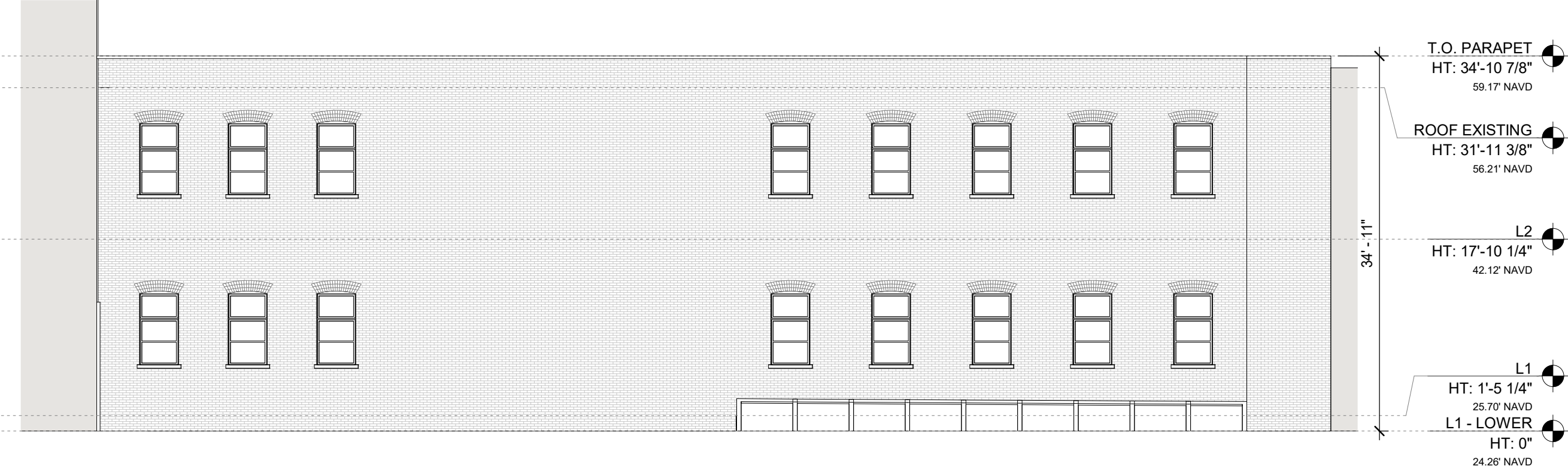
Existing Building

South Elevation



Existing Building

South Elevation

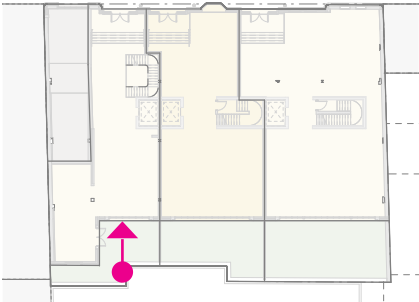


Proposed Design

South Elevation



Partial South Facade Perspective



Cast Stone

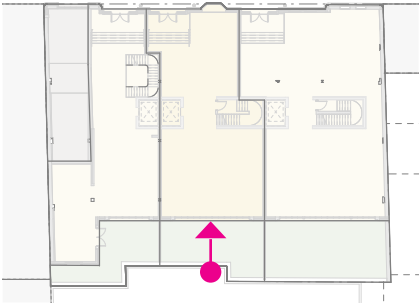


Brick



Bronze Colored Aluminum

Partial South Facade Perspective



Cast Stone

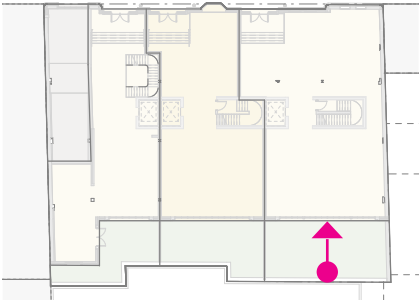


Brick



Bronze Colored Aluminum

Partial South Facade Perspective



Cast Stone

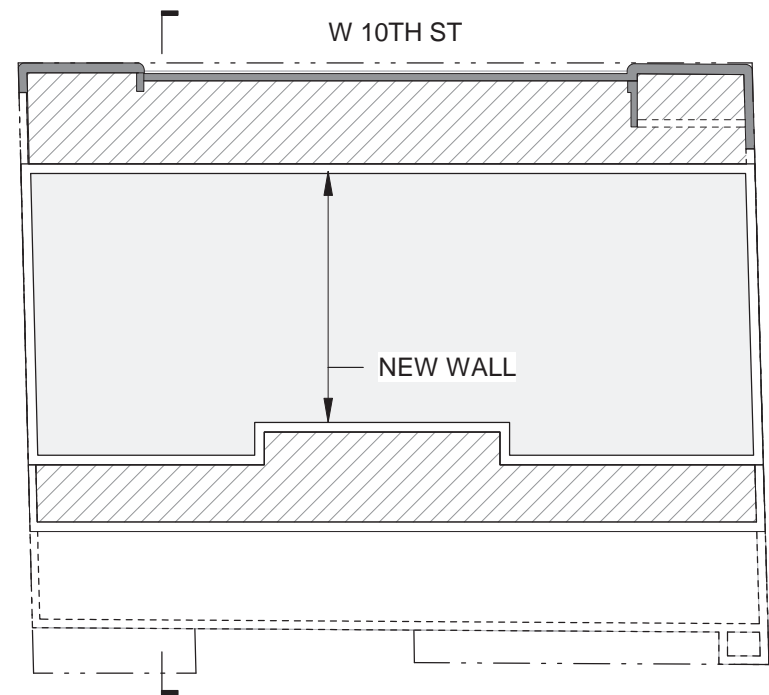
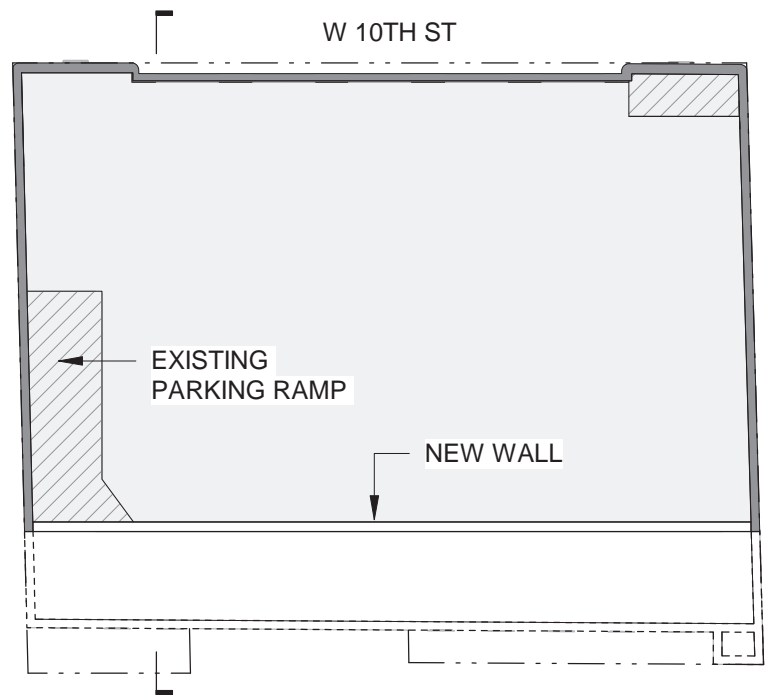
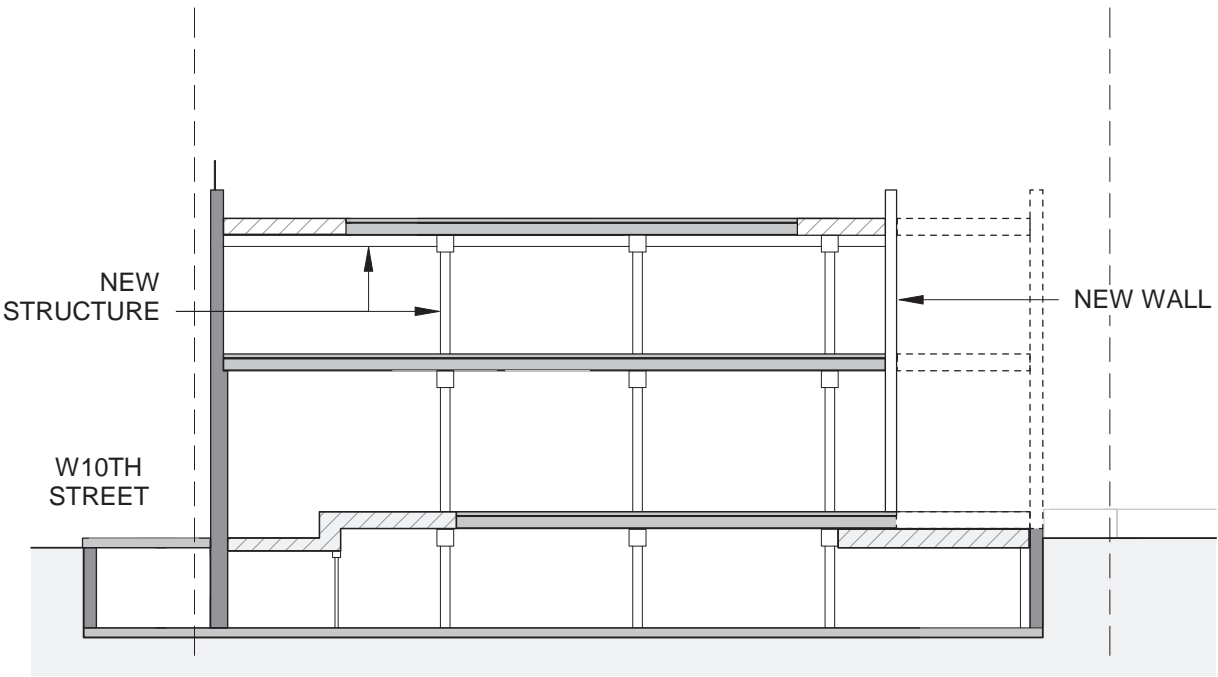
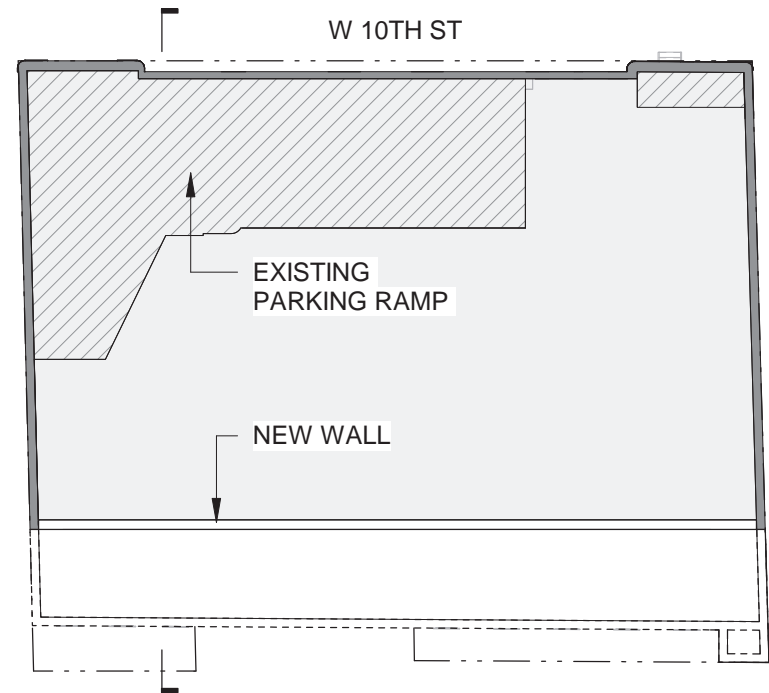
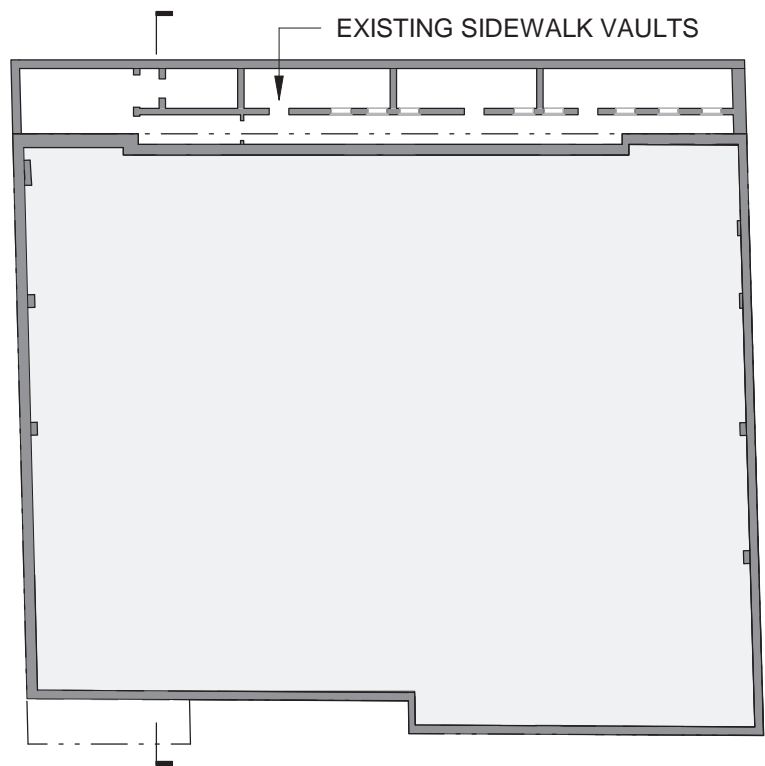


Brick



Bronze Colored Aluminum

Structural Diagrams



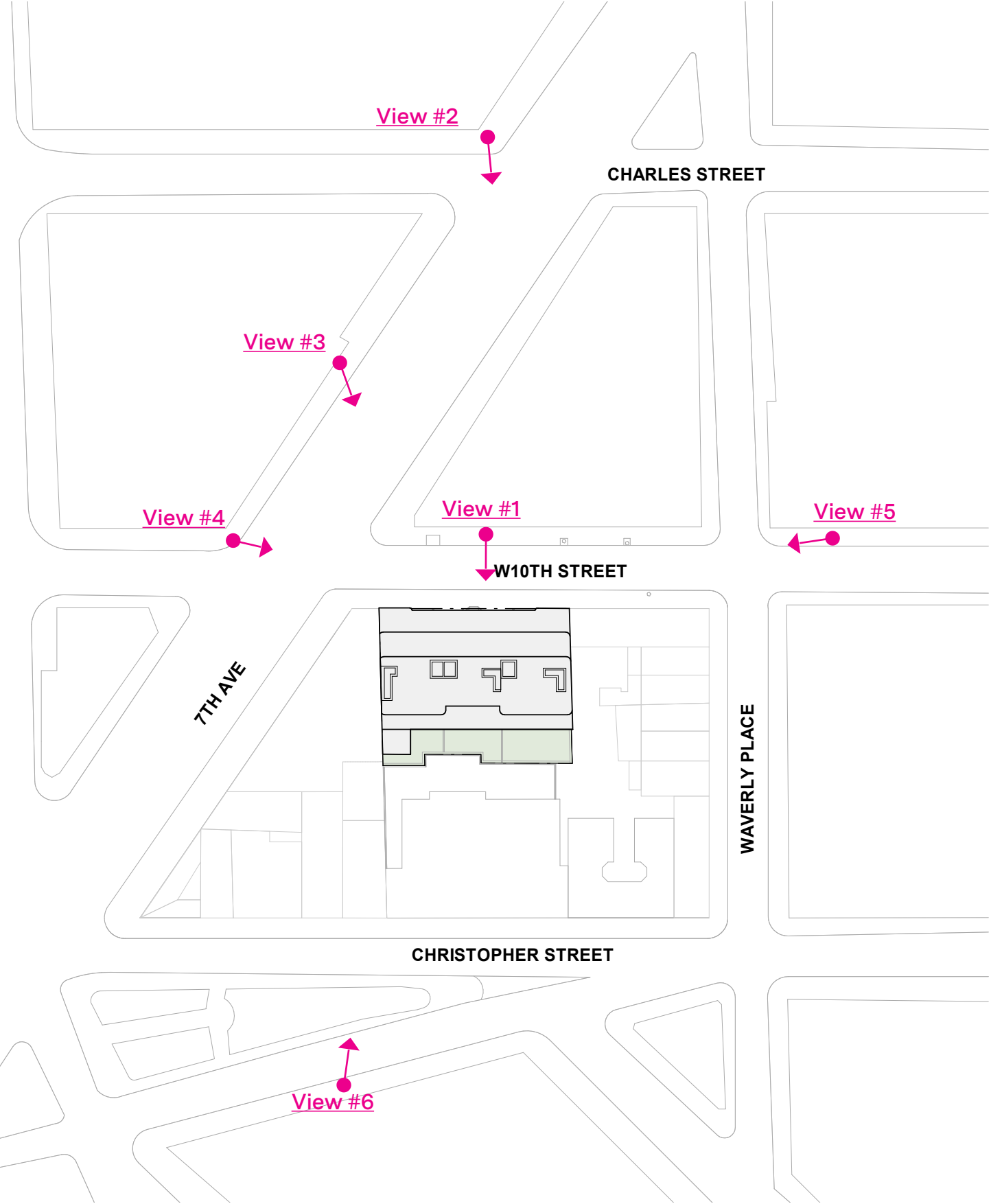
LEGEND

- EXISTING PERIMETER WALL TO REMAIN
- EXISTING REAR WALL & FLOOR TO BE REMOVED
- NEW REAR WALL

- EXISTING FLOOR JOISTS & SLAB TO BE REPLACED
- EXISTING SLAB TO BE REPLACED & EXISTING FLOOR JOISTS TO REMAIN

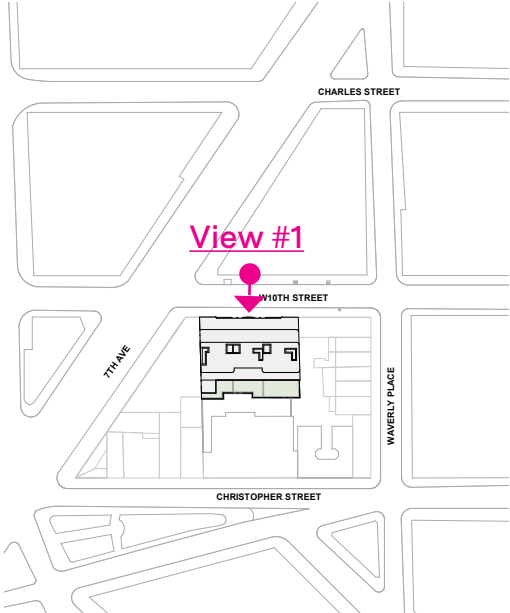
Street Views

View Study Key Plan



Street View 1

View From 10th

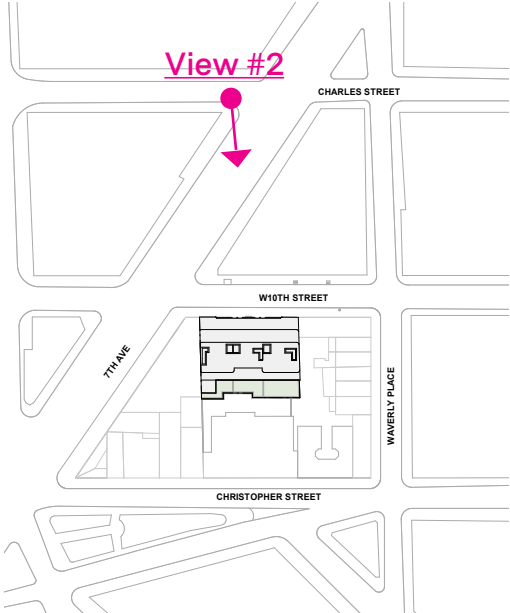


Top of Bulkhead
Top of Addition



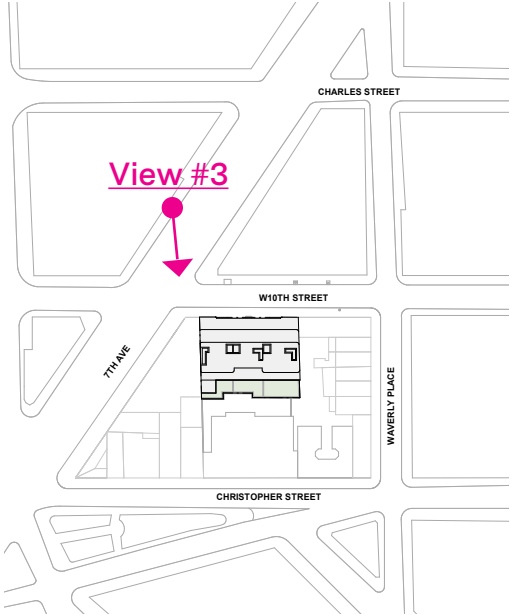
Street View 2

View From 7th & Charles Street



Street View 3

View From 7th

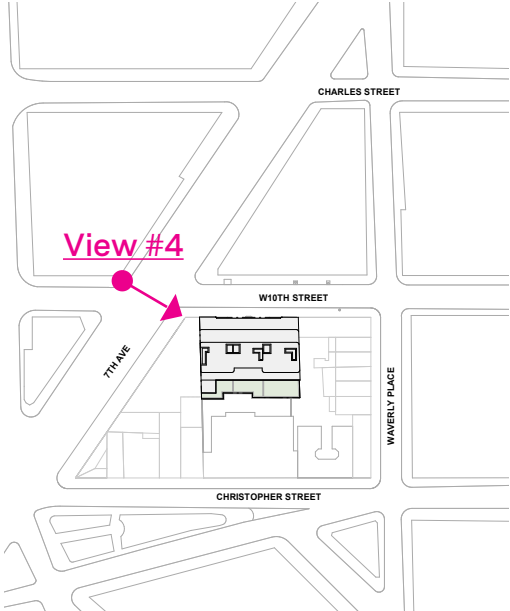


Top of Bulkhead
Top of Addition



Street View 4

View From W10th & 7th Ave

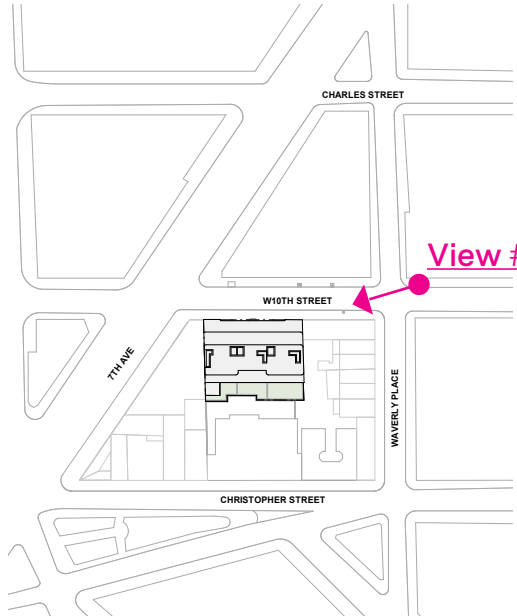


Top of Bulkhead
Top of Addition



Street View 5

View From W10th & Waverly

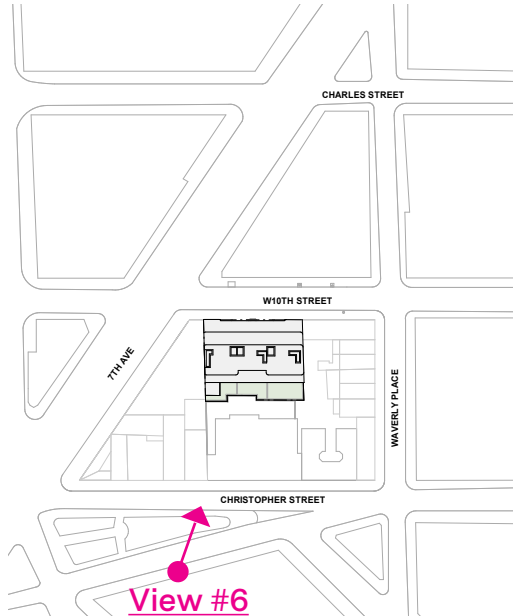
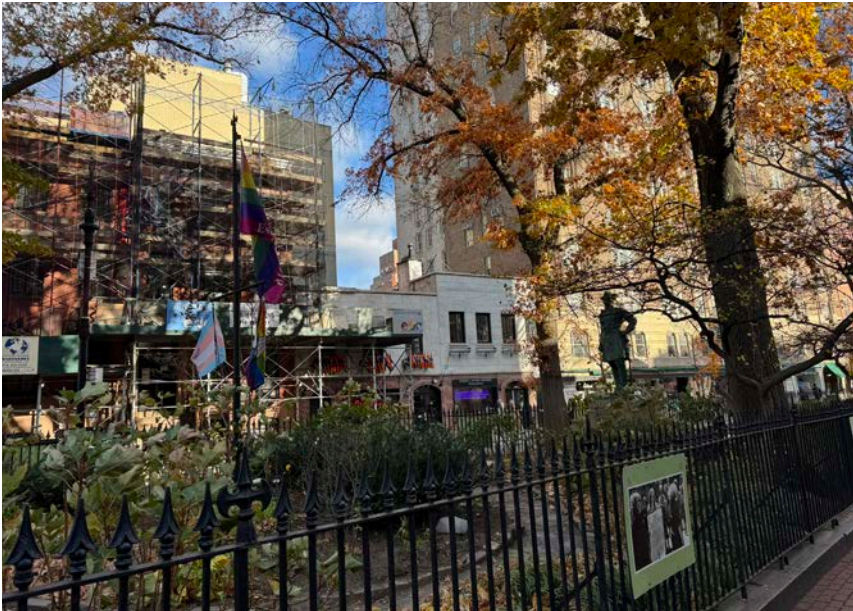


Top of Bulkhead
Top of Addition



Street View 6

View From Christopher



Top of Bulkhead
Top of Addition



Proposed Design



June 24, 2025
Public Hearing

The current proposal is:

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Borough of Manhattan**

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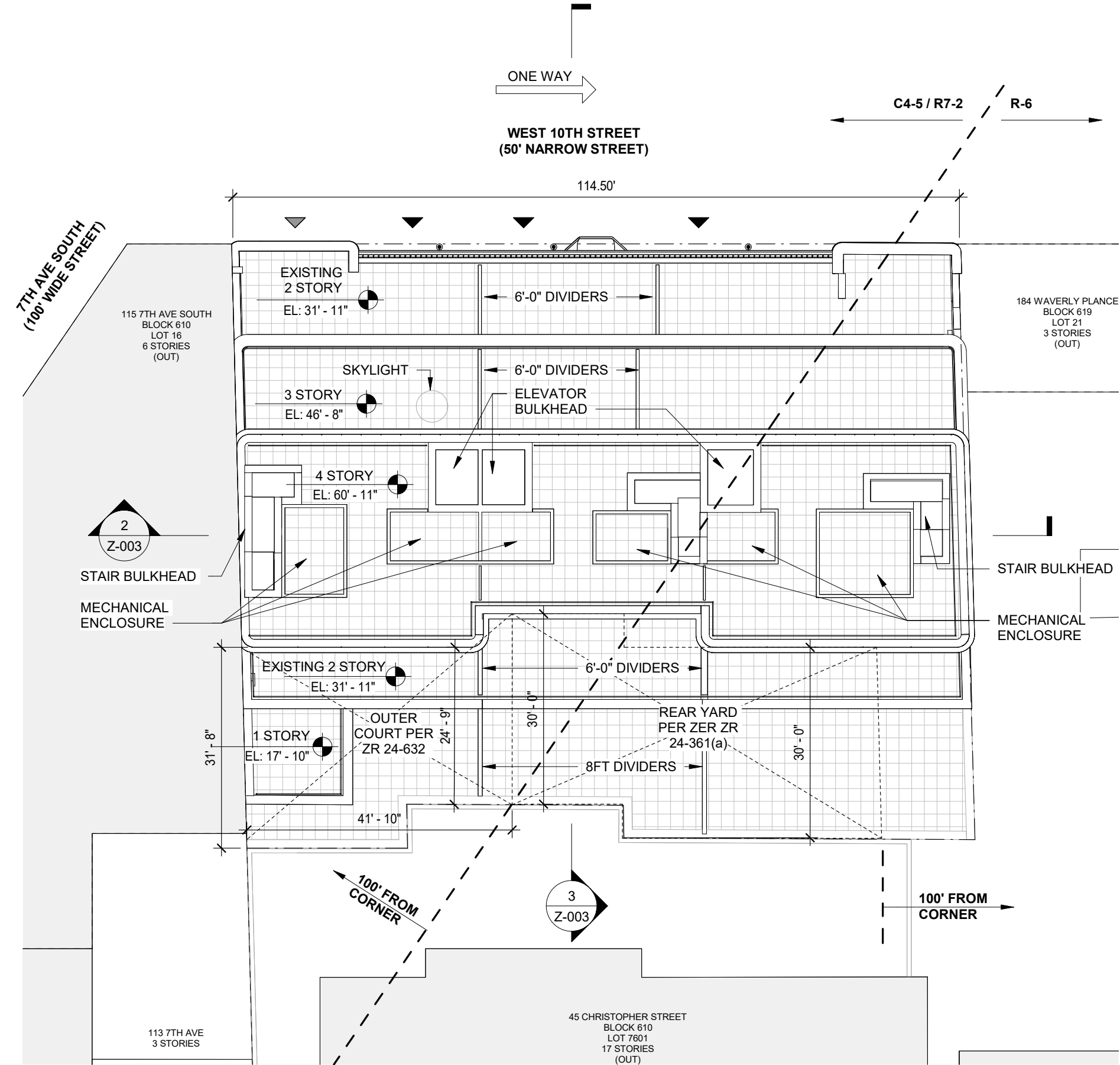
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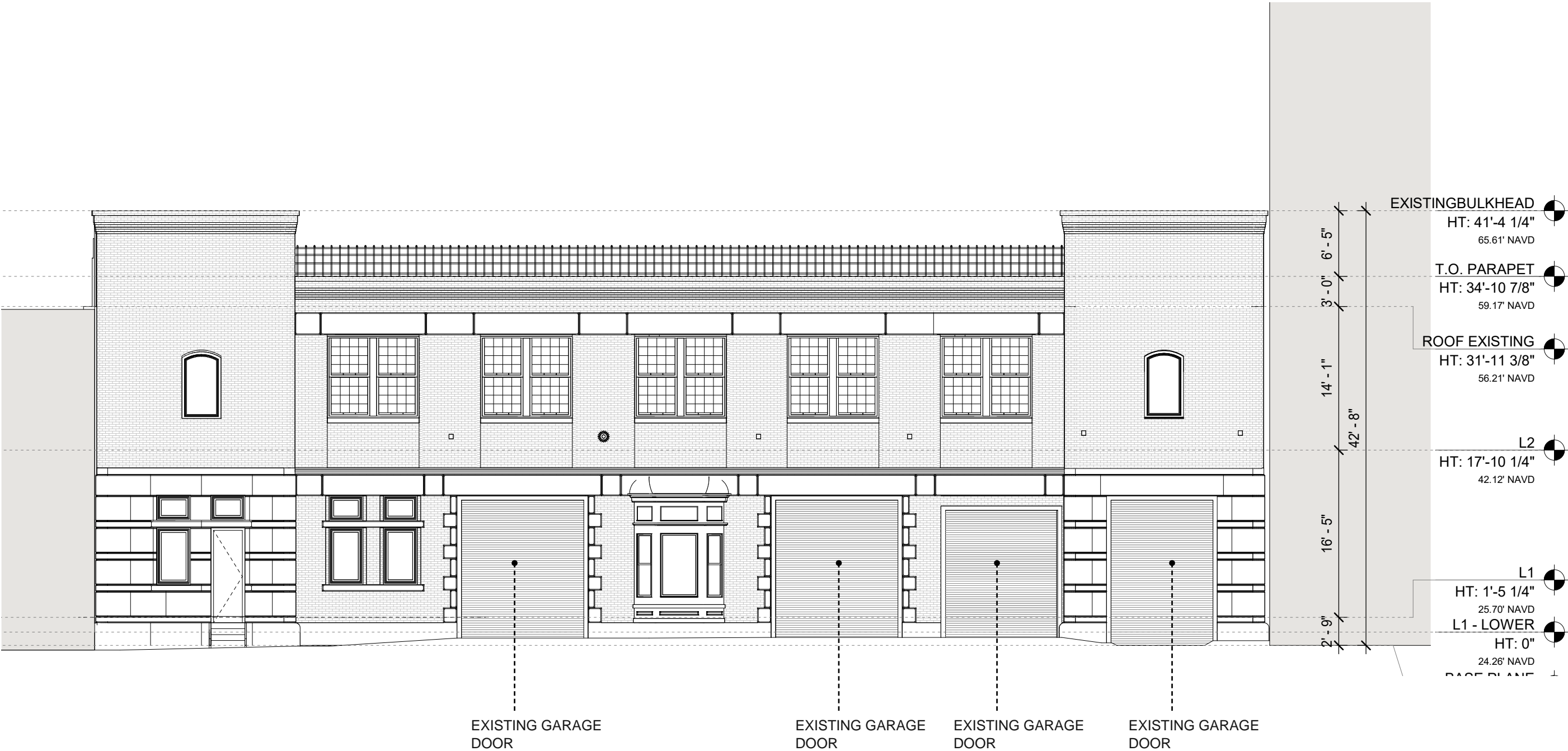
Appendix

Zoning Analysis



Existing Building

North Elevation (West 10th Street)



Previous Sidewalk Repair



1940 tax photos, after conversion to a parking garage (Muni)



Existing Condition

North Elevation Windows



Existing Condition

North Elevation Windows



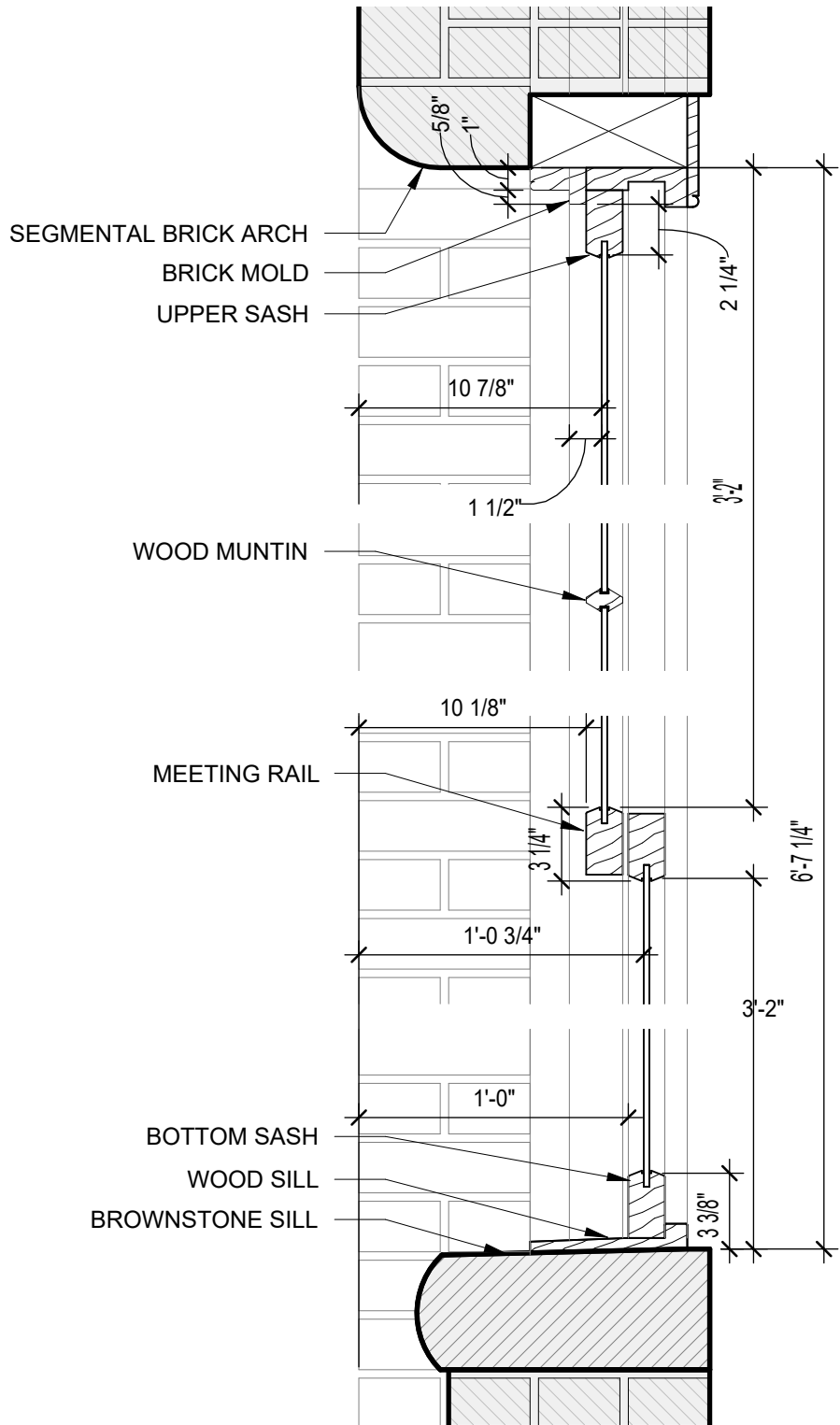
Existing Condition

North Elevation Windows

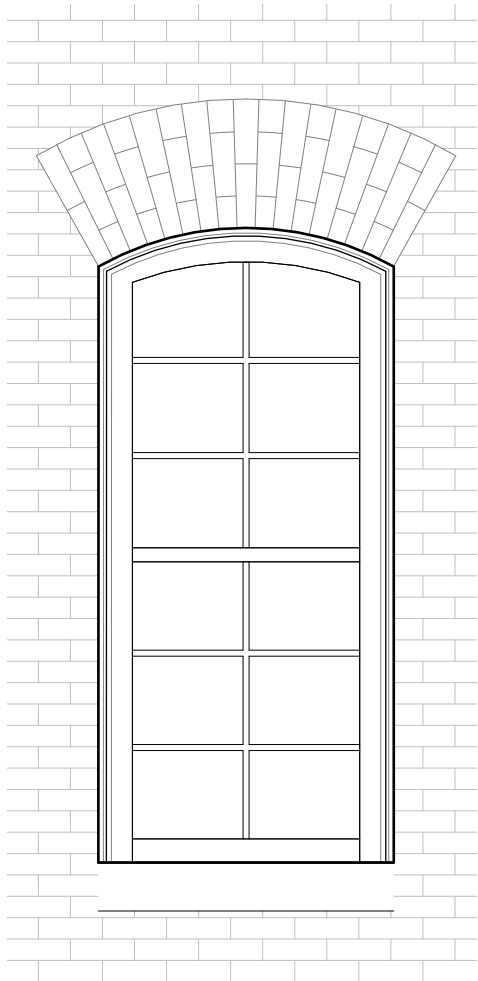


Existing North Elevation Windows

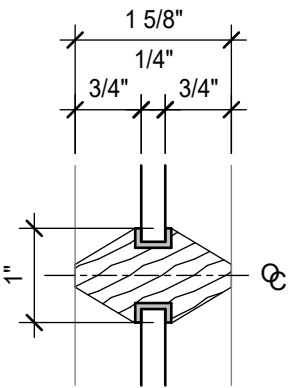
Pavilion wood double-hung window



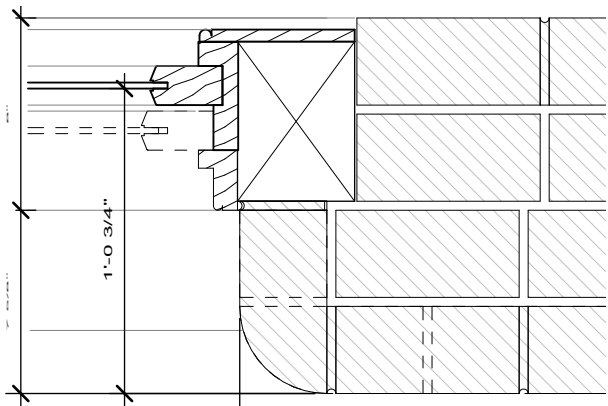
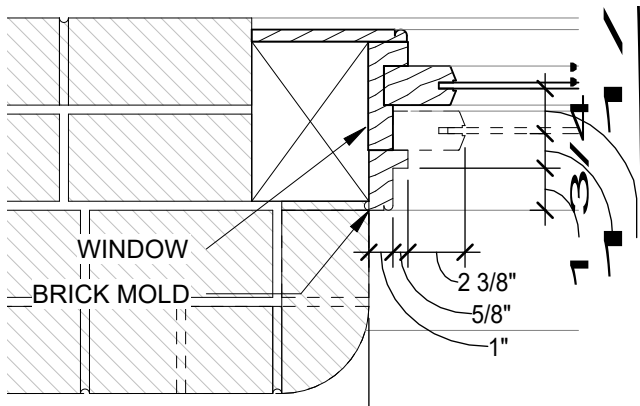
Head & Sill Detail



Elevation



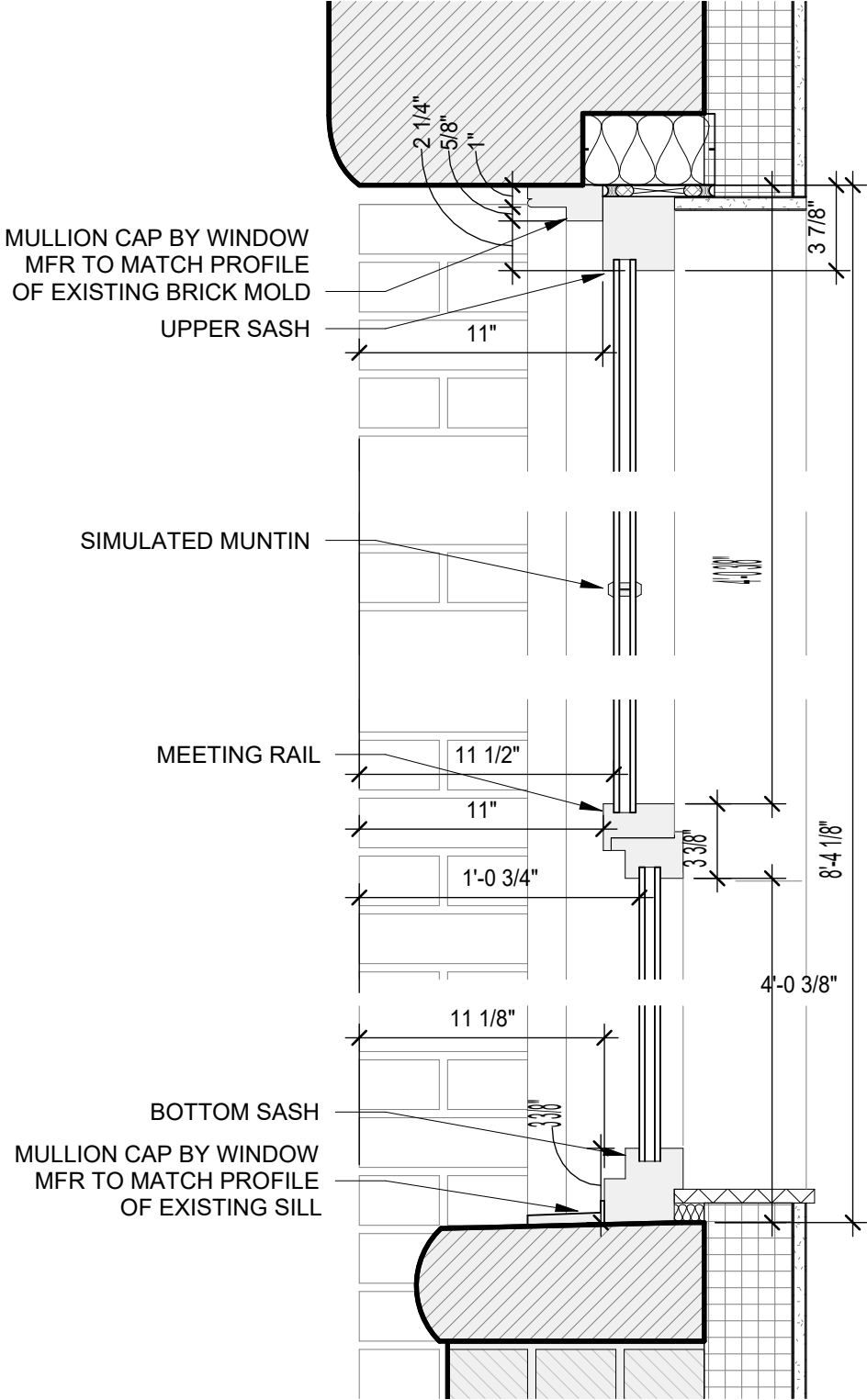
Muntin Detail



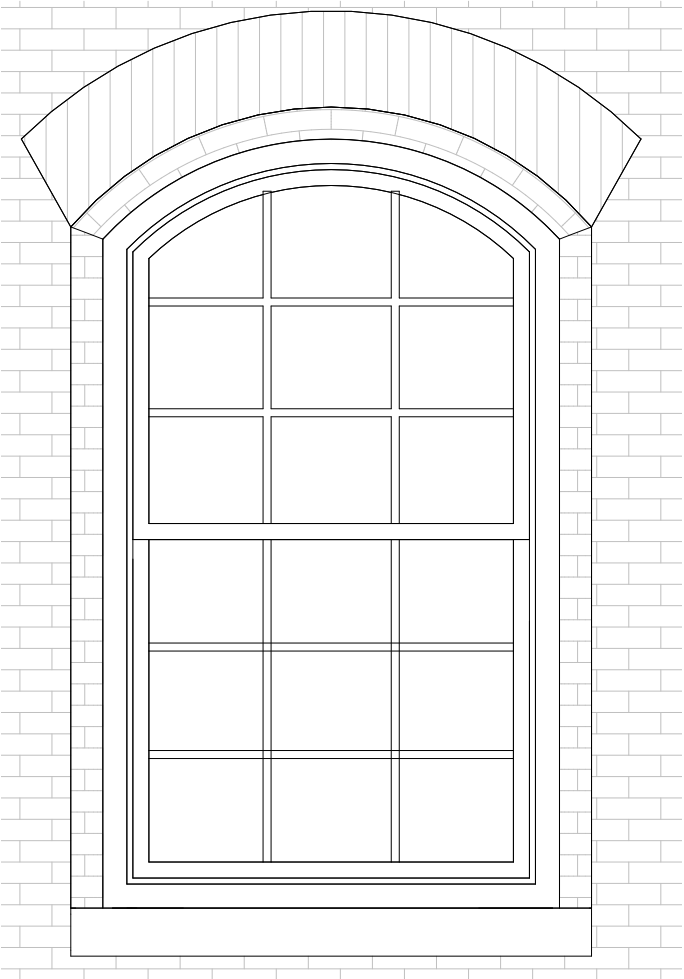
Jamb Detail

Proposed North Elevation Windows

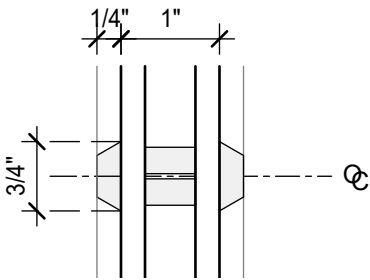
Pavilion aluminum tilt-and-turn window



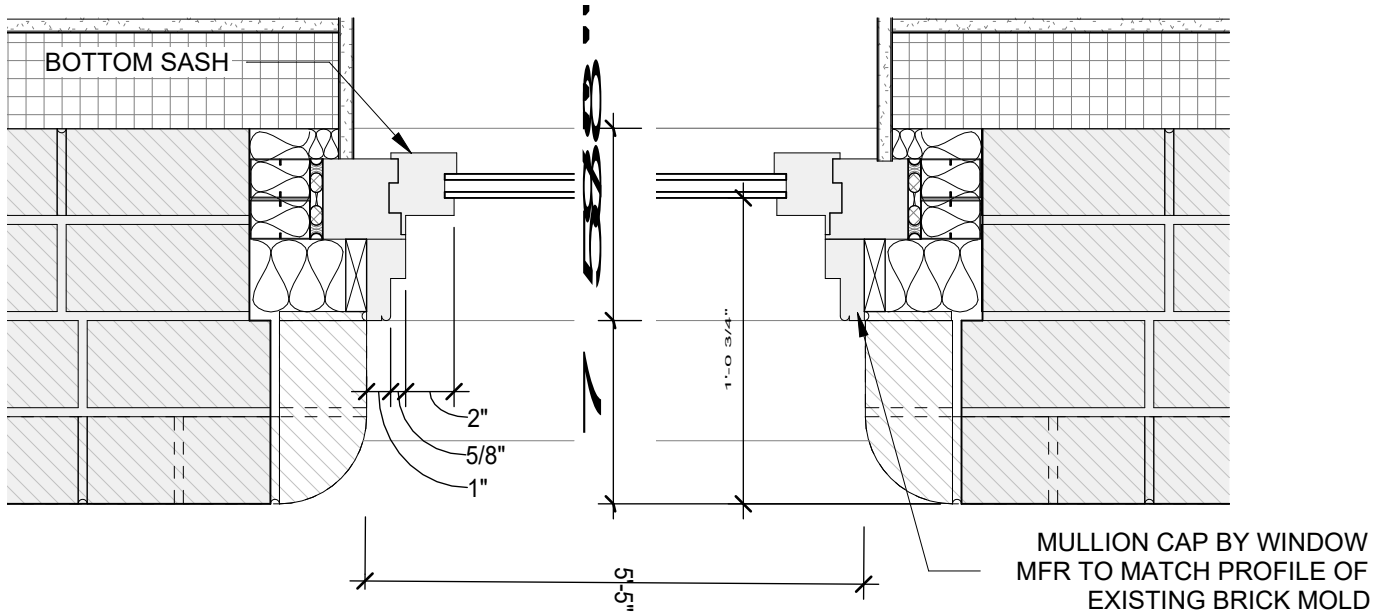
Head & Sill Detail



Elevation



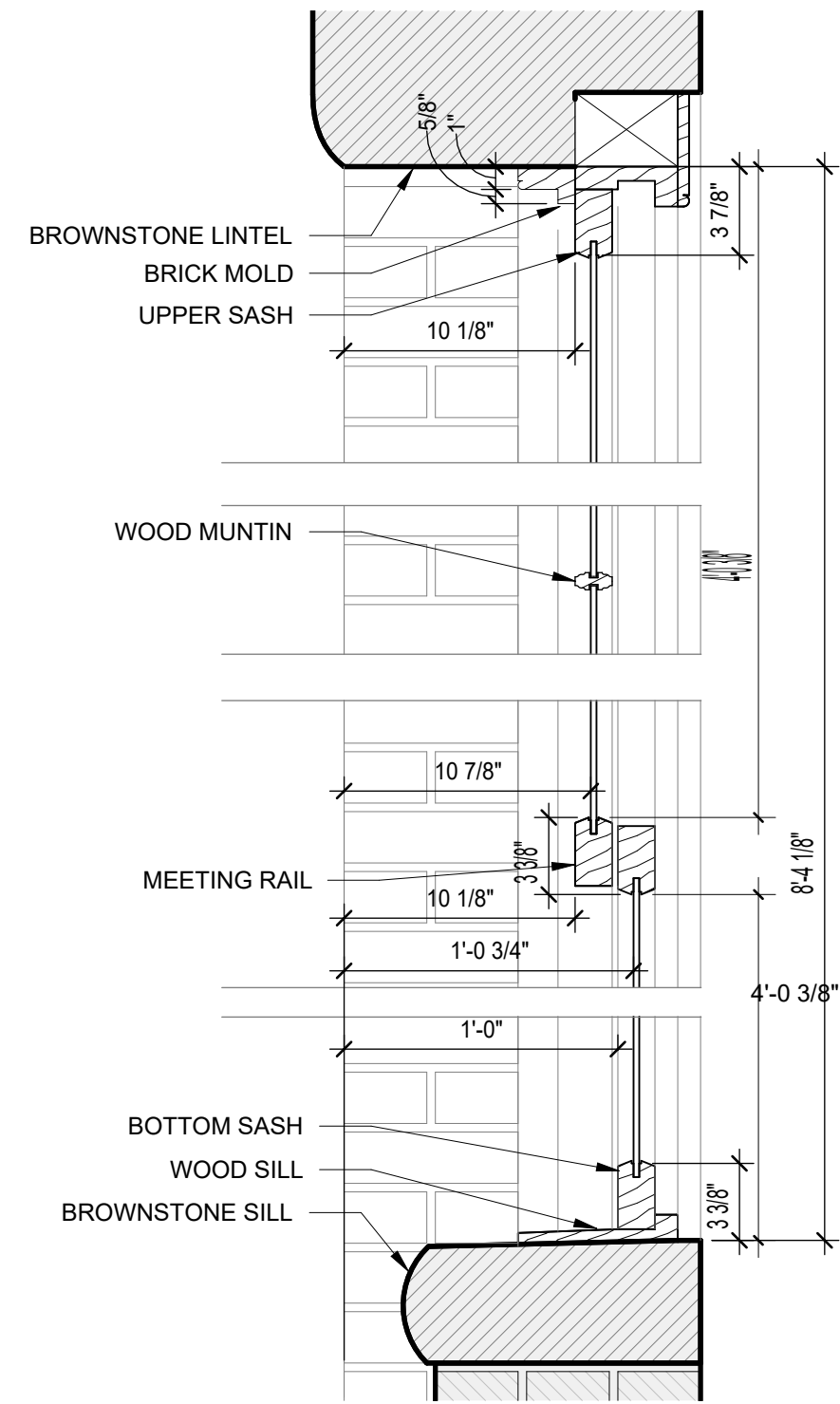
Muntin Detail



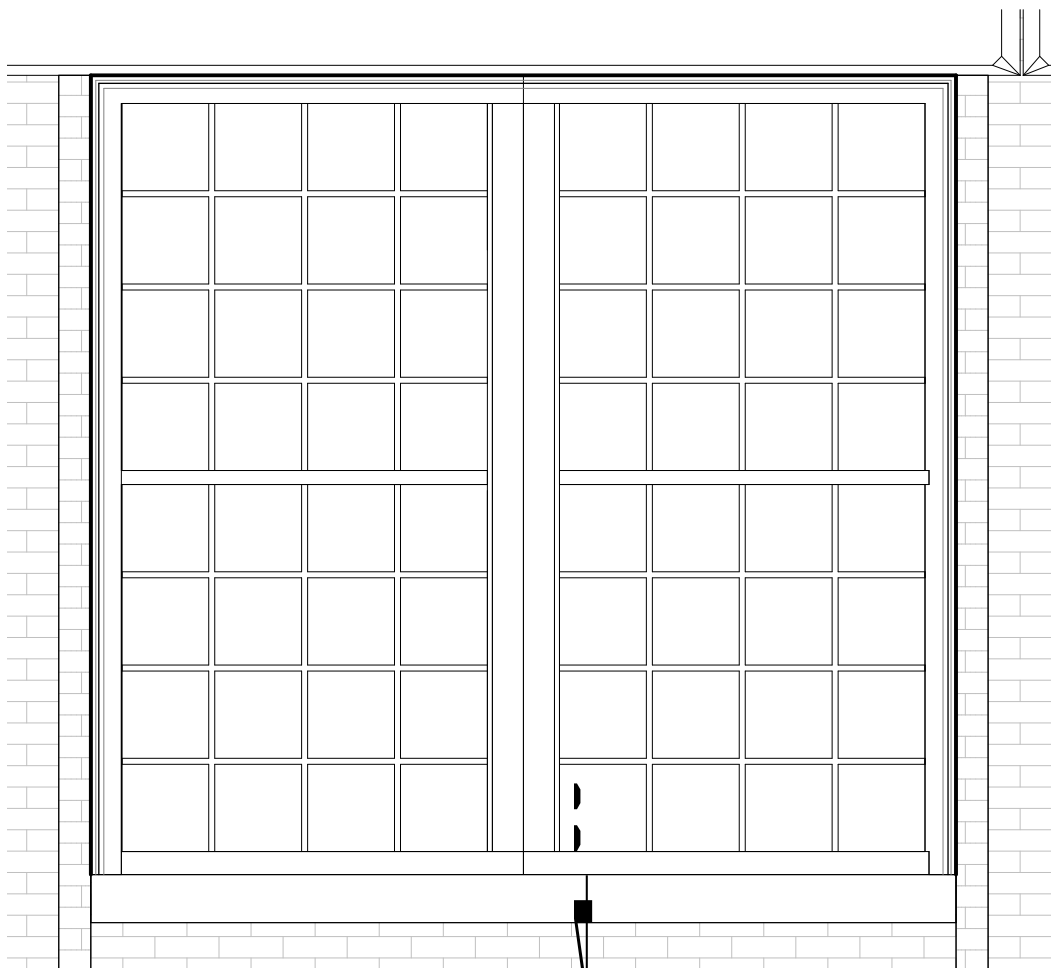
Jamb Detail

Existing North Elevation Windows

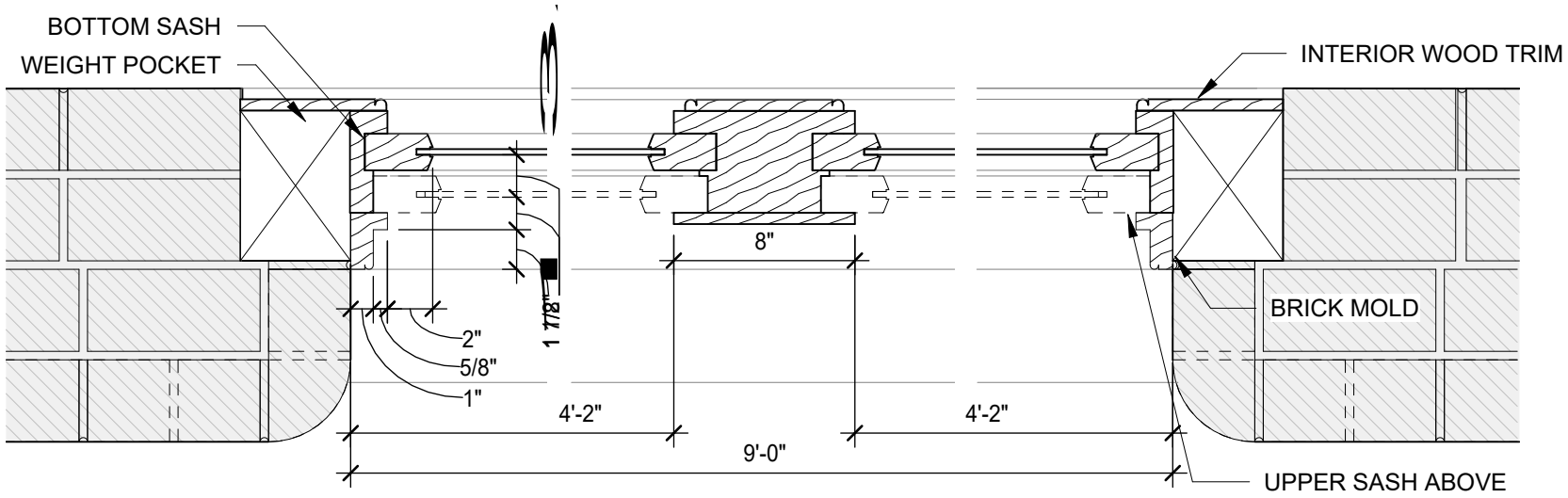
Paired wood double-hung windows



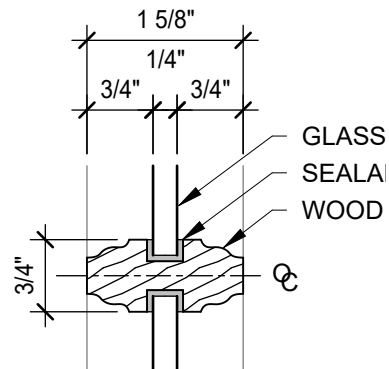
Head & Sill Detail



Elevation



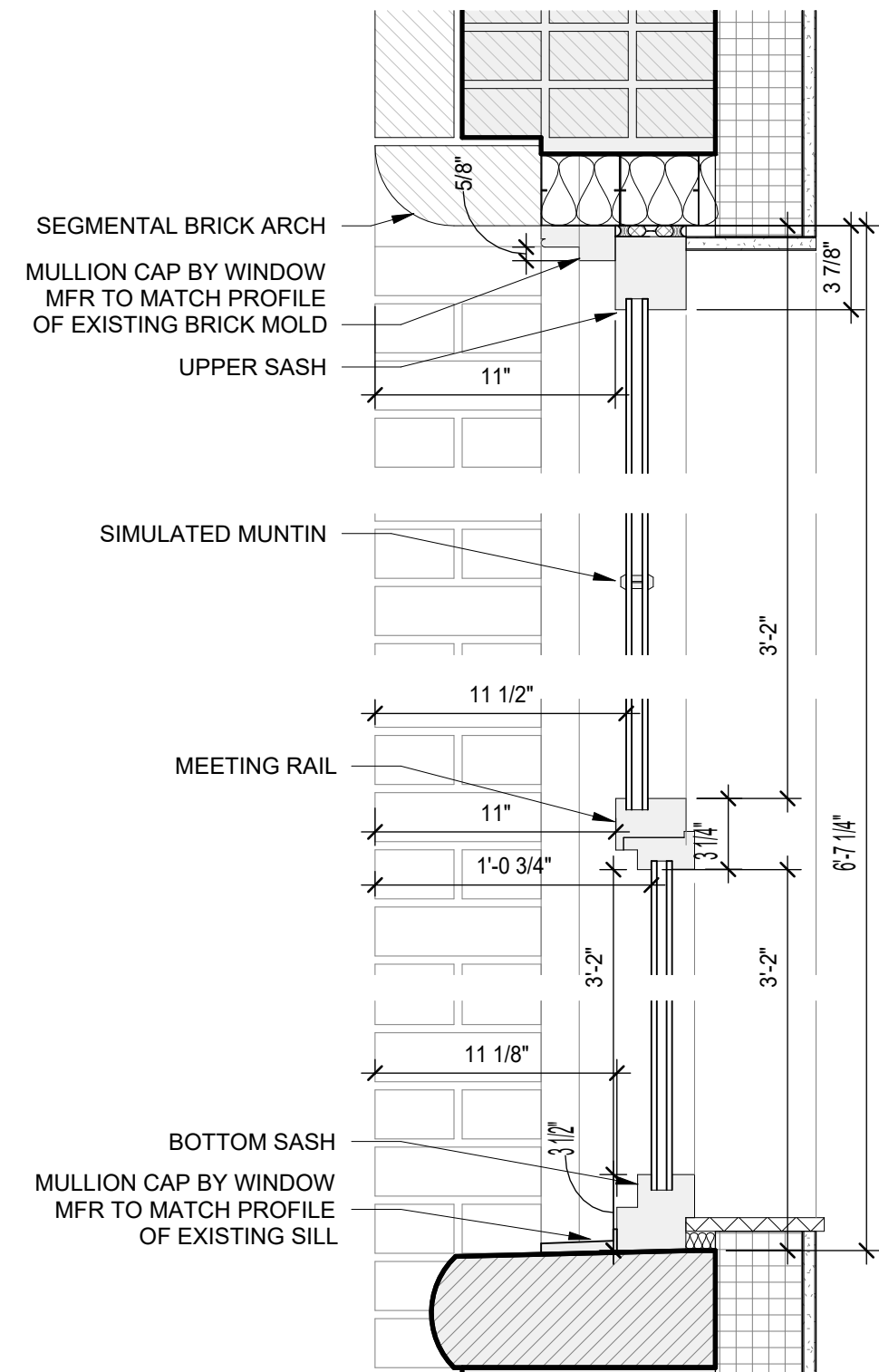
Jamb Detail



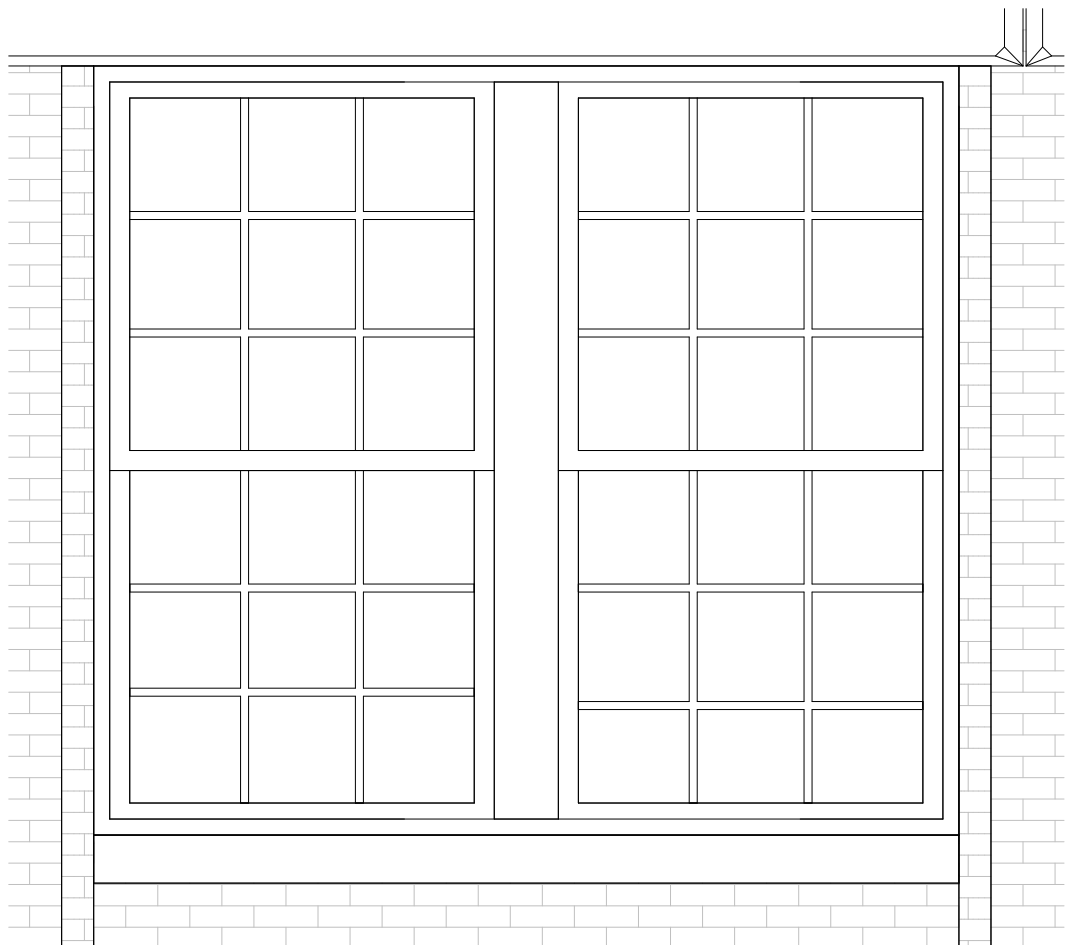
Muntin Detail

Proposed North Elevation Windows

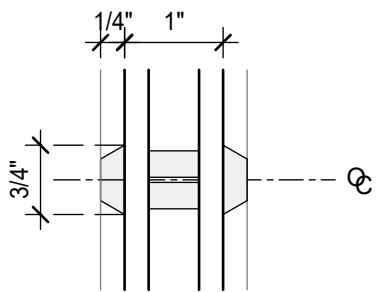
Paired aluminum tilt-and-turn windows



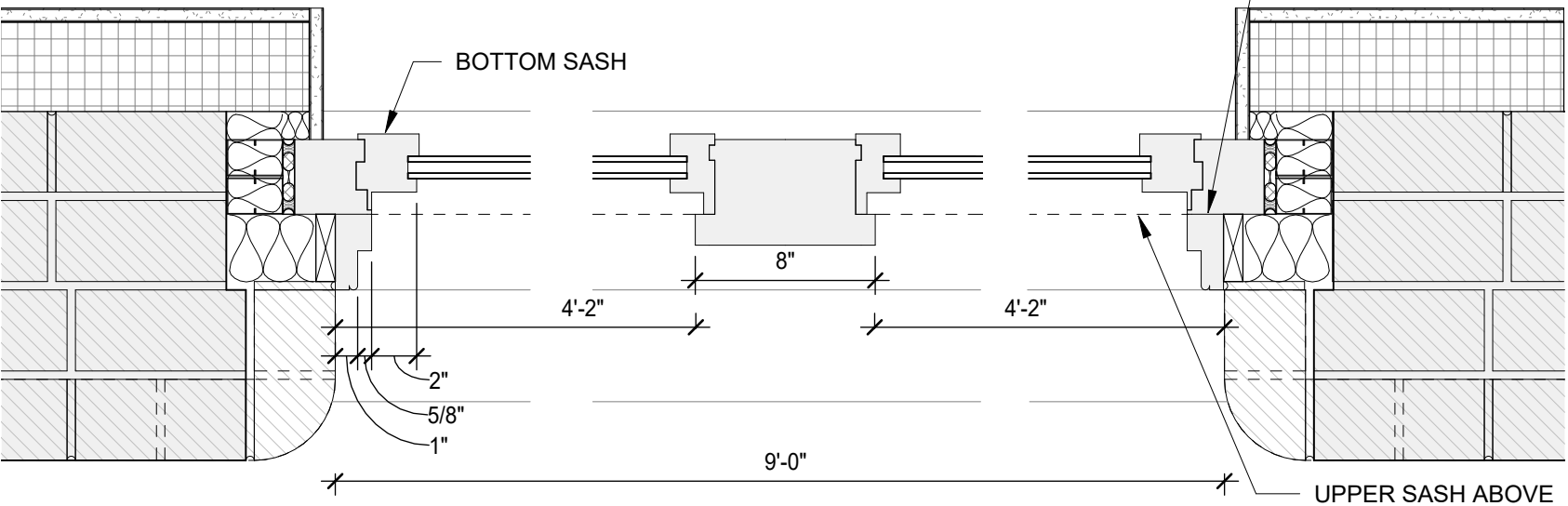
Head & Sill Detail



Elevation



Muntin Detail



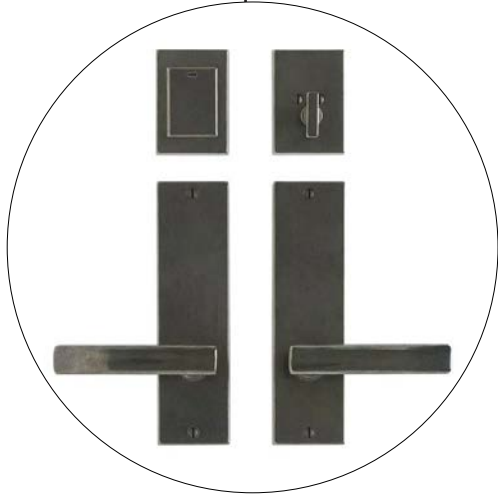
Jamb Detail

Proposed Design

West 10th Street Elevation



STREET LIGHTING



CUSTOM DOOR HANDLE



FROSTED GLASS



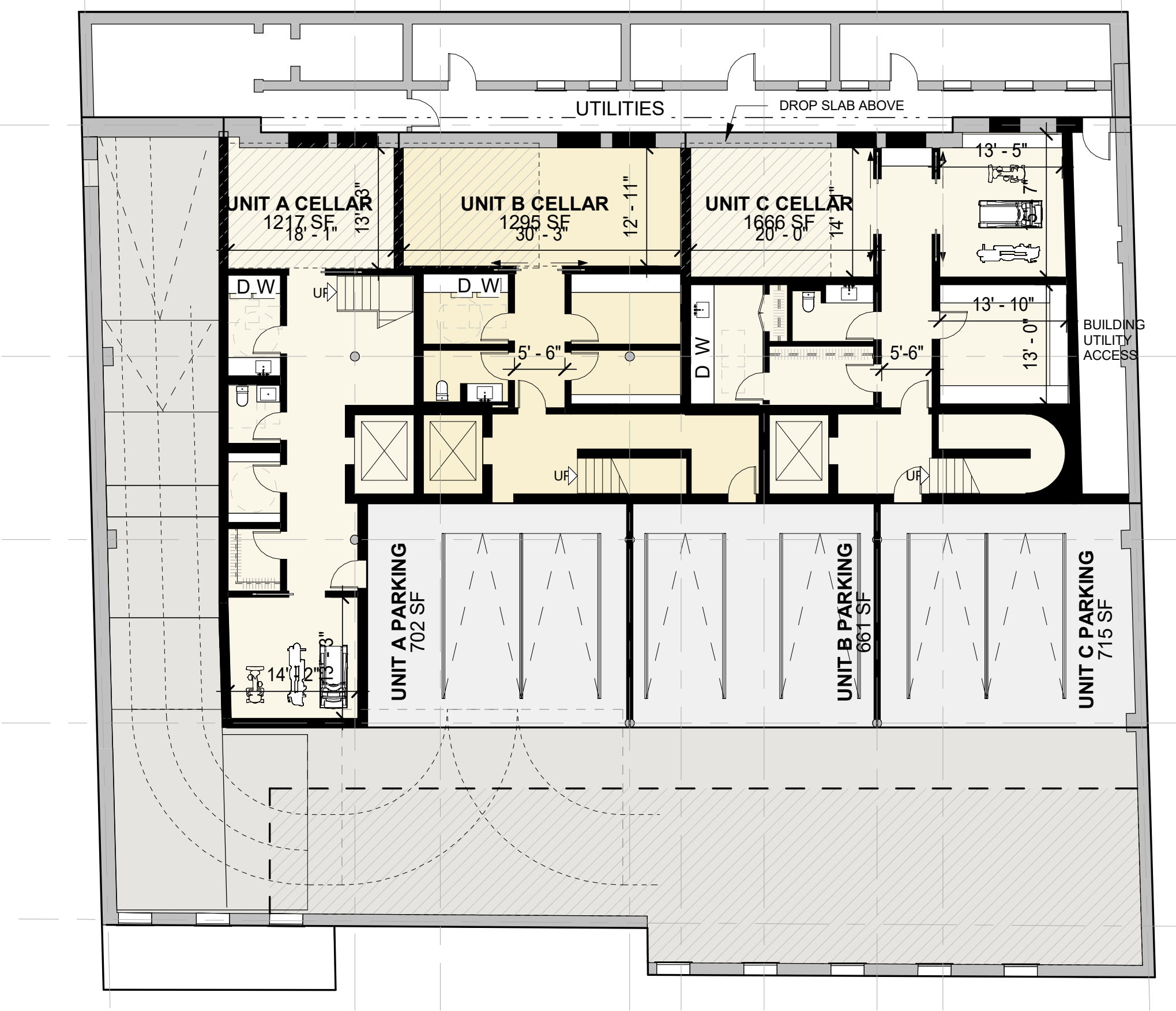
WOOD DOORS WITH
METAL KICK PLATE



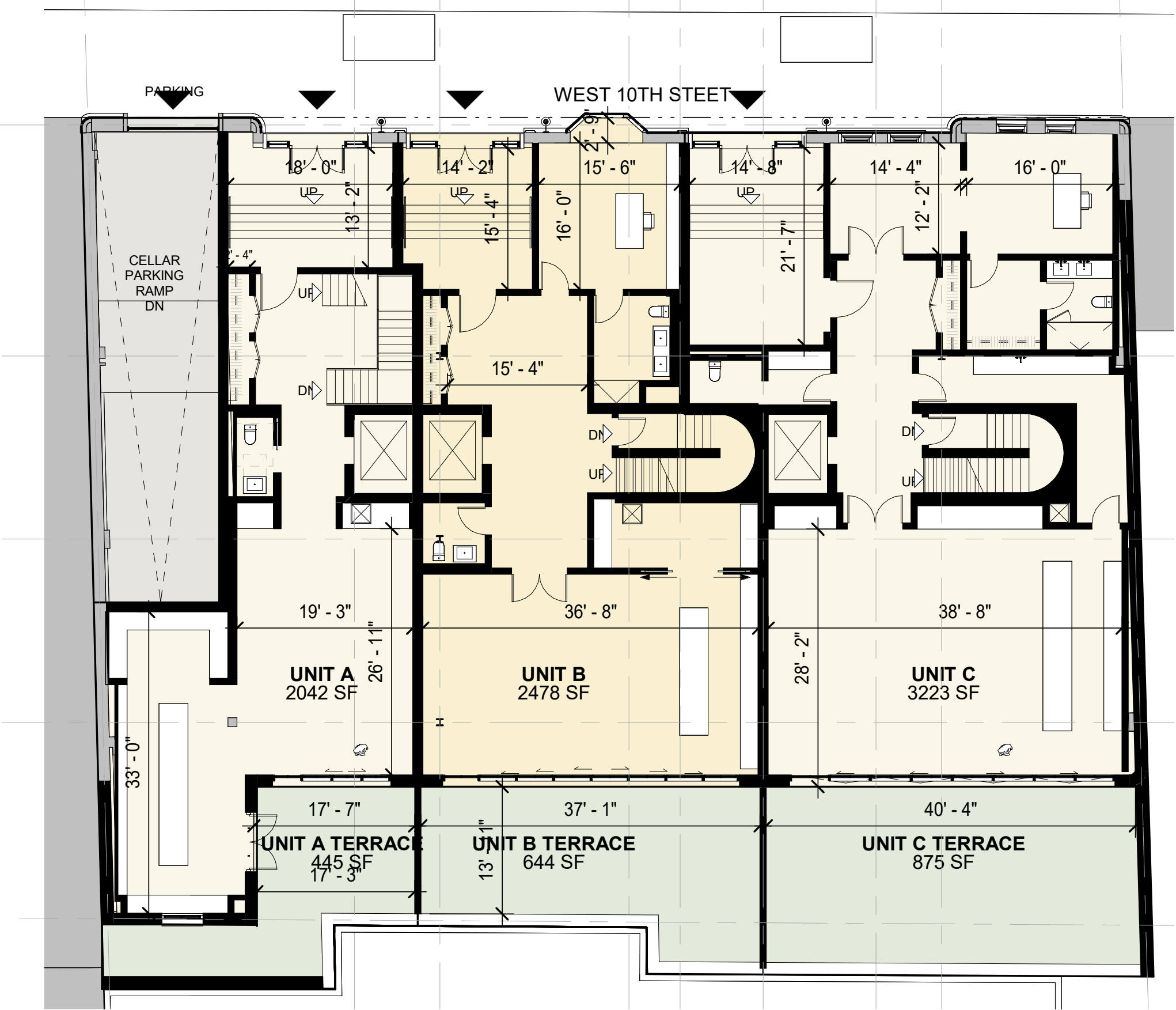
METAL GARAGE DOORS
WITH PANELS

Plans

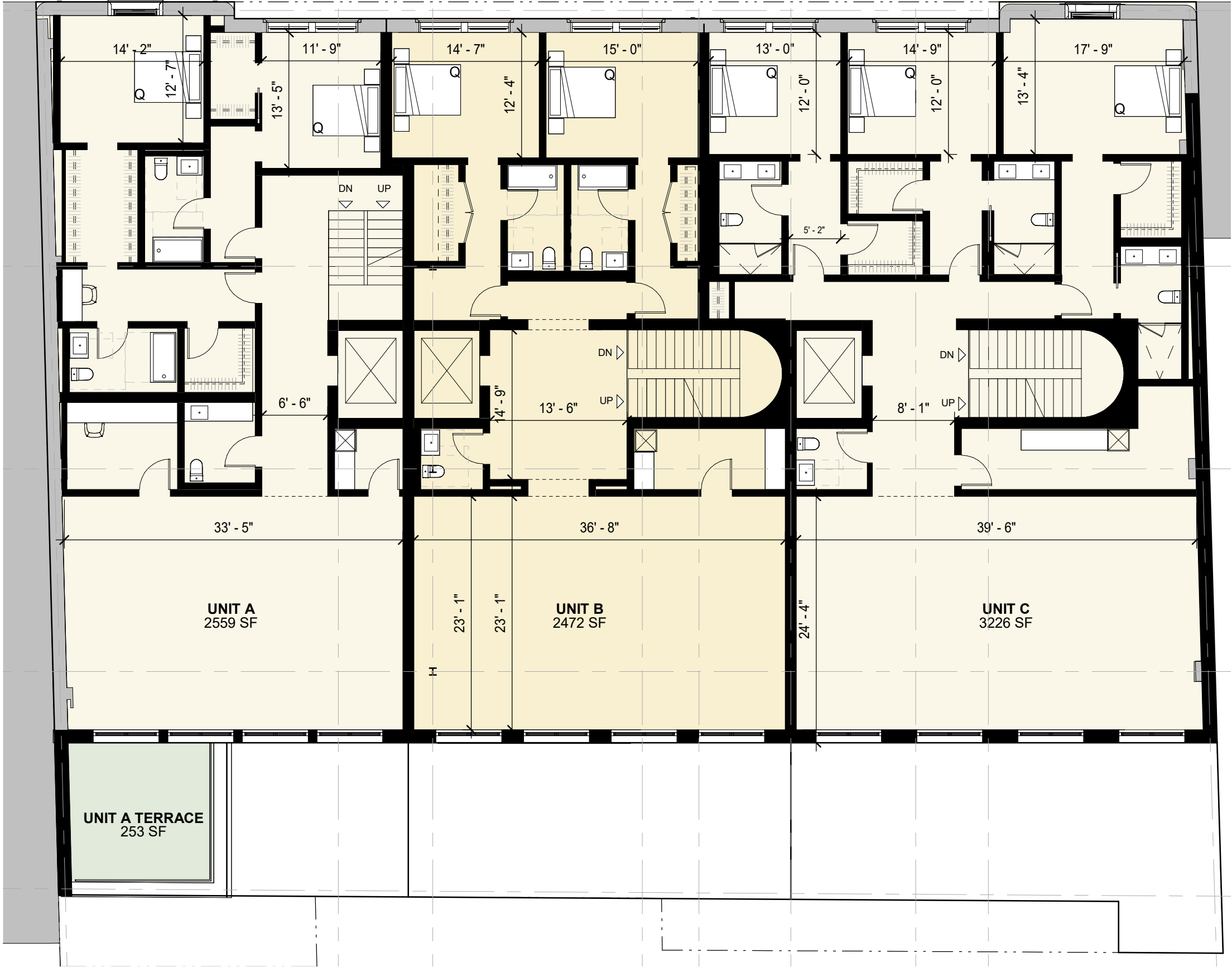
Cellar Floor Plan



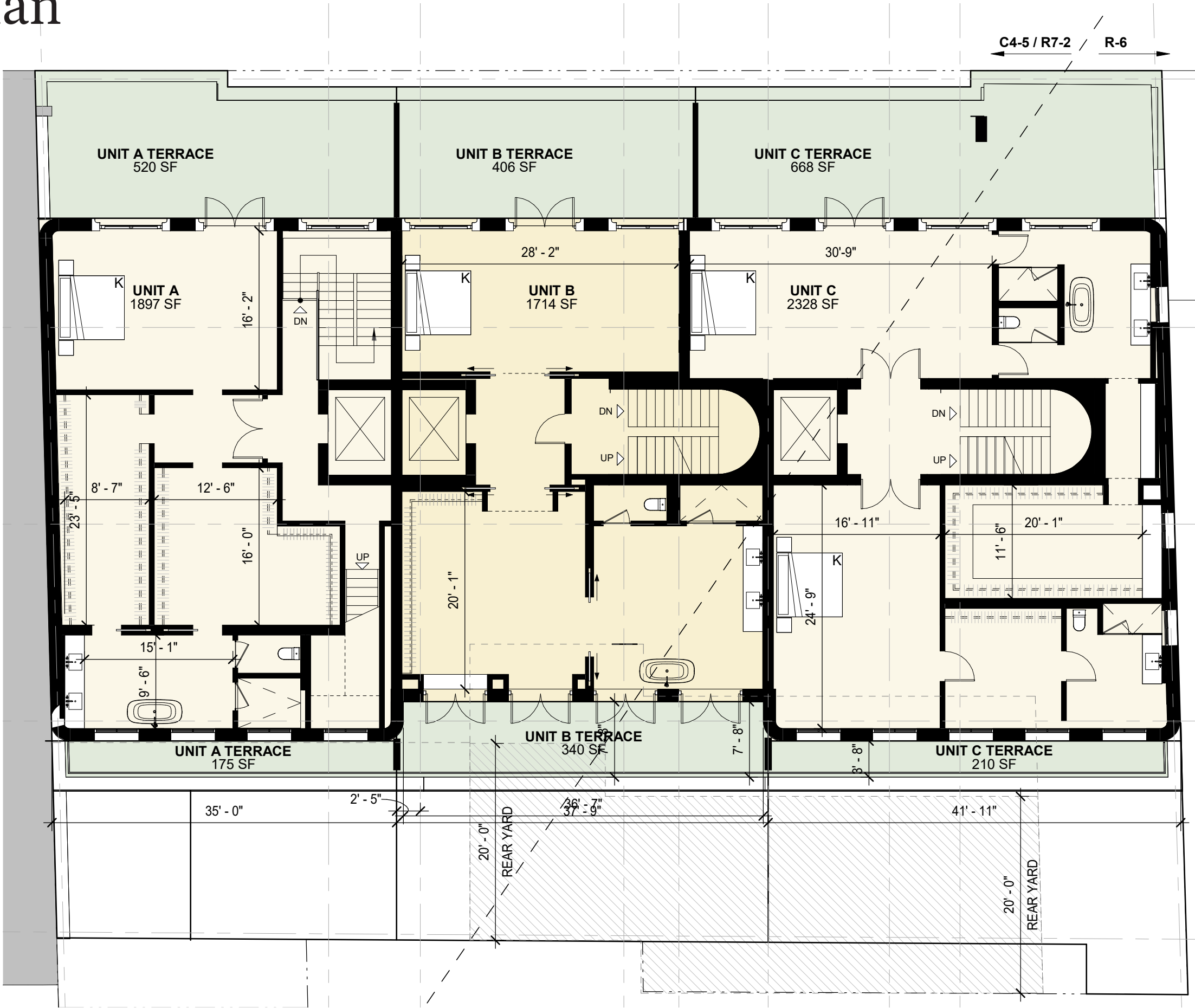
Ground Floor Plan



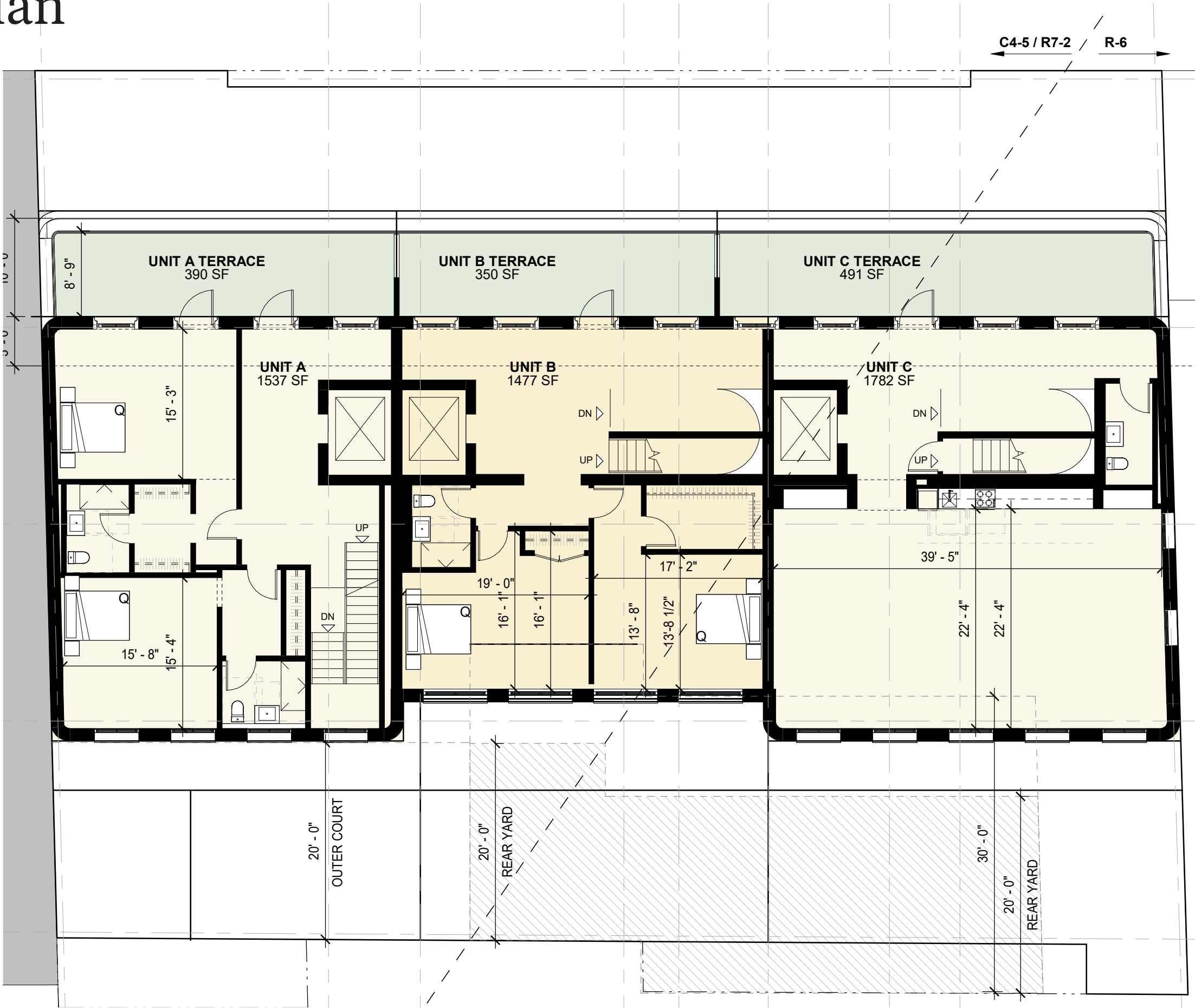
L2 Floor Plan



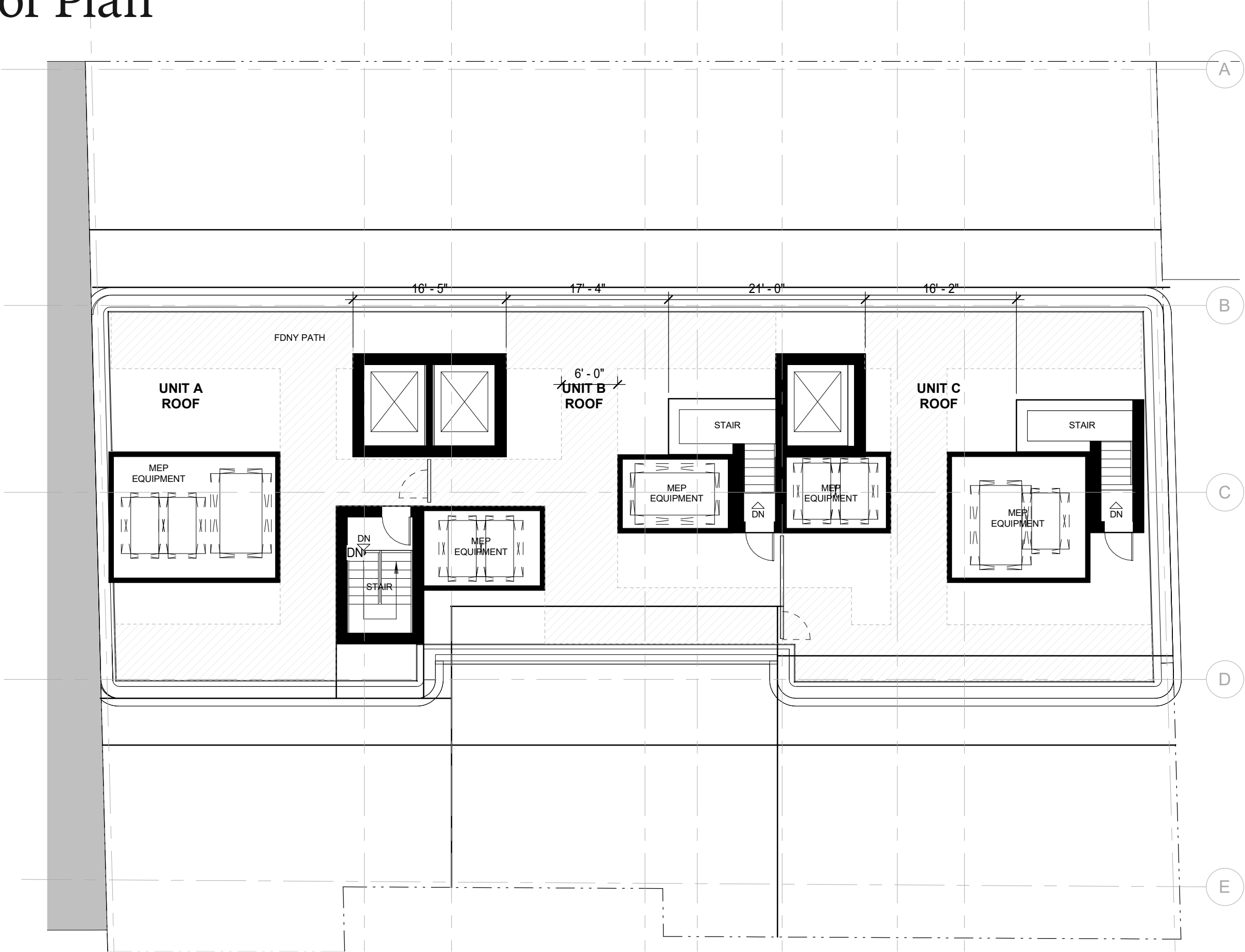
L3 Floor Plan



L4 Floor Plan



Roof Floor Plan



June 24, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-25-09731

**160 West 10th Street – Greenwich Village Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 398 4258

Passcode: 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.