

August 12, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-10307

159-161 Bleecker Street – South Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 374 1460

Passcode: 904503

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.

159 BLEECKER STREET

LANDMARKS COMMISSION PRESENTATION

FACADE RENOVATION

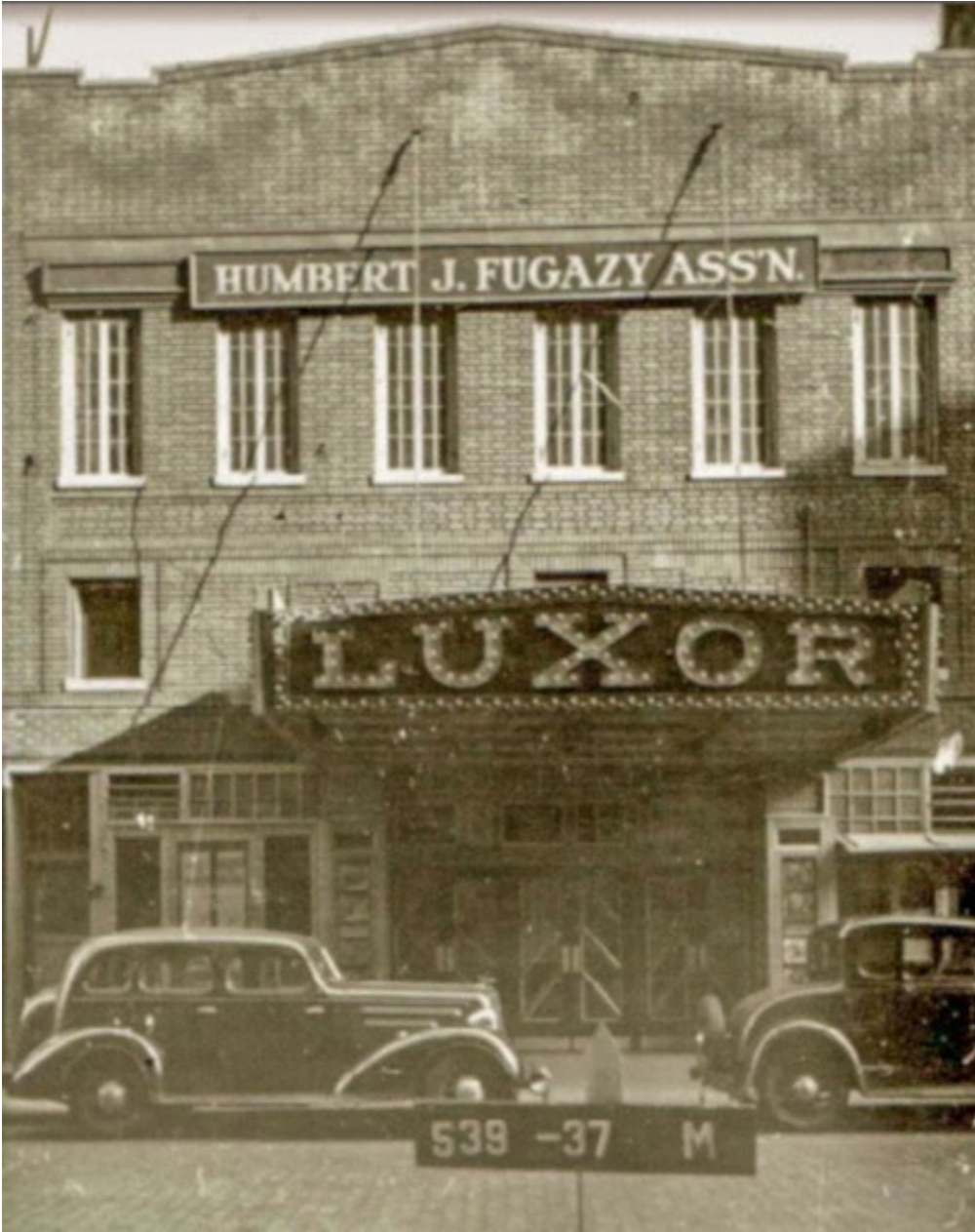
AUGUST 12TH 2025



SCOPE:

- REPLACEMENT OF EXISTING COMMERCIAL STOREFRONT
- NEW WINDOWS
- MARQUEE RE-CLADDING

20TH CENTURY PHOTOS



1939



undated
(1950s or early 1960s)



1976

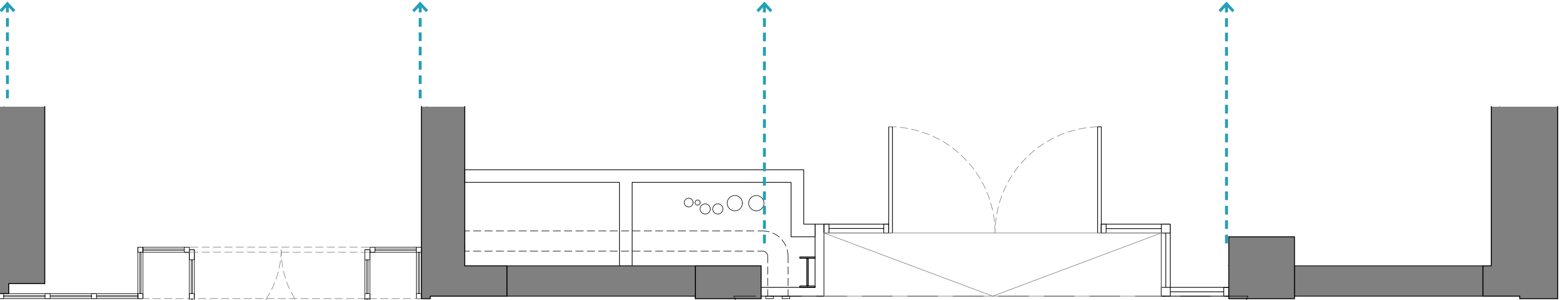
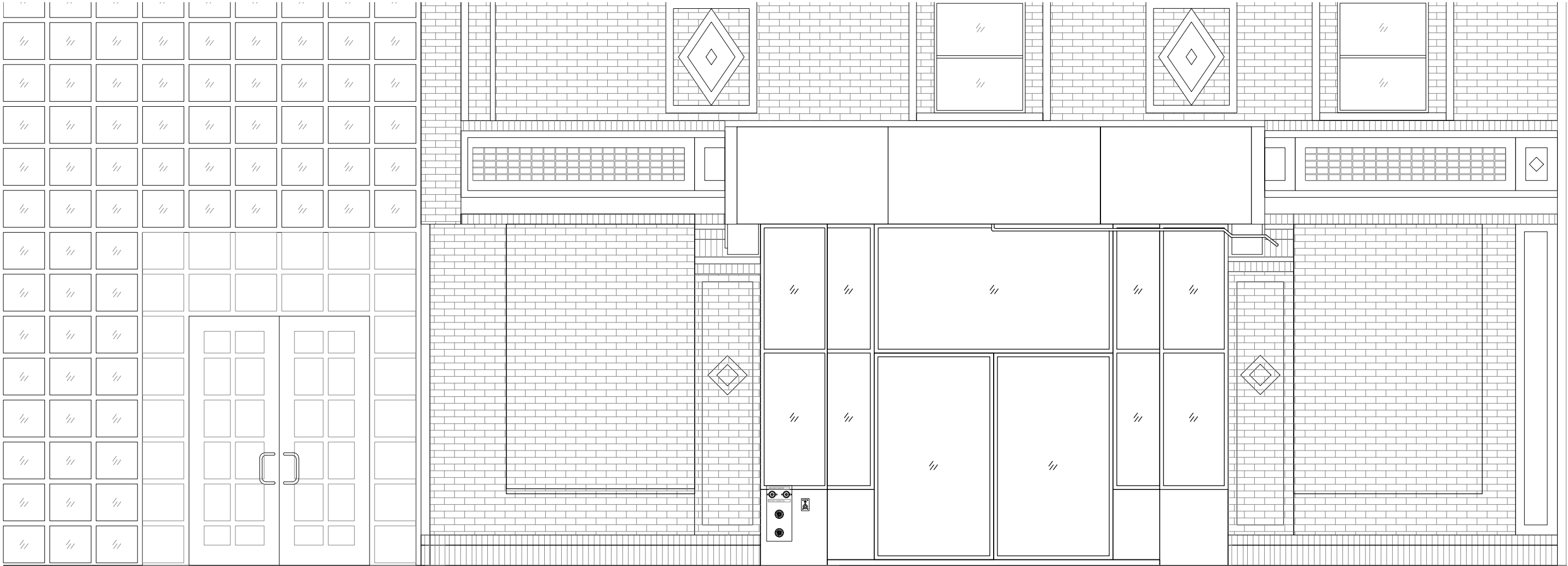


2025 (all)

EXISTING FACADE

ELEVATION

PLAN



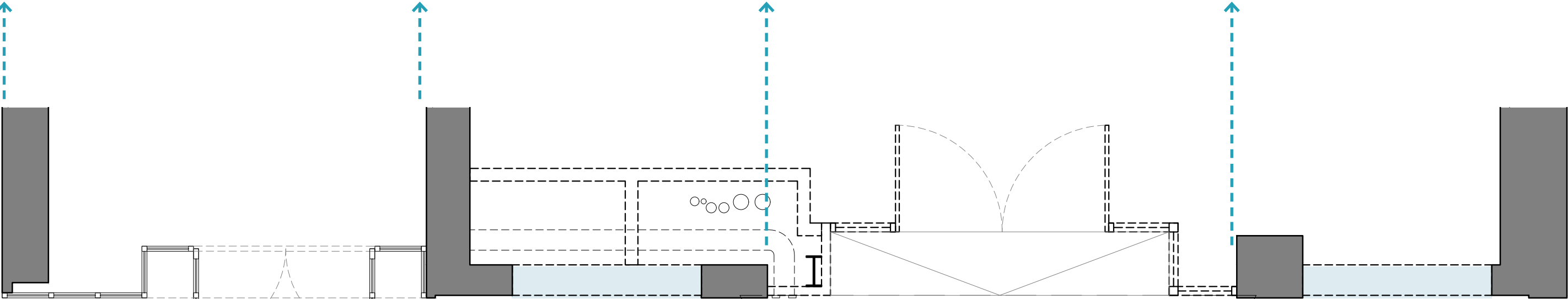
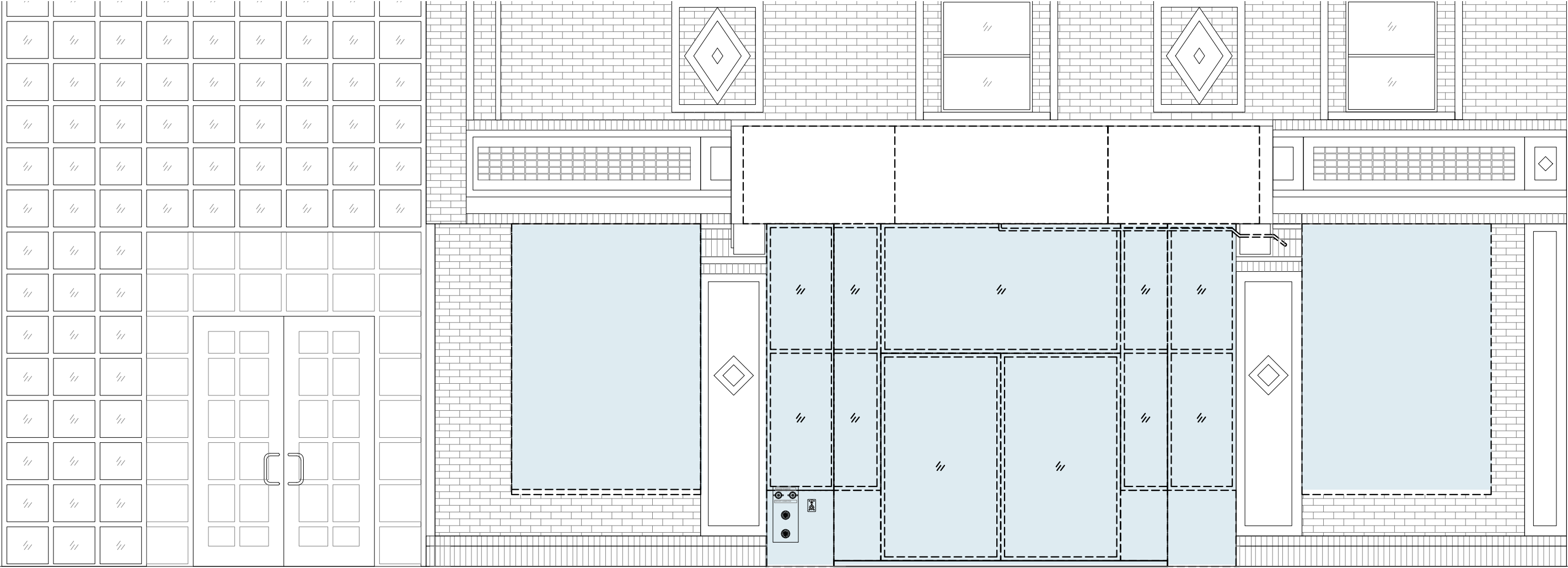
RESIDENTIAL
ENTRANCE

EXISTING COMMERCIAL
STOREFRONT ENTRANCE

REMOVALS

ELEVATION

PLAN



RESIDENTIAL
ENTRANCE

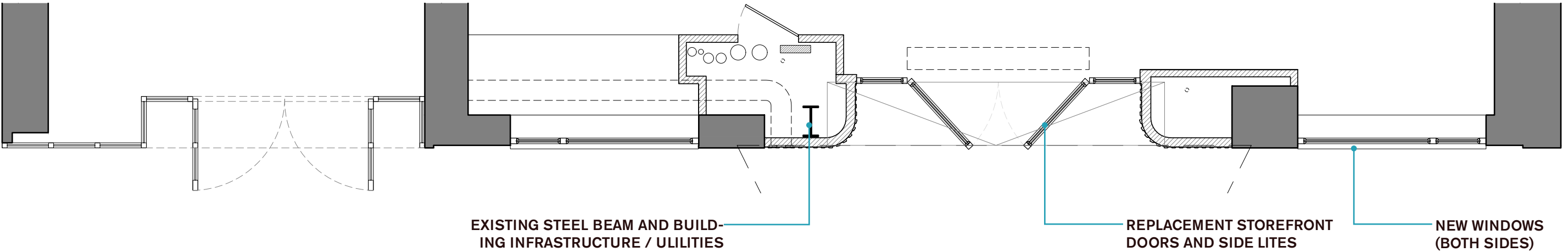
EXISTING COMMERCIAL
STOREFRONT ENTRANCE

PROPOSED FACADE

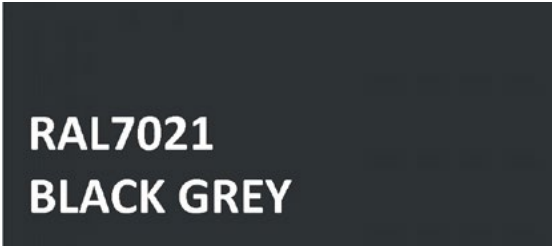
ELEVATION



PLAN



PROPOSED FACADE MATERIALS



1 POWDER-COATED METAL



2 STANDARD BLACK CHARCOAL TBD (BY FABRICATOR)



3 FLUTED ALUMINUM PANEL



4 HALO LIT NEON



5 CLEAR GLASS



6 REEDED GLASS



7 CROSS-REEDED GLASS

PROPOSED FACADE MATERIALS

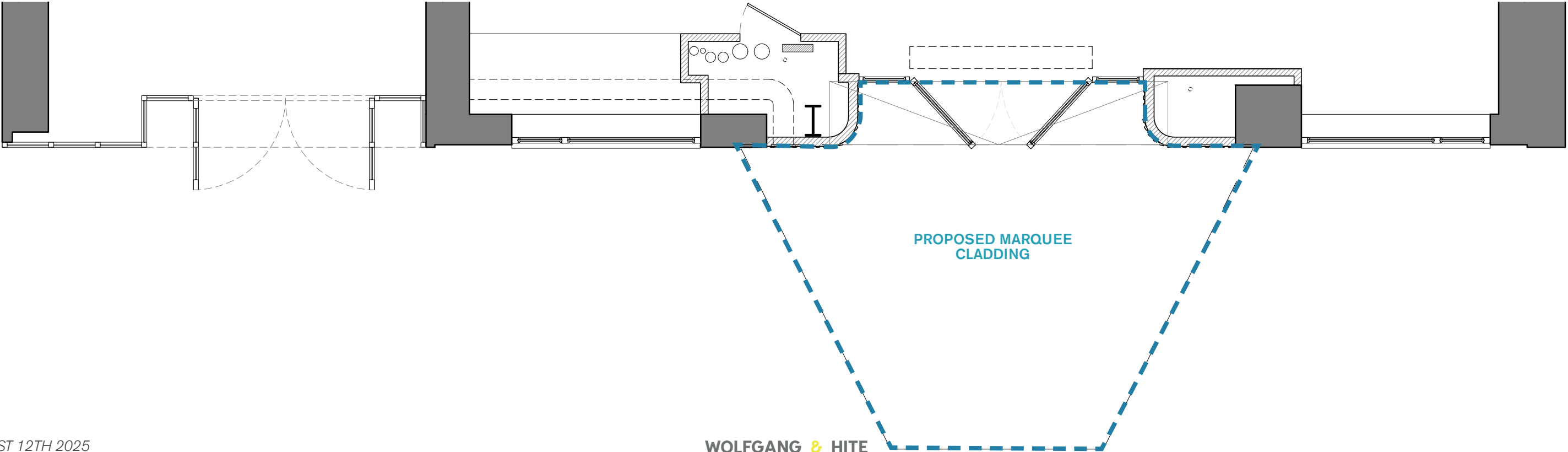


MARQUEE: RECLADDING, NEW LIGHTING

ELEVATION



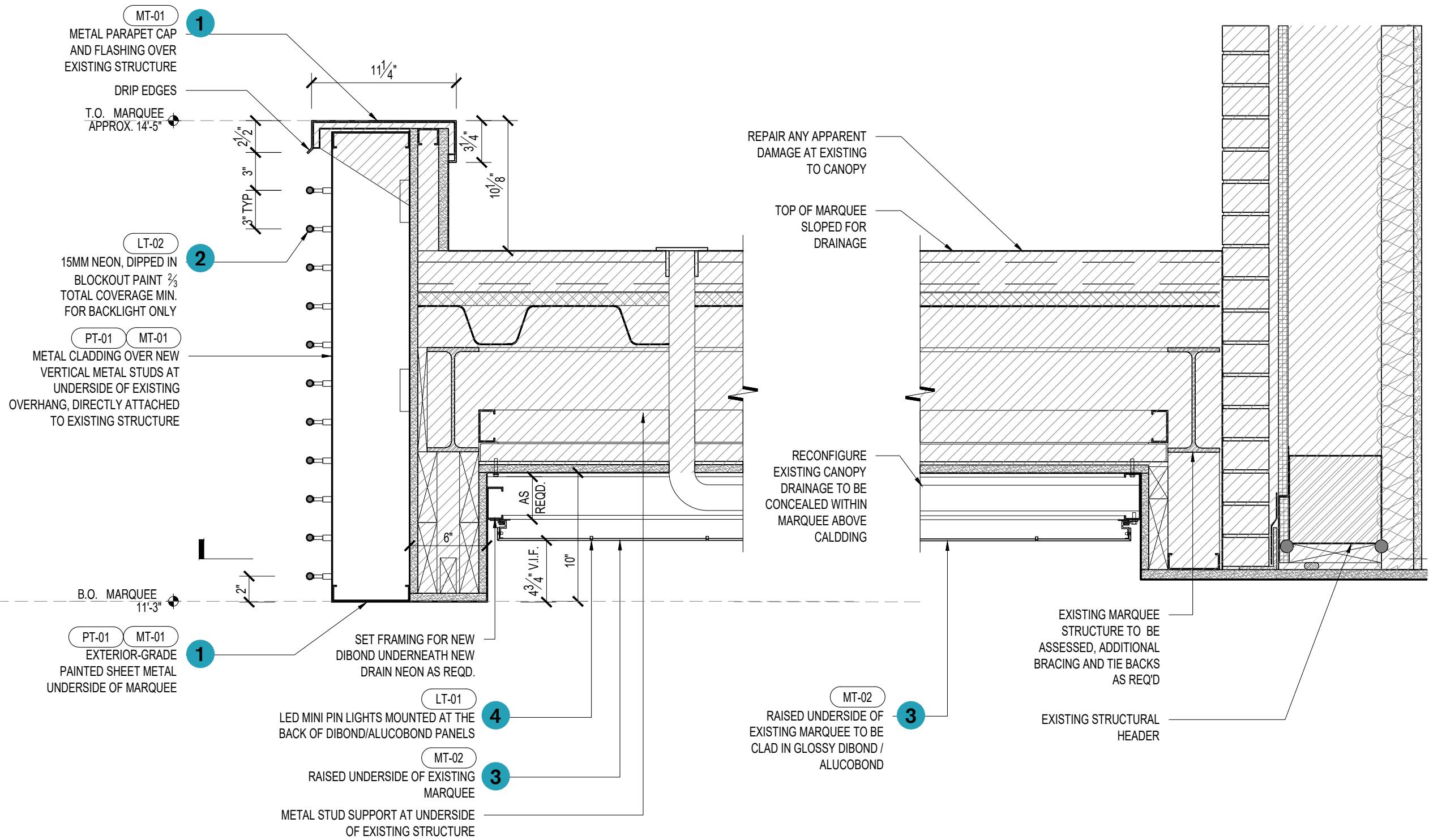
PLAN



CURRENT MARQUEE PHOTOS



MARQUEE SECTION AND MATERIALS

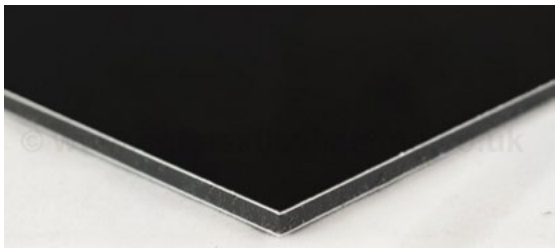


RAL7021
BLACK GREY

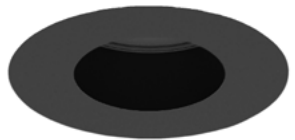
1 POWDER-COATED METAL



2 HALO-LIT NEON



3 GLOSSY BLACK DIBOND
(ALUMINUM COMPOSITE)

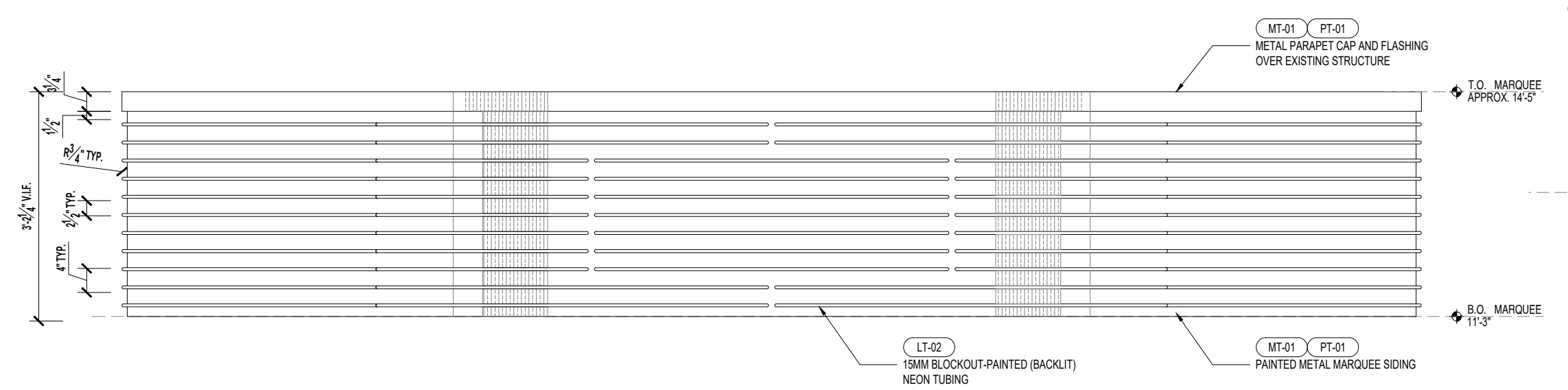


4 ROUND PINHOLE DOWNLIGHTS
AETHER ATOMIC 1/2" DIAMETER BY
WAC OR EQUAL

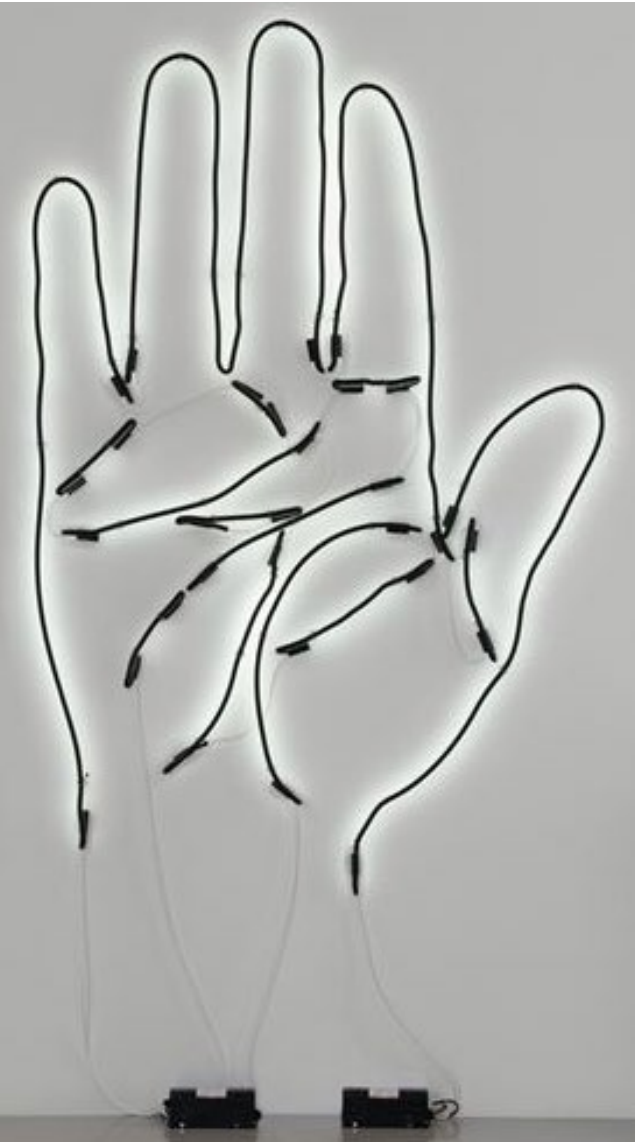
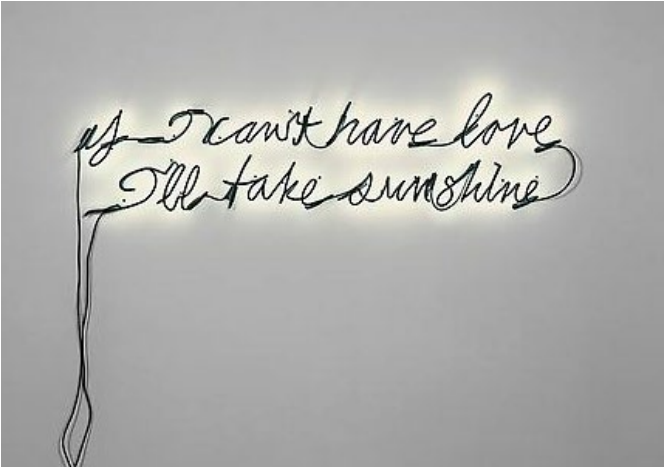
[illegible]

**4 ROUND PINHOLE DOWNLIGHTS
AETHER ATOMIC 1/2" - 1" DIAMETER
BY WAC OR EQUAL**

MARQUEE FRONT ELEVATION AND NEON DETAIL

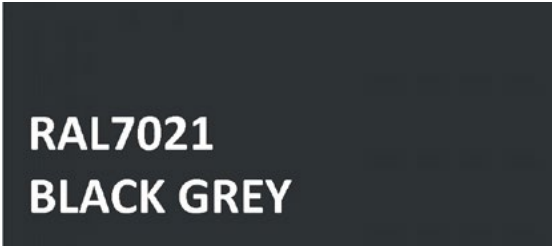


DETAILS OF ARTWORK BY GLENN LIGON

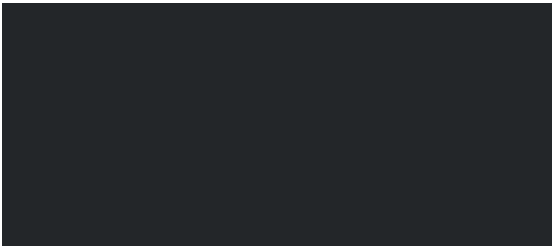


ALTERNATES / REFERENCE / PAST APPROVALS

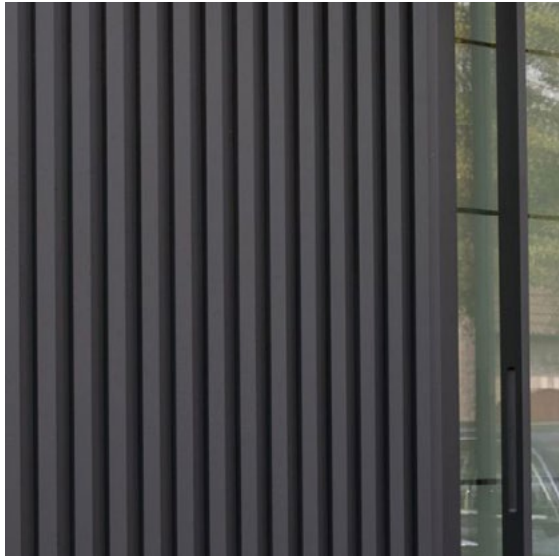
PROPOSED MATERIALS - ALTERNATE



1 POWDER-COATED METAL



2 STANDARD BLACK CHARCOAL TBD (BY FABRICATOR)



3 FLUTED ALUMINUM PANEL



4 HALO LIT NEON



5 CLEAR GLASS



6 REEDED GLASS



PERSPECTIVE - GLASS ALTERNATE



GENERAL NOTES

- WHERE NEW WORK IS REQUIRED AND IT CONFLICTS WITH EXISTING STRUCTURAL, MECHANICAL OR CODE LIMITATIONS, THE CONTRACTOR, BUILDER, OR THOSE IN RELEVANT OR CONTINGENT TRADES SHALL INFORM THE OWNER AND ARCHITECT OF SUCH, PRIOR TO PROCEEDING WITH SUCH WORK.
- NO WORK OF ANY TRADE IS TO BE CARRIED OUT IN THE EVENT OF CONFLICT OF INFORMATION. CLARIFICATIONS OF THIS NATURE ARE TO BE MADE BY THE ARCHITECT OR OWNER.
- ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS AND ANY AGENCIES HAVING JURISDICTION, AND IN COMPLIANCE WITH APPLICABLE LAWS RELATING TO LEAD AND ASBESTOS.
- ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH LANDLORD AND BUILDING MANAGEMENT REGULATIONS.
- ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER AND FABRICATED WITH FIRST CLASS MATERIALS. CONTRACTOR SHALL SUBMIT THE PROPOSED WORK SCHEDULE WITH THEIR LUMP SUM BID THAT WILL NOT BE CHANGED EXCEPT WITH THE APPROVAL OF THE OWNER AND ARCHITECT.
- EXISTING PROPERTY AND NEW WORK IS TO BE PROPERLY PROTECTED AGAINST DAMAGES UNTIL THE COMPLETION OF THE JOB, AT WHICH TIME IT SHALL BE LEFT BROOM CLEAN.
- AT DEMOLISHED OR CHOPPED AWAY LOCATIONS, PATCHING SHALL BE DONE WITH LIKE MATERIALS AS SPECIFIED.
- THE SUBCONTRACTORS' WORK UNDER THE BUILDER (GENERAL CONTRACTOR) SHALL BE FULLY COORDINATED SO AS TO AVOID UNNECESSARY DEMOLITION OR CONFLICT OF WORK SEQUENCE OF VARIOUS TRADES AND WORKMEN.
- THE CONTRACTOR SHALL FILE CERTIFICATES OF WORKMENS' COMPENSATION, COMPREHENSIVE AUTO LIABILITY, COMPREHENSIVE GENERAL LIABILITY, AND EMPLOYERS LIABILITY INSURANCES WITH THE OWNER AND ARCHITECT. THE CONTRACTOR IS ALSO TO OBTAIN PERMITS AND PAY ALL FEES REQUIRED BY NYC DEPARTMENT OF BUILDINGS AND ANY OTHER AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC, WORKMEN, VEHICLES, EXISTING STRUCTURES AND OCCUPANTS OF THE BUILDING.
- A LICENSED ELECTRICIAN SHALL PERFORM ANY AND ALL ELECTRICAL WORK IN ACCORDANCE WITH NYC ELECTRICAL CODE AND NBPJ CODE AND SHALL REGISTER SAID WORK WITH NYC DEPARTMENT OF WATER, GAS, AND ELECTRICITY. PRIOR TO FINAL PAYMENT TO THE BUILDER, A COMPLETION CERTIFICATE SHALL BE ISSUED TO THE OWNER.
- ANY AND ALL PLUMBING SHALL BE PERFORMED BY A LICENSED PLUMBER WHO IS RESPONSIBLE FOR FILING ALL WORK THAT IS TO BE PERFORMED.
- CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, AND THE ARCHITECT AGAINST ALL EXPENSES AND ATTORNEY'S FEES AND ANY LAWSUITS OR ACTIONS ARISING IN WHOLE OR IN PART FROM ANY ACT OR OMISSION BY THE CONTRACTOR, OF THE SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE OWNER.
- THE SUBMISSION OF THE CONTRACTOR'S BID IMPLIES THAT ALL DRAWINGS, SPECIFICATIONS, AND NOTES HAVE BEEN READ, UNDERSTOOD AND INCORPORATED AS PART OF THE BID AMOUNT WITH ALL ITS

NEW YORK CITY BUILDING DEPARTMENT NOTES

THESE NOTES ARE PART OF THE PLANS AND SPECIFICATIONS AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES MENTIONED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THE FOLLOWING:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND FACILITIES.
- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE NYC BUILDING CODE.
- AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK.
- A COPY OF LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
- ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I./A.I.S.C., ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS, SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
- EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR THEIR WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
- POSTED OCCUPANCY AND USE, ALL BUILDINGS SHALL BE POSTED WITH A SIGN IN A FORM PRESCRIBED BY THE DEPARTMENT PERMANENTLY AFFIXED, PLACED IN A CONSPICUOUS LOCATION IN PUBLIC HALL OR CORRIDOR: STATING LIVE LOADS AND OCCUPANT LOADS IN THE BUILDING AND ALL PARTS THEREOF.

PARTITIONS TYPE

◆ # # PARTITION TYPE NUMBER (SEE SCHEDULE)

DOORS

⬢ ## ## DOOR TYPE NUMBER (SEE SCHEDULE)

WINDOWS

⬢ ## ## WINDOW TYPE DESIGNATION (SEE SCHEDULE)

DETAIL CALL-OUT

⬢ # X-# DETAIL NUMBER SHEET NUMBER

SECTION/ELEVATION MARKER

⬢ # X-# SECTION NUMBER SHEET NUMBER

LABELS

⬢ # DRAWING TITLE

ELEVATION MARKER

⬢ XXXX #-##

FIRE & EGRESS

⬢ SD/CD SMOKE DETECTOR/CARBON DIOXIDE DETECTOR

⬢ EMERGENCY EXIT LIGHT

⬢ NEW EMERGENCY EXIT SIGN, WALL MOUNTED. SOLID HATCH SIGNIFIES SIDE THE LETTERS ARE FACING. ARROW INDICATES DIRECTION ARROW ON SIGN IS POINTING.

⬢ NEW EMERGENCY EXIT SIGN, CEILING MOUNTED. SOLID HATCH SIGNIFIES SIDE THE LETTERS ARE FACING. ARROW INDICATES DIRECTION ARROW ON SIGN IS POINTING.

DRAWING REVISIONS

⬢ 1 REVISION NUMBER (REFER TO NOTES FOR DESCRIPTION)

⬢ AREA OF REVISION (REFER TO NOTES FOR DESCRIPTION)

GENERAL REMOVAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS IN WORKING ORDER THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY, NEATLY AND IN A SYSTEMATIC MANNER.
- ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DAMAGE AND SHALL MAKE ADDITIONAL REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL FILE ANY NECESSARY CERTIFICATES OF INSURANCE WITH THE LOCAL DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED
- ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

GENERAL CONSTRUCTION NOTES

- EACH FLOOR IN WHICH CONSTRUCTION IS UNDERTAKEN MUST REMAIN IN SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC., MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- ALL DIMENSIONS GIVEN ARE FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
- FLOOR LOADING OF ALL EQUIPMENT, FURNITURE, TENANT CONSTRUCTION, ETC. SHALL NOT EXCEED THE ALLOWABLE STRUCTURAL CAPACITY OF THE FLOOR (150 PSF LIVE LOAD).
- CONTRACTORS CARTS, EQUIPMENT BOXES, ETC. SHALL BE EQUIPPED WITH RUBBER WHEELS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE CONSTRUCTION AREA UNTIL COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS IN WORKING ORDER THROUGHOUT THE DURATION OF CONSTRUCTION.
- NO ELECTRICAL JACKHAMMERS OR SIMILAR IMPACT, PERCUSSION DEVICES TO BE USED.
- GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL OF THE FOLLOWING:



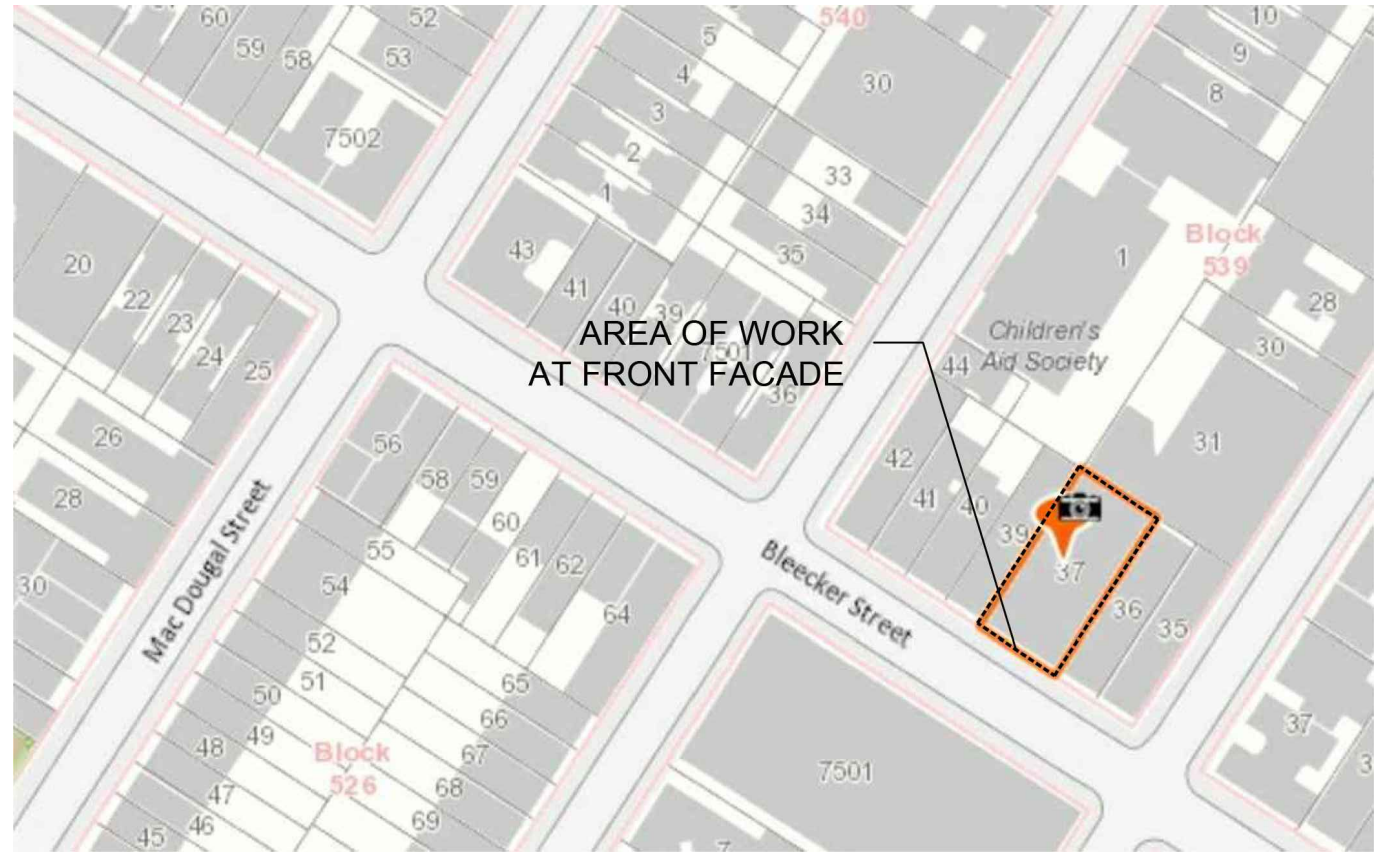
2 PROPOSED STOREFRONT RENDERING
T-000 N.T.S.

FACADE RESTORATION

159 BLEECKER ST.

NEW YORK, NY 10012

DRAWING INDEX		ISSUE DATE			
SHEET TITLE		10/04/19	10/21/22		
T-000.00	TITLE SHEET PLOT PLAN & NOTES	X	X		
A-100.00	REMOVALS ELEVATION & PLAN	X	X		
A-101.00	PROPOSED ELEVATIONS & PLANS	X	X		
A-102.00	PROPOSED STOREFRONT DETAILS	X	X		
A-103.00	PROPOSED MARQUEE DETAILS	X			



1 PLOT PLAN
T-000 N.T.S.

PROPERTY DATA

BUILDING NO: 159
STREET: BLEECKER STREET
BOROUGH: MANHATTAN
BLOCK: 539
LOT: 37

LANDMARK STATUS

LANDMARK STATUS: L - LANDMARK
HISTORIC DISTRICT: SOUTH VILLAGE

ZONING NOTES

ZONING MAP: 12c
ZONING DISTRICT: R7-2
COMMERCIAL OVERLAY: C1-5
SPECIAL DISTRICT: MID

BUILDING DEPARTMENT NOTES

YEAR BUILT: 1900
OCCUPANCY CLASSIFICATION: J2 (1968 CODE)
CONSTRUCTION CLASS: 1-C (1968 CODE)
BUILDING HEIGHT: 98'
BUILDING STORIES: 7 STORIES

ALTERATION TYPE II FILING

APPLICATION TO BE REVIEWED UNDER 1968 CODE

NO CHANGE IN USE, OCCUPANCY, OR EGRESS

THIS BUILDING IS NOT IN A FLOOD HAZARD ZONE

SCOPE OF WORK:
GROUND FLOOR FACADE RENOVATION (350 SQUARE FT) AND RESTORATION OF EXISTING HISTORIC THEATER MARQUEE

SPECIAL INSPECTIONS	
SPECIAL INSPECTIONS	CODE/SECTION
NON-DIRECTIVE 14	BC. 110.5

ARCHITECT:

GRETA HANSEN, RA
HITE STUDIO ARCHITECTURE PC
123 BOWERY 4TH FLOOR
4TH FLOOR
NEW YORK, NY 10002

TEL.: 917.262.0976
CELL: 917.572.1374

WOLFGANGANDHITE.COM



FACADE RESTORATION
159 BLEECKER ST.
NEW YORK, NY 10012

LPC SET REV	01.27.23
LPC SET REV	01.09.23
REVIEW SET	12.31.22
FOR DOB FILING	02.04.19
ISSUED	DATE

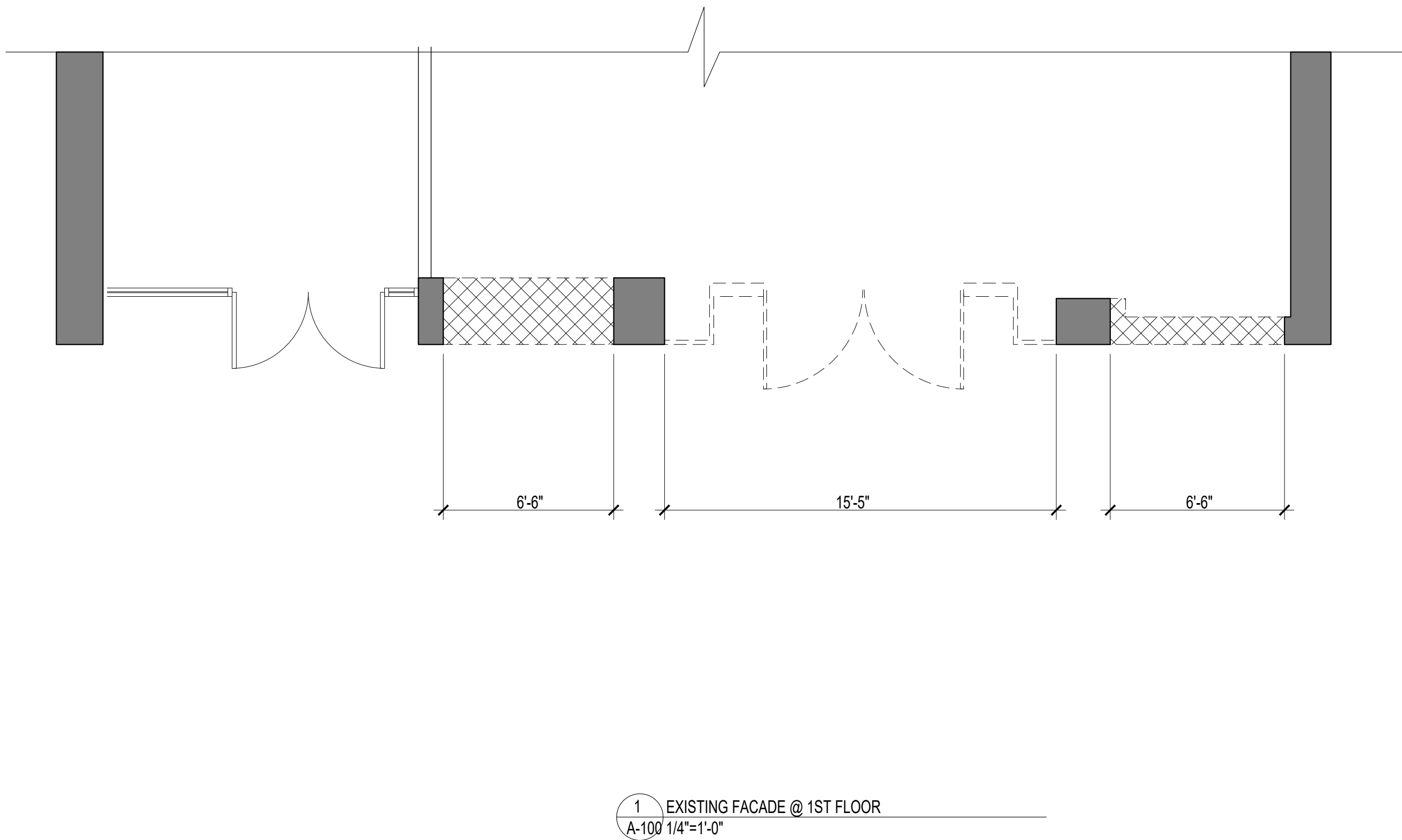
TITLE SHEET
PLOT PLAN & NOTES

TITLE

T-000.02

SHEET

SCALE AS SHOWN	REVIEWED BY GH
DRAWN BY BA, SK, GH	PAGE 1 OF 5



EXISTING & REMOVALS FLOOR PLAN LEGEND	
	EXISTING CORE OR SHAFT WALLS
	EXISTING INTERIOR WALL
	EXISTING INTERIOR WALL TO BE REMOVED
	EXISTING CEILING, REGISTERS, LIGHT FIXTURES, ETC. TO BE REMOVED IN THIS AREA
	EXISTING DOORS & HARDWARE TO BE REMOVED

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 01/30/2023 - JR

ARCHITECT:

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REMOVALS ELEVATION &
FLOOR PLAN

TITLE

A-100.01

SHEET

SCALE AS SHOWN	
DRAWN BY BA, SK, GH	REVIEWED BY GH
PAGE	2 OF 5

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PROPOSED ELEVATION
& PLANS

TITLE

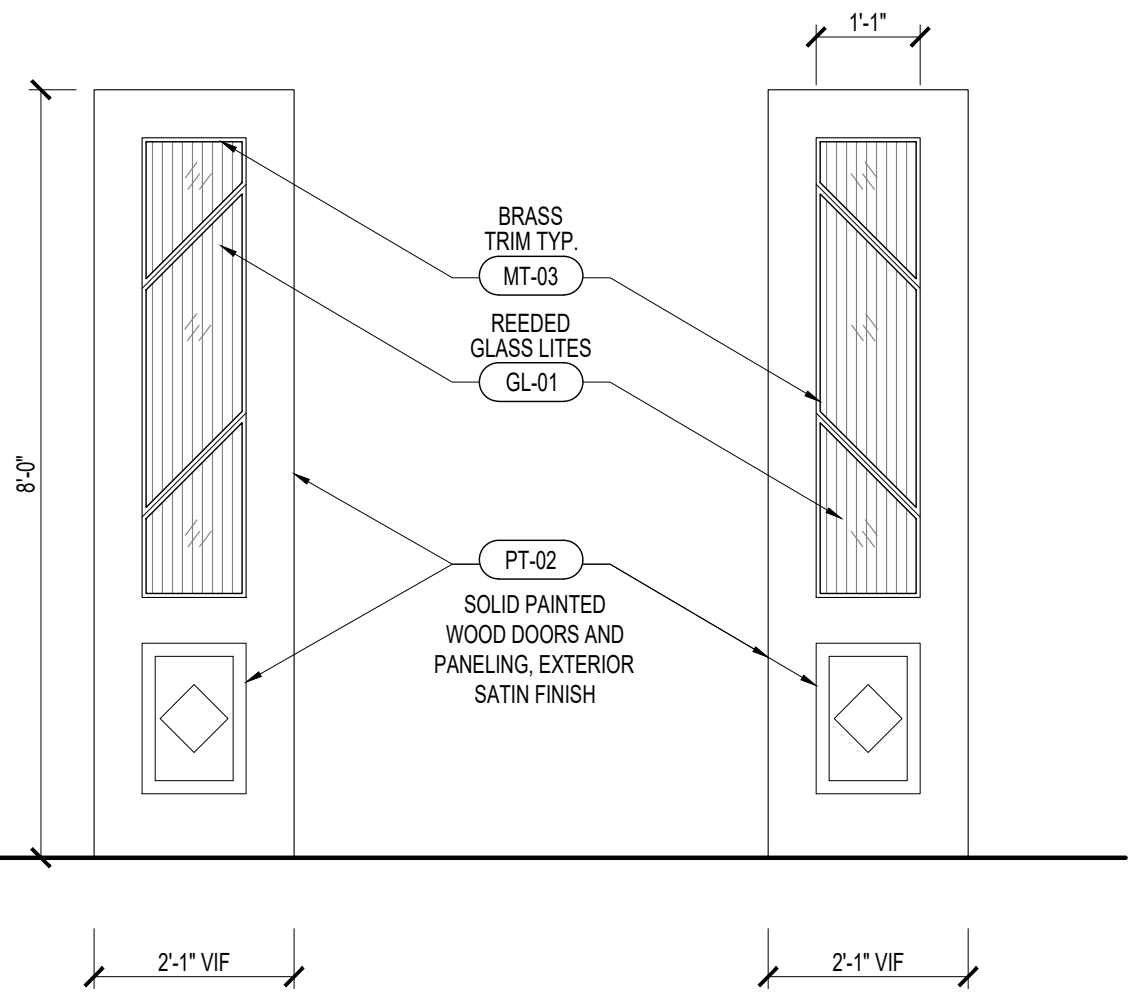
A-101.01

SHEET

SCALE AS SHOWN	REVIEWED BY GH
DRAWN BY BA, SK, GH	PAGE 3 OF 5

DRAWING LEGEND				
EXISTING CORE, STRUCTURAL OR SHAFT WALLS TO REMAIN				
EXISTING INTERIOR PARTITION TO REMAIN				
PROPOSED LIGHT SWITCH, TBD				

EXTERIOR LIGHTING SCHEDULE @ MARQUEE				
TAG	ITEM	LOCATION / USE	MANUFACTURERE	NOTES
LT-01	MINIATURE LED PIN LIGHTS	UNDERSIDE OF MARQUEE / BEHIND TRANSLUCENT GLASS	BY SIGNAGE MANUFACTURER	LIGHTS TO BE ON TIMER, CONNECTED TO EXISTING SWITCH TO EXTERIOR LIGHT
LT-02	1/2" MINI FLEXIBLE LED	MARQUEE FRONT	BY SIGNAGE MANUFACTURER	

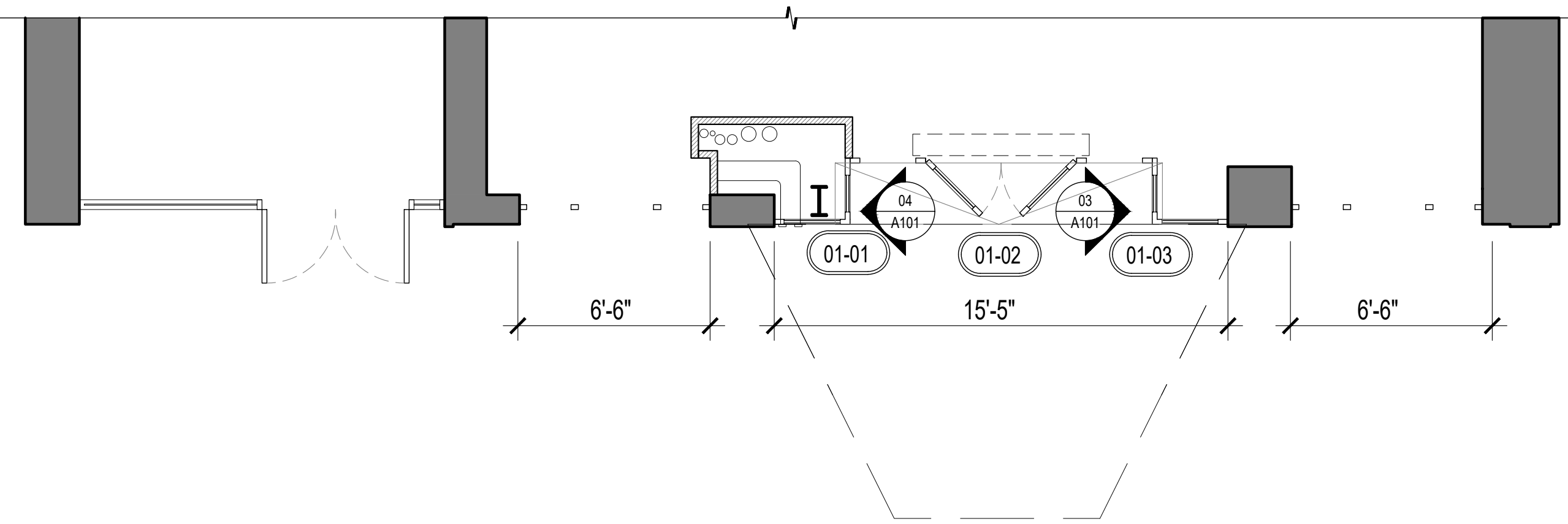


4 SIDE FACADE PANEL
A-101 1/2"=1'-0"

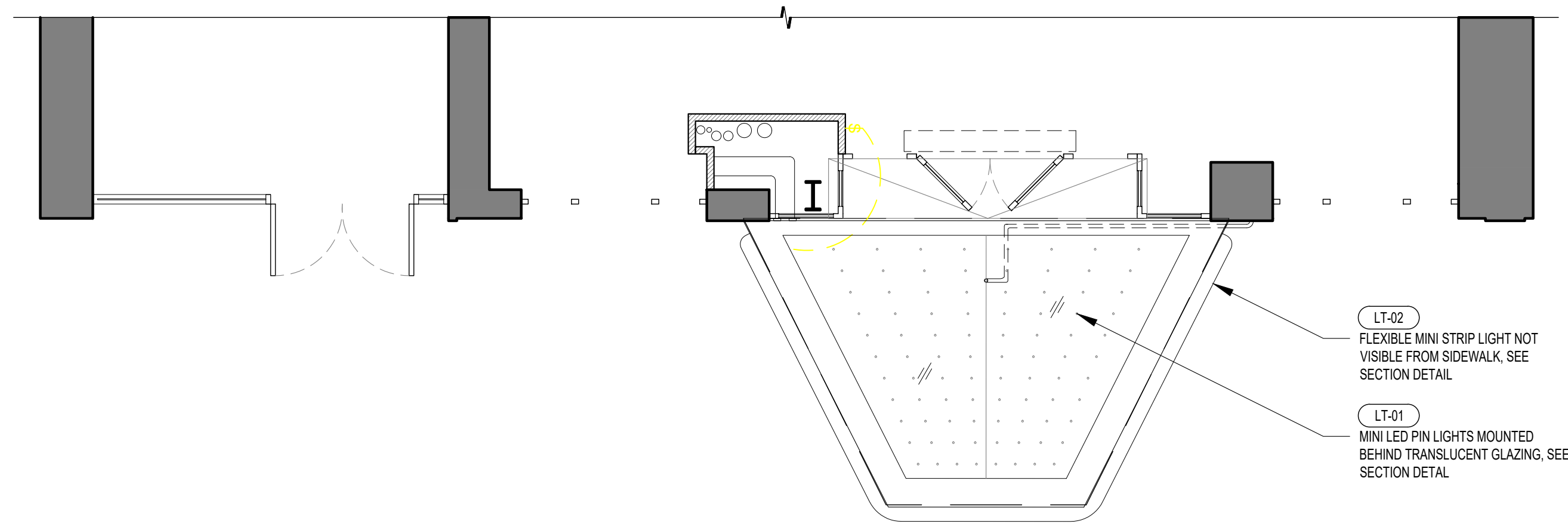
MARQUEE DESIGN REVISED TO COMPLY WITH LPC REQUEST TO
"RESTDY THE PROPOSED MARQUEE TO INTRODUCE A DESIGN
THAT GIVES A STRONGER PRESENCE TO THE MARQUEE AND STREETScape."
DOCKET # LPC-19-32913
COFA-19-32913



5 PROPOSED FACADE @ 1ST FLOOR
A-101 1/2"=1'-0"

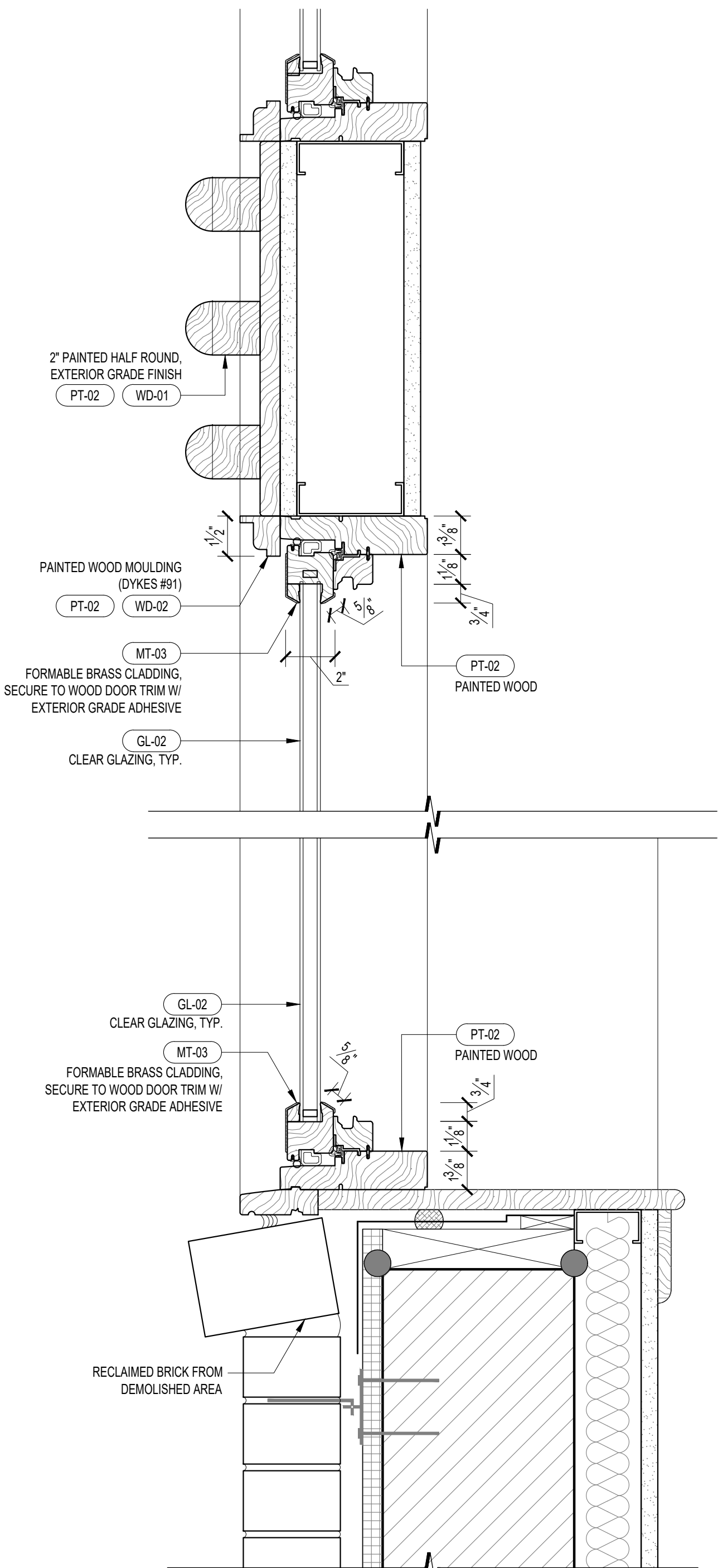
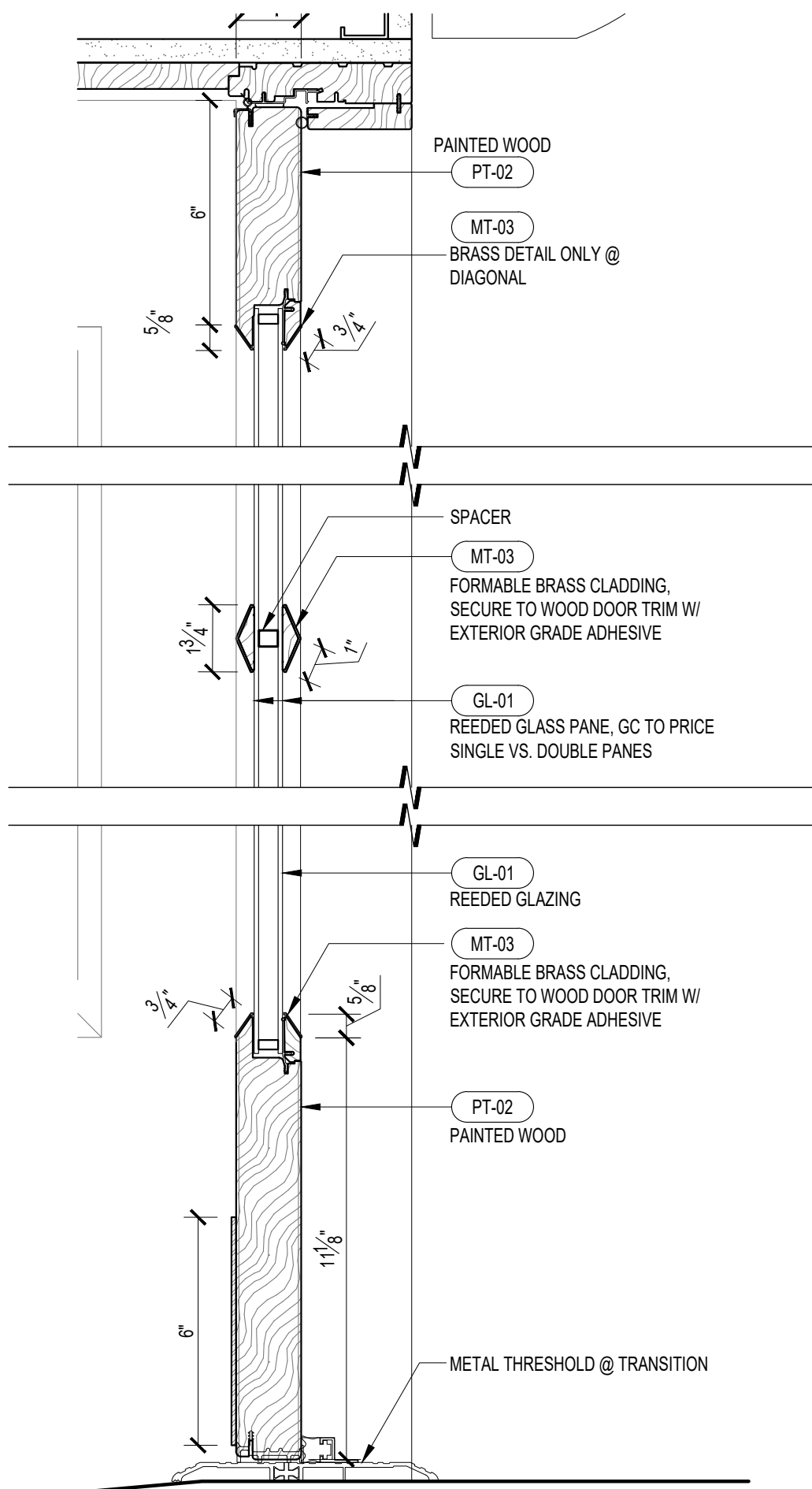
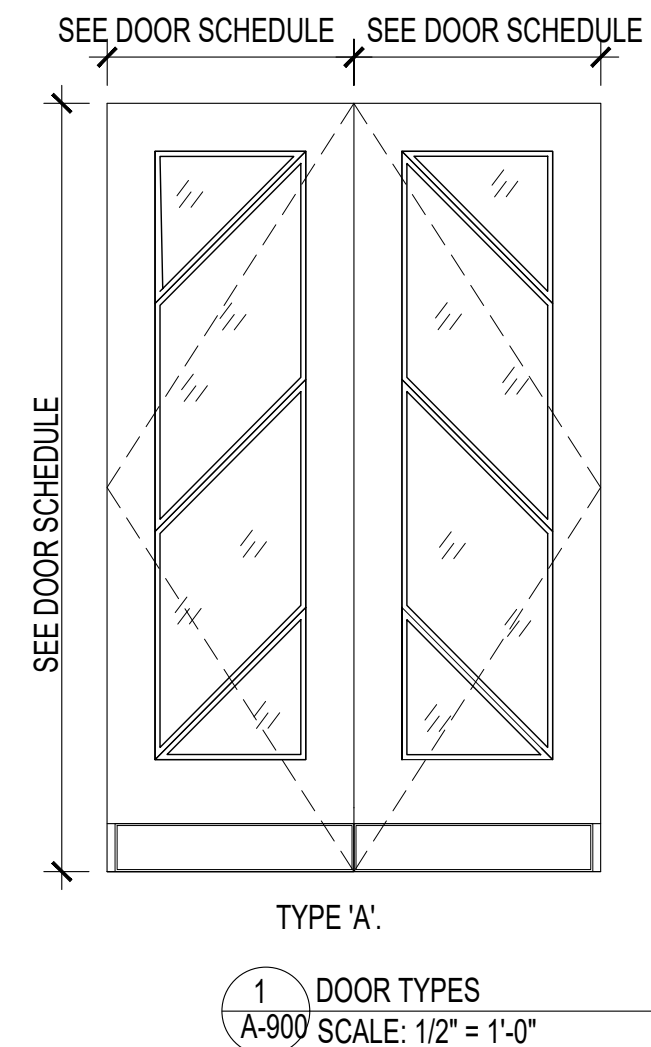


2 PROPOSED FLOOR PLAN AT FACADE
A-101 SCALE: 1/4"=1'-0"



1 PROPOSED RCP AT FACADE
A-101 SCALE: 1/4"=1'-0"

DOOR SCHEDULE														
	LOCATION		DOOR					FRAME				GENERAL		
	FROM	TO	DOOR SIZE	TYPE	MATERIAL	FINISH	UNDERCUT	JAMB/HEAD TYPE (A902)	SILL	MATERIAL	FINISH	LABEL	HARDWARE	REMARKS
01-01	EXTERIOR	INTERIOR	FIXED PANELS, SEE PLAN	N/A	2" SOLID CORE WD	BLACK PAINTED WOOD W/ BRASS	N/A	MTL	SEE 2/A-102	-	-	-	#1	
01-02	EXTERIOR	INTERIOR	(2) 2' 6-13/16" X 8'-0"	A	2" SOLID CORE WD DOORS	BLACK PAINTED WOOD W/ BRASS	1/2"	MTL	SEE 2/A-102	-	-	-	#1	
01-03	EXTERIOR	INTERIOR	FIXED PANELS, SEE PLAN	N/A	2" SOLID CORE WD	BLACK PAINTED WOOD W/ BRASS	N/A	MTL	SEE 2/A-102	-	-	-	#1	



2 SECTION AT STOREFRONT WINDOW
A-102 SCALE: 3"=1'-0"

HARDWARE SCHEDULE					FINISH
TAG	ITEM	MANUFACTURER	PRODUCT NAME		
HD-01	EXTERIOR + INTERIOR HANDLE	BALDWIN OR BY DOOR MANUFACTURER	TREMONT HANDLESET		ANTIQUE SATIN
HD-01	LOCK SET		TREMONT HANDLESET		
HD-02	OFFSET PIVOT HINGE	RIXON OR BY DOOR MANUFACTURER	MODEL 27 OFFSET DOOR CLOSER		SATIN BRASS
HD-02	DOOR CLOSER		MODEL 27 OFFSET DOOR CLOSER		

FIXTURES AND FINISHES								
Tag	Item	Location/Use	Material	Finish/Color	Manufacturer	Product Name or Number	Notes	IMAGES
EQ-01	AIR CURTAIN	INTERIOR SIDE OF MAIN ENTRY DOORS	AIR CURTAIN	BRUSHED ALUMINUM	Enershield	"MCS-72-AL Microshield 72"" Aluminum Air Barrier - 120V, Item #: 517MCS72AL MFR #: MCS-72-AL COMPLETE"	MINIMUM REQUIRED AIR VELOCITY AT FLOOR IS 6.56 FT/S (THIS MODEL CITES 3150 FT/M AND 52.5 FT/S FROM UNIT)	
GL-01	REEDED GLASS	GLASS AT SWINGING AND FIXED DOOR LITES	TEXTURED GLASS	REEDED	MCGRORY OR EQUAL	REEDED GLASS		
GL-02	CLEAR GLASS	GLASS AT UPPER TRANSOMS AND WINDOWS	CLEAR GLASS	AS REQ'D	GC TO SOURCE	GC TO SOURCE		
GL-03	TRANSLUCENT GRAY/SMOKE GLASS	UNDERSIDE OF MARQUEE	TRANSLUCENT GRAY GLASS	TRANSLUCENT GRAY GLASS	MCGRORY OR OTHER; GC TO SOURCE	GC TO SOURCE BASED ON CONTROL SAMPLE		
HD-01	EXTERIOR DOOR HANDLE WITH LOCK SYSTEM	DOUBLE SWING ENTRY DOORS	ENTRY DOOR HANDLES	ANTIQUE SATIN	BALDWIN - OR CUSTOM BY DOOR MANUFACTURER TO MATCH EXTERIOR BRASS FINISHES	TREMONT HANDLESET		
HD-02	OFFSET PIVOT HINGES WITH FLOOR CLOSER	DOUBLE SWING ENTRY DOORS	ENTRY DOOR PIVOT	SATIN BRASS 606	RIXSON - OR BY DOOR MANUFACTURER	Model 27 Offset Door Closer		
LT-01	MINI LED LIGHT EMITTING DIODES	UNDERSIDE OF MARQUEE, BEHIND TRANSLUCENT GLAZING	LOW VOLTAGE 5-10mm LIGHT EMITTING DIODES, WIRED	3000K WARM WHITE	BY SIGNAGE MANUFACTURER		LIGHTS TO BE ON TIMER, CONNECTED TO EXISTING SWITCH TO EXTERIOR LIGHT	
LT-02	LED STRIPS	MARQUEE FRONT	SILICONE TUBE WATERPROOF COB OUTDOOR LED STRIPS	3000K WARM WHITE	BY SIGNAGE MANUFACTURER	12V/24V IP67 Silicone Tube Waterproof COB Outdoor LED Strips	LIGHTS TO BE ON TIMER, CONNECTED TO EXISTING SWITCH TO EXTERIOR LIGHT	
PT-01	WHITE PAINT	INTERIOR						
PT-02	EXTERIOR PAINTED WOOD	DOORS, FRAMES, AND WINDOW FRAMES		EXTERIOR EGGSHELL	FARROW AND BALL	OFF-BLACK 57		
MT-01	CHARCOAL METAL PANEL	MARQUEE SIDES	POWDER COATED METAL PANEL	RAL 7021 BLACK-GRAY	GC TO SOURCE	RAL 7021 BLACK-GRAY		
MT-02	NOT USED							
MT-03	BRASS TRIM	DECORATIVE TRIM AND KICK PLATES, FACADE AND WINDOWS	BRASS WITH COATED FINISH FOR OUTDOOR APPLICATION	BRUSHED BRASS	GC TO SOURCE			
WD-01	MOULDINGS	DECORATIVE MOULDING AT PANELS ABOVE DOORS AND WINDOWS	FLEX & POPLAR	SEE PT-02 (OFF-BLACK 57)	DYKES LUMBER	2" HALF ROUND 371 HALF ROUND		
WD-02	MOULDINGS	DECORATIVE WOOD MOULDING	FLEX & POPLAR	SEE PT-02 (OFF-BLACK 57)	DYKES LUMBER	EXTERIOR MOULDING		

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL 01/30/2023 - JR

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL 01/30/2023 - JR

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FACADE RESTORATION
159 BLEECKER ST.
NEW YORK, NY 10012

LPC SET REV	01.27.23
LPC SET REV	01.09.23
REVIEW SET	12.31.22
FOR DOB FILING	02.04.19
ISSUED	DATE

PROPOSED STOREFRONT
DETAILS

TITLE

A-102.01

SHEET

SCALE
AS SHOWN

DRAWN BY
BA, SK, GH

REVIEWED BY
GH

PAGE

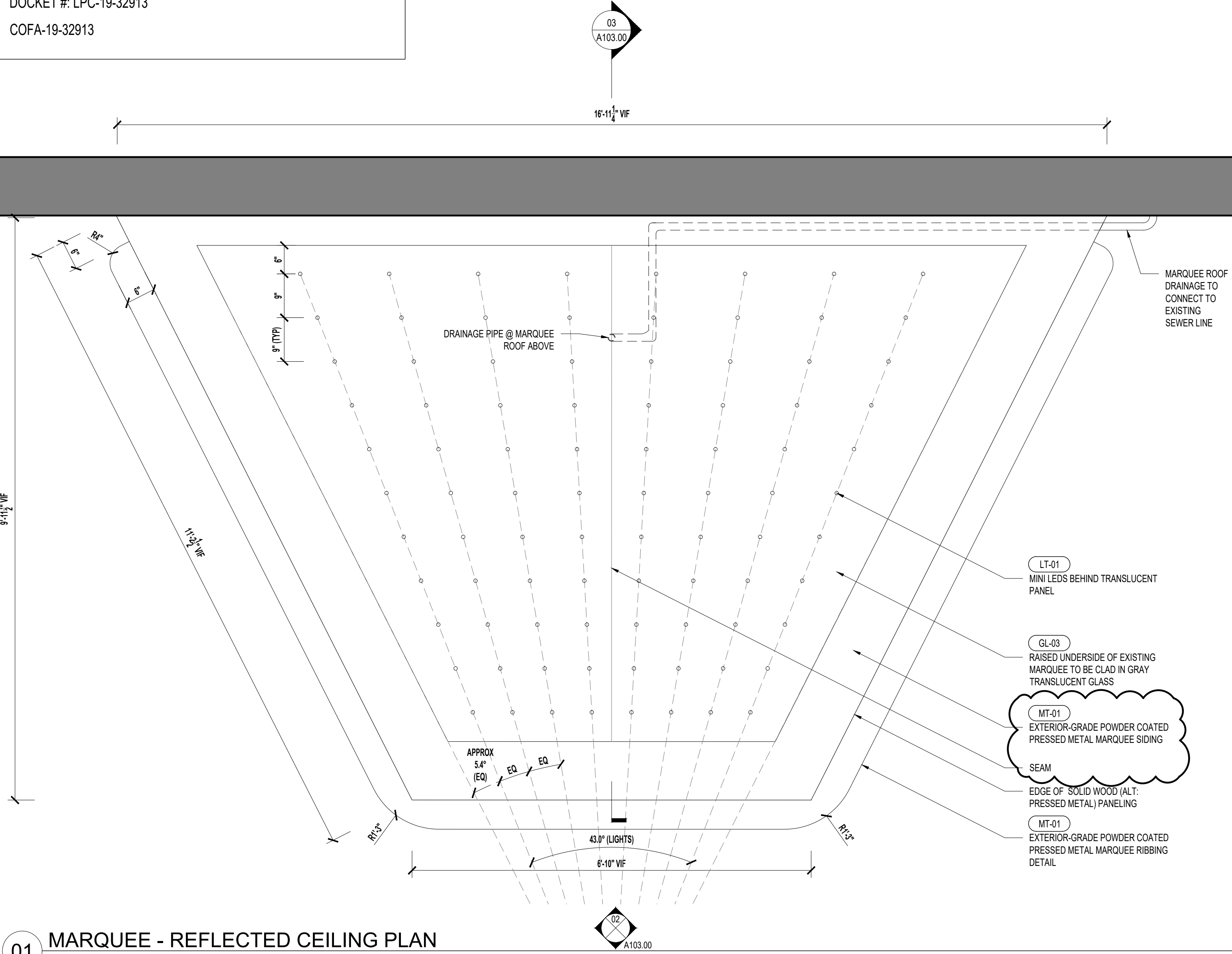
4 OF 5

NOTE ON ADDITIONAL PAGE:
MARQUEE DESIGN REVISED TO COMPLY WITH LPC REQUEST TO "RE STUDY THE PROPOSED MARQUEE TO INTRODUCE A DESIGN THAT GIVES A STRONGER PRESENCE TO THE MARQUEE AND STREETScape."
DOCKET #: LPC-19-32913
COFA-19-32913

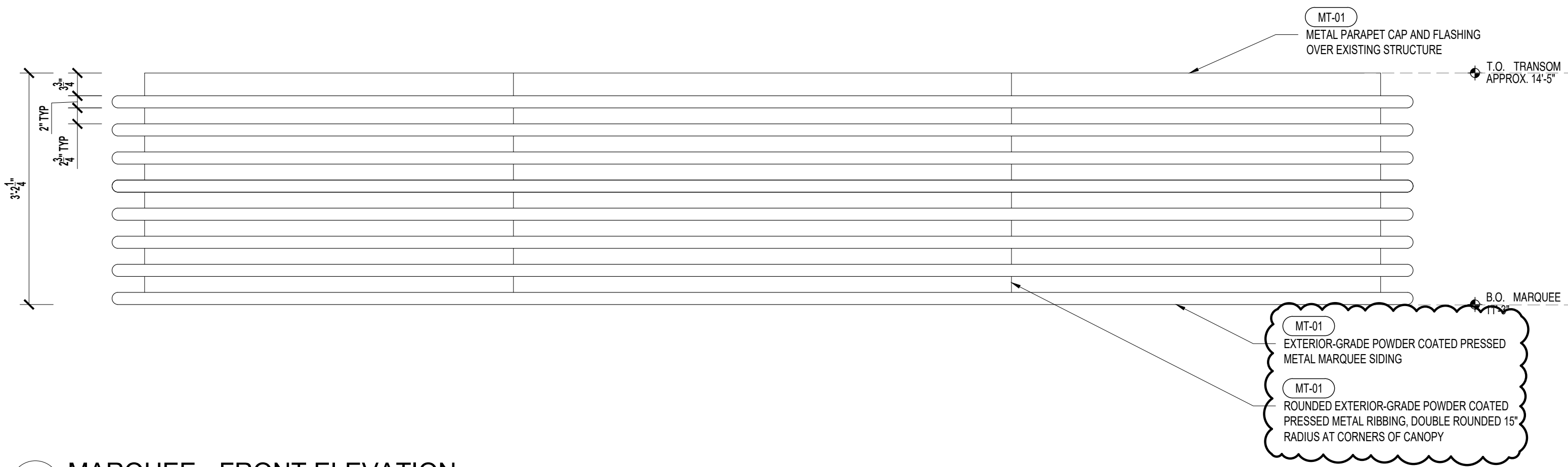
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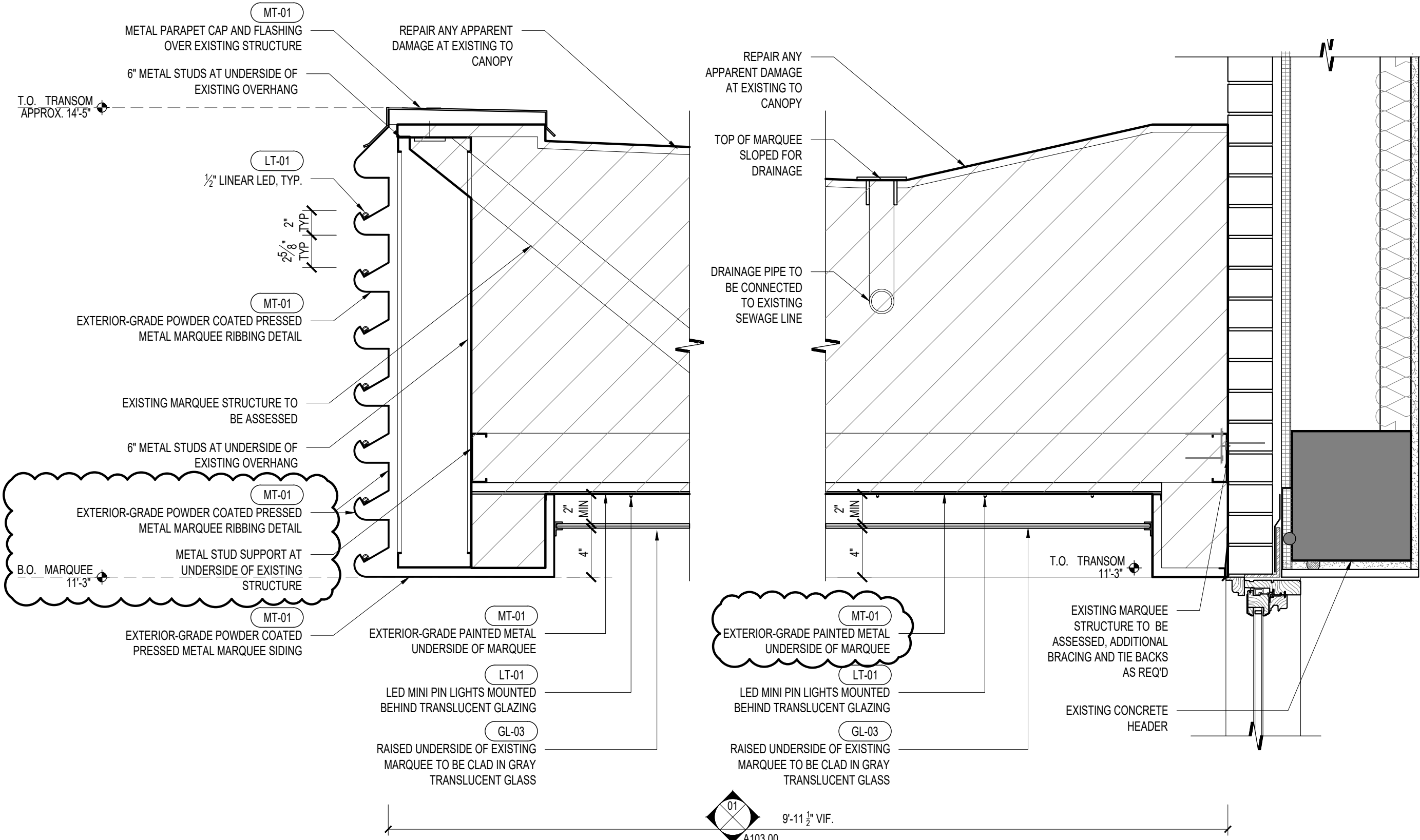
FACADE RESTORATION
159 BLEECKER ST.
NEW YORK, NY 10012



01 MARQUEE - REFLECTED CEILING PLAN
SCALE: 3/4" = 1'-0"



02 MARQUEE - FRONT ELEVATION
SCALE: 3/4" = 1'-0"



03 MARQUEE - SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

LPC SET REV	01.27.23
LPC SET REV	01.09.23
REVIEW SET	12.31.22
FOR DOB FILING	02.04.19
ISSUED	DATE

PROPOSED MARQUEE
DETAILS

TITLE

A-103.00

SHEET

SCALE AS SHOWN	REVIEWED BY GH
DRAWN BY PH, AM	PAGE 5 OF 5

159 BLEECKER
FACADE

PROJECT NAME AND ADDRESS:
GROUND FLOOR FACADE RENOVATION
159 BLEECKER, GROUND FLOOR
NEW YORK, NY

WOLFGANG & HITE

HITE STUDIO ARCHITECTURE PC
123 BOWERY, 4TH FLOOR
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No.	Date	Description
01	05/16/2025	LPC REVIEW SET

DOB APPROVAL:

JOB# 22007

DATE: 11 July 2025

SCALE: AS NOTED

DRAWN BY:

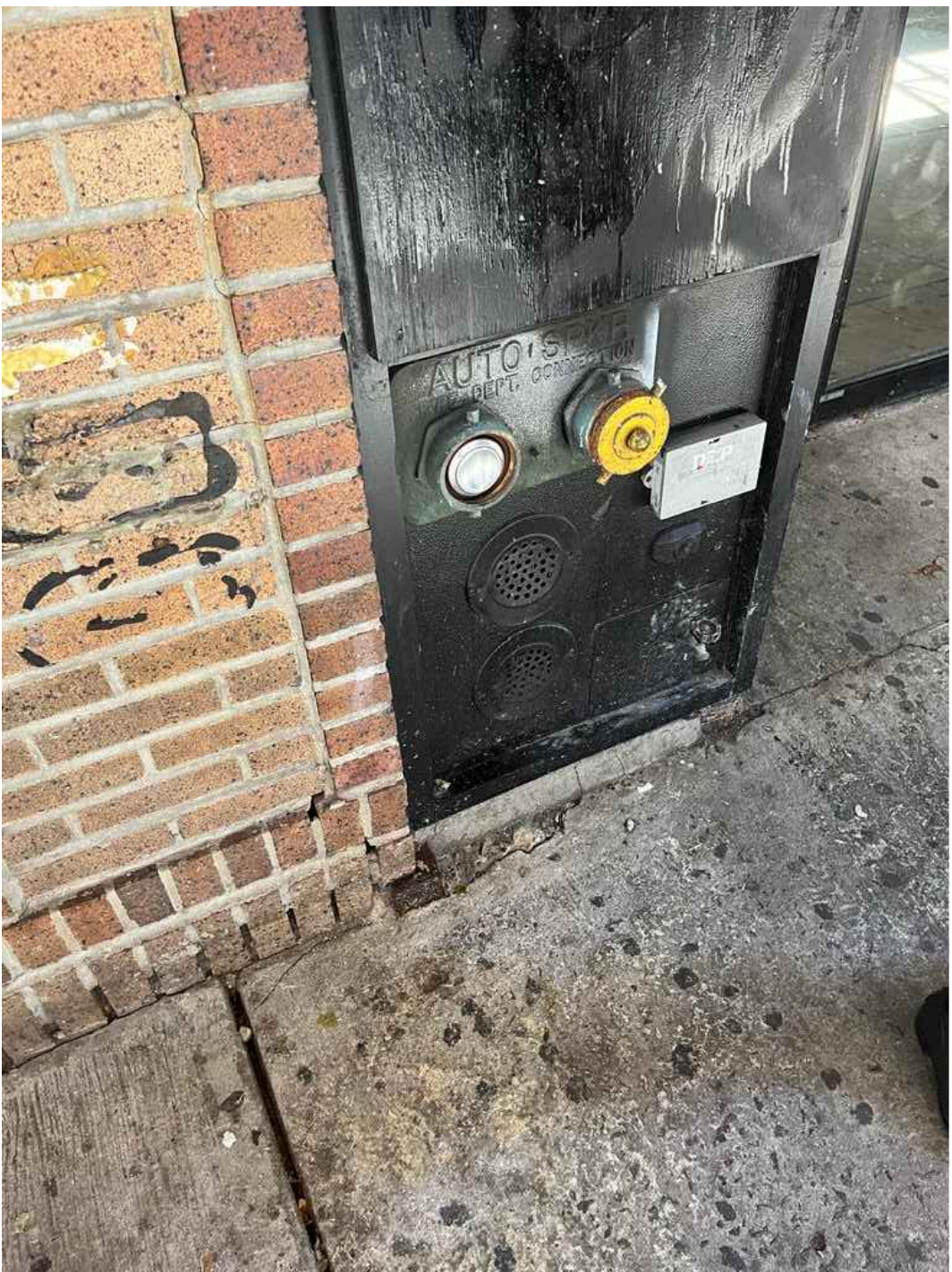
CHECKED BY:

TITLE:

EXISTING
CONDITIONS
BUILD SET ONLY

A102.00

DRAWING No.



02 BRICK FACADE TO STOREFRONT INFILL
SCALE: N/A



01 EXISITNG MARQUEE CONDITION
SCALE: N/A



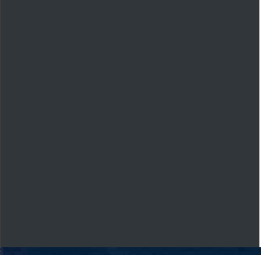
03 EXISTING INTERIOR CONDITION
SCALE: N/A



04 REFERENCE IMAGES
SCALE: N/A

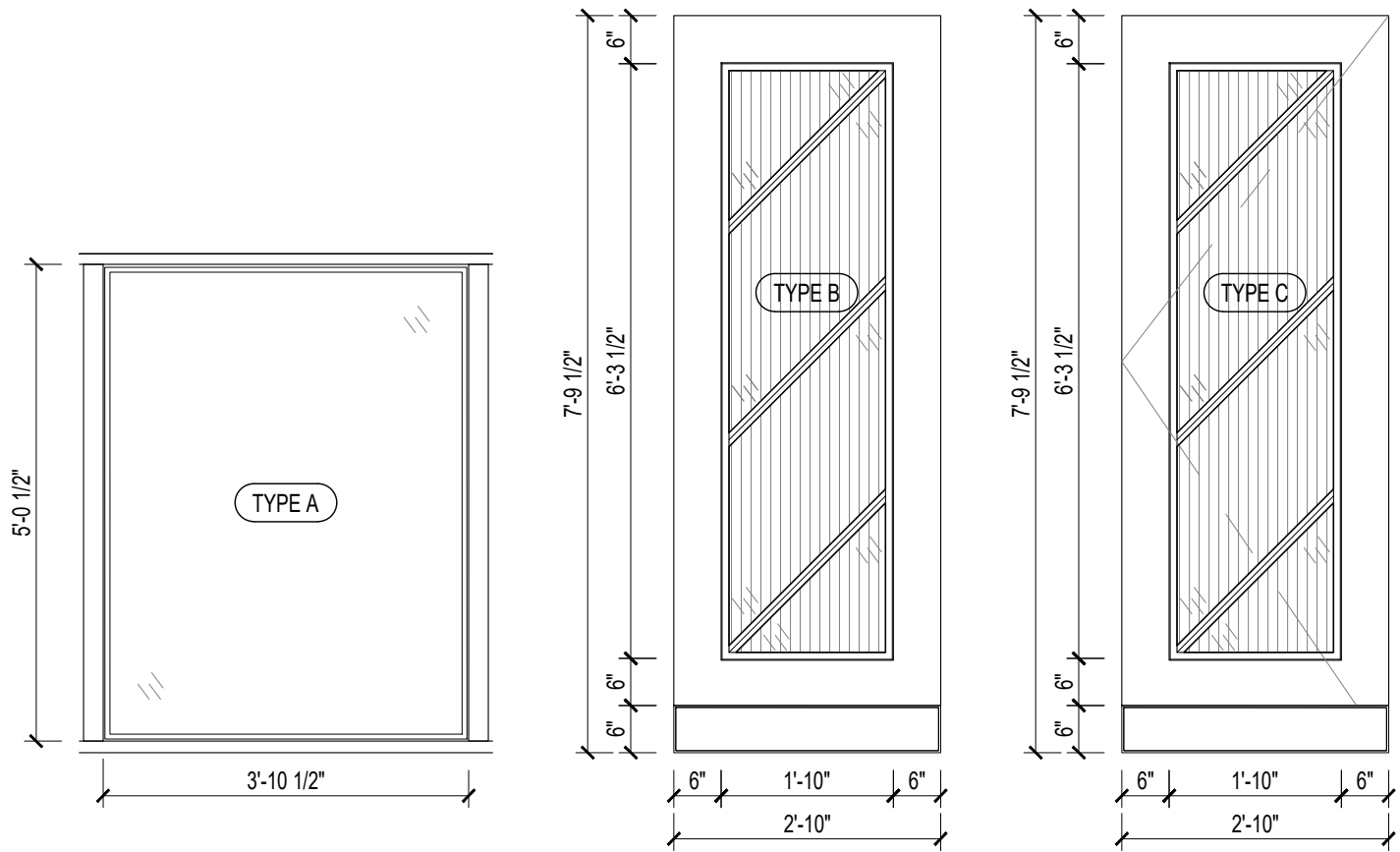


DRAWING LEGEND	
	EXISTING
	NEW INTERIOR STUD WALL
	TO BE REMOVED/REPLACED (DEMO PLAN)
	SURFACE TO BE DEMO'ED

Tag	Item	Location/Use	Material	Finish/Color	Manufacturer	Product Name or Number	Notes	IMAGES	
EQ-01	AIR CURTAIN	INTERIOR SIDE OF MAIN ENTRY DOORS	AIR CURTAIN	BRUSHED ALUMINUM	Enershield	MCS-72-AL Microshield 72" Aluminum Air Barrier - 120V, Item #: 517MCS72AL MFR #: MCS-72-AL COMPLETE	MINIMUM REQUIRED AIR VELOCITY AT FLOOR IS 6.56 FT/S (THIS MODEL CITES 3150 FT/M AND 52.5 FT/S FROM UNIT)		
GL-01	REEDED GLASS	GLASS AT SWINGING AND FIXED DOOR LITES	TEXTURED GLASS	REEDED	MCGRORY OR EQUAL	REEDED GLASS			
GL-02	CLEAR GLASS	GLASS AT UPPER TRANSOMS AND WINDOWS	CLEAR GLASS	AS REQ'D	GC TO SOURCE	GC TO SOURCE			
HD-01	EXTERIOR DOOR PULLS	DOUBLE SWING ENTRY DOORS	ENTRY DOOR HANDLES	AGED BRASS	LO&CO	KINTORE ENTRY PULL			
HD-02	OFFSET PIVOT HINGES WITH FLOOR CLOSER	DOUBLE SWING ENTRY DOORS	ENTRY DOOR PIVOT	SATIN BRASS 606	RIXSON - OR BY DOOR MANUFACTURER	Model 27 Offset Door Closer	OR APPROVED EQUAL		
LT-01	EXTERIOR PIN LIGHTS	UNDERSIDE OF MARQUEE	DOWNLIGHTS	BLACK	WAC OR APPROVED EQUAL	Aether Atomic Round Pinhole Trimless	1/2" DIA PIN LIGHT		
LT-02	LINEAR NEON LIGHTING	MARQUEE FRONT	15MM NEON	WHITE WITH 66.6667% BLOCKOUT PAINT (PT-03)	"LET THERE BE NEON" - GC TO SOURCE	15MM WHITE NEON TUBING			
PT-01	PAINTED METAL	MARQUEE SHEET METAL (MARQUEE SIDES, FRONT, CAPS)	POWDER COATED METAL PANEL	RAL 7021 BLACK-GRAY	GC TO SOURCE	RAL 7021 BLACK-GRAY	SEE MT-03		
PT-02	EXTERIOR PAINTED WOOD	DOORS, FRAMES, AND WINDOW FRAMES		EXTERIOR EGGSHELL	FARROW AND BALL	OFF-BLACK 57			
PT-03	NEON BLOCKOUT PAINT	NEON FRONTS (66.67% MIN OF TUBE DIAMETER)	NEON BLOCKOUT PAINT	BLACK	STAZON	STAZON NEON BLOCKOUT PAINT			
PT-04	INTERIOR PAINT	INTERIOR OF FRONT FACADE WALL	INTERIOR PAINT	TO MATCH EXISTING					
MT-01	CHARCOAL METAL PANEL	MARQUEE SHEET METAL (MARQUEE SIDES, FRONT, CAPS)	POWDER COATED METAL PANEL	RAL 7021 BLACK-GRAY	GC TO SOURCE	RAL 7021 BLACK-GRAY	SEE PT-03		
MT-02	DIBOND PANEL / ALUCOBOND	UNDERSIDE OF MARQUEE	LARGE SIZE (5' X 10') ALUMINUM DIBOND PANEL	JET BLACK GLOSS / METALLIC BLACK / BLACK MIRROR	GC TO SOURCE	JET BLACK GLOSS / METALLIC BLACK / BLACK MIRROR DIBOND PANEL	(3) 5' X 10' SHEETS		
WD-01	MOULDINGS	DECORATIVE MOULDING AT PANELS ABOVE DOORS AND WINDOWS	FLEX & POPLAR	SEE PT-02 (OFF-BLACK 57)	DYKES LUMBER	2" HALF ROUND 371 HALF ROUND			
WD-02	MOULDINGS	DECORATIVE WOOD MOULDING	FLEX & POPLAR	SEE PT-02 (OFF-BLACK 57)	DYKES LUMBER	EXTERIOR MOULDING			

MATERIAL AND COLOR SAMPLE

MATERIAL AND COLOR SAMPLE



WINDOW AND DOOR SCHEDULE					
windows and doors to replace non historic openings					
TAG	NAME	TYPE	DIMENSION	FINISH	QUANTITY
TYPE A	WITH CLEAR	WINDOW	3' 10 1/2" X 5' 5 1/4"	(GL-02), PAINTED	2
TYPE B	FIXED DOOR	FIXED DOOR	2' 10" X 7' 9 3/4"	(GL-01), PAINTED	2
TYPE C	OPERABLE	OPERABLE DOOR	2' 10" X 7' 9 3/4"	(GL-01), PAINTED	2

159 BLEECKER FACADE

PROJECT NAME AND ADDRESS:
GROUND FLOOR FACADE RENOVATION
159 BLEECKER, GROUND FLOOR
NEW YORK, NY

WOLFGANG & HITE

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No.	Date	Description
01	05/16/2025	LPC REVIEW SET

DOB APPROVAL:

JOB# 22007

DATE: 11 July 2025

SCALE: AS NOTED

DRAWN BY:

CHECKED BY:

TITLE:

SCHEDULES

A400.00

DRAWING No.



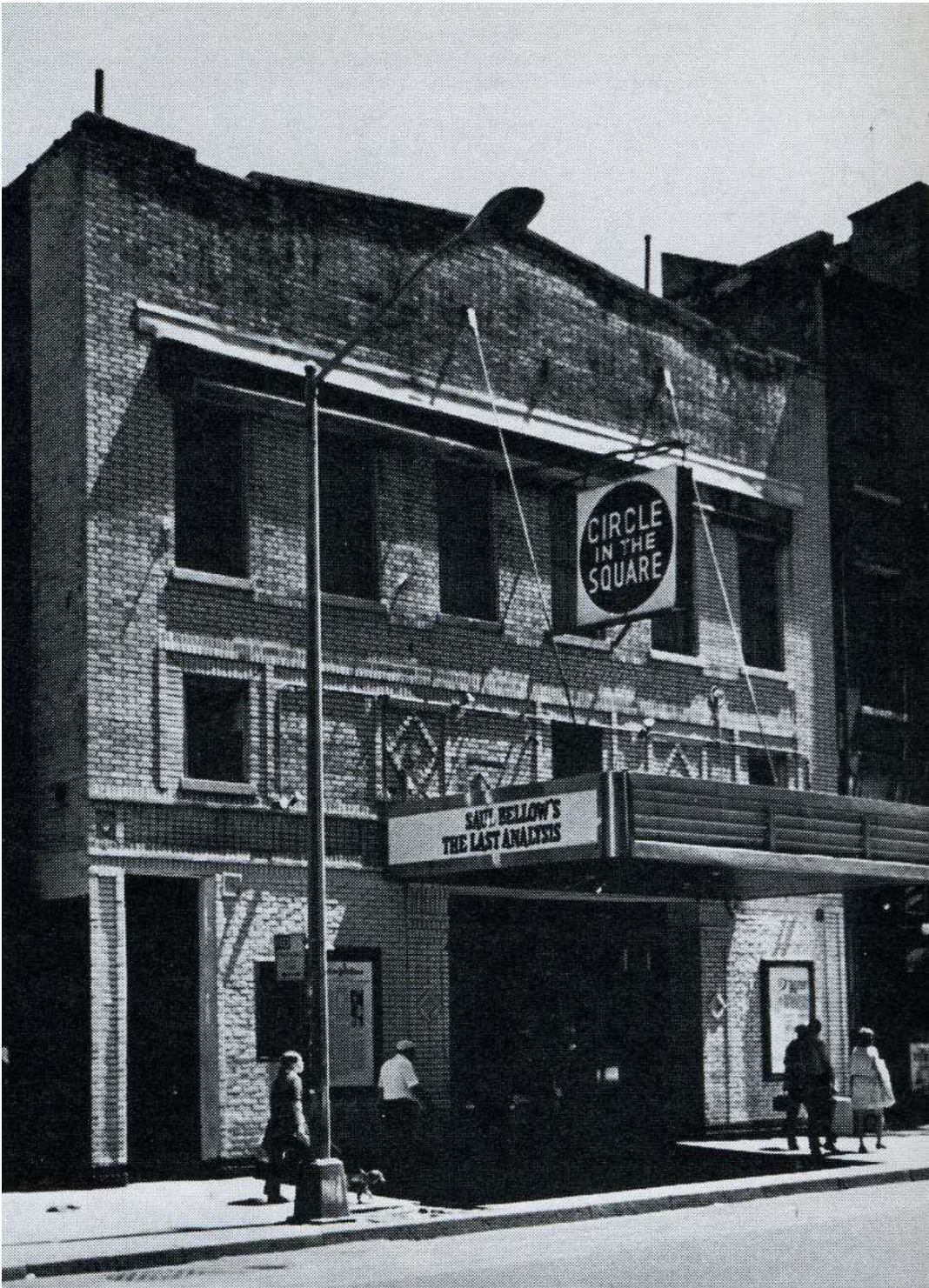
PARTIAL FRONT FACADE RESTORATION

159 BLEECKER STREET

NEW YORK , NY , 10012



1940



1976

159 BLEEKER STREET
NEW YORK, NY
10012



2017

159 BLEEKER STREET
NEW YORK, NY
10012



159 BLEEKER STREET
NEW YORK, NY
10012



1. 4 WASHINGTON SQUARE VILLAGE



2. IFC CENTER - 323 6TH AVENUE



3. MINETTA LANE THEATRE- 18 MINETTA LANE



4. KIMMEL CENTER- 60 WASHINGTON SQUARE



5. 179 THOMPSON STREET



6. 189 SULLIVAN STREET



7. 168 THOMPSON STREET



8. WILF HALL - 139 MACDOUGAL STREET



9. SKIRBALL CENTER 566 LAGUARDIA PLACE



10. 238 THOMPSON STREET



11. 37 MACDOUGAL STREET



KEY PLAN - N.T.S.

159 BLEEKER STREET
NEW YORK, NY
10012



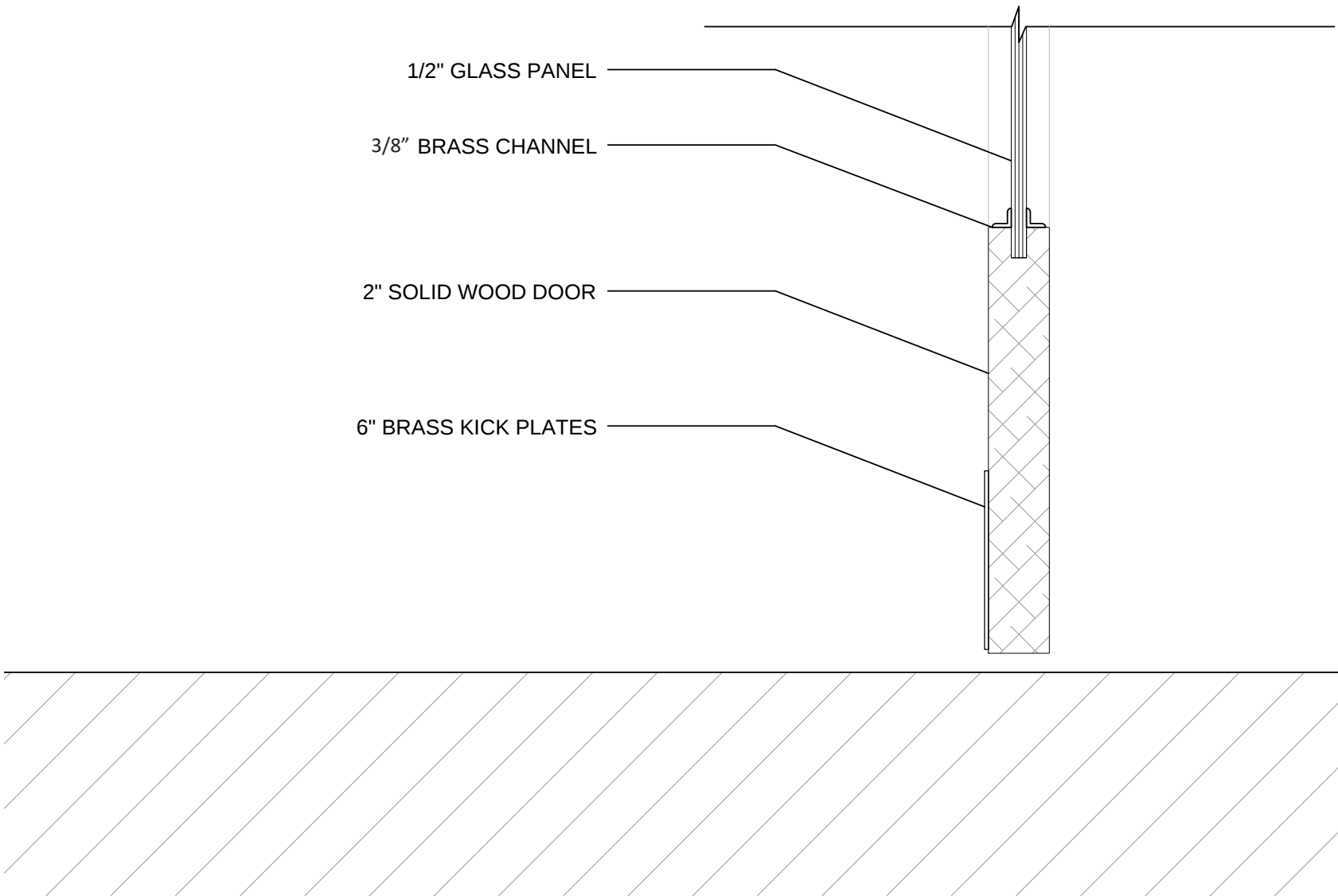
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NEW YORK, NY
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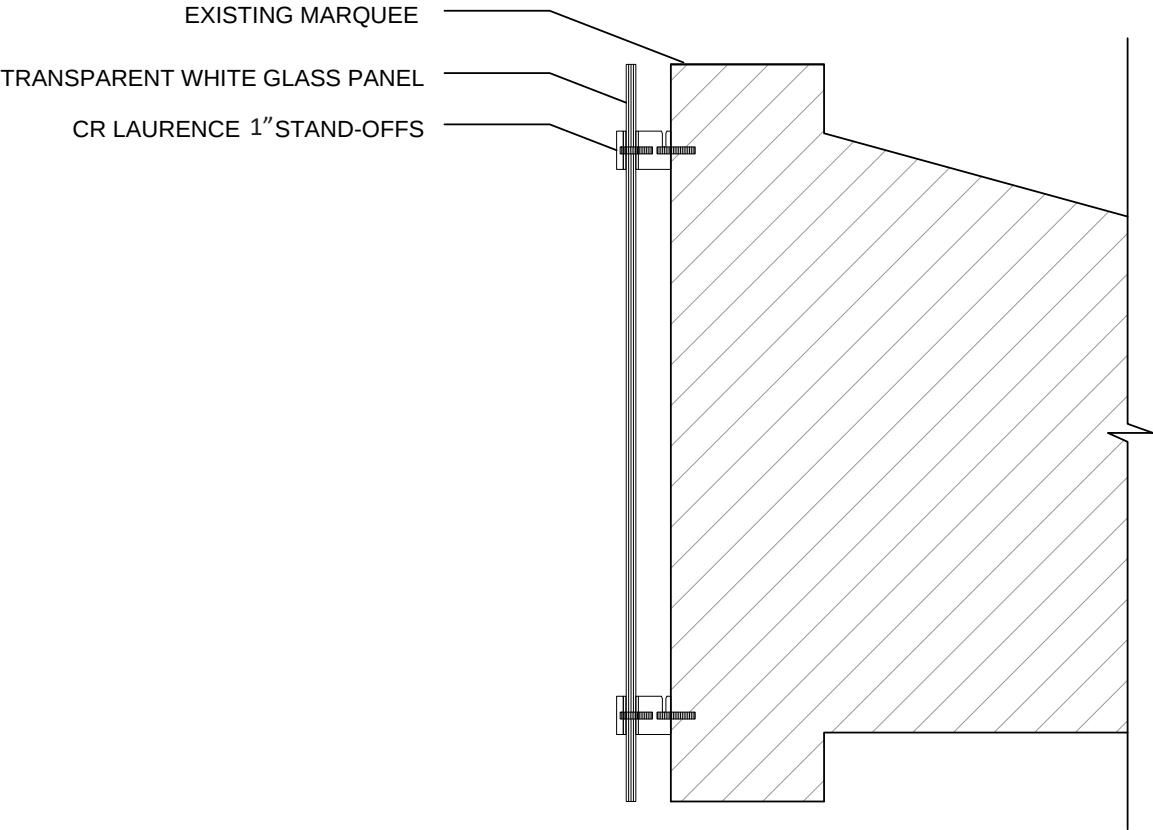
159 BLEEKER STREET
NEW YORK, NY
10012



159 BLEEKER STREET
NEW YORK, NY
10012



DOOR DETAIL @ ENTRANCE



STAND-OFF DETAIL @ MARQUEE



PROPOSED FACADE - FRONT



PROPOSED FACADE - PERSPECTIVE

159 BLEEKER STREET
NEW YORK, NY
10012

PROPOSED WHITE LAMINATED
GLASS , LEVEL 4,
“CAPITOL WHITE”
BY BENDHEIM

PROPOSED SATIN BRASS 1”
SQUARE BY 3/4” LONG
STAND-OFF BASE
BY CR LAURENCE

PROPOSED 3/8” SATIN BRASS
CHANNELS BY CR LAURENCE

PROPOSED 6” HIGH SATIN BRASS
KICKPLATES BY WR HARDWARE

PROPOSED 2” THICK WOODEN
DOORS STAINED USING
ARBORCOAT EXTERIOR STAIN,
BLACK 2132-10
BY BENJAMIN MOORE



159 BLEEKER STREET
NEW YORK, NY
10012

August 12, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-10307

159-161 Bleecker Street – South Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 374 1460

Passcode: 904503

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.