

January 13, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-02405

**130-132 West 18th Street – 130-132 West 18th Street
Stables Building – Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 691 5446

Passcode: 987417

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.

NYC LANDMARKS PRESERVATION COMMISSSION HEARING

DATE: 01/13/2026

ADDRESS:

130-132 W. 18TH ST.

NEW YORK, N.Y. 10011

CLIENT: SARAH SZE STUDIO

PREPARER: BÜRO KORAY DUMAN



NYC LANDMARKS PRESERVATION
COMMISSION COMMUNITY BOARD
PRESENTATION

DATE: 01/13/2026

ADDRESS:

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NEW YORK, NY. 10011

CLIENT: SARAH SZE STUDIO

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PROJECT INFO

ARCHITECT

BURO KORAY DUMAN ARCHITECTS
195 CHRYSTIE ST. 502D
NEW YORK, NY 10002

ENGINEER

TYLIN NEW YORK (FORMALLY SILMAN ASSOCIATES)
32 Old SLIP 10th &17th FLOORS
NEW YORK, NY 10005

CLIENT

SARAH SZE STUDIO
130-132 W. 18TH ST.
NEW YORK, NY 10002

SITE INFO

ADDRESS: 130-132 W. 18TH ST. NEW YORK, NY. 10011
YEAR BUILT: 1865
BOROUGH: MANHATTAN
BIN: 1014666
BLOCK: 793
LOT: 56
COMMUNITY BOARD: 104
SPECIAL CONSIDERATIONS: NONE
CONVERTED DWELLING ISSUE: NONE
FLOOD ZONE: NONE
SRO STATUS: NO
ZONING: C6-2A
MAP: 8D
LANDMARKED STATUS: INDIVIDUAL LANDMARK
LANDMARKED DISTRICT: NO
CERTIFICATE OF OCCUPANCY: NO CO OR ICARDS
BUILDING FOOTPRINT: 43 FT X 92 FT
LOT AREA: 3956 SF
LOT TYPE: INTERIOR
STREET WIDTH: 60’ NARROW
BUILDING HEIGHT (EXISTING): XXX

EXISTING FLOOR AREA CALCULATIONS

CELLAR: N/A
GROUND FLOOR: 3700 SF
FIRST FLOOR: 3390 SF
SECOND FLOOR: N/A
MEZZANINE: N/A
ROOF DECK: N/A
TOTAL: 7090 SF

PROPOSED FLOOR AREA CALCULATIONS

CELLAR: N/A
GROUND FLOOR: 3700 SF
FIRST FLOOR: 3100 SF
SECOND FLOOR: 2040 SF
MEZZANINE: 680 SF
TOTAL: 9,520 SF
ROOF DECK: 1200 SF





ADDRESS: 140 W. 18TH ST. NEW YORK, NY. 10011
YEAR BUILT: 1865-66
BOROUGH: MANHATTAN
LANDMARKED STATUS: INDIVIDUAL LANDMARK



ADDRESS: 136 W. 18TH ST. NEW YORK, NY. 10011
YEAR BUILT: 1865-66
BOROUGH: MANHATTAN
LANDMARKED STATUS: INDIVIDUAL LANDMARK



ADDRESS: 126-128 W. 18TH ST. NEW YORK, NY. 10011
YEAR BUILT: 1864
BOROUGH: MANHATTAN
LANDMARKED STATUS: INDIVIDUAL LANDMARK



- INDIVIDUAL LANDMARKS
- LADIES' MILE HISTORIC DISTRICT

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TAX PHOTO- 1939-1941



DESIGNATION PHOTO- AUG. 1990

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EXISTING STREETScape ELEVATION

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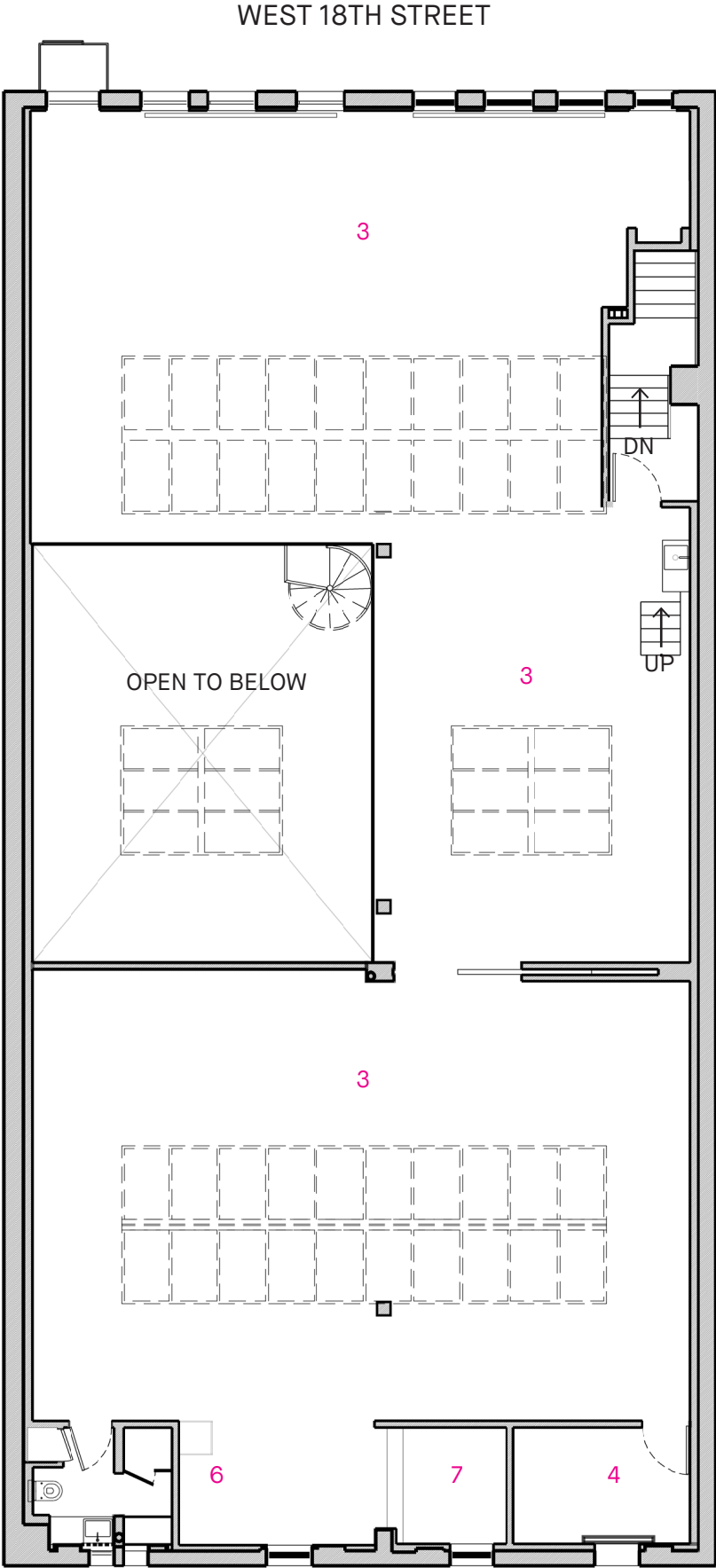
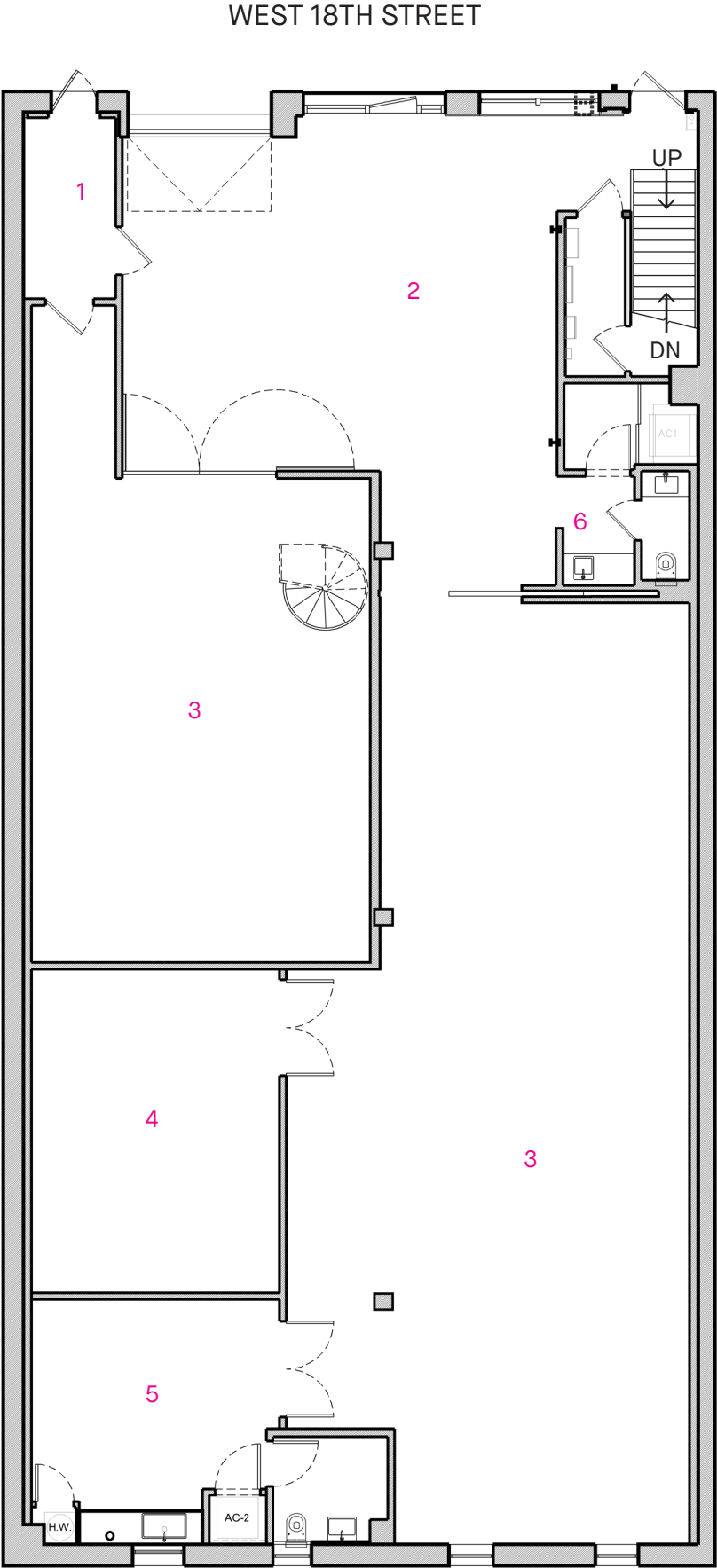
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SARAH SZE'S WORK

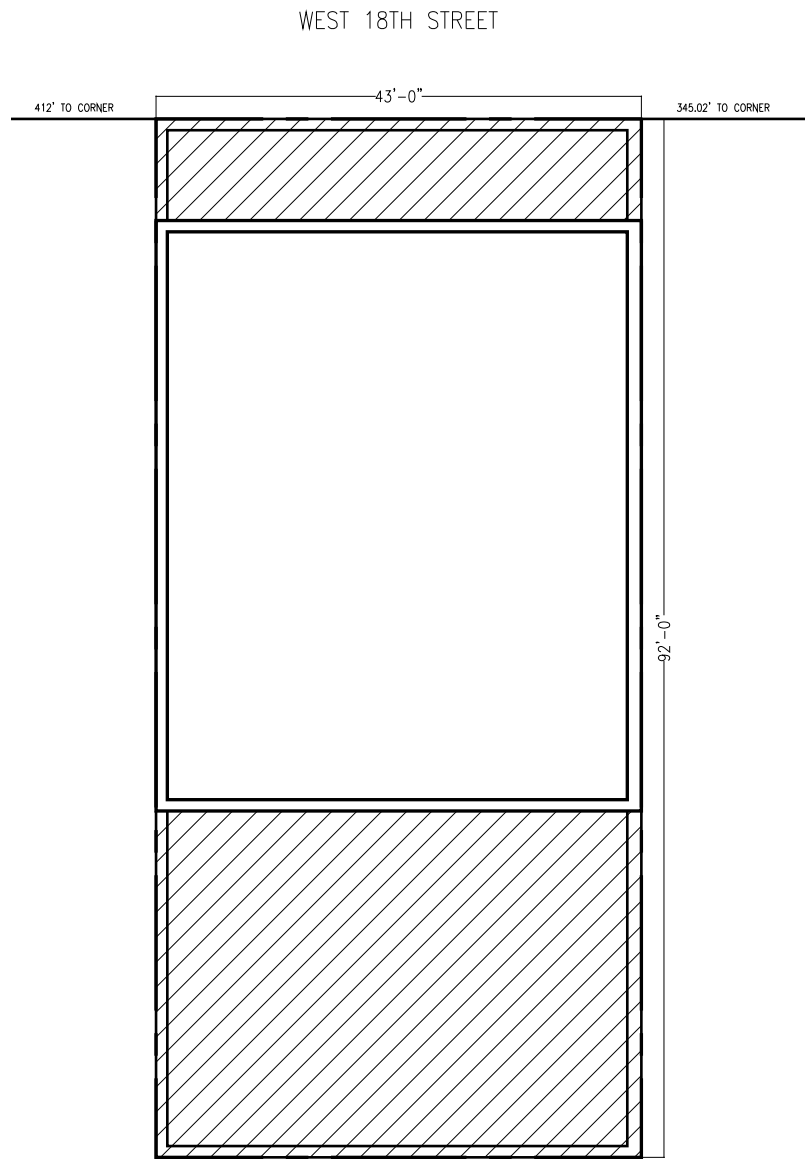
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- GROUND FLOOR: 3700 SF**
- 1. CALL ROOM/ MAIL ROOM
 - 2. OFFICES
 - 3. PRODUCTION SPACE
 - 4. STORAGE
 - 5. MODEL SHOP
 - 6. KITCHENETTE
- FIRST FLOOR: 3390 SF**
- 3. PRODUCTION SPACE
 - 6. KITCHENETTE
 - 7. LIVING SPACE



EXISTING PLAN - SCALE: 3/32" = 1'-0"



LOT AREA: 3,956 SF
LOT COVERAGE: 70% AS PER ZR 23-153
MAX FAR: 6.5 AS PER ZR 35-31
SITE DIAGRAM
SCALE: 1/16" = 1'-0"

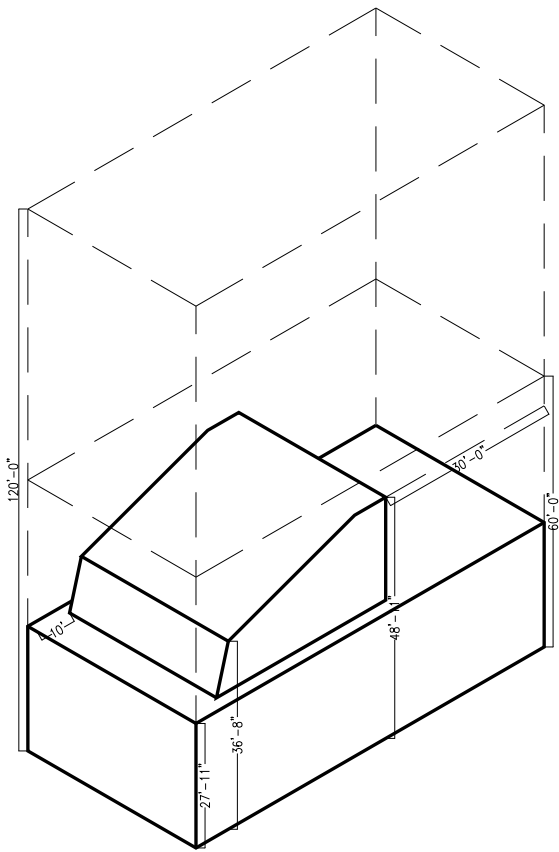


120'-0" MAXIMUM BUILDING HEIGHT AS
PER ZR 35-65 & 23-66

60'-0" MAXIMUM BUILDING HEIGHT AS
PER ZR 23-692

30'-0" REQUIRED REAR YARD FOR
RESIDENTIAL USES AS PER ZR 33-26,
33-301, 23-47 AND 23-541

AXONOMETRIC DIAGRAM
SCALE: NOT TO SCALE



GENERAL INFORMATION:

ADDRESS: 130-132 WEST 18TH STREET
BOROUGH: MANHATTAN
BIN: 1014666
BLOCK: 793
LOT: 56
COMMUNITY BOARD: 104
SPECIAL CONSIDERATIONS: NONE
CONVERTED DWELLING ISSUE: NO
FLOOD ZONE: NONE
SRO STATUS: NO
ZONE: C6-2A
MAP: 8D
LANDMARKED STATUS: INDIVIDUAL
LANDMARK
LANDMARKED DISTRICT: NO
CERTIFICATE OF OCCUPANCY: NO CO
OR ICARDS
LOT SIZE: 43' X 92'
LOT AREA: 3,956 SF
LOT TYPE: INTERIOR
STREET WIDTH: 60' - NARROW
INCLUSIONARY HOUSING: NOT
APPLICABLE
LITTLE E DESIGNATION: NOT
APPLICABLE

LEGEND

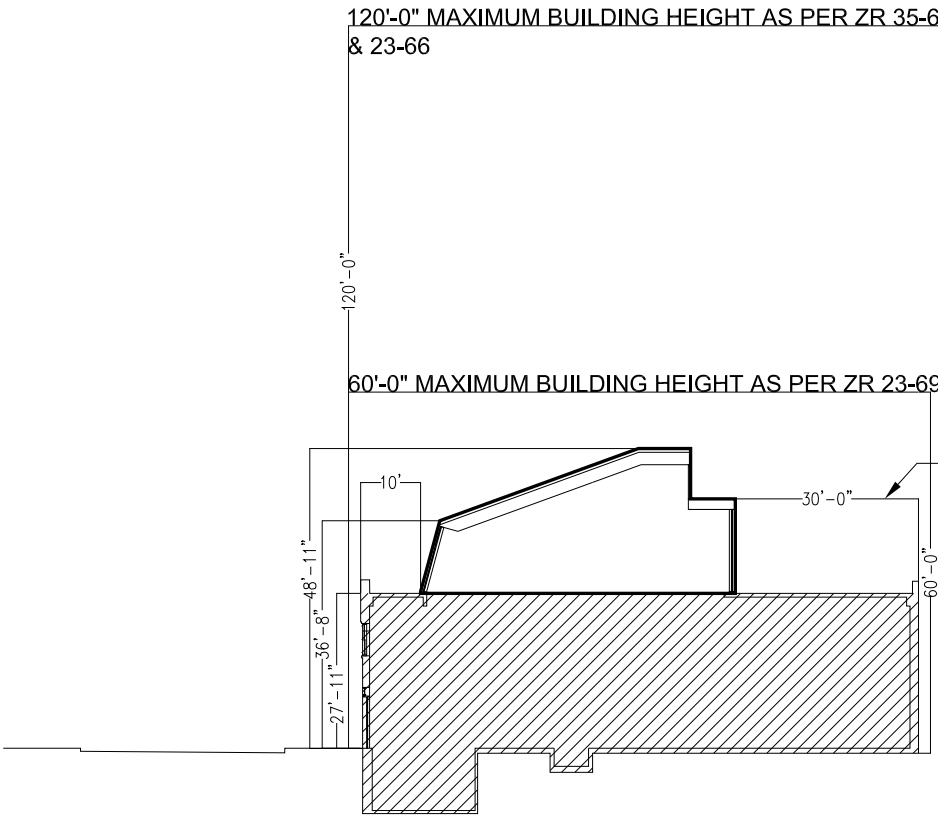
- PROPOSED BUILDING
- EXISTING BUILDING
- ZONING LOT LINE

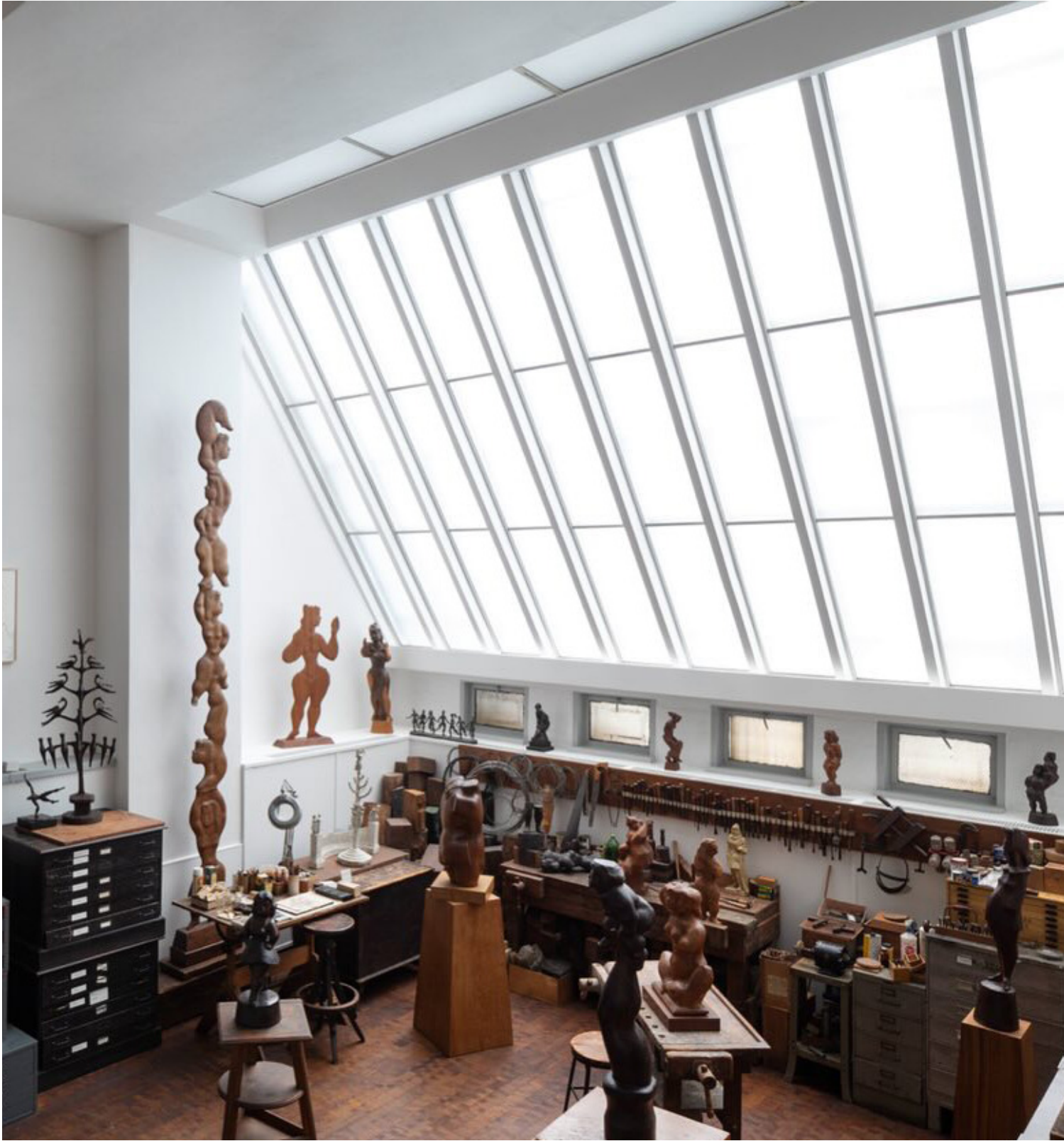
120'-0" MAXIMUM BUILDING HEIGHT AS PER ZR 35-65
& 23-66

60'-0" MAXIMUM BUILDING HEIGHT AS PER ZR 23-692

30'-0" REQUIRED REAR YARD
FOR RESIDENTIAL USES AS
PER ZR 33-26, 33-301, 23-47
AND 23-541

SECTION DIAGRAM
SCALE: NOT TO SCALE





RENEE AND CHAIM GROSS FOUNDATION
526 LAGUARDIA PL, NEW YORK, NY 10012



128 WASHINGTON PL.
NEW YORK, NY 10014



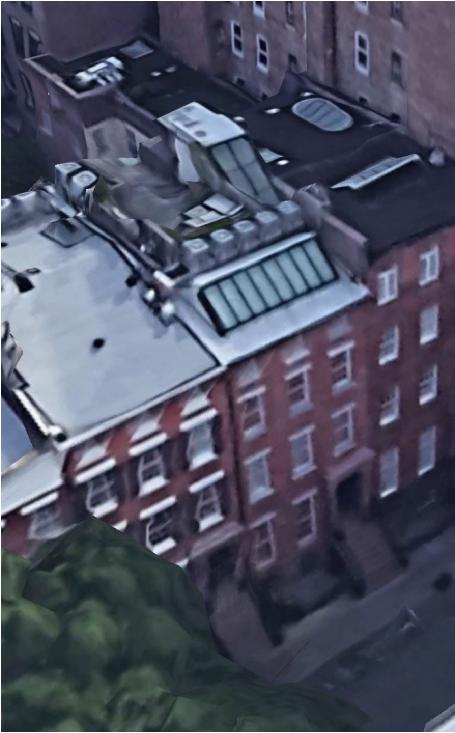
90 GROVE ST.
NEW YORK, NY 10014



50 W. 11TH ST.
NEW YORK, NY 10011



22 E 8TH ST.
NEW YORK, NY 10003



109 WAVERLY PL.
NEW YORK, NY 10011

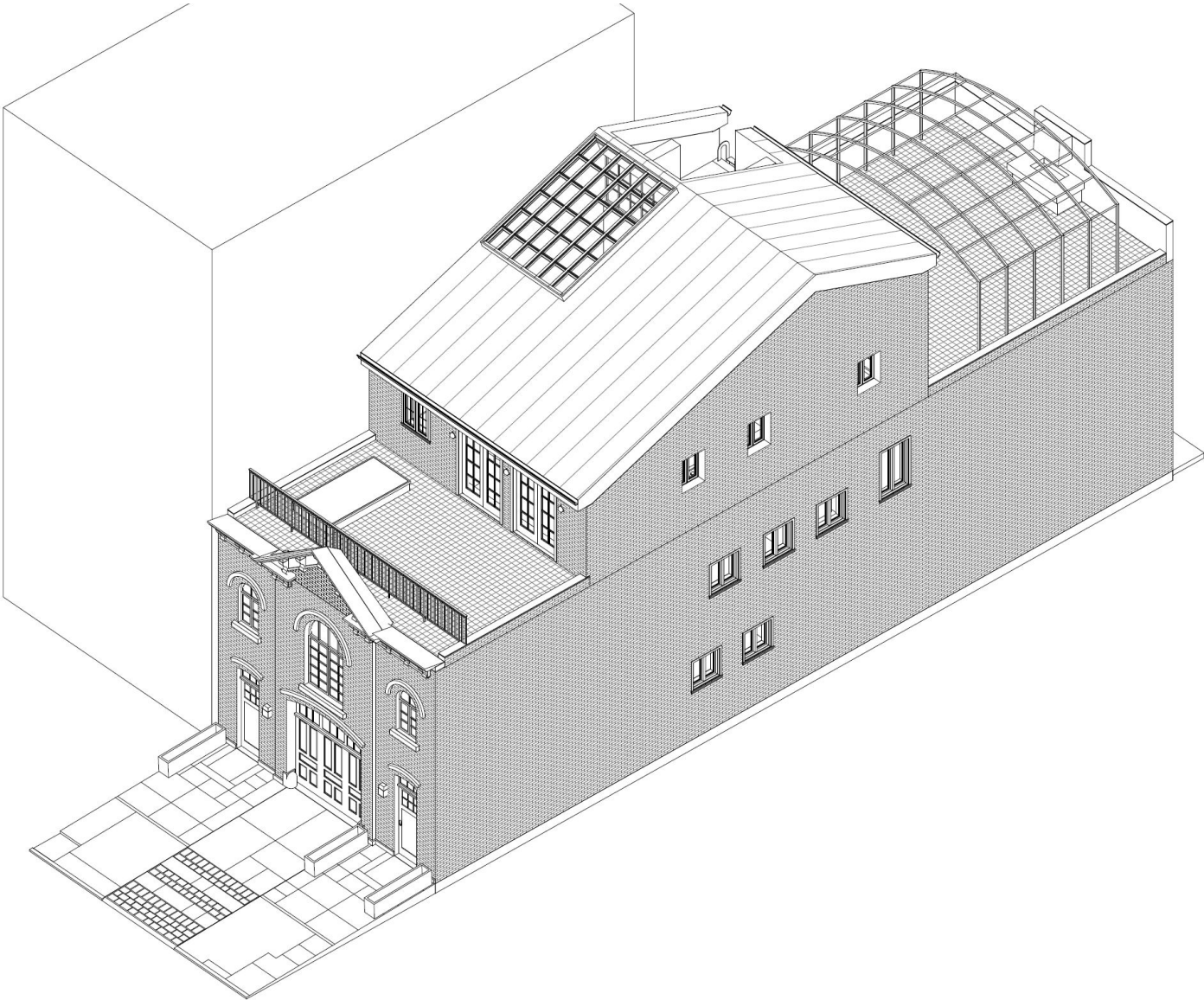
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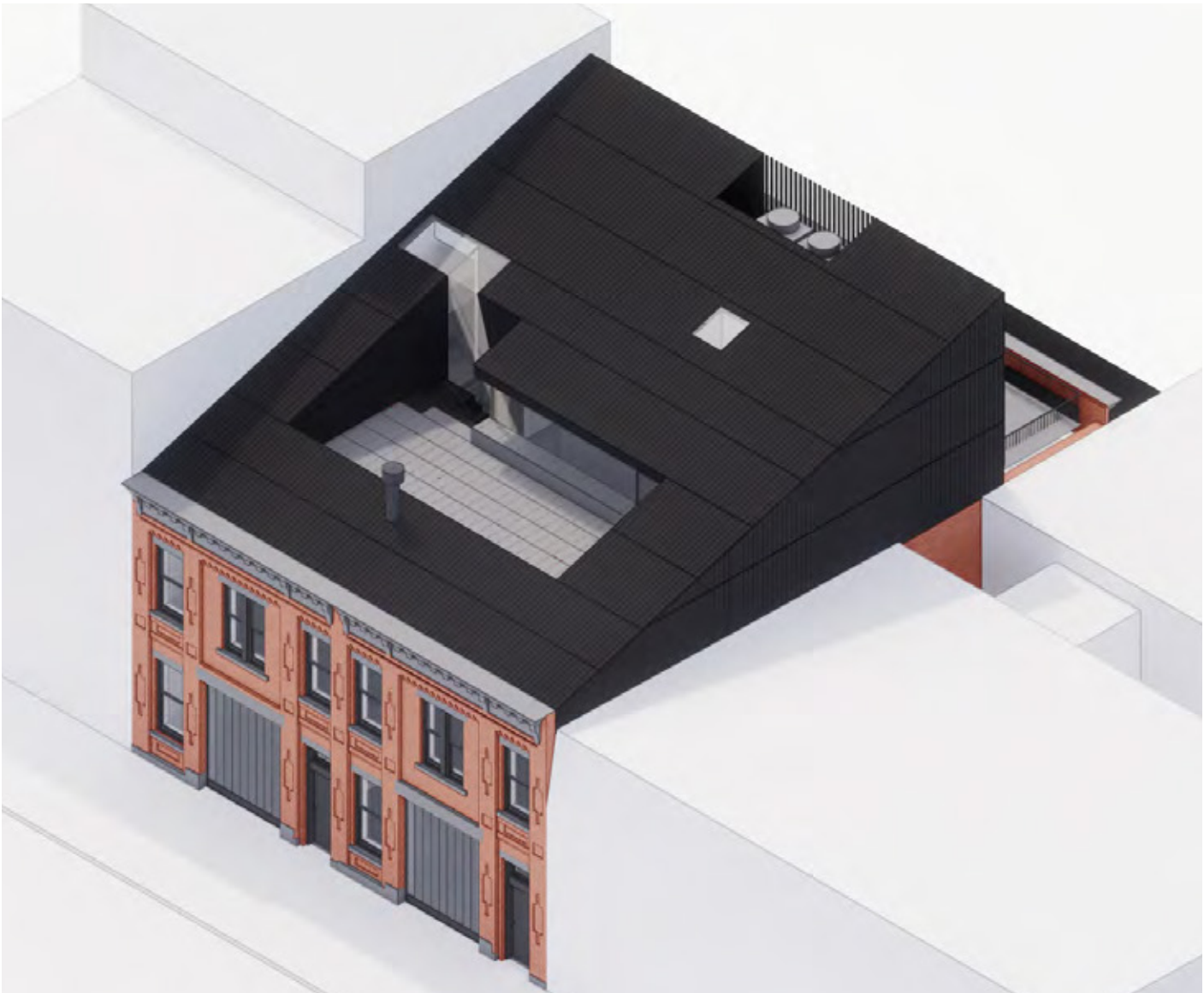
COOPER UNION FOUNDATION BUILDING
7 E 7TH ST. NEW YORK, NY 10003

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165 COLUMBIA HEIGHTS, BROOKLYN, NY 11201



410-412 WAVERLY AVE. BROOKLYN, NY 11238



75 BEDFORD ST.
NEW YORK, NY 10014



44-46 HORATIO ST.
NEW YORK, NY 10014



PROPOSED FACADE RENDERING

44-46 HORATIO ST.
NEW YORK, NY 10014

B

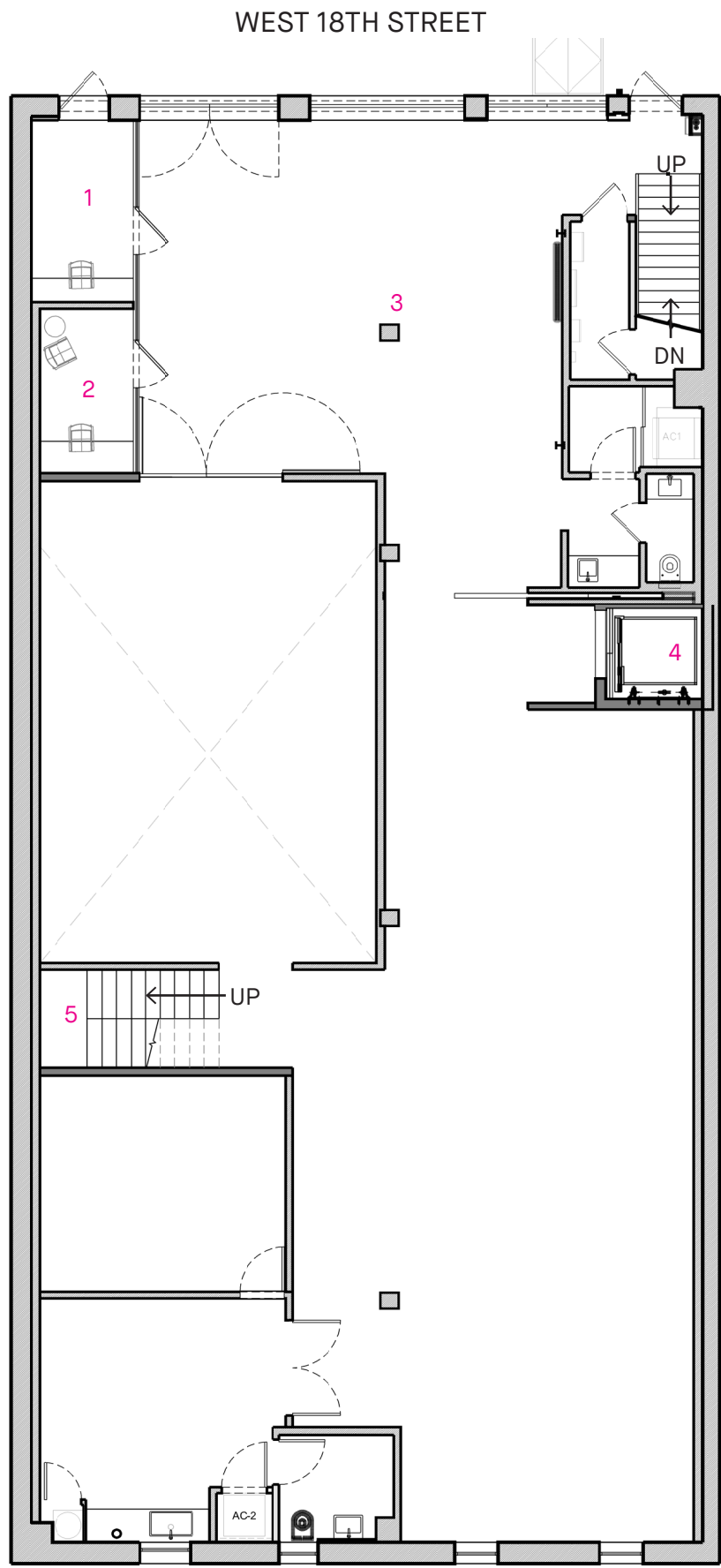


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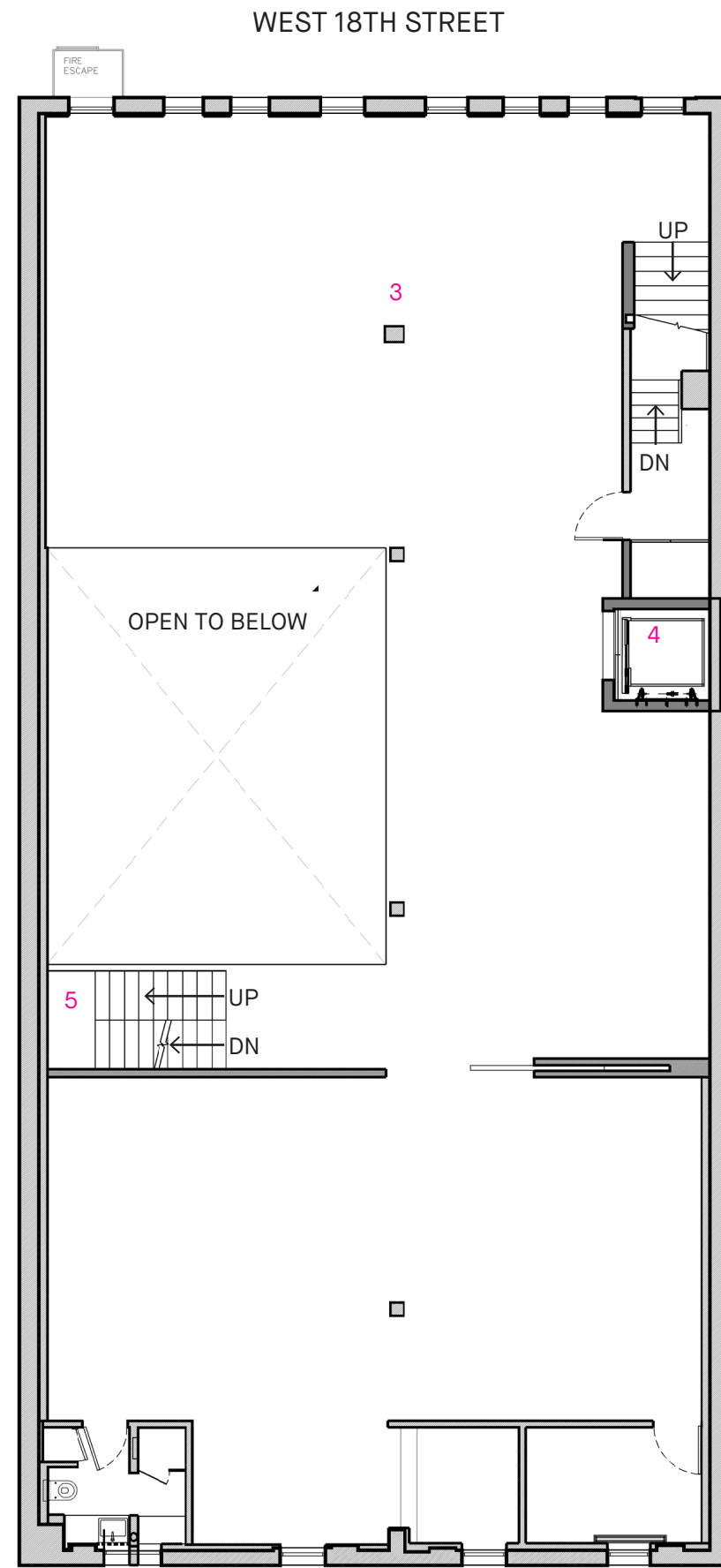
PROPOSED STREETSCAPE ELEVATION

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GROUND FLOOR PLAN



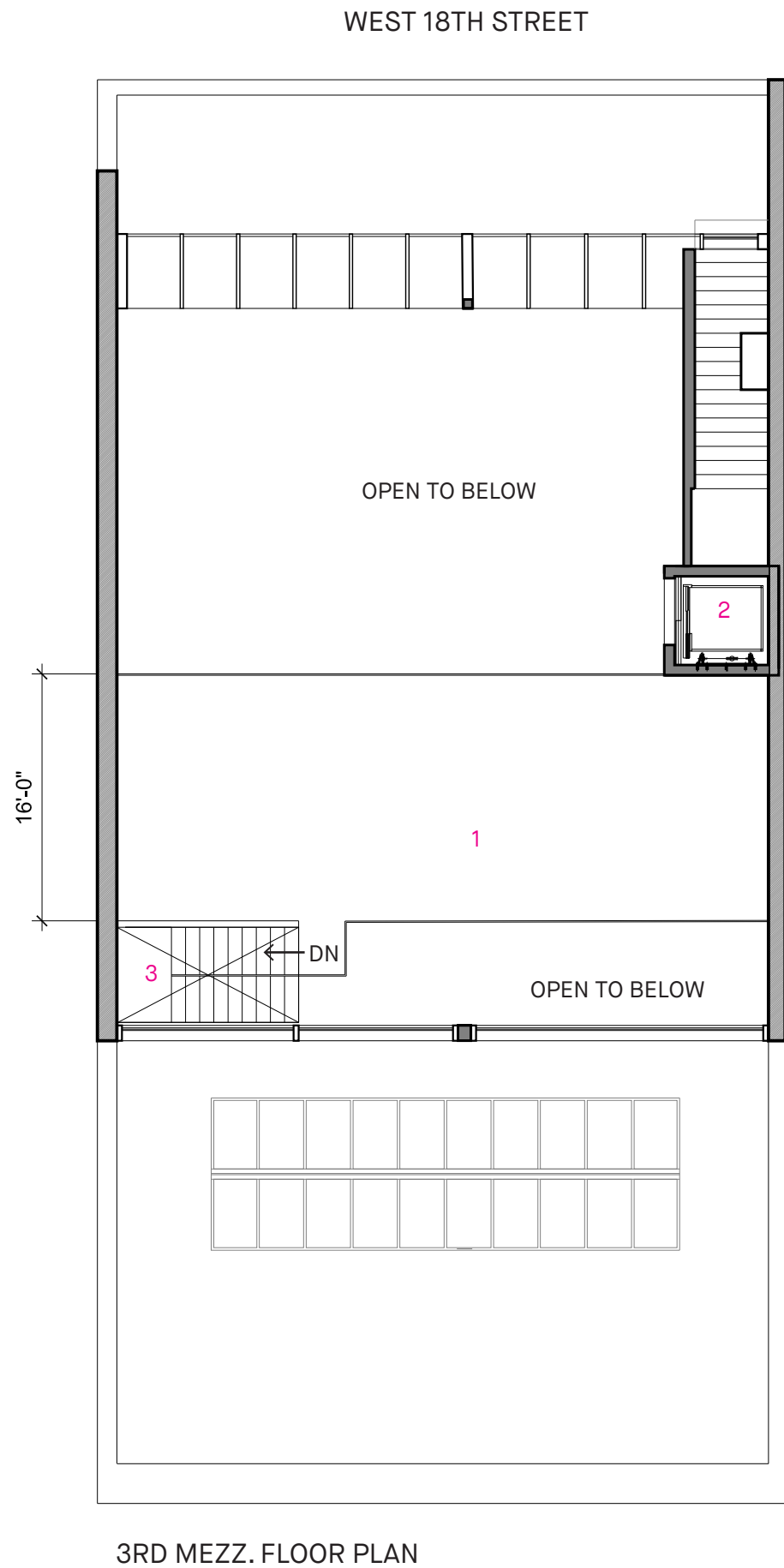
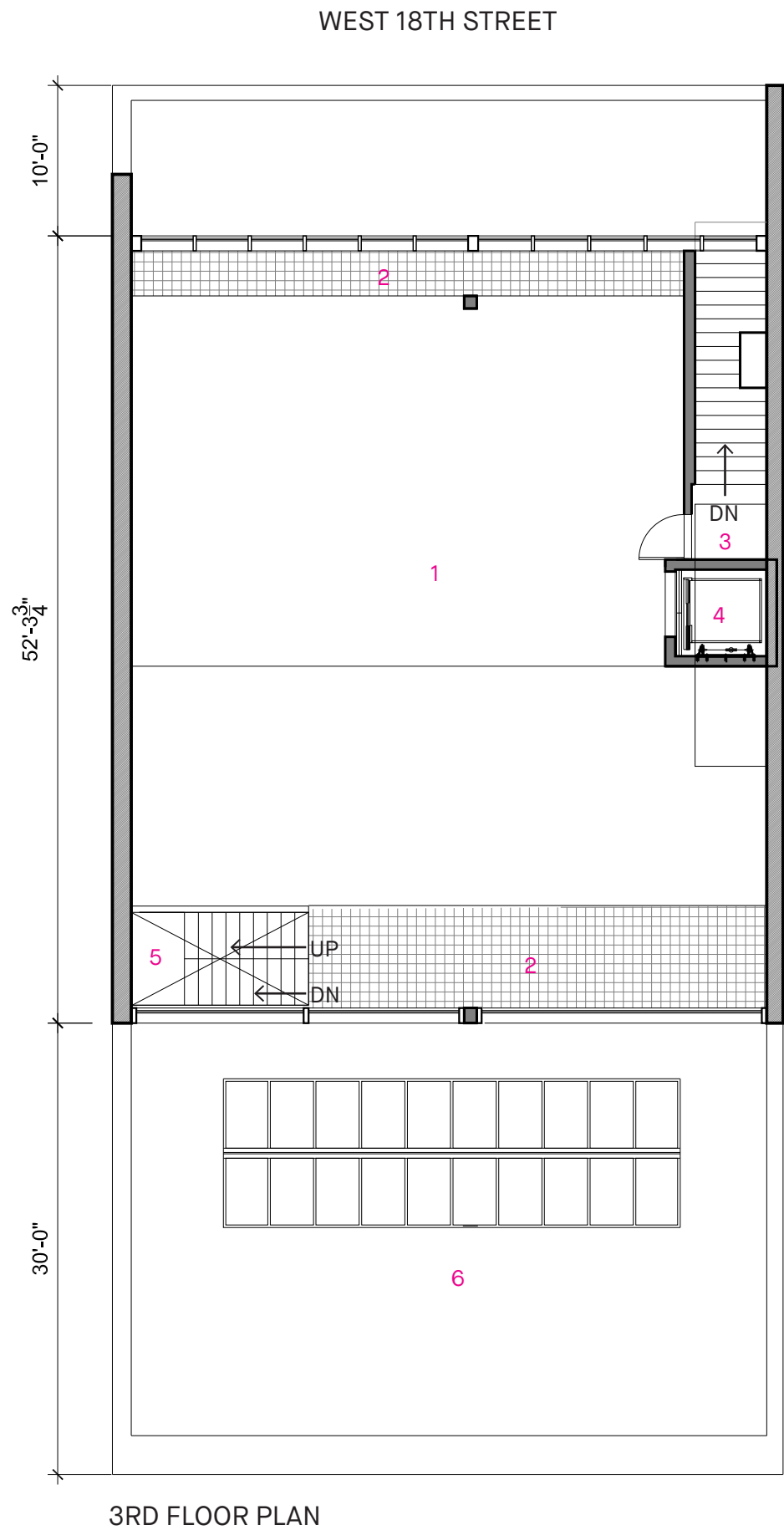
2ND FLOOR PLAN

- GROUND FLOOR: 3700 SF**
- 1. CALL ROOM/ MAIL ROOM
 - 2. PRIVATE OFFICE
 - 3. NEW WOOD COLUMN @ ORIGINAL LOCATION
 - 4. NEW ELEVATOR
 - 5. NEW STAIRCASE
- FIRST FLOOR: 3100 SF**
- 3. NEW WOOD COLUMN @ ORIGINAL LOCATION
 - 4. NEW ELEVATOR
 - 5. NEW STAIRCASE

SCALE: 3/32" = 1'-0"

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SECOND FLOOR: 2040 SF

- 1. RESIDENTIAL
- 2. GLASS FLOOR
- 3. NEW STAIRCASE
- 4. ELEVATOR
- 5. NEW STAIRCASE
- 6. TERRACE

SECOND FLOOR MEZZ: 680 SF

- 1. RESIDENTAIL MEZZANINE
- 2. ELEVATOR SHAFT
- 3. NEW STAIRCASE



B

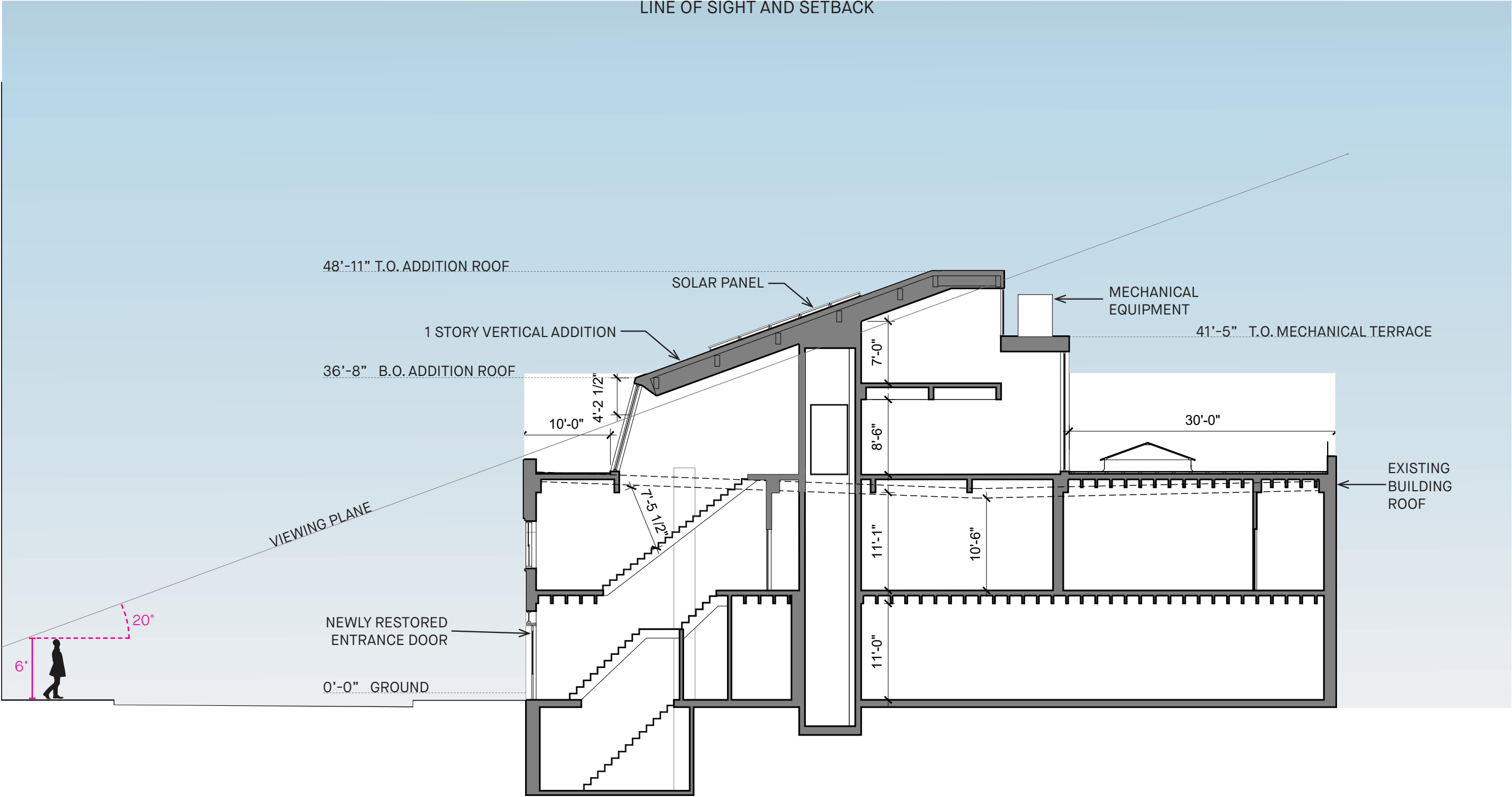


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EXISTING STUDIO & CLT CONSTRUCTION

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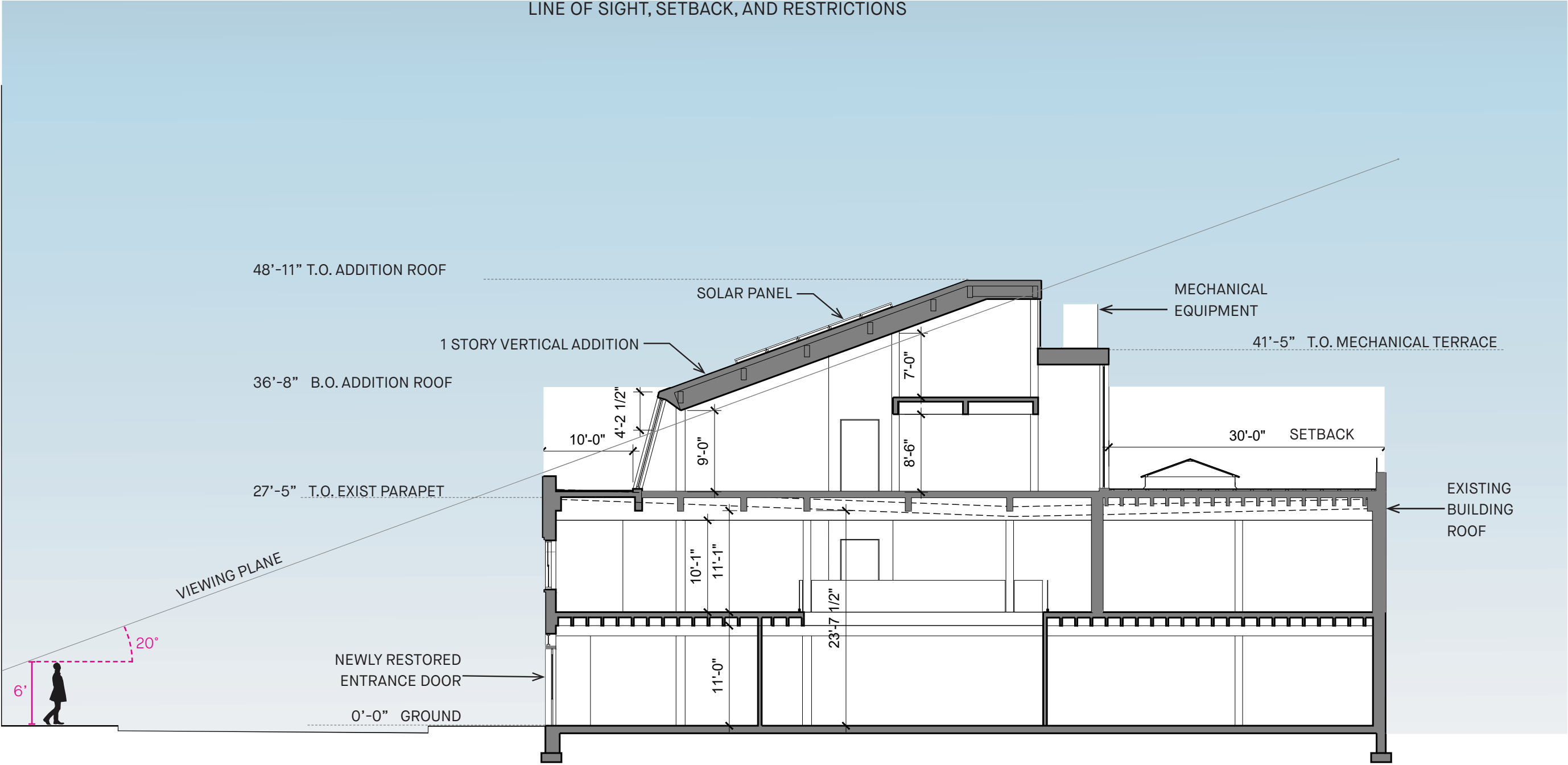


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SCALE: 3/32" = 1'-0"

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SCALE: 3/32" = 1'-0"

D

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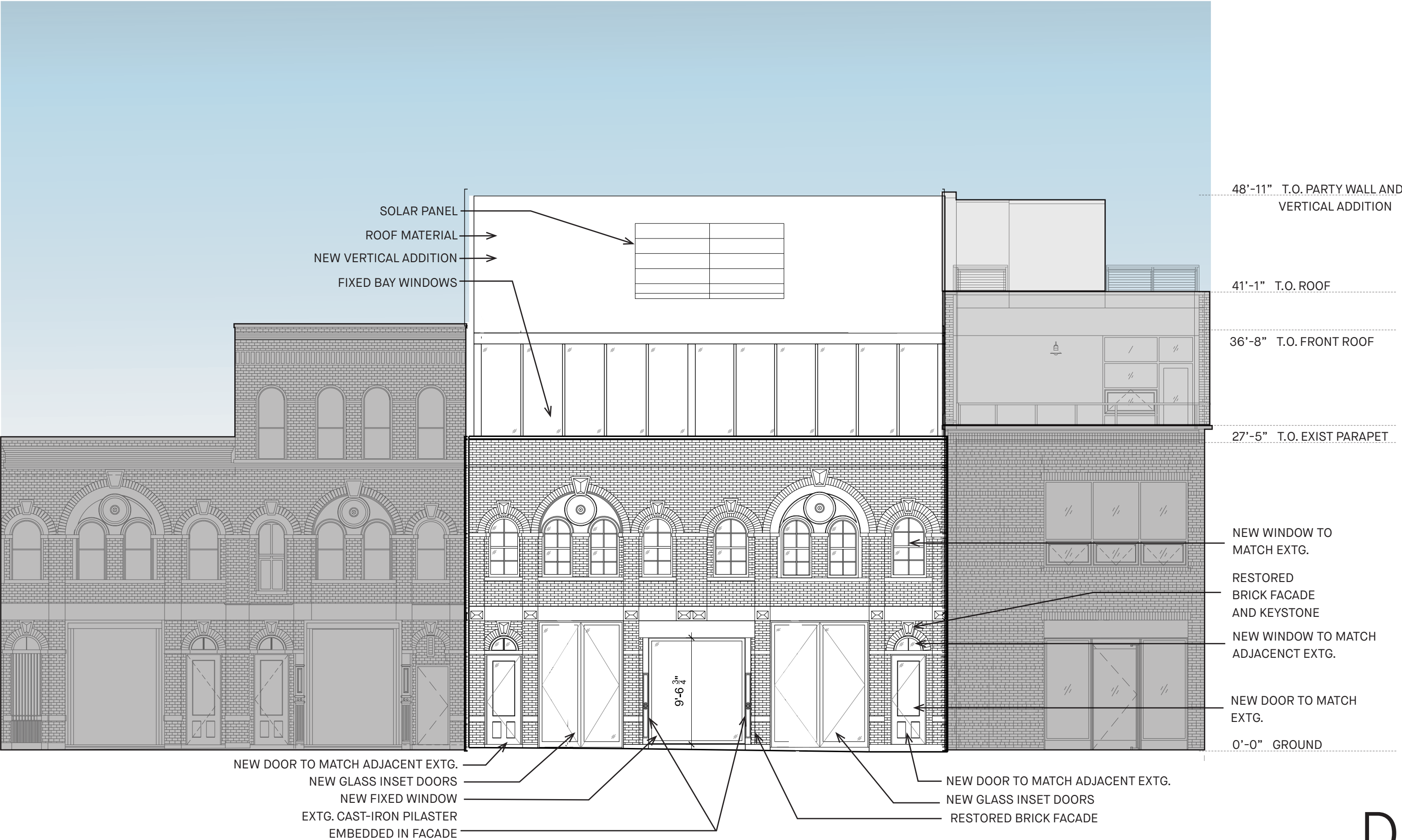


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PROPOSED FRONT ELEVATION

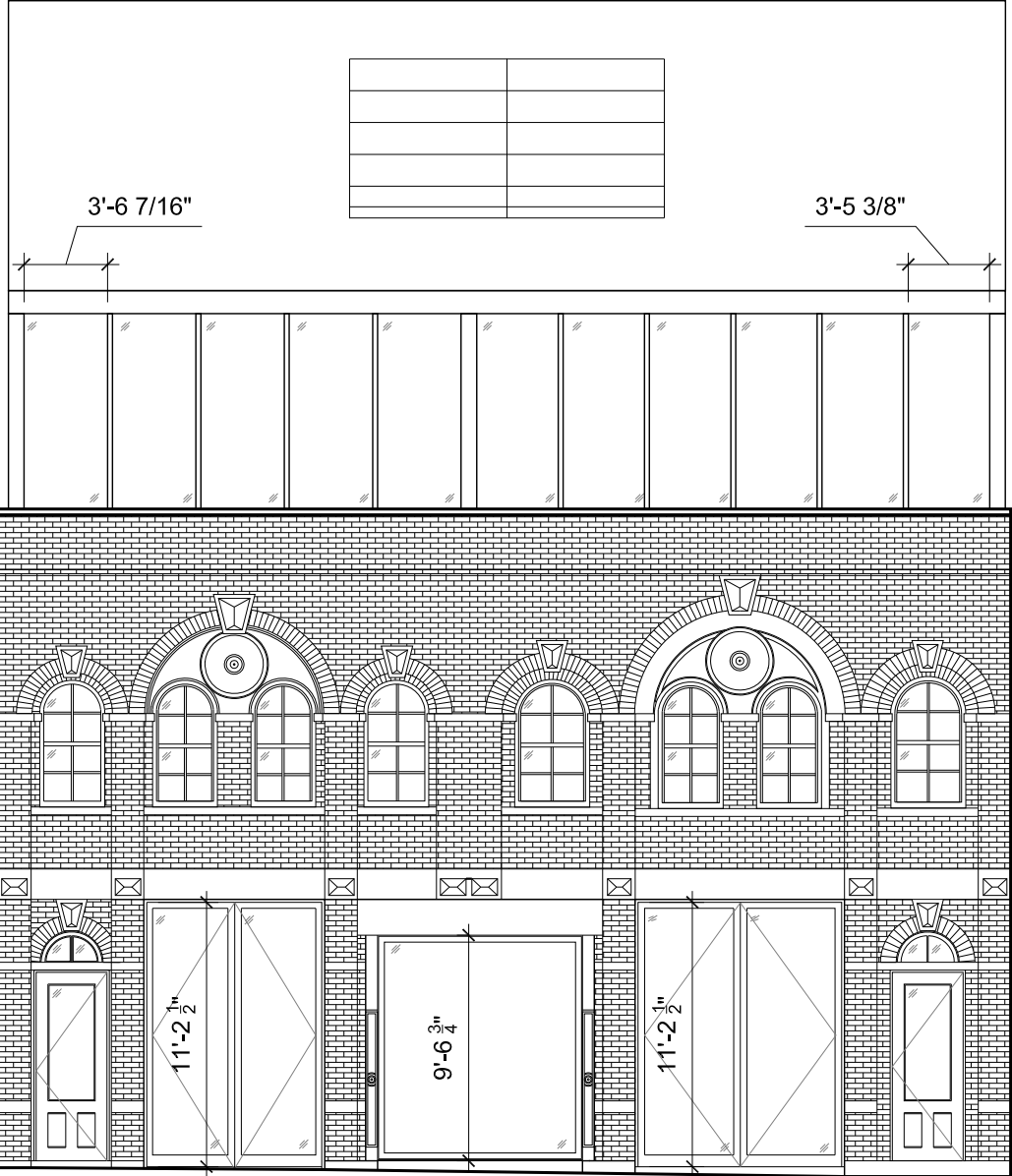


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EXISTING ELEVATION

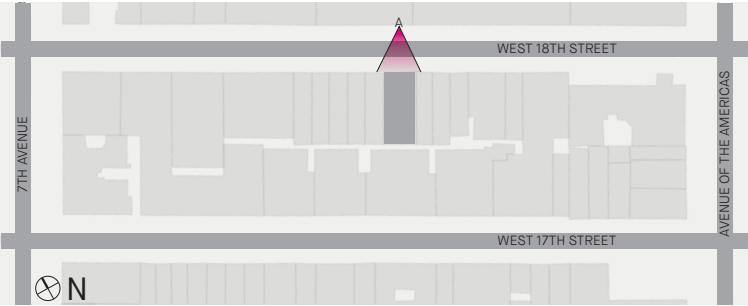


PROPOSED ELEVATION

B

SIDEWALK VIEW A

TOP OF ADDITION



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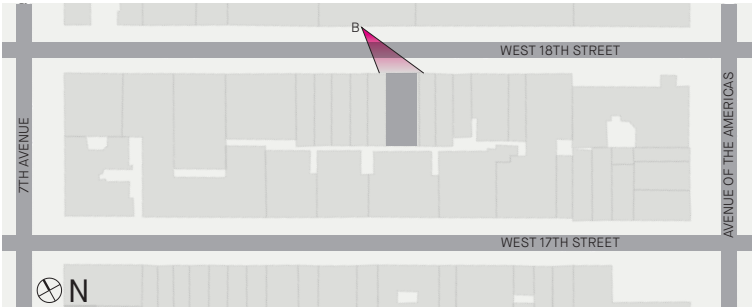
FRONT FACADE

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B

SIDEWALK VIEW B

TOP OF ADDITION



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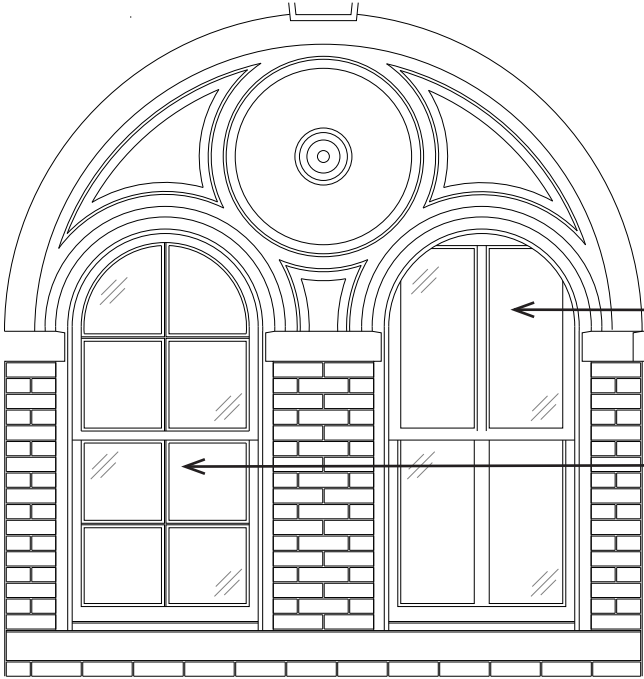
FRONT FACADE

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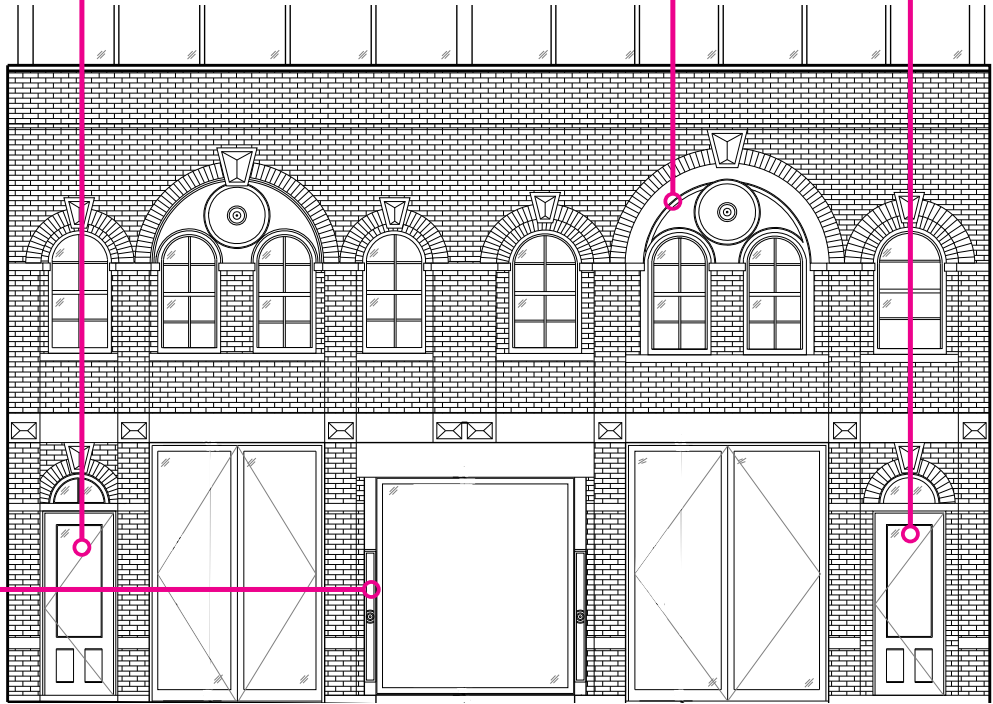


EXISTING FACADE RESTORATION LOCATIONS



EXTG. CONDITION

PROPOSED TO MATCH ORIGINAL WINDOWS.



FACADE RESTORATION ELEMENTS

FRONT FACADE RESTORATION

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TEMPERED GLASS
(GLAZING AND NEW DOORS)



EXTG GRAY PAINT -
BENJAMIN MOORE
HEARTHSTONE #1601
(DOOR AND WINDOW
FRAMES, GUARDRAIL)



EXTG BRICK
(RESTORED FACADE
ELEMENTS)

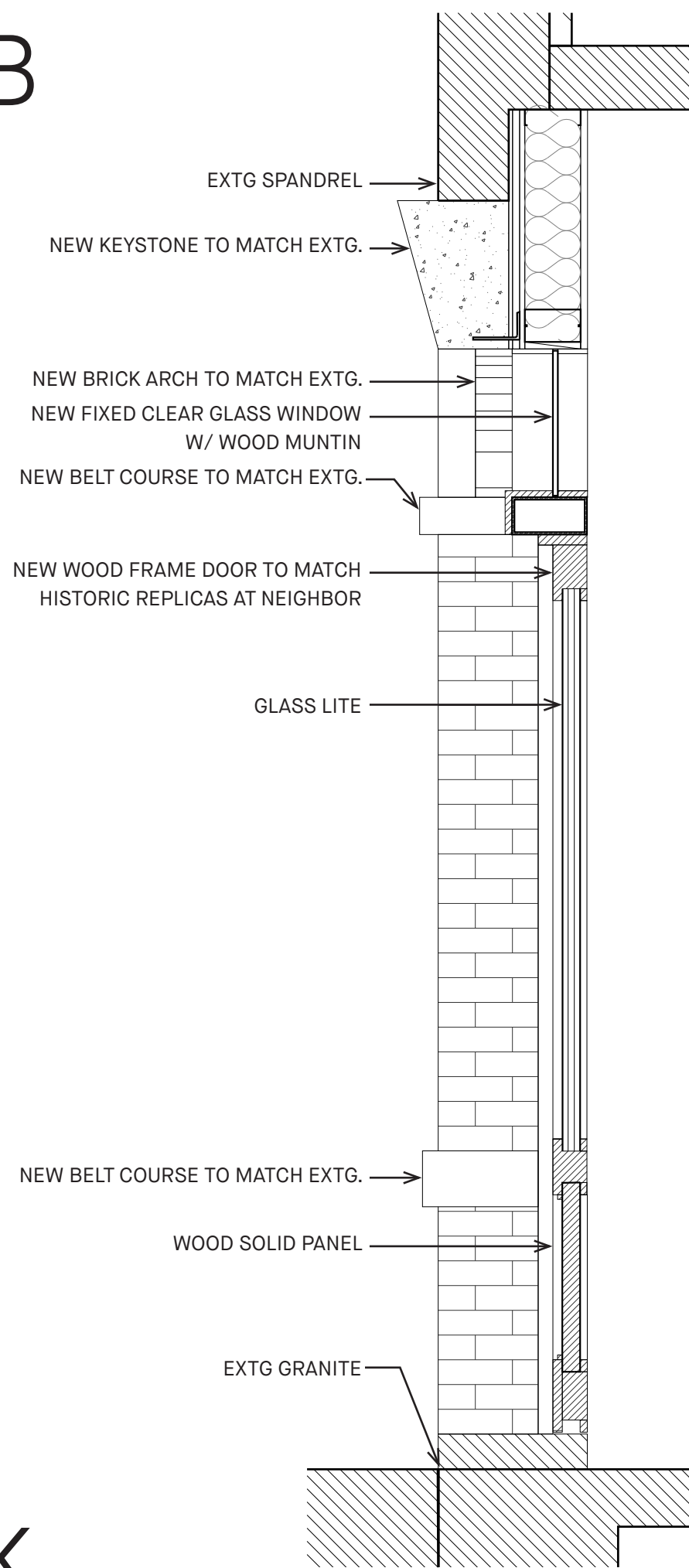


ZINC COATED METAL PANEL
(WINDOW MULLIONS)

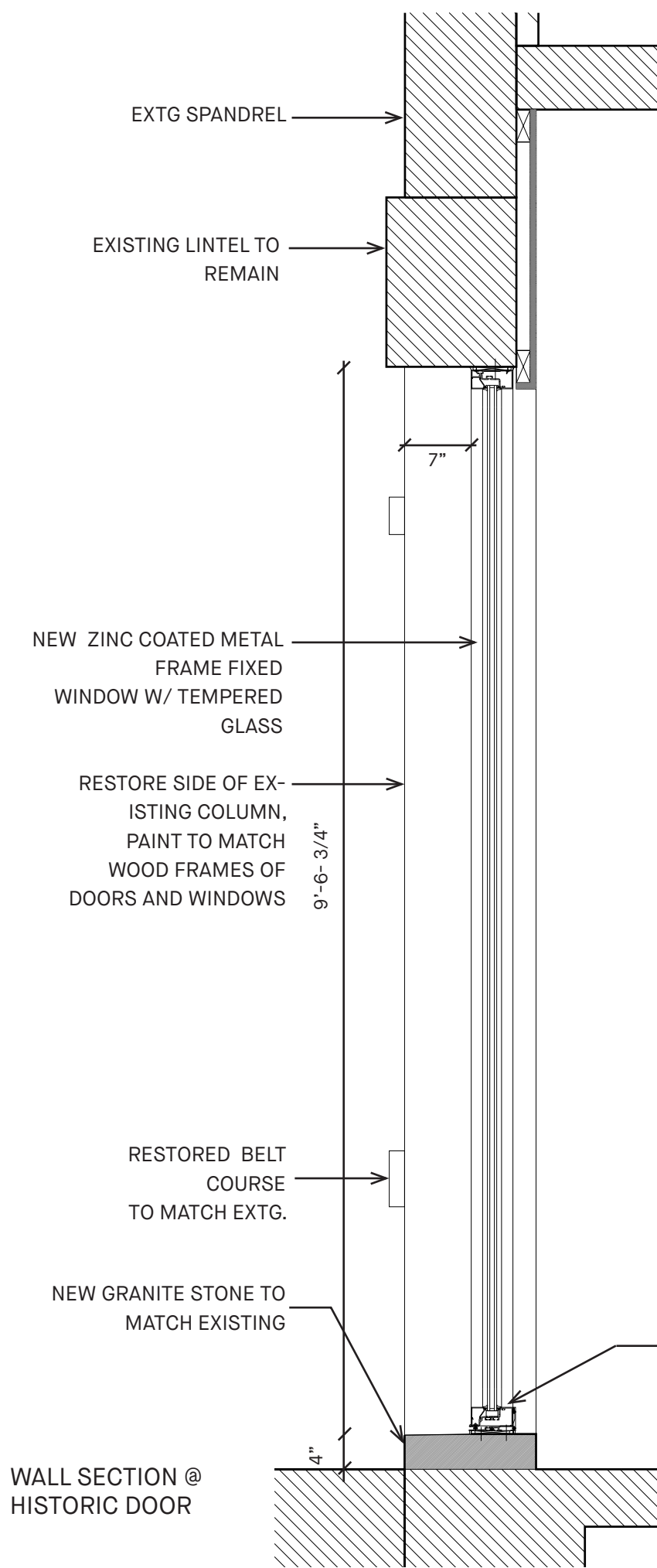


RED-GRAY GRANITE TO
MATCH EXTG.

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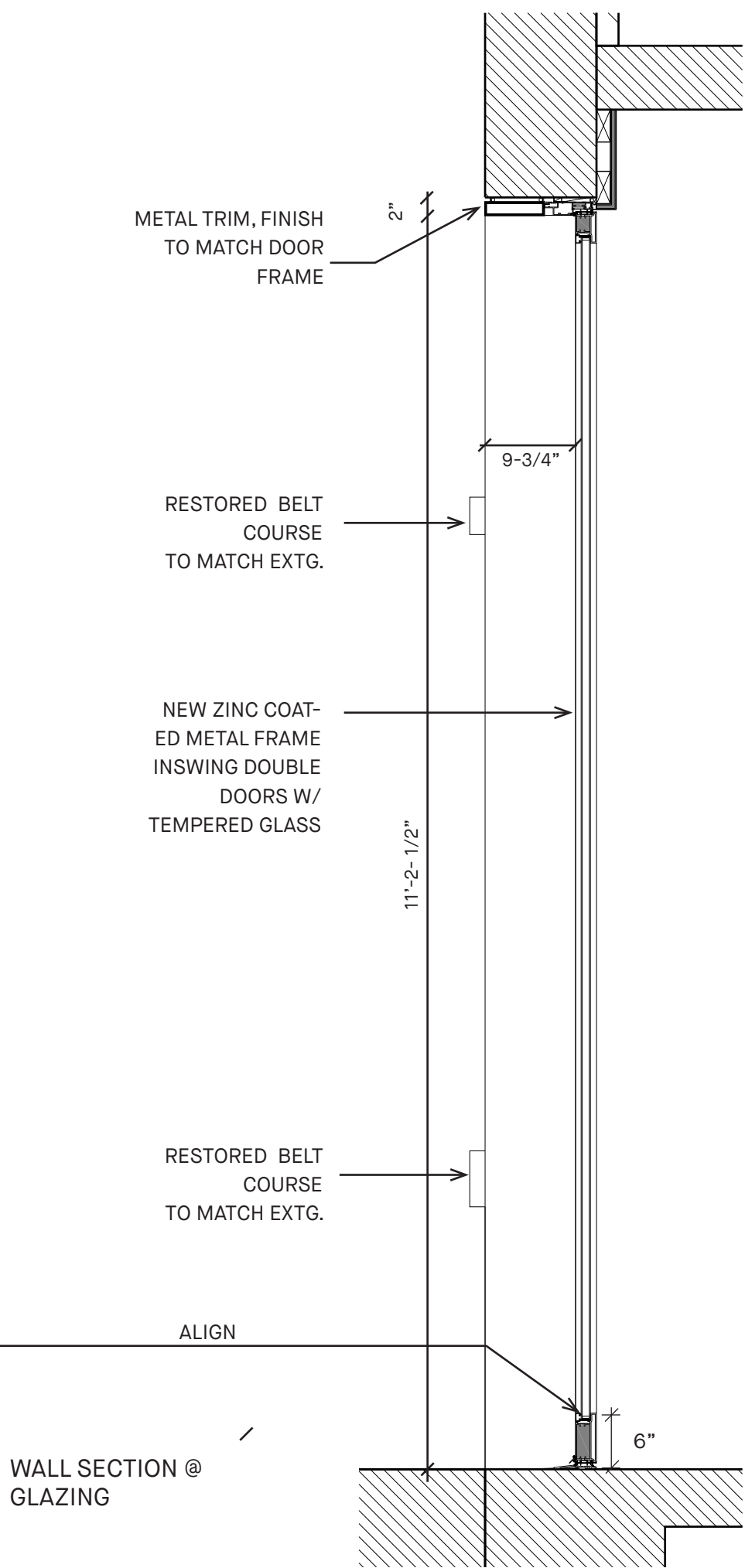


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WALL SECTION @ HISTORIC DOOR

SCALE: 3/4"=1'-0"



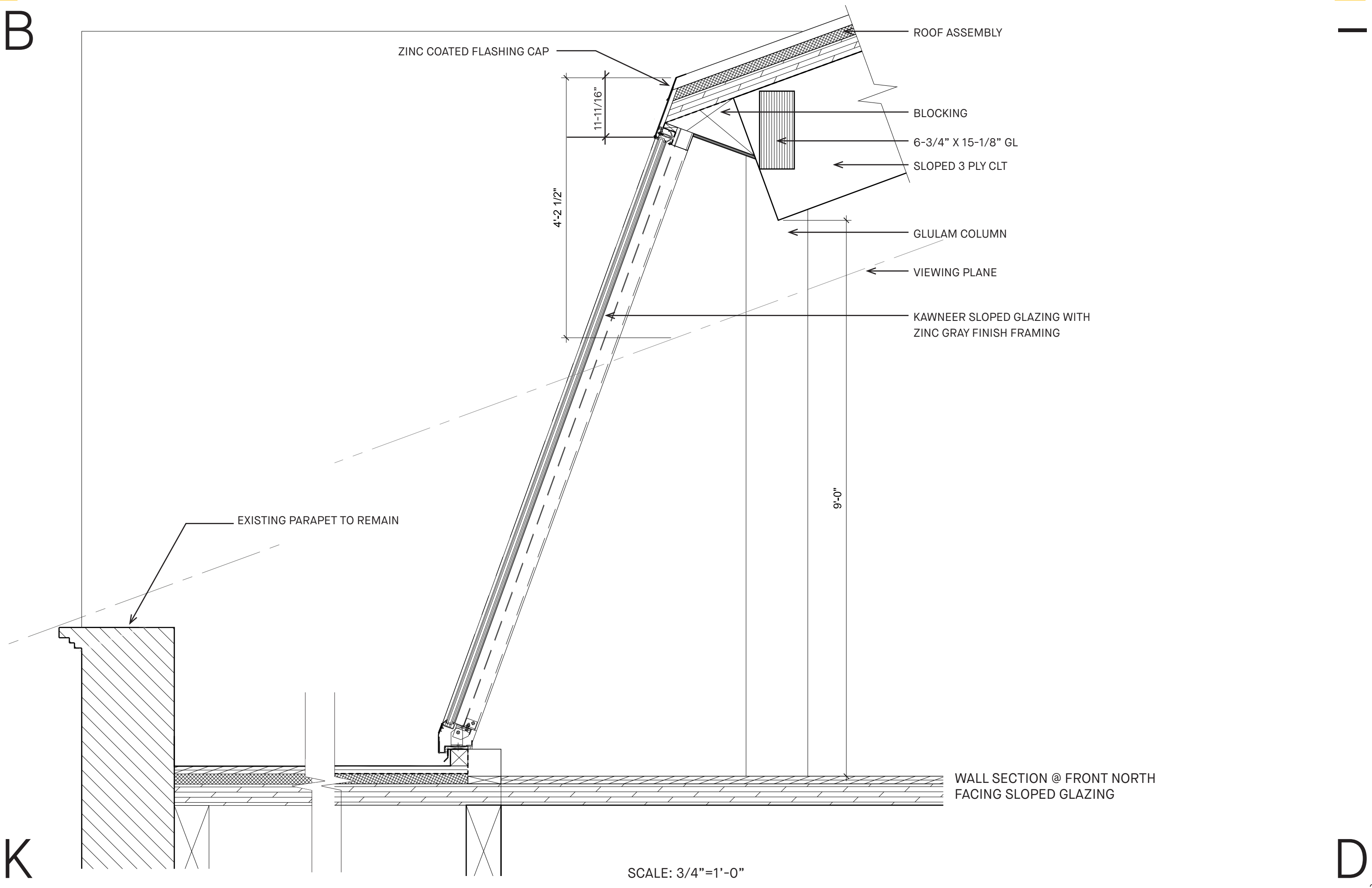
WALL SECTION @ GLAZING

WALL SECTION @ SWING DOOR

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B

TOP OF ADDITION



TOP OF ADDITION

TOP OF ADDITION



MOCK-UP IMAGES

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PROPOSED STREETSCAPE ELEVATION

D

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