

**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 COMMISSION 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:**

130-132 W. 18TH ST.  
NEW YORK, NY. 10011

**CLIENT:** SARAH SZE STUDIO

**CONTENTS**

- 02 CONTENTS
- 03 PROJECT AND SITE INFO
- 04 SITE INFO - ADDITIONAL LANDMARKS
- 05 PRECEDENTS- HISTORIC & LANDMARKED
- 06 EXISTING STREETSCAPE ELEVATION
- 07 SARAH SZE'S WORK
- 08 EXISTING PLAN
- 09 ZONING ANALYSIS
- 10 PRECEDENTS- NORTHERN SKYLIGHTS
- 11 PRECEDENTS- NORTHERN SKYLIGHTS
- 12 PRECEDENTS- CARRIAGE HOUSE ADDITIONS
- 13 PRECEDENTS- NORTHERN SKYLIGHTS
- 14 PROPOSED ELEVATION
- 15 PROPOSED PLAN
- 16 PROPOSED PLAN
- 17 EXISTING STUDIO
- 18 SECTION 1
- 19 SECTION 2
- 20 DEMOLITION/ EXISTING FRONT ELEVATION
- 21 PROPOSED FRONT ELEVATION
- 22 FACADE COMPARISON
- 23 SIDEWALK VIEW A
- 24 SIDEWALK VIEW B
- 25 FRONT FACADE RESTORATION
- 26 MATERIALS
- 27 WALL SECTIONS
- 28 WALL SECTIONS
- 29 MOCK-UP IMAGES
- 30 PROPOSED STREETSCAPE ELEVATION

## 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

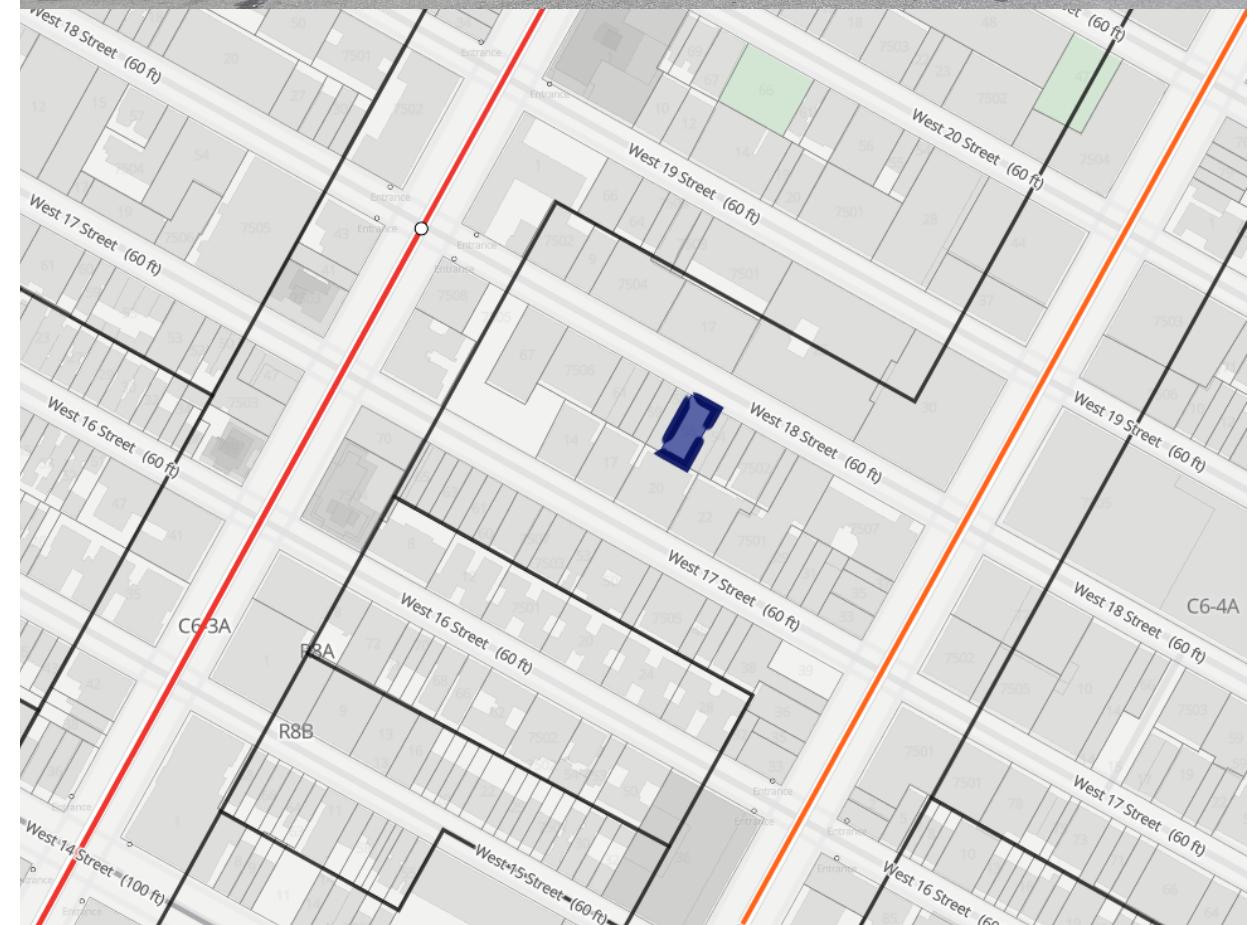
FIRST FLOOR: 3100 SF

SECOND FLOOR: 2040 SF

MEZZANINE: 680 SF

TOTAL: 9,520 SF

ROOF DECK: 1200 SF



**B**

**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

**K**

SITE INFO - ADDITIONAL LANDMARKS

**D**

B



TAX PHOTO- 1939-1941

K



HISTORIC PHOTOGRAPHS

D

B

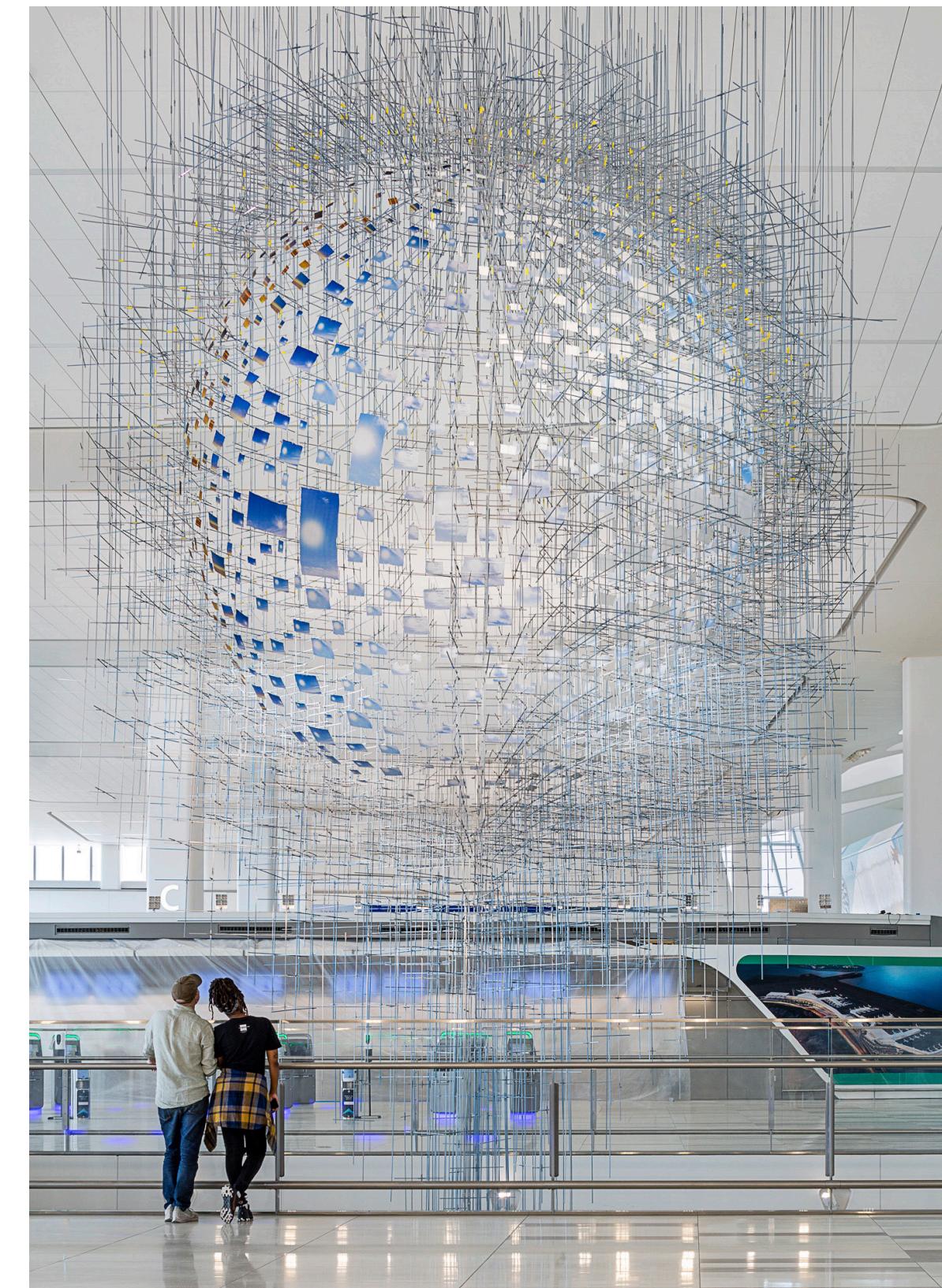
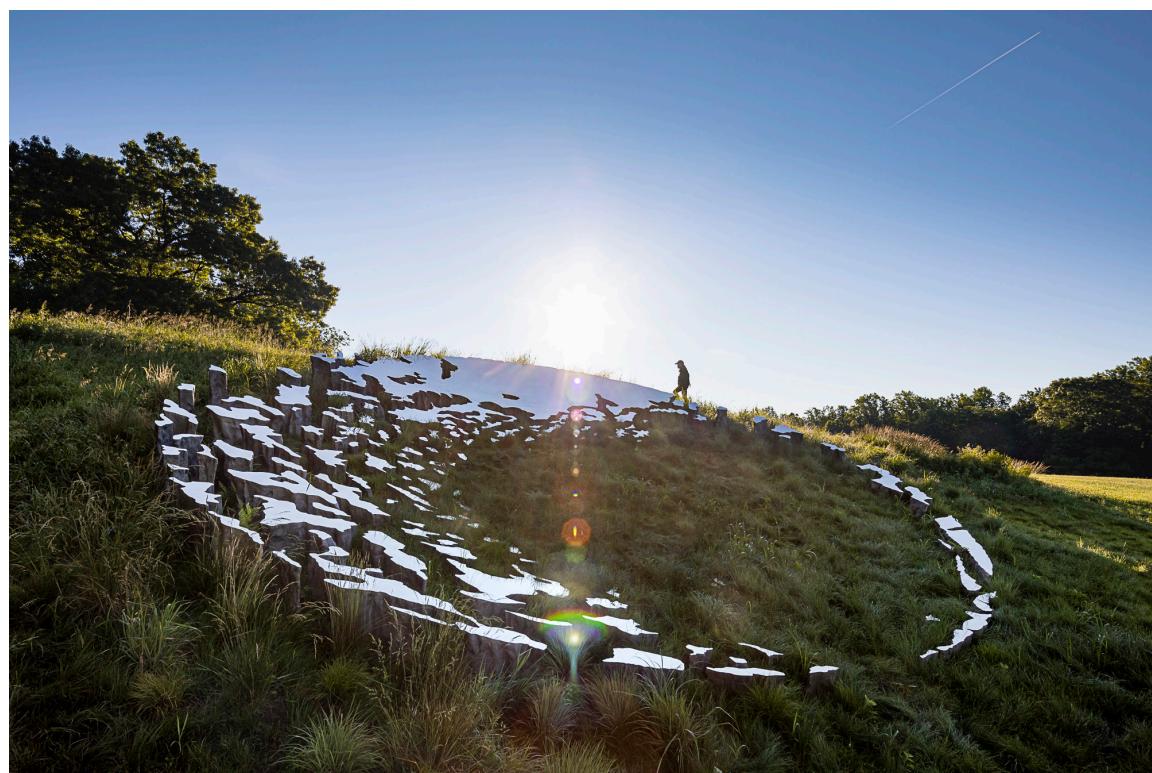


EXISTING STREETSCAPE ELEVATION

K

D

B



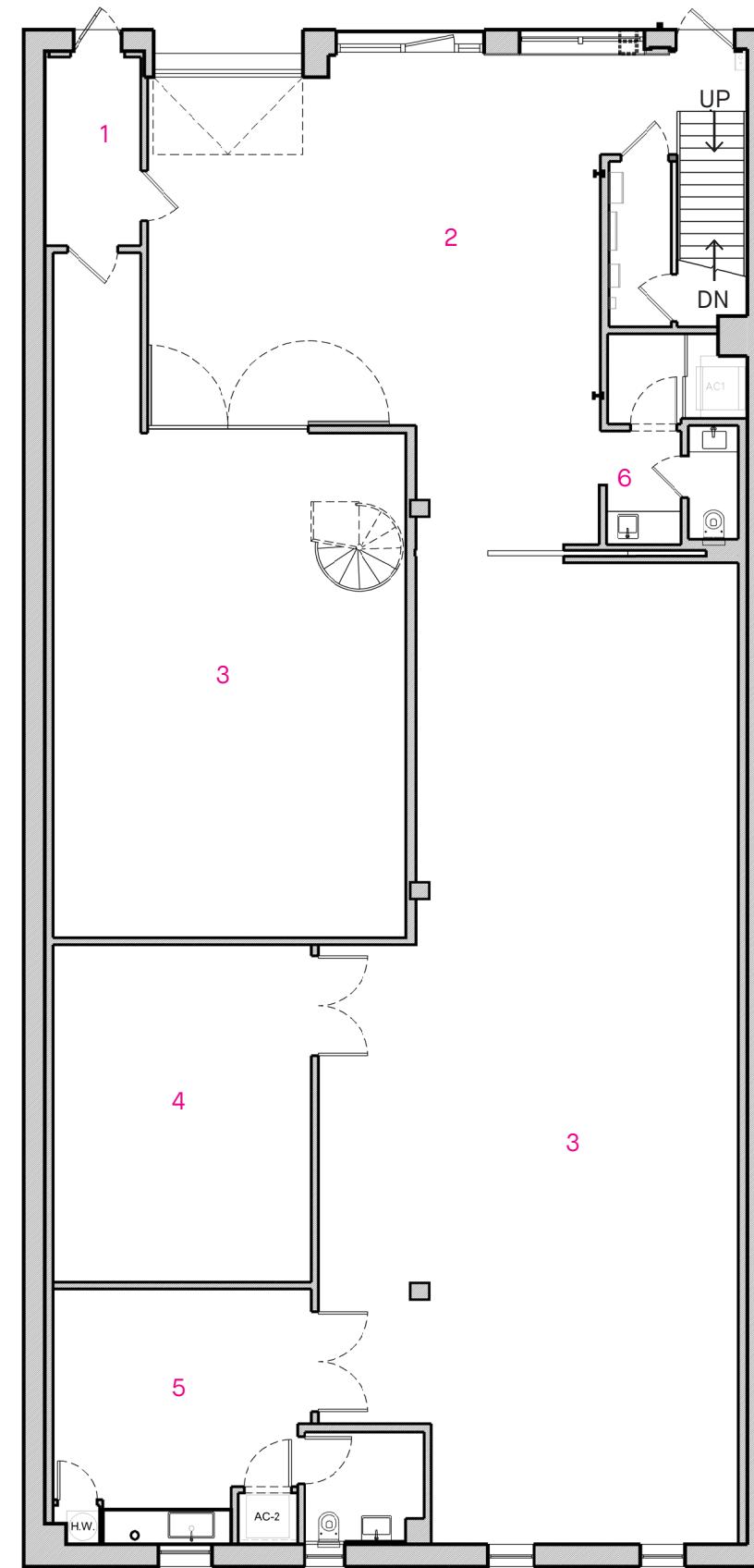
K

SARAH SZE'S WORK

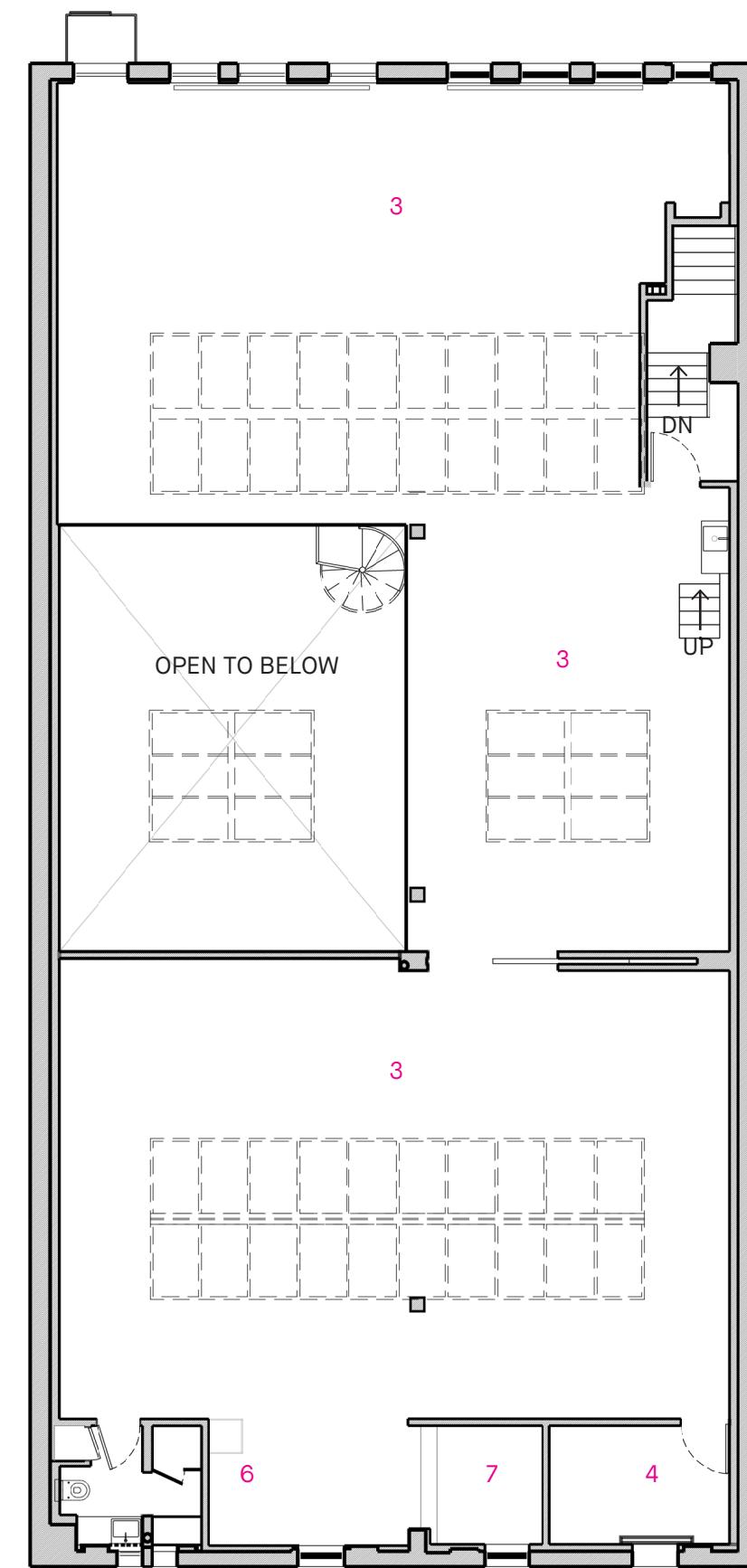
D

B

WEST 18TH STREET



WEST 18TH STREET



**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

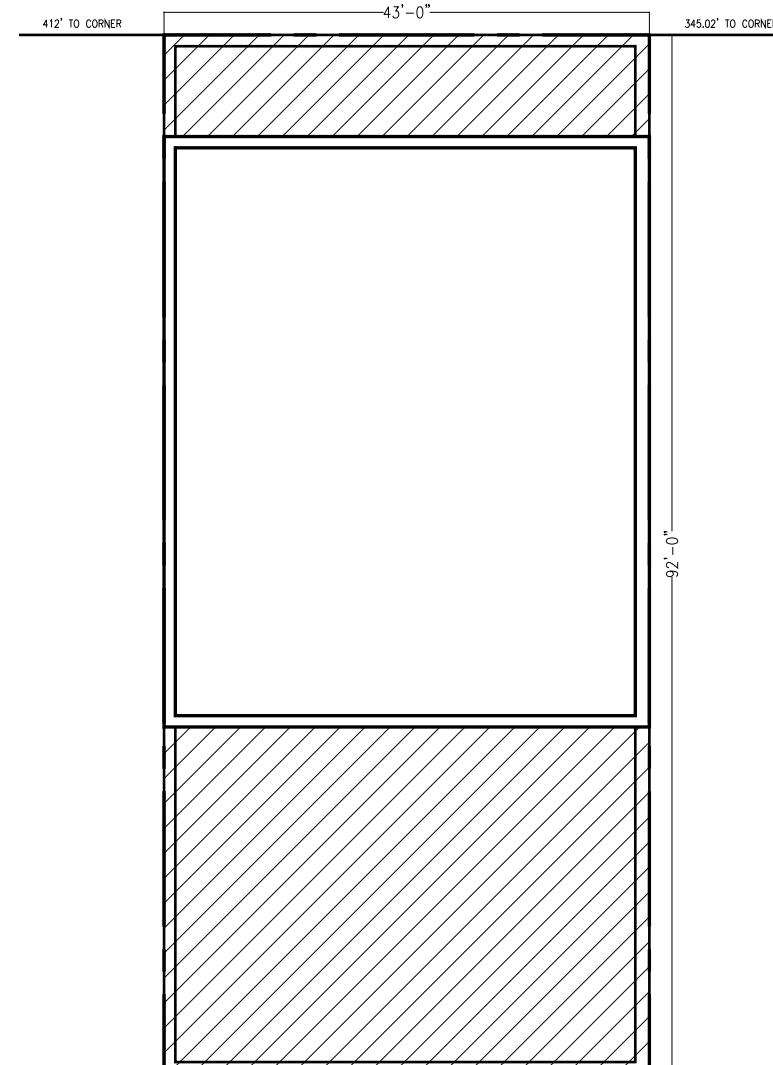
EXISTING PLAN - SCALE: 3/32" = 1'-0"

K

D

B

WEST 18TH STREET



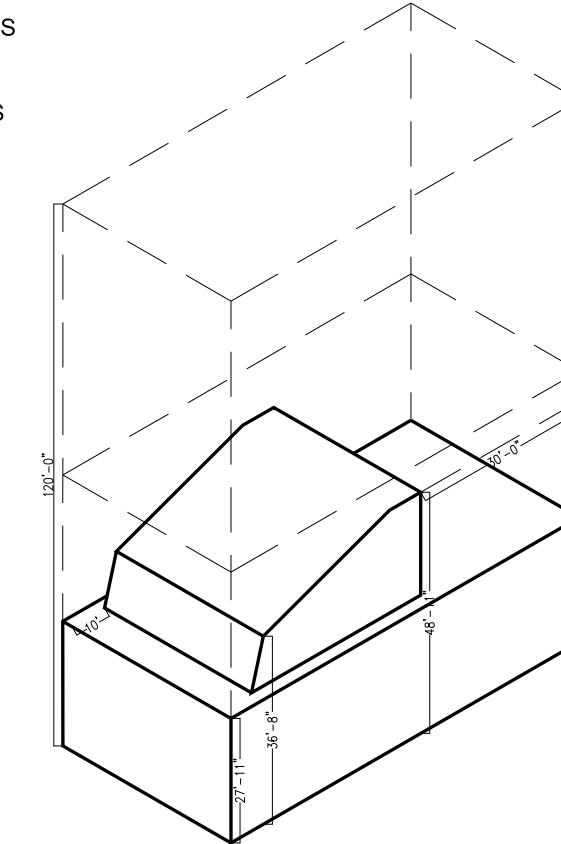
**LOT AREA:** 3,956 SF  
**LOT COVERAGE:** 70% AS PER ZR 23-153  
**MAX FAR:** 6.5 AS PER ZR 35-31

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

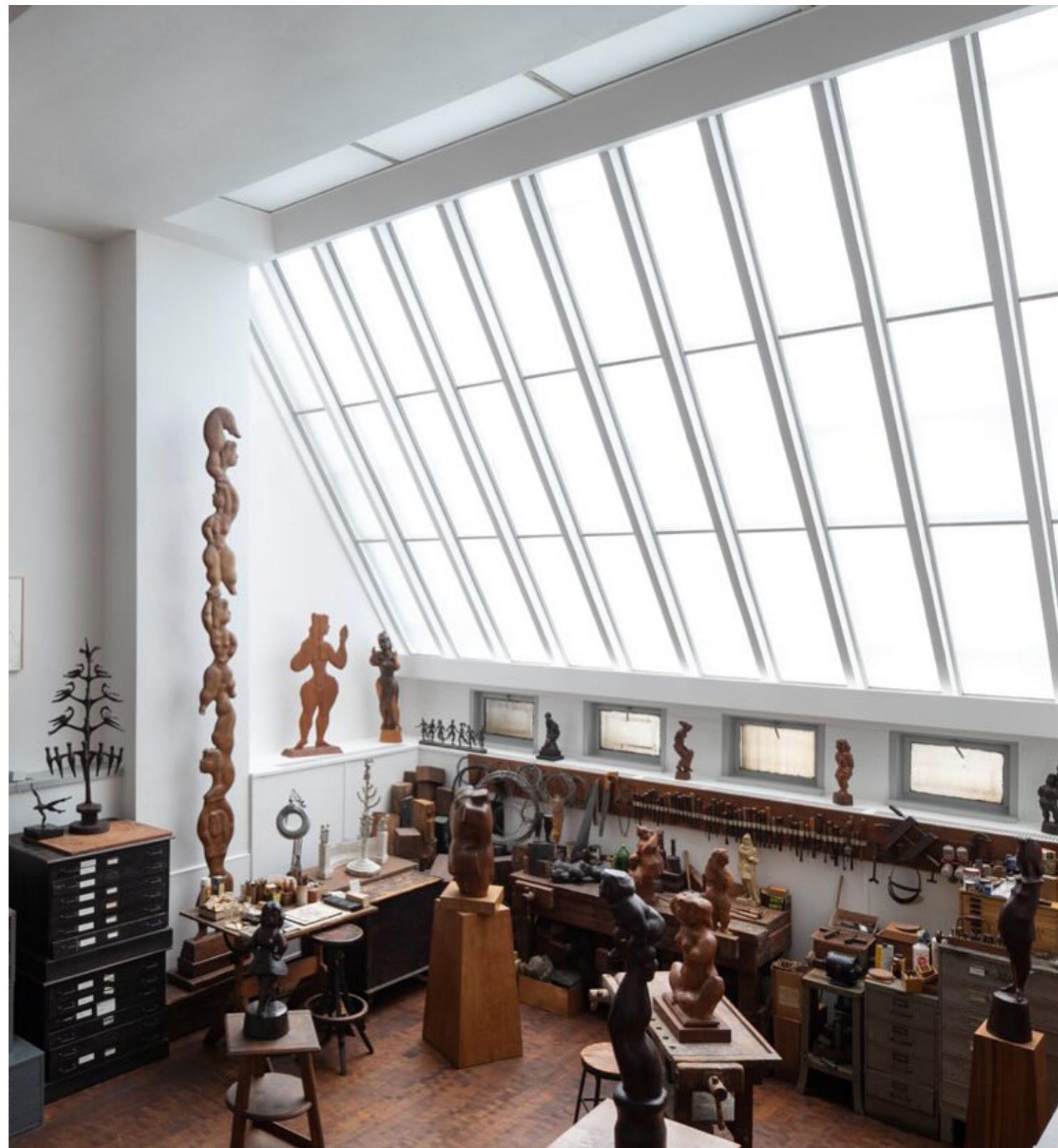
**SECTION DIAGRAM**  
SCALE: NOT TO SCALE

ZONING ANALYSIS

K

D

B



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

NORTHERN SKYLIGHTS AT ARTIST STUDIOS



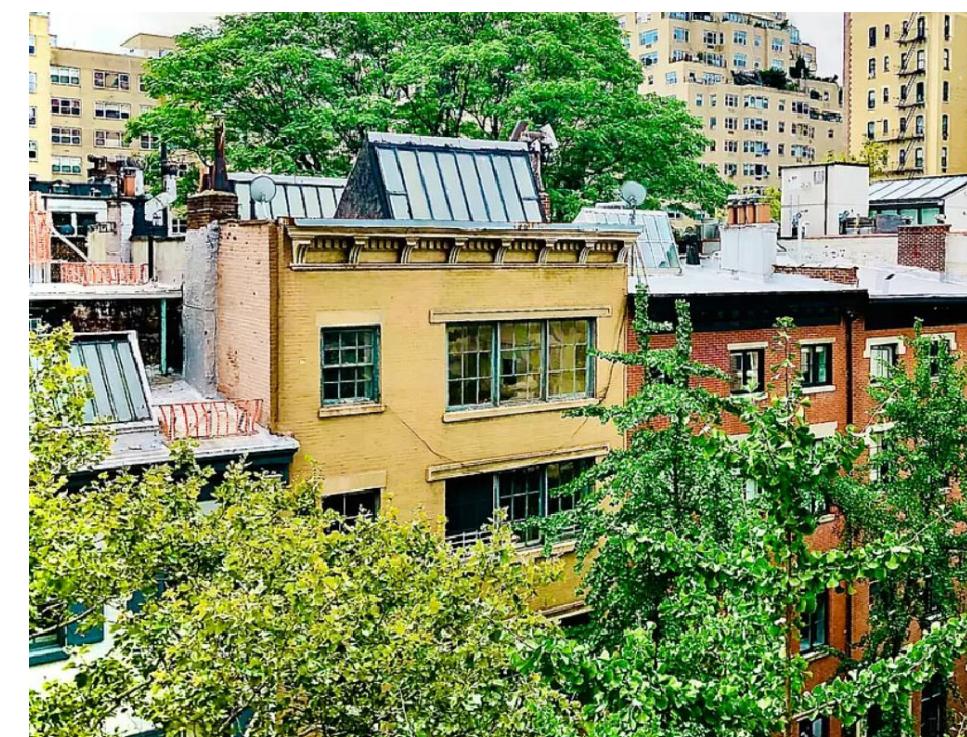
128 WASHINGTON PL.  
NEW YORK, NY 10014



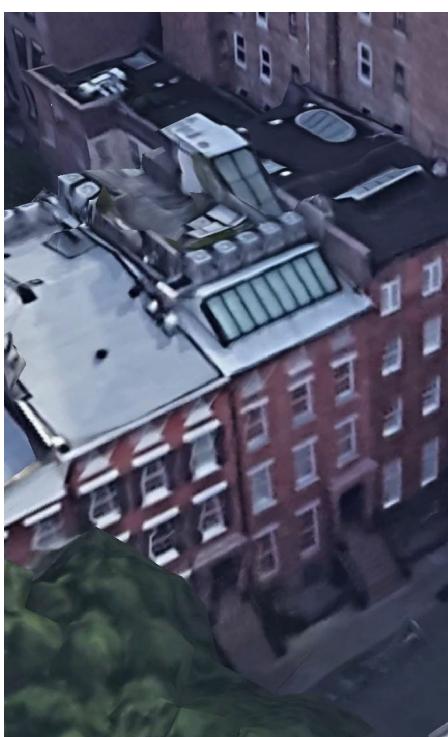
90 GROVE ST.  
NEW YORK, NY 10014



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



22 E 8TH ST.  
NEW YORK, NY 10003



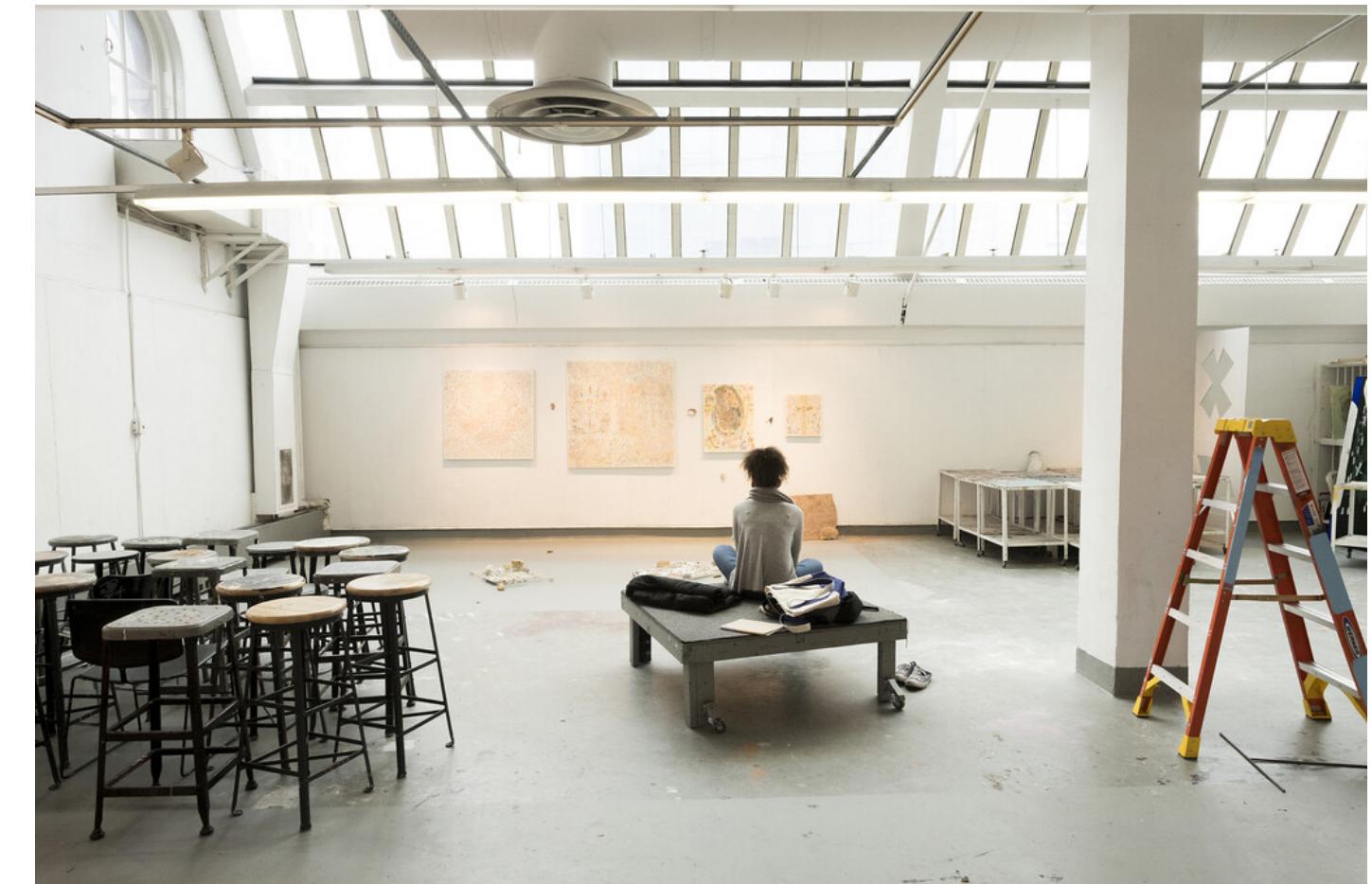
109 WAVERLY PL.  
NEW YORK, NY 10011

K

D

B

NORTHERN SKYLIGHTS AT ARTIST STUDIOS

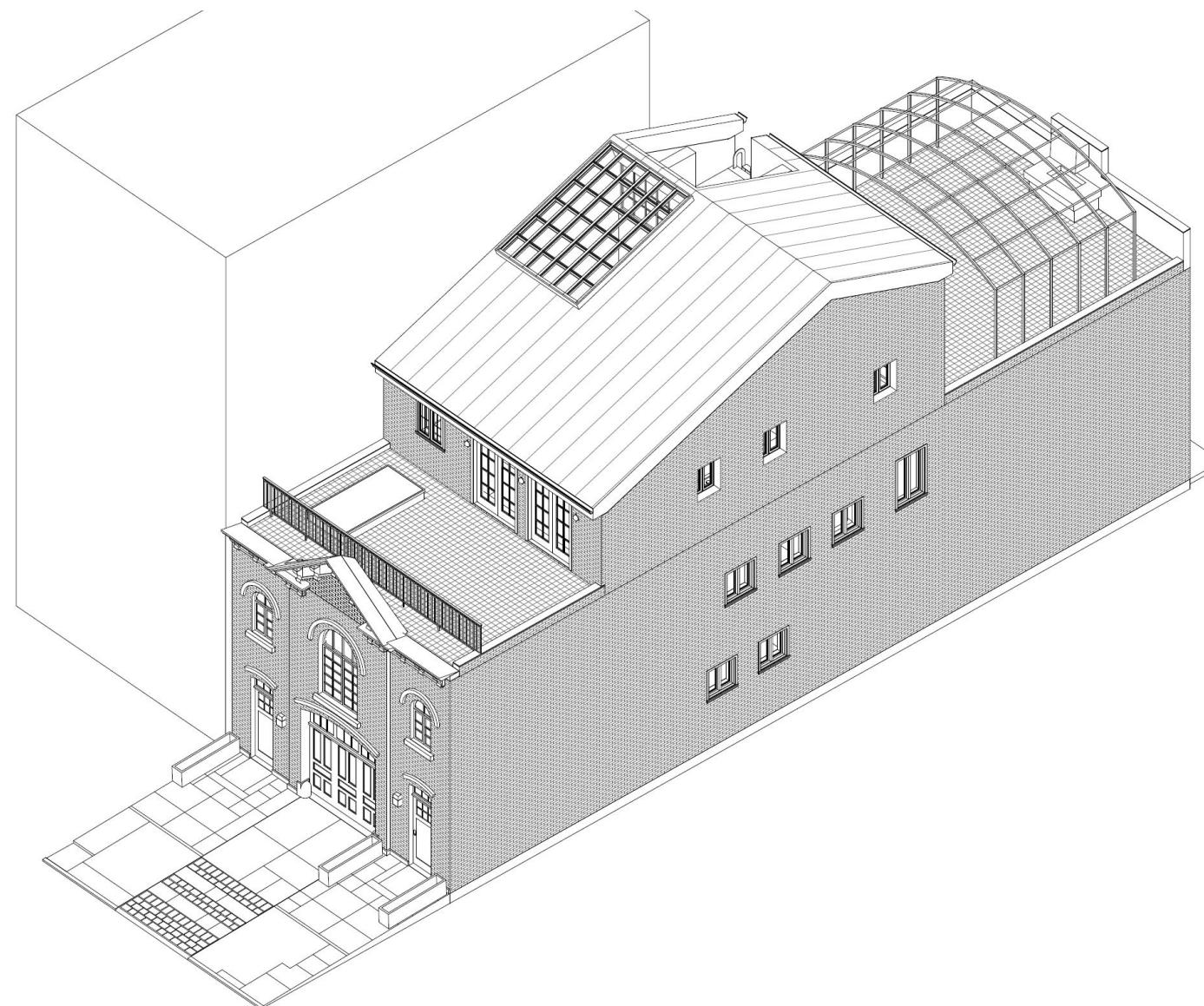


COOPER UNION FOUNDATION BUILDING  
7 E 7TH ST. NEW YORK, NY 10003

K

B

CARRIAGE HOUSE ADDITIONS



165 COLUMBIA HEIGHTS, BROOKLYN, NY 11201



410-412 WAVERLY AVE. BROOKLYN, NY 11238

K

PRECEDENTS

D

**B**

HISTORIC NORTHERN SKYLIGHT AT ARTIST LOFT



75 BEDFORD ST.  
NEW YORK, NY 10014

LANDMARK APPROVED NORTHERN SKYLIGHT ADDITIONS



44-46 HORATIO ST.  
NEW YORK, NY 10014

PRECEDENTS



44-46 HORATIO ST.  
NEW YORK, NY 10014

**K****D**

B

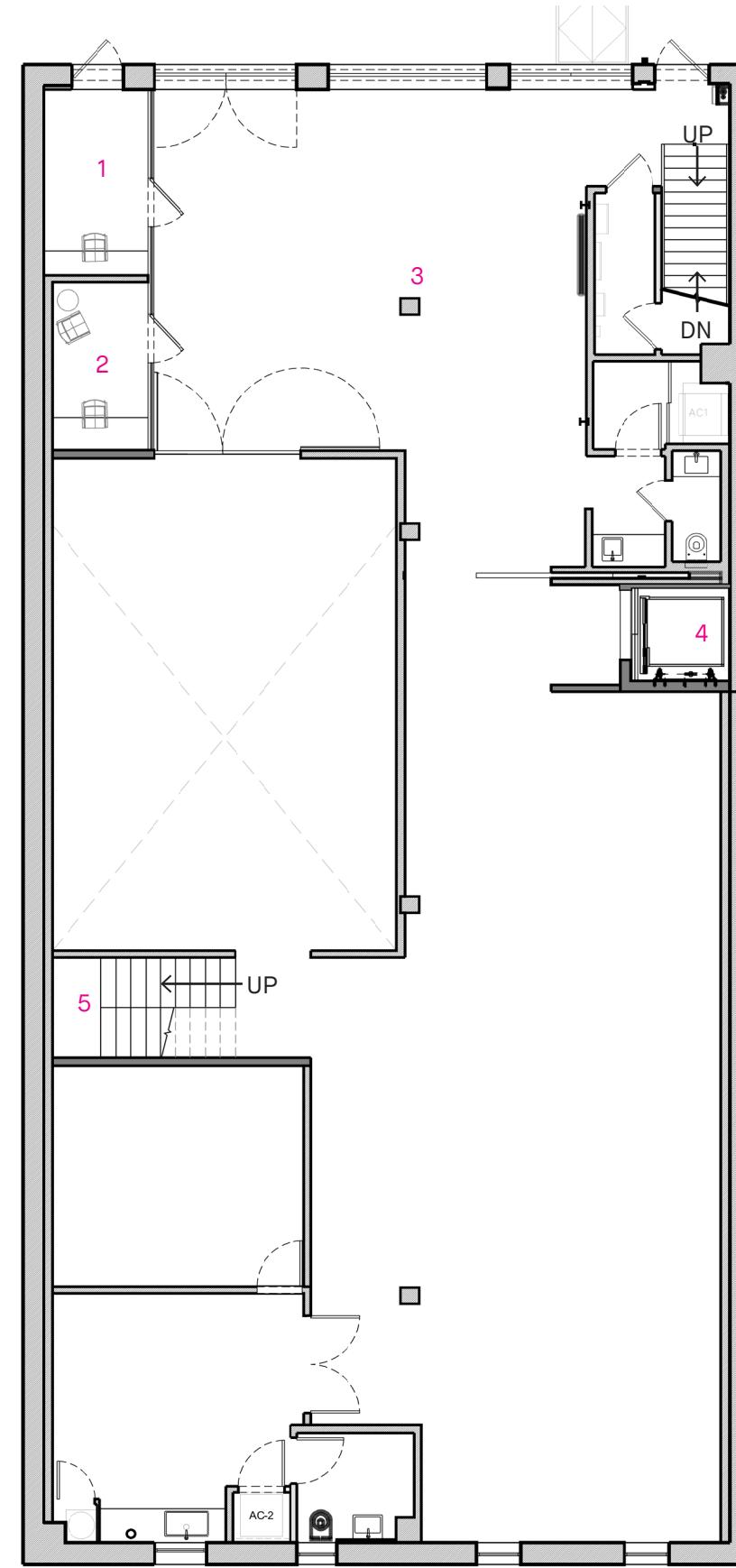


D

K

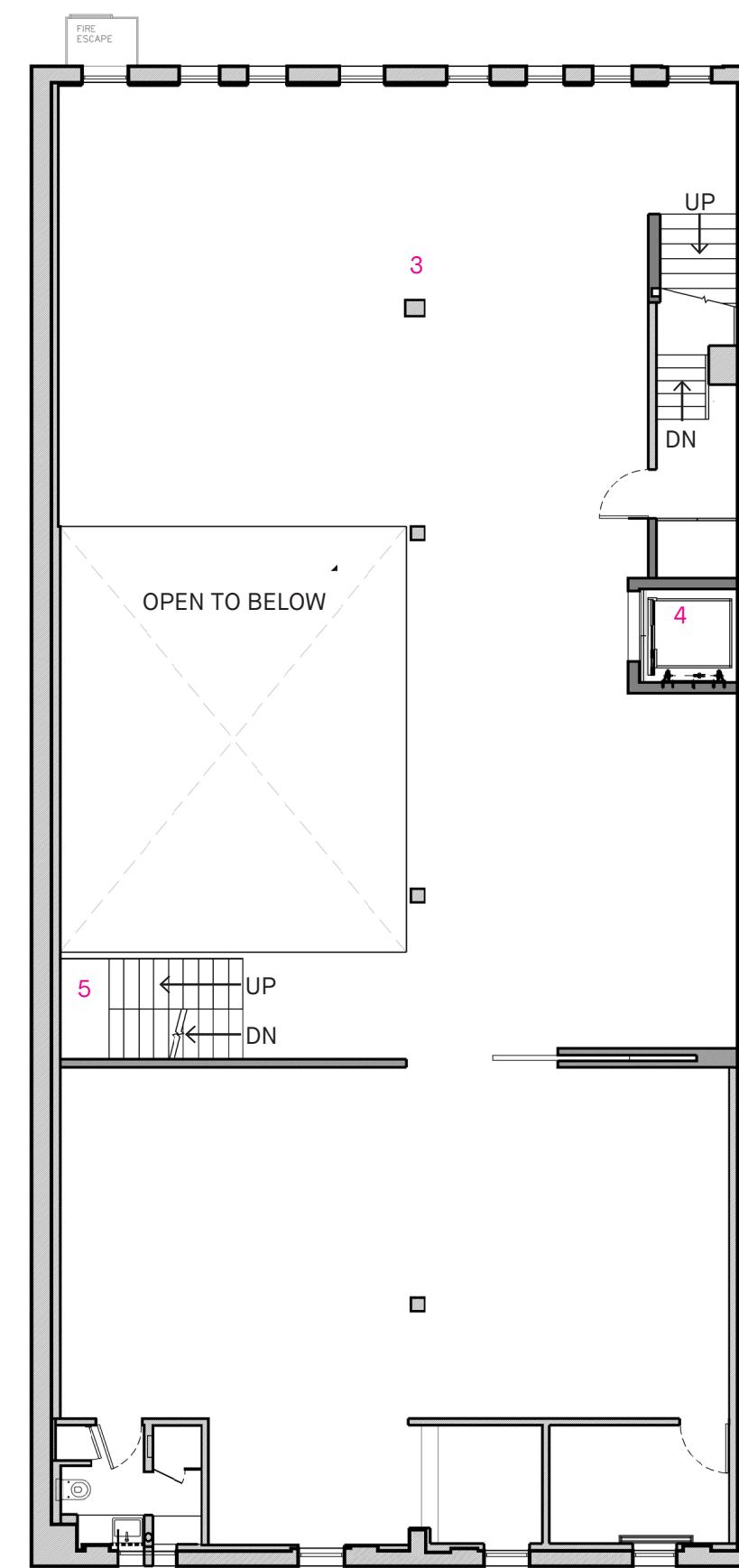
B

WEST 18TH STREET



GROUND FLOOR PLAN

WEST 18TH STREET



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

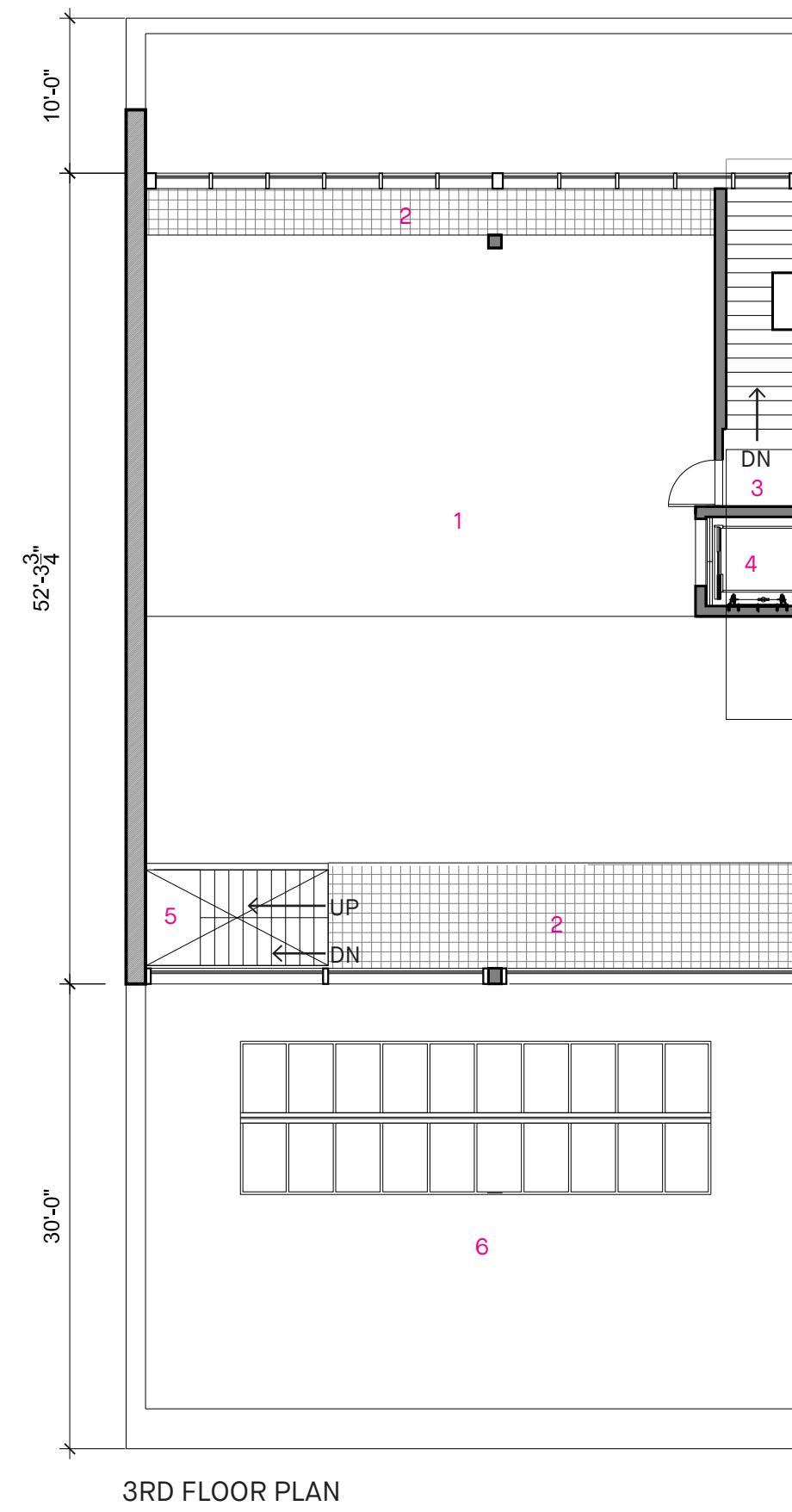
SCALE: 3/32" = 1'-0"

K

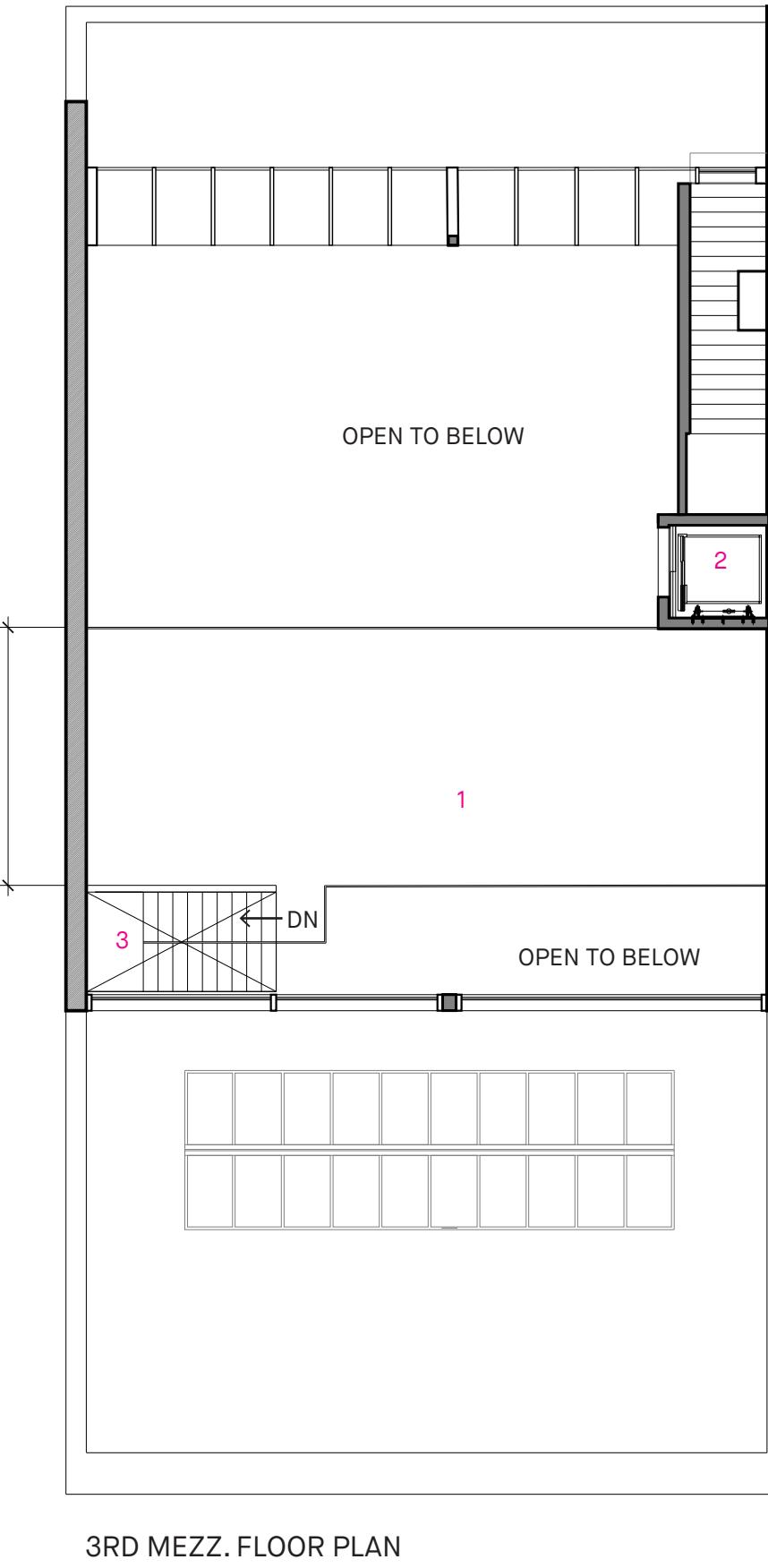
D

B

WEST 18TH STREET



WEST 18TH STREET


**SECOND FLOOR: 2040 SF**

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

**SECOND FLOOR MEZZ: 680 SF**

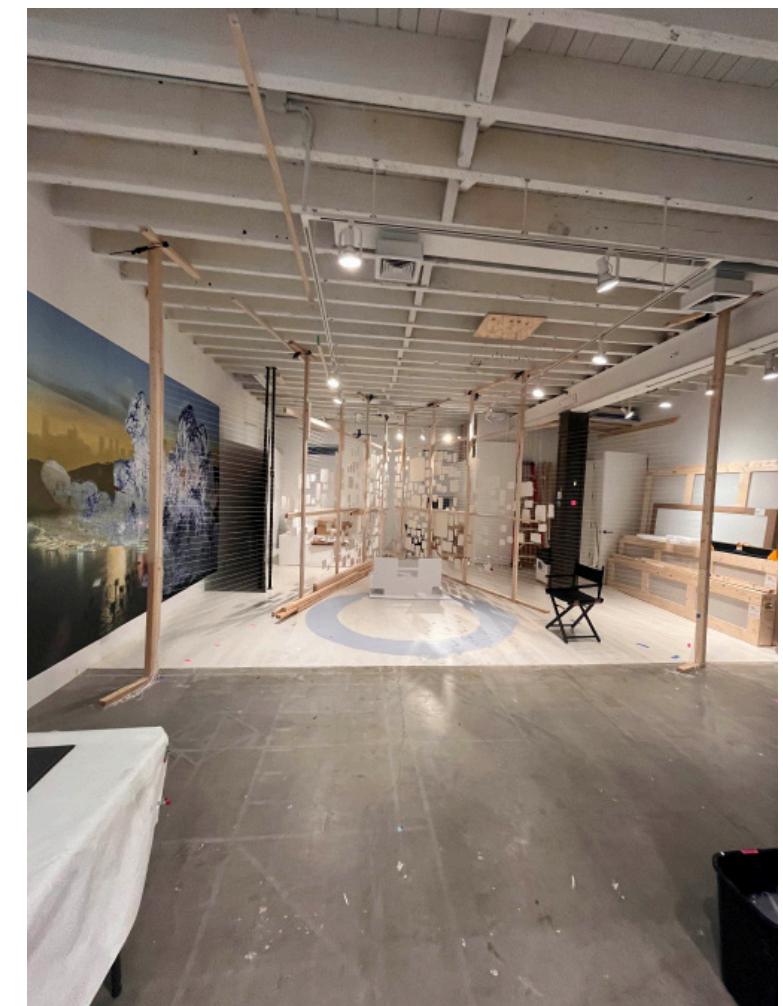
1. RESIDENTIAL MEZZANINE
2. ELEVATOR SHAFT
3. NEW STAIRCASE

K

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

D

B



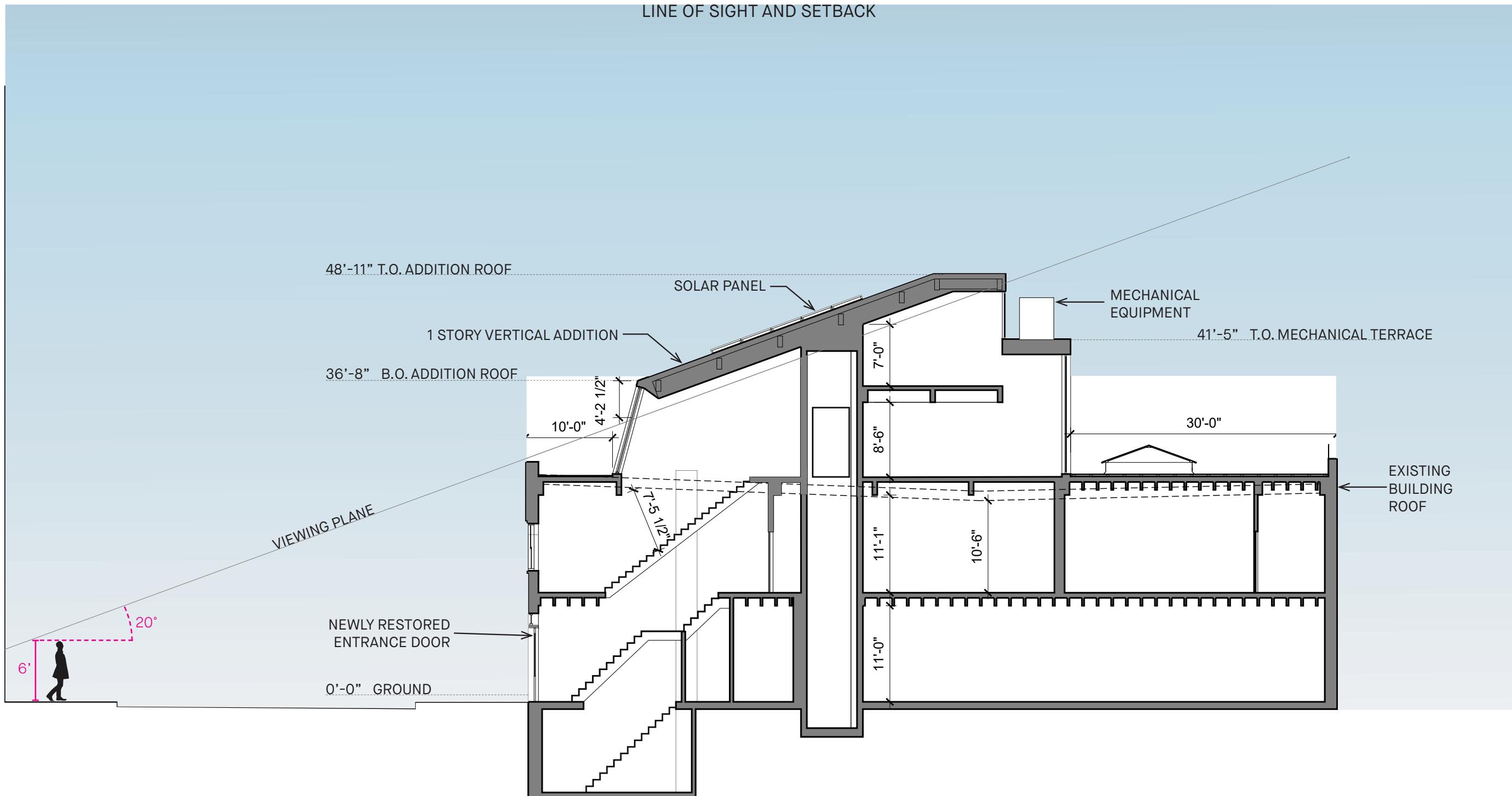
K

EXISTING STUDIO & CLT CONSTRUCTION

D

B

LINE OF SIGHT AND SETBACK

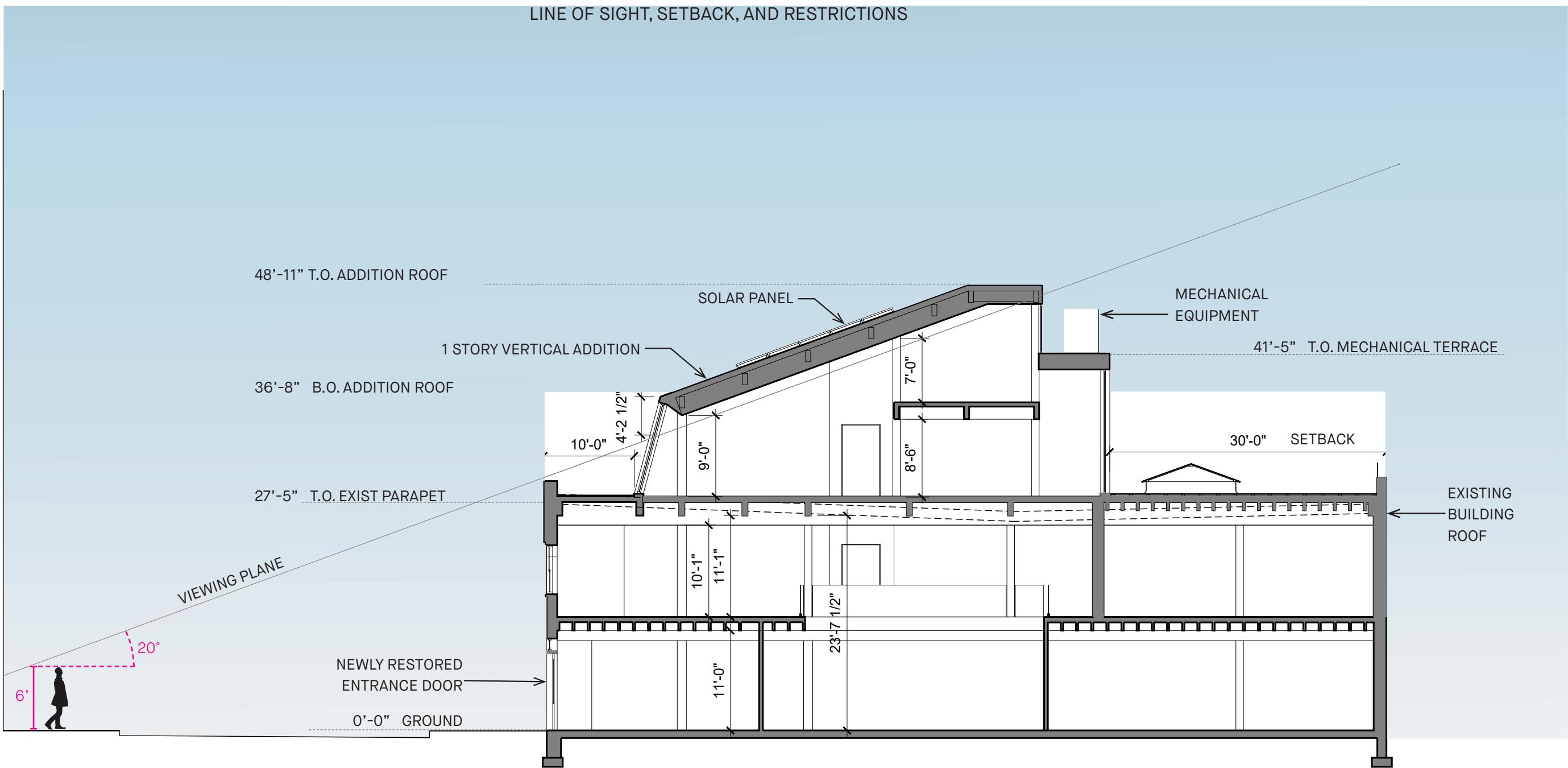


SCALE: 3/32" = 1'-0"

K

D

B



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

K

D

B



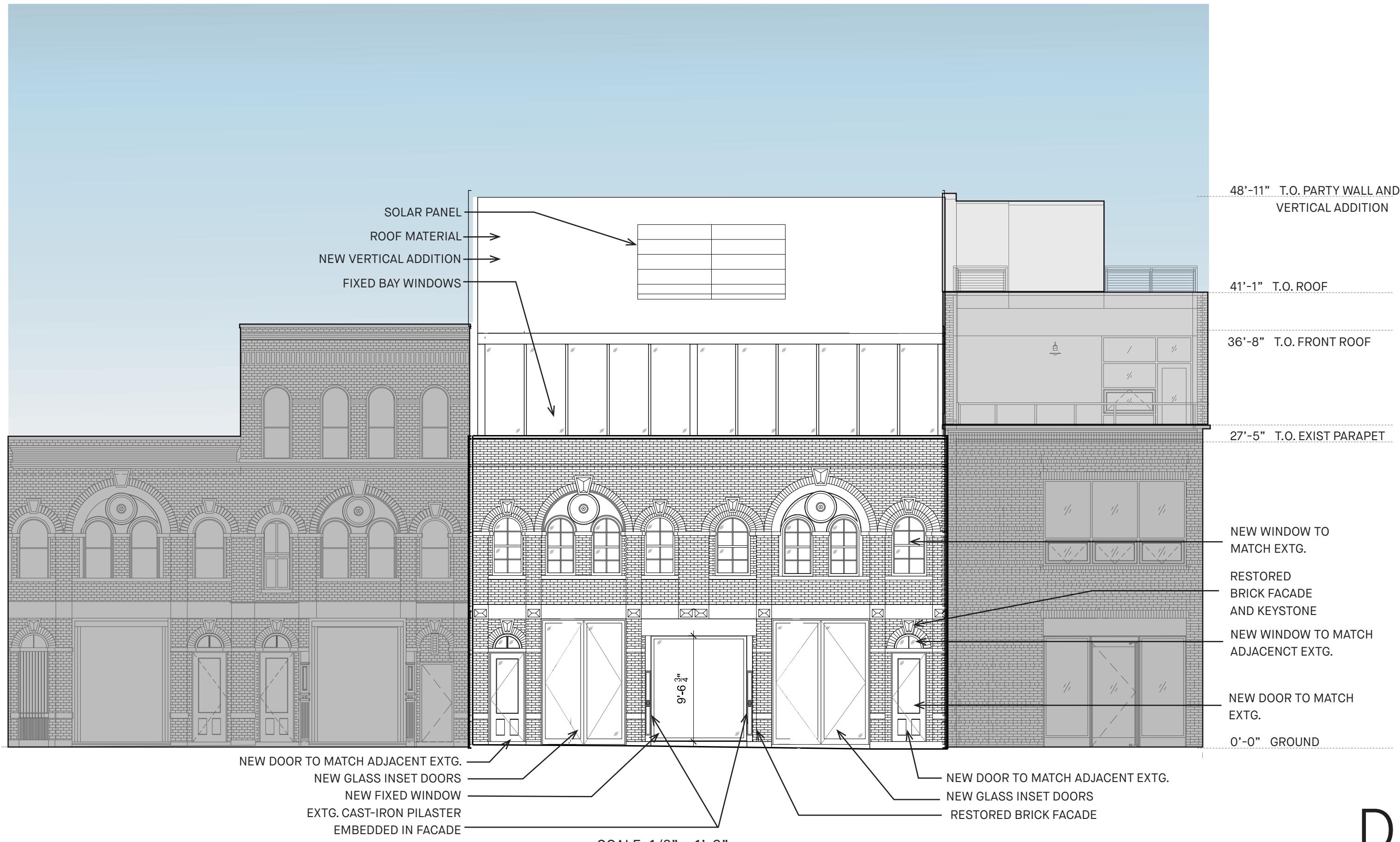
SCALE: 1/8" = 1'-0"

K

D

B

## PROPOSED FRONT ELEVATION



K

D

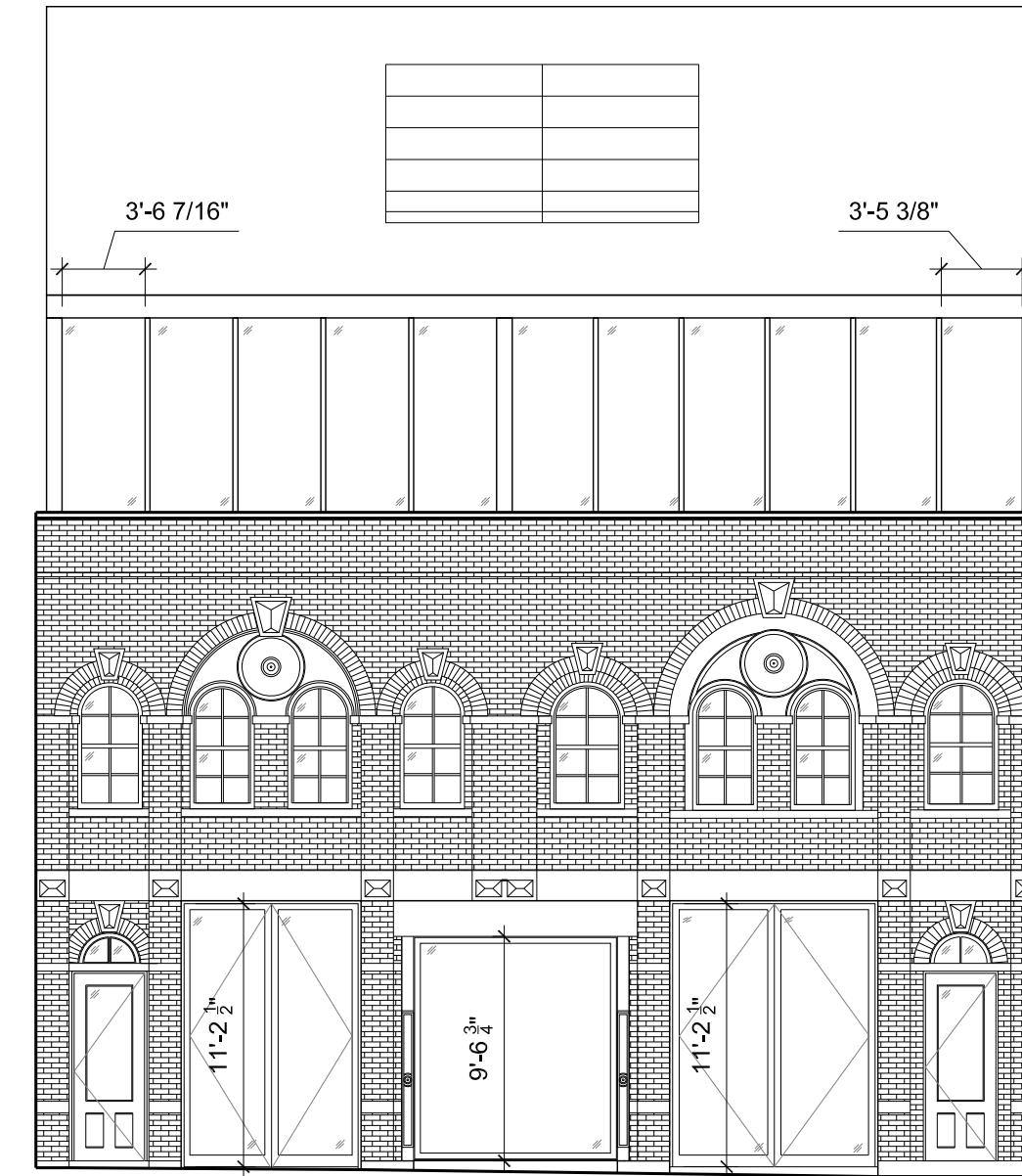
B

## FAÇADE COMPARISON

I



EXISTING ELEVATION



PROPOSED ELEVATION

SCALE: 1/8" = 1'-0"

K

D

**B**

SIDEWALK VIEW A

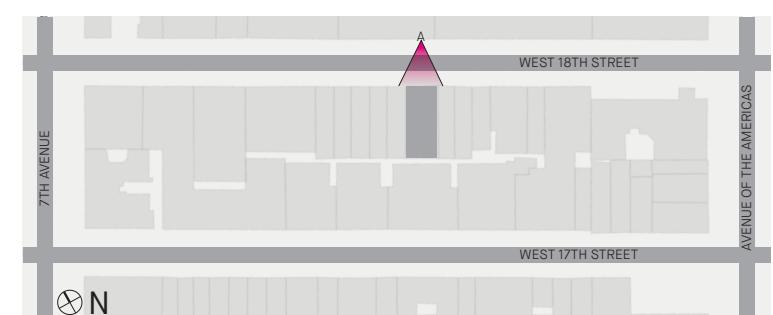
TOP OF ADDITION

**K**

FRONT FACADE

**D**

23



B

SIDEWALK VIEW B

TOP OF ADDITION

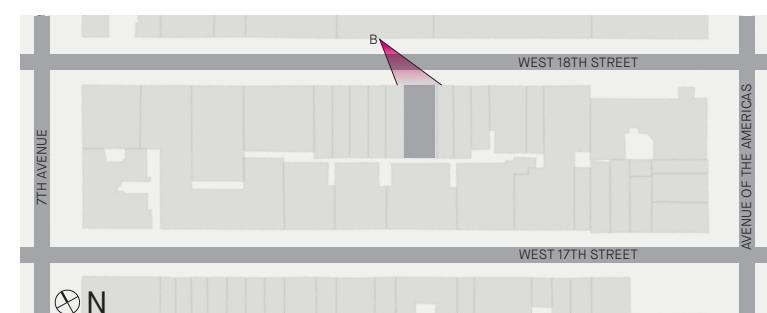


K

FRONT FACADE

D

24



B



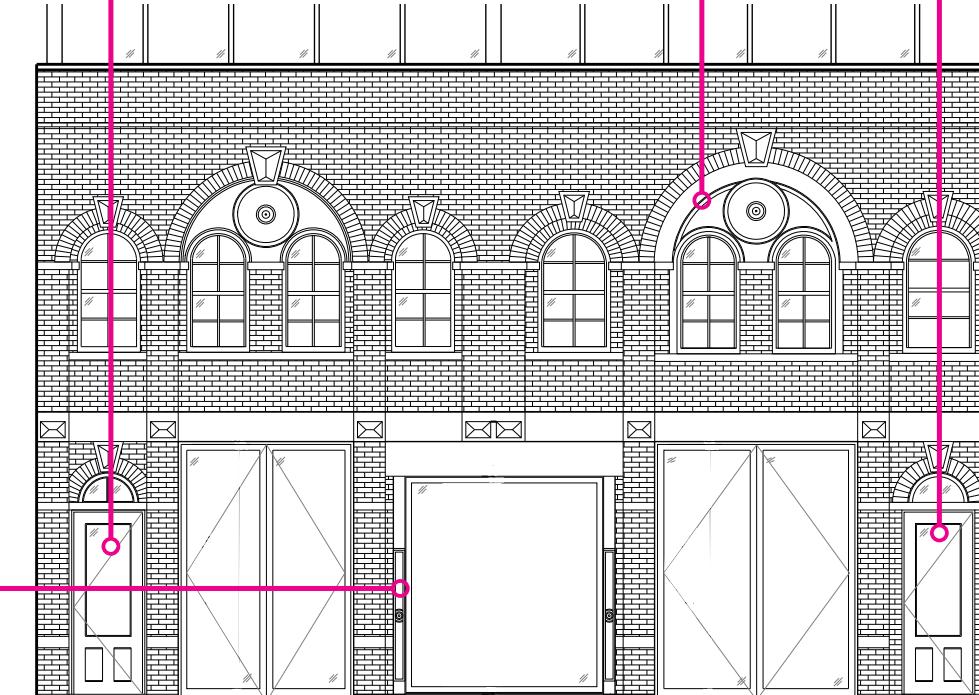
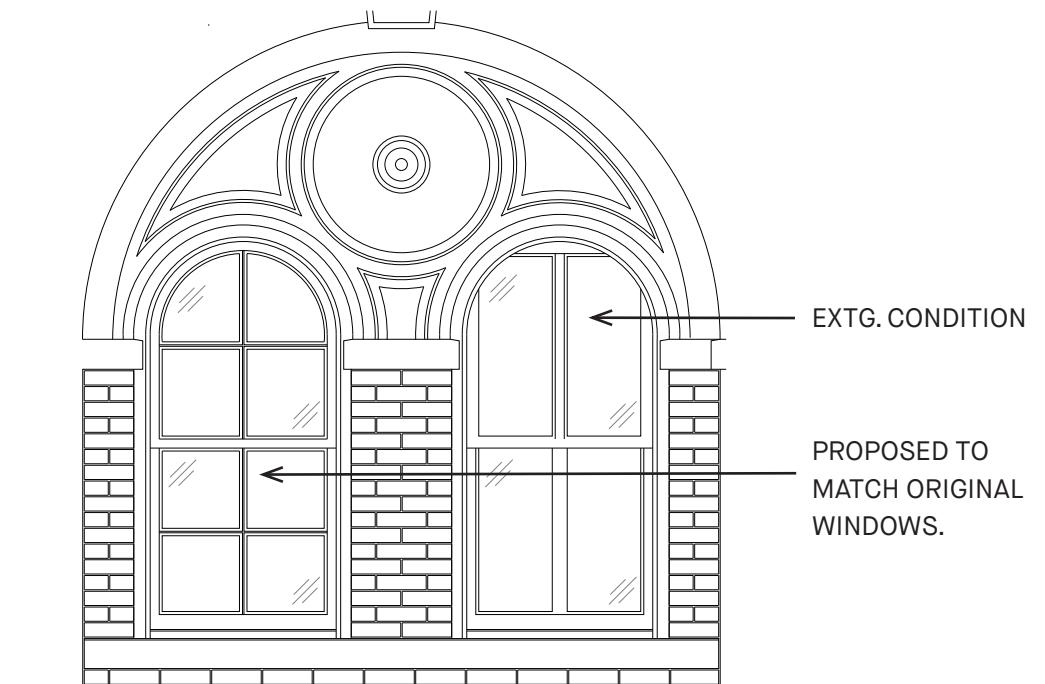
EXISTING FAÇADE RESTORATION LOCATIONS



FAÇADE RESTORATION ELEMENTS

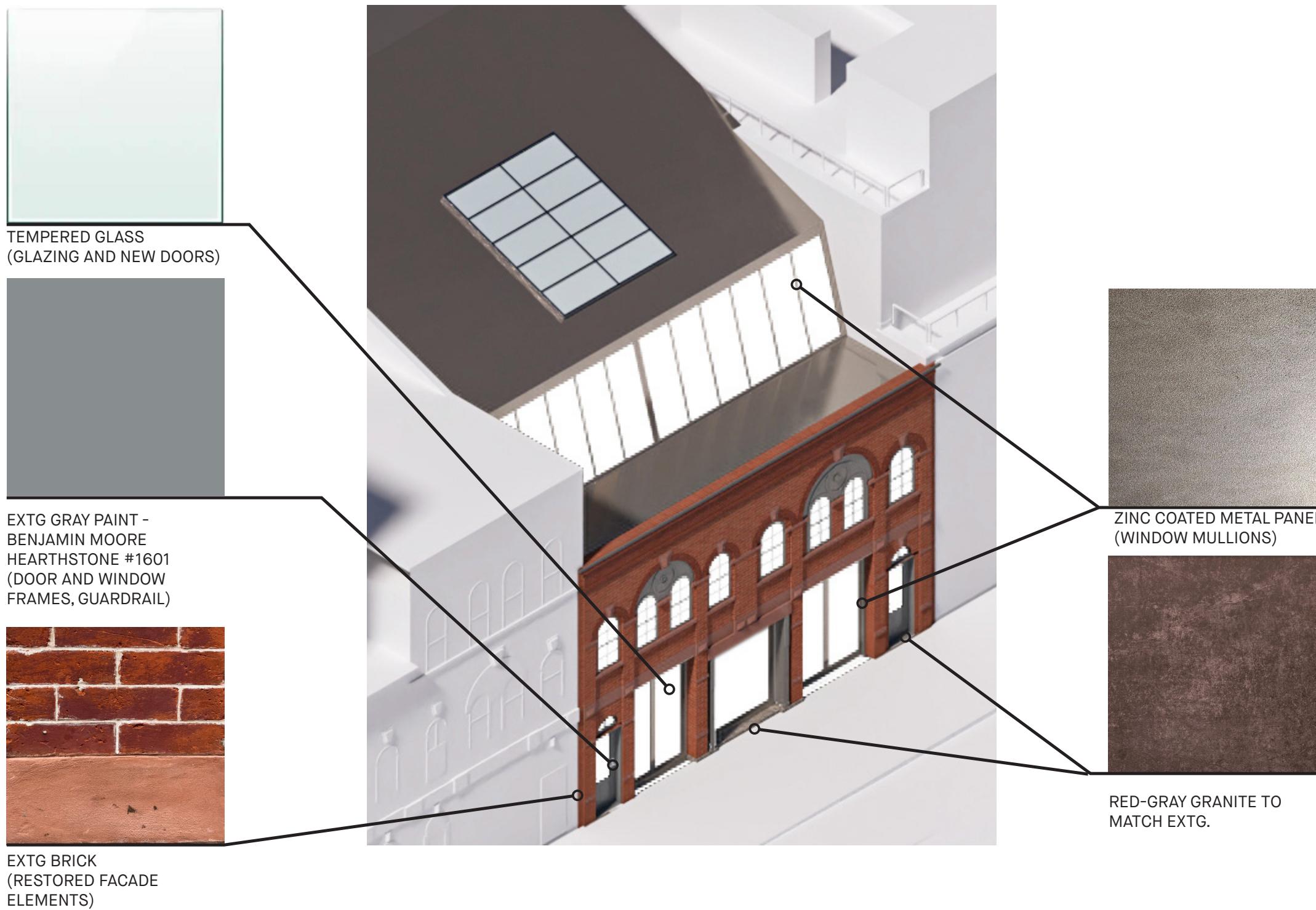


FRONT FAÇADE RESTORATION



D

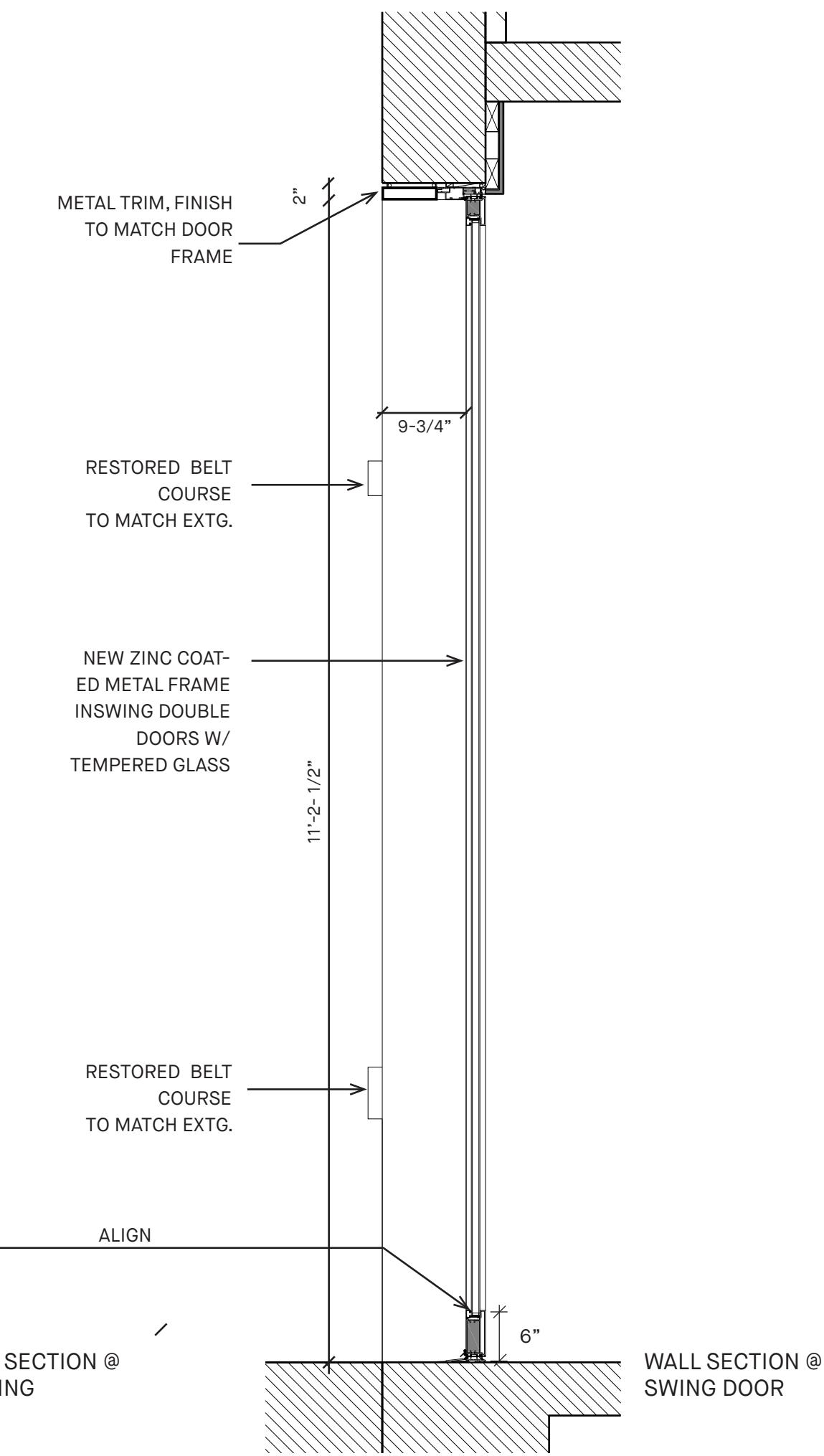
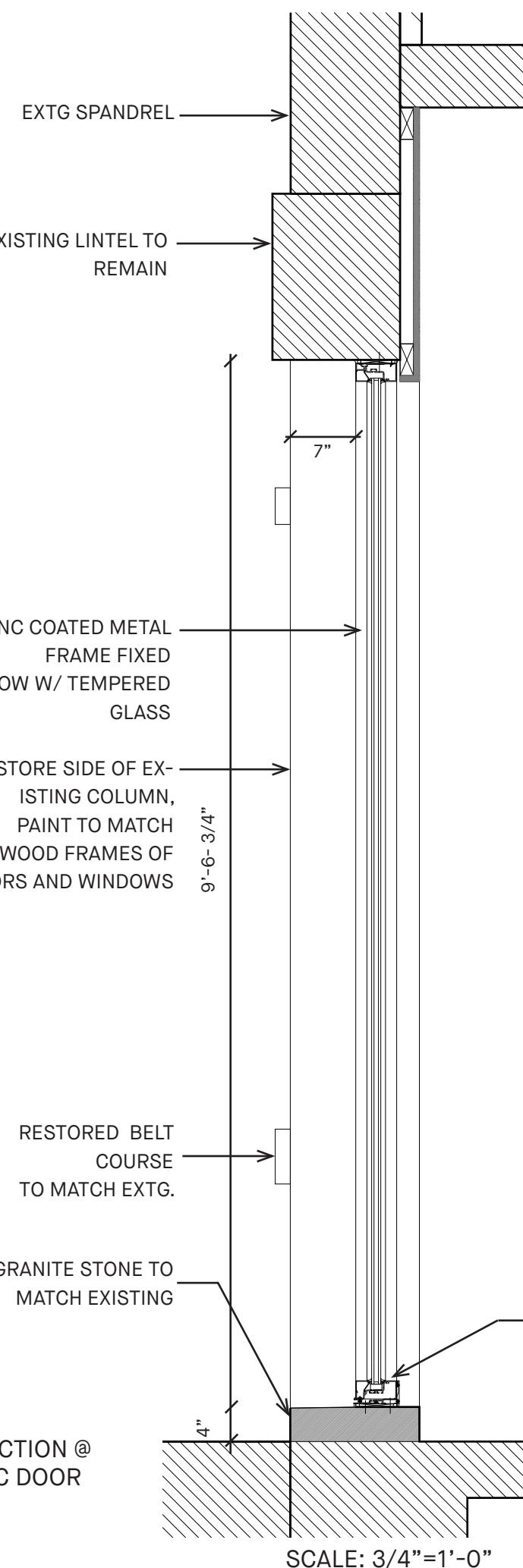
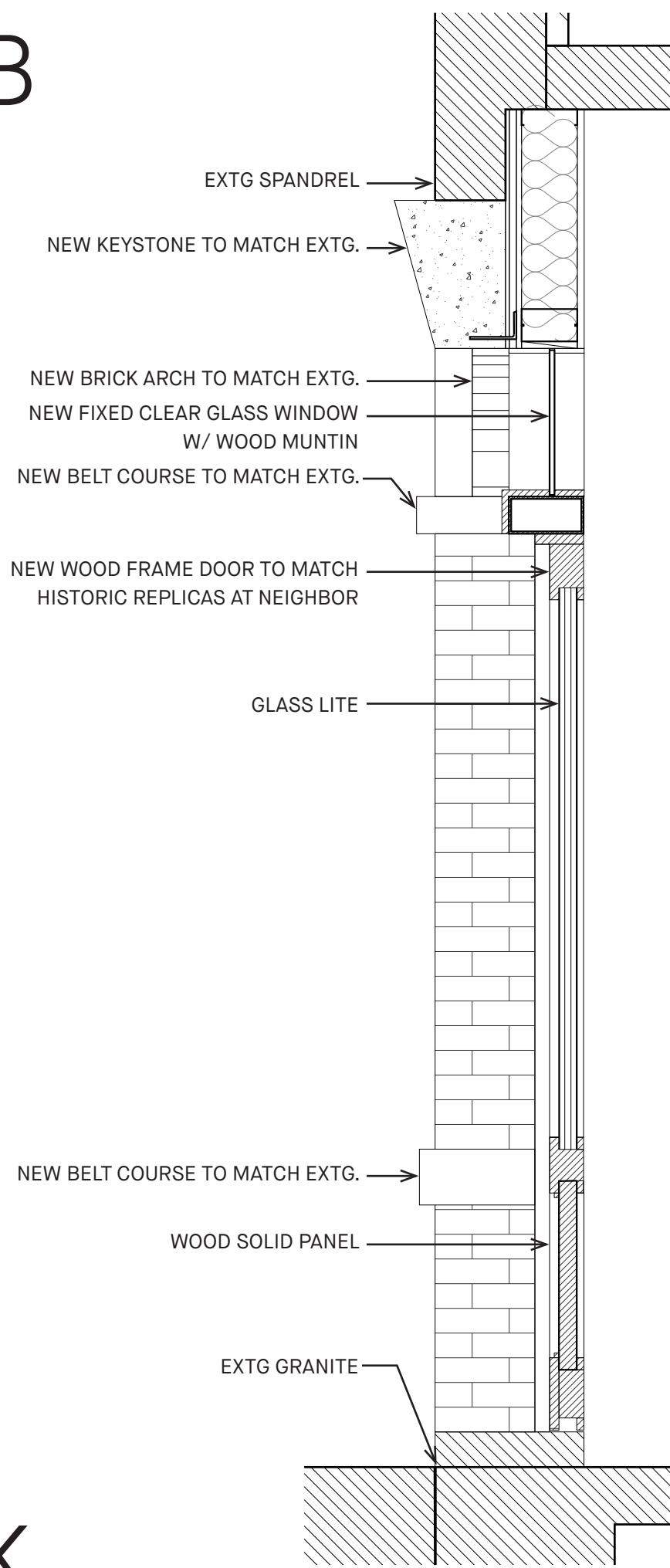
B



MATERIALS

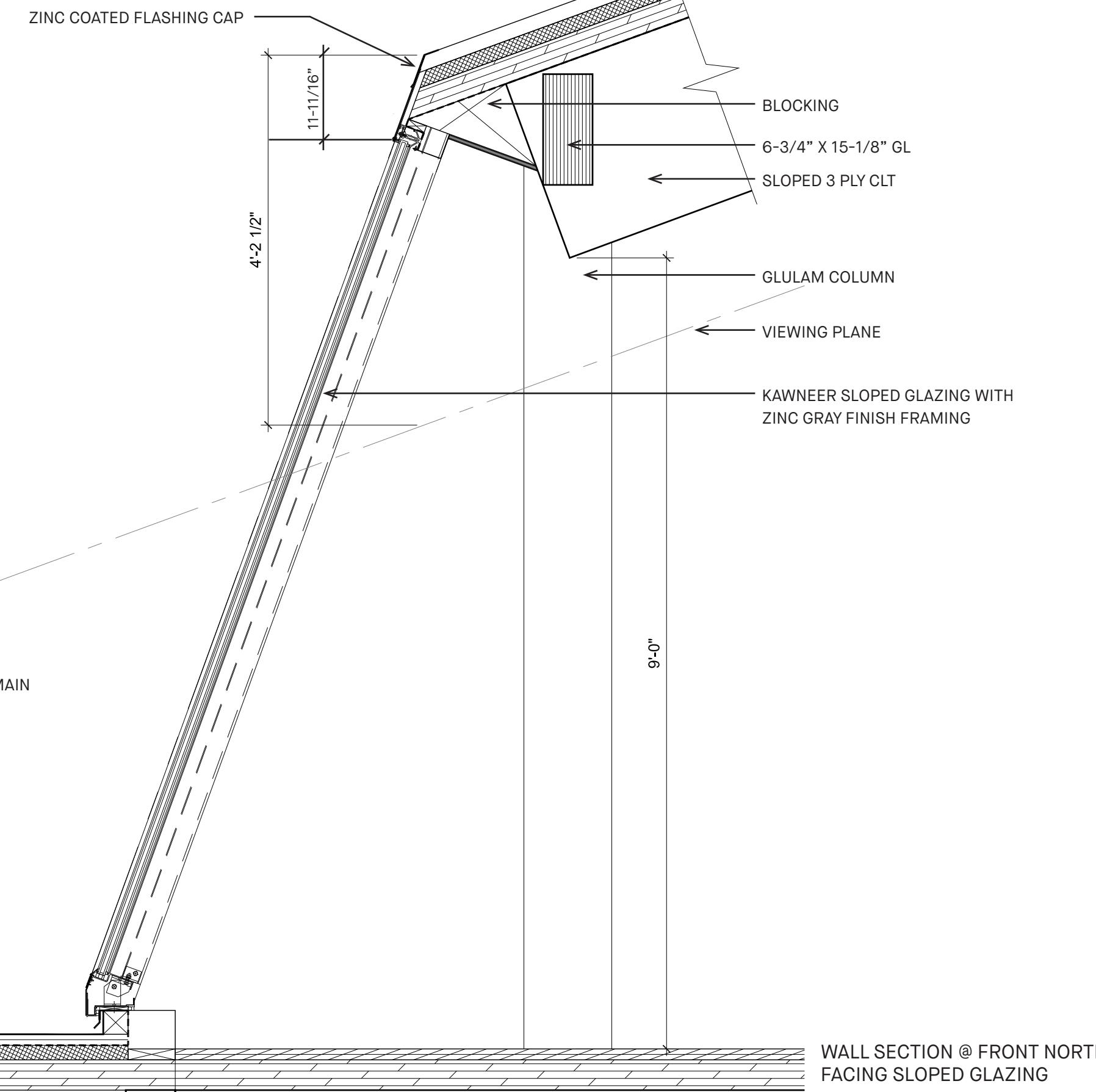
D

B



K

D

**B****K****D**

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

B

TOP OF ADDITION



TOP OF ADDITION



TOP OF ADDITION



D

MOCK-UP IMAGES

K

B



K

PROPOSED STREETSCAPE ELEVATION

D

**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.