

The current proposal is:

Preservation Department – Item 4, LPC-26-02405

130-132 West 18th Street – 130-132 West 18th Street Stables Building

Individual Landmark

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

NYC LANDMARKS PRESERVATION COMMISSION HEARING

DATE: 03/24/2026

ADDRESS:

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

CLIENT: SARAH SZE STUDIO

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

01/13/26 PUBLIC HEARING SUMMARY

EXISTING FACADE:

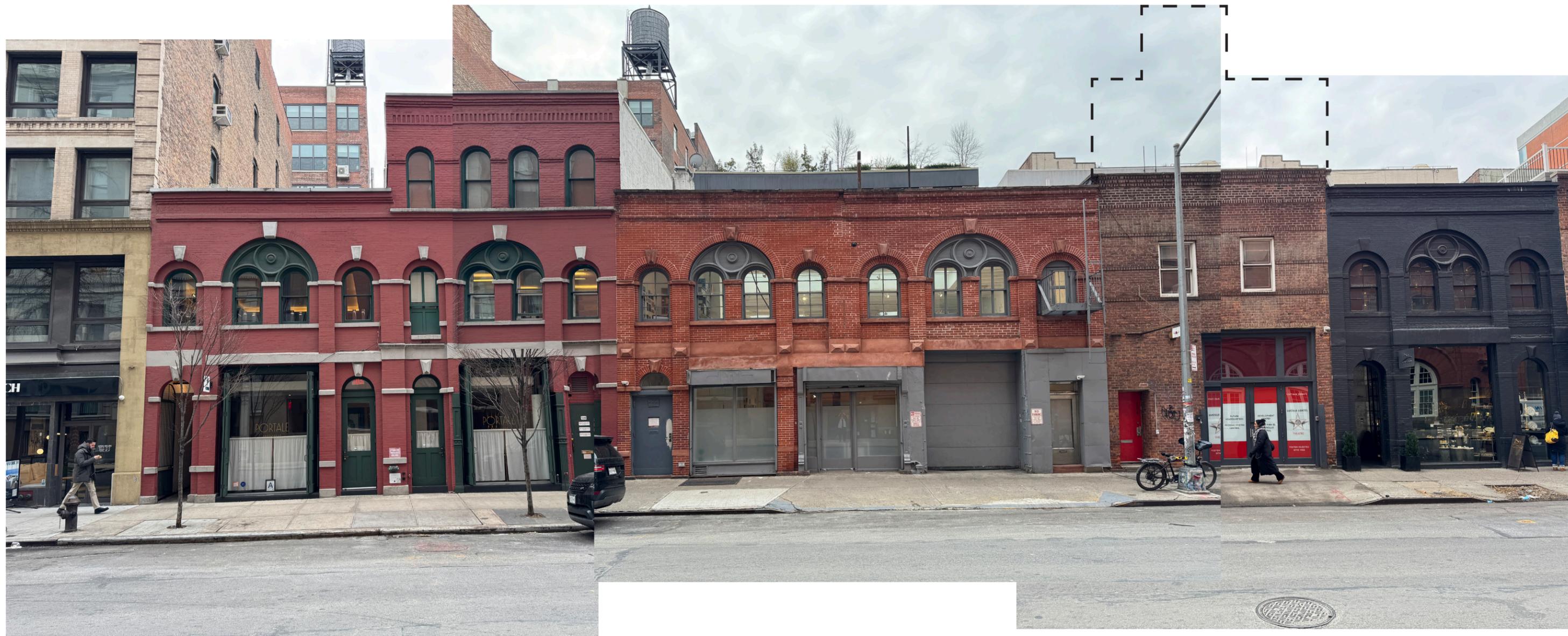
- CLARIFY THE ELEMENTS BEING REPLACED AND RENOVATED
- CLARIFY THE HEIGHT OF OPENINGS IN GROUND FLOOR AND THE RELATIONSHIP WITH OTHER HISTORICAL LADMARK BUILDINGS ON THE BLOCK.
- FACAE DETAILS NEED DEVELOPMENT BUT THOSE CAN BE ADDRESSED IN STAFF LEVEL.

VERTICAL EXTENSION:

- WITH CITY OF YES ZONING INITIATIVE, THE REAR YARD SET BACK IS REDUCED TO 20' FROM 30'. STUDY NEW LAYOUT AND MASSING OPTIONS. SINCE THERE IS ADDITONAL FLOOR AREA, CAN THE NEW ADDITION PUSHED BACK?
- THE VERTICAL ADDITION PROPOSAL IS A UNIQUE CONDITION. IT IS BOOKMARKED WITH VOLUMES ON EITHER SIDE OF THE BUILDING. THE HIGHRISE STRUCTURE BEHIND FILLS THE BACKGROUND/ SKYLINE.
- THE COMMISIONER WOULD LIKE TO SEE IF THE VERTICAL ADDITION'S VISIBLITY CAN BE REDUCED.
- INVESTIGATE ROOF MATERIAL FOR THE OBLIQUE ROOF SINCE IT WILL BE VISIBLE FROM THE BUIDINGS ACROSS THE STREET.



B



K

EXISTING STREETScape ELEVATION

D

B

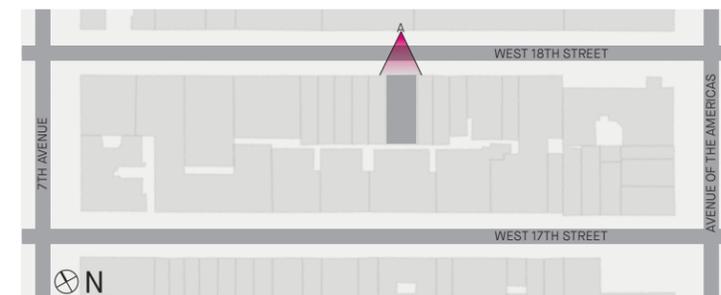
SIDEWALK VIEW



PREVIOUSLY PRESENTED 1/13/26 HEARING



NEW PROPOSAL

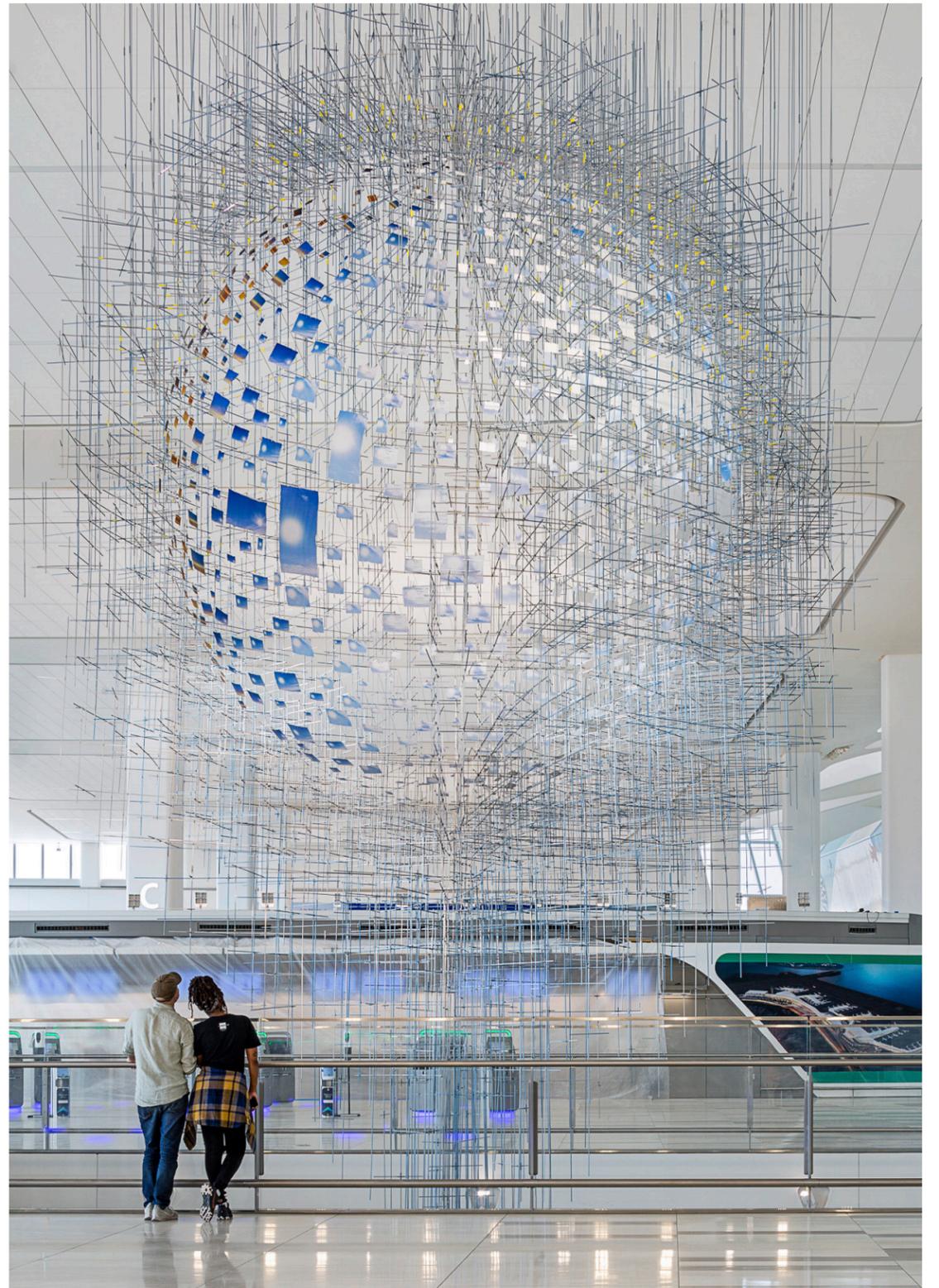
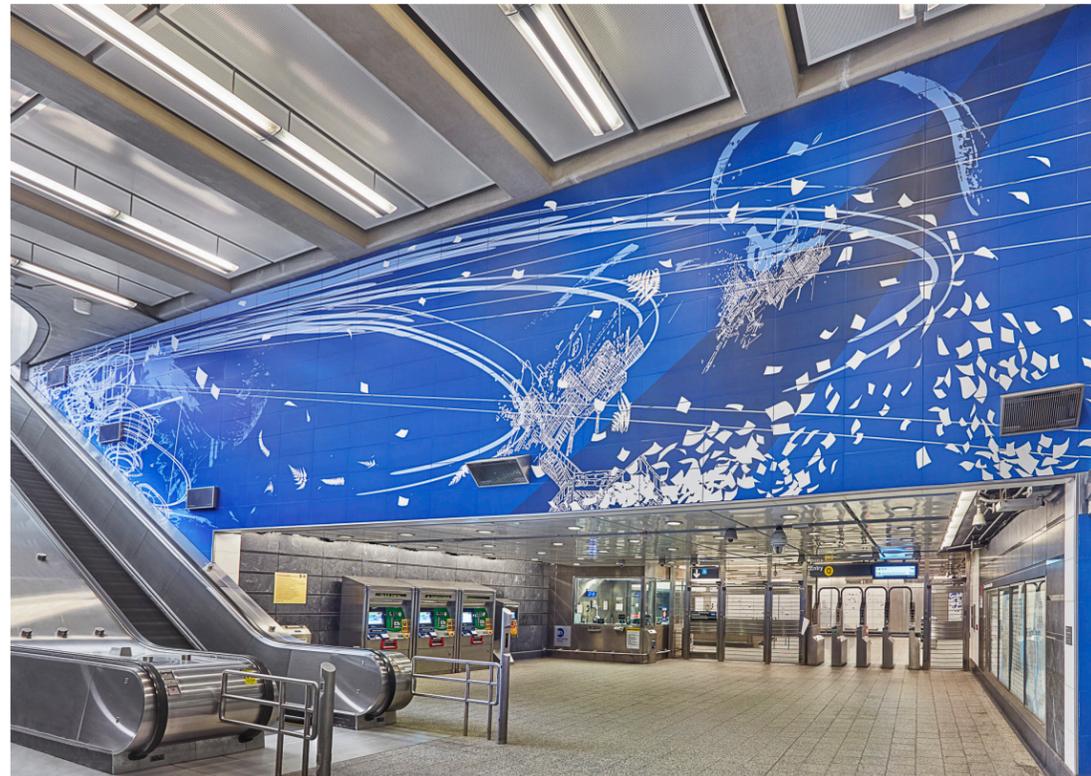


K

VIEW COMPARISON

D

B



K

SARAH SZE'S WORK

D

B



K

SARAH SZE'S STUDIO

D

B



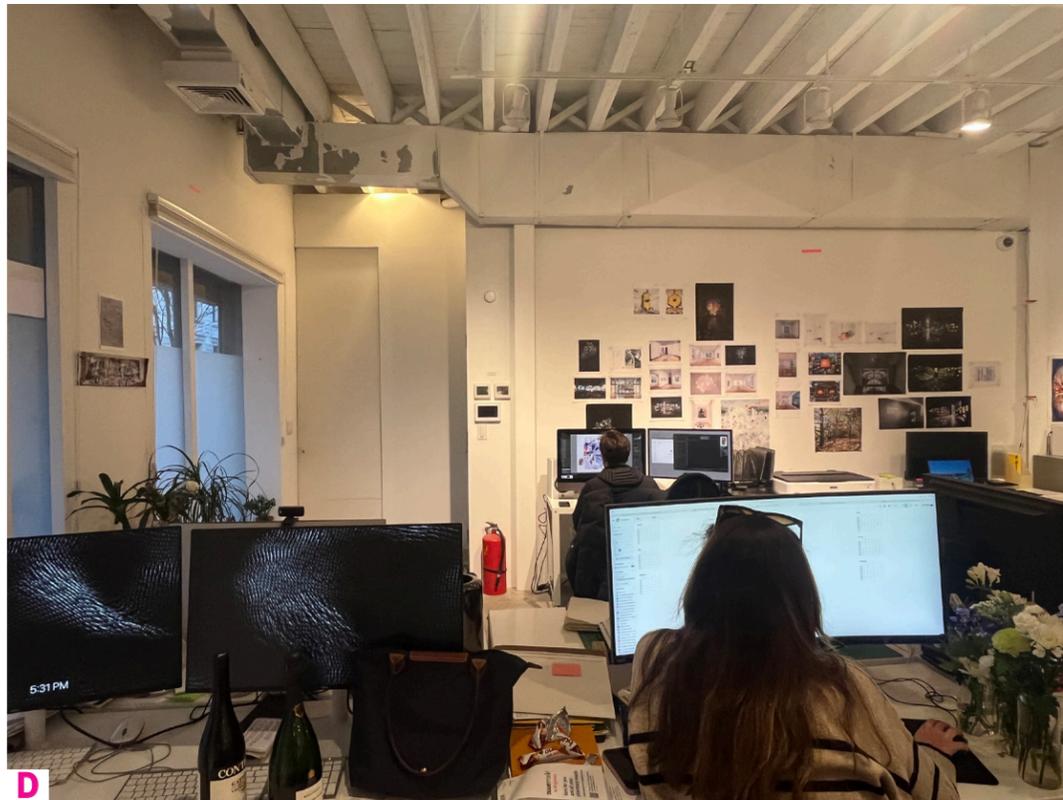
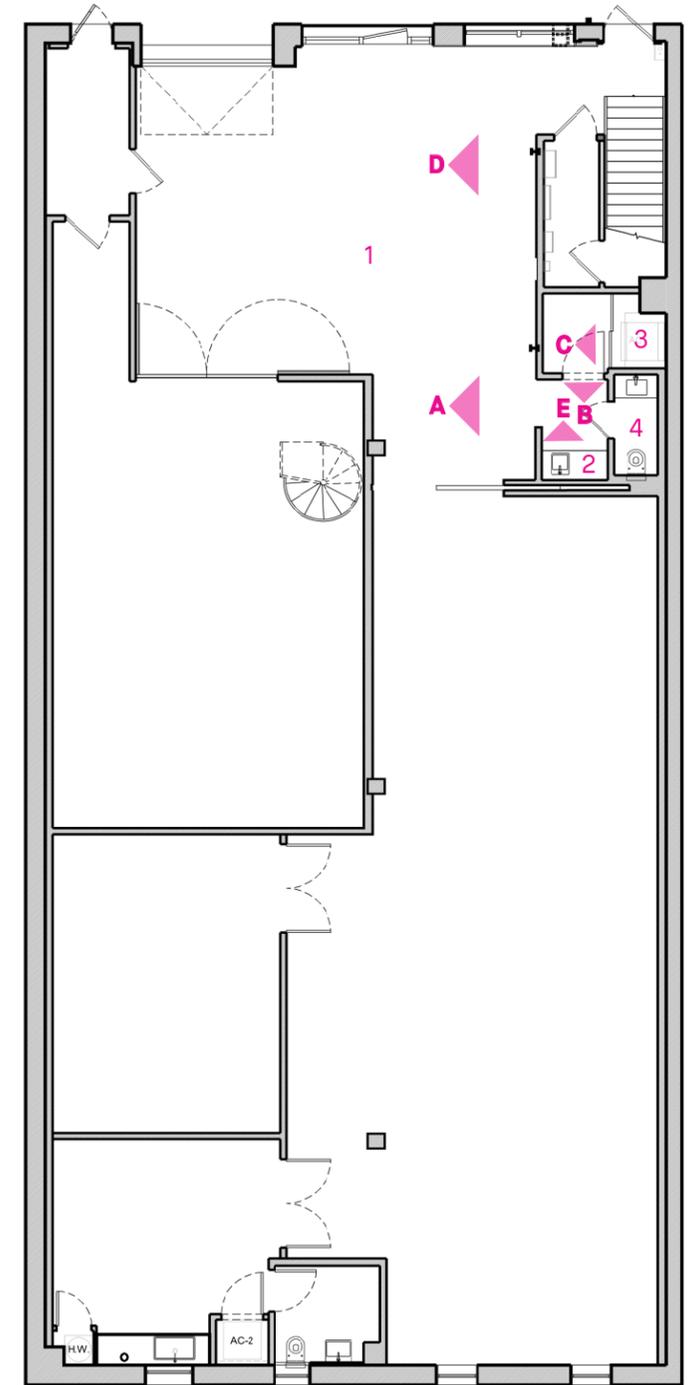
A



B



C



D



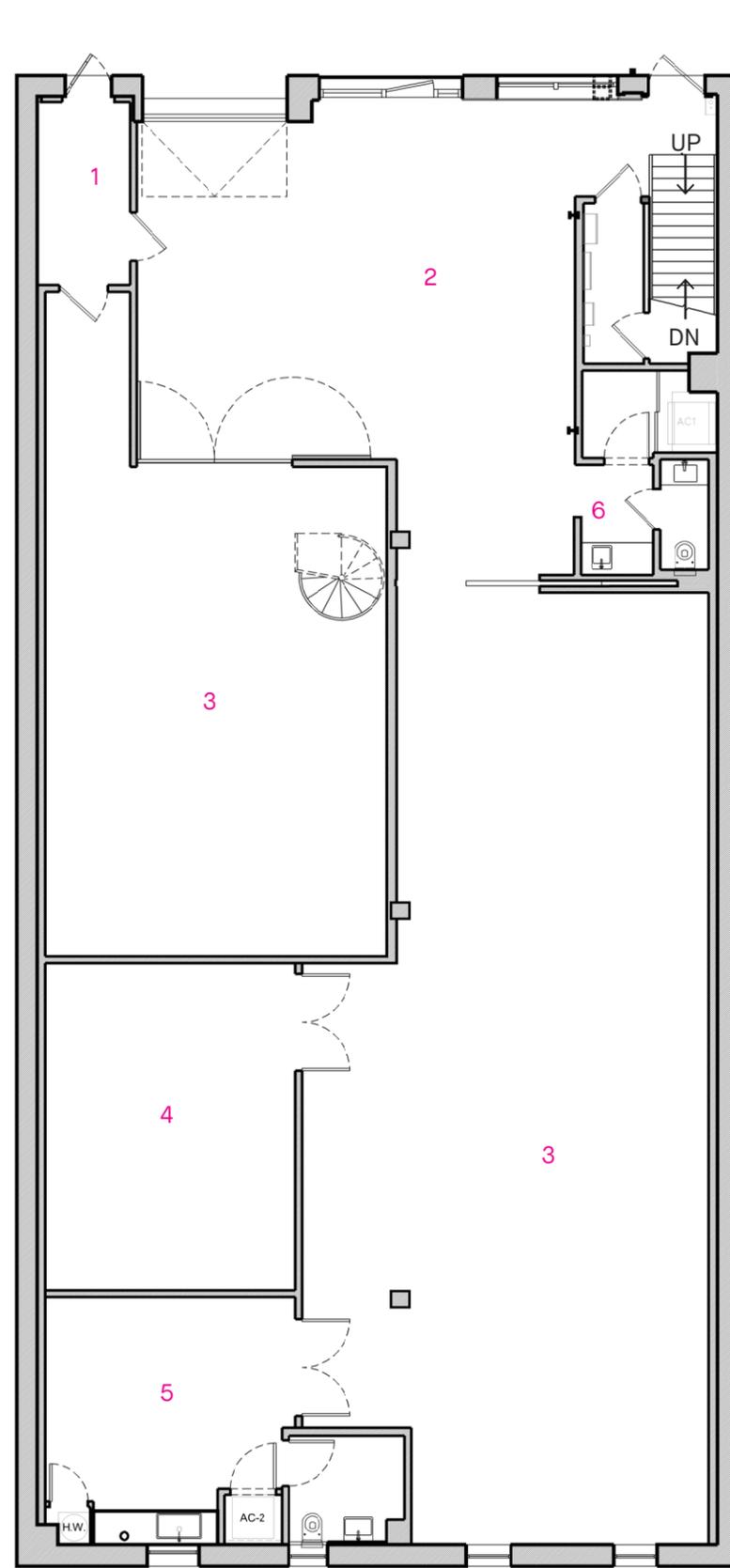
E

EXISTING GROUND FLOOR PHOTO LOCATIONS
 1. OFFICES
 2. KITCHENETTE
 3. HVAC EQUIPMENT ROOM
 4. BATHROOM

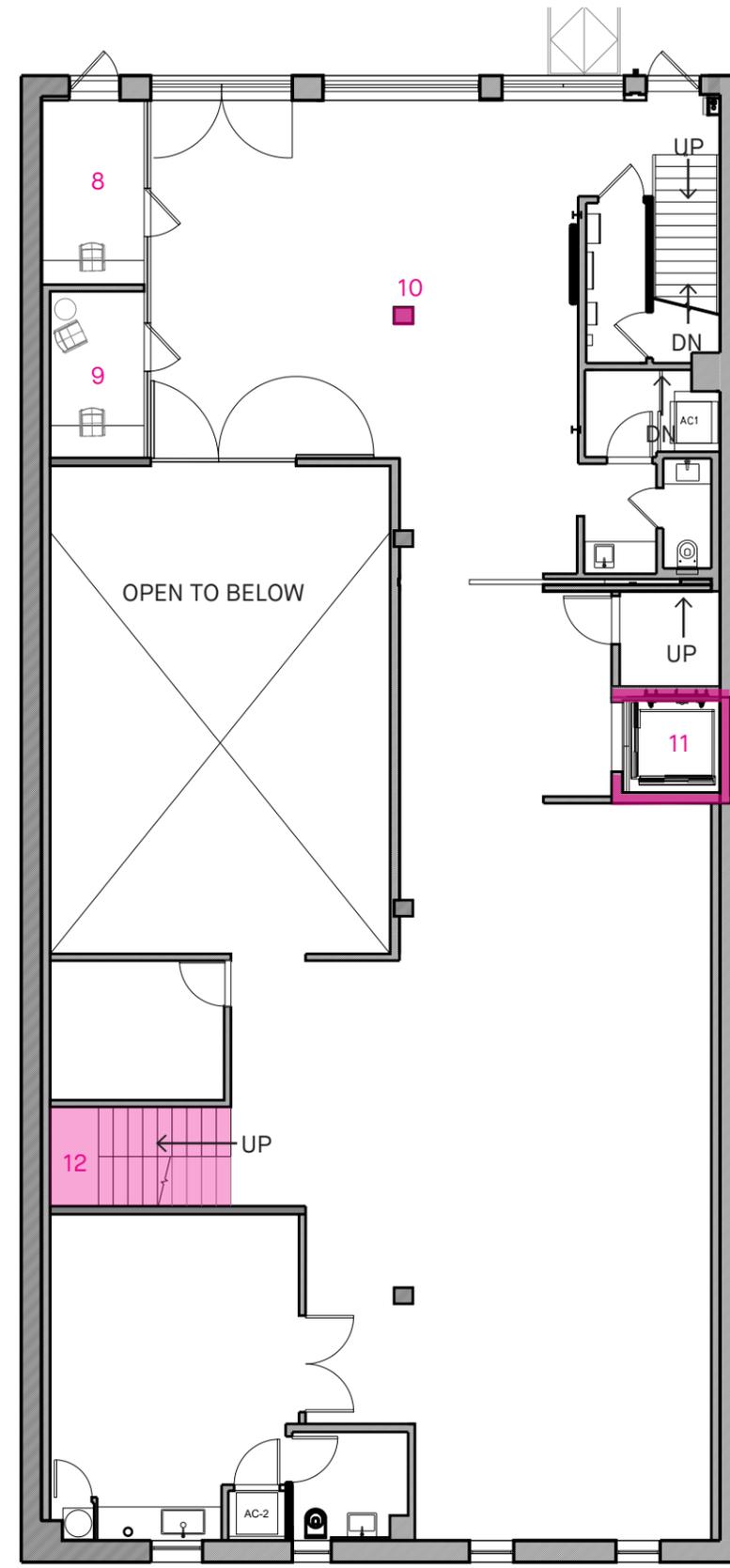
K

STUDIO LOCATION OF STAIRS, MECHANICAL EQUIPMENT, AND PLUMBING FIXTURES UNDERNEATH

D



EXISTING GROUND FLOOR PLAN

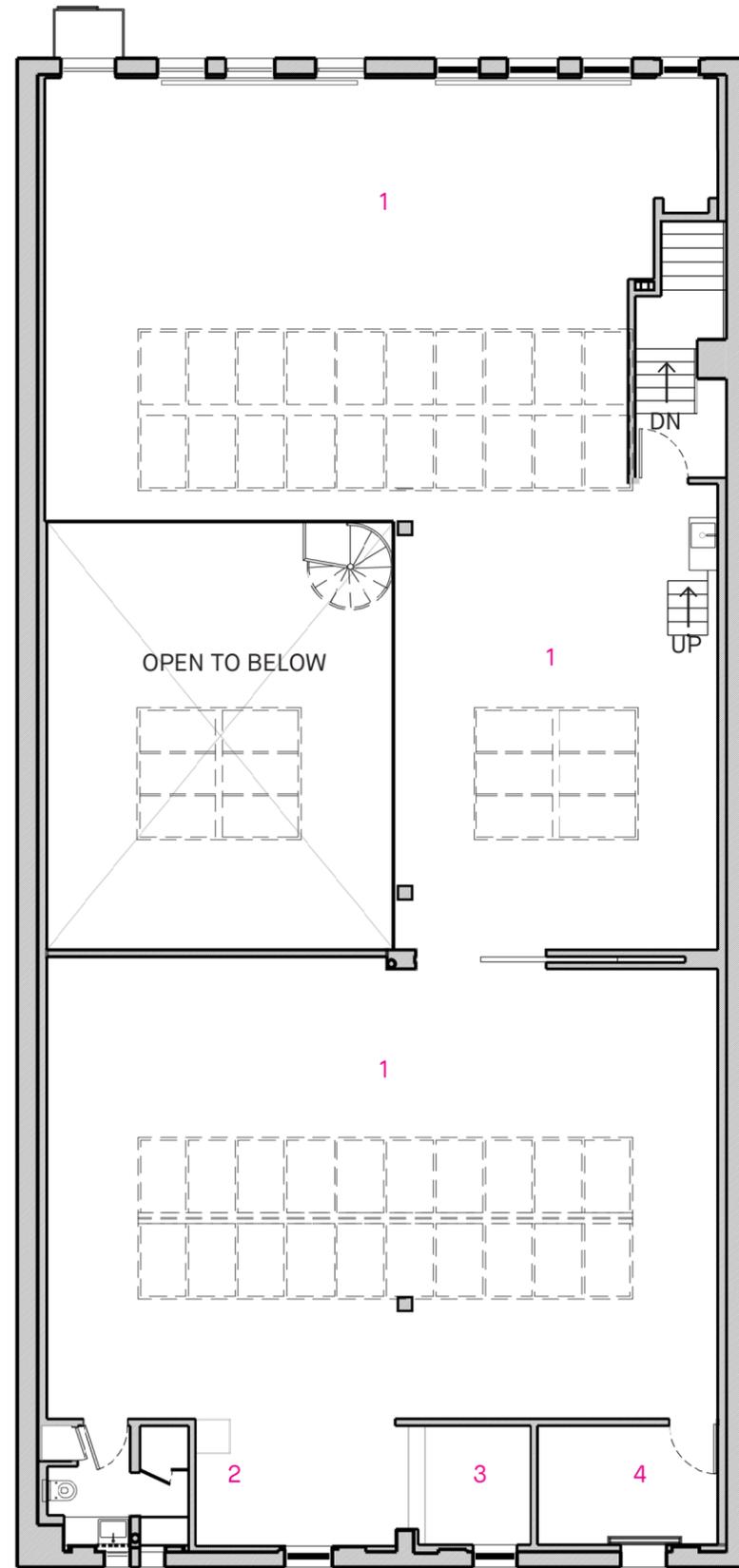


PROPOSED GROUND FLOOR PLAN

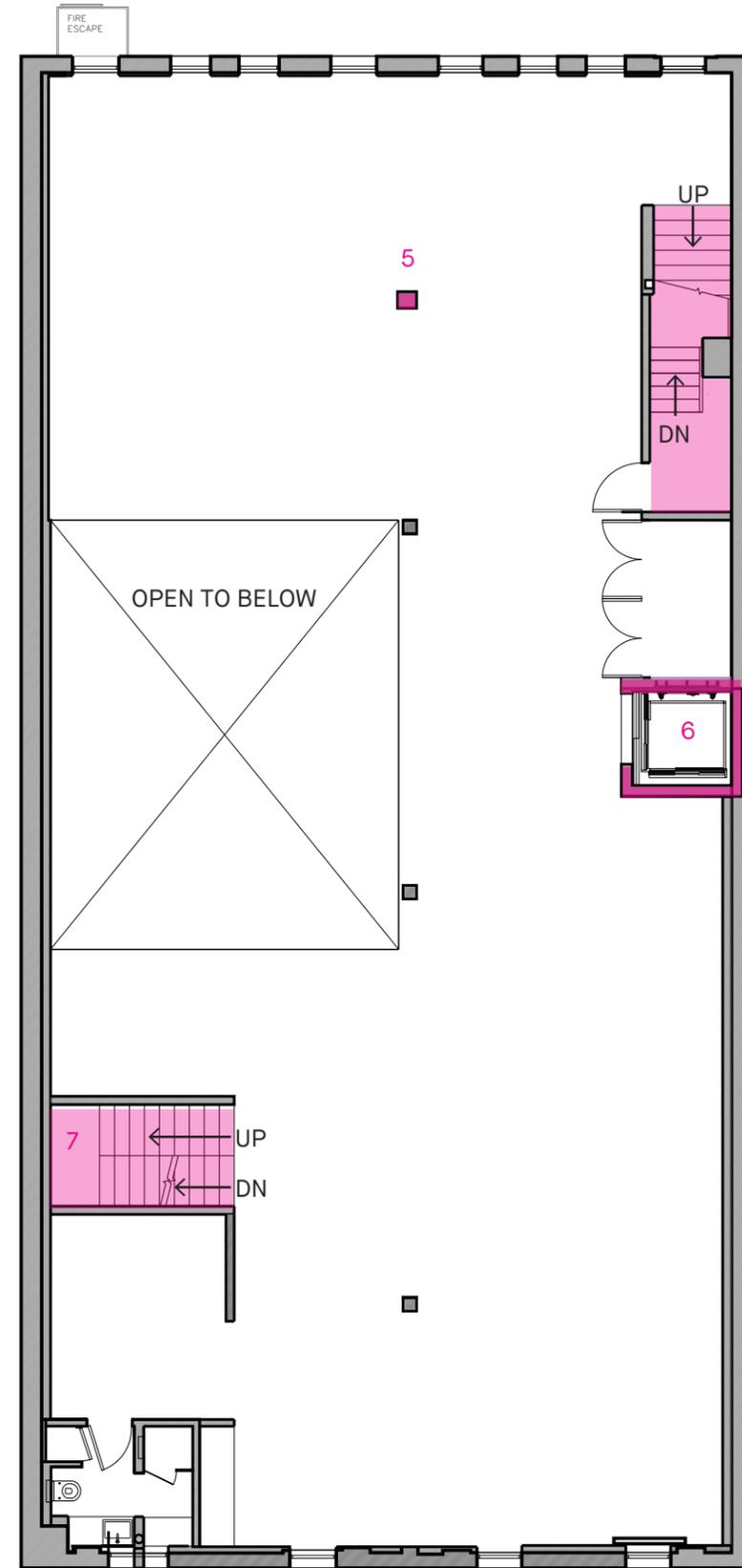
- EXISTING GROUND FLOOR: 3700 SF**
- 1. CALL ROOM/ MAIL ROOM
 - 2. OFFICES
 - 3. PRODUCTION SPACE
 - 4. STORAGE
 - 5. MODEL SHOP
 - 6. KITCHENETTE
- PROPOSED GROUND FLOOR: 3700 SF**
- 8. CALL ROOM/ MAIL ROOM
 - 9. PRIVATE OFFICE
 - 10. NEW WOOD COLUMN @ ORIGINAL LOCATION
 - 11. NEW ELEVATOR
 - 12. NEW STAIRCASE



GROUND FLOOR PLAN COMPARISON - SCALE: 3/32" = 1'-0"



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

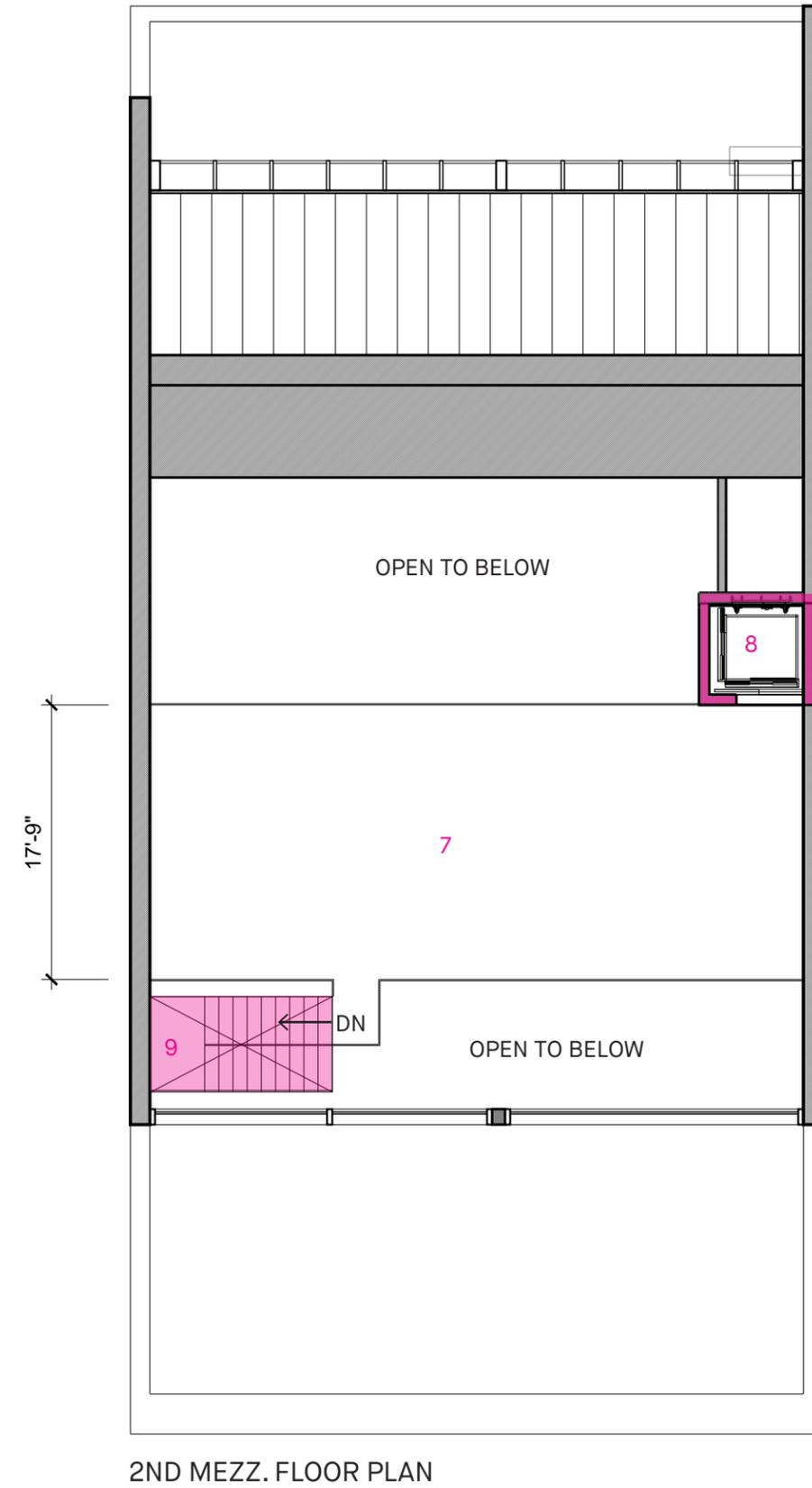
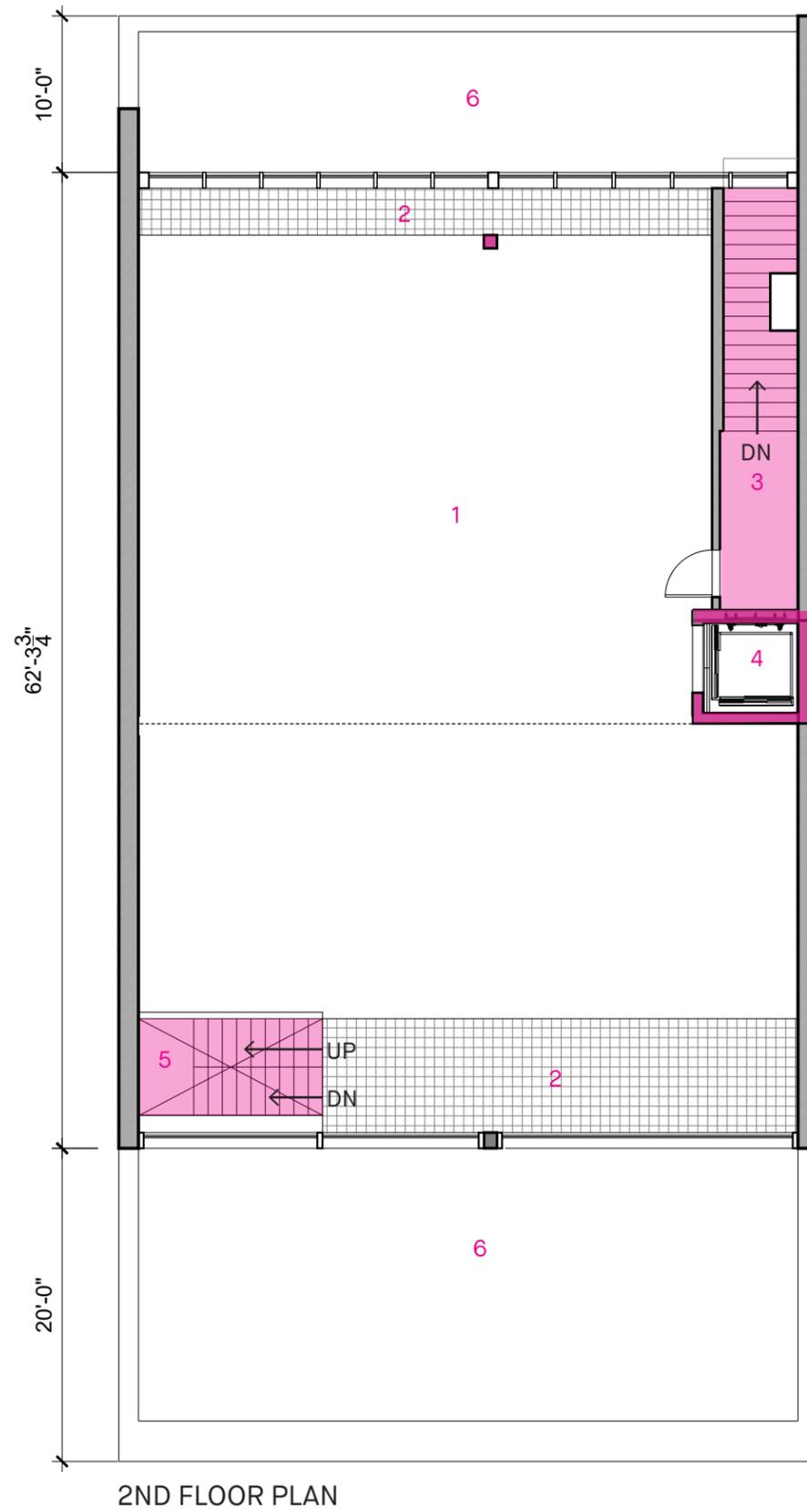
EXISTING FIRST FLOOR: 3390 SF
 1. PRODUCTION SPACE
 2. KITCHENETTE
 3. LIVING SPACE
 4. STORAGE

PROPOSED FIRST FLOOR: 3100 SF
 5. NEW WOOD COLUMN @ ORIGINAL LOCATION
 6. NEW ELEVATOR
 7. NEW STAIRCASE



FIRST FLOOR PLAN COMPARISON - SCALE: 3/32" = 1'-0"

B



- PROPOSED SECOND FLOOR: 2322 SF**
- 1. RESIDENTIAL
 - 2. GLASS FLOOR
 - 3. NEW STAIRCASE
 - 4. ELEVATOR
 - 5. NEW STAIRCASE
 - 6. TERRACE
- PROPOSED SECOND FLOOR MEZZ: 762 SF**
- 7. RESIDENTIAL MEZZANINE
 - 8. ELEVATOR
 - 9. NEW STAIRCASE



PROPOSED SECOND FLOOR PLAN - SCALE: 3/32" = 1'-0"

K

D

**VERTICAL EXTENSION
STUDIES**

PREVIOUSLY PRESENTED 1/13/26 HEARING

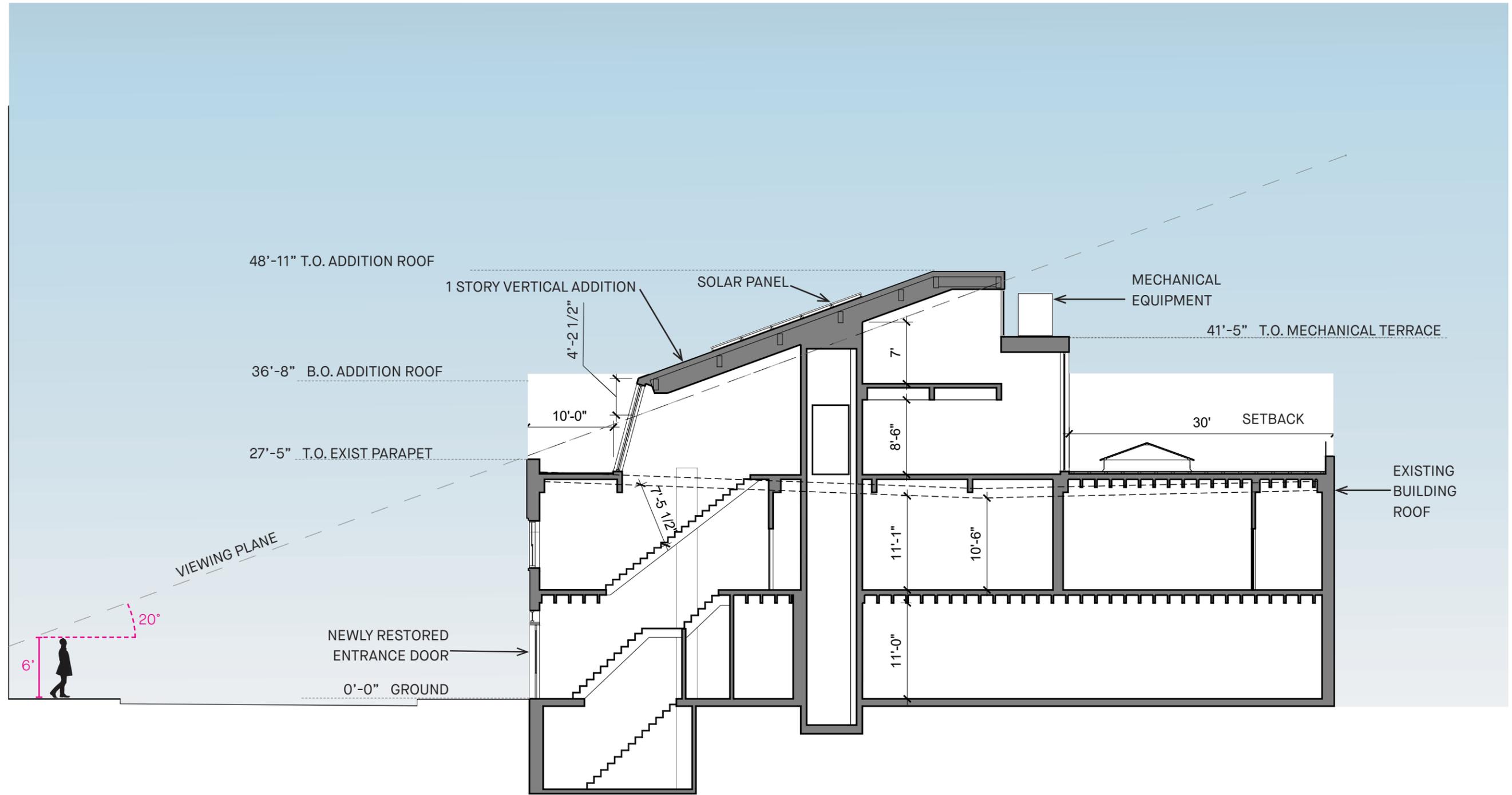
FRONT SETBACK: 10'

REAR SETBACK: 30'

ROOF LINE: 36'-8"

B

LINE OF SIGHT AND SETBACK



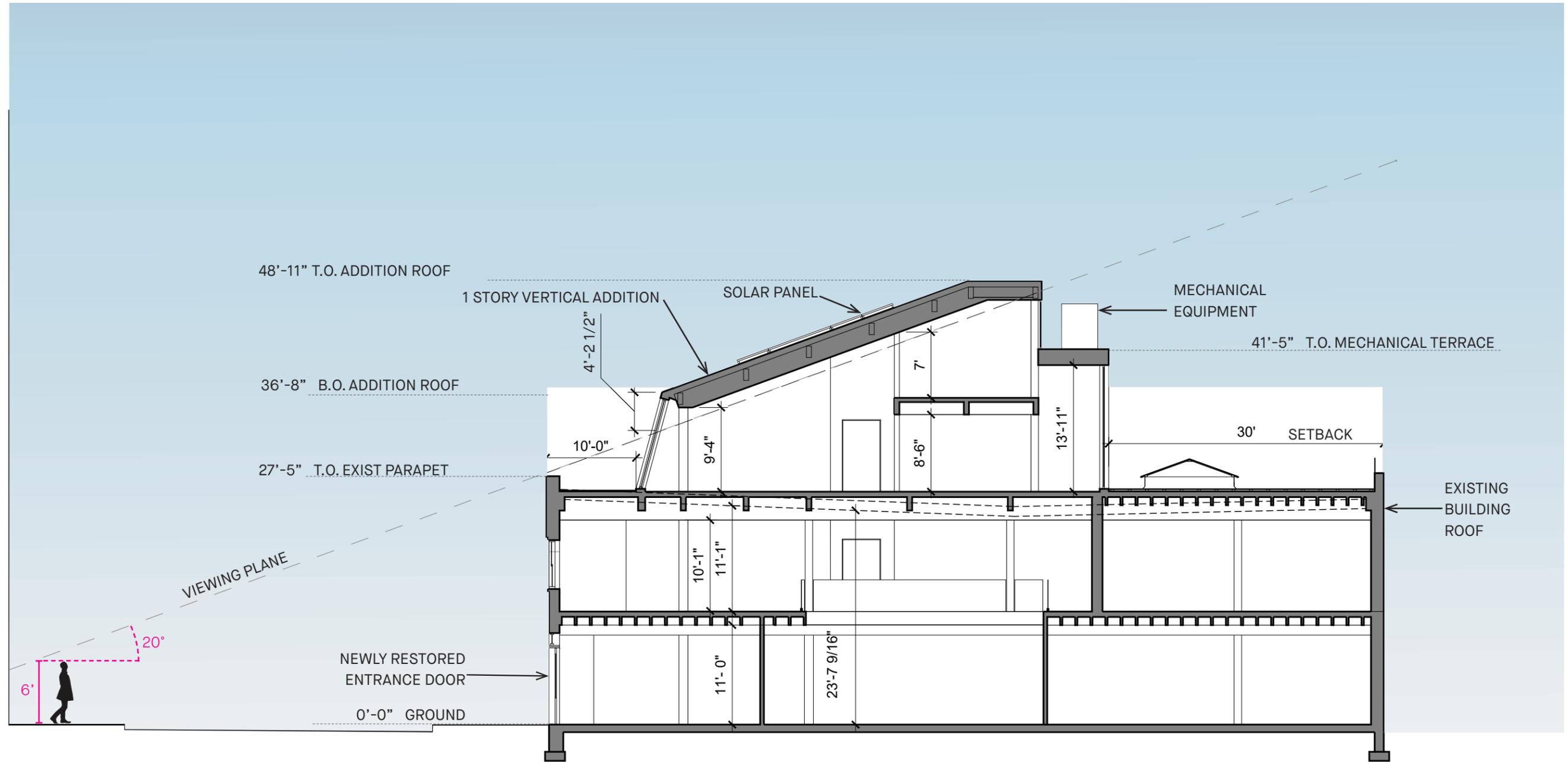
K

PREVIOUSLY PRESENTED 1/13/26 HEARING SECTION - SCALE: 3/32" = 1'-0"

D

B

LINE OF SIGHT, SETBACK, AND RESTRICTIONS



K

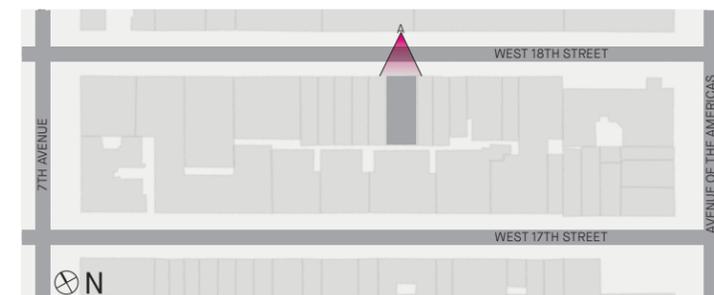
PREVIOUSLY PRESENTED 1/13/26 HEARING SECTION - SCALE: 3/32" = 1'-0"

D

B

SIDEWALK VIEW

TOP OF ADDITION

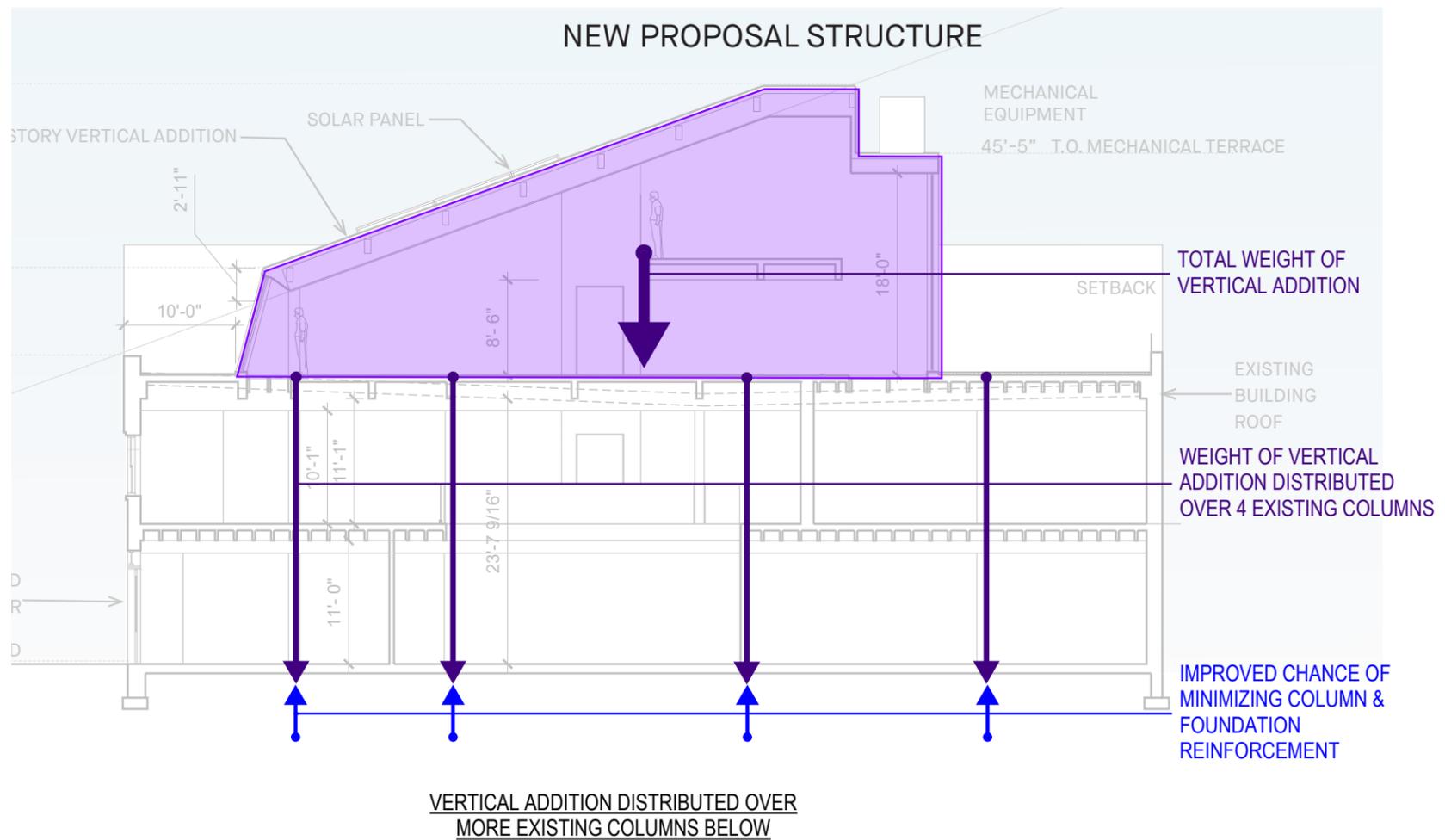


K

PREVIOUSLY PRESENTED FRONT FACADE

D

B



CLT CONSTRUCTION & STRUCTURE DIAGRAMS

K

D

NEW VERTICAL ADDITION PROPOSAL

FRONT SETBACK: 10'

REAR SETBACK: 20'

ROOF LINE: 35'-2"

PREVIOUSLY PRESENTED 1/13/26 HEARING

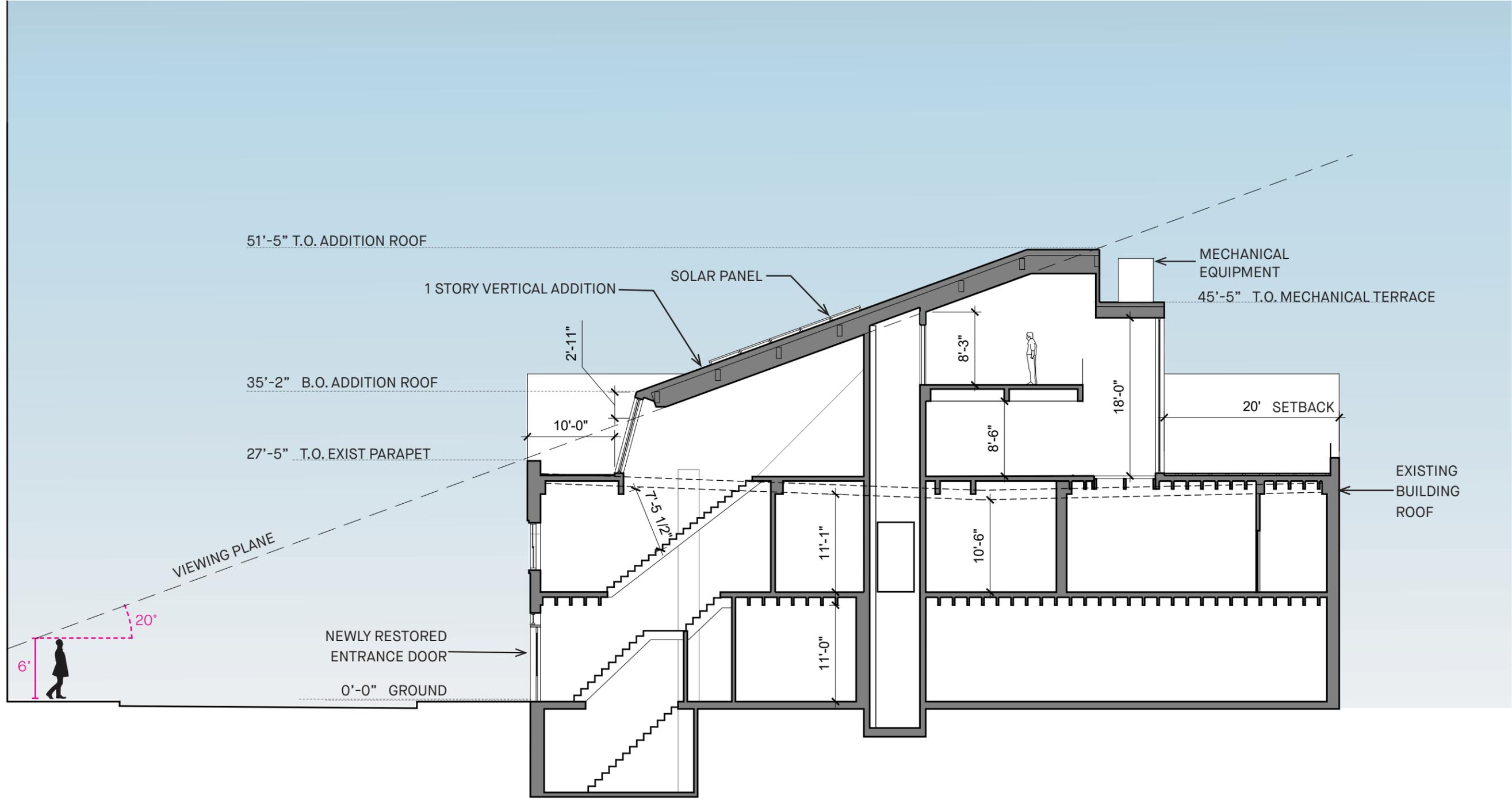
FRONT SETBACK: 10'

REAR SETBACK: 30'

ROOF LINE: 36'-8"

B

LINE OF SIGHT AND SETBACK - LOWER ROOF LINE



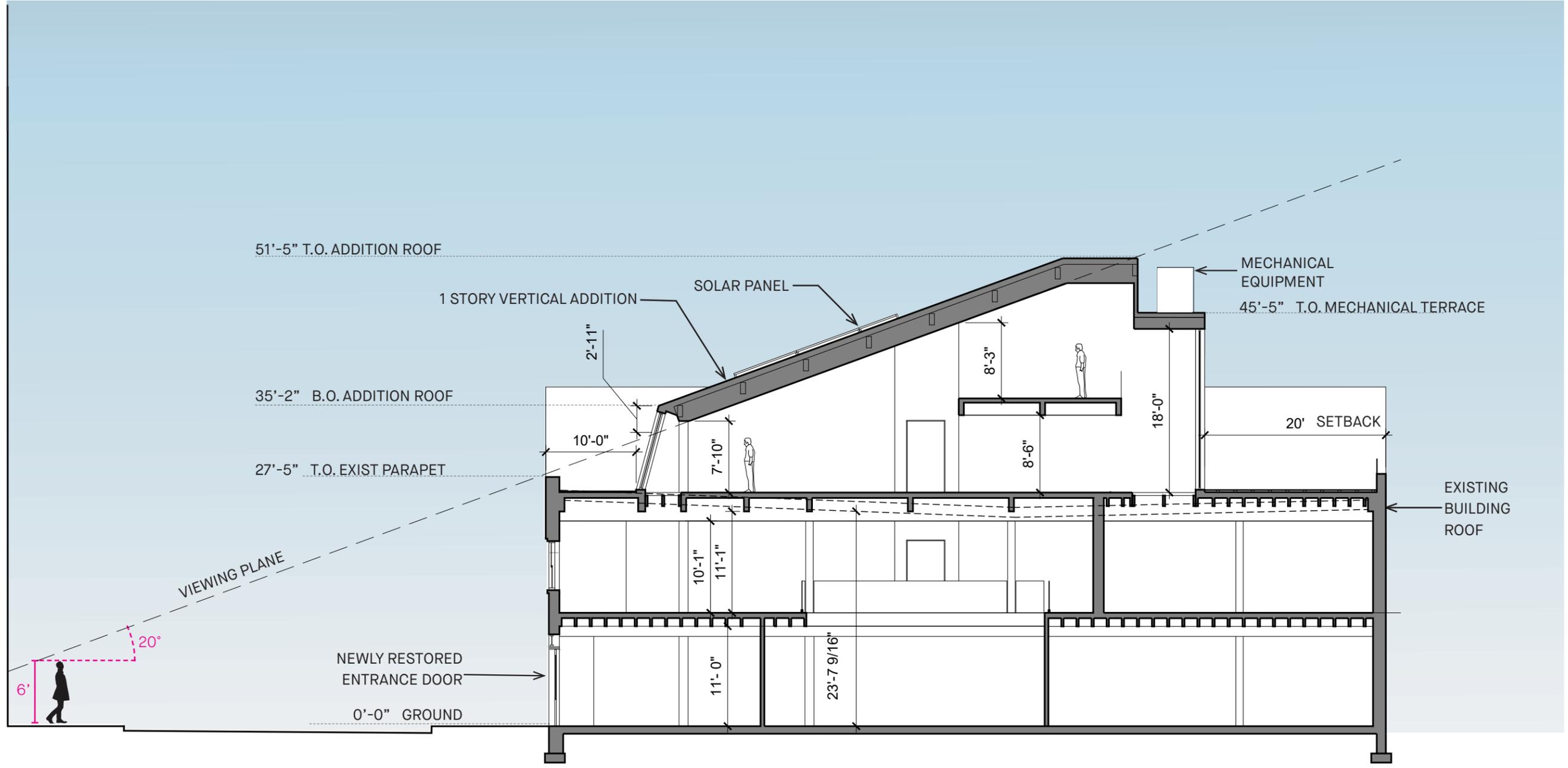
K

NEW PROPOSAL SECTION - SCALE: 3/32" = 1'-0"

D

B

LINE OF SIGHT, SETBACK, AND RESTRICTIONS - LOWER ROOF LINE



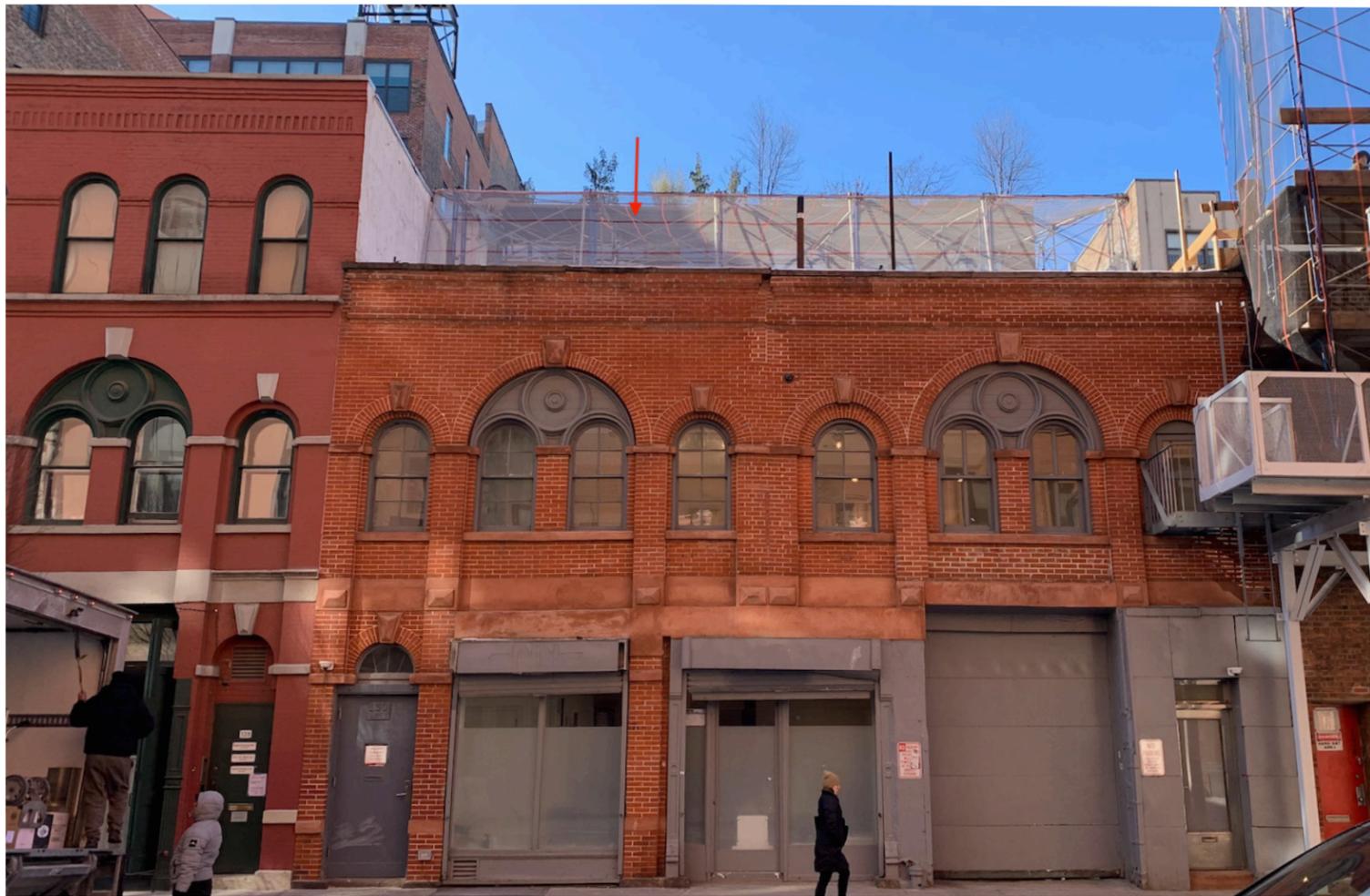
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NEW PROPOSAL SECTION - SCALE: 3/32" = 1'-0"

D

B

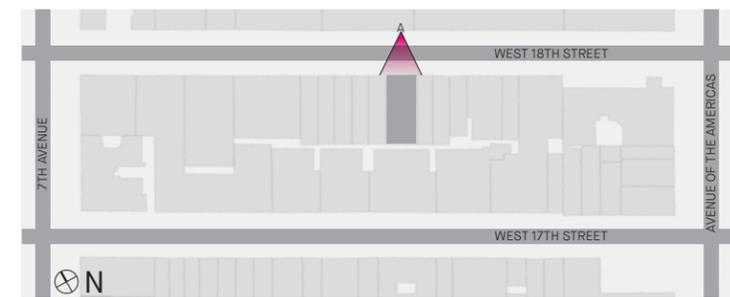
SIDEWALK VIEW



MOCK-UP PHOTO



NEW PROPOSAL



K

NEW PROPOSAL FRONT FACADE

D

B

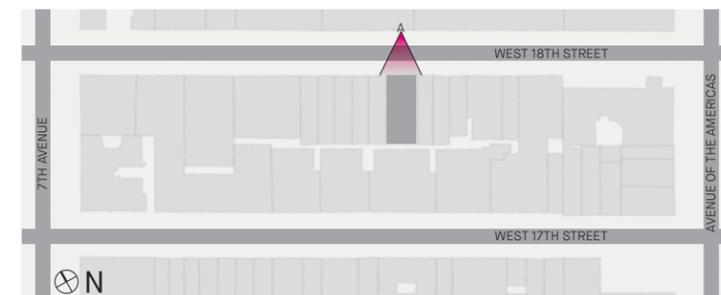
SIDEWALK VIEW



PREVIOUSLY PRESENTED 1/13/26 HEARING



NEW PROPOSAL



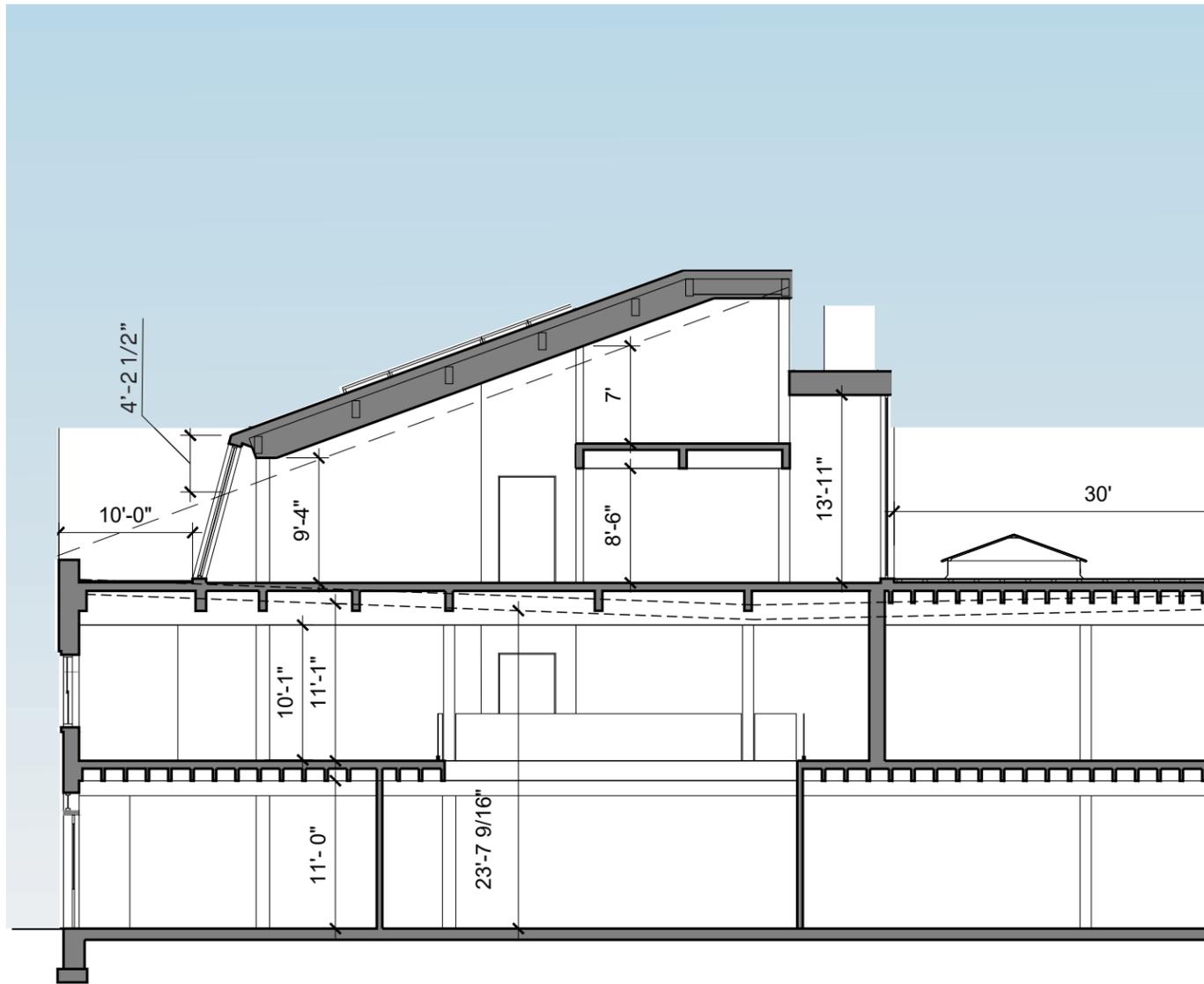
K

VIEW COMPARISON

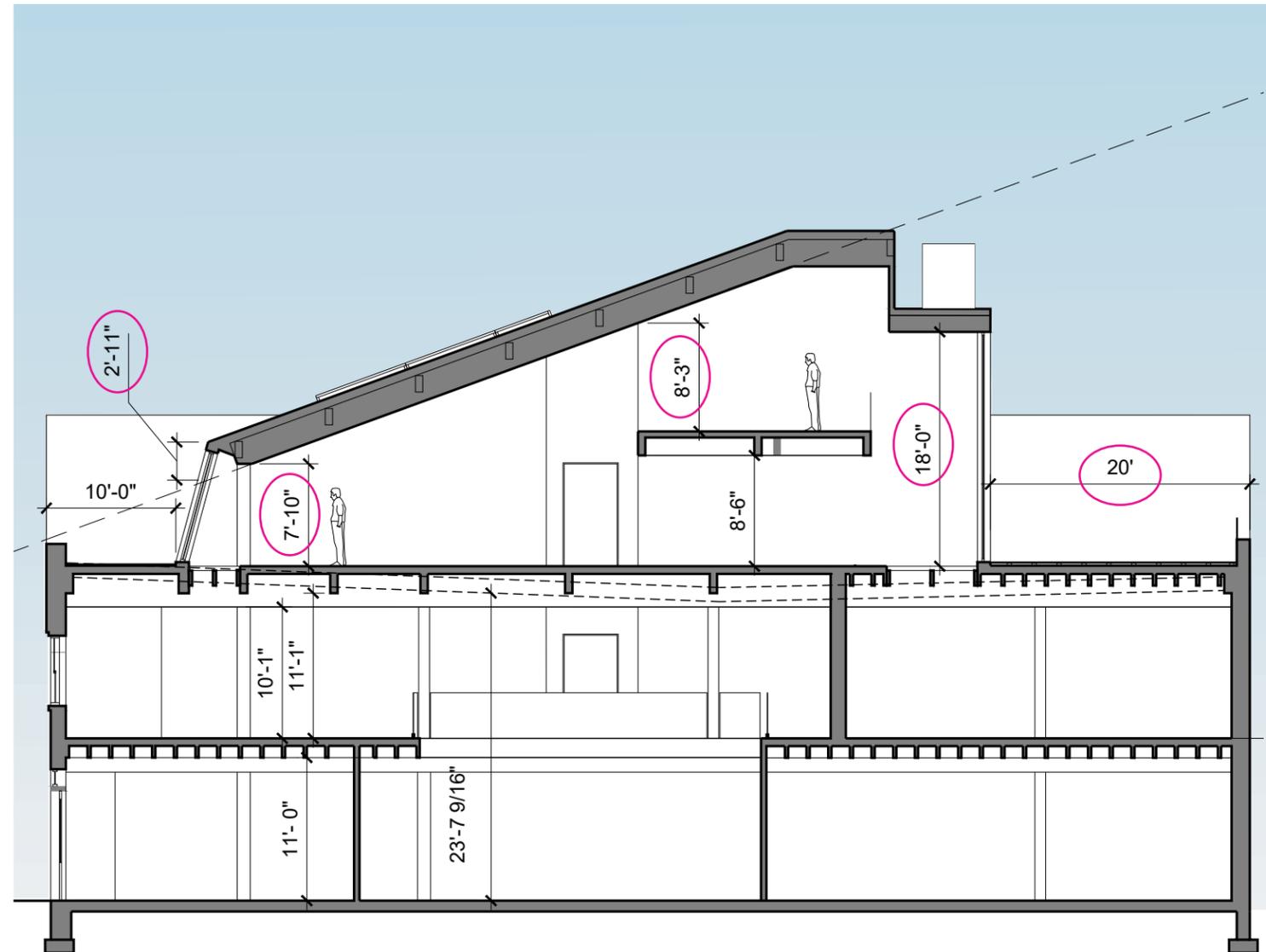
D

B

SIDEWALK VIEW



PREVIOUSLY PRESENTED 1/13/26 HEARING



NEW PROPOSAL

K

SECTION COMPARISON

D

TEMPERED GLASS
(GLAZING AND NEW DOORS)

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

EXTG BRICK
(RESTORED FACADE
ELEMENTS)

ZINC STANDING SEAM METAL
(ROOF)

ZINC COATED METAL PANEL
(WINDOW MULLIONS)

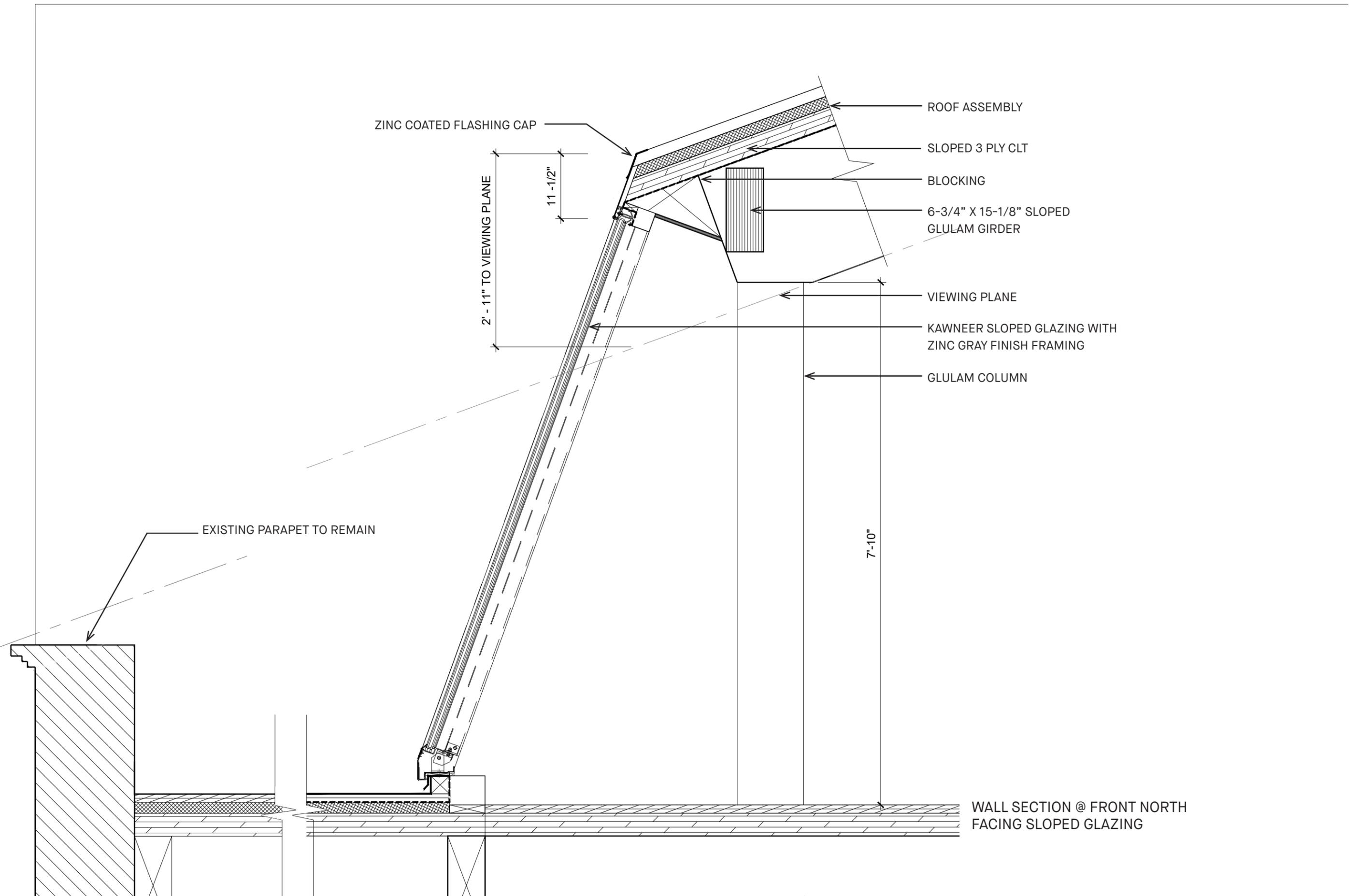
RED-GRAY GRANITE TO
MATCH EXTG.

MATERIALS

B

K

D



ZINC COATED FLASHING CAP

2' - 11" TO VIEWING PLANE

11' - 1/2"

ROOF ASSEMBLY

SLOPED 3 PLY CLT

BLOCKING

6-3/4" X 15-1/8" SLOPED
GLULAM GIRDER

VIEWING PLANE

KAWNEER SLOPED GLAZING WITH
ZINC GRAY FINISH FRAMING

GLULAM COLUMN

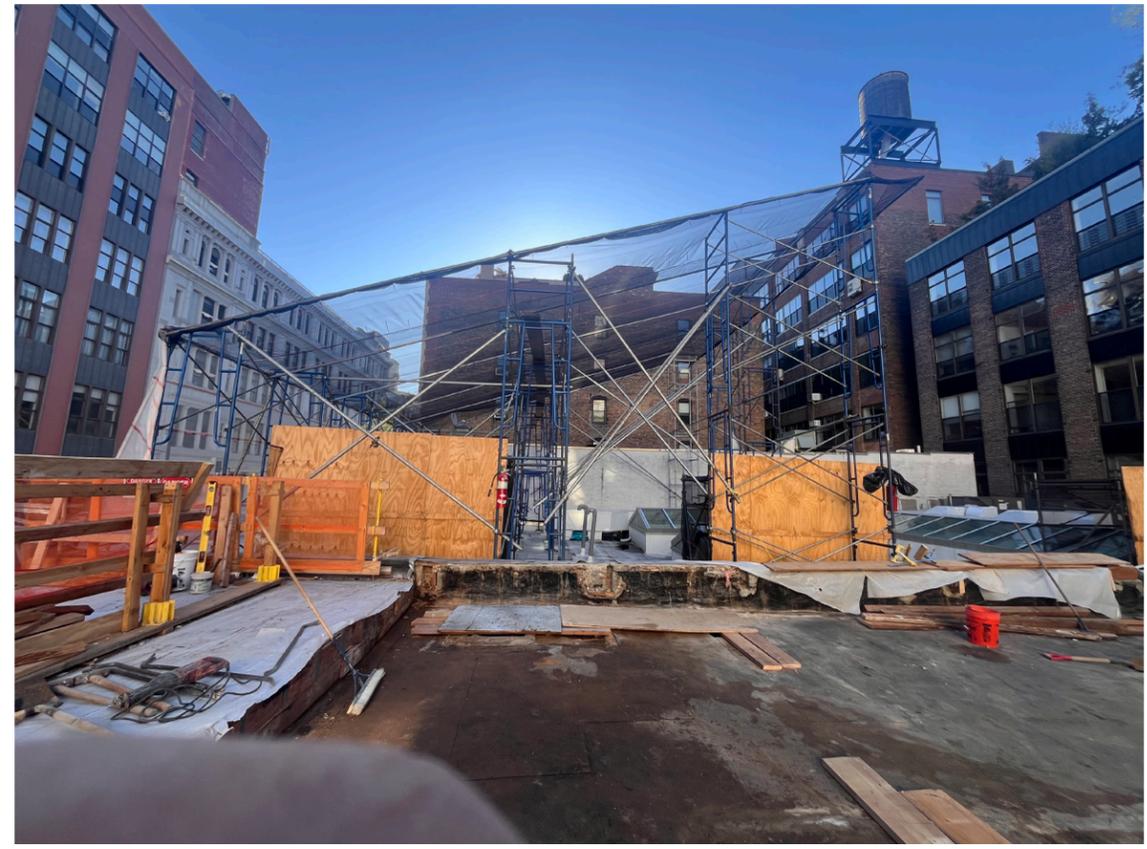
EXISTING PARAPET TO REMAIN

7' - 10"

WALL SECTION @ FRONT NORTH
FACING SLOPED GLAZING

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

B



K

MOCK-UP IMAGES

D

**STORE FRONT
ANALYSIS**

B



TAX PHOTO- 1939-1941

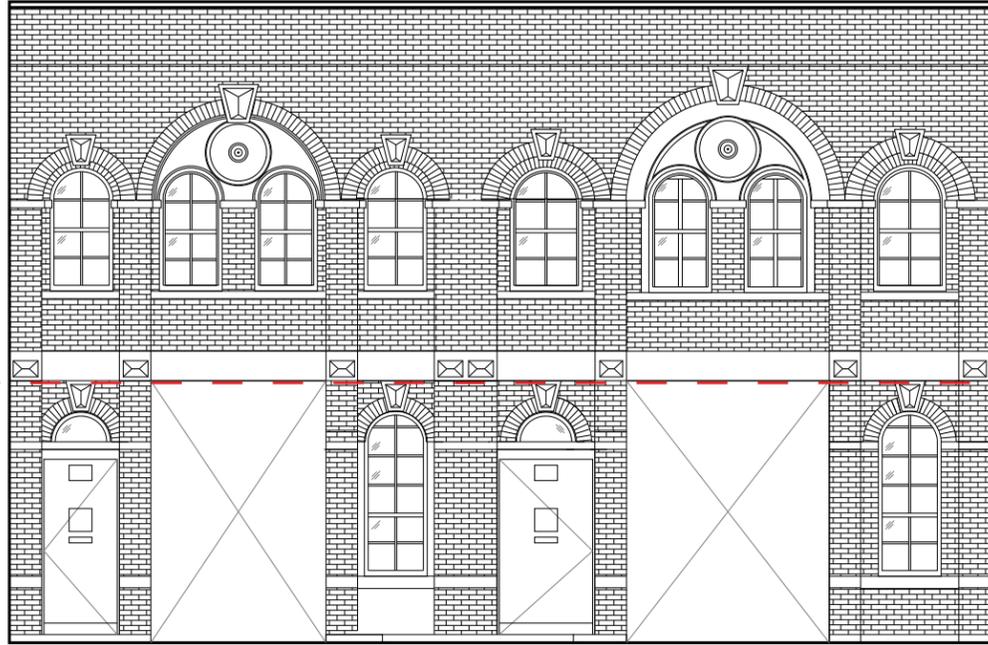


DESIGNATION PHOTO- AUG. 1990

K

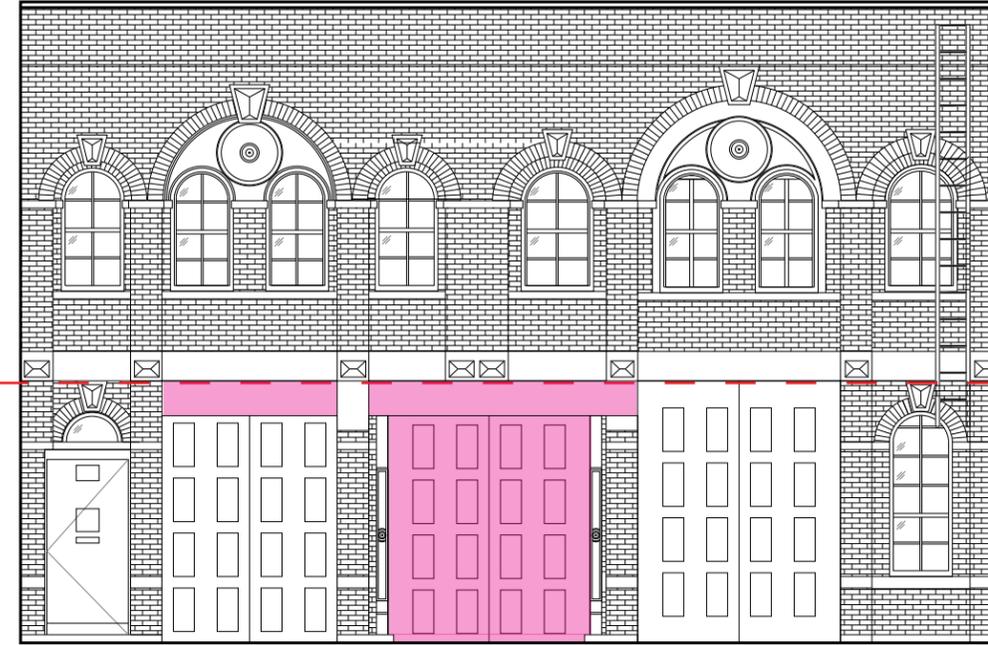
HISTORIC PHOTOGRAPHS

D

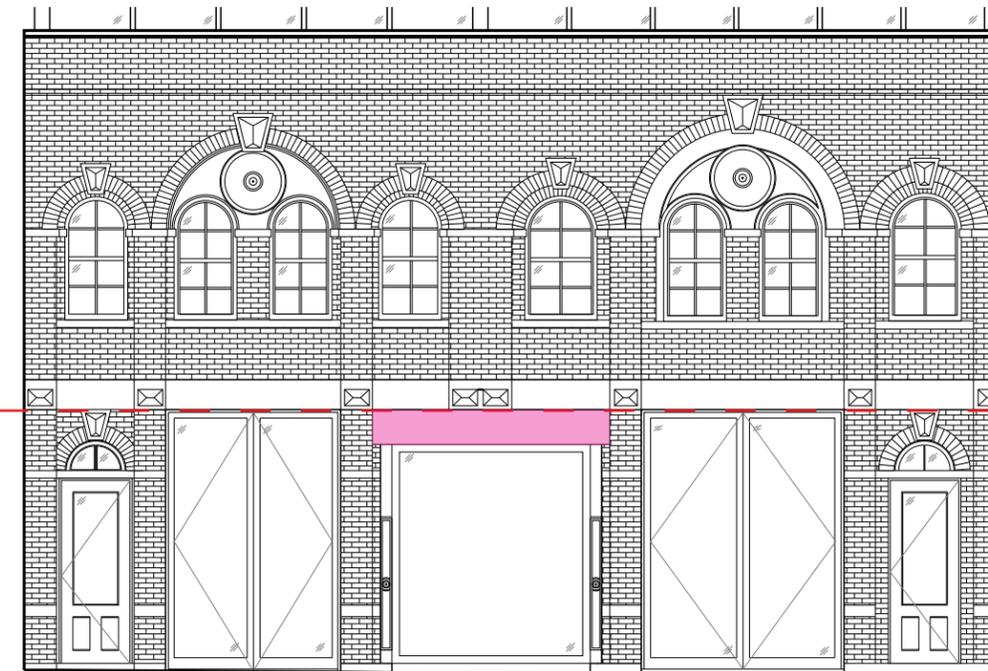


SUSPECTED HISTORIC STABLE ELEVATION

- NO DRAWINGS OR PHOTOGRAPHS AVAILABLE.
ELEVATION DEVELOPED BASED ON SITE RESEARCH.



TAX PHOTO ELEVATION 1939-1941



PROPOSED ELEVATION

HISTORIC ELEVATIONS

B

WEST 18TH STREET SOUTH ELEVATION

I

6TH AVENUE



7TH AVENUE



126-128



136-142

DATUM LINE FOR LINTEL

K

D

B

DEMO ELEVATION - NEW PROPOSAL

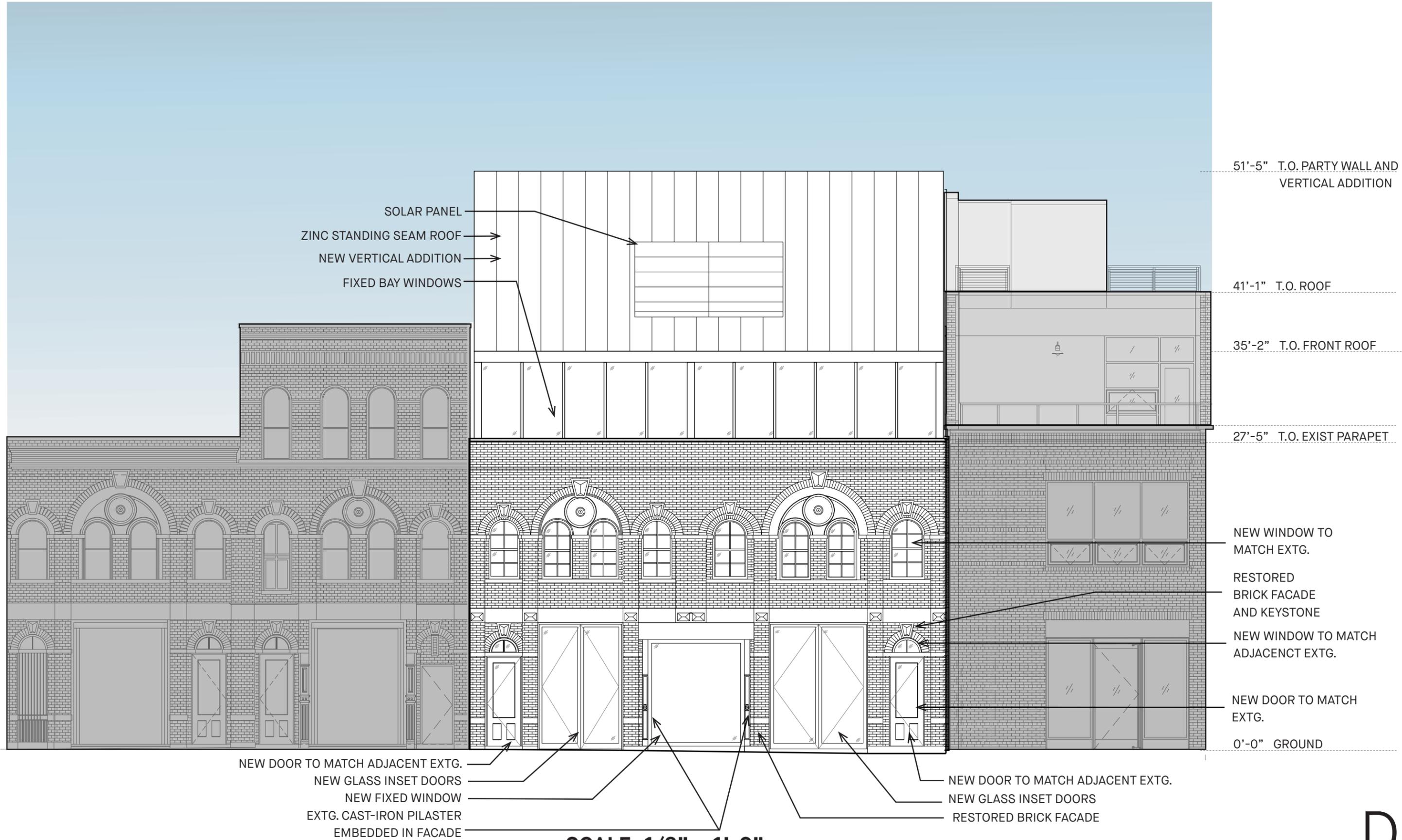


K

D

B

FRONT ELEVATION - NEW PROPOSAL

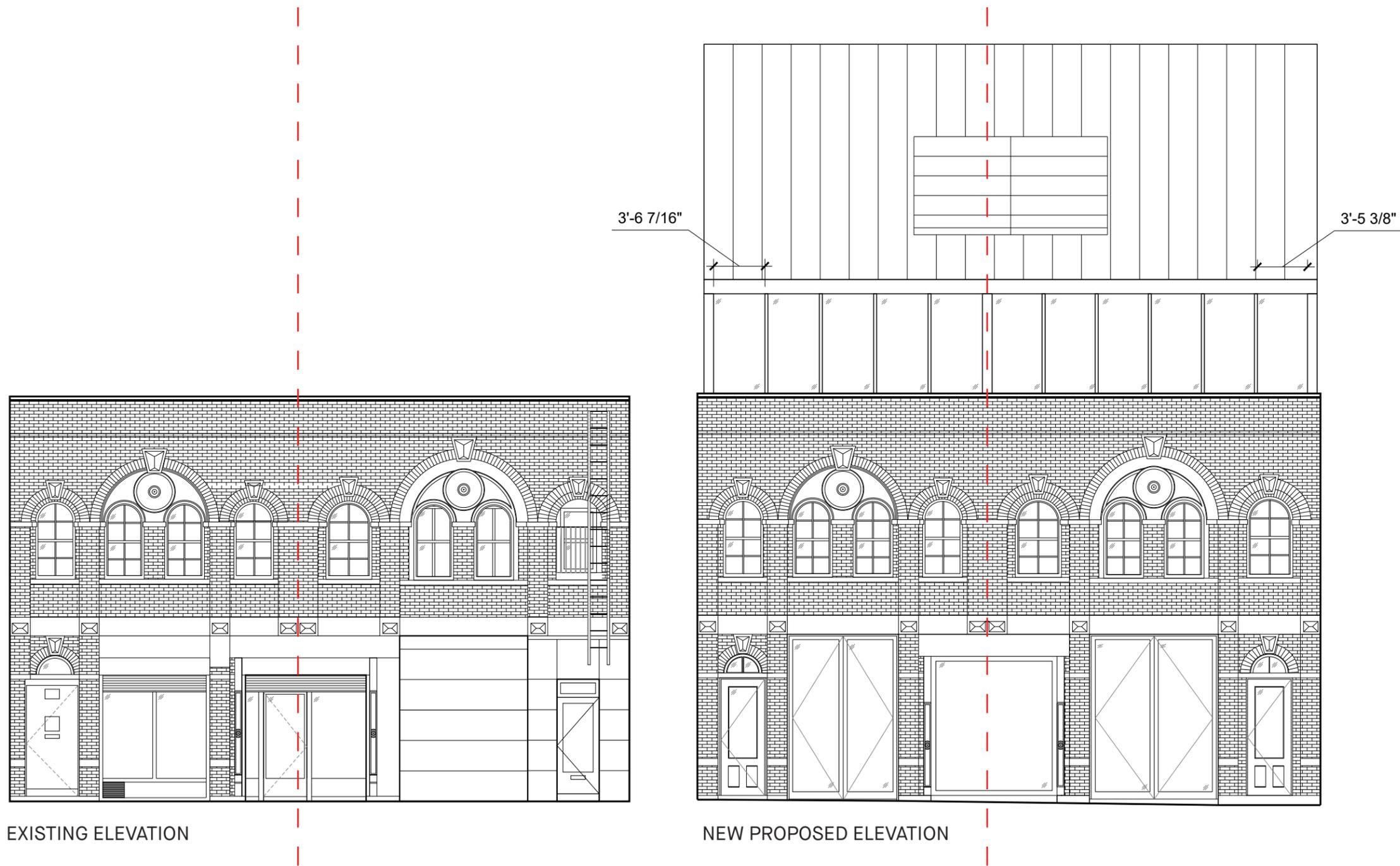


K

D

B

FACADE COMPARISON - NEW PROPOSAL



EXISTING ELEVATION

NEW PROPOSED ELEVATION

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

K

D

B



K

NEW PROPOSAL STREETSCAPE ELEVATION

D

The current proposal is:

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130-132 West 18th Street – 130-132 West 18th Street Stables Building

Individual Landmark

Borough of Manhattan

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APPENDIX

STUDY TO SETBACK FRONT ADDITIONAL 10' - NOT PROPOSED

**FRONT SETBACK: 20'
EXISTING STAIR LOCATION
REAR SETBACK: 20'
ROOF LINE: 36'-8"**

**PREVIOUSLY PRESENTED
1/13/26 HEARING**

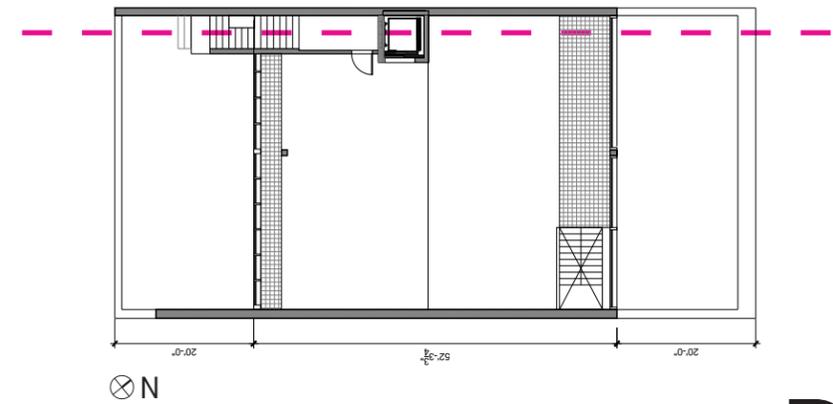
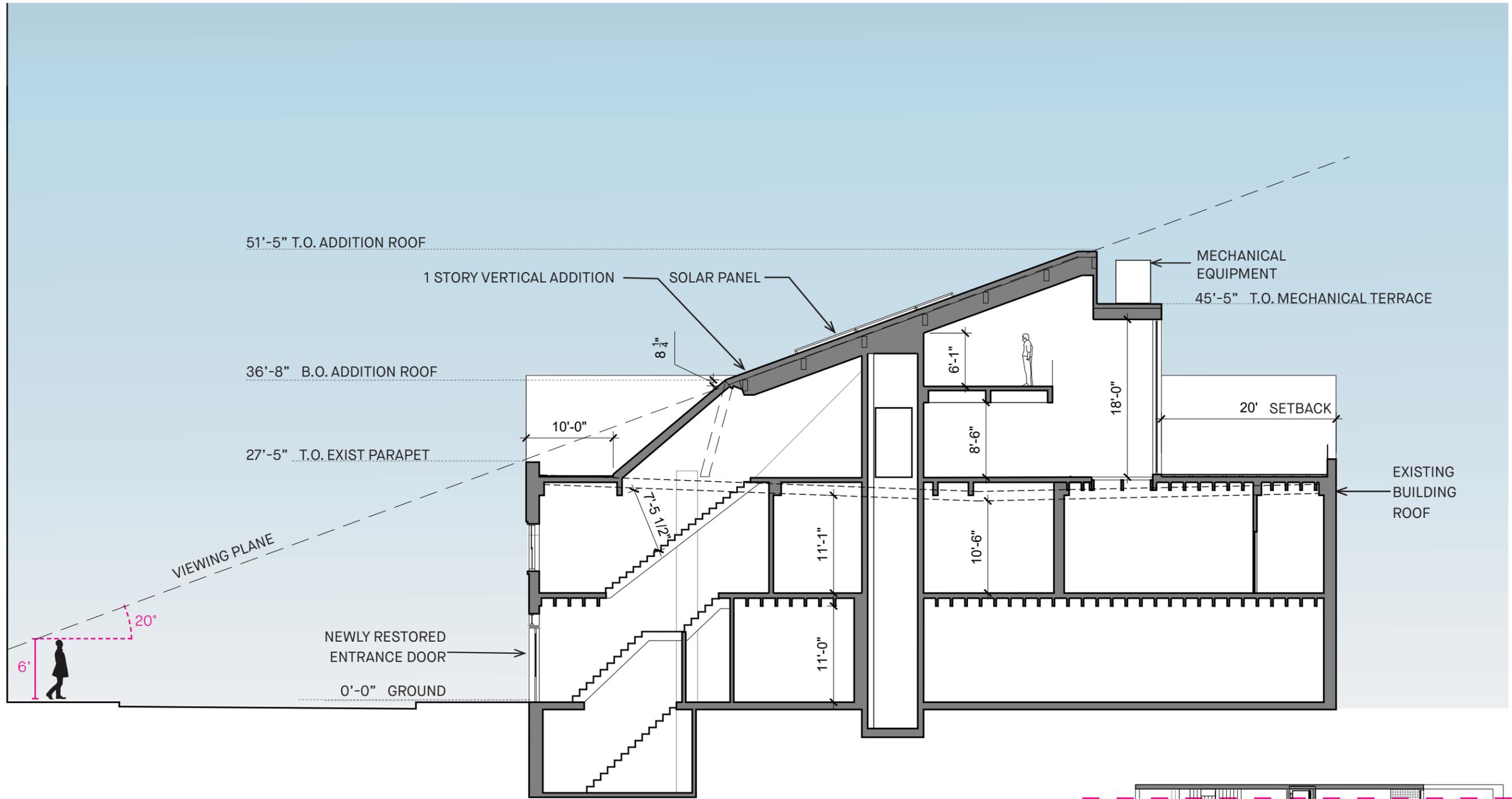
FRONT SETBACK: 10'
REAR SETBACK: 30'
ROOF LINE: 36'-8"

**NEW VERTICAL ADDITION
PROPOSAL**

FRONT SETBACK: 10'
REAR SETBACK: 20'
ROOF LINE: 35'-2"

B

LINE OF SIGHT AND SETBACK



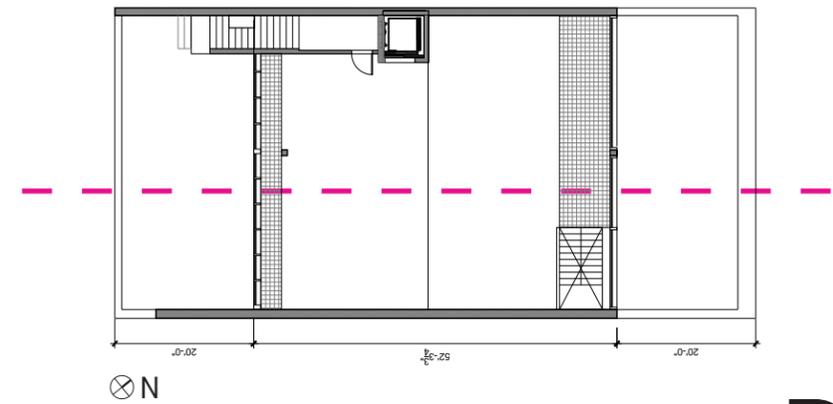
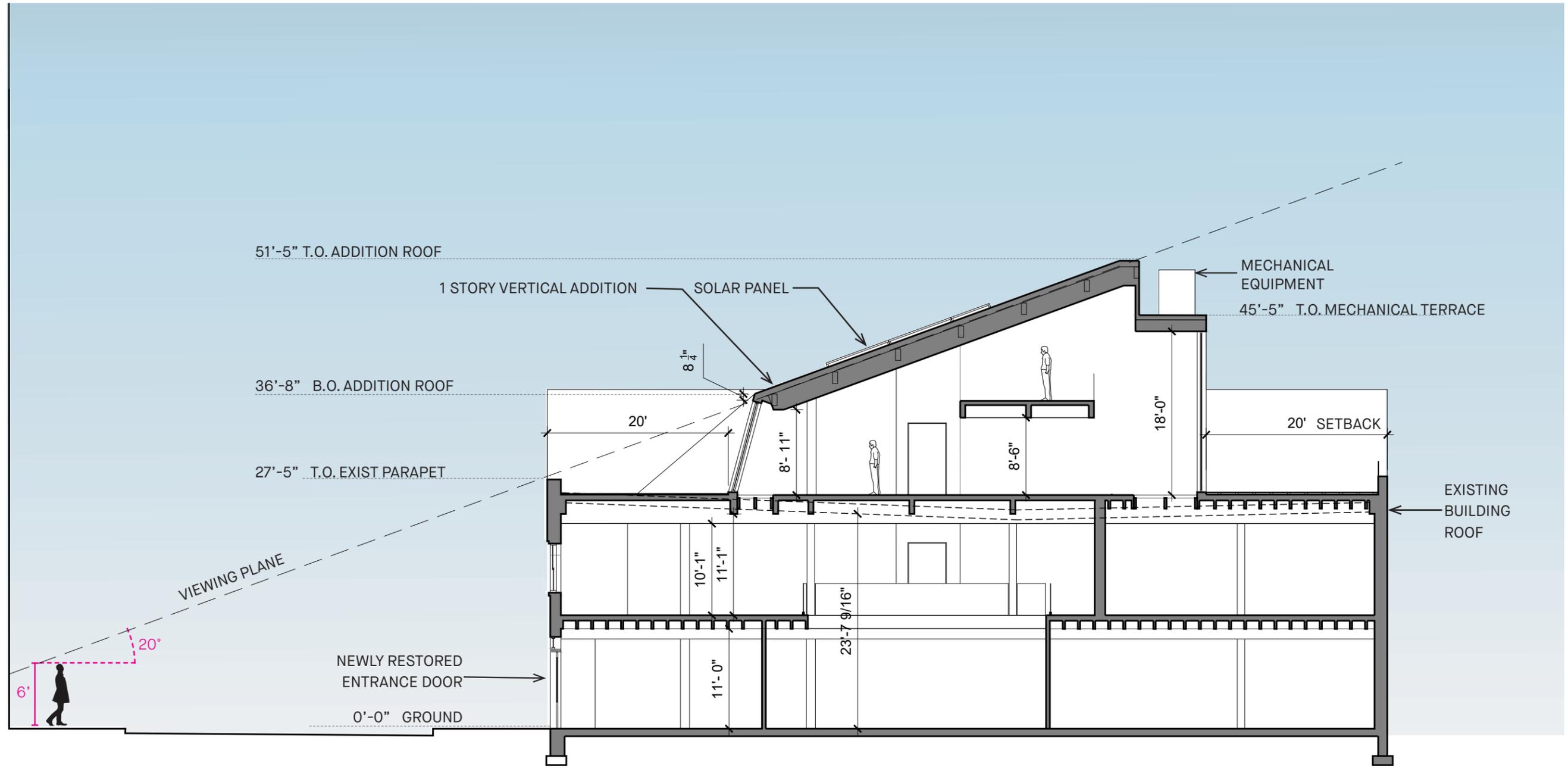
K

10' FURTHER ADDITIONAL STUDY (NOT PROPOSED) SECTION - SCALE: 3/32" = 1'-0"

D

B

LINE OF SIGHT, SETBACK, AND RESTRICTIONS



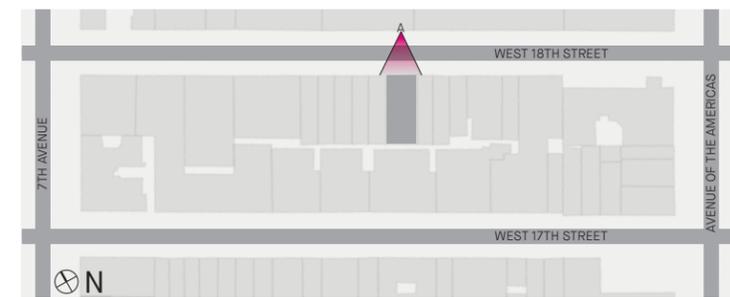
10' ADDITIONAL SETBACK STUDY (NOT PROPOSED) SECTION - SCALE: 3/32" = 1'-0"

K

D

B

SIDEWALK VIEW

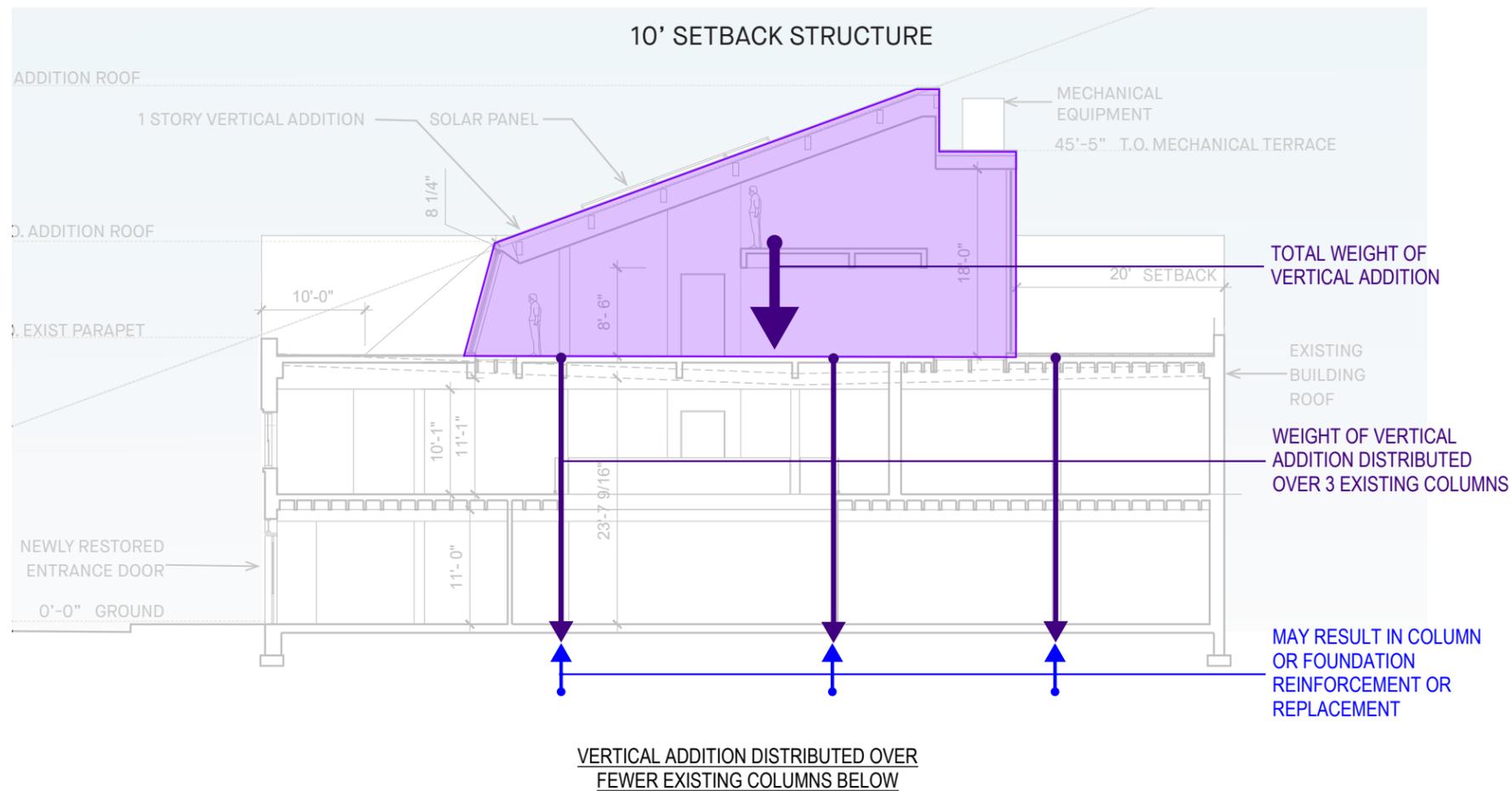


K

10' ADDITIONAL SETBACK STUDY (NOT PROPOSED) FRONT FACADE

D

- THE ORIGINAL MASS DESIGN WAS VERY TIGHTLY DESIGNED AND LAID OUT TO MAXIMIZE THE REMAINING **LOAD CARRYING CAPACITY** OF THE EXISTING HISTORIC STRUCTURE BELOW. CONTINUED SHIFTS TO THE MASSING SUCH AS MORE 'CONCENTRATED' WILL LIKELY **CAUSE FORCE/STRESS INCREASES** IN THE EXISTING ELEMENTS THAT WILL **TRIGGER REINFORCEMENT OF EXISTING WALLS, COLUMNS OR FOOTINGS**. THAT REINFORCEMENT, IN TURN, **RISKS COMPROMISING THE HISTORICAL ELEMENTS AND MATERIALS OF THE BUILDING'S INTERIOR**. TO USE THE FULL STRUCUTRAL CAPACITY OF THE NEW FRONT COLUMN IS IMPORTNANT FOR THE STABILITY OF THE OVERALL STRUCTURE.
- THE MASSING OF THE VERTICAL ADDITION IS NOT A CLEAN FORM



10' ADDITIONAL SETBACK STUDY (NOT PROPOSED) STRUCTURAL DIAGRAM

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

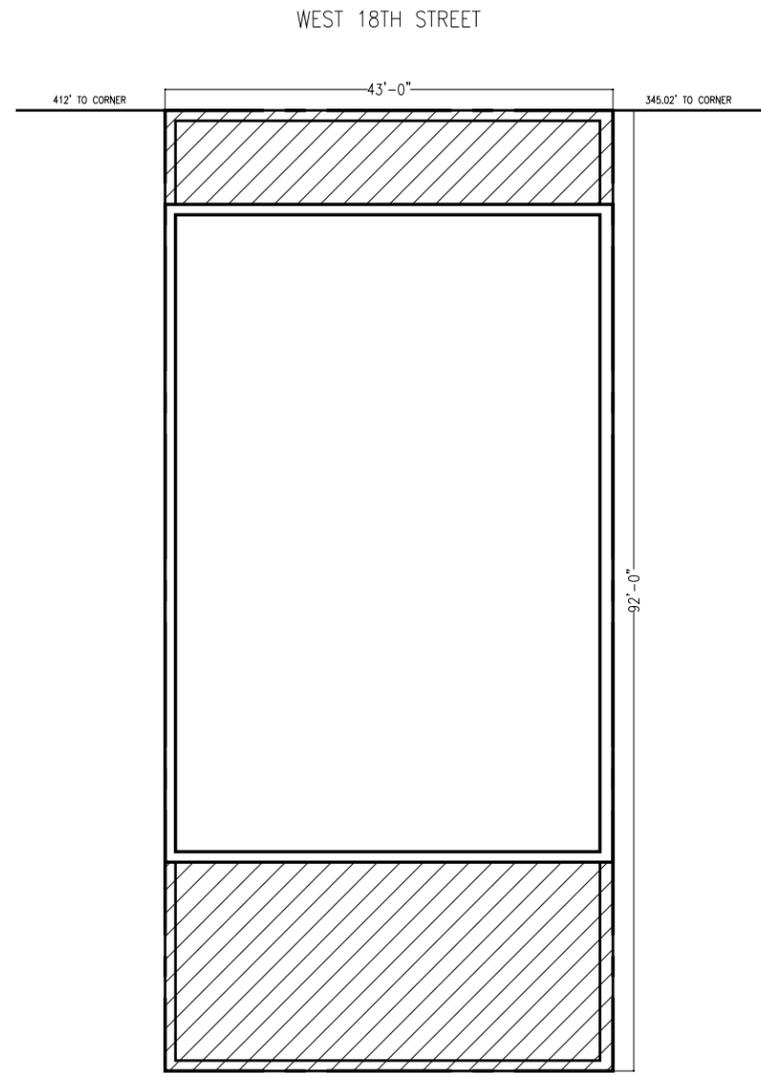


- INDIVIDUAL LANDMARKS
- LADIES' MILE HISTORIC DISTRICT

SITE INFO - ADDITIONAL LANDMARKS

K

D



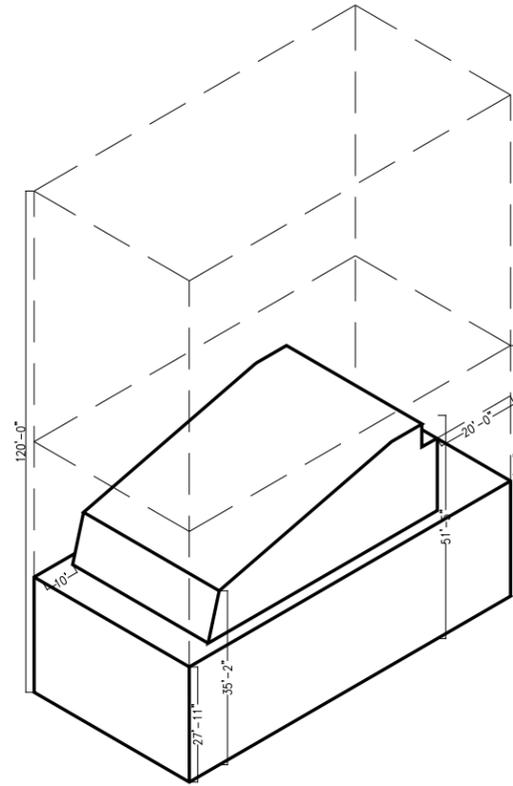
LOT AREA: 3,956 SF
LOT COVERAGE: 70% AS PER ZR 23-153
MAX FAR: 6.5 AS PER ZR 35-31
SITE DIAGRAM
 SCALE: 1/16" = 1'-0"



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

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

20'-0" REQUIRED REAR YARD FOR RESIDENTIAL USES AS PER ZR 24-552



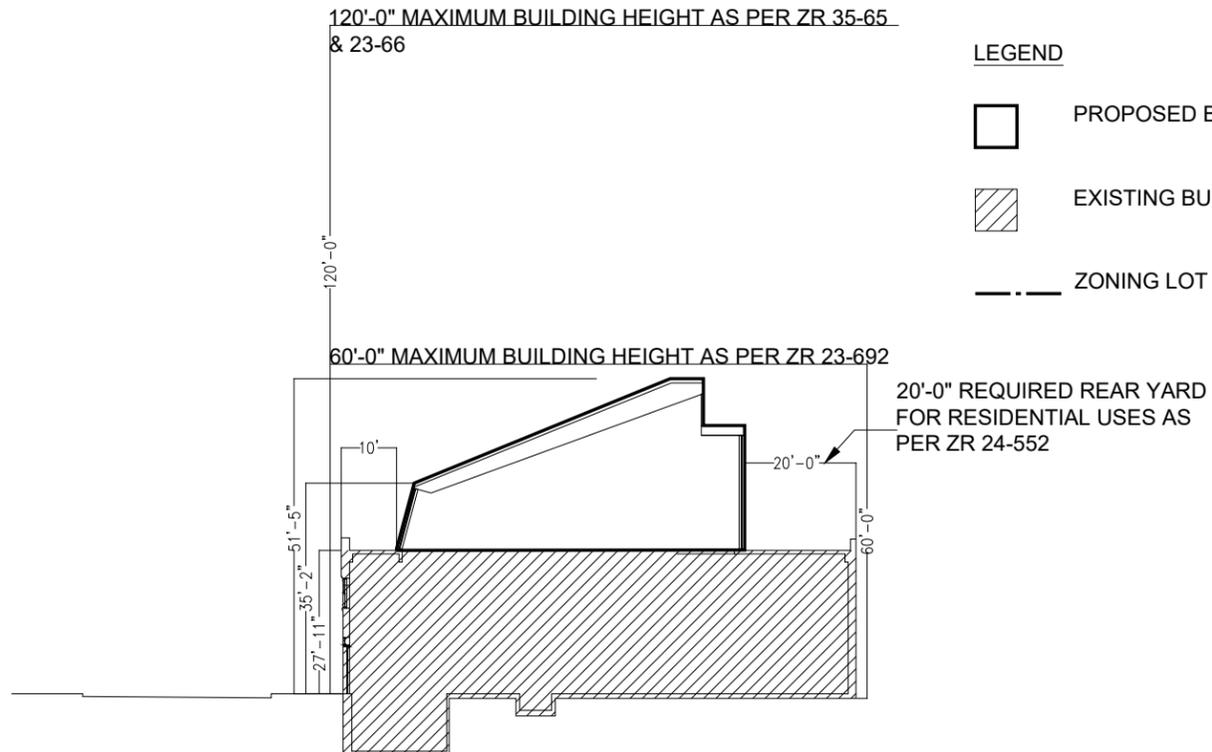
AXONOMETRIC DIAGRAM
 SCALE: NOT TO SCALE

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

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

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



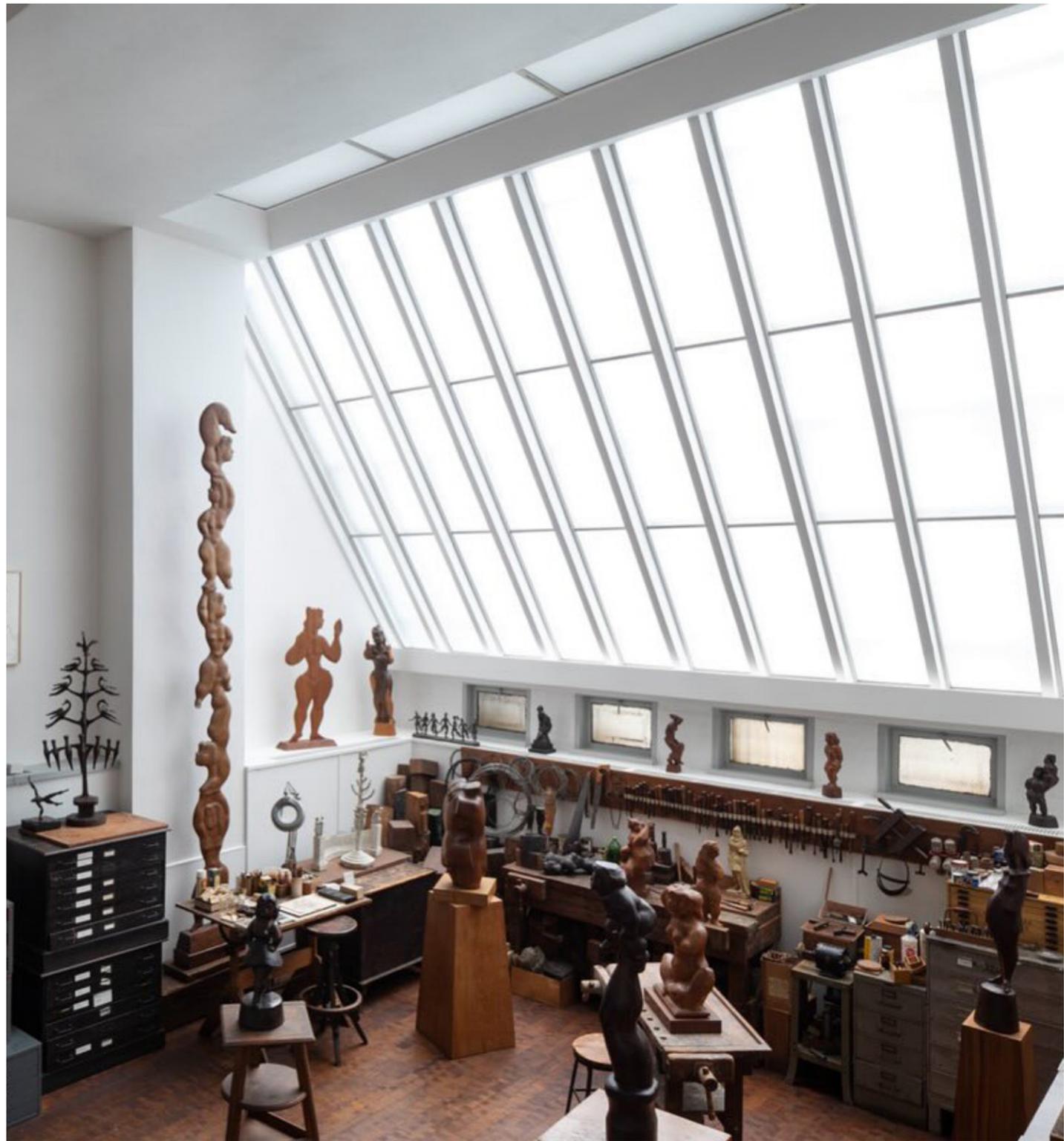
SECTION DIAGRAM
 SCALE: NOT TO SCALE

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- ZONING LOT LINE

ZONING ANALYSIS

NORTHERN SKYLIGHTS AT ARTIST STUDIOS



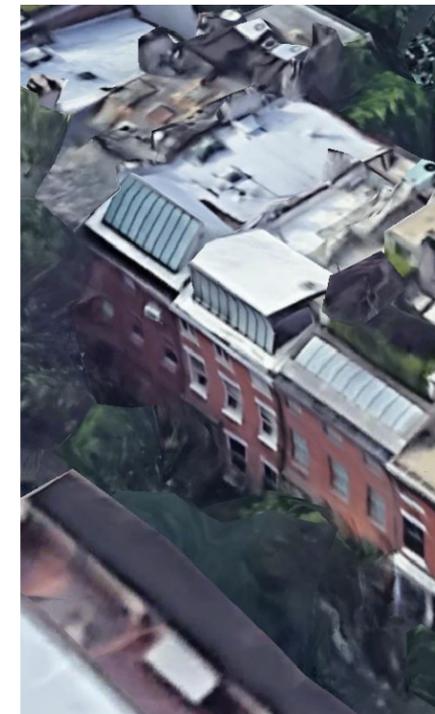
RENEE AND CHAIM GROSS FOUNDATION
526 LAGUARDIA PL, NEW YORK, NY 10012



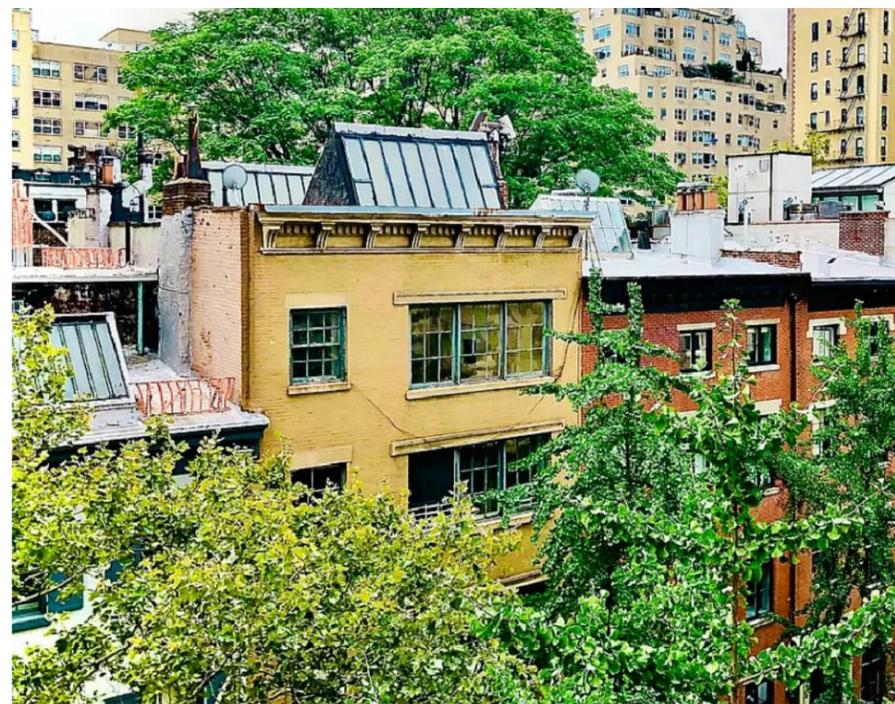
128 WASHINGTON PL.
NEW YORK, NY 10014



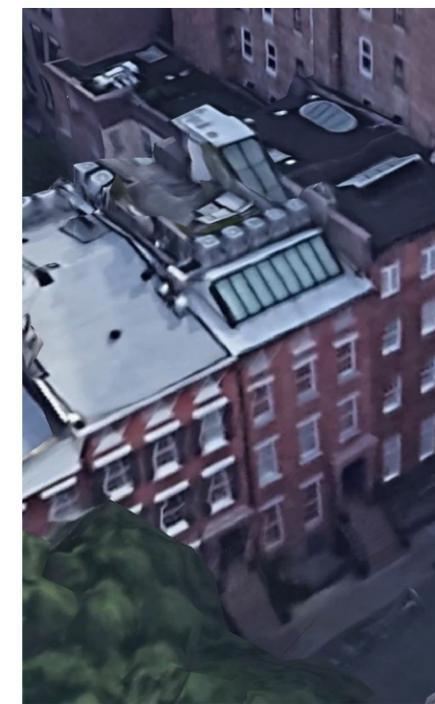
90 GROVE ST.
NEW YORK, NY 10014



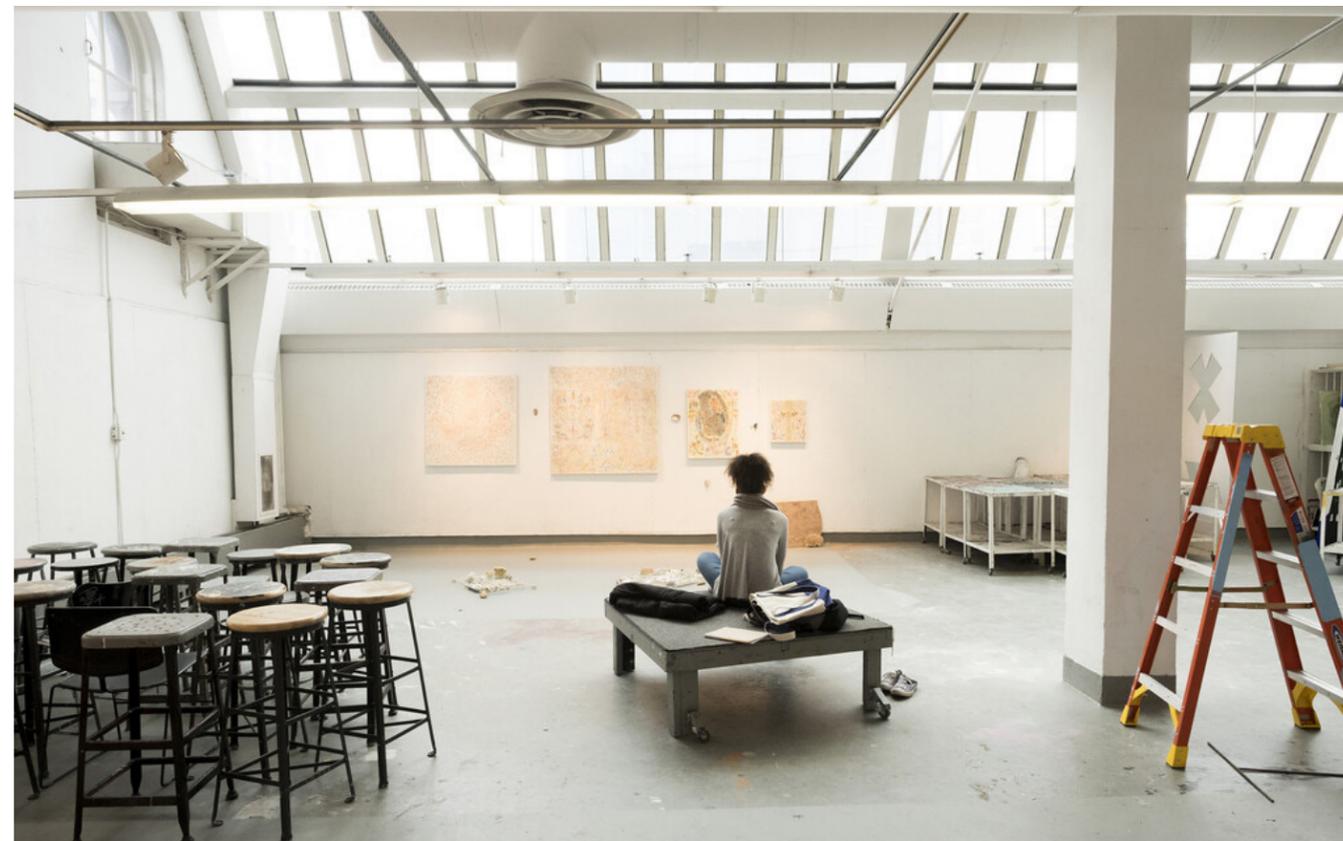
50 W. 11TH ST.
NEW YORK, NY 10011



22 E 8TH ST.
NEW YORK, NY 10003



109 WAVERLY PL.
NEW YORK, NY 10011



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



75 BEDFORD ST.
NEW YORK, NY 10014

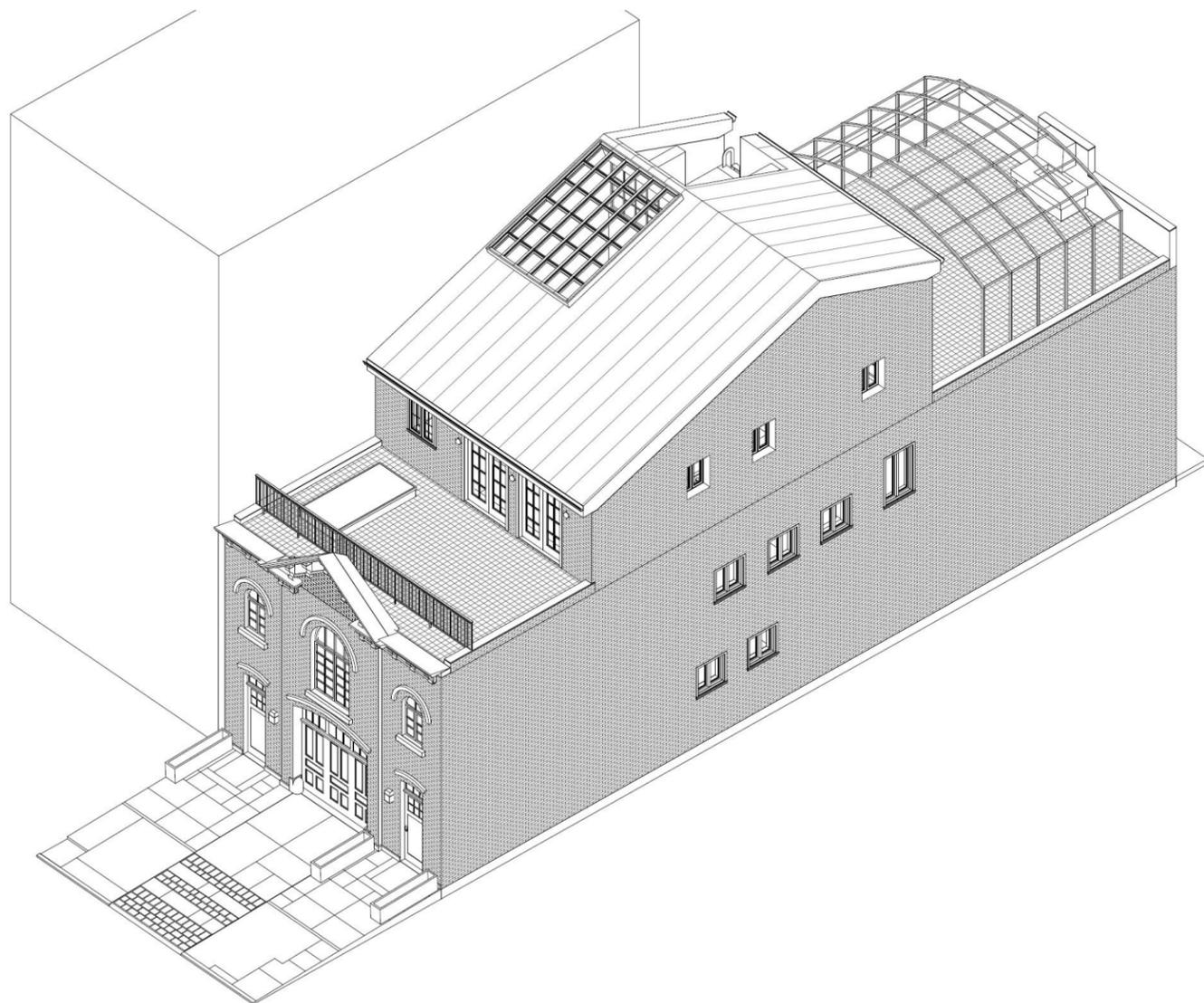


44-46 HORATIO ST.
NEW YORK, NY 10014

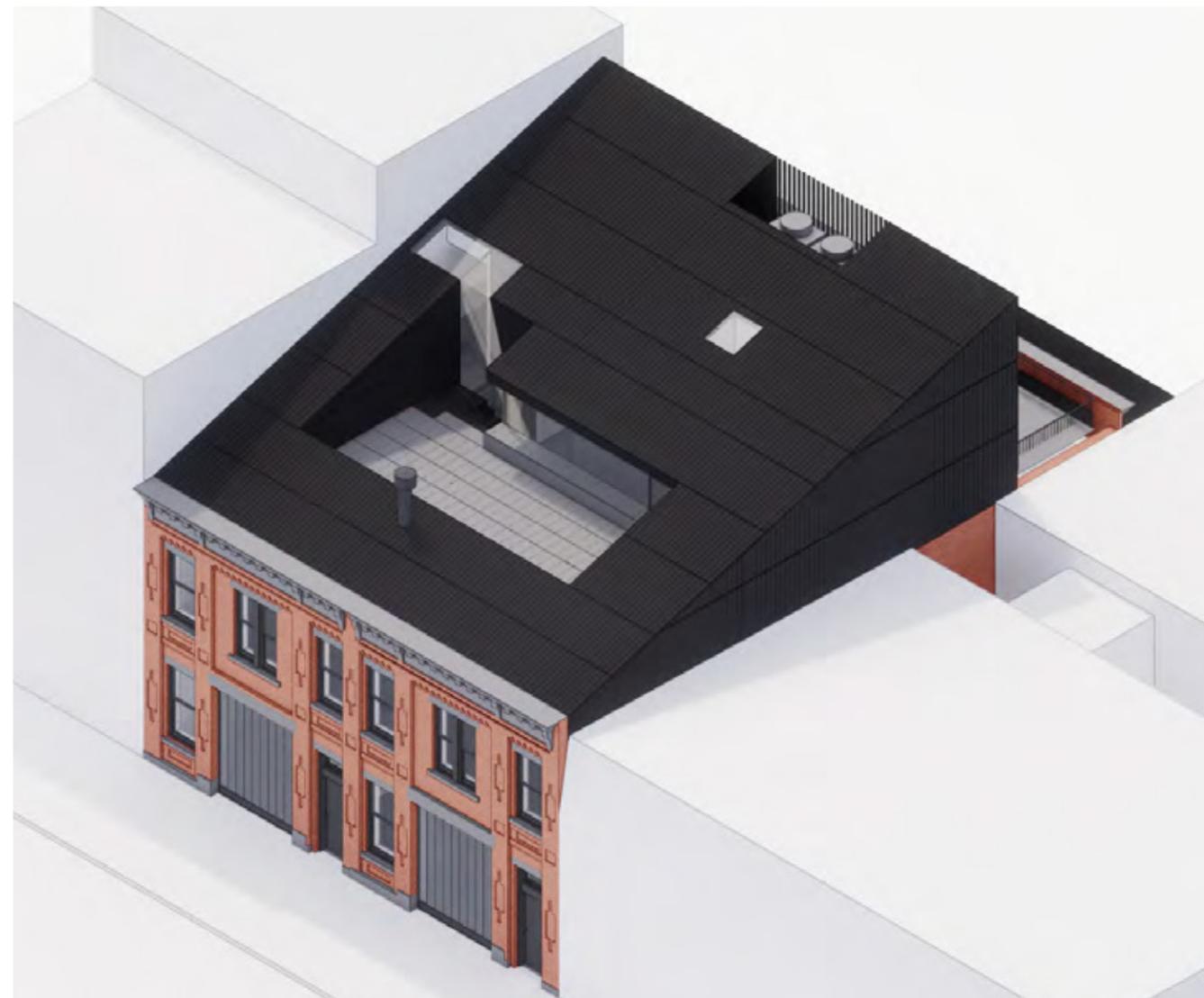


44-46 HORATIO ST.
NEW YORK, NY 10014

PROPOSED FACADE RENDERING



165 COLUMBIA HEIGHTS, BROOKLYN, NY 11201



410-412 WAVERLY AVE. BROOKLYN, NY 11238

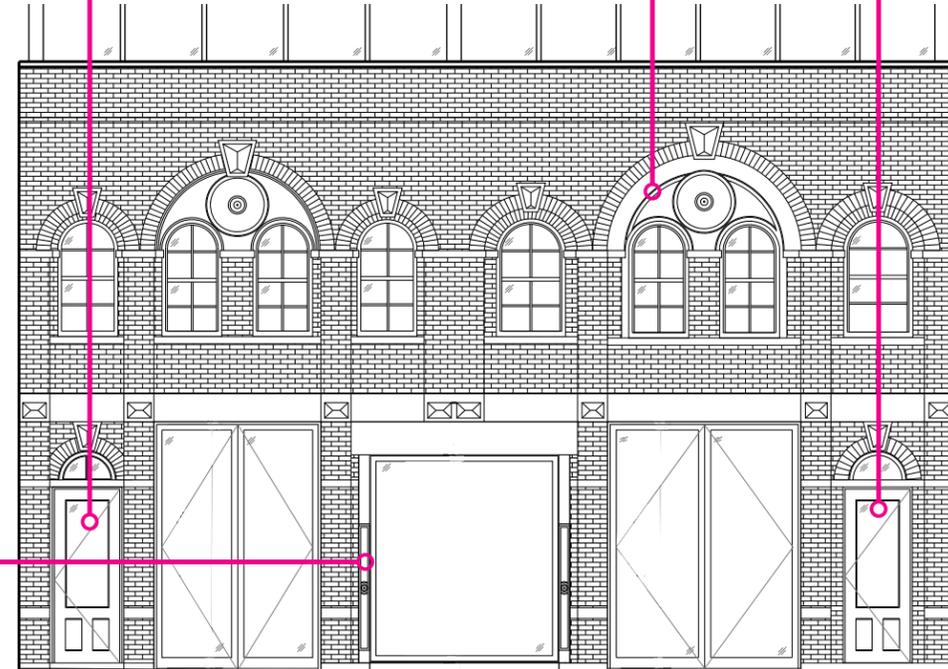
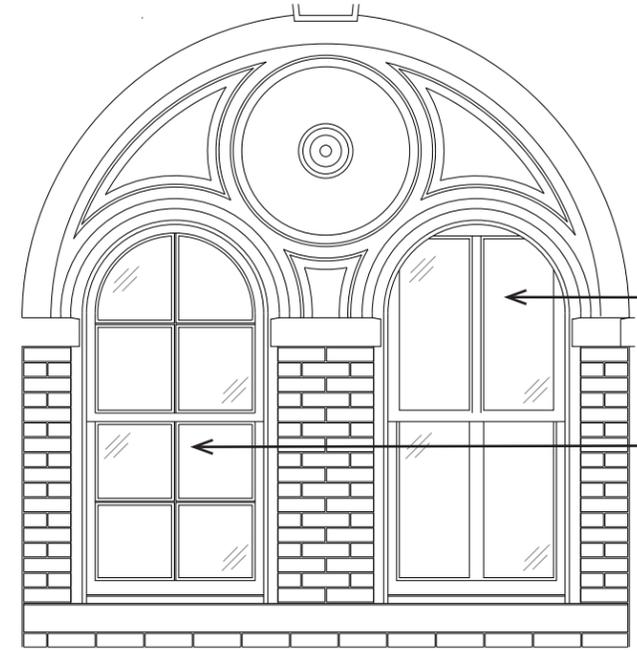
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EXISTING FACADE RESTORATION LOCATIONS



FACADE RESTORATION ELEMENTS

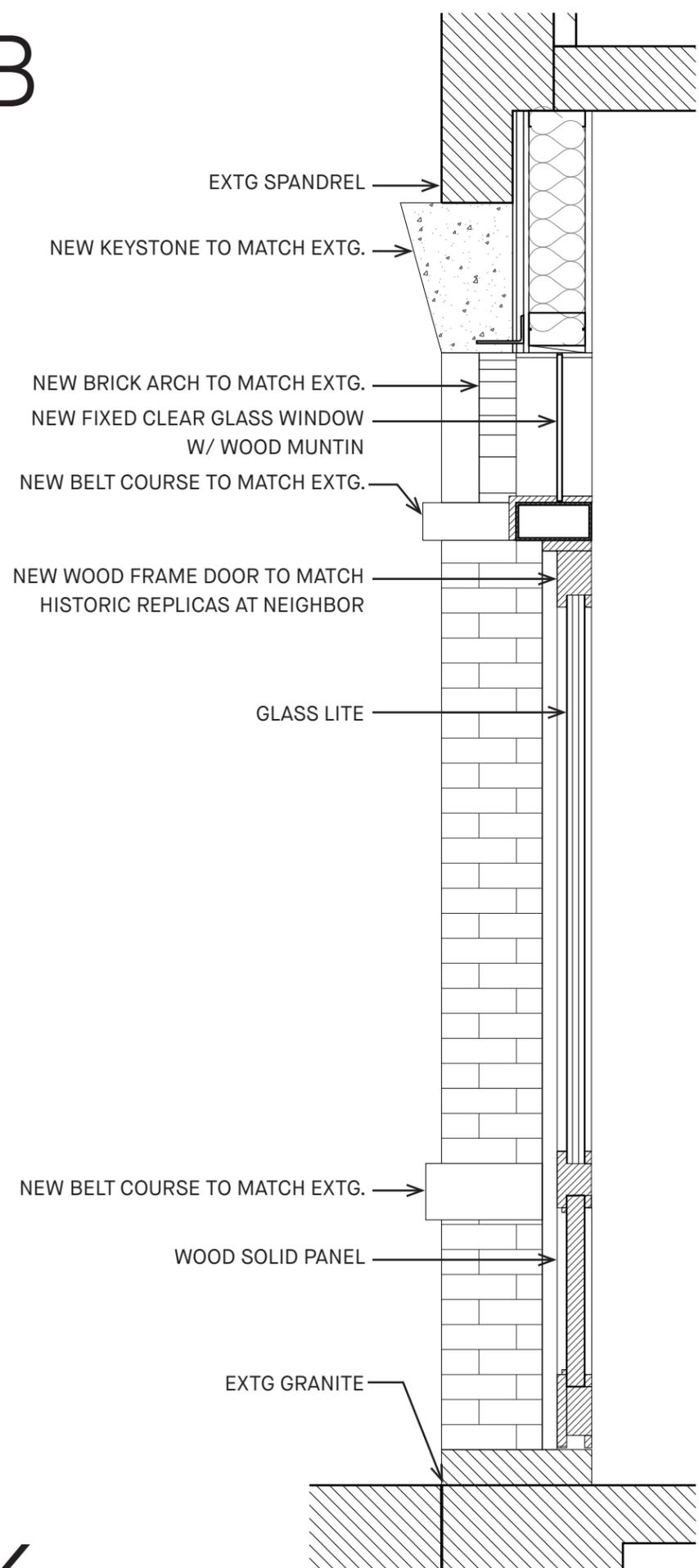


FRONT FACADE RESTORATION

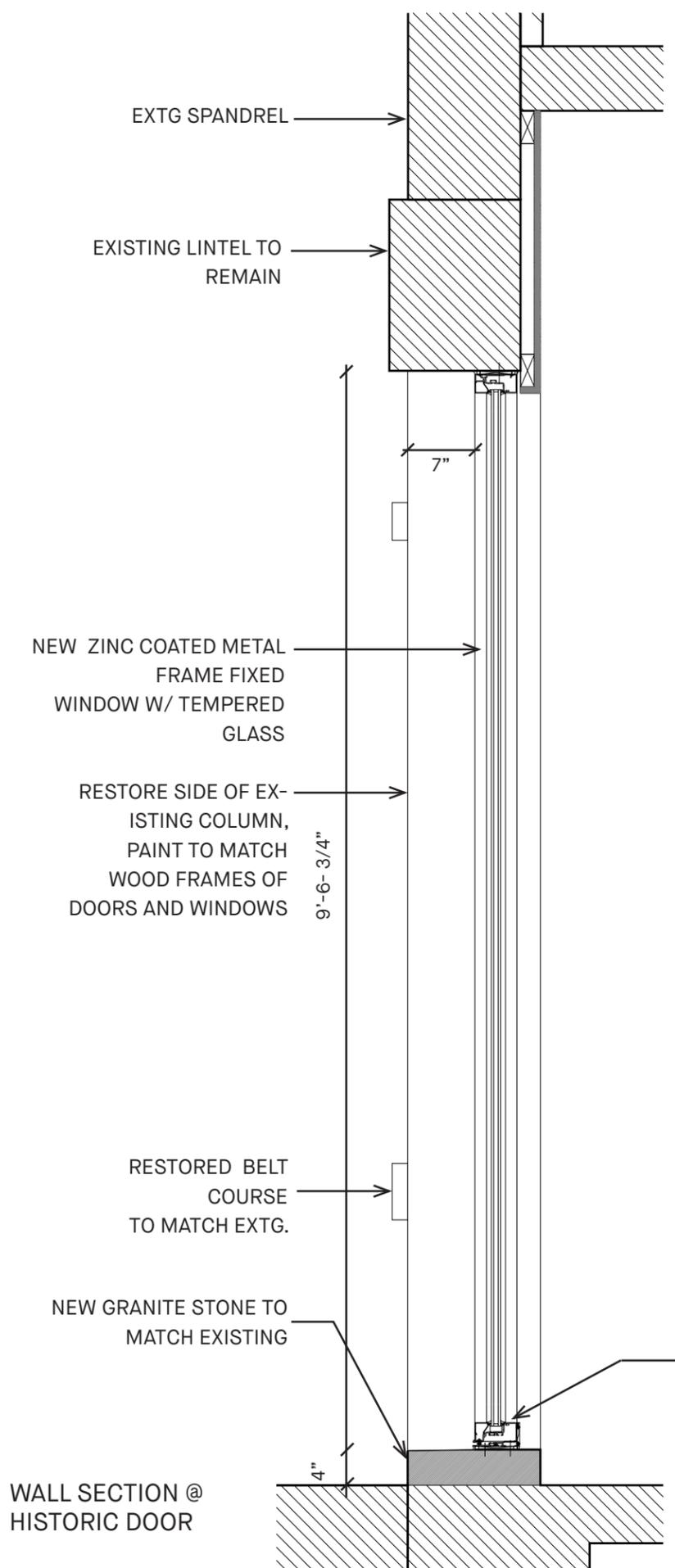
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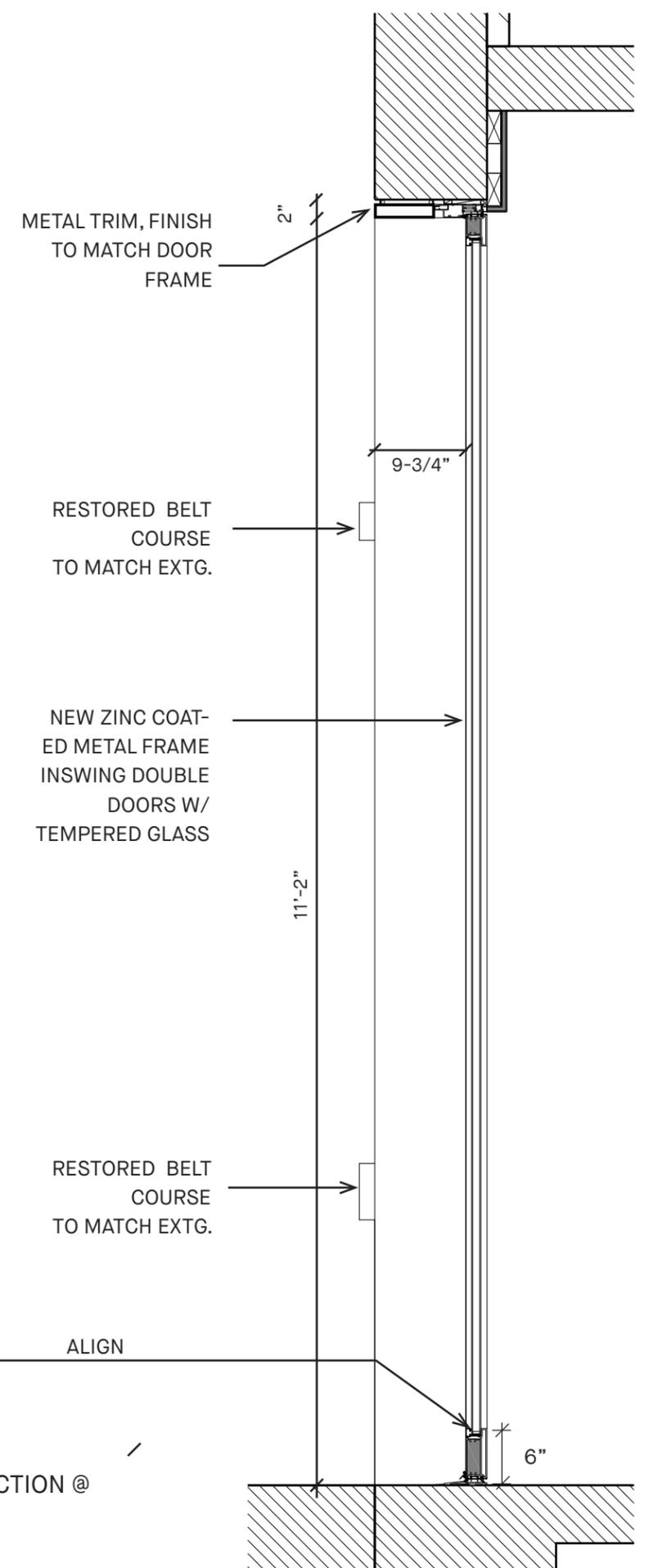
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WALL SECTION @ HISTORIC DOOR

WALL SECTION @ GLAZING

WINDOW DETAIL SECTION - SCALE: 3/4"=1'-0"



WALL SECTION @ SWING DOOR

D

The current proposal is:

Preservation Department – Item 4, LPC-26-02405

130-132 West 18th Street – 130-132 West 18th Street Stables Building

Individual Landmark

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.