

121 East 7th Street, Manhattan Lower East Side Historical District

Presentation to the New York City Community Board 3, Manhattan Landmarks Committee

LPC-25-09517

April 16th, 2025

Garbo & Company

1.	Proposed fourth & mezzanine floor vertical enlargement	Preser New Y Board Landm
2.	Proposed building entrance modification to residences & community facility	
3.	Proposed window and door replacement at street facade	
4.	Proposed restoration of masonry facade &	
5.	Proposed decorative arch trim at window openings recreation	LPC-25
6.	Proposed stepped gable cornice recreation	
7.	Proposed cornice and spire recreation at bell tower	
8.	Proposed exterior light fixtures at street facade	April 16
9.	Proposed masonry opening modification at rear at rear facade	

sentation to the v York City Community ard 3, Manhattan dmarks Committee

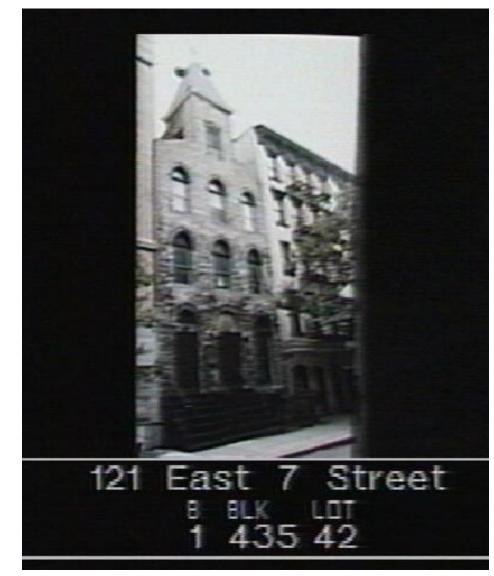
-25-09517

l 16th, 2025





1940 Tax Photo



1980 Tax Photo

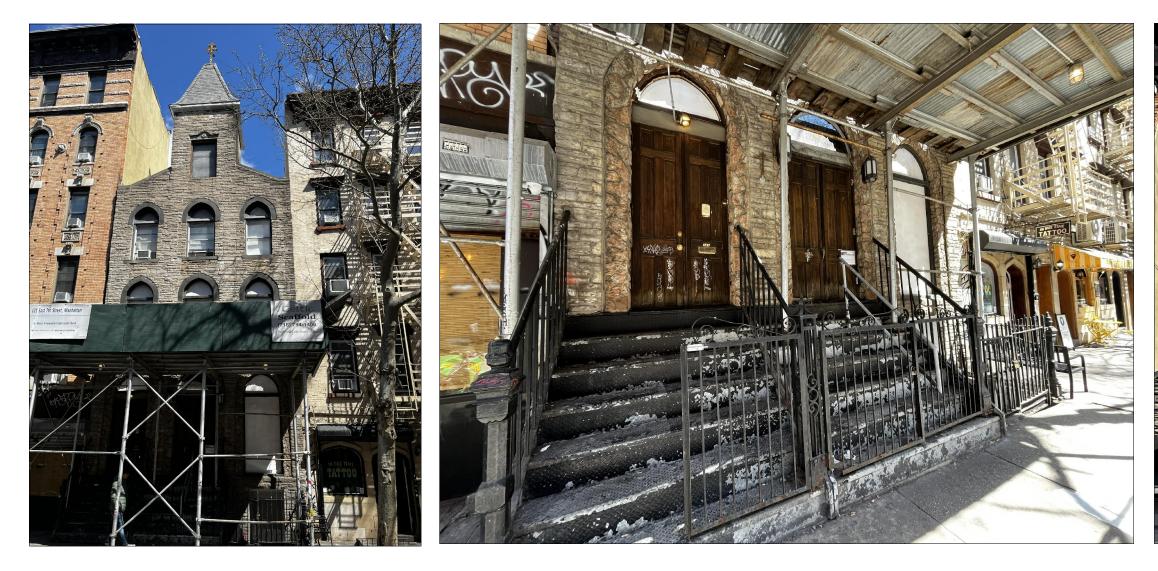
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Current, 1940 & 1980 Tax photos

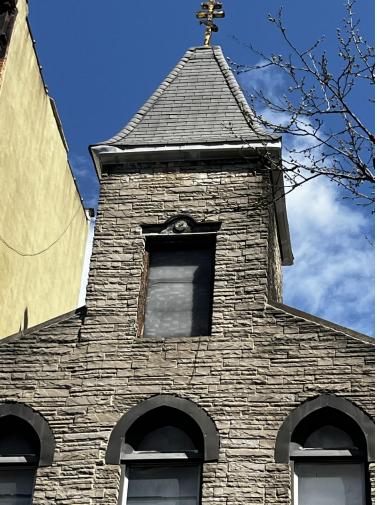


2013 Photo



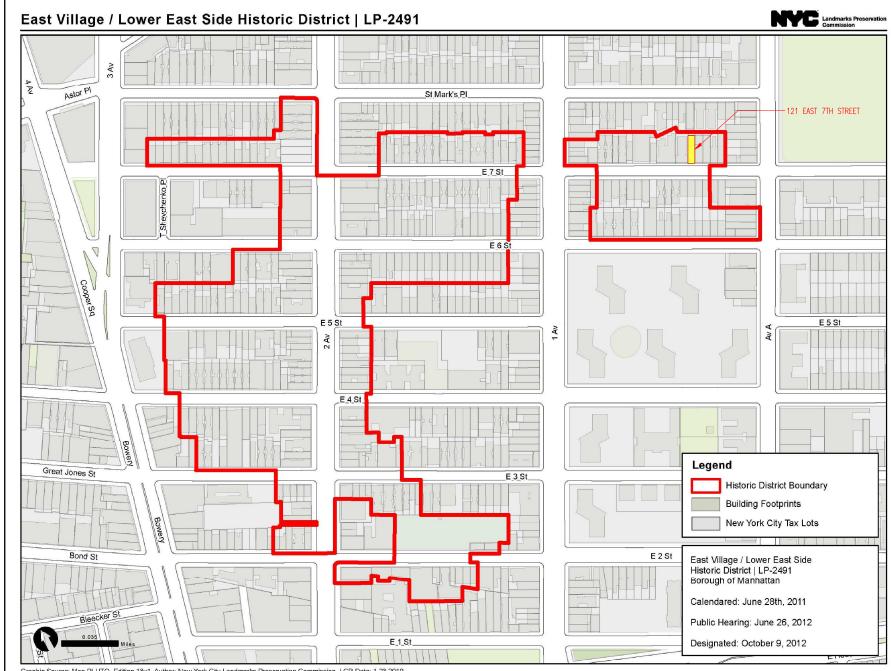
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Existing Conditions Photos





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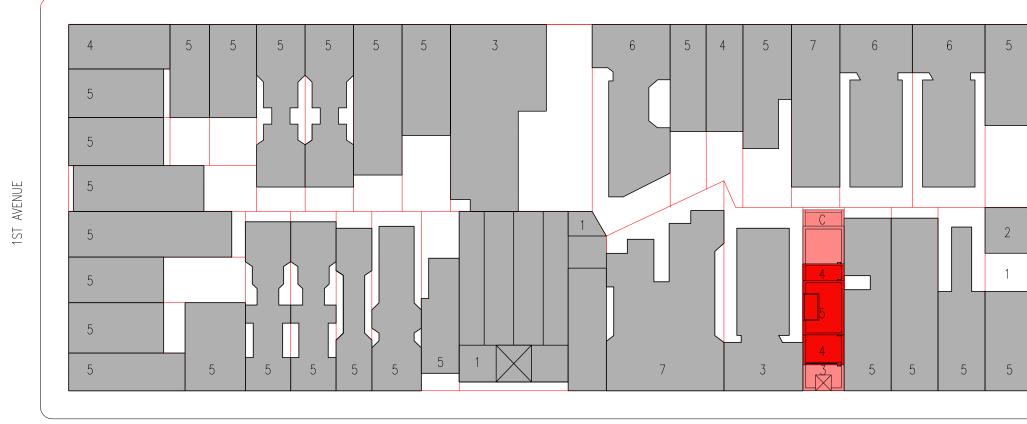


Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.23.2019

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121 East 7th Street Lower East Side Historical District

Historic District Boundries



ST MARKS PLACE

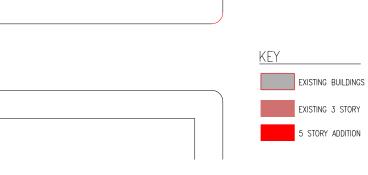
EAST 7TH STREET

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121 East 7th Street, Manhattan Lower East Side Historical District

Block Plans

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5	6	
	4	
	4	
	4	
	4	
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	5	
	5	





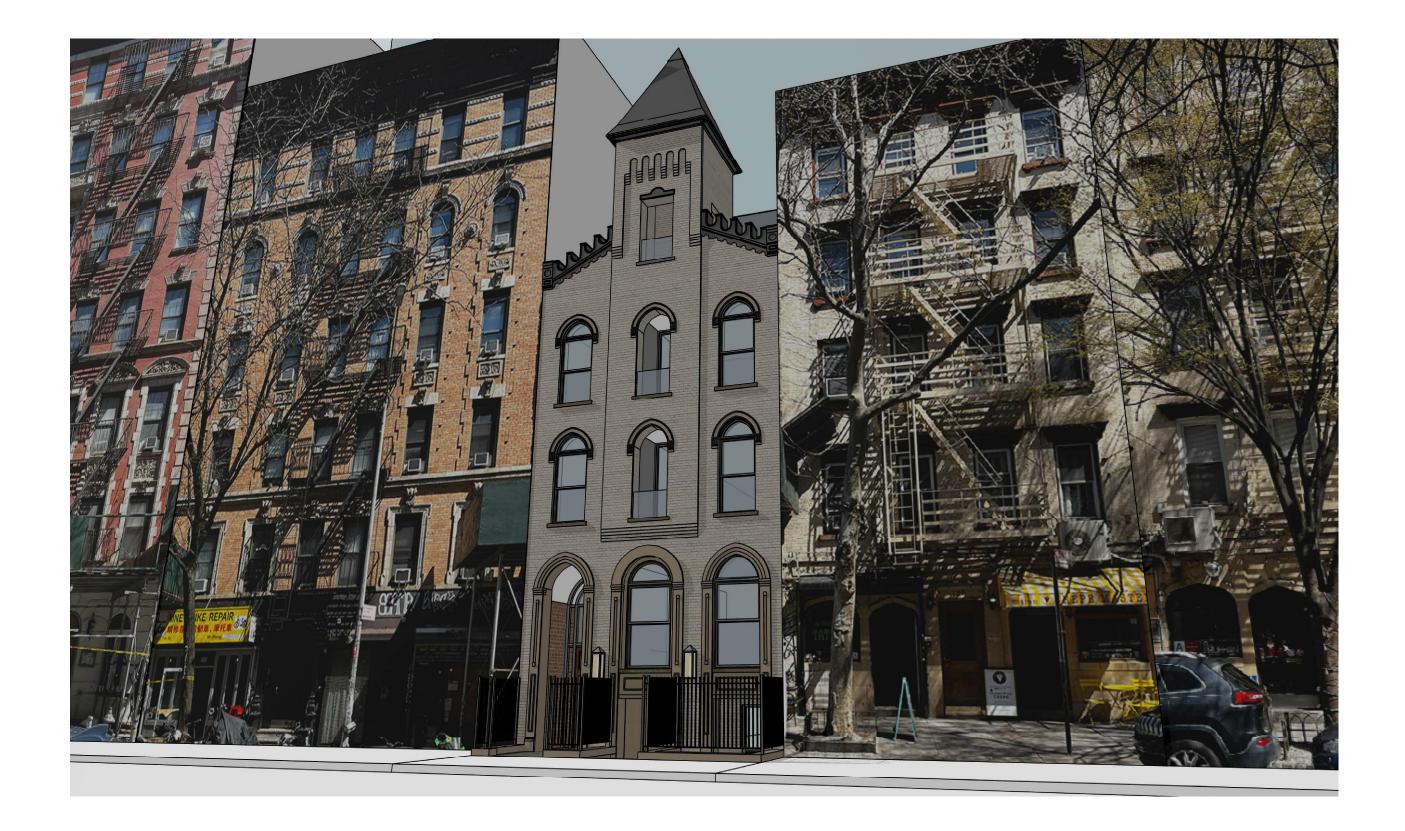
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Building in Context



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Renderings



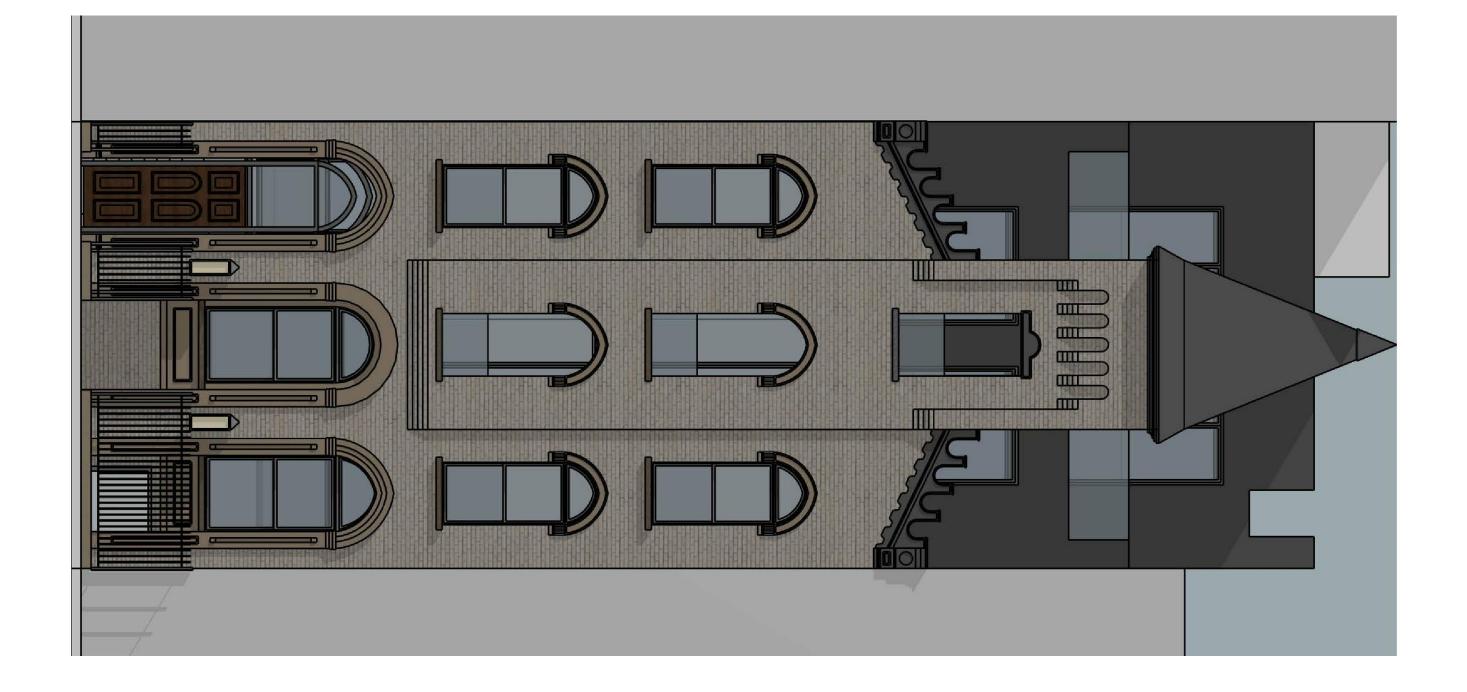
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Renderings - sight view





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121 East 7th Street, Manhattan Lower East Side Historical District

Rendering - street facade





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Renderings - street facade

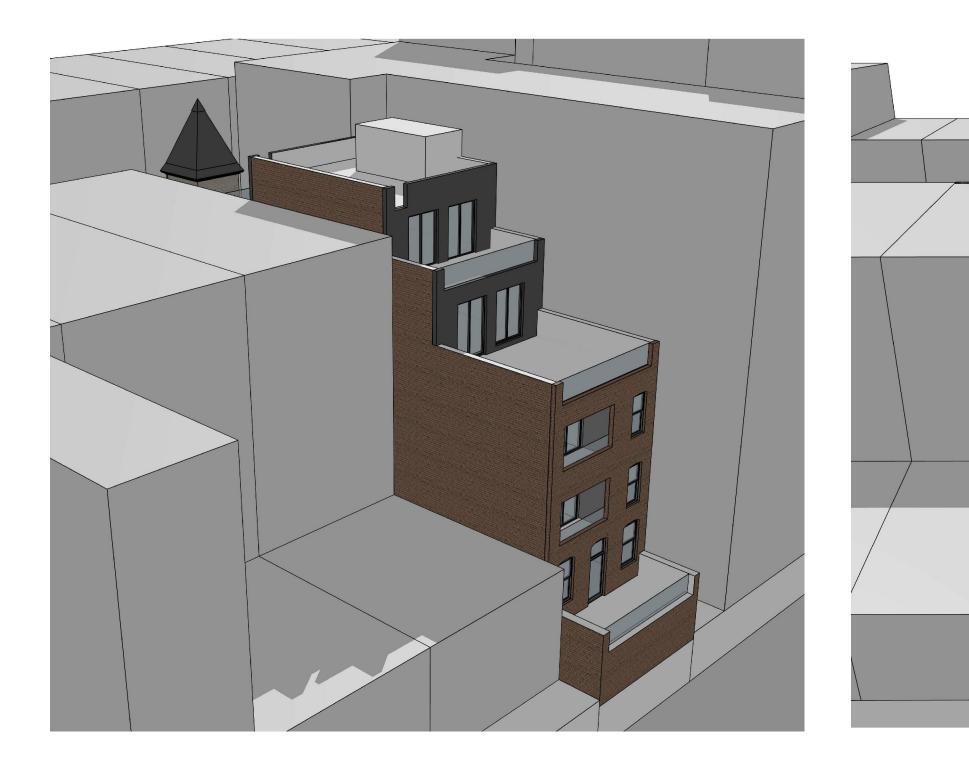




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Rendering - rear facade

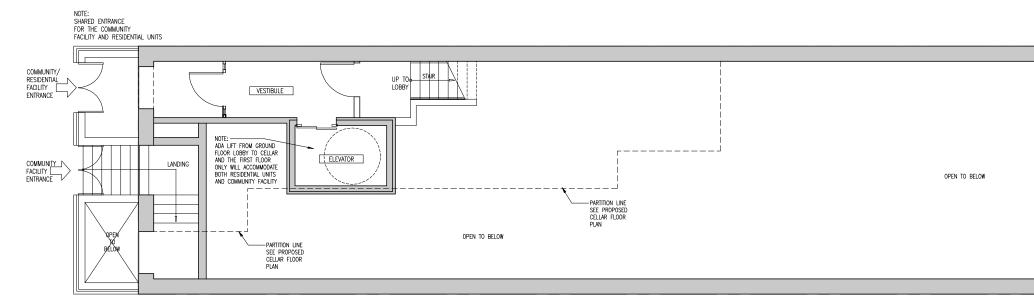
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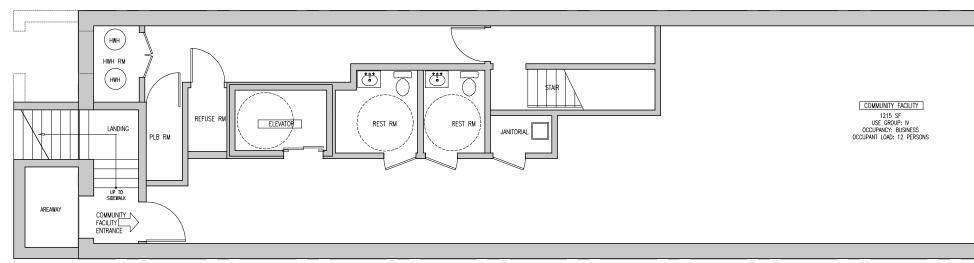
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Rendering - rear & side view





lobby entrance floor plan



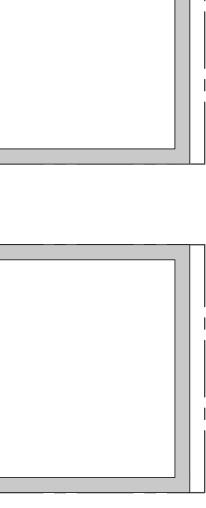
cellar floor plan

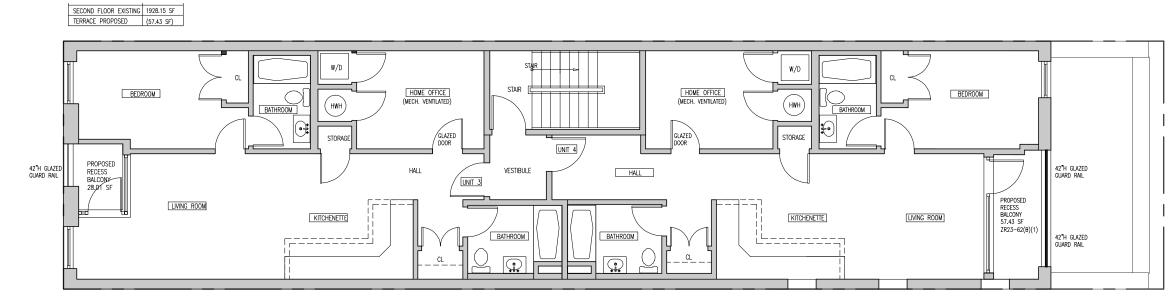
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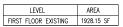
Proposed Plans

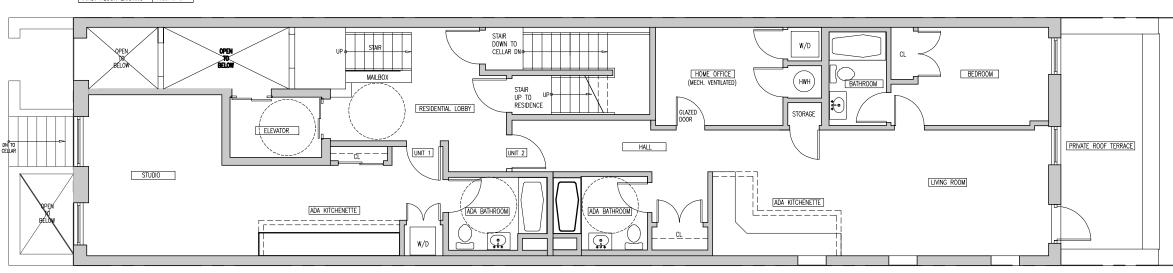
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second floor plan





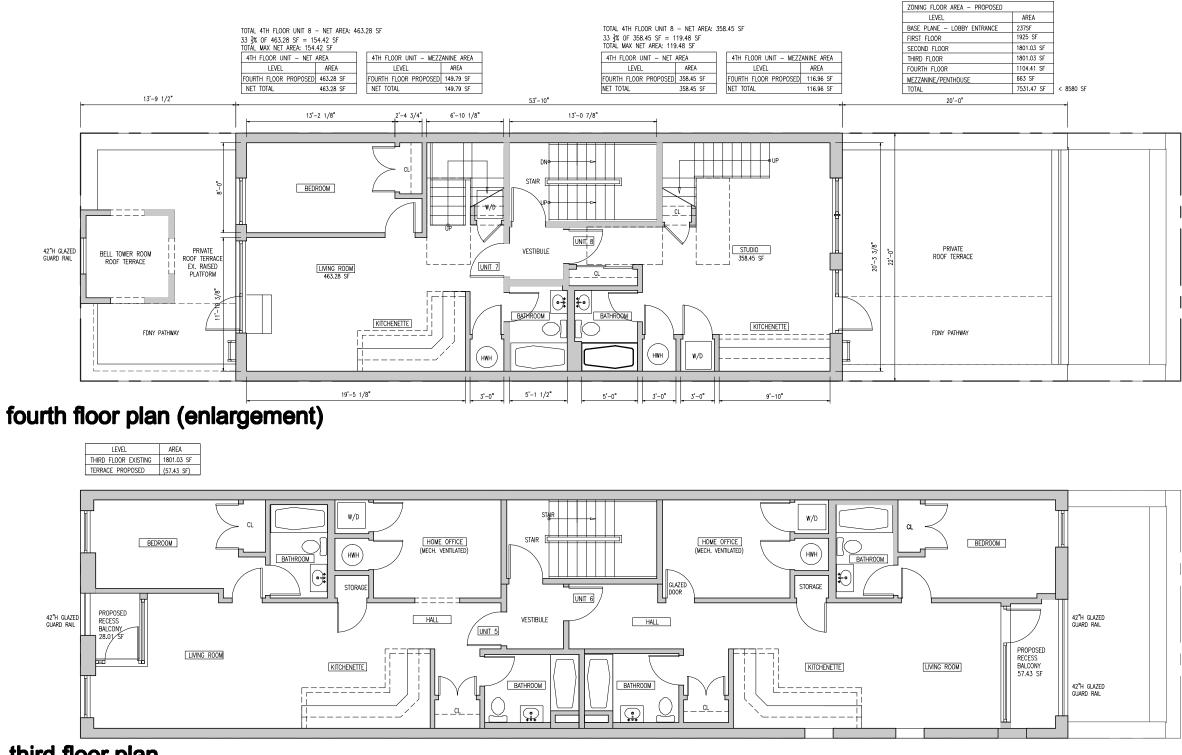
first floor plan

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Proposed Plans

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third floor plan

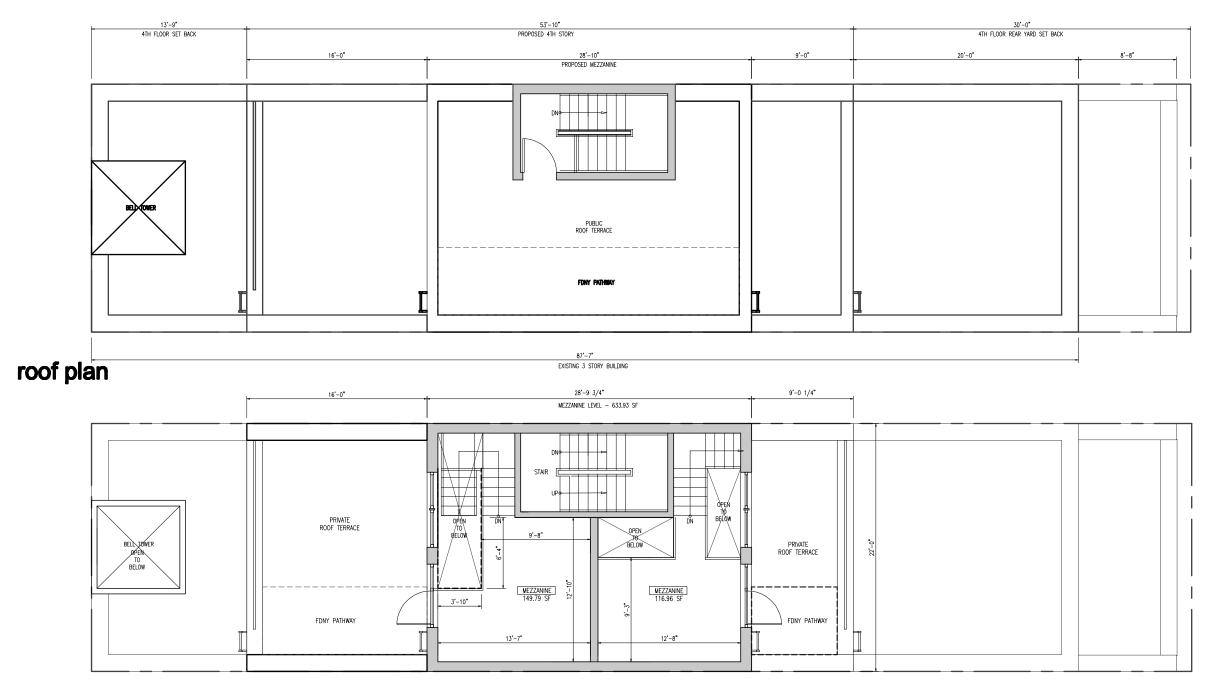
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Proposed Plans

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1925 5F		
1801.03 SF	-	
1801.03 SF	1	
1104.41 SF	-	
663 SF	-	
7531.47 SF	< 8580 SF	
	_	
	_	
	1	
		- I
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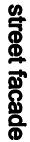
mezzanine floor plan (enlargement)

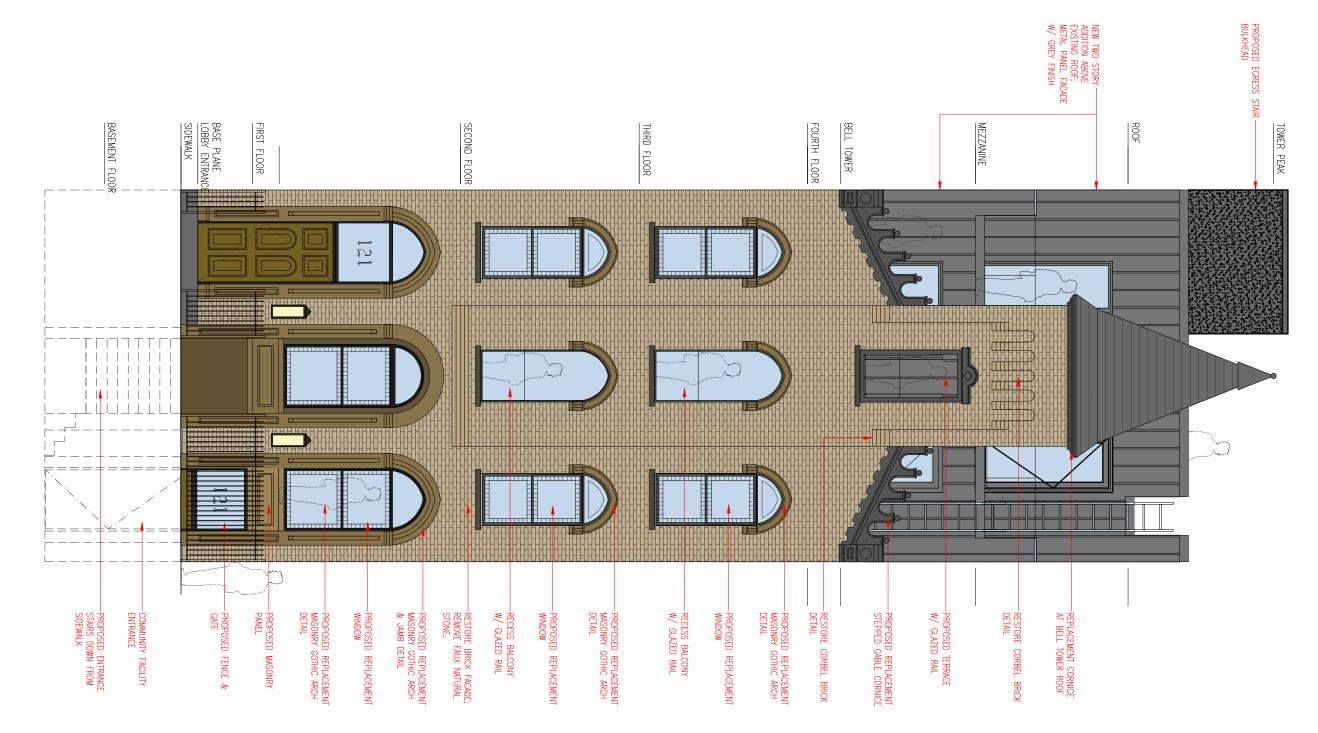
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Proposed Plans

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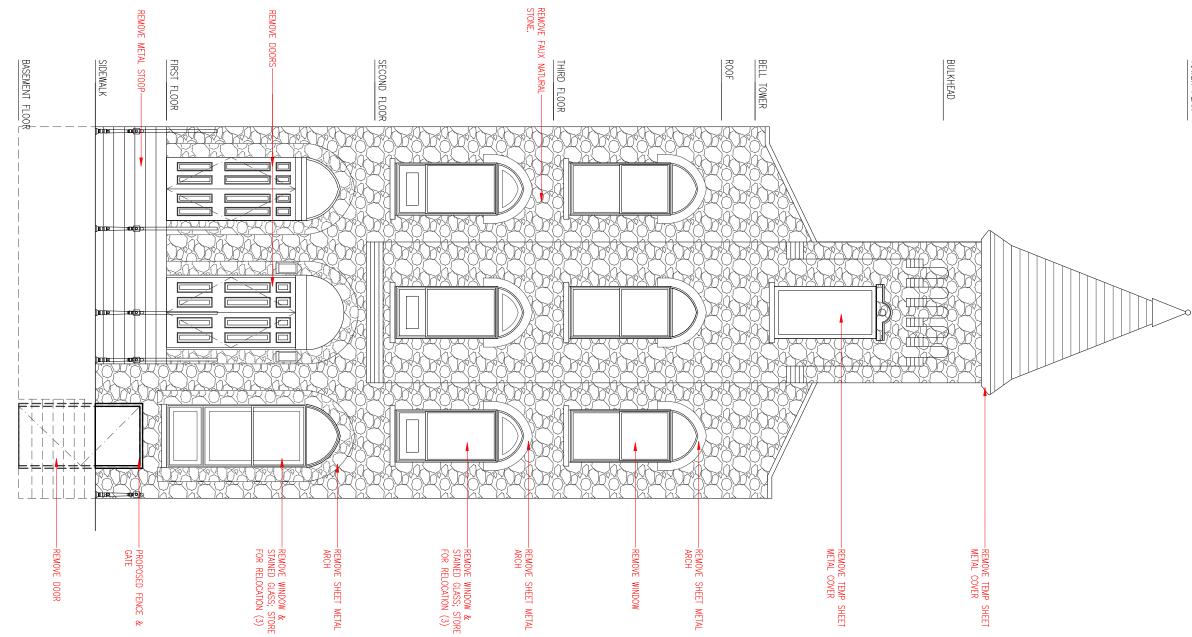


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Proposed Elevation

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street facade



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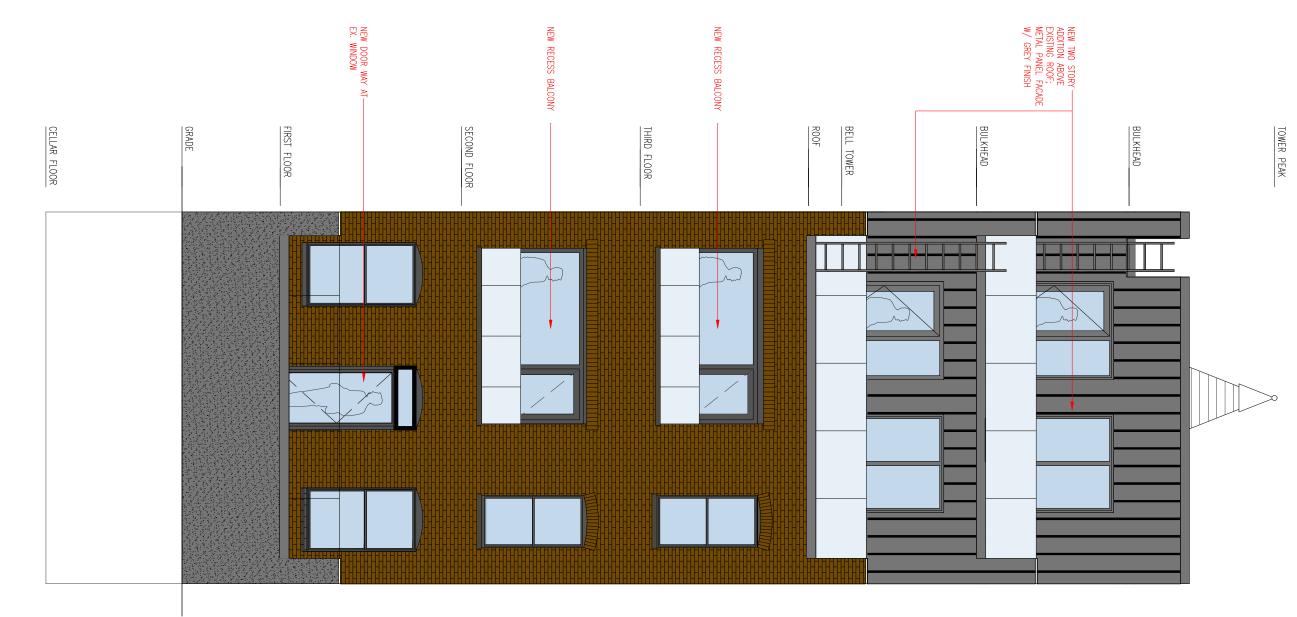
Existing Elevation

Garbo & Company

12

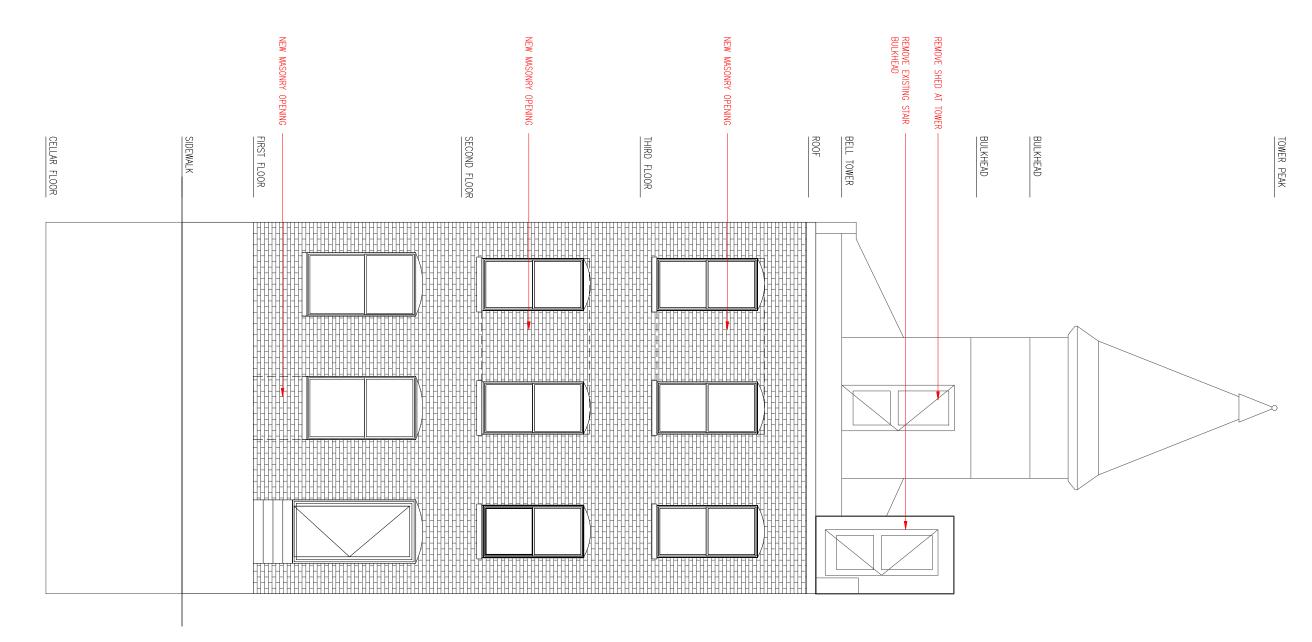
TOWER PEAK

rear facade



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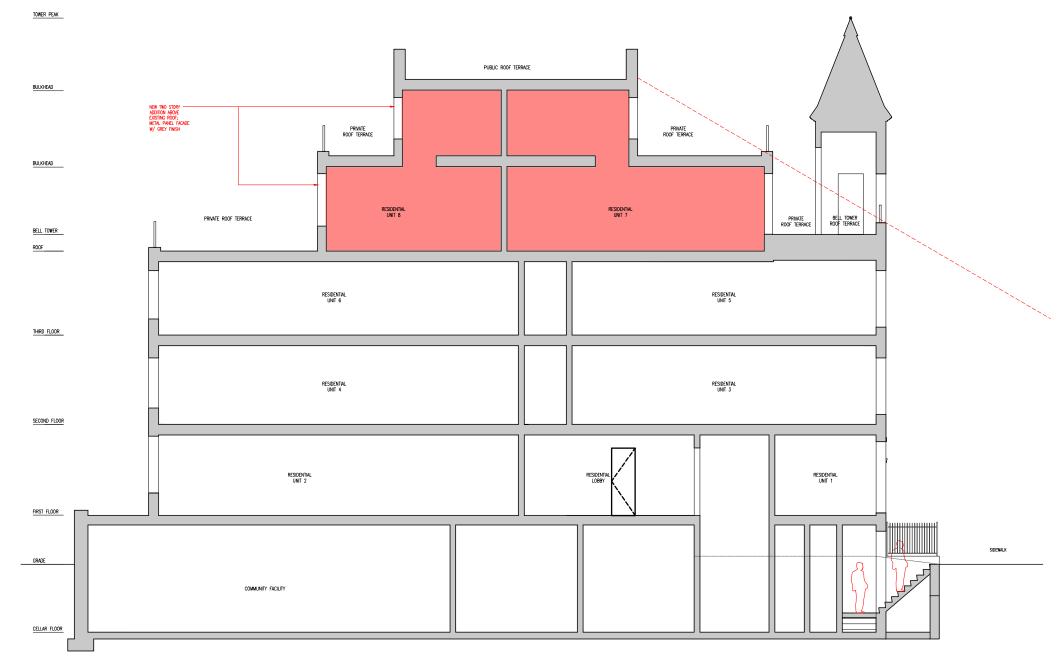
rear facade



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Existing Elevation

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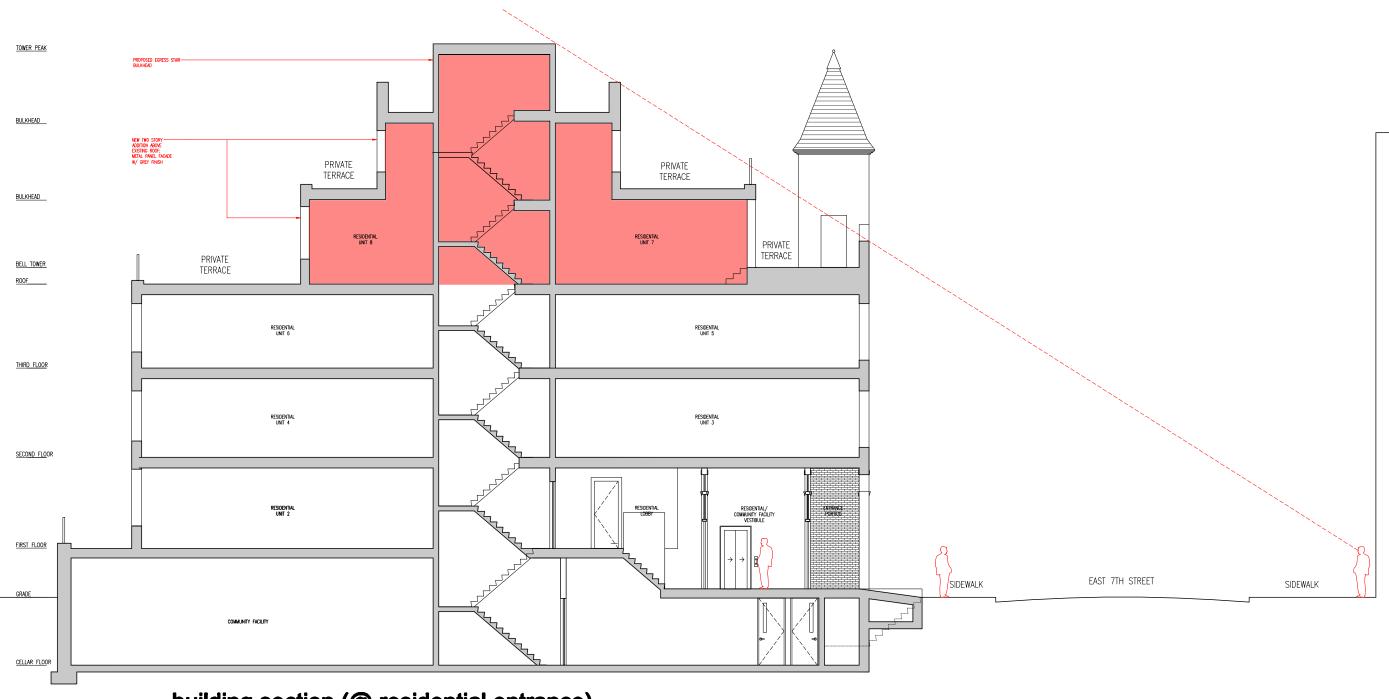




121 East 7th Street, Manhattan Lower East Side Historical District

Proposed Building Section

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building section (@ residential entrance)

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Proposed Building Section

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