



**Presentation to the
New York City
Landmarks Preservation
Commission**

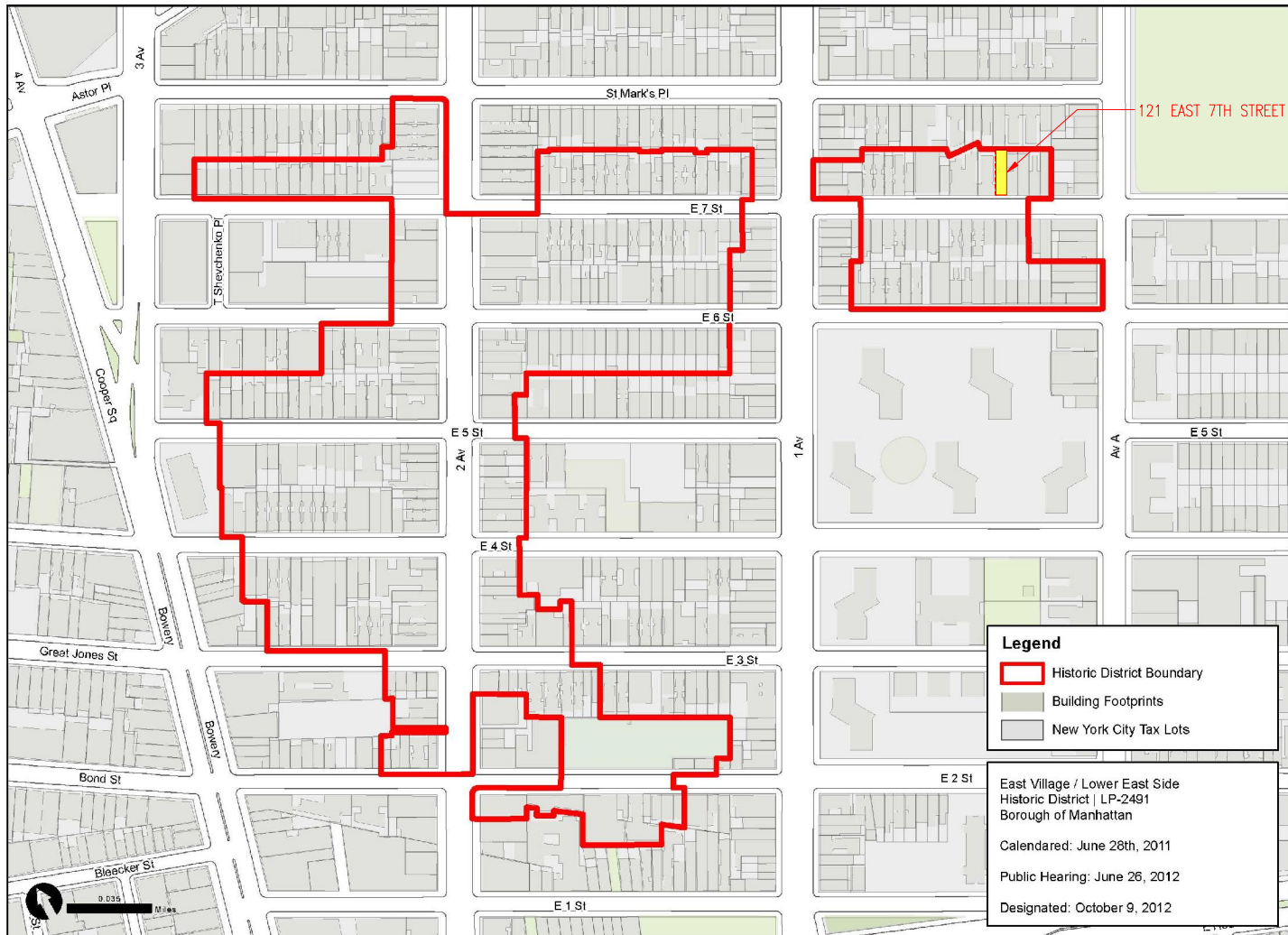
121 East 7th Street
Lower East Side Historic District

February 14th, 2026

Presentation to The New York City Landmarks Perseveration Commission

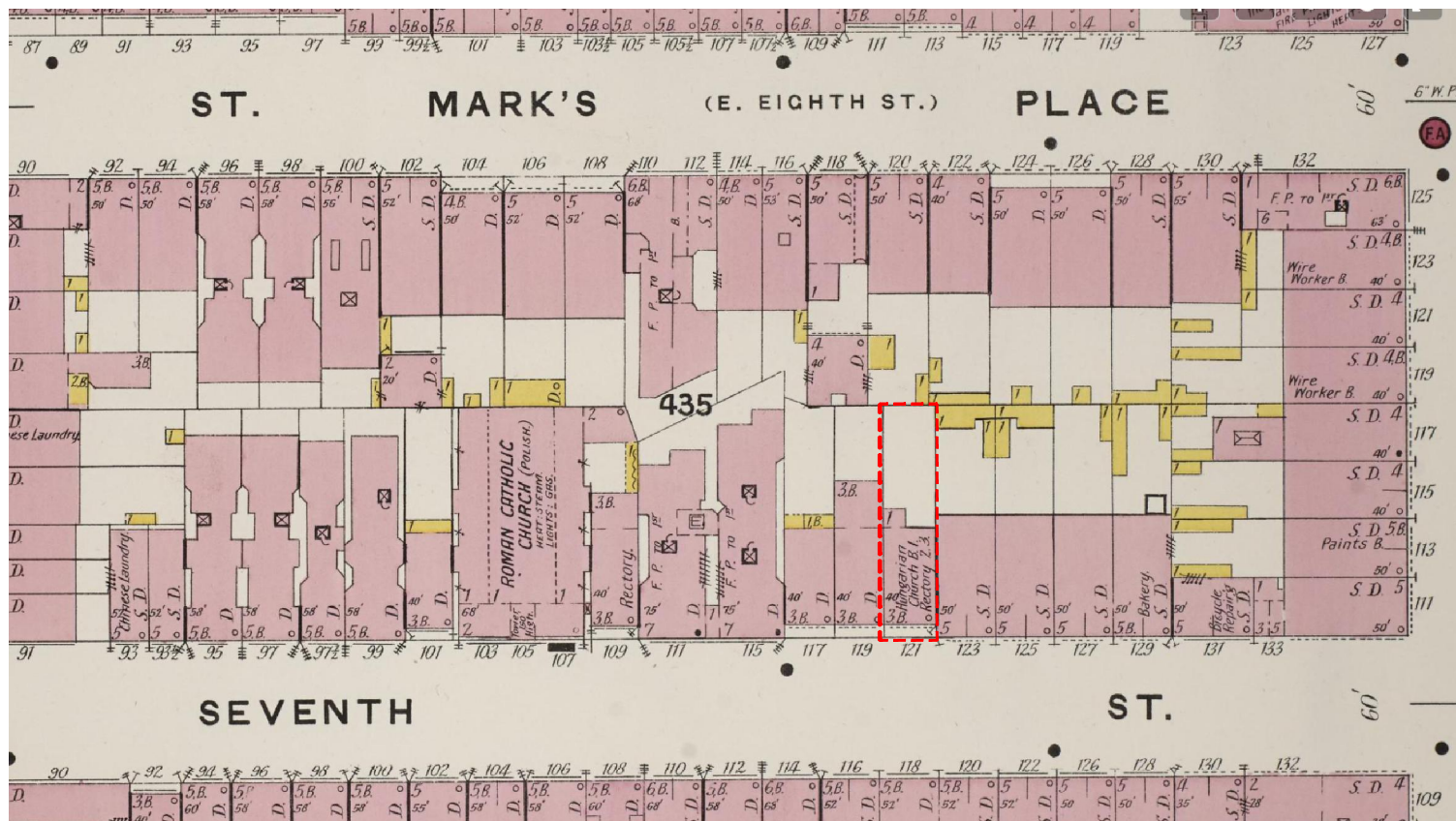
1. Proposed conversion of church use to 8 unit residential building and community facility
2. Proposed fourth & mezzanine floor vertical enlargement
3. Proposed building entrance modification to residences & community facility
4. Proposed metal clad wood windows replacement at street facade
5. Proposed restoration of masonry facade & decorative arch trim at window openings
6. Proposed stepped gable parapet replacement
7. Proposed bell tower's cornice and spire restoration
8. Proposed exterior light fixtures

East Village / Lower East Side Historic District | LP-2491

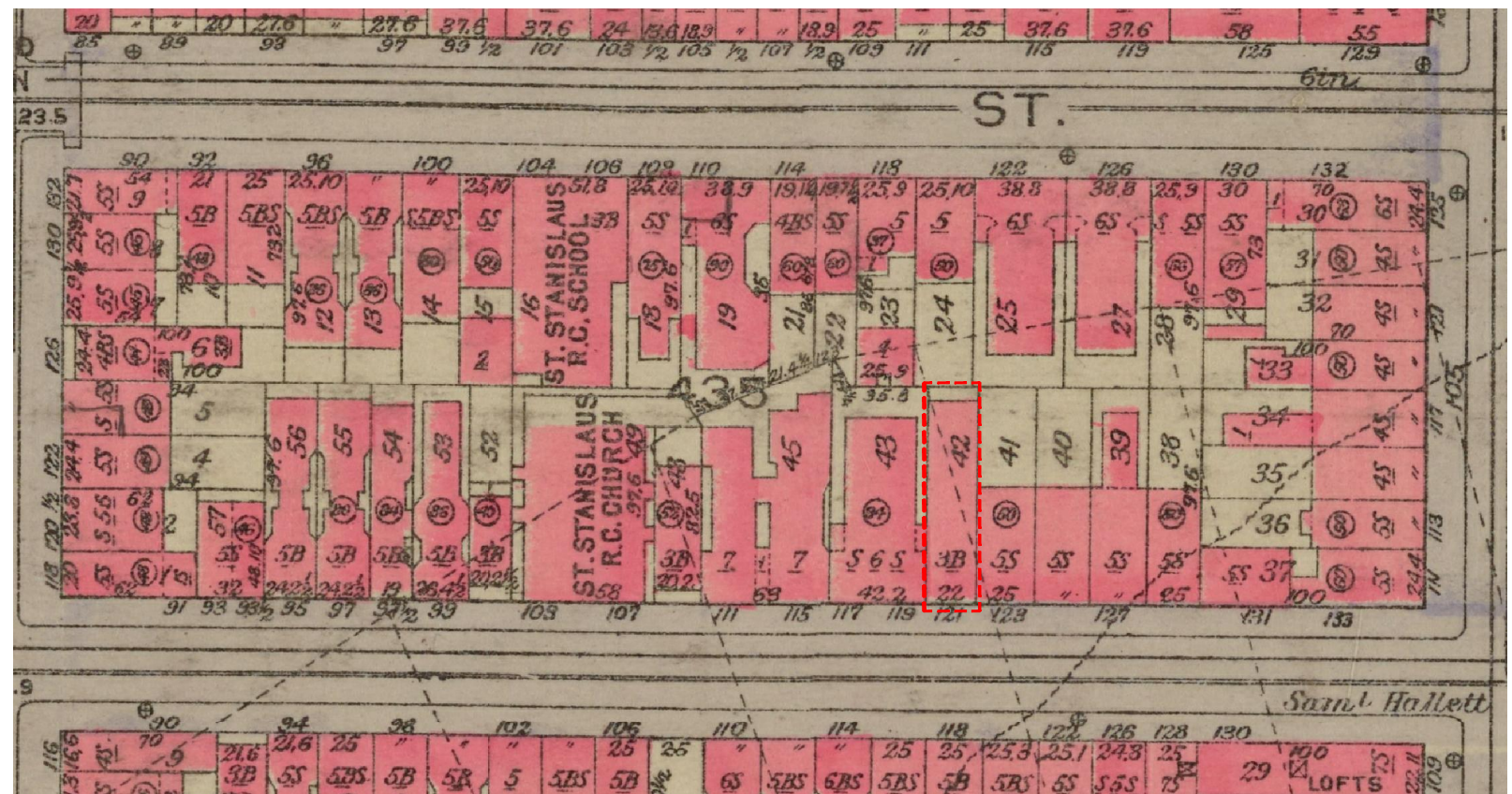


Graphic Source: Map PLUTO, Edition 19v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.23.2019





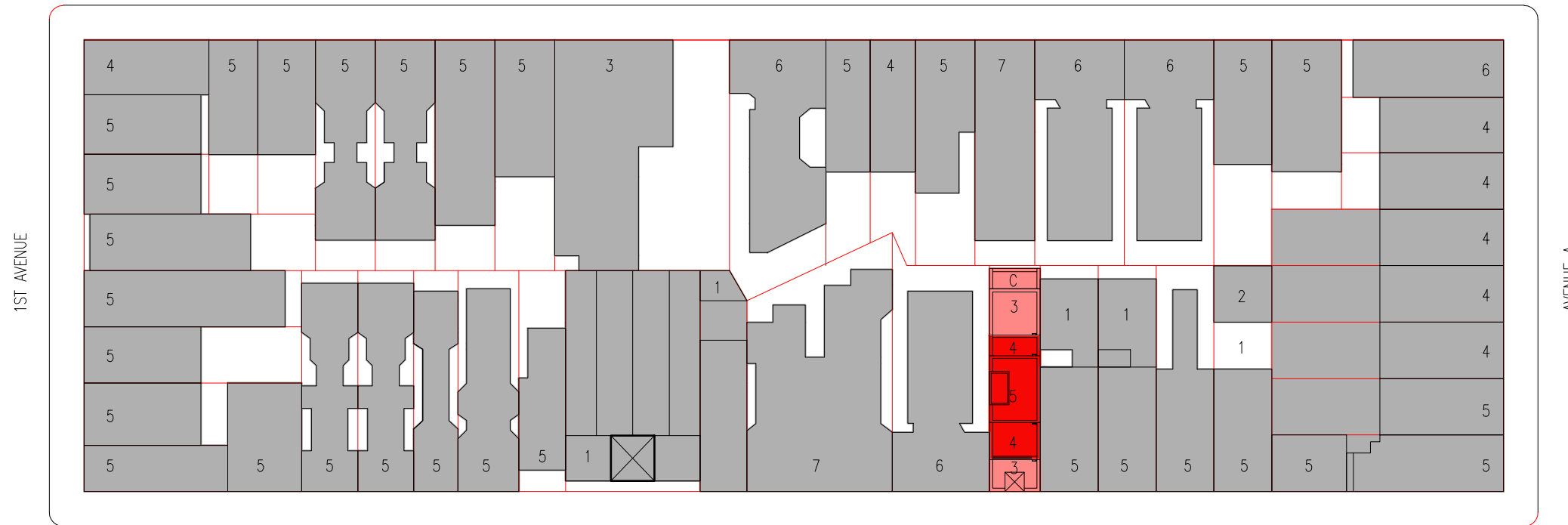
Sanborn Map, 1903



G.W. Bromley & Co. 1930: plate 28



ST MARKS PLACE



EAST 7TH STREET

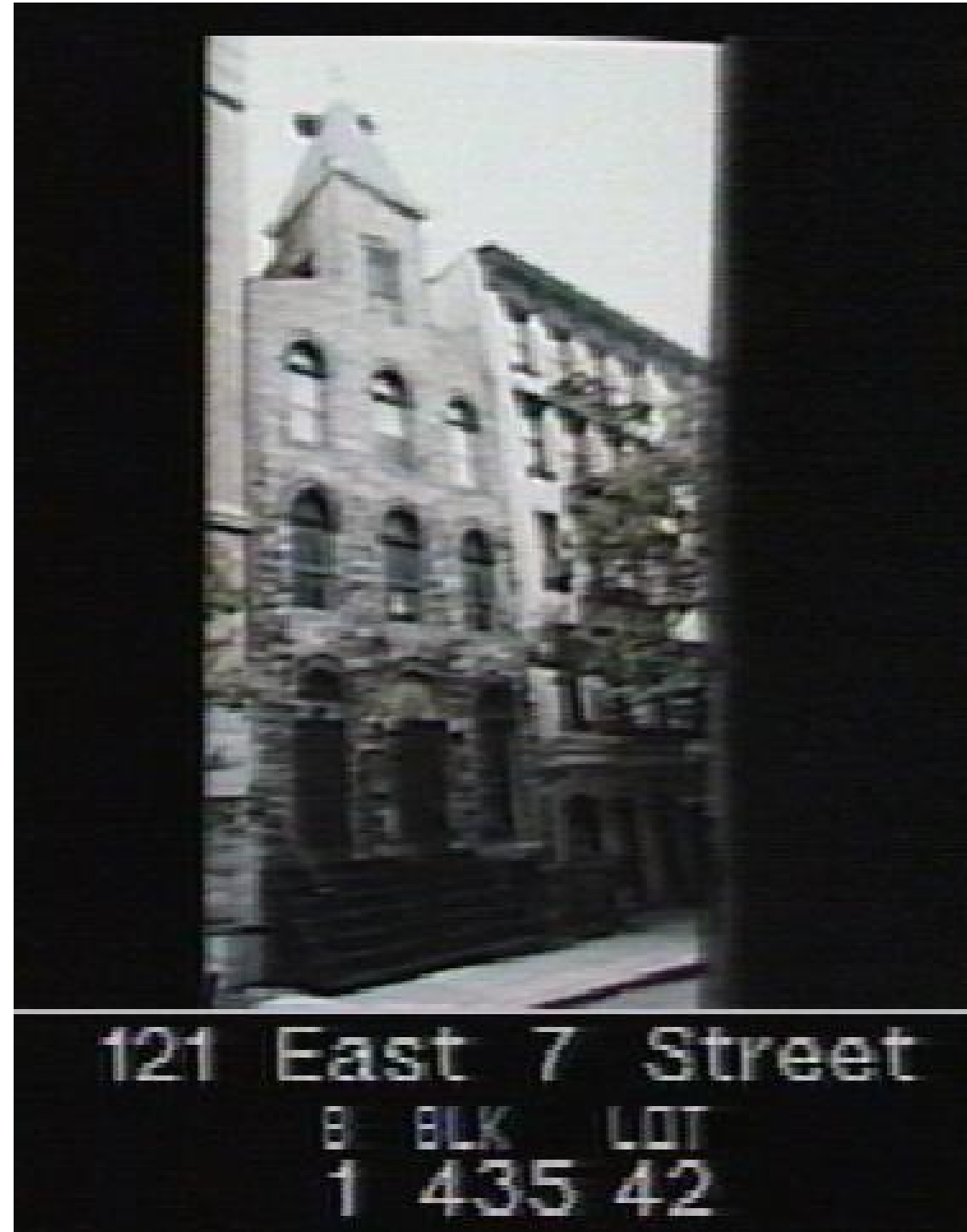


KEY

- EXISTING BUILDINGS
- EXISTING 3 STORY
- PROPOSED 4 & MEZZANINE STORY ADDITION



1940 Tax Photo



1980 Tax Photo



1940 Tax Photo



2025 Photo



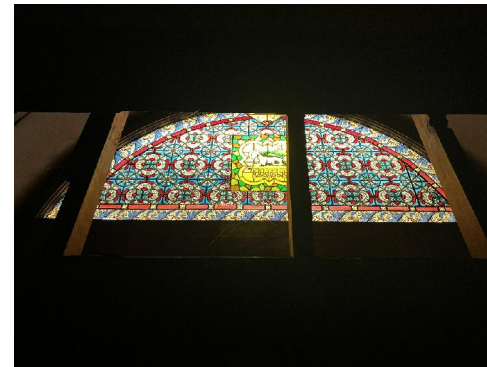
2013 Photo (web image by others)



view at 2nd floor stained glass window & transom



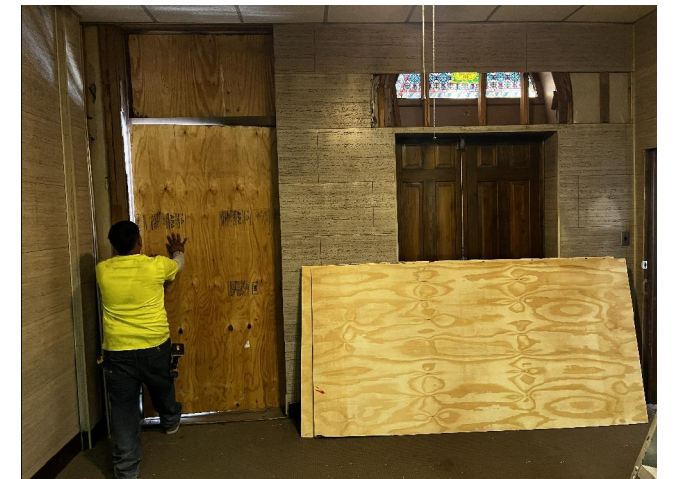
view from interior



view at transom - faux film



view at 1st floor - stain glass window



view from interior



Close up view of Faux stain glass film



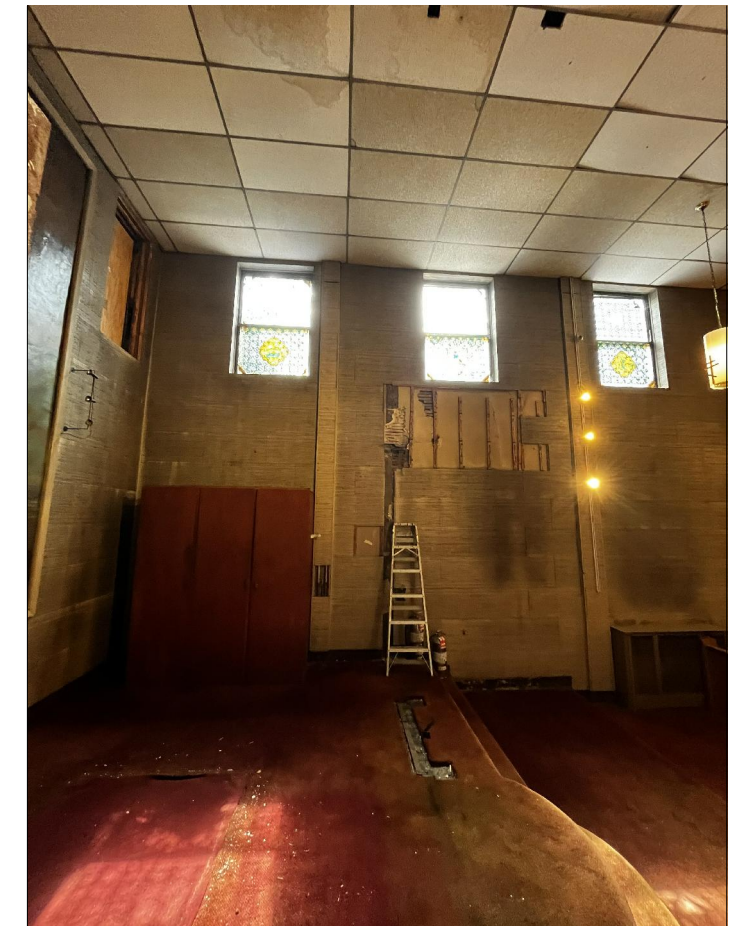
Rear facade view at windows removed



Faux stain glass film at sanctuary windows



Rear facade
Changes occurred without permits





existing facade at 1st floor level



existing stoop at front areaway



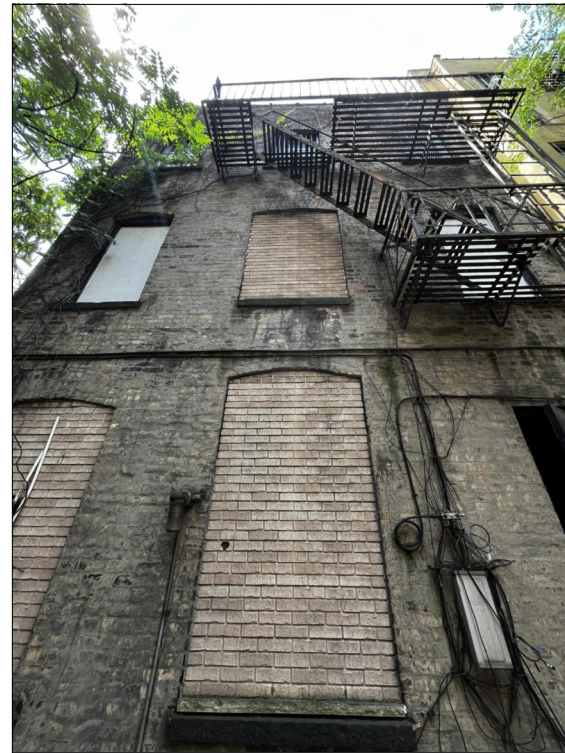
existing newel post



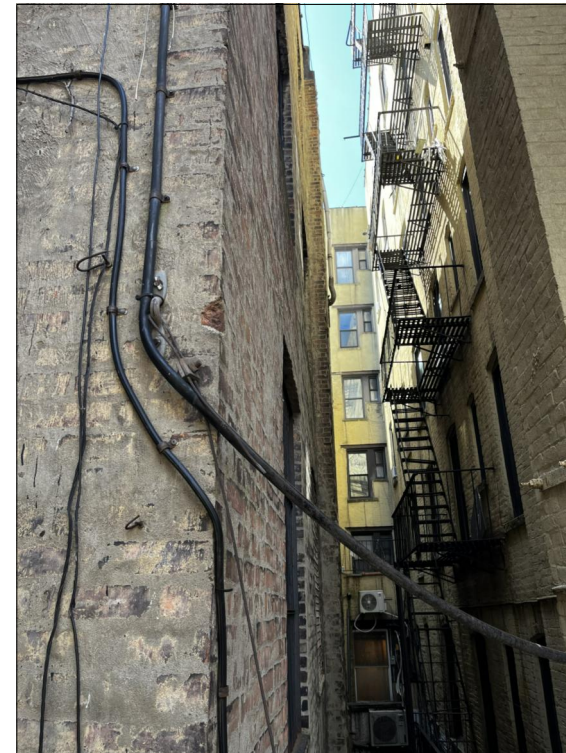
existing facade at 2nd & 3rd floor level & bell tower



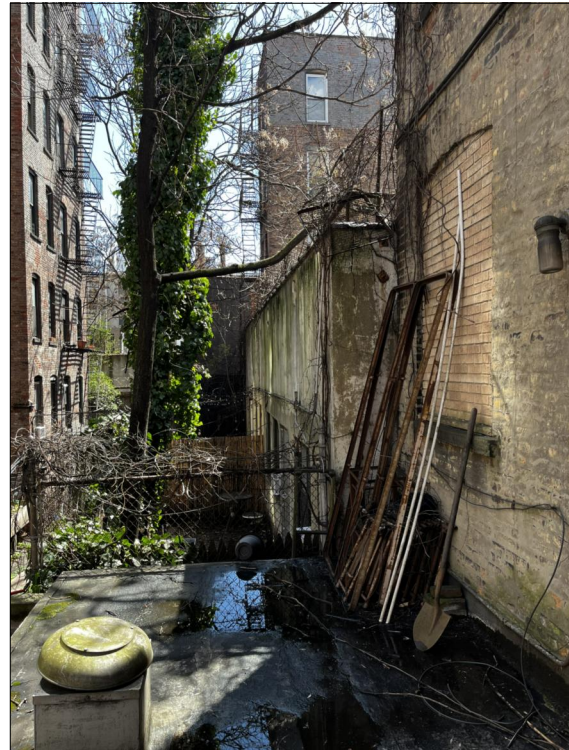
facade view at rear yard



facade view at rear yard



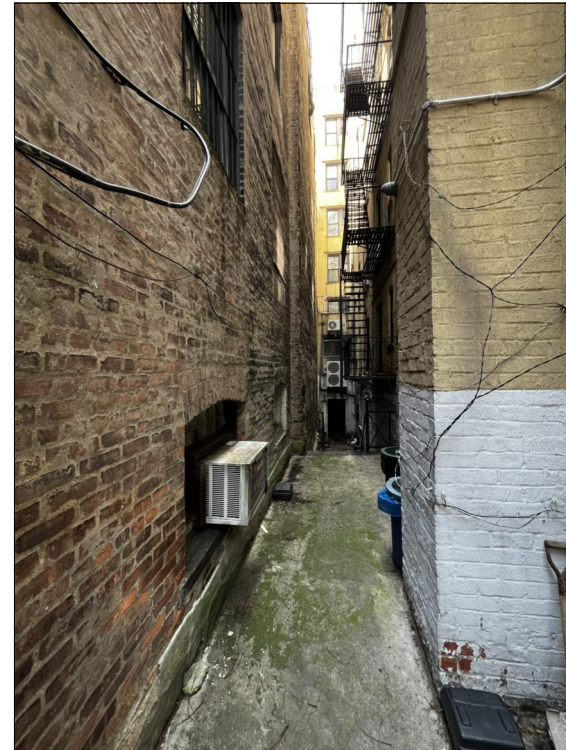
west areaway



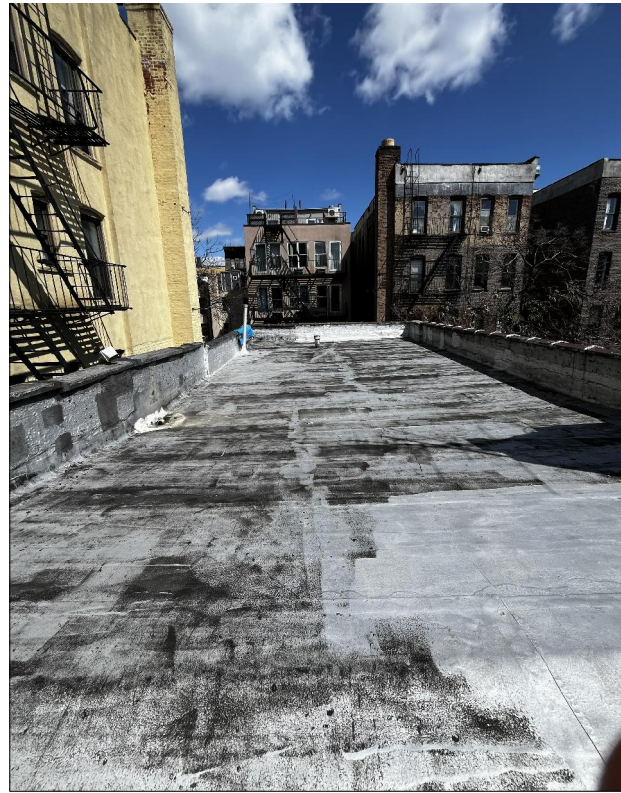
east view at rear yard



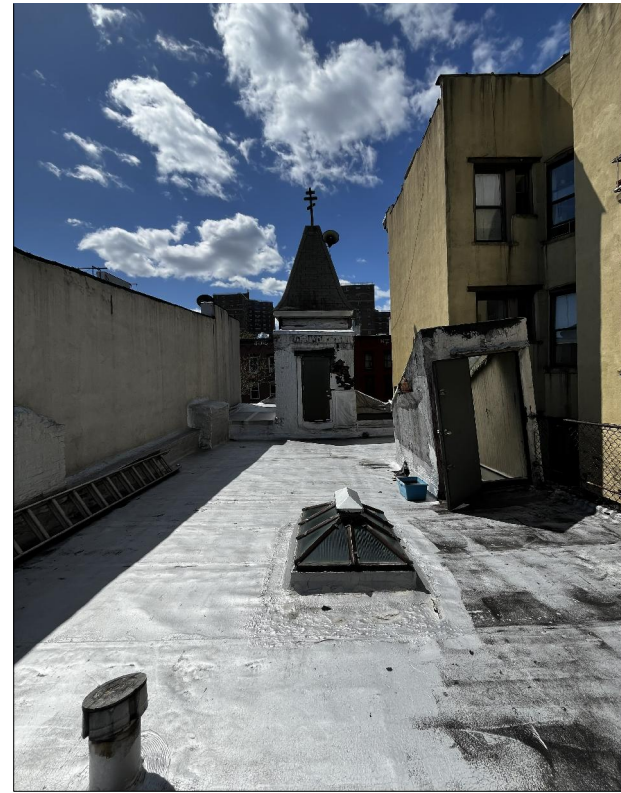
west view at rear yard



west areaway



south view at roof



north view at roof



rear west view at roof



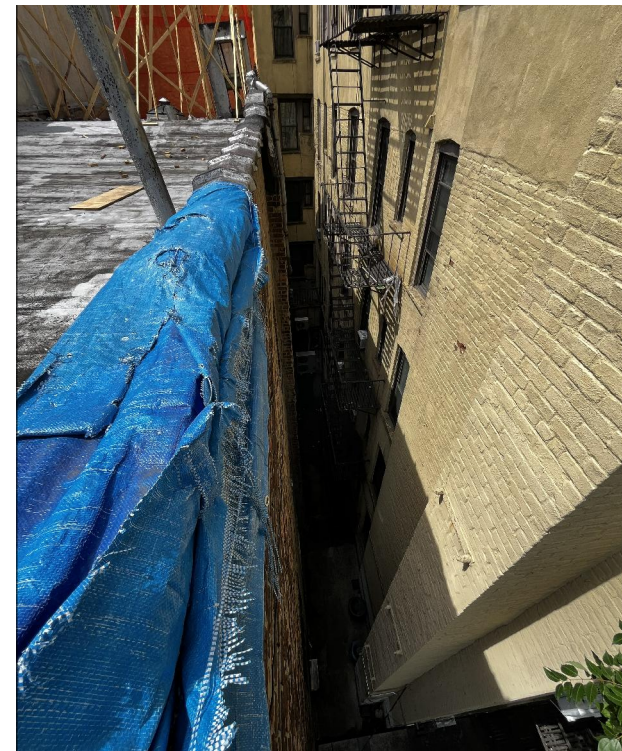
rear east view at roof



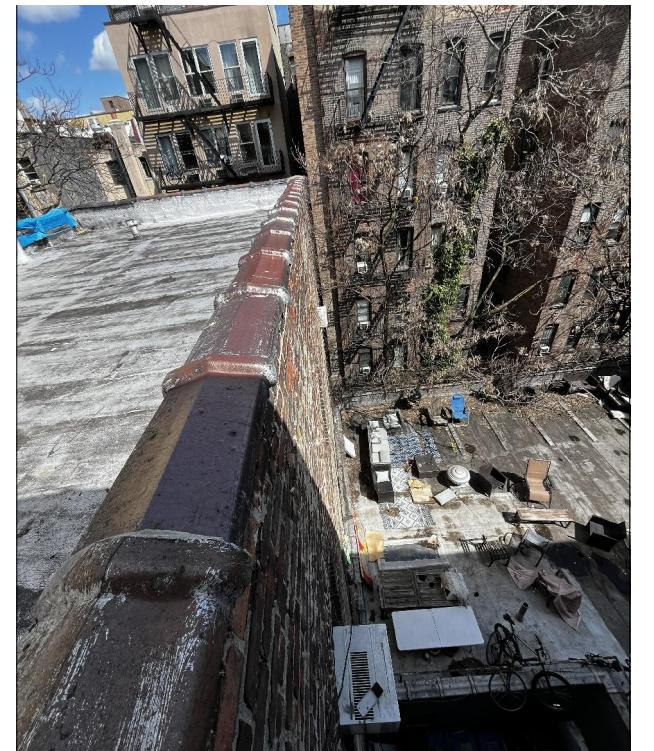
bell tower view at roof - east



bell tower view at roof - west



west view at property line & areaway



east view at rear property line



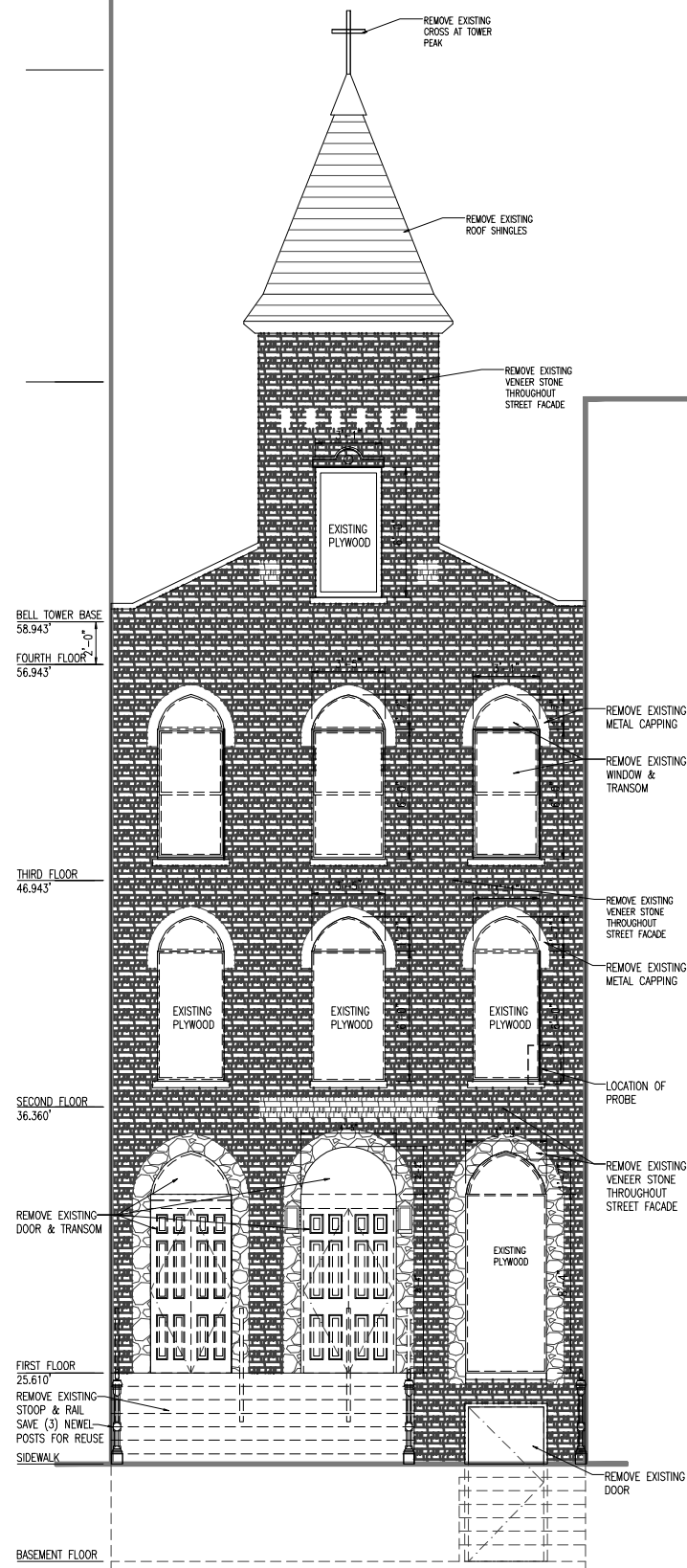
Exterior view at 2nd floor window - faux stone removed to reveal existing brick facade



Interior view at 2nd floor window



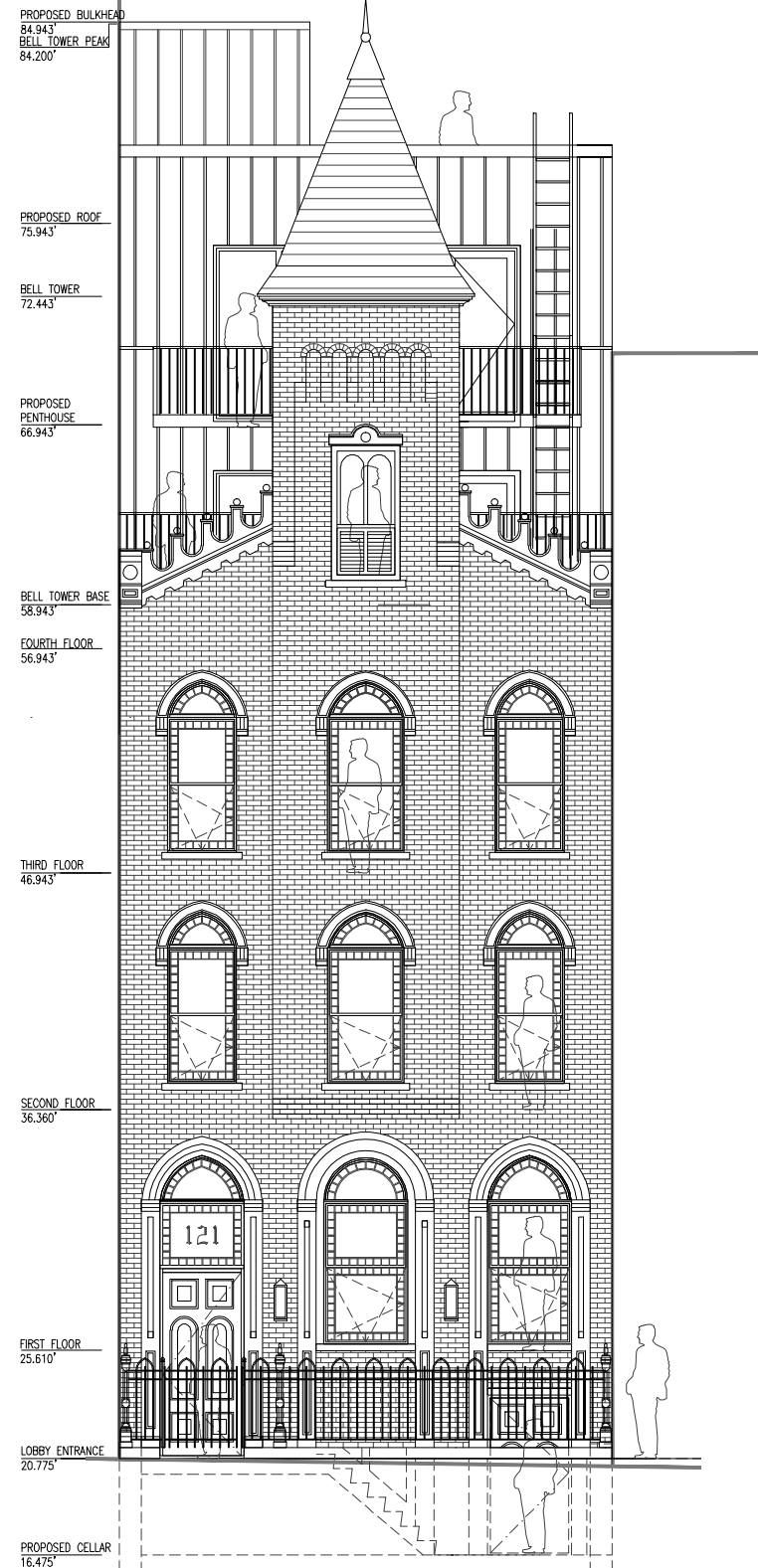
Probe at 2nd floor window - exposed brick under faux stone cladding



Existing elevation

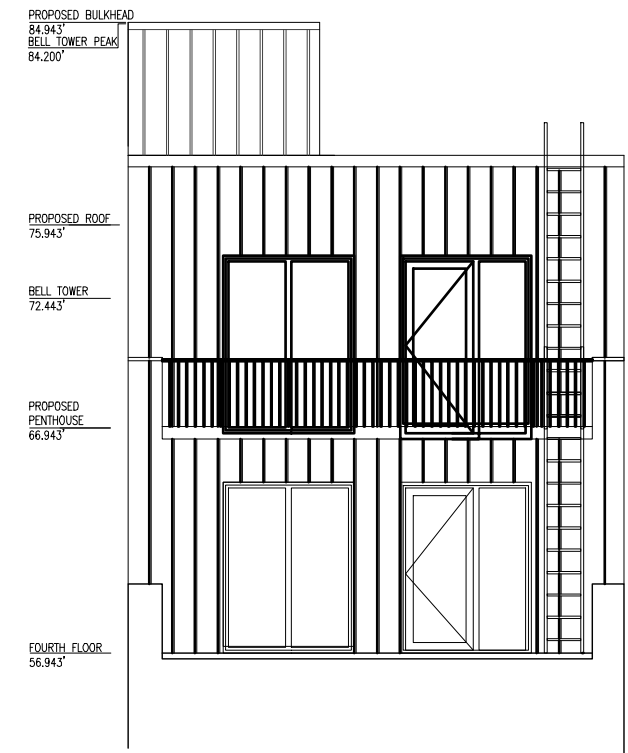
George Architect PLLC

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



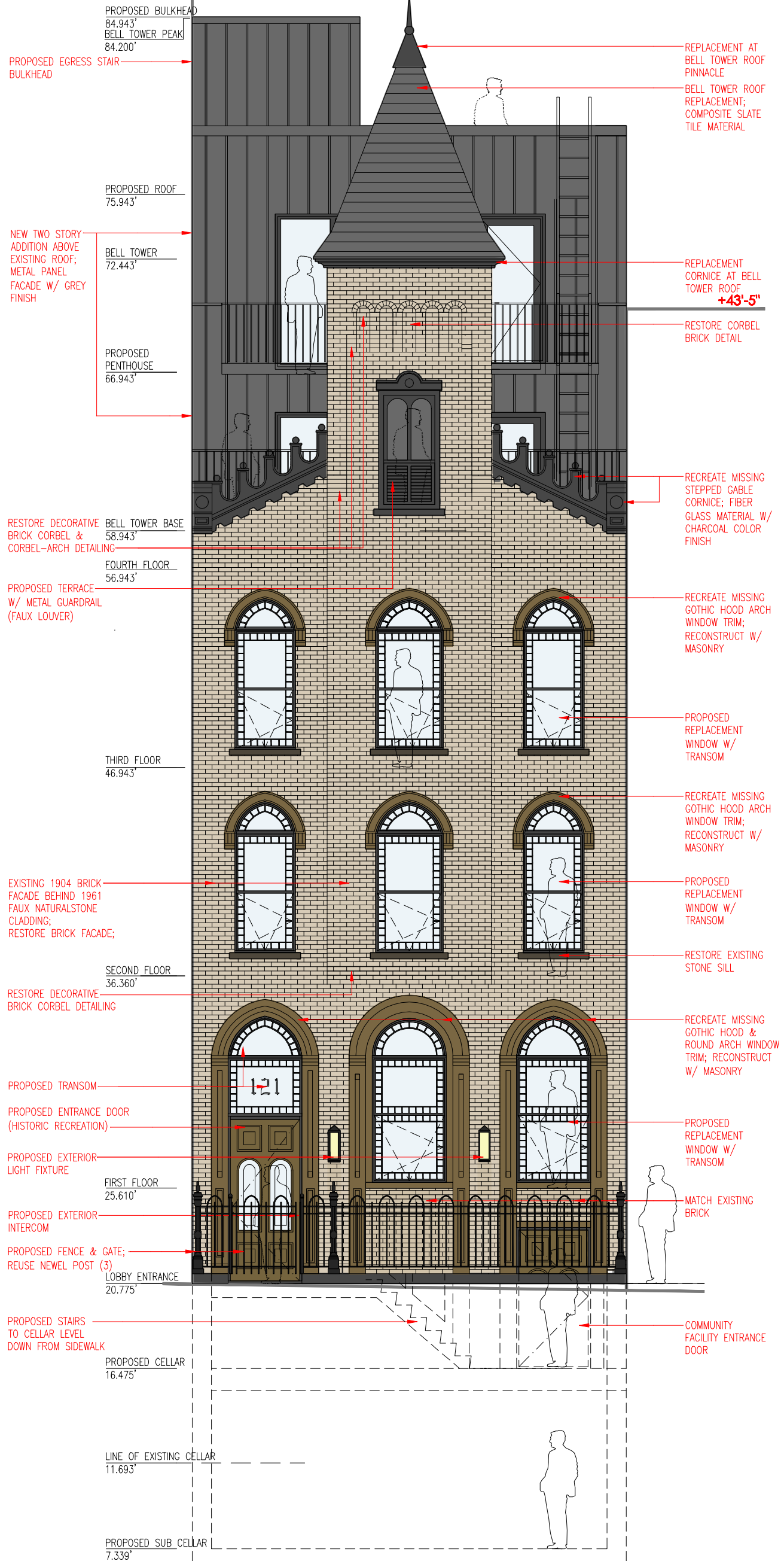
Proposed elevation

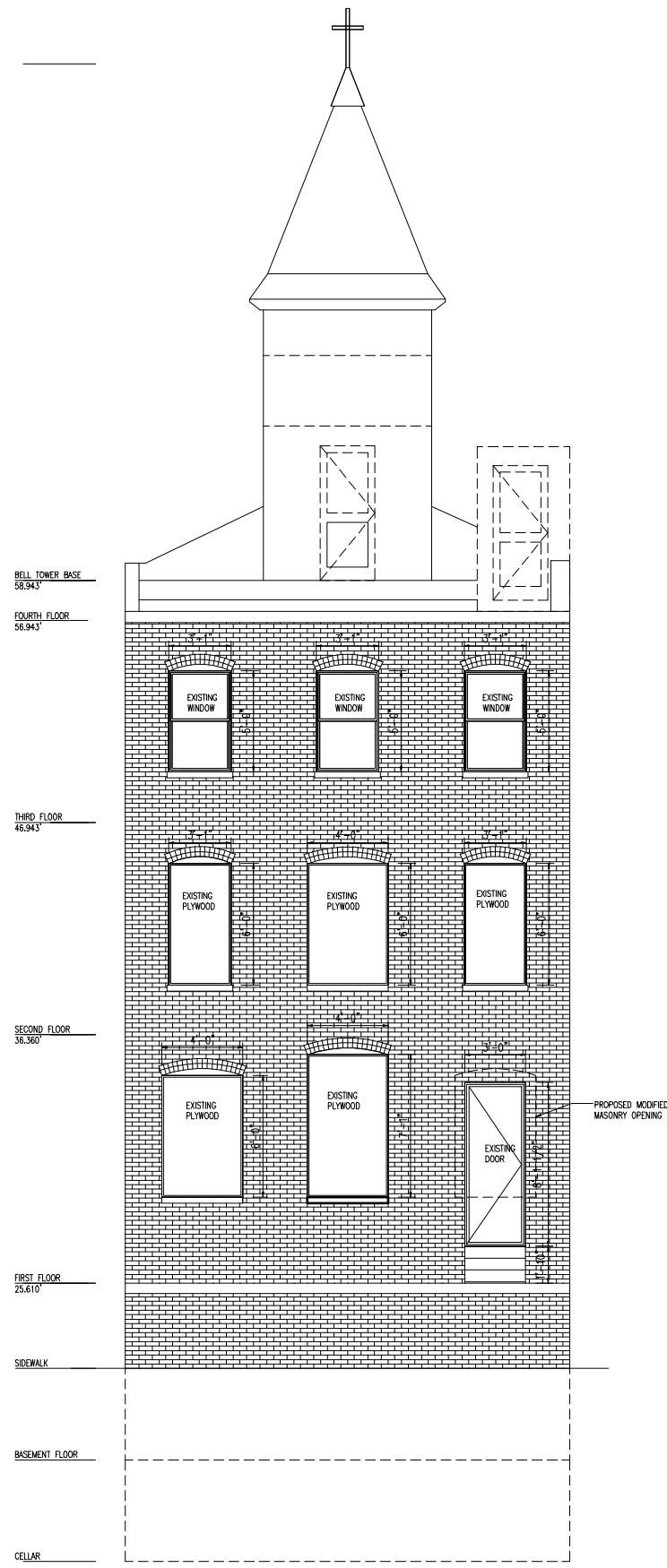
Existing & proposed
Street elevations - North



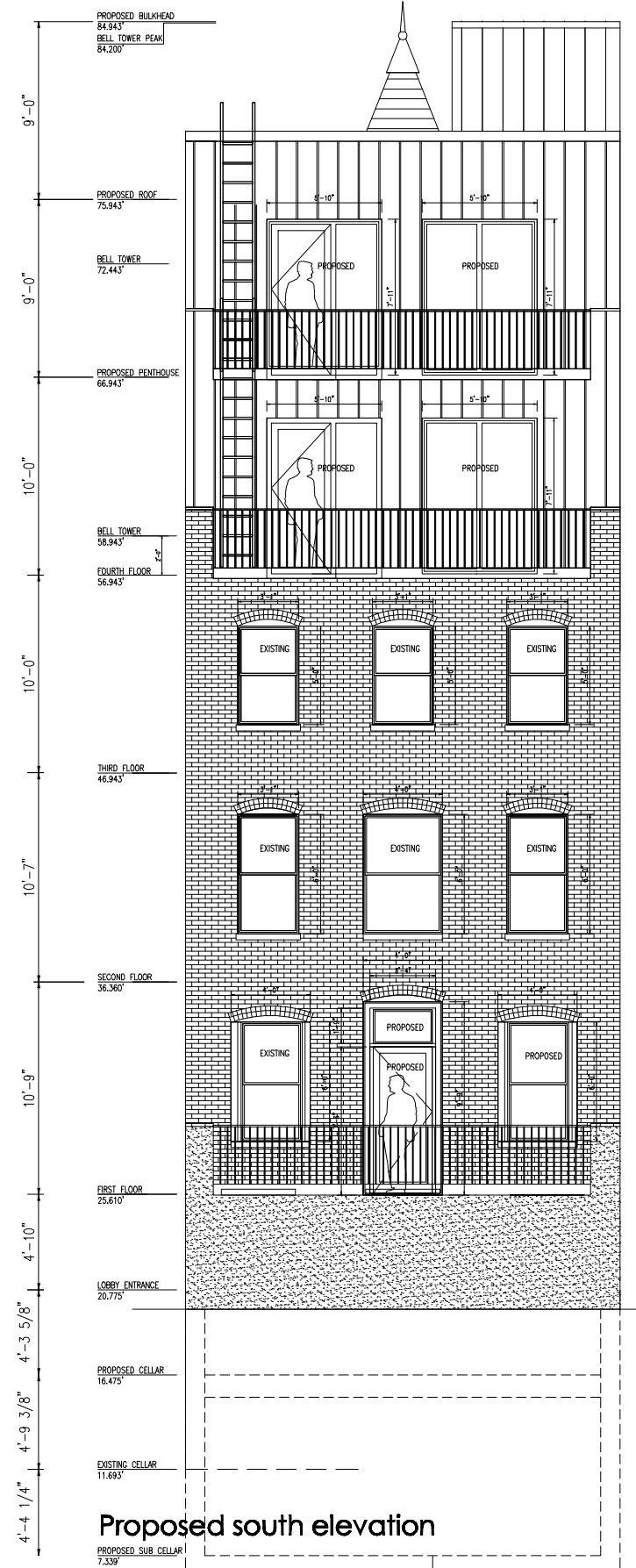
Proposed elevation at 4th & mezzanine level

+73'-10"



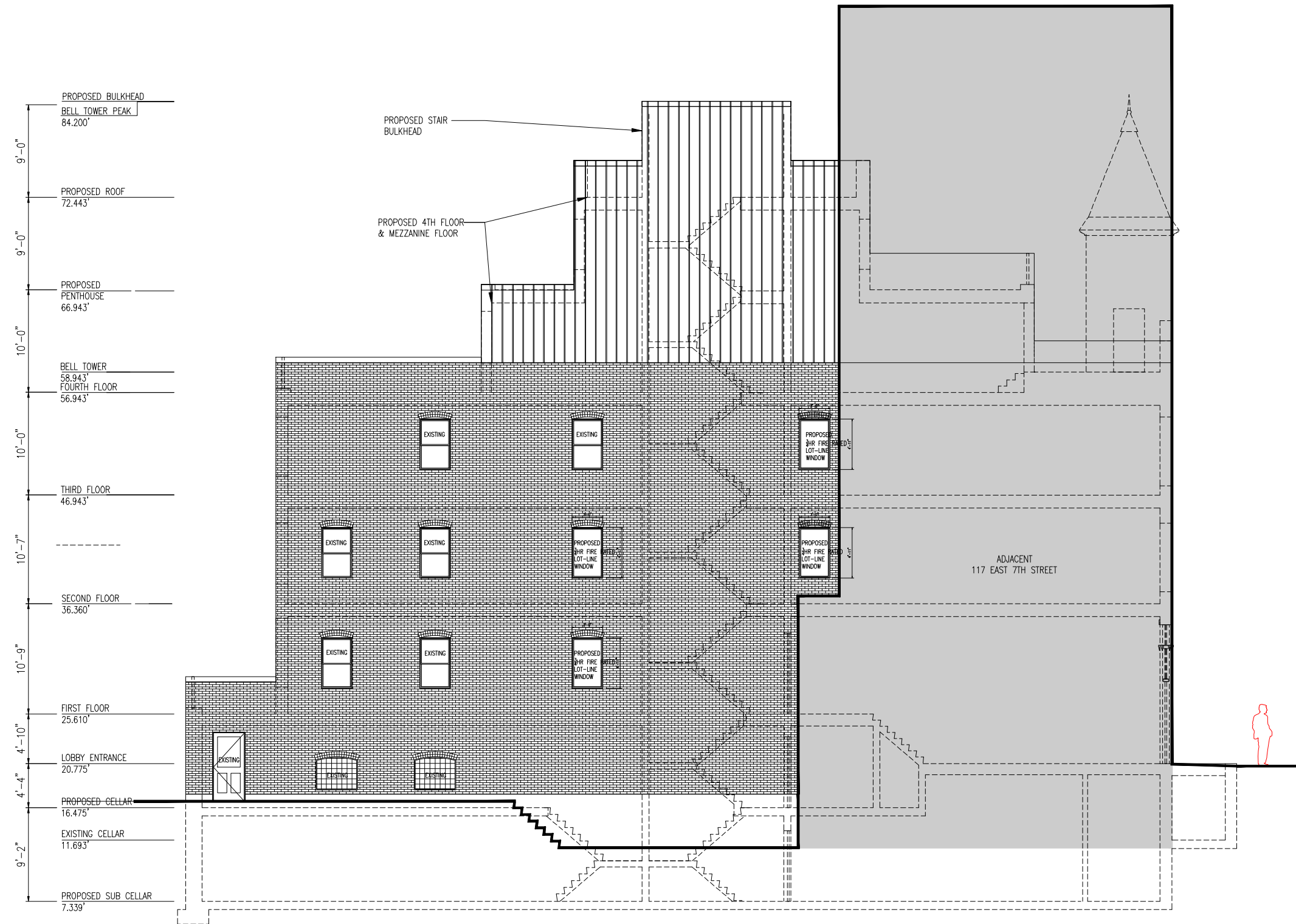


Proposed south elevation

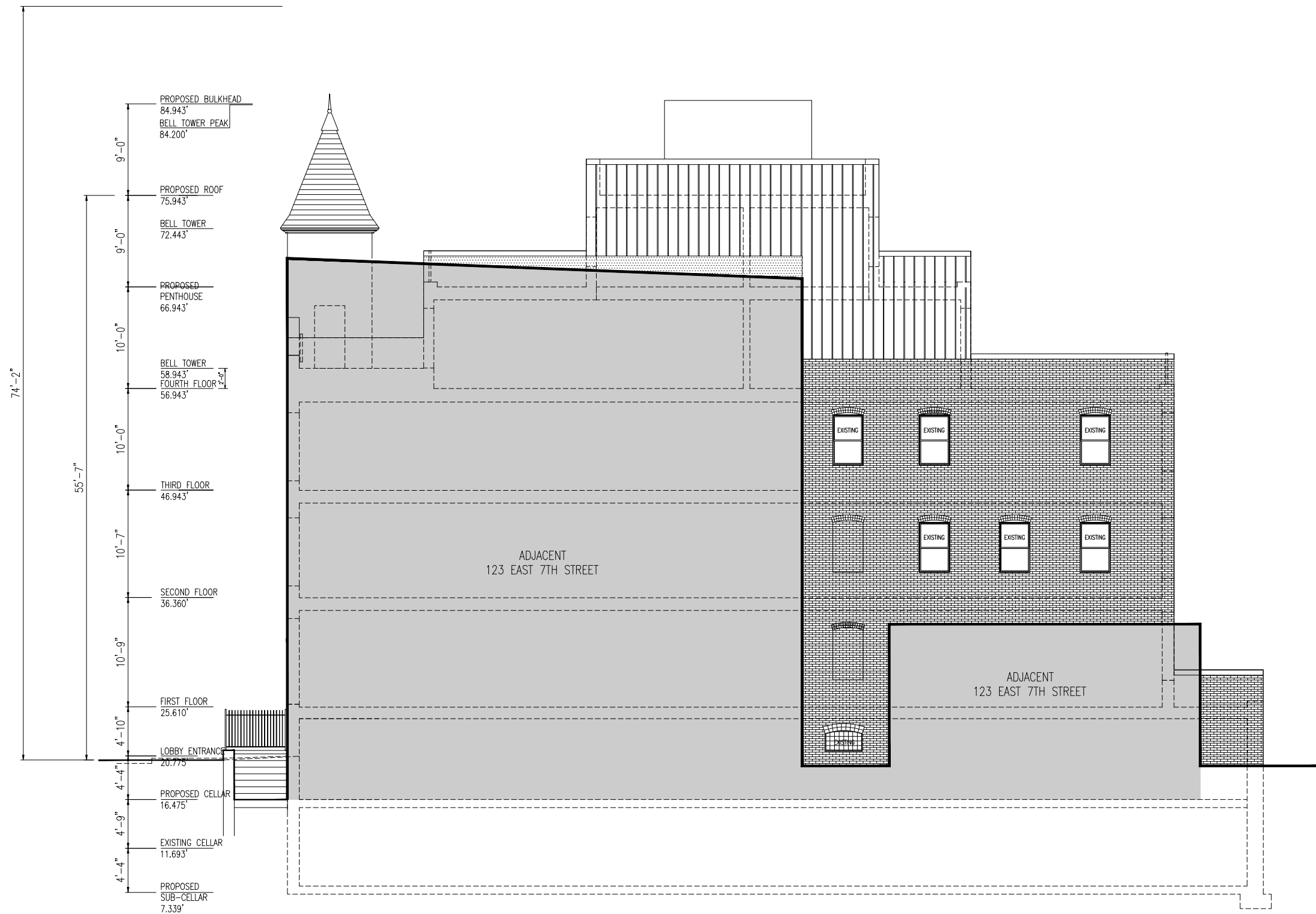


Proposed south elevation

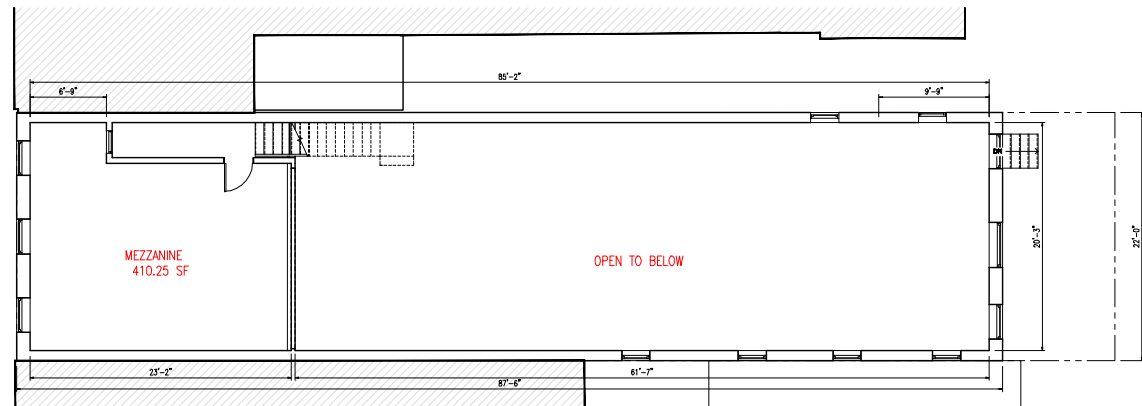
Proposed elevations



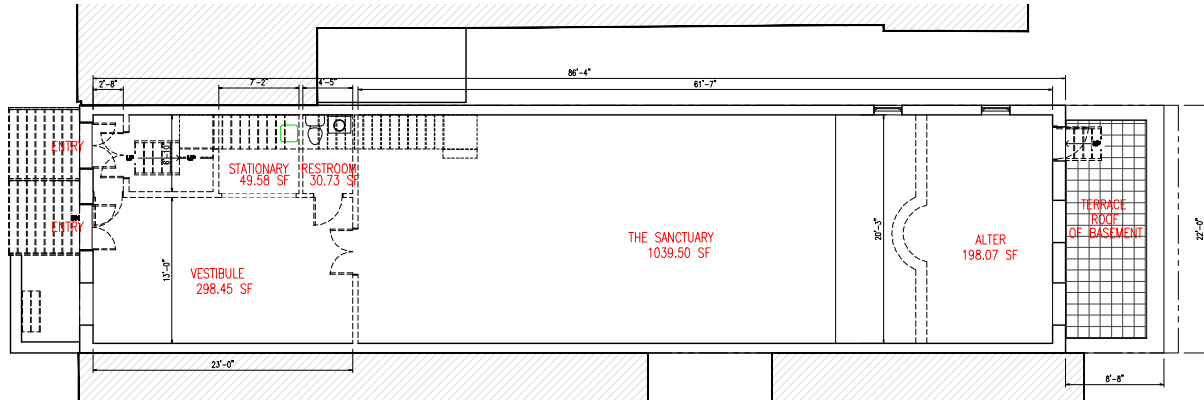
Proposed west elevation - party wall



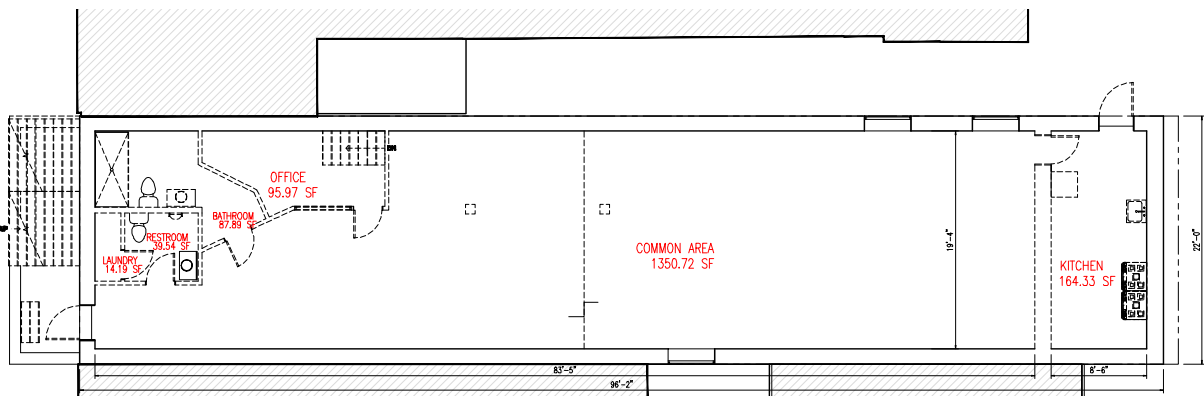
Proposed east elevation - party wall



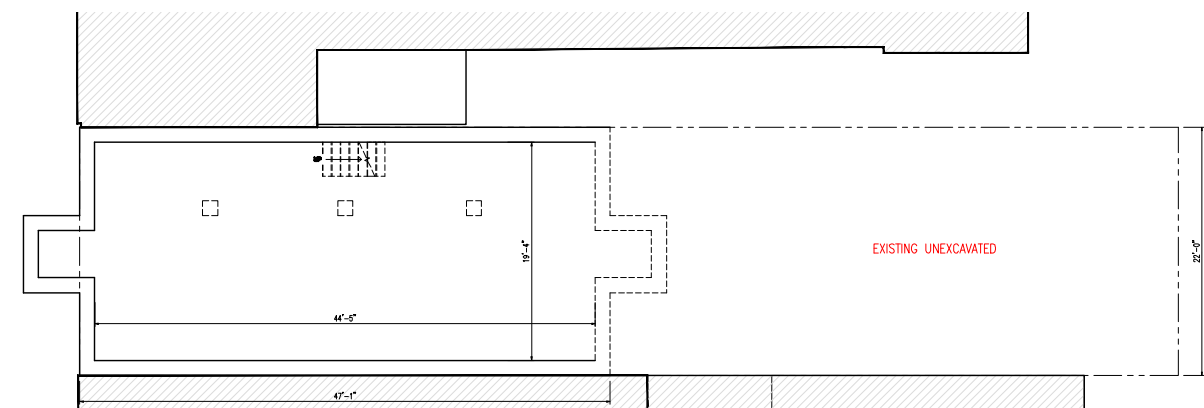
Second floor plan



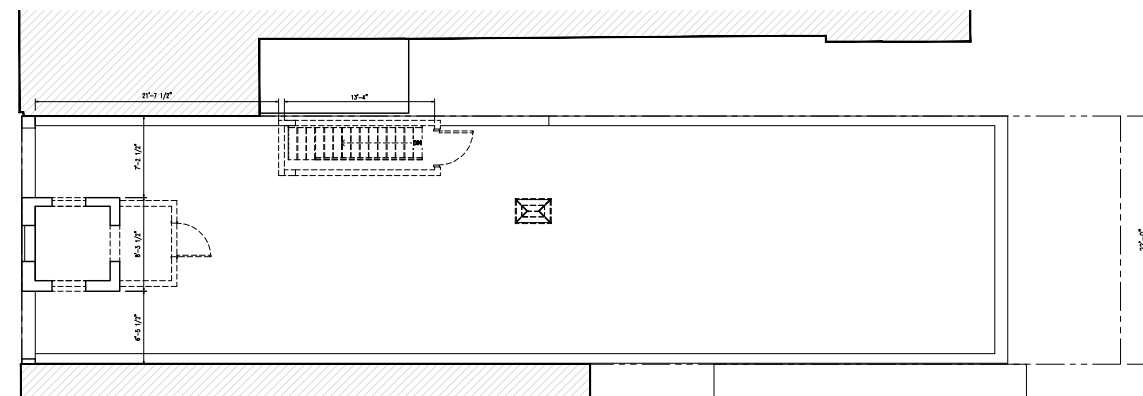
First floor plan



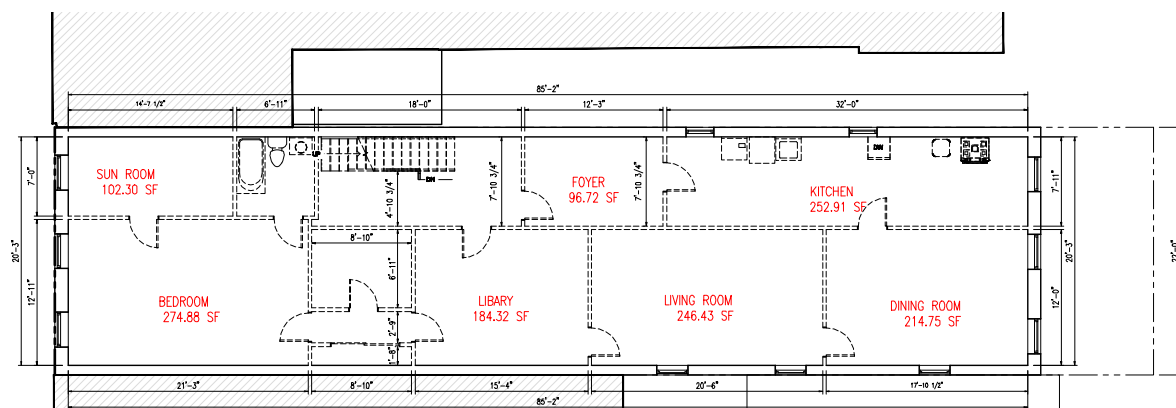
Basement floor plan



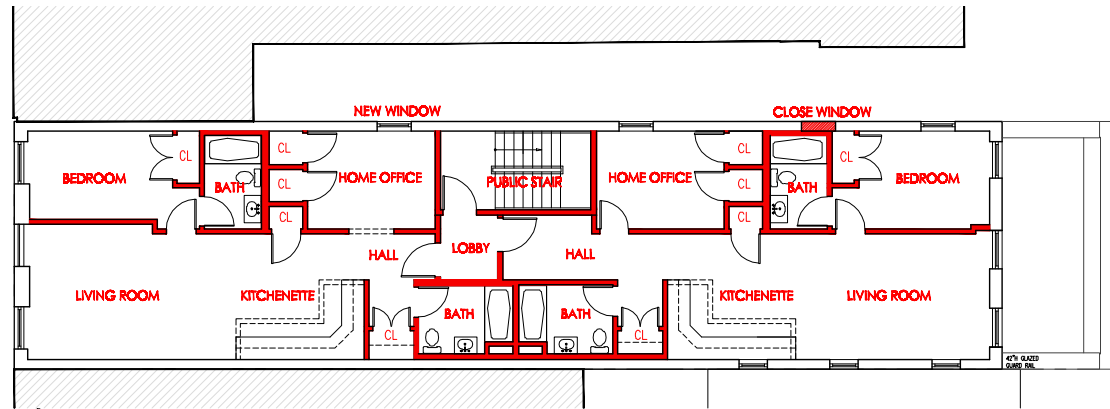
Cellar floor plan



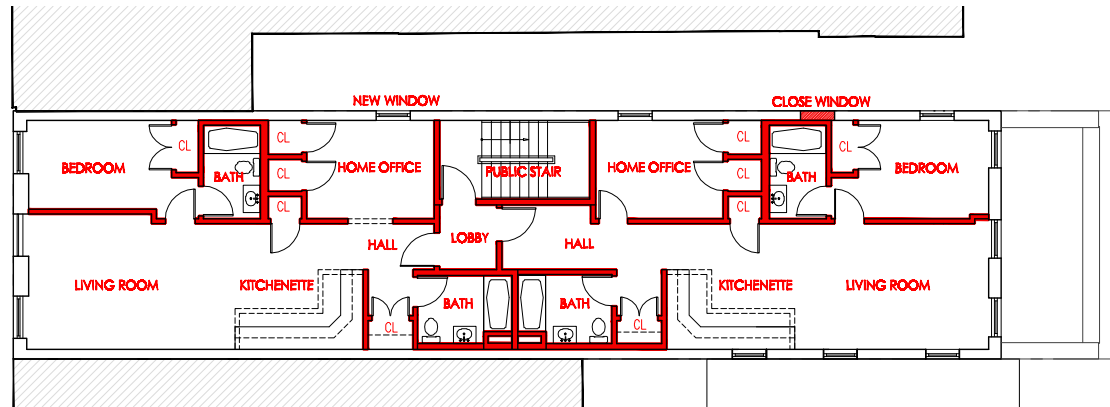
Roof plan



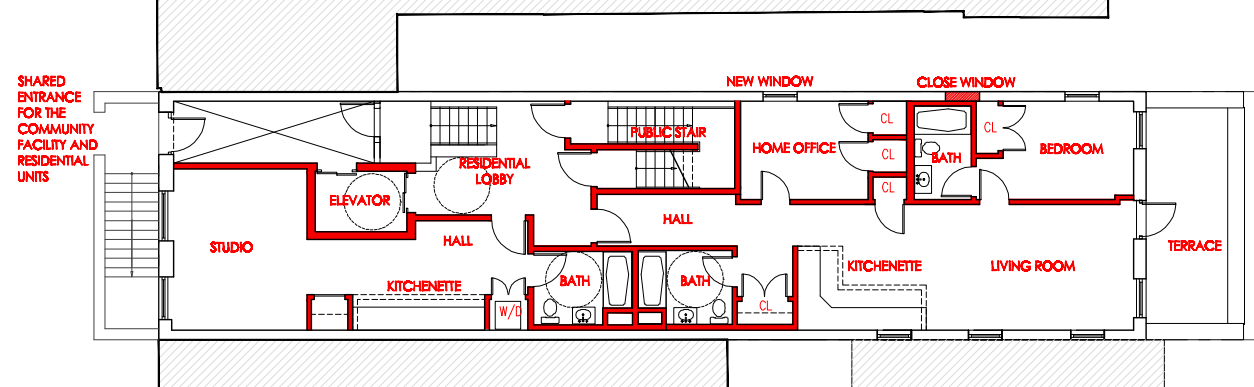
Third floor plan



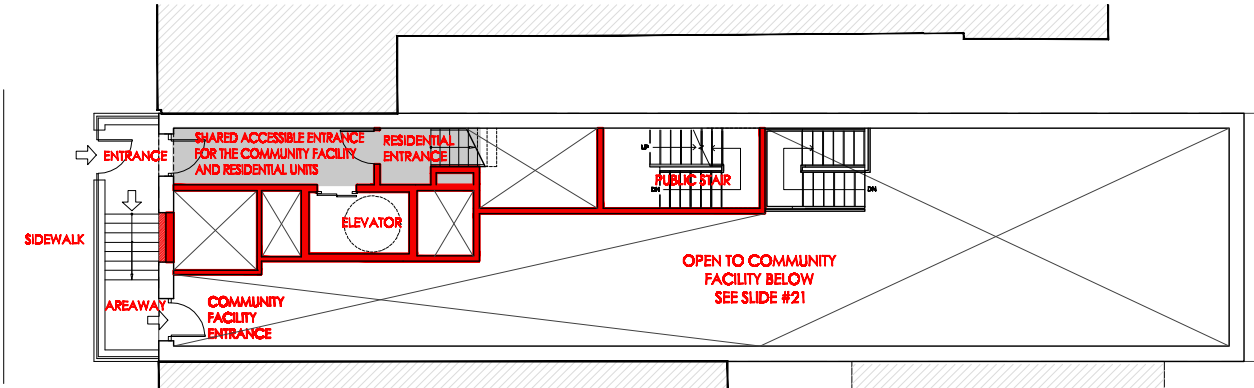
Third floor plan



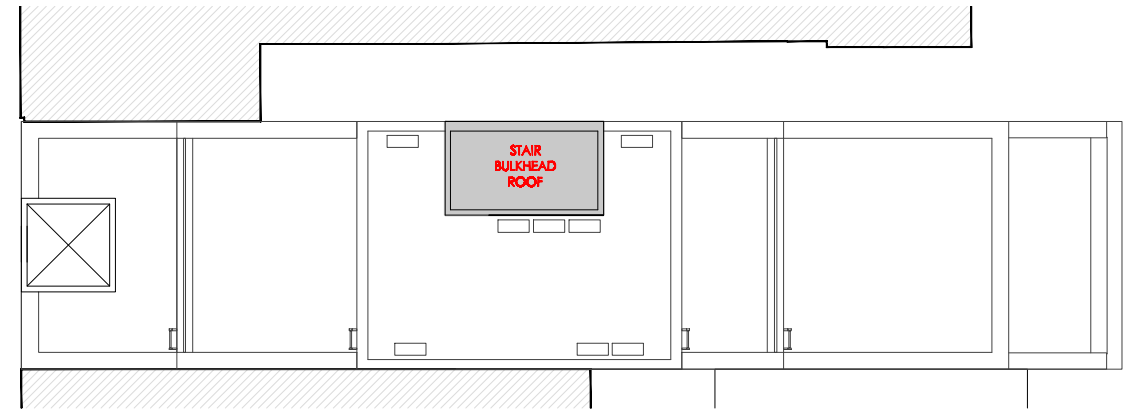
Second floor plan



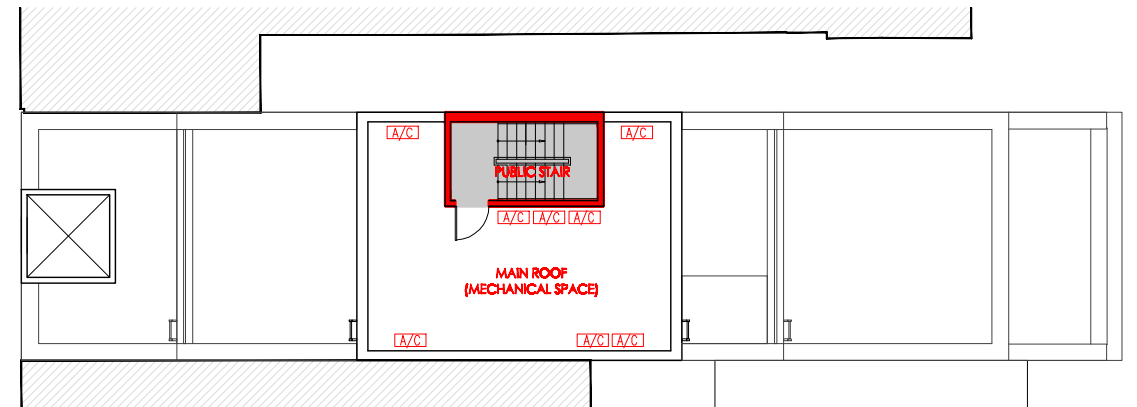
First floor plan



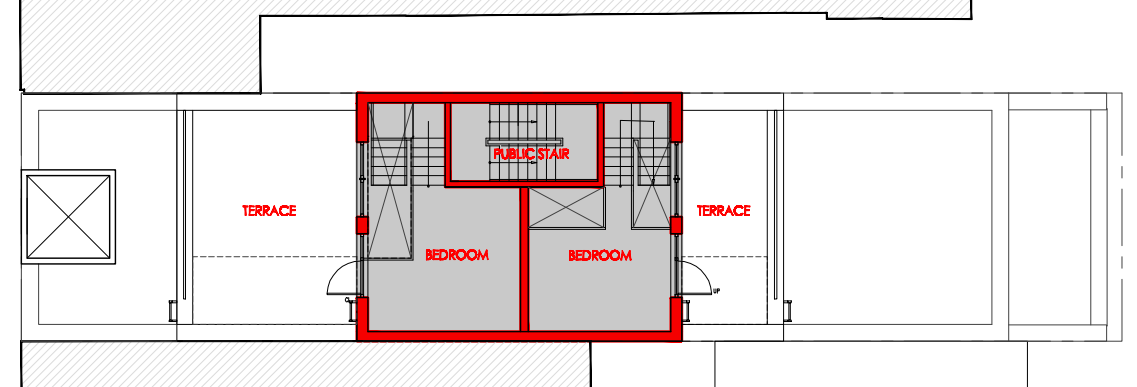
Ground floor plan (entry accessible level)



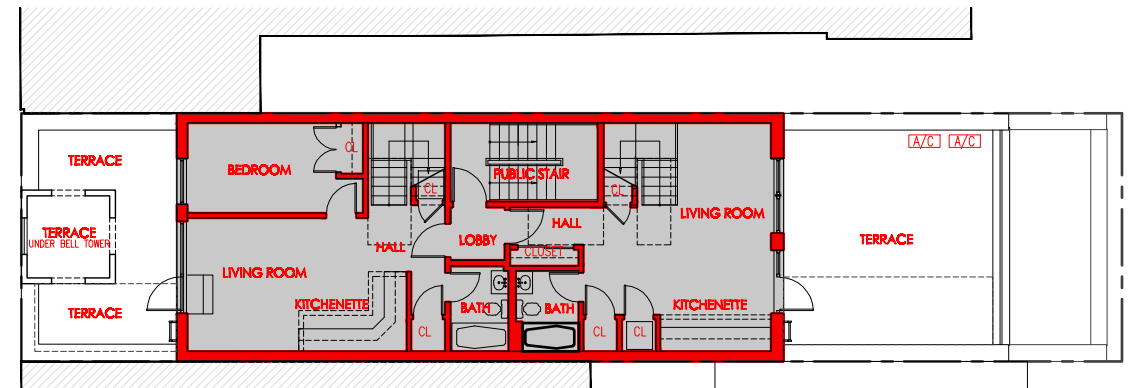
Stair bulkhead roof plan - Proposed



Main roof plan (mechanical space) - Proposed bulk

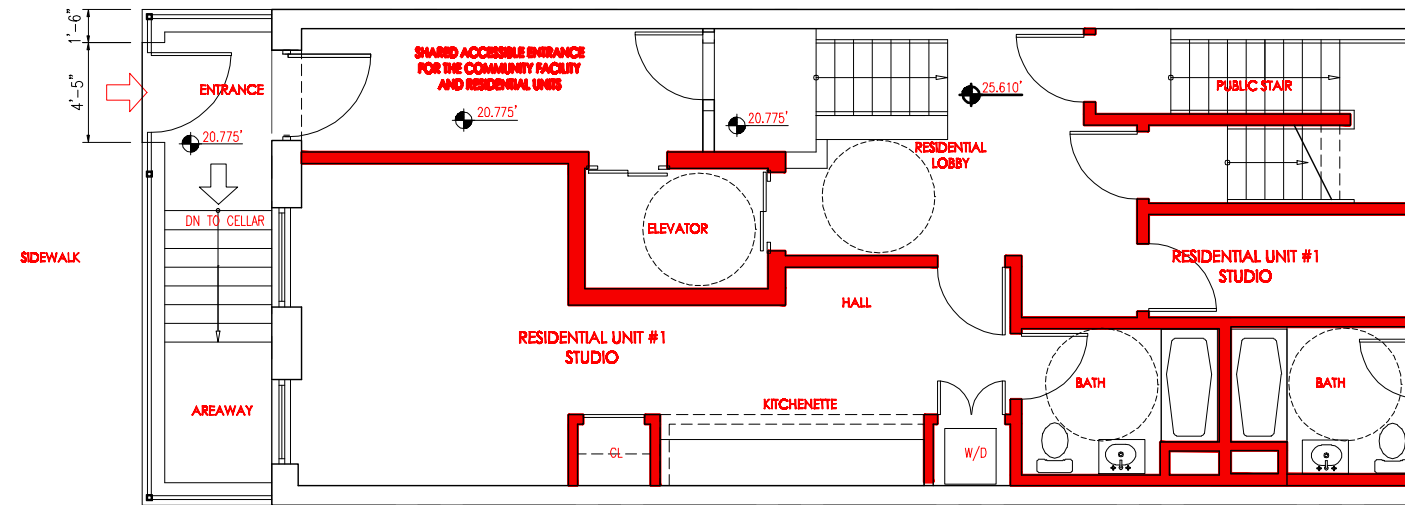


Mezzanine floor plan - Proposed bulk

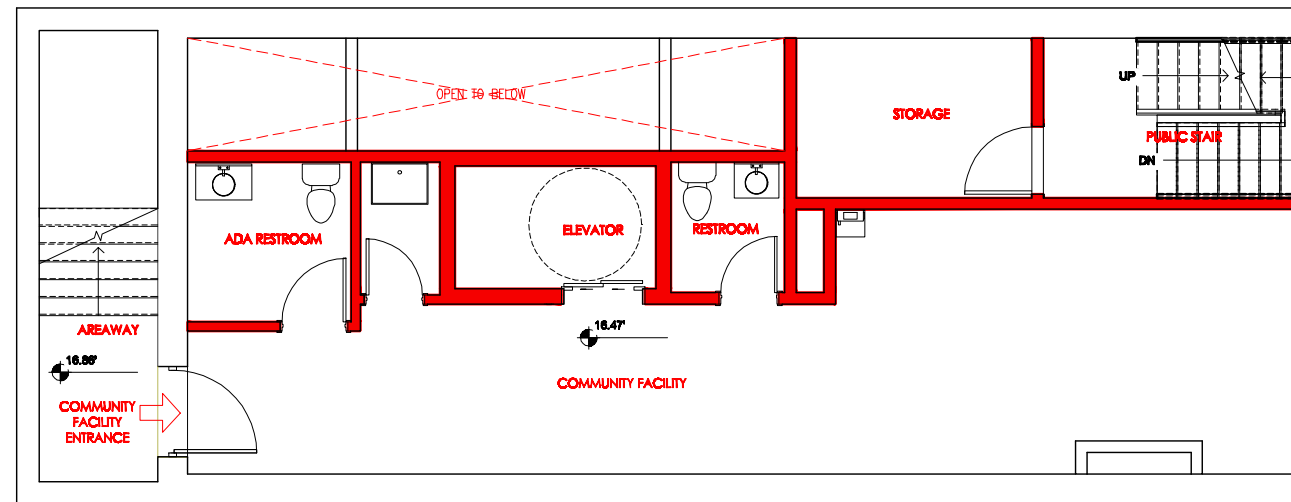


Fourth floor plan - Proposed bulk

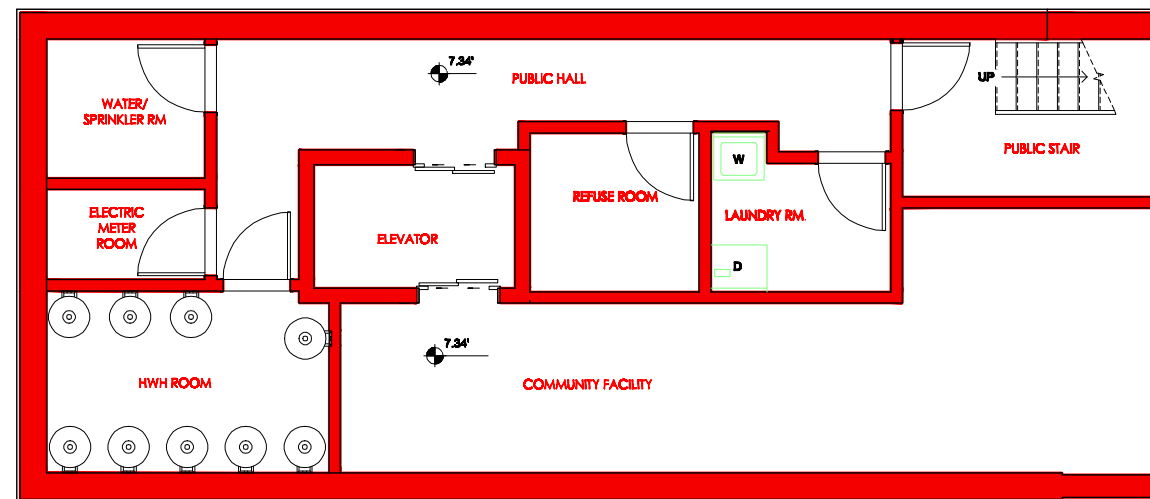
Ground & First floor plan

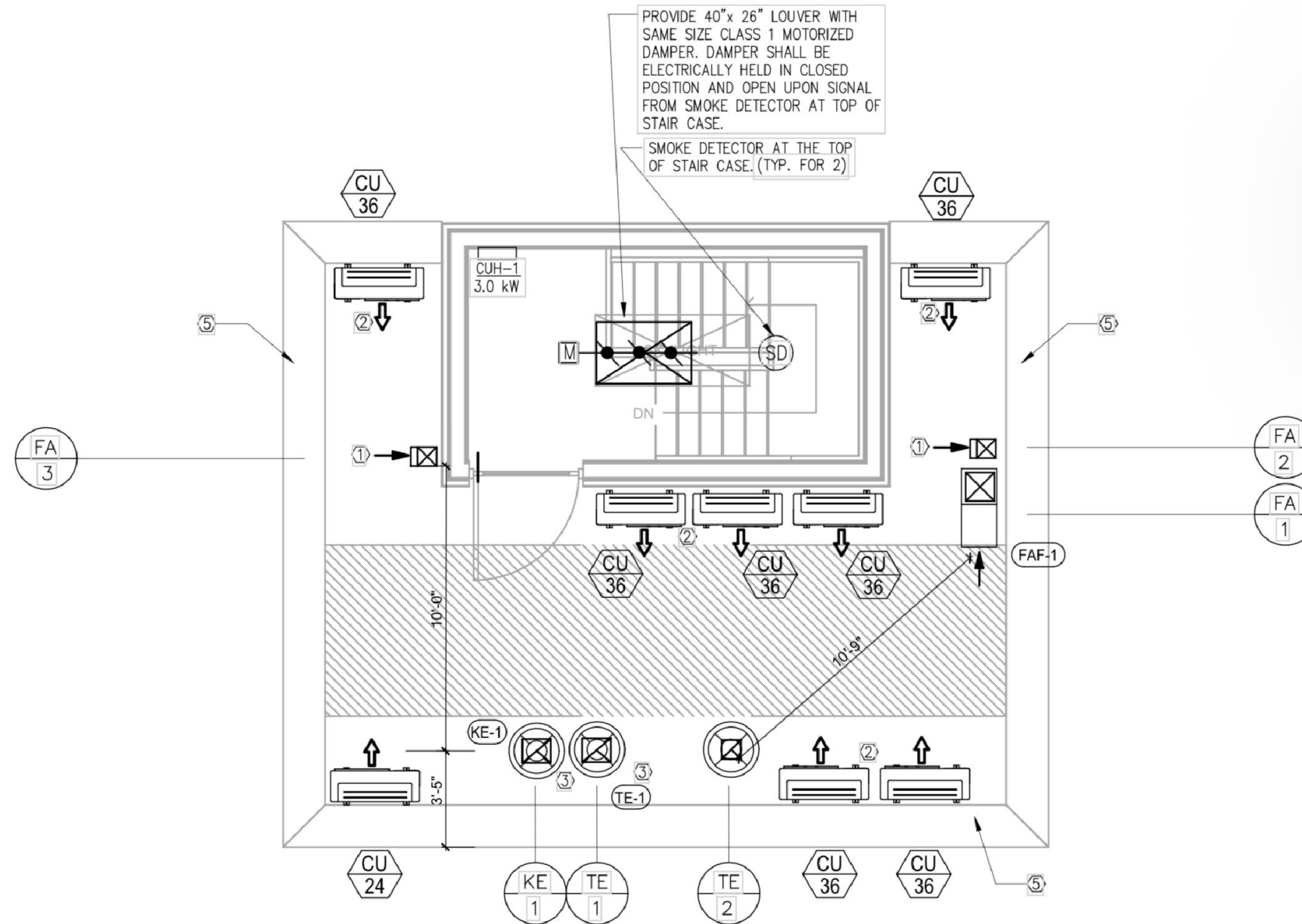


Cellar floor plan



Sub-Cellar floor plan



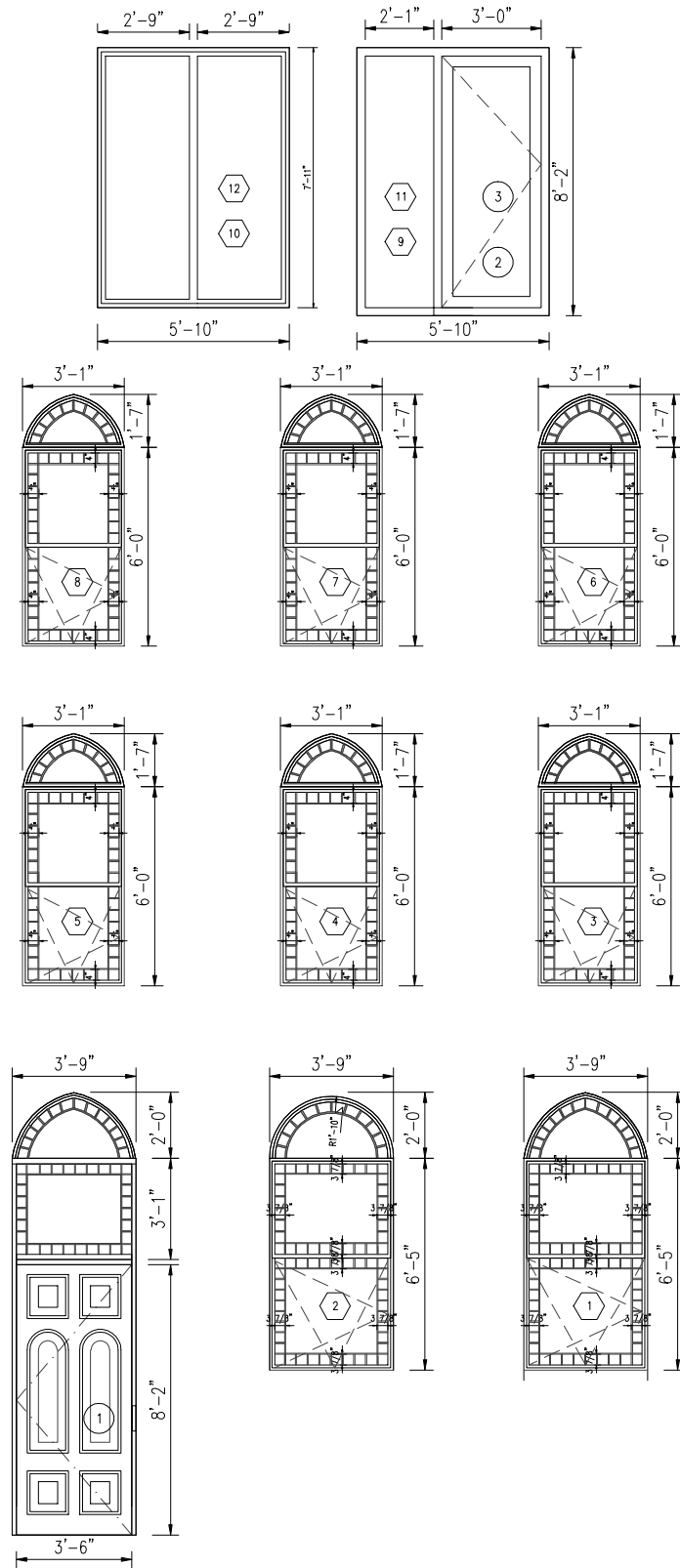


ROOF PLAN

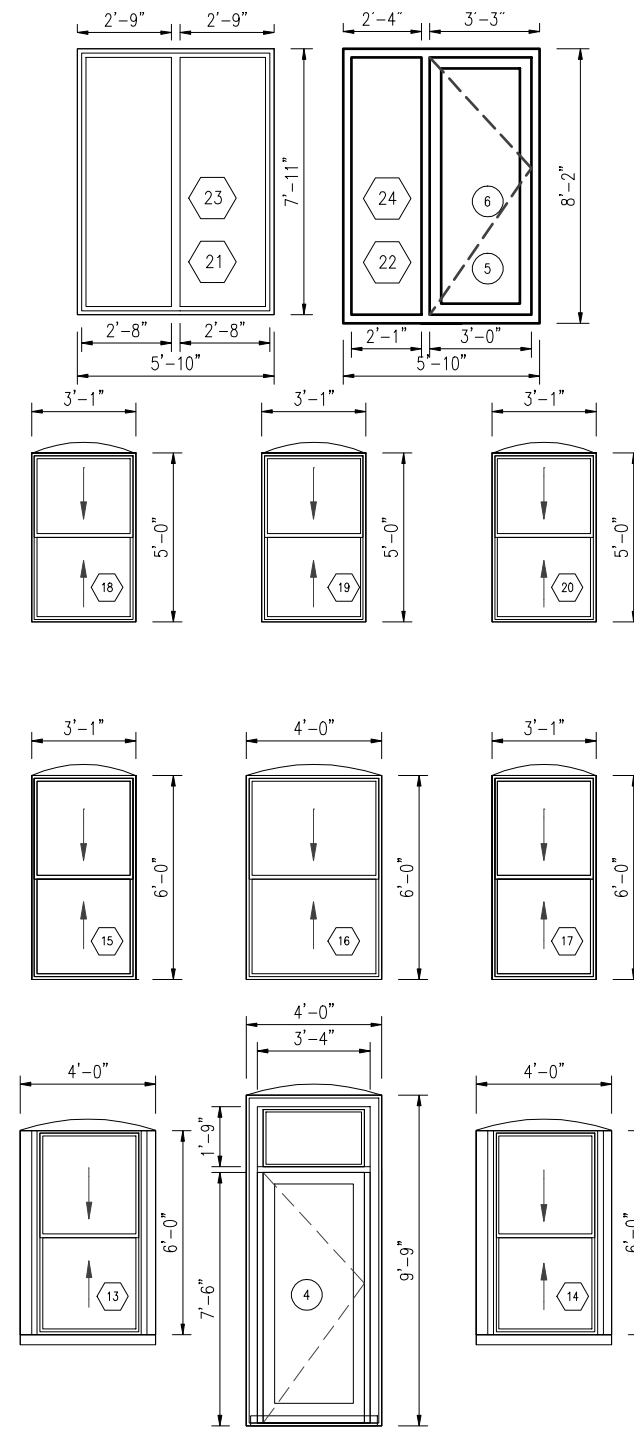
SCALE : 1/4" = 1'-0"

KEYED-IN NOTES:

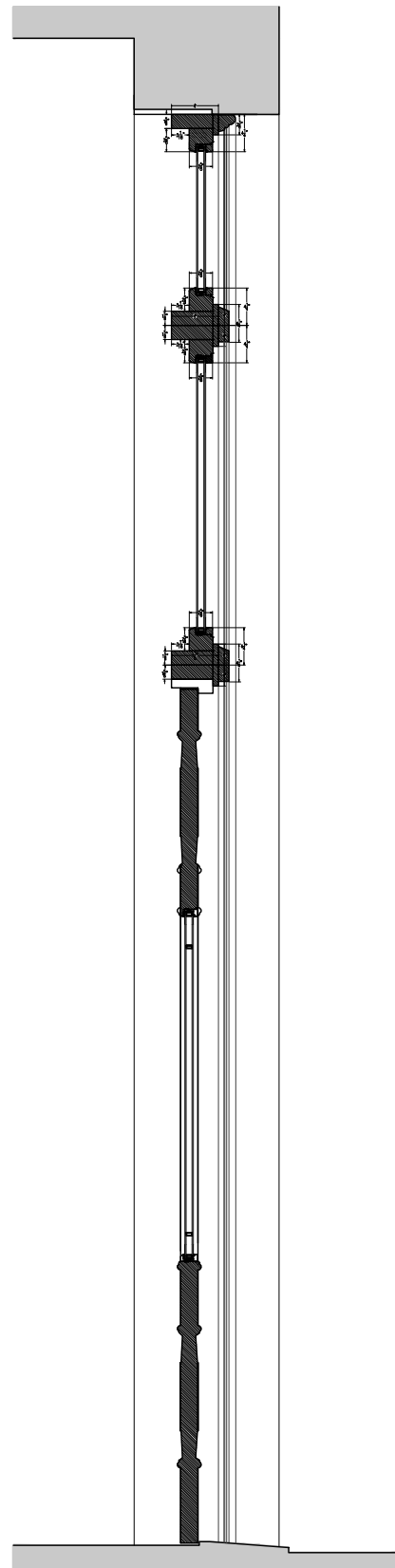
- ① TERMINATE WITH GOOSENECK.
- ② INSTALL CONDENSERS ON STEEL DUNNEGE.
- ③ INSTALL FAN ON ROOF CURB.
- ④ INTERLOCK ELECTRIC DUCT HEATER WITH RESPECTIVE FAN OPERATION.
- ⑤ 42" PARAPET WALL TO PROVIDE SCREENING PER ZR 23-62(g)(2). TYP. FOR ALL SIDES.



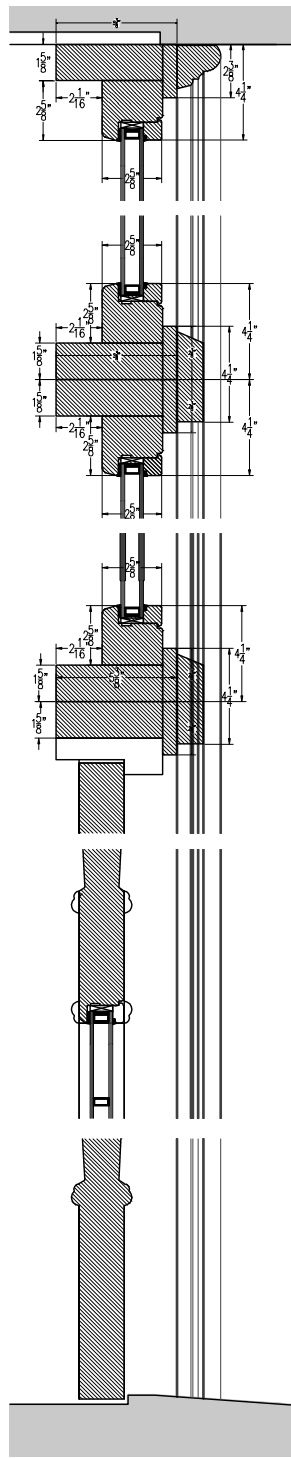
Proposed street facade windows



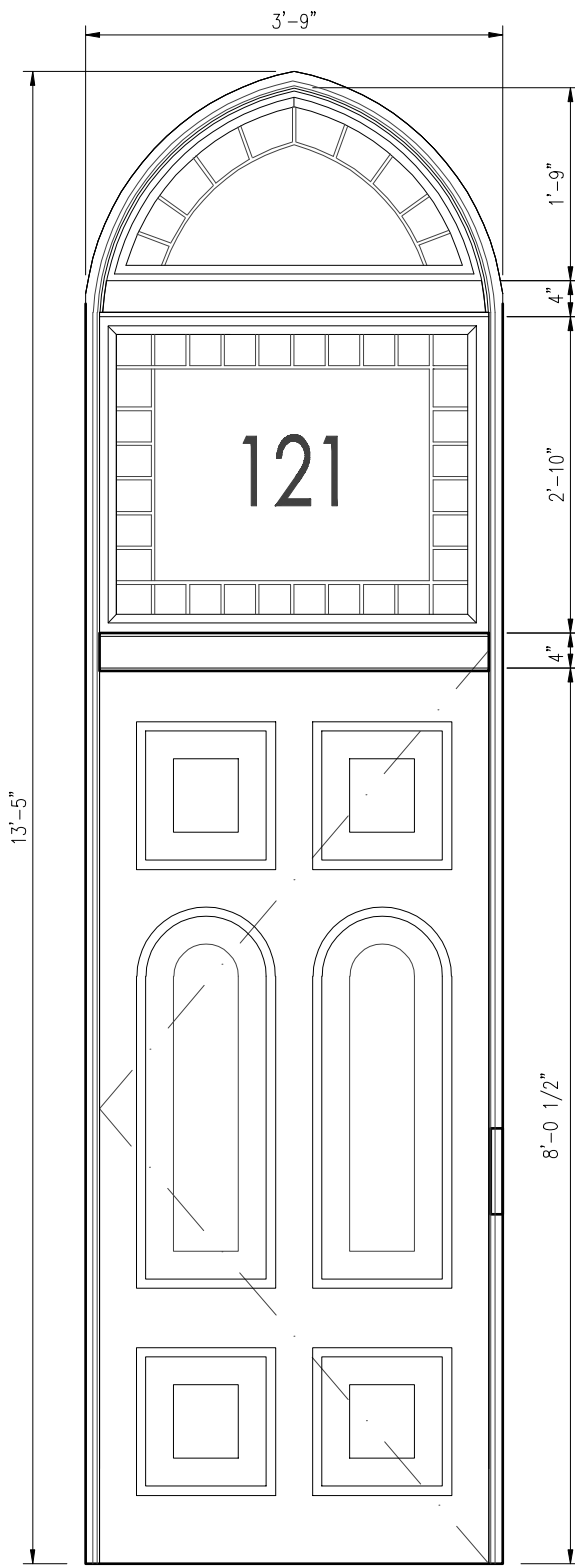
Proposed rear facade windows



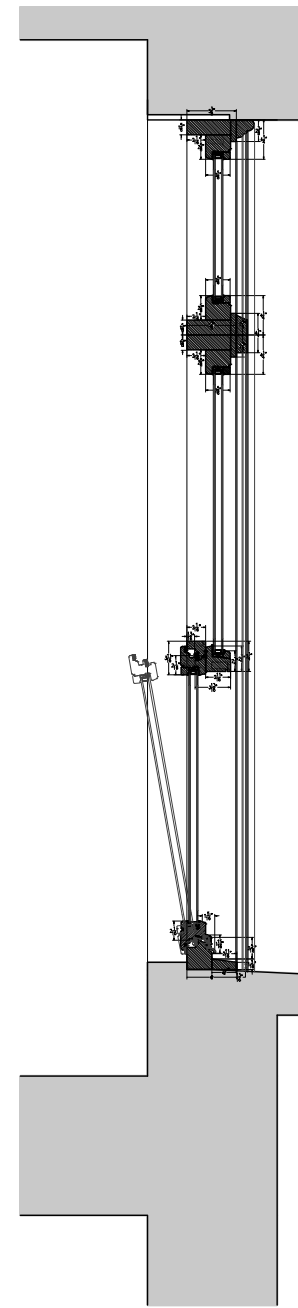
Entrance door section



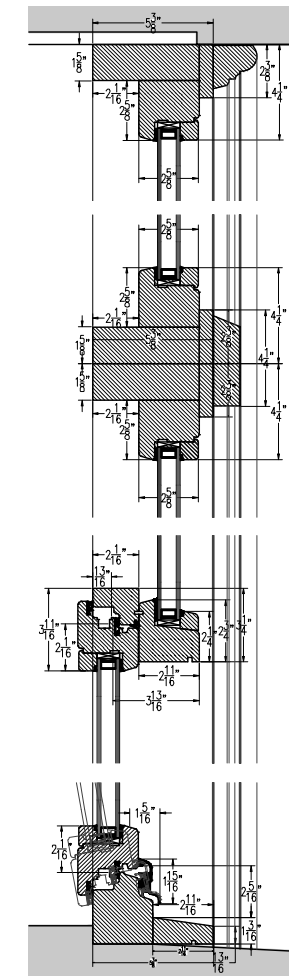
Entrance door detail



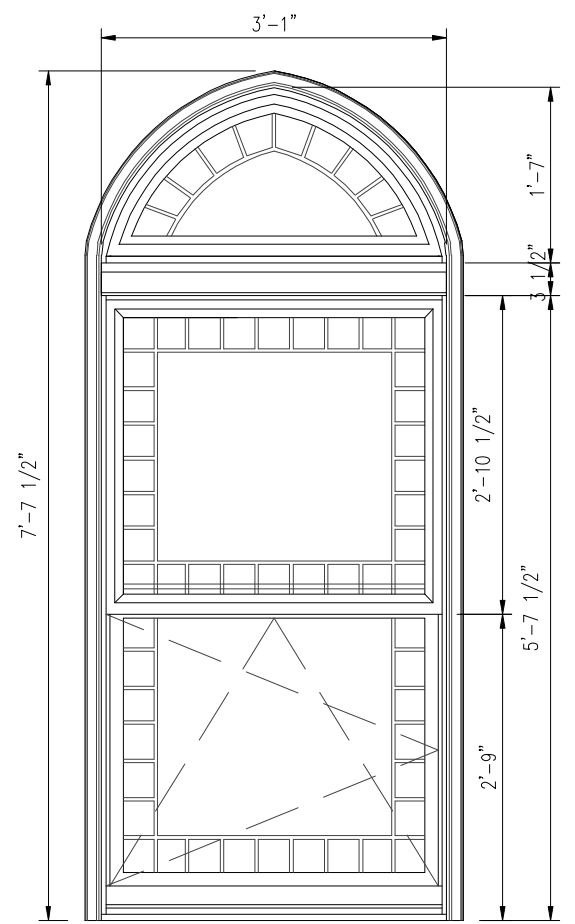
Entrance door elevation
(Historical recreation - match 1940 Tax Photo)



Window section



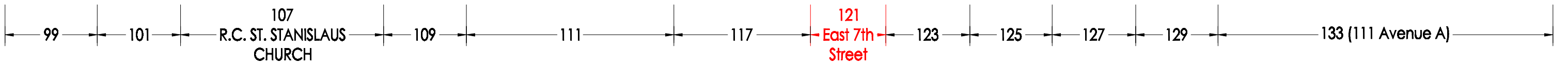
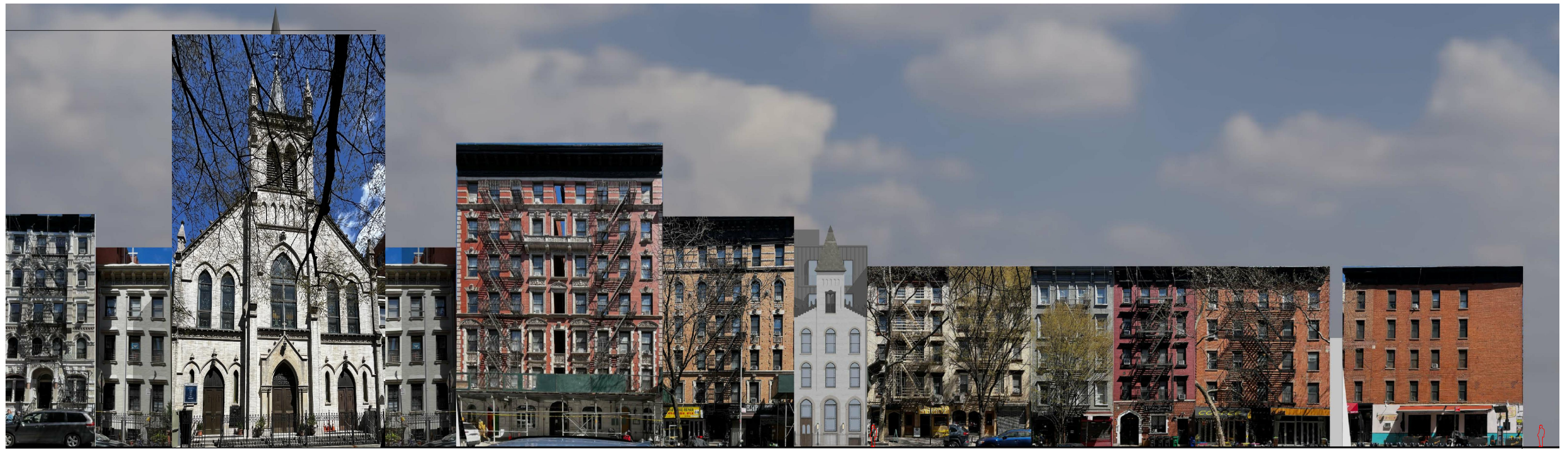
Window detail



Window elevation (typical)



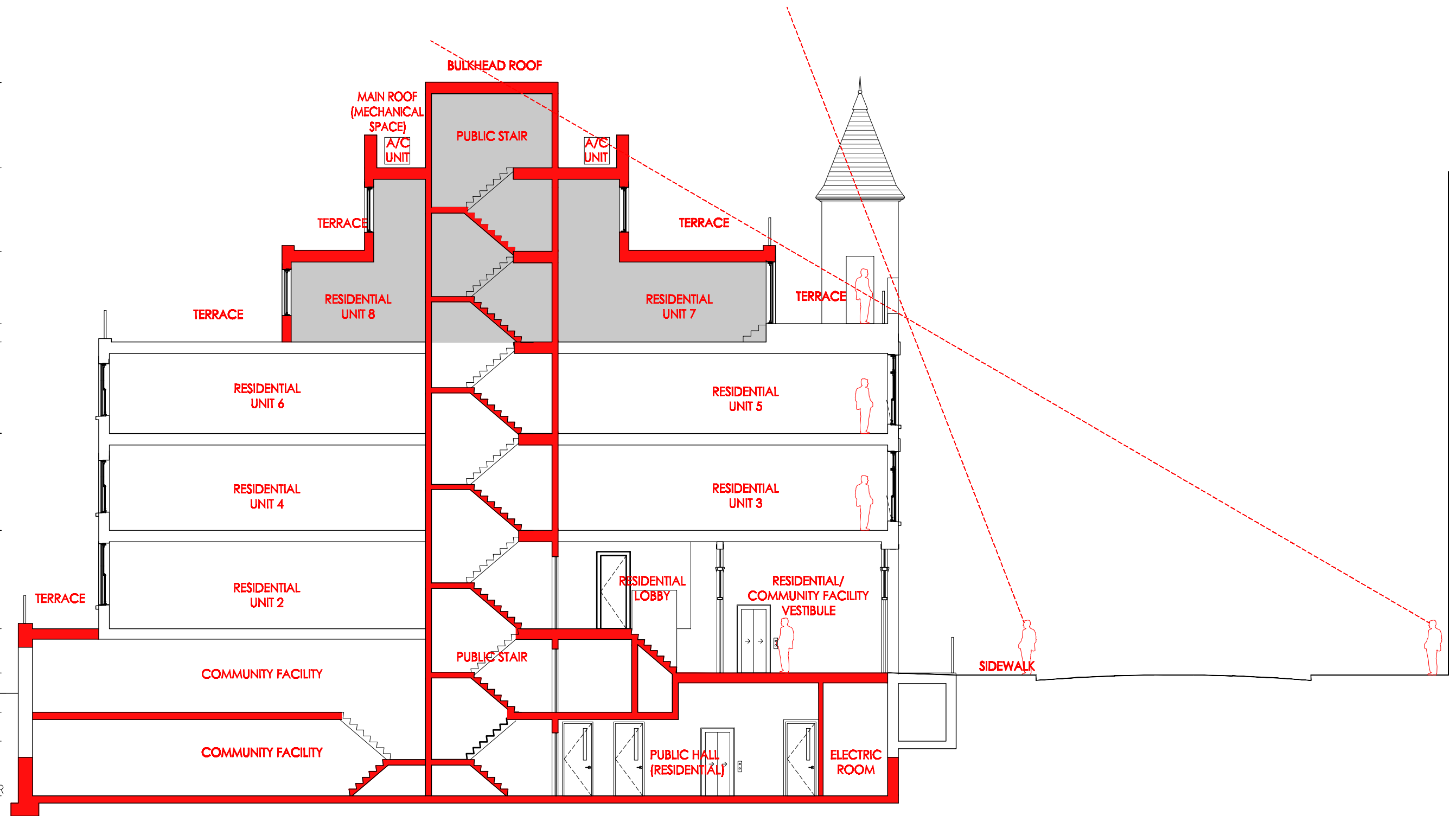
Window axonometric detail







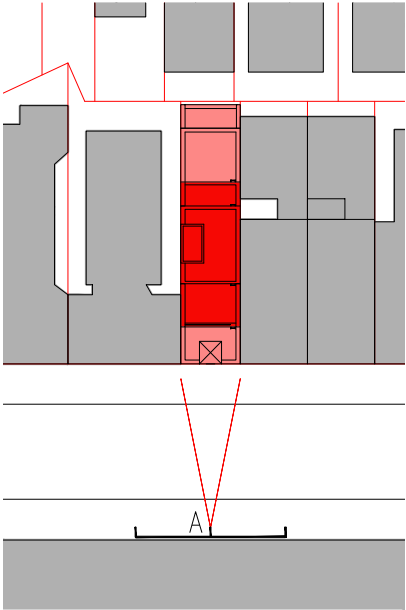
PROPOSED BULKHEAD
 84.943'
 BELL TOWER PEAK
 84.200'
 PROPOSED ROOF
 72.443'
 PROPOSED PENTHOUSE
 66.943'
 BELL TOWER
 58.943'
 FOURTH FLOOR
 56.943'
 THIRD FLOOR
 46.943'
 SECOND FLOOR
 36.360'
 FIRST FLOOR
 25.610'
 LOBBY ENTRANCE
 20.775'
 PROPOSED CELLAR
 16.475'
 EXISTING CELLAR
 11.693'
 PROPOSED SUB CELLAR
 7.339'



Proposed building section



A. Street view looking North



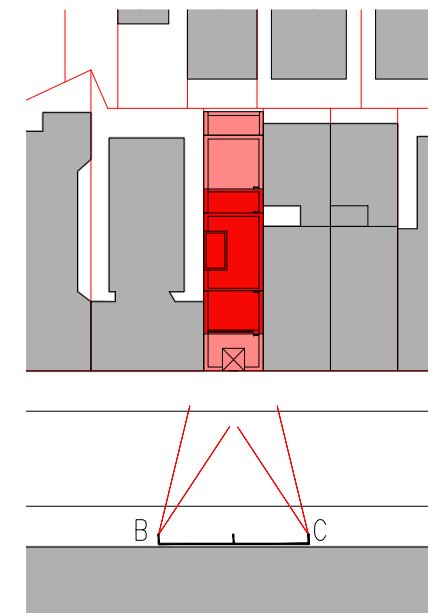
Key Plan



B. Street view looking west



C. Street view looking east



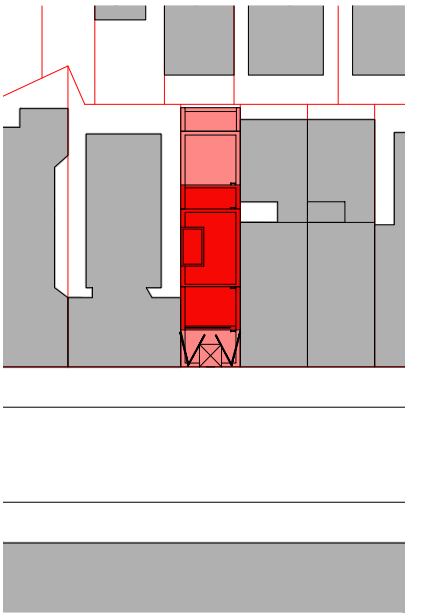
Key Plan



Street wall at 4th floor, mezzanine & stair bulkhead
(view from east of tower)



Street wall at 4th floor, mezzanine & stair bulkhead
(view from west of tower)



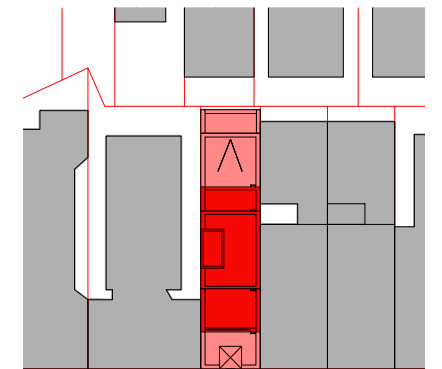
Key Plan



Rear view looking south at stair bulkhead



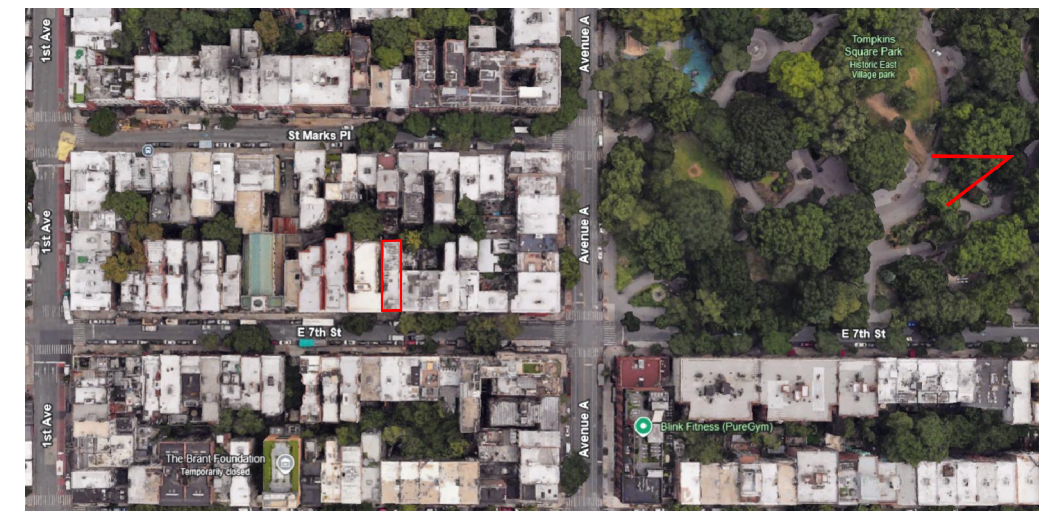
Rear view looking south at stair bulkhead



Key Plan



View looking west from center of Tompkins Square Park





121 E 7th Street

AVENUE A

Tompkins Square Park

Avenue B



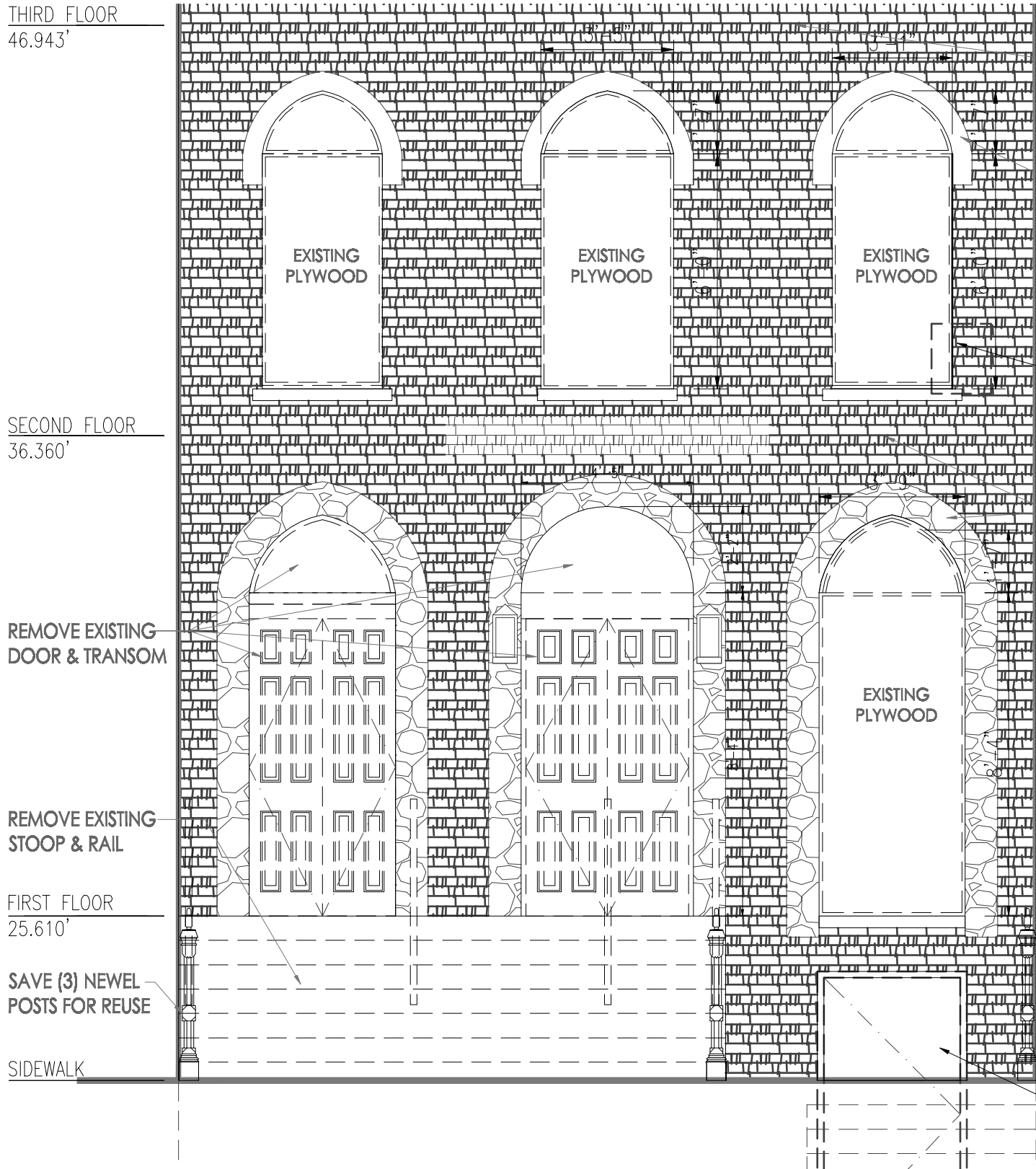




Straight View - existing & proposed addition



Oblique View - existing & proposed addition



EXISTING FRONT FACADE

- REMOVE EXISTING VENEER STONE THROUGHOUT STREET FACADE
- REMOVE EXISTING METAL CAPPING
- EXISTING 1904 BRICK FACADE BEHIND 1961 FAUX NATURALSTONE CLADDING; RESTORE BRICK FACADE;
- LOCATION OF PROBE
- RESTORE DECORATIVE BRICK CORBEL DETAILING
- REMOVE EXISTING VENEER STONE THROUGHOUT STREET FACADE
- PROPOSED ARCH & SQUARE TRANSOM
- PROPOSED ENTRANCE WOOD DOOR (Match 1940 Tax photo)
- PROPOSED EXTERIOR LIGHT FIXTURE
- PROPOSED EXTERIOR INTERCOM
- PROPOSED FENCE & GATE; REUSE (3) NEWEL POST
- REMOVE EXISTING DOOR



EXISTING FRONT FACADE

- RECREATE MISSING GOTHIC HOOD ARCH WINDOW TRIM; RECONSTRUCT W/ MASONRY
- PROPOSED REPLACEMENT WINDOW W/ TRANSOM
- RESTORE EXISTING STONE SILL
- RECREATE MISSING GOTHIC HOOD & WINDOW TRIM; RECONSTRUCT W/ MASONRY
- PROPOSED REPLACEMENT WINDOW W/ TRANSOM
- MATCH EXISTING BRICK



Entrance view



Simulated double hung wood window
(lower sash tilt & turn)



Lantern - Hinkley, Beacon Hill (black)



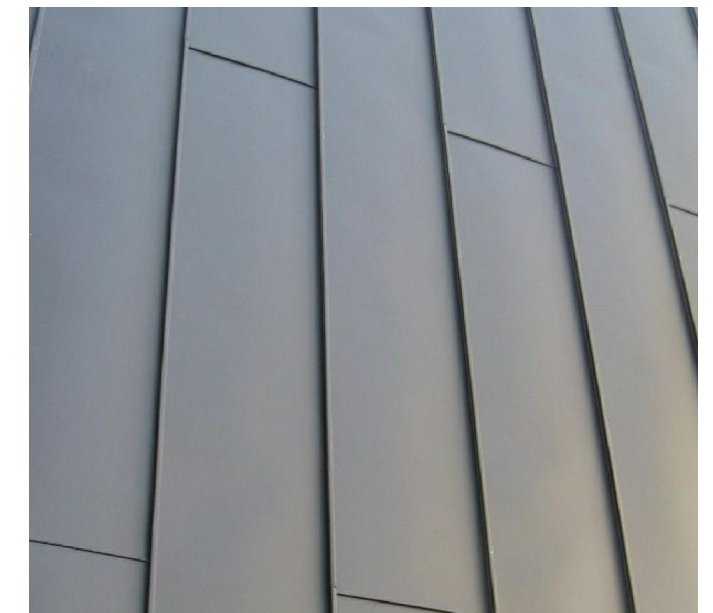
Brownstone masonry trim at front facade



Composite Slate roof



Existing brick facade



Standing seam metal siding



Zoning Statement Form

Landmark Preservationist
Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, NY 10007

RE: LPC Docket Number (if available): ____ - _____

Address: _____

_____, NY _____

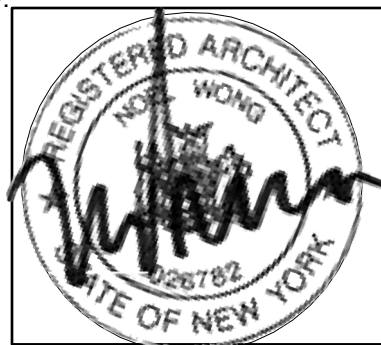
Block: _____ Lot: _____

Dear Landmarks Preservation Commission (LPC) staff,

I hereby state that I am the Design Professional of Record, and will file the above-referenced project at the Department of Buildings (DOB) with the same complete set of zoning drawings that I will submit to LPC as part of my application for a new addition or new building, and will submit those zoning drawings and a complete set of architectural drawings consistent with the LPC approval to the DOB. And that I have personally examined the application and plans and any other required documentation relating to the above-referenced proposed work and to the best of my knowledge and belief, find said work to be in compliance with the Zoning Resolution of the City of New York and all other applicable laws, rules and regulations. I further state that the proposed work is as-of-right with respect to bulk, lot coverage, height, setbacks, yards and other criteria governing size, bulk and configuration of the proposed structure and requires no reconsideration or variance from the Board of Standards and Appeals and/or no special permit or other approval from the City Planning Commission. Should the project change during the DOB review process, resulting in a change to the size, bulk and/or configuration of the proposed structure, I confirm that I will contact the Landmarks Preservation Commission (LPC) to ascertain whether I will be required to submit an application for a post-approval amendment for further review.

Name

Date
Noel Wong
Signature



Place signature and seal here

Falsification of any statement is a misdemeanor under Section 25-317(c) of the Administrative Code and is punishable by fine or imprisonment or both.

(12/23)



c.1910, Museum of the City of New York Collection



Manhattan: 7th Street - 1st Avenue

Church of St. Peter and Paul (Russian Orthodox), 121 7th Street,
north side, between First Avenue and Avenue A.

April 1, 1934. P. L. Sperr. New York Public Library Collection