



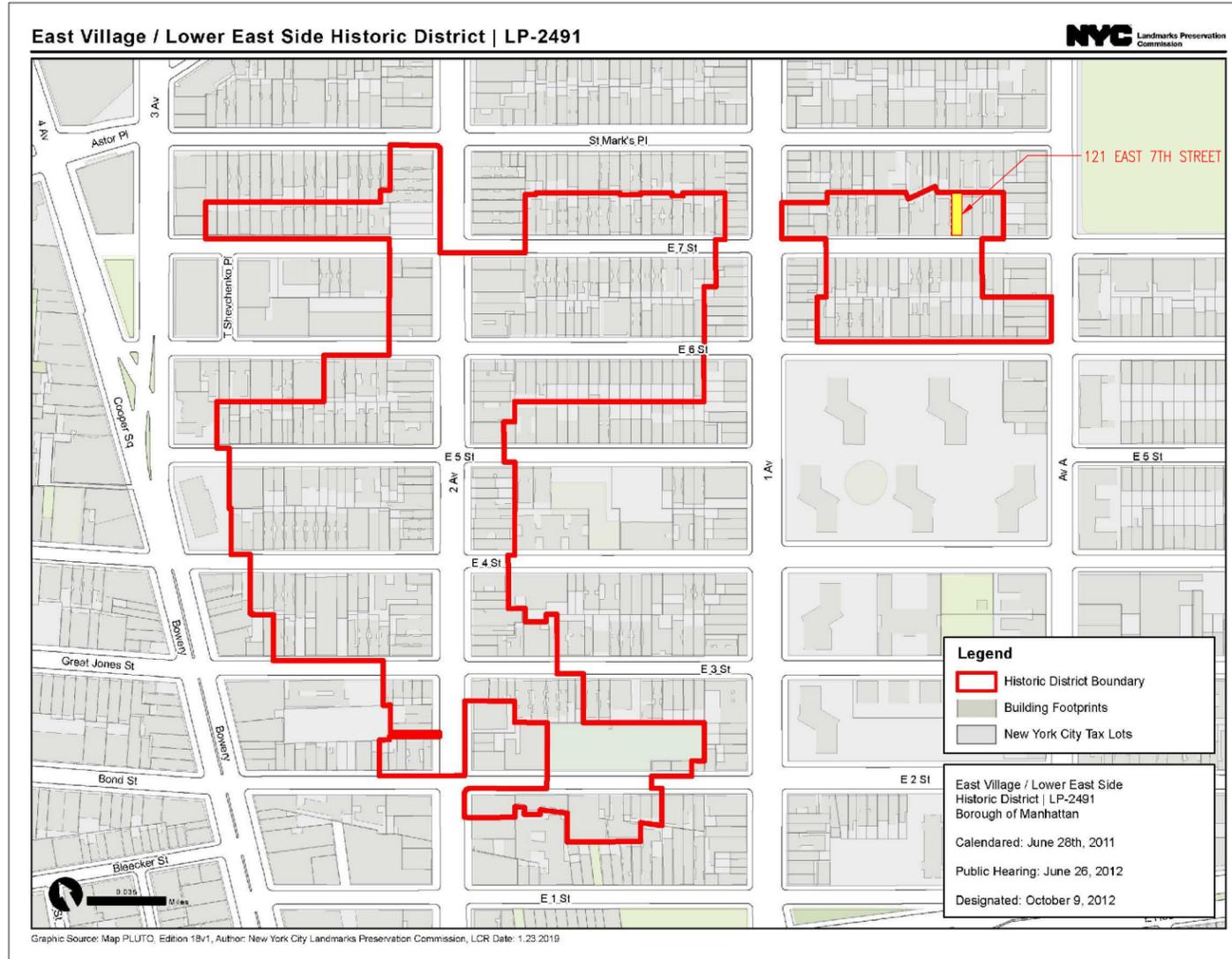
**Presentation to the
New York City
Landmarks Preservation
Commission**

**121 East 7th Street
Lower East Side Historic District**

February 24th, 2026

Presentation to The New York City Landmarks Perseveration Commission

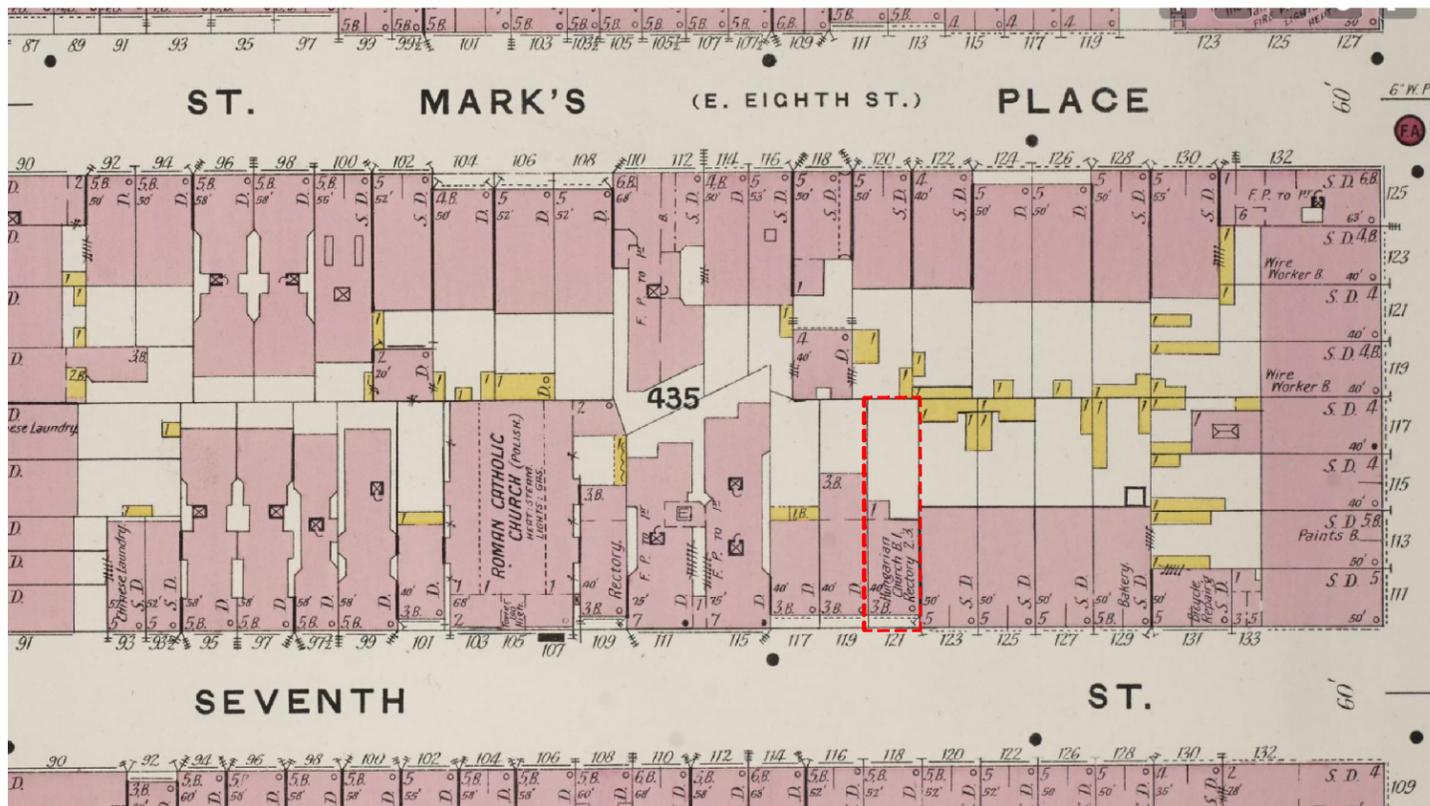
1. Proposed conversion of church use to 8 unit residential building and community facility
2. Proposed fourth & mezzanine floor vertical enlargement
3. Proposed building entrance modification to residences & community facility
4. Proposed metal clad wood windows replacement at street facade
5. Proposed 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



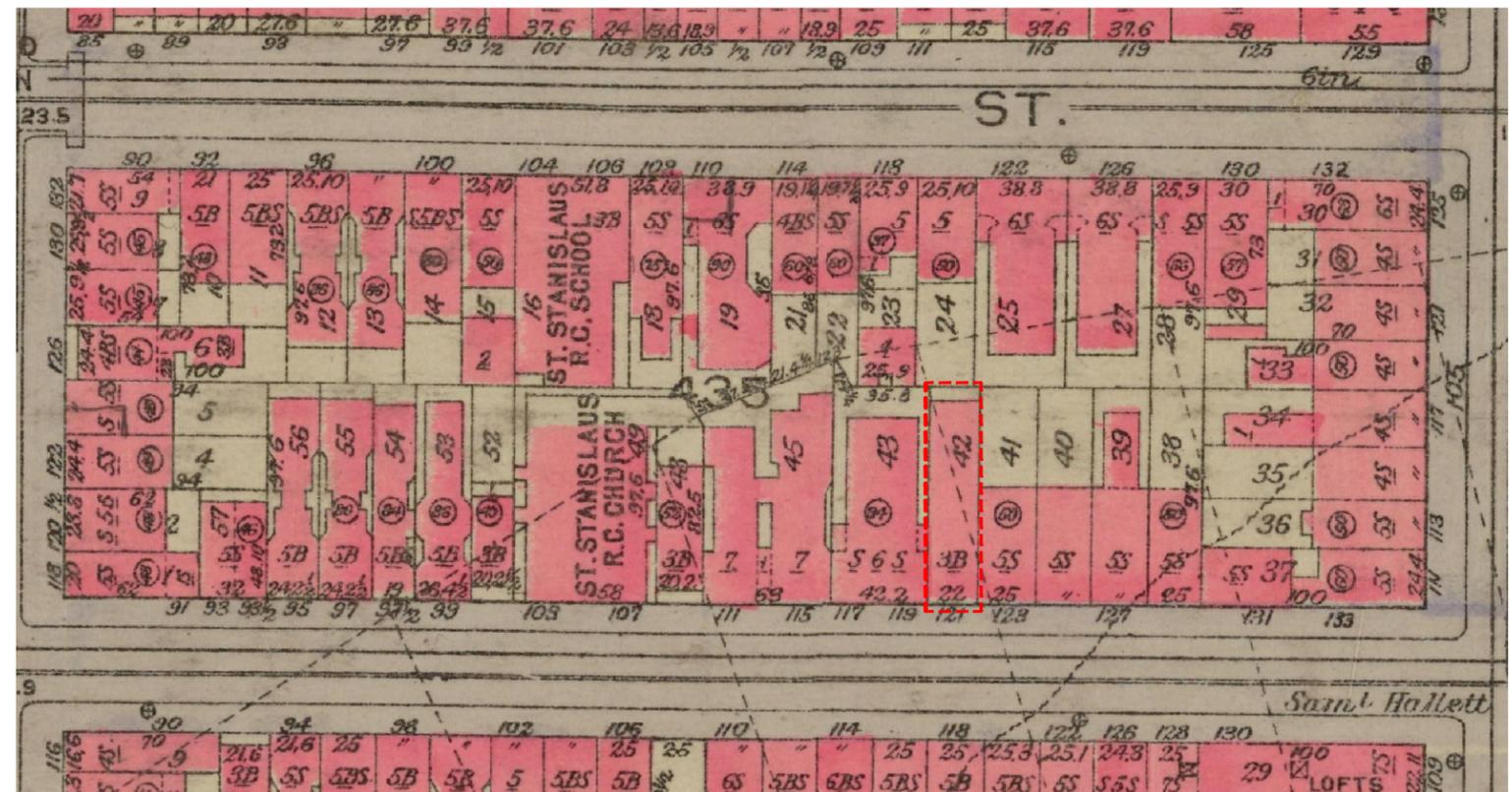
Historic District Map



Aerial photo



Sanborn Map, 1903



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



ST MARKS PLACE



EAST 7TH STREET

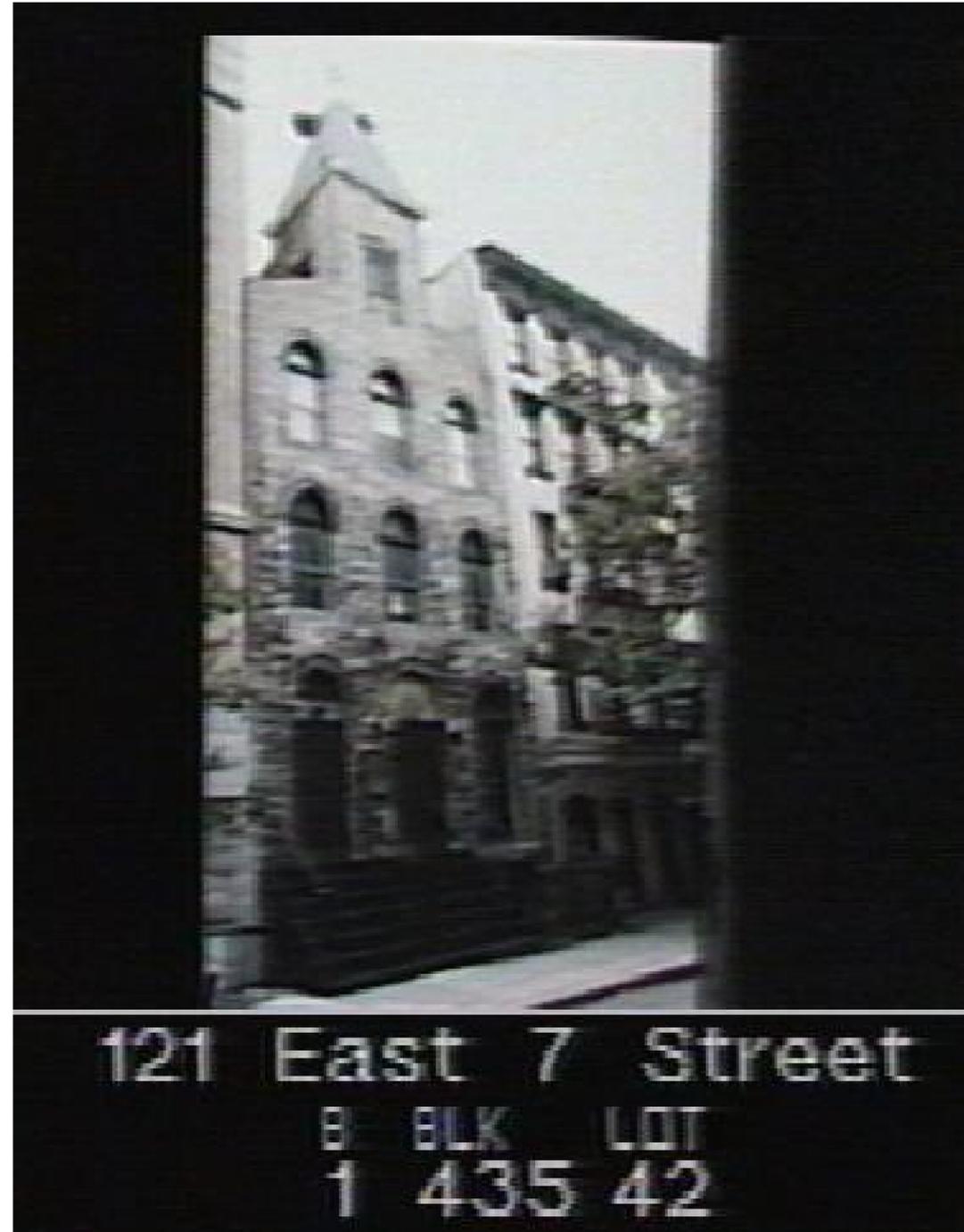


KEY

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



1940 Tax Photo



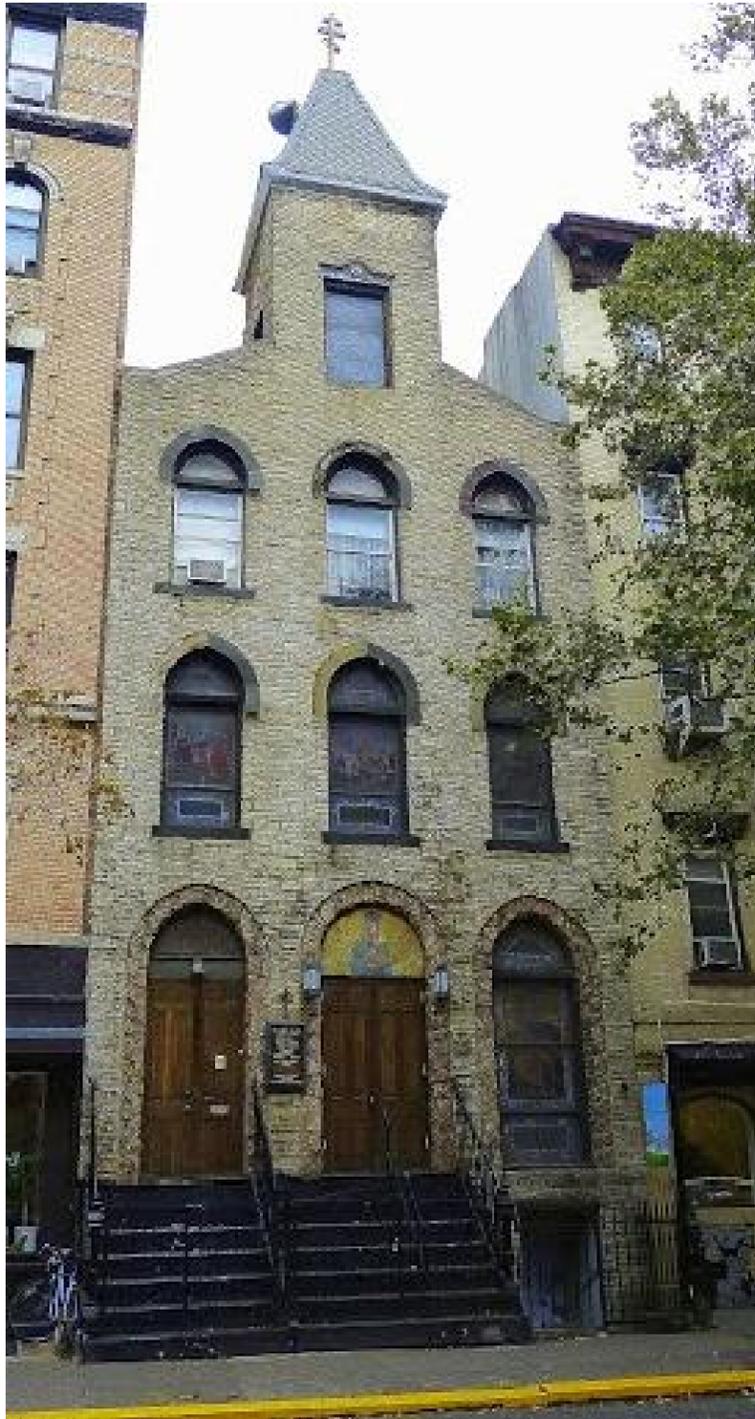
1980 Tax Photo



1940 Tax Photo



2025 Photo



2013 Photo (web image by others)



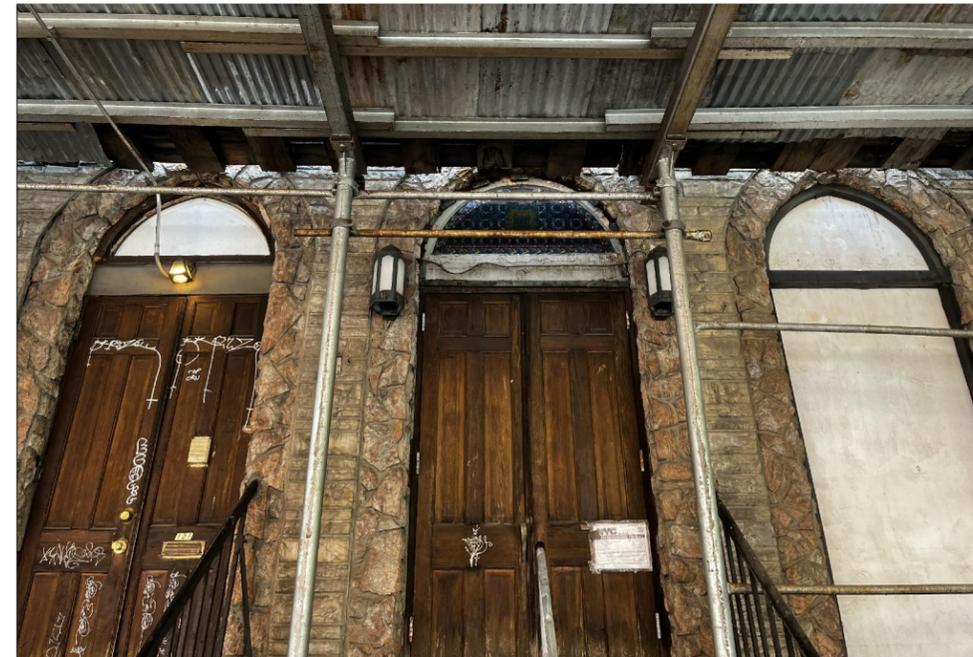
view at 2nd floor stained glass window & transom



view from interior



view at transom - faux film



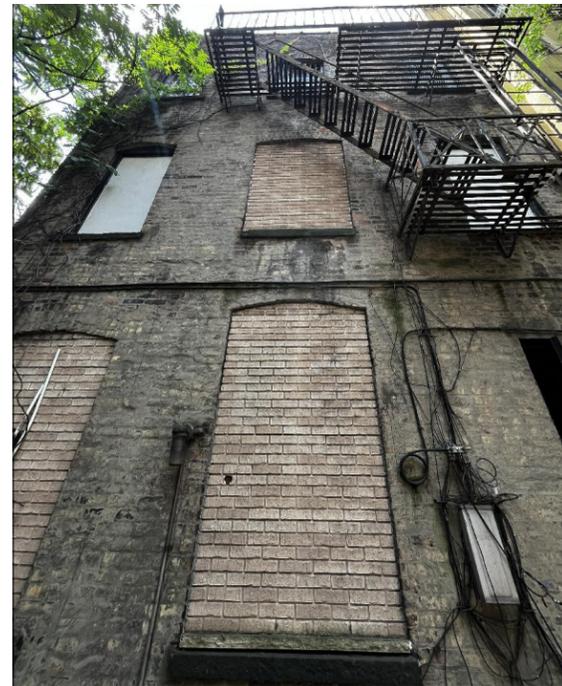
view at 1st floor - stain glass window



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



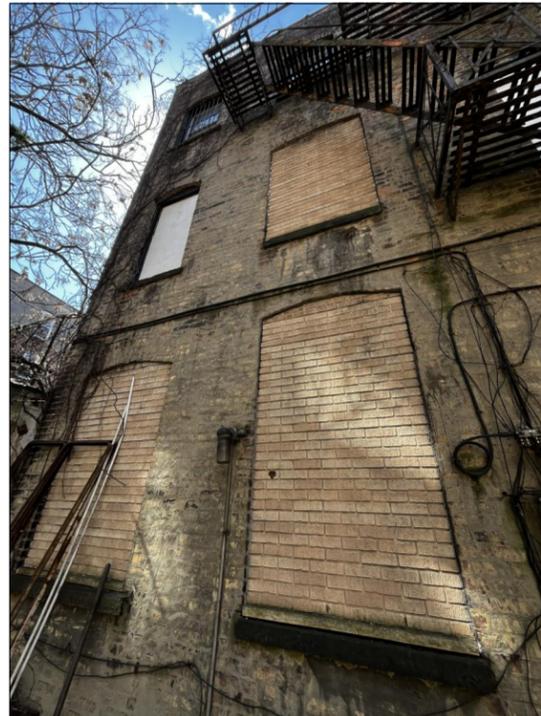
existing stoop at front areaway



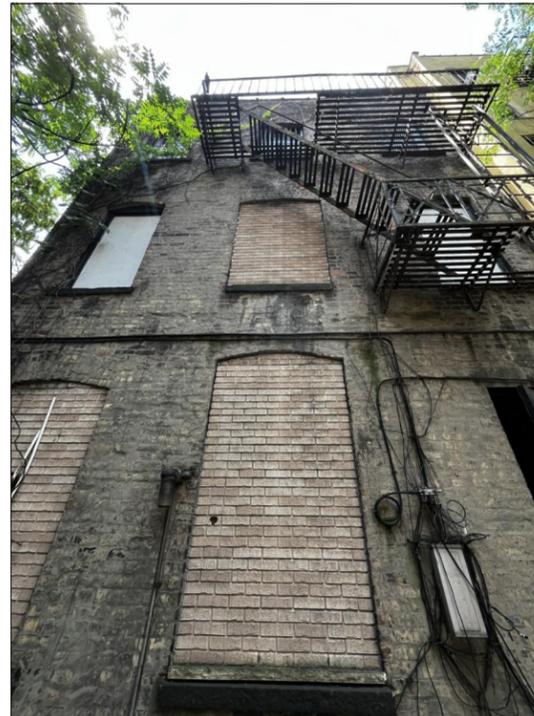
existing newel post



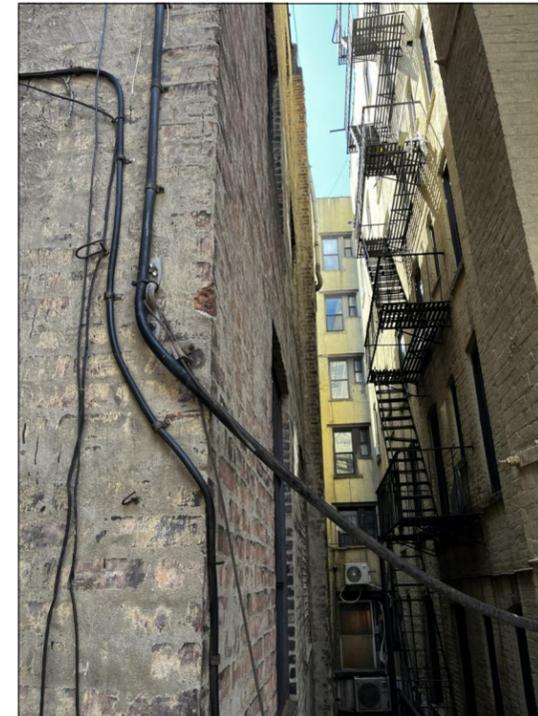
existing facade at 2nd & 3rd floor level & bell tower



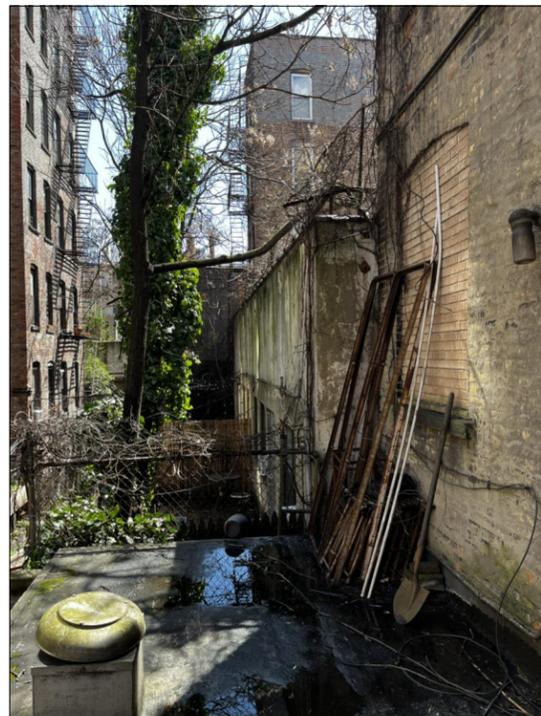
facade view at rear yard



facade view at rear yard



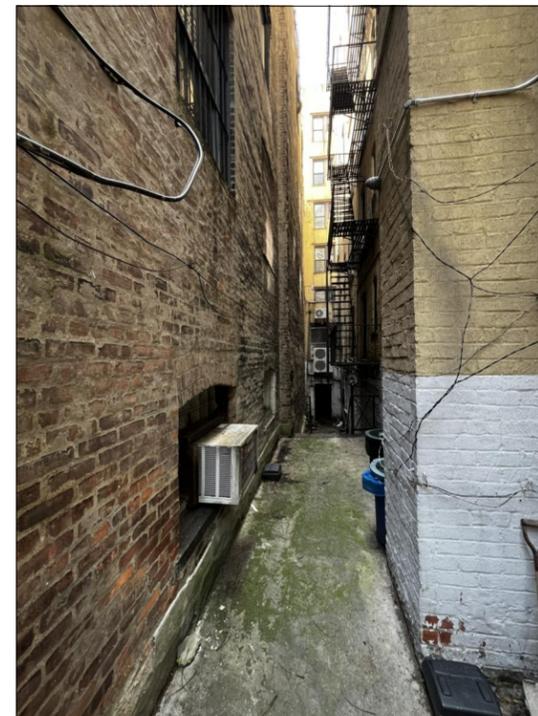
west areaway



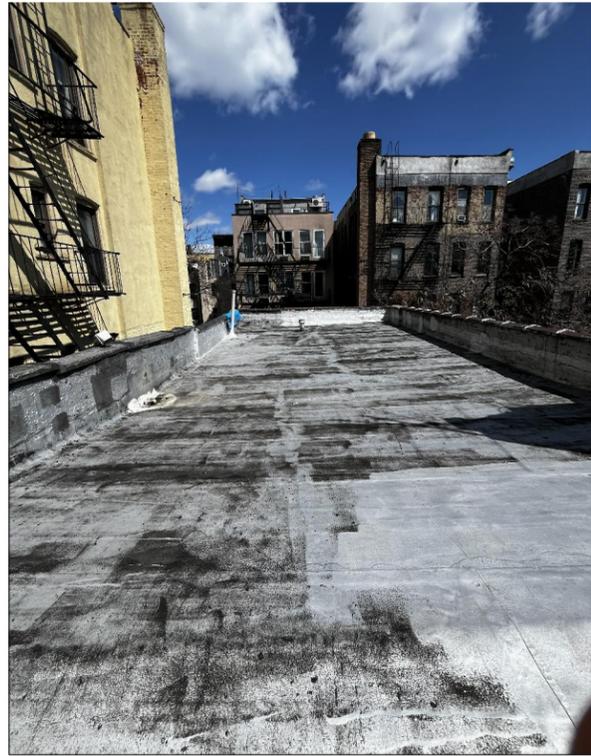
east view at rear yard



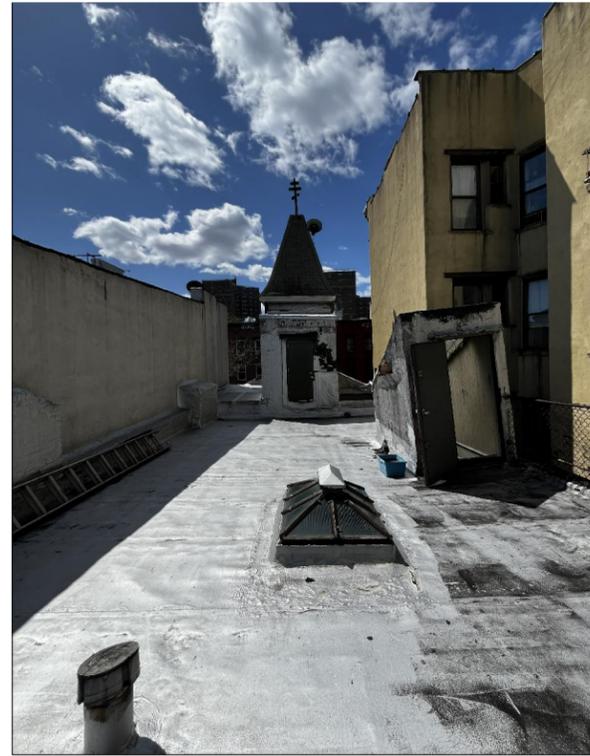
west view at rear yard



west areaway



south view at roof



north view at roof



rear west view at roof



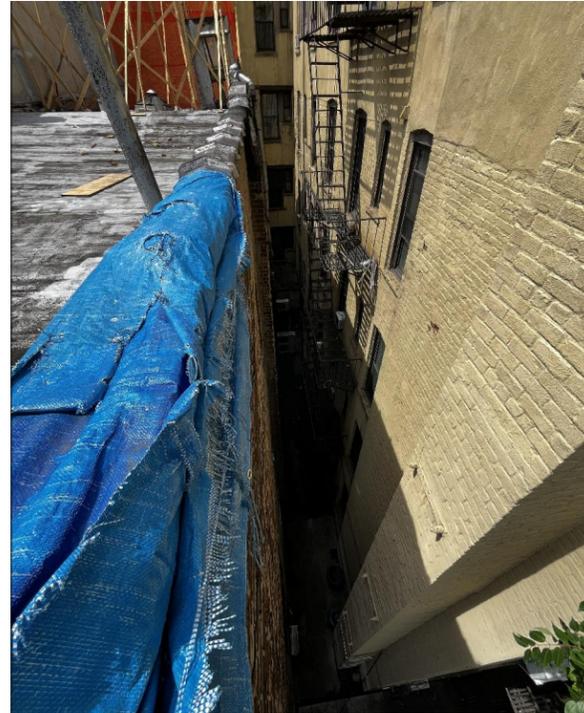
rear east view at roof



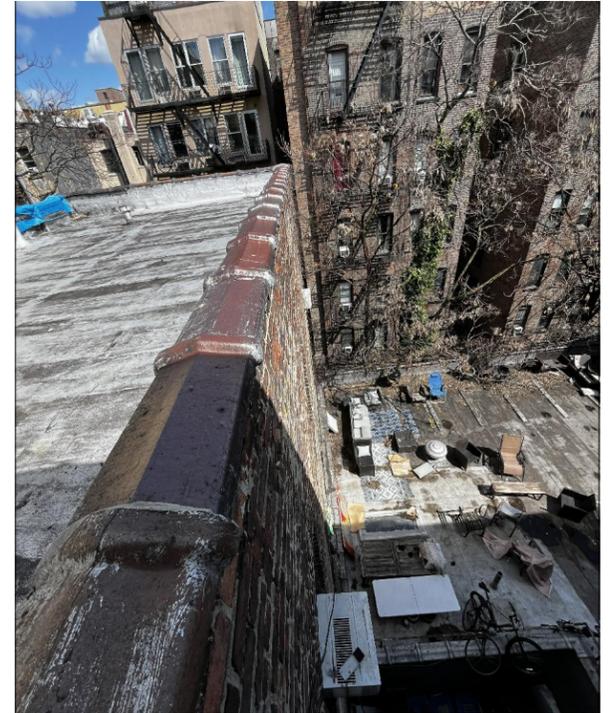
bell tower view at roof - east



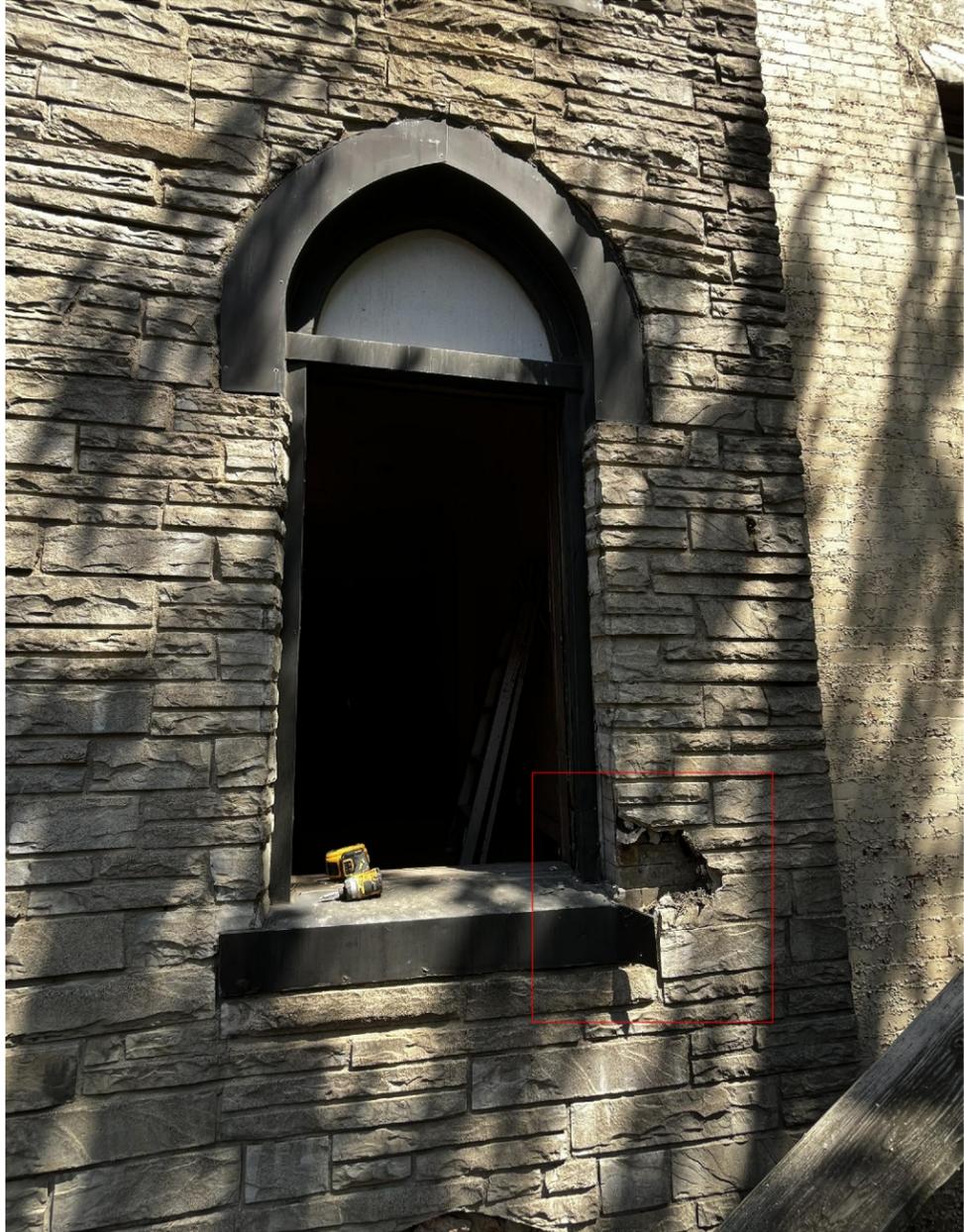
bell tower view at roof - west



west view at property line & areaway



east view at rear property line



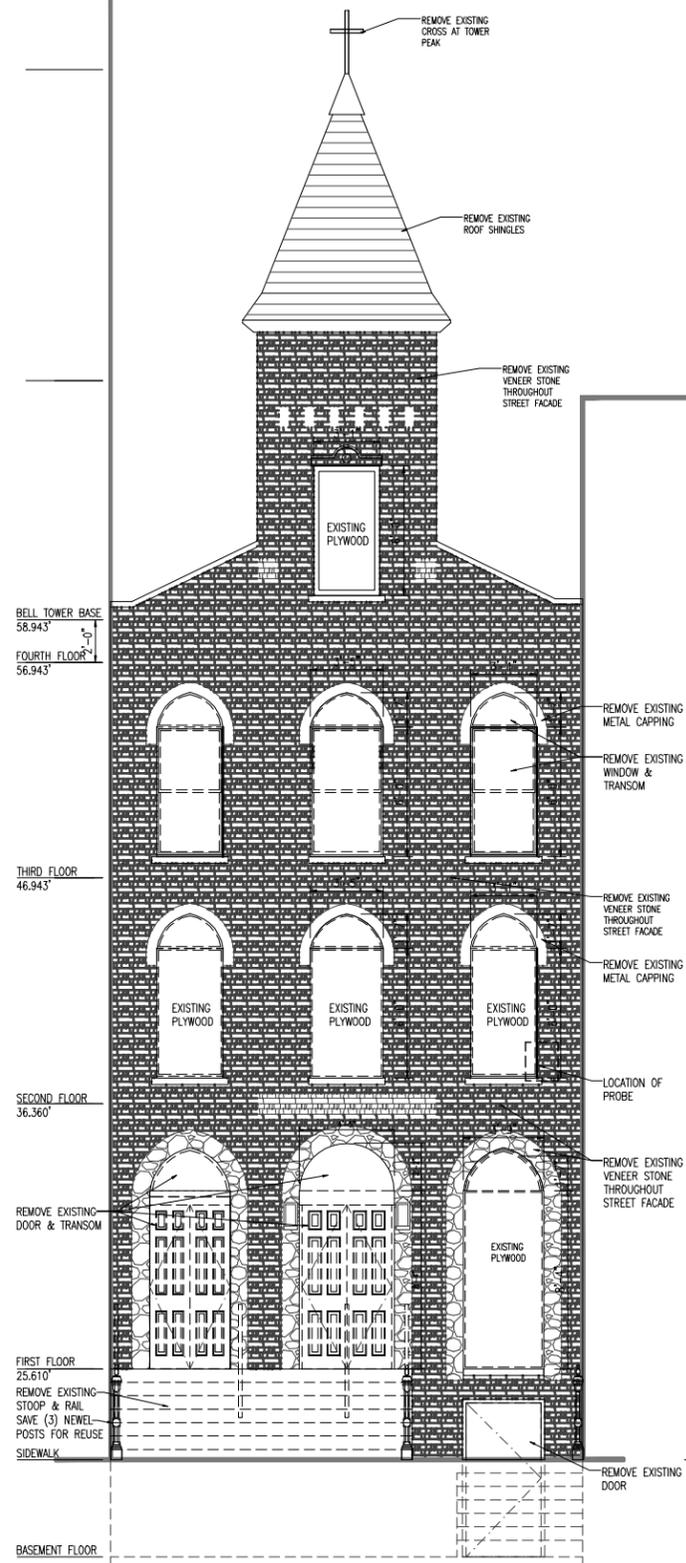
Exterior view at 2nd floor window - faux stone removed to reveal existing brick facade



Interior view at 2nd floor window



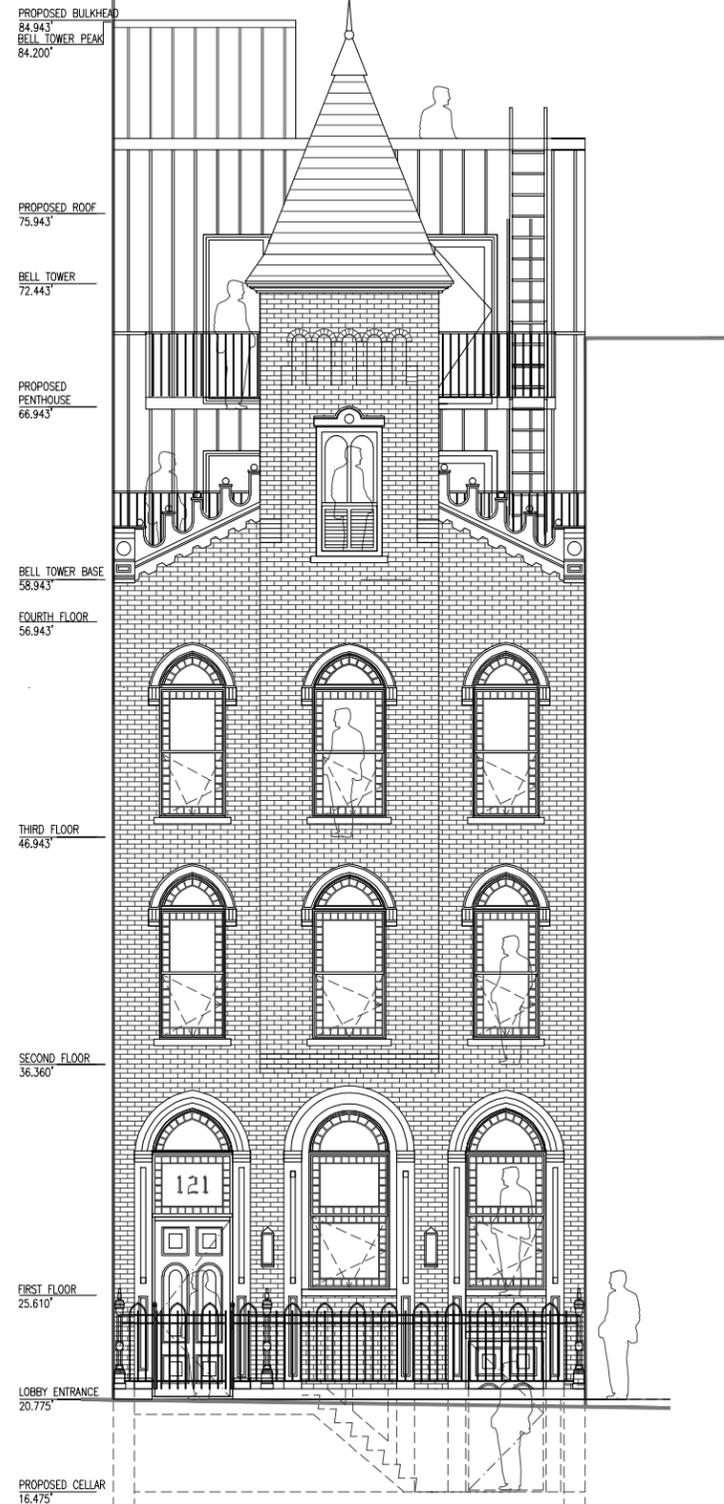
Probe at 2nd floor window - exposed brick under faux stone cladding



Existing elevation

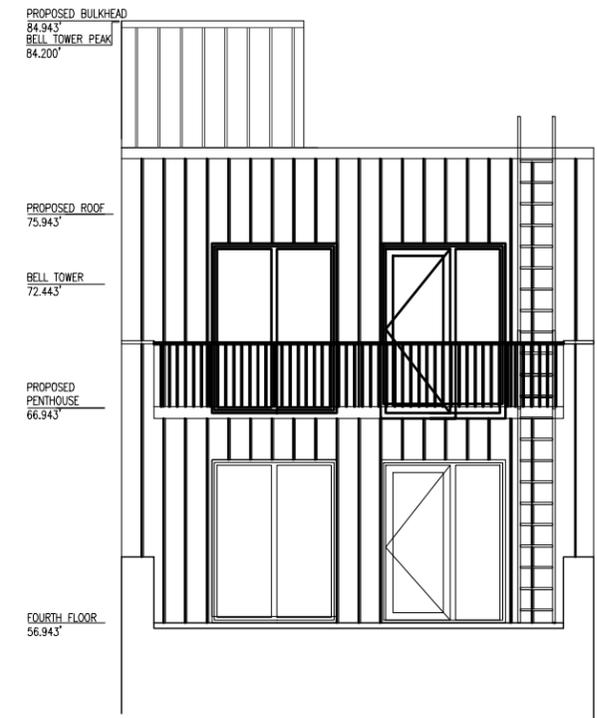
George Architect PLLC

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

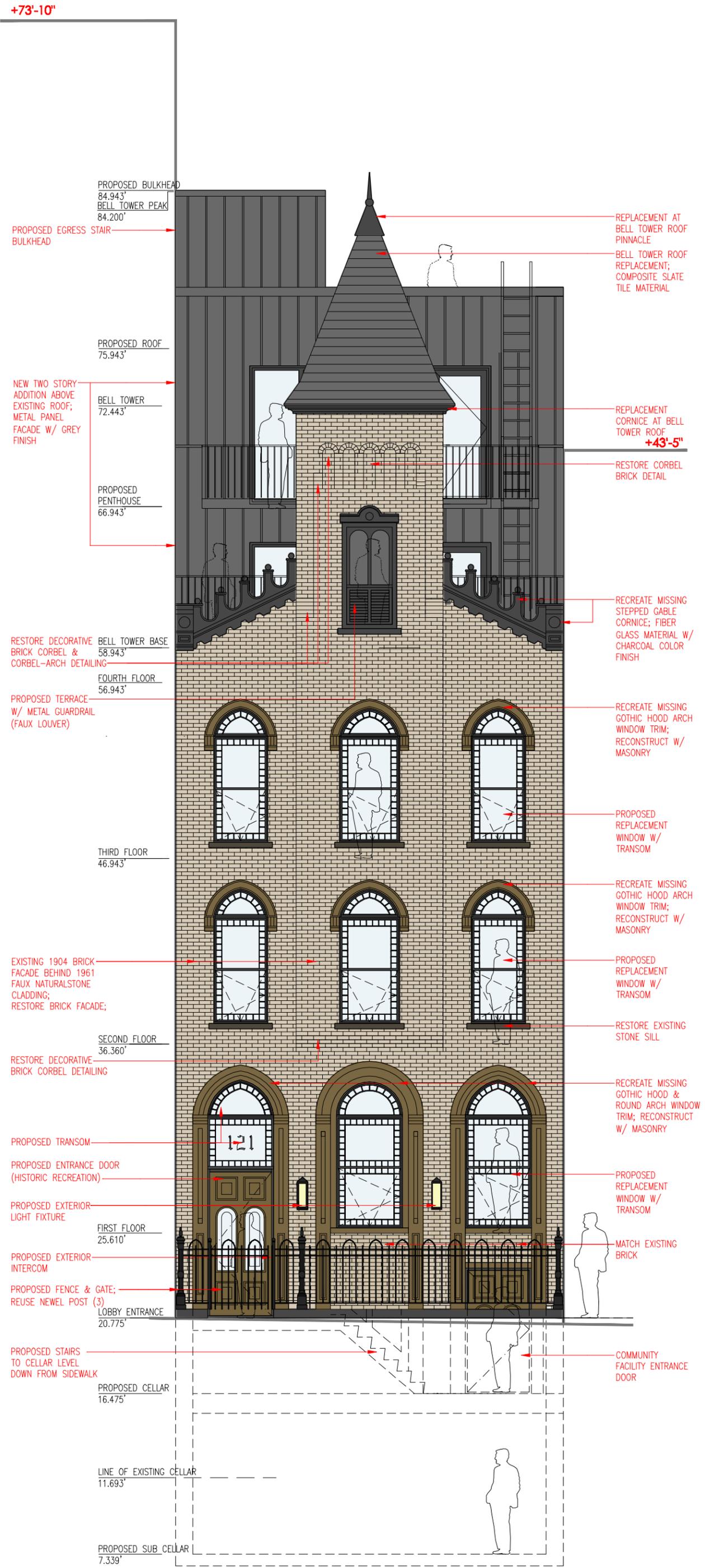


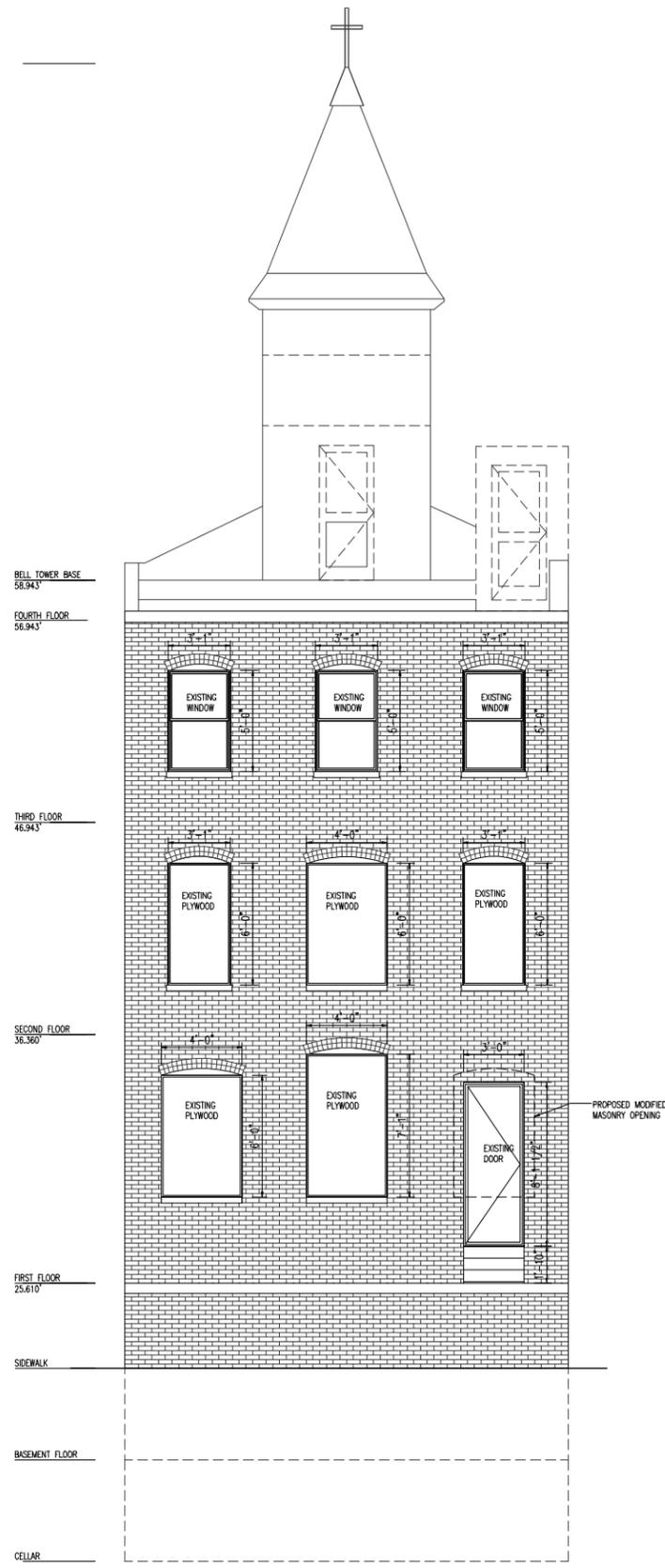
Proposed elevation

Existing & proposed
Street elevations - North

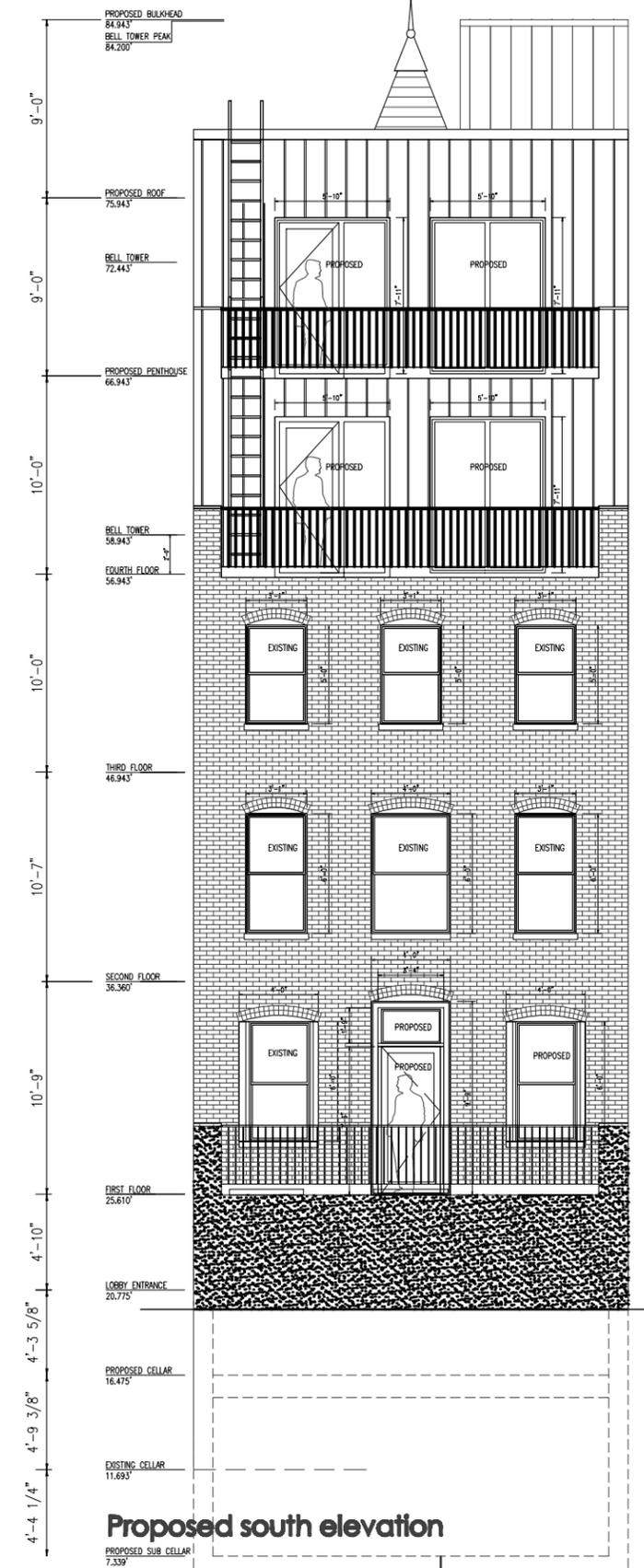


Proposed elevation at 4th & mezzanine level



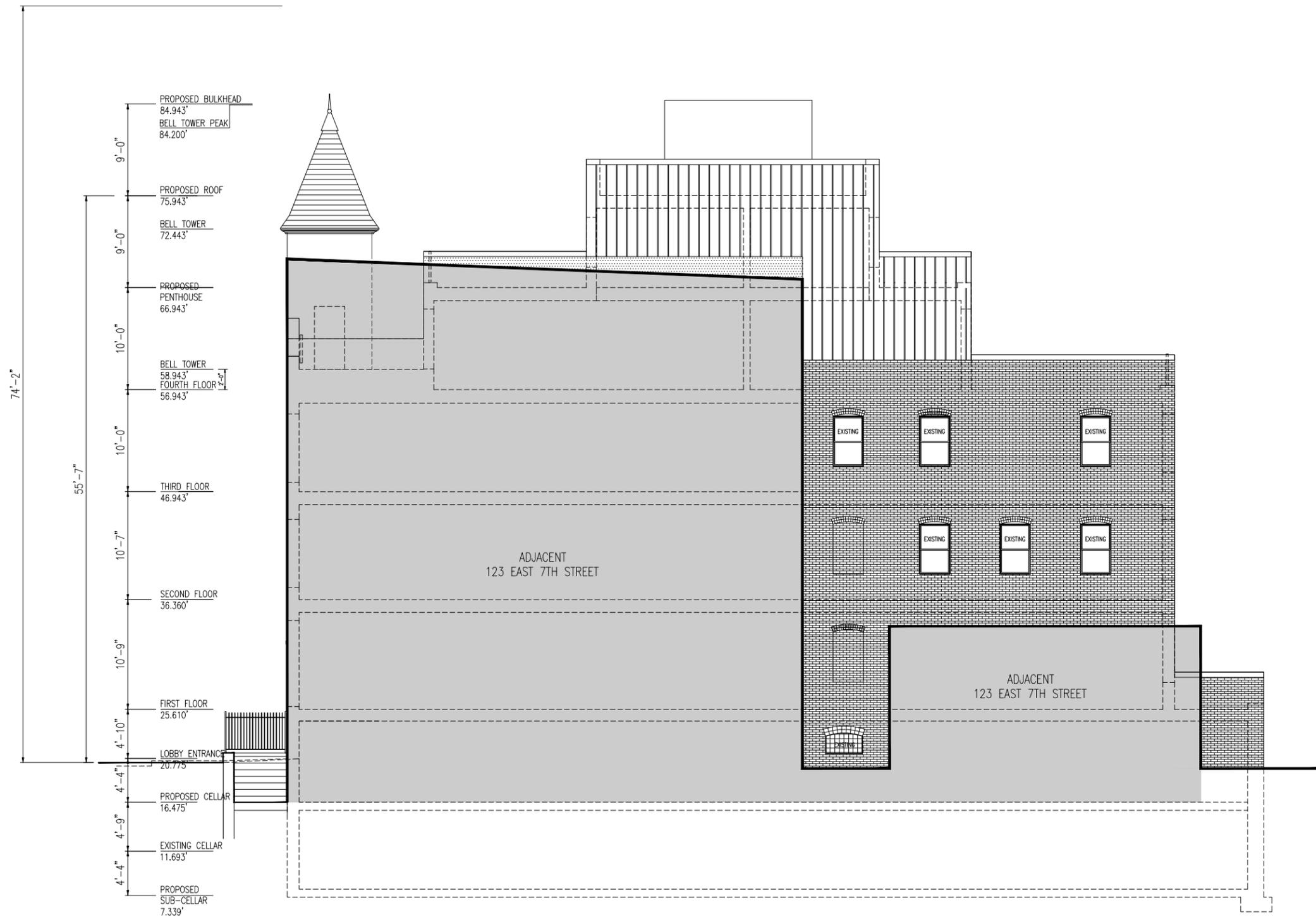


Existing south elevation

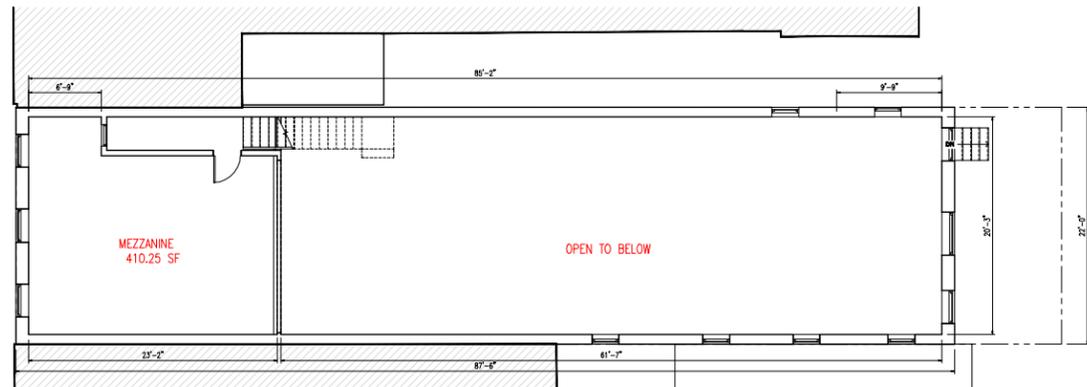


Proposed south elevation

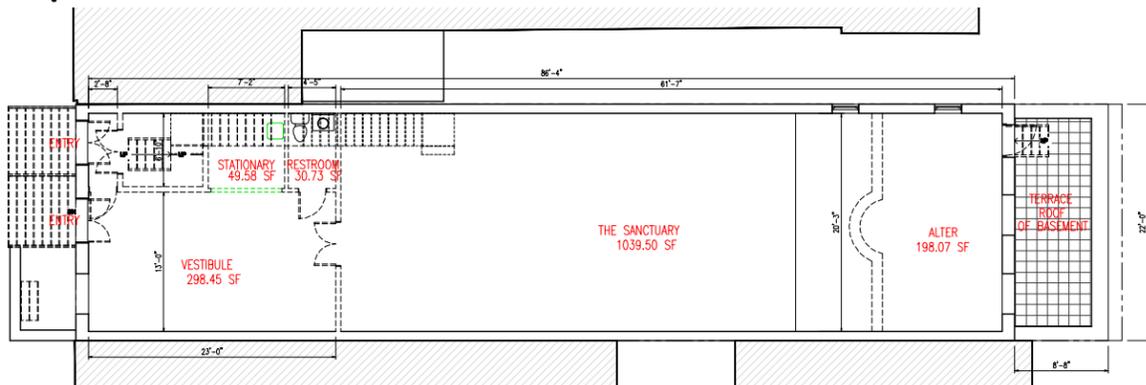
Proposed elevations



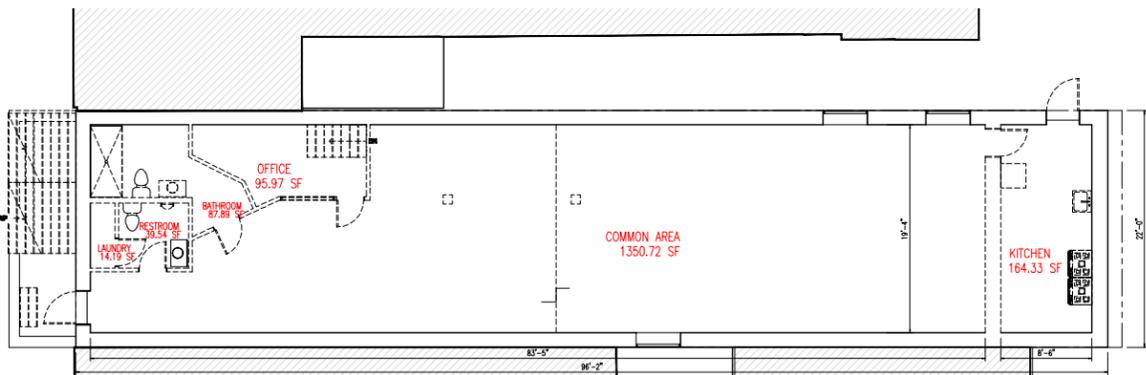
Proposed east elevation - party wall



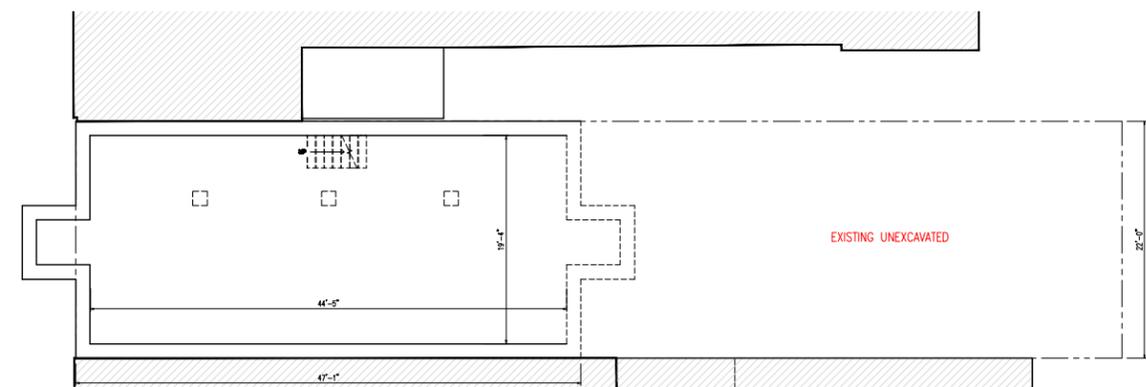
Second floor plan



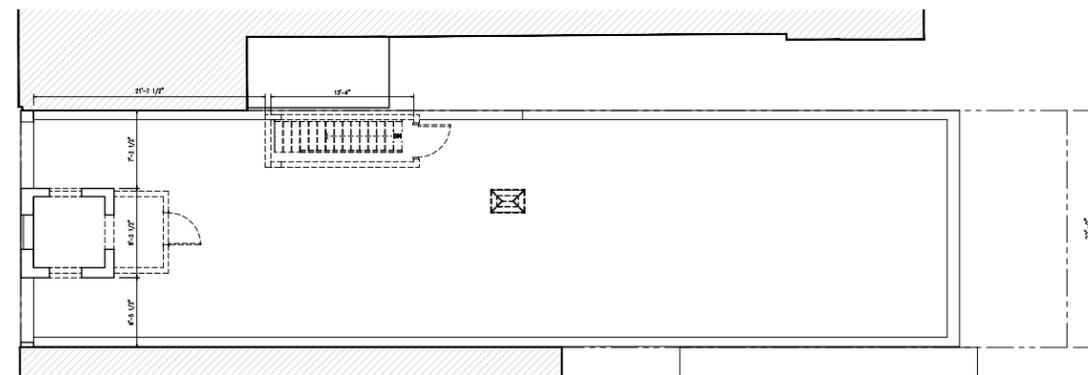
First floor plan



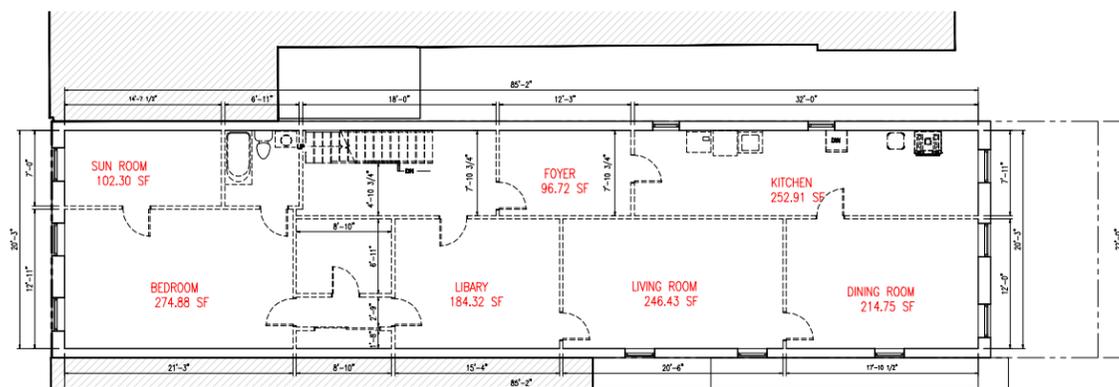
Basement floor plan



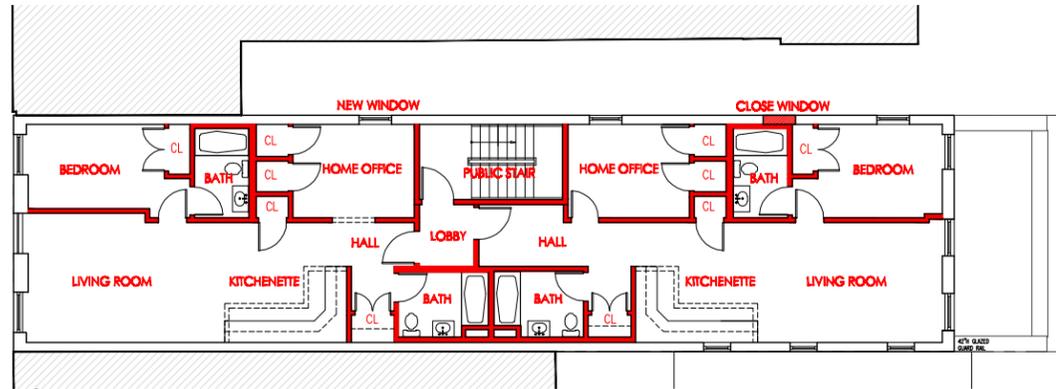
Cellar floor plan



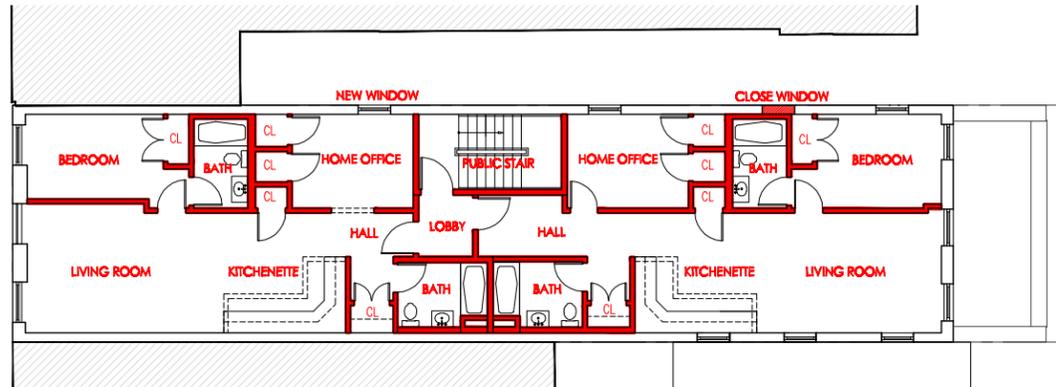
Roof plan



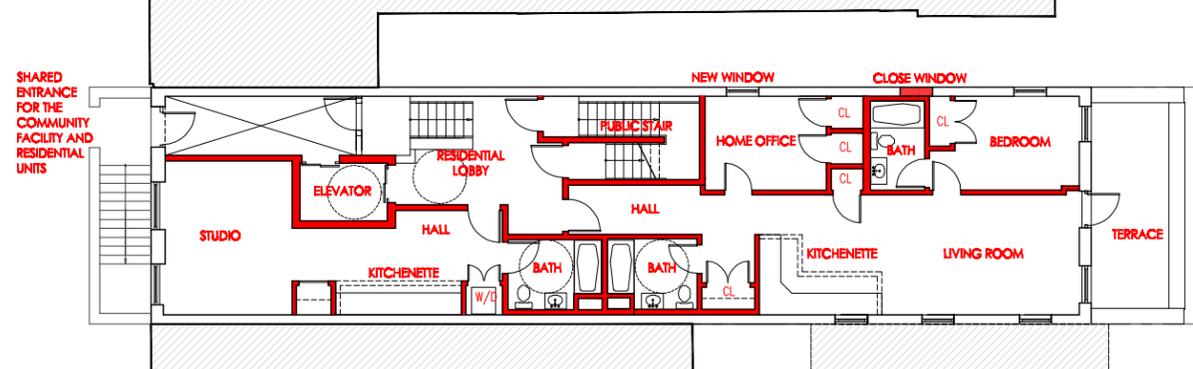
Third floor plan



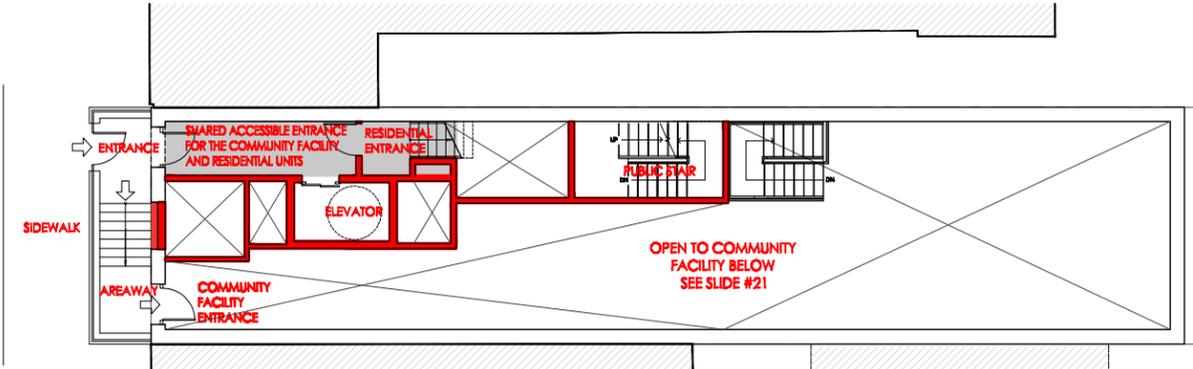
Third floor plan



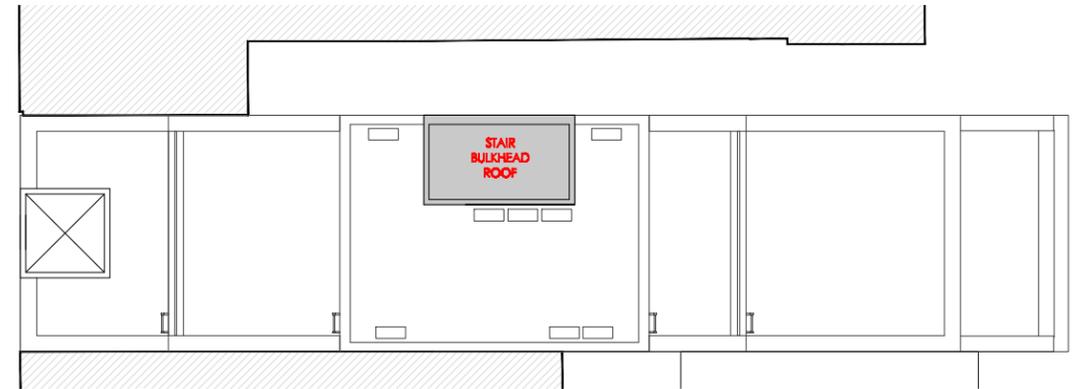
Second floor plan



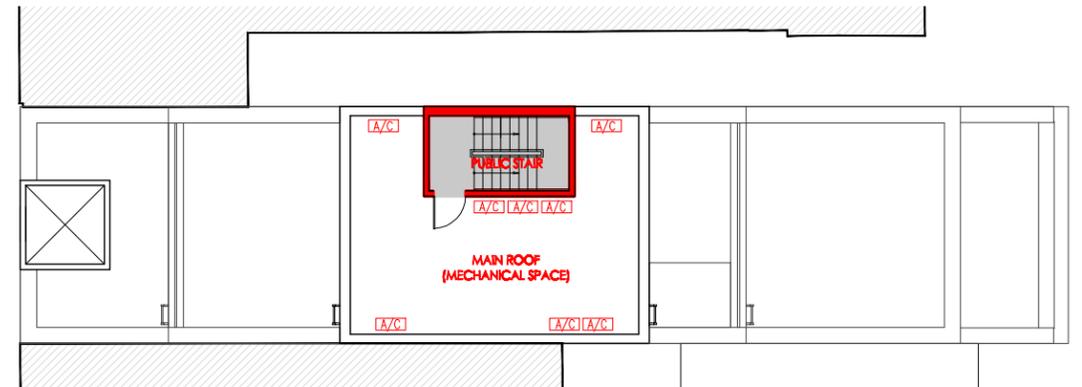
First floor plan



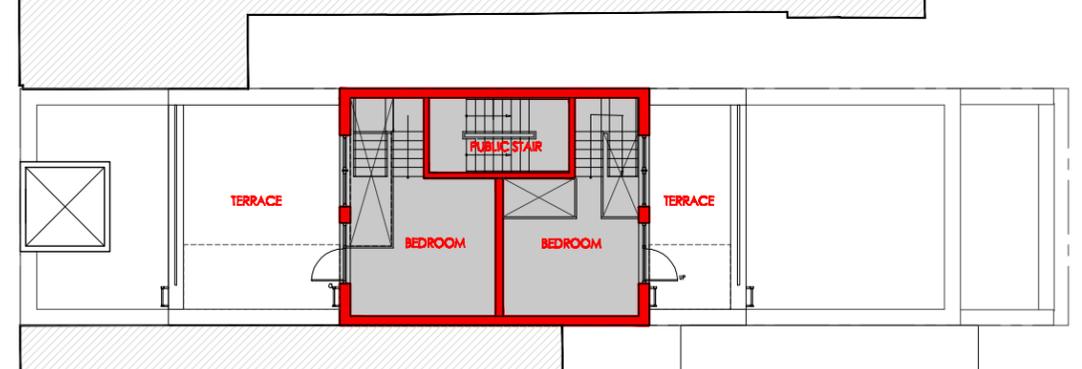
Ground floor plan (entry accessible level)



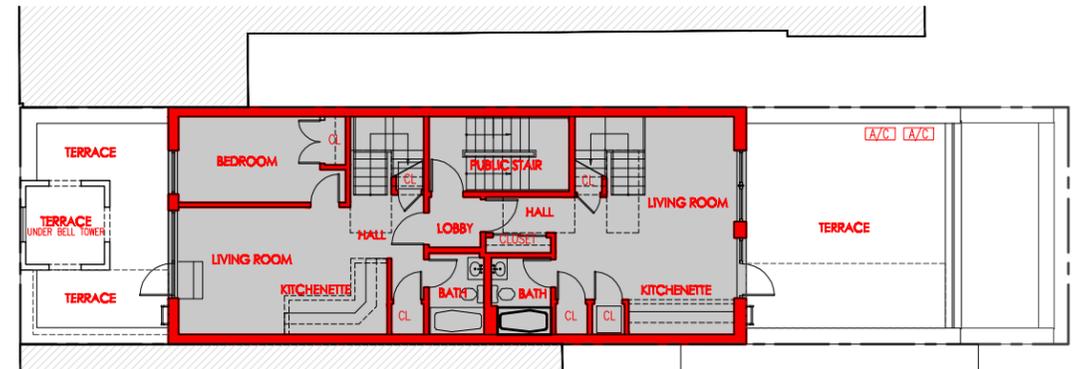
Stair bulkhead roof plan - Proposed



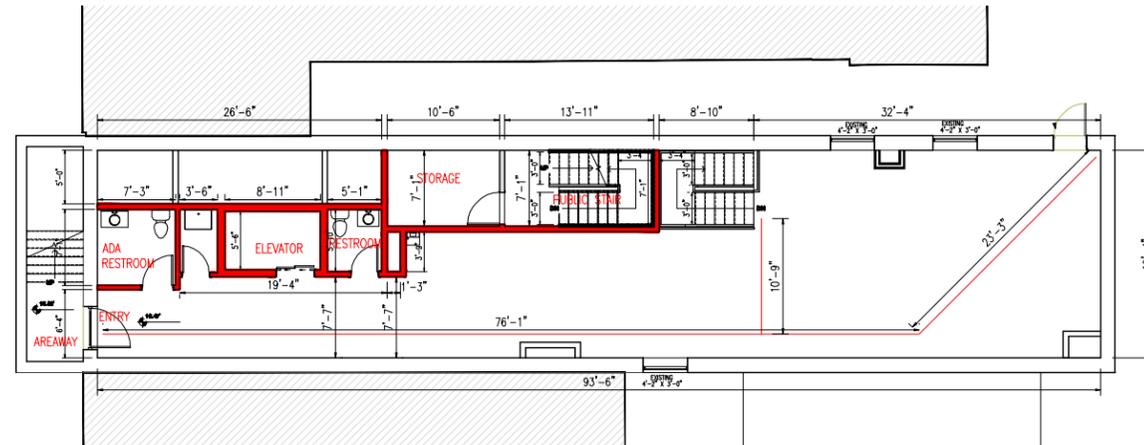
Main roof plan (mechanical space) - Proposed bulk



Mezzanine floor plan - Proposed bulk



Fourth floor plan - Proposed bulk

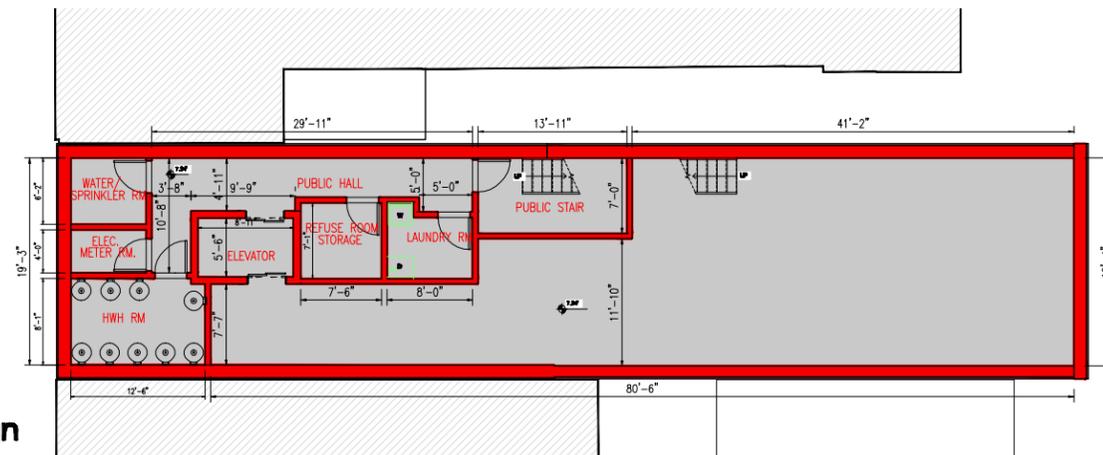


Cellar floor plan

COMMUNITY FACILITY
 1259.42 SF
 OCCUPANCY GROUP I-2
 USE GROUP III B
 TREATMENT HEALTH CARE FACILITY
OCCUPANT LOAD CALCULATIONS BC 1004.1
 NET FLOOR AREA PER OCCUPANT (SF) = 100 SF - OFFICE USE, CONFERENCE ROOM
 NET FLOOR AREA PER OCCUPANT (SF) = 15 SF - UN-CONCENTRATED (TABLES AND CHAIRS)

$971.38 \text{ SF} / 100 = 9.7 = 10 \text{ OCCUPANTS}$
 $300 / 15 = 20 = 20 \text{ OCCUPANTS}$

TOTAL OCCUPANTS = 30 OCCUPANTS



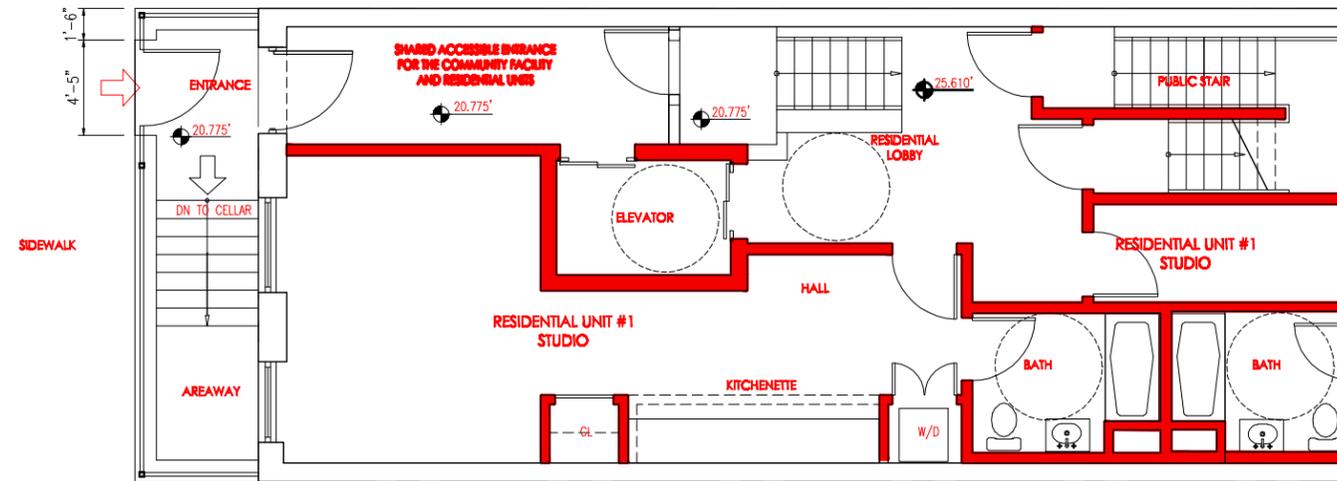
Sub-Cellar floor plan

COMMUNITY FACILITY
 1153.77 SF
 OCCUPANCY GROUP I-2
 USE GROUP III B
 TREATMENT HEALTH CARE FACILITY
OCCUPANT LOAD CALCULATIONS BC 1004.1
 NET FLOOR AREA PER OCCUPANT (SF) = 100 SF - OFFICE USE, CONFERENCE ROOM
 NET FLOOR AREA PER OCCUPANT (SF) = 15 SF - UN-CONCENTRATED (TABLES AND CHAIRS)

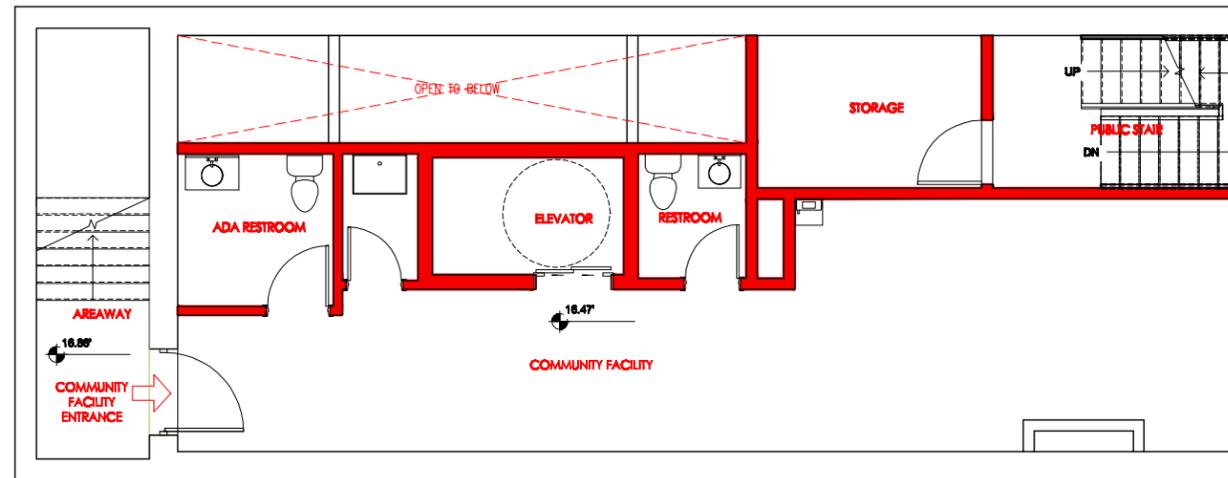
$853.77 \text{ SF} / 100 = 8.5 = 8 \text{ OCCUPANTS}$
 $300 / 15 = 20 = 20 \text{ OCCUPANTS}$

TOTAL OCCUPANTS = 28 OCCUPANTS

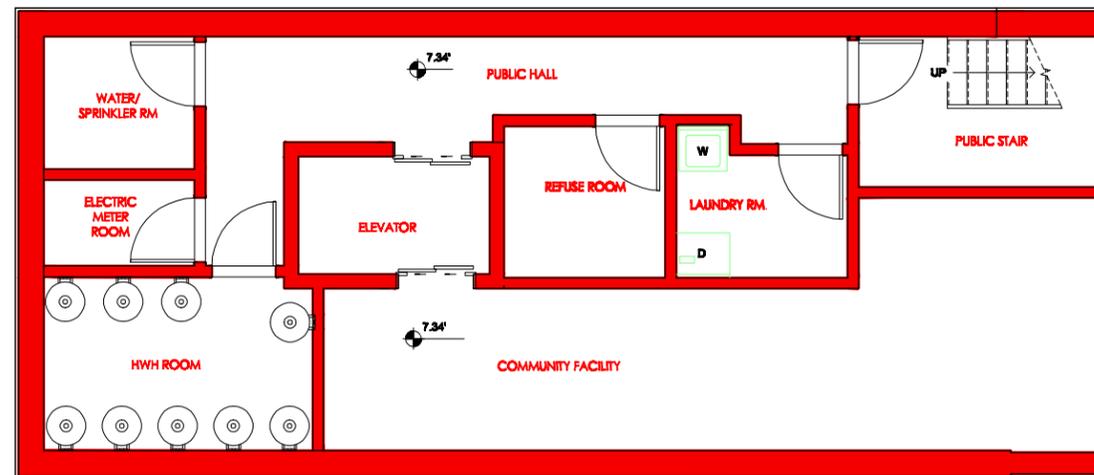
Ground & First floor plan

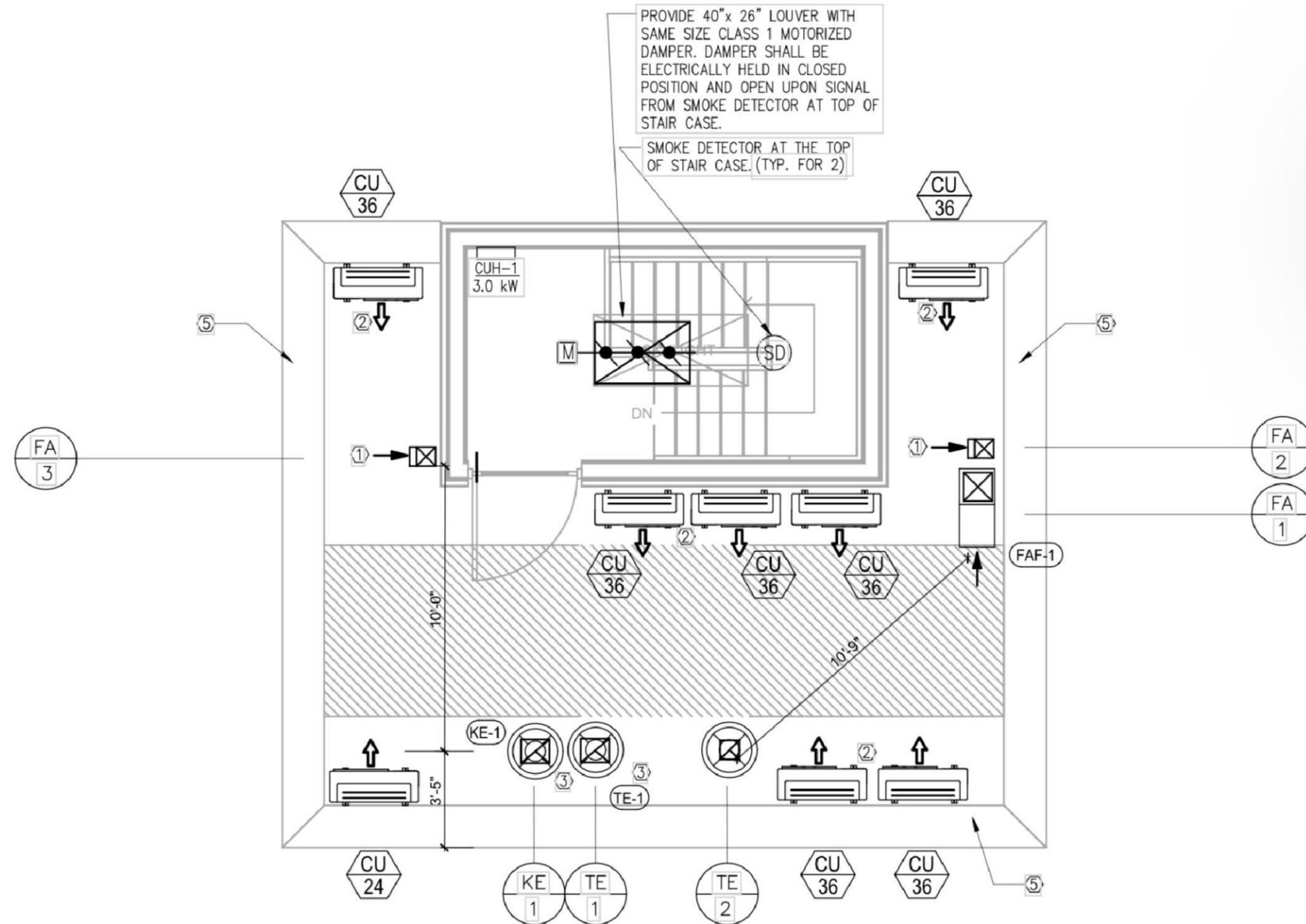


Cellar floor plan



Sub-Cellar floor plan



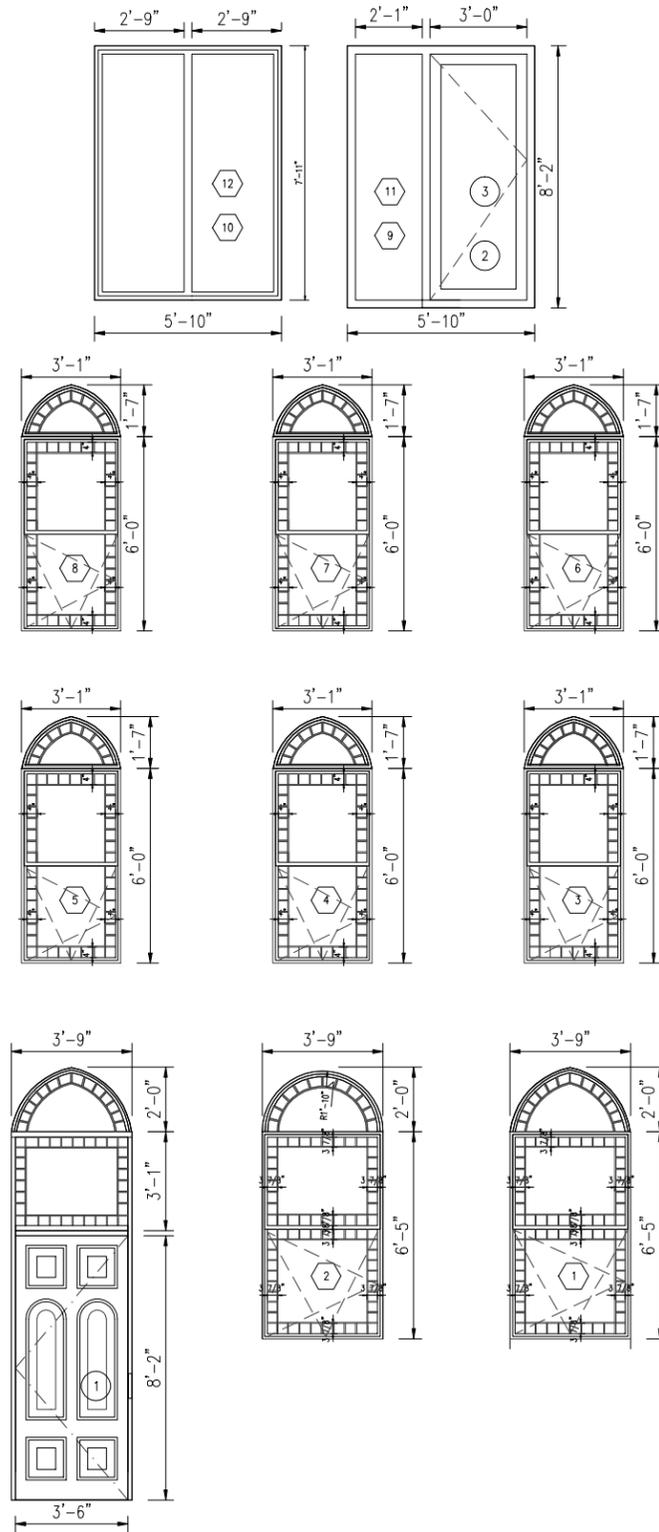


ROOF PLAN

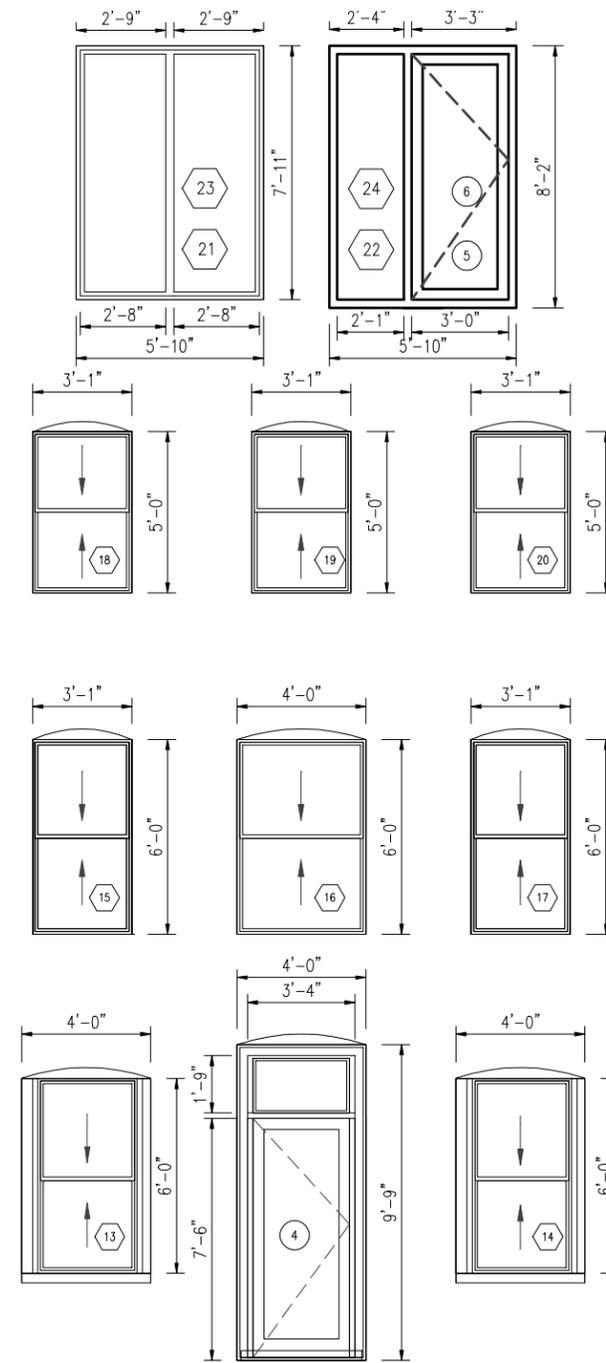
SCALE : 1/4" = 1'-0"

KEYED-IN NOTES:

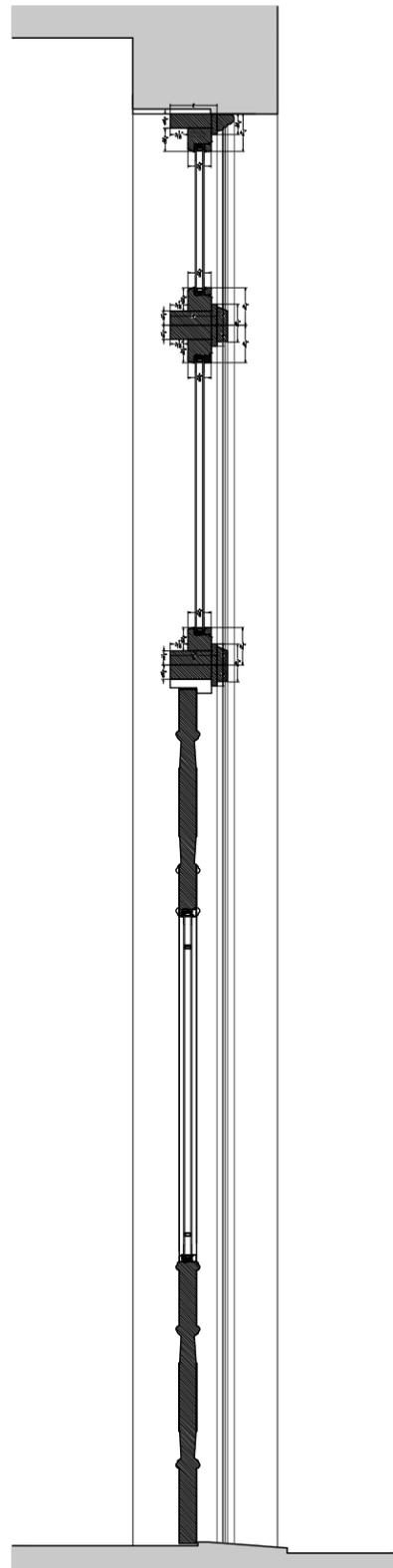
- ① TERMINATE WITH GOOSENECK.
- ② INSTALL CONDENSERS ON STEEL DUNNEGE.
- ③ INSTALL FAN ON ROOF CURB.
- ④ INTERLOCK ELECTRIC DUCT HEATER WITH RESPECTIVE FAN OPERATION.
- ⑤ 42" PARAPET WALL TO PROVIDE SCREENING PER ZR 23-62(g)(2). TYP. FOR ALL SIDES.



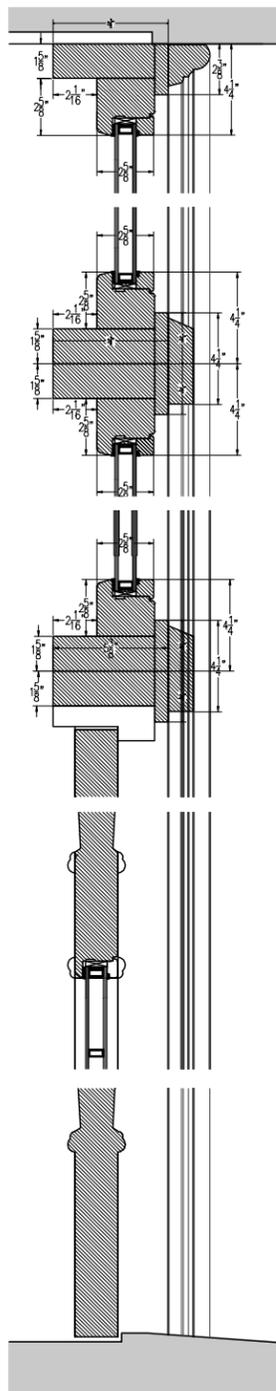
Proposed street facade windows



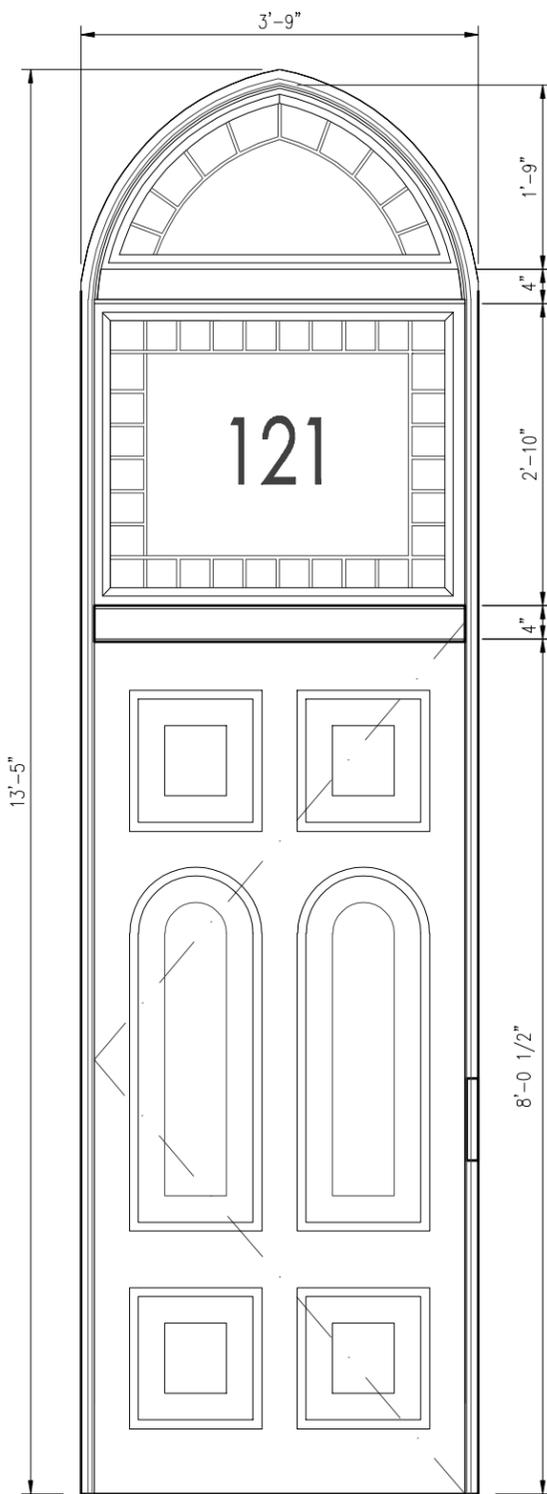
Proposed rear facade windows



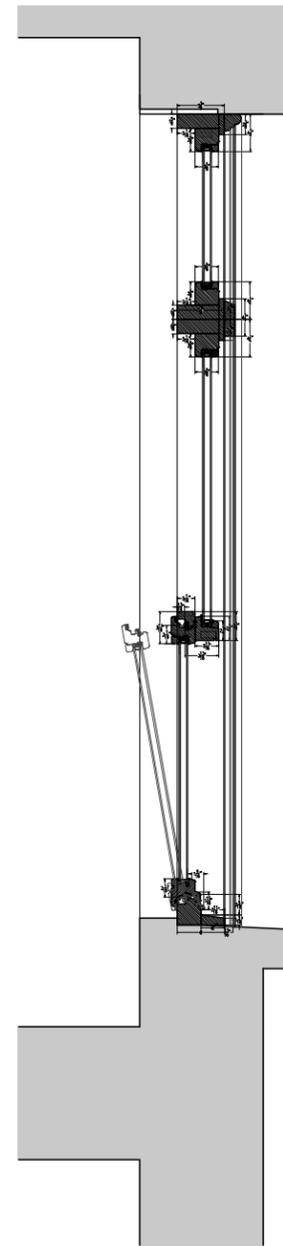
Entrance door section



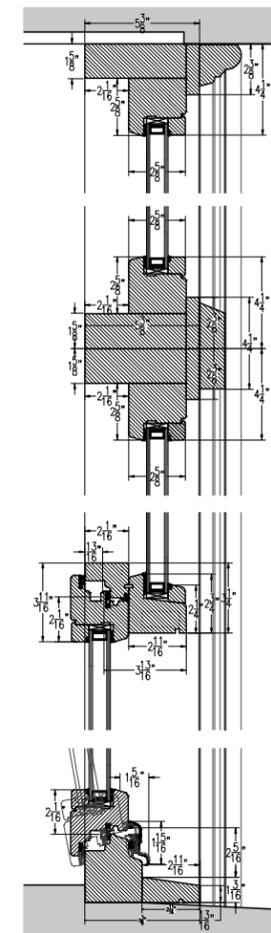
Entrance door detail



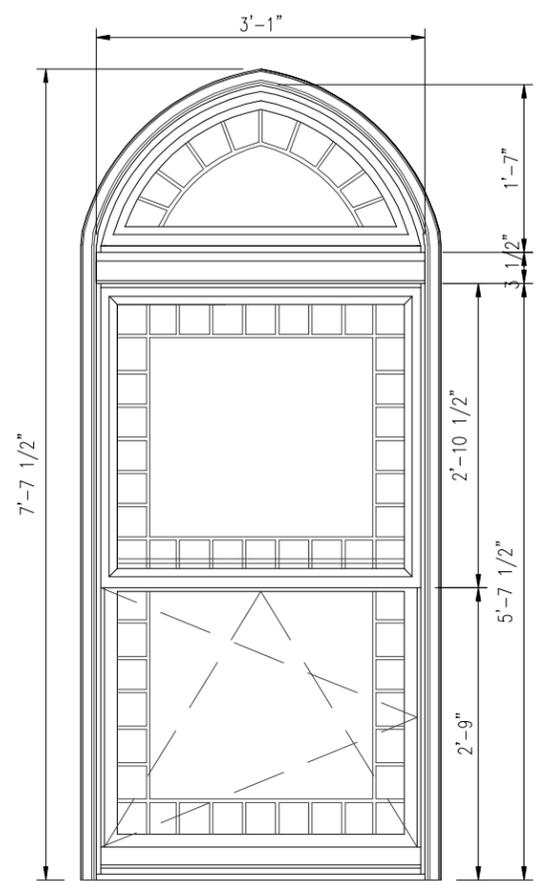
Entrance door elevation
(Historical recreation - match 1940 Tax Photo)



Window section



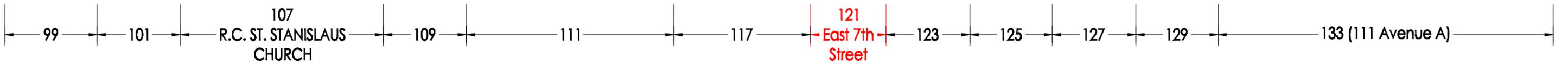
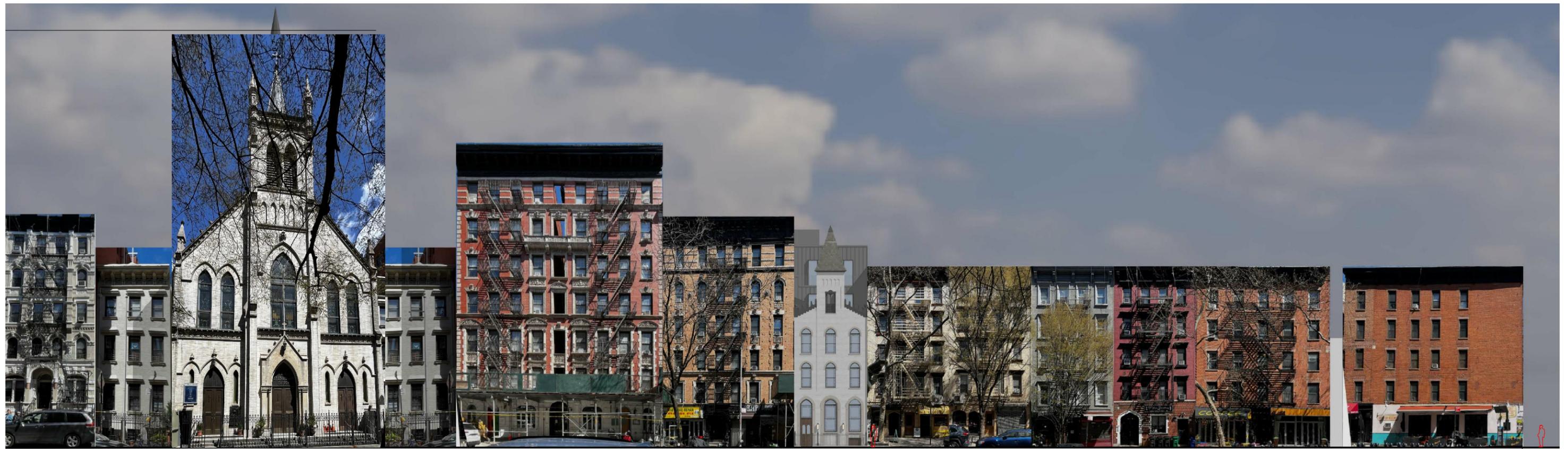
Window detail



Window elevation (typical)



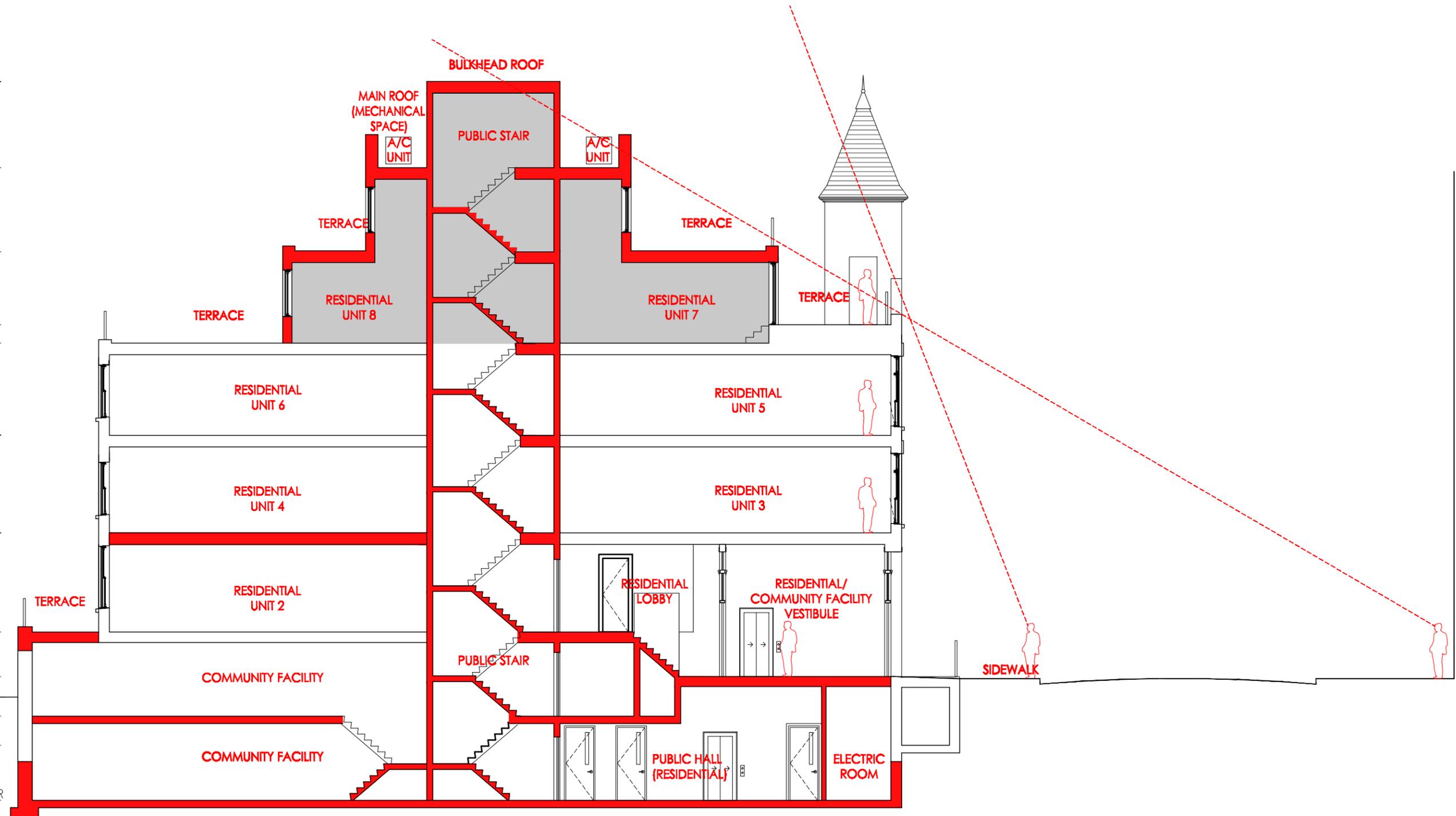
Window axonometric detail







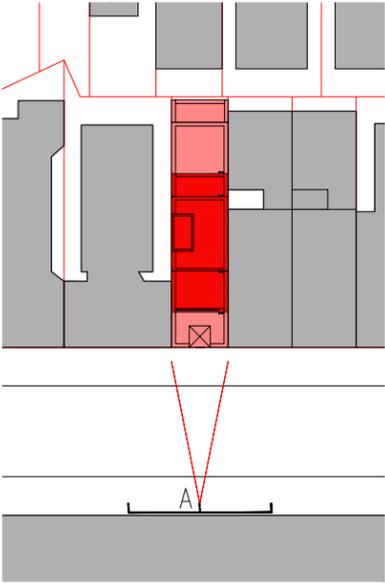
PROPOSED BULKHEAD
84.943'
 BELL TOWER PEAK
84.200'
 PROPOSED ROOF
72.443'
 PROPOSED PENTHOUSE
66.943'
 BELL TOWER
58.943'
 FOURTH FLOOR
56.943'
 THIRD FLOOR
46.943'
 SECOND FLOOR
36.360'
 FIRST FLOOR
25.610'
 LOBBY ENTRANCE
20.775'
 PROPOSED CELLAR
16.475'
 EXISTING CELLAR
11.693'
 PROPOSED SUB CELLAR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



Proposed building section



A. Street view looking North



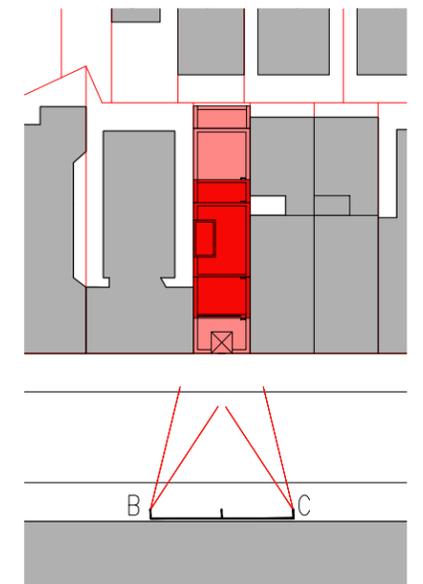
Key Plan



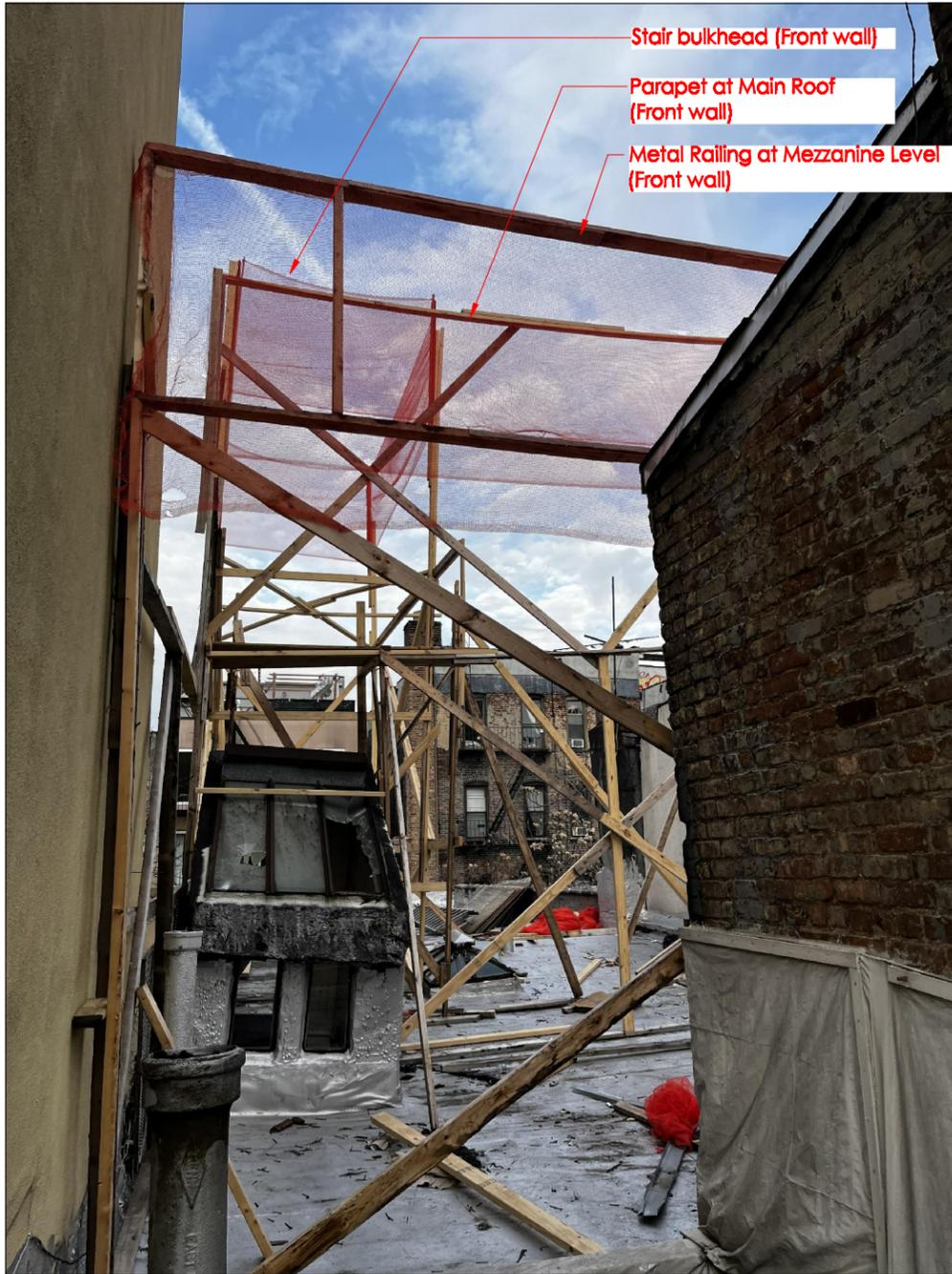
B. Street view looking west



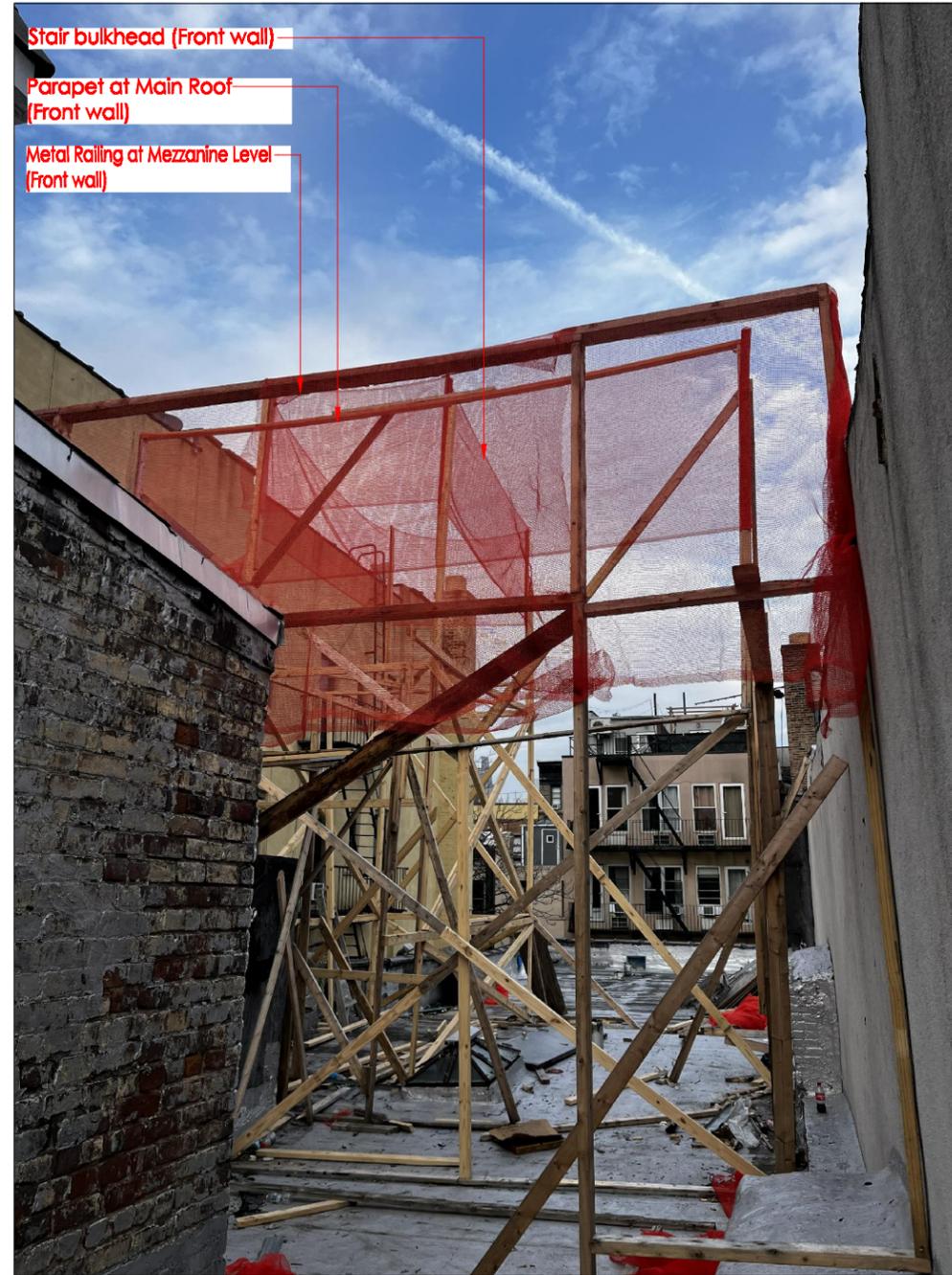
C. Street view looking east



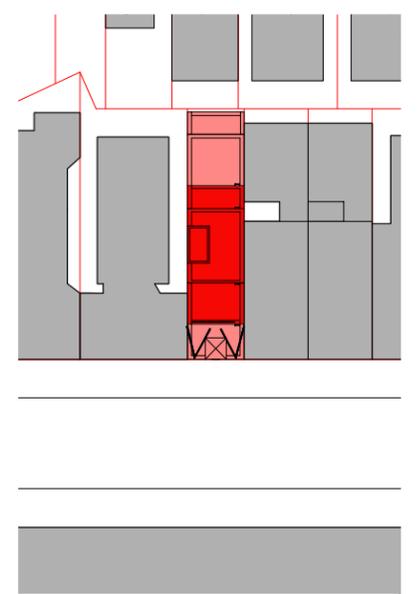
Key Plan



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)



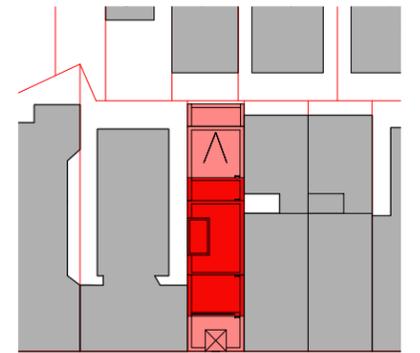
Key Plan



Rear view looking south at stair bulkhead



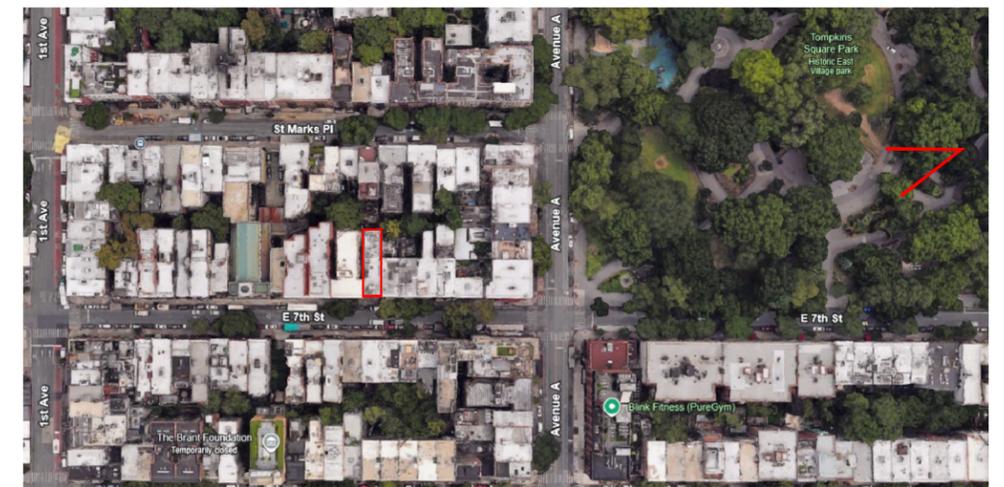
Rear view looking south at stair bulkhead



Key Plan



View looking west from center of Tompkins Square Park





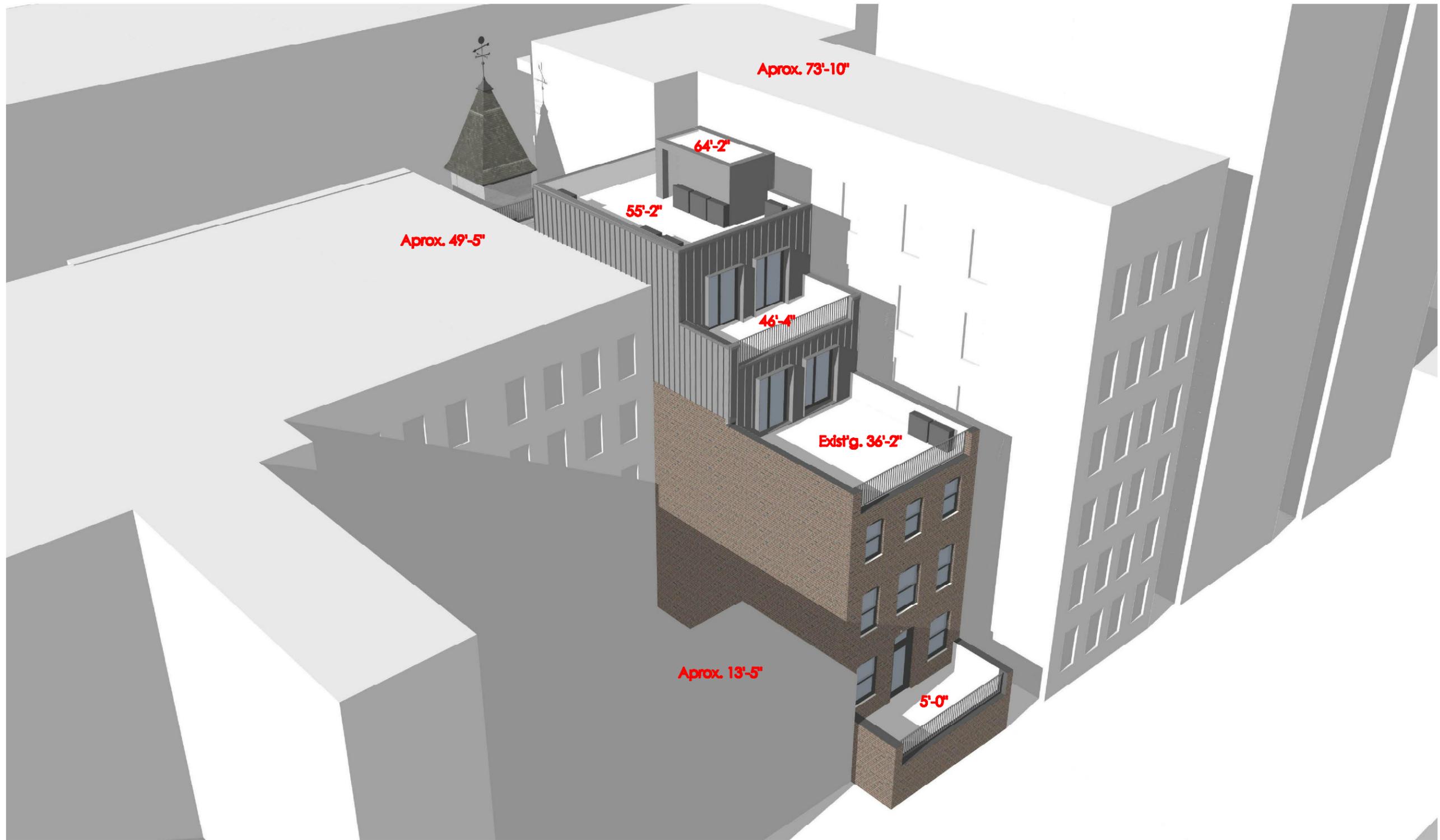
121 E 7th Street

AVENUE A

Tompkins Square Park

Avenue B







Straight View - existing & proposed addition



Oblique View - existing & proposed addition

THIRD FLOOR
46.943'

SECOND FLOOR
36.360'

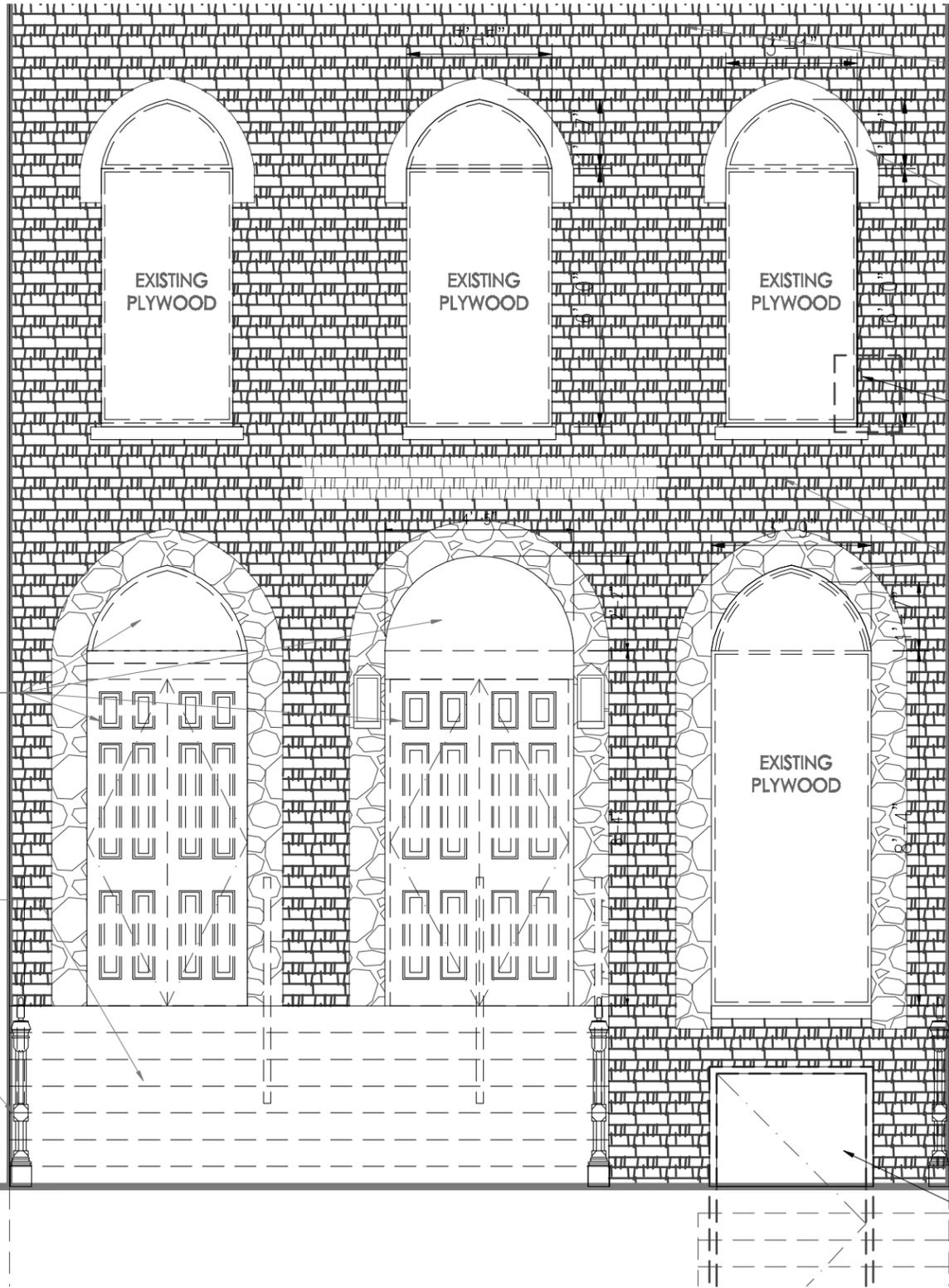
REMOVE EXISTING
DOOR & TRANSOM

REMOVE EXISTING
STOOP & RAIL

FIRST FLOOR
25.610'

SAVE (3) NEWEL
POSTS FOR REUSE

SIDEWALK



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 at historic front facade)
Requesting aluminum clad wood window)



6" w
x
18.3" h

Lantern - Hinkey, Dorian
(black finish)



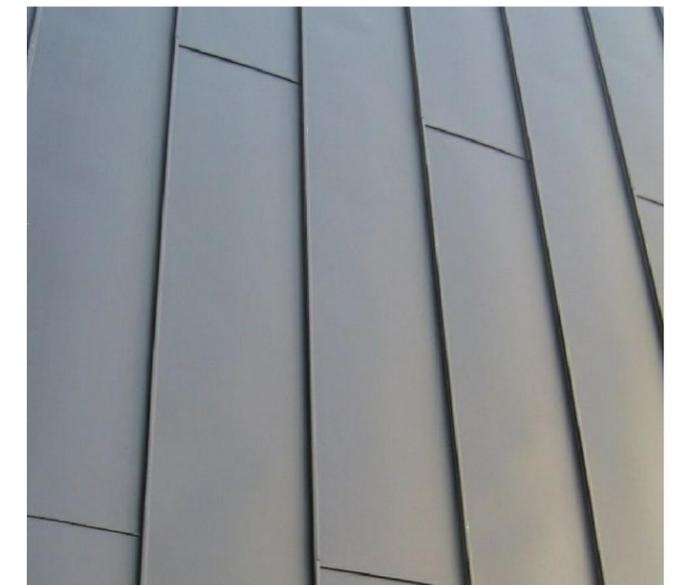
Brownstone tinted masonry
at front facade window surround trim



Existing brick facade



Composite Slate roof



Standing seam metal siding
Finish: light grey





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