



Date:	5/7/2024
LPC Docket #:	LPC-24-05697
LPC Action:	Approved
Action required by other agencies:	
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 40 Wooster Street

**Borough:** Manhattan

**Block:** 475      **Lot:** 34

**Historic District:** SoHo-Cast Iron Historic District

**Description:** A store building designed by Buchman & Deisler and built in 1895-96. Application is to remove a fire escape and construct a rooftop addition.

### COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the SoHo-Cast Iron Historic District. The Commission further NOTED that the Commission approved a Modification of Use pursuant to Section 74-711 of the Zoning Resolution in 2015, but that this special permit process was abandoned.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL, finding:

- that the proposed work will not eliminate or damage any significant architectural features;
- that the proposed one-story rooftop addition will be set back from the front and rear facades, and will only be visible from public thoroughfares over the secondary side façade from limited vantage points within the context of taller secondary facades of neighboring buildings and a variety of rooftop accretions, and will be in keeping with rooftop accretions typically found at industrial buildings throughout this historic district;
- that the rear façade of the rooftop addition, featuring tall narrow windows and louvers, will not be visible from any public thoroughfare;
- that the pergola at the southwest corner of the addition, featuring a retractable fabric roof shade, will be simply designed with neutral finishes, and will not call undue attention to itself;
- that the proposed visible travertine cladding material of the addition at the south (lot line) façade will read as a neutral presence at a distance and will be visually compatible with materials found at visible rooftop additions throughout this district;
- that fire escape obscures decorative details at the façade and its proposed removal will return the building closer to its original appearance.
- and that the work will not detract from the special architectural and historic character of the building or the SoHo-Cast Iron Historic District.

### VOTE:

Present: Sarah Carroll, Frederick Bland, Diana Chapin, Wellington Chen, Jeanne Lutfy, Everardo Jefferson, Mark Ginsberg, Stephen Chu, Angie Master, Michael Goldblum

9-1-0

In Favor = S.Carroll, F.Bland, D.Chapin, W.Chen, J.Lutfy, E.Jefferson, M.Ginsberg, S.Chu, A.Master

Oppose = M.Goldblum

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law