



Date:	7/15/2025
LPC Docket #:	LPC-25-11807
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 43-49 Bleecker Street

**Borough:** Manhattan

**Block:** 529      **Lot:** 62

**Historic District:** Noho East Historic District

**Description:** A Classical Revival style store building designed by Ralph S. Townsend and built in 1896. Application is to construct a rooftop addition, replace storefront infill, install a marquee, and construct a barrier-free access ramp.

### COMMISSION FINDINGS

The Commission NOTED that the building's scale, style, materials, and details are among the features that contribute to the special architectural and historic character of the NoHo East Historic District.

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

- that the proposed work will not damage or eliminate any significant architectural features;
- that the surviving ornamental wrought iron grilles at the storefront bulkheads will be restored and missing grilles will be recreated as needed;
- that the proposed black aluminum storefronts will be in keeping with the historic storefronts in terms of placement and compositional arrangement, and that the entrance infill will recall the original doors as documented in historic photos;
- that the proposed design and materials of the small marquee and signage, including black metal framing and pin-mounted halo-lit metal lettering, will recall in a contemporary manner historic marquees sometimes found on buildings of this age and style;
- that the barrier-free access ramp, featuring black-finished diamond plate cladding, steps, and metal handrail, will be simply designed and will provide access to the eastern commercial and residential entrances in the simplest manner possible;
- that the proposed stair and elevator bulkhead will facilitate the adaptive reuse of this building from commercial to residential use, and its size and scale will not overwhelm the building;
- that the rooftop addition will only be visible over the front façade from limited vantage points at a distance where only the upper portion can be seen, and when seen over the lot line wall will be simple in form and will blend harmoniously with the stucco sidewall, and therefore, will not overwhelm the building or call undue attention to itself;
- that the design and materiality of the rooftop addition, featuring stucco-cladding, grey-finished mechanical screens, and metal doors, will be utilitarian in character and consistent with other rooftop additions found at other buildings of this type within this historic district.
- and that the work will not detract from the special architectural or historic character of the building and the historic district.

However, in voting to grant this approval, the Commission REQUIRED:

- that the storefront details be further articulated, in consultation with Commission staff;
- and that the applicants explore reducing the visibility of the rooftop mechanical screen.

### VOTE:

Present: Frederick Bland, Wellington Chen, Michael Goldblum, Everardo Jefferson, Mark Ginsberg, Angie Master, Erasmus Ikpengbe, Frank Mahan, Stephen Wilder

9-0-0

In Favor = F.Bland, W.Chen, M.Goldblum, E.Jefferson, M.Ginsberg, A.Master, E.Ikpengbe, F.Mahan, S.Wilder

Oppose =

Abstain =

Recuse =



Date:	7/15/2025
LPC Docket #:	LPC-25-11807
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

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