

March 17, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-01608

125 Grand Street – SoHo-Cast Iron Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 677 1007

Passcode: 598100

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

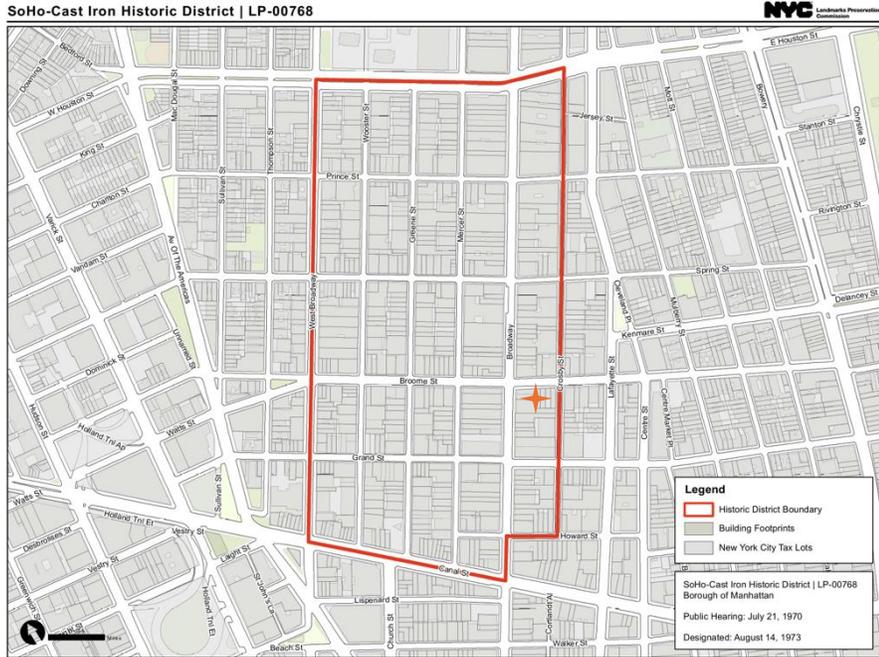
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125 GRAND STREET, NEW YORK, NY 10013

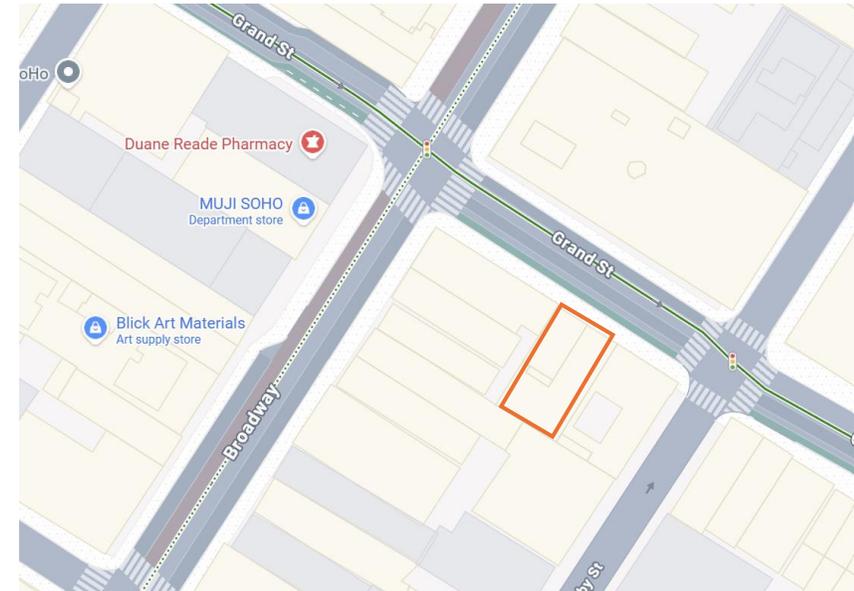
PARTIAL ROOFTOP ADDITION
PRESENTED BY JENNIFER LISTER OLDFIELD, OWNER



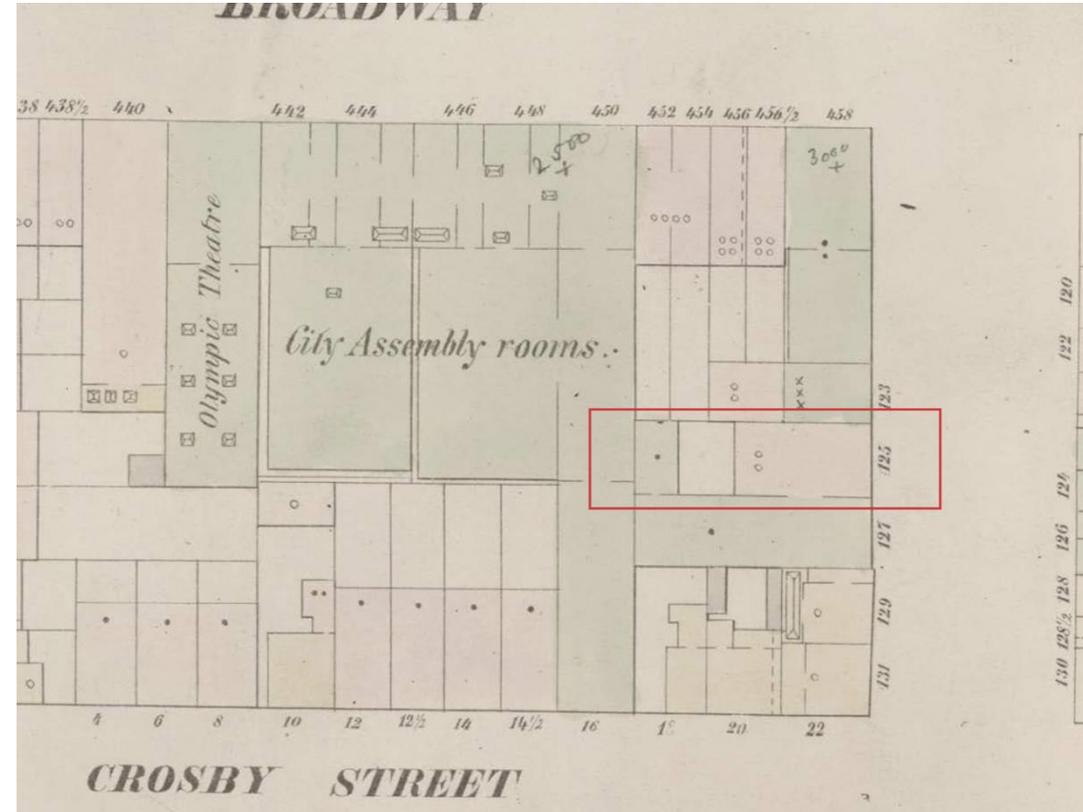
BLOCK & LOT MAP



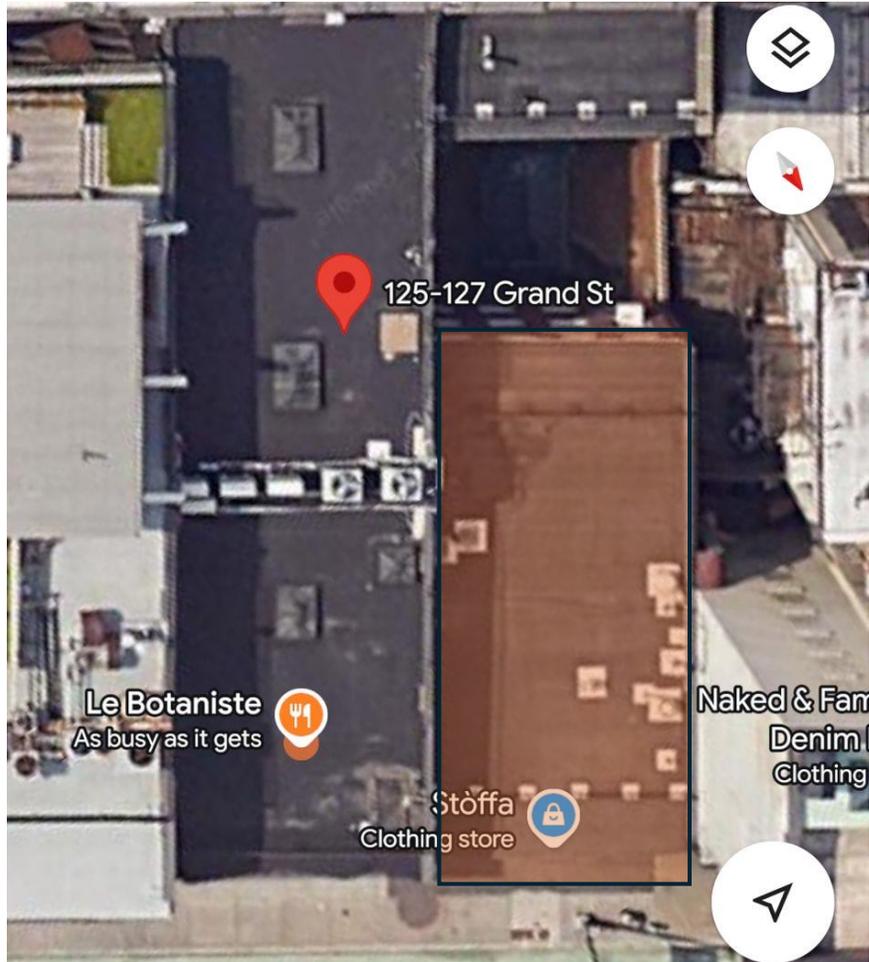
✦ = Location of property



PROPERTY LOCATION ACCORDING TO 1853 FIRE INSURANCE MAP



AERIAL VIEW



 Location of property

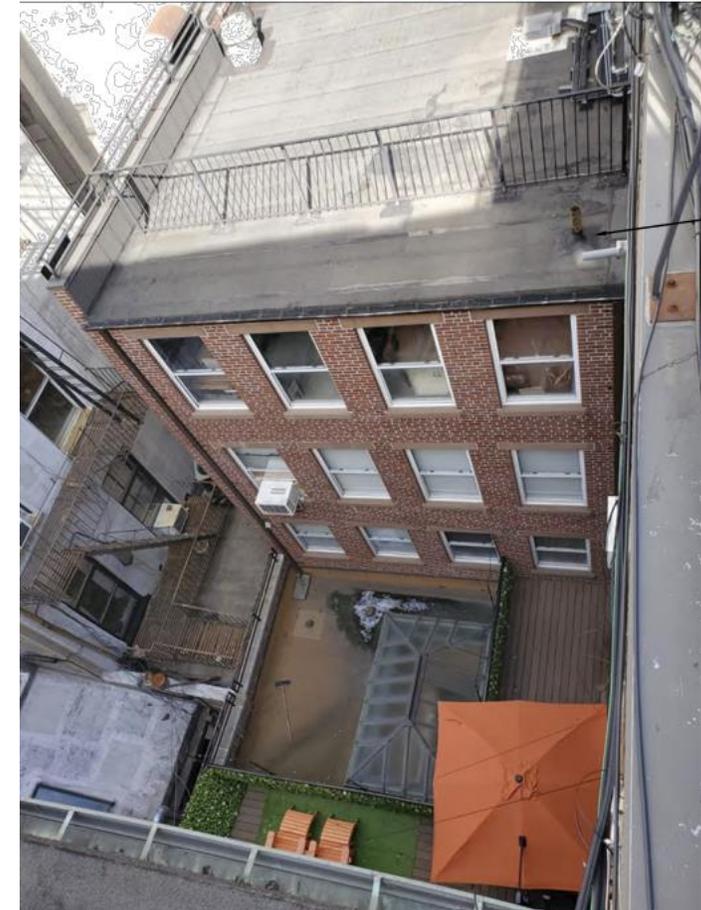
HISTORICAL CONDITIONS



EXISTING BUILDING CONDITIONS – STREETSIDE



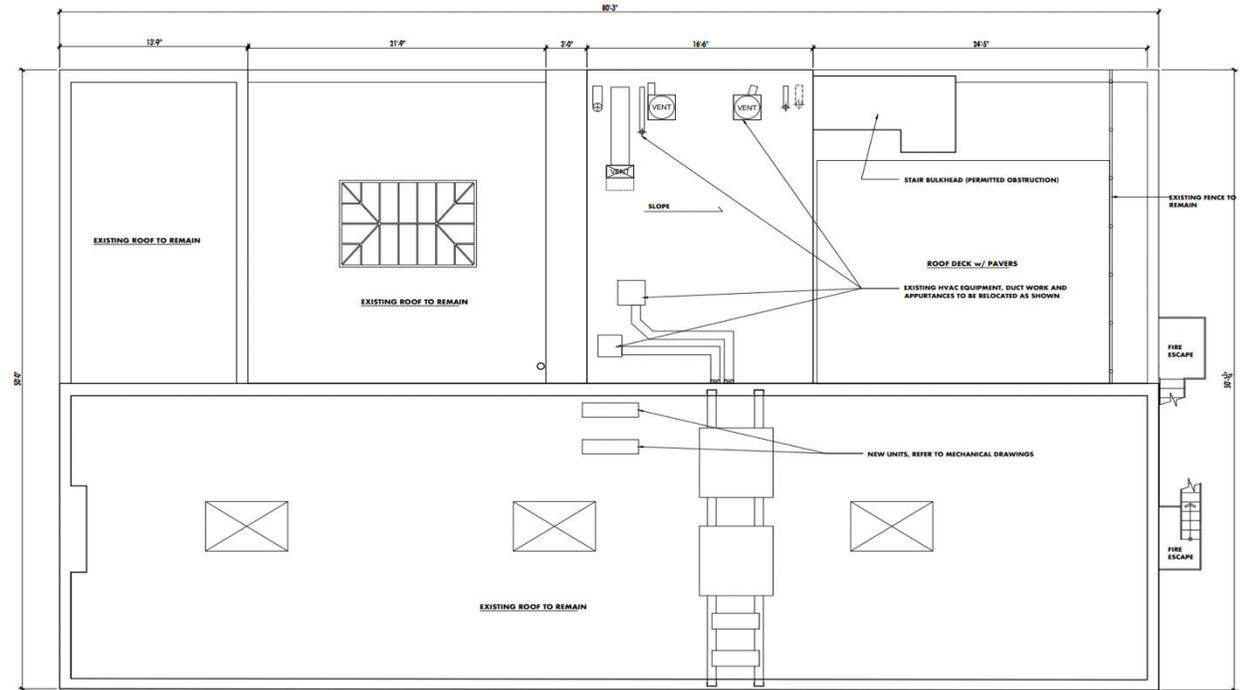
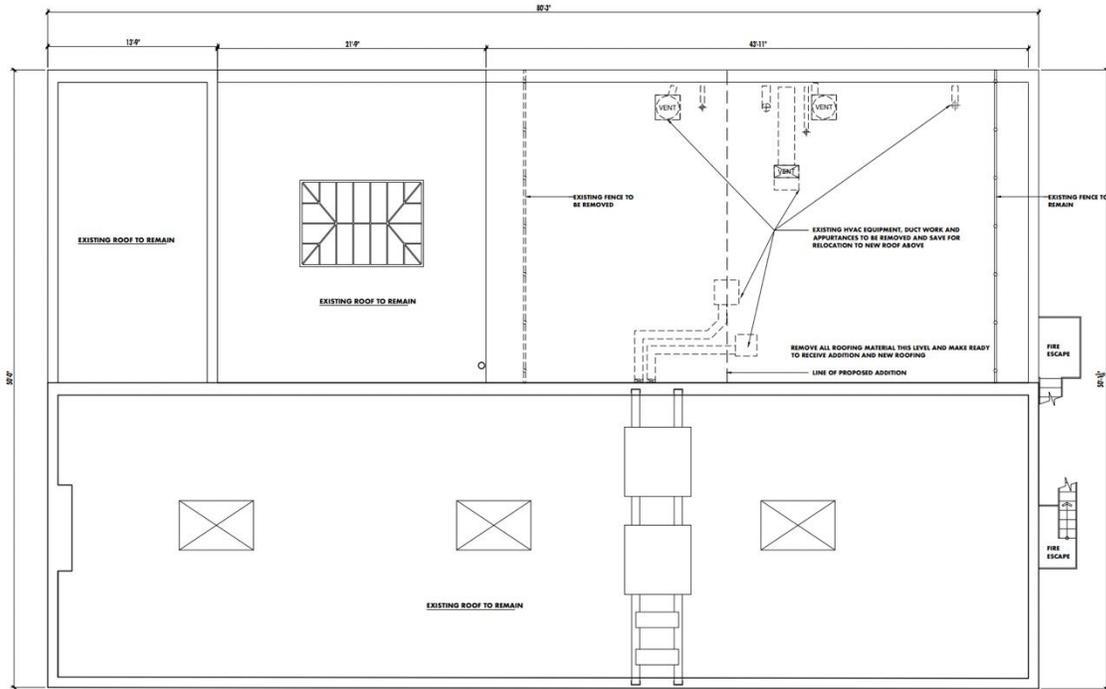
EXISTING BUILDING CONDITIONS - REAR



EXISTING CONDITION OF ROOF



PROPOSED CHANGES TO ROOF AS SEEN FROM ABOVE

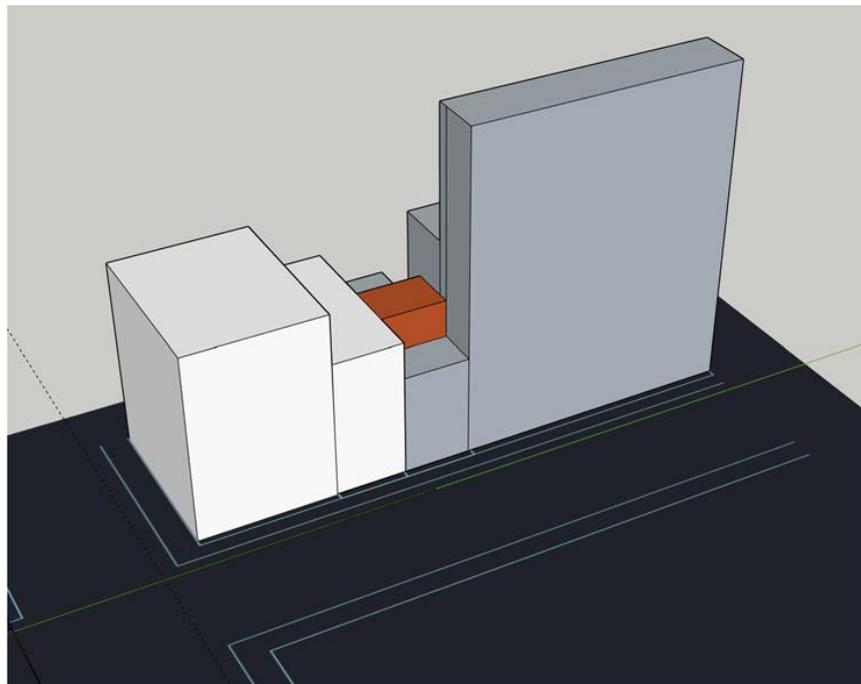


1 ROOF PLAN
1/4" = 1'-0"

1 ROOF PLAN
1/4" = 1'-0"

Roof before with alterations labeled

Roof after with alterations labeled



View from above

PROPOSED ADDITION – 3D RENDERINGS



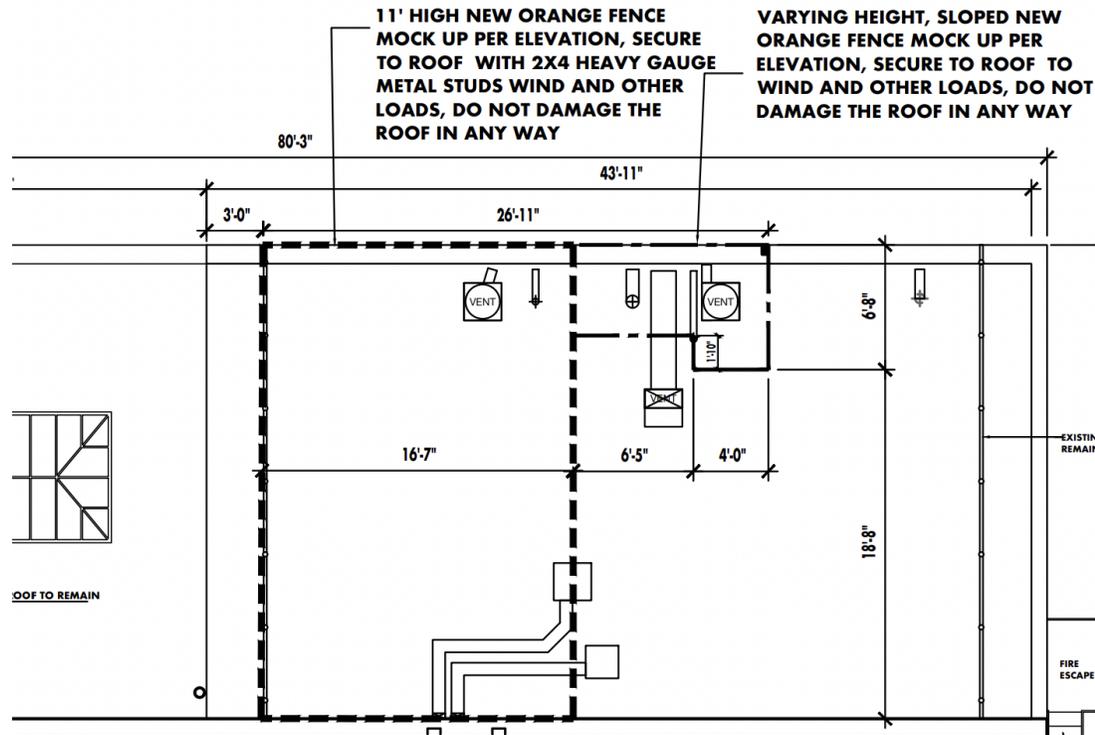
Channel
3017L (21)



Sand Coarse

PROPOSED ADDITIONS - MATERIALS

DIMENSIONS OF EXTENSION



DIMENSIONS OF ROOF EXTENSION:

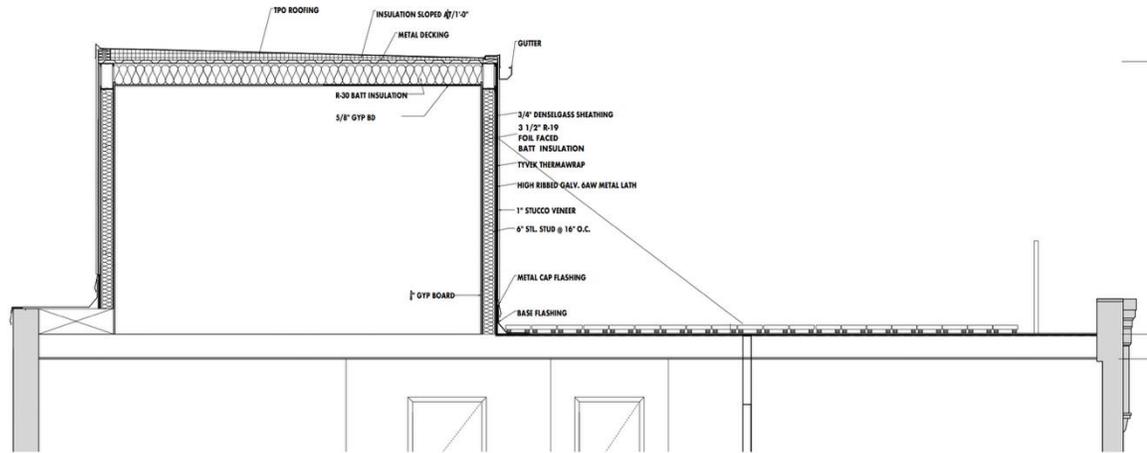
16'-7" X 18'-8" X 11'

Setbacks:

3' from rear

24'-4" from front (steetside)

PROPOSED



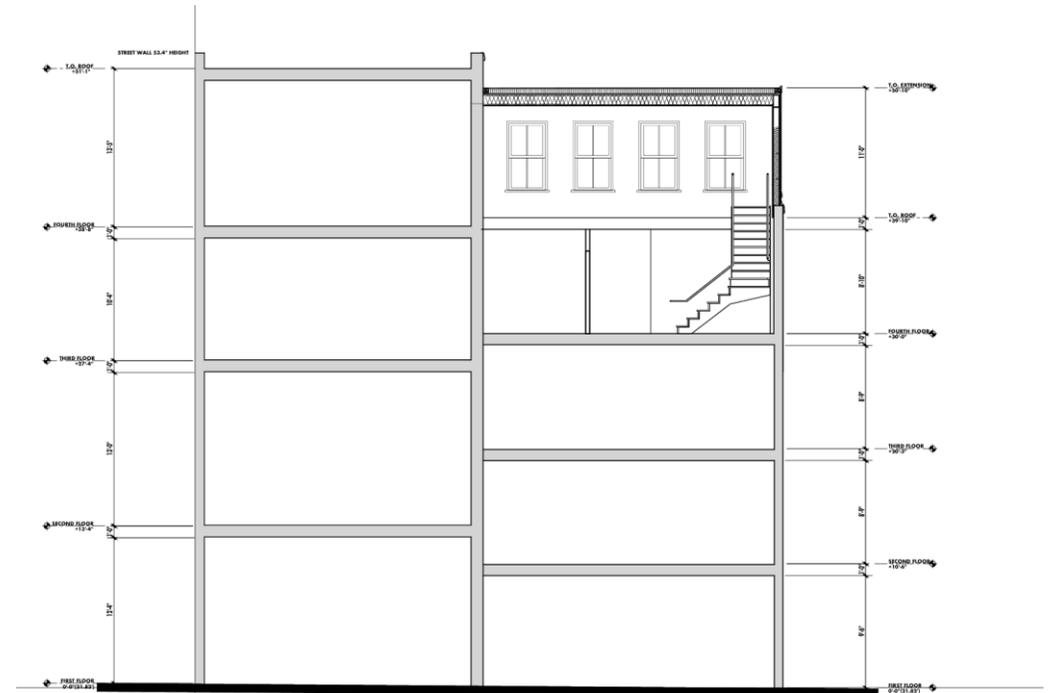
1 Building Section
3/8" = 1'-0"

Date: 01/11/22 Scale: as noted	
Drawing Title: enlarged section	
Drawing No: A-302.0C	
Page 17 of 18	

south park consulting ll
 william s mandara jr ai
 294 wilson road tel. 408-492-890
 garden valley, ca 95923 ay 54-0302C

Interior and Exterior
 Elevations
 135 Grand St
 NYC, NY

EXTERIOR ELEVATIONS – WEST



1 Building Section
3/8" = 1'-0"

EXTERIOR MOCKUP – FROM ABOVE



EXTERIOR MOCKUP ON LEVEL



STREET VIEW OF PROPERTY WITH MOCKUP



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