Landmarks Preservation Commission

May 5, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 3, LPC-25-07016

41-43 Mercer Street – SoHo-Cast Iron Historic District

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

41 - 43 MERCER STREET

New York, NY 10013
SoHo Cast-Iron Historic District

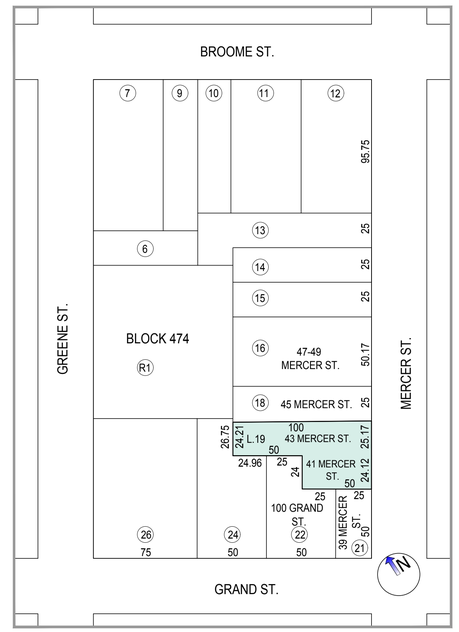
Proposed Demolition, New Building, Rooftop Addition, and Storefront Alteration



Previously proposed at Public Hearing 02/24/26



Current Proposed Design 05/05/26



BLOCK PLAN SCALE: 1" = 600"

ALEXANDR NERATOFF ARCHITECT
57 Prince Street, New York N.Y. 10012

JPD PRESERVATION CONSULTING, LLC

41 - 43 Mercer Street - Soho Cast-Iron Historic District
May 5, 2026

41-43 Mercer Street: Proposed Design Revisions



Front Elevation Previously Proposed at Public Hearing 02/24/26



Front Elevation Current Proposed Design 05/05/26

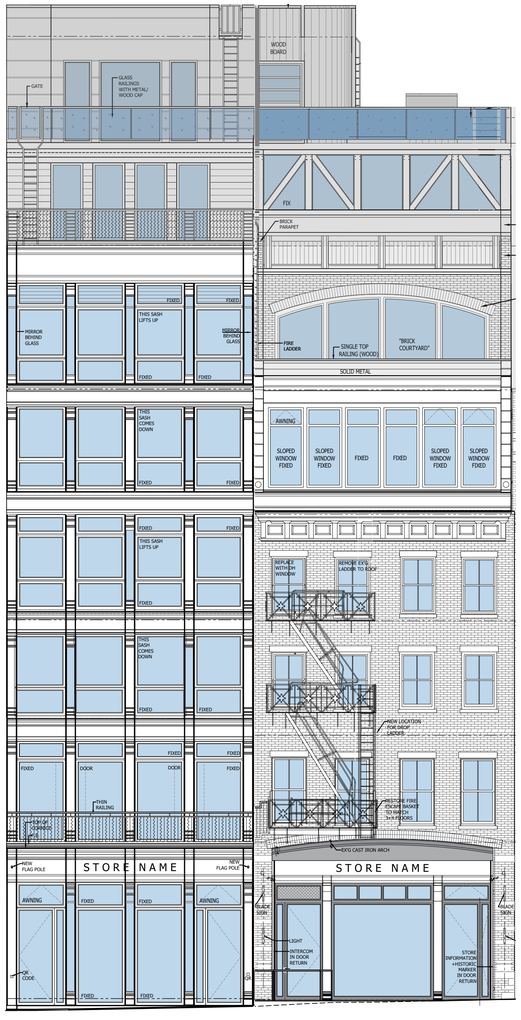


Rear Elevation Previously Proposed at Public Hearing 02/24/26



Rear Elevation Current Proposed Design 05/05/26

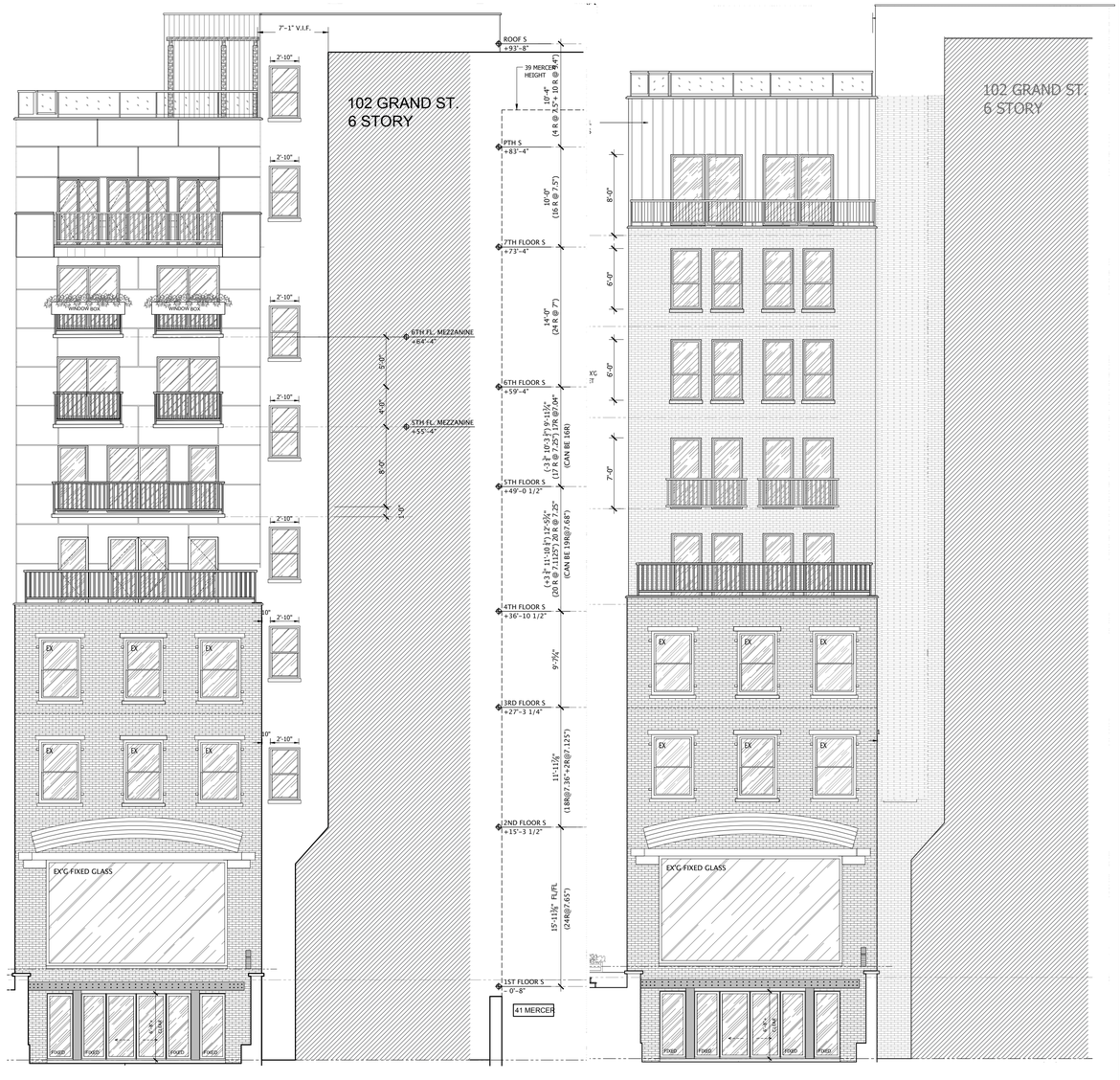
41-43 Mercer Street: Proposed Design Revisions



Front Elevation Previously Proposed
at Public Hearing 02/24/26



Front Elevation Current Proposed
Design 05/05/26



Rear Elevation Previously Proposed
at Public Hearing 02/24/26

Rear Elevation Current Proposed
Design 05/05/26

ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

Site & History: Existing Condition





41 MERCER ST.



43 MERCER ST.

Site & History: Streetscape



West side of Mercer Street

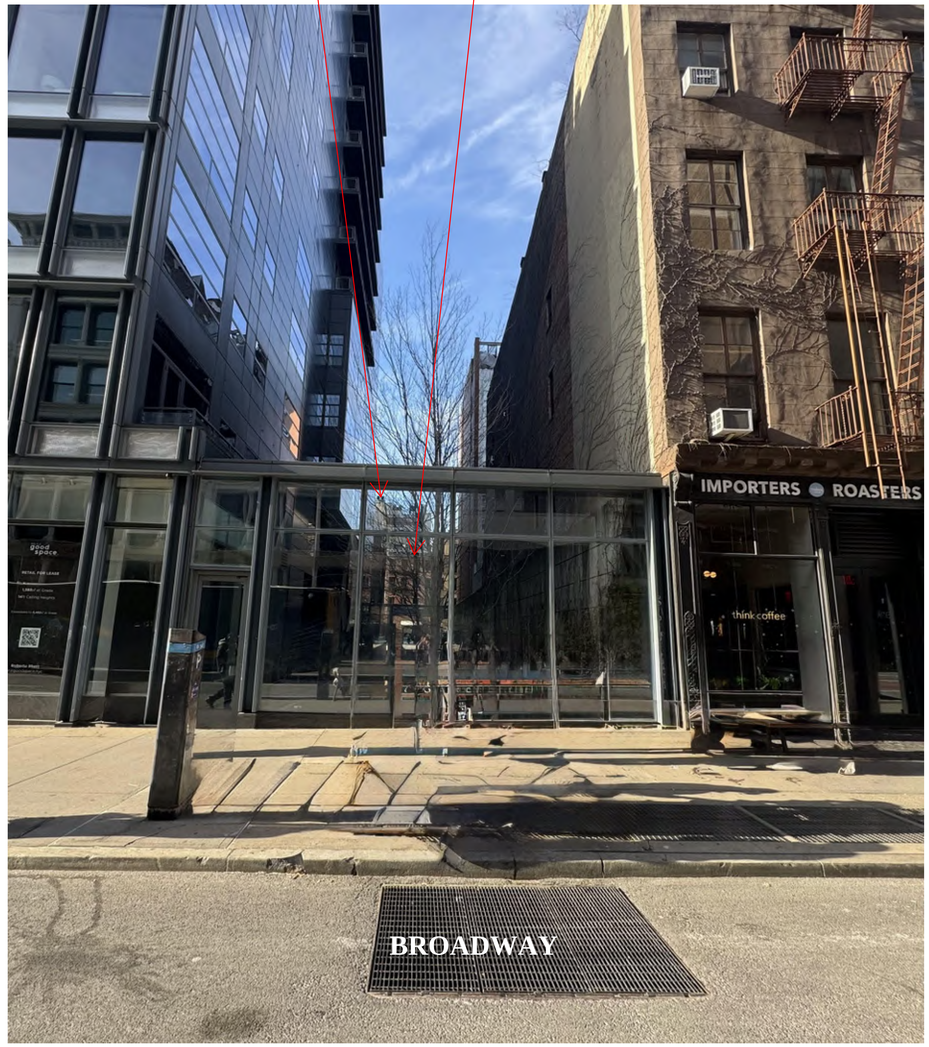


East side of Mercer Street, across from 41 - 43 Mercer Street

Site & History: View Corridor From Broadway



Google Earth Image



View From Broadway

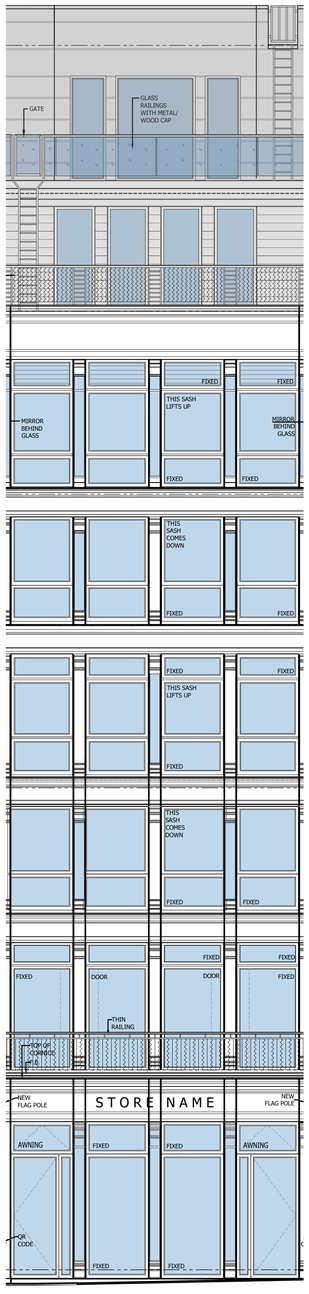
41 Mercer Street: Original Proposed and Revised Elevations

Commissioner Consensus at Public Hearing 2/24/26 :

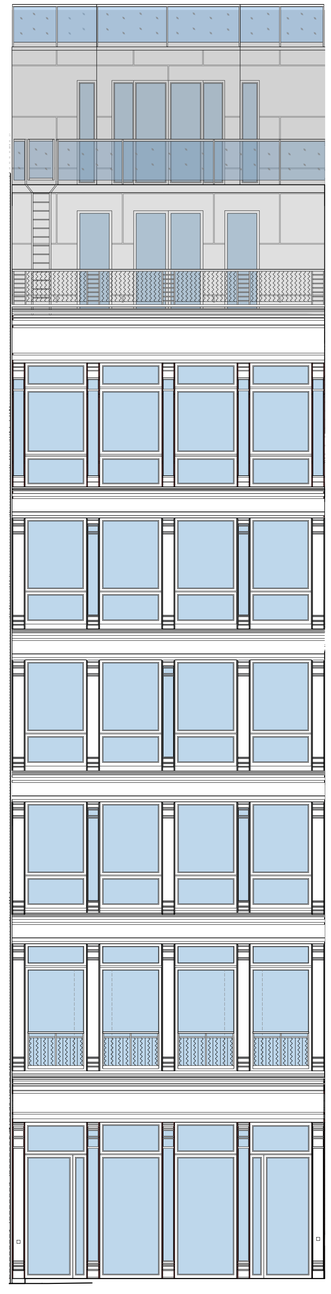
1) Don’t vary floor heights. Floor heights, as reflected by the fenestration, should be uniform, or should taper toward the top of the building.

2) Revise the balcony so that it integrates into the façade.

3) Add a pigeon prevention method.

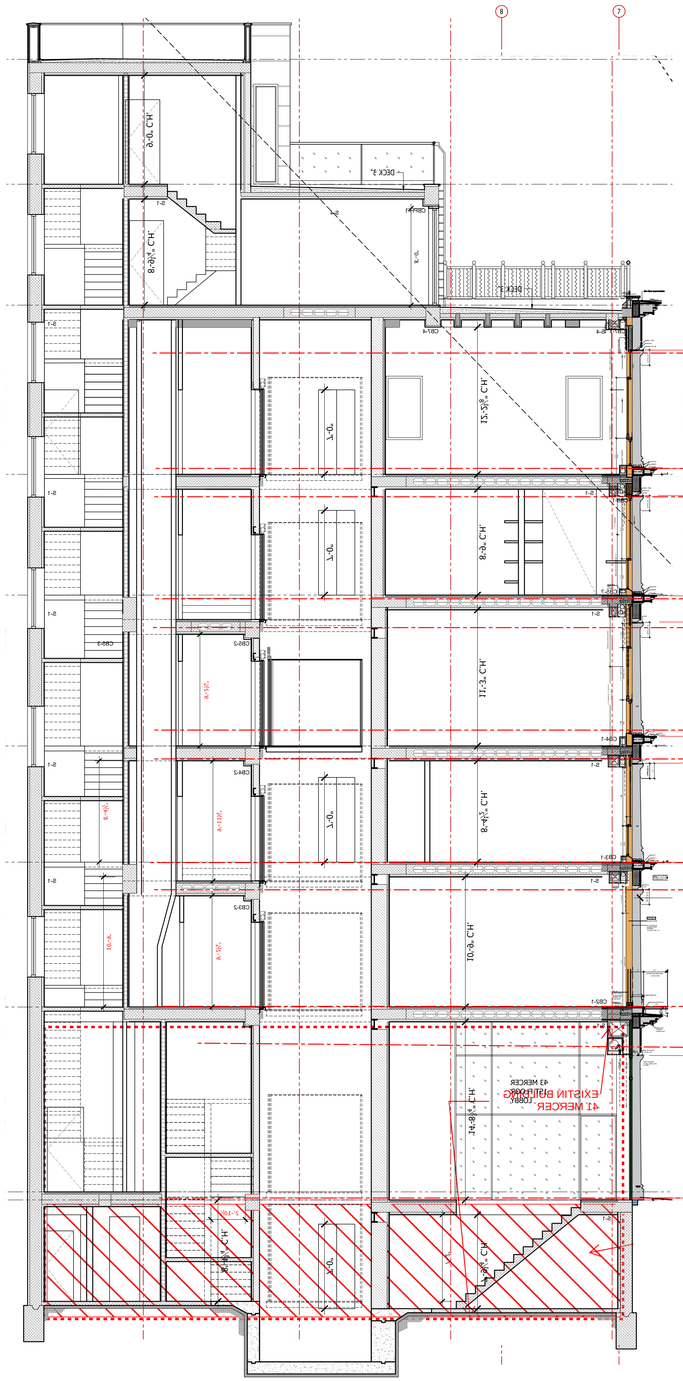


Front Elevation Previously Proposed at Public Hearing 02/24/26

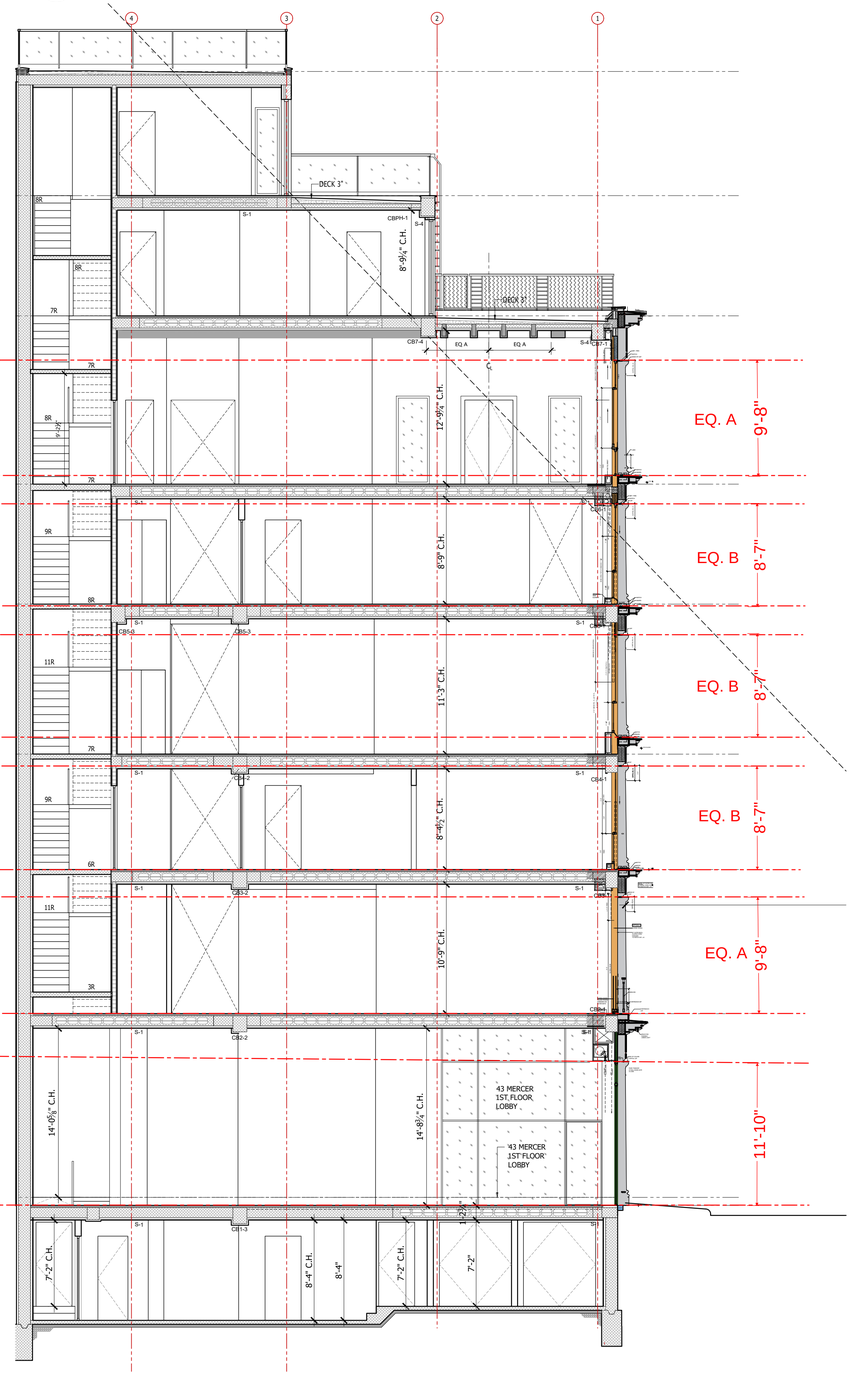


Front Elevation Current Proposed Design 05/05/26

41 Mercer Street: Original and Revised Sections - Glazed Openings



Section - Previously Proposed at Public Hearing 02/24/26

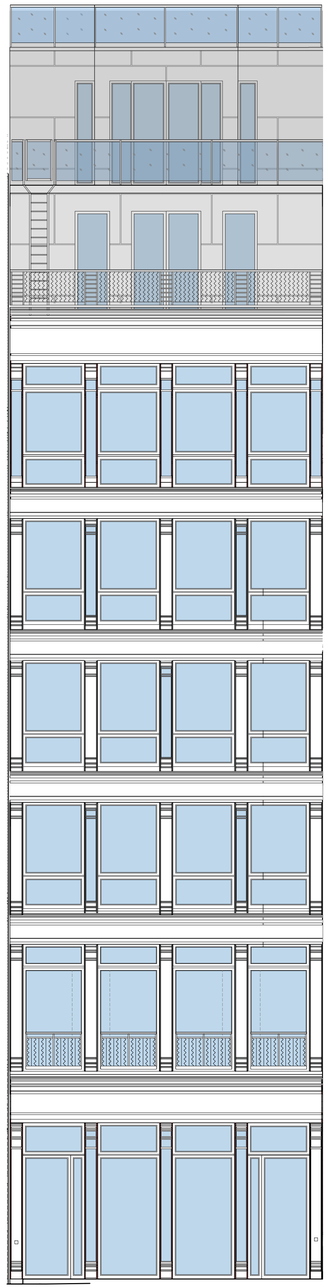


Section - Current Proposed Design 05/05/26

ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

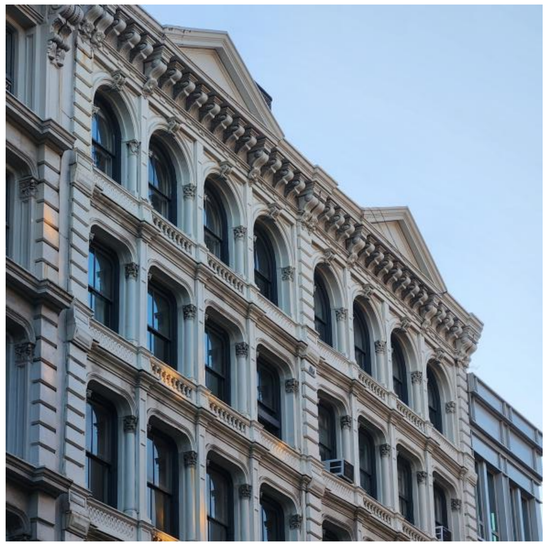
41 Mercer Street: Unique Treatment to Top Floor Precedents



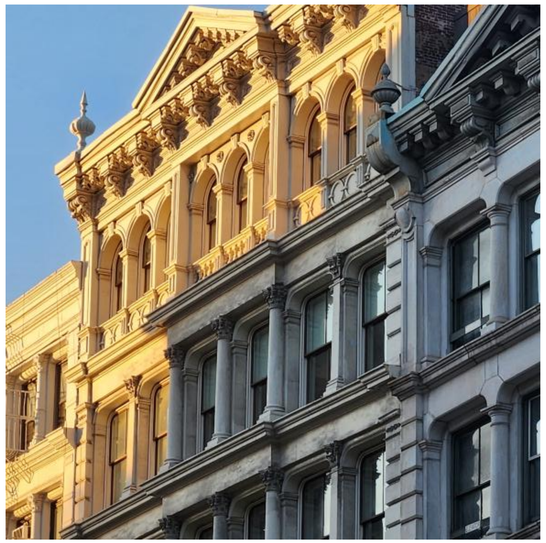
Front Elevation Current
Proposed Design 05/05/26



11 Mercer Street.



477 Broome Street.



476 Broome Street.



98 – 100 Greene Street.



448 Broome Street.



15-17 Greene Street.

41 Mercer Street: LPC - Approved Top Floor Window Height Precedents



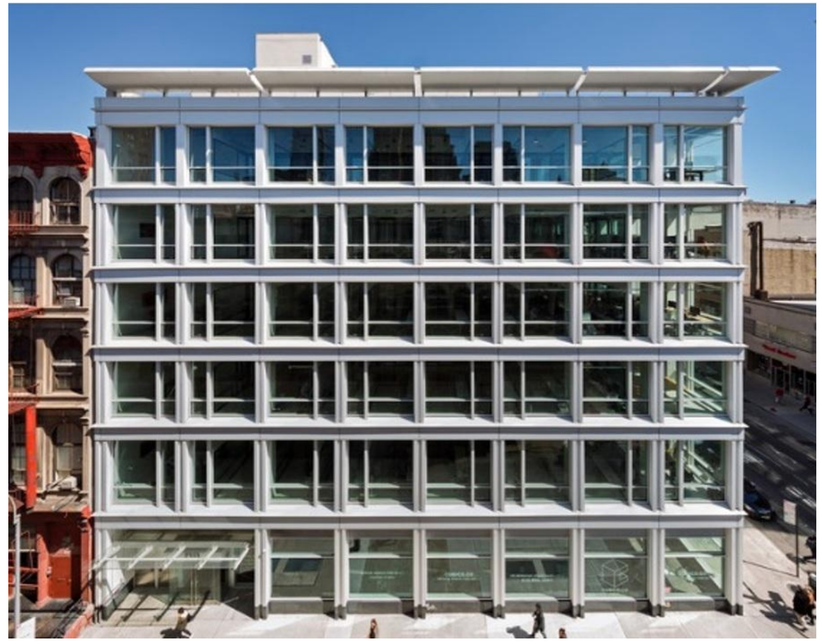
41 Mercer Street Proposed
05/05/26



11 Greene Street, Approved in 2016.
(Rendering via Gene Kaufman Architect)

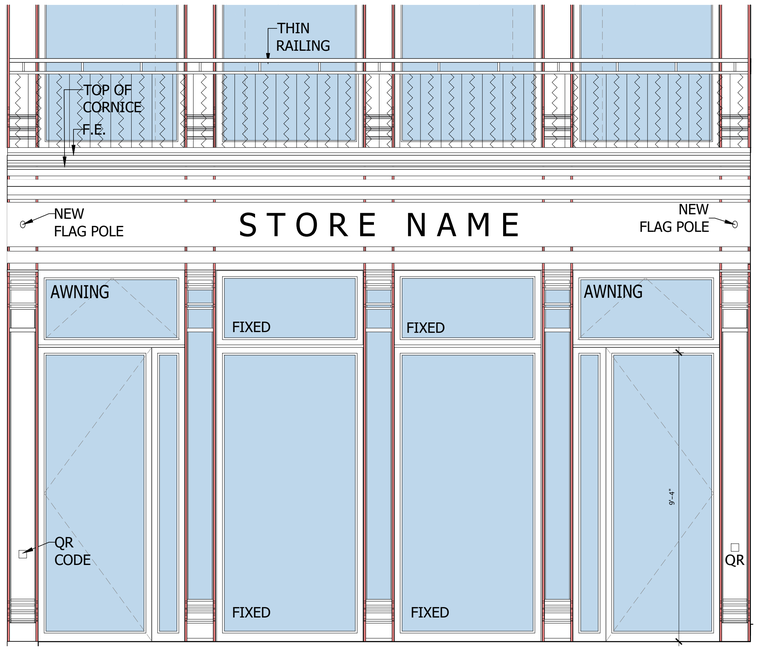


557 Broadway aka 130 Mercer Street. (Via Morris Adjmi Architects)



433 Broadway. (Via RKTB Architects)

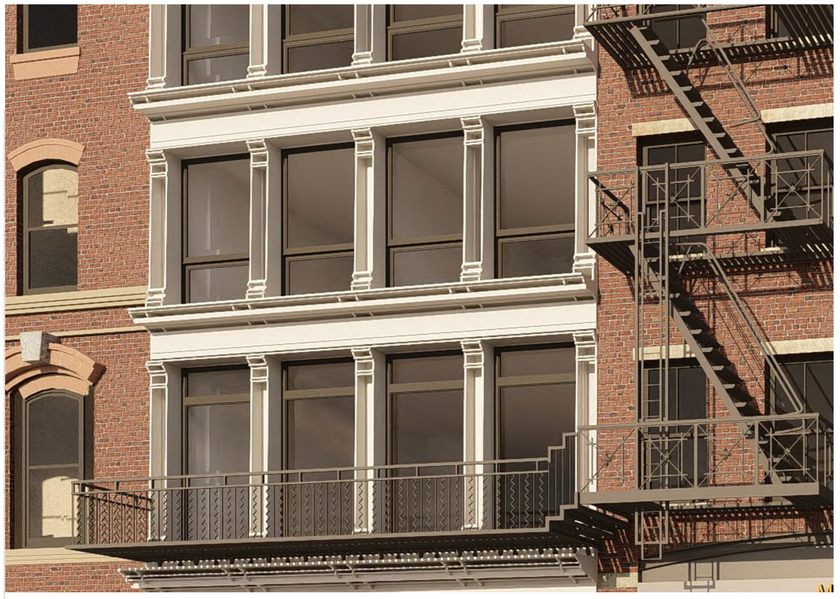
41 Mercer Street: First Floor Metalwork



Balcony - Previously Proposed Balcony at Public Hearing 02/24/26



Balcony - Current Proposed Railing Design 05/05/26



Balcony - Previously Proposed Balcony at Public Hearing 02/24/26



Balcony - Current Proposed Railing Design 05/05/26

41 Mercer Street: Balustrade Precedents



2 Floor Balustrade - 11 Mercer Street



2 Floor Balustrade - 55 Mercer Street



2 Floor Balustrade - 85 Mercer Street



2 Floor Balustrade - 457- 459 & 461 Broome Street



2 Floor Balustrade - 470 & 472 Broome Street

41 Mercer Street: Railing Precedents



Zig-Zag Railing - 69 Mercer Street



Zig-Zag Railing - 120 Mercer Street



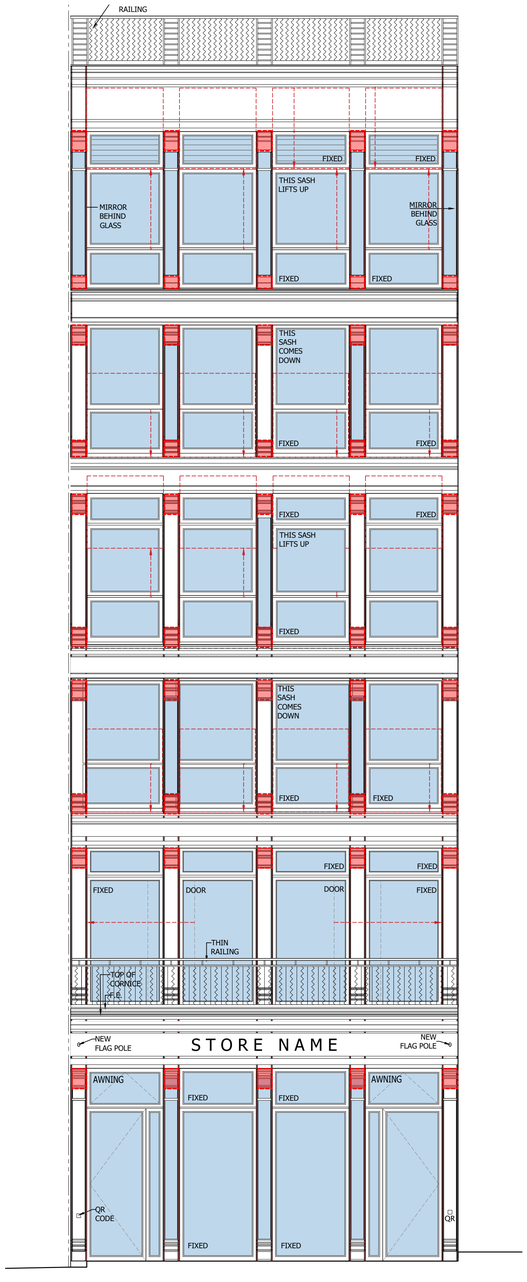
Zig-Zag Railing - 121 Mercer Street



4 Bay - 10-12 Green Street

41 Mercer Street: Pigeon Control

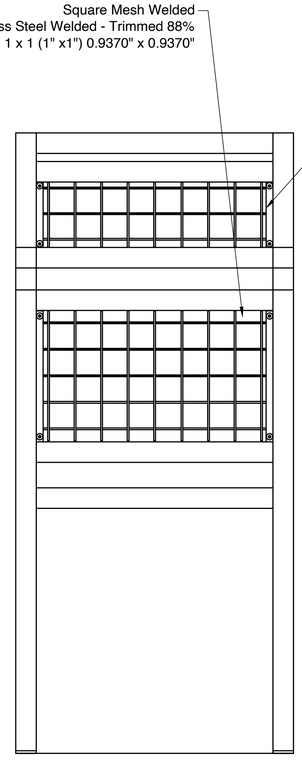
Prepared By: Will Gittings
March 23, 2026



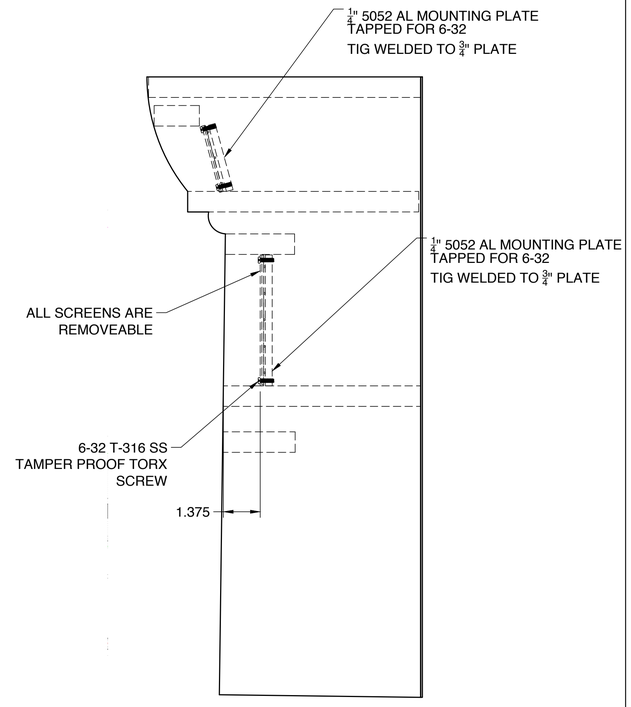


CUSTOM FABRICATED SS PERMAMESH PANEL TO ENCLOSE PILASTER CAPITALS & PEDESTALS (TYP.). NO MECHANICAL ATTACHMENT REQUIRED

SS PERMAMESH SPRAY PAINTED TO MATCH COLOR OF FAÇADE

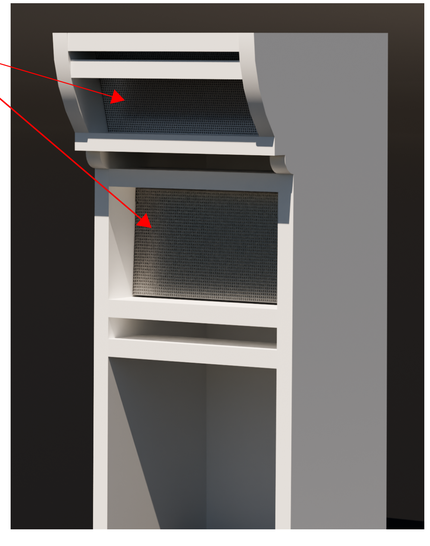


TYPICAL BIRD MESH ASSEMBLY



WIRE MESH PANELS ADDED TO VOIDS

BIRDMASTER
REDEFINING BIRD CONTROL



BIRD MASTER CONSULTANT BIRD CONTROL SUGGESTIONS

41-43 Mercer Street: Previous and Current Proposed Renders



Previously Proposed Rendering from Public Hearing 02/24/26



Current Proposed Design Rendering 05/05/26

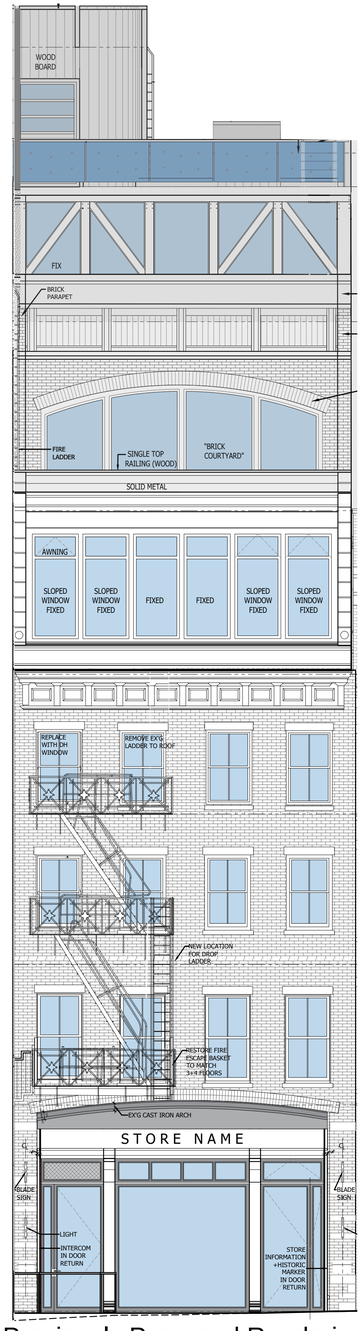
43 Mercer Street: Proposed Design Revisions

Commissioner Consensus at Public Hearing 2/24/26 :

1) Refine the details of the atelier window. Reduce and simplify the rooftop addition.

2) Redesign the rear facade so that it has a relationship to the front facade.

3) Add a bulkhead at the storefront window.

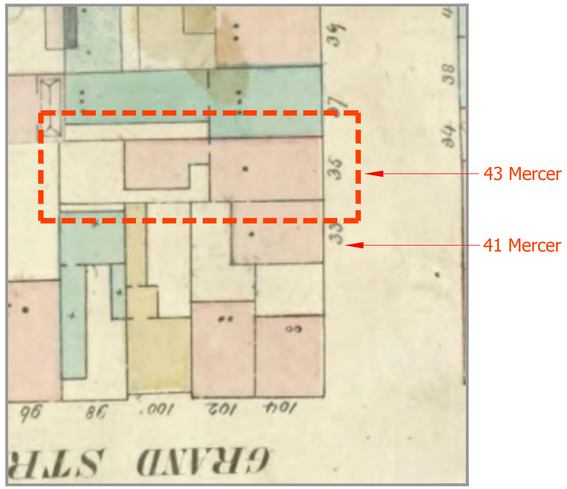


Previously Proposed Rendering from Public Hearing 02/24/26

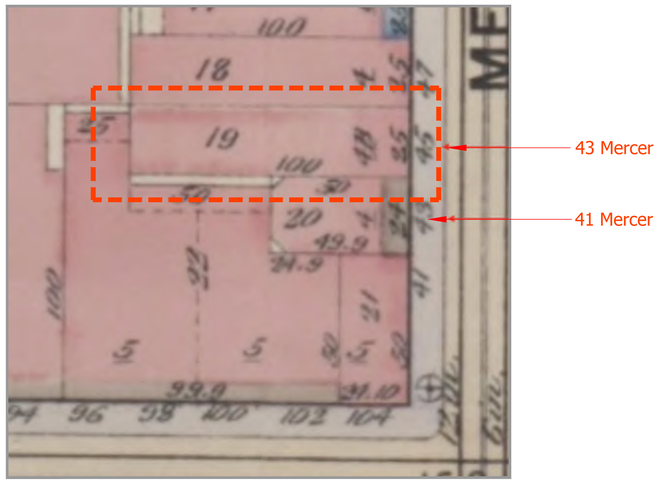


Current Proposed Design Rendering 05/05/26

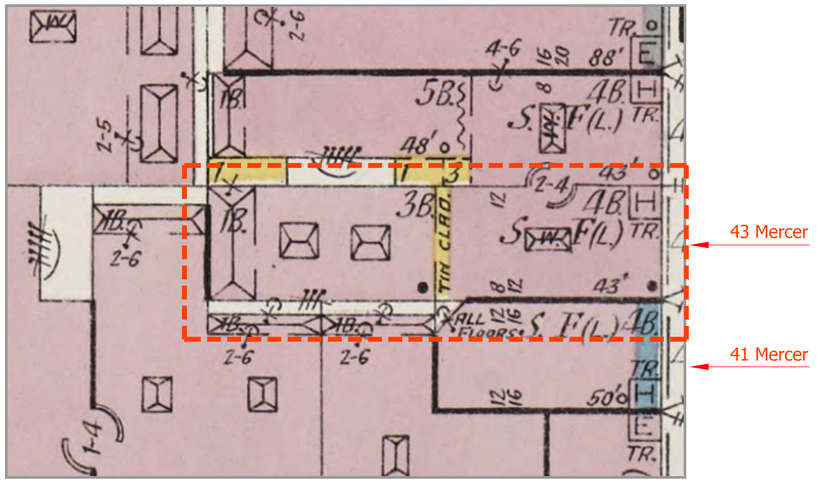
Site & History: Building Evolution



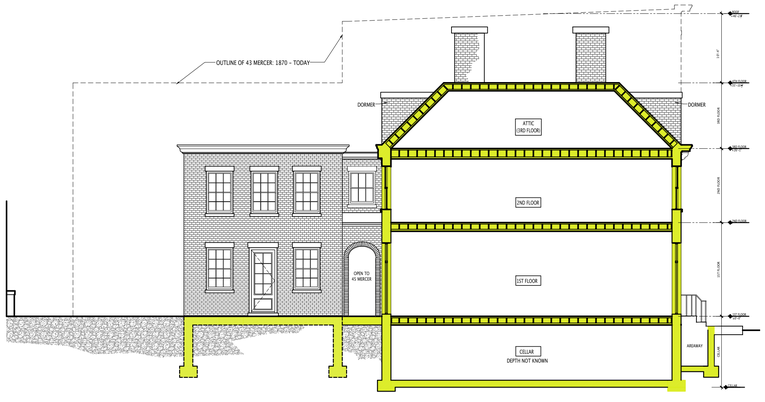
1857 PERRIS BROWN MAP



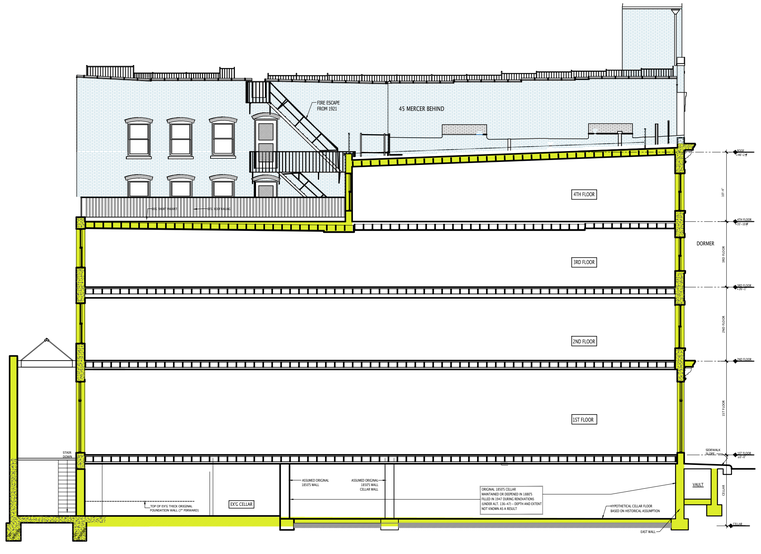
1899 PERRIS BROWN MAP



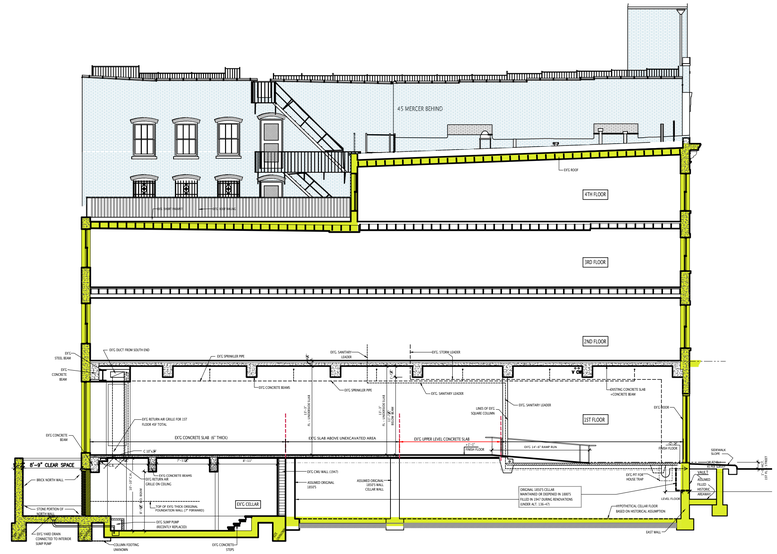
ENLARGED SANBORN MAP (1905)



43 MERCER 1840 - 1860



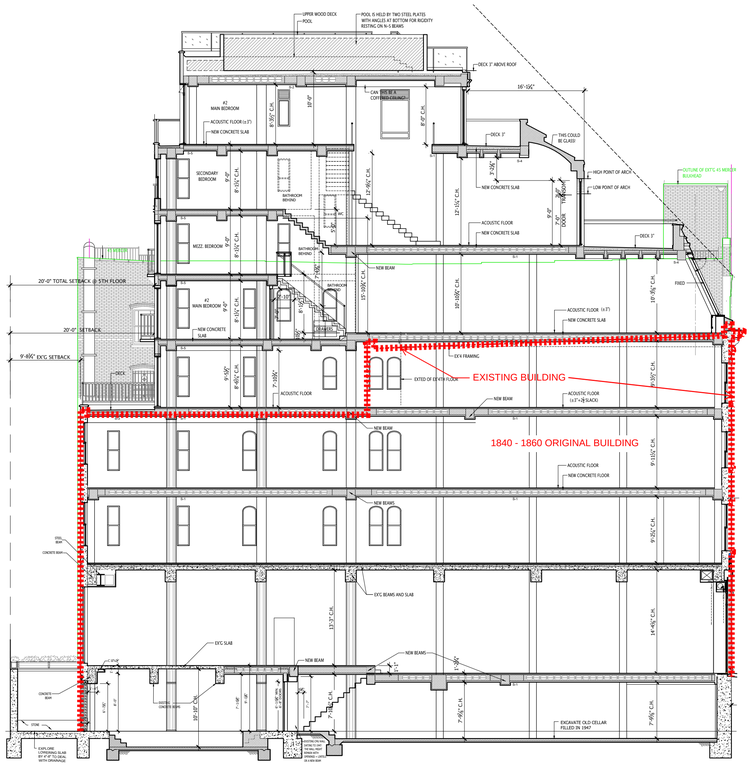
43 MERCER 1870 - 1946



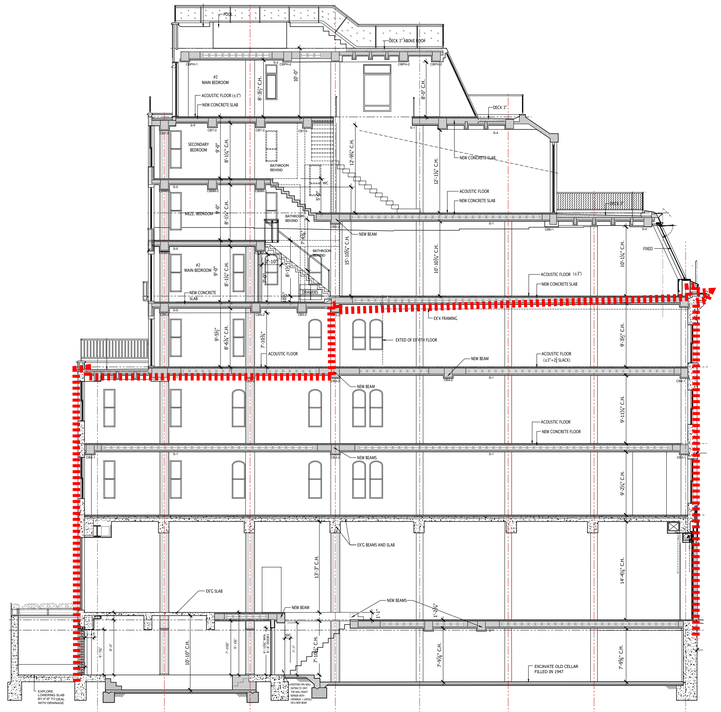
43 MERCER 1948 - TODAY (TODAY'S APPEARANCE SHOWN)

ALEXANDR NERATOFF ARCHITECT
JPD PRESERVATION CONSULTING

43 Mercer Street: Changes to Rooftop Addition



Section - Previously Proposed at Public Hearing 02/24/26

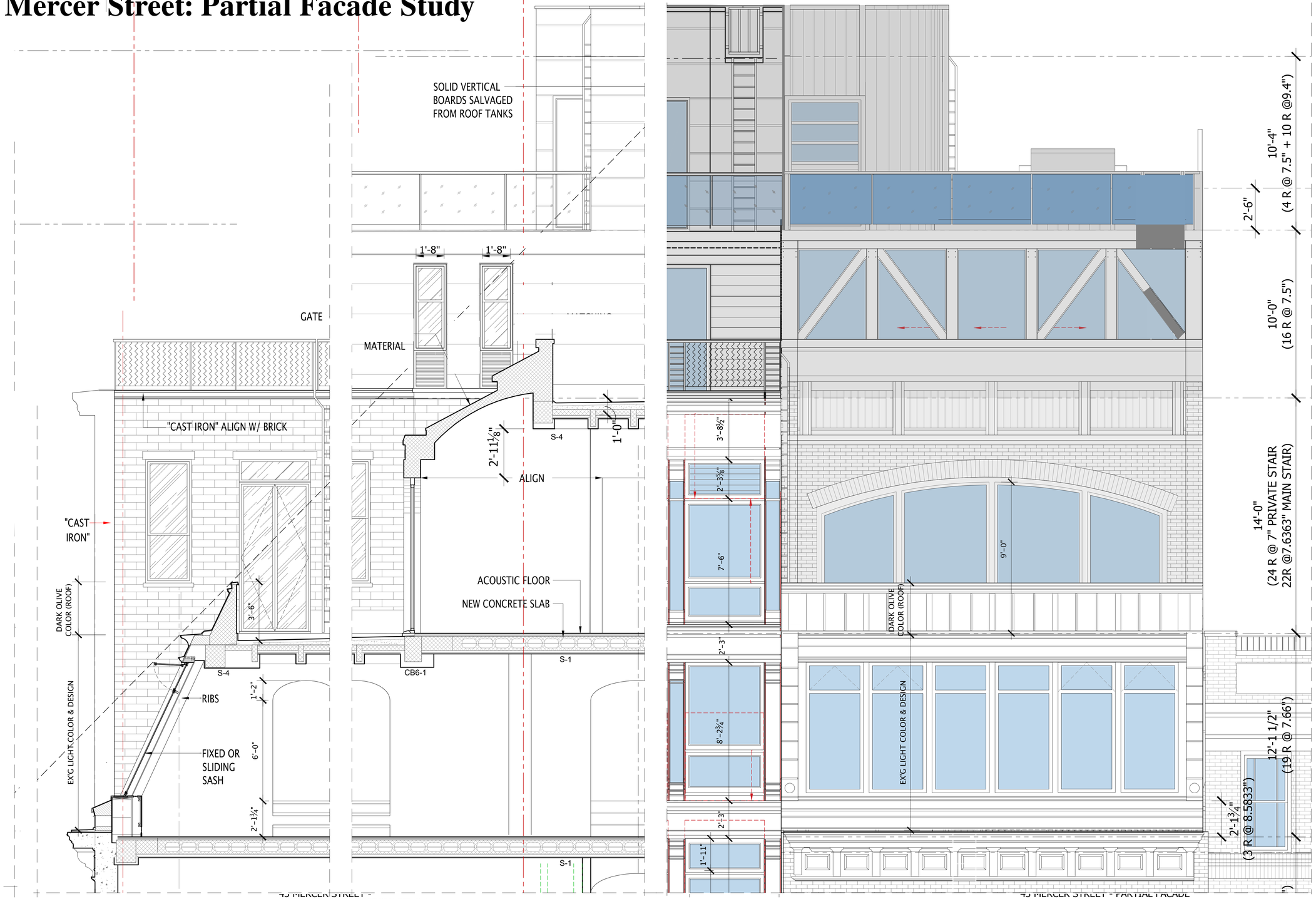


Section - Current Proposed Design 05/05/26



550 Broadway, 1930's tax photo. (NYC Municipal Archive)

43 Mercer Street: Partial Facade Study



43 MERCER STREET - PARTIAL FACADE SECTION STUDY
SCALE: 3/8"=1'-0"

43 MERCER STREET - PARTIAL FACADE STUDY
SCALE: 3/8"=1'-0"

May 5, 2026

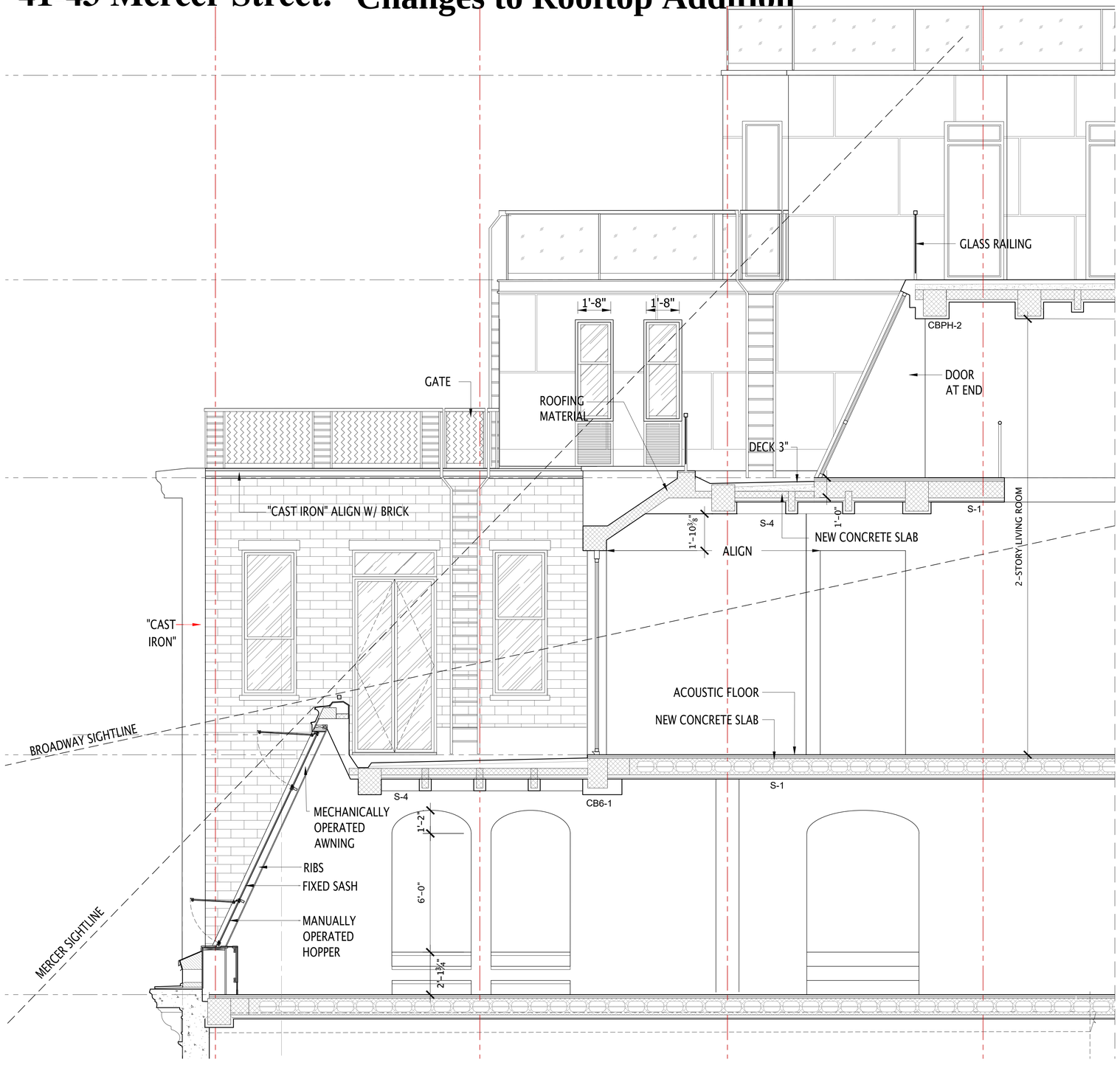
41 - 43 Mercer Street - Soho Cast-Iron Historic District

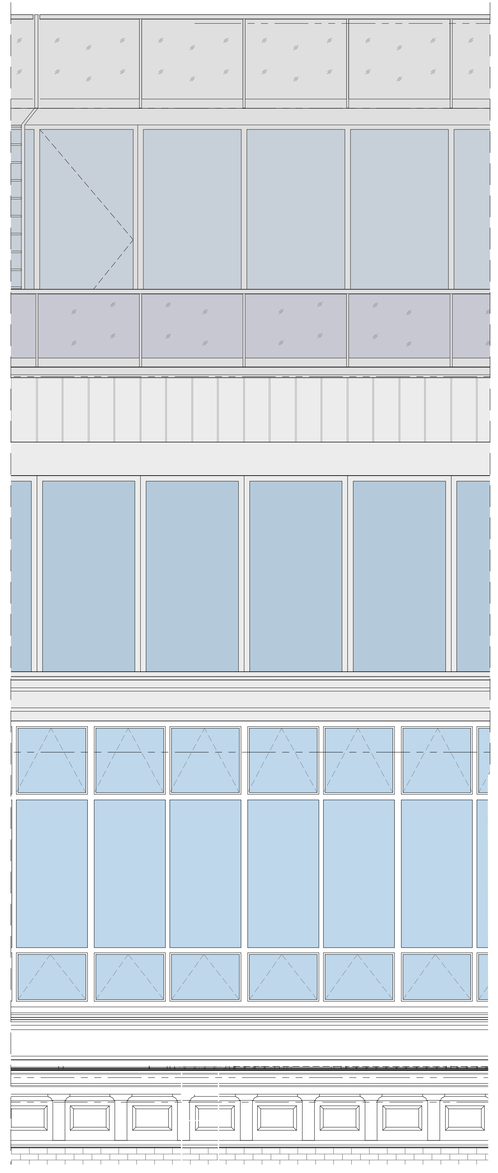
Original Proposed February 24, 2026

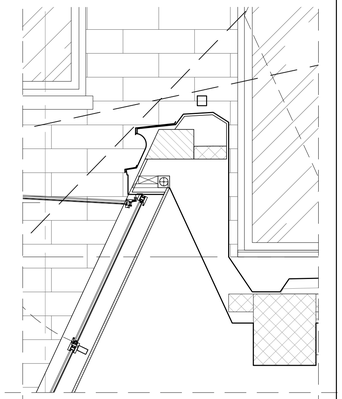
ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

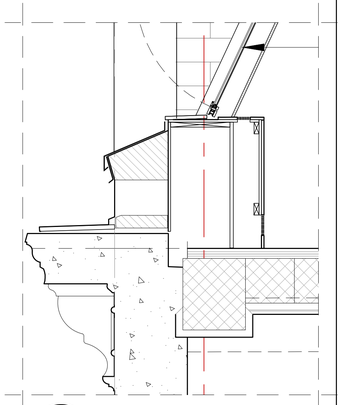
41-43 Mercer Street: Changes to Rooftop Addition





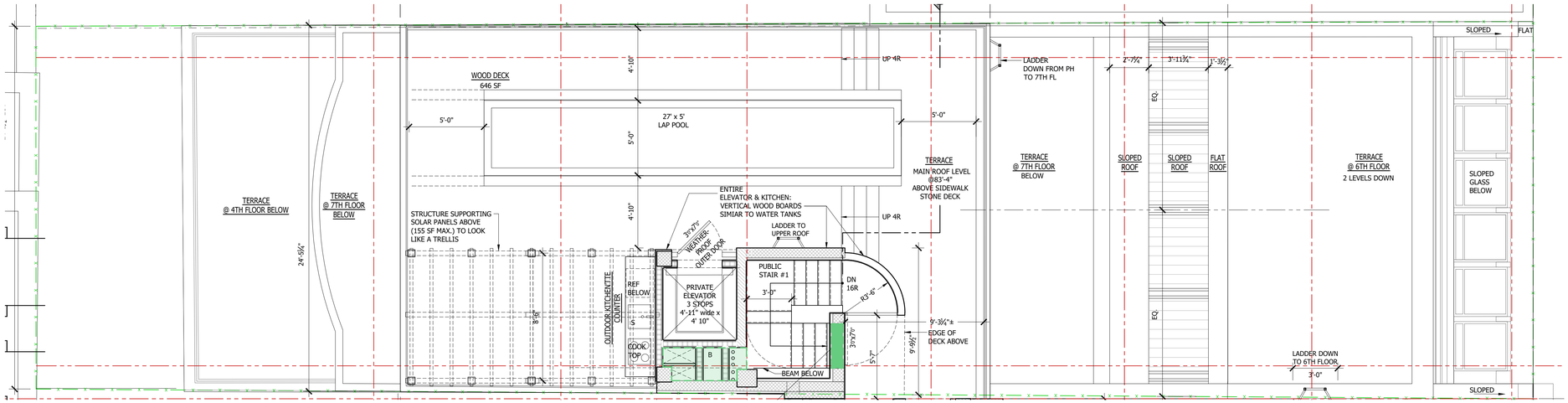


4 / A-019 FACADE DETAIL @6TH FLOOR
SCALE:3/4"=1'-0"

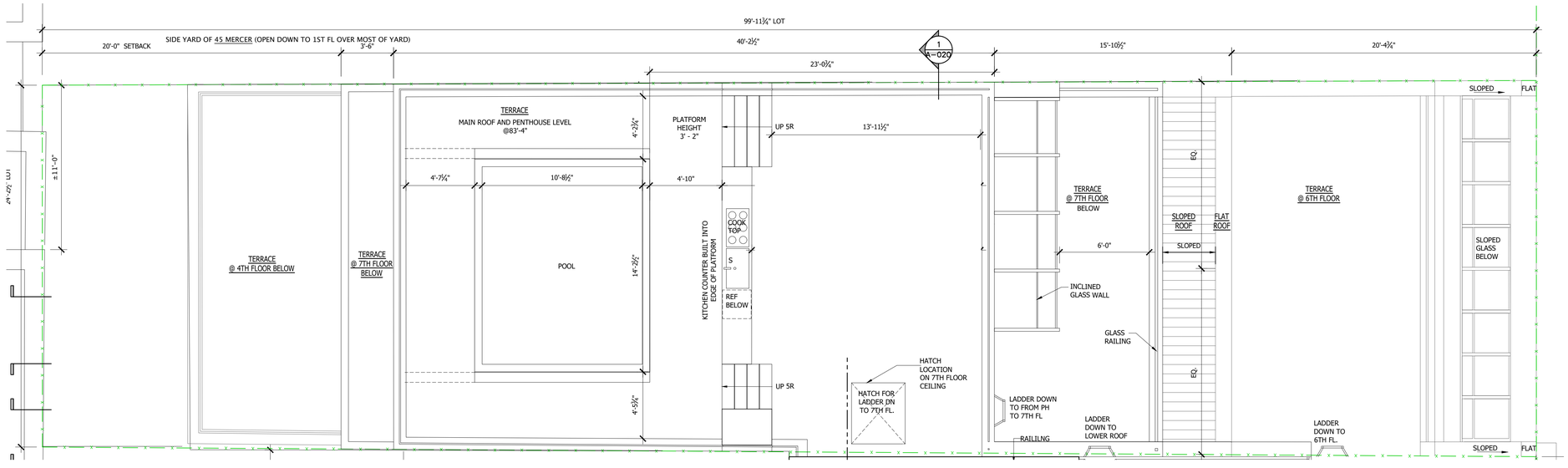


3 / A-019 FACADE DETAIL @5TH FLOOR
SCALE:3/4"=1'-0"

43 Mercer Street: Roof Plans



Previously Proposed Roof Plan from Public Hearing 02/24/26



Current Proposed Roof Plan 05/05/26

41-43 Mercer Street: Roof Renderings



Previously Proposed Roof Rendering from Public Hearing 02/24/26



Current Proposed Roof Rendering 05/05/26

43 Mercer Street: SoHo Standing Seam Clad Additions



55 Mercer Street standing seam metal clad addition.



503 Broadway standing seam metal clad addition.



142 Greene Street standing seam metal clad addition, approved in 2025.



61 – 63 Crosby Street standing seam metal clad addition, approved in 2016.



61 – 63 Crosby Street visibility rendering, approved in 2016.

43 Mercer Street: SoHo Addition Precedents



109, 111, and 113-115 Mercer Street rooftop additions.



38 Greene Street rooftop addition via Zev Property.

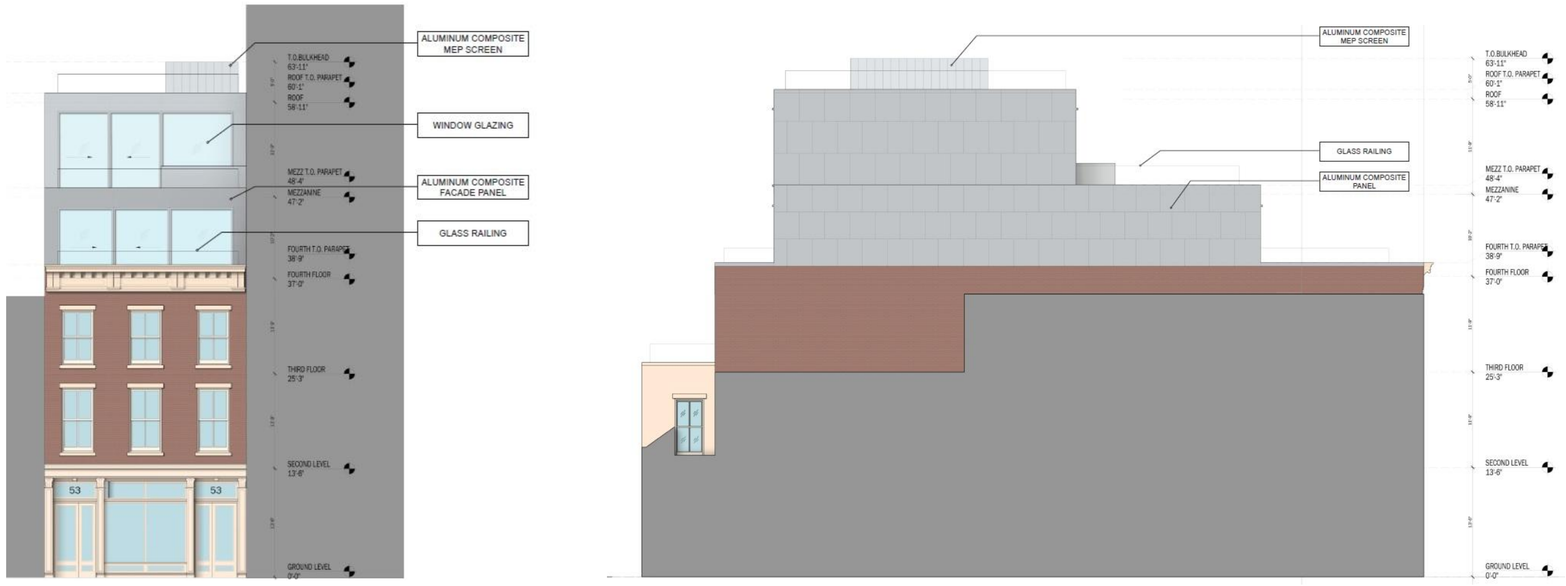
Approved in 2016



107 – 111 Greene Street elevation showing two-story rooftop addition and bulkhead, via Joseph Pell Lombardi Architect.

Approved in 2001

41-43 Mercer Street: Recent Two-Story Addition Approved on Mercer



53 Mercer Street, first two-story rooftop addition approved in 2018. (Via DXA Studio)



53 Mercer Street, second two-story rooftop addition approved in 2022, which has been built. (Via DXA Studio)

41-43 Mercer Street: Roof Renderings

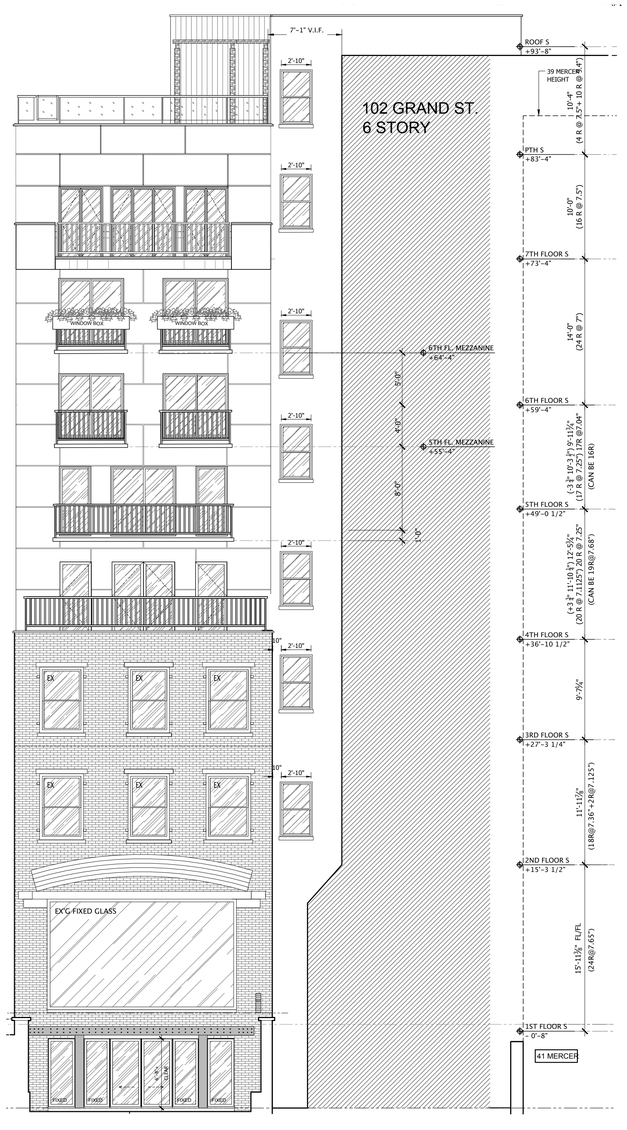


Previously Proposed Roof Rendering from Public Hearing 02/24/26

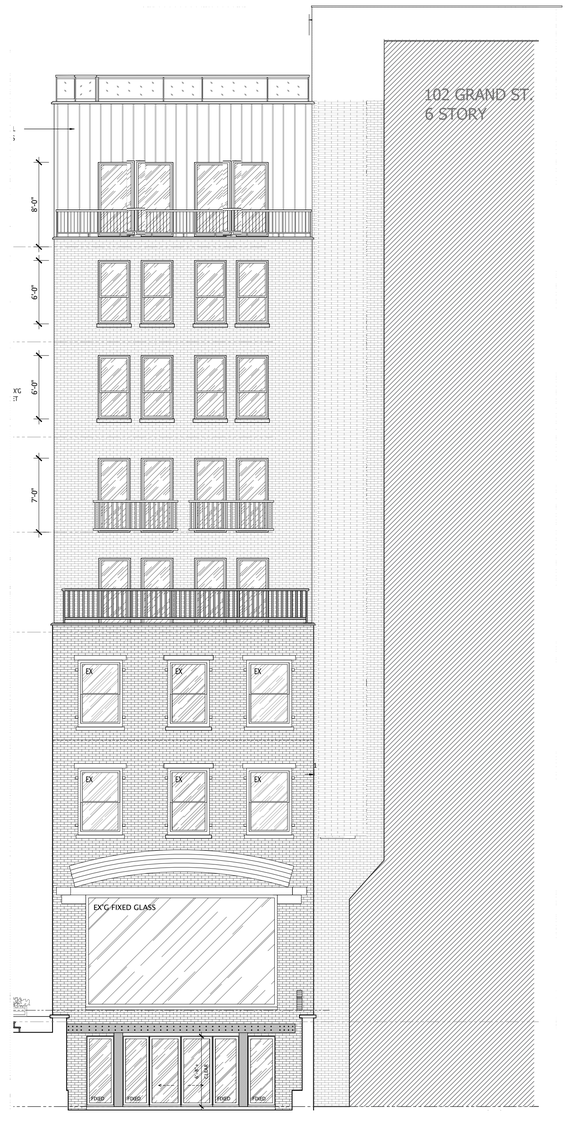


Current Proposed Roof Rendering 05/05/26

41-43 Mercer Street: Rear Elevations



Previously Proposed Rear Elevation
from Public Hearing 02/24/26



Current Proposed Rear Elevation 05/05/26

41-43 Mercer Street: Changes to Storefront



Previously Proposed Storefront Elevation from Public Hearing 02/24/26



Current Proposed Storefront Elevation 05/05/26

41-43 Mercer Street: Changes to Storefront



Previously Proposed Storefront Rendering from Public Hearing 02/24/26



Current Proposed Storefront Rendering 05/05/26

41-43 Mercer Street: Previous & Revised Renderings



Previously Proposed Roof Rendering from Public Hearing 02/24/26



Current Proposed Roof Rendering 05/05/26

41-43 Mercer Street: Previous & Revised Renderings

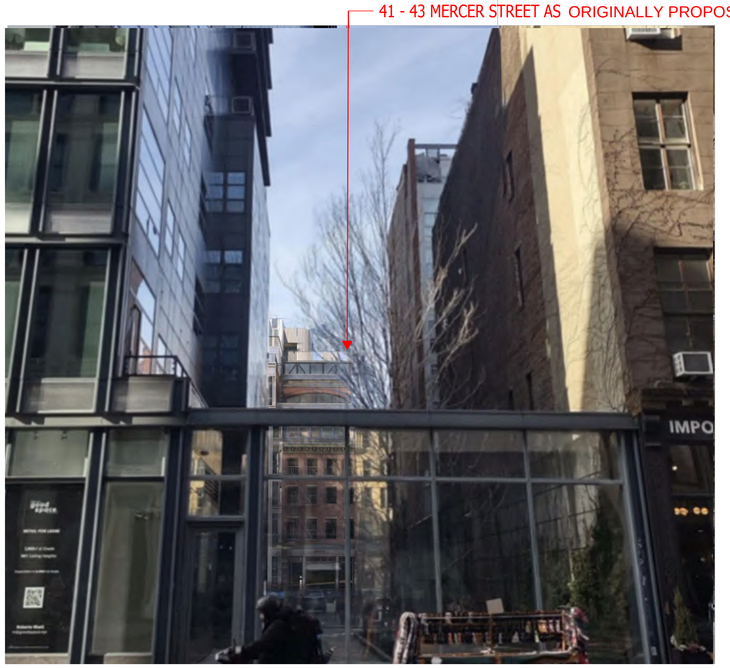


Previously Proposed Roof Rendering from Public Hearing 02/24/26



Current Proposed Roof Rendering 05/05/26

41-43 Mercer Street: Views From Broadway



Previously Proposed Winter View from Broadway 02/24/26



Current Proposed Winter View from Broadway 05/05/26



Previously Proposed Summer View from Broadway 02/24/26



Current Proposed Summer View from Broadway 05/05/26

41-43 Mercer Street: Front and Rear Views





Landmarks Preservation Commission

May 5, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 3, LPC-25-07016

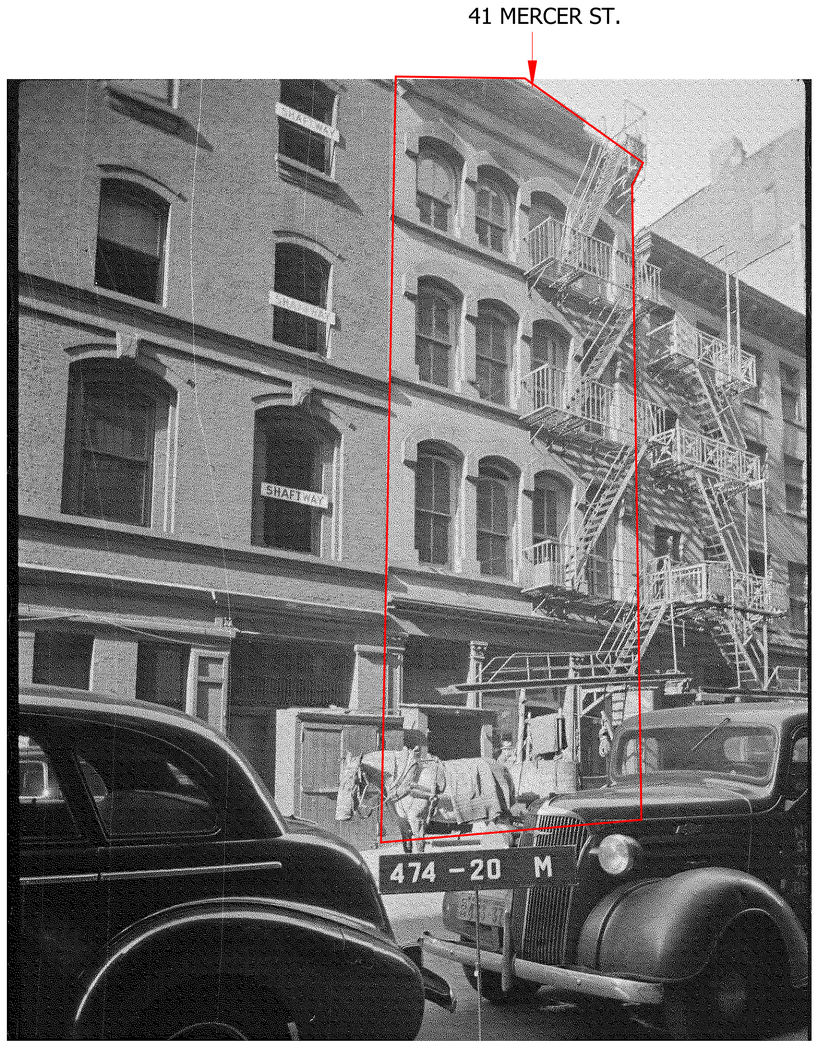
41-43 Mercer Street – SoHo-Cast Iron Historic District

Borough of Manhattan

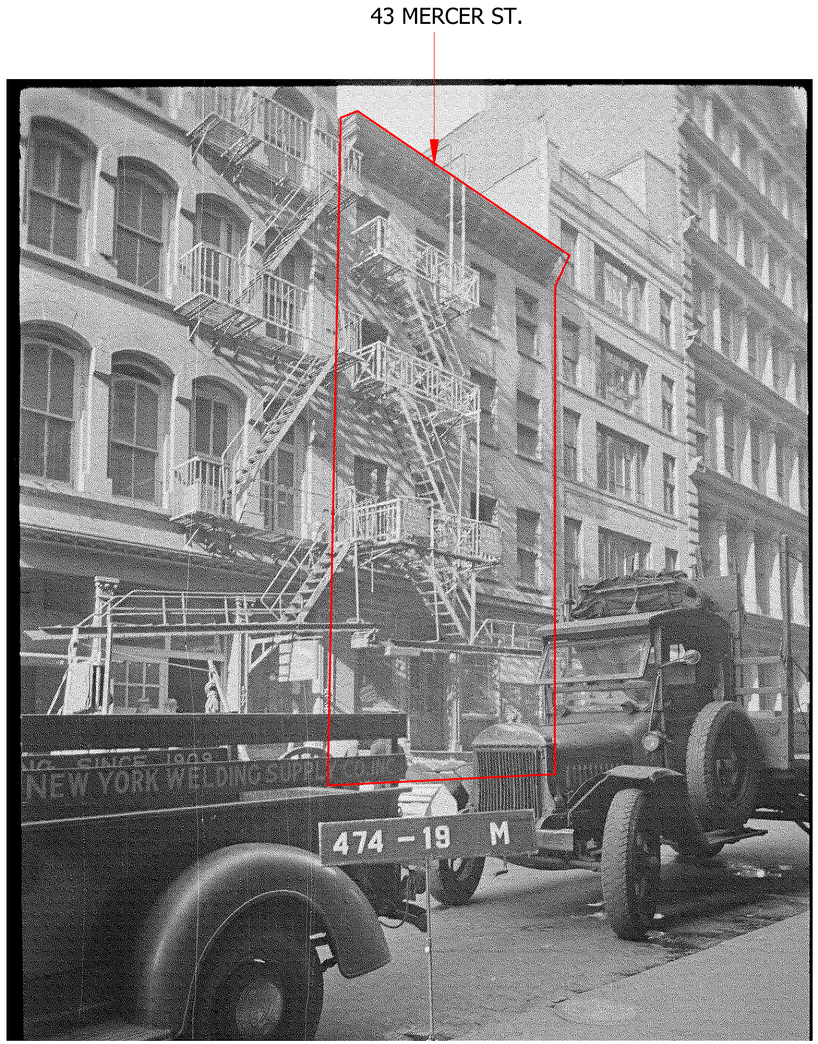
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

APPENDIX

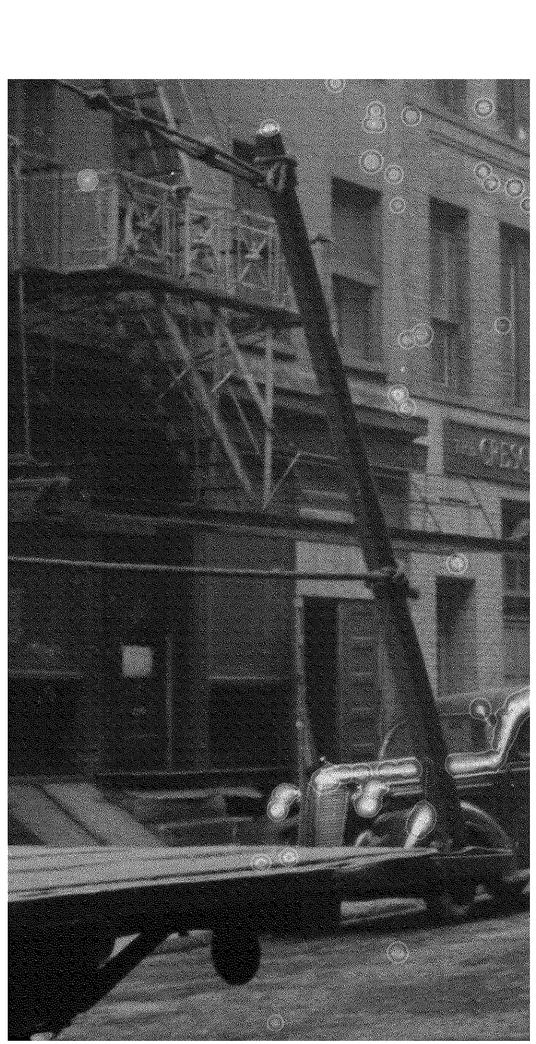
Site & History: Historic Photos



41 Mercer Street, 1940's Tax Photo. (Municipal Archive)



43 Mercer Street, 1940's Tax Photo. (Municipal Archive)



43 Mercer Street storefront, 1940's Tax Photo for neighboring building. (Municipal Archive)

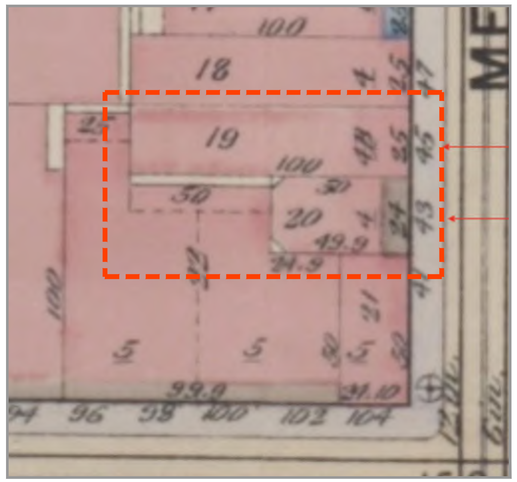
Site & History: Building Evolution



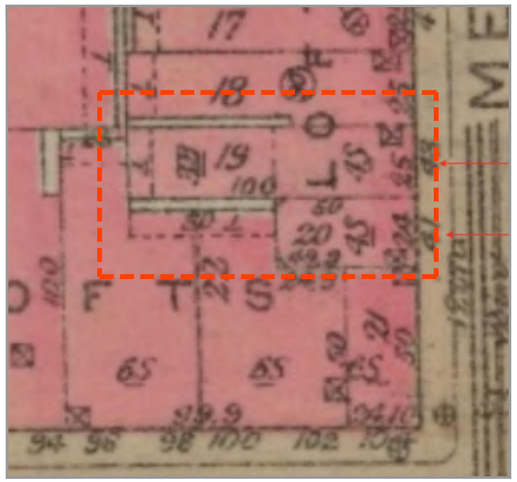
43 Mercer south wall Ghost House shadow



41 and 43 Mercer Street shown on
1857 Perris Brown map.
(Library of Congress)



41 and 43 Mercer Street shown on 1899 Bromley map



41 and 43 Mercer Street shown on 1899 Bromley map



41 & 43 Mercer Street designation photo, circa 1970. (NYC LPC)
Photo shows the shadow of the original volume of 43 Mercer Street



Photograph of 63 Prince Street, circa 1919. (NYPL)

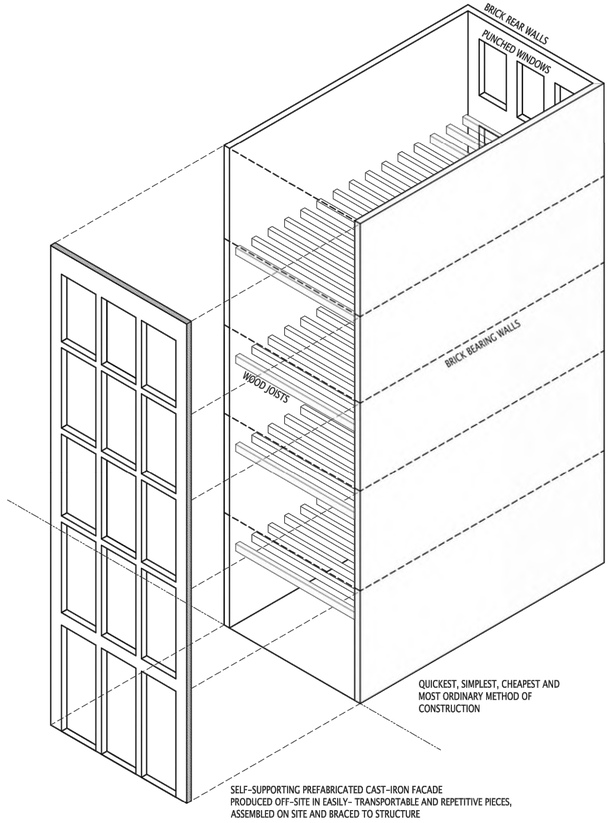
Design Sources - Cast-Iron Evolution

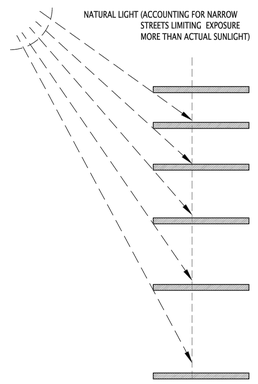


E.V. HAUGHWOUT BUILDING (1856-1857) JOHN GAYNOR



CLASSIC 3-BAY CAST-IRON BUILDING WITH
REDUCED-HEIGHT UPPER FL. - 55 MERCER ST.





SUN ANGLE DIAGRAM EXPLAINING FLOOR
HEIGHT INCREASE ON LOWER FLORS IN
SOHO



TYPICAL CAST-IRON, PREFABRICATED FACADE DETAIL



JUDD FOUNDATION - 101 SPRING ST. (DETAIL)



550 BROADWAY - FORMER TIFFANY BUILDING



35 WOOSTER ST.

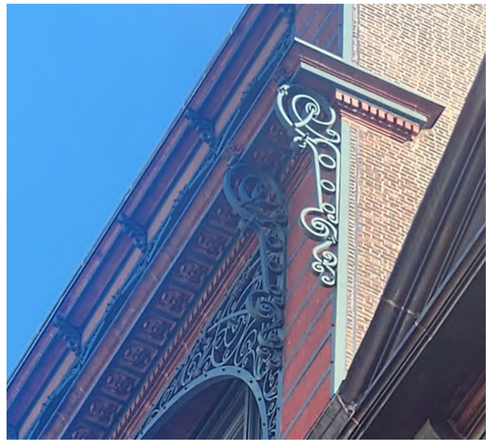


480 BROADWAY



89 GREEENE ST.

Design Sources - Historic Prototypes, Choreography & Colors



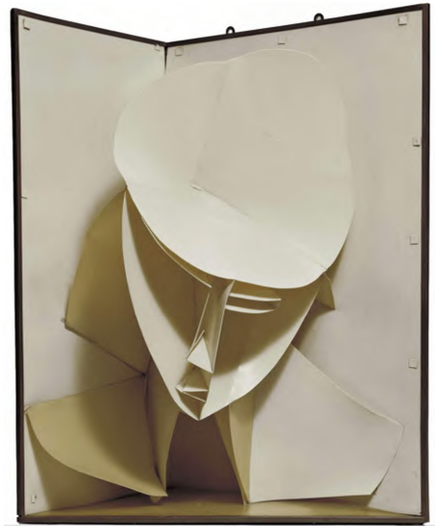
Little Singer Building - Cornice Bracket



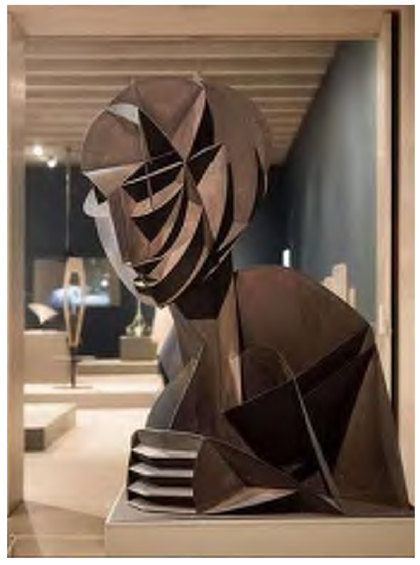
92 Mercer St.



48 Mercer St.



Head of a Woman is a Constructivist Celluloid and Metal Sculpture created by Naum Gabo from 1917 to 1920. It lives at the MOMA, Museum of Modern Art in New York - © Nina & Graham Williams.



Naum Gabo Head No.2 1916, enlarged version 1964. The Work of Naum Gabo © Nina & Graham Williams / Tate. Photo: Kirstin Prisk



Henri Matisse, Large Face (Mask), 1952



Victor Pasmore (1908-1998) Abstract in White, Black, and Indian Red, 1956.



Bear toy at Click Store



Trisha Brown - The Roof Piece (SoHo rooftops 1971), revived 1973

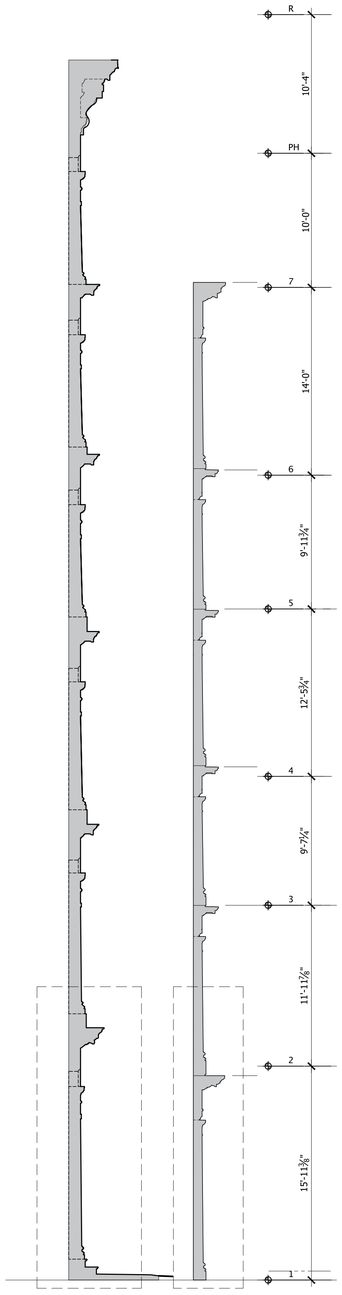


Steve Paxton - Goldberg Variations (1986)

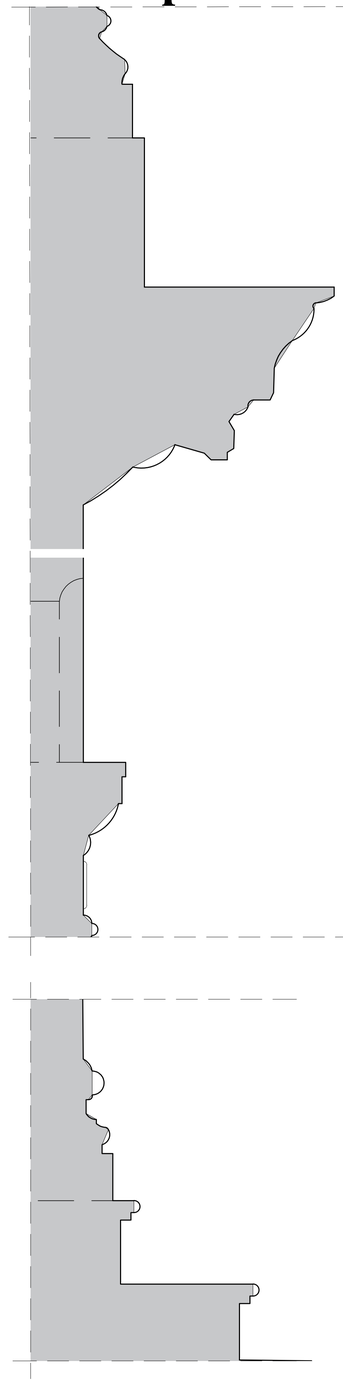


SoHo Color Images from SoHo Memory Project
Back of 537 - 541 Broadway (110 - 112 Mercer ST.)

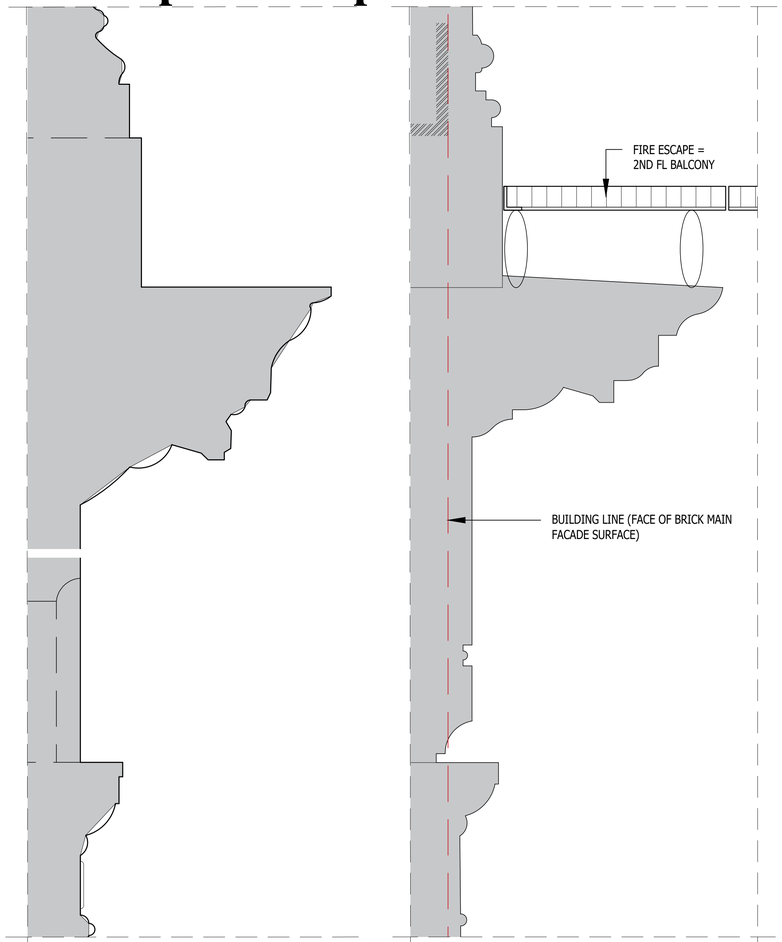
41 Mercer Street: Facade Concept Development



DIGITAL SCAN OF CROSS-SECTION OF 47-49 MERCER ST. (DRAWN TO SCALE)

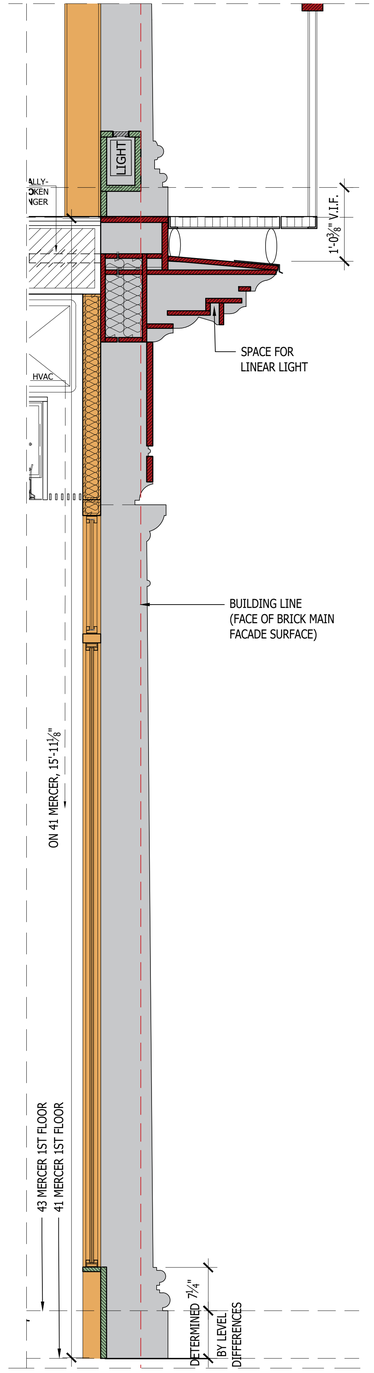


ADJUSTMENT OF 47-49 MERCER SCAN TO FIT 41 MERCER DIMENSIONS



47-49 MERCER ST. ENLARGEMENT OF DIGITAL SCAN OF CROSS-SECTION
SCALE: 2"=1'-0"

41 MERCER STREET - END FIN DETAILED ELEVATION & BASH IN SECTION
SCALE: 2"=1'-0"



41 MERCER STREET - TYP. SECTION CUT BETWEEN THE COLUMNS
SCALE: 1"=1'-0"



FACADE EARLY 3D STUDY - 41 MERCER COLUMN

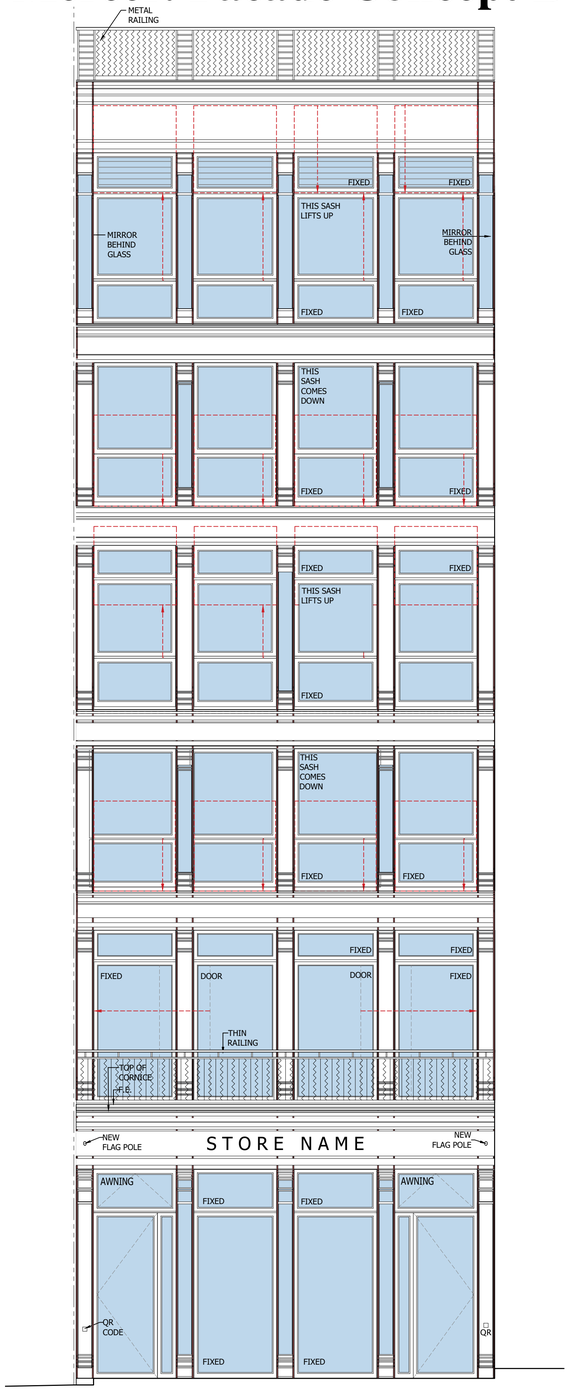
41 - 43 Mercer Street - Soho Cast-Iron Historic District

May 5, 2026

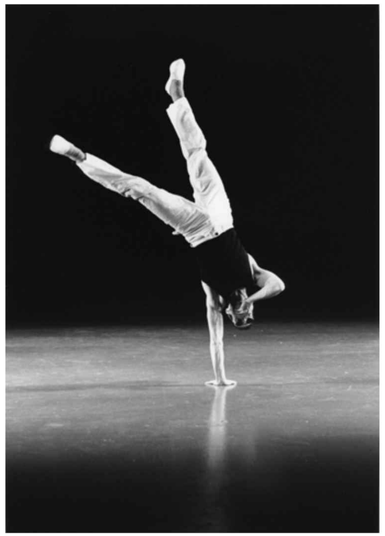
ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

41 Mercer: Facade Concept Development



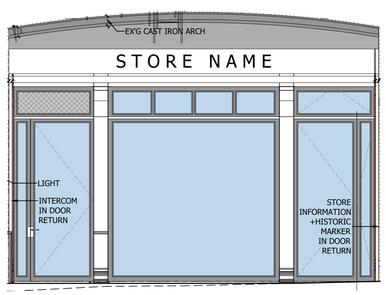
41 MERCER PROPOSED NEW BUILDING
SCALE: ¼"=1'-0"



Steve Paxton, Goldberg Variations (Babette Mangolte 1981)



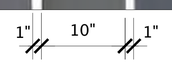
PHILIP GLASS - MUSIC IN EIGHT PARTS 1970



43 MERCER PROPOSED FACADE
SCALE: ¼"=1'-0"

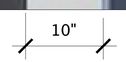


41 MERCER COLUMN

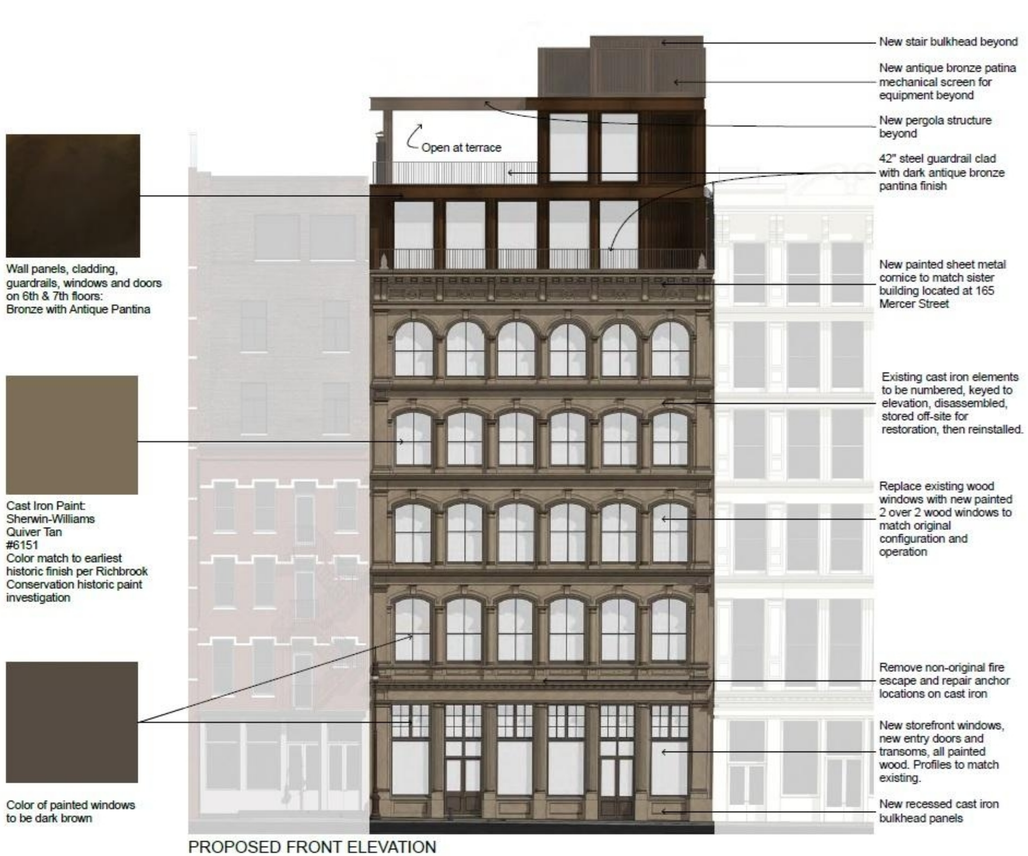




43 MERCER COLUMN



41-43 Mercer Street: Rooftop Addition Re-design Inspiration - 10 Greene Street



PROPOSED FRONT ELEVATION





41 - 43 Mercer Street: Glass Storefronts over 9'-4" between stop beads



117 Wooster Street - 11'-8"



114 Spring Street - 11'-10"



118 Wooster Street - 12'-3"



93 Mercer Street - 9'-3"

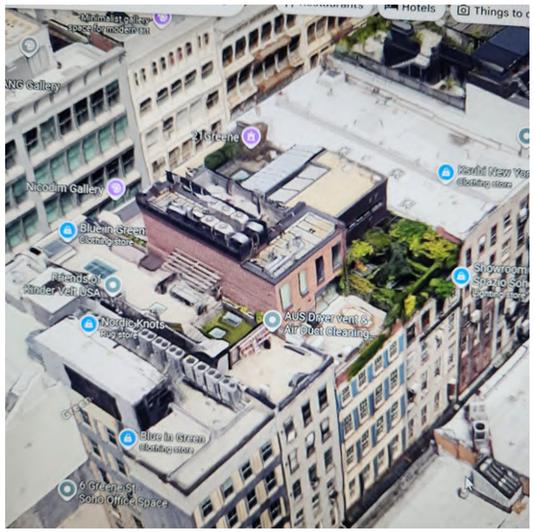


35 Mercer Street (Alexander Wang) - 9'-11 1/2"

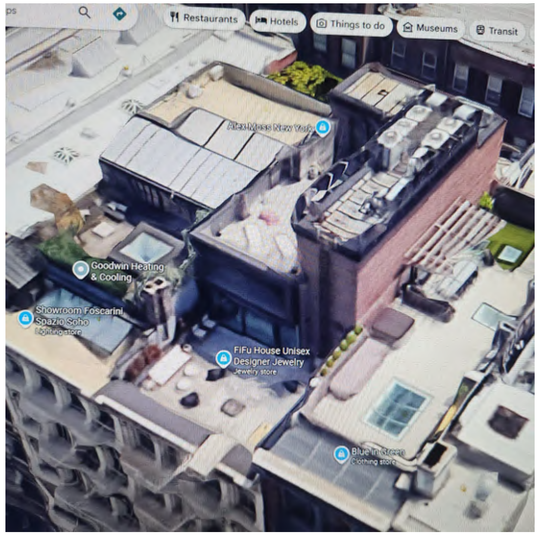


129 Spring Street - 10'-9 1/2"

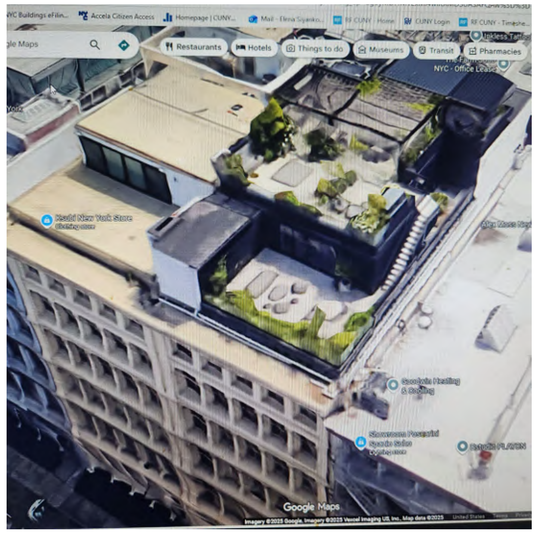
41 - 43 Mercer Street: SoHo Rooftop Addition Satellite Views



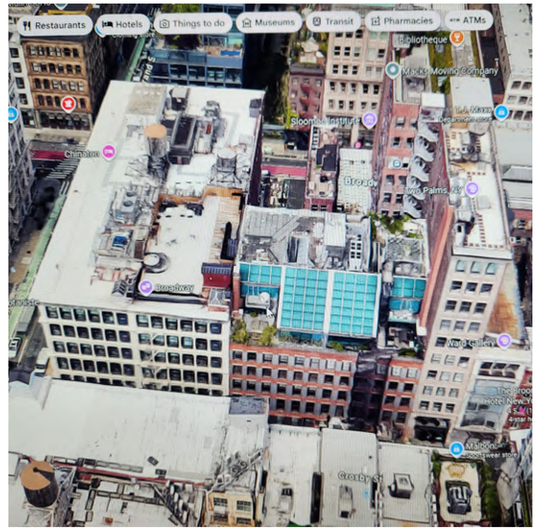
10 and 12-14 Greene St. 2-story addition



10 and 12-14 Greene St. 2-story addition



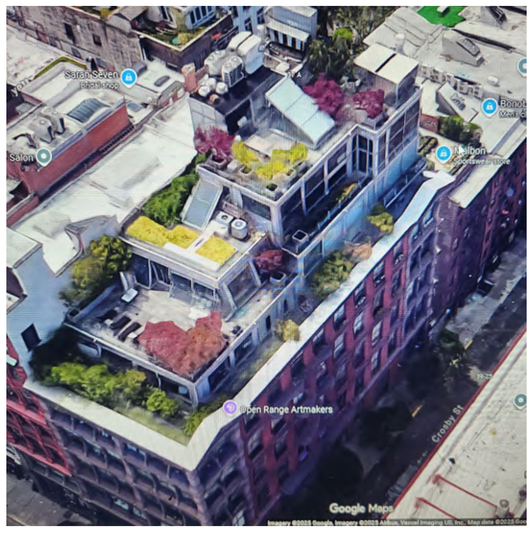
20 and 26 Greene St. 2-story addition



30 -36 Crosby Street - 3-story angled glass



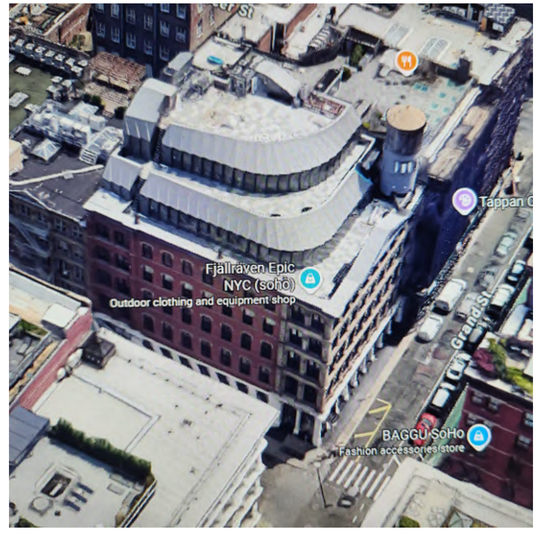
32-34 and 28-30 Greene St. 2-story addition



37-39 Crosby St. 3-story addition

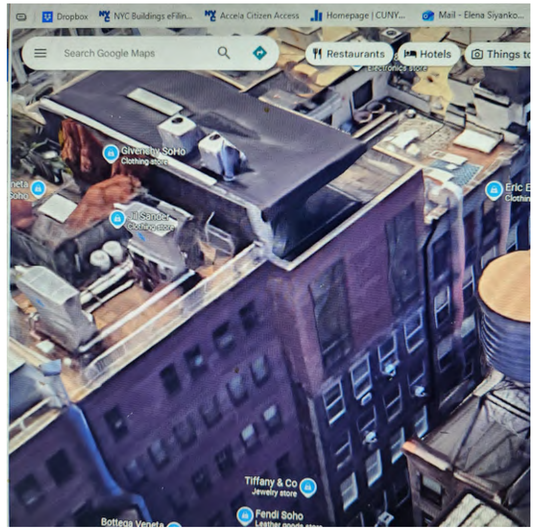


50 and 42 Wooster Street - 2 sty. plus addition

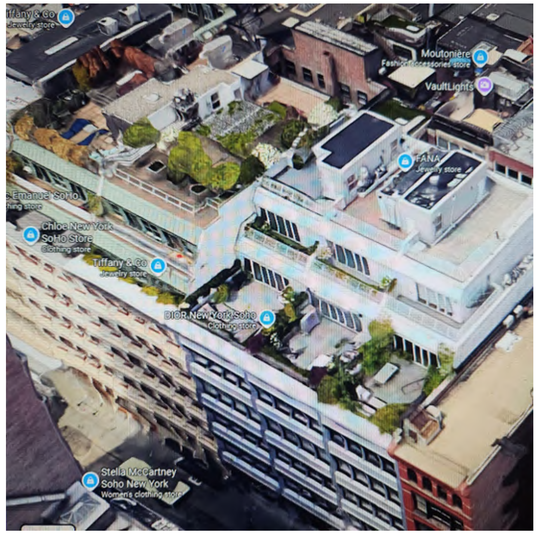


90 Grand Street - 2 story plus addition

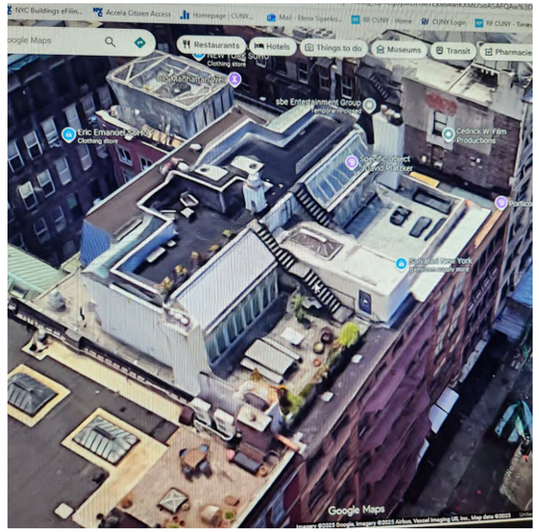
41 - 43 Mercer Street: SoHo Rooftop Addition Satellite Views



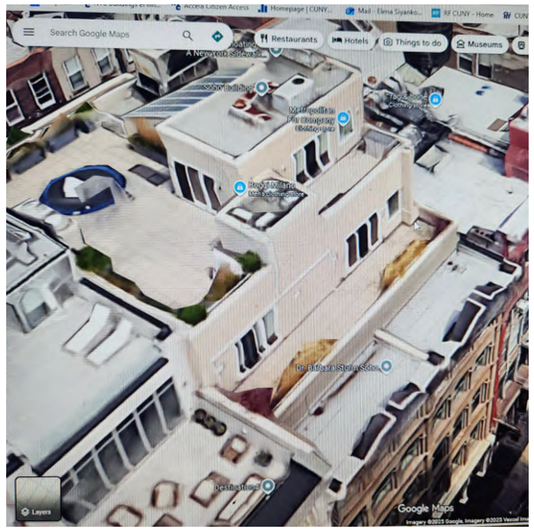
97 Greene St. - 3-story addition



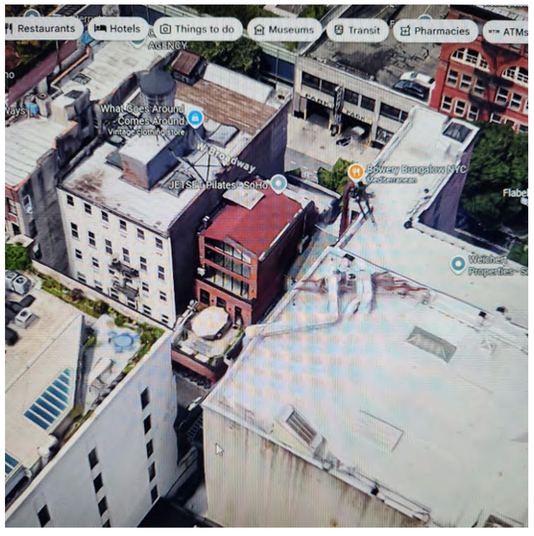
101-103 and 107-109-111 Greene St. (2 story)



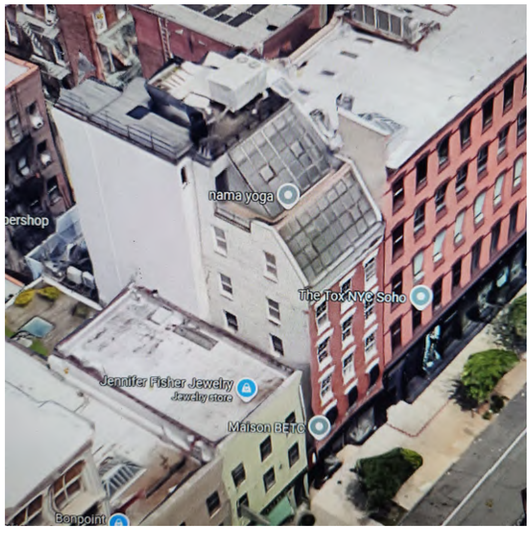
104-108 Wooster St. - 2 sty. plus addition



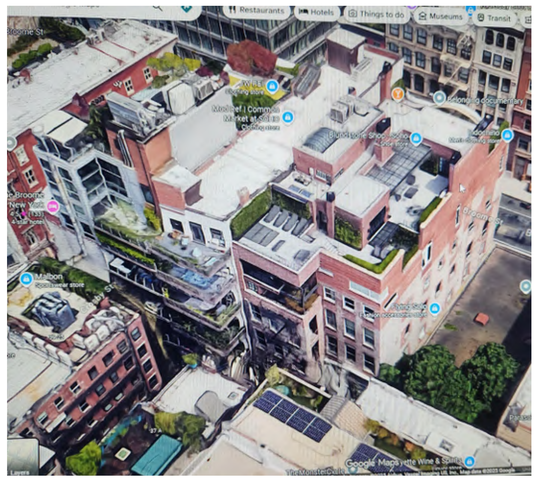
116-118 Mercer St. 2-story plus addn.



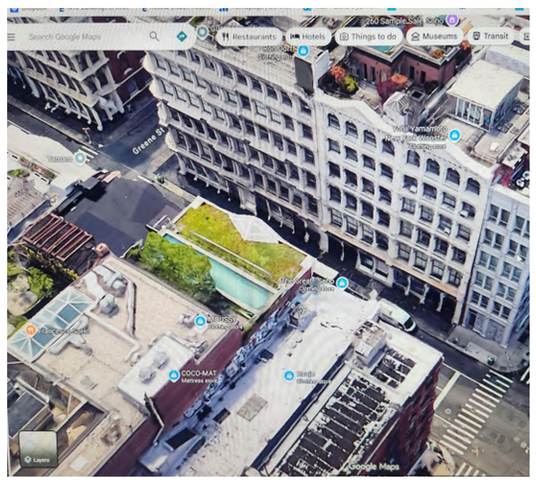
355 West Broadway (rear) 3 story addition



400 West Broadway - Double Atelier addition



419 Broome St. 3-story addition



476 Broome St. 2-sty. addn. (Trisha Brown)

41 - 43 Mercer Street: SoHo Historic Enlargements



434 Broadway - 3-story addition to 6-story



453 and 457 Broome Street - 1-sty addition



525 Broadway - 6-story addition



565 Broadway (Ball & Black) - 4-story addition



18 Mercer Street - 1-story addition



19 Mercer Street - 2-story addition

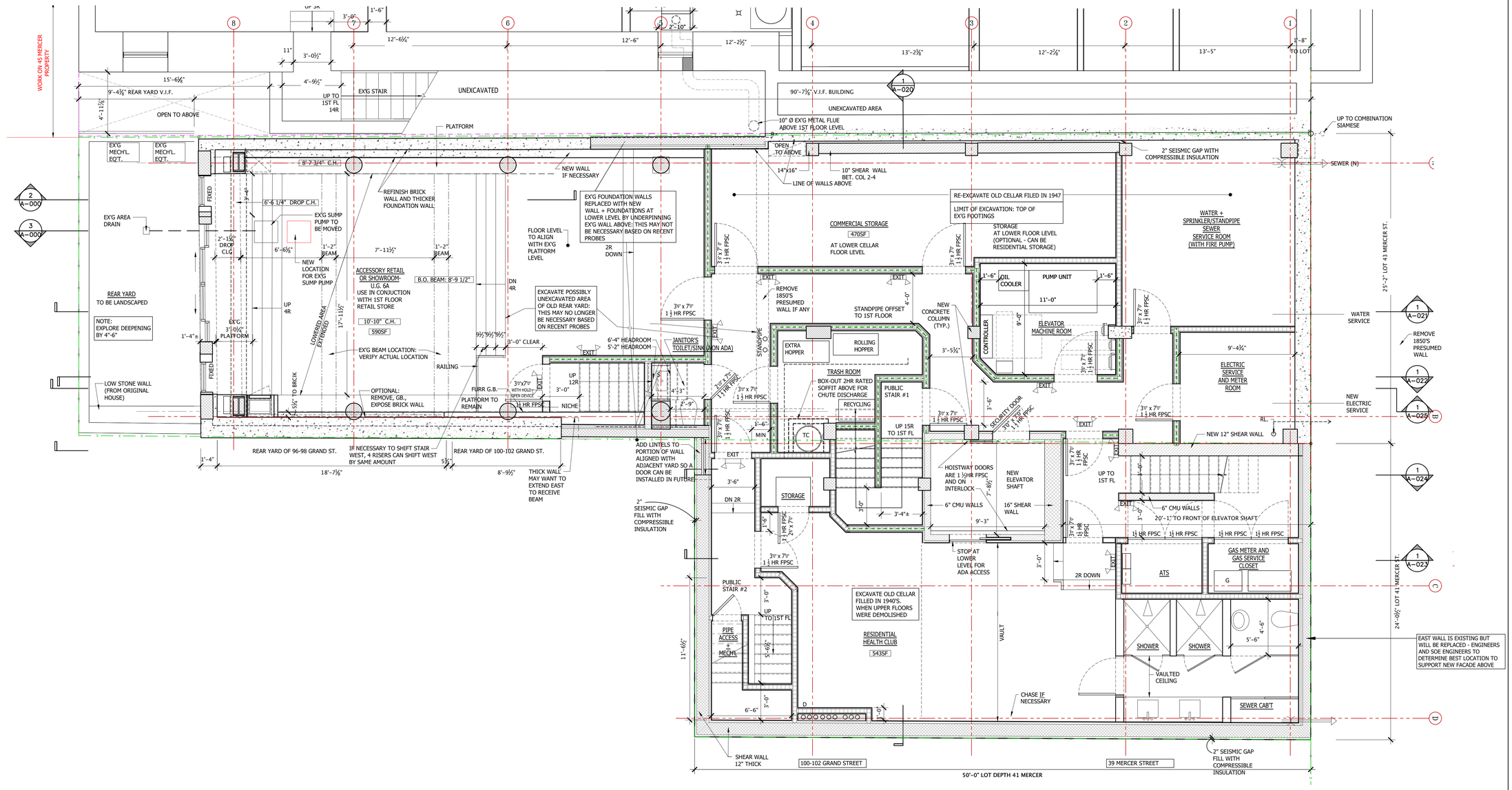


100 Grand Street - 1-story addition

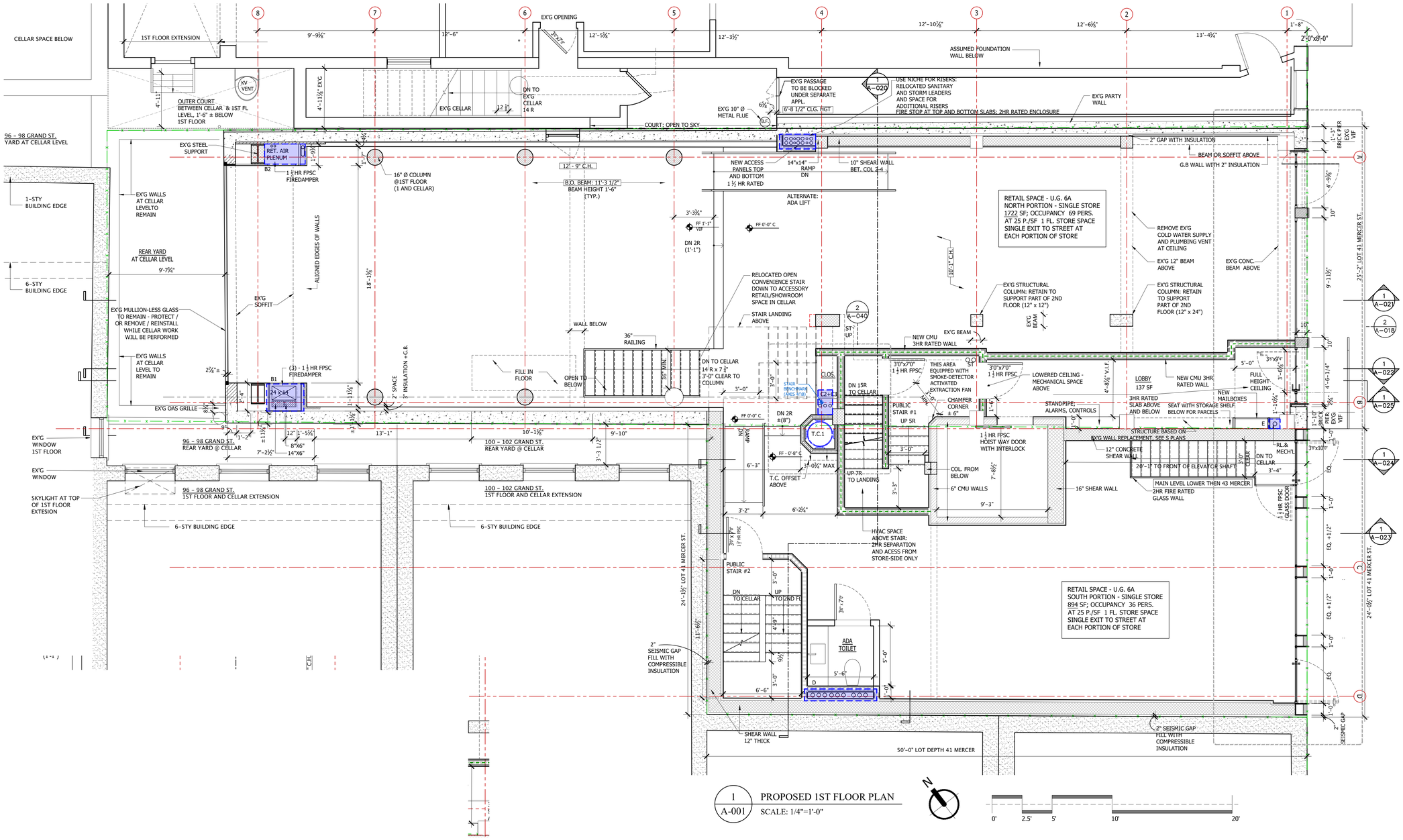


424 Broome St. - 2-story addition to 5 story

41-43 Mercer Street: Floor Plans - Cellar



41-43 Mercer Street: Floor Plans - First Floor



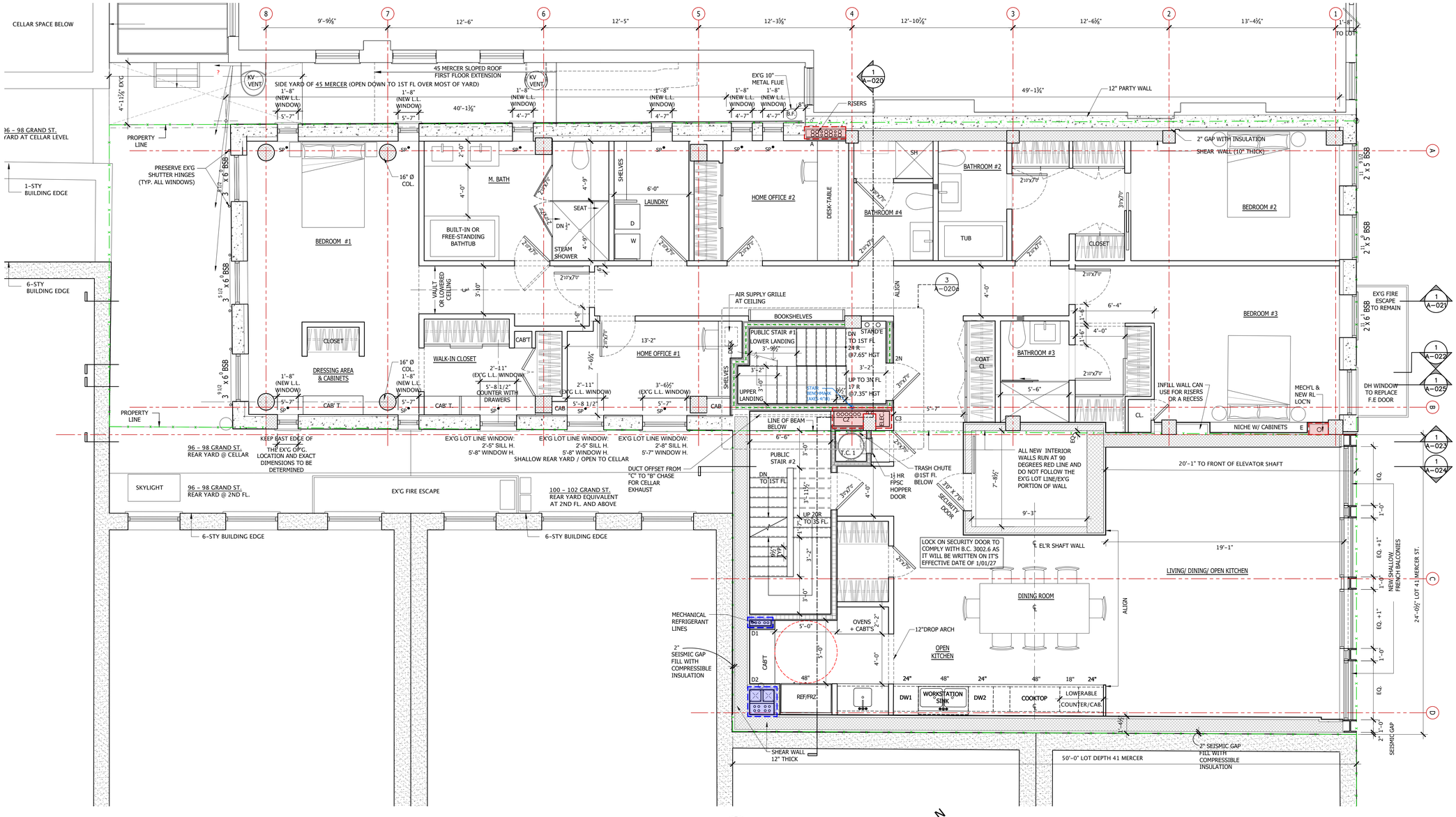
41 - 43 Mercer Street - Soho Cast-Iron Historic District

May 5, 2026

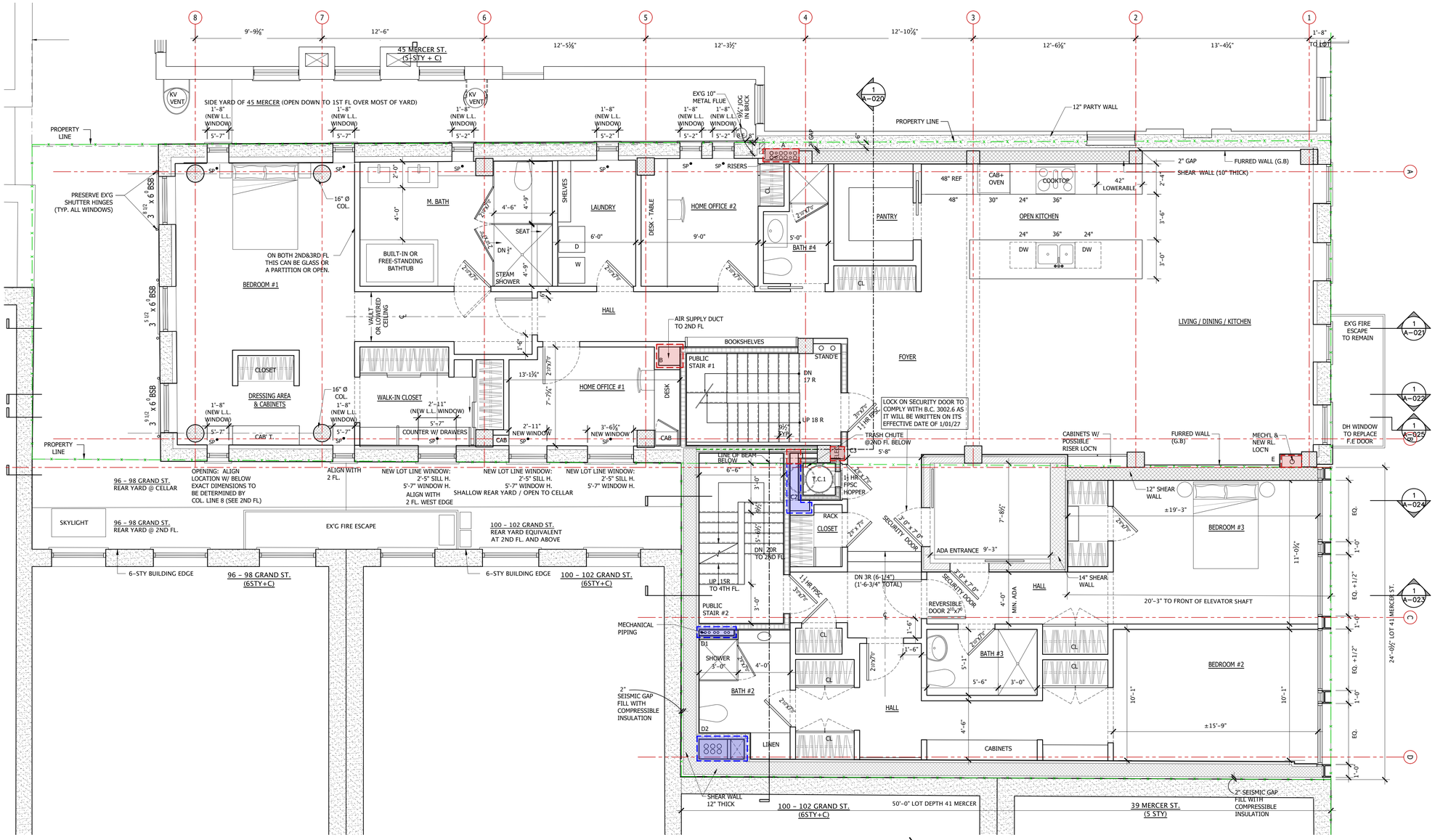
ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

41-43 Mercer Street: Floor Plans - Second Floor



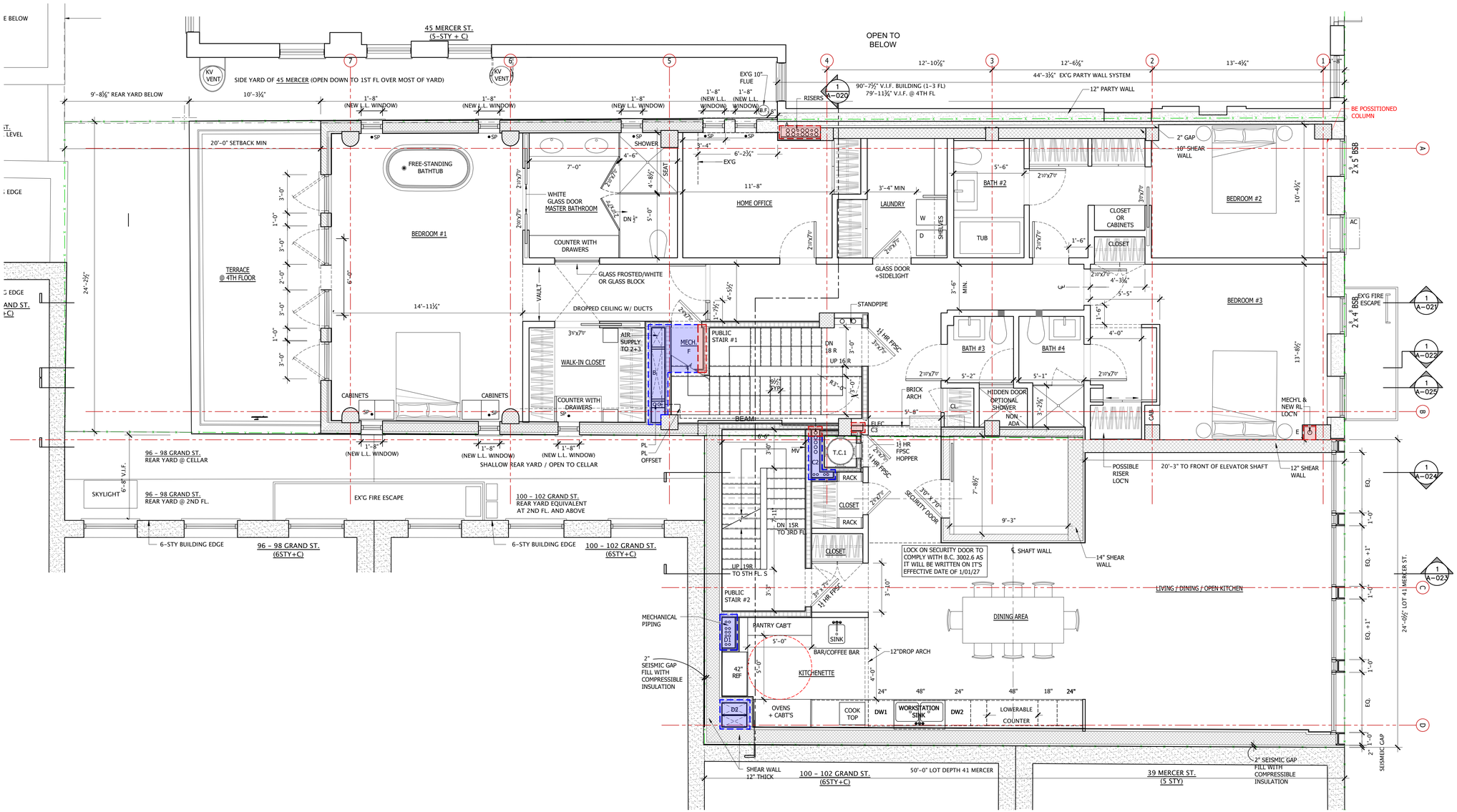
41-43 Mercer Street: Floor Plans - Third Floor



1 A-003 PROPOSED 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"

0' 2.5' 5' 10' 20'

41-43 Mercer Street: Floor Plans - Fourth Plan

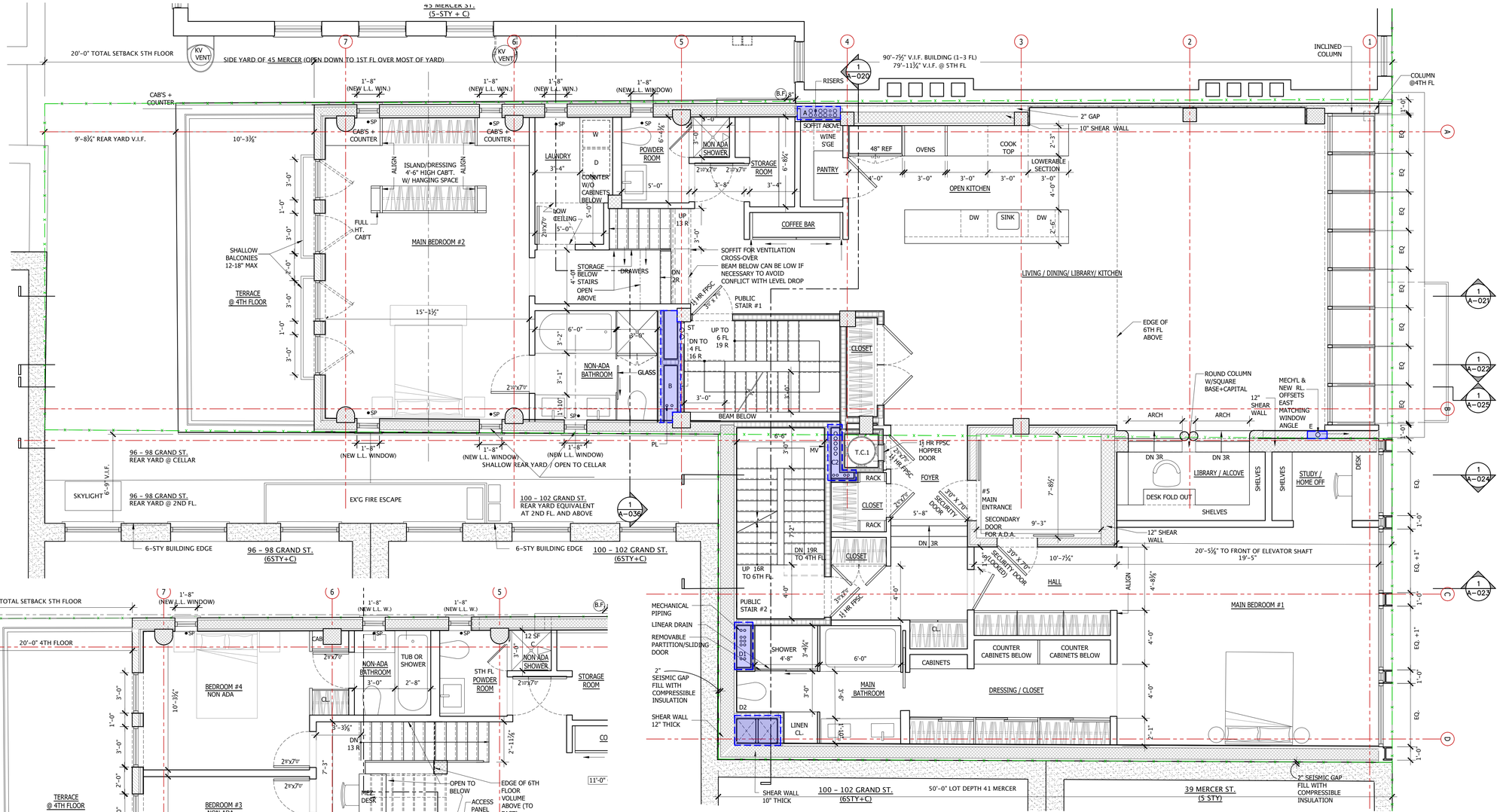


1 A-004 PROPOSED 4TH FLOOR PLAN

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

0' 2.5' 5' 10' 20'

41-43 Mercer Street: Floor Plans - Fifth Floor



1 A-005 PROPOSED 5TH FLOOR PLAN
SCALE: 1/4"=1'-0"

0' 2.5' 5' 10' 20'

2 A-005 PROPOSED 5TH FLOOR MEZZANINE PLAN
SCALE: 1/4"=1'-0"

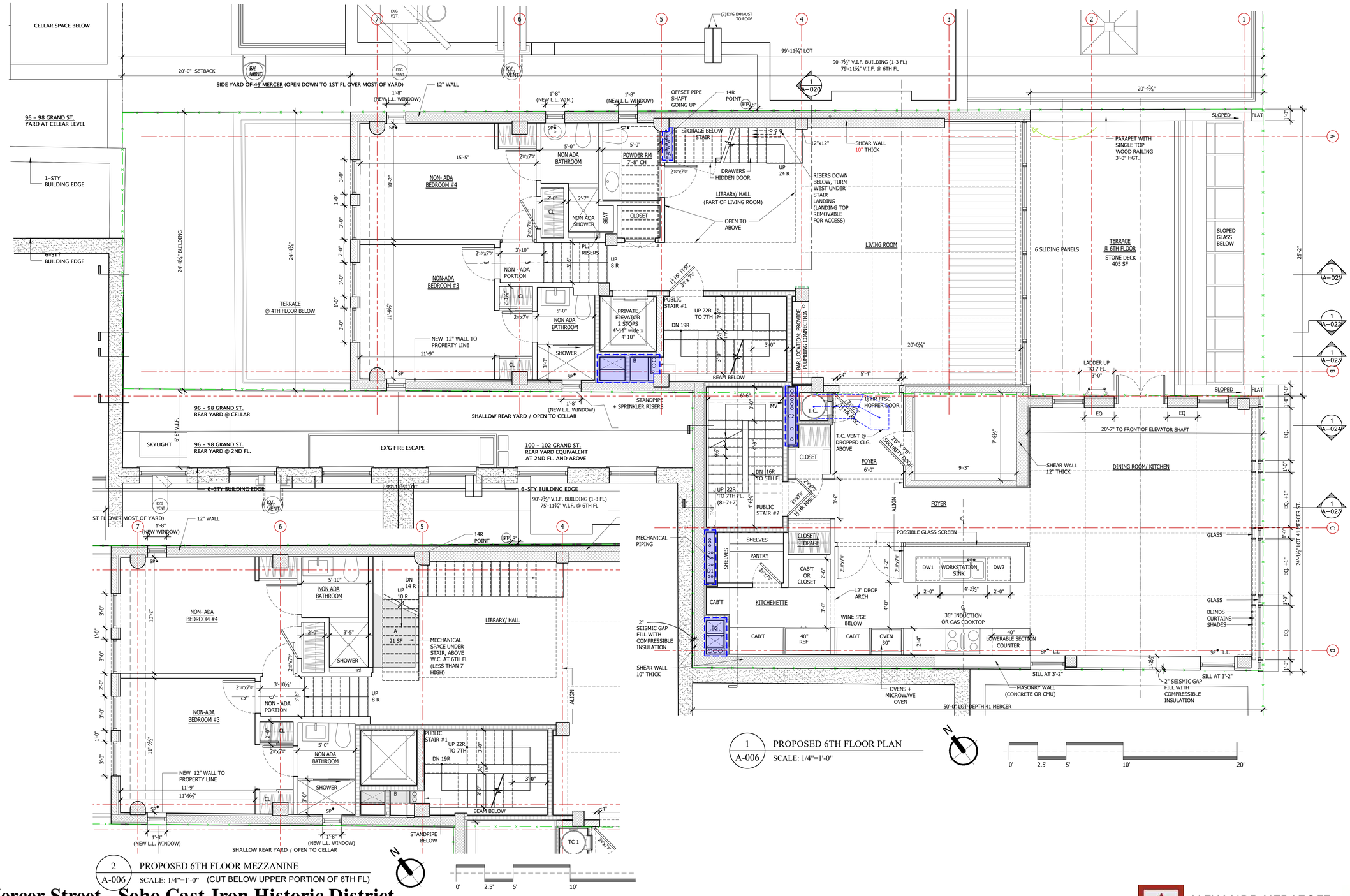
41 - 43 Mercer Street - Soho Cast-Iron Historic District

May 5, 2026

ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

41-43 Mercer Street: Floor Plans - Sixth Floor



1 A-006 PROPOSED 6TH FLOOR PLAN
SCALE: 1/4"=1'-0"

2 A-006 PROPOSED 6TH FLOOR MEZZANINE
SCALE: 1/4"=1'-0" (CUT BELOW UPPER PORTION OF 6TH FL)

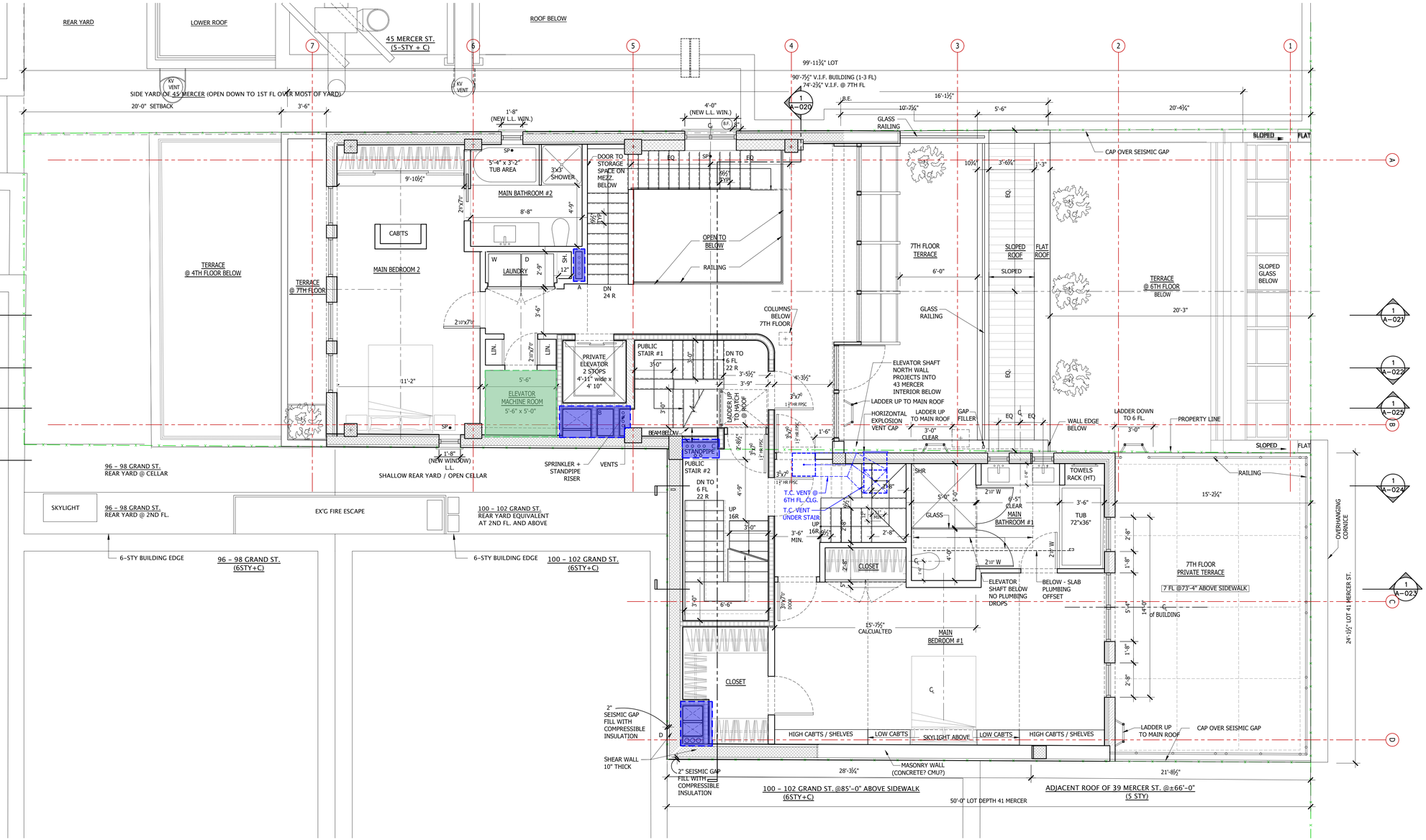
41 - 43 Mercer Street - Soho Cast-Iron Historic District

May 5, 2026

ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

41-43 Mercer Street: Floor Plans - Seventh Floor



1 A-007 PROPOSED 7TH FLOOR PLAN

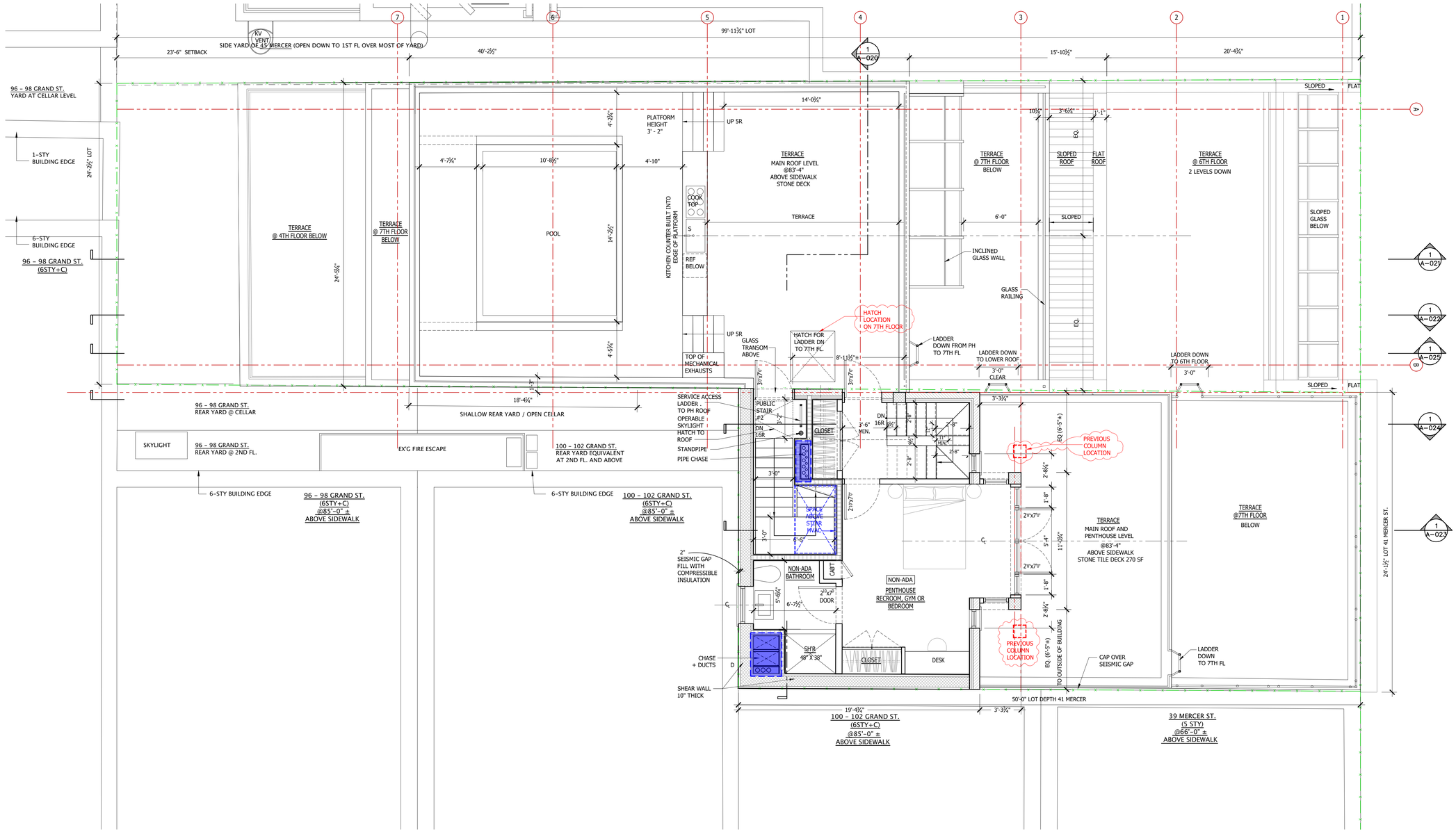
SCALE: 1/4"=1'-0"

0' 2.5' 5' 10' 20'

ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

41-43 Mercer Street: Floor Plans - Penthouse

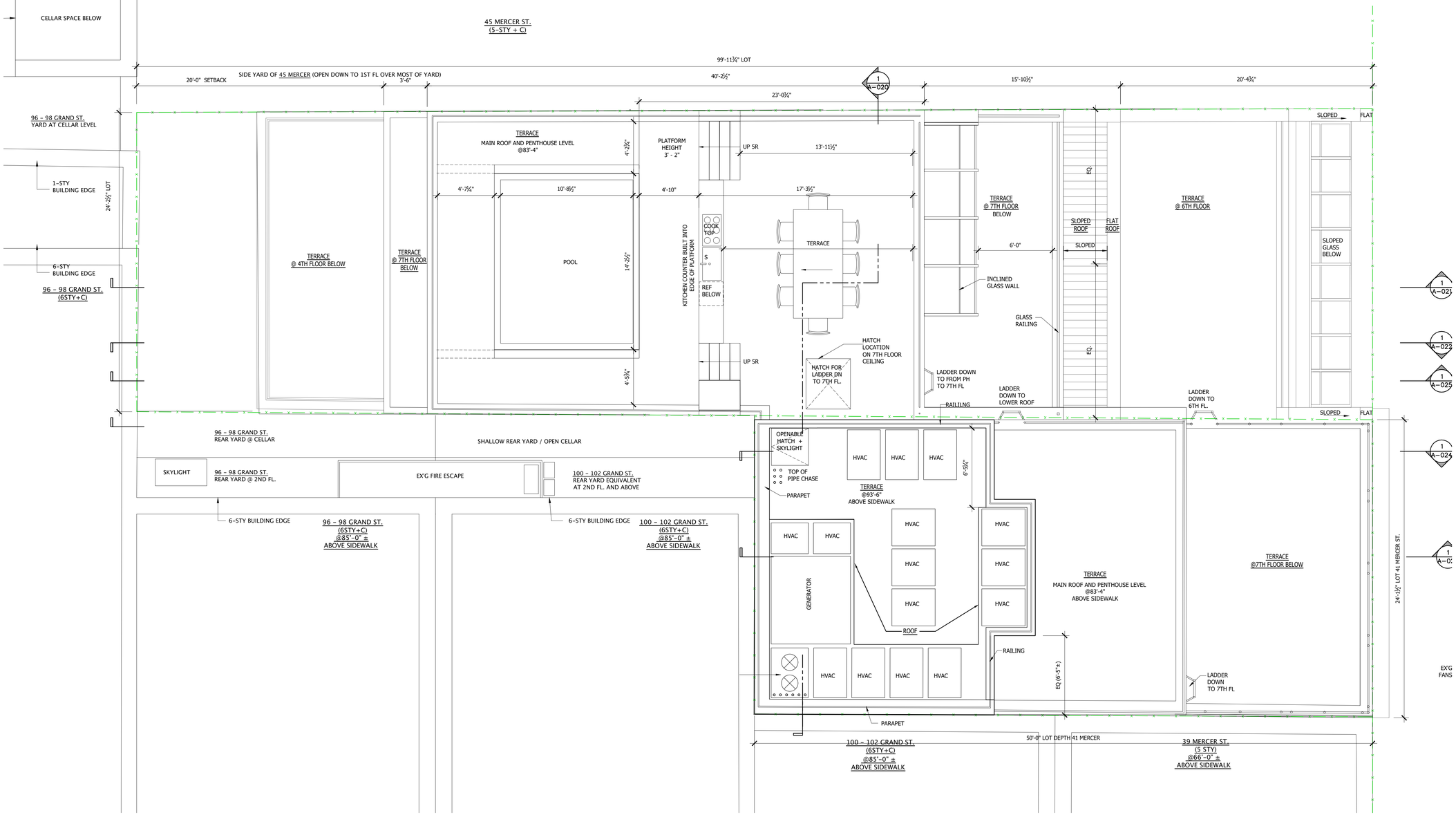


1 / A-008 PROPOSED PENTHOUSE PLAN

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

0' 2.5' 5' 10' 20'

41-43 Mercer Street: Floor Plans - Roof Plan



1 A-009 PROPOSED ROOF PLAN

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

N

0' 2.5' 5' 10' 20'

41 - 43 Mercer Street - Soho Cast-Iron Historic District

May 5, 2026

ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

Landmarks Preservation Commission

May 5, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 3, LPC-25-07016

41-43 Mercer Street – SoHo-Cast Iron Historic District

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.