

September 1, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-12387

51 Mercer Street – SoHo-Cast Iron Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 375 2153

Passcode: 294662

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

SLIDE 1: PROJECT OVERVIEW

51 MERCER STREET

SCOPE OF WORK
INSTALL NEW POWDER COATED ALUMINUM STOREFRONT BEHIND EXISTING STEEL COLUMNS. NON-ORIGINAL GARAGE DOOR TO BE RETAINED ON CEILING ABOVE AND INSIDE. INSTALL NEW ENTRY DOOR AND TRANSOM ON THE SAME OPENING. NO WORK ELSEWHERE.

EXISTING BUILDING CHARACTERISTICS
ADDRESS: 51 MERCER STREET
BOROUGH: MANHATTAN
BLOCK: 474
LOT: 7501
ZONING MAP NUMBER: 12a
ZONING DISTRICT: M1-5 / R7X
SPECIAL SNX DISTRICT
STORIES: 2 STORIES
CONSTRUCTION CLASS: CLASS-3 NON FIREPROOF
LOT AREA: 2,500 SQUARE FEET
BUILDING HEIGHT: 25'
BUILDING CODE: OLD CODE
OCCUPANCY GROUP: COMMERCIAL OLD CODE
BUILDING DOMINANT USE GROUP IS COM



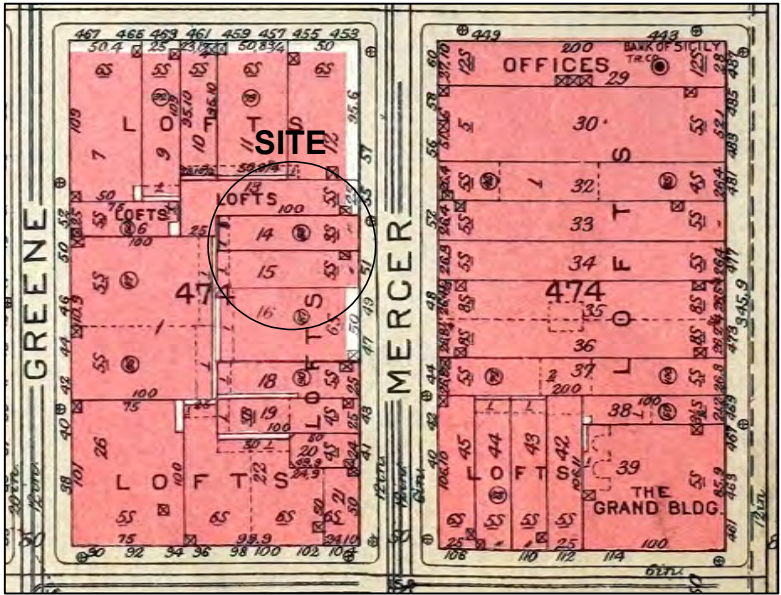
SOHO CAST IRON HISTORIC DISTRICT MAP



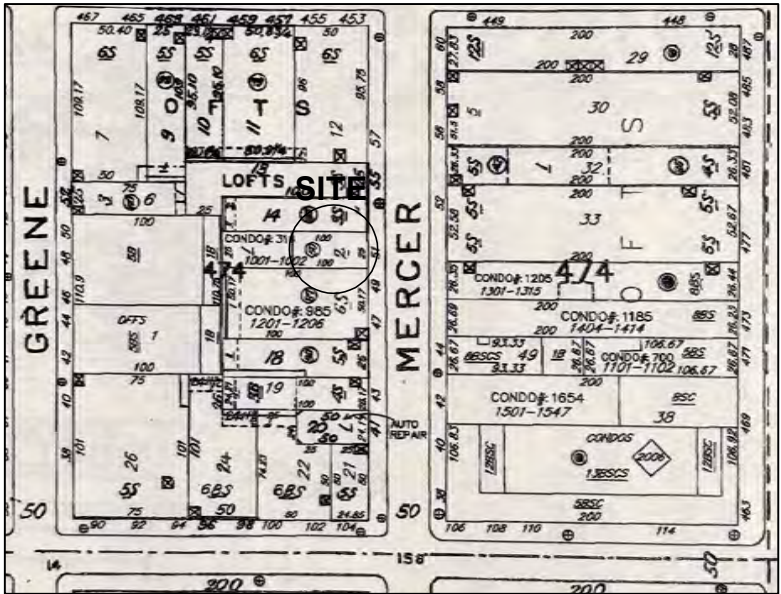
SITE PLAN

MERCER STREET (Cont'd.)	
474-19 #43 Completed: 1868 Architect: Henry Fernbach Original Owner: Arthur Levy Original Function: Store and storehouse Facade: Brick and iron 4 stories; 4 bays Comments: New ground floor, some window sills broken	474-18 #45 Completed: 1868 Architect: Unknown Original Owner: Ira Campbell Estate Original Function: Store and loft Facade: Brick 5 stories; 3 bays Comments: Entire new facade in 1920 when altered into factory.
474-16 #47-49 Commenced: 7/1/1872 Completed: 2/28/1873 Architect: Joseph M. Dunn Carpenter: W. B. Pettit	474-15 #51 Completed: 1940 Function: Garage 2 stories

EXCERPT: HISTORIC DISTRICT DESIGNATION



1928 BROMLEY MAP



PRESENT DAY SANBORNE MAP



PRESENT DAY PHOTOGRAPH

SLIDE 2: PHOTOGRAPHS



51 MECER STREET DESIGNATION PHOTOGRAPH FROM PLUTO



51 MECER STREET WITH THE EXISTING GARAGE DOOR OPENING

SLIDE 3: PHOTOGRAPHS



1 - 51 MERCER STREET 1940 TAX PHOTO
DURING FIRE



2 - 51 MERCER STREET 1940 TAX PHOTO
DURING FIRE



3 - 2009 PHOTOGRAPH
GOOGLE



4 - 51 MERCER STREET 1940 TAX PHOTO
AFTER FIRE - EXISTING GARAGE

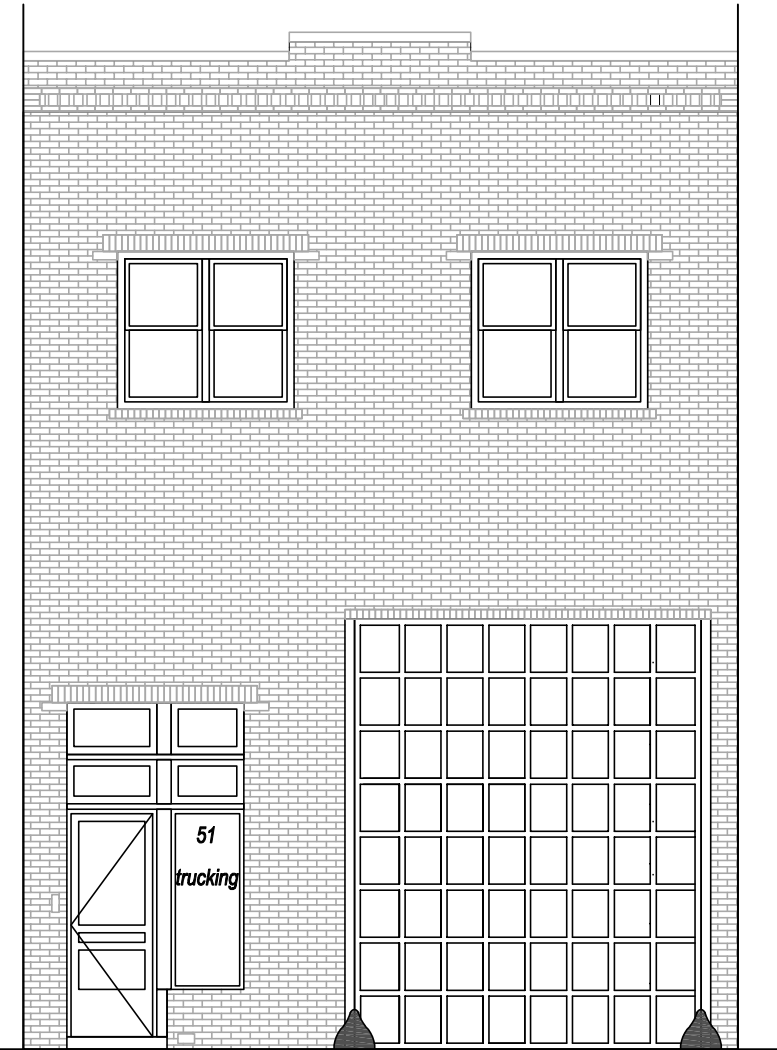
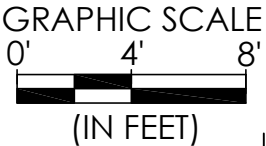


5 - 1999 TAX PHOTOGRAPH
NYC

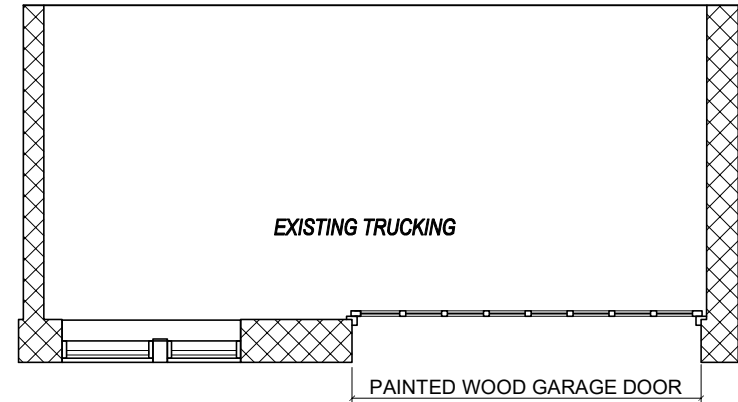


6 - PRESENT DAY PHOTOGRAPH

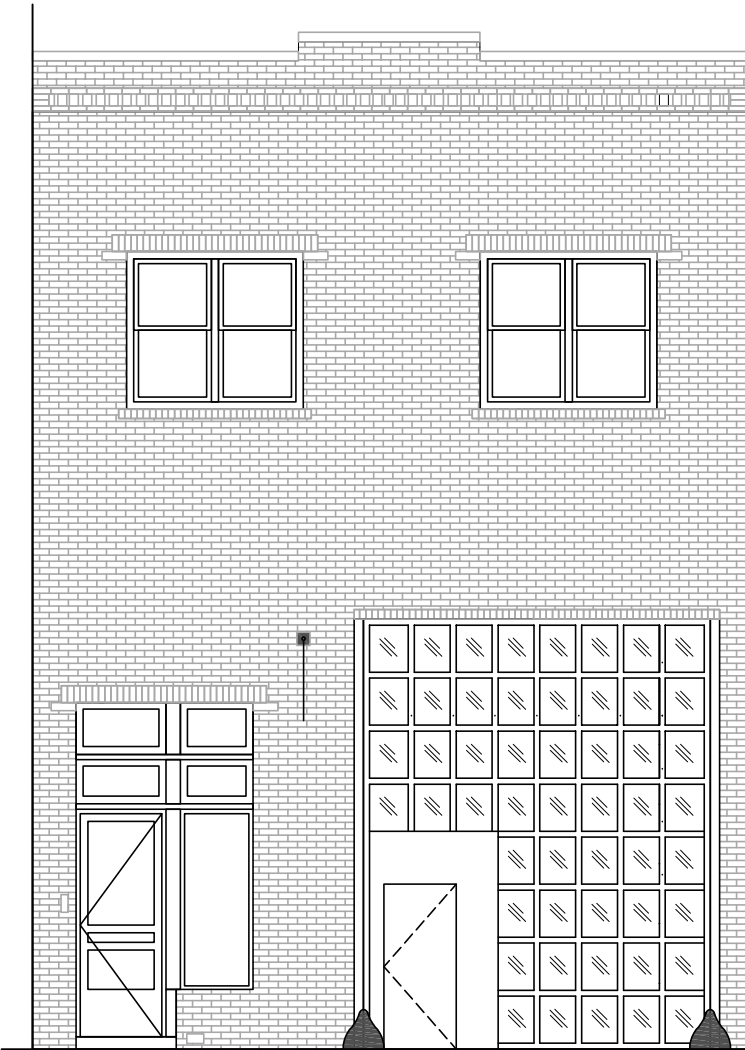
SLIDE 4: PLANS AND ELEVATIONS



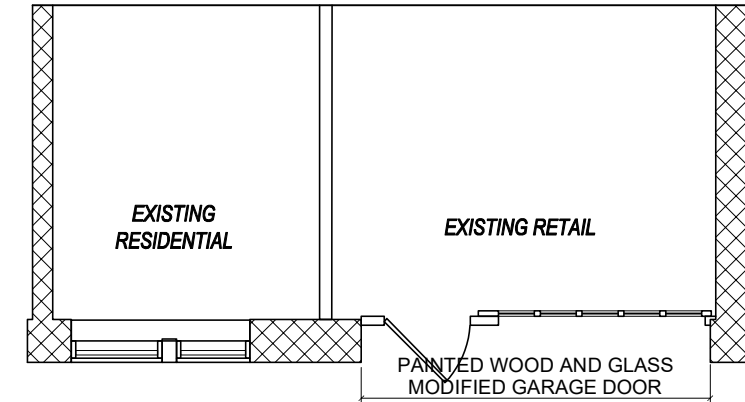
1- ORIGINAL ELEVATION - DESIGNATION
GARAGE DOOR WAS PAINTED WOOD



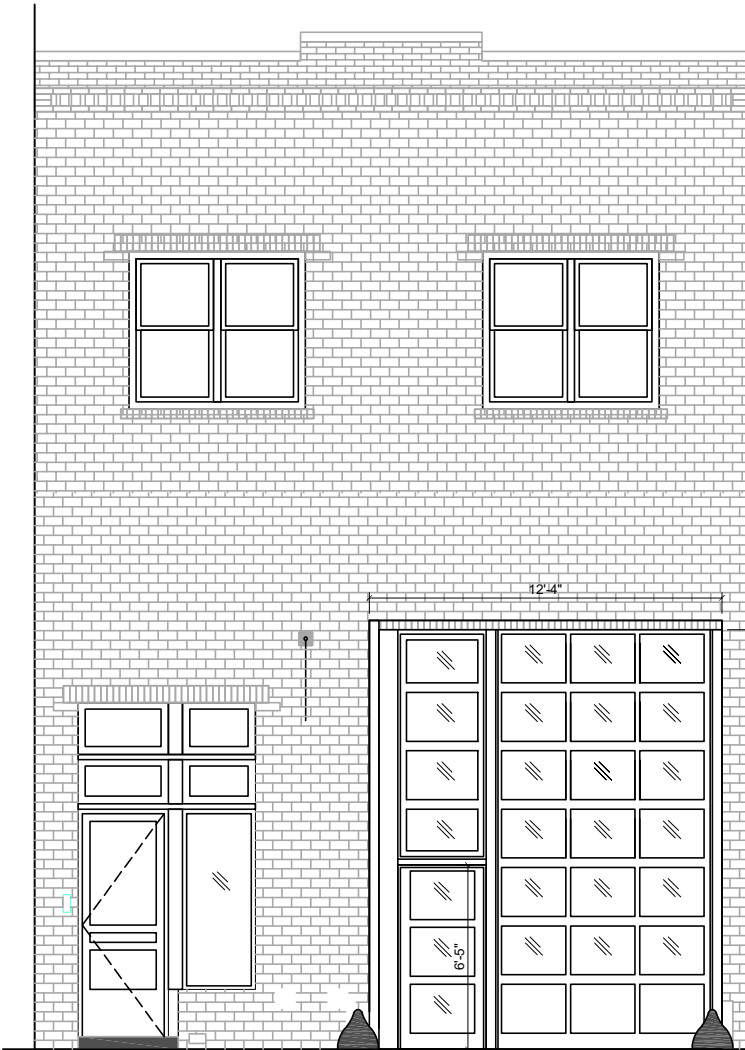
1- ORIGINAL PLAN - DESIGNATION



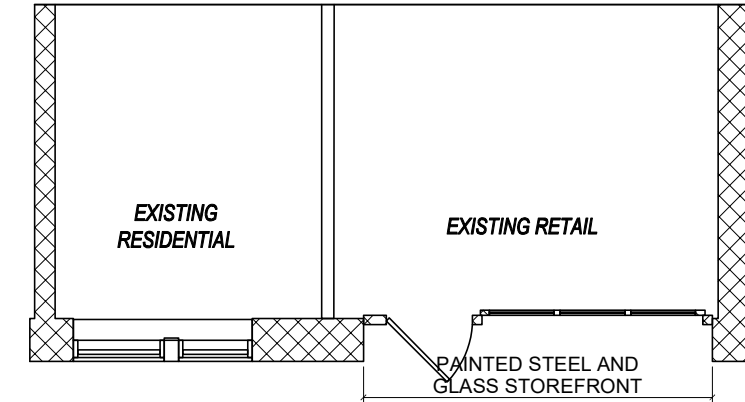
2- PREVIOUSLY EXISTING ELEVATION
GARAGE DOOR WAS LIKELY PAINTED WOOD



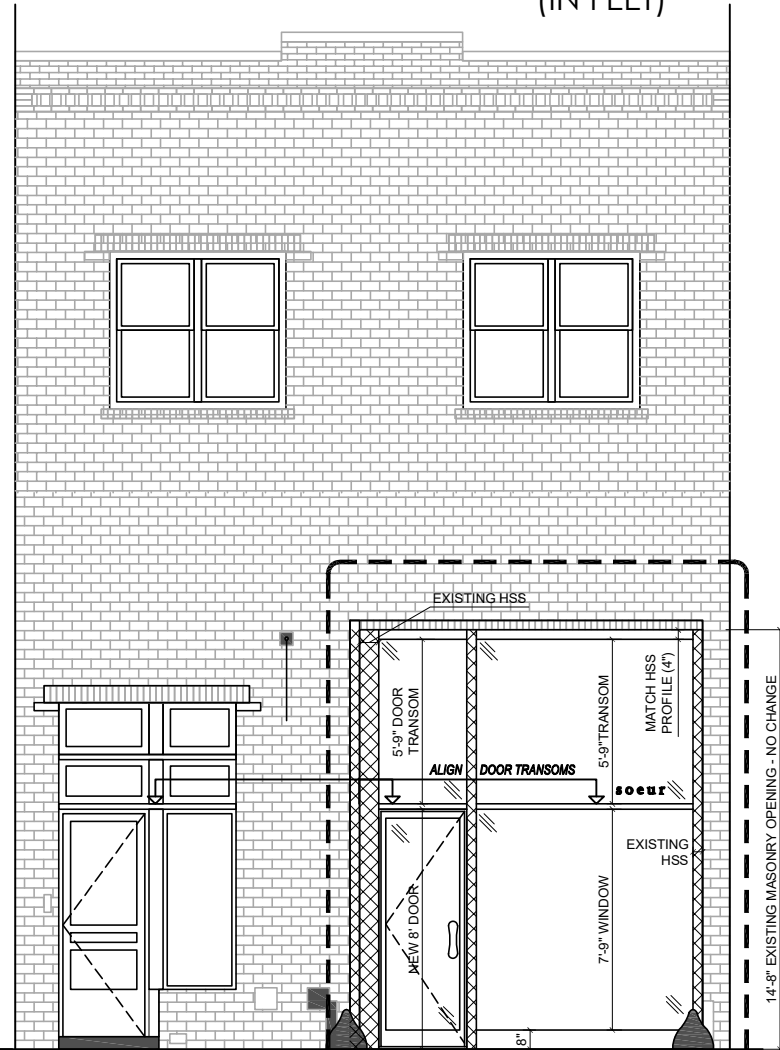
2- PREVIOUSLY EXISTING PLAN



3- EXISTING ELEVATION
GARAGE DOOR IS PAINTED METAL

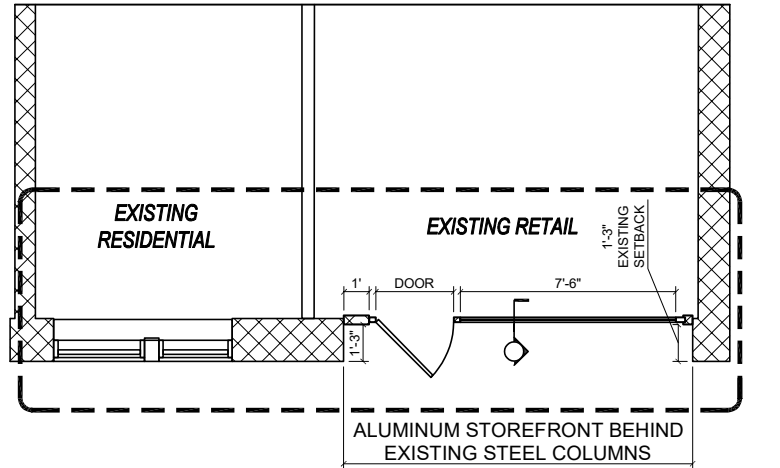


3- EXISTING PLAN



4 - PROPOSED ELEVATION
ALL NEW STOREFRONT ELEMENTS TO BE
POWDER COATED PAINTED BLACK
LETTERING IS BLACK VINYL "SOEUR" - 8 INCHES HIGH

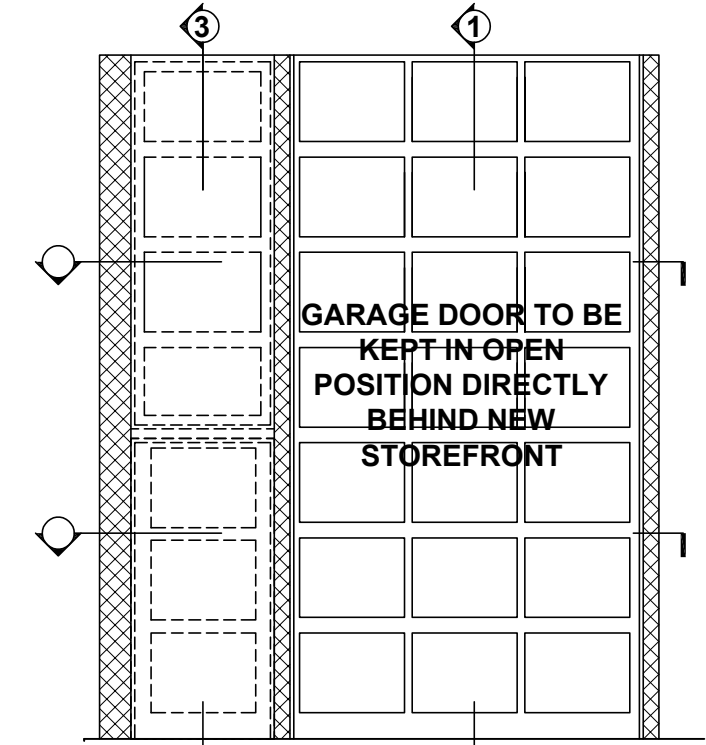
HATCHED AREA OF
EXISTING TO REMAIN



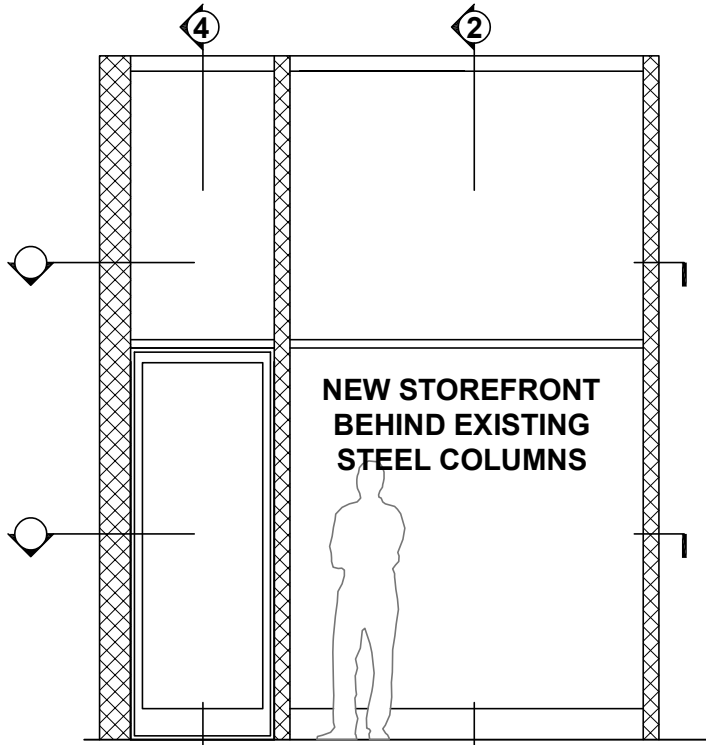
4 - PROPOSED PLAN



SLIDE 5: SECTION DETAILS



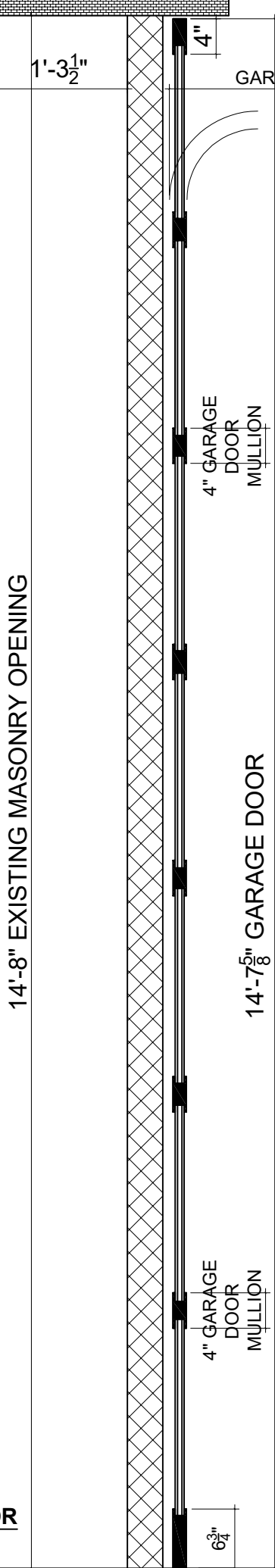
EXISTING STOREFRONT ELEVATION



PROPOSED STOREFRONT ELEVATION

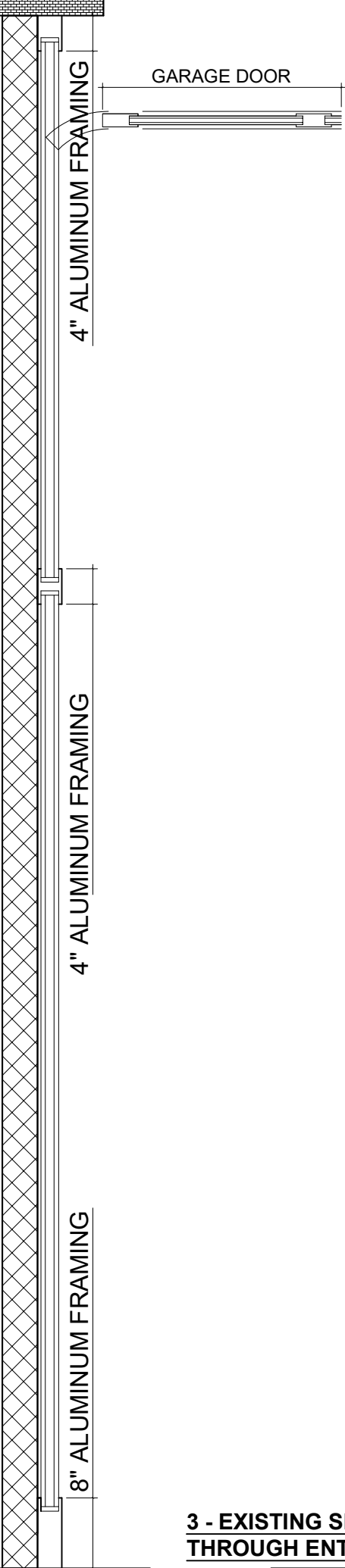
HATCHED AREA OF
EXISTING TO REMAIN

1 - EXISTING SECTION THROUGH GARAGE DOOR

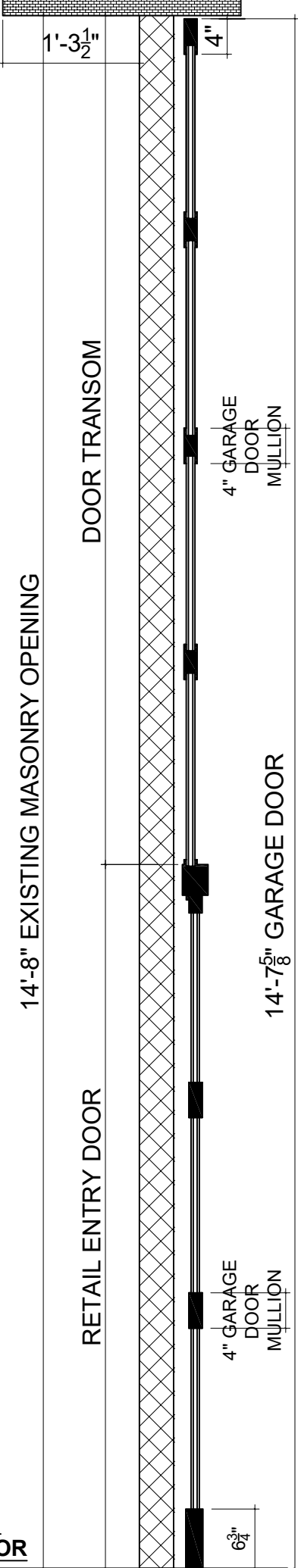


2 - PROPOSED SECTION
THROUGH GARAGE

NOTES:
-NEW STOREFRONT
DIRECTLY BEHIND
EXISTING STEEL COLUMNS
-EXISTING GARAGE DOOR
TO BE RETAINED IN OPEN
POSITION AT INTERIOR
CEILING



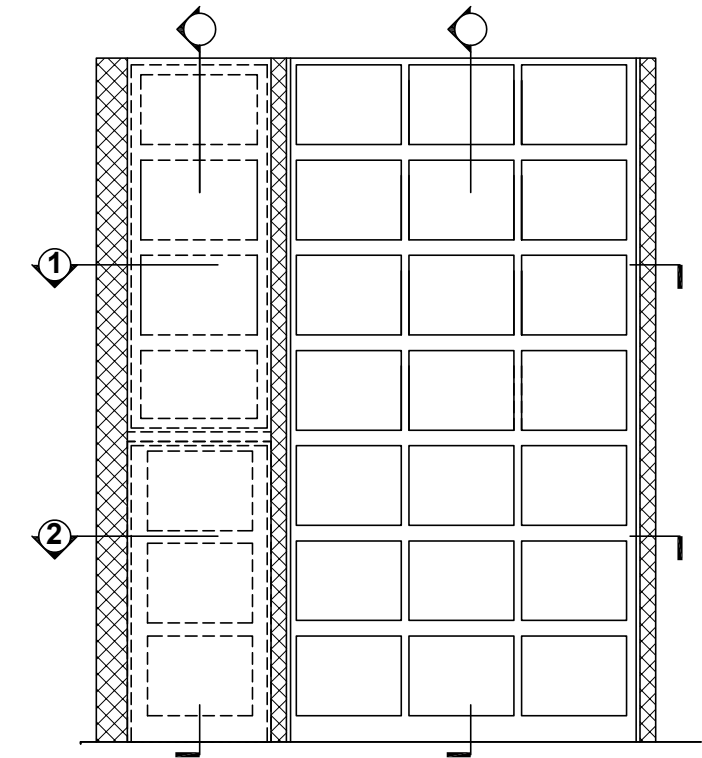
3 - EXISTING SECTION
THROUGH ENTRY DOOR



4 - PROPOSED
SECTION AT ENTRY

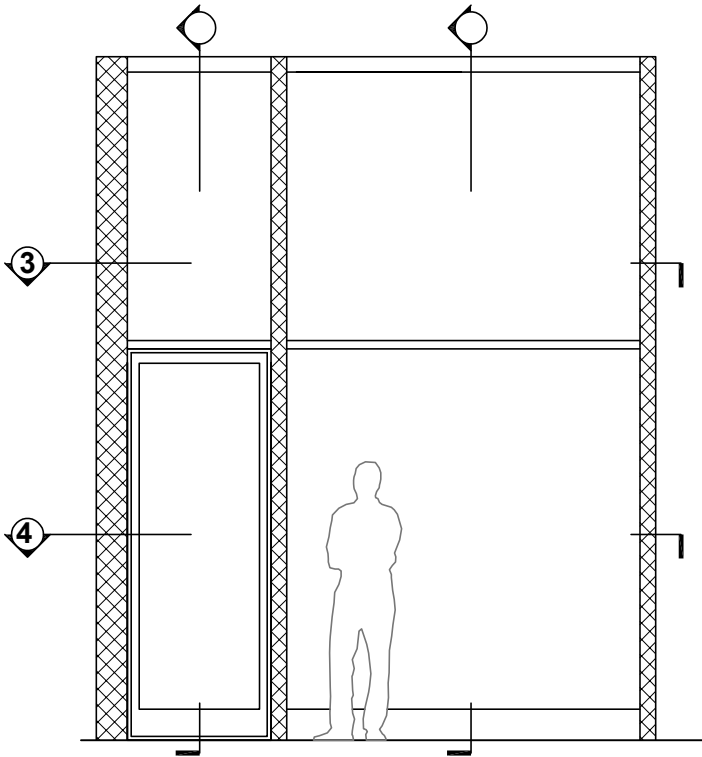
5'-6 3/4" ALUMINUM AND
GLASS TRANSOM

SLIDE 6: SECTION DETAILS

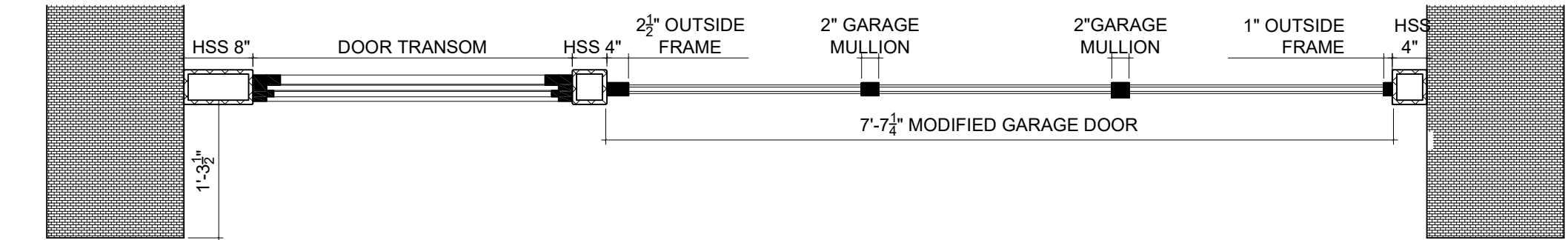


EXISTING STOREFRONT ELEVATION

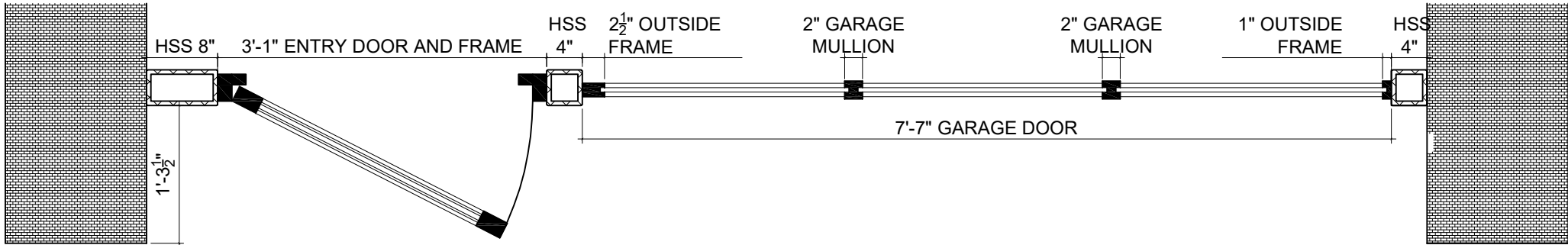
HATCHED AREA OF EXISTING TO REMAIN



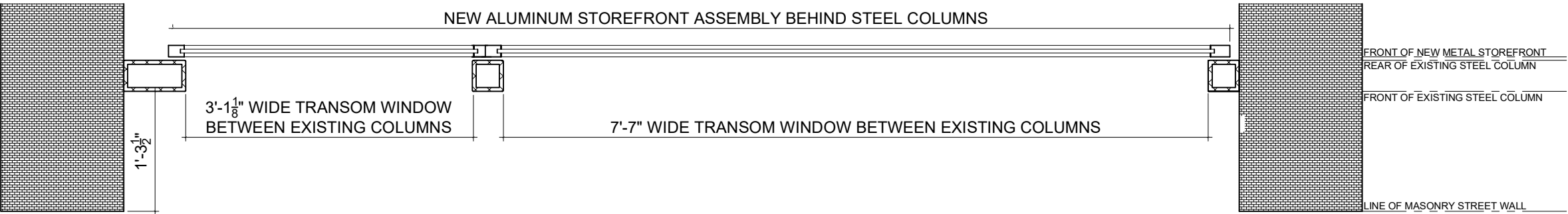
PROPOSED STOREFRONT ELEVATION



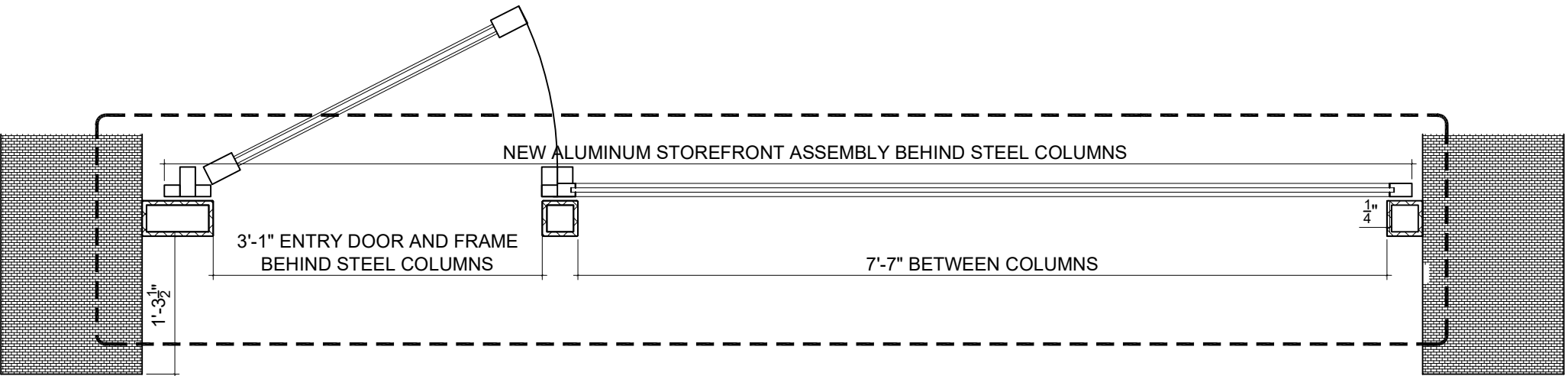
1 - EXISTING STOREFRONT PLAN SECTION DETAIL AT NINE FEET HIGH - TRANSOM HEIGHT



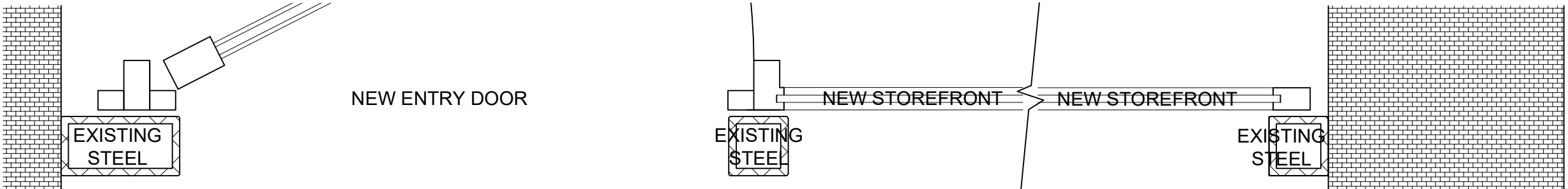
2 - EXISTING STOREFRONT PLAN SECTION DETAIL AT RETAIL DOOR



3 - PROPOSED STOREFRONT PLAN SECTION DETAIL AT NINE FEET HIGH - TRANSOM HEIGHT



4 - PROPOSED STOREFRONT PLAN SECTION DETAIL AT RETAIL DOOR



5 - PROPOSED STOREFRONT PLAN SECTION DETAIL

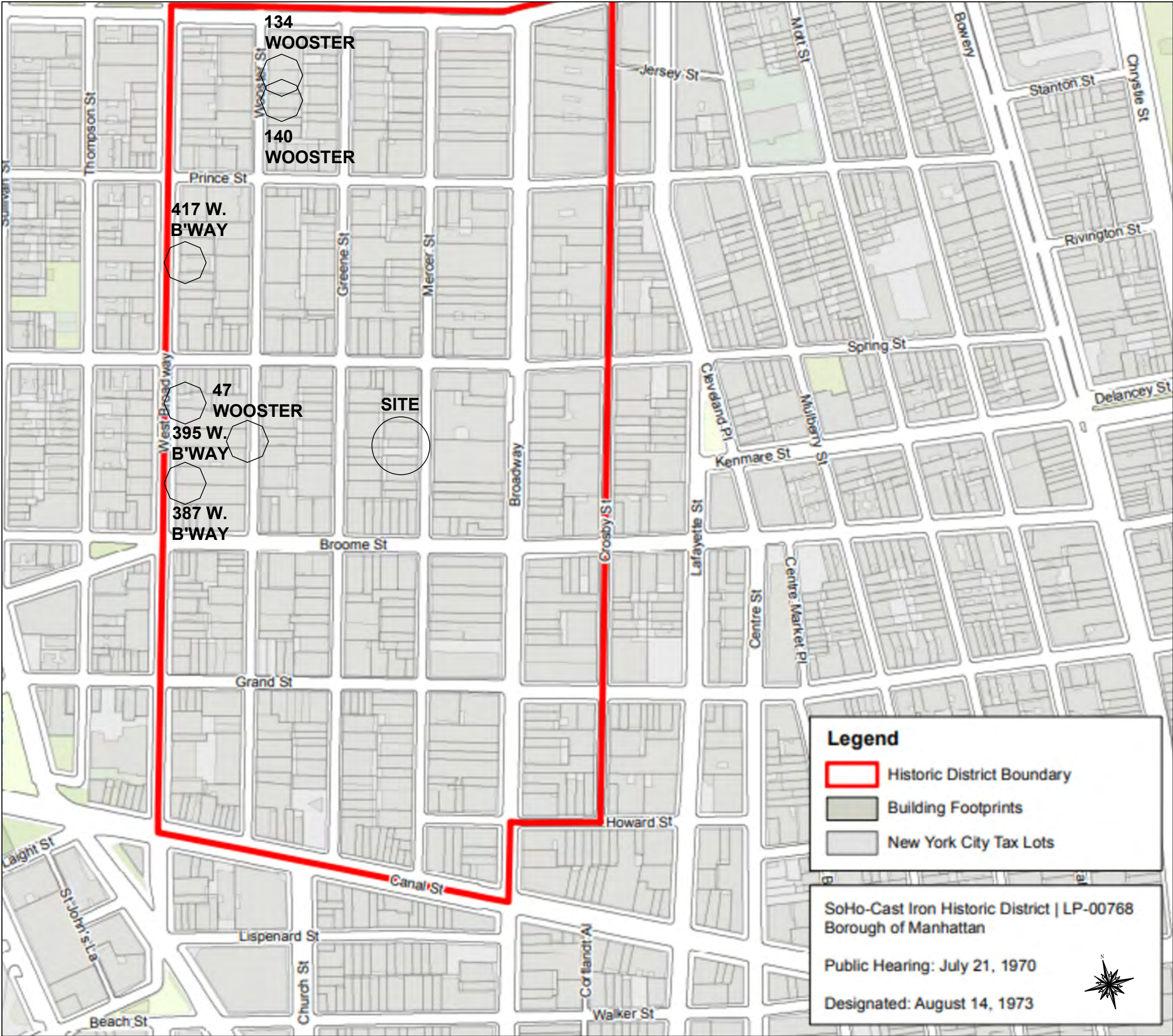
SLIDE 7: PRECEDENTS

GARAGES IN THE SOHO CAST IRON HISTORIC DISTRICT
ORIGINALLY BUILT AS A STORE AND LOFT BUILDINGS, LIKE 51 MERCER STREET, MANY OF THESE BUILDINGS ARE NOT ORIGINAL. ORIGINAL BUILDINGS WERE RAZED DUE DAMAGES CAUSED BF FIRES ON MANY OCCASIONS TO BUILDINGS IN THE AREA.

GARAGE BUILDINGS PHOTOGRAPHED
47 WOOSTER STREET
134 WOOSTER STREET
140 WOOSTER STREET
387 WEST BROADWAY
395 WEST BROADWAY
417 WEST BROADWAY



PROPOSED STOREFRONT W/ INTERIOR SUN SHADE DOWN BEHIND TRANSOM



SLIDE 8: PRECEDENTS



47 WOOSTER STREET IN 1940



47 WOOSTER STREET TODAY

SLIDE 9: PRECEDENTS



417 WEST BROADWAY IN 1940



417 WEST BROADWAY IN 1990'S



417 WEST BROADWAY TODAY

SLIDE 10: PRECEDENTS



140 WOOSTER STREET IN 1940



140 WOOSTER STREET TODAY

SLIDE 11: PRECEDENTS



134 WOOSTER STREET IN 1940



134 WOOSTER STREET IN 1990'S



134 WOOSTER STREET TODAY

SLIDE 12: PRECEDENTS



395 WEST BROADWAY IN 1940



395 WEST BROADWAY TODAY

SLIDE 13: PRECEDENTS



395 WEST BROADWAY IN 1940



395 WEST BROADWAY TODAY

SLIDE 14: SUMMARY: EXISTING VS. PROOPOSED



51 MERCER STREET - TODAY



51 MERCER STREET - TOMORROW?

September 1, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-12387

51 Mercer Street – SoHo-Cast Iron Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 375 2153

Passcode: 294662

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.