Landmarks Preservation Commission

February 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 13, LPC-25-07016

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

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 333 0483
Passcode: 280108
By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (Toll-free)

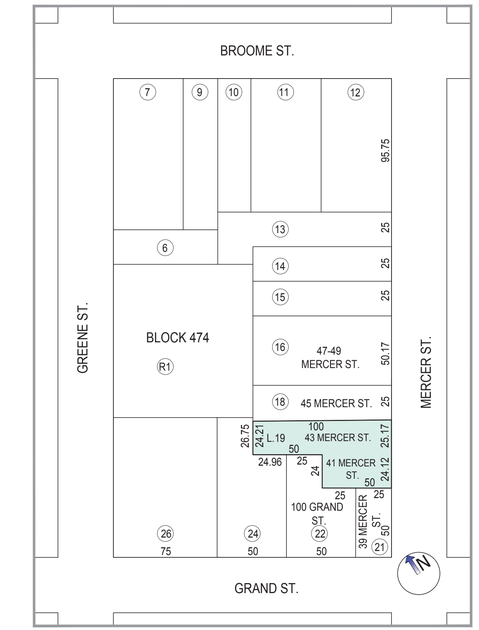
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called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



41 - 43 MERCER STREET

New York, NY 10013
SoHo Cast-Iron Historic District

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



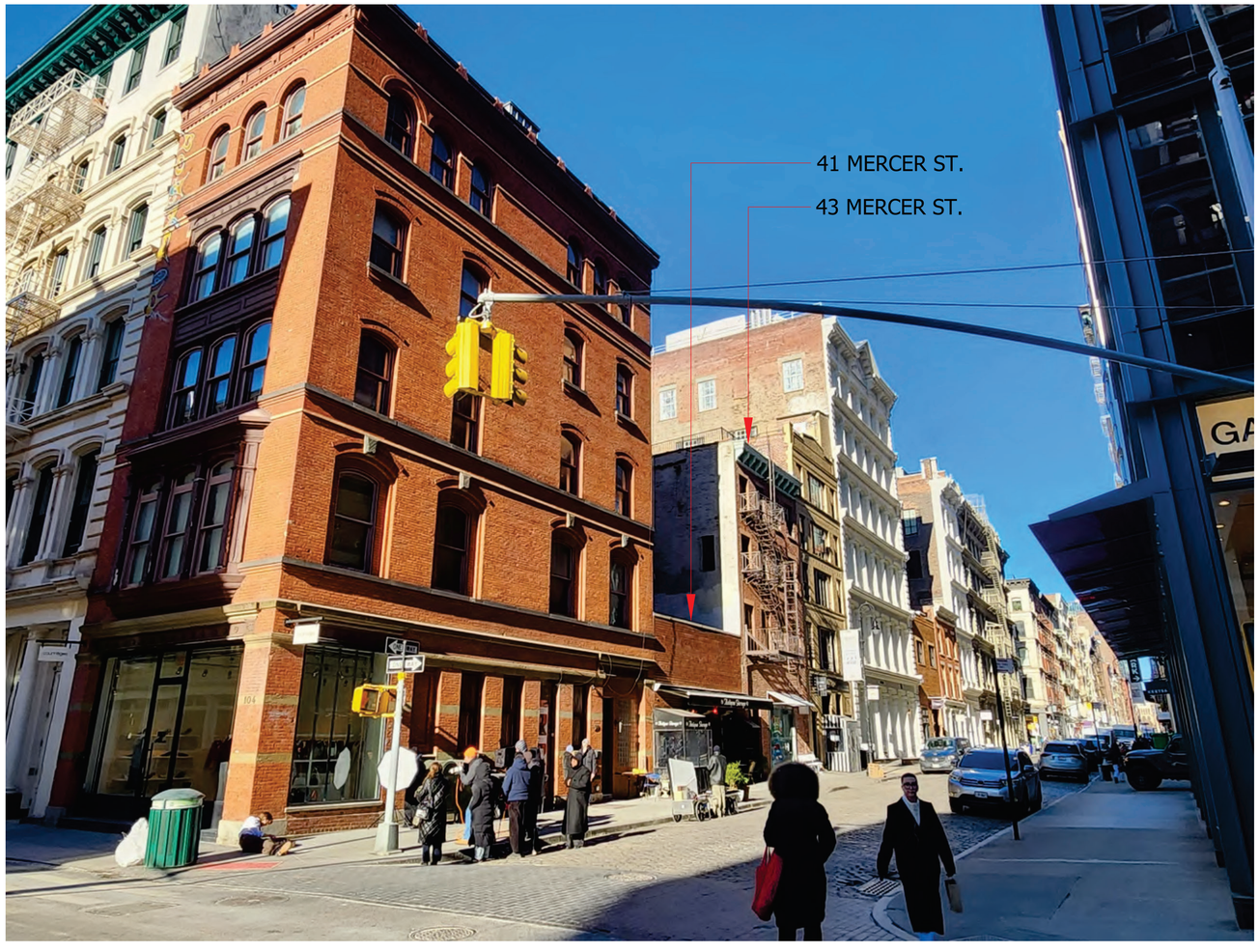
BLOCK PLAN SCALE: 1" = 600"

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

JPD PRESERVATION CONSULTING, LLC

41 - 43 Mercer Street - Soho Cast-Iron Historic District
February 17, 2026

Site & History: Streetscape

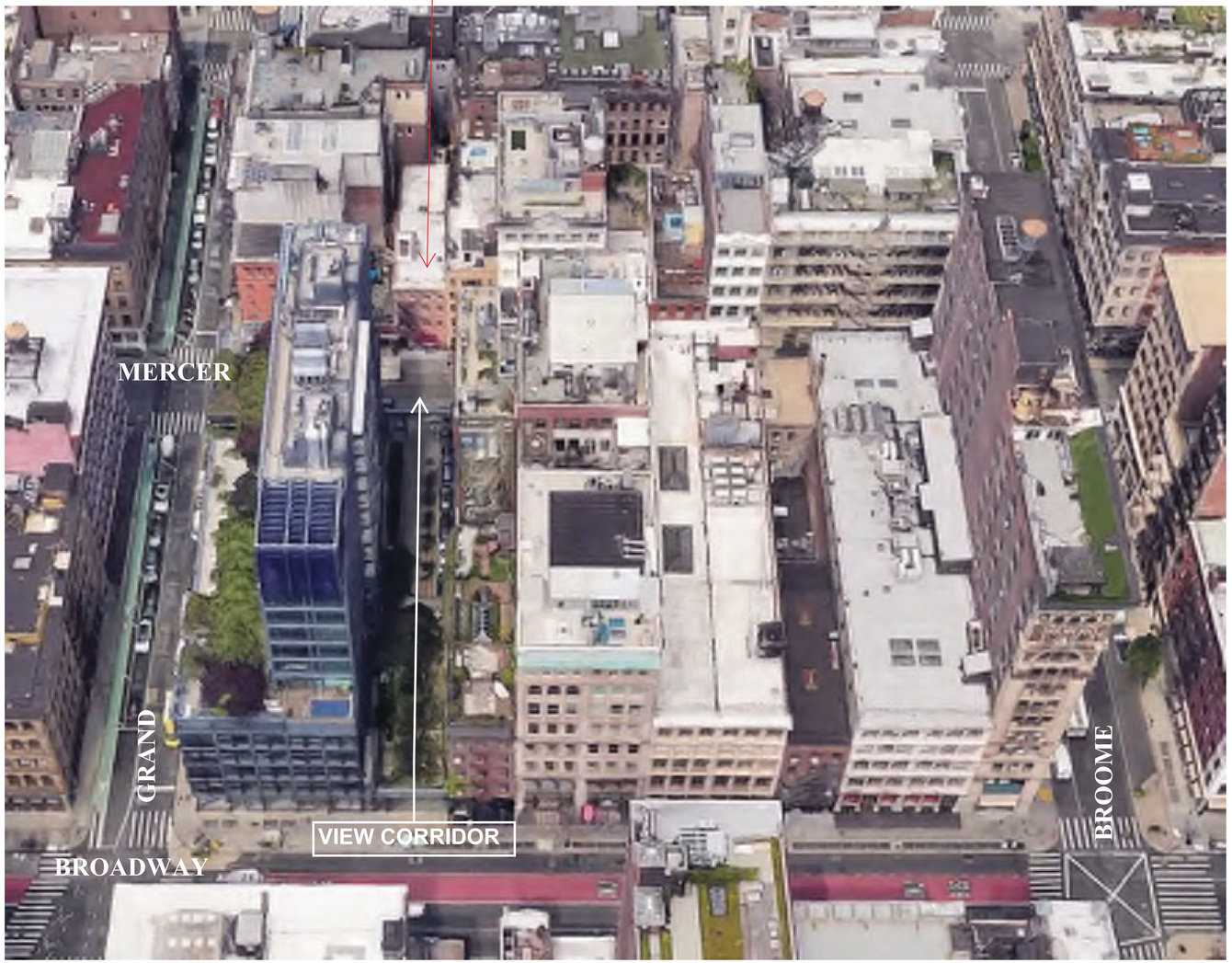


West side of Mercer Street

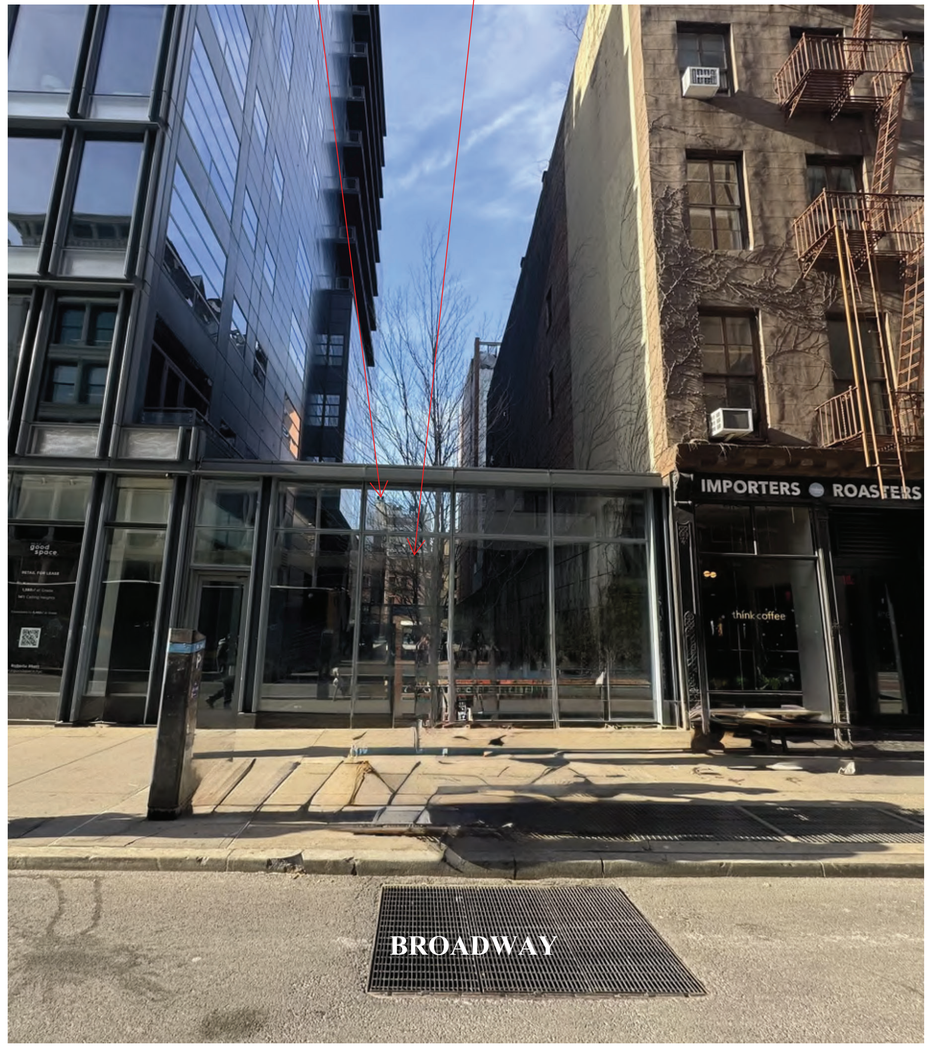


East side of Mercer Street, across from 41 - 43 Mercer Street

Site & History: View Corridor From Broadway

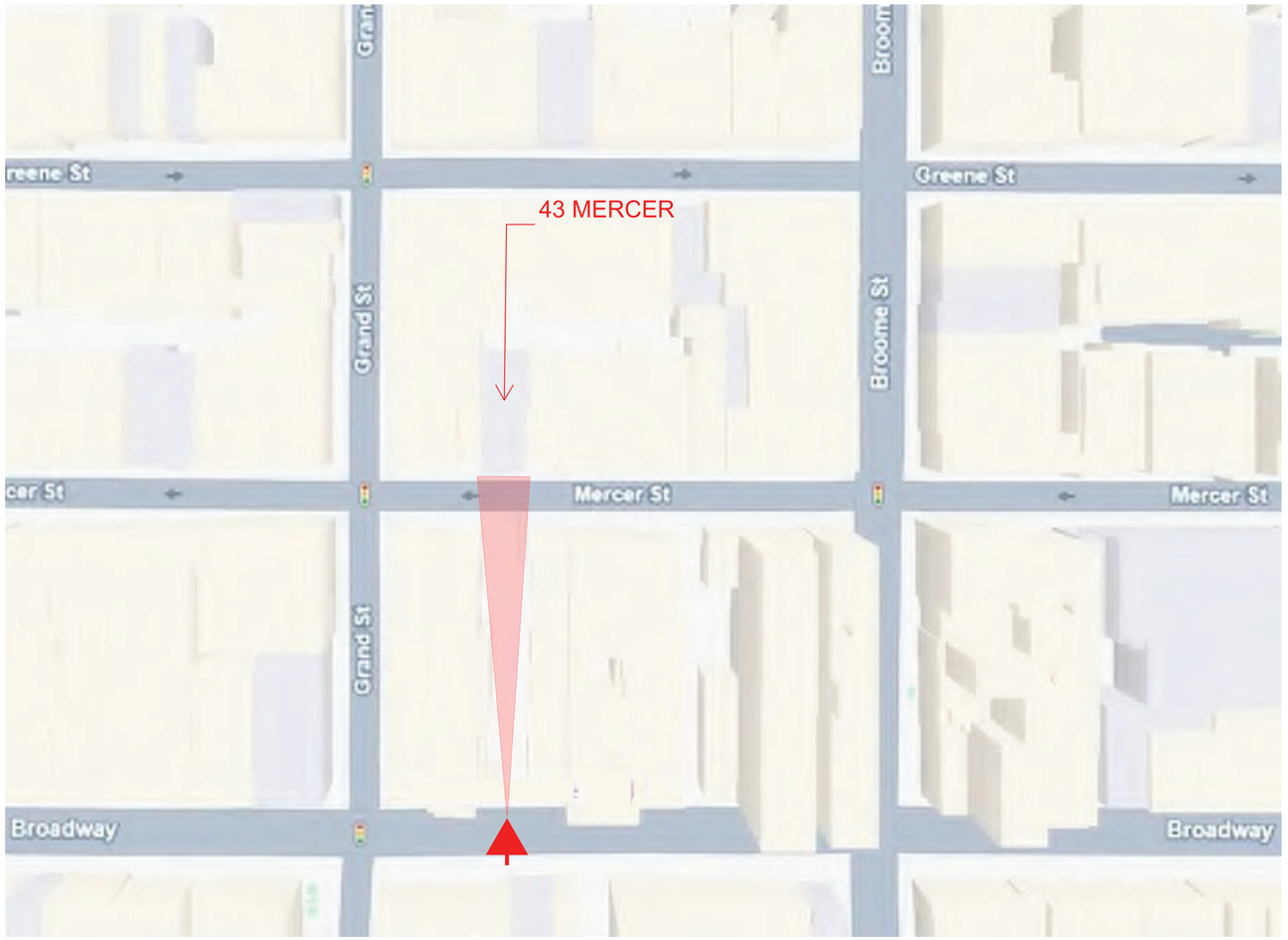


Google Earth Image



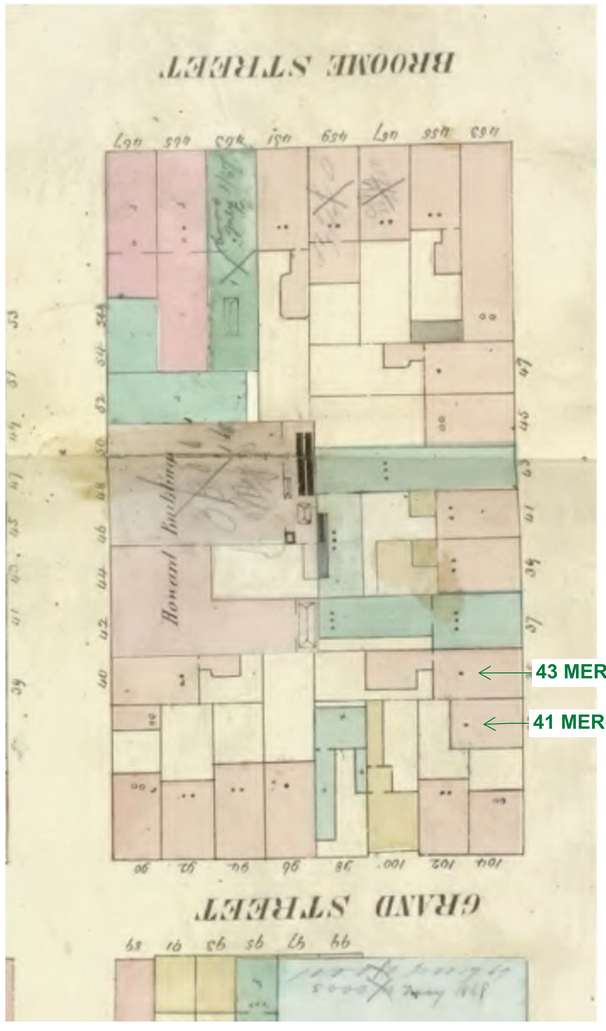
View From Broadway

Site & History: View Corridor From Broadway

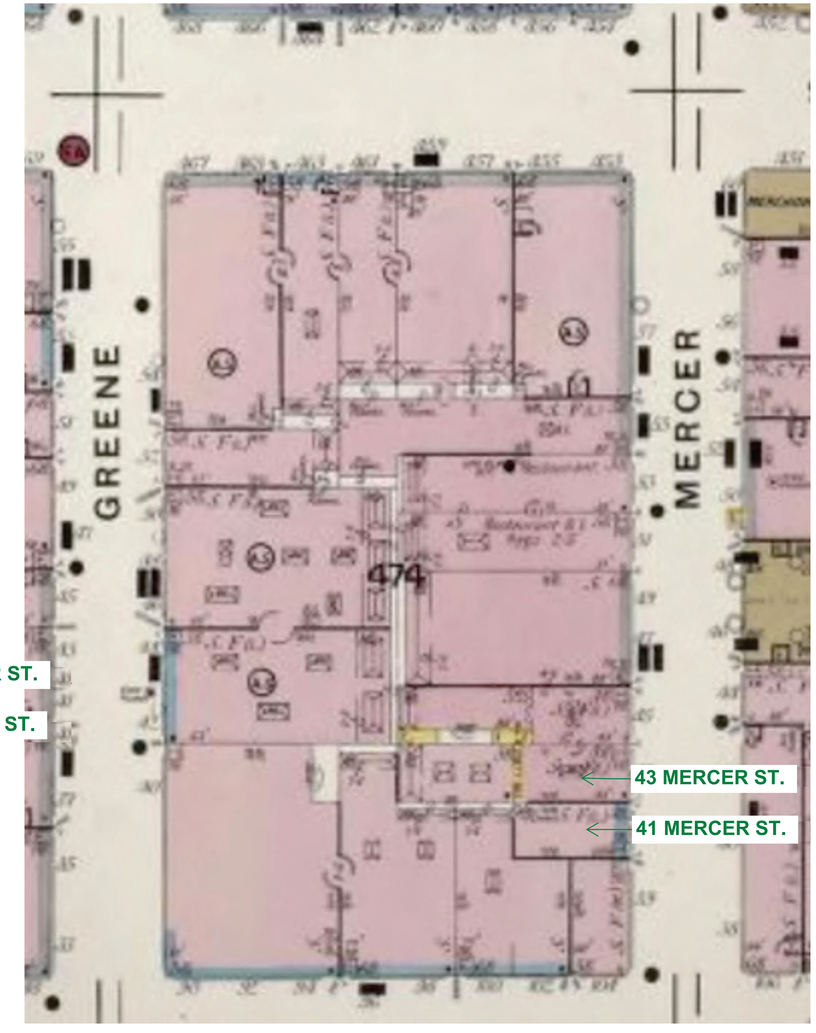


41 - 43 Mercer Street View Study

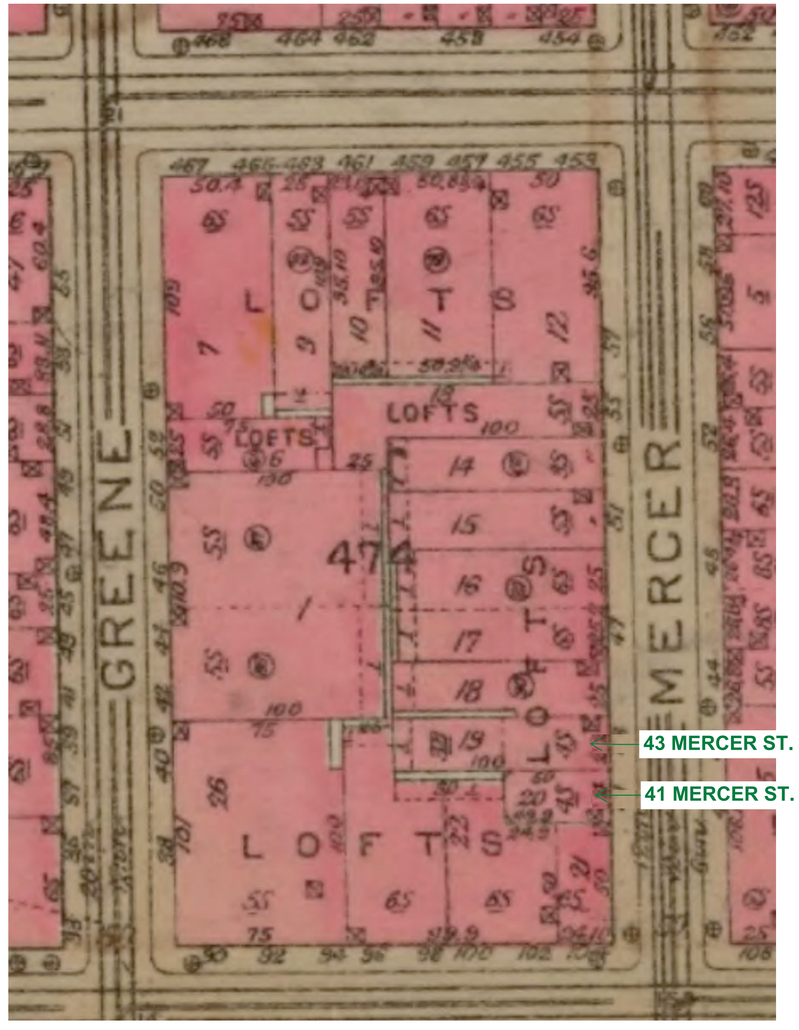
Site & History: Block Evolution



41 and 43 Mercer Street shown on 1857 Perris Brown Map

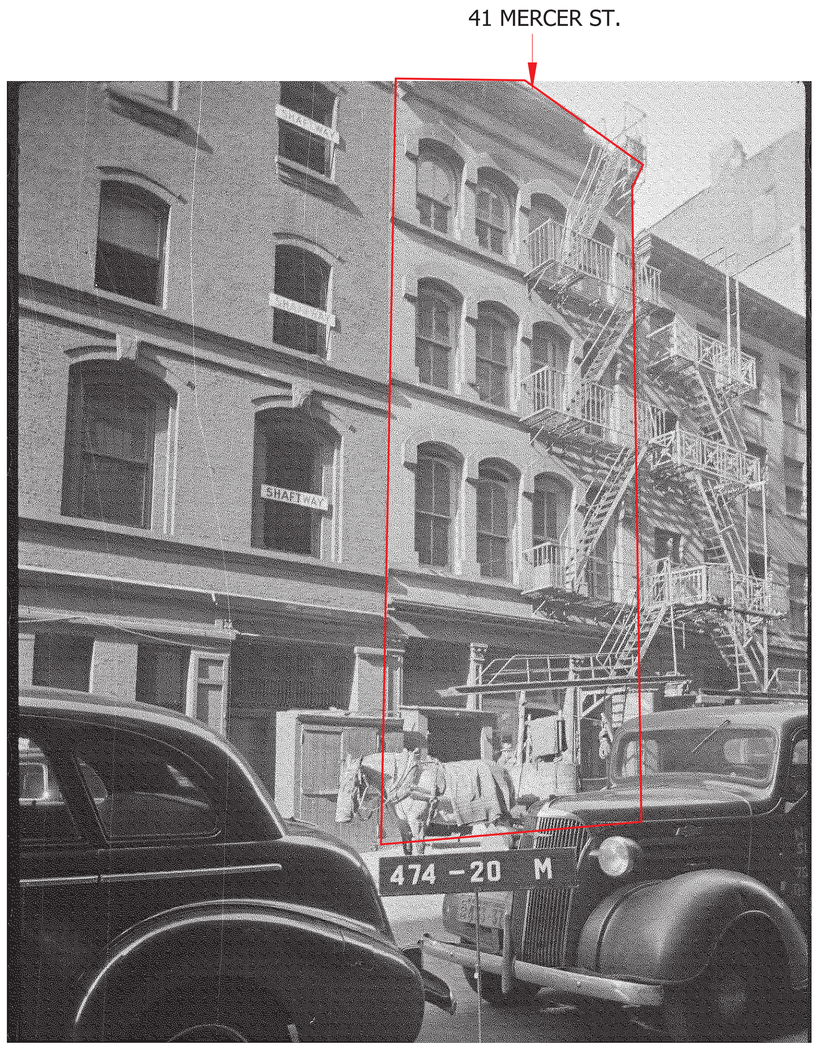


41 and 43 Mercer Street shown on 1900 Sanborn Map

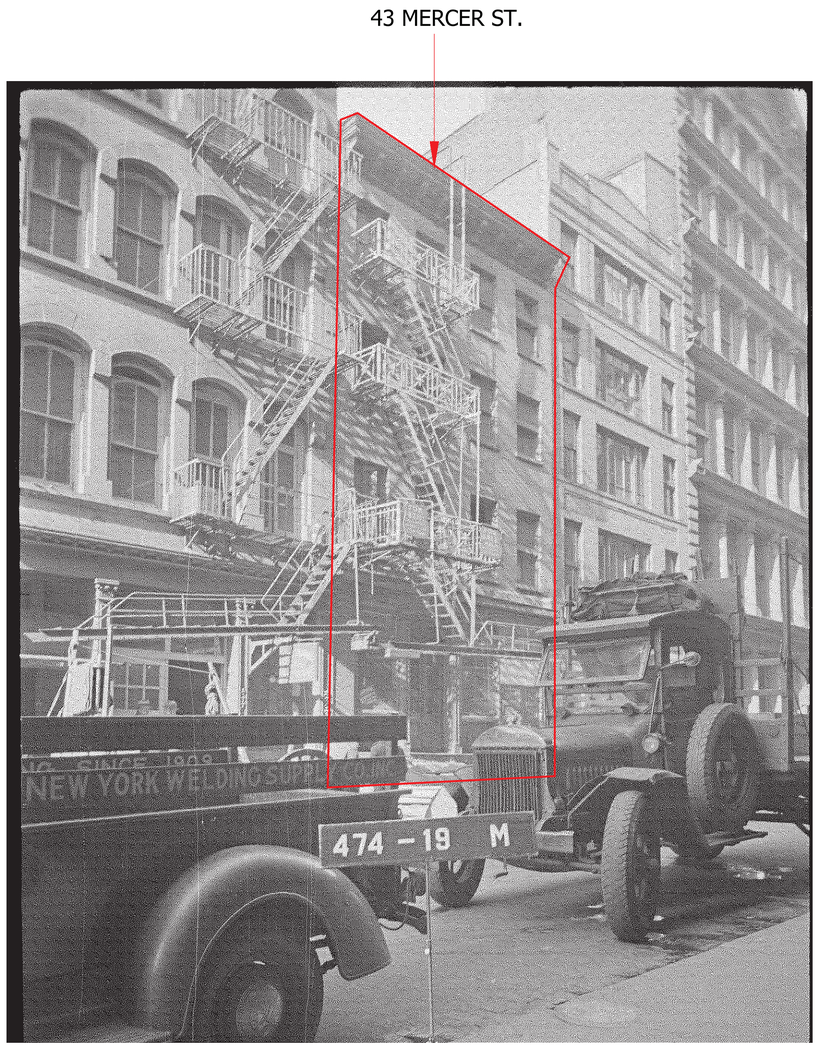


41 and 43 Mercer Street shown on 1930 Bromley Map

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)

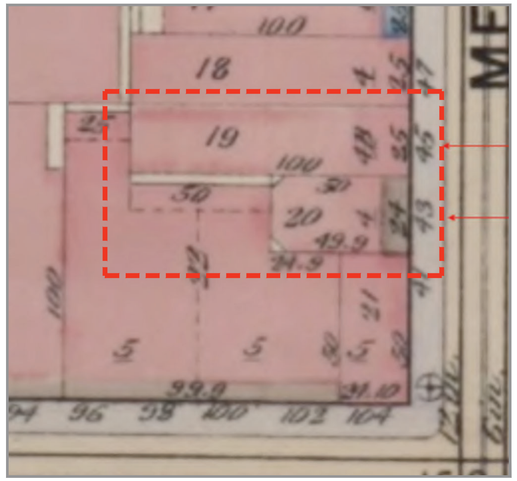
Site & History: Building Evolution



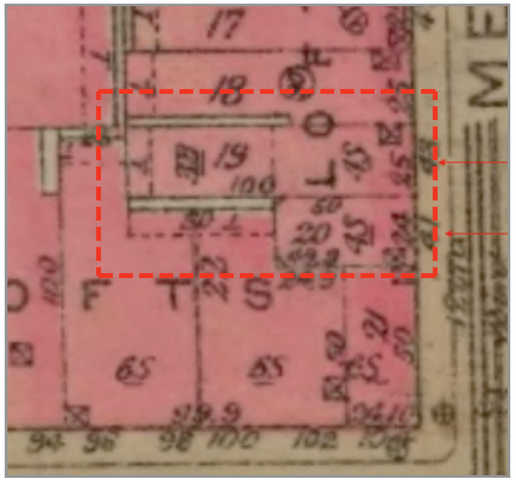
43 Mercer south wall Ghost House shadow



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

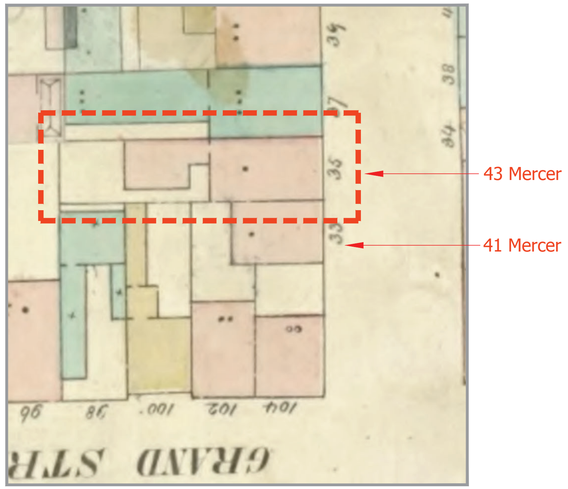


41 & 43 Mercer Street designation photo, circa 1970. (NYC LPC)
Photo shows the shadow of the original volume of 43 Mercer Street

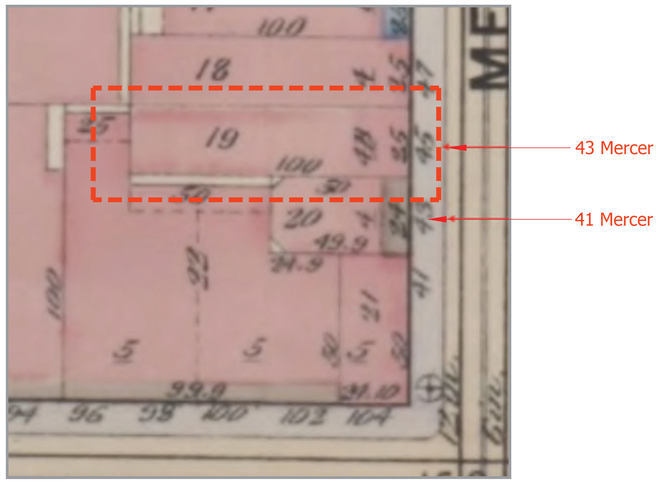


Photograph of 63 Prince Street, circa 1919. (NYPL)

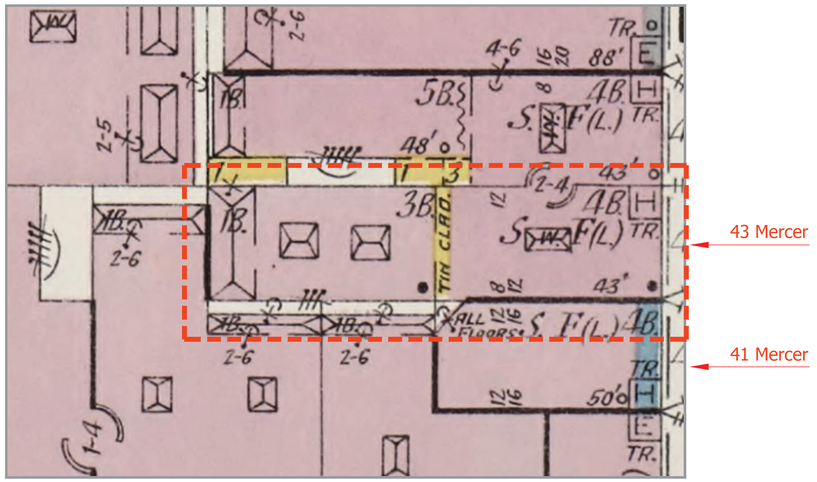
Site & History: Building Evolution



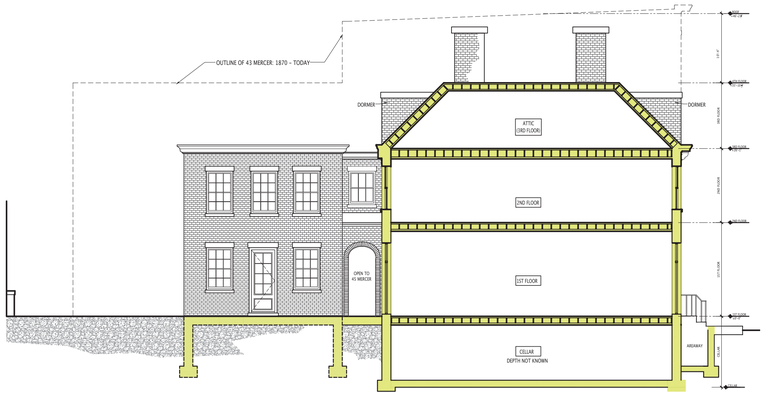
1857 PERRIS BROWN MAP



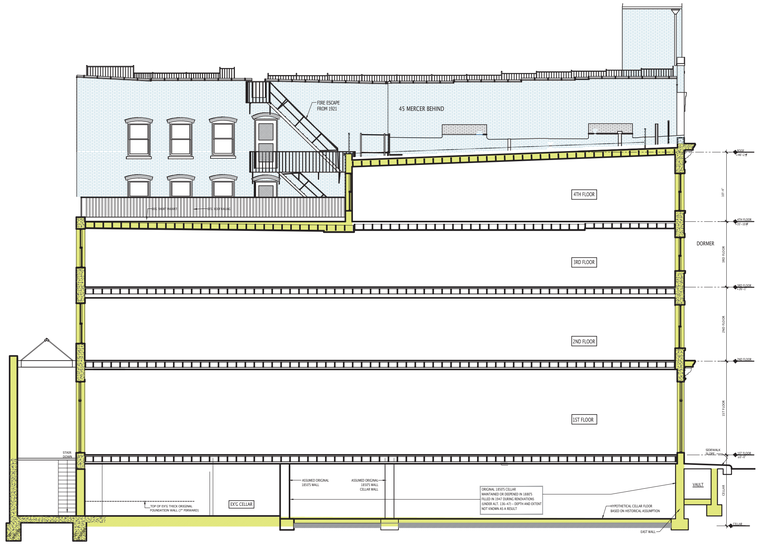
1899 PERRIS BROWN MAP



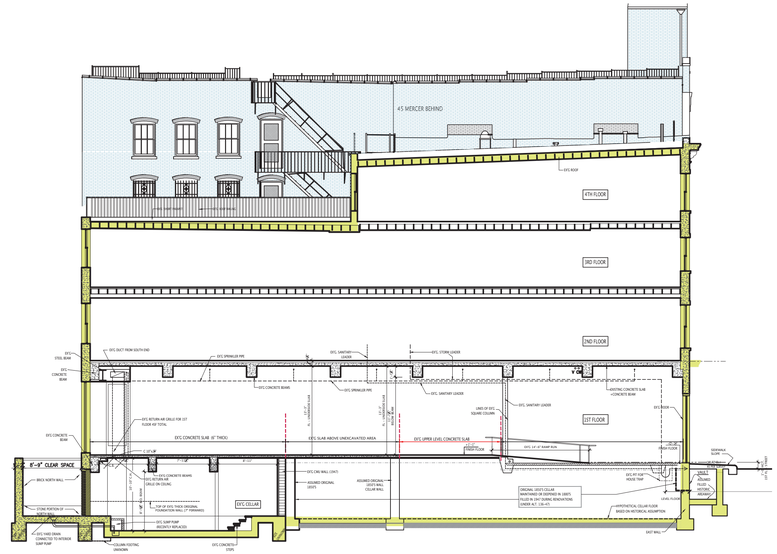
ENLARGED SANBORN MAP (1905)



43 MERCER 1840 - 1860

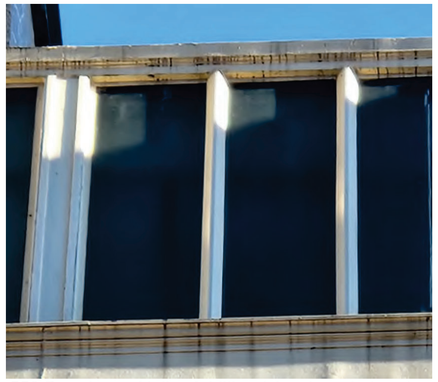


43 MERCER 1870 - 1946



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

Existing Atelier Additions in the District



550 Broadway, Atelier Addition (showing windows)



550 Broadway, Atelier Addition



550 Broadway, 1940's tax photo.
Atelier addition with studio window addition is present.
SoHo Cast-Iron Historic District.
(NYC Municipal Archive)



550 Broadway
SoHo Cast-Iron Historic District.



400 West Broadway, 1940's tax photo.
Atelier addition with studio window addition is not present yet.
SoHo Cast-Iron Historic District Extension.
(NYC Municipal Archive)



400 West Broadway, Spring 2025.
SoHo Cast-Iron Historic District Extension.

Rooftop Addition Approval in the District



38 Greene Street. Rendering via Workshop.
Approved at hearing in 2016. Docket #
Construction completed 2024

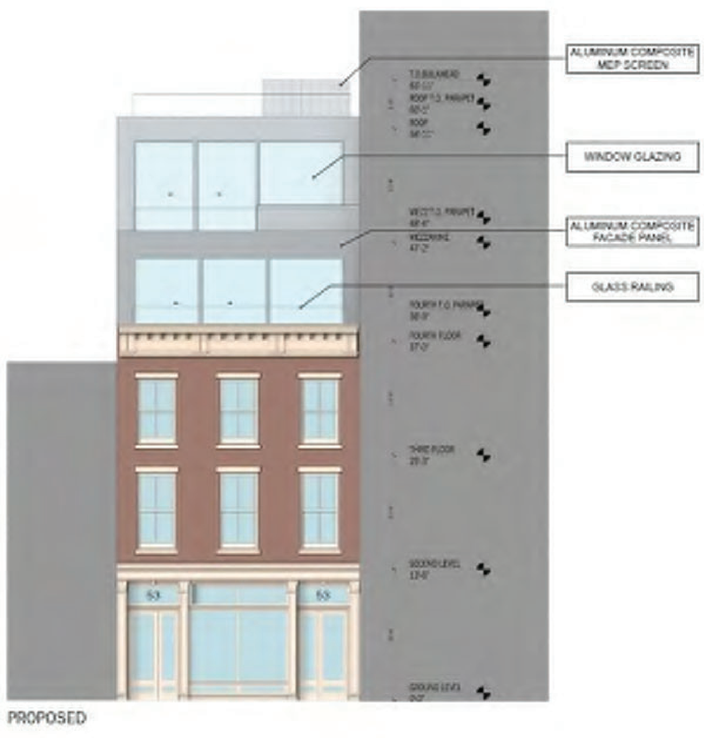


107 – 111 Greene Street. Elevation via JPL Architects website.
Approved in 2001.

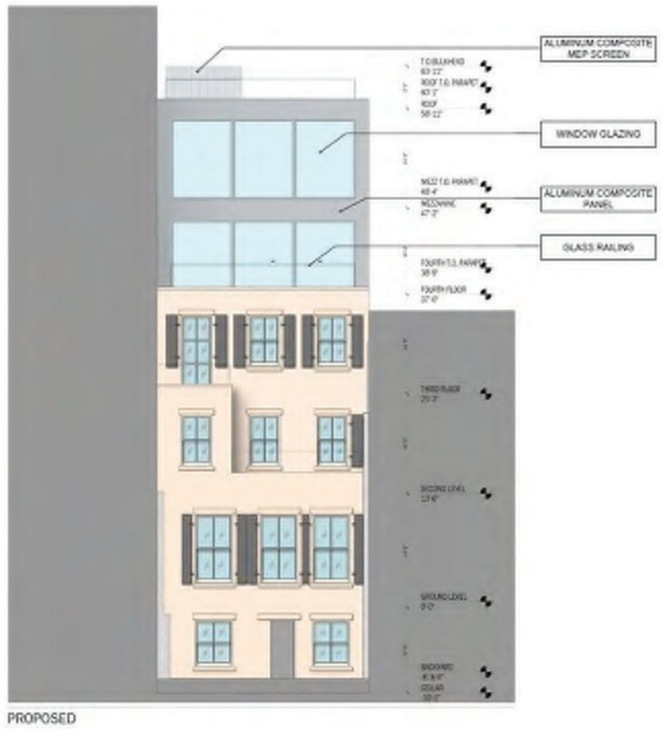


277 Canal Street. Rendering via Morris Adjmi Architecture.
Approved at hearing in 2023.

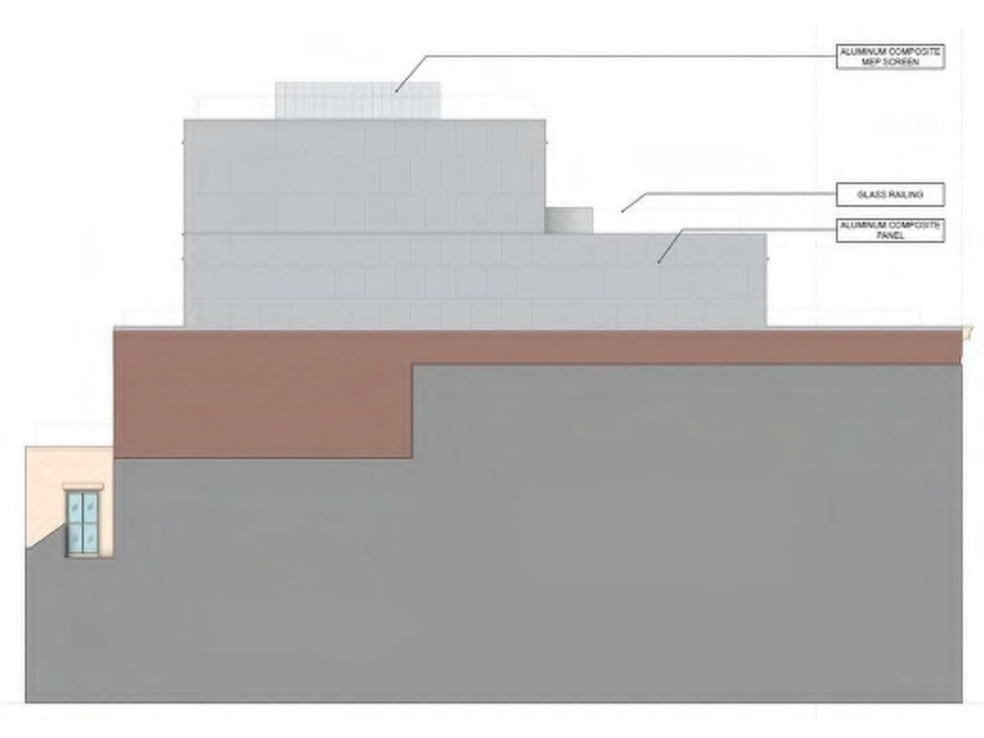
Rooftop Addition Approval on Mercer Street



53 Mercer Street - LPC Approved East Elevation. Via DXA Studio. Approved in 2022. Certificate of Appropriateness 23-01791

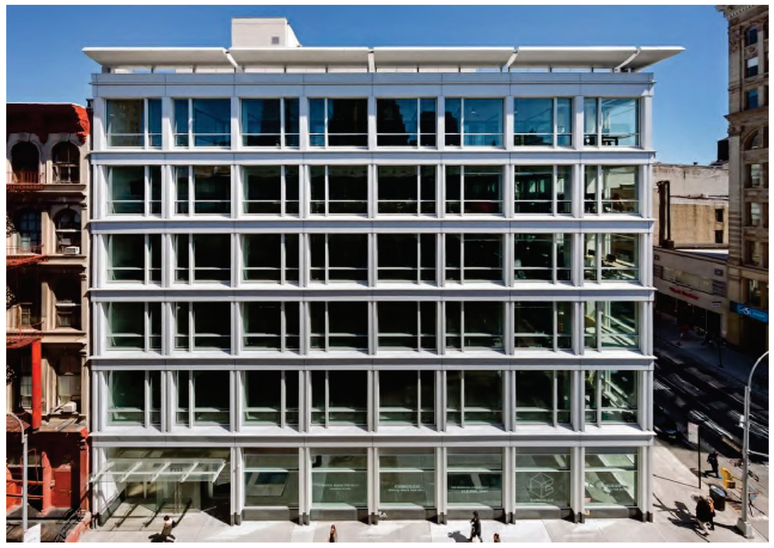


53 Mercer Street - LPC Approved West Elevation. Via DXA Studio. Approved in 2022. Certificate of Appropriateness 23-01791



53 Mercer Street - LPC Approved South Elevation. Via DXA Studio. Approved in 2022. Certificate of Appropriateness 23-01791

New Building Approvals in the District



433 Broadway rendering, via RKTB Architects.
Approved in 2015.



419 - 423 Broadway aka 301 Canal Street. Rendering via Morris Adjmi Architects. Approved in 2017.



529 Broadway. Rendering via BKSK Architects.
Approved in 2014.



557 Broadway aka 130 Mercer Street.
Rendering via Morris Adjmi Architects.
Approved in 2001.

New Building Approvals on Mercer Street



151 Mercer Street - LPC Approved 2013. Photo Via O'Neil Laugan Architects

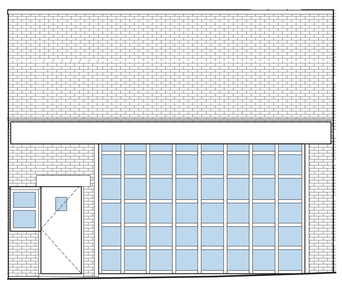


44 Mercer Street and 465 Broadway

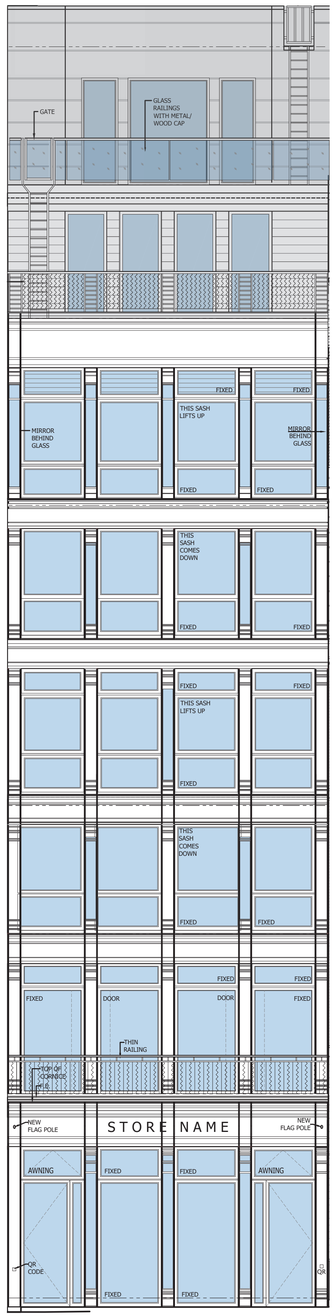


72 Mercer Street

41 Mercer Street: Existing and Proposed Elevations



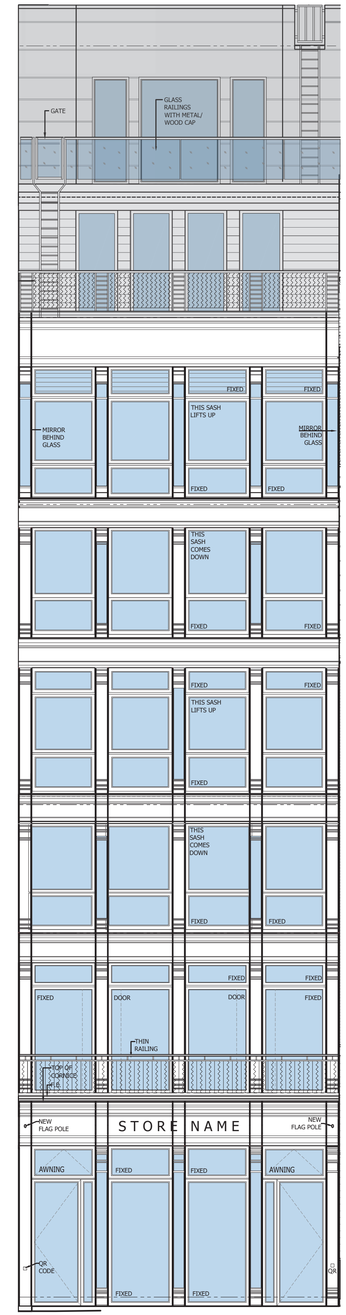
41 Mercer Street - Existing Garage Elevation

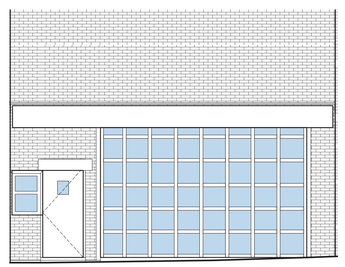


41Mercer Street - Proposed Elevation

41 Mercer Street: Proposed Section - Elevation







41 Mercer Street - Existing Garage Elevation

41Mercer Street - Proposed Elevation

1 41 MERCER - PROPOSED LONGITUDINAL SECTION - SOUTH
A-024 SCALE: 3/16"=1'-0"

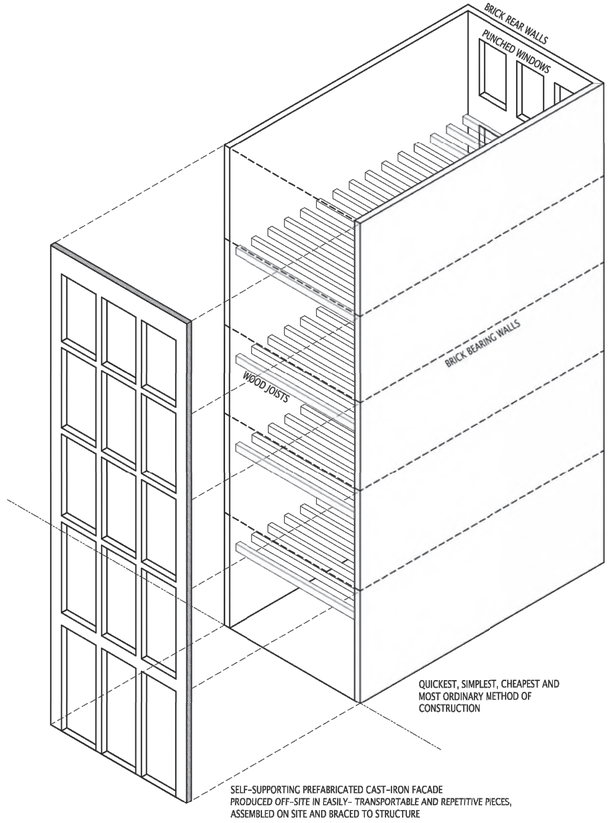
Design Sources - Cast-Iron Evolution

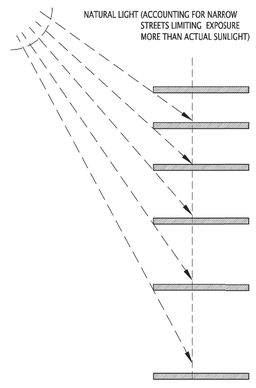


E.V. HAUGHWOUT BUILDING (1856-1857) JOHN GAYNOR



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)



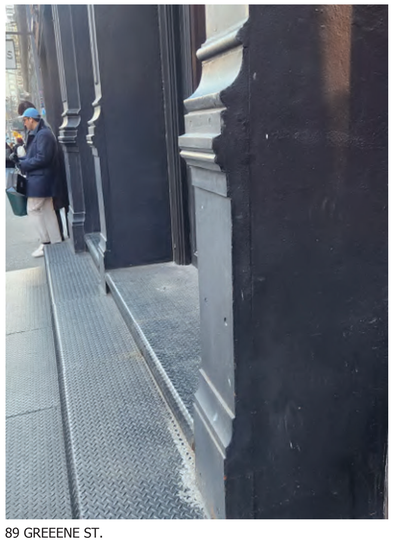
550 BROADWAY - FORMER TIFFANY BUILDING



35 WOOSTER ST.

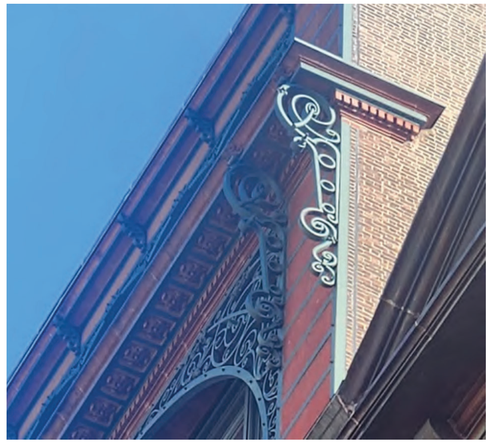


480 BROADWAY



89 GREEENE ST.

Design Sources - Historic Prototypes, Choreography & Colors



Little Singer Building - Cornice Bracket



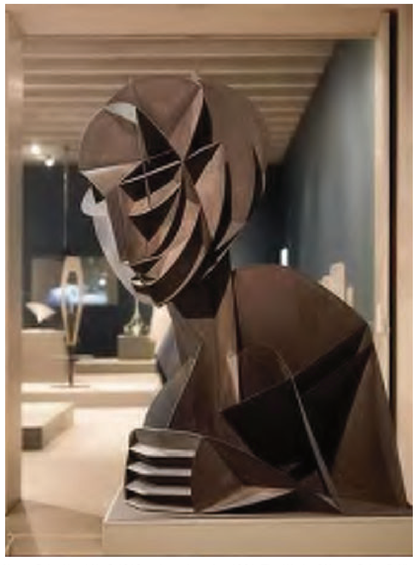
92 Mercer St.



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

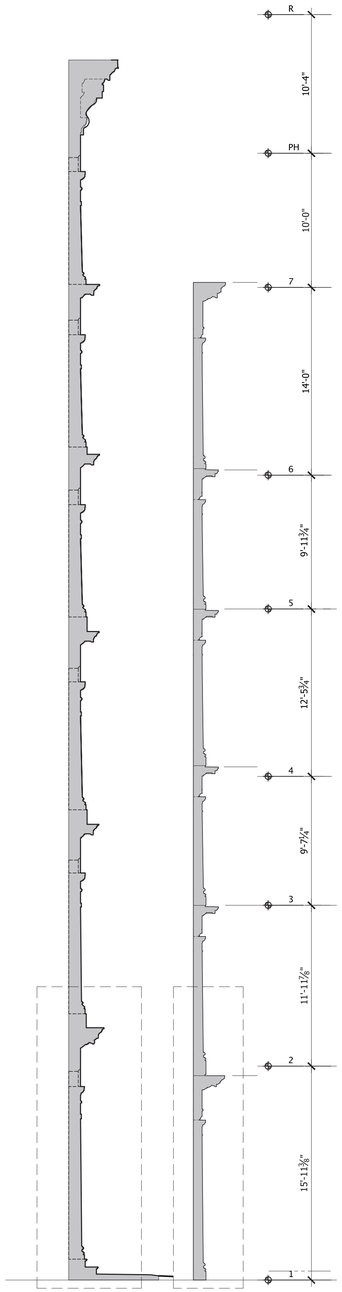


Steve Paxton - Goldberg Variations (1986)



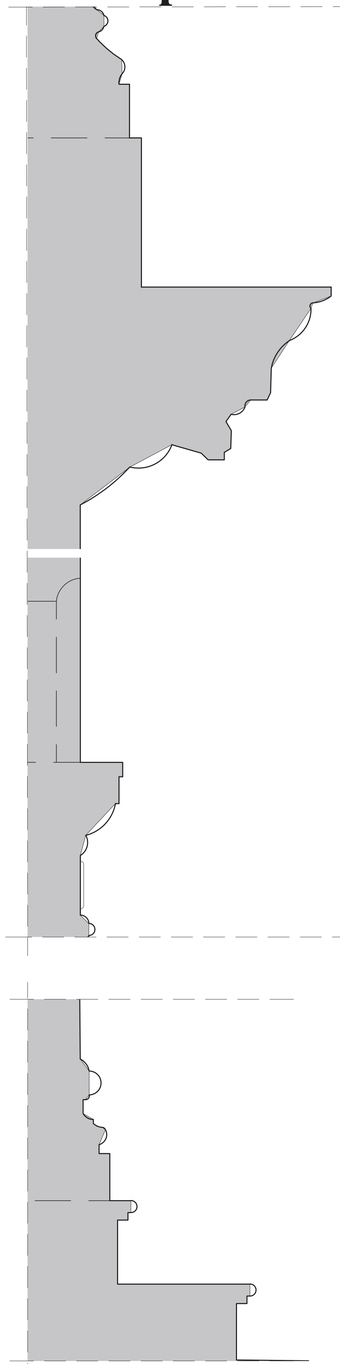
SoHo Color Images from SoHo Memory Project
Back of 537 - 541 Broadway (110 - 112 Mercer ST.)

41 Mercer Street: Facade Concept Development

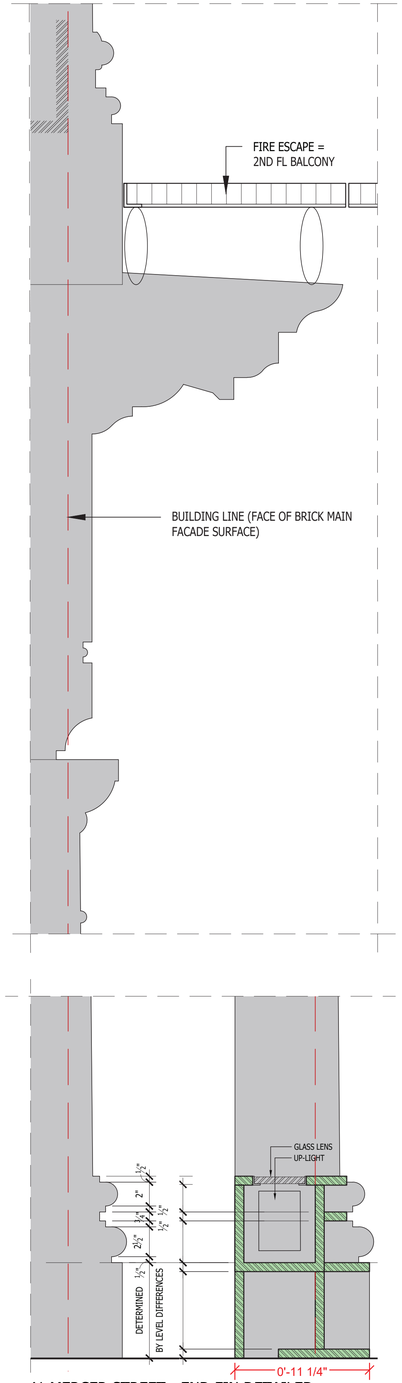


DIGITAL SCAN OF CROSS-SECTION OF 47-49 MERCER ST. (DRAWN TO SCALE)

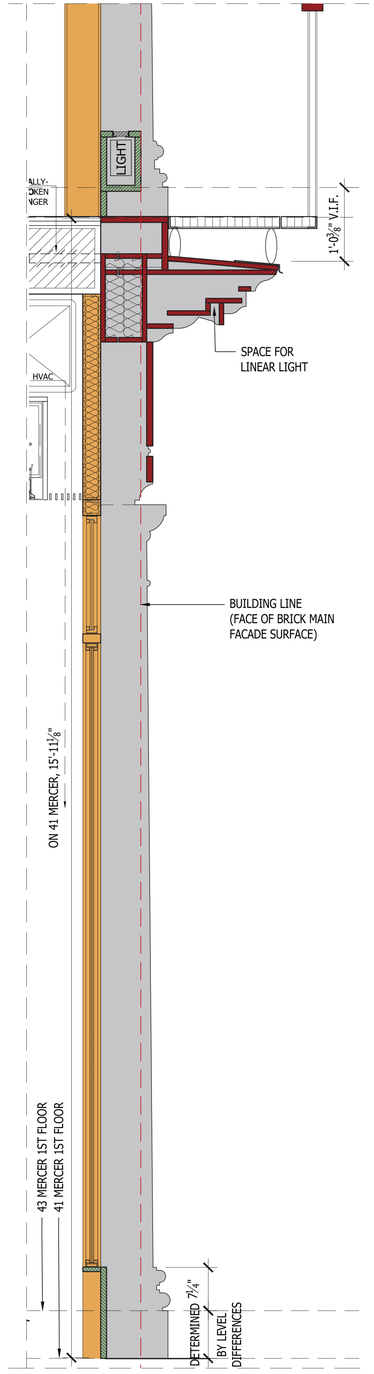
ADJUSTMENT OF 47-49 MERCER SCAN TO FIT 41 MERCER DIMENSIONS



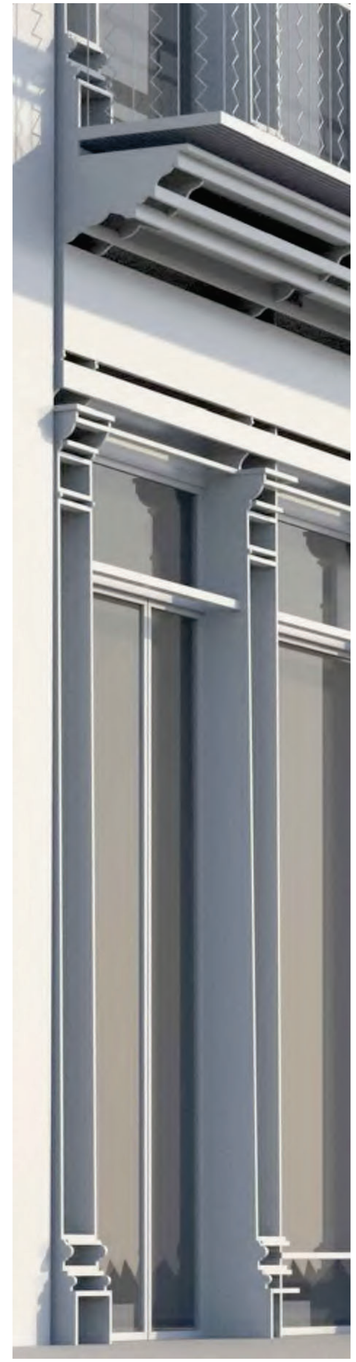
47-49 MERCER ST. ENLARGEMENT OF DIGITAL SCAN OF CROSS-SECTION SCALE: 2"=1'-0"



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"



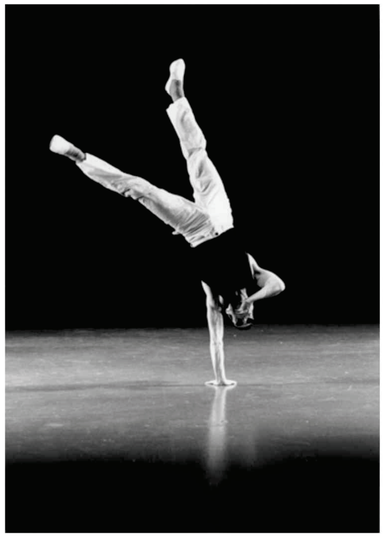
FACADE EARLY 3D STUDY - 41 MERCER COLUMN

ALEXANDR NERATOFF ARCHITECT
JPD PRESERVATION CONSULTING

41 Mercer: Facade Concept Development



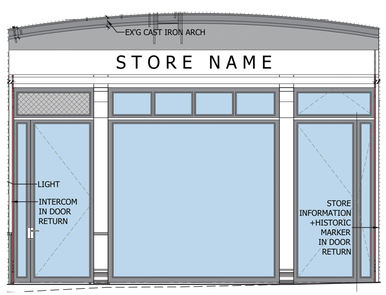
41 MERCER PROPOSED NEW BUILDING
SCALE: ¼"=1'-0"



Steve Paxton, Goldberg Variations (Babette Mangolte 1981)



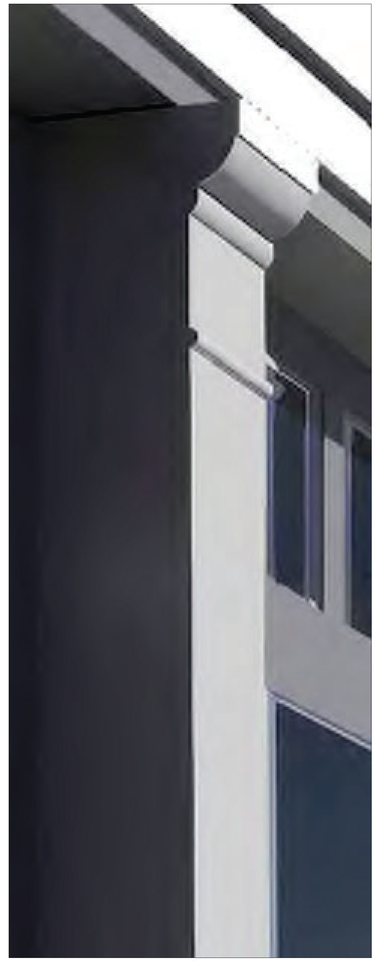
PHILIP GLASS - MUSIC IN EIGHT PARTS 1970



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

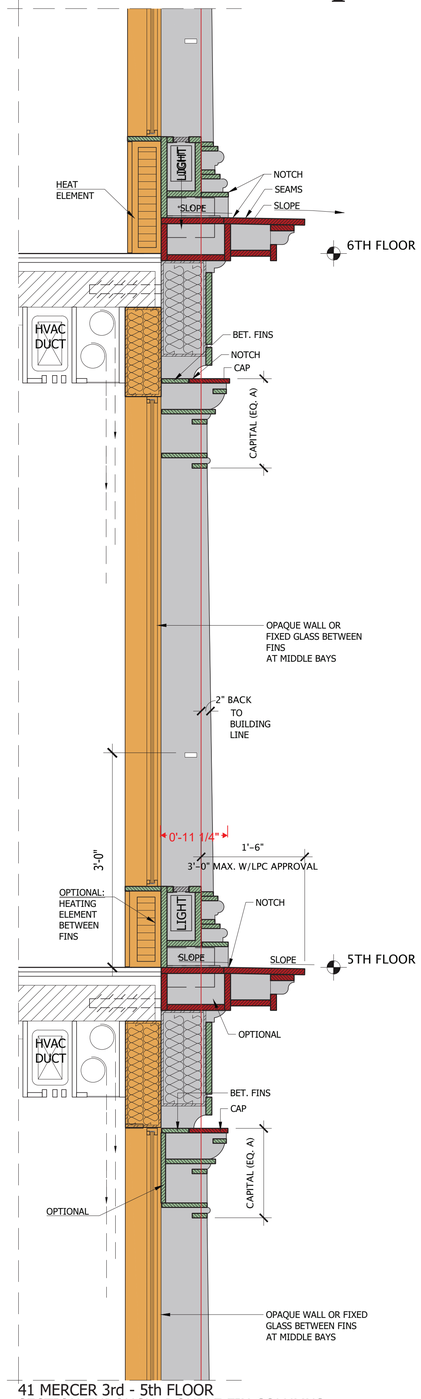


41 MERCER COLUMN

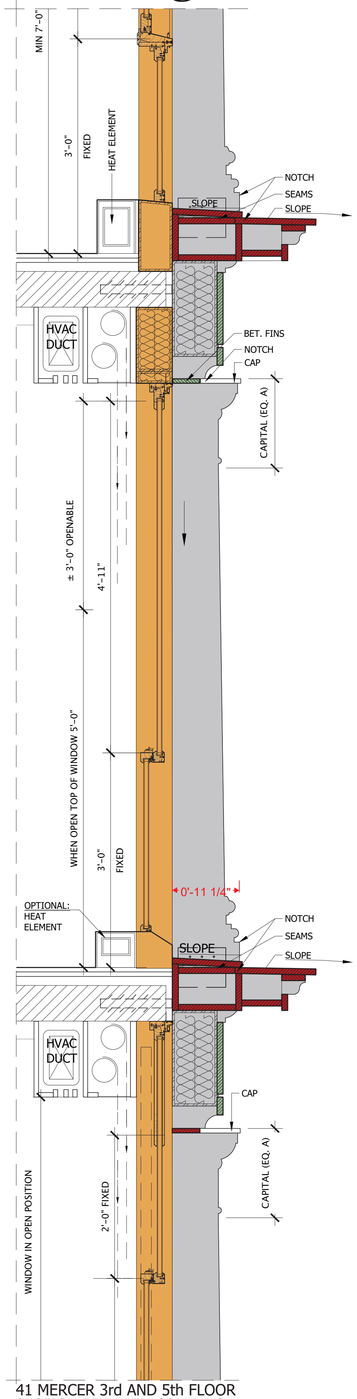


43 MERCER COLUMN

41 Mercer: Proposed New Building



41 MERCER 3rd - 5th FLOOR
SECTION THROUGH DOUBLE FIN COLUMNS
SCALE: 1" = 1'-0"



41 MERCER 3rd AND 5th FLOOR
SECTION BETWEEN COLUMNS
SCALE: 1" = 1'-0"



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

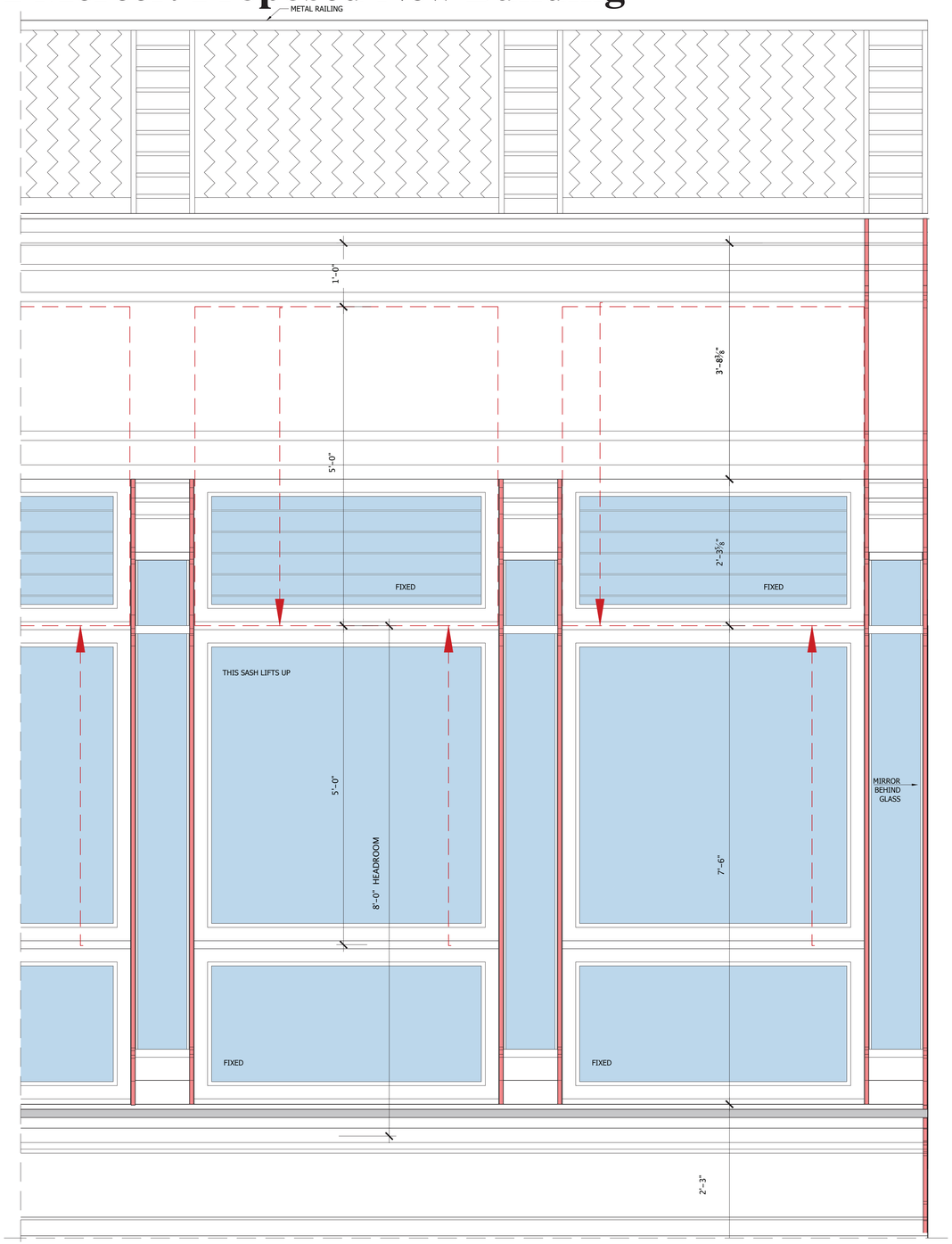


41 MERCER
COLUMN

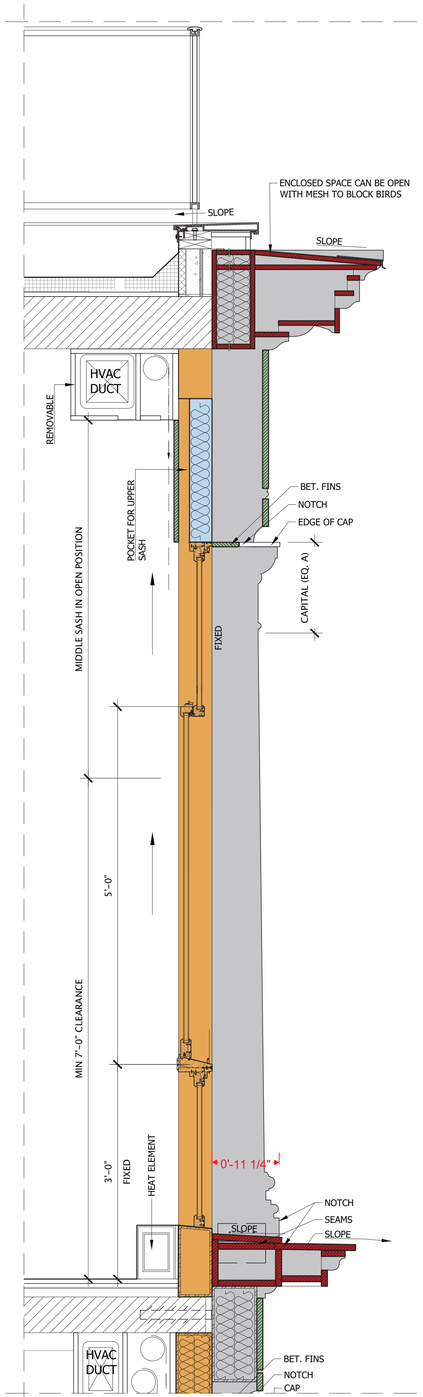
41 - 43 Mercer Street - Soho Cast-Iron Historic District
February 17, 2026

ALEXANDR NERATOFF ARCHITECT
JPD PRESERVATION CONSULTING

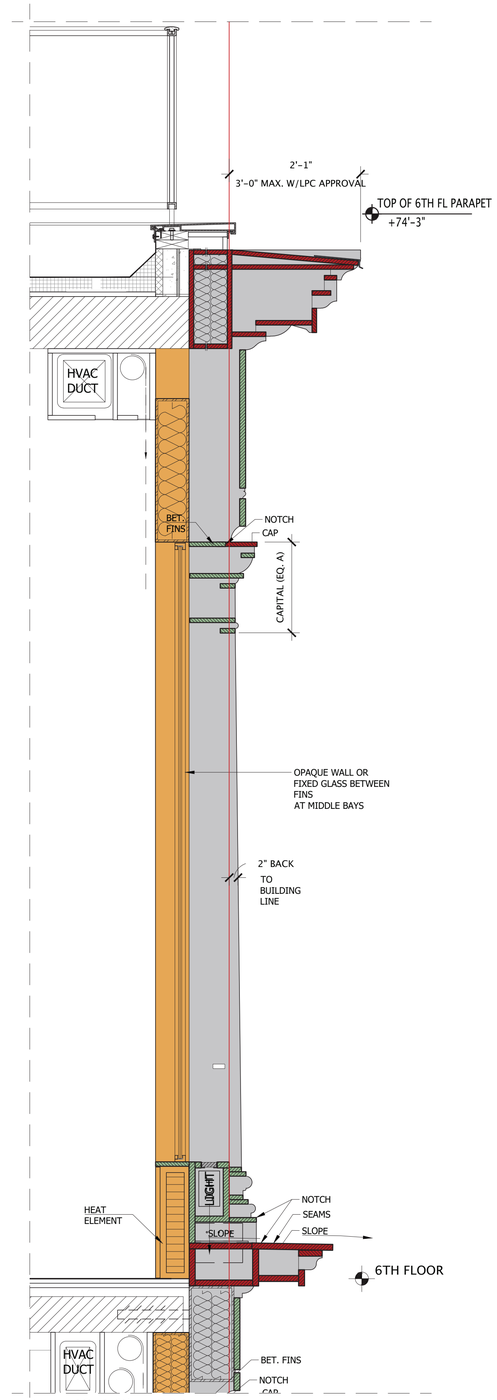
41 Mercer: Proposed New Building



41 MERCER PROPOSED NEW BUILDING_PARTIAL 6TH FLOOR ELEVATION
SCALE: 1"=1'-0"



41 MERCER 6th FLOOR (REPEATS @4TH FLOOR)
SECTION BETWEEN COLUMNS
SCALE: 1" = 1'-0"



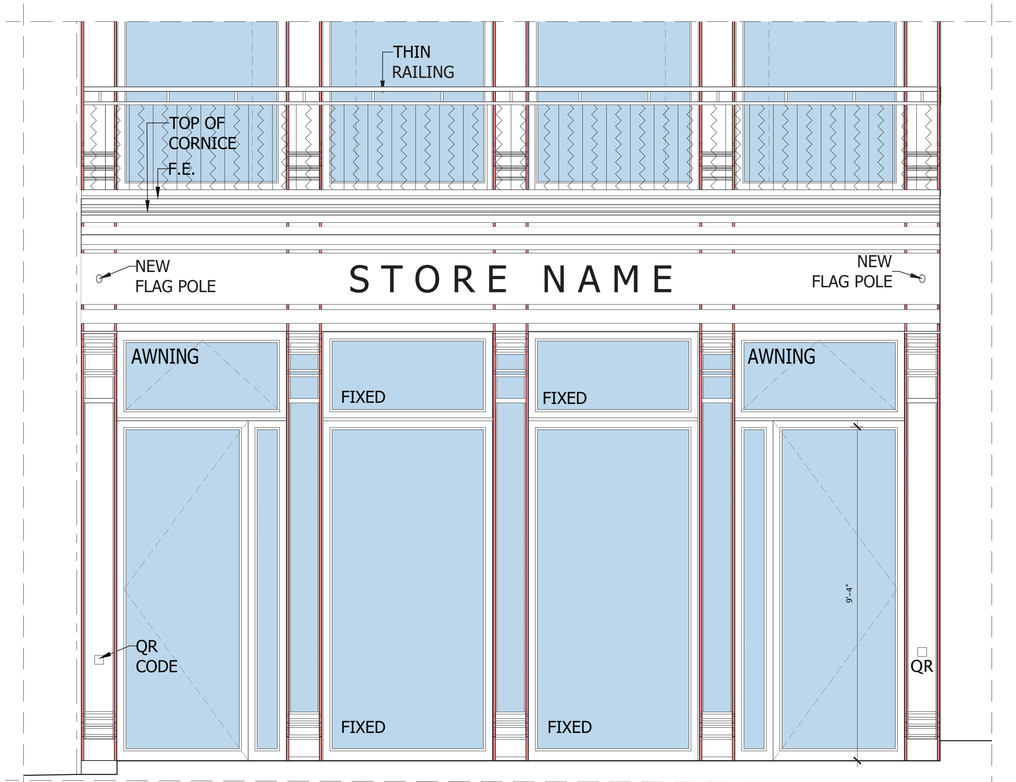
41 MERCER 6th FLOOR
SECTION THROUGH DOUBLE FIN COLUMNS
SCALE: 1" = 1'-0"

41 - 43 Mercer Street - Soho Cast-Iron Historic District
February 17, 2026

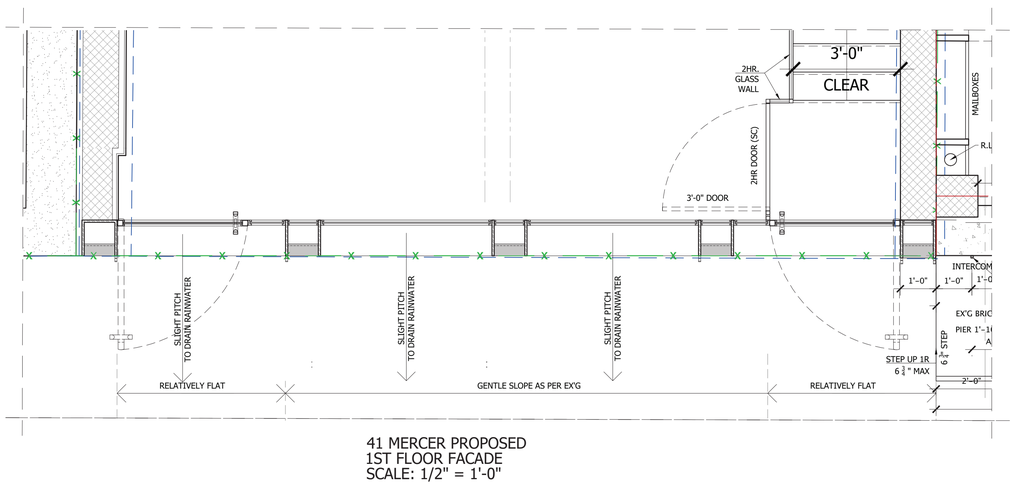
ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

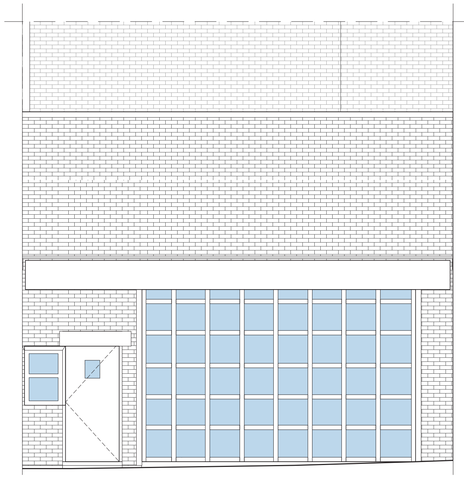
41 Mercer Street: Storefront Details



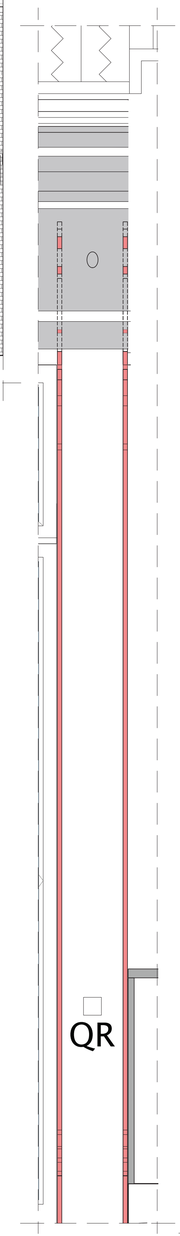
41 MERCER PROPOSED
1ST FLOOR PLAN
SCALE: 1/2" = 1'-0"



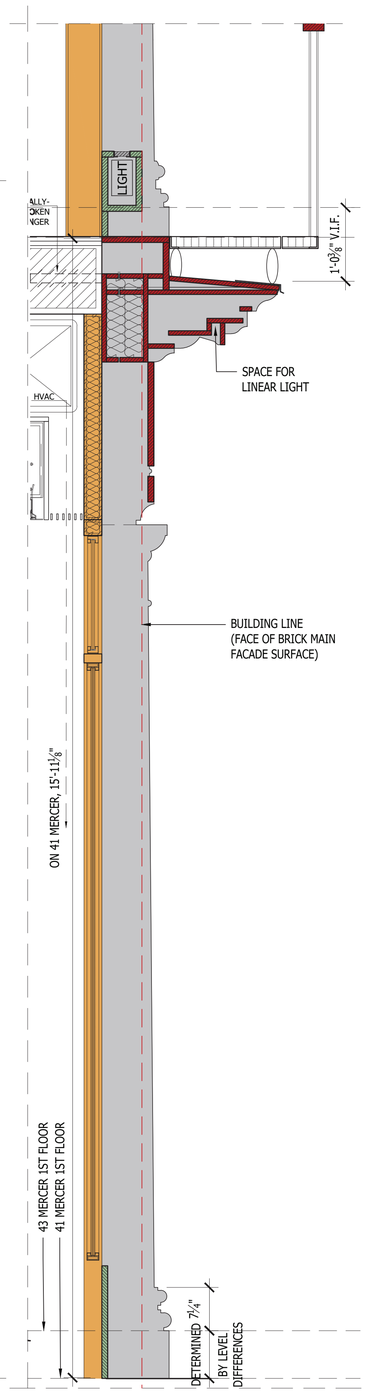
41 MERCER PROPOSED
1ST FLOOR FACADE
SCALE: 1/2" = 1'-0"



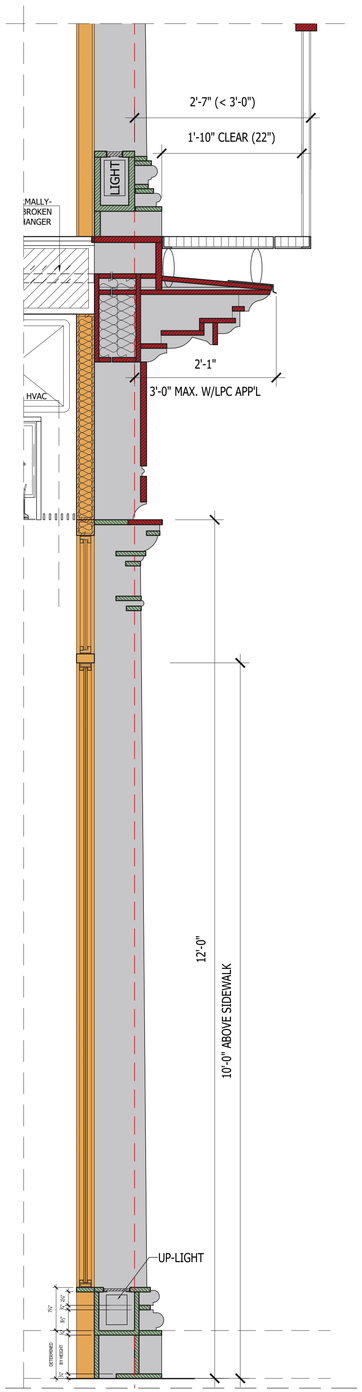
41 MERCER EX'G FACADE
SCALE: 1/4" = 1'-0"



41 MERCER
SCALE 1"=1'-0"



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

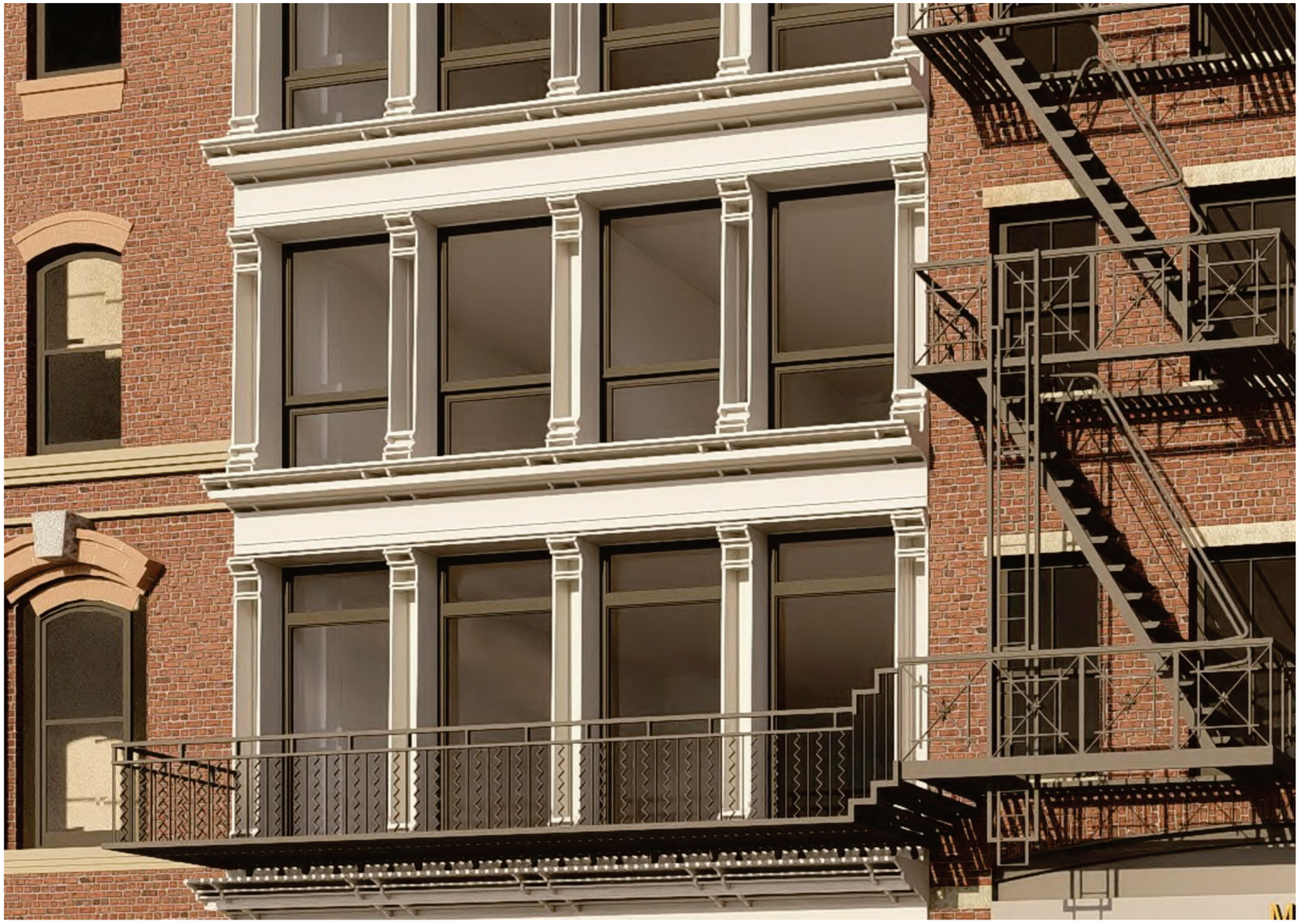


41 MERCER STREET - SECTION CUT
THROUGH DOUBLE FIN COLUMN
SCALE: 1"=1'-0"

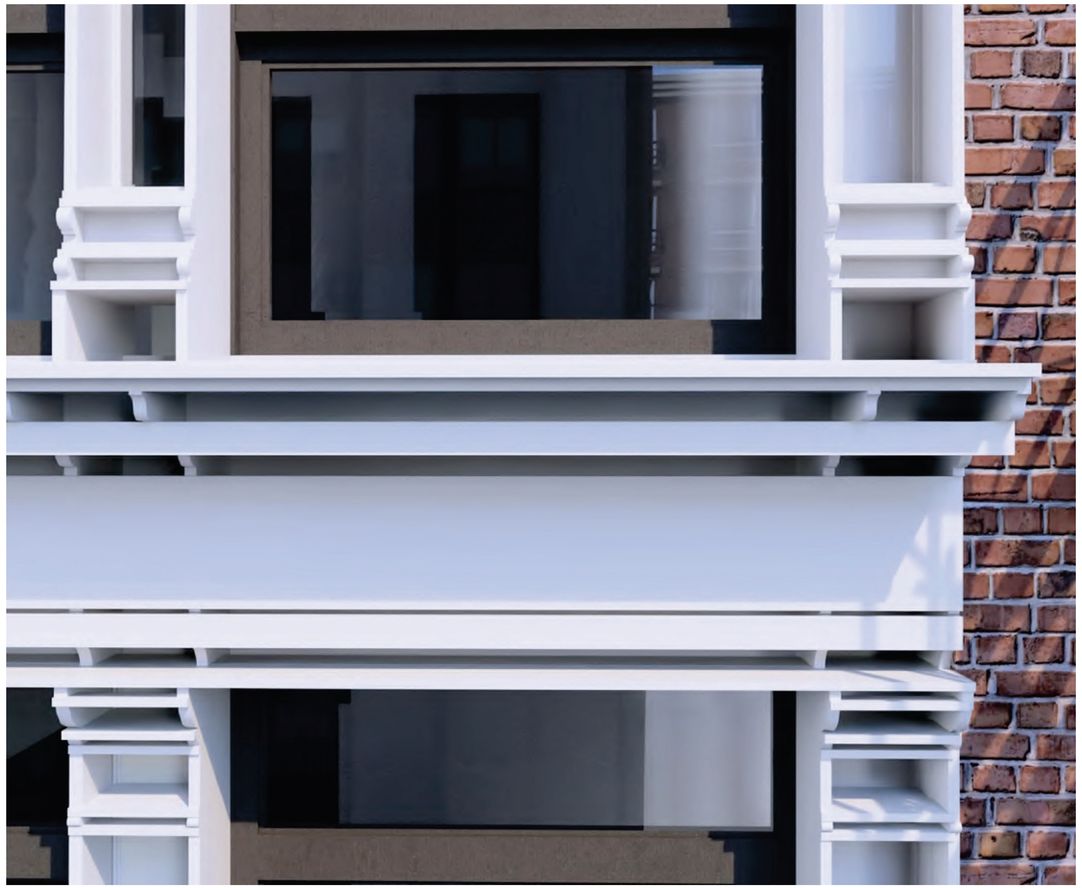
Rendered View

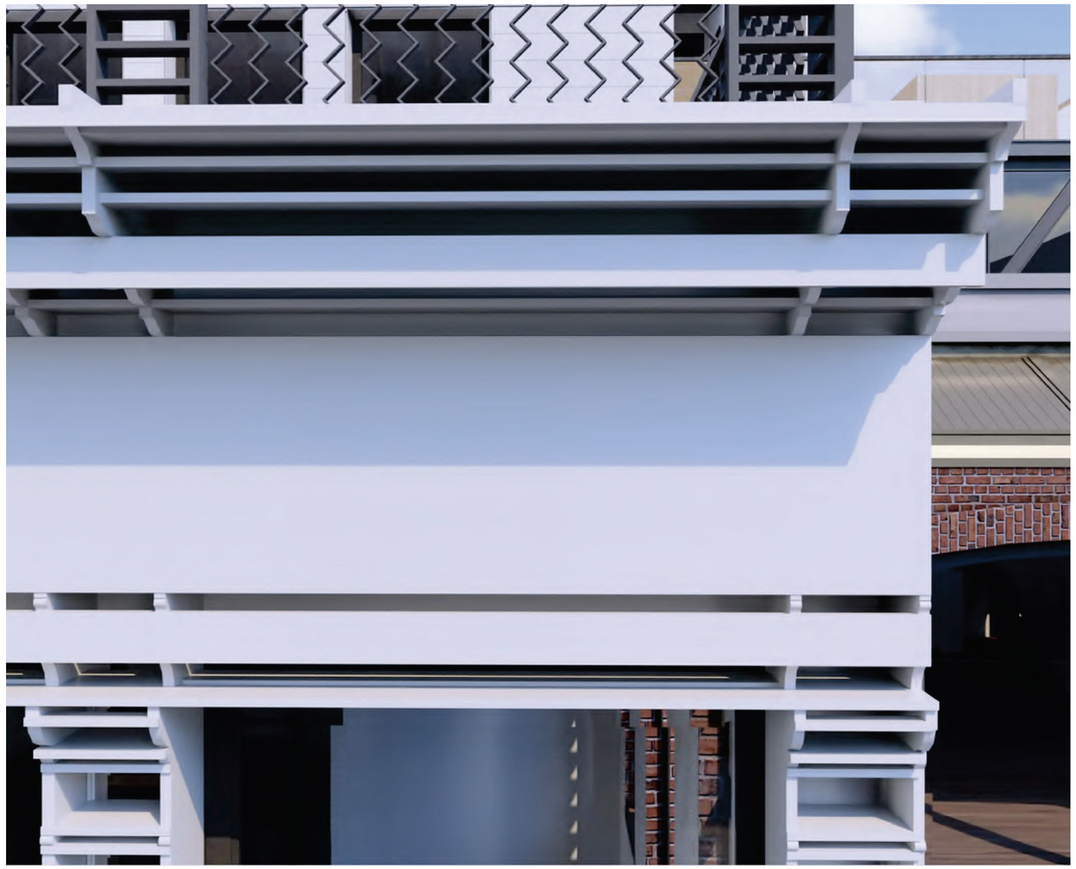


Rendered View



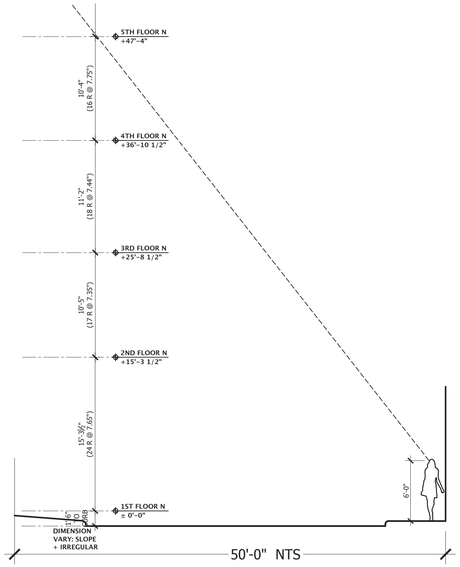
Proposed Design: Details



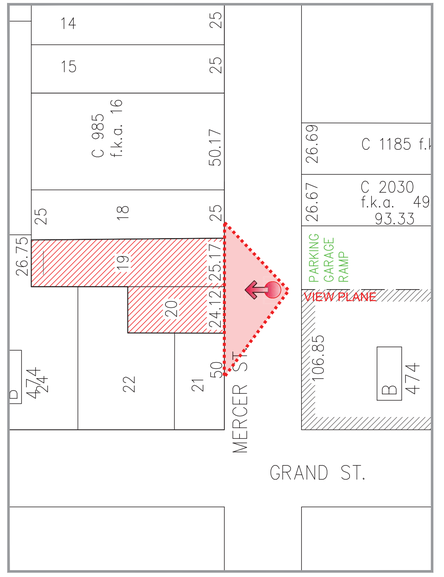


Proposed Design: Streetscape viewed from 6'-0" above sidewalk





VANTAGE POINT SECTION: NTS



VANTAGE POINT PLAN: NTS

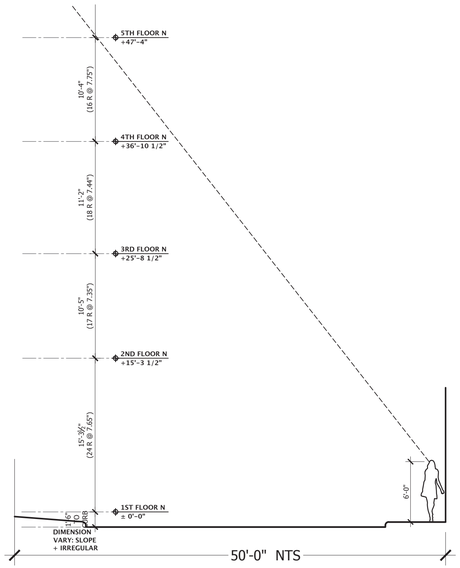
Proposed Design: Streetscape viewed from 6'-0" above sidewalk



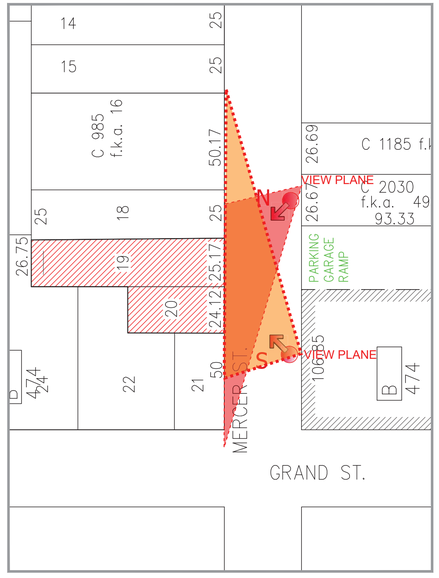
SOUTH



NORTH



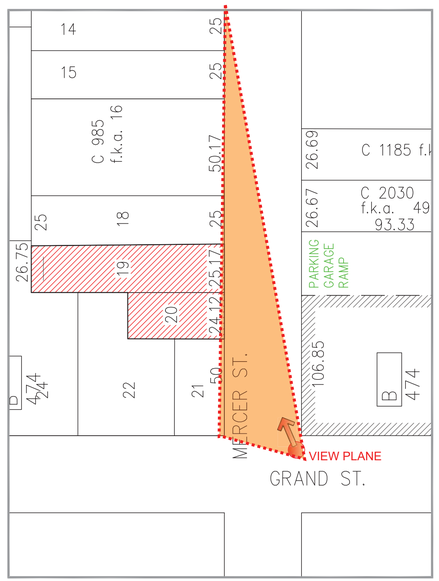
VANTAGE POINT SECTION: NTS



VANTAGE POINT PLAN: NTS

Proposed Design: Streetscape viewed from 6'-0" above sidewalk

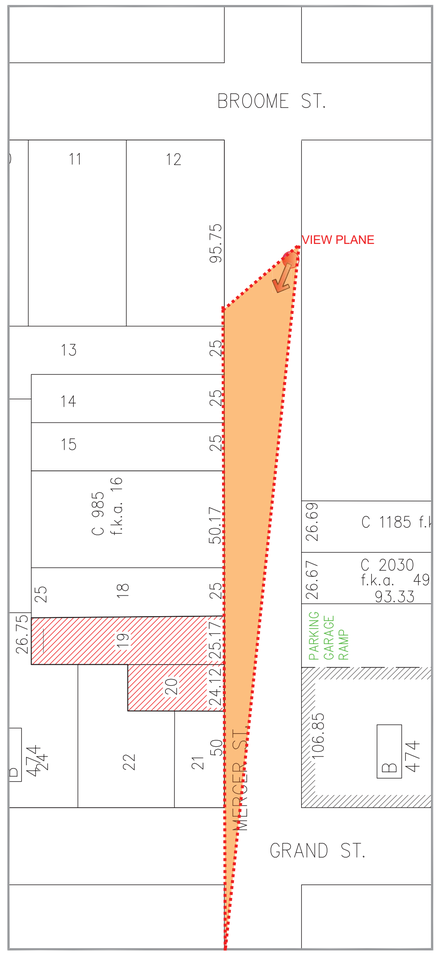




VANTAGE POINT PLAN: NTS

Proposed Design: Streetscape Facade viewed from 6'-0" above sidewalk





43 Mercer Street: Facade Existing and Proposed



Water Tank on truss - 153 Crosby Street



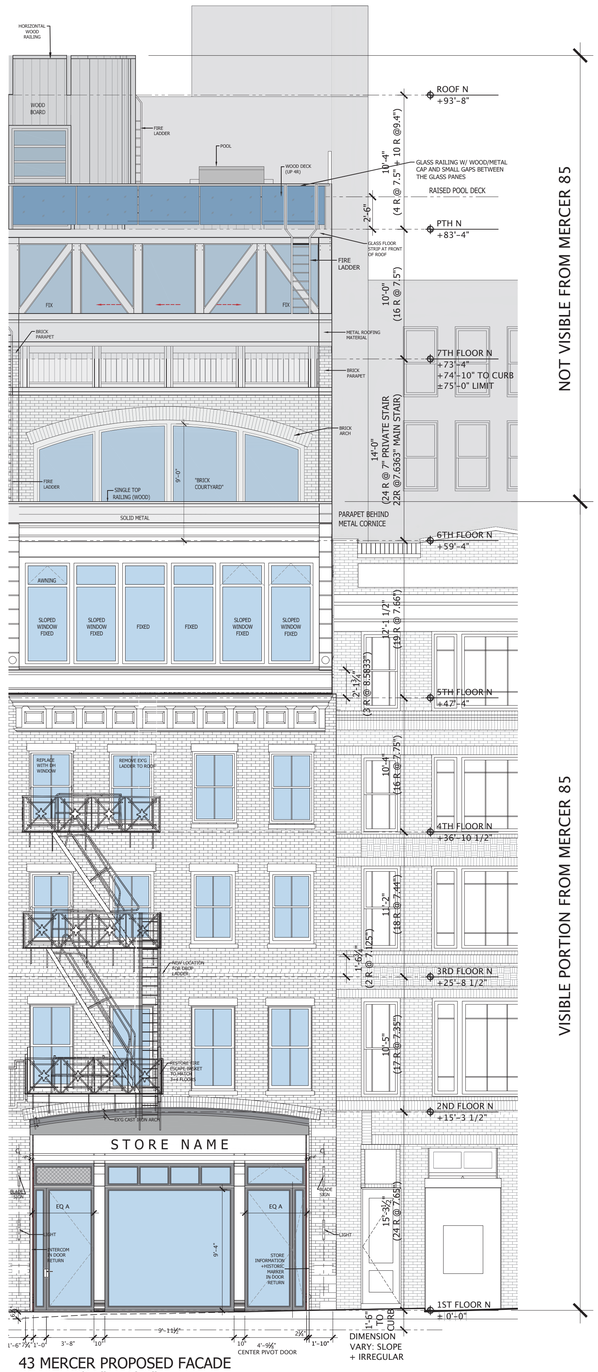
Water Tank on truss - 141 Wooster Street



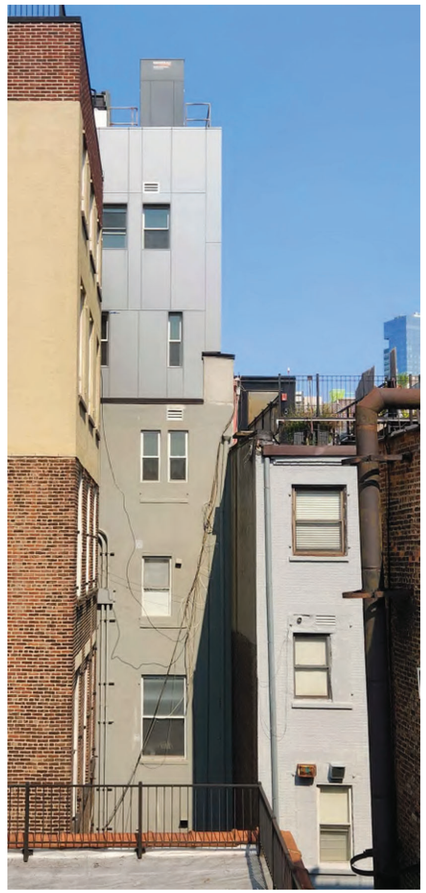
Water Tank on truss - 134 Grand Street



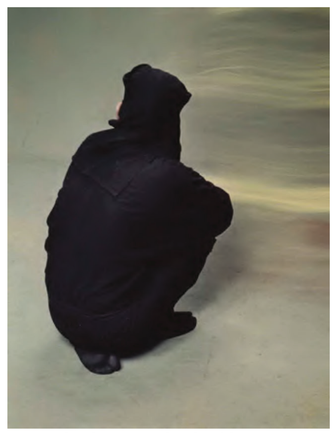
43 MERCER EXISTING FACADE
SCALE: 3/16" = 1'-0"



43 MERCER PROPOSED FACADE
SCALE: 3/16" = 1'-0"

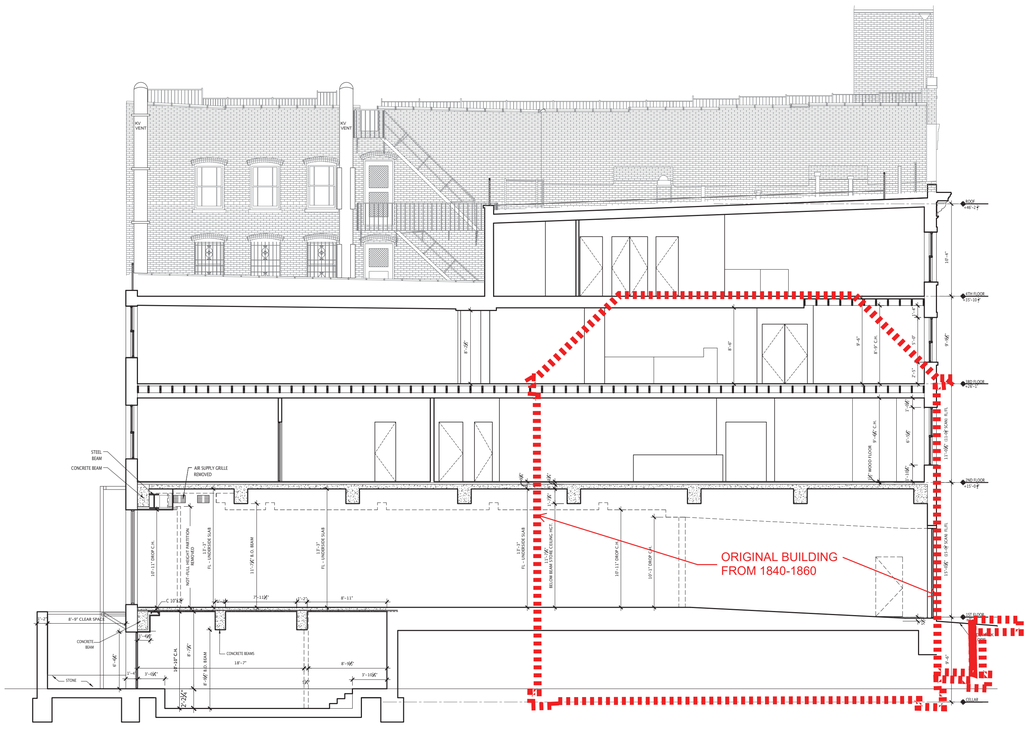


WEST FACADE OF 38 GREENE ST. TODAY

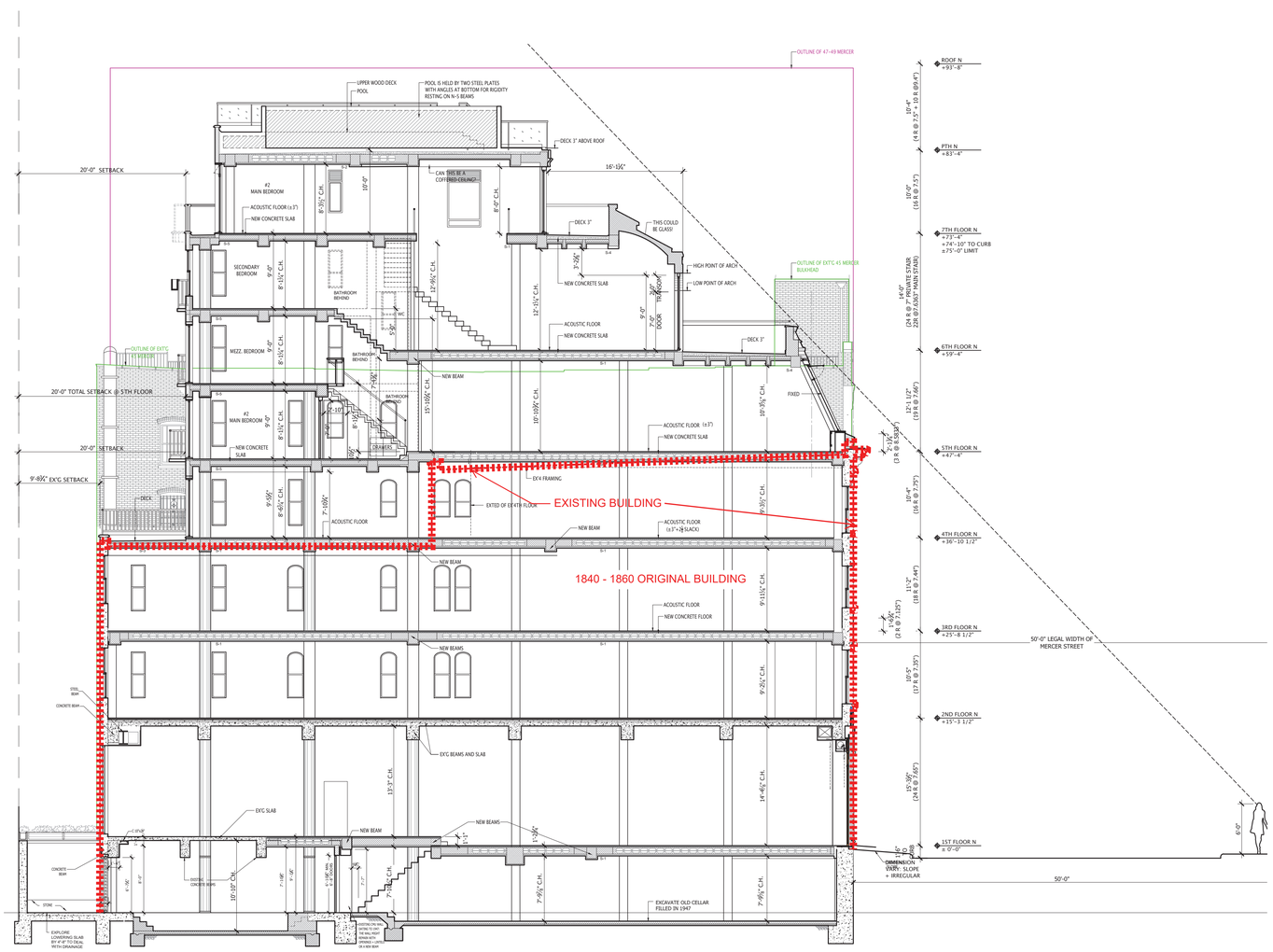


KABUKI STAGEHAND, TOKYO, 1964

43 Mercer Street: Existing and Proposed Building Section

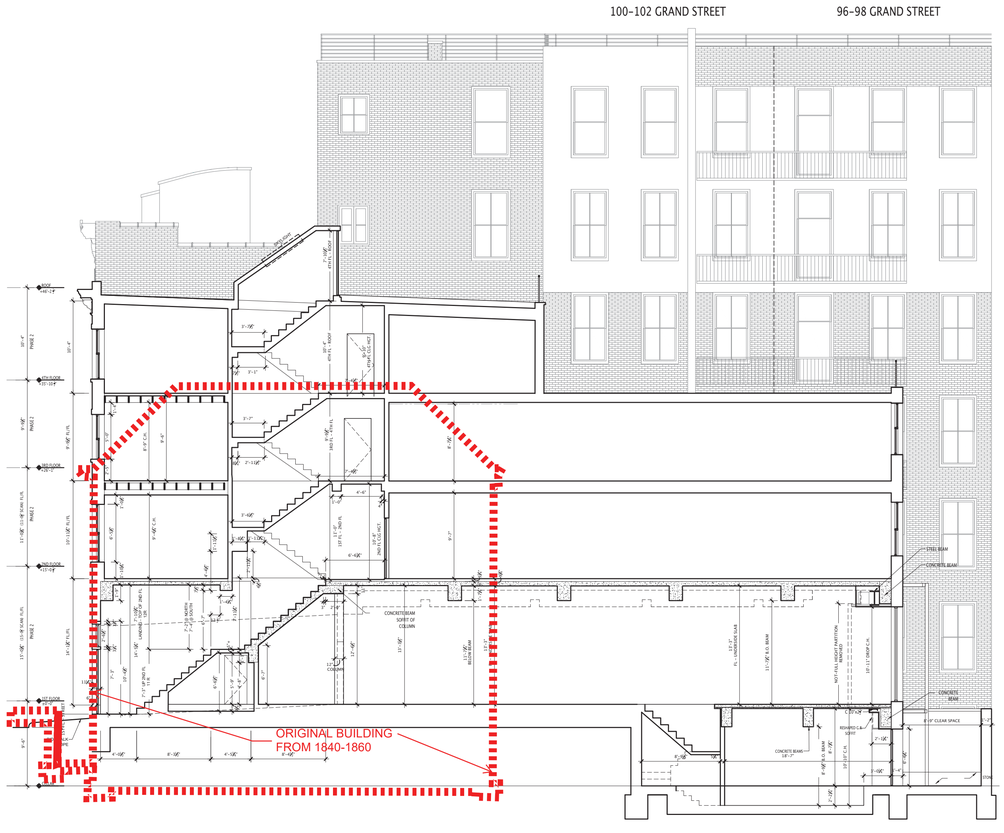


43 MERCER STREET -
EXISTING SECTION LOOKING NORTH
SCALE: 1/8"=1'-0"

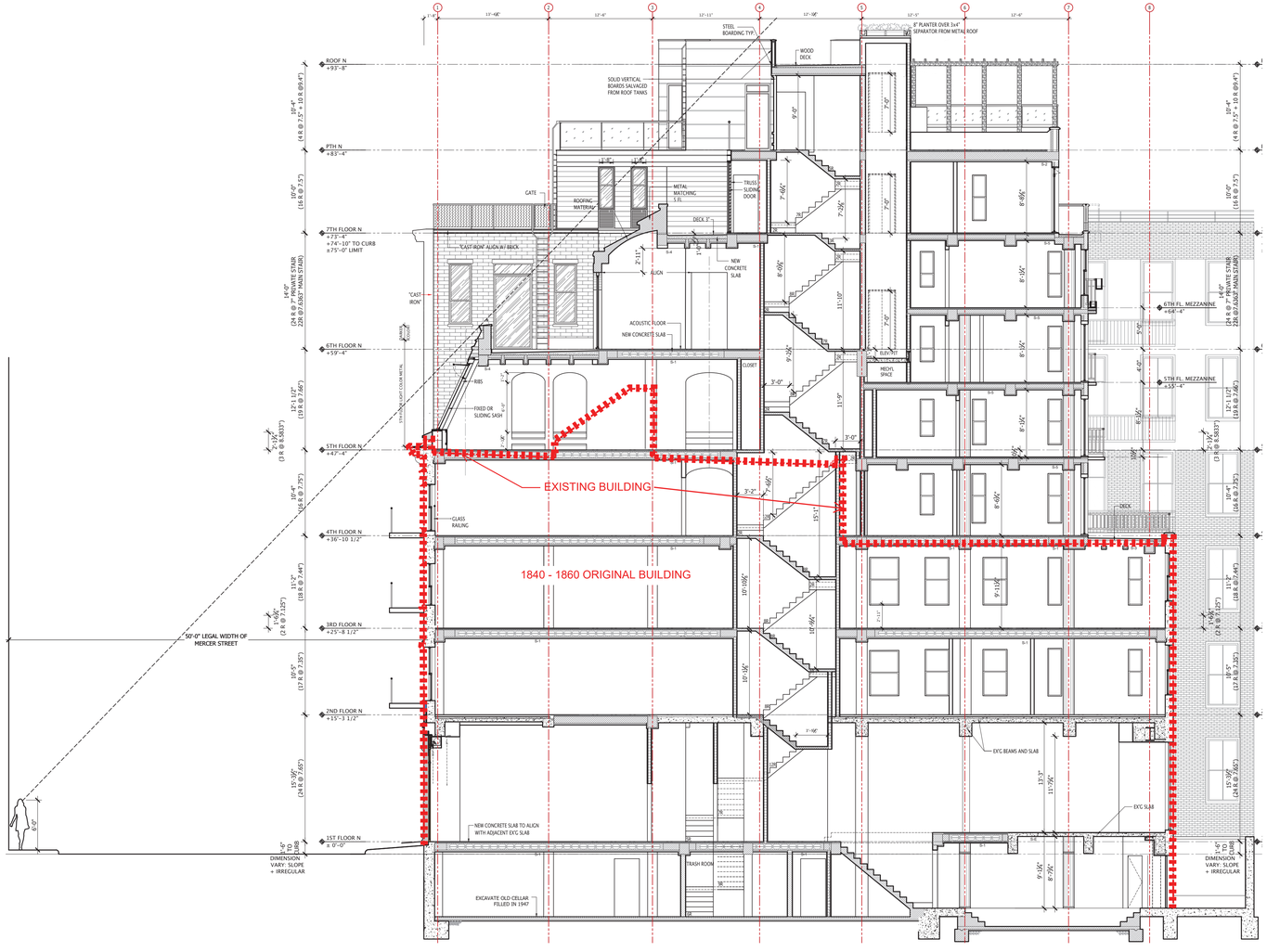


43 MERCER STREET -
PROPOSED SECTION LOOKING NORTH
SCALE: 1/8"=1'-0"

43 Mercer Street: Existing and Proposed Building Section



43 MERCER STREET -
EXISTING SECTION LOOKING SOUTH
SCALE: 1/8"=1'-0"

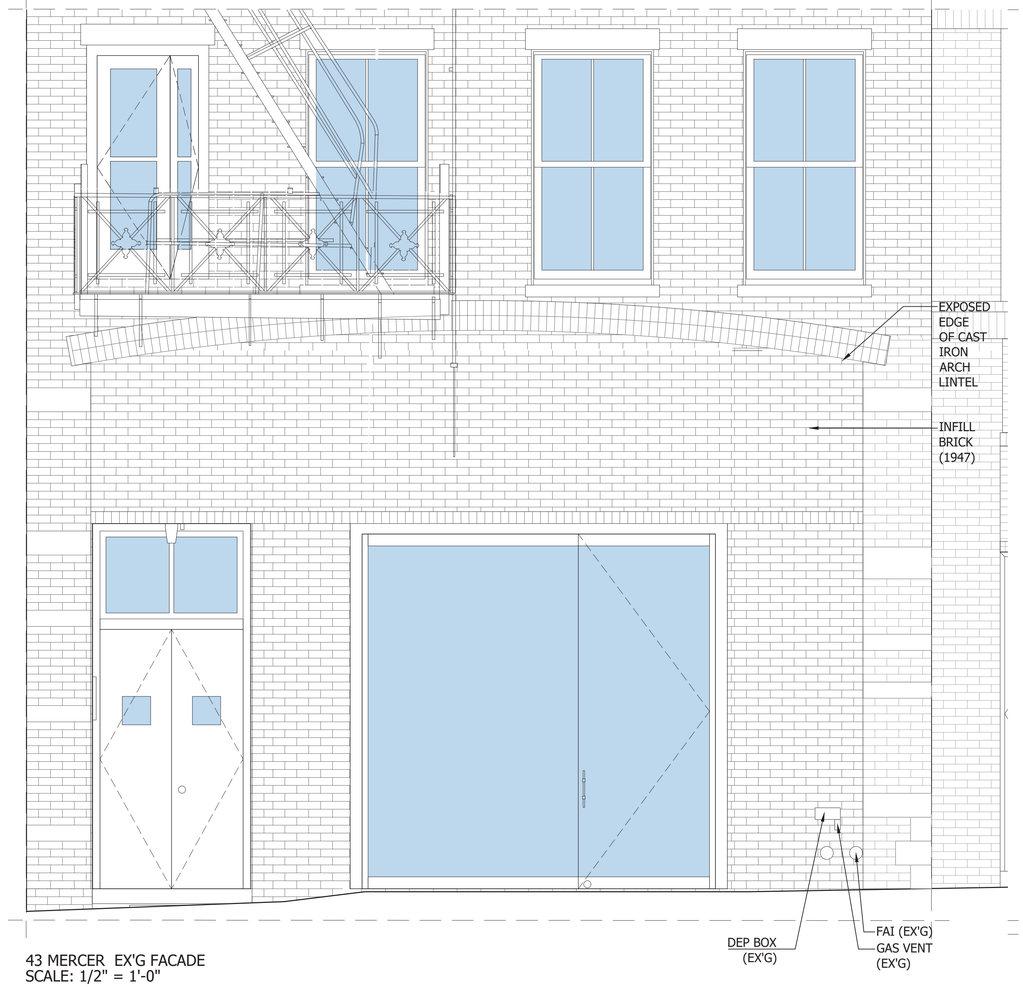


43 MERCER STREET -
PROPOSED SECTION LOOKING SOUTH
SCALE: 1/8"=1'-0"

ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

43 Mercer Street: Storefront Details



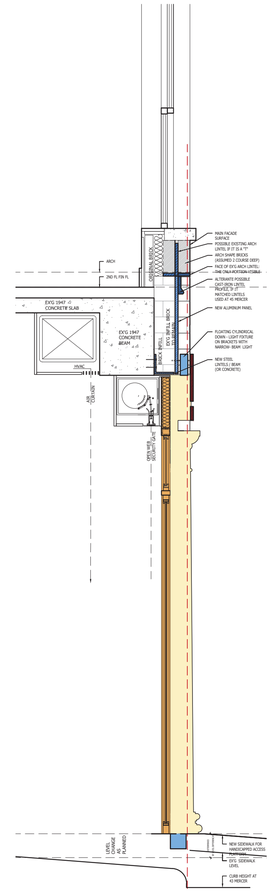
43 MERCER EX'G FACADE
SCALE: 1/2" = 1'-0"



41-43 Mercer Street LPC Designation Photo circa 1970



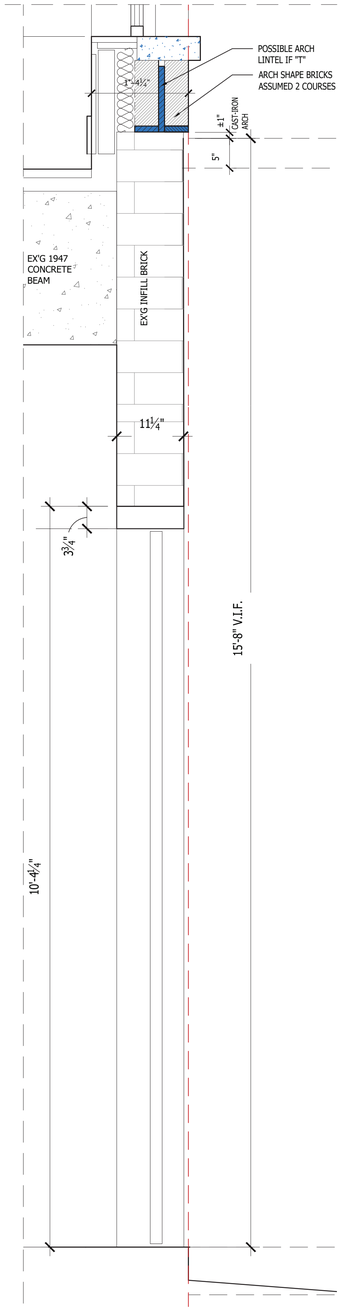
43 MERCER PROPOSED 1ST FLOOR FACADE AND PLAN
SCALE: 1/2" = 1'-0"

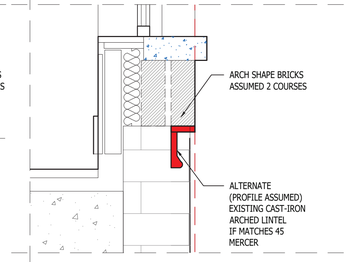


ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

43 Mercer Street: Facade Details



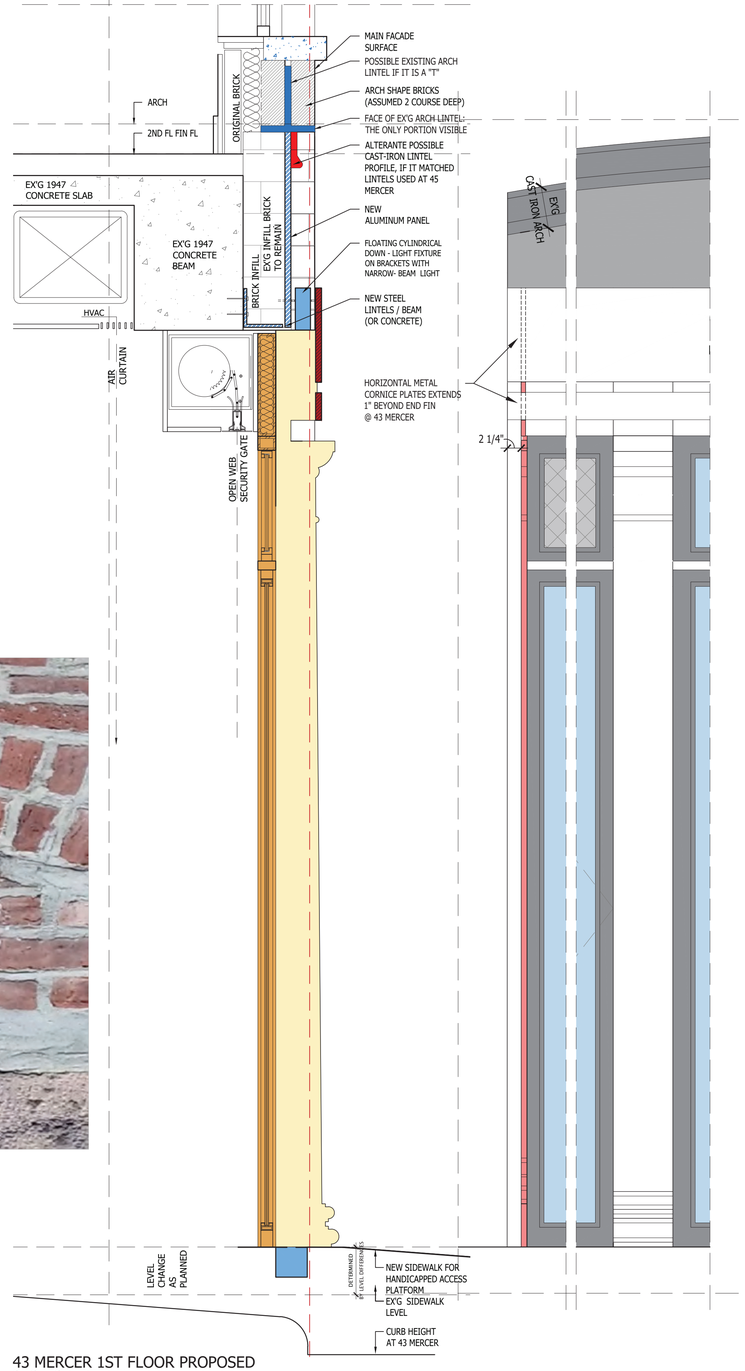


43 MERCER 1ST FLOOR EX'G SECTION DETAIL - ALTERNATE THEORY
SCALE: 1" = 1'-0"



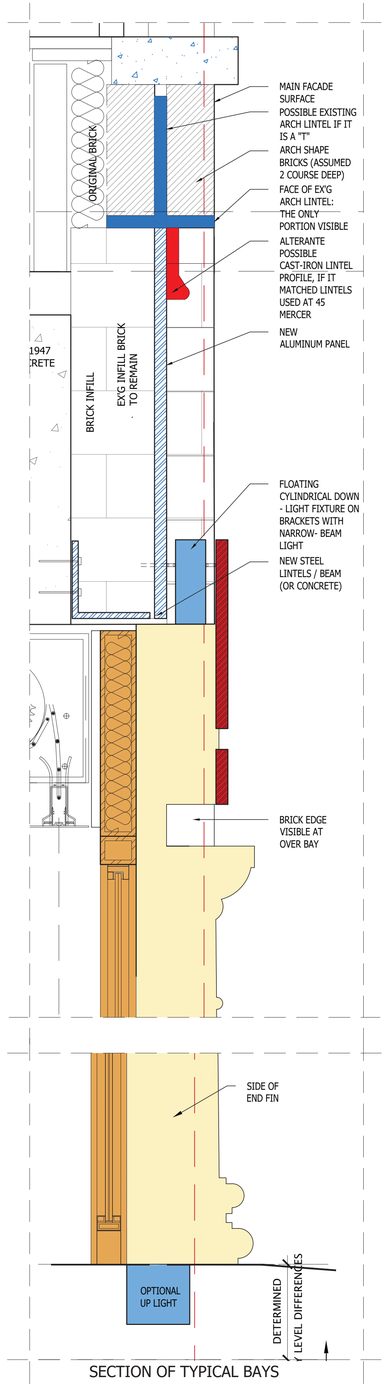
EXISTING ARCH AT 43 MERCER

43 MERCER 1ST FLOOR EX'G SECTION DETAIL
SCALE: 1" = 1'-0"



43 MERCER 1ST FLOOR PROPOSED SECTION DETAIL
SCALE: 1" = 1'-0"

43 MERCER

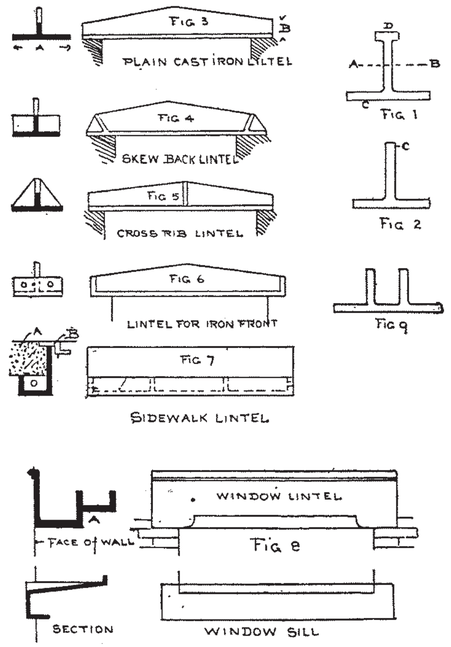


SECTION OF TYPICAL BAYS

43 MERCER - COLUMN & END FIN ELEVATION
SCALE: 2" = 1'-0"



Cast-Iron arch-Lintel Detail at 45 Mercer (interior)



Different types of Cast-Iron arch-Lintel (Don Friedman article)

Third edition of Architectural Iron and Steel, by William Birkmire, had illustration of the various shapes of Old Structure, 01/07/16 article by Don Friedman

Design Sources - 43 Mercer



400 West Broadway - Modern Storefront under original cast-iron arch-lintel



400 West Broadway - Storefront Details



119 Mercer Street - Modern Storefront



129 Spring Street - Modern Storefront



118 Prince Street - Original Storefront



43 Mercer - Column
Scale: N.T.S.

Proposed Design: Streetscape viewed from 6'-0" above sidewalk

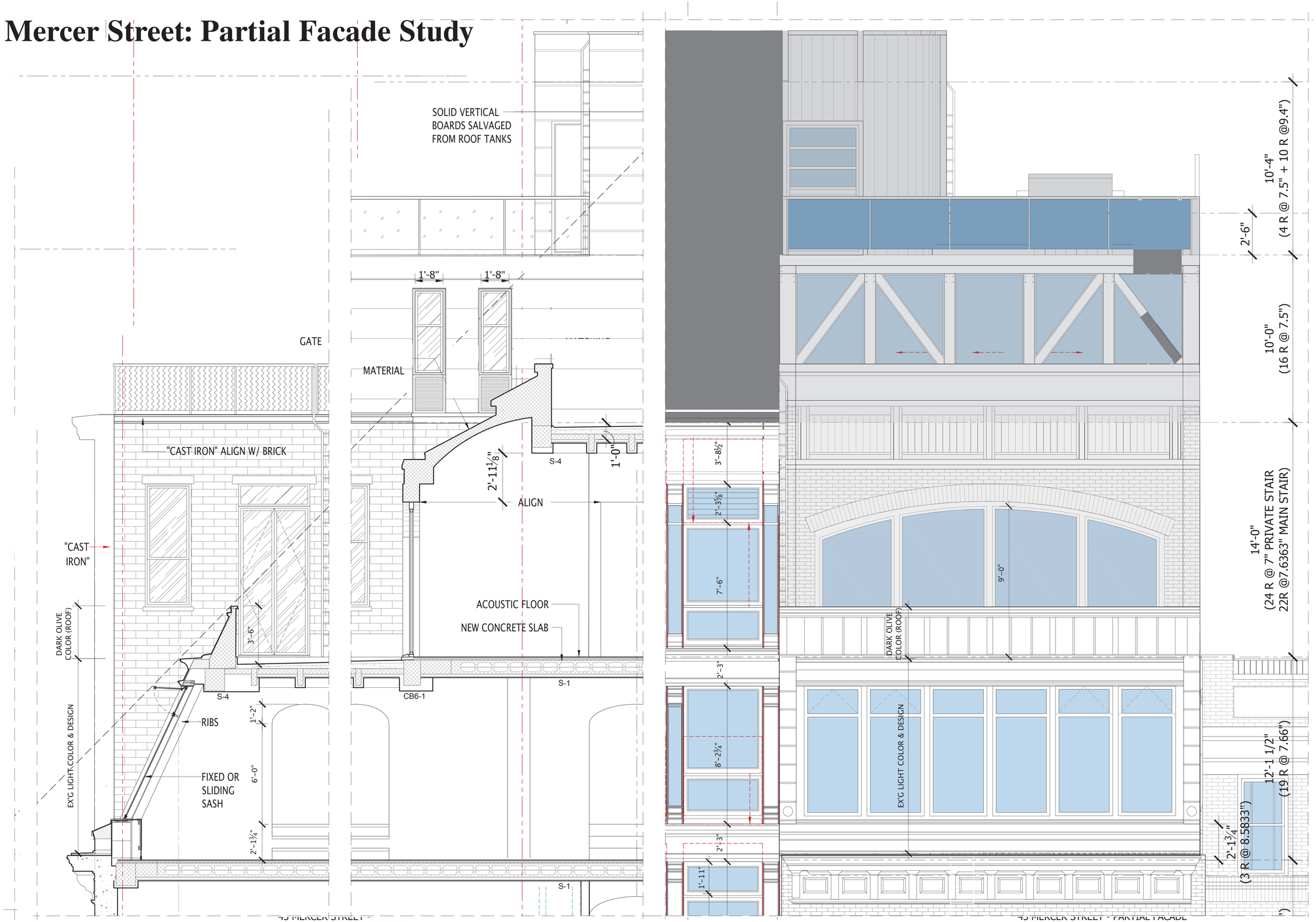


VANTAGE POINT PLAN: NTS

Proposed Design: Details



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"

Rendered View of Upper Floors of 41 and 43 Mercer

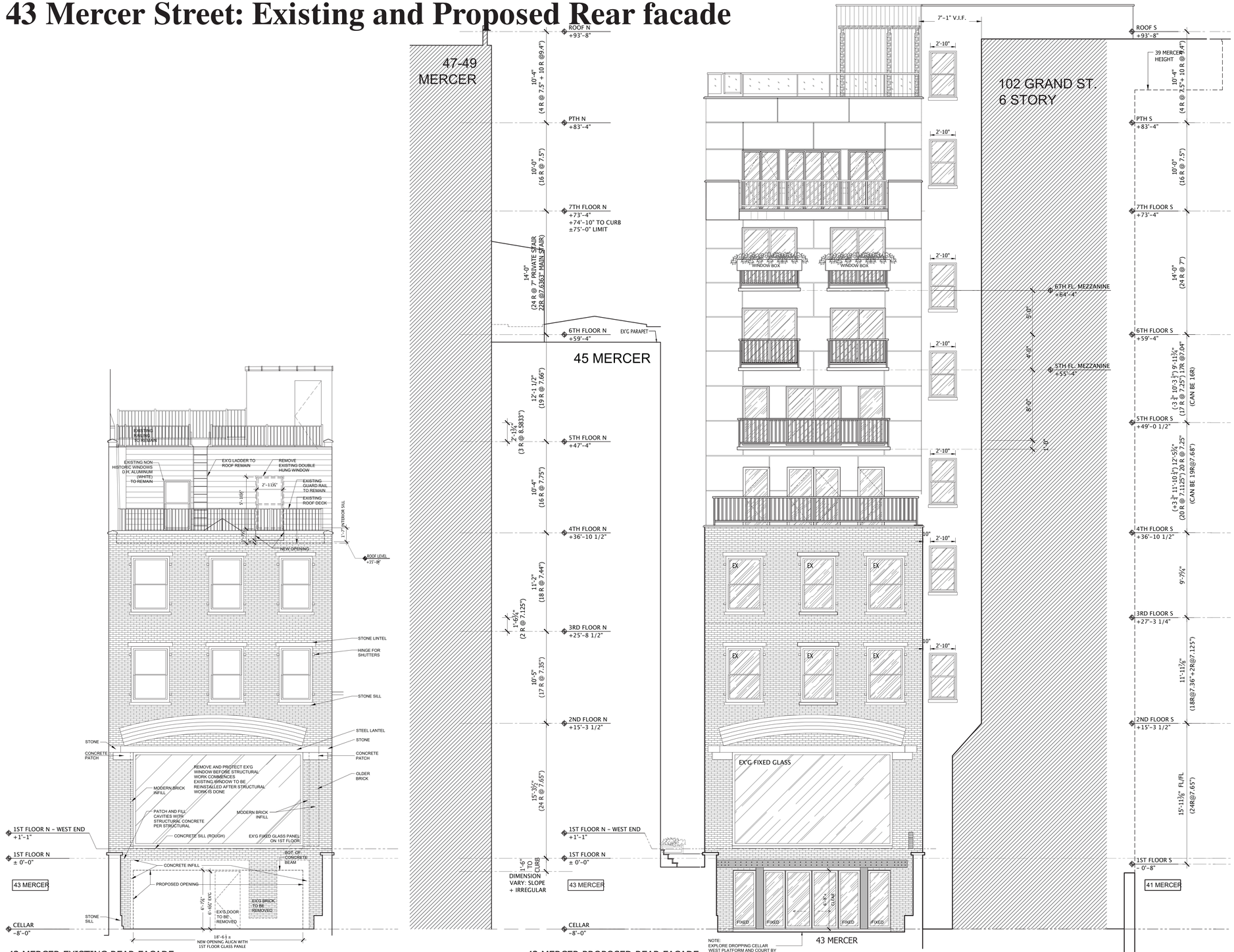


Rendered View of Upper Floors of 41 and 43 Mercer



43 Mercer Street: Existing and Proposed Rear facade

43 MERCER EXISTING REAR FACADE
SCALE: 3/16" = 1'-0"



43 MERCER PROPOSED REAR FACADE
SCALE: 3/16" = 1'-0"



EXISTING REAR YARD

41 - 43 Mercer Street - Soho Cast-Iron Historic District
February 17, 2026

ALEXANDR NERATOFF ARCHITECT
JPD PRESERVATION CONSULTING

Rendered View of Proposed Rear Facade of 43 Mercer



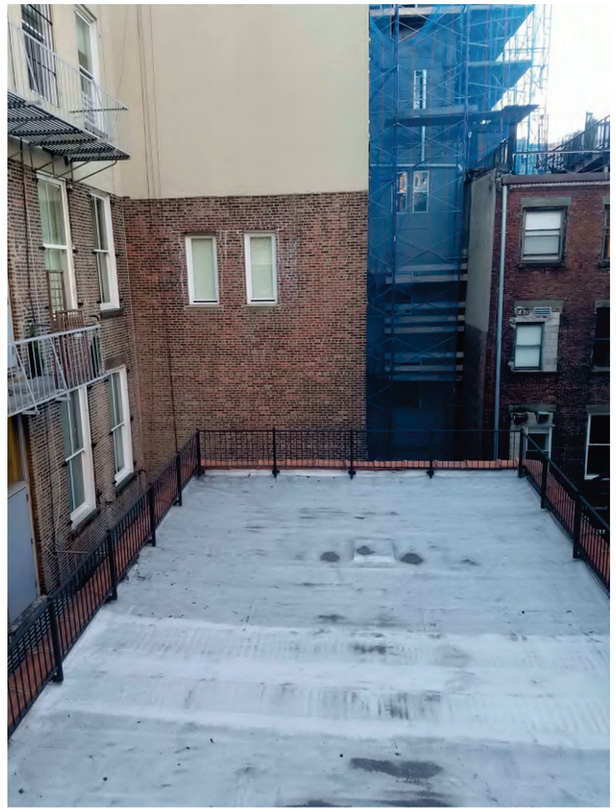




43 Mercer Street: - EXISTING REAR YARD AND MAIN (3RD FLOOR) ROOF



REAR YARD / FACADE



3RD FLOOR ROOF (LOOKING WEST FROM 4TH FLOOR ROOF)



3RD FLOOR ROOF (LOOKING EAST TO 4TH FLOOR_ PARTIAL FLOOR + ROOF)

43 Mercer Street: Roof Existing Conditions



ROOF LOOKING AT NORTH-EAST CORNER OF 43 MERCER



ROOF LOOKING AT EAST AT43 MERCER FACADE



ROOF LOOKING AT SOUTH-EAST CORNER OF 43 MERCER

43 Mercer Street: Roof Views with Mock-up Installed

PHOTO OF MOCK-UP INSTALLED



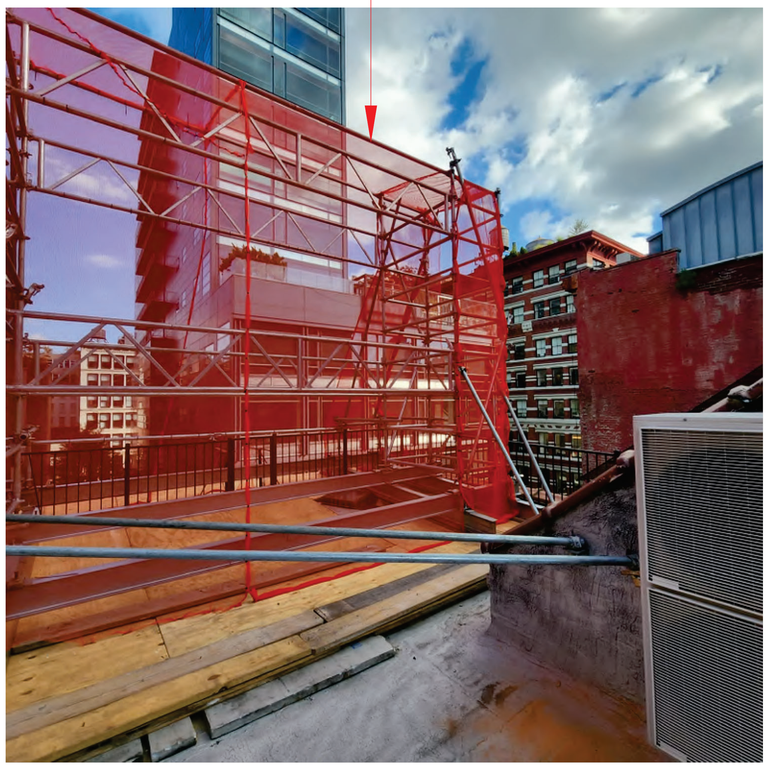
ROOF LOOKING AT NORTH-EAST CORNER OF 43 MERCER, WITH MOCK-UP INSTALLED

PHOTO OF MOCK-UP INSTALLED



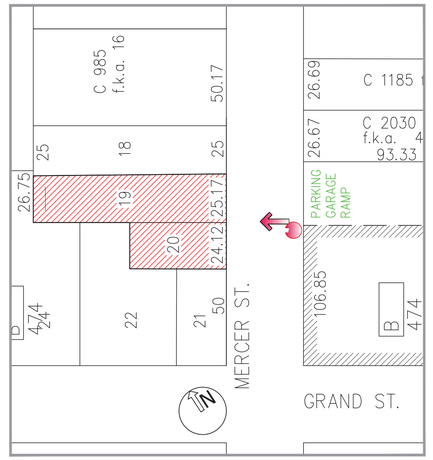
ROOF LOOKING AT EAST AT 43 MERCER FACADE, WITH MOCK-UP INSTALLED

PHOTO OF MOCK-UP INSTALLED



ROOF LOOKING AT SOUTH-EAST CORNER OF 43 MERCER, WITH MOCK-UP INSTALLED

41 - 43 Mercer Street: views with mock up installed and compared with photomontage rendering



VANTAGE POINT PLAN DIAGRAM: NTS



ACTUAL PHOTO WITH MOCKUP



RENDERING OF NEW WORK AS PHOTOMONTAGE WITH EXISTING

41 - 43 Mercer Street: views with mock up installed and compared with photomontage rendering

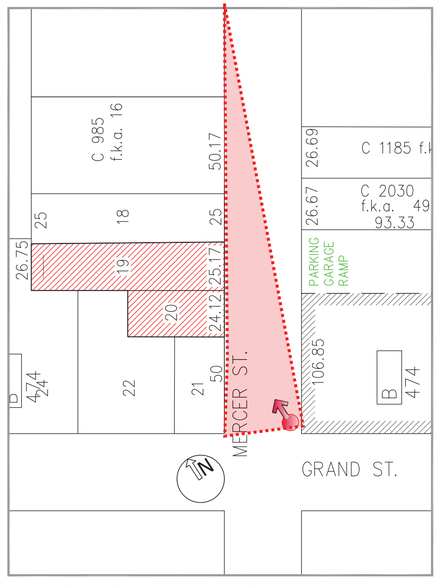
PHOTO OF MOCK-UP INSTALLED



Actual Photo with mockup



Rendering of new work as photomontage with existing



VANTAGE POINT PLAN DIAGRAM: NTS

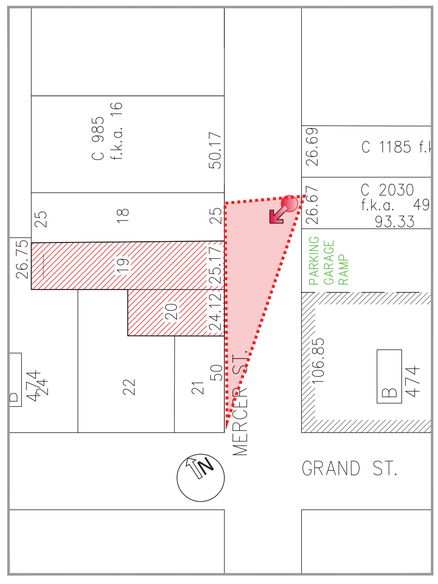
41 - 43 Mercer Street: views with mock up installed and compared with photomontage rendering



Actual Photo with mockup



Rendering of new work as photomontage with existing



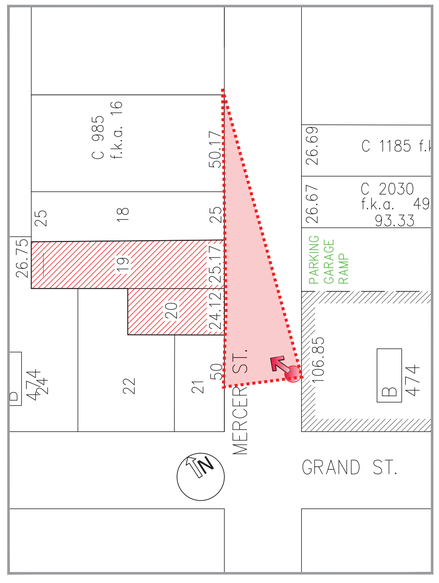
VANTAGE POINT PLAN DIAGRAM: NTS

41 - 43 Mercer Street: views with mock up installed and compared with photomontage rendering



Actual Photo with mockup





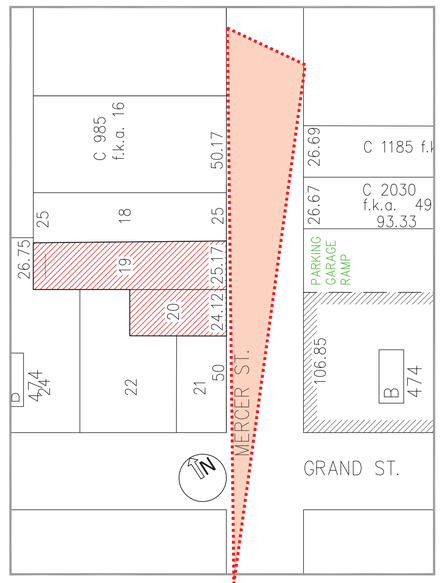
VANTAGE POINT PLAN DIAGRAM: NTS

41 - 43 Mercer Street: views with mock up installed and compared with photomontage rendering



Actual Photo with mockup





VANTAGE POINT PLAN DIAGRAM: NTS

41 - 43 Mercer Street: View From Broadway

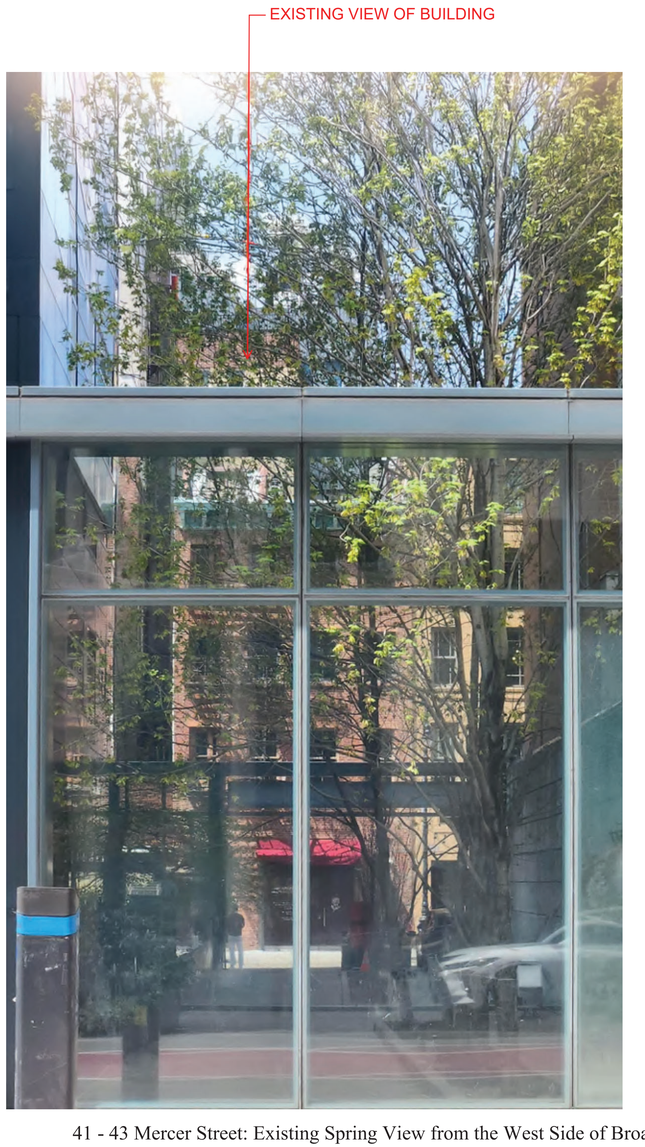


41 - 43 Mercer Street: Existing Spring View from the West Side of Broadway

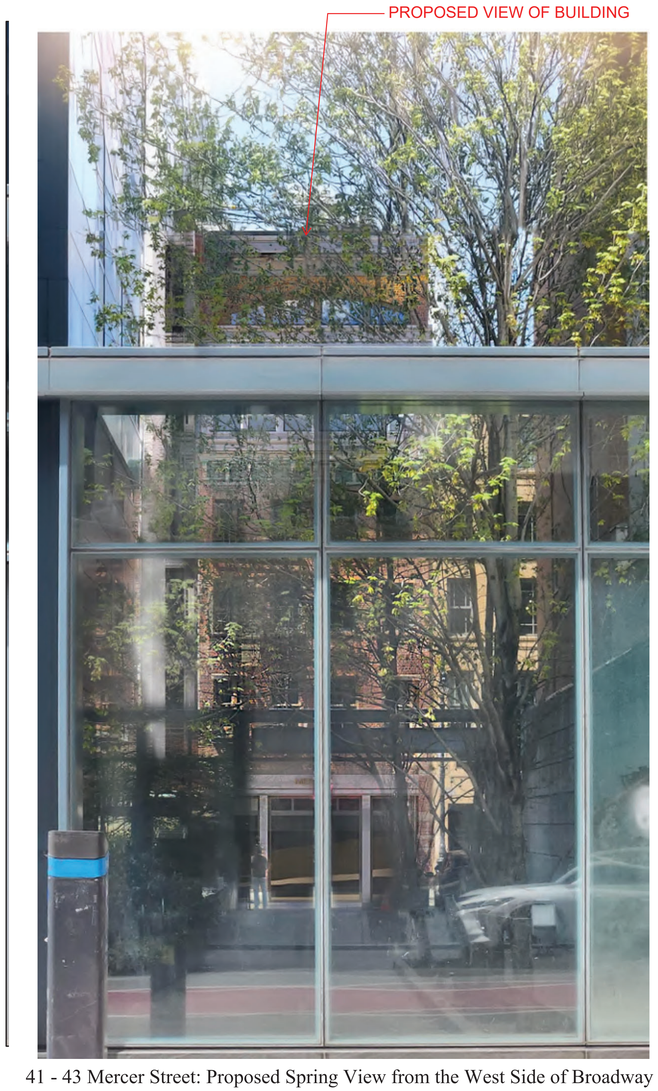


41 - 43 Mercer Street: Proposed Spring View from the West Side of Broadway

41 - 43 Mercer Street: Existing and Proposed View from the West Side of Broadway



41 - 43 Mercer Street: Existing Spring View from the West Side of Broadway



41 - 43 Mercer Street: Proposed Spring View from the West Side of Broadway

41 - 43 Mercer Street: View From Broadway Through the Seasons

41 - 43 MERCER STREET EXISTING



Winter view through alley
from east side of Broadway



Summer view through alle
from the east side of Broadway

41 - 43 MERCER STREET AS PROPOSED



Winter view through alle
from west side of Broadway

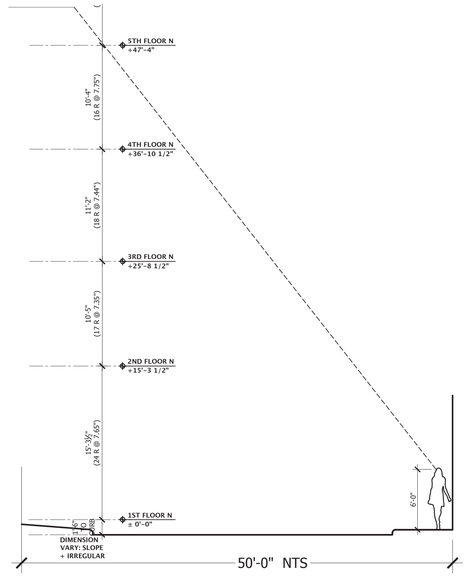


Summer view through alley
from west side of Broadway

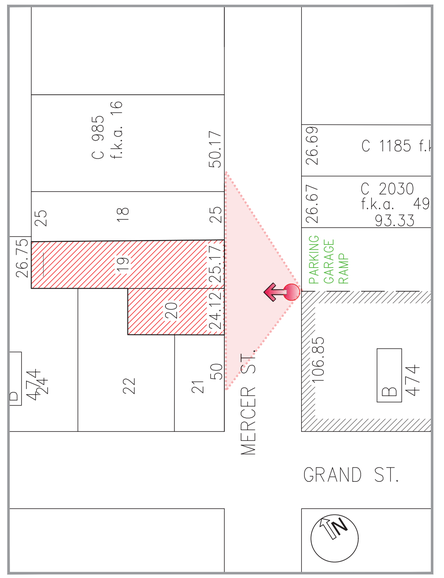
Proposed Design



41 & 43 Mercer Street, Proposed Front Elevation



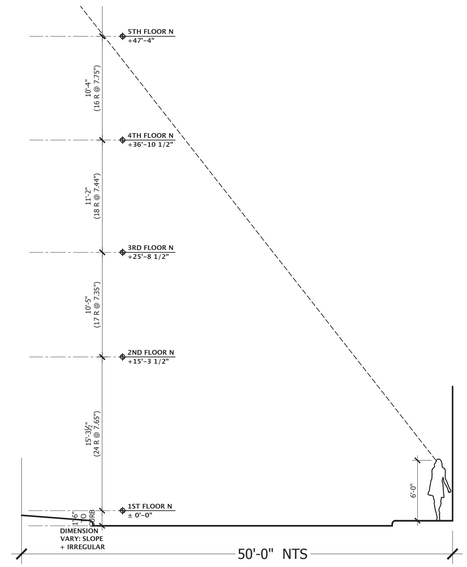
VANTAGE POINT SECTION: NTS



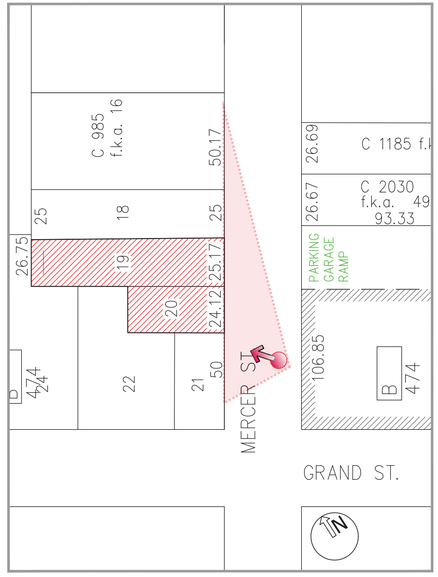
VANTAGE POINT PLAN: NTS

Rendered View





VANTAGE POINT SECTION: NTS



VANTAGE POINT PLAN: NTS


MERCER


MERCER
MERCER

Landmarks Preservation Commission

February 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 13, LPC-25-07016

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

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 333 0483
Passcode: 280108
By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (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.



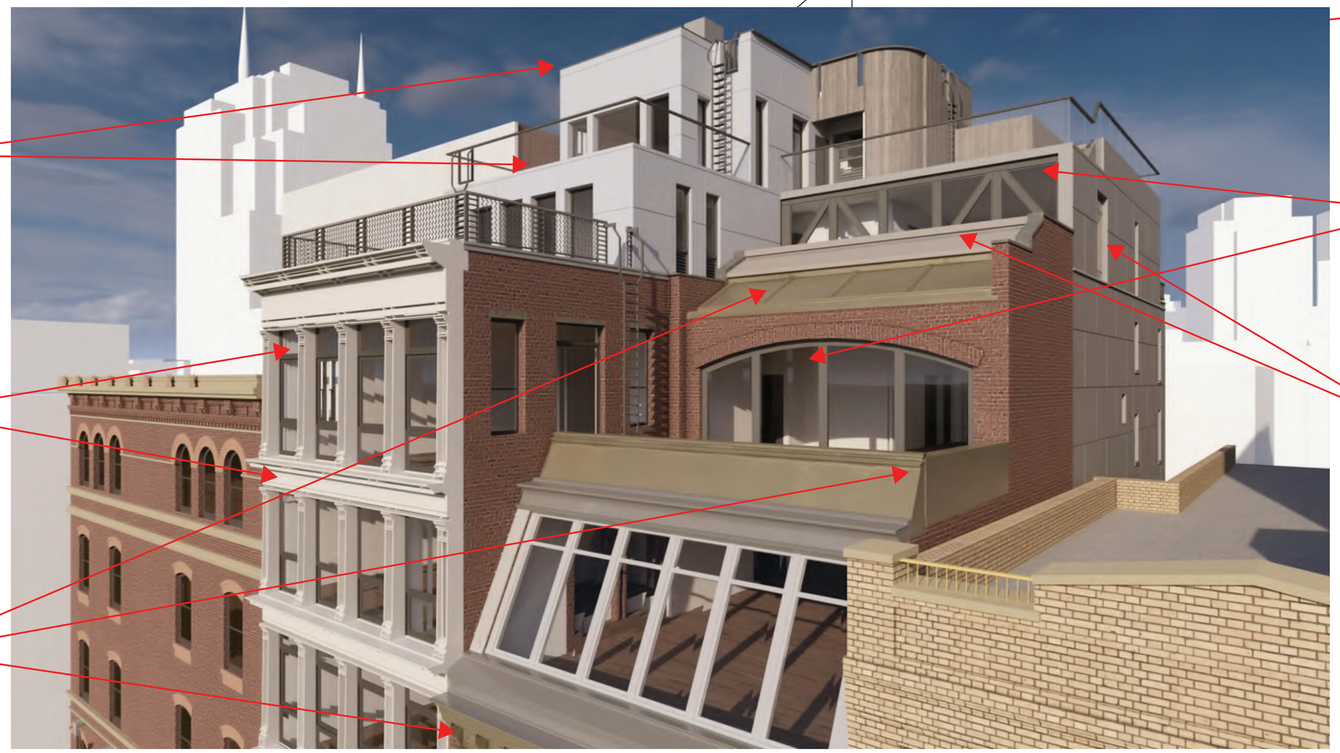
APPENDIX

41 - 43 Mercer Street - Soho Cast-Iron Historic District
February 17, 2026

ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

41 - 43 Mercer Street: Aluminum Composite - Color Appendix





Brushed - 41 Mercer Siding

Pure White (RVW)



Olivine



Darkened Gray

Pure White (RVW)



Wood 'Water Tower'



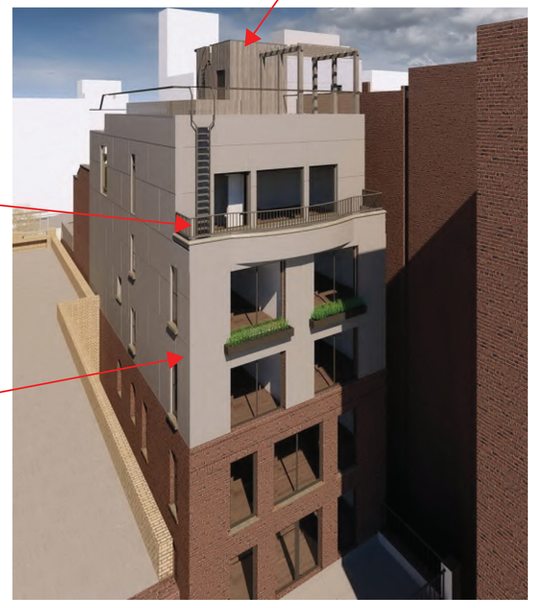
Greyhound

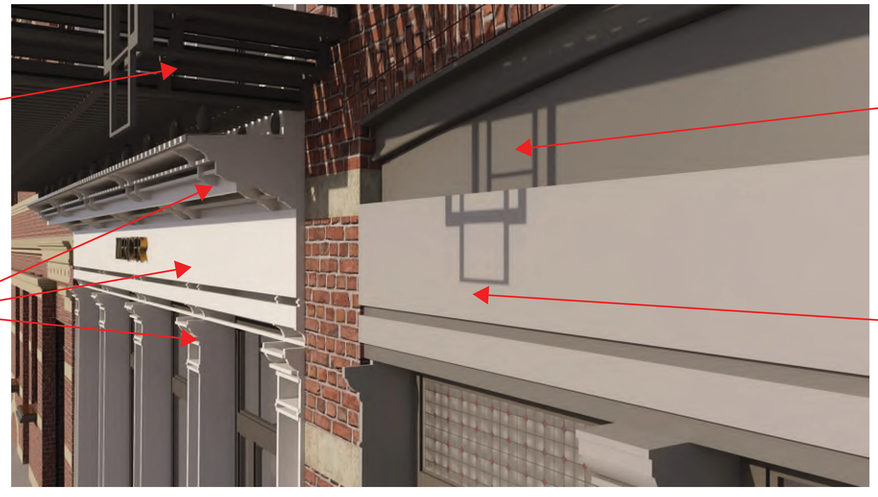


JLR Gray Metallic - 43 Mercer Siding



Wood 'Water Tower'







Greyhound

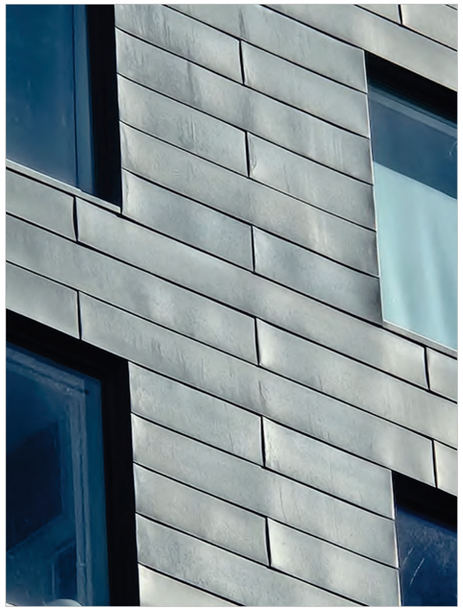


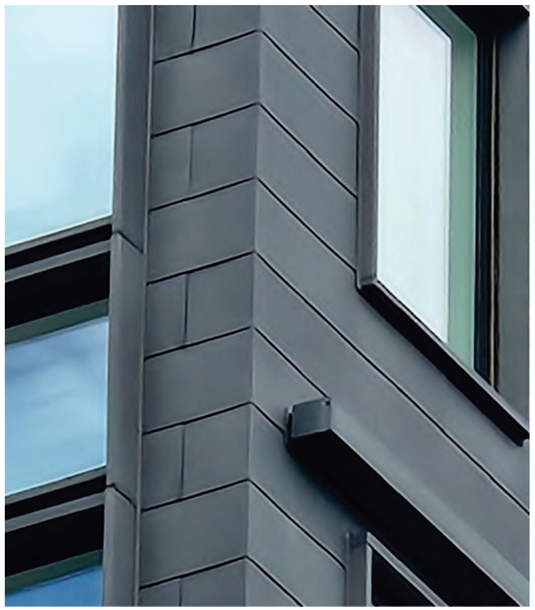
JLR Gray Metallic



New Brick to Match Existing Historic

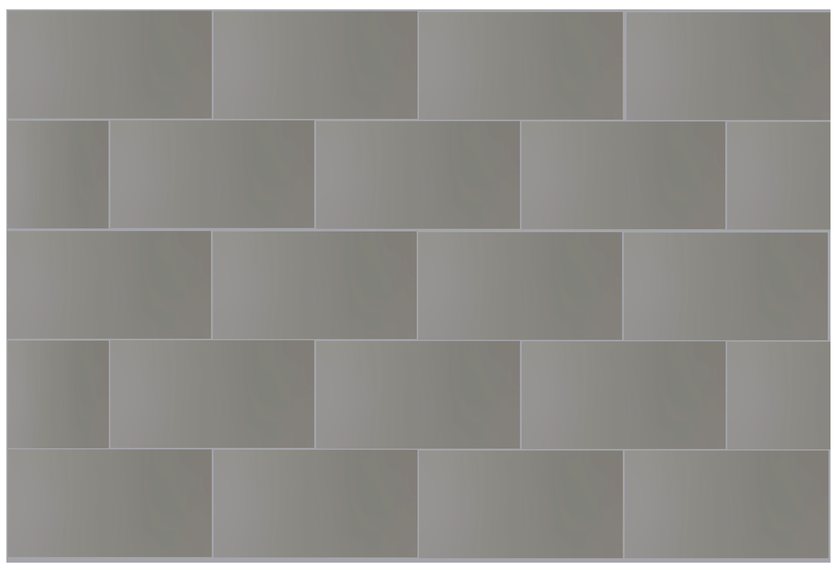
41 - 43 Mercer Street: Aluminum Composite







41 Mercer Street - JLR Gray Metallic - Aluminum Composite Panel System



43 Mercer Street - Brushed - Aluminum Composite Panel System

41 - 43 Mercer Street: Historic Precedence - Railing & Balustrade



Zig-Zag Railing - 69 Mercer Street



Zig-Zag Railing - 120 Mercer Street



Zig-Zag Railing - 121 Mercer Street



4 Bay - 10-12 Green Street



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 - 43 Mercer Street: Historic Precedence - 4 Bay Examples



4 Bay - 100 Prince Street



4 Bay - 386-388 West Broadway



4 Bay - 427-429 West Broadway



4 Bay - 10 - 12 Greene Street



4 Bay - 34 Greene Street



4 Bay - 85 Mercer Street

41 - 43 Mercer Street: Approved Features on New Buildings on Mercer and Broadway



109 Mercer Street - Unequal Floor Heights



529 Broadway - Modern Column Interpretation



529 Broadway - Modern Column Interpretation Detail

41 - 43 Mercer Street: Historic Evolution of Block



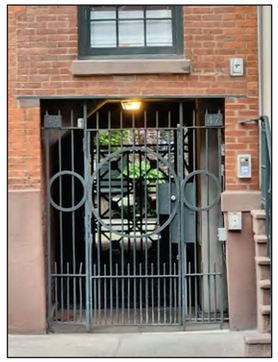
A. 2 STORY HOUSE WITH DORMERS (WEST BROADWAY)



B. TWO 3 STORY HOUSES AND A 4 STORY ENLARGEMENT (CANAL STREET)



C. TWO HOUSES (SOUTH VILLAGE) WITH HORSE PASSAGE



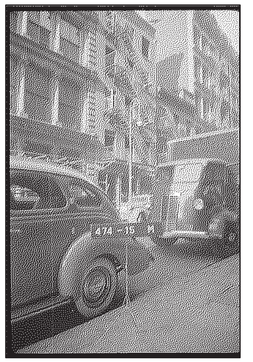
D. HORSE PASSAGE DETAIL



E. 51 MERCER STREET



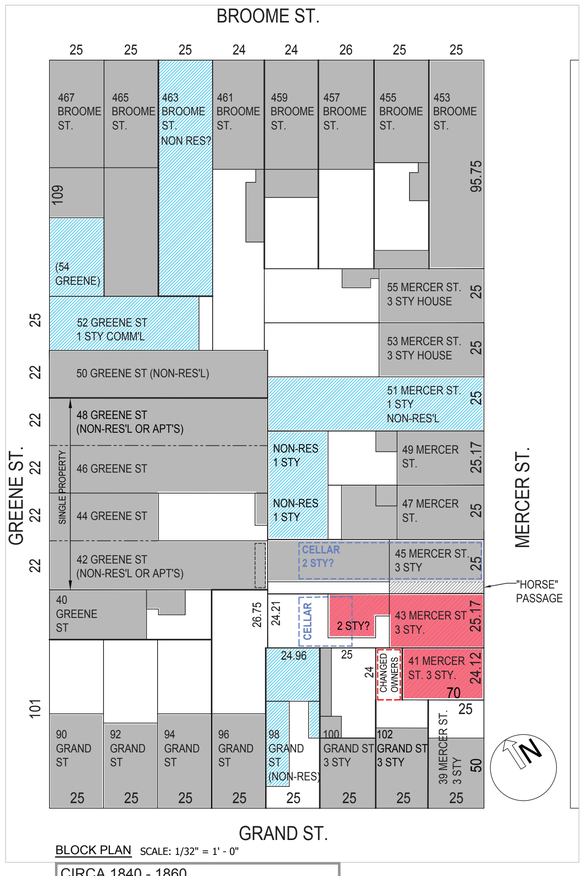
F. 53 MERCER STREET



G. 51 MERCER STREET 1940'S IMAGE

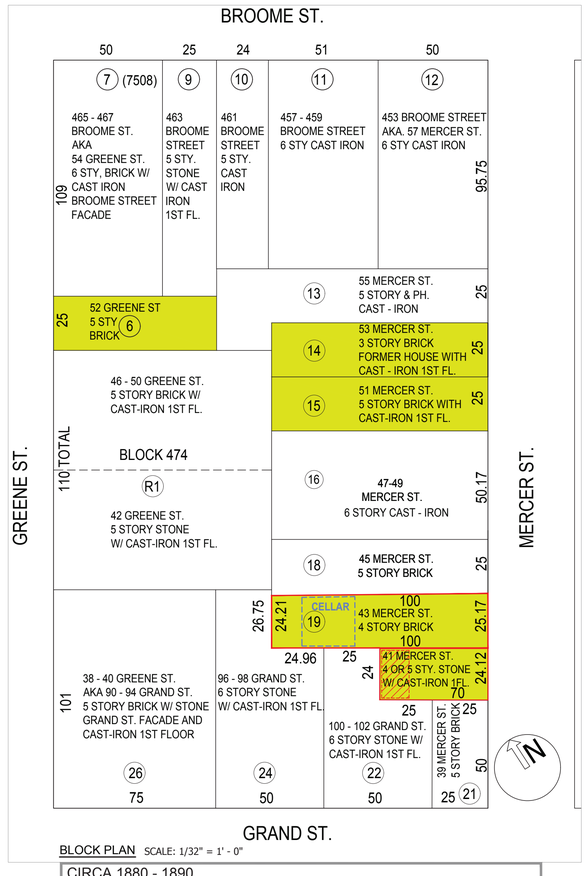


H. 52 GREEN STREET 1940'S IMAGE



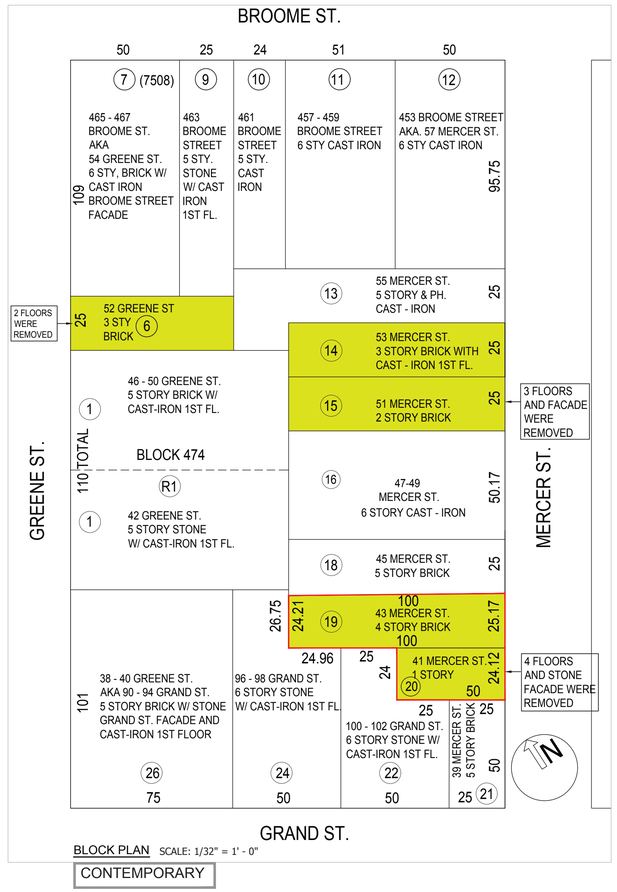
BLOCK PLAN SCALE: 1/32" = 1' - 0"

CIRCA 1840 - 1860
(BASED ON 1857 PERRIS BROWN MAP)



BLOCK PLAN SCALE: 1/32" = 1' - 0"

CIRCA 1880 - 1890
(BASED ON SANBORN BROWN MAPS AND PRESENT CONDITIONS)



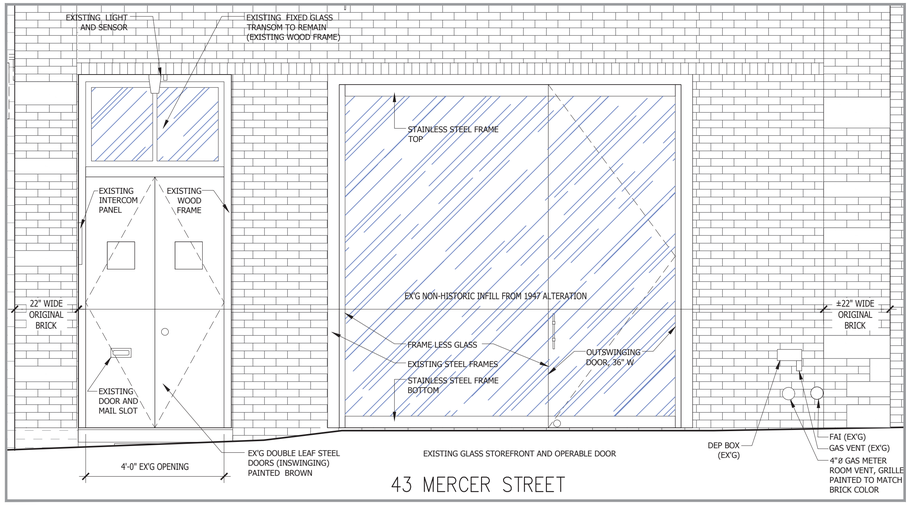
BLOCK PLAN SCALE: 1/32" = 1' - 0"

CONTEMPORARY

NOTES:

The 1857 Plan shows 22 houses in existence wit
5 houses already turned into commercial structures, and four lots showing only some partial 1-story development. The 1905 Sanborn Map (48 years later) shows no residential use, and only 3, possibly 4 of the former houses surviving either converted to commercial use (53 Mercer) or enlarged and absorbed into commercial or industrial structures (like 41, 43 and 45 Mercer).
Two lots from 1857 with 1-story structures are shown developed into stand-alone 5-story commercial buildings (52 Greene and 51 Mercer). The rest of the block was absorbed into 5 and 6-story development with buildings spanning at least one or two and even three former lots. Since 1905, three of the single-lot buildings had been demolisher or partially-demolished, leaving one or wo-story buildings in that wake: 52 Greene, 51 Mercer and 41 Mercer.

41 - 43 Mercer Street: Townhouse Traces



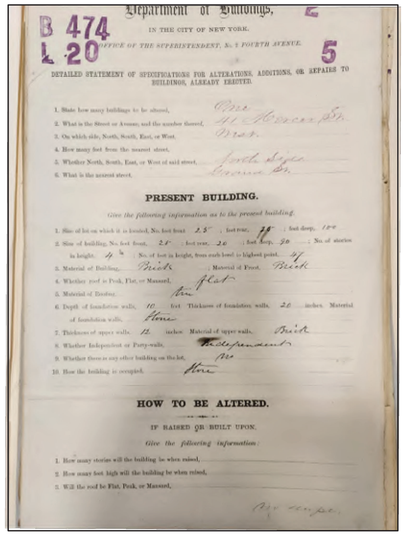
EXISTING PARTIAL STREET ELEVATION: 43 MERCER STREET SCALE: 1/2" = 1'-0"





43 MERCER - FACADE DETAILS
(PRESERVING TRACES OF ORIGINAL HOUSE)





Department of Buildings,
IN THE CITY OF NEW YORK.
OFFICE OF THE SUPERINTENDENT, No. 5 FOURTH AVENUE.
B 474
L 20
5

DETAILED STATEMENT OF SPECIFICATIONS FOR ALTERATIONS, ADDITIONS, OR REPAIRS TO BUILDINGS, ALREADY ERECTED.

1. State how many buildings to be altered, One
2. What is the Street or Avenue, and the number thereof, 41 Mercer St.
3. On which side, North, South, East, or West, West
4. How many feet from the nearest street,
5. Whether North, South, East, or West of said street, North Side
6. What is the nearest street, Grand St.

PRESENT BUILDING.

Give the following information as to the present building.

1. Size of lot on which it is located, No. feet front 25, feet rear, 25, feet deep, 100
2. Size of building, No. feet front, 25, feet rear, 20, feet deep, 50, No. of stories in height, 4, No. of feet in height, from curb level to highest point, 44
3. Material of Building, Brick, Material of Front, Brick
4. Whether roof is Peak, Flat, or Mansard, flat
5. Material of Ironing, Iron
6. Depth of foundation walls, 10 feet. Thickness of foundation walls, 24 inches. Material of foundation walls, Stone
7. Thickness of upper walls, 12 inches. Material of upper walls, Brick
8. Whether Independent or Party-walls, Independent
9. Whether there is any other building on the lot, No
10. How the building is occupied, Store

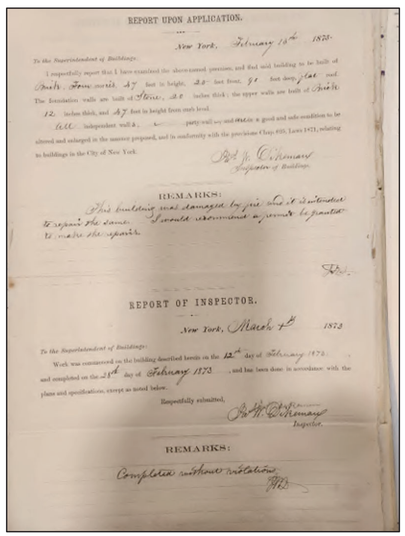
HOW TO BE ALTERED.

IF RAISED OR BUILT UPON.

Give the following information:

1. How many stories will the building be when raised,
2. How many feet high will the building be when raised,
3. Will the roof be Flat, Peak, or Mansard,

No change



REPORT UPON APPLICATION.

New York, February 18th 1873.

To the Superintendent of Buildings:

I respectfully report that I have examined the above-named premises, and find said building to be built of Brick, Four stories high, 47 feet in height, 25 feet front, 51 feet deep, flat roof. The foundation walls are built of Stone, 24 inches thick; the upper walls are built of Brick 12 inches thick, and 47 feet in height from curb level.

All Independent walls; party-wall are and were in good and safe condition to be altered and enlarged in the manner proposed, and in conformity with the provisions of Chap. 410, Laws 1871, relating to buildings in the City of New York.

Respectfully,
Inspector of Buildings.

REMARKS:

This building was damaged by fire and it is intended to repair the same. I would recommend a permit be granted.

REPORT OF INSPECTOR.

New York, March 7th 1873

To the Superintendent of Buildings:

Work was commenced on the building described herein on the 12th day of February 1873, and completed on the 1st day of February 1873, and has been done in accordance with the plans and specifications, except as noted below.

Respectfully submitted,
Inspector.

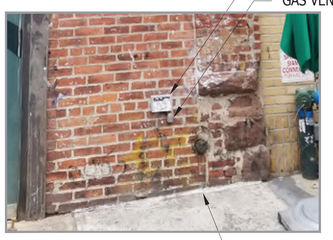
REMARKS:

Complete cast-iron store front.

Two pages from Alt. 78 of 1873, for 41 Mercer Street stamped at a later date as B. 474 L 20. The building described is actually now known as 43 Mercer Street: it turned out that the addresses on this block increased during the 19th. century - in 1857, our two properties were known as 33 and 35 Mercer Street (see p. 4); it is probable that in 1873, the numbers increased to 39 and 41, only reaching today's numbers by about 1899. The Bromley map of 1899 is wrong (listing them as 43 and 45), contradicted by a contemporary Sanborn map. The Block and Lot stamp came much later, and was applied by a clerk who did not understand that addreses were not consistent before 1900.



43 MERCER - 4TH FLOOR NORTH WALL
TRACES OF ATTIC ROOF (CRACK)





EVIDENCE REMAINING OF 43 MERCER ORIGINAL HOUSE AND OF ITS INITIAL COMMERCIAL CONVERSION

Existing atelier additions over 19th century houses in Greenwich Village and East Village



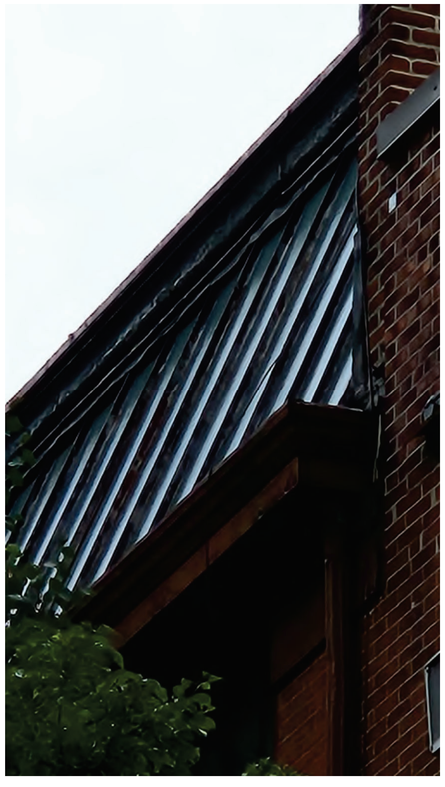
112 East 10th Street
St. Mark Historic District
(James Renwick, attr'. to; 1861)



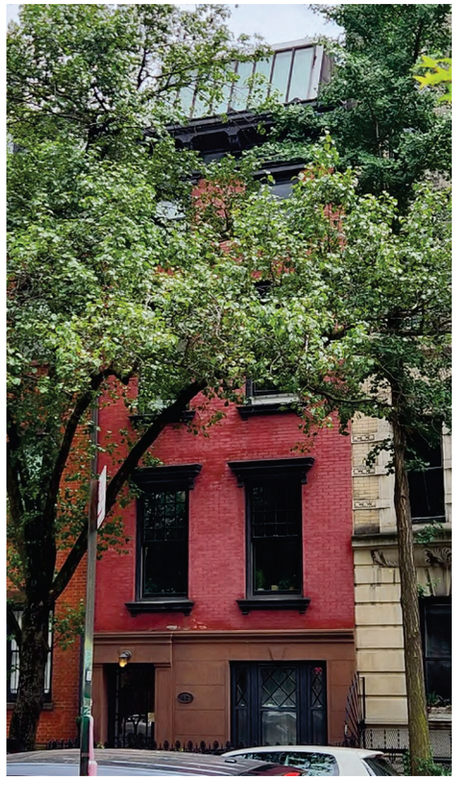
62 West 9th Street
Greenwich Village Historic District (1839)



14 East 10th Street
Greenwich Village Historic District (1854 - 1855)



14 East 10th Street (detail)



42 Stuyvesant Street
St. Mark Historic District (1845)

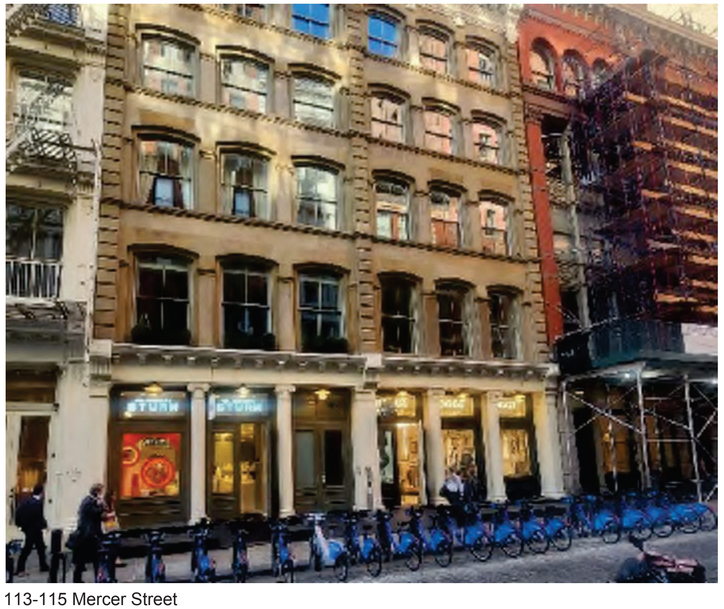
Additions on Mercer Street (West Side, between Spring and Prince)



New building with 2+ story setback portion (gray one to the left): 109 Mercer Street.
Middle building (cast-iron) with 1 or 2-story addition: 111 Mercer Street;
Double building to right with 2-story + addition (and masonry front):
113-115 Mercer Street.



Addition over 113-115 Mercer Street



113-115 Mercer Street



55 Mercer Street: 1-Story Addition



47-49 Mercer Street: 1-Story Addition

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"

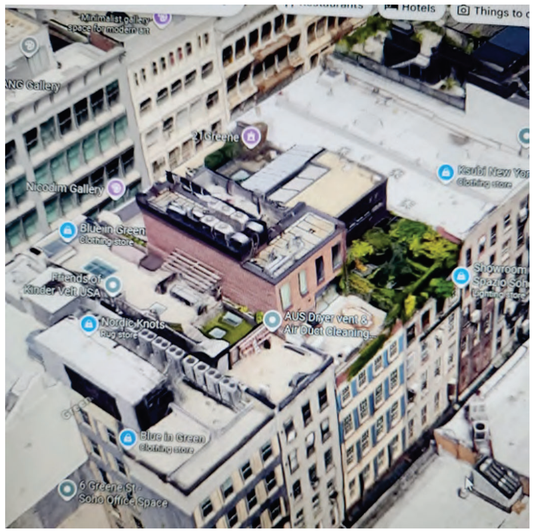


35 Mercer Street (Alexander Wang) - 9'-11 1/2"

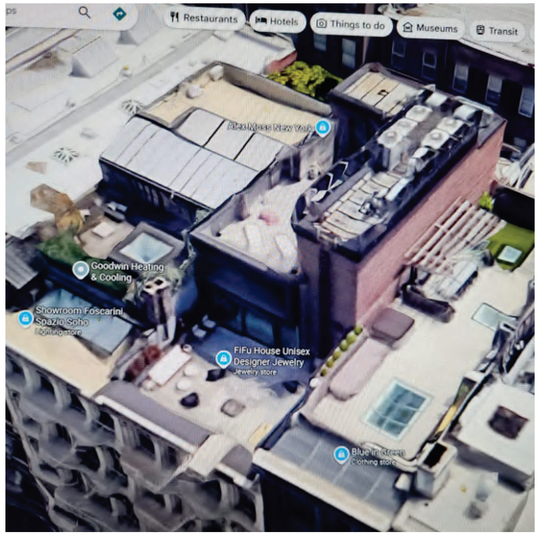


129 Spring Street - 10'-9 1/2"

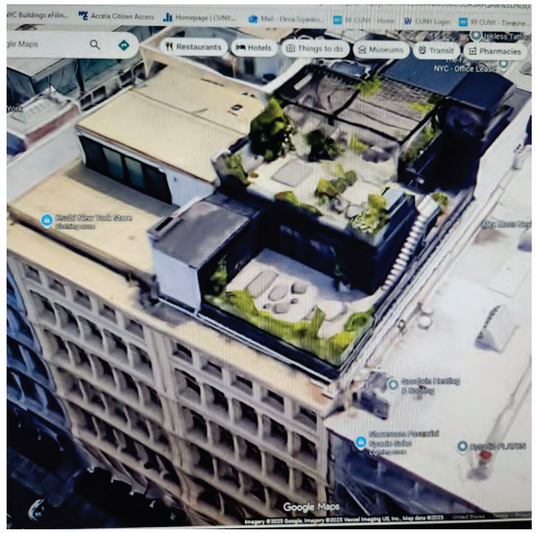
41 - 43 Mercer Street: SoHo Rooftop Addition Satellite Views



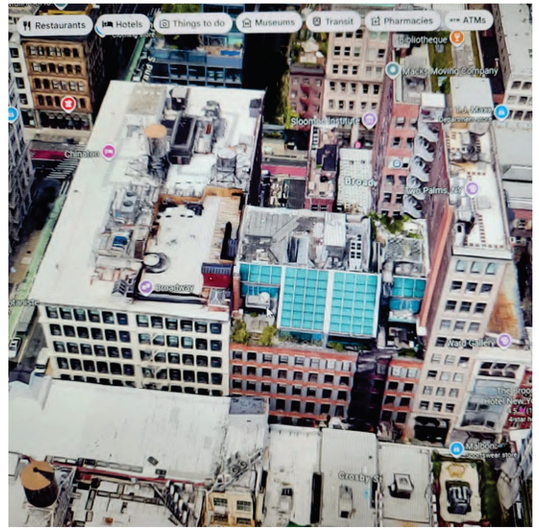
10 and 12-14 Greene St. 2-story addition



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



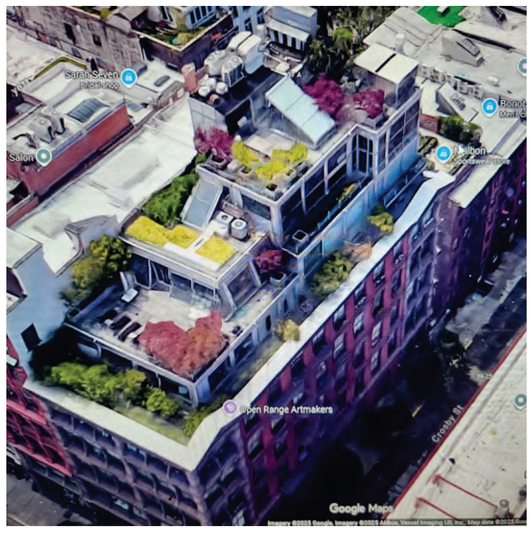
20 and 26 Greene St. 2-story addition



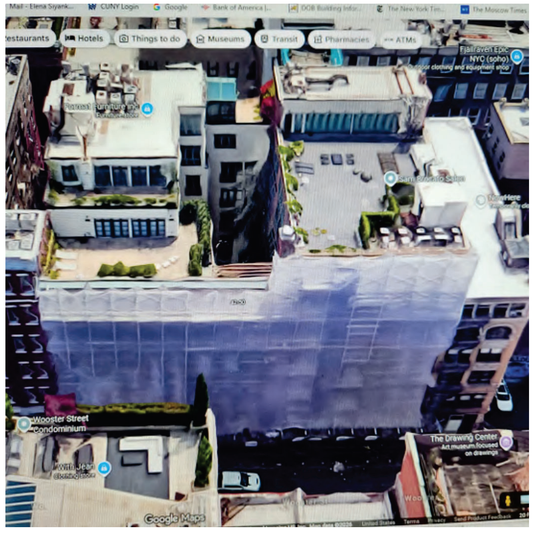
30 -36 Crosby Street - 3-story angled glass



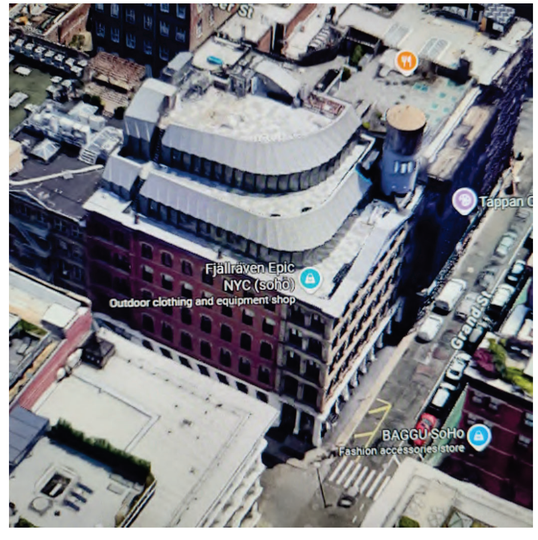
32-34 and 28-30 Greene St. 2-story addition



37-39 Crosby St. 3-story addition

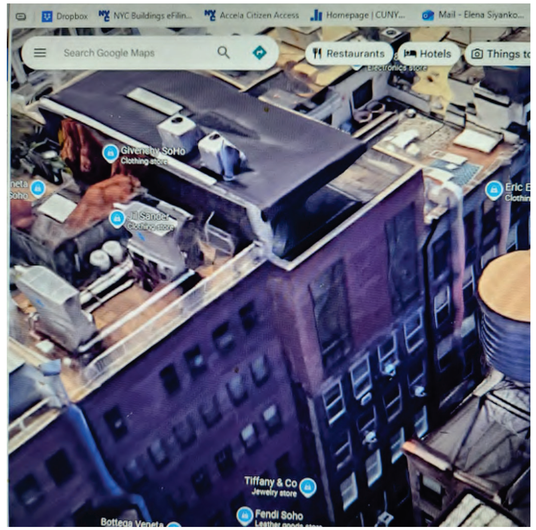


50 and 42 Wooster Street - 2 sty. plus addition

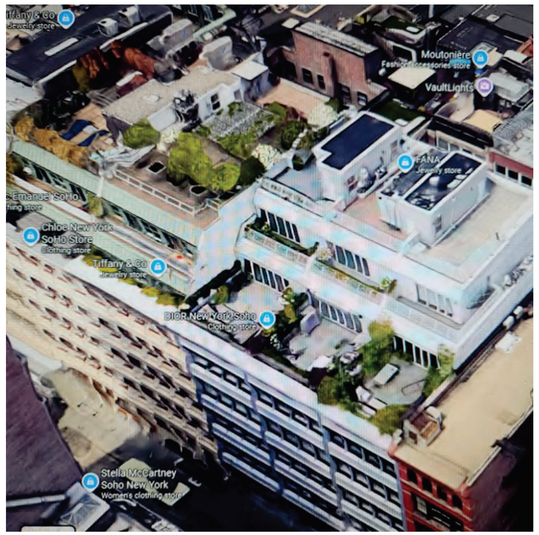


90 Grand Street - 2 story plus addition

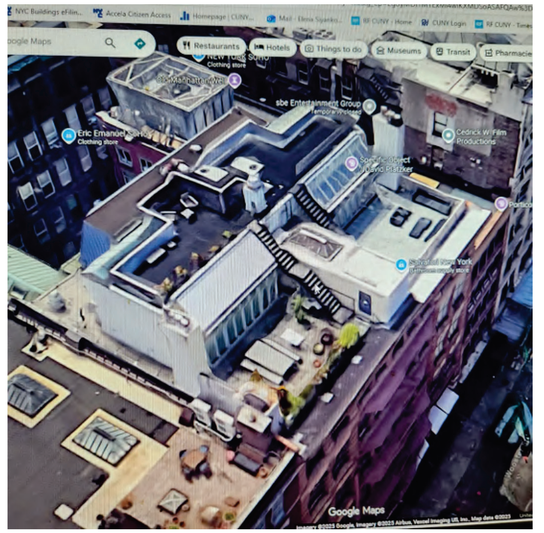
41 - 43 Mercer Street: SoHo Rooftop Addition Satellite Views



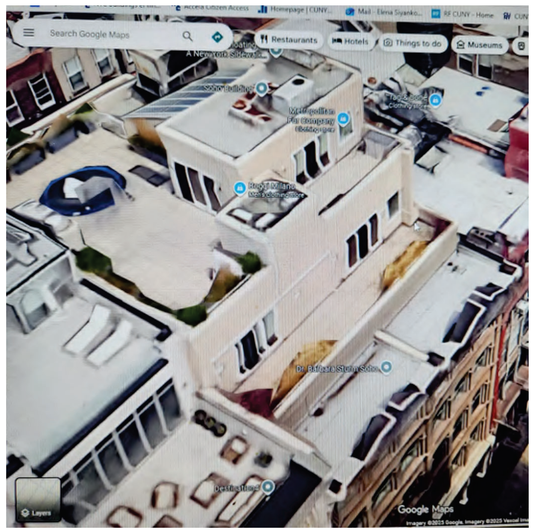
97 Greene St. - 3-story addition



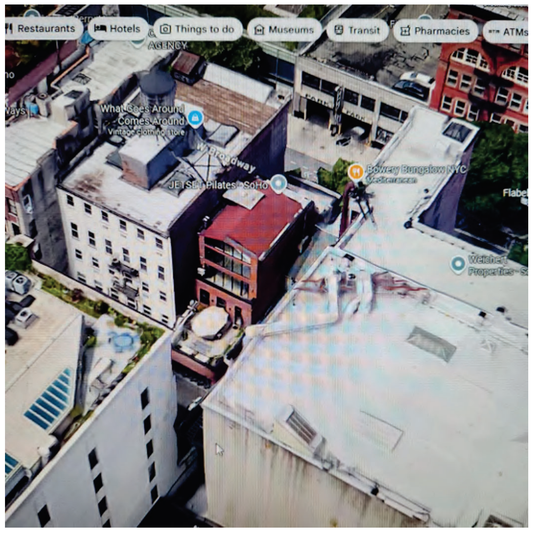
101-103 and 107-109-111 Greene St. (2 story)



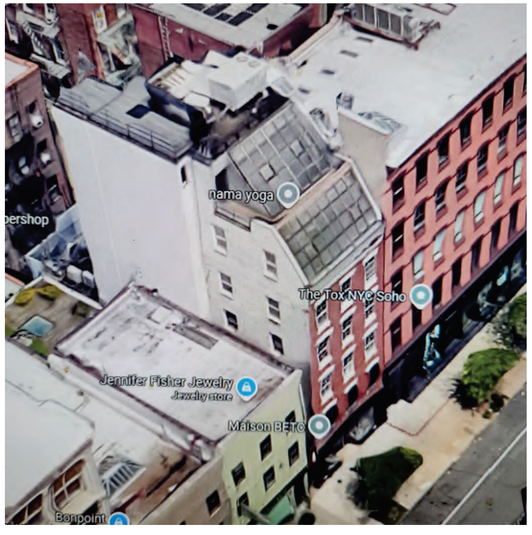
104-108 Wooster St. - 2 sty. plus addition



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



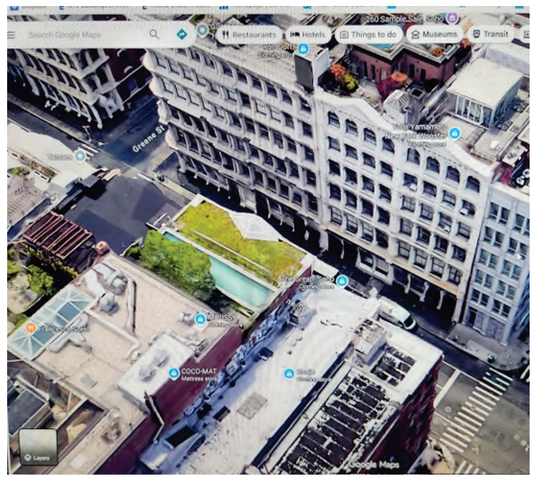
355 West Broadway (rear) 3 story addition



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

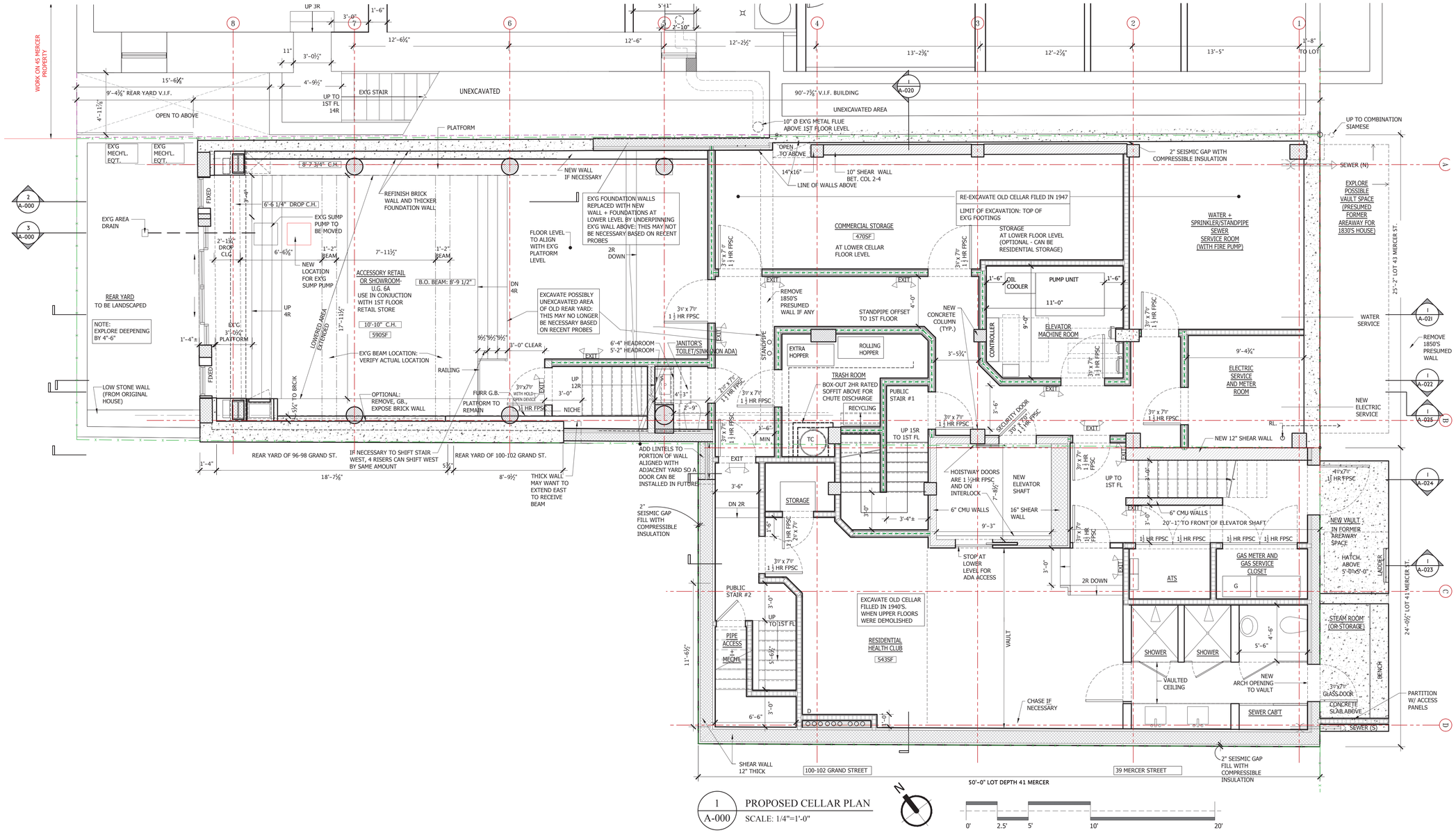


100 Grand Street - 1-story addition



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

41 - 43 Mercer Street: Architectural Plan - Cellar

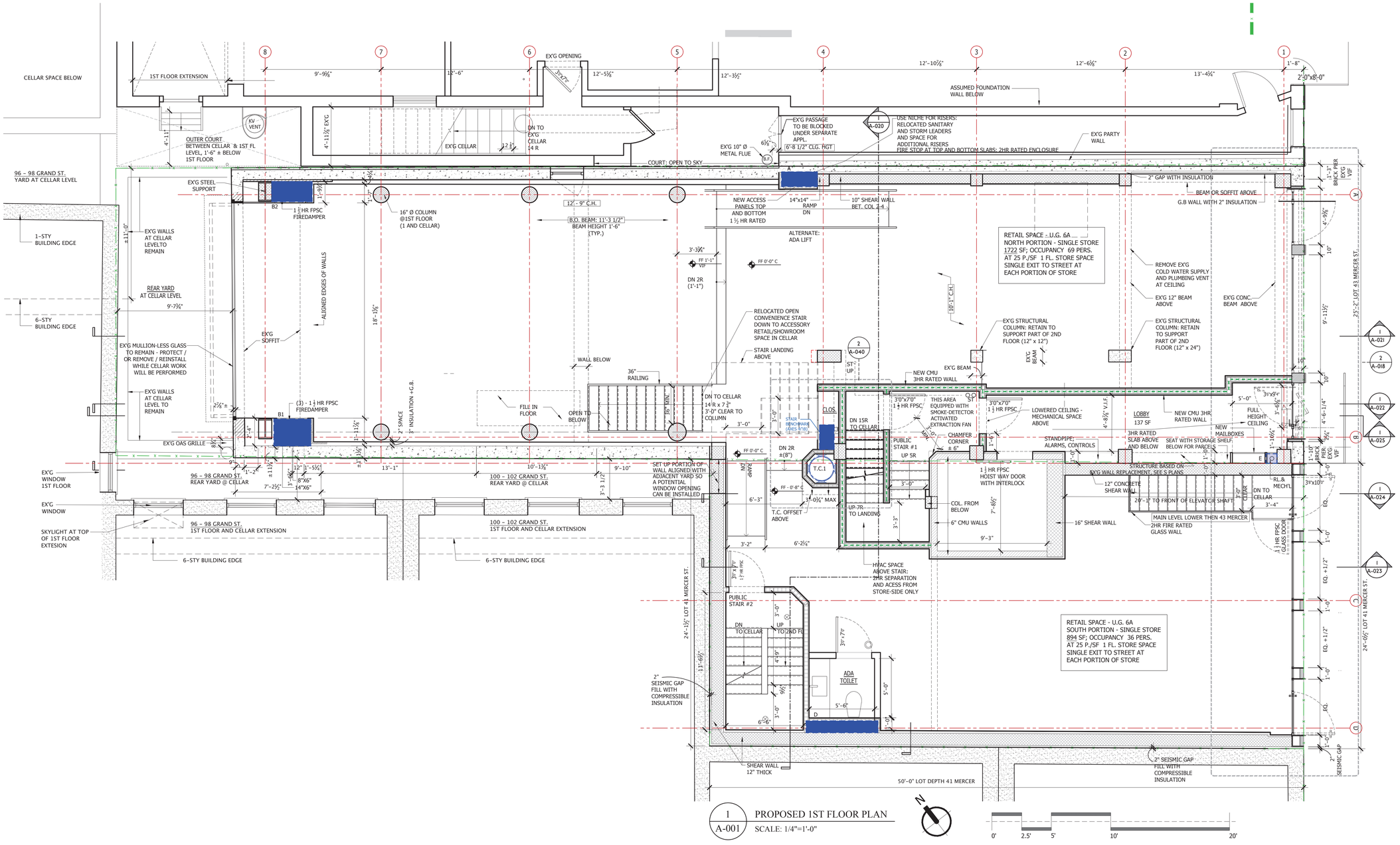


1 A-000 PROPOSED CELLAR PLAN
SCALE: 1/4"=1'-0"

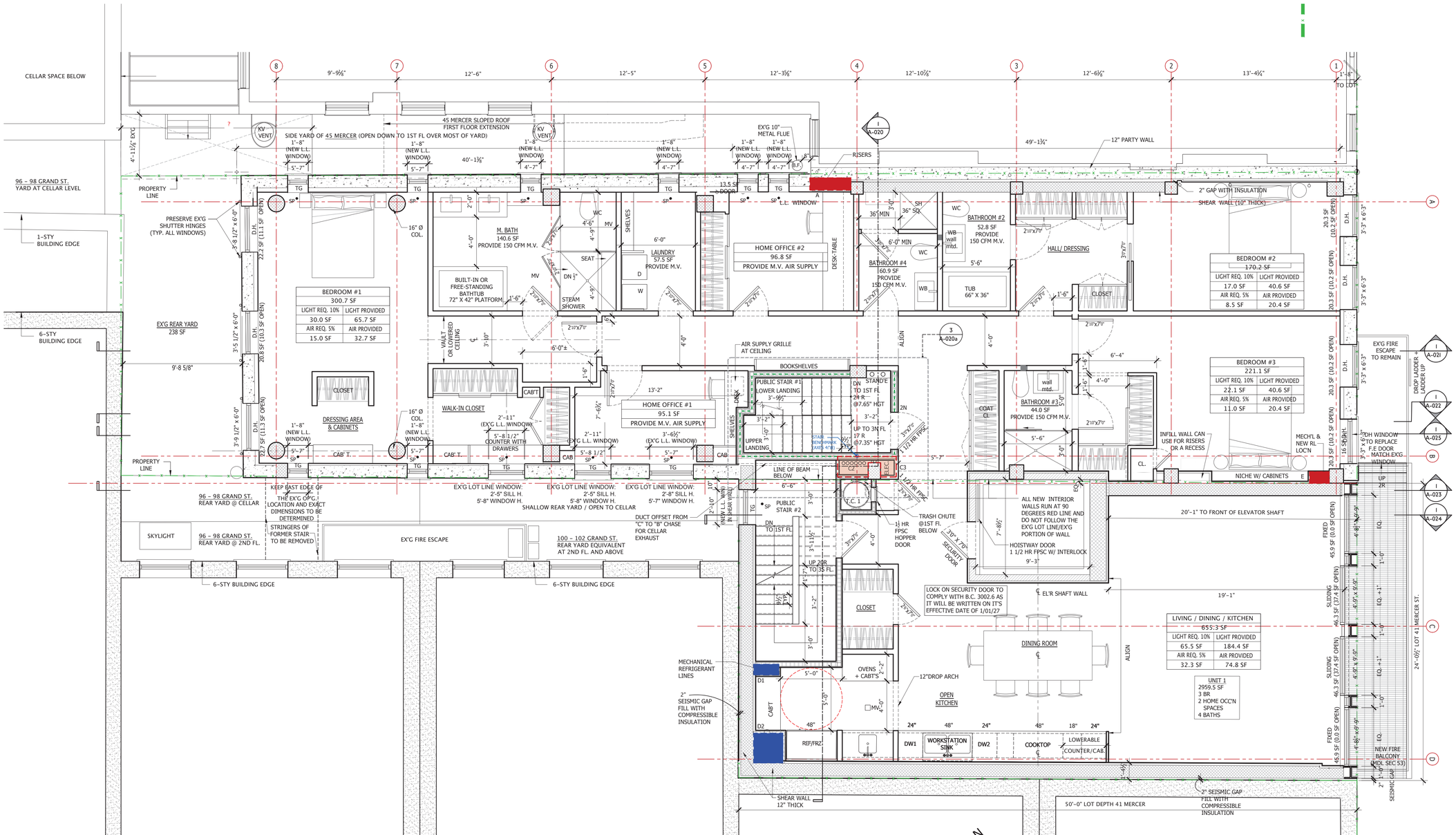
41 - 43 Mercer Street - Soho Cast-Iron Historic District
February 17, 2026

ALEXANDR NERATOFF ARCHITECT
JPD PRESERVATION CONSULTING

41 - 43 Mercer Street: Architectural Plan - 1st Floor

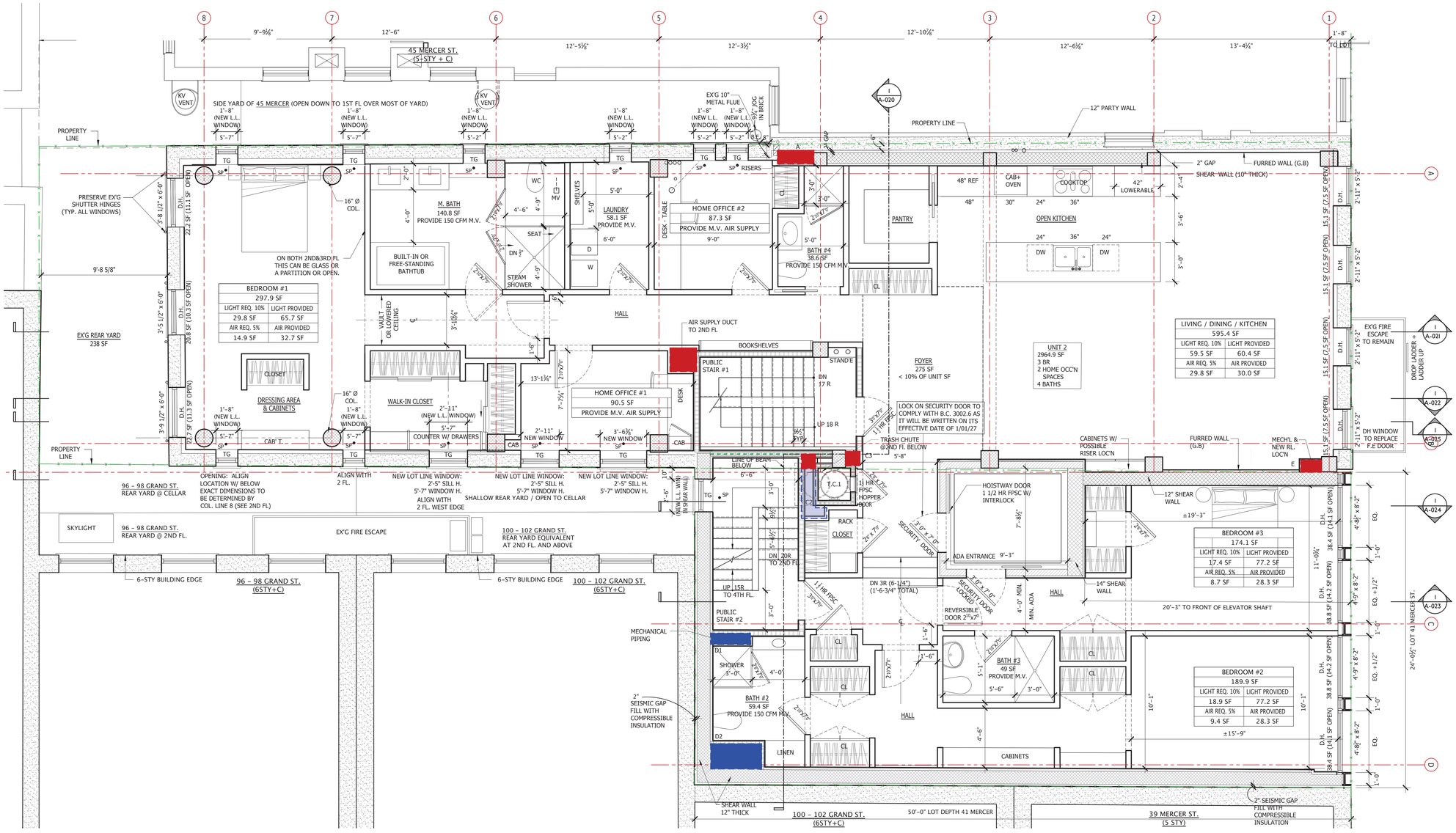


41 - 43 Mercer Street: Architectural Plan - 2nd Floor



ALEXANDR NERATOFF ARCHITECT
JPD PRESERVATION CONSULTING

41 - 43 Mercer Street: Architectural Plan - 3rd Floor



1 / A-003 PROPOSED 3RD FLOOR PLAN

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

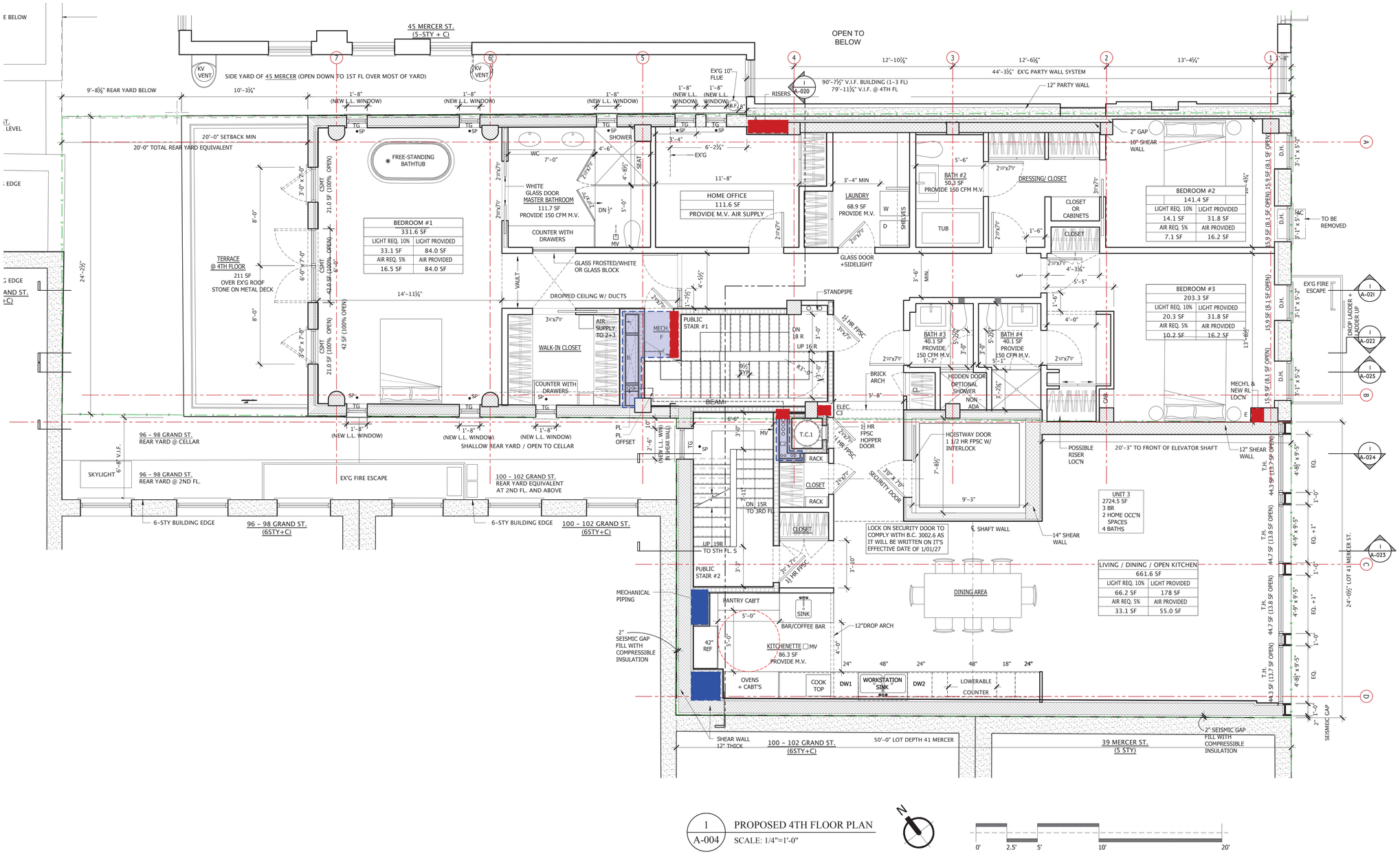
0' 2.5' 5' 10' 20'

41 - 43 Mercer Street - Soho Cast-Iron Historic District
February 17, 2026

ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

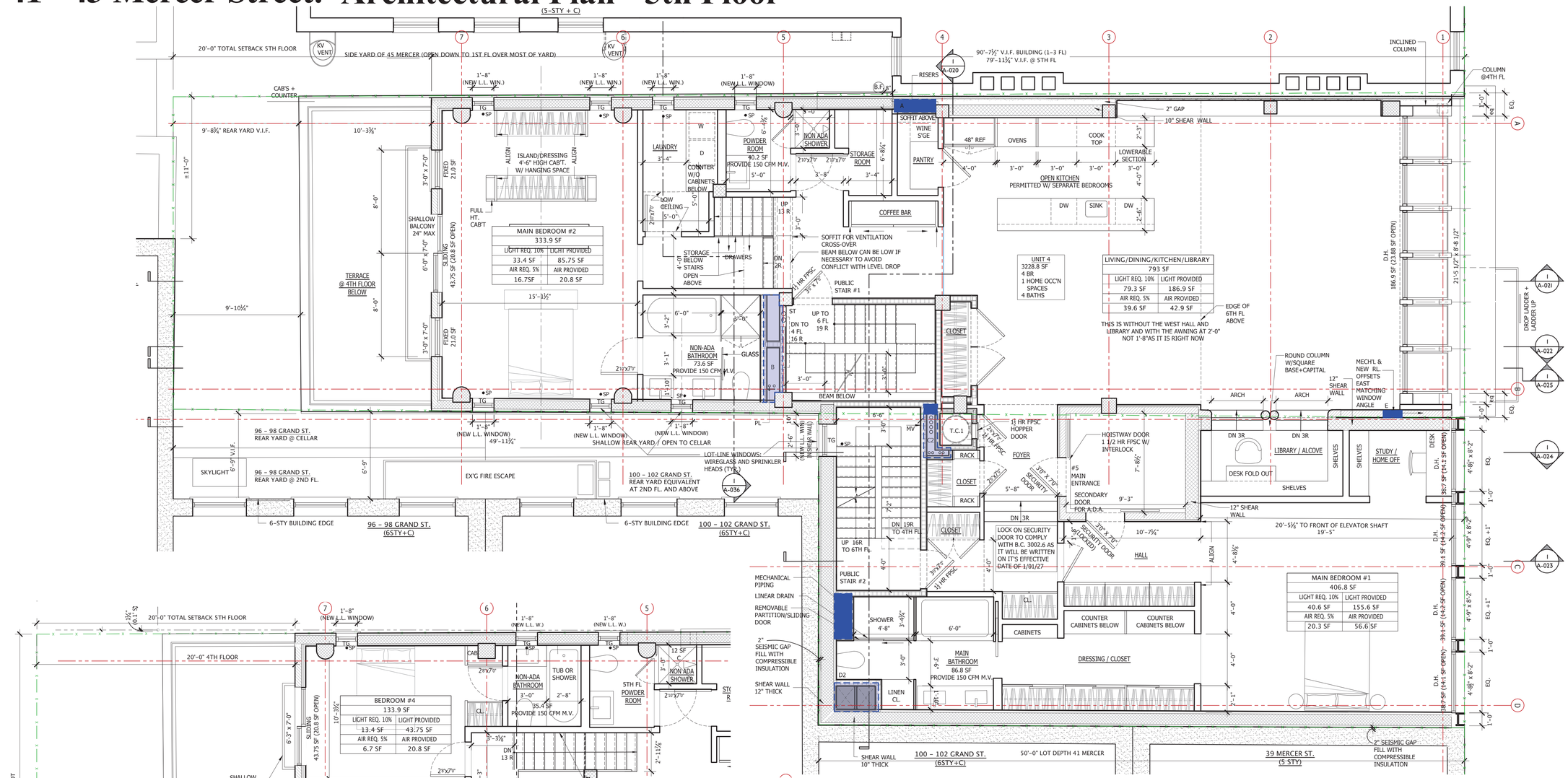
41 - 43 Mercer Street: Architectural Plan - 4th Floor



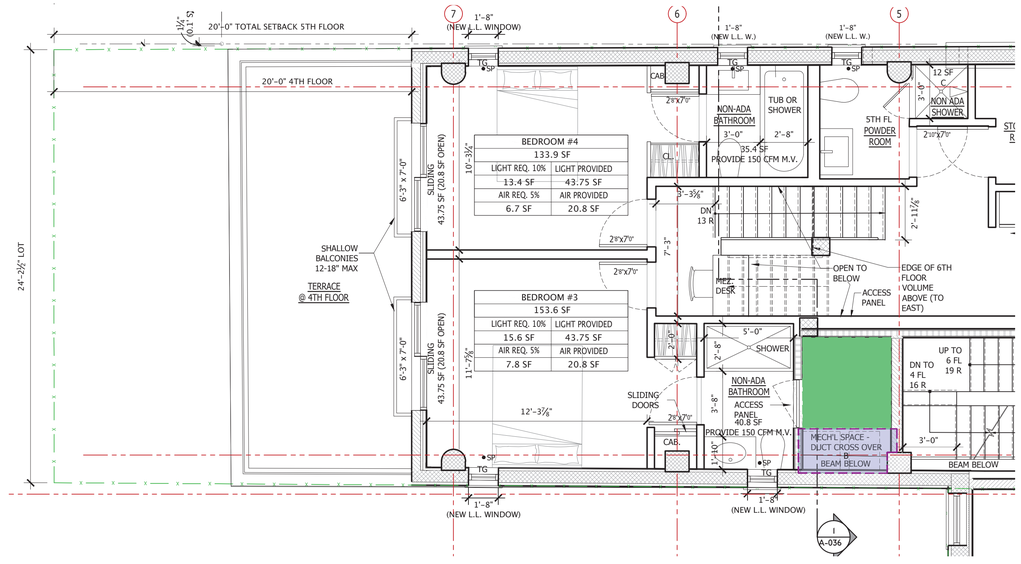
1 A-004 PROPOSED 4TH FLOOR PLAN
SCALE: 1/4"=1'-0"

0' 2.5' 5' 10' 20'

41 - 43 Mercer Street: Architectural Plan - 5th Floor



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



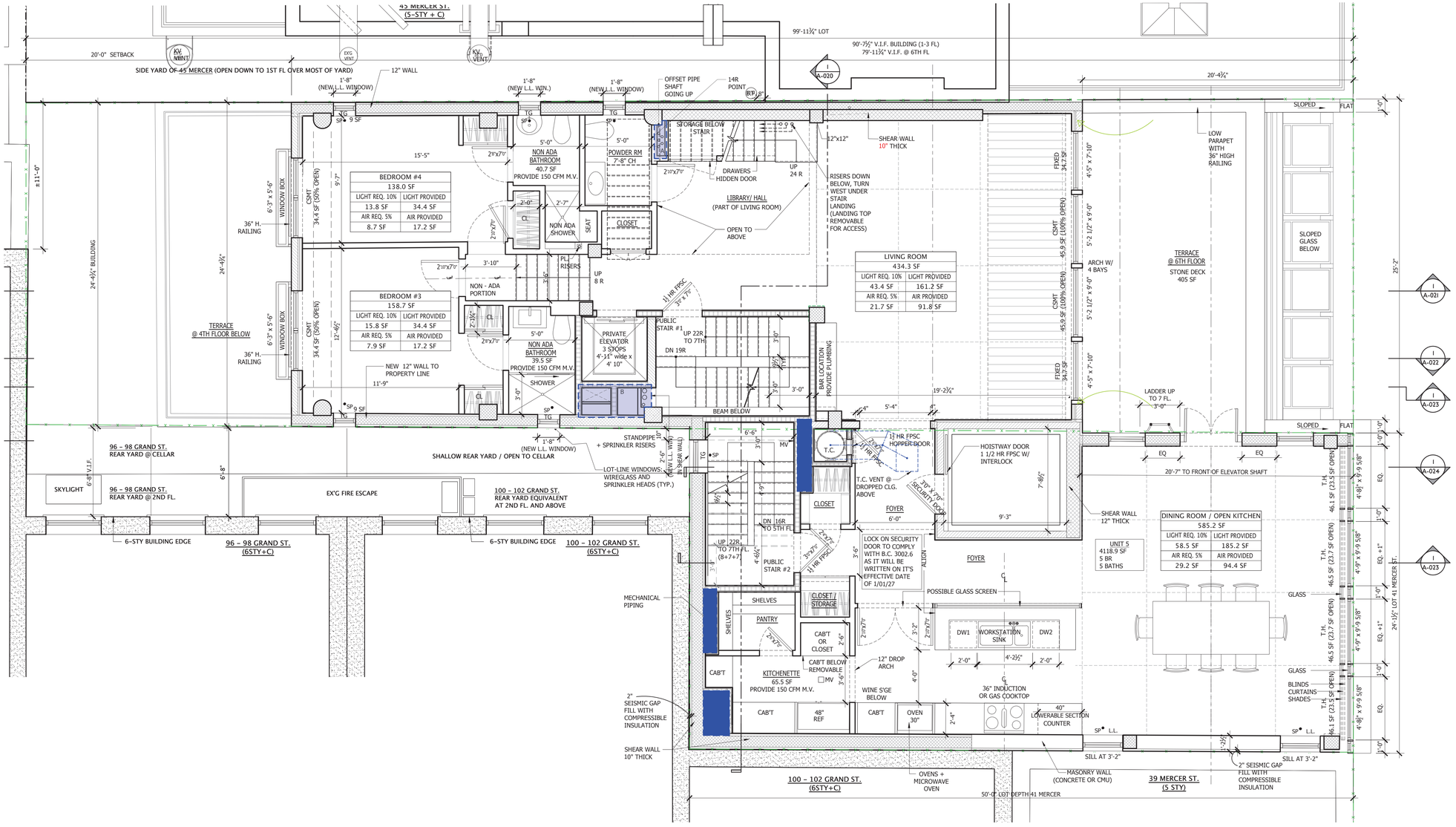
2 A-005 PROPOSED 5TH FLOOR MEZZANINE PLAN
SCALE: 1/4"=1'-0"

0' 2.5' 5' 10' 20'

ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

41 - 43 Mercer Street: Architectural Plan - 6th Floor



1 / A-006 PROPOSED 6TH FLOOR PLAN

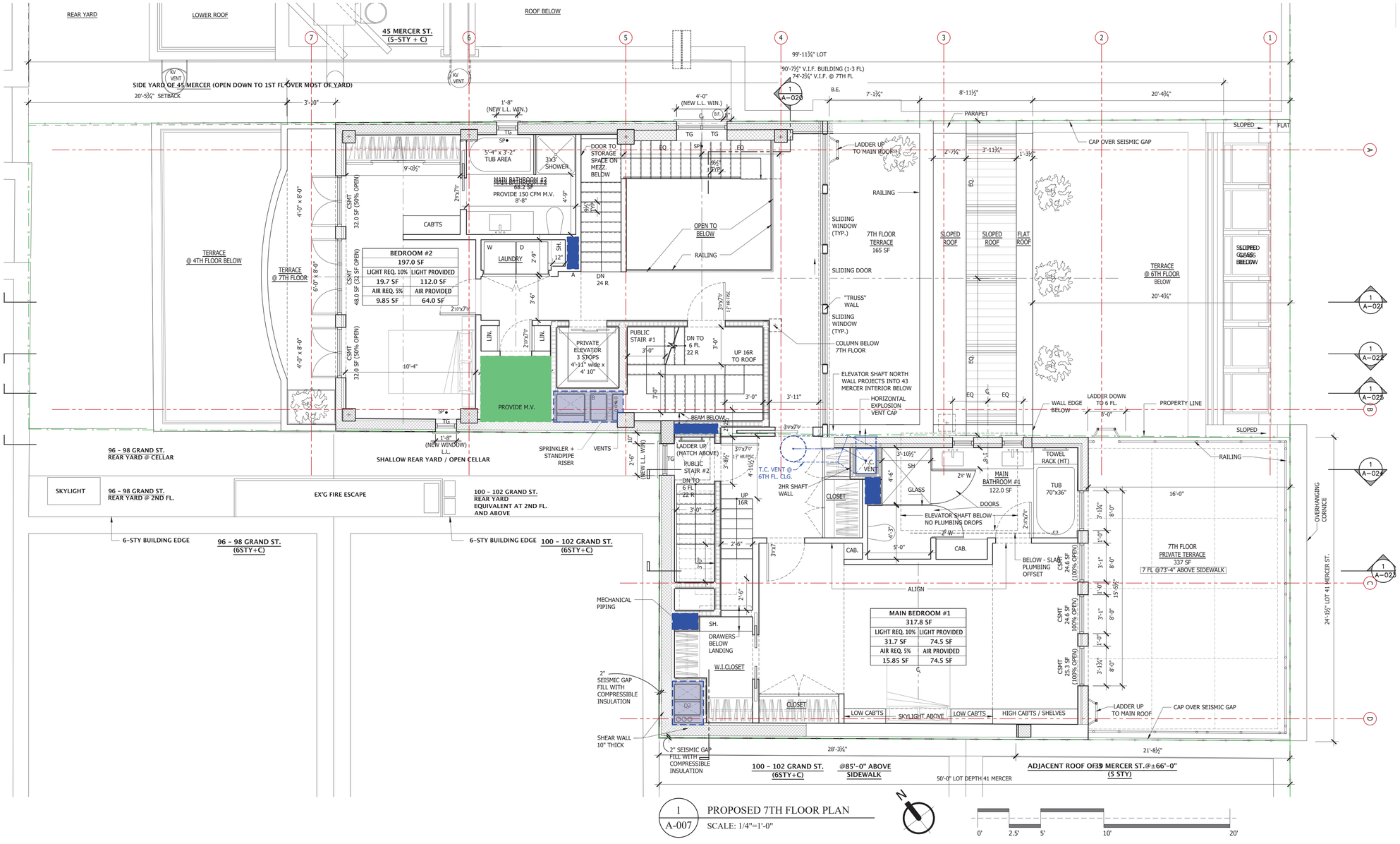
SCALE: 1/4"=1'-0"

0' 2.5' 5' 10' 20'

ALEXANDR NERATOFF ARCHITECT

JPD PRESERVATION CONSULTING

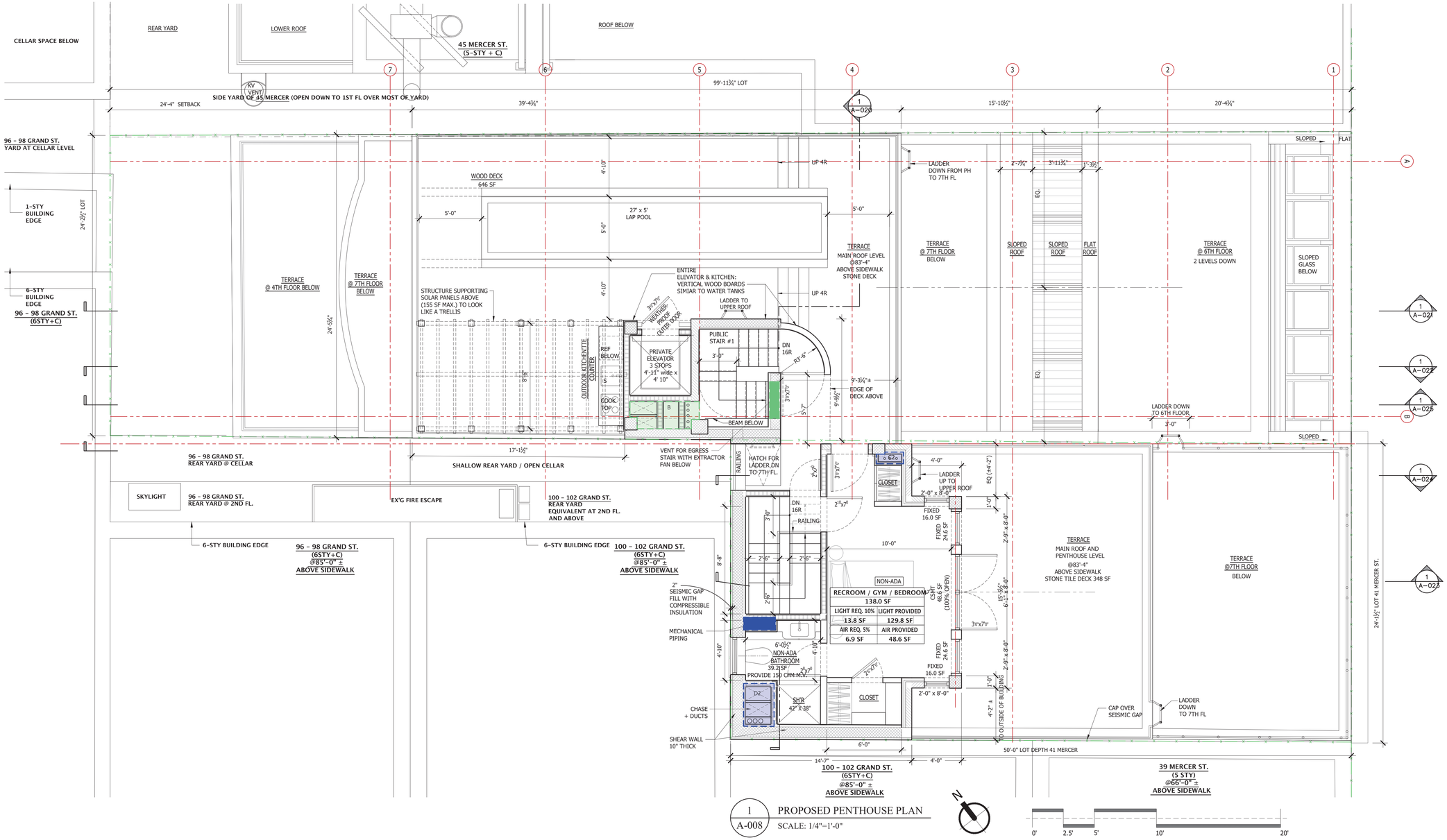
41 - 43 Mercer Street: Architectural Plan - 7th Floor



1 A-007 PROPOSED 7TH FLOOR PLAN
SCALE: 1/4"=1'-0"

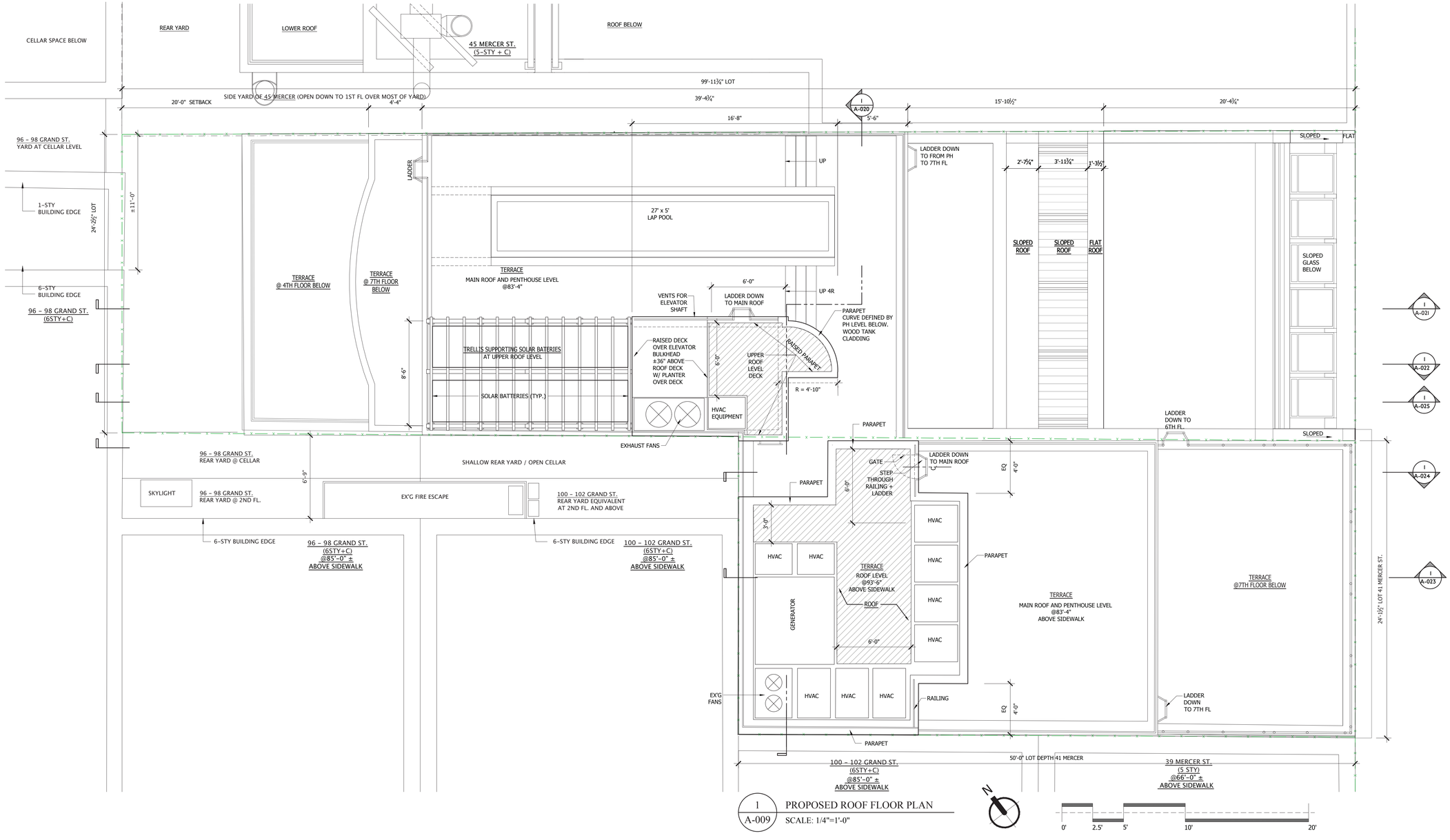
ALEXANDR NERATOFF ARCHITECT
JPD PRESERVATION CONSULTING

41 - 43 Mercer Street: Architectural Plan - 8th Floor



1 A-008 PROPOSED PENTHOUSE PLAN
SCALE: 1/4"=1'-0"

41 - 43 Mercer Street: Architectural Plan - Roof Plan



1 A-009 PROPOSED ROOF FLOOR PLAN

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

Landmarks Preservation Commission

February 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 13, LPC-25-07016

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

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 333 0483
Passcode: 280108
By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (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.