43 Bleecker Street

New York, NY 10012

BUILDING INFORMATION

ADDRESS:	43 BLEECKER STREET
BLOCK:	529
LOT:	62
ZONE:	M1-5 / R7X, SNX
MAP:	12c

HISTORIC INFORMATION

DATE OF CONSTRUCTION:	1896 (NB 166-1896)
ARCHITECT:	RALPH S. TOWNSEND
ORIGINAL OWNER:	HARRY CHAFFEE
STYLE:	CLASSICAL REVIVAL
STRUCTURE / MATERIAL:	STEEL / BRICK WITH LIMESTONE AND TERRA-COTTA ORNAMENT

PROPOSED PROJECT SCOPE

EXTERIOR MODIFICATIONS AS PART OF RESIDENTIAL CONVERSION AND ADAPTIVE RE-USE

- FRONT (SOUTH) FACADE RESTORATION/ PRESERVATION INCLUDING CORNICES AND HISTORICAL ELEMENTS
- STOREFRONT/ GROUND FLOOR (SOUTH) MODIFICATION
- REPLACE ALL EXISTING WINDOWS OF THE BUILDING
- ADDITION OF STAIR/ ELEVATOR BULKHEAD AND MECHANICAL EQUIPMENT
- ADDITION OF BALCONIES ON THE REAR (NORTH) FACADE
- RE ADDING THE CLOSERS OF THE WINDOWS

PROPOSED PROJECT SCOPE

ARCHITECT:

NOEL WONG
ADB ASSOCIATES
5318 16 AVENUE

PRESERVATION CONSULTANT:

HIGGINS QUASEBARTH & PARTNERS LLC
11 HANOVER SQUARE, 16th FLOOR
NEW YORK, NY 10005

DESIGN CONSULTANT:

RIGBY & RIGBY
LONDON, UNITED KINGDOM


Subway


NoHo East Historic District | LP-2129
NYC Landmarks Preservation Commission
Bond St
Jones Al
Lafayette St
Bowery
E 2 St
Bleecker St
Crosby St
Mulberry St
Mott St
Elizabeth St
E 1 St
E Houston St
Legend
Historic District Boundary
Building Footprints
New York City Tax Lots
NoHo East Historic District | LP-2129
Borough of Manhattan
Calendared: December 3, 2002
Public Hearing: March 4, 2003
Designated: June 24, 2003
Graphic Source: Map PLUTO, Edition 18v1. Author: New York City Landmarks Preservation Commission, LCH Date: 2.20.2019



1940 Tax Photo



LPC Designation photo 2003


Maxwell
Subway
A COMPLETE UNKNOWN




CHANEL
HIGH JEWELRY
SHAPIRO
718-292-3000


WASTE CONNECTIONS OF NEW YORK INC.
2630 PARK AVE.
BRONX, NY 10451
1-888-437-4271
BIC# 1059
NJDEP33447
30199
30-YD

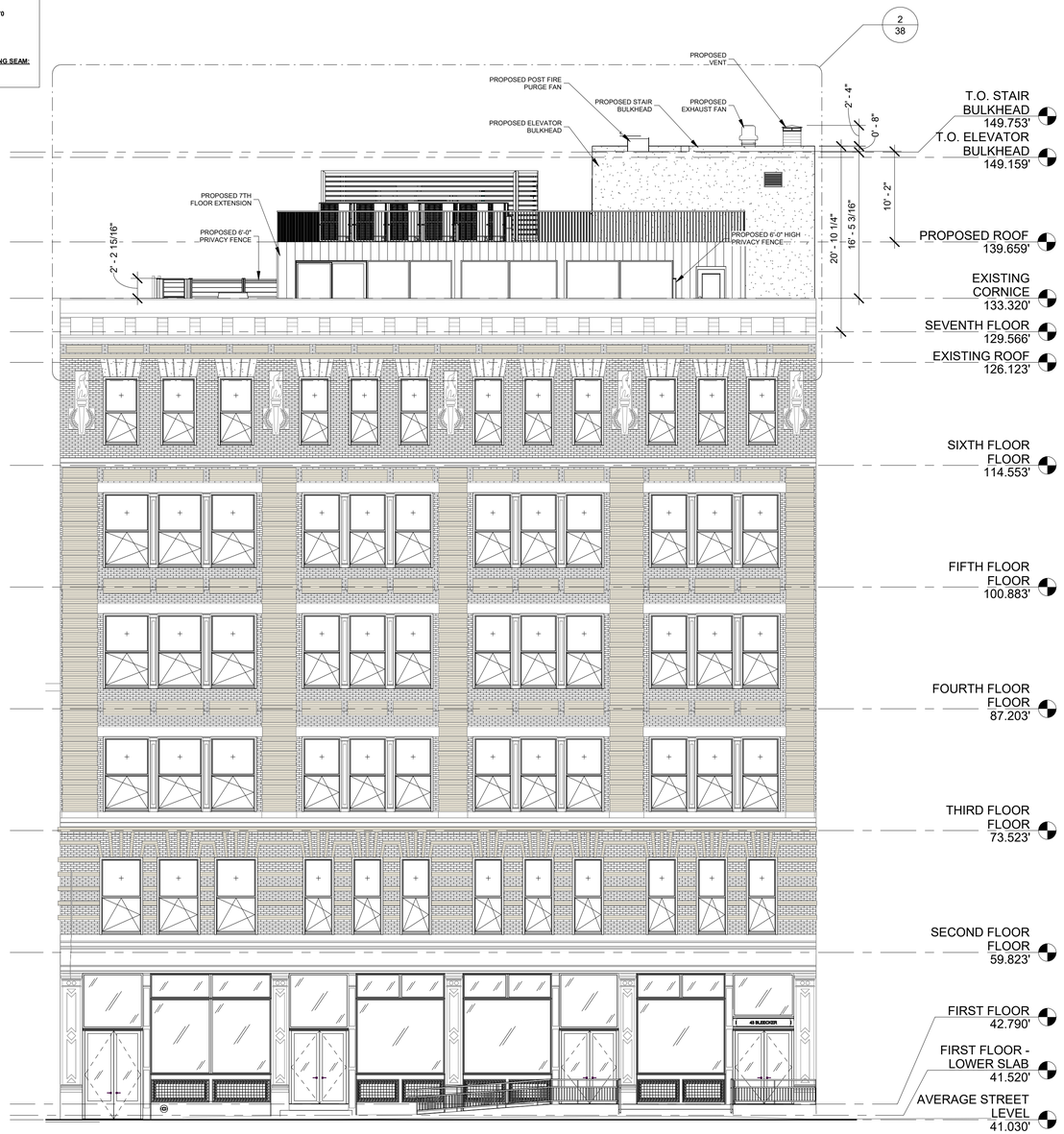


2 EXISTING FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



1 PROPOSED FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

LPC PUBLIC HEARING

OCTOBER 13th 2026

RIGBY & RIGBY

HIGHRISE GROUP

HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

PROPOSED FRONT (SOUTH) ELEVATION

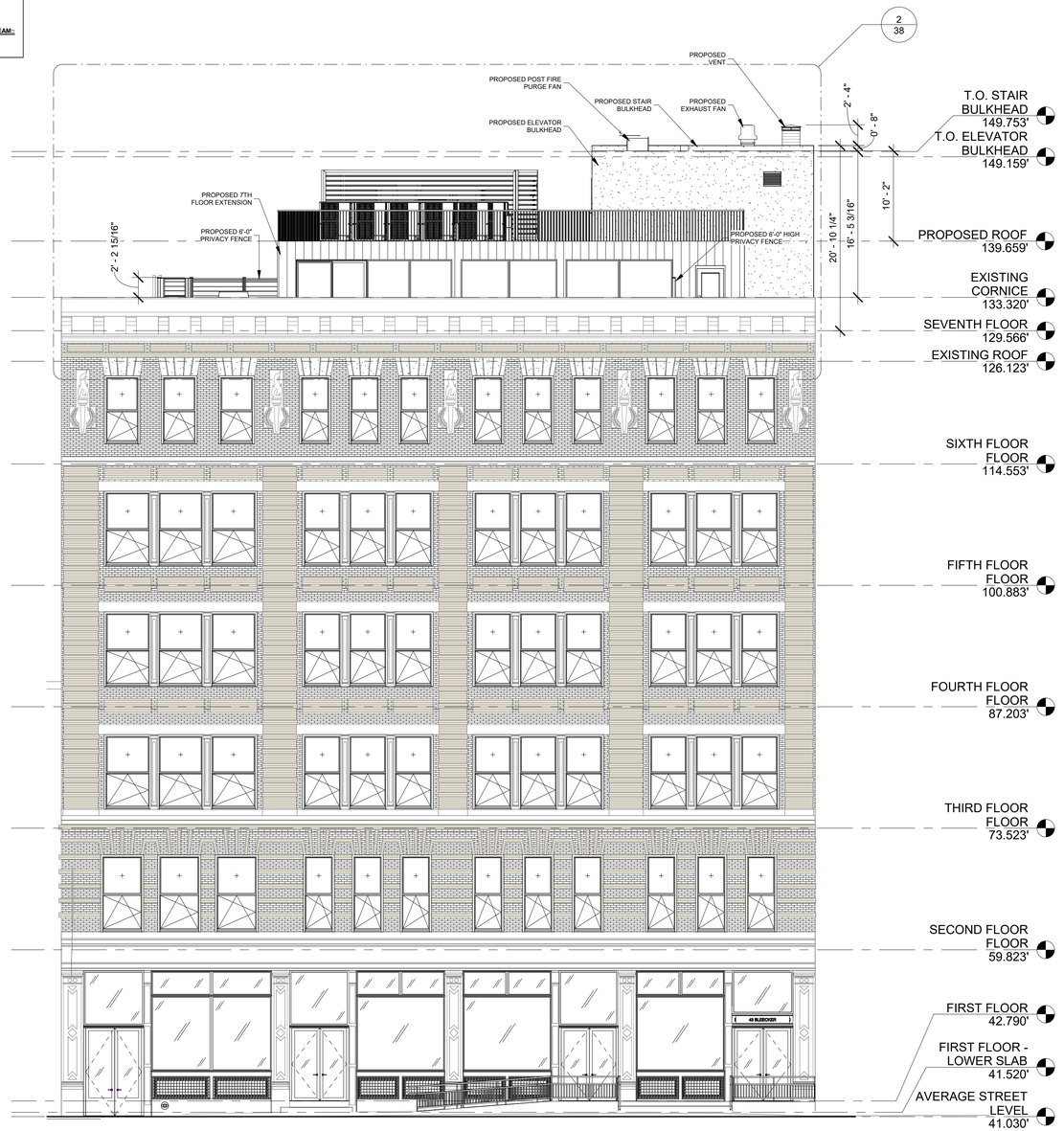


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BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM::
BONE WHITE



1 PROPOSED FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

LPC PUBLIC HEARING

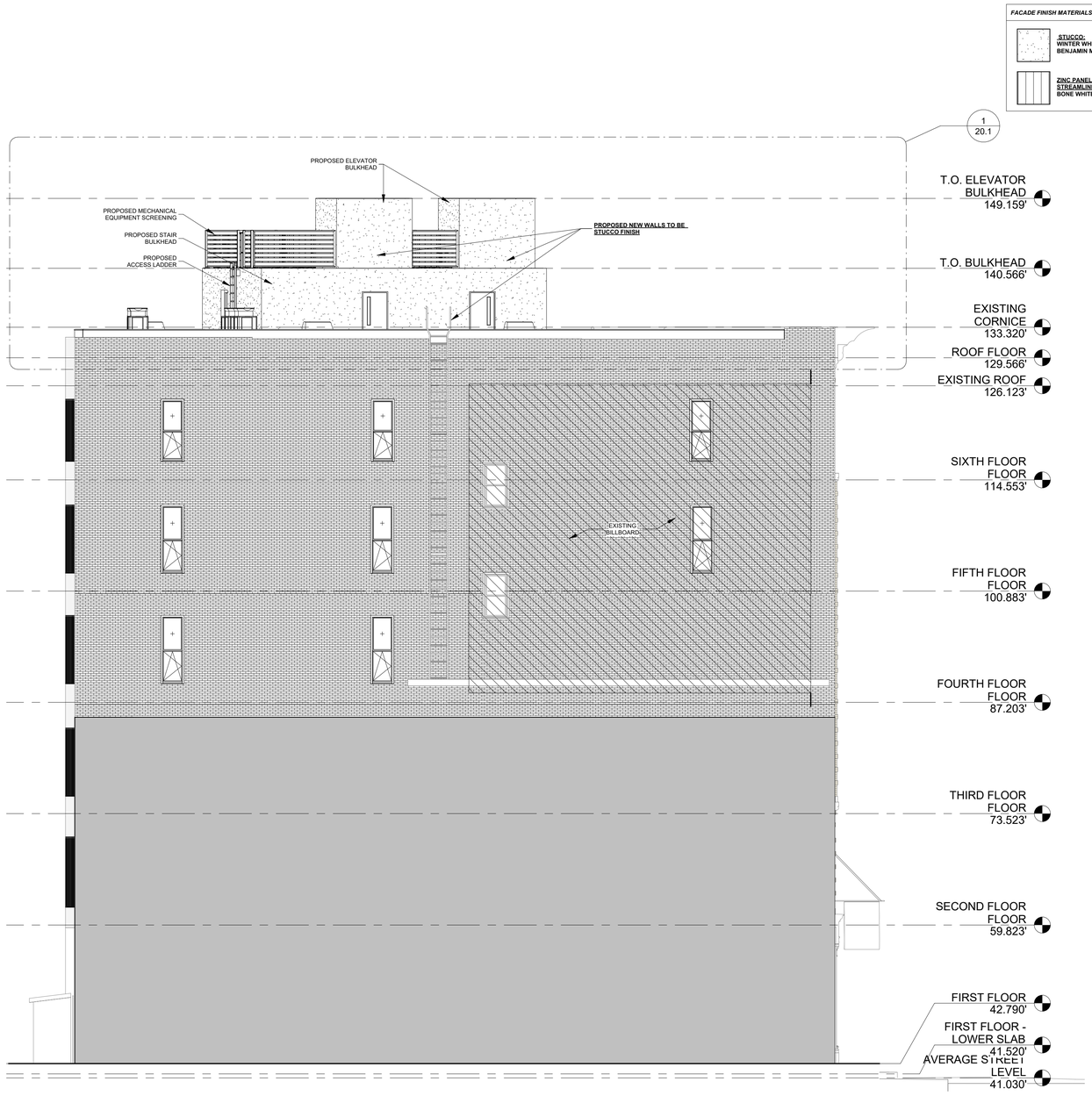
OCTOBER 13th 2026

RIGBY & RIGBY

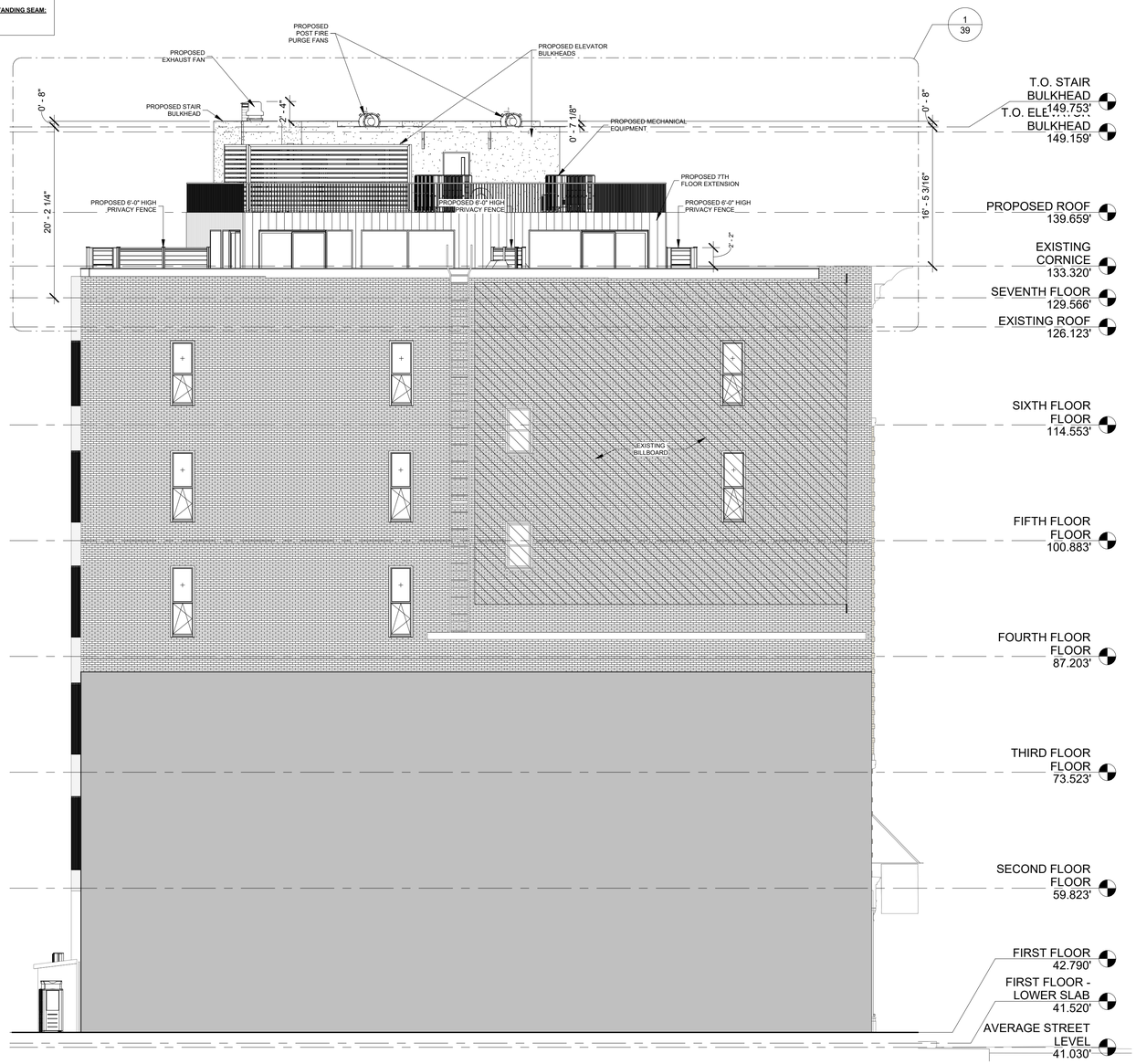
HIGHRISE GROUP

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HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

PROPOSED FRONT (SOUTH) ELEVATION - COMPARISON



2 PROPOSED SIDE (WEST) ELEVATION
1/8" = 1'-0"



2 PROPOSED SIDE (WEST) ELEVATION
1/8" = 1'-0"

LPC PUBLIC HEARING

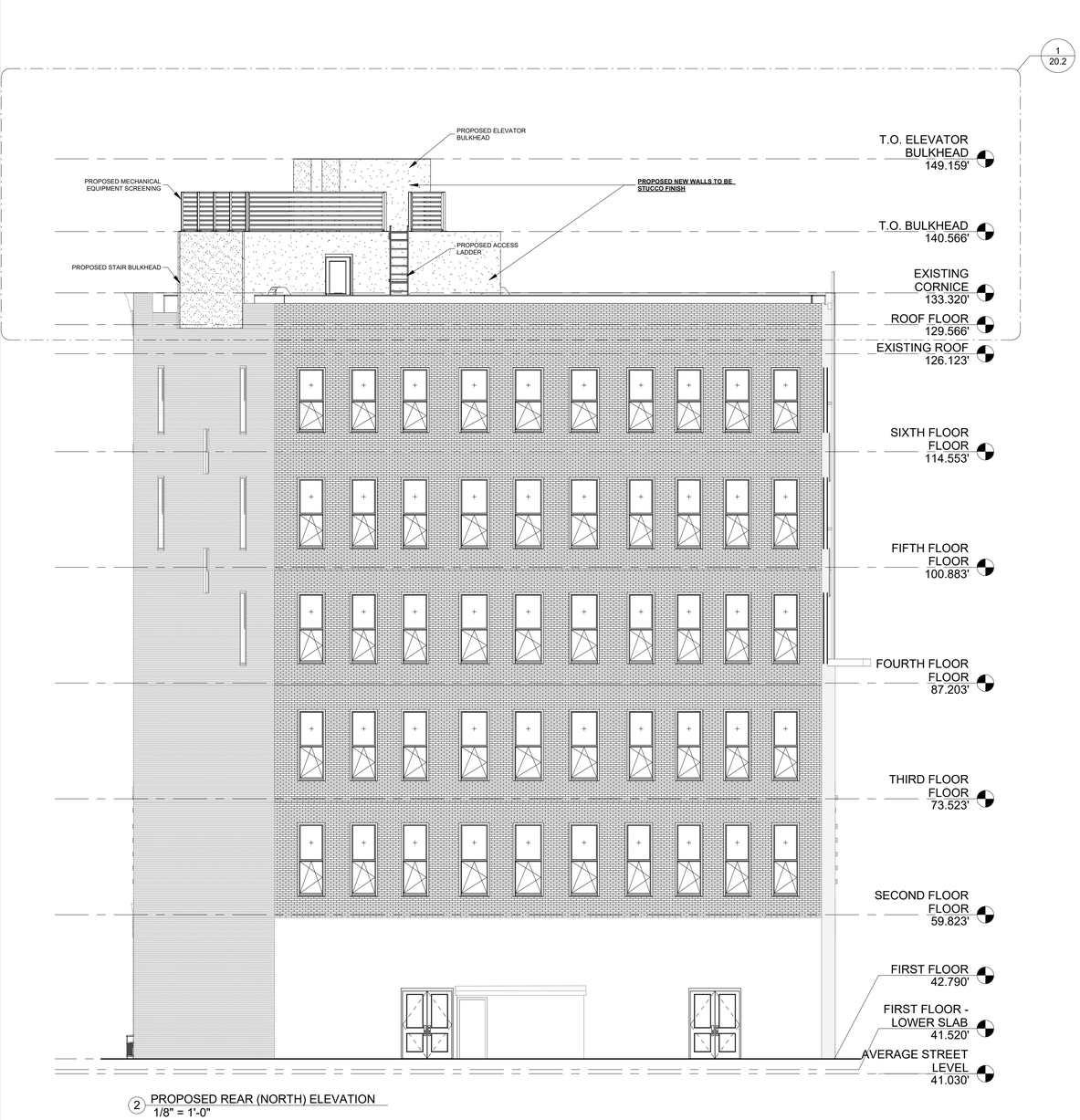
OCTOBER 13th 2026

RIGBY & RIGBY

HIGHRISE GROUP

HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

PROPOSED SIDE (WEST) ELEVATION - COMPARISON



2 PROPOSED REAR (NORTH) ELEVATION
1/8" = 1'-0"

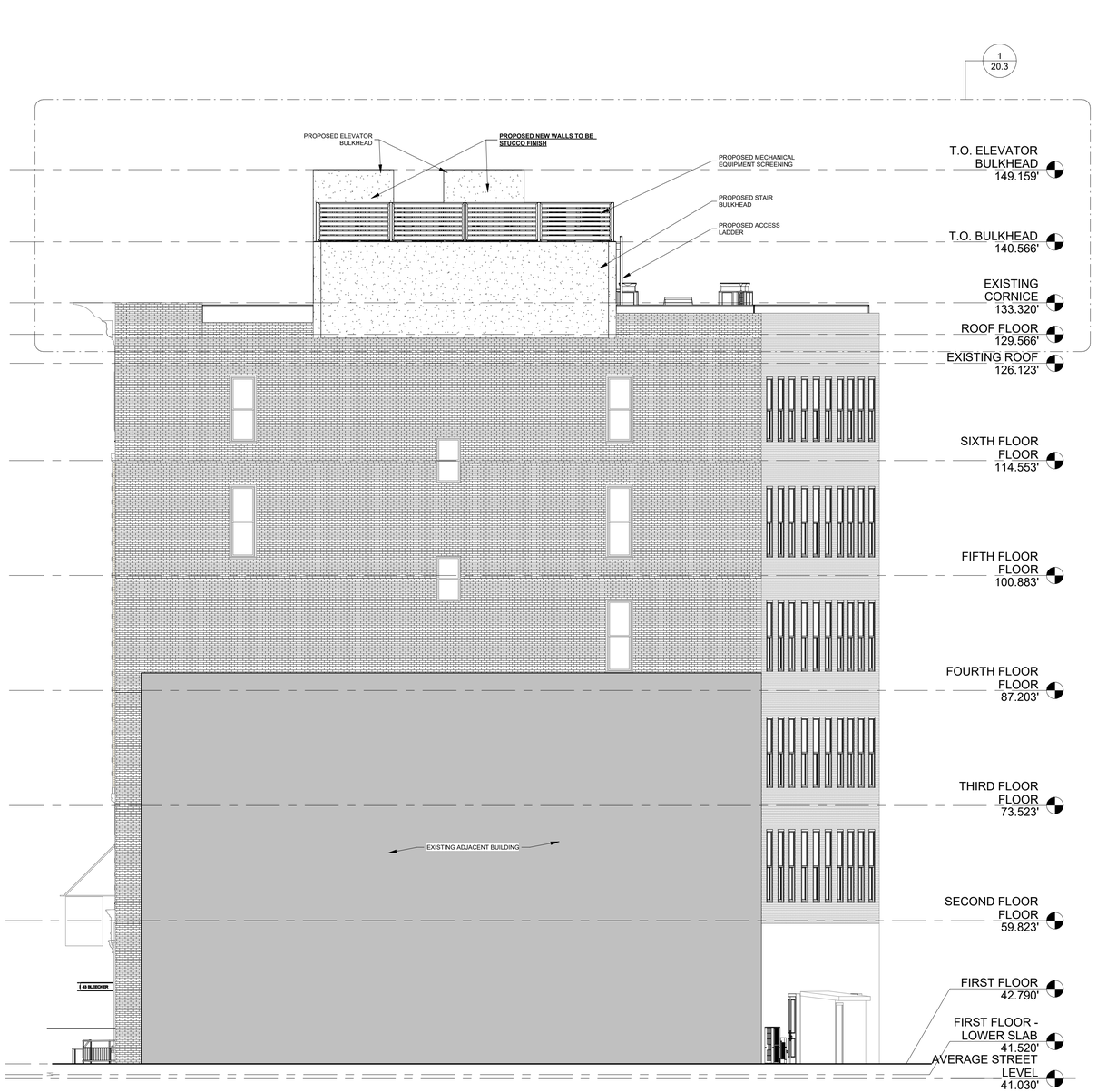
FACADE FINISH MATERIALS

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WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



2 PROPOSED REAR (NORTH) ELEVATION
1/8" = 1'-0"

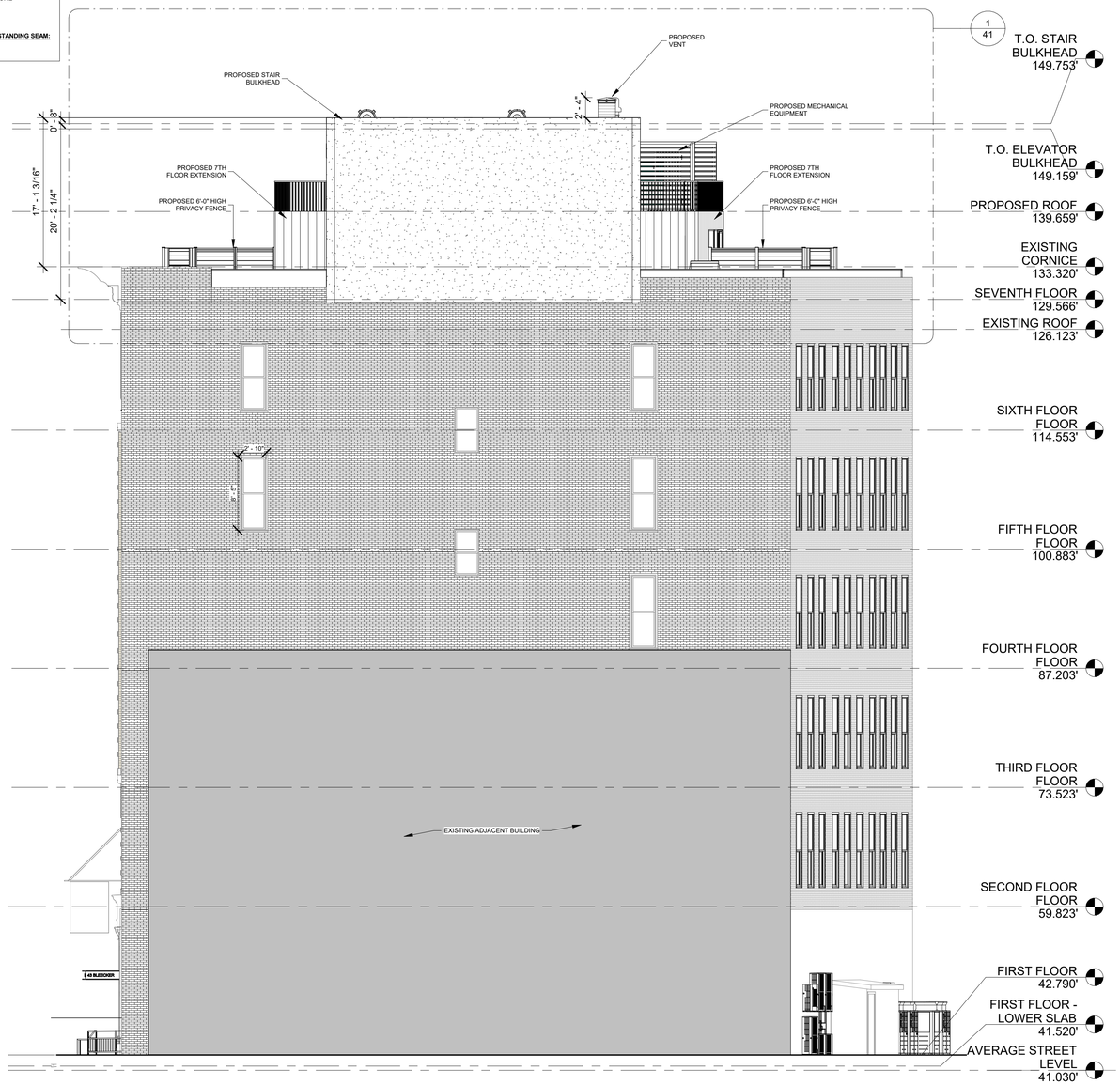


2 PROPOSED (EAST) ELEVATION
1/8" = 1'-0"

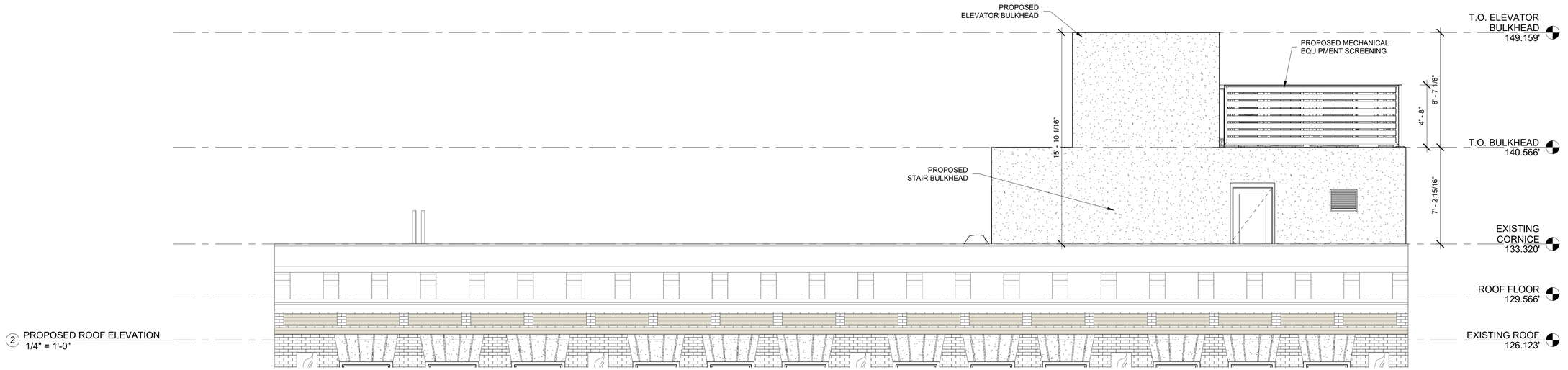
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BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
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2 PROPOSED (EAST) ELEVATION
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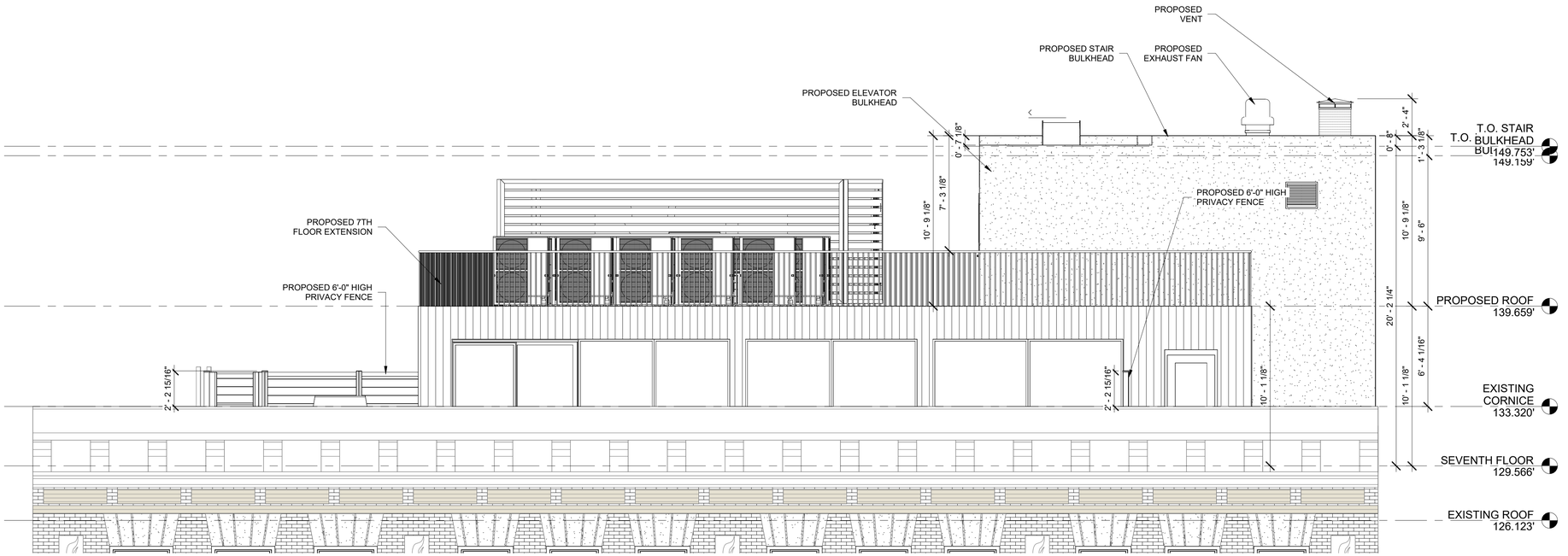


2 PROPOSED ROOF ELEVATION
1/4" = 1'-0"

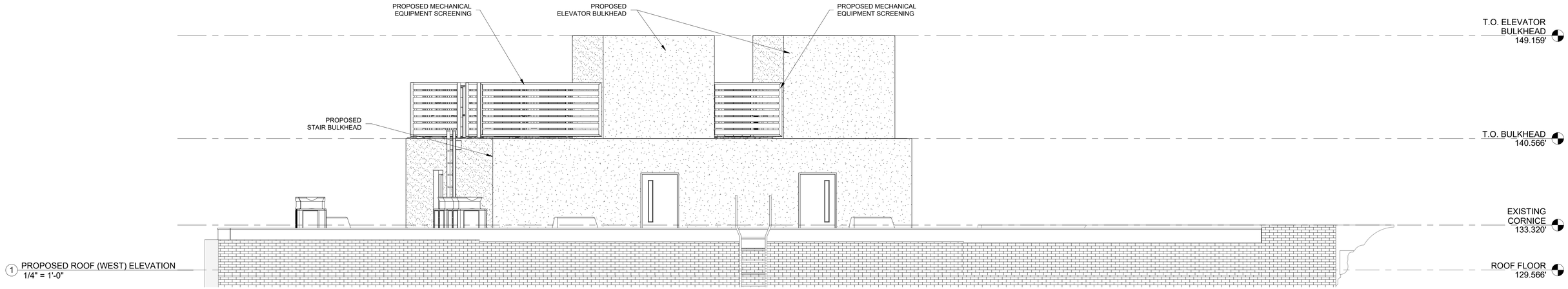
FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

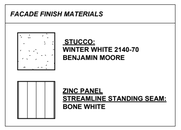
ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE

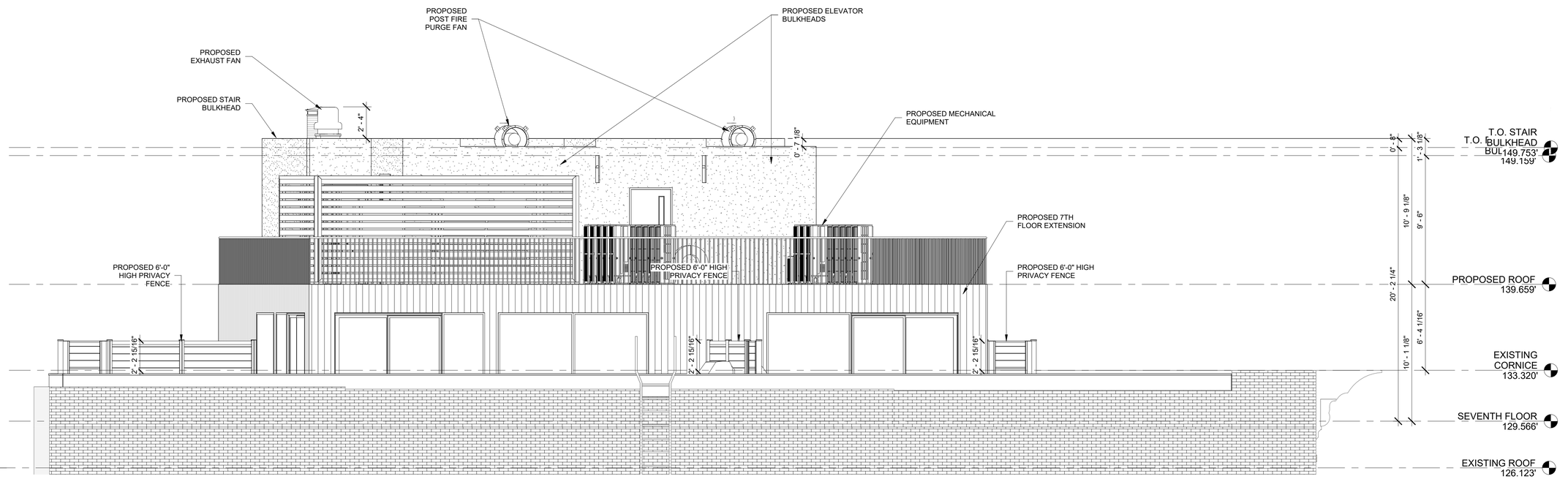


2 ENLARGED PROPOSED SEVENTH
FLOOR & ROOF ELEVATION
1/4" = 1'-0"

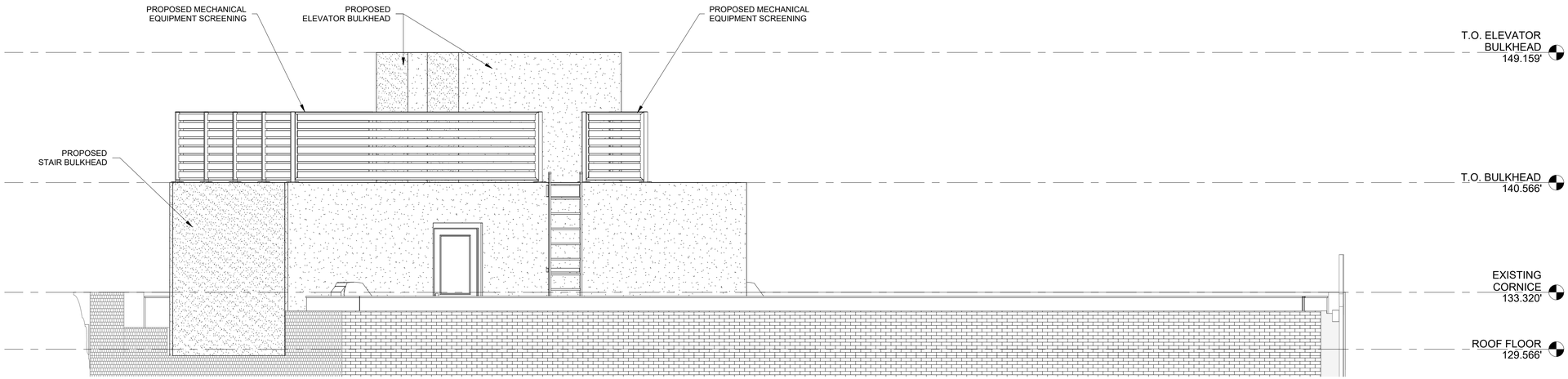


1 PROPOSED ROOF (WEST) ELEVATION
1/4" = 1'-0"





1 ENLARGED PROPOSED SIDE (WEST) ELEVATION
1/4" = 1'-0"

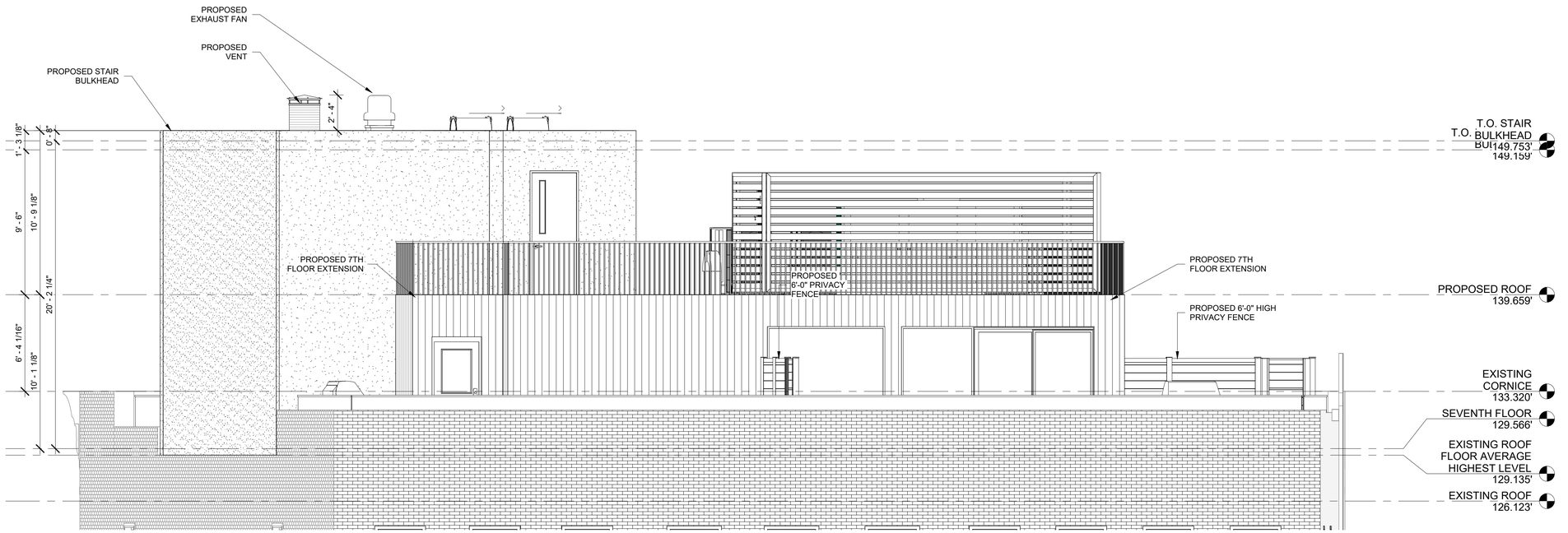


1 PROPOSED ROOF (NORTH) ELEVATION
1/4" = 1'-0"

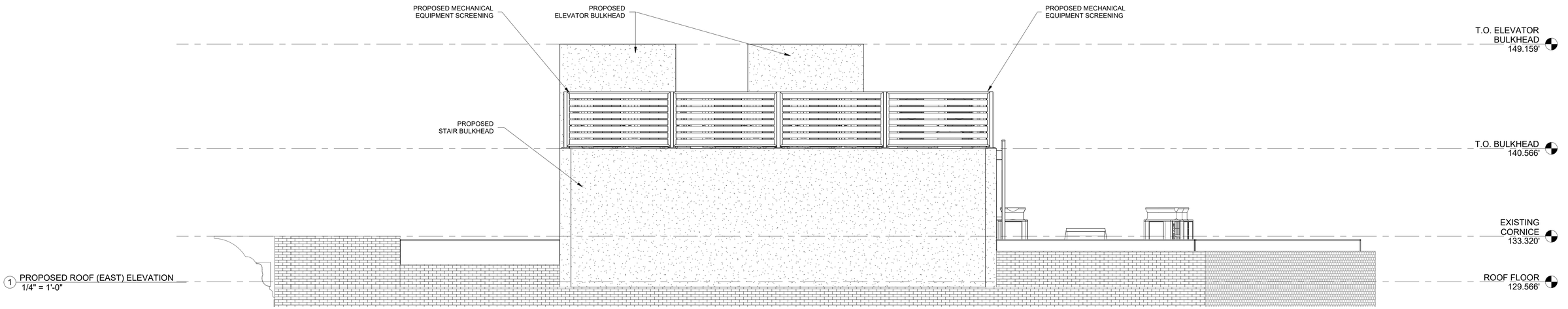
FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



1 ENLARGED PROPOSED REAR (NORTH) ELEVATION
1/4" = 1'-0"

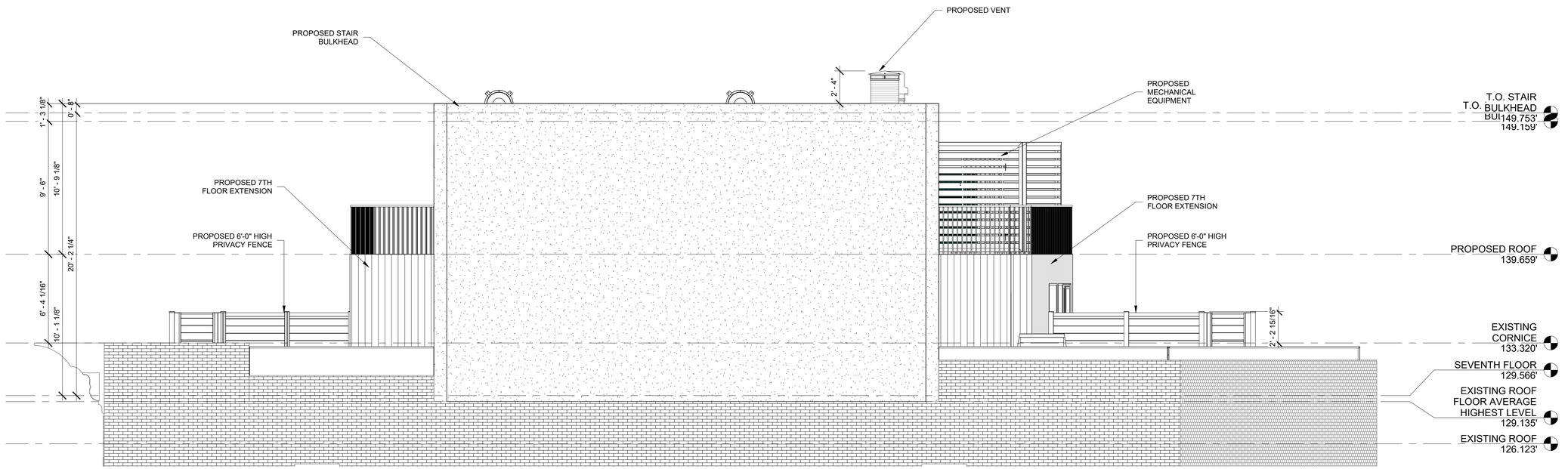


1 PROPOSED ROOF (EAST) ELEVATION
1/4" = 1'-0"

FACADE FINISH MATERIALS

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BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



1 ENLARGED PROPOSED SIDE (EAST) ELEVATION
1/4" = 1'-0"



View of existing roof looking South



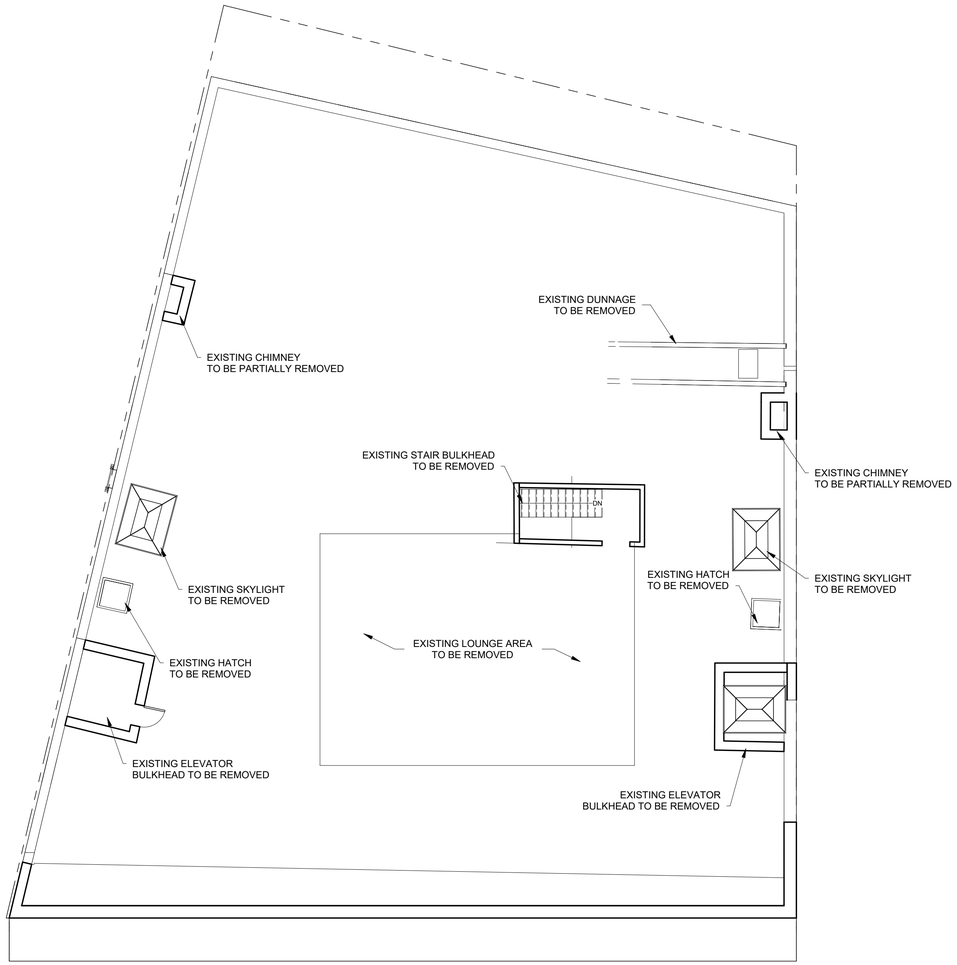
View of existing roof looking West



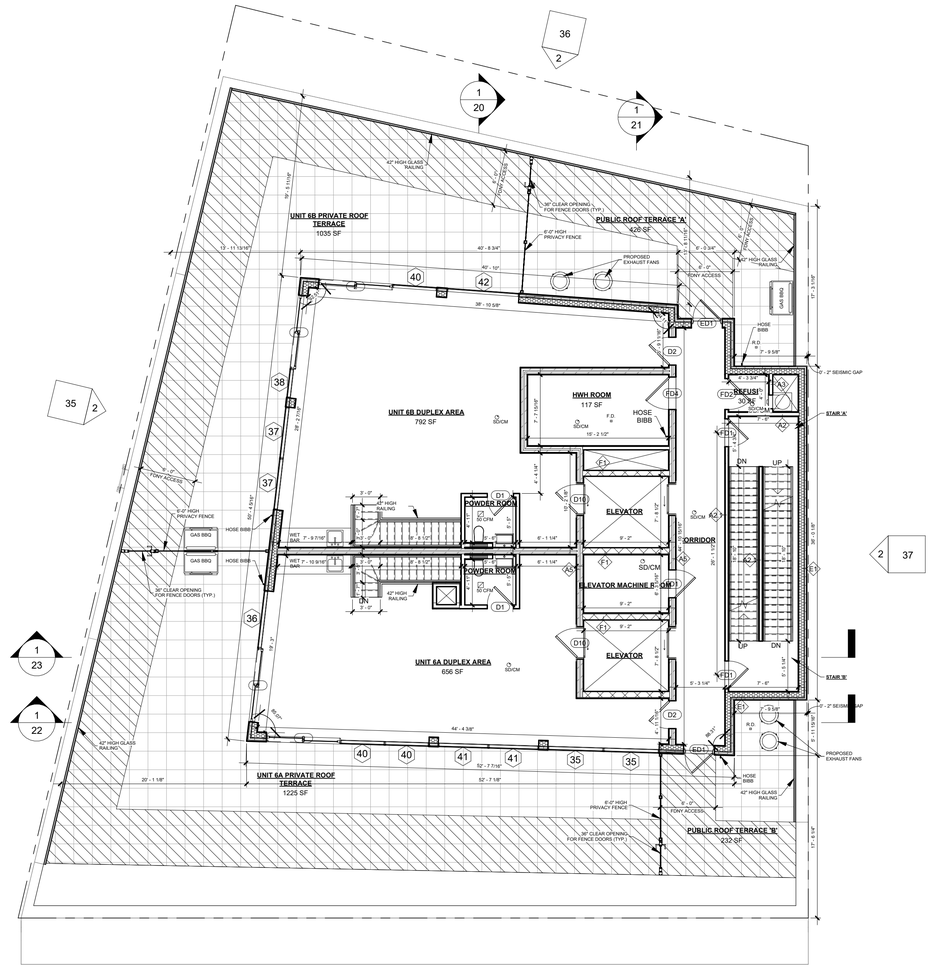
View of existing roof looking Southwest



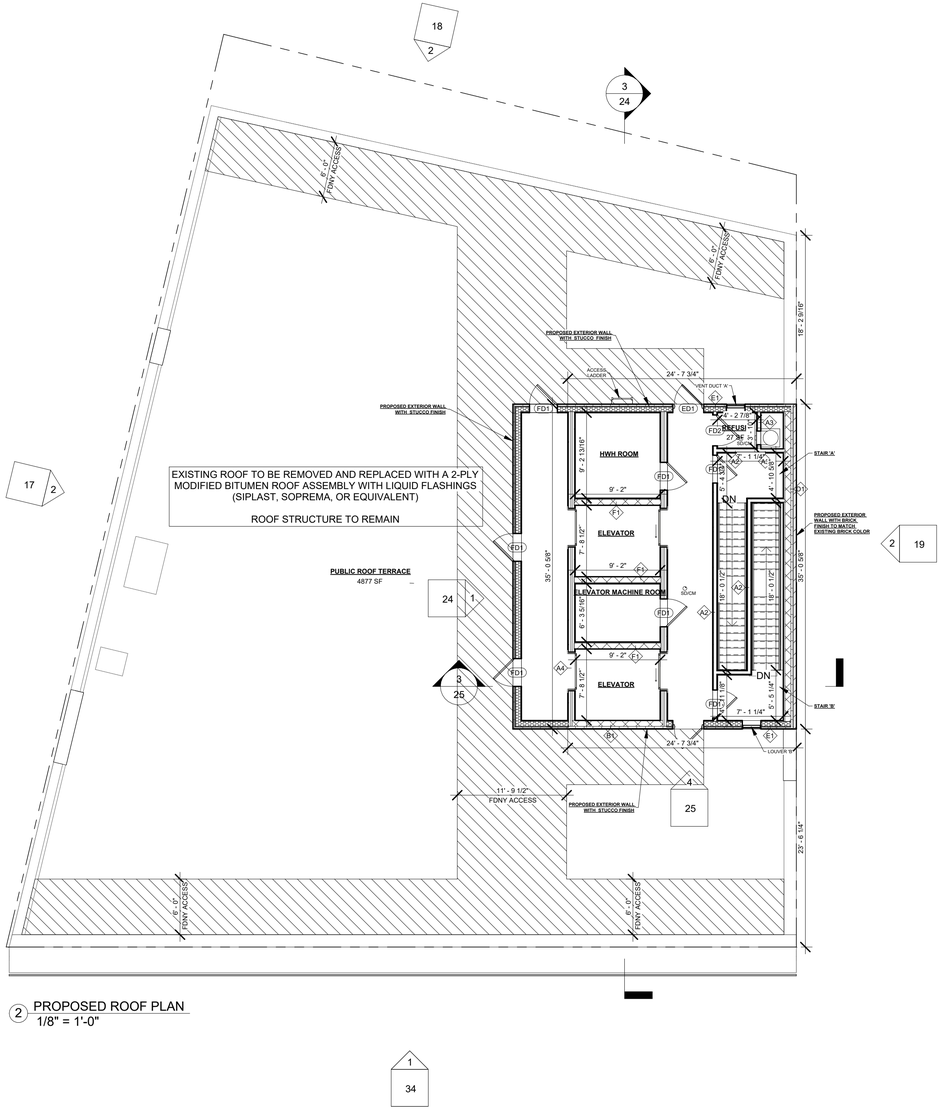
View of existing roof looking East



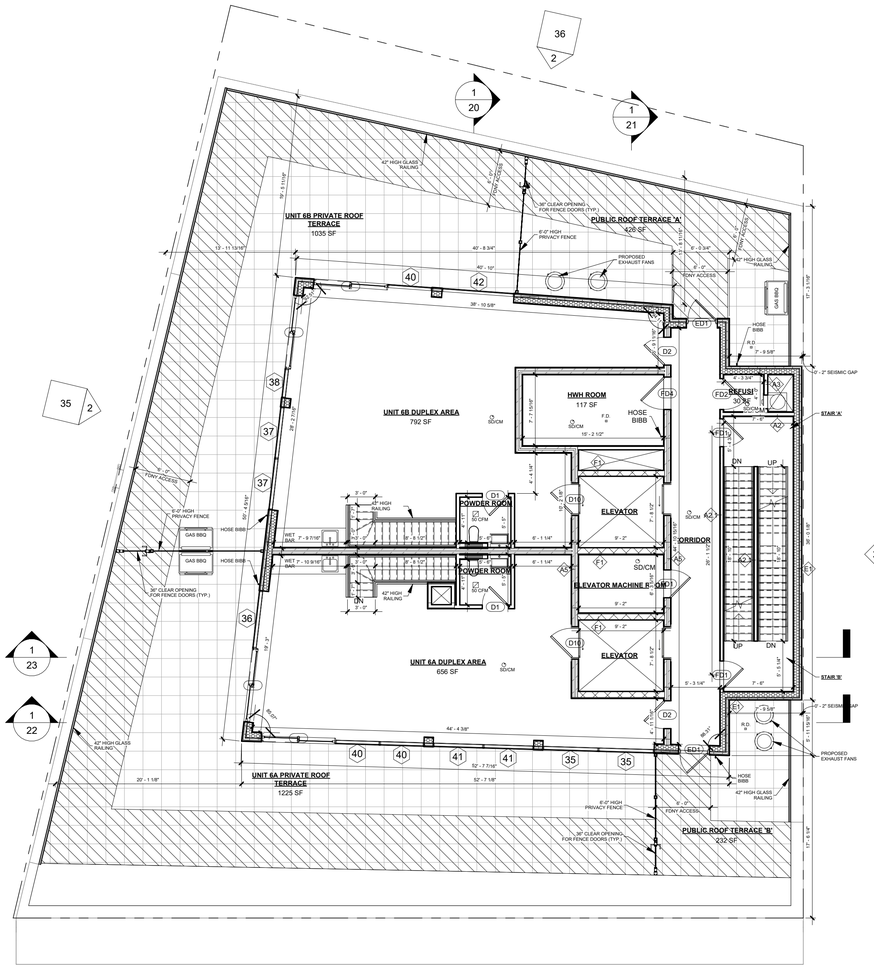
1 EXISTING ROOF FLOOR PLAN
1/8" = 1'-0"



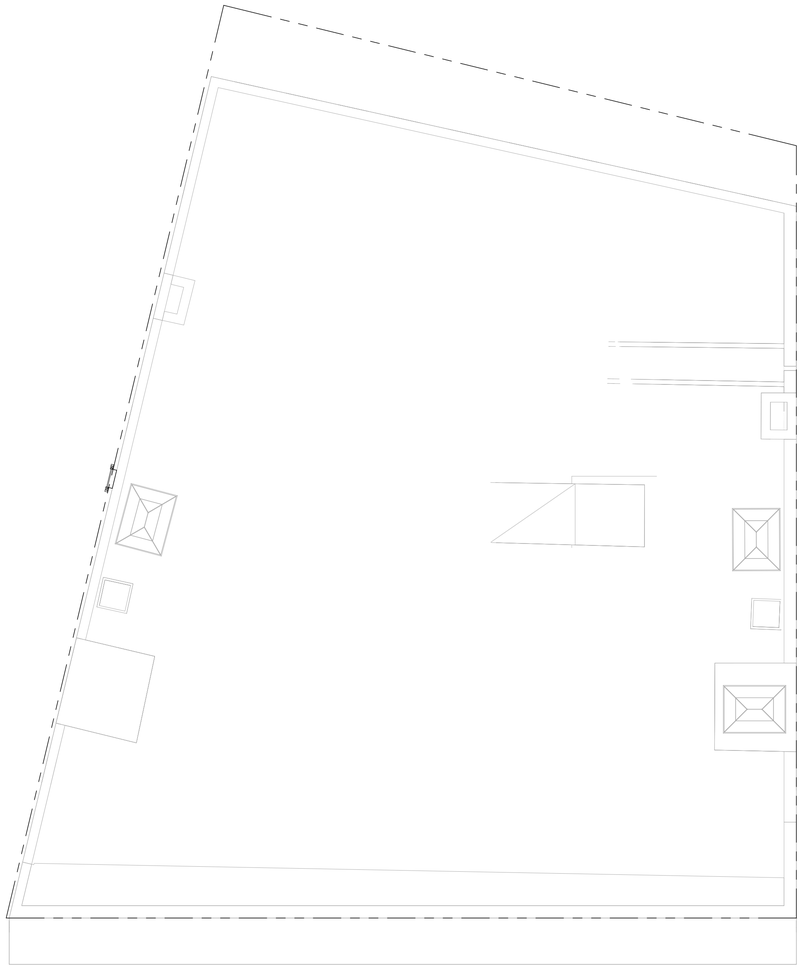
2 PROPOSED SEVENTH FLOOR PLAN
1/8" = 1'-0"



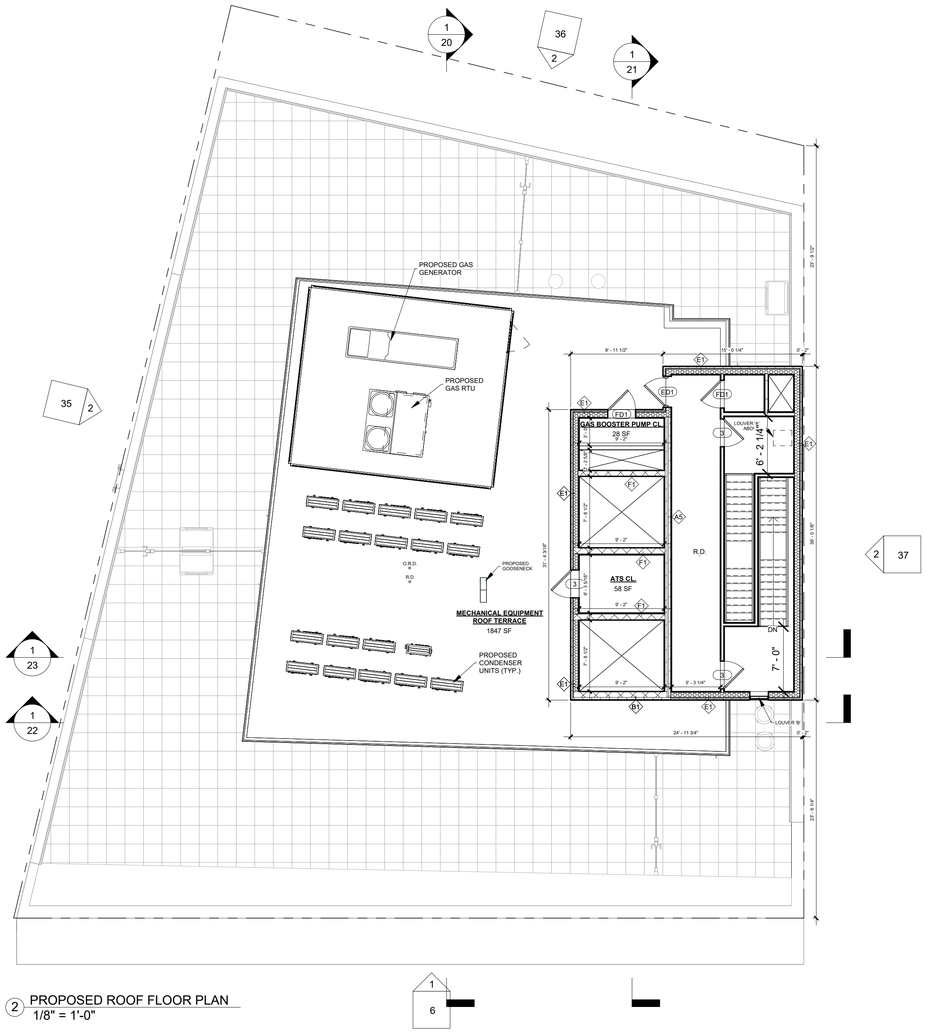
2 PROPOSED ROOF PLAN
1/8" = 1'-0"



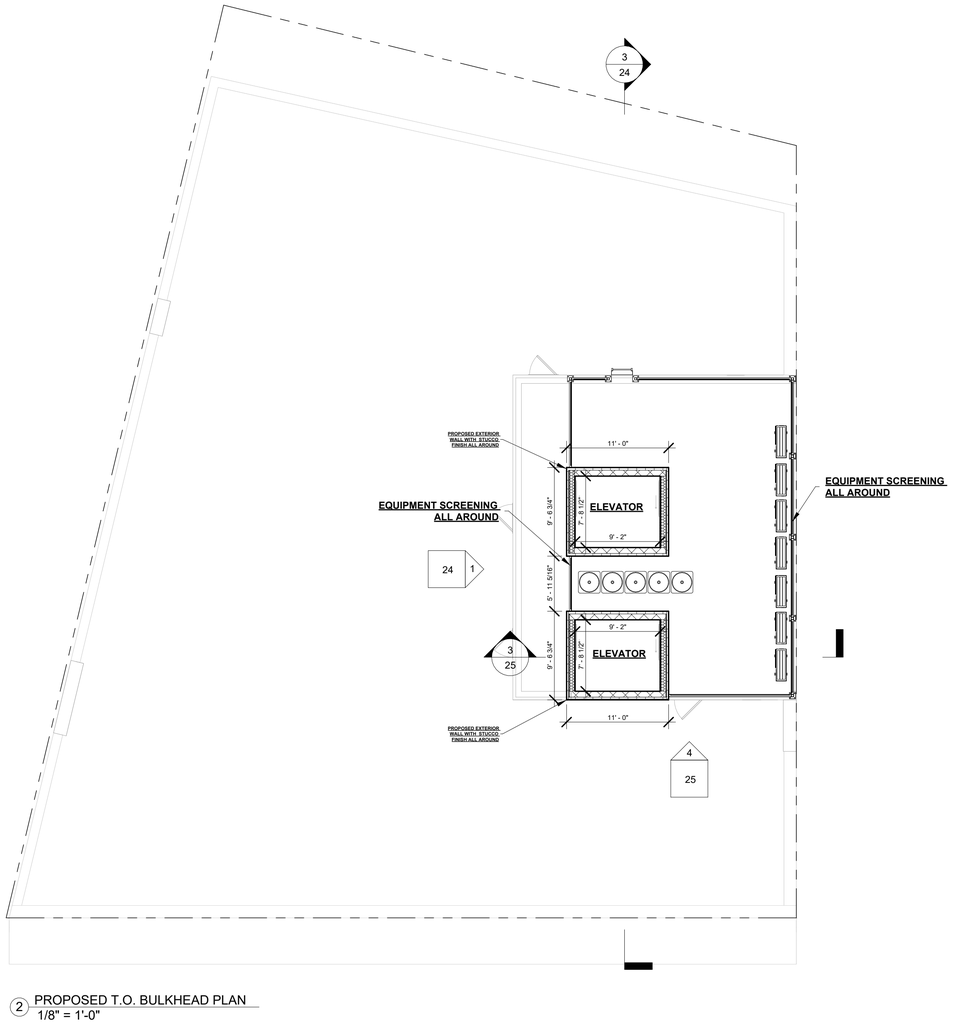
2 PROPOSED SEVENTH FLOOR PLAN
1/8" = 1'-0"



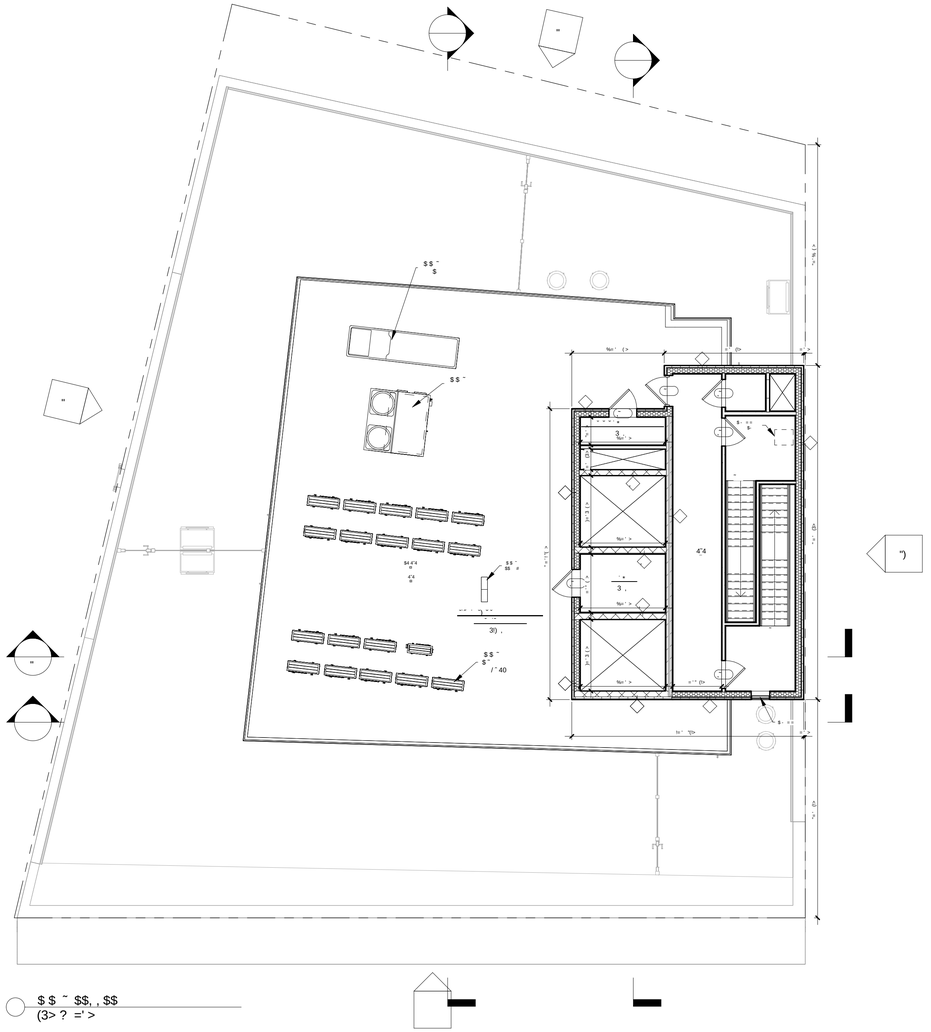
1 EXISTING T.O. BULKHEAD PLAN
1/8" = 1'-0"



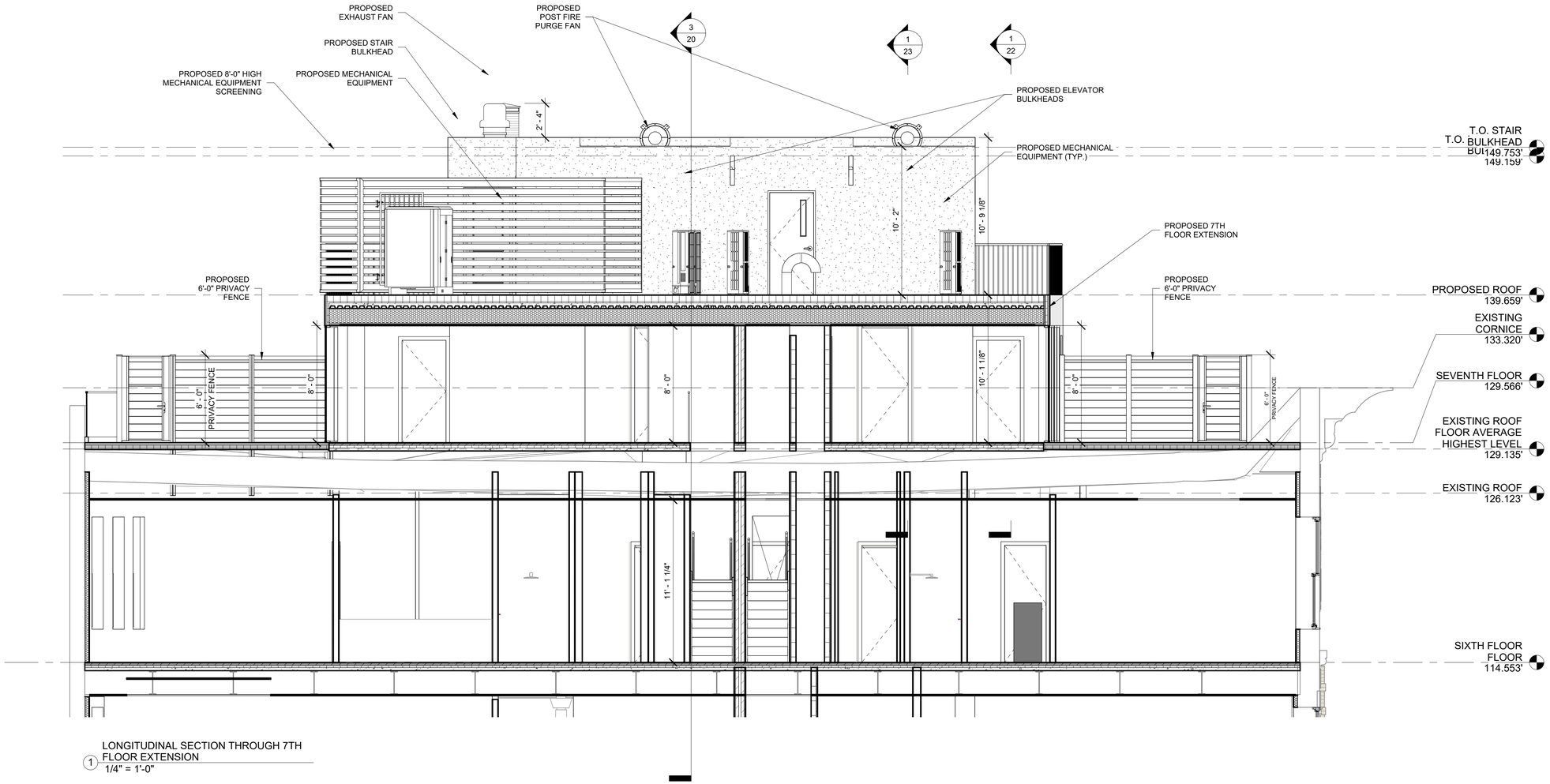
2 PROPOSED ROOF FLOOR PLAN
1/8" = 1'-0"



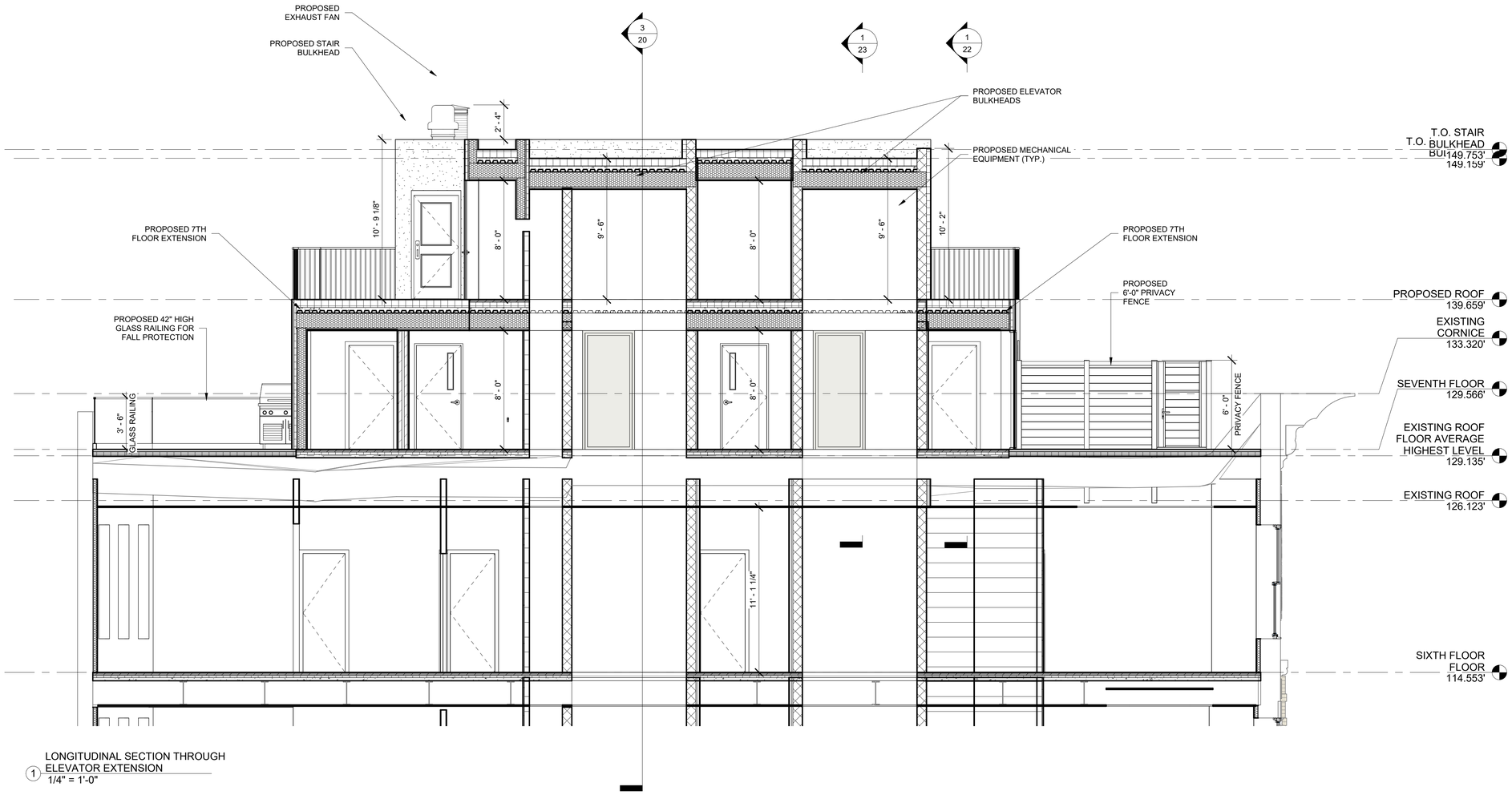
2 PROPOSED T.O. BULKHEAD PLAN
1/8" = 1'-0"



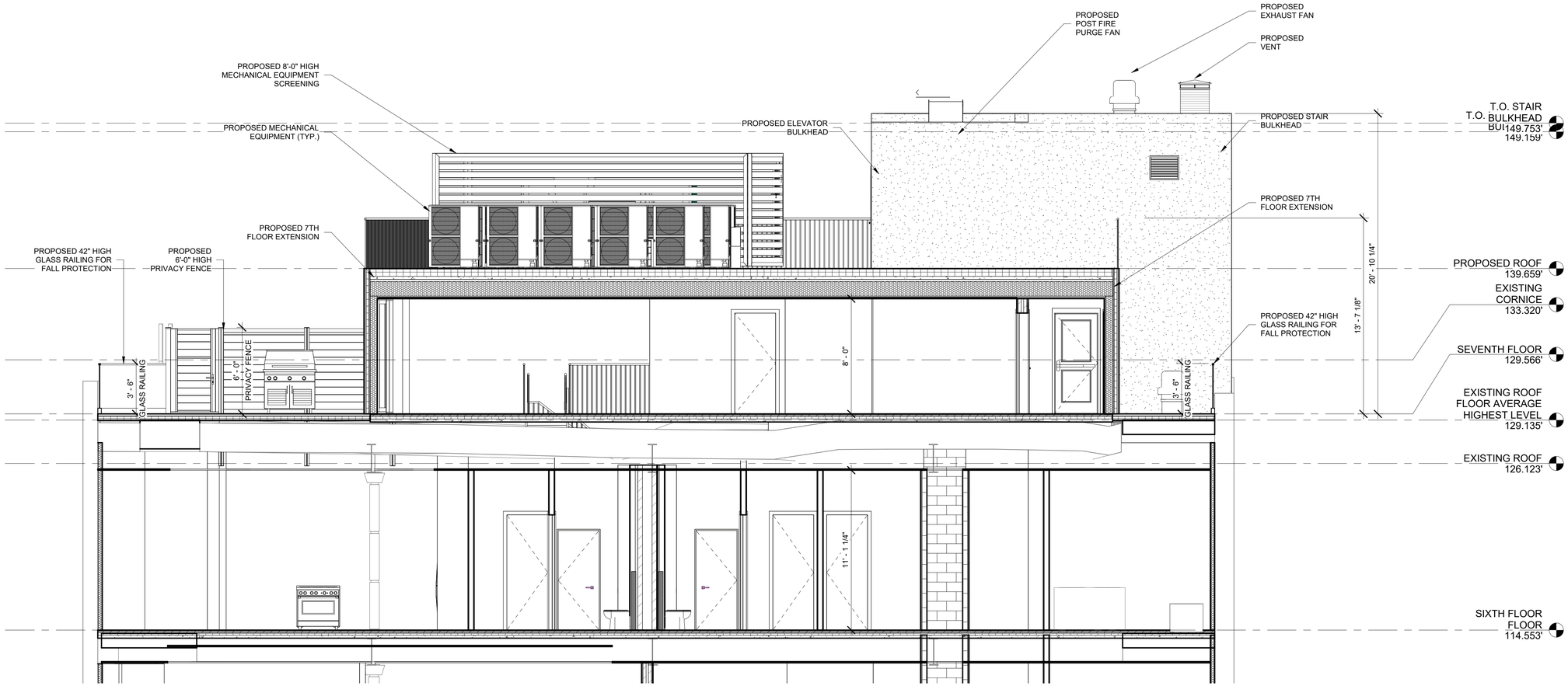
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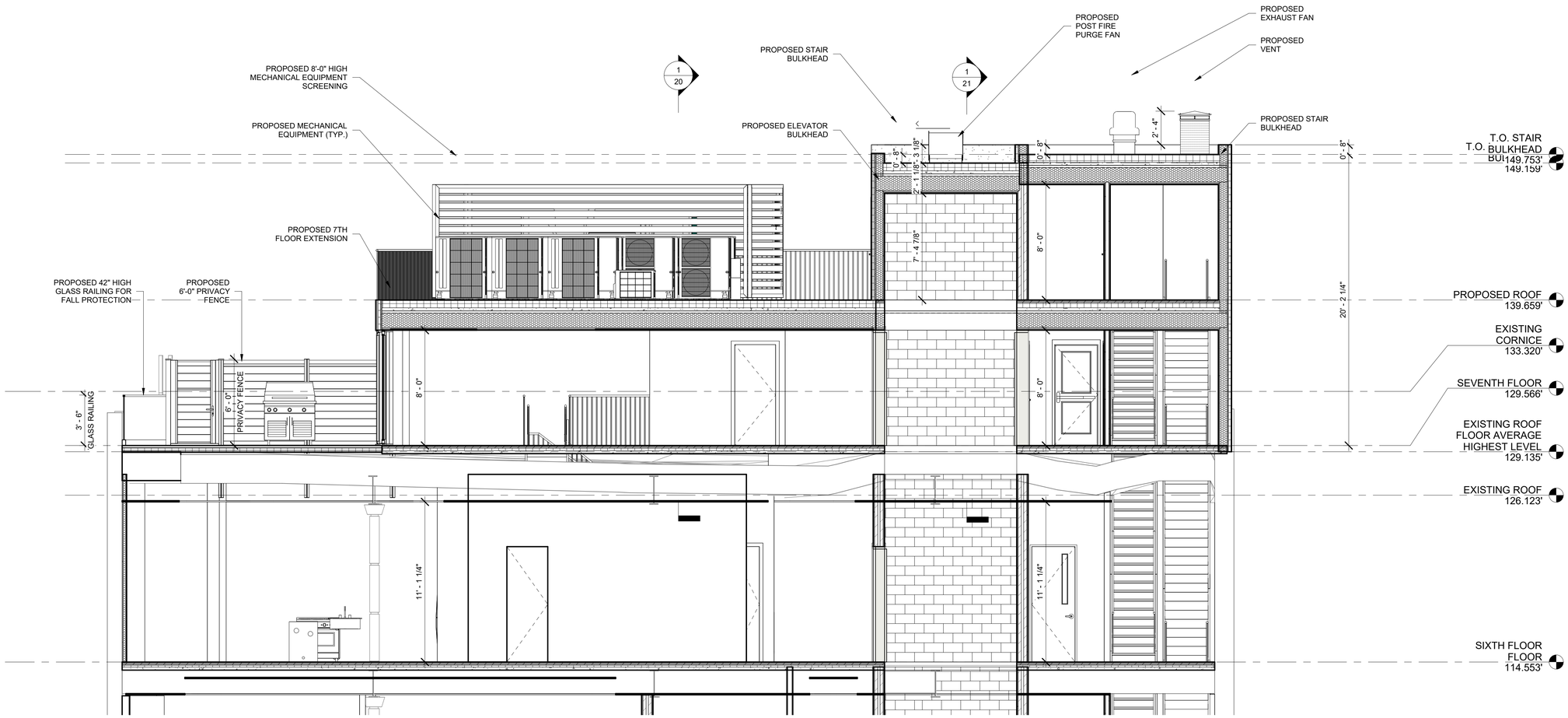
1 LONGITUDINAL SECTION THROUGH 7TH FLOOR EXTENSION
1/4" = 1'-0"



1 LONGITUDINAL SECTION THROUGH ELEVATOR EXTENSION
1/4" = 1'-0"

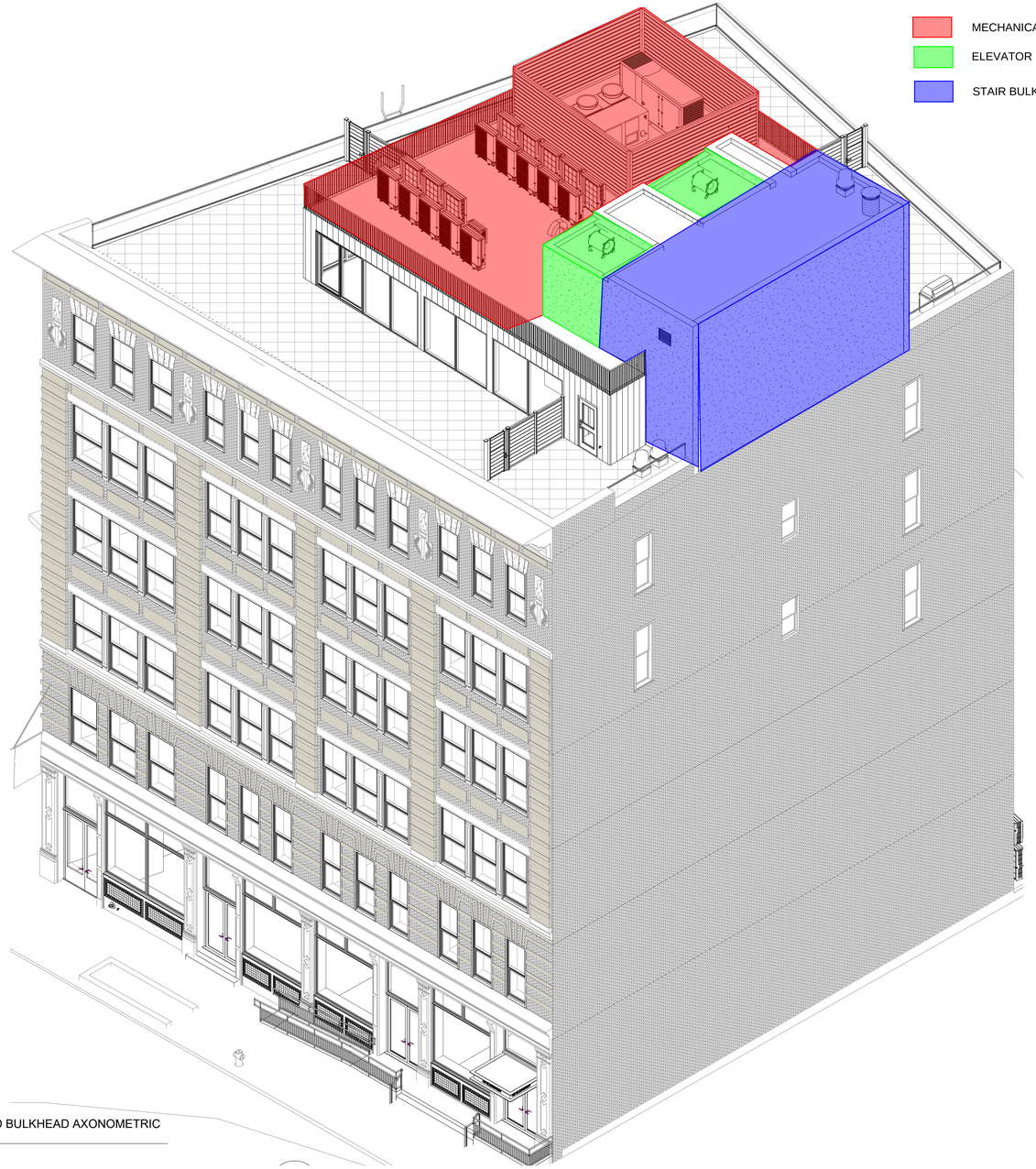


1 CROSS SECTION THROUGH 7TH FLOOR EXTENSION
1/4" = 1'-0"



1 CROSS SECTION THROUGHT ELEVATOR AND STAIRS
1/4" = 1'-0"





1 PROPOSED BULKHEAD AXONOMETRIC VIEW

Visibility from Bleecker Street



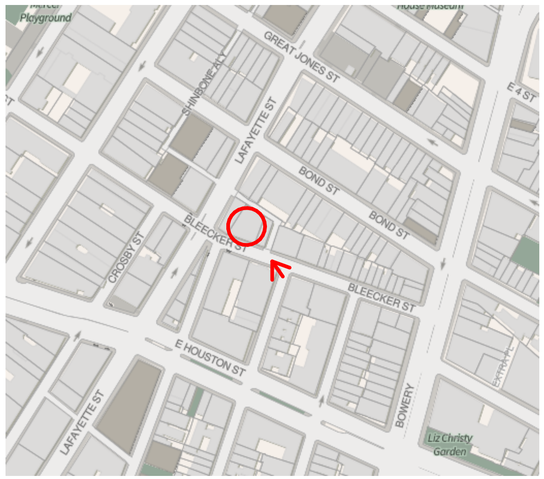
PRIOR PROPOSED 6TH FLOOR BULK



PROPOSED 7TH FLOOR BULK



7TH FLOOR MOCK-UP



Visibility from Bleecker Street



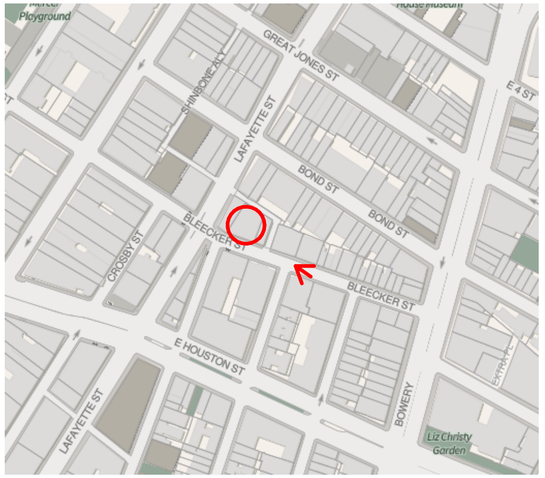
PRIOR PROPOSED
6TH FLOOR BULK



PROPOSED
7TH FLOOR BULK



7TH FLOOR MOCK-UP



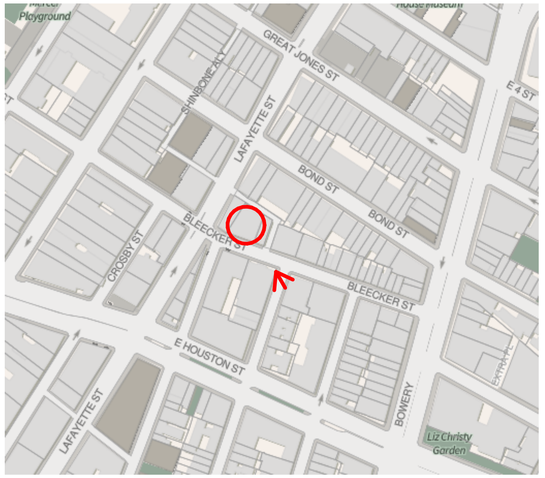
Visibility from Mott Street







7TH FLOOR MOCK-UP



Visibility from Mulberry Street



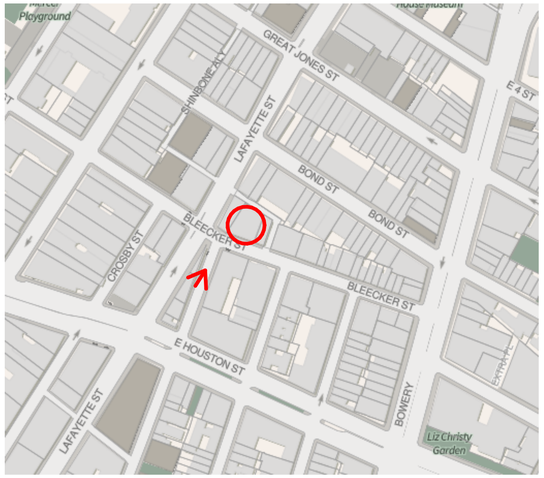
PRIOR PROPOSED 6TH FLOOR BULK



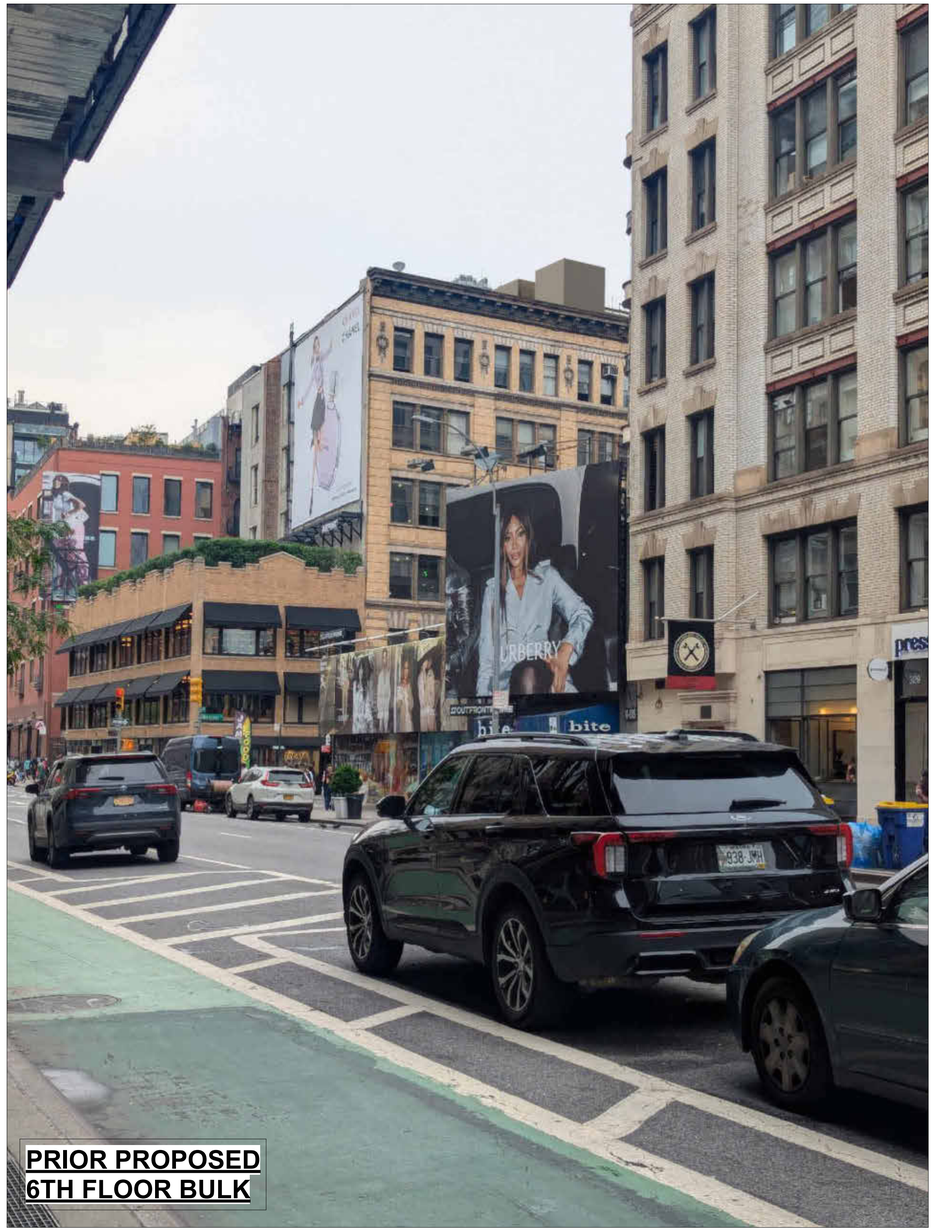
PROPOSED 7TH FLOOR BULK



7TH FLOOR MOCK-UP



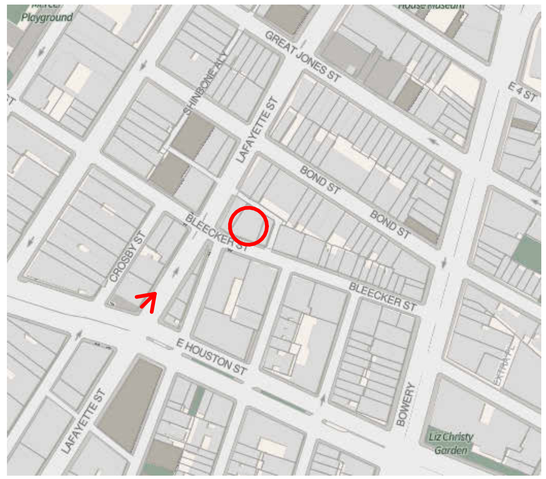
Visibility from Lafayette Street



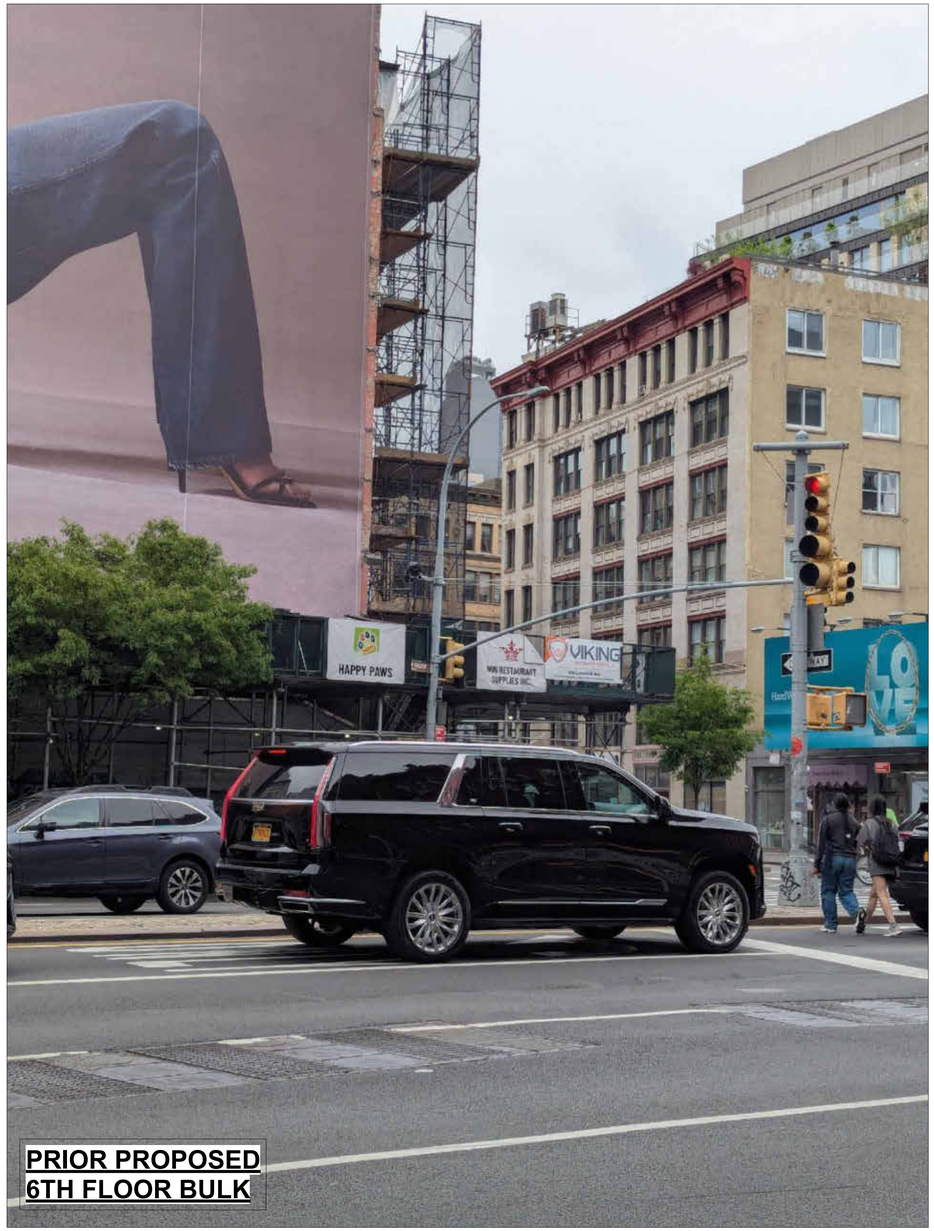




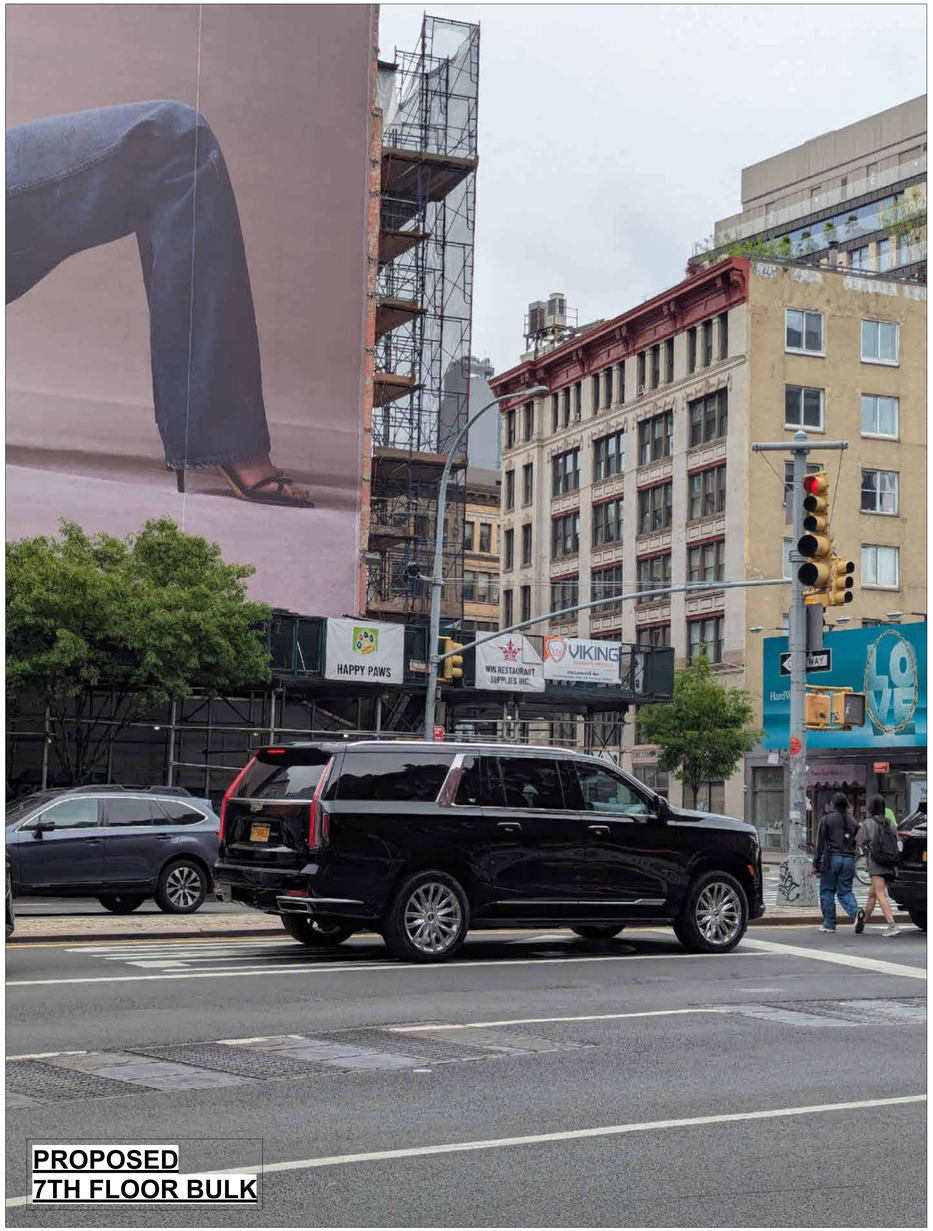
7TH FLOOR MOCK-UP



Visibility from E Houston Street



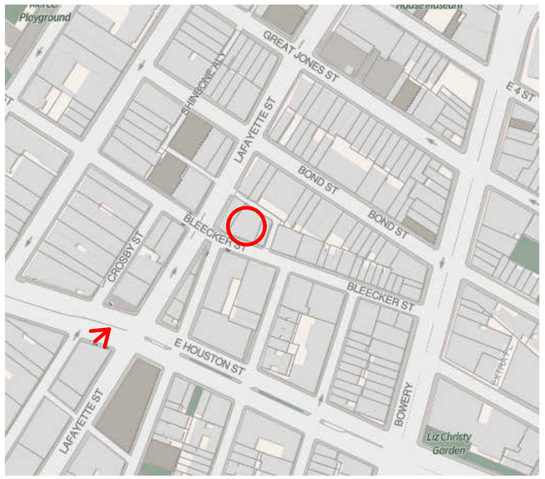
PRIOR PROPOSED 6TH FLOOR BULK



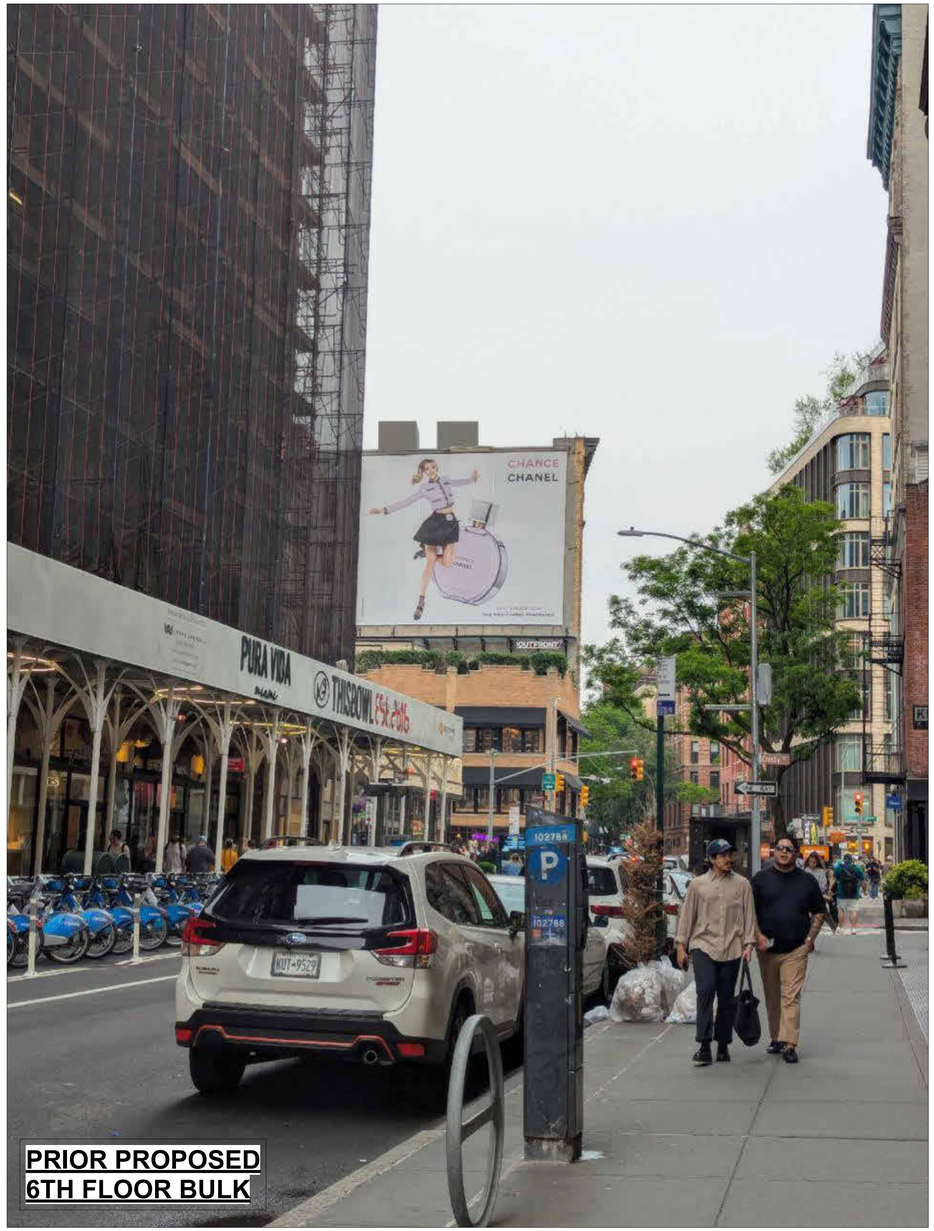
PROPOSED 7TH FLOOR BULK



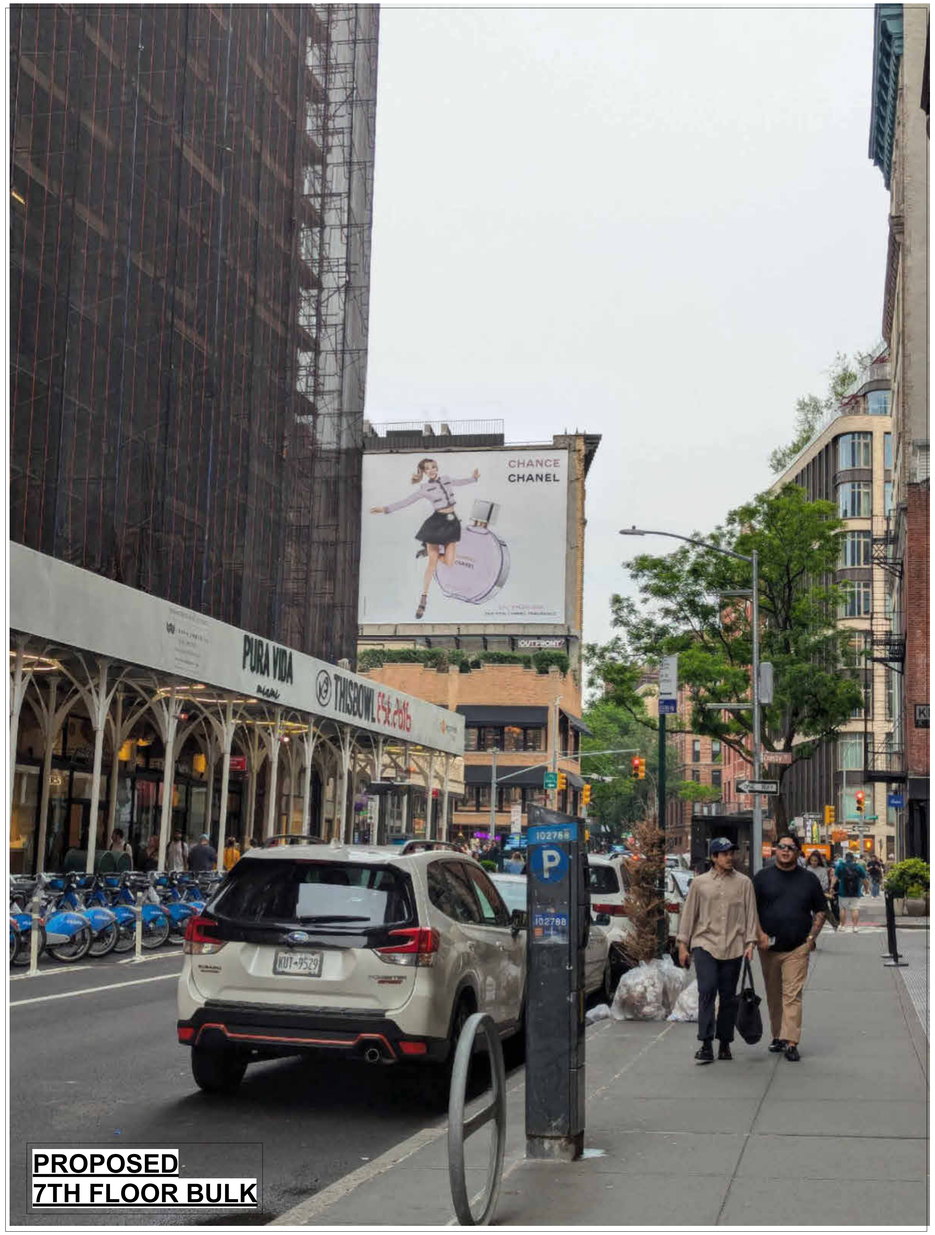
7TH FLOOR MOCK-UP



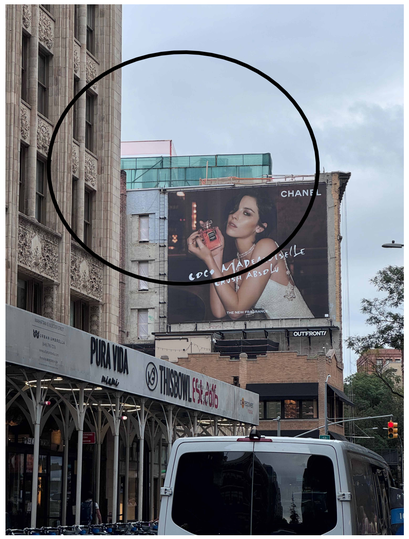
Visibility from Bleecker



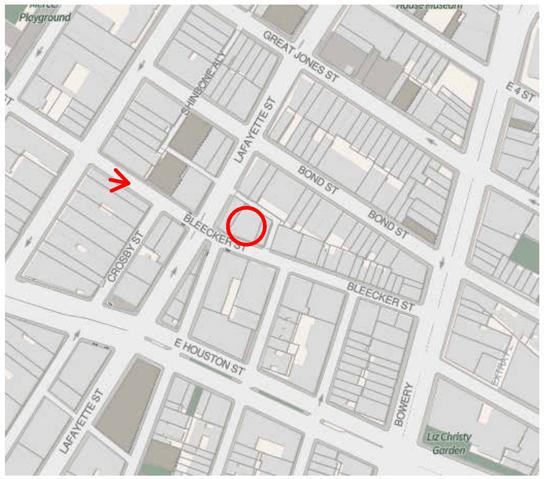
PRIOR PROPOSED 6TH FLOOR BULK



PROPOSED 7TH FLOOR BULK



7TH FLOOR MOCK-UP





1 PROPOSED FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

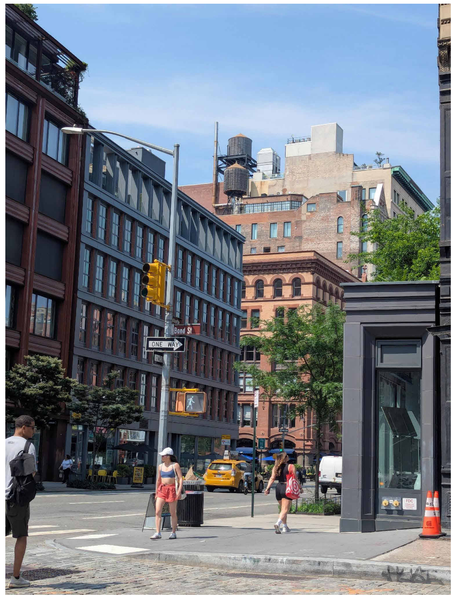




1.



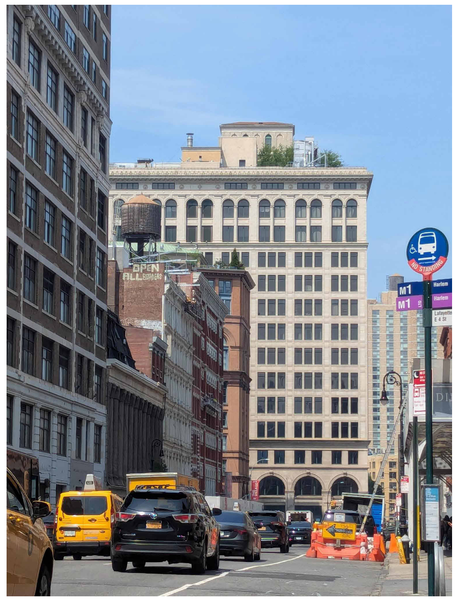
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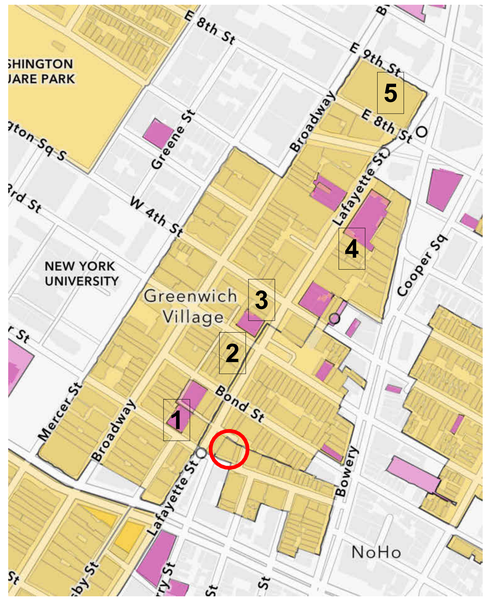
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4.



5.

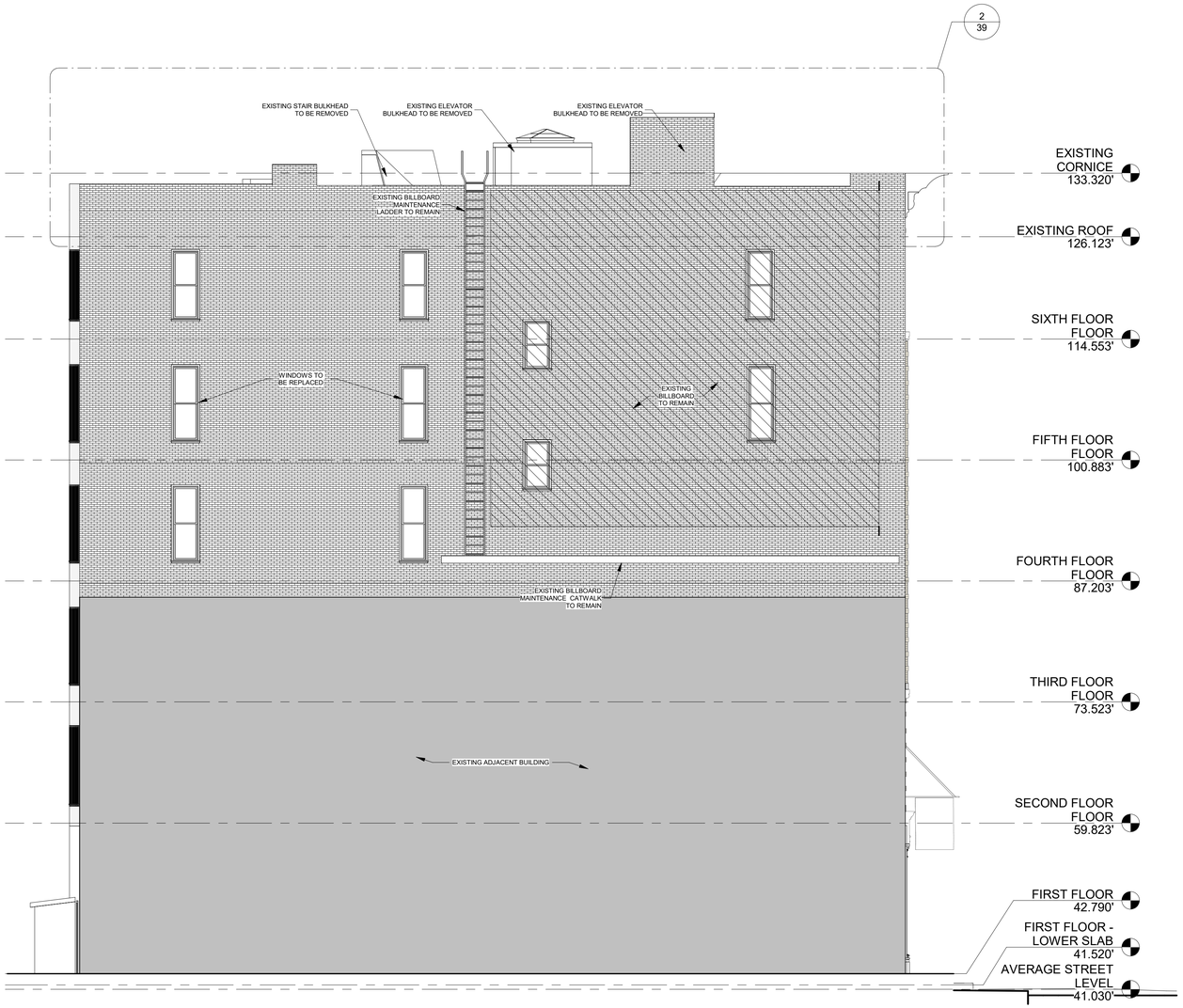

E 8th St
E 9th St
5
E 8th St
Broadway
Greene St
W 4th St
Lafayette St
4
Cooper Sq
NEW YORK UNIVERSITY
Greenwich Village
3
2
1
Bond St
Mercer St
Broadway
Lafayette St
Bowery
NoHo

APPENDIX

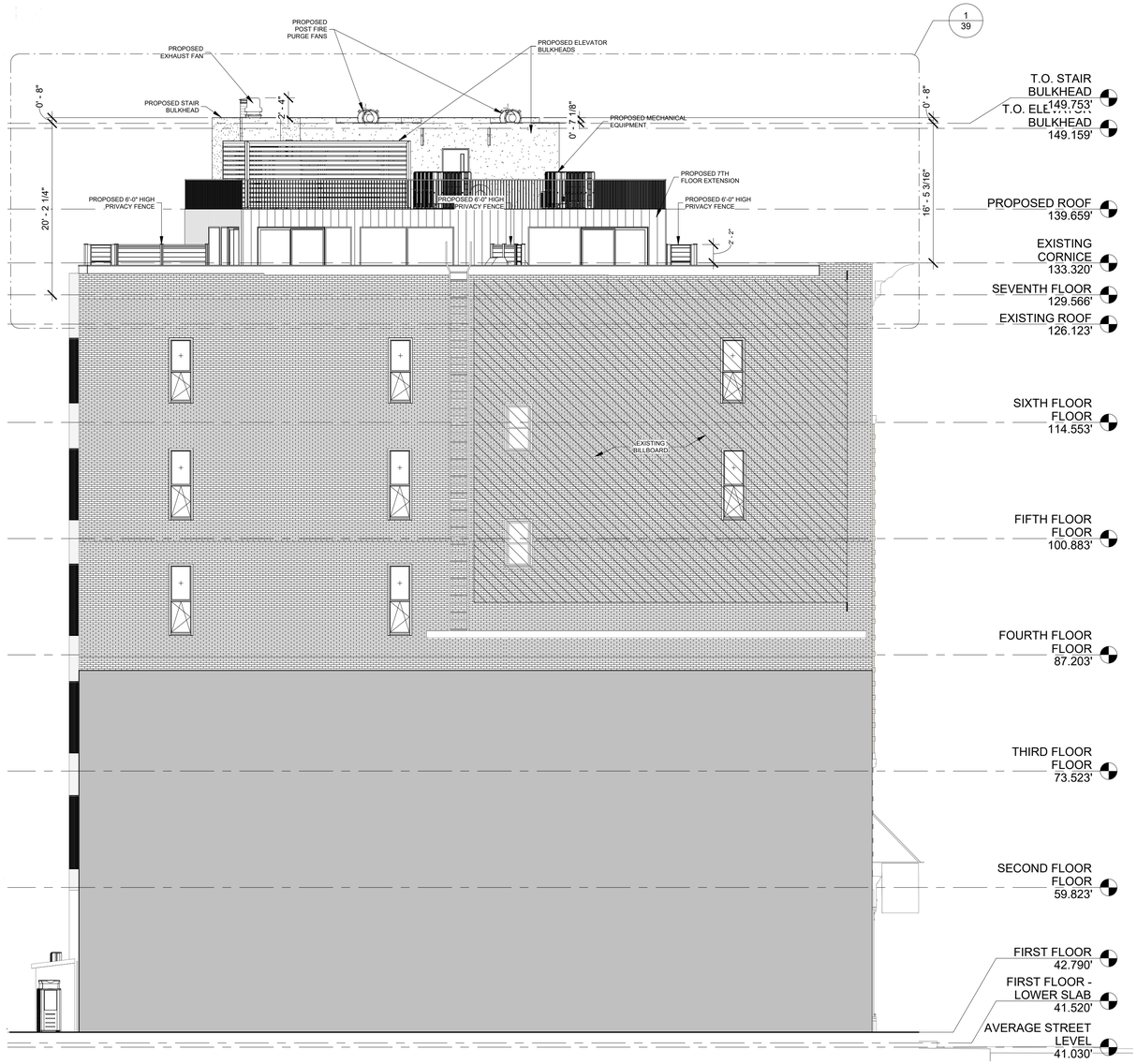
FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



1 EXISTING SIDE (WEST) ELEVATION
1/8" = 1'-0"

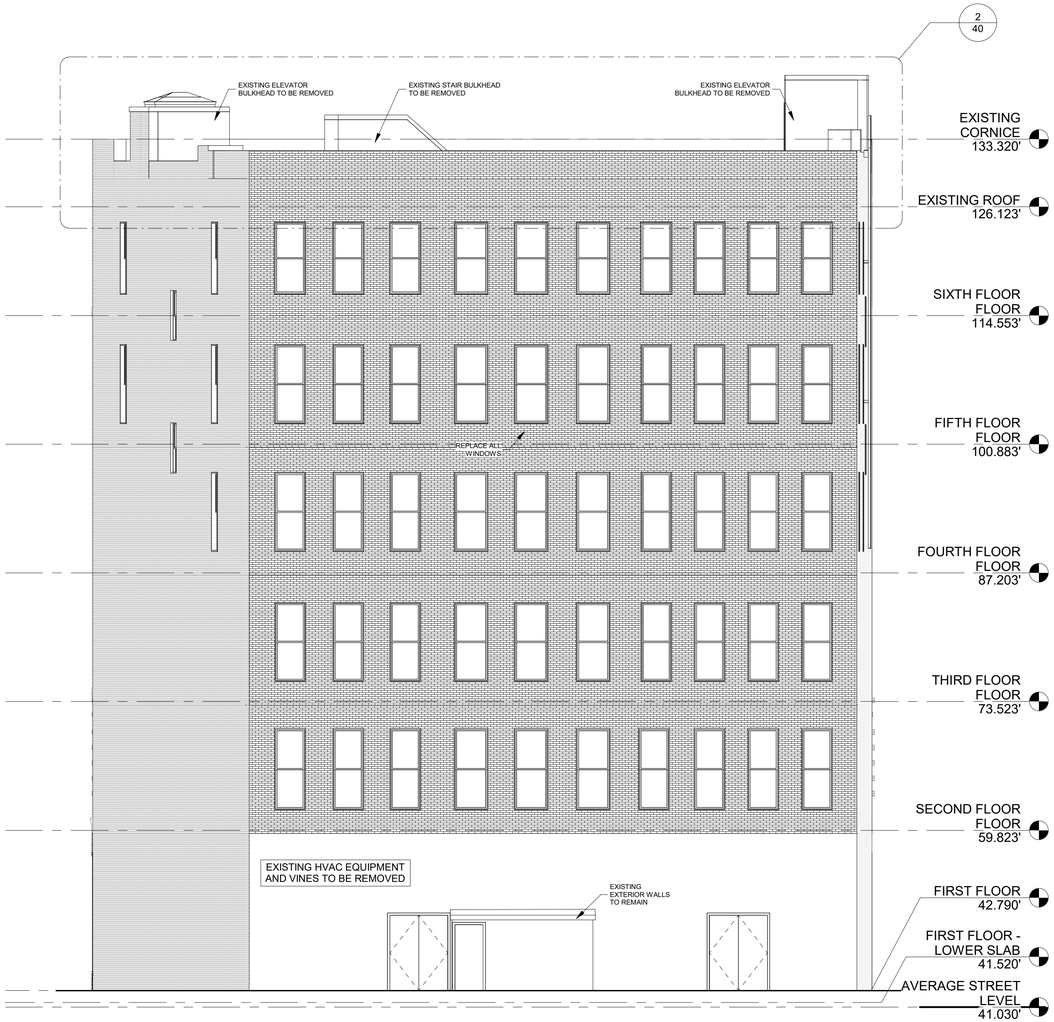


2 PROPOSED SIDE (WEST) ELEVATION
1/8" = 1'-0"

FACADE FINISH MATERIALS

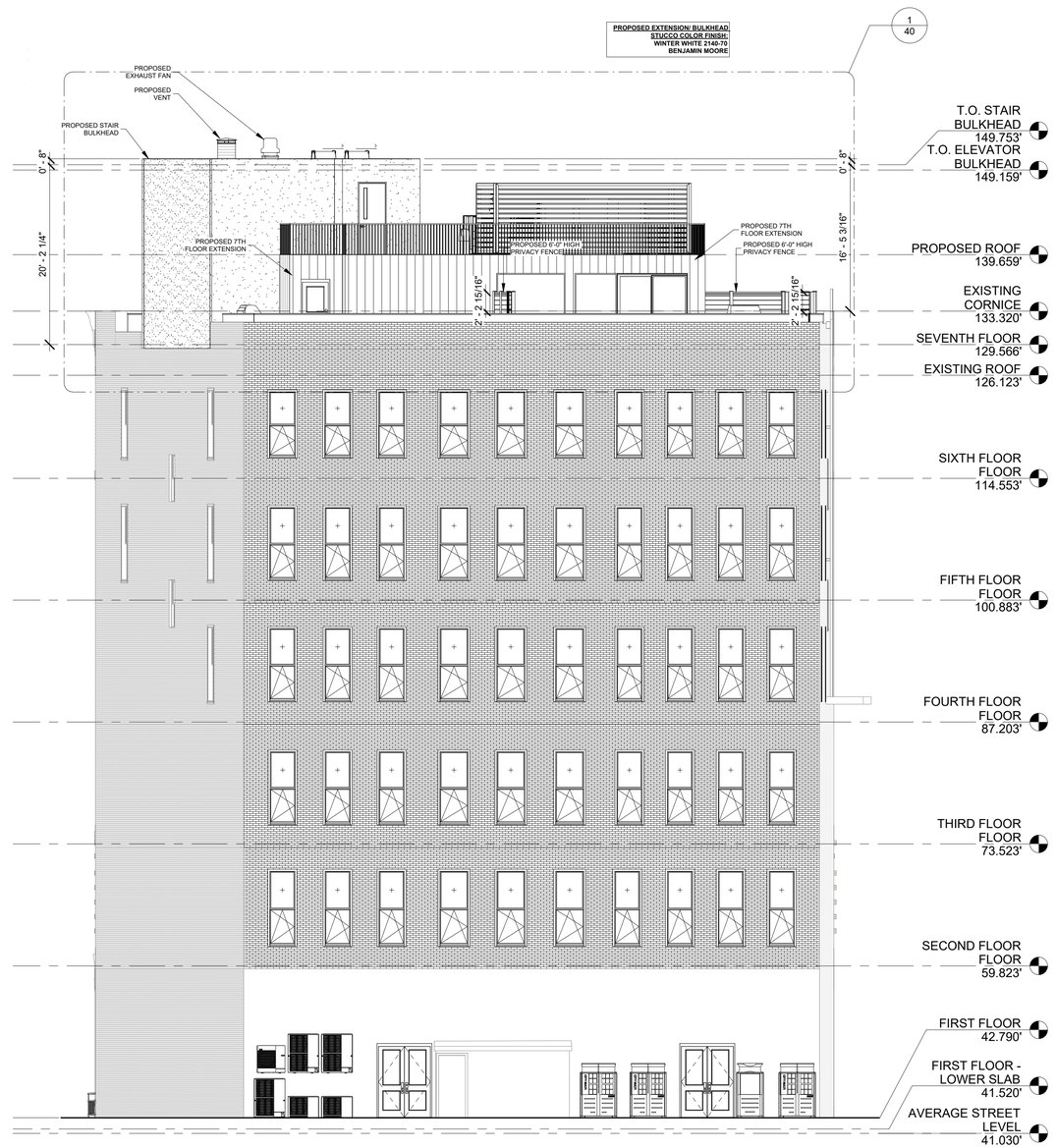
STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



1 EXISTING REAR (NORTH) ELEVATION
1/8" = 1'-0"

PROPOSED EXTENSION/ BULKHEAD:
STUCCO COLOR FINISH:
WINTER WHITE 2140-70
BENJAMIN MOORE

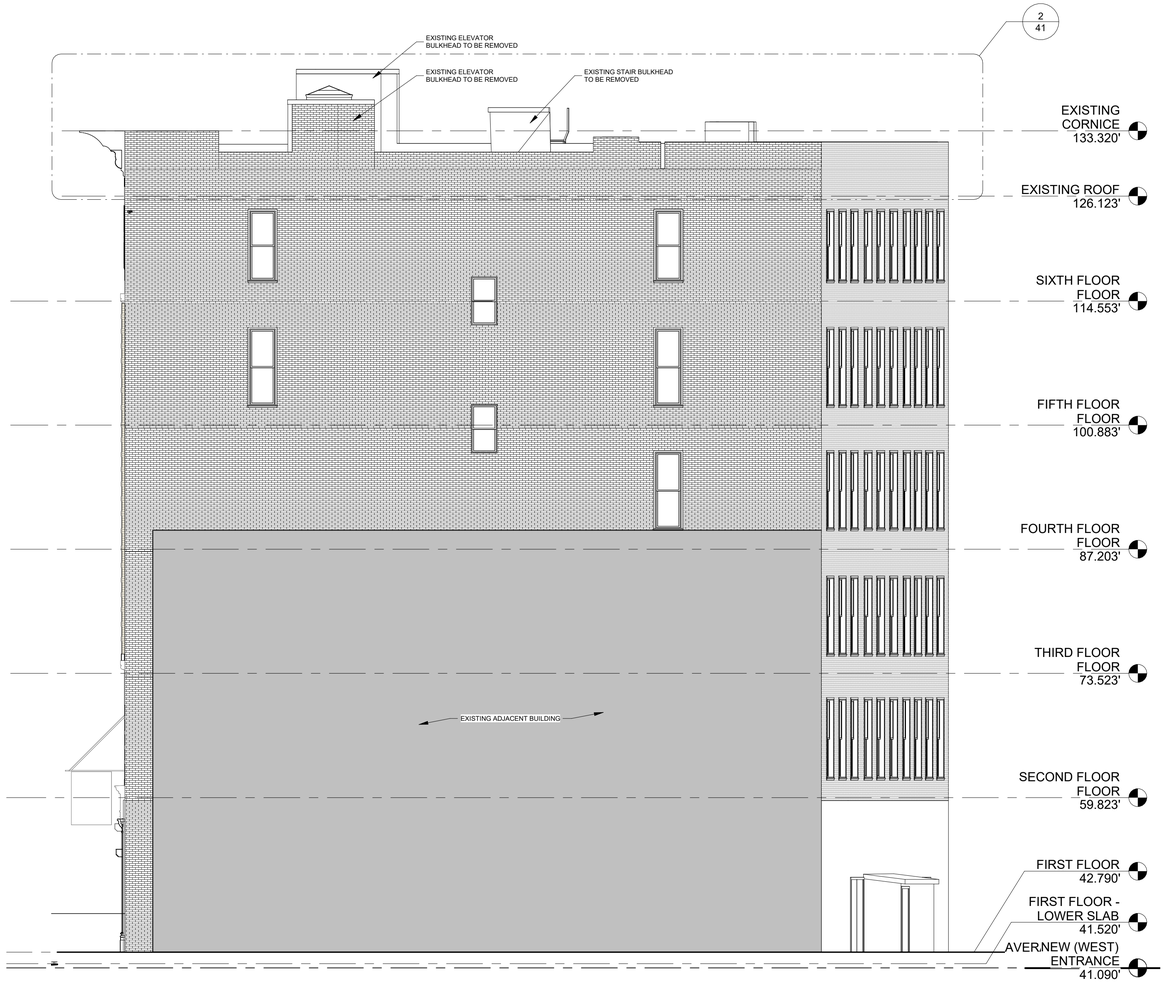


2 PROPOSED REAR (NORTH) ELEVATION
1/8" = 1'-0"

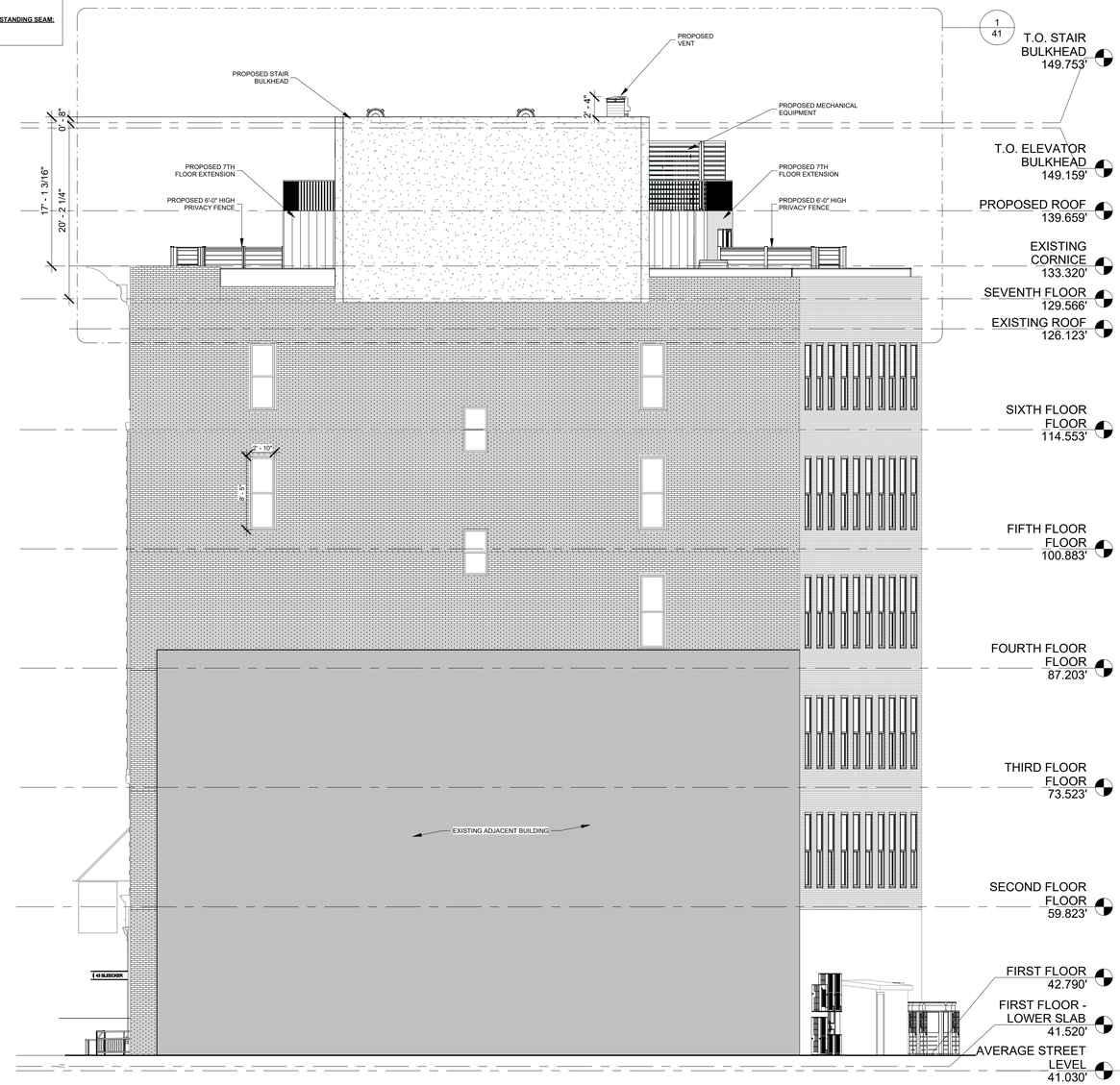
FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



1 EXISTING (EAST) ELEVATION
1/8" = 1'-0"



2 PROPOSED (EAST) ELEVATION
1/8" = 1'-0"

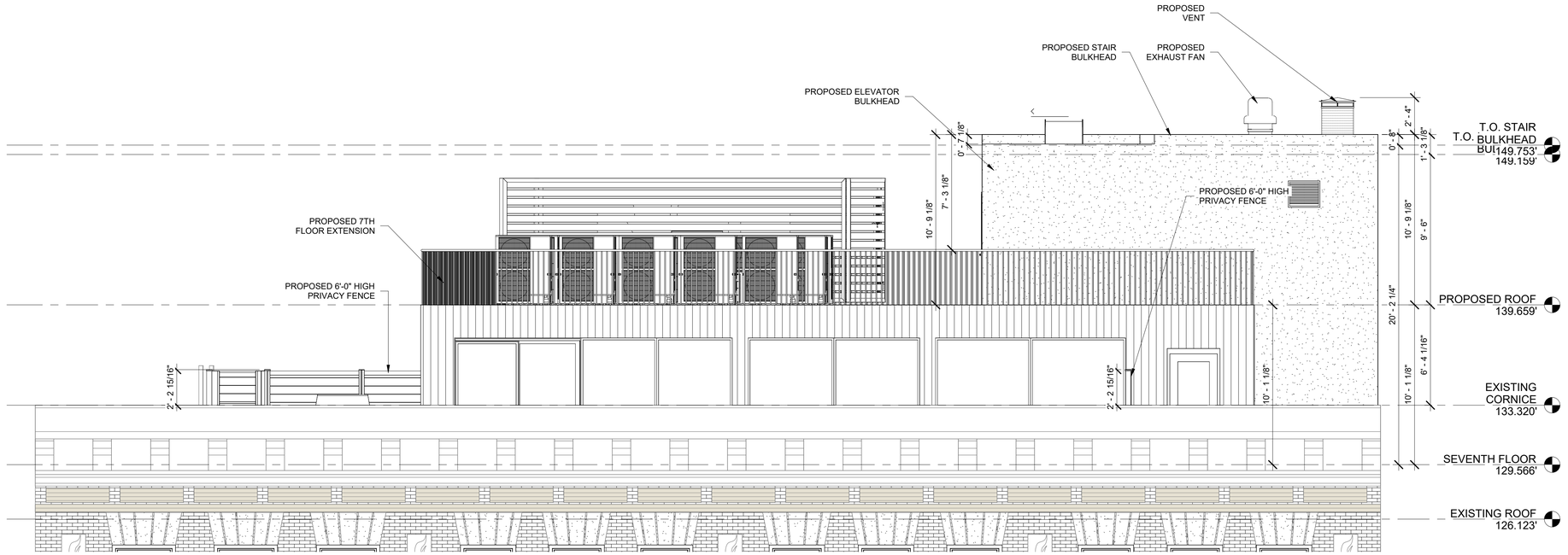


1 ENLARGED EXISTING FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

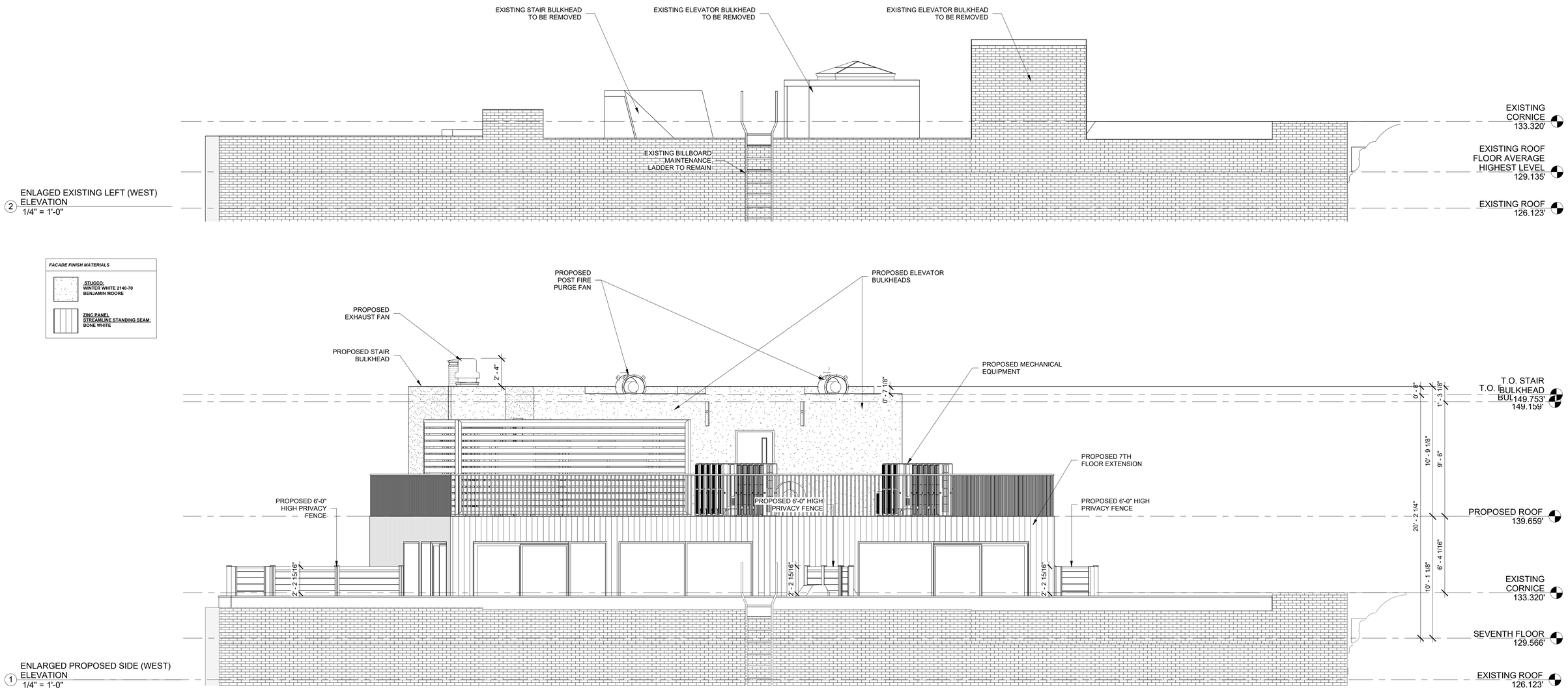
FACADE FINISH MATERIALS

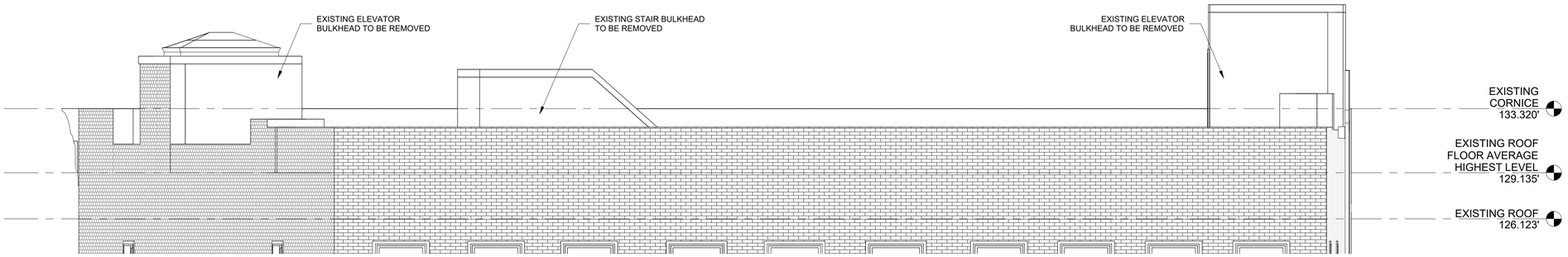
STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



2 ENLARGED PROPOSED SEVENTH FLOOR & ROOF ELEVATION
1/4" = 1'-0"


EXISTING STAIR BULKHEAD TO BE REMOVED
EXISTING ELEVATOR BULKHEAD TO BE REMOVED
EXISTING ELEVATOR BULKHEAD TO BE REMOVED
EXISTING BILLBOARD MAINTENANCE LADDER TO REMAIN
EXISTING CORNICE 133.320'
EXISTING ROOF FLOOR AVERAGE HIGHEST LEVEL 129.135'
EXISTING ROOF 126.123'
2 ENLAGED EXISTING LEFT (WEST) ELEVATION 1/4" = 1'-0"
FACADE FINISH MATERIALS
STUCCO: WINTER WHITE 2140-70 BENJAMIN MOORE
ZINC PANEL STREAMLINE STANDING SEAM: BONE WHITE
PROPOSED POST FIRE PURGE FAN
PROPOSED ELEVATOR BULKHEADS
PROPOSED EXHAUST FAN
PROPOSED STAIR BULKHEAD
2' - 4"
0' - 7 1/8"
PROPOSED MECHANICAL EQUIPMENT
PROPOSED 7TH FLOOR EXTENSION
PROPOSED 6'-0" HIGH PRIVACY FENCE
PROPOSED 6'-0" HIGH PRIVACY FENCE
PROPOSED 6'-0" HIGH PRIVACY FENCE
2' - 2 15/16"
2' - 2 15/16"
2' - 2 15/16"
0' - 4"
1' - 3 1/8"
T.O. STAIR BULKHEAD 149.753'
T.O. BUL 149.159'
10' - 9 1/8"
9' - 6"
20' - 2 1/4"
PROPOSED ROOF 139.659'
10' - 1 1/8"
6' - 4 1/16"
EXISTING CORNICE 133.320'
SEVENTH FLOOR 129.566'
EXISTING ROOF 126.123'
1 ENLARGED PROPOSED SIDE (WEST) ELEVATION 1/4" = 1'-0"

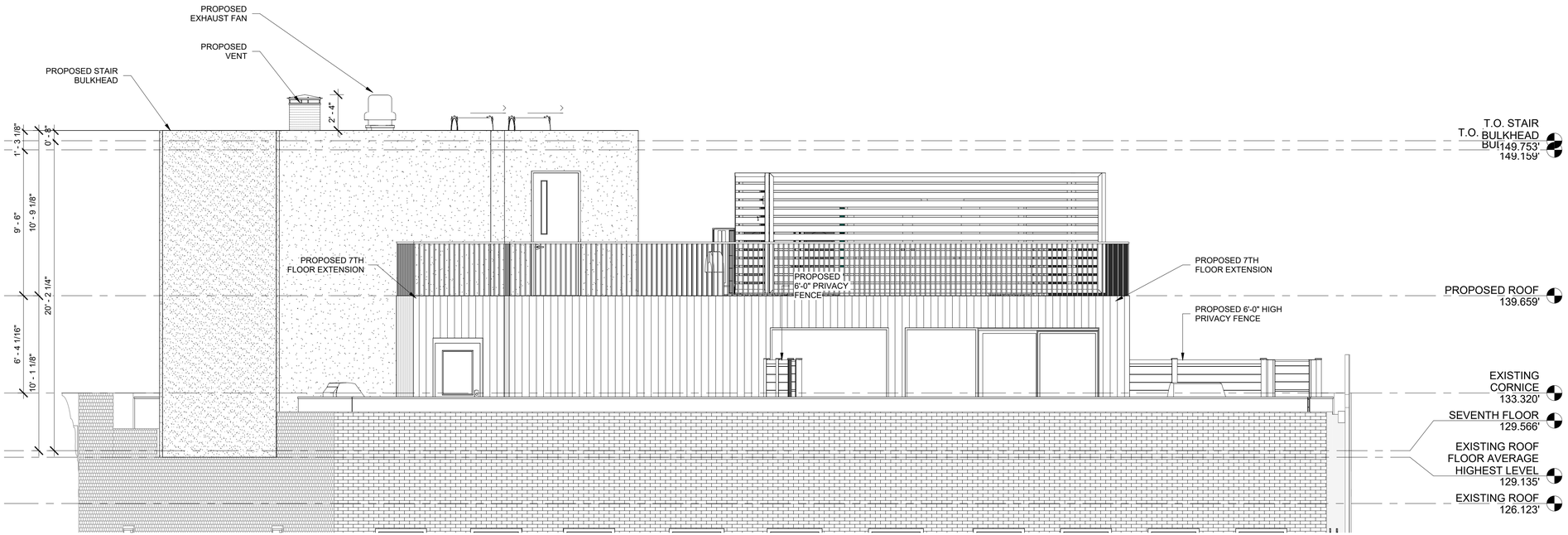


ENLARGED EXISTING REAR (NORTH) ELEVATION
2 1/4" = 1'-0"

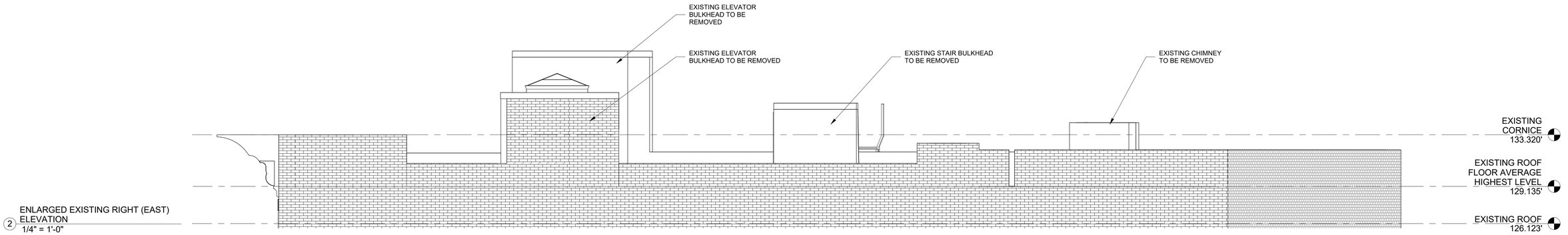
FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



ENLARGED PROPOSED REAR (NORTH) ELEVATION
1 1/4" = 1'-0"

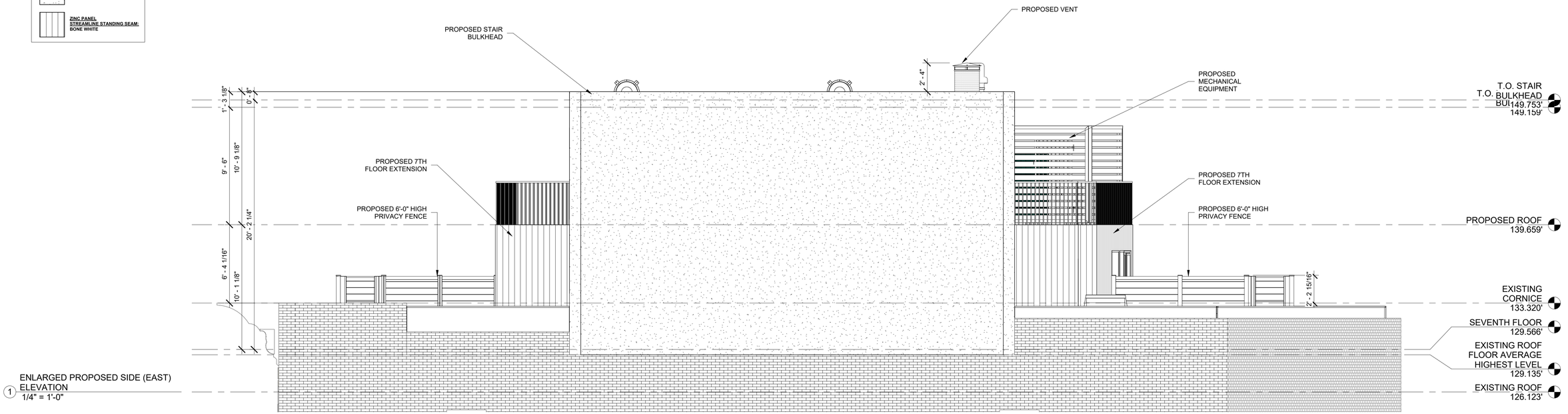


2 ENLARGED EXISTING RIGHT (EAST) ELEVATION
1/4" = 1'-0"

FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



1 ENLARGED PROPOSED SIDE (EAST) ELEVATION
1/4" = 1'-0"

Mockup view: Mulberry Street







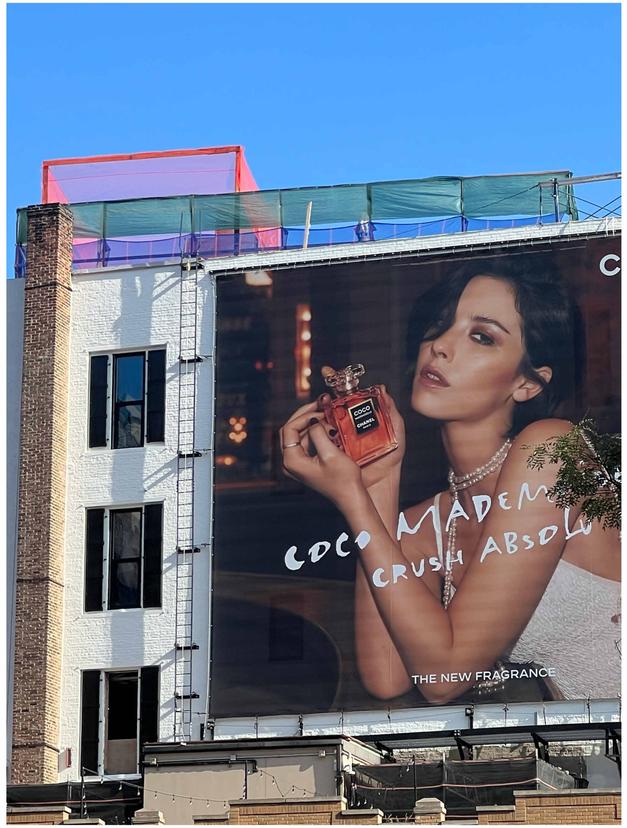
Mockup view: Lafayette Street





Mockup view: Crosby Street and Bleecker Street



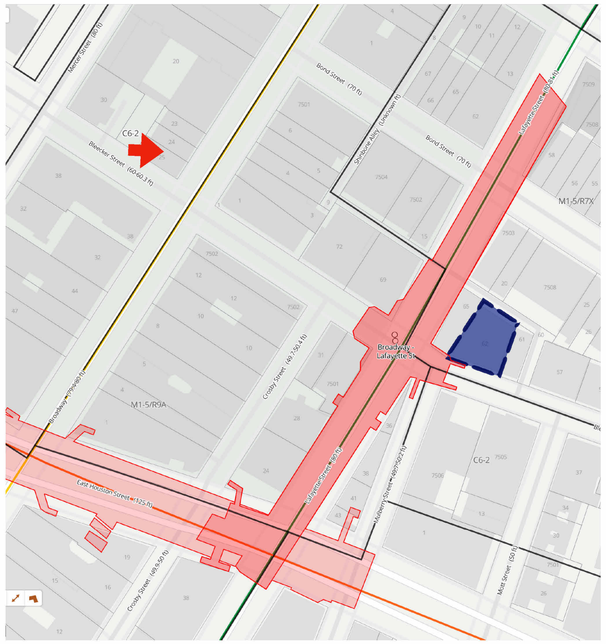




Mockup view: Broadway and Bleecker Street



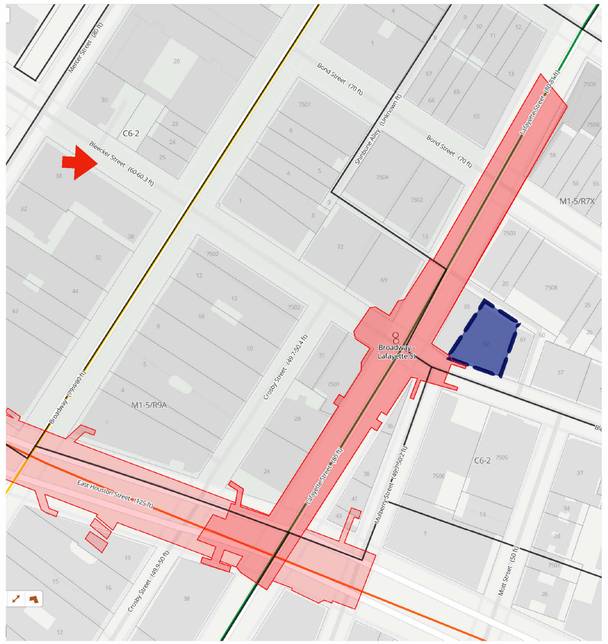




Mockup view: Bleecker Street near Mercer Street



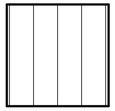




FACADE FINISH MATERIALS



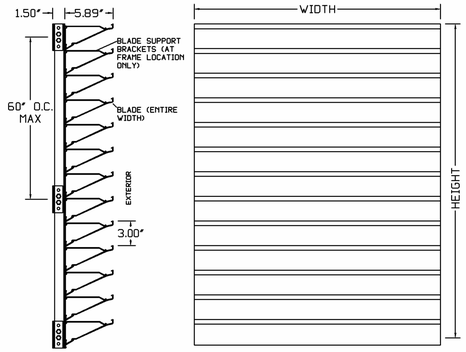
STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE



ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE

Winter White
2140-70

V6JN3 - 6" DEEP 25 DEGREE NARROW N BLADE 3" SPACING EXTRUDED ALUMINUM LOUVERED EQUIPMENT SCREEN



SECTION VIEW ELEVATION VIEW

BLADE - 0.081" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

FRAME - CONCEALED 0.125" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

DESIGNED FOR 30 PSF WIND LOAD

SIZES 12" WIDE X 12" HIGH UP TO UNLIMITED SIZE AVAILABLE

OPTIONS:

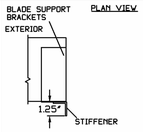
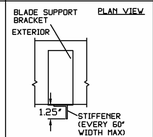
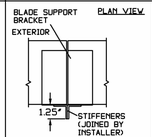
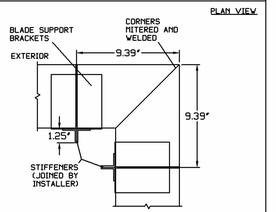
HIGHER WIND LOAD RATINGS

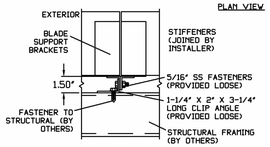
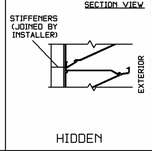
ARCHITECTURAL FINISHES

HINGED SINGLE AND DOUBLE DOORS

NOTE:

STRUCTURAL FRAMING TO SUPPORTING STRUCTURE (ROOF DECK, WALLS, CONCRETE PAD, ETC.) BY OTHERS. STRUCTURAL FRAMING IS REQUIRED FOR ATTACHMENT POINTS EVERY 60" OF WIDTH AND HEIGHT TO MEET 30 PSF WIND LOAD.

END PANEL	BLADE STIFFENER	VERTICAL MULLION (MULTIPLE PANELS WIDE)	MITERED OUTSIDE CORNER
			
HIDDEN	HIDDEN	HIDDEN	

TYPICAL MOUNTING (VERTICAL MULLION SHOWN)	HORIZONTAL MULLION (MULTIPLE PANELS HIGH)
	
	HIDDEN

ARCHITECTURAL LOUVERS
266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT			
CONTRACTOR			
ARCHITECT			
DRAWN BY: JRR	DATE: 01/2012	DRAWING TYPE: TECHNICAL SHEET	DRAWING TITLE: V6JN3

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