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
Bowery
Mulberry St
E 1 St
Mott St
Elizabeth 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, LCR 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

FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE

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

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

LPC PUBLIC HEARING

SEPTEMBER 15th 2026

RIGBY & RIGBY

HIGHRISE GROUP

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

PROPOSED FRONT (SOUTH) ELEVATION

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"

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

LPC PUBLIC HEARING

SEPTEMBER 15th 2026

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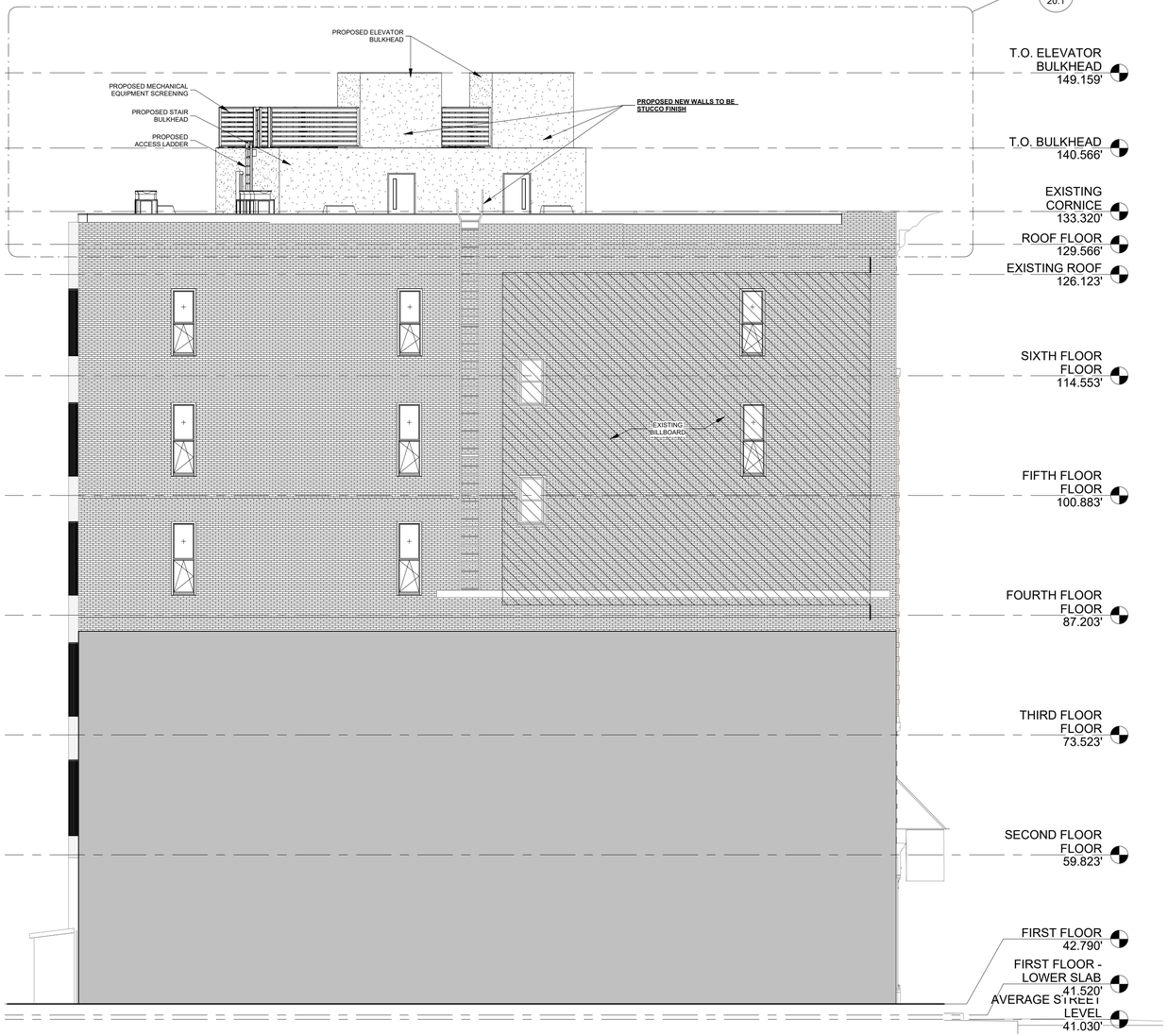
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

PROPOSED FRONT (SOUTH) ELEVATION - COMPARISON

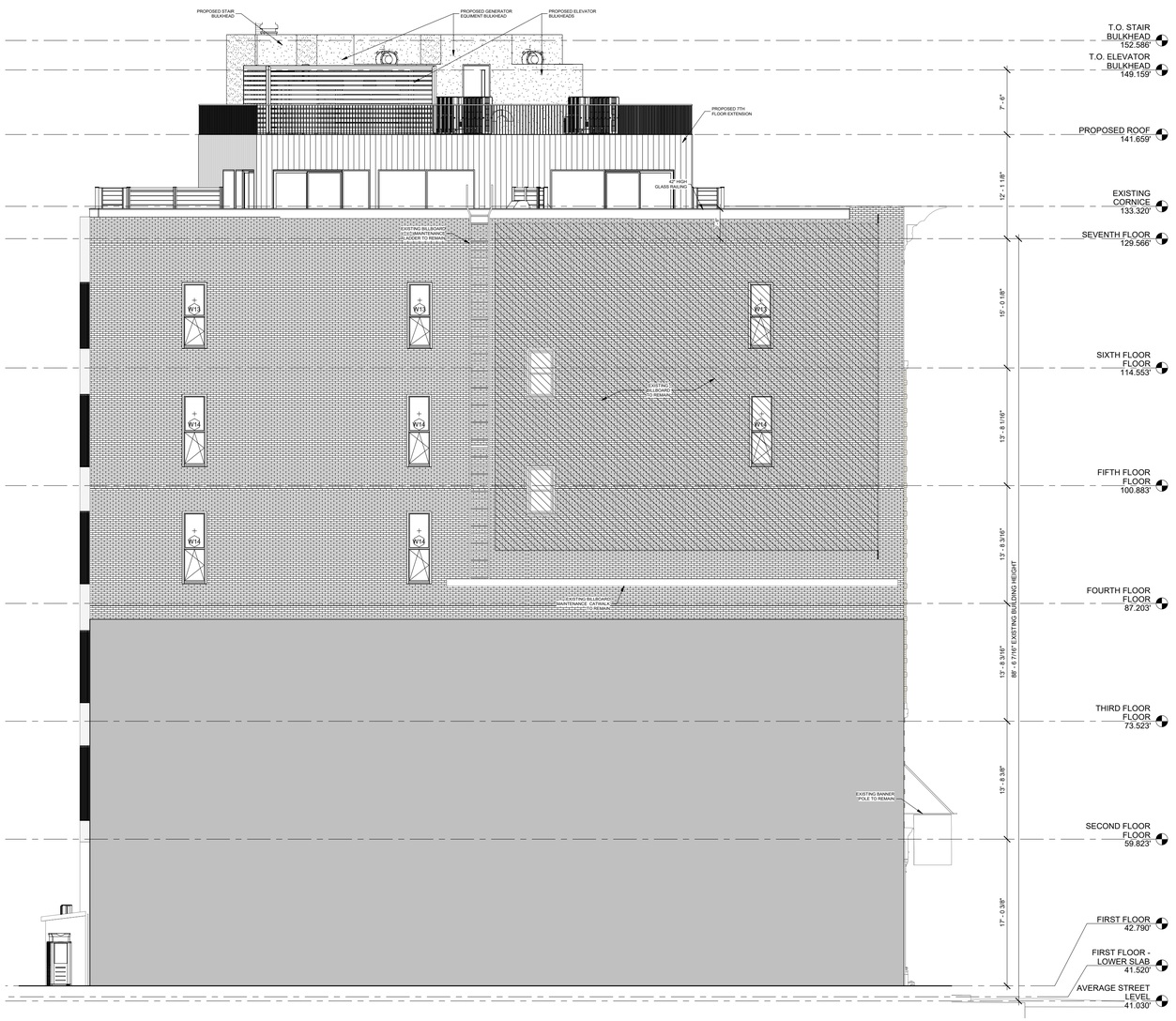
FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



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



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

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SEPTEMBER 15th 2026

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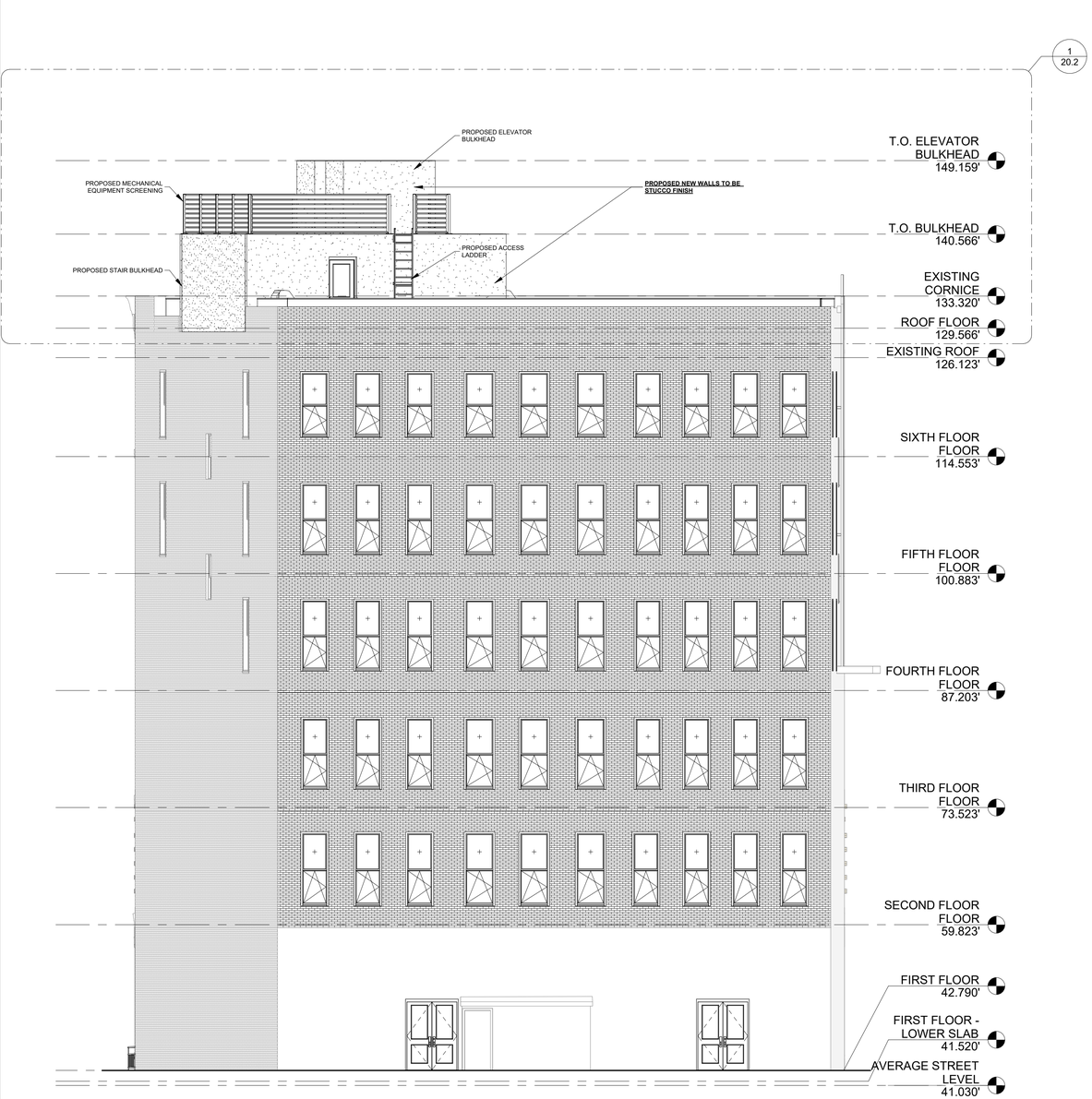
PROPOSED SIDE (WEST) ELEVATION - COMPARISON

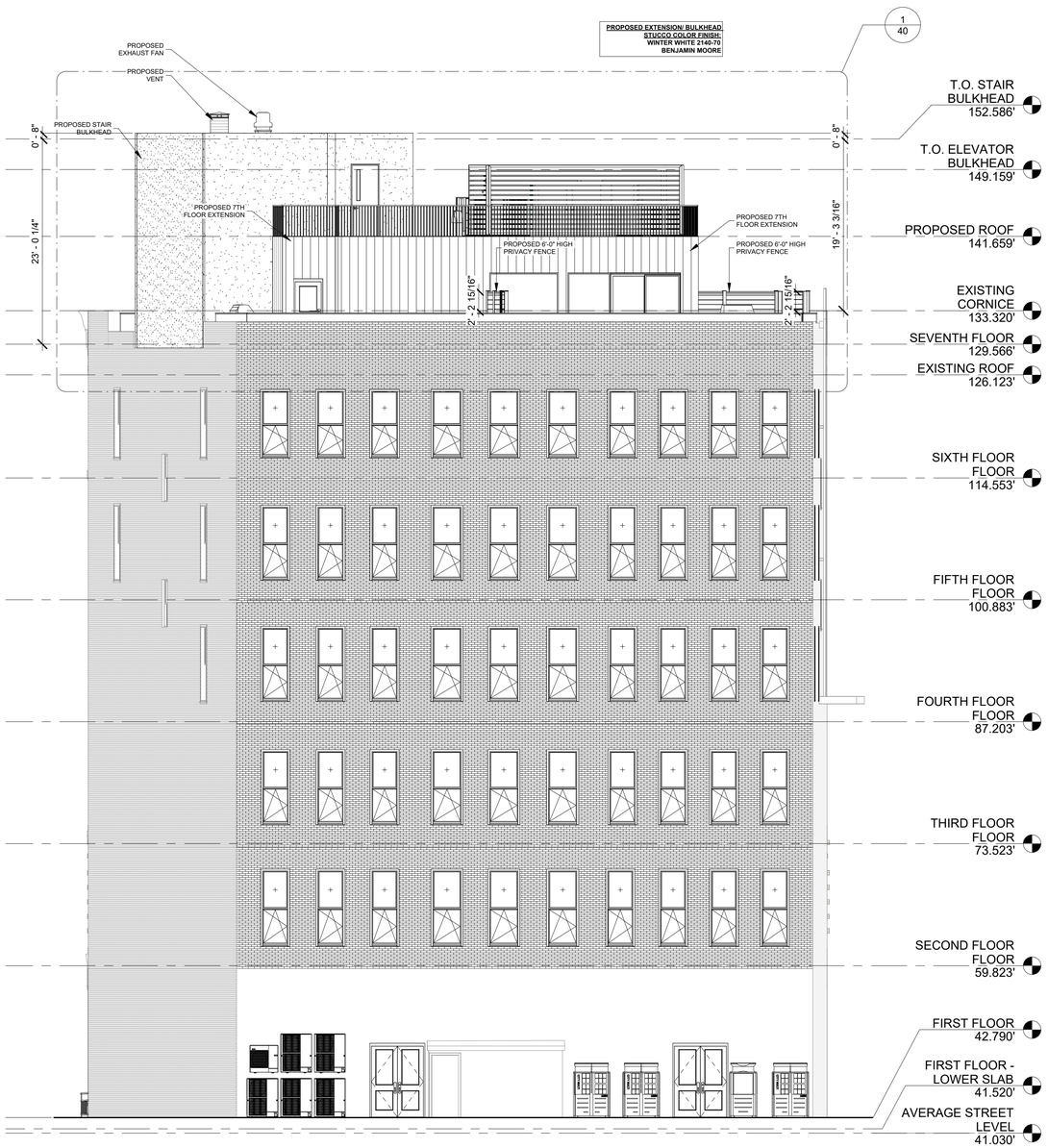


2 PROPOSED REAR (NORTH) ELEVATION
1/8" = 1'-0"

FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



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

LPC PUBLIC HEARING

SEPTEMBER 15th 2026

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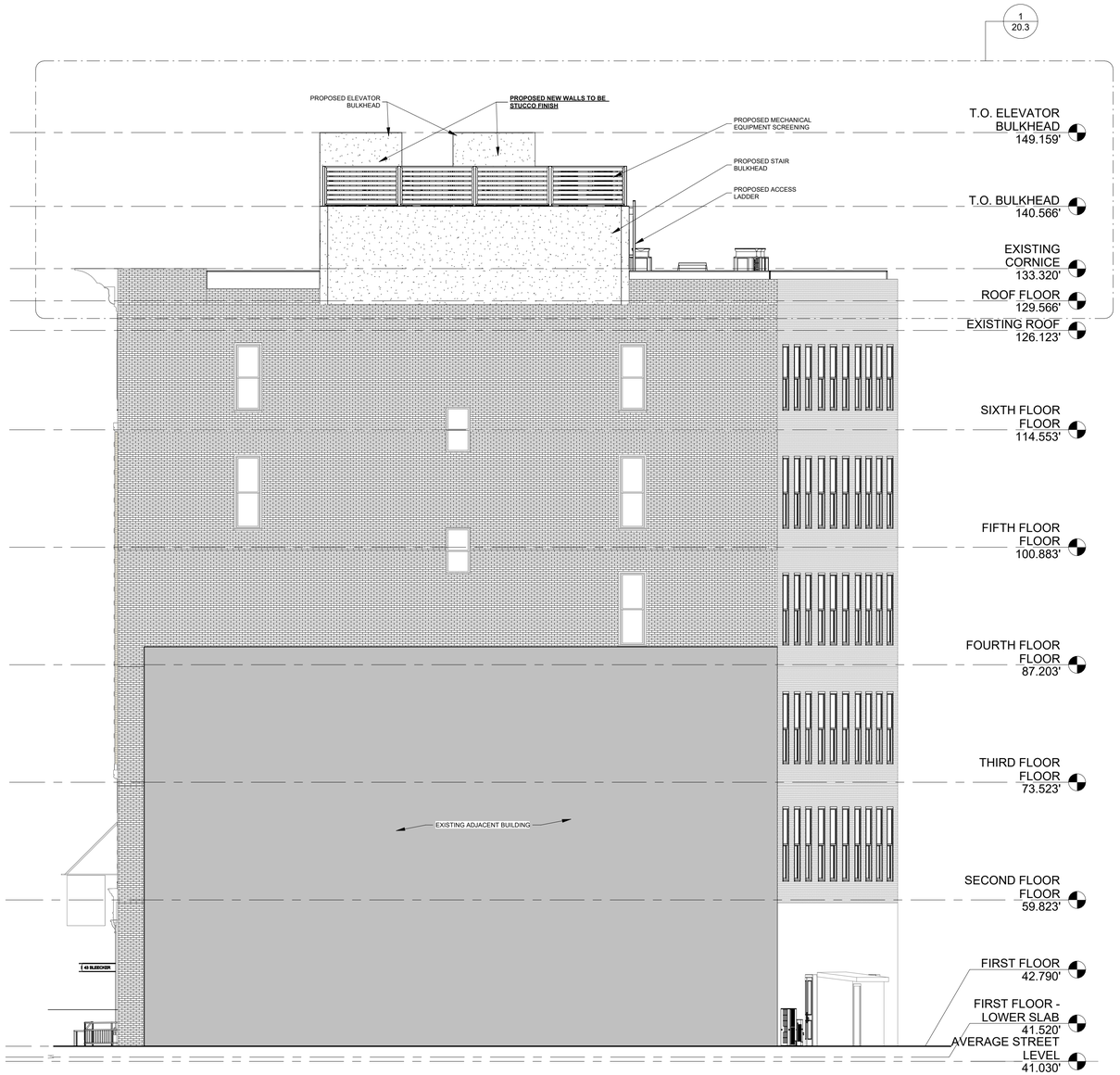
PROPOSED REAR (NORTH) ELEVATION - COMPARISON

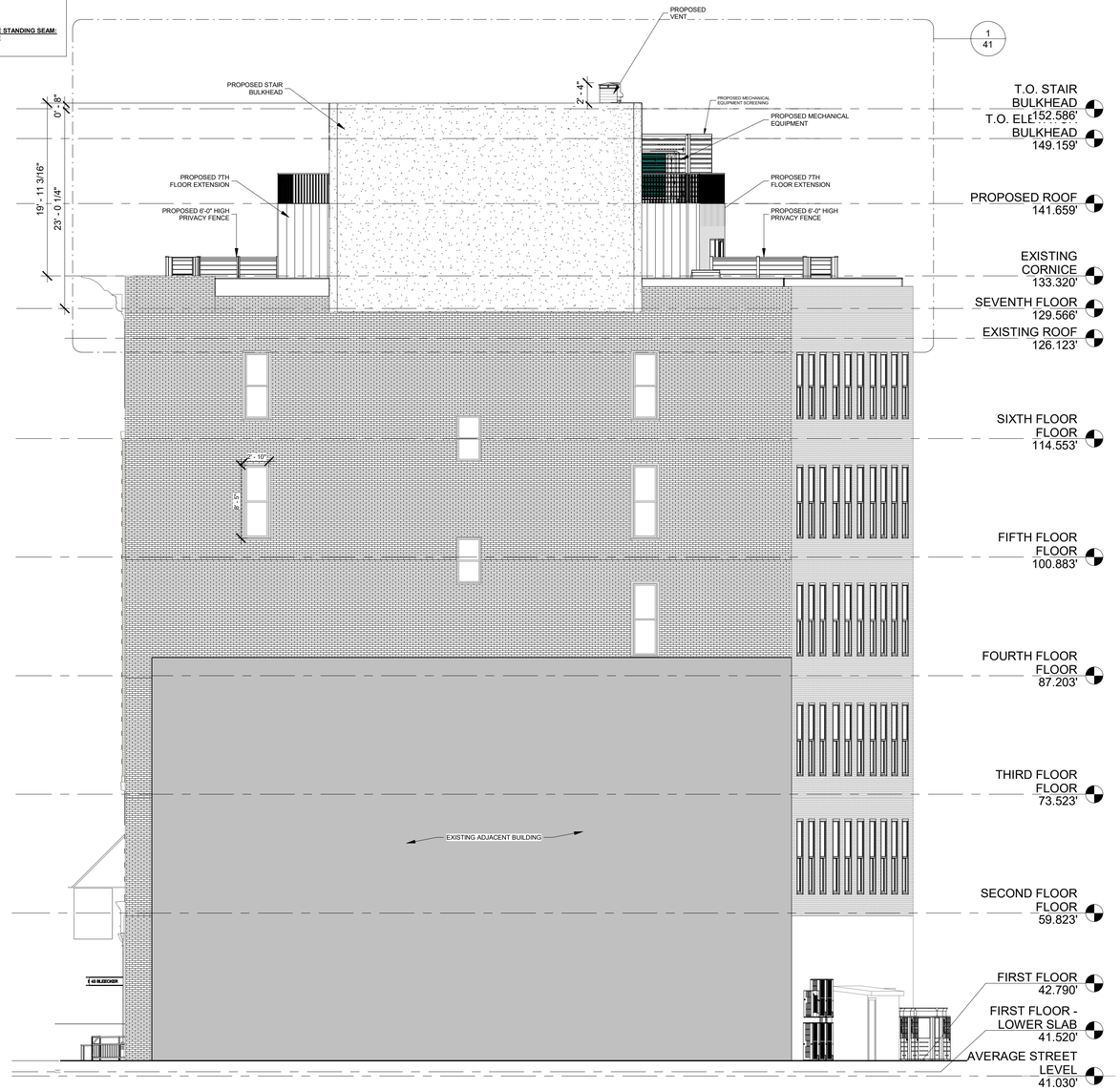


2 PROPOSED (EAST) ELEVATION
1/8" = 1'-0"

FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



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

LPC PUBLIC HEARING

SEPTEMBER 15th 2026

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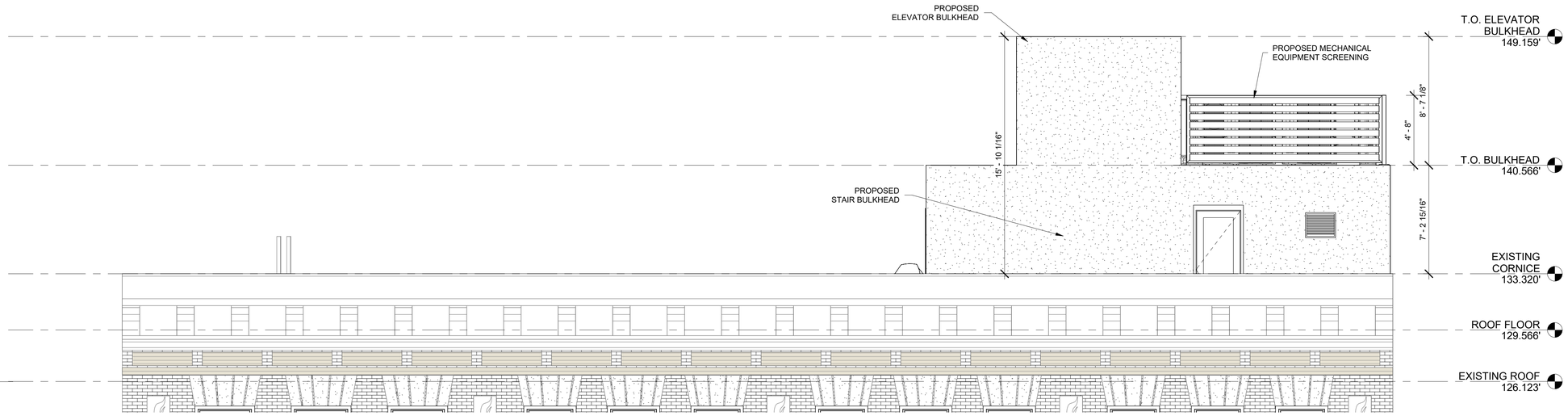
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

PROPOSED SIDE (EAST) ELEVATION - COMPARISON

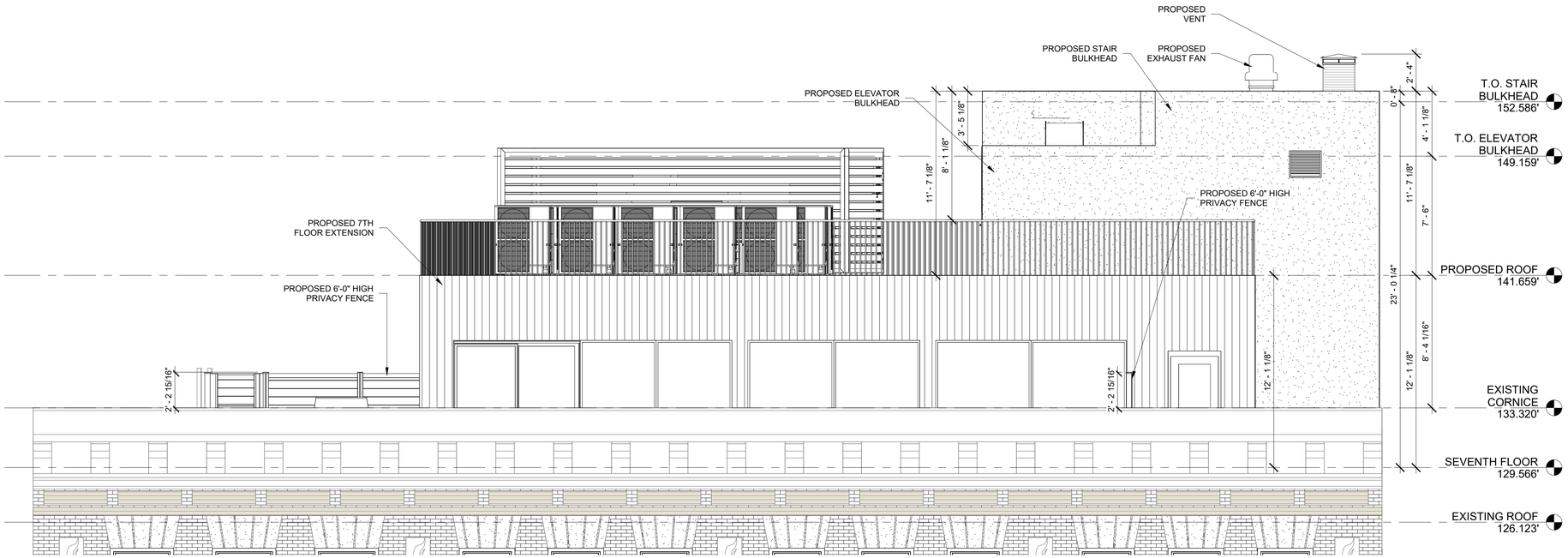


2 PROPOSED ROOF ELEVATION
1/4" = 1'-0"

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"

LPC PUBLIC HEARING

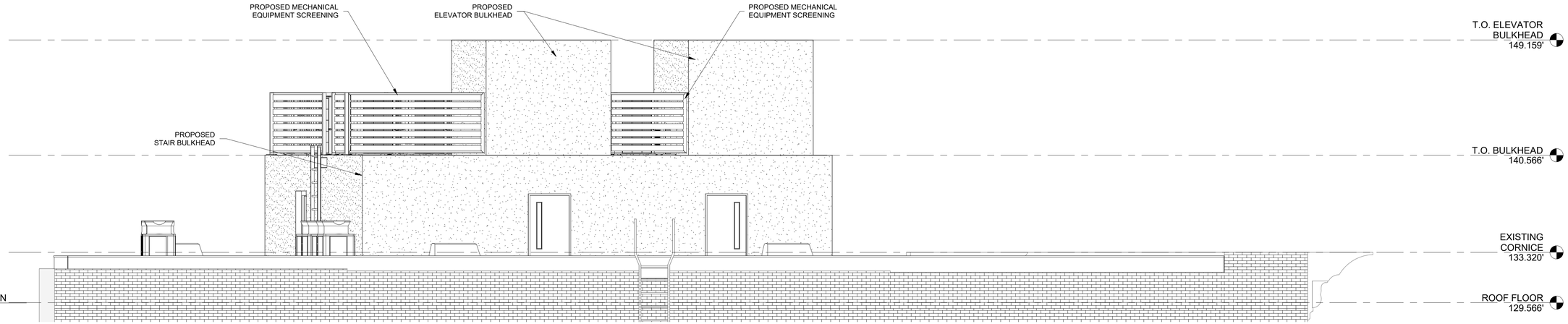
SEPTEMBER 15th 2026

RIGBY & RIGBY

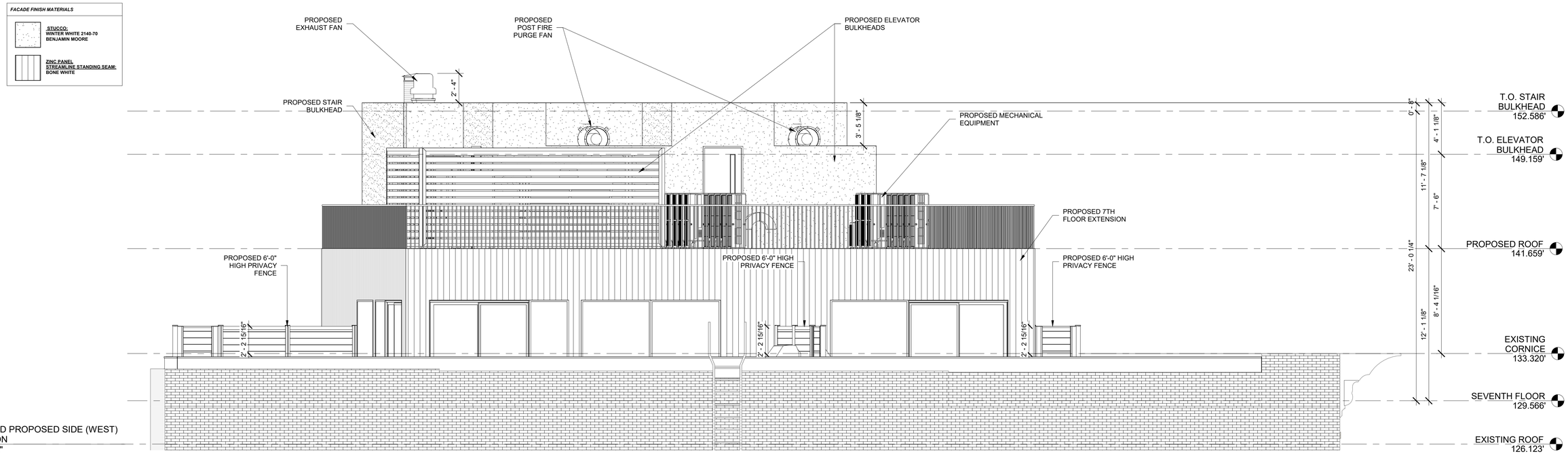
HIGHRISE GROUP

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

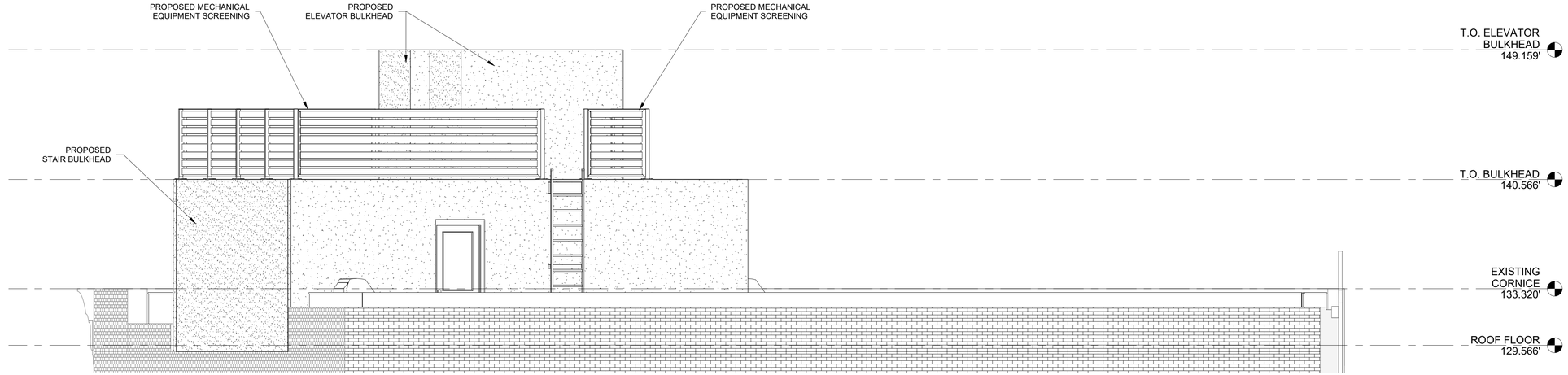
PROPOSED 7TH FLOOR EXTENSION
(SOUTH) ELEVATION - COMPARISON



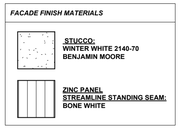
1 PROPOSED ROOF (WEST) ELEVATION
1/4" = 1'-0"

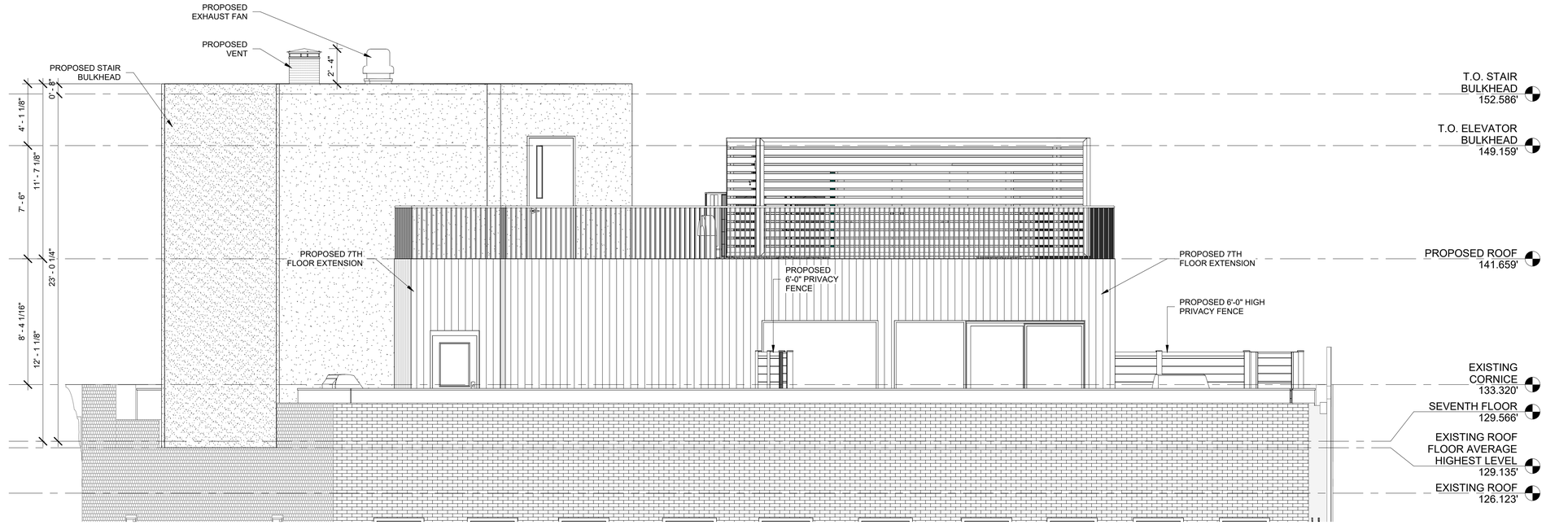


1 ENLARGED PROPOSED SIDE (WEST) ELEVATION
1/4" = 1'-0"



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





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

LPC PUBLIC HEARING

SEPTEMBER 15th 2026

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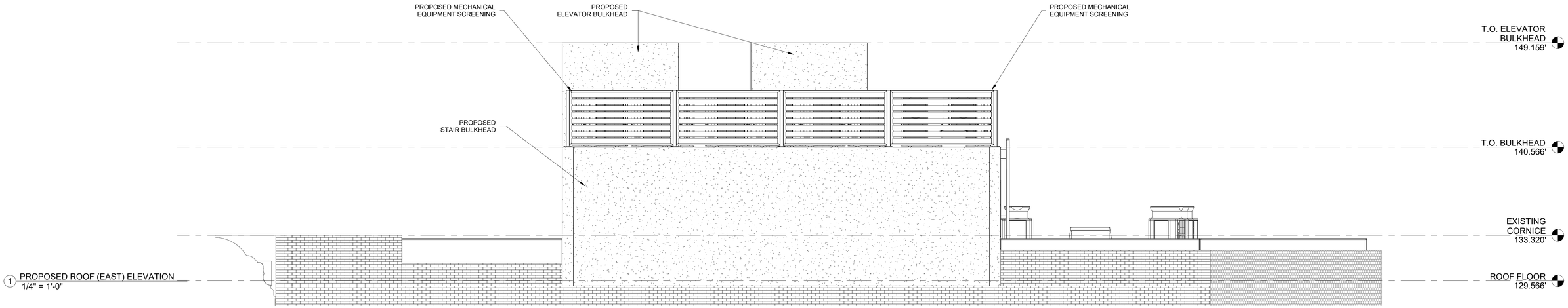
PROPOSED 7TH FLOOR EXTENSION
(NORTH) ELEVATION - COMPARISON

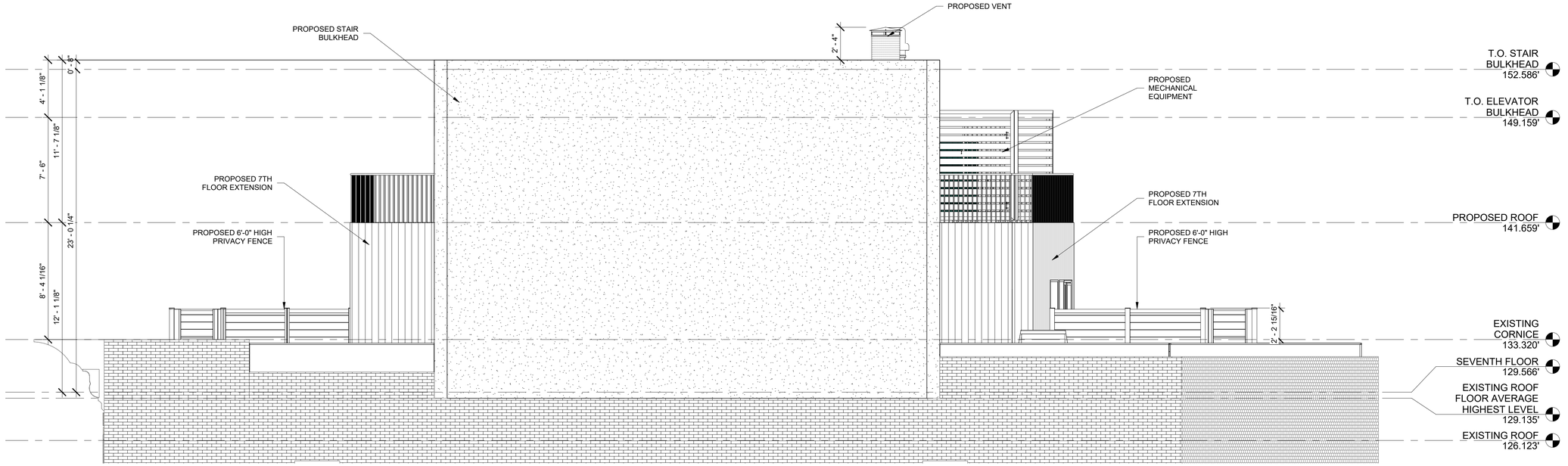


1 PROPOSED ROOF (EAST) ELEVATION
1/4" = 1'-0"

FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



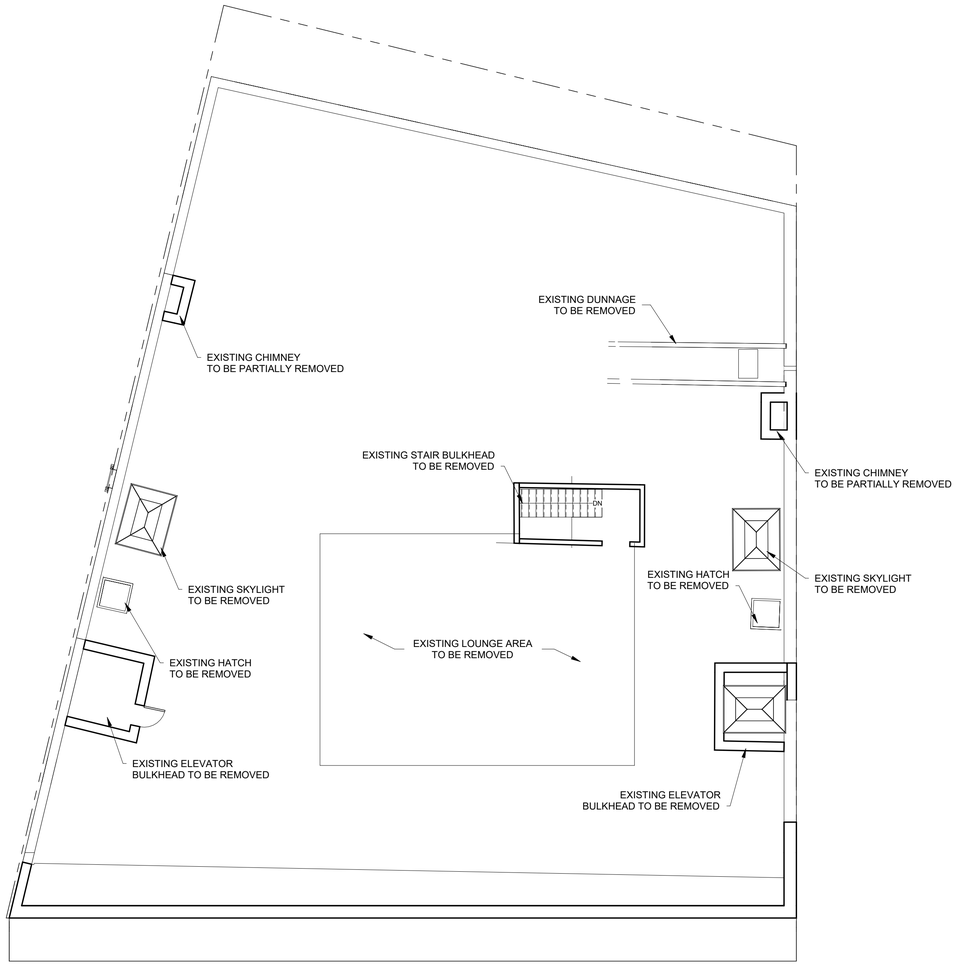
1 ENLARGED PROPOSED SIDE (EAST) ELEVATION
1/4" = 1'-0"

View of existing roof looking South

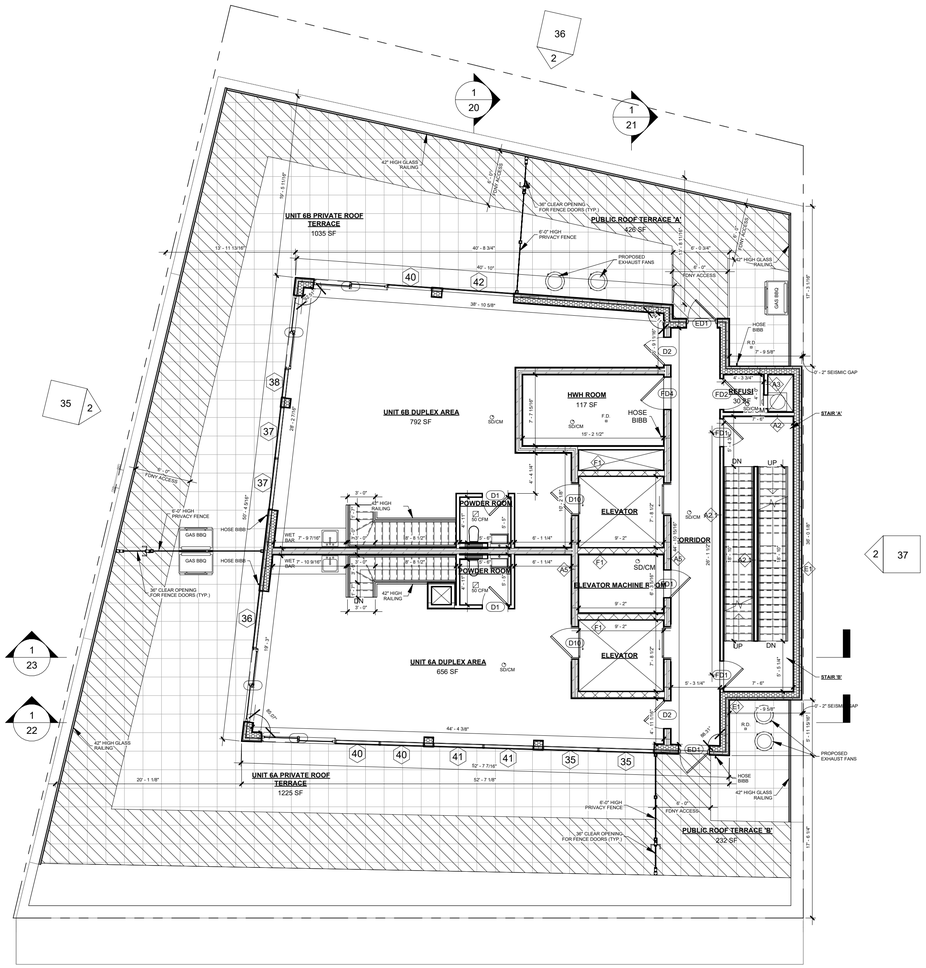
View of existing roof looking West

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"

LPC PUBLIC HEARING

SEPTEMBER 15th 2026

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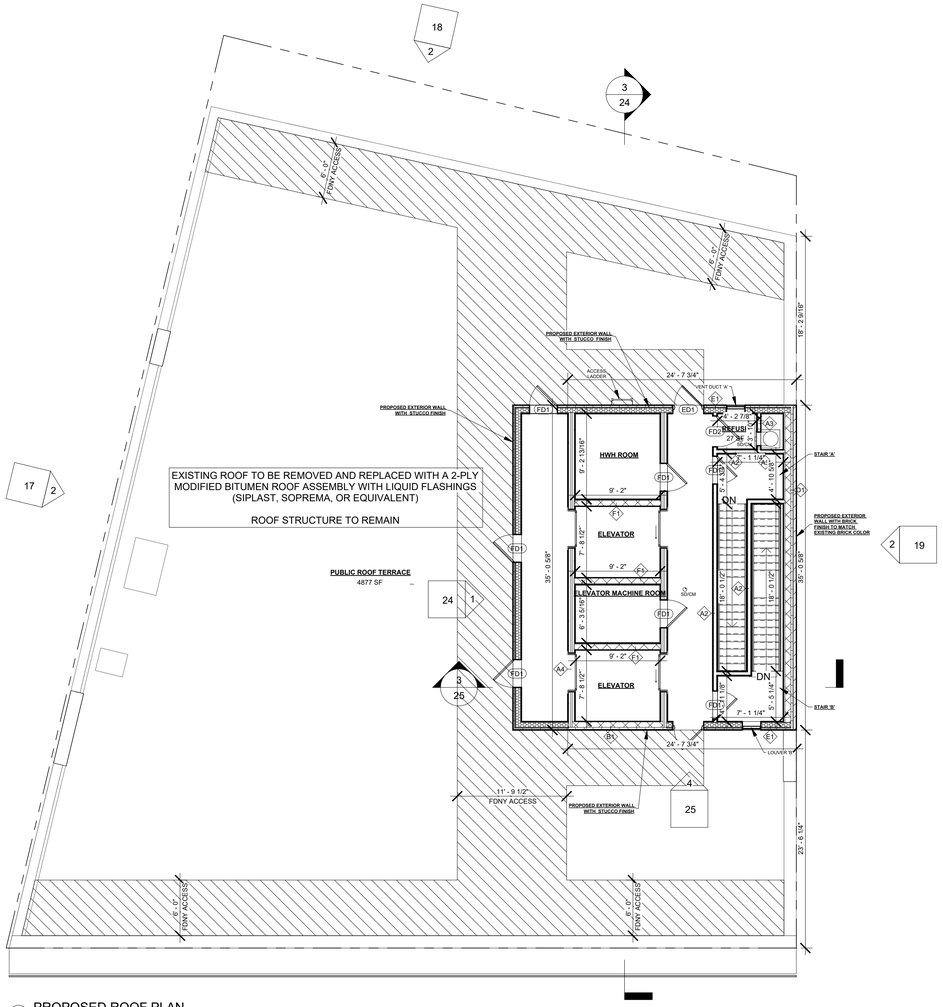
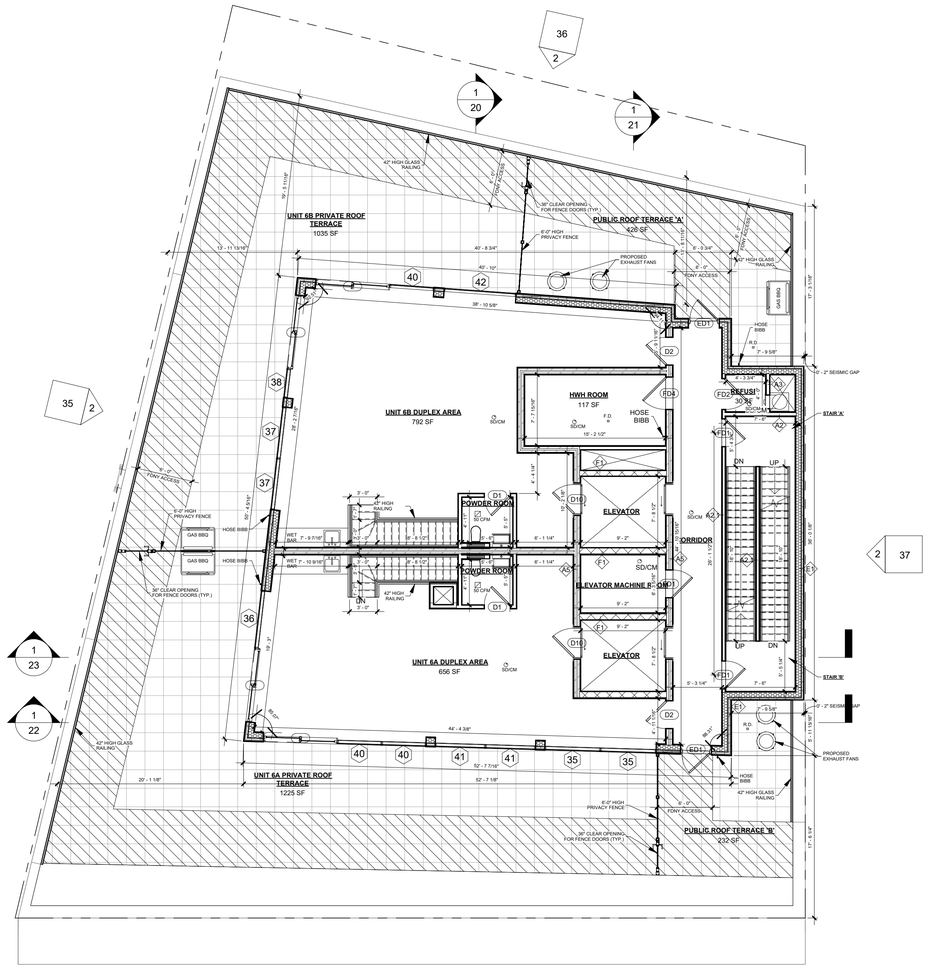
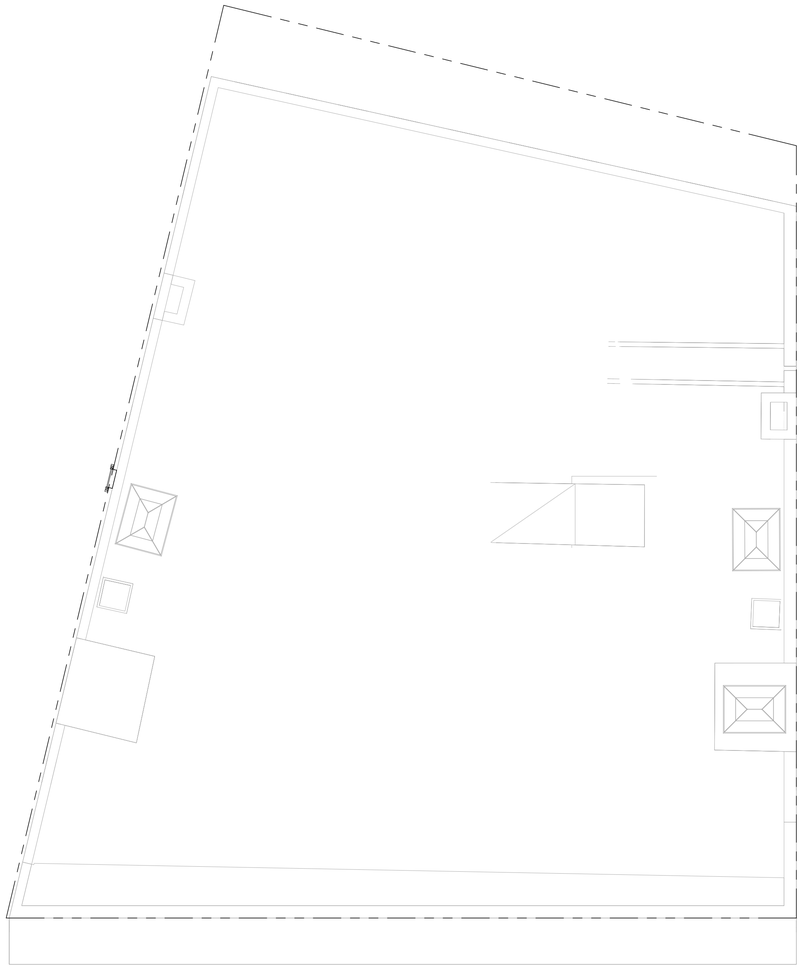
PROPOSED 7TH FLOOR PLAN



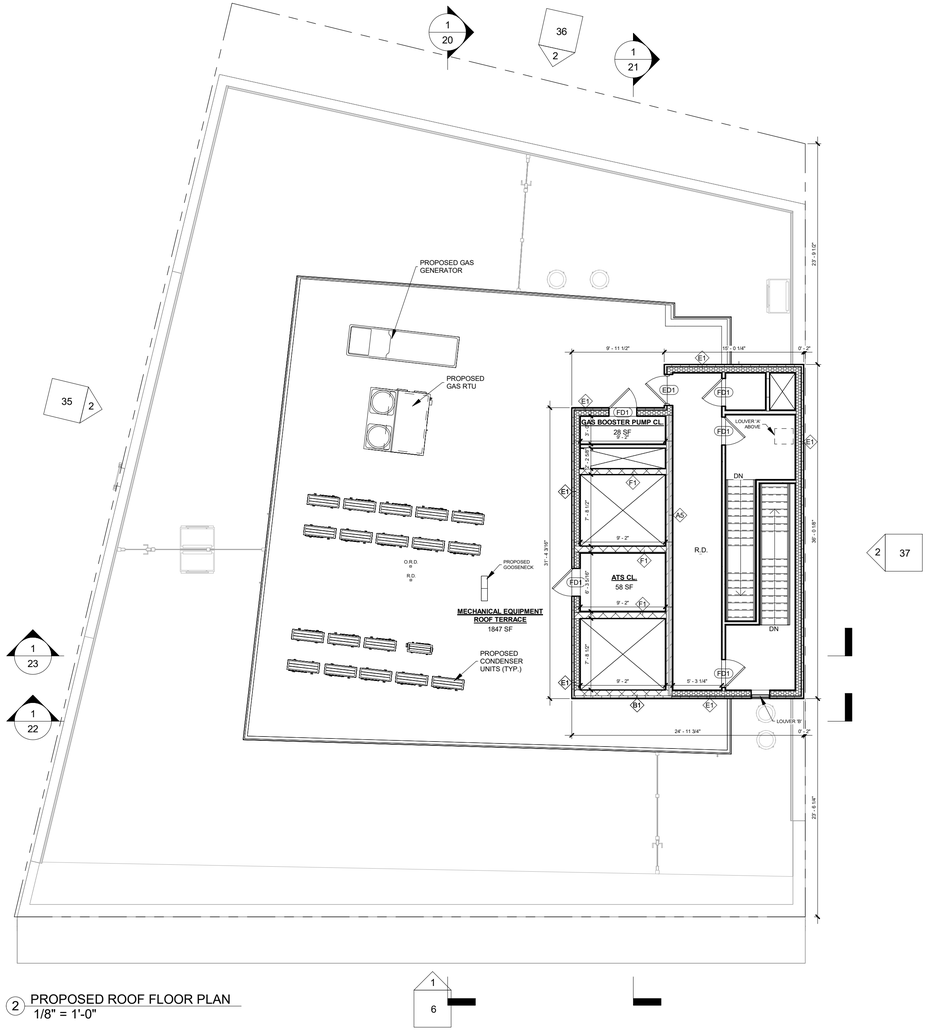
2 PROPOSED ROOF PLAN
1/8" = 1'-0"



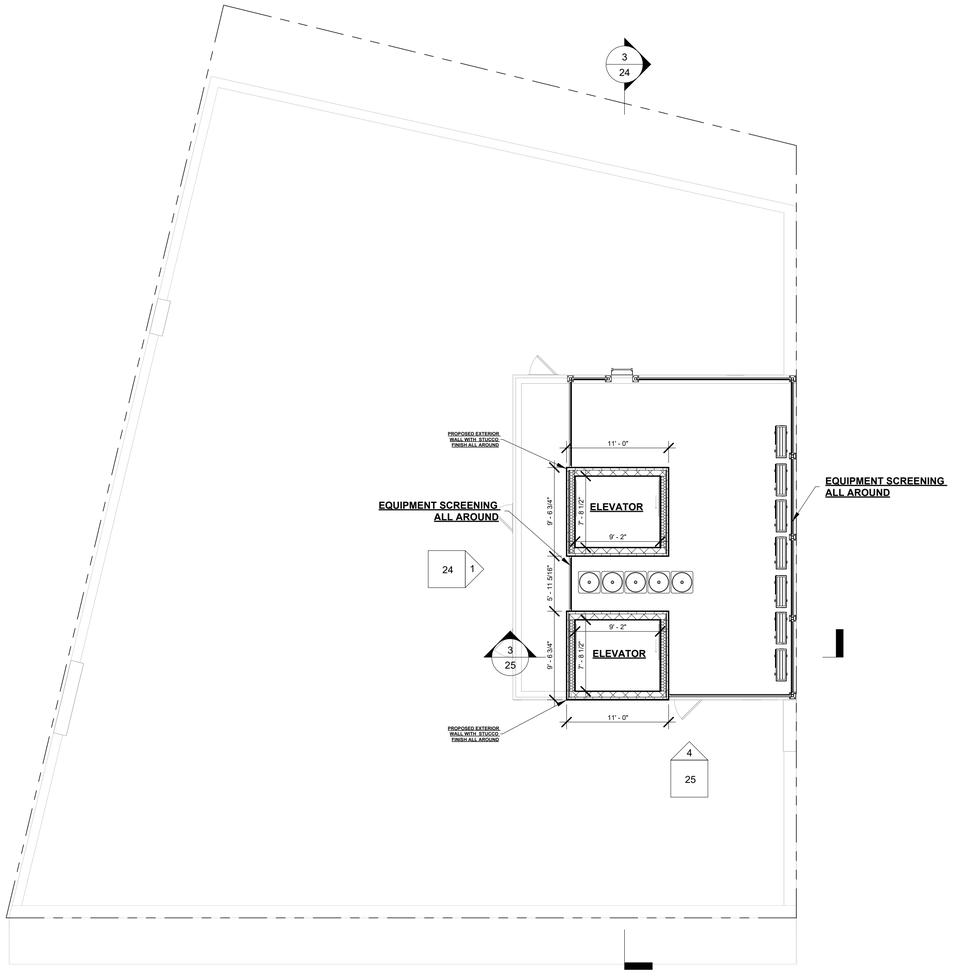
2 PROPOSED SEVENTH FLOOR PLAN
1/8" = 1'-0"



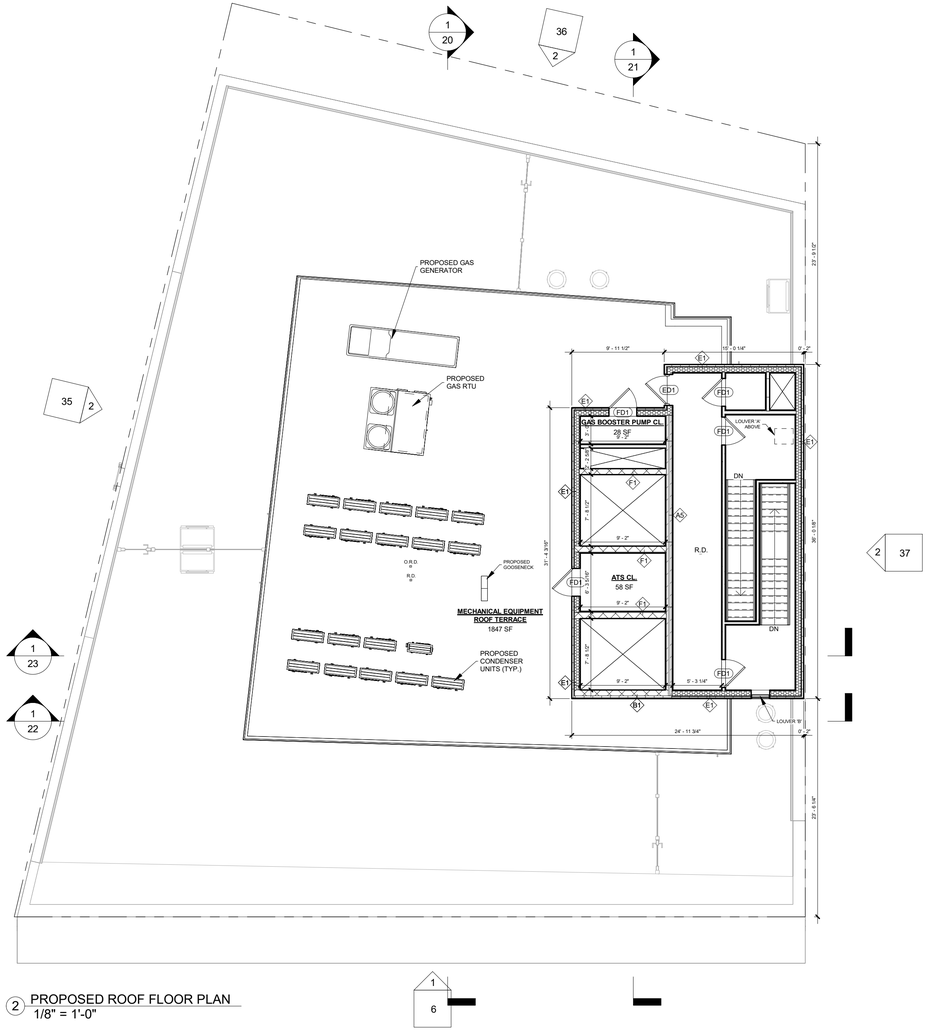
1 EXISTING T.O. BULKHEAD PLAN
1/8" = 1'-0"



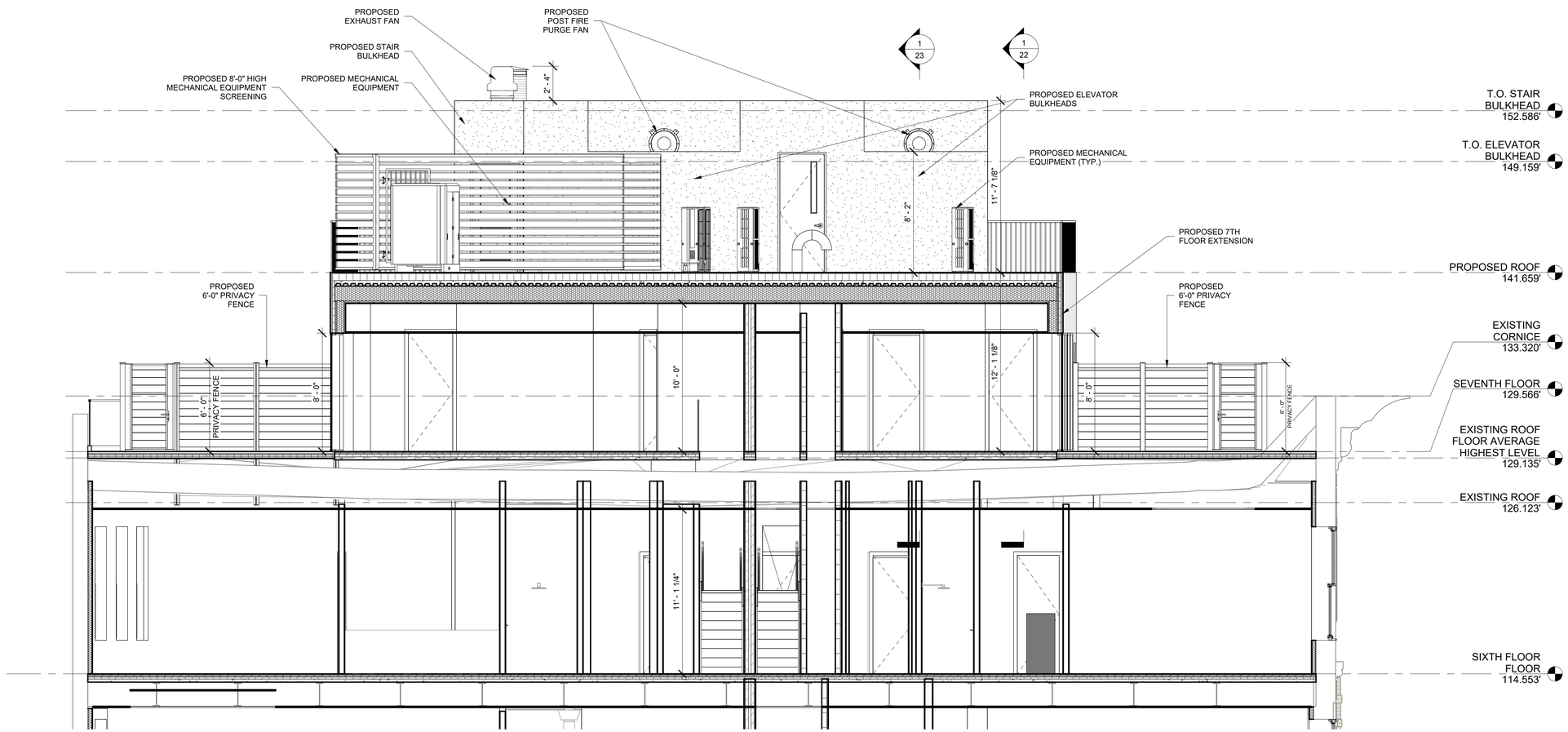
2 PROPOSED ROOF FLOOR PLAN
1/8" = 1'-0"



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

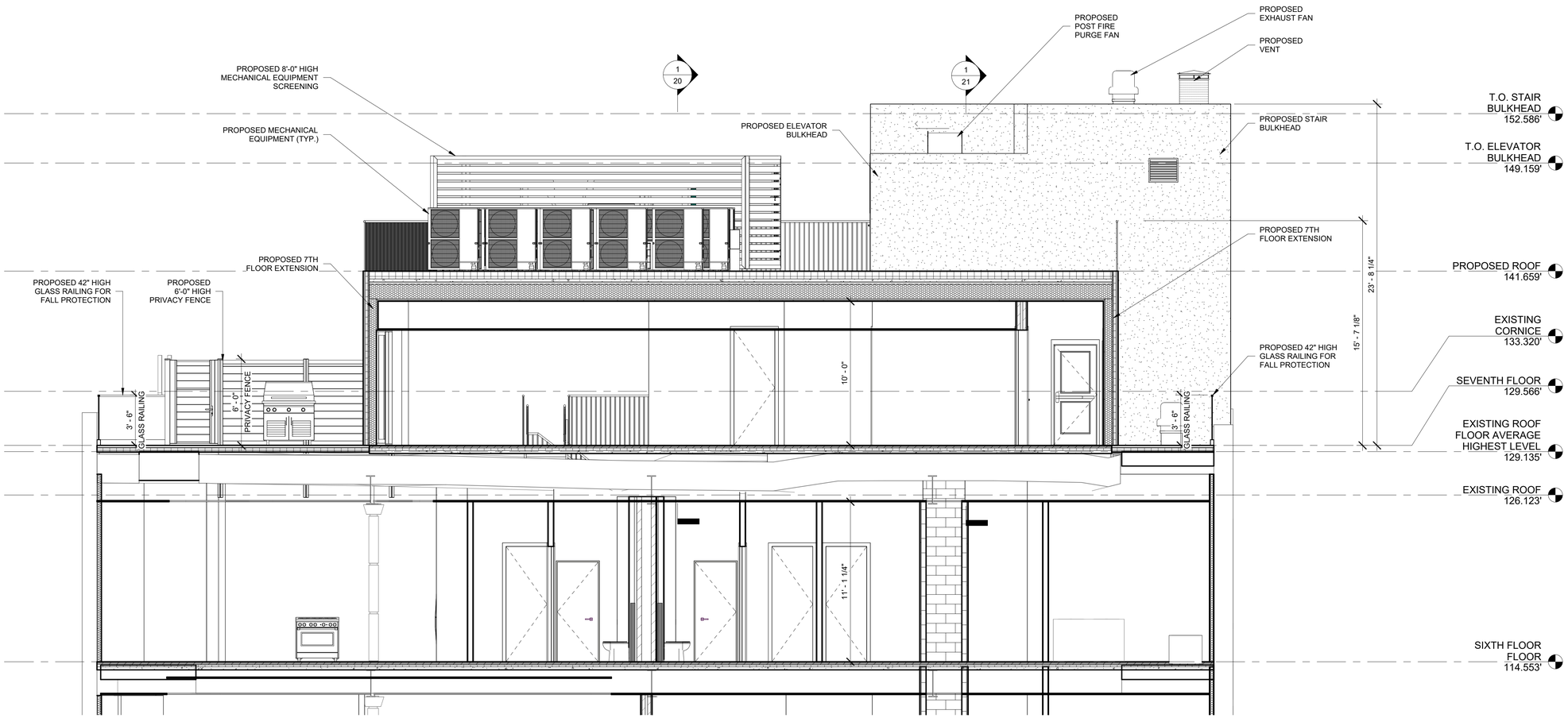


2 PROPOSED ROOF FLOOR PLAN
1/8" = 1'-0"

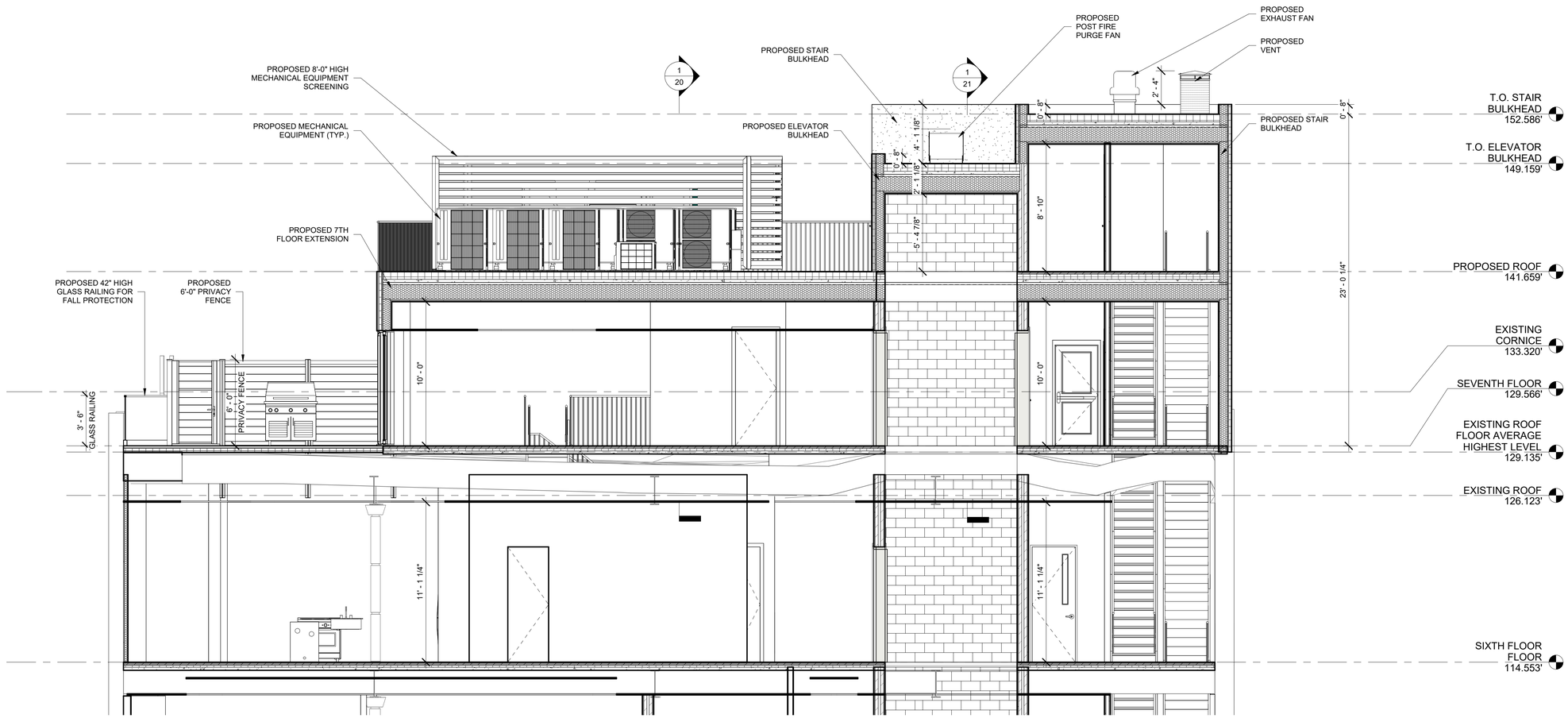


1 LONGITUDINAL SECTION THROUGH 7TH FLOOR EXTENSION
1/4" = 1'-0"

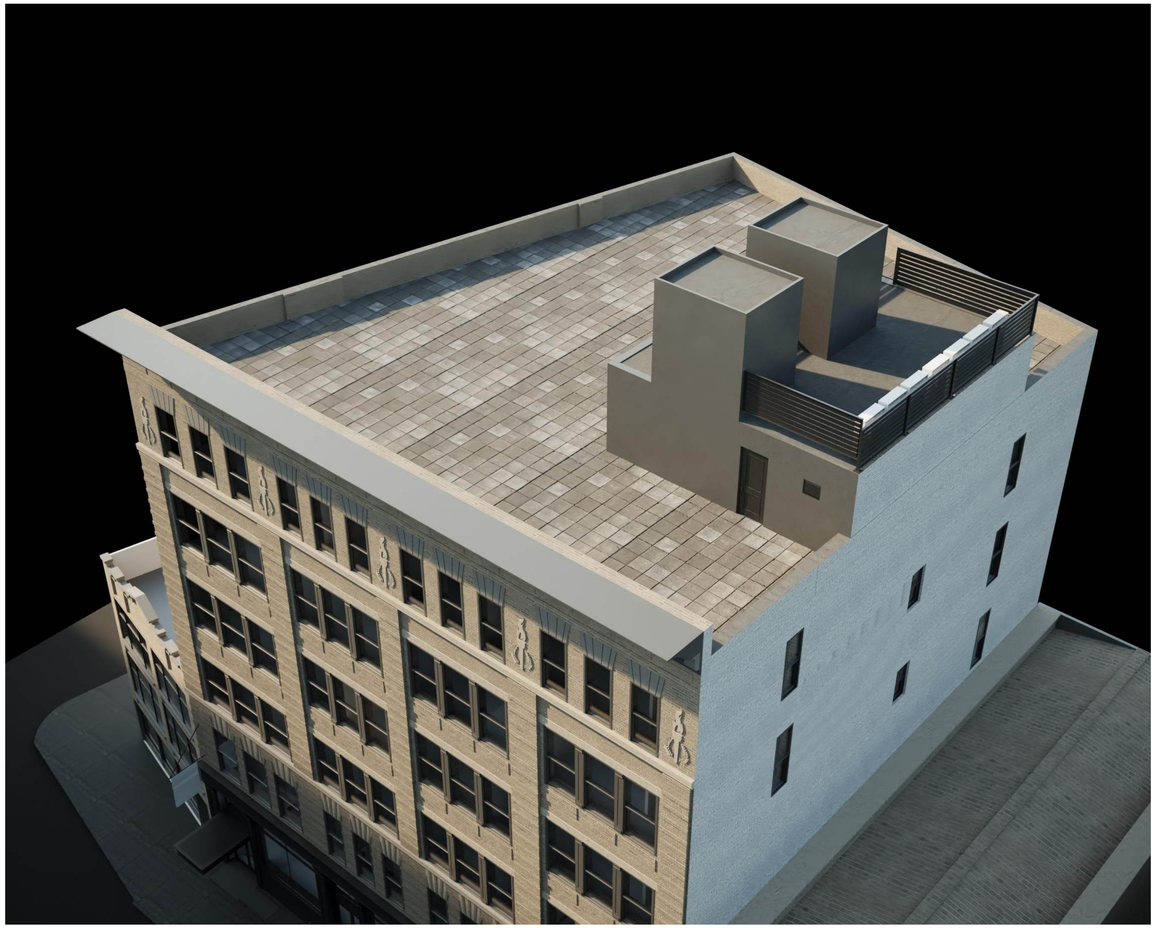
1 LONGITUDINAL SECTION THROUGH ELEVATOR EXTENSION
1/4" = 1'-0"



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



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

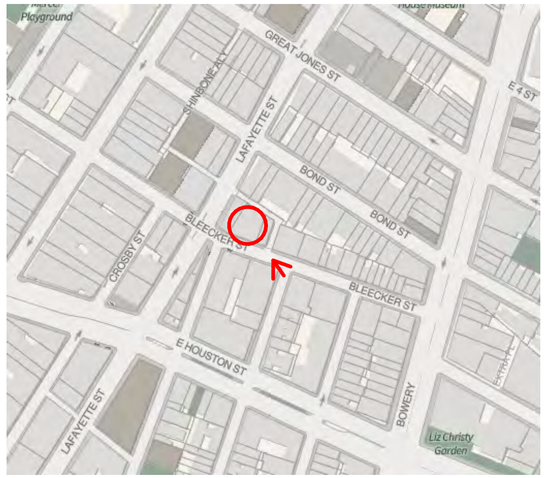


Visibility from Bleecker Street

PRIOR PROPOSED 6TH FLOOR BULK

PROPOSED 7TH FLOOR BULK

7TH FLOOR MOCK-UP

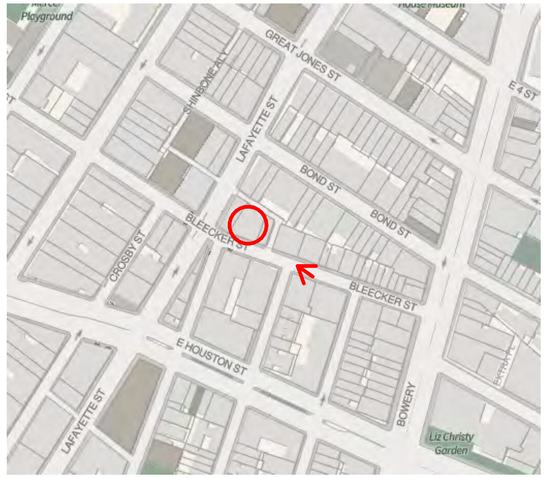


Visibility from Bleecker Street

PRIOR PROPOSED 6TH FLOOR BULK

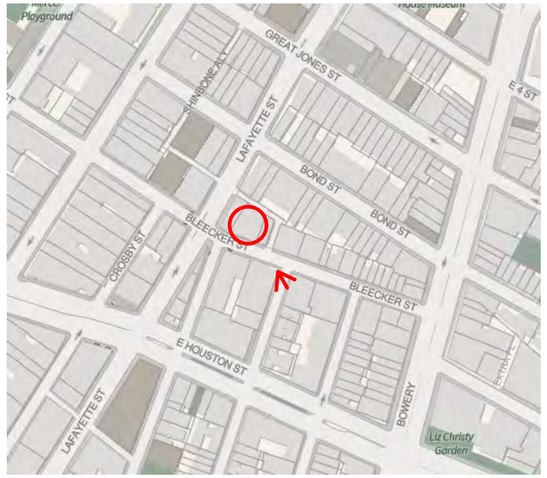
PROPOSED 7TH FLOOR BULK

7TH FLOOR MOCK-UP

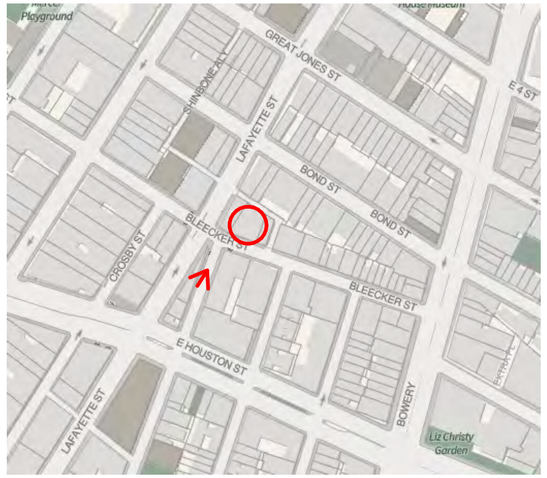


Visibility from Mott Street

7TH FLOOR MOCK-UP

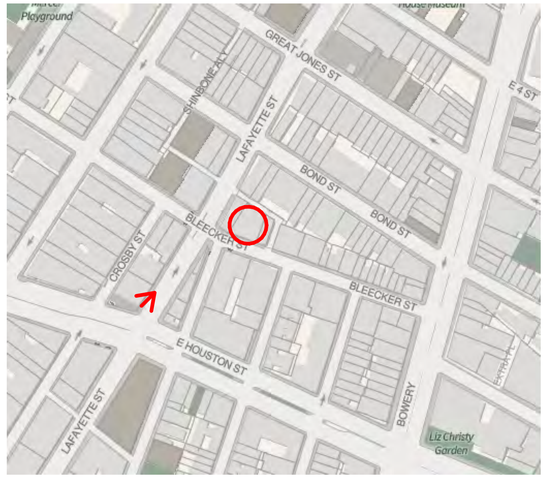


Visibility from Mulberry Street



Visibility from Mulberry Street

7TH FLOOR MOCK-UP

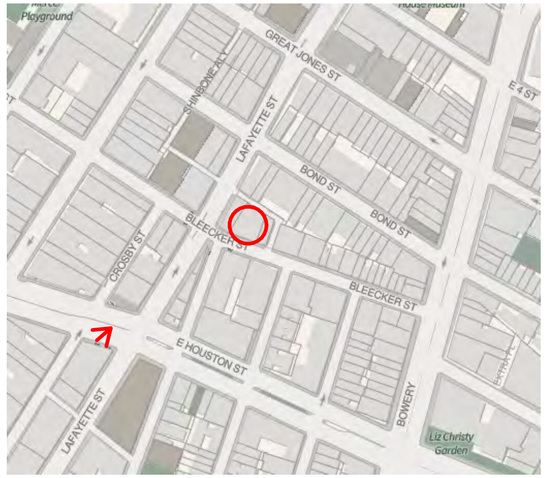


Visibility from E Houston Street

PRIOR PROPOSED 6TH FLOOR BULK

PROPOSED 7TH FLOOR BULK

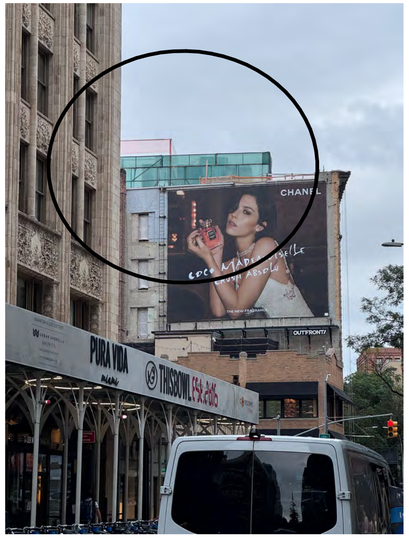
7TH FLOOR MOCK-UP



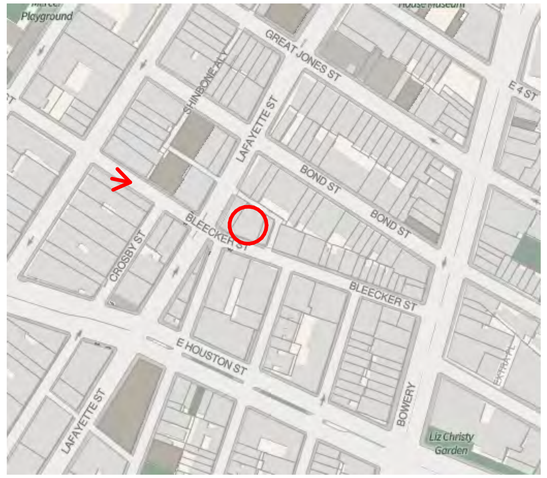
Visibility from Broadway

PRIOR PROPOSED 6TH FLOOR BULK

PROPOSED 7TH FLOOR BULK



7TH FLOOR MOCK-UP



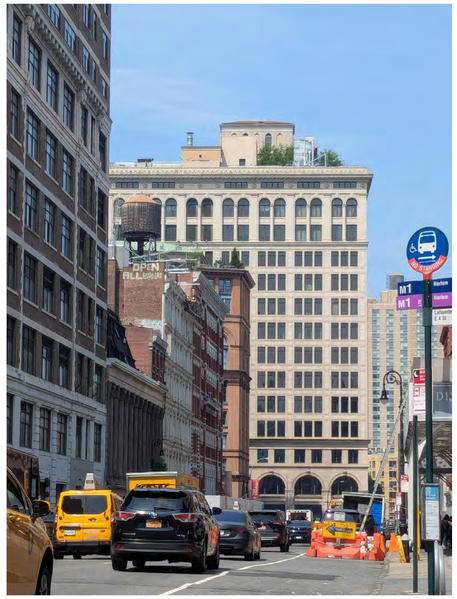
1 PROPOSED FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

1.

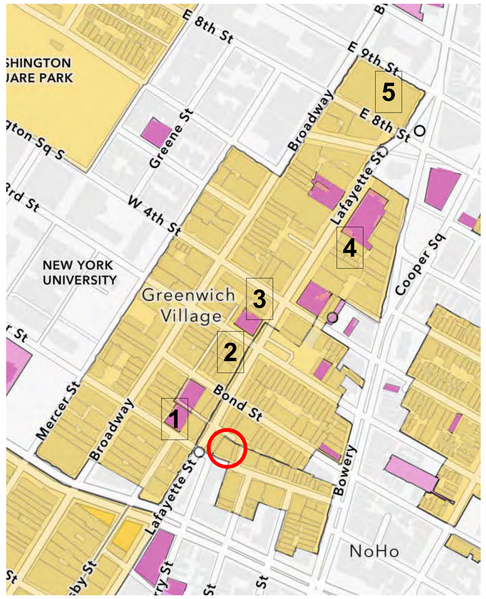
2.

3.

4.



5.

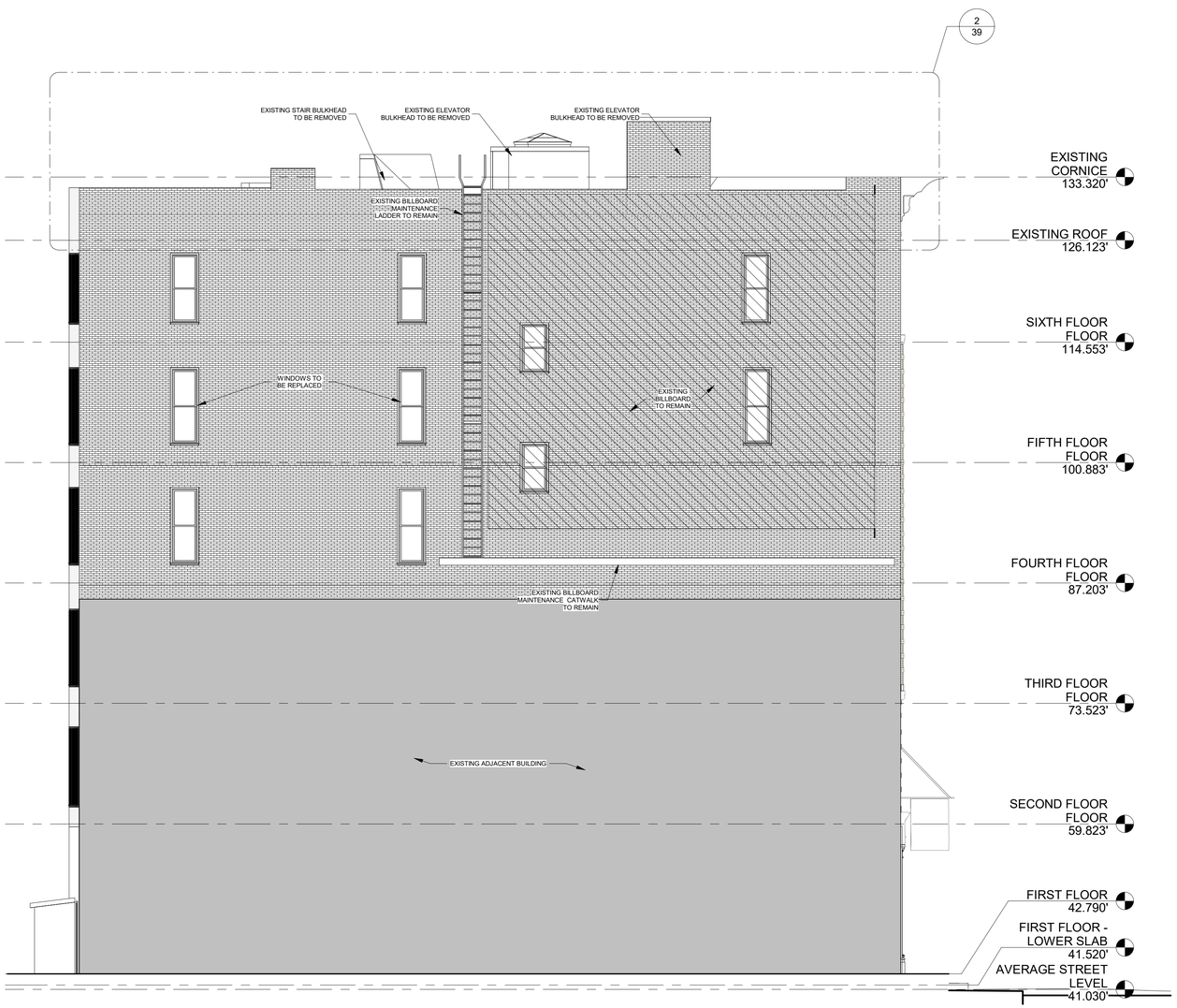

E 8th St
E 9th St
E 8th St
Broadway
Greene St
W 4th St
Lafayette St
Cooper Sq
NEW YORK UNIVERSITY
Greenwich Village
Bond St
Mercer St
Broadway
Lafayette St
Bowery
NoHo
1
2
3
4
5

APPENDIX

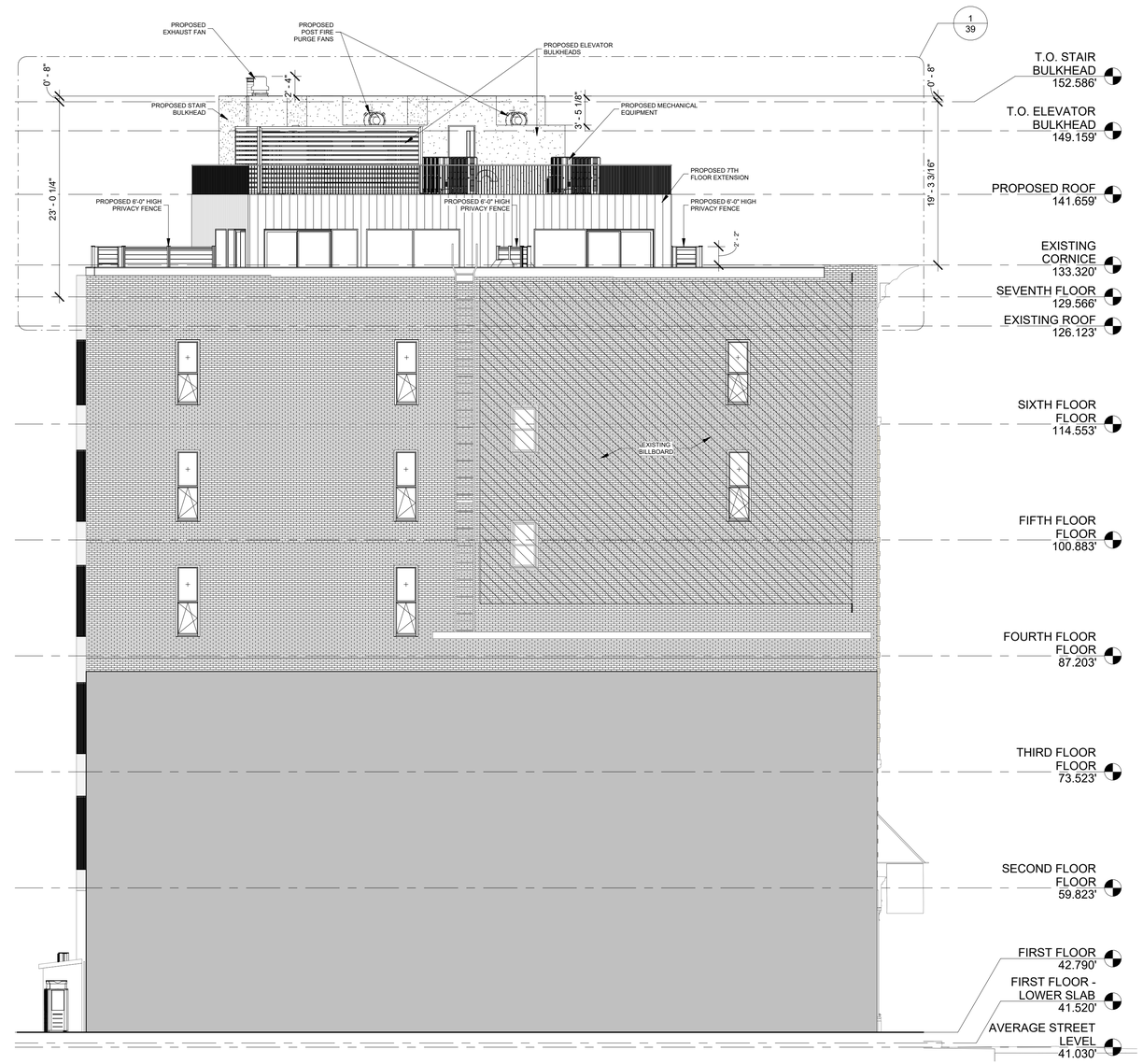
FACADE FINISH MATERIALS

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"

LPC PUBLIC HEARING

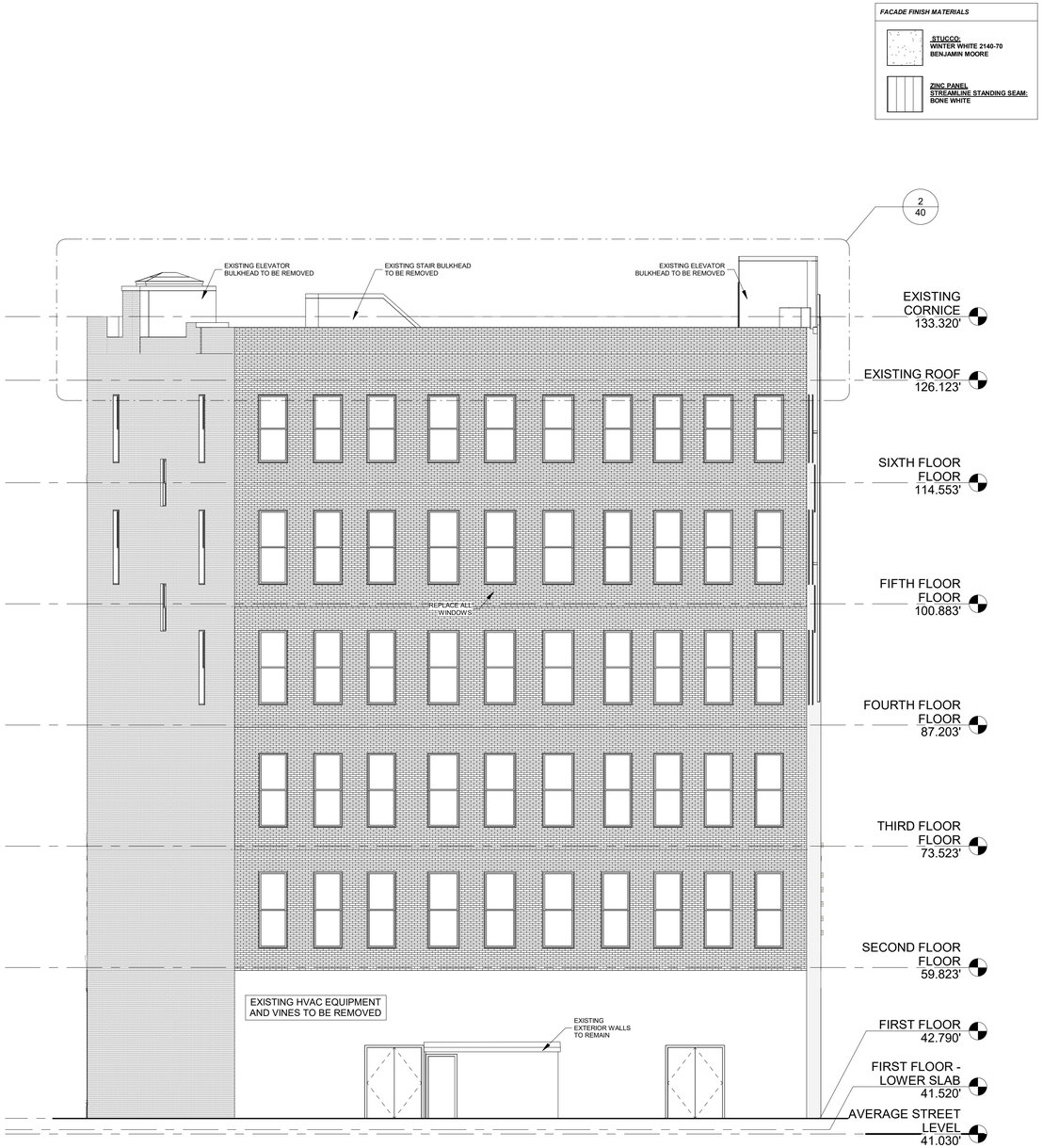
SEPTEMBER 15th 2026

RIGBY & RIGBY

HIGHRISE GROUP

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

PROPOSED SIDE (WEST) ELEVATION



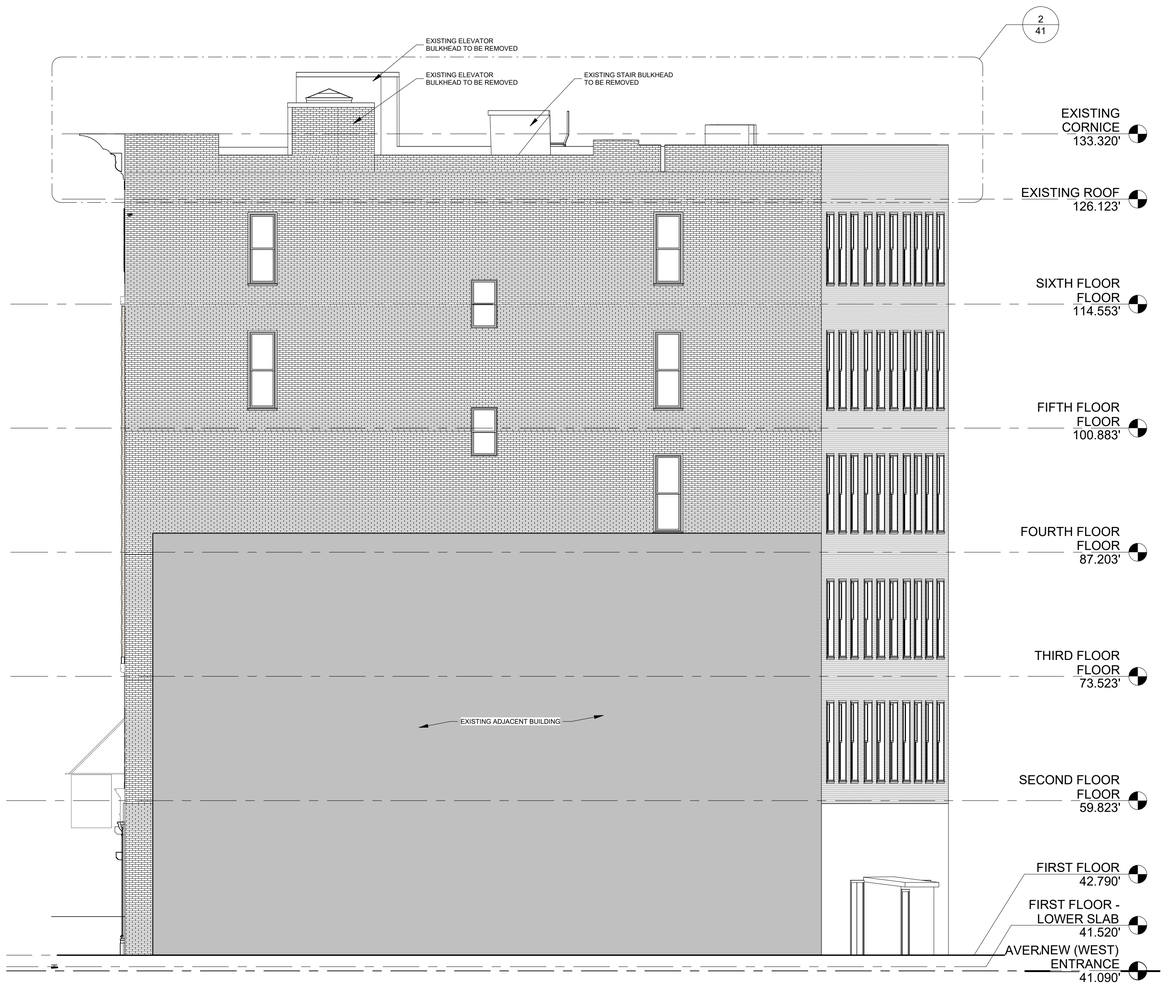
1 EXISTING REAR (NORTH) ELEVATION
1/8" = 1'-0"

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

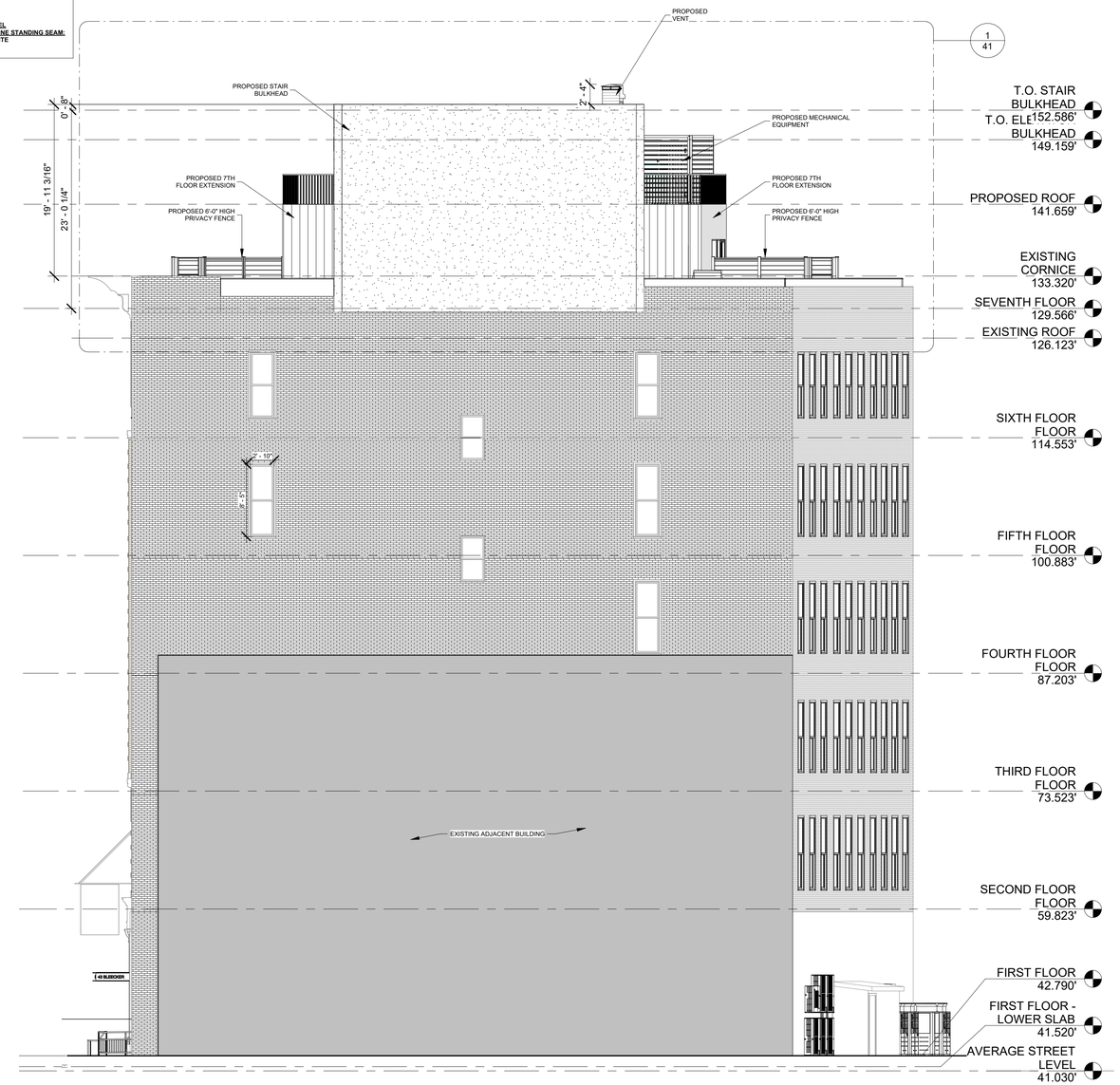
FACADE FINISH MATERIALS

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"

LPC PUBLIC HEARING

SEPTEMBER 15th 2026

RIGBY & RIGBY

HIGHRISE GROUP

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

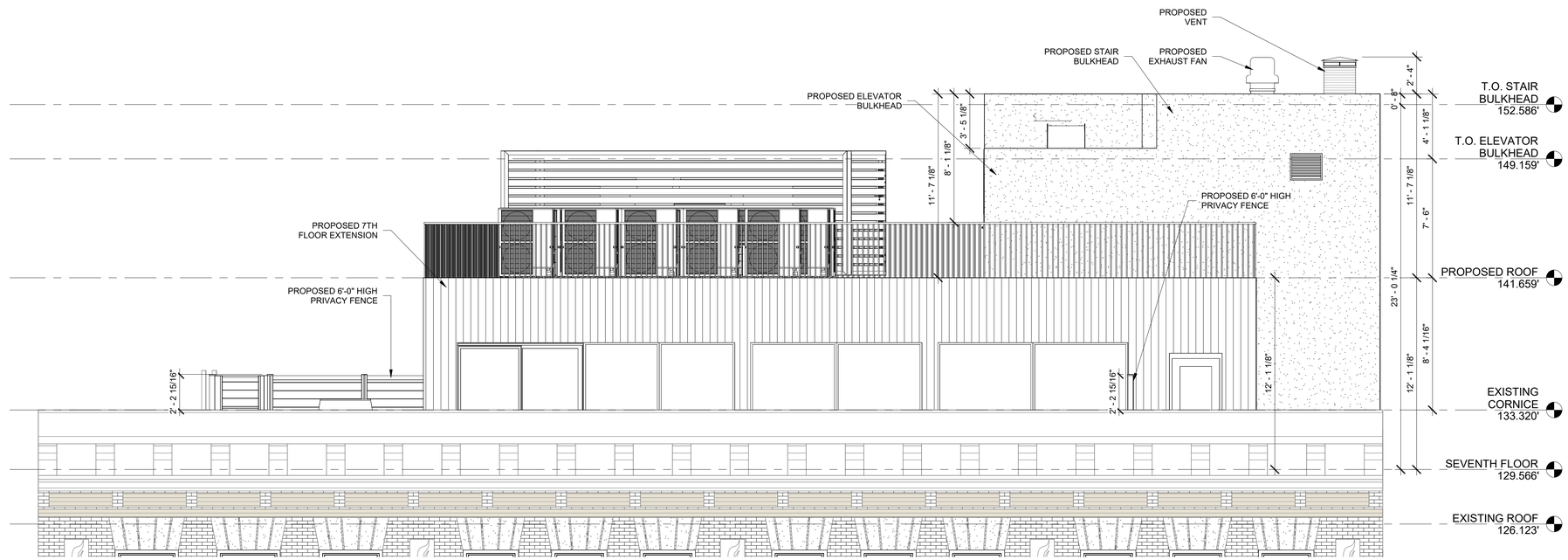
PROPOSED SIDE (EAST) ELEVATION

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

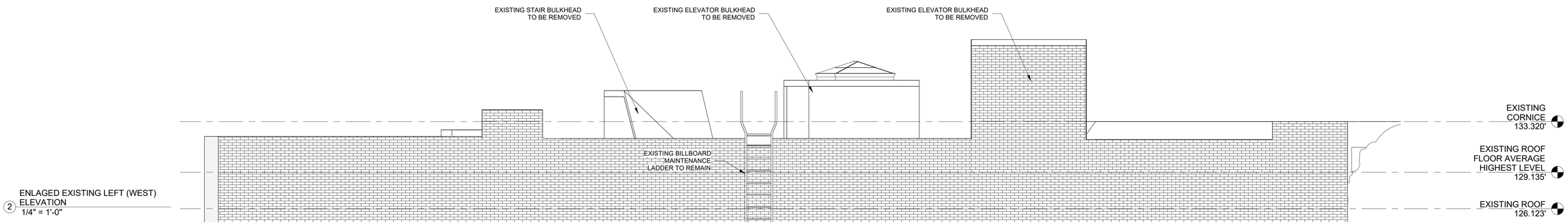
FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

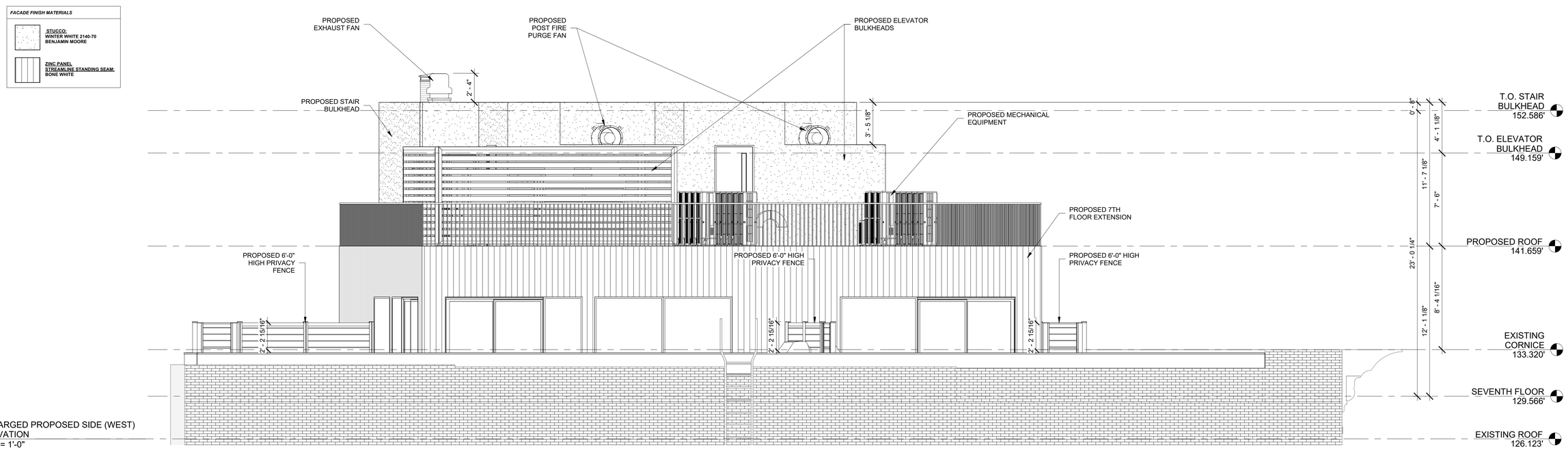
ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



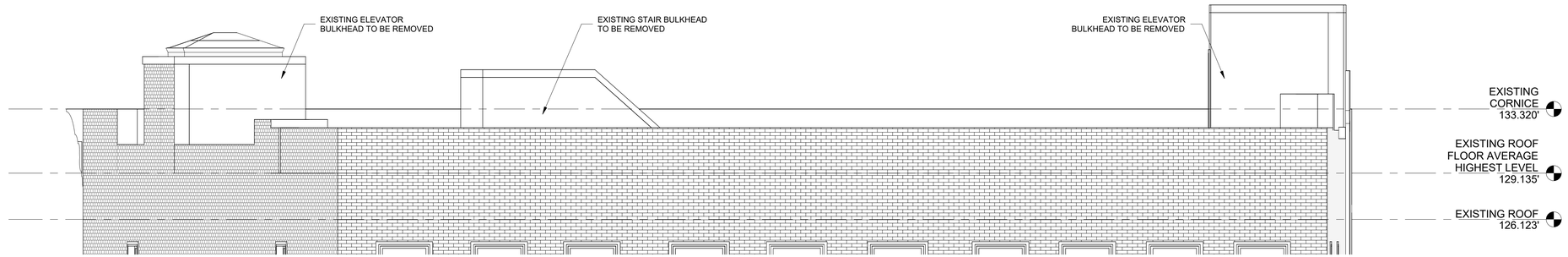
2 ENLARGED PROPOSED SEVENTH FLOOR & ROOF ELEVATION
1/4" = 1'-0"



2 ENLAGED EXISTING LEFT (WEST) ELEVATION
1/4" = 1'-0"



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

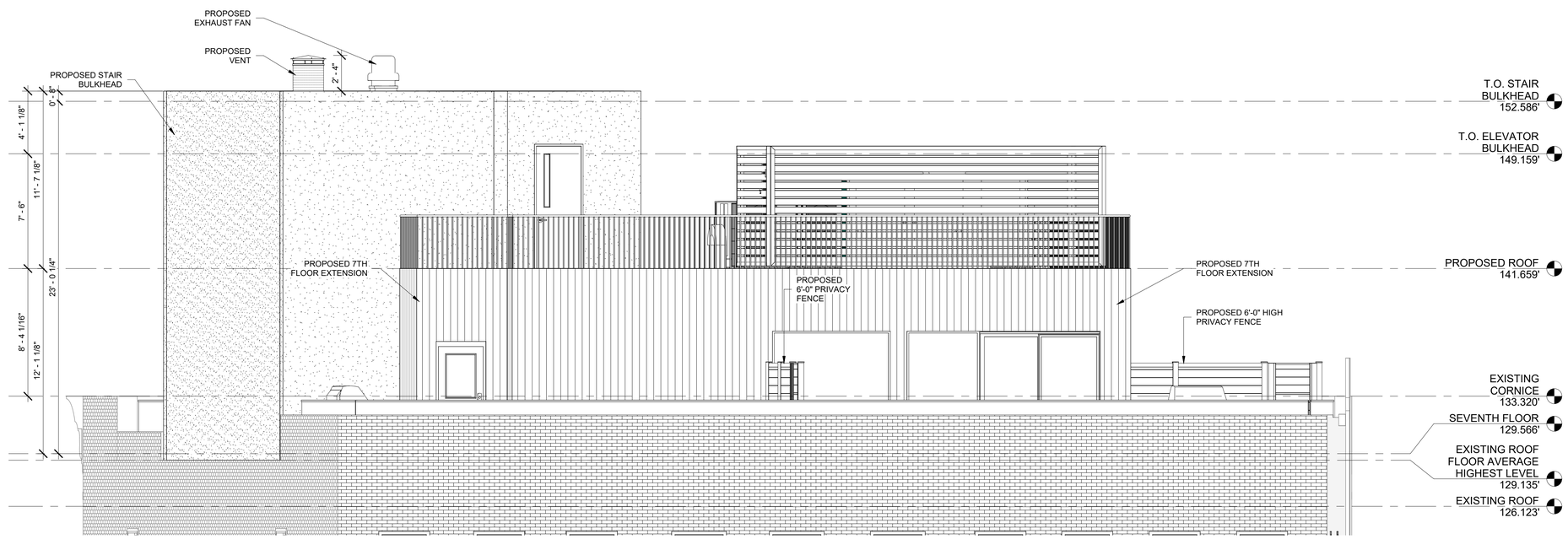


2 ENLARGED EXISTING REAR (NORTH) ELEVATION
1/4" = 1'-0"

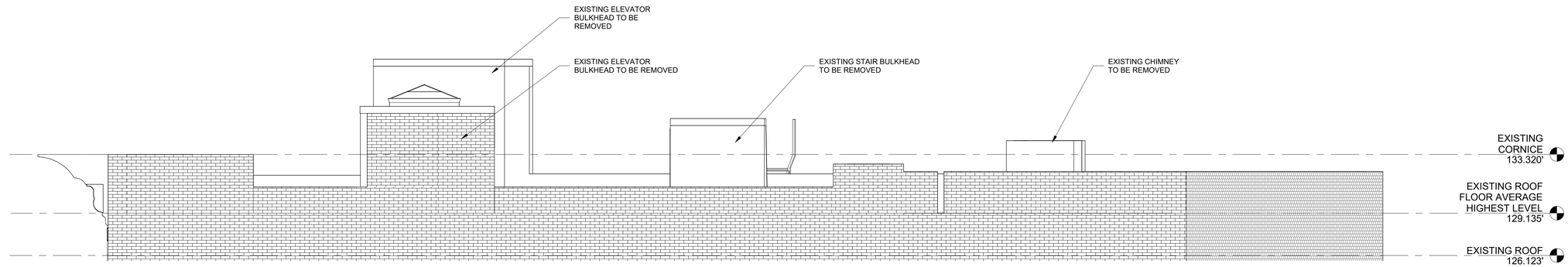
FACADE FINISH MATERIALS

STUCCO:
WINTER WHITE 2140-70
BENJAMIN MOORE

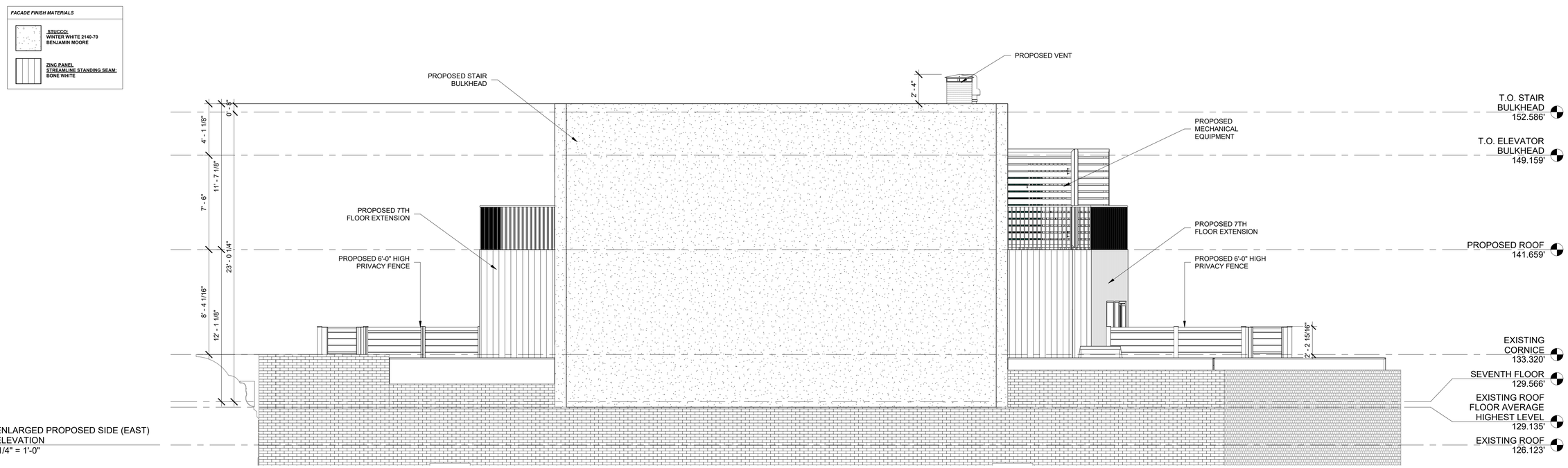
ZINC PANEL
STREAMLINE STANDING SEAM:
BONE WHITE



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



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



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