

May 7, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-24-05697

## **40 Wooster Street – SoHo-Cast Iron Historic District Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 878 7572 7787

**Passcode:** 564187

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (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.



4 AERIAL VIEW - GOOGLE EARTH  
SCALE: N.T.S.

**BUILDING INFORMATION**

TAX MAP BLOCK/LOT: 475/34

DATE: 1895-96

ARCHITECT: MELAMED ARCHITECT PC

CURRENT OWNER: ERIK MATLICK, RINCON LLC

TYPE: COMMERCIAL OFFICE BUILDING

FACADE: BRICK, TERRA COTTA AND CAST IRON

NUMBER OF STORIES: 6 WITH BASEMENT



— HISTORIC DISTRICT BOUNDARY  
 ■ 40 WOOSTER STREET  
 SOHO-CAST IRON HISTORIC DISTRICT, DESIGNATED BY THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION IN 1973

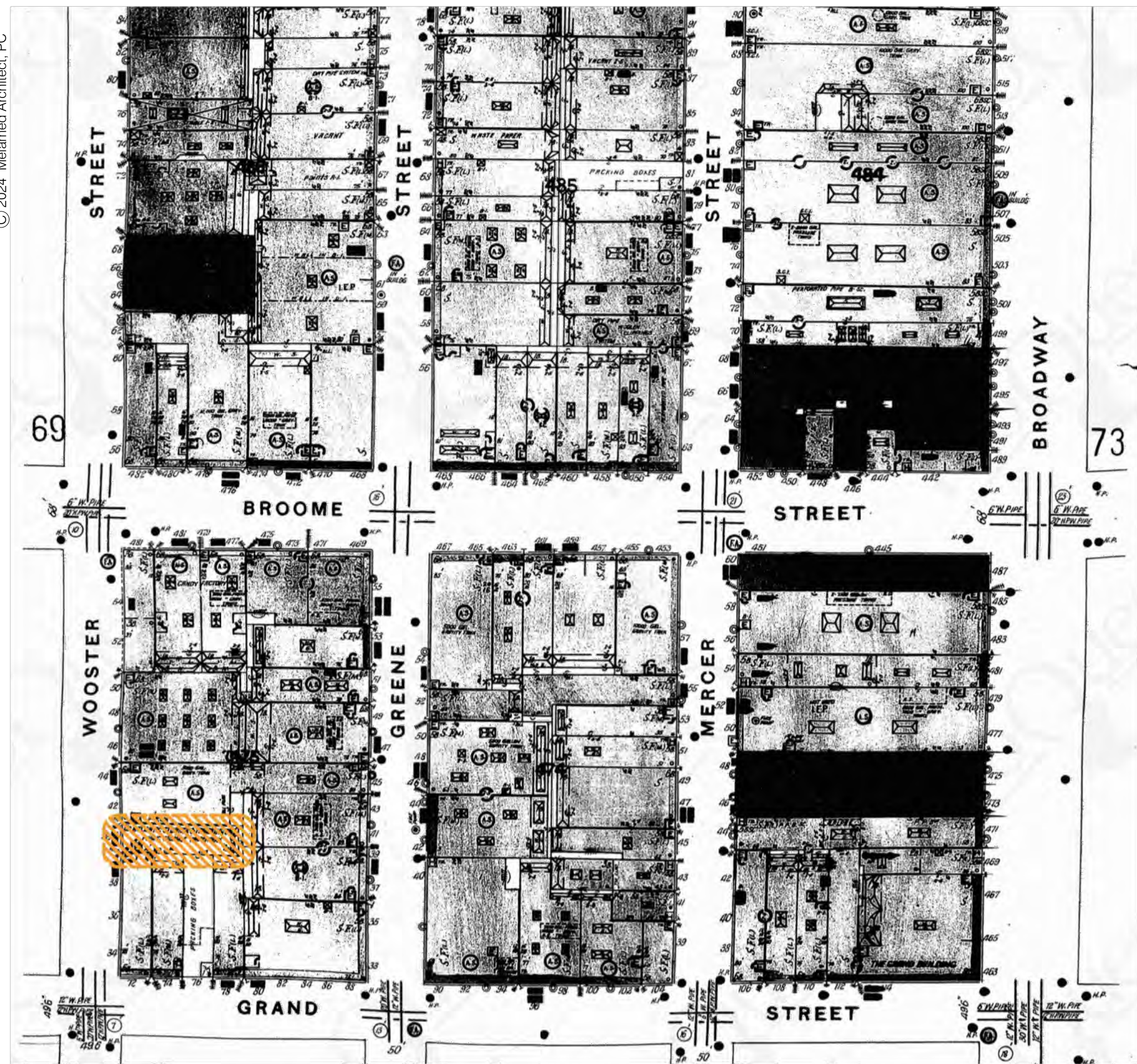


1940s TAX PHOTO



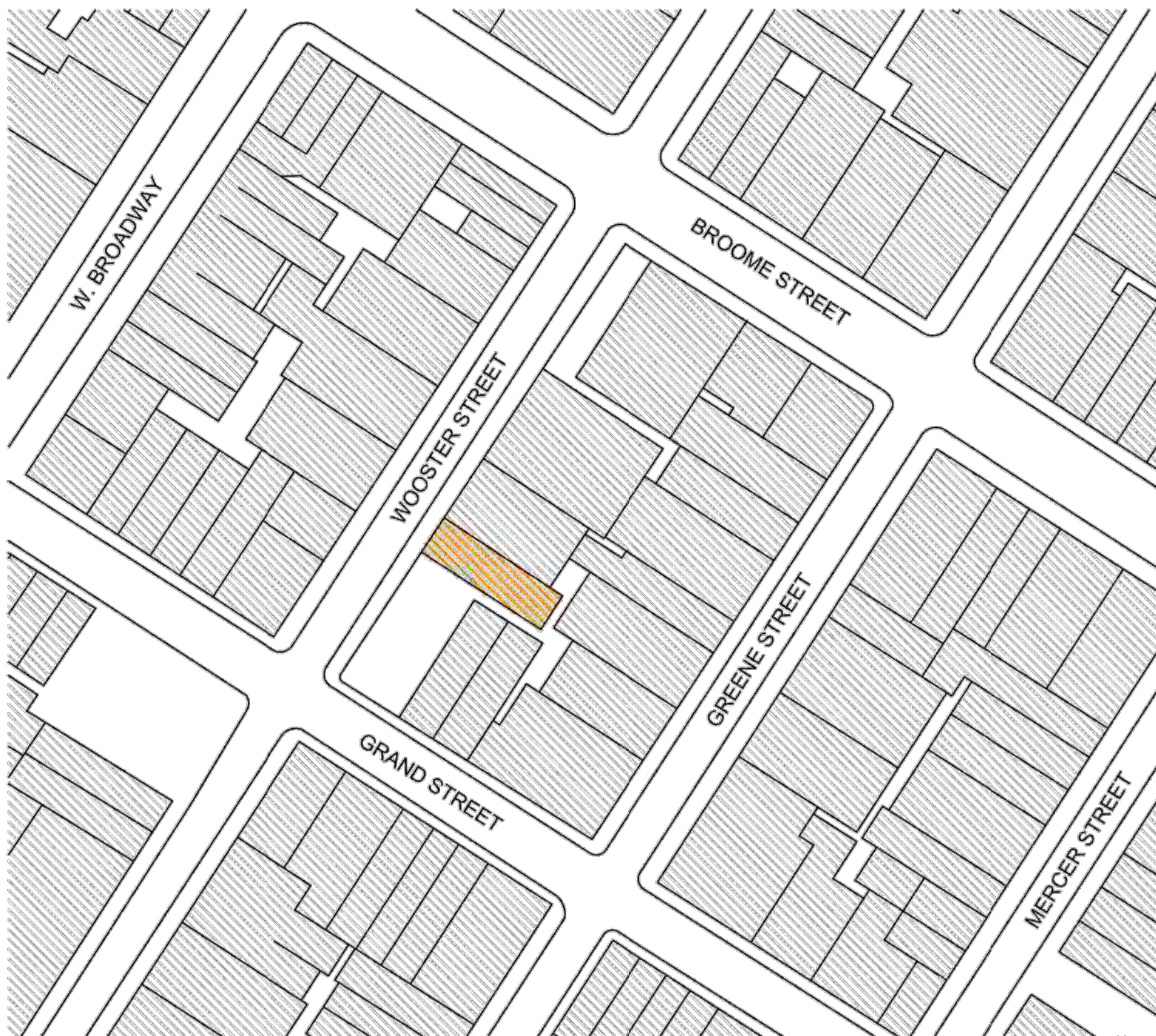
1980s TAX PHOTO

6 TAX PHOTOS

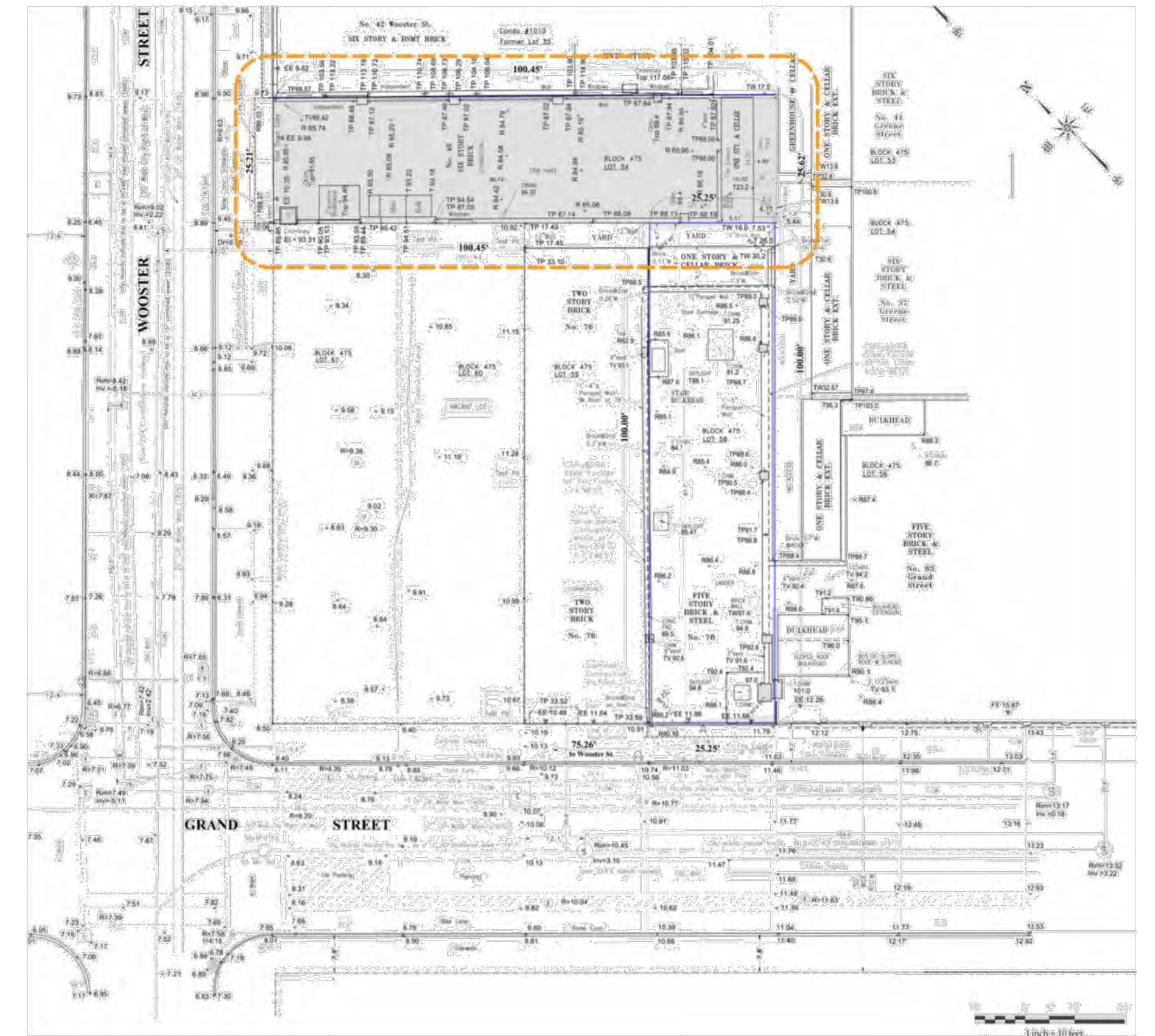


1 1908 SANBORN MAP  
SCALE: AS SHOWN

5 SOHO-CAST IRON HISTORIC DISTRICT MAP  
SCALE: N.T.S.

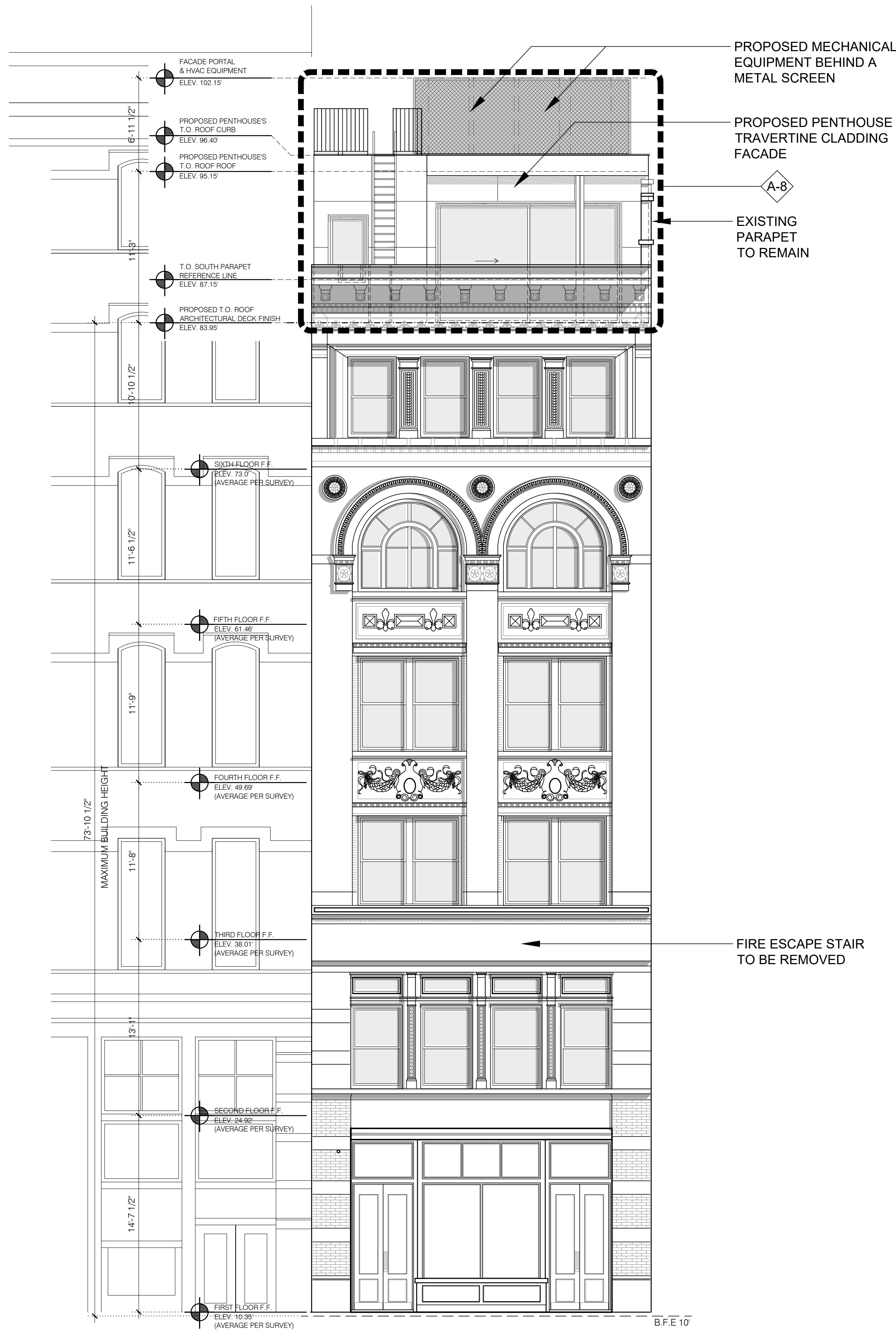


2 SITE PLAN  
SCALE: N.T.S.



3 SITE SURVEY  
SCALE: AS SHOWN





1 PROPOSED WEST ELEVATION  
A-2 SCALE: 3/16" = 1'-0"

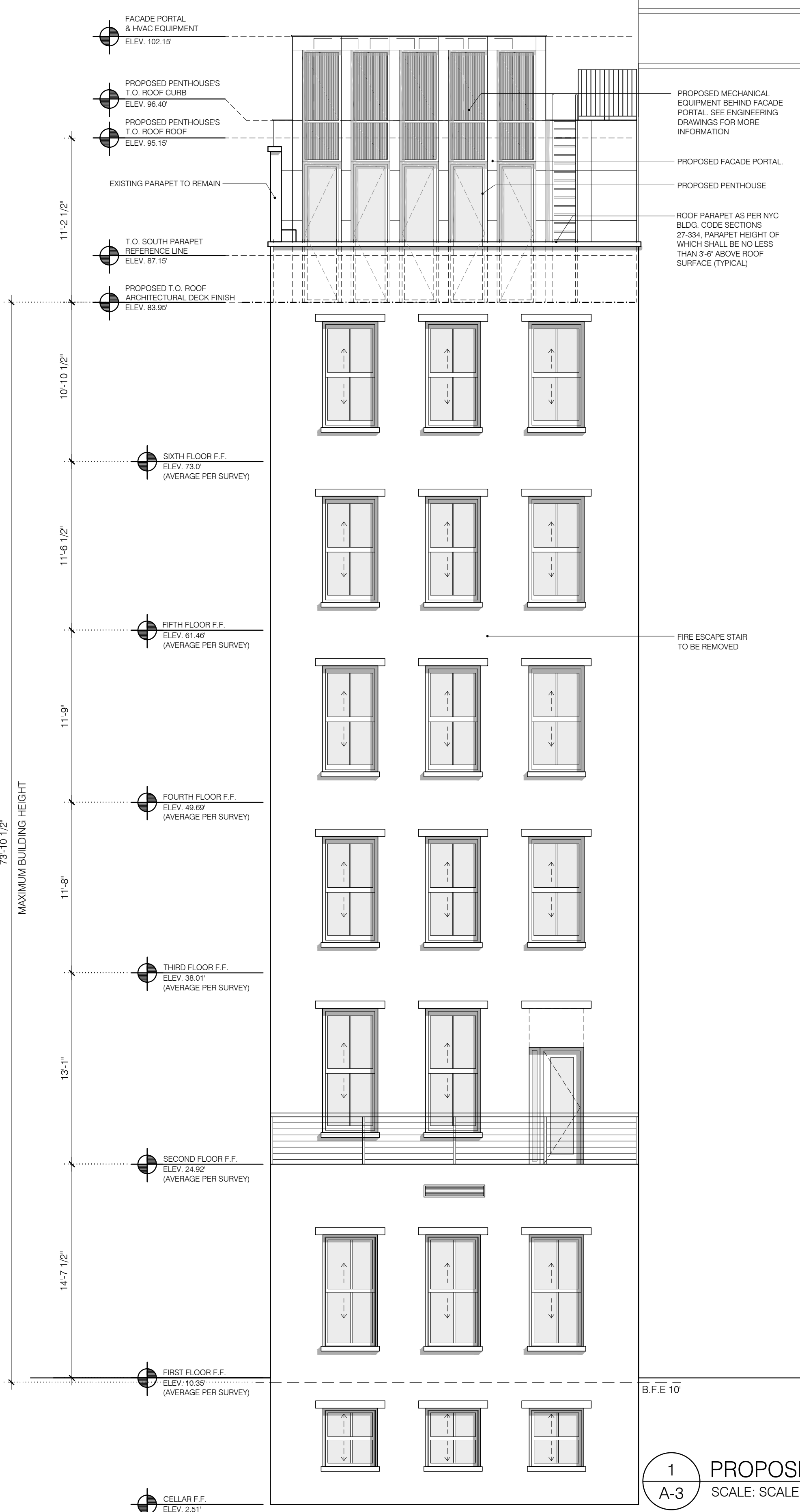


2 WEST ELEVATION  
A-2

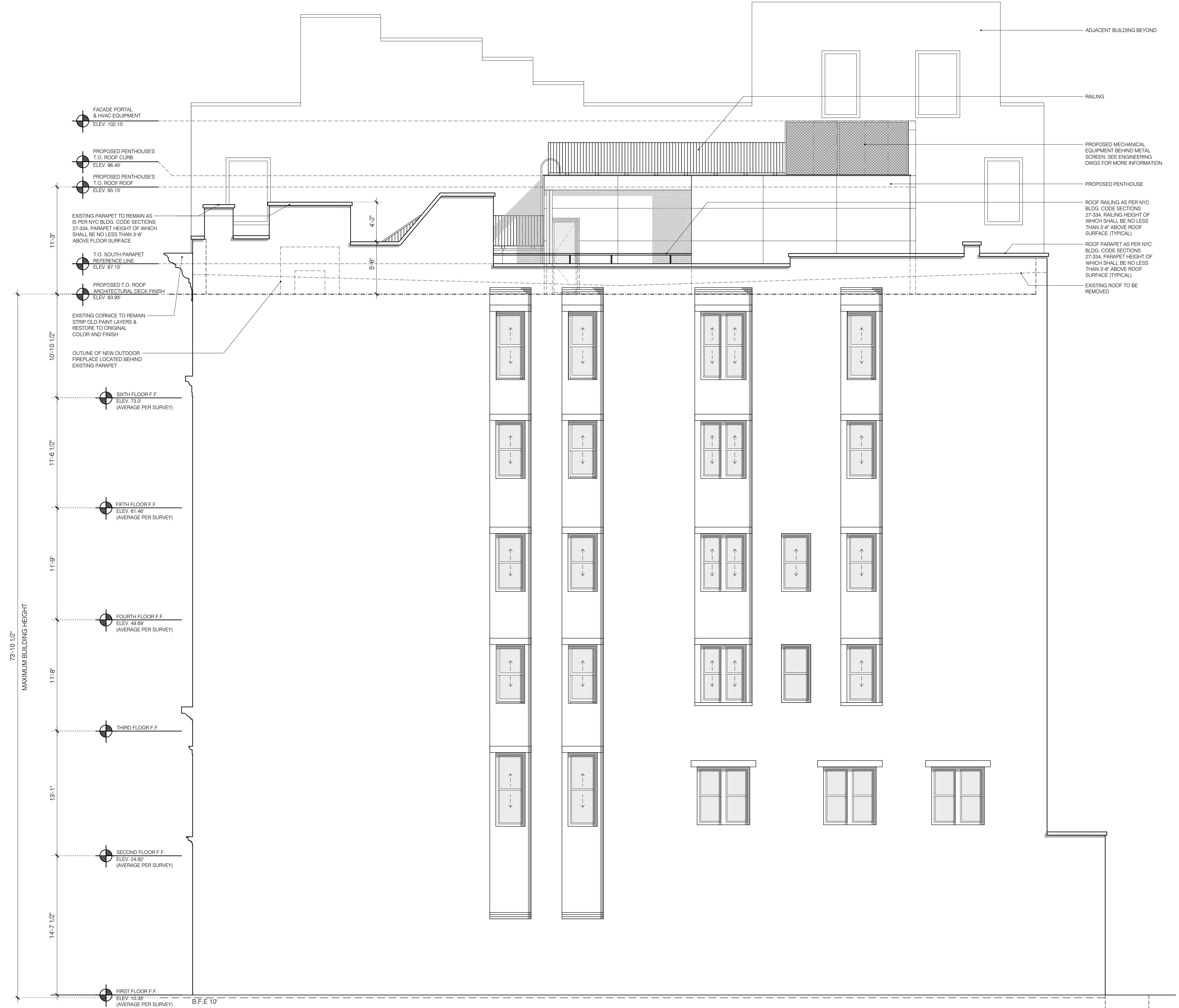


3 STAIR CLOSE UP @ 5TH & 6TH FLOORS  
A-2

GOOGLE STREET PHOTO



1 PROPOSED EAST ELEVATION  
A-3 SCALE: SCALE: 3/16" = 1'-0"

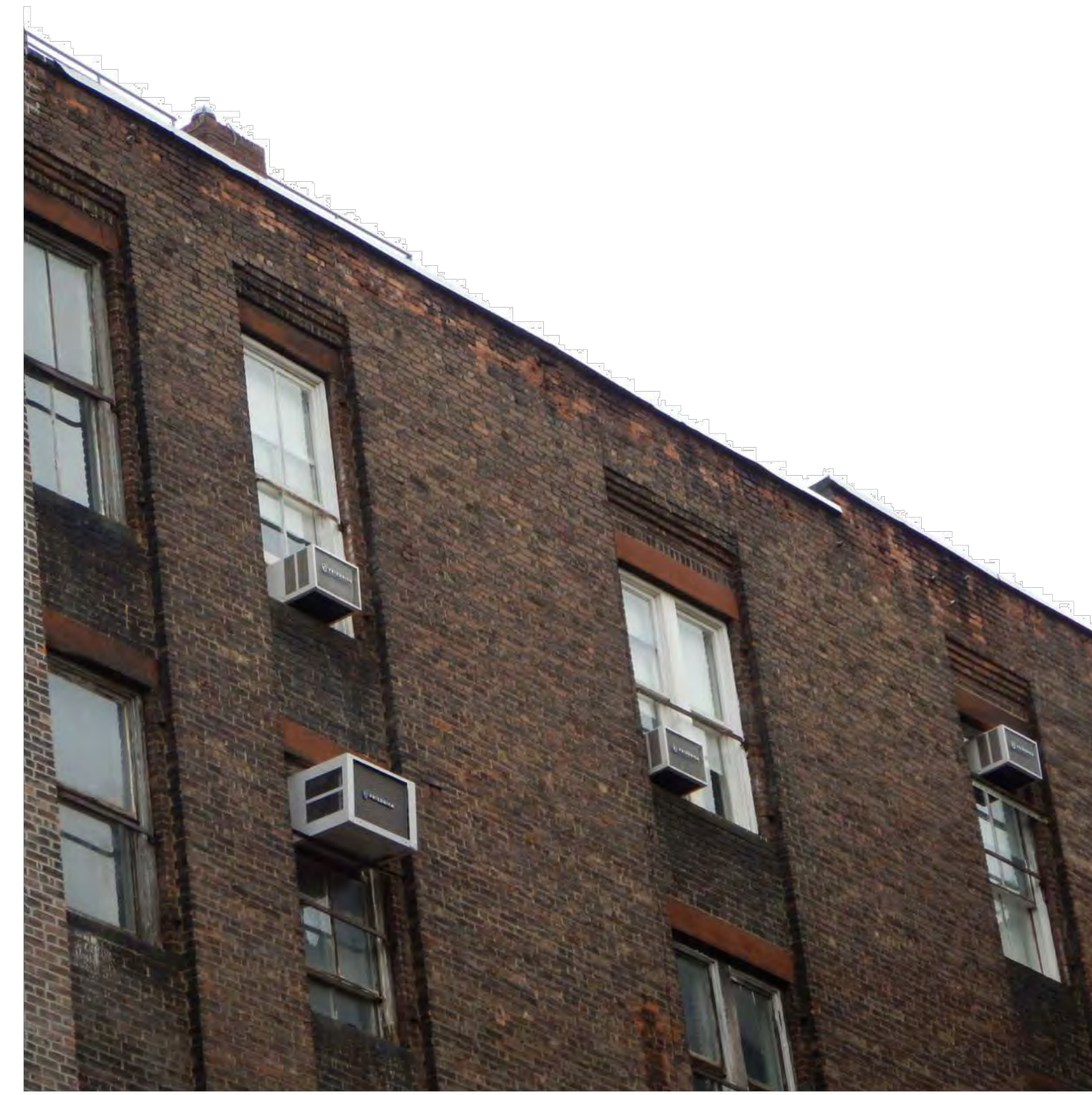


2 PROPOSED SOUTH ELEVATION  
A-3 SCALE: SCALE: 3/16" = 1'-0"





5 SW CORNER OF BUILDING, OPEN JOINTS & PREVIOUS REPAIRS



6 SOUTH ELEVATION, SOILING & DETERIORATED MASONRY



7 ROOF LEVEL PARAPET, LOOKING WEST



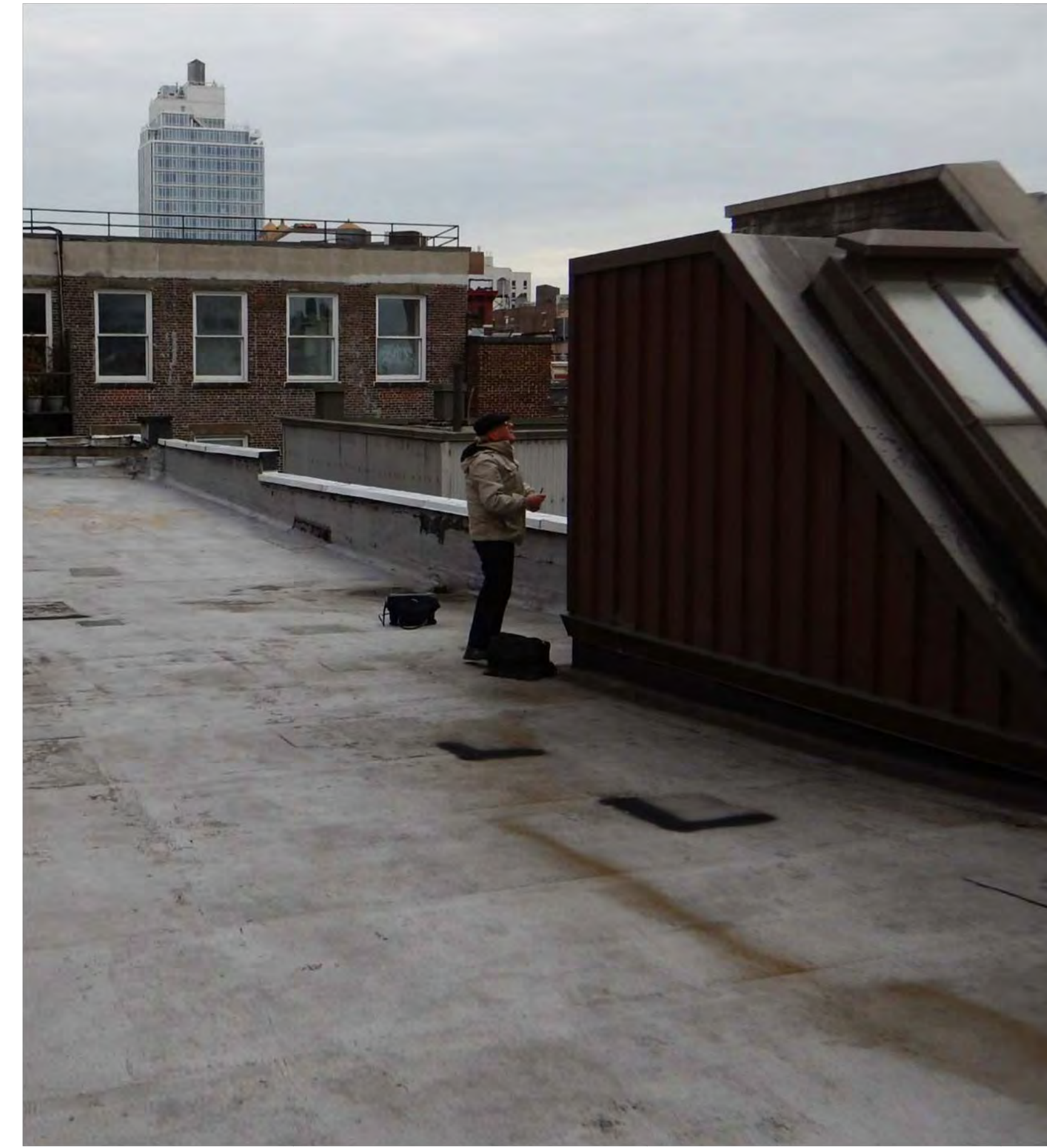
8 TYPICAL WINDOW AT EAST ELEVATION



1 SOUTH ELEVATION, GRAFFITI & OPEN JOINTS



2 SOUTH ELEVATION, GRAFFITI AND OPEN JOINTS



3 ROOF LEVEL, LOOKING EAST



4 EAST ELEVATION



**422 WEST BROADWAY**  
 LPC PERMIT ISSUE DATE: 01.02.2013  
 APPROVED WORK: CONSTRUCTION OF A TWO-STORY ROOFTOP ADDITION SETBACK 11'6" FROM THE PRIMARY FACADE AND 15' FROM THE REAR FACADE, AND MEASURING APPROX. 22' IN HEIGHT AT THE HIGHEST POINT, AND ADJUSTING THE INTERIOR FLOOR HEIGHTS AND ROOF TO RECESS THE ADDITION 3'10" INTO THE BUILDINGS STRUCTURE. THE SECOND FLOOR OF THE ADDITION IS FURTHER SETBACK FROM THE SOUTH SECONDARY FACADE 9'5" AND FEATURES A SLOPING ROOF CLAD IN LIGHT METAL PANELS, SINGLE PANE SLIDING GLASS RAILINGS; THE FIRST FLOOR OF THE ADDITION WILL FEATURE LIGHT METAL PANELS, SINGLE PANE SLIDING GLASS DOORS AND WINDOWS, AND WILL CLAD IN GRAY BRICK AT THE SOUTH SECONDARY ELEVATION

F



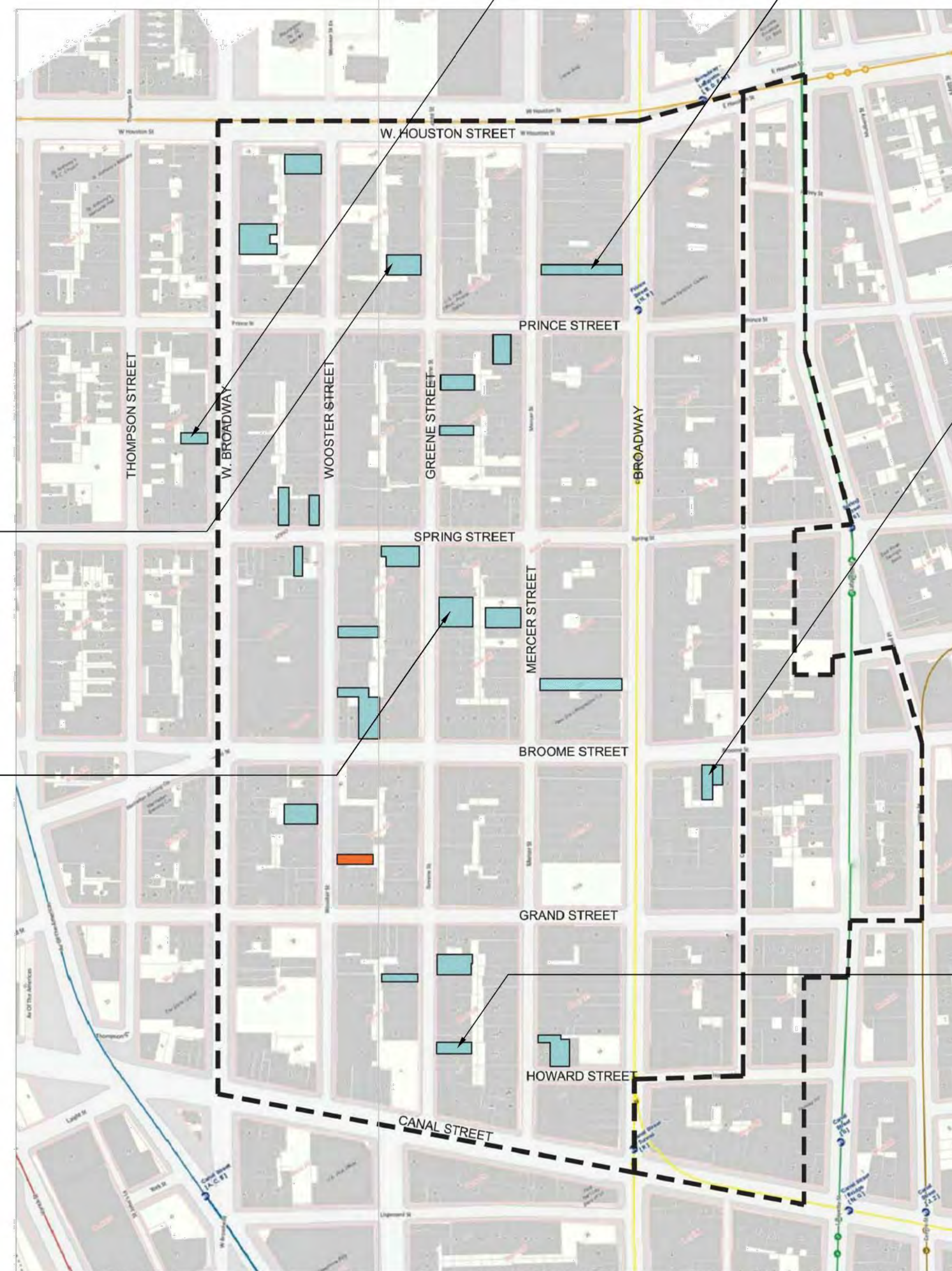
**483 BROADWAY**  
 LPC PERMIT ISSUE DATE: 08.14.2007  
 APPROVED WORK: CONSTRUCTING A ONE-STORY GLASS ROOFTOP ADDITION AND MECHANICAL EQUIPMENT

D



**121 GREENE STREET**  
 LPC PERMIT ISSUE DATE: 07.09.2008  
 APPROVED WORK: CONSTRUCTING A ONE-STORY GLASS ROOFTOP ADDITION AND STAIR BULKHEAD

E



C

**431 BROOME STREET**  
 LPC PERMIT ISSUE DATE: 03.30.2011  
 APPROVED WORK: CONSTRUCTING A ONE-STORY STUCCO CLAD ROOFTOP ADDITION WITH ANELEVATOR BULKHEAD SETBACK APPROX. 17- FEET FROM THE BROOME STREET ELEVATION AND ALIGNING WITH THE REAR ELEVATION FOR APPROX. 14- FEET, INSTALLING A METAL RAILING AT THE REAR PARAPET WALL TO CREATE A TERRACE, INSTALLING MECHANICAL EQUIPMENT, TWO (2) ROOF ACCESS SCUTTLES AND TWO (2) SKYLIGHTS ON THE ROOF ADDITION



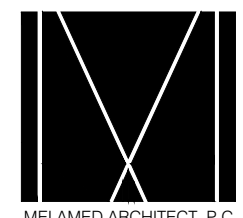
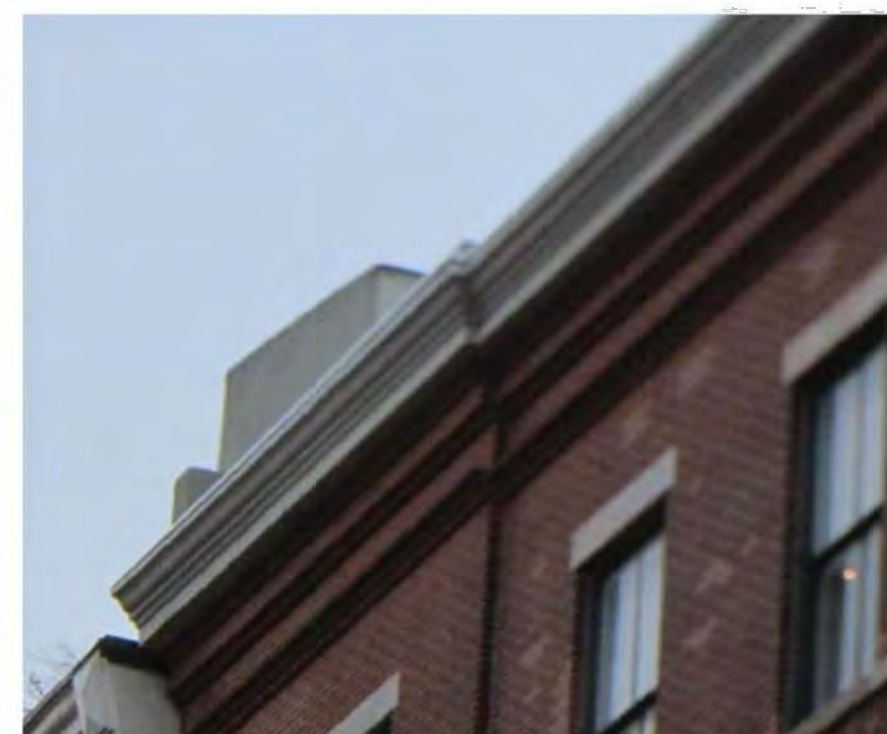
A

**20 GREENE STREET**  
 LPC PERMIT ISSUE DATE: 05.09.2008  
 APPROVED WORK: CONSTRUCTION OF A TWO-STORY ROOFTOP ADDITION WITH METAL CLADDING SETBACK 24- FEET FROM THE REAR FACADE



**72-76 GREENE STREET**  
 LPC PERMIT ISSUE DATE: 12.29.2006  
 APPROVED WORK: CONSTRUCTING A ONE-STORY ROOFTOP PENTHOUSE

B





20 GREENE STREET

2 STORY PENTHOSE



1 20 GREENE STREET

2 PENTHOUSE CLOSE UP



1 72-76 GREENE STREET







1 431 BROOME STREET



2 431 BROOME STREET PENTHOUSE



1 483 BROADWAY

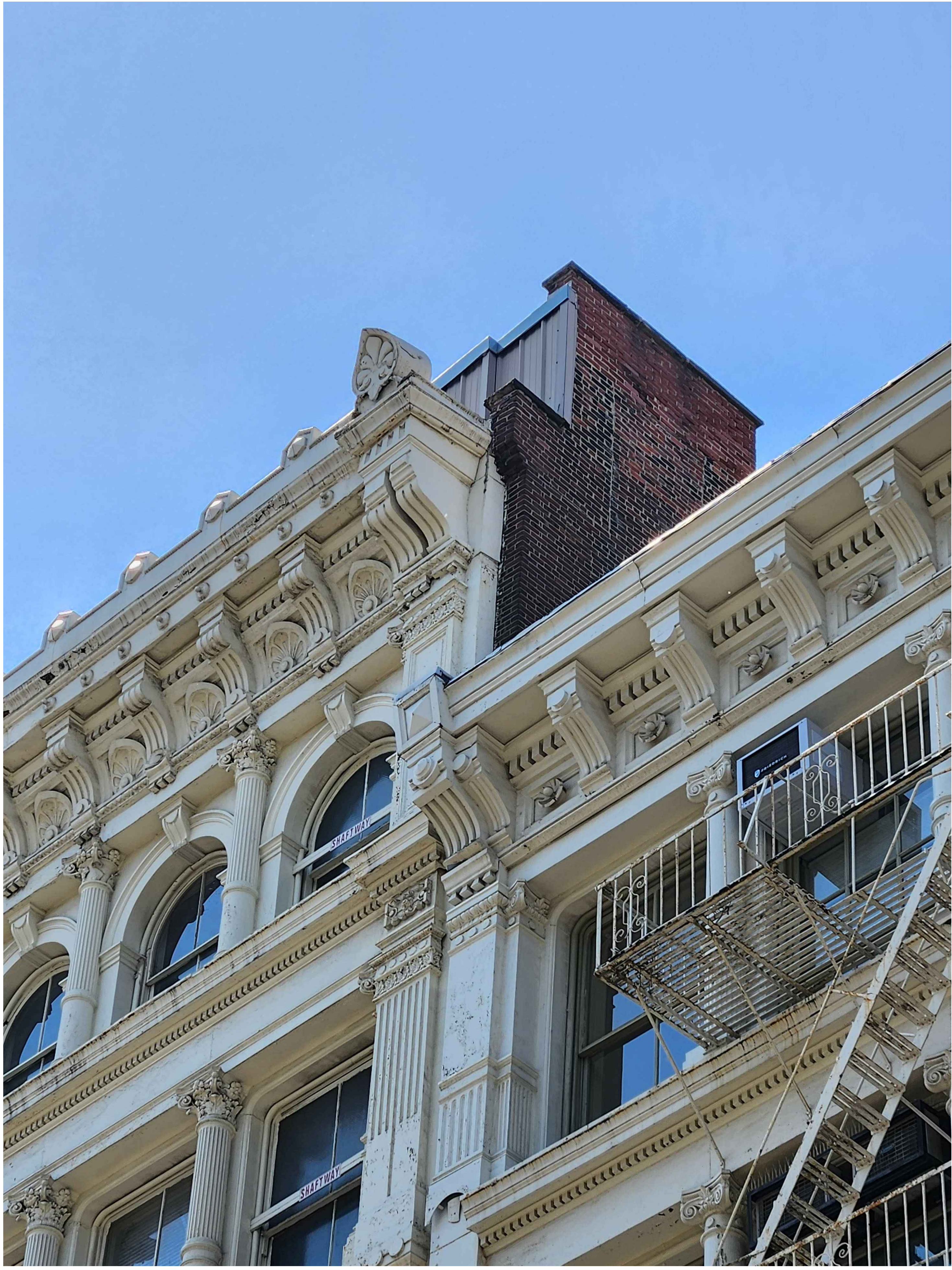


2 483 BROADWAY PENTHOUSE





1 121 GREENE STREET



2 121 GREENE STREET



1 422 WEST BROADWAY



2 PENTHOUSE CLOSE UP



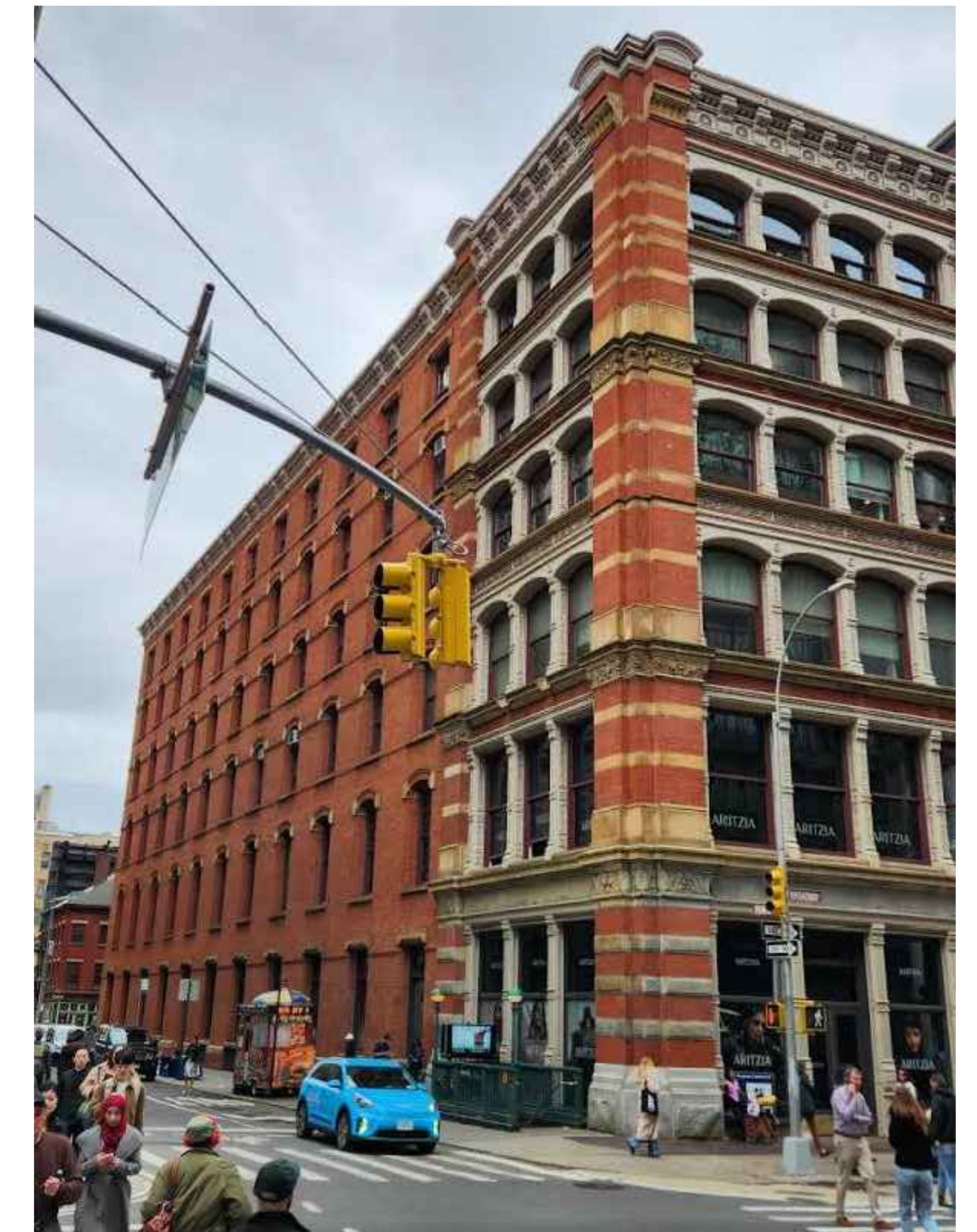


**A** 50-52 MERCER STREET  
AFTER REMOVAL

THE REMOVAL OF TWO  
FIRE ESCAPES WAS APPROVED  
AT A PUBLIC HEARING IN 2020



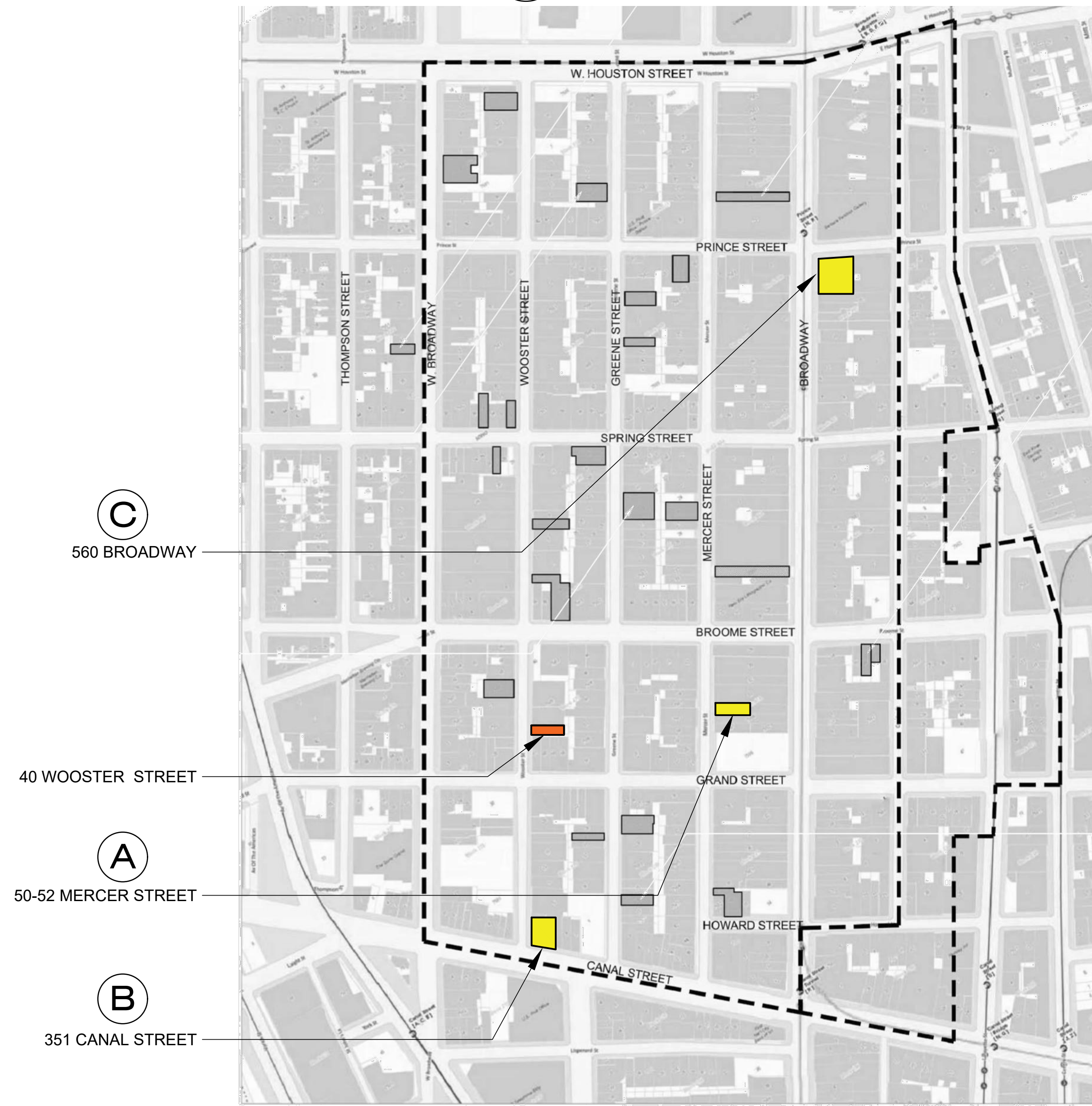
**B** 351 CANAL STREET



**C** 560 BROADWAY  
AFTER REMOVAL



**A** 50-52 MERCER STREET  
BEFORE REMOVAL



**C** 560 BROADWAY

**A** 50-52 MERCER STREET

**B** 351 CANAL STREET

FIRE ESCAPE  
BEFORE  
REMOVAL



**C** 560 BROADWAY  
BEFORE REMOVAL

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FIRE ESCAPE  
BEFORE  
REMOVAL



A 50-52 MERCER STREET  
AFTER REMOVAL



FIRE ESCAPE  
BEFORE REMOVAL

A 50-52 MERCER STREET  
BEFORE REMOVAL



FIRE ESCAPE BEFORE REMOVAL.

-THE REMOVAL OF TWO  
FIRE ESCAPES WAS APPROVED  
AT A PUBLIC HEARING IN 2020

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B 351 CANAL STREET  
BEFORE REMOVAL

351 CANAL STREET

FIRE ESCAPE REMOVAL PRECEDENTS

MELAMED ARCHITECT PC

40 Wooster Street  
New York, NY 10013

A-6B

DATE: 05.03.24

YOSSI MELAMED, AIA  
153 WEST 27TH STREET  
SUITE 303  
NEW YORK, NY 10001  
TEL: 212-203-5053  
WWW.MELAMEDARCHITECT.COM





© 560 BROADWAY  
AFTER REMOVAL



FIRE ESCAPE  
BEFORE REMOVAL

© 560 BROADWAY  
BEFORE REMOVAL (HISTORICAL PHOTO)

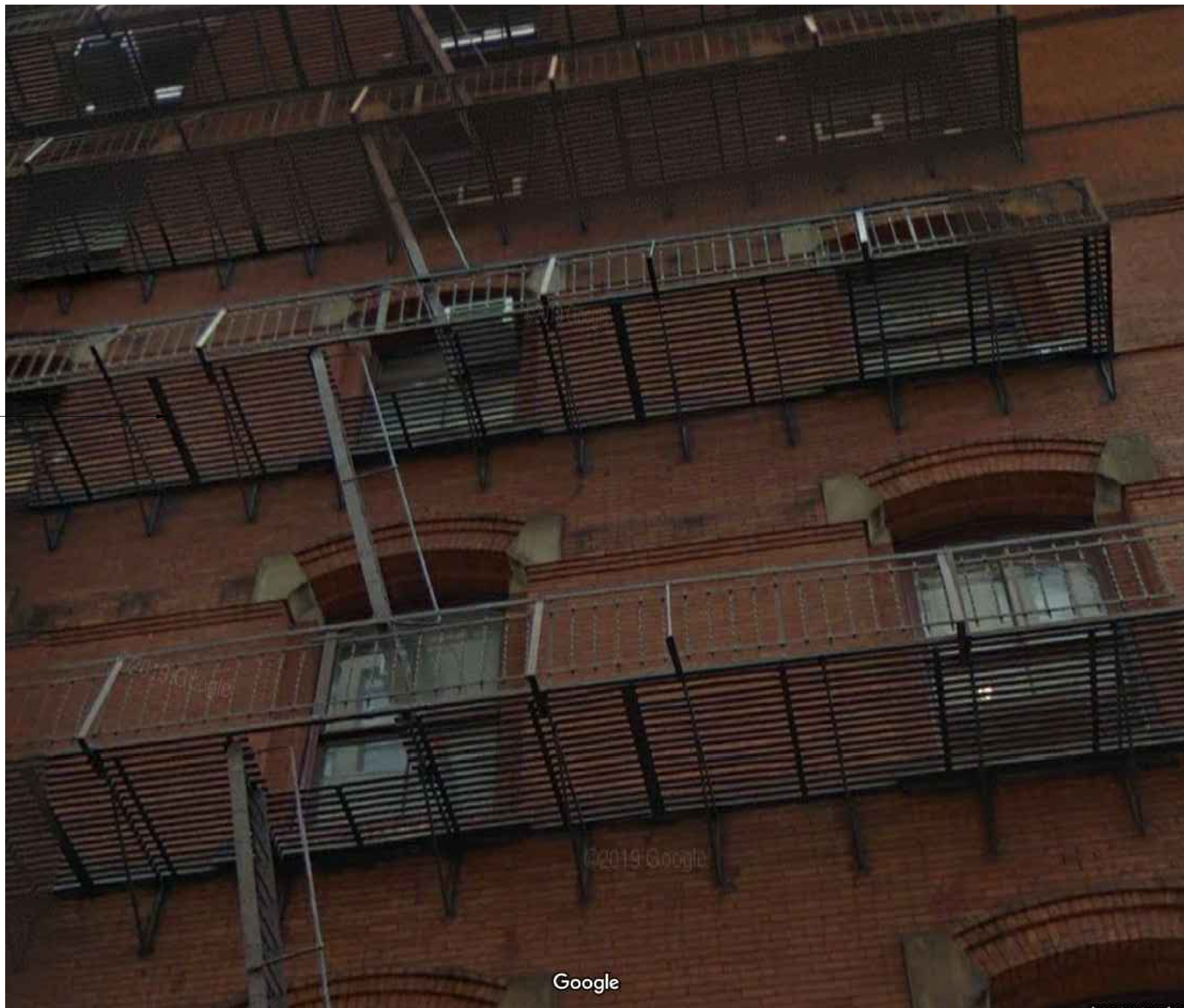




FIRE ESCAPE  
BEFORE REMOVAL

-PHOTO FROM  
GOOGLE STREET  
AUGUST 2013

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© 560 BROADWAY  
BEFORE REMOVAL

560 BROADWAY

FIRE ESCAPE REMOVAL PRECEDENTS

MELAMED ARCHITECT PC

40 Wooster Street  
New York, NY 10013

A-6D

DATE: 05.03.24

YOSSI MELAMED, AIA  
153 WEST 27TH STREET  
SUITE 303  
NEW YORK, NY 10001  
TEL: 212-203-5053  
WWW.MELAMEDARCHITECT.COM





PROPOSED  
FIRE ESCAPE  
REMOVAL



GOOGLE STREET PHOTO

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1 40 WOOSTER FACADE

2 40 WOOSTER CLOSE UP

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SUITE 303  
NEW YORK, NY 10001  
TEL: 212-203-5053  
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40 Wooster Street  
New York, NY 10013

A-6E

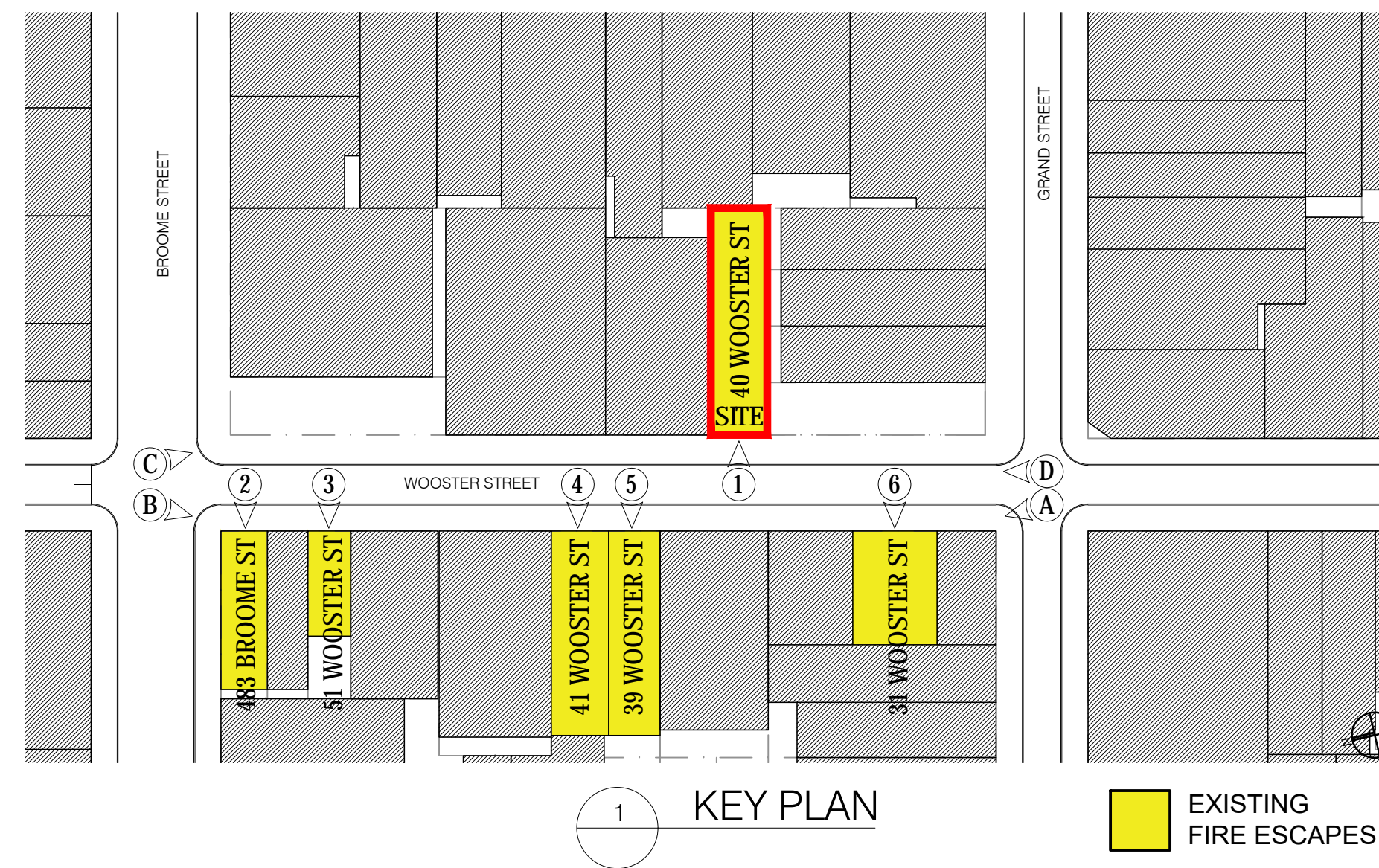
DATE: 05.03.24

40 WOOSTER  
PROPOSED FIRE ESCAPE REMOVAL

FIRE ESCAPE REMOVAL PRECEDENTS



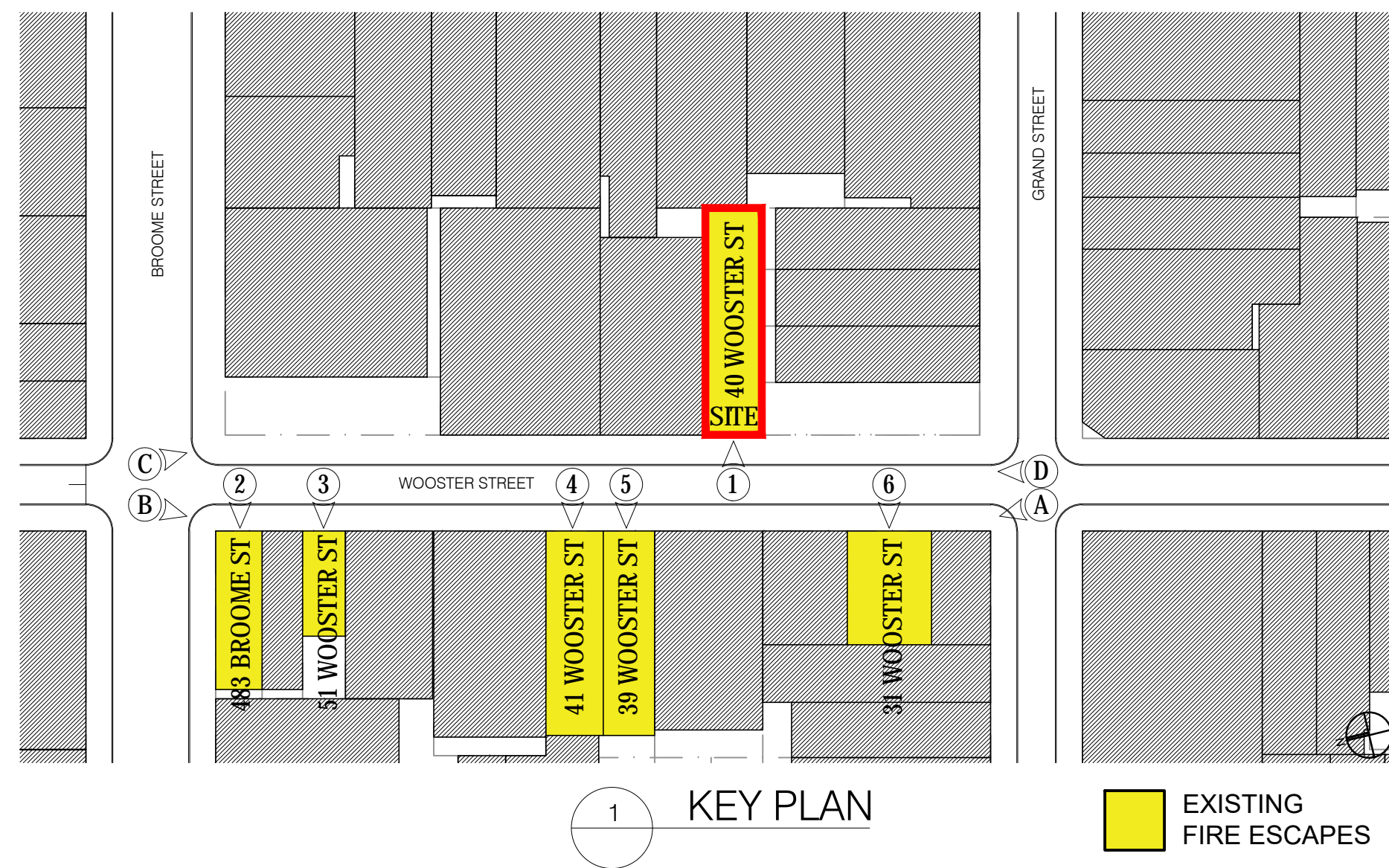
**VIEW A:**  
ALONG WOOSTER STREET WEST SIDE FACING NORTH



**VIEW B:**  
ALONG WOOSTER STREET WEST SIDE FACING SOUTH



**VIEW C:  
ALONG WOOSTER STREET  
EAST SIDE FACING SOUTH**



**VIEW D:  
ALONG WOOSTER STREET FACING NORTH**

MELAMED ARCHITECT PC

**40 Wooster Street  
New York, NY 10013**

**A-7A**

**DATE: 05.03.24**

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153 WEST 27TH STREET  
SUITE 303  
NEW YORK, NY 10001  
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BUILDING'S FACADES WITH FIRE ESCAPE IN THE BLOCK



**VIEW 1:**  
**440 WOOSTER ST**



**VIEW 2:**  
**483 BROOME ST (SOUTHWEST CORNER - WOOSTER & BROOME)**

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NEW YORK, NY 10001  
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**40 Wooster Street**  
**New York, NY 10013**

**A-7B**

**DATE: 05.03.24**

BUILDING'S FACADES WITH FIRE ESCAPE IN THE BLOCK



**VIEW 3:  
51 WOOSTER ST**



**VIEW 4 & 5:  
41 & 39 WOOSTER ST**

BUILDING'S FACADES WITH FIRE ESCAPE IN THE BLOCK

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**40 Wooster Street  
New York, NY 10013**

**A-7C**

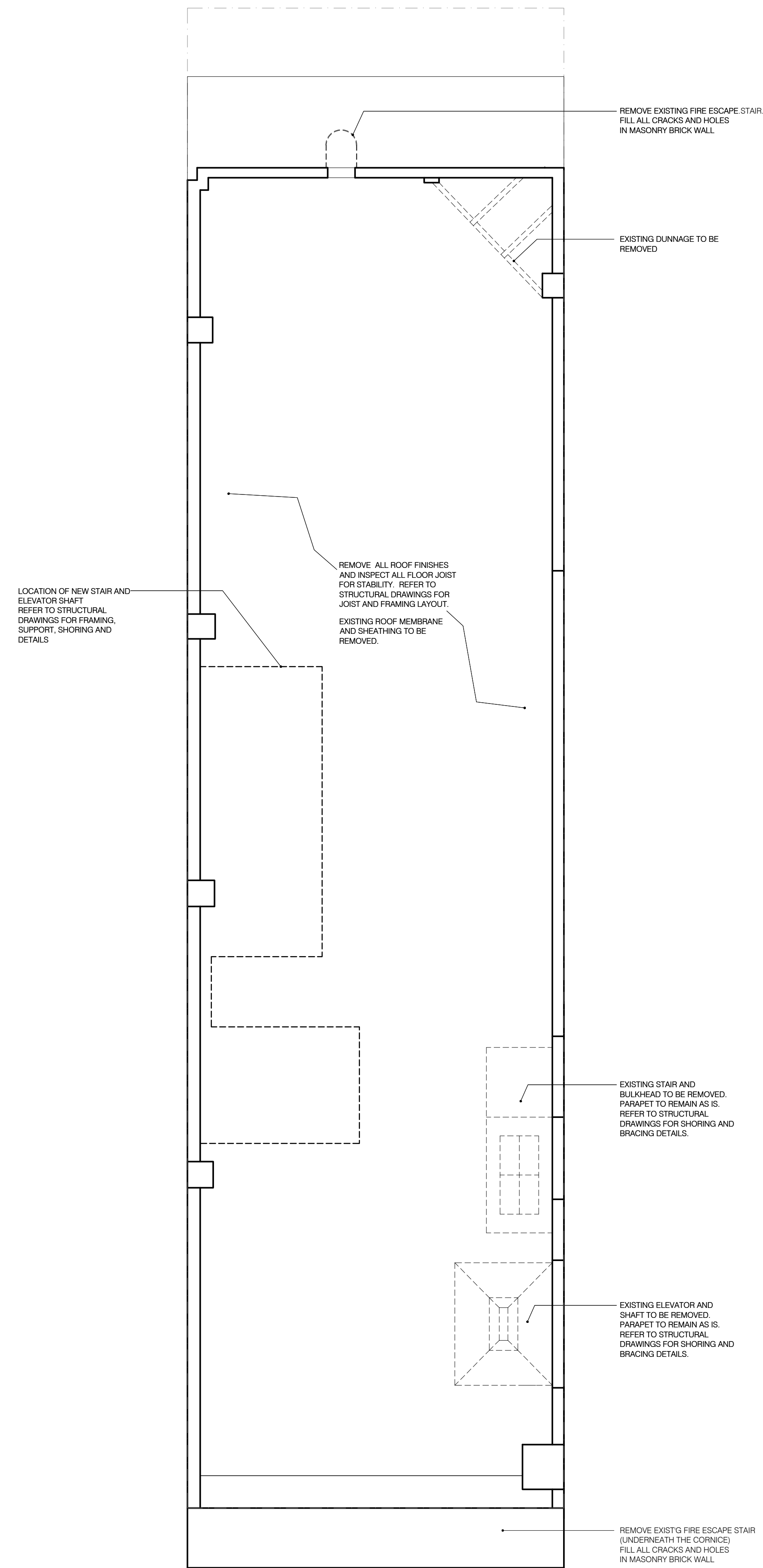
**DATE: 05.03.24**



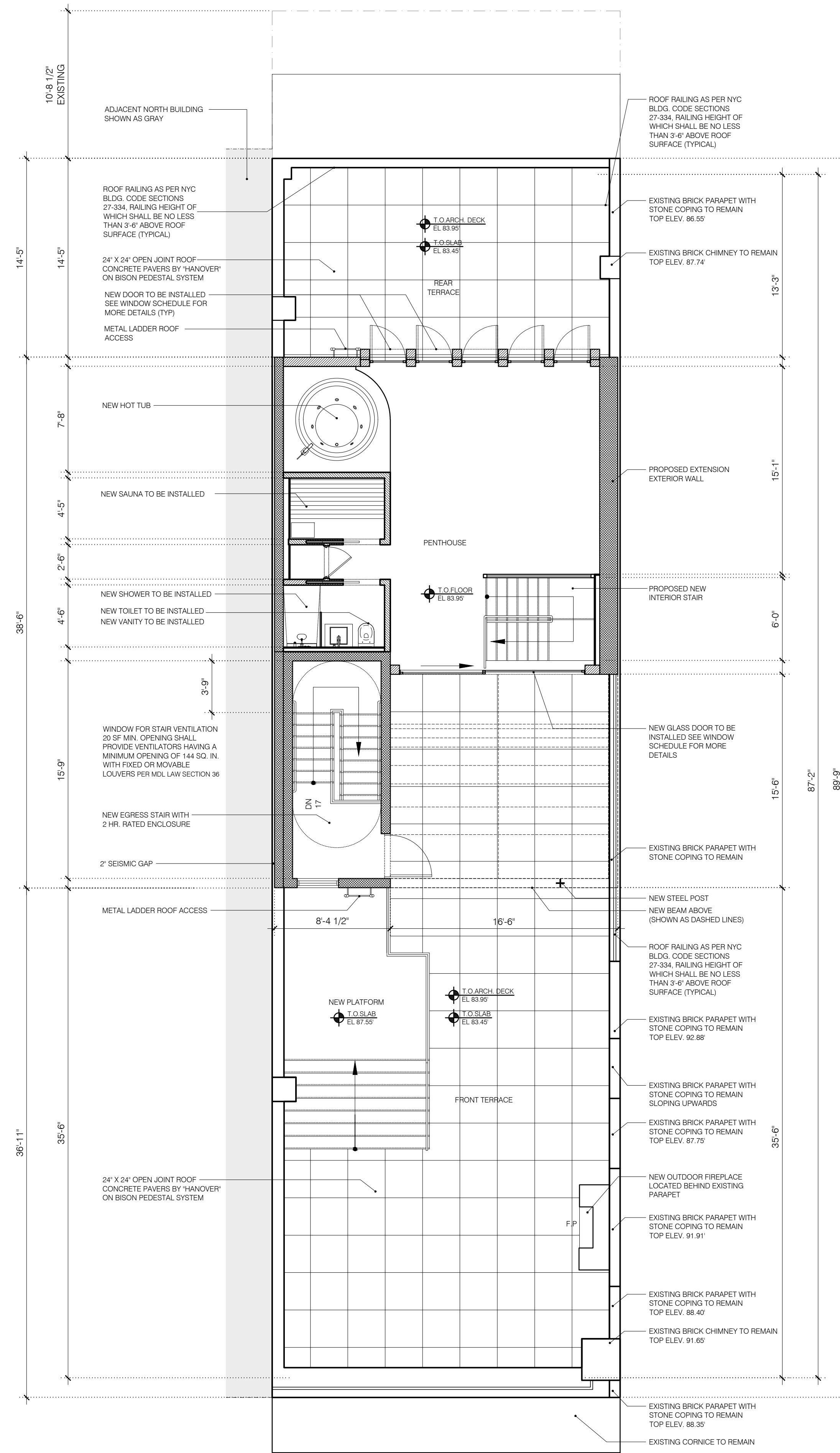
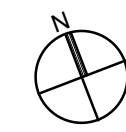
**VIEW 6:**  
**31 WOOSTER ST**

BUILDING'S FACADES WITH FIRE ESCAPE IN THE BLOCK

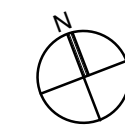




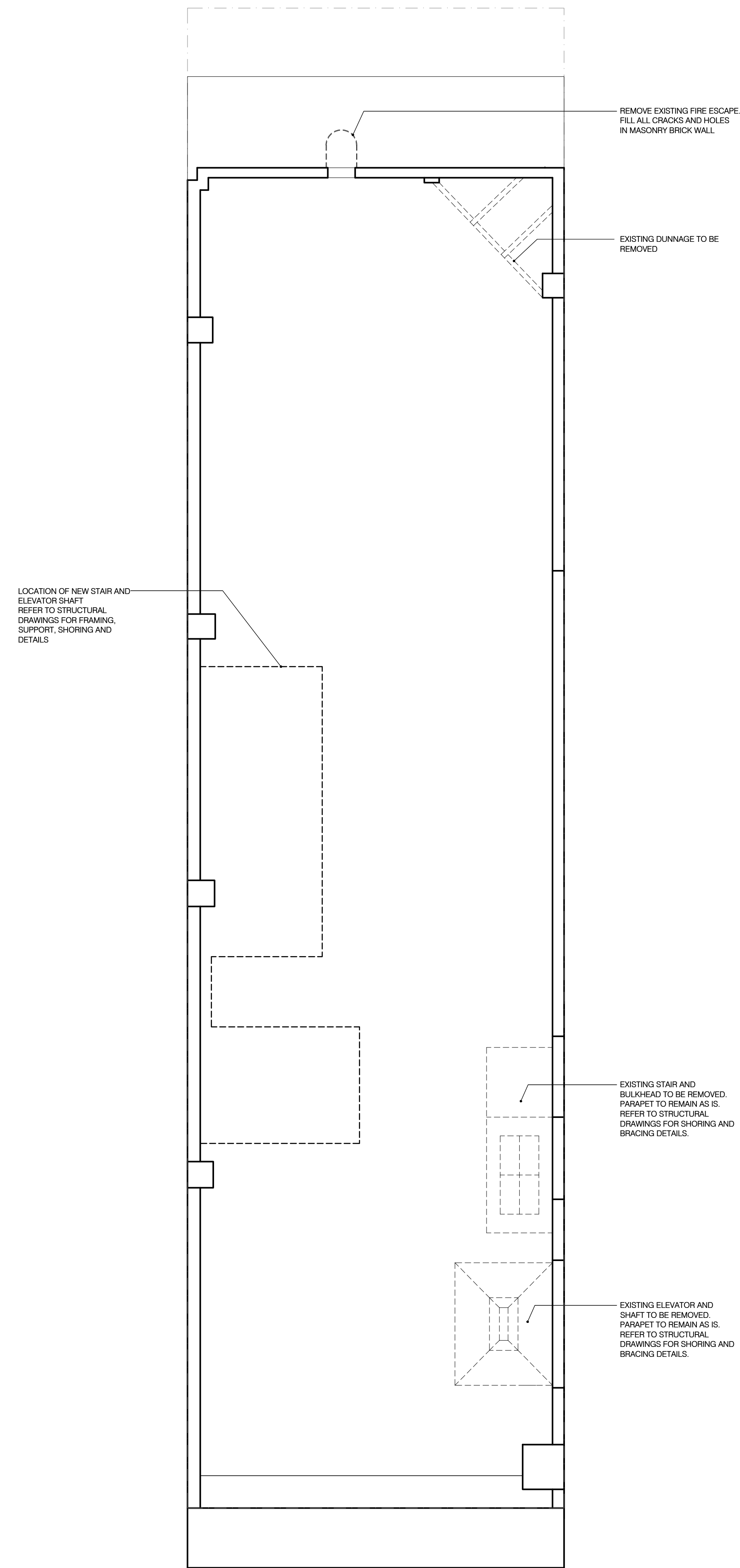
1 EXISTING BULKHEAD PLAN  
A-8 SCALE: SCALE: 3/16"=1'-0"



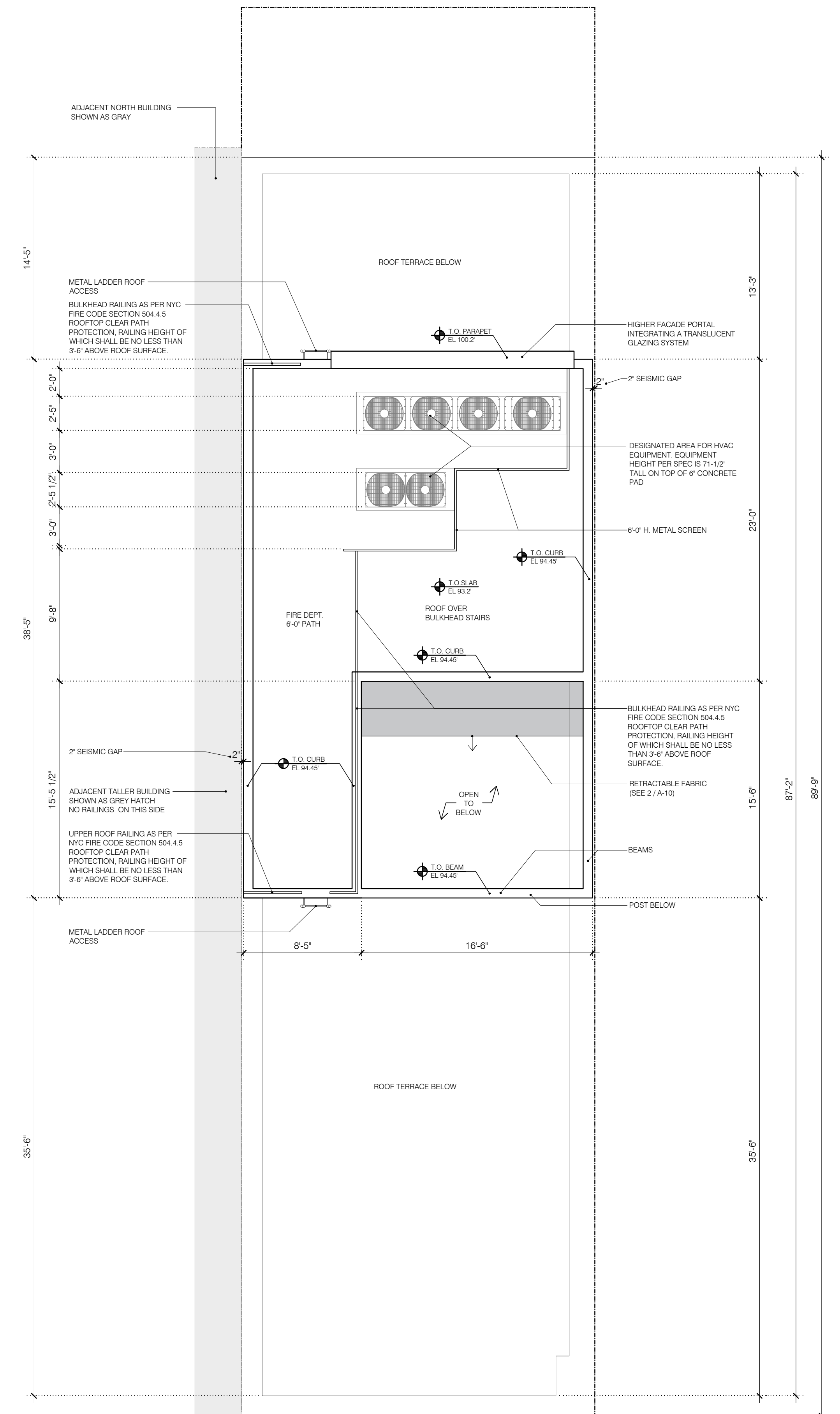
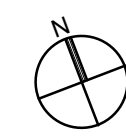
2 PROPOSED BULKHEAD PLAN  
A-8 SCALE: SCALE: 3/16"=1'-0"



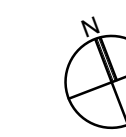


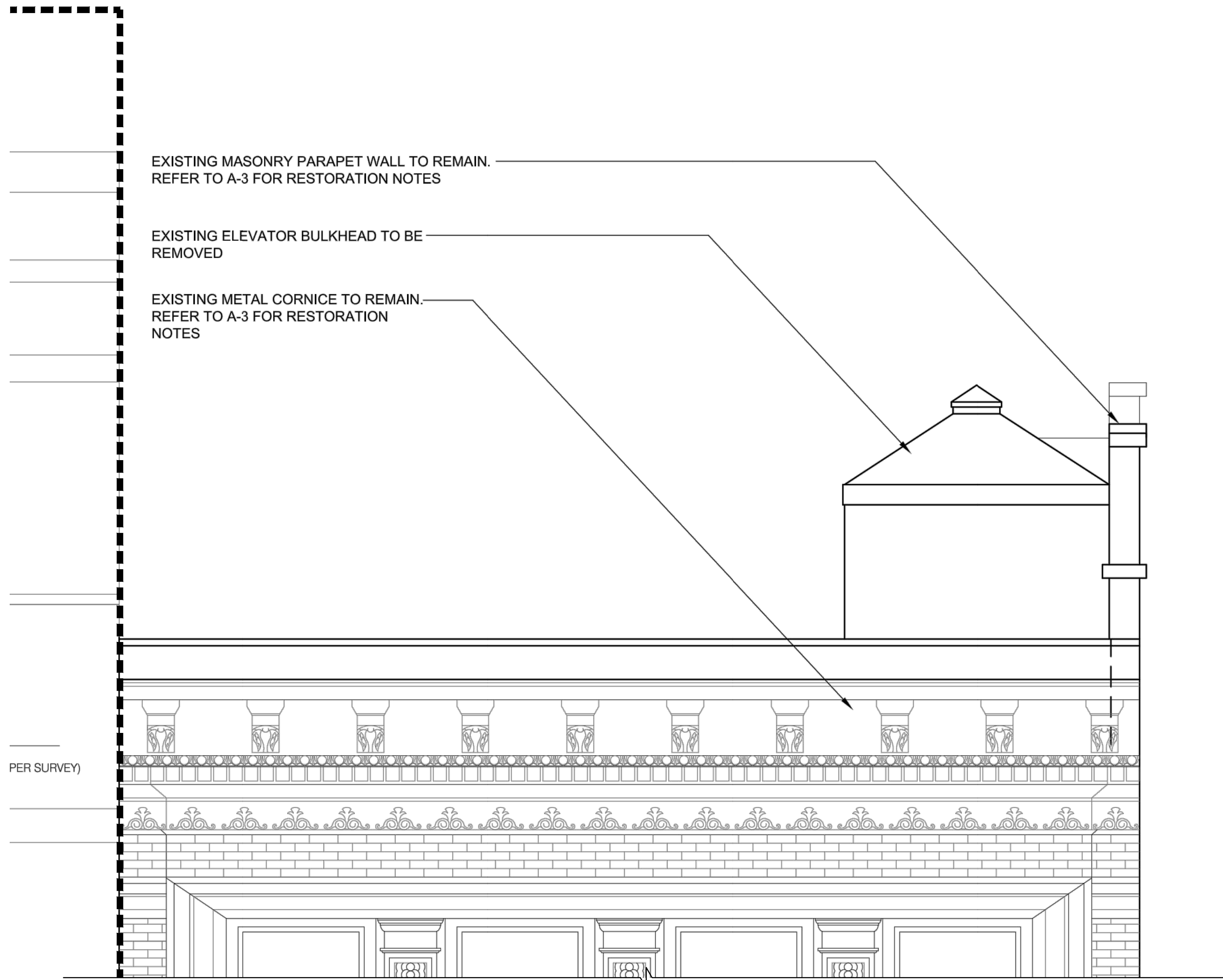


1 EXISTING BULKHEAD'S ROOF PLAN  
A-9 SCALE: SCALE: 3/16"=1'-0"



2 PROPOSED BULKHEAD'S ROOF PLAN  
A-9 SCALE: SCALE: 3/16"=1'-0"





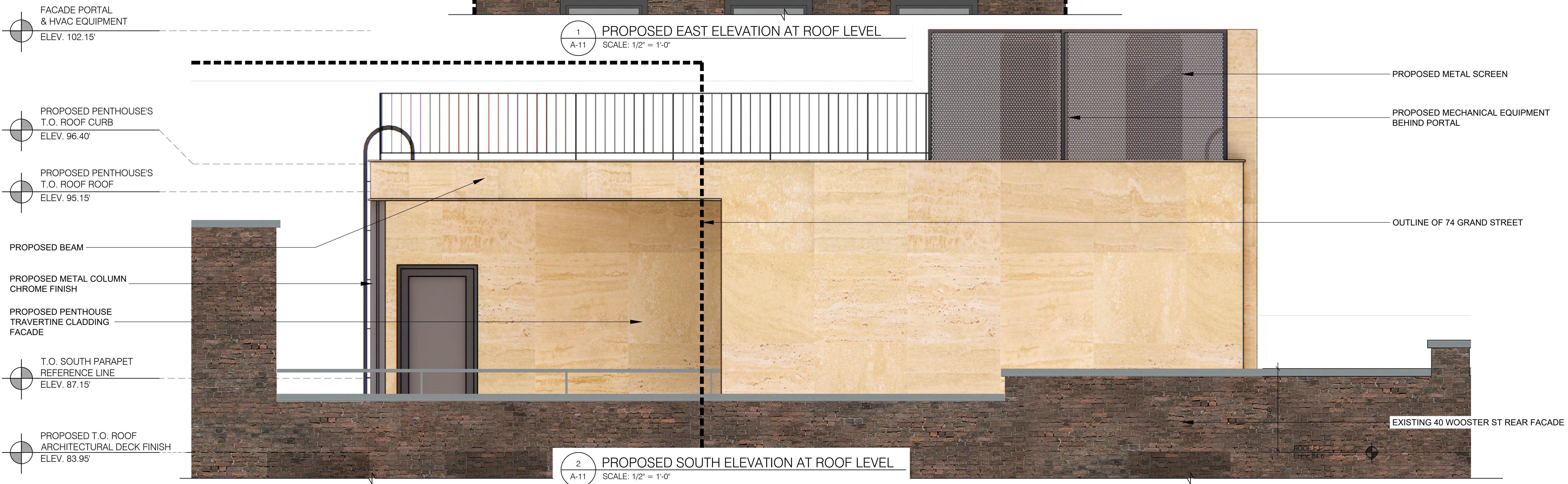
1  
A-10 EXISTING WEST ELEVATION AT ROOF LEVEL  
SCALE: 1/2" = 1'-0"



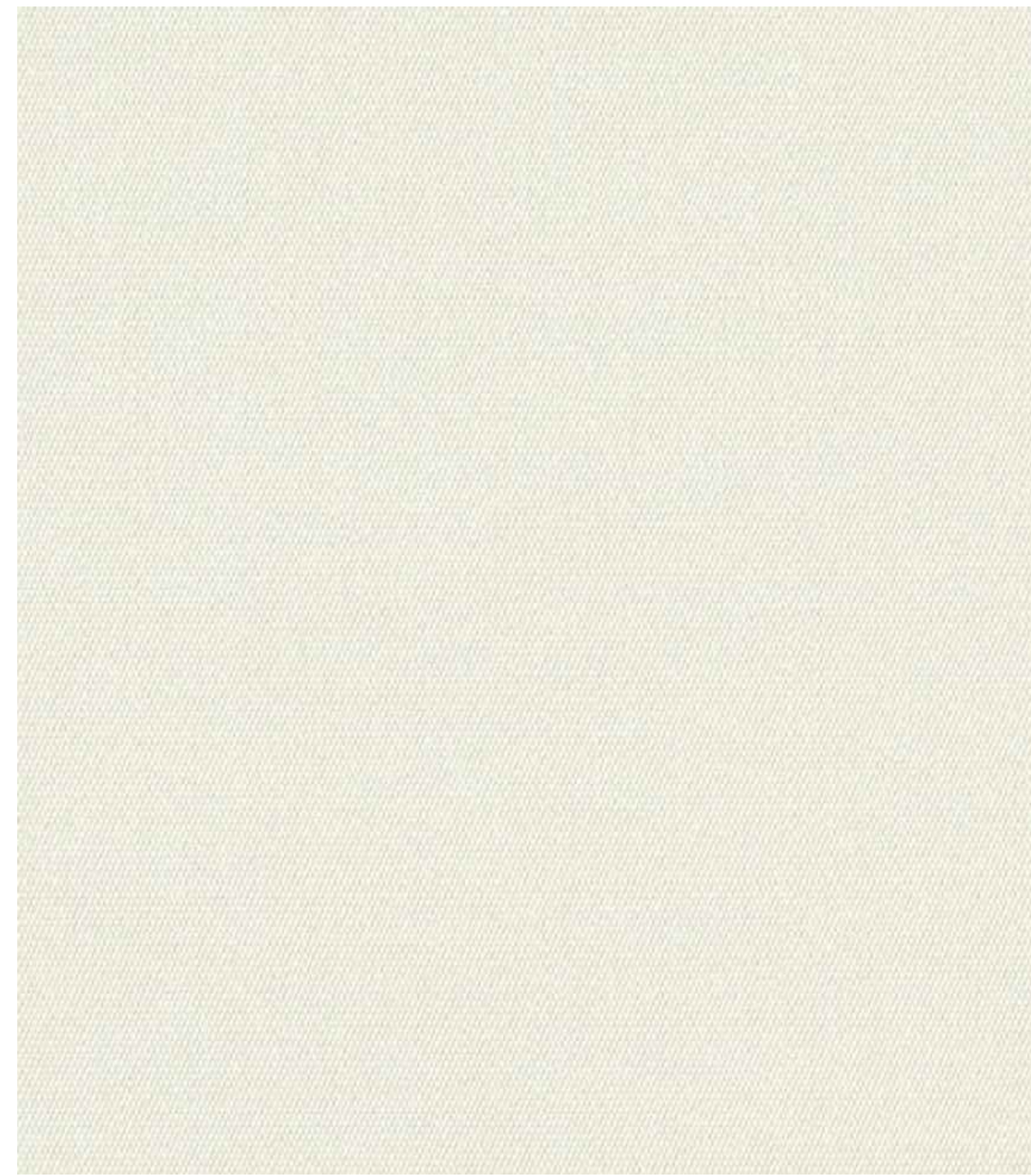
2  
A-10 PROPOSED WEST ELEVATION AT ROOF LEVEL  
SCALE: 1/2" = 1'-0"



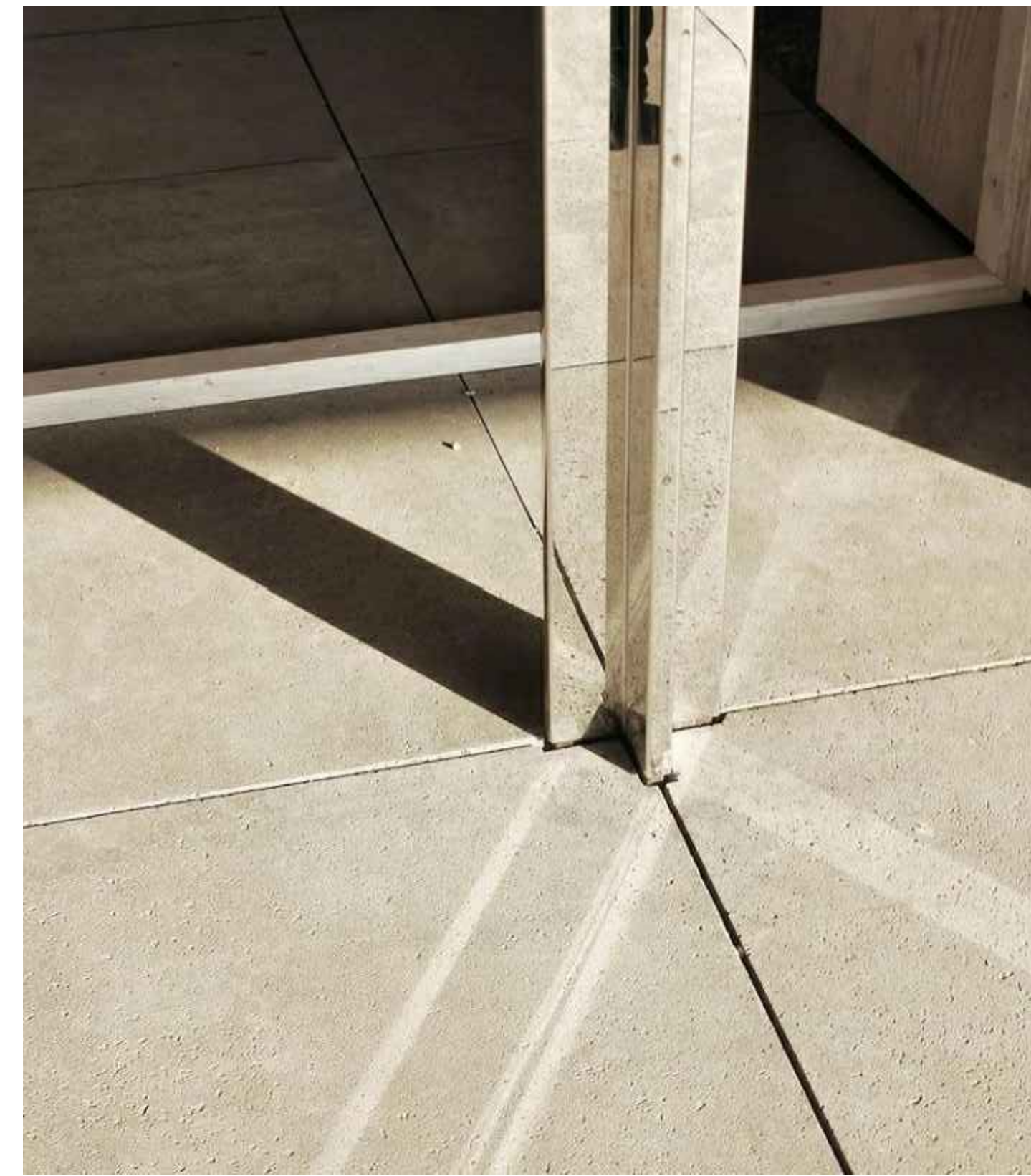
1 PROPOSED EAST ELEVATION AT ROOF LEVEL  
A-11 SCALE: 1/2" = 1'-0"



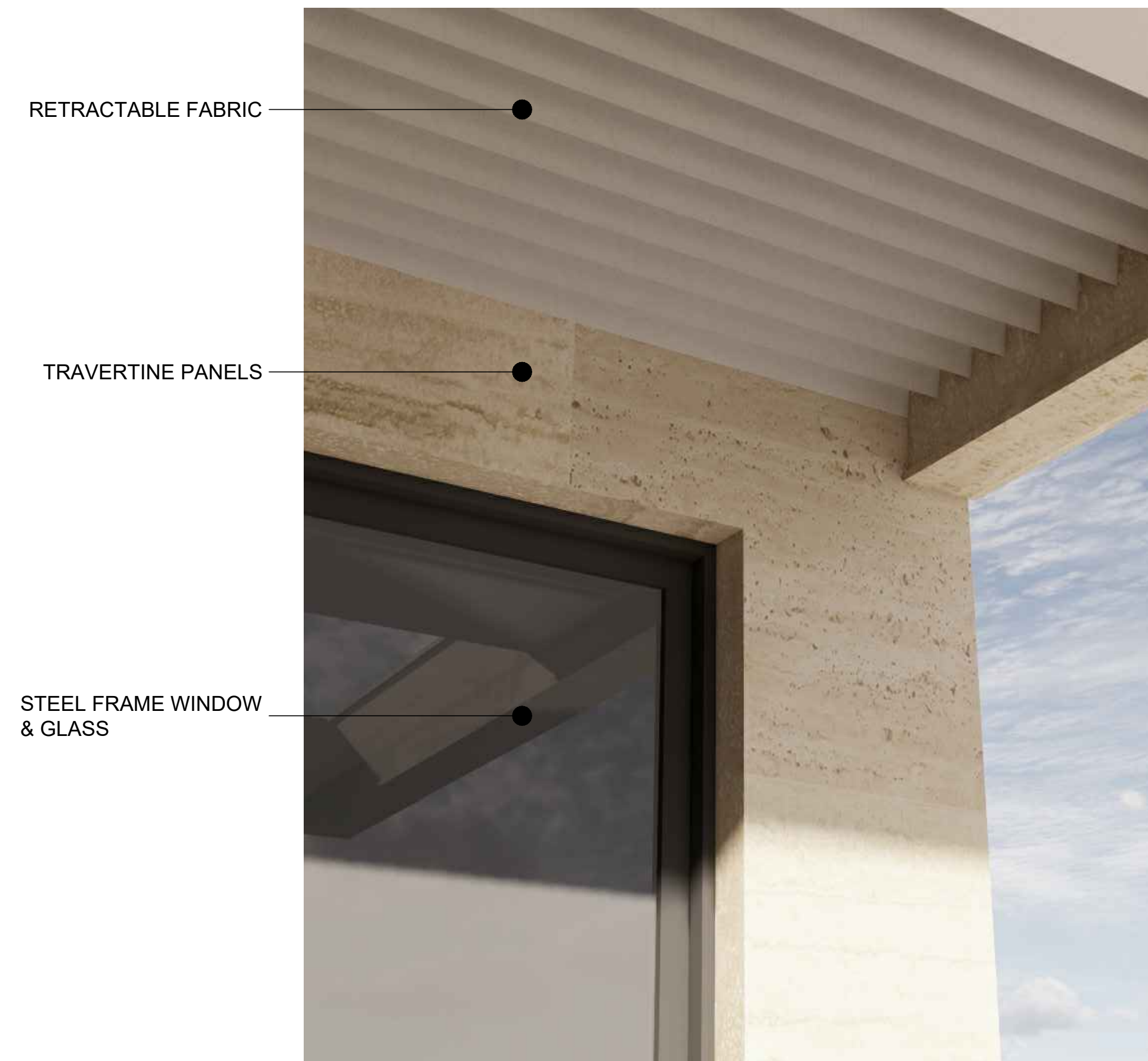
2 PROPOSED SOUTH ELEVATION AT ROOF LEVEL  
A-11 SCALE: 1/2" = 1'-0"



1 FABRIC: OYSTER 4642-0000 BY UNITED  
A-12 SCALE: NTS



3 CHROME FINISH METAL COLUMN  
A-12 SCALE: NTS

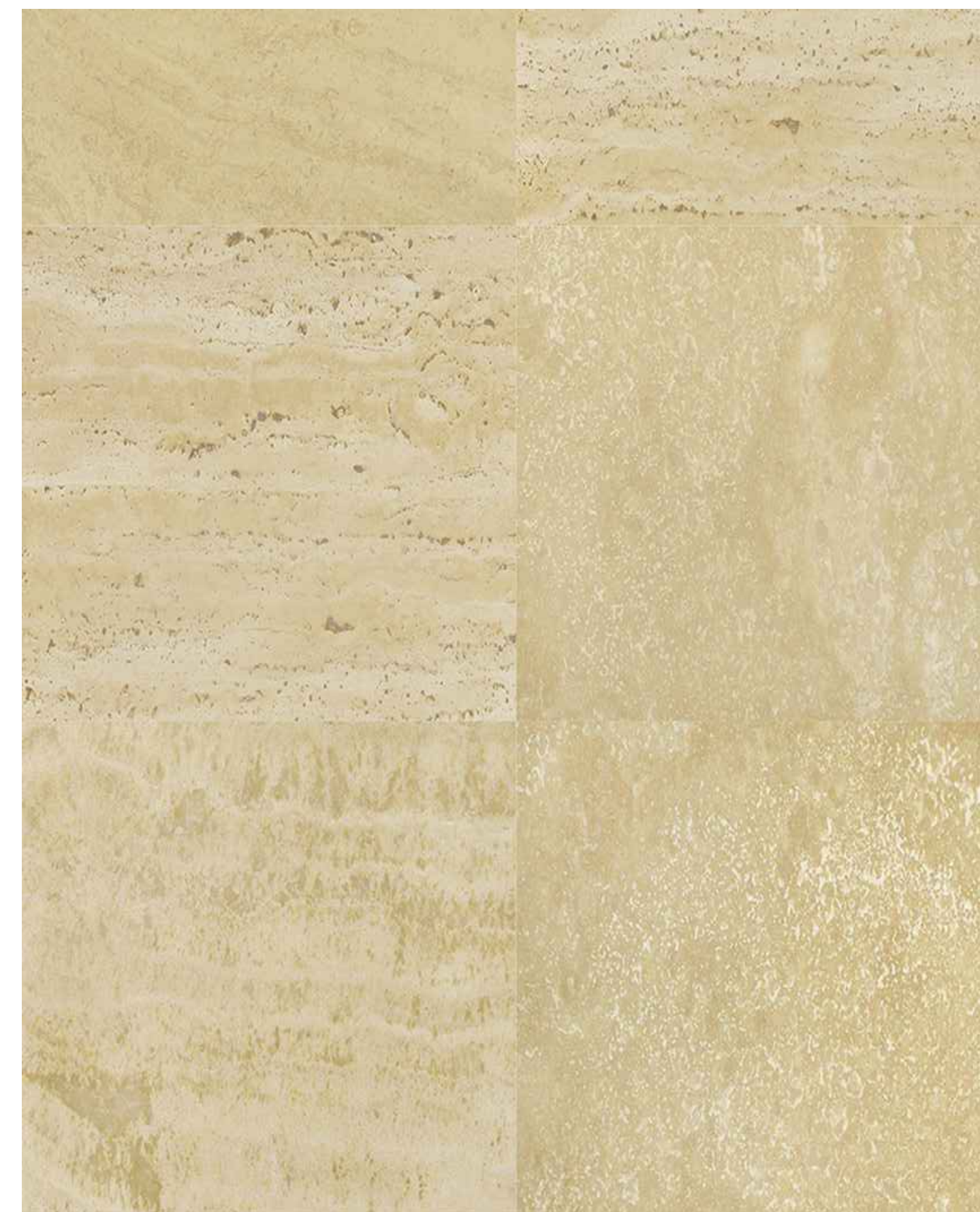


RETRACTABLE FABRIC

TRAVERTINE PANELS

STEEL FRAME WINDOW & GLASS

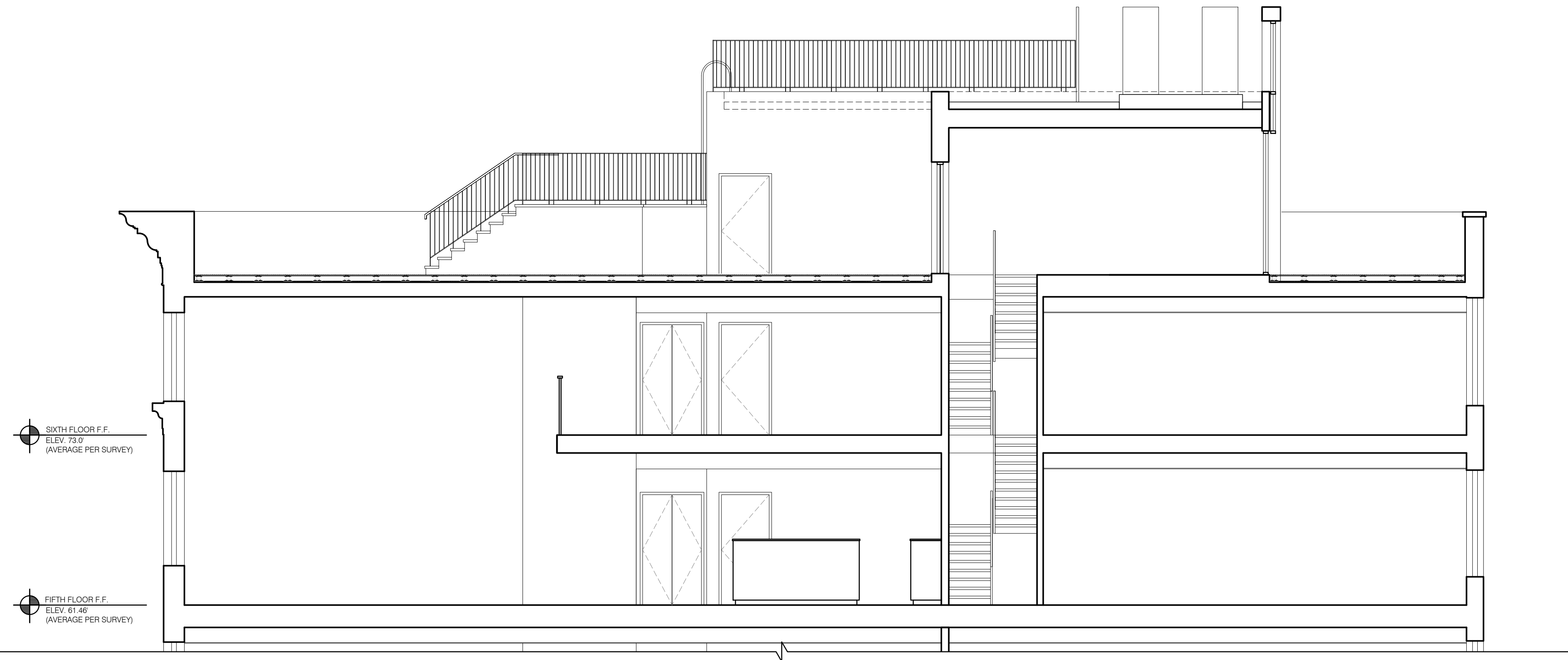
2 TRAVERTINE, ALUMINUM, GLASS & FABRIC  
A-12 SCALE: NTS



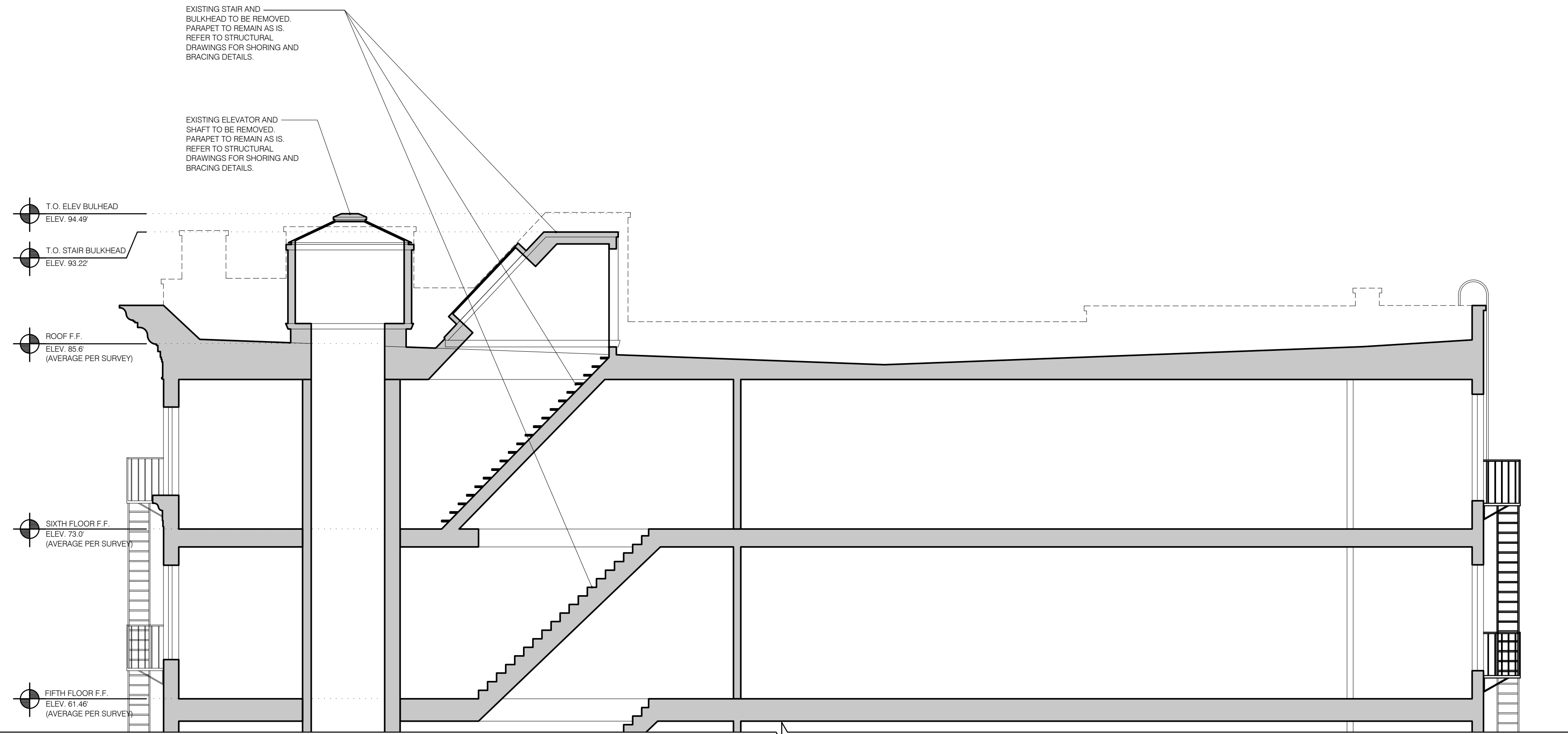
4 HONED/FILLED TRAVERTINE W DARK GROUT BY STONEPLY  
A-12 SCALE: NTS

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2  
A-13 PROPOSED LONGITUDINAL SECTION AT BULKHEAD  
SCALE: SCALE: 3/16" = 1'-0"



1  
A-13 EXISTING LONGITUDINAL SECTION AT BULKHEAD  
SCALE: SCALE: 3/16" = 1'-0"

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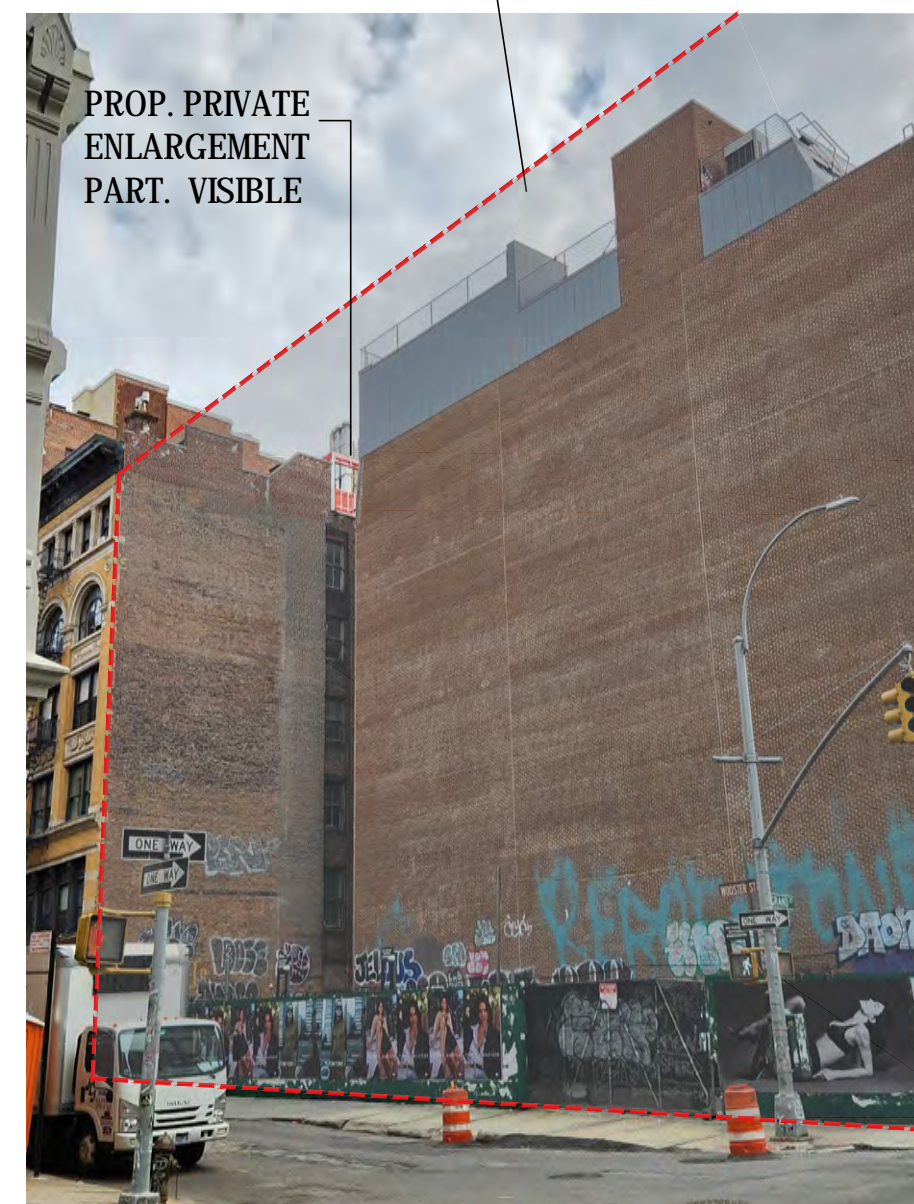
72 GRAND STREET IN CONSTRUCTION  
THAT WILL BLOCK FURTHER VISIBILITY



VIEW 1:  
ALONG GRAND STREET PROPOSED ADDITION IS PARTIALLY VISIBLE



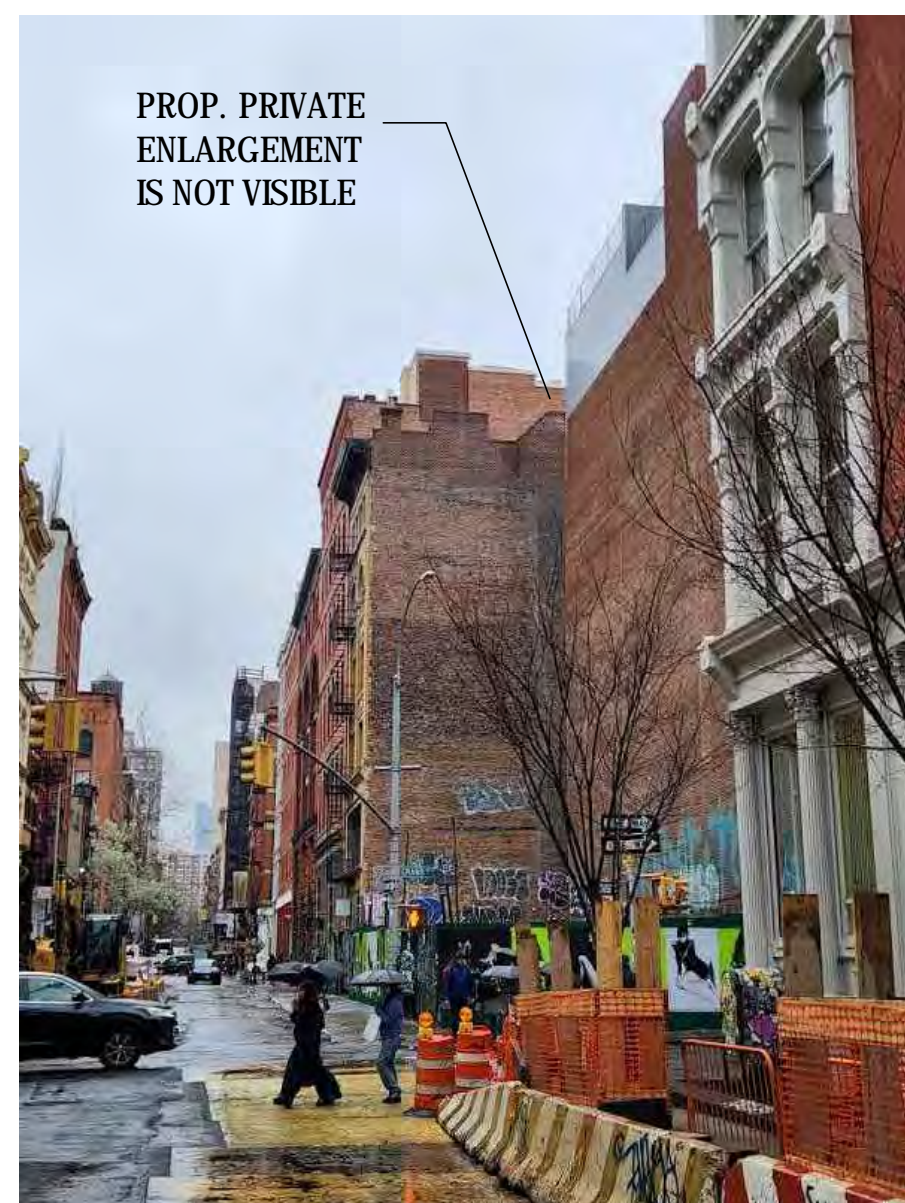
VIEW 2:  
ALONG GRAND STREET PROPOSED ADDITION IS NOT VISIBLE



VIEW 3:  
ALONG WOOSTER STREET PROPOSED ADDITION IS PARTIALLY VISIBLE



VIEW 4:  
ALONG WOOSTER STREET PROPOSED ADDITION IS NOT VISIBLE



VIEW 5:  
ALONG GRAND STREET PROPOSED ADDITION IS NOT VISIBLE



VIEW 6:  
ALONG WOOSTER STREET PROPOSED ADDITION IS PARTIALLY VISIBLE

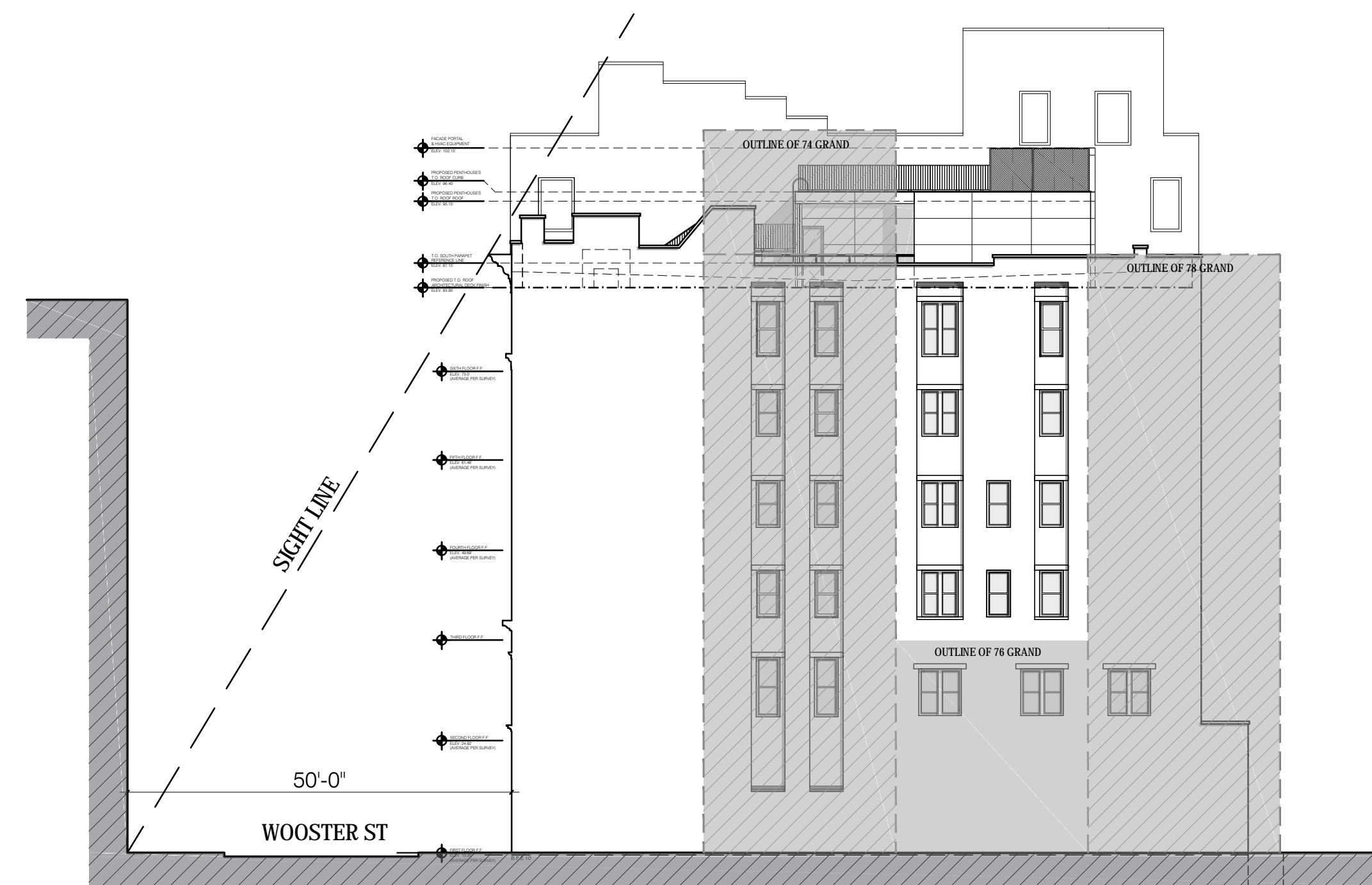


VIEW 7:  
ALONG WOOSTER STREET PROPOSED ADDITION IS PARTIALLY VISIBLE

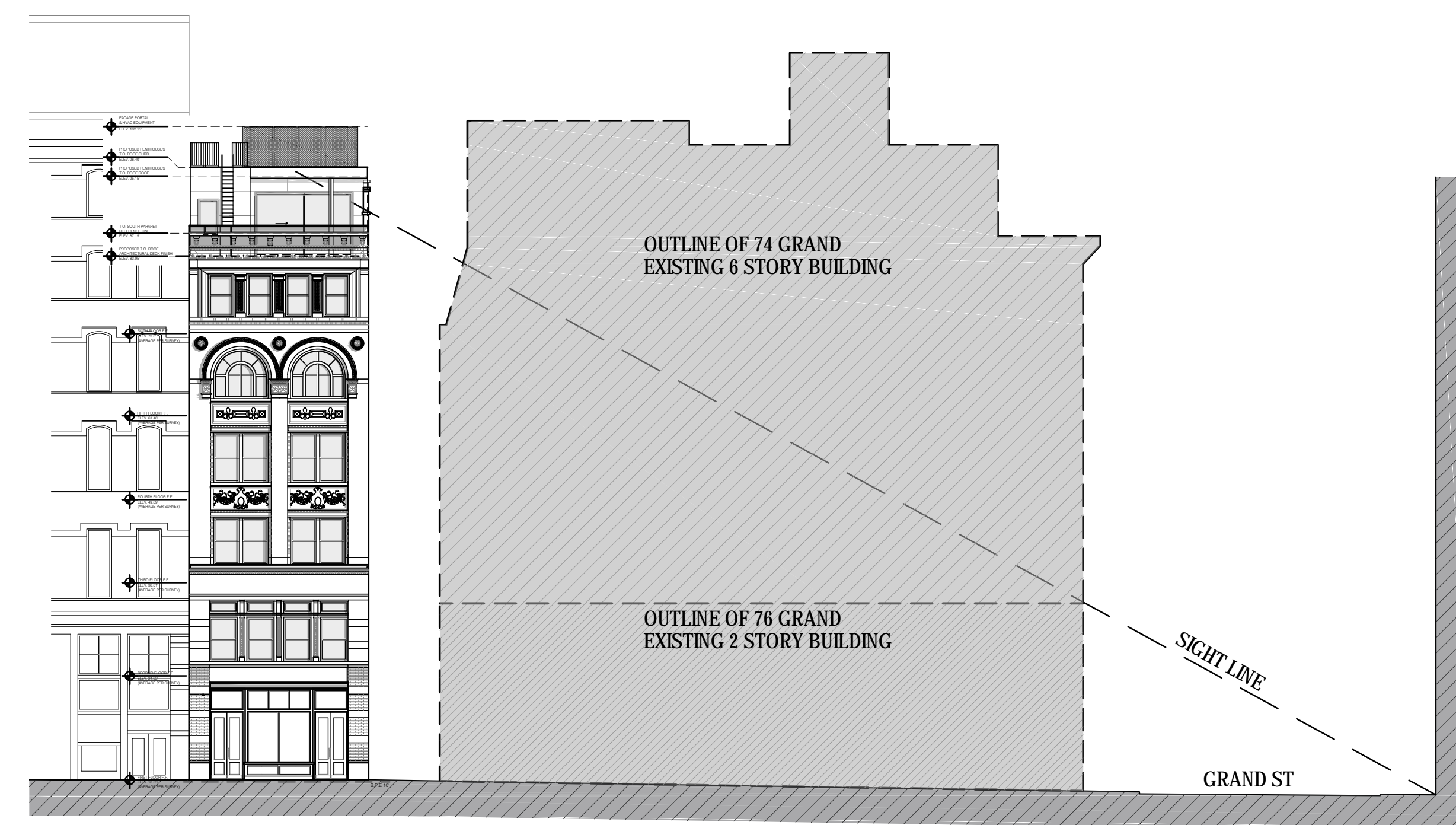


VIEW 8:  
ALONG WOOSTER STREET PROPOSED ADDITION IS NOT VISIBLE

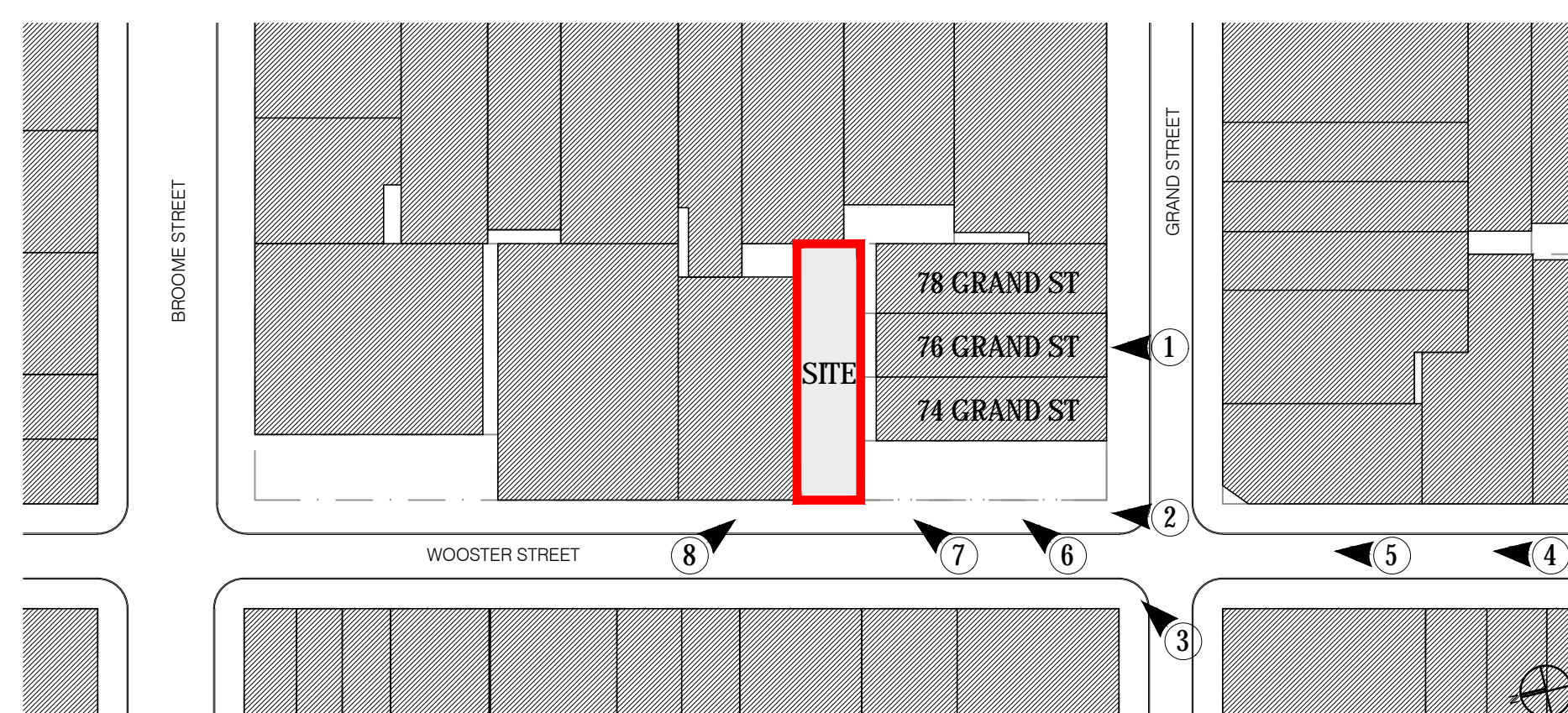
72 GRAND STREET IN CONSTRUCTION  
THAT WILL BLOCK FURTHER VISIBILITY



5 SIGHT LINE DIAGRAM ALONG WOOSTER STREET  
SCALE: 1/16"=1'-0"



4 SIGHT LINE DIAGRAM ALONG GRAND STREET  
SCALE: 1/16"=1'-0"



3 KEY PLAN  
N.T.S.





1 PHOTOMERGE 1  
A-14

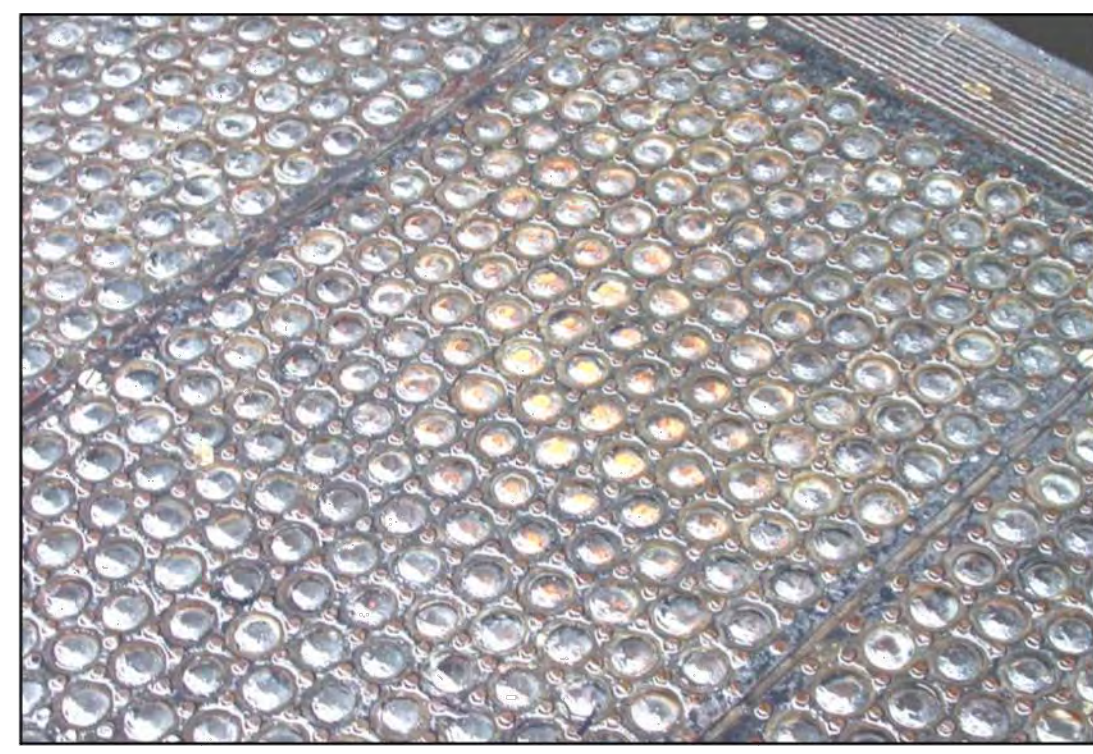


2 PHOTOMERGE 2  
A-14





6 CAST IRON



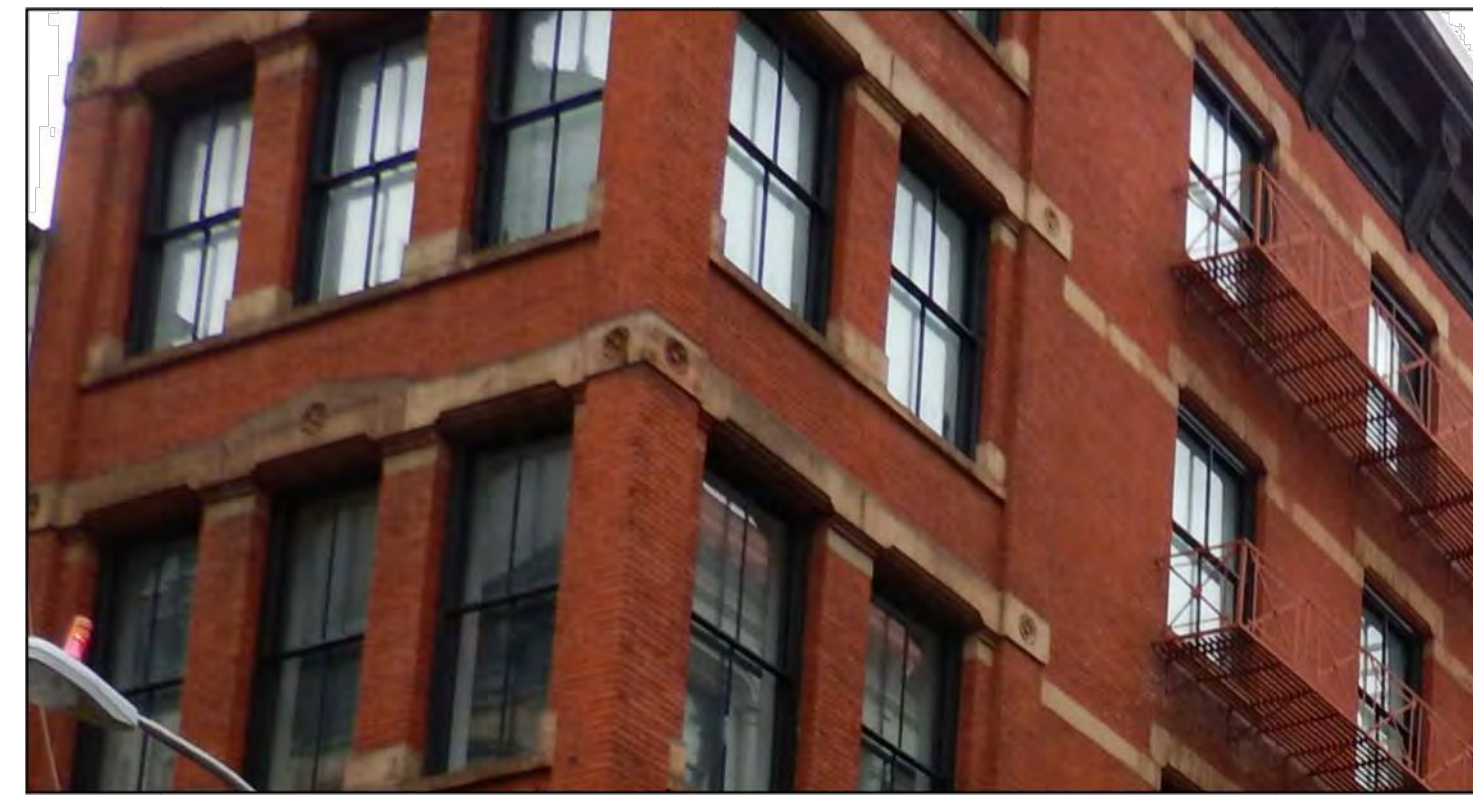
11 GLASS LITES



12 CAST IRON



7 SANDSTONE



8 BRICK



9 METAL FIRE ESCAPES



10 SANDSTONE



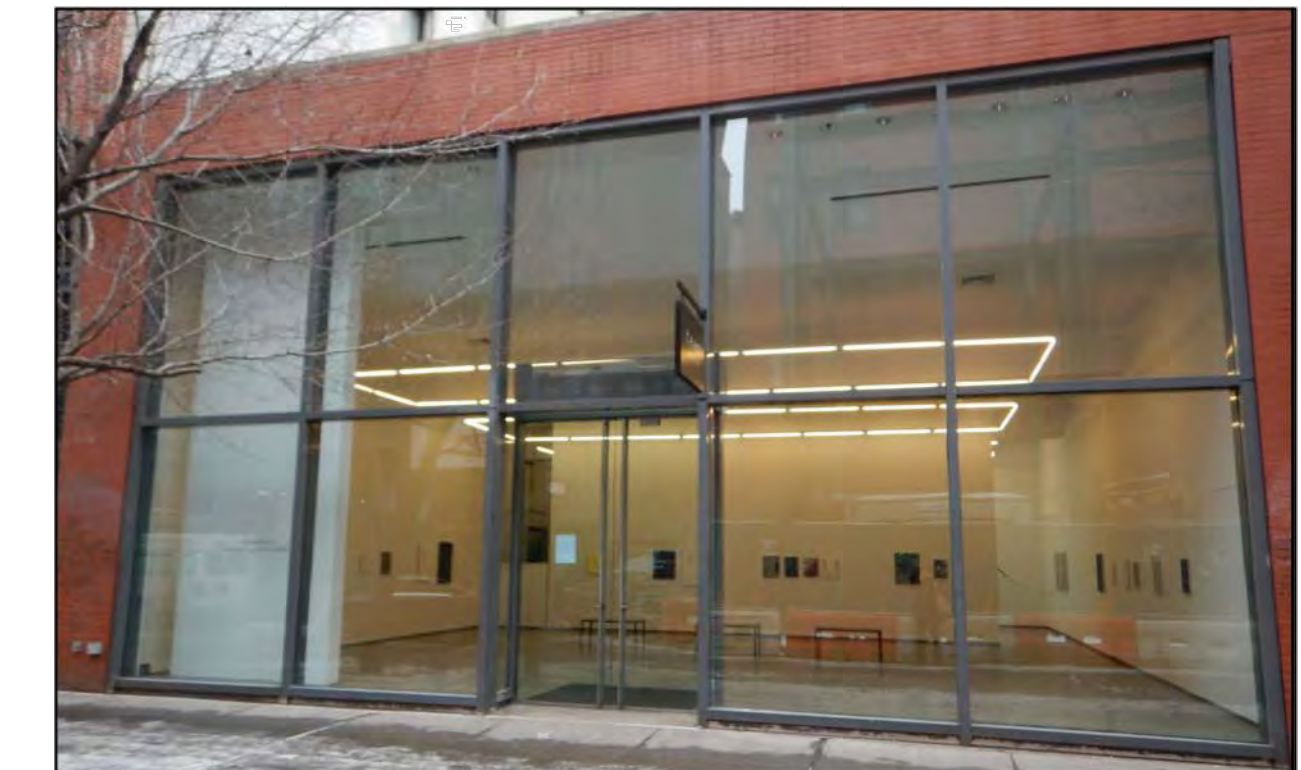
1 40 MERCER STREET



2 27 WOOSTER STREET



3 350 WEST BROADWAY



5 47 WOOSTER STREET



4 42-44 GREENE STREET





May 7, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-24-05697

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To testify virtually, please join Zoom

**Webinar ID:** 878 7572 7787

**Passcode:** 564187

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

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