

The current proposal is:

Preservation Department – Item 2, LPC-26-06533

354 Bowery – NoHo Historic District Extension
Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.



Fogarty Finger

56 GREAT JONES/354 BOWERY CANTILEVER

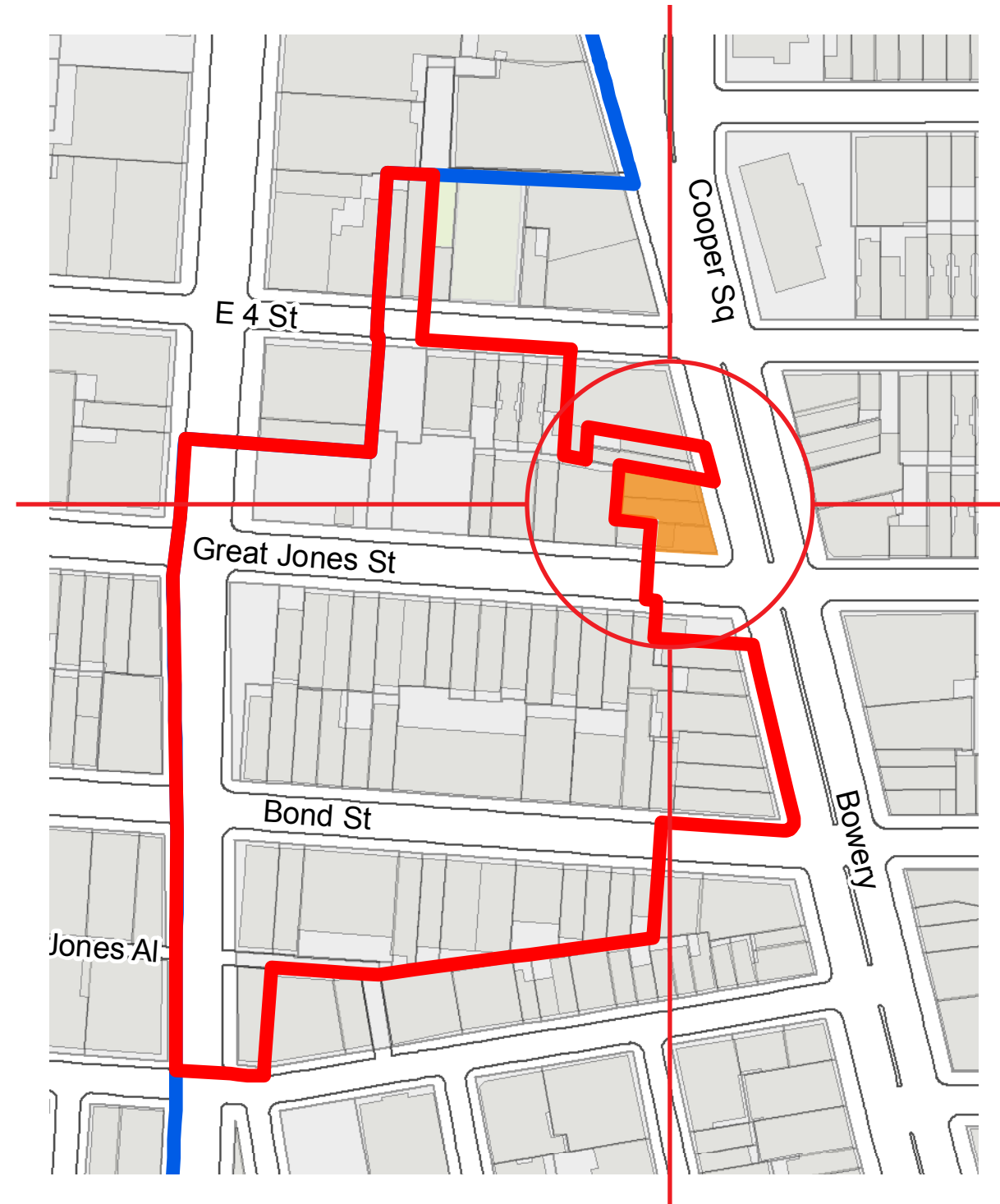
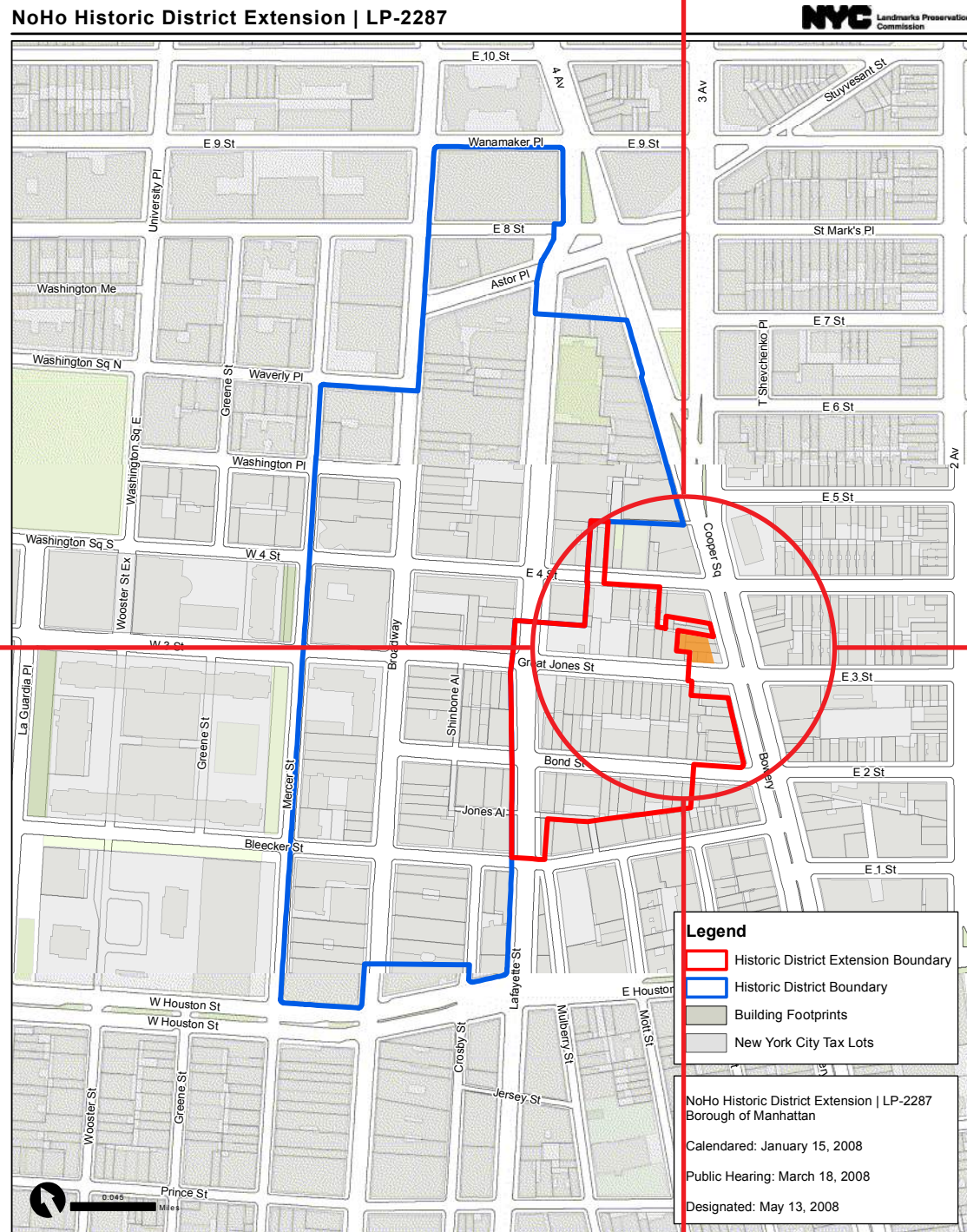
LPC APPLICATION
27 FEBRUARY 2026

SOHO/NOHO NEIGHBORHOOD PLAN

56 GREAT JONES/354 BOWERY CANTILEVER

NoHo Historic District Extension LP-2287

DEVELOPMENT LOT

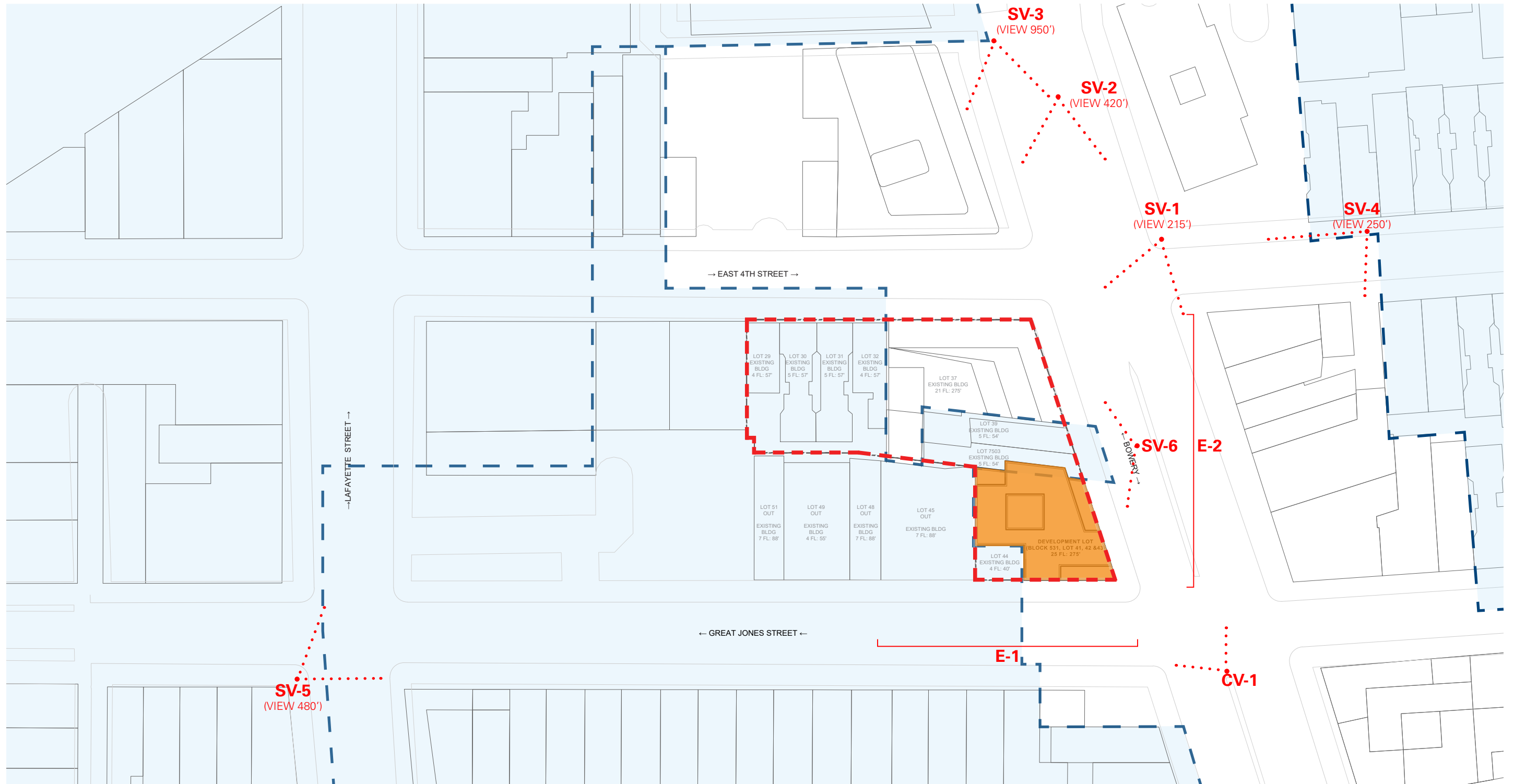


SITE PLAN

VISIBILITY OF CANTILEVER

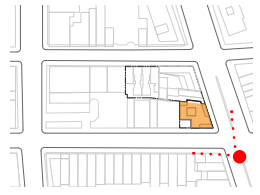
56 GREAT JONES/354 BOWERY CANTILEVER

- DEVELOPMENT LOT
- HISTORIC DISTRICT
- ZONING LOT



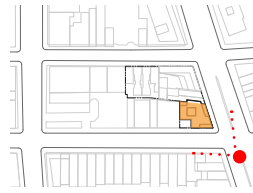
EXISTING STREETScape
BOWERY & GREAT JONES INTERSECTION

56 GREAT JONES/354 BOWERY CANTILEVER



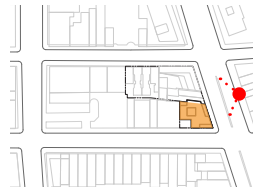
EXISTING STREETScape
BOWERY & GREAT JONES INTERSECTION

56 GREAT JONES/354 BOWERY CANTILEVER



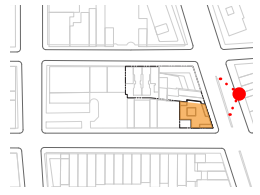
EXISTING STREETScape
BOWERY

56 GREAT JONES/354 BOWERY CANTILEVER



EXISTING STREETScape
BOWERY

56 GREAT JONES/354 BOWERY CANTILEVER



RESIDENTIAL FLOOR AREA & UNIT MIX

56 GREAT JONES/354 BOWERY CANTILEVER

NON CANTILEVER

103,350 SF RESIDENTIAL FLOOR AREA PROPOSED

25% REQUIRED: 26,136 SF MIH PROPOSED

94 TOTAL UNITS

27 TOTAL MIH UNITS

MIH		MR		TOTAL	
4	STUDIO	0	STUDIO	4	STUDIO
6	1 BEDROOM	19	1 BEDROOM	25	1 BEDROOM
6	2 BEDROOM	35	2 BEDROOM	41	2 BEDROOM
11	3 BEDROOM	13	3 BEDROOM	24	3 BEDROOM
27	MIH UNITS	67	MR UNITS	94	UNITS



CANTILEVER

108,590 SF RESIDENTIAL FLOOR AREA PROPOSED

25% REQUIRED: 27,724 SF MIH PROPOSED

94 TOTAL UNITS

30 TOTAL MIH UNITS

MIH		MR		TOTAL	
4	STUDIO	0	STUDIO	4	STUDIO
11	1 BEDROOM	11	1 BEDROOM	22	1 BEDROOM
3	2 BEDROOM	32	2 BEDROOM	35	2 BEDROOM
12	3 BEDROOM	21	3 BEDROOM	33	3 BEDROOM
30	MIH UNITS	64	MR UNITS	94	UNITS



CANTILEVER REFERENCES
LPC APPROVED SCHEMES

56 GREAT JONES/354 BOWERY CANTILEVER



EXTELL CANTILEVER
ART STUDENTS LEAGUE



77 GREENWICH ST / 42 TRINITY PLACE
DICKEY HOUSE








FLATIRON HOUSE

NEIGHBORHOOD REFERENCES

NEW BUILDING FACADES IN HISTORIC DISTRICT

56 GREAT JONES/354 BOWERY CANTILEVER

-  ZONING LOT
-  DEVELOPMENT LOT
-  NOHO HISTORIC DISTRICT
-  NOHO HISTORIC DISTRICT EXTENSION
-  RECENT BUILDINGS



372 LAFAYETTE



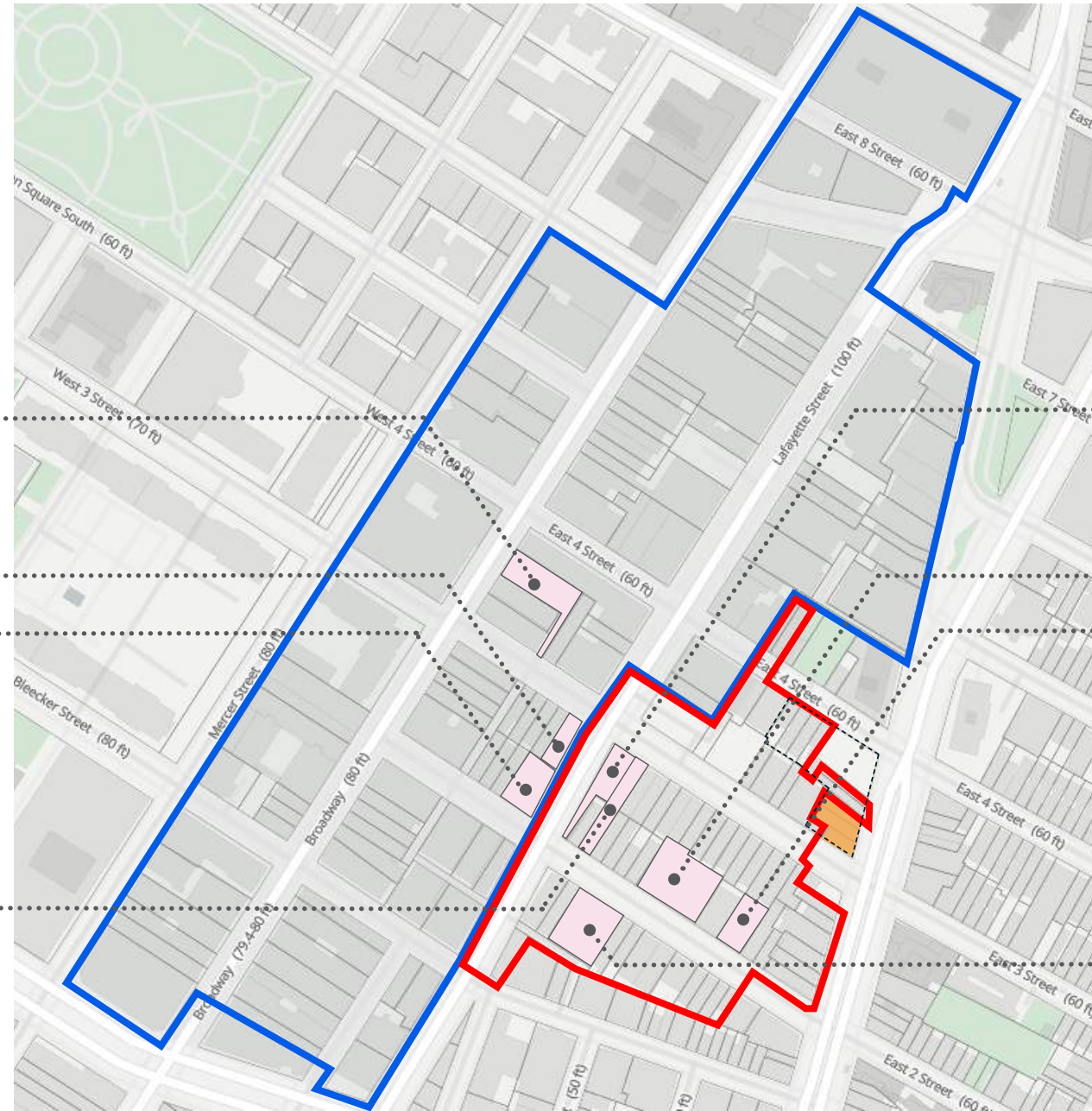
1 GREAT JONES



10 BOND



22 BOND



363 LAFAYETTE



40 BOND



25 BOND



48 BOND

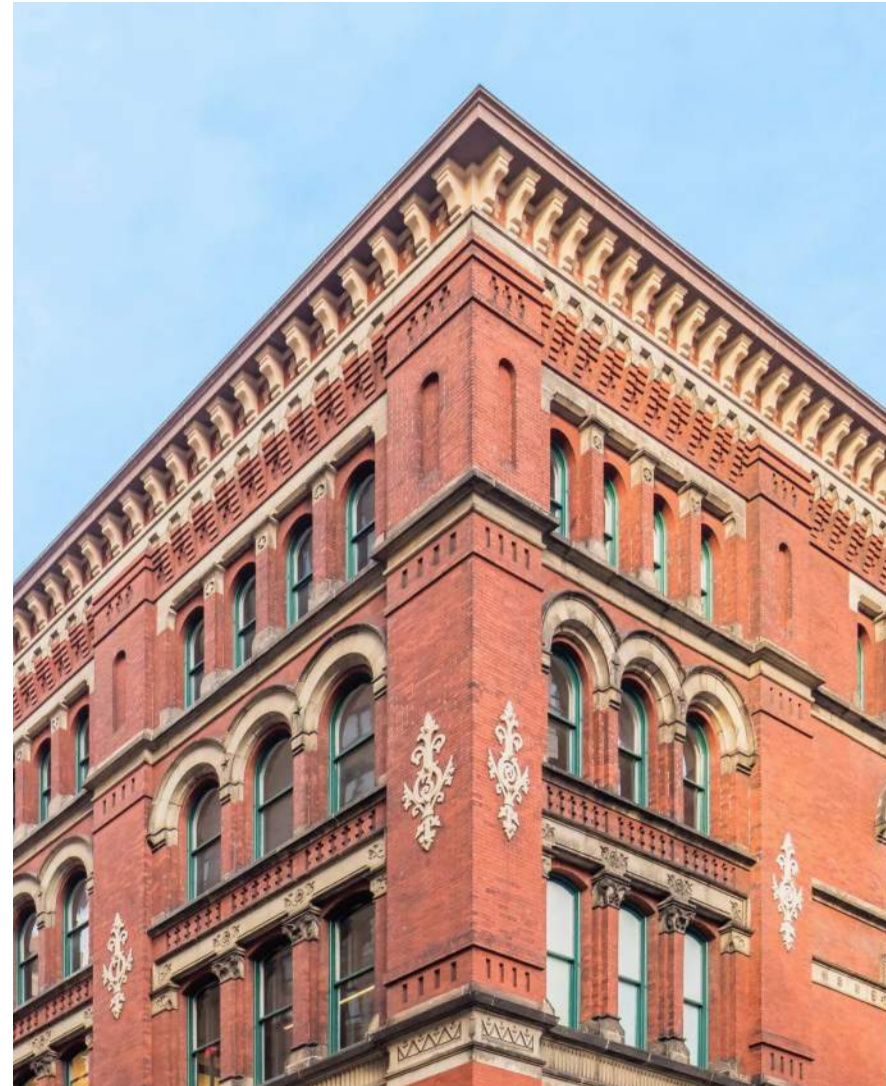
NEIGHBORHOOD REFERENCES

SOHO/NOHO CORBELS

56 GREAT JONES/354 BOWERY CANTILEVER



54 BOND



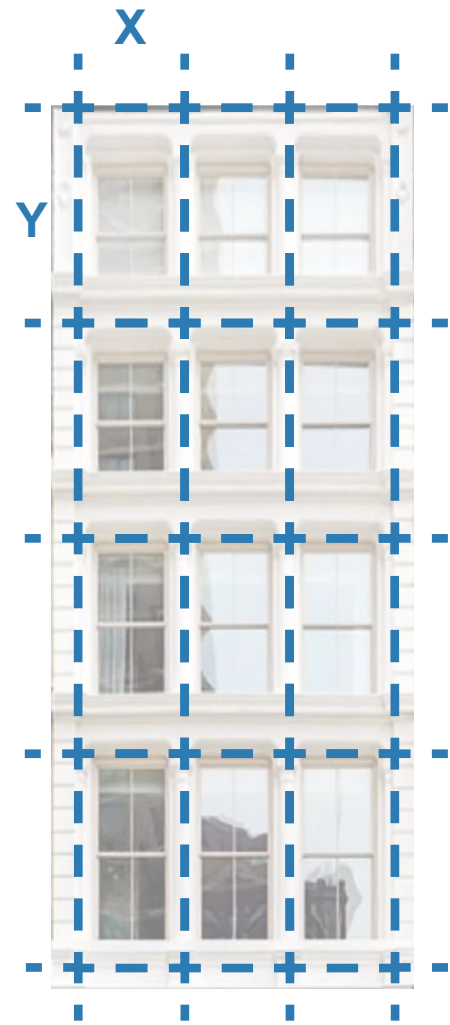
0 BOND



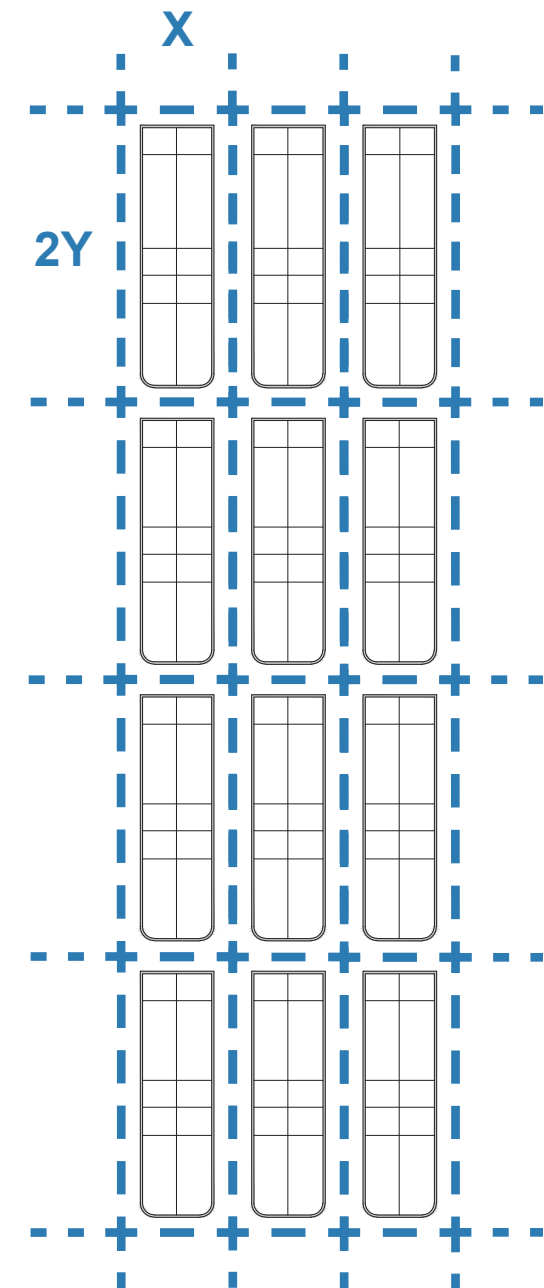
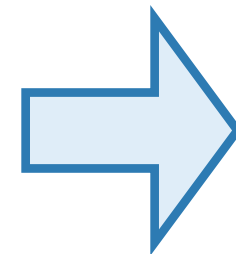
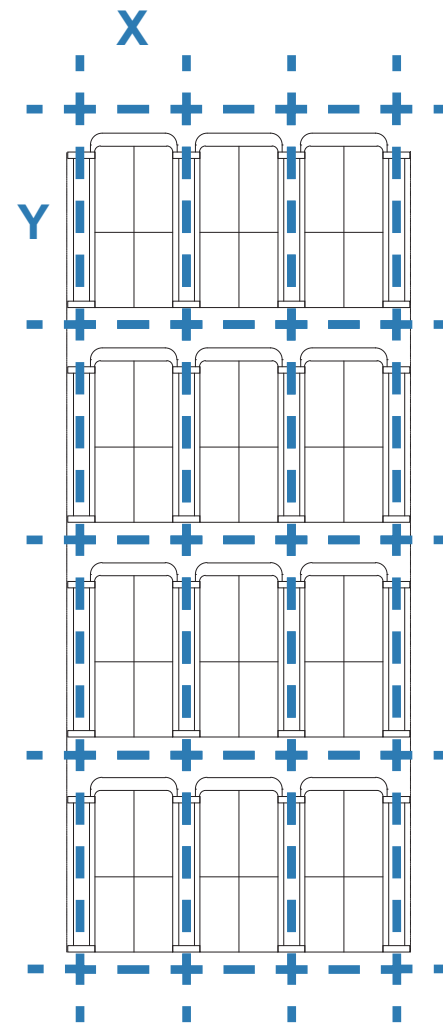
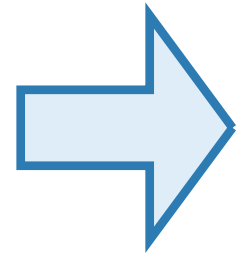
740 BROADWAY

NEIGHBORHOOD REFERENCES
NOHO CAST IRON & FACADE CONCEPT

56 GREAT JONES/354 BOWERY CANTILEVER



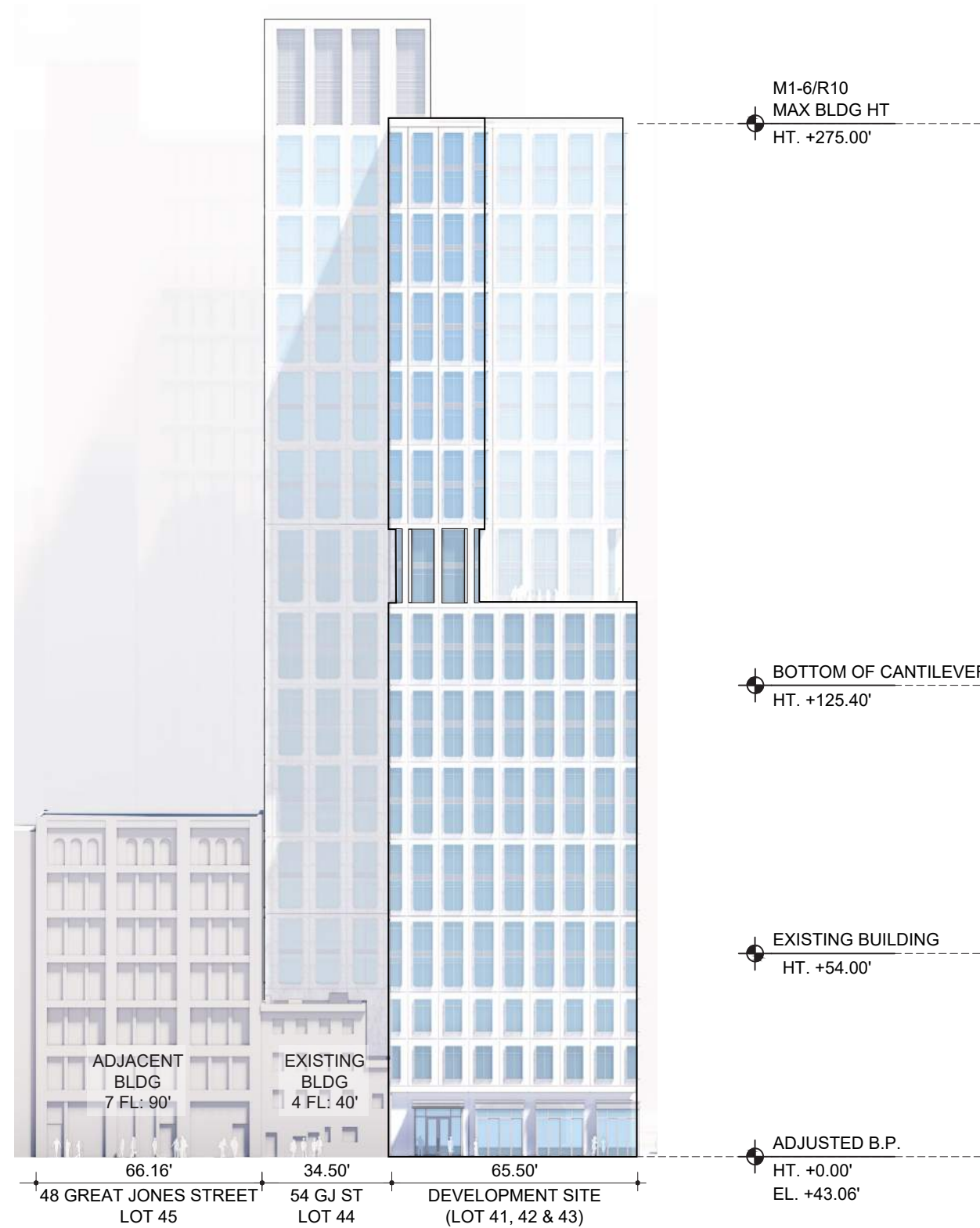
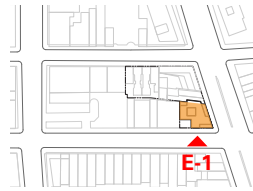
**738 BROADWAY
CAST IRON WINDOW GRID**



PROPOSED WINDOW GRID

GREAT JONES ELEVATION

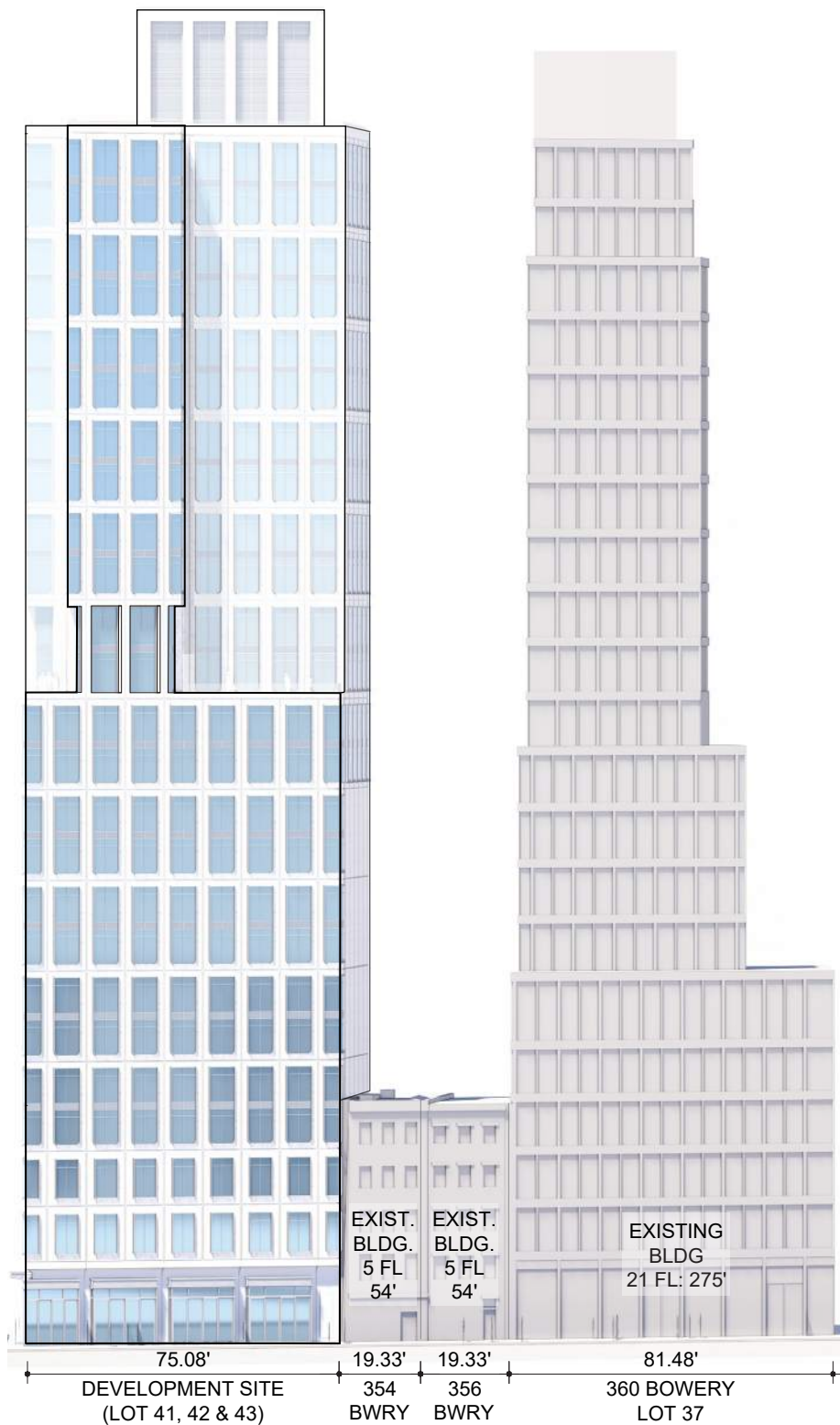
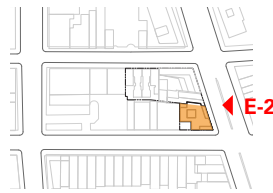
56 GREAT JONES/354 BOWERY CANTILEVER



GREAT JONES STREET

BOWERY ELEVATION COMPARISON

56 GREAT JONES/354 BOWERY CANTILEVER



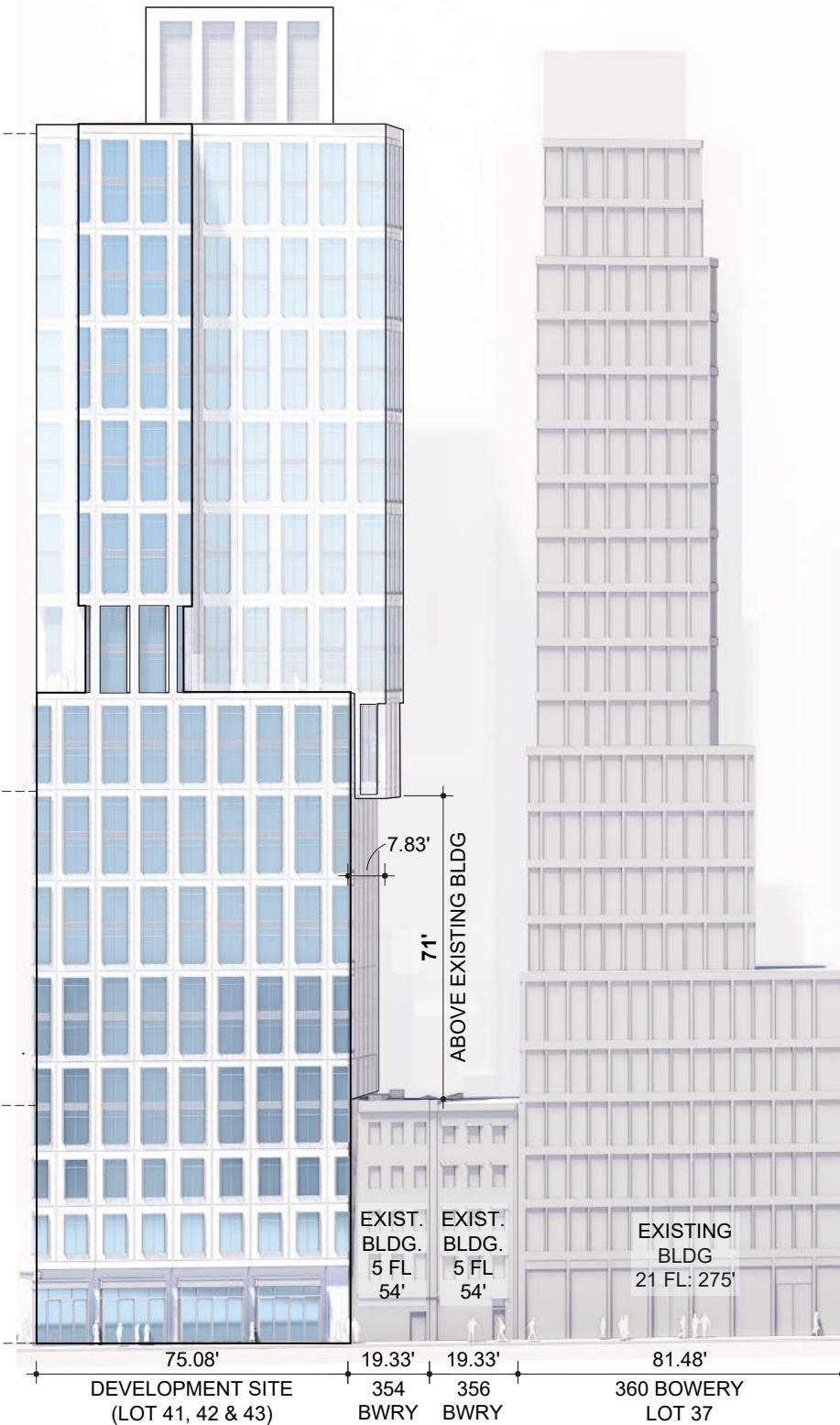
BOWERY STREET - NON CANTILEVER

M1-6/R10
MAX BLDG HT
HT. +275.00'

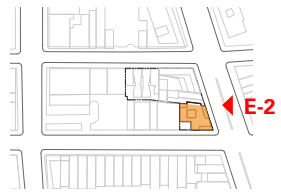
BOTTOM OF CANTILEVER
HT. +125.40'

EXISTING BUILDING
HT. +54.00'

ADJUSTED B.P.
HT. +0.00'
EL. +43.06'

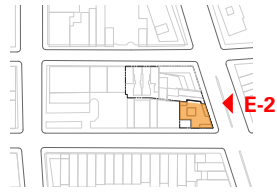


BOWERY STREET - CANTILEVER



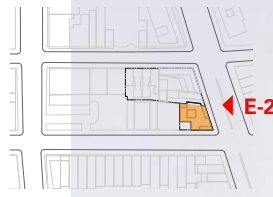
BOWERY ELEVATION W/ CANTILEVER

56 GREAT JONES/354 BOWERY CANTILEVER



BOWERY ELEVATION COMPARISON

56 GREAT JONES/354 BOWERY CANTILEVER



NON CANTILEVER

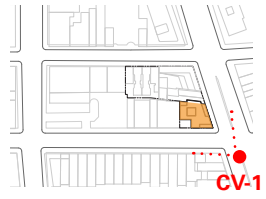


CANTILEVER

PROPOSED MASSING COMPARISON

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW NORTH FROM BOWERY & GREAT JONES



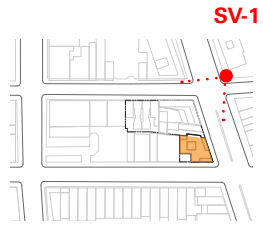
NON CANTILEVER



CANTILEVER

PROPOSED MASSING COMPARISON
VIEW SOUTH FROM BOWERY & EAST 4TH

56 GREAT JONES/354 BOWERY CANTILEVER



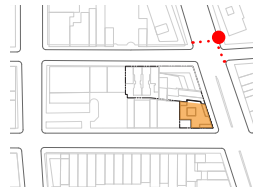
NON CANTILEVER



CANTILEVER

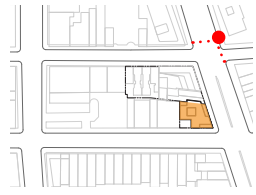
PROPOSED STREETScape
BOWERY VIEW SOUTH: NON CANTILEVER

56 GREAT JONES/354 BOWERY CANTILEVER



PROPOSED STREETScape
BOWERY VIEW SOUTH: CANTILEVER

56 GREAT JONES/354 BOWERY CANTILEVER



PROPOSED STREETScape COMPARISON
VIEW SOUTH FROM BOWERY & EAST 4TH

56 GREAT JONES/354 BOWERY CANTILEVER



PROPOSED MASSING COMPARISON

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW UP FROM SIDEWALK



NON CANTILEVER



CANTILEVER

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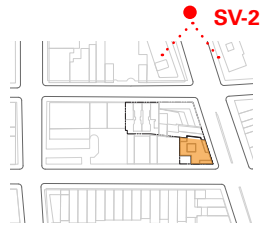


Fogarty Finger

APPENDIX

PROPOSED MASSING COMPARISON
VIEW SOUTH FROM COOPER SQUARE

56 GREAT JONES/354 BOWERY CANTILEVER



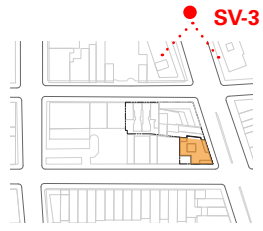
NON CANTILEVER



CANTILEVER

PROPOSED MASSING COMPARISON
VIEW SOUTH ON 4TH, BELOW ASTOR PLACE

56 GREAT JONES/354 BOWERY CANTILEVER



NON CANTILEVER

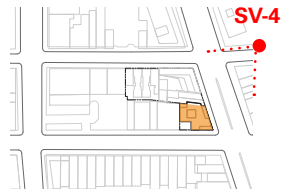


CANTILEVER

PROPOSED MASSING COMPARISON

VIEW WEST FROM EAST 4TH STREET

56 GREAT JONES/354 BOWERY CANTILEVER



SV-4



NON CANTILEVER

SV-4

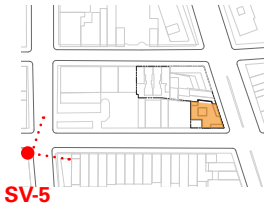


CANTILEVER

PROPOSED MASSING COMPARISON

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW EAST FROM LAFAYETTE & GREAT JONES



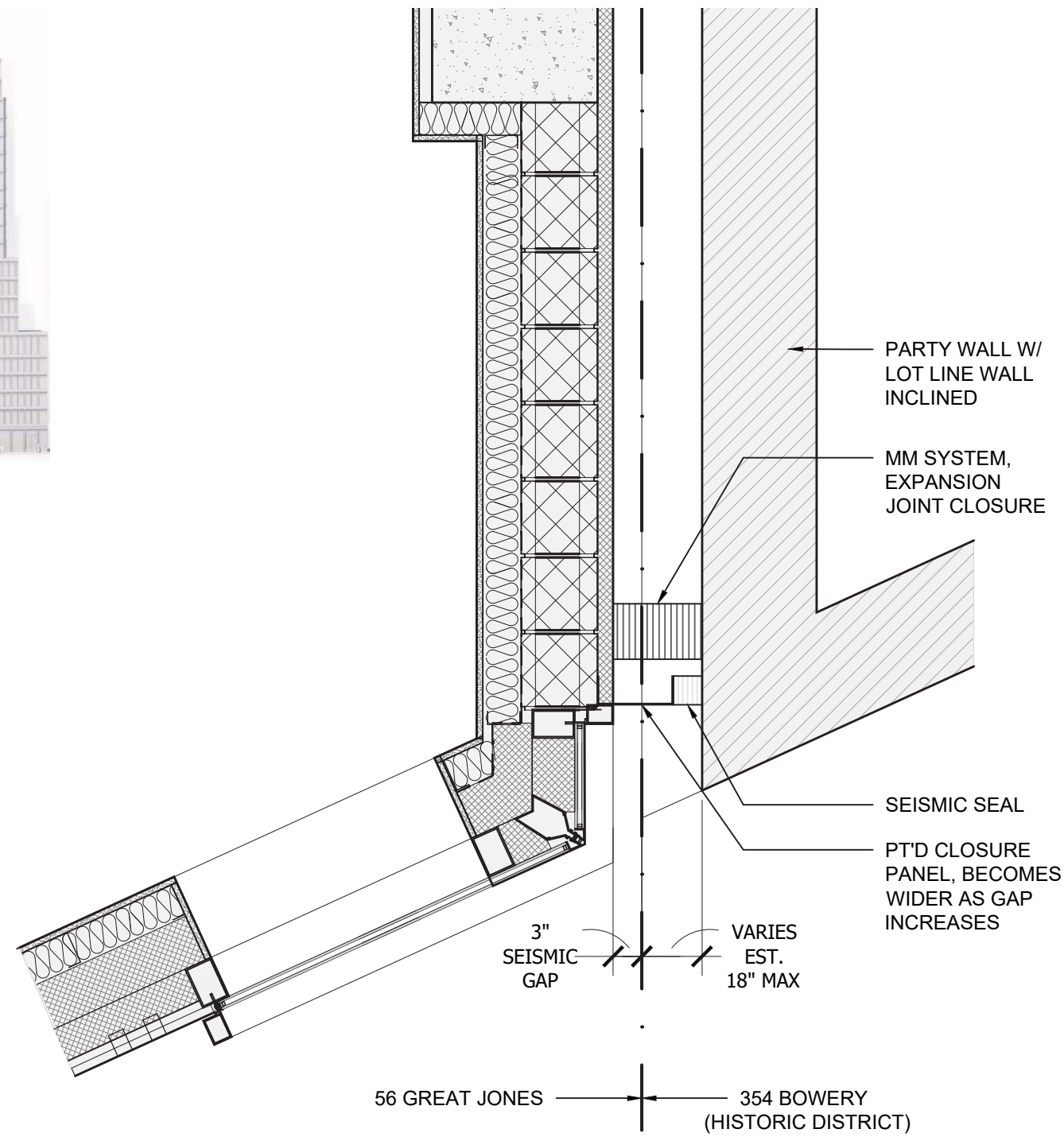
NON CANTILEVER



CANTILEVER

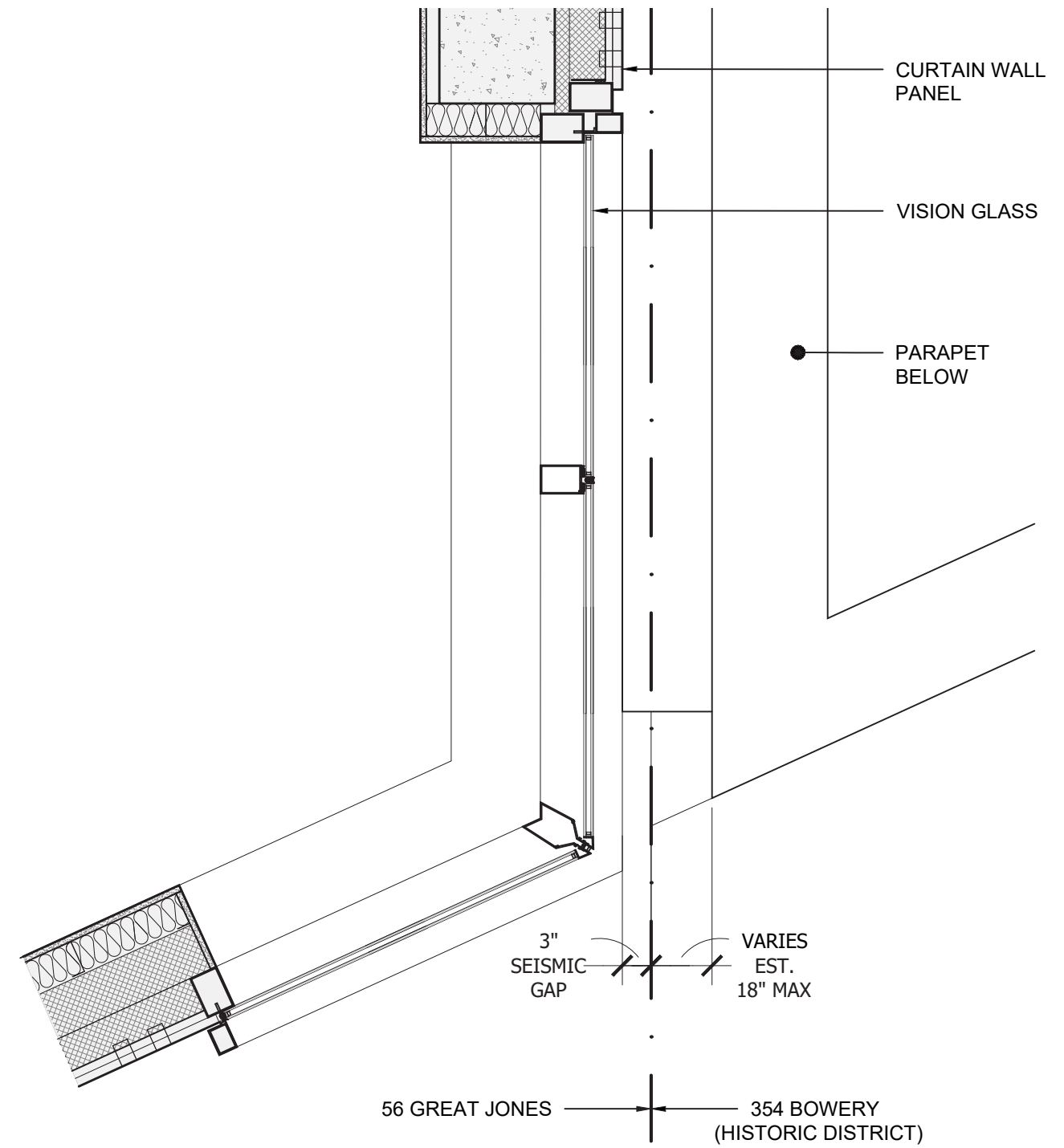
NORTH LOT LINE DETAIL

56 GREAT JONES/354 BOWERY CANTILEVER



DTL 1: 2ND TO 5TH FLRS

SCALE: 3/4" = 1'-0"



DTL 2: 6TH TO 13TH FLRS

SCALE: 3/4" = 1'-0"

Thank you!

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69 Walker Street
New York, NY 10013

Atlanta
675 Ponce De Leon Avenue NE
Atlanta, GA 30308

Boston
125 High Street
Boston MA 02110

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