

August 4, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-12659

257 Canal Street – SoHo-Cast Iron Historic District Extension Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 570 0707

Passcode: 905348

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US 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.

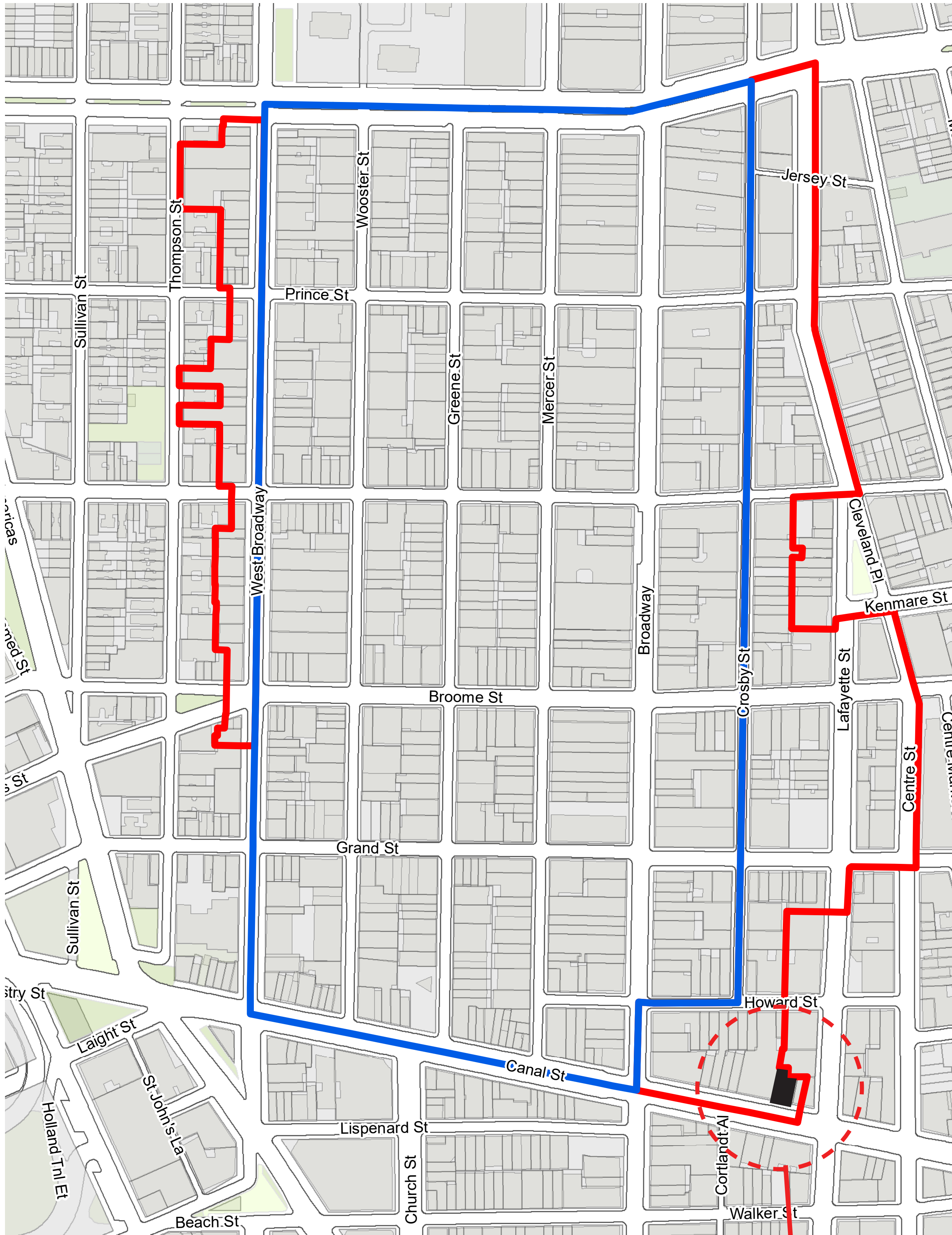
257 CANAL ST
NEW YORK, NY 10013

NYC LANDMARKS PRESERVATION COMMISSION
LPC PUBLIC HEARING

AUGUST 4, 2026



EXISTING SITE CONDITIONS



SOHO CAST-IRON HISTORIC DISTRICT & EXTENSION

SITE

PROJECT SITE

257 CANAL STREET

257 CANAL STREET

- 88 units, **100% permanently low-income affordable housing**
- **60% supportive low-income housing units for young adults aging out of foster care.** Residents of these apartments are separated from family due to child welfare investigations or are victims of human trafficking who crossed-over into foster care.
- **40% of the units are reserved for low-income households and individuals.**
- Core funding provided by NYC HPD Supportive Housing Loan Program, which provides capital support and Rental Assistance Vouchers through the NYC 15/15 program.
- The NYC 15/15 vouchers allow us to make the apartments affordable to extremely low-income households, thus addressing a major concern of Community Board 2.
- The Children’s Village has a long and successful track record with this housing model.





Our Commitment to Home and Community

Founded in 1851 to address the growing problem of immigrant children living on the streets of New York City.

The Children’s Village housing initiatives are powerful proofs of concept that prioritize:

- Location
- Community
- Affordability
- Safety
- Integration

We invest in a simple belief: where young adults live matters. We create beautiful, affordable homes in opportunity-rich neighborhoods with access to transportation, strong schools, employment, and community life. Our developments are intentionally designed around the principles of live, work, learn, and play, helping young adults and families build stability, connection, and pathways to long-term success.



The Eliza



A Home for Harlem Dowling



Alembic Community Development builds equitable partnerships to bring impactful investments to underserved neighborhoods through real estate development and capacity building initiatives.

To date, Alembic has developed more than 2,500 affordable and supportive housing units, 300,000 square feet of commercial and community facility space, and over \$1.2 billion in development activity.

This Project is Unique.

In addition to being on a small site at the edge of the Historic District:

- It will be 100% low-income and supportive housing above a 1-story retail base.
- 88 studio and 1-bedroom units are proposed, supported by HPD that provides funding on a per-unit basis.

Zoning Variances

To accommodate more units, the building is taller than what is permitted as-of-right.

A building with a street wall taller than 155’ must obtain a zoning variance from the Board of Standards and Appeals. This variance is only available to low-income housing providers under the “Cornell Deference Doctrine” or under BSA’s new “Fast Track for Affordable Housing”.

A BSA finding is that the housing project fit in with the character of the neighborhood and relies for height on the heights of nearby or adjacent tall buildings. In this case BSA staff has indicated that it would defer to LPC for its district appropriateness finding.

The variance, if granted, would be specific to Alembic and The Children’s Village and cannot be transferred to another user.

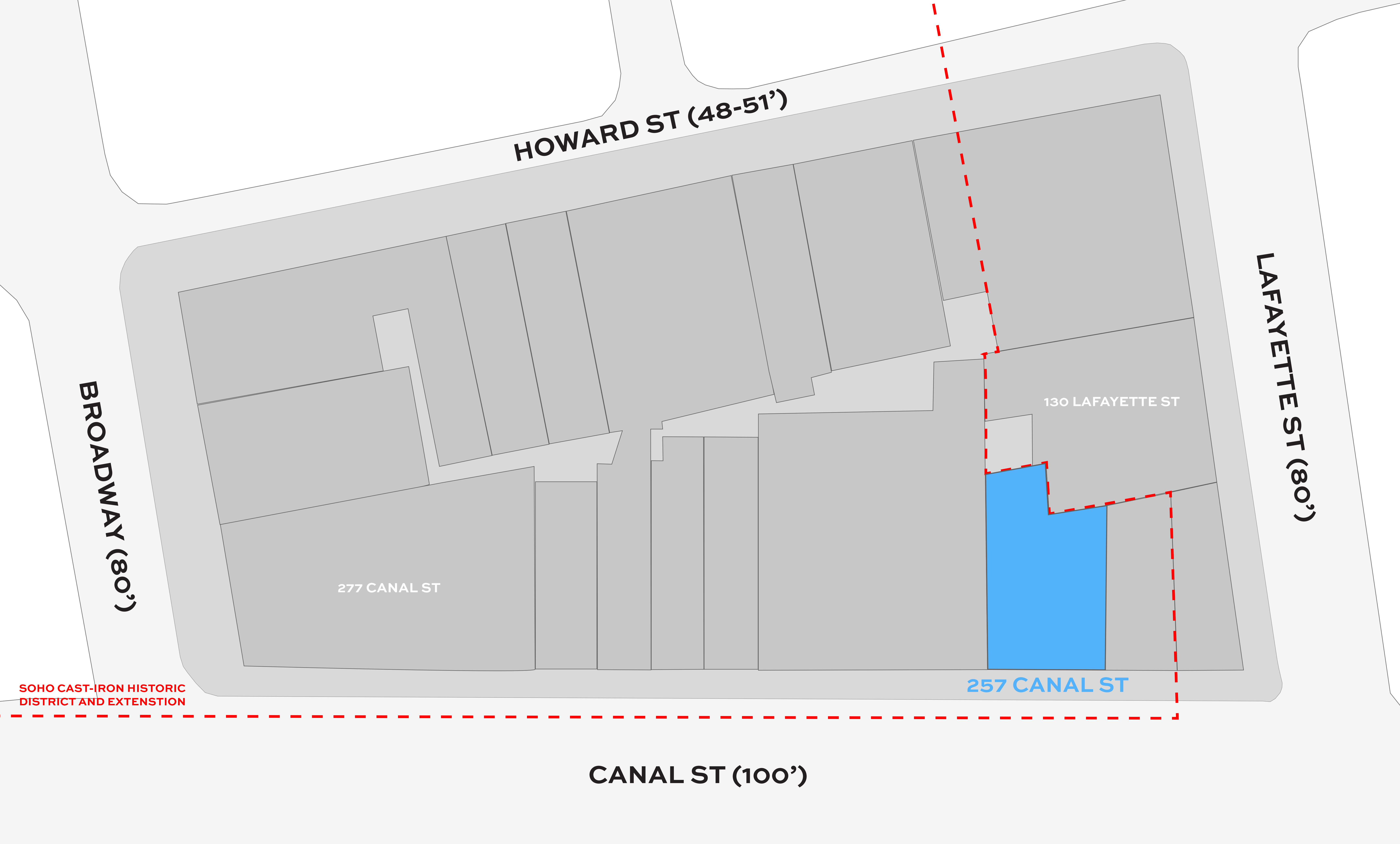
The variance requires that the building remain low-income for the life of the building, so cannot later be converted to market-rate units.





EXISTING SITE CONDITIONS

257 CANAL STREET





EXISTING SITE CONDITIONS - SOUTH SIDE OF CANAL ST

257 CANAL STREET



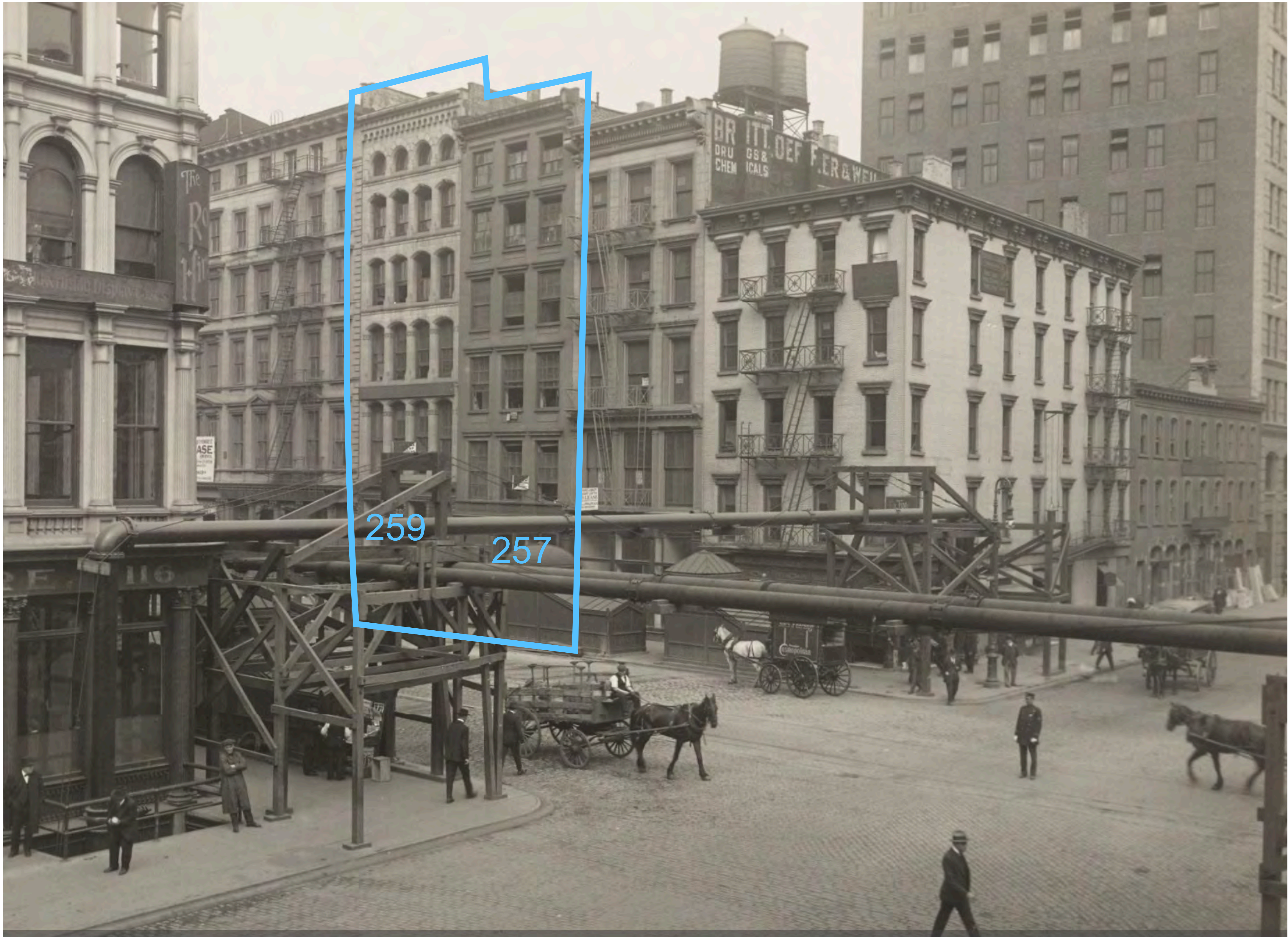
**130 LAFAYETTE STREET - RESIDENTIAL BUILDING UNDER CONSTRUCTION
(OUTSIDE DISTRICT / 275'-0" TALL)**



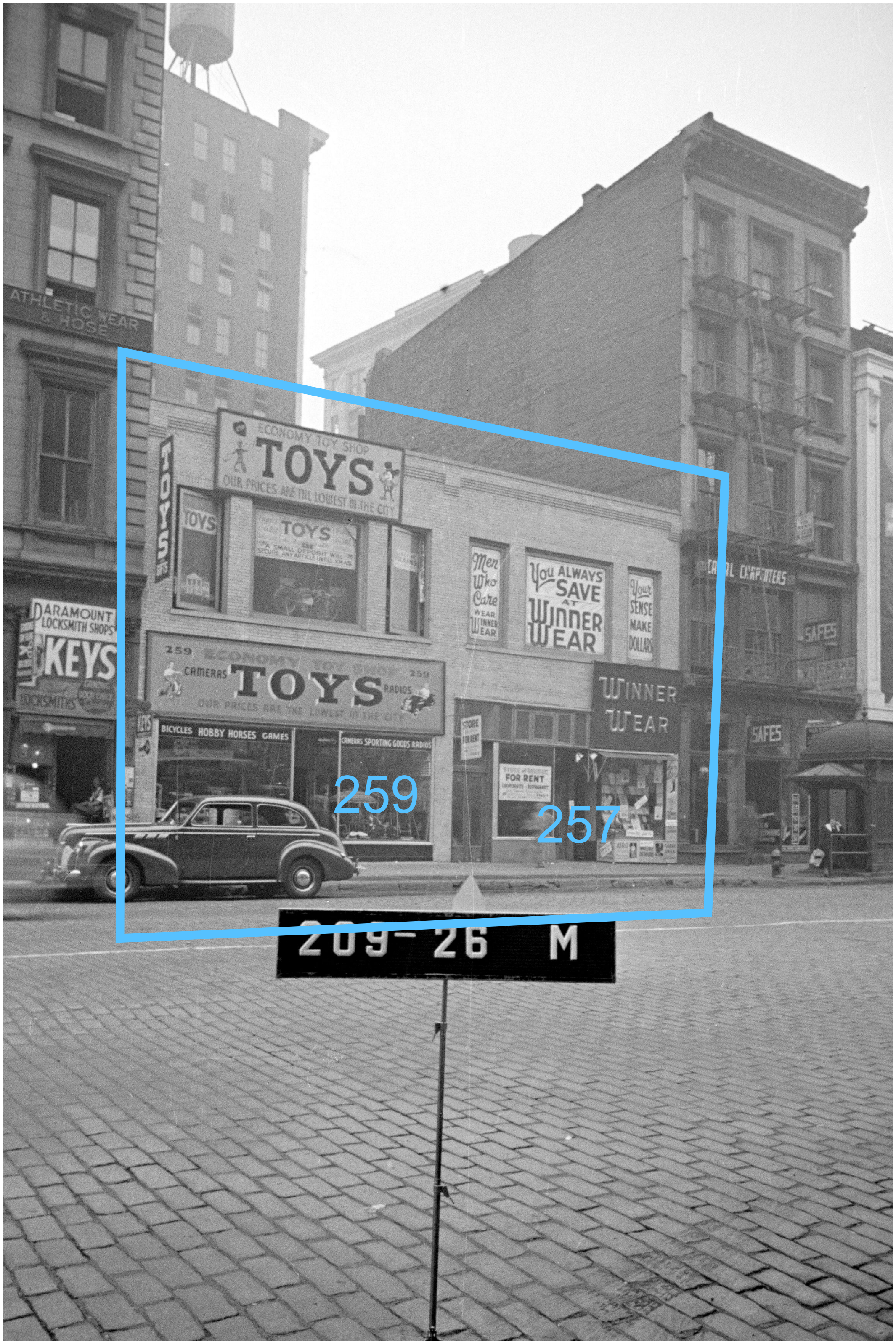
**277 CANAL STREET - PROPOSED RESIDENTIAL BUILDING
(INSIDE DISTRICT / 227'-9" TALL)**

NEW CONSTRUCTION ON/NEAR CANAL STREET

257 CANAL STREET



261-251 CANAL STREET, 1915



261-257 CANAL STREET, 1940

SITE HISTORY

257 CANAL STREET

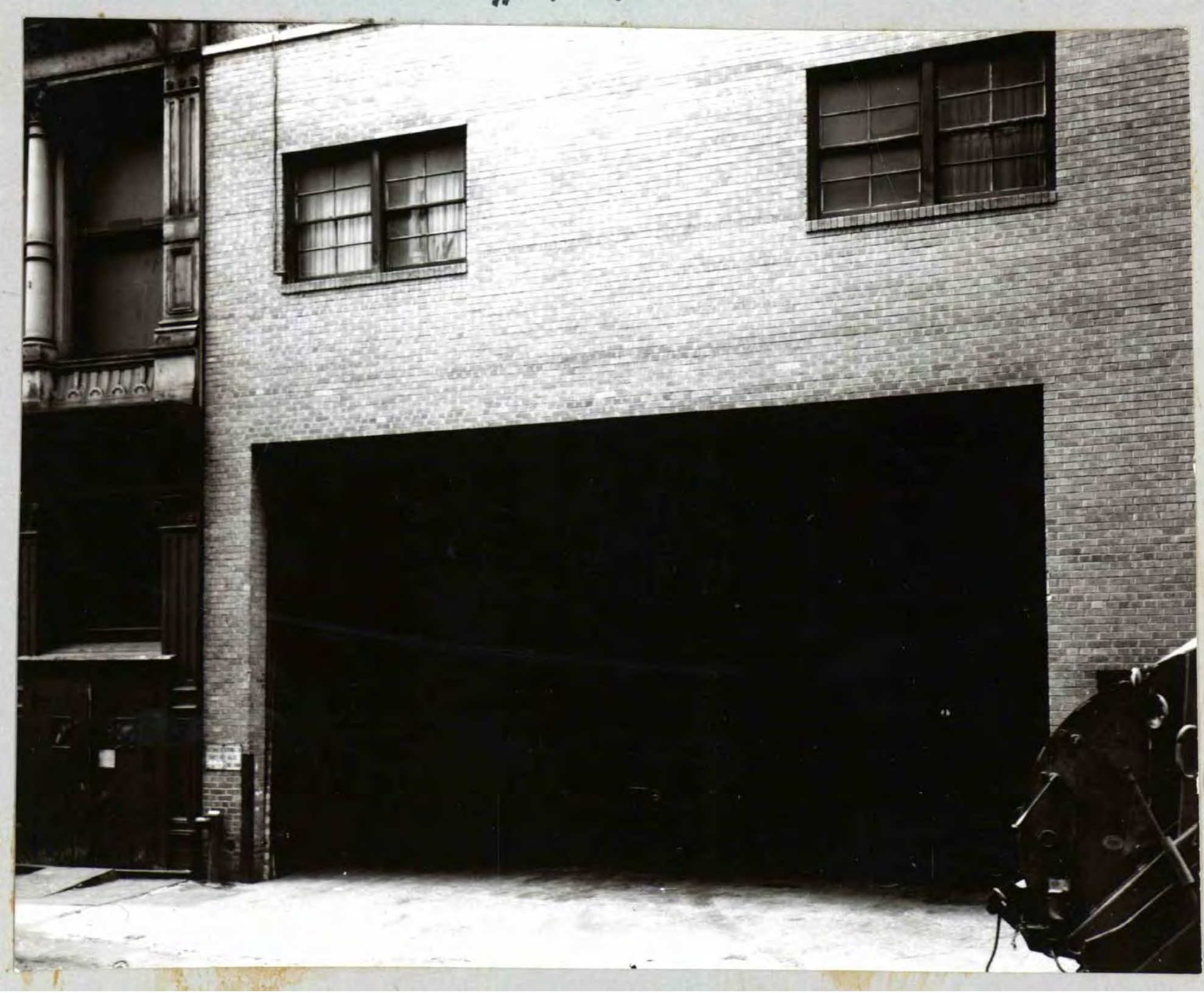


EXISTING CONDITIONS

257 CANAL STREET



557 BROADWAY, LPC APPROVED 1998



101 GREENE ST, LPC APPROVED 2002



300 LAFAYETTE ST, LPC APPROVED 2013



529 BROADWAY, LPC APPROVED 2007



433 BROADWAY, LPC APPROVED 2003

DEMO AND NEW CONSTRUCTION IN THE HISTORIC DISTRICT

257 CANAL STREET



144, 146 SPRING ST, 1820



69 GREENE ST, 1877



599 BROADWAY, 1917

HEIGHT/STRUCTURAL EVOLUTION IN THE HISTORIC DISTRICT

257 CANAL STREET



476 BROADWAY



583 BROADWAY



599 BROADWAY

CONTRASTING SCALES IN THE HISTORIC DISTRICT

257 CANAL STREET



499 BROOME ST



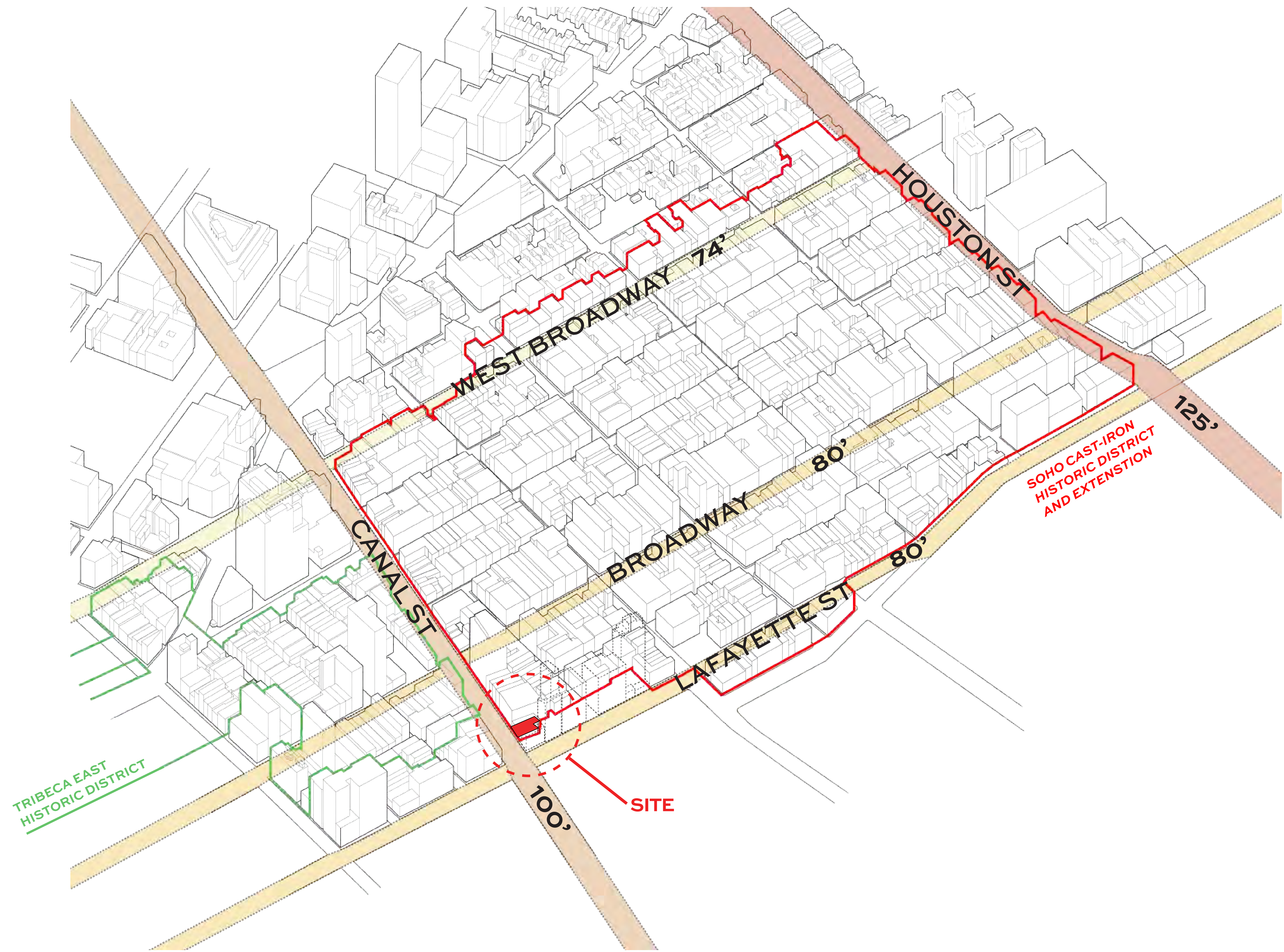
446 BROOME ST



38 CROSBY ST

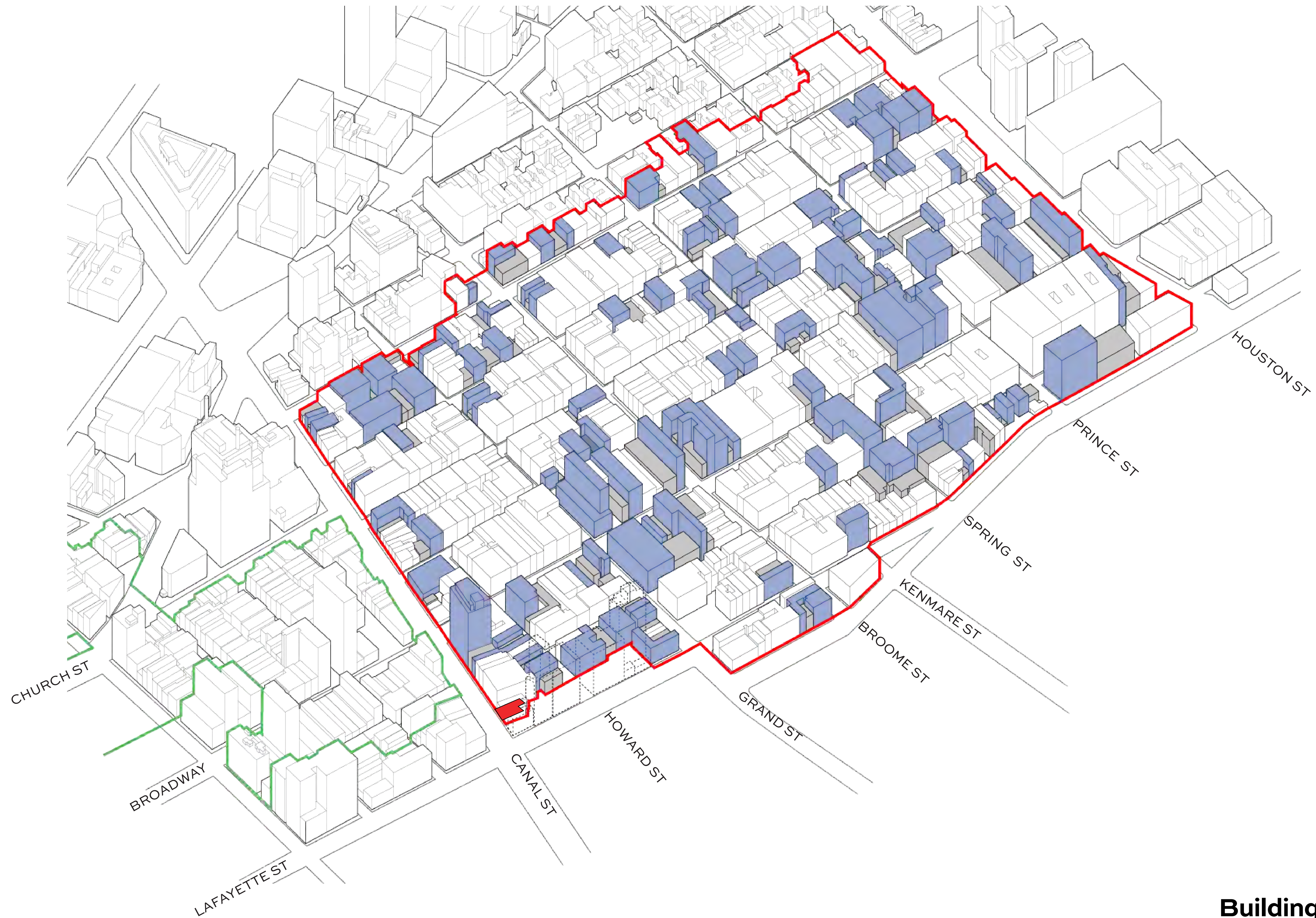
CONTRASTING SCALES IN THE HISTORIC DISTRICT

257 CANAL STREET



WIDE CORRIDORS IN THE HISTORIC DISTRICT

257 CANAL STREET



SOHO CAST-IRON HISTORIC DISTRICT AND EXTENSION



Buildings shown in blue are ~2X taller than neighboring buildings shown in gray.

CONTRASTING SCALES ACROSS THE DISTRICT

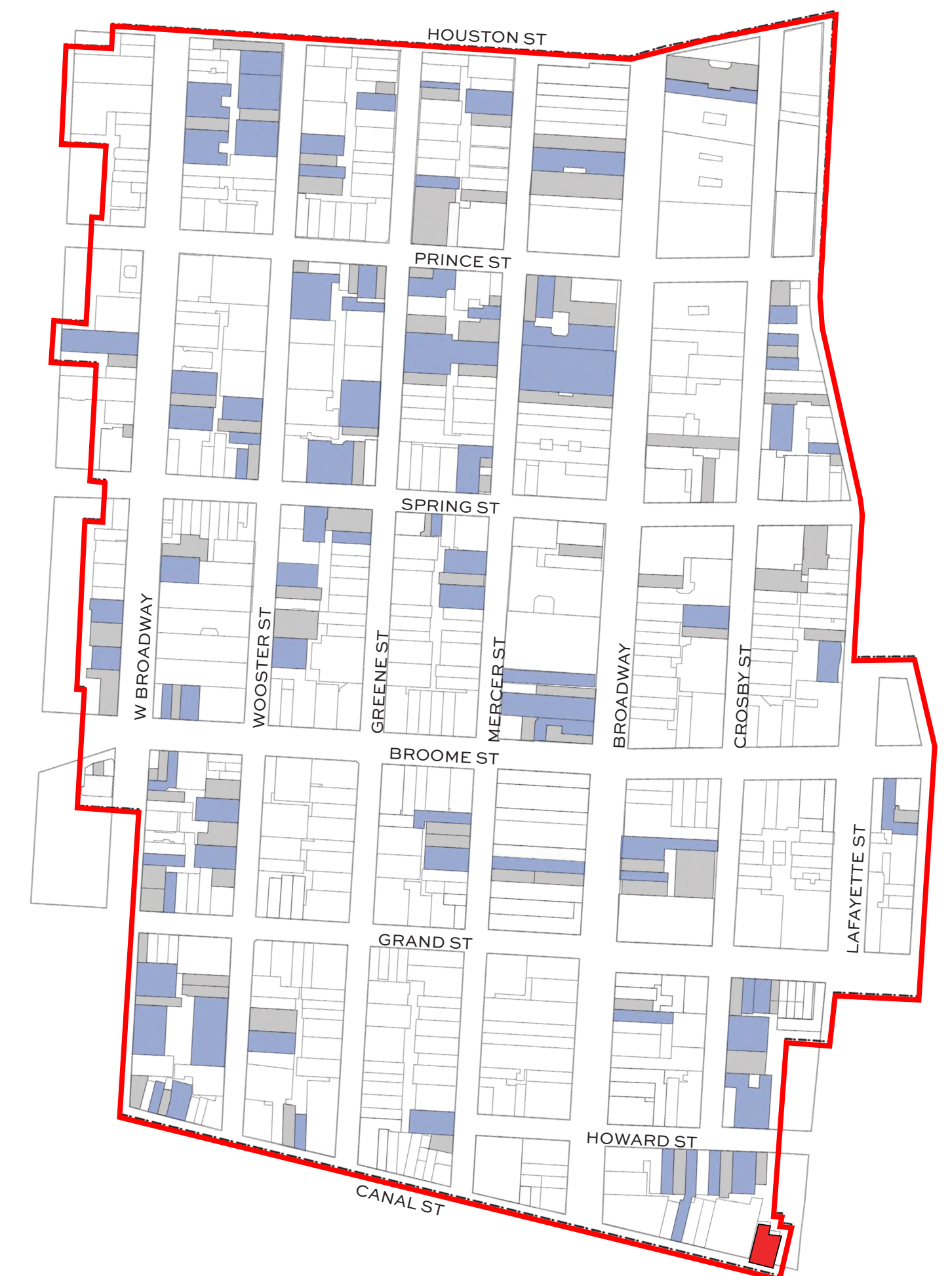
257 CANAL STREET

Project Number: 2513
August 4, 2026

BKSK



SOHO CAST-IRON HISTORIC DISTRICT AND EXTENSION



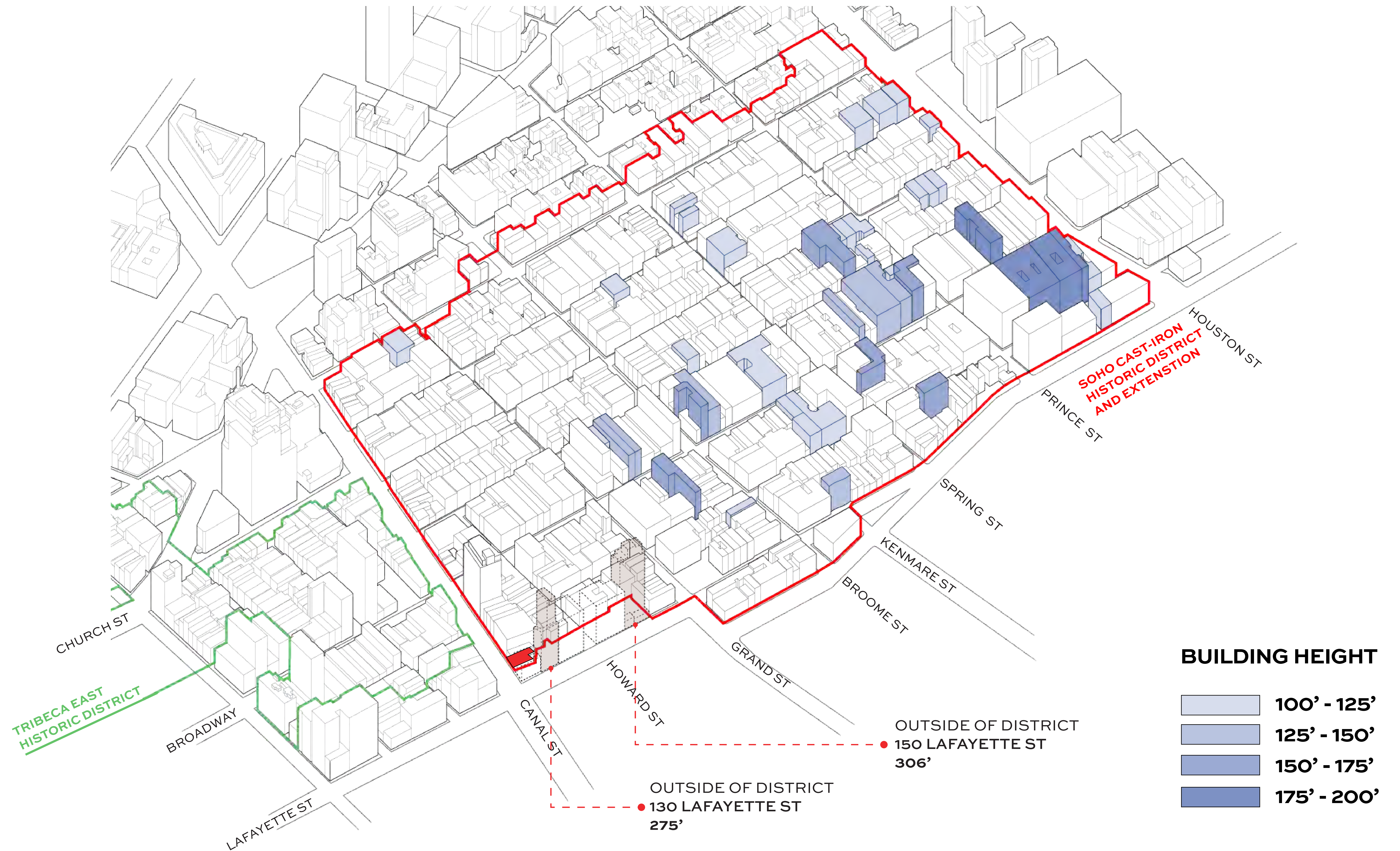
Buildings shown in blue are ~2X taller than neighboring buildings shown in gray.

CONTRASTING SCALES ACROSS THE DISTRICT - MIDBLOCK

257 CANAL STREET

Project Number: 2513
August 4, 2026

BKSK



TALL BUILDINGS WITHIN THE DISTRICT - MIDBLOCK

257 CANAL STREET

INDIVIDUAL LANDMARK

75 VARICK ST •
246'

TALLEST EXISTING
BUIDING IN DISTRICT

270 LAFAYETTE ST
195'

INDIVIDUAL LANDMARK

16 WALKER ST •
424'

TRIBECA EAST
HISTORIC DISTRICT
401 BROADWAY •
296'

BUILDING HEIGHT

	100' - 125'
	125' - 150'
	150' - 175'
	175' - 200'
	200' +

TALLEST APPROVED
BUIDING IN DISTRICT
277 CANAL ST •
227'-9"

OUTSIDE OF DISTRICT
150 LAFAYETTE ST
306'

OUTSIDE OF DISTRICT
130 LAFAYETTE ST
275'

TALL BUILDINGS WITHIN THE DISTRICT AND VICINITY

257 CANAL STREET



583 BROADWAY



599 BROADWAY



476 BROADWAY

FACADE ORGANIZATION

257 CANAL STREET



491 & 495 BROADWAY



520 BROADWAY



446 BROOME STREET



434 BROADWAY



474 BROADWAY



446 BROOME & 491 BROADWAY



520 BROADWAY



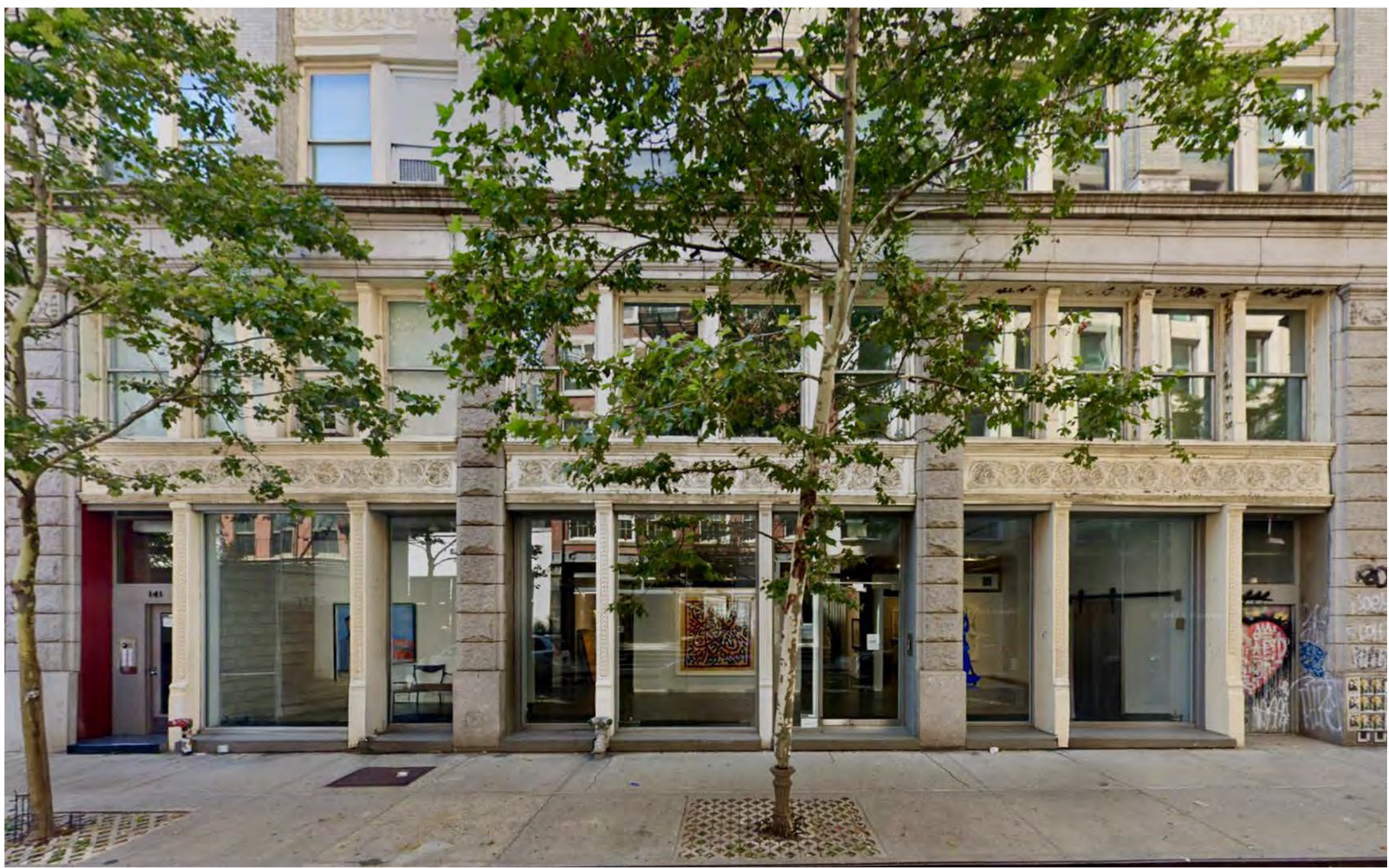
475 BROADWAY



128 CROSBY



476 BROADWAY



141 WOOSTER



50 WOOSTER

BASE ARTICULATION

257 CANAL STREET



476 BROADWAY (50' WIDE) - FACADE PROPORTIONS

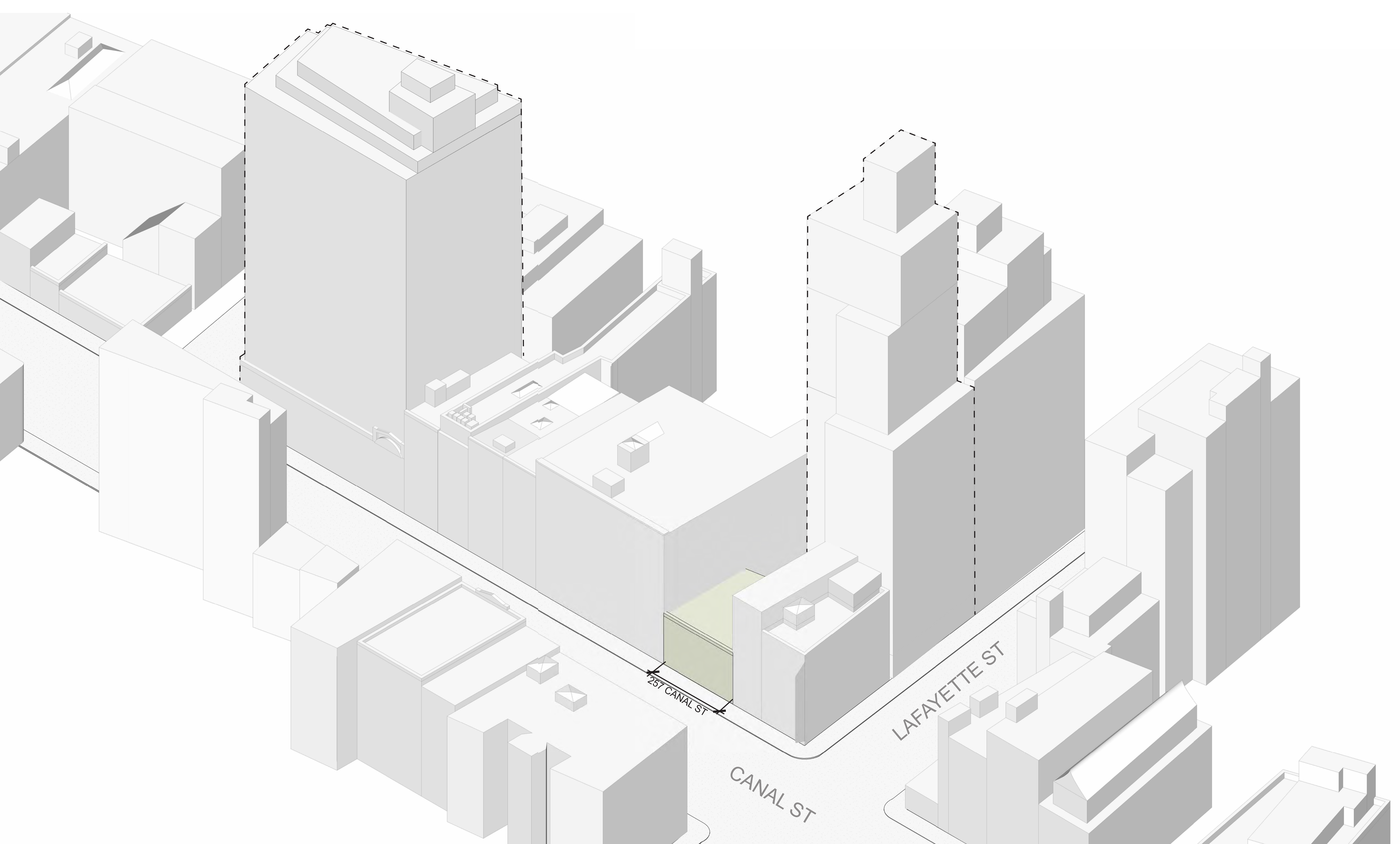
50' WIDE BUILDING - COMMON FACADE ORGANIZATION

257 CANAL STREET

25

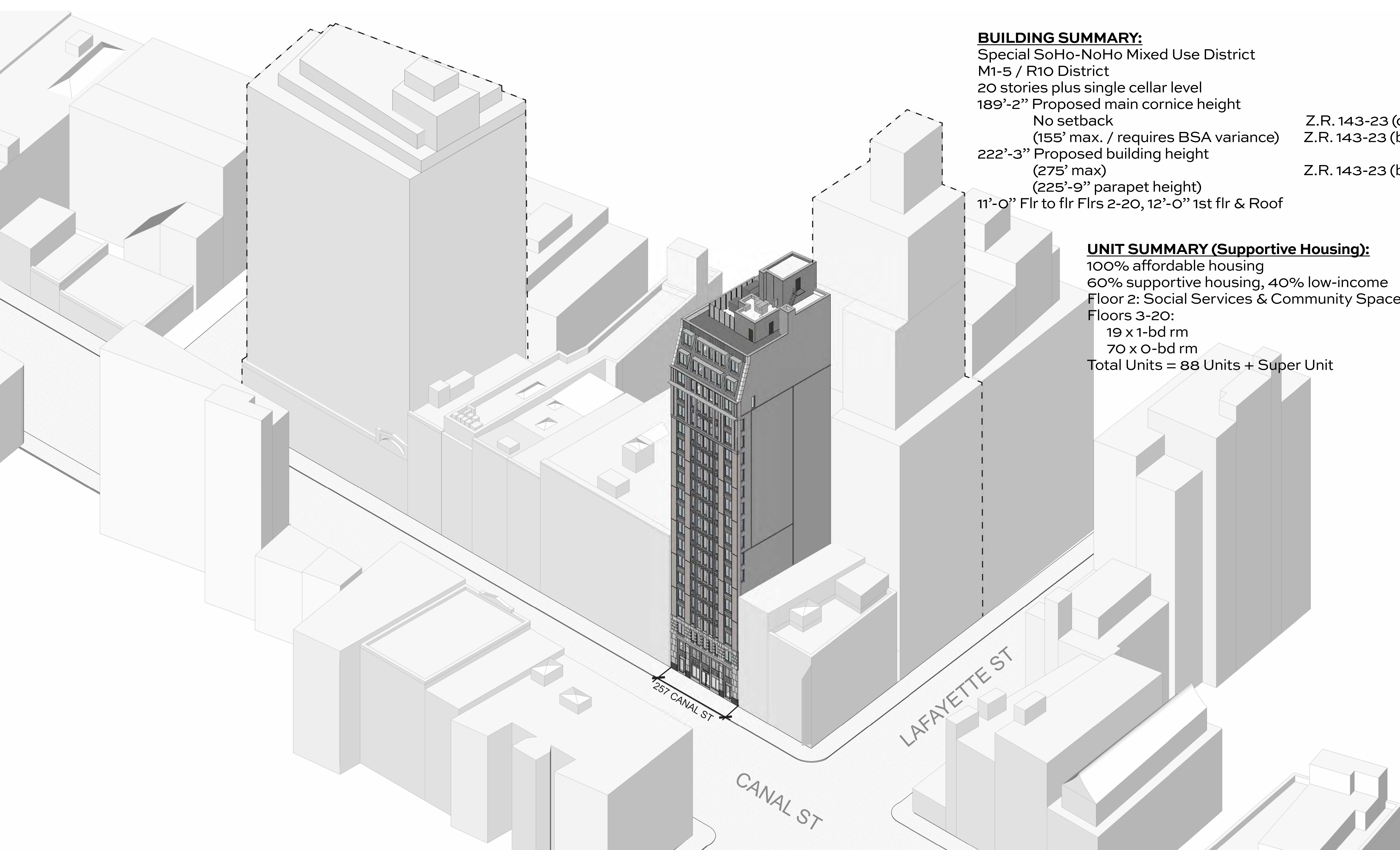
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EXISTING SITE MASSING

257 CANAL STREET



BUILDING SUMMARY:

Special SoHo-NoHo Mixed Use District

M1-5 / R10 District

20 stories plus single cellar level

189'-2" Proposed main cornice height

No setback

(155' max. / requires BSA variance)

222'-3" Proposed building height

(275' max)

(225'-9" parapet height)

11'-0" Flr to flr Flrs 2-20, 12'-0" 1st flr & Roof

Z.R. 143-23 (c)

Z.R. 143-23 (b)

Z.R. 143-23 (b)

UNIT SUMMARY (Supportive Housing):

100% affordable housing

60% supportive housing, 40% low-income

Floor 2: Social Services & Community Spaces

Floors 3-20:

19 x 1-bd rm

70 x 0-bd rm

Total Units = 88 Units + Super Unit

PROPOSED SITE MASSING

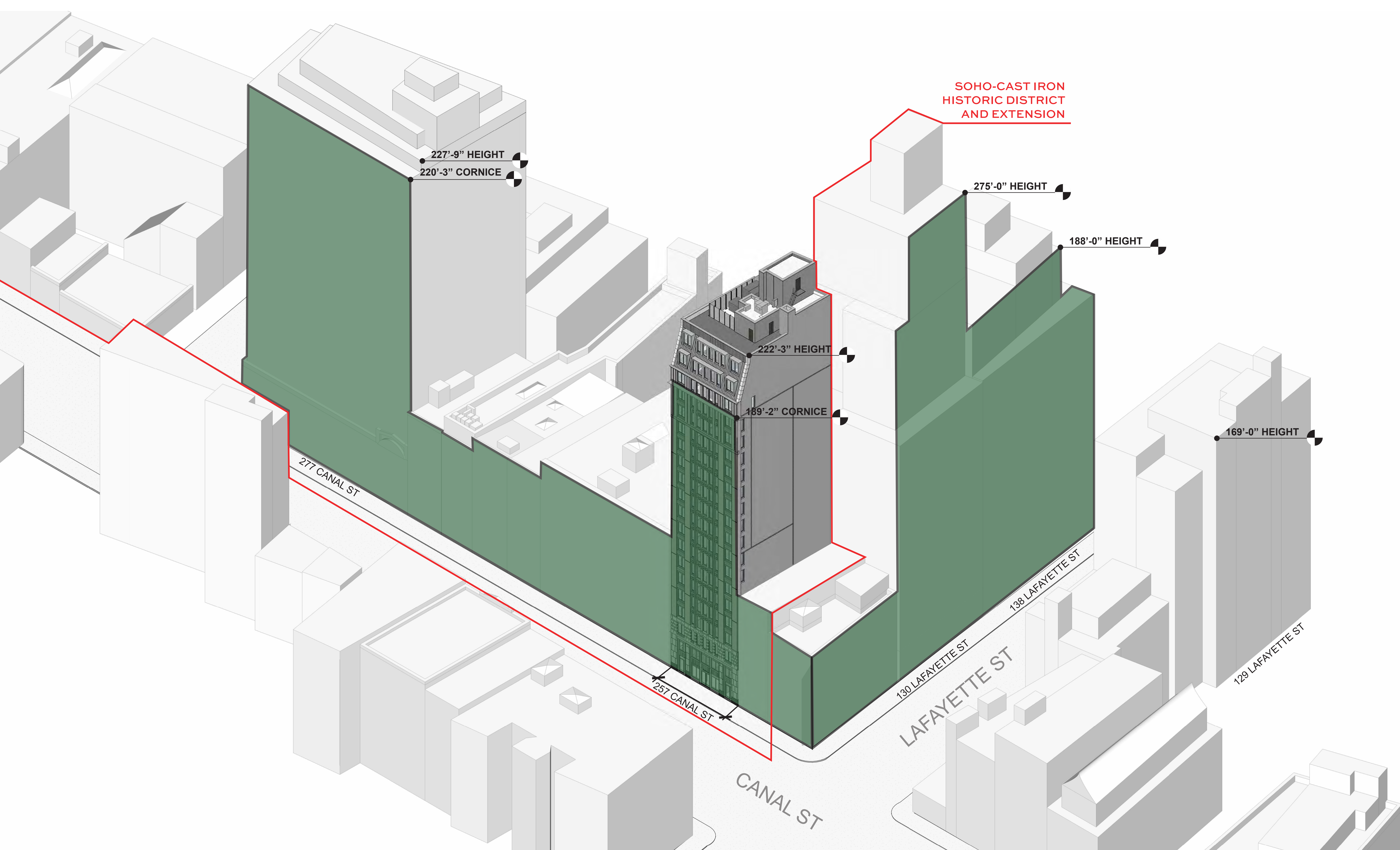
257 CANAL STREET

27

Project Number: 2513

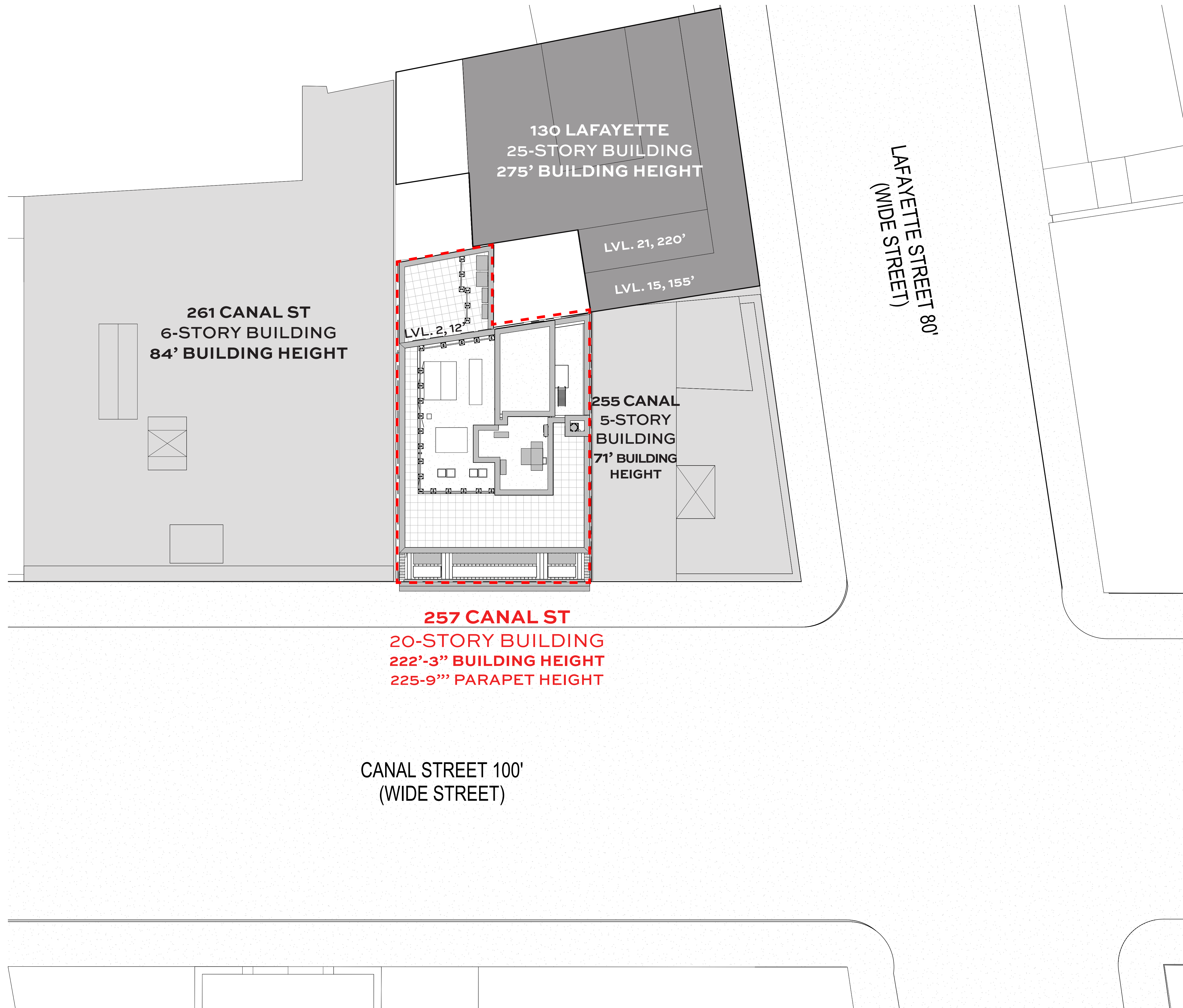
August 4, 2026

BKSK



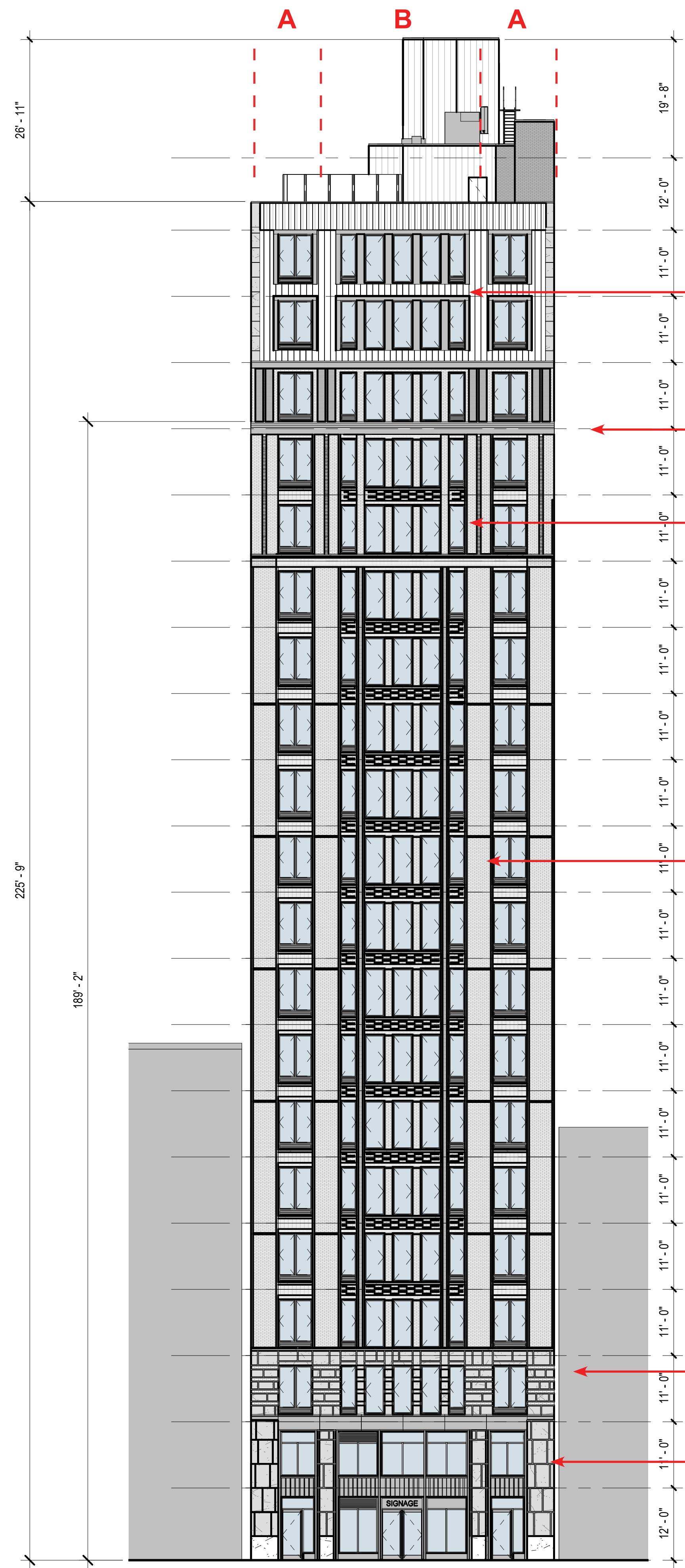
CANAL STREET - STREET WALL EXPRESSION

257 CANAL STREET





PERSPECTIVE VIEW



ELEVATION VIEW

SLOPED ROOF ON 19TH & 20TH FLOORS WITH DORMER WINDOWS

MAIN CORNICE LINE AT TOP OF 17TH FLOOR

MULTI-STORY AND MULTI-LAYERED UPPER FLOORS

SYMMETRICAL WIDE PIERS BOOKEND THE OVERALL FACADE COMPOSITION

TRANSITIONAL FLOOR ABOVE BASE BEFORE TYPICAL FLOORS BEGIN

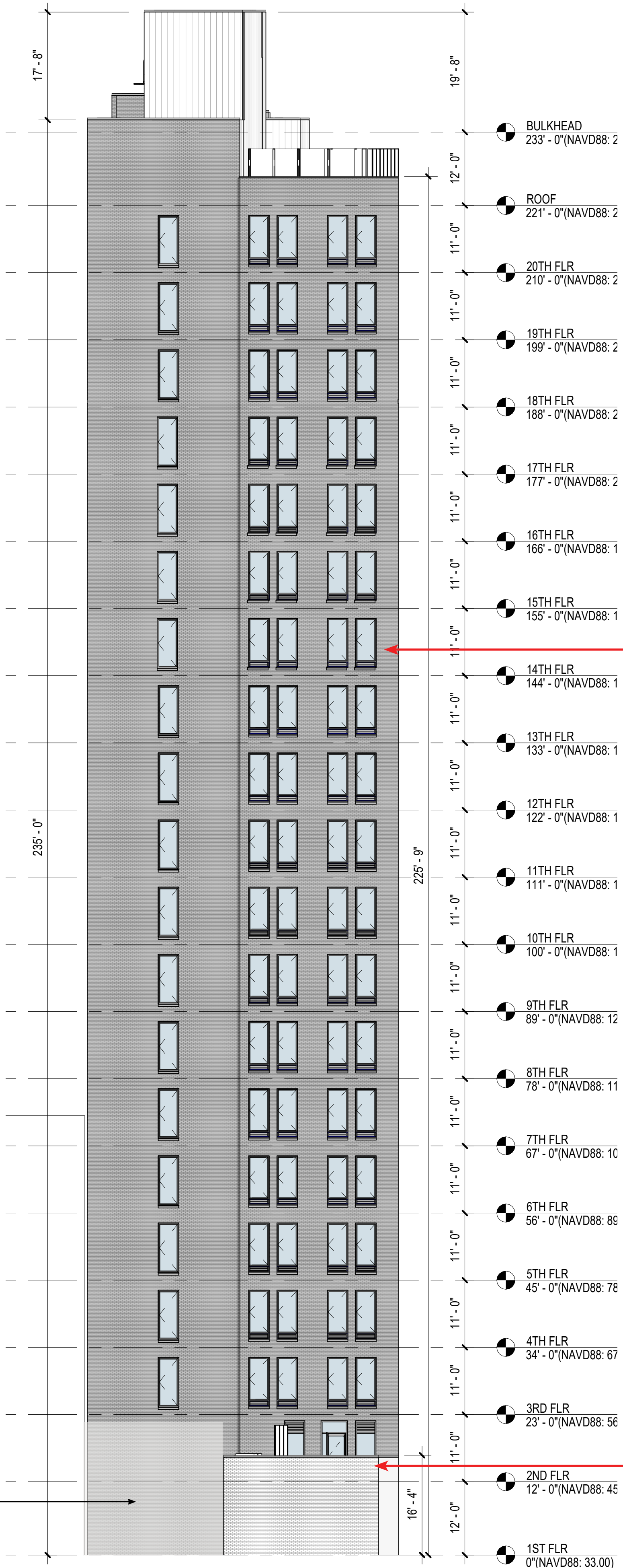
GRAND MULTI-STORY BASE WITH A DEEP PIER EXPRESSION

PROPOSED SOUTH ELEVATION

257 CANAL STREET



PERSPECTIVE VIEW



ELEVATION VIEW

RED BRICK CLADDING TO MATCH LOT LINE WALLS

2ND FLOOR RESIDENT TERRACE

PROPOSED NORTH ELEVATION

257 CANAL STREET

Rooftop
Mechanical Screen
RAL 9023
Pearl Dark Grey

Bulkhead
Zinc Color
Rheinzink Prepatina
Graphite Grey

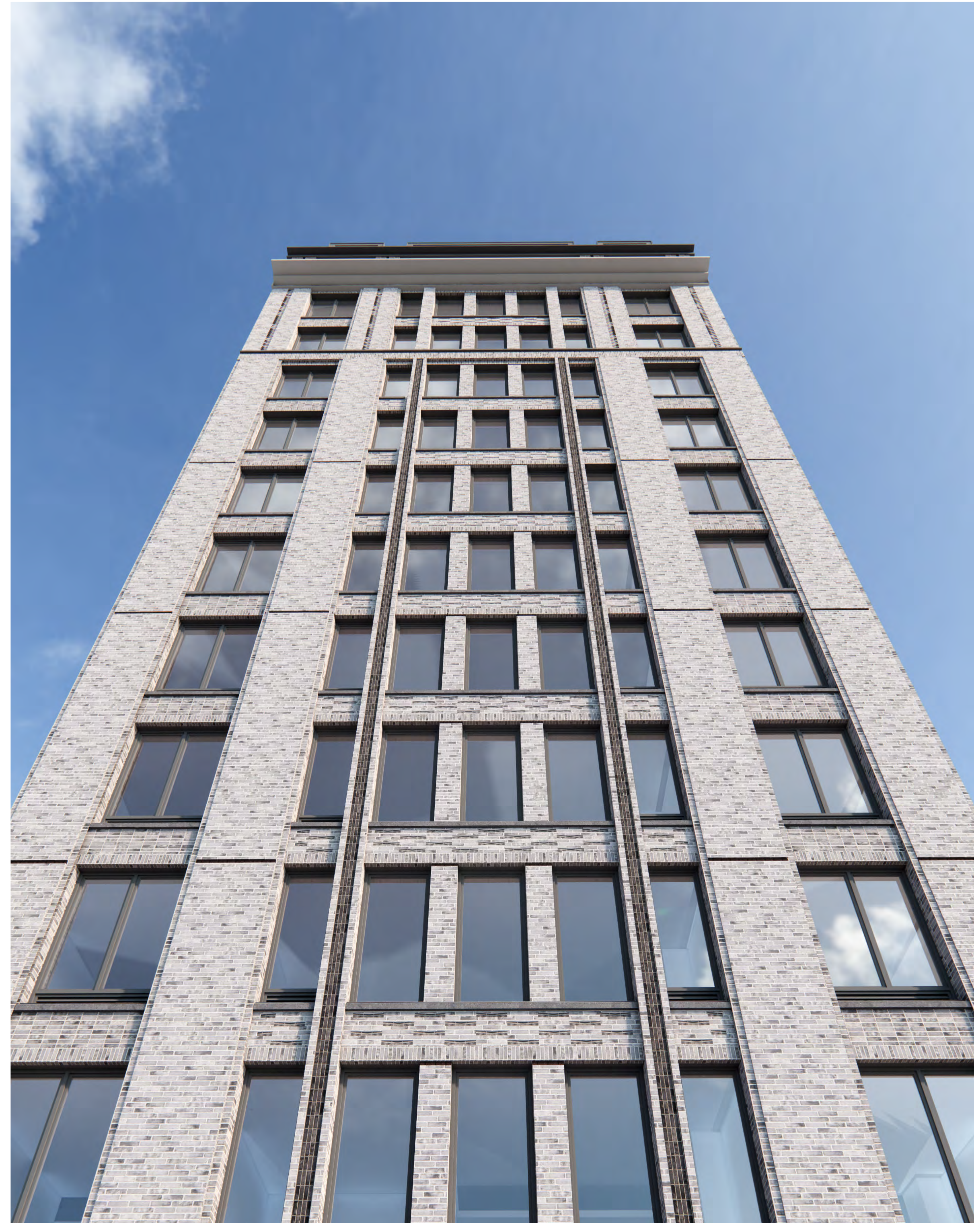


Bateig Azul Limestone

Benjamin Moore
Historical Colors
Avon Green
HC-126

Champlain Stone
Wood Creek Granite

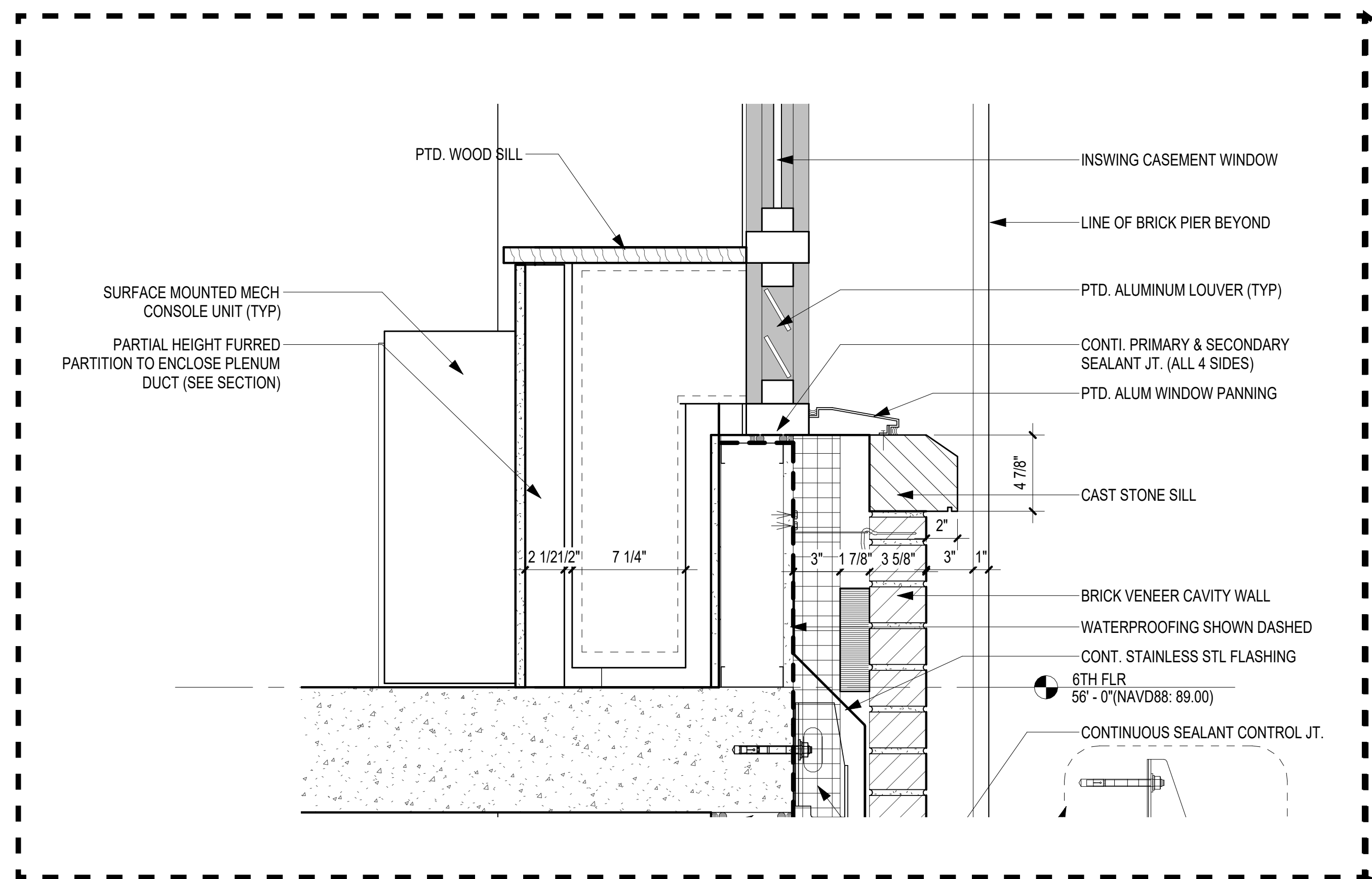
Belden Brick
Taylor 70% Arctic Gray /
30% Millbridge Light Wirecut
Specmix Mortar, Color: Standard Gray



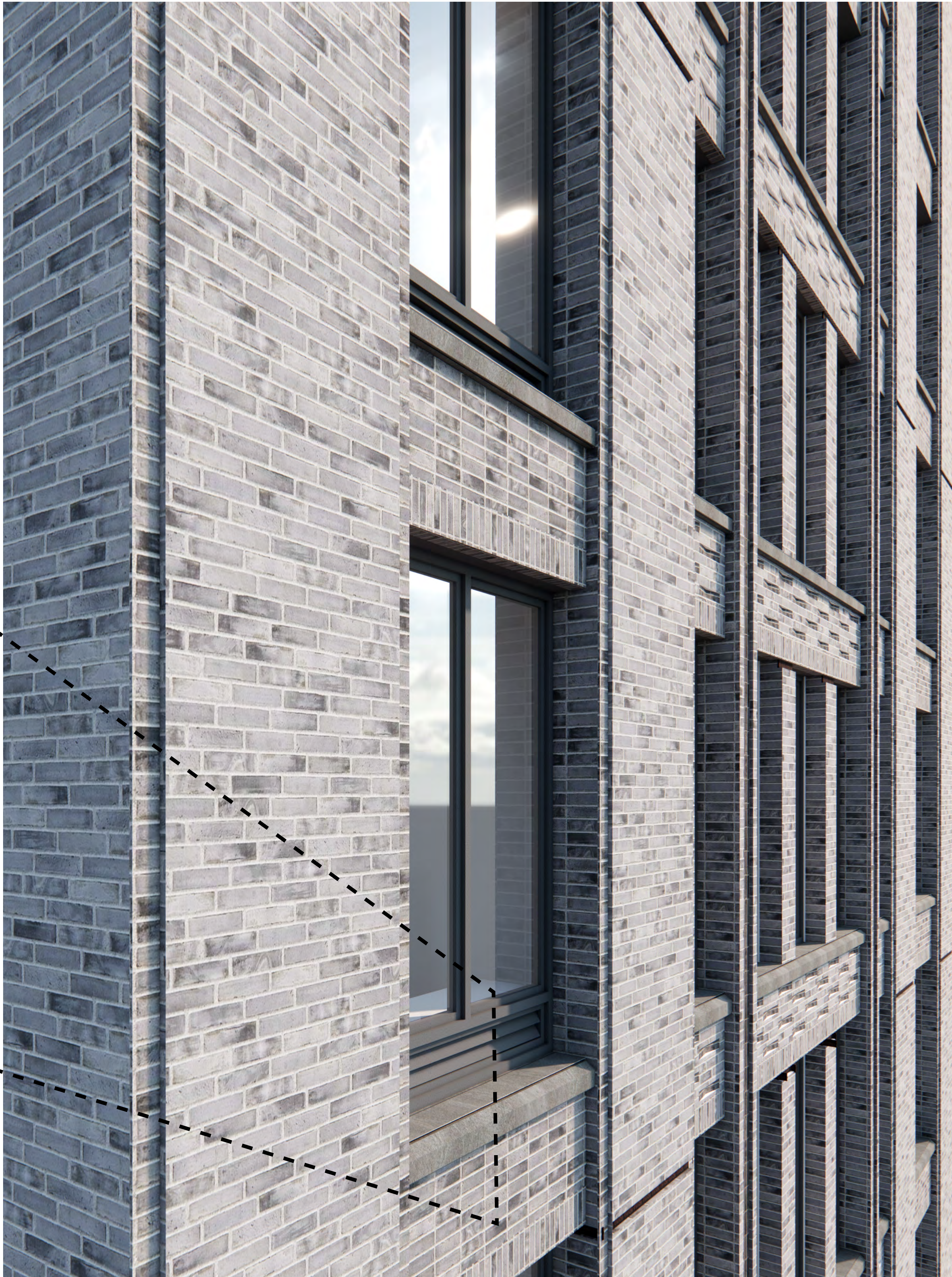
TYPICAL FLOOR PERSPECTIVE

PROPOSED MATERIALS

257 CANAL STREET



WINDOW HVAC UNIT SECTION DETAIL



TYPICAL FLOOR PERSPECTIVE

FACADE DETAILS

257 CANAL STREET



VIEW FROM WEST
257 CANAL STREET



VIEW FROM EAST

257 CANAL STREET



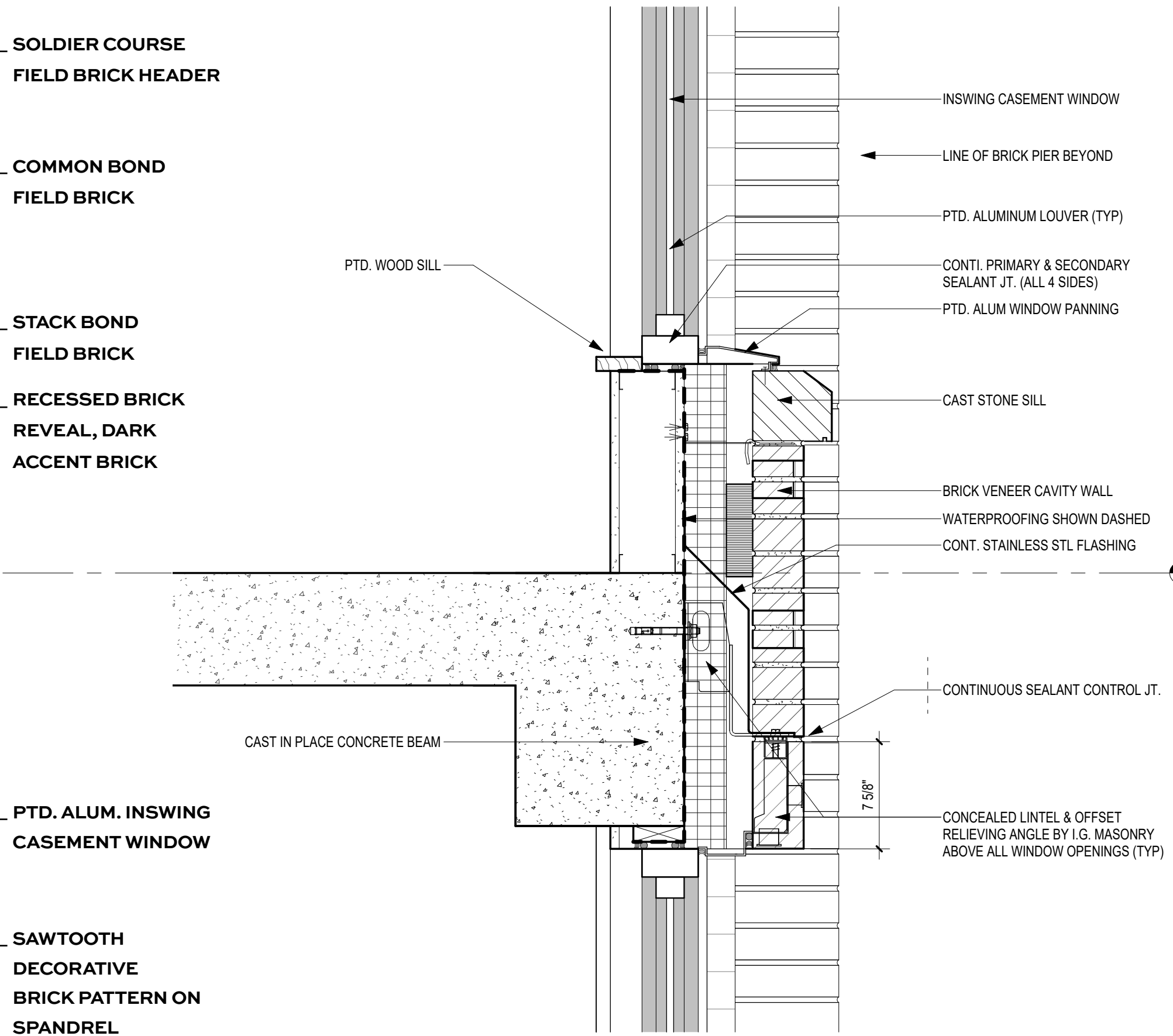
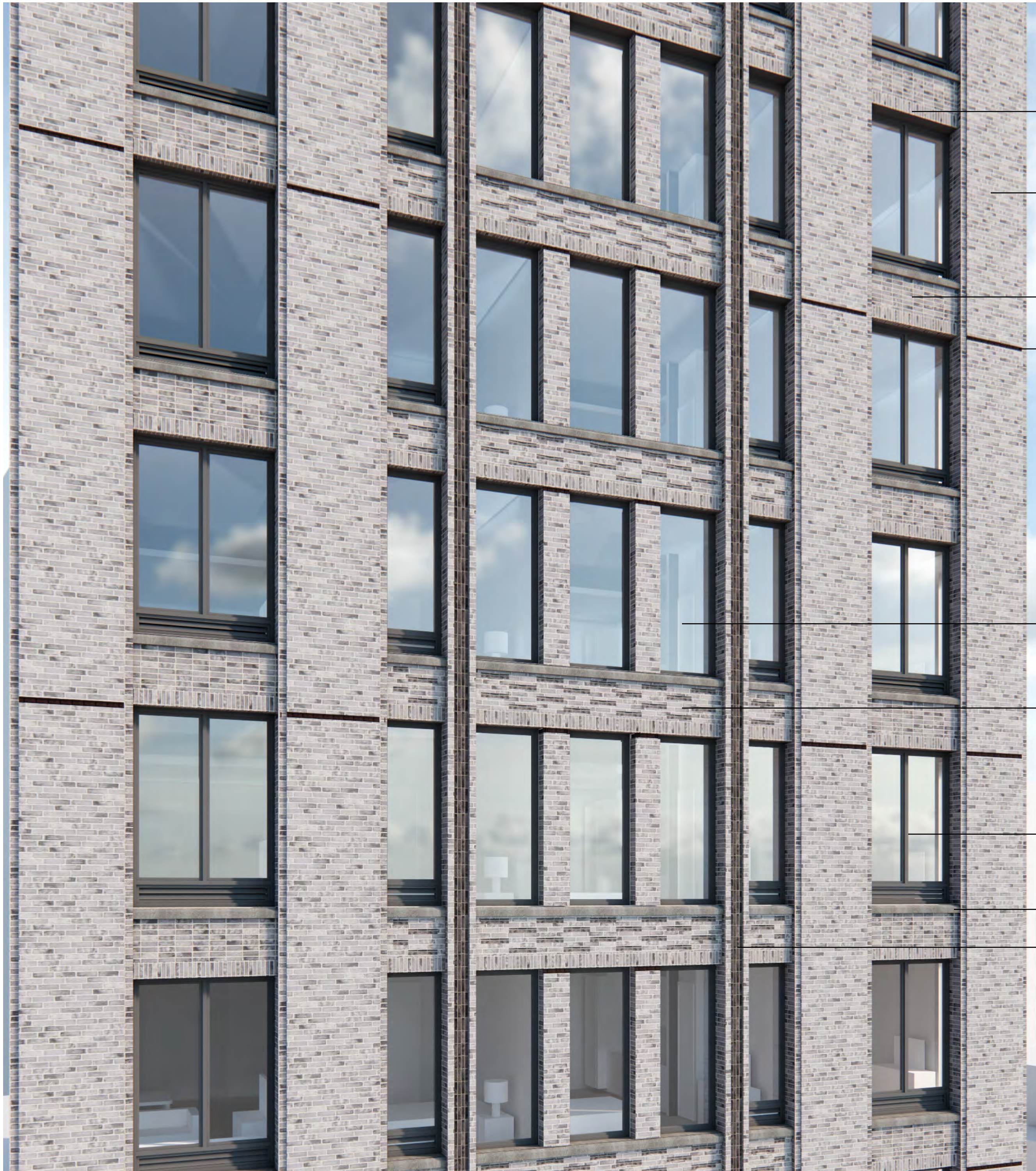
EXISTING CONDITIONS



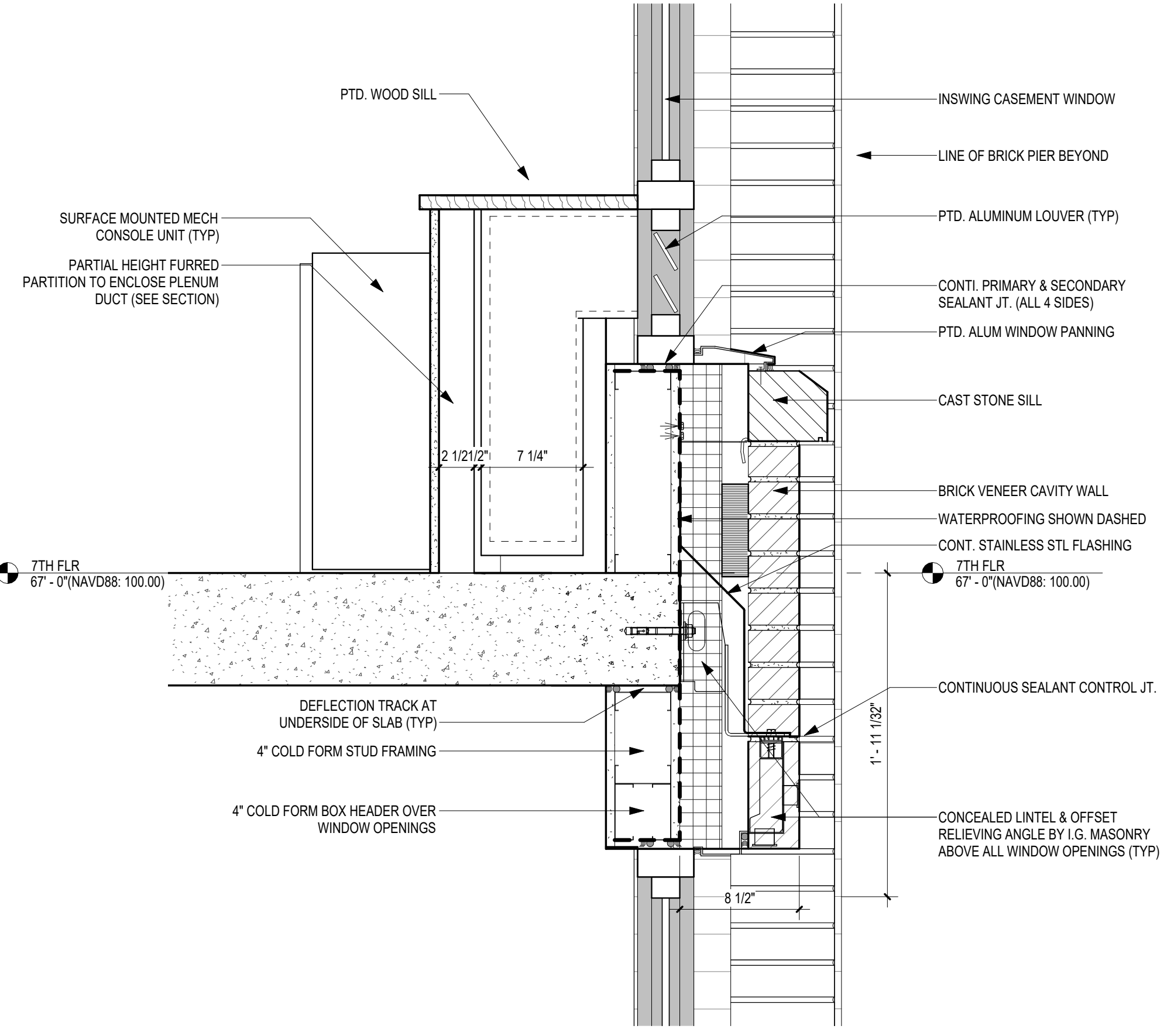
PROPOSED

VIEW FROM ACROSS CANAL ST

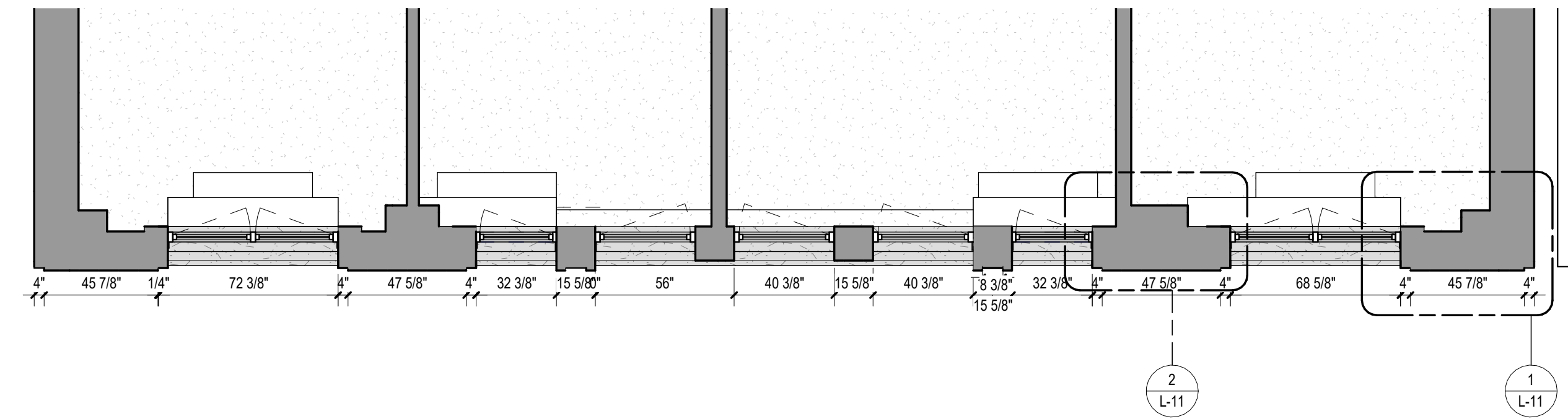
257 CANAL STREET



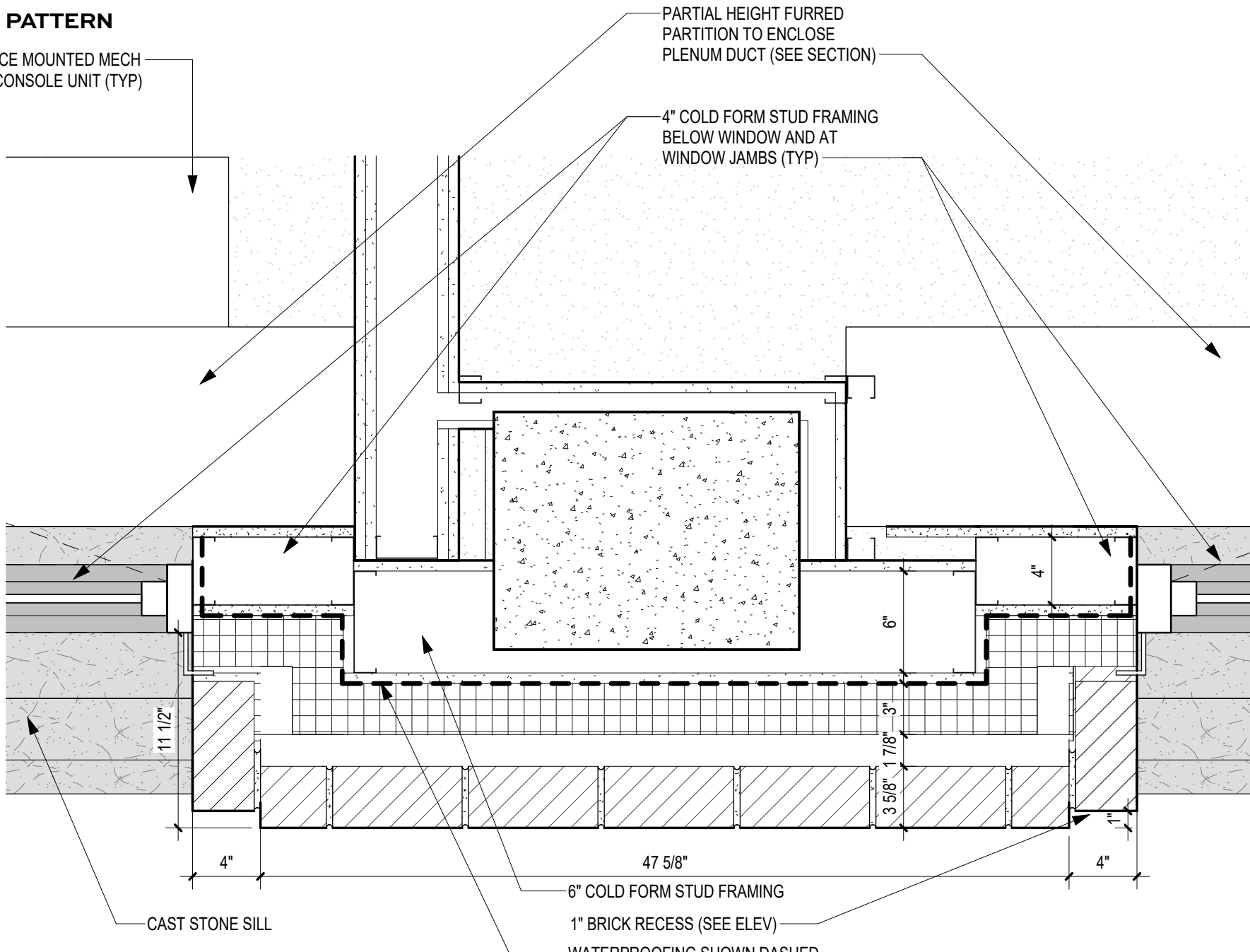
⑥ TYP. FLOOR INTERIOR BAY SECTION DTL
1 1/2" = 1'-0"



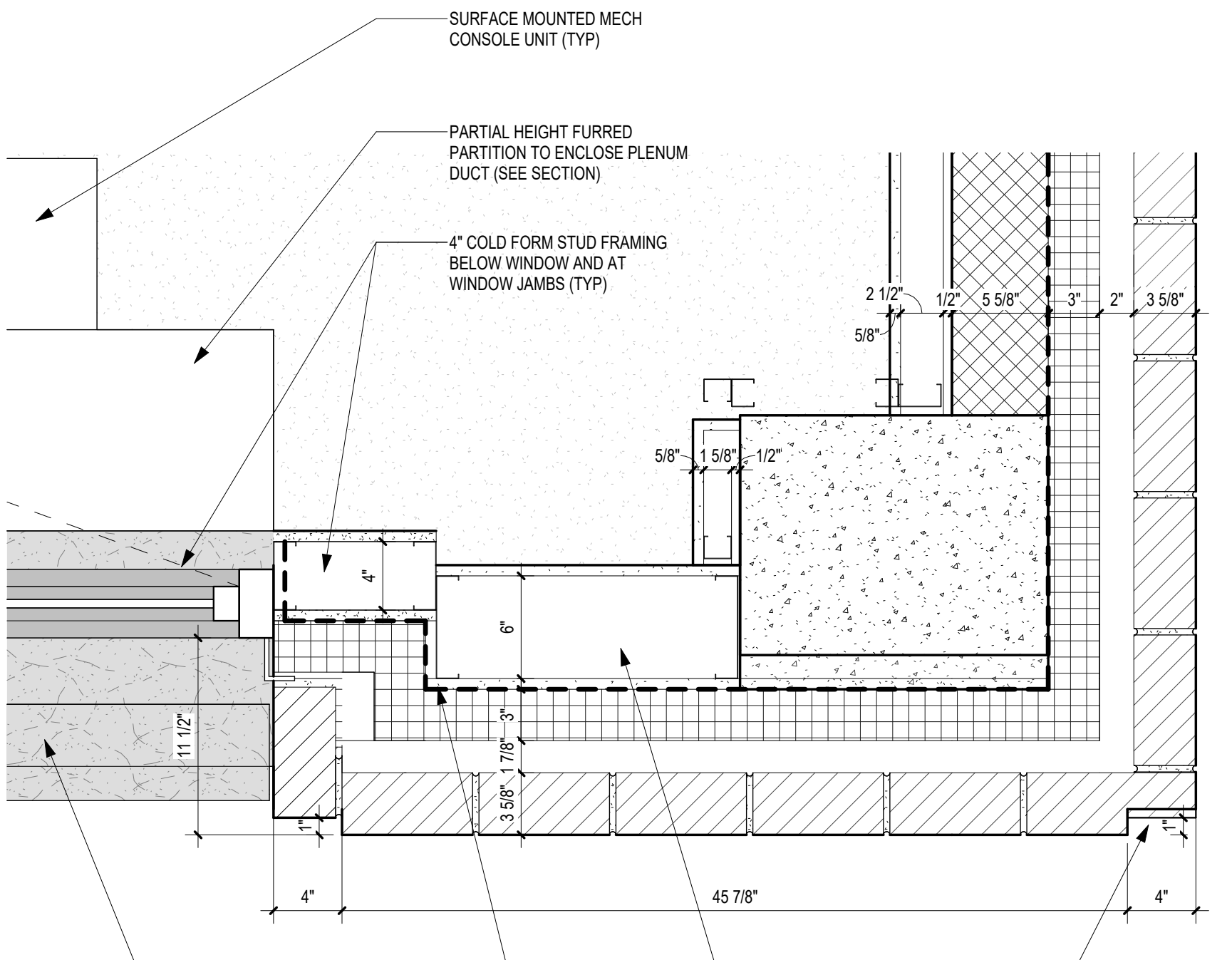
⑤ TYP. FLOOR END BAY SECTION DTL
1 1/2" = 1'-0"



TYPICAL FLOOR DETAIL PLAN
1/4" = 1'-0"



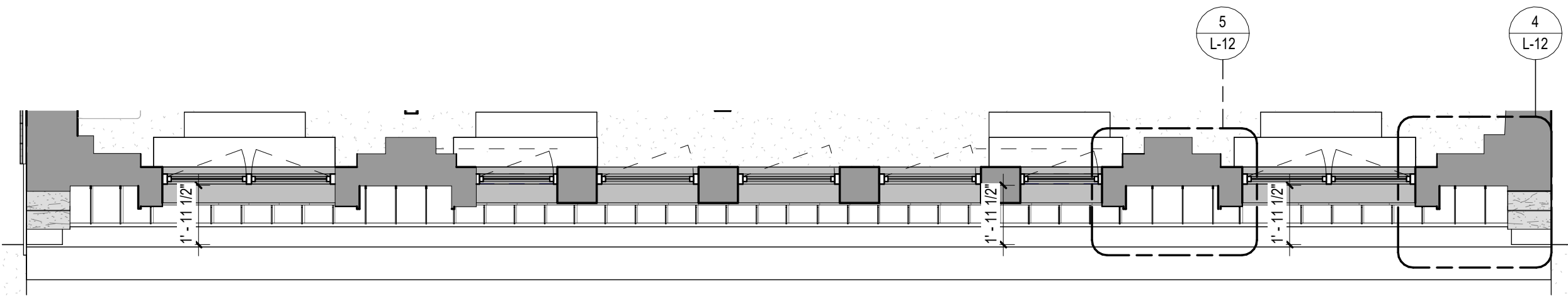
② TYP. FLOOR INTERIOR PIER PLAN DETAIL
1 1/2" = 1'-0"



① TYP. FLOOR CORNER PIER PLAN DETAIL
1 1/2" = 1'-0"

TYPICAL FLOOR DETAILS

257 CANAL STREET



① 19TH FLOOR PLAN DETAIL - LPC
1/4" = 1'-0"

STANDING SEAM CLADDING
ON BULKHEAD

PTD. ALUM. COPING

CAST STONE COPING

STANDING SEAM
MANSARD ROOF

PTD. ALUM.
PANEL DORMER

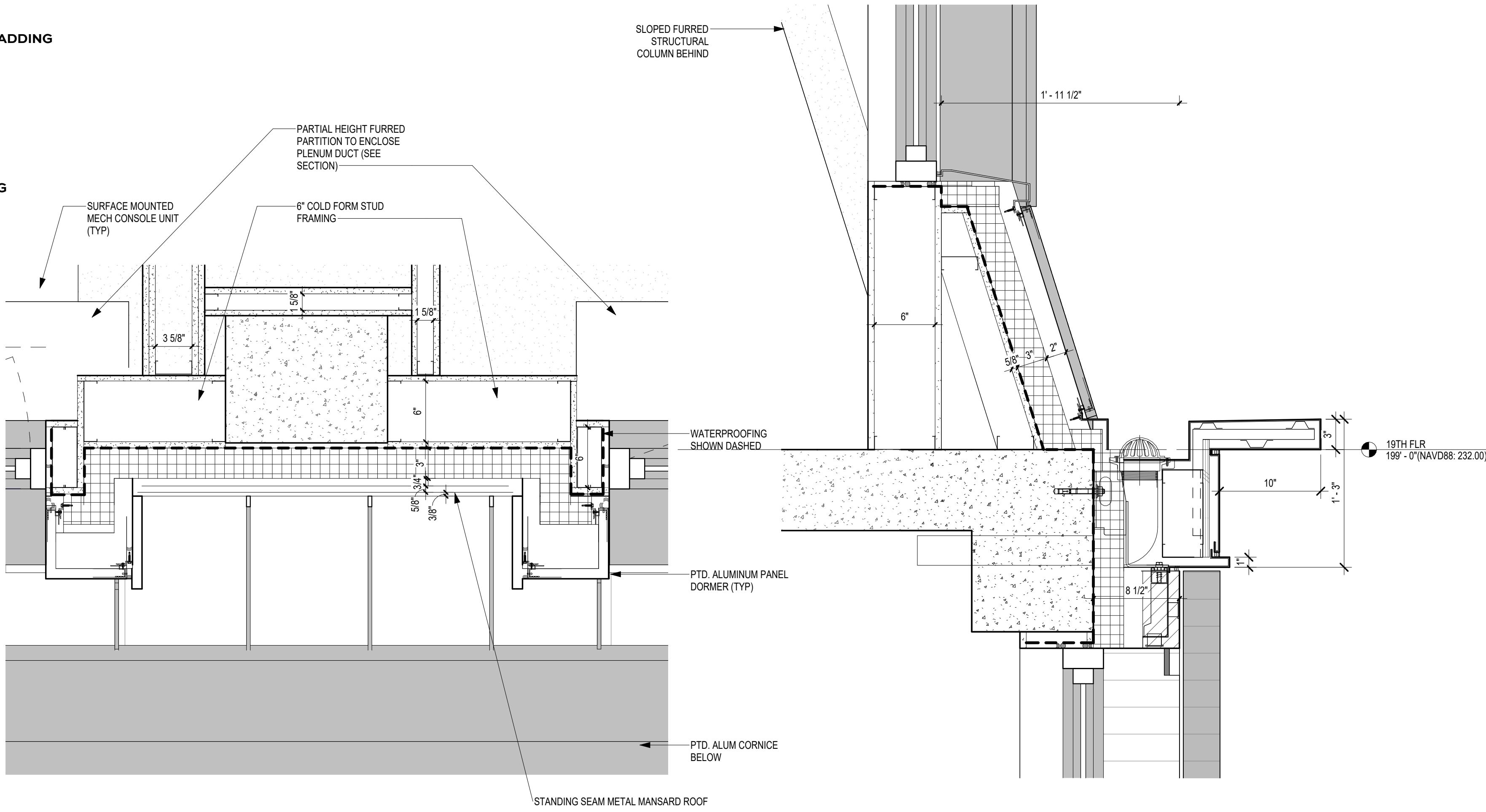
PTD. ALUM. SILL

DARK BRICK
PILASTER

PTD. ALUM.
CORNICE

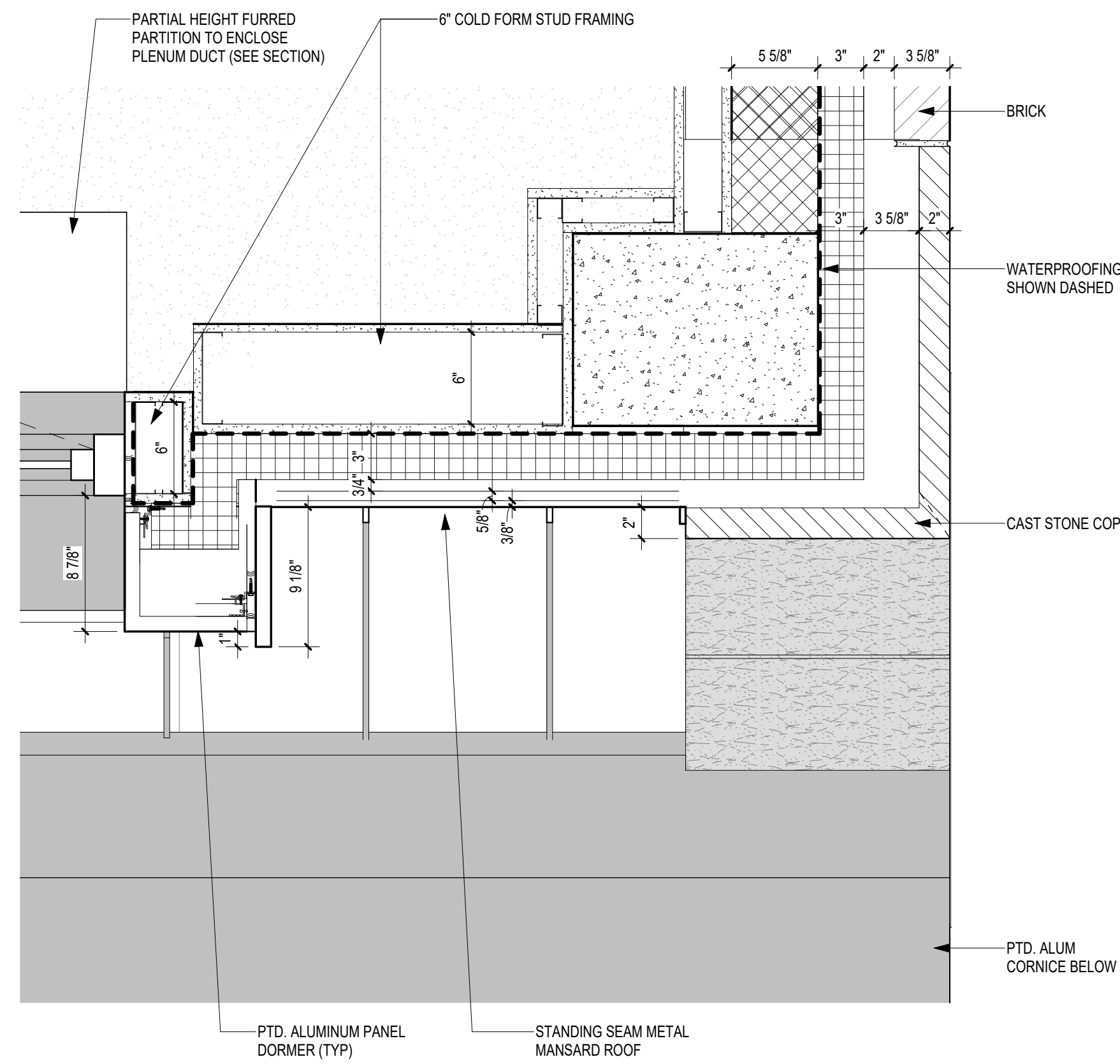
RECESSED DARK
BRICK REVEAL,
DECORATIVE
GLAZED BRICK

CONTINUOUS
CAST STONE SILL

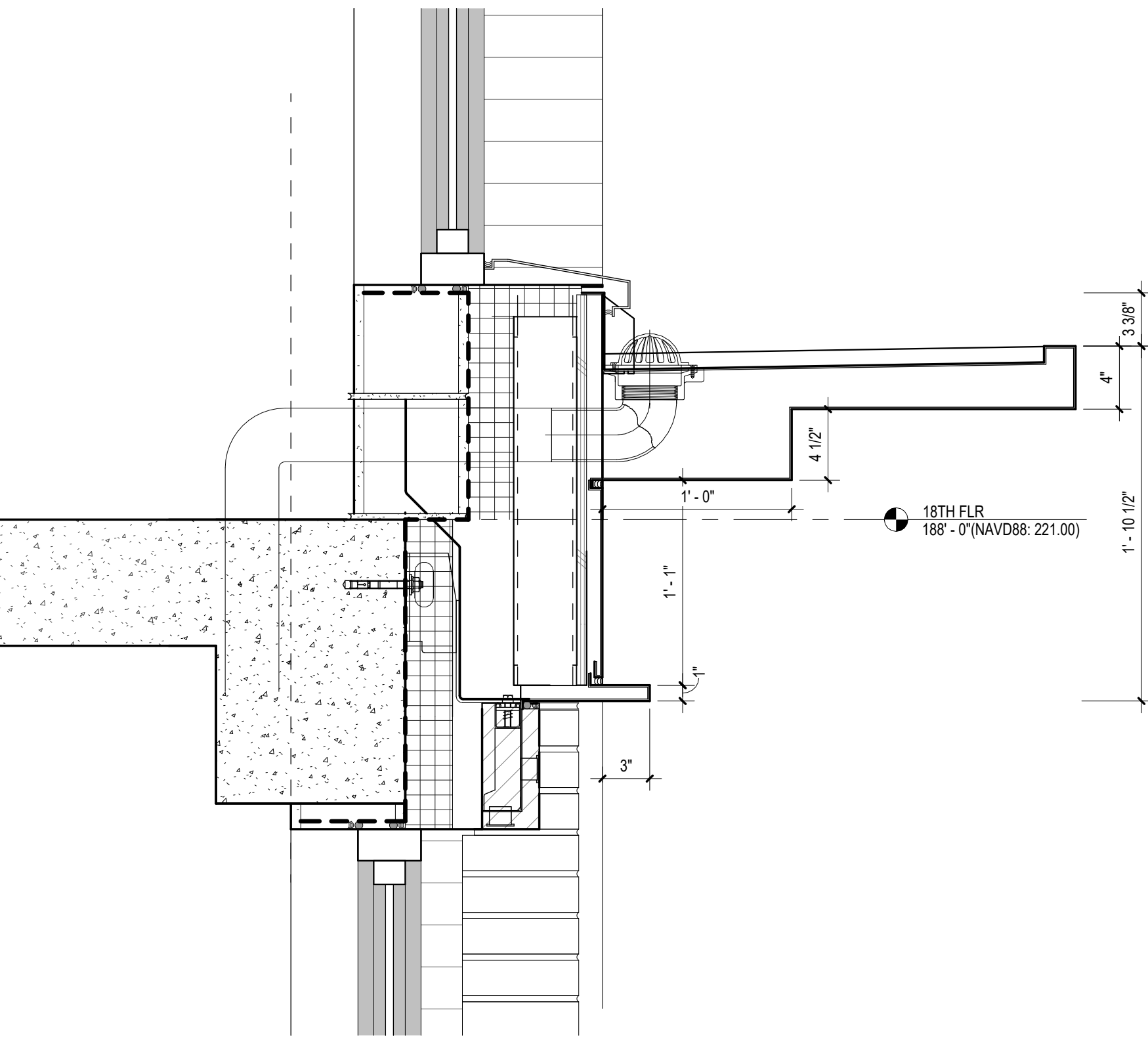


⑤ 19TH FLOOR INTERIOR PIER DETAIL
1 1/2" = 1'-0"

③ 19TH FLOOR INTERIOR BAY SECTION DTL
1 1/2" = 1'-0"



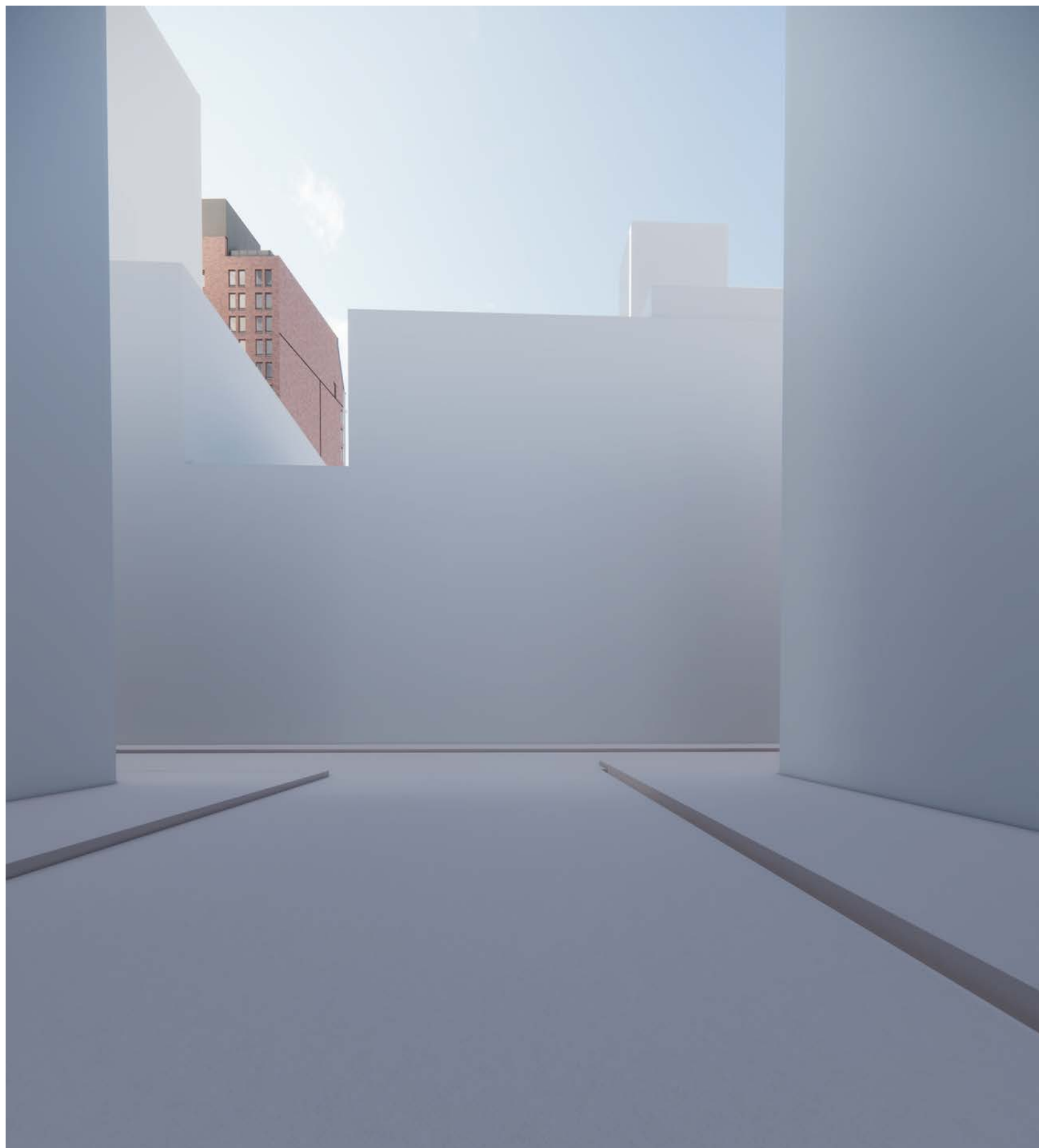
④ 19TH FLOOR CORNER PIER DETAIL
1 1/2" = 1'-0"



② 18TH FLOOR INTERIOR BAY SECTION DTL
1 1/2" = 1'-0"

TOP OF BUILDING DETAILS

257 CANAL STREET



1 VIEW FROM CROSBY ST NORTH OF HOWARD ST



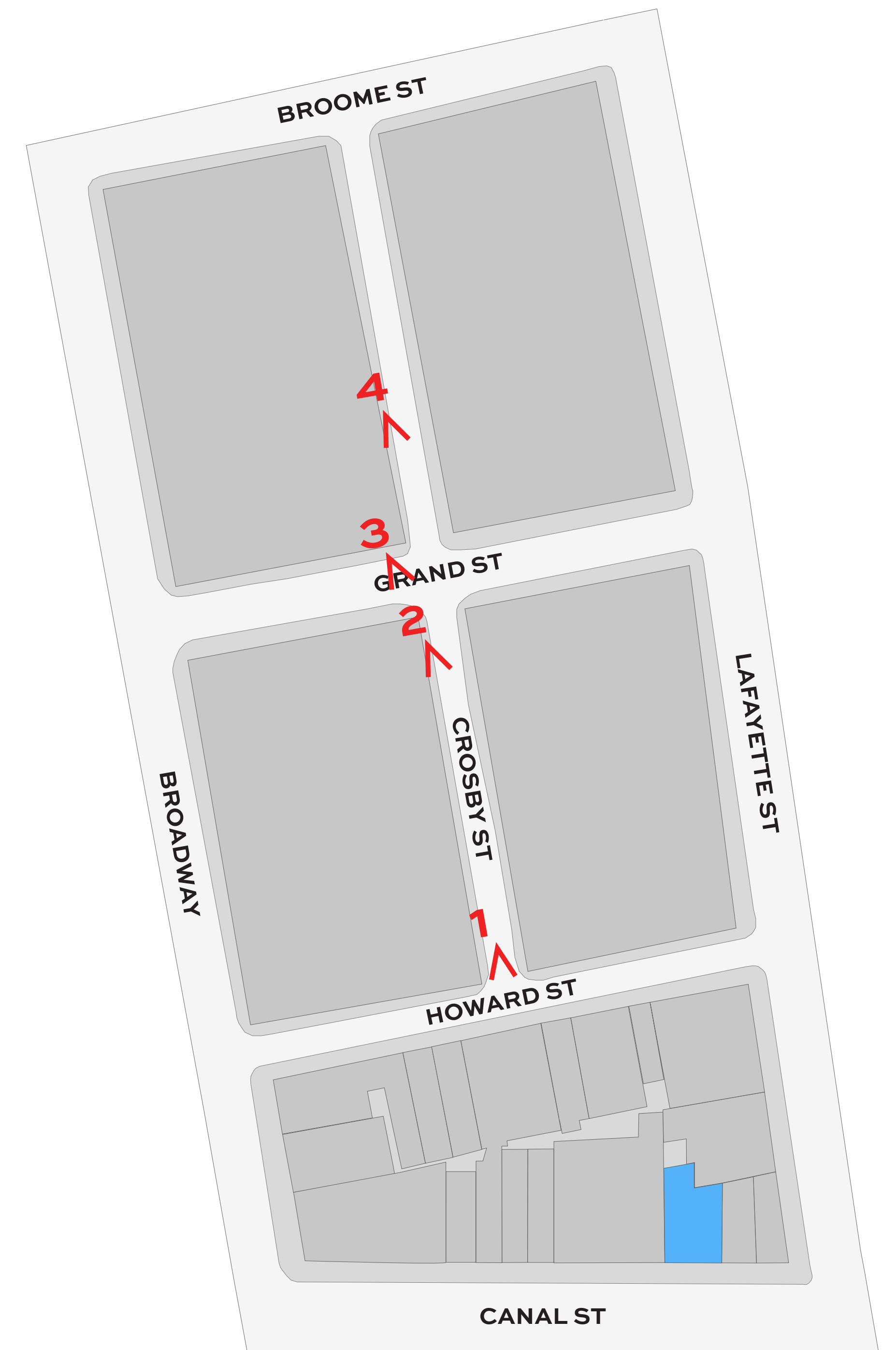
2 VIEW FROM CROSBY ST SOUTH OF GRAND ST



3 VIEW FROM NW CORNER OF GRAND ST AT CROSBY ST



4 VIEW FROM CROSBY BETWEEN BROOME AND GRAND



ARTWORK



Mural, Richard Haas
112 Prince Street, 1975



“The Wall”, Frosty Myers
599 Broadway, 1973



One Line Sidewalk Etching, Ken Hiratsuka
Broadway and Prince Street, 1984



Roaming Underfoot
MTA Arts & Design
New York City, NY



Immigration/Migration
Central Corridor Light Rail Transit
Minneapolis/St. Paul, MN



CHINATOWN

The lotus holds a prominent place in Chinese culture as an object of beauty and a symbol of transcendence. As such, it acknowledges the neighborhood’s cultural heritage and seeks to be both locally rooted and welcoming to those planting new seeds.

SOHO CAST IRON HISTORIC DISTRICT

The intricate patterns of the roots draw inspiration from the architectural flourishes of the cast-iron district’s facades. By echoing these rhythms, the artwork establishes a visual dialogue among the building, its history, and the district’s ongoing dynamism.

THE CHILDREN’S VILLAGE

ALEMBIC COMMUNITY DEVELOPMENT

The lotus grows in the mud and murky waters to become a flower that embodies beauty and light. The pristine lotus represents the idea that even from the darkest circumstance, growth and transformation can occur, symbolizing awakening and compassion.



Elevation view of ceramic tile art wall on the east facade



Detailed view of ceramic tile lotus petals

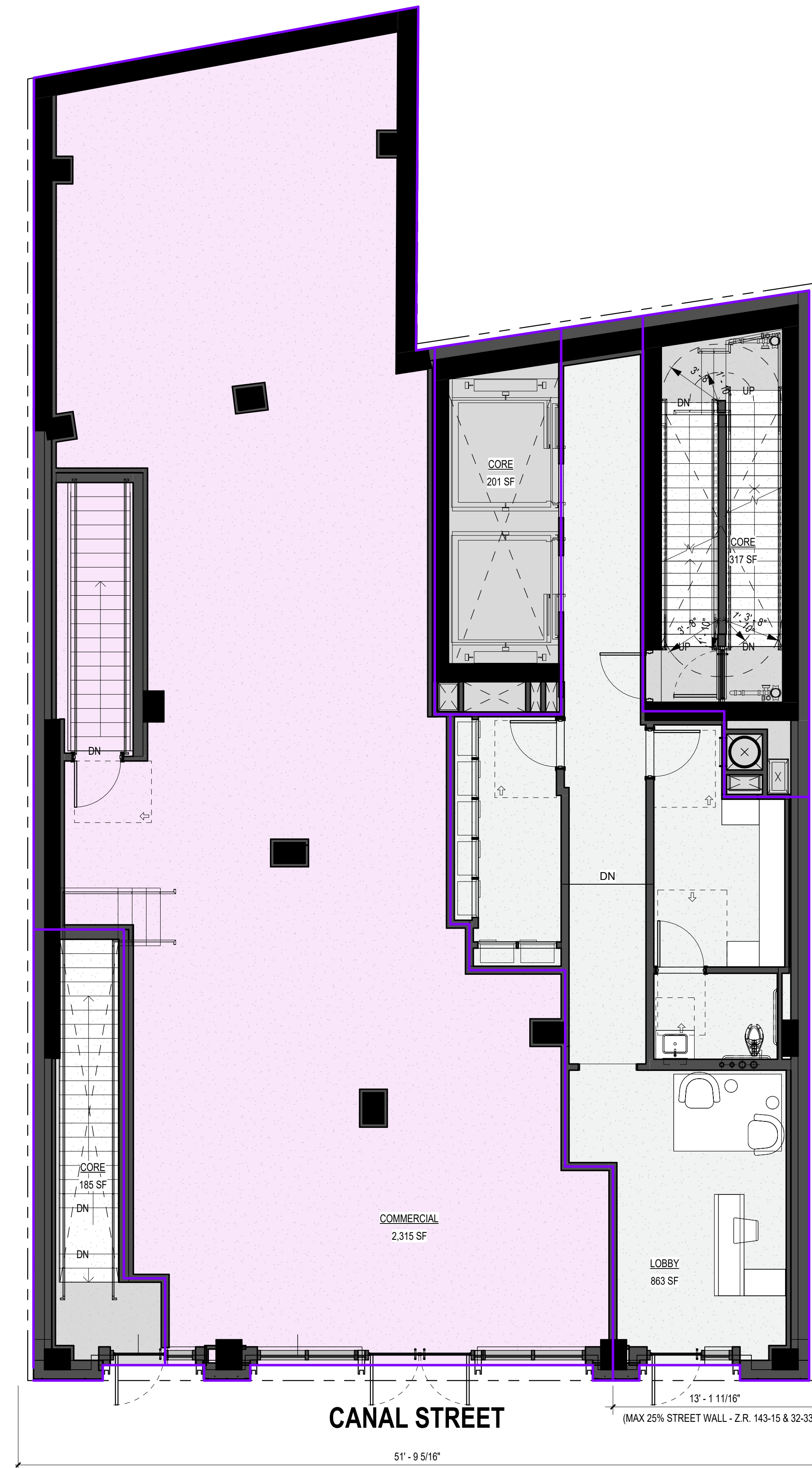


Detailed view of ceramic tile lotus roots

EAST FACADE ARTWALL - DETAILS

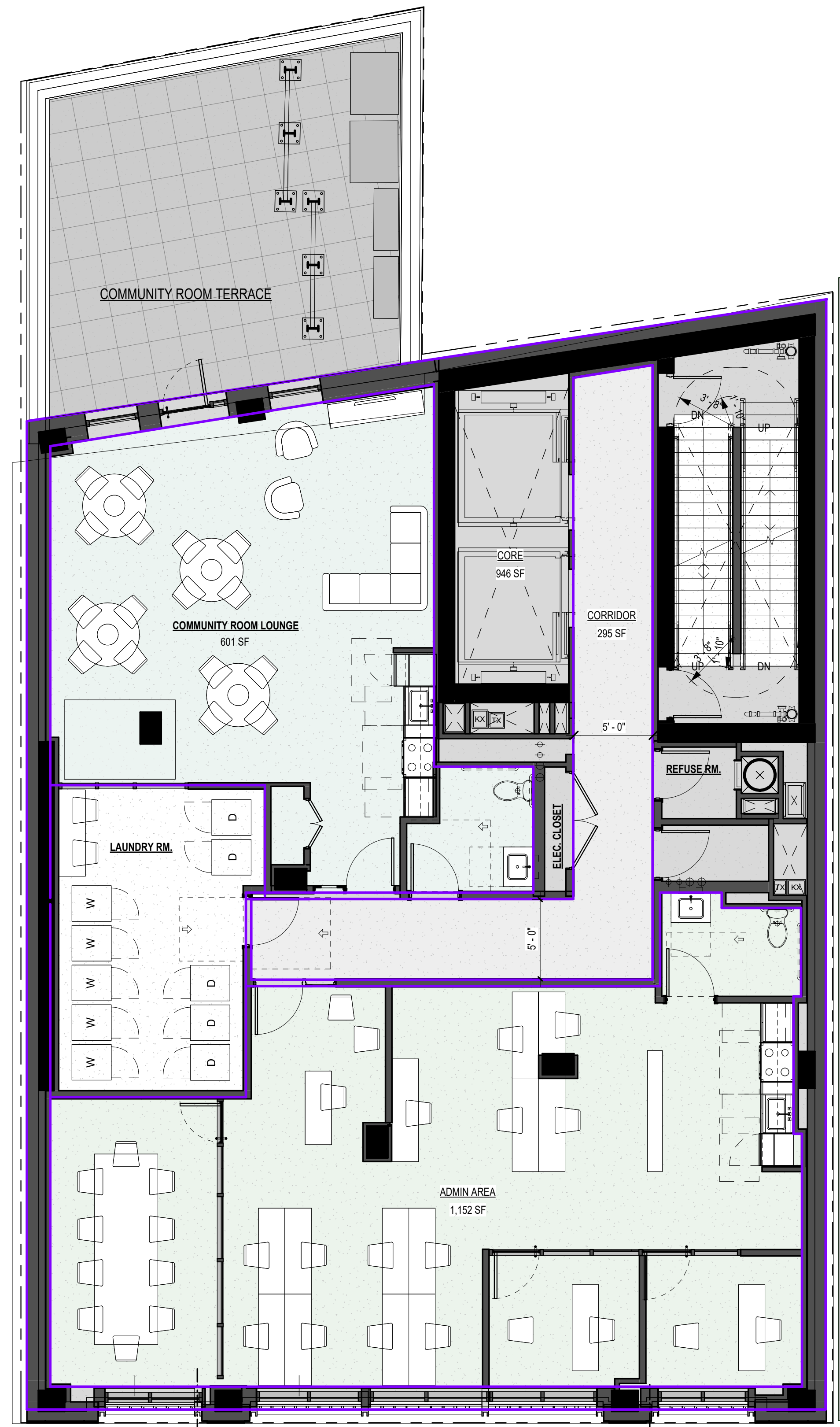
257 CANAL STREET

FLOOR PLANS

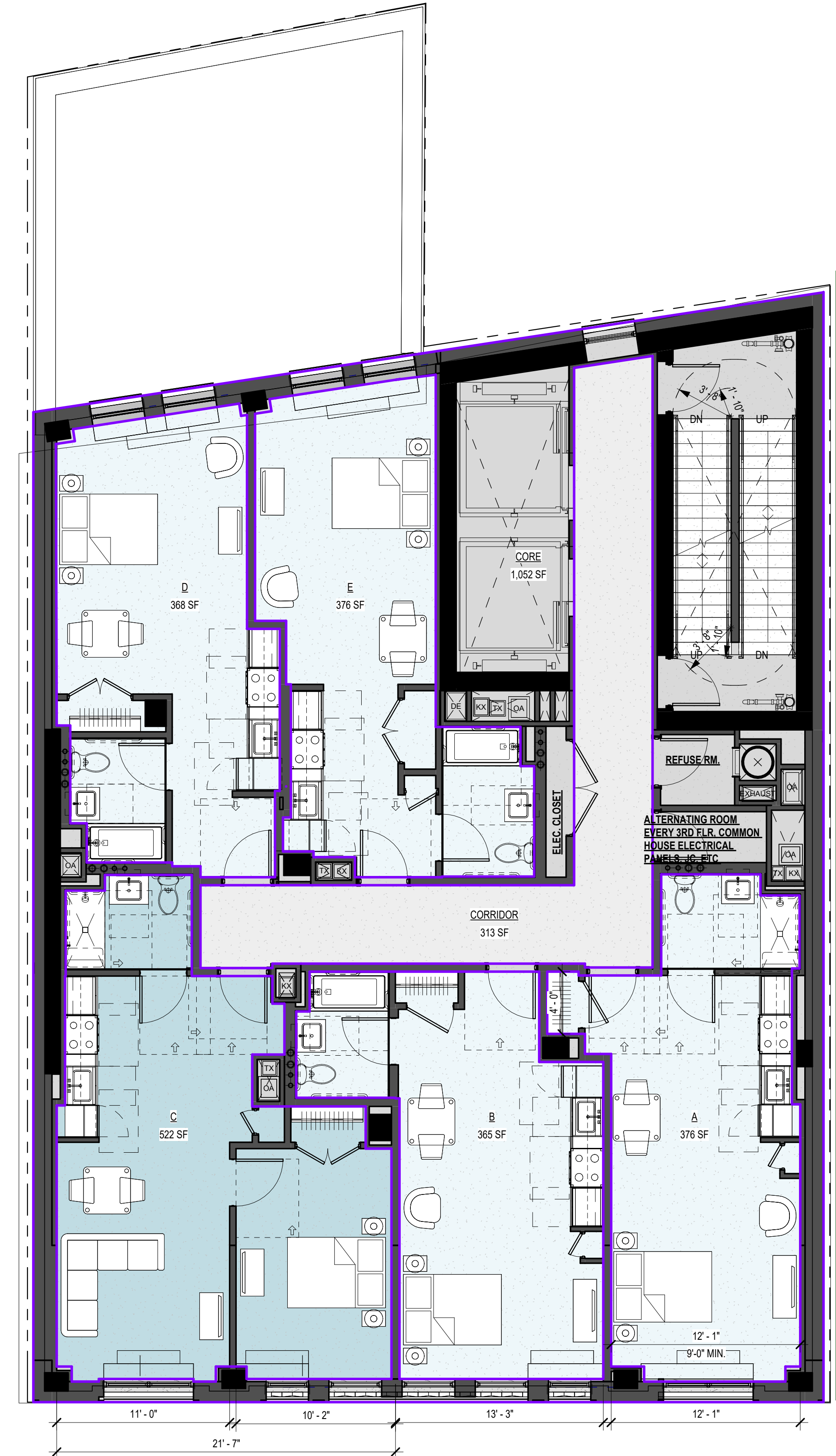


1ST FLOOR PLAN

257 CANAL STREET



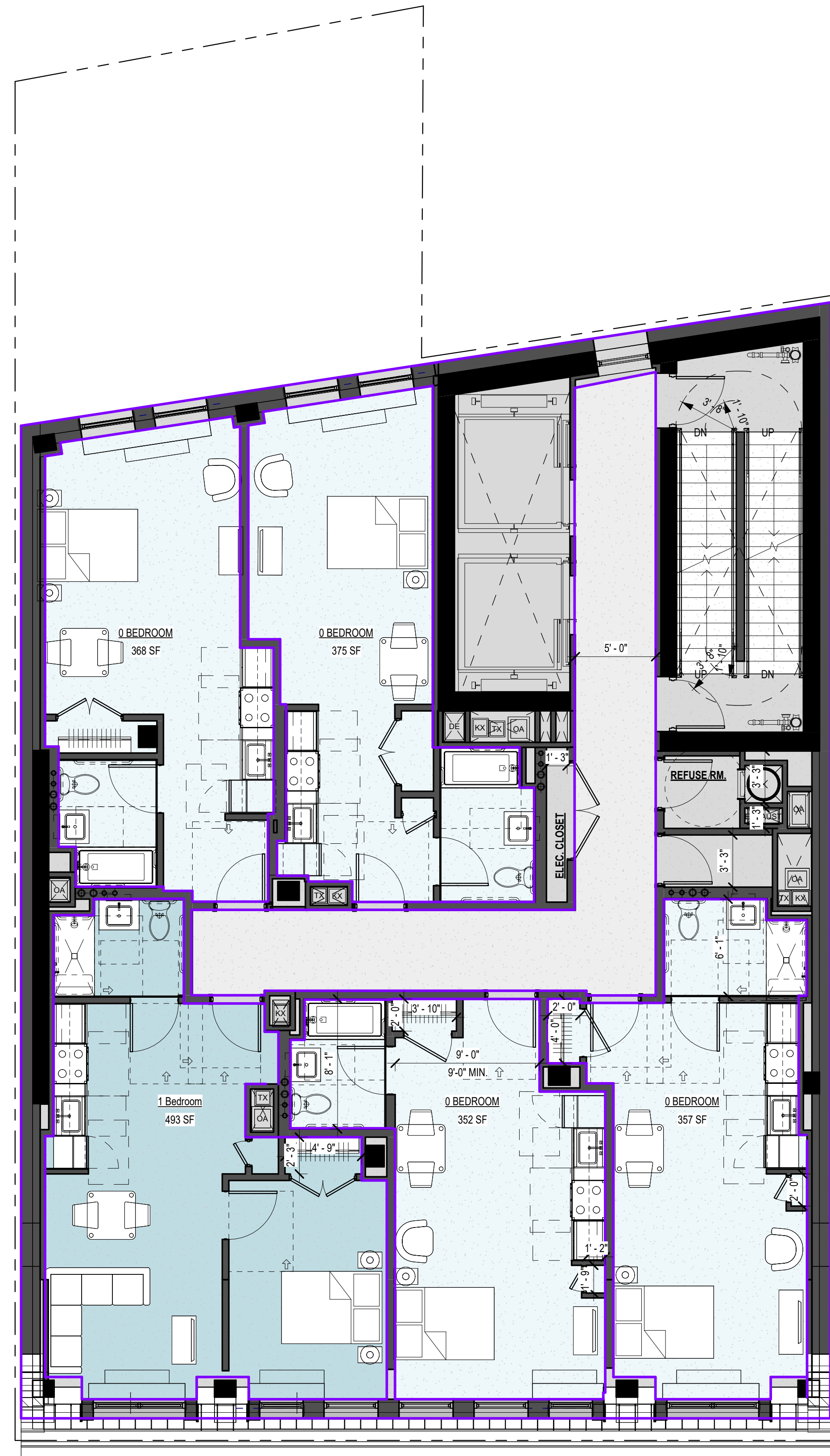
② 2ND FLOOR
3/16" = 1'-0"



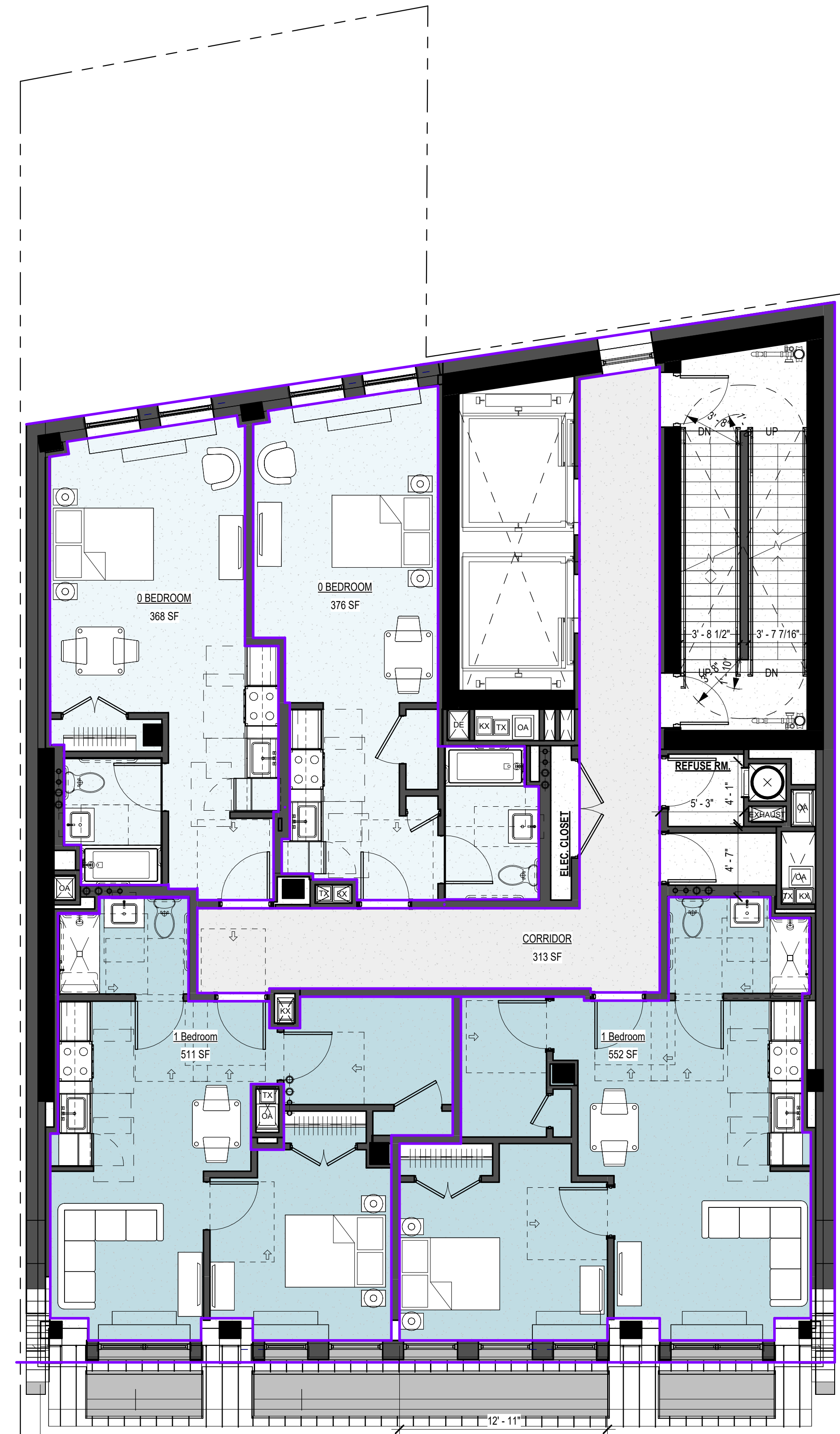
① 3RD - 18TH FLOOR
3/16" = 1'-0"

2ND - 18TH FLOOR PLANS

257 CANAL STREET



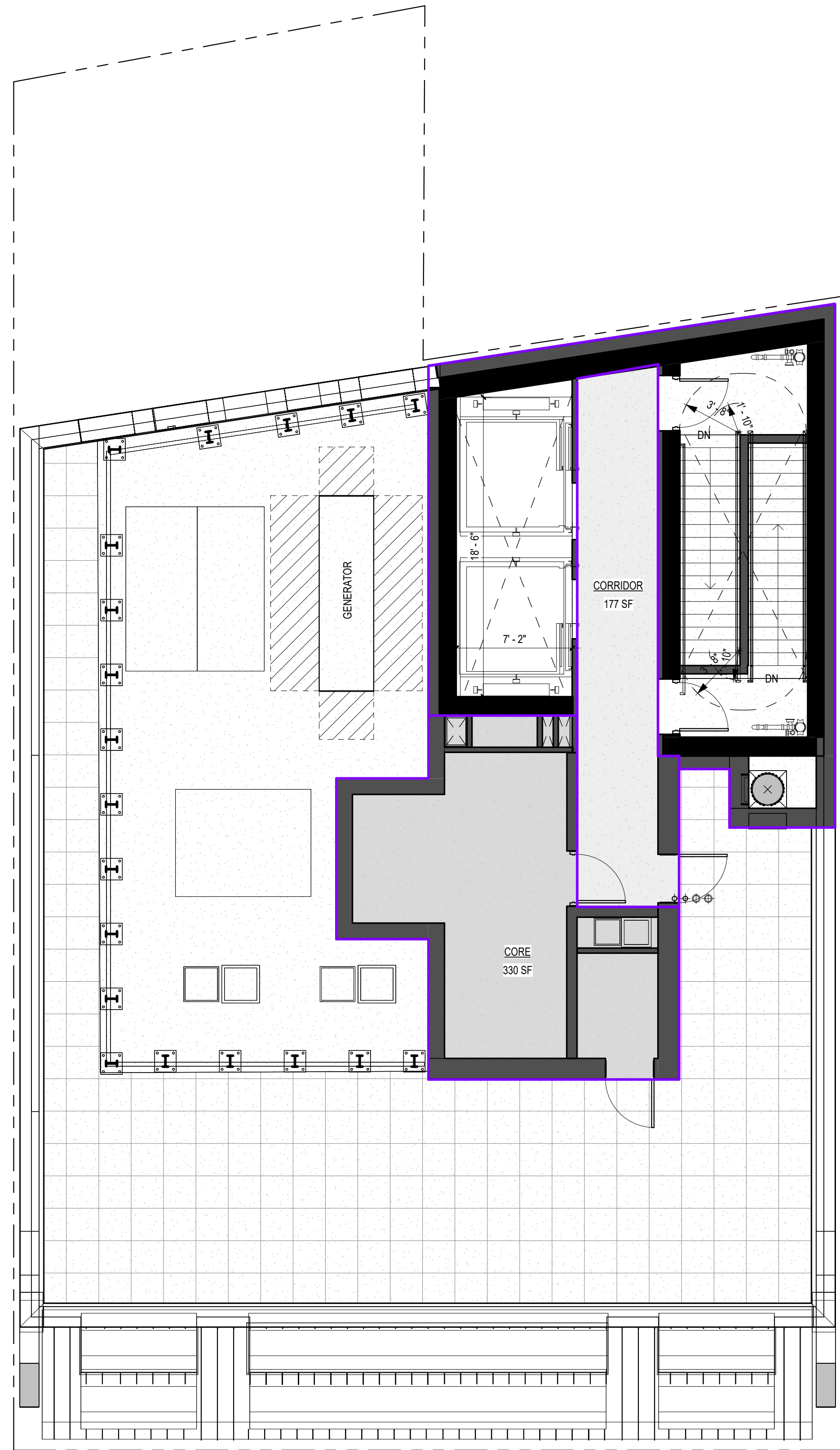
① PRESENT - 19TH FLR
3/16" = 1'-0"



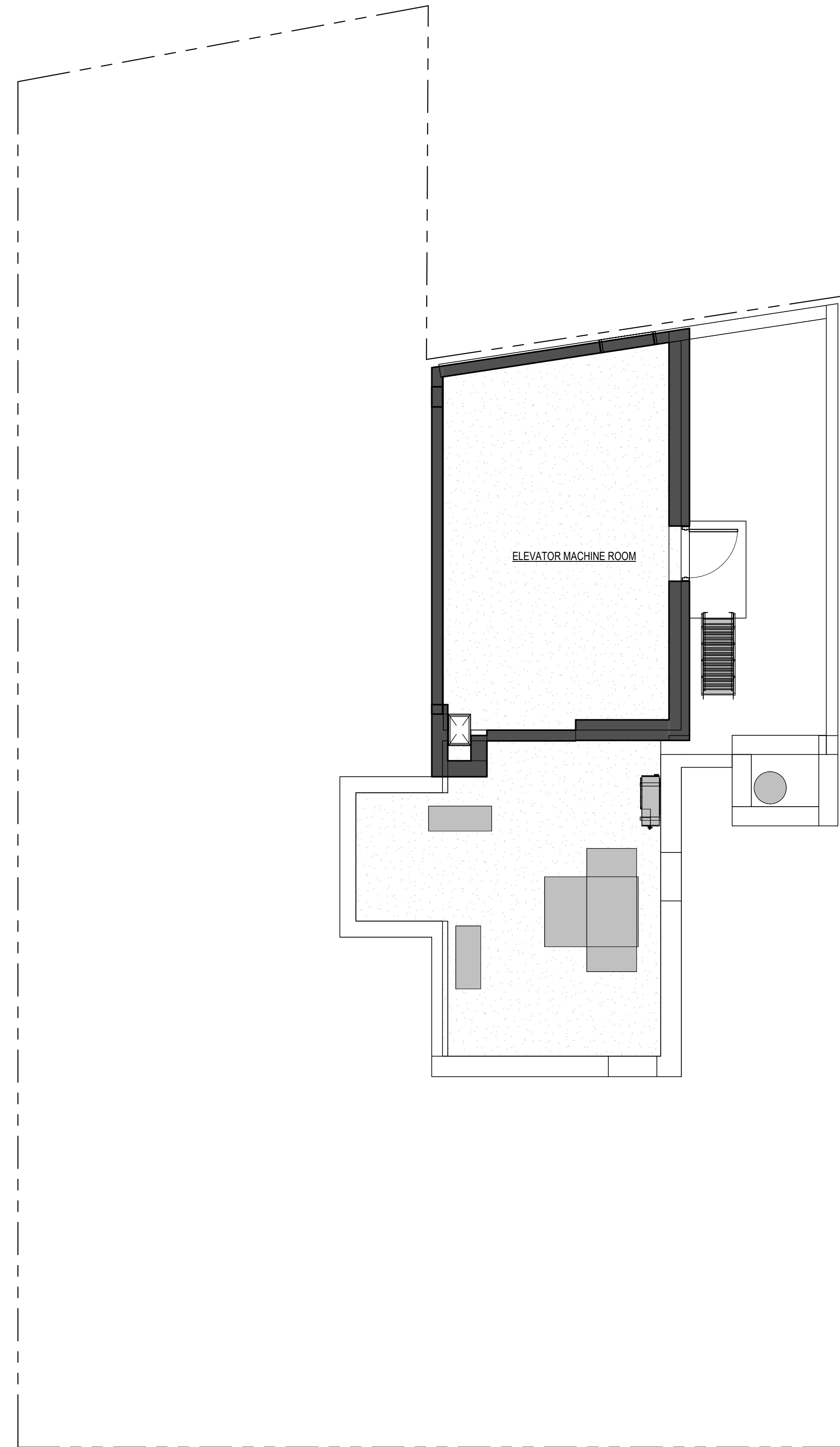
② PRESENT - 20TH FLR
3/16" = 1'-0"

19TH - 20TH FLOOR PLANS

257 CANAL STREET



① ROOF PLAN
3/16" = 1'-0"



② BULKHEAD PLAN
3/16" = 1'-0"



VIEW FROM EAST

257 CANAL STREET

August 4, 2026
Public Hearing

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