

The current proposal is:

Preservation Department – Item 1, LPC-26-12659

257 Canal Street – SoHo-Cast Iron 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.

257 CANAL ST
NEW YORK, NY 10013

NYC LANDMARKS PRESERVATION COMMISSION
LPC PUBLIC MEETING

SEPTEMBER 15, 2026

COMMISSIONER COMMENTS:

- GIVE THE BASE GREATER PRESENCE THROUGH ADDITIONAL HEIGHT AND ARTICULATION
- CONSIDER REDUCING FLR-TO-FLR HEIGHTS AND ADJUSTING THE PROPORTION OF THE WINDOWS
- RESTUDY THE MANSARD'S FENESTRATION AND DETAILING
- CHANGE THE BRICK SELECTION TO A WARMER TONE CLOSER TO THE BUFF, LIMESTONE PALETTE SEEN IN THE HISTORIC DISTRICT

DESIGN RESPONSES:

- FLR-TO-FLR HEIGHTS AT FIRST AND SECOND FLOORS INCREASED, AND ADDITIONAL ARTICULATION AND DETAILING ADDED TO THE BASE
- REDUCED FLR-TO-FLR HEIGHTS BY 8" RESULTING IN ADJUSTED WINDOW PROPORTIONS AND A 4' REDUCTION IN OVERALL BUILDING HEIGHT
- MANSARD DETAILING ADJUSTED AND DORMER WINDOWS REDESIGNED
- NEW BRICK BLEND SELECTED USING BUFF PALETTE MORE CLOSELY MATCHING THE TONE OF THE DISTRICT'S PREDOMINANT MATERIAL PALETTE



CANAL ST & LAFAYETTE ST - VIEW FROM EAST (PREVIOUS)

SUMMARY

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' +

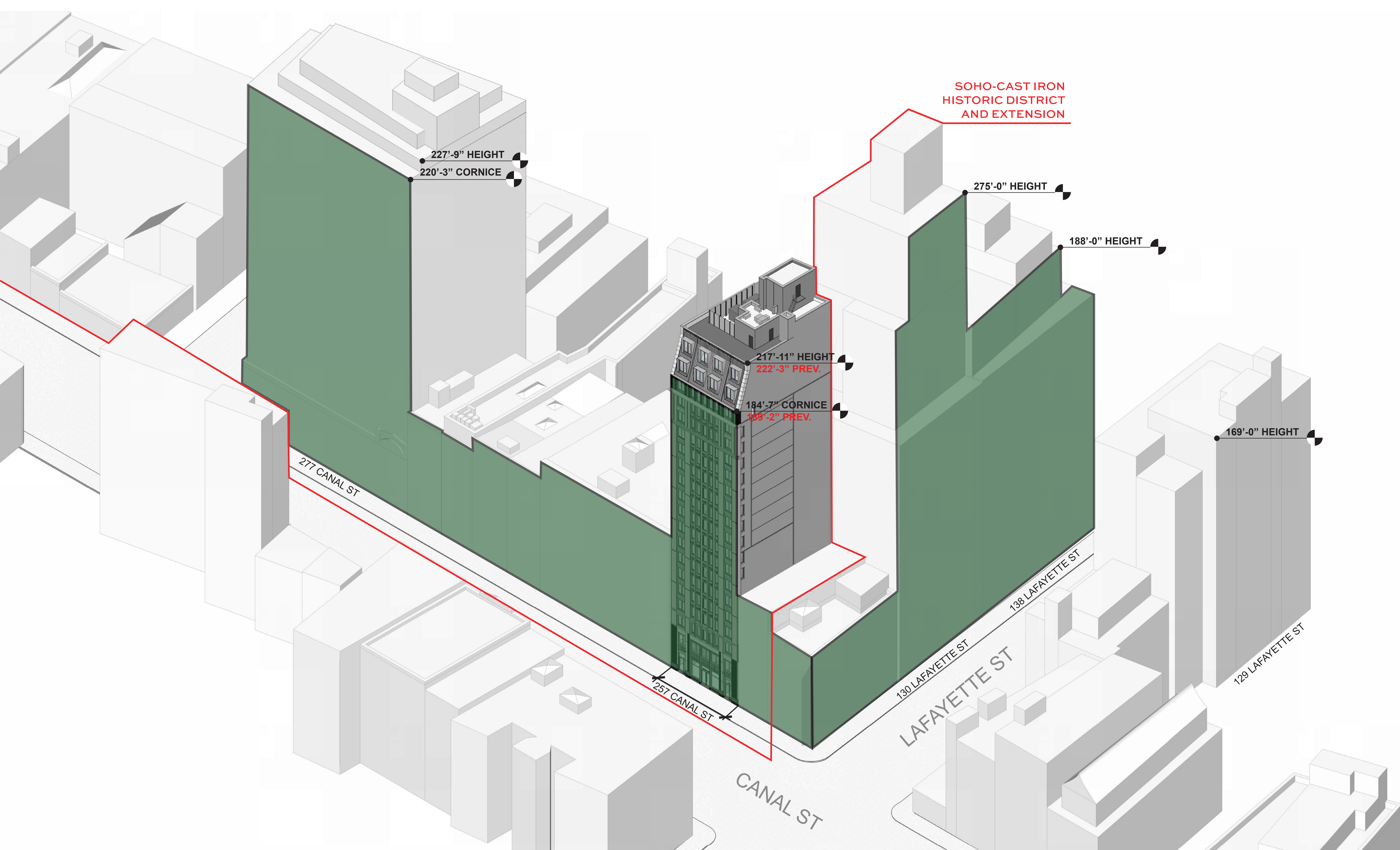
TALLEST APPROVED
BUIDING IN DISTRICT
277 CANAL ST •
227'-9"

OUTSIDE OF DISTRICT
150 LAFAYETTE ST
306'

OUTSIDE OF DISTRICT
130 LAFAYETTE ST
275'

TALL BUILDINGS WITHIN THE DISTRICT AND VICINITY

257 CANAL STREET



CANAL STREET - STREET WALL EXPRESSION

257 CANAL STREET



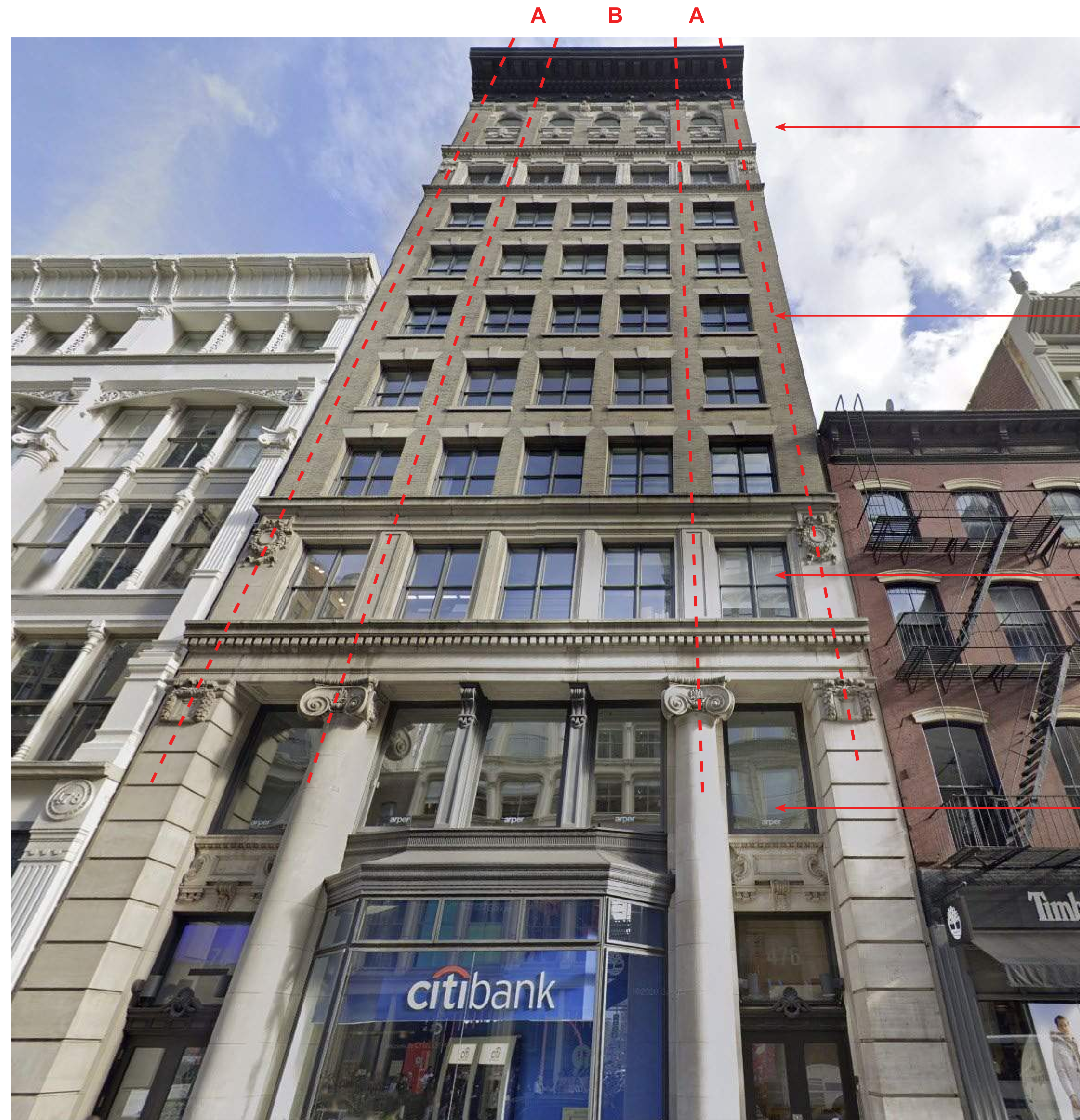
491 & 495 BROADWAY



520 BROADWAY



446 BROOME STREET



476 BROADWAY (50' WIDE) - FACADE PROPORTIONS

**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**

50' WIDE BUILDING - COMMON FACADE ORGANIZATION

257 CANAL STREET



476 BROADWAY



475 BROADWAY



520 BROADWAY

BASE ARTICULATION

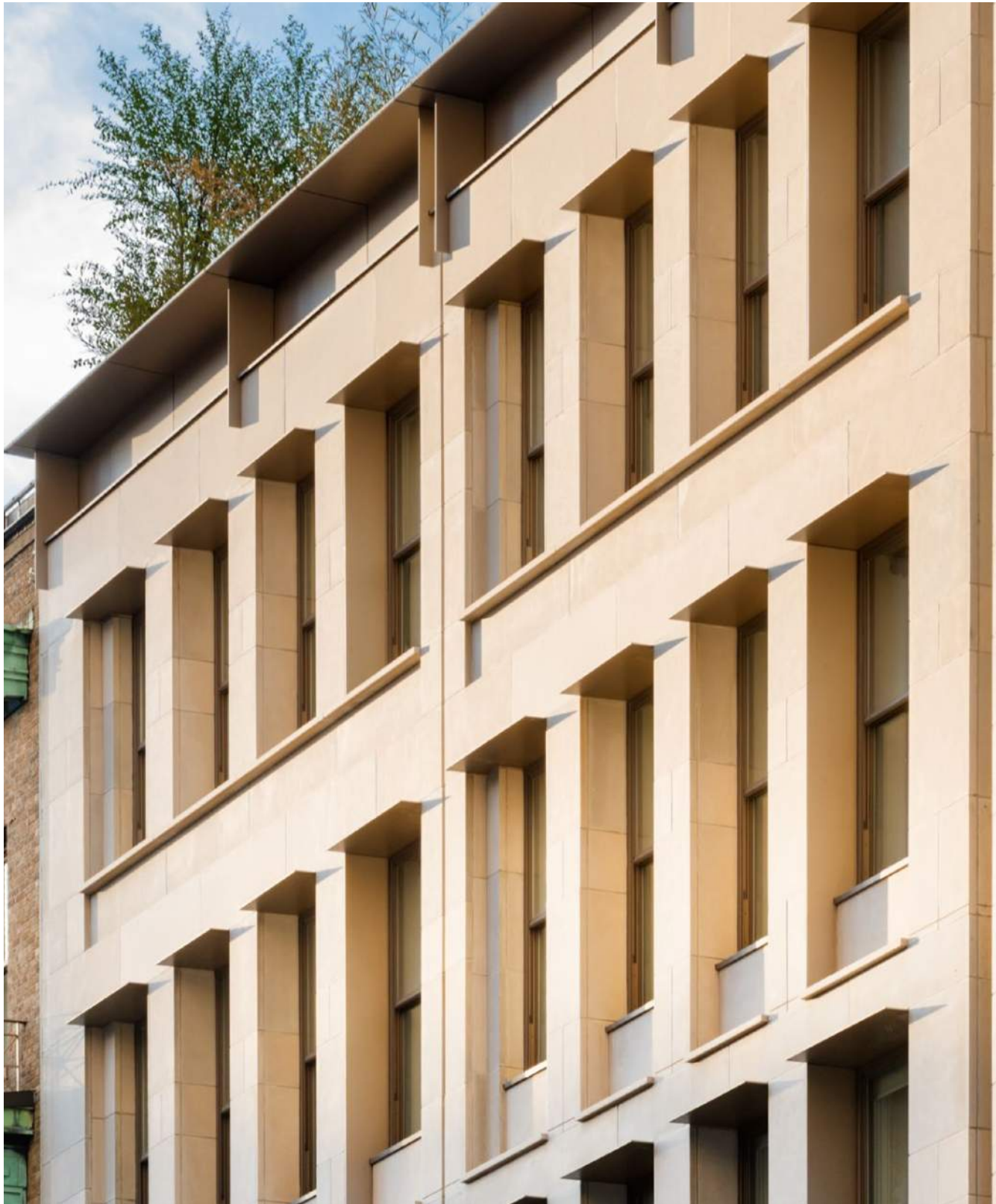
257 CANAL STREET



138 READE STREET (BKSK ARCHITECTS)



525 6TH AVENUE
(BKSK ARCHITECTS)



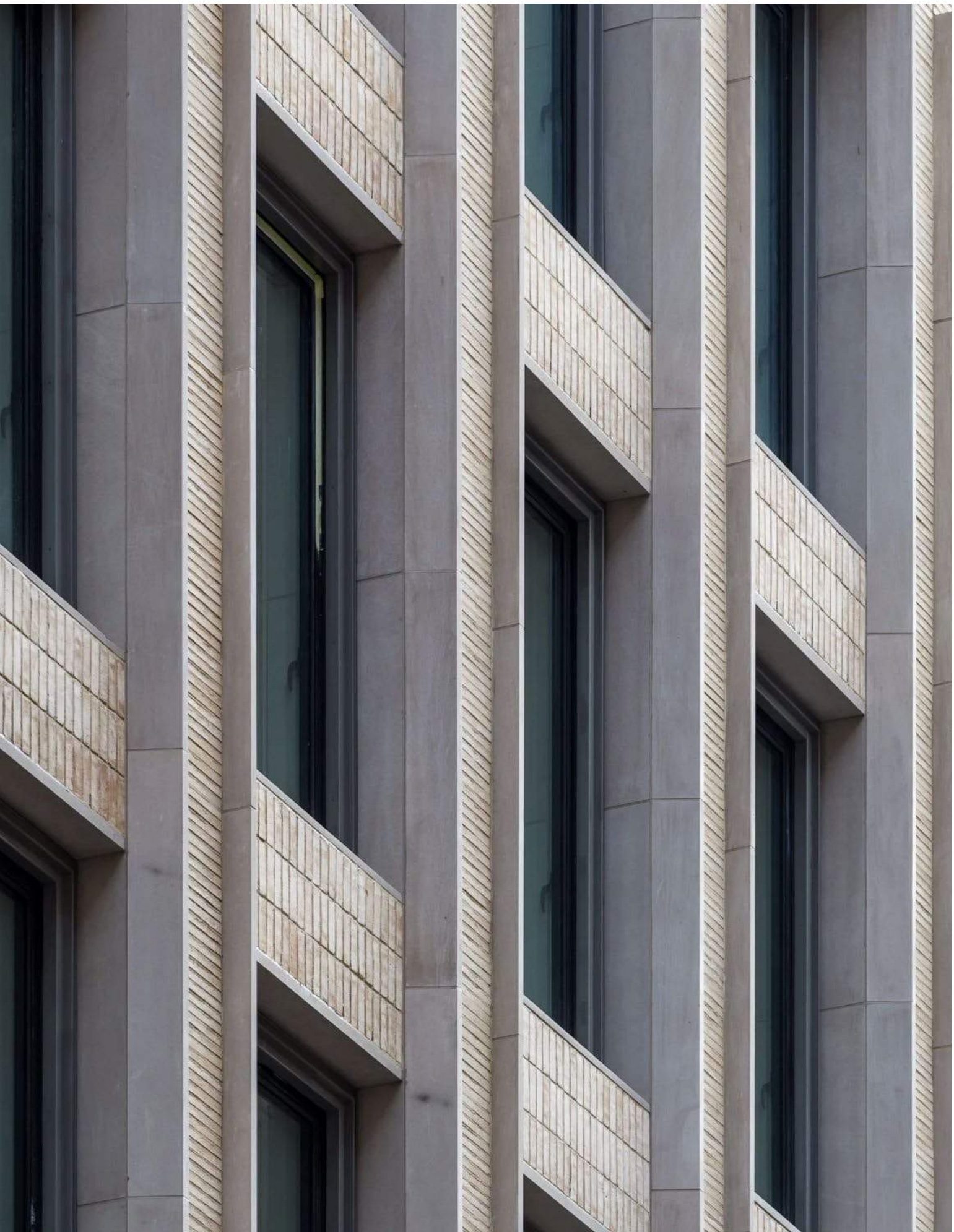
77 READE STREET
(BKSK ARCHITECTS)
TRIBECA SOUTH HISTORIC DISTRICT



74 GANSEVOORT STREET
(BKSK ARCHITECTS)



CONTEMPORARY DORMER EXPRESSION



150 WOOSTER STREET
SOHO -CAST IRON HISTORIC DISTRICT

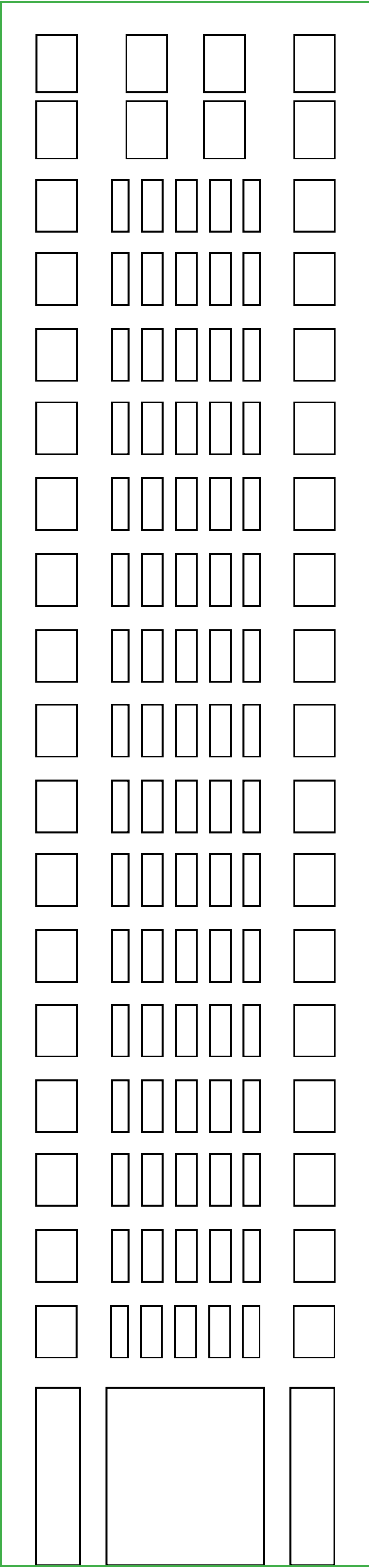


CONTEMPORARY DORMER EXPRESSION

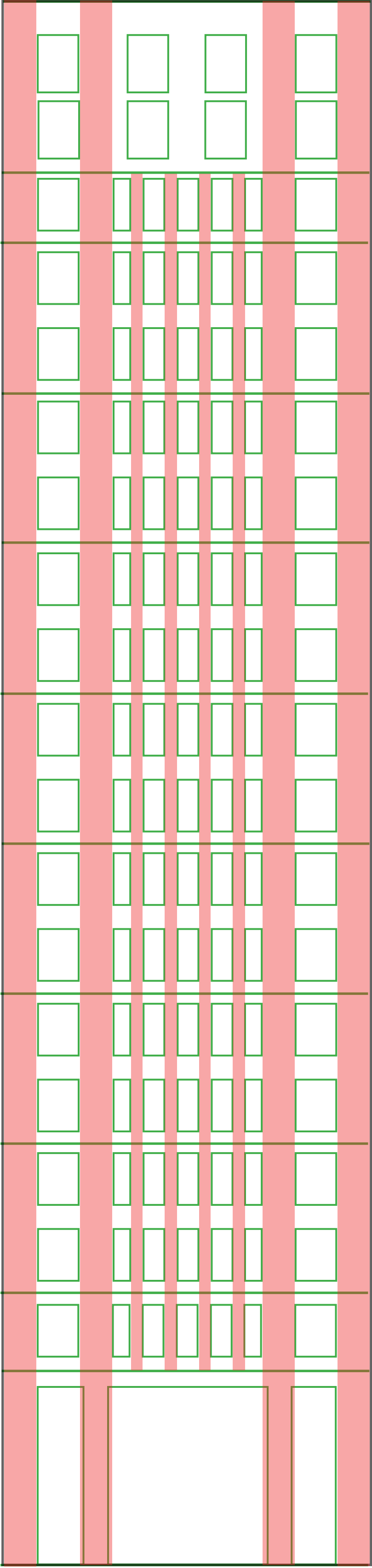
HISTORIC FORMS MEET MODERN DETAILING

257 CANAL STREET

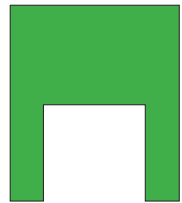
PUNCHED
OPENINGS



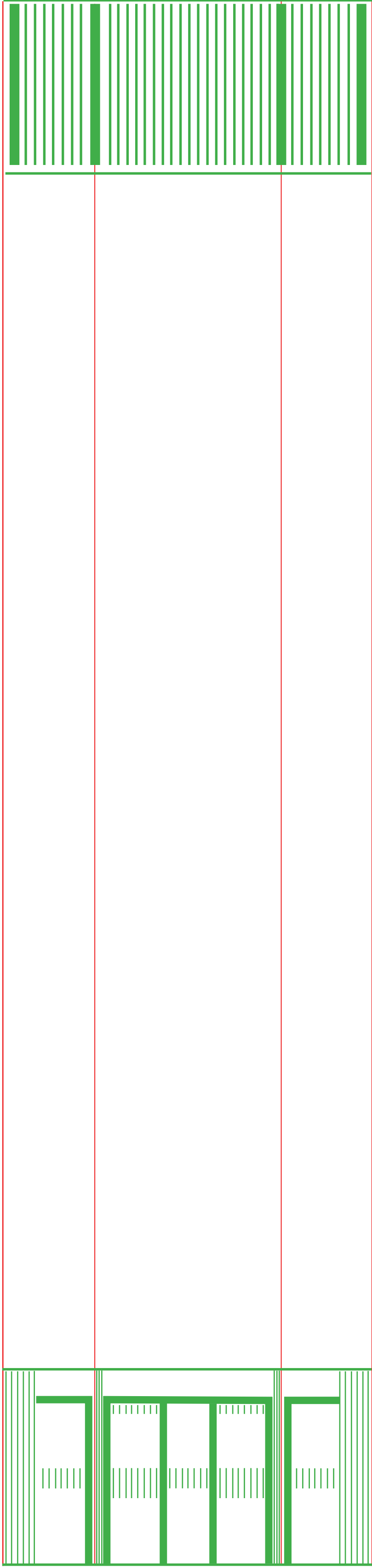
VERTICAL ELEMENTS
DEFINED BY
STRUCTURAL
COLUMNS AND
DECORATIVE PIERS



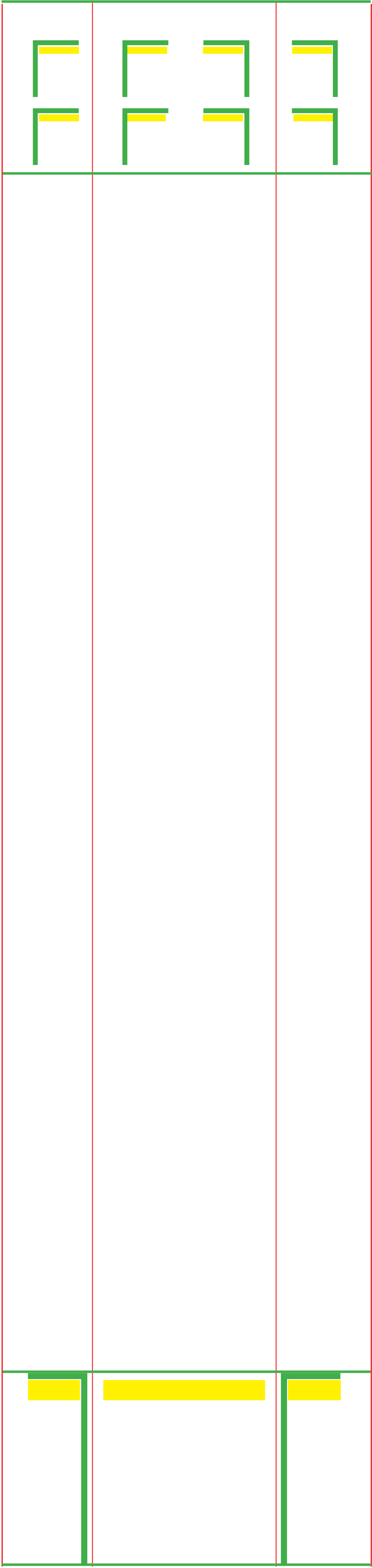
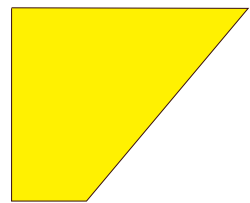
VERTICAL ARTICULATION
ON STONE & METAL
BASE AND TOP



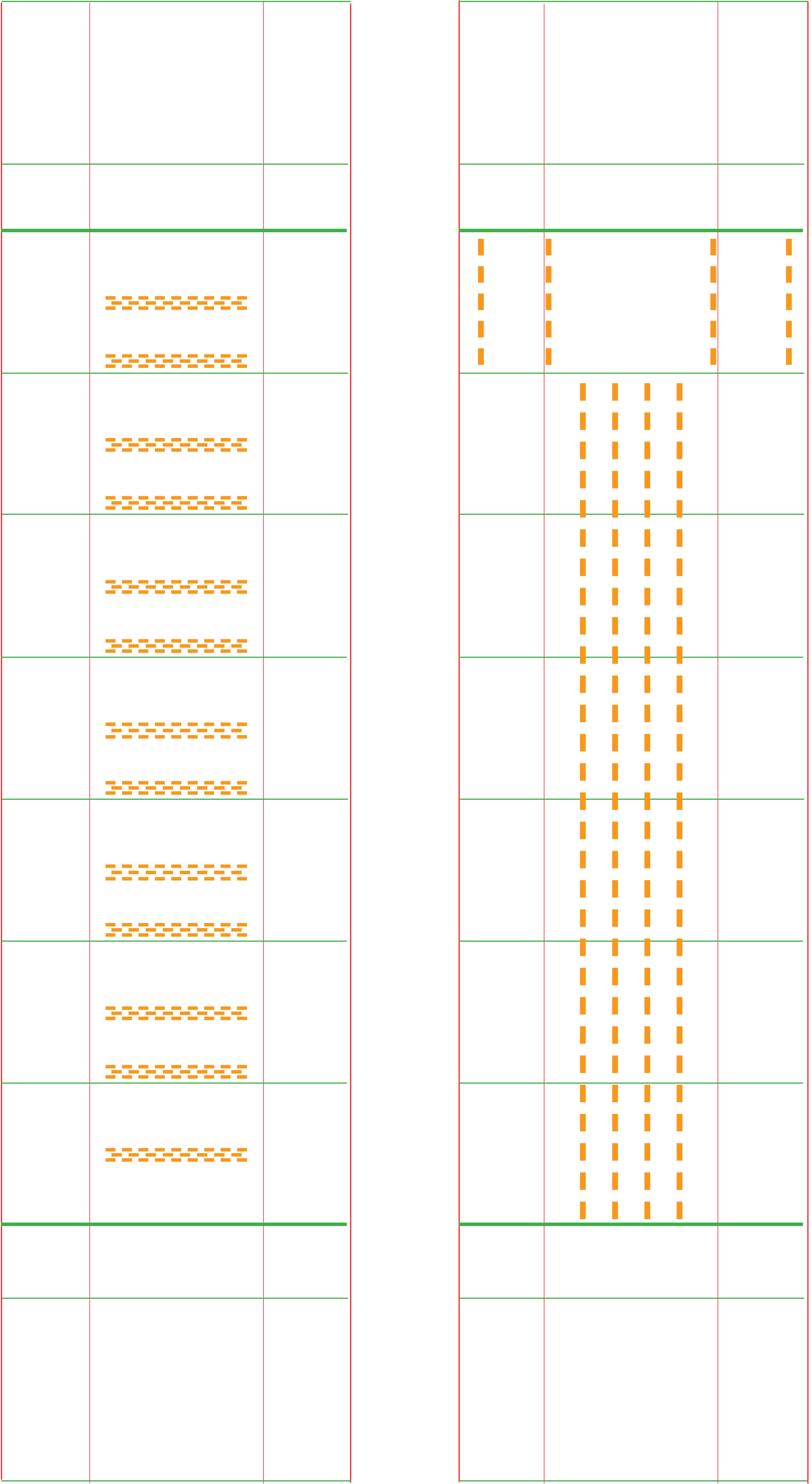
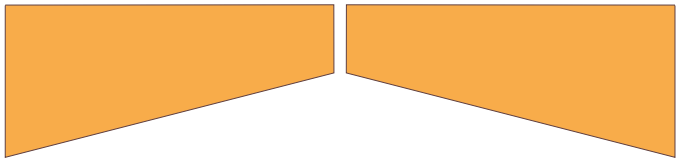
DECORATIVE
ALUM. PROFILE
SHOWN IN PLAN



ELEMENTS CANTED IN
SECTION FRAME
NON-TYPICAL OPENINGS

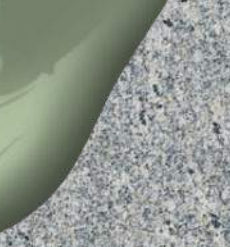


ELEMENTS CANTED IN PLAN
ADD TEXTURE AND ARTICULATION
TO TYPICAL FLOORS



SOUTH ELEVATION DIAGRAMS

257 CANAL STREET



The image consists of two side-by-side photographs of brickwork. The left photograph shows a close-up of a brick wall with a dark vertical line running down the center, possibly a joint or a crack. The bricks are a mix of light and dark grey tones. The right photograph shows a similar brick wall, but with a lighter, more uniform color and a different pattern of mortar joints. The bricks are a mix of light and dark grey tones.



257 CANAL STREET

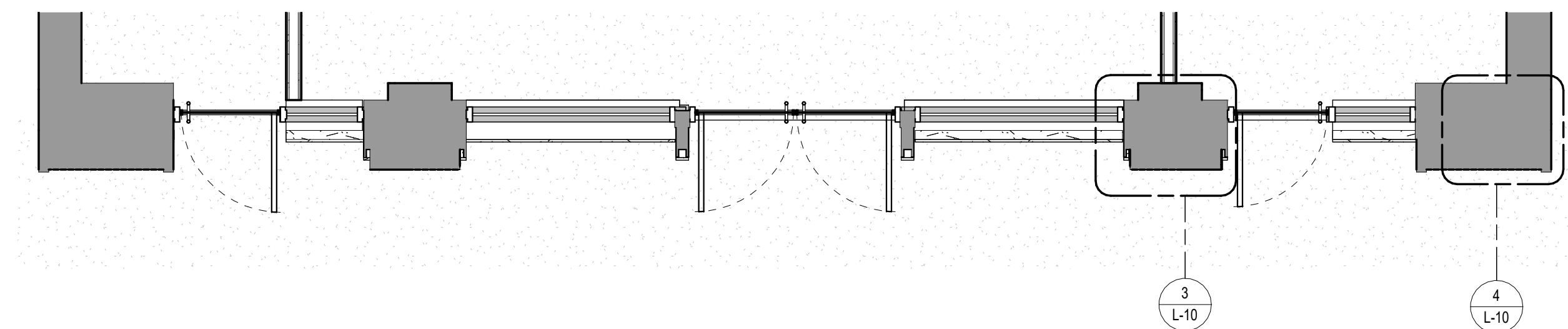
PREVIOUSLY PRESENTED ON 8/4

UPDATED DESIGN

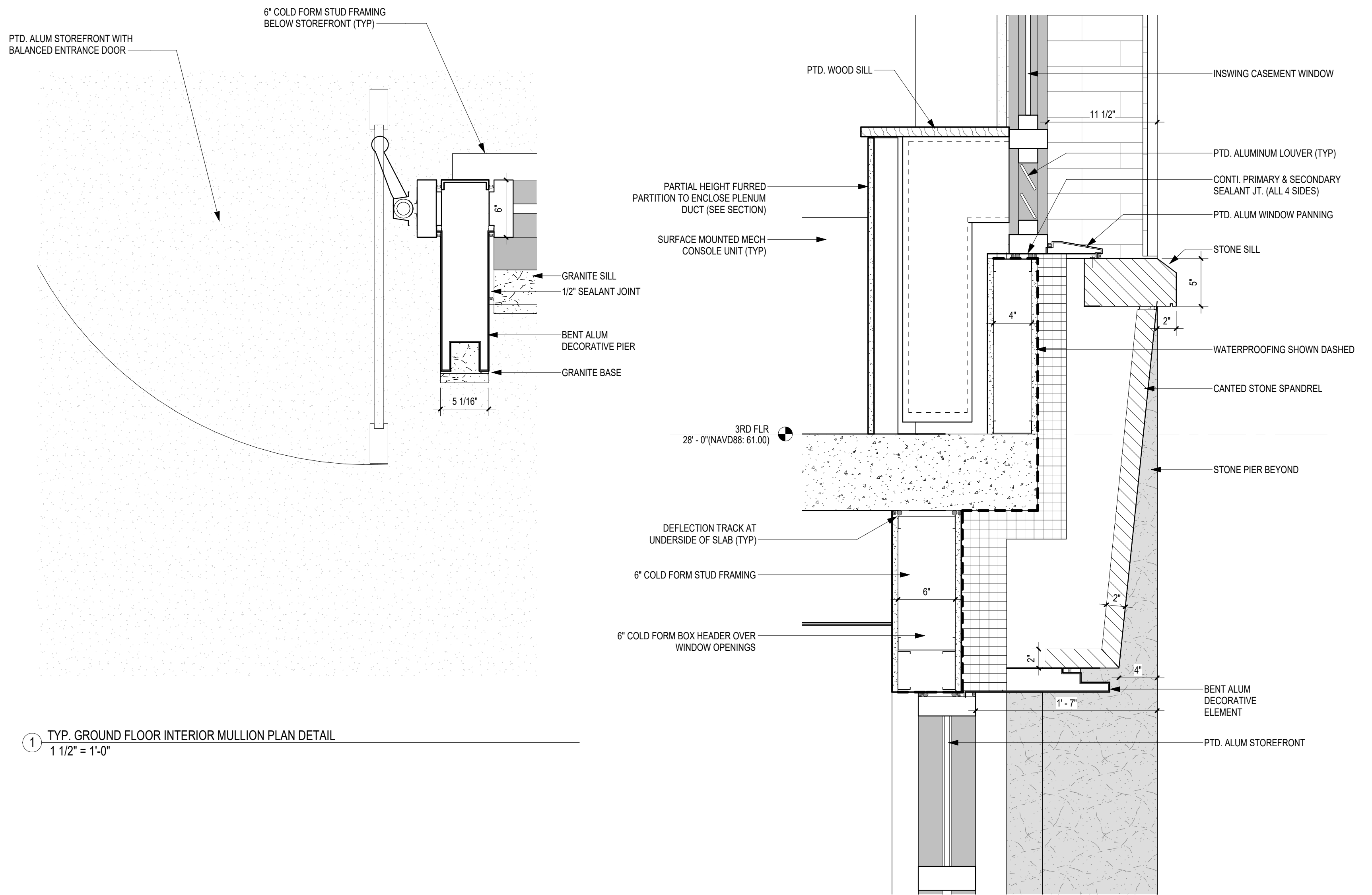


BUILDING BASE

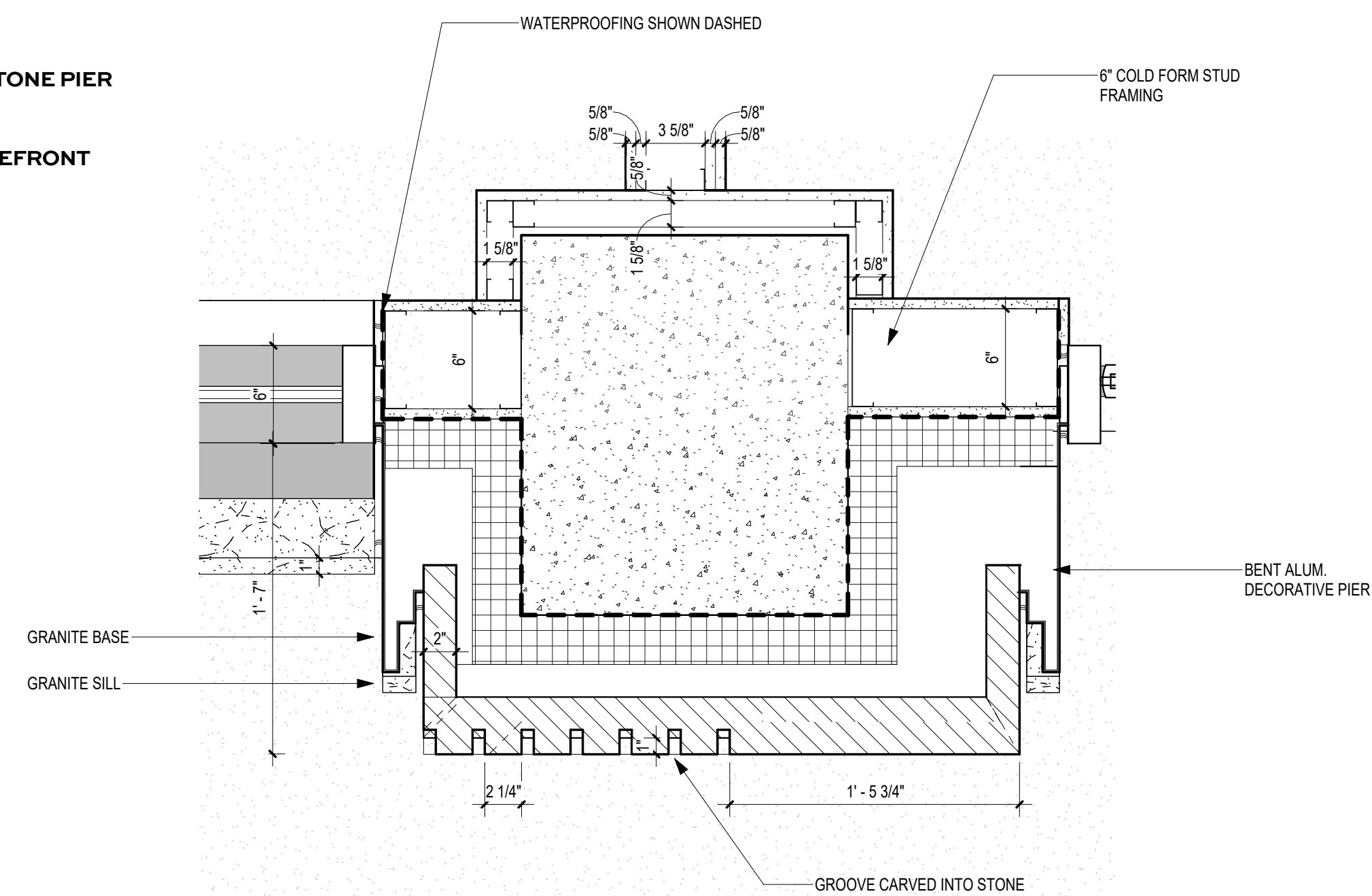
257 CANAL STREET



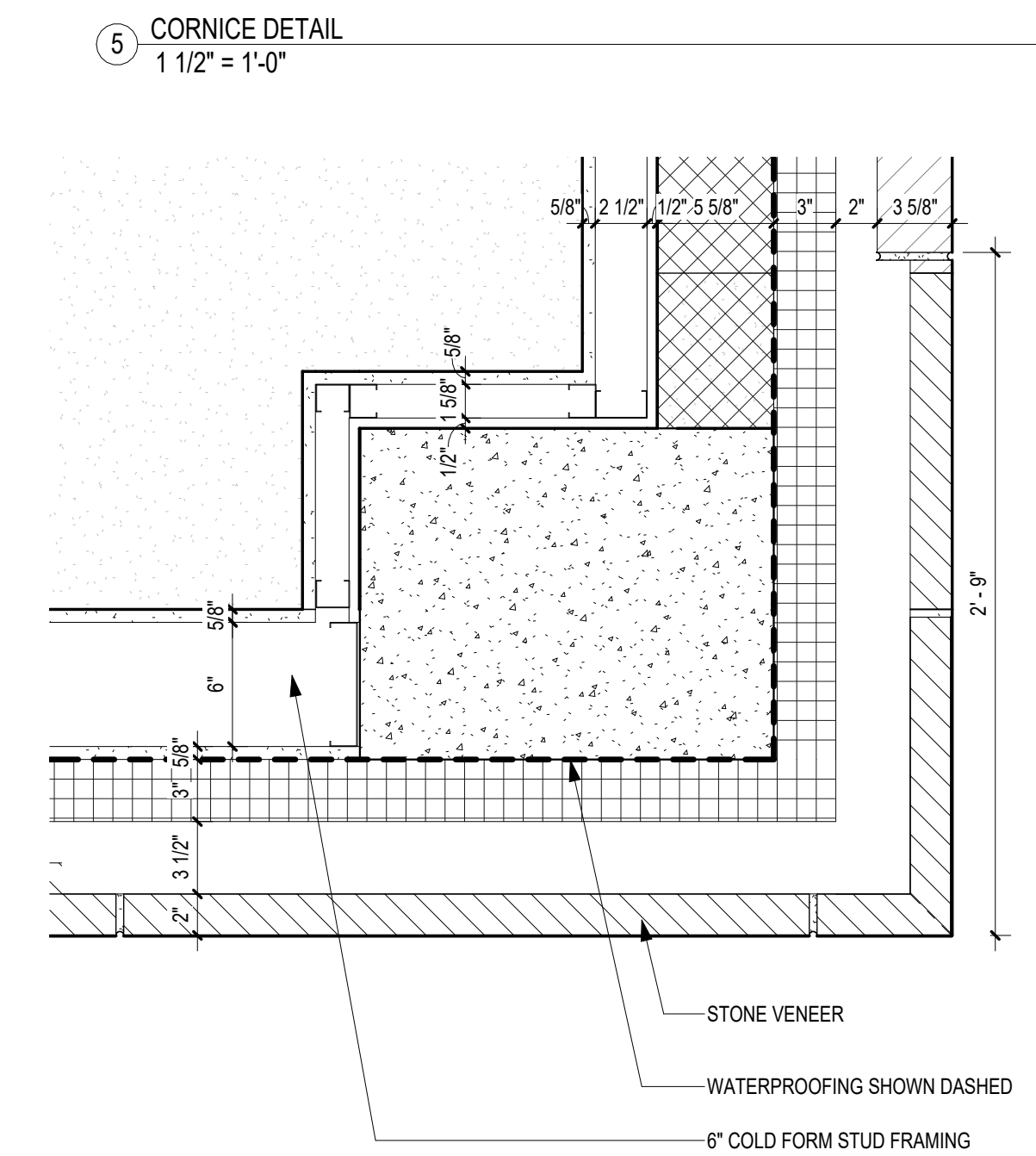
2 GROUND FLOOR PLAN DETAIL
1/4" = 1'-0"



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



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



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

BUILDING BASE DETAILS

257 CANAL STREET

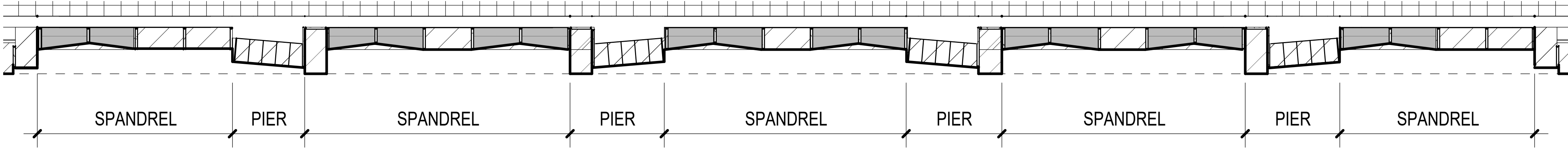
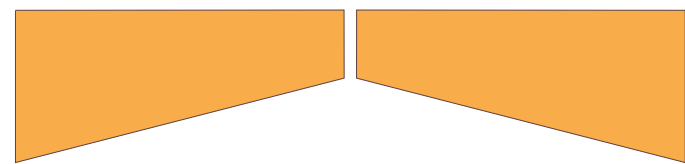
PREVIOUSLY PRESENTED ON 8/4

UPDATED DESIGN



TYPICAL FLOOR
257 CANAL STREET

ELEMENTS CANTED IN PLAN
ADD TEXTURE AND ARTICULATION
TO TYPICAL FLOORS



TYPICAL FLOOR PERSPECTIVE

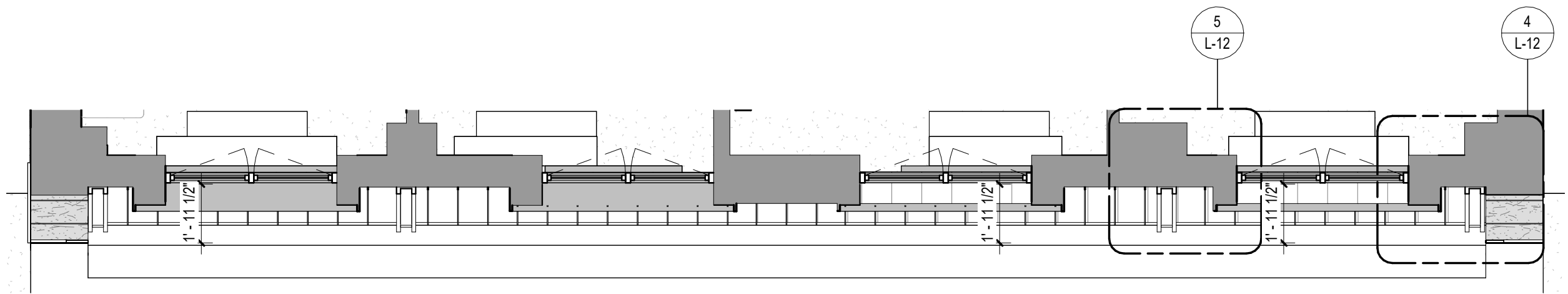
TYPICAL FLOOR FACADE DETAILS

257 CANAL STREET



TOP OF BUILDING

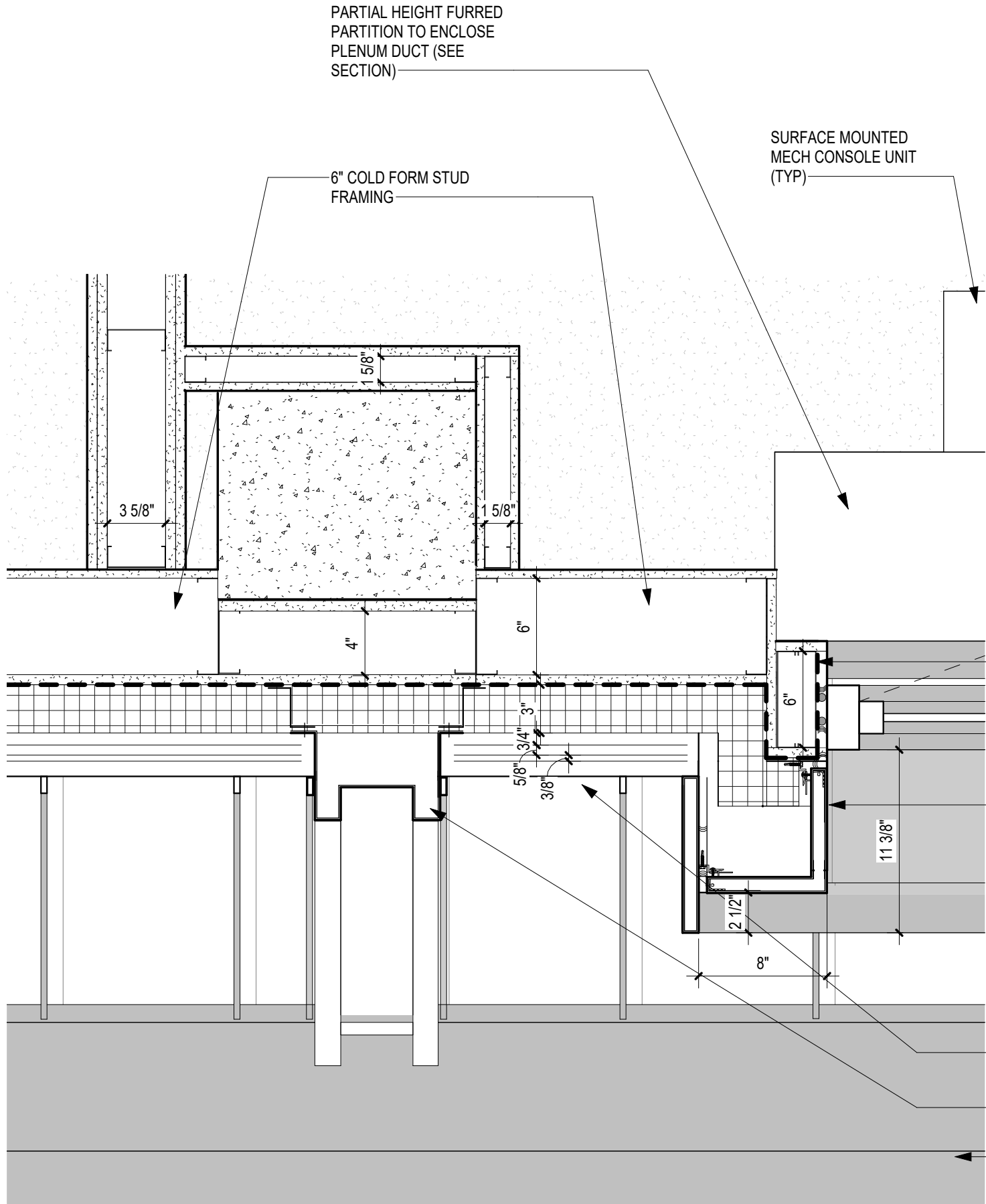
257 CANAL STREET



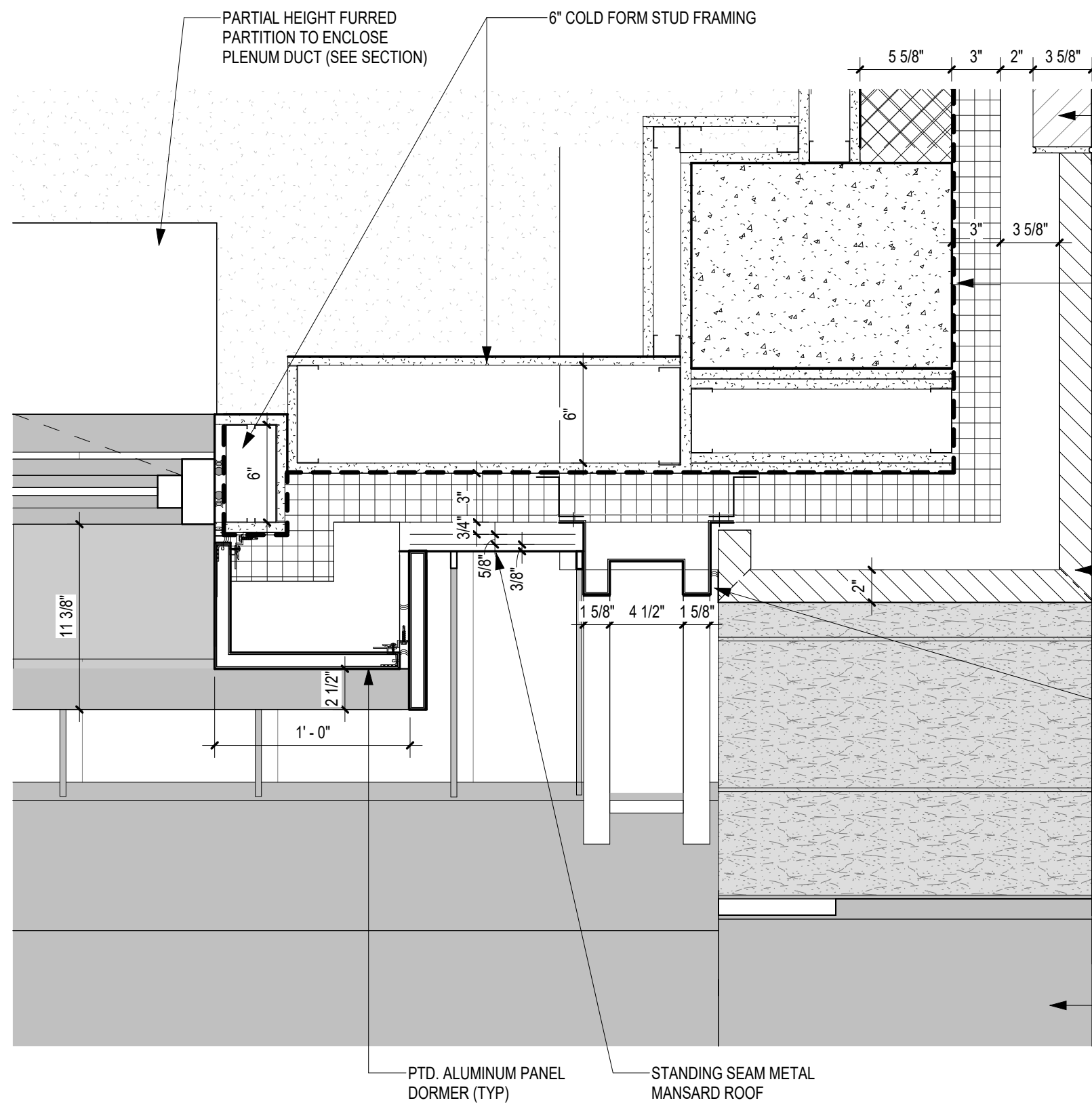
① 19TH FLOOR PLAN DETAIL - LPC
1/4" = 1'-0"

- STANDING SEAM CLADDING ON BULKHEAD
- PTD. ALUM. RAILING
- CANTED ALUM. DORMER HEADER
- PTD. ALUM. PANEL DORMER
- STANDING SEAM MANSARD ROOF
- CAST STONE COPING
- BENT PTD. ALUM. DECORATIVE PIER ELEMENT
- PTD. ALUM. CORNICE
- RECESSED DARK BRICK REVEAL, STRIPED PATTERN
- PTD. ALUM. CORNICE

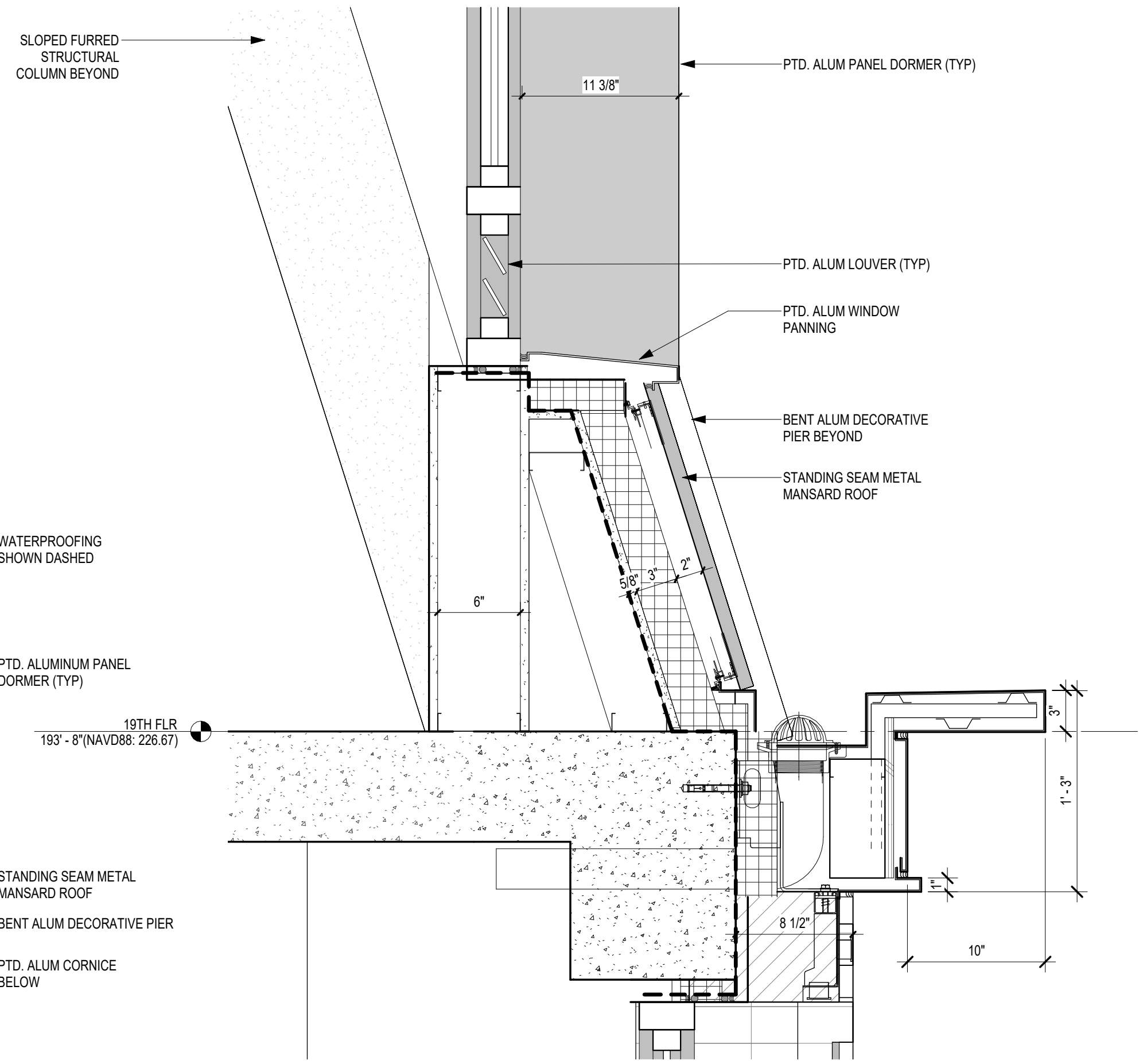
- RECESSED DARK BRICK REVEAL, DECORATIVE GLAZED BRICK
- DARK STACK BOND SPANDREL WITH SAWTOOTH DECORATIVE BRICK PATTERN
- CONTINUOUS CAST STONE SILL
- SOLDIER COURSE DOBINSHIRE BAND



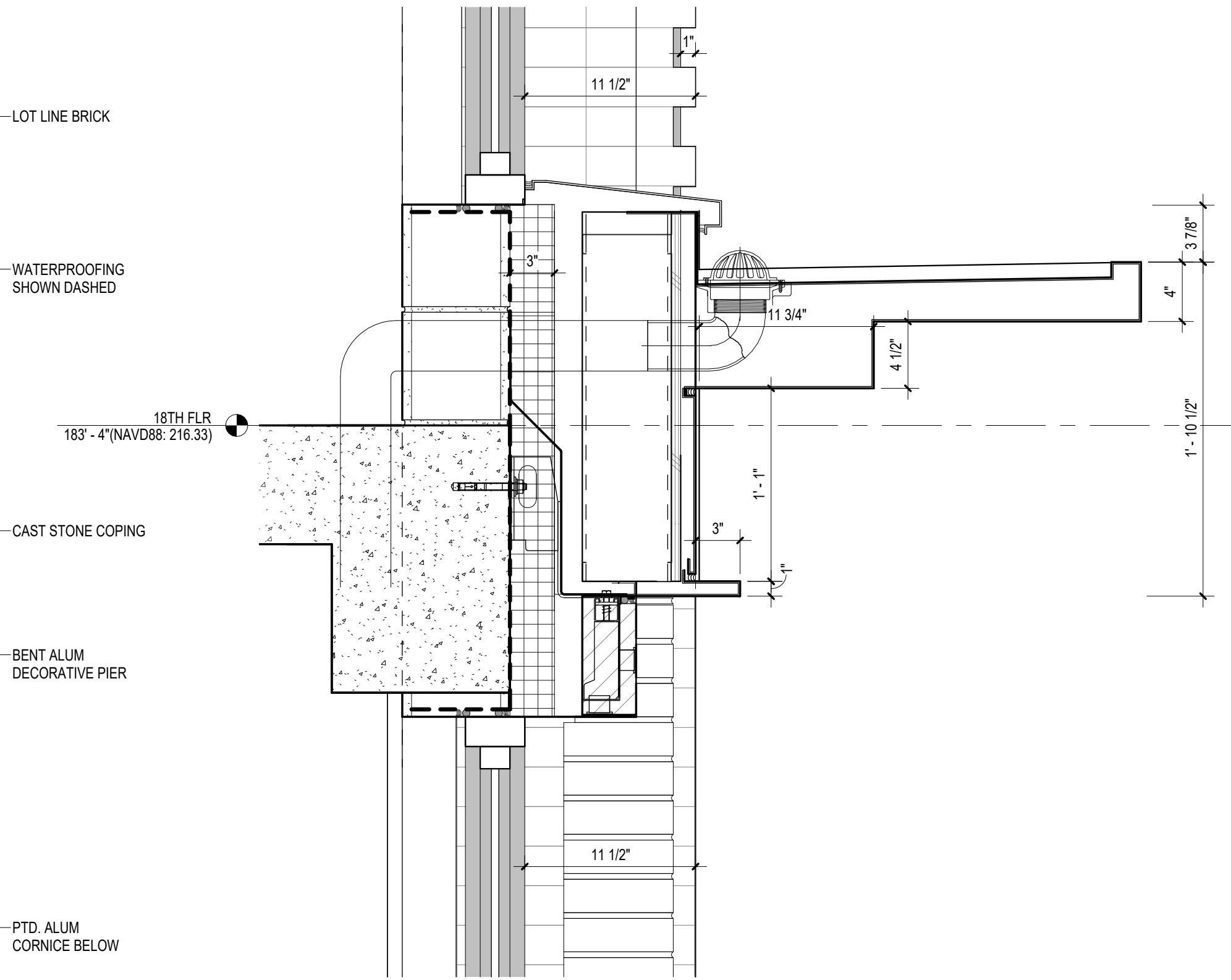
⑤ 19TH FLOOR INTERIOR PIER DETAIL
1 1/2" = 1'-0"



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



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



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

TOP OF BUILDING DETAILS

257 CANAL STREET



EXISTING CONDITIONS



PROPOSED

VIEW FROM ACROSS CANAL ST

257 CANAL STREET



TYPICAL FLOOR PERSPECTIVE



VIEW FROM LAFAYETTE ST, BELOW CANAL ST (SHOWN WITHOUT ARTWORK)

VIEWS FROM SOUTH

257 CANAL STREET



VIEW FROM WEST
257 CANAL STREET



VIEW FROM EAST

257 CANAL STREET

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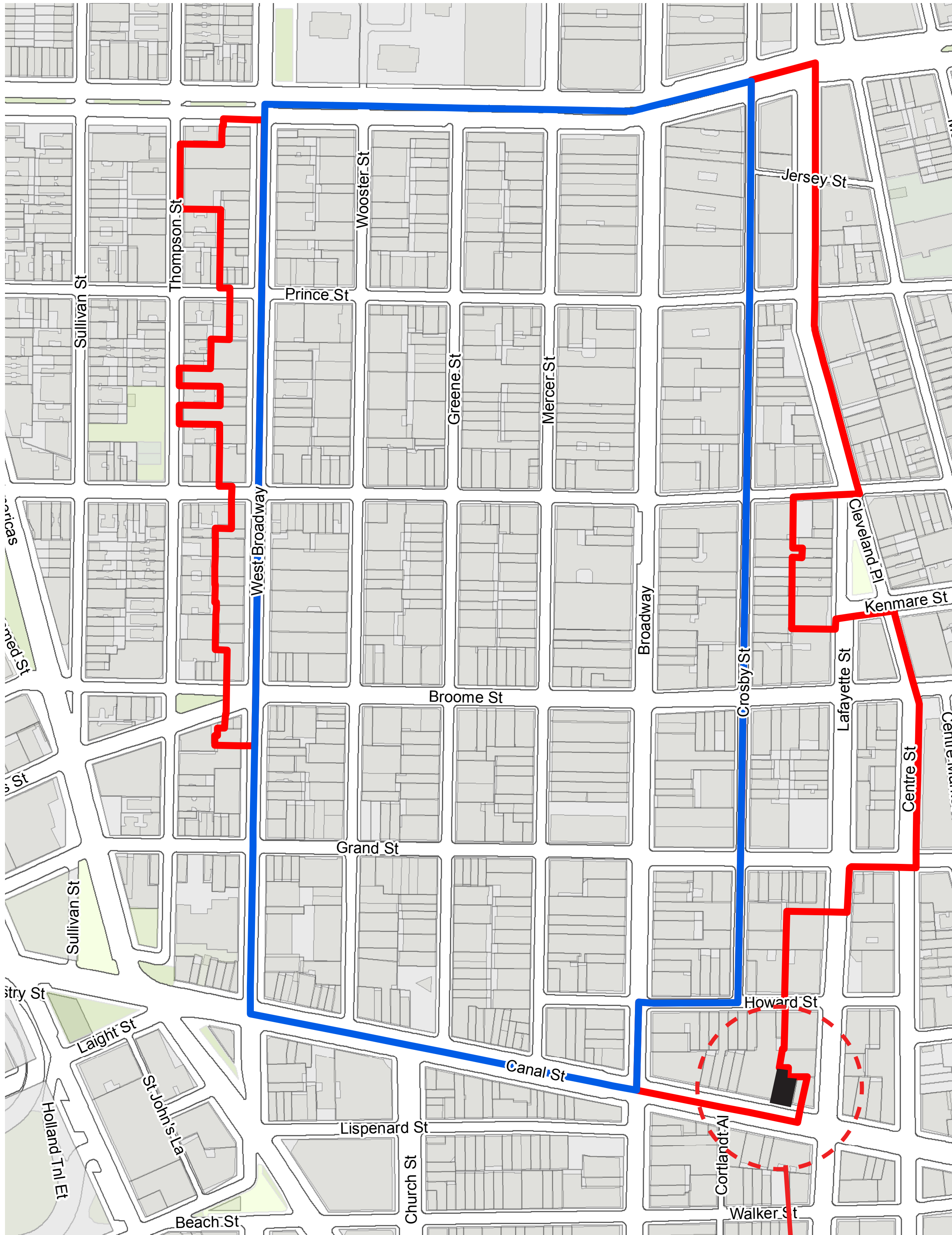
257 Canal Street – SoHo-Cast Iron Historic District Extension
Borough of Manhattan

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APPENDIX



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.



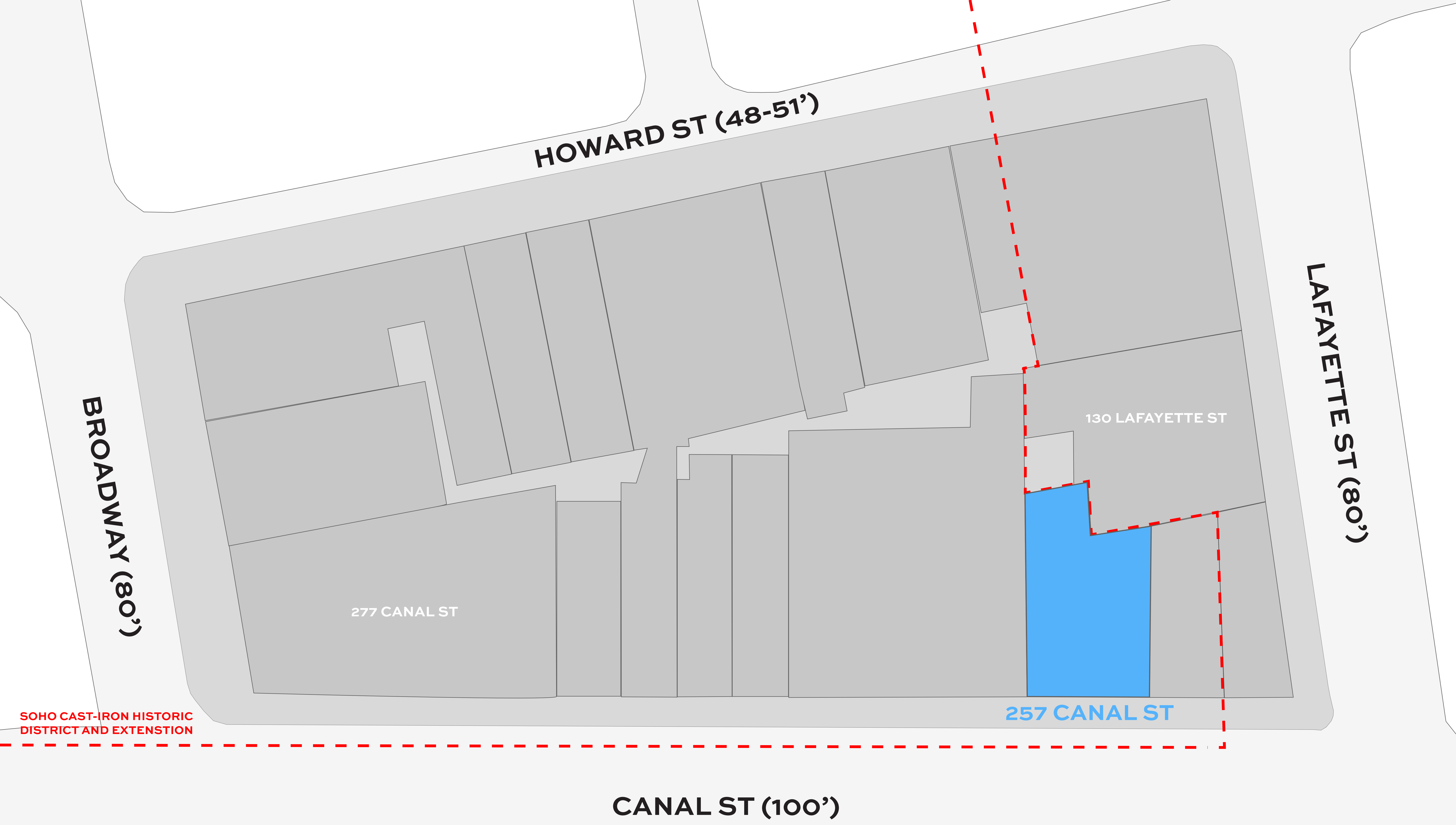
PROJECT PROPOSAL (UPDATED DESIGN)

257 CANAL STREET

25

Project Number: 2513
September 15, 2026

BKSK



SITE PLAN

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



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



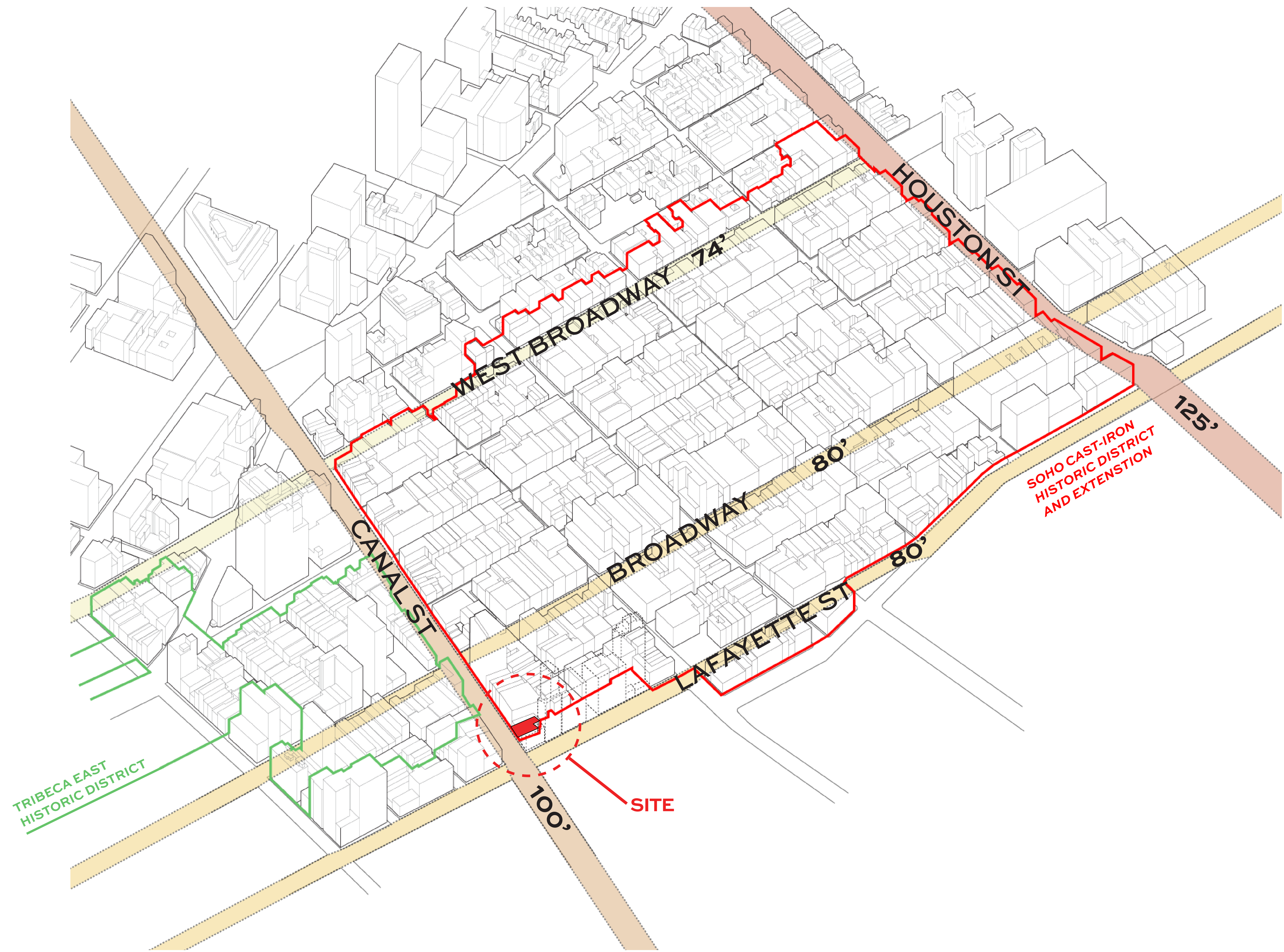
446 BROOME ST



38 CROSBY ST

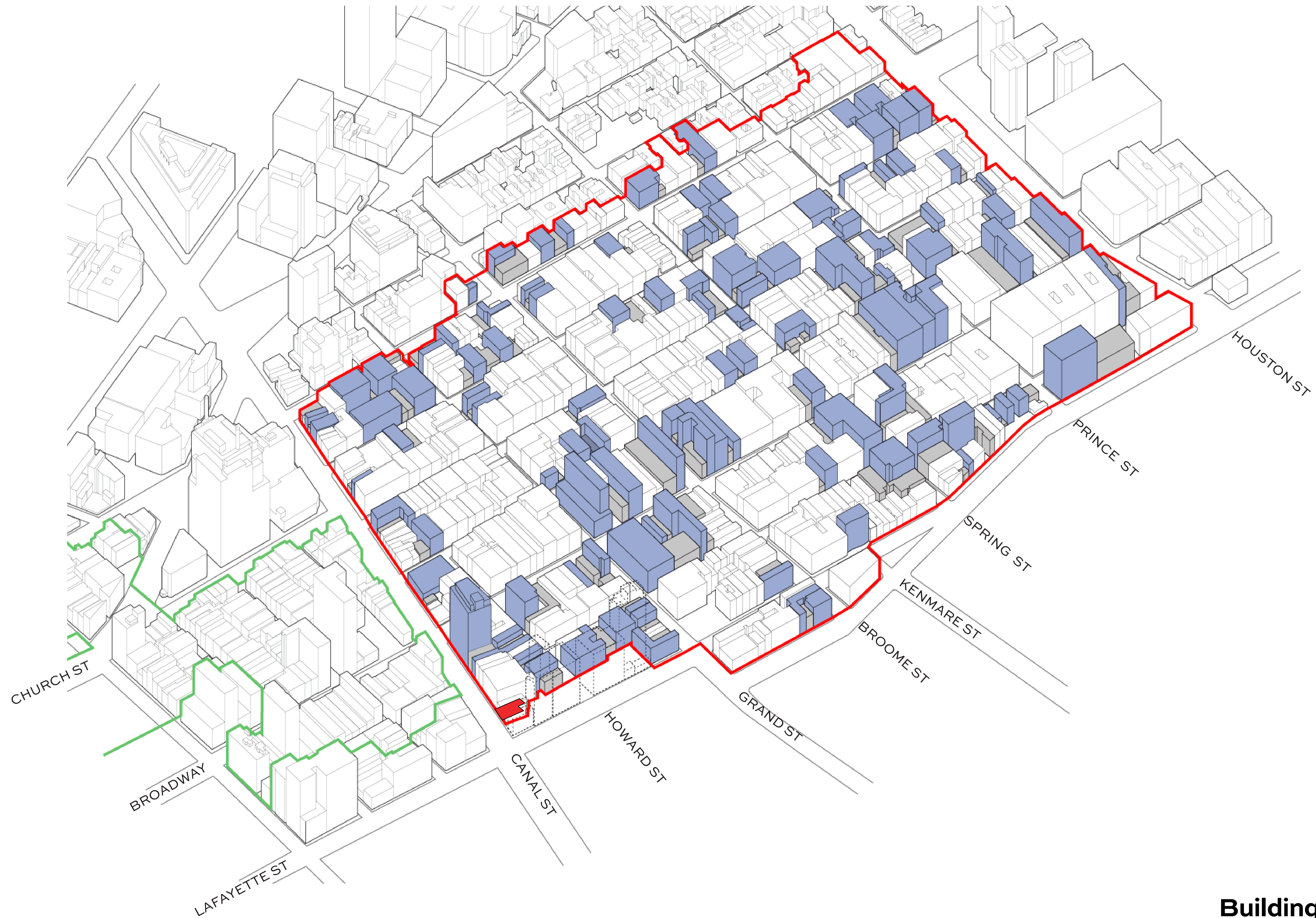
CONTRASTING SCALES IN THE HISTORIC DISTRICT

257 CANAL STREET



WIDE CORRIDORS IN THE HISTORIC DISTRICT

257 CANAL STREET



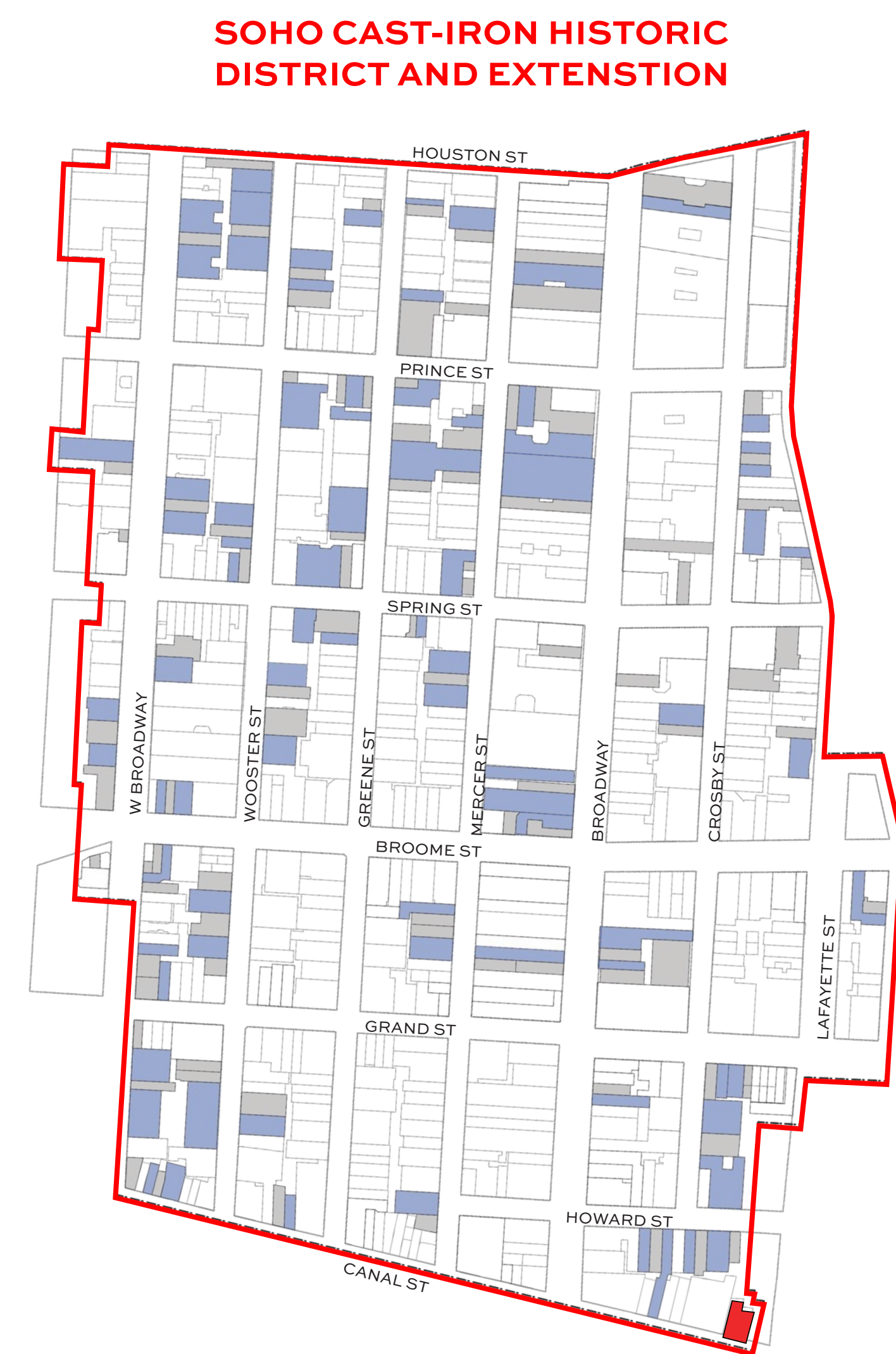
SOHO CAST-IRON HISTORIC DISTRICT AND EXTENSION



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

CONTRASTING SCALES ACROSS THE DISTRICT

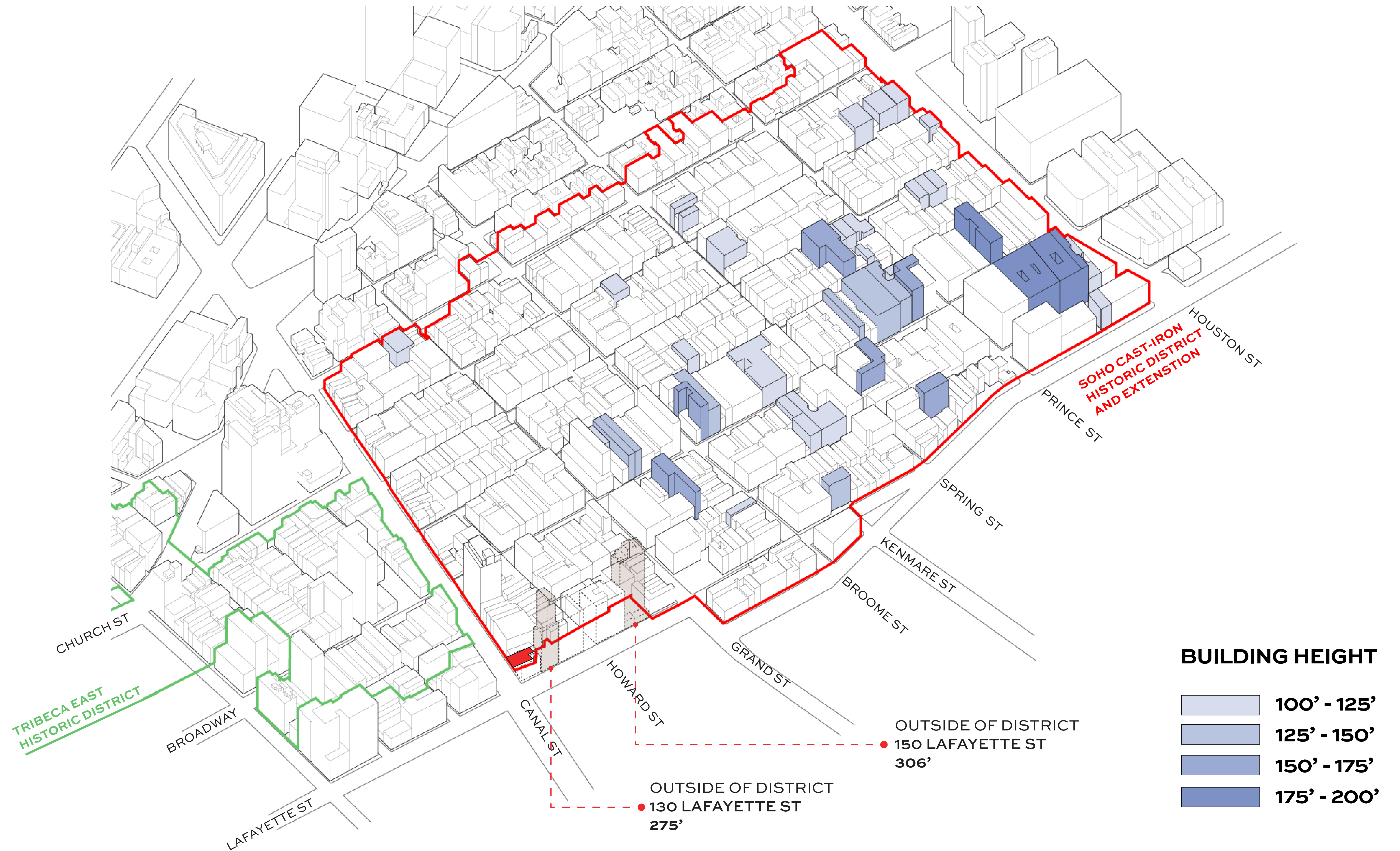
257 CANAL STREET



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

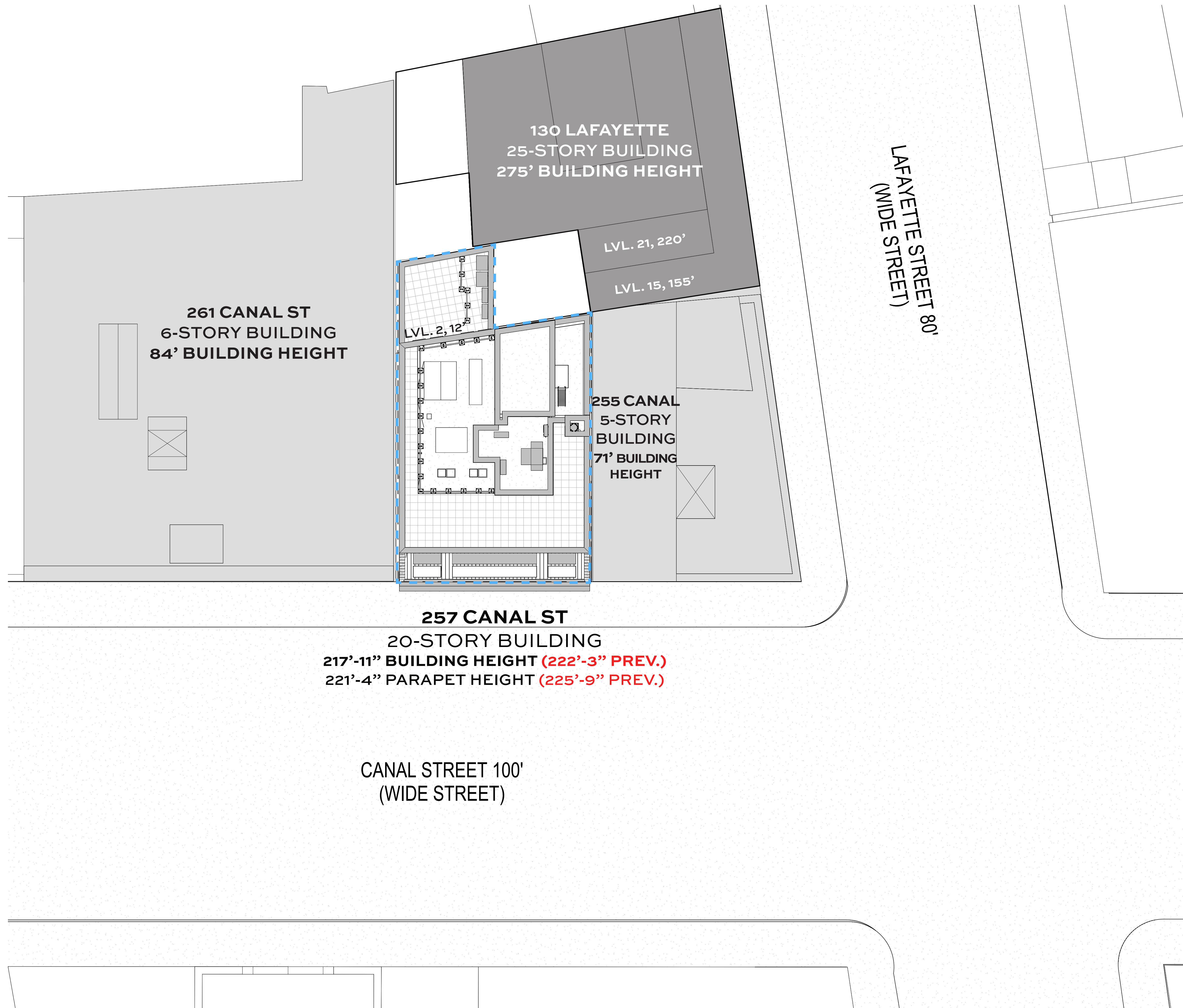
CONTRASTING SCALES ACROSS THE DISTRICT - MIDBLOCK

257 CANAL STREET



TALL BUILDINGS WITHIN THE DISTRICT - MIDBLOCK

257 CANAL STREET

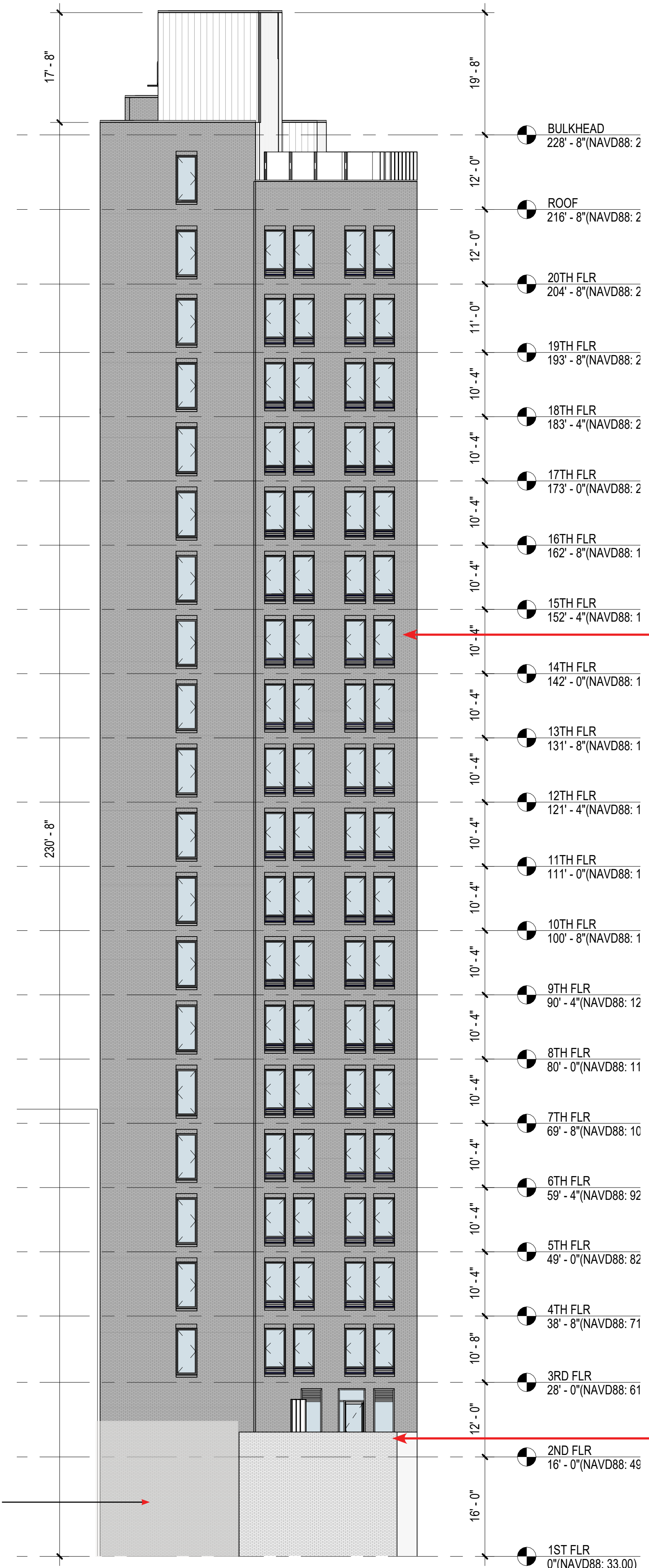


SITE PLAN

257 CANAL STREET



PERSPECTIVE VIEW



ELEVATION VIEW

RED BRICK CLADDING TO MATCH
LOT LINE WALLS

2ND FLOOR RESIDENT TERRACE

130 LAFAYETTE TERRACE

PROPOSED NORTH ELEVATION (UPDATED DESIGN)

257 CANAL STREET



VIEW FROM WEST (PREVIOUS)

257 CANAL STREET



VIEW FROM EAST (PREVIOUS)

257 CANAL STREET



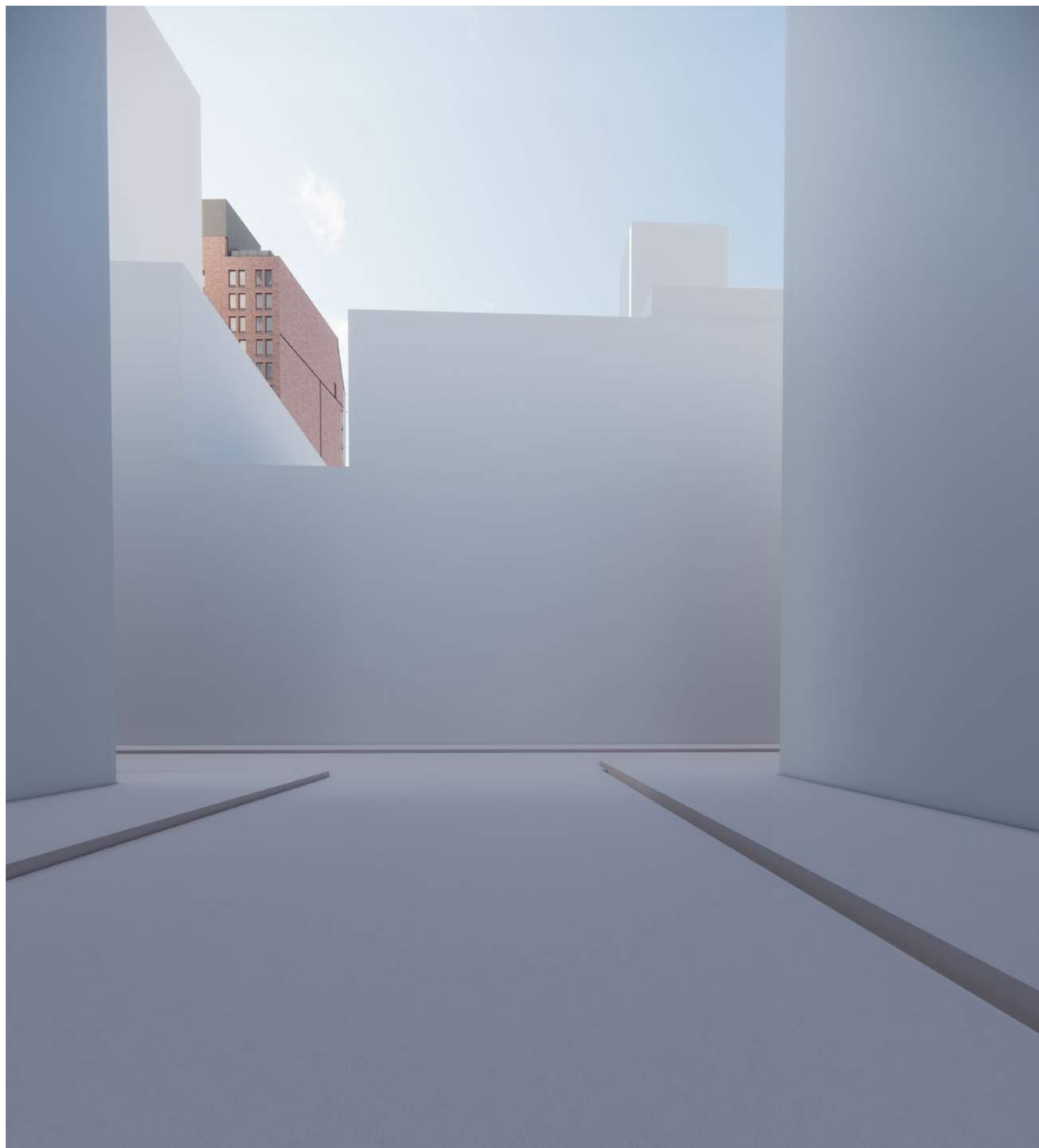
EXISTING CONDITIONS



PROPOSED

VIEW FROM ACROSS CANAL ST (PREVIOUS)

257 CANAL STREET



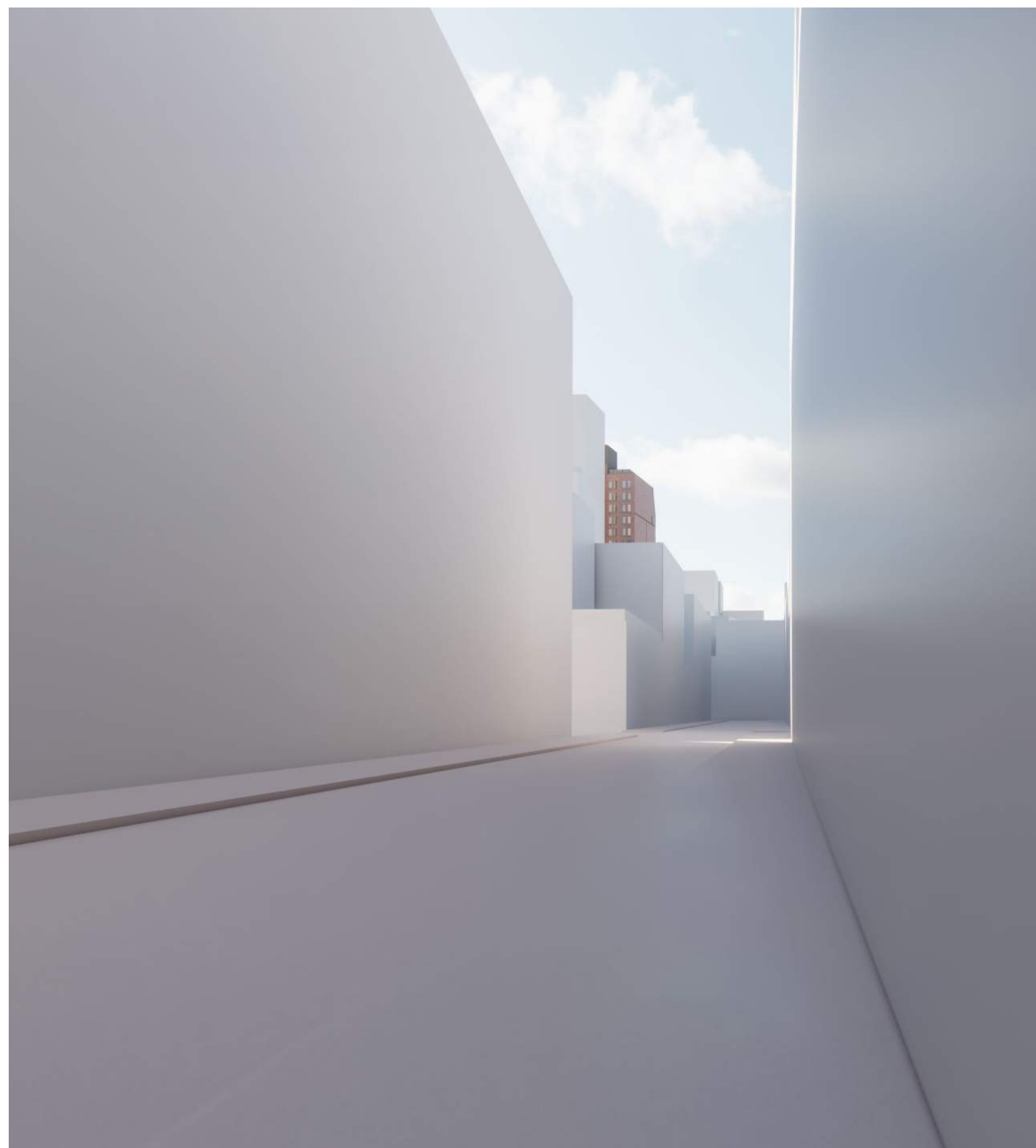
1 VIEW FROM CROSBY ST NORTH OF HOWARD ST



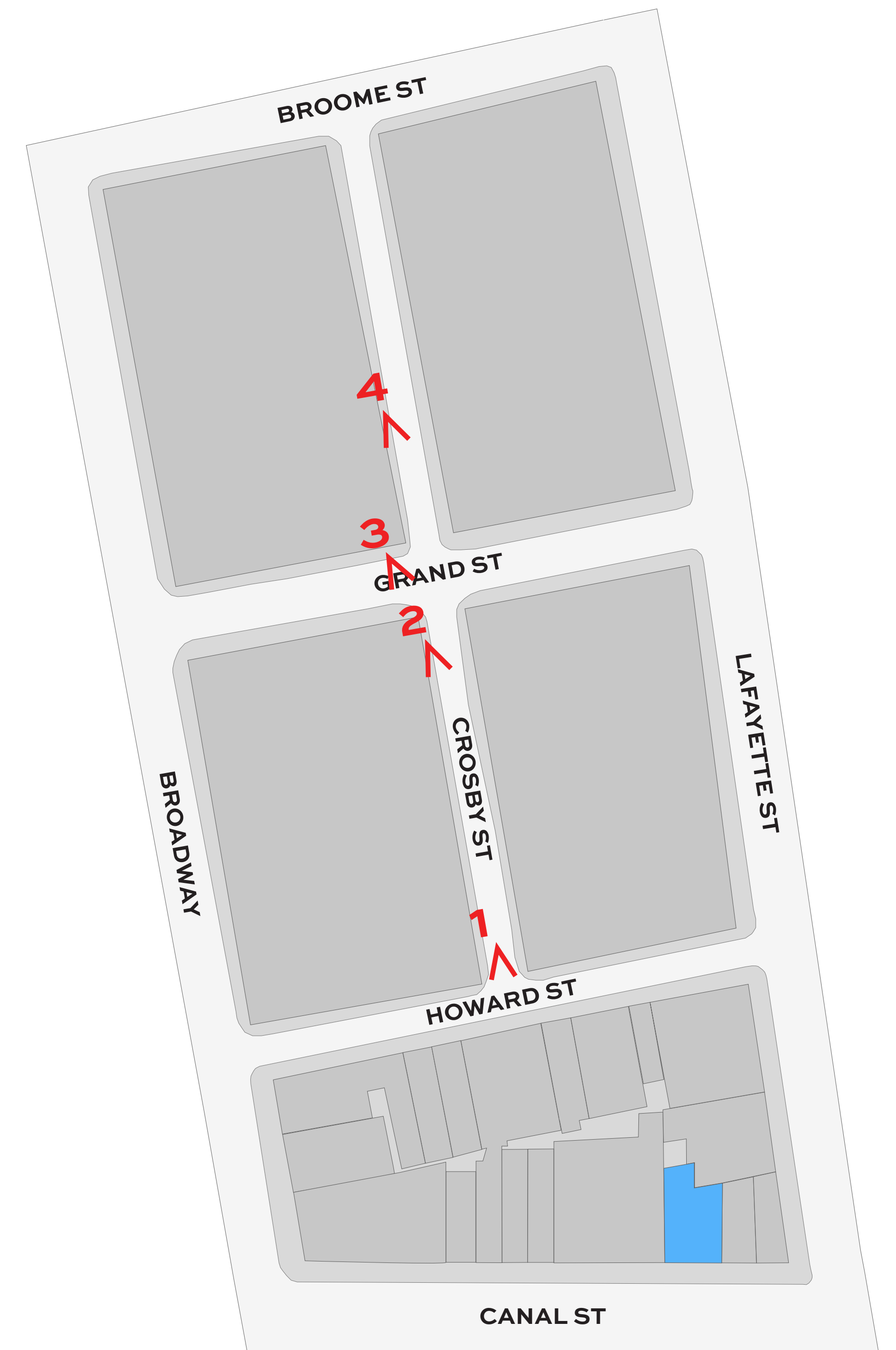
2 VIEW FROM CROSBY ST SOUTH OF GRAND ST



3 VIEW FROM NW CORNER OF GRAND ST AT CROSBY ST



4 VIEW FROM CROSBY BETWEEN BROOME AND GRAND



VISIBILITY STUDIES (PREVIOUS)

257 CANAL STREET

ARTWORK



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

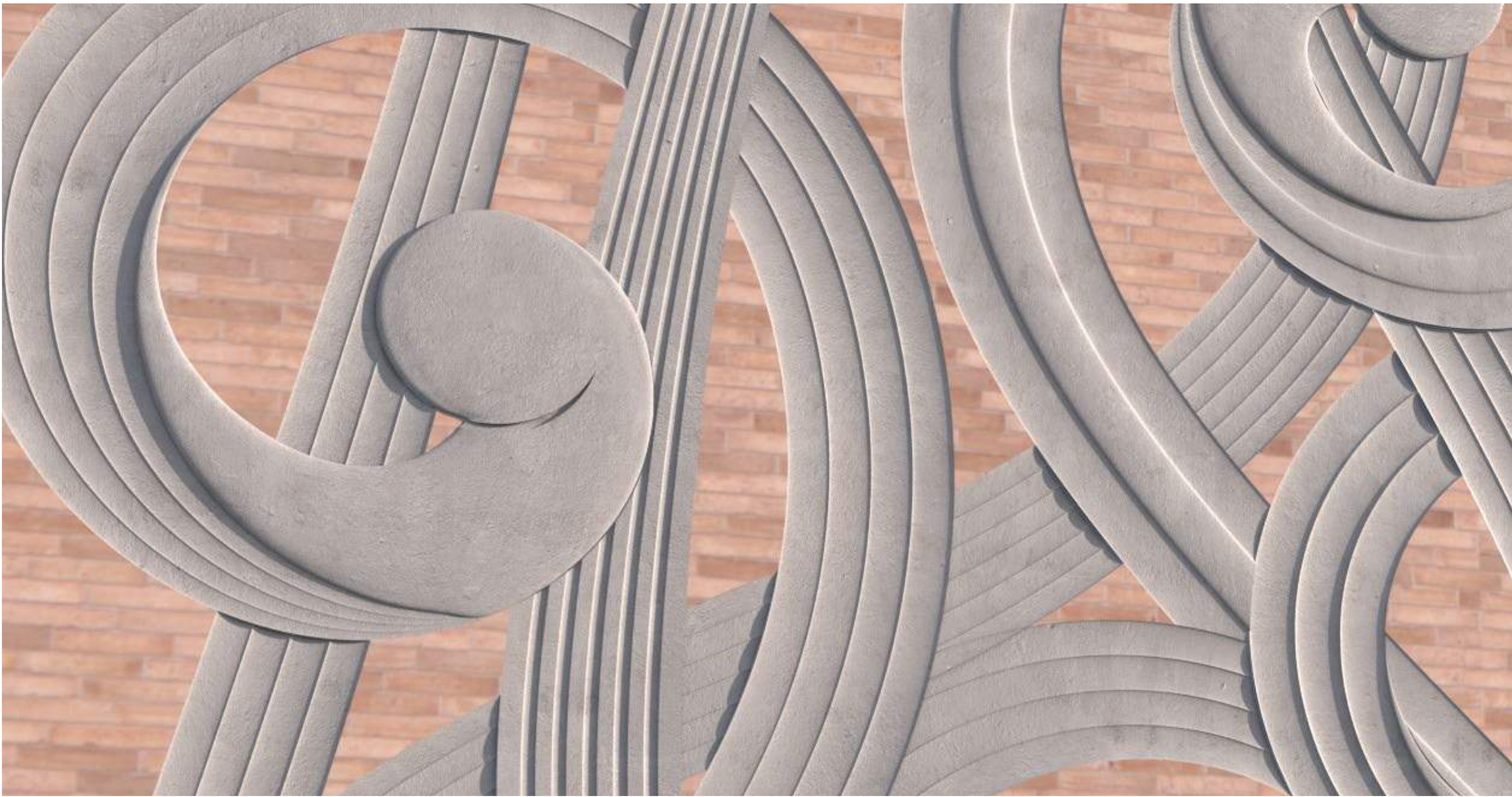
The lotus grows in the mud and murky waters to become a flower that embodies beauty and light. The pristine lotus represents the idea that even from the darkest circumstance, growth and transformation can occur, symbolizing awakening and compassion.



Elevation view of ceramic tile art wall on the east facade



Detailed view of ceramic tile lotus petals

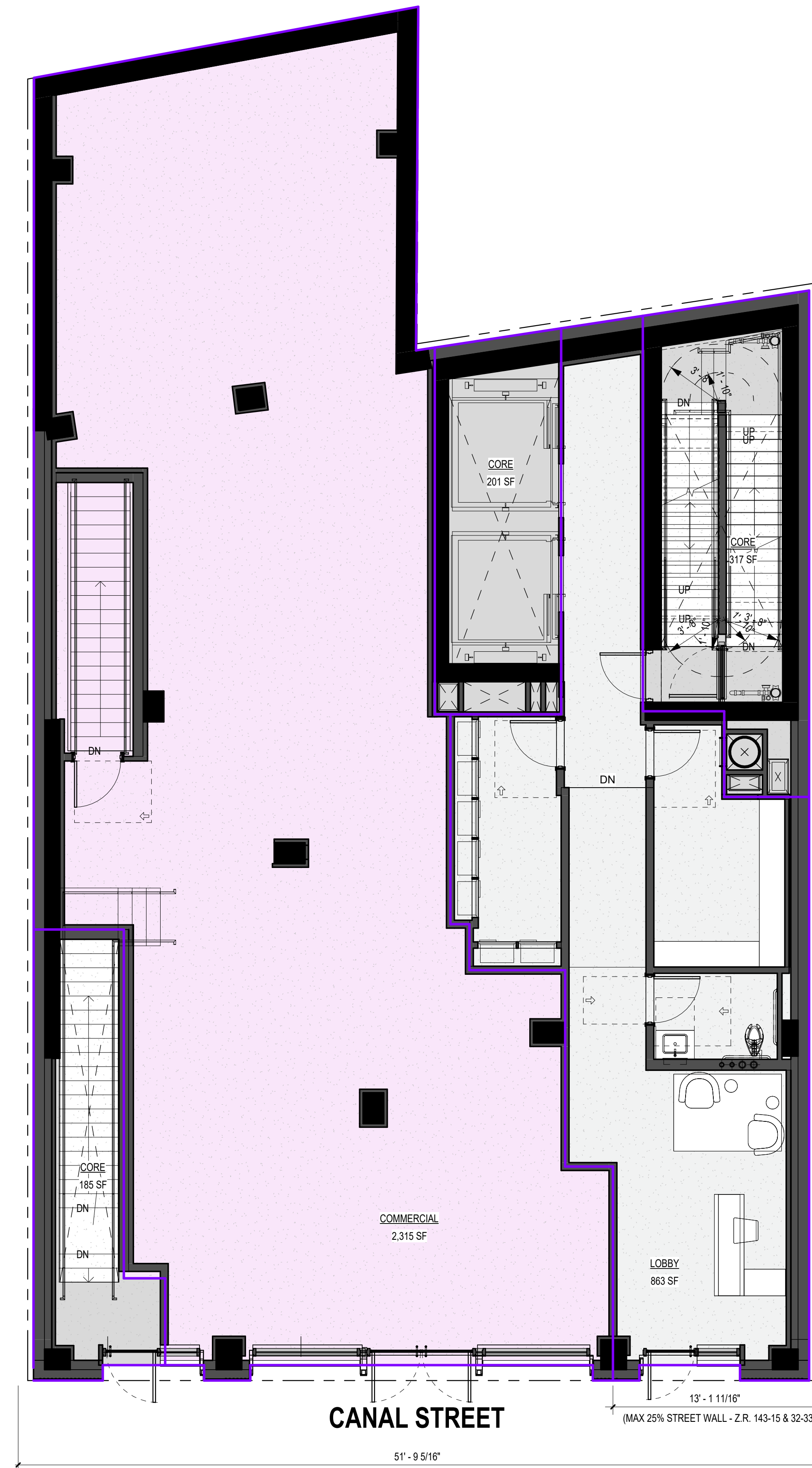


Detailed view of ceramic tile lotus roots

EAST FACADE ARTWALL - DETAILS

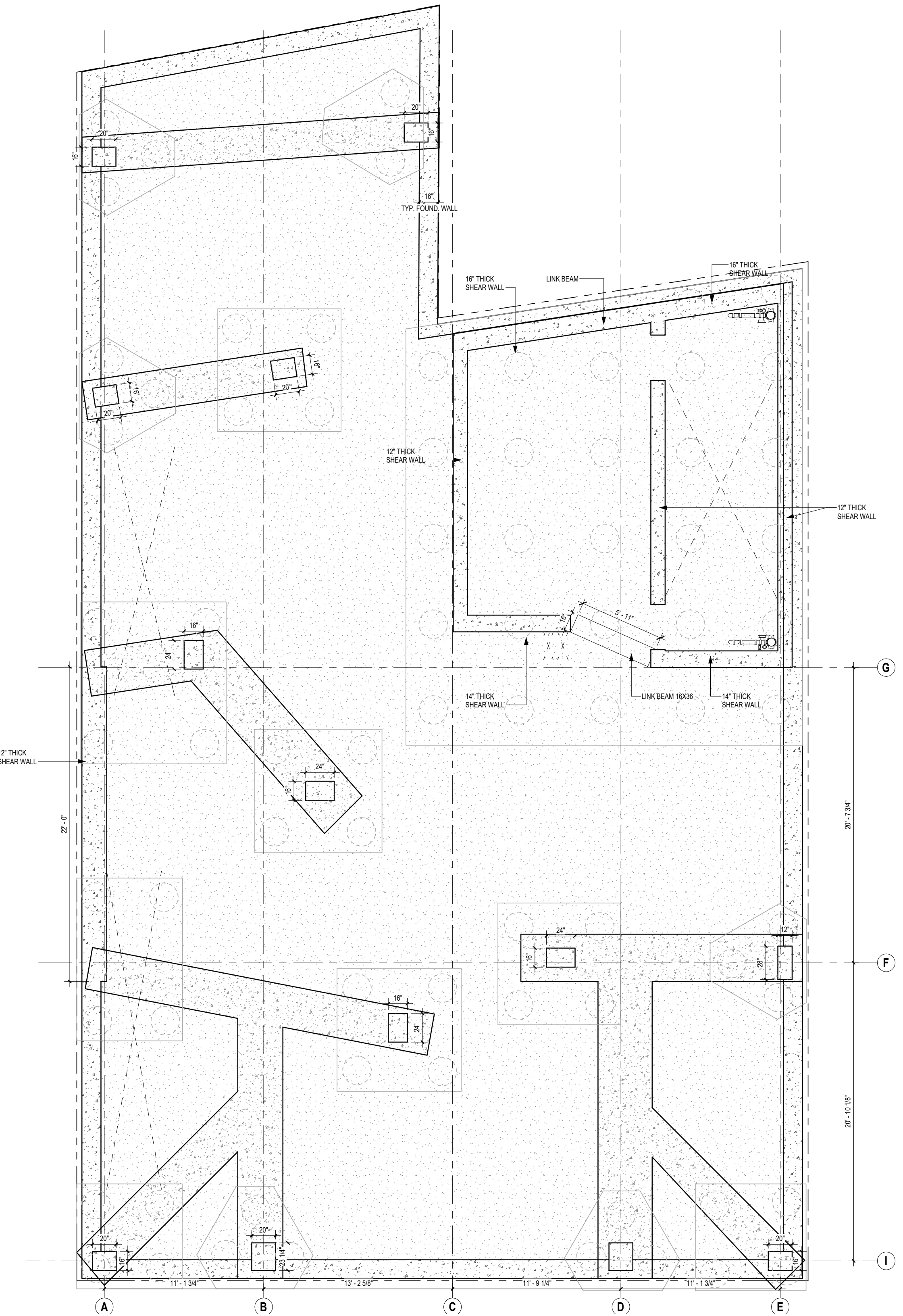
257 CANAL STREET

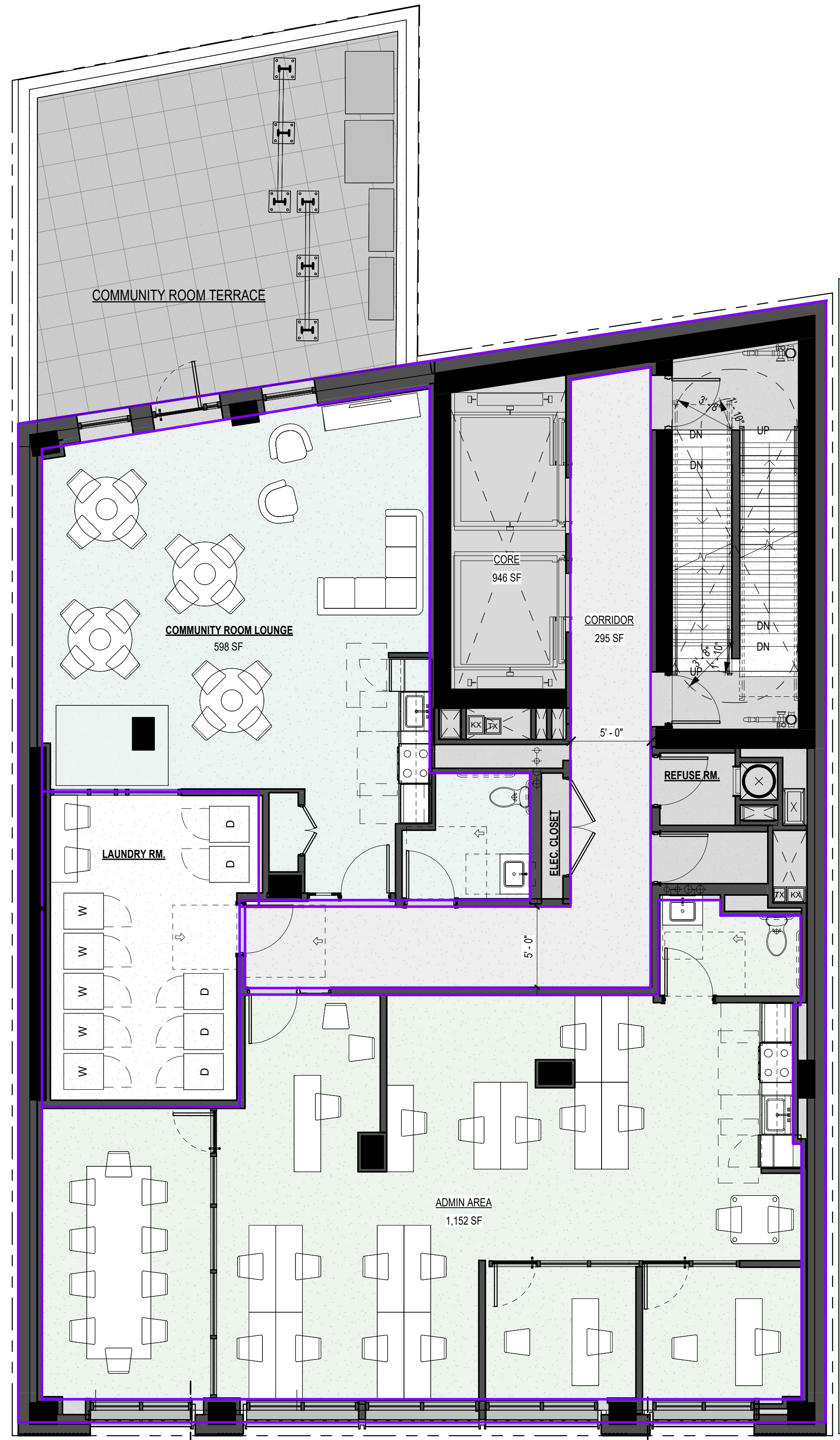
FLOOR PLANS



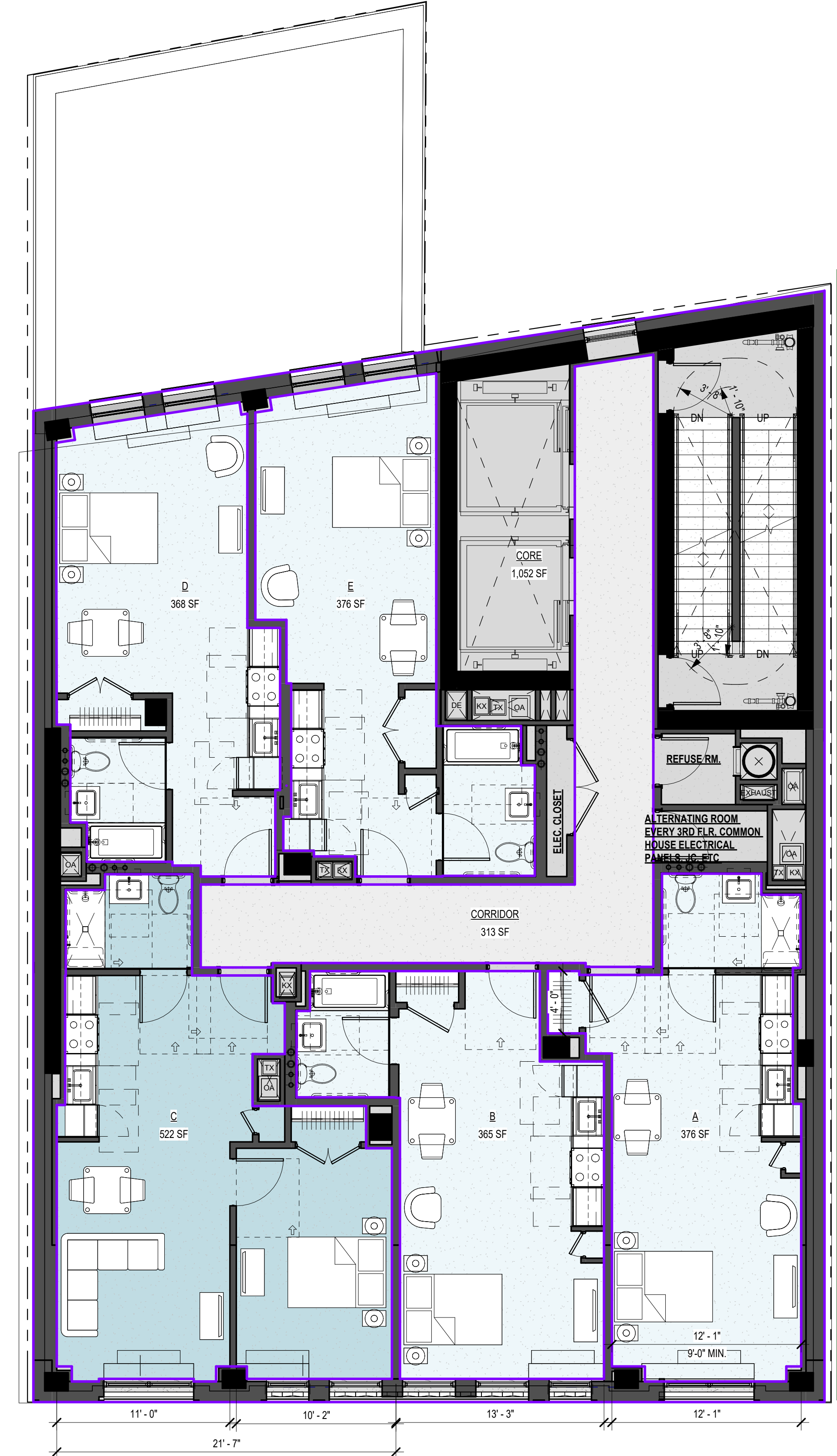
1ST FLOOR PLAN

257 CANAL STREET





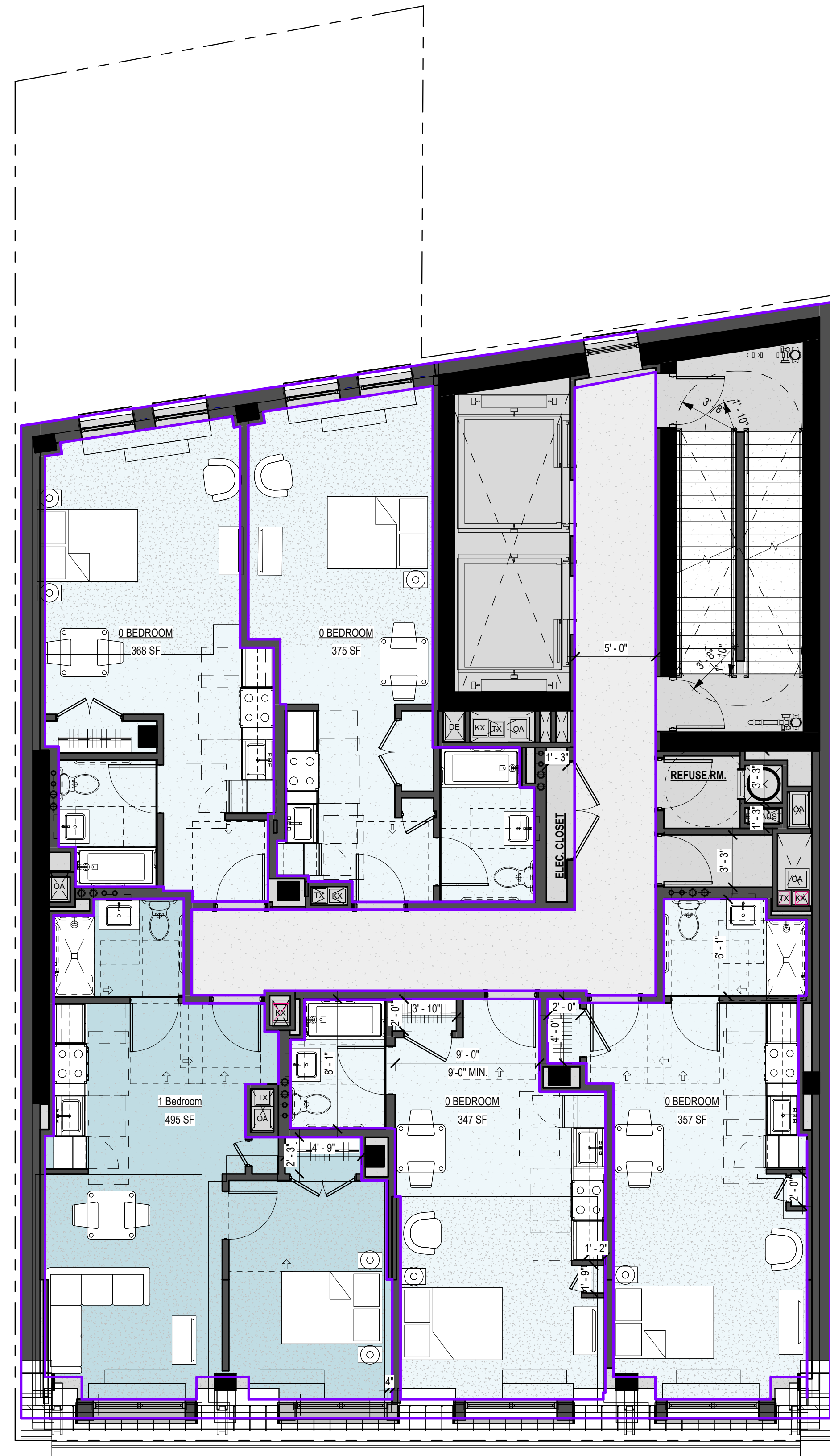
② 2ND FLOOR
3/16" = 1'-0"



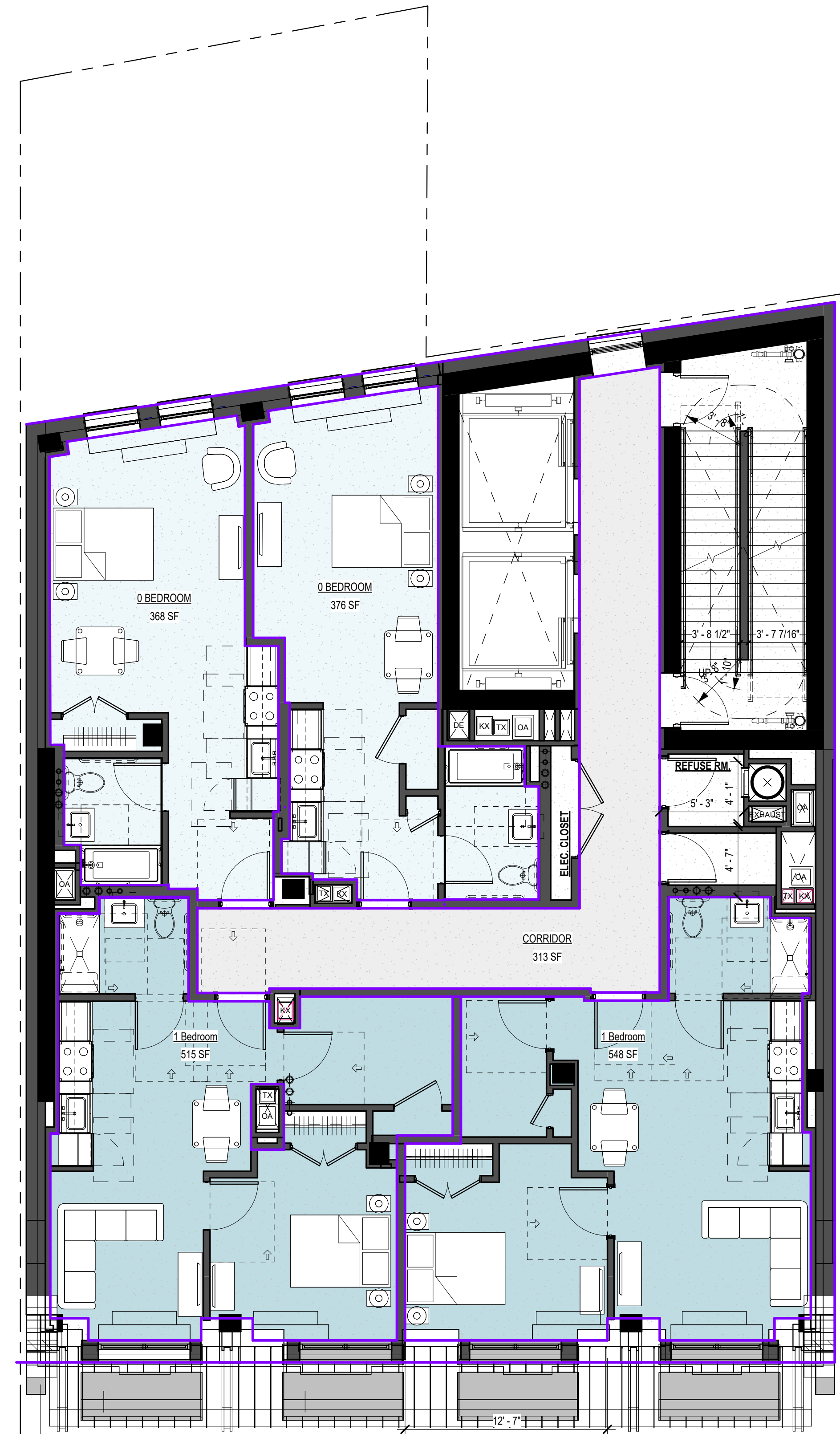
① 3RD - 18TH FLOOR
3/16" = 1'-0"

2ND - 18TH FLOOR PLANS

257 CANAL STREET



1 PRESENT - 19TH FLR
3/16" = 1'-0"



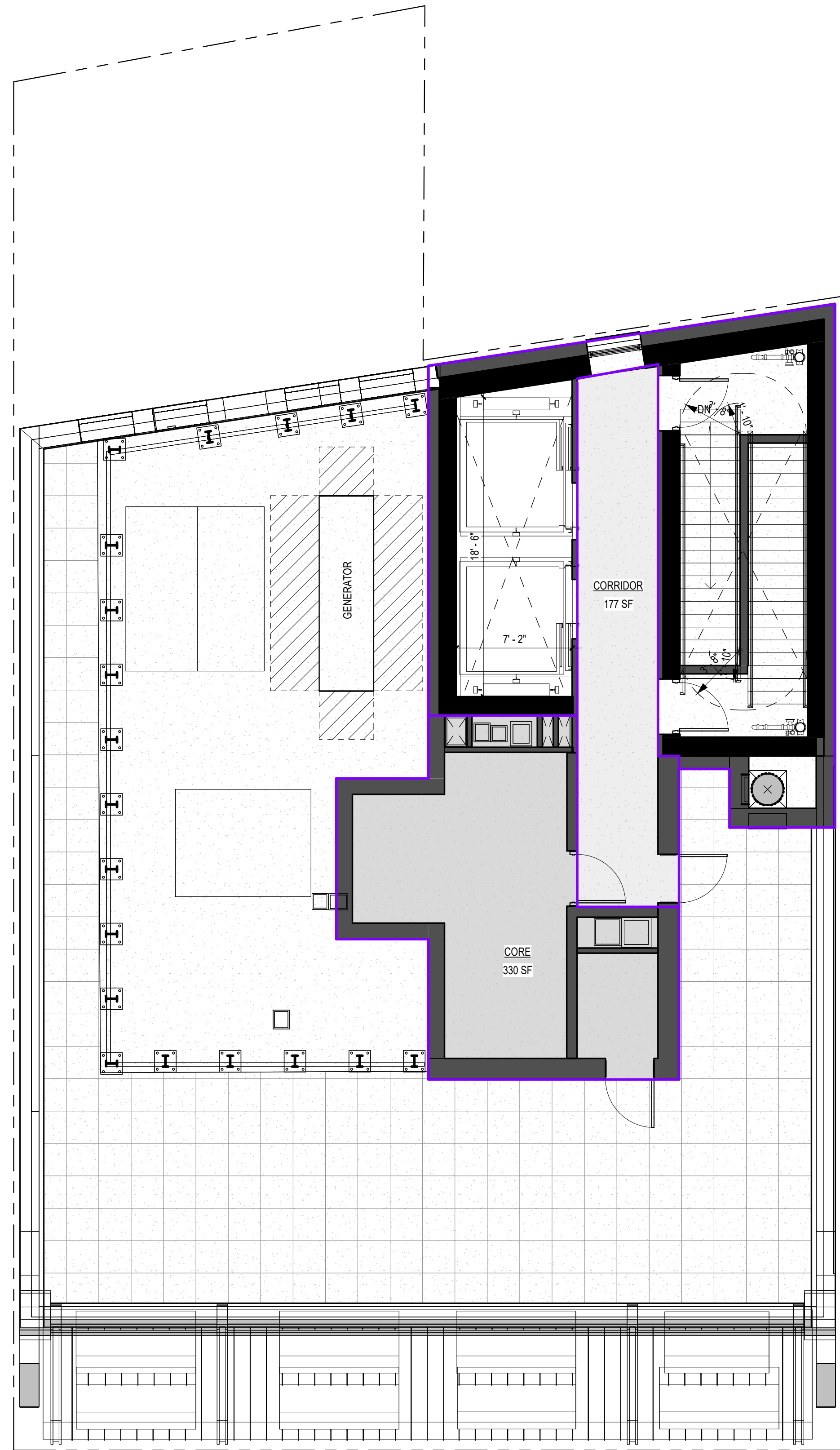
2 PRESENT - 20TH FLR
3/16" = 1'-0"

19TH - 20TH FLOOR PLANS

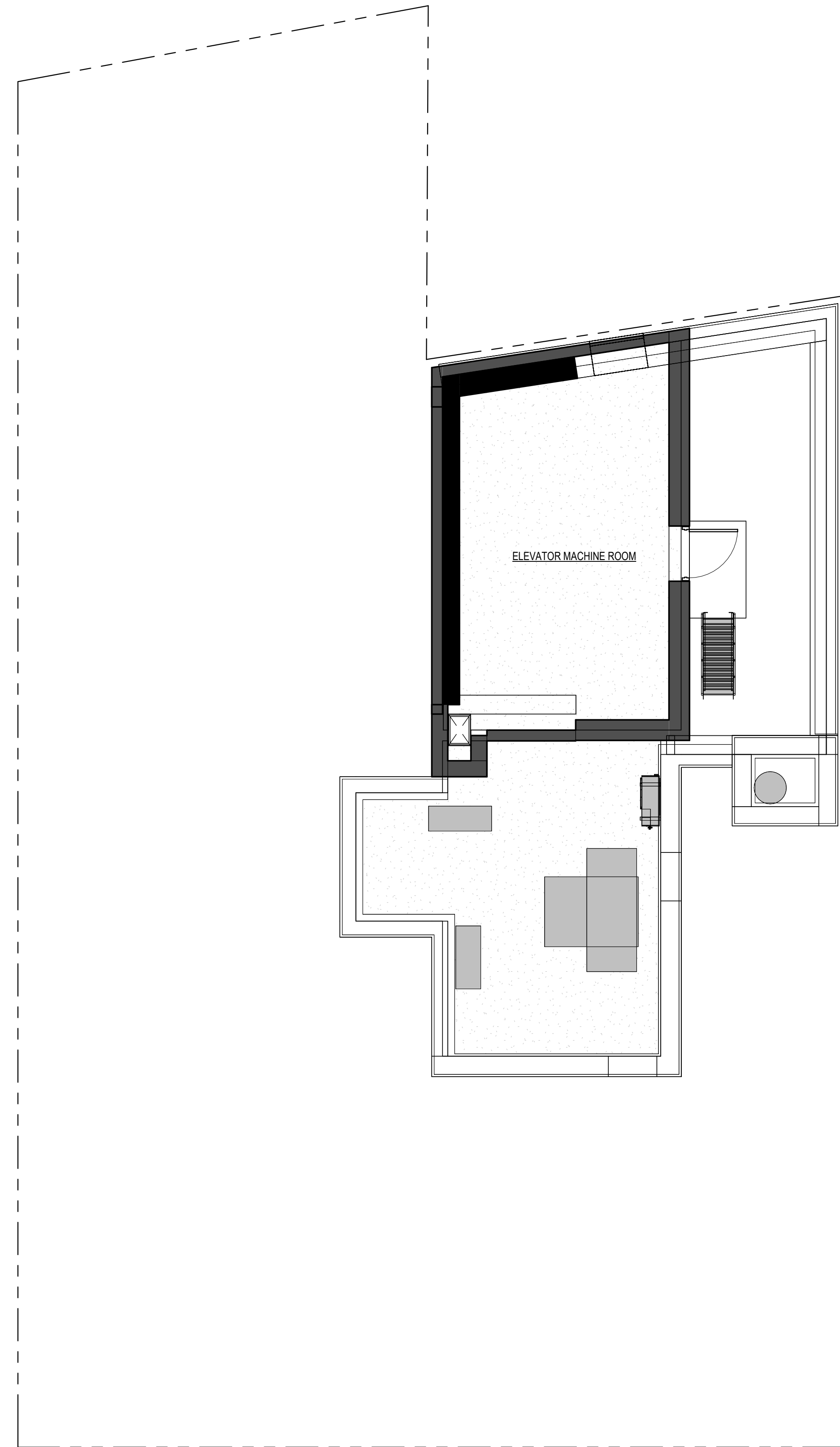
257 CANAL STREET

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BKSK



① ROOF PLAN
3/16" = 1'-0"



② BULKHEAD PLAN
3/16" = 1'-0"

ROOF PLAN

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