



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

Testimony for LPC-26-07312 - 375 Lafayette Street – NoHo Historic District Extension

This Historic Districts Council finds the proposed development dramatically out of scale with its surroundings. The overall bulk and height of the project are excessive for this location, and the proposal fails to respond appropriately to the immediate context, which includes several significantly smaller historic buildings such as the Ernest Flagg–designed Engine Company 33 and a distinguished building designed by Henry Hardenbergh nearby. As currently designed, the building overwhelms these neighbors and disrupts the established scale of Lafayette Street. A reduction in height—particularly along Great Jones Street—and a massing strategy that steps the building down as it moves east would better reflect the lower-scale character of the surrounding block.

We believe the project could also be improved through a more contextual massing and façade strategy. The first setback should occur at a height that relates directly to the adjacent buildings on either side, allowing the street wall to align more clearly with its neighbors, and the overall height should be reduced to better correspond with the scale of the newer building across the street. The façade design also appears overly repetitive, with long stretches of nearly identical window bays and little variation in materials or depth. Introducing clearer visual breaks and a stronger cornice would help reduce the building's perceived scale, while the highly visible rear façade should receive greater architectural attention to avoid a monolithic or institutional appearance.