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Brad Hoylman-Sigal, Borough President

**Testimony to the NYC Landmarks Preservation Commission on
375 Lafayette Street - NoHo Historic District Extension**

Certificate of Appropriateness (LPC-26-07016)

March 10, 2026

Thank you for the opportunity to testify on this important application to construct a new as-of-right 19-story residential building on an existing parking lot within the NoHo Historic District Extension.

First, to state what is well-known, New York City is in the throes of an affordability crisis and housing shortage and 47% of Manhattanites are spending 30% or more of their income on housing costs. While we may disagree on the details, everyone agrees that we should build housing on this site.

I agree with Manhattan Community Board 2 and preservationists on many of their design comments, including calls for greater facade articulation, reduction of blank walls, and use of materials that align with the historic context. I agree that a robust cornice element at the top and at key elevations could help break up the facade. I also appreciate that this project has helped highlight ways that developers across the City are acting to avoid 485x wage requirements, which is a larger issue that I am committed to working with partners in Albany to address.

However, a major objection to this application is the size and scale of the proposed building and what is termed "its general unsuitability in the historic district." There are two reasons why I disagree.

First, there's a strong argument that the proposed building is actually in accordance with the size and scale of the local neighborhood. This project is 195 feet tall, while surrounding historic buildings are as tall as 220 feet, and many of the neighborhood's historic loft-style buildings are more dense than the proposed building under consideration.

Second, even if one agrees that the size and scale of the proposed building is inappropriate, that concern is dwarfed by the size and scale of New York's housing crisis. Local policymakers passed recent zoning changes to address the housing crisis by

increasing density and requiring affordable housing on this site. If we were to decrease the size of this building, we would decrease space for affordable homes.

Further, the intent of Landmarks Law is not to prevent development, but to ensure that development is harmonious with the historic character of the surrounding area. Historic Districts need to accommodate responsible growth, and I think the parking lot at 375 Lafayette Street presents a clear opportunity to do so.

For those reasons, I support this application. I look forward to seeing this parking lot transform into a thoughtfully designed building that honors the surrounding historic character while creating hundreds of desperately needed homes for Manhattanites.