

375 Lafayette

LPC Public Hearing
03/10/2026

375 Lafayette

Project Team

Developer & Owner:

Edward J. Minskoff Equities & Edison Properties

EJME

EDISON
PROPERTIES

Architect:

Skidmore, Owings & Merrill, LLP

Landmarks Consultant:

Higgins Quasebarth & Partners

SOM



Engineers - Structural & Geotech:

DeSimone Consulting Engineers & Langan Engineering

DeSimone *LANGAN*





Address: 17 Jane Street
 Historic District: Greenwich Village Historic District
 Architect: David Chipperfield Architects



Address: 29 Jay Street
 Historic District: DUMBO Historic District
 Architect: Marvel

EJME MINSKOFF

Minskoff develops, owns and manages institutional quality real estate in major urban centers.

Edward J. Minskoff Equities, Inc. was founded by **Edward J. Minskoff** (“EJM”) in May of 1987. Minskoff invests, owns, develops and manages institutional quality commercial office buildings and develops high-end residential properties in New York City and other urban areas. Minskoff oversees all phases of its properties and has provided successful returns for a diversified roster of institutional lenders and investors.

Minskoff is a full-service real estate company that provides in-house development, construction, leasing, and management services to its office, residential and retail real estate portfolio. These efforts are led by a team of professionals that have weathered multiple real estate cycles and with broad real estate market engagement spanning decades.

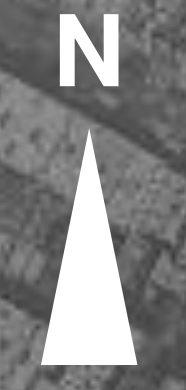
Context - Site

NoHo Historic Districts

NoHo Historic District
1999

**NoHo Historic District Extension
2008**

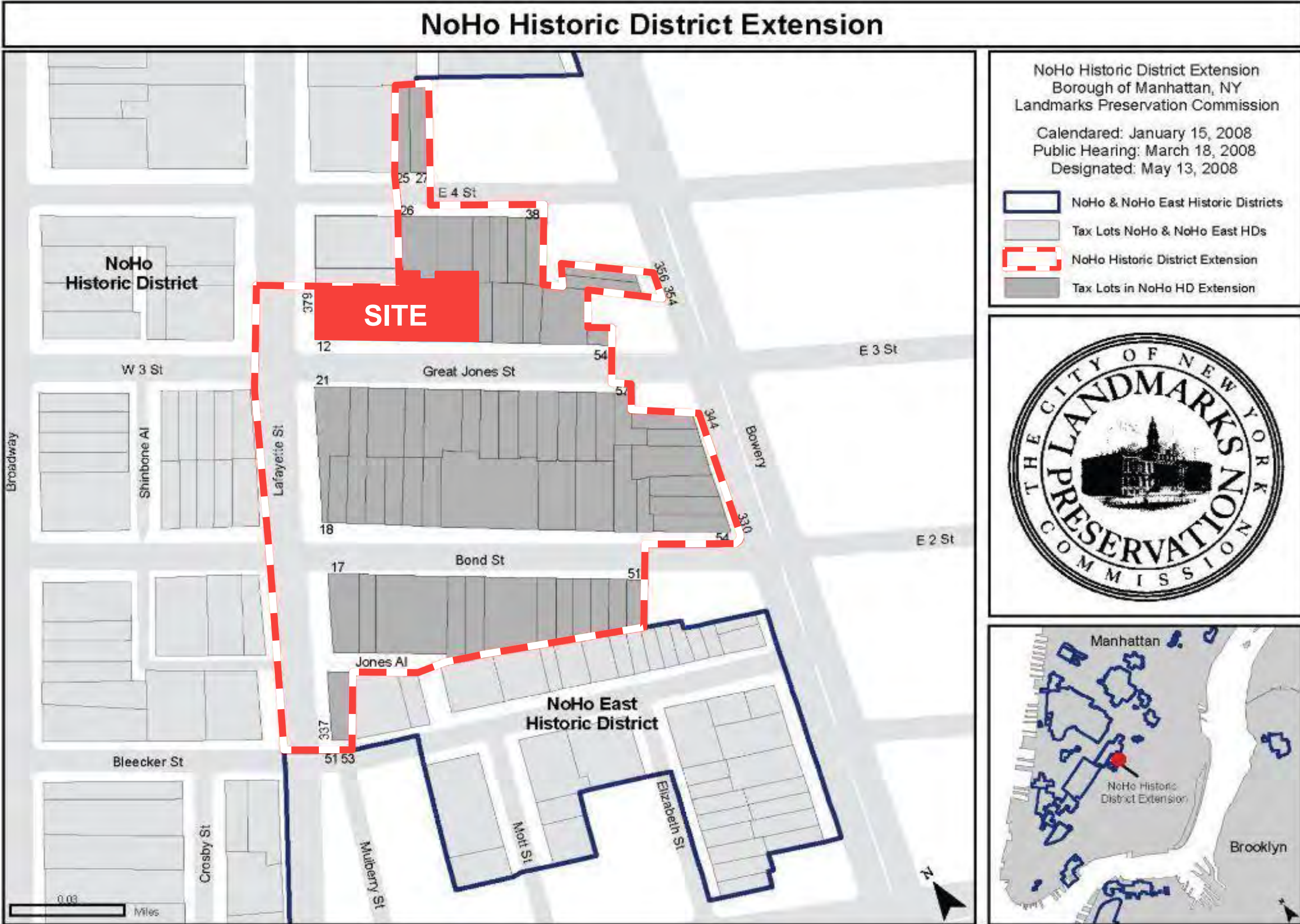
Noho East Historic District
2003



Site Today



Aerial View of Lafayette St (Google)



Existing Site



Existing Site



Edison
**PARK
FAST**
PUBLIC
PARKING
↑
877-PARKFAST

unparalleled parking

F.D. N.Y.
CPC-LS

eric firestone g

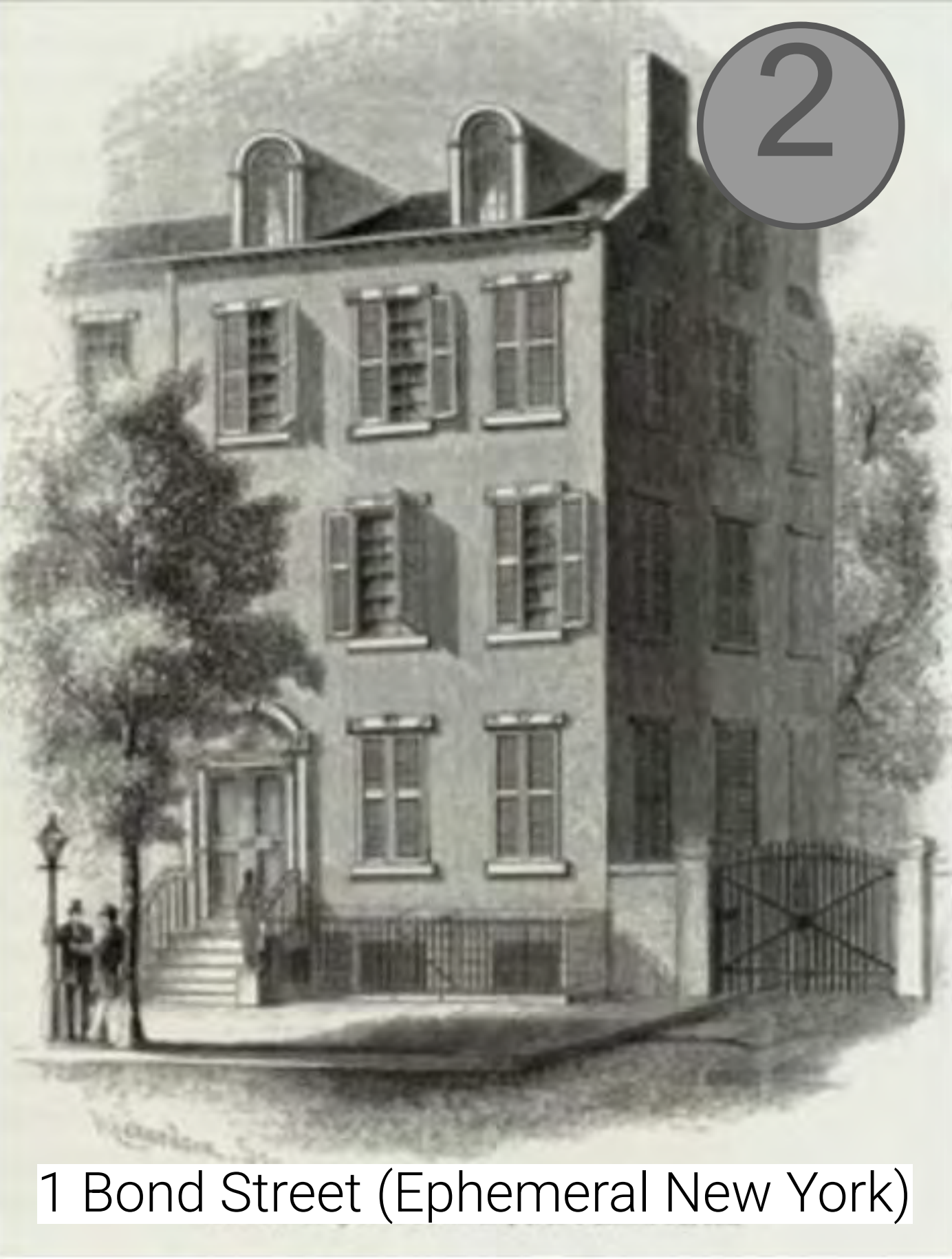
40

NO STANDING
Fire Zone

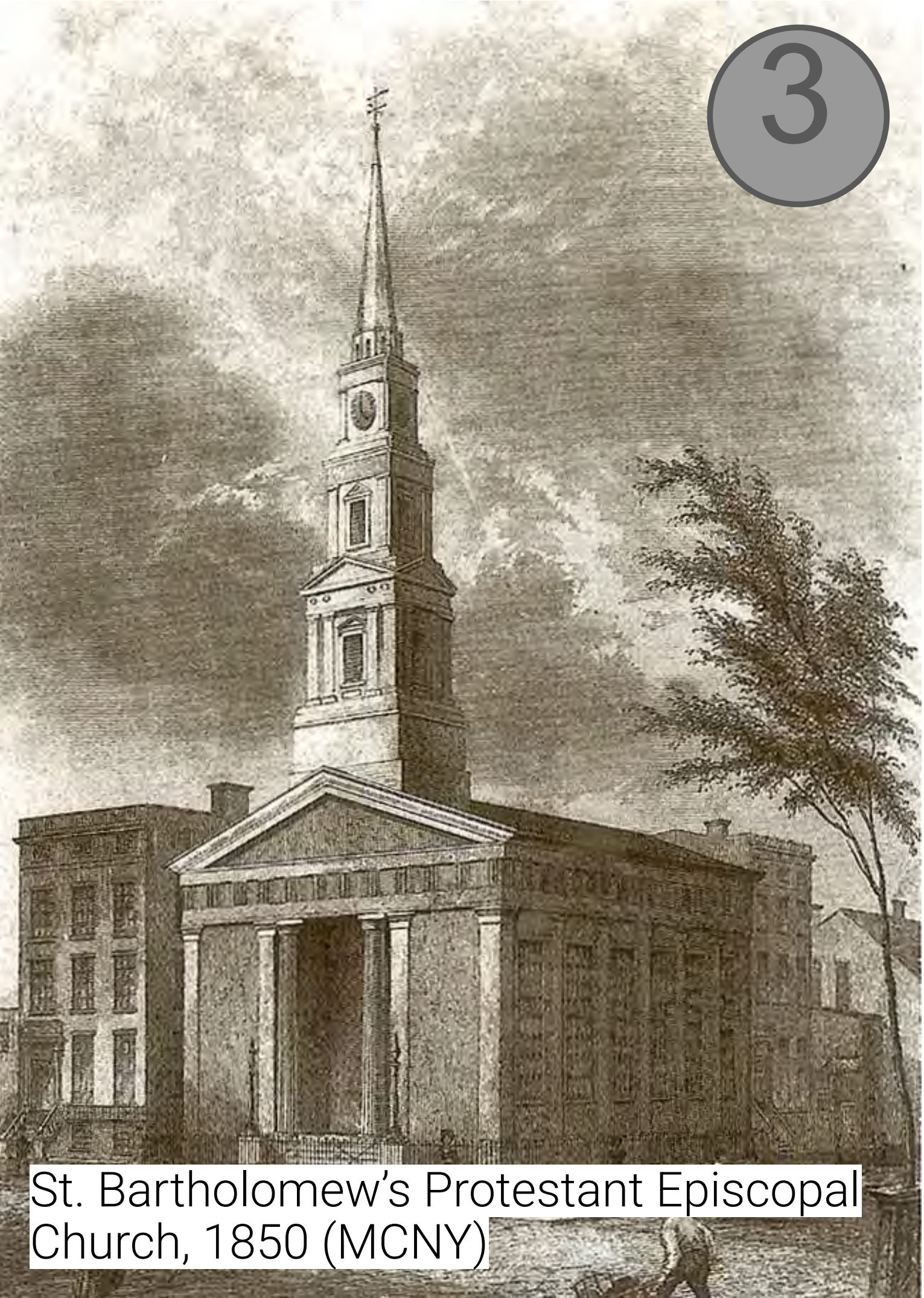
Historic District Development - 1854



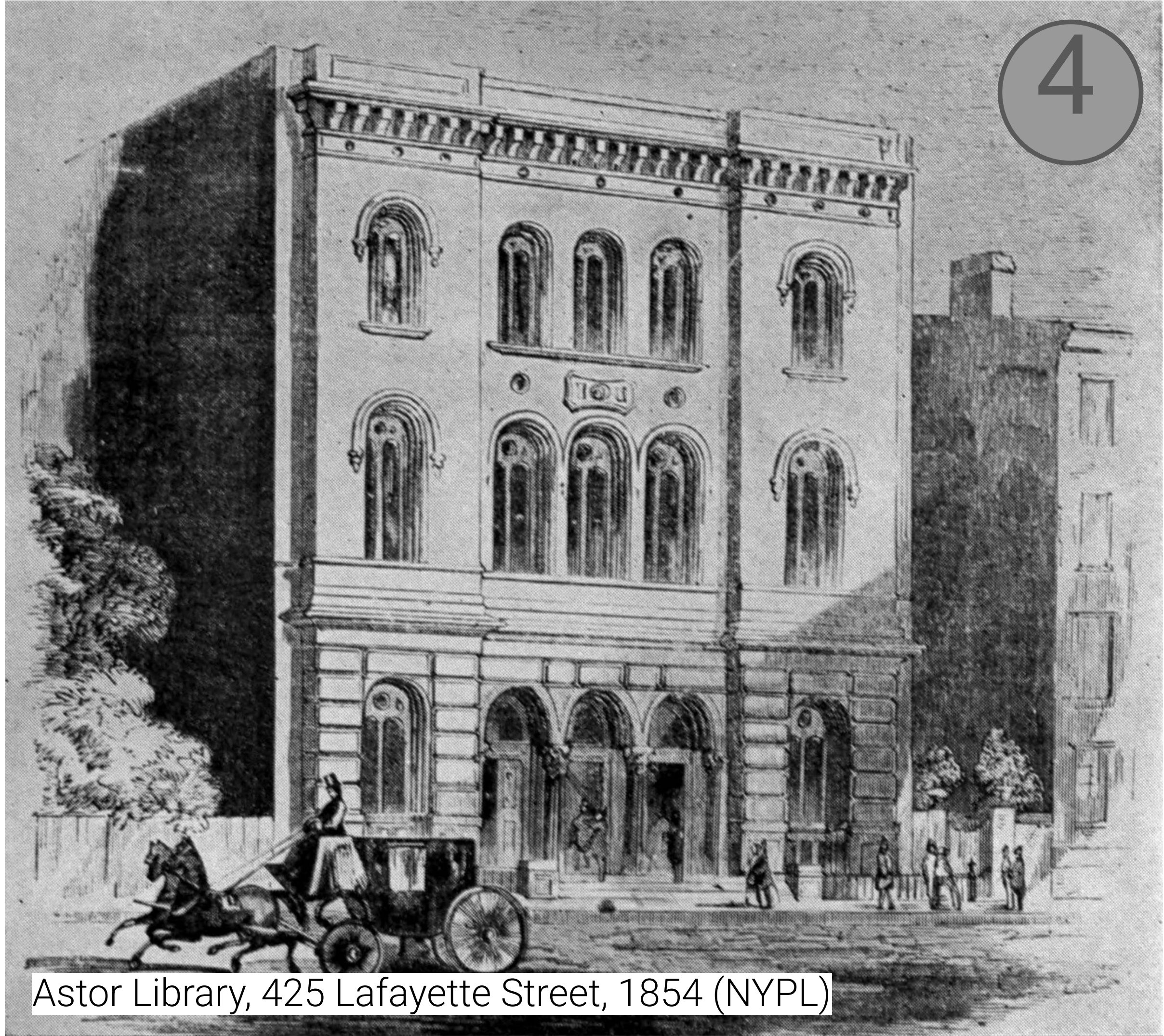
Colonnade Row, 432 Lafayette Street, c. 1830 (Library of Congress)



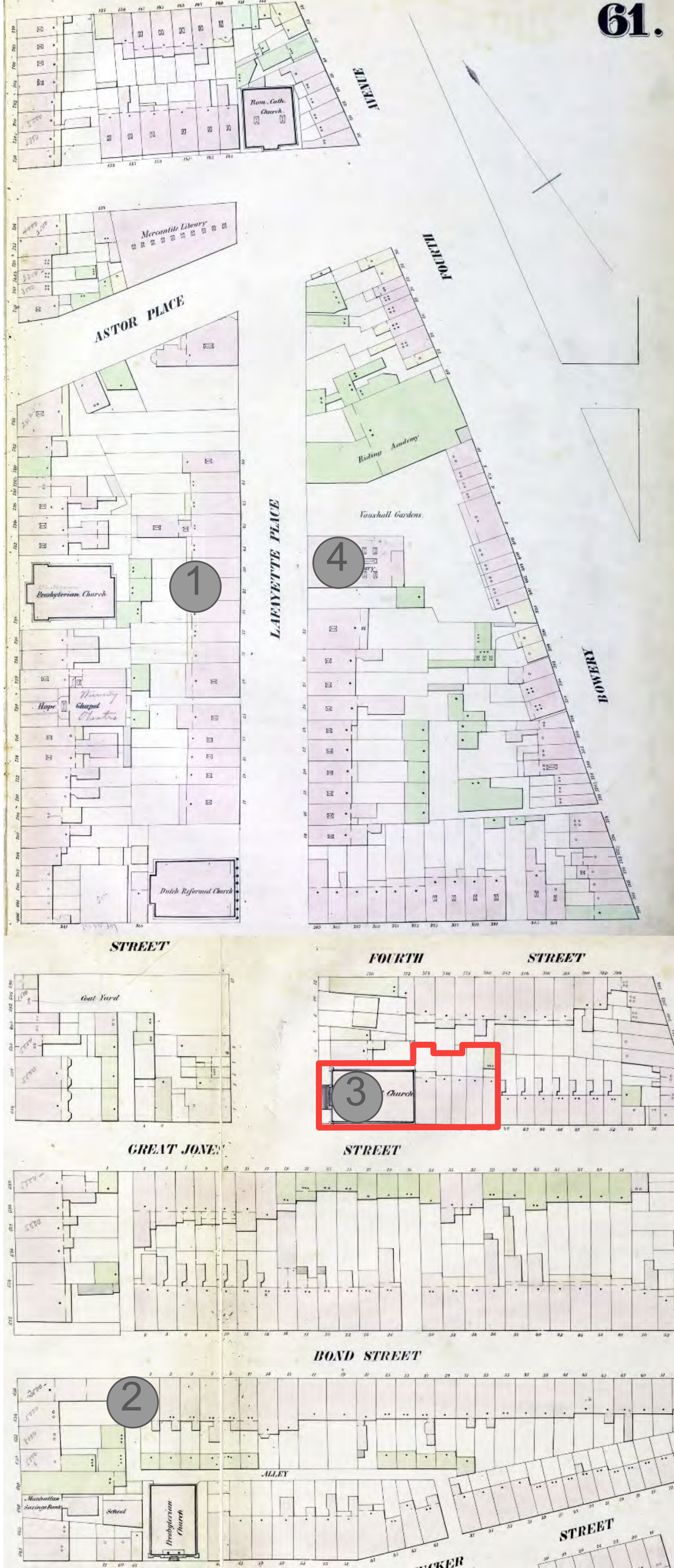
1 Bond Street (Ephemeral New York)



St. Bartholomew's Protestant Episcopal Church, 1850 (MCNY)



Astor Library, 425 Lafayette Street, 1854 (NYPL)



61.



Historic District Development - 1895



Colonnade Row, 432 Lafayette Street, 1911 (NYT)



21 Astor Place, 1892 (NYPL)



Mission of the Immaculate Virgin of St Joseph's Union, 375 Lafayette Street, 1920 (NYPL)



De Vinne Press Building, 393-399 Lafayette Street, ca. 1885 (Cornell University)



Historic District Development - 1916



Lafayette Street and Bond Street, looking North, 1900 (NYPL)



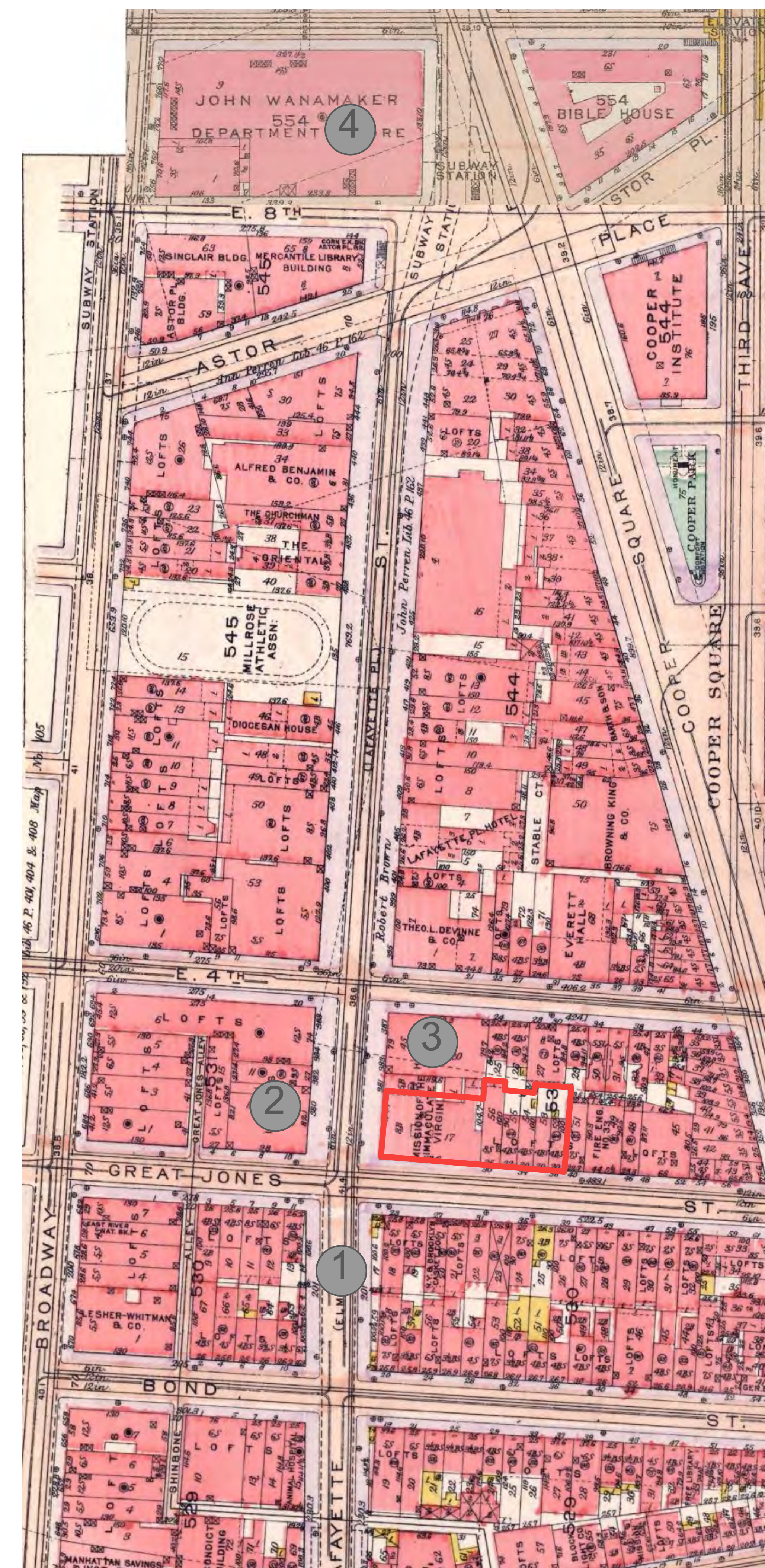
376-388 Lafayette Street, ca. 1940 (NYMA)



384-389 Lafayette Street, 1940 (NYPL)



John Wanamaker Department Store, 770 Broadway, ca. 1909 (MCNY)



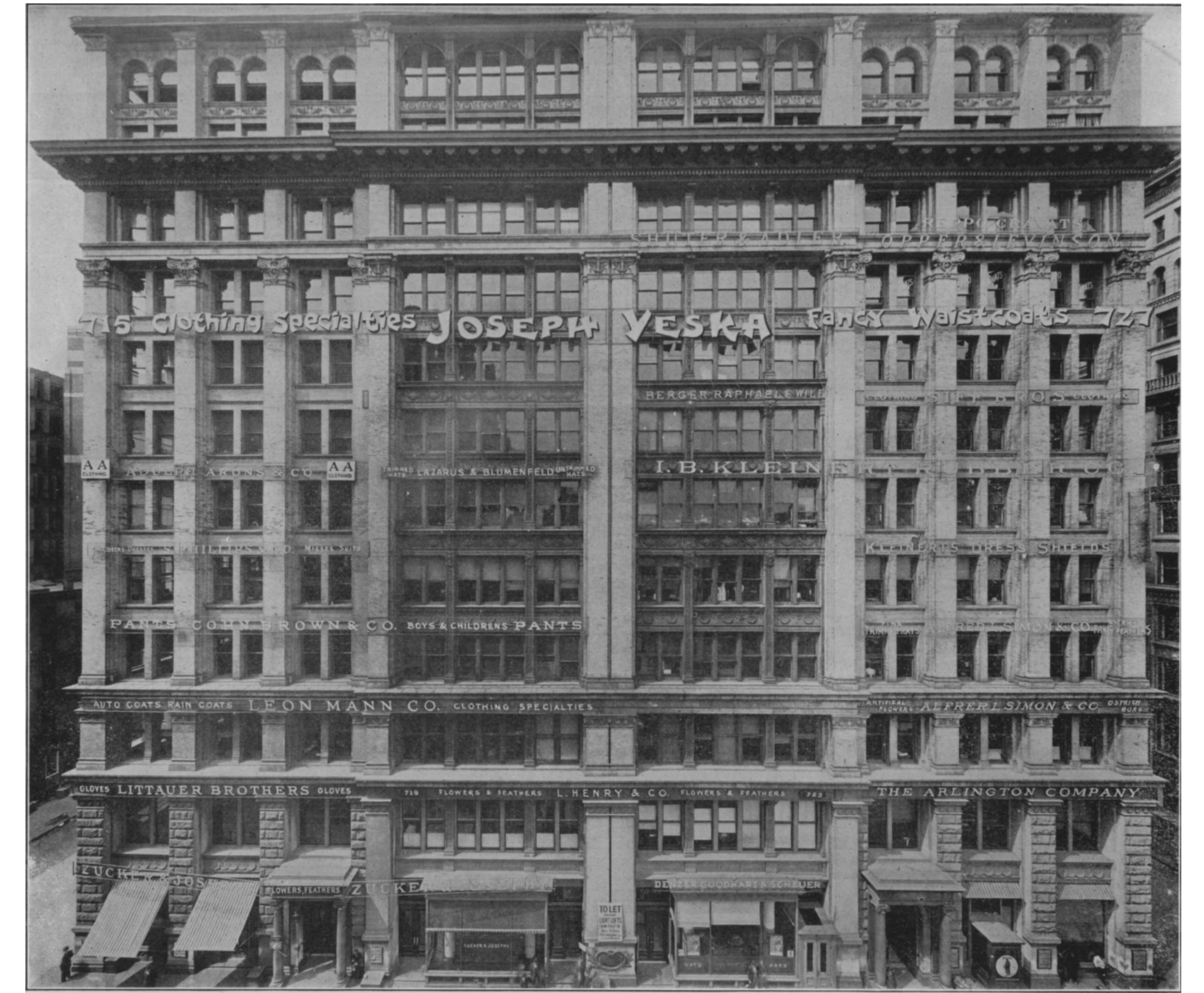
Historic District Development - Multi-Building Construction



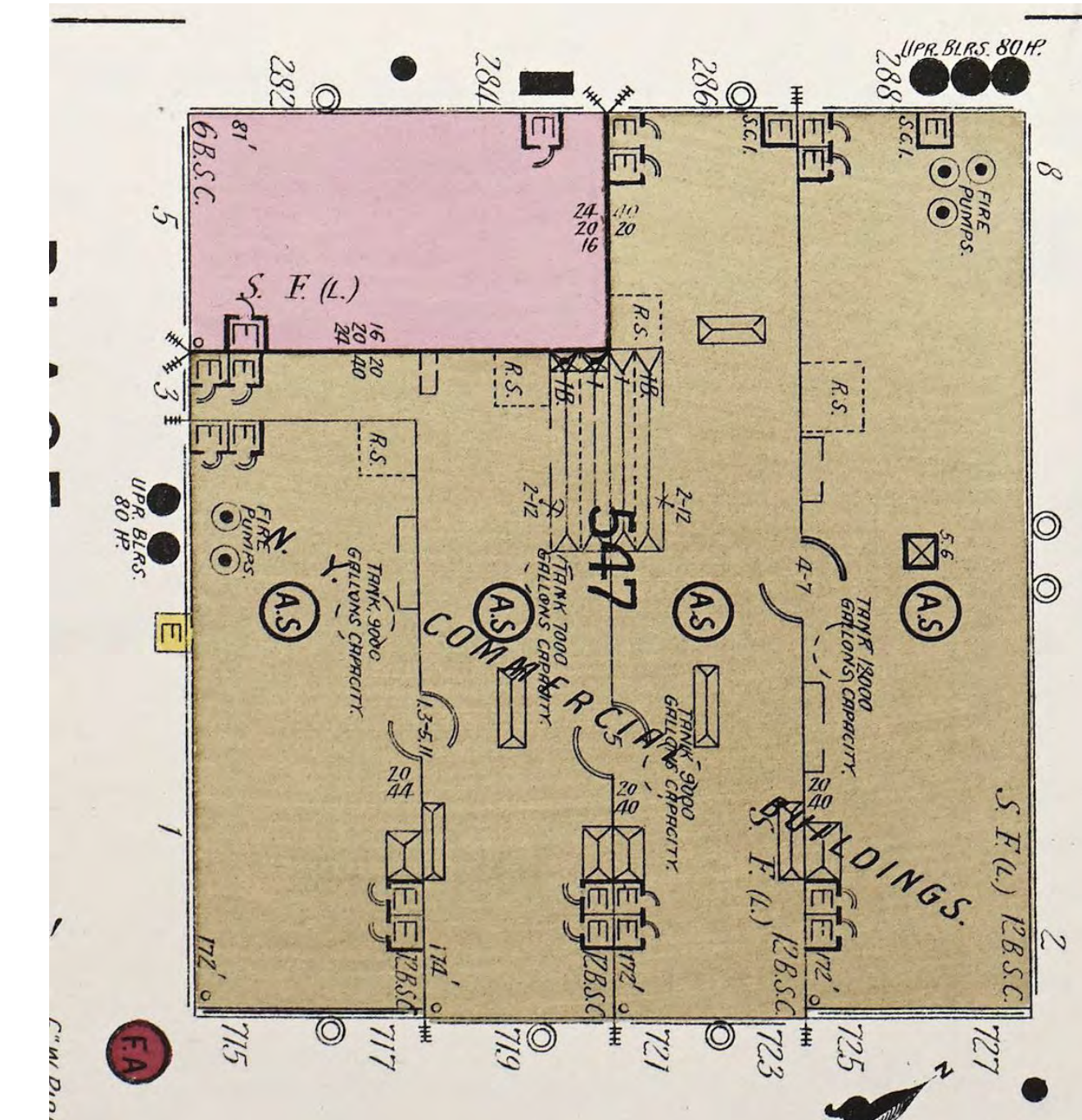
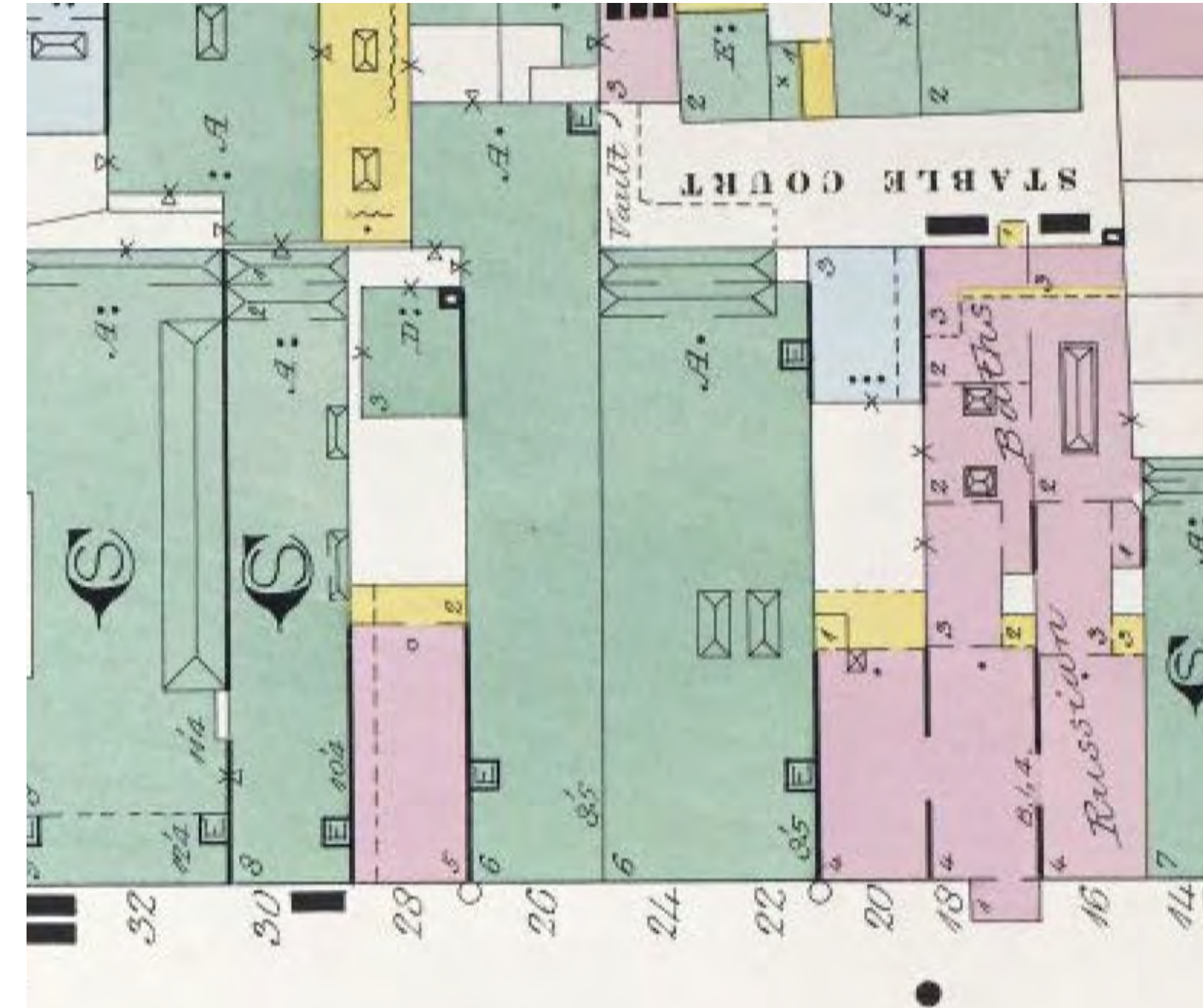
Colonnade Row, built 1832 (NYHS)



409-13 Lafayette Street, built 1891-92 (NYU)



715-27 Broadway, built 1894-96 (Both Sides of Broadway)



Historic District Development - 1950



375 Lafayette, ca. 1940 (NYMA)



381 Lafayette, 1965 (Robert Rauschenberg Foundation)



Lafayette Street at Great Jones Street, 1926 (LPC)



Historic District Development - Early 2000s

NOHO HISTORIC DISTRICT EXTENSION Designation Report

Recent History and Current Architectural Character

These new buildings on Bond Street, which share the street with nearly two hundred years of building stock, highlight the neighborhood's adaptability to the changes brought with each new chapter of New York's history.



25 Bond Street, 2005 (Architizer)



40 Bond Street, 2007 (Herzog & de Meuron)



48 Bond Street, 2008 (TenBerke)

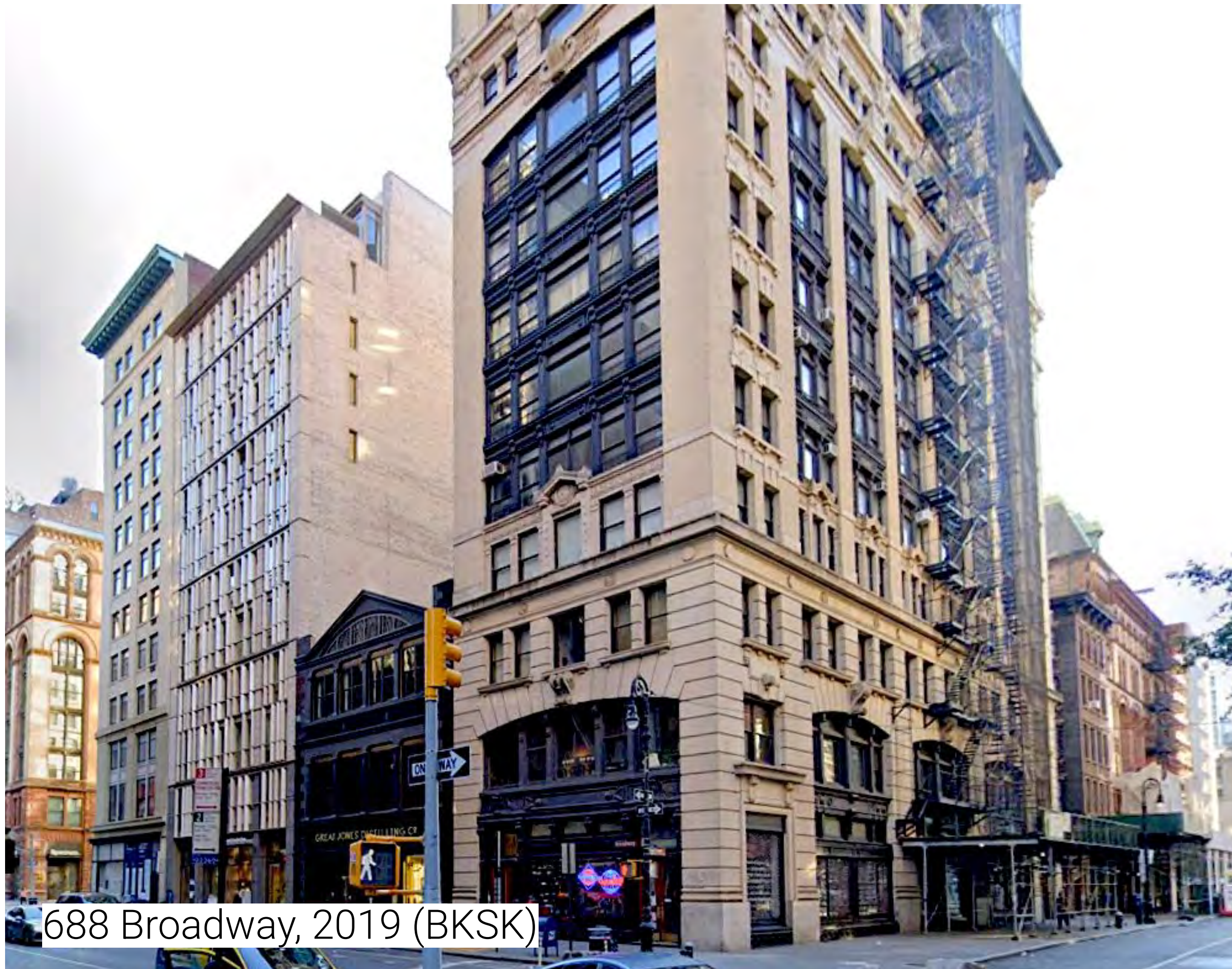
Historic District Development - Present



10 Bond, 2016 (Selldorf)



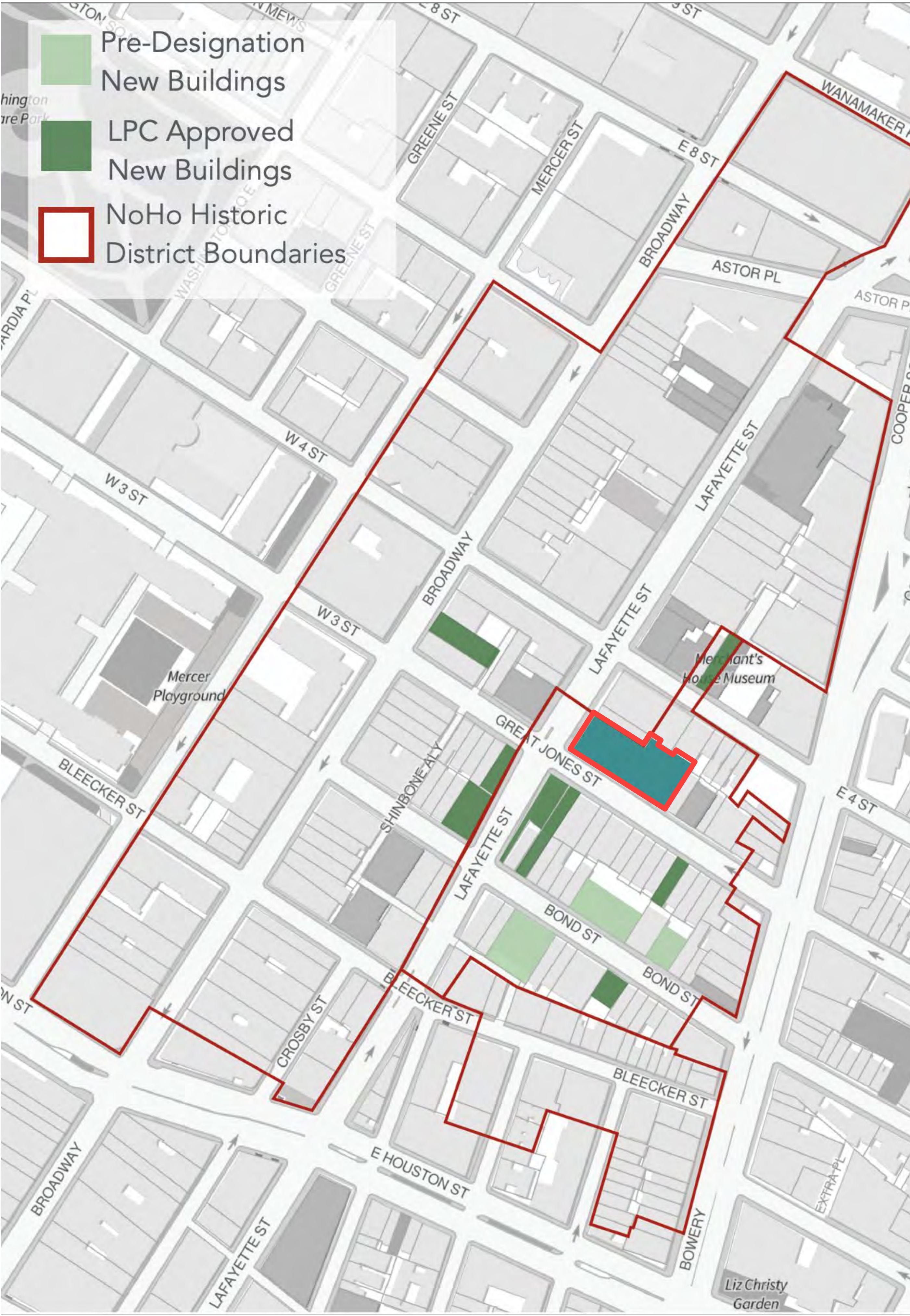
363 Lafayette, 2019 (Morris Adjmi Architects)



688 Broadway, 2019 (BKSK)



11 Great Jones, 2015 (Morris Adjmi Architects)



Site History



St. Bartholomew's Protestant Episcopal Church
ca. 1850 view (MCNY)



Mission of the Immaculate Virgin of St Joseph's Union
ca. 1890 view (Moses King's Views of NY)



Gas Station
1940 tax photograph (NYC Municipal Archives)

Site History



← PROJECT SITE

1900 view looking north on Lafayette (Transit Museum)

Historic District Character



Historic District Character



Edison
PARK
FAST

PUBLIC
PARKING
↑

All major credit cards accepted.
Monthly Parking Call 877-PARKFAST
PARKFAST.COM

unparalleled parking

Project Site

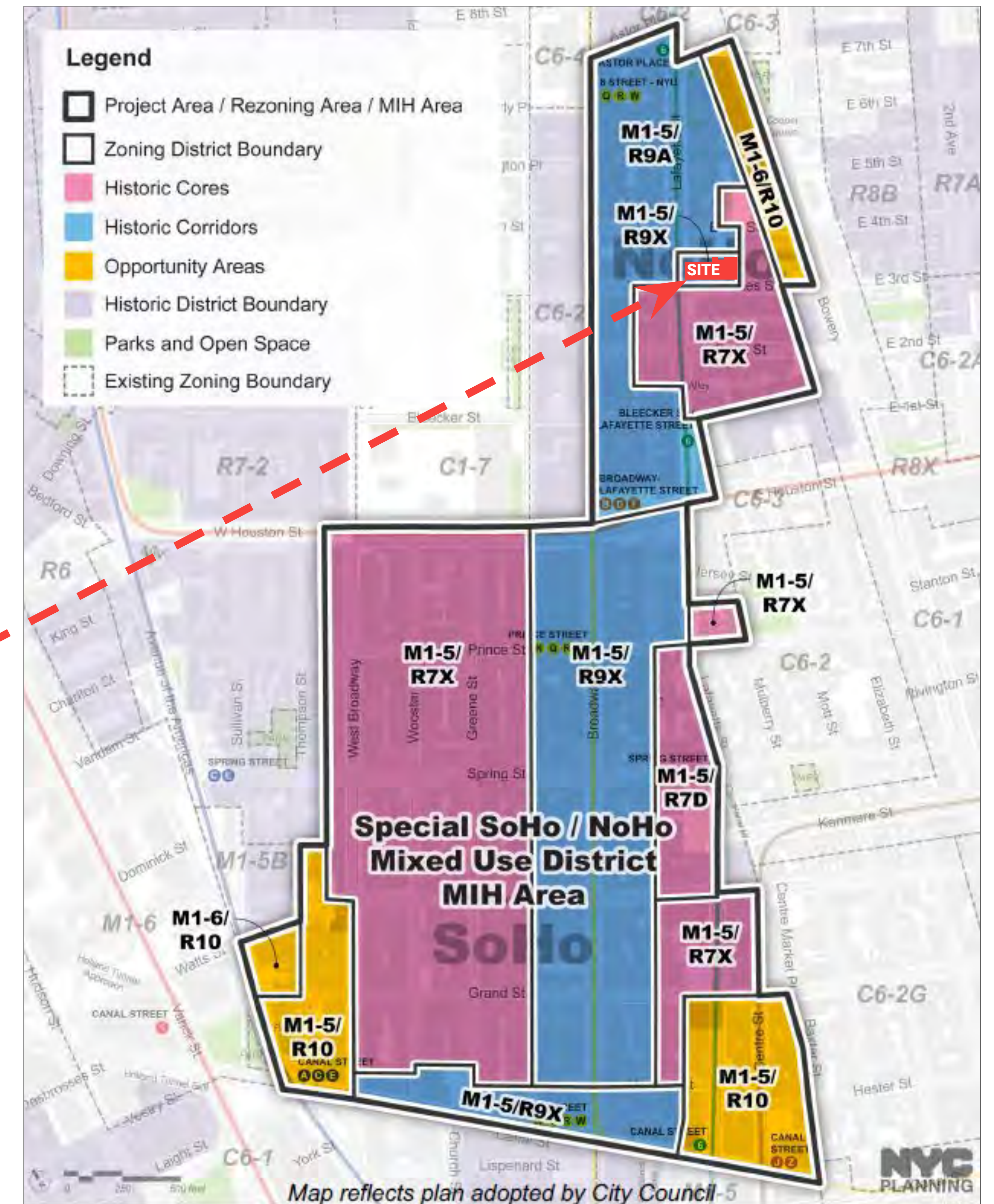


Site - Rezoning 2021-2024

Residential zoning allowed for the first time

M1-5/R9X = FAR 10.8 (213,948 ZSF)

Mandatory Inclusionary Housing - 25% at 60% AMI



Special SoHo NoHo Mixed-Use District (2021)



Project Detail Summary



Total Zoning Area: 213,948 ZSF
Total Gross Area (Includes cellar & mechanical):
 approx. 290,000 GSF

- Proposed Residential Units:**
- 200-210 units total
 - 50-53 affordable units
 - Each building approx. 100+ units including 25-27 IH units
 - Project will abide by all MIH & 485-X Requirements, affordability will be set at 40% AMI for 10% of units with a maximum of 60% AMI across all affordable units

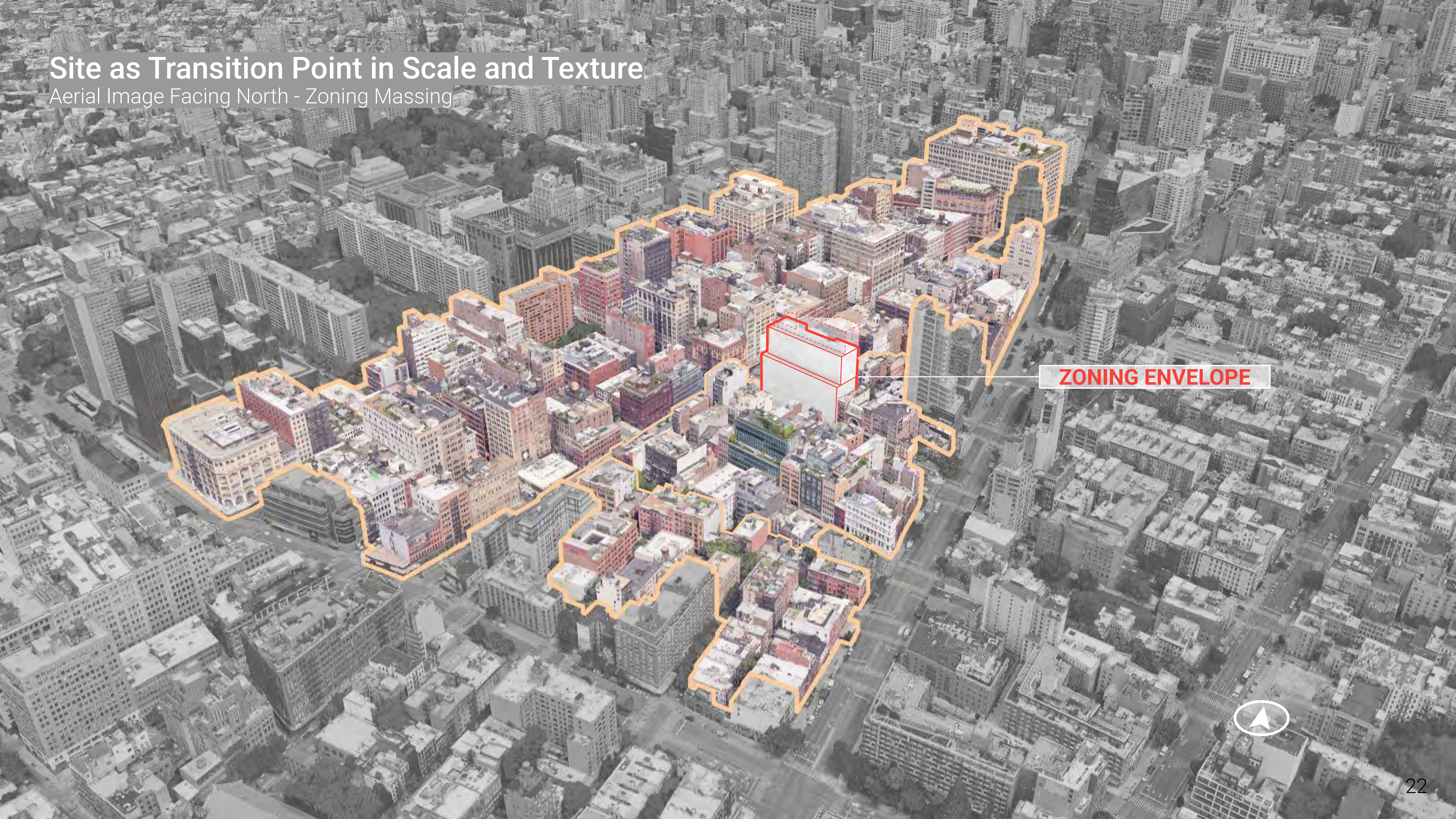
Proposed Retail Space: 5,500 to 7,000SF
Proposed Parking: 25-30 spaces
Proposed Building Height: 195' (height limit)

Building is As-Of-Right
 Filed as two building tax lots on a single zoning lot



Site as Transition Point in Scale and Texture

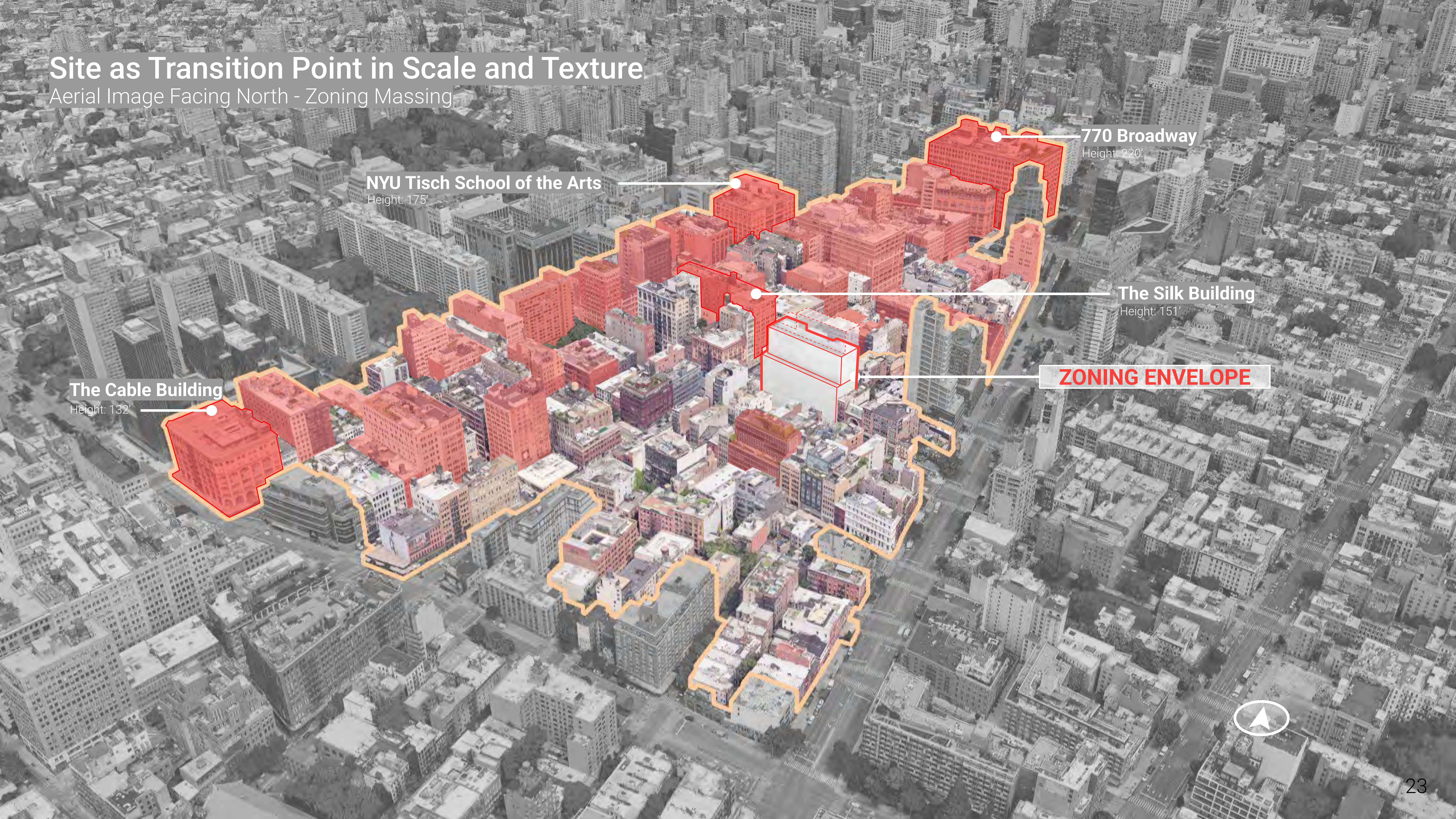
Aerial Image Facing North - Zoning Massing



ZONING ENVELOPE

Site as Transition Point in Scale and Texture

Aerial Image Facing North - Zoning Massing



NYU Tisch School of the Arts

Height: 175'

770 Broadway

Height: 220'

The Silk Building

Height: 151'

The Cable Building

Height: 132'

ZONING ENVELOPE



NoHo Building Distribution

Notable Historic Contributing Buildings of Significant Bulk



+175'

2



200'

NYU Tisch School of the Arts

1896, Ht 175', 12 Fls



+220'

1



335'

770 Broadway

1906, Ht 220', 15 Fls



+132'

3



200'

The Cable Building

1894, Ht 132', 9 Fls



+151'

4



275'

The Silk Building

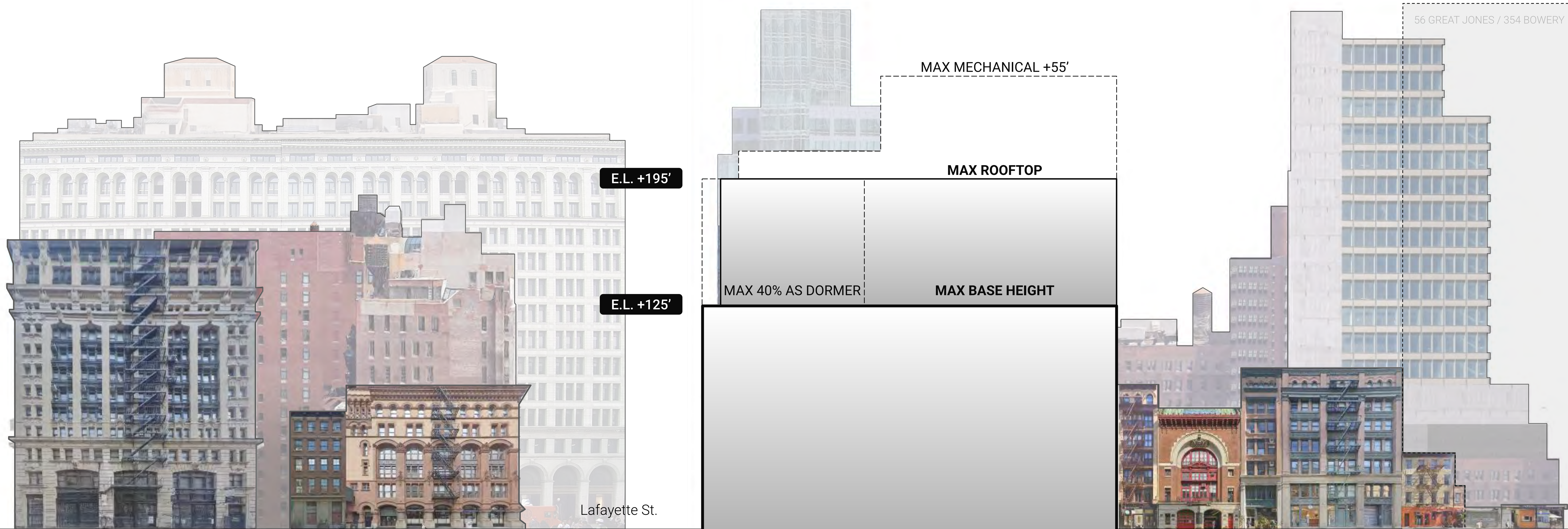
1912, Ht 151', 12 Fls



- Buildings 60,000 sf+
- Buildings 30-60,000 sf
- Buildings >30,000 sf

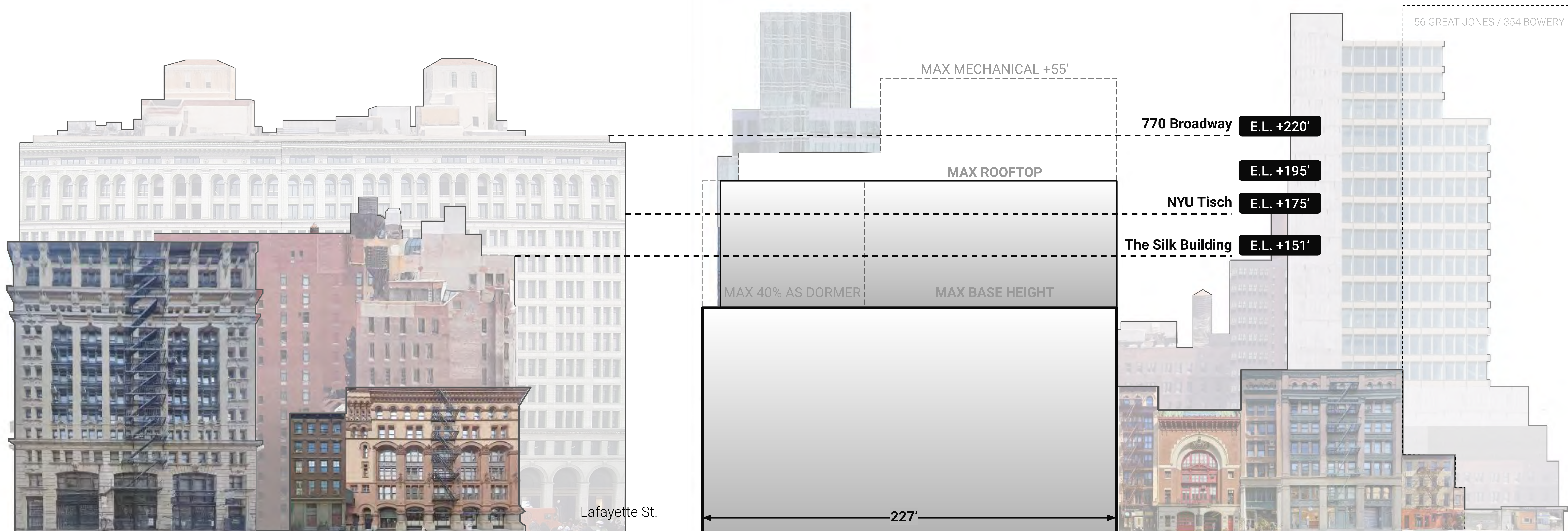
South Elevation - Zoning Bulk Massing

Great Jones St



South Elevation - Zoning Bulk Massing

Great Jones St



← 335' 770 Broadway →

← 275' The Silk Building →

← 200' NYU Tisch →

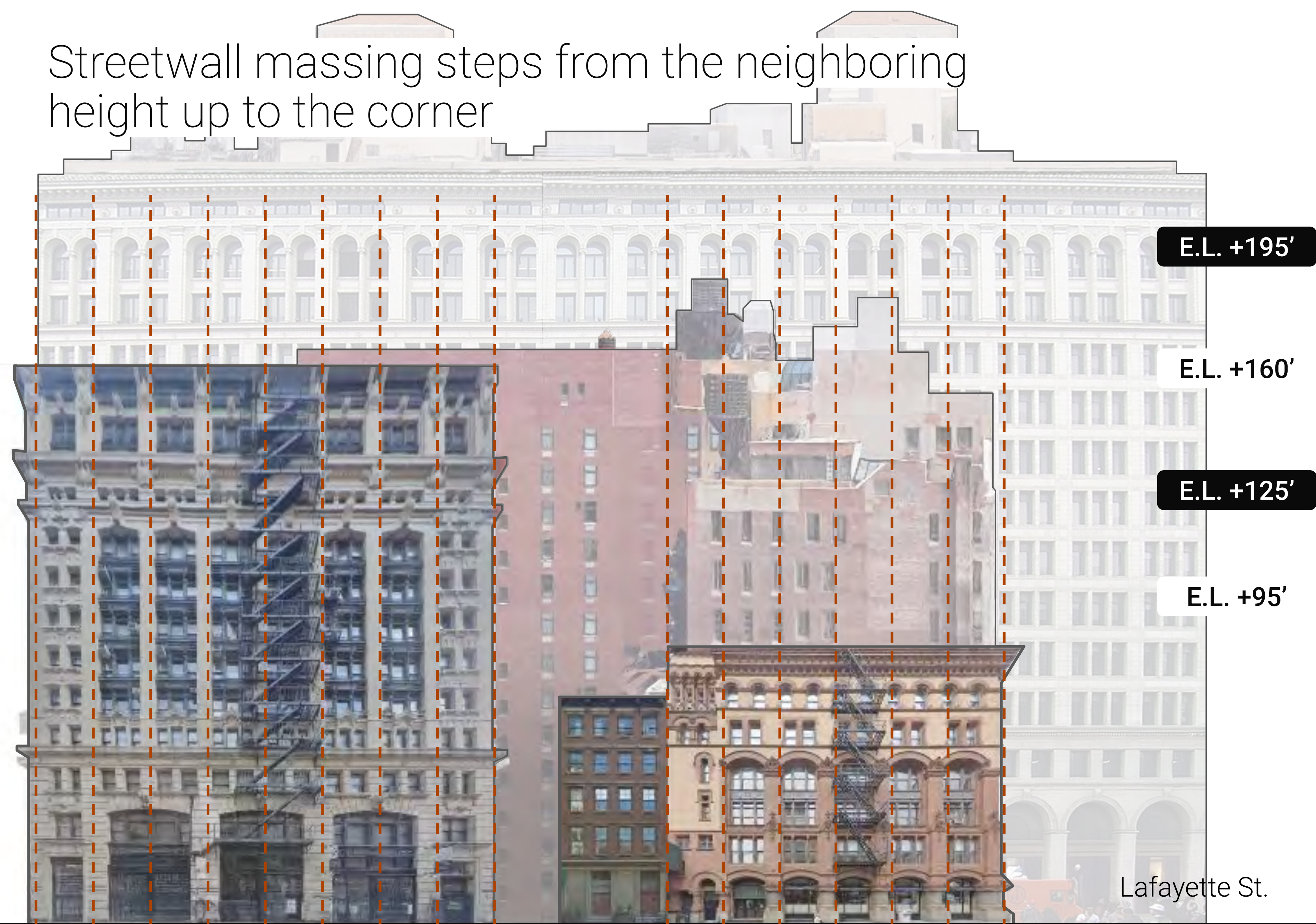


South Elevation - Proposed Massing

Great Jones St

Joining a contextual streetscape rhythm of $\pm 25'$ structural bays

Streetwall massing steps from the neighboring height up to the corner



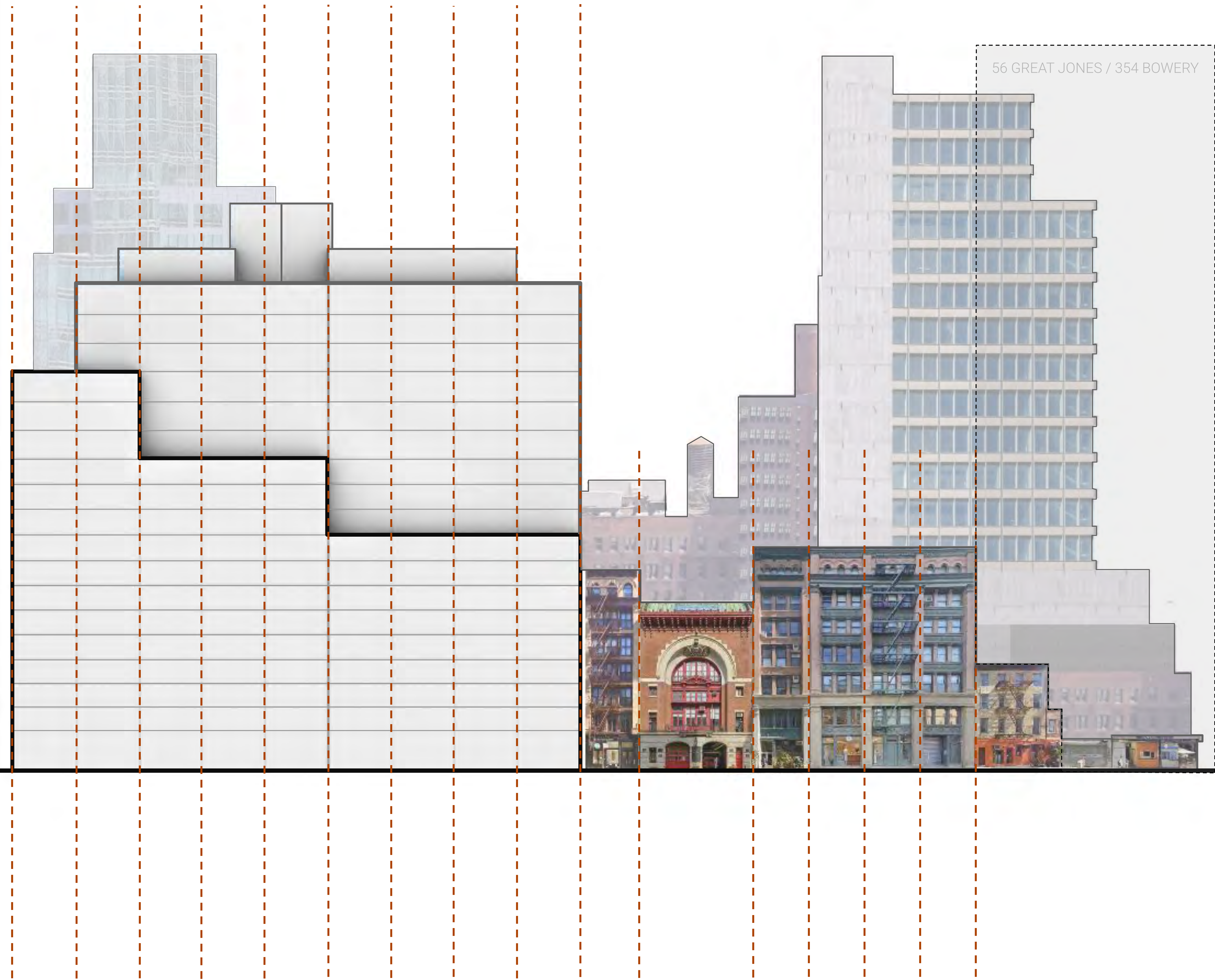
E.L. +195'

E.L. +160'

E.L. +125'

E.L. +95'

Lafayette St.

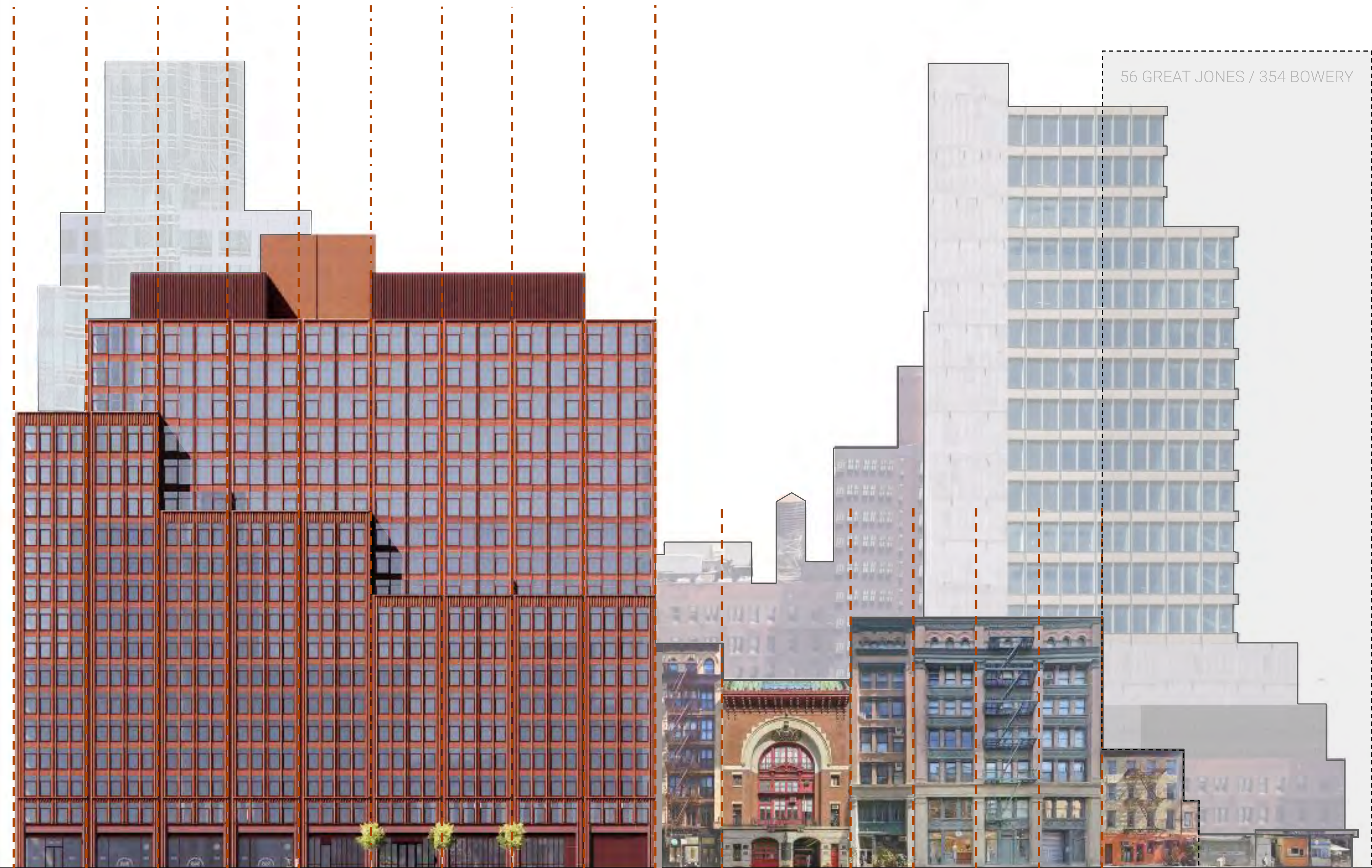


56 GREAT JONES / 354 BOWERY

South Elevation - Facade

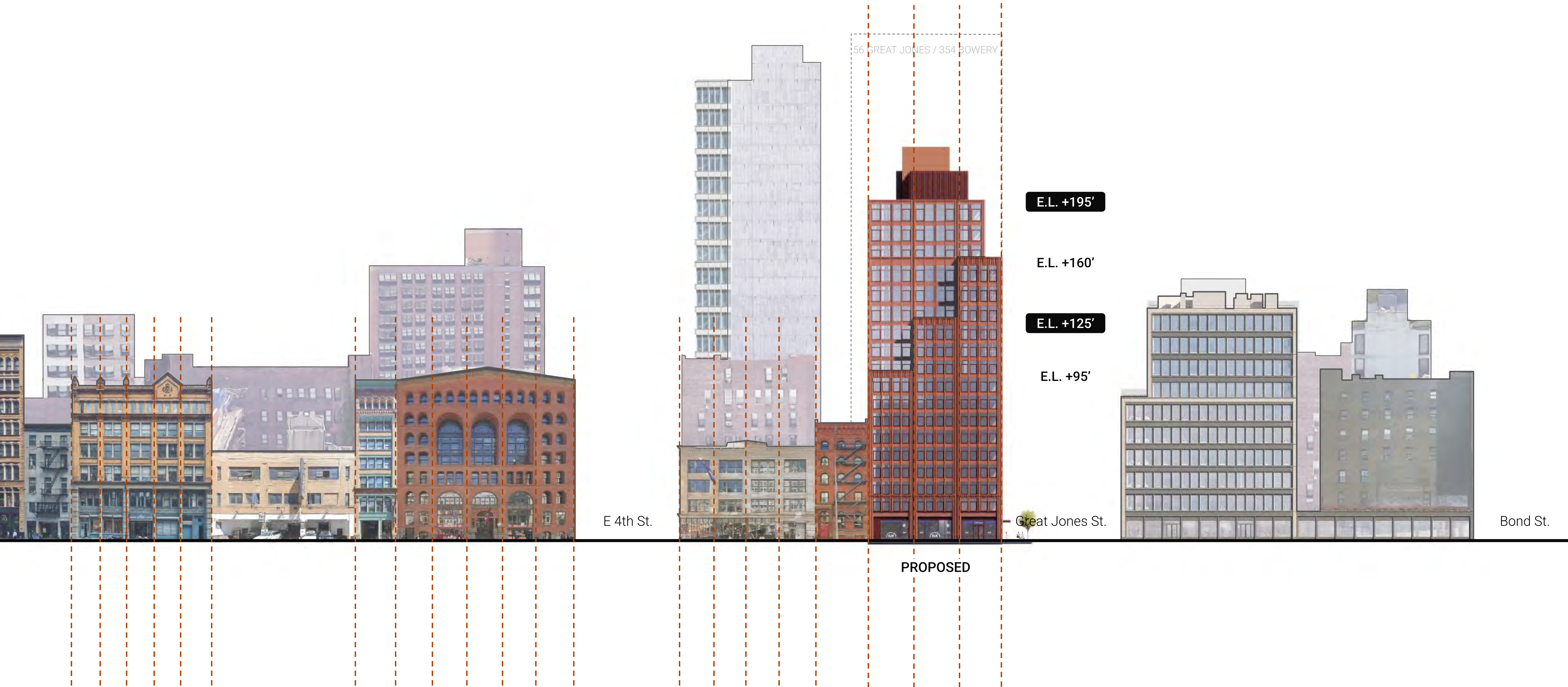
Great Jones St

A high opacity facade articulates the 25-ft bays and connects with a historic NoHo masonry language



West Elevation - Facade

Lafayette St



56 GREAT JONES / 354 BOWERY

E.L. +195'

E.L. +160'

E.L. +125'

E.L. +95'

E 4th St.

Great Jones St.

Bond St.

PROPOSED

Notable Larger District Buildings in Comparison



+175'



200'

NYU Tisch School of the Arts

1896, Ht 175', 12 Fls



+220'



335'

770 Broadway

1906, Ht 220', 15 Fls



+210'



115'

693 Broadway

1908, Ht 210', 16 Fls



+195''



227'

Proposed: 375 Lafayette

Ht 195', 18 Fls



+132'



200'

The Cable Building

1894, Ht 132', 9 Fls



+151'



275'

The Silk Building

1912, Ht 151', 12 Fls



+150'



136'

684 Broadway

1905, Ht 150', 12 Fls



Facade Design References



Upper Facade
"Secondary" Facade continues above the Main Streetfront Cornice

Primary Cornice
Broader than other cornices/entablature, visual "top" of the streetwall

Wide vertical (column) is primary,
subdivides facade into multiple-window bays

Horizontal spandrel is secondary to vertical

Storefront Cornice
Expressed in same material as storefront

Ground Floor
Columns Continue Through, Change in Materiality

1 Astor Place



Facade Design References



Cable Building, 611 Broadway at Houston St

Facade Design References



770 Broadway

Facade Materiality Design References

Contextual Color - Terracotta, Stone, Brick Facades



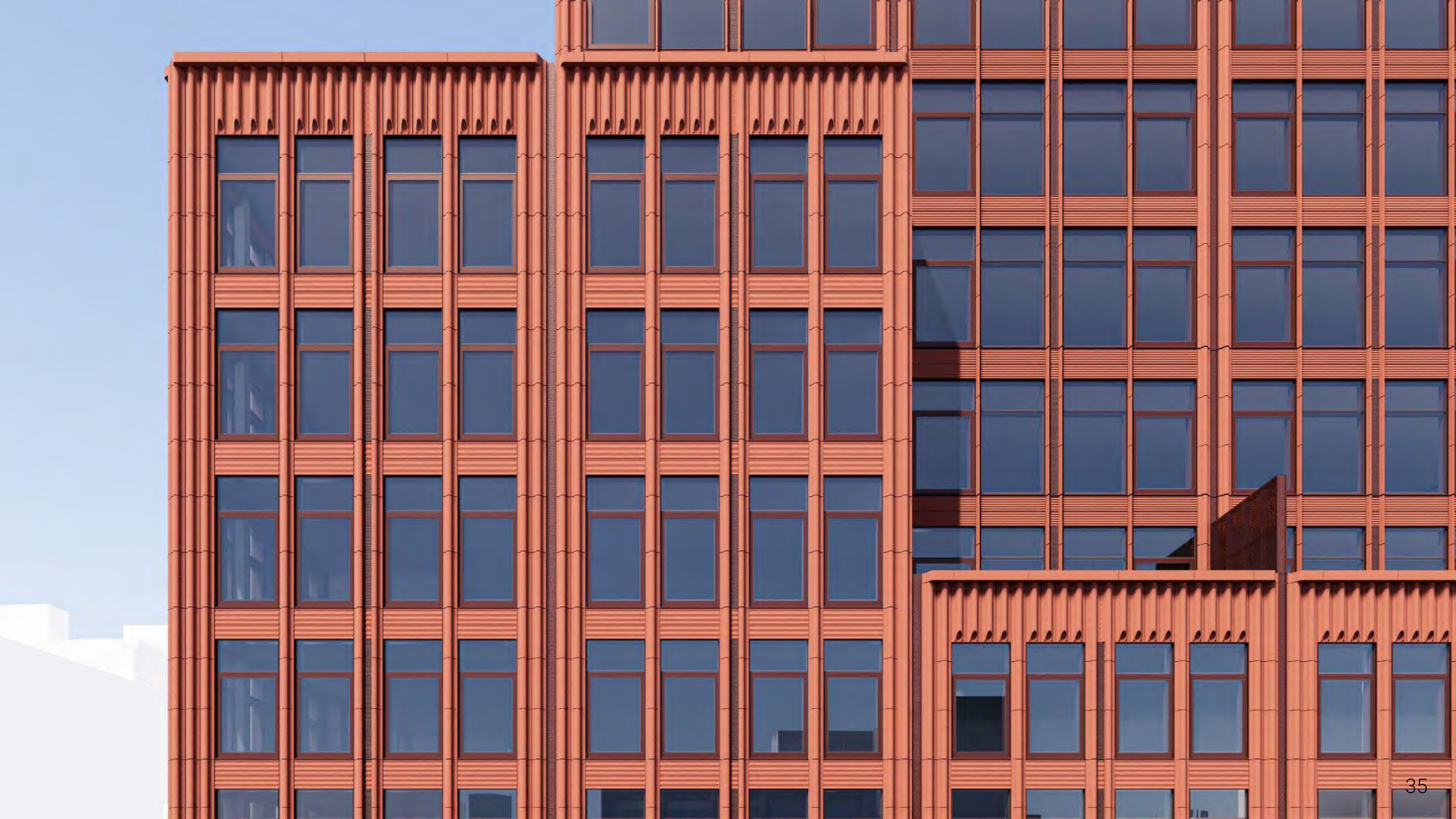
670 Broadway (1874)
The Brooks Brothers Building



1 Astor Place (1909)



399 Lafayette (1885)
De Vinne Press Building



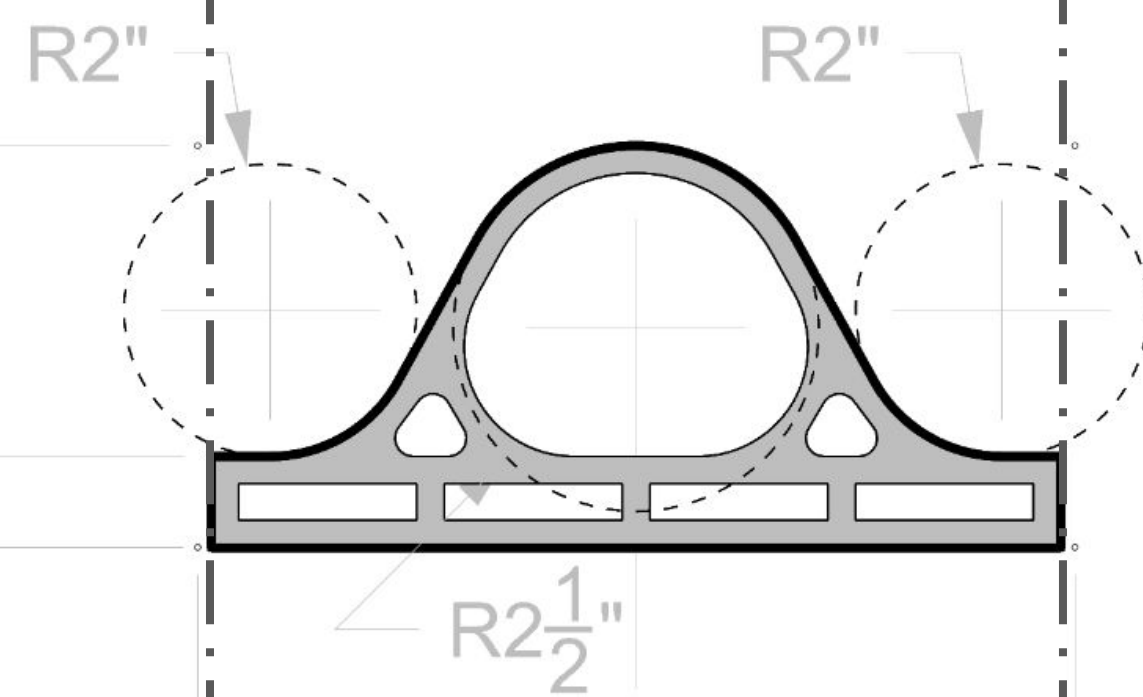
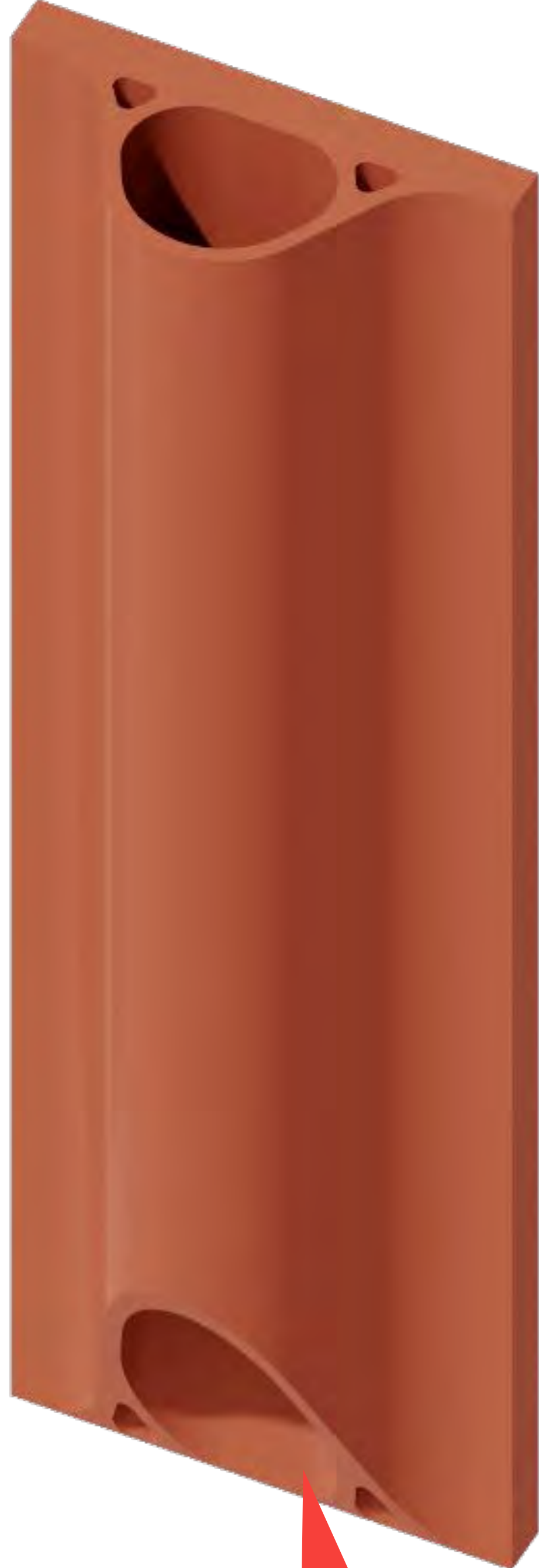
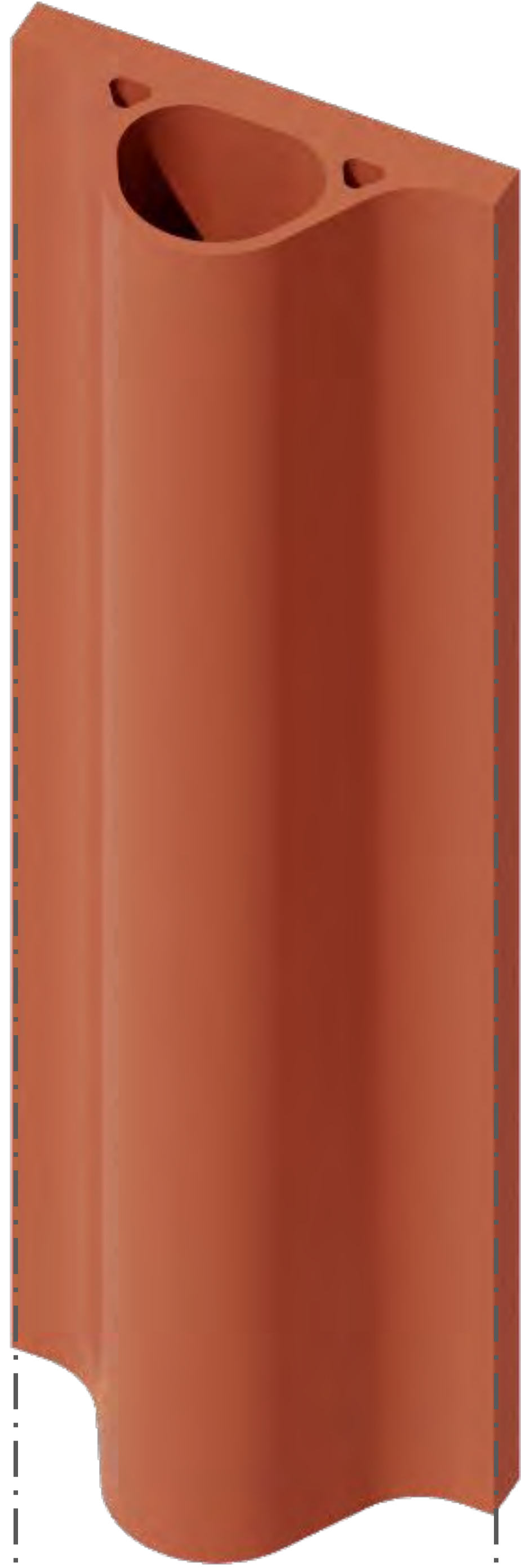
Facade Ornamentation Design References

Architectural detail which addresses the pedestrian



Facade Ornamentation

Revealing terracotta extrusion profile as contemporary ornament



60° Slice
To expose interior profile as contemporary ornament





Retail Storefront



Residential Entry



Residential Entry



*TREE OMITTED IN VIEW
FOR CLARITY

Facing Northeast on Lafayette St

Street View Perspectives



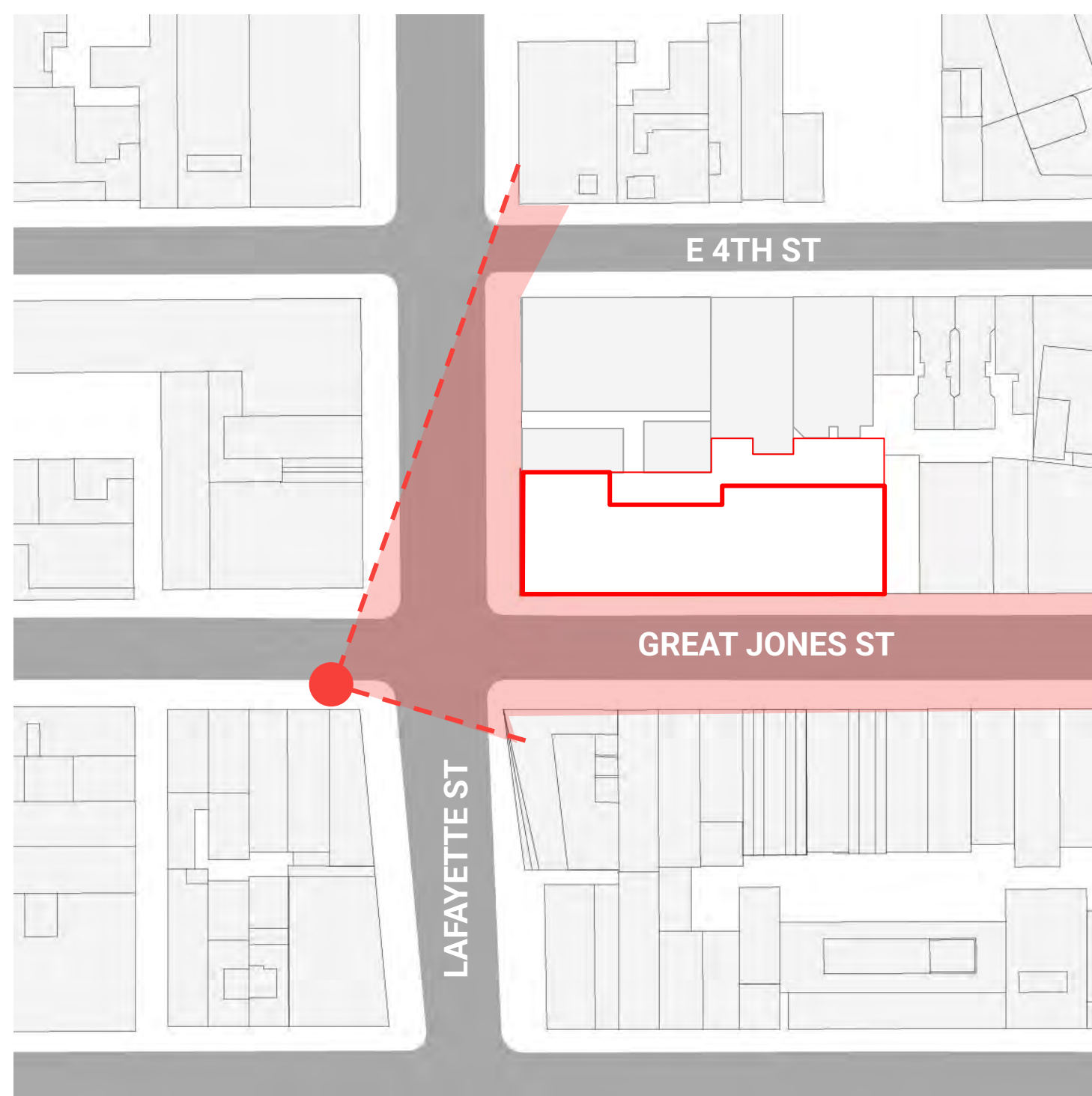
Facing East on Great Jones St

Street View Perspectives



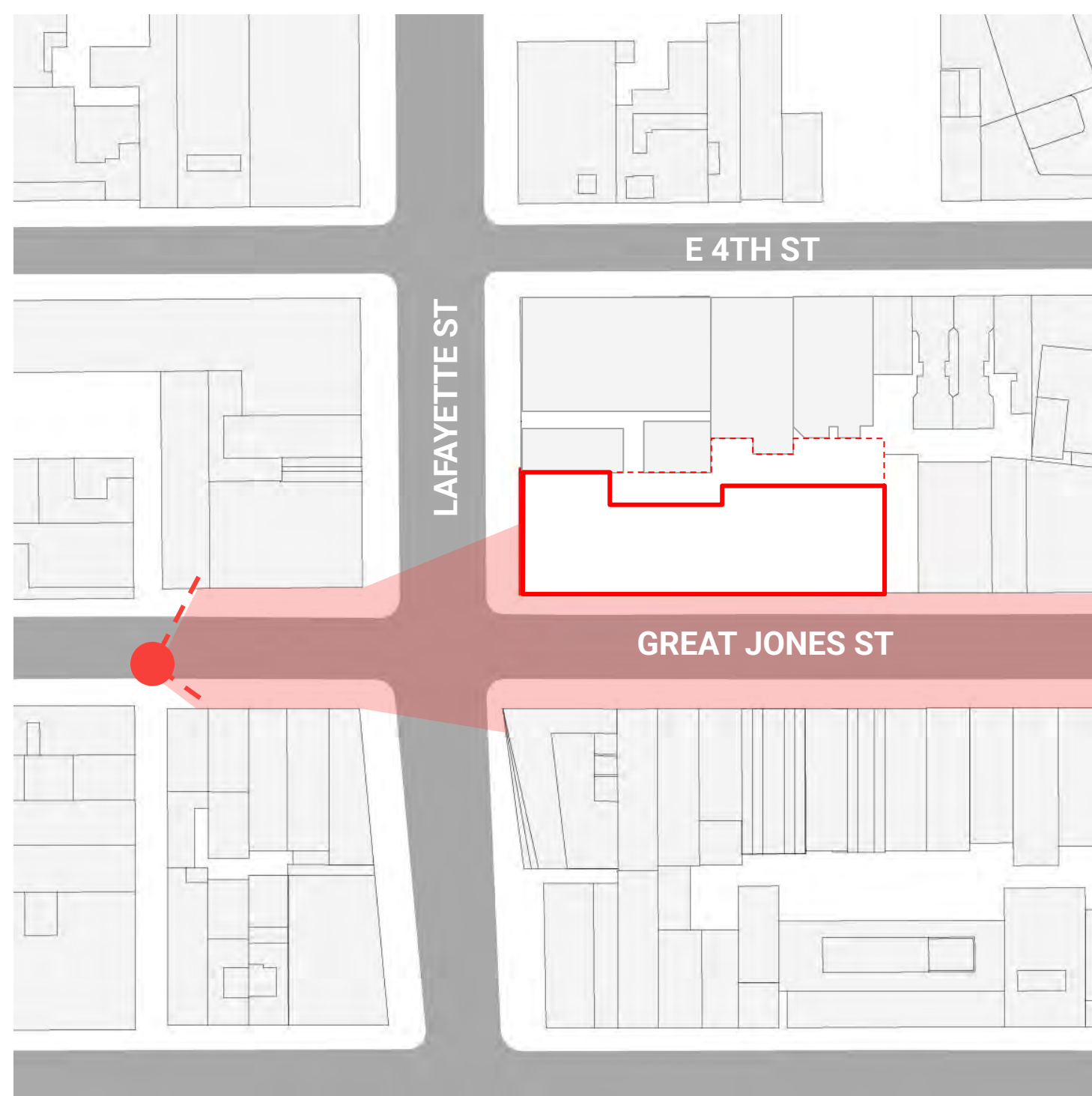
Facing East on Great Jones St

Street View Perspectives



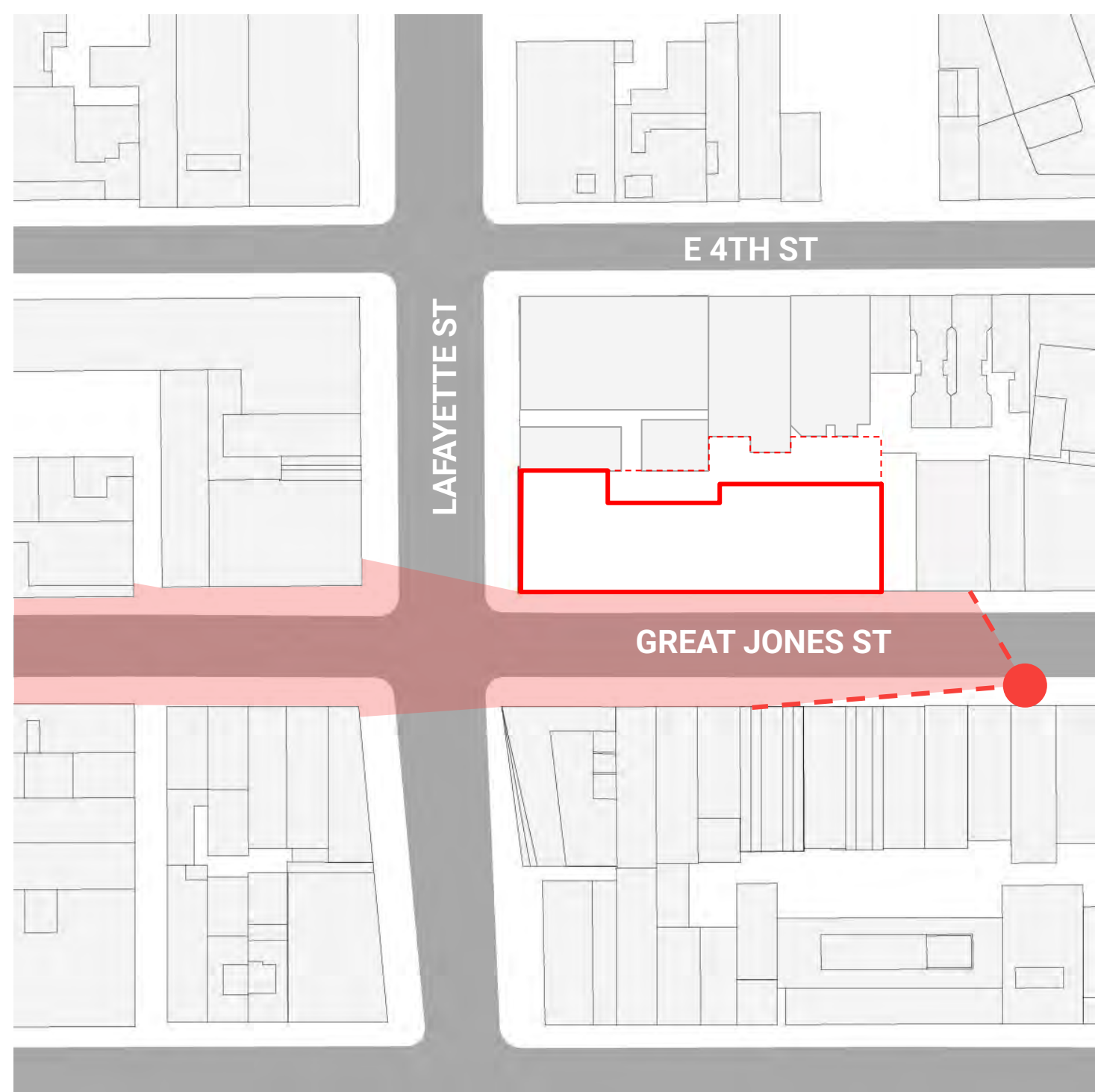
Facing East on Great Jones St

Street View Perspectives



Facing West on Great Jones St

Street View Perspectives



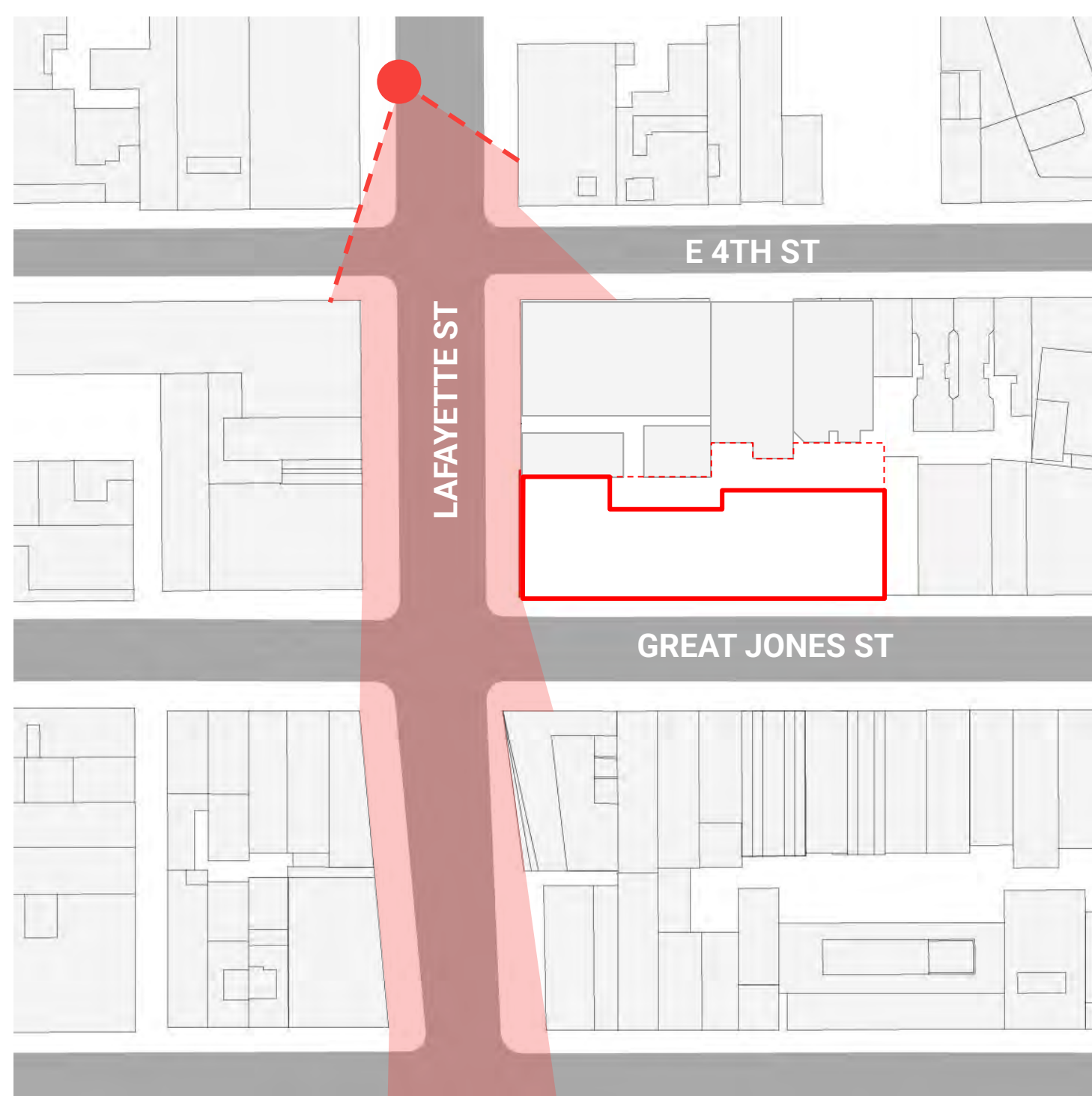
From Bowery & Great Jones St

Street View Perspectives



56 GREAT JONES / 354 BOWERY

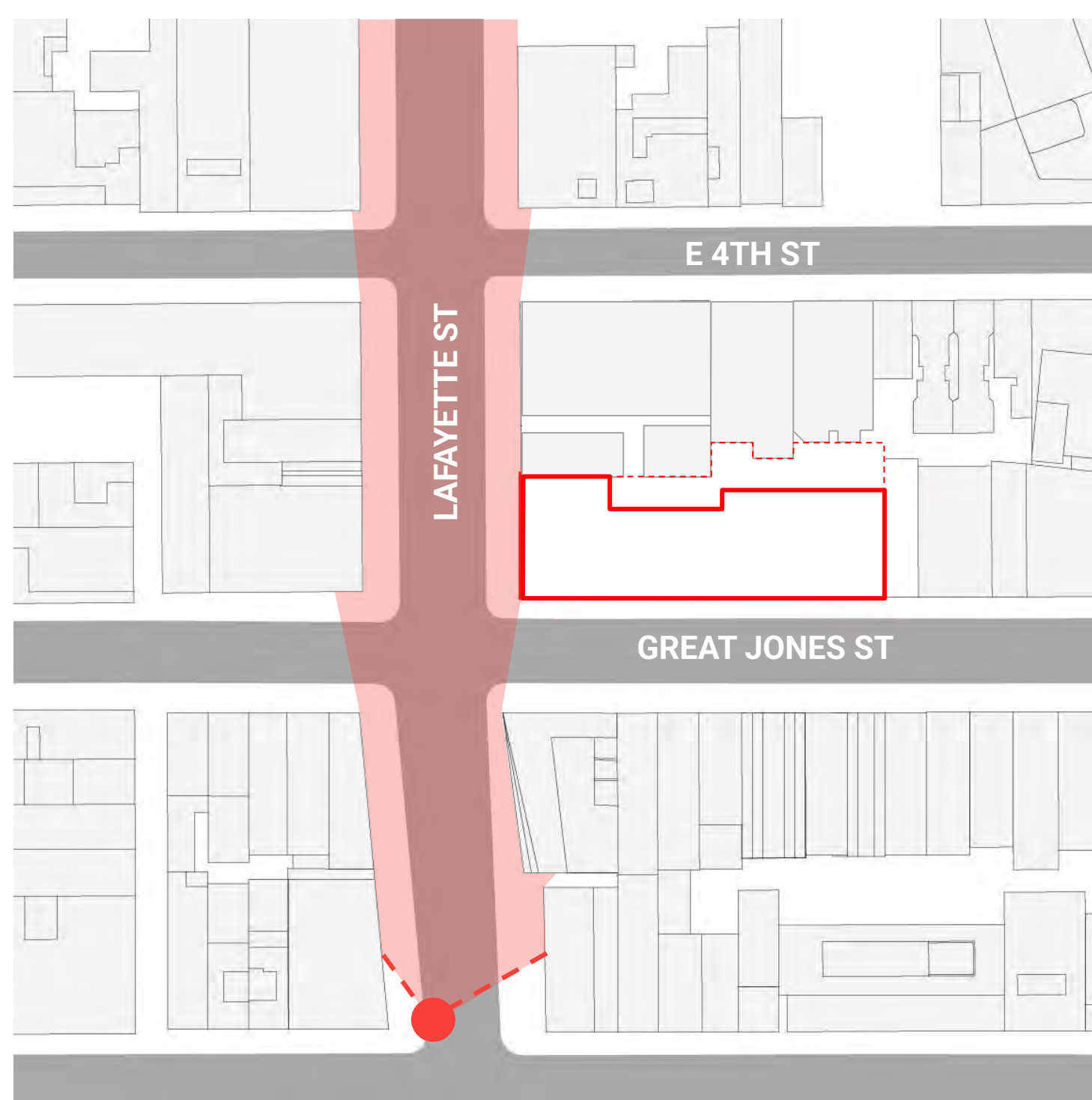
Facing South on Lafayette St & 4th Street View Perspectives



*LOT LINE WINDOWS REPRESENT AS OF RIGHT MAX 10%
PER FLOOR ELEVATION

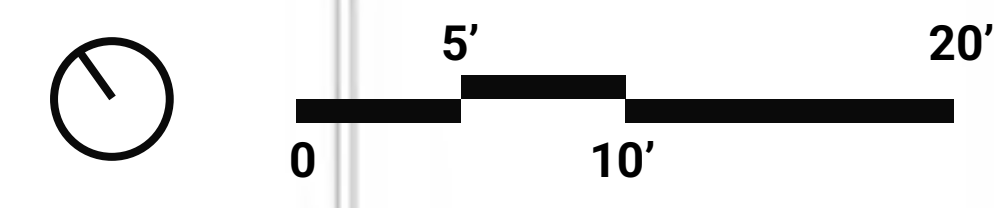
Facing North on Lafayette St

Street View Perspectives

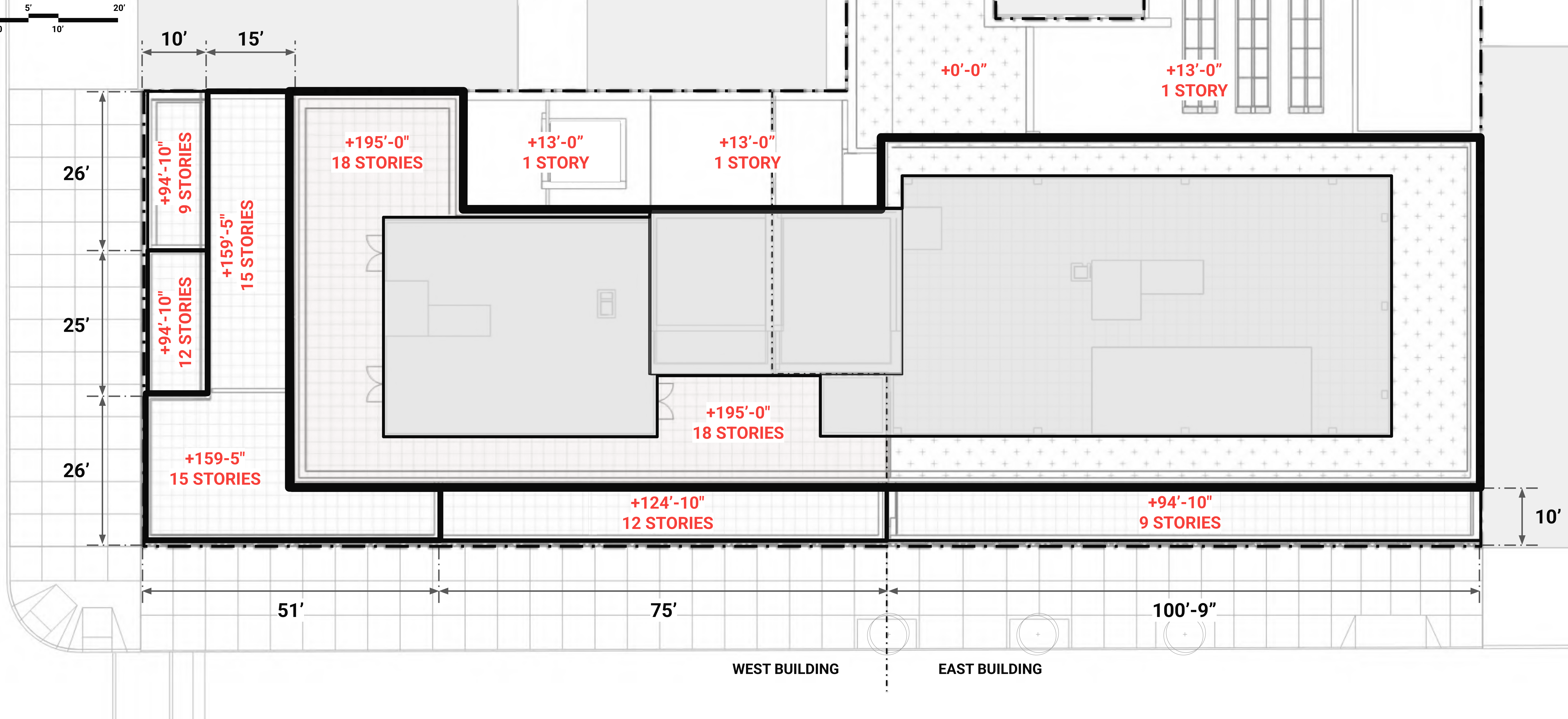


Setback Site Plan

Setback Dimensions and Elevations



LAFAYETTE STREET



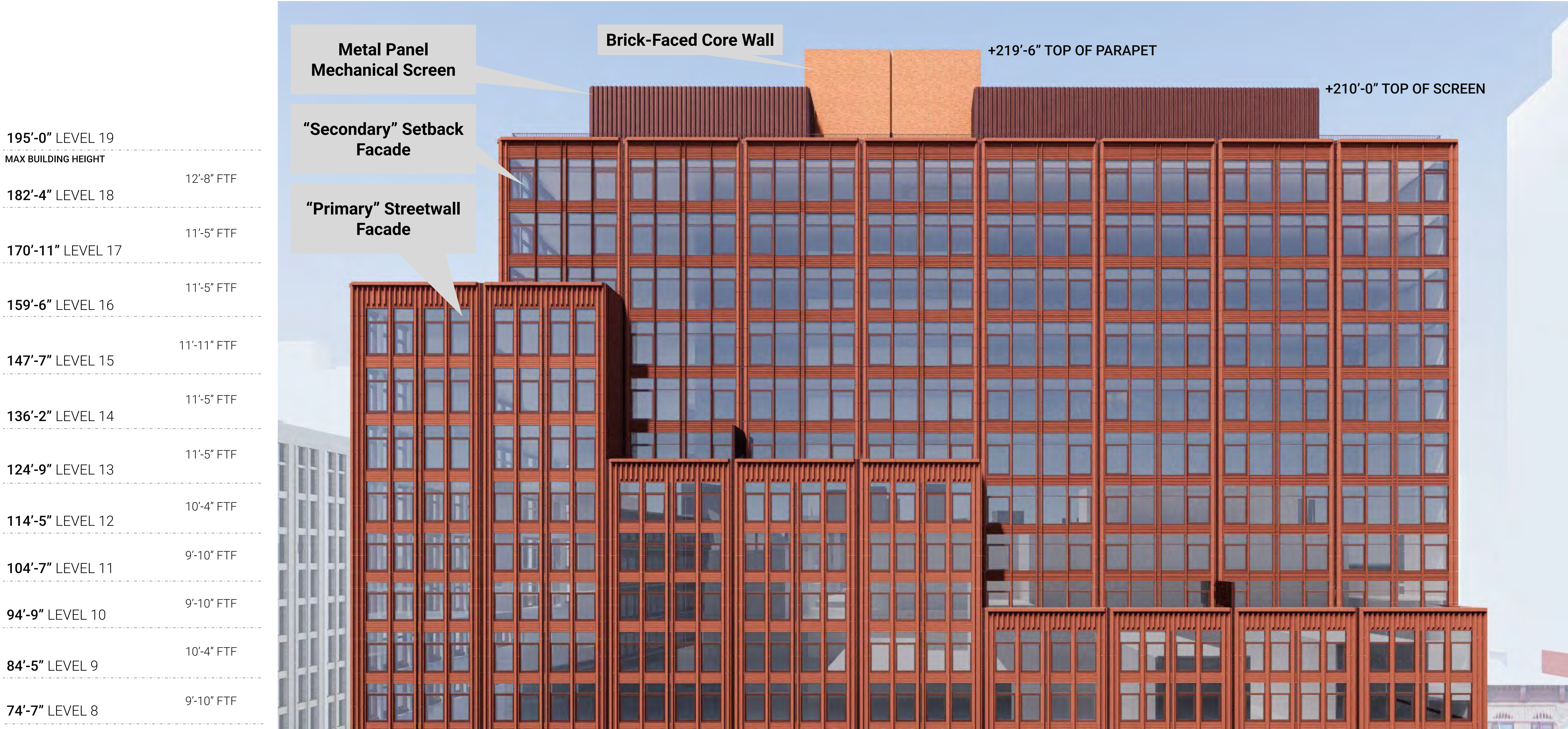
GREAT JONES STREET

WEST BUILDING

EAST BUILDING



Upper Building - South Elevation



Upper Building - North Elevation

195'-0" LEVEL 19	
MAX BUILDING HEIGHT	
182'-4" LEVEL 18	12'-8" FTF
170'-11" LEVEL 17	11'-5" FTF
159'-6" LEVEL 16	11'-5" FTF
147'-7" LEVEL 15	11'-11" FTF
136'-2" LEVEL 14	11'-5" FTF
124'-9" LEVEL 13	11'-5" FTF
114'-5" LEVEL 12	10'-4" FTF
104'-7" LEVEL 11	9'-10" FTF
94'-9" LEVEL 10	9'-10" FTF
84'-5" LEVEL 9	10'-4" FTF
74'-7" LEVEL 8	9'-10" FTF



+219'-6" TOP OF PARAPET

+210'-0" TOP OF SCREEN



LOT LINE

Primary Cornice at Top of Streetwall



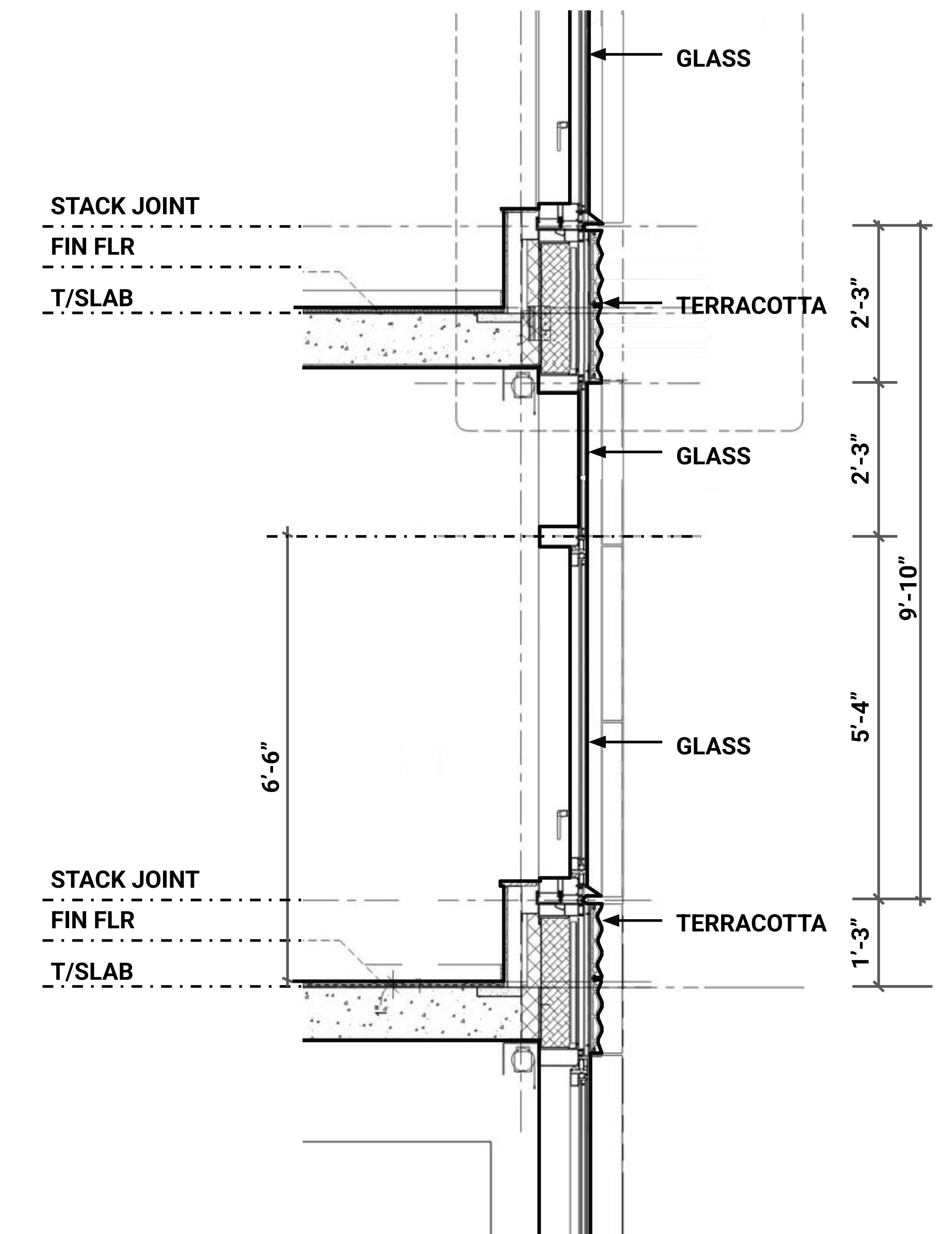
Terracotta Streetwall Curtain Wall - Typical

Detail

A high energy performance facade, +10% beyond 2020 Energy Code requirements



ENLARGED ELEVATION



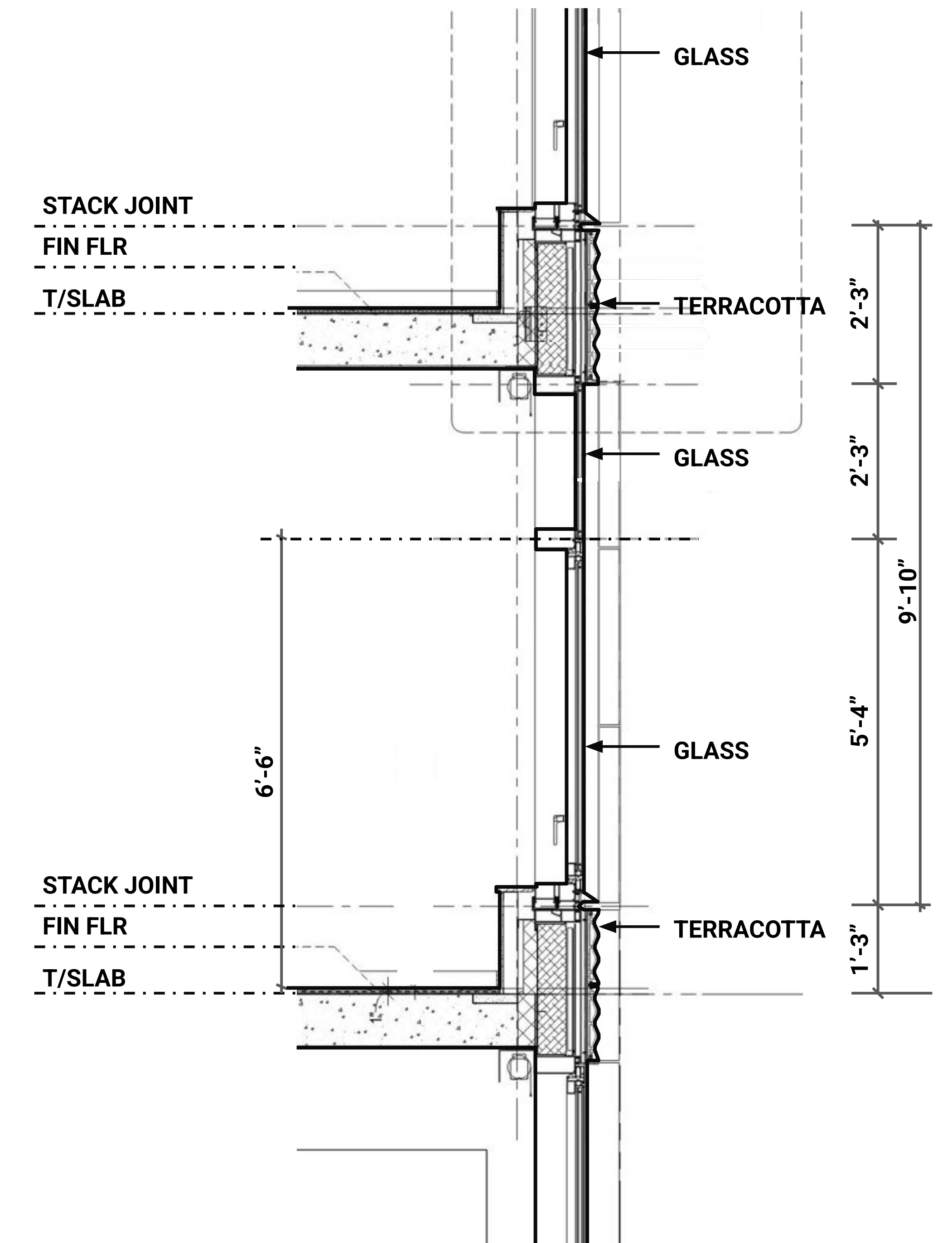
ENLARGED SECTION

Terracotta Setback Curtain Wall - Typical

Detail



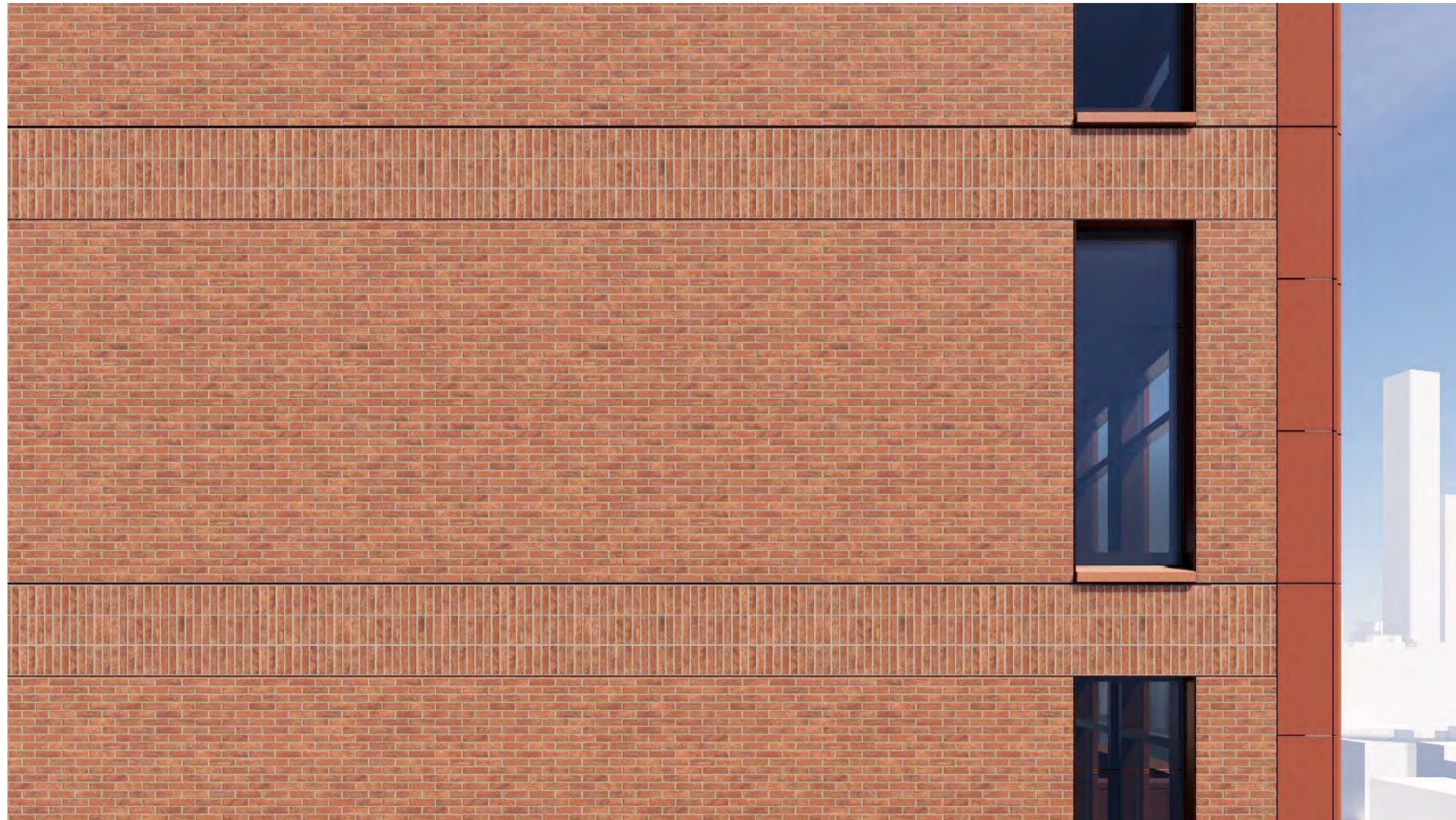
ENLARGED ELEVATION



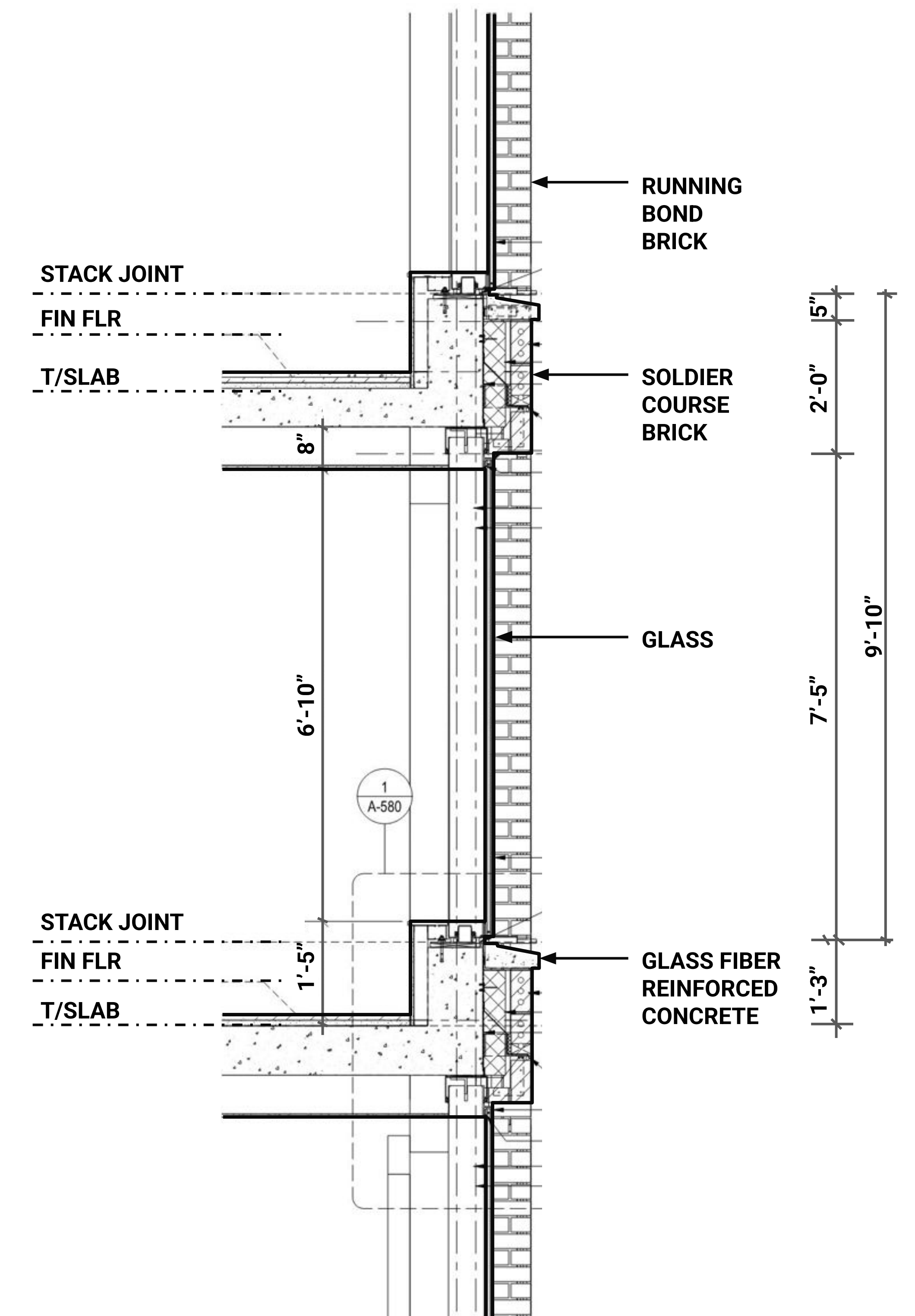
ENLARGED SECTION

Brick Lot Line Wall - Typical

Render



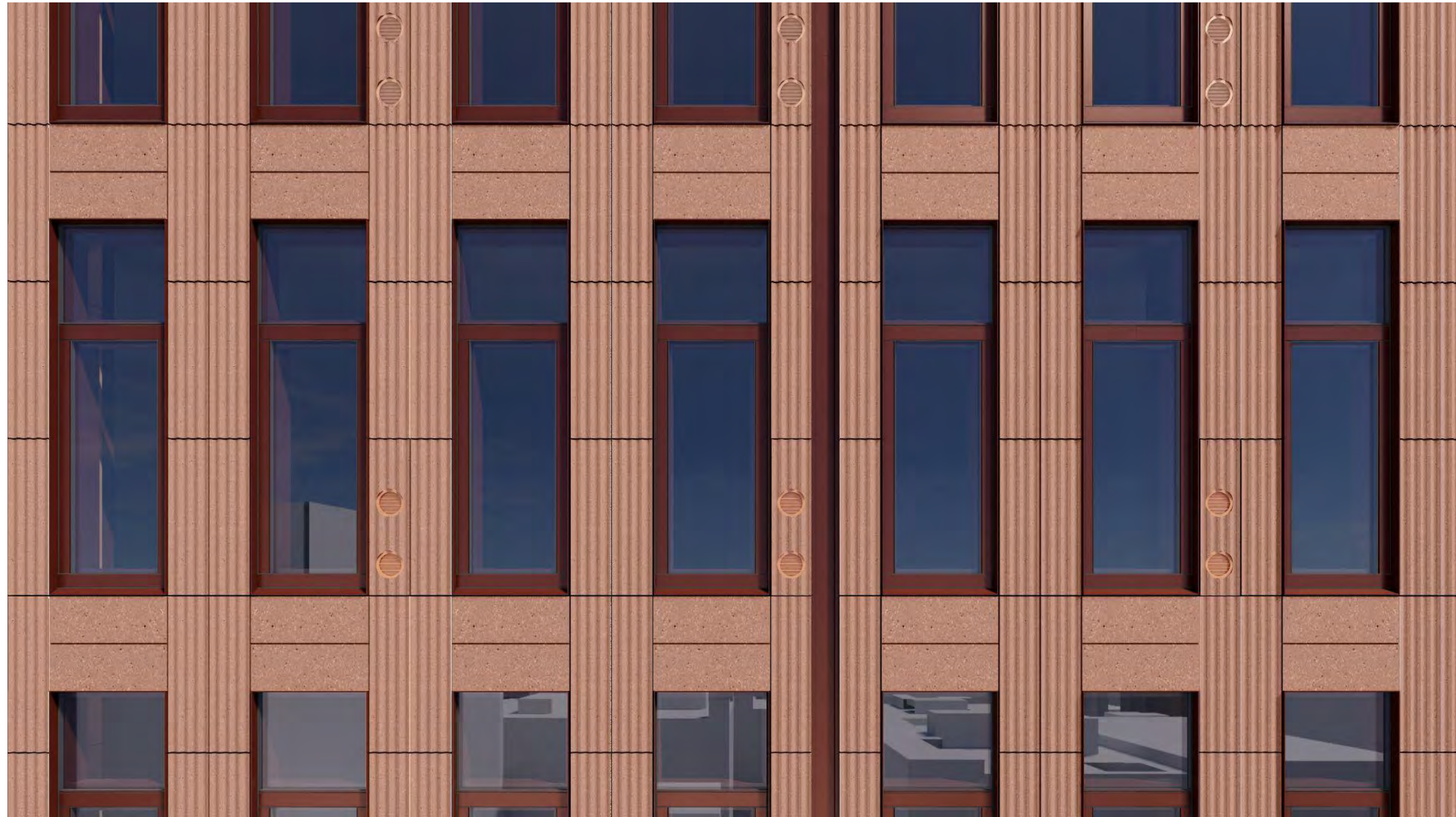
ENLARGED ELEVATION



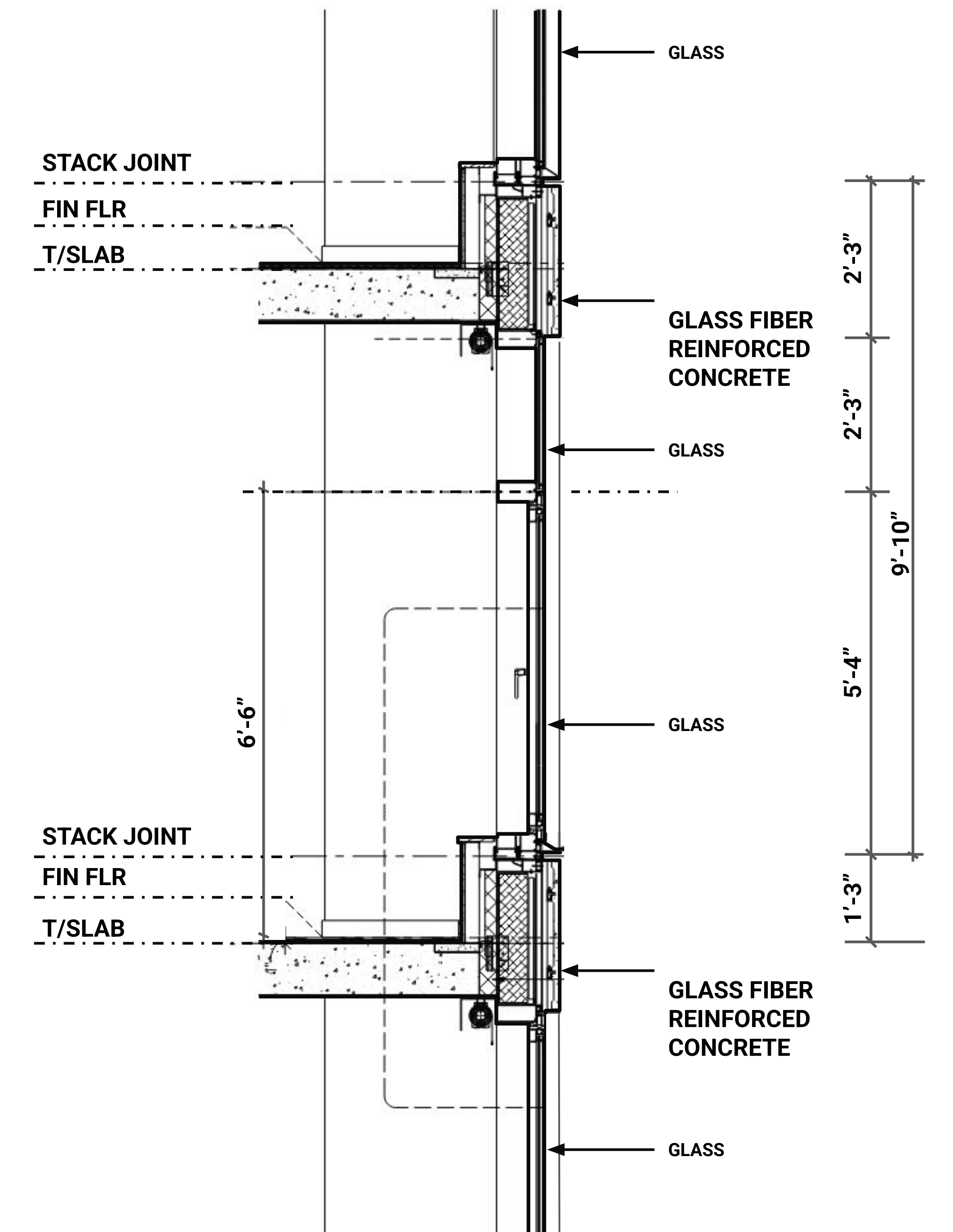
ENLARGED SECTION

GFRC Rear Curtain Wall - Typical

Render



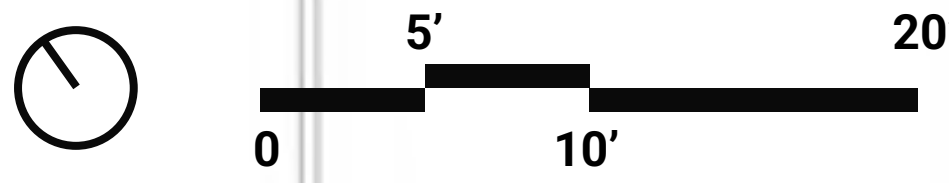
ENLARGED ELEVATION



ENLARGED SECTION

Ground Floor Site Plan

Retail and Residential Usage



LAFAYETTE STREET

GRANITE CURB

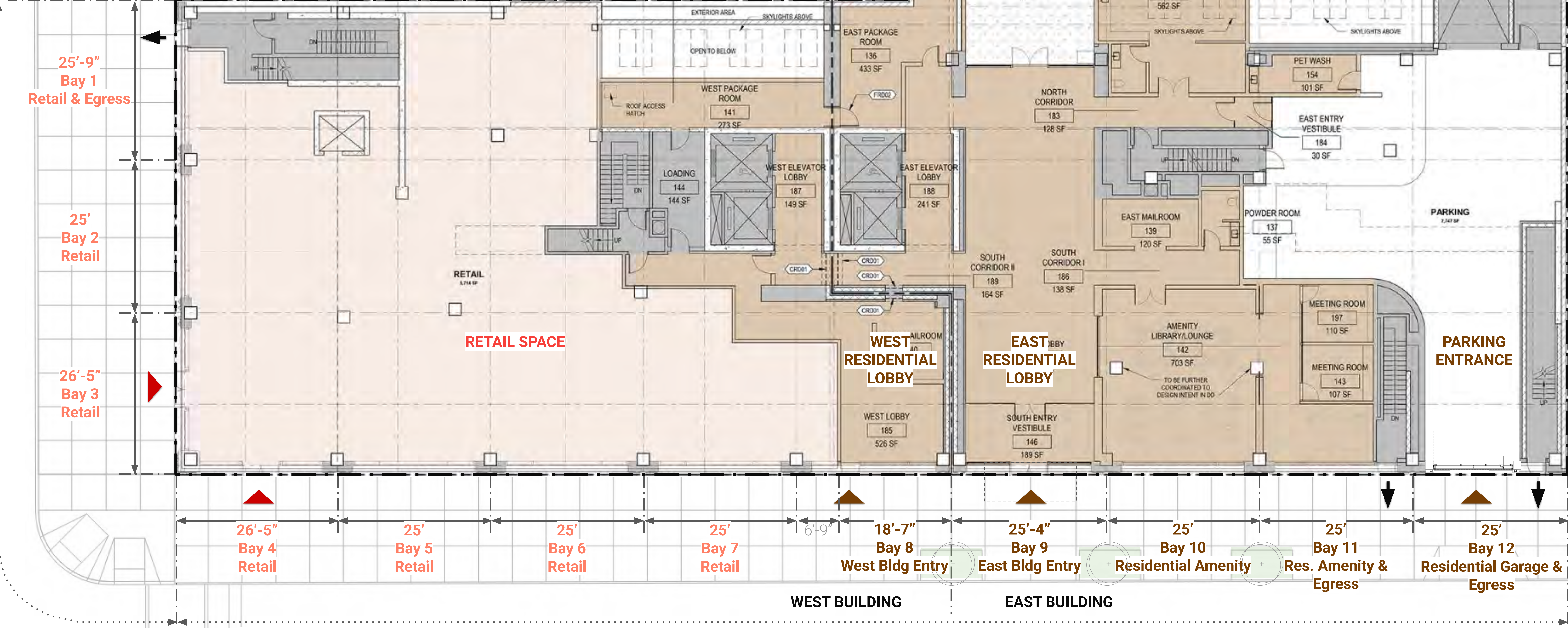
+72'-10" FROM BASE PLANE OF LOT 56 SITE
EXISTING 5 STORY BUILDING

+45'-0" FROM BASE PLANE OF LOT 56 SITE
EXISTING 3 STORY BUILDING

+15'-8" FROM BASE PLANE OF LOT 20 SITE
EXISTING 1 STORY BUILDING

+15'-8" FROM BASE PLANE OF LOT 27 SITE
EXISTING 1 STORY BUILDING

+82'-6" FROM BASE PLANE OF LOT 51 SITE
EXISTING 7 STORY BUILDING



STEEL FACED CONCRETE CURB

GREAT JONES STREET

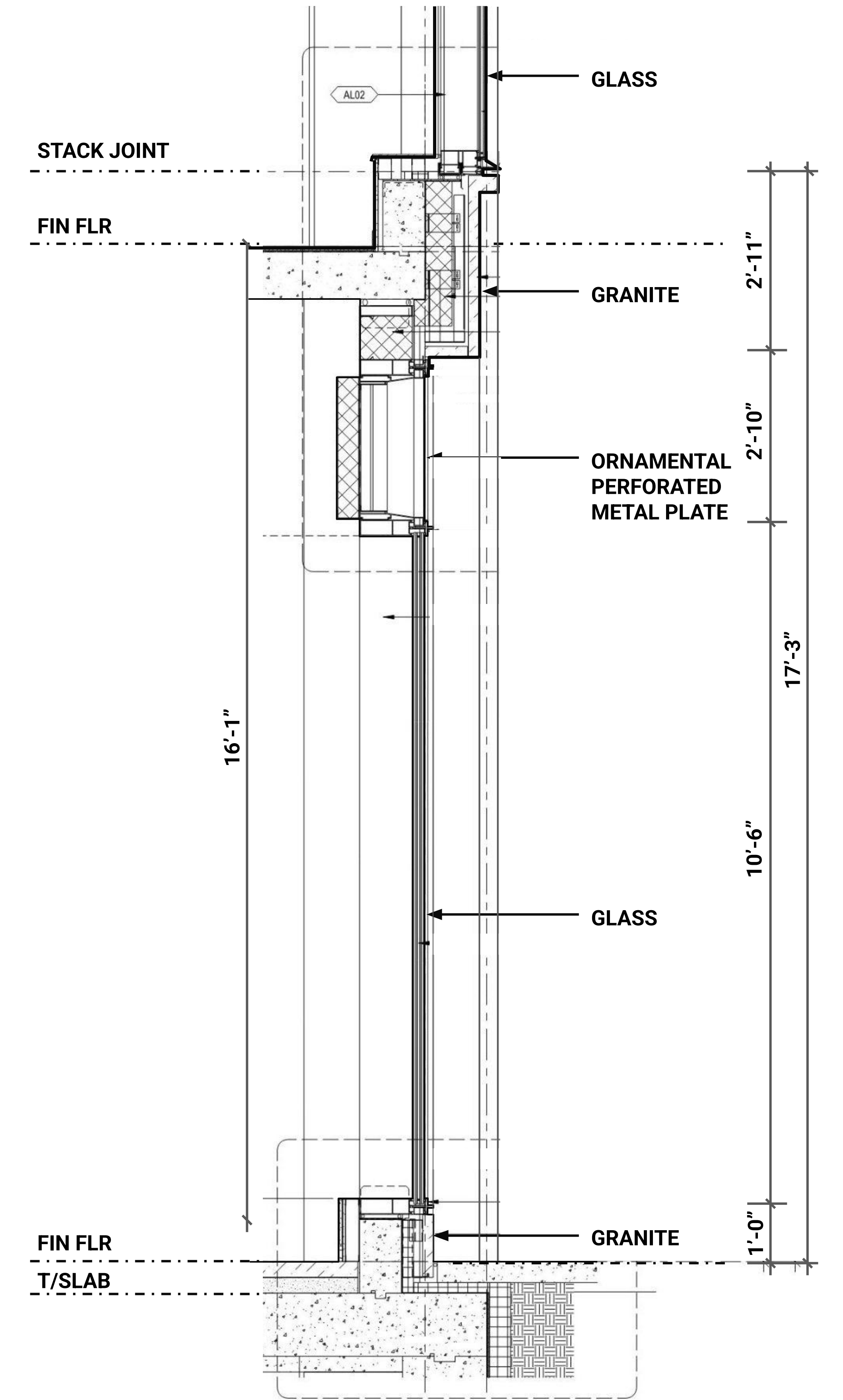


Storefront - Typical

Signage per LPC guidelines for placement and allowed coverage



ENLARGED ELEVATION



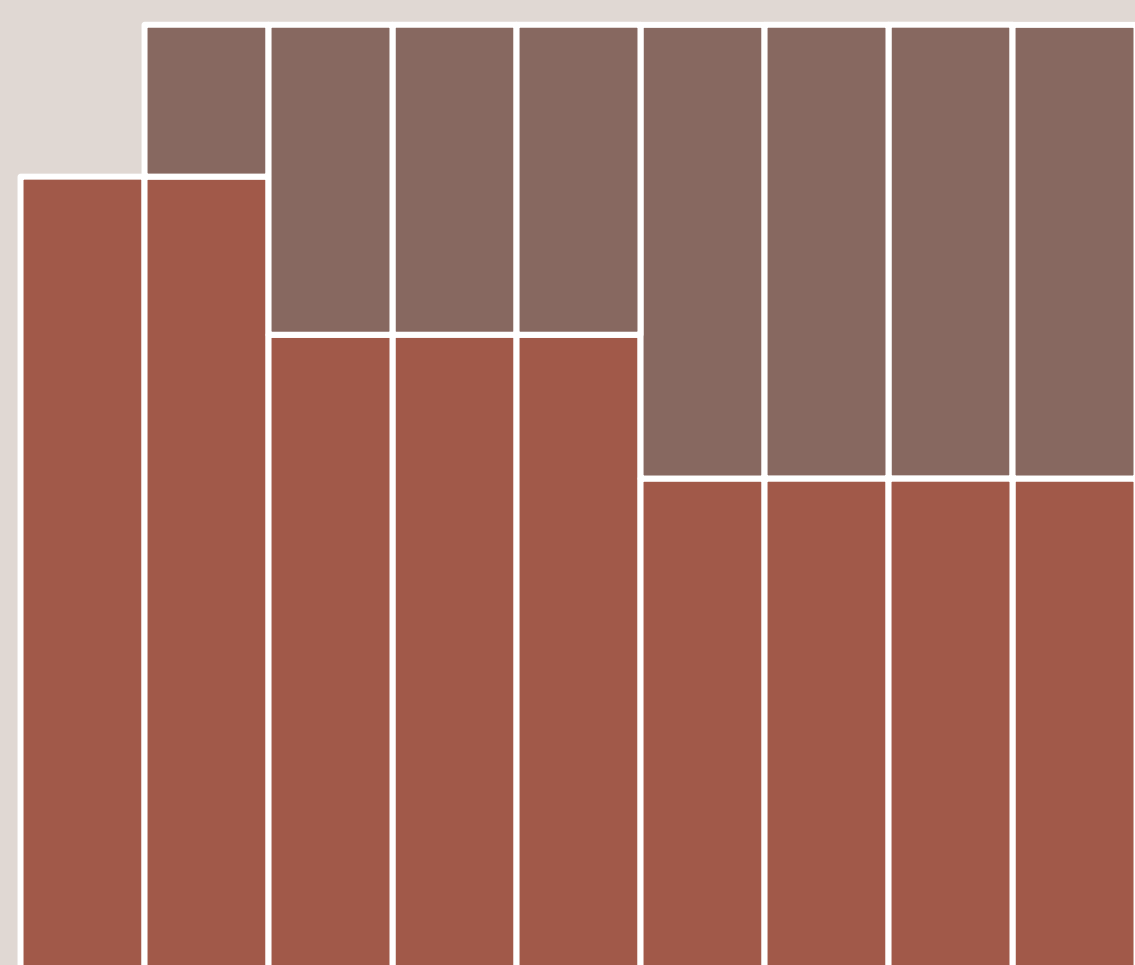
ENLARGED SECTION





ZOTOD



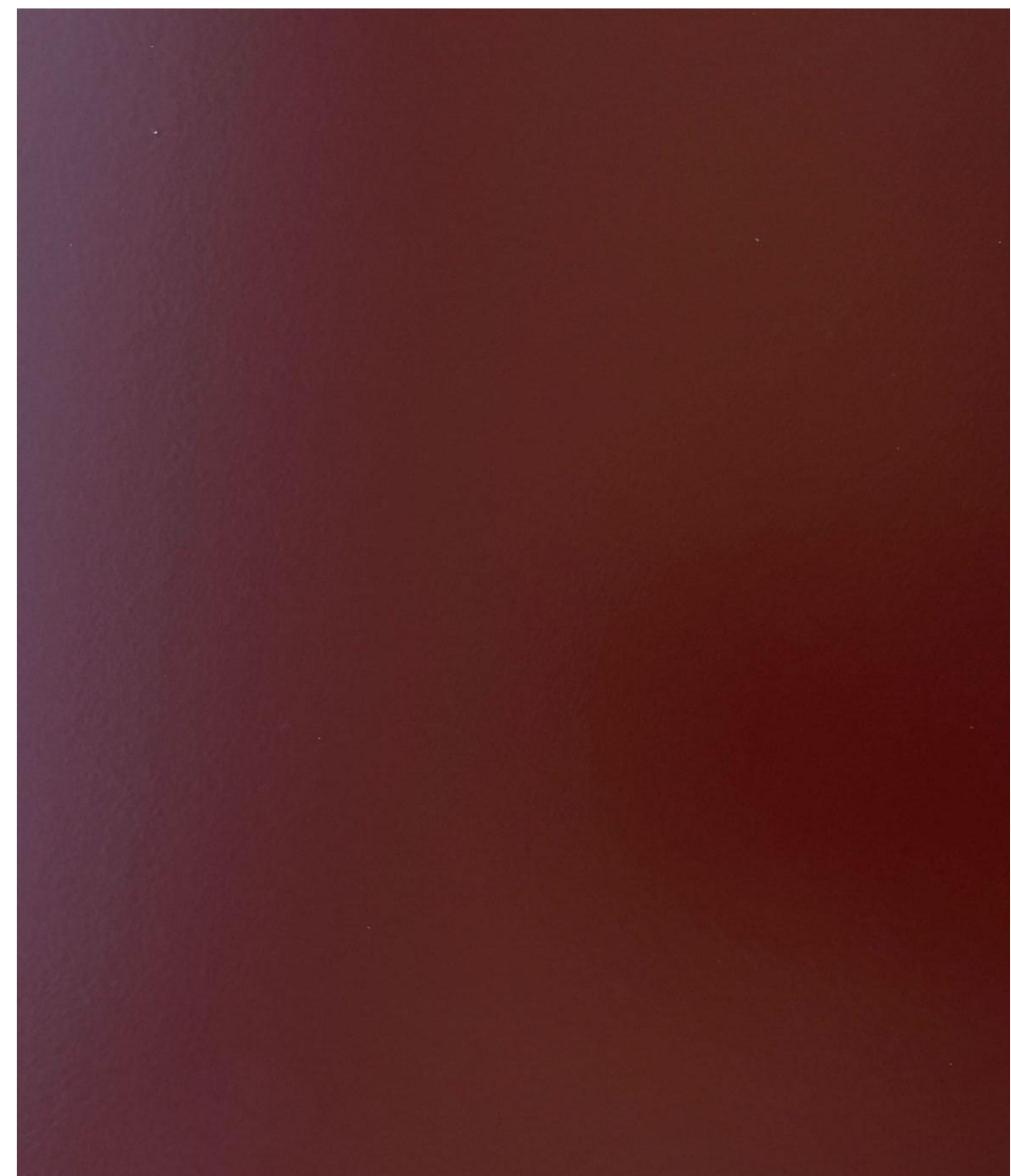
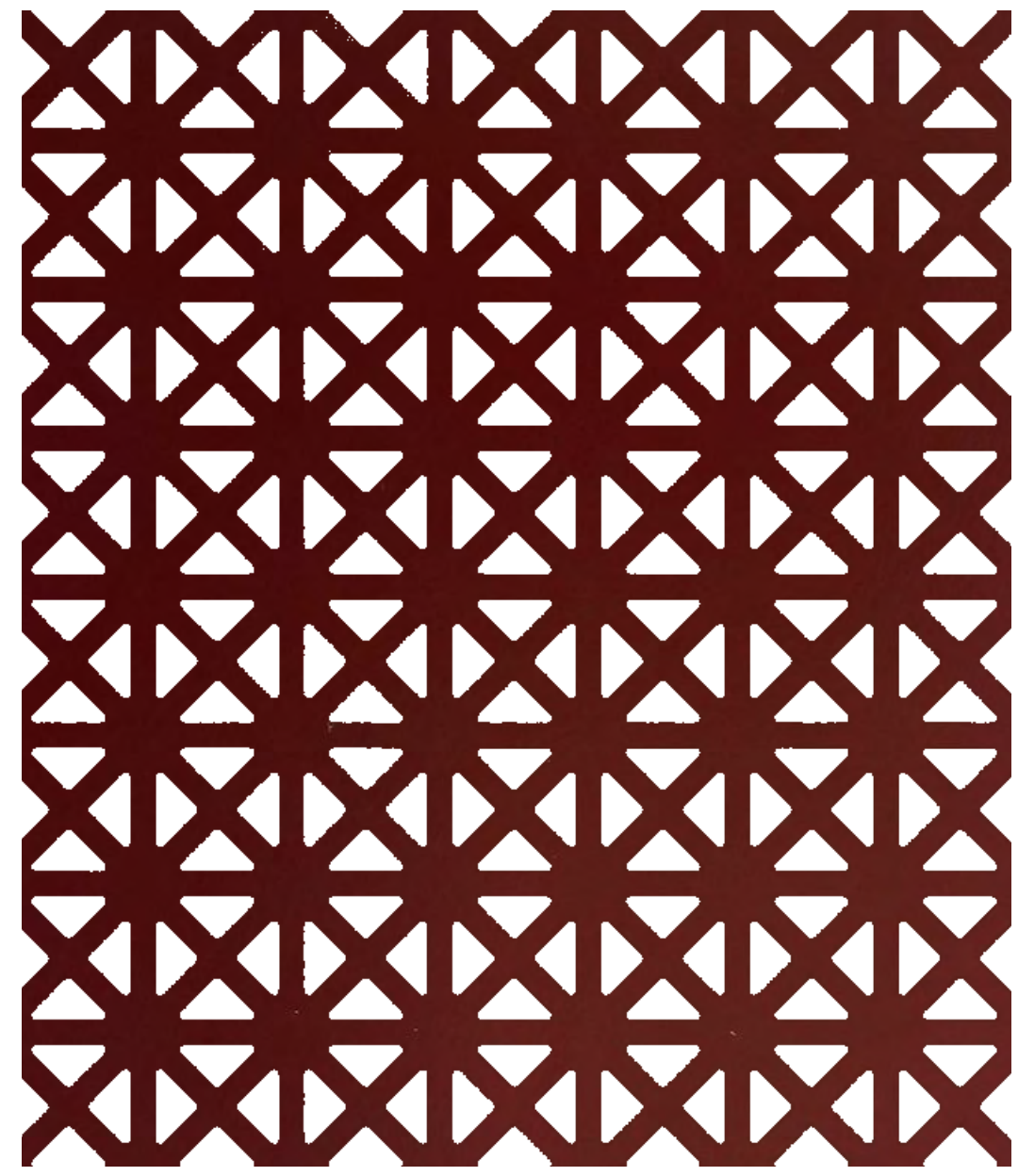


375 Lafayette

Appendix A

Facade Materiality

A Masonry Facade in the Tone and Character of the Historic District



Metal
Solid and Perforated



Stone
Streetside Ground-Level



Terracotta
Streetside



Brick
Lot line side walls



GFRC
Rear/North

Residential Entry



1'-6"
MAR-
QUEUE

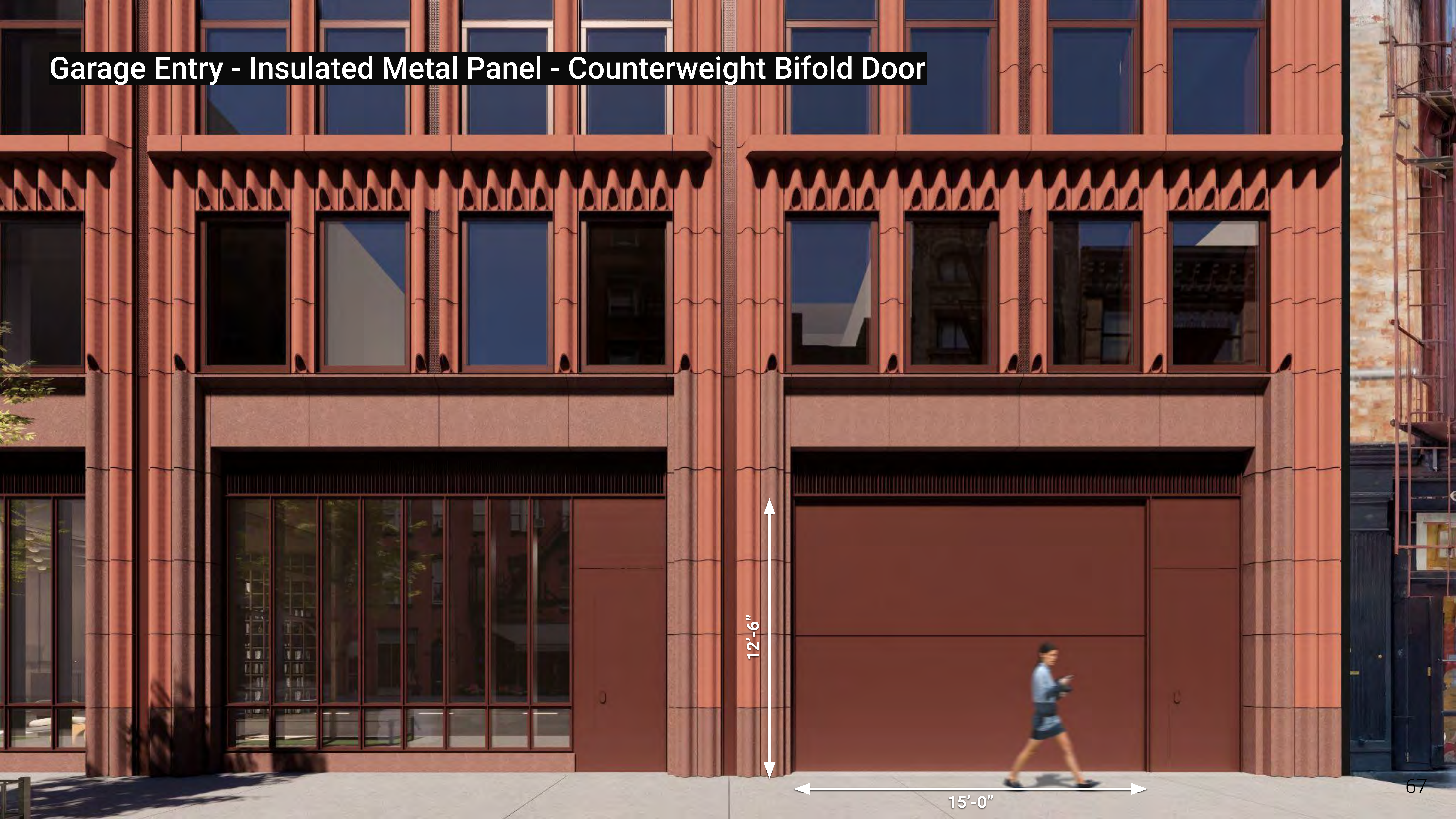
10'-7"
TO UNDERSIDE OF MARQUEE

375

4 RECESSED DOWNLIGHTS FLUSH TO UNDERSIDE OF MARQUEE

11'-3"

Garage Entry - Insulated Metal Panel - Counterweight Bifold Door



12'-6"

15'-0"

Storefront & Marquee Precedent within NoHo Historic Districts

Metal Framed Windows as "Infill" and Base of Marquee

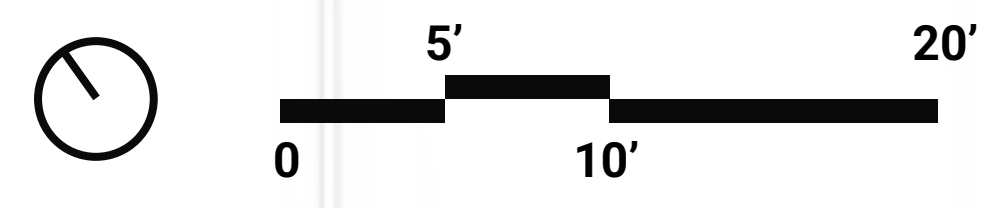


10 Bond St. (2014)



25 Bond St. (2008)

Typical Unit Plan



LAFAYETTE STREET

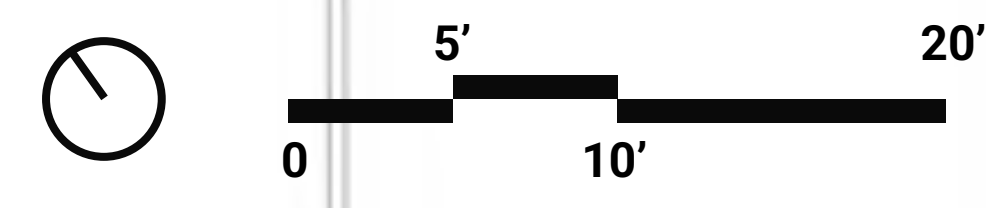


GREAT JONES STREET



Roof Plan

Rooftop Screens



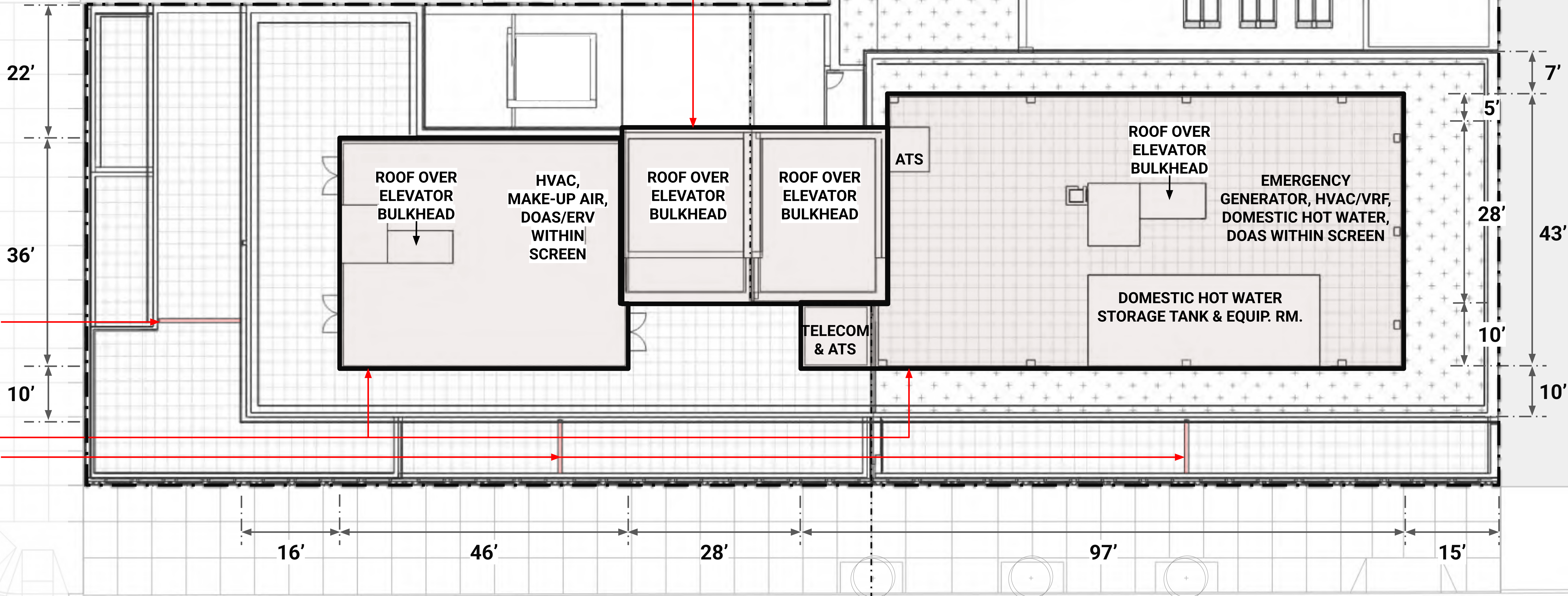
ELEVATOR OVERRUN AND PARAPET (ALLOWED OBSTRUCTION)

TERRACE DIVIDER SCREEN (ALLOWED OBSTRUCTION)

15' MECHANICAL SCREEN (ALLOWED OBSTRUCTION)

TERRACE DIVIDER SCREEN (ALLOWED OBSTRUCTION)

LAFAYETTE STREET



WEST BUILDING

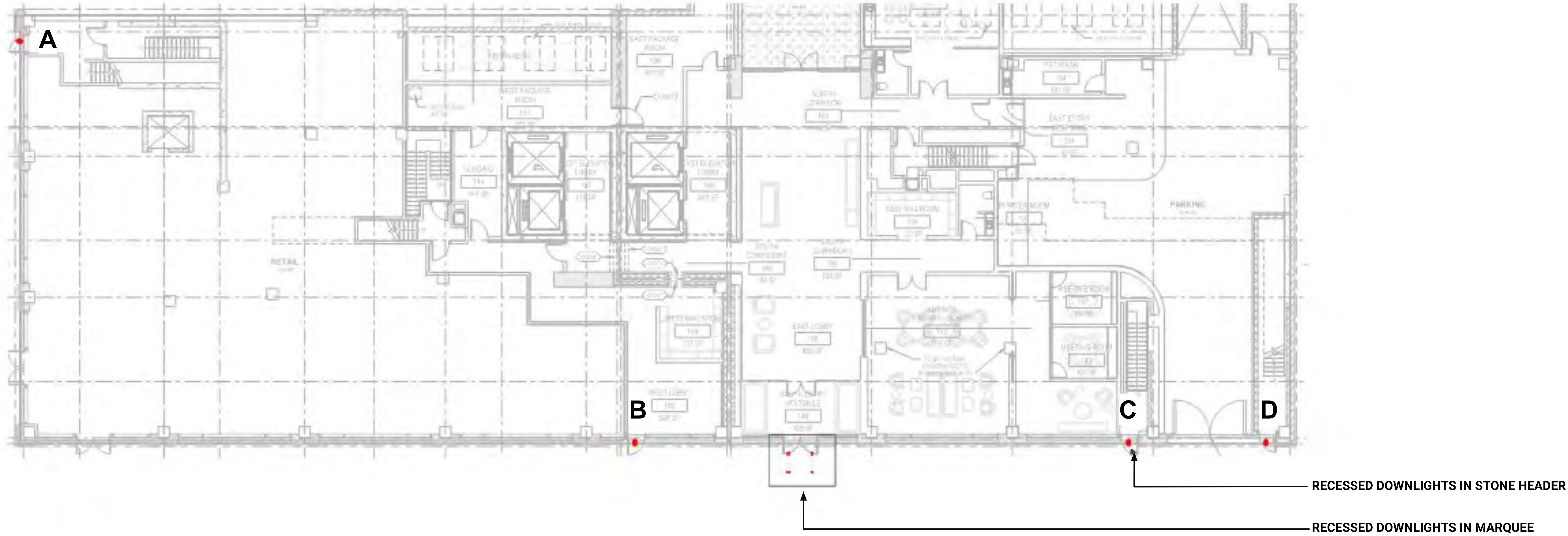
EAST BUILDING

GREAT JONES STREET



Exterior Entries

Lighting Design Intent



A

B

C

D



LAFAYETTE ST

GREAT JONES ST

Retail Entry

Signage Within the "Infill" of the Masonry Storefront Bay, In Compliance with LPC Guidelines

TYPE A WINDOW DECAL:

- VINYL (OR METAL AT DOOR WINDOW TRANSOM ONLY, INDICATED BY A1) CUT-OUT DECAL TO THE INSIDE FACE OF GLAZING OR METAL CUT-OUT DECAL TO EXTERIOR FACE OF GLAZING
- **20% MAX COVERAGE PER WINDOW**
- 1" THICK MAX FOR INTERIOR DECALS, ¼" THICK FOR EXTERIOR DECALS
- SIGNAGE MAY BE PLACED ON GLASS DOORS, WINDOWS, TRANSOM WINDOW
- SIGNAGE LOCATION RESTRICTED TO DIMENSIONED PLACEMENT ZONES
- ANY COLOR PERMITTED FOR SIGNAGE
- TOTAL COMBINED SIGNAGE COVERAGE OF ALL TYPES, NOT TO EXCEED 20% COVERAGE WITHIN A GIVEN WINDOW BAY

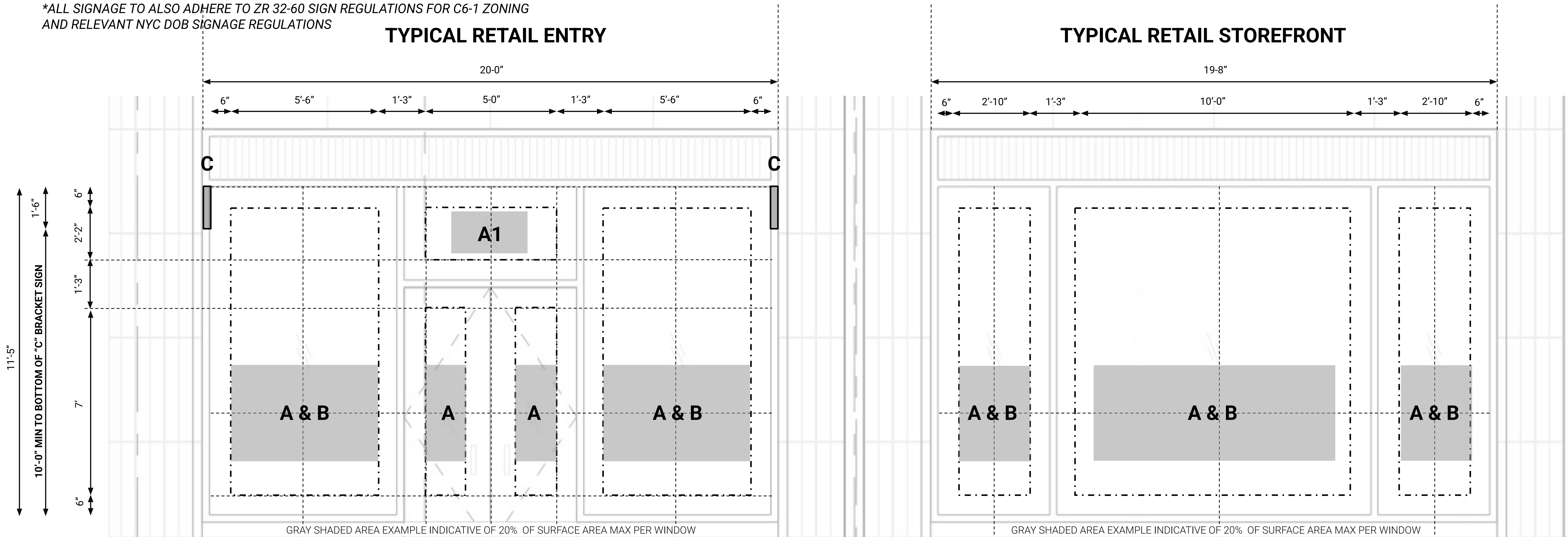
TYPE B INTERIOR STOREFRONT SIGNAGE:

- NON-FLASHING, ILLUMINATED OR NON-ILLUMINATED SIGNS LOCATED IN A WINDOW SET BACK AT LEAST 18" FROM THE INTERIOR FACE OF GLASS
- **20% MAX SURFACE AREA (IN ELEVATION) PER WINDOW AND NOT TO EXCEED ZONING REGULATION OF 8 SF TOTAL PER RETAIL STORE**
- MAX 2 SIGNS PER WINDOW BAY
- ANY COLOR PERMITTED FOR SIGNAGE
- LED FLAT SCREENS PERMITTED PROVIDED: 18" SET BACK FROM GLAZING, NO MORE THAN 50% OF GLAZING, NO MORE THAN 75% WIDTH OF GLAZING

TYPE C BRACKET SIGN:

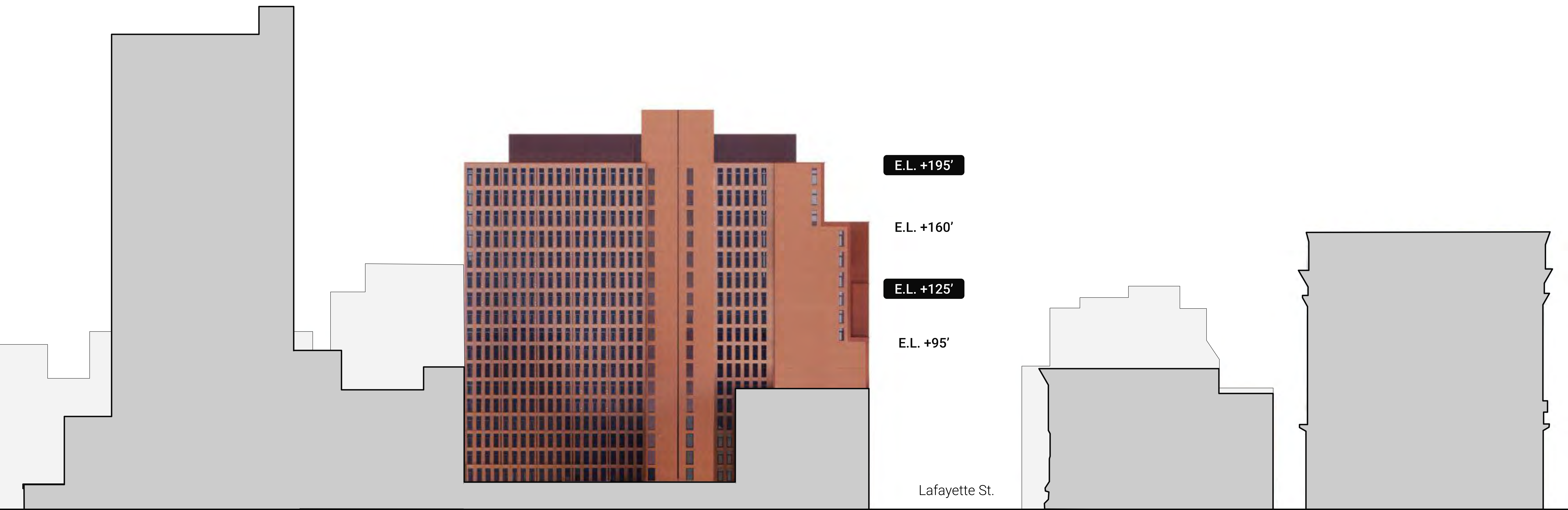
- NICKEL METAL PLATE CUT-OUT APPLIQUE TO METAL BRACKET SIGN TO MATCH BUILDING MULLION COLOR
- **MAX. ONE SIGN PER RETAIL ENTRY BAY, ONLY ALLOWED WITHIN ENTRY BAYS**
- STOREFRONT-MOUNTED PERPENDICULAR TO STOREFRONT, WITH TOP OF SIGN TO ALIGN WITH BOTTOM OF LOUVER TRANSOM, SIGN 18" HIGH X 18" DEEP, MAXIMUM OVERALL THICKNESS OF 3"
- BRACKET SIGN LOCATION TO BE LOCATED ONLY AT OUTSIDE MULLIONS ADJACENT TO TERRACOTTA PIERS, LEFT-ALIGNED OR RIGHT-ALIGNED
- ONE SIGN PER ESTABLISHMENT, WITH NO MORE THAN TWO SIGNS PER 20 FEET OF BUILDING STREET FRONTAGE

*ALL SIGNAGE TO ALSO ADHERE TO ZR 32-60 SIGN REGULATIONS FOR C6-1 ZONING AND RELEVANT NYC DOB SIGNAGE REGULATIONS



North Elevation - Facade

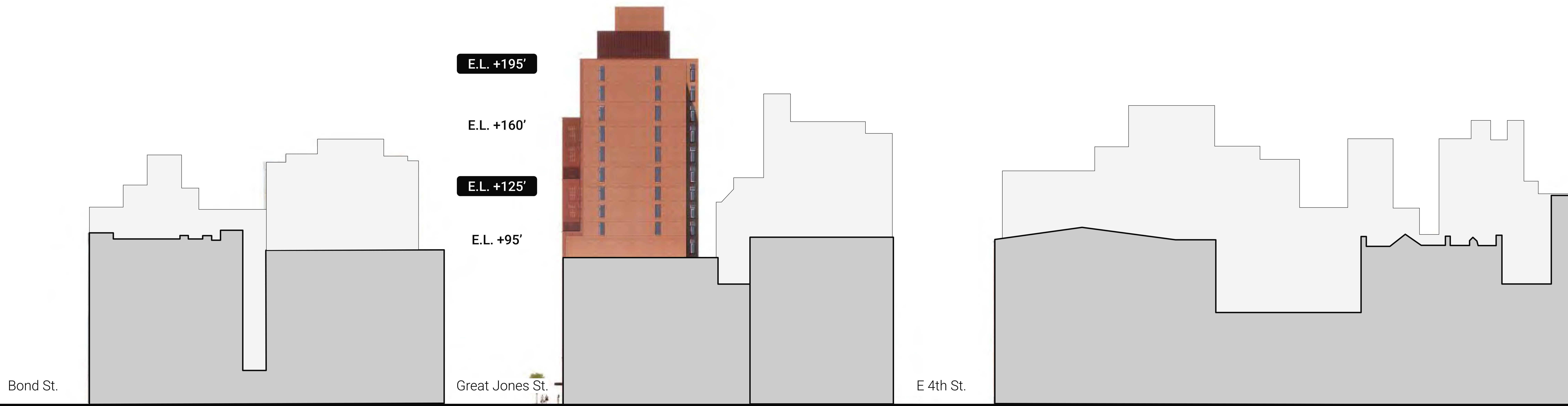
Section



PROPOSED

East Elevation - Facade

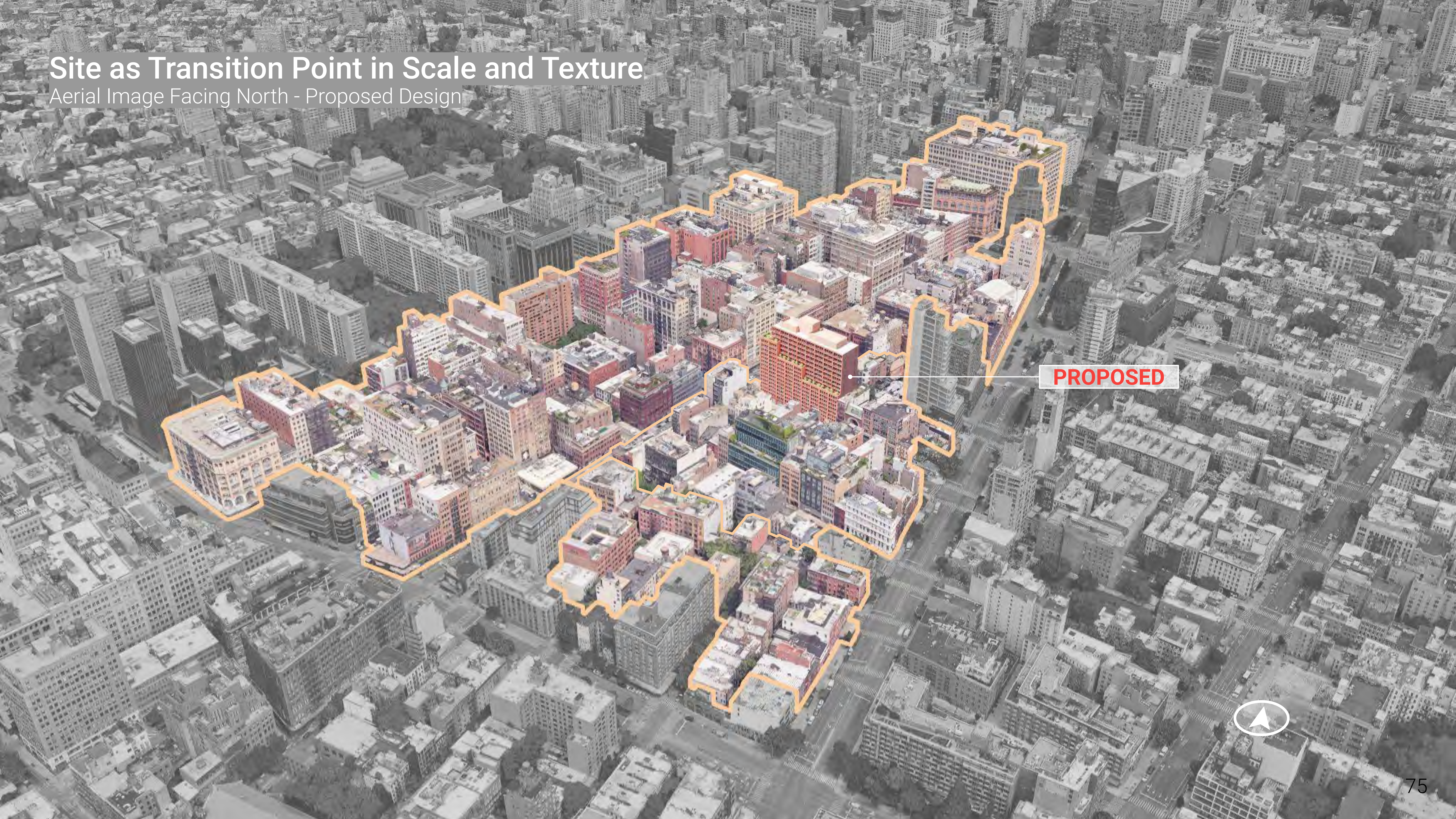
Section



PROPOSED

Site as Transition Point in Scale and Texture

Aerial Image Facing North - Proposed Design



PROPOSED

Site History



ca. 1850 view (MCNY)

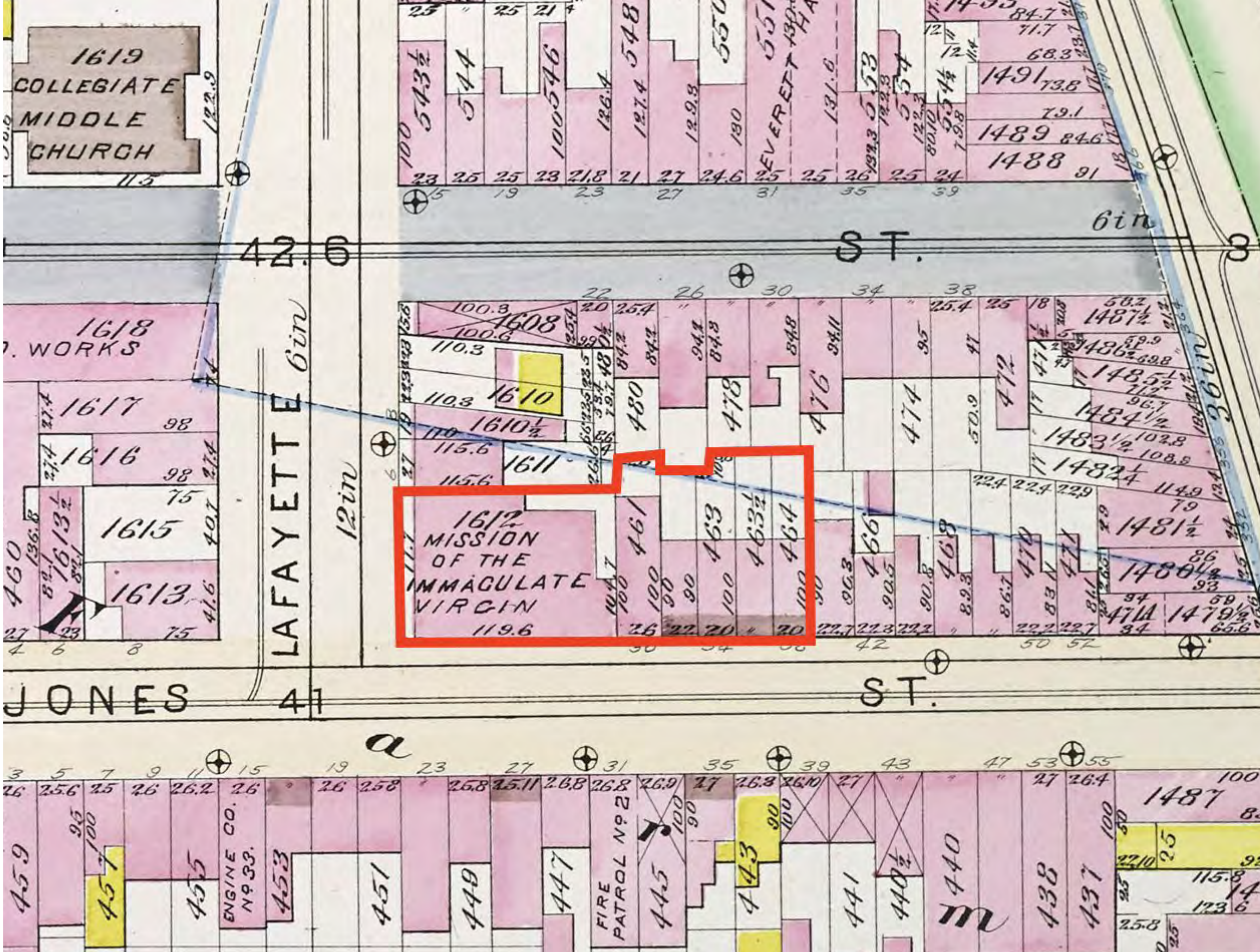


1867, Matthew Dripps map, Source: NYPL

Site History



ca.1890 view (Moses King's Views of NY)

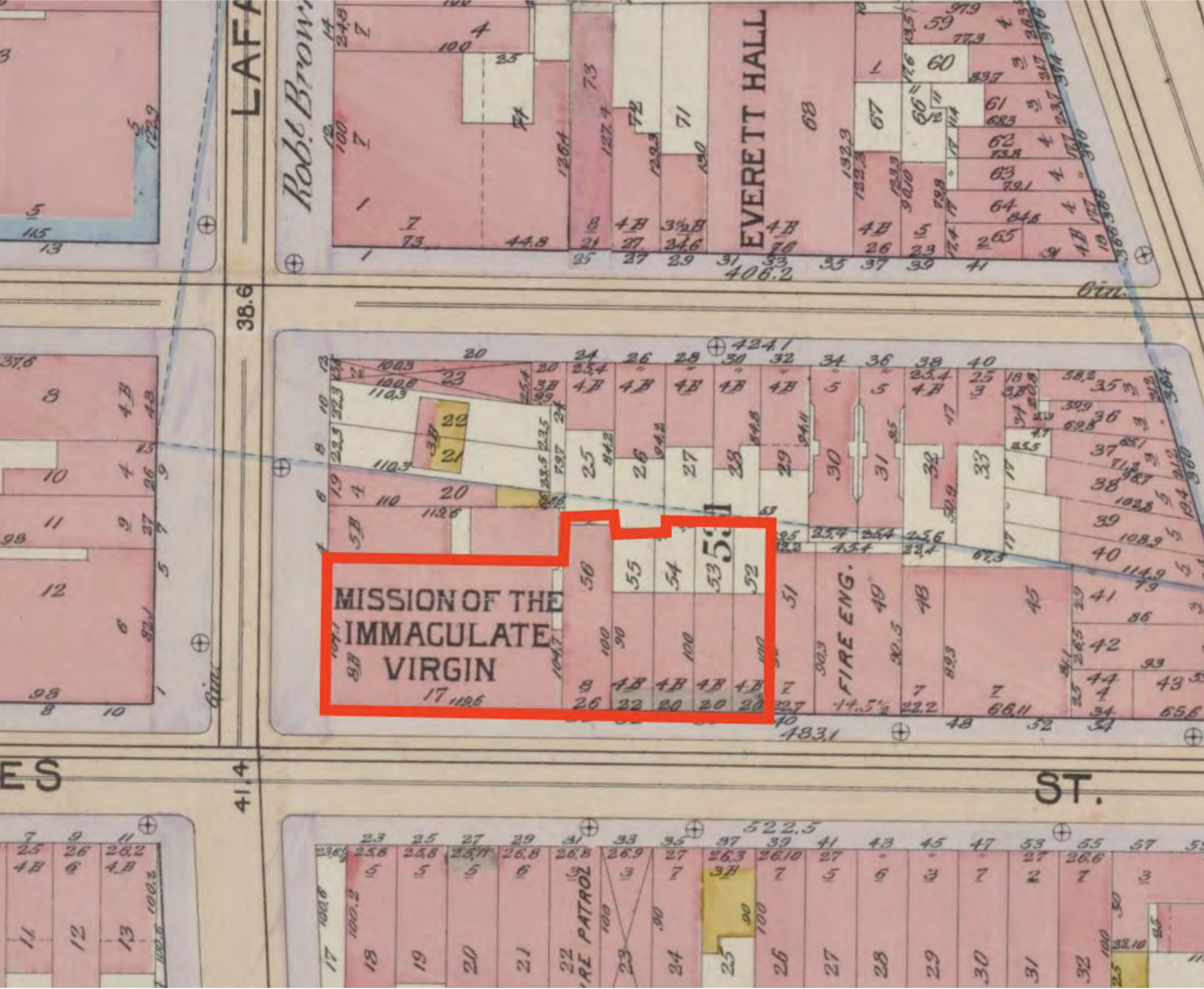


1884 Atlas of the City of New York

Site History



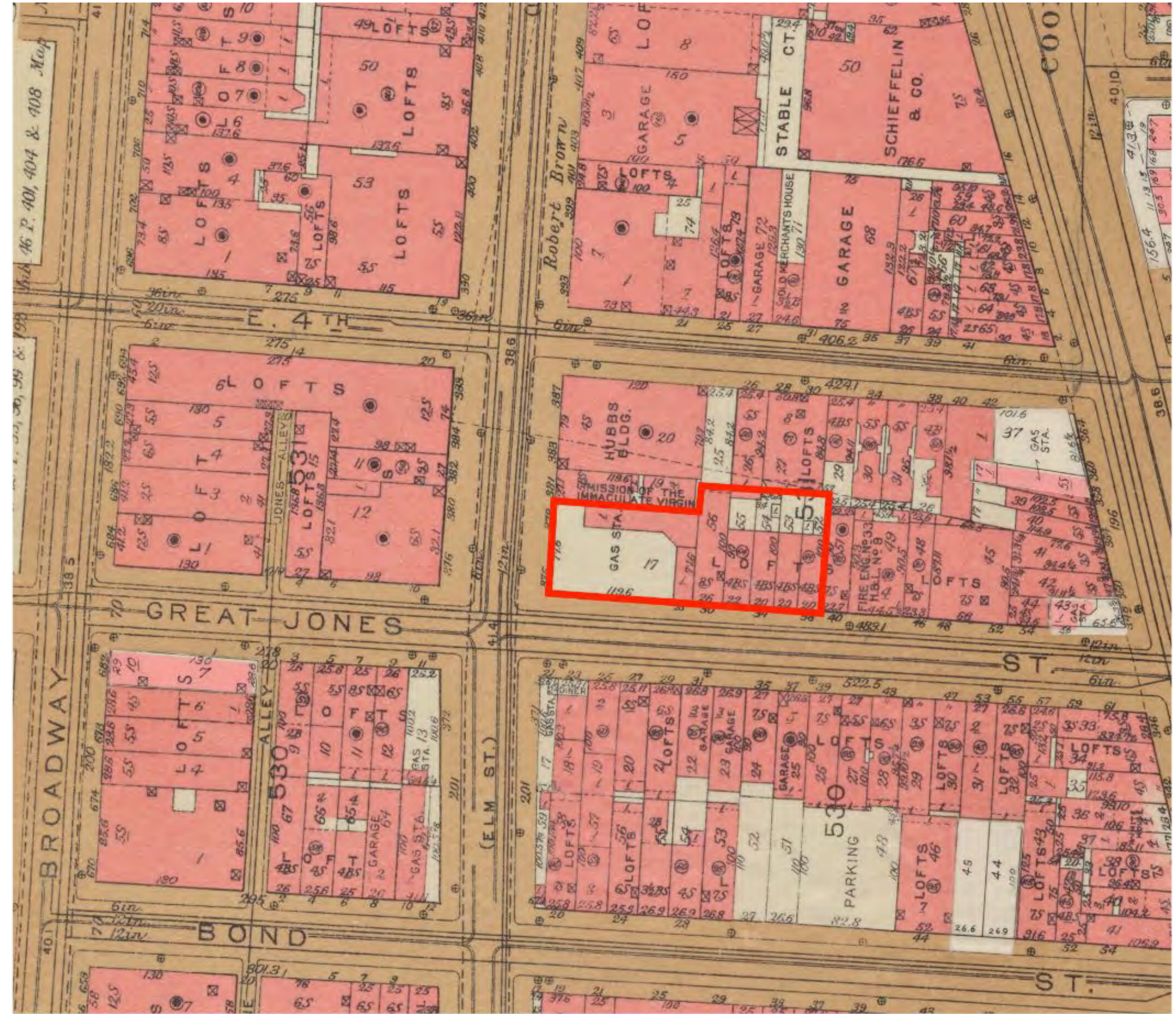
1900 view looking north on Lafayette (Transit Museum)



1889 Bromley Map



1940 TAX PHOTOGRAPH (NYC MUNICIPAL ARCHIVES)

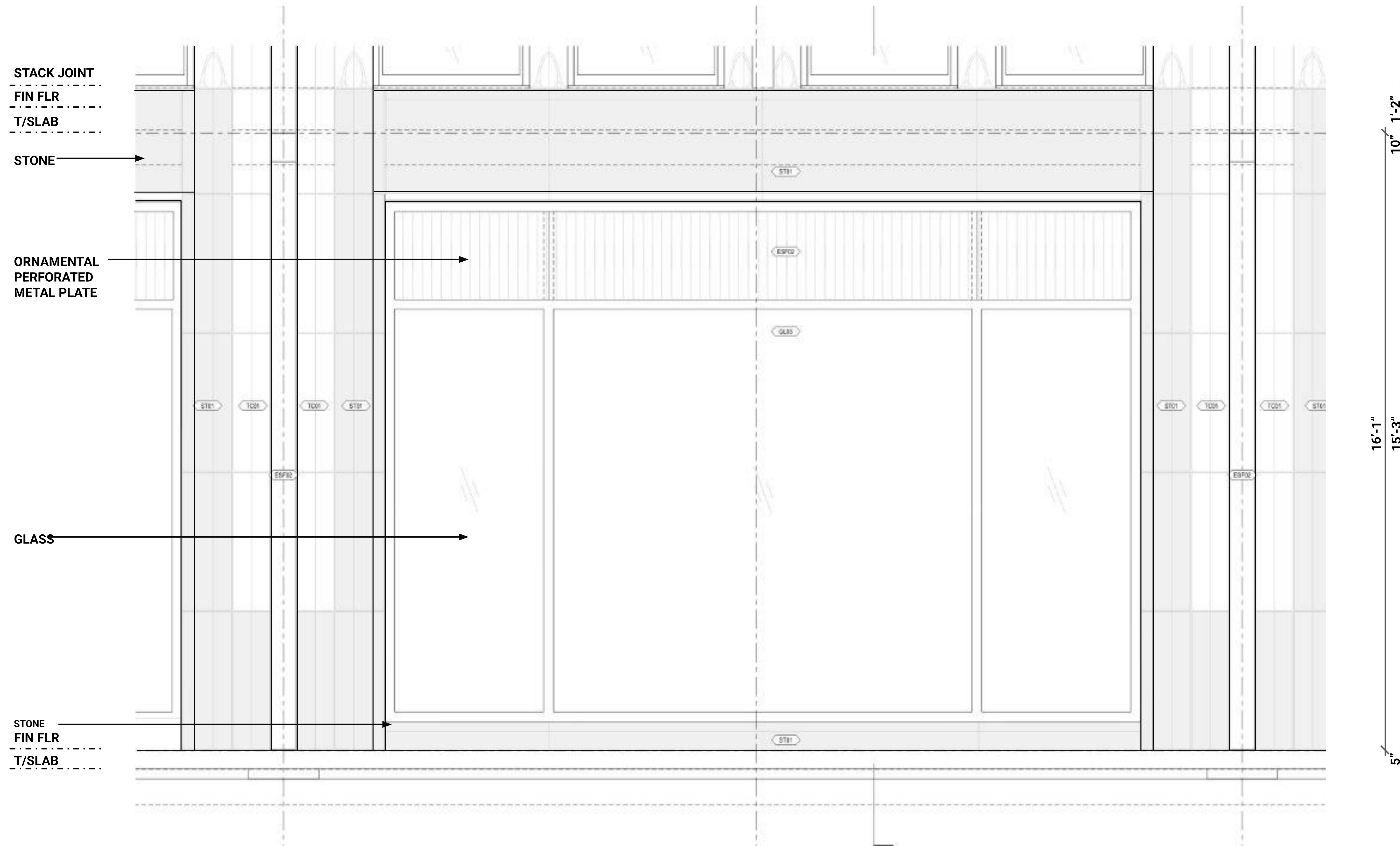


1955 SANBORN MAP

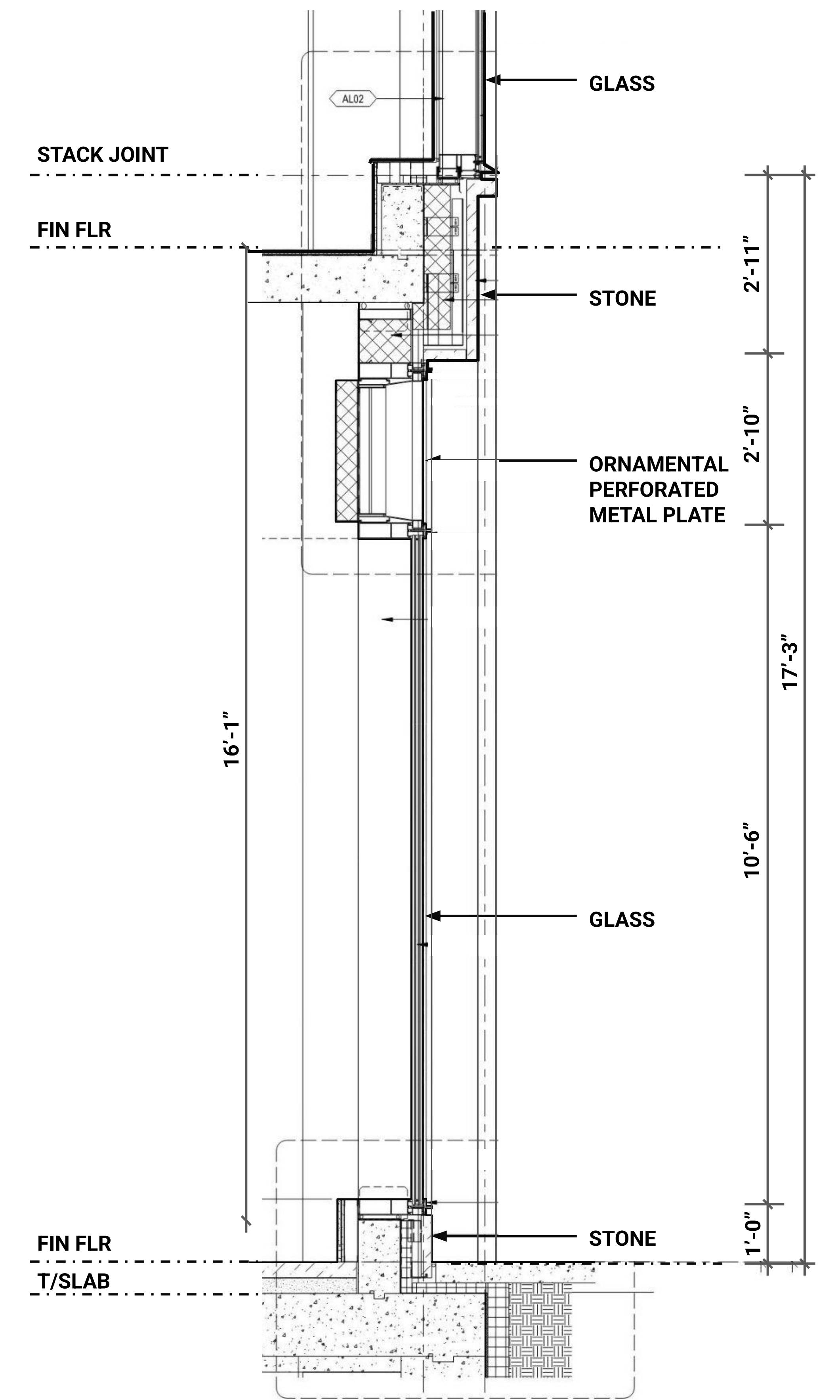
Appendix B

Storefront - Typical

Elevation & Section



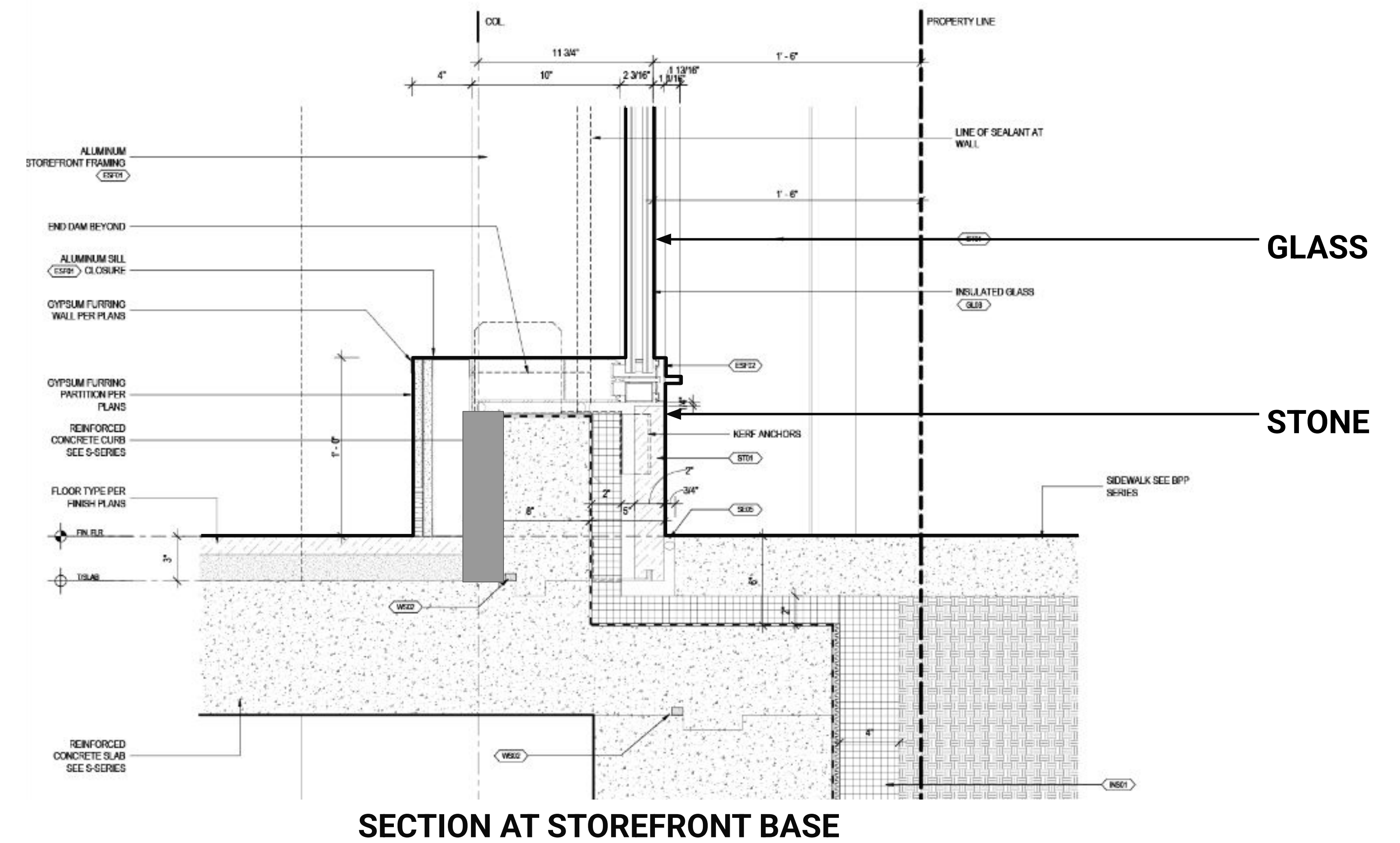
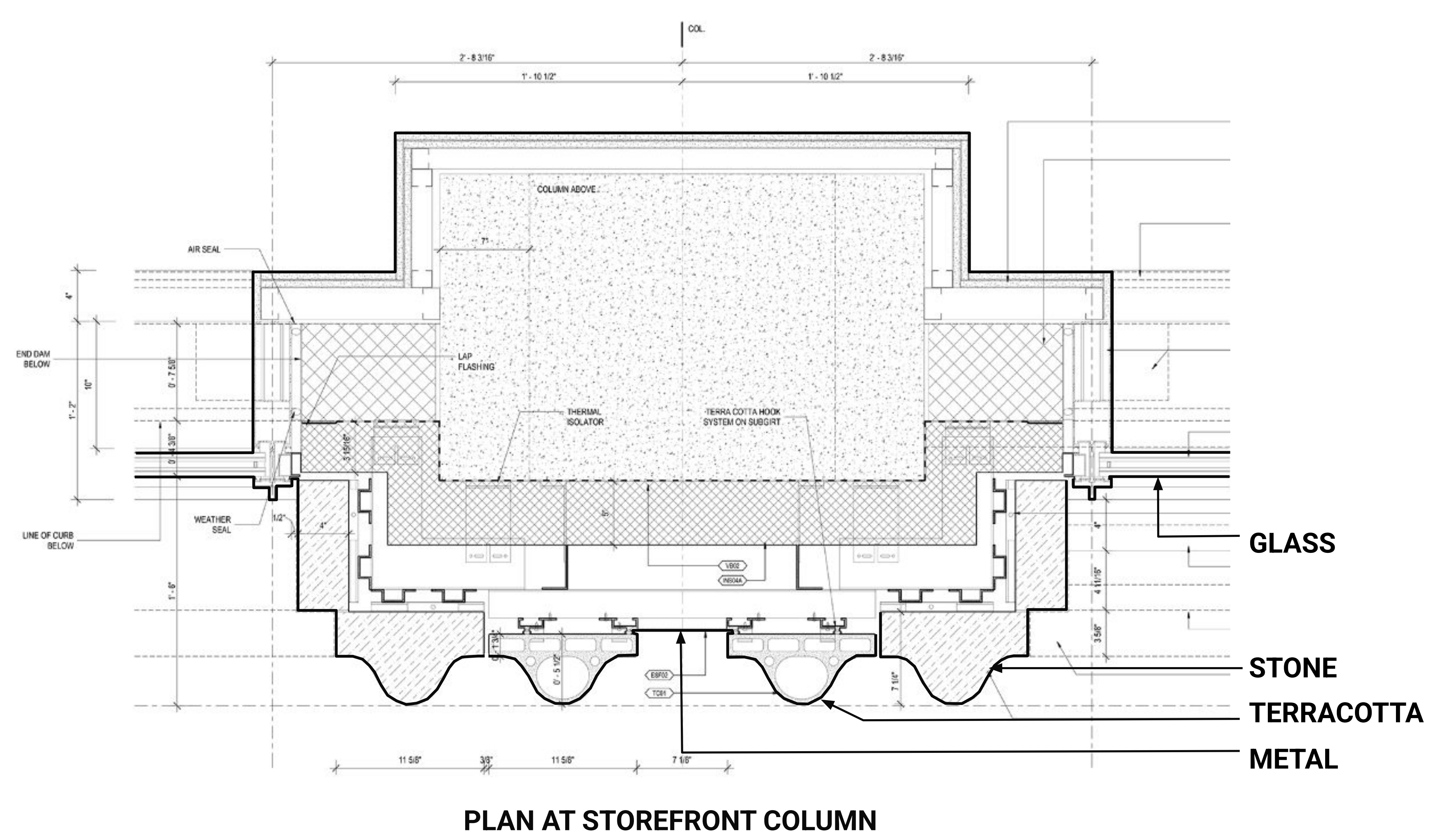
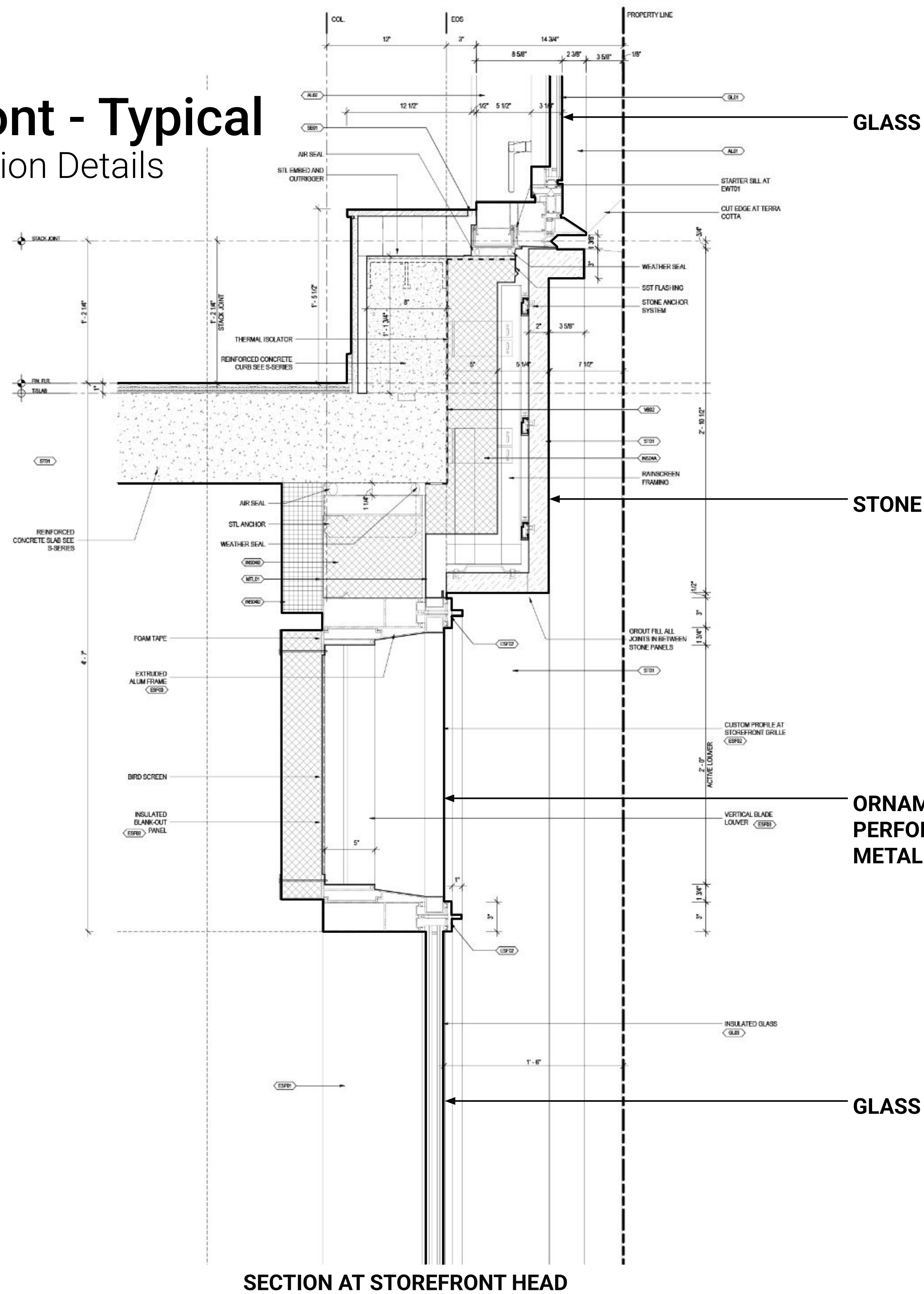
ENLARGED ELEVATION



ENLARGED SECTION

Storefront - Typical

Plan & Section Details

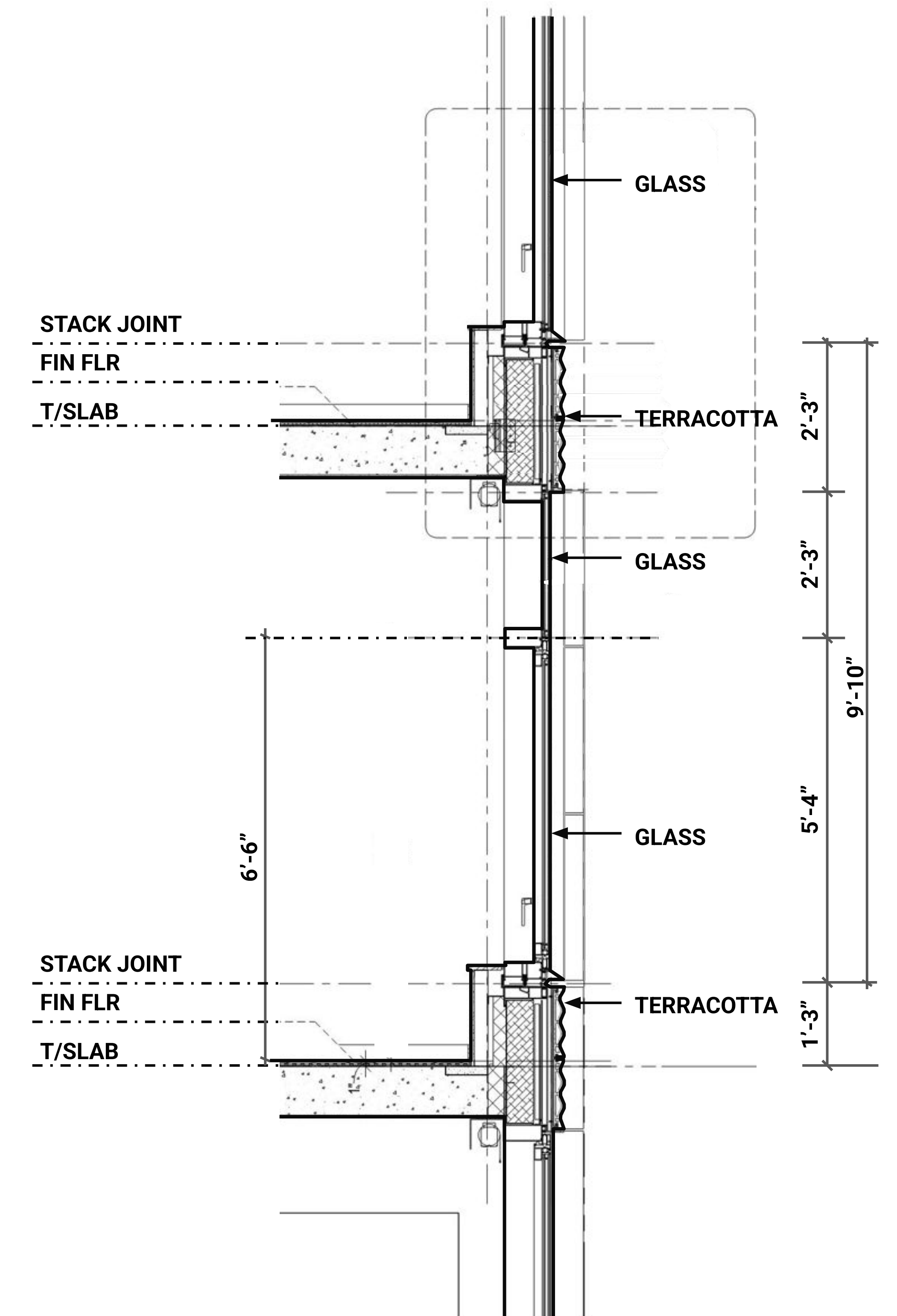


Terracotta Streetwall Curtain Wall - Typical

Render



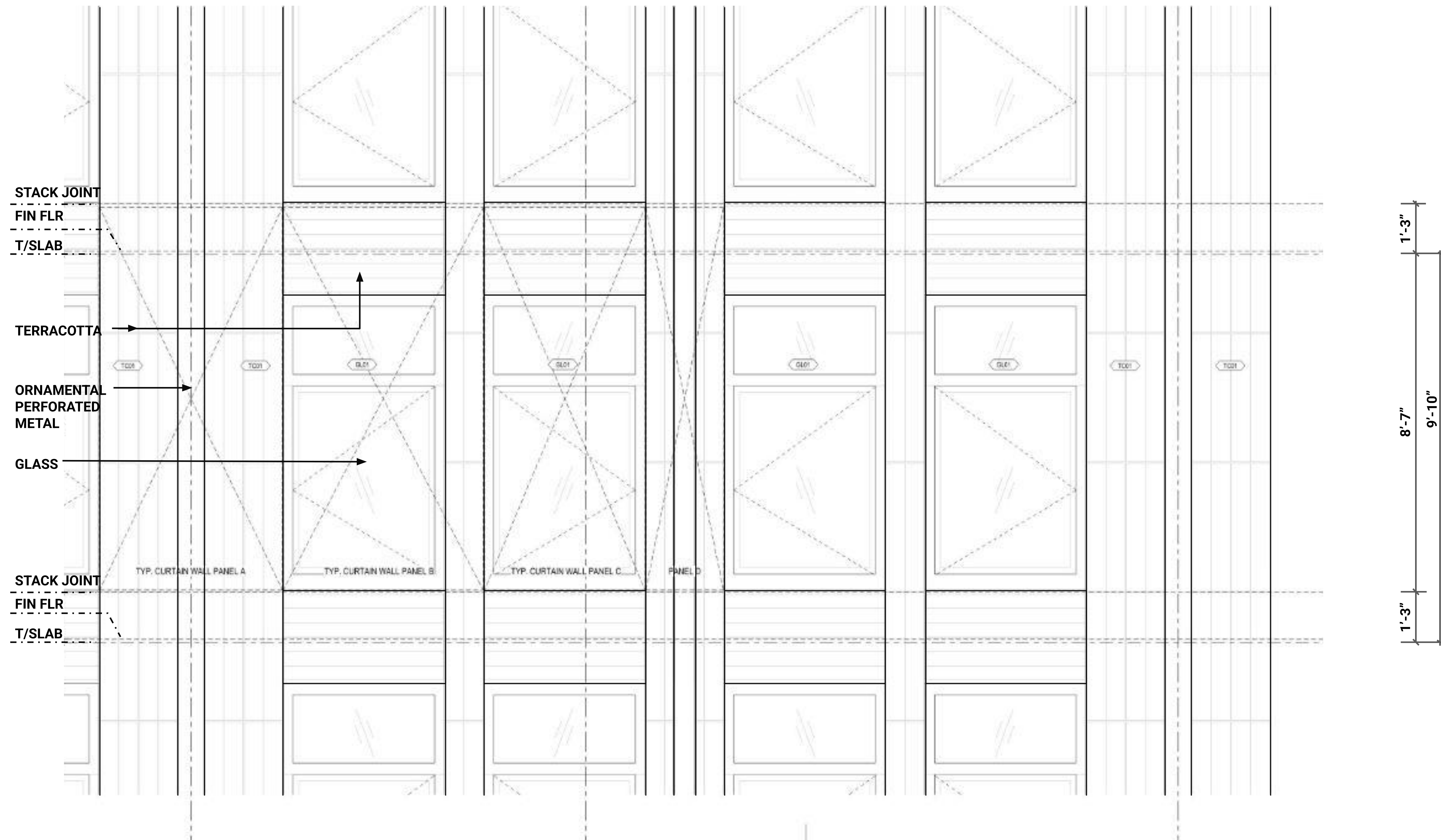
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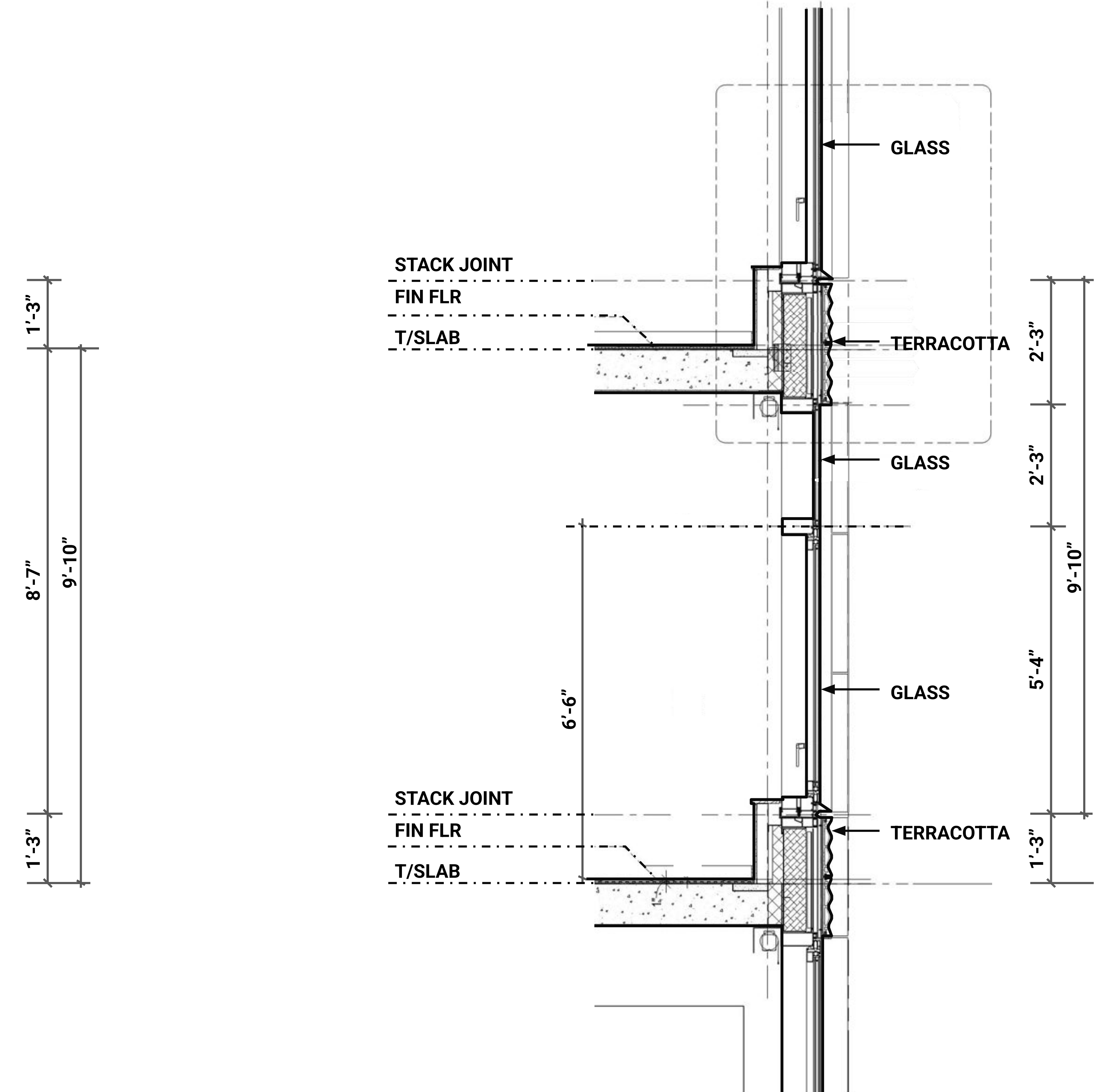
ENLARGED SECTION

Terracotta Streetwall Curtain Wall - Typical

Elevation & Section



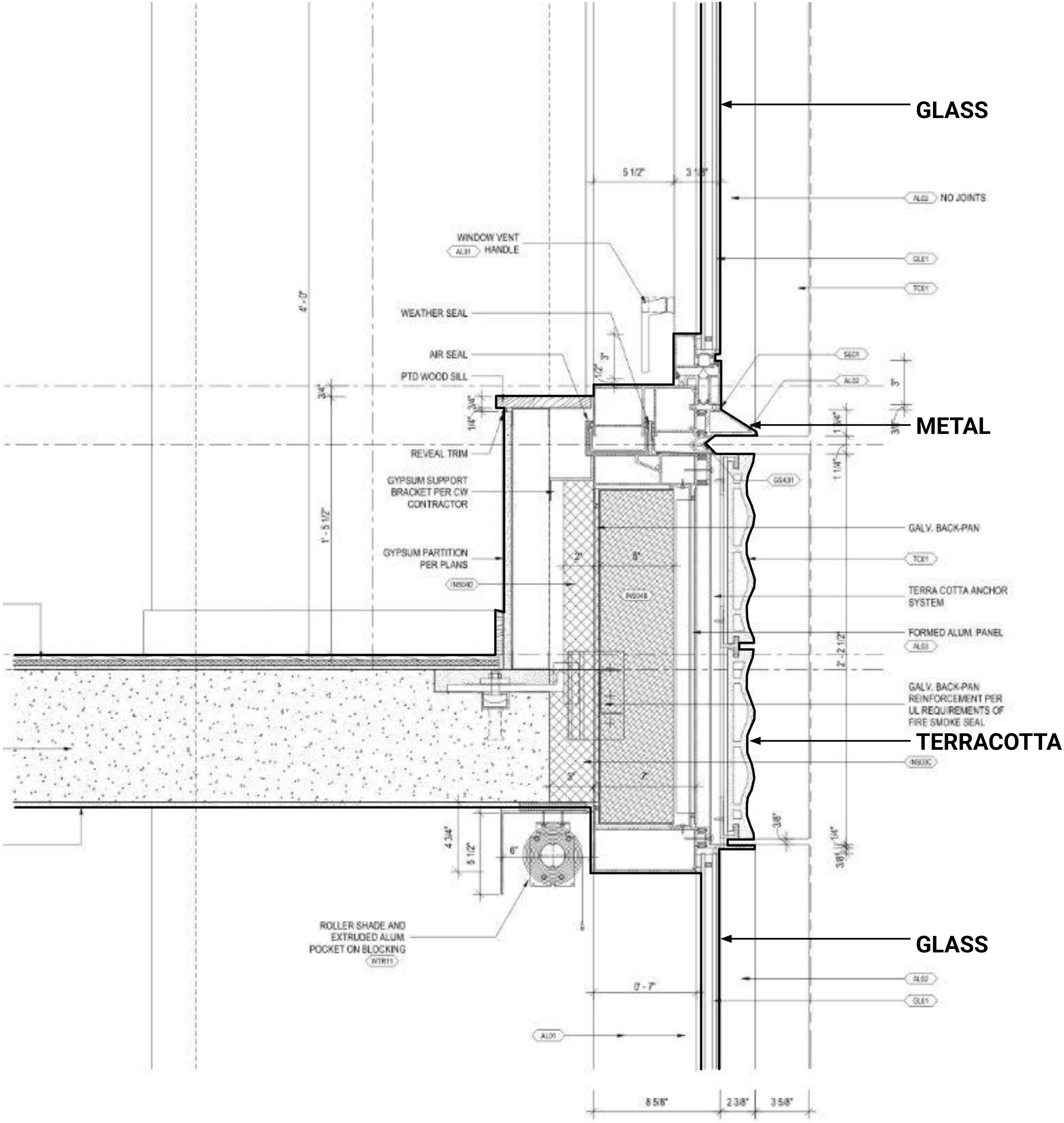
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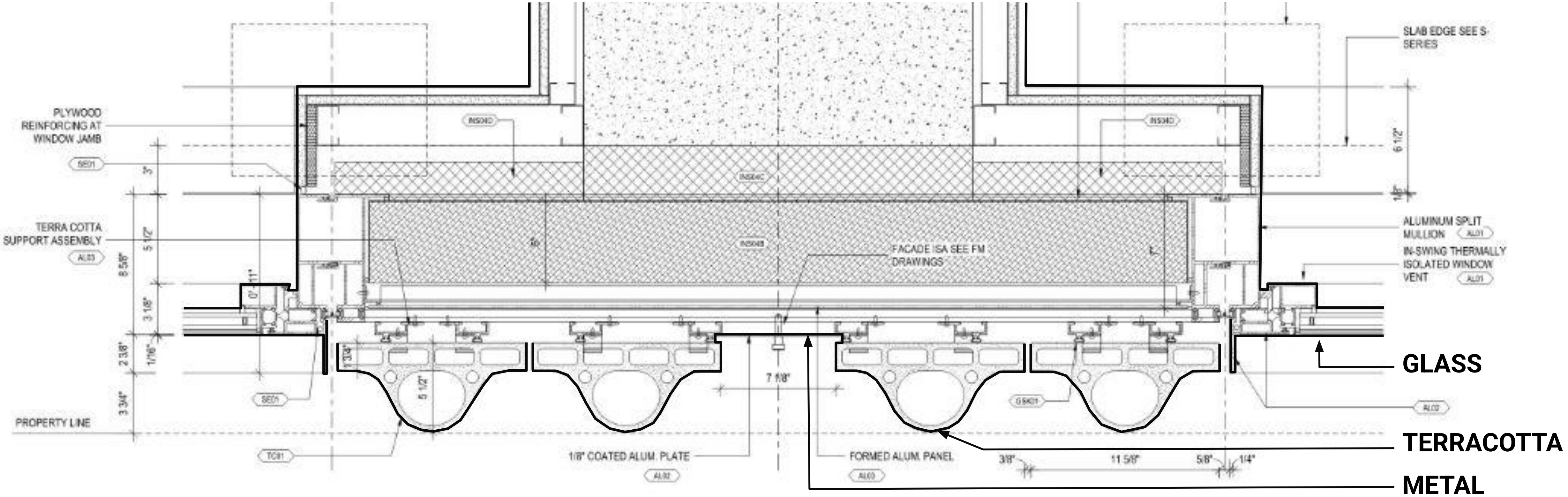
ENLARGED SECTION

Terracotta Streetwall Curtain Wall - Typical

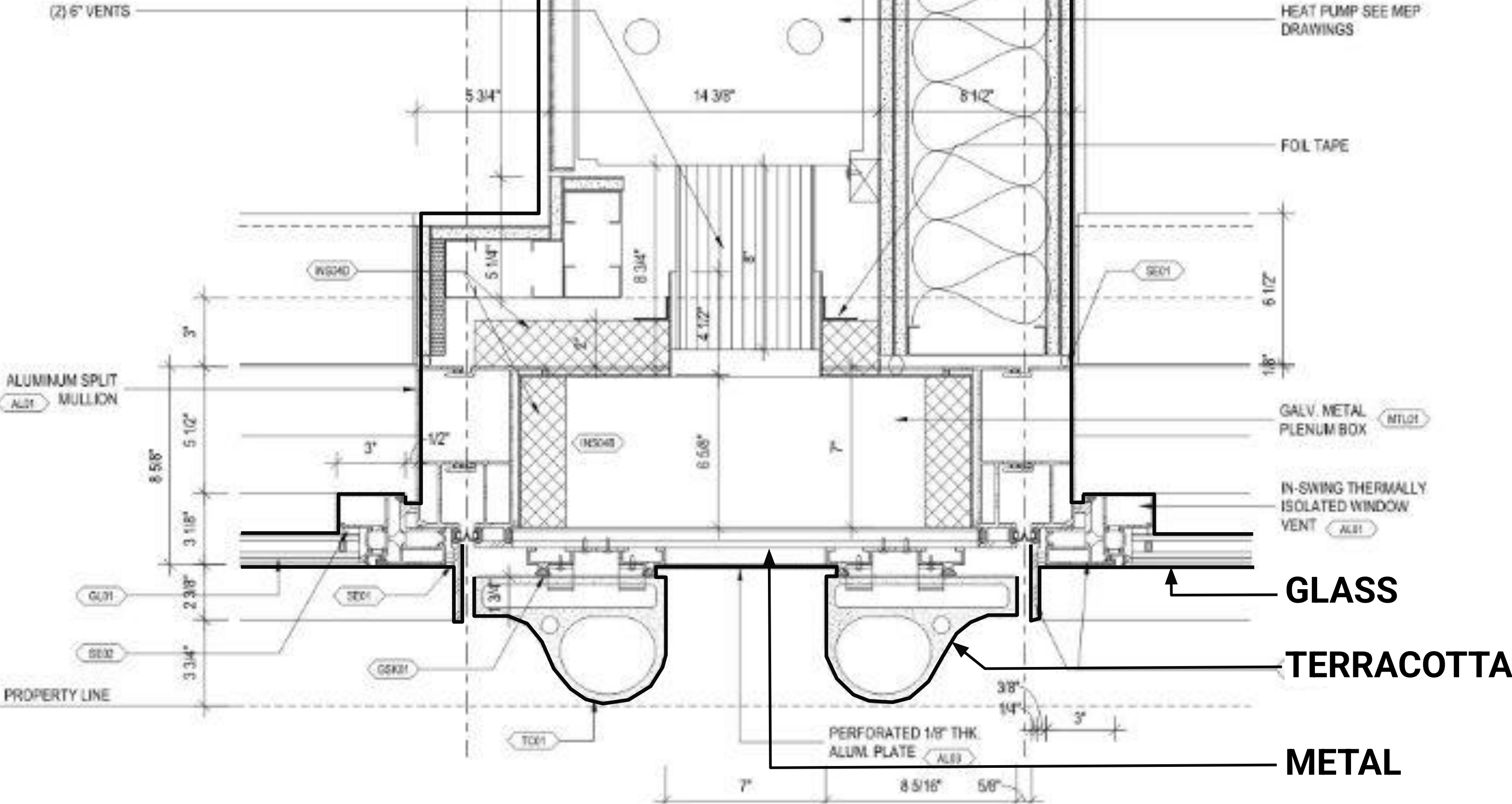
Plan & Section Details



SECTION AT SPANDREL WITH OPERABLE WINDOW



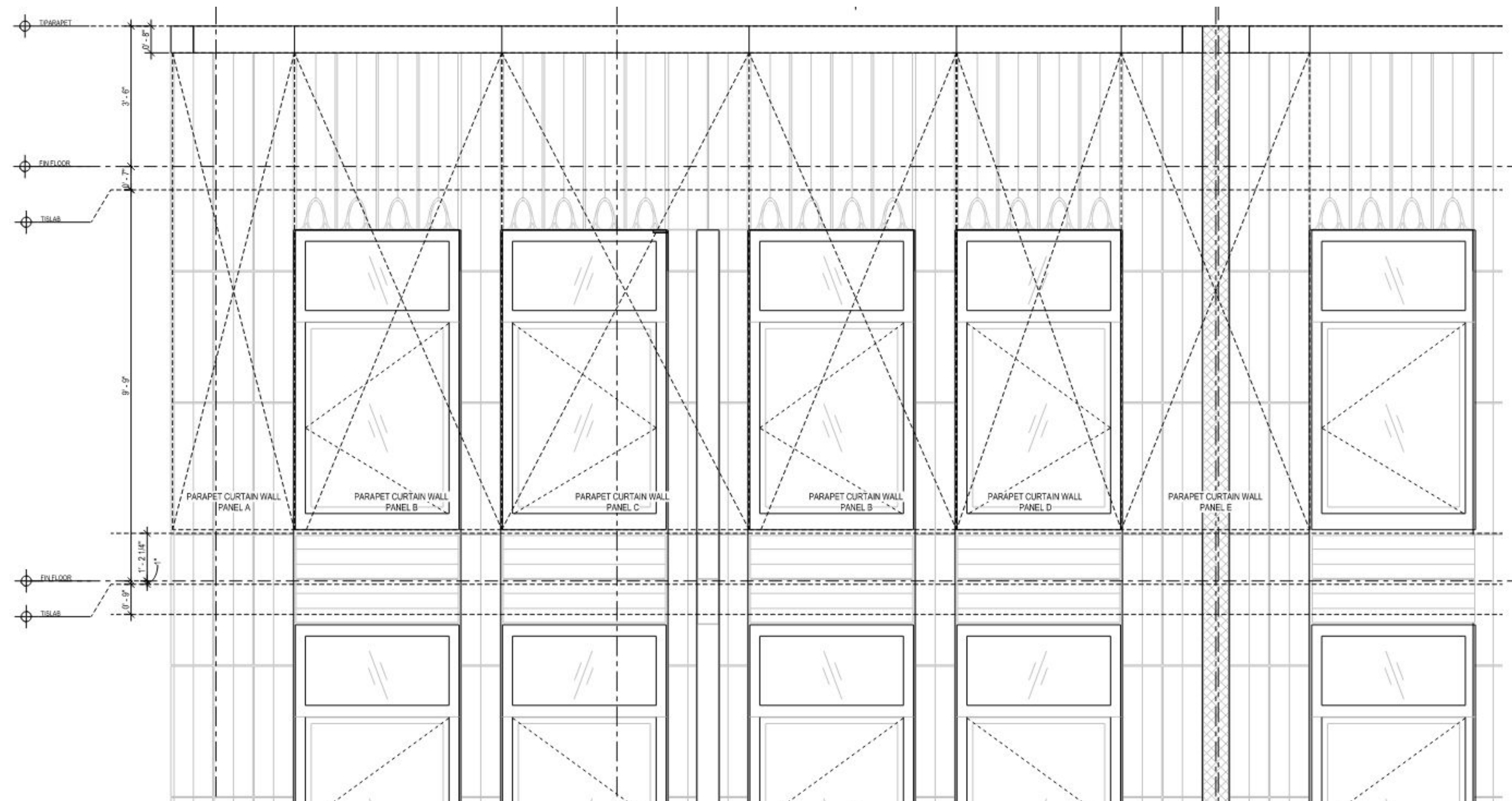
PLAN AT COLUMN



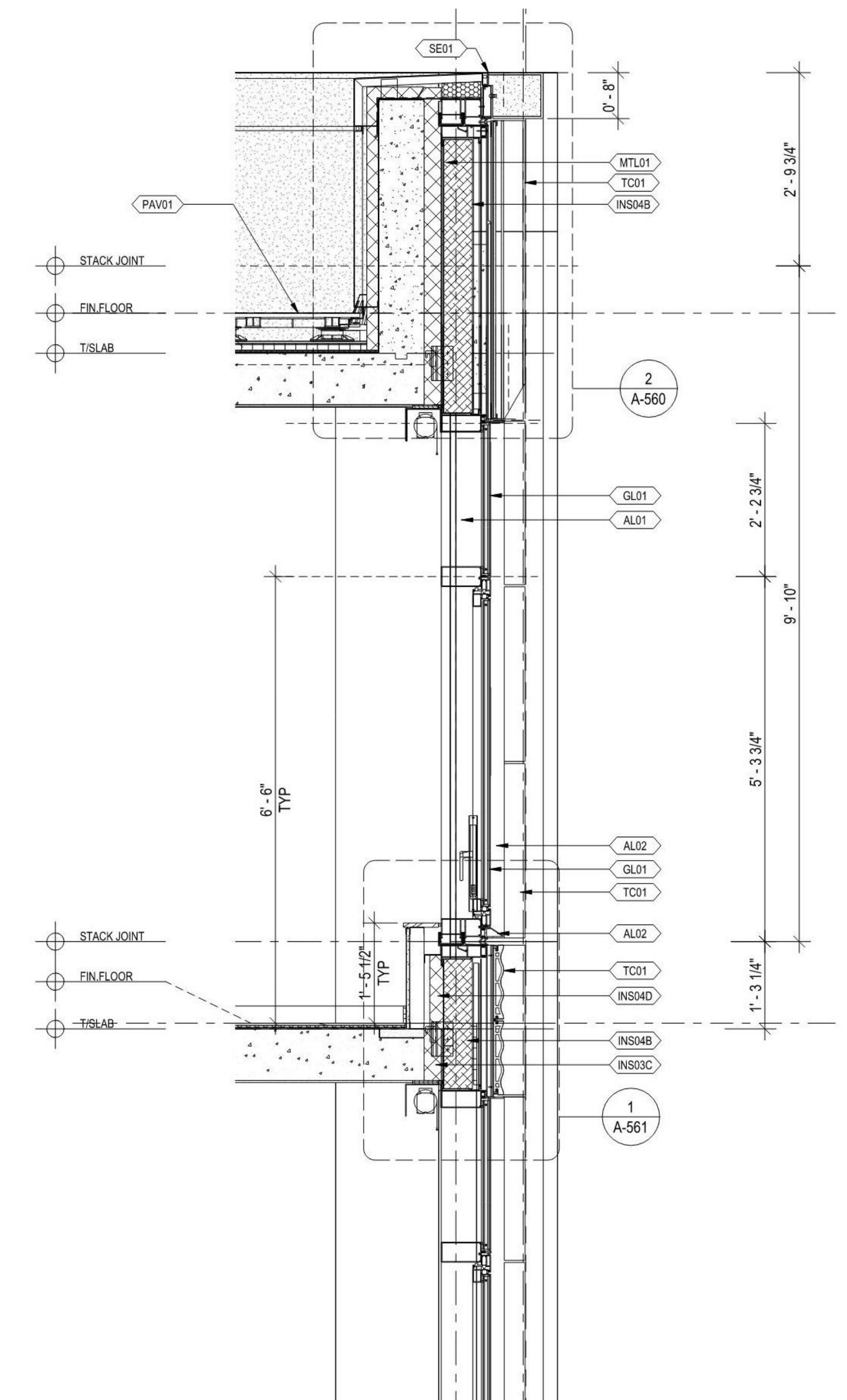
PLAN AT VERTICAL HEAT PUMP HVAC UNIT

Terracotta Streetwall Curtain Wall at Cornice

Elevation & Section



ENLARGED ELEVATION



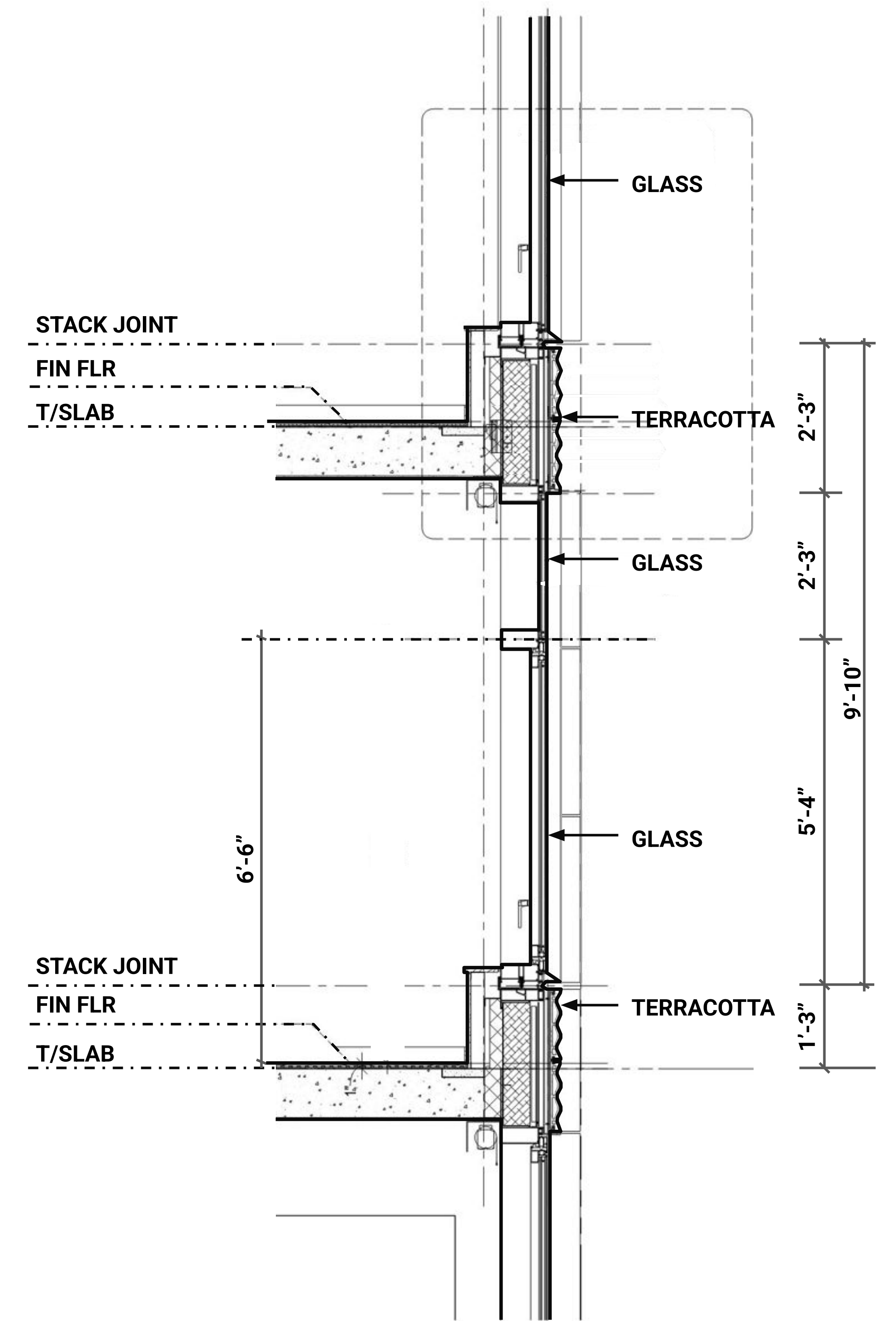
ENLARGED SECTION

Terracotta Setback Curtain Wall - Typical

Render



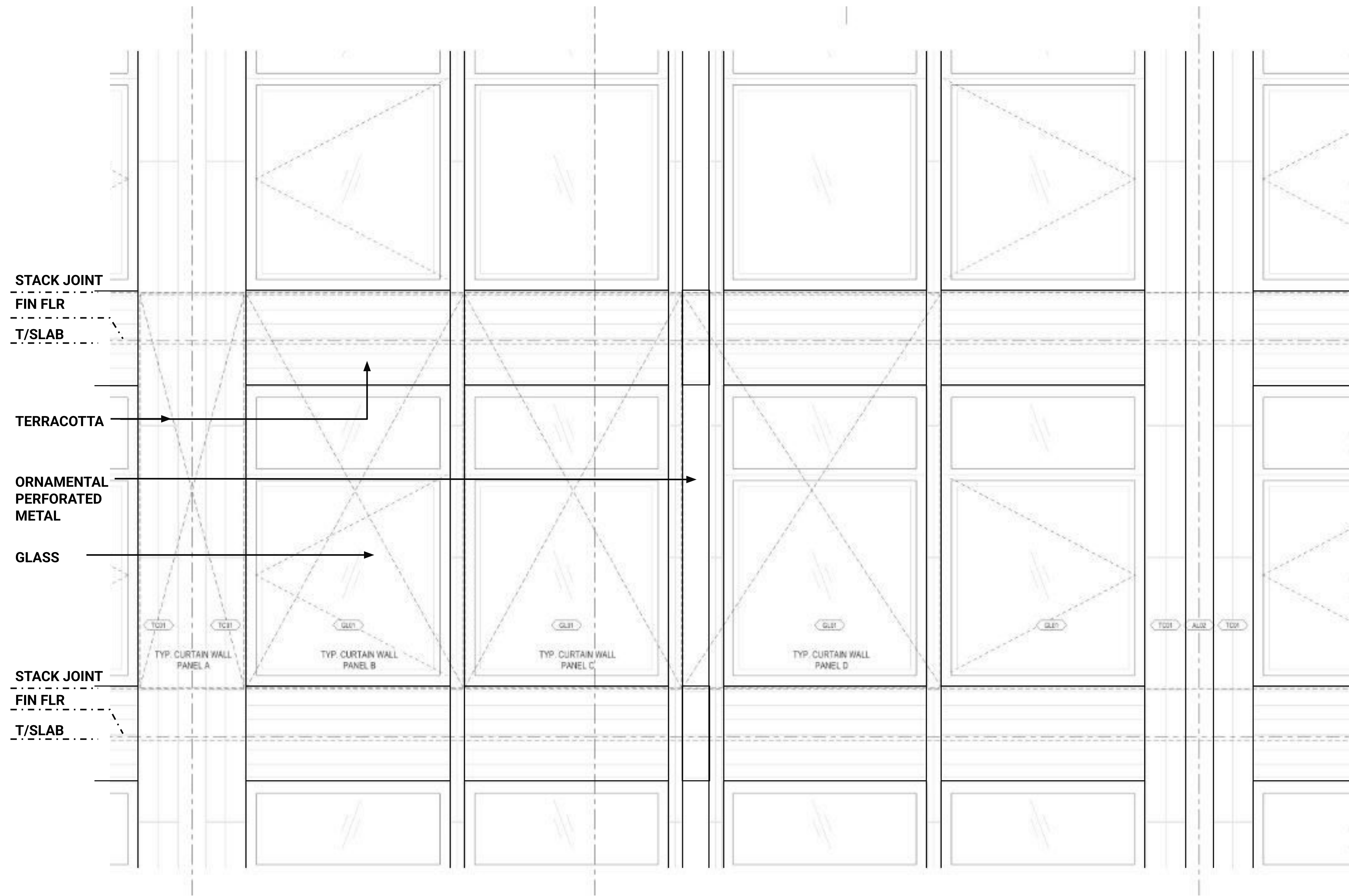
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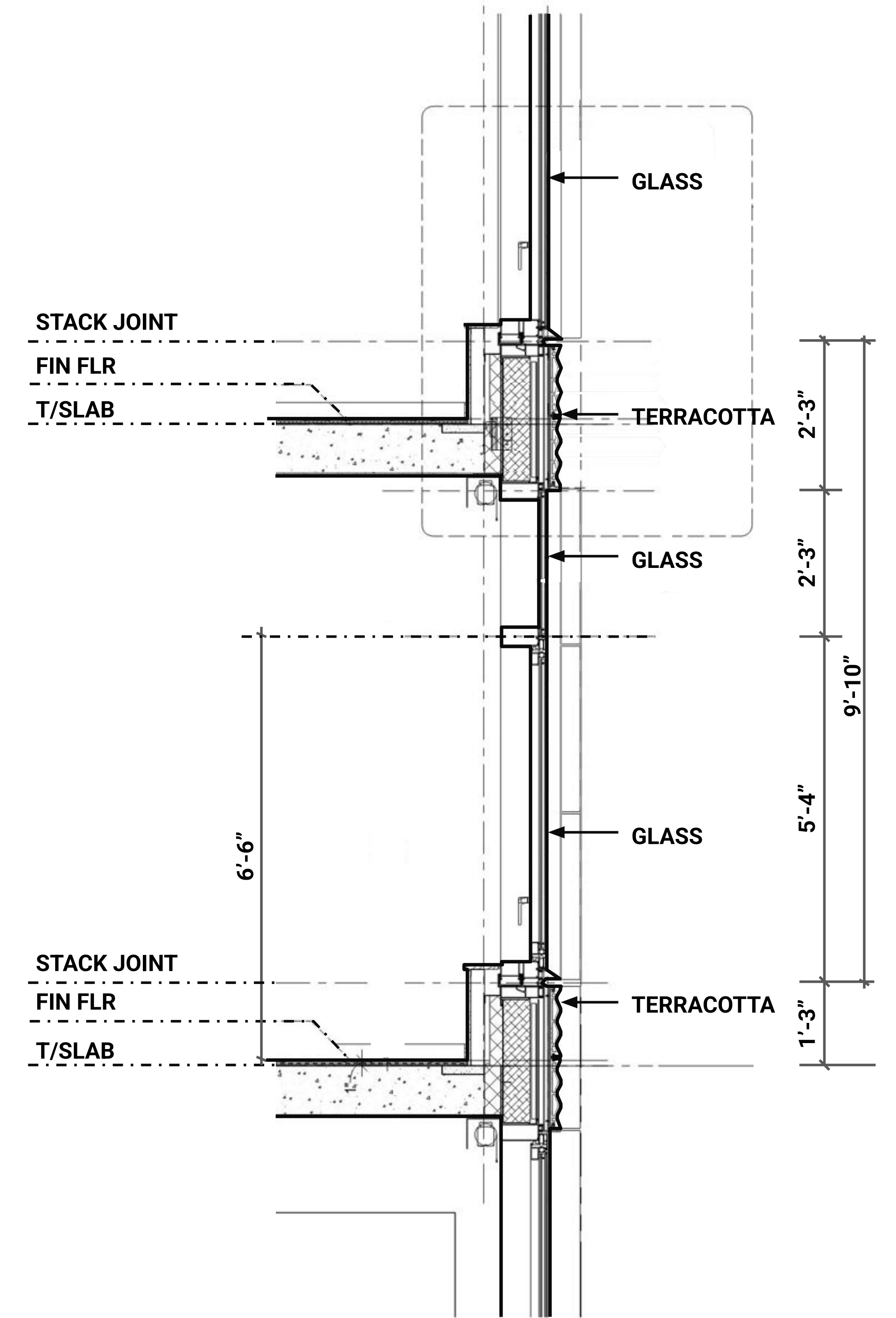
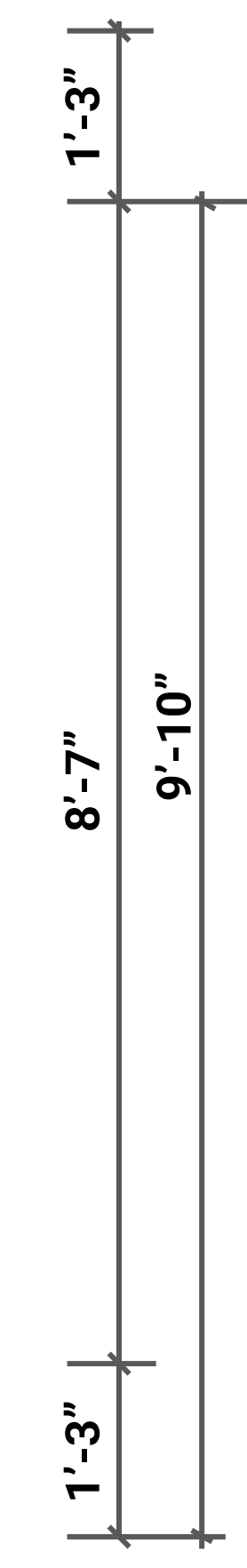
ENLARGED SECTION

Terracotta Setback Curtain Wall - Typical

Elevation & Section



ENLARGED ELEVATION

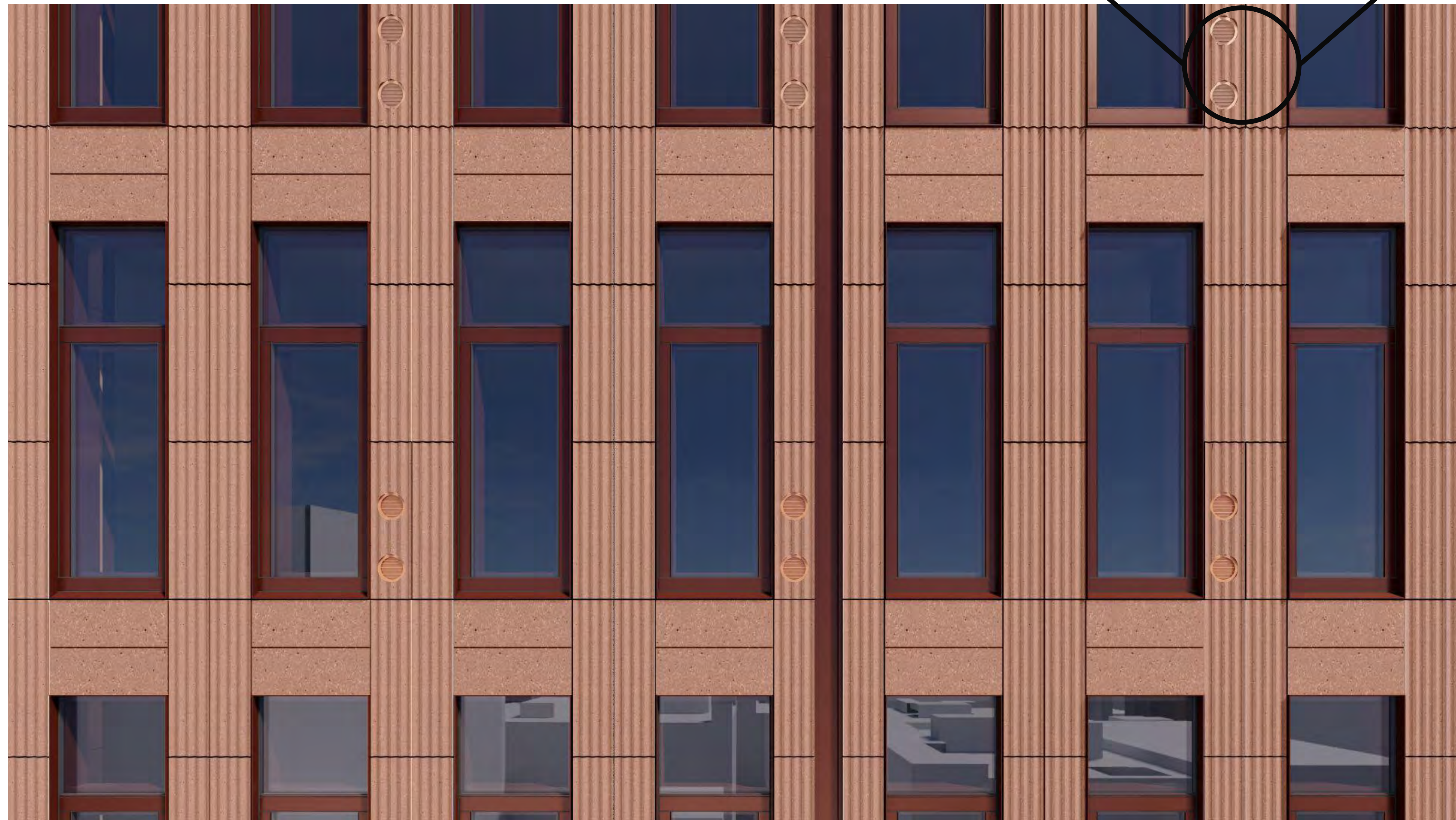
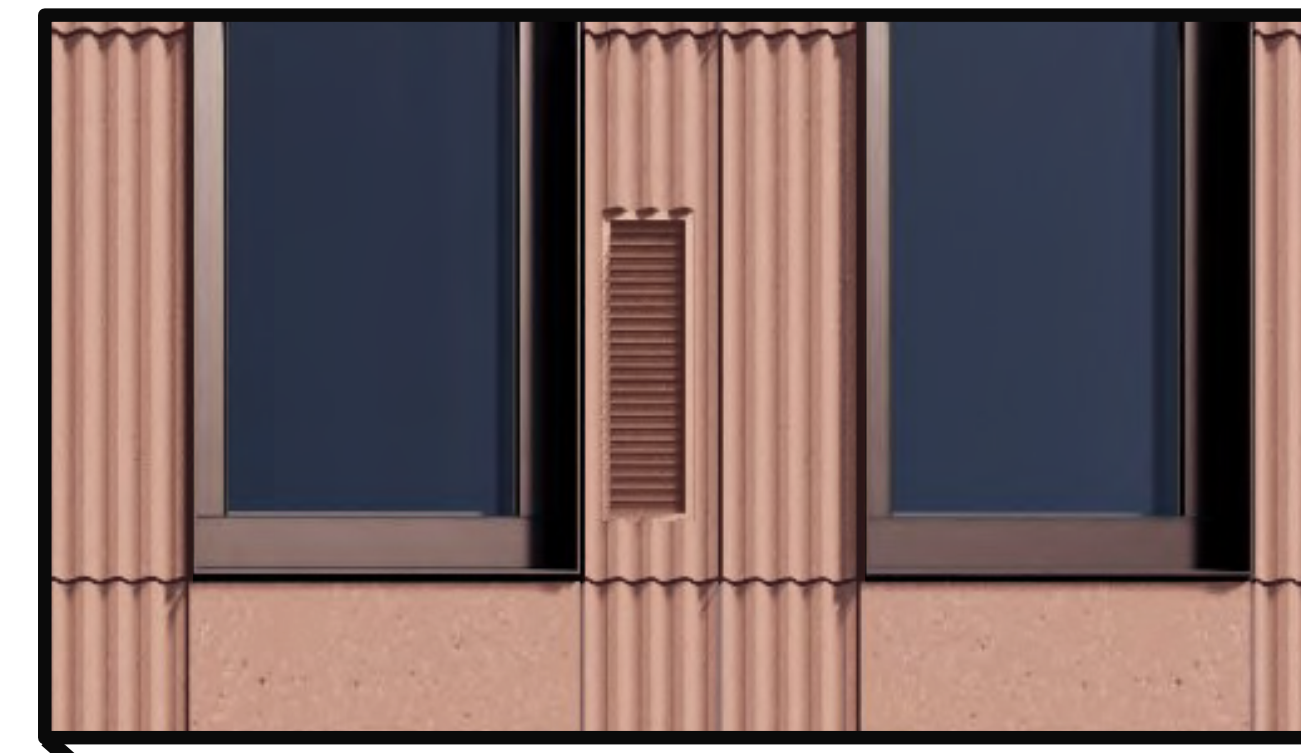


ENLARGED SECTION

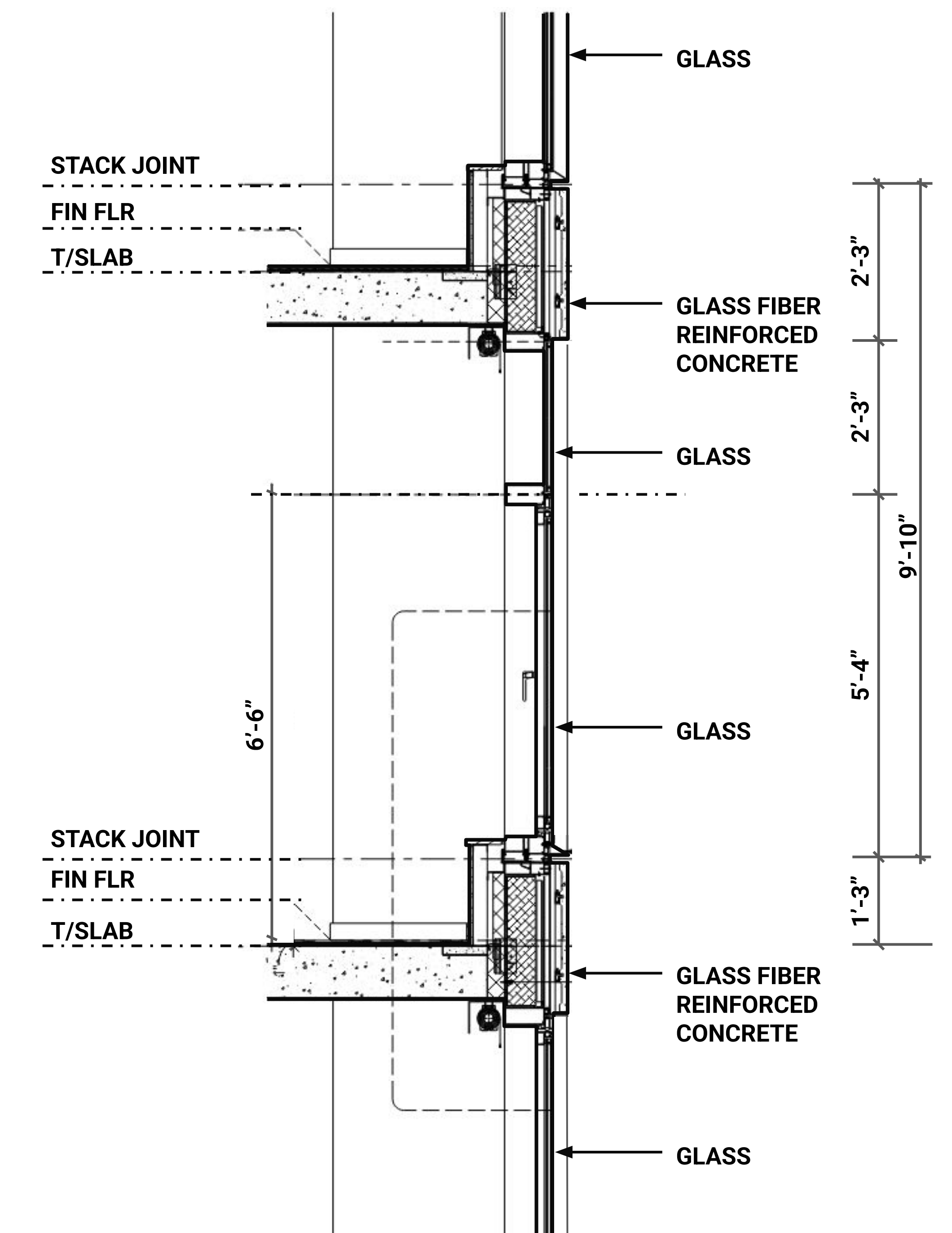
GFRC Rear Curtain Wall - Typical

Render

Alternate Epocha Louver Geometry:



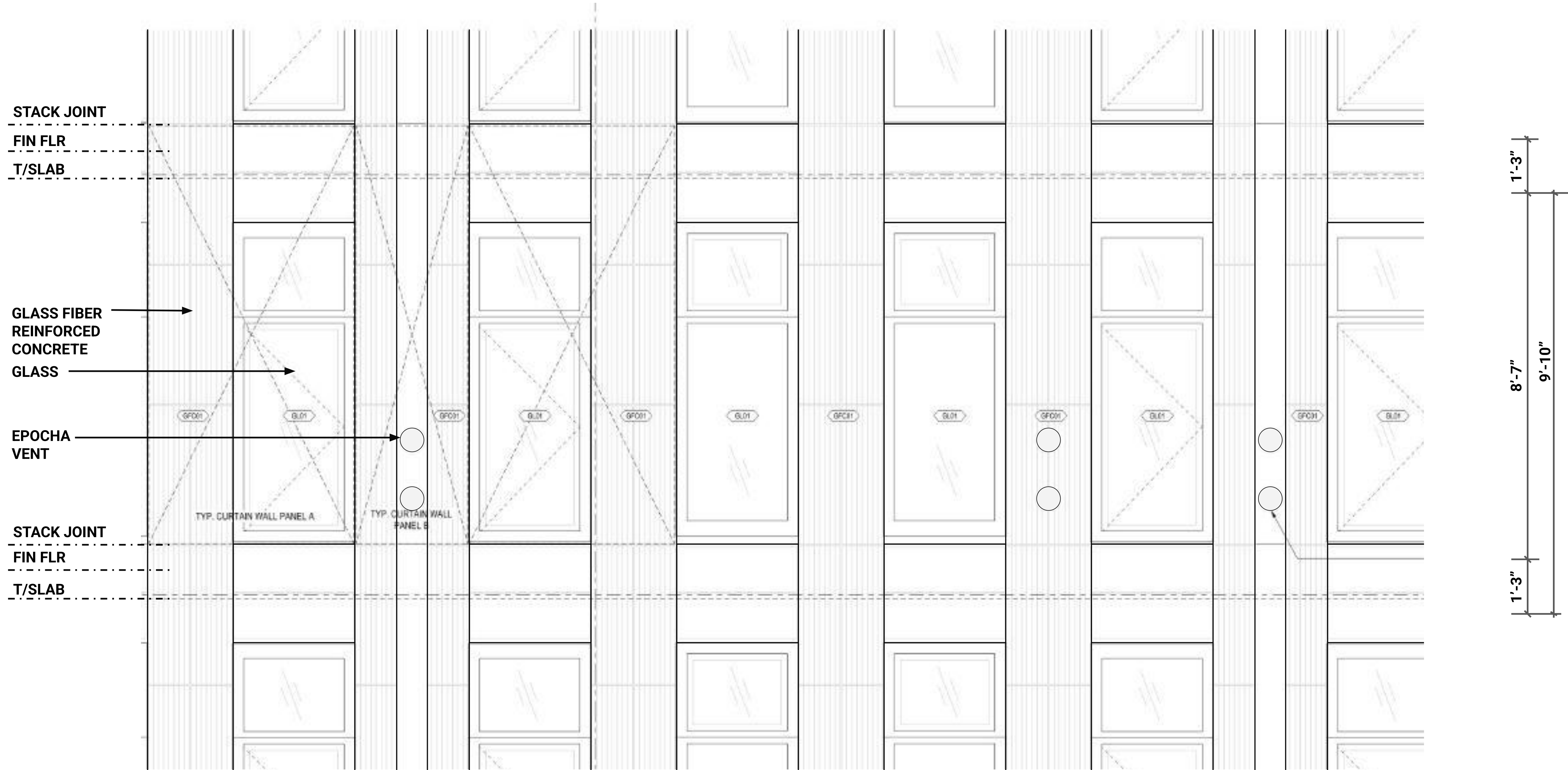
ENLARGED ELEVATION



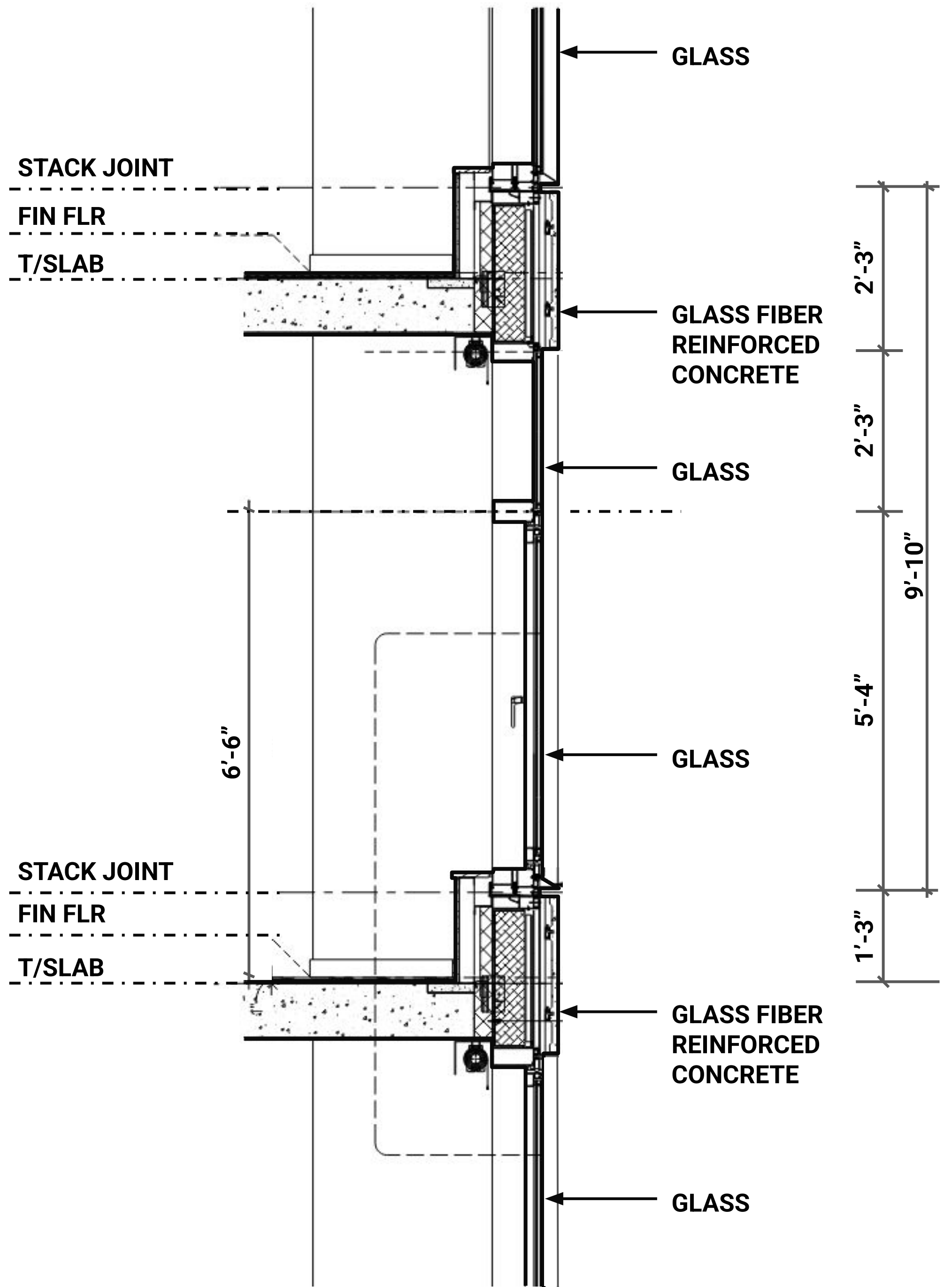
ENLARGED SECTION

GFRC Rear Curtain Wall - Typical

Elevation & Section



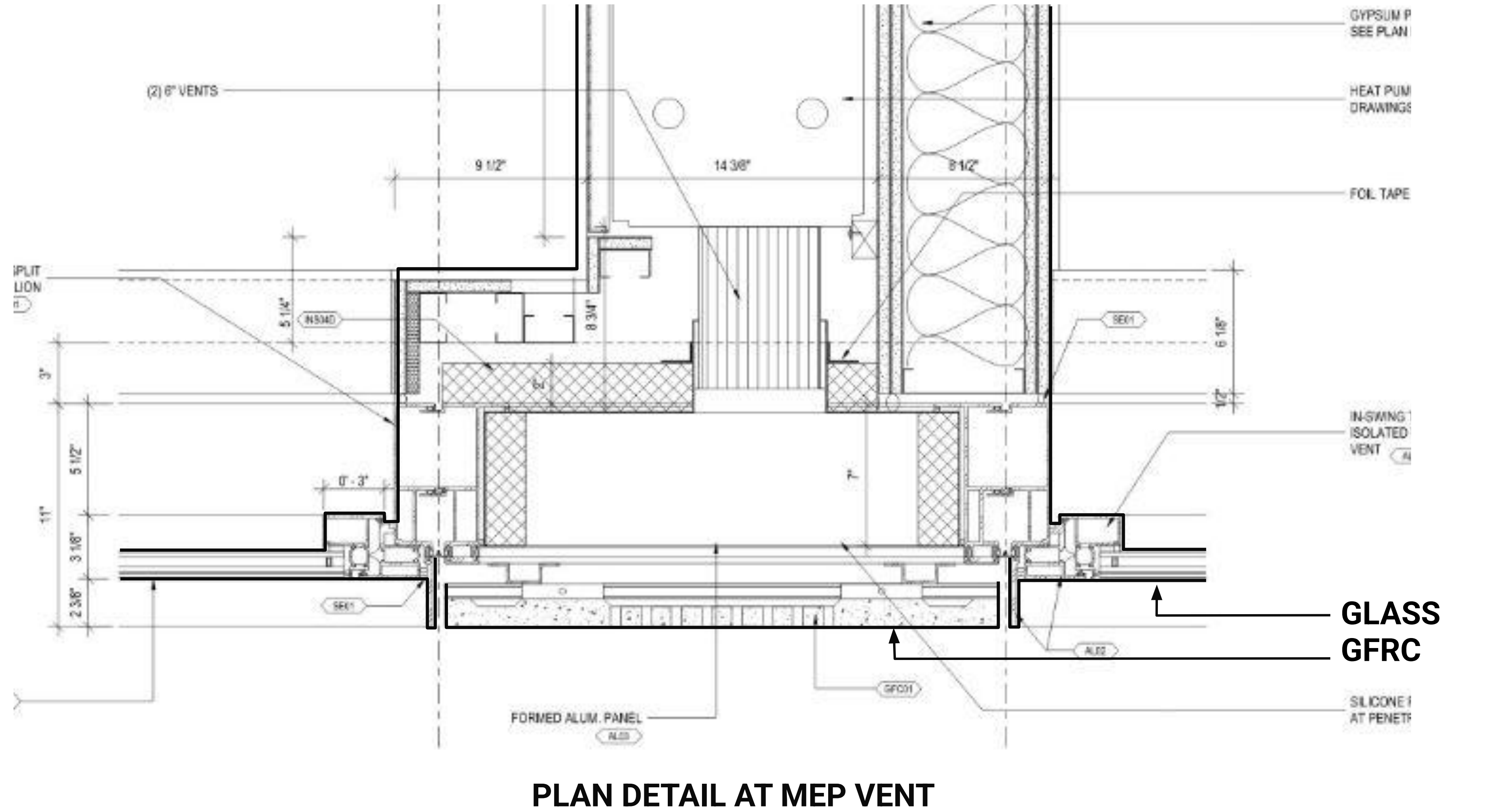
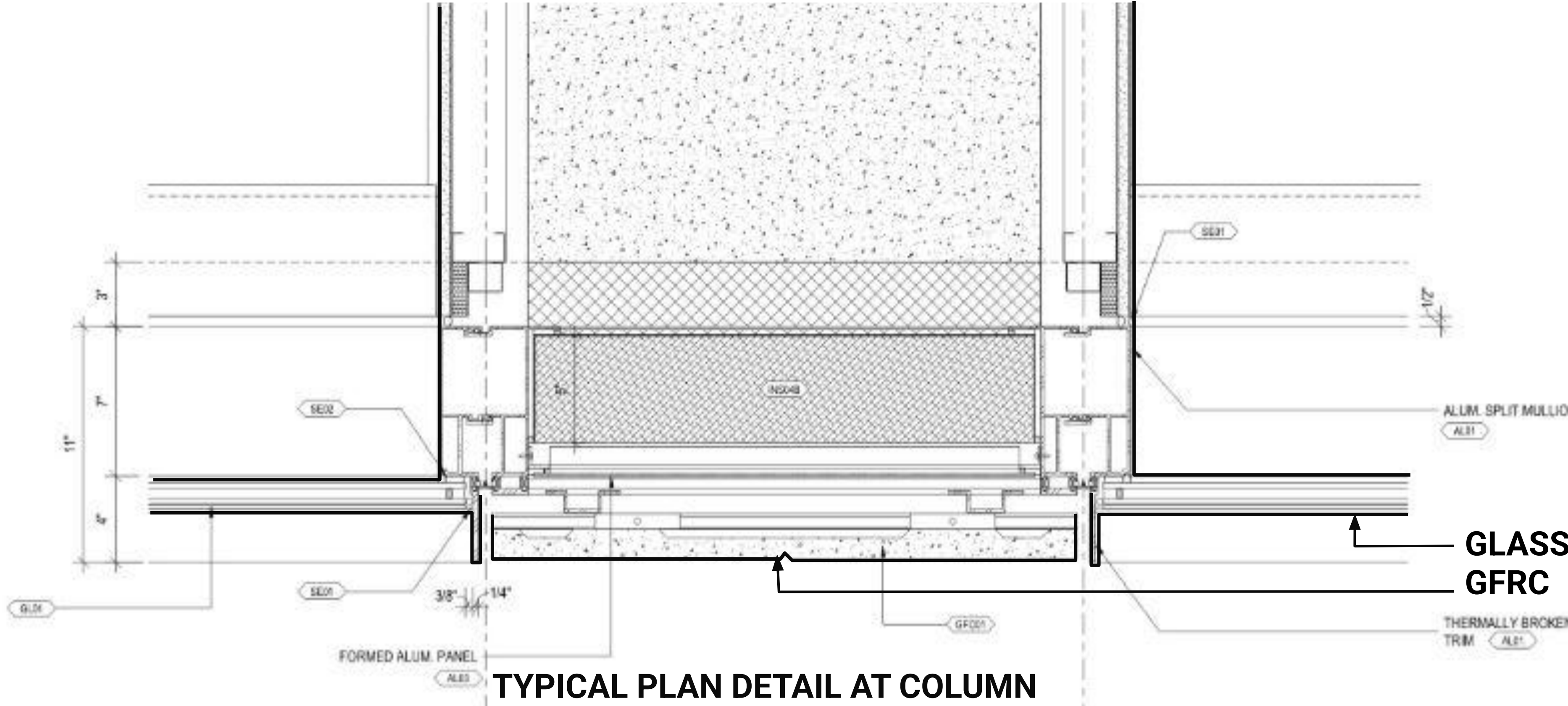
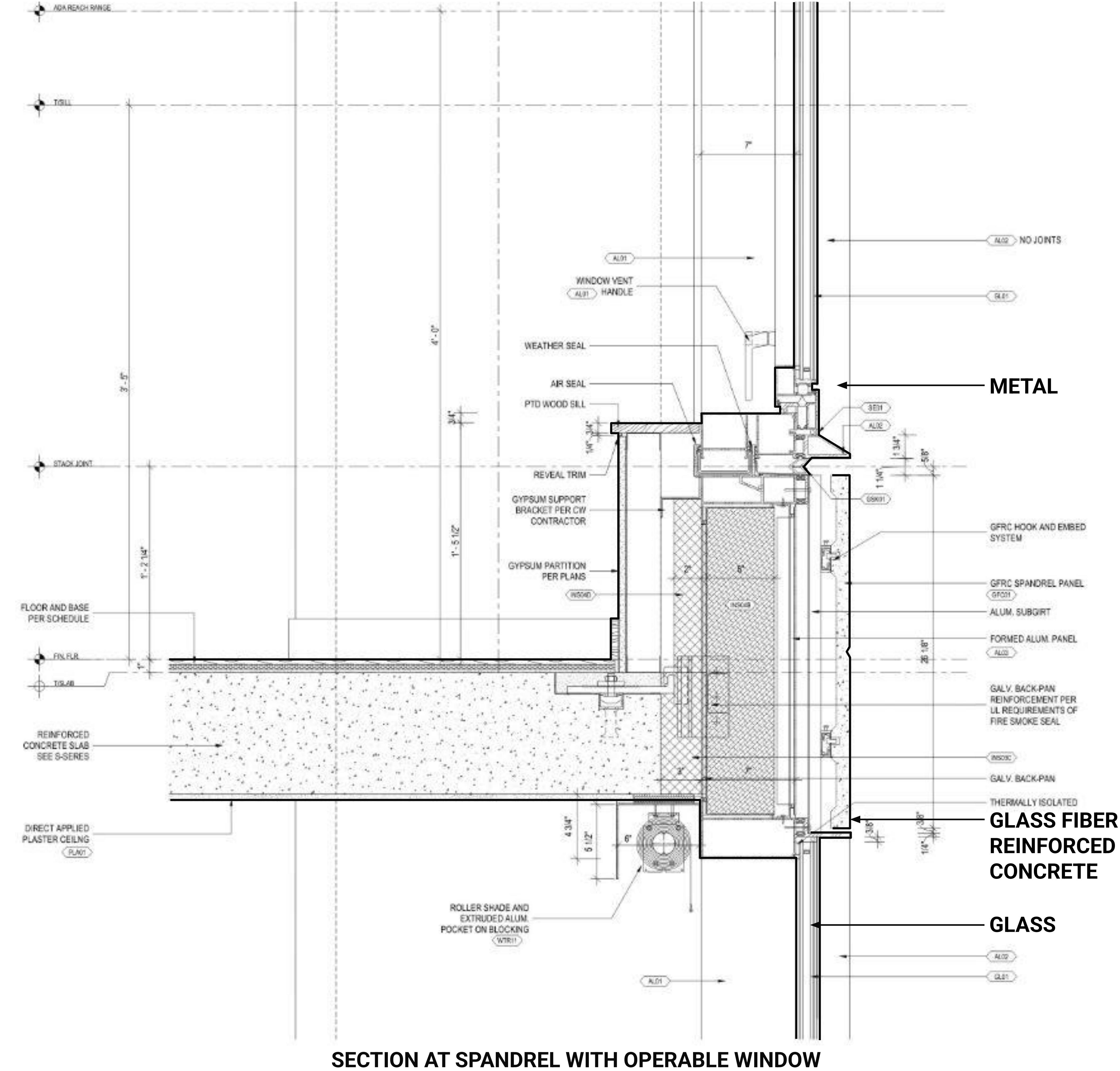
ENLARGED ELEVATION



ENLARGED SECTION

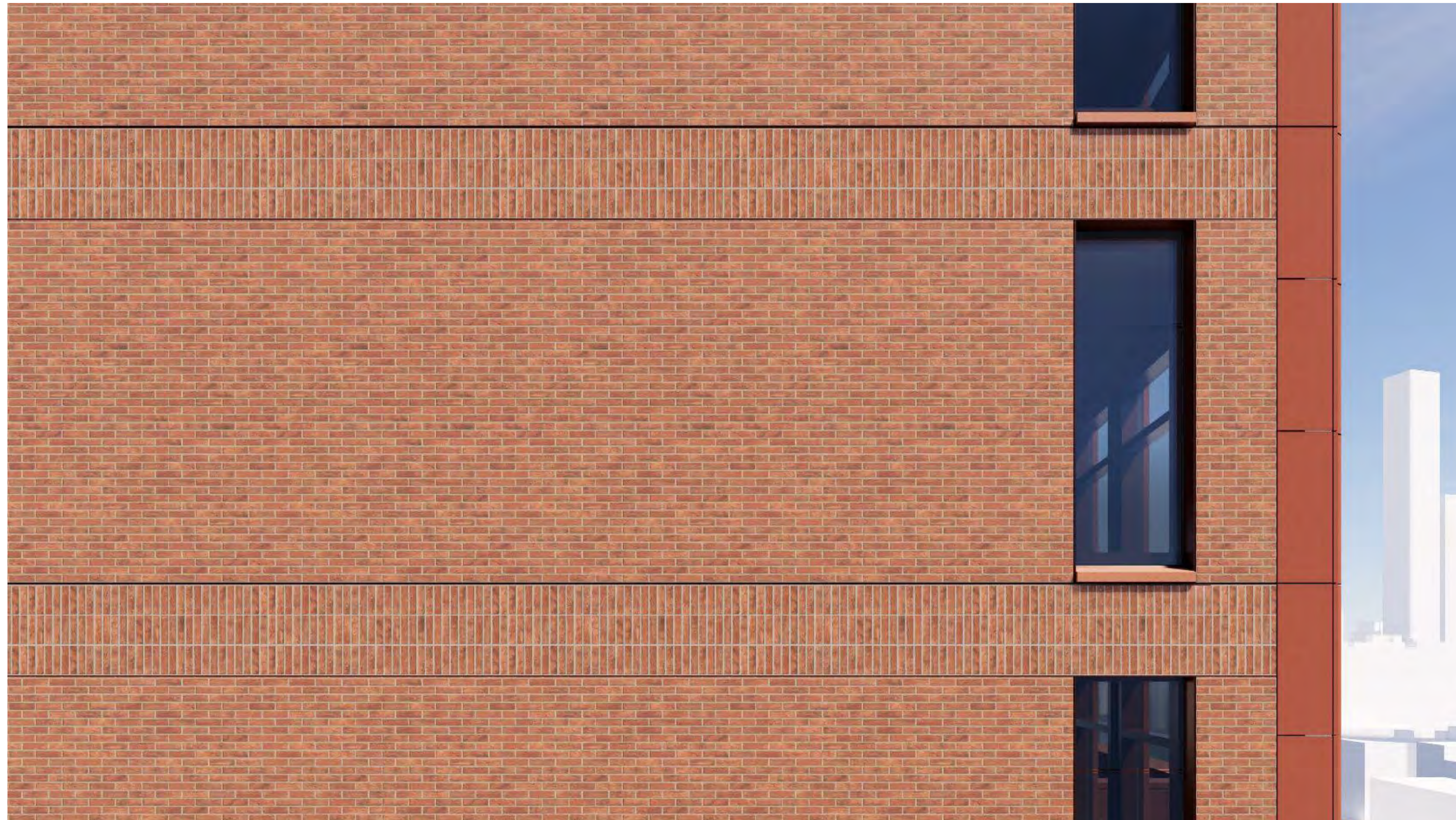
GFRC Rear Curtain Wall - Typical

Plan & Section Details

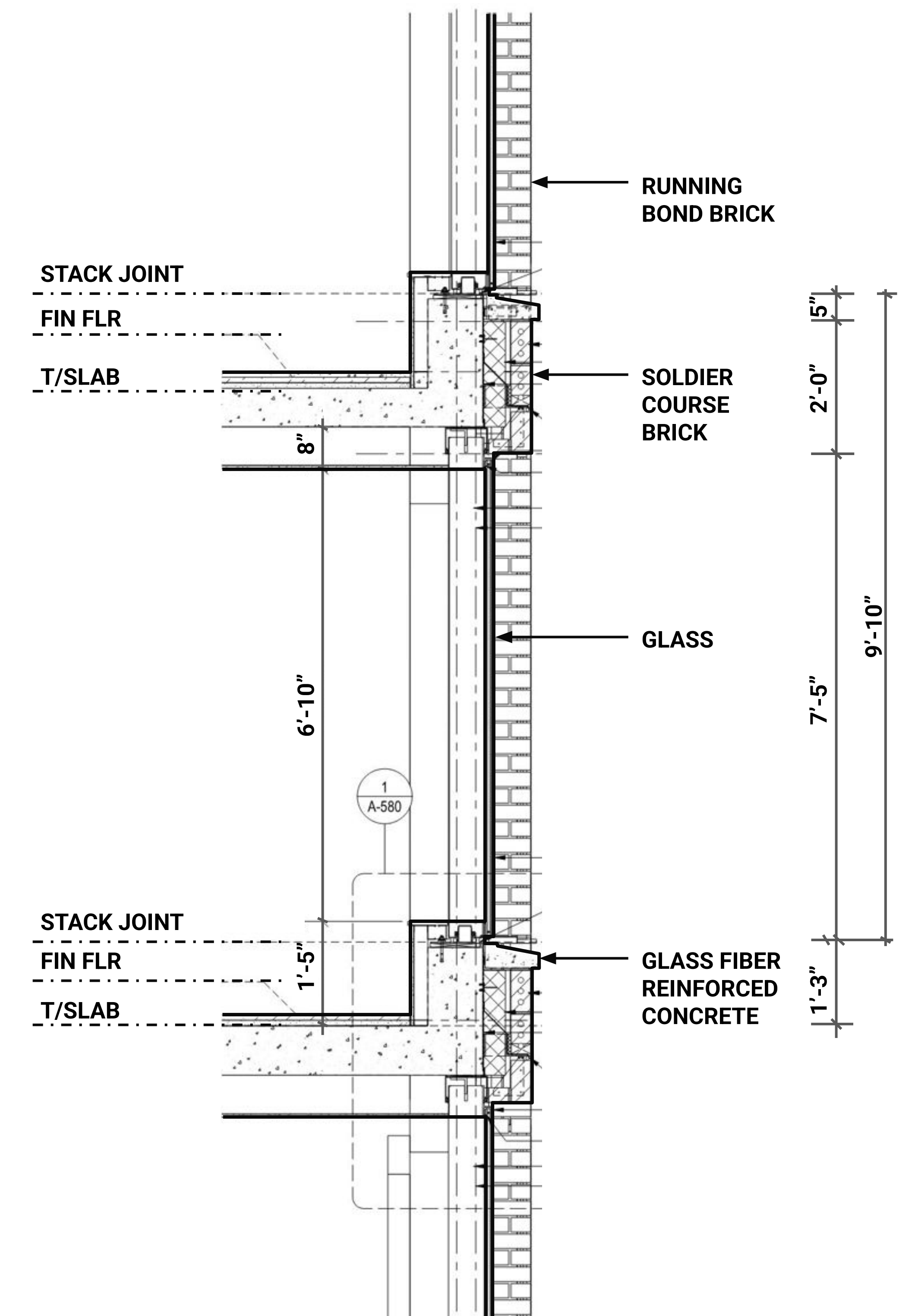


Brick Rear Curtain Wall - Typical

Render



ENLARGED ELEVATION



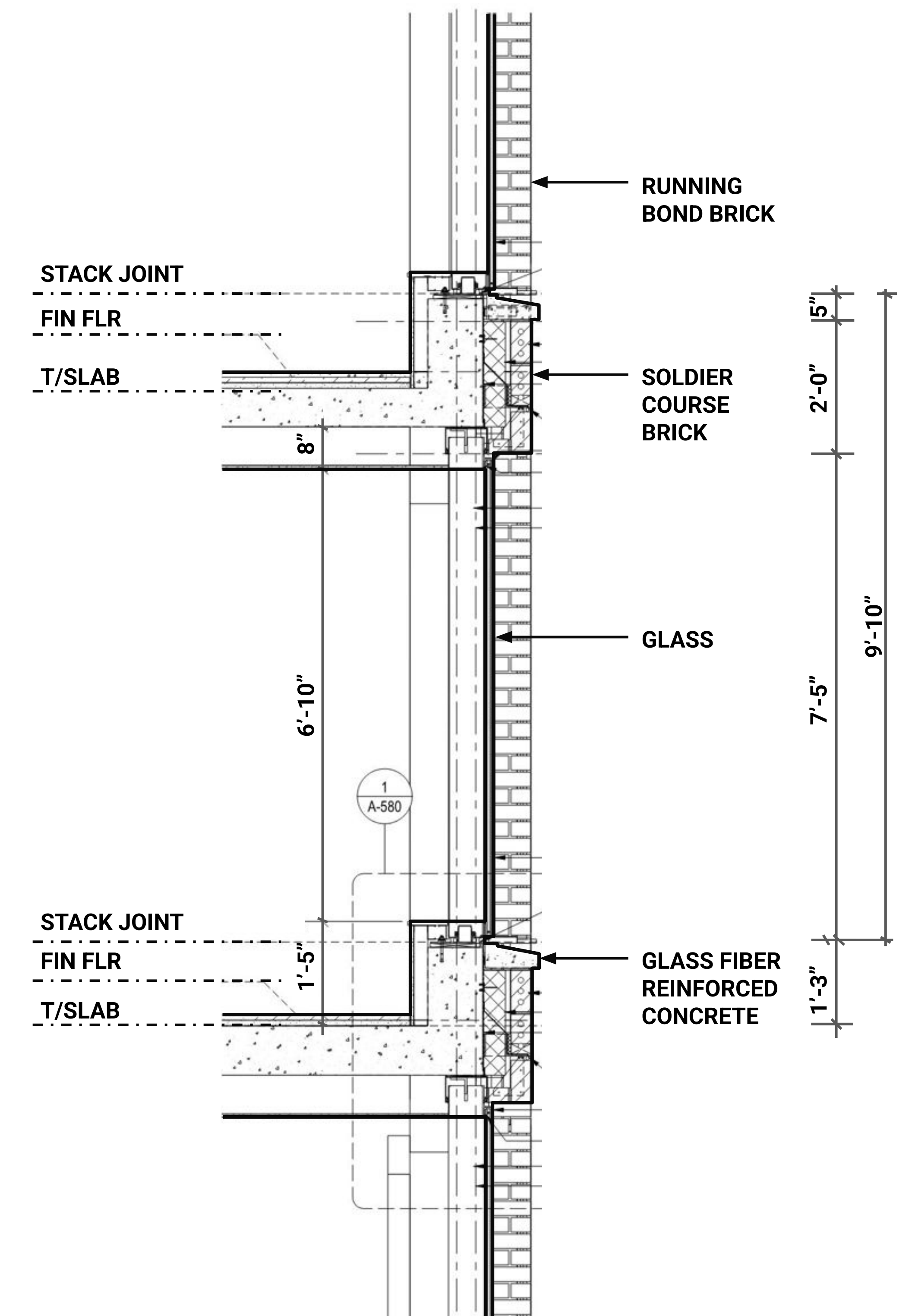
ENLARGED SECTION

Brick Rear Curtain Wall - Typical

Render



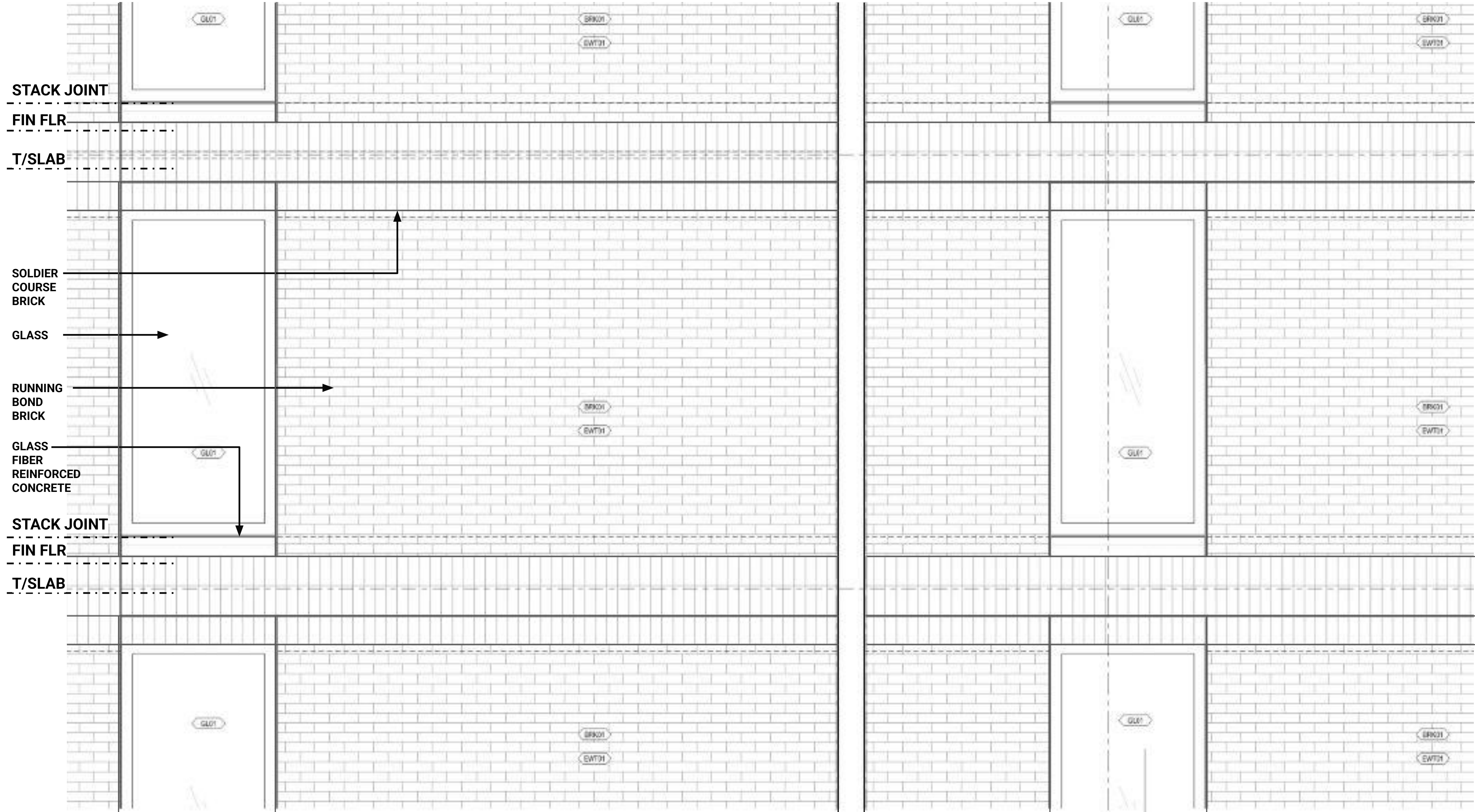
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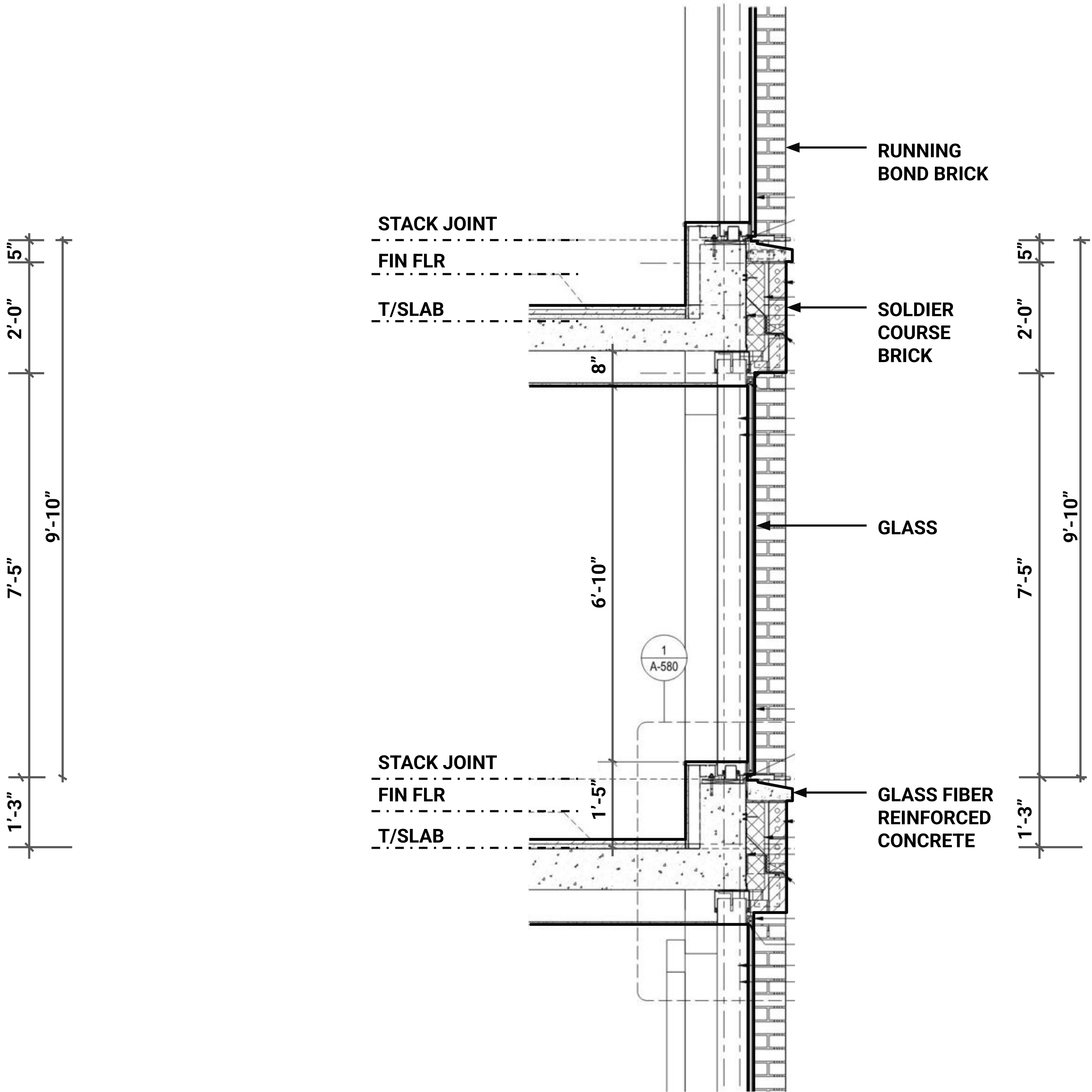
ENLARGED SECTION

Brick Rear Wall - Typical

Elevation & Section



ENLARGED ELEVATION

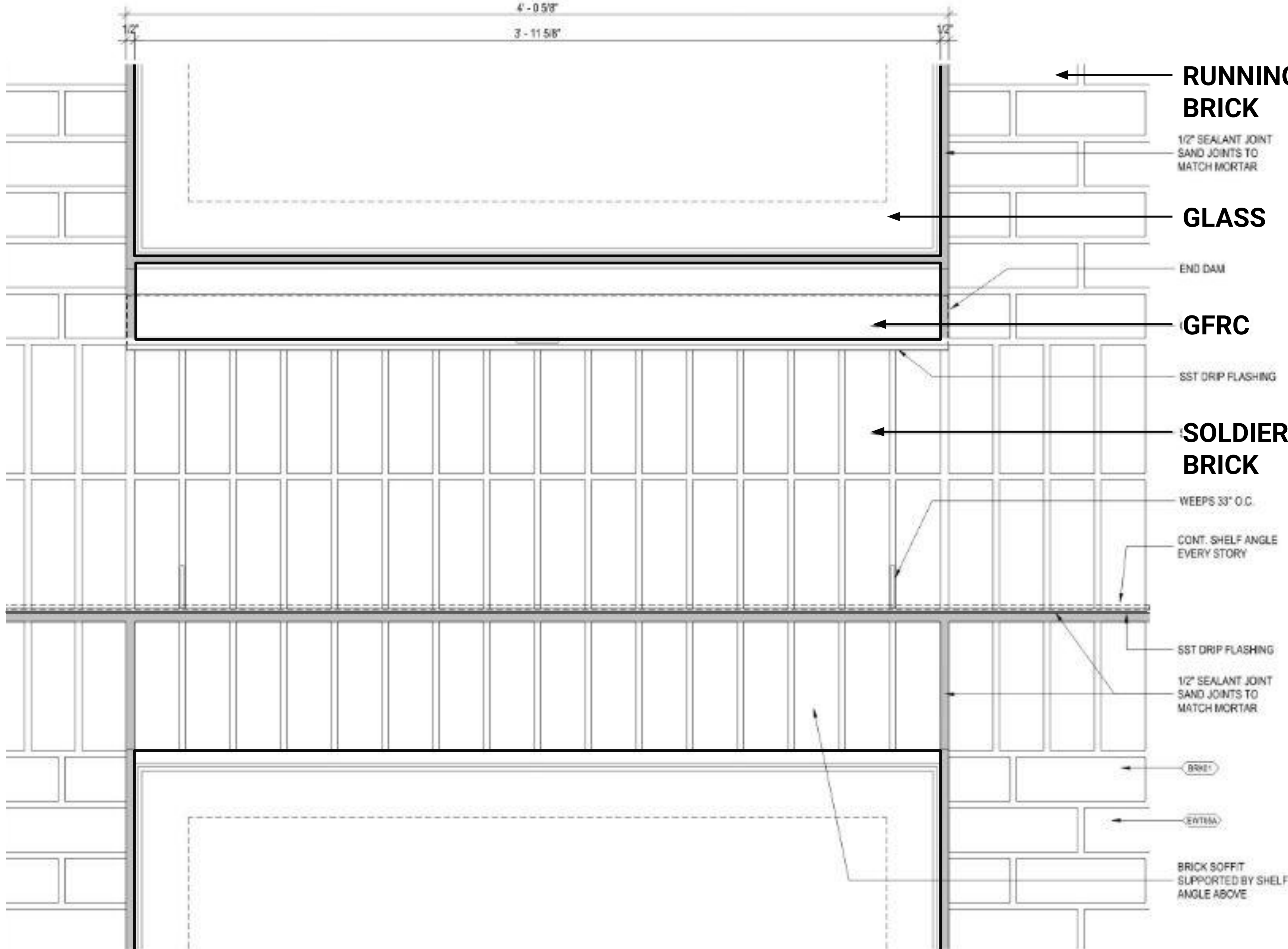


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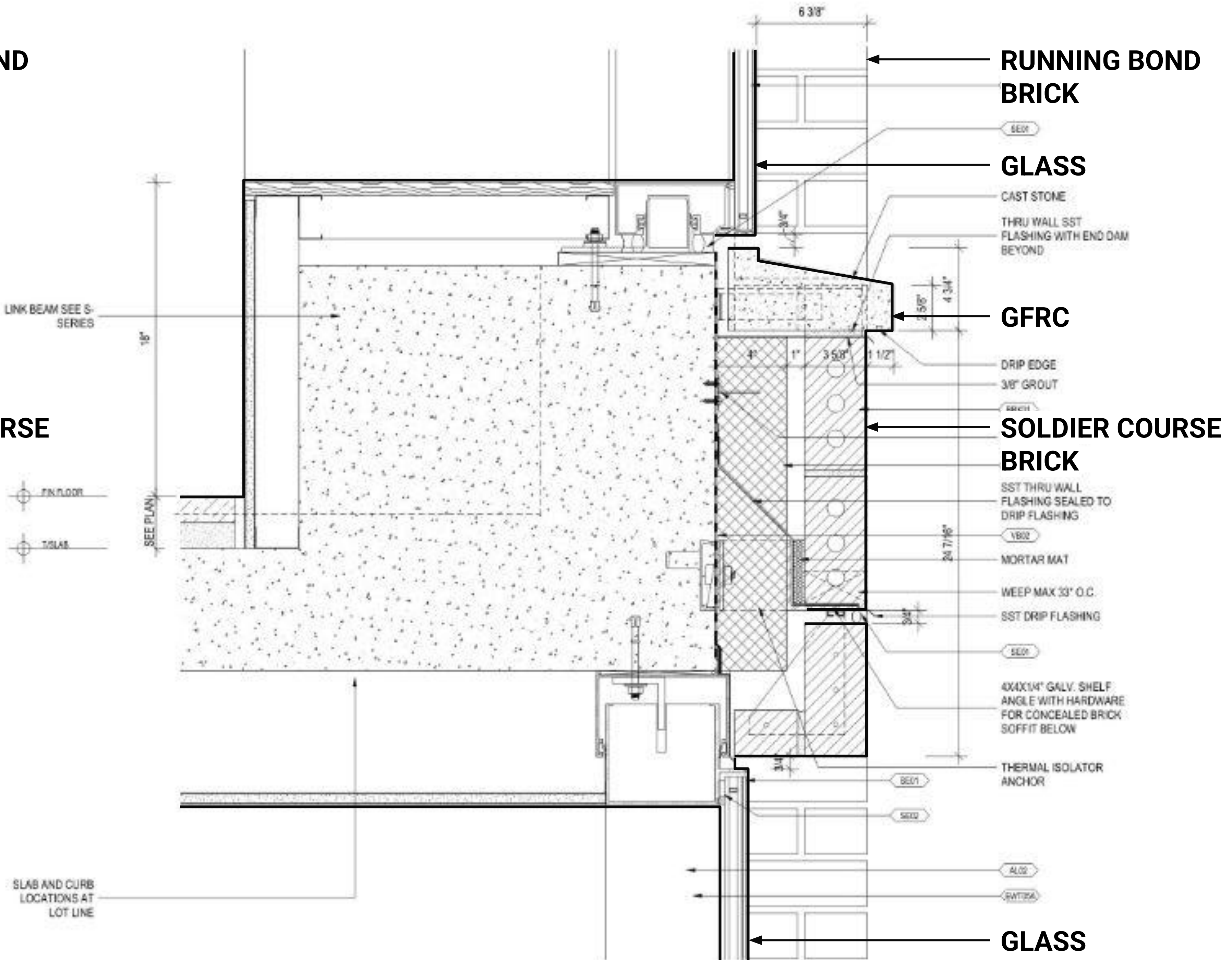


Brick Rear Wall - Typical

Elevation & Section

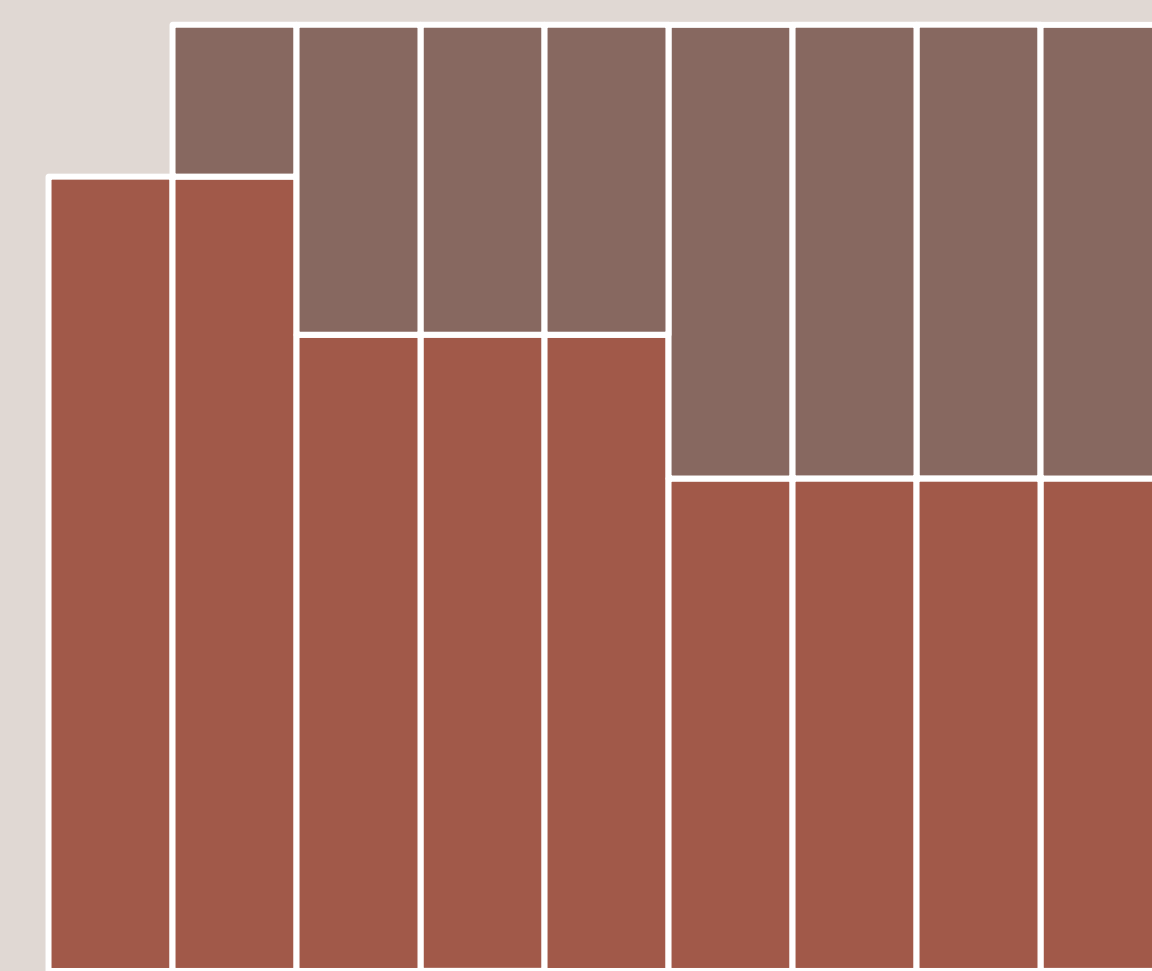


ENLARGED ELEVATION AT SPANDREL



SPANDREL SECTION





375 Lafayette