



Fogarty Finger

# 56 GREAT JONES/354 BOWERY CANTILEVER

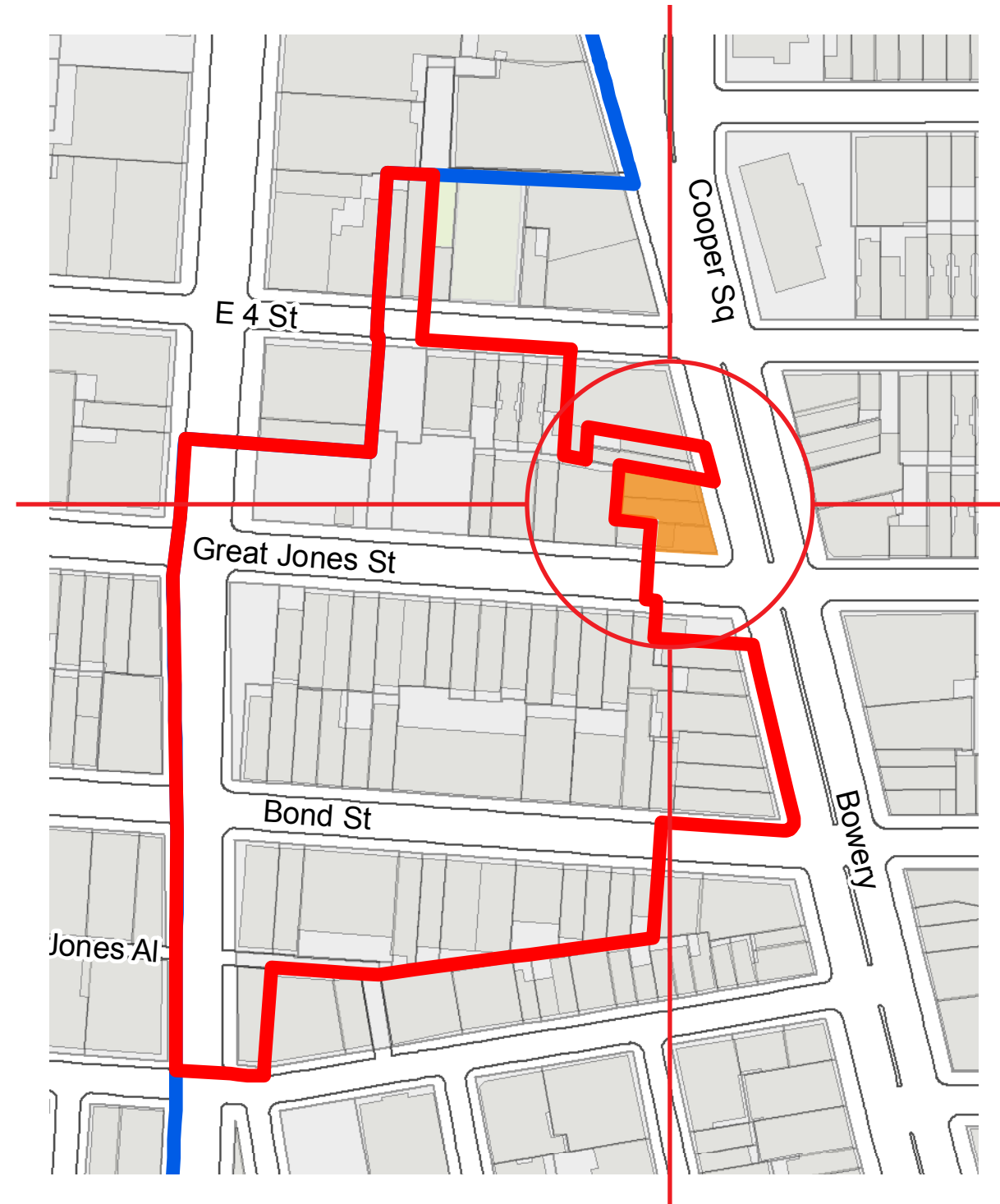
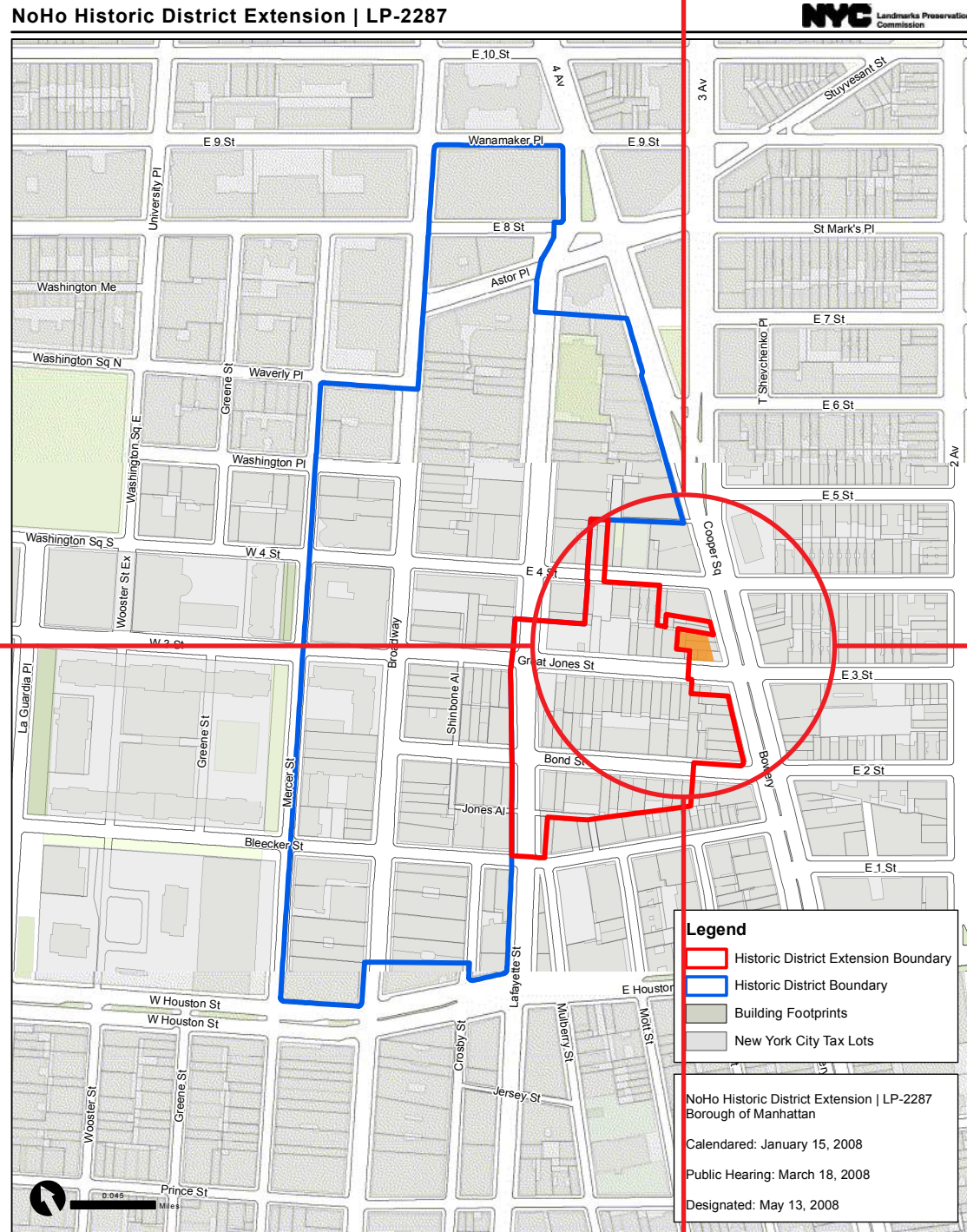
LPC APPLICATION  
27 FEBRUARY 2026

# SOHO/NOHO NEIGHBORHOOD PLAN

56 GREAT JONES/354 BOWERY CANTILEVER

NoHo Historic District Extension LP-2287

DEVELOPMENT LOT



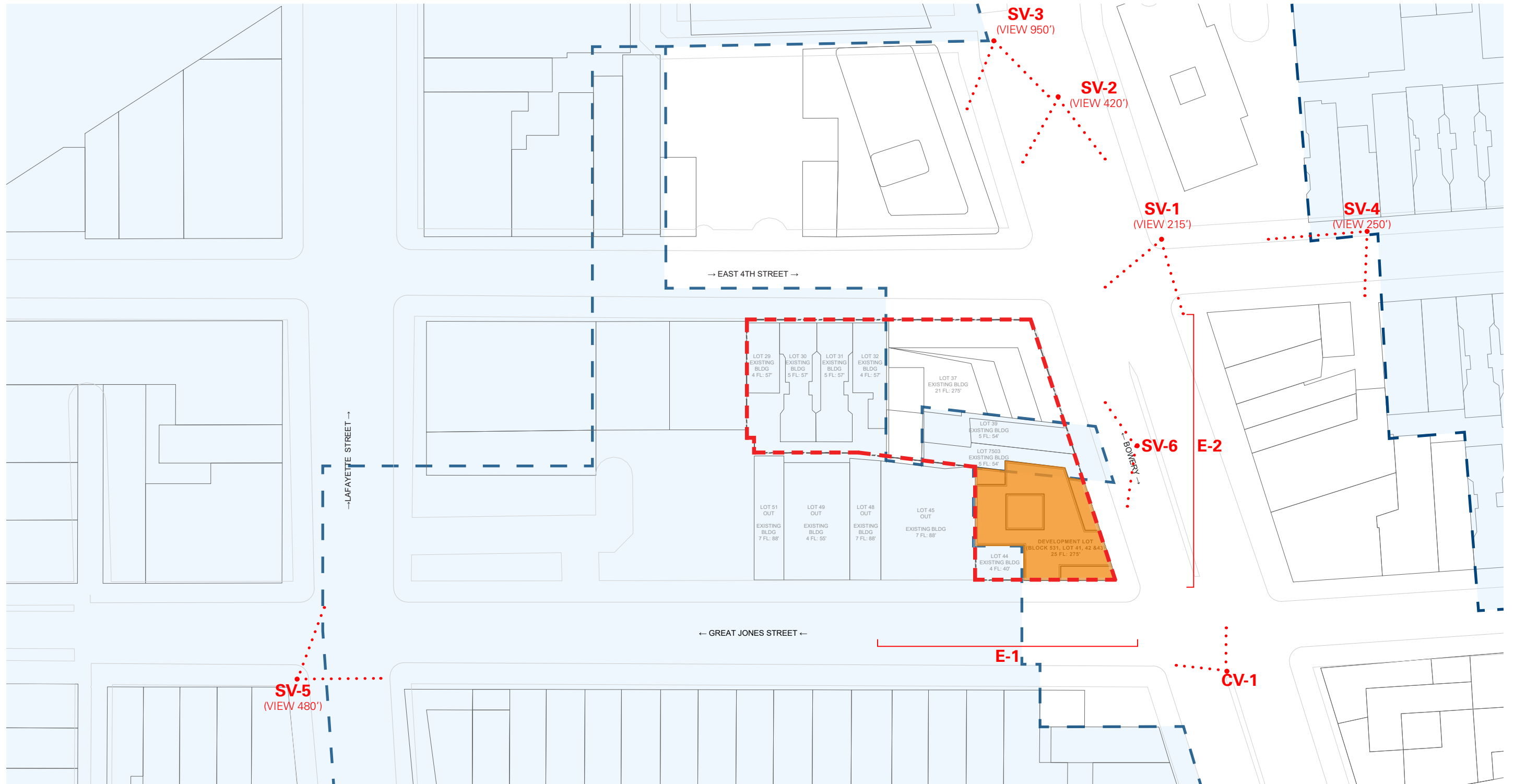


# SITE PLAN

## VISIBILITY OF CANTILEVER

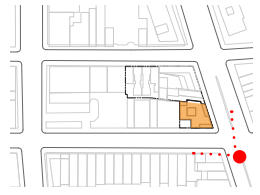
56 GREAT JONES/354 BOWERY CANTILEVER

- DEVELOPMENT LOT
- HISTORIC DISTRICT
- ZONING LOT



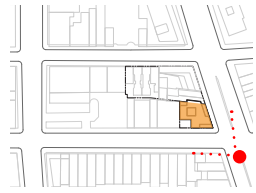
**EXISTING STREETScape**  
BOWERY & GREAT JONES INTERSECTION

56 GREAT JONES/354 BOWERY CANTILEVER



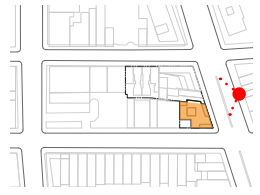
**EXISTING STREETScape**  
BOWERY & GREAT JONES INTERSECTION

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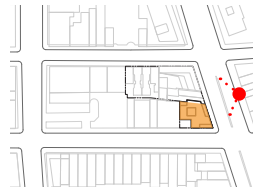
**EXISTING STREETScape**  
BOWERY

56 GREAT JONES/354 BOWERY CANTILEVER



**EXISTING STREETSCAPE**  
BOWERY

56 GREAT JONES/354 BOWERY CANTILEVER



# RESIDENTIAL FLOOR AREA & UNIT MIX

56 GREAT JONES/354 BOWERY CANTILEVER

## NON CANTILEVER

**103,350 SF** RESIDENTIAL FLOOR AREA PROPOSED

**25% REQUIRED: 26,136 SF** MIH PROPOSED

**94** TOTAL UNITS

**27** TOTAL MIH UNITS

MIH		MR		TOTAL	
4	STUDIO	0	STUDIO	4	STUDIO
6	1 BEDROOM	19	1 BEDROOM	25	1 BEDROOM
6	2 BEDROOM	35	2 BEDROOM	41	2 BEDROOM
11	3 BEDROOM	13	3 BEDROOM	24	3 BEDROOM
<b>27</b>	<b>MIH UNITS</b>	<b>67</b>	<b>MR UNITS</b>	<b>94</b>	<b>UNITS</b>



## CANTILEVER

**108,590 SF** RESIDENTIAL FLOOR AREA PROPOSED

**25% REQUIRED: 27,724 SF** MIH PROPOSED

**94** TOTAL UNITS

**30** TOTAL MIH UNITS

MIH		MR		TOTAL	
4	STUDIO	0	STUDIO	4	STUDIO
11	1 BEDROOM	11	1 BEDROOM	22	1 BEDROOM
3	2 BEDROOM	32	2 BEDROOM	35	2 BEDROOM
12	3 BEDROOM	21	3 BEDROOM	33	3 BEDROOM
<b>30</b>	<b>MIH UNITS</b>	<b>64</b>	<b>MR UNITS</b>	<b>94</b>	<b>UNITS</b>



**CANTILEVER REFERENCES**  
LPC APPROVED SCHEMES

56 GREAT JONES/354 BOWERY CANTILEVER



**EXTELL CANTILEVER  
ART STUDENTS LEAGUE**



**77 GREENWICH ST / 42 TRINITY PLACE  
DICKEY HOUSE**








**FLATIRON HOUSE**

# NEIGHBORHOOD REFERENCES

## NEW BUILDING FACADES IN HISTORIC DISTRICT

56 GREAT JONES/354 BOWERY CANTILEVER

-  ZONING LOT
-  DEVELOPMENT LOT
-  NOHO HISTORIC DISTRICT
-  NOHO HISTORIC DISTRICT EXTENSION
-  RECENT BUILDINGS



372 LAFAYETTE



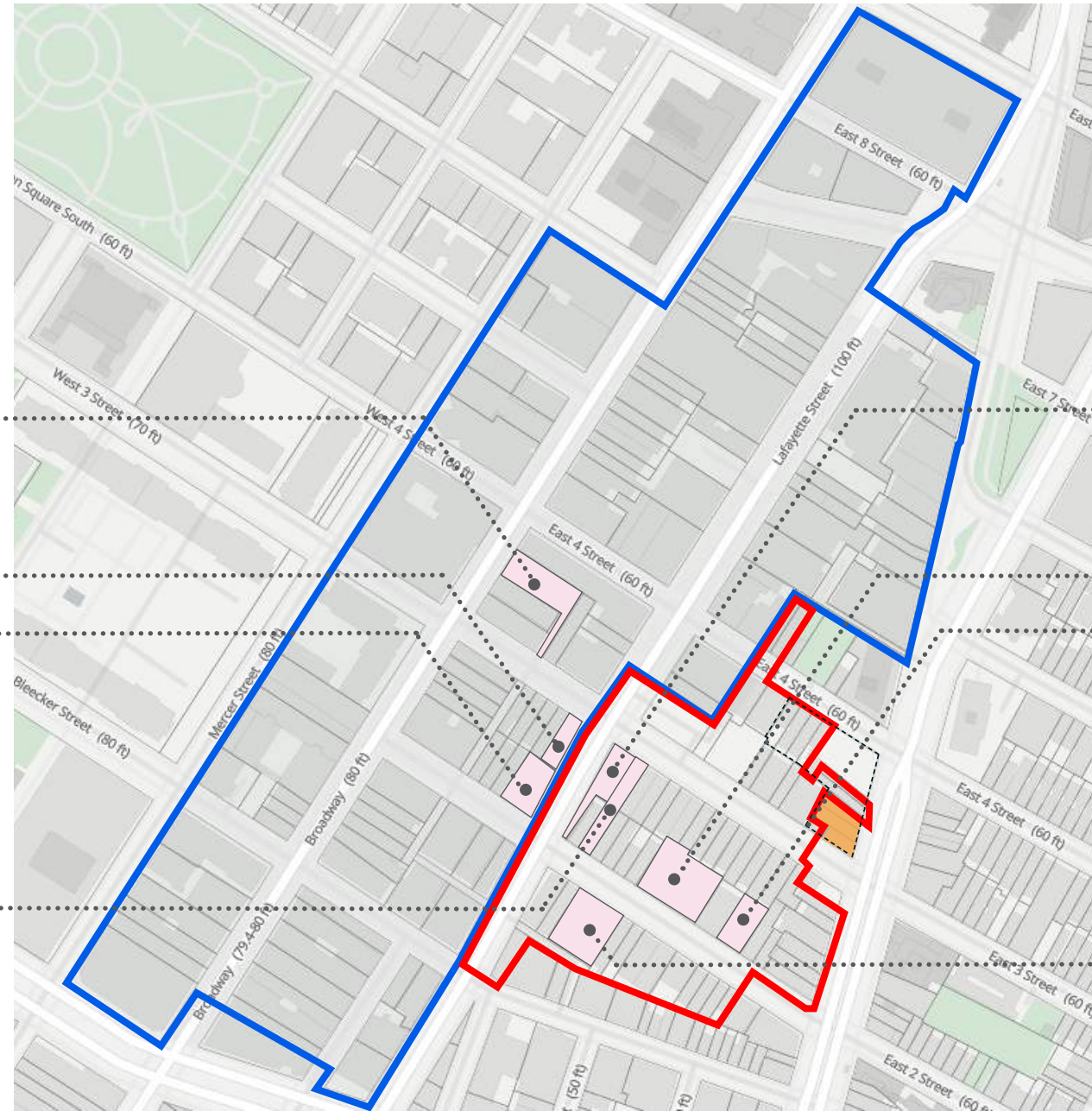
1 GREAT JONES



10 BOND



22 BOND



363 LAFAYETTE



40 BOND



25 BOND



48 BOND

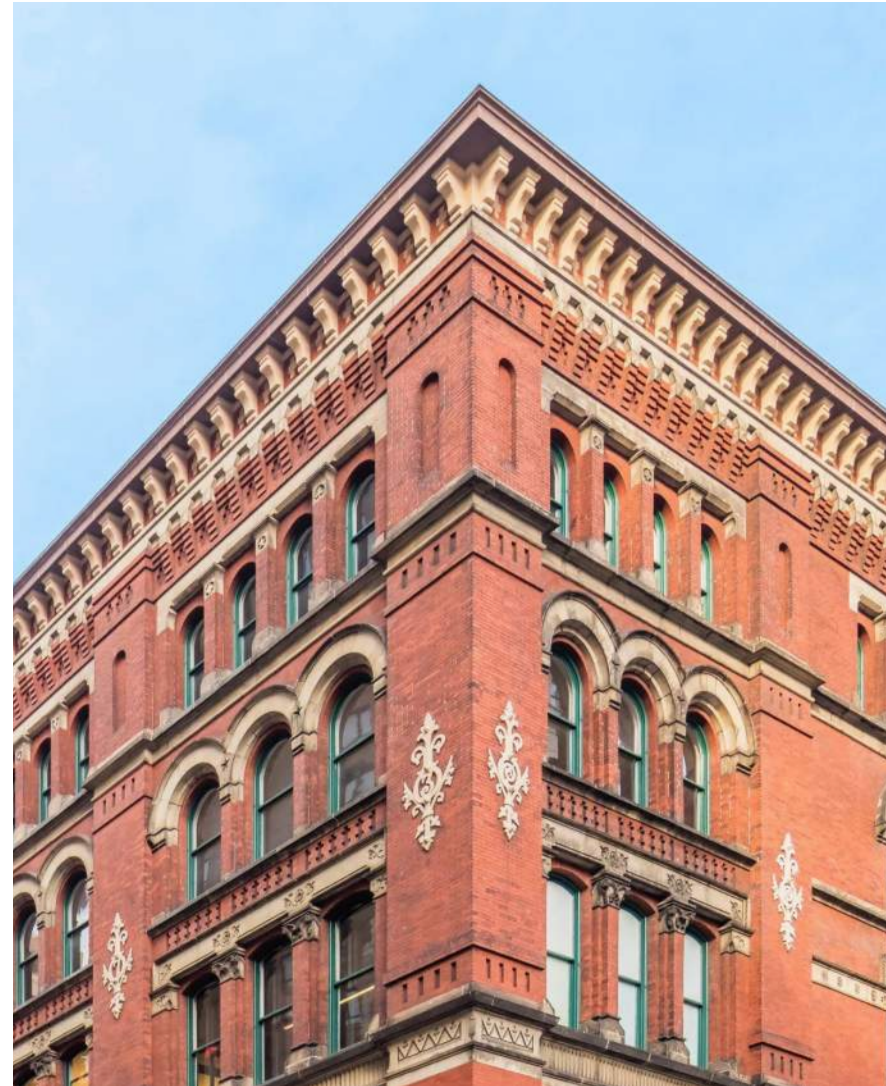
**NEIGHBORHOOD REFERENCES**

SOHO/NOHO CORBELS

56 GREAT JONES/354 BOWERY CANTILEVER



**54 BOND**



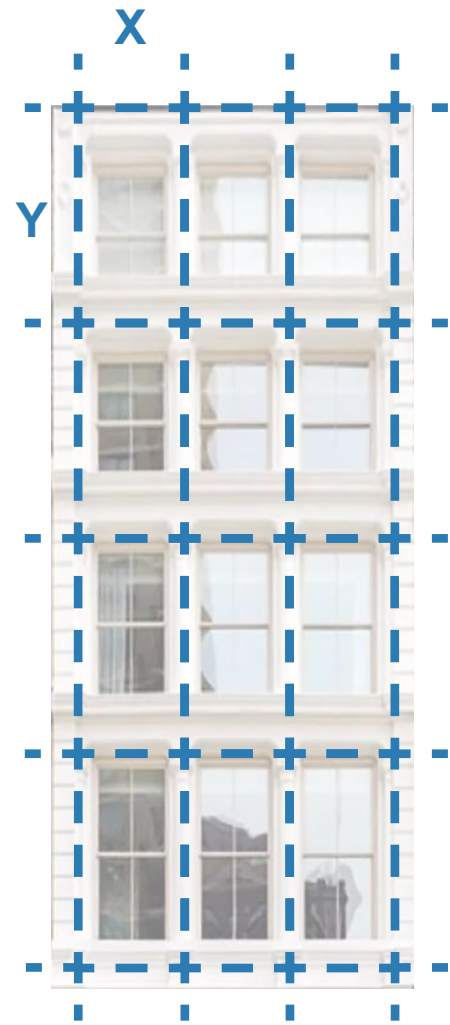
**0 BOND**



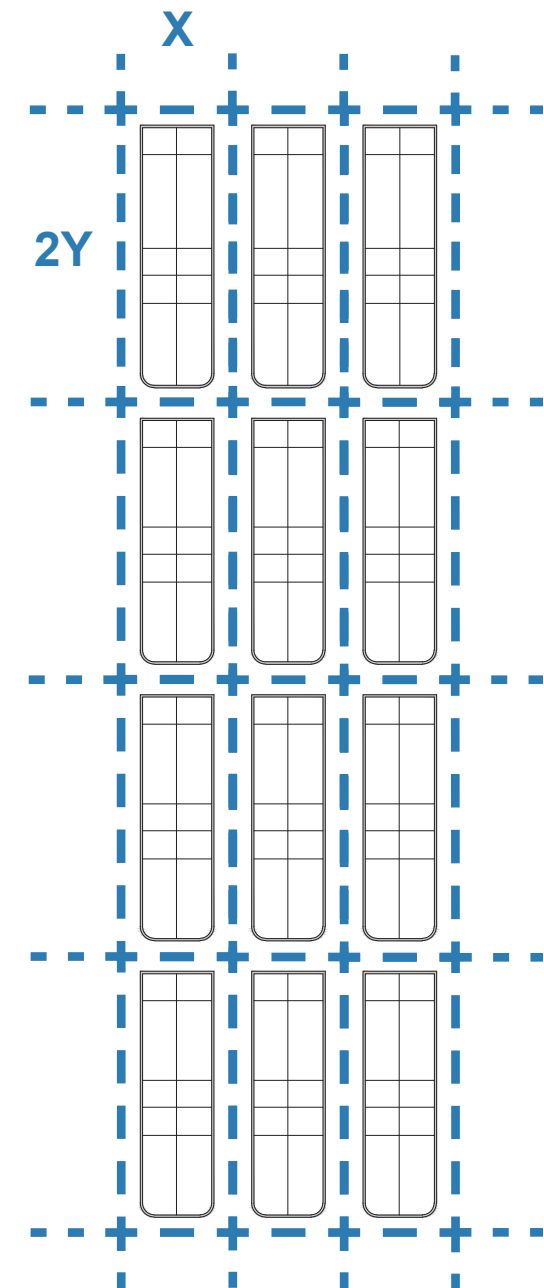
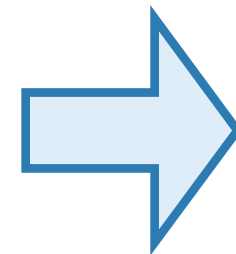
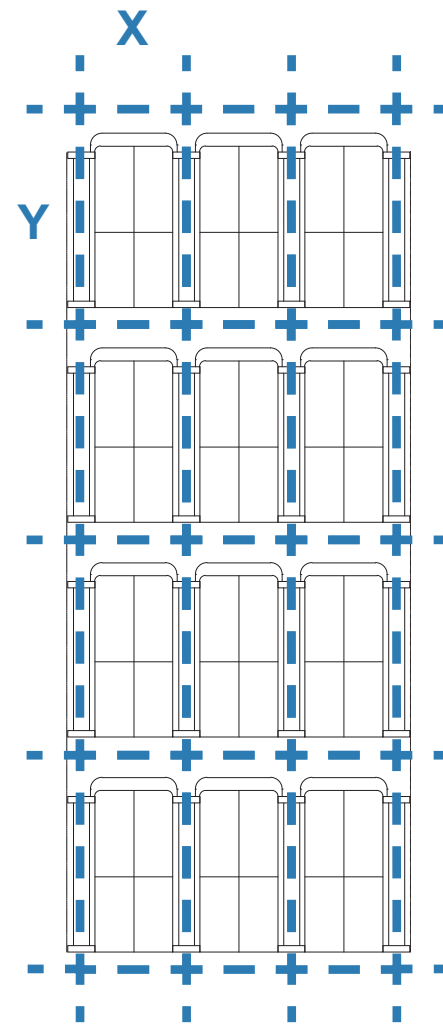
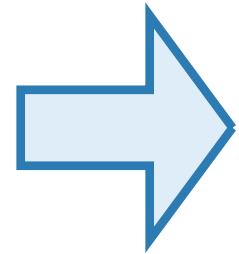
**740 BROADWAY**

**NEIGHBORHOOD REFERENCES**  
NOHO CAST IRON & FACADE CONCEPT

56 GREAT JONES/354 BOWERY CANTILEVER



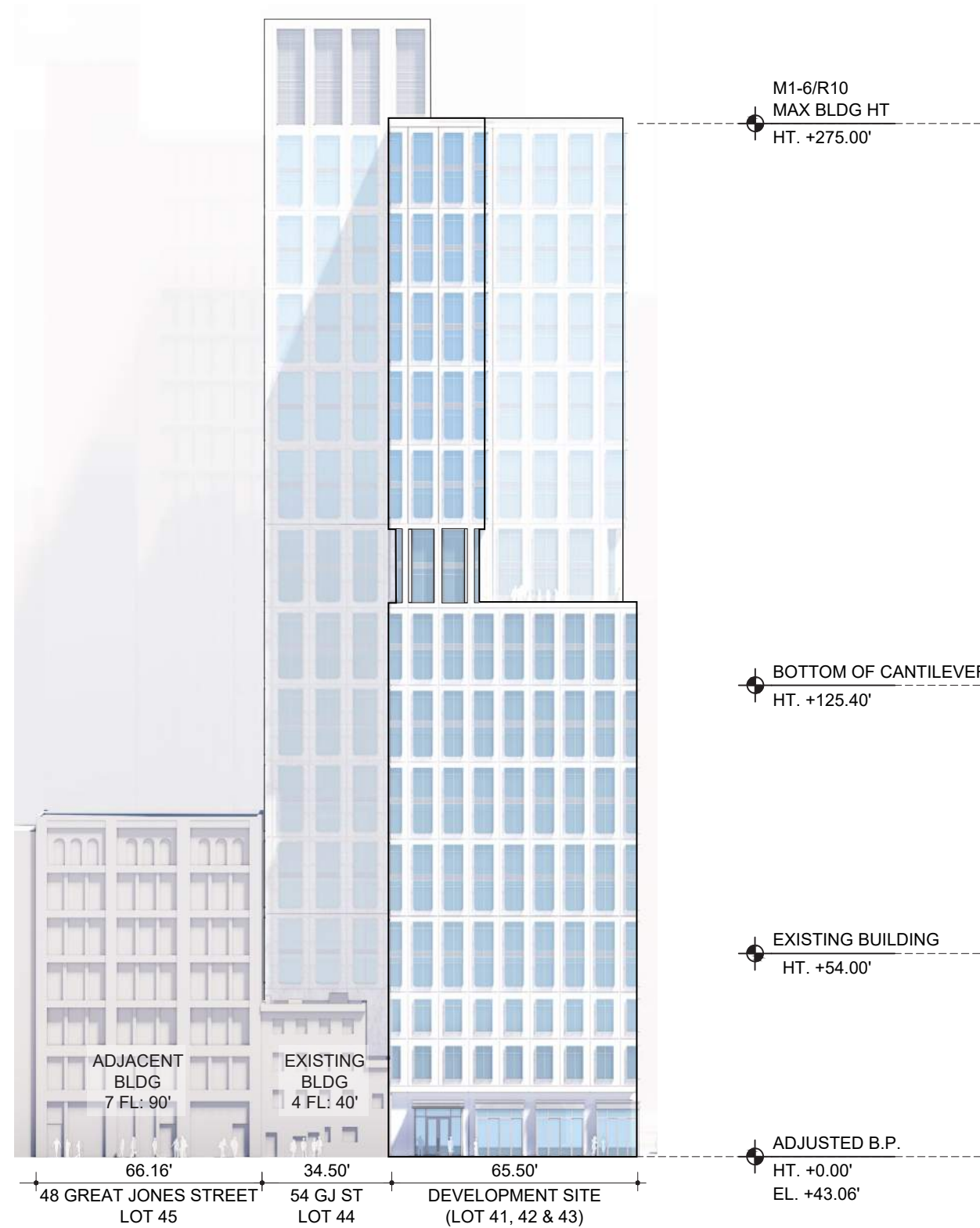
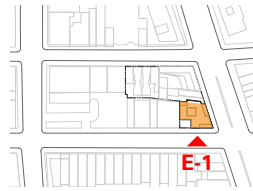
**738 BROADWAY  
CAST IRON WINDOW GRID**



**PROPOSED WINDOW GRID**

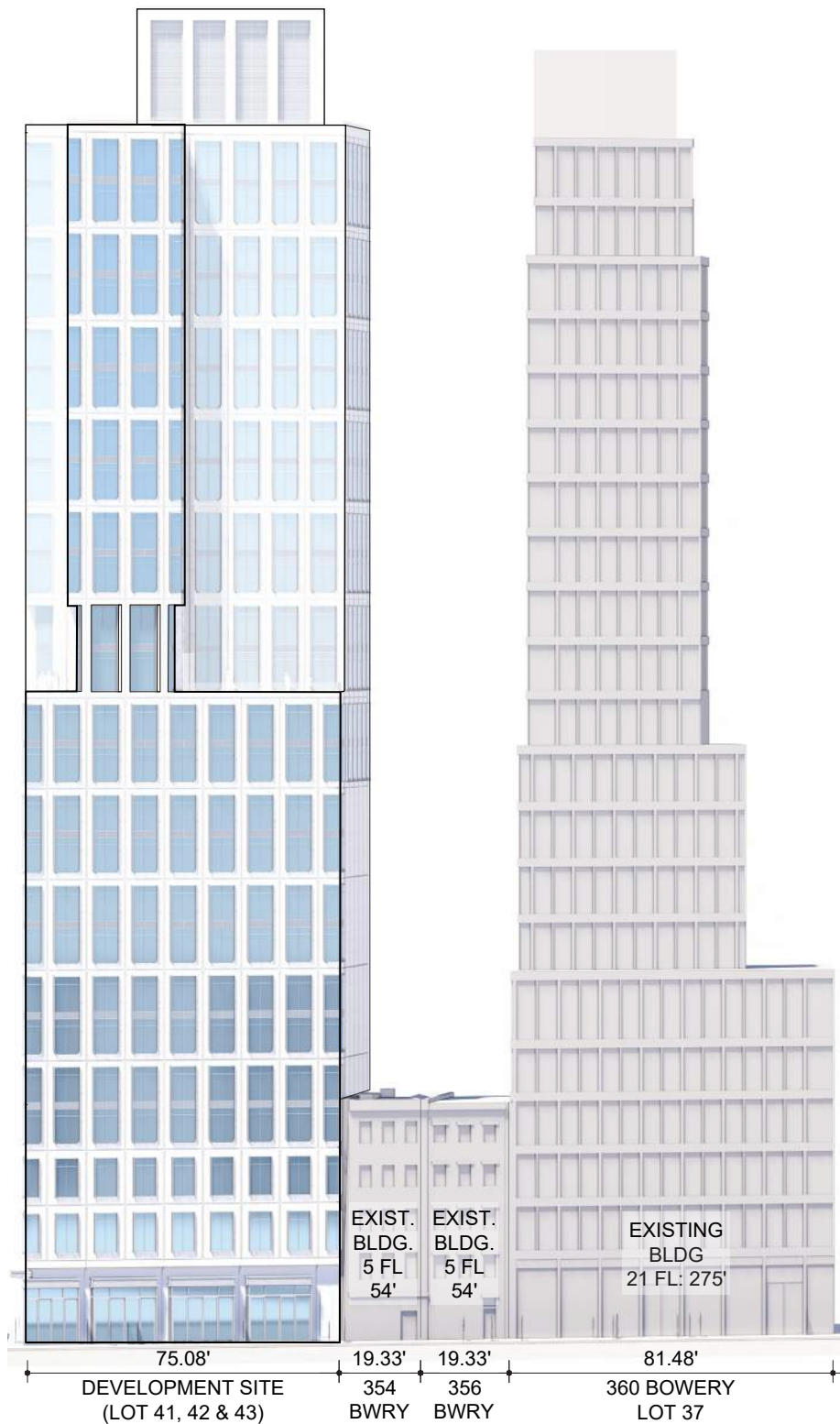
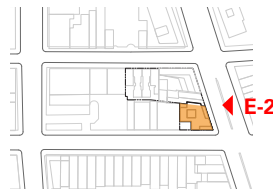
# GREAT JONES ELEVATION

## 56 GREAT JONES/354 BOWERY CANTILEVER



# BOWERY ELEVATION COMPARISON

## 56 GREAT JONES/354 BOWERY CANTILEVER



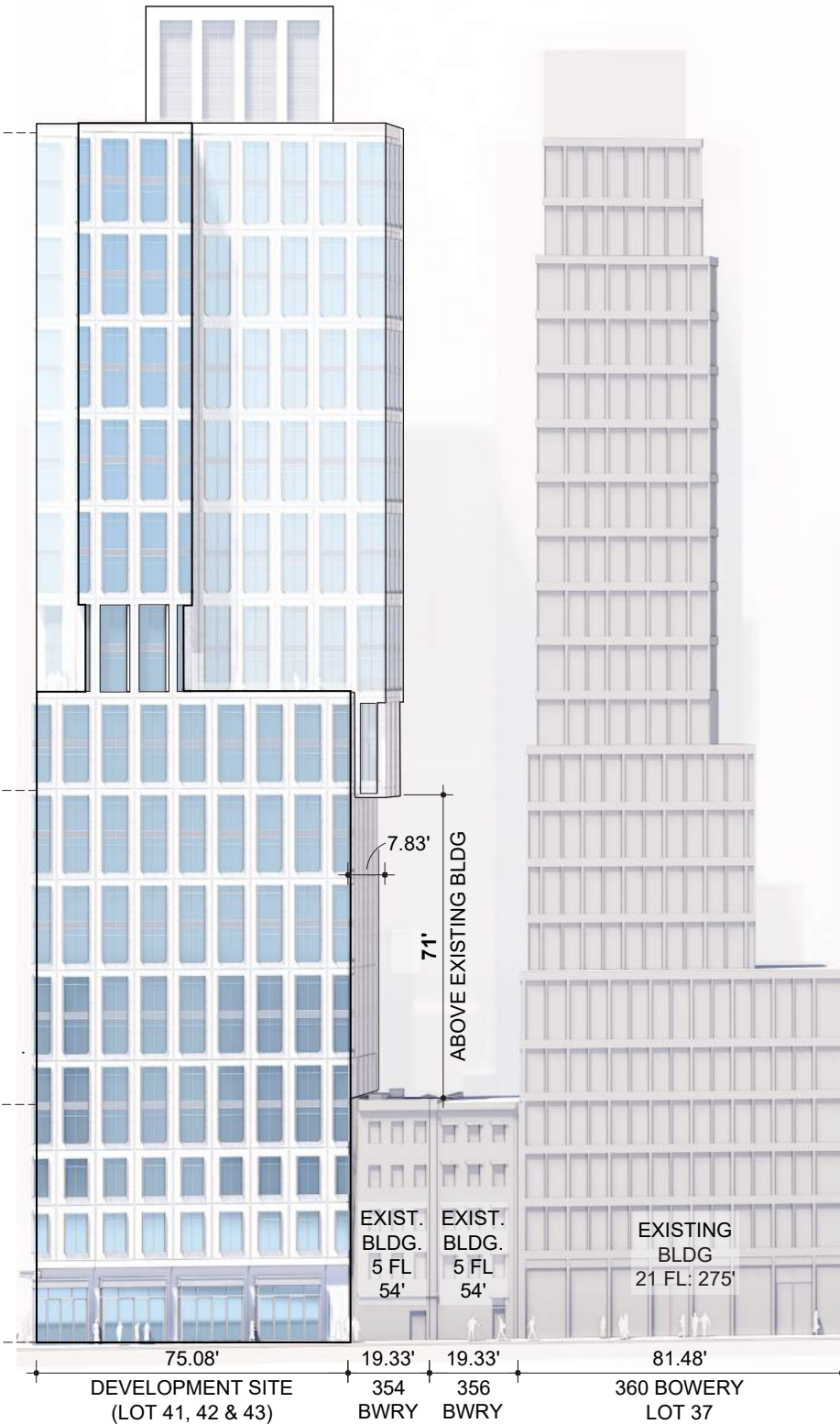
**BOWERY STREET - NON CANTILEVER**

M1-6/R10  
MAX BLDG HT  
HT. +275.00'

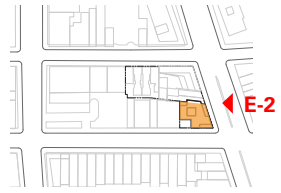
BOTTOM OF CANTILEVER  
HT. +125.40'

EXISTING BUILDING  
HT. +54.00'

ADJUSTED B.P.  
HT. +0.00'  
EL. +43.06'

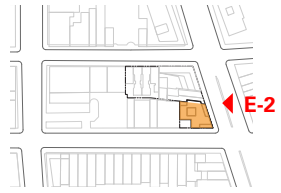


**BOWERY STREET - CANTILEVER**



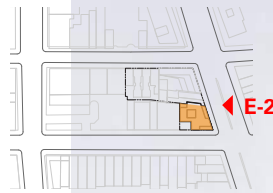
**BOWERY ELEVATION W/ CANTILEVER**

56 GREAT JONES/354 BOWERY CANTILEVER



**BOWERY ELEVATION COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER



NON CANTILEVER

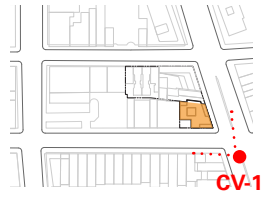


CANTILEVER

**PROPOSED MASSING COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW NORTH FROM BOWERY & GREAT JONES



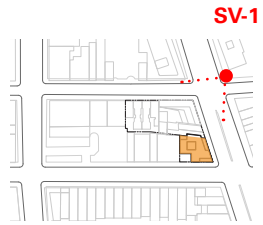
NON CANTILEVER



CANTILEVER

**PROPOSED MASSING COMPARISON**  
VIEW SOUTH FROM BOWERY & EAST 4TH

56 GREAT JONES/354 BOWERY CANTILEVER



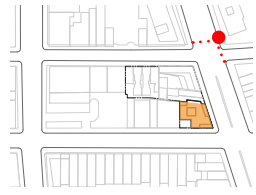
NON CANTILEVER



CANTILEVER

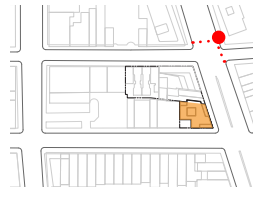
**PROPOSED STREETScape**  
BOWERY VIEW SOUTH: NON CANTILEVER

56 GREAT JONES/354 BOWERY CANTILEVER



**PROPOSED STREETScape**  
BOWERY VIEW SOUTH: CANTILEVER

56 GREAT JONES/354 BOWERY CANTILEVER



**PROPOSED STREETScape COMPARISON**  
VIEW SOUTH FROM BOWERY & EAST 4TH

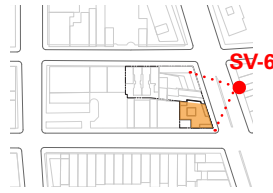
56 GREAT JONES/354 BOWERY CANTILEVER



**PROPOSED MASSING COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW UP FROM SIDEWALK



NON CANTILEVER



CANTILEVER

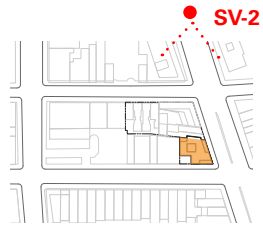


Fogarty Finger

## APPENDIX

**PROPOSED MASSING COMPARISON**  
VIEW SOUTH FROM COOPER SQUARE

56 GREAT JONES/354 BOWERY CANTILEVER



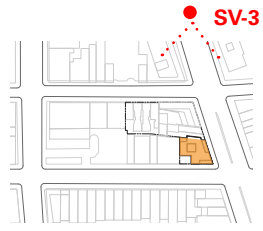
NON CANTILEVER



CANTILEVER

**PROPOSED MASSING COMPARISON**  
VIEW SOUTH ON 4TH, BELOW ASTOR PLACE

56 GREAT JONES/354 BOWERY CANTILEVER



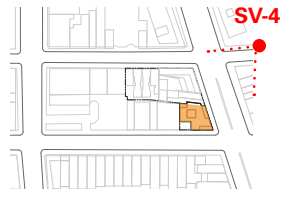
NON CANTILEVER



CANTILEVER

**PROPOSED MASSING COMPARISON**  
VIEW WEST FROM EAST 4TH STREET

56 GREAT JONES/354 BOWERY CANTILEVER



NON CANTILEVER

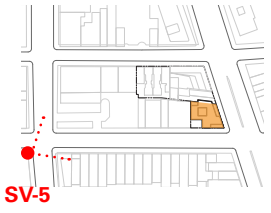


CANTILEVER

**PROPOSED MASSING COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW EAST FROM LAFAYETTE & GREAT JONES



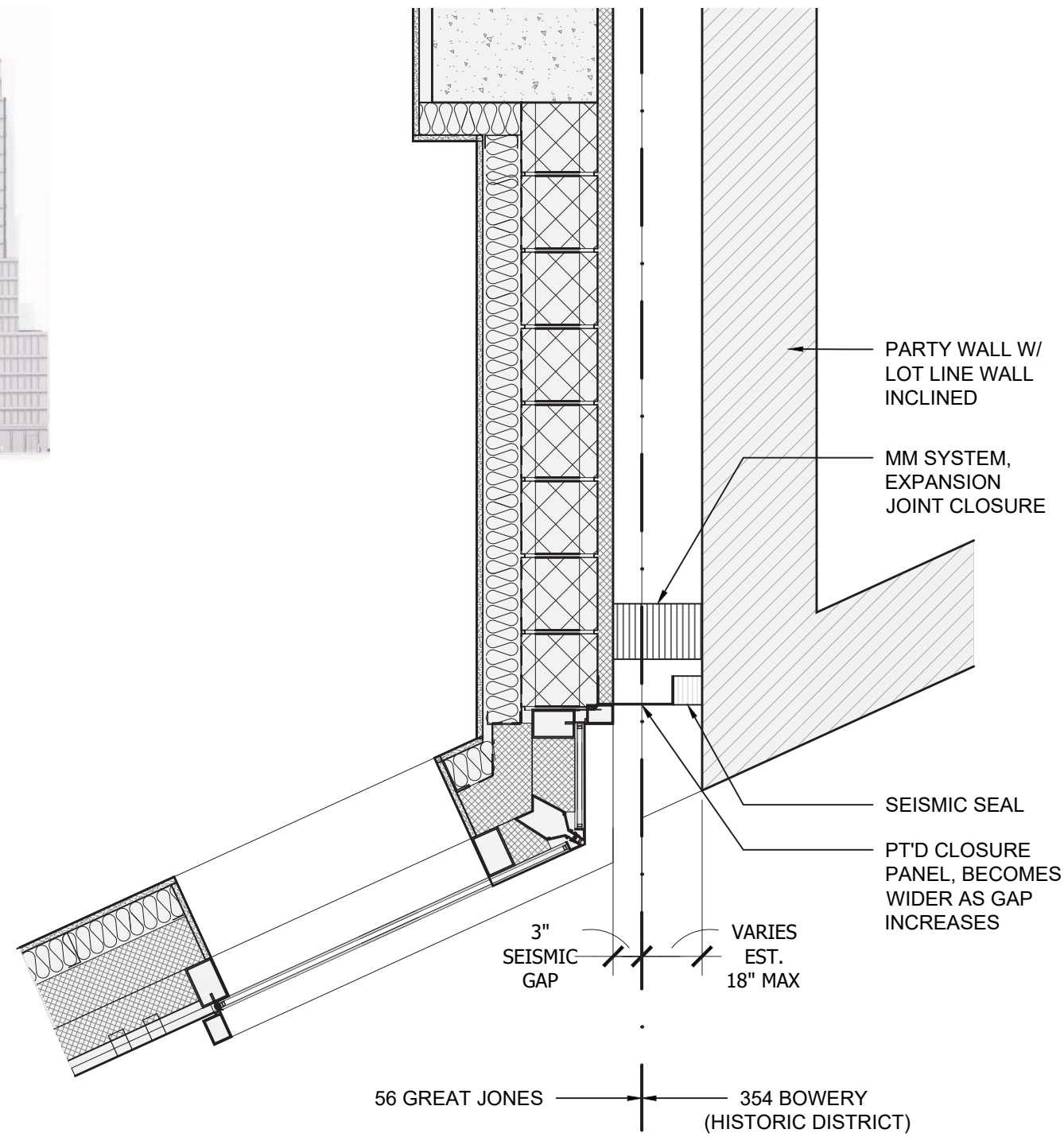
NON CANTILEVER



CANTILEVER

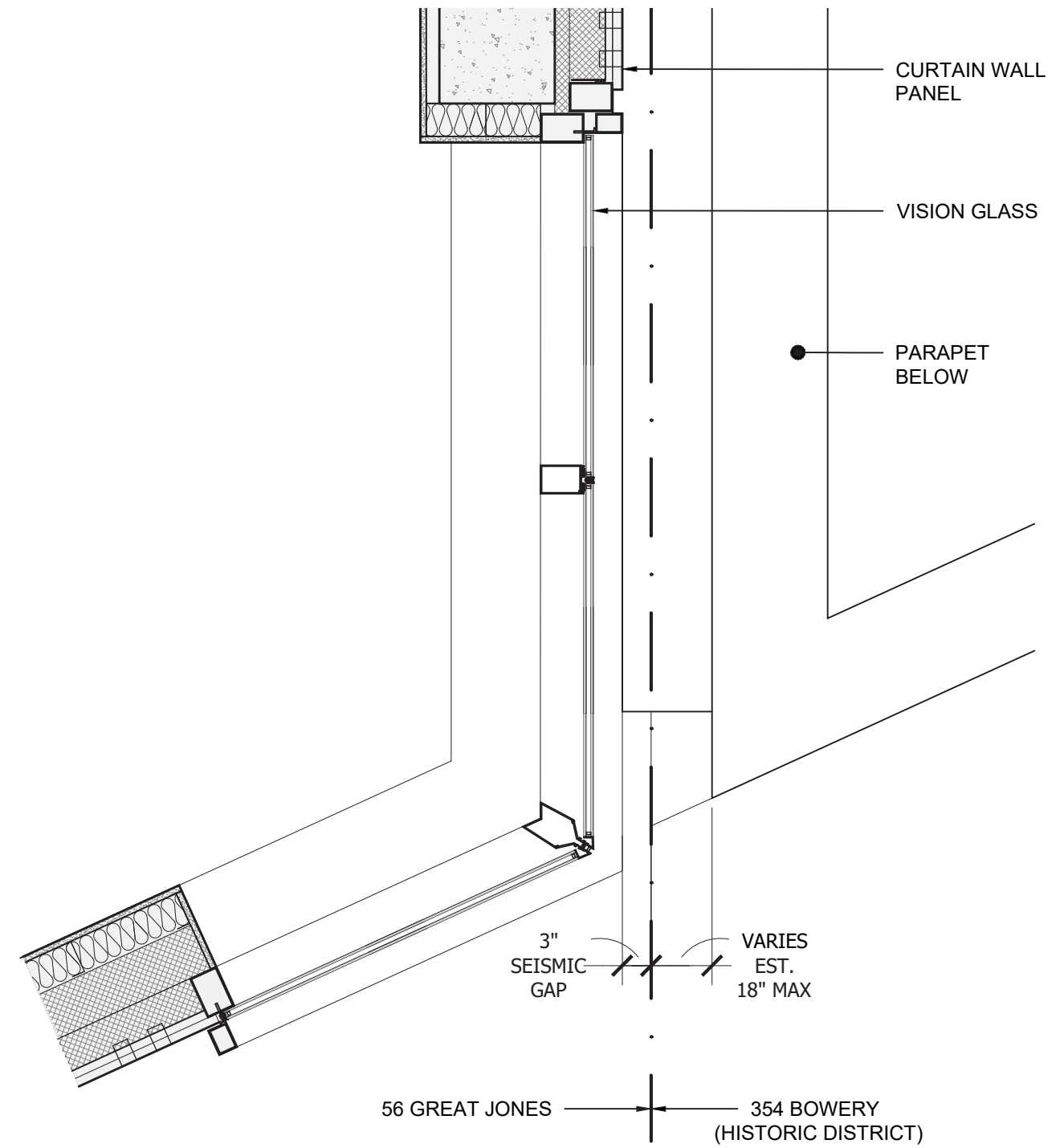
**NORTH LOT LINE DETAIL**

**56 GREAT JONES/354 BOWERY CANTILEVER**



**DTL 1: 2ND TO 5TH FLRS**

SCALE: 3/4" = 1'-0"



**DTL 2: 6TH TO 13TH FLRS**

SCALE: 3/4" = 1'-0"

Thank you!

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