

February 24, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-26-06533

## **354 Bowery – NoHo Historic District Extension**

### **Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 333 0483

**Passcode:** 280108

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.



Fogarty Finger

# 56 GREAT JONES/354 BOWERY CANTILEVER

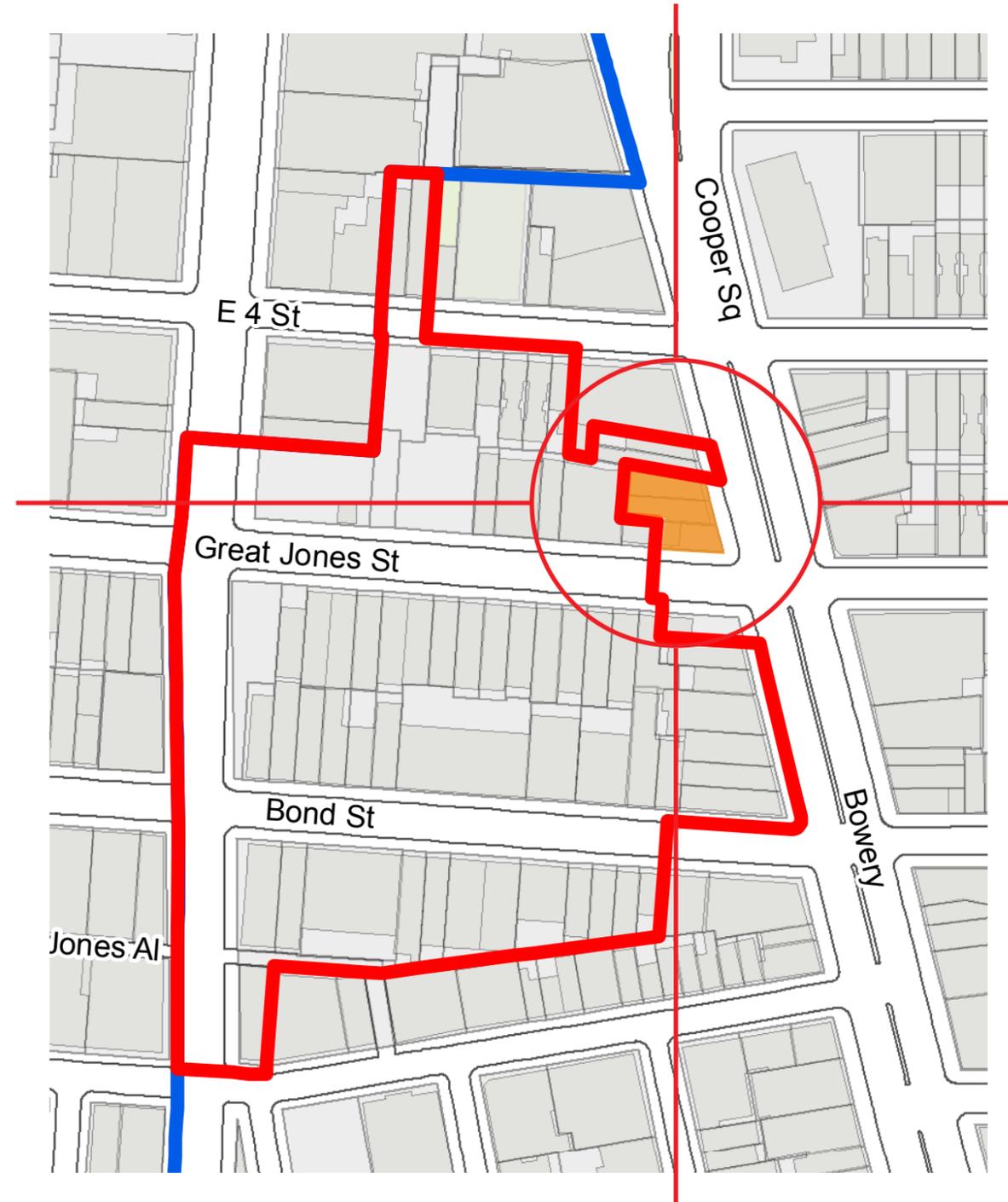
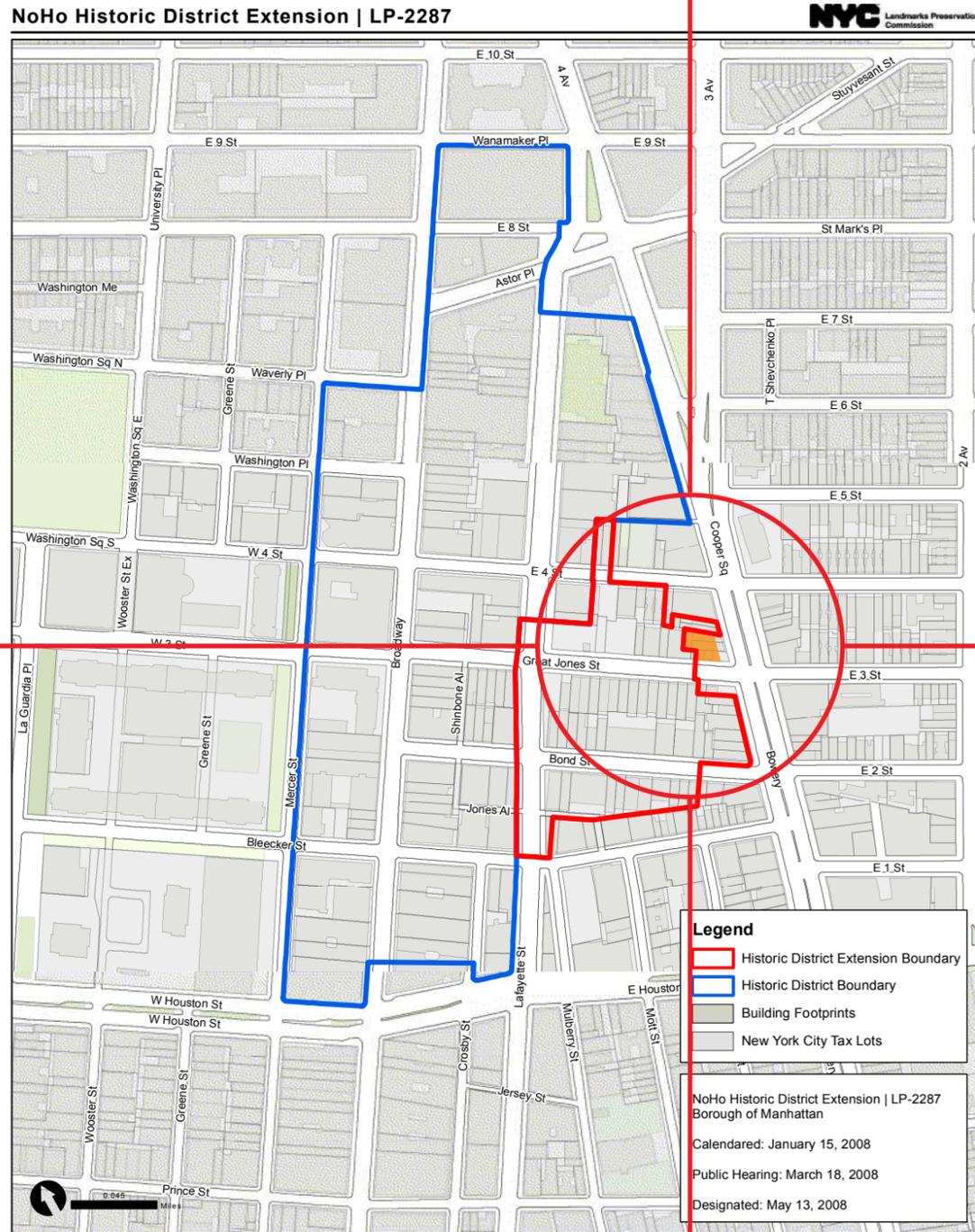
LPC APPLICATION  
11 FEBRUARY 2026

# SOHO/NOHO NEIGHBORHOOD PLAN

56 GREAT JONES/354 BOWERY CANTILEVER

NoHo Historic District Extension LP-2287

DEVELOPMENT LOT



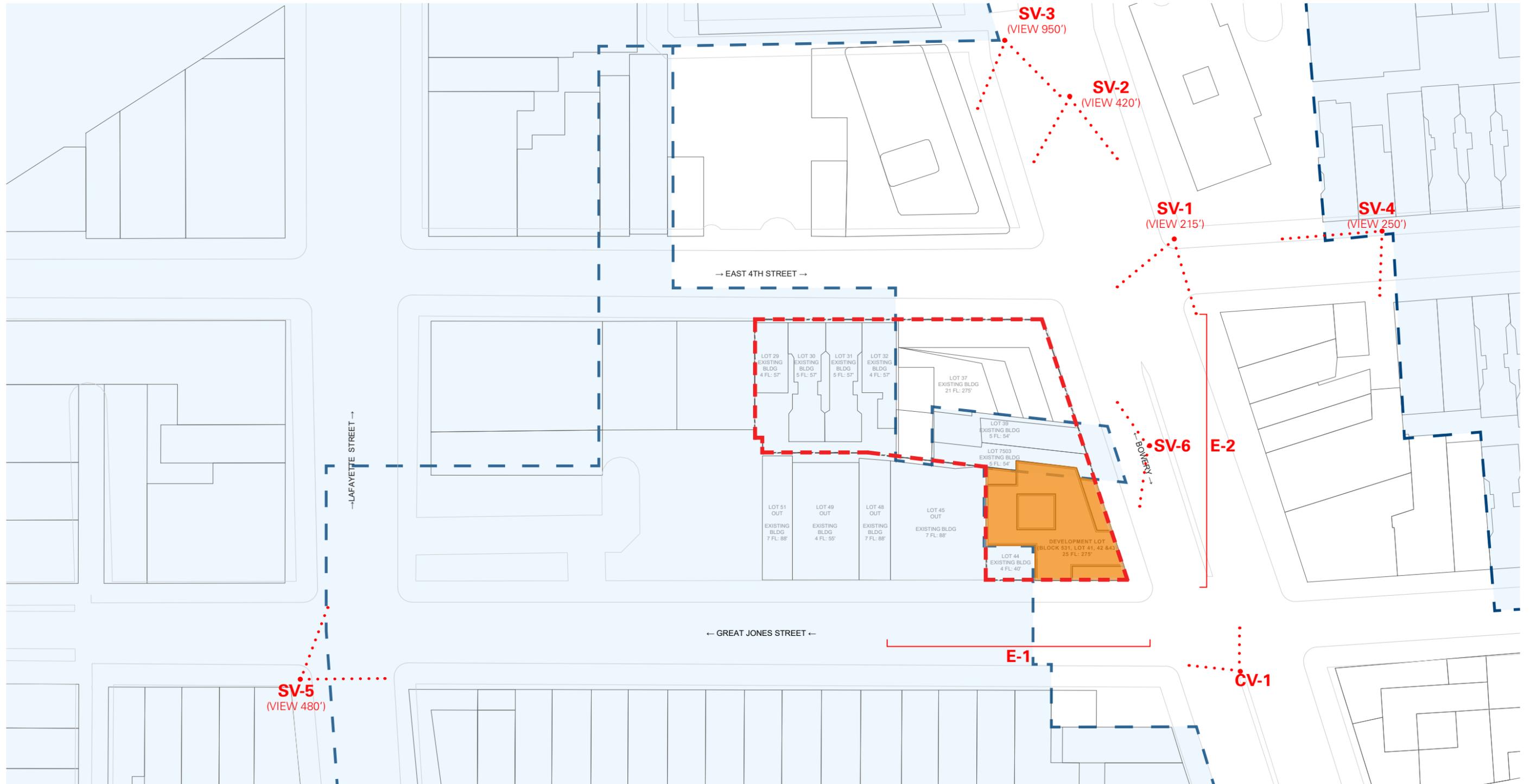


# SITE PLAN

## VISIBILITY OF CANTILEVER

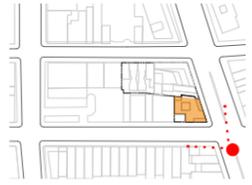
56 GREAT JONES/354 BOWERY CANTILEVER

- DEVELOPMENT LOT
- HISTORIC DISTRICT
- ZONING LOT



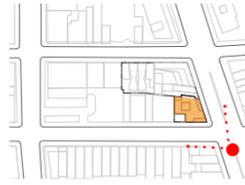
**EXISTING STREETScape**  
BOWERY & GREAT JONES INTERSECTION

56 GREAT JONES/354 BOWERY CANTILEVER



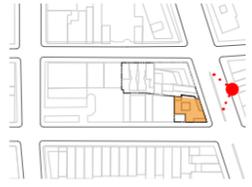
**EXISTING STREETScape**  
BOWERY & GREAT JONES INTERSECTION

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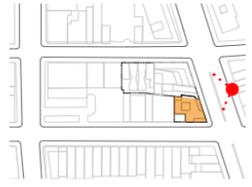
**EXISTING STREETScape**  
BOWERY

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**  
SOHO/NOHO CORBELS

56 GREAT JONES/354 BOWERY CANTILEVER



**54 BOND**



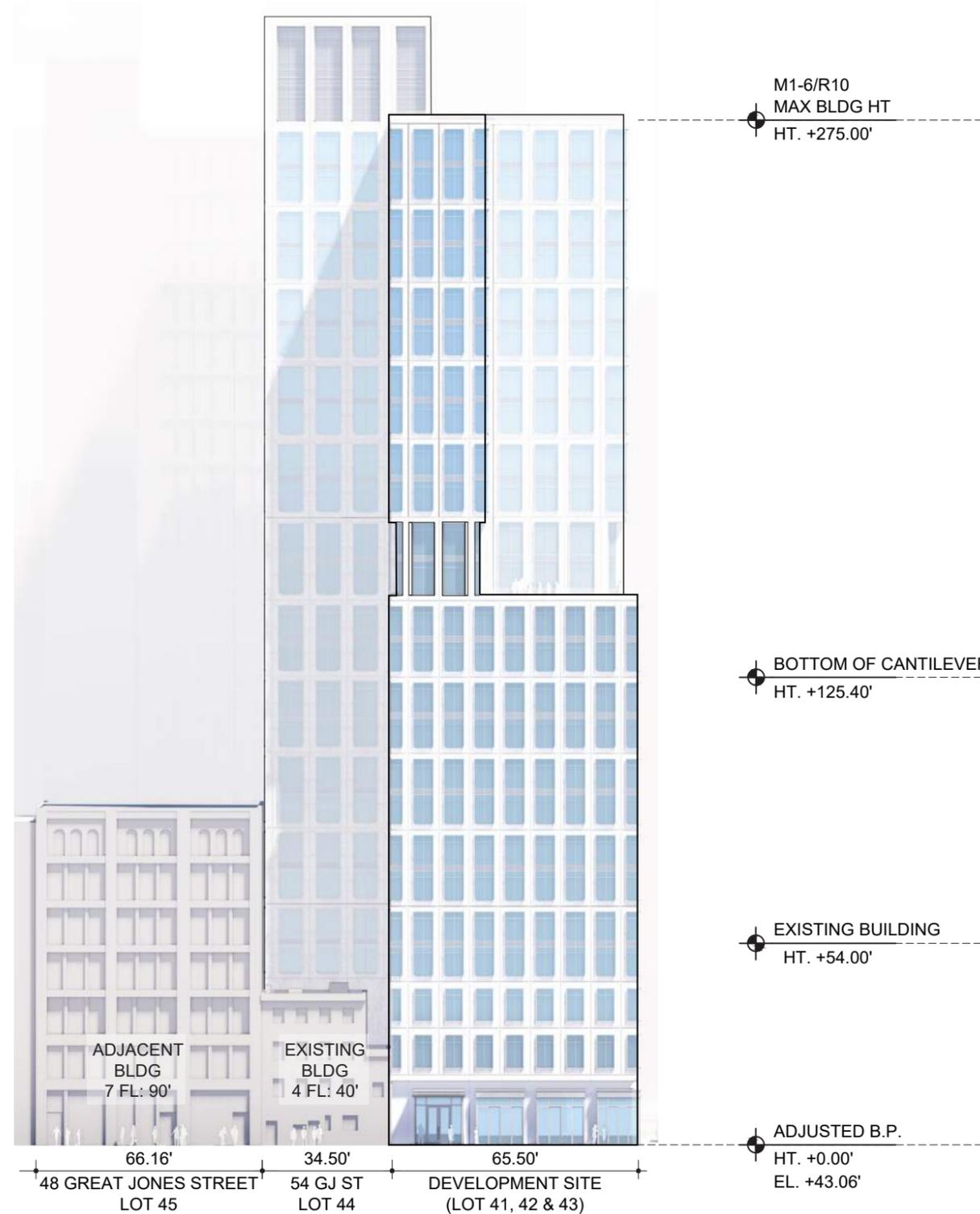
**0 BOND**



**740 BROADWAY**

# GREAT JONES ELEVATION

## 56 GREAT JONES/354 BOWERY CANTILEVER



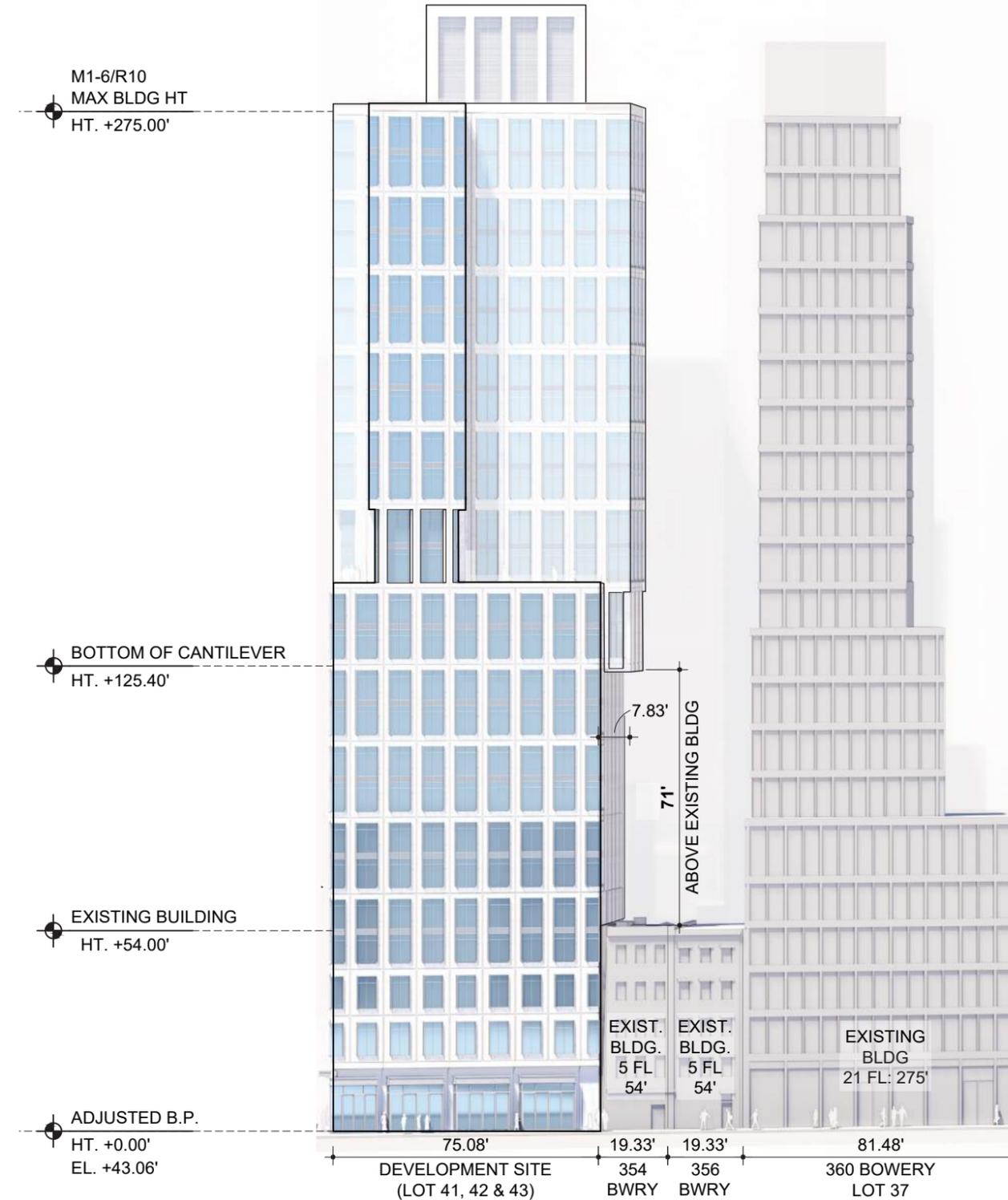
### GREAT JONES STREET

# BOWERY ELEVATION COMPARISON

56 GREAT JONES/354 BOWERY CANTILEVER



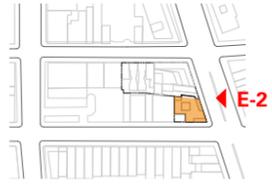
**BOWERY STREET - NON CANTILEVER**

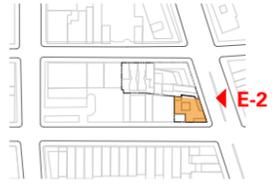


**BOWERY STREET - CANTILEVER**

**BOWERY ELEVATION NON CANTILEVER**

56 GREAT JONES/354 BOWERY CANTILEVER





**BOWERY ELEVATION COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER



NON CANTILEVER

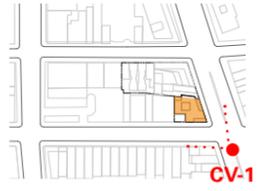


CANTILEVER

**PROPOSED MASSING COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW NORTH FROM BOWERY & GREAT JONES



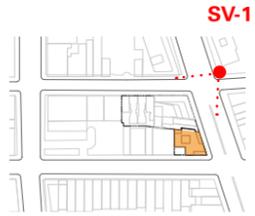
NON CANTILEVER



CANTILEVER

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

56 GREAT JONES/354 BOWERY CANTILEVER



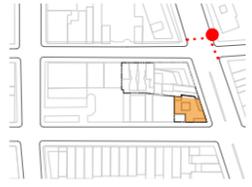
NON CANTILEVER



CANTILEVER

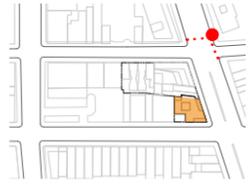
**PROPOSED STREETScape**  
BOWERY VIEW SOUTH: NON CANTILEVER

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

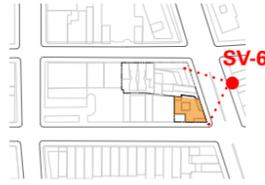
56 GREAT JONES/354 BOWERY CANTILEVER



**PROPOSED MASSING COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW UP FROM SIDEWALK



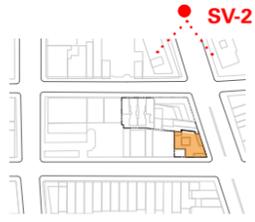
NON CANTILEVER



CANTILEVER

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

56 GREAT JONES/354 BOWERY CANTILEVER



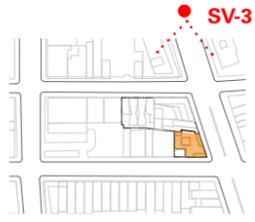
NON CANTILEVER



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

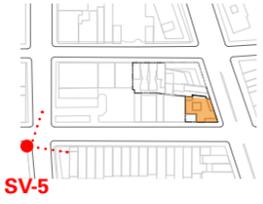


CANTILEVER

**PROPOSED MASSING COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW EAST FROM LAFAYETTE & GREAT JONES



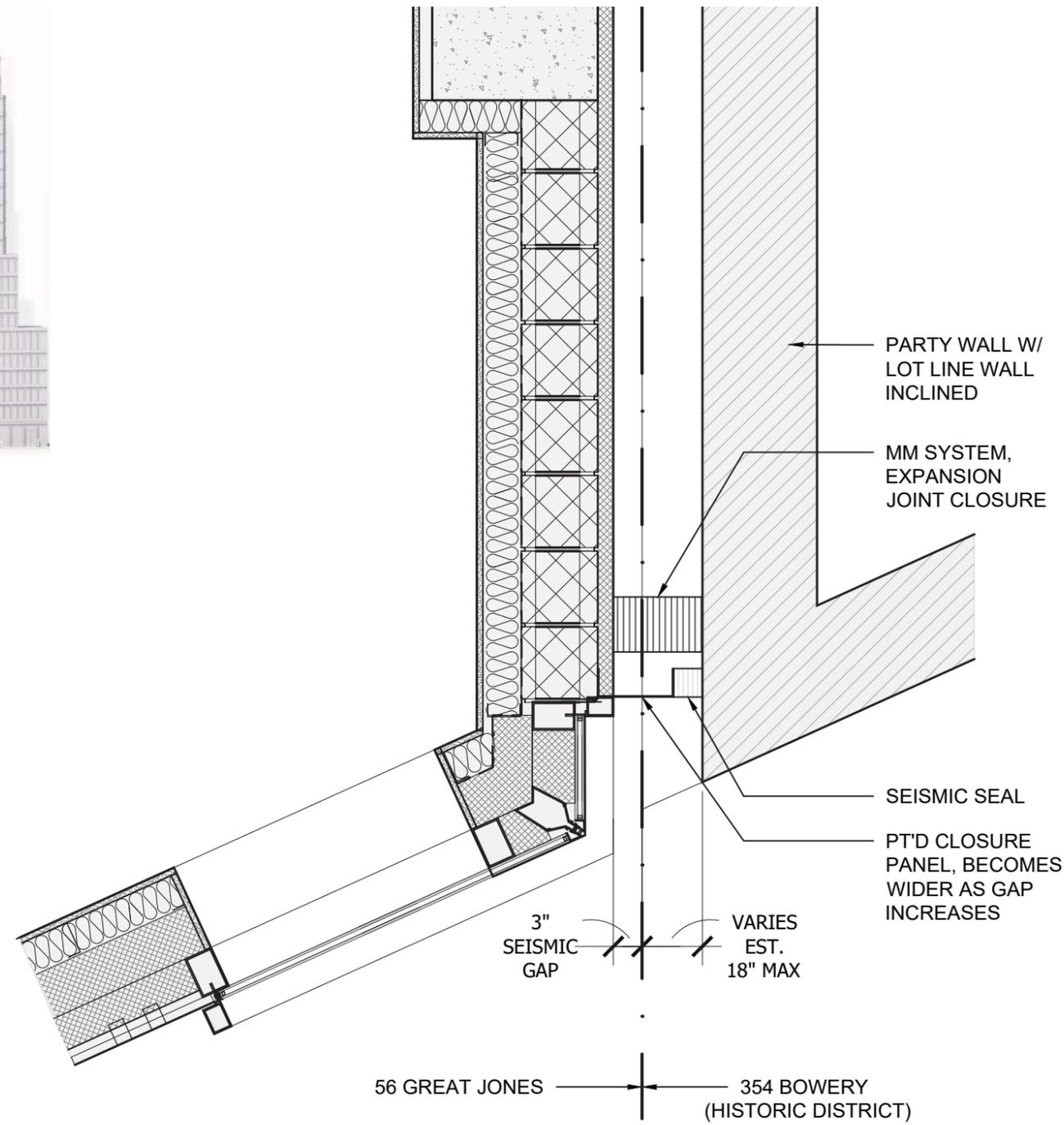
NON CANTILEVER



CANTILEVER

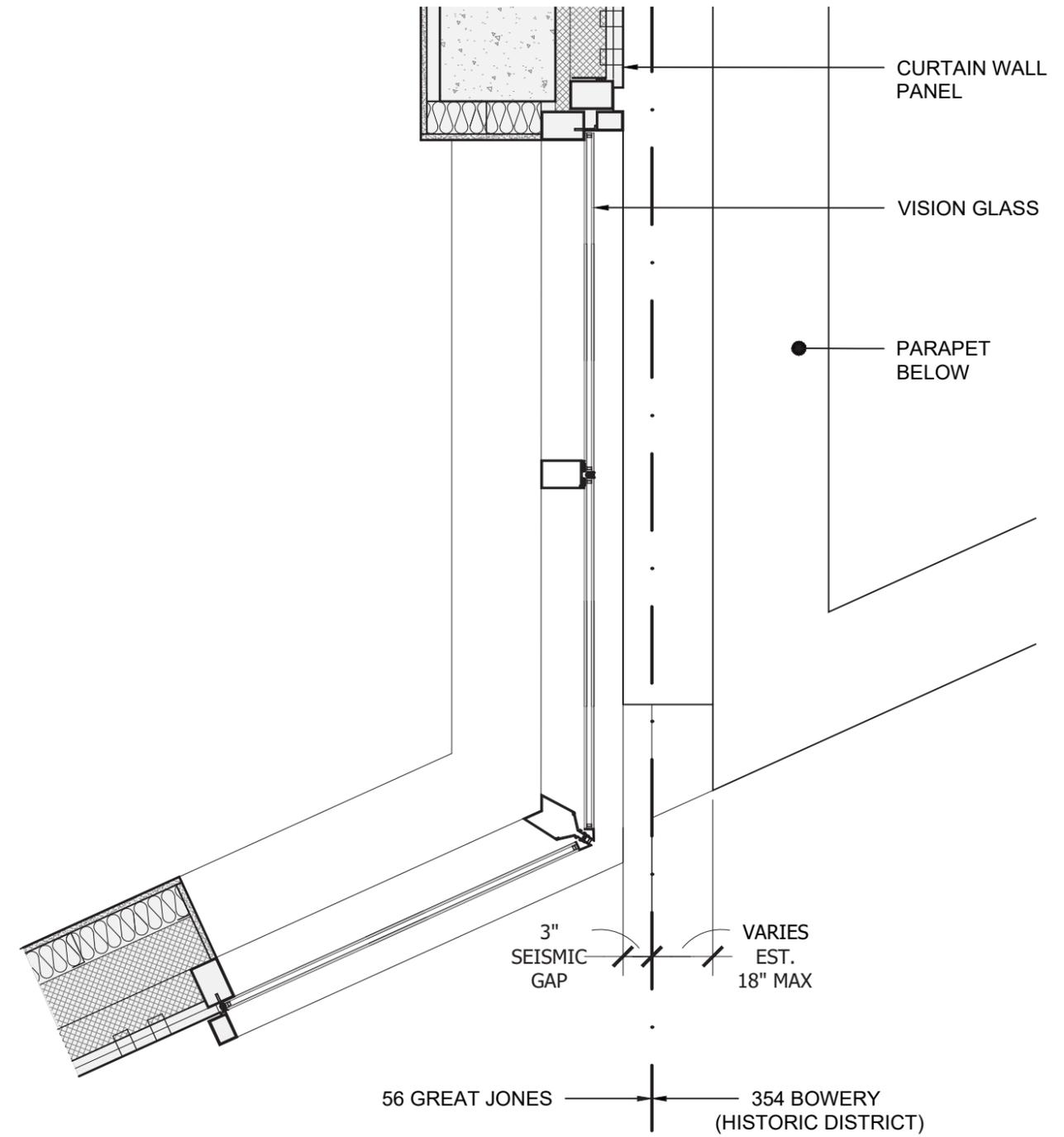
# NORTH LOT LINE DETAIL

## 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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