

375 Lafayette

CB2 Landmarks & Public Aesthetics Committee Presentation

02/09/2026

375 Lafayette

Project Team

Developer & Owner:

Edward J. Minskoff Equities & Edison Properties

EJME

EDISON
PROPERTIES

Architect:

Skidmore, Owings & Merrill, LLP

SOM

Landmarks Consultant:

Higgins Quasebarth & Partners



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

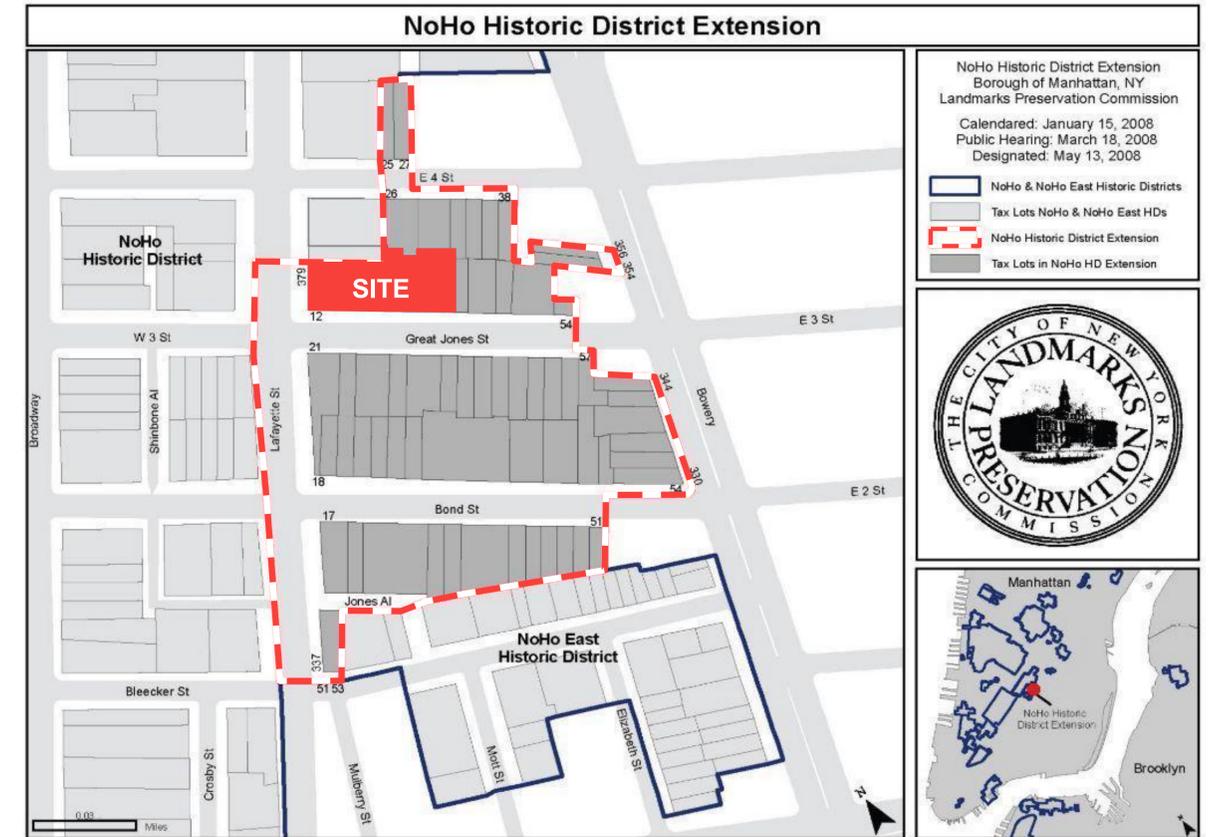
Noho East Historic District
2003



Site Today



Aerial View of Lafayette St (Google)



Existing Site



Existing Site



Edison
**PARK
FAST**
PUBLIC
PARKING
↑
40 spaces
credit card
accepted
Monthly Parking Call
877-PARKFAST
www.parkfast.com

unparalleled parking

200
D.A.I.
CPC-L9
F.D. N.Y.

eric firestone g

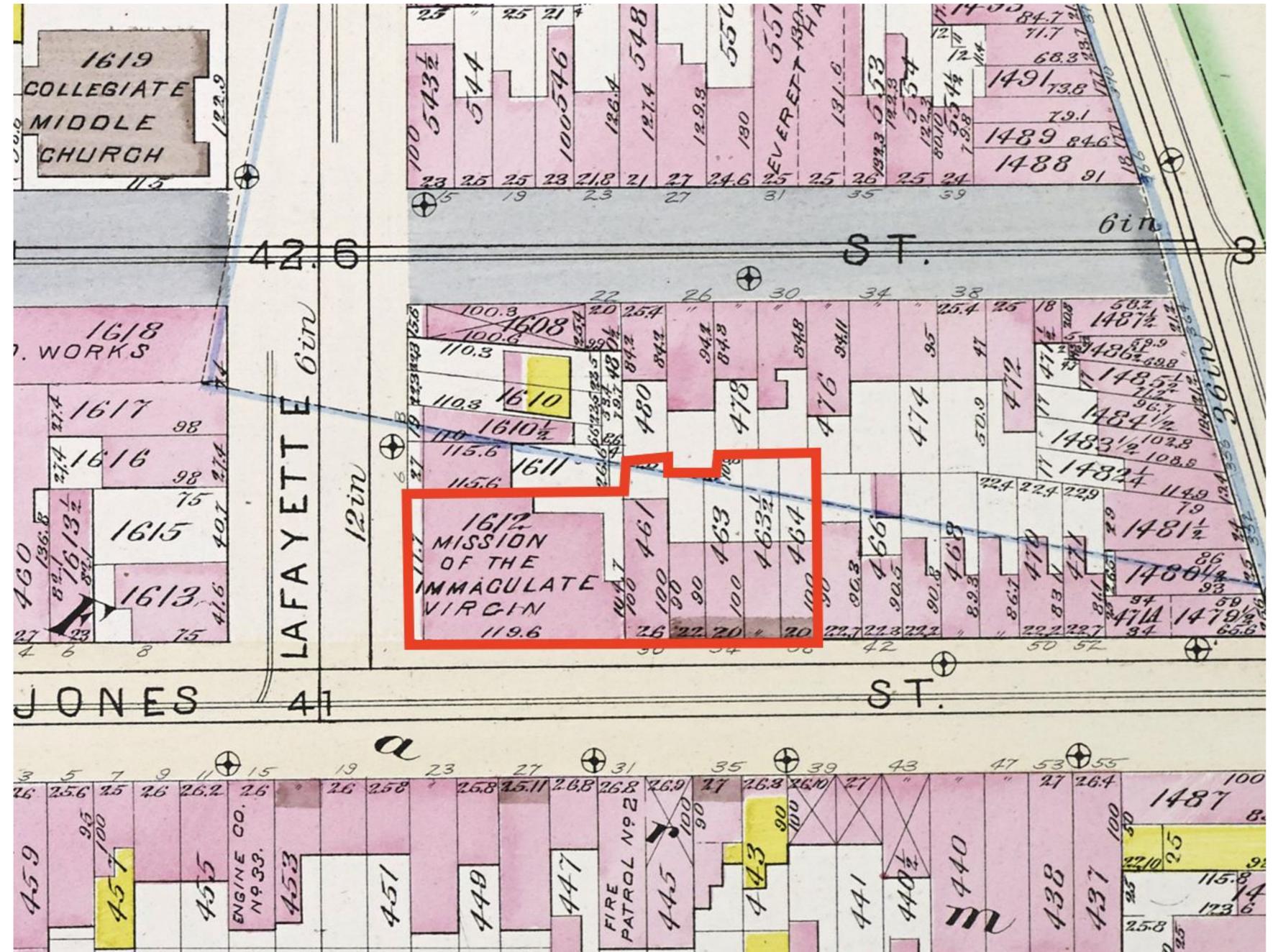
40

NO STANDING
Fire Zone

Site History



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

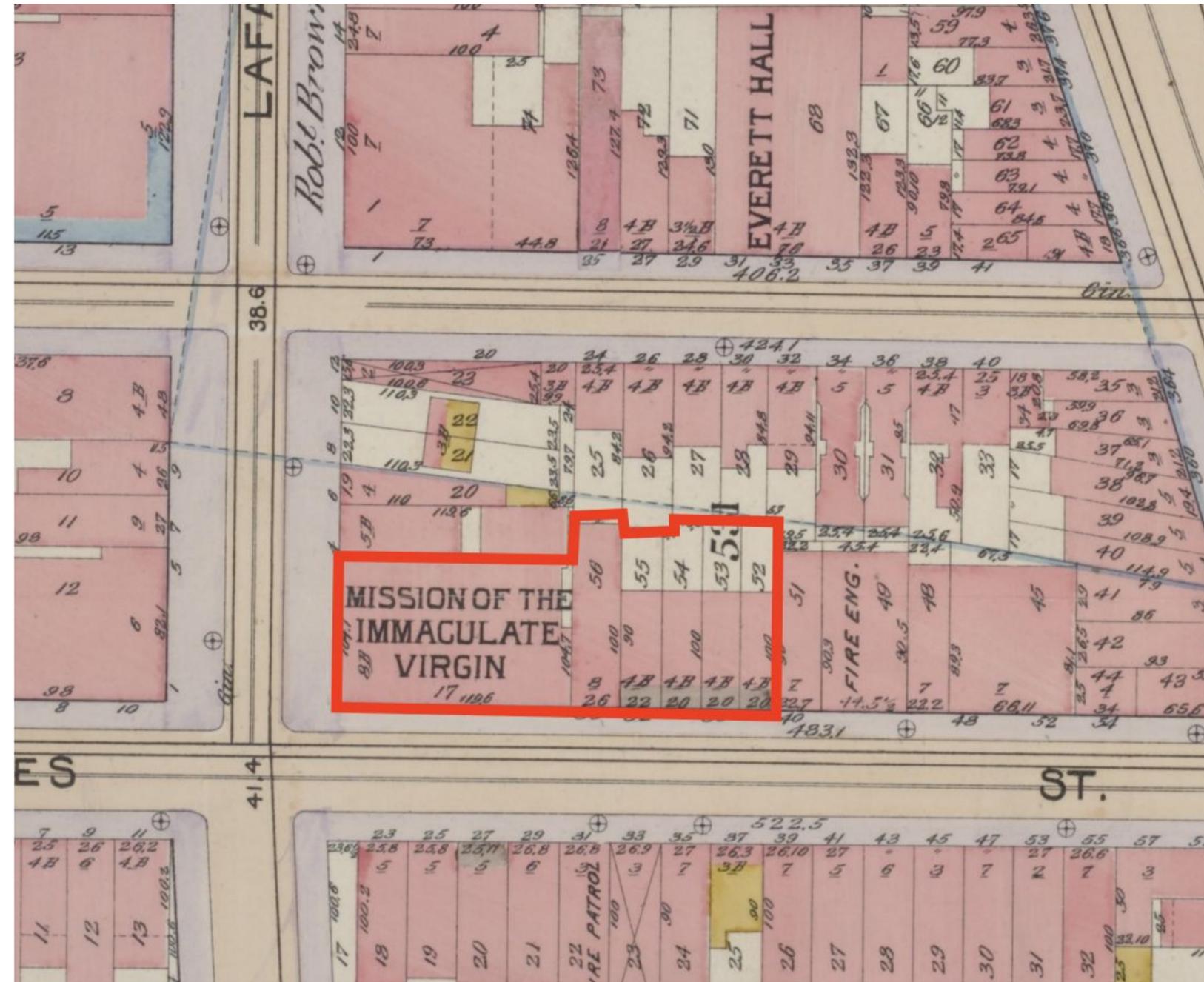


1884 Atlas of the City of New York

Site History



1900 view looking north on Lafayette (Transit Museum)



1889 Bromley Map

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

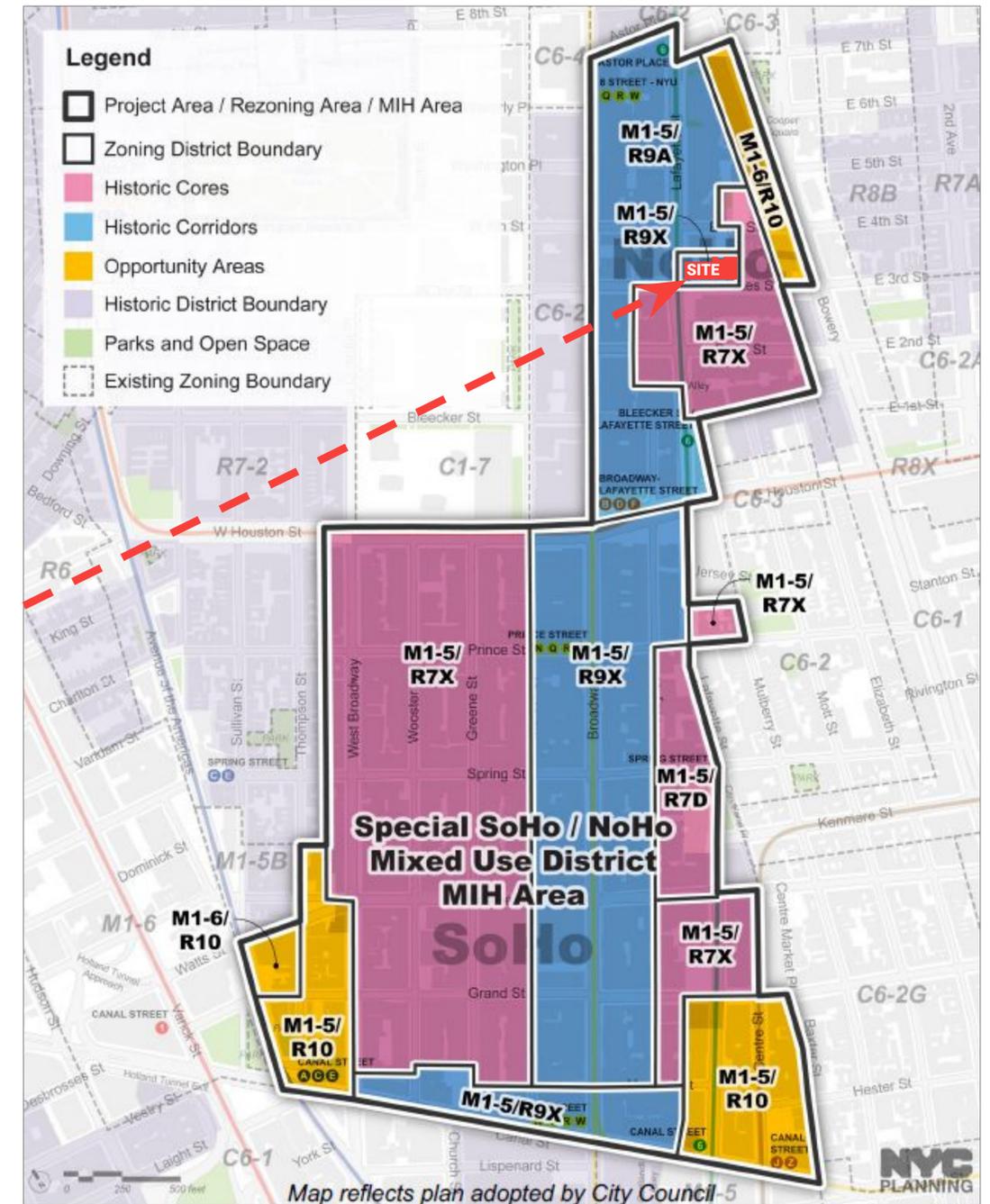
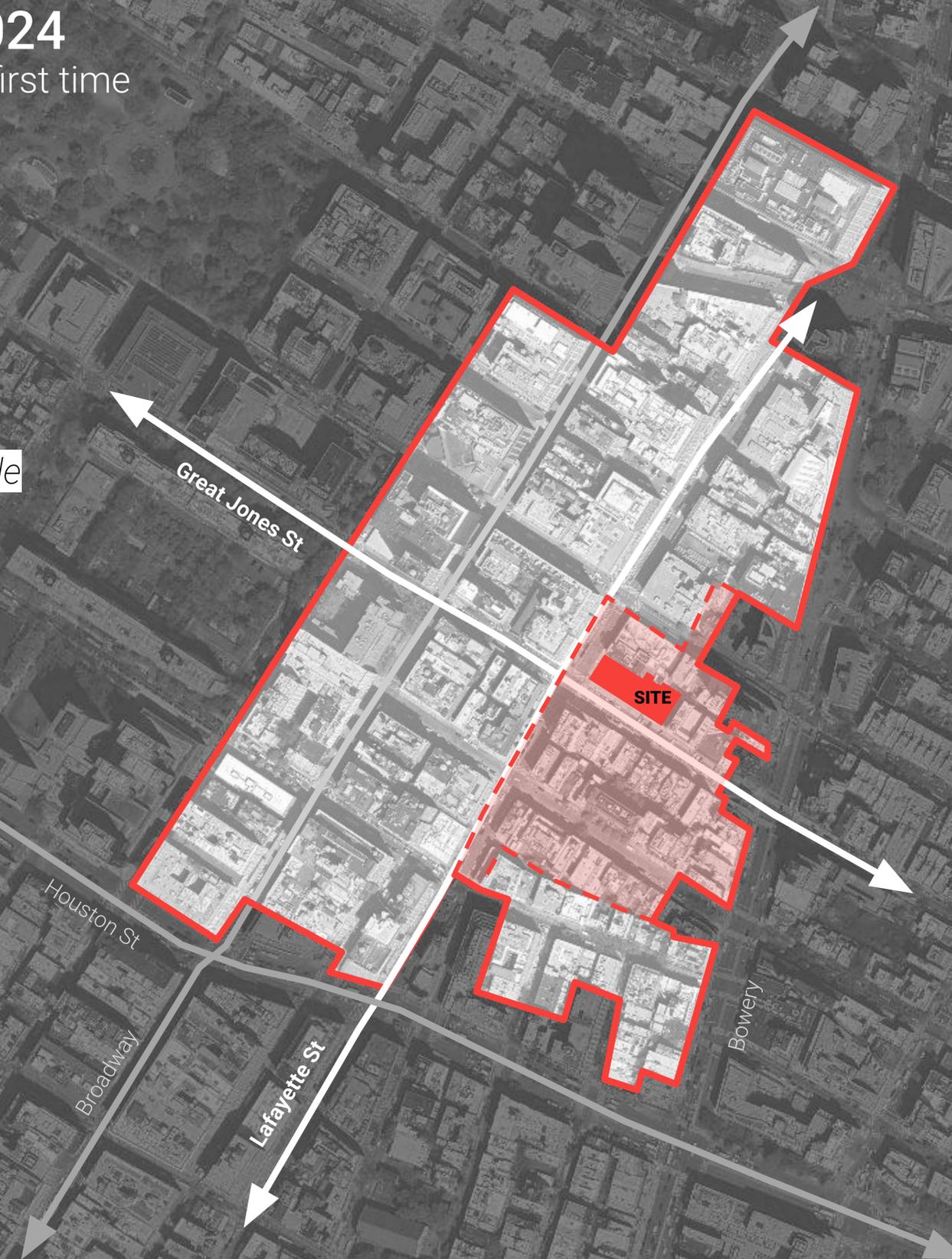
Site - Rezoning 2021-2024

Residential zoning allowed for the first time

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

**Mandatory Inclusionary Housing -
25% at 60% AMI**

The historically commercial District is now allowing residential and affordable housing on one of the few remaining underutilized sites, an opportunity to add significant housing in the District



Special SoHo NoHo Mixed-Use District (2021)



Residential on 375 Lafayette

Residential Appropriateness

Central Location:

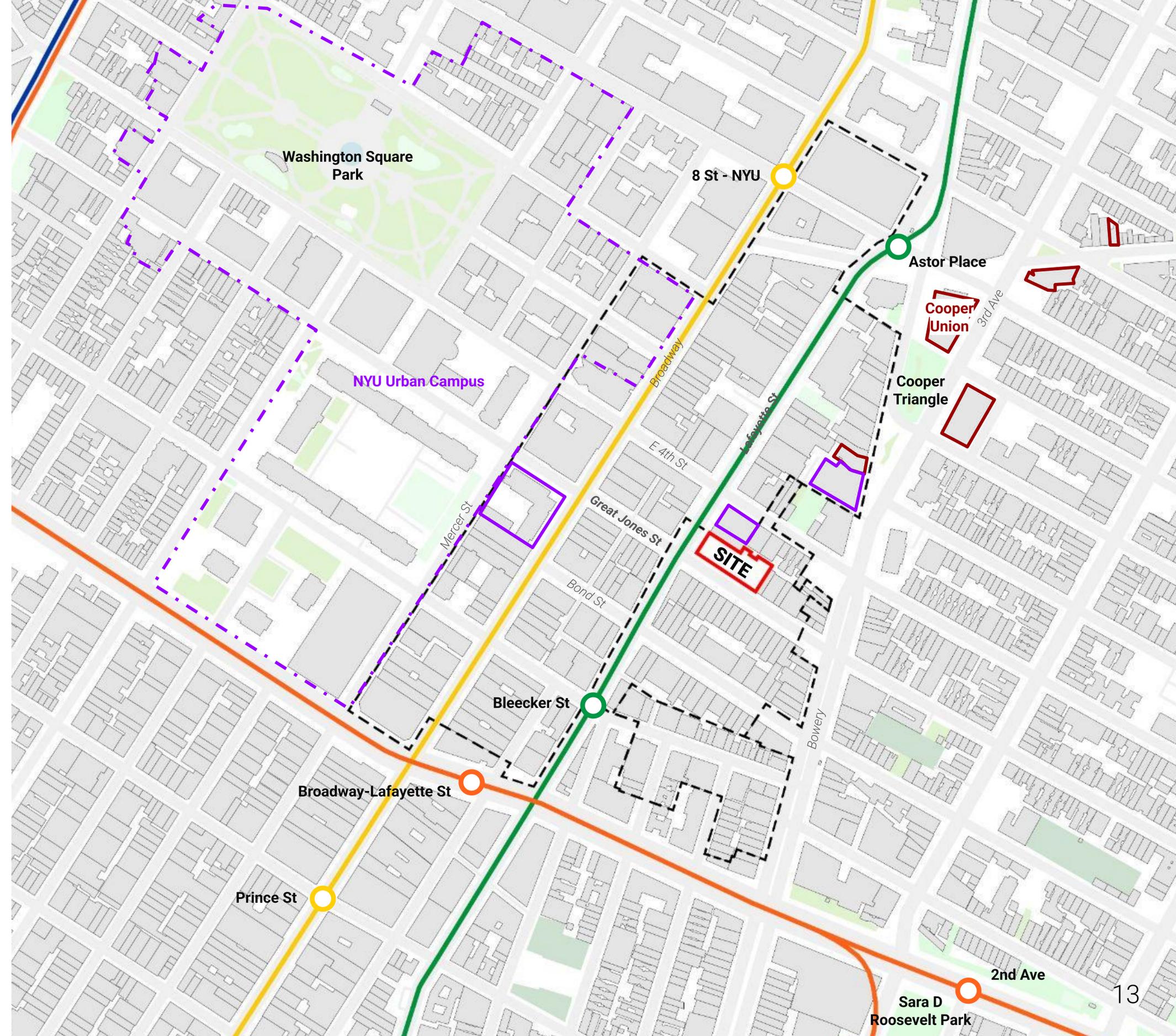
- Near NYU and Cooper Union
- Near Washington Square Park, Cooper Triangle, and Sara D. Roosevelt Park
- Along retail of Broadway/Lafayette Historic Corridor in NoHo & SoHo
- Near high-density opportunity zone along Bowery

Transit Rich:

- Bleecker & Astor Pl (6)
8th St-NYU & Prince St (R, W),
Broadway-Lafayette (B, D, F, M)
all within 2-5 blocks

Dynamic Mixed Use District:

- 54,000 Jobs SoHo/NoHo (2018)
- 48% Office, 20% Hospitality, 19% Retail, 7% Institutional
- Approx 8,000 Residents SoHo/NoHo (2021)



Project Detail Summary

Total Square Footage: approximately 290,000 SF

Historic District: NoHo Historic District Extension

Current Use: Surface parking lot (approximately 20,000 SF, 150-200 spaces)

Zoning: M1-5/R9X – Special SoHo-NoHo Mixed Use District (SNX)

FAR: 10.8

Proposed Residential Units:

200-210 units total

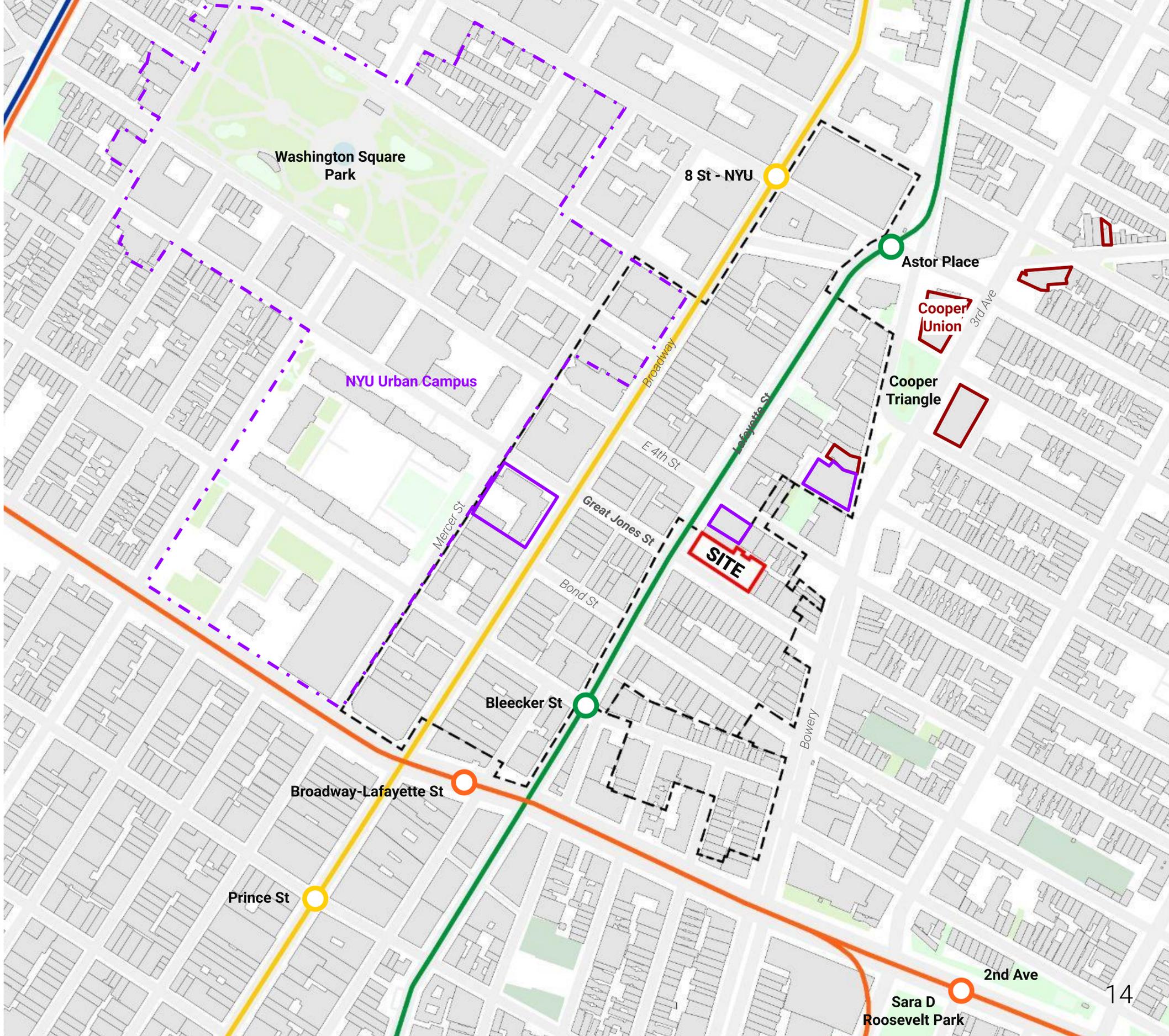
50-53 affordable units at 60% AMI (25% MIH)

Proposed Retail Space: 5,500 to 7,000SF of ground-floor retail

Proposed Parking: 25-30 spaces

Proposed Building Height: 195 feet (height limit)

Building is As-Of-Right



NoHo Building Distribution

Notable Historic Contributing Buildings of Significant Bulk



+175'

2

200'

NYU Tisch School of the Arts

1896, Ht 175', 12 Fls



+218'

1

335'

770 Broadway

1906, Ht 218', 15 Fls



+132'

3

200'

The Cable Building

1894, Ht 132', 9 Fls



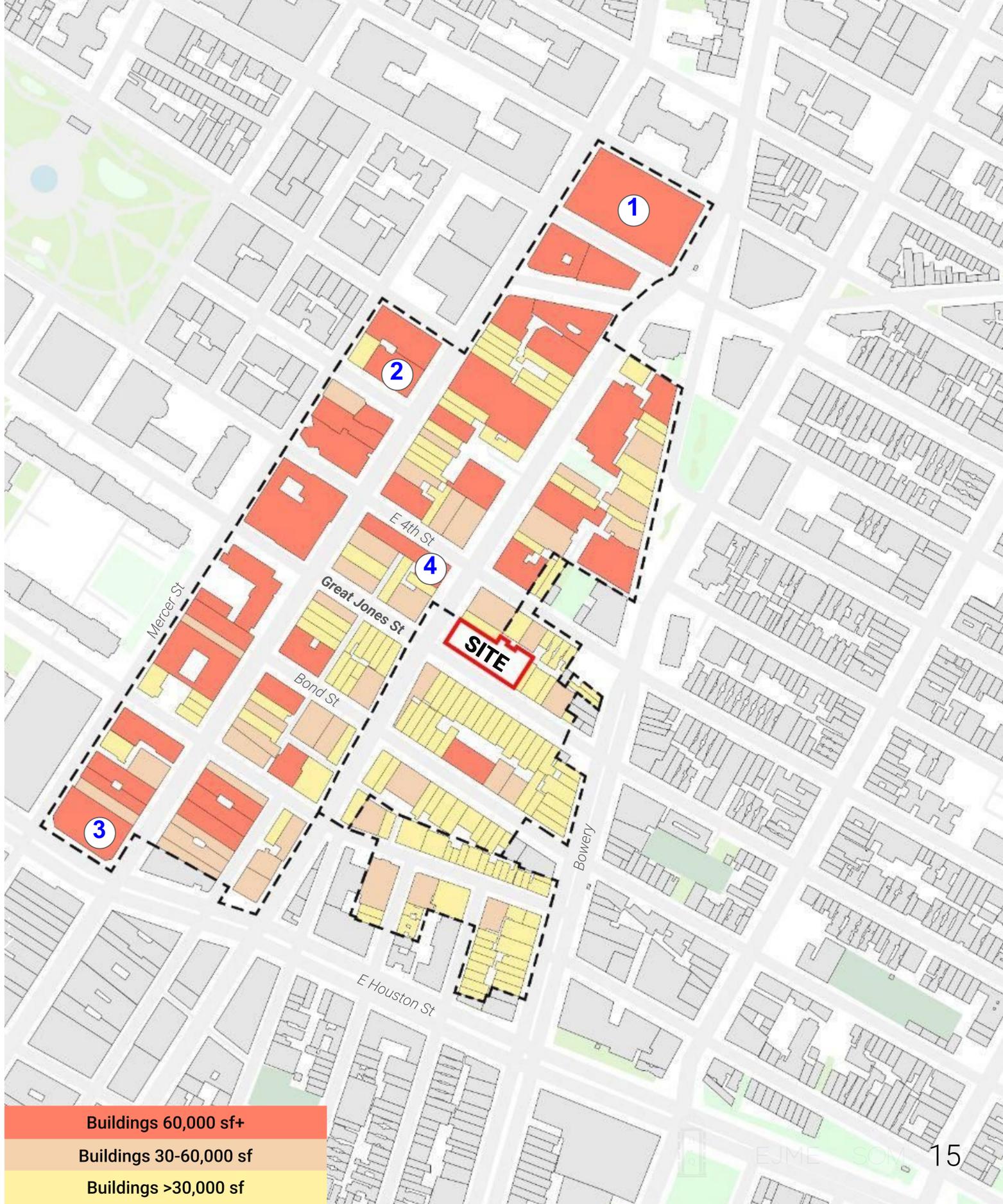
+151'

4

275'

The Silk Building

1912, Ht 151', 12 Fls



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

Site as Transition Point in Scale and Texture

Aerial Image Facing North - Zoning Massing

NYU Tisch School of the Arts
Height: 210'

770 Broadway
Height: 218'

The Silk Building
Height: 151'

The Cable Building
Height: 132'

ZONING ENVELOPE

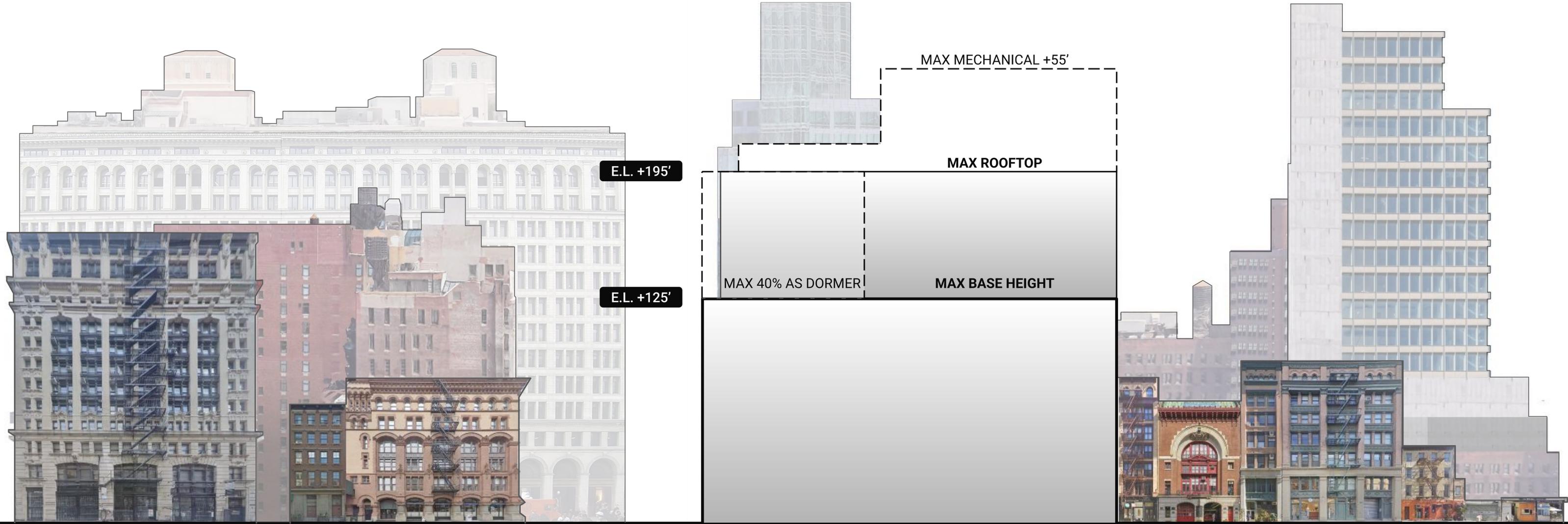
- 1 NOHO HISTORIC DISTRICT
- 2 NOHO EAST HISTORIC DISTRICT
- 3 NOHO HISTORIC DISTRICT EXTENSION



Lafayette St.

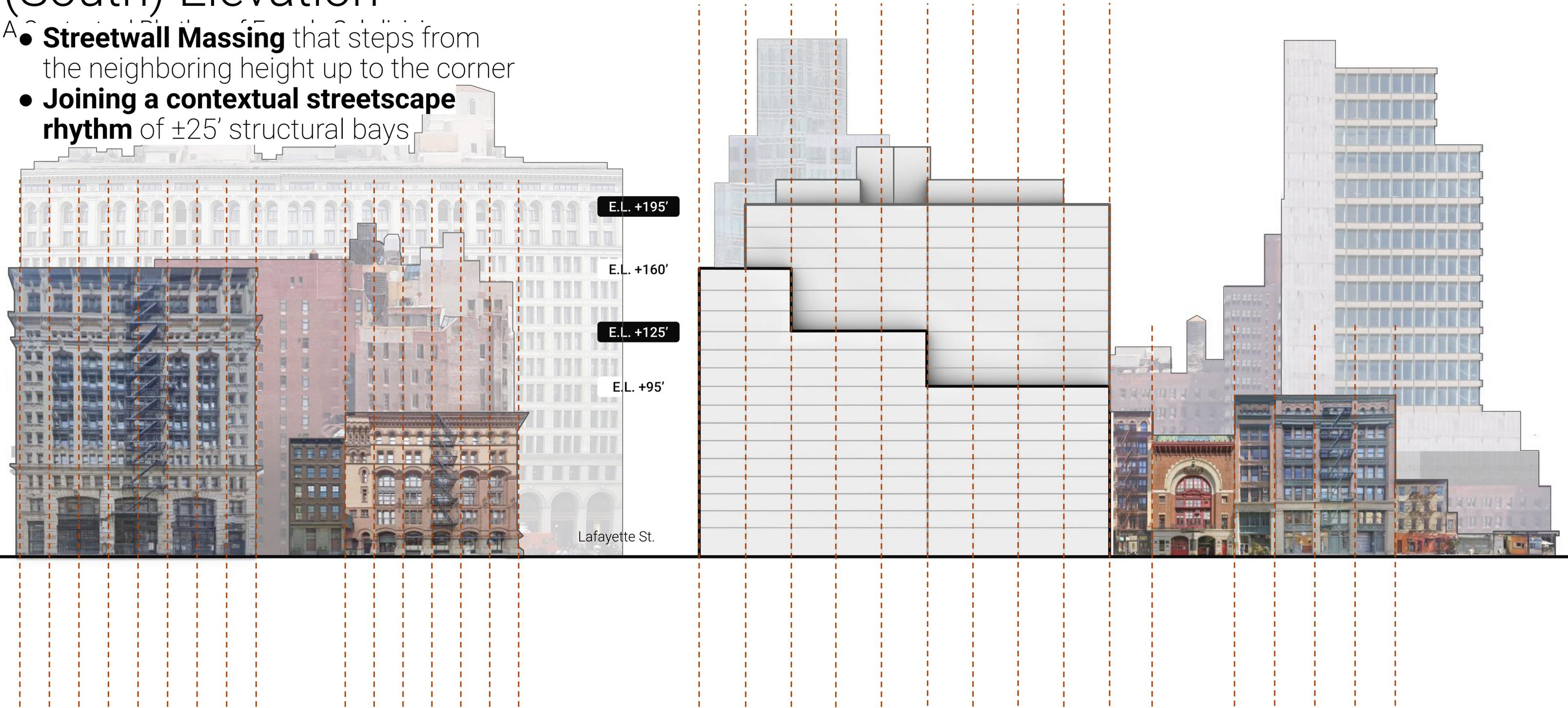
South Elevation - Zoning Bulk Massing

Great Jones St



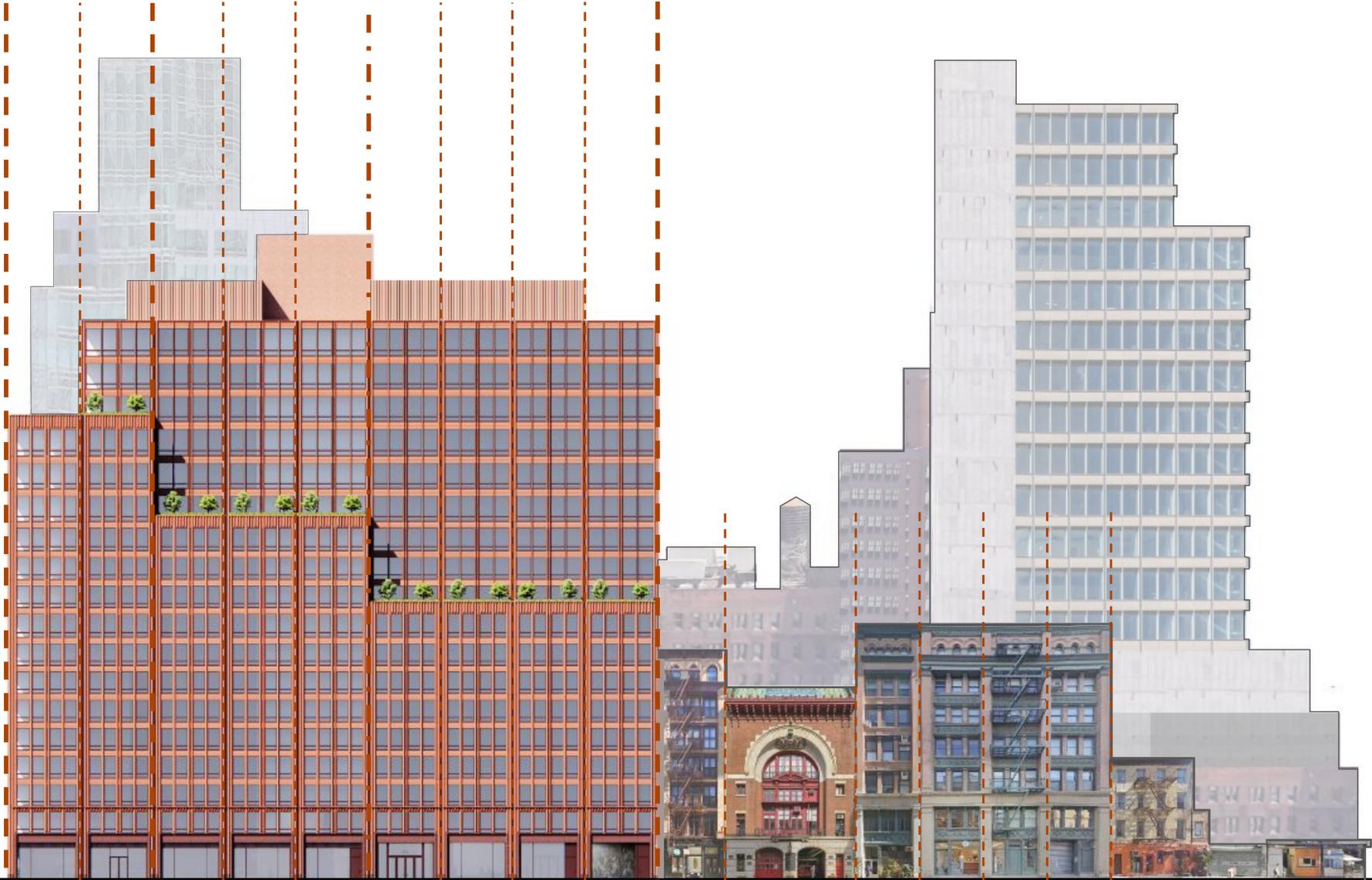
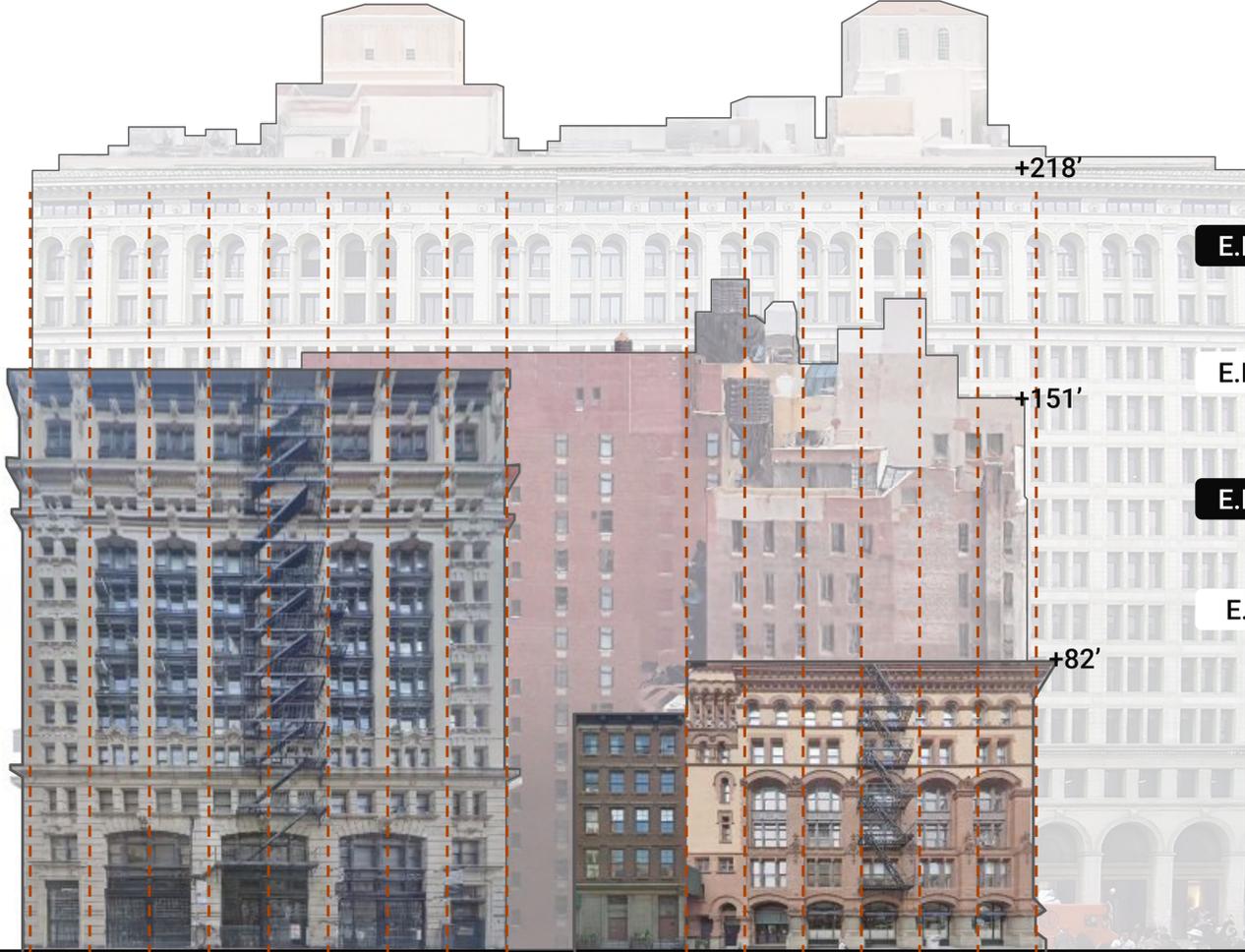
Proposed Massing - Great Jones (South) Elevation

- **Streetwall Massing** that steps from the neighboring height up to the corner
- **Joining a contextual streetscape rhythm** of $\pm 25'$ structural bays



South Elevation

Great Jones St

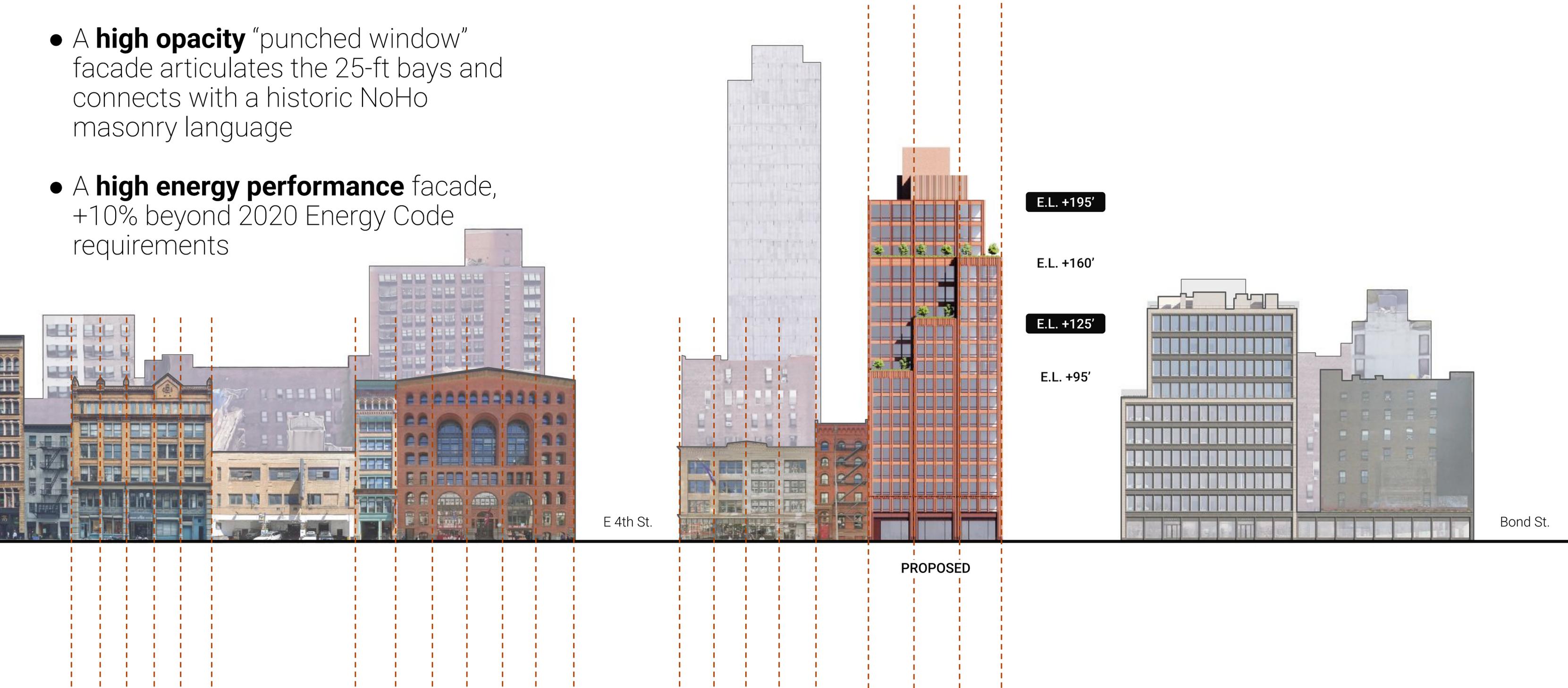


PROPOSED

West Elevation

Lafayette St

- A **high opacity** “punched window” facade articulates the 25-ft bays and connects with a historic NoHo masonry language
- A **high energy performance** facade, +10% beyond 2020 Energy Code requirements



Facade Subdivision Precedent

Layered Sequential Vertical Bays



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 secondary to vertical

Storefront Cornice

Expressed in same material as storefront

Ground Floor

Columns Continue Through, Change in Materiality

1 ASTOR PLACE

Facade Materiality Precedent

Contextual Color - Terracotta, Stone, Brick Facades



670 Broadway (1874)
The Brooks Brothers Building



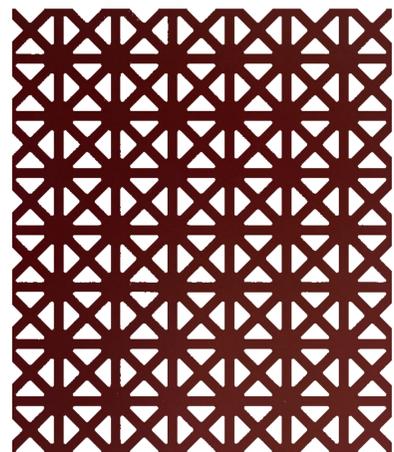
1 Astor Place (1909)



399 Lafayette (1885)
De Vinne Press Building

Facade 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

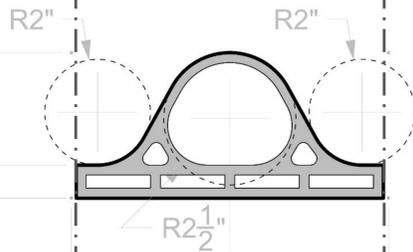
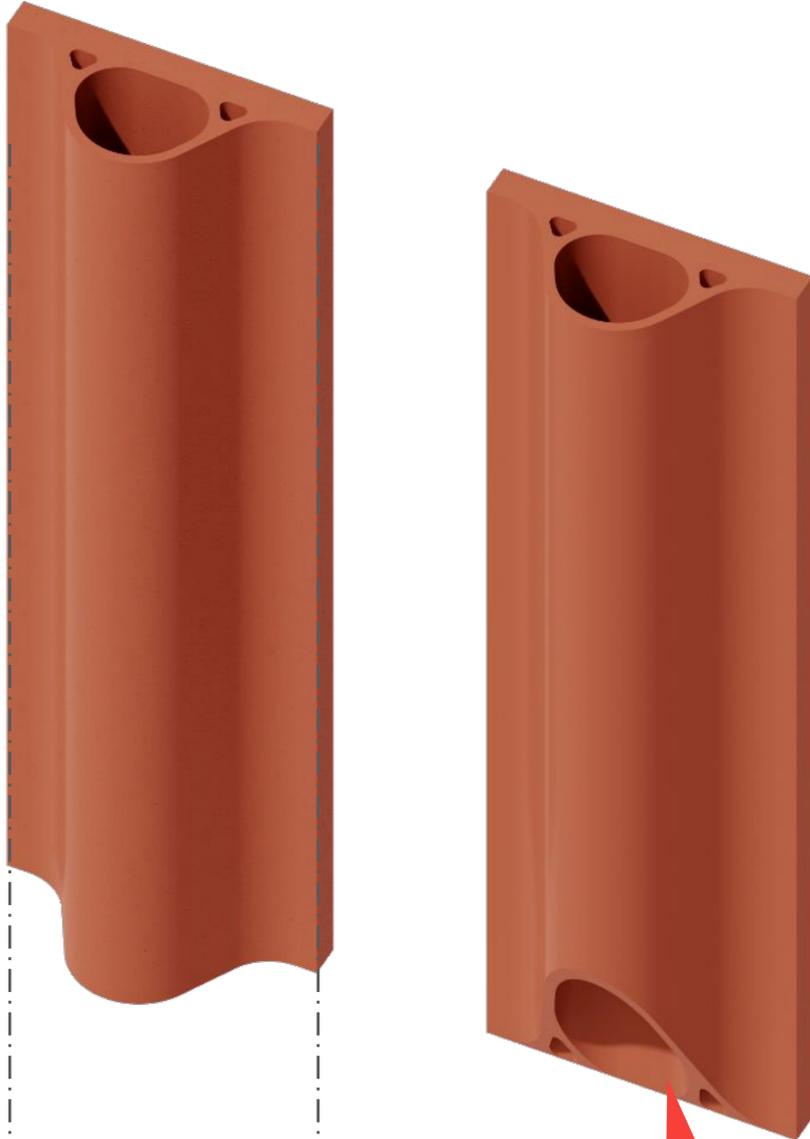
Facade Articulation Precedent

Architectural detail which addresses the pedestrian



Facade - Pedestrian View

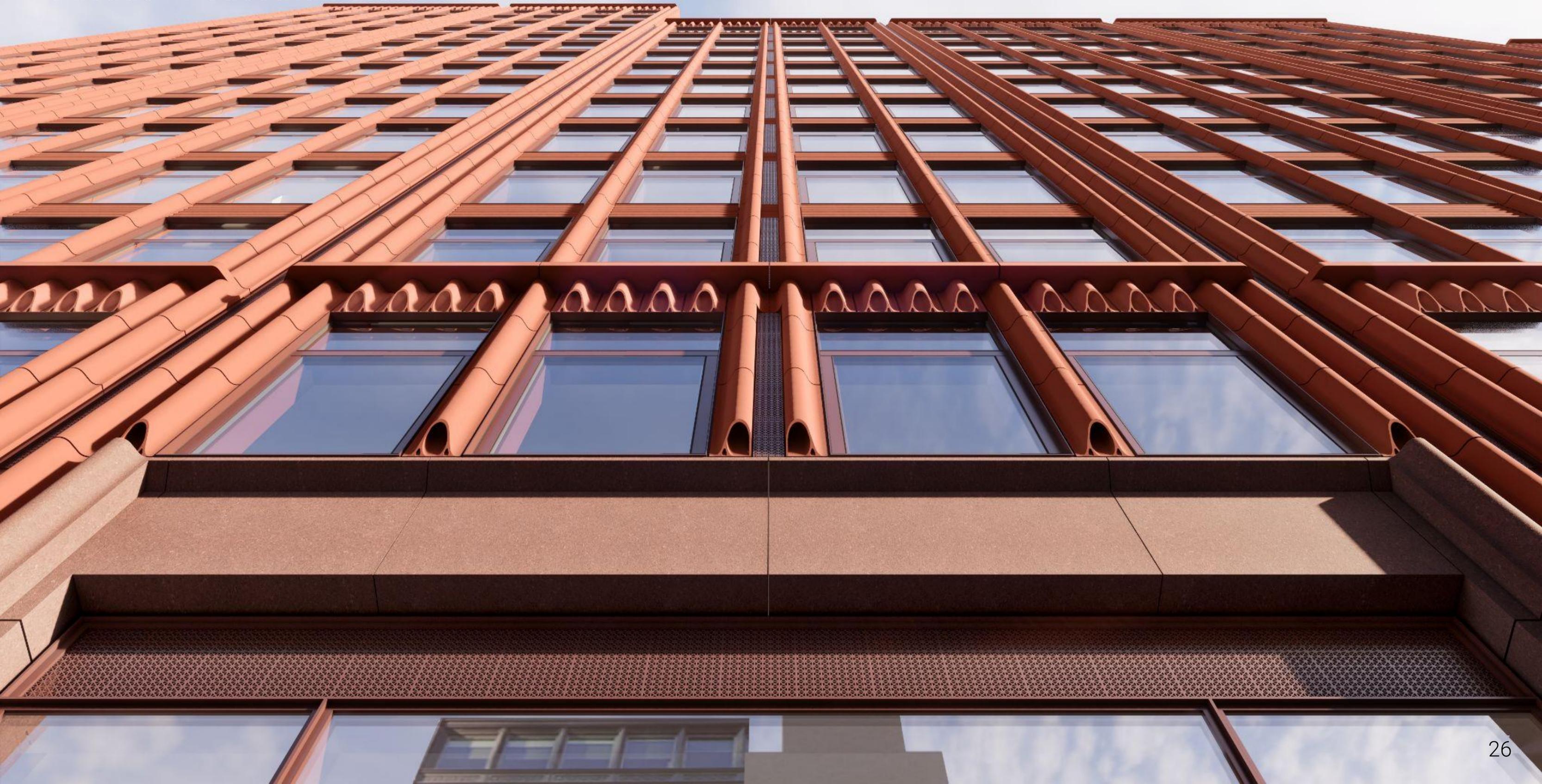
Revealing terracotta extrusion profile as ornament



60° Slice
To expose interior
profile as
contemporary
ornament



Facade - Pedestrian View

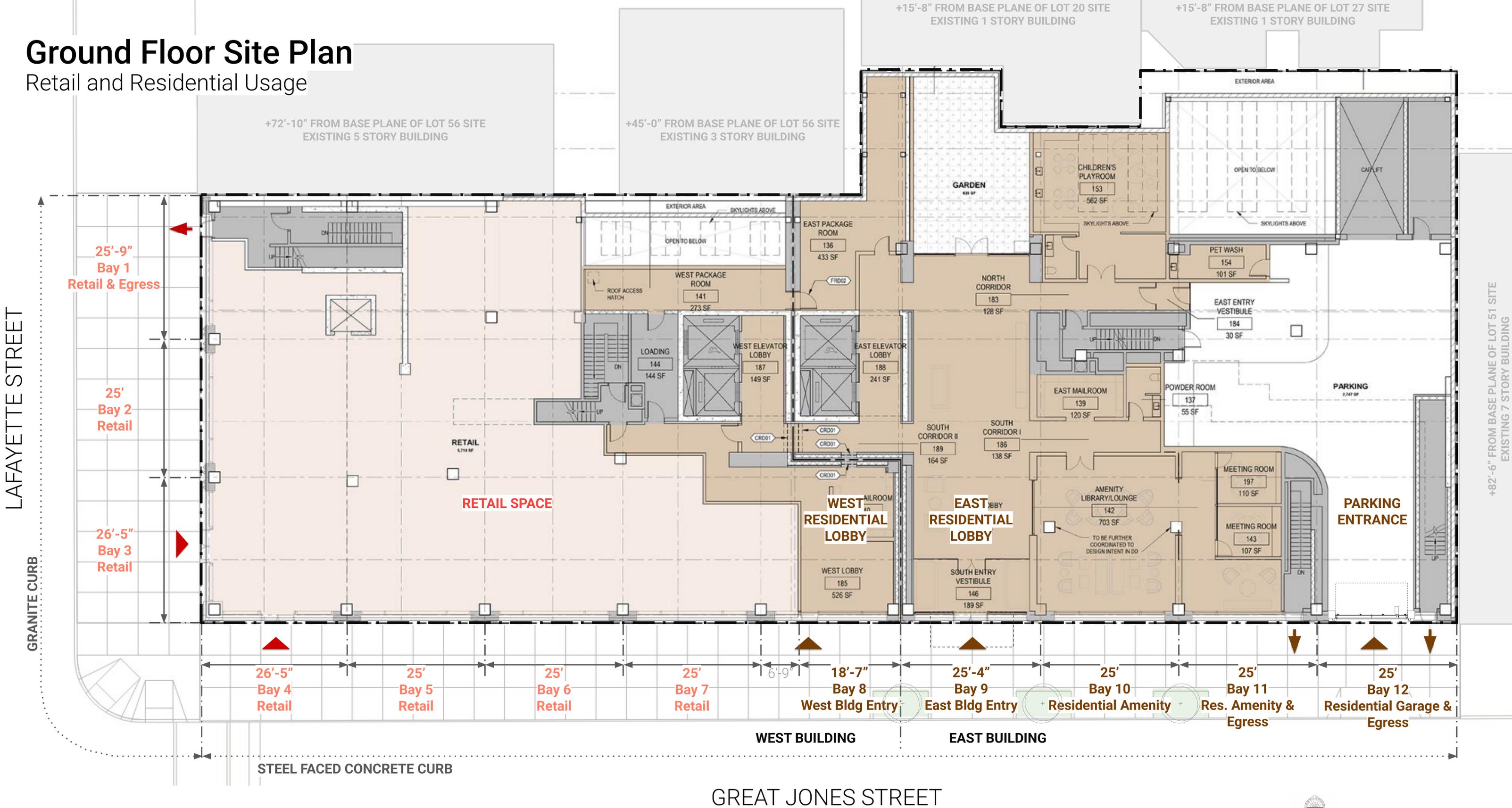


Facing East
on Great Jones St
Street View Perspectives



Ground Floor Site Plan

Retail and Residential Usage



Retail Entry

Storefront

TYPE C
BRACKET SIGN

TYPE A
WINDOW DECAL

TYPE B
INTERIOR STOREFRONT SIGNAGE



Residential Entries



Residential Entry - East Lobby

Ground Floor



*TREE OMITTED IN VIEW
FOR CLARITY

Residential Entry - East Lobby

Ground Floor



1'-6"
MAR-
QUEE

10'-7"
TO UNDERSIDE OF MARQUEE

375

11'-3"

Garage Entry - Insulated Metal Panel - Counterweight Bifold Door

Ground Floor

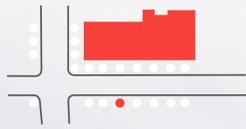


12'-6"

15'-0"

Facade

Great Jones St



Primary Cornice at Top of Streetwall



Facade - Streetwall & Setback

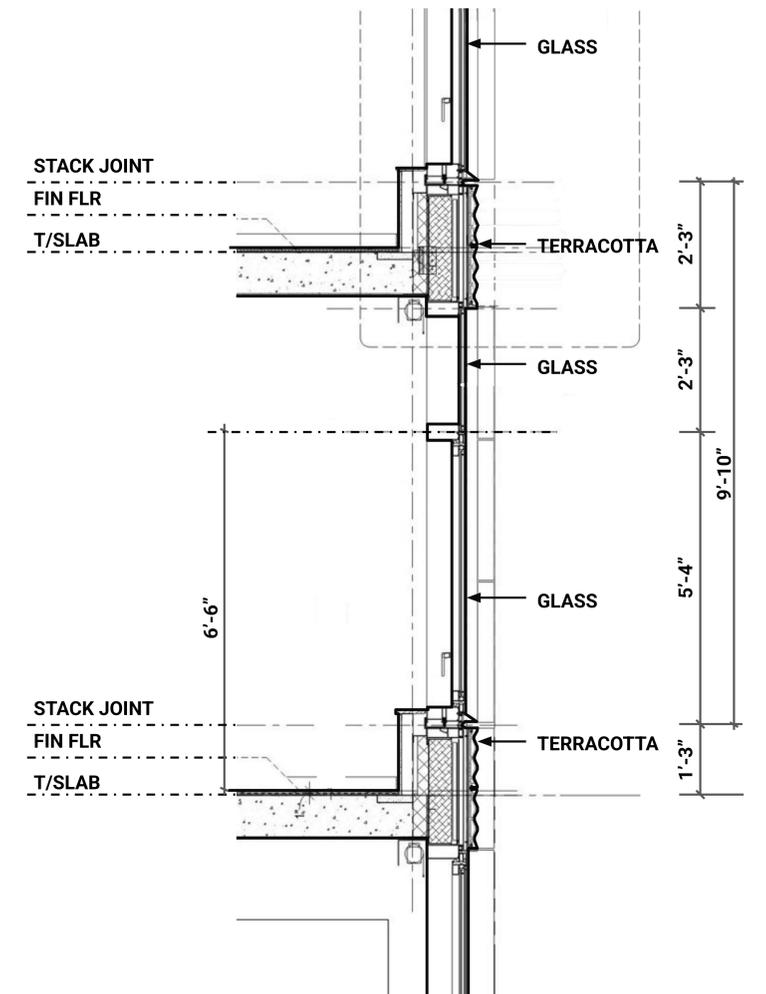


Terracotta Streetwall Curtain Wall - Typical

Render



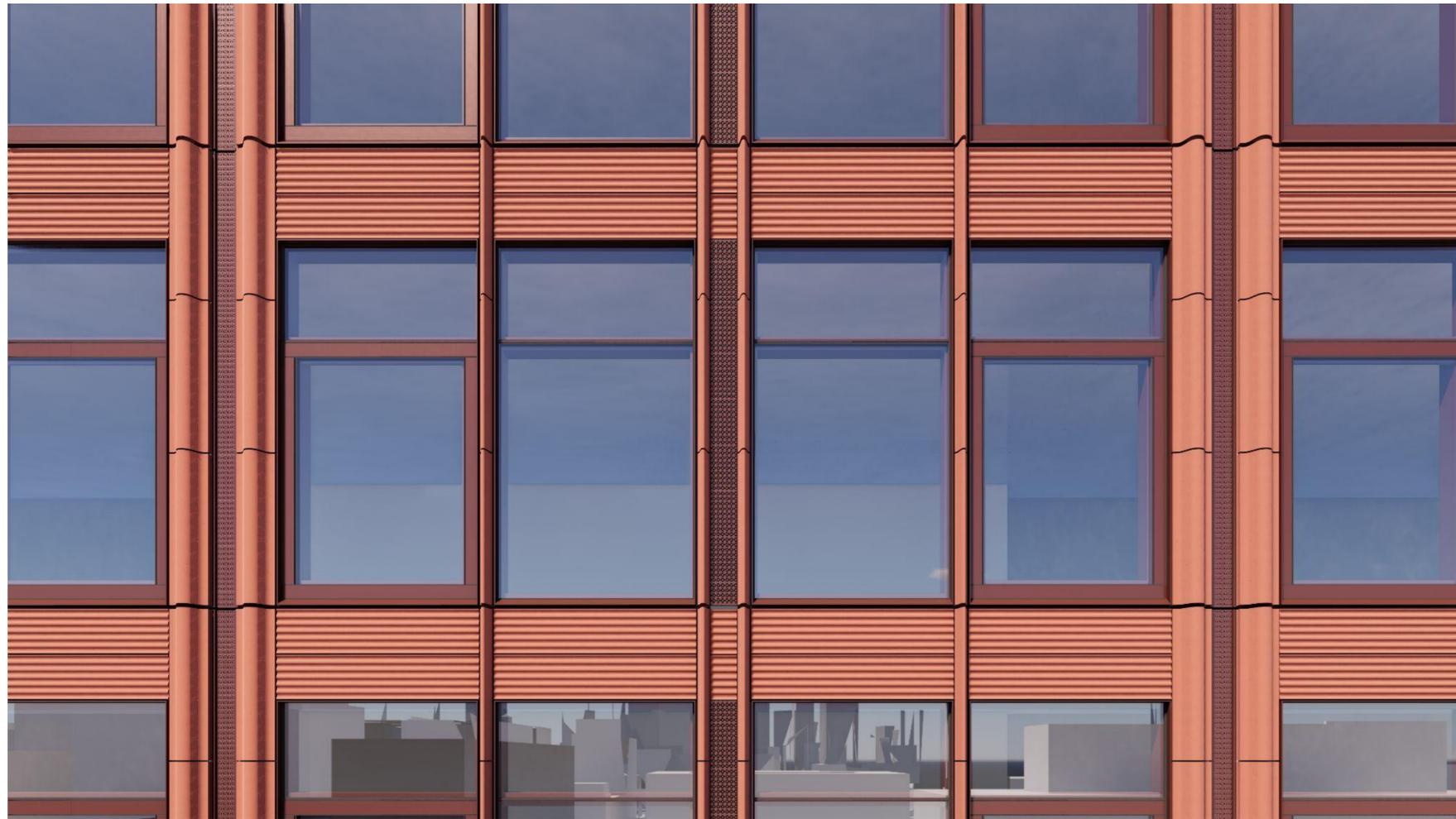
ENLARGED ELEVATION



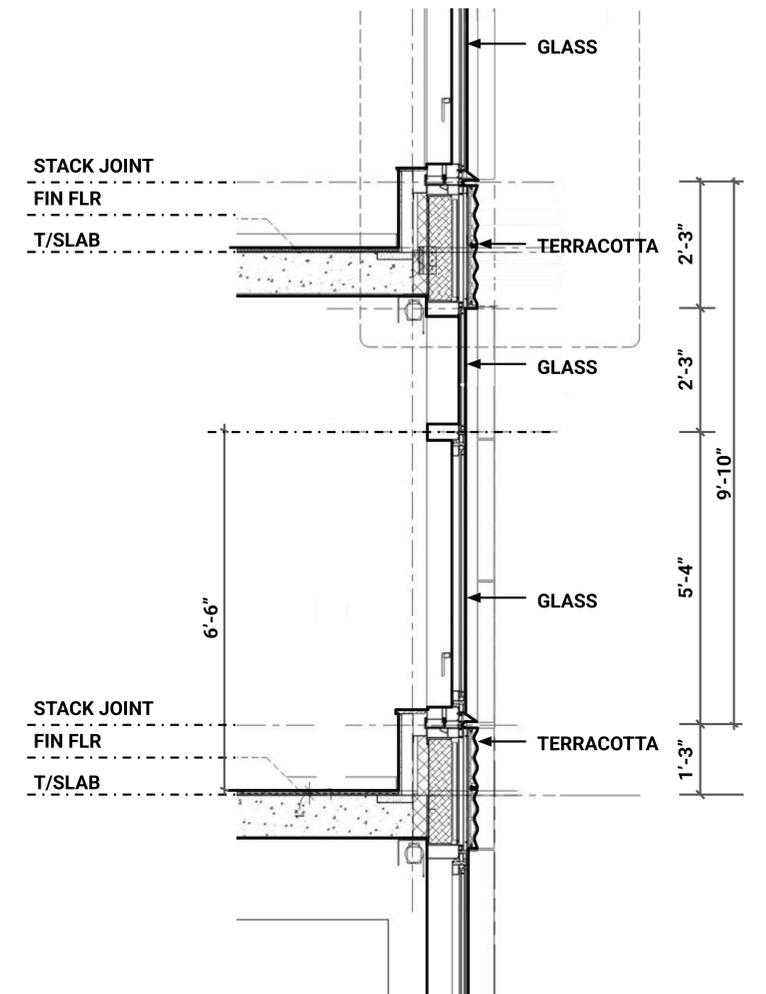
ENLARGED SECTION

Terracotta Setback Curtain Wall - Typical

Render

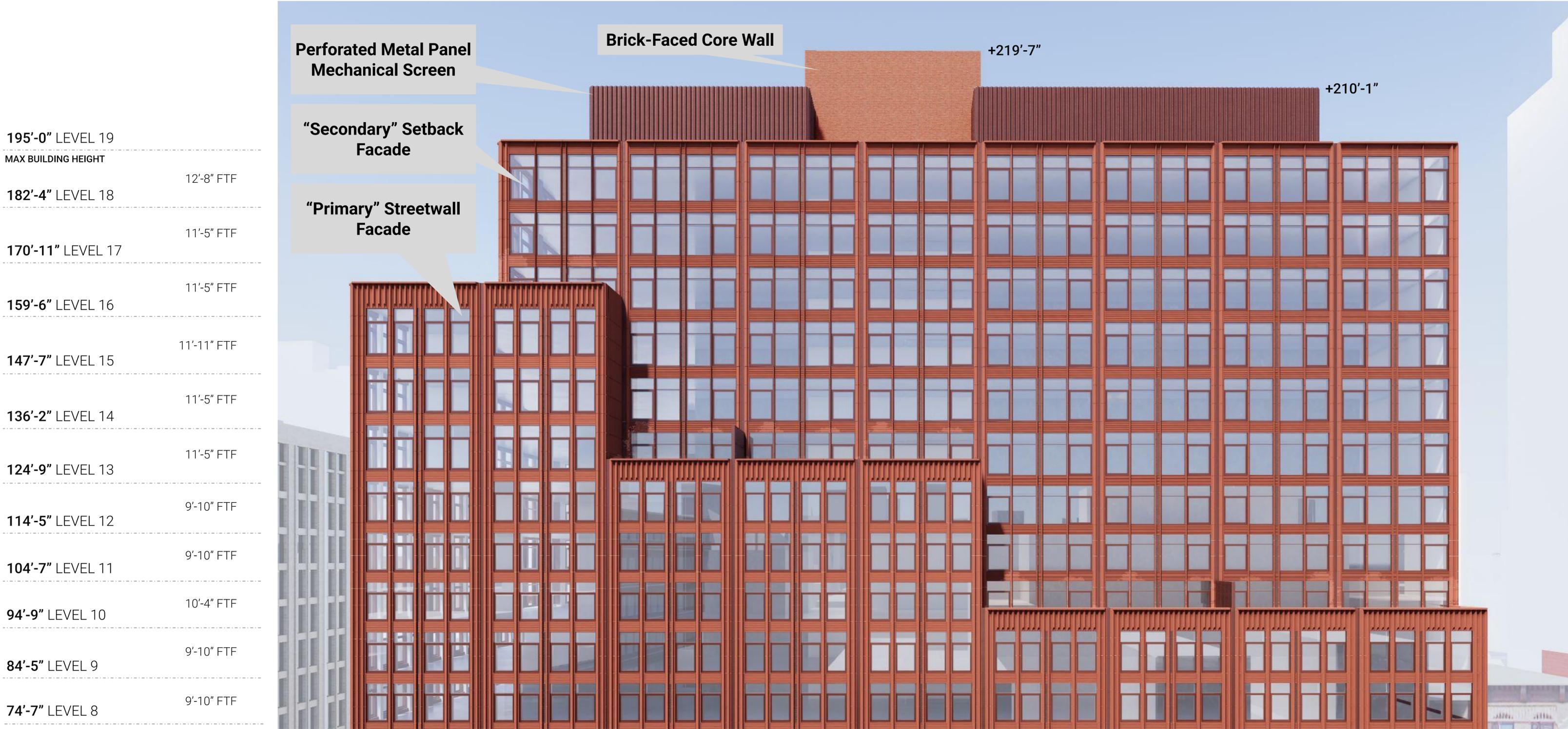


ENLARGED ELEVATION



ENLARGED SECTION

Upper Building - South Elevation



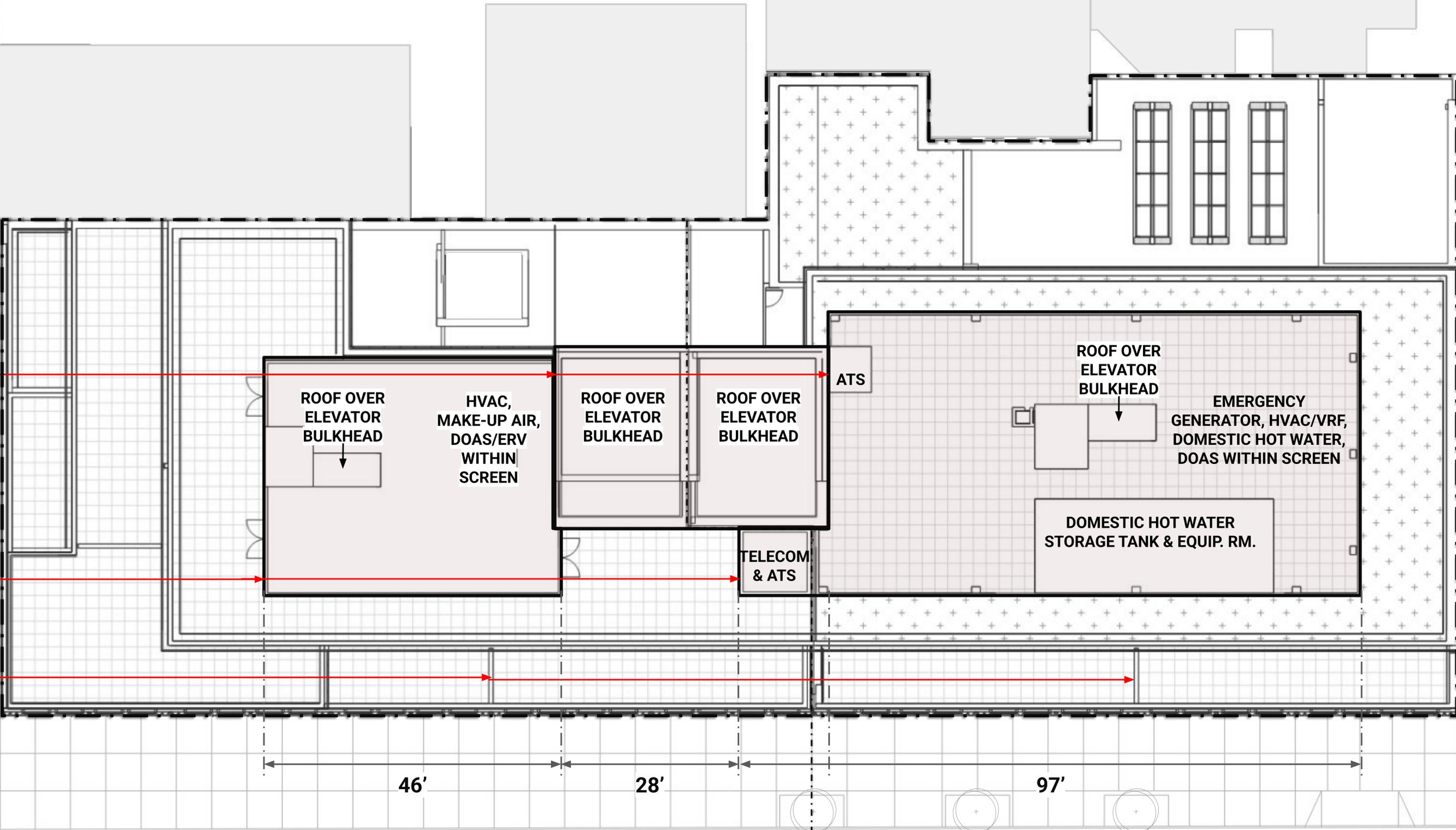
Roof Plan

Rooftop Screens

25' ELEVATOR
OVERRUN AND
PARAPET
(ALLOWED
OBSTRUCTION)

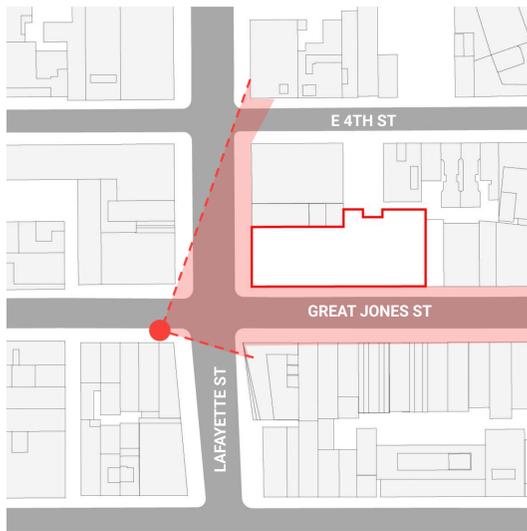
15' MECHANICAL
SCREEN (ALLOWED
OBSTRUCTION)

TERRACE DIVIDER
SCREEN (ALLOWED
OBSTRUCTION)



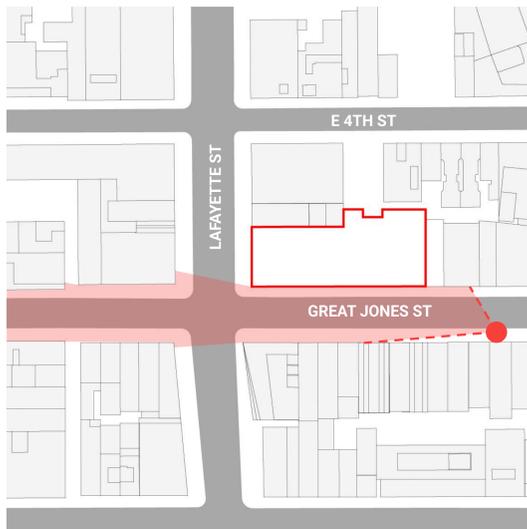
Facing East on Great Jones St

Street View Perspectives



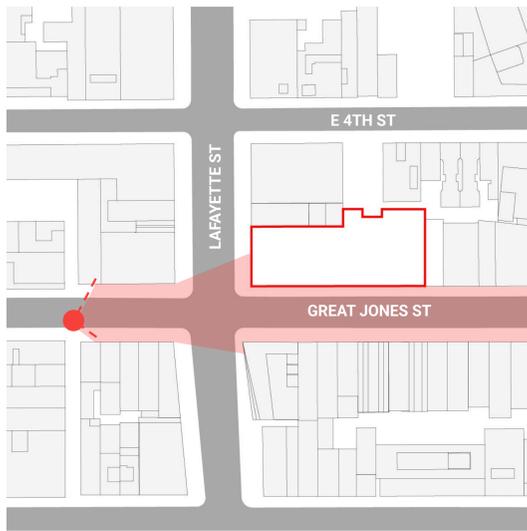
Facing West on Great Jones St

Street View Perspectives



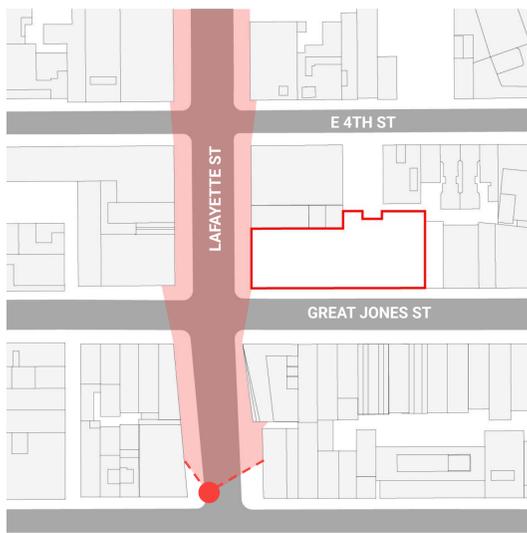
Facing East on Great Jones St

Street View Perspectives

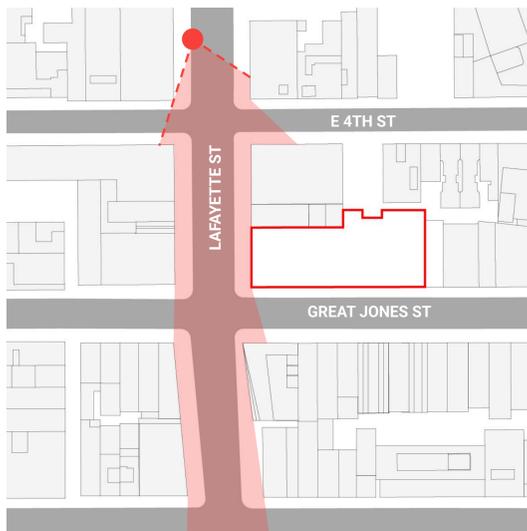


Facing North on Lafayette St

Street View Perspectives

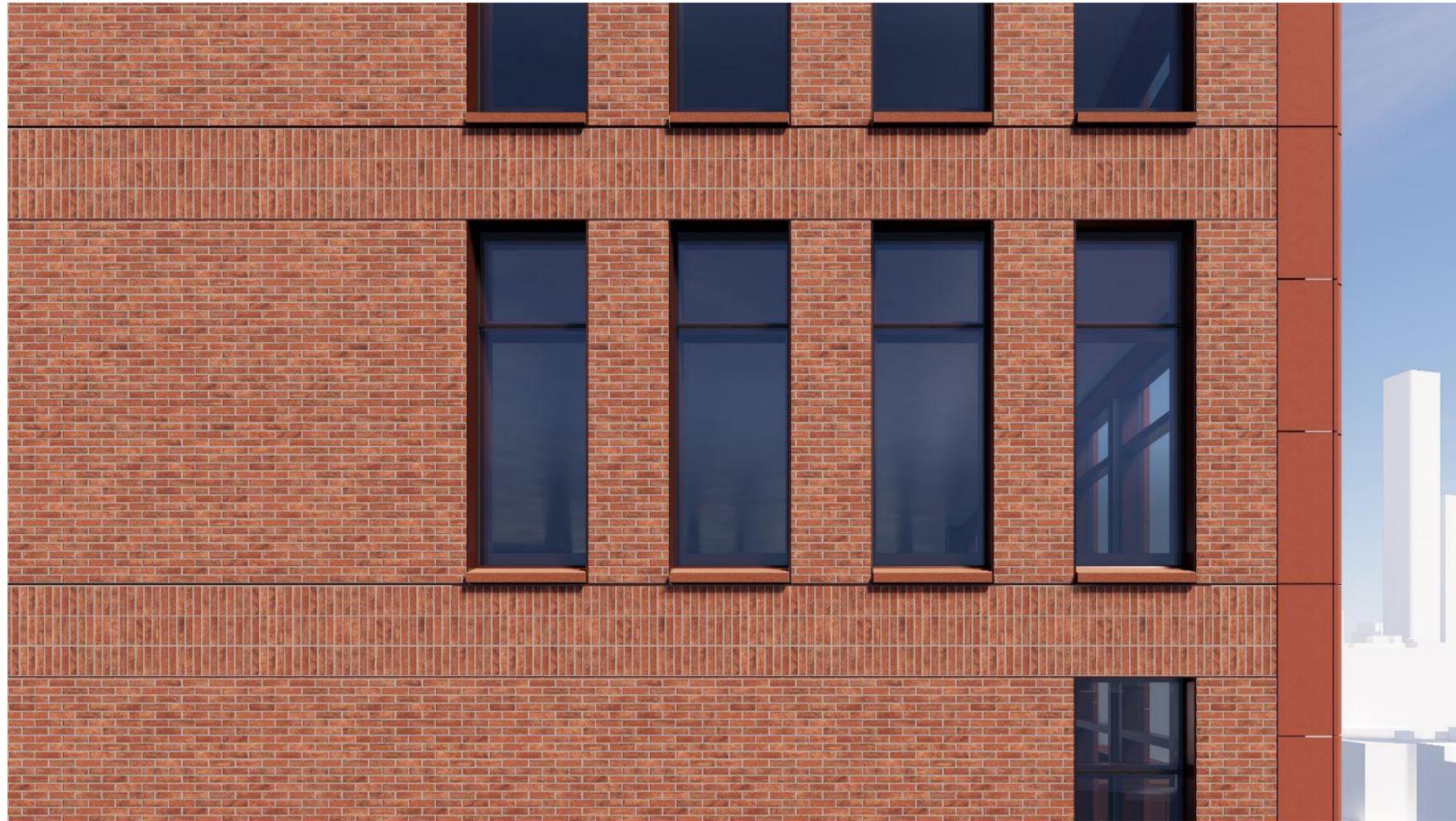


Facing South on Lafayette St & 4th Street View Perspectives

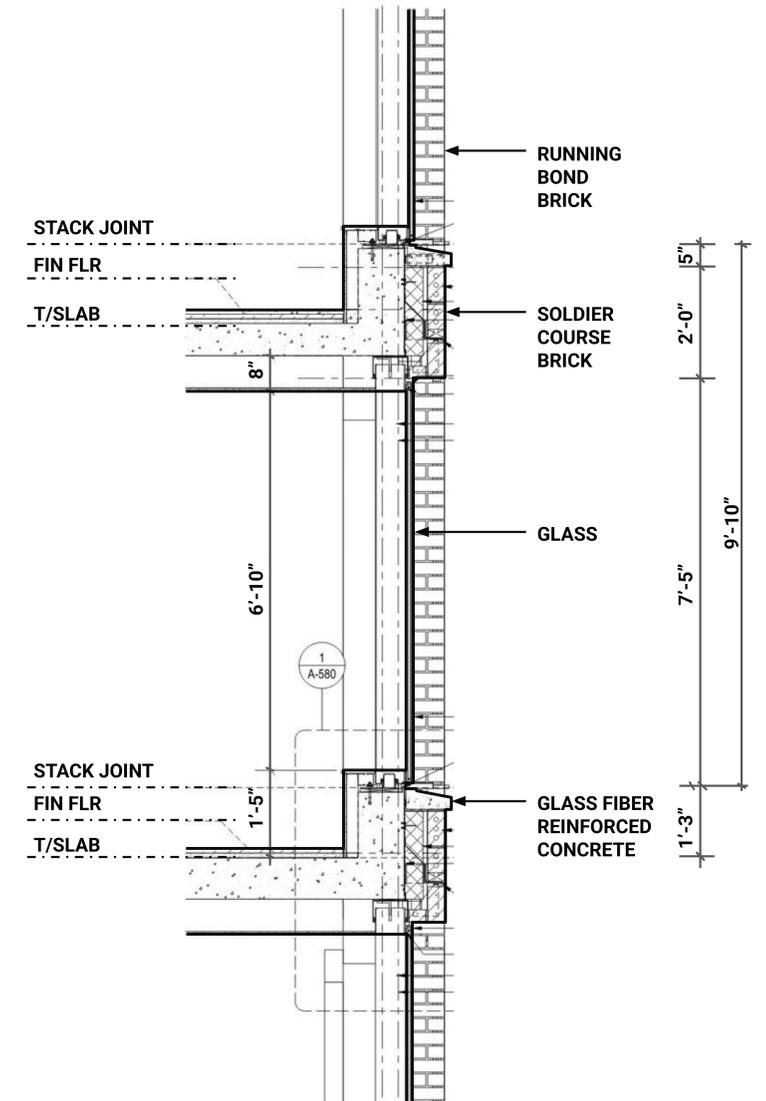


Brick Lot Line Wall - Typical

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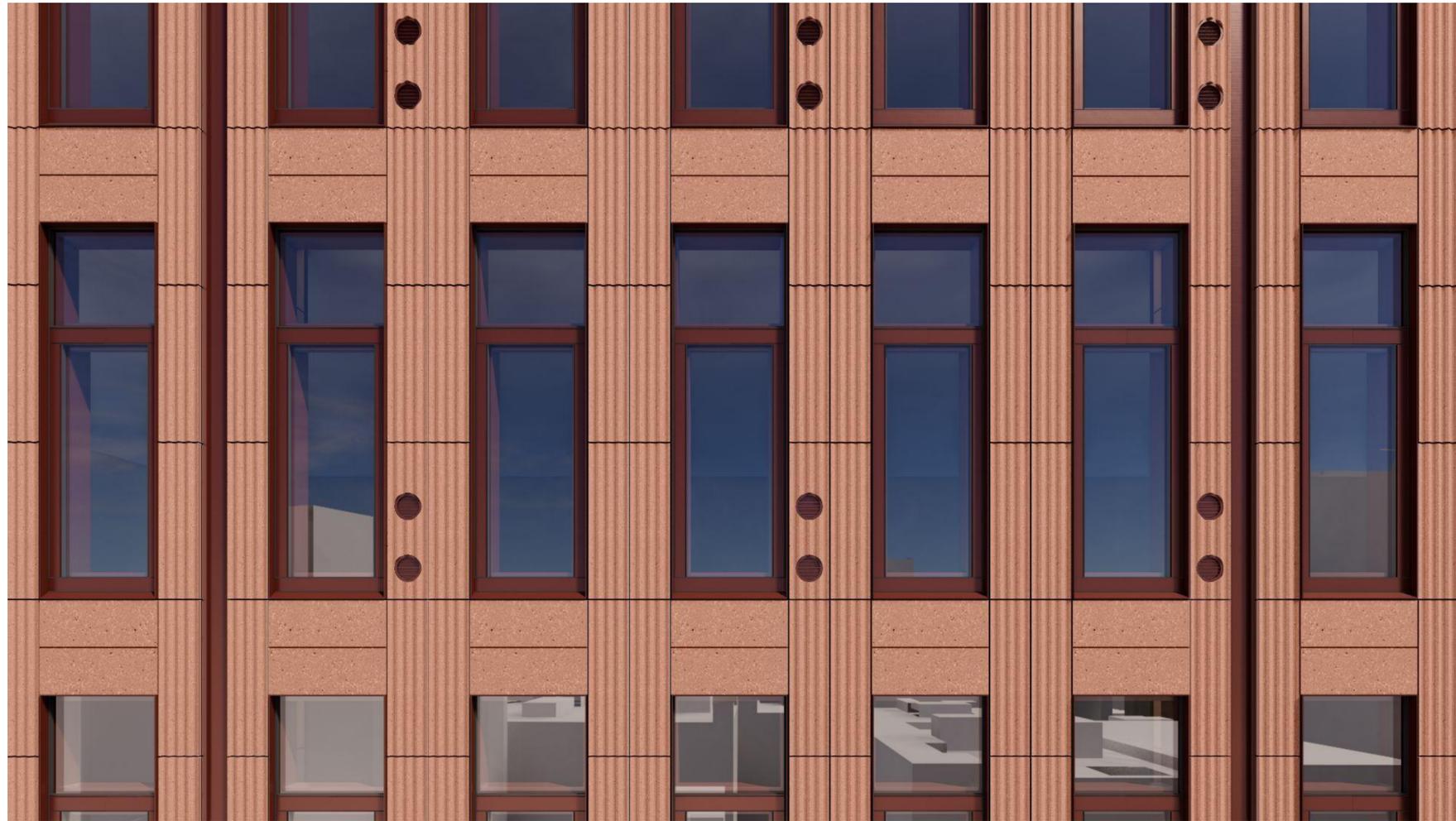
ENLARGED ELEVATION



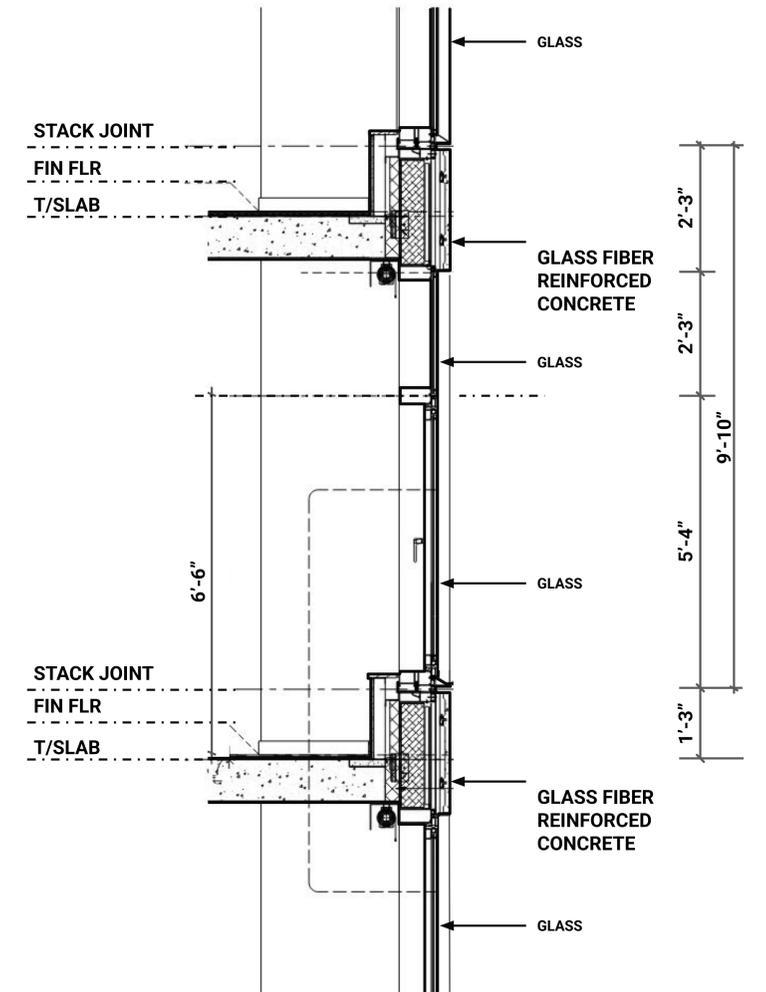
ENLARGED SECTION

GFRC Rear Curtain Wall - Typical

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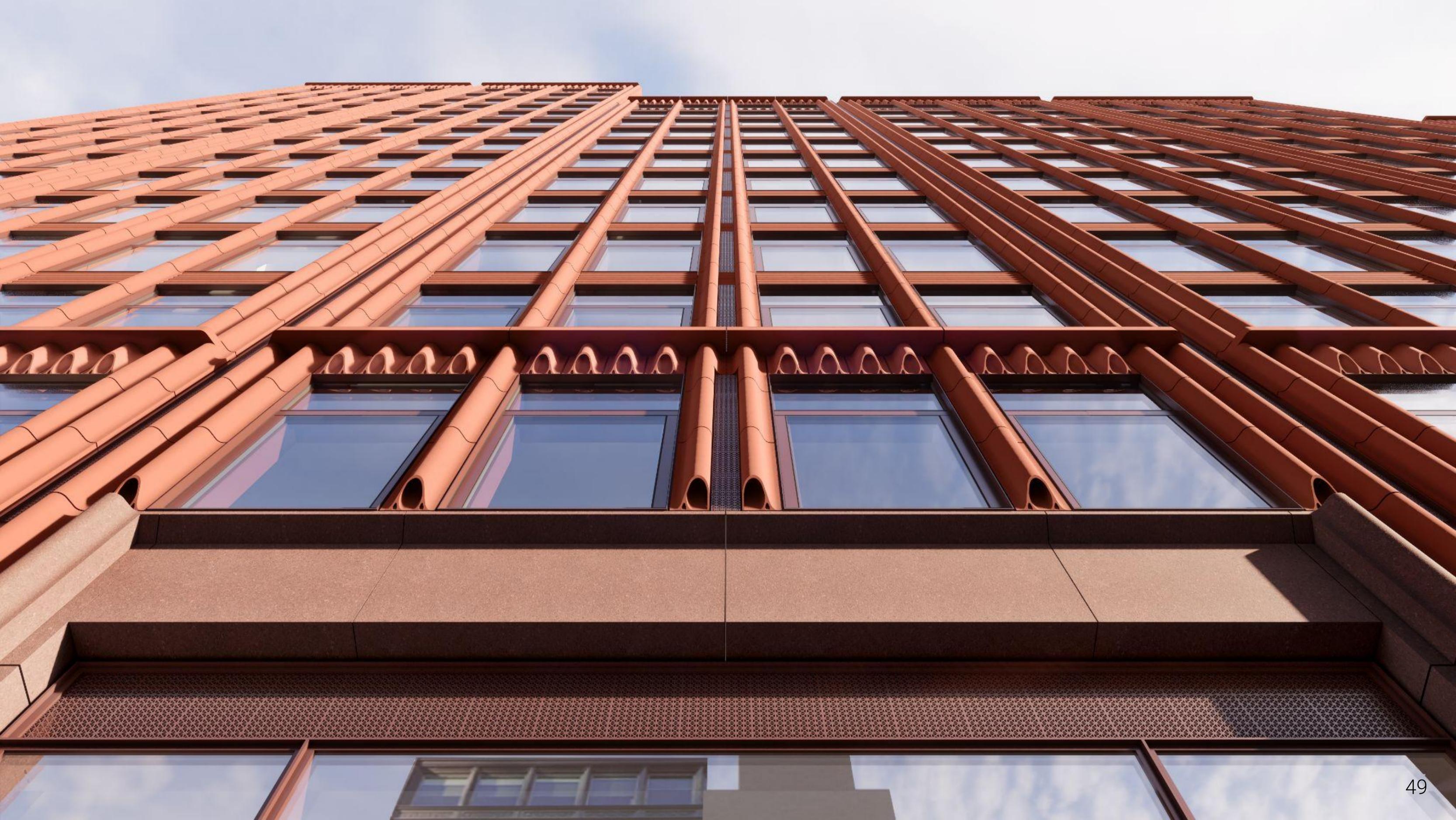


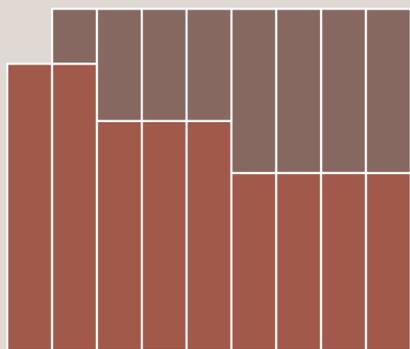
ENLARGED ELEVATION



ENLARGED SECTION







375 Lafayette