

702 GREENWICH STREET
NEW YORK, NY 10014

LPC APPLICATION LPC-260-07507 MANHATTAN-631-24

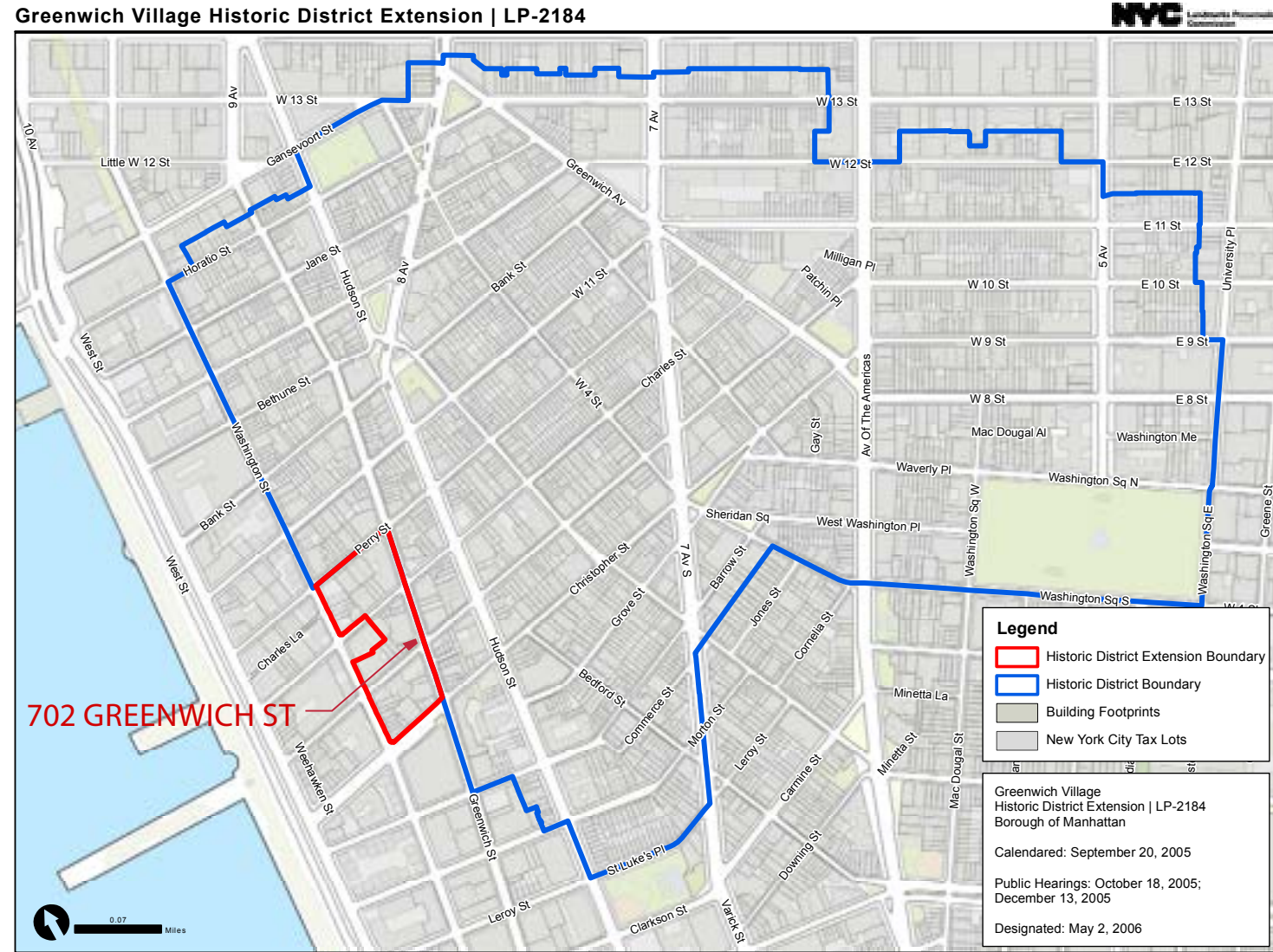
BUILDING INFORMATION

ADDRESS: 702 GREENWICH STREET, NEW YORK, NY 10014

YEAR BUILT: 1937

BUILDING TYPE: MODERNE UTILITARIAN STYLE GARAGE AND OFFICE BUILDING

DESIGN: BY HARRY SILVERMAN



GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION

EXISTING FACADE

LOCATION



EXISTING

STOREFRONT - FRONT VIEW



PROPOSED



EXISTING

STOREFRONT - SIDE VIEW WITH AWNING



PROPOSED



CURRENT BUILDING PHOTO - 2025



CURRENT BUILDING PHOTO - 2025



LPC DESIGNATION PHOTO - 2005



BUILDING PHOTO - 1983-1988



BUILDING PHOTO - 1939-1942

HISTORIC PHOTOS



703 GREENWICH STREET - BLOCK: 631 / LOT: 33 - 1940

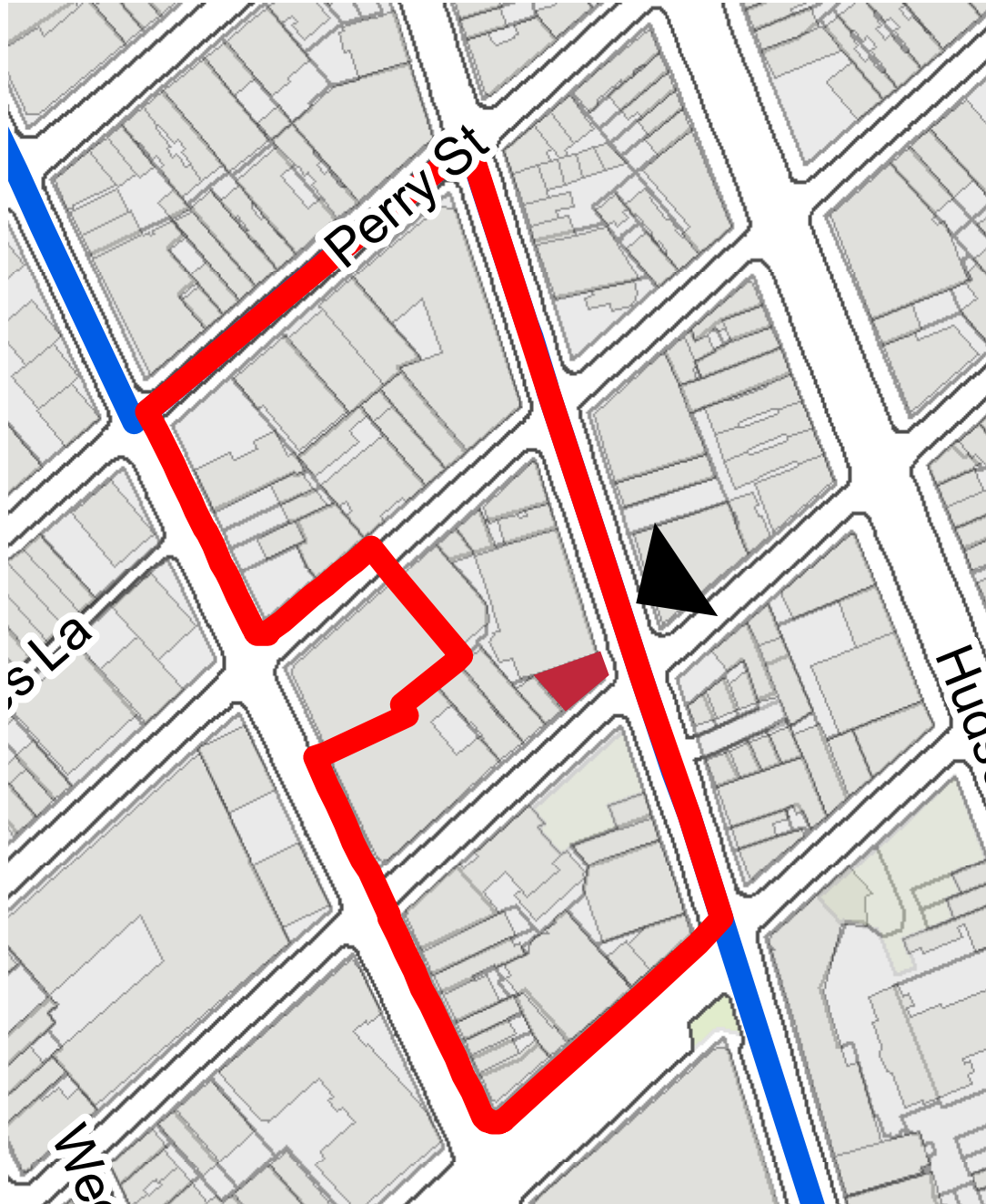


129 CHARLES STREET - BLOCK: 632 / LOT: 29 - 1940



143 PERRY STREET - BLOCK: 633 / LOT: 34 - 1940

HISTORIC PHOTOS - SIMILAR GARAGE PANEL TYPES



GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



VIEW - WEST

NEIGHBORHOOD CONTEXT PHOTOS



GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



VIEW - SOUTHWEST

NEIGHBORHOOD CONTEXT PHOTOS

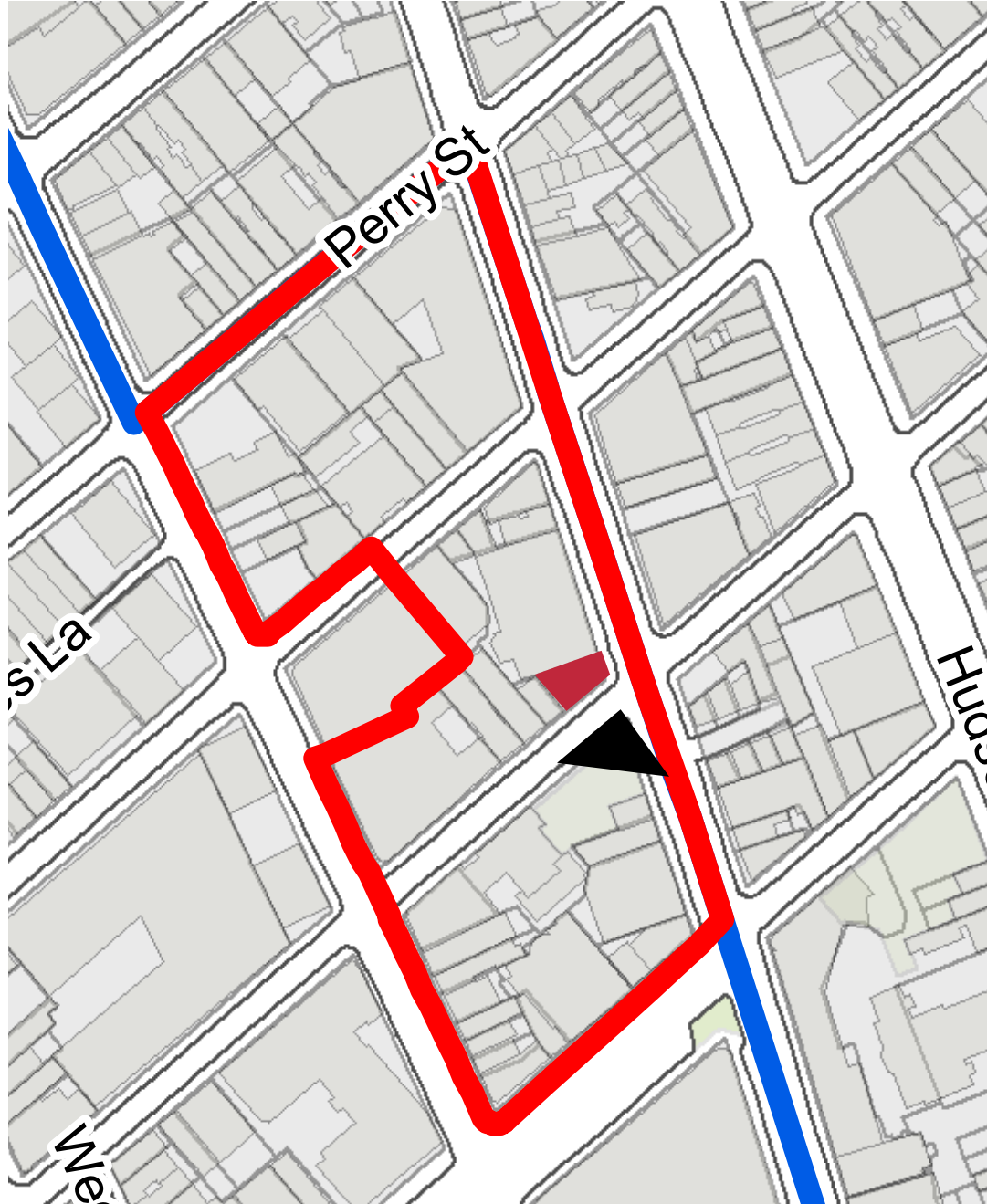


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



VIEW - SOUTH

NEIGHBORHOOD CONTEXT PHOTOS

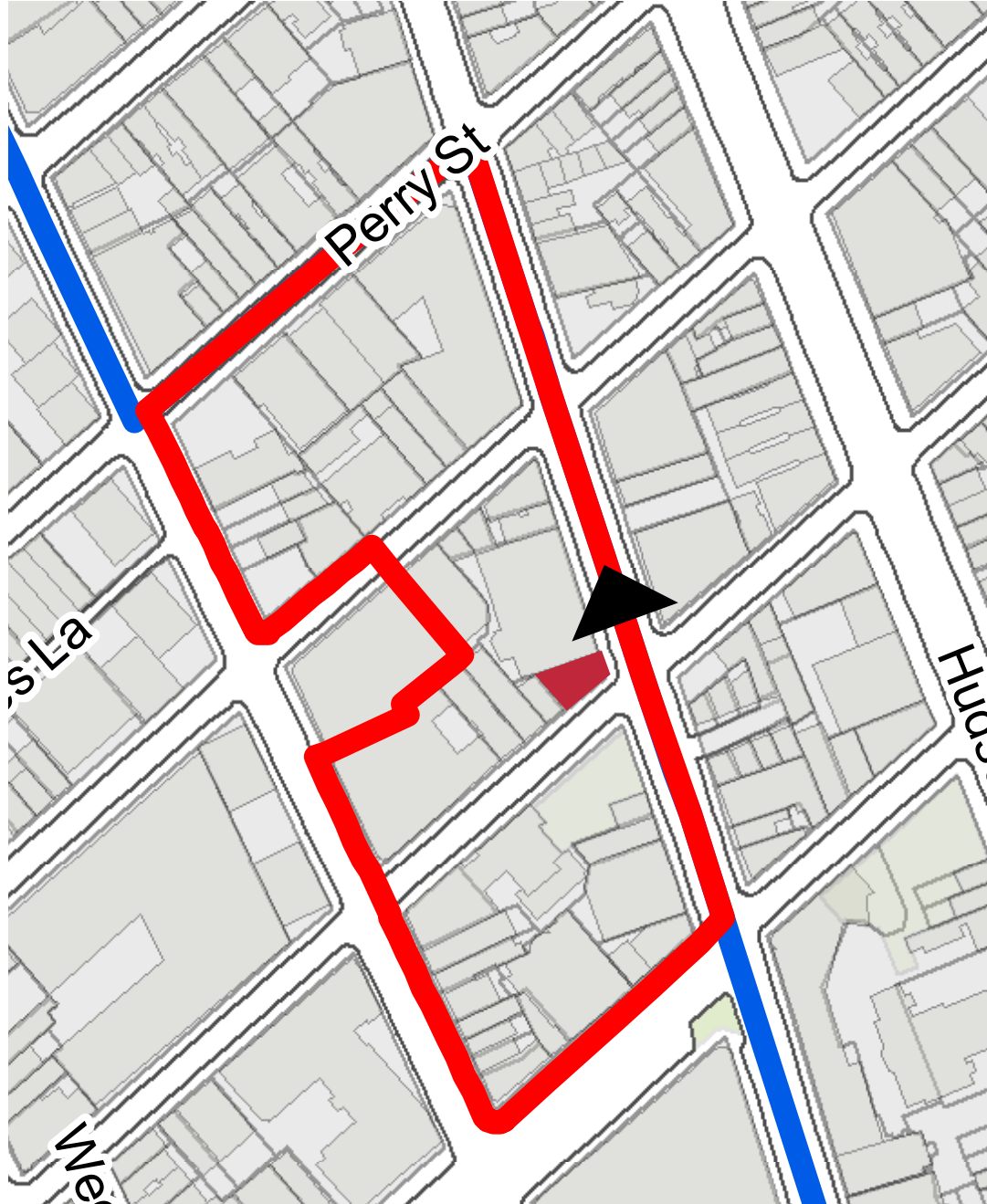


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



VIEW - NORTHEAST

NEIGHBORHOOD CONTEXT PHOTOS

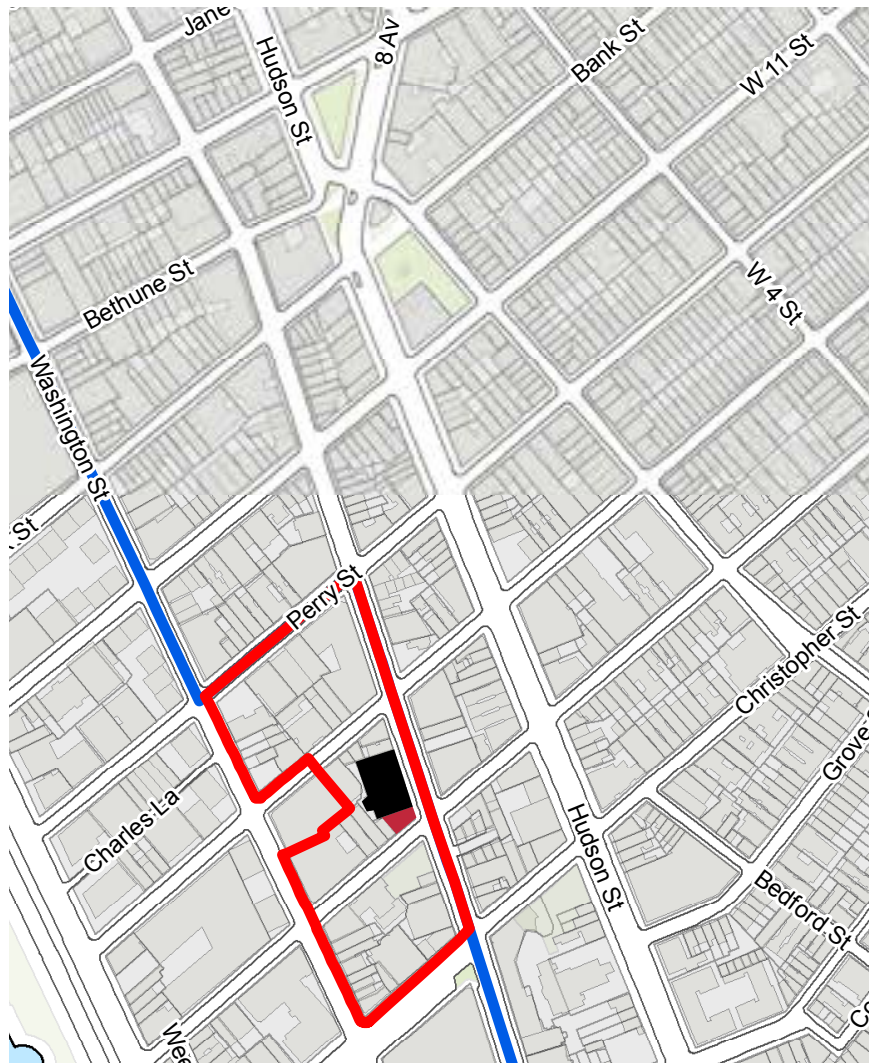


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



VIEW - NORTH

NEIGHBORHOOD CONTEXT PHOTOS



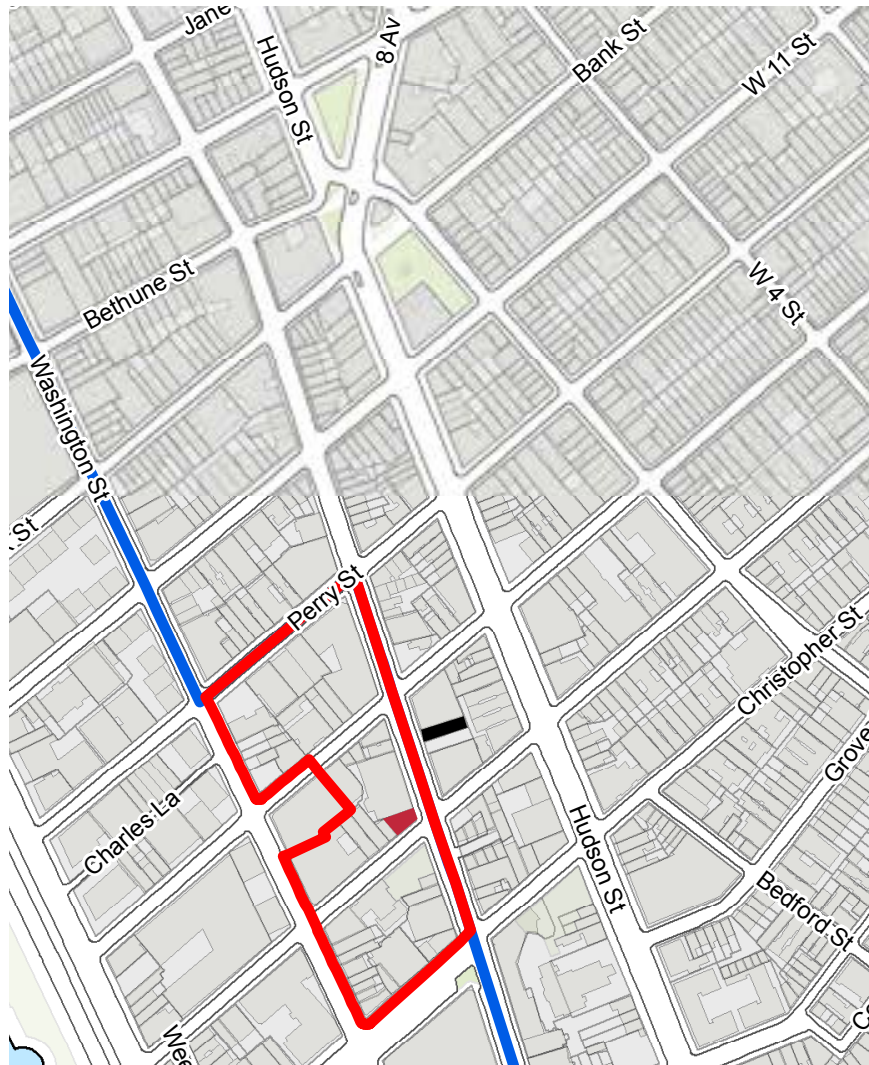
GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION
- PHOTO KEY

CONTEXT PHOTOS - STOREFRONT



708 GREENWICH STREET





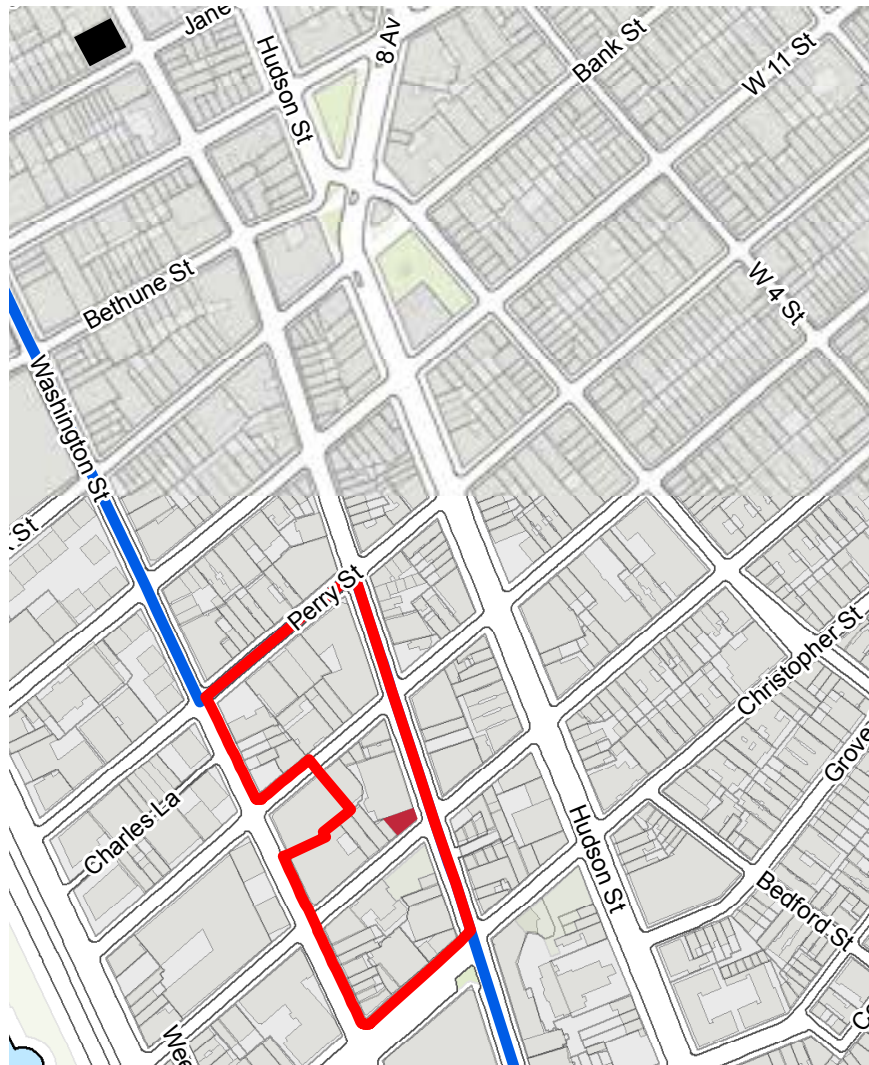
GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION
- PHOTO KEY

CONTEXT PHOTOS - STOREFRONT



711 GREENWICH STREET





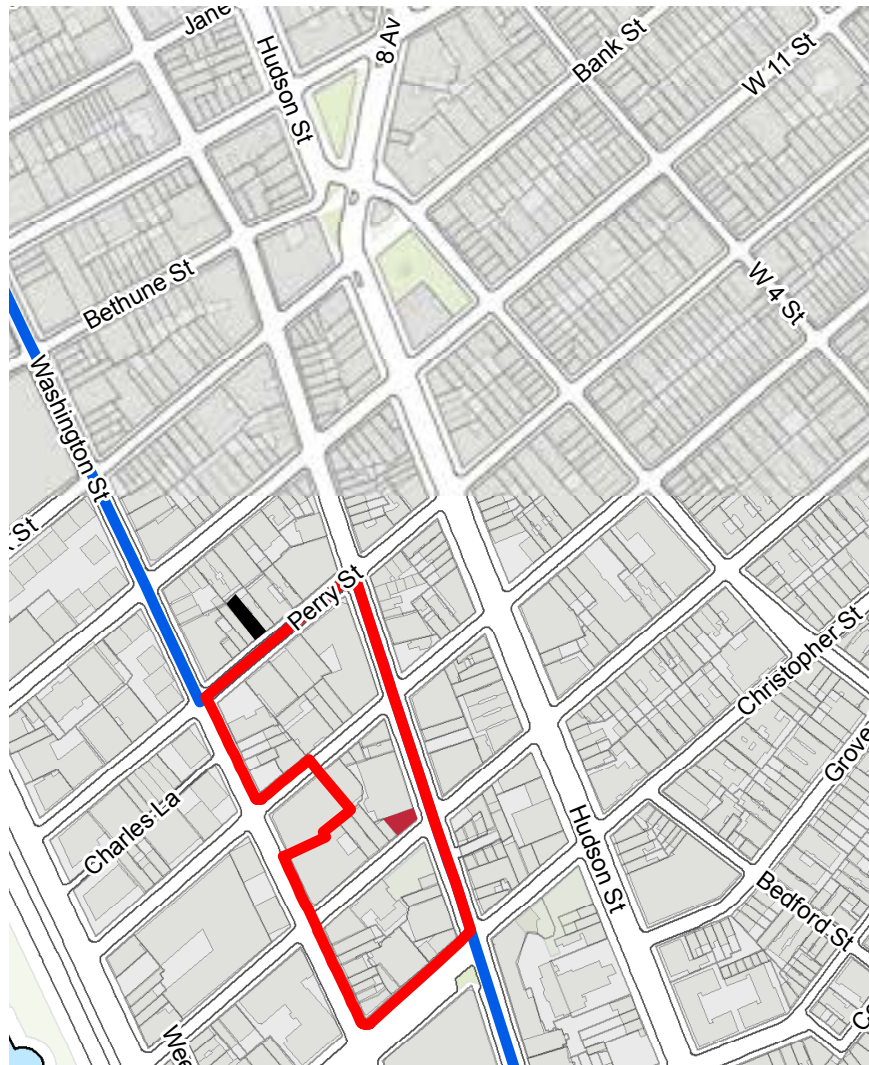
GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION
- PHOTO KEY

CONTEXT PHOTOS - STOREFRONT



818 GREENWICH STREET





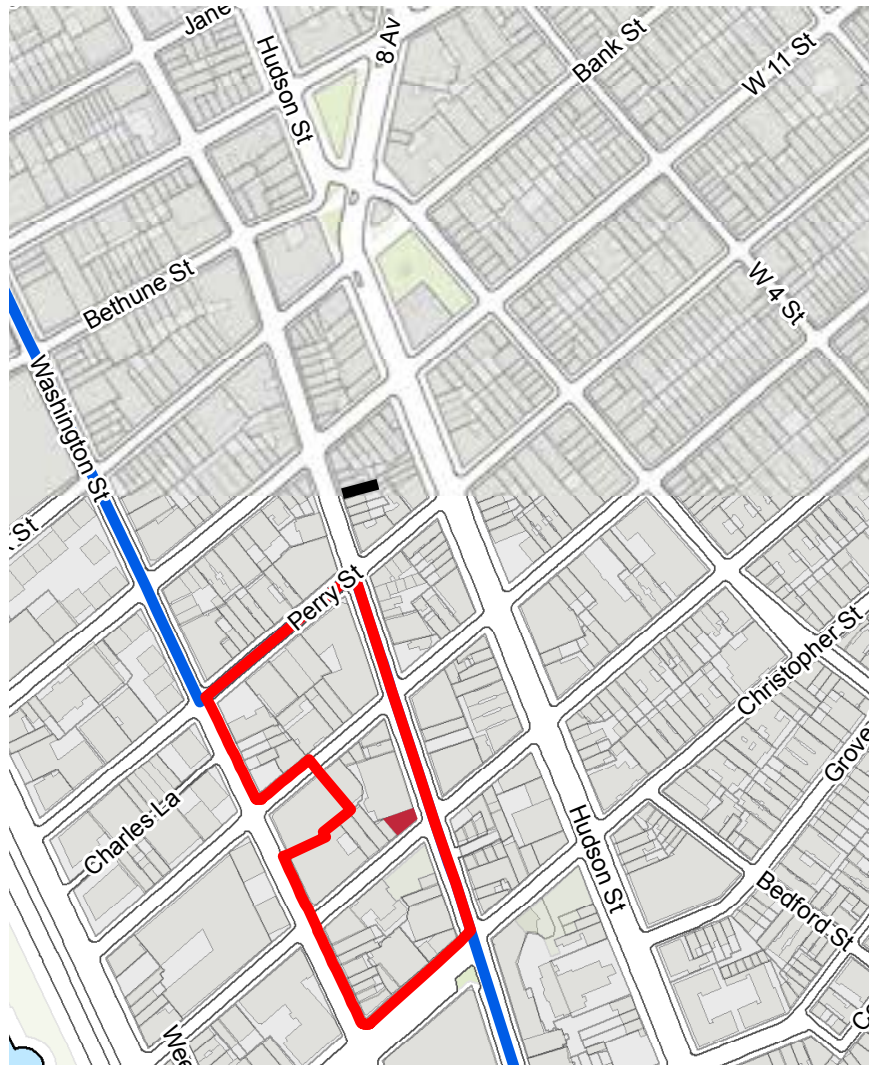
GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION
- PHOTO KEY



137 PERRY STREET



CONTEXT PHOTOS - GARAGE DOORS WITH PEDESTRIAN DOORS



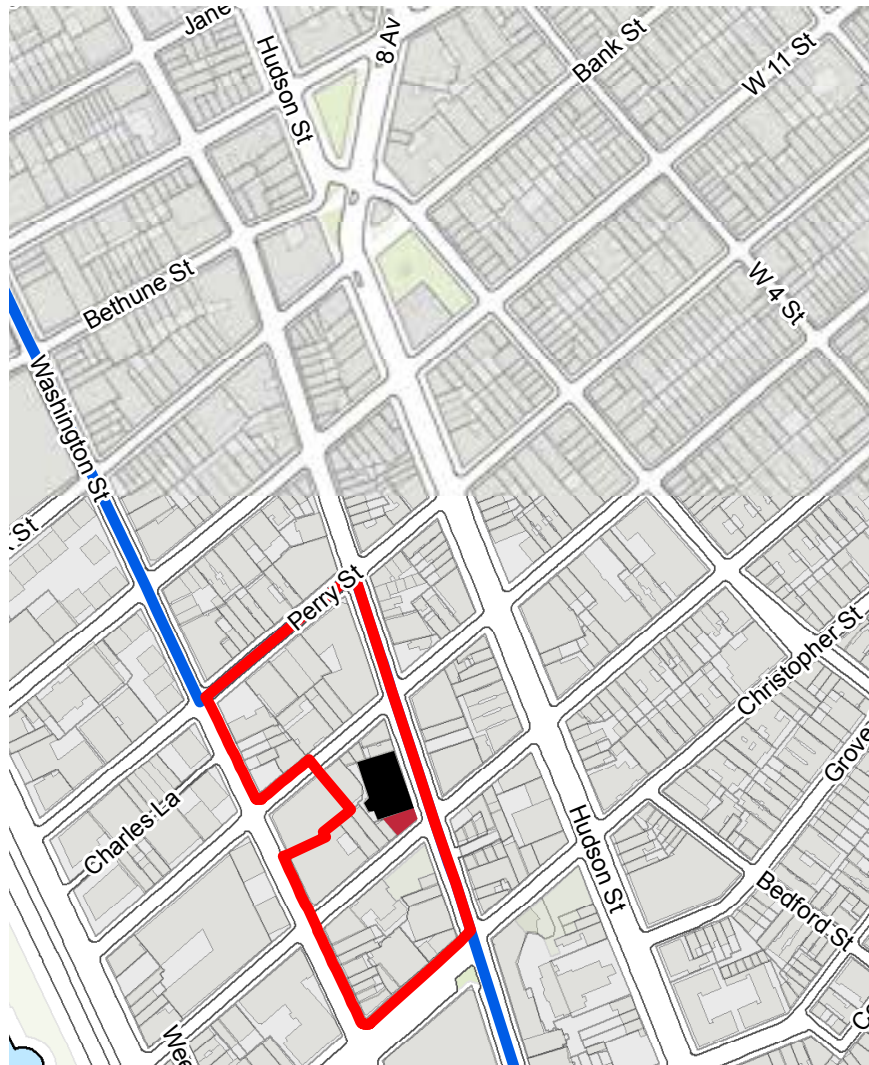
GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION
- PHOTO KEY



743 GREENWICH STREET



CONTEXT PHOTOS - GARAGE DOORS WITH PEDESTRIAN DOORS



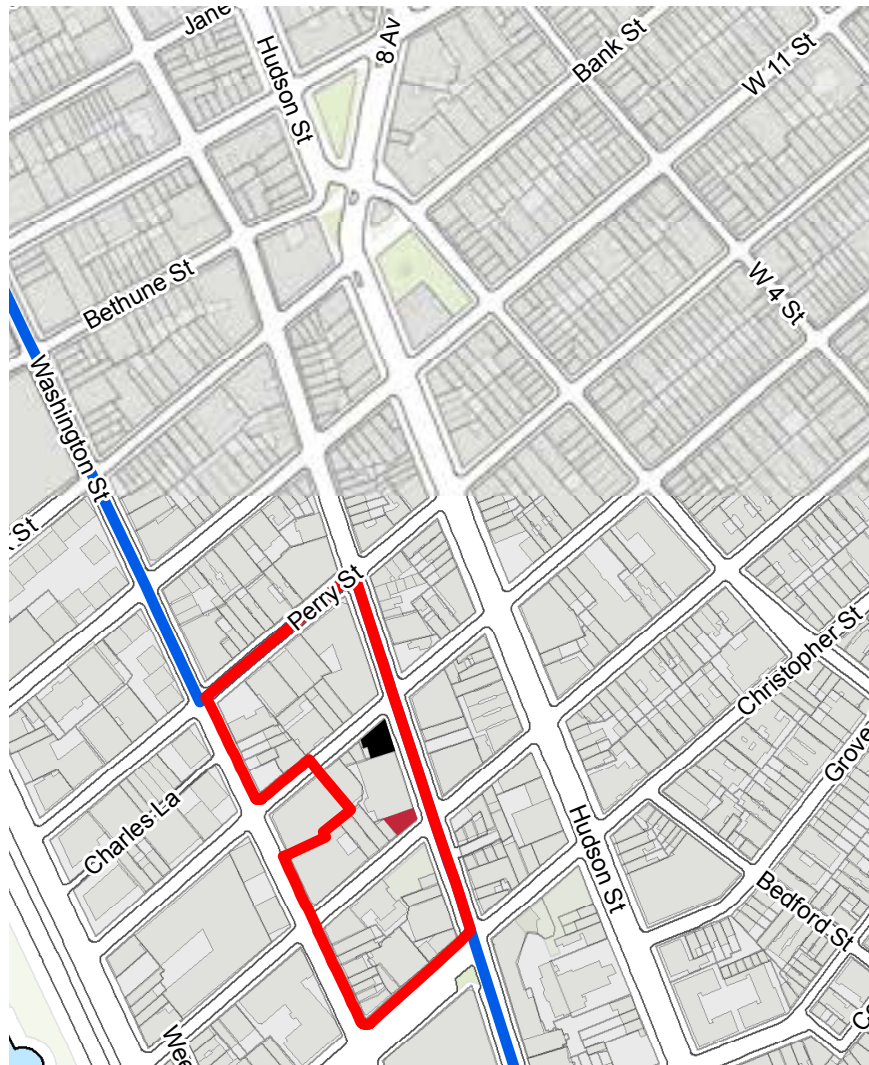
GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION
- PHOTO KEY

CONTEXT PHOTOS - AWNINGS



708 GREENWICH STREET





GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION
- PHOTO KEY

CONTEXT PHOTOS - AWNINGS



716 AND 718 GREENWICH STREET





1



2



3



4



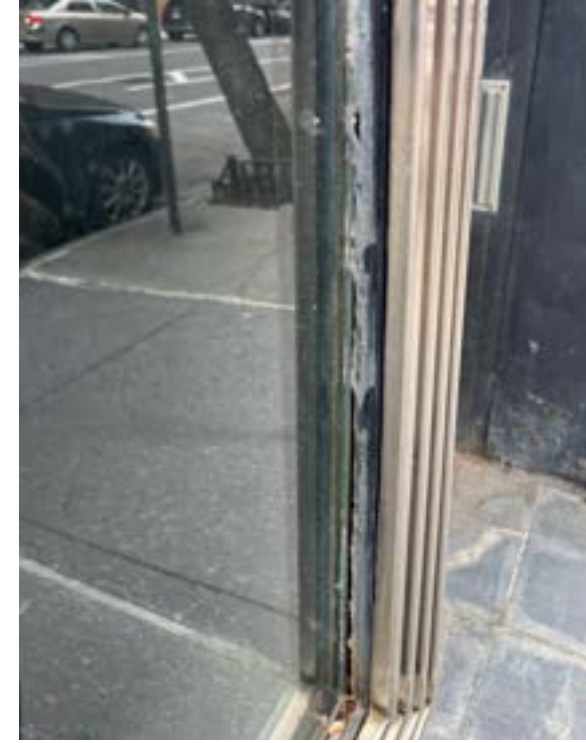
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6



7

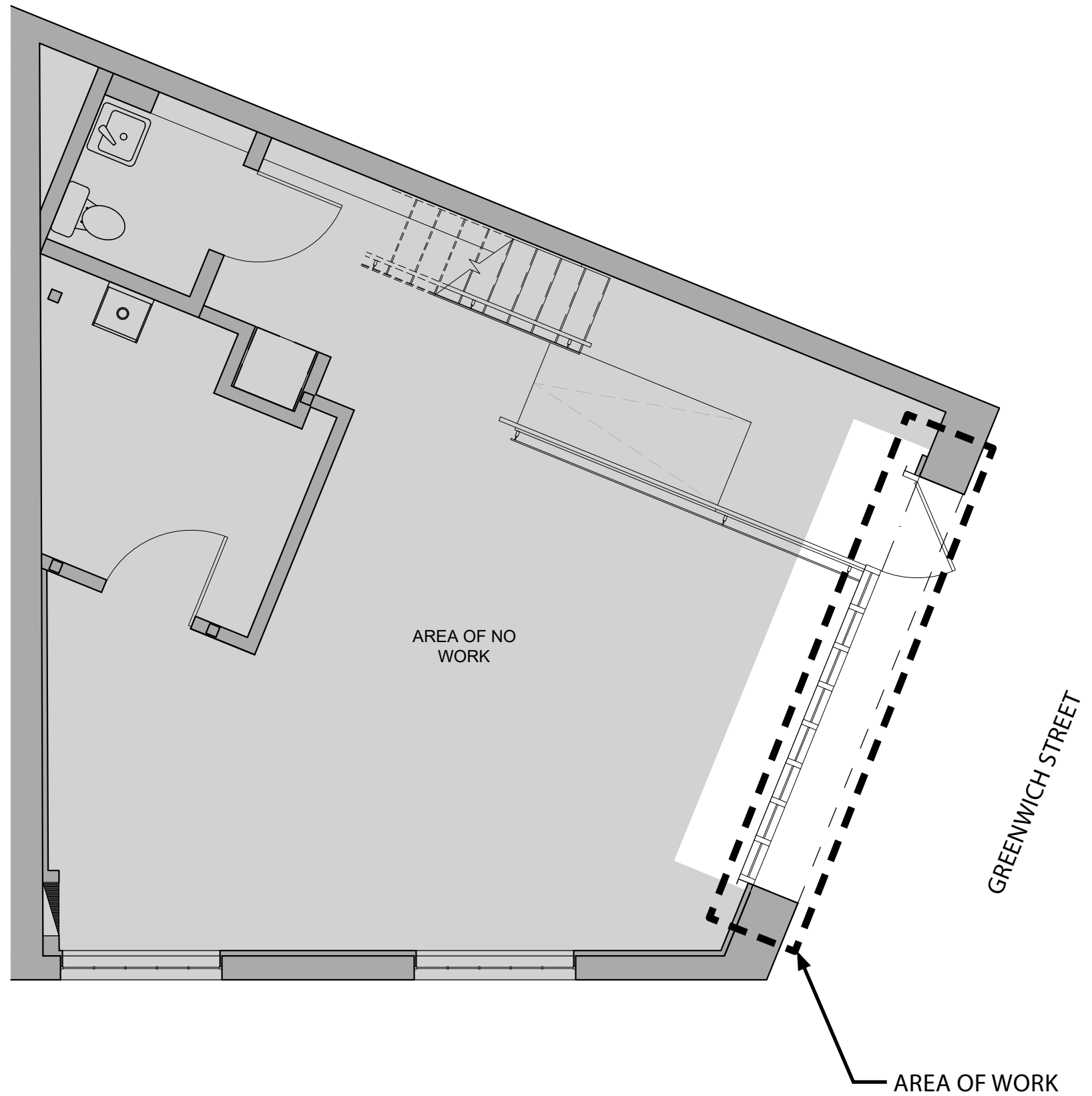


8



9

EXISTING CONDITIONS PHOTOS



PLAN - AREA OF WORK



PROPOSED FACADE - PHOTOMONTAGE



EXISTING

STOREFRONT - FRONT VIEW



PROPOSED



PROPOSED

PRECEDENT SUMMARY - STOREFRONT



711 GREENWICH STREET



743 GREENWICH STREET



818 GREENWICH STREET



703 GREENWICH STREET

REFERENCE IMAGES



PROPOSED

PRECEDENT SUMMARY - AWNING



440 GREENWICH STREET



708 GREENWICH STREET



716 / 718 GREENWICH STREET

REFERENCE IMAGES



EXISTING GUARD AT ROOF TO REMAIN

EXISTING STONE FINISH TO REMAIN

NEW BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM

EXISTING BRICK FINISH TO REMAIN

NEW BLACK ANODIZED ALUMINUM ENTRY DOOR

NEW CLEAR WINDOW FILM

EXISTING METAL PANELS TO REMAIN.

CLEAR GLASS

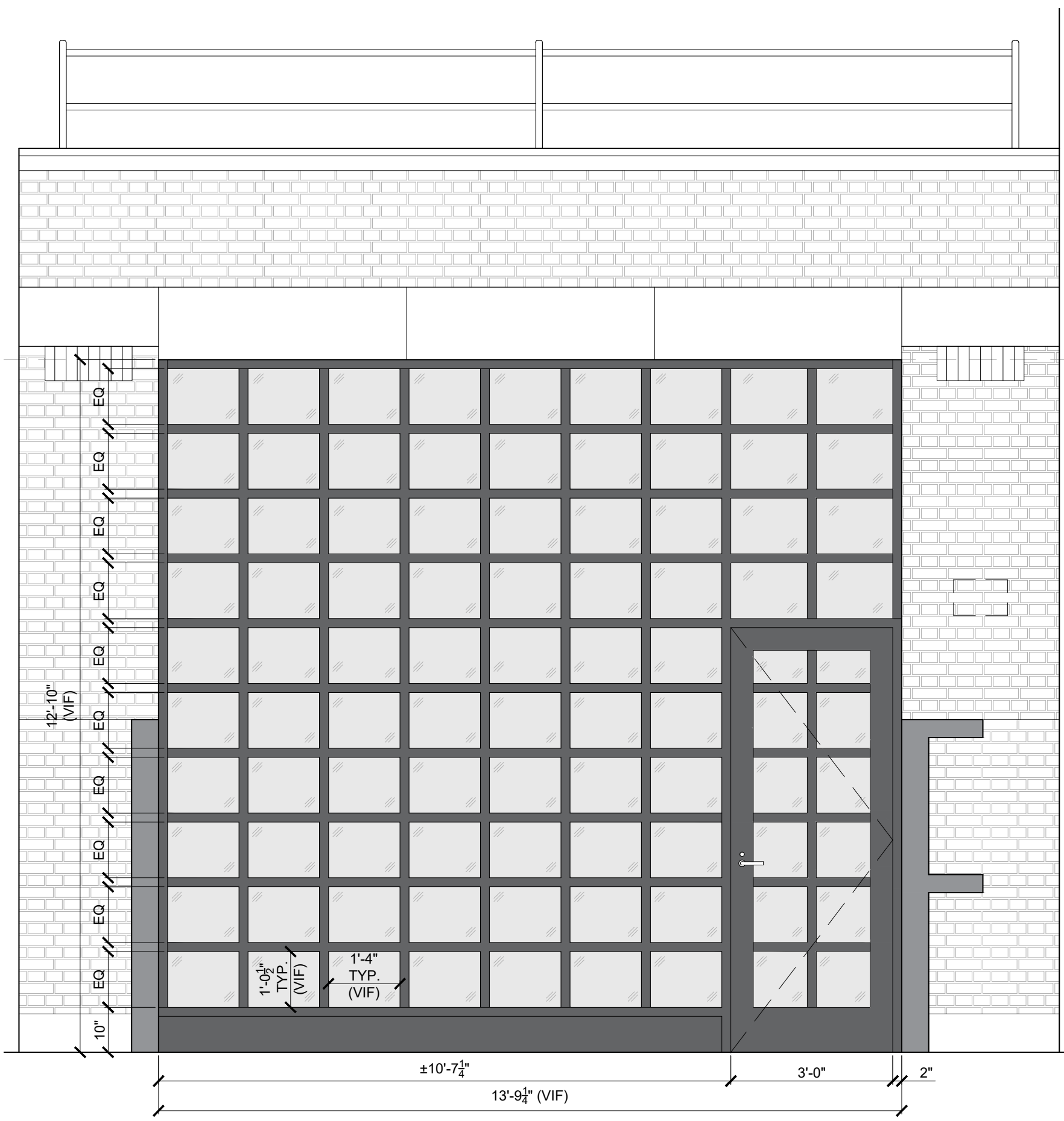


BLACK ANODIZED ALUMINUM

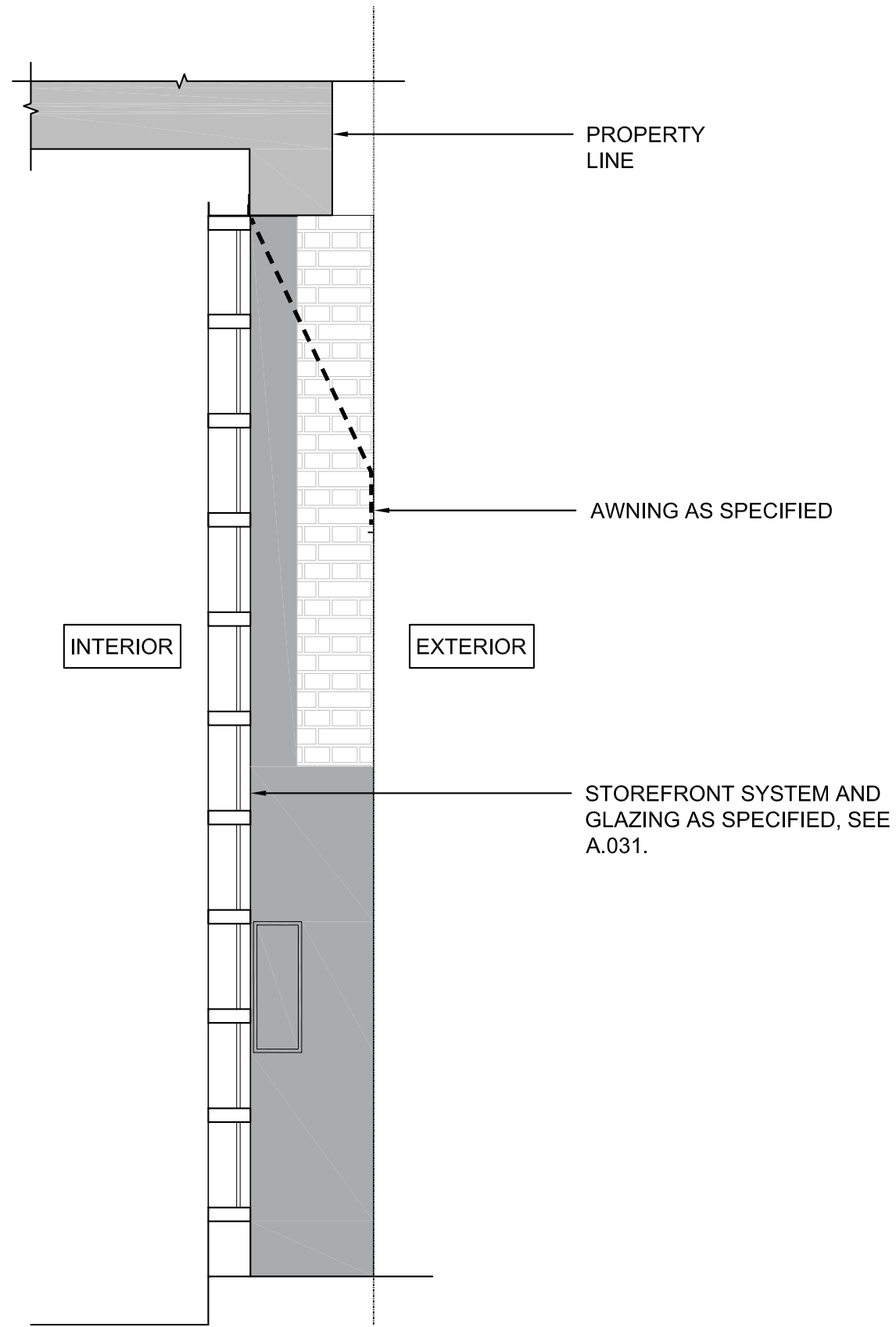
PROPOSED FACADE - MATERIAL PALETTE

T.O. EXTG
STOREFRONT
12'-10" AFF

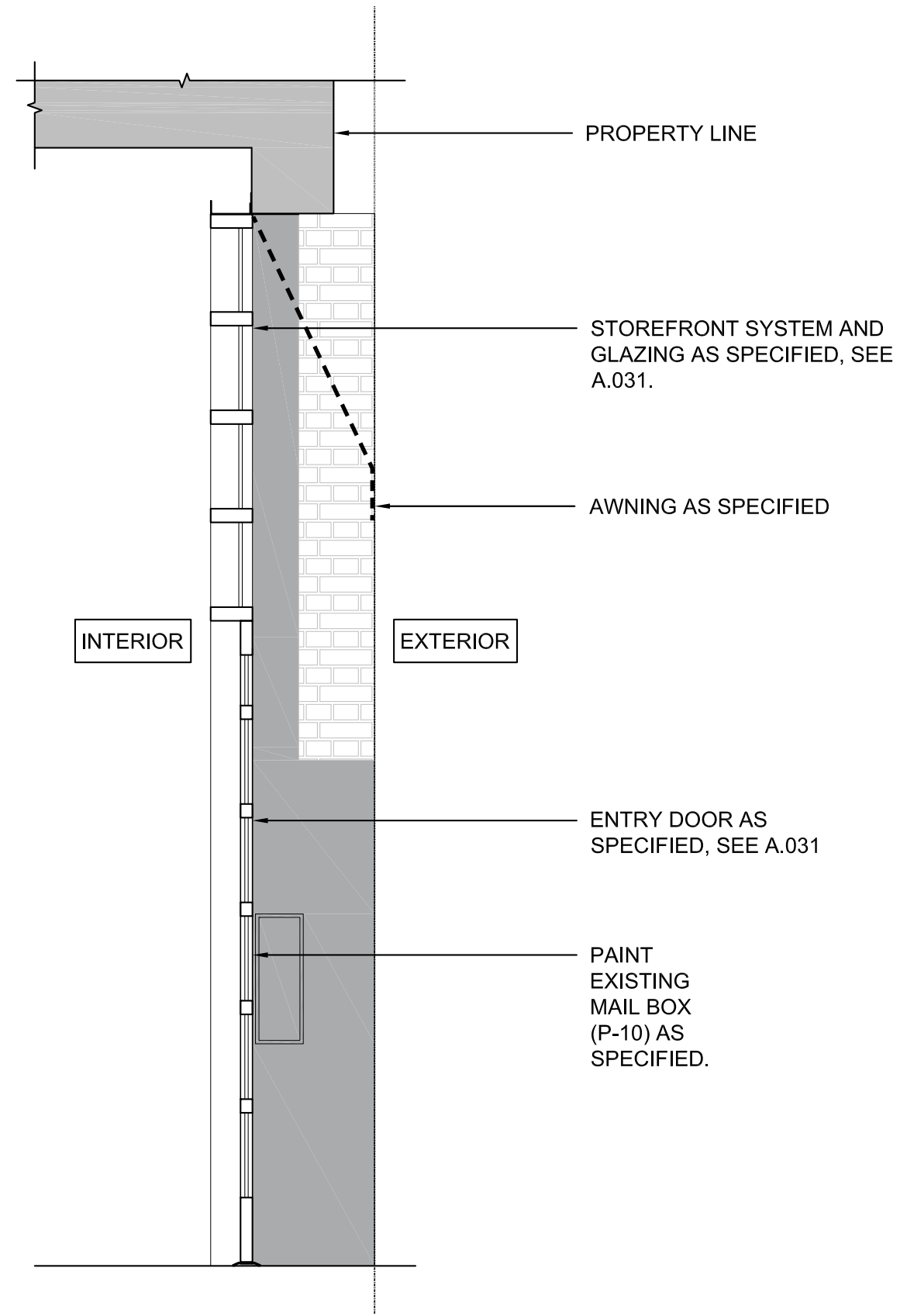
T.O. EXTG GRADE
0'-0" AFF



PROPOSED FACADE - ELEVATION

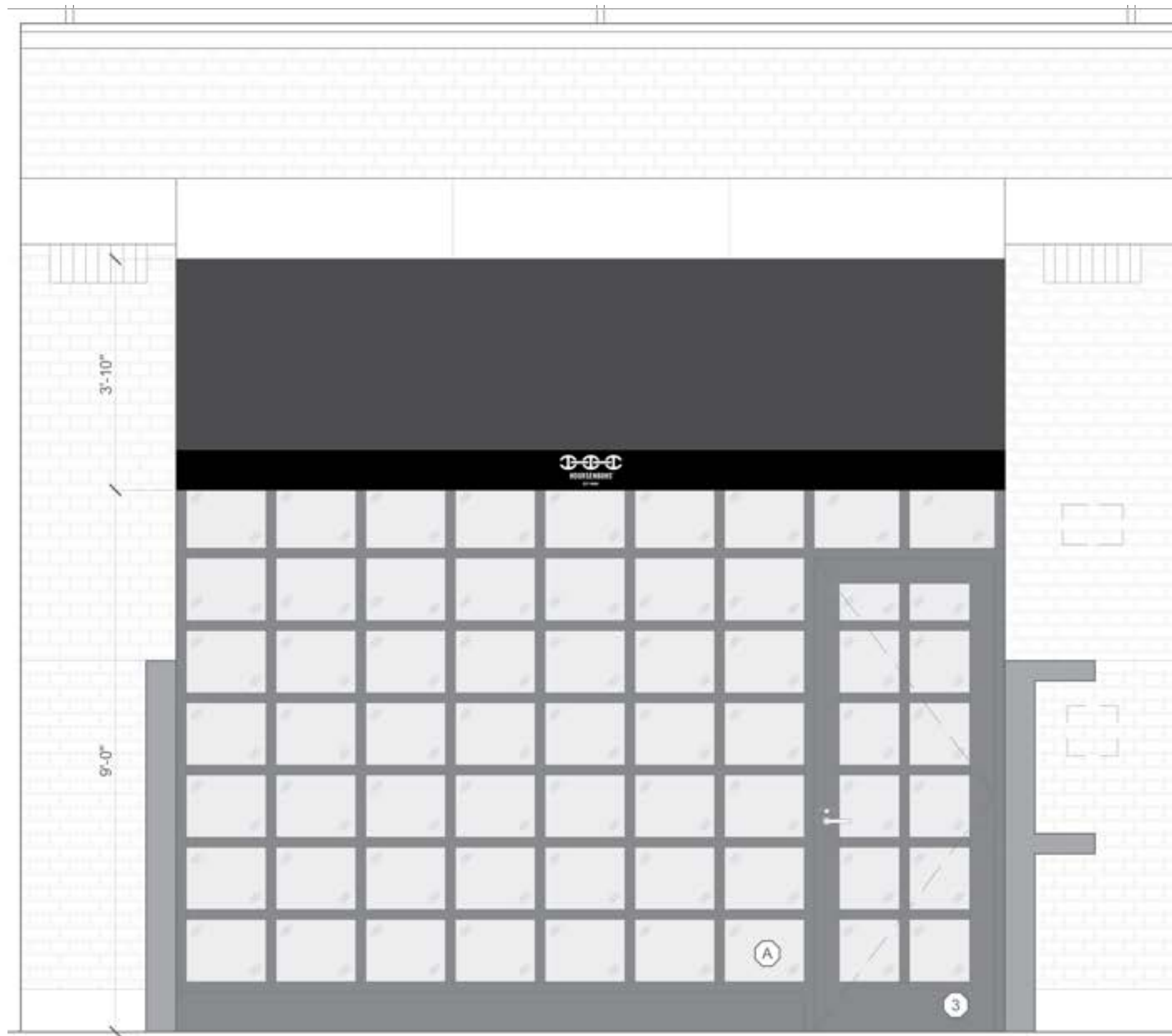


PROPOSED STOREFRONT SECTION - DOOR



PROPOSED STOREFRONT SECTION - FIXED WINDOW

PROPOSED FACADE - SECTION



PROPOSED FACADE - ELEVATION WITH AWNING

AWNING DIMENSIONS

~52.8 Sq. Ft.
Qty - 1

165.25" TBC

38"
Vertical Height
TBC

8"
RIDGID
VALANCE

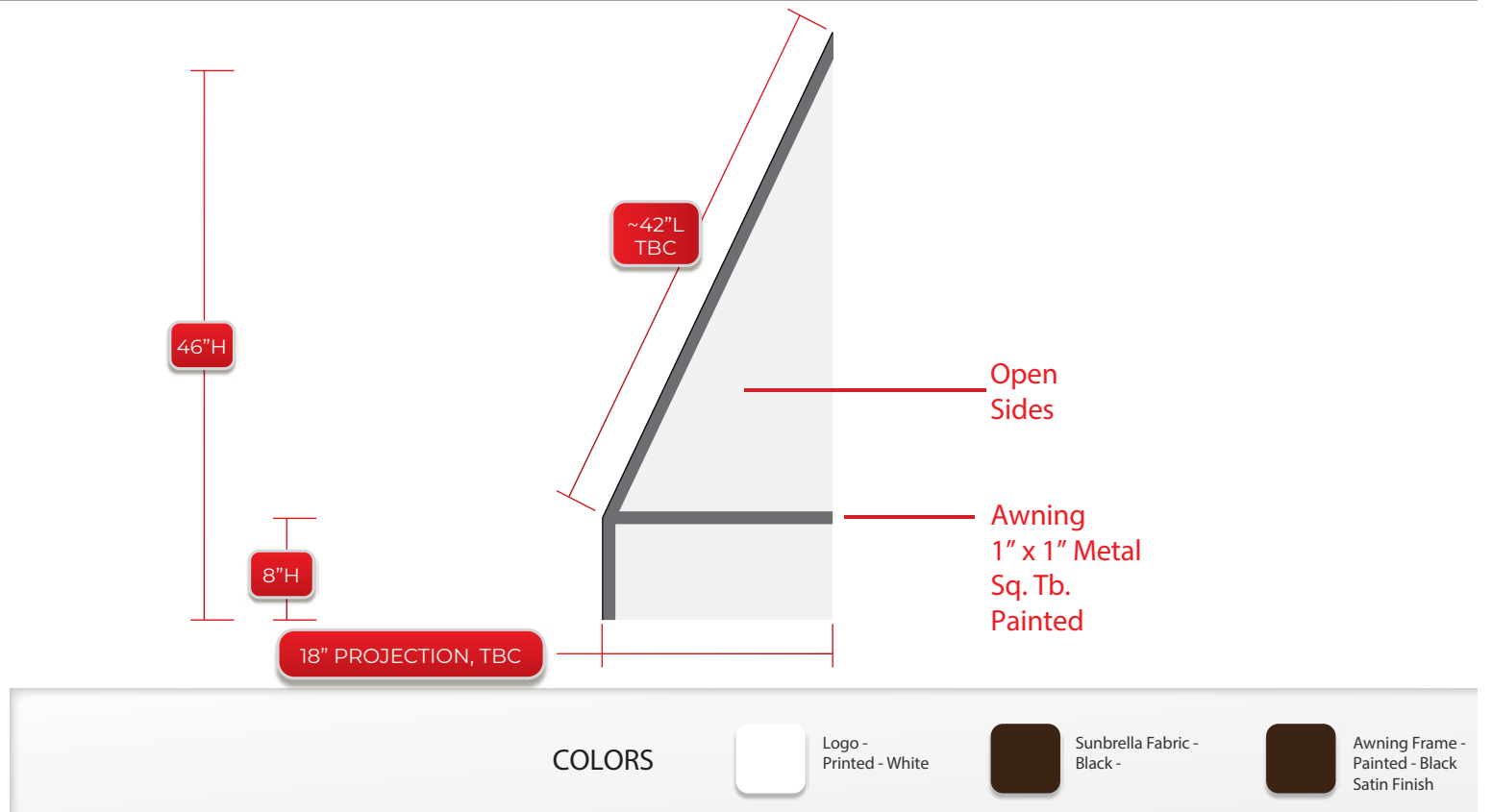


SIDE VIEW

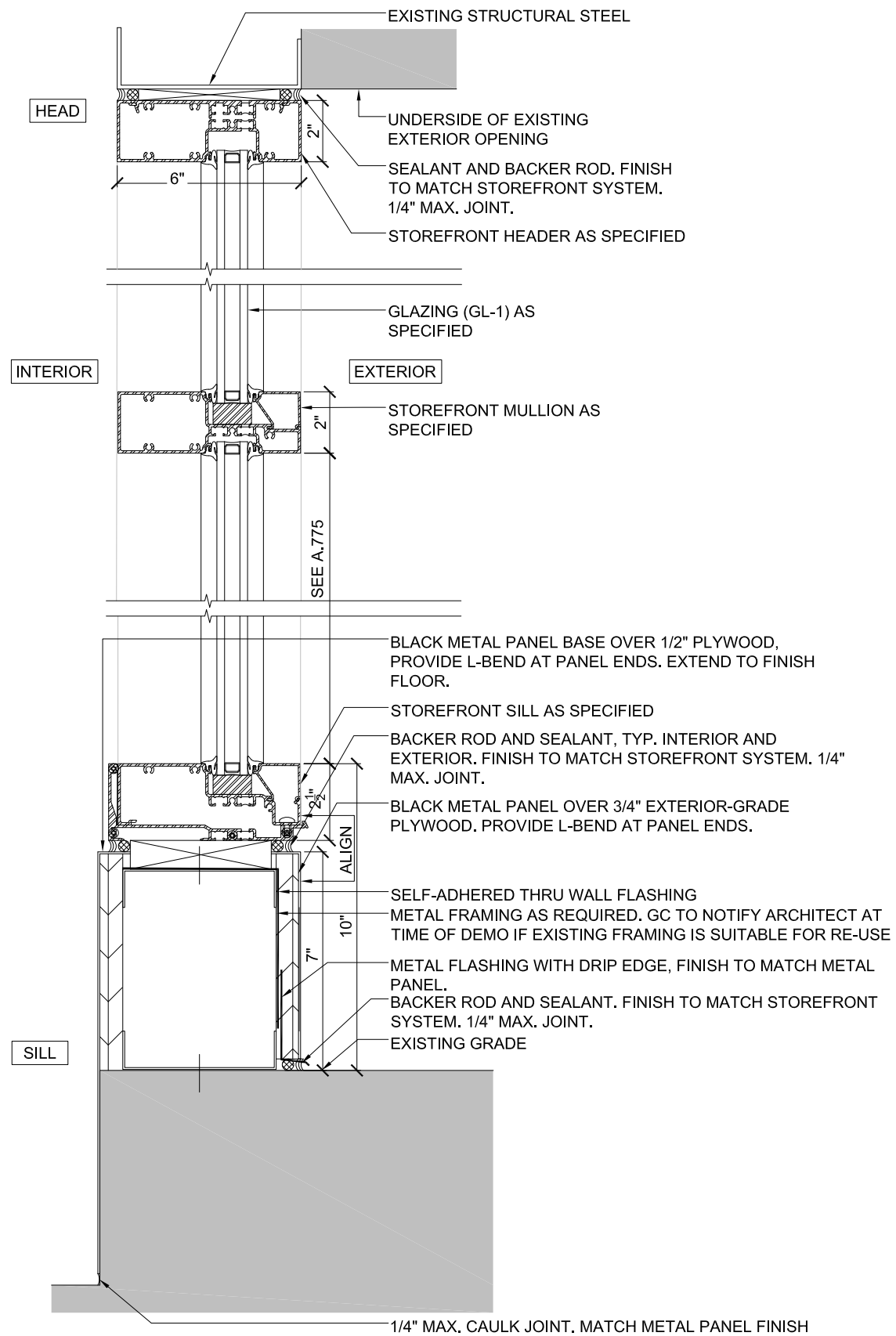
DIMENSIONS

0.5 Sq. Ft.
Qty - 1

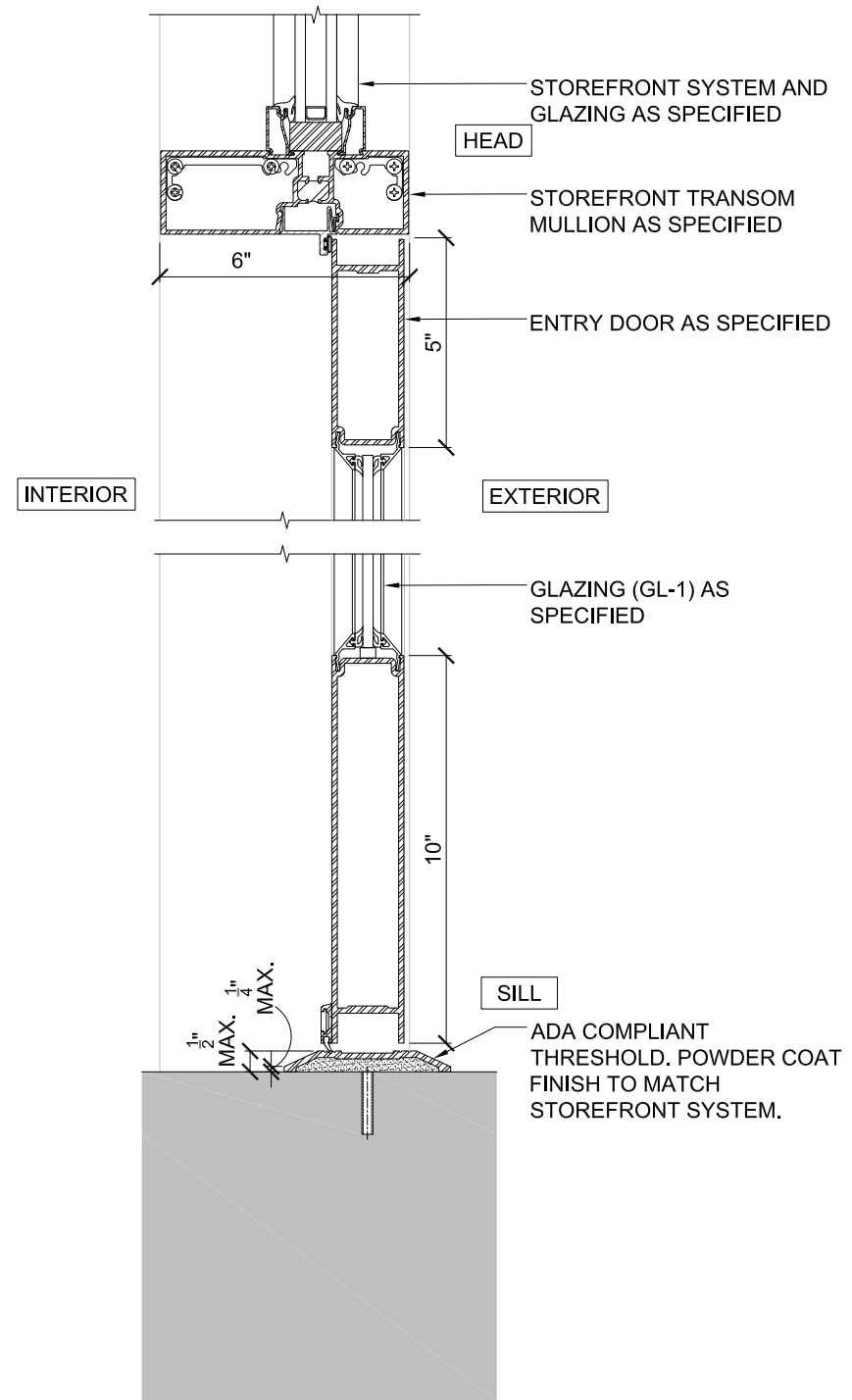
NOTE: Graphics will be Printed
on Sunbrella Material.



PROPOSED FACADE - AWNING DETAILS

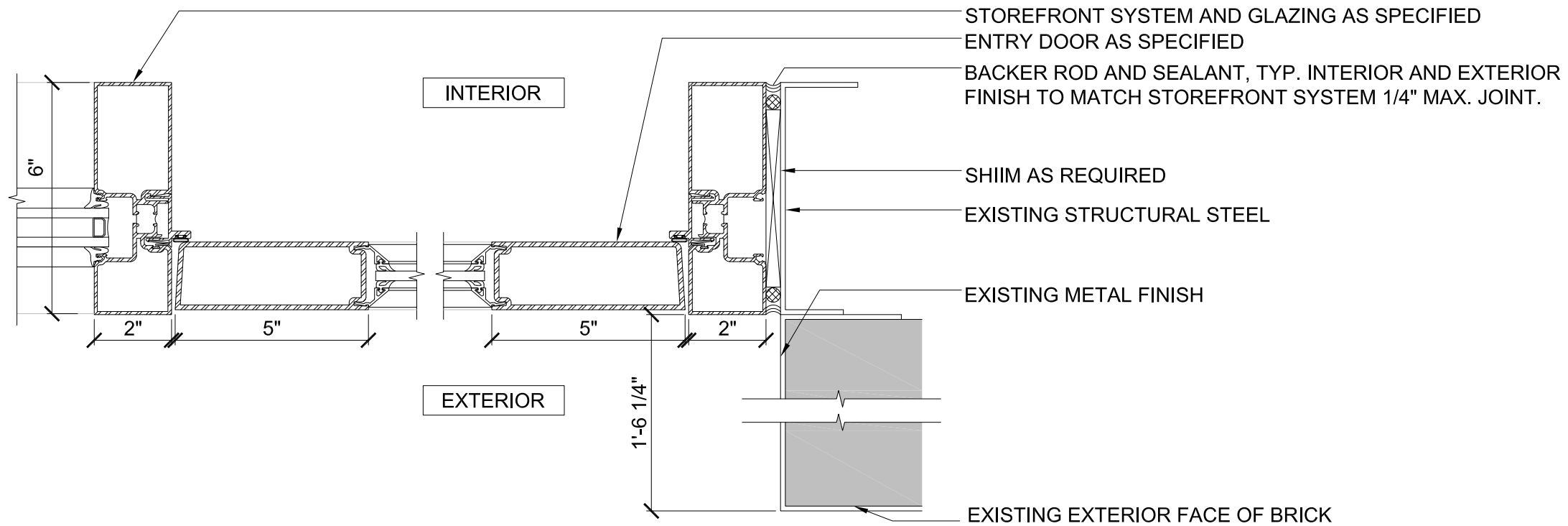


SECTION DETAIL AT NEW STOREFRONT - FIXED WINDOW

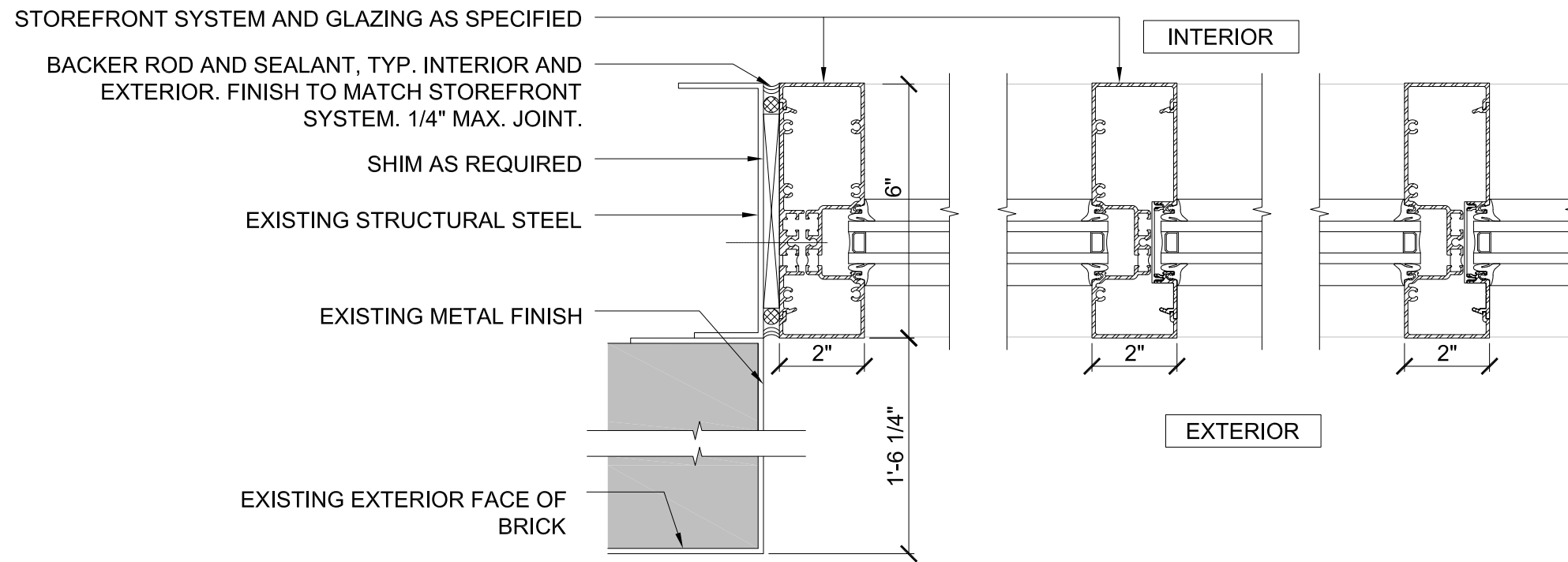


SECTION DETAIL AT NEW STOREFRONT - ENTRY DOOR

PROPOSED FACADE - DETAILS



JAMB PLAN DEAIL AT NEW STOREFRONT -ENTRY DOOR



JAMB PLAN DEAIL AT NEW STOREFRONT - FIXED WINDOW

PROPOSED FACADE - DETAILS



- REMOVE EXISTING DETERIORATED STOREFRONT SYSTEM
- INSTALL NEW STOREFRONT THAT IS MORE CONSISTENT WITH:
 - HISTORICAL USE (GARAGE DOORS)
 - SIMILAR EXISTING CONDITIONS IN THE DISTRICT
 - SECURITY AND BRAND STANDARDS OF OWNER
- PRESERVE AND REPAIR ADJACENT EXISTING TO REMAIN ELEMENTS.



SUMMARY