

RAYBAN HOUSE

Landmark Preservation Commission Submission

62 Prince Street, New York, NY 10012 | SoHo Cast Iron Historic District Extension | 04.21.2025



EssilorLuxottica



Project Description



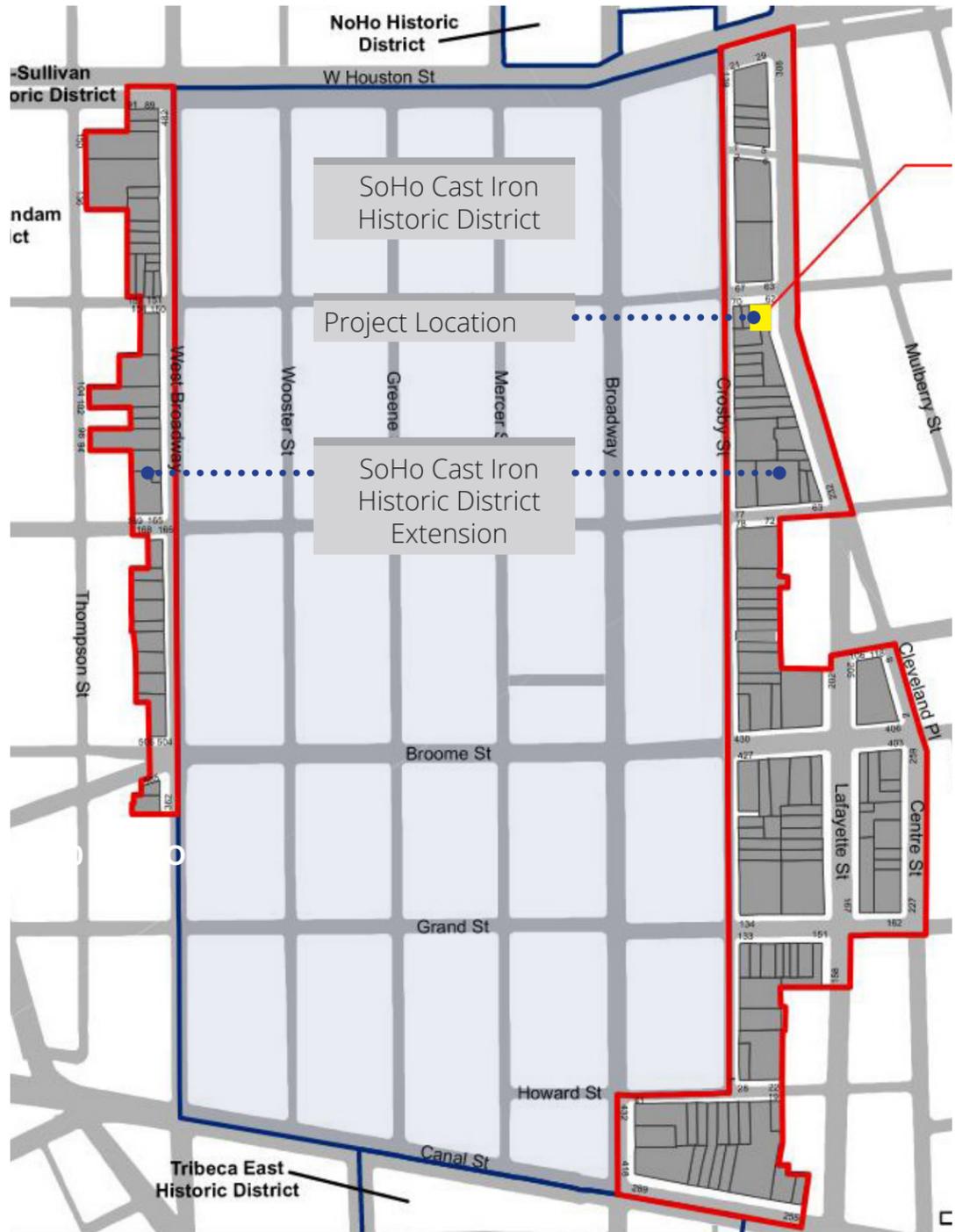
Project Description: The project proposed for 62 Prince Street, New York which lies within the SoHo-Cast Iron Historic district, consists of minor upgrades to the existing building's exterior and a full gut renovation of the interior spaces. Exterior upgrades include: replacement of existing storefront and windows, new standing seam metal roof on gabled building mass, updated branded signage, and a new patio enclosure.

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2

Project Location and Historical Context



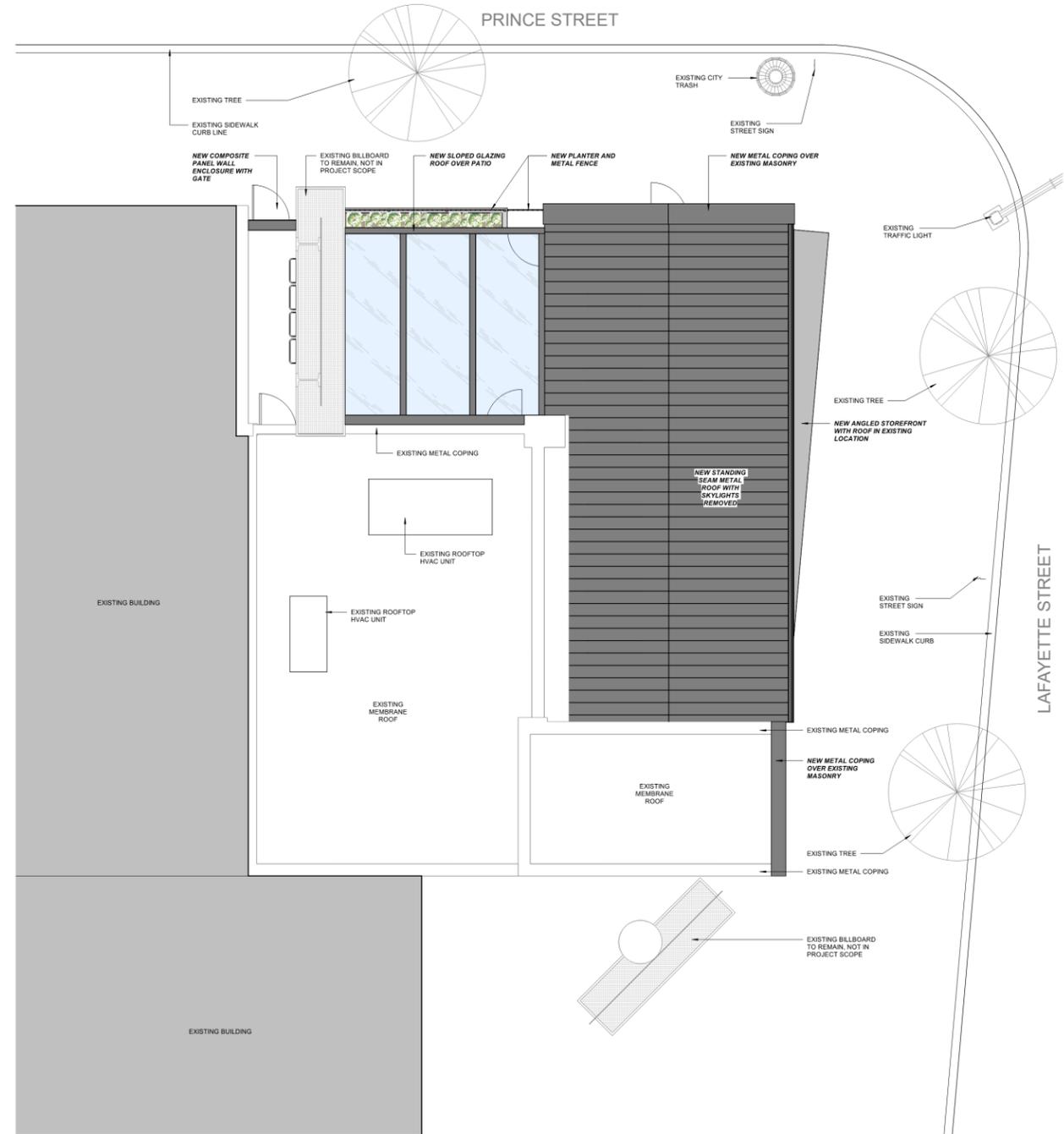
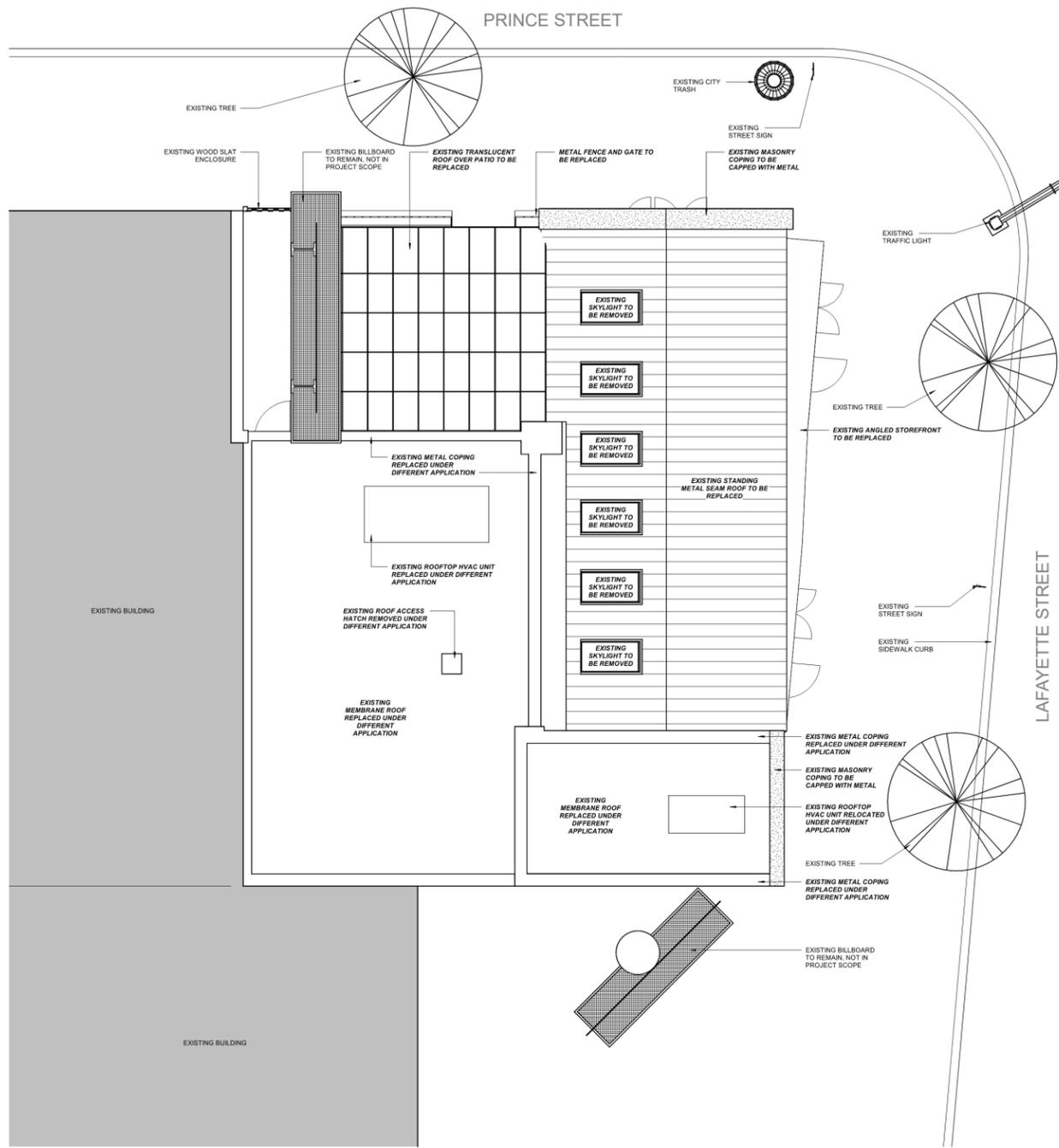
Building History: The building located in the SoHo Cast Iron District Extension, was built in the 1940's and originally served as a cafe/restaurant. The use changed to an automotive garage and fueling station for many decades, all the way through the 1980's. In the early 2000's the building was converted from an automotive garage to leasable space. In the mid 2000's, an addition was constructed along Lafayette Street, which consisted of the 2-story brick volume and the 1-story gabled volume on the site today. After this addition the building was occupied by various tenants and restaurants. The space is currently vacated of the previous restaurant tenant.

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Existing Site Plan

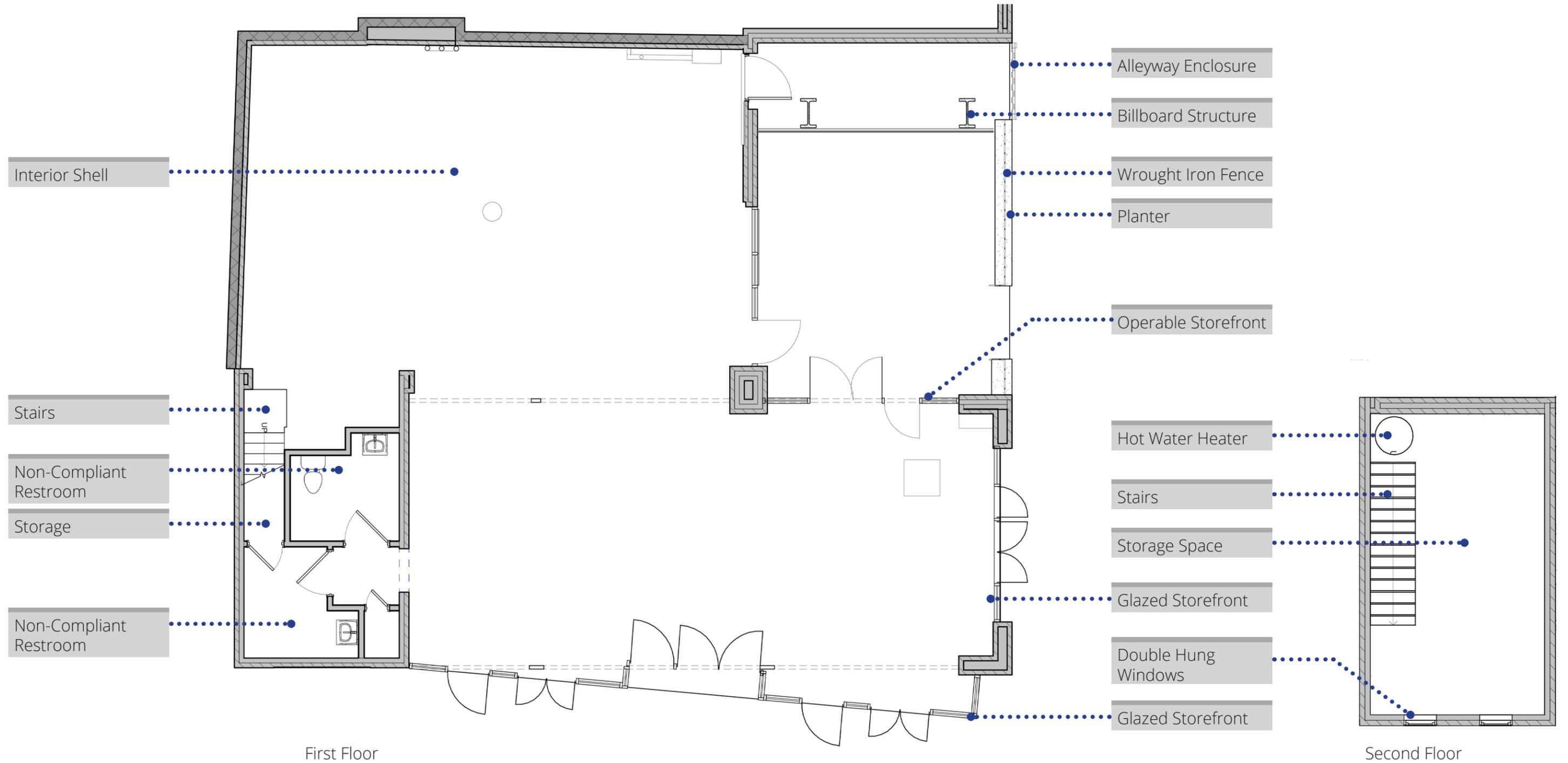
Proposed Site Plan



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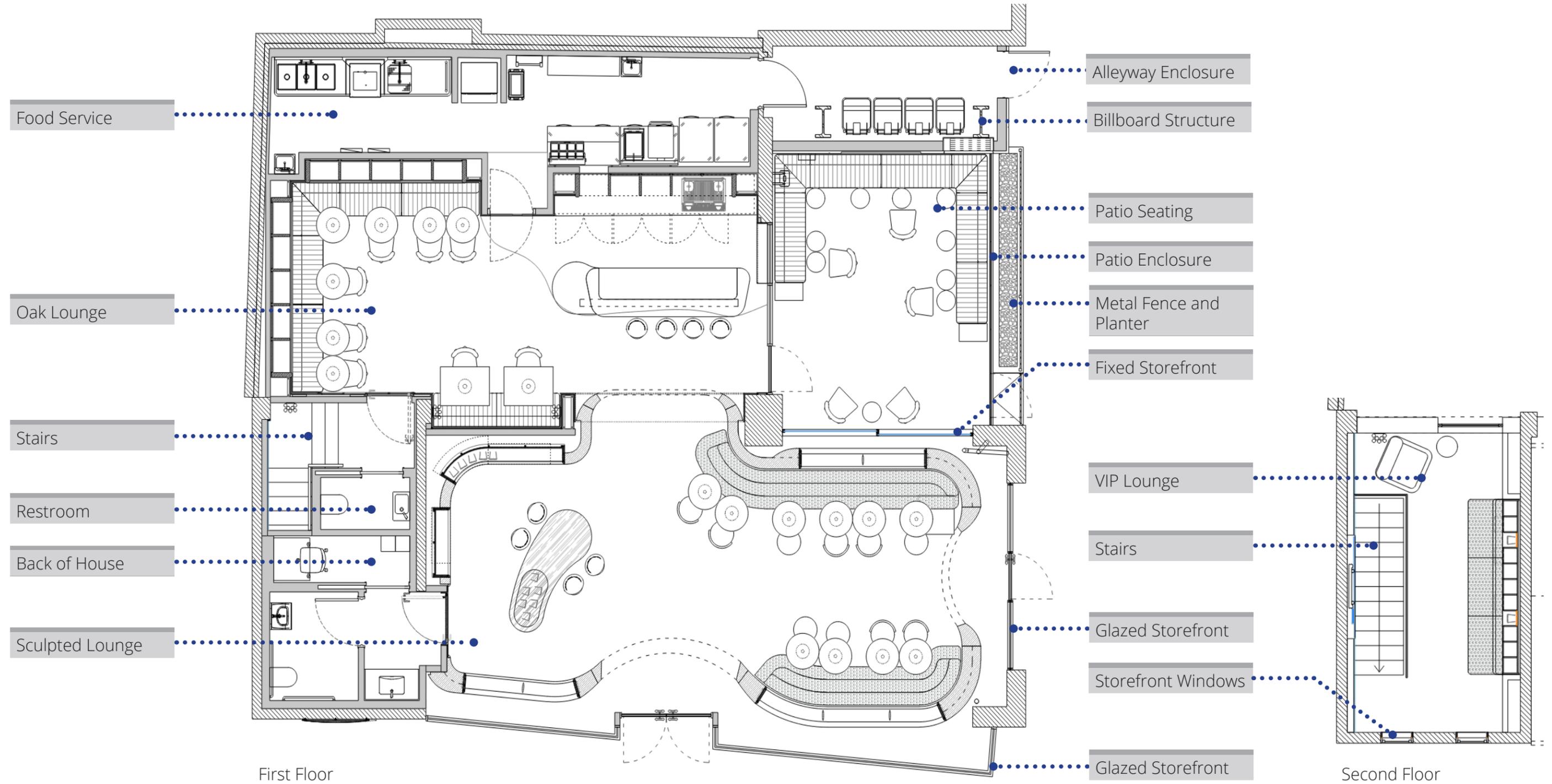
Existing First and Second Floor Plan



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Proposed First and Second Floor Plan

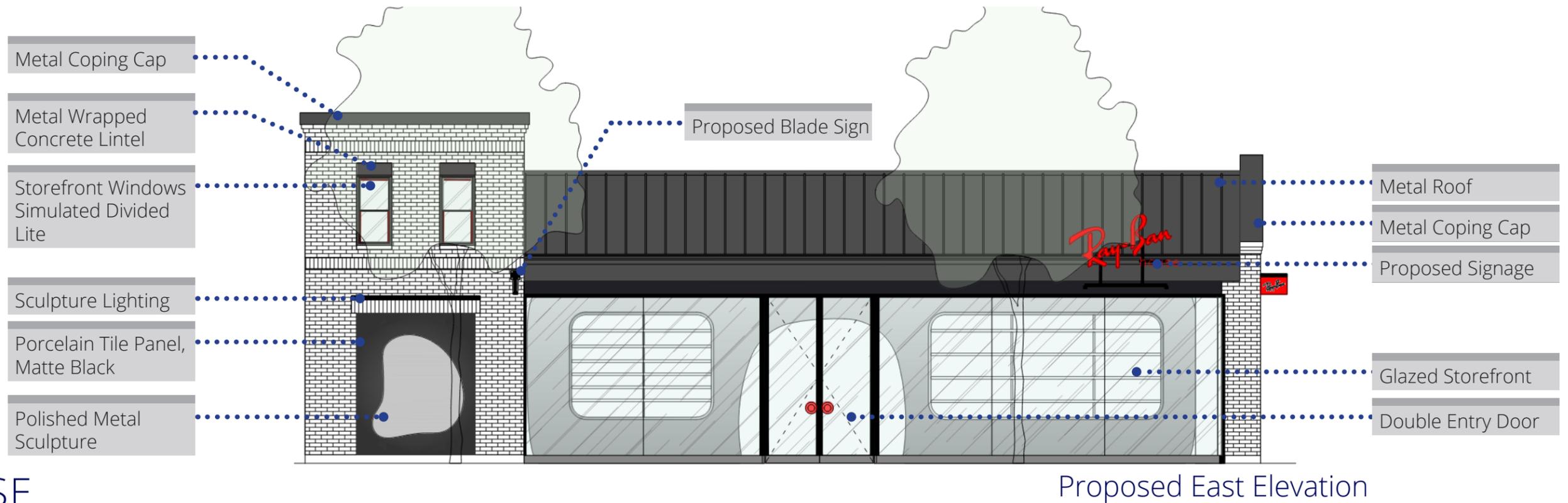
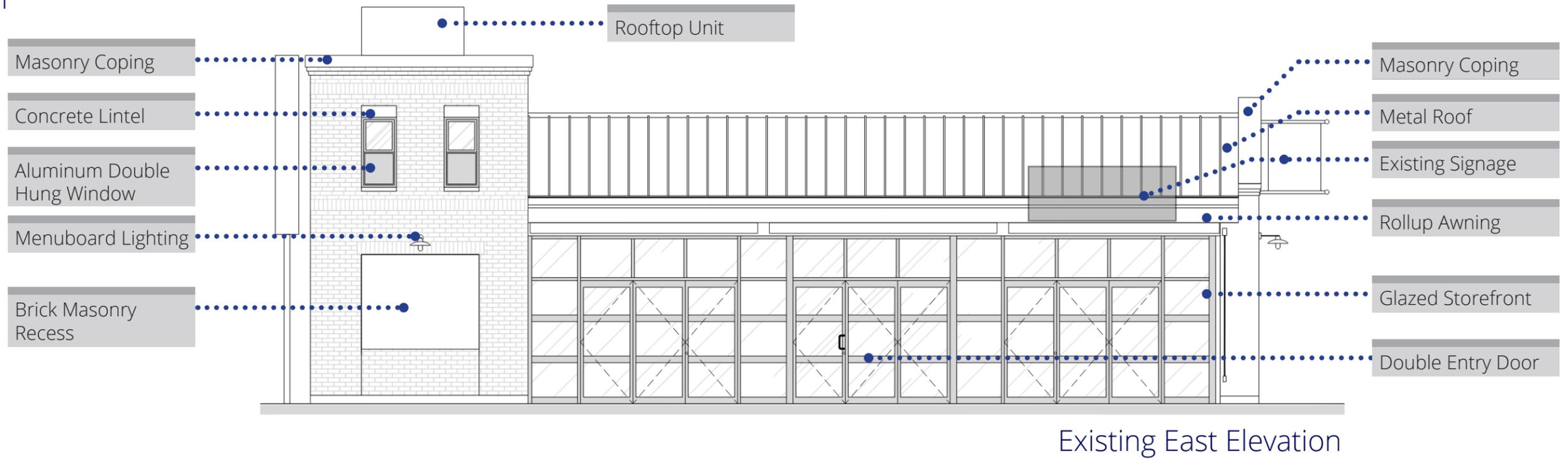


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East Building Elevation

East Elevation: The east elevation sits along Lafayette Street and is the primary facade of the existing building. The existing storefront system will be replaced with a new storefront system utilizing fewer horizontal and vertical mullions and larger glazing panels. The location of the new canted storefront and double entry doors match the existing storefront's location with now changes. Additionally, the existing gray standing seam roof will be replaced with new standing seam roof in a black/anthracite color.



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Proposed East Elevation - Lafayette Street



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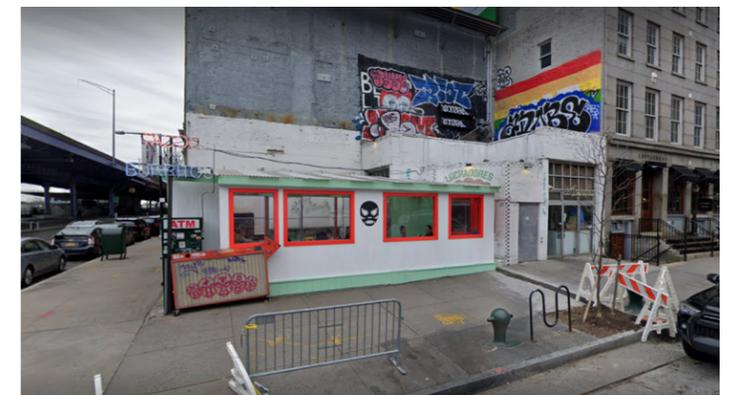
East Facade Context



GLAZED STOREFRONT - 366 W BROADWAY
SOHO - CAST IRON HISTORICAL DISTRICT EXTENSION LP-2362



BUILDING ADDITION WITH CURTAIN WALL SYSTEM - 93-95 WOOSTER
SOHO - CAST IRON HISTORICAL DISTRICT LP-0768



FORMER AUTO SHOP, NOW RESTAURANT - 178 JOHN STREET, LUCHADORES
SOHO - CAST IRON HISTORICAL DISTRICT EXTENSION LP-2362

North Building Elevation

North Elevation: The North elevation sits along Prince Street and is the secondary facade of the existing building. The existing storefront system is replaced with a new storefront system installed within the existing masonry openings. Additionally, the existing patio roof/ enclosure is replaced with a glass and steel enclosure that includes a folding panel wall along the streetscape. A new planter and fence adjacent to the patio help to define the edge of the pedestrian way. The space between the billboard structure and the adjacent building is enclosed with a new wall that is clad with metal metal panel facade system.



Existing East Elevation



Proposed Signage

Proposed East Elevation

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Proposed North Elevation - Prince Street



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North Facade Context



GLAZED STOREFRONT - 426 W BROADWAY
SOHO - CAST IRON HISTORICAL DISTRICT EXTENSION LP-2362

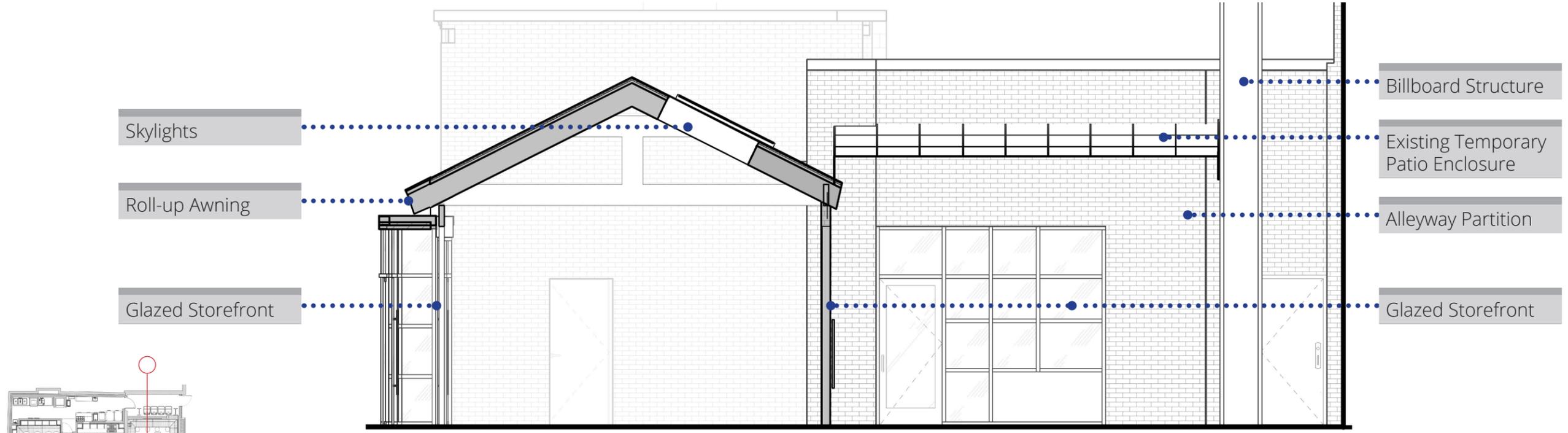


GABLED VOLUME WITH GLAZED FACADE AND ROOF
NOMO KITCHEN RESTAURANT - 9 CROSBY STREET
SOHO - CAST IRON HISTORICAL DISTRICT EXTENSION LP-2362

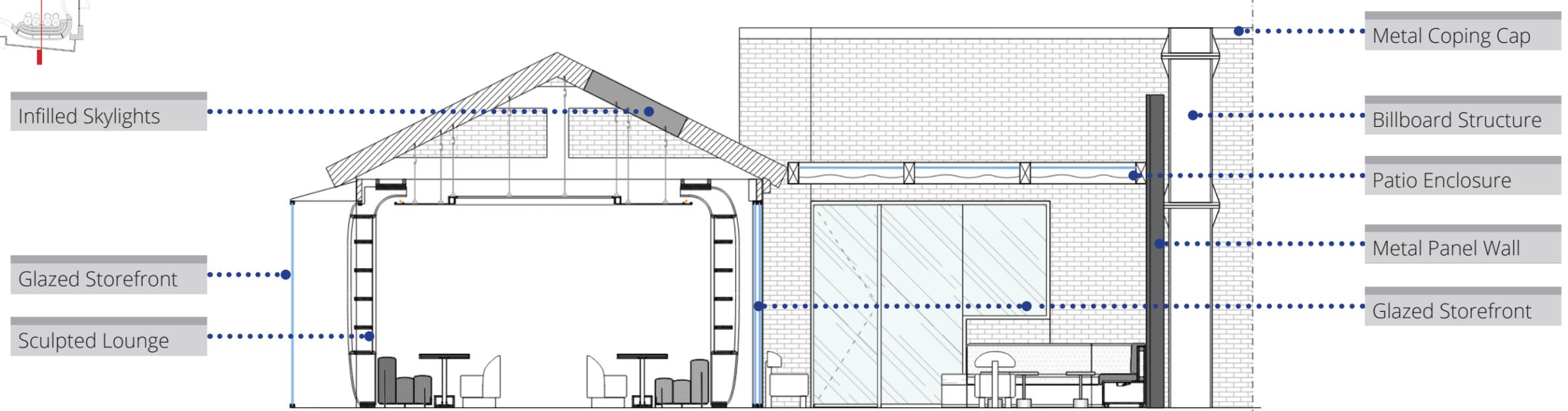
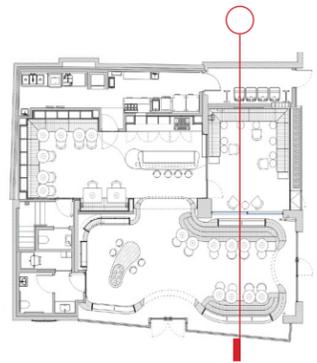


BLACK FACADE TREATMENT - 69 PRINCE STREET
SOHO - CAST IRON HISTORICAL DISTRICT EXTENSION LP-2362

Building Sections



Existing East-West Section

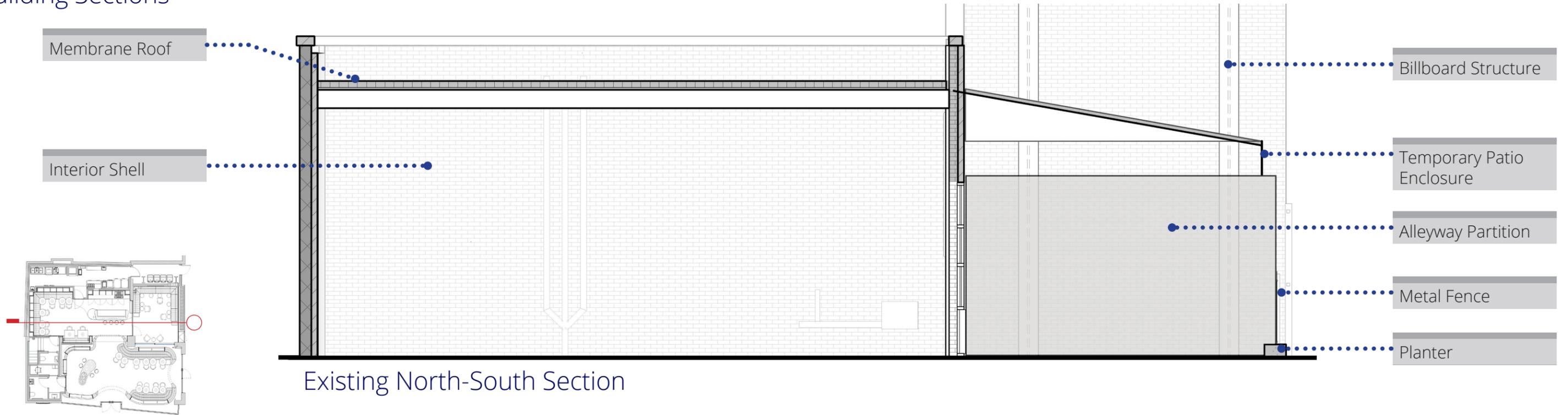


Proposed East-West Section

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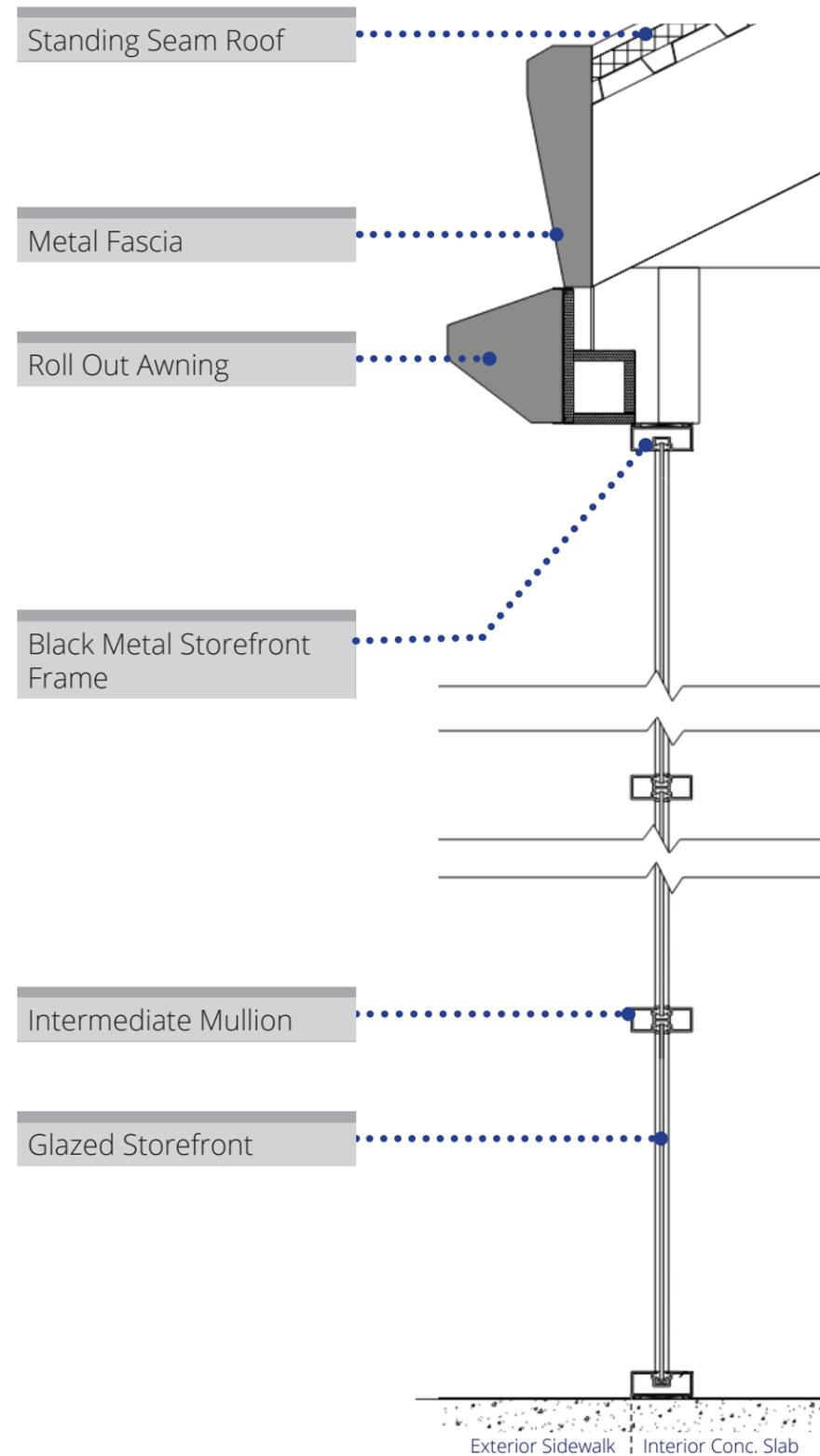
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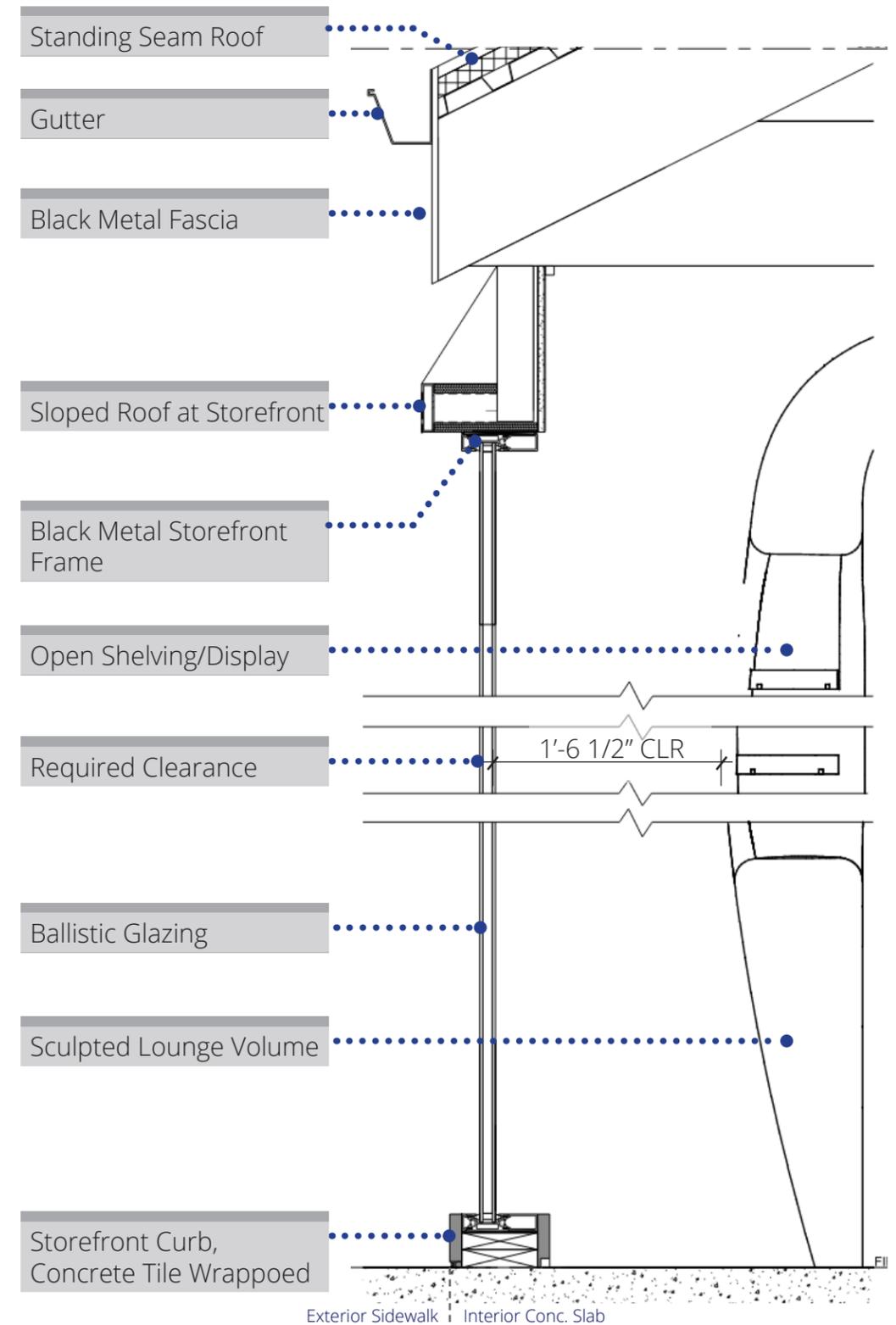
Storefront Details



Storefront Details: A new black metal thin profile storefront system will be built on and embedded into a curb at the sidewalk level. The curb will be faced with concrete-look porcelain tile. New glazing units will be ballistic glazing panels with high transparency and glare reduction. Per LPC guidelines in Ch 3, the interior partition of the sculpted lounge is recessed back from the storefront glazing a minimum of 18" and does not block more than 75% of the width and 50% of the area of the glazing.



Existing Storefront Detail



Proposed Storefront Detail

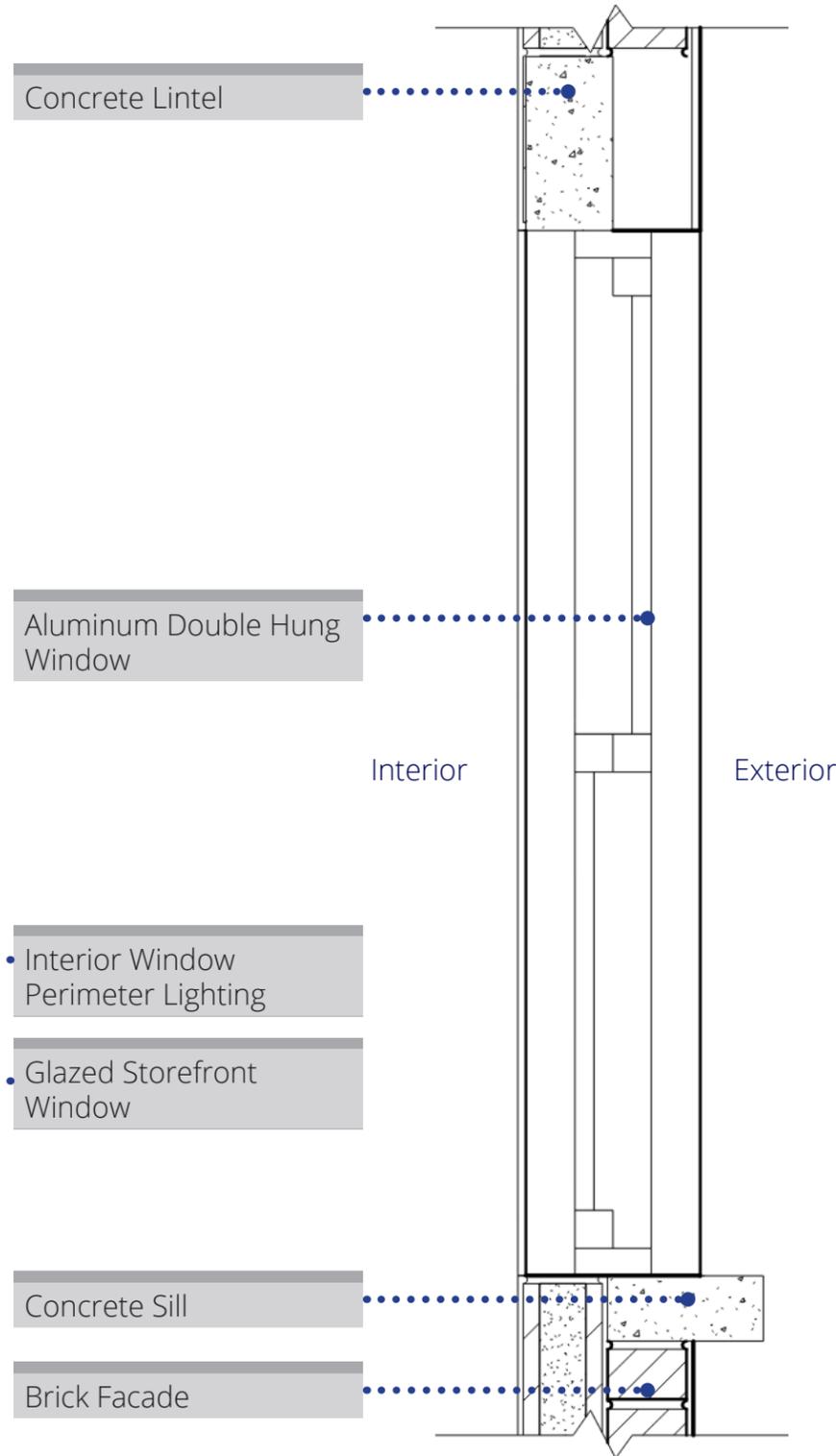
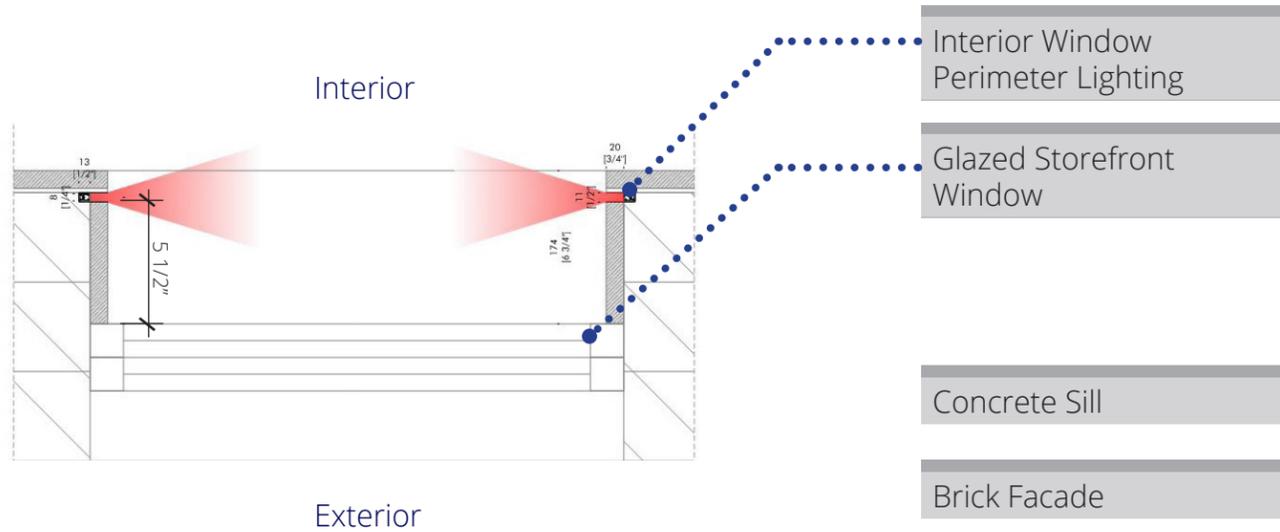
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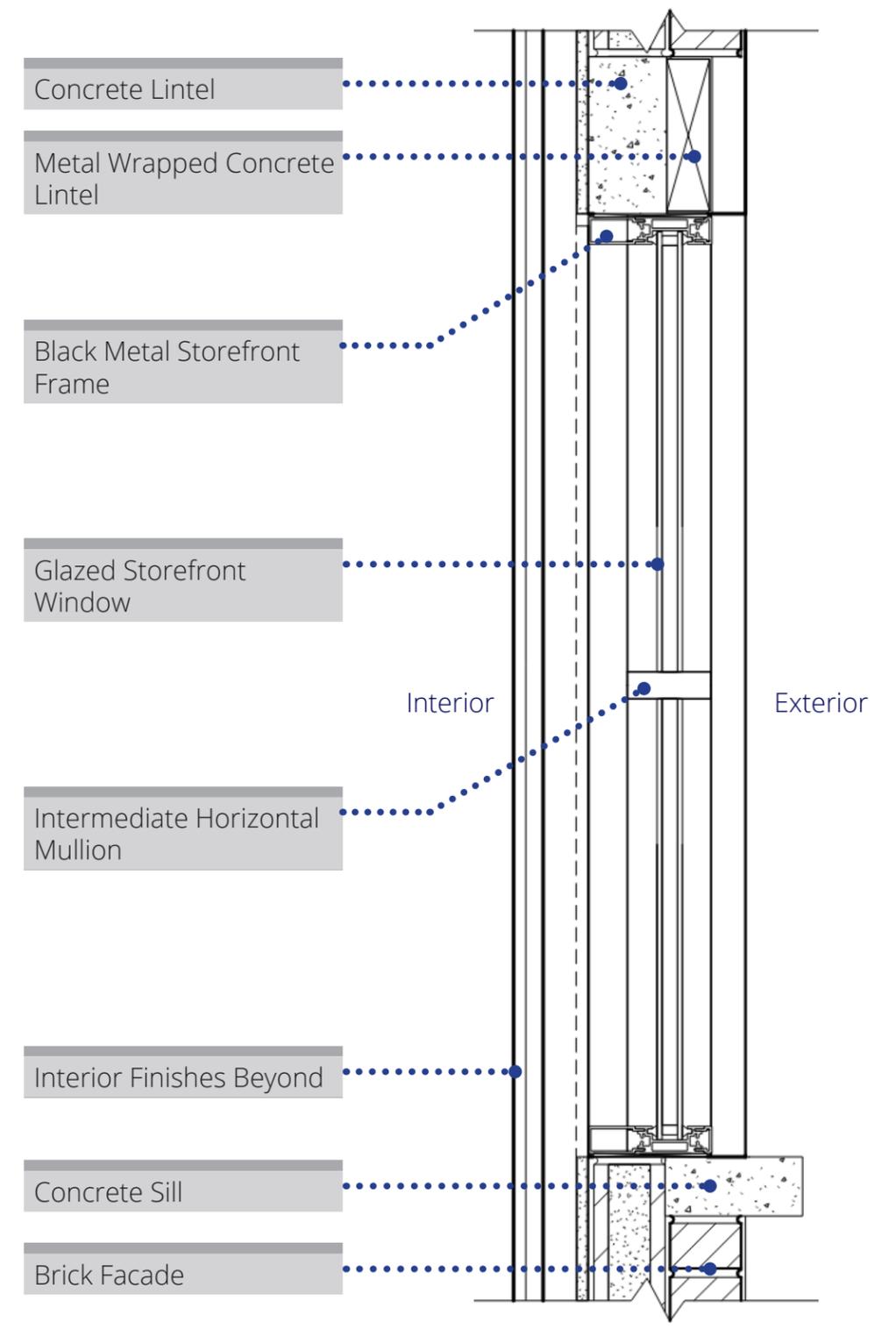
Window Details



Window Details: New storefront windows will be installed in the existing openings at the 2nd floor level. The new units will have a horizontal mullion to evoke the look of a double hung window. The storefront frame will be black metal thin profile that matches the storefront at grade. Interior jamb and header lighting is added at both windows, providing soft ambient lighting from the interior only.



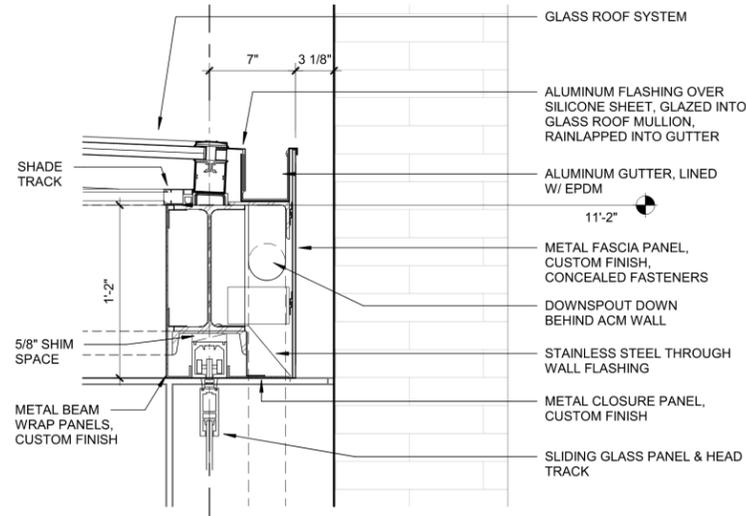
Existing Window Detail



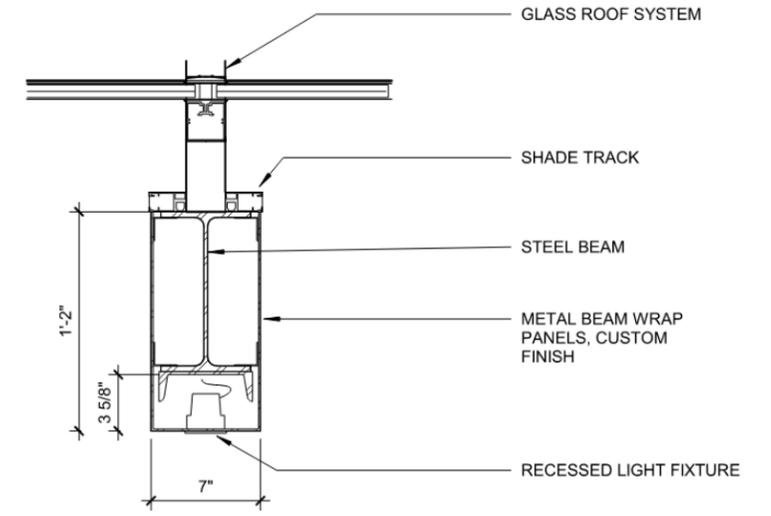
Proposed Window Detail

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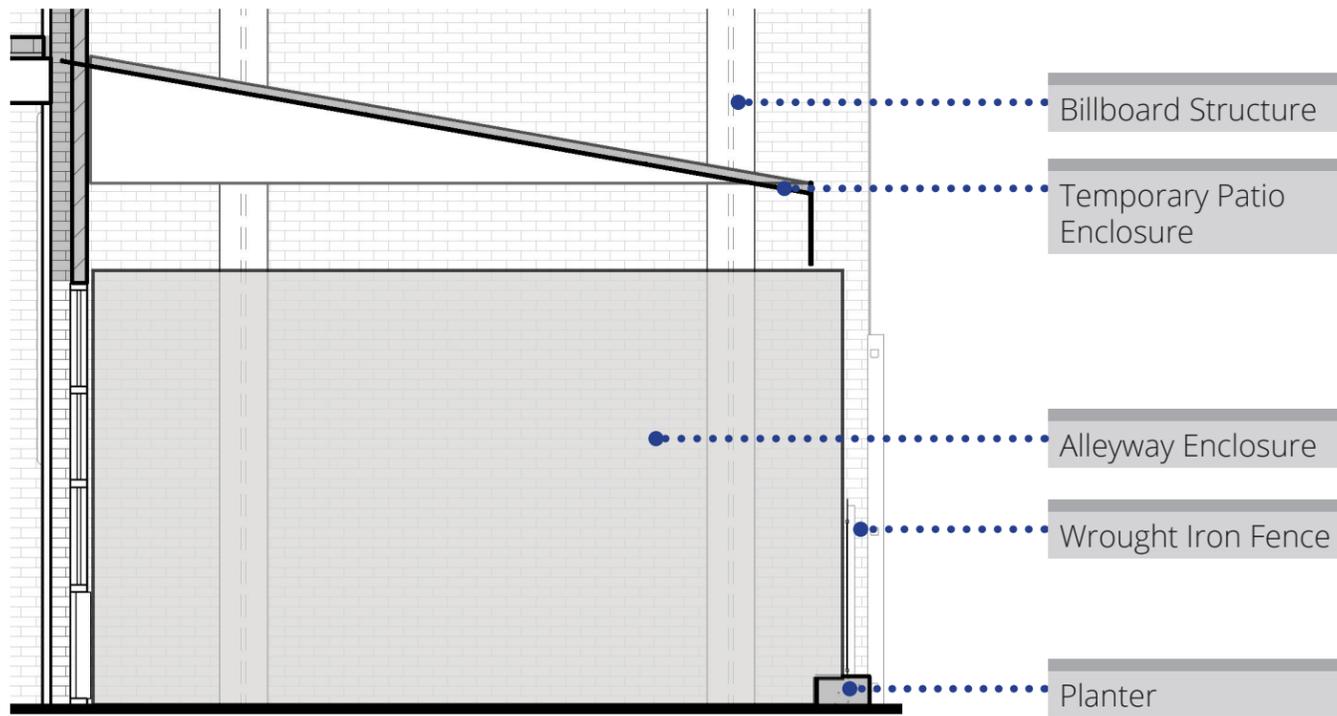
Patio Enclosure Details



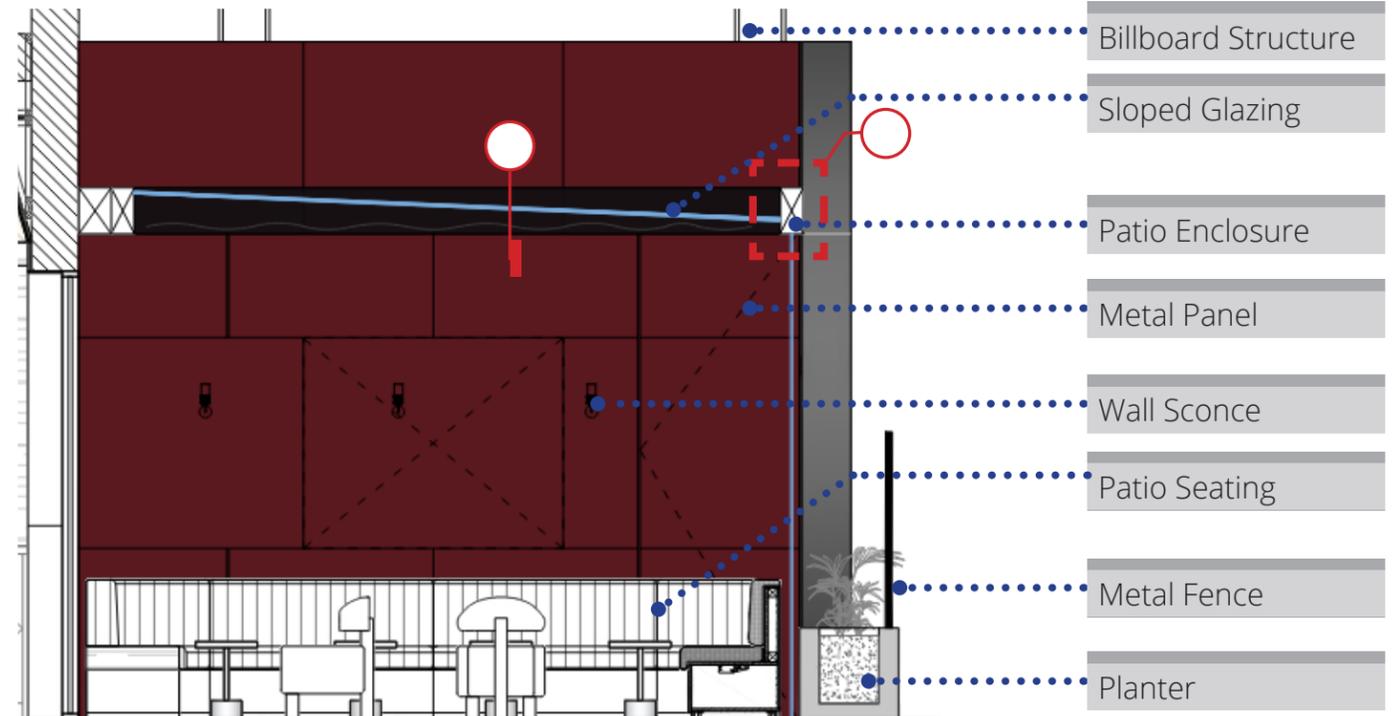
Patio Roof Fascia Detail



Roof Support and Downlight Detail



Existing Patio Section

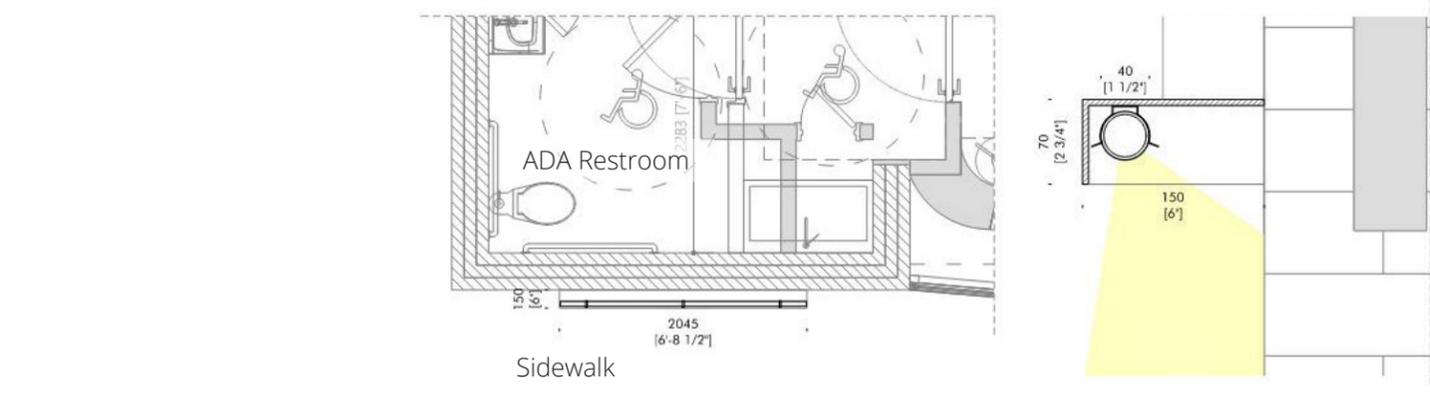
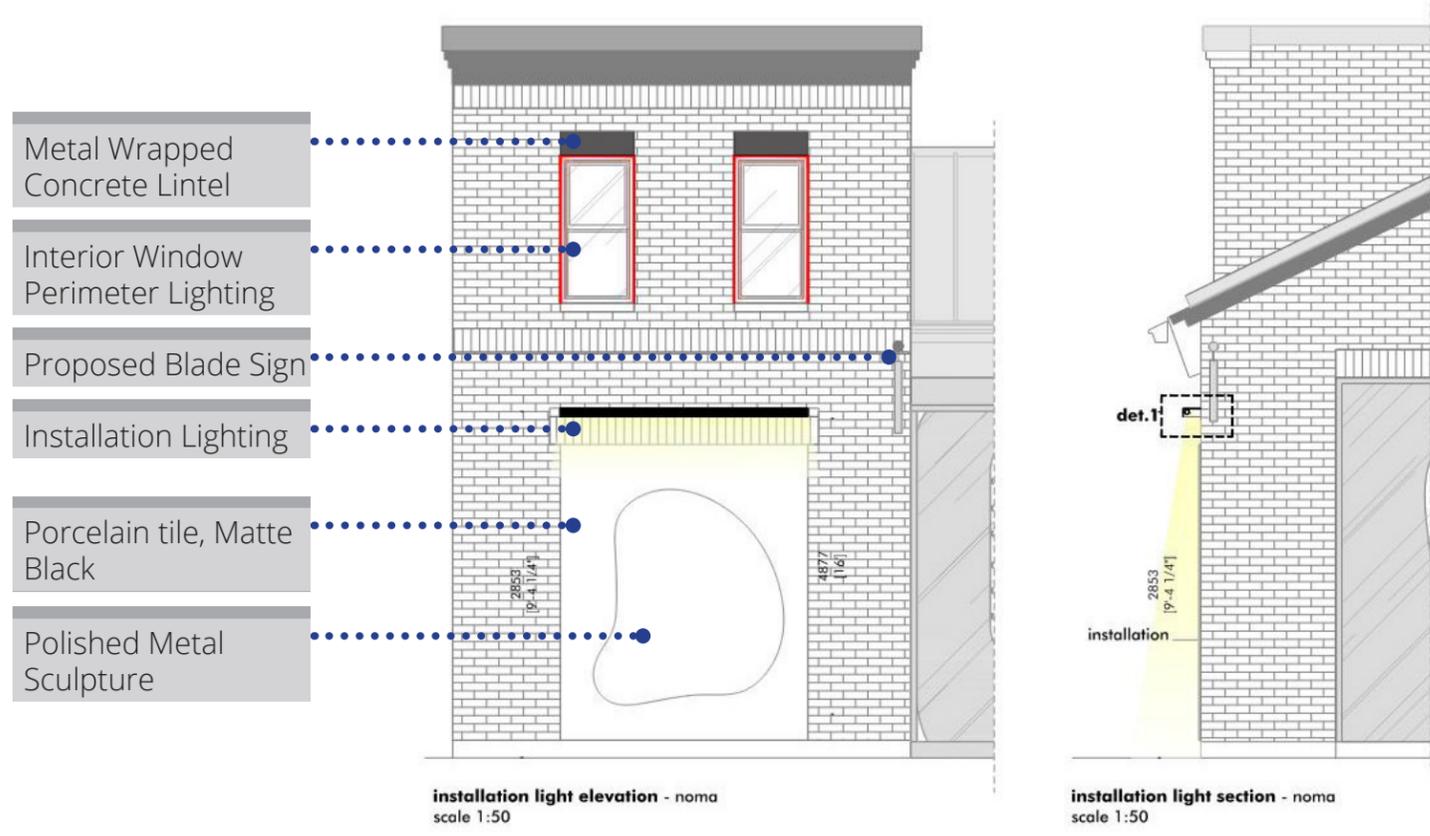


Proposed Patio Section

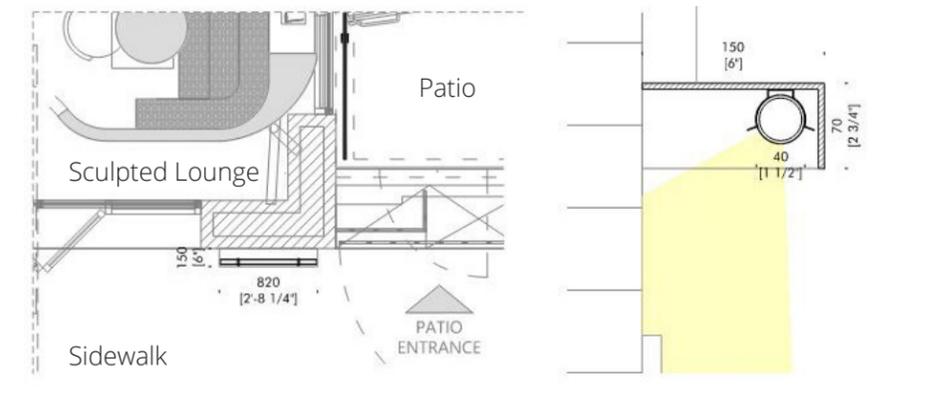
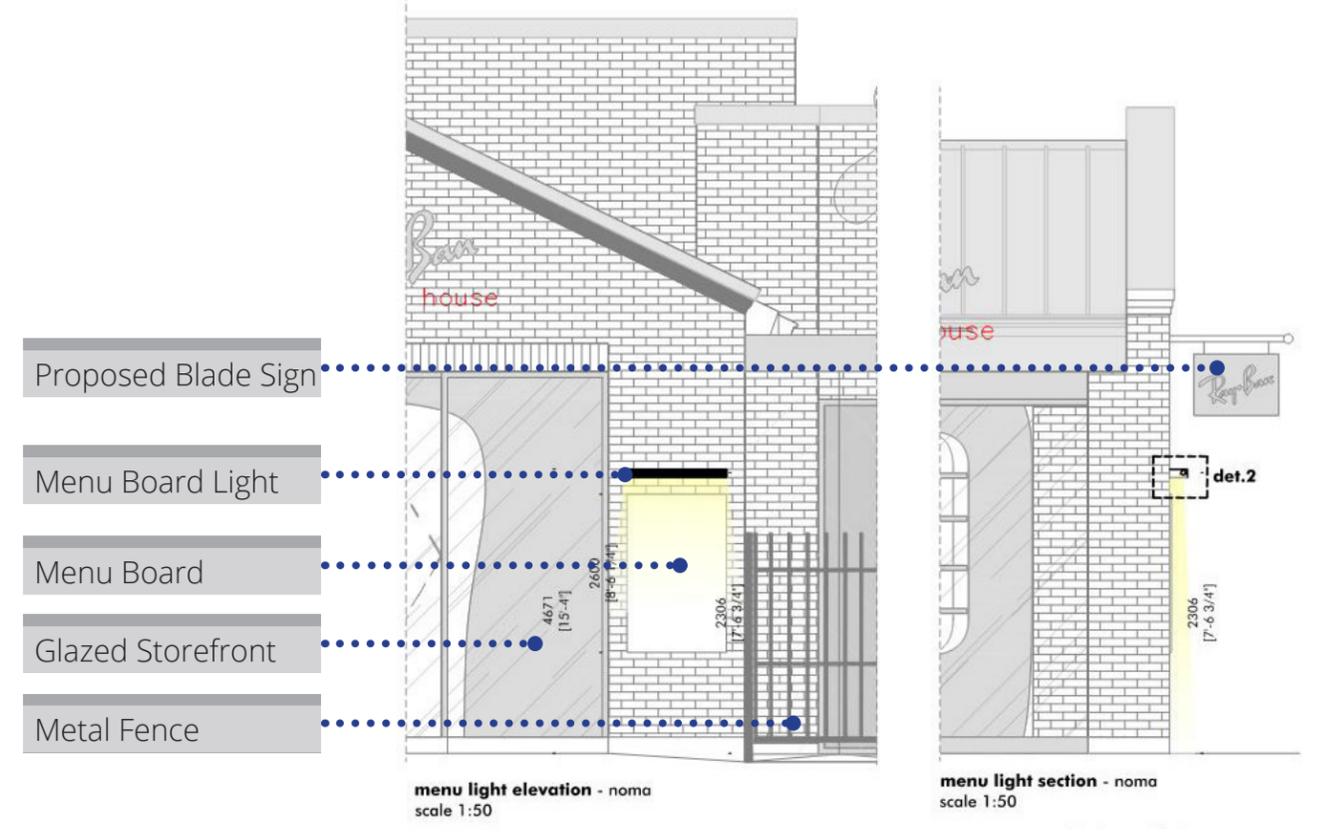
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EXTERIOR LIGHTING



Proposed East Facade Lighting

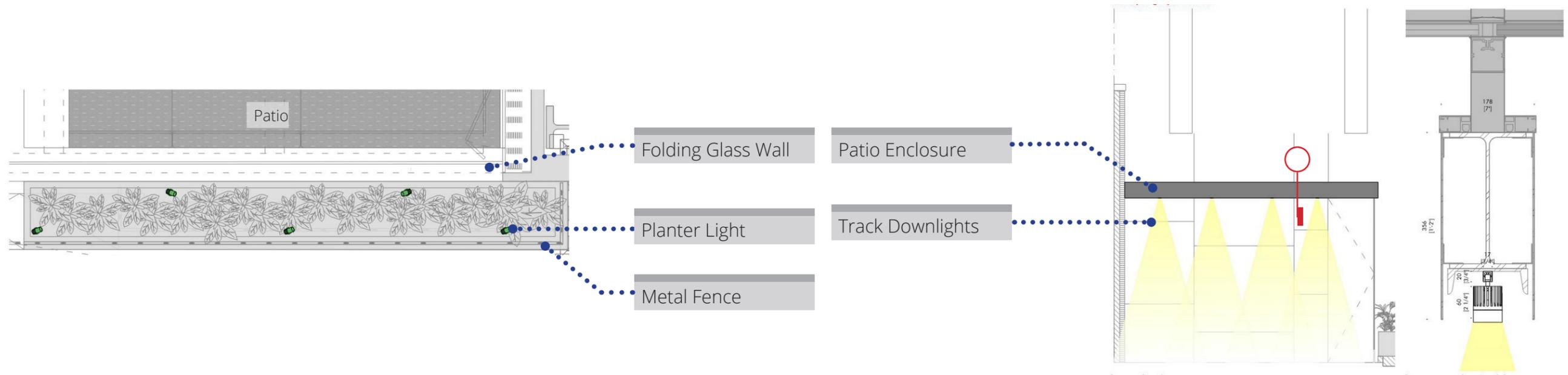
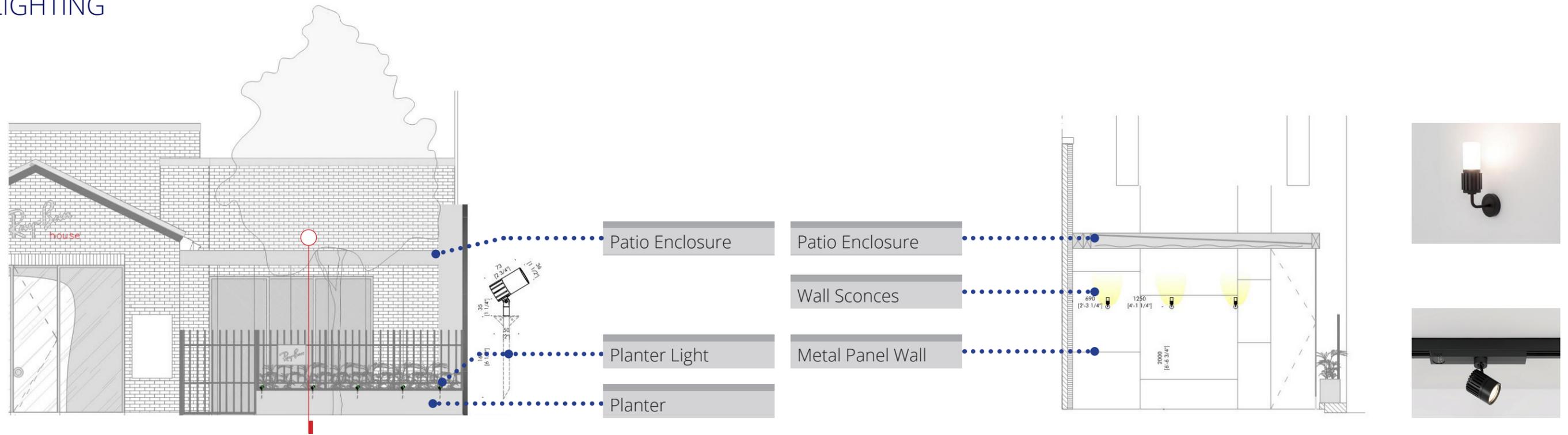


Proposed North Facade Lighting

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PATIO LIGHTING



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GENERAL LIGHTING



East Facade Illuminated

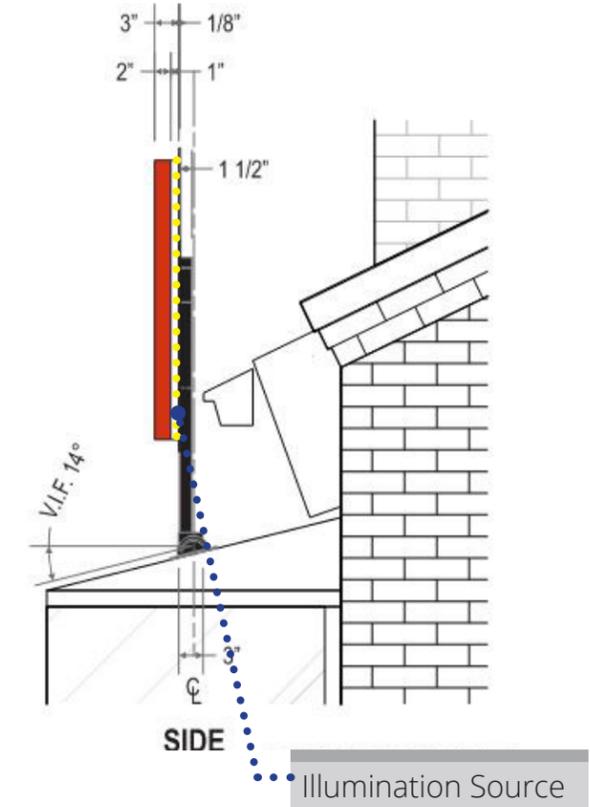
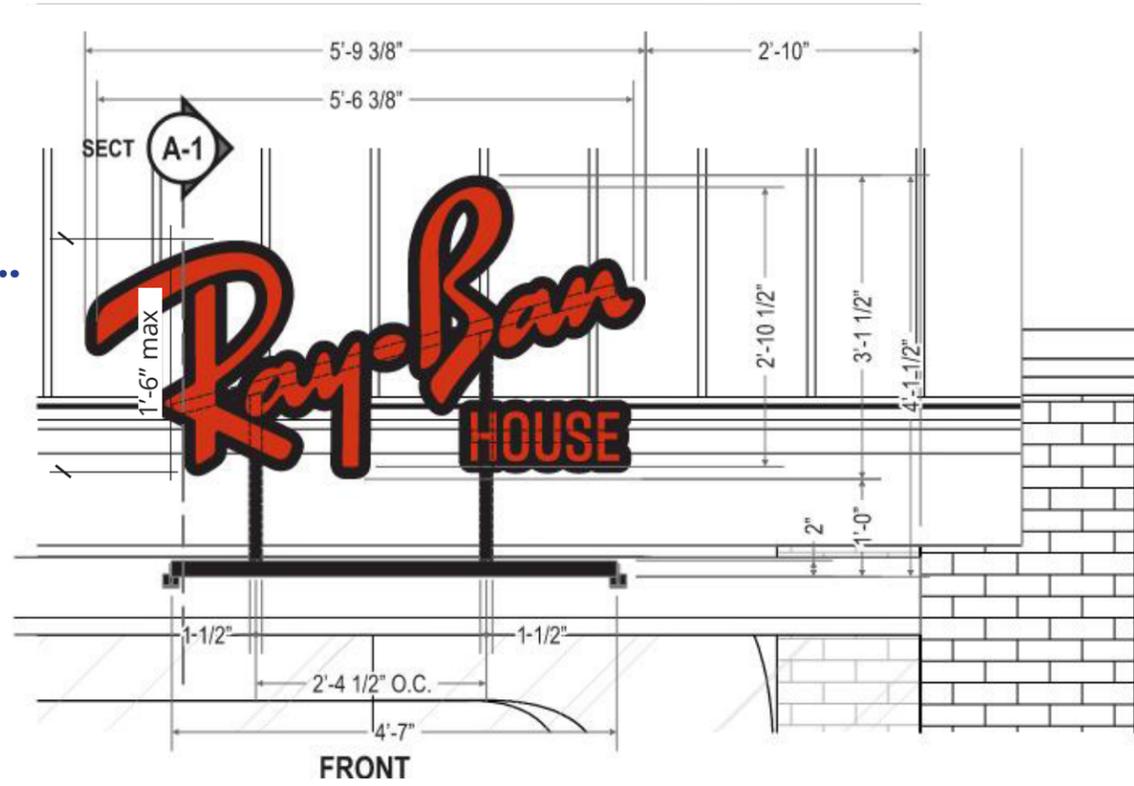
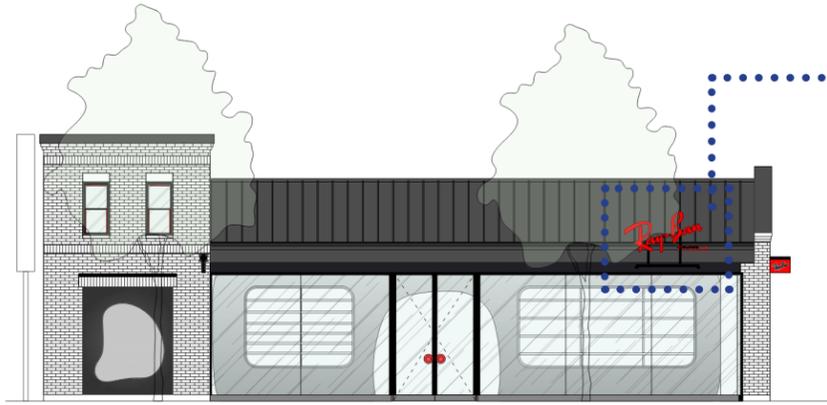


North Facade Illuminated

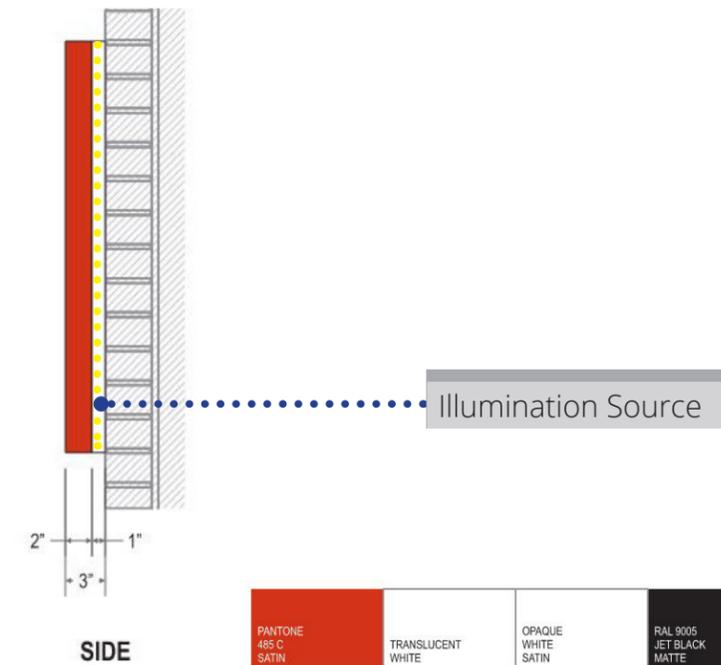
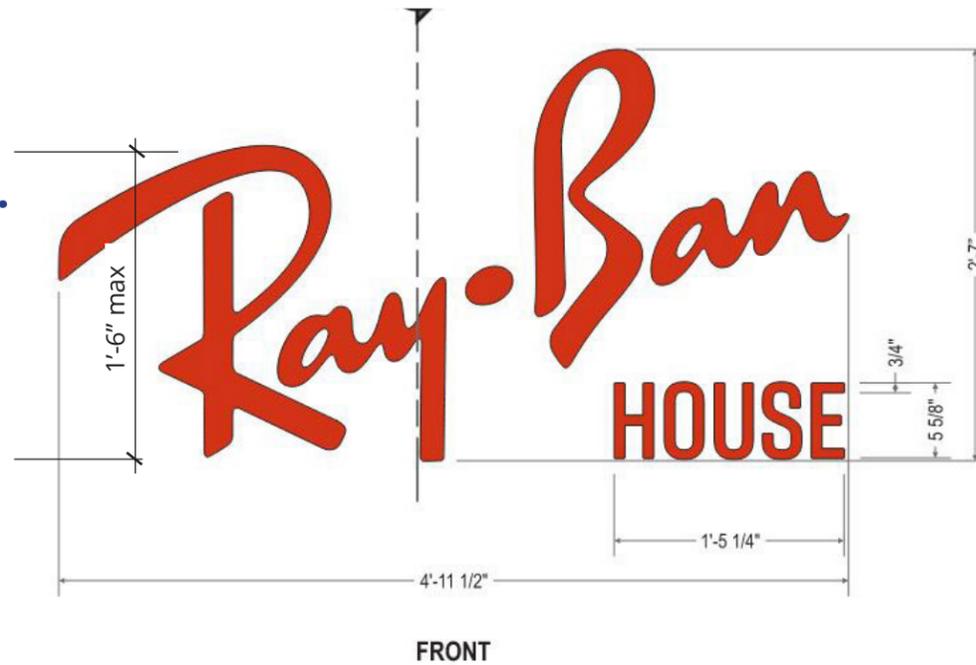
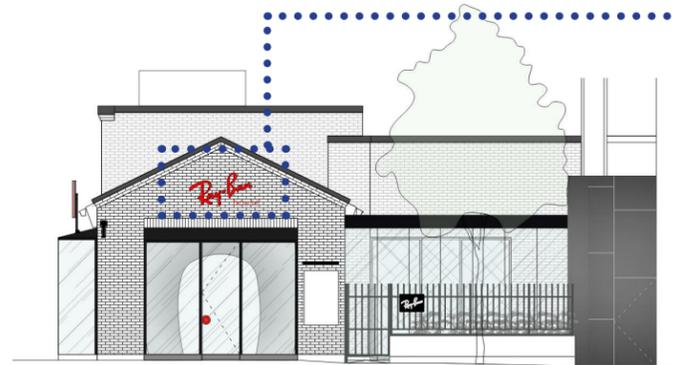
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EXTERIOR SIGNAGE



Halo Lit Illuminated Sign



Flush Mounted Halo Lit Illuminated Sign

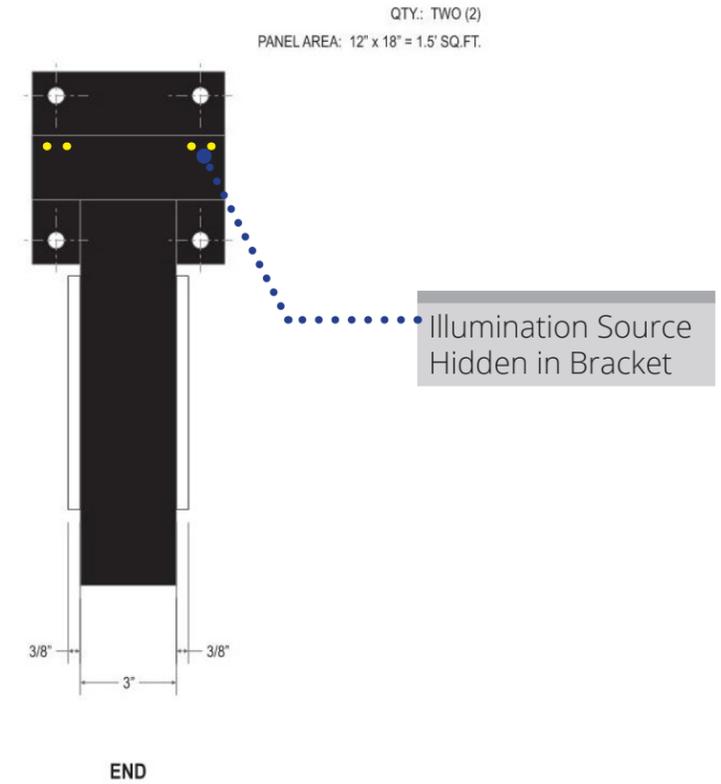
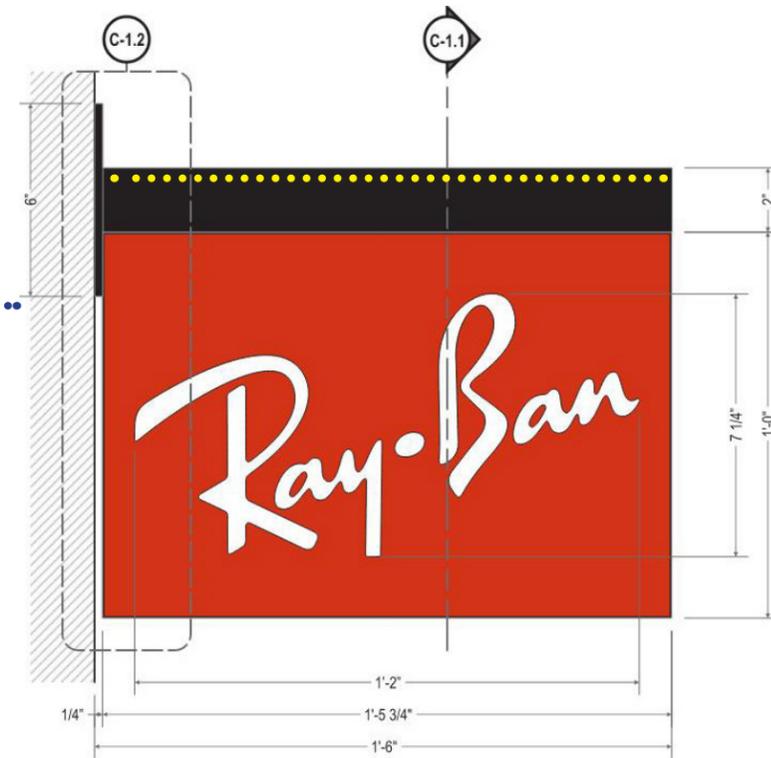
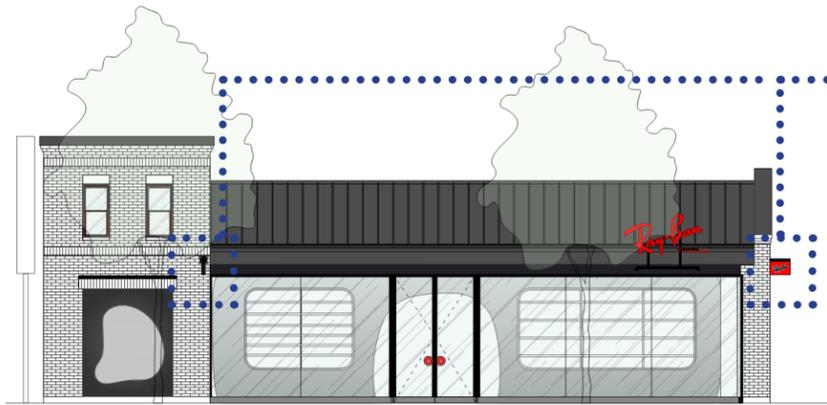
PANTONE 485 C SATIN	TRANSLUCENT WHITE	OPAQUE WHITE SATIN	RAL 9005 JET BLACK MATTE

Finish Schedule

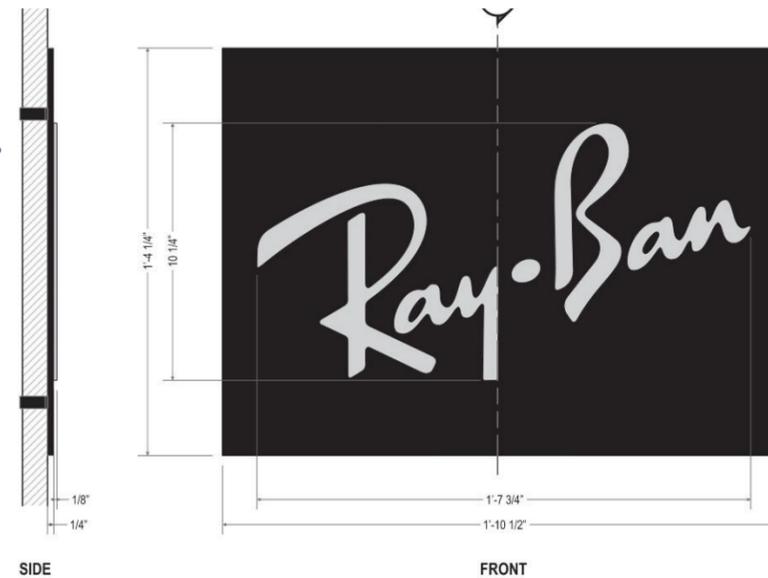
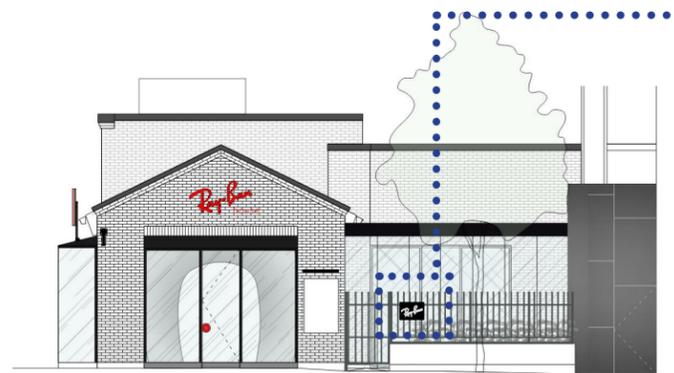
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EXTERIOR SIGNAGE



Bracket-Illuminated Blade Sign



AREA: 16.25' x 22.5' = 2.539' SQ.FT.

PANTONE 485 C SATIN	TRANSLUCENT WHITE	OPAQUE WHITE SATIN	RAL 9005 JET BLACK MATTE
BRUSHED STAINLESS STEEL	RAL 9005 JET BLACK MATTE		

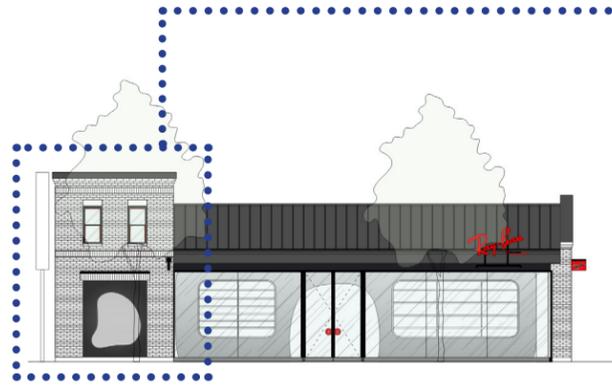
Finish Schedule

Non-Illuminated Plaque

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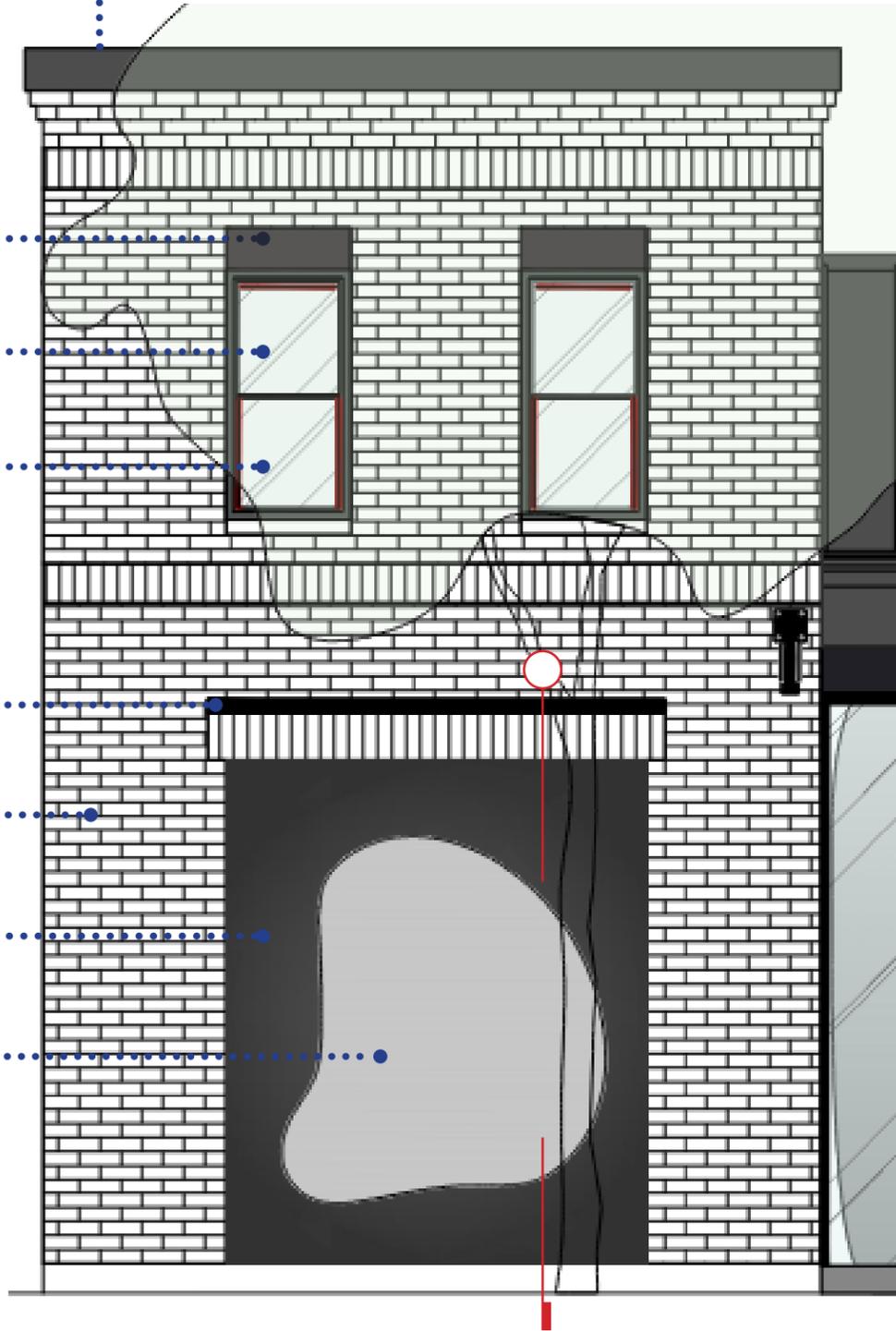
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Exterior Art Installation

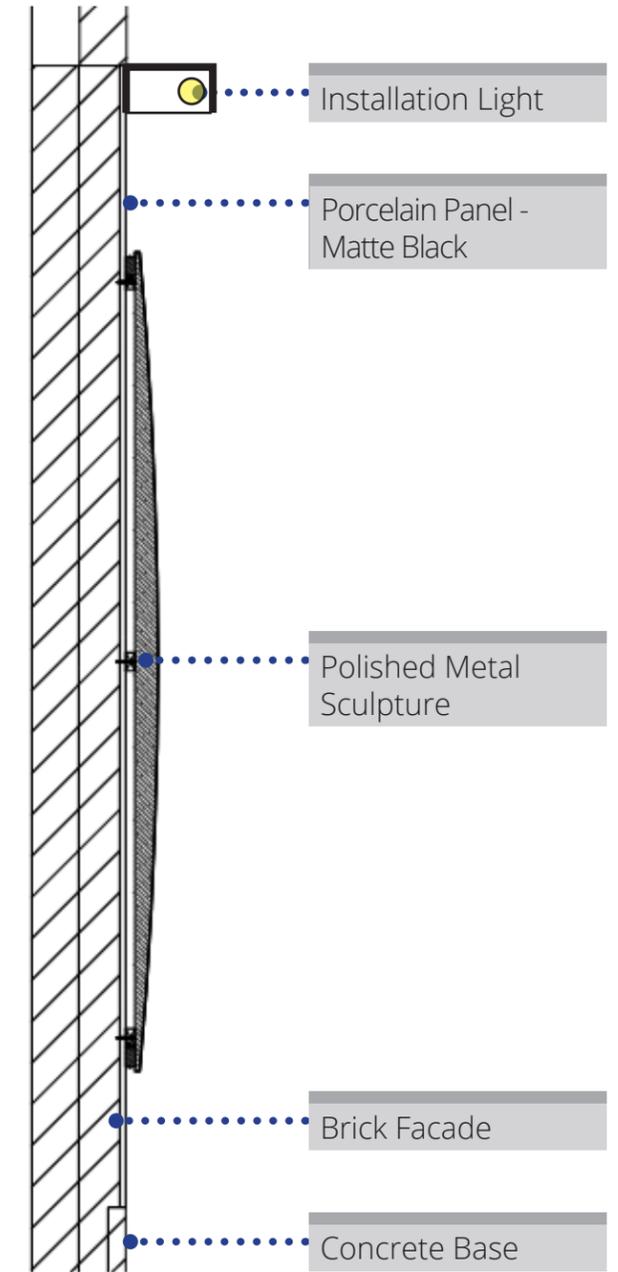


Art Installation: The proposed sculpture will occupy an existing 3/4" deep recess on the East facade of the 2-story volume. Porcelain Tile (Crossville Nero Assoluto) acts as a backdrop for the sculpted polished metal form. The polished metal is securely fastened to blocking which is hidden from the streetscape view.

- Metal Wrapped Concrete Lintel
- Interior Window Perimeter Lighting
- Storefront Windows Simulated Divided Lite
- Installation Light
- Brick Facade
- Porcelain Panel - Matte Black
- Polished Metal Sculpture



Enlarged Elevation



Enlarged Section

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Sculpted Lounge



Oak Lounge

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THANK YOU

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