

702 GREENWICH STREET  
NEW YORK, NY 10014

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

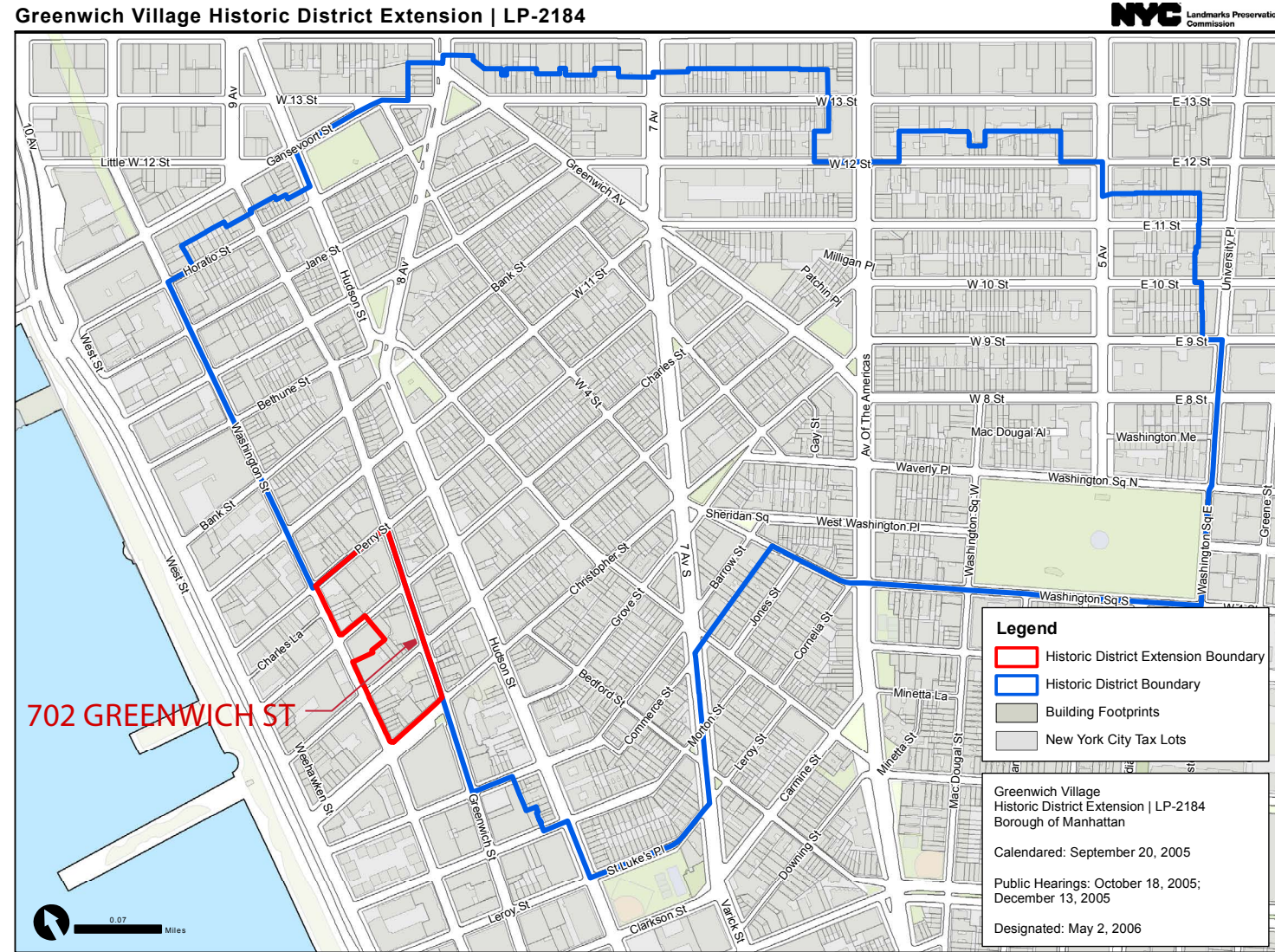
## BUILDING INFORMATION

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

## LOCATION REFERENCE



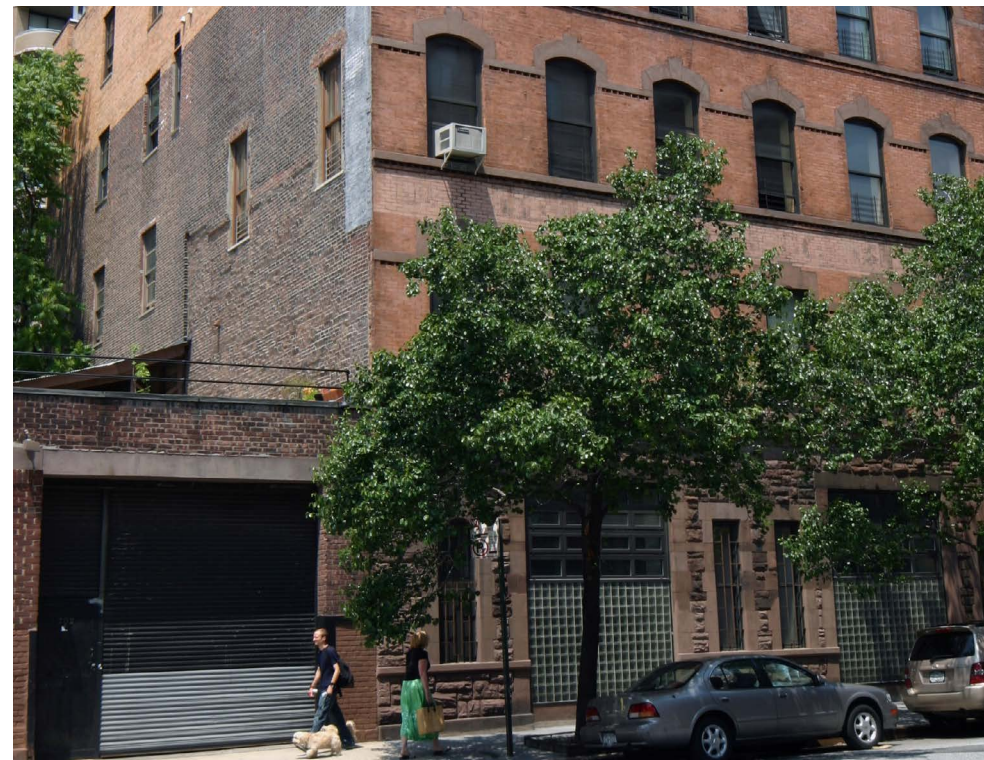
## EXISTING FACADE



CURRENT BUILDING PHOTO - 2025



CURRENT BUILDING PHOTO - 2025



LPC DESIGNATION PHOTO - 2005



BUILDING PHOTO - 1983-1988



BUILDING PHOTO - 1939-1942

## HISTORIC PHOTOS



703 GREENWICH STRET - 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

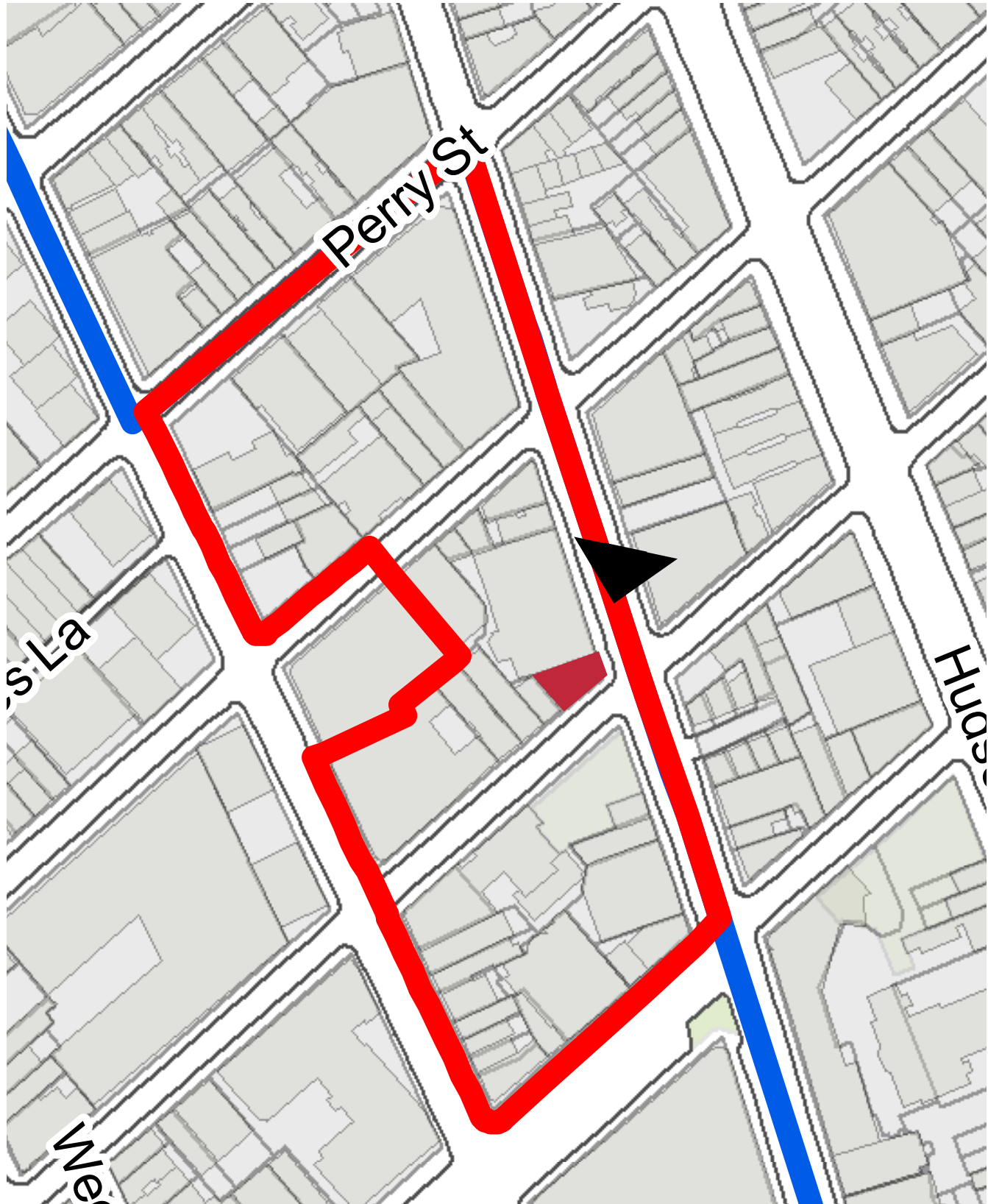


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



VIEW - WEST

NEIGHBORHOOD CONTEXT PHOTOS

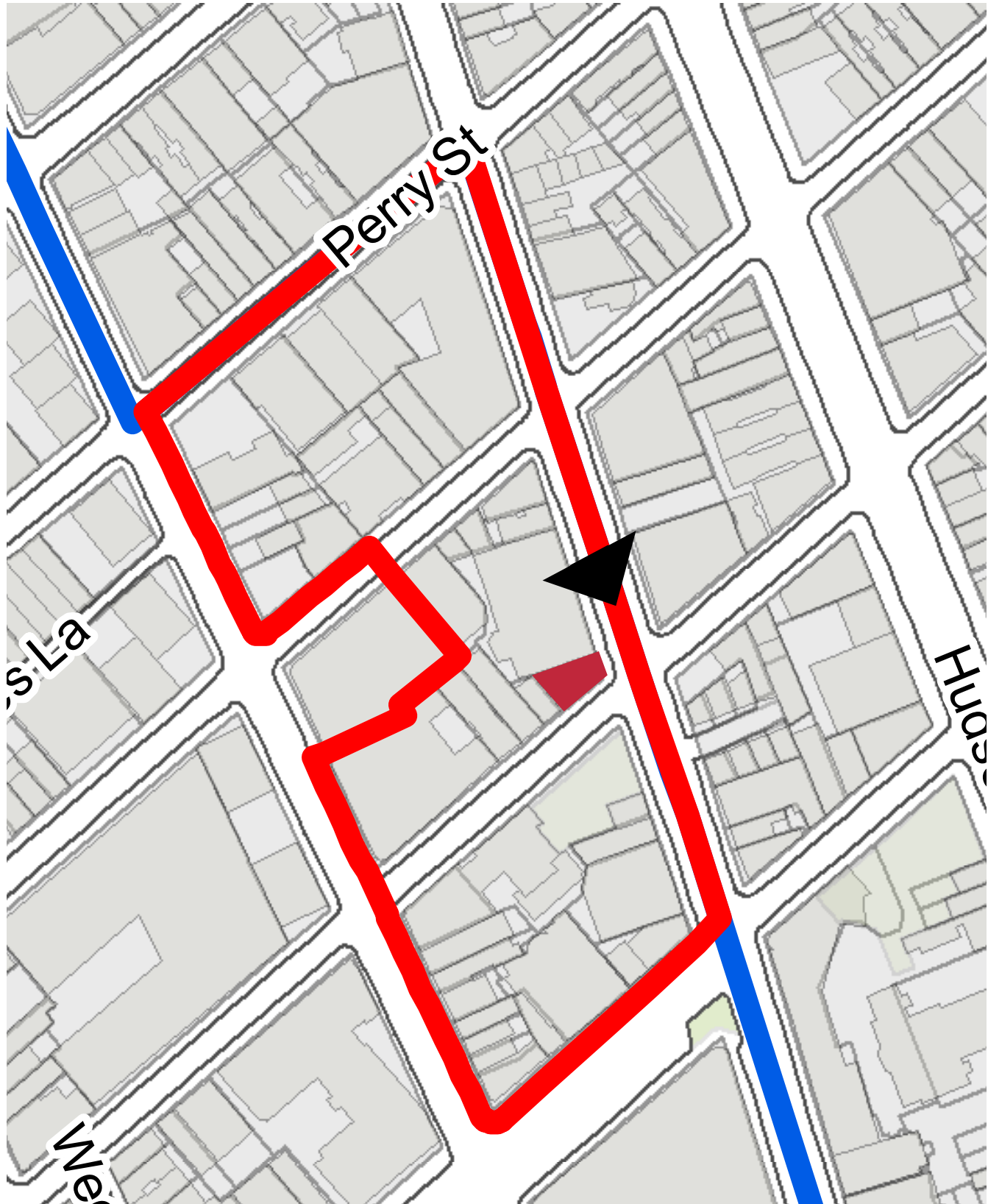


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



VIEW - SOUTHWEST

NEIGHBORHOOD CONTEXT PHOTOS

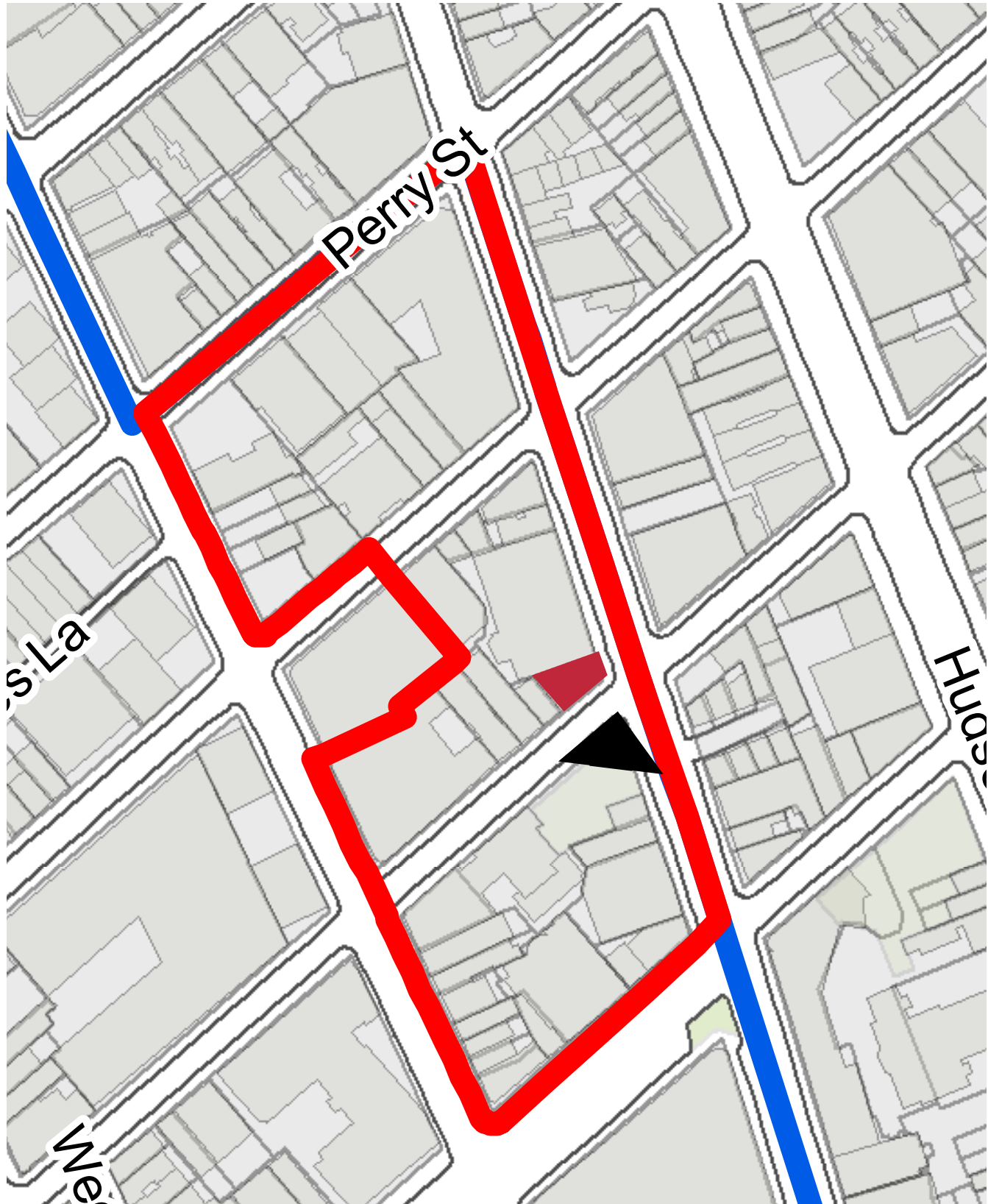


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



VIEW - SOUTH

NEIGHBORHOOD CONTEXT PHOTOS

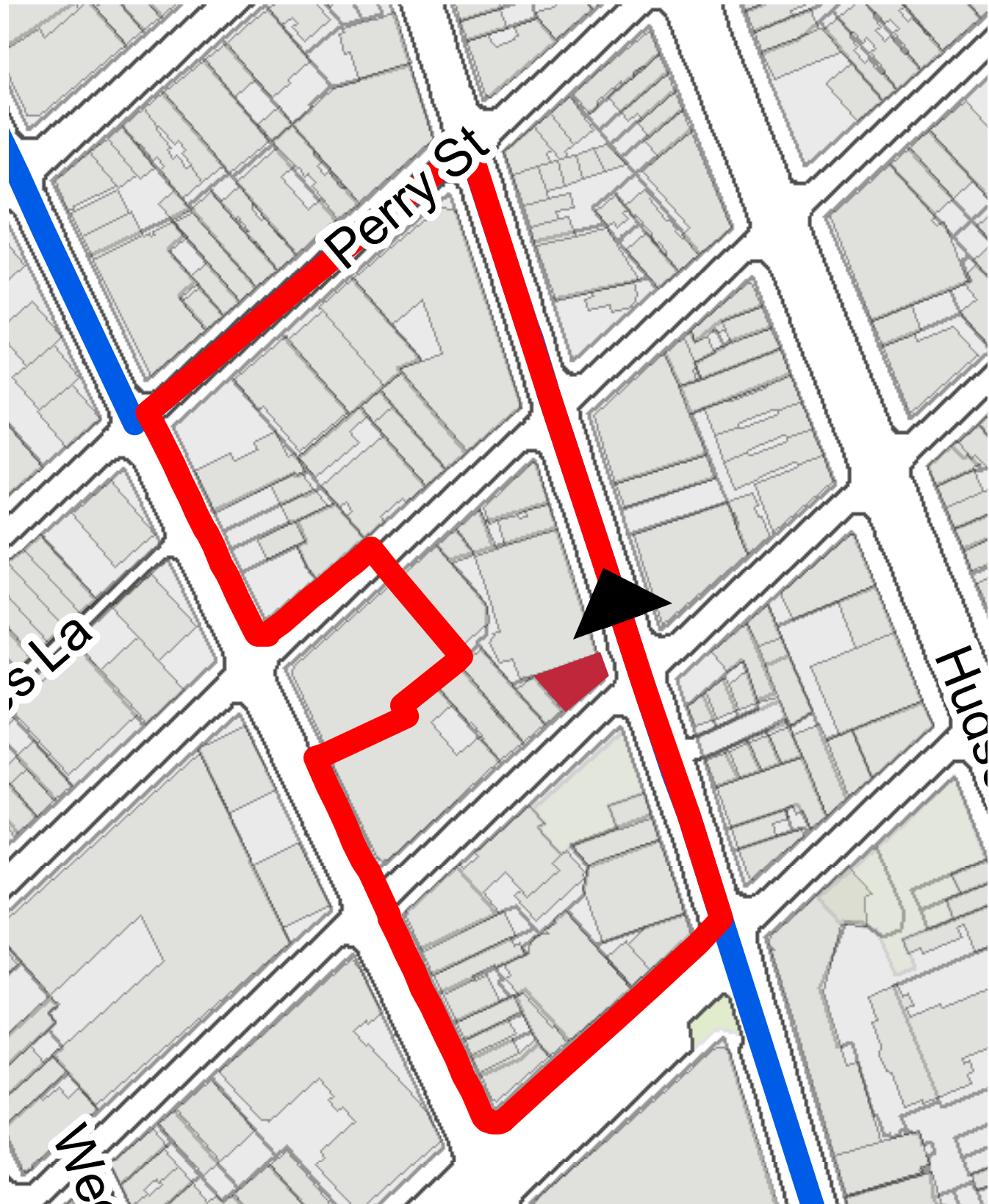


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



VIEW - NORTHEAST

## NEIGHBORHOOD CONTEXT PHOTOS

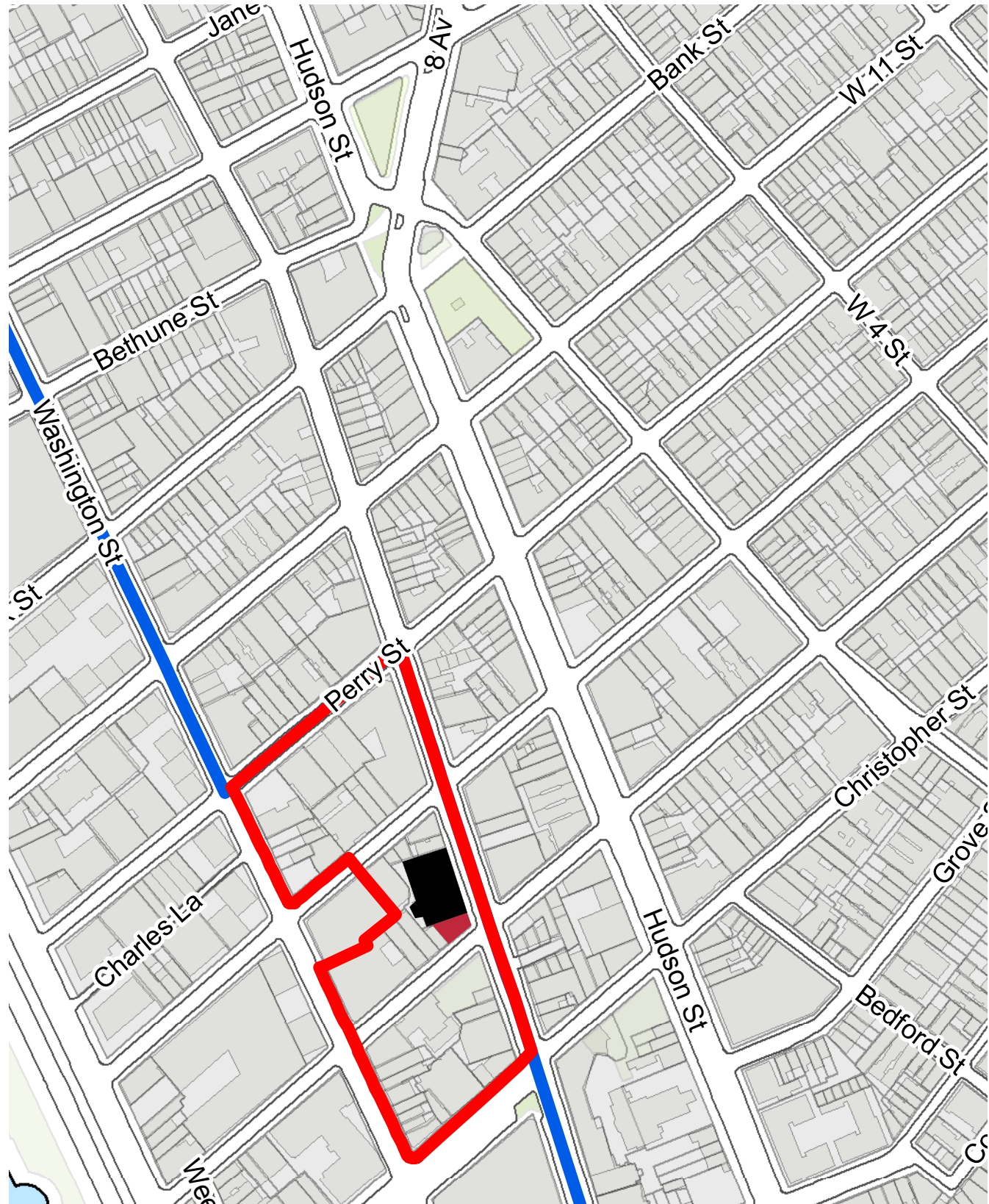


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



VIEW - NORTH

NEIGHBORHOOD CONTEXT PHOTOS

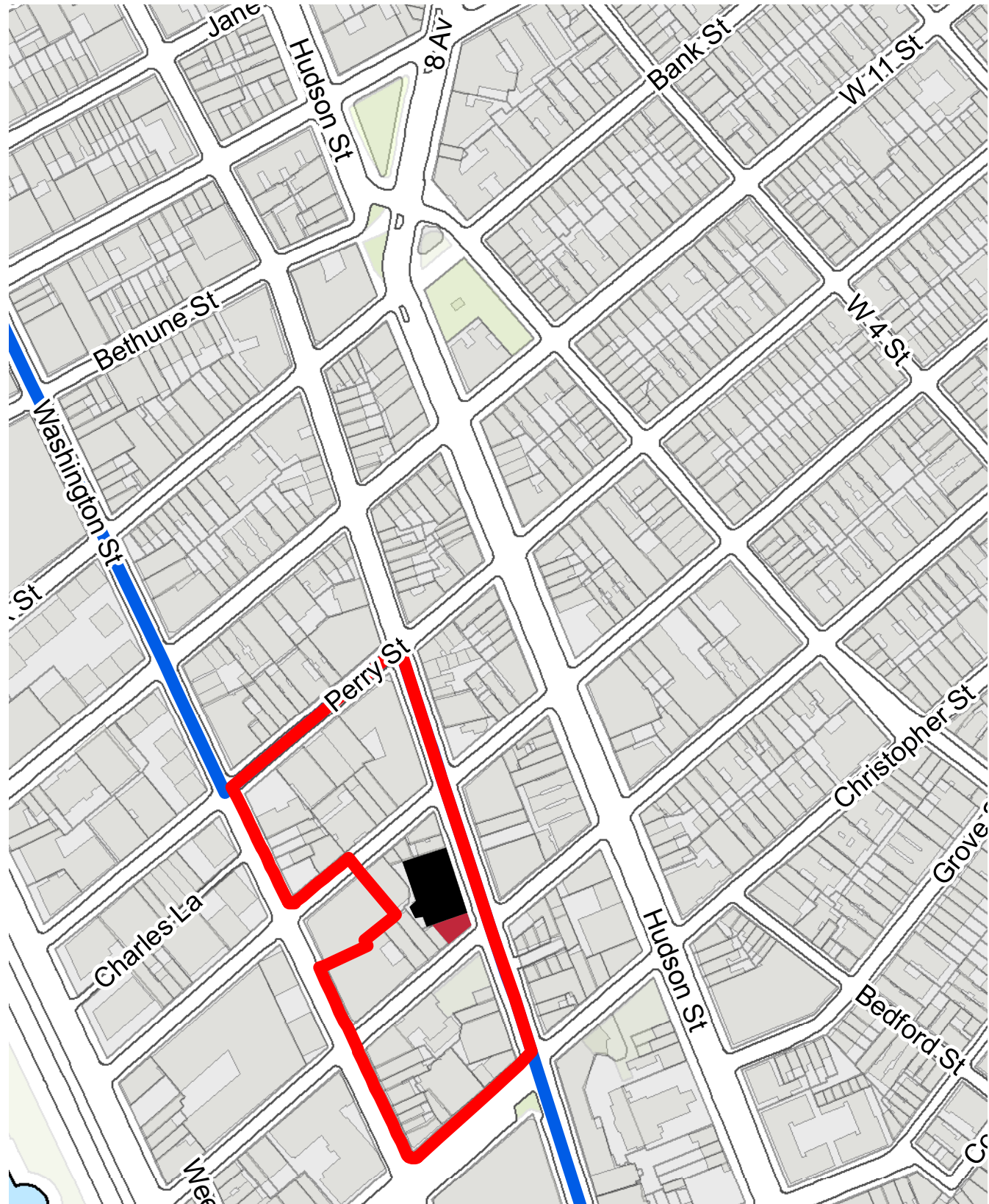


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY

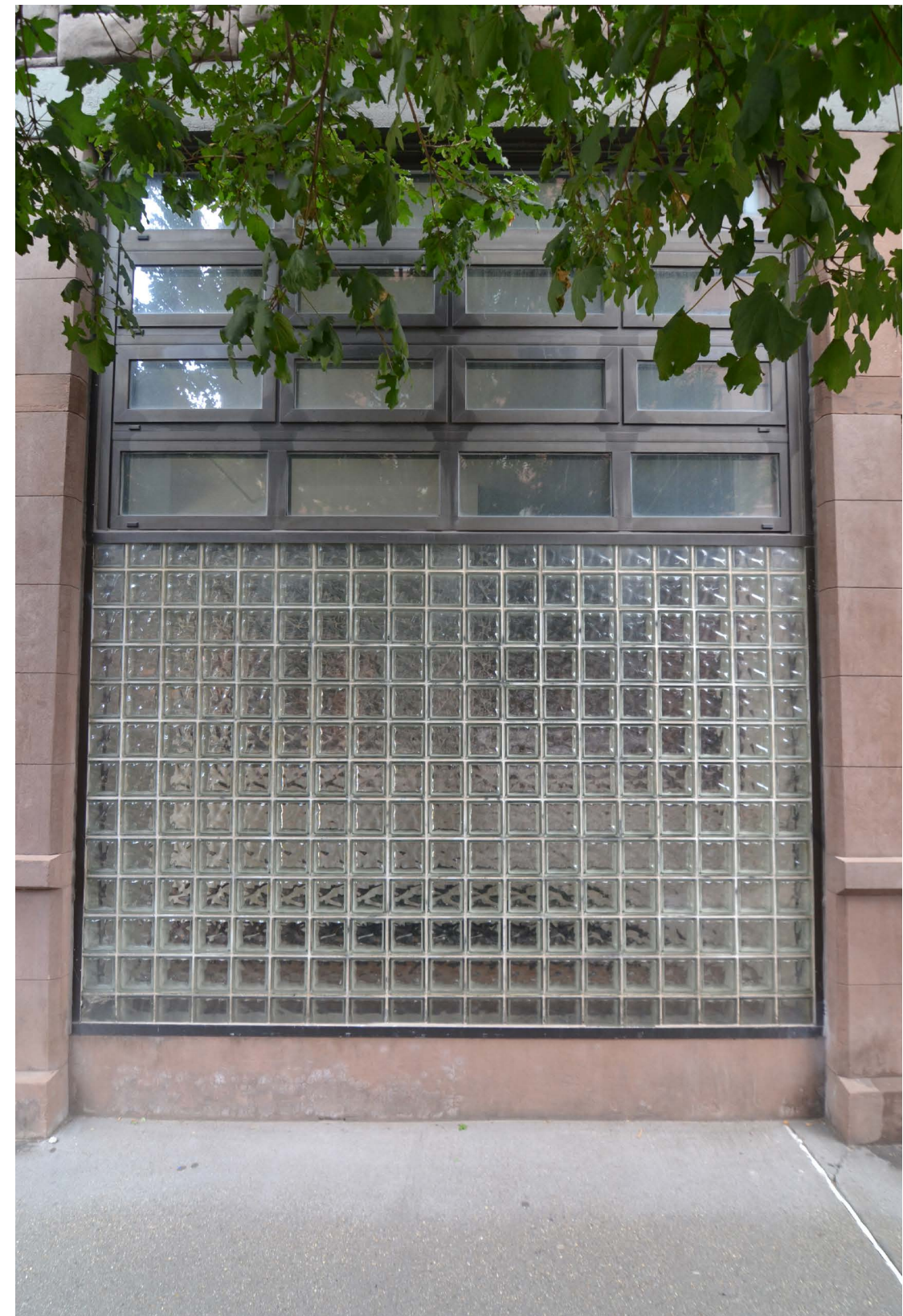


708 GREENWICH STREET

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES

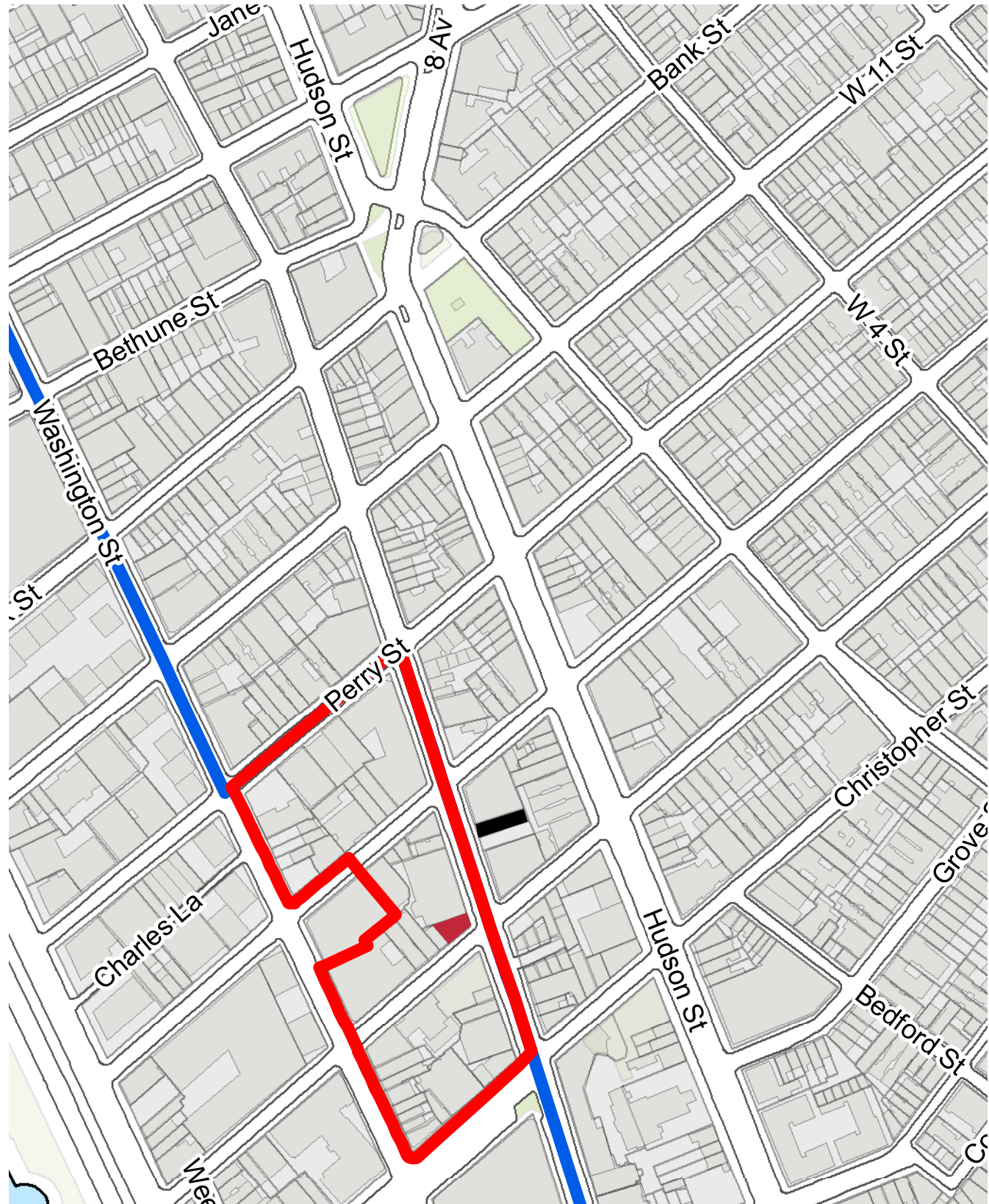


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



708 GREENWICH STREET

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES

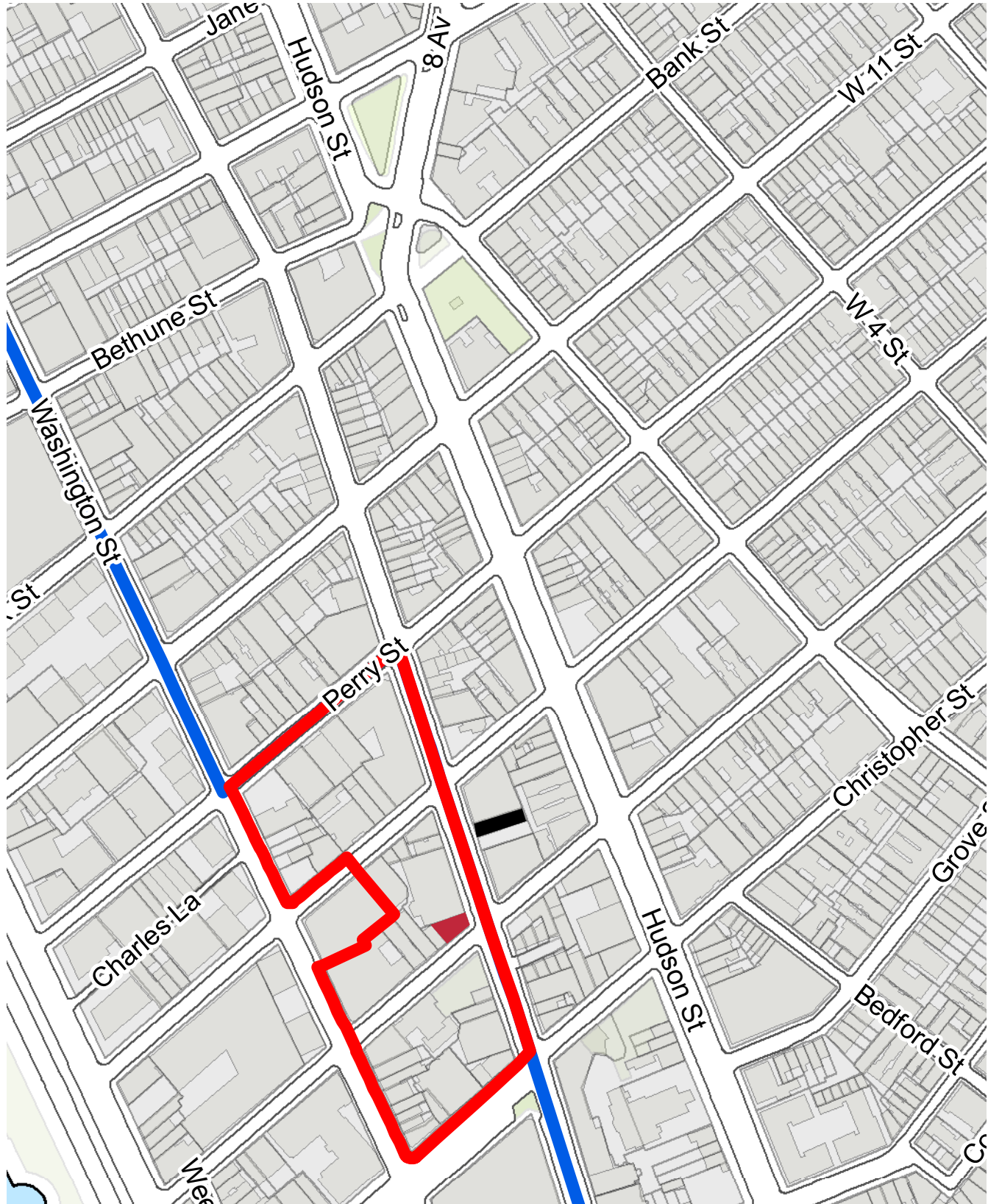


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



711 GREENWICH STREET

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES

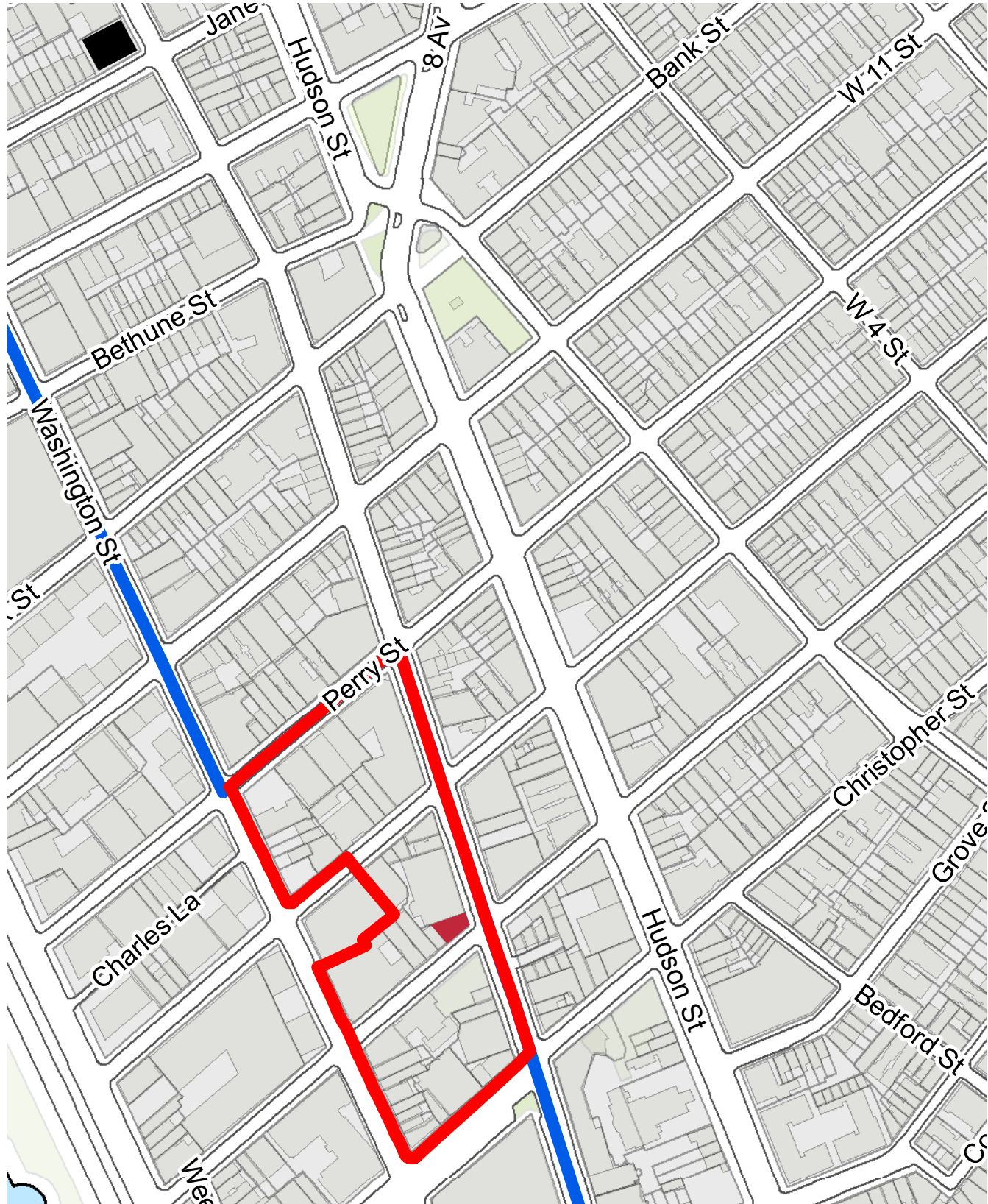


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



711 GREENWICH STREET

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES

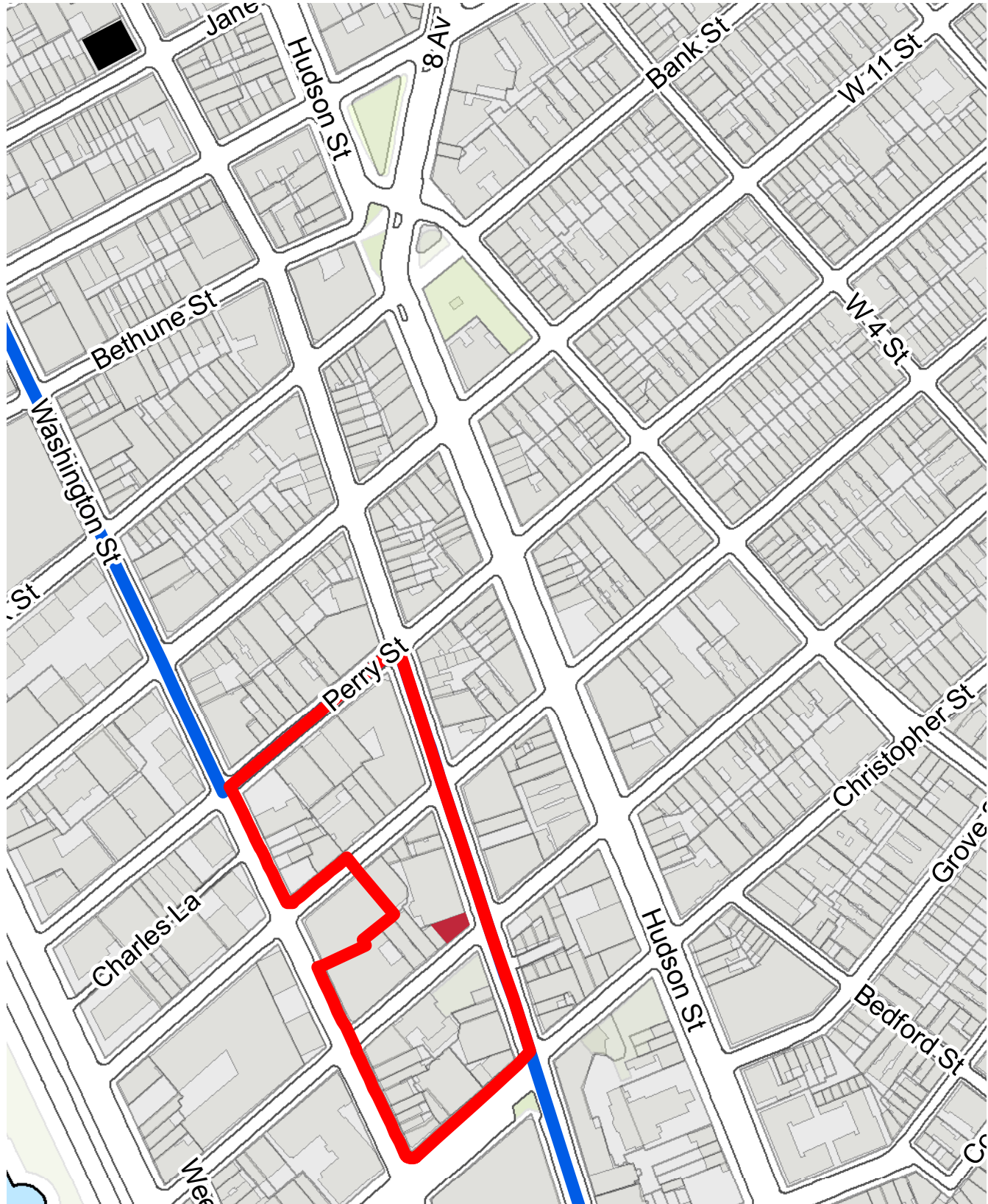


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



818 GREENWICH STREET

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES

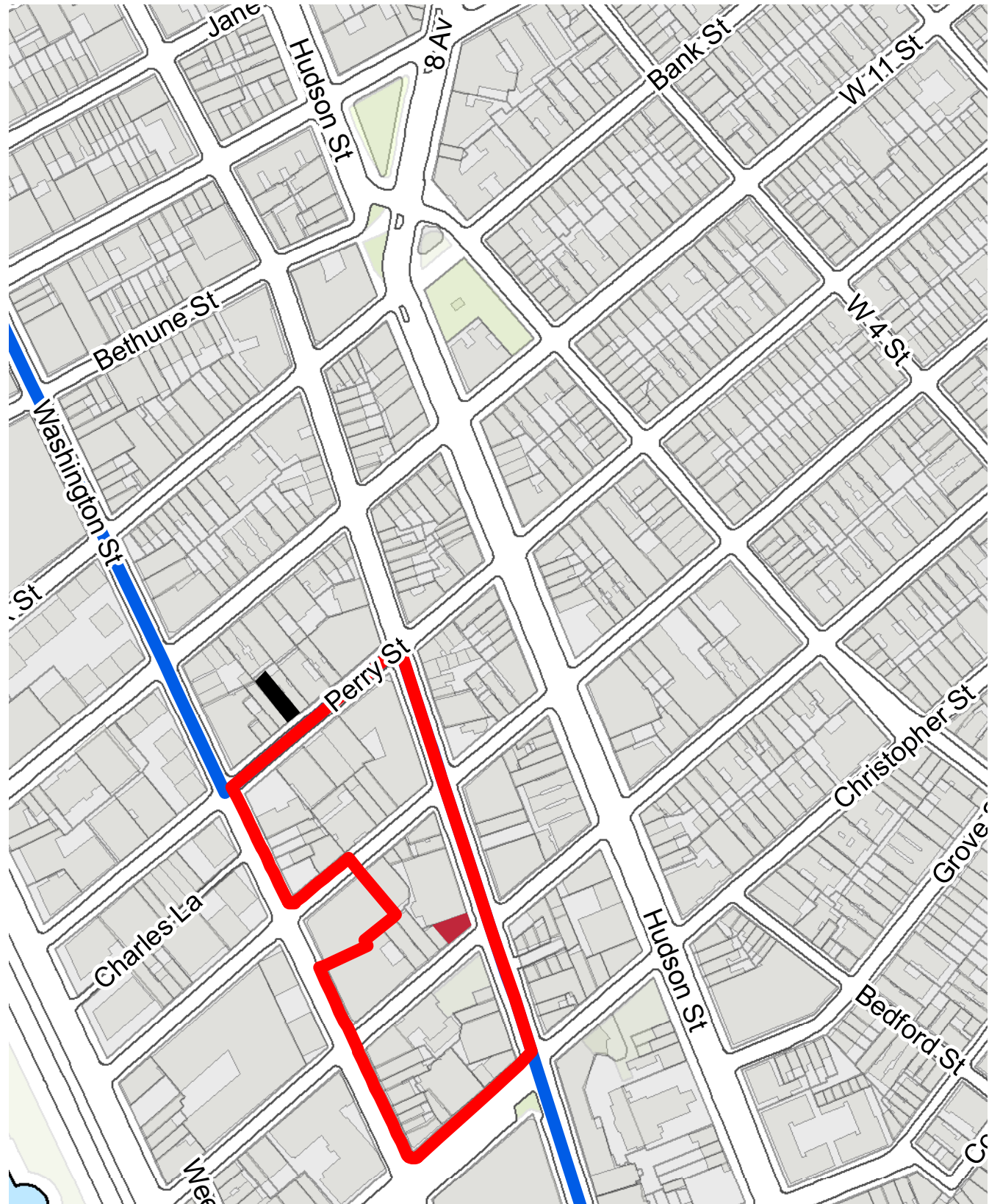


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES



818 GREENWICH STREET

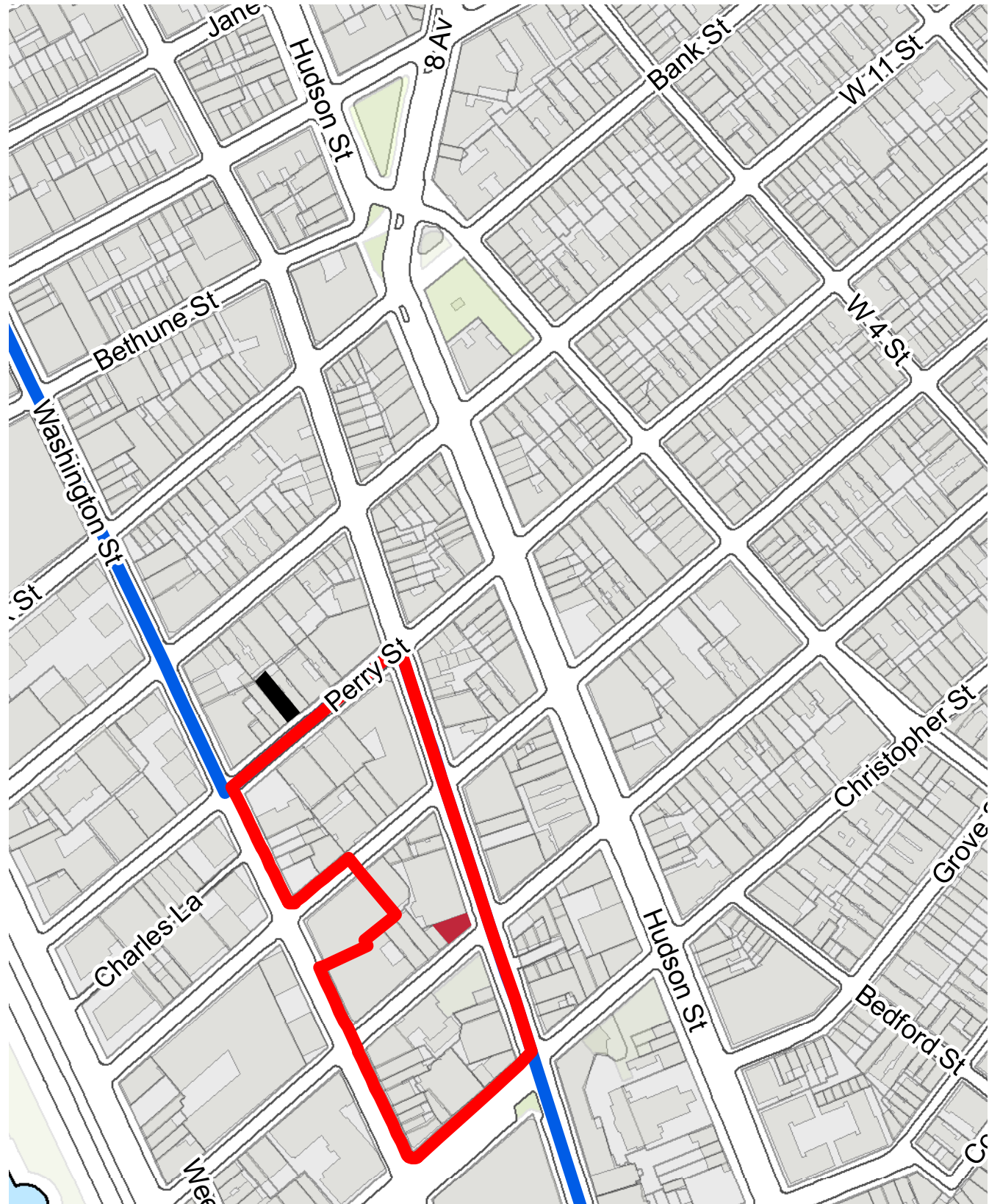


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



137 PERRY STREET

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES

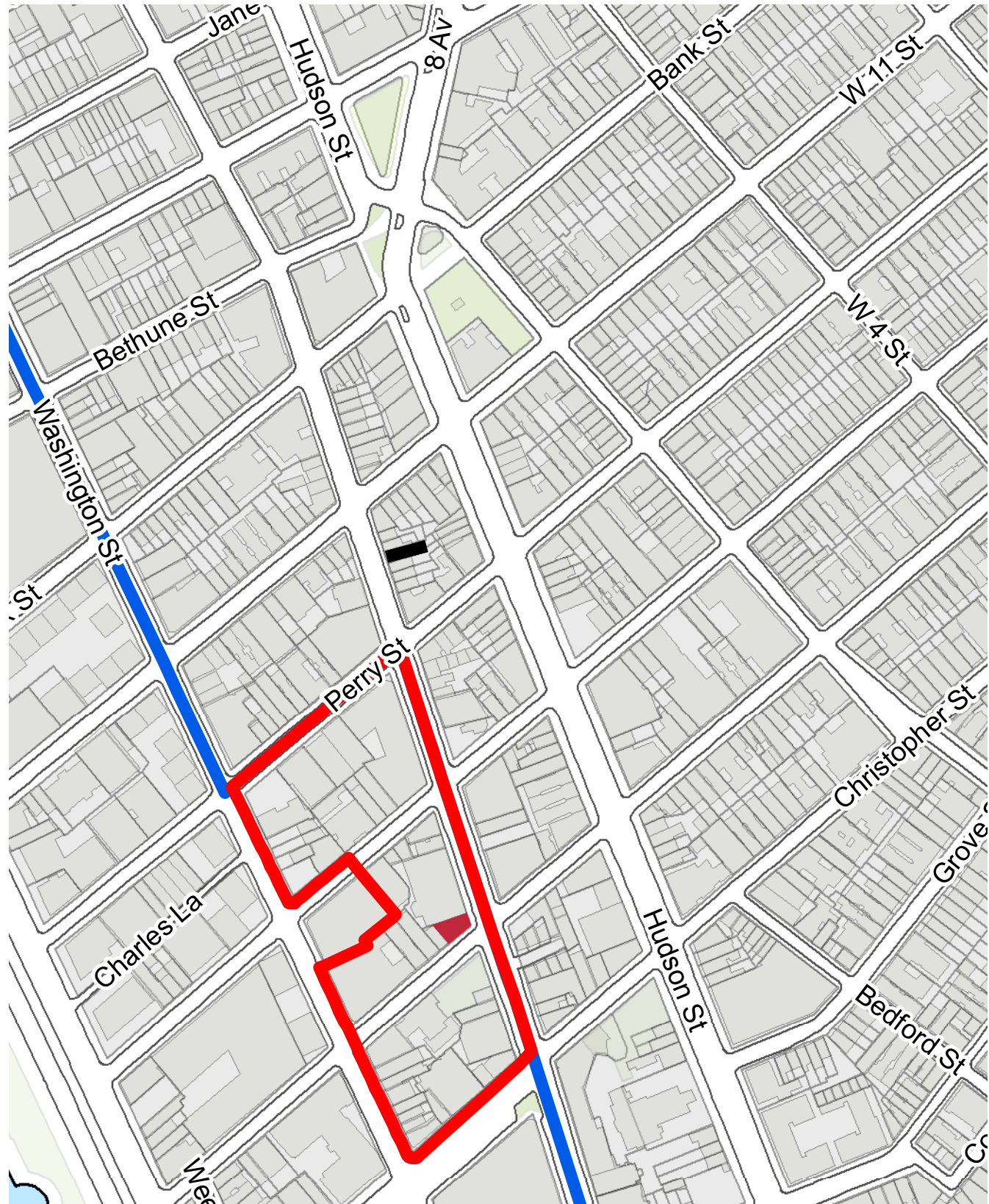


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY

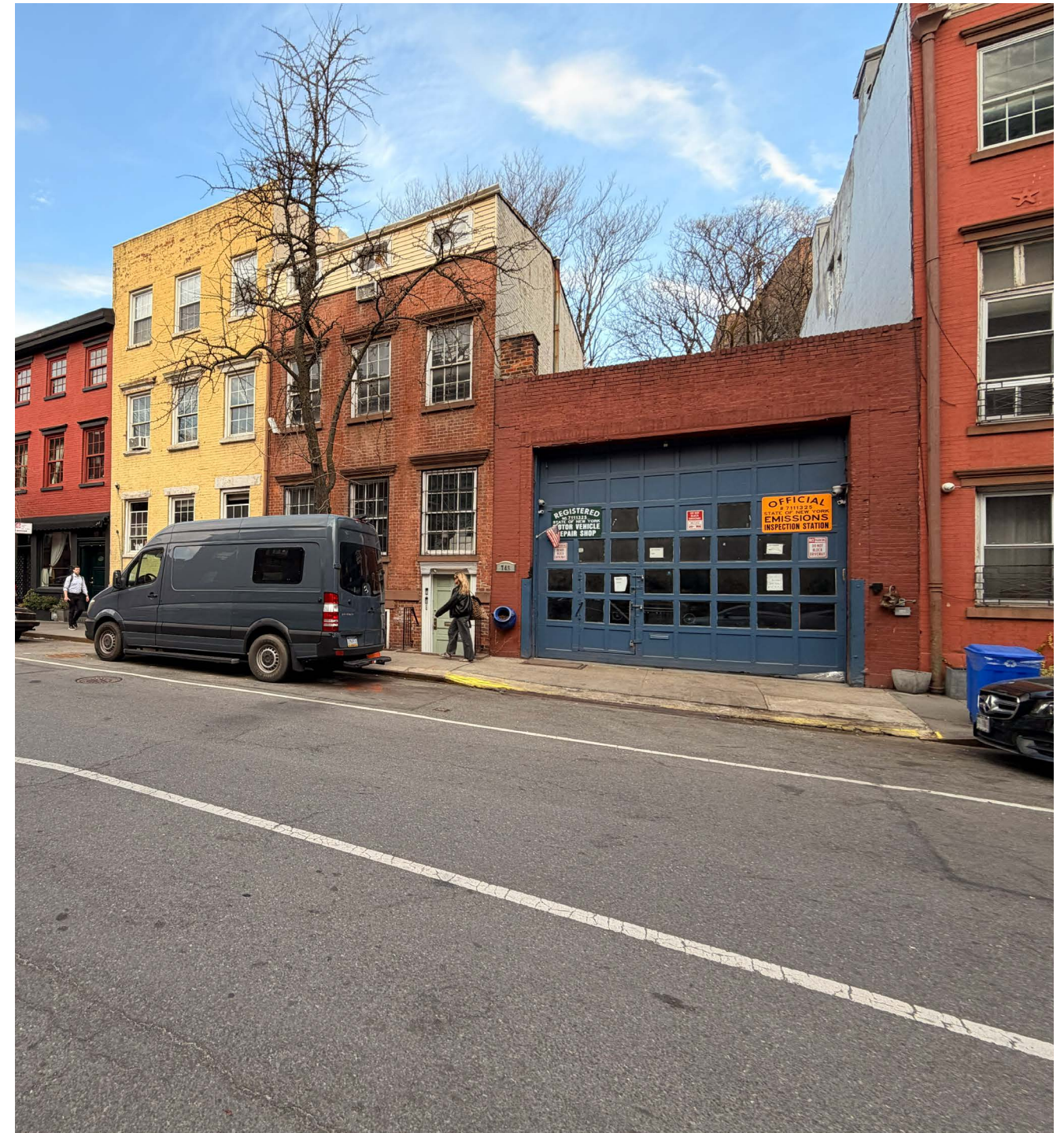


137 PERRY STREET

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES

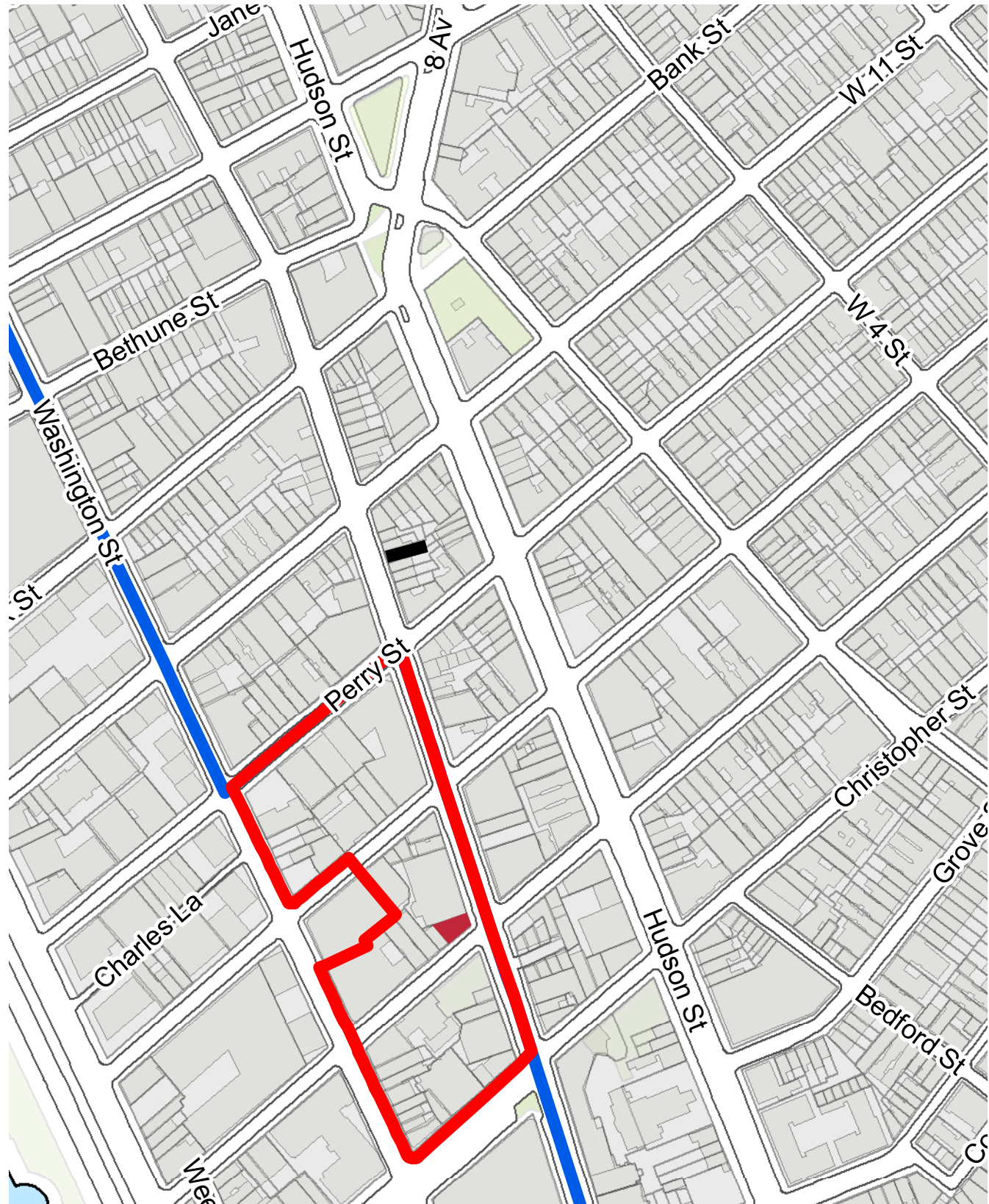


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



743 GREENWICH STREET

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES

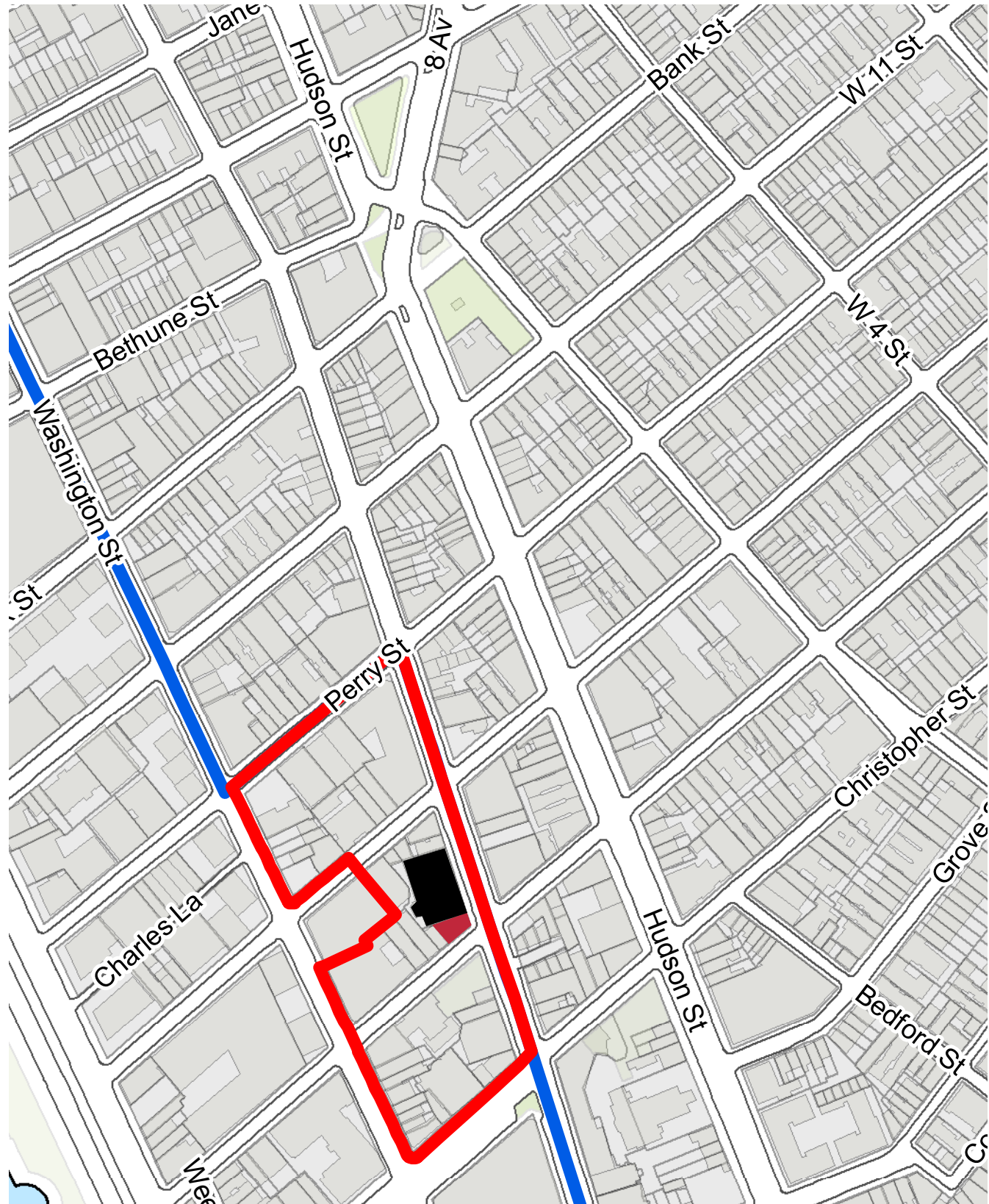


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES



743 GREENWICH STREET

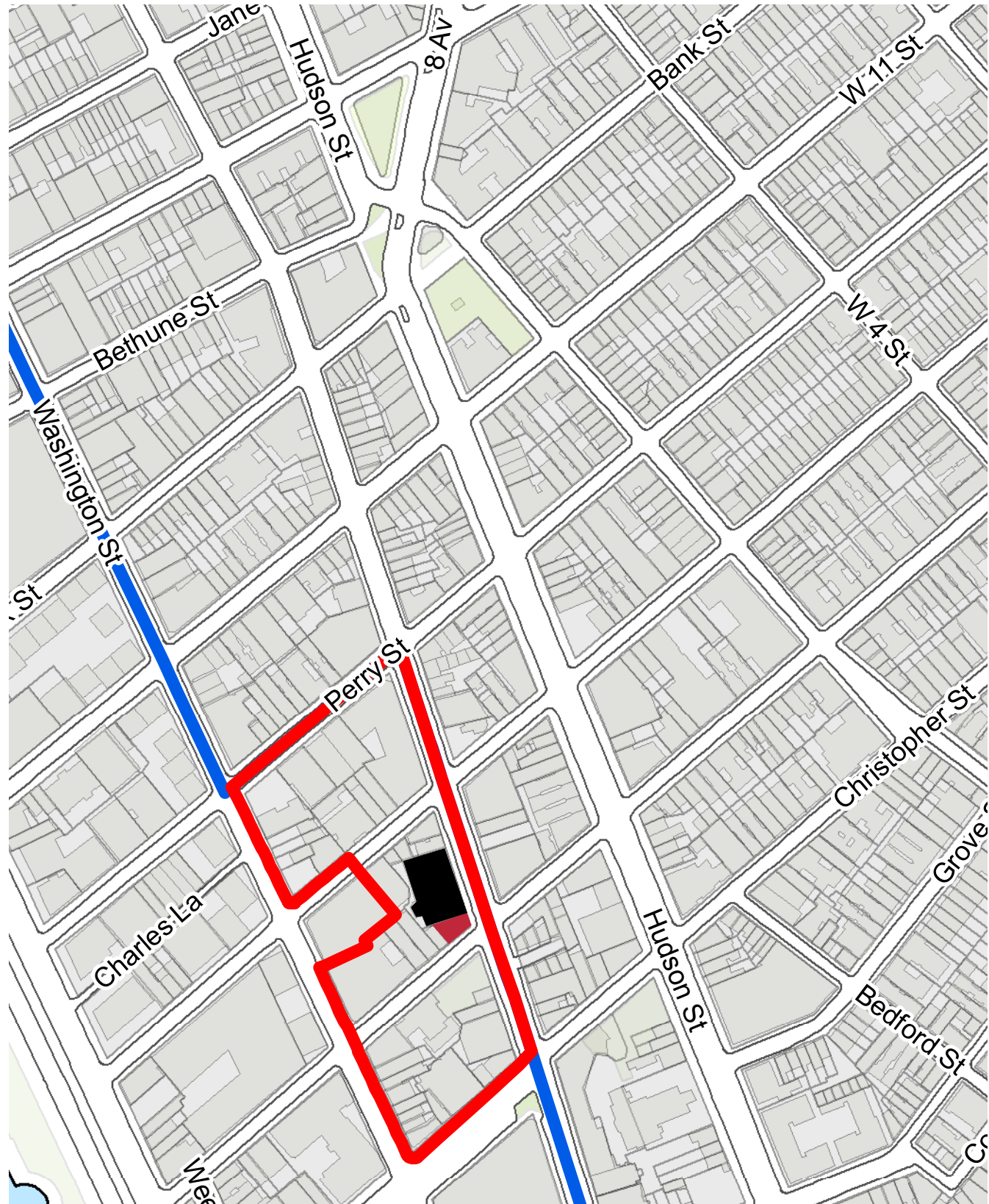


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES (AWNING)



708 GREENWICH STREET

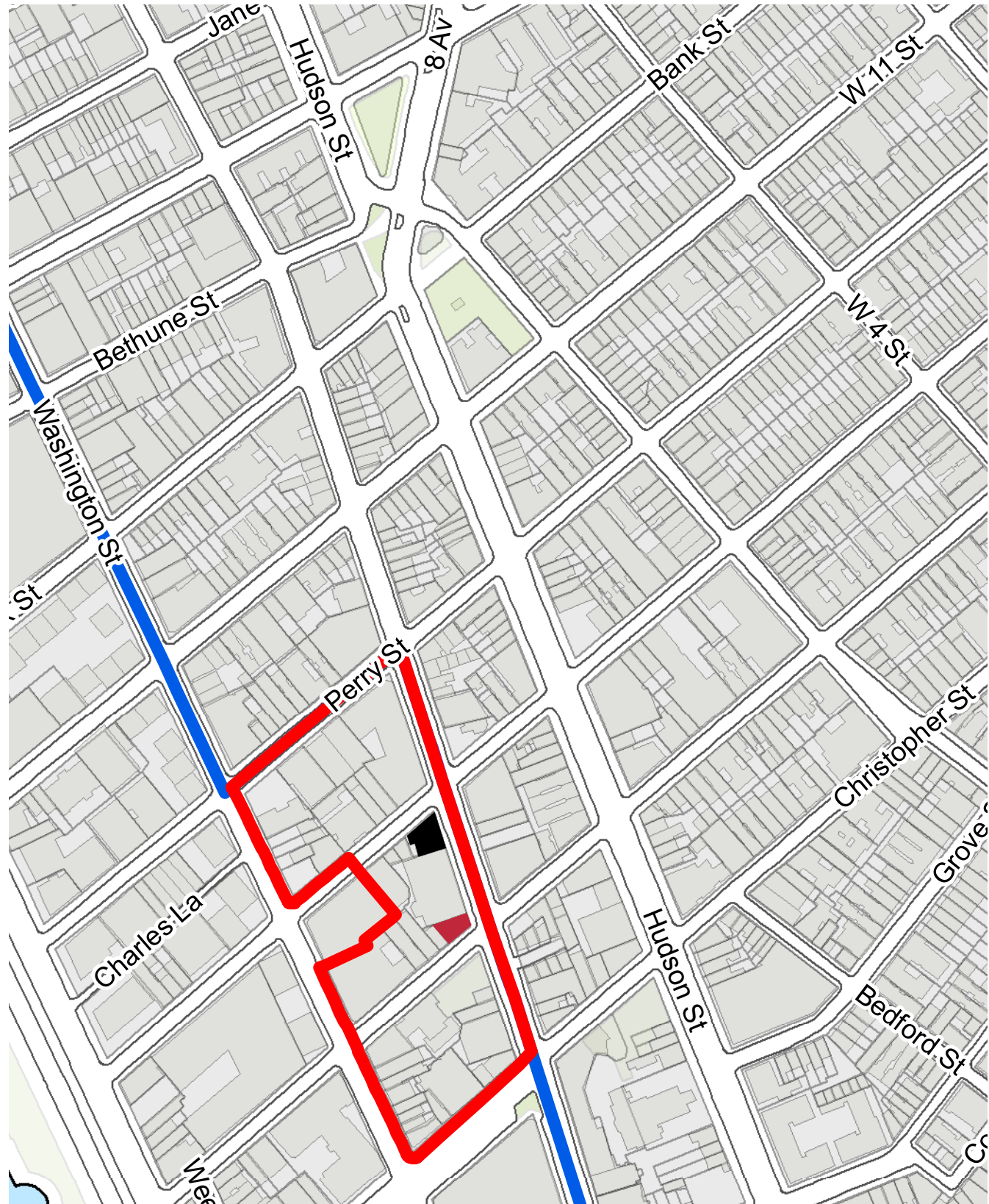


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



708 GREENWICH STREET

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES (AWNING)

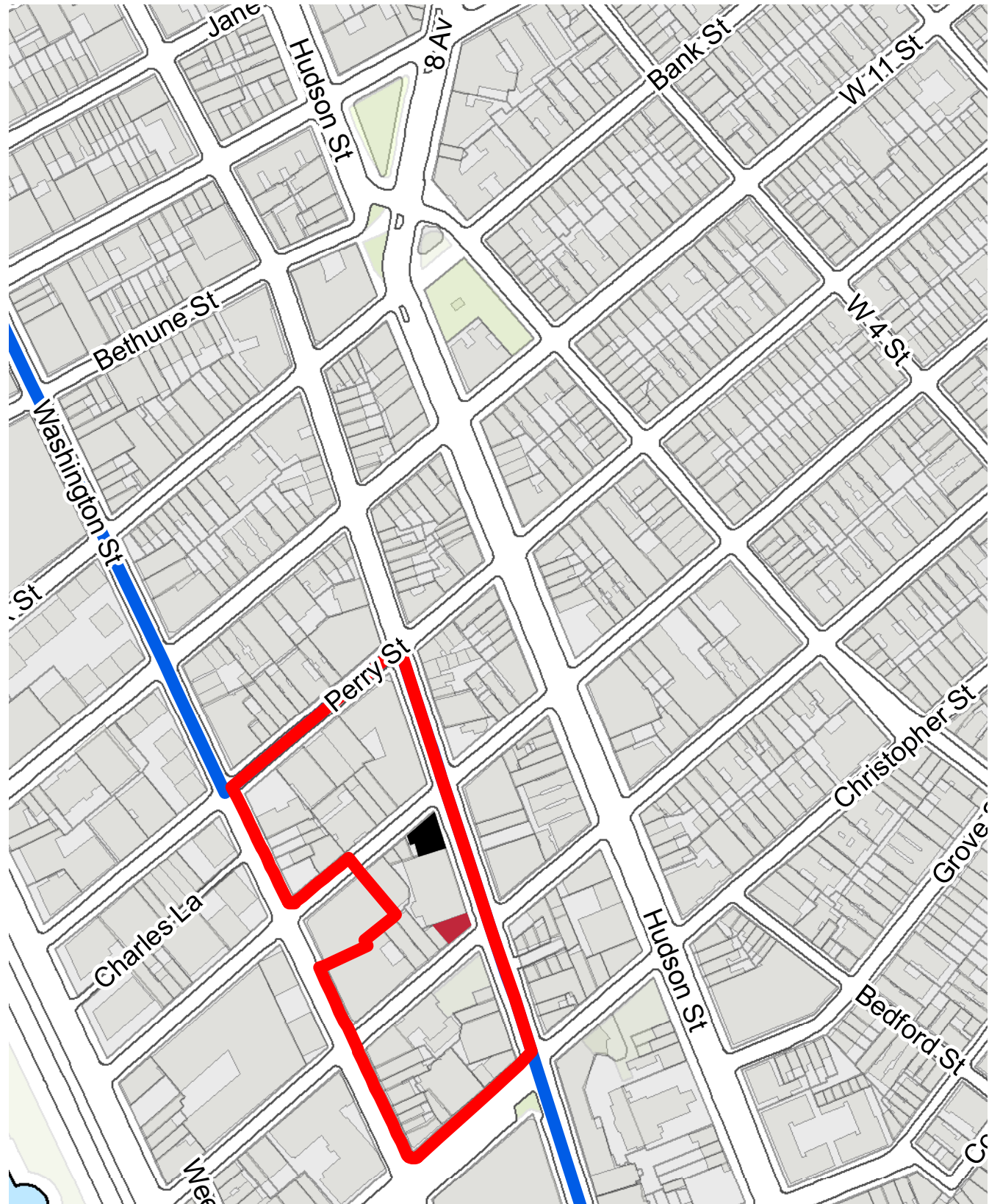


GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY



716 AND 718 GREENWICH STREET

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES (AWNING)



GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO KEY

DISTRICT CONTEXT PHOTOS - SIMILAR STYLES (AWNING)





1



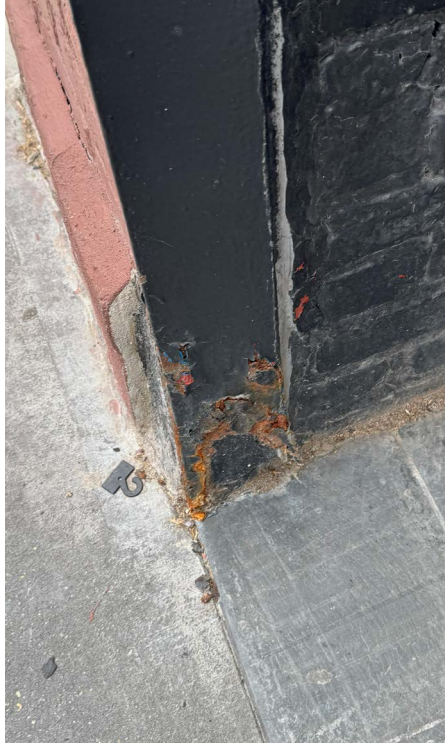
2



3



4



5



6



7

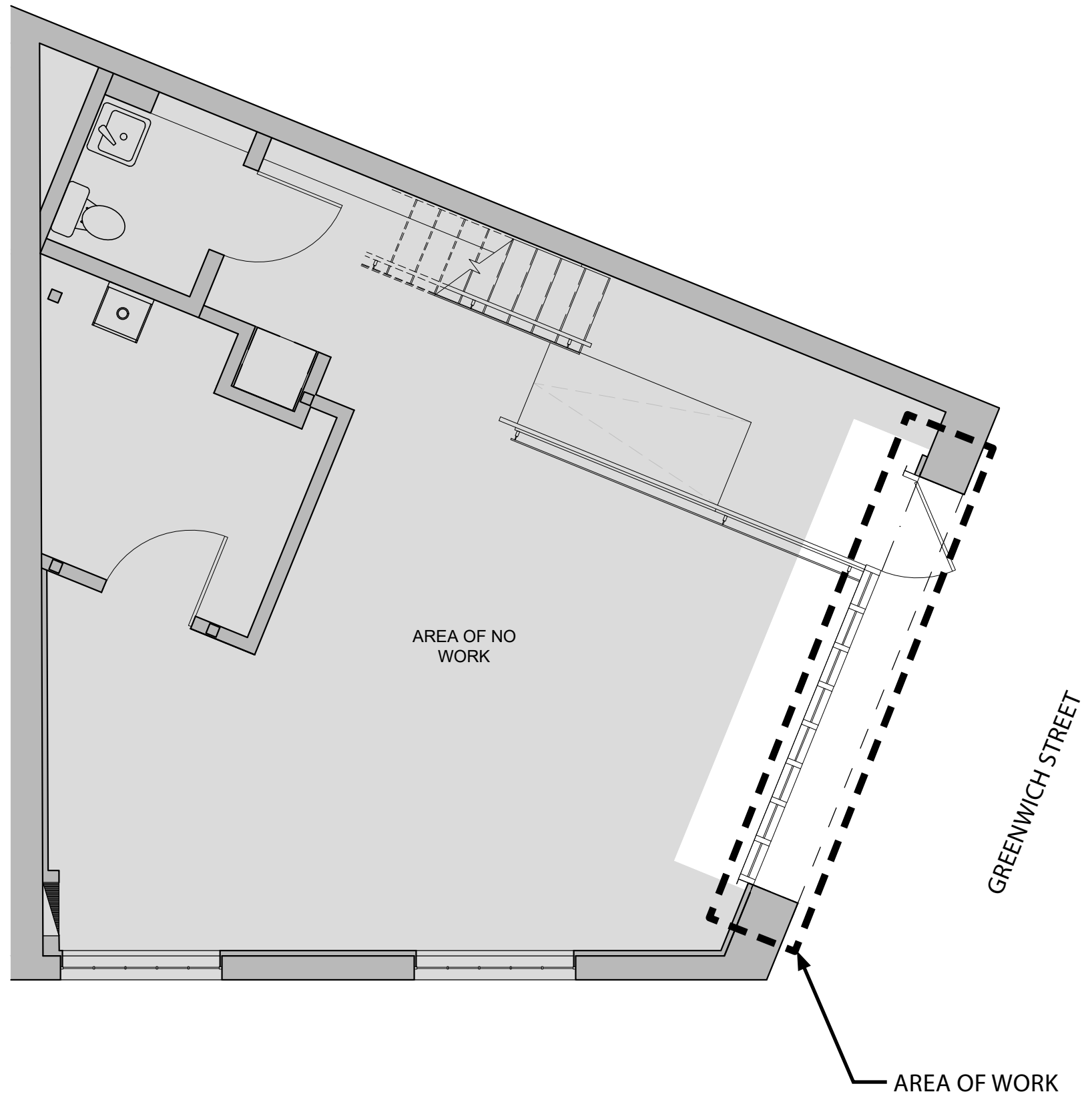


8



9

DETAILED EXISTING CONDITIONS PHOTOS



PLAN - AREA OF SCOPE



PROPOSED FACADE - PHOTOMONTAGE



EXISTING ELEVATION



PROPOSED ELEVATION

PROPOSED FACADE - ELEVATION



PROPOSED ELEVATION - GLASS PANELING



708 GREENWICH ST - GLASS PANELING

GLASS PANEL COMPARISON



PROPOSED ELEVATION - GLASS PANELING

GLASS PANEL COMPARISON



711 GREENWICH ST - GLASS PANELING



PROPOSED ELEVATION - GLASS PANELING



818 GREENWICH ST - GLASS PANELING

GLASS PANEL COMPARISON



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

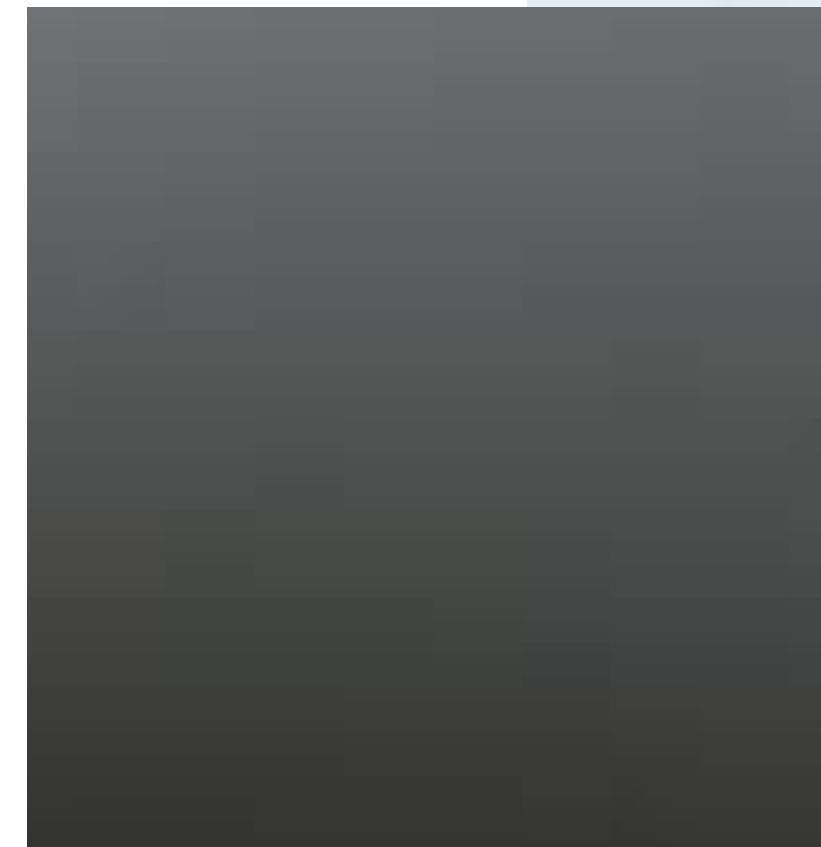
EXISTING METAL PANELS TO REMAIN.



ARMORCOAT 8 MIL  
STAINLESS STEEL 20 WINDOW FILM



CLEAR GLASS

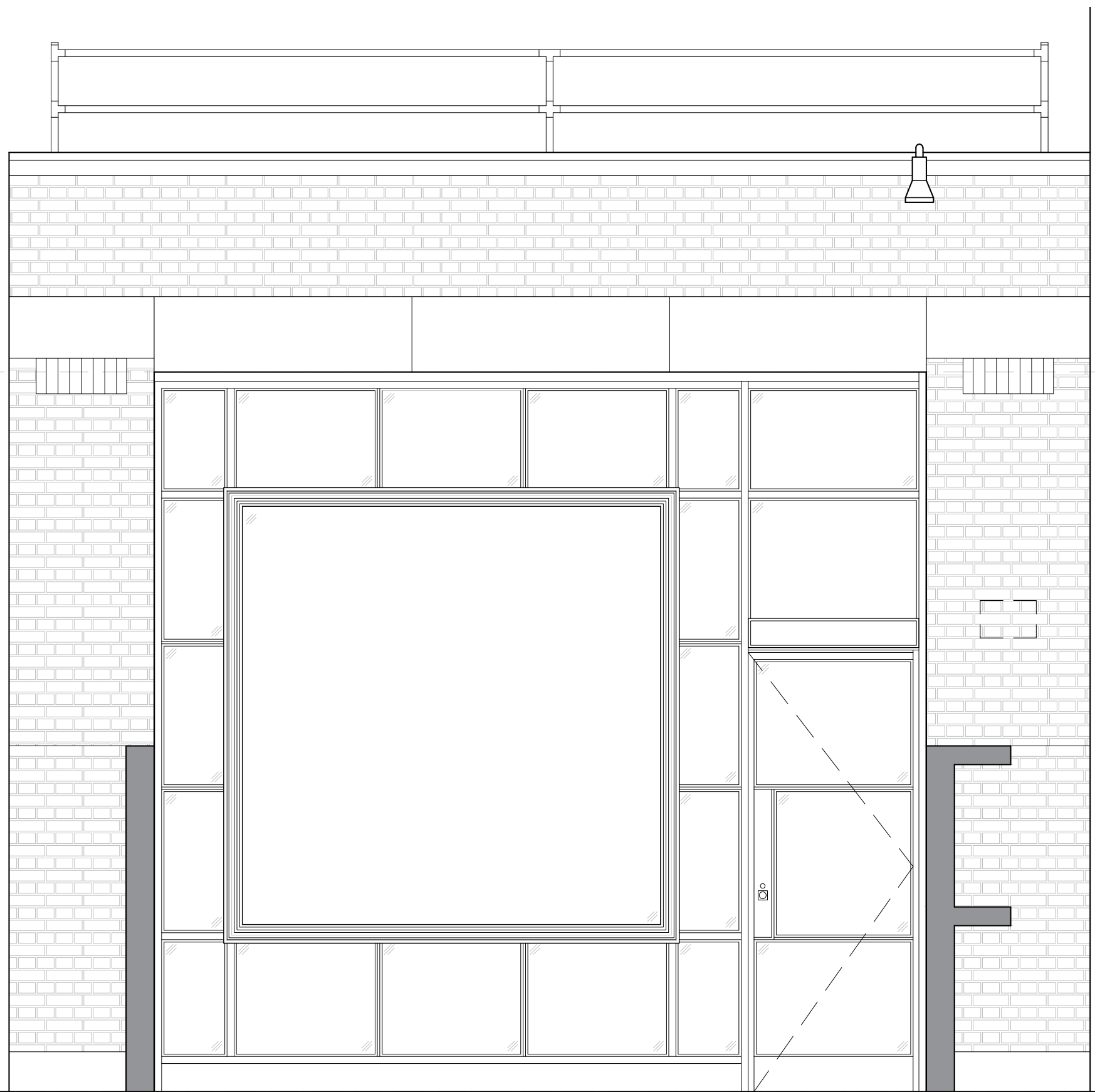


BLACK ANODIZED ALUMINUM

PROPOSED FACADE - MATERIAL PALETTE

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

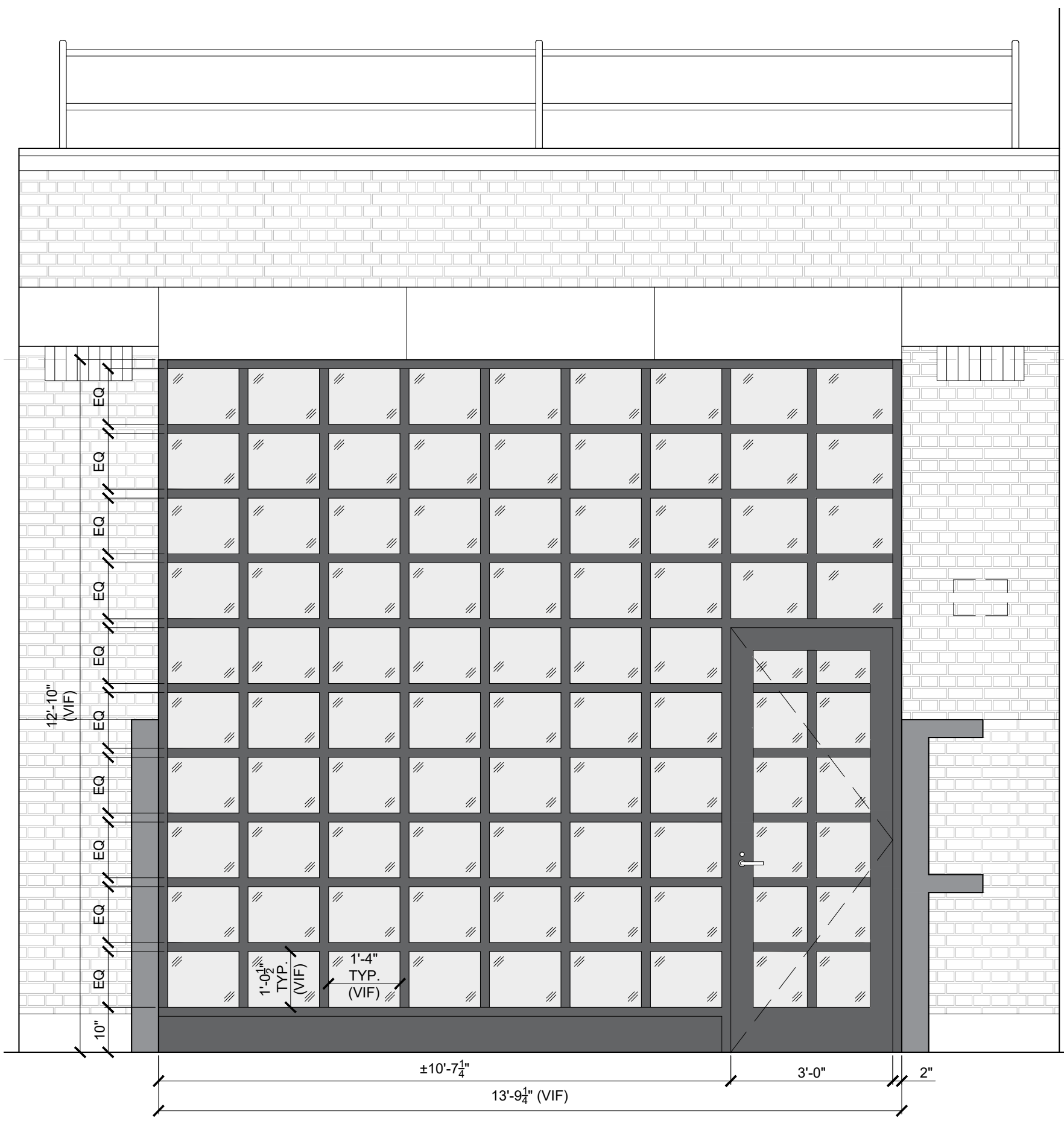
T.O. EXTG GRADE  
0'-0" AFF



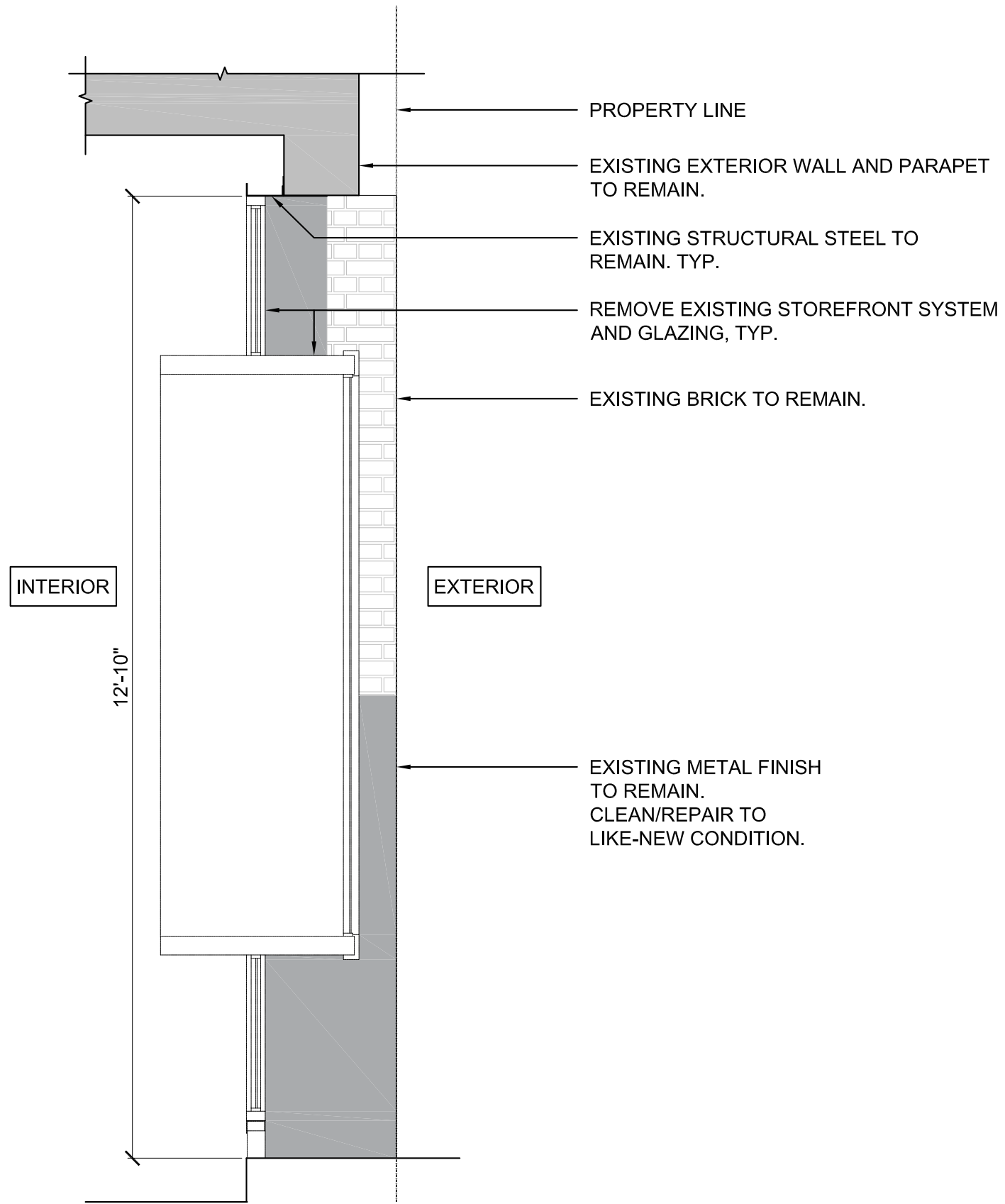
EXISTING FACADE - ELEVATION

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

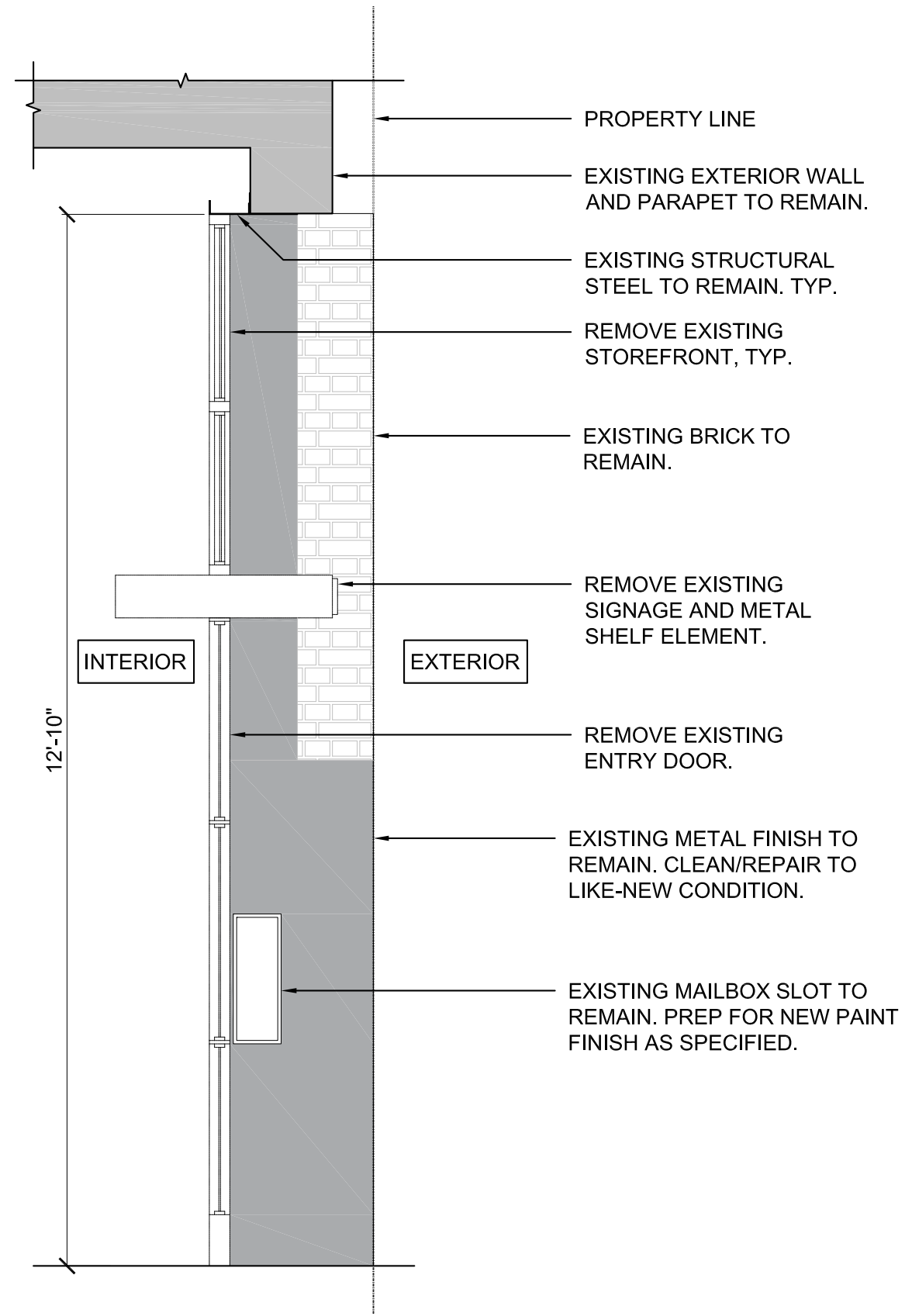
T.O. EXTG GRADE  
0'-0" AFF



PROPOSED FACADE - ELEVATION

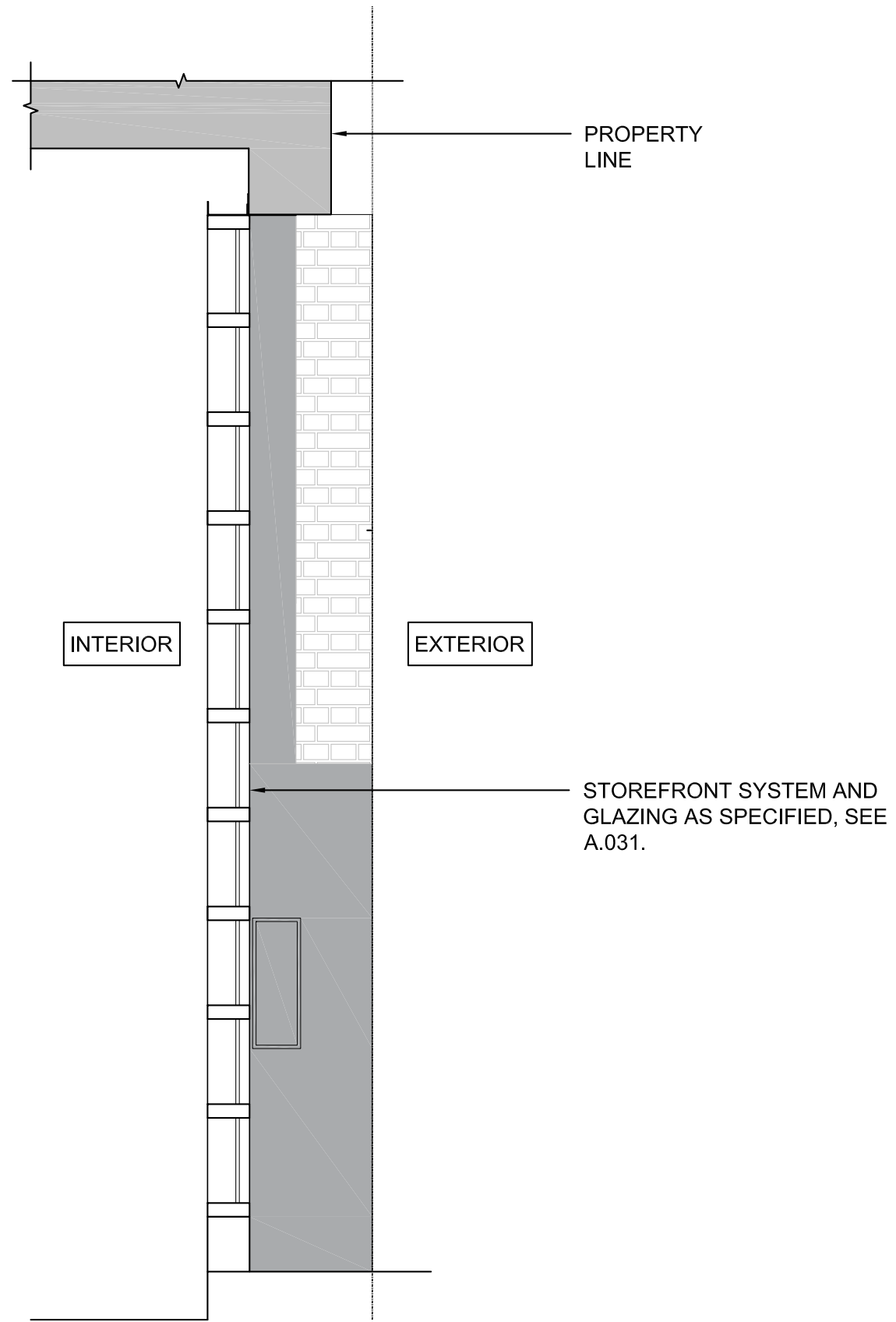


EXISTING STOREFRONT SECTION - DOOR

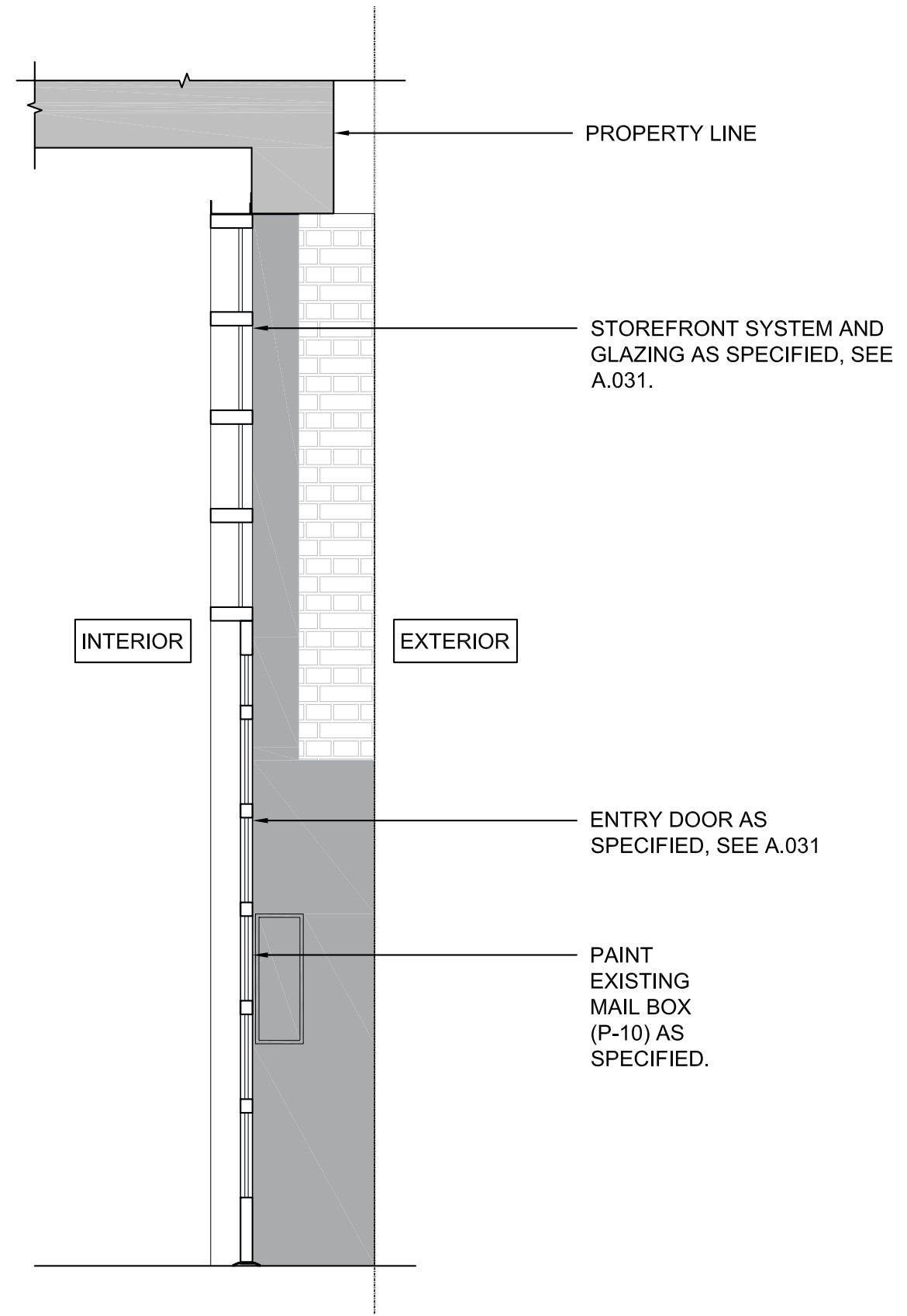


EXISTING STOREFRONT SECTION - FIXED WINDOW

EXISTING FACADE - SECTION

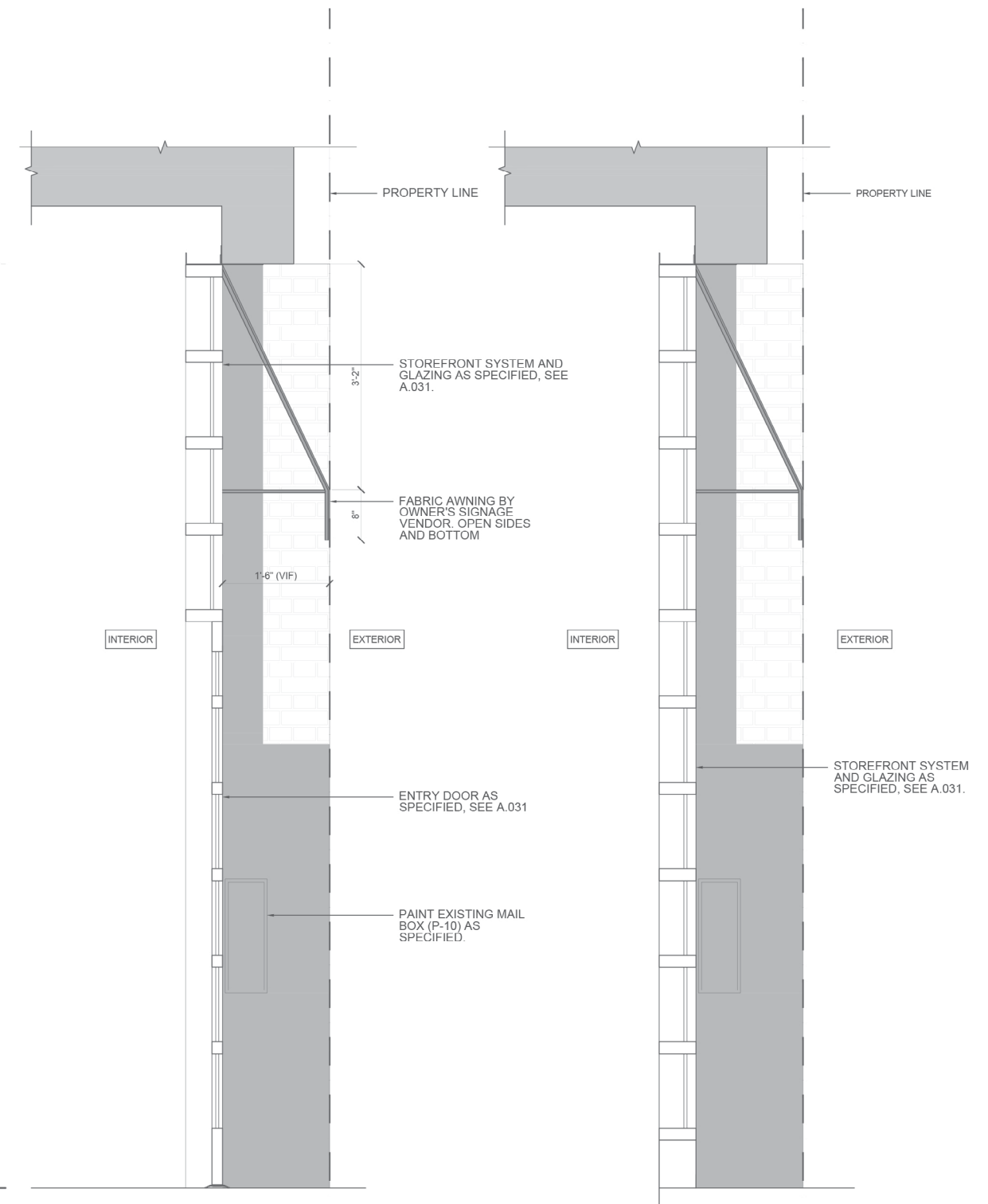
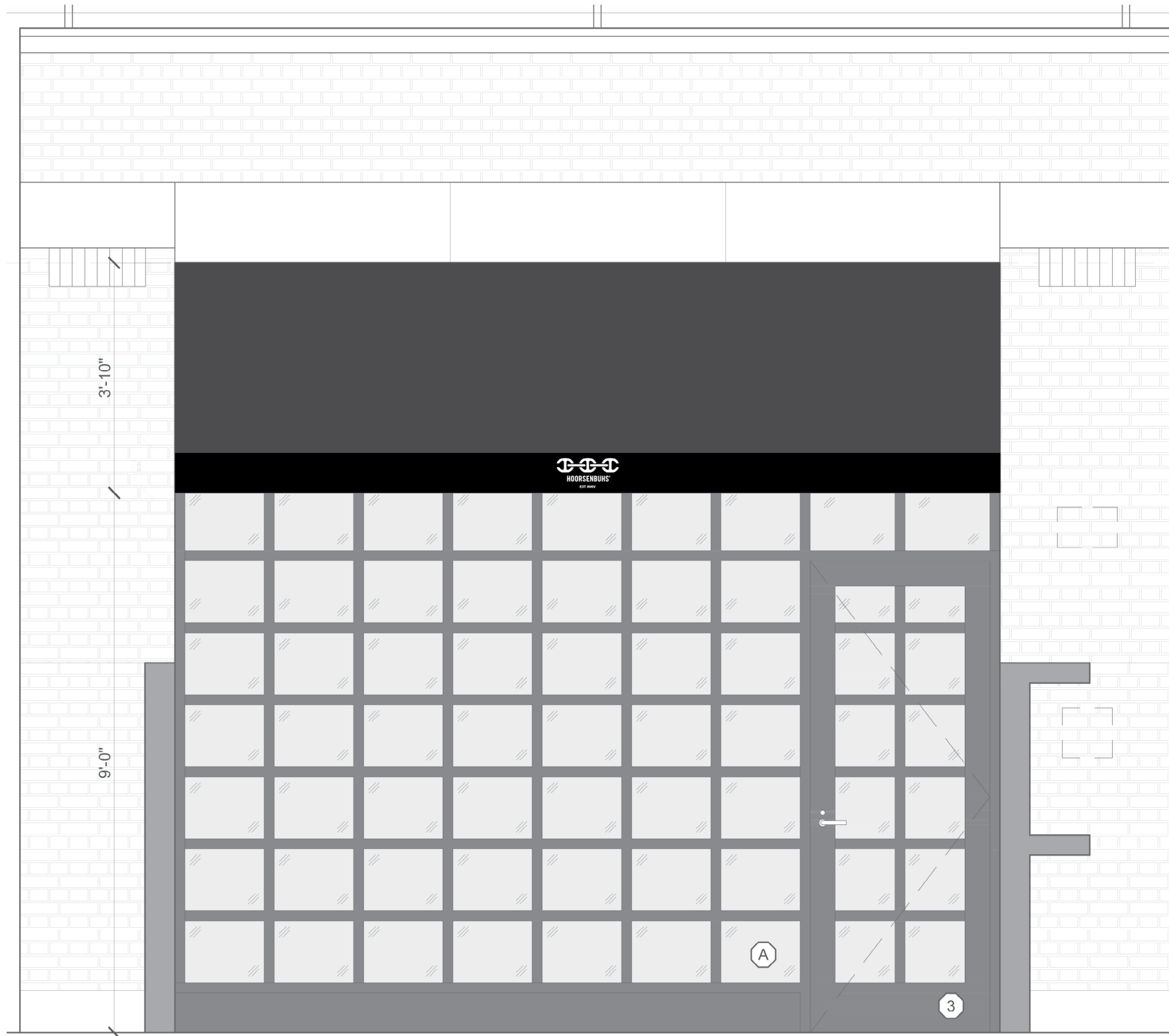


PROPOSED STOREFRONT SECTION - DOOR



PROPOSED STOREFRONT SECTION - FIXED WINDOW

PROPOSED FACADE - SECTION



PROPOSED FACADE - ELEVATION / SECTION WITH AWNING

AWNING DIMENSIONS

~52.8 Sq. Ft.  
Qty - 1

165.25" TBC

38"  
Vertical Height  
TBC

8"  
RIDGID  
VALANCE

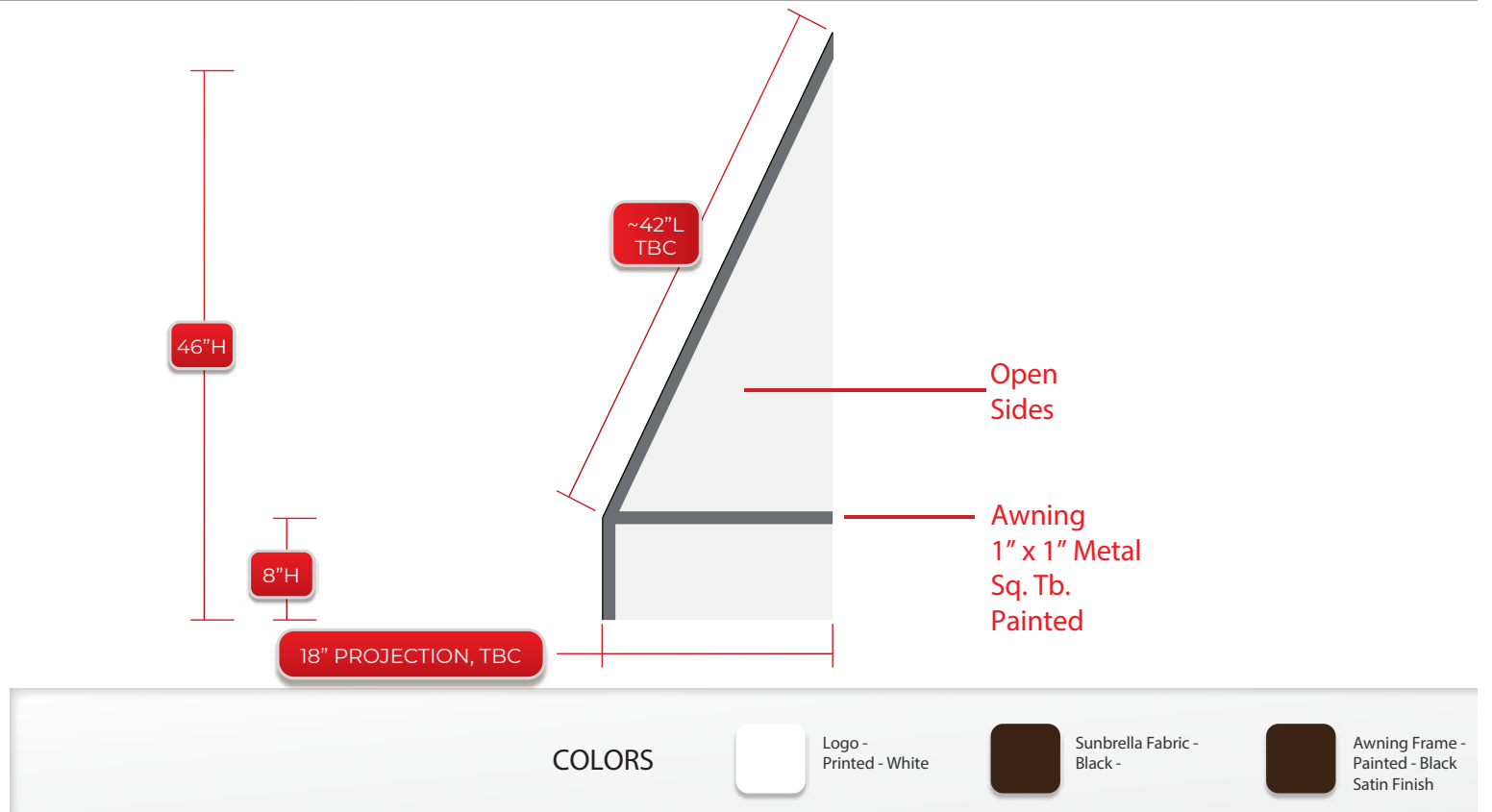
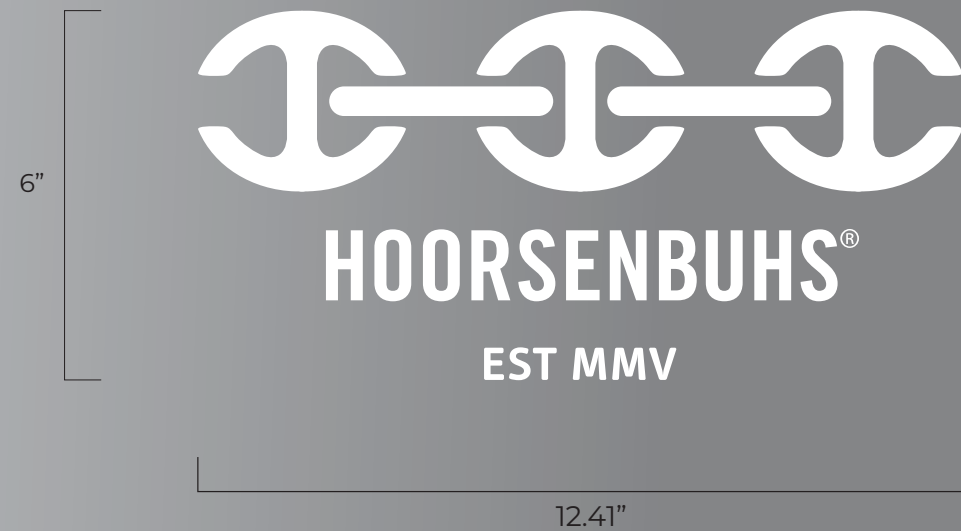


SIDE VIEW

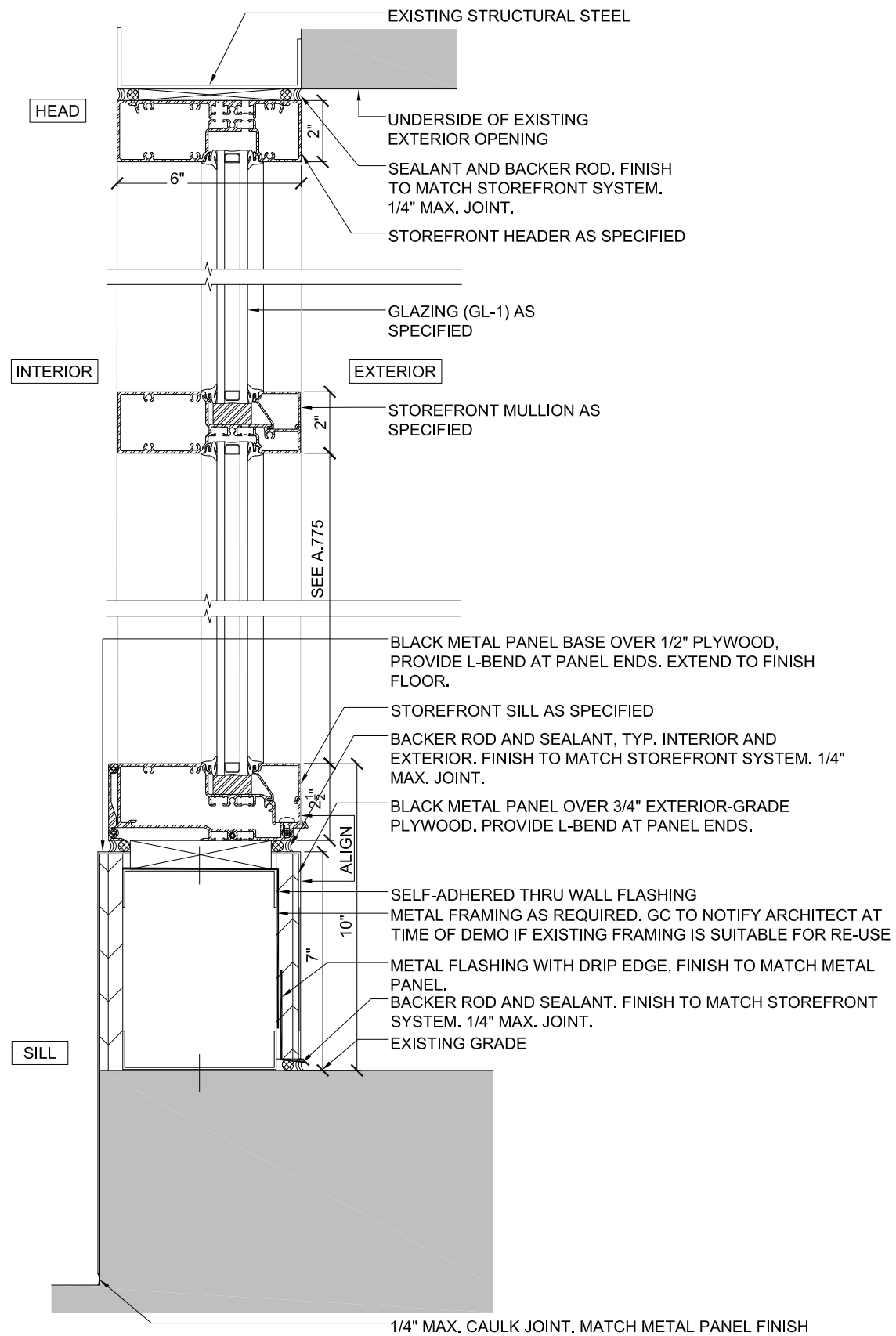
DIMENSIONS

0.5 Sq. Ft.  
Qty - 1

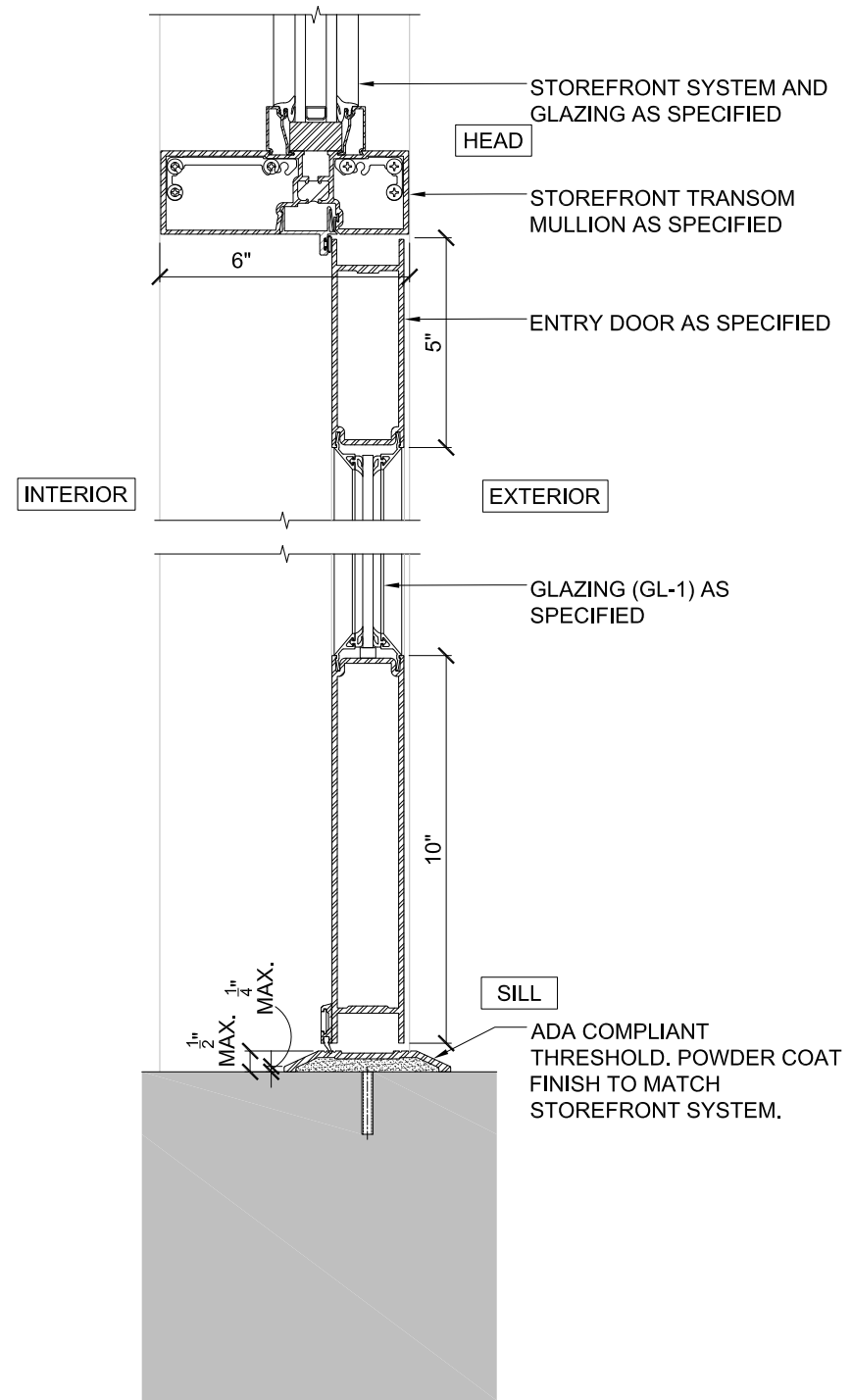
NOTE: Graphics will be Printed  
on Sunbrella Material.



PROPOSED FACADE - AWNING DETAILS

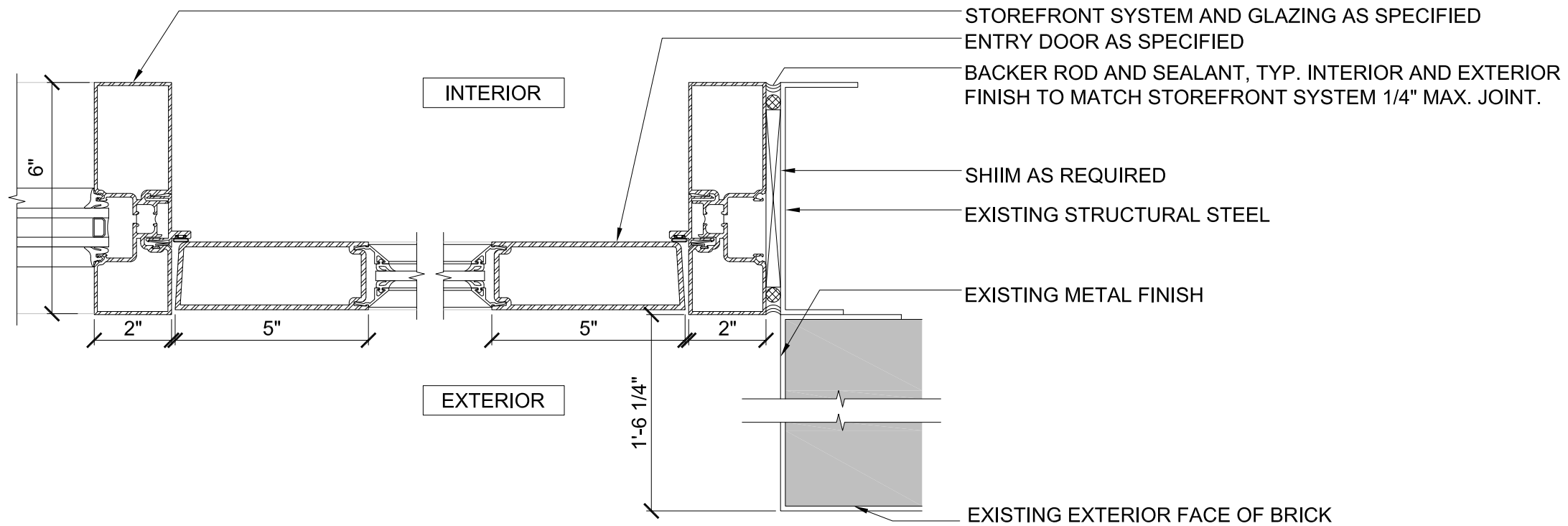


SECTION DETAIL AT NEW STOREFRONT - FIXED WINDOW

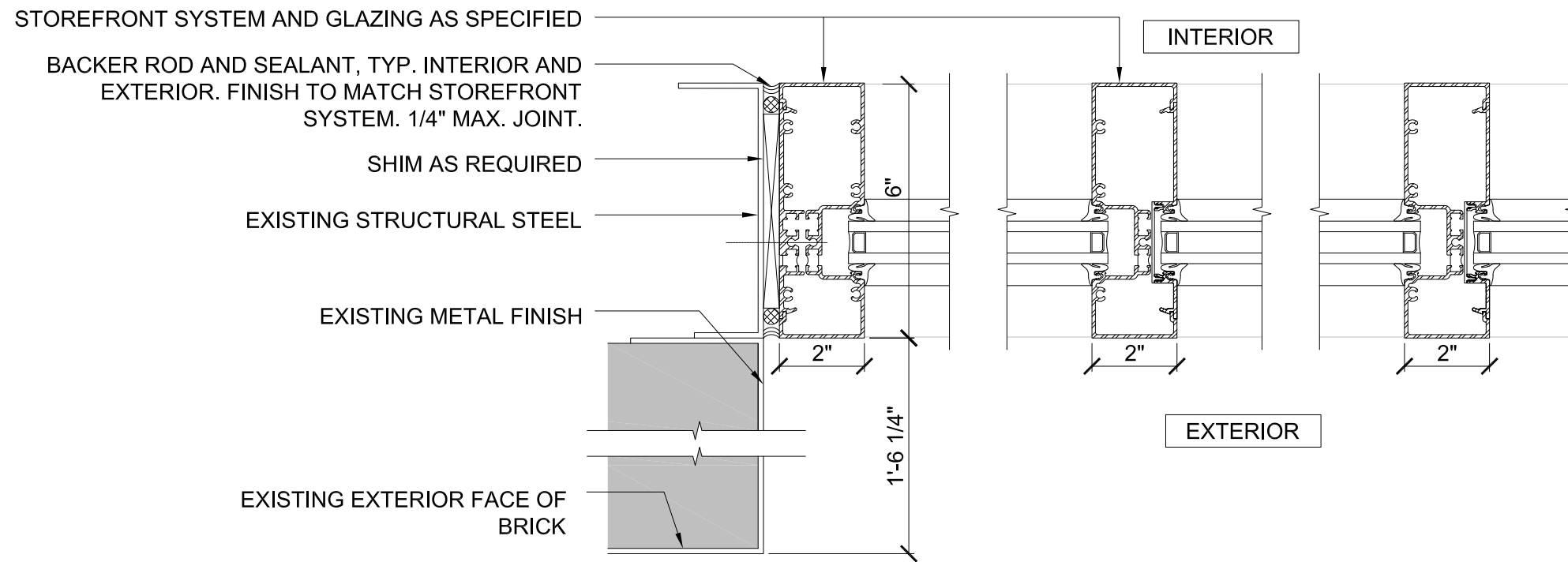


SECTION DETAIL AT NEW STOREFRONT - ENTRY DOOR

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:
  - STYLE OF CURRENT WINDOWS
  - HISTORICAL USE (GARAGE DOORS)
  - SIMILAR EXISTING CONDITIONS IN THE DISTRICT
  - SECURITY AND BRAND STANDARDS OF OWNER
- REPAIR EXISTING TO REMAIN ELEMENTS.

## SUMMARY