

June 10, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-25-07682

62 Prince Street – SoHo-Cast Iron Historic District Extension Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 795 3238

Passcode: 895806

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.

RAYBAN HOUSE

Landmark Preservation Commission Submission

62 Prince Street, New York, NY 10012 | SoHo Cast Iron Historic District Extension | 06.10.25



EssilorLuxottica

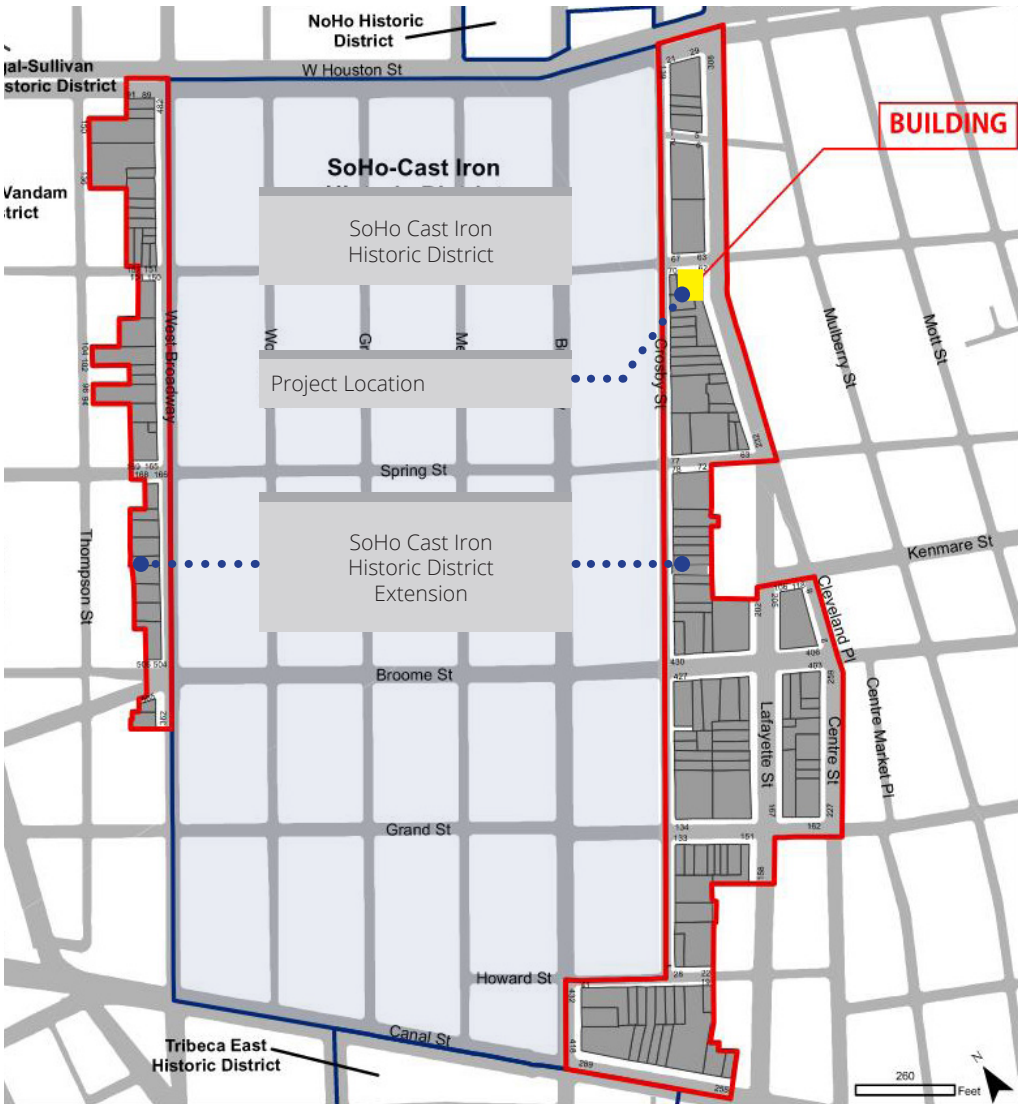


Project Description: The project proposed for 62 Prince Street, New York which lies within the SoHo-Cast Iron Historic district, consists of minor upgrades to the existing building’s exterior and a full gut renovation of the interior spaces. Exterior upgrades include: replacement of existing storefront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

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HISTORICAL CONTEXT AND PROJECT LOCATION



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 vacant.

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EXISTING BUILDING AND SITE CONTEXT



Prince St Context



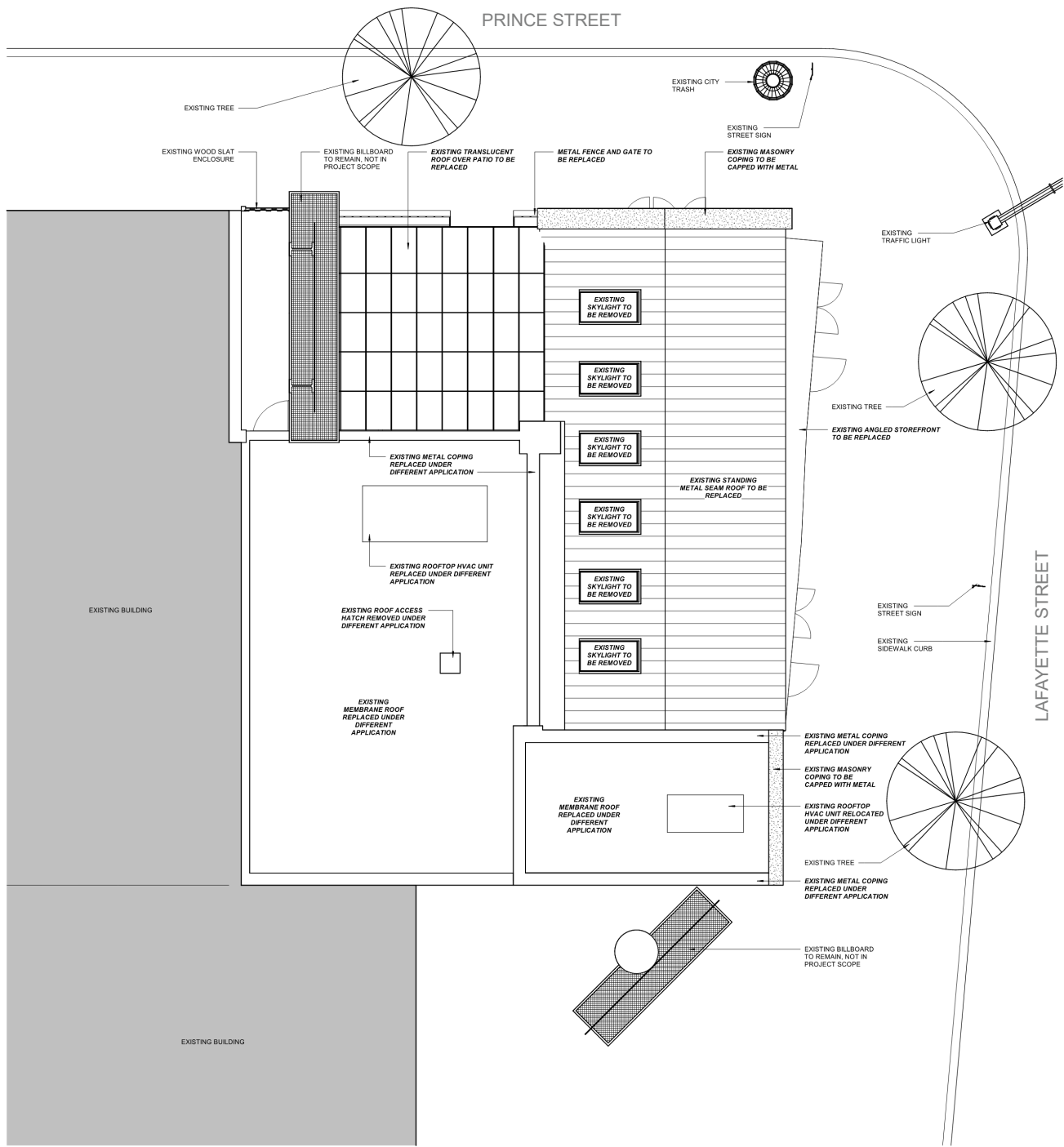
Lafayette St Context



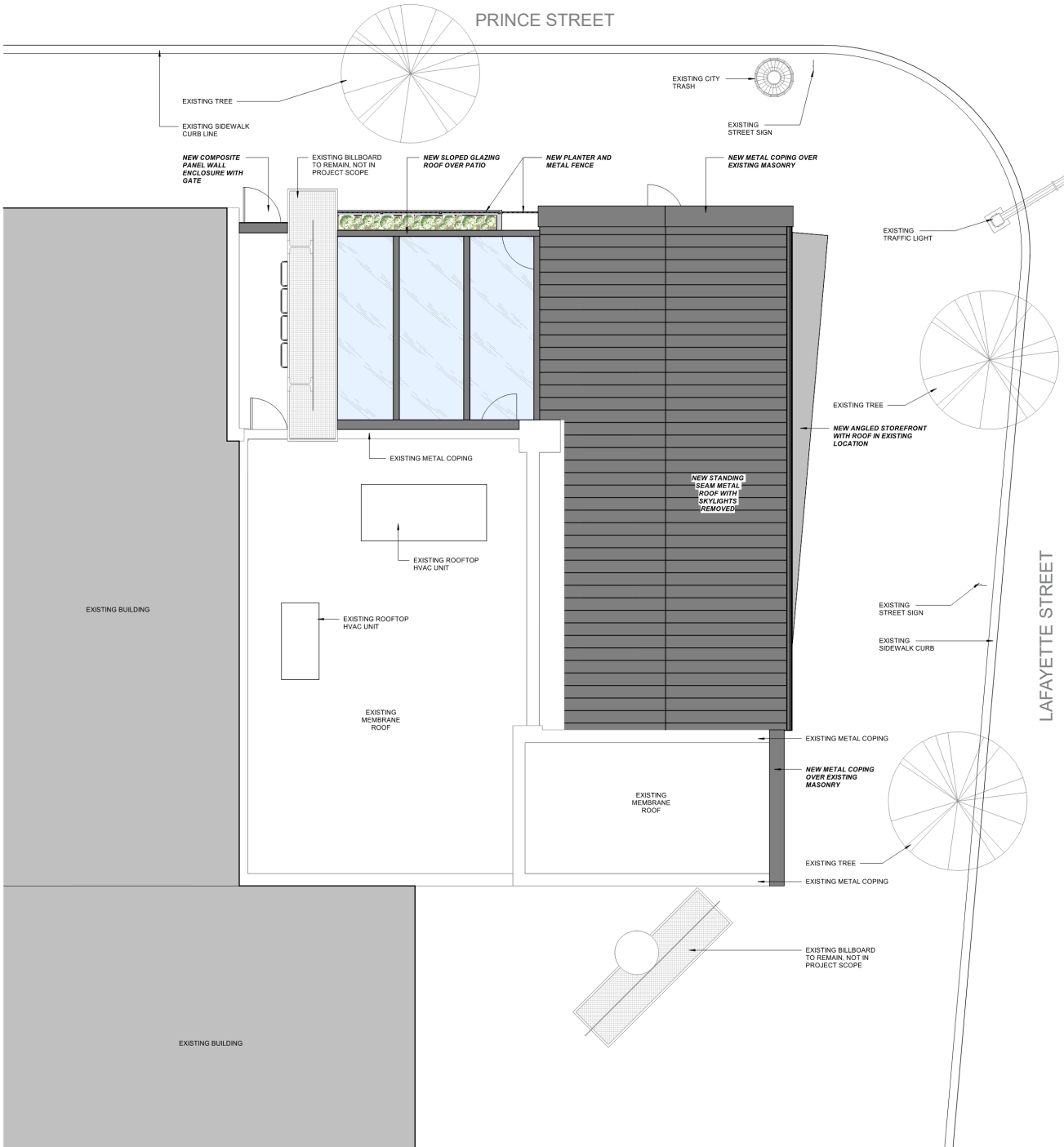
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EXISTING SITE PLAN



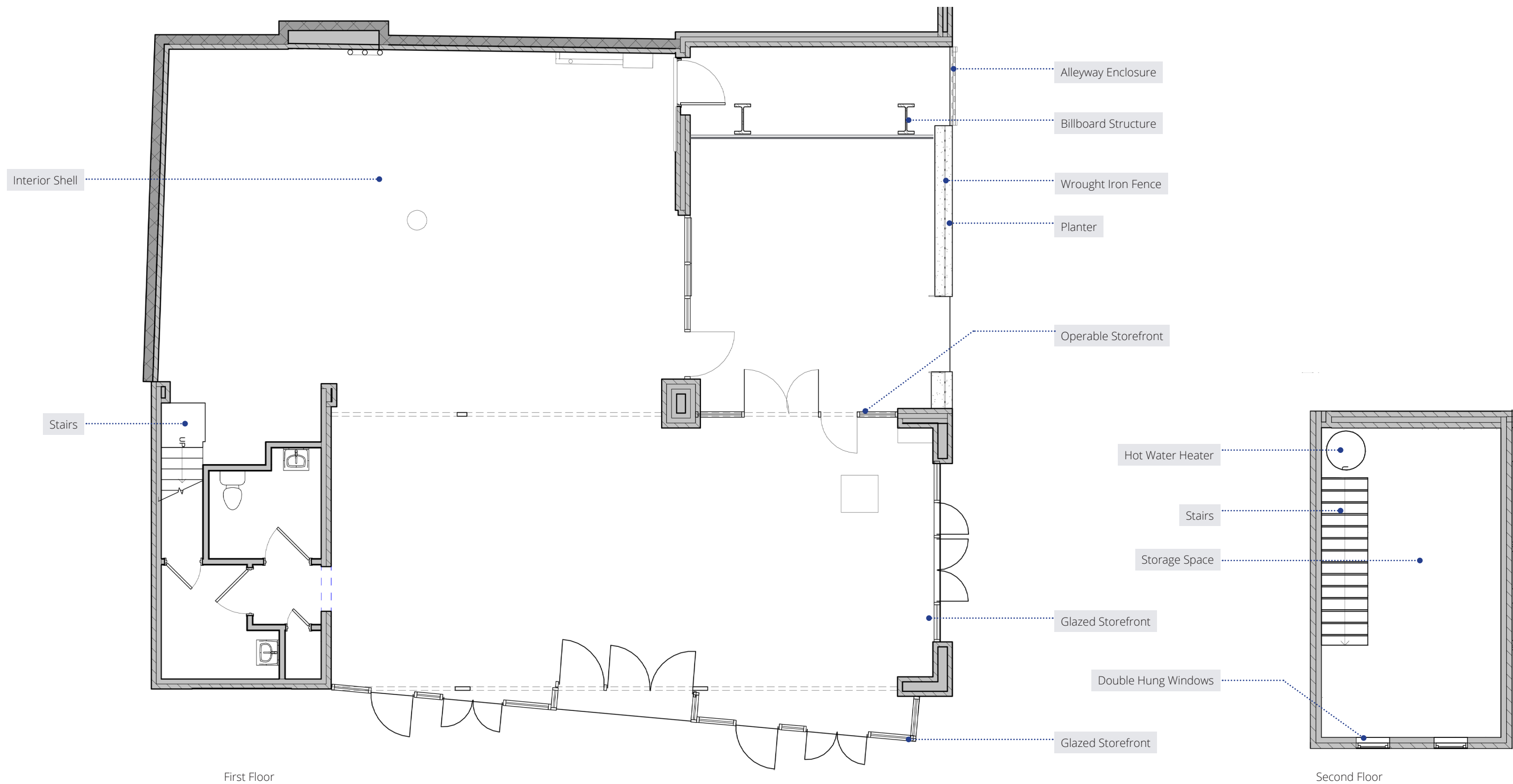
PROPOSED SITE PLAN



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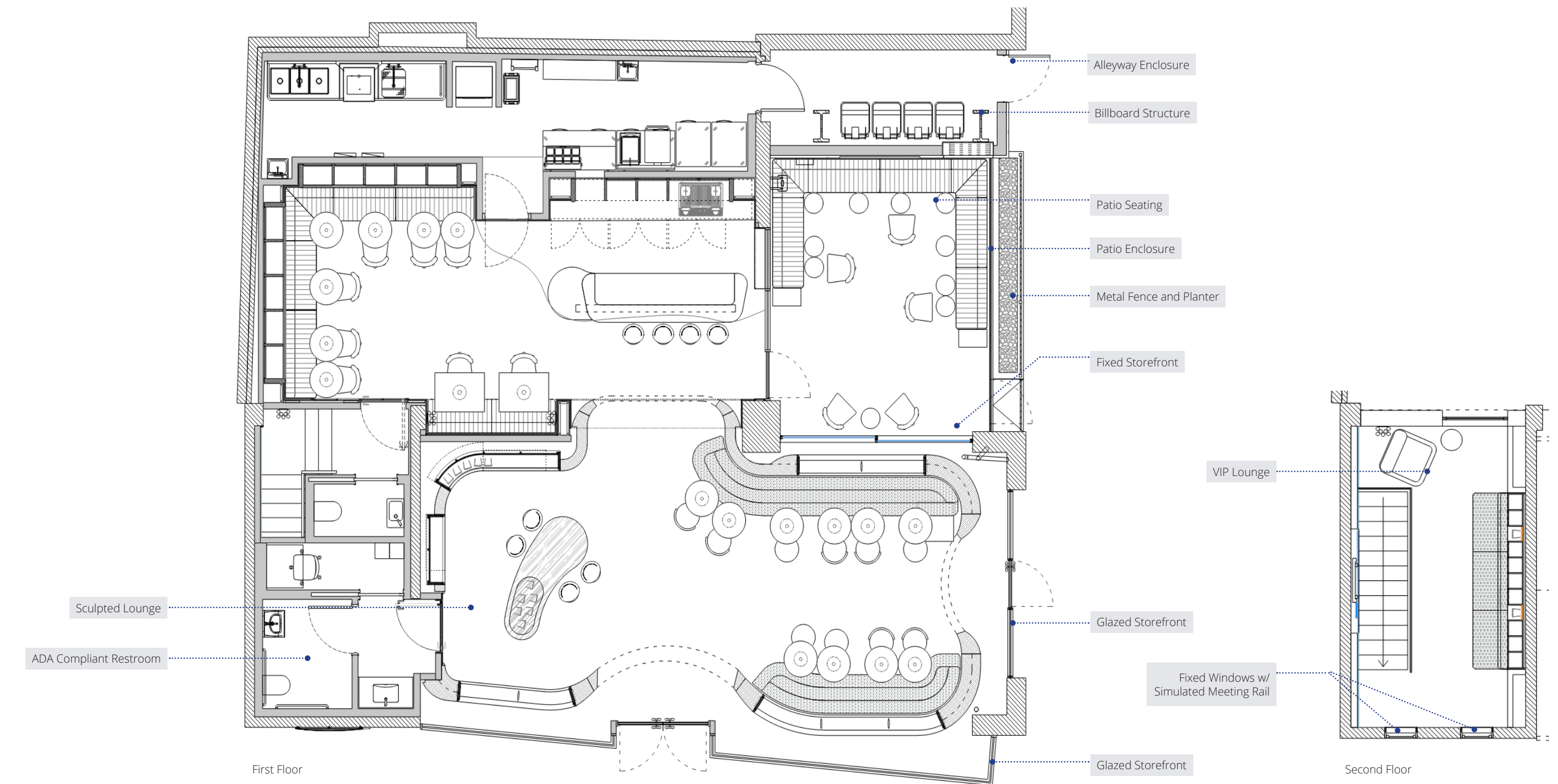
EXISTING FIRST AND SECOND FLOOR PLAN



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PROPOSED FIRST AND SECOND FLOOR PLAN

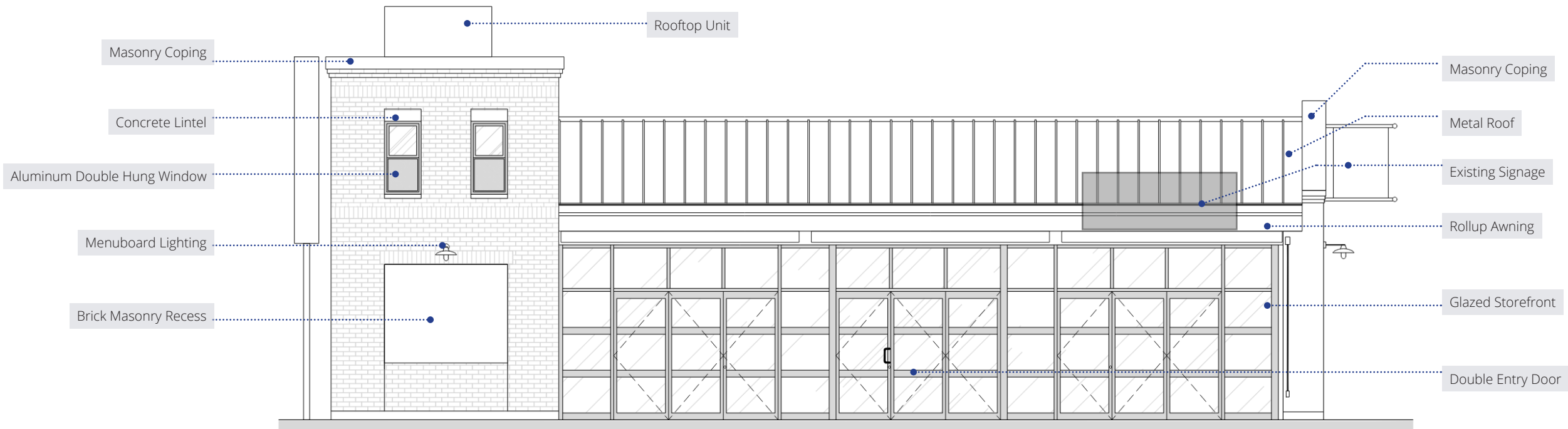


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EAST ELEVATION

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. The location of the new angled storefront and double entry doors match the existing storefront's location. Additionally, the existing gray standing seam roof will be replaced with new standing seam roof in a black/anthracite color.



Existing East Elevation



Proposed East Elevation

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PROPOSED EAST ELEVATION CONTEXT - LAFAYETTE STREET



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DISTRICT CONTEXT



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



CONTEMPORARY STOREFRONT - 382 W BROADWAY, JOHNATHAN ADLER
SOHO - CAST IRON HISTORICAL DISTRICT LP-0768



SCALE & STOREFRONT - 395 W BROADWAY, EILEEN FISHER
APPROVED BY LPC 1997 - SOHO - CAST IRON HISTORICAL DISTRICT LP-0768



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NORTH BUILDING ELEVATION

North Elevation: The North elevation sits along Prince Street and is the secondary facade of the existing building. The existing storefront will be replaced with a new storefront system within the existing masonry opening. Additionally, the existing temporary patio roof enclosure will be 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 will be enclosed with a new wall that is clad with a metal panel facade system.



Existing North Elevation



Proposed North Elevation

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PROPOSED NORTH ELEVATION - PRINCE STREET



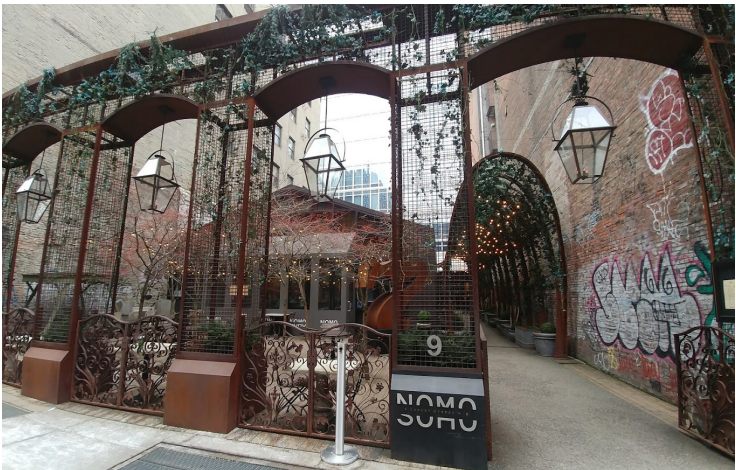
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DISTRICT CONTEXT



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



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



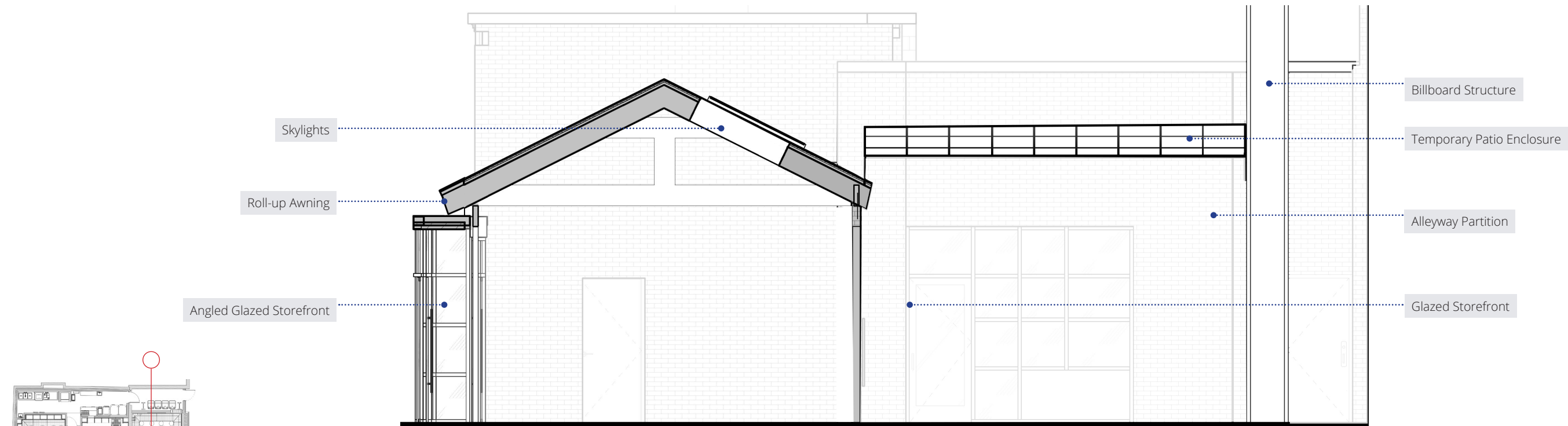
LARGE GLAZING & BUILDING SCALE - 140 WOOSTER ST.
STOREFRONT APPROVED AT STAFF LEVEL 1987



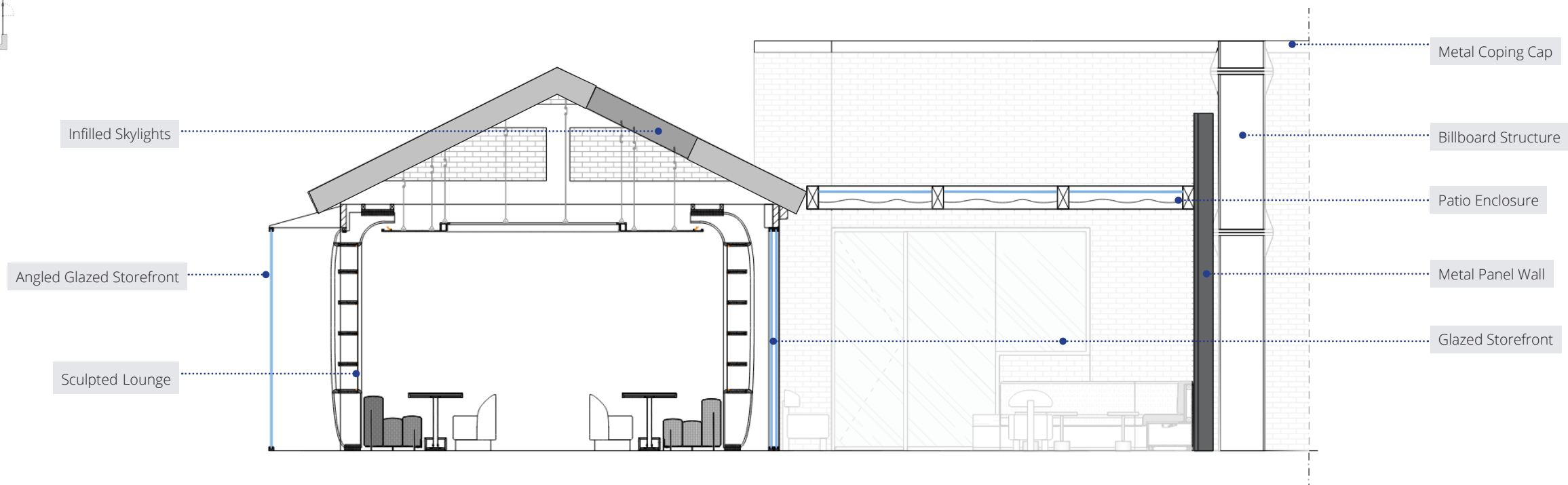
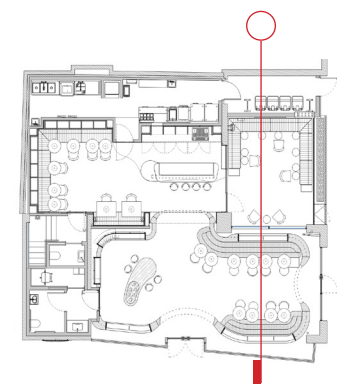
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BUILDING SECTIONS



Existing East-West Section

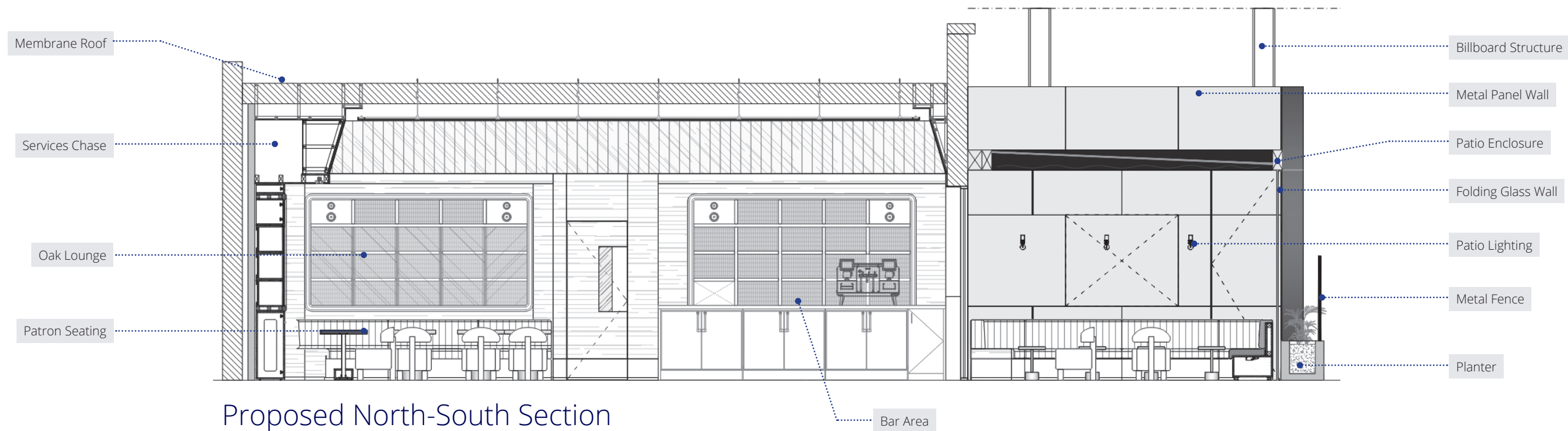
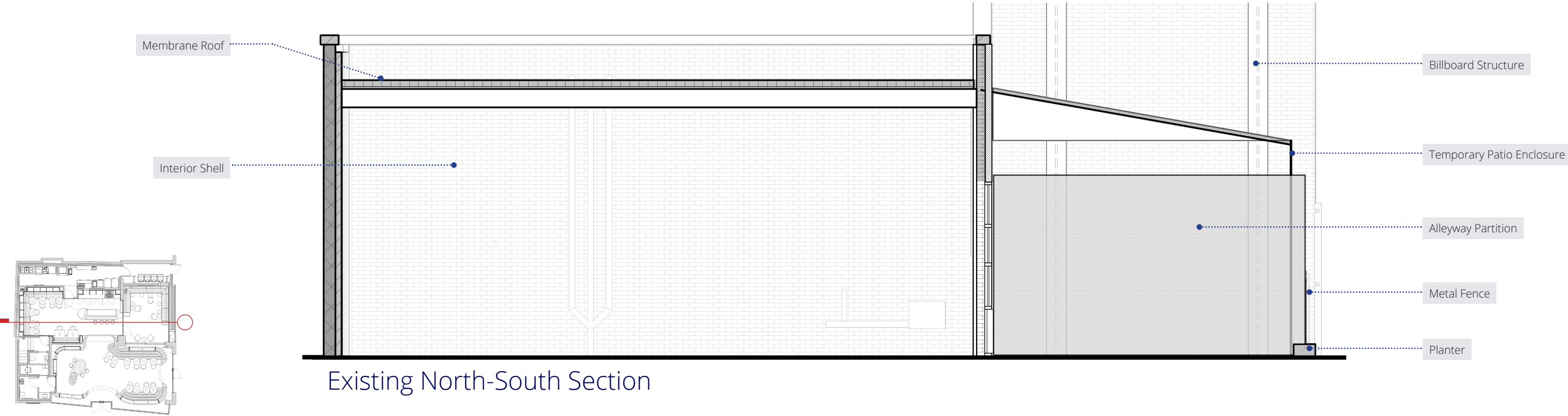


Proposed East-West Section

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BUILDING SECTIONS



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STOREFRONT DETAILS

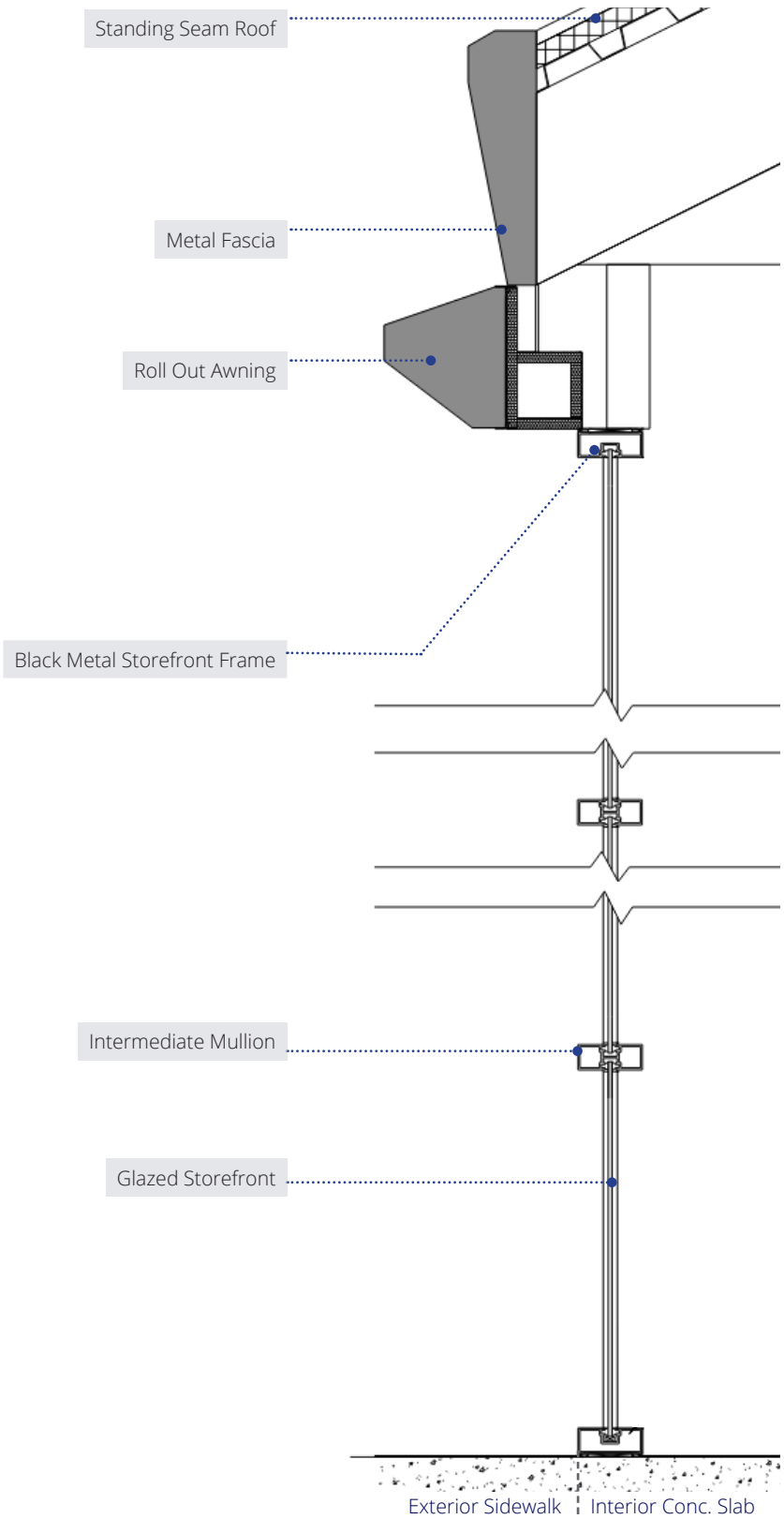


Storefront Details: A new black metal storefront system will be built on a curb at the sidewalk level. The curb will be faced with concrete-look porcelain tile. The storefront will include safety glass panels with high transparency and glare reduction. Per LPC guidelines in Ch 3, the interior face of the sculpted lounge element 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.

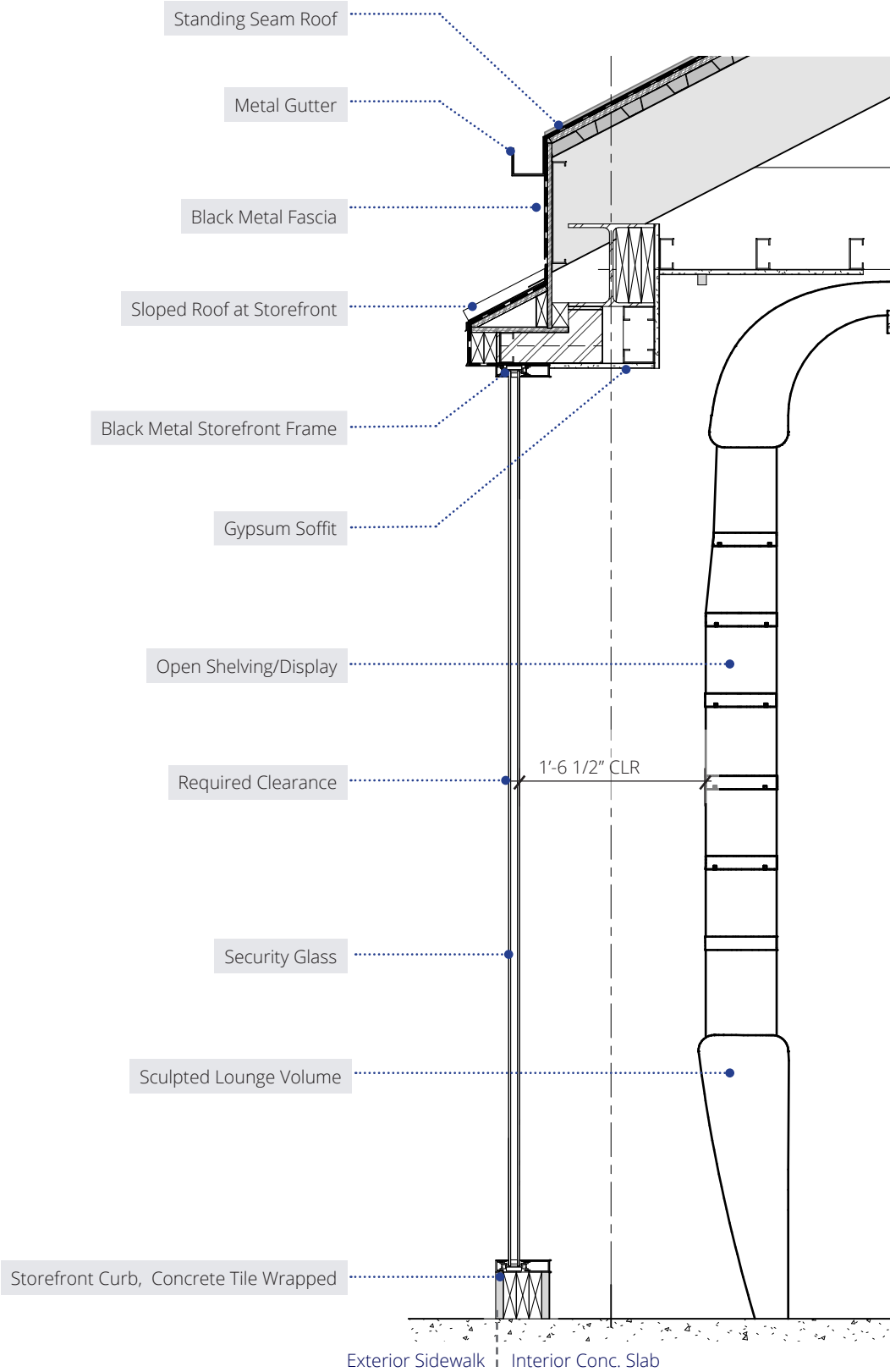


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Existing Storefront Detail



Proposed Storefront Detail

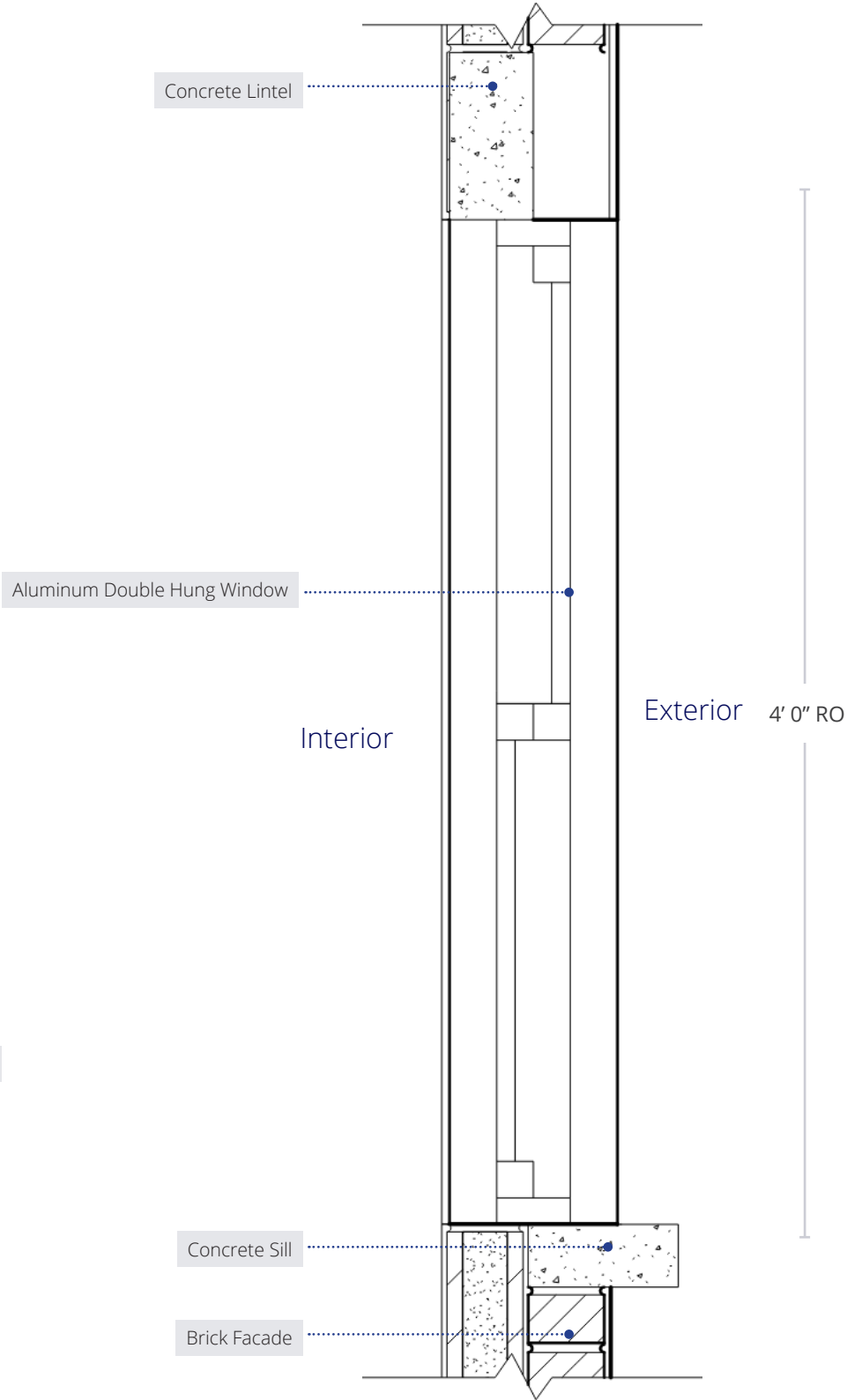
WINDOW DETAILS



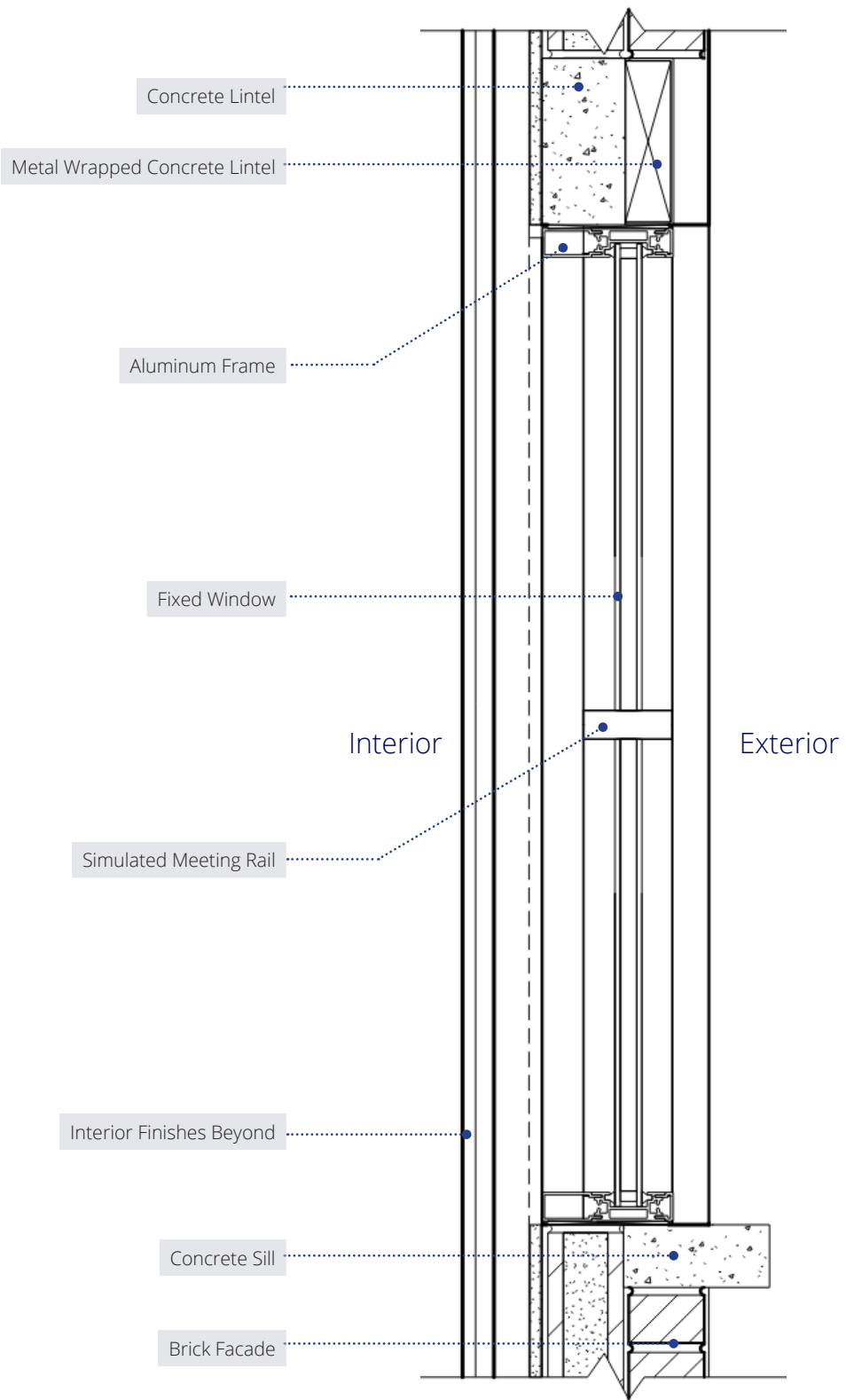
Window Details: New fixed windows with a simulated meeting rail will be installed in the existing openings at the 2nd floor level. The new units will have a simulated meeting rail to evoke the look of an operable double hung window. The window frame will be a thin profile black metal to match the proposed storefront system at the sidewalk level.



- Concrete Lintel
- Aluminum Double Hung Window
- Concrete Sill



Existing Window Detail



Proposed Window Detail

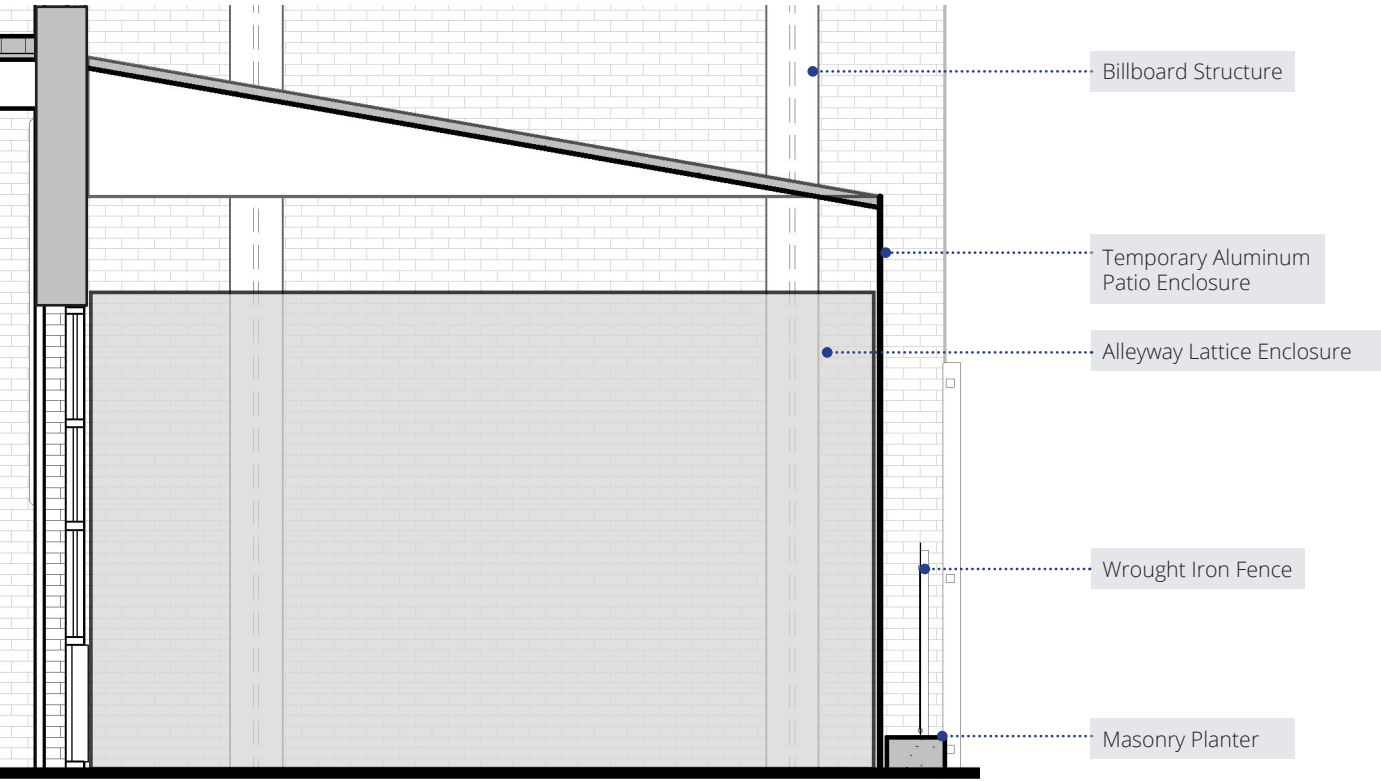
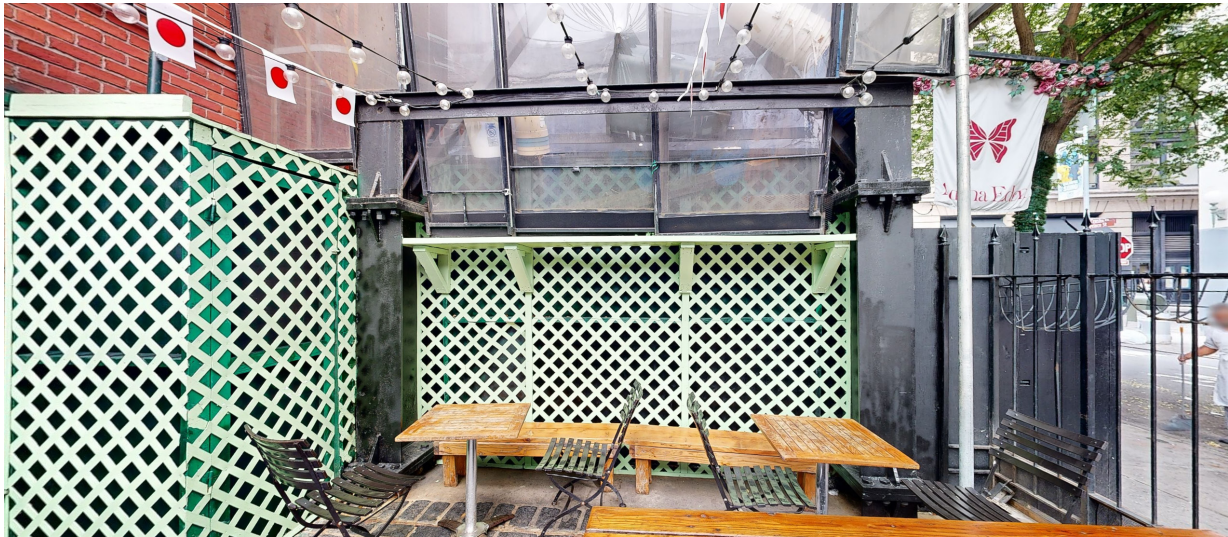
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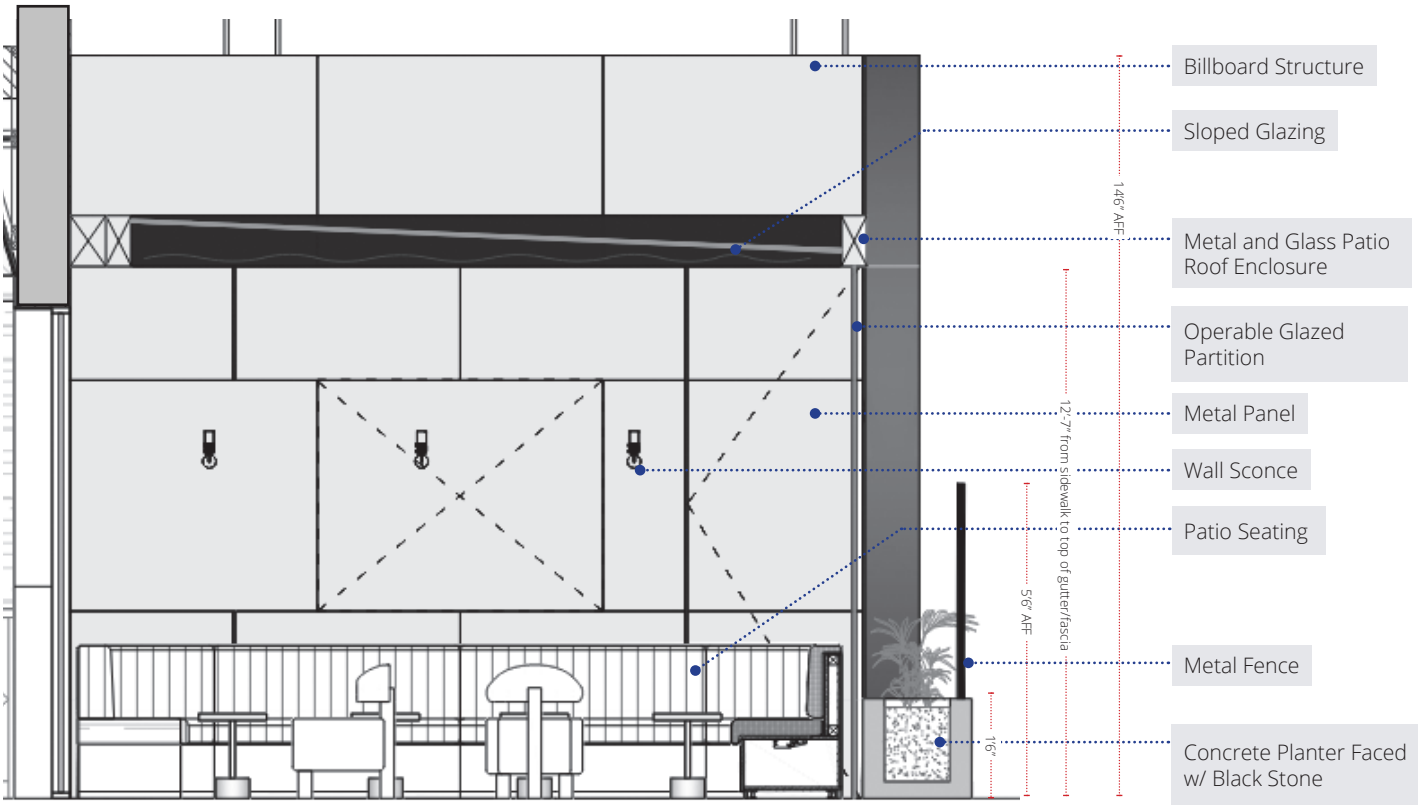
PATIO ENCLOSURE



Existing Enclosure and Roof



Existing Patio Section

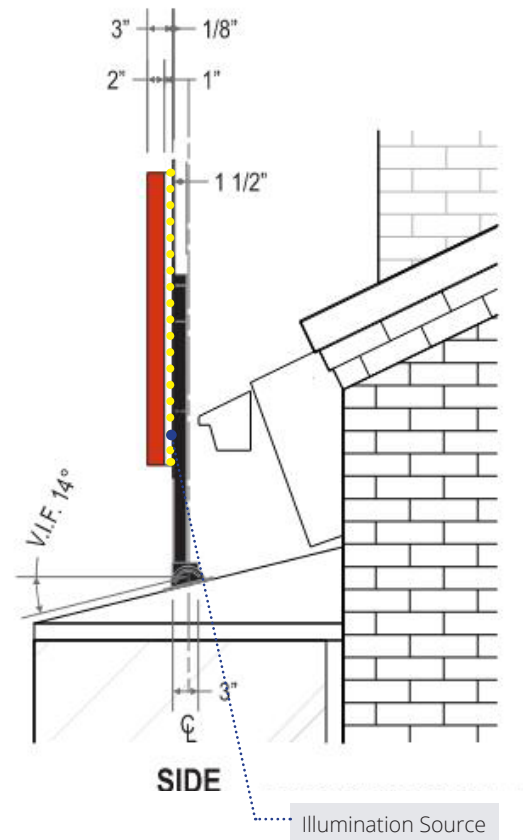
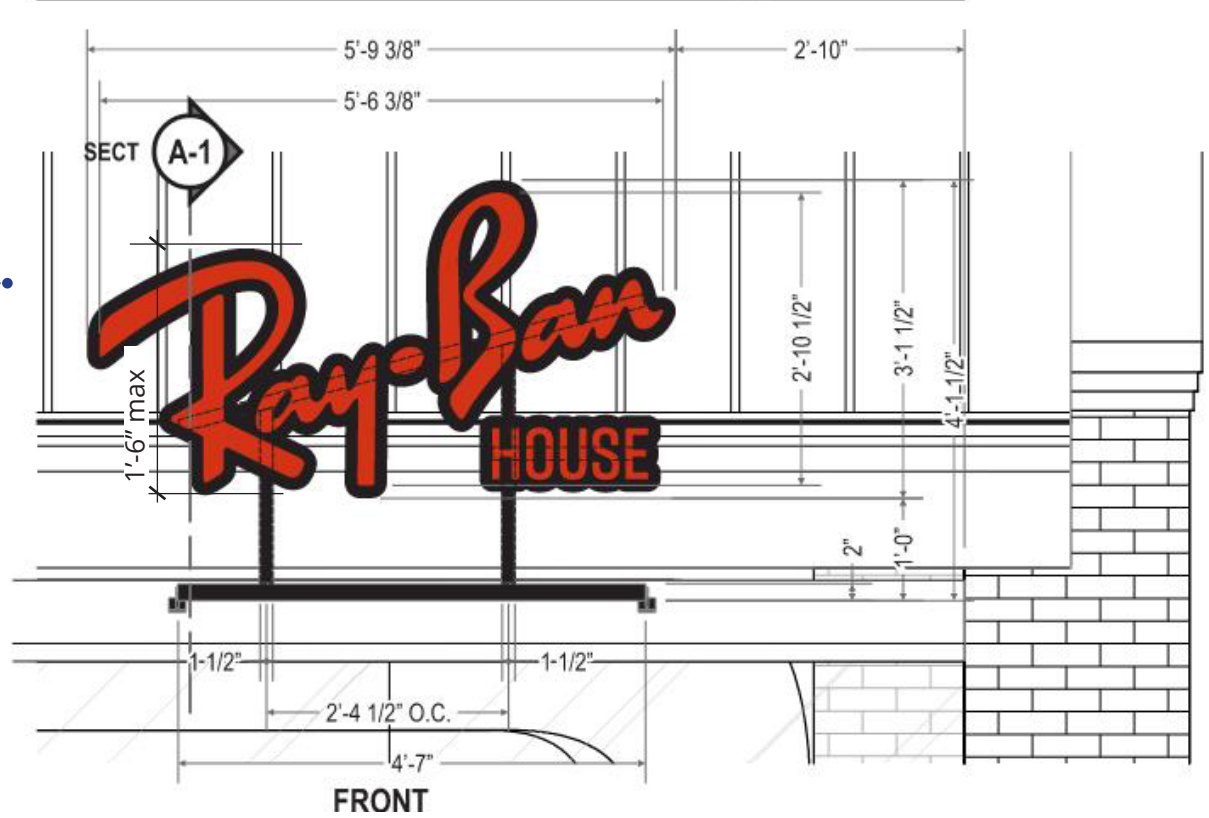
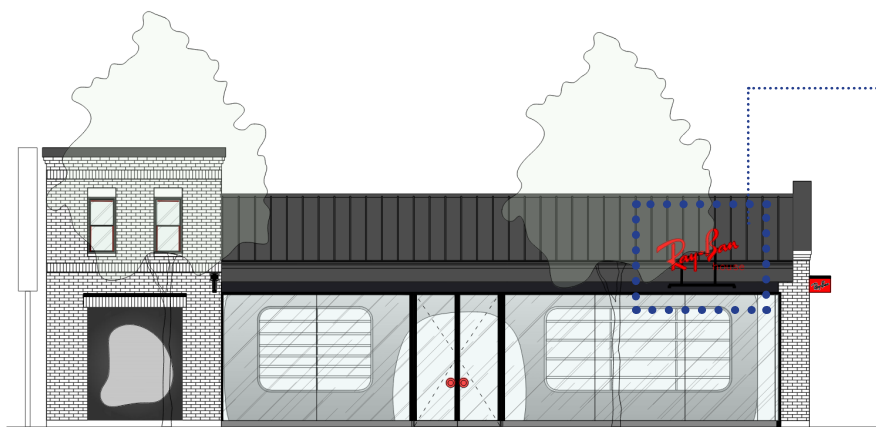


Proposed Patio Section

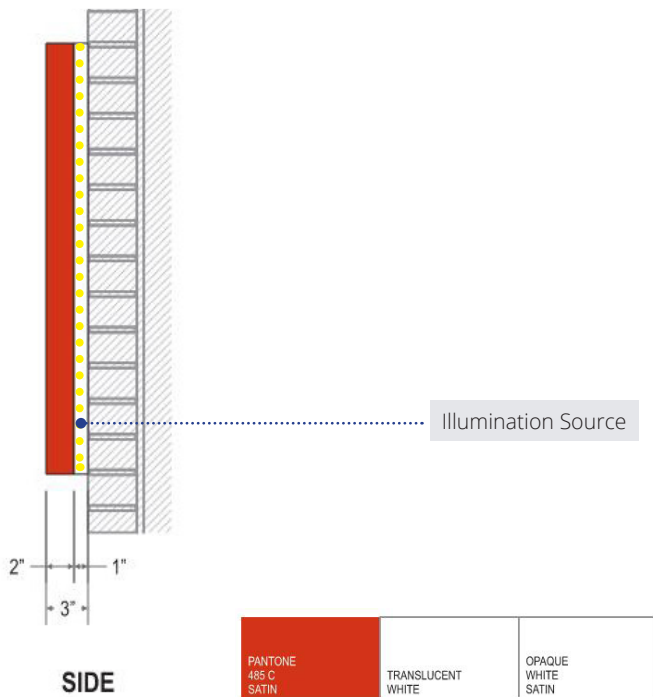
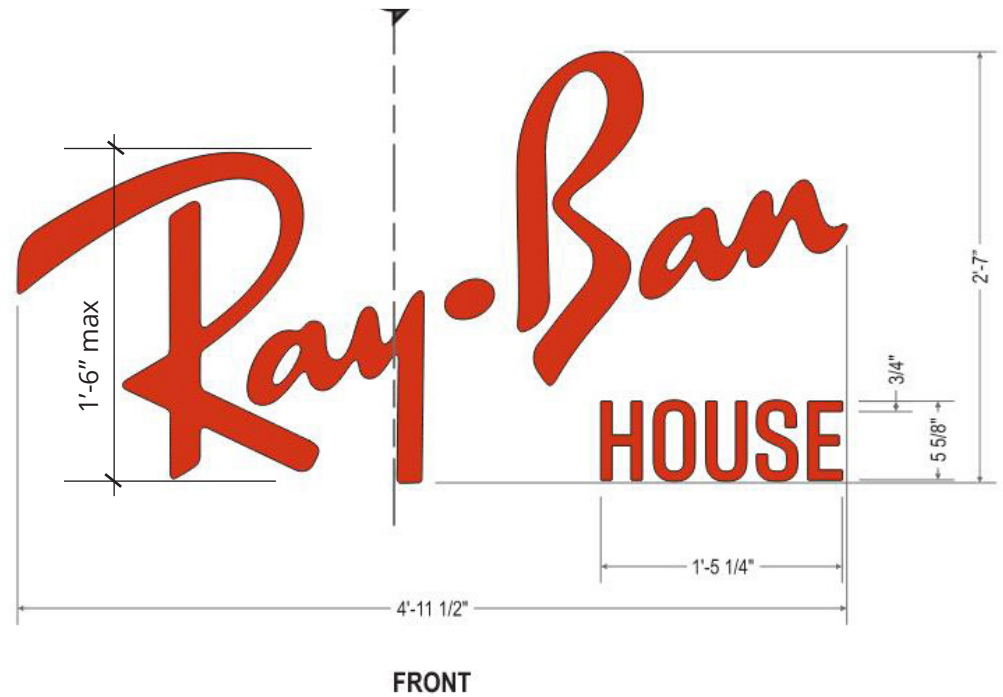
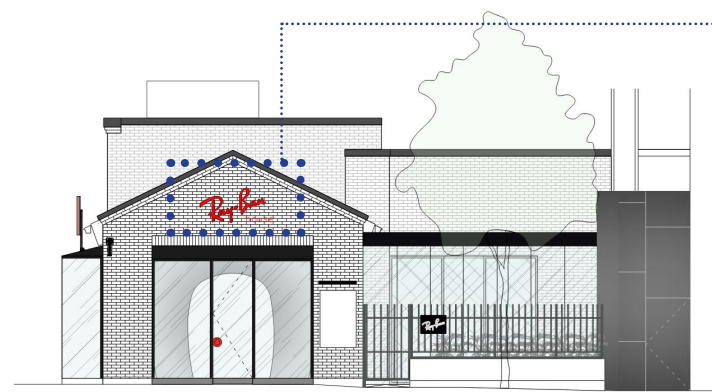
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EXTERIOR SIGNAGE



Halo Lit Illuminated Sign



Flush Mounted Halo Lit Illuminated Sign

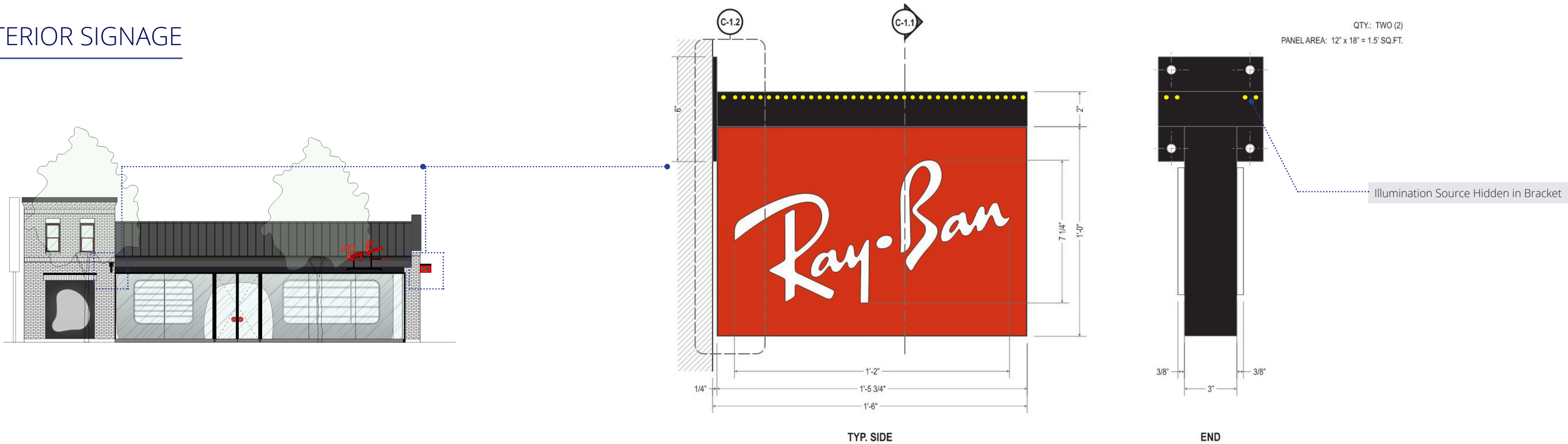
PANTONE 485 C SATIN	TRANSLUCENT WHITE	OPAQUE WHITE SATIN	RAL 9005 JET BLACK MATTE
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Finish Schedule

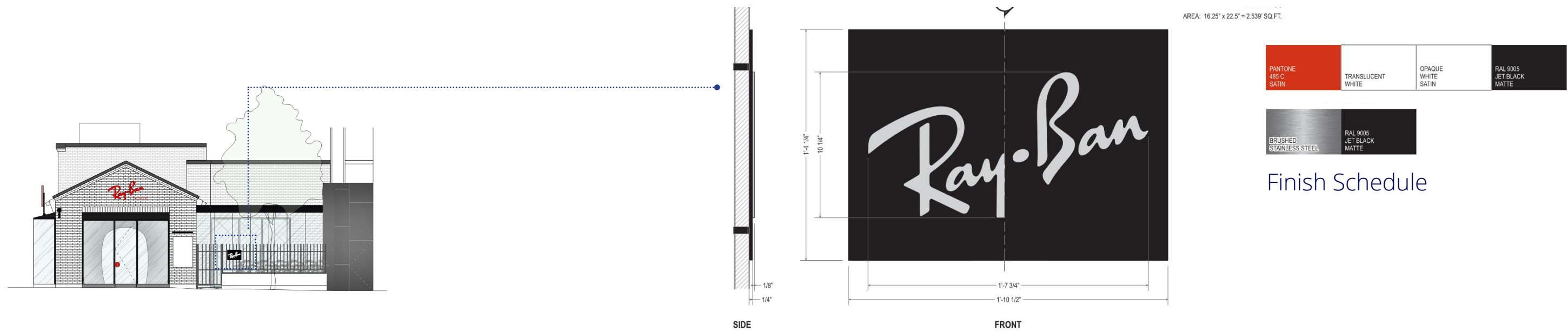
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EXTERIOR SIGNAGE



Bracket-Illuminated Blade Sign



Non-Illuminated Plaque

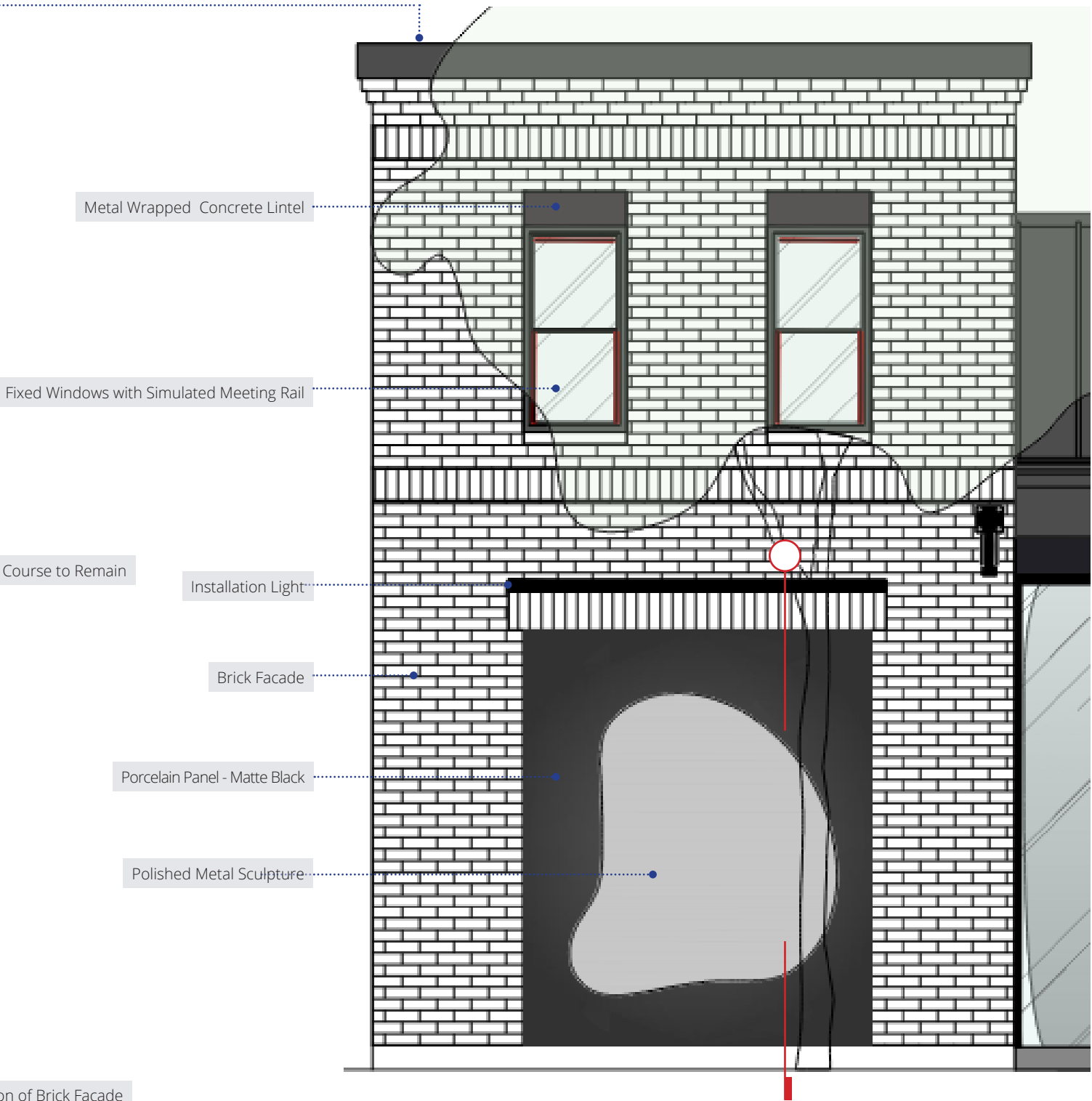
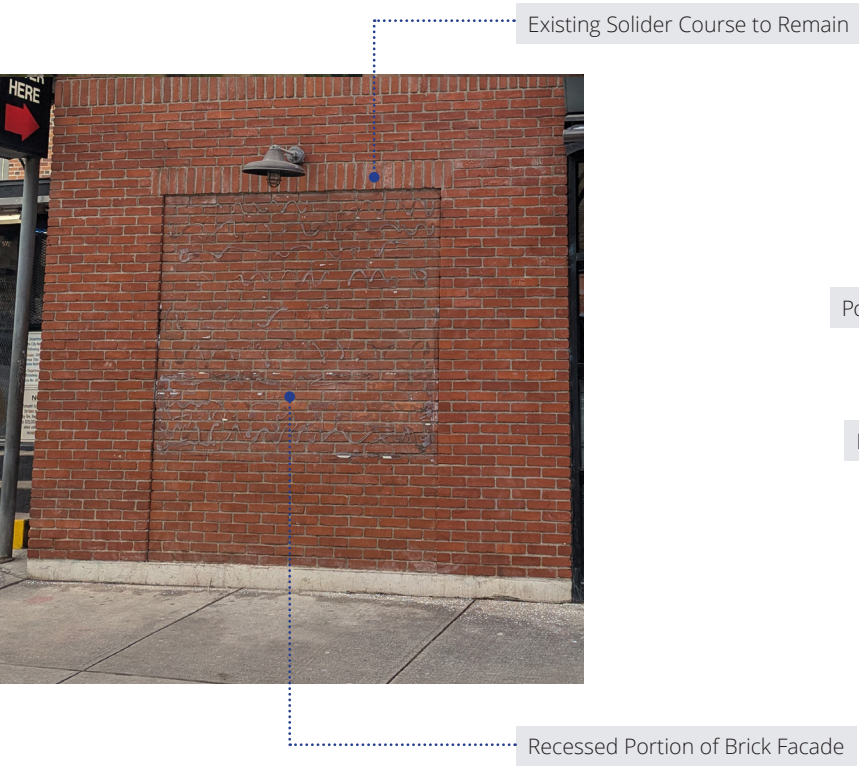
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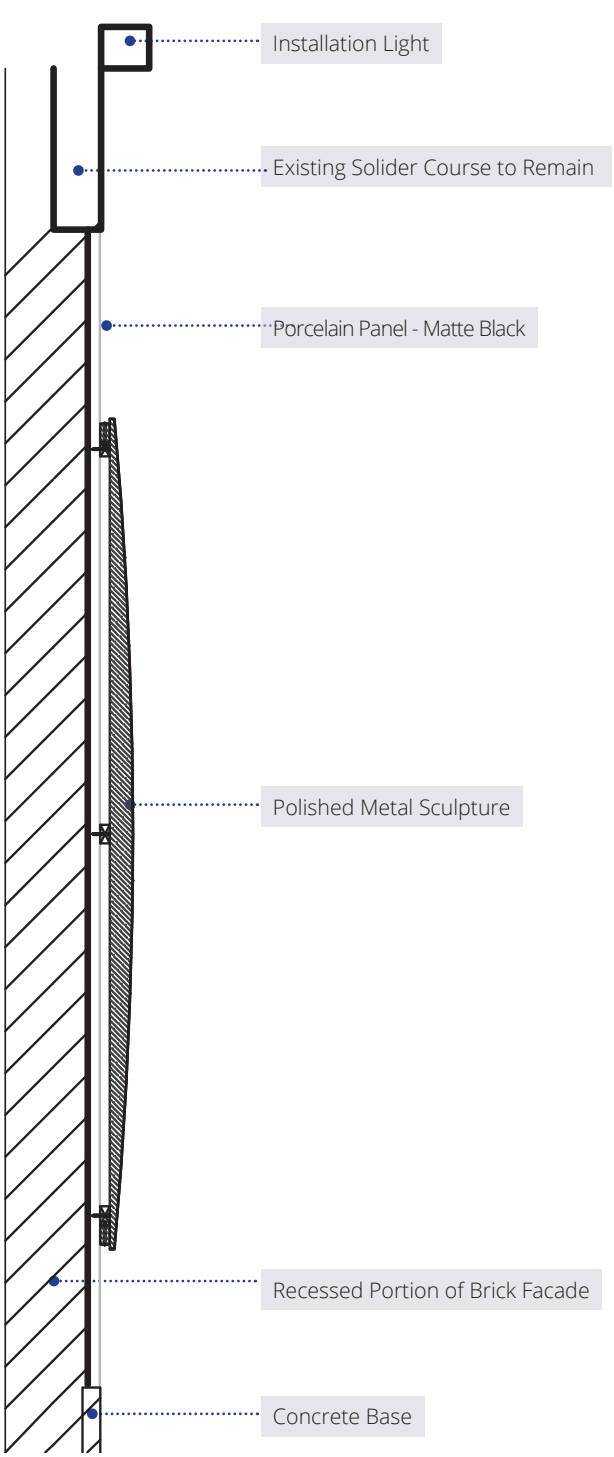
EXTERIOR ART INSTALLATION



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 the facade via blocking which is hidden from the streetscape view.



Enlarged Elevation



Enlarged Section

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Sculpted Lounge



Oak Lounge

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THANK YOU

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ADDITIONAL CONTEXT EXAMPLES



Large Glazing & Building Scale - 92 Prince St.
Approved At Commission Level May 2025



Large Glazing & Building Scale - 47 Wooster St.
Storefront Approved At Commission Level 2002



Large Glazing & Building Scale - 417 W Broadway
Storefront Approved At Commission Level 1997



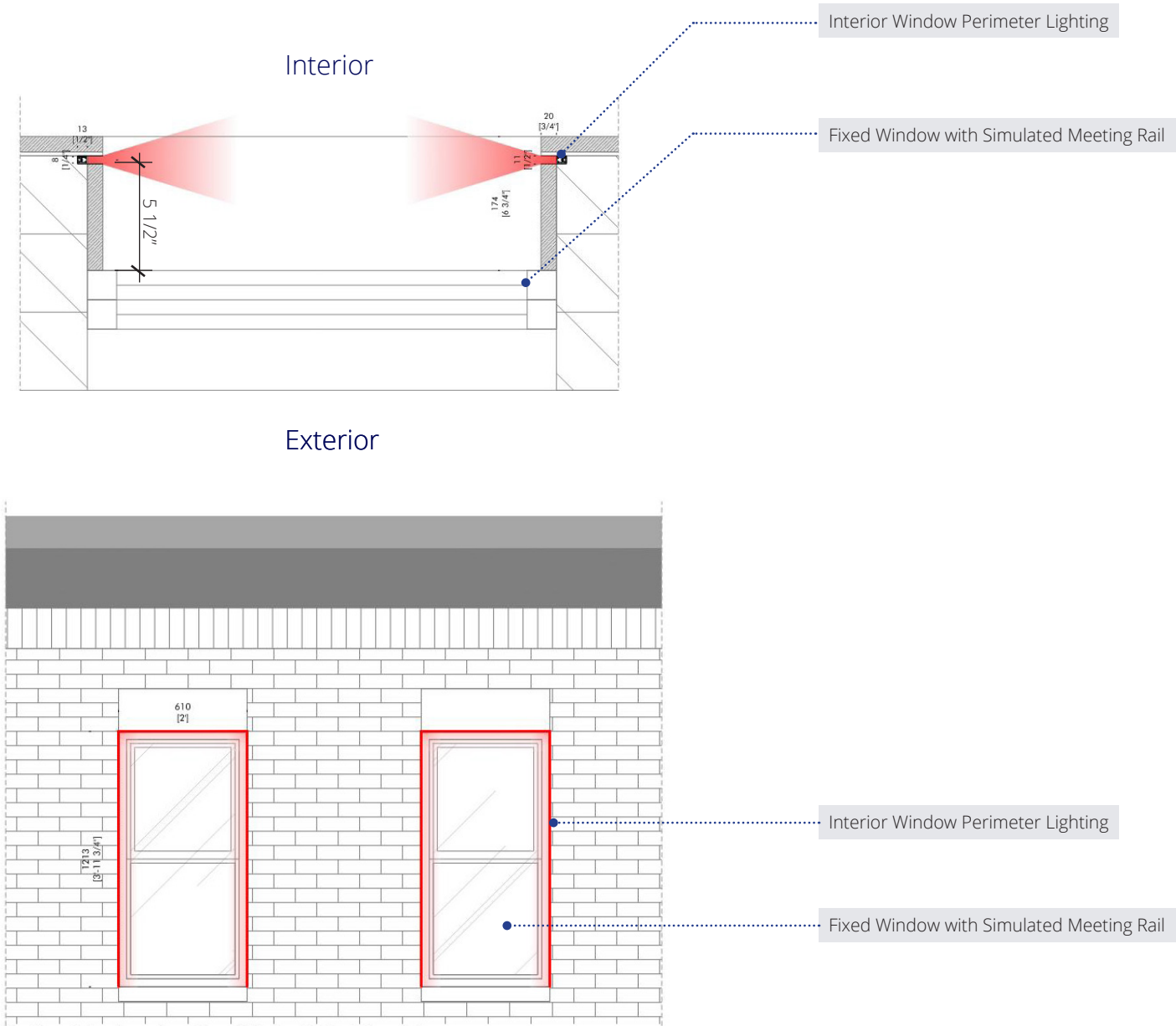
Large Glazing & Modern Materials - 440 W Broadway
Storefront Approved At Commission Level 2002

APPENDIX - A

62 Prince Street, New York, NY 10012
EssilorLuxottica | SoHo Cast Iron District Extension | 06.10.2025

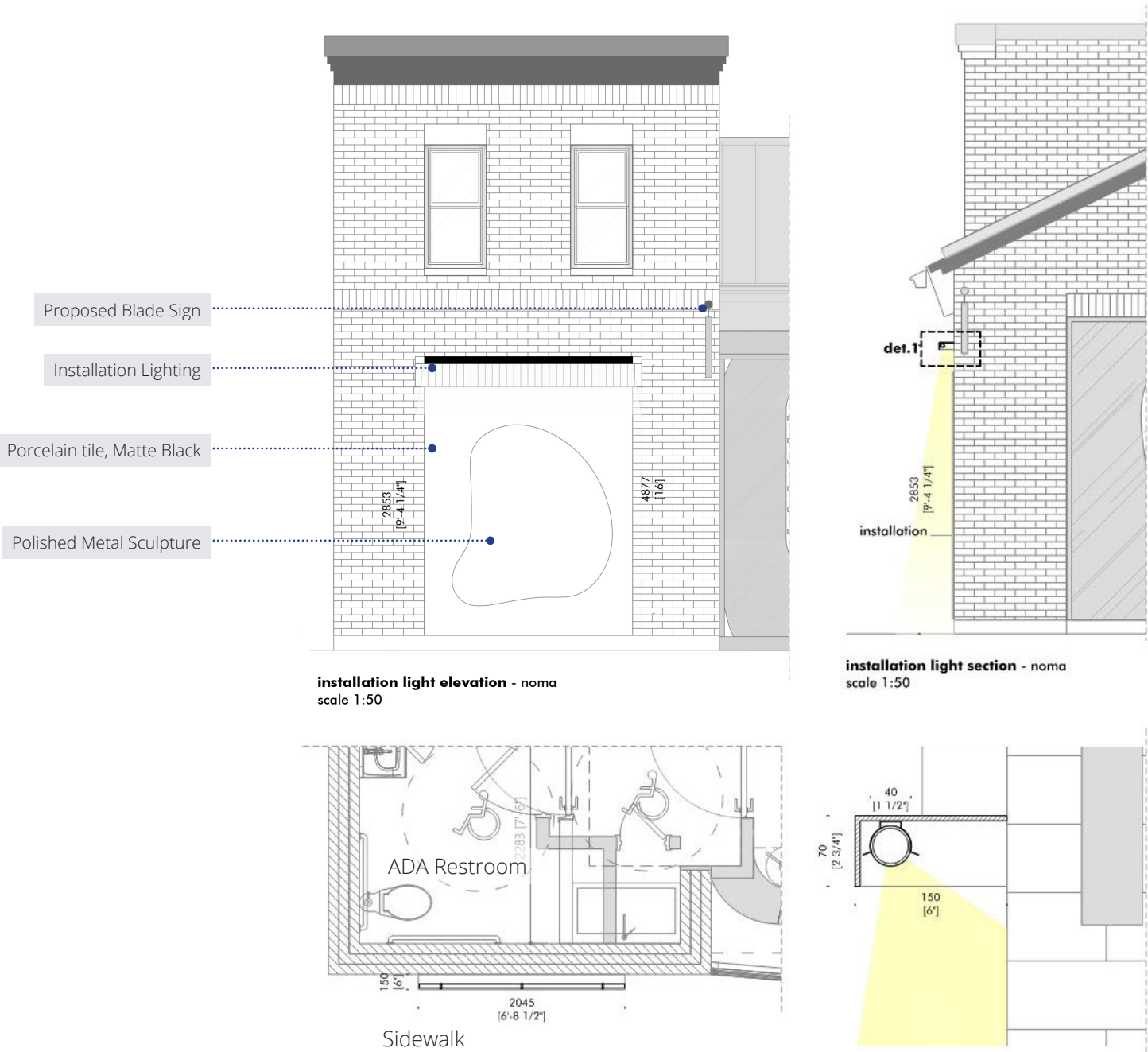
2ND STORY WINDOWS - INTERIOR ILLUMINATION

Window Details: New storefront windows will have perimeter lighting at the interior jamb and header to provide soft ambient lighting from the interior only.

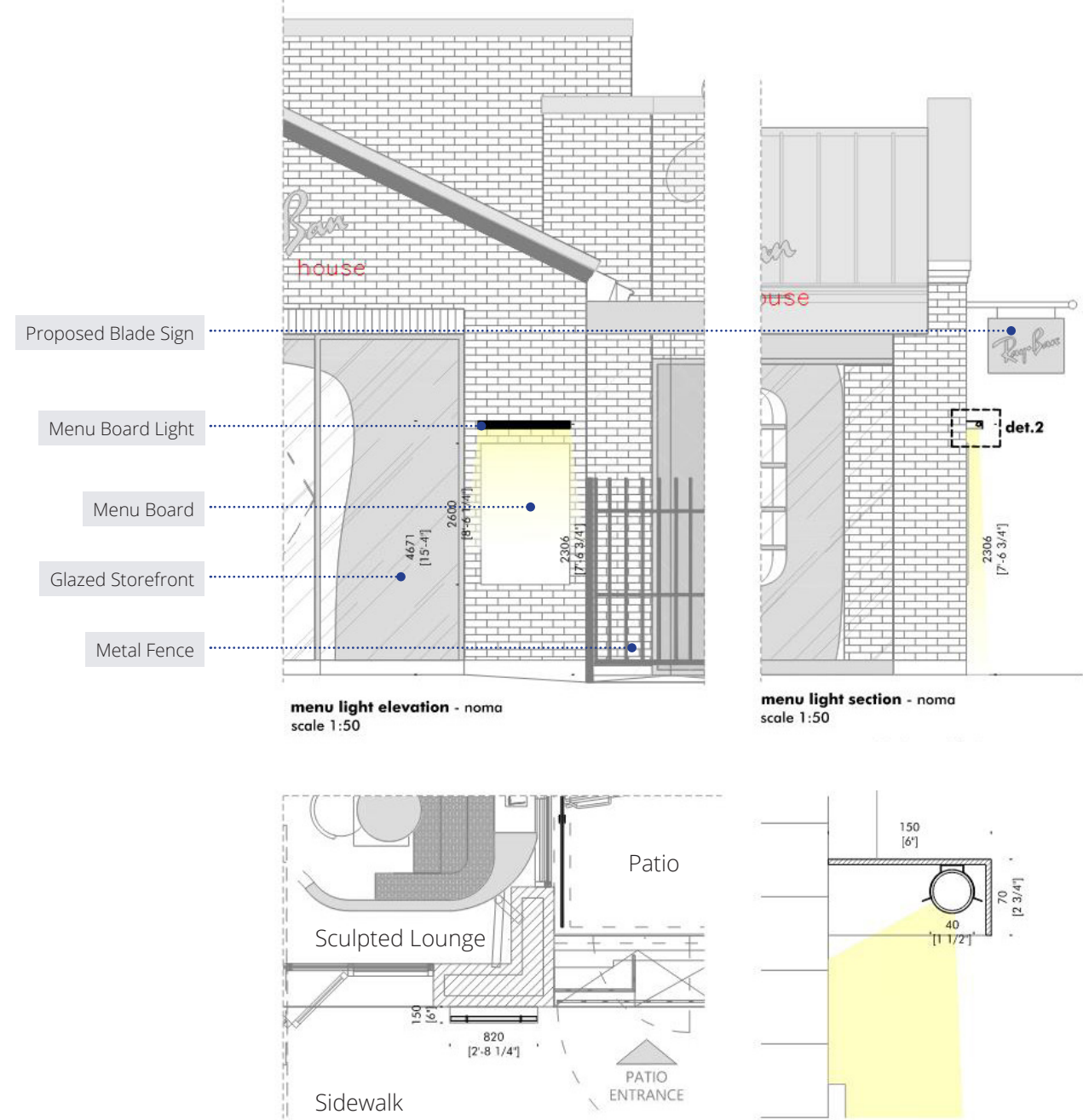


APPENDIX - B

EXTERIOR LIGHTING



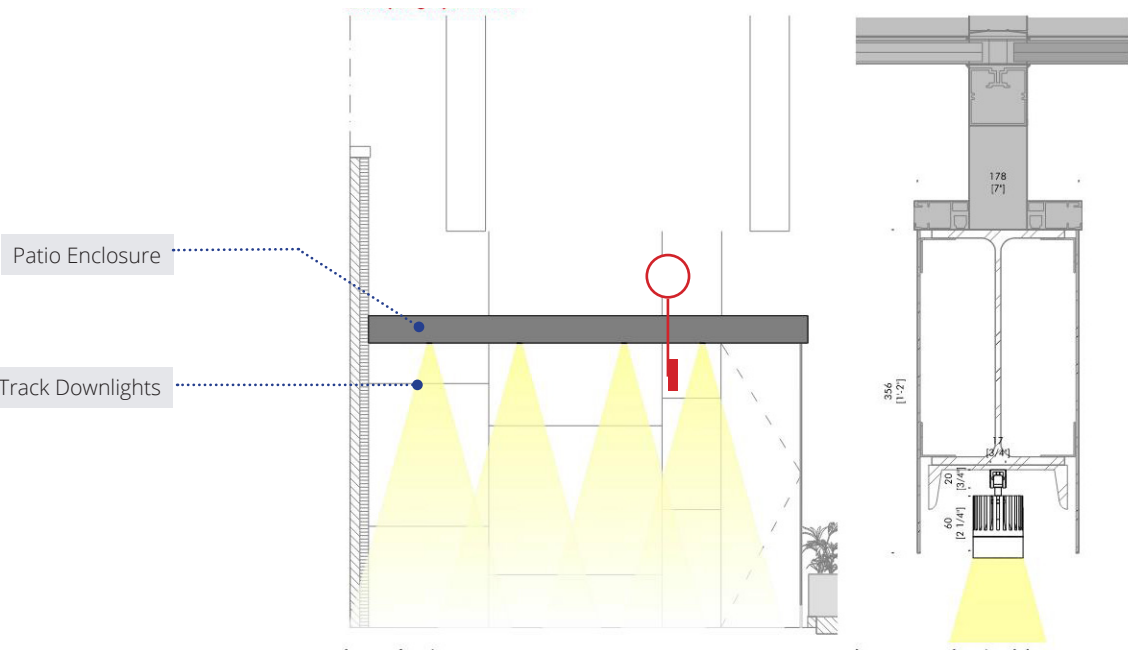
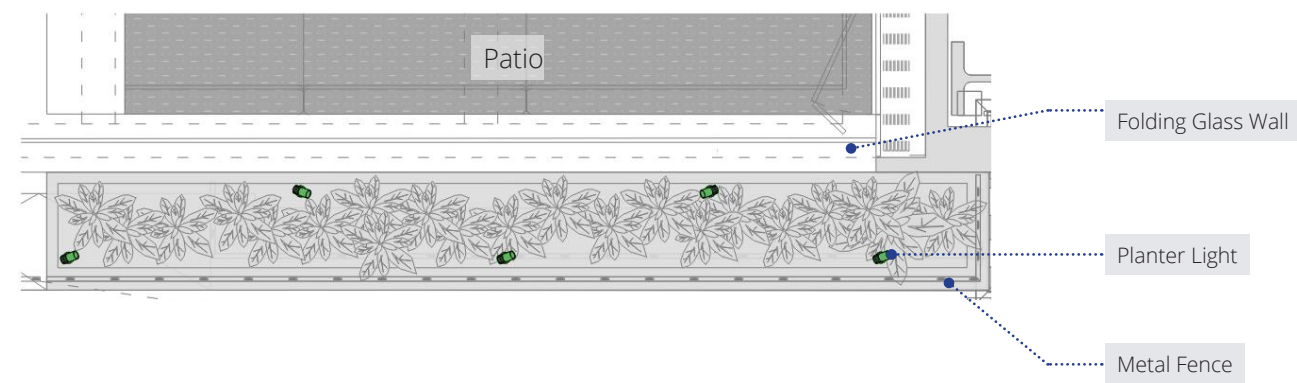
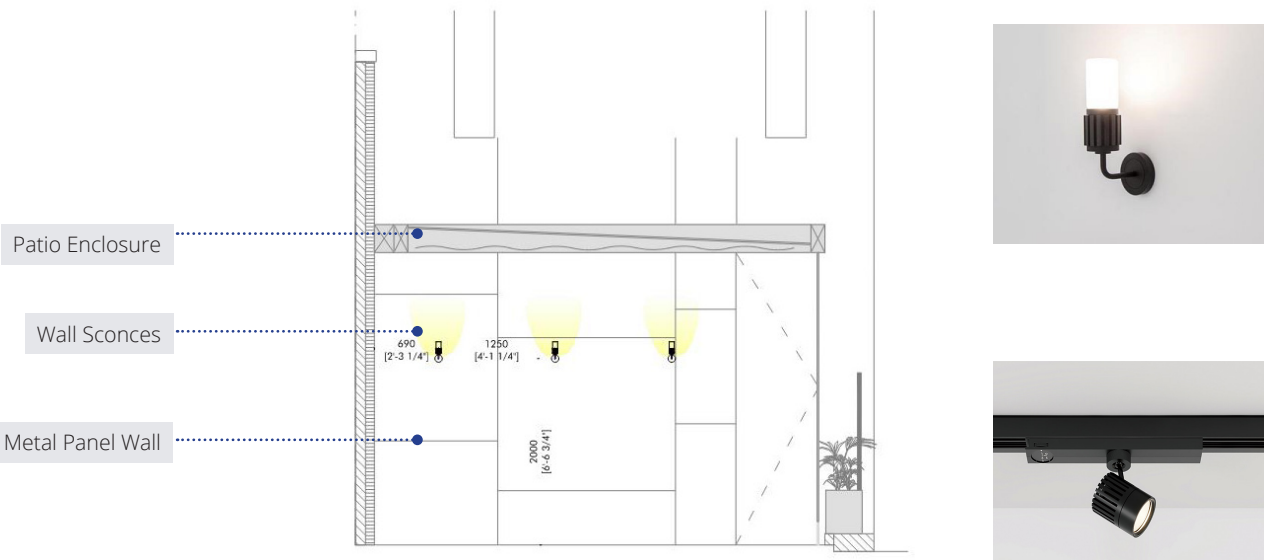
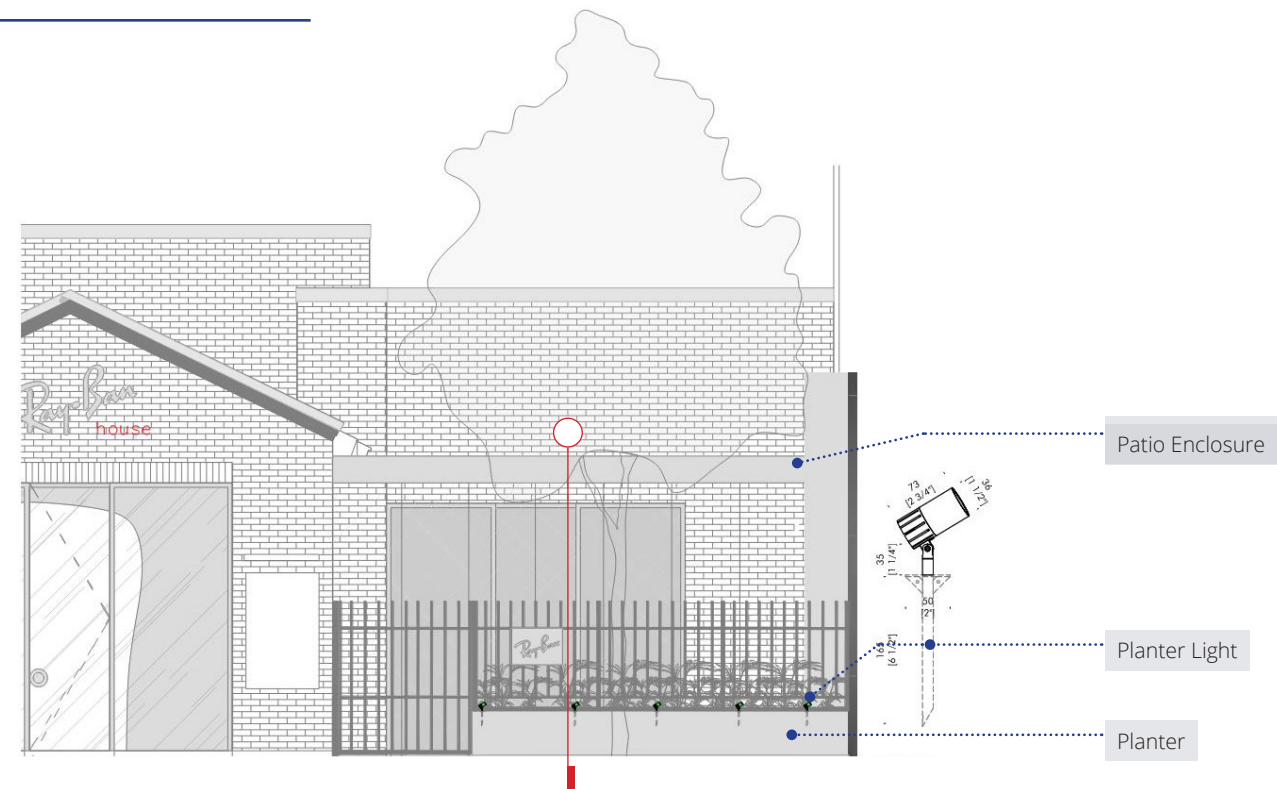
Proposed East Facade Lighting



Proposed North Facade Lighting

APPENDIX - C

PATIO LIGHTING



APPENDIX - C

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