

May 5, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-07507

## **702 Greenwich Street – Greenwich Village Historic District Extension – Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 198 1457

**Passcode:** 180173

By Phone: 646-828-7666 (NY)

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702 GREENWICH STREET  
NEW YORK, NY 10014

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

## BUILDING INFORMATION

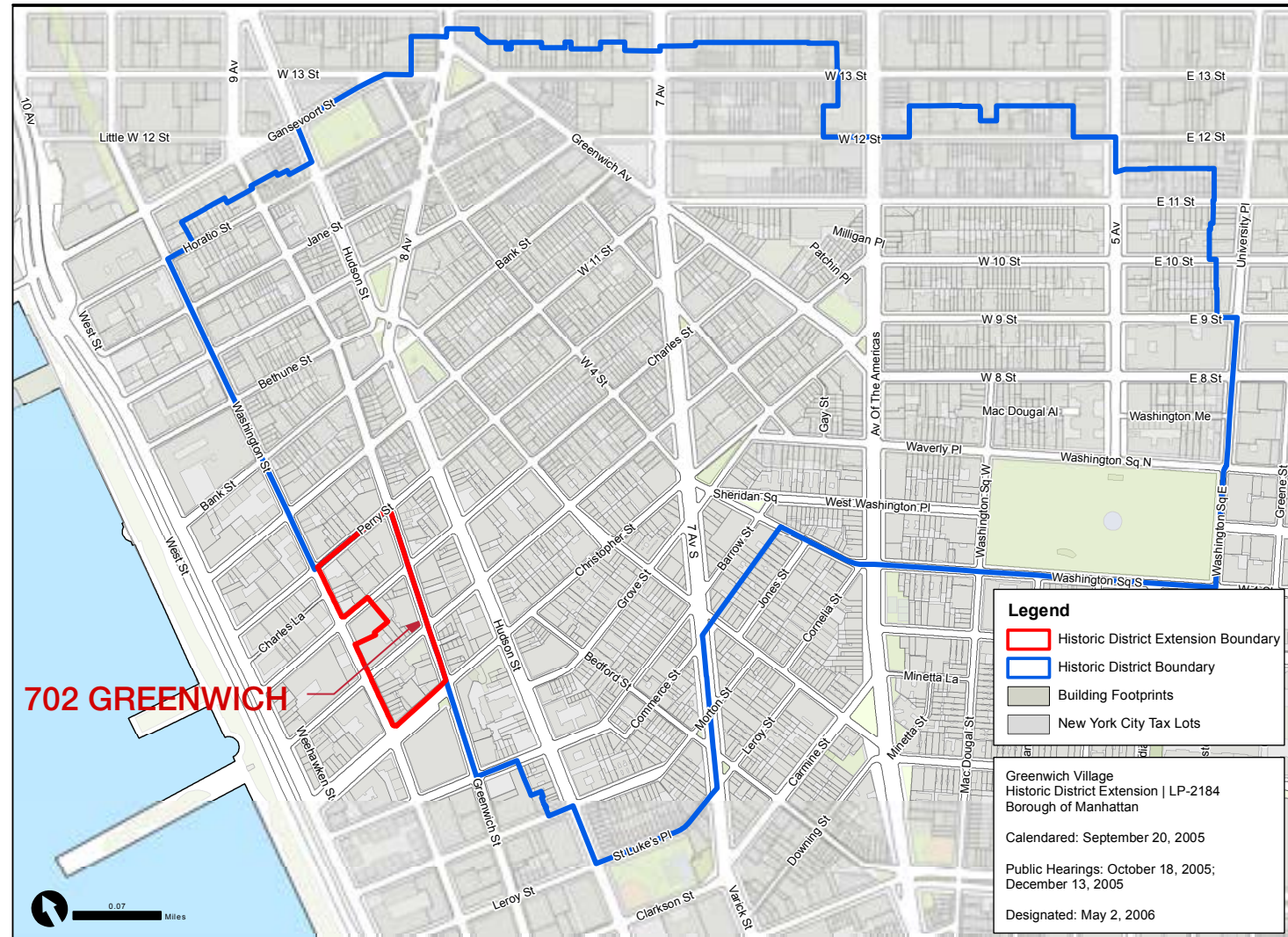
ADDRESS: 702 GREENWICH STREET, NEW YORK, NY 10014

YEAR BUILT: 1937

BUILDING TYPE: MODERNE UTILITARIAN STYLE GARAGE AND OFFICE BUILDING

DESIGN: BY HARRY SILVERMAN

### Greenwich Village Historic District Extension | LP-2184



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

## GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION

## LOCATION



## EXISTING FACADE



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 -

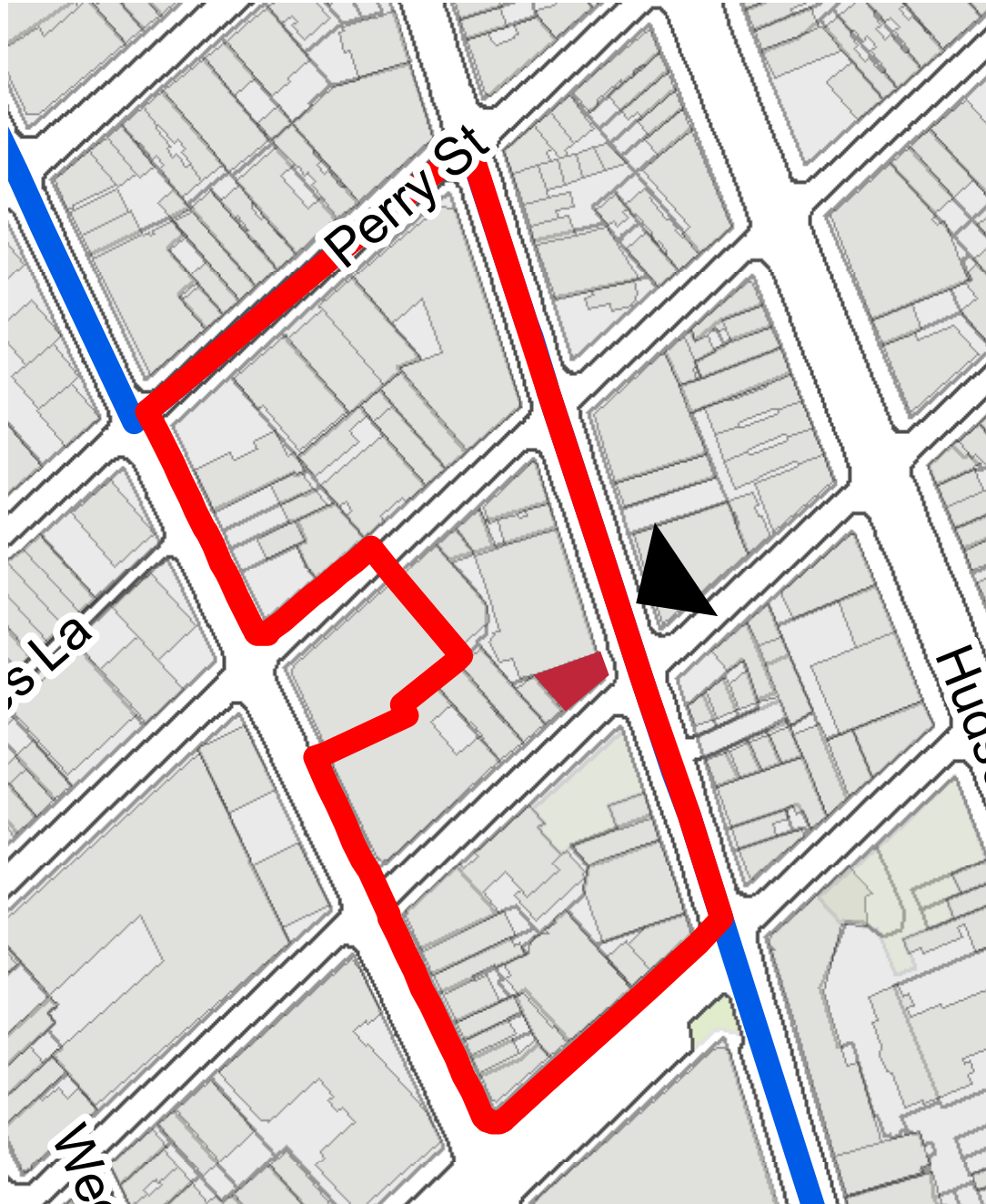


129 CHARLES STREET - BLOCK: 632 / LOT: 29 -



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

**HISTORIC PHOTOS - SIMILAR GARAGE PANEL TYPES**



GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION -



VIEW - WEST

## NEIGHBORHOOD CONTEXT PHOTOS



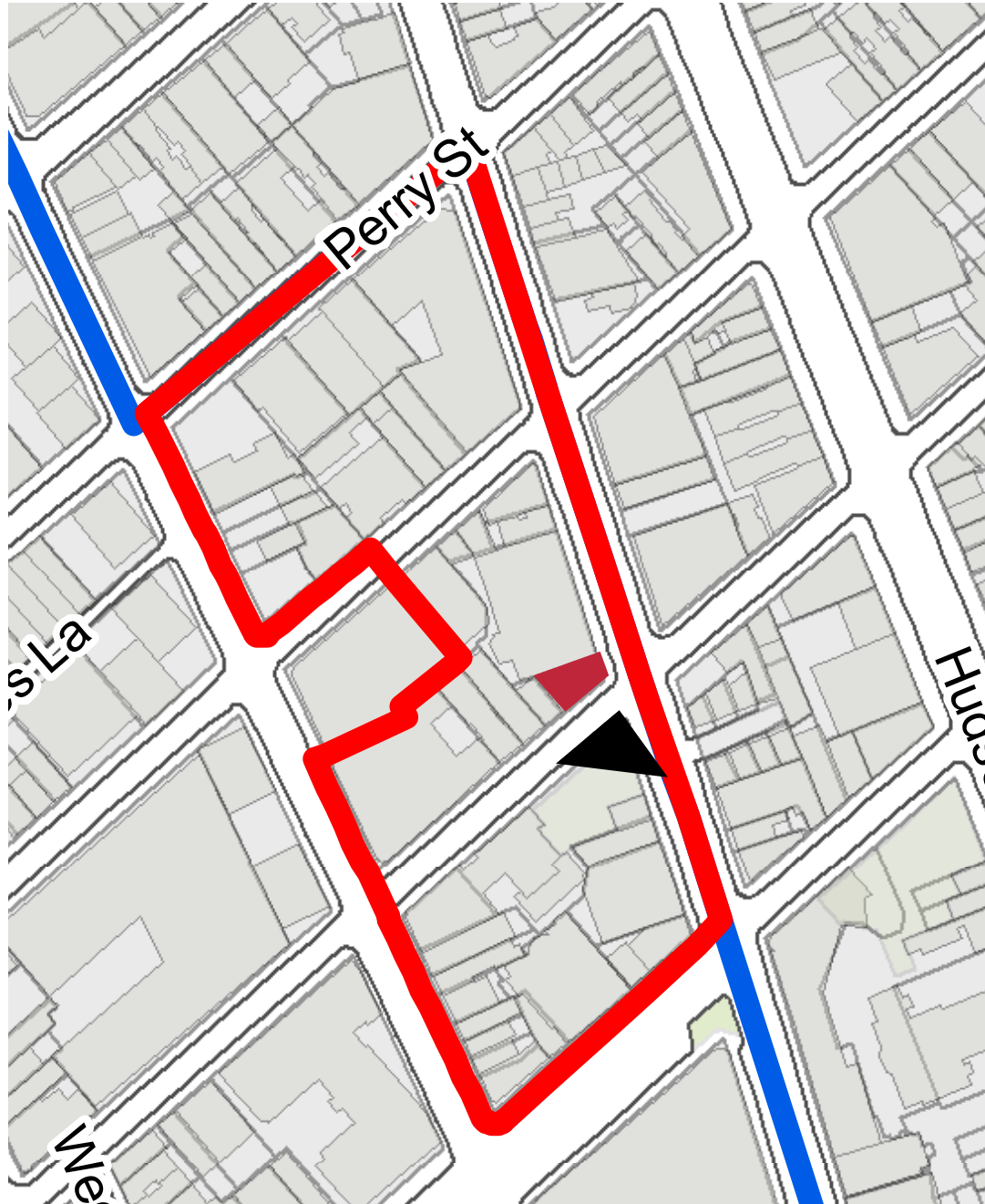
GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO VIEW - SOUTHWEST

## NEIGHBORHOOD CONTEXT PHOTOS



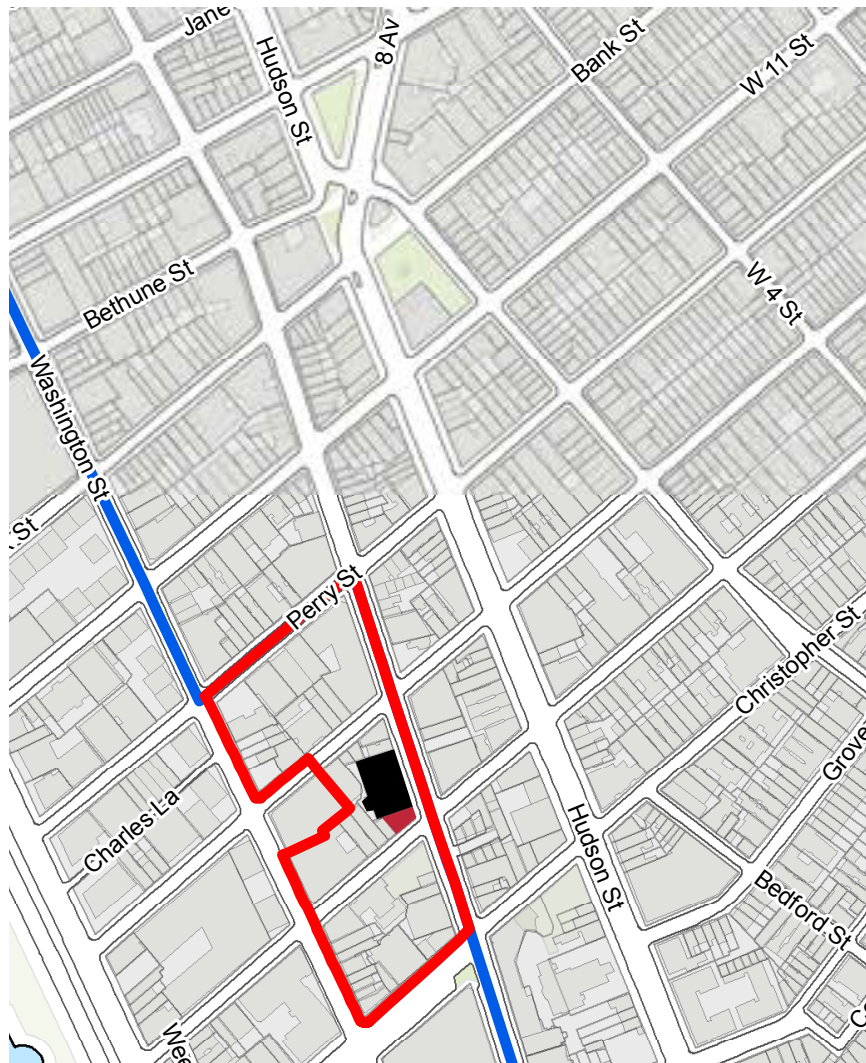
GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO VIEW - SOUTH

## NEIGHBORHOOD CONTEXT PHOTOS



GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION - PHOTO VIEW - NORTHEAST

## NEIGHBORHOOD CONTEXT PHOTOS



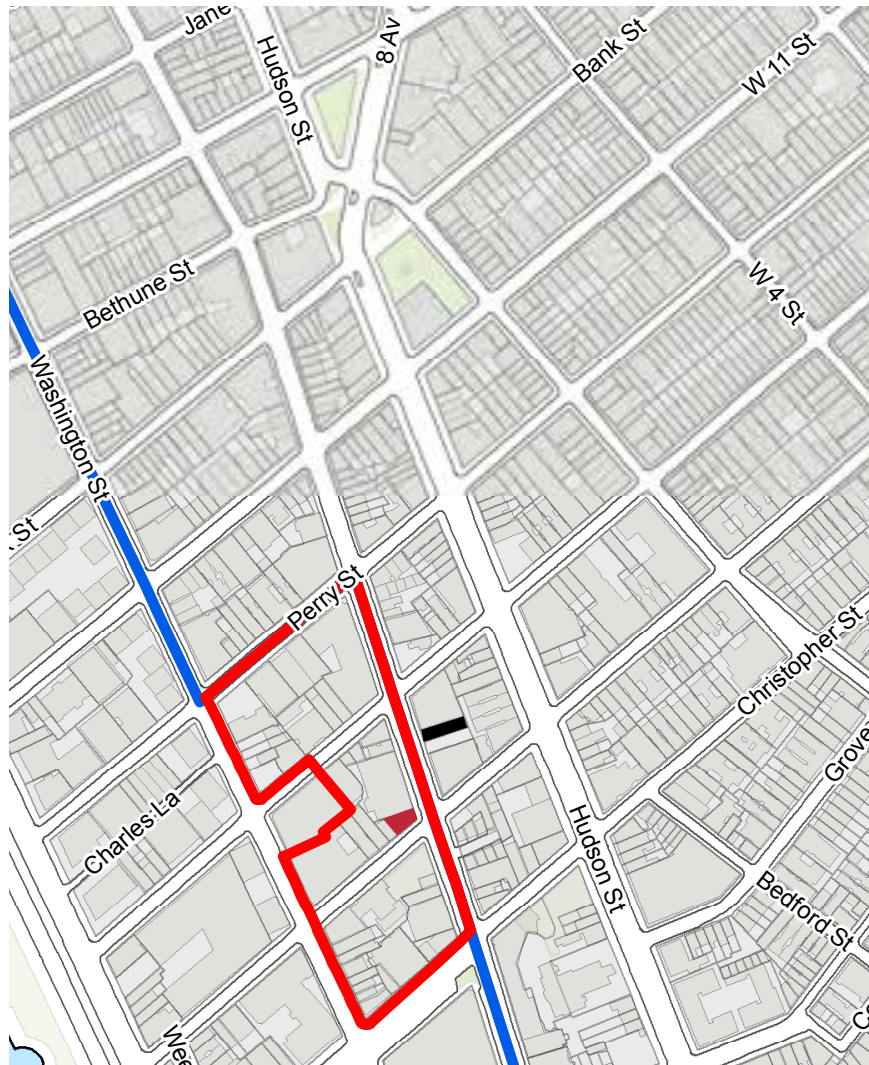
GREENWICH VILLAGE HISTORIC DISTRICT  
EXTENSION - PHOTO KEY

CONTEXT PHOTOS - STOREFRONT



708 GREENWICH STREET





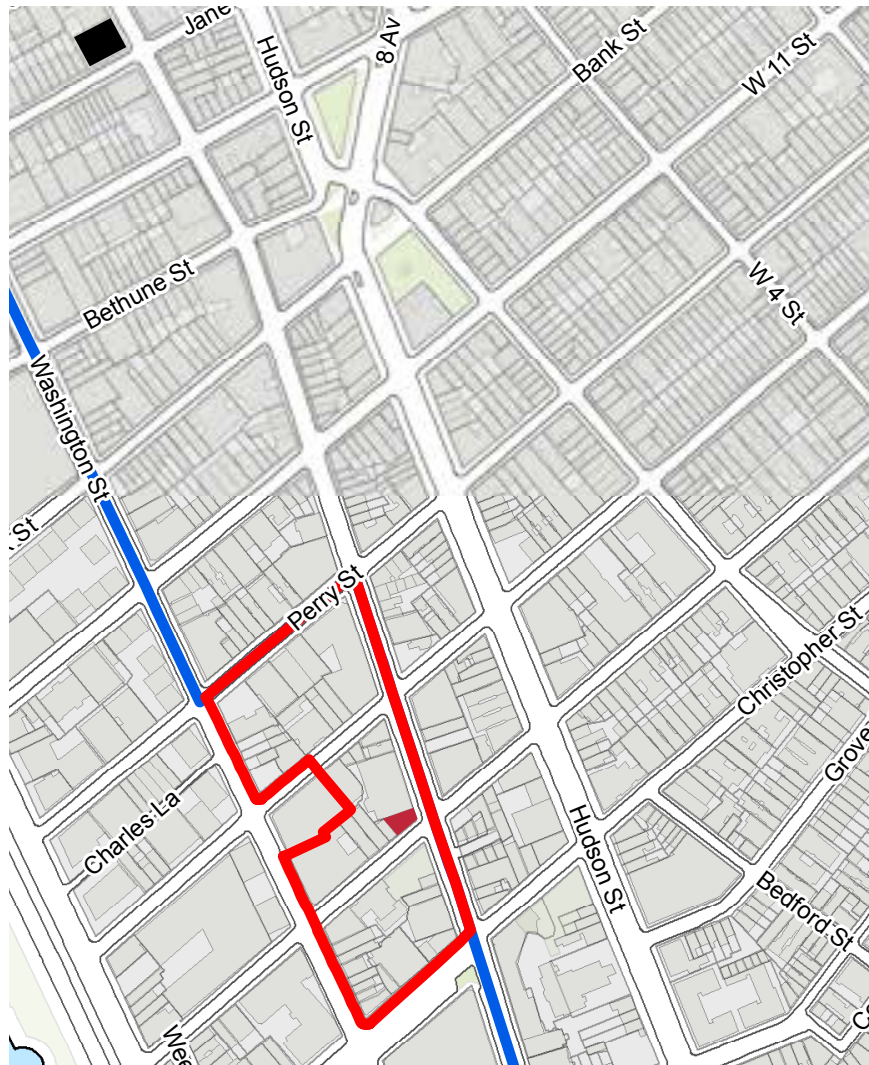
GREENWICH VILLAGE HISTORIC DISTRICT  
EXTENSION - PHOTO KEY

CONTEXT PHOTOS - STOREFRONT



711 GREENWICH STREET





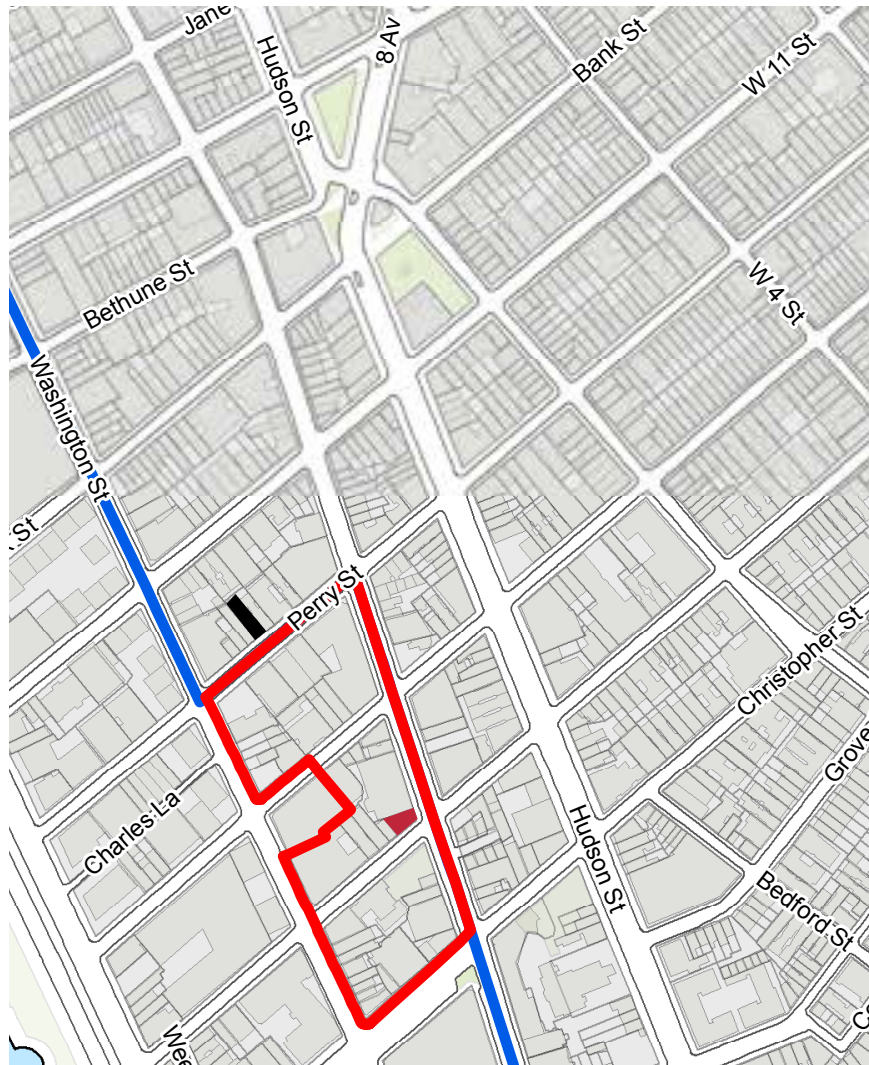
GREENWICH VILLAGE HISTORIC DISTRICT  
EXTENSION - PHOTO KEY

CONTEXT PHOTOS - STOREFRONT



818 GREENWICH STREET





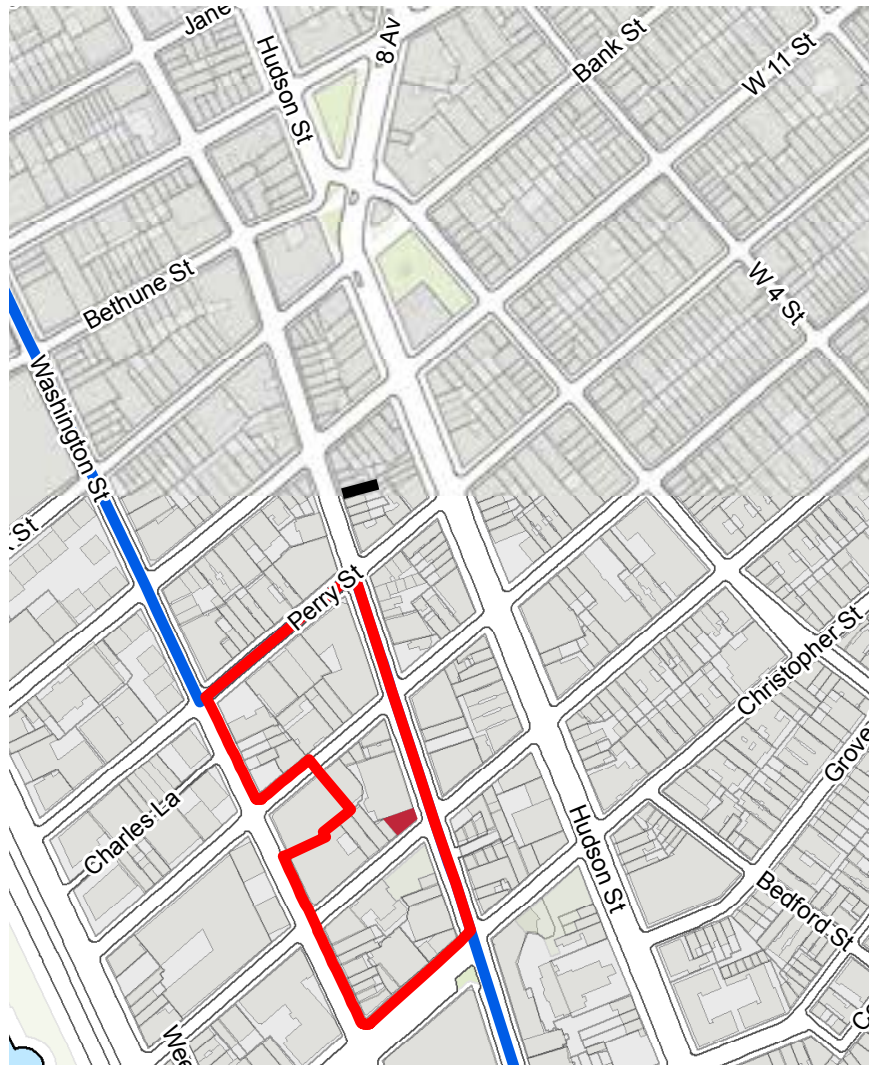
GREENWICH VILLAGE HISTORIC DISTRICT  
EXTENSION - PHOTO KEY



137 PERRY STREET



CONTEXT PHOTOS - GARAGE DOORS WITH PEDESTRIAN DOORS



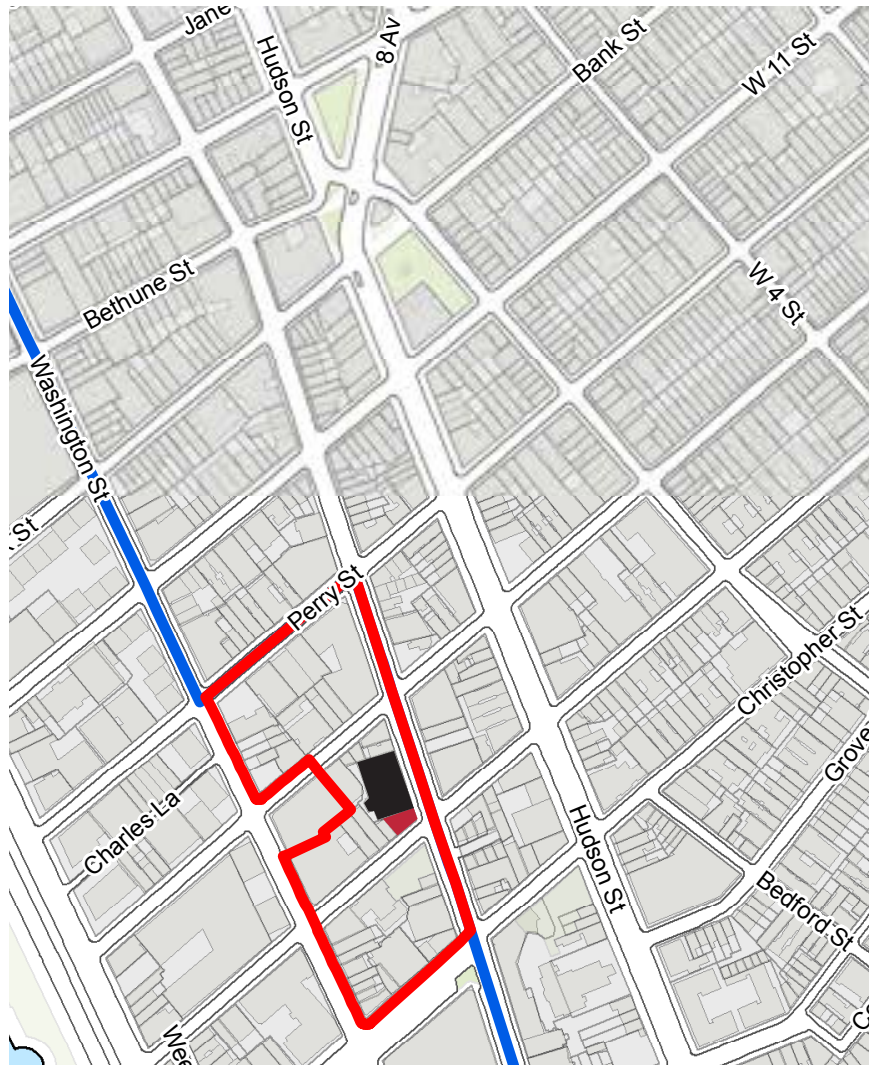
GREENWICH VILLAGE HISTORIC DISTRICT  
EXTENSION - PHOTO KEY



743 GREENWICH STREET



CONTEXT PHOTOS - GARAGE DOORS WITH PEDESTRIAN DOORS

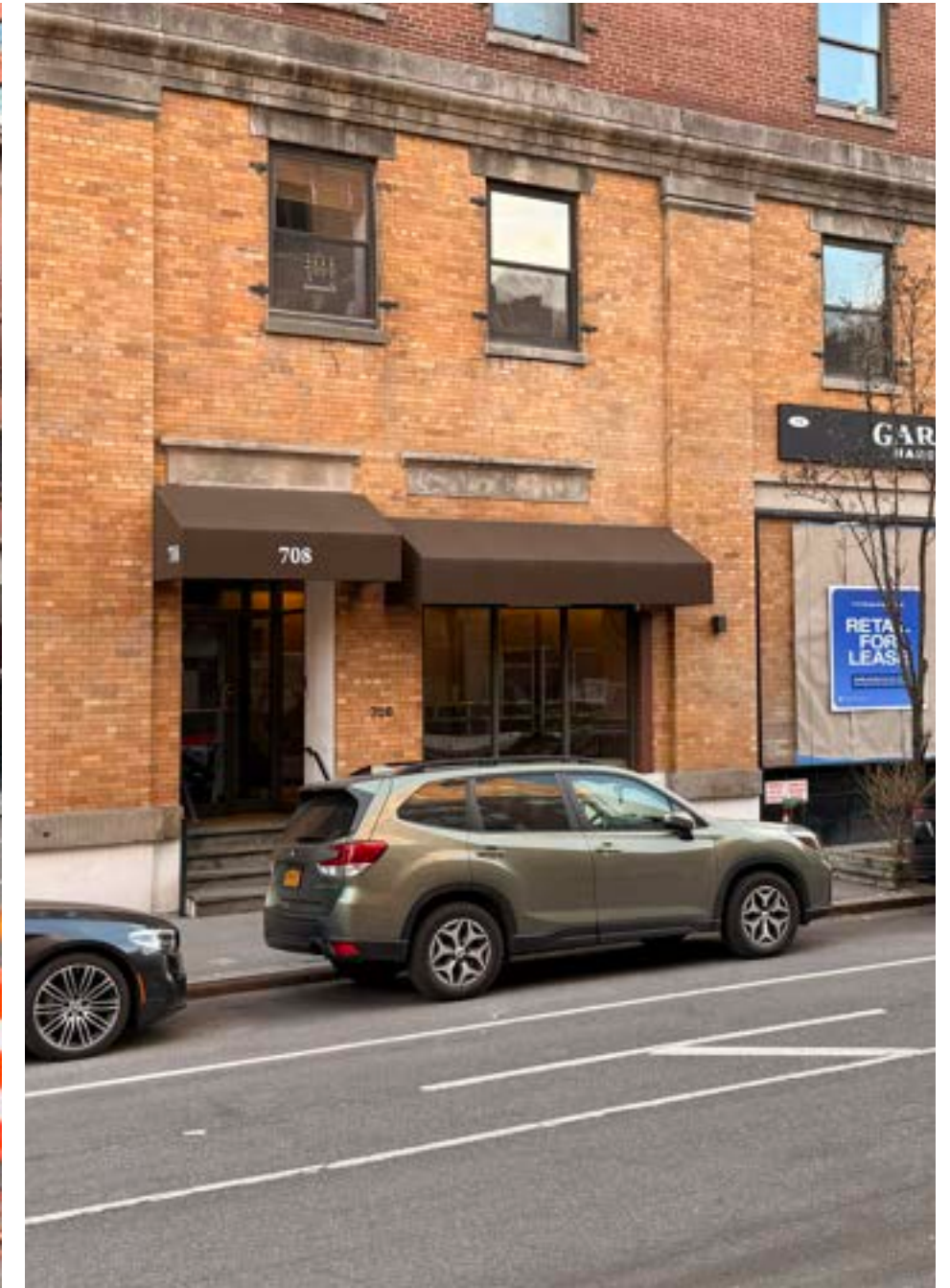


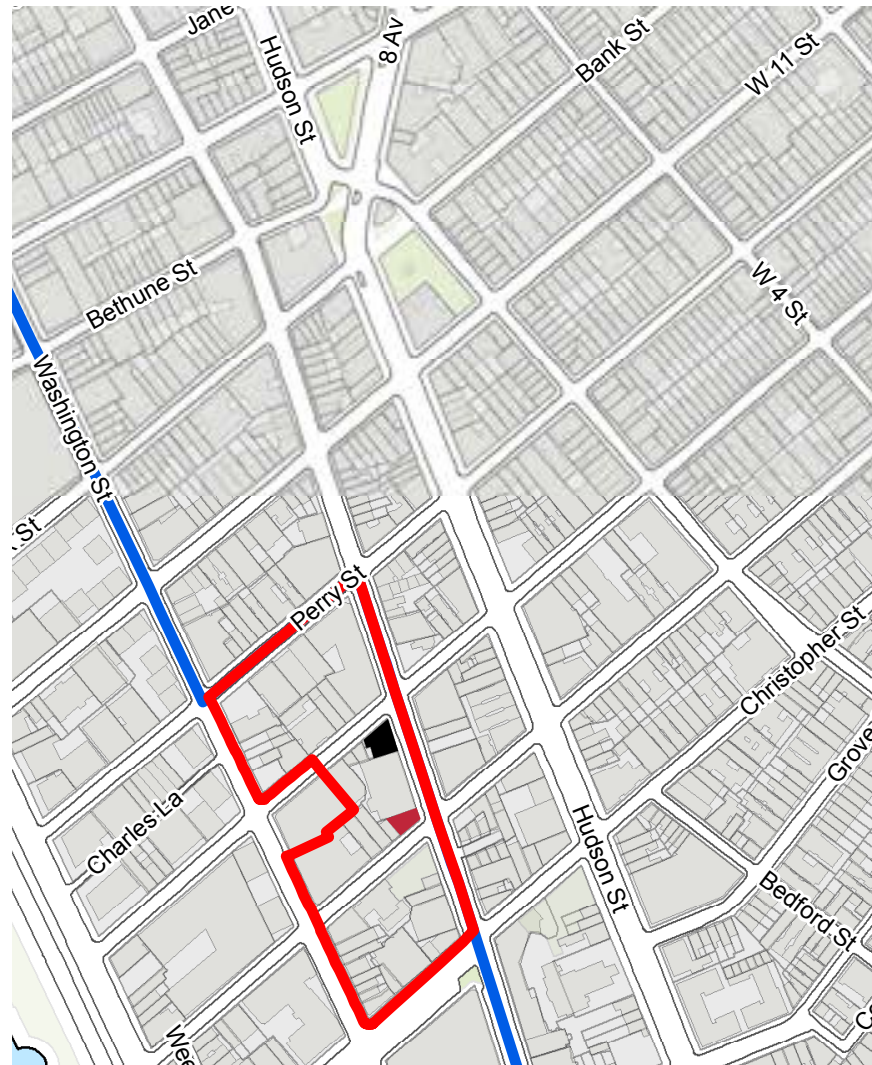
GREENWICH VILLAGE HISTORIC DISTRICT  
EXTENSION - PHOTO KEY

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



5



6



7

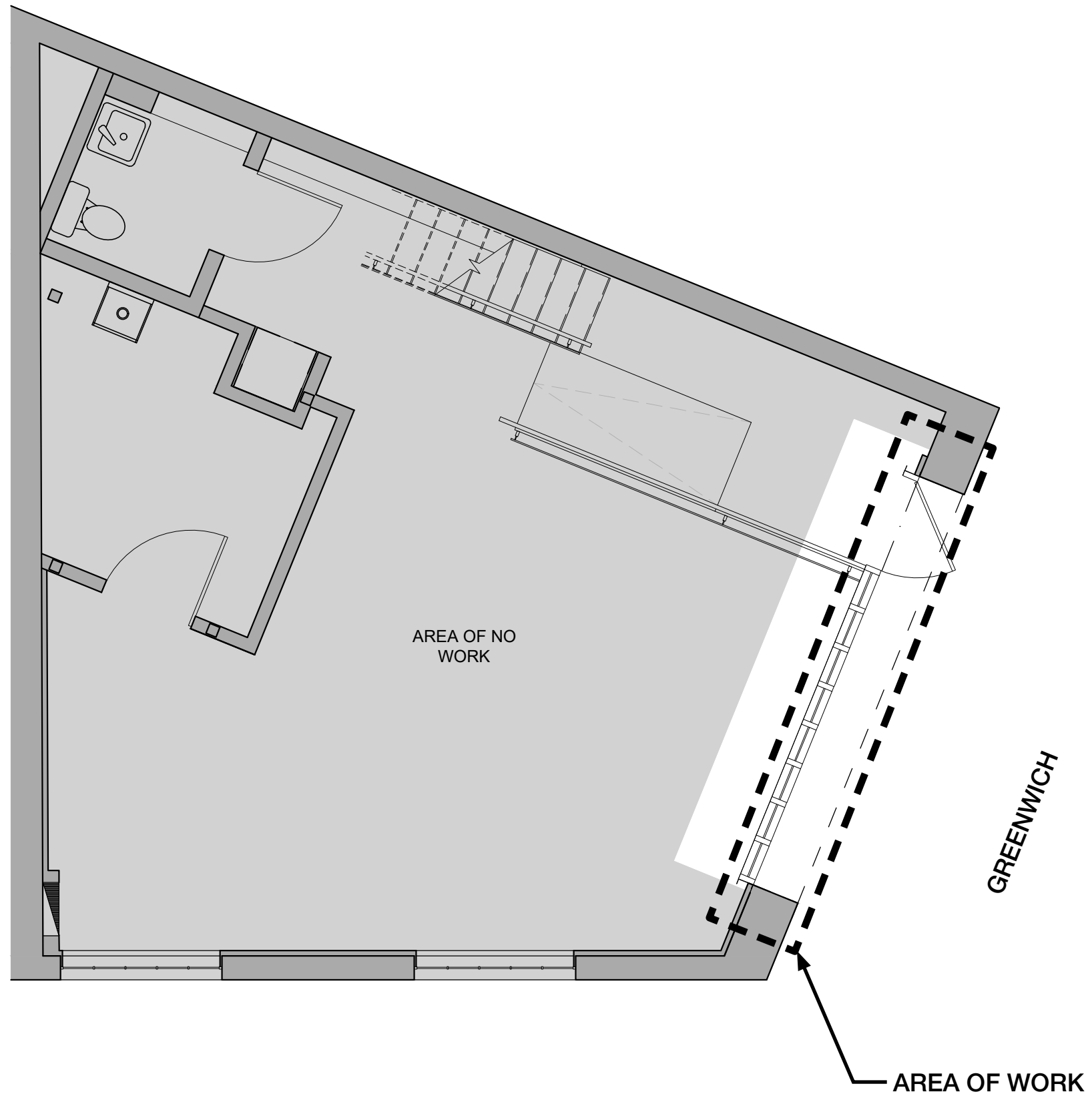


8



9

EXISTING CONDITIONS PHOTOS



PLAN - AREA OF WORK



PROPOSED FACADE - PHOTOMONTAGE



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

EXISTING BRICK FINISH TO REMAIN

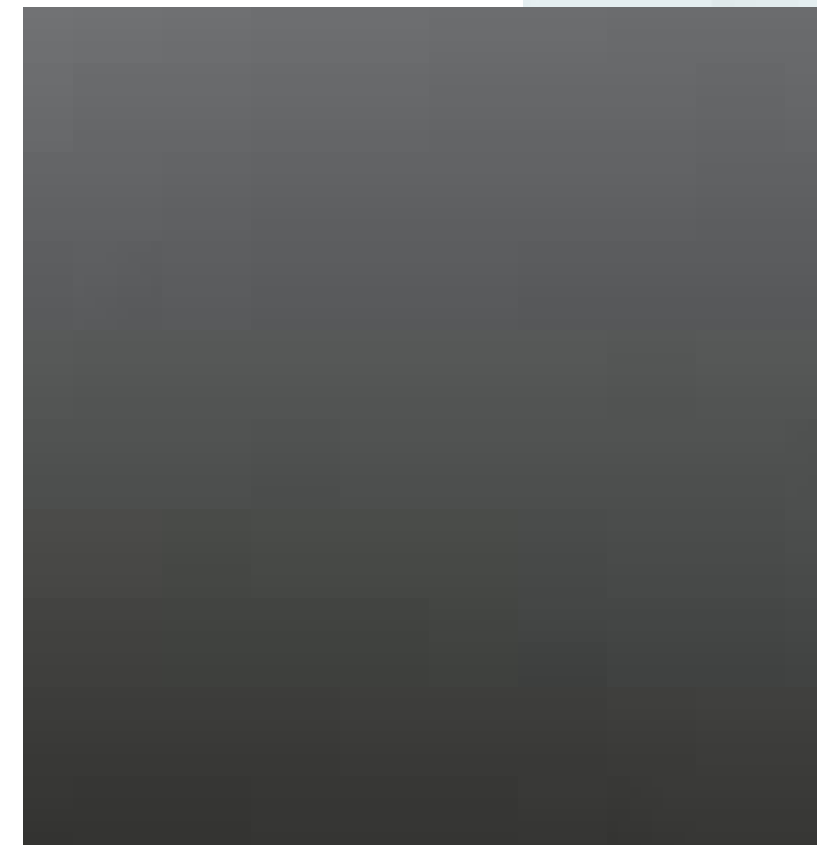
NEW BLACK ANODIZED ALUMINUM ENTRY DOOR

NEW CLEAR WINDOW FILM

EXISTING METAL PANELS TO REMAIN.

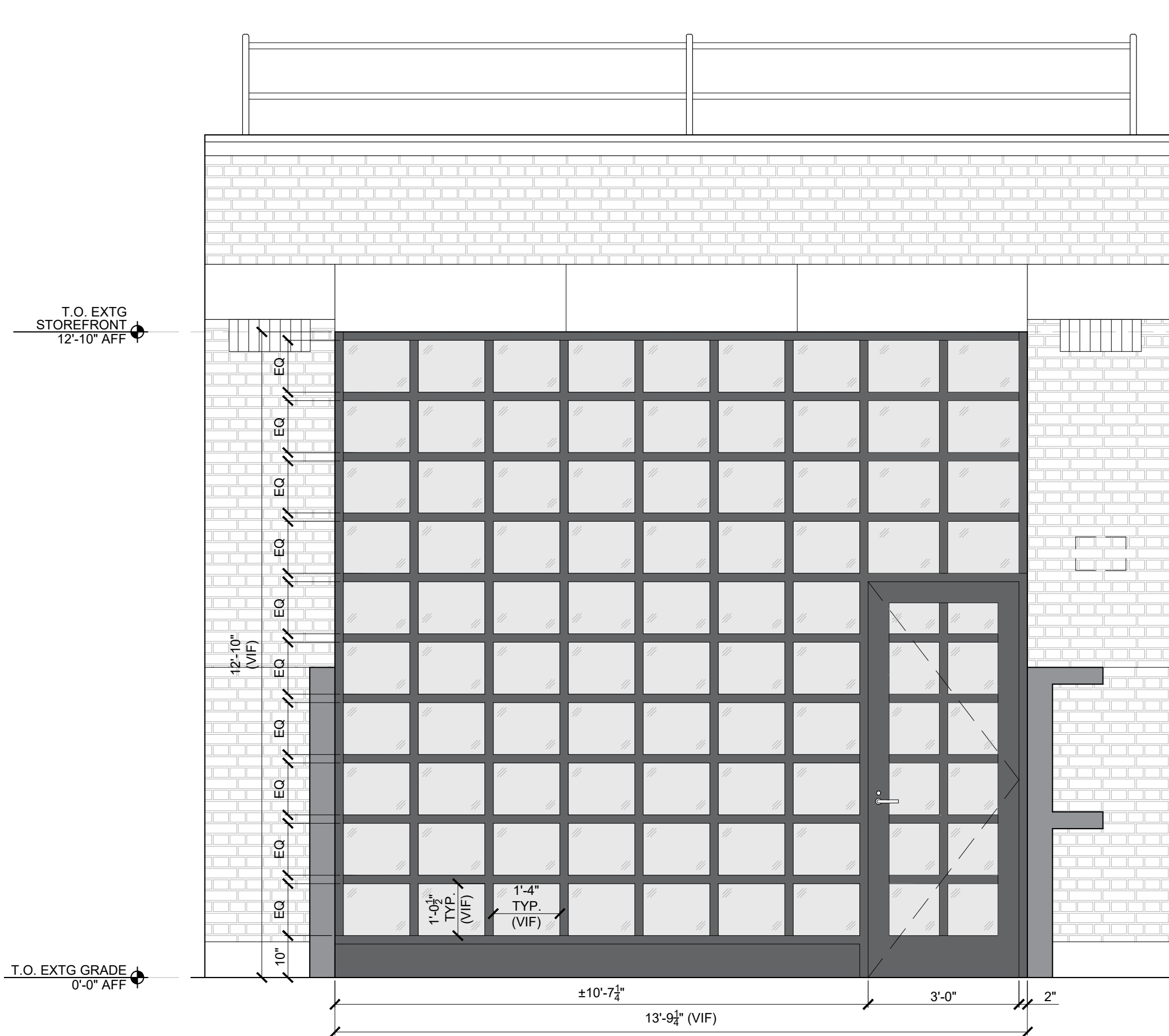


CLEAR GLASS

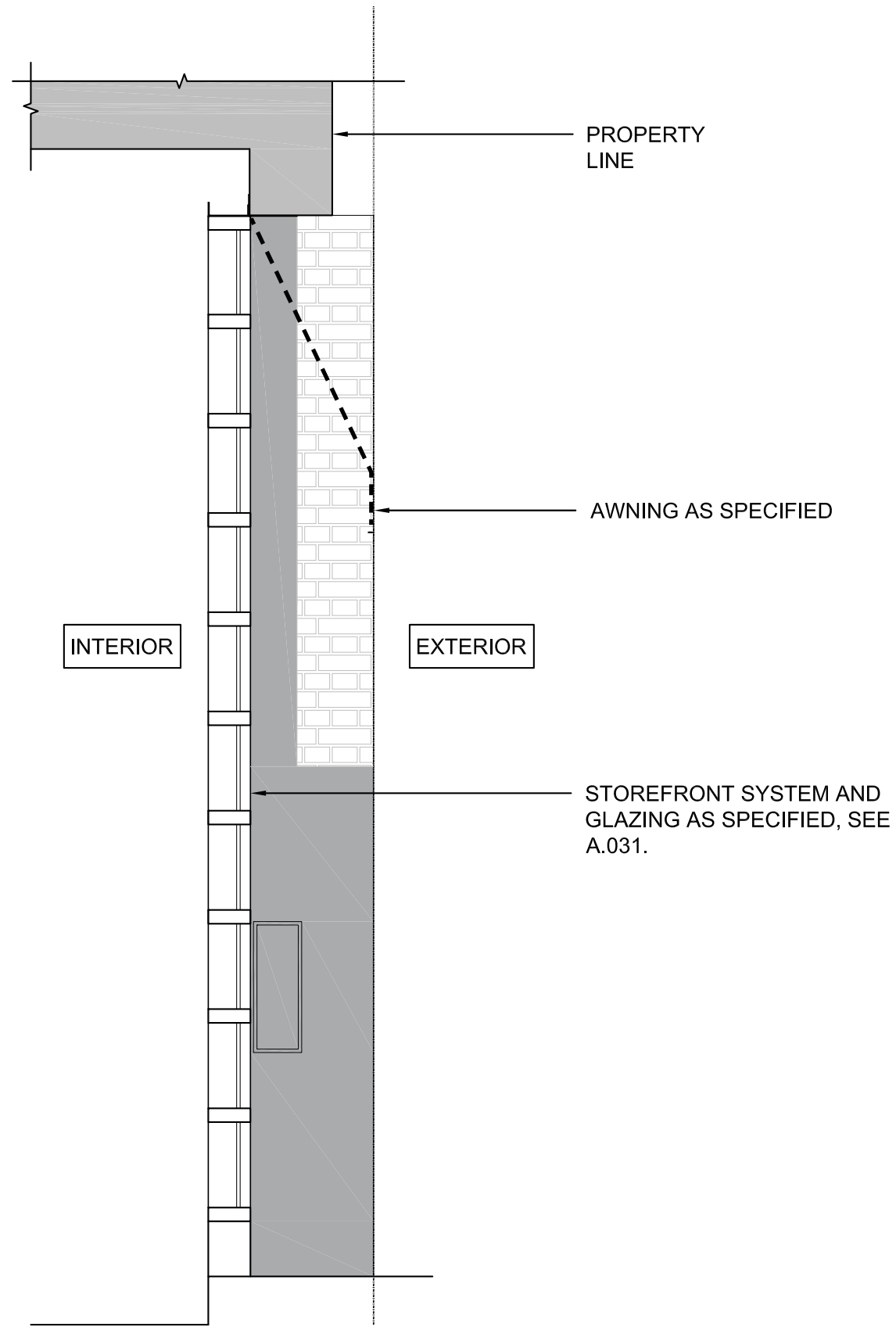


BLACK ANODIZED ALUMINUM

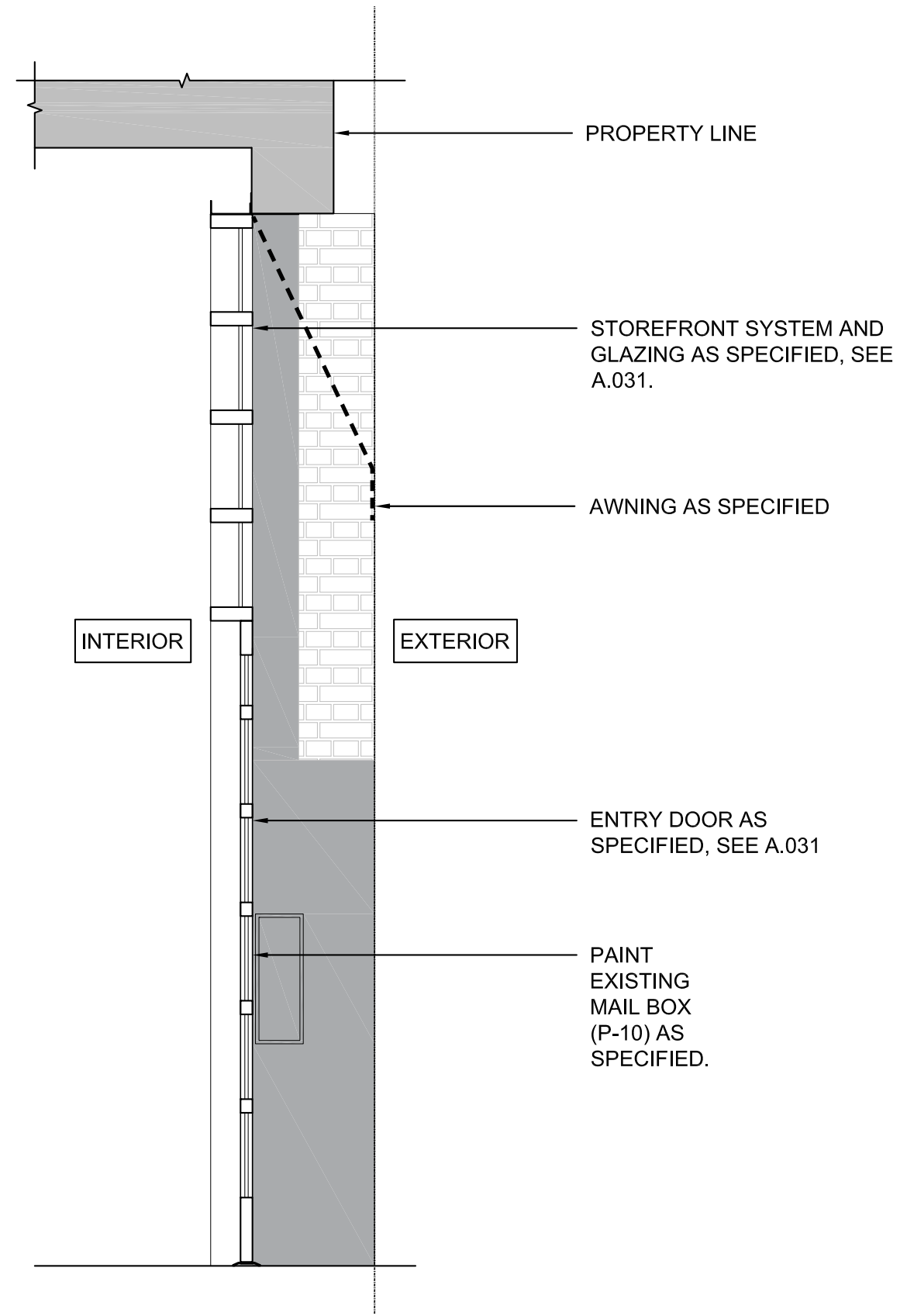
**PROPOSED FACADE - MATERIAL PALETTE**



**PROPOSED FACADE - ELEVATION**

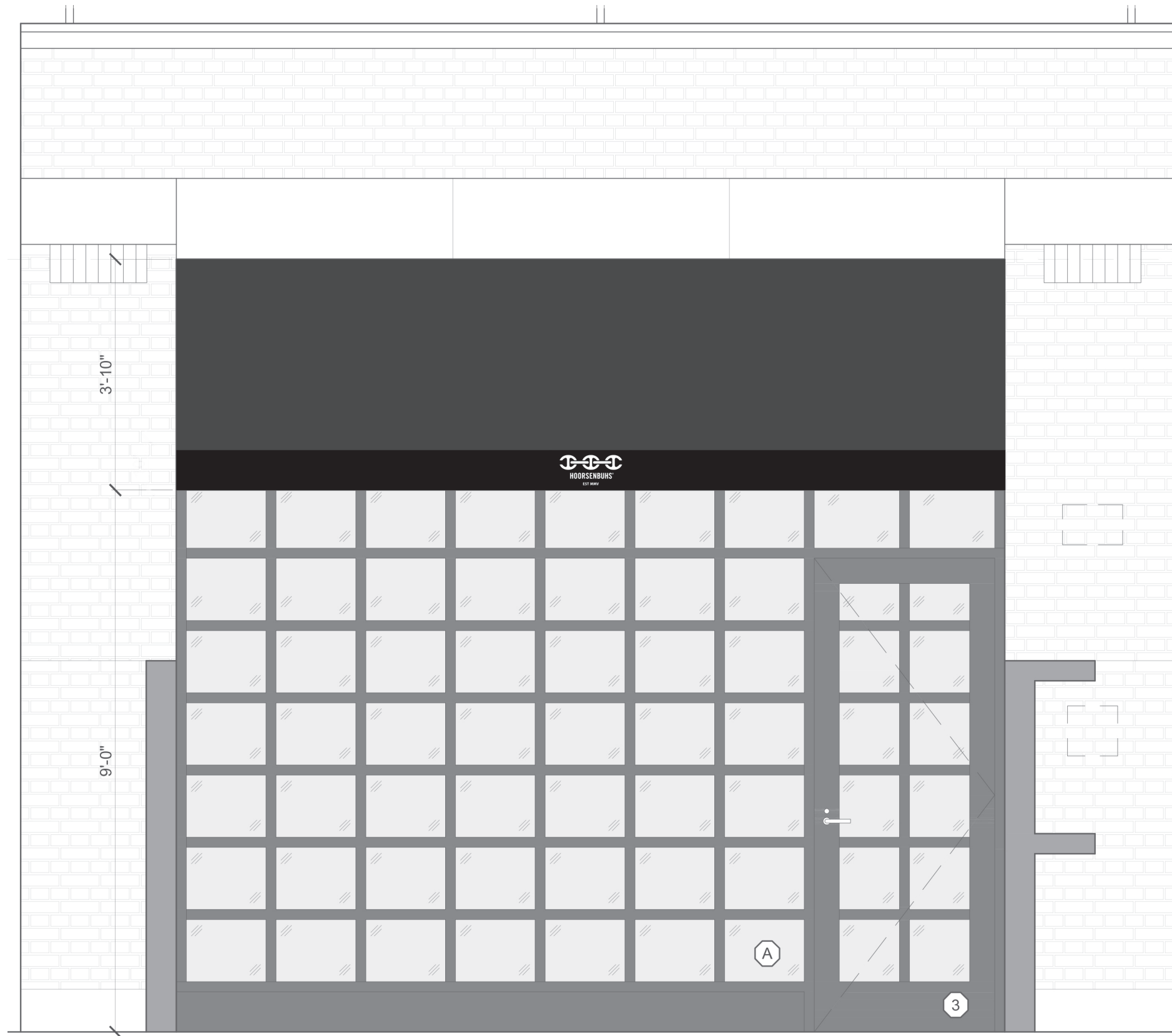


PROPOSED STOREFRONT SECTION - DOOR

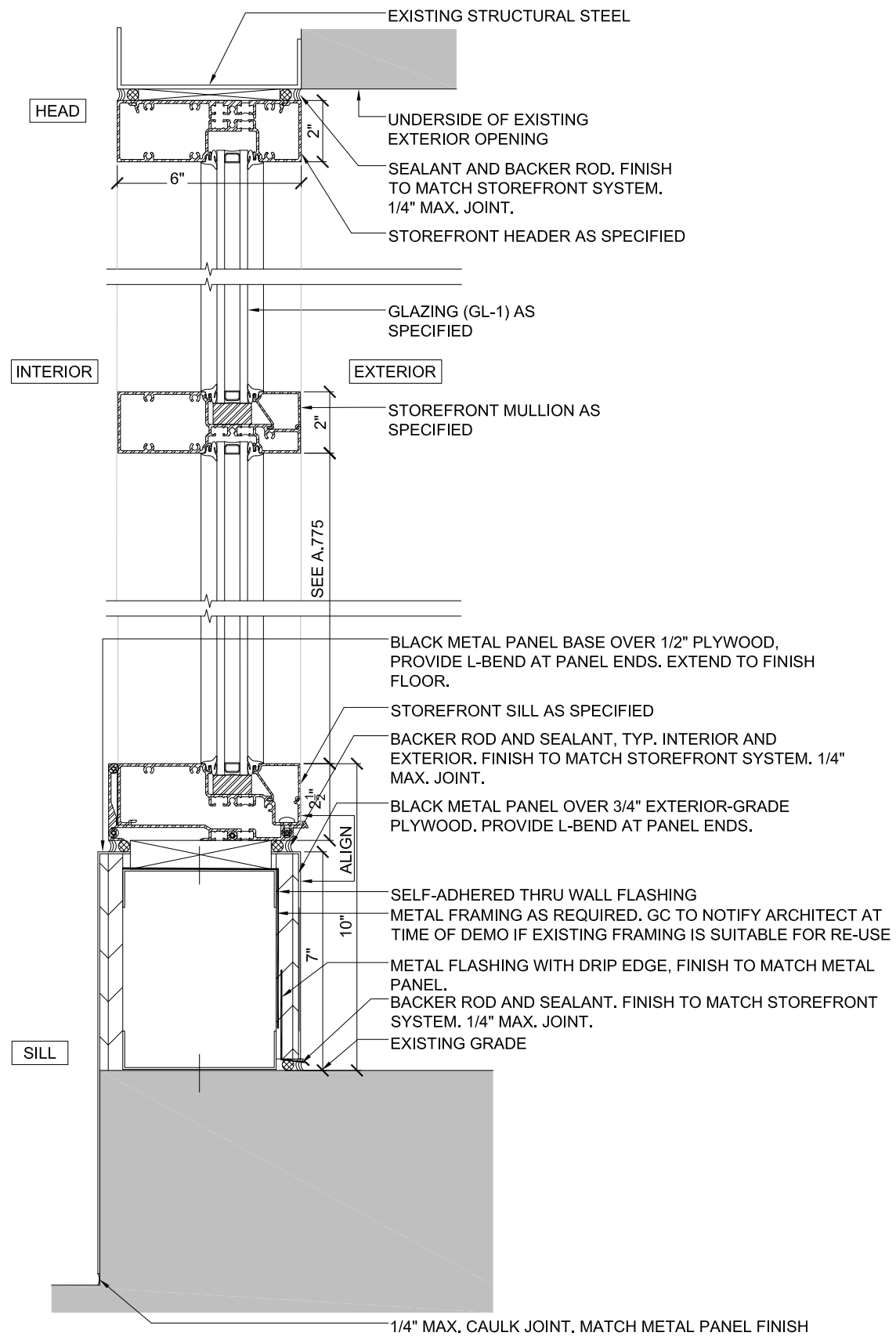


PROPOSED STOREFRONT SECTION - FIXED WINDOW

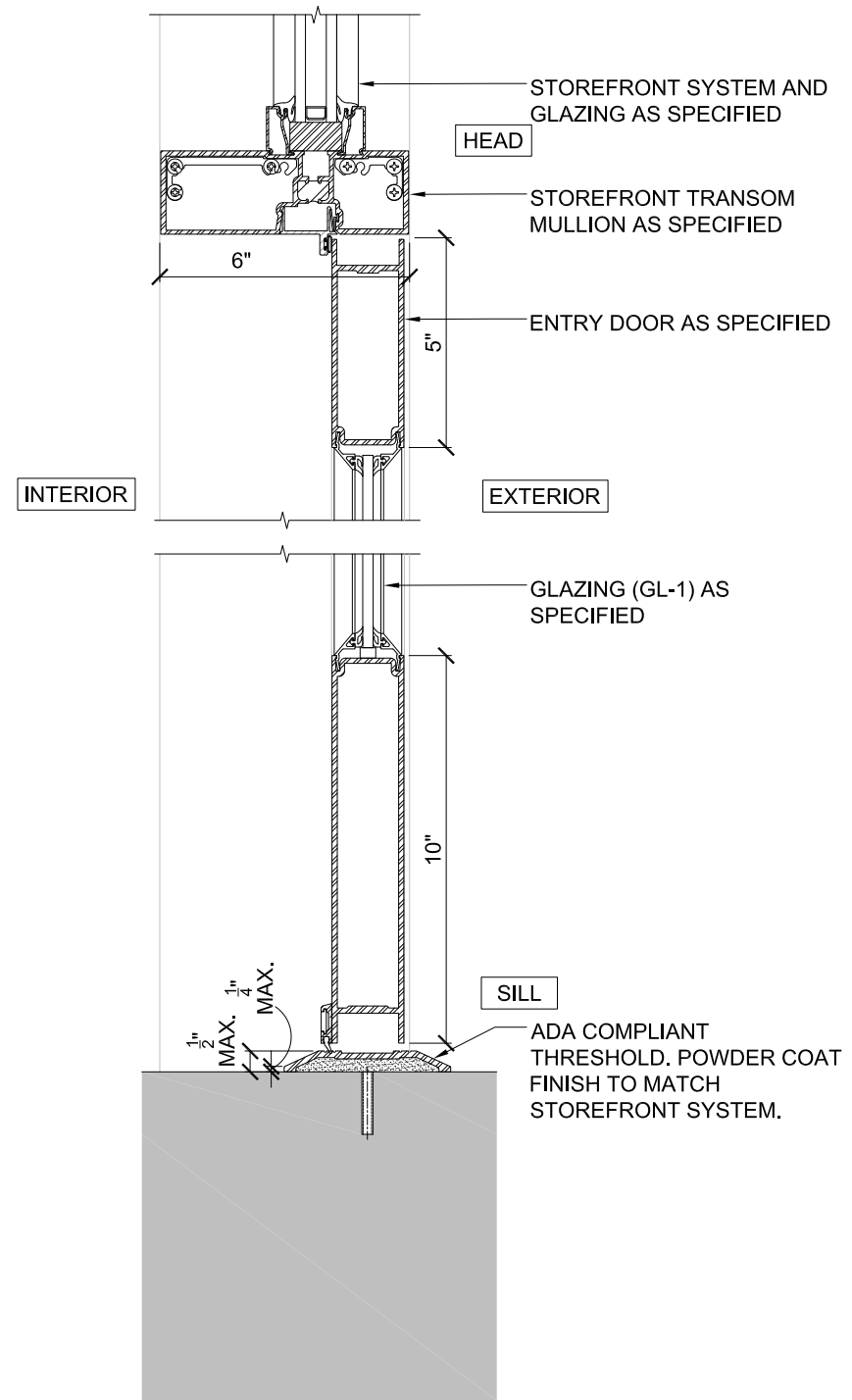
PROPOSED FACADE - SECTION



**PROPOSED FACADE - ELEVATION WITH AWNING**

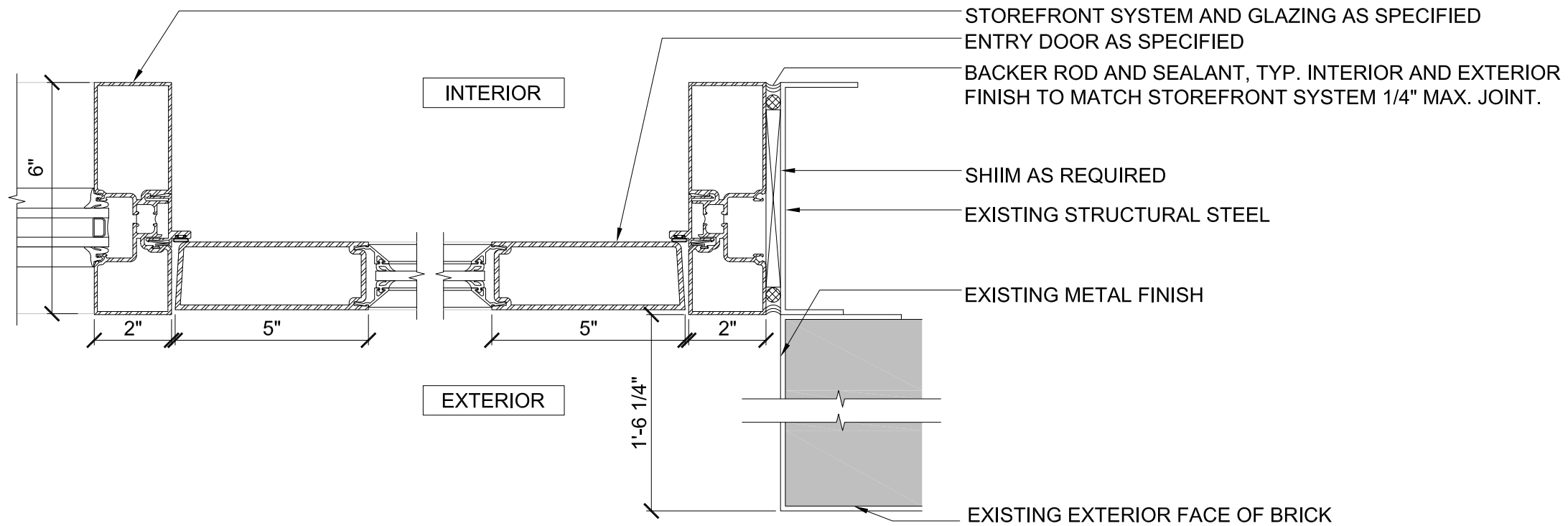


SECTION DETAIL AT NEW STOREFRONT - FIXED WINDOW

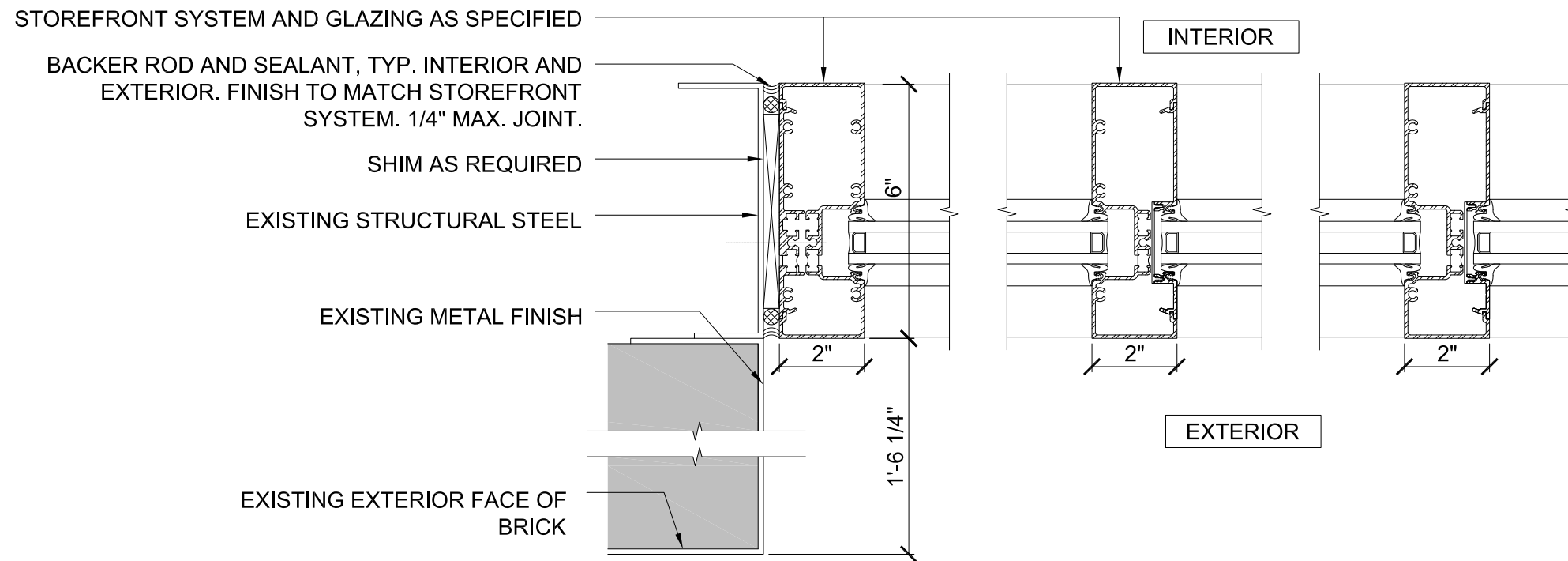


SECTION DETAIL AT NEW STOREFRONT - ENTRY

PROPOSED FACADE - DETAILS



**JAMB PLAN DEAL AT NEW STOREFRONT -ENTRY DOOR**



**JAMB PLAN DEAL 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.



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# APPENDIX

AWNING DIMENSIONS

~52.8 Sq. Ft.  
Qty - 1

165.25" TBC

38"  
Vertical Height  
TBC

8"  
RIDGID  
VALANCE

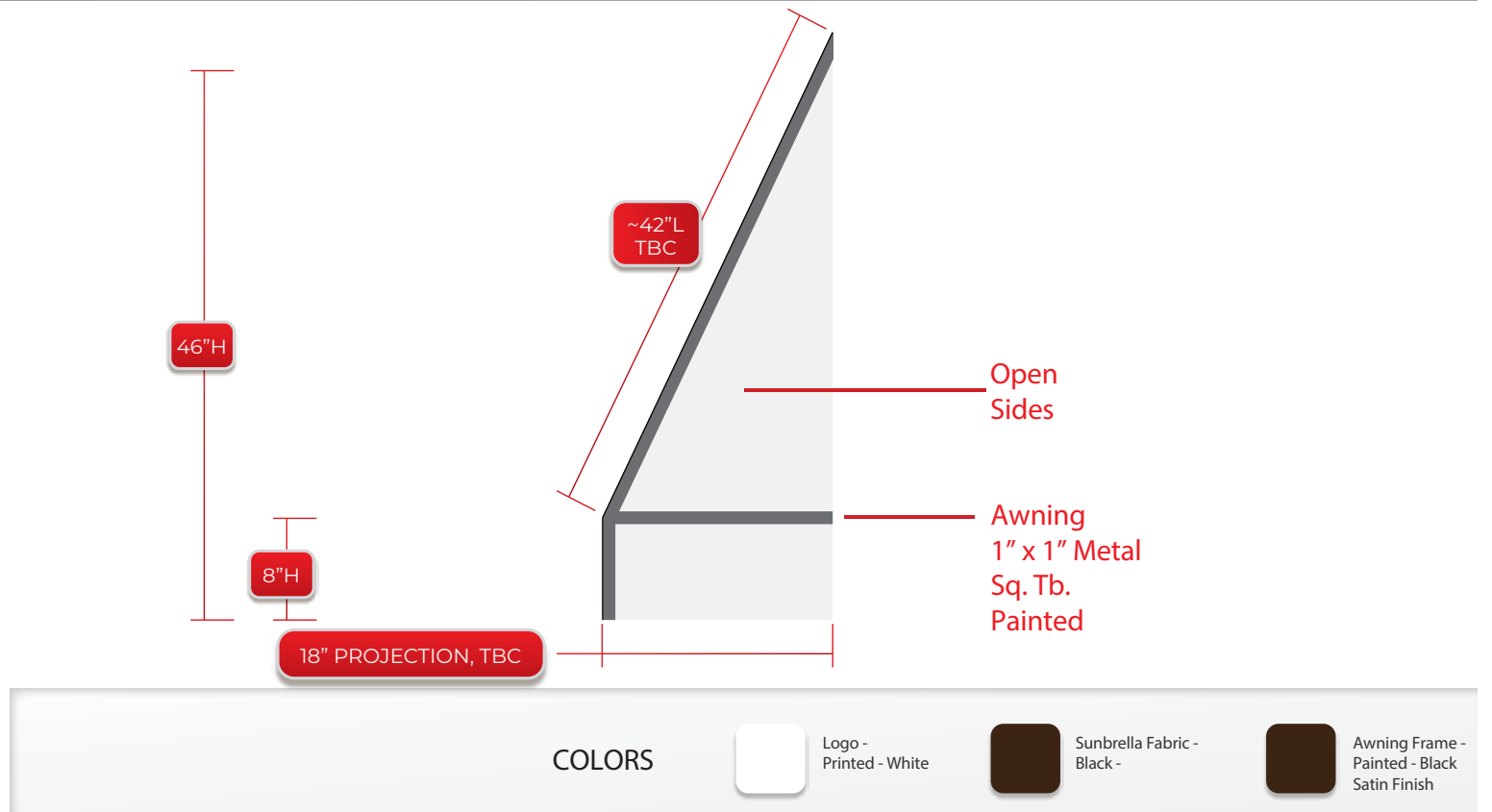


SIDE VIEW

DIMENSIONS

0.5 Sq. Ft.  
Qty - 1

NOTE: Graphics will be Printed  
on Sunbrella Material.



PROPOSED FACADE - AWNING DETAILS

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