

August 4, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-11369

271 Church Street – Tribeca East Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 570 0707

Passcode: 905348

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US Toll-free

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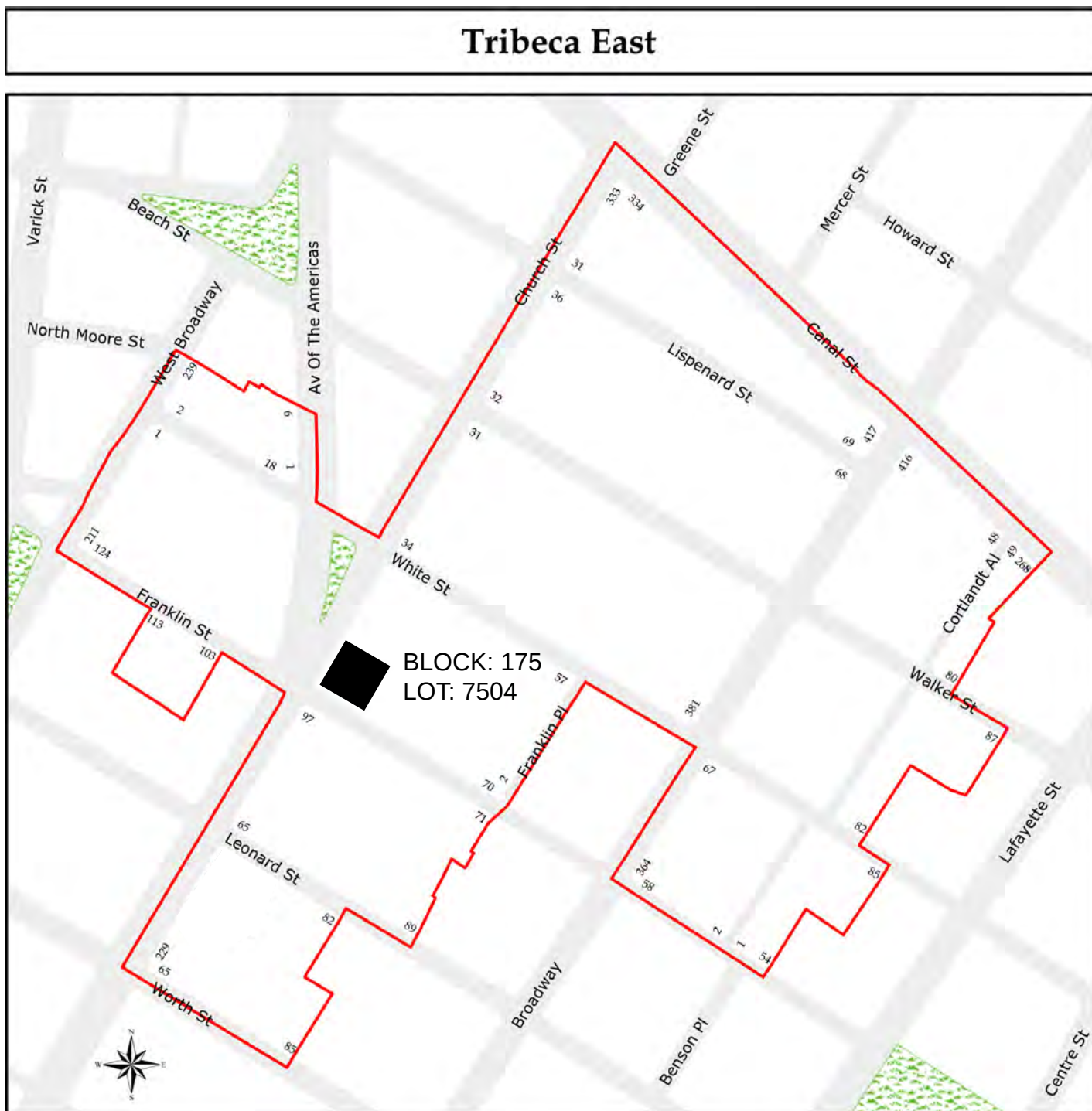
NEW RETAIL STOREFRONT ON FRANKLIN STREET

SCOPE OF WORK UNDER THIS APPLICATION:

- REPLACEMENT OF LOWER PORTION OF EXISTING HISTORIC WINDOW & BULKHEAD ON FRANKLIN STREET (1ST BAY FROM CORNER) WITH A NEW ENTRY STOREFRONT
- PATCHING OF SIDEWALK TO BLEND
- NEW STOREFRONT TO MATCH EXISTING STOREFRONT AT CENTER BAY OF FRANKLIN ST. FACADE WHICH WAS APPROVED BY LPC UNDER DOCKET #19-11483

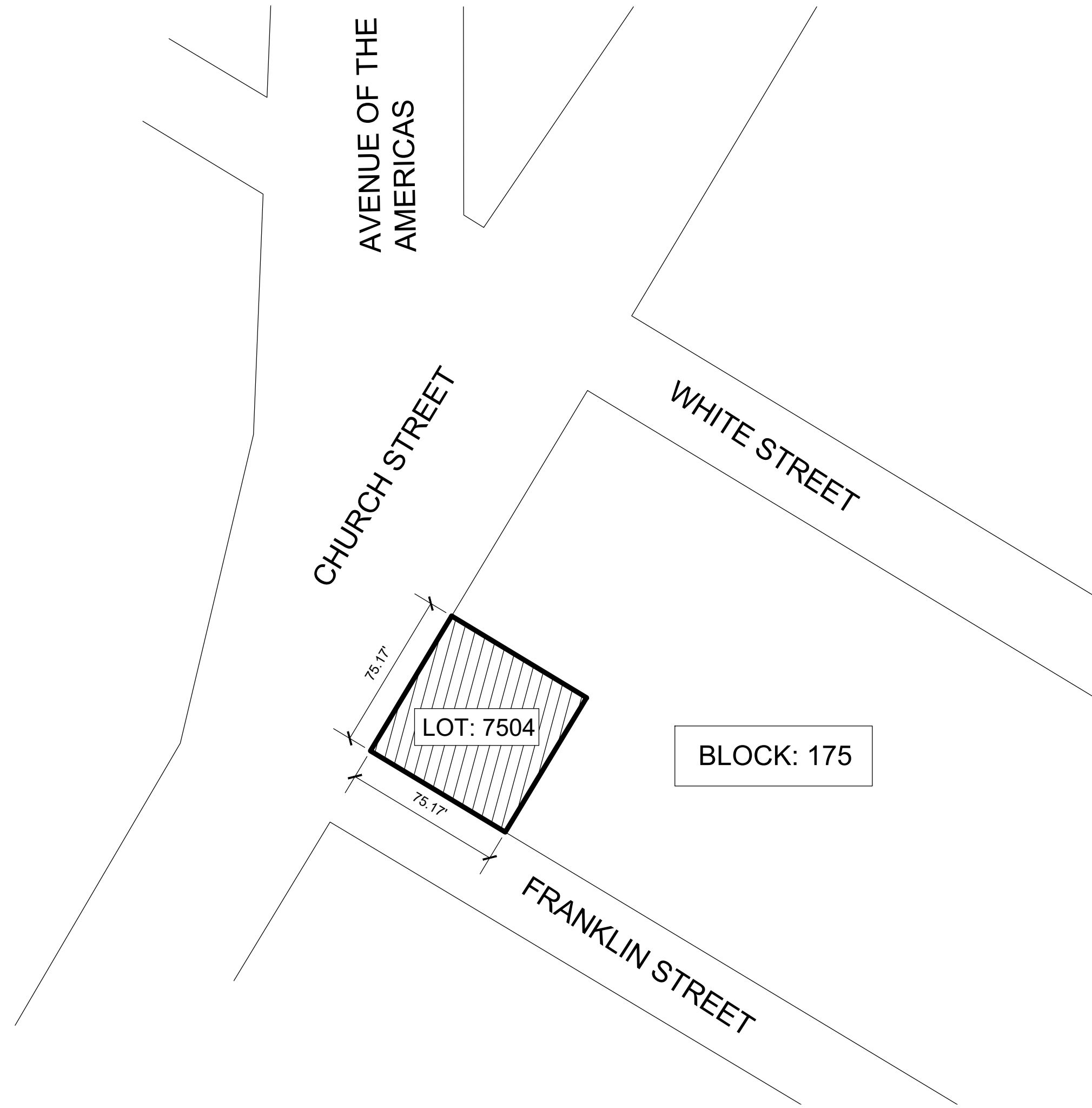


1 TRIBECA EAST HISTORIC DISTRICT

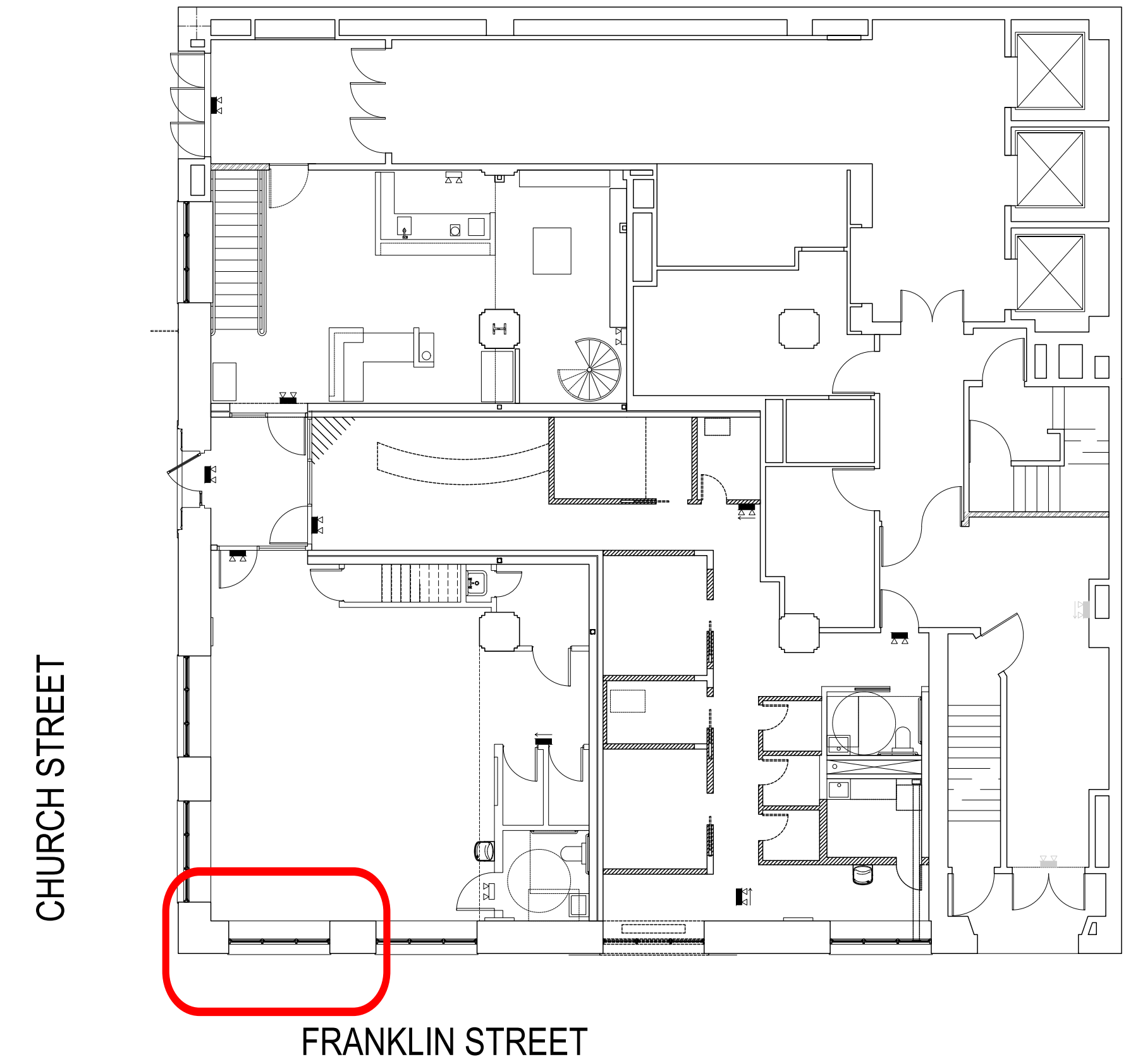


2 HISTORIC DISTRICT MAP
Map of Tribeca East Historic District Showing location of Property

Historically **Industrial** in Character:
Per Rules of the New York City Landmarks Preservation Commission, Title 63, Rules of the City of New York Chapter Section 2-20 (8): Maximum Bracket Sign Dimensions = 24" x 36"



3 PLOT PLAN
NOT TO SCALE



4 AREA OF WORK IN THIS APPLICATION
Photo taken at intersection of Church Street & Franklin Street



TODD ZWIGARD ARCHITECTS
206 OVERBROOK ROAD
DOVER PLAINS, N.Y. 12522
PH: 917-520-4122

271 CHURCH STREET
NEW STOREFRONT APPLICATION: FRANKLIN STREET

ISSUE DATE:
11/21/2025 - ISSUE TO LPC

LPC-1



① HISTORIC PHOTO
1983-1988 Tax Photo



② HISTORIC PHOTO
Facade Facing Church Street



③ HISTORIC PHOTO
Intersection of Church Street and Franklin Street



④ HISTORIC PHOTO
Tax D924 - Close-Up Building Base & Lower Levels



1 EXISTING CONDITION PHOTOS
FRANKLIN STREET FACADE



1 EXISTING CONDITION PHOTO
FRANKLIN STREET FACADE: BAY WHERE NEW STOREFRONT IS PROPOSED



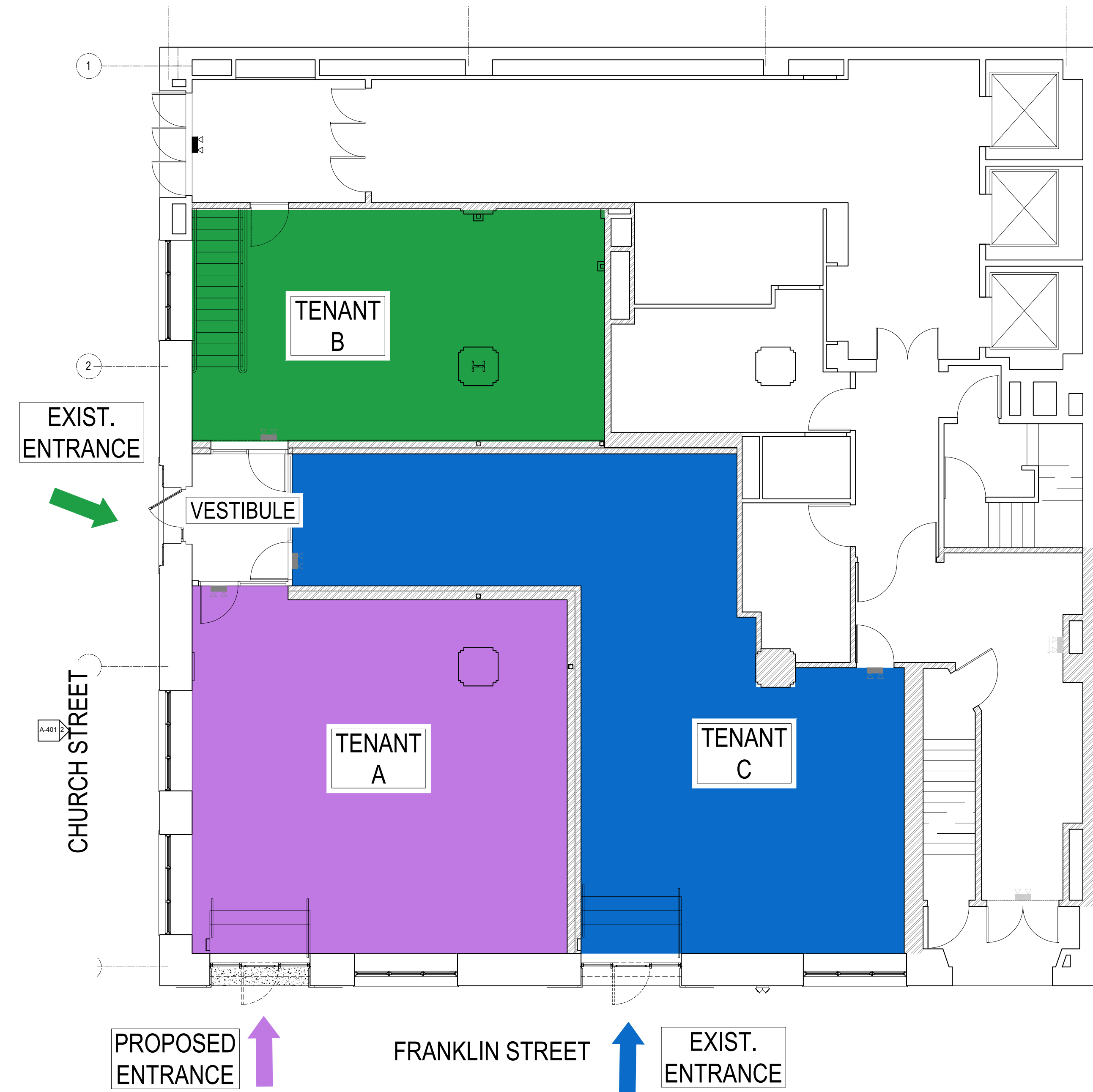
2 EXISTING CONDITION PHOTO
FRANKLIN STREET ENTRANCE APPROVED UNDER LPC DOCKET #19-11483



3 EXISTING CONDITION PHOTO
FRANKLIN STREET FACADE: LOADING DOCK



1 EXISTING GROUND FLOOR PLAN
NTS



2 PROPOSED GROUND FLOOR PLAN
NTS



1 EXISTING CONDITION PHOTOS
CHURCH STREET FACADE

271 CHURCH STREET
NEW STOREFRONT APPLICATION: FRANKLIN STREET

LPC-5.1



1 EXISTING ELEVATION: CHURCH STREET
SCALE: 1/4" = 1'-0"



2 PROPOSED ELEVATION: CHURCH STREET
SCALE: 1/4" = 1'-0"



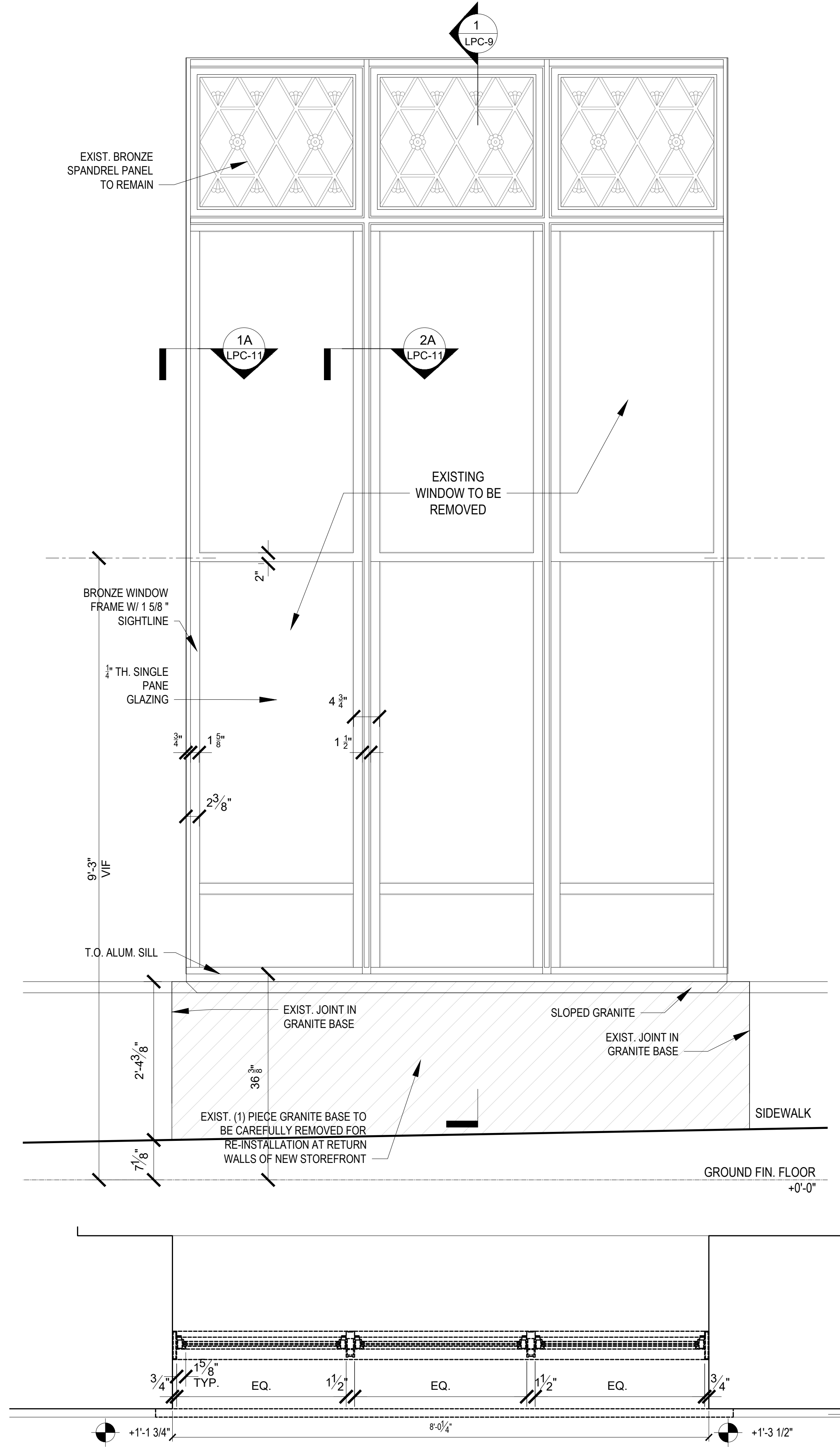
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271 CHURCH STREET
NEW STOREFRONT APPLICATION: FRANKLIN STREET

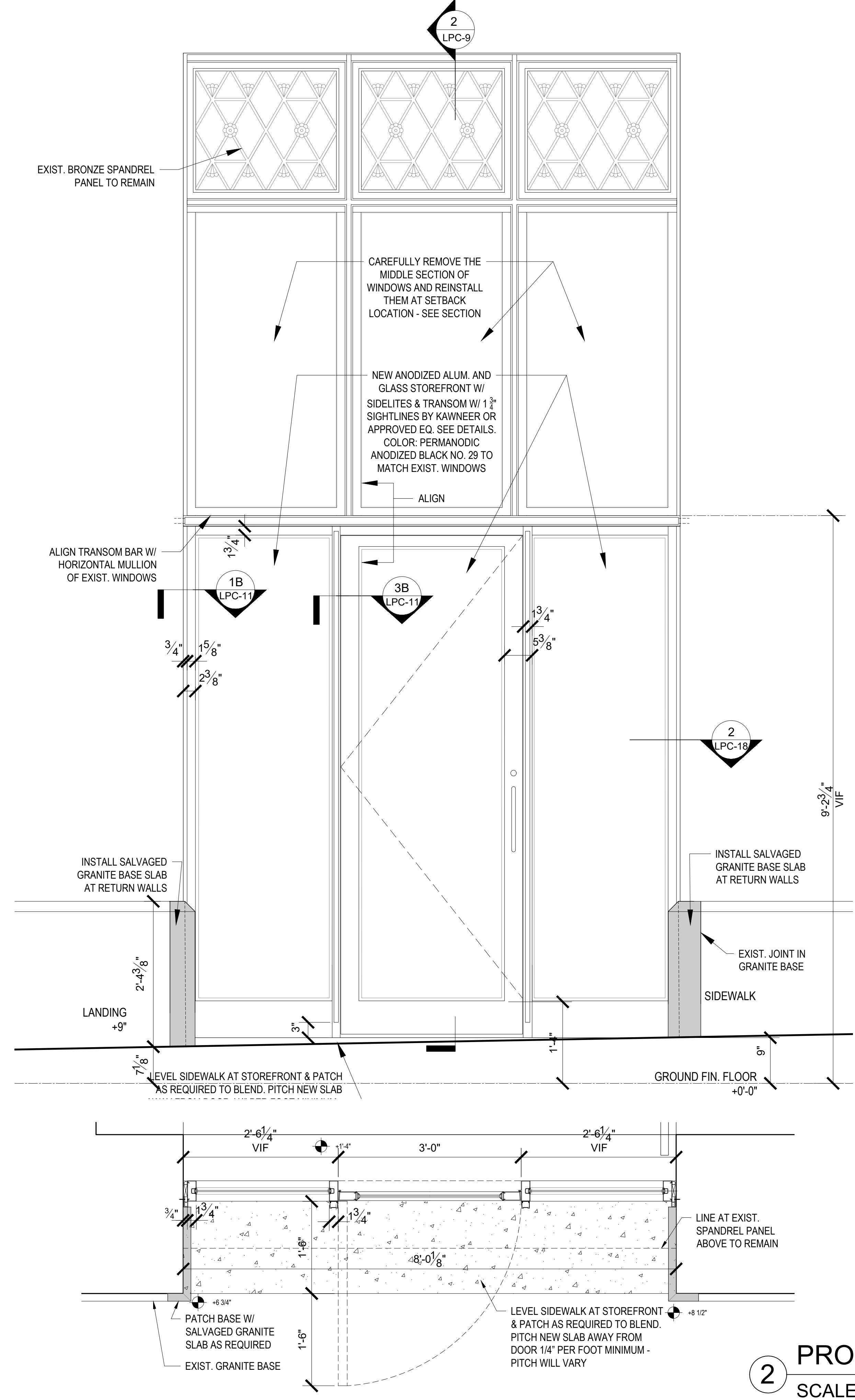
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LPC-6





1 EXISTING STOREFRONT
SCALE: 1" = 1'-0"



2 PROPOSED STOREFRONT
SCALE: 1" = 1'-0"

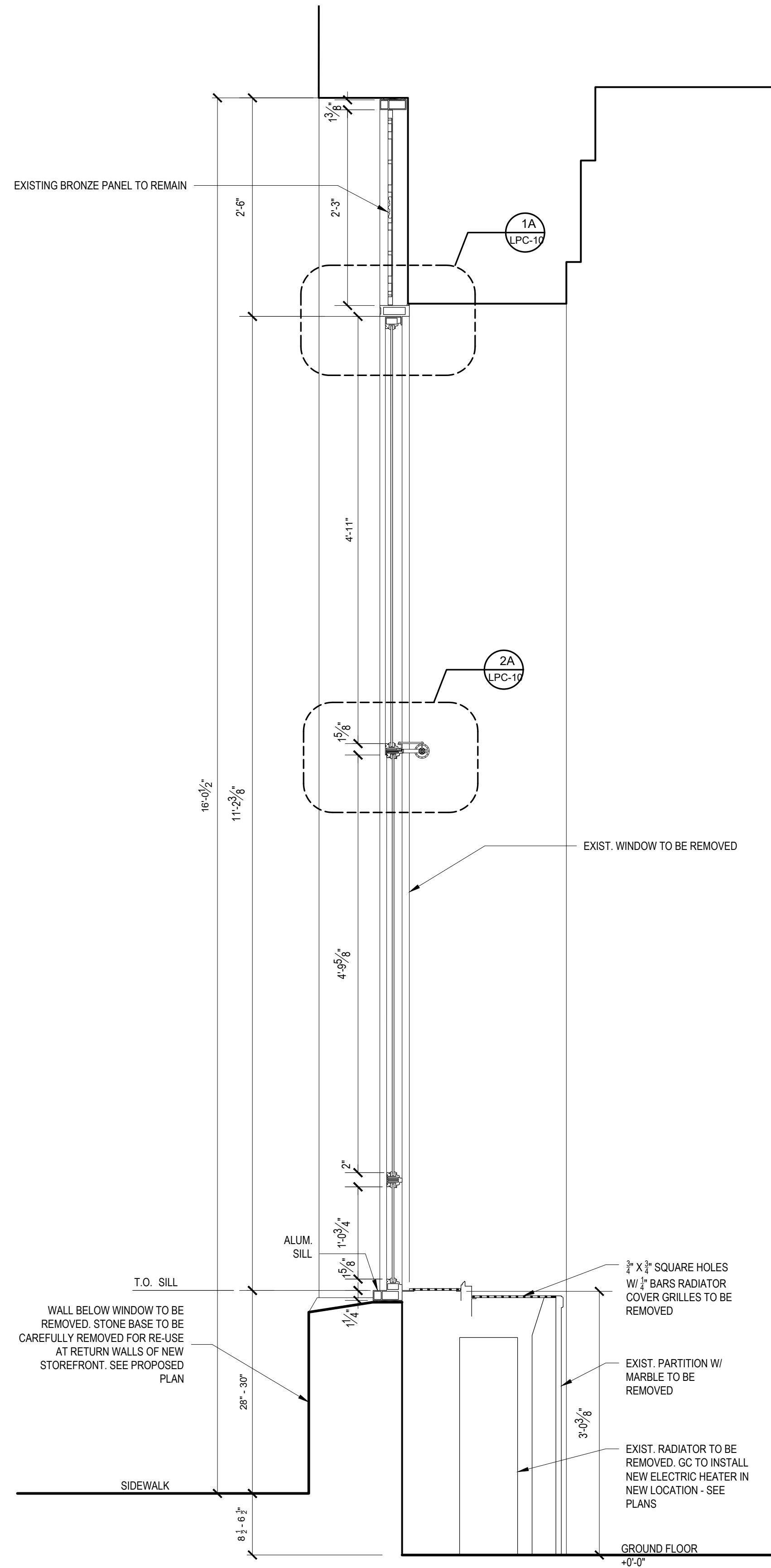


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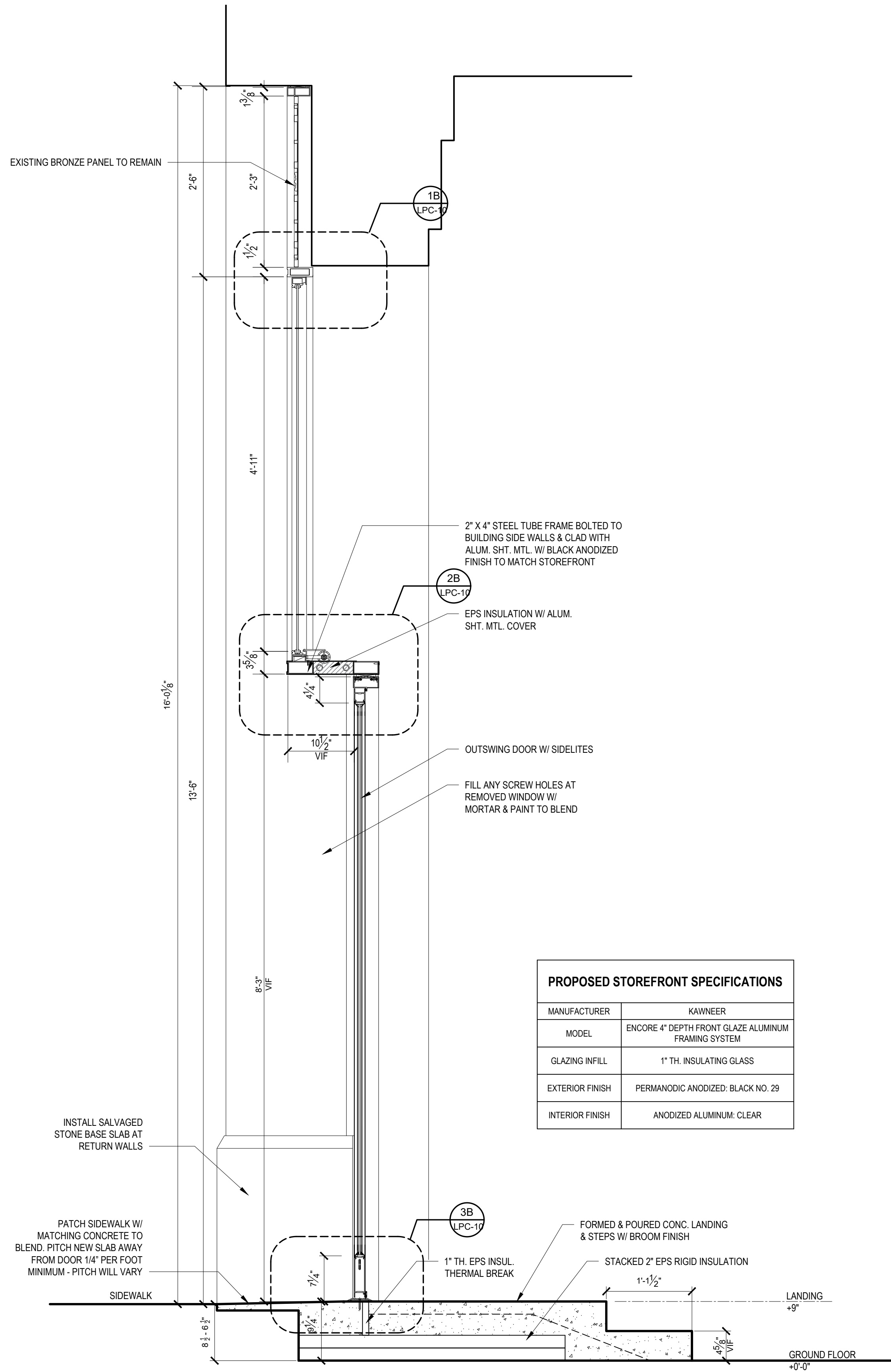
271 CHURCH STREET
NEW STOREFRONT APPLICATION: FRANKLIN STREET

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LPC-8

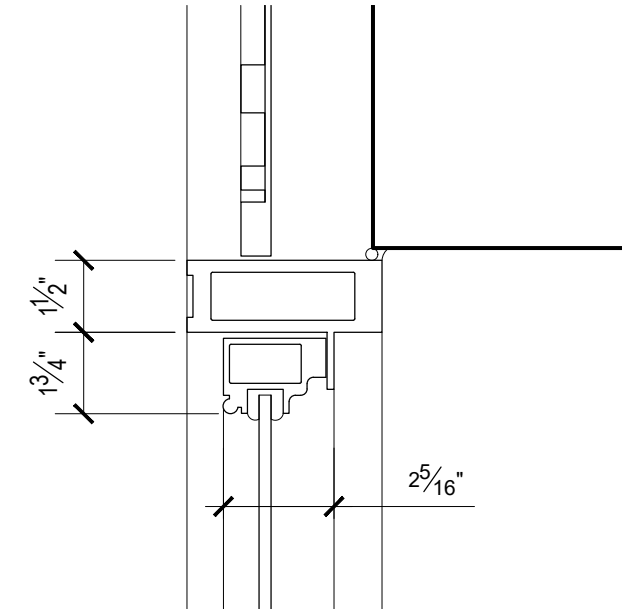


1 EXISTING WINDOW SECTION
SCALE: NTS

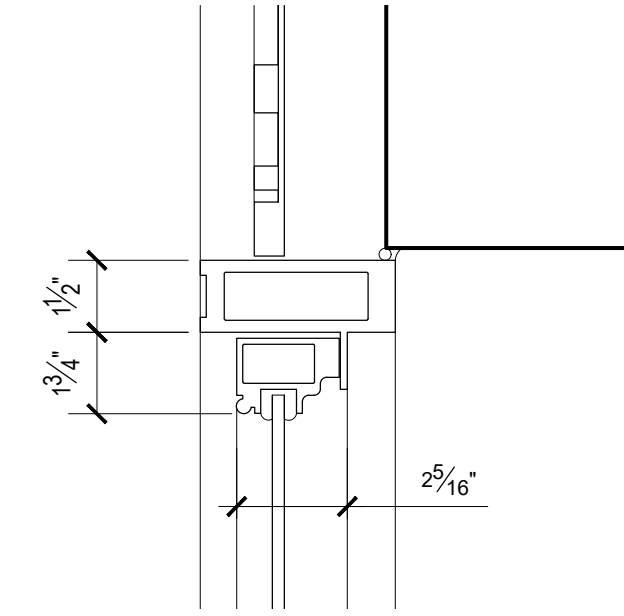


2 NEW PROPOSAL
SCALE: NTS

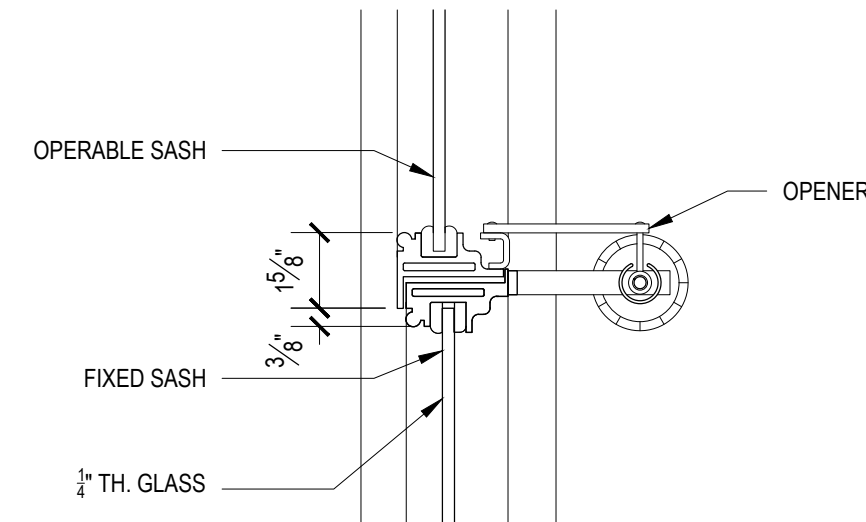
PROPOSED STOREFRONT SPECIFICATIONS	
MANUFACTURER	KAWNEER
MODEL	ENCORE 4" DEPTH FRONT GLAZE ALUMINUM FRAMING SYSTEM
GLAZING INFILL	1" TH. INSULATING GLASS
EXTERIOR FINISH	PERMANODIC ANODIZED: BLACK NO. 29
INTERIOR FINISH	ANODIZED ALUMINUM: CLEAR



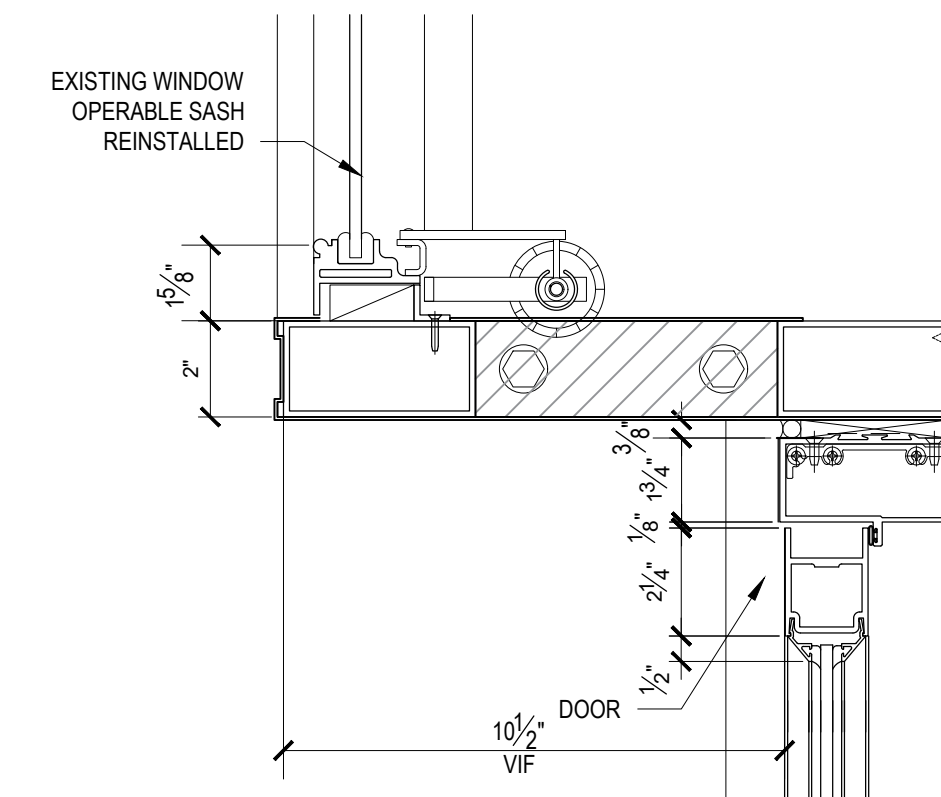
1A EXISTING HEAD DETAIL: SASH - SPANDREL
SCALE: NTS



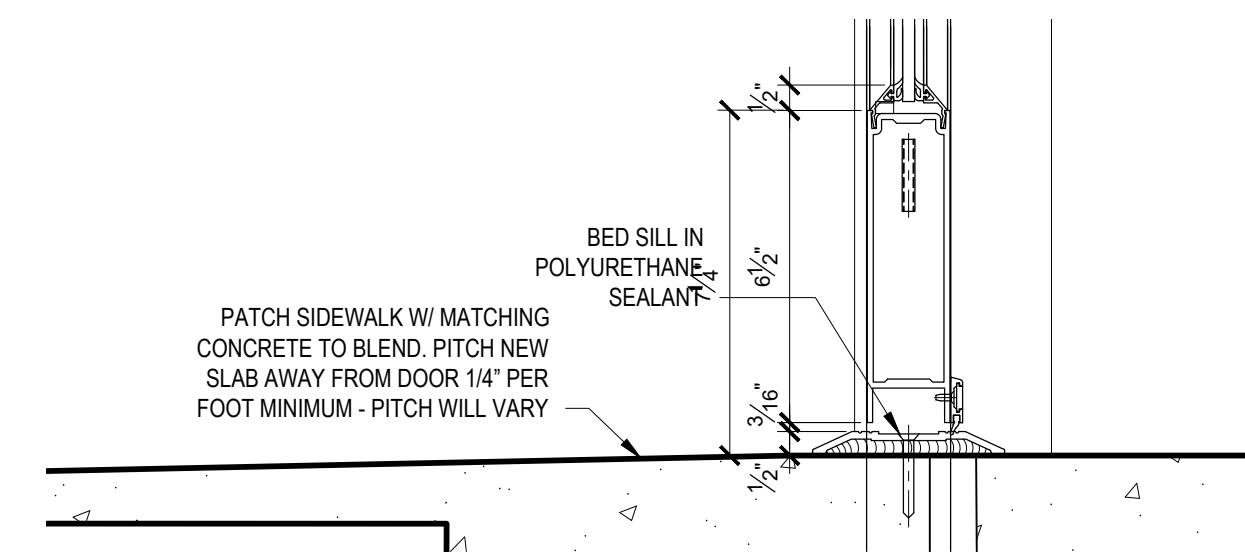
1B NEW PROPOSAL: TRANSOM - SPANDRELL DETAIL
SCALE: NTS



2A EXISTING DETAIL: HORIZONTAL FRAME
SCALE: NTS



2B NEW PROPOSAL: DOOR DETAIL
SCALE: NTS



3B NEW PROPOSAL: DOOR SILL DETAIL
SCALE: NTS

VERTICAL JAMB / MULLION DETAIL SECTIONS



TODD ZWIGARD ARCHITECTS

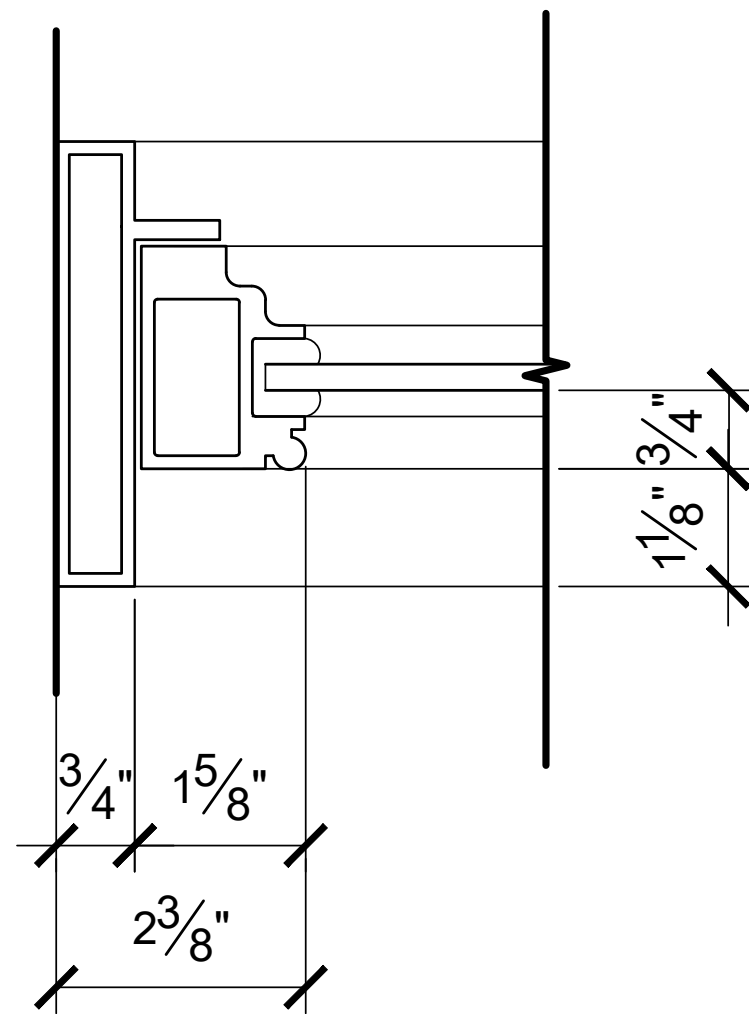
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NEW STOREFRONT APPLICATION: FRANKLIN STREET

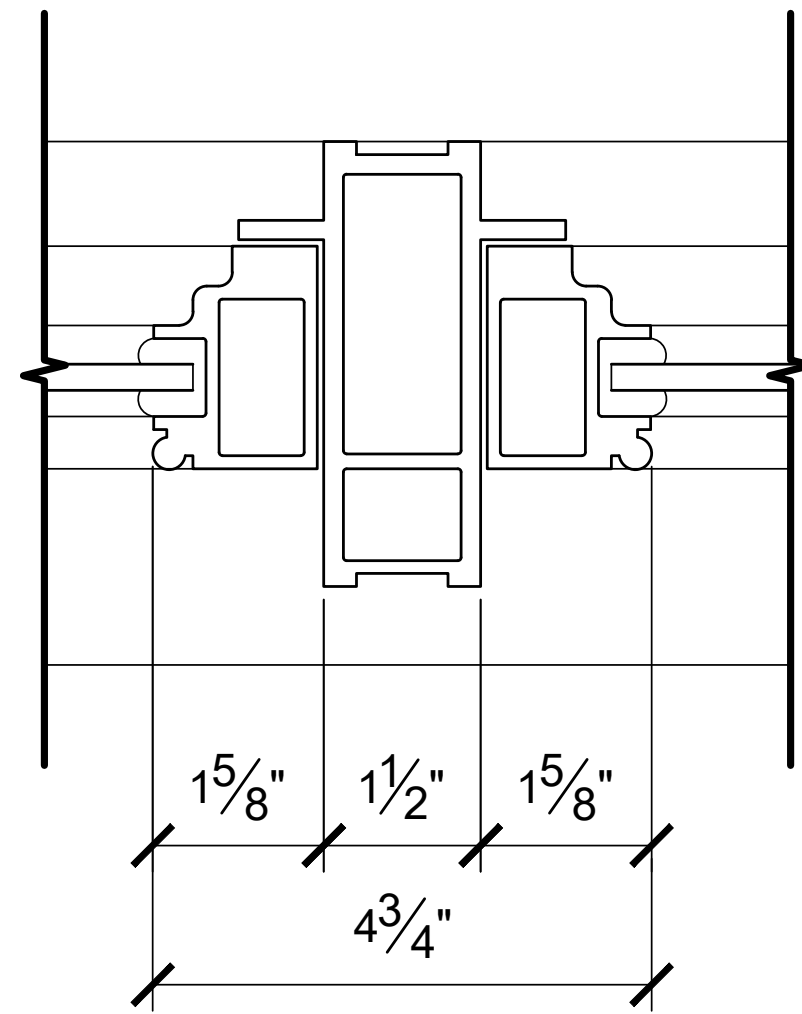
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LPC-10

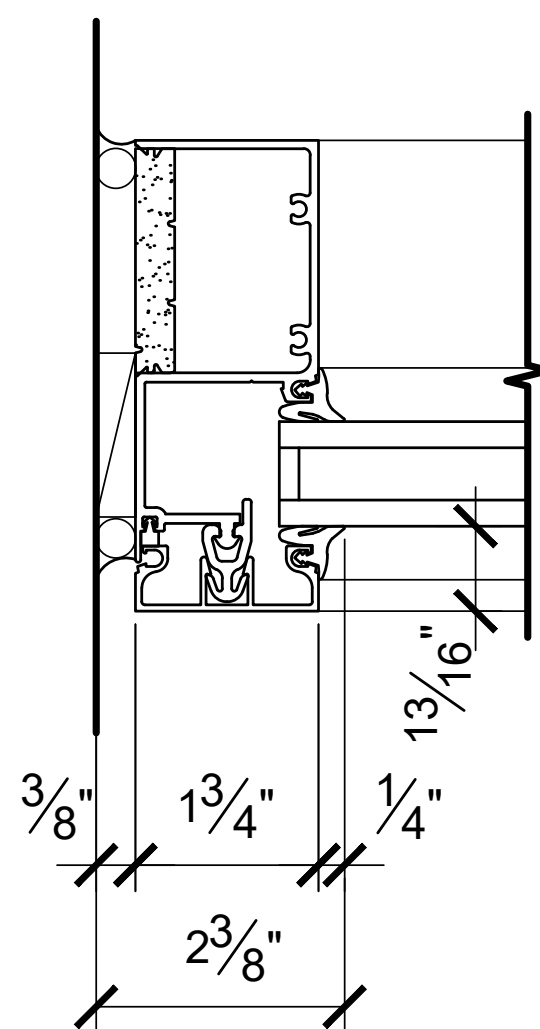
HORIZONTAL JAMB / MULLION
DETAIL SECTIONS



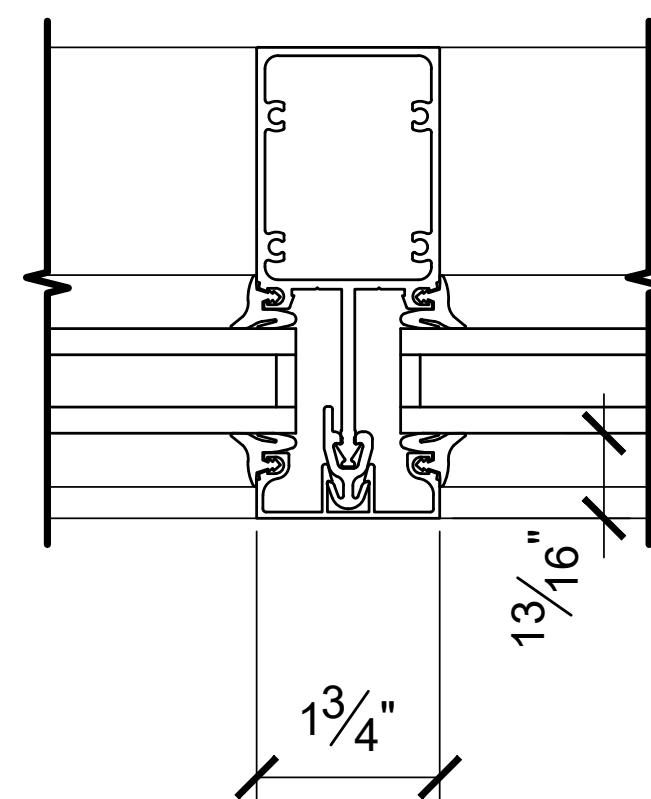
1A EXISTING DETAIL: SIDE JAMB AT WALL
SCALE: NTS



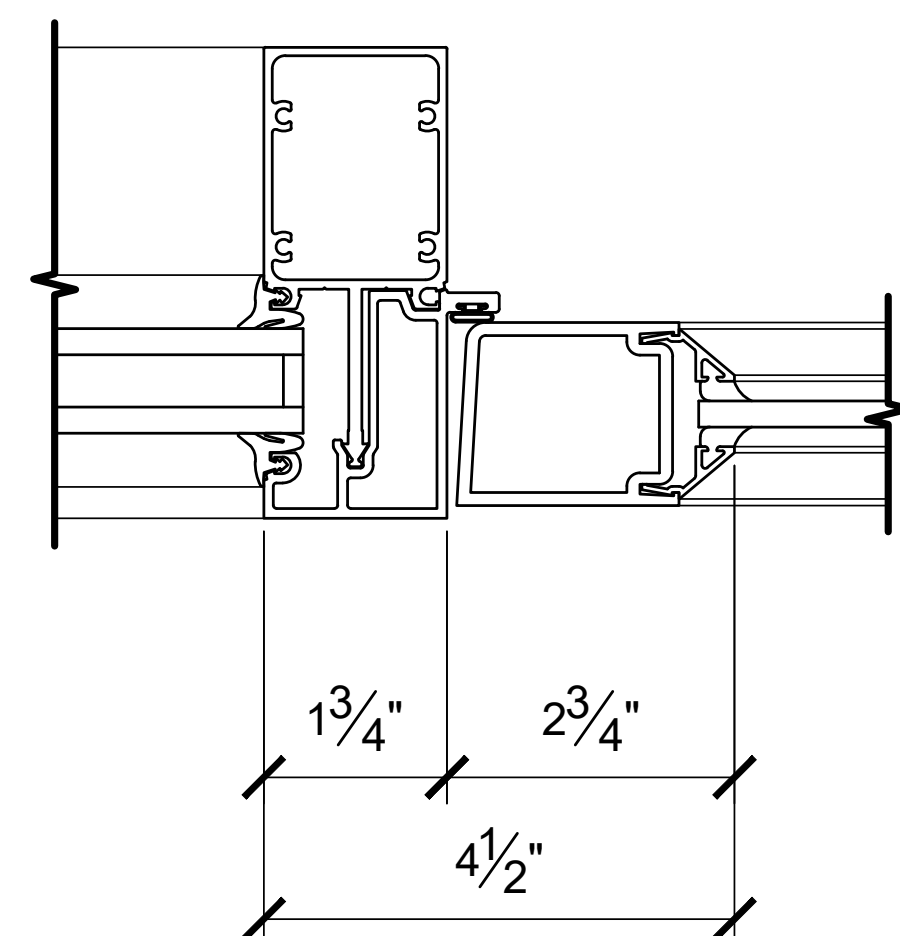
2A EXISTING DETAIL: TYP. VERTICAL MULLION
SCALE: NTS



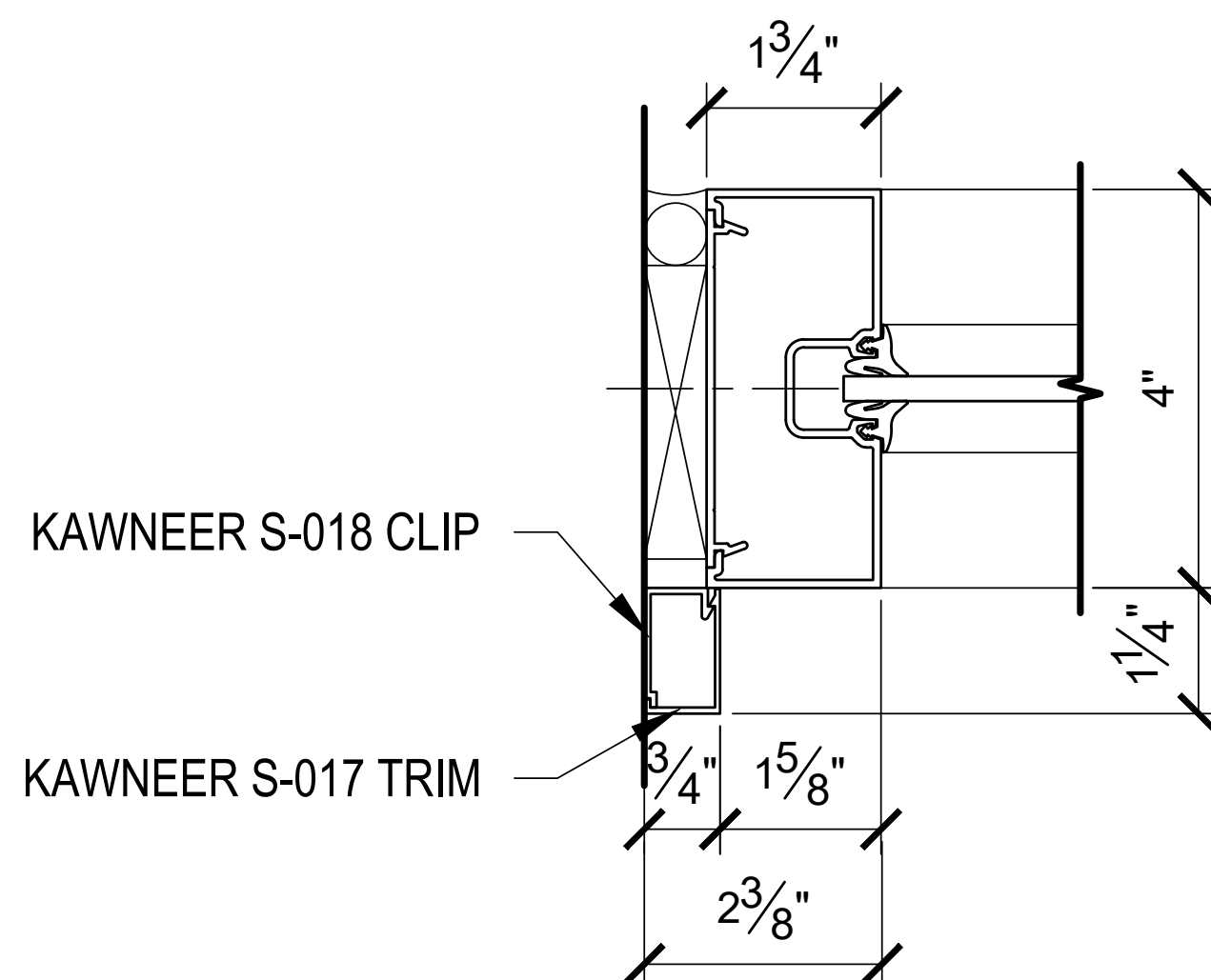
1B PREVIOUS PROPOSAL: SIDELITE AT WALL DETAIL
SCALE: NTS



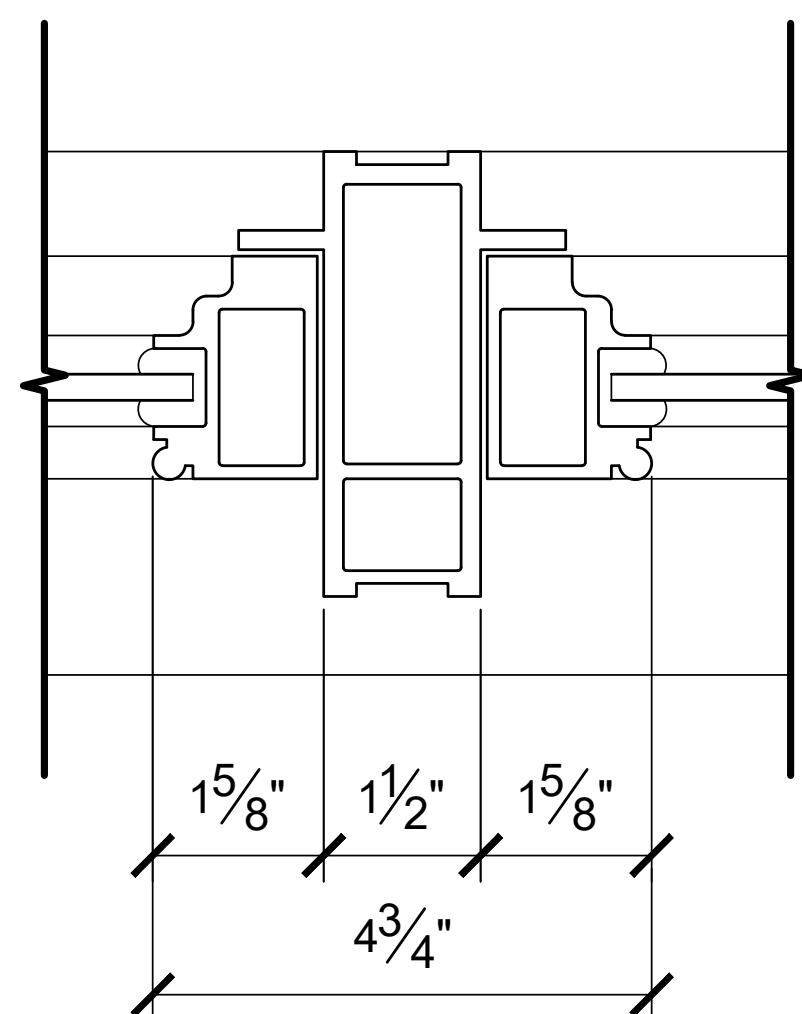
2B PREVIOUS PROPOSAL: TRANSOM / SIDELITE
SCALE: NTS



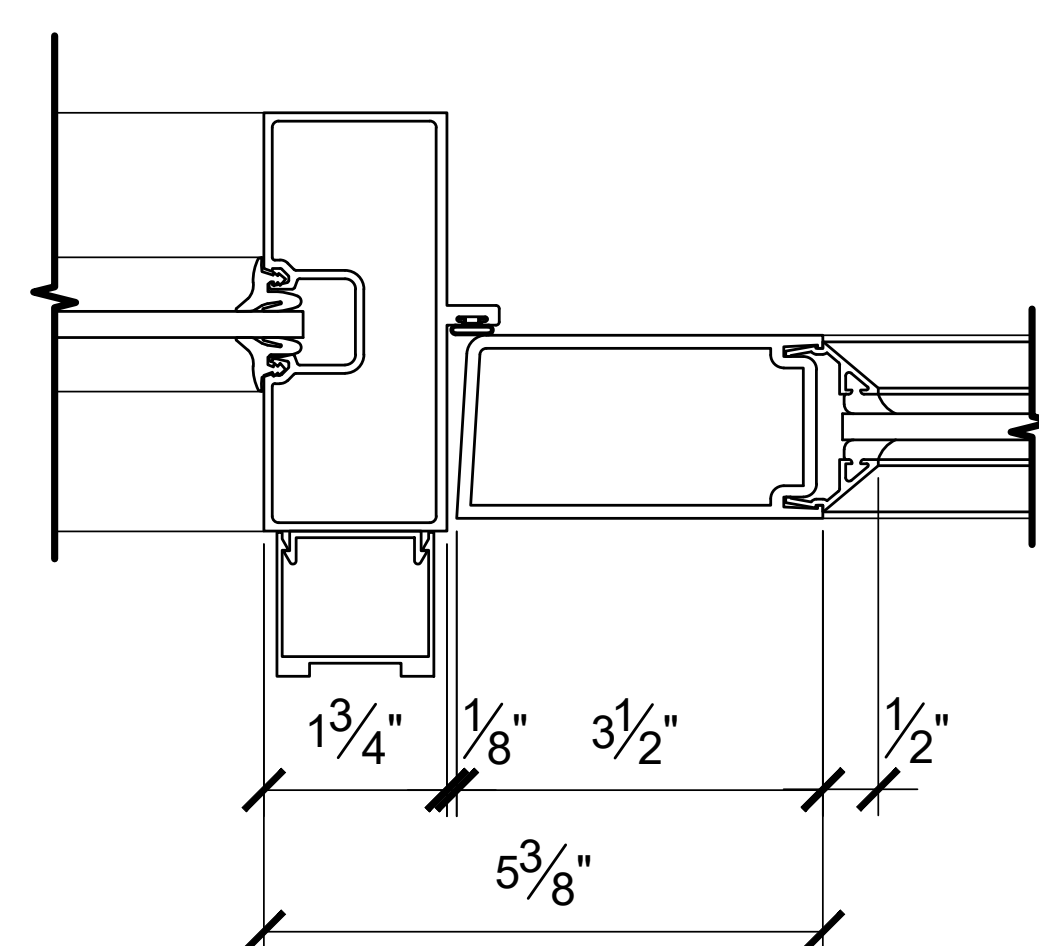
3B PREVIOUS PROPOSAL: SIDELITE / DOOR DETAIL
SCALE: NTS



1C PROPOSED: SIDELITE AT WALL DETAIL
SCALE: NTS



2C EXISTING TO REMAIN: TRANSOM / SIDELITE
SCALE: NTS



3C PROPOSED: SIDELITE / DOOR DETAIL
SCALE: NTS



① EXISTING CONDITION
SCALE: NTS



② PROPOSED CONDITION
SCALE: NTS

- 1 - REPLACEMENT OF EXISTING HISTORIC WINDOW ON FRANKLIN STREET (3RD BAY FROM CORNER) WITH A NEW STOREFRONT
- 2 - PATCHING OF SIDEWALK

PROPOSED COLOR SWATCH HELD UP TO EXISTING WINDOW FRAMES



KAWNEER PERMANODIC ANODIZED FINISH
COLOR: BLACK NO. 29



1 RENDERING OF PROPOSED STOREFRONT
CORNER OF CHURCH AND FRANKLIN

271 CHURCH STREET
NEW STOREFRONT APPLICATION: FRANKLIN STREET

LPC-14



1 PHOTOS AT EXISTING ENTRANCE APPROVED UNDER LPC DOCKET #19-11483
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