

The current proposal is:

Preservation Department – Item 5, LPC-25-03258

25 West 18th Street (aka 616-632 6th Avenue) – Ladies' Mile

Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 083 9543

Passcode: 620822

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (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.

32BJ SEIU - 25 W 18TH STREET DENTAL CENTER & MEMBERS' LOBBY

SCHEDULE OF DRAWINGS

LPC-00	COVER PAGE
LPC-01 LPC-02 LPC-03 LPC-04 LPC-05	PROPERTY INFORMATION, 1940 & 1980 TAX PHOTOS STOREFRONT PHOTOS - 2022 BAY 35 ENLARGED PHOTOGRAPHS BAY 34, 33, & 32 ENLARGED PHOTOGRAPHS BAY 32 ENLARGED PHOTOGRAPHS
LPC-06A LPC-06B LPC-07	COMPARATIVE PHOTOS EXISTING & PROPOSED STOREFRONT COMPARATIVE PHOTOS EXISTING & PROPOSED STOREFRONT PROPOSED STOREFRONT RENDERING
LPC-08 LPC-09 LPC-10 LPC-11 LPC-12 LPC-13 LPC-14 LPC-15 LPC-16 LPC-17 LPC-18 LPC-19	REFERENCE FAÇADE PLAN & ELEVATION ENLARGED FAÇADE DEMOLITION PLAN & ELEVATION ENLARGED FAÇADE CONSTRUCTION PLAN & ELEVATION BAY 34 - MEMBER'S LOBBY ENTRANCE - MASTERPLAN VS. PROPOSED BAY 34 - EXTERIOR ENLARGED PLANS, ELEVATIONS, & SECTION BAY 35 - SERVICE LOBBY ENTRANCE - MASTERPLAN VS. PROPOSED BAY 35 - EXTERIOR ENLARGED PLANS, ELEVATIONS, & SECTION BAY 32 & 33 - TYP. STOREFRONT - MASTERPLAN VS. PROPOSED BAY 32 & 33 - EXTERIOR ENLARGED PLANS, ELEVATIONS, & SECTION EXTERIOR DETAILS EXTERIOR DETAILS EXTERIOR DETAILS

PROPOSED SCOPE OF WORK

CONSTRUCTION OF BA NEW LOBBY ENTRANCE AND DENTAL CENTER ON THE GROUND FLOOR. NO CHANGE IN OCC GROUP. CHANGE IN EGRESS.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NYC ECC.



DENTAL CENTER & MEMBERS' LOBBY

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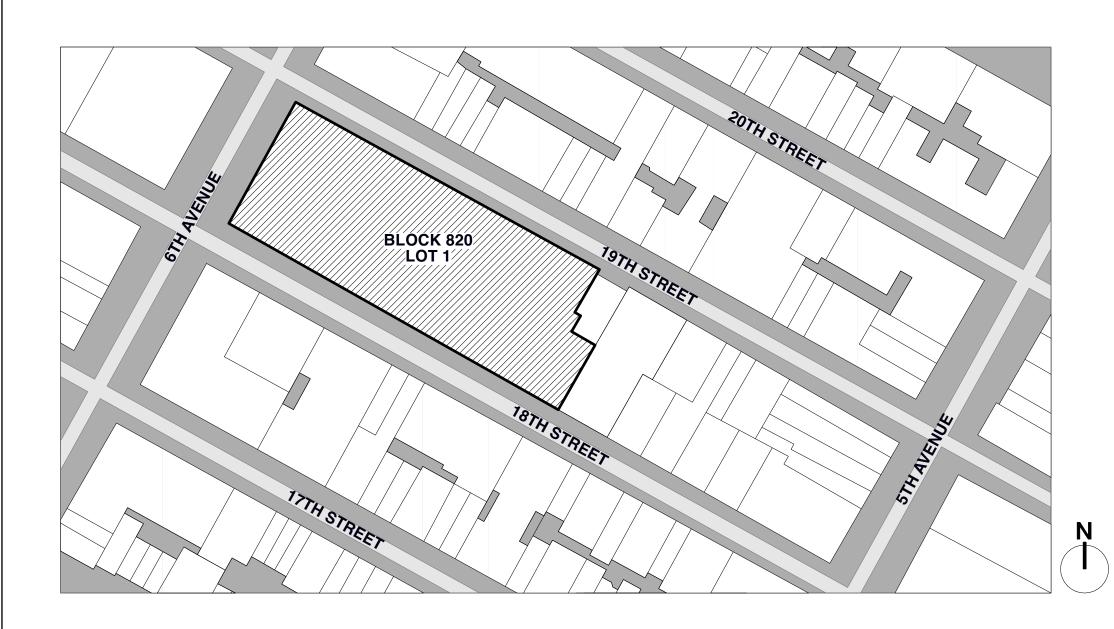
COVER SHEET

Project No. 2309-01

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Sheet No.

Date 08.20.2024



PROPERTY INFORMATION

PROPERTY ADRESS: 25 WEST 18TH STREET - SIEGEL COOPER BUILDING

CONSTRUCTION DATE: 1895 - 1897

ARCHITECT: DE LEMOS & CORDES **BUILDER:** SIEGEL CONSTRUCTION CO.

STYLE: BEAUX-ARTS

MATERIALS: STEEL FRAME, BRICK, TERRACOTTA, MARBLE, CAST IRON

BUILDING TYPE: DEPARTMENT STORE

ORIGINAL USE: COMMERCIAL, DEPARTMENT STORE

TAB BLOCK & LOT: BLOCK: 820 - LOT: 1

HISTORIC DISTRICT: LADIES' MILE HISTORIC DISTRICT

PROPERTY HAS A STOREFRONT MASTERPLAN APPROVED BY LPC ON 06/19/2020

1940 TAX PHOTOGRAPHS



BLOCK: 820 LOT: 1

IMAGE TAKEN FROM THE CORNER OF 6TH AVENUE & WEST 18TH STREET



BLOCK: 820 LOT: 24

IMAGE TAKEN LOOKING DOWN 18TH STREET

1980 TAX PHOTOGRAPHS



BLOCK: 820 LOT: 1

IMAGE TAKEN FROM THE CORNER OF 6TH AVENUE & WEST 18TH STREET



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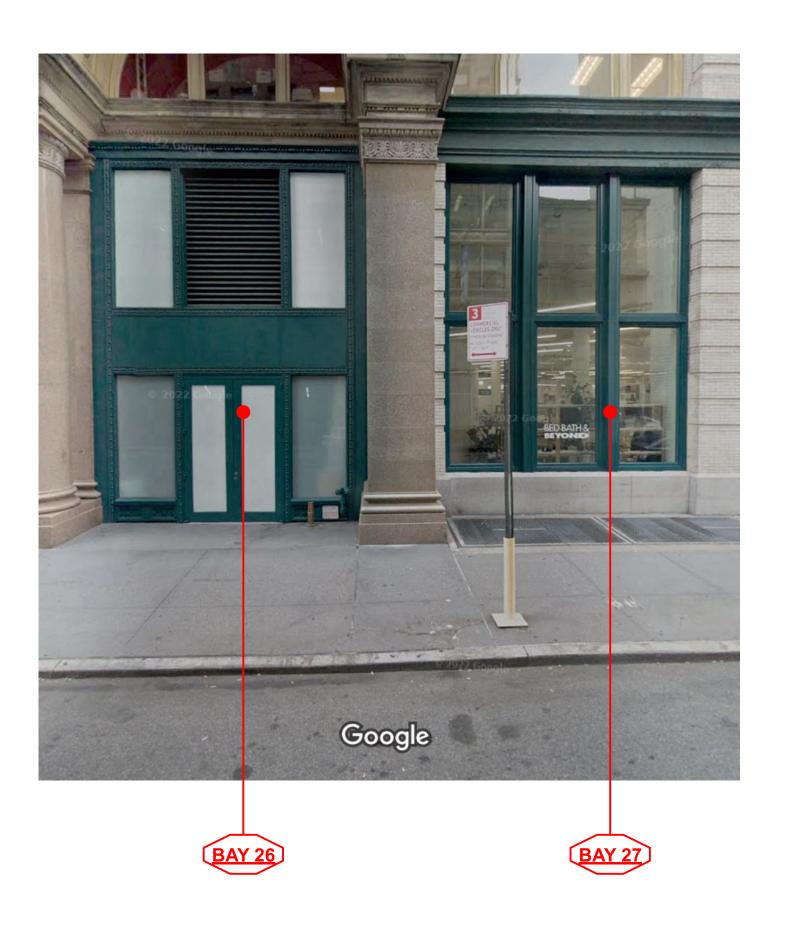
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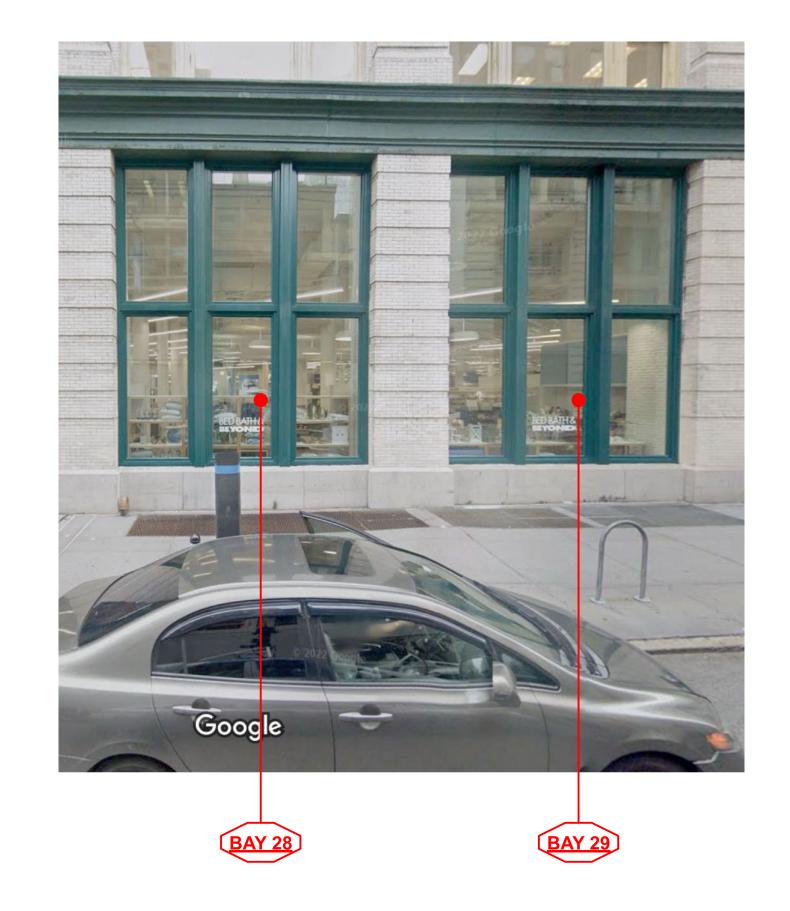
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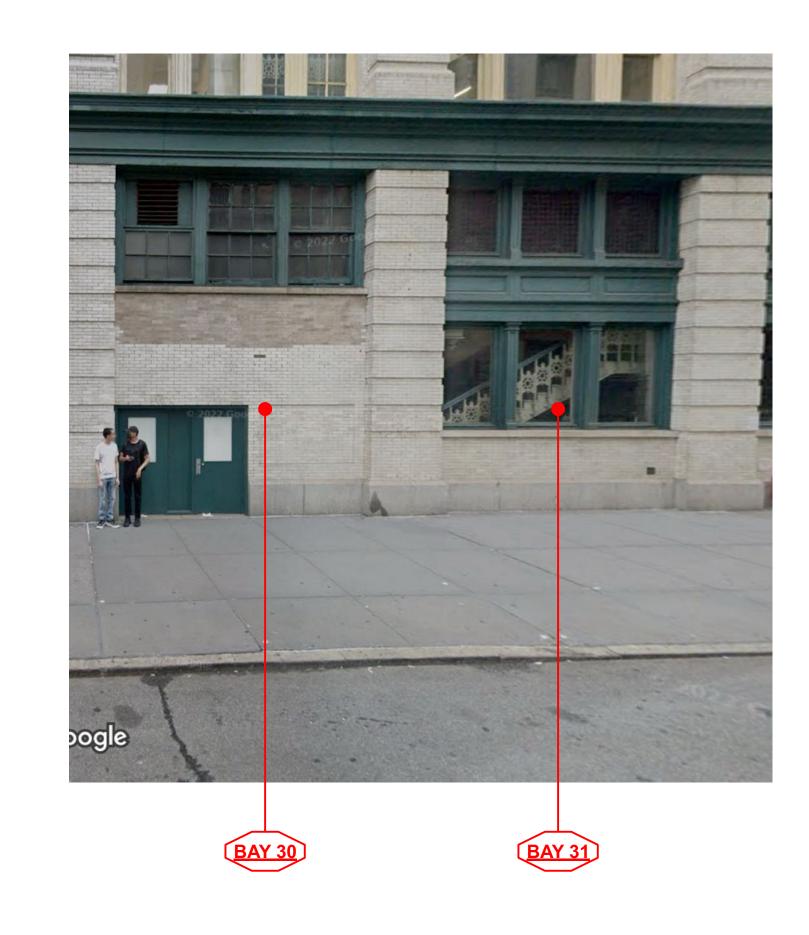
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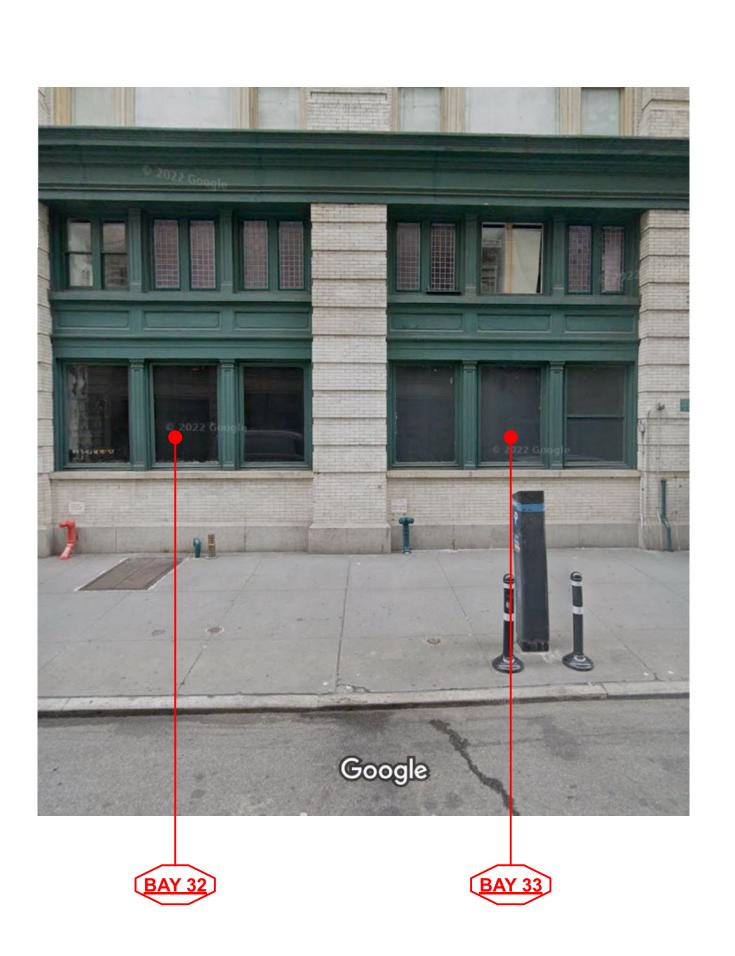
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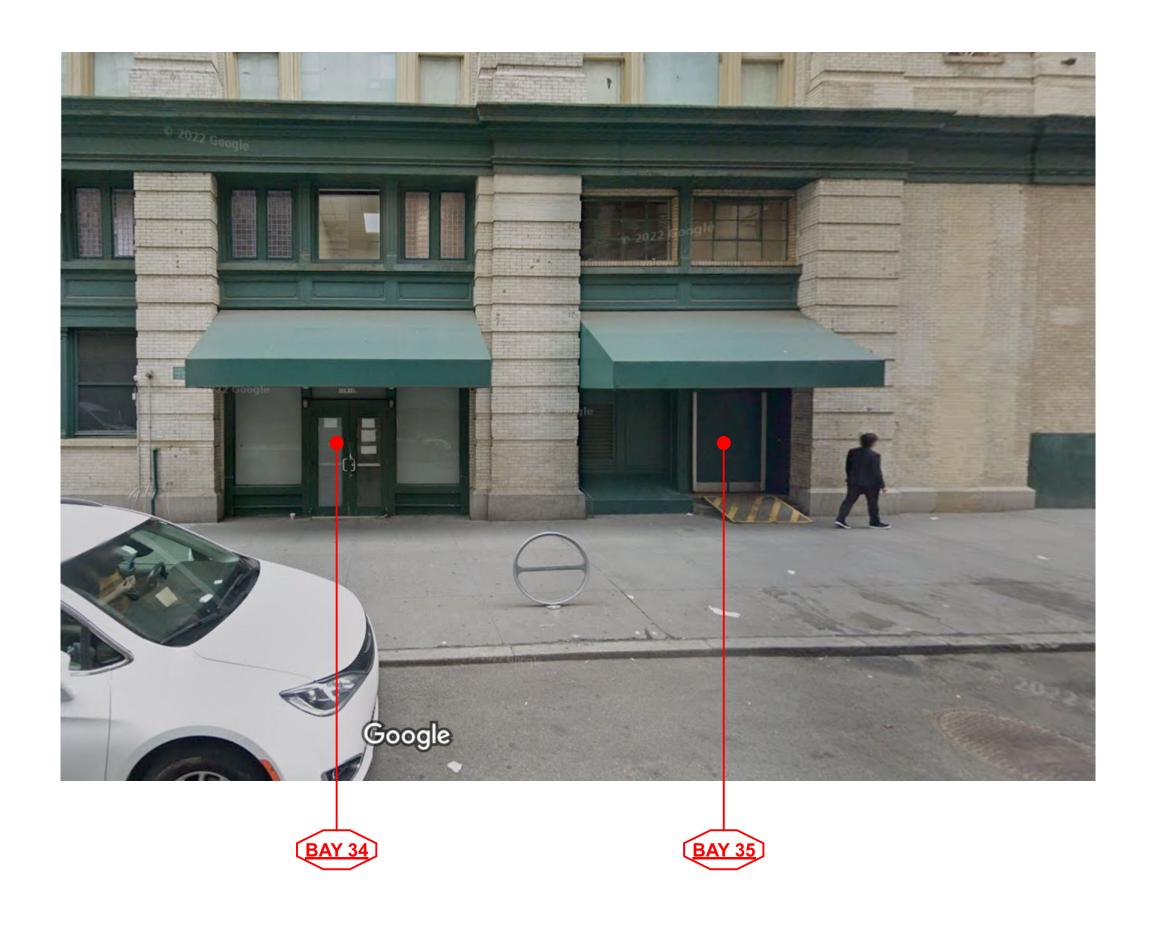
2022 PHOTOS













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STOREFRONT PHOTOS - 2022

2309-01

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Date 08.20.2024



BAY 35 - ENLARGED PHOTOGRAPH
Scale: 1/8" = 1'-0"



BAY 35 - ENLARGED PHOTOGRAPH
Scale: 1/8" = 1'-0"



BAY 35 - ENLARGED PHOTOGRAPH
Scale: 1/8" = 1'-0"



4 BAY 35 - ENLARGED PHOTOGRAPH
Scale: 1/8" = 1'-0"



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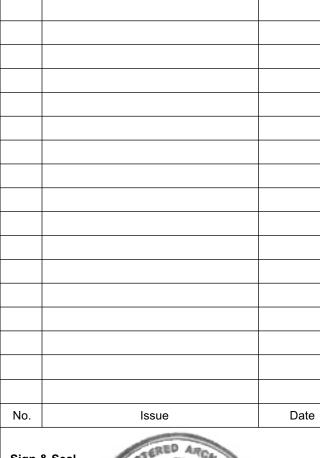
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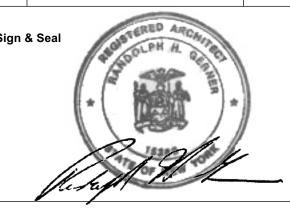
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BAY 35 ENLARGED PHOTOGRAPHS

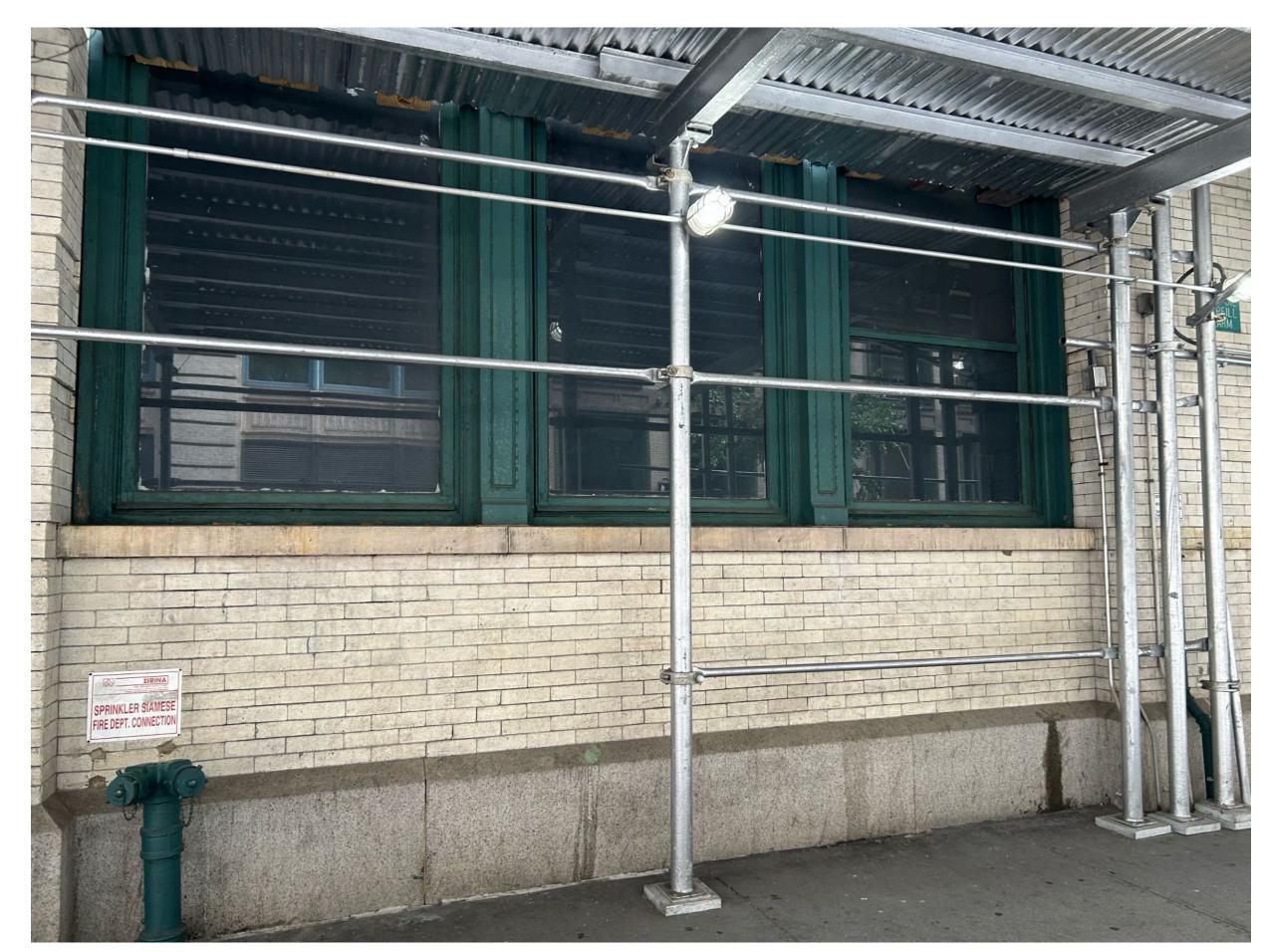
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5 BAY 34 - ENLARGED PHOTOGRAPH
Scale: 1/8" = 1'-0"



7 BAY 33 - ENLARGED PHOTOGRAPH
Scale: 1/8" = 1'-0"



BAY 34 - ENLARGED PHOTOGRAPH
Scale: 1/8" = 1'-0"



8 BAY 32 - ENLARGED PHOTOGRAPH
Scale: 1/8" = 1'-0"



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BAY 34, 33, & 32 ENLARGED PHOTOGRAPHS

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BAY 32 - ENLARGED PHOTOGRAPH
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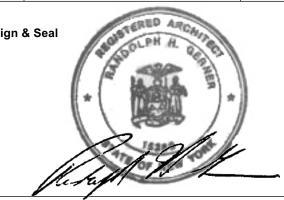
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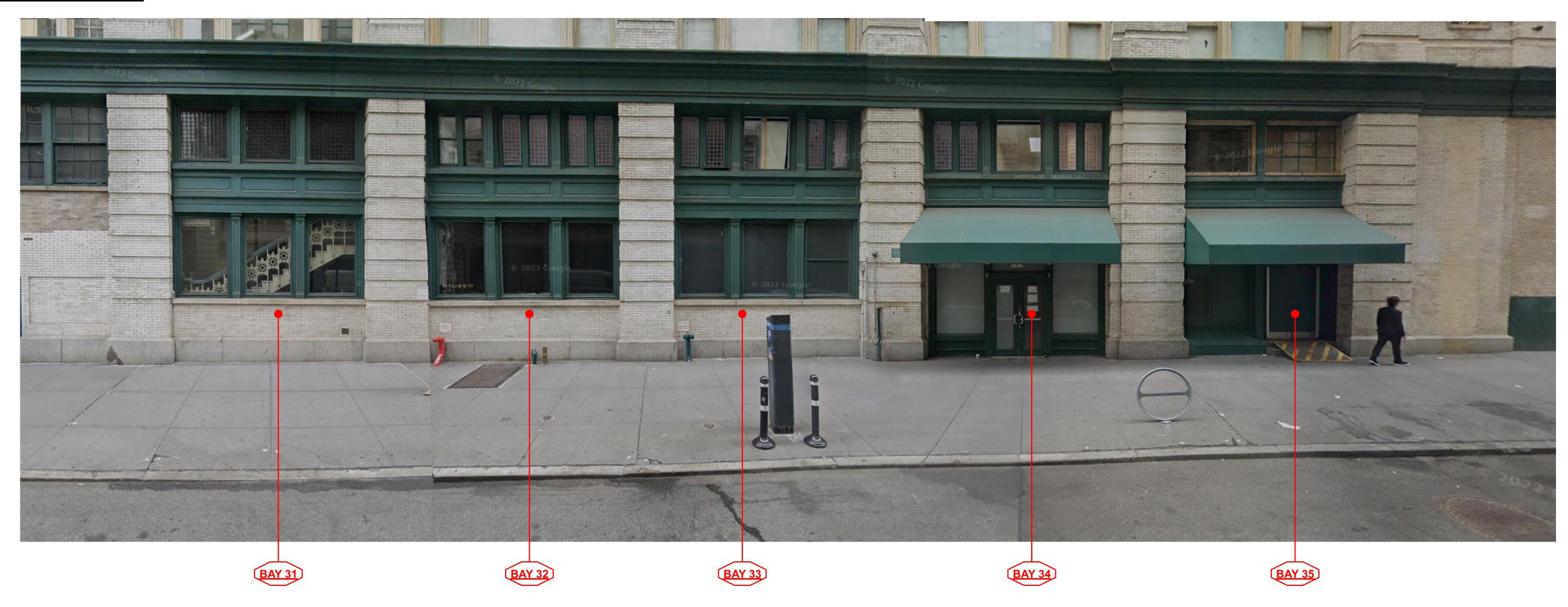
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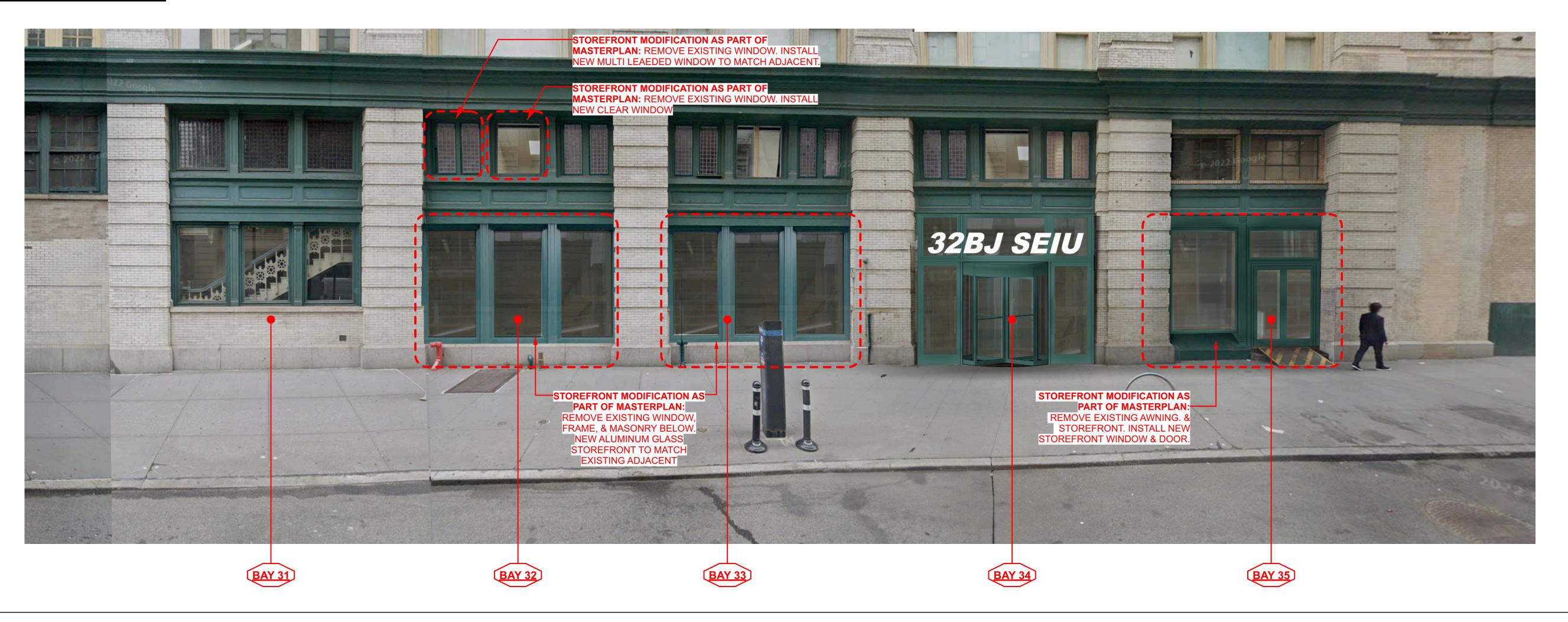
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EXISTING FACADE



PROPOSED FACADE





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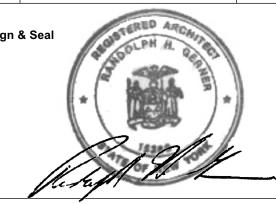
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COMPARATIVE PHOTOS EXISTING & PROPOSED STOREFRONT

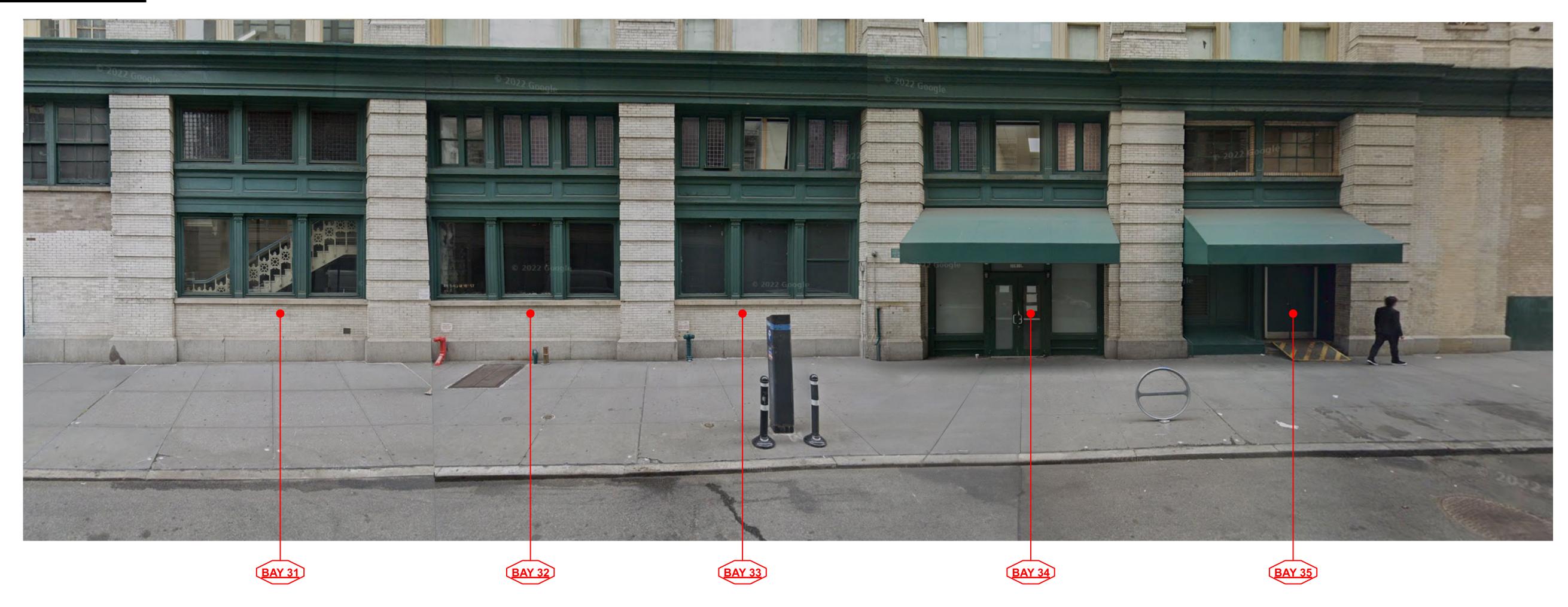
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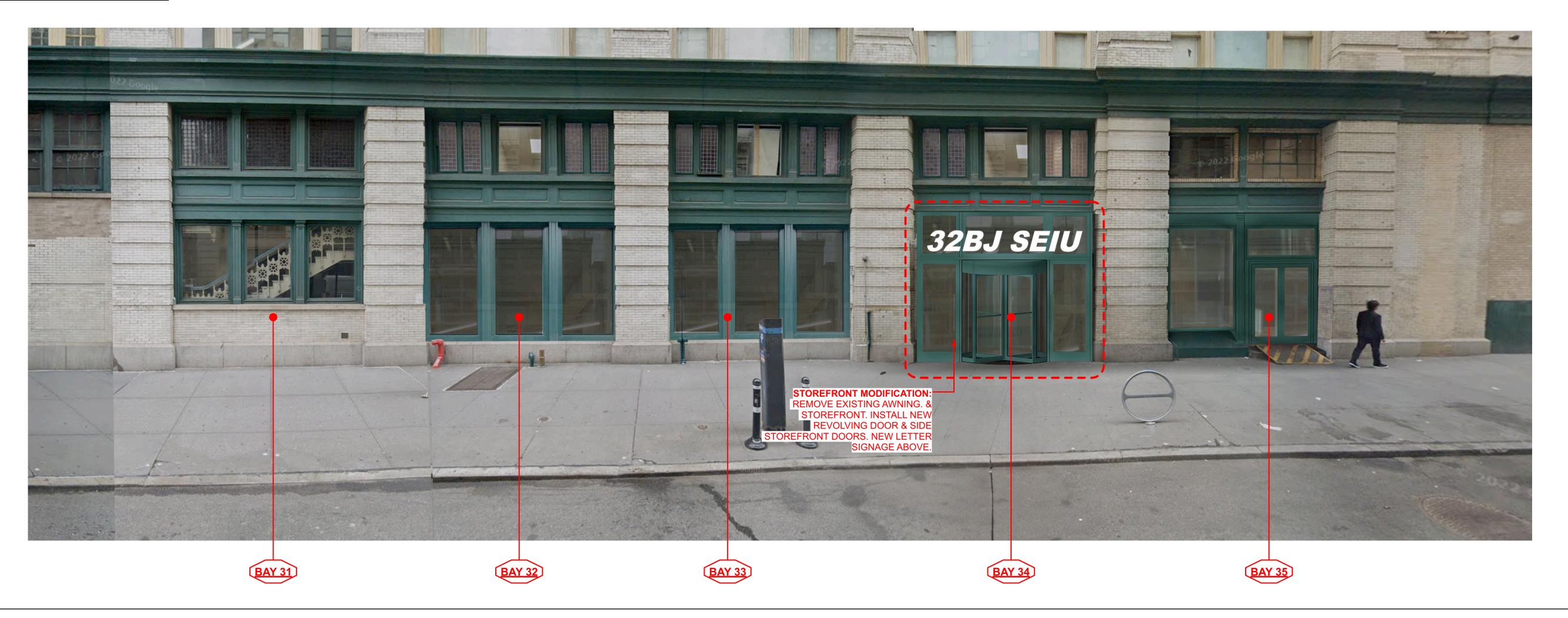
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EXISTING FACADE



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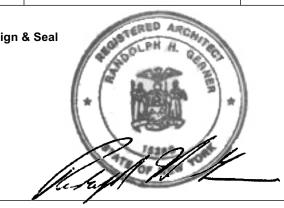
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COMPARATIVE PHOTOS EXISTING & PROPOSED STOREFRONT

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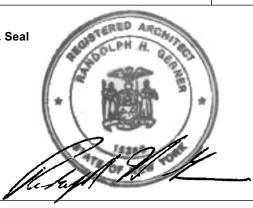
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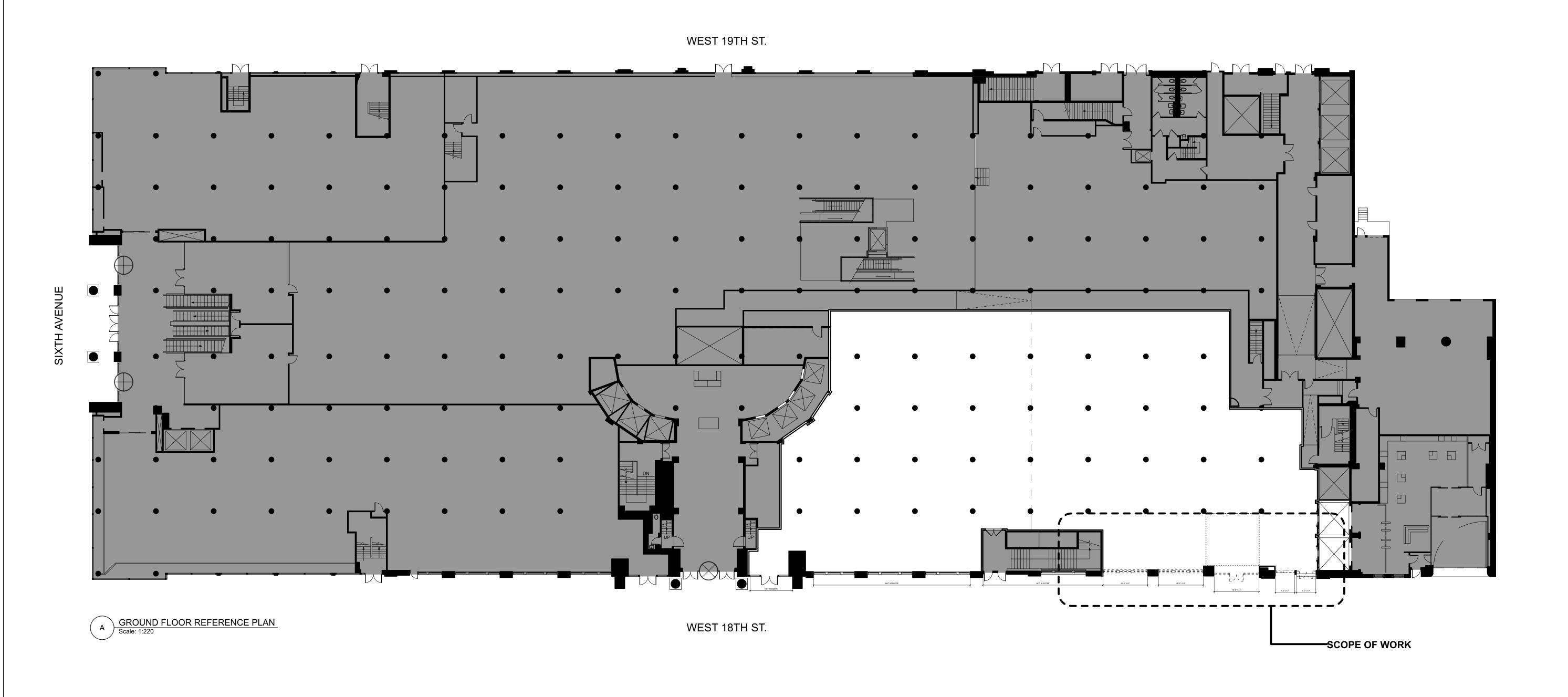




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PROPOSED STOREFRONT RENDERING

Date 08.20.2024







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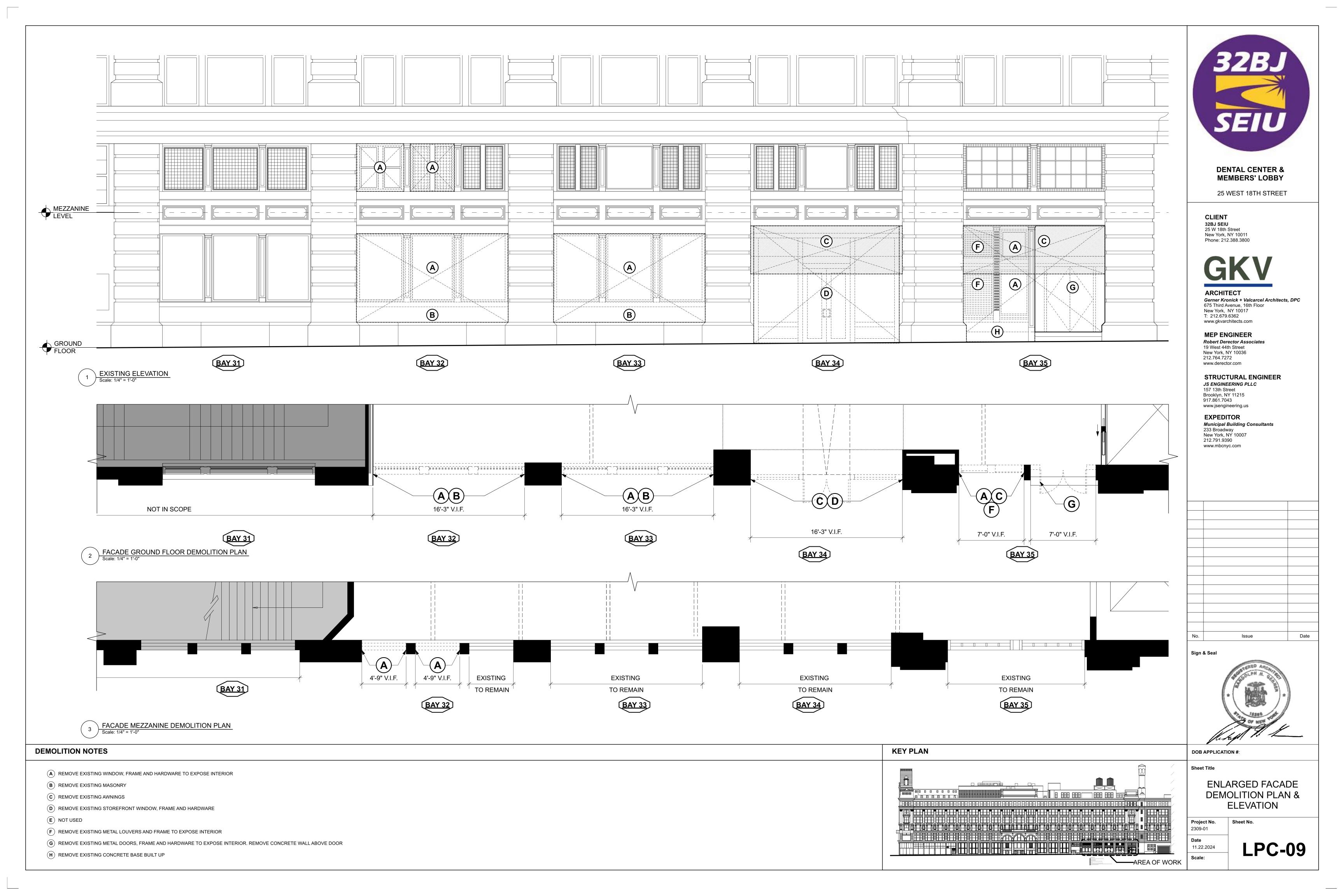
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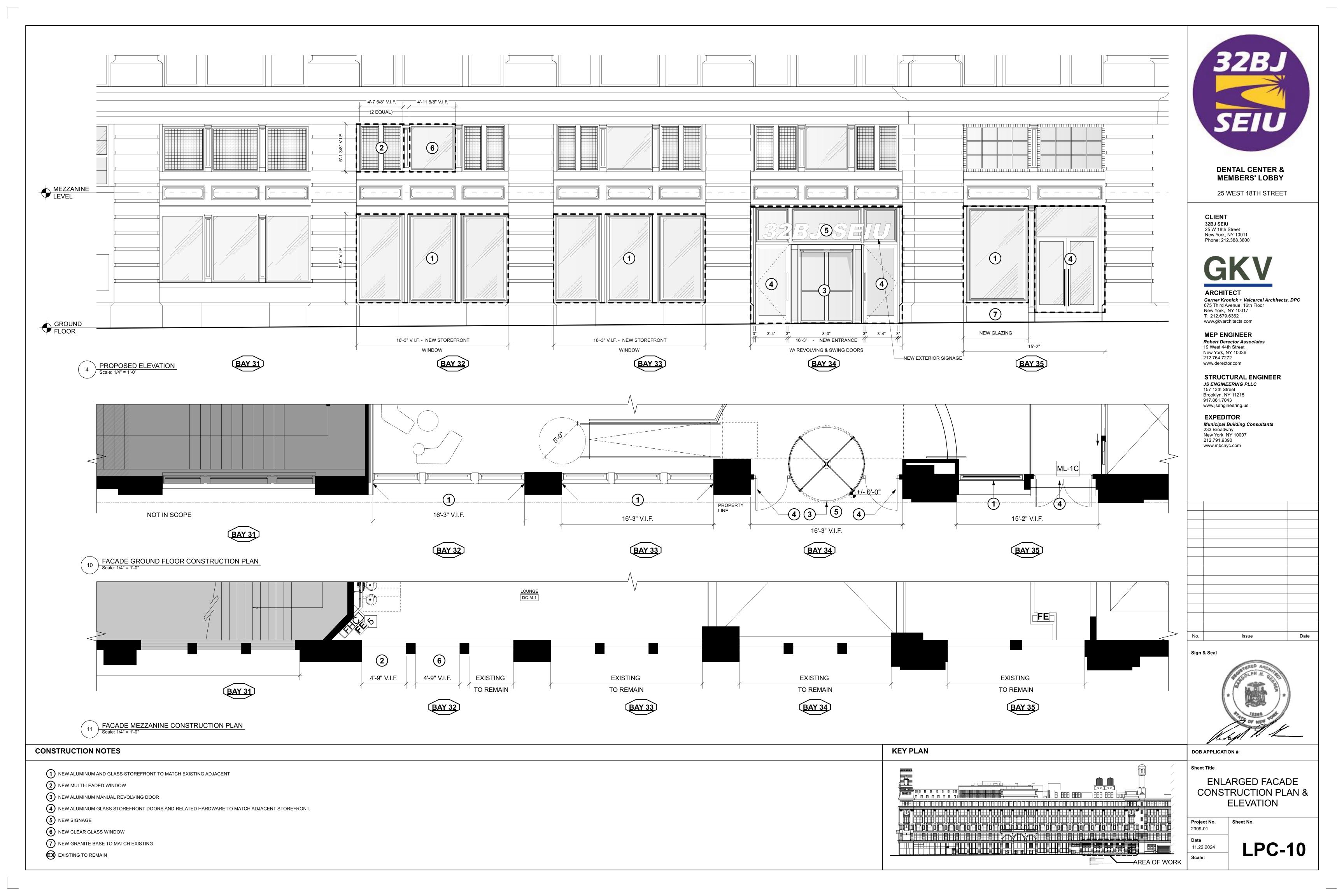
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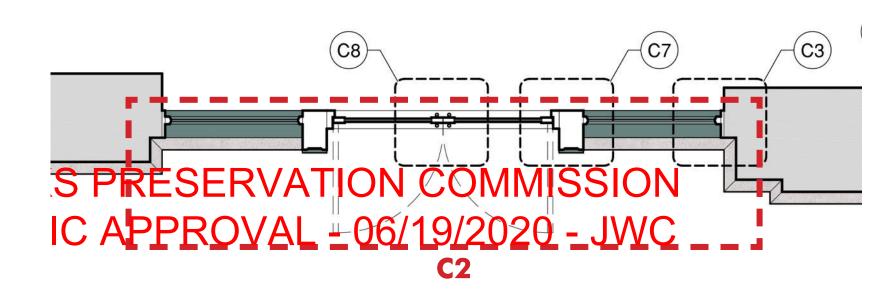
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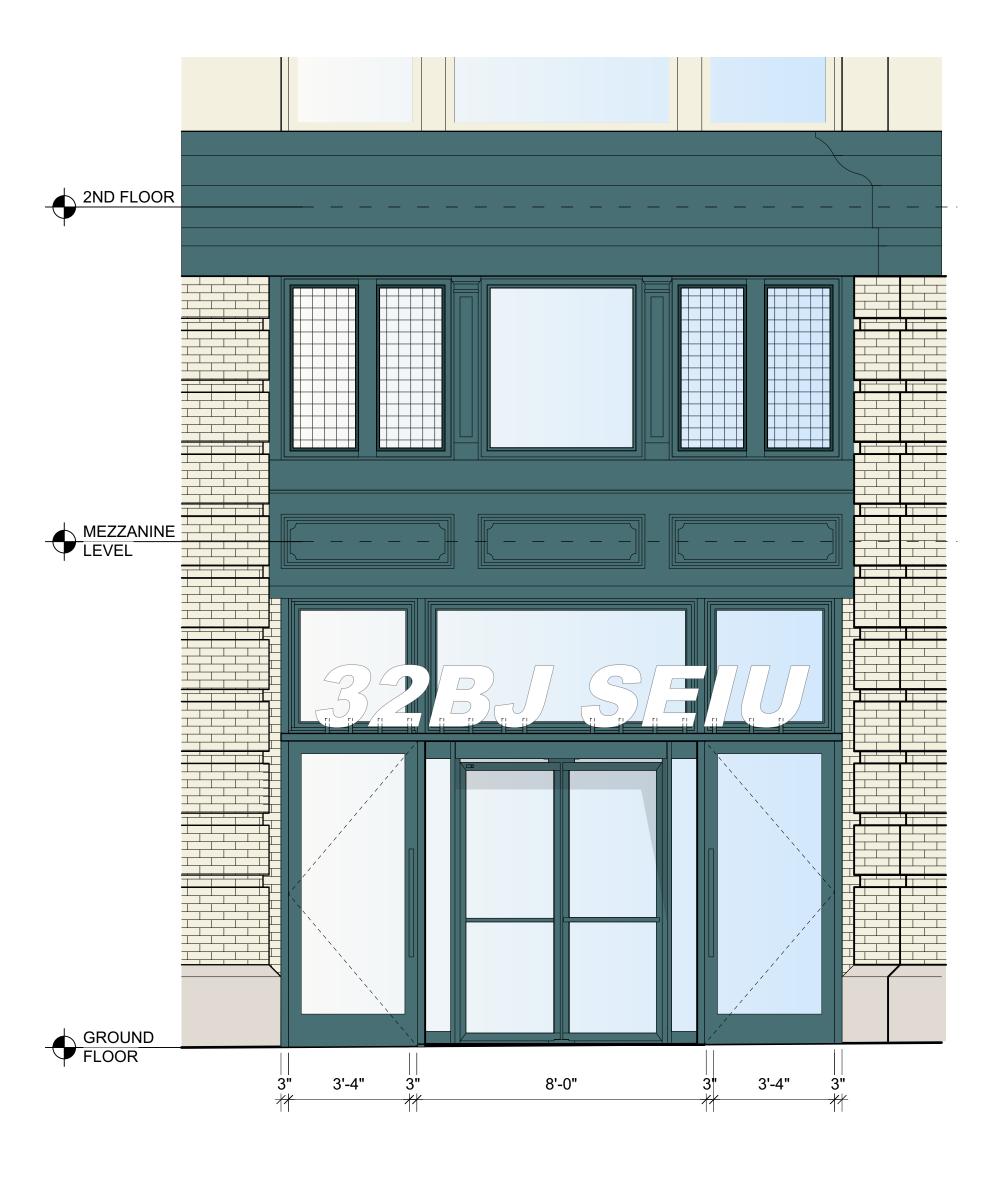


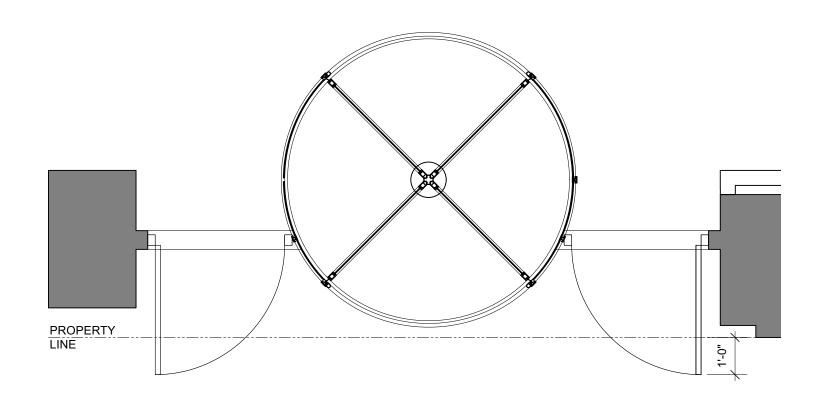
MASTERPLAN ENTRANCE





PROPOSED ENTRANCE







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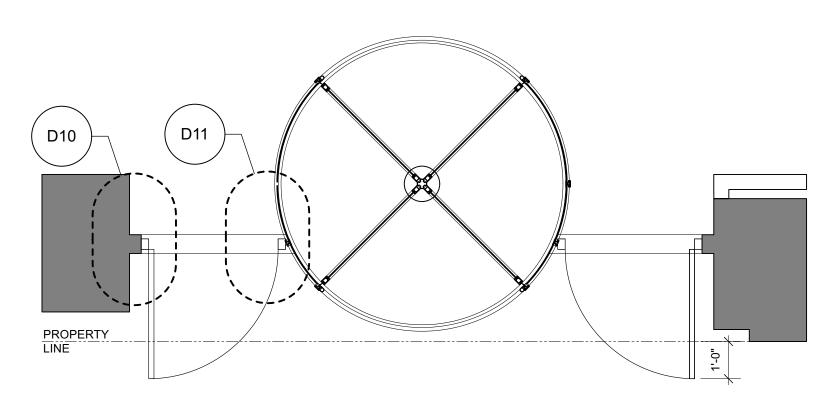
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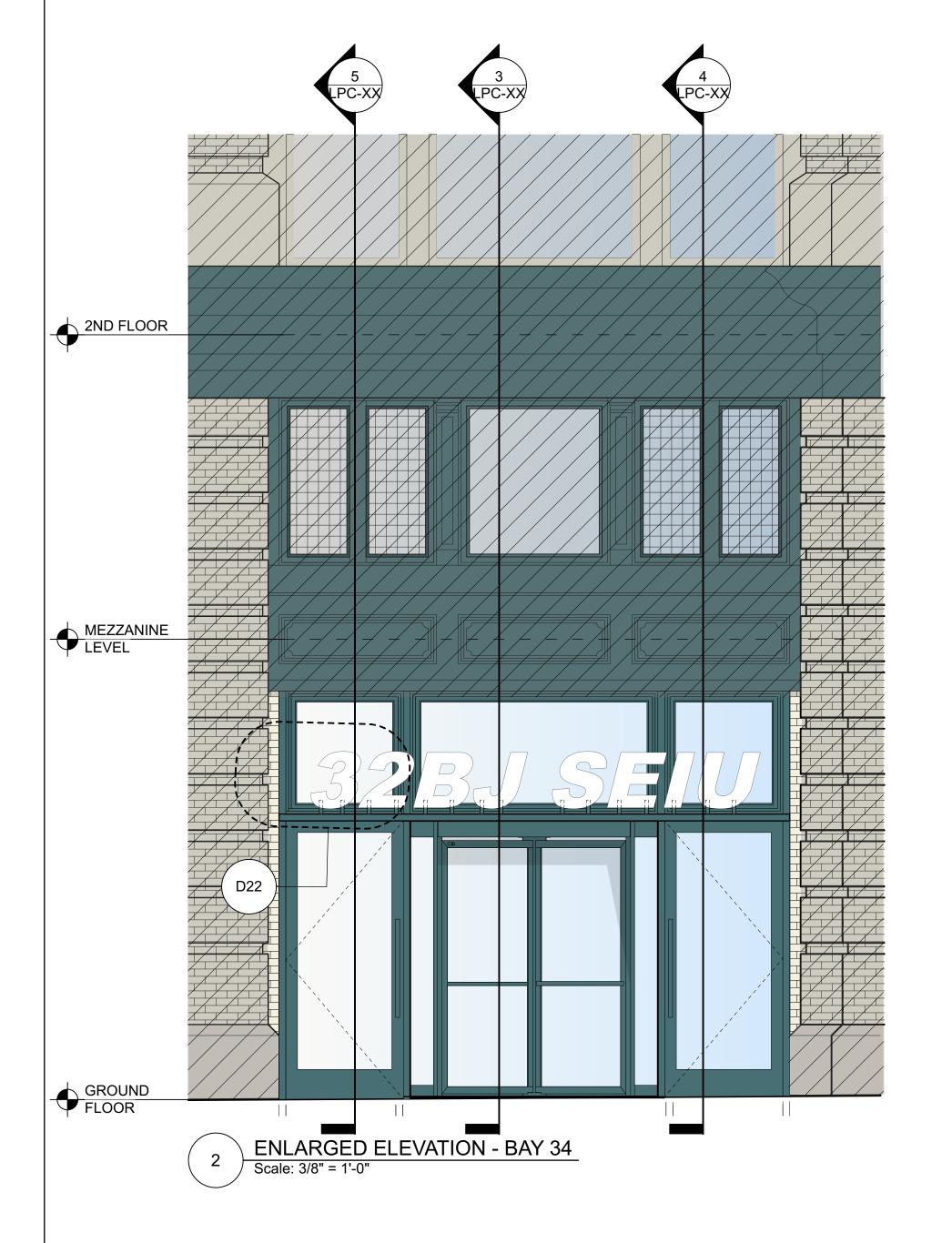
BAY 34 - MEMBER'S LOBBY ENTRANCE - MASTERPLAN VS. PROPOSED

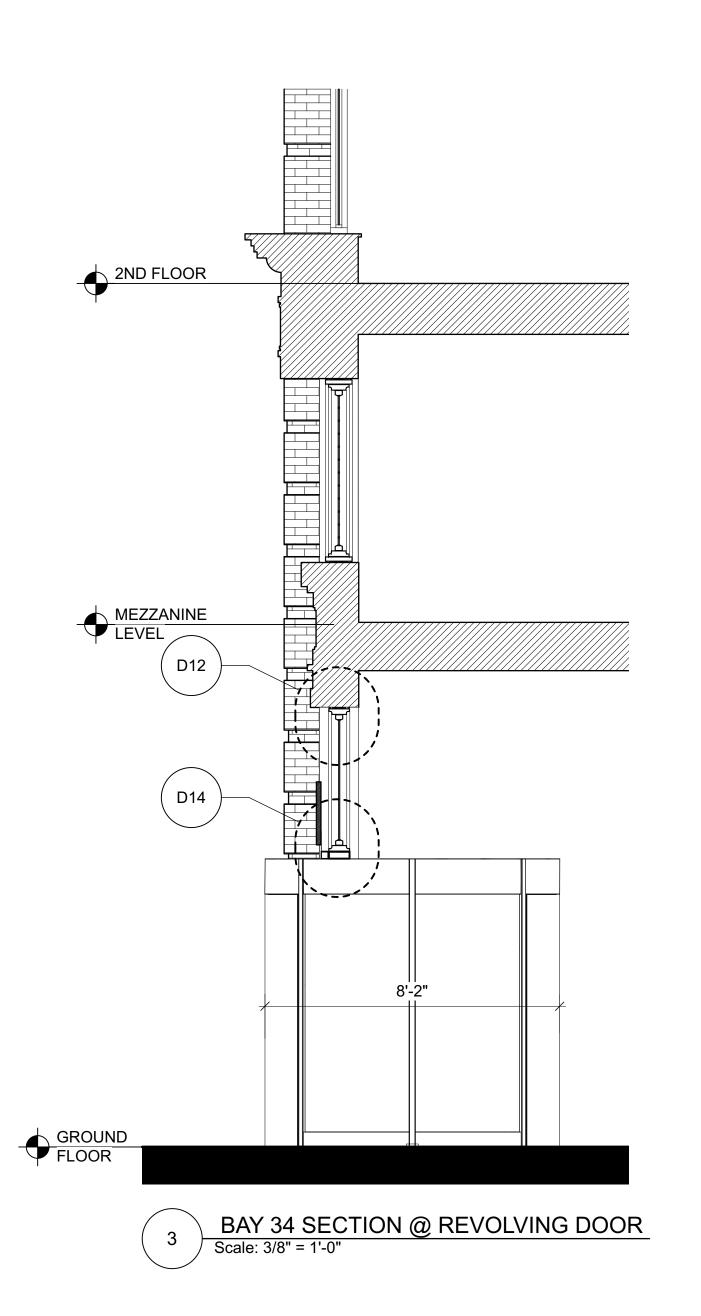
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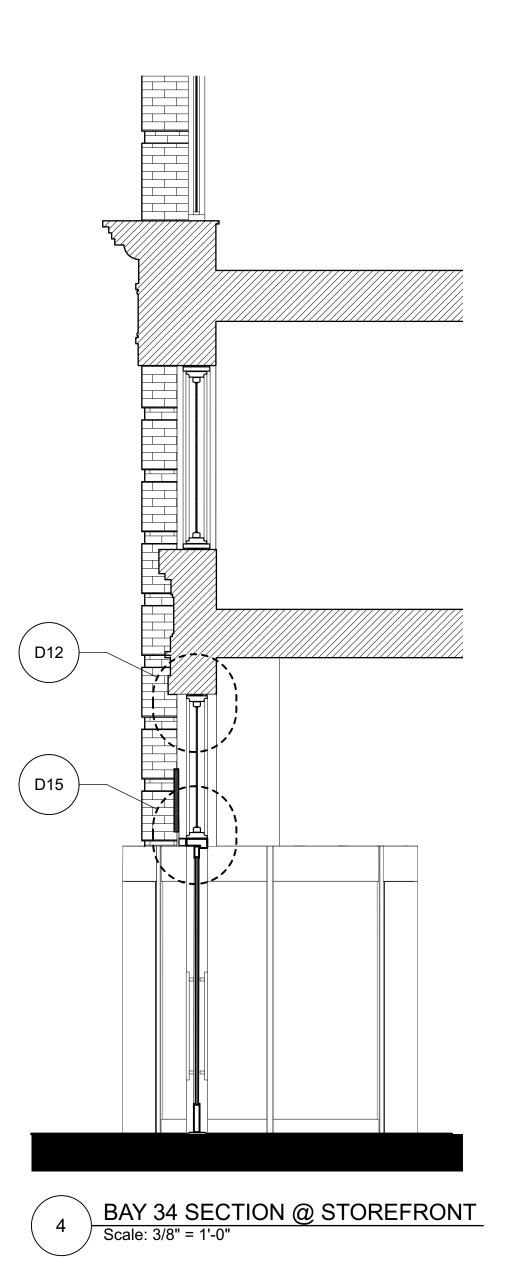
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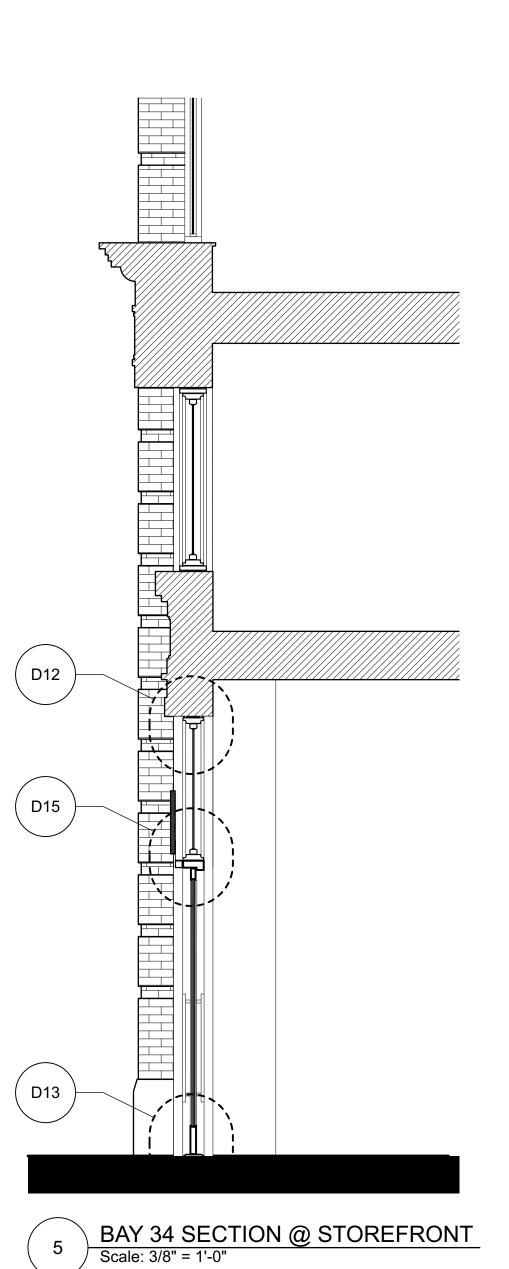


ENLARGED PLAN - BAY 34 GROUND FLOOR Scale: 3/8" = 1'-0"











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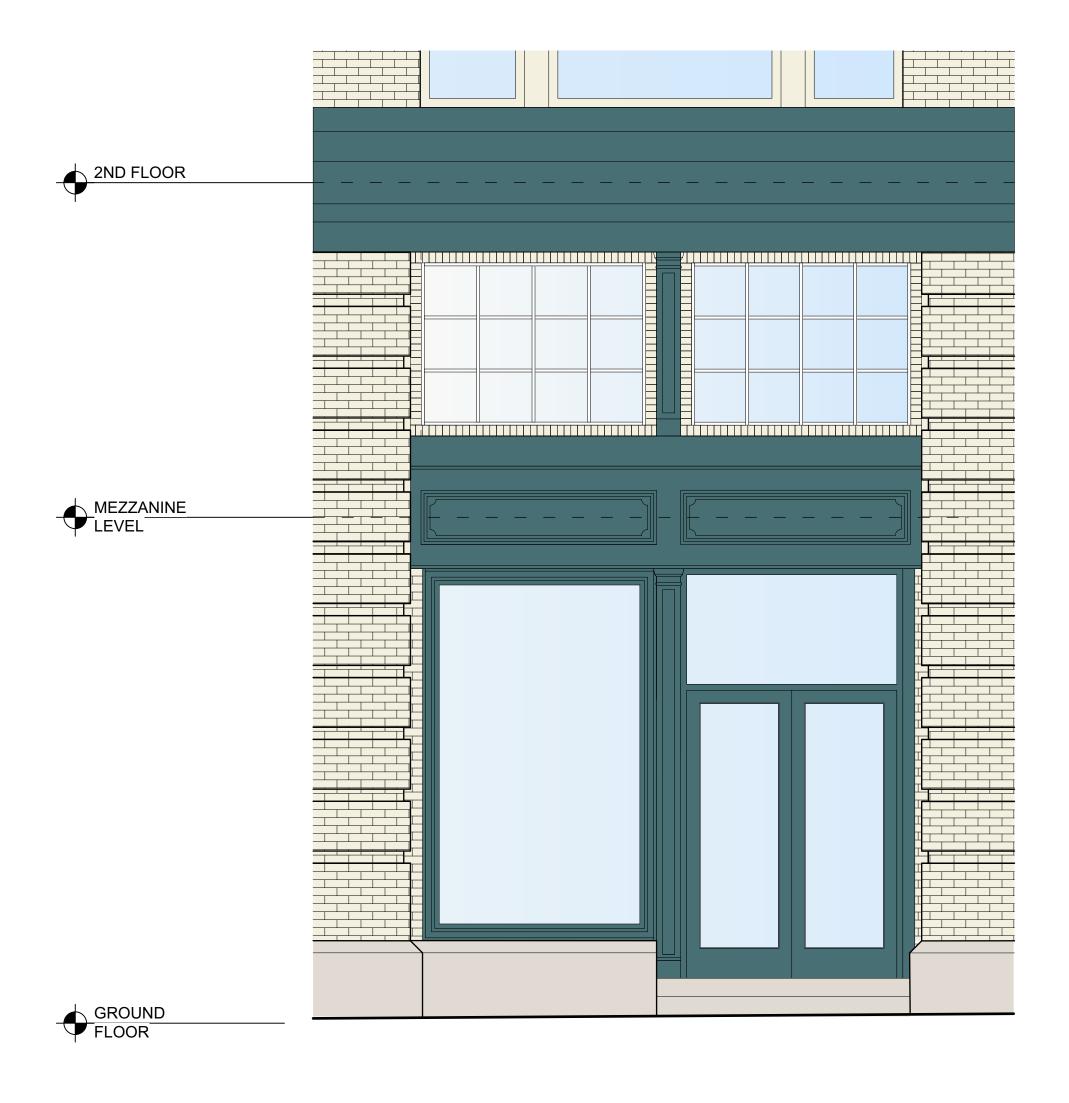
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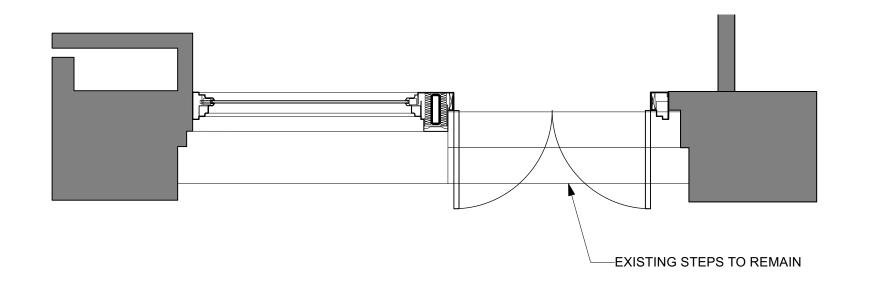
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MASTERPLAN SERVICE ENTRANCE



PROPOSED SERVICE ENTRANCE







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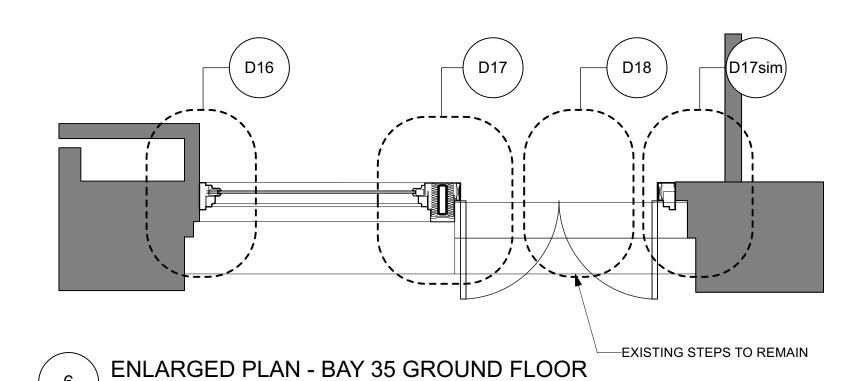
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BAY 35 - SERVICE ENTRANCE - MASTERPLAN VS. PROPOSED

Project No. 2309-01

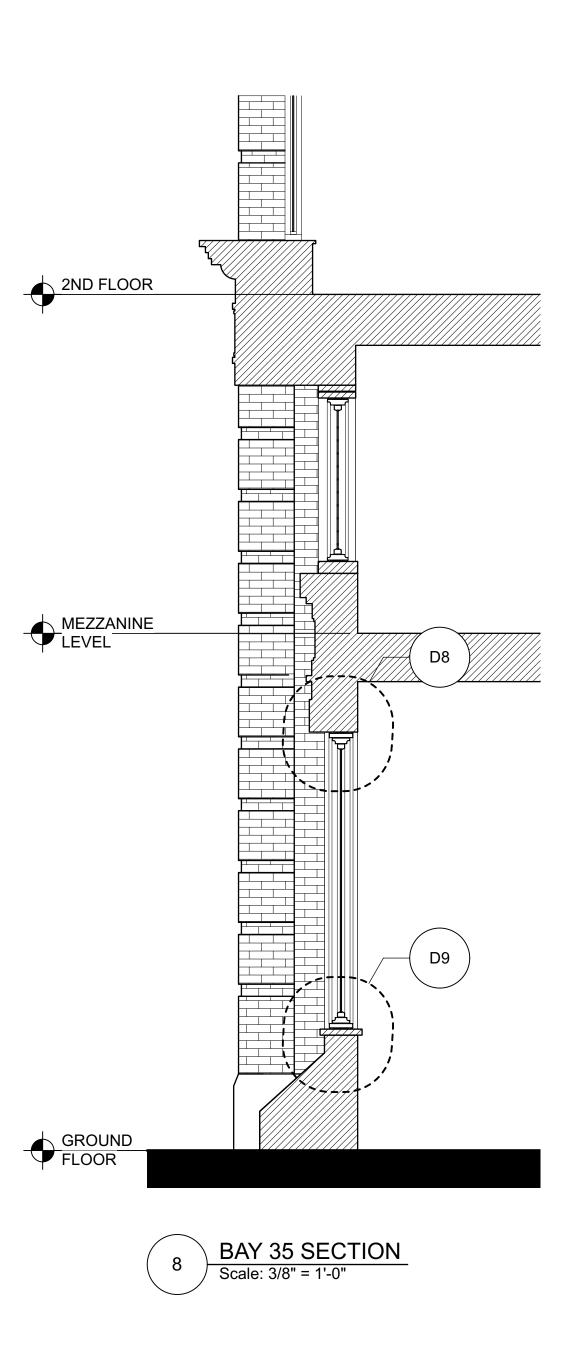
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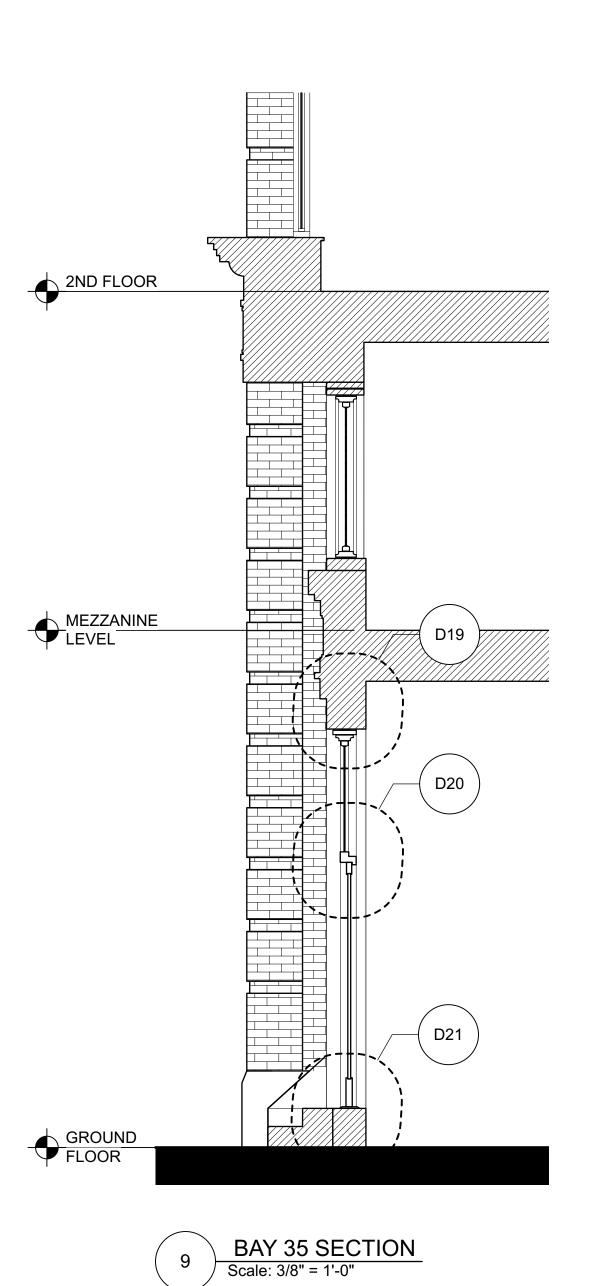


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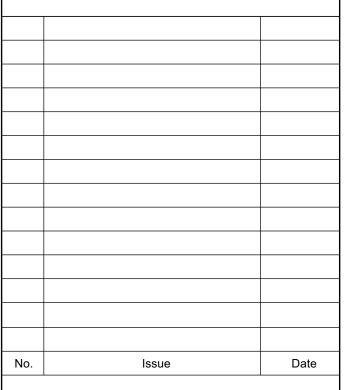
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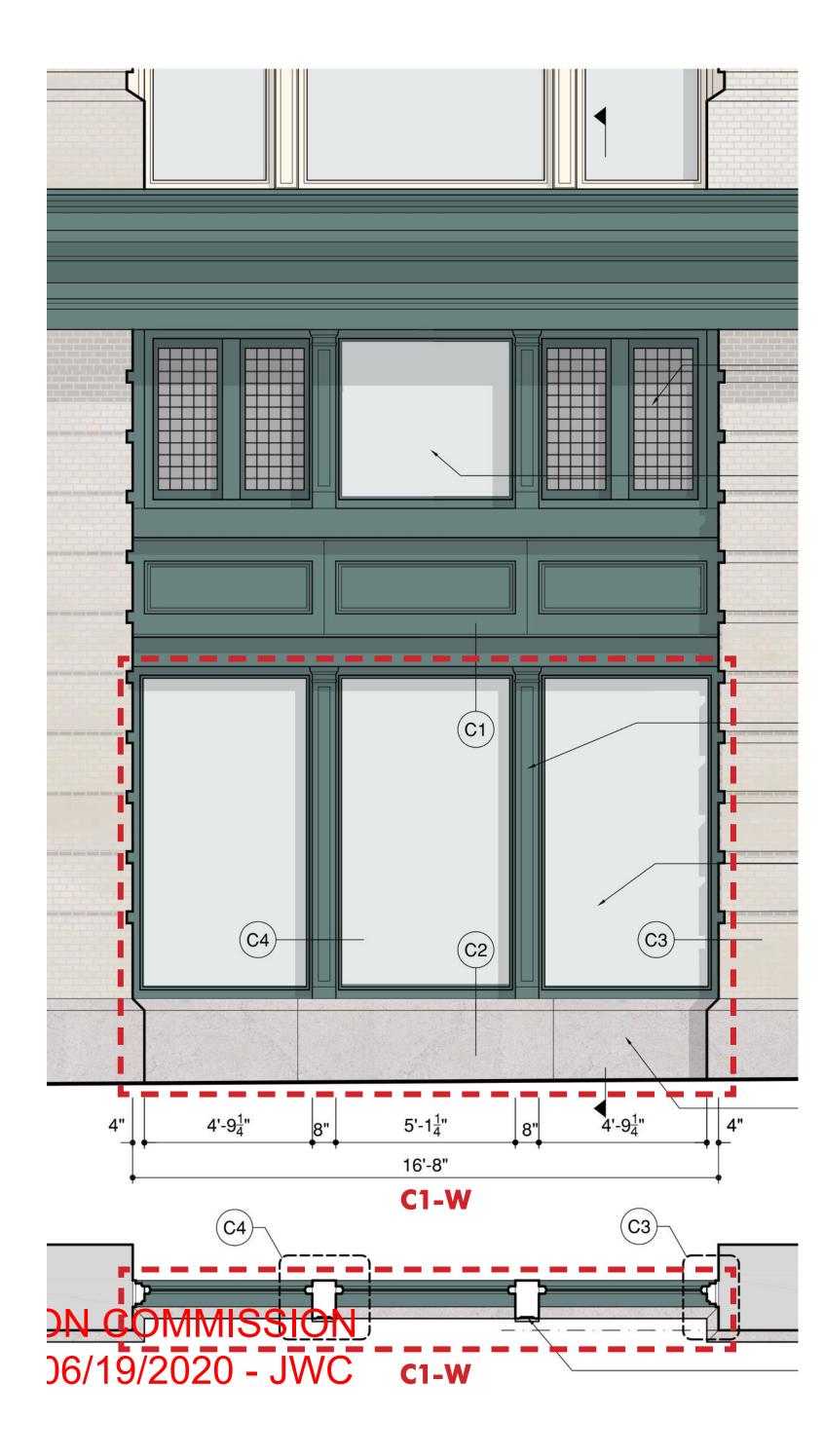
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BAY 35 - EXTERIOR ENLARGED PLANS, ELEVATIONS, & SECTION

Project No. 2309-01

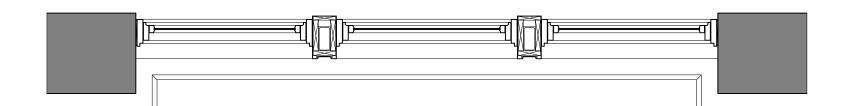
Date 11.22.2024

MASTERPLAN STOREFRONT



PROPOSED STOREFRONT







DENTAL CENTER & MEMBERS' LOBBY

25 WEST 18TH STREET

CLIENT32BJ SEIU

25 W 18th Street
New York, NY 10011
Phone: 212.388.3800



ARCHITECT

Gerner Kronick + Valcarcel Architects, DPC 675 Third Avenue, 16th Floor New York, NY 10017 T: 212.679.6362 www.gkvarchitects.com

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EXPEDITOR

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No.	Issue	Date
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Sign & Seal



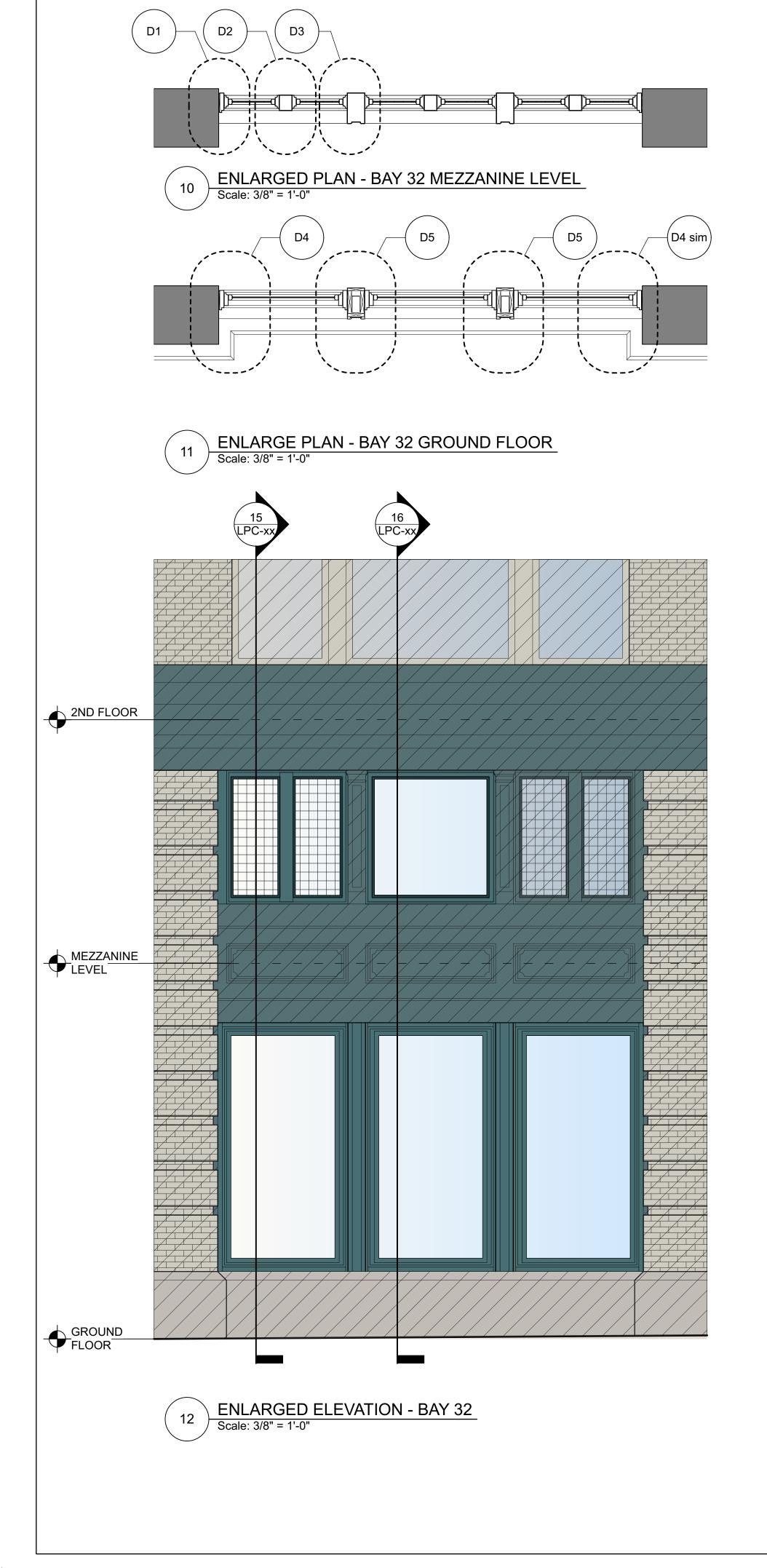
DOB APPLICATION #:

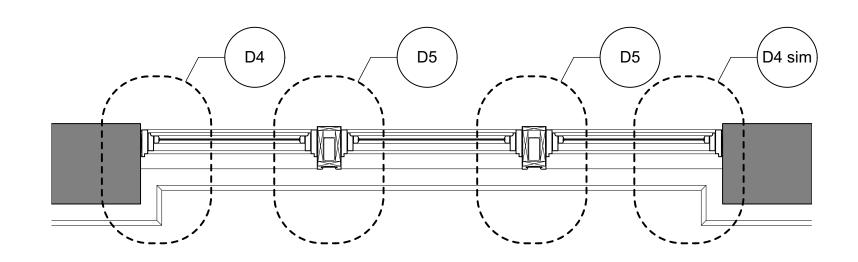
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BAY 32 & 33 - TYP. STOREFRONT MASTERPLAN VS. PROPOSED

Project No. 2309-01

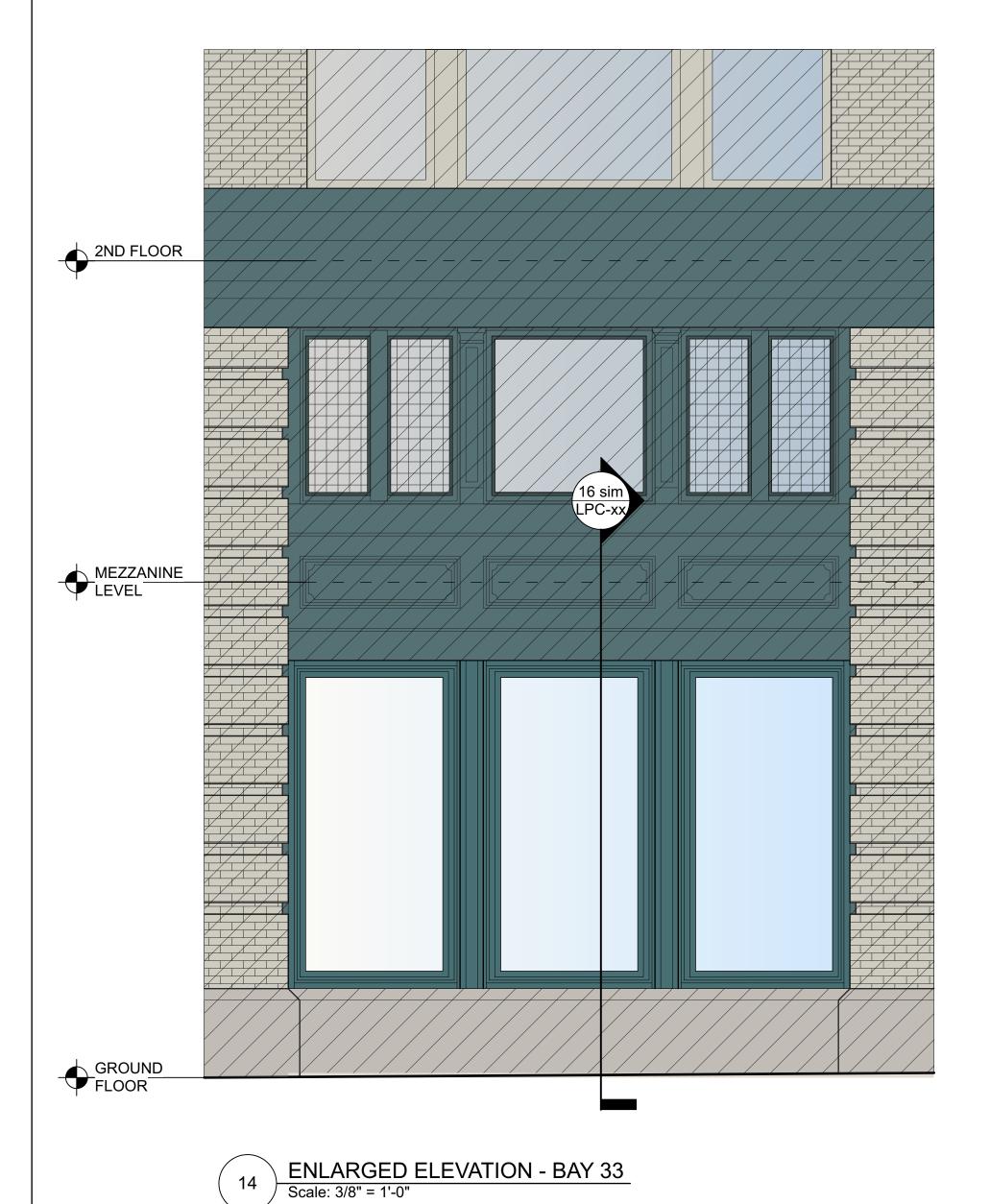
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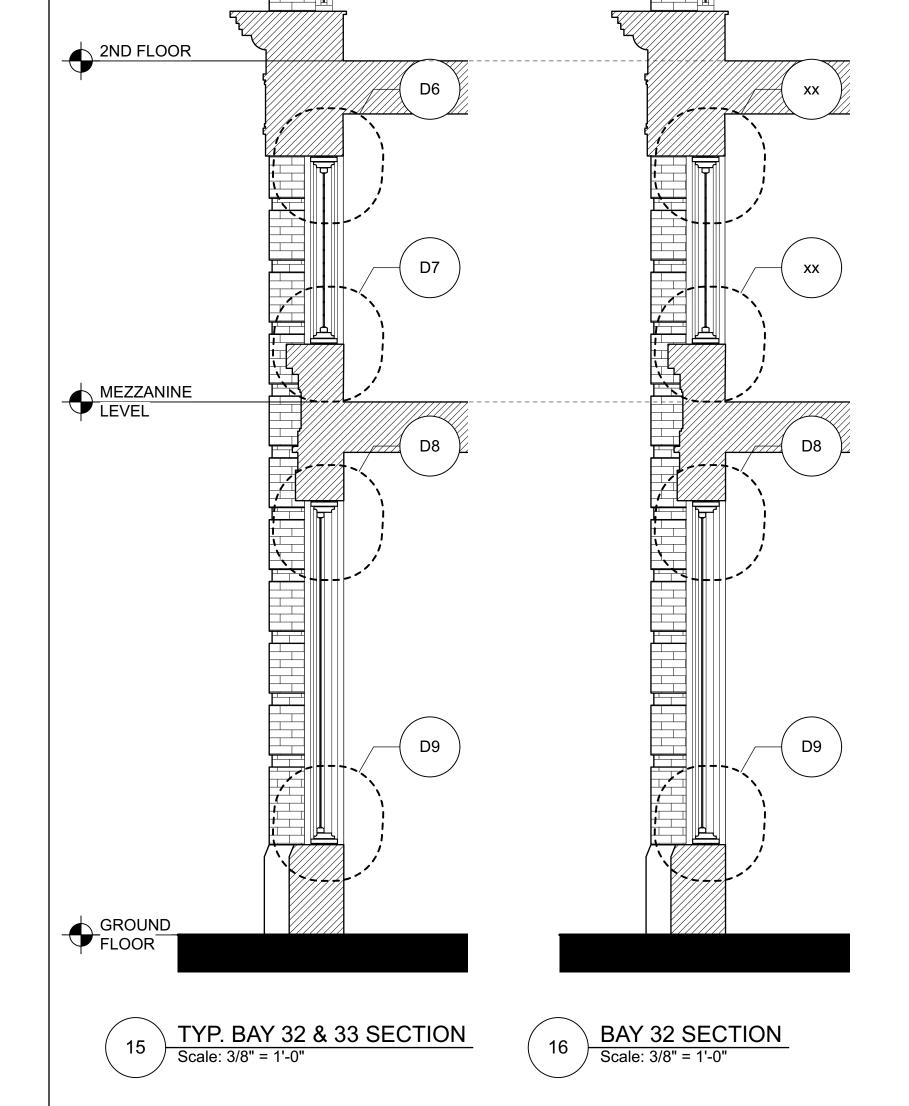




ENLARGED PLAN - BAY 33 GROUND FLOOR

Scale: 3/8" = 1'-0"







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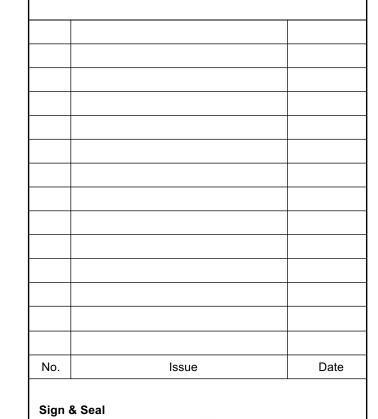
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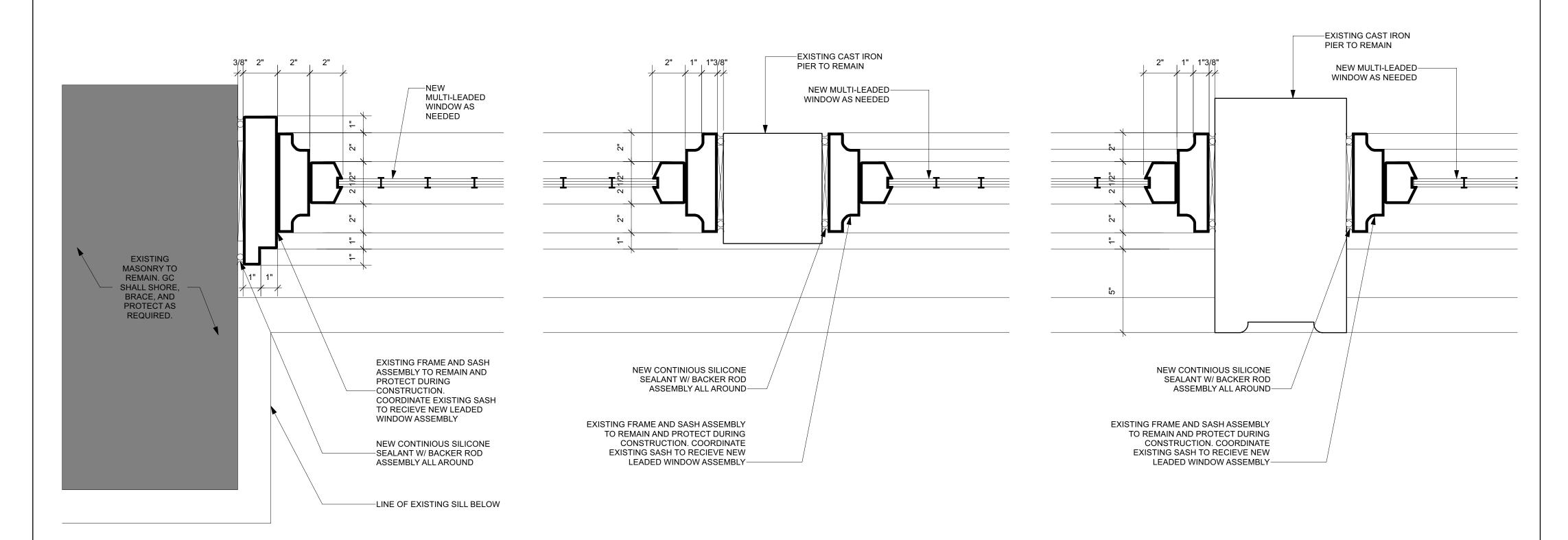
DOB APPLICATION #:

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BAY 32 & BAY 33 - EXTERIOR ENLARGED PLANS, ELEVATIONS, & SECTION

Project No. Shee

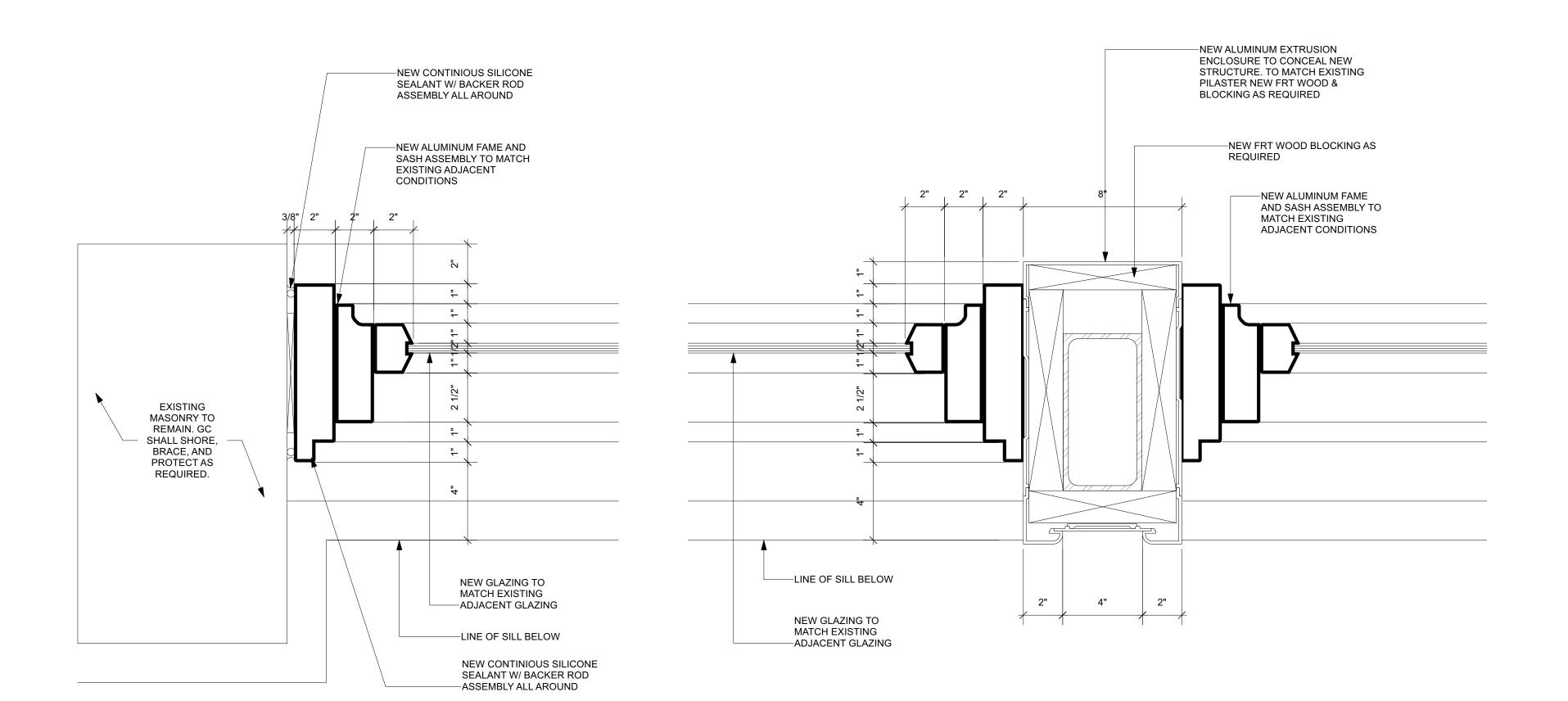
Date 11.22.2024



D1 ENLARGED PLAN DETAIL
Scale: 3" = 1'-0"

D2 ENLARGED PLAN DETAIL
Scale: 3" = 1'-0"

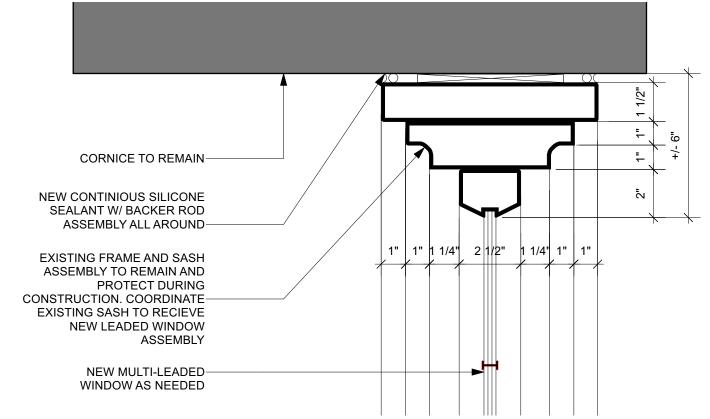
D3 ENLARGED PLAN DETAIL
Scale: 3" = 1'-0"



D4 ENLARGED PLAN DETAIL
Scale: 3" = 1'-0"

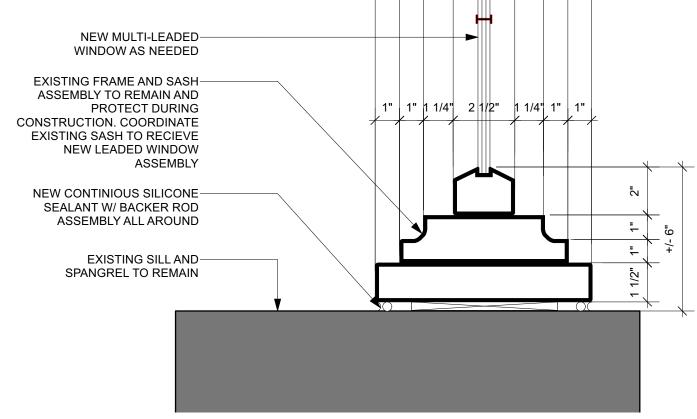
D5 ENLARGED PLAN DETAIL

Scale: 3" = 1'-0"

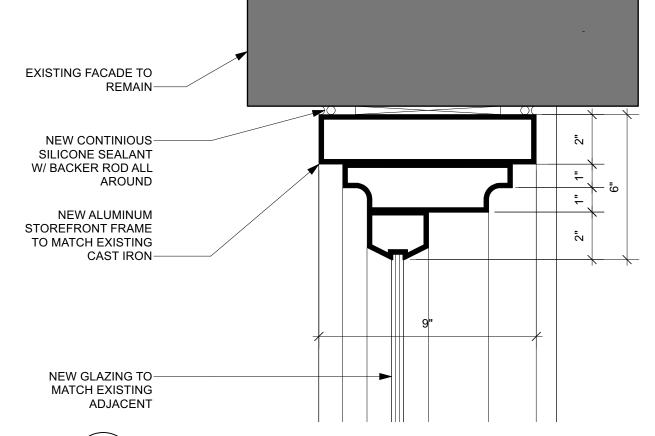


6 ENLARGED SECTION DETAIL

Scale: 3" = 1'-0"

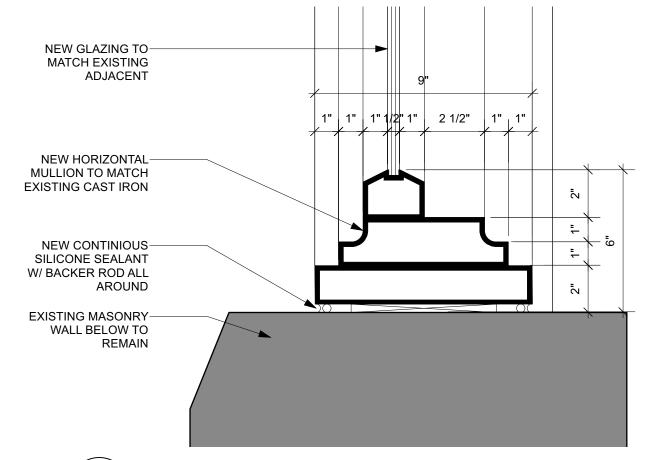


D7 ENLARGED SECTION DETAIL
Scale: 3" = 1'-0"



D8 ENLARGED SECTION DETAIL

Scale: 3" = 1'-0"



D9 ENLARGED SECTION DETAIL
Scale: 3" = 1'-0"



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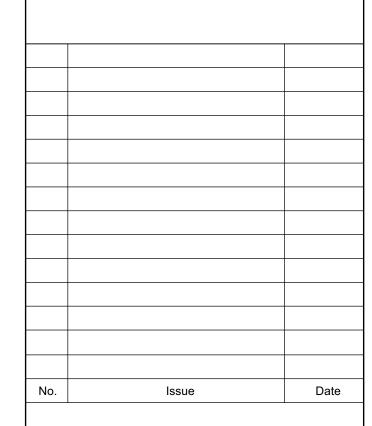
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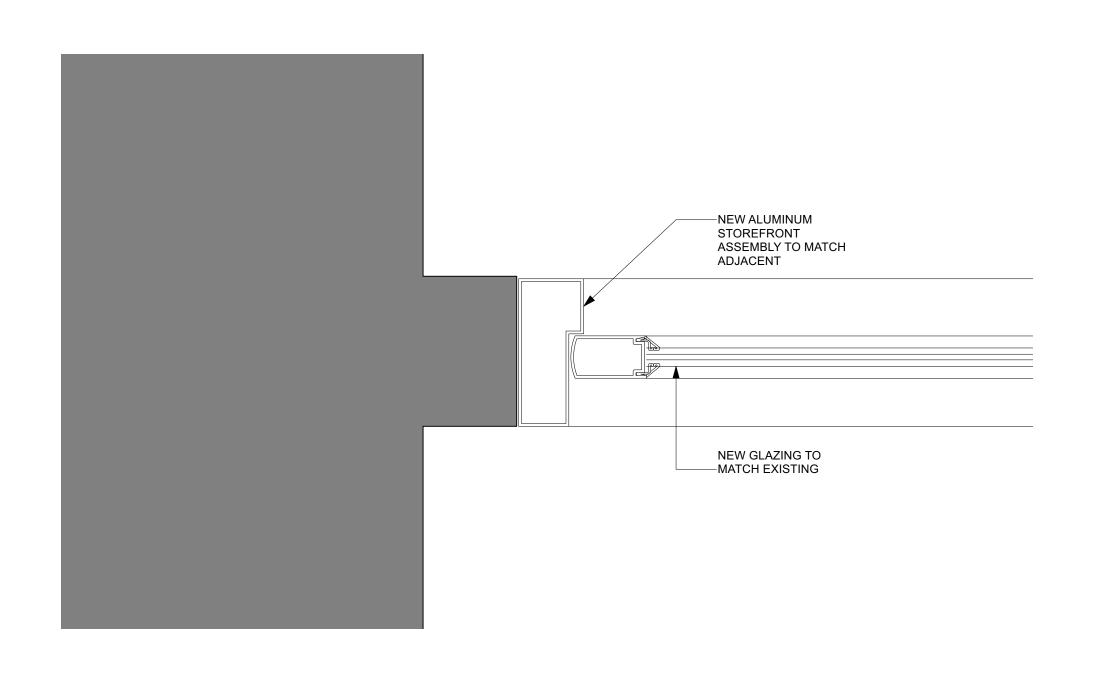
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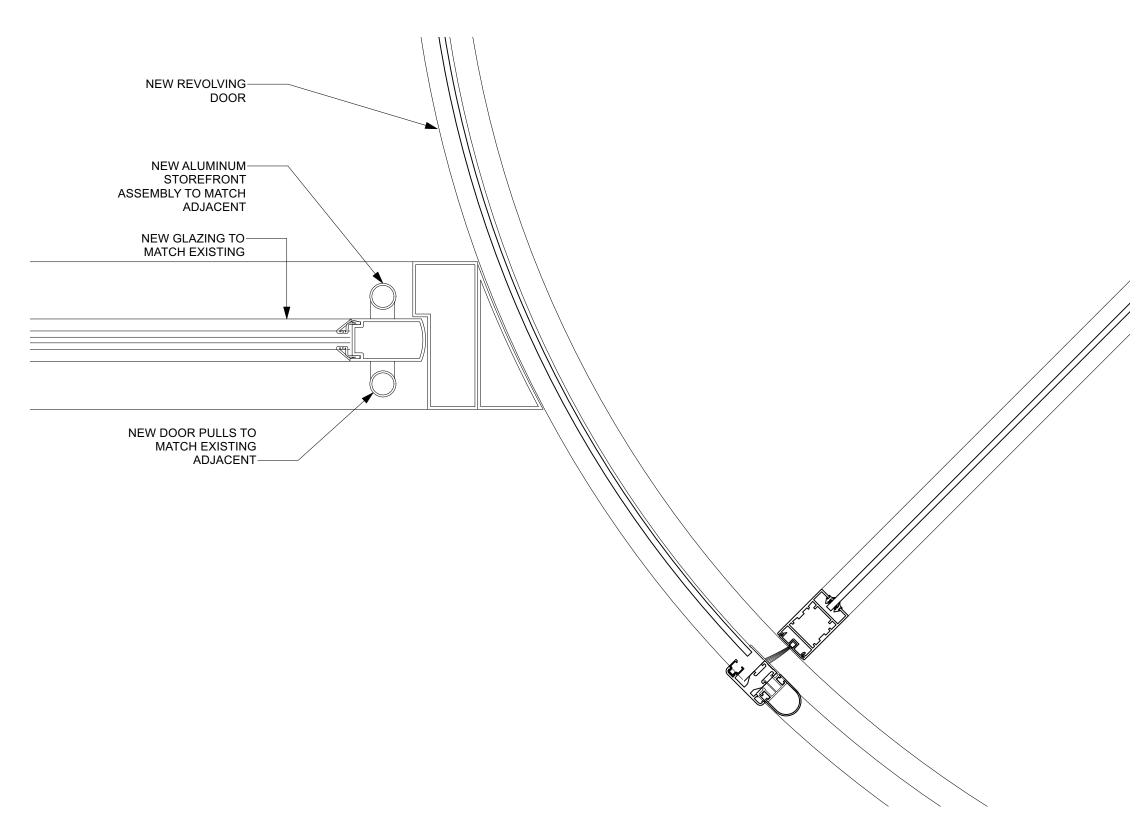
DOB APPLICATION #:
Sheet Title

EXTERIOR DETAILS

Project No. Sheet No. 2309-01

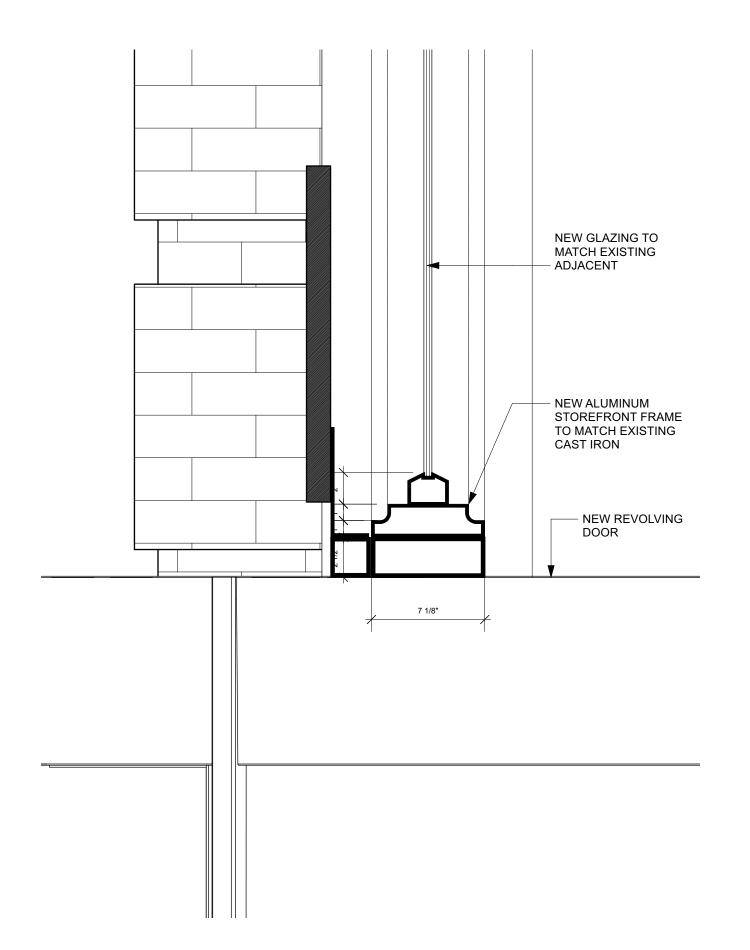
Date 11.22.2024 LPC-17 Scale:



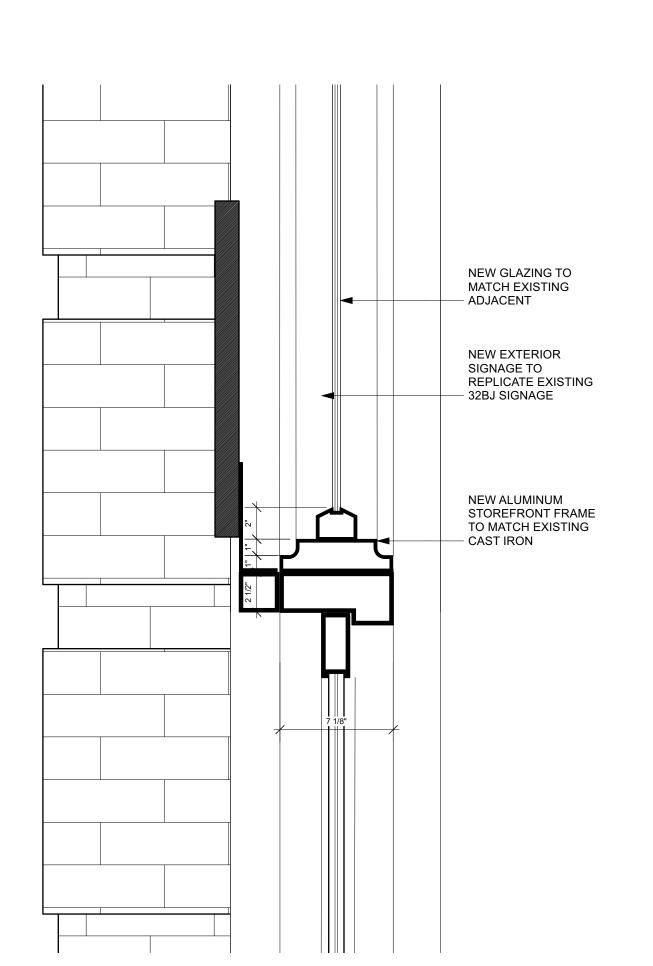


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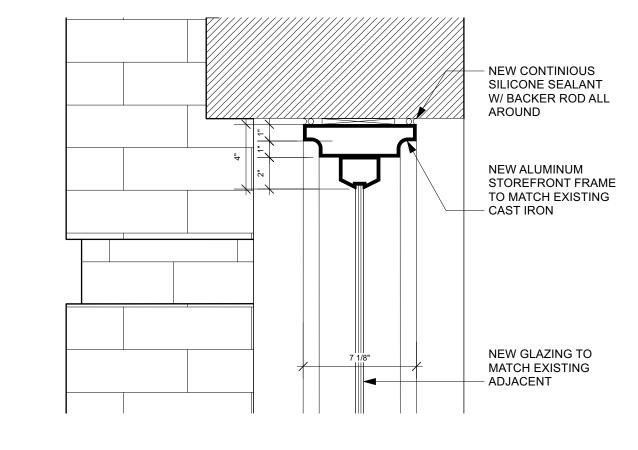




ENLARGED SECTION DETAIL
Scale: 2" = 1'-0"







NEW GLAZING TO MATCH EXISTING - ADJACENT **NEW ALUMINUM** STOREFRONT FRAME TO MATCH EXISTING - CAST IRON



D12 ENLARGED SECTION DETAIL
Scale: 2" = 1'-0"



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Date Issue

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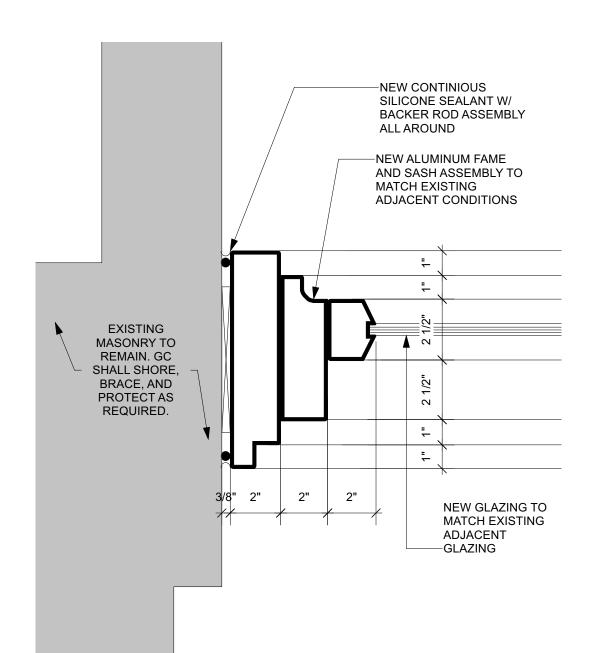
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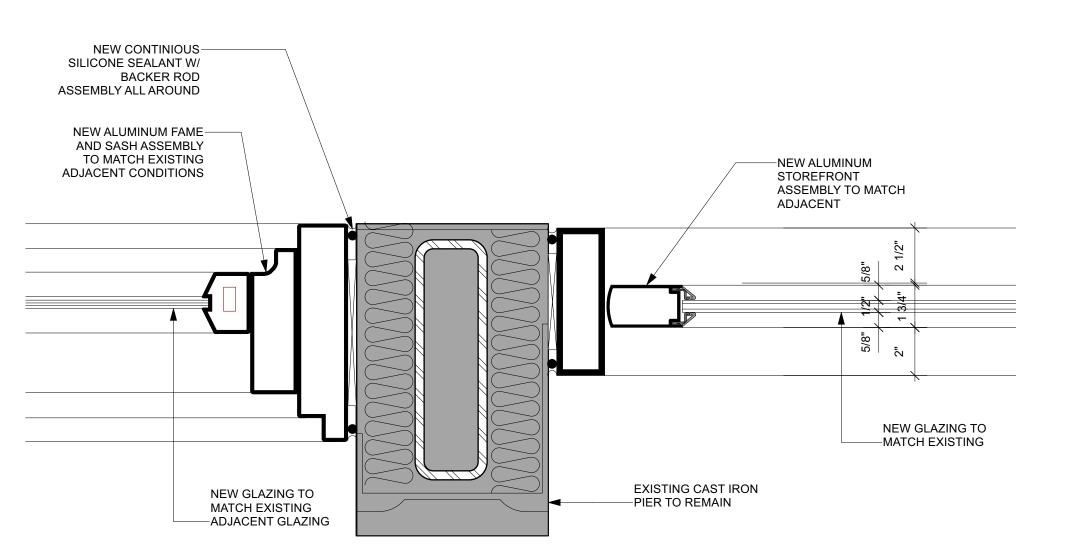
EXTERIOR DETAILS

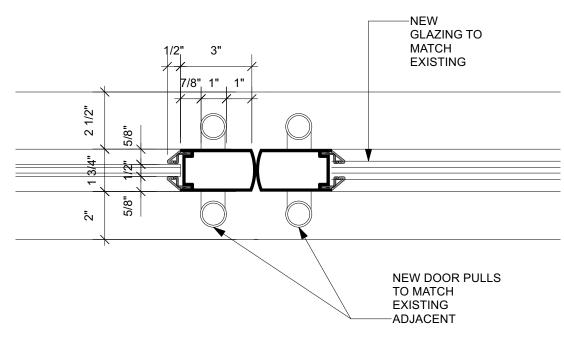
Project No.

11.22.2024 Scale:

Sheet No. 2309-01 Date







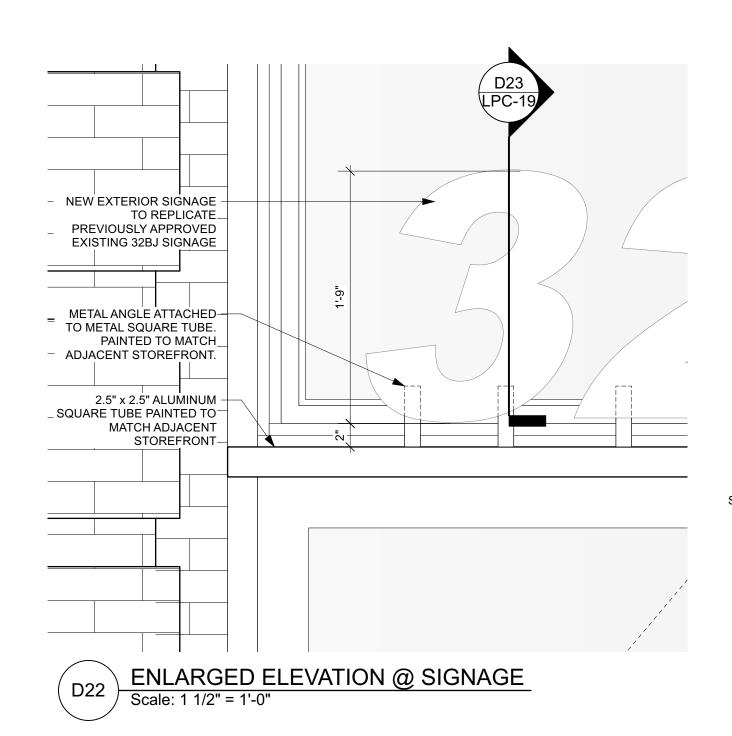
ENLARGED PLAN DETAIL (D16) Scale: 3" = 1'-0"

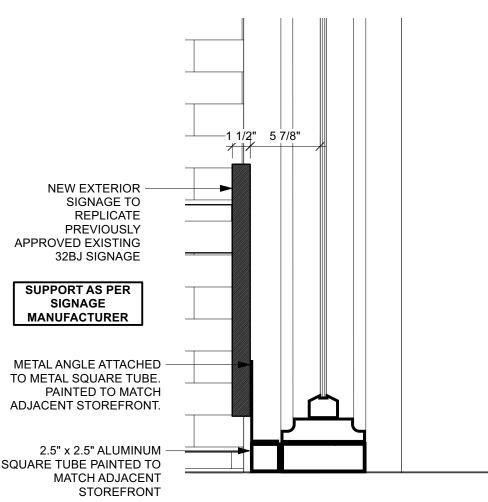
ENLARGED PLAN DETAIL Scale: 3" = 1'-0"

ENLARGED PLAN DETAIL

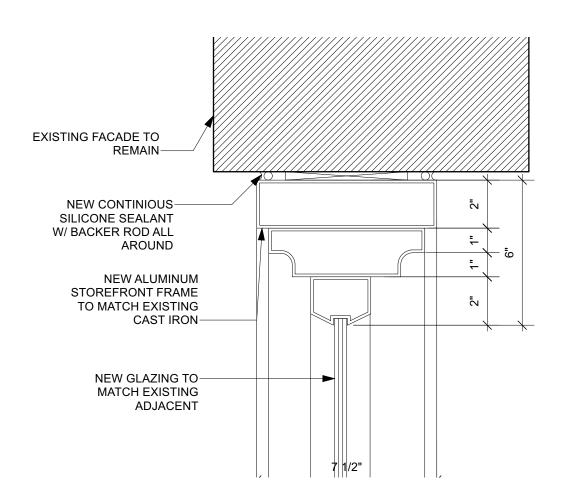


EXISTING SIGNAGE FOR REFERENCE

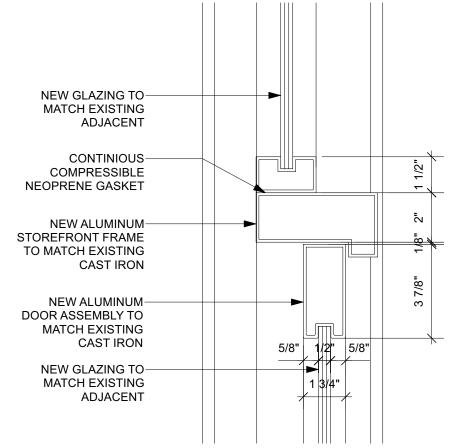




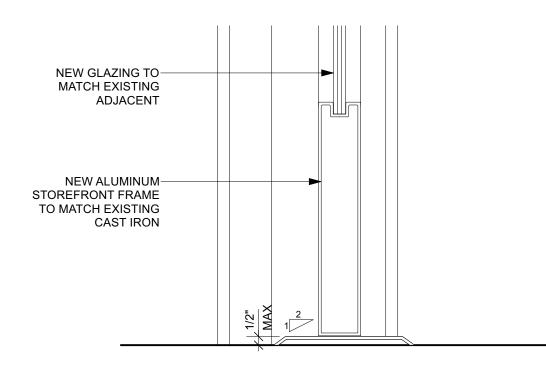
SECTION DETAIL @ SIGNAGE Scale: 1 1/2" = 1'-0"



ENLARGED SECTION DETAIL Scale: 3" = 1'-0"



ENLARGED SECTION DETAIL Scale: 3" = 1'-0"



ENLARGED SECTION DETAIL Scale: 3" = 1'-0"

PROPOSED STOREFRONT FINISH:



PROPOSED STOREFRONT SUBCONTRACTOR: JONATHAN METAL & GLASS

PROPOSED SIGNAGE MATERIAL & FINISH: PAINTED ALUMINUM WITH RAL 9010 PURE WHITE FINISH



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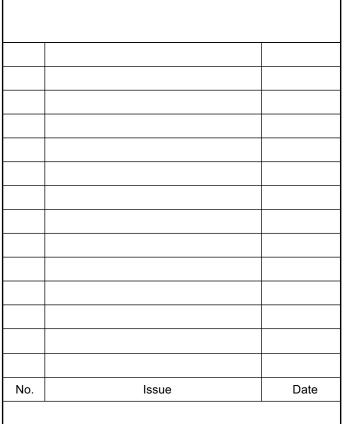
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DOB APPLICATION #:

Sheet Title

EXTERIOR DETAILS

Project No. 2309-01

Sheet No.

Date 11.22.2024



The current proposal is:

Preservation Department – Item 5, LPC-25-03258

25 West 18th Street (aka 616-632 6th Avenue) – Ladies' Mile

Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 083 9543

Passcode: 620822

By Phone: 646-558-8656 (NY)

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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.