INTRODUCTION

Project Location: Greenwich Village - Historic District

105 & 107 Bank Street - Block

105 & 107 Bank Street (right to left)
105 - 111 Bank Street, 1969 (LPC Designation Photo)
105 - 111 Bank Street, 2019

EXISTING ROW
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ROUNDSQUARE DEVELOPMENT
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PAGE 5
LPC-APPROVED ROOFTOP ADDITIONS & DISTRICT CONTEXT

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107 BANK STREET
NEW YORK, NEW YORK
NOT INTENDED FOR CONSTRUCTION PURPOSES.

44-46 Horatio (Approved 2015)

65 Horatio Street (Approved 2020)

109 Bank Street (Approved 2020)

75 Bedford
LPC-APPROVED & HISTORIC REAR FACADE ALTERATIONS & EXTENSIONS

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109 Waverly Place (Approved 2008)
146 Waverly Place (Approved 2014)
22 Bank (Approved 2019)
18 Commerce Street
Existing rear of 105 and 107 Bank

Proposed rear of 105 and 107 Bank
EXISTING SITE PHOTOGRAPHS

MAY 16, 2022

107 and 105 Bank - Current Street Elevation

107 and 105 Bank - Current Street Elevation

105 and 107 Bank - Current Rear Elevation

105 and 107 Bank - Current Rear Elevation
EXISTING REAR SITE PHOTOGRAPHS

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105 and 107 Bank - Current Rear Conditions

105 and 107 Bank - Rear Addition Current Conditions
1904 Sanborn Map

Current Conditions (since approx. 1950’s)

Proposed Design

Extensions

Main Volume
EXISTING BLOCK CONDITION

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107 BANK STREET (Lot 34)

105 Bank St. (Lot 33)
1. View of Street Facade
2. View of 107 Areaway
3. 107 railing
4. View from Greenwich Ave corner
5. View of 105 Areaway
6. 105 railing

Existing Site Map

107 AND 105 SITE CONTEXT - STREET ELEVATION

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EXISTING STREET ELEVATION

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PAGE 18
107/105 EXISTING AND PROPOSED STREET ELEVATION

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107 BANK STREET
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NOT INTENDED FOR CONSTRUCTION PURPOSES.
Existing stucco to be probed to test brick beneath. Brick to be repointed and cleaned if possible. Replaced to match existing if not.

Existing leader to be removed.

Proposed painted metal penthouse to be beyond street sight lines.

New fourth floor metal railing.

Existing cornice to be restored and repainted.

Existing window opening to remain the same. New double hung window. Lintel and sill to be restored.

Existing brick to be cleaned and repainted.

Existing window opening to remain the same. New double hung window. Lintel and sill to be restored.

Existing window opening to remain the same. New double hung window. Lintel and sill to be restored.

Existing metal railing & stairs to be restored.

Existing double hung window to be replaced with new window to match opening size at 105 proposed.

Existing entry door to be restored and restained to match existing.

Historically accurate cornice to be added, paint to match 107.

Existing brick to be exposed, cleaned, and repointed.

Window, lintel, & sill to match 107.

Existing entablature to be removed and replaced with historically accurate design as seen on 1940s tax photo.

Existing pilasters & entry overdoor to be restored.

Window, lintel, & sill to match 107.

Brownstone pending probe and likely to be refinished with 3 layer stucco process. 107 & 105 finish materials to match. New proposed joint configuration on 107 and 105.

Existing entry door to be restored and restained to match existing.

Existing leader to be removed and replaced to match 107.

New doors and picture windows.

Existing leader to be replaced and reinstalled.

Restore historic window. Window, lintel, & sill to match 107.
1. Brownstone
   Material: Existing brownstone to be restored as per LPC. New base material for 105 Bank areaway pending probe survey. Intend to match color and finish of existing base at 111 Bank.

2. Brick
   Material: Existing brick to be restored as per LPC. Any new brick to match existing.

3. Cornices
   Material: Solid Wood
   Color/Finish: Existing and proposed cornices to be Benjamin Moore color Silhouette, AF-655

4. Penthouse Material
   Material: Metal clad.
   Color/Finish: Benjamin Moore, Kennebunkport Green, HC-123. Kynar finish.

5. Penthouse Windows and Doors
   Manufacturer: Marvin (Custom Wood)
   Color/Finish: Benjamin Moore, Kennebunkport Green, HC-123.

6. Windows and Doors
   Manufacturer: Marvin (Custom Wood)
   Color/Finish: Benjamin Moore, Black Forest Green, HC-187.

7. Metal Railings
   Material: Wrought iron painted Black

8. Front Entrance Door
   Material: Existing Solid Wood
   Finish/Color: Existing wooden door to be restored and refurbished. Stain to match existing.
Existing window opening to remain the same. New double hung window. Lintel and sill to be restored.

Basement entry door to remain and be repainted.

Existing Brownstone base to be resurfaced typical at front facade. Basement window to be enlarged to match 105 proposed.

Existing pilasters & entry overdoor to be restored & repainted where necessary.

Existing entablature to be removed and replace with historically accurate example from 1940's tax photo.

Window, lintel, & sill to match 107.

Brownstone pending probe and likely to be refinishing with 3 layer stucco process. 107 & 105 finish materials to match. New proposed joint configuration on 107 and 105.

Existing entry door to be restored and restained.

Existing pilasters & entry overdoor to be restored & repainted where necessary.
Existing 105 areaway window

Proposed 105 areaway window

Existing 107 areaway window

Existing 107 areaway staircase

Proposed 107 areaway window

Existing 107 areaway door

Proposed 107 areaway door

107 Existing areaway

107 Proposed areaway

107 EXISTING CONDITIONS

MAY 16, 2022
1940's Photo

1970's Photo

Current Conditions

Proposed Entry - to restore current conditions

107 EXISTING FRONT DOOR

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107 Existing Windows

- Existing window opening size to remain the same. New double hung window.
- Existing sill to be restored and new lintel with cap to match historic condition.
- Existing lintel and sill to remain and to be restored.
- Existing window opening width to remain the same. New double hung window.
- Existing lintel and sill to remain and to be restored.
- Existing window opening size to remain the same. New double hung window.

107 Proposed Windows

- Existing window opening size to remain the same. New double hung window.
- Existing sill to be restored and new lintel with cap to match historic condition.
- Existing lintel and sill to remain and to be restored.
- Existing window opening width to remain the same. New double hung window.
- Existing lintel and sill to remain and to be restored.
- Existing window opening size to remain the same. New double hung window.
ROUNDSQUARE DEVELOPMENT

105 EXISTING AND PROPOSED STREET WINDOWS

MAY 16, 2022

105 Existing Windows

105 Proposed Windows

Existing window to be removed and opening restored and reduced to match 107. New double hung window.

Existing sill to be removed. New sill and lintel to match 107 to be installed.

Existing window opening to match 107. New double hung window.

Existing sill to be removed. New sill and lintel to match 107 to be installed.

Existing window opening to match 107. New double hung window.

Existing sill to be removed. New sill and lintel to match 107 to be installed.

Existing window opening to match 107. New double hung window.

Existing sill to be removed. New sill and lintel to match 107 to be installed.

105 Existing Elevation

105 Proposed Elevation
CORNICES - HISTORIC CONDITIONS AND PROPOSED

107 - 105 Bank, 1932 (nypl)

107 - 105 Bank historic cornice, 1932 (nypl)

107 - 105 Bank, proposed cornice
View of street with existing conditions

View of street with proposed design
Historic image of previous townhouse at alley (103 Bank - demolished)
Existing Side Elevation

Existing brick and covering to be probed and strategy for exposing or refinishing tbd.

Existing basement addition to be demolished. Garden wall to remain.
New double hung protected windows to match street elevation sizes. Simple brownstone lintels and sills.

New railing with brick piers at garden elevation.

New painted metal penthouse.

Existing parapet to remain and extend towards rear elevation.

New double hung protected windows to match street elevation sizes. Simple brownstone lintels and sills.

New double hung protected windows to match street elevation sizes. Simple brownstone lintels and sills.

Existing brick and covering to be probed and strategy for exposing or refinishing tbd.

Existing parapet to remain and extend towards rear elevation.
1. View of 105 Rear Facade.

2. View of 105 Rear Garden.


4. View of 107 Rear Facade.

5. View of 107 Rear Garden.

Key Plan
EXISTING REAR ELEVATION

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107 BANK STREET
NEW YORK, NEW YORK

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105/107 EXISTING AND PROPOSED REAR ELEVATION

MAY 16, 2022

SCALE: 1/8" = 1'
105/107 EXISTING AND PROPOSED REAR ELEVATION
MAY 16, 2022

Existing 3rd floor wall at 107 to remain. Existing brick to be cleaned and restored.

Rear facade to be demolished in order to build out addition. Salvageable brick to be used on proposed elevation.

Windows to be demolished.

Existing basement additions to be demolished.

New 4th floor painted metal penthouse.

New terrace doors and picture windows.

New 4th floor metal railing & brick piers.

New brick cornice.

New double hung window. Stone lintel and sill.

Brick exposed, cleaned, and replaced where necessary at 105 to match 107 existing brick facade.

New double hung window. Stone lintel and sill.

Parlor and second floor walls to be demolished in order to build out addition. Salvageable brick to be used on proposed elevation.

New picture window.

New door and transom window.

New balcony with spiral stair to garden.

New picture window.

Existing windows to remain. Sills and lintels to be restored. New terrace door added.

Existing 3rd floor wall to remain. Existing brick to be cleaned and restored.

New metal railing & brick piers.

New glass doors.

New painted metal railing & piers.

New metal bay with new picture windows, doors, and transoms.
Existing rear of 105 and 107 bank

Proposed rear of 105 and 107 bank
1. Window Heads and Sills
   **Material:** Existing brownstone to be restored as per LPC. New base material for 105 Bank areaway pending probe survey. Intend to match color and finish of existing base at 111 Bank.

2. Brick
   **Color/Finish:** Brick to be savaged where possible and remain where noted. New brick to match existing rear brick at 107 Bank.

3. Penthouse and Bay
   **Material:** Metal clad
   **Color/Finish:** Benjamin Moore, Kennebunkport Green, HC-123.

4. Metal Porch, and Stair
   **Color/Finish:** Wrought iron painted, Benjamin Moore, Kennebunkport Green, HC-123.

5. Metal Railings
   **Color/Finish:** Wrought iron painted Rails, Benjamin Moore Kendall Charcoal - HC-166.

6. Penthouse and Bay
   **Material:** Metal clad
   **Color/Finish:** Benjamin Moore, Kennebunkport Green, HC-123.
Visibility from bank street

View of proposed design
Visibility from bank street

View of proposed design

BULKHEAD VISIBILITY
MAY 16, 2022
Visibility from bank street

View of proposed design
Visibility from bank street

View of proposed design.

BULKHEAD VISIBILITY
MAY 16, 2022
Visibility from Bank Street.

View of proposed design.
Visibility from Bethune St.

View of proposed from Bethune St.
Existing 107 and 105 bank

Proposed 107 and 105 bank
Existing rear of 105 and 107 bank

Proposed rear of 105 and 107 bank