

94 BANK ST

New York, NY

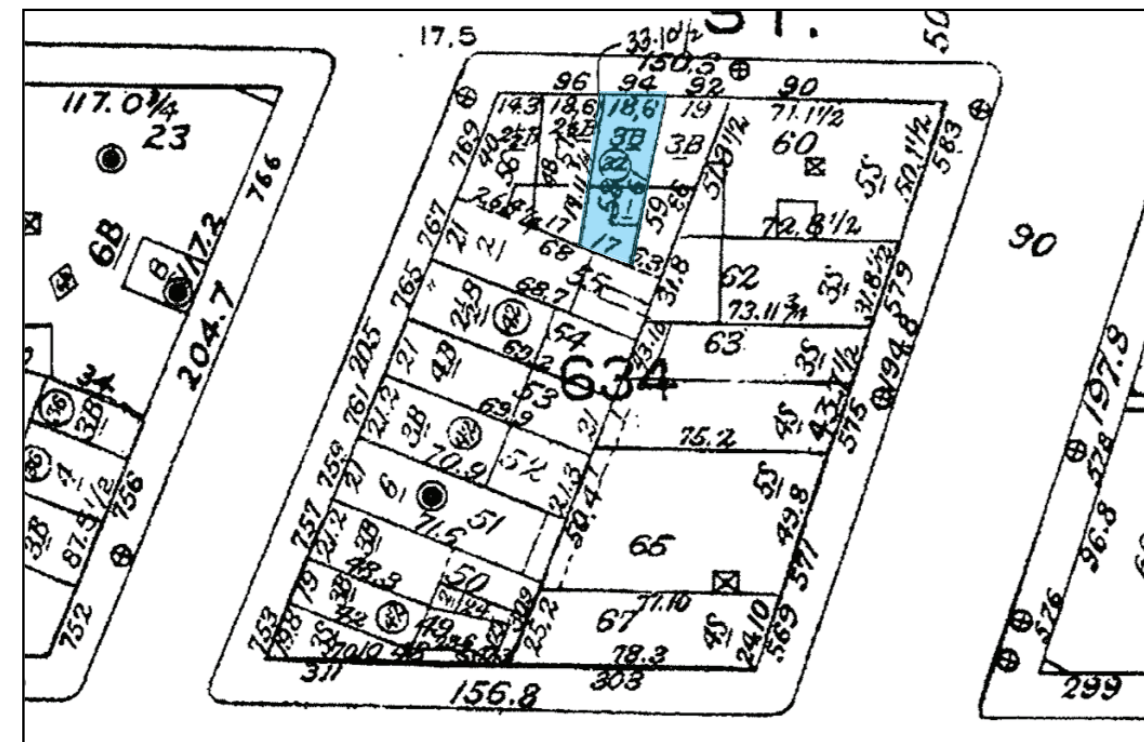
June 12th, 2025

Manhattan's CB2 Landmarks Committee

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1985 SANBORN MAP

SITE LOCATION

94 BANK ST
NEW YORK, NY

MANHATTAN'S CB2 LANDMARKS

JUNE 12TH, 2025



EXISTING ENTRY



CORNICE



2ND FLOOR WINDOWS



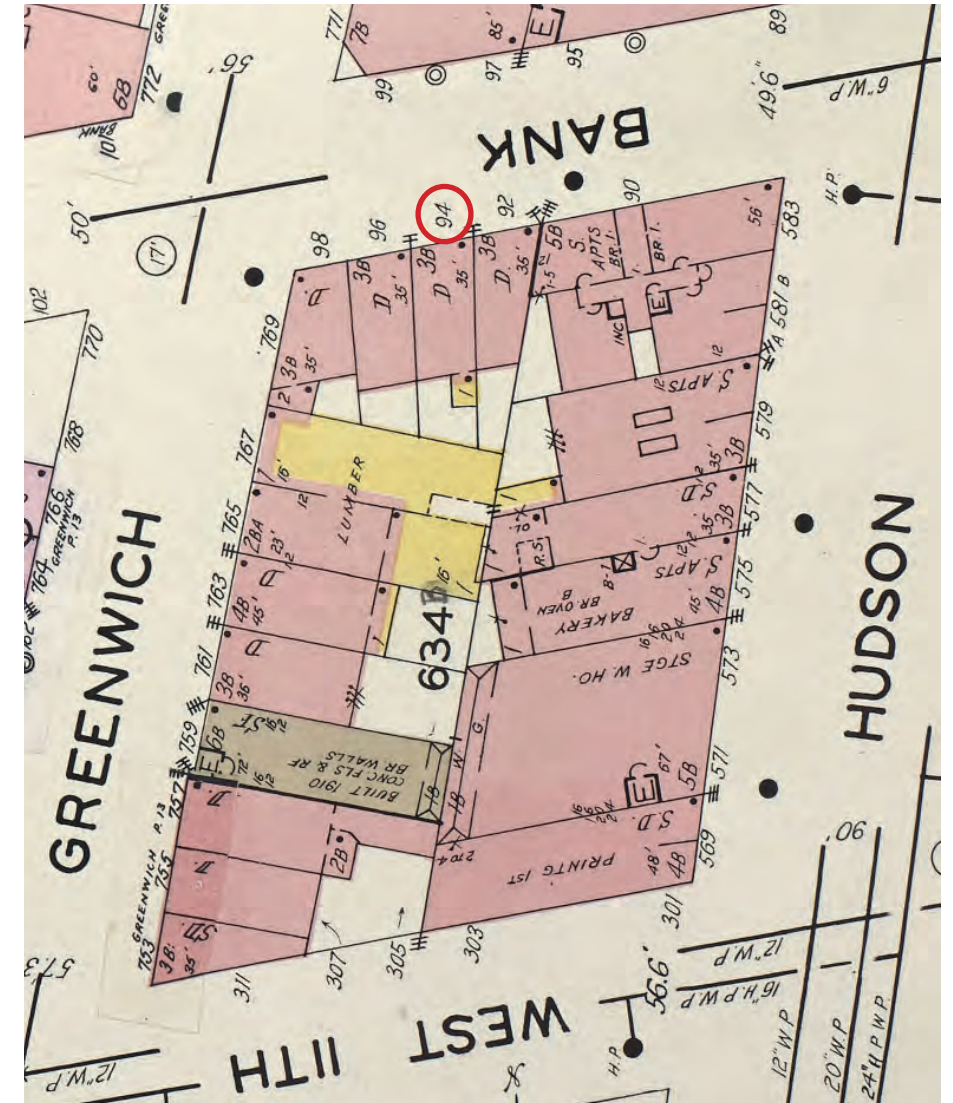
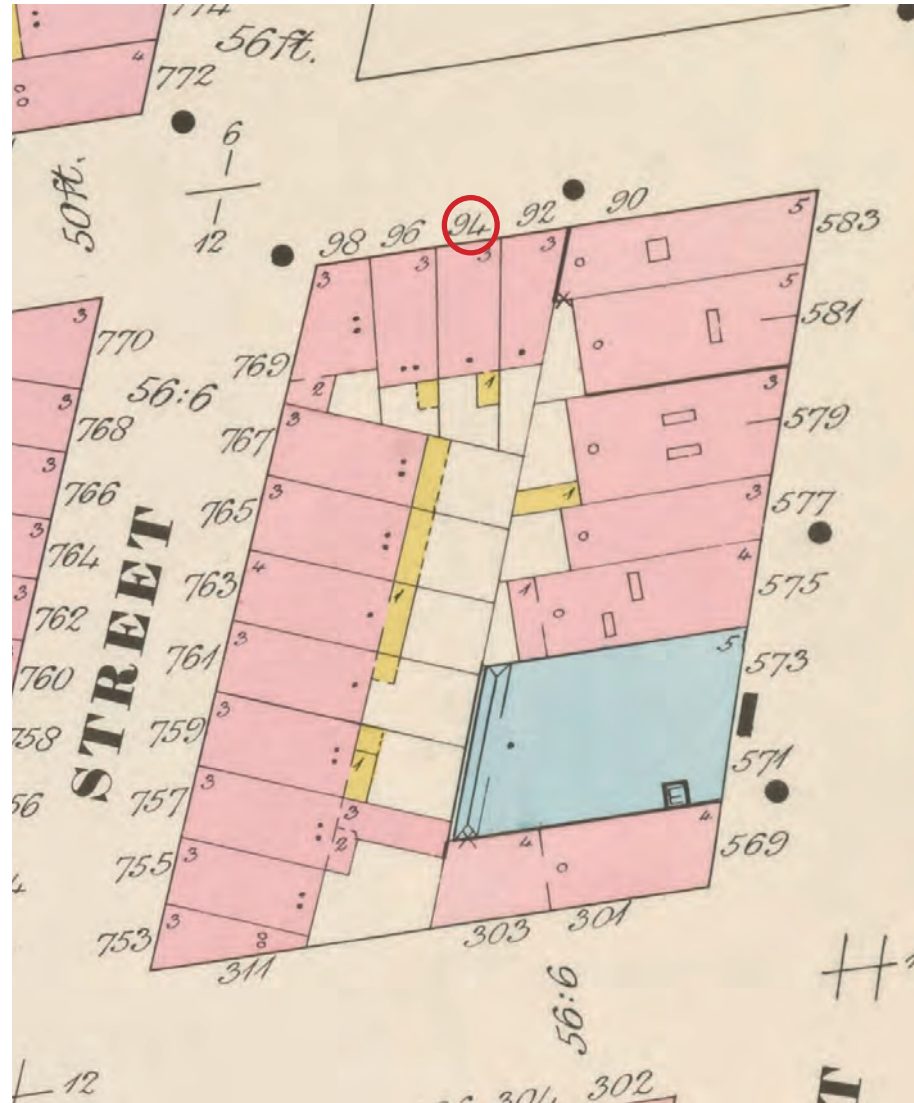
1940 TAX PHOTO
NYCMA

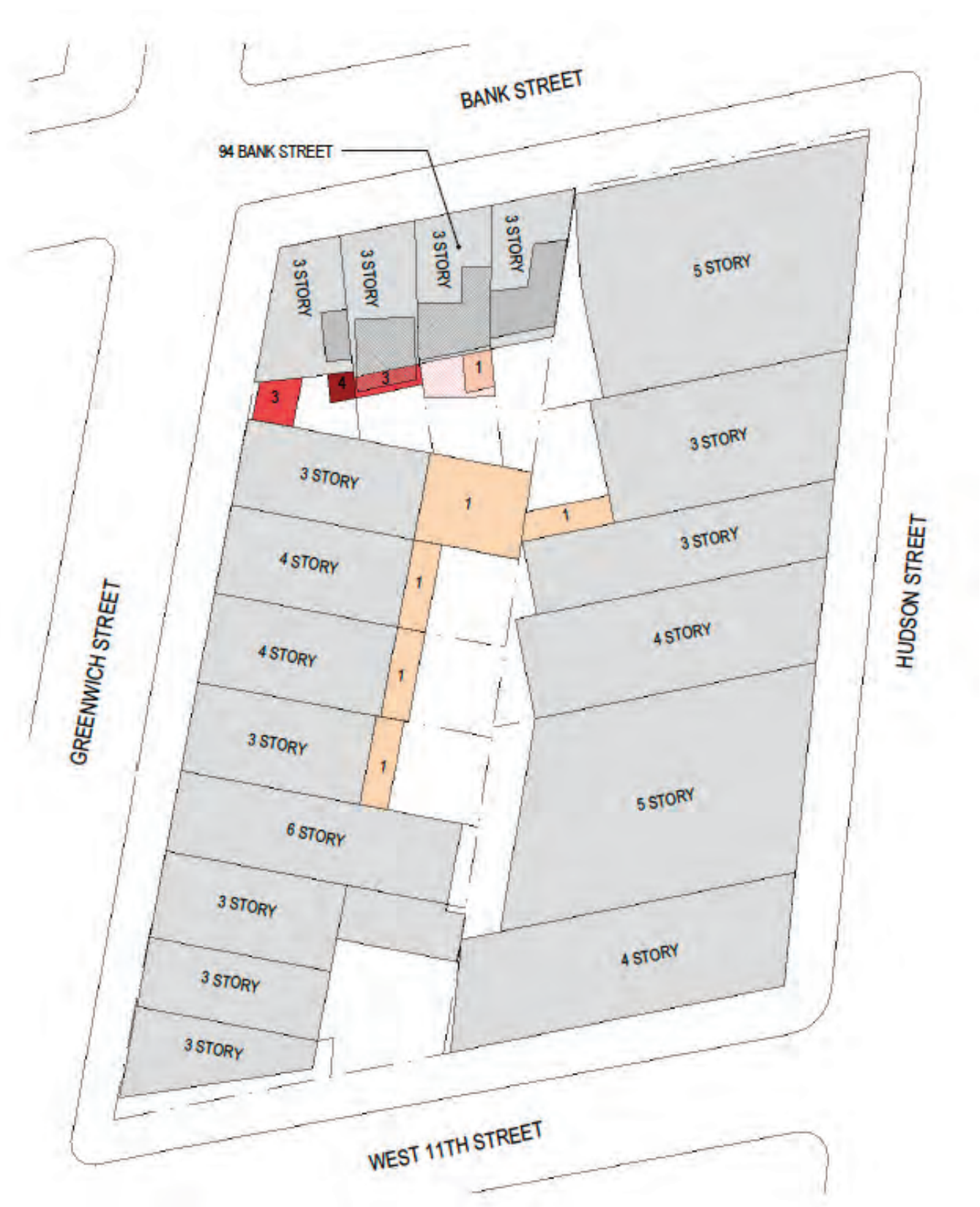


CURRENT CONDITION



1876, NYHS











105-107 BANK STREET
LPC APPROVED 2022



44 HORATIO STREET
LPC APPROVED 2015

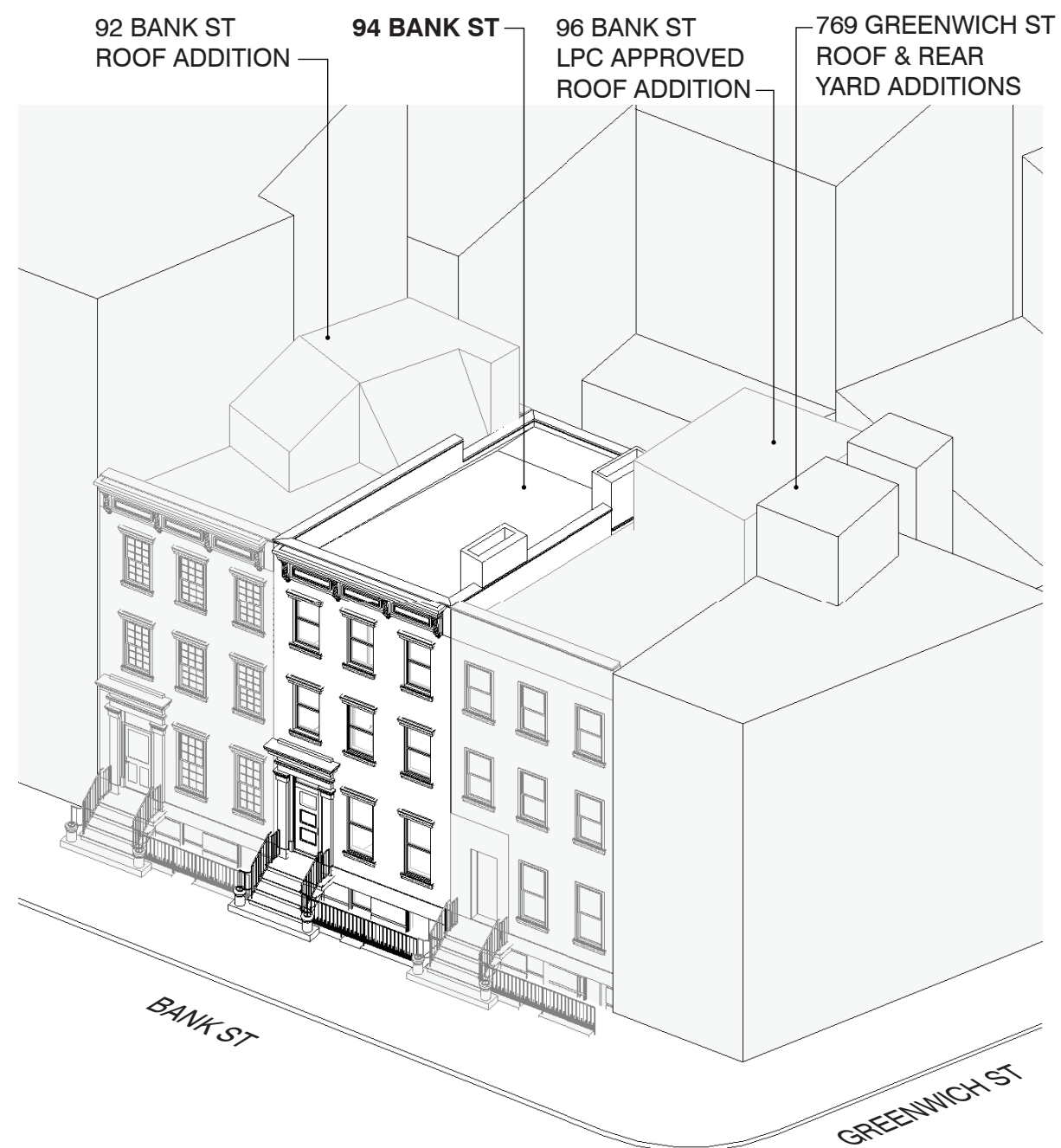


65 HORATIO STREET
LPC APPROVED 2021

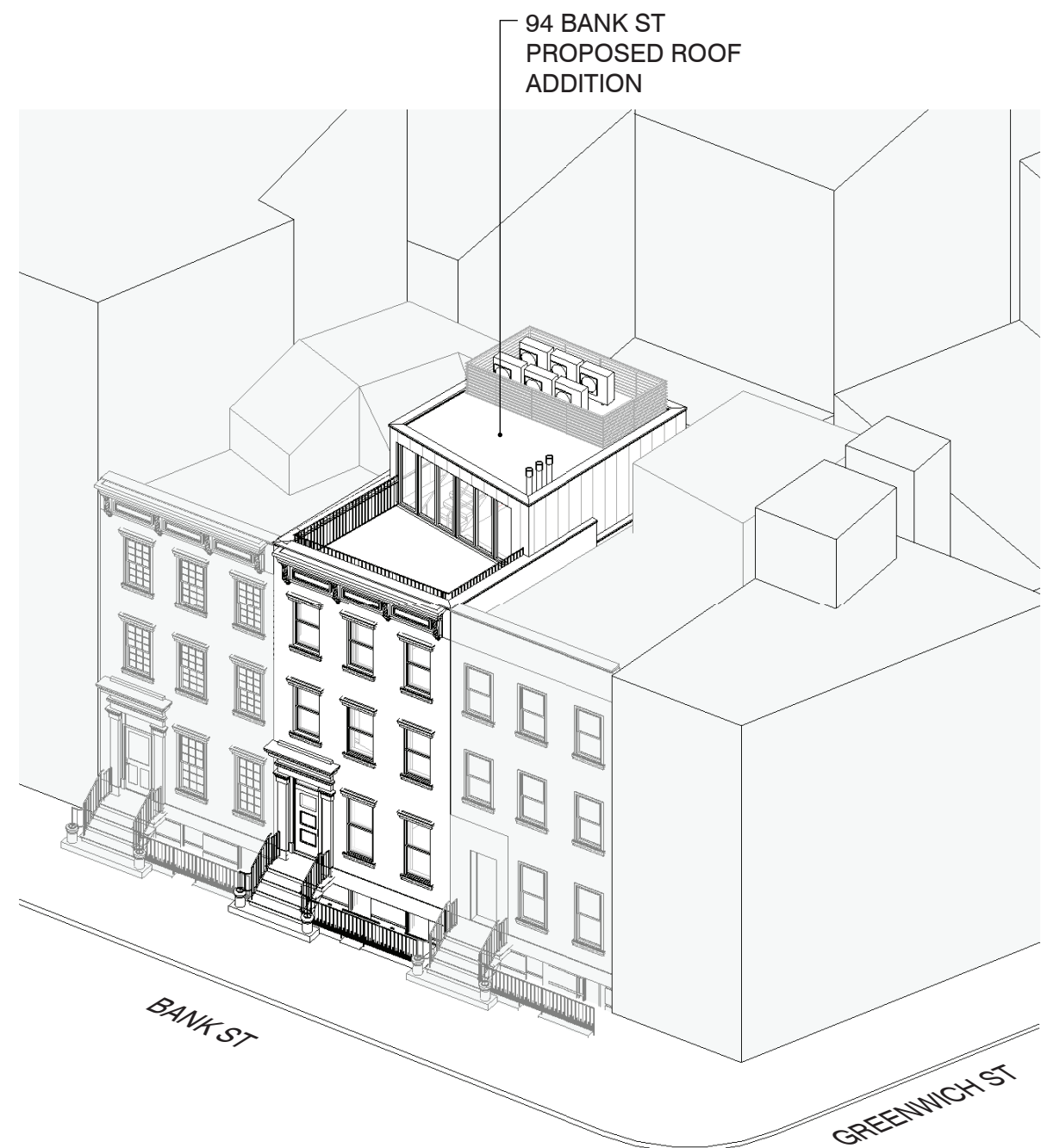
DISTRICT PRECEDENTS

94 BANK ST
NEW YORK, NY

MANHATTAN'S CB2 LANDMARKS
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EXISTING CONDITIONS NW VIEW



PROPOSED ADDITIONS NW VIEW



767 GREENWICH ST
REAR YARD
ADDITION

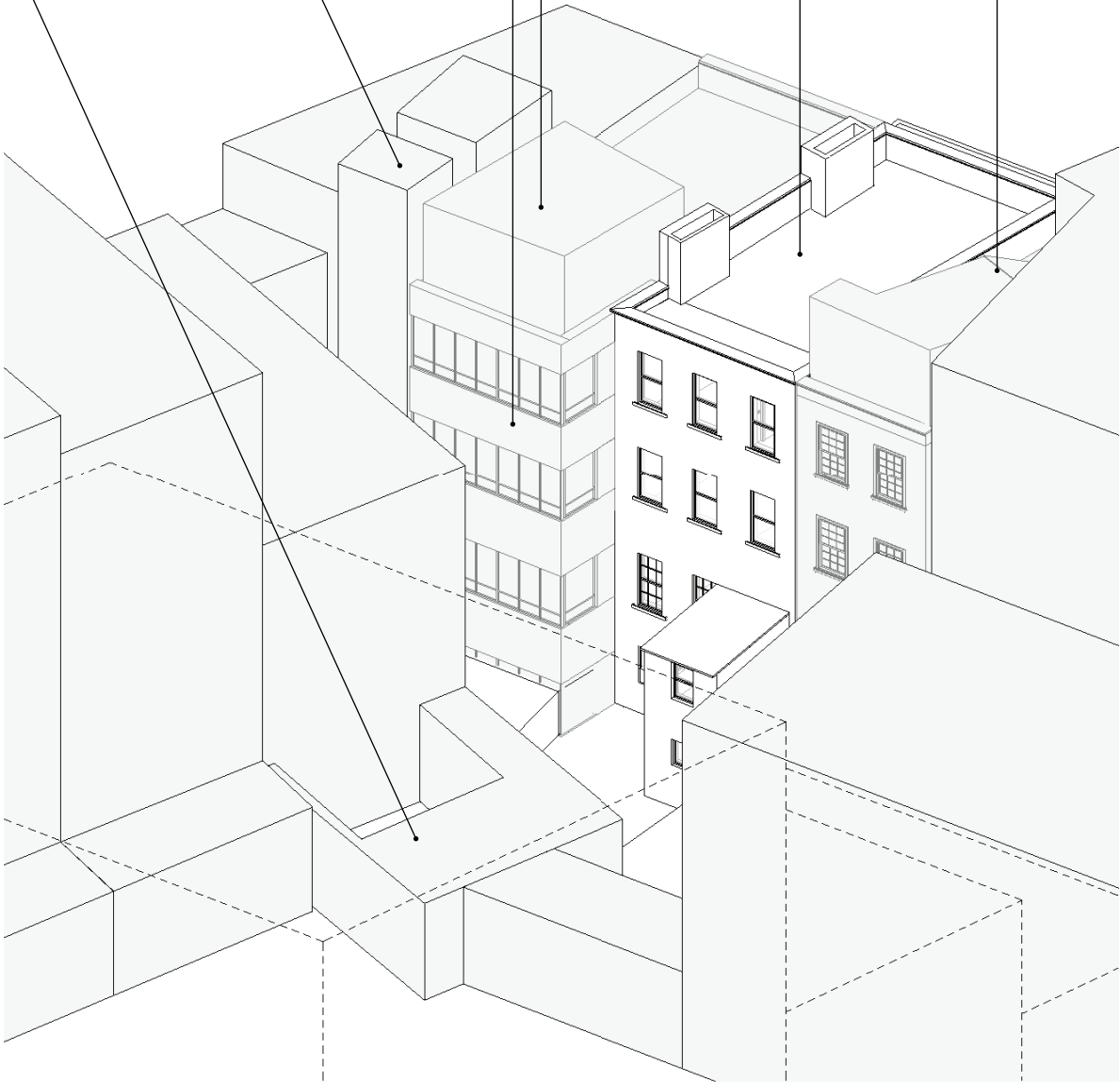
769 GREENWICH ST
ROOF & REAR YARD
ADDITIONS

96 BANK ST
REAR YARD
ADDITION

96 BANK ST
LPC APPROVED
ROOF ADDITION

94 BANK ST

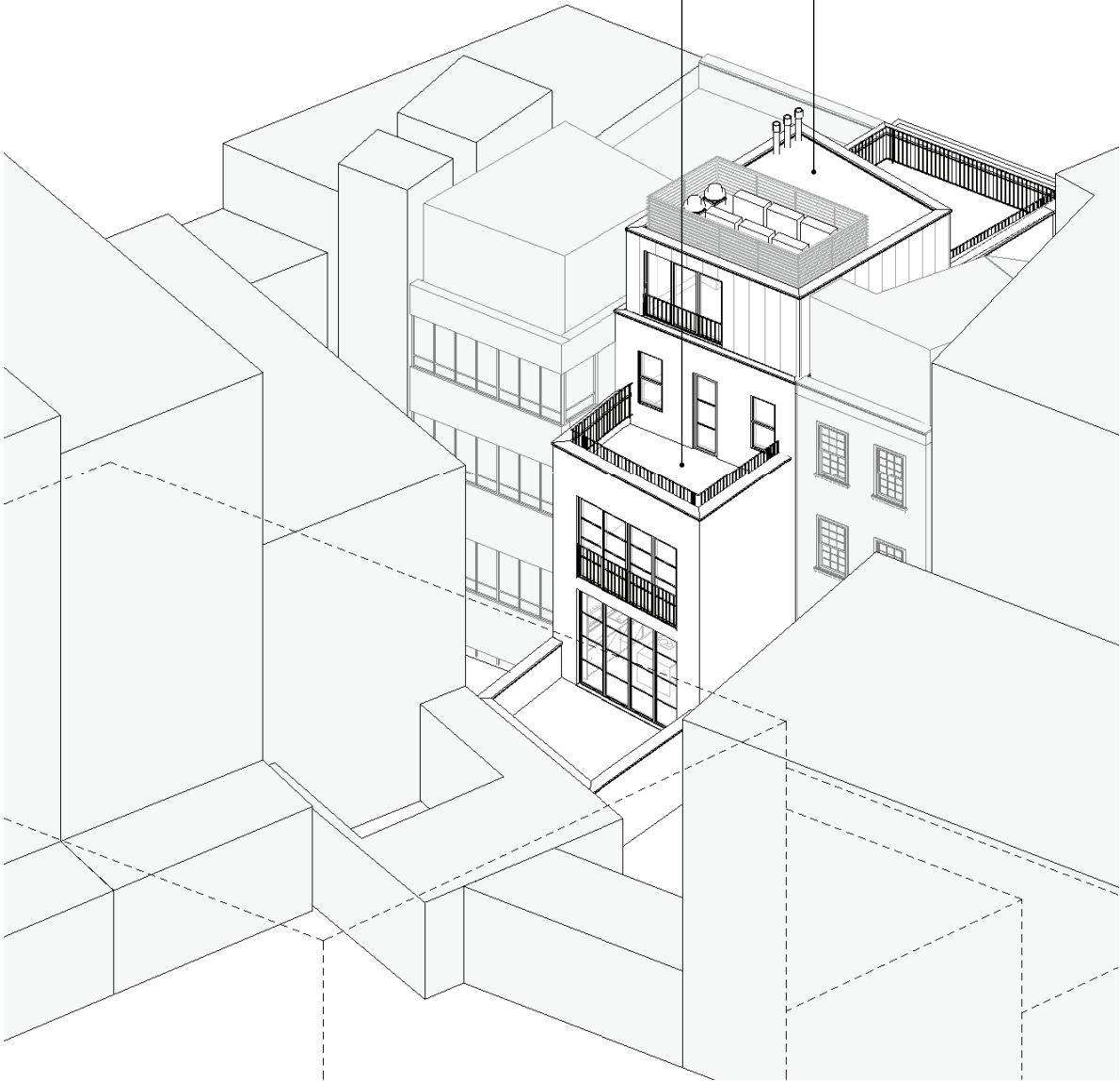
92 BANK ST
ROOF ADDITION



EXISTING CONDITIONS SE VIEW

94 BANK ST
PROPOSED REAR
EXTENSION

94 BANK ST
PROPOSED ROOF
ADDITION



PROPOSED ADDITIONS SE VIEW





1 - View from Bank St
(2025/04/25)



2 - View from Bank St
(2025/04/25)



3 - View from Greenwich St
(2025/04/25)



4 - View from Greenwich St
(2025/04/25)



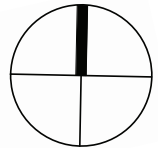
5 - View from Greenwich St
(2025/04/25)



VISIBILITY MAP KEY

- SITE
- APPROX. AREA OF MOCK-UP VISIBILITY FROM STREET
- X

 PHOTO REFERENCE





6 - View from Bank St
(2025/04/25)



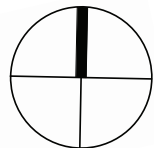
7 - View from Bank St
(2025/04/25)



VISIBILITY MAP KEY

- SITE
- APPROX. AREA OF MOCK-UP VISIBILITY FROM STREET
- X

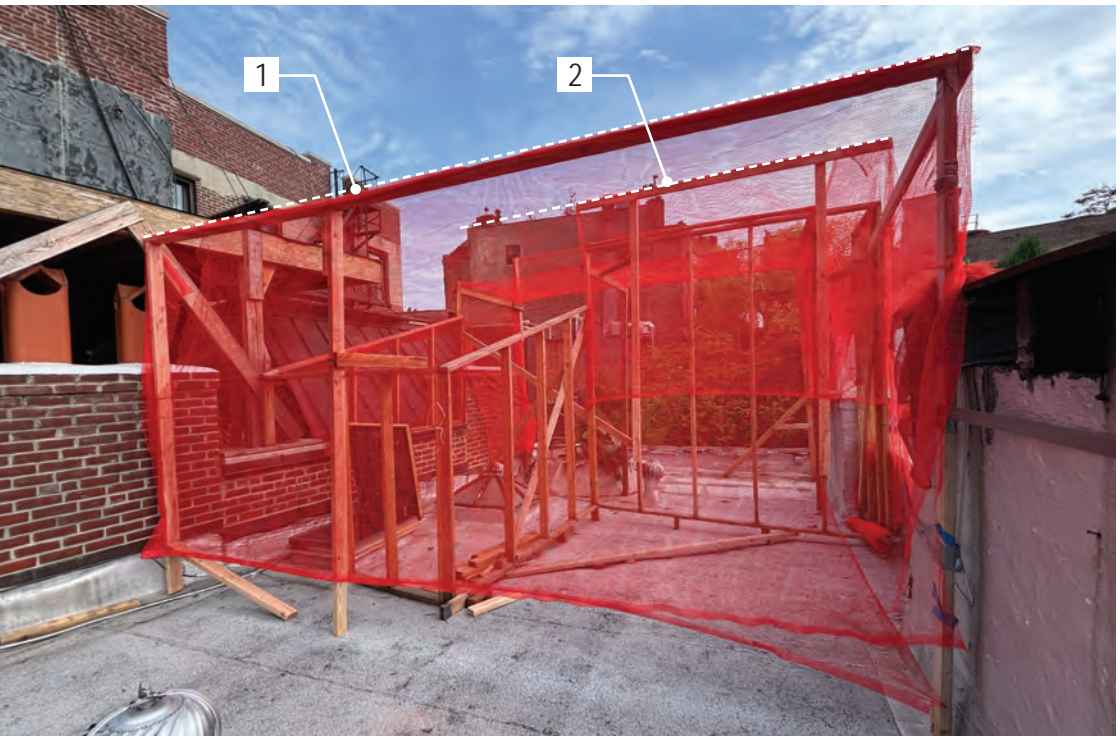
 PHOTO REFERENCE



8 - View from Bank St
(2025/04/25)



9 - View from Greenwich St
(2025/04/25)



10 - Mockup at Roof
(2025/04/25)

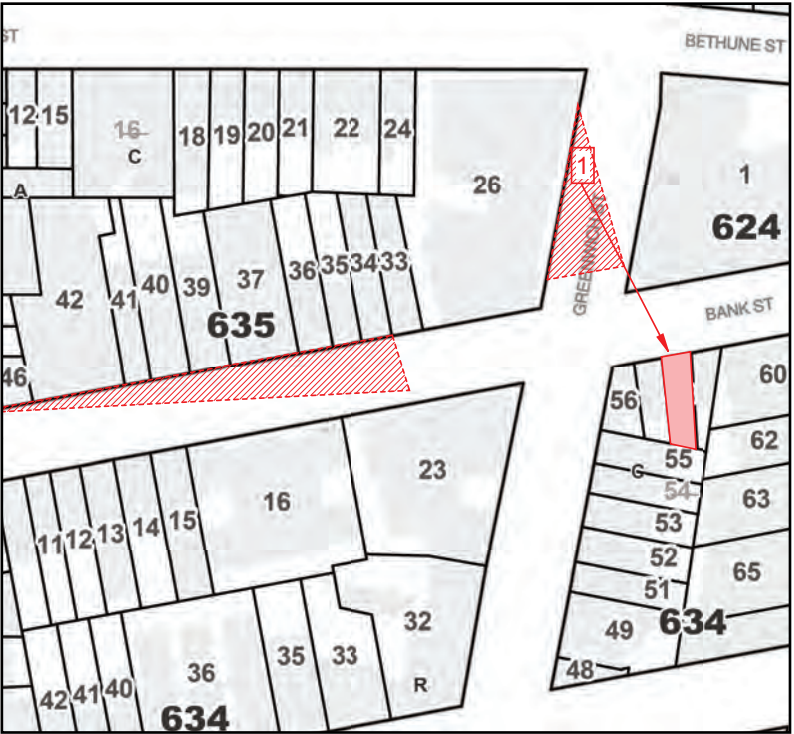
- Notes:
1. Height of proposed penthouse
 2. Height of proposed mechanical enclosure screening

MOCK-UP VIEWS




94 BANK ST
NEW YORK, NY

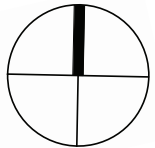
MANHATTAN'S CB2 LANDMARKS
JUNE 12TH, 2025

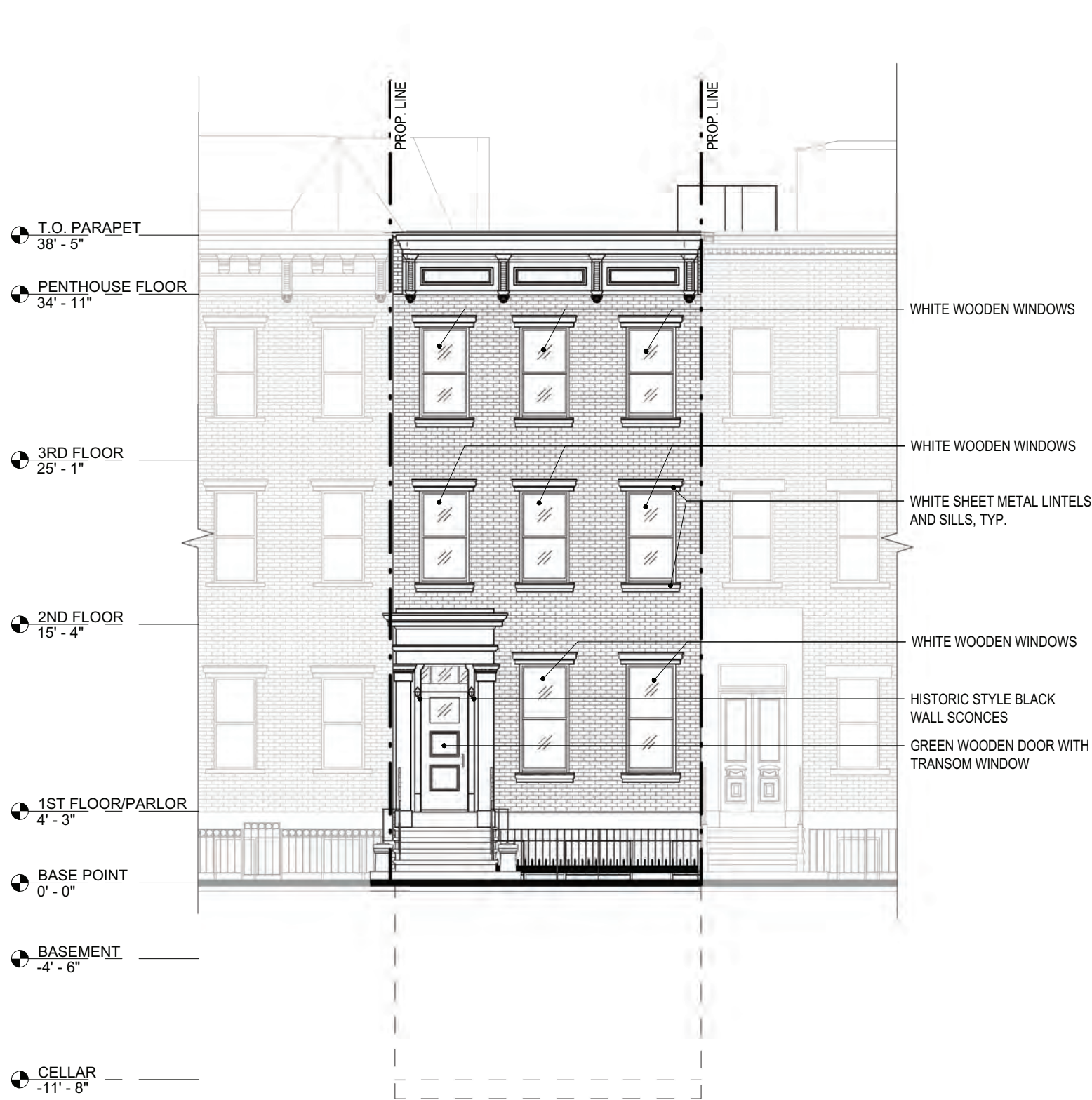
abarchitekten



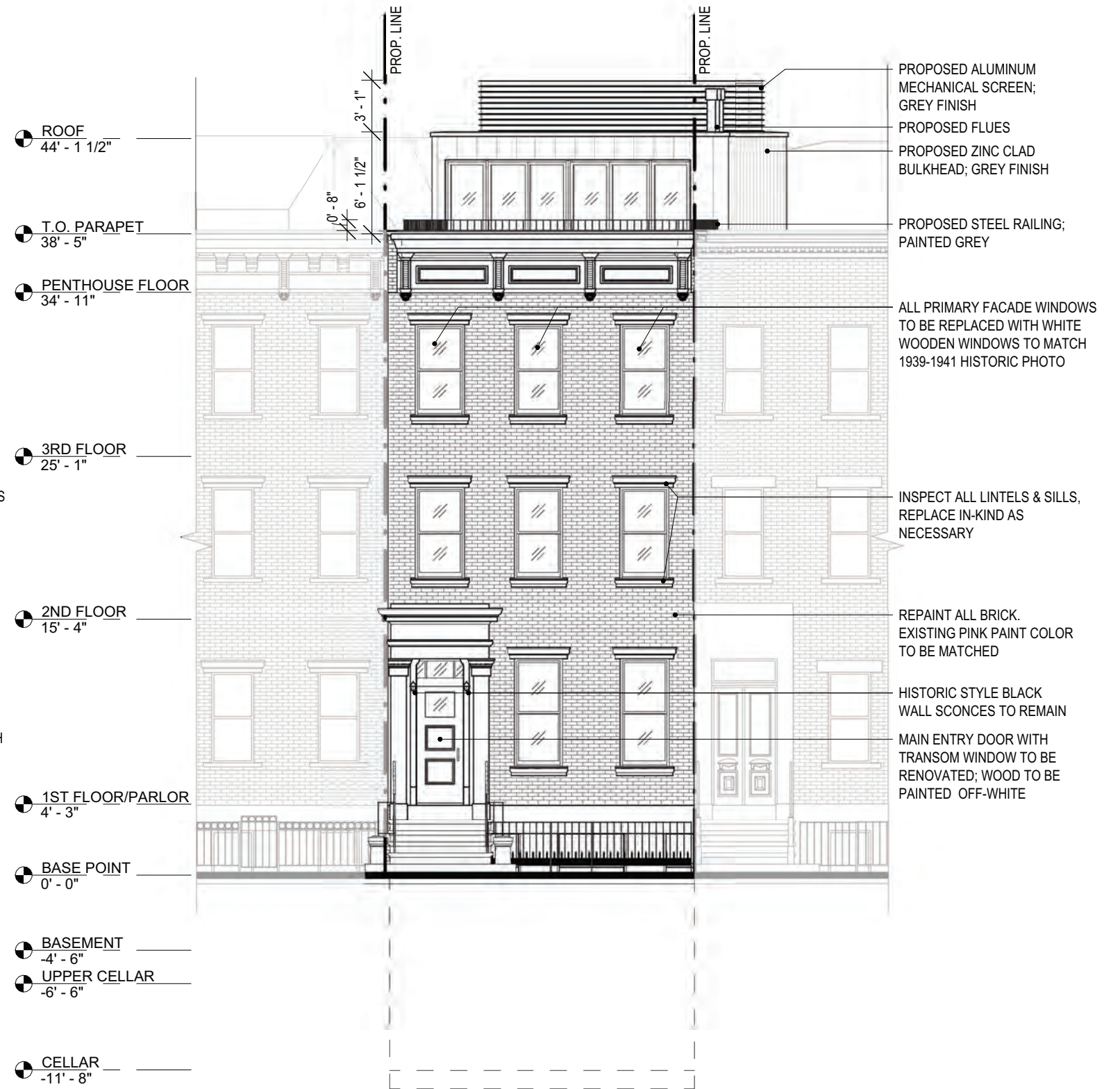
VISIBILITY MAP KEY

-  SITE
-  APPROX. AREA OF MOCK-UP VISIBILITY FROM STREET
-  PHOTO REFERENCE

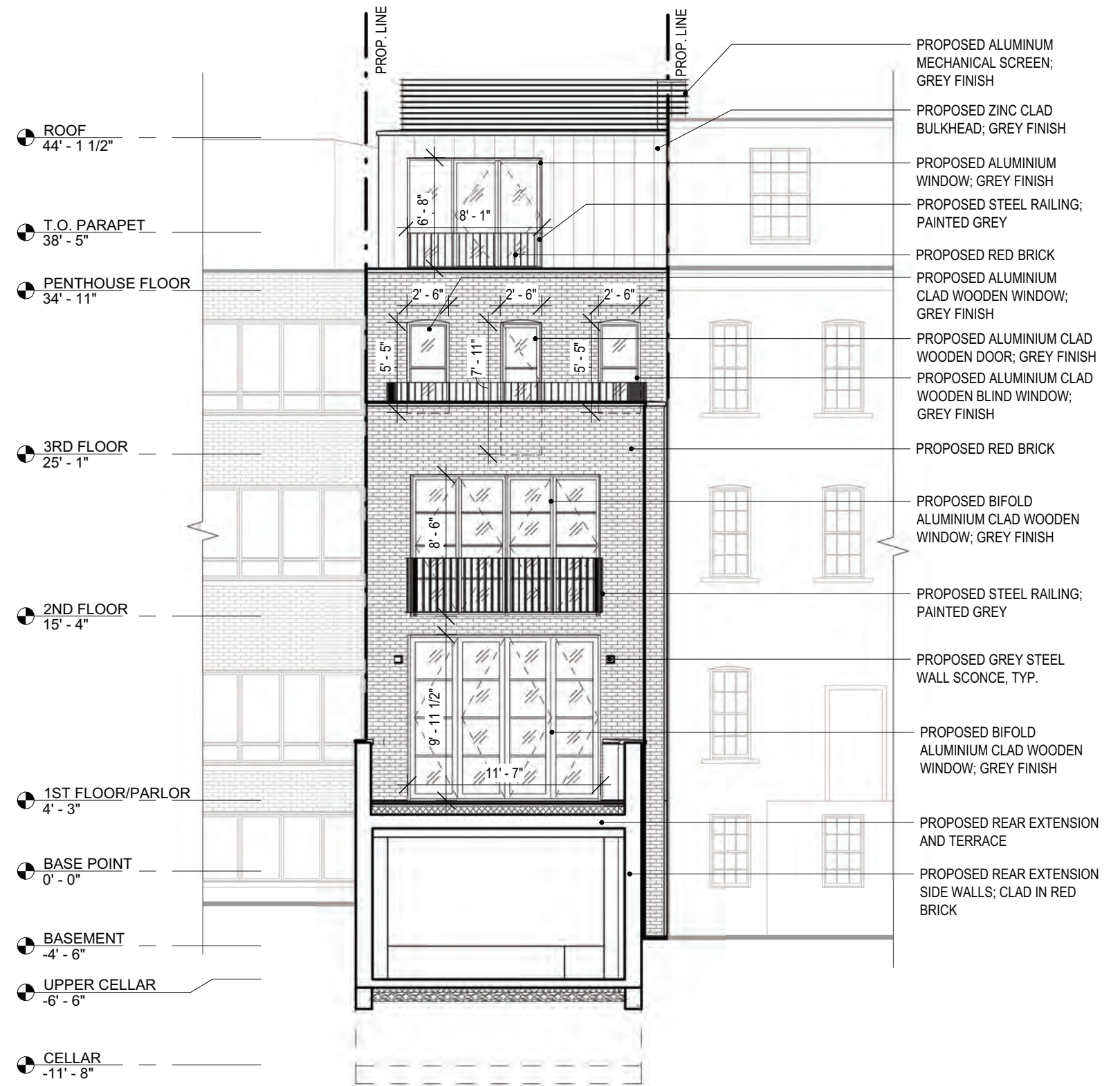
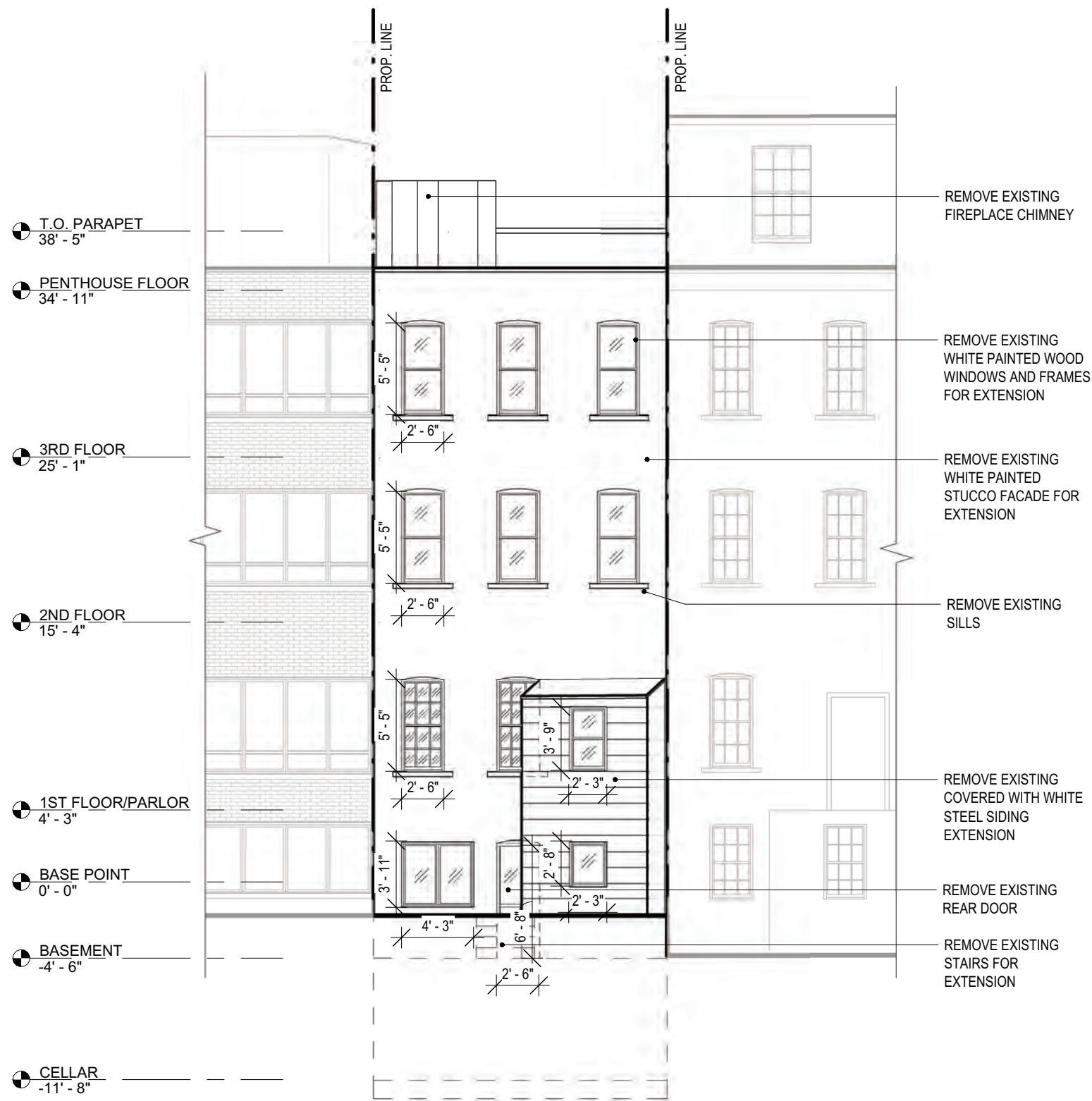




EXISTING NORTH ELEVATION
SCALE= 1/8"=1'-0"



PROPOSED NORTH ELEVATION
SCALE= 1/8"=1'-0"





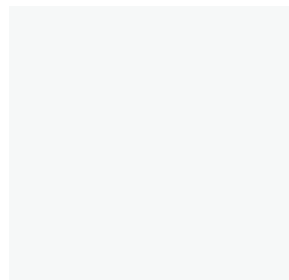
PROPOSED NORTH ELEVATION



Existing pink painted brick to be restored



Existing detail to be restored



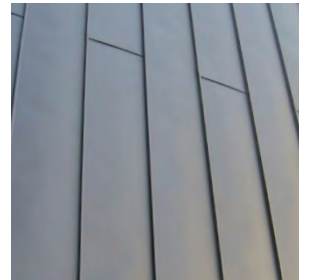
Proposed off white paint for new front windows



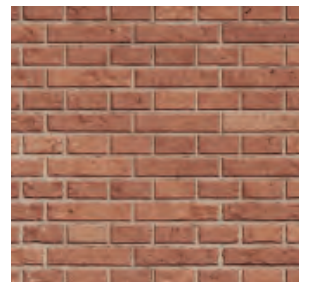
Proposed off white paint for existing entry door



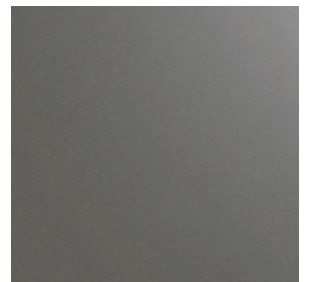
PROPOSED SOUTH ELEVATION



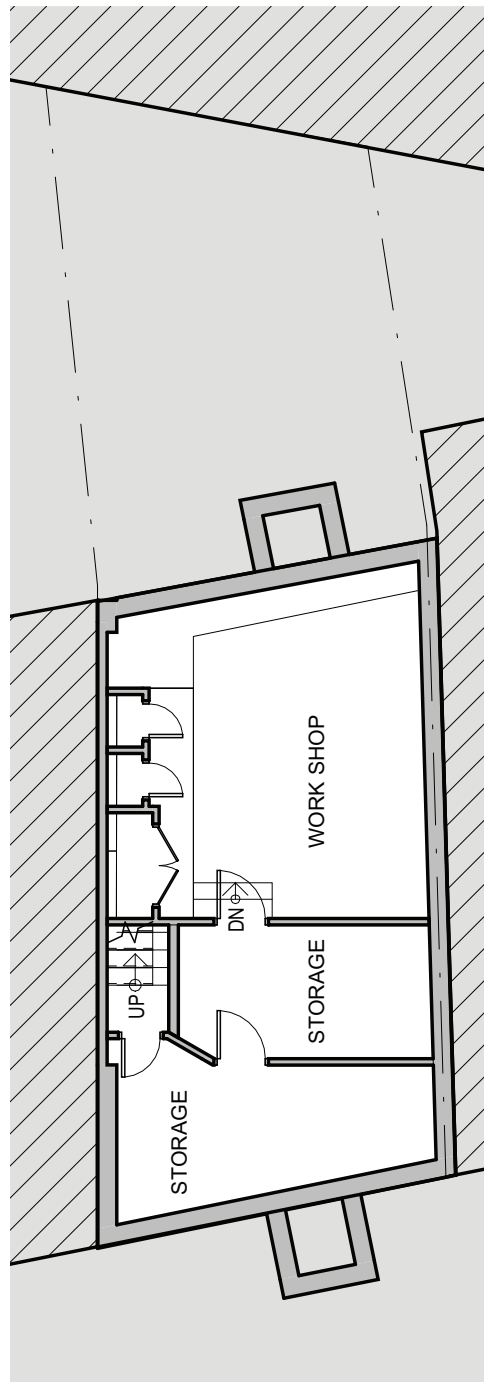
Proposed grey zinc cladding for bulkhead



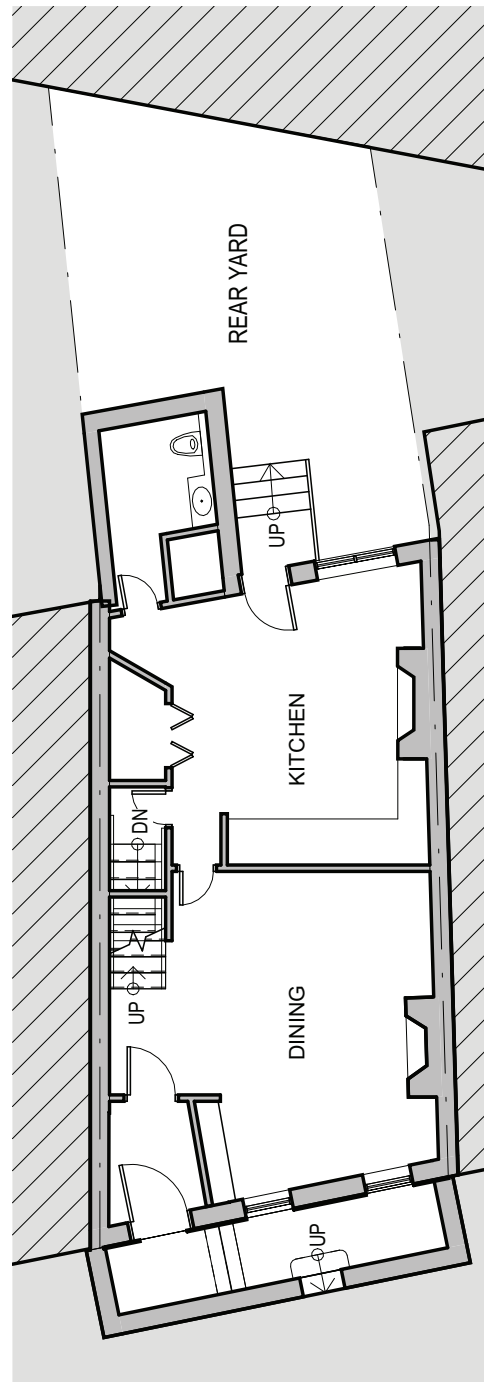
Proposed red full modular brick



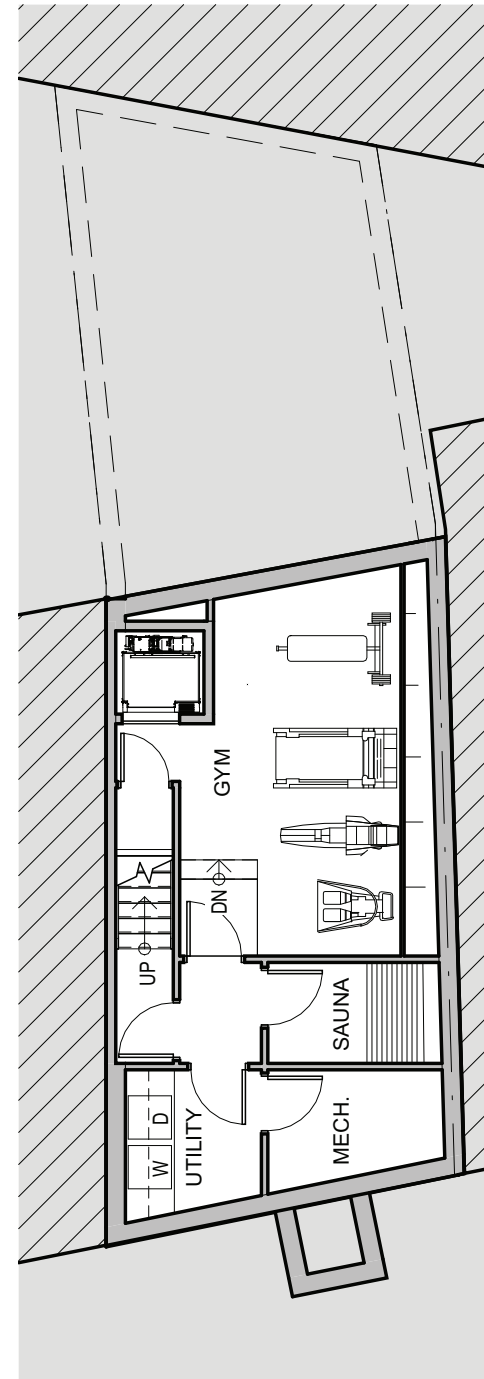
Proposed grey color for window and door trim, railings, and mechanical screen



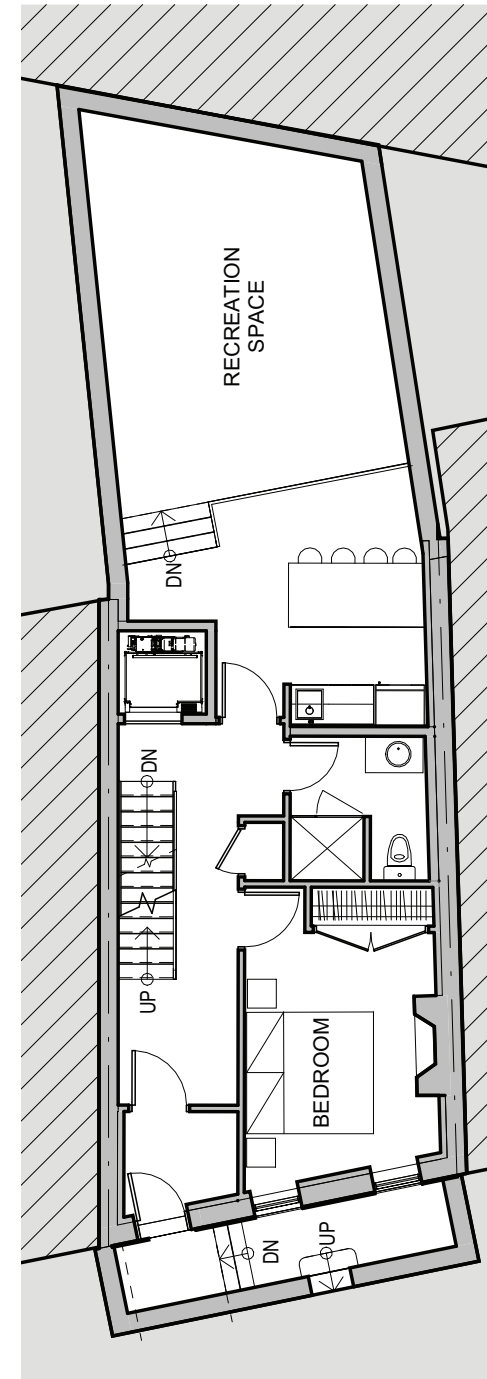
EXISTING CELLAR



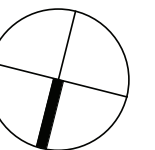
EXISTING BASEMENT



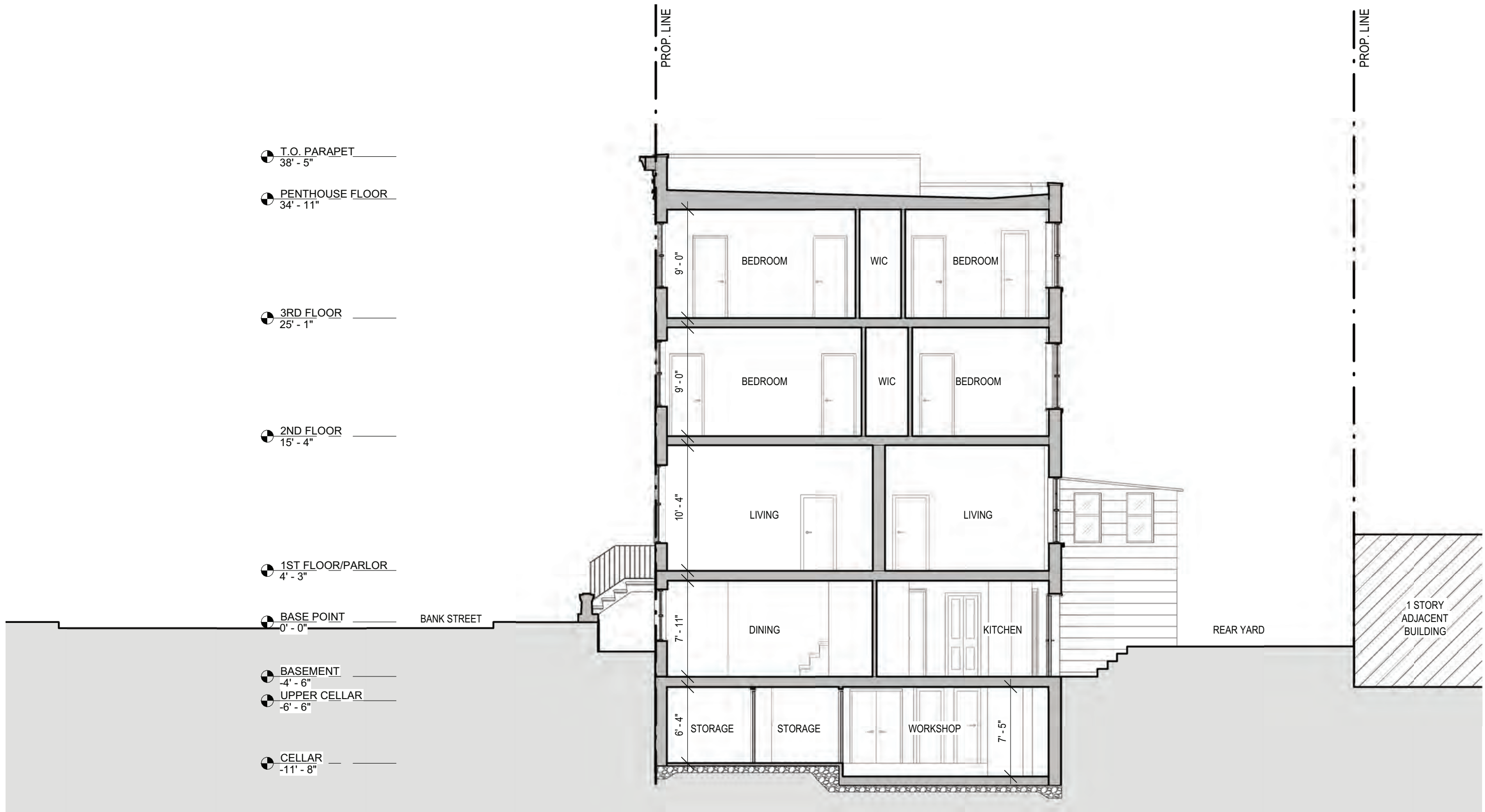
PROPOSED CELLAR



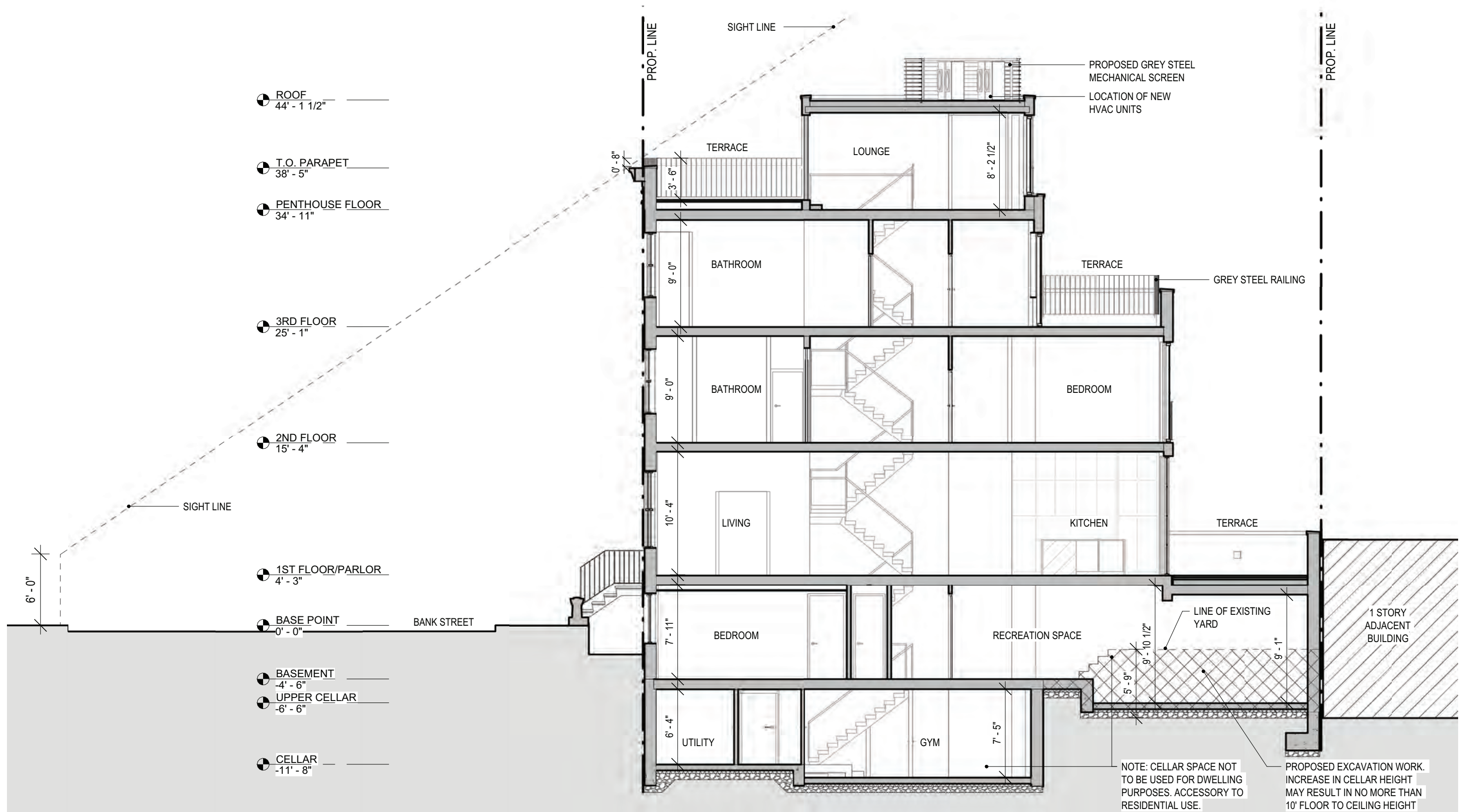
PROPOSED BASEMENT



SCALE= 1"=10'-0"



SCALE= 1/8"=1'-0"

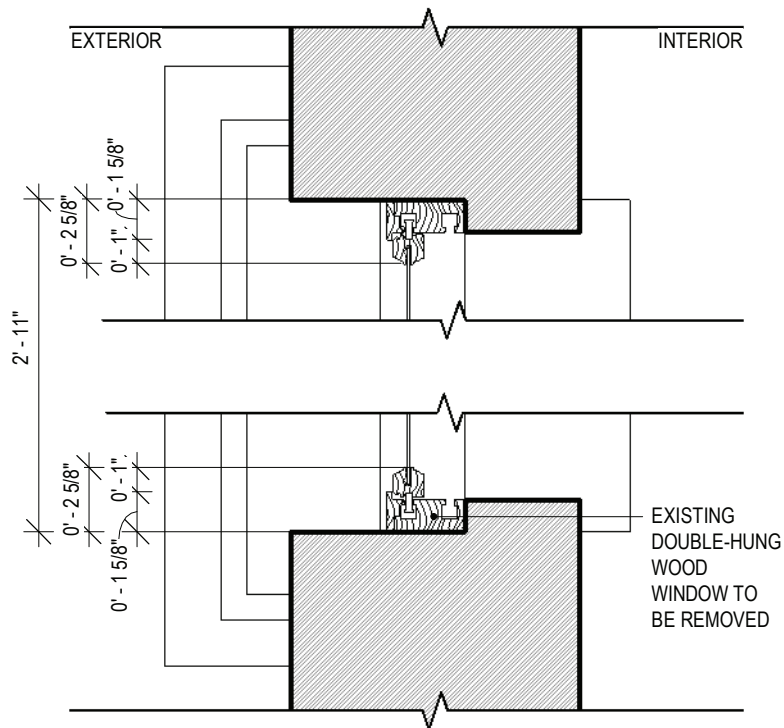


PROPOSED LONGITUDINAL SECTION

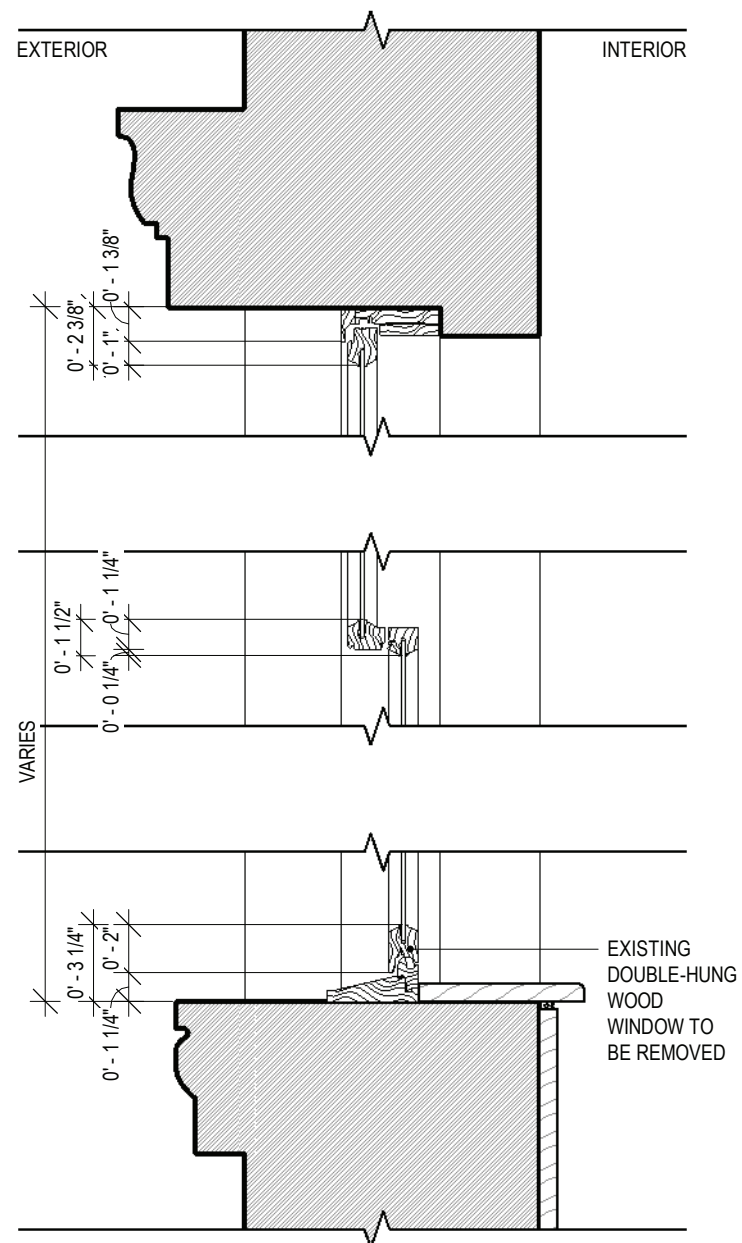
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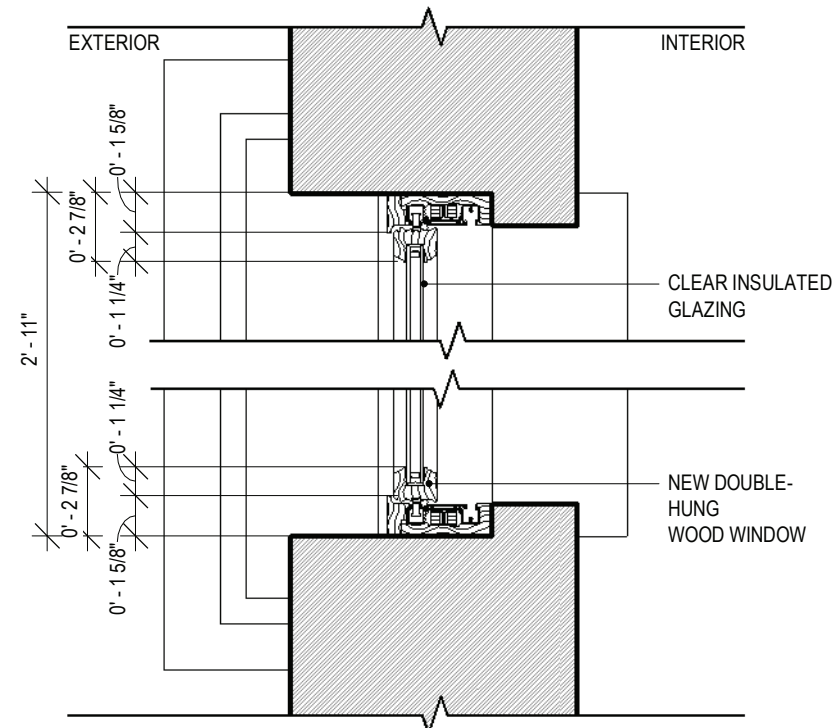
abarchitekten



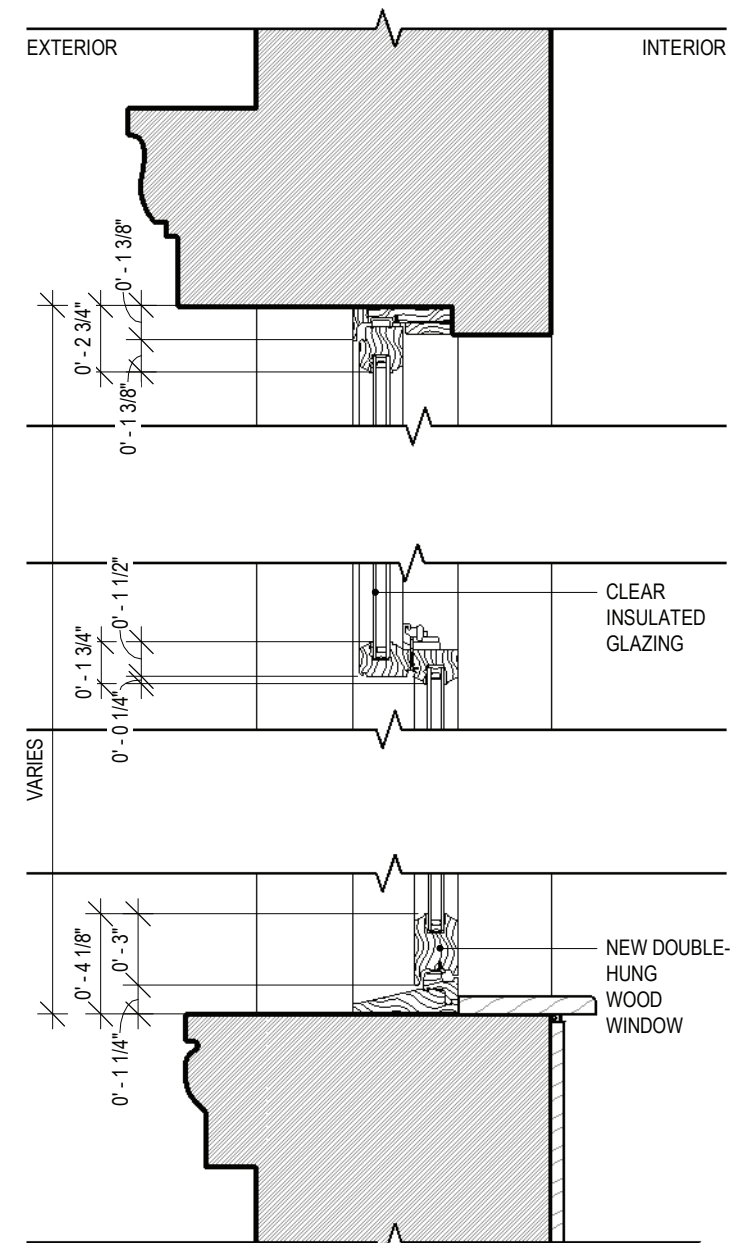
EXISTING WINDOW, TYP.
PLAN DETAIL



EXISTING WINDOW, TYP.
SECTION DETAIL



PROPOSED WINDOW, TYP.
PLAN DETAIL



PROPOSED WINDOW, TYP.
SECTION DETAIL

94 BANK ST New York, NY

June 12th, 2025








Manhattan's CB2 Landmarks Committee

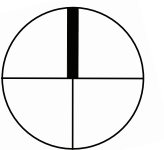
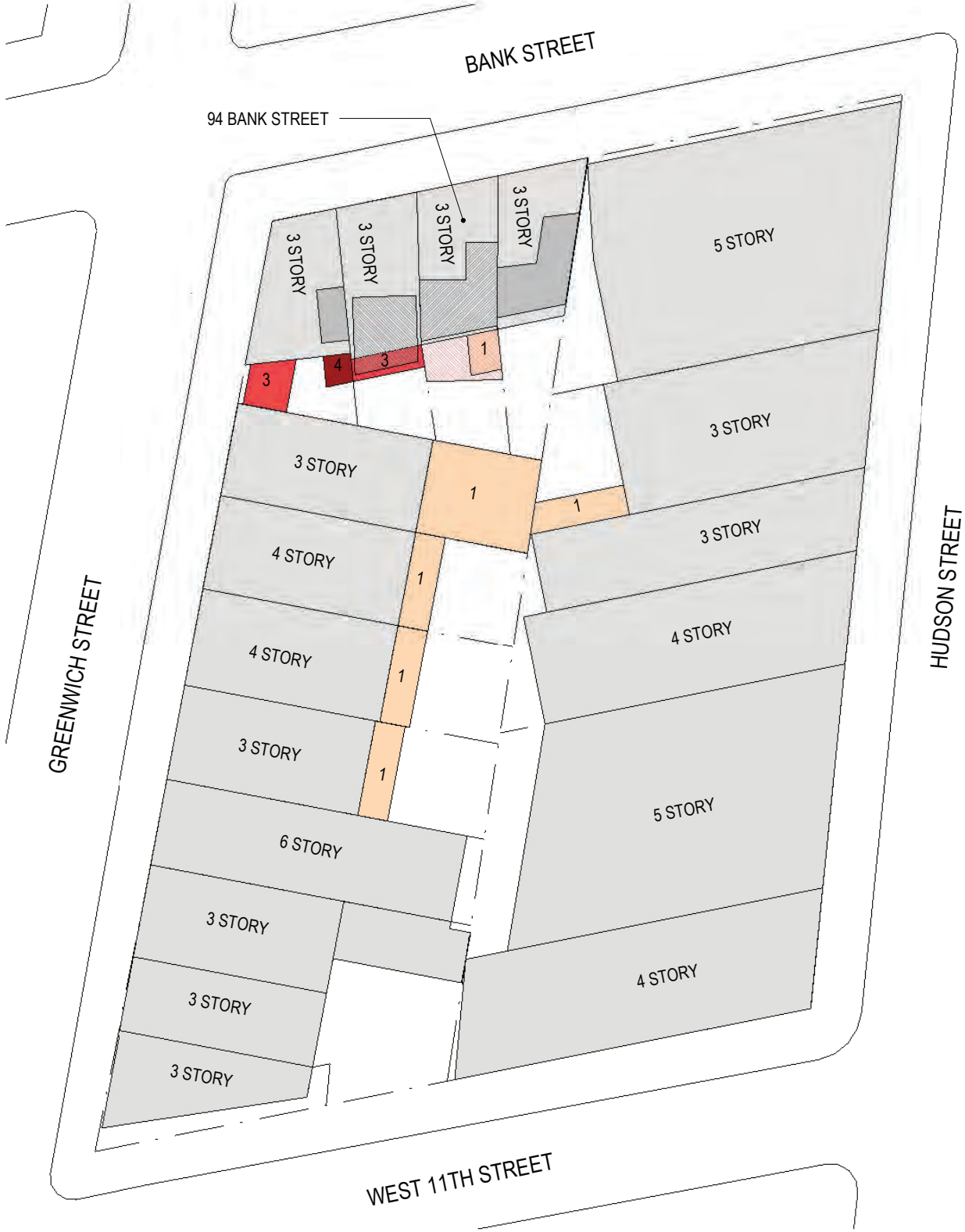
Appendix

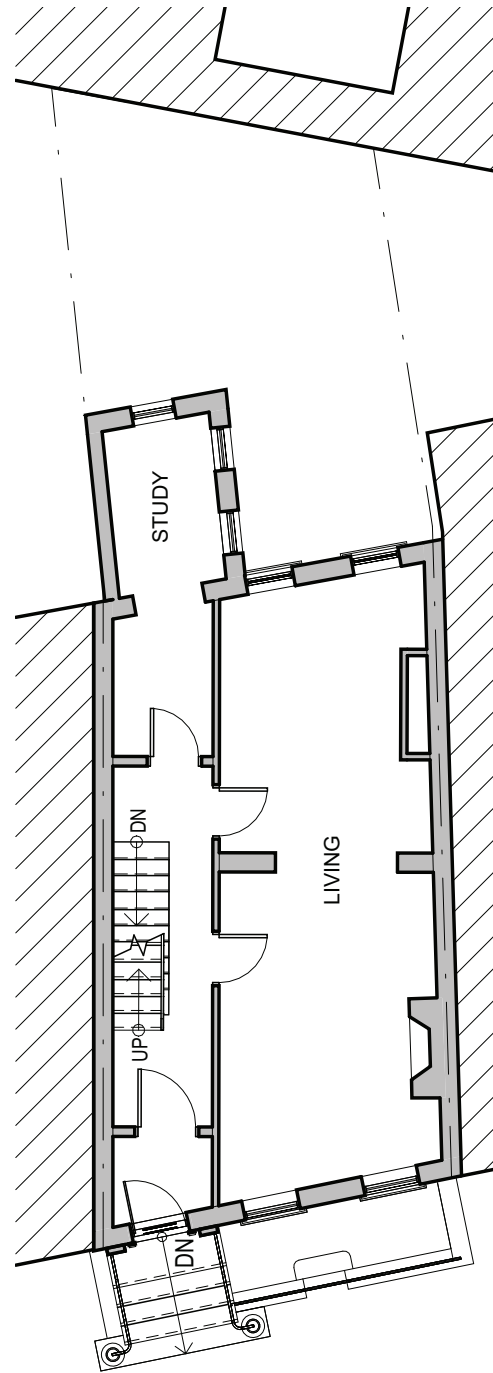
- 21 Block Plan
- 22 Existing & Proposed 1st-PH Floor Plans



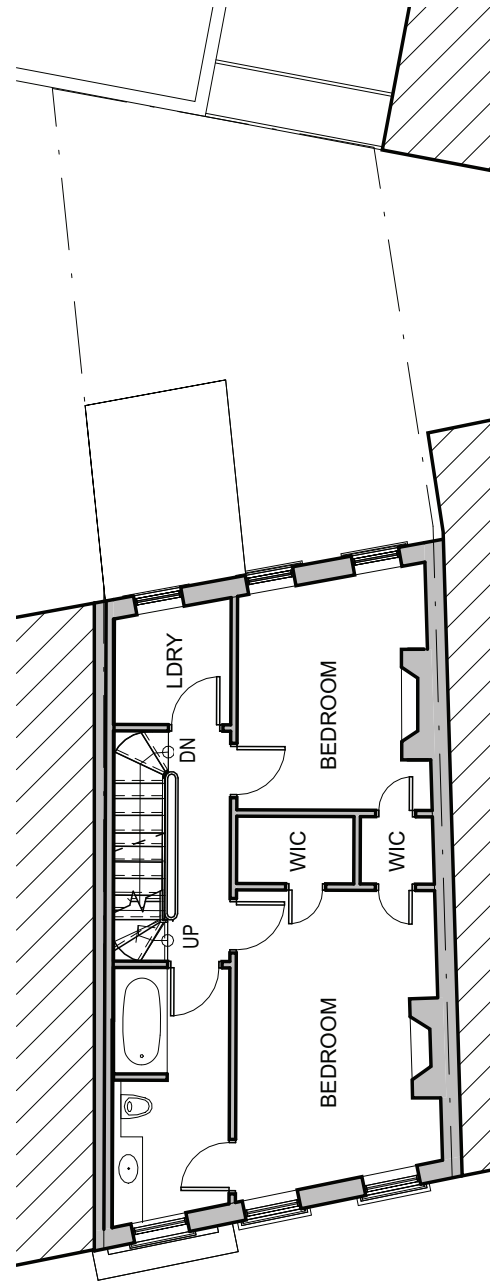
BLOCK PLAN KEY

-  BUILDING
-  1 STORY ADDITION
-  3 STORY ADDITION
-  4 STORY ADDITION
-  ROOFTOP ADDITION
-  96 BANK STREET LCP APPROVED ROOF ADDITION
-  94 BANK STREET PROPOSED ROOF ADDITION
-  94 BANK STREET PROPOSED 2 STORY ADDITION

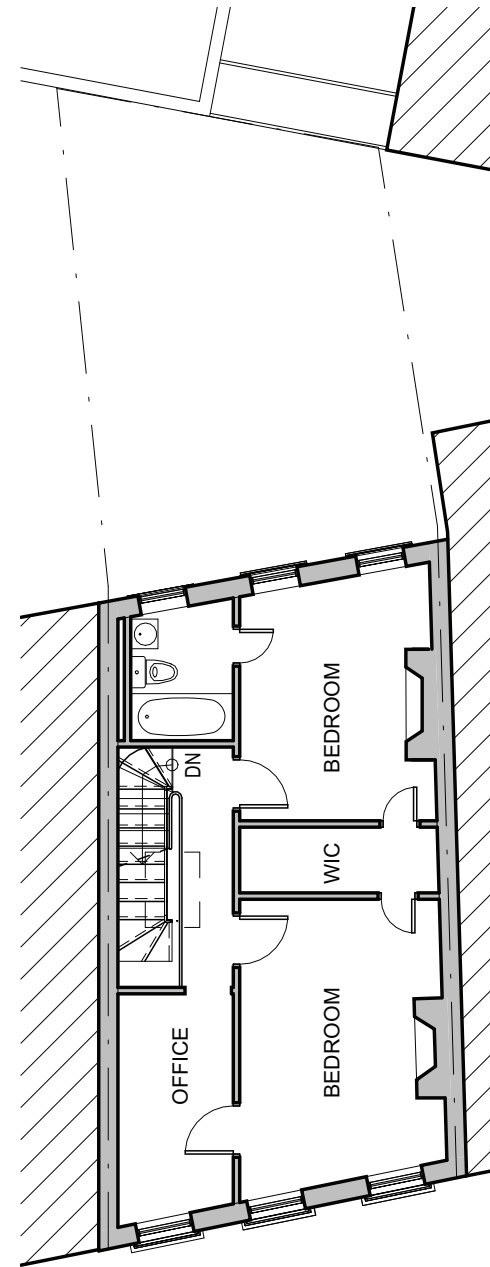




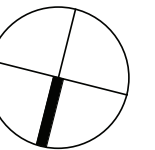
1ST FLOOR



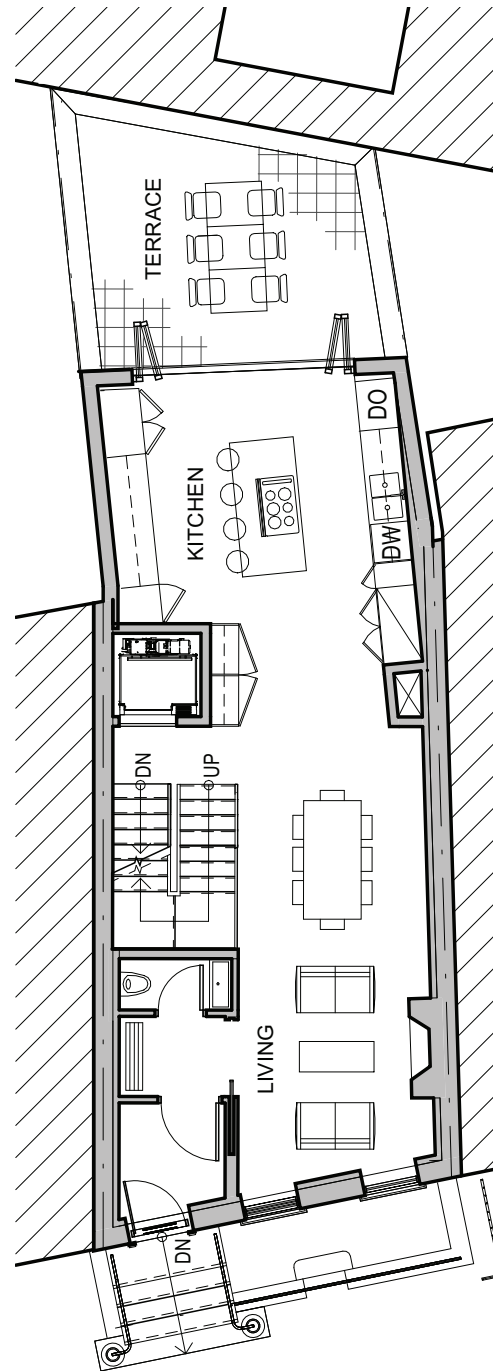
2ND FLOOR



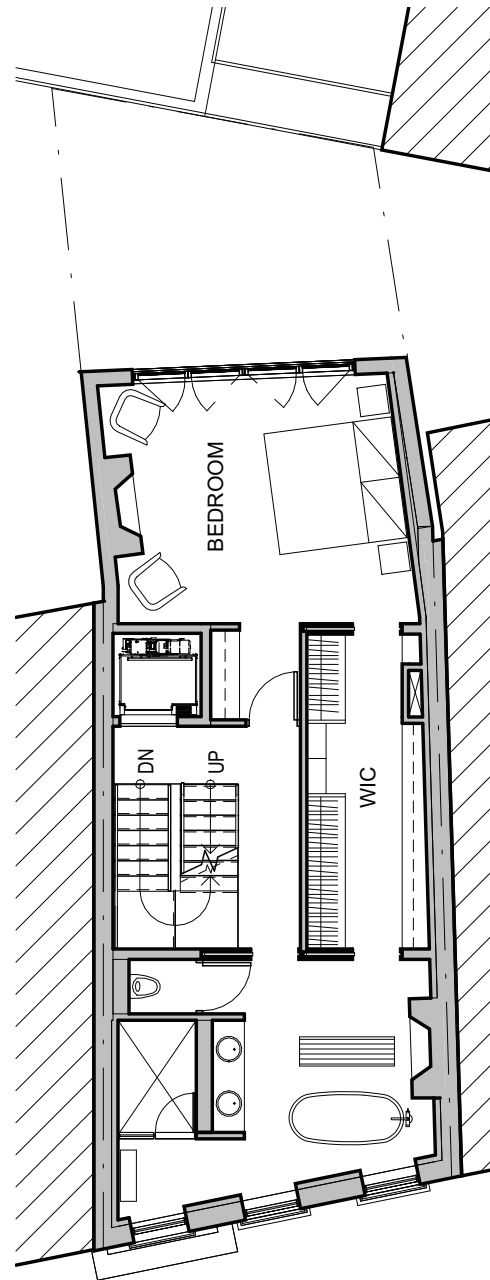
3RD FLOOR



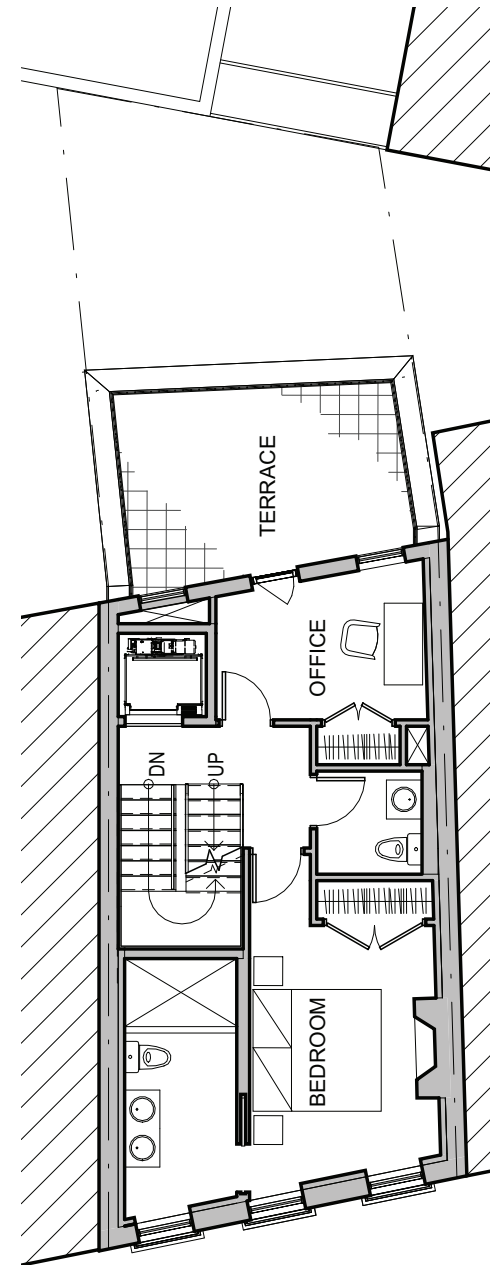
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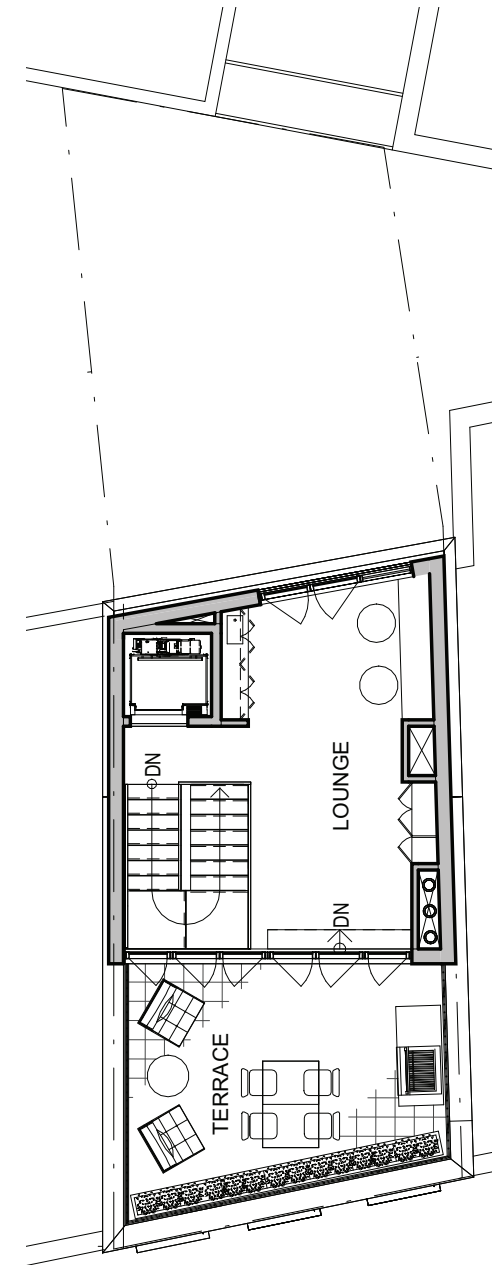
1ST FLOOR



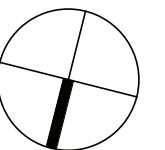
2ND FLOOR



3RD FLOOR



PH FLOOR



SCALE= 1"=10'-0"