

94 BANK ST

New York, NY

August 5th, 2025

Landmarks Preservation Commission Public Hearing

Summary of comments and changes

- Commissioners' comments: The angles of the rooftop and rear-yard additions do not respect the house's angles and create a discordant appearance.

Response: The angles of the rooftop and rear-yard additions have been rationalized to be in alignment with the house.

- Commissioners' comments: The visibility of the mechanicals should be decreased.

Response: The footprint of the mechanical enclosure has been decreased so that it is no longer visible from Greenwich St and Bank St.

- Commissioners' comments: Rear elevation features should be reconstructed.

Response: The missing brick cornice is proposed to be reconstructed based on 92 Bank Street's. The top floor window lintels will be retained.





PRIMARY FACADE



GREENWICH VILLAGE HISTORIC DISTRICT MAP



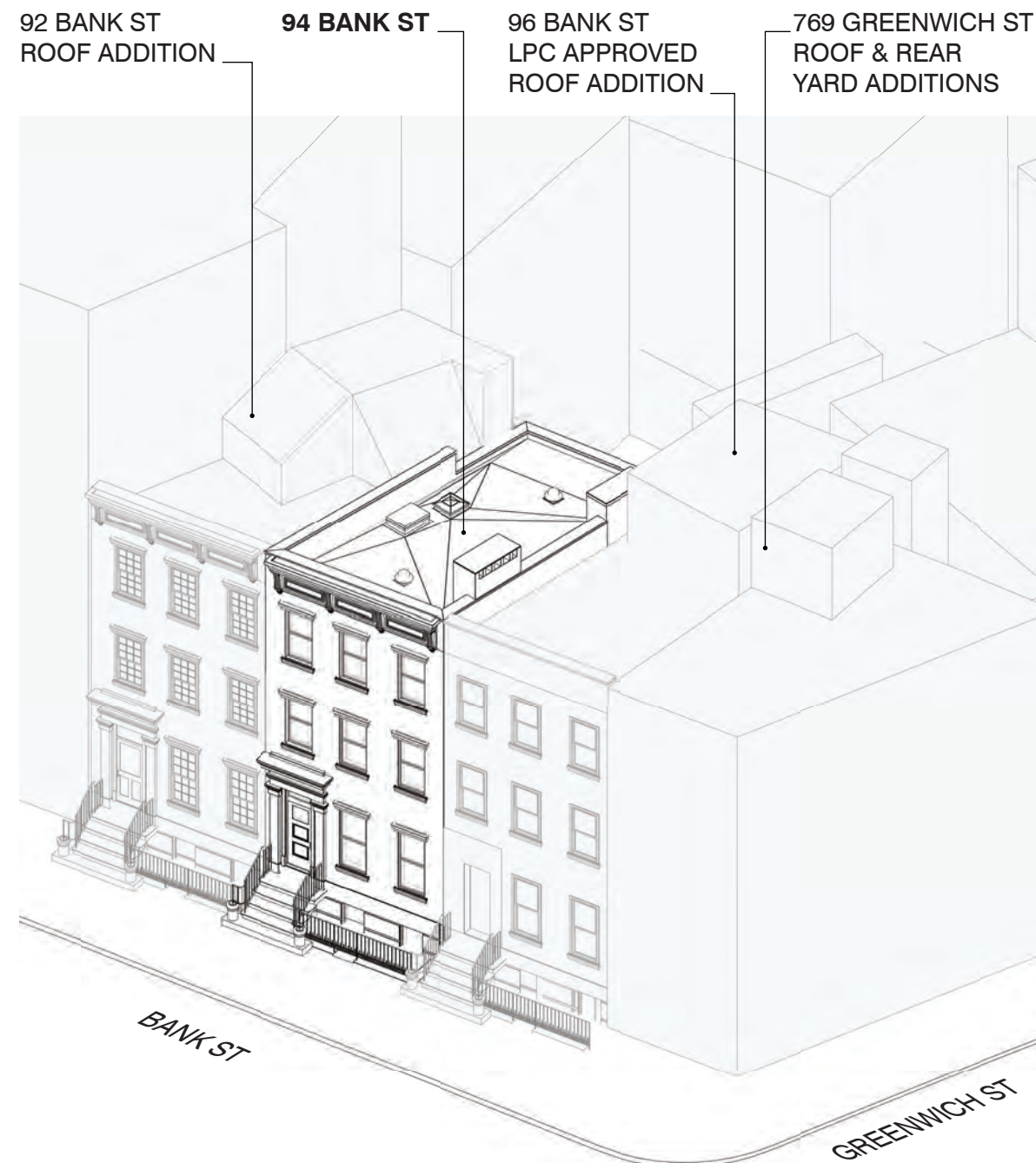
NYCITYMAP BLOCK PLAN



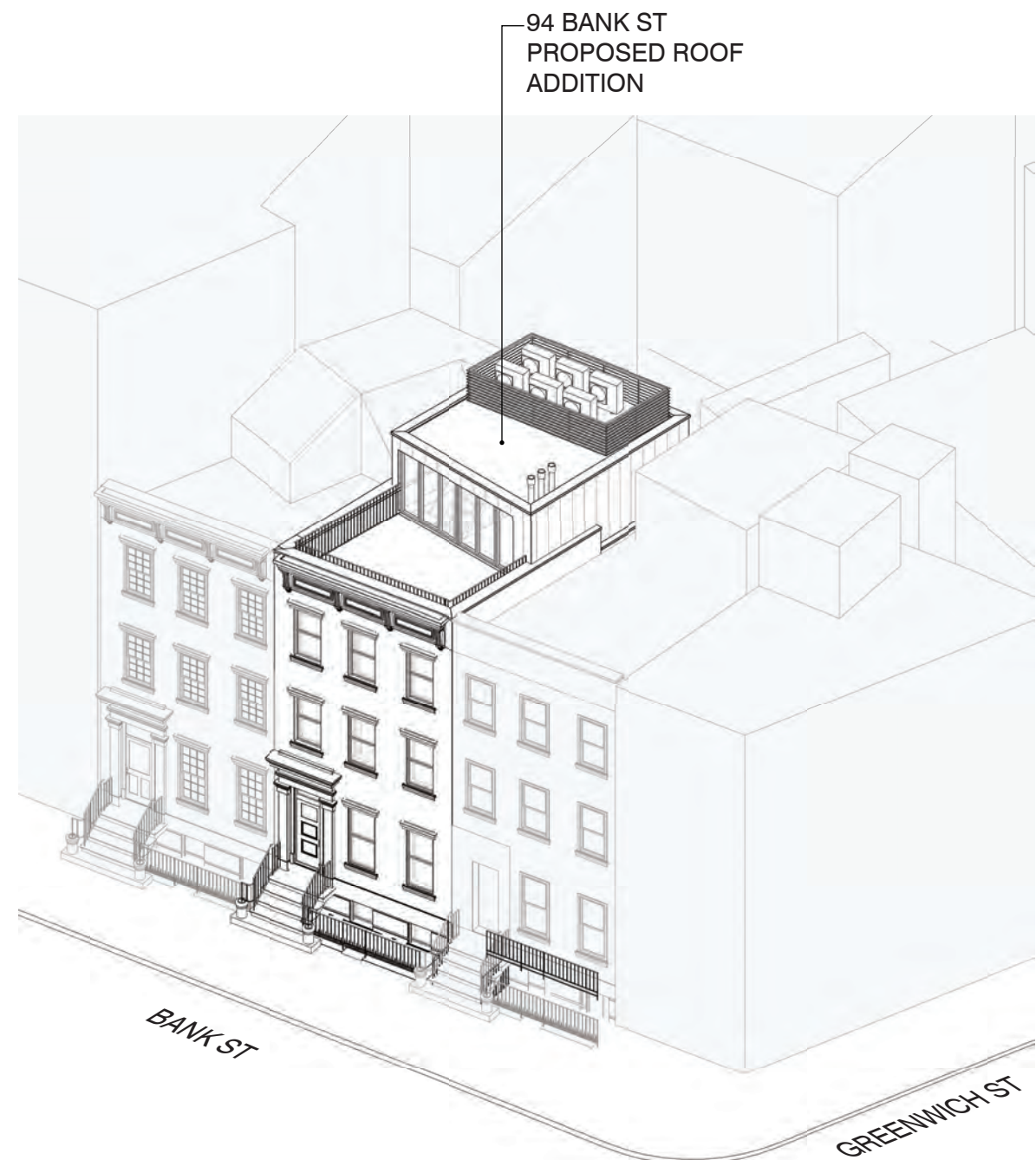
REAR YARD
VIEW FROM THE ROOF



BLOCK PLAN

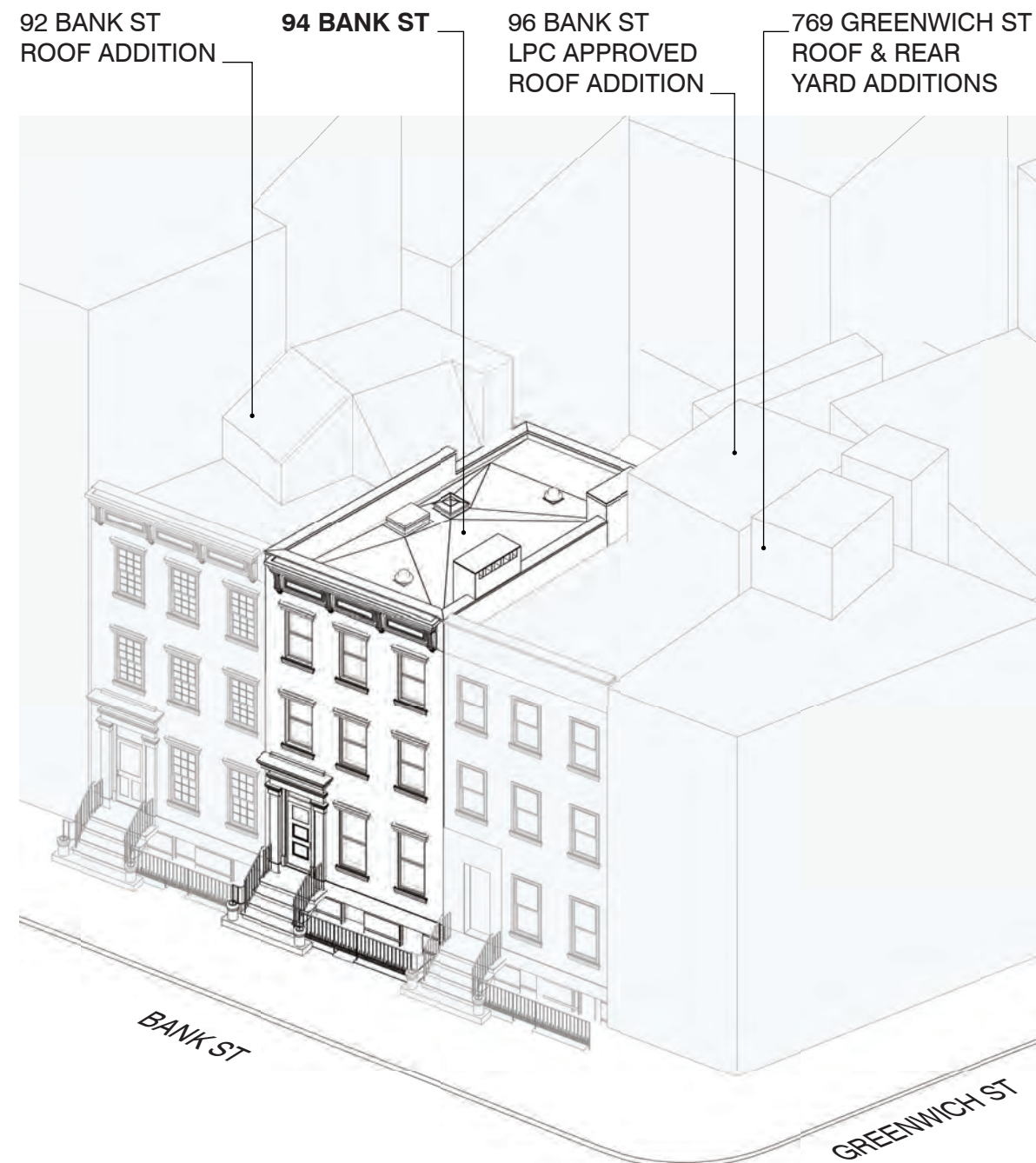


EXISTING CONDITIONS
NW VIEW

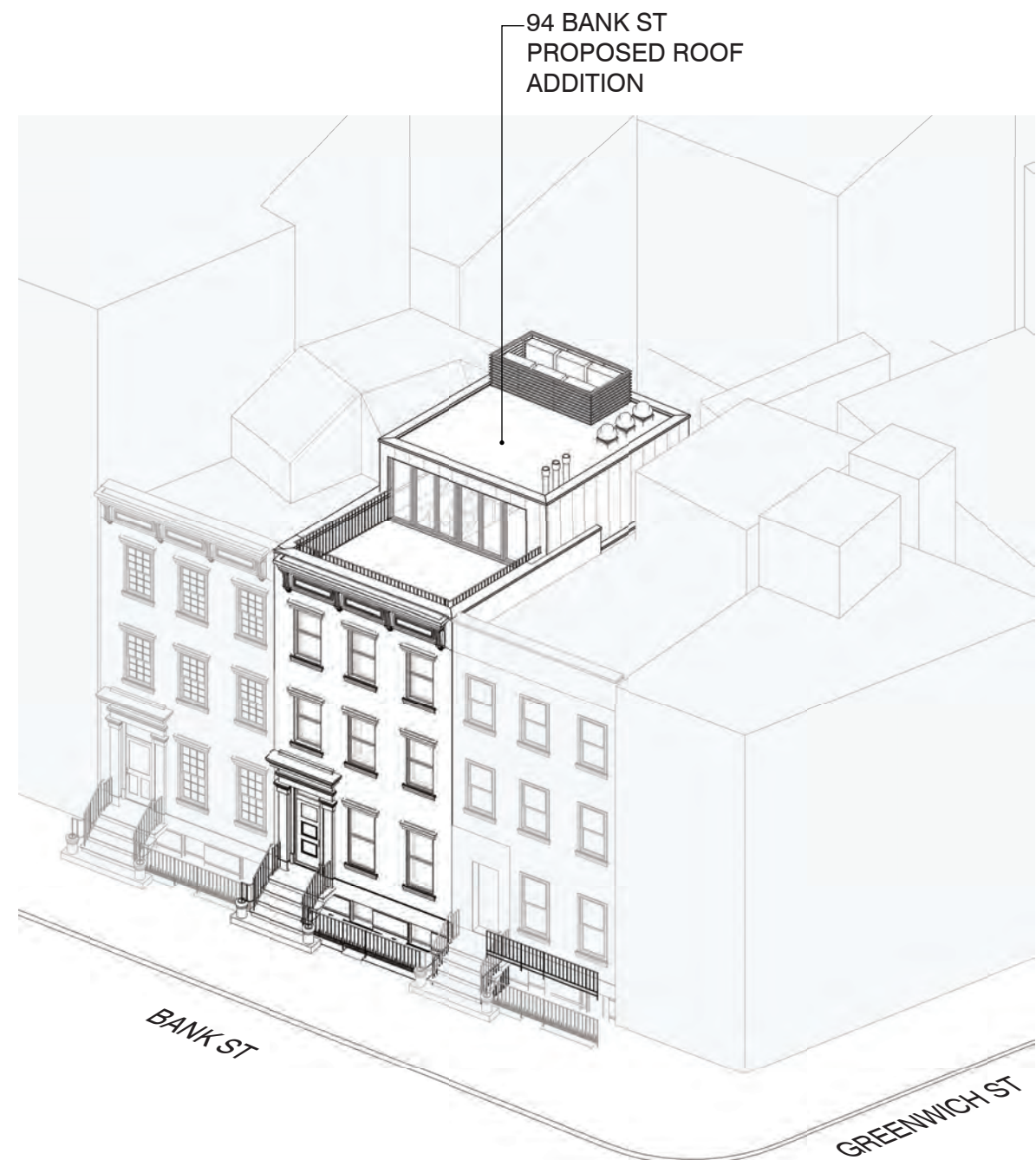


PROPOSED ADDITIONS
NW VIEW



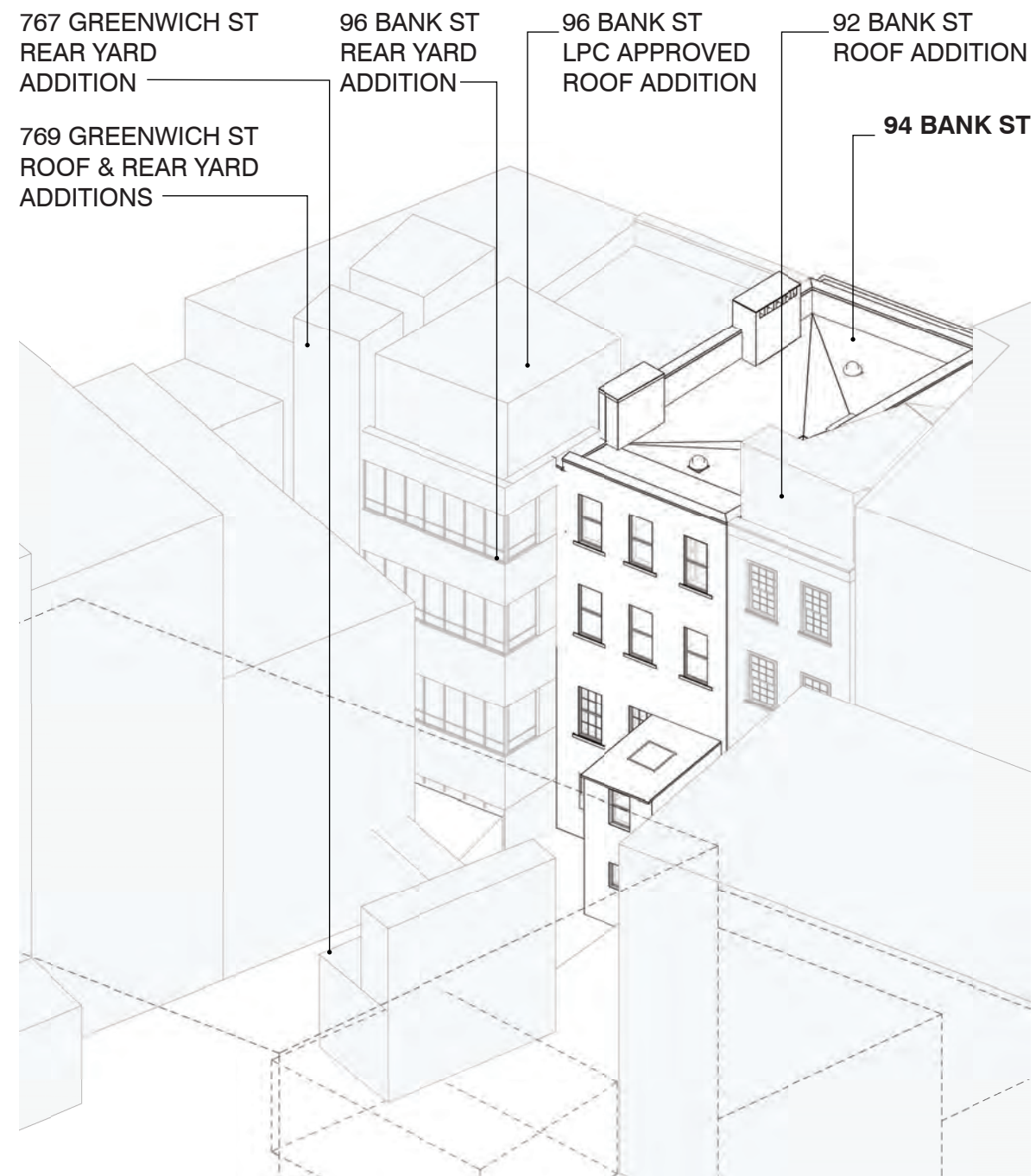


EXISTING CONDITIONS
NW VIEW

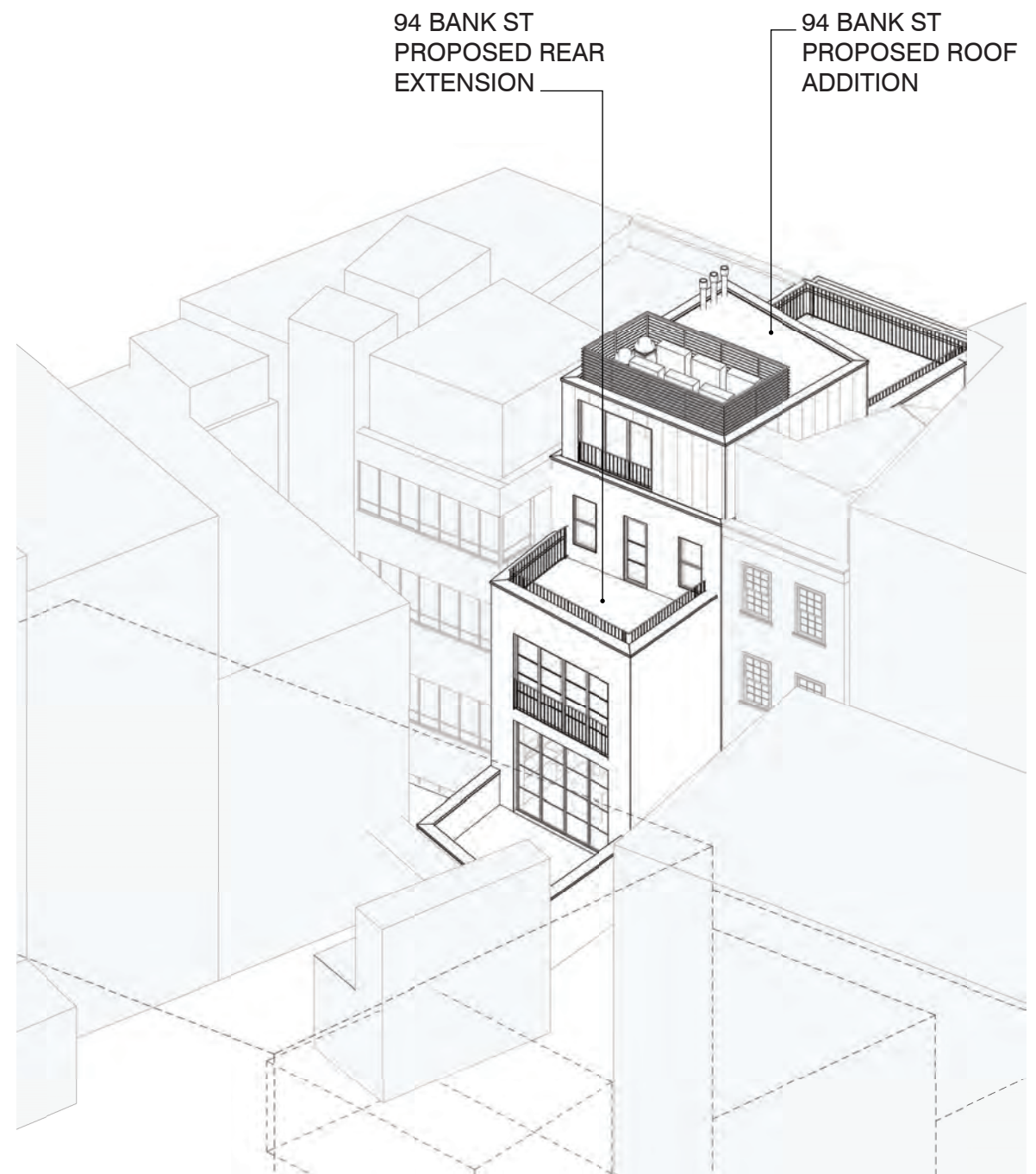


PROPOSED ADDITIONS
NW VIEW



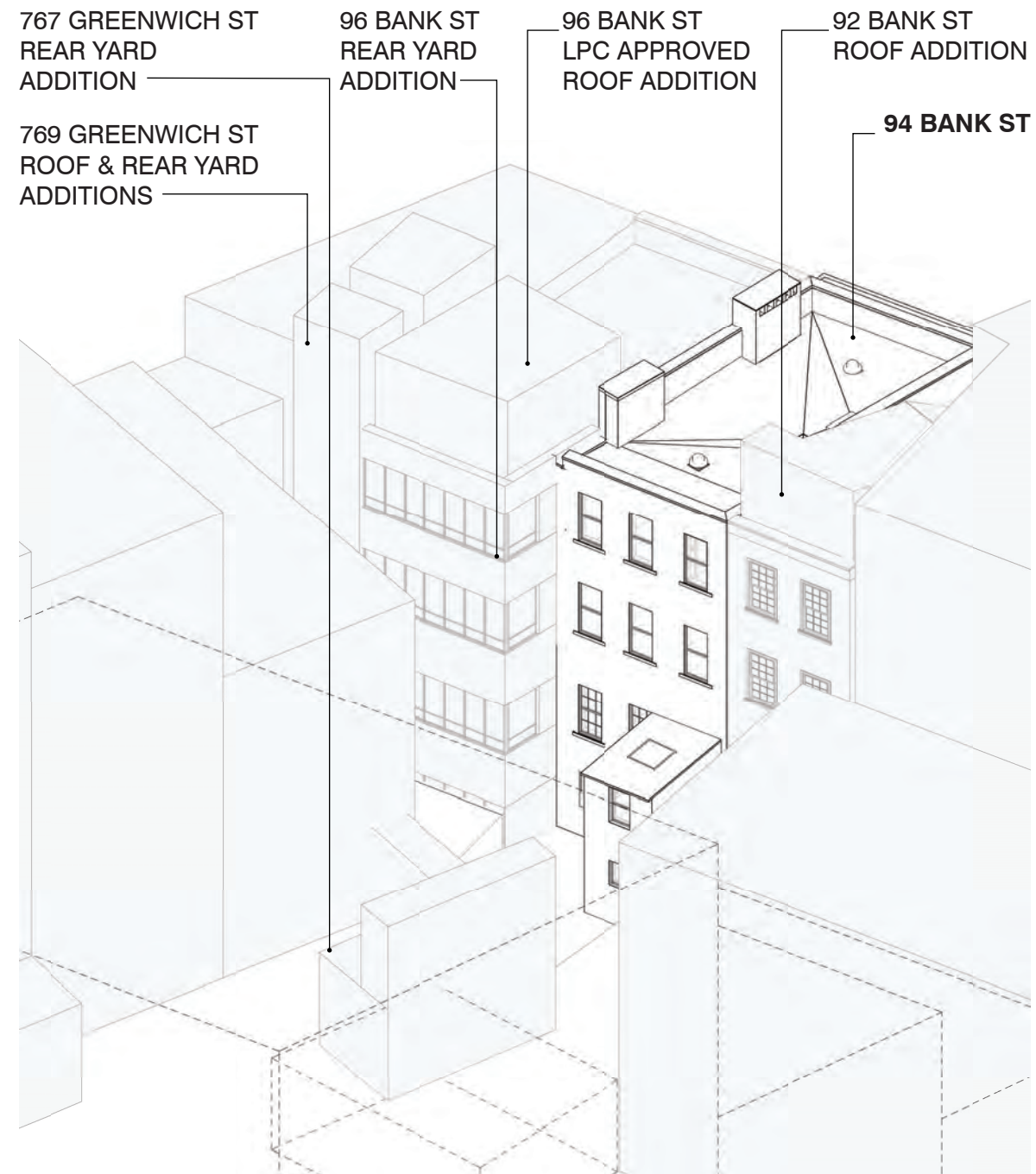


EXISTING CONDITIONS
SE VIEW

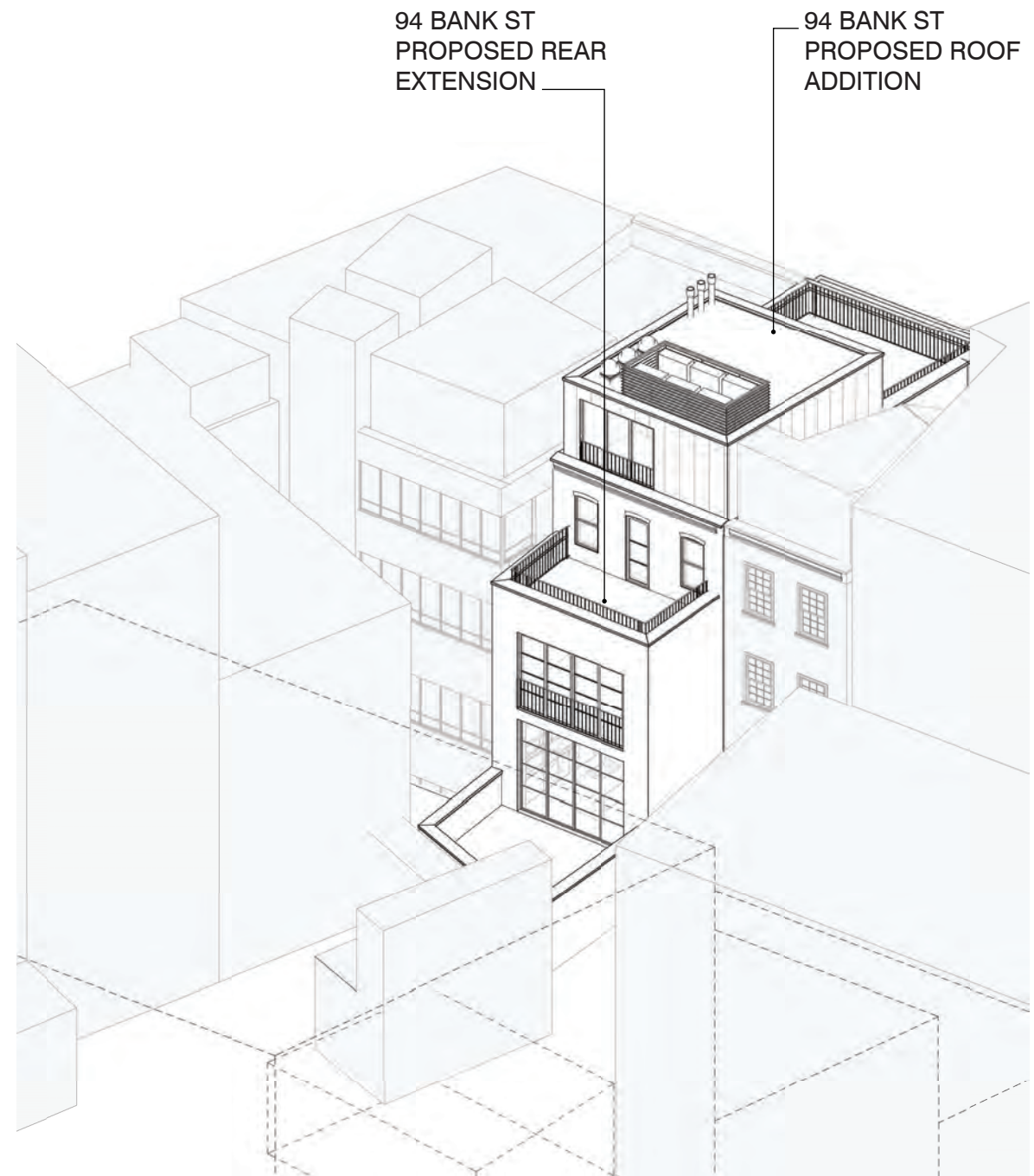


PROPOSED ADDITIONS
SE VIEW



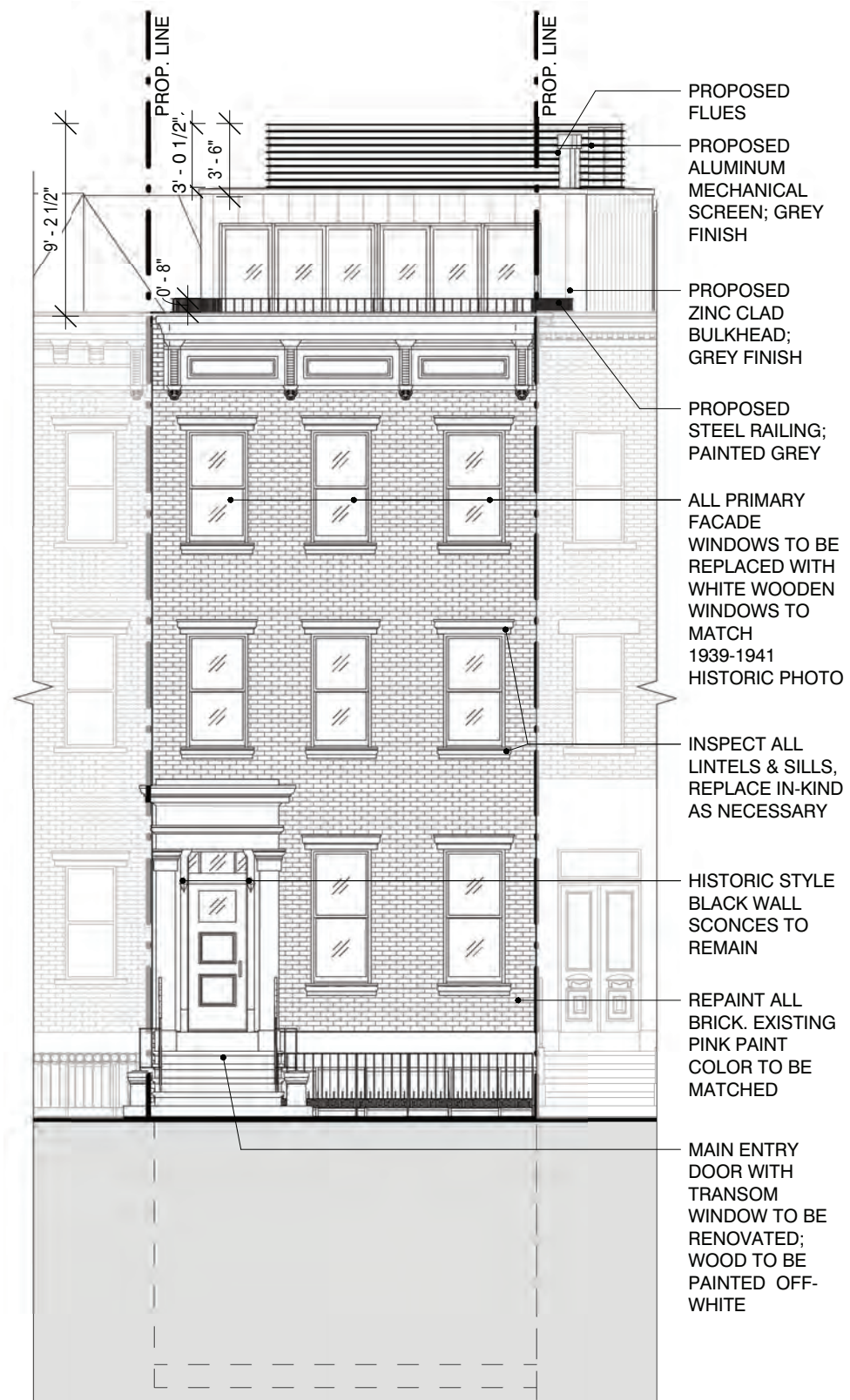


EXISTING CONDITIONS
SE VIEW

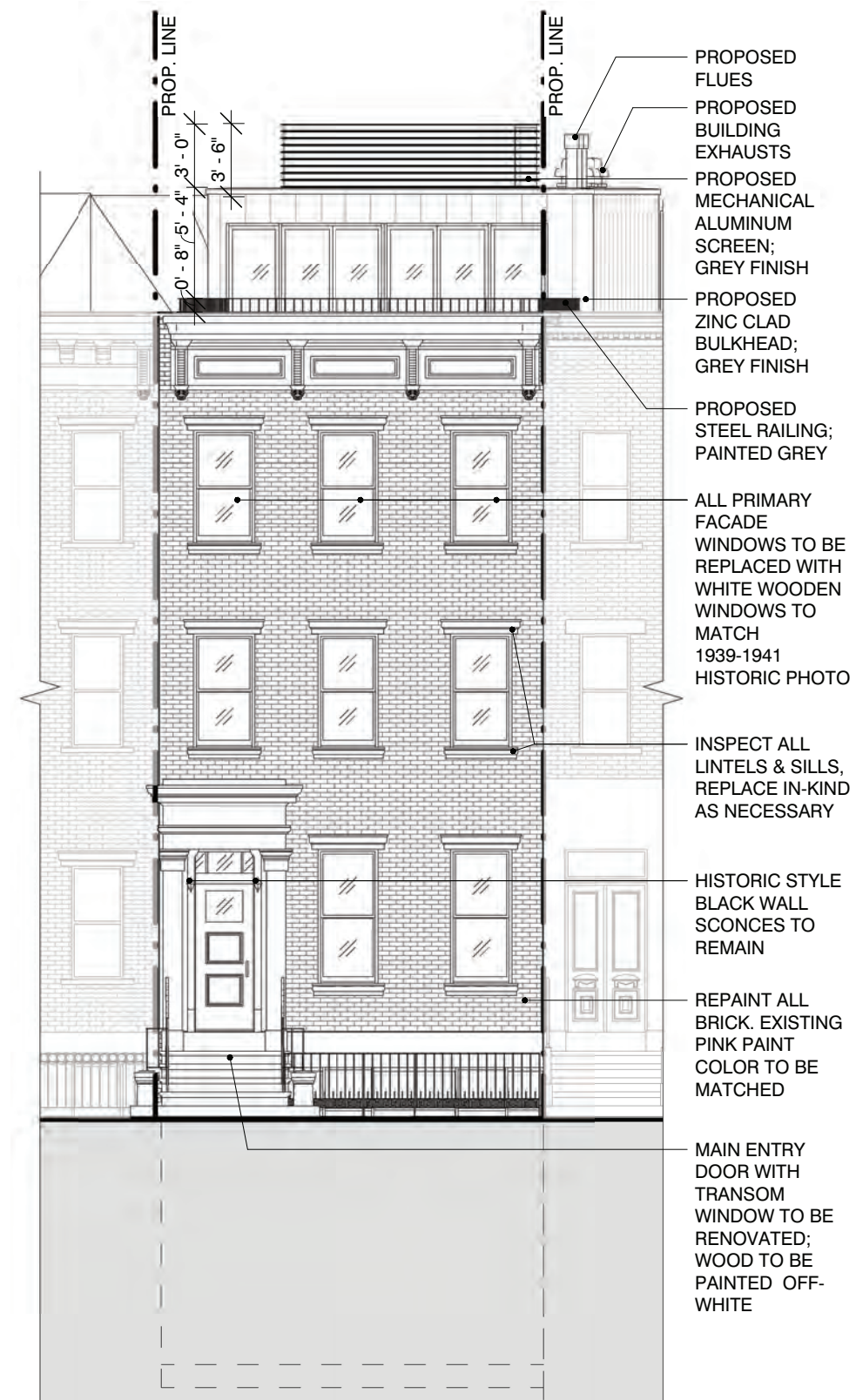


PROPOSED ADDITIONS
SE VIEW

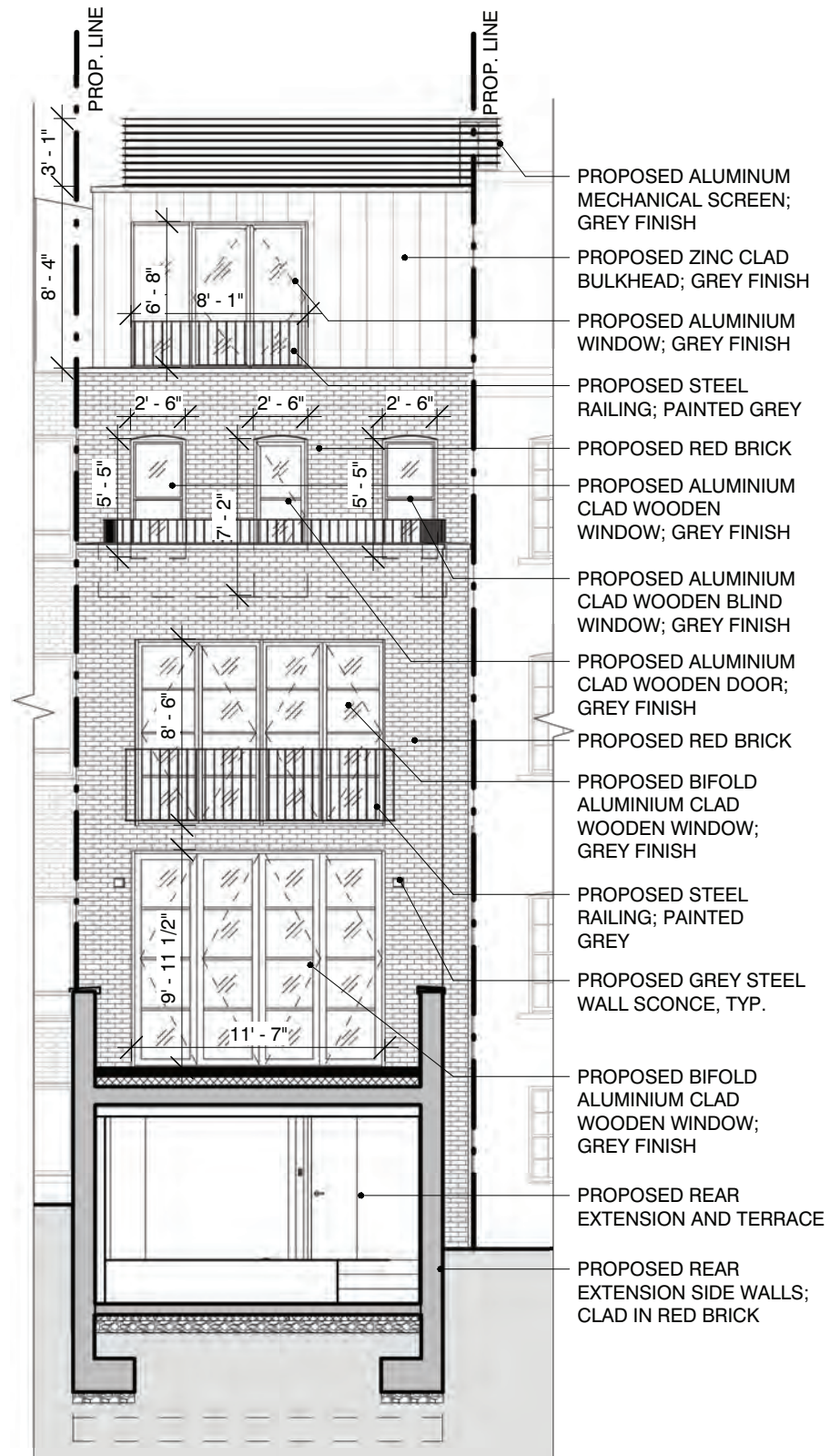




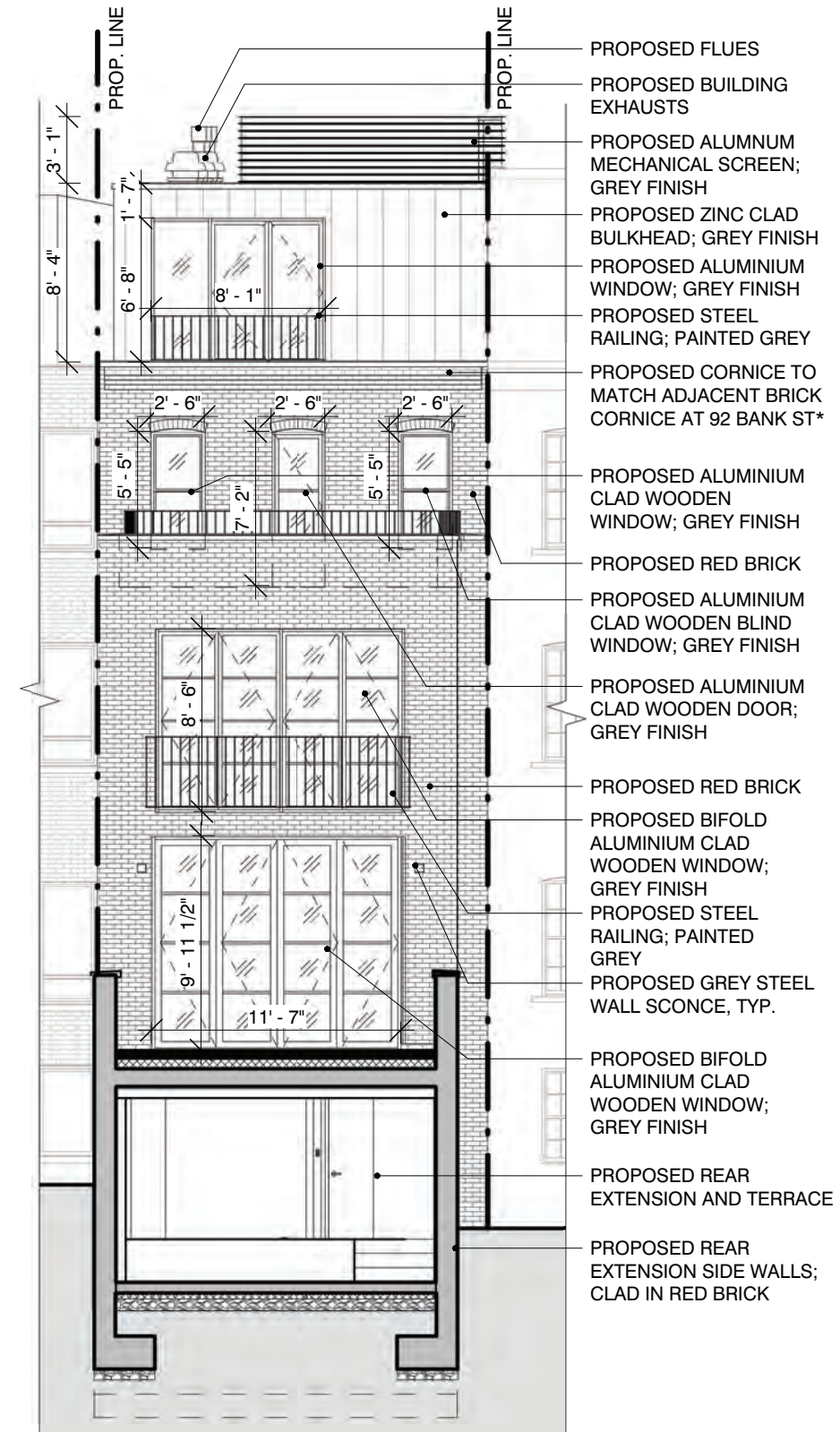
PREVIOUSLY PROPOSED NORTH ELEVATION (07/08 PRESENTATION)
SCALE=1/8"=1'-0"



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



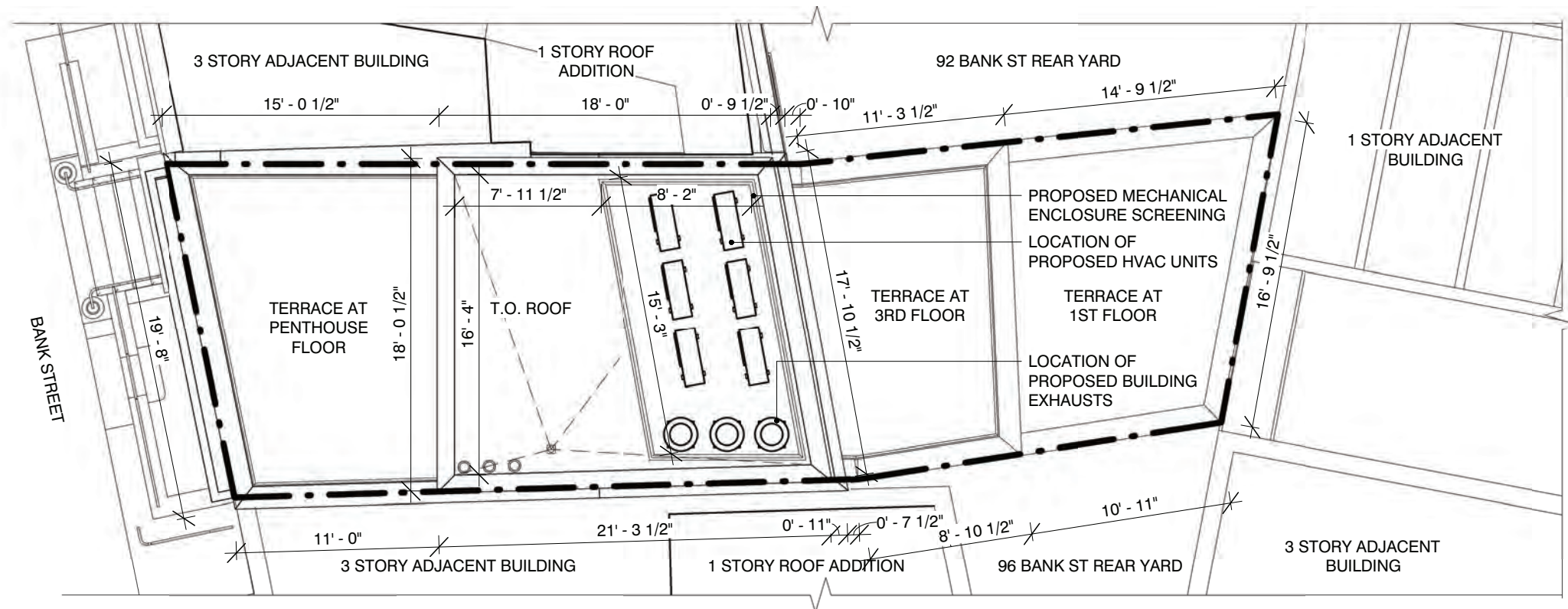
PREVIOUSLY PROPOSED SOUTH ELEVATION (07/08 PRESENTATION)
SCALE=1/8"=1'-0"



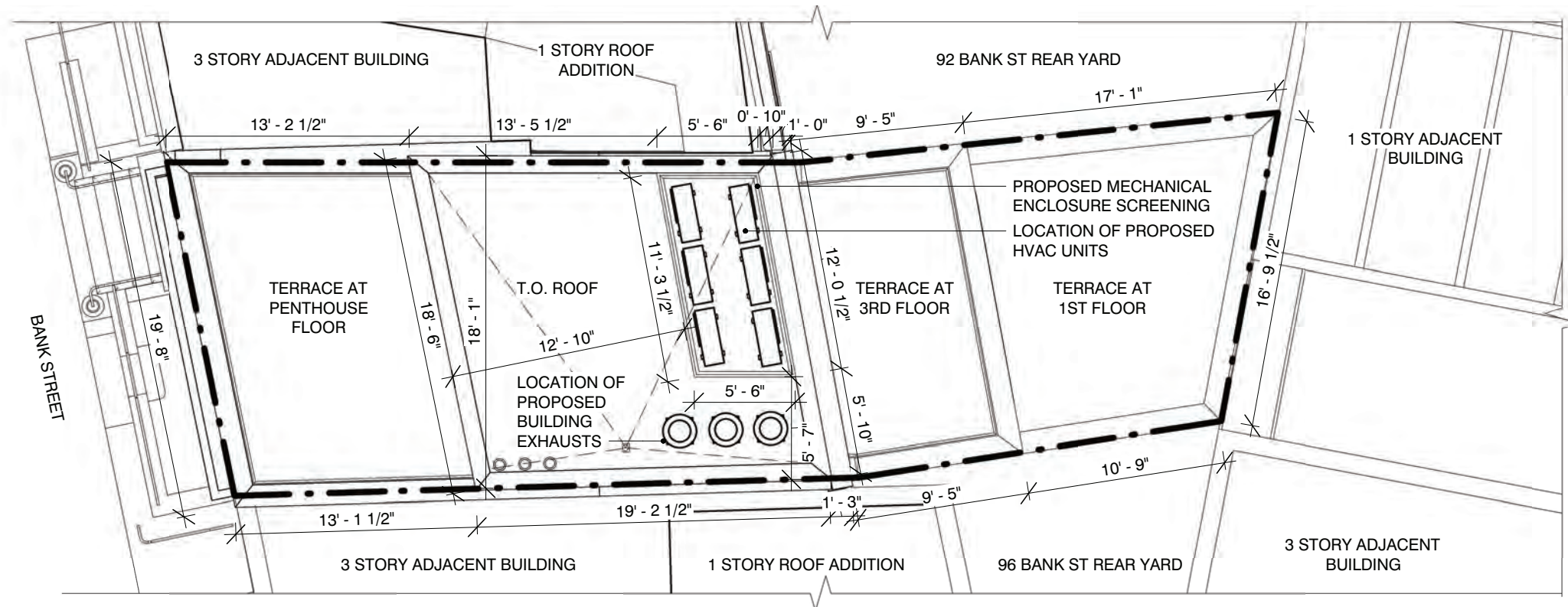
PROPOSED SOUTH ELEVATION
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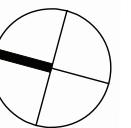
*BRICK CORNICE AT REAR
FACADE OF 92 BANK ST



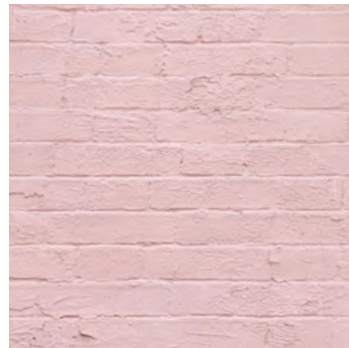
PREVIOUSLY PROPOSED SITE PLAN (07/08 PRESENTATION)



PROPOSED SITE PLAN



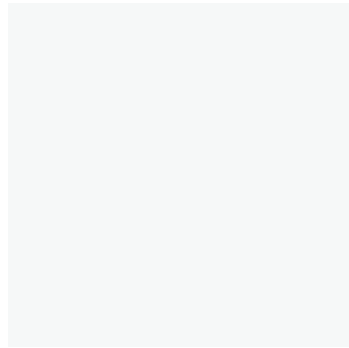
SCALE = 1/8" = 1'-0"



EXISTING PINK PAINTED BRICK TO BE RESTORED



EXISTING DETAIL TO BE RESTORED



PROPOSED OFF WHITE PAINT FOR NEW FRONT WINDOWS



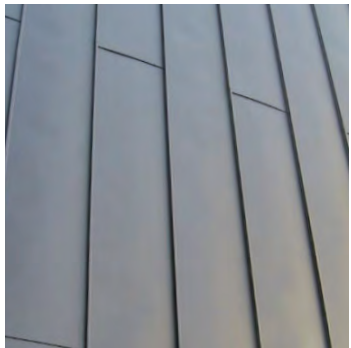
PROPOSED OFF WHITE PAINT FOR EXISTING ENTRY DOOR



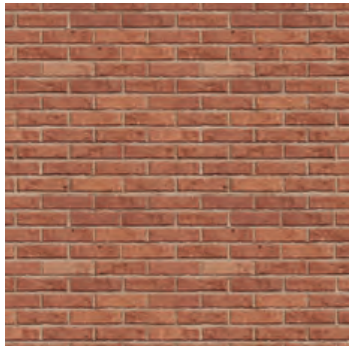
PROPOSED NORTH ELEVATION
SCALE=1/8"=1'-0"



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



PROPOSED GREY ZINC CLADDING FOR BULKHEAD



PROPOSED RED FULL MODULAR BRICK



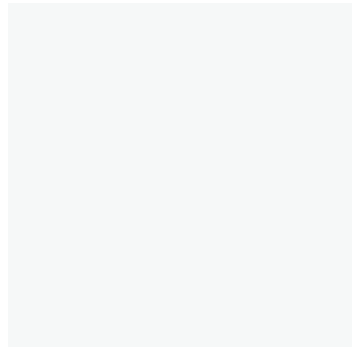
PROPOSED GREY COLOR FOR WINDOW AND DOOR TRIM, RAILINGS, AND MECHANICAL SCREEN



EXISTING PINK PAINTED
BRICK TO BE RESTORED



EXISTING DETAIL TO BE
RESTORED



PROPOSED OFF WHITE PAINT
FOR NEW FRONT WINDOWS



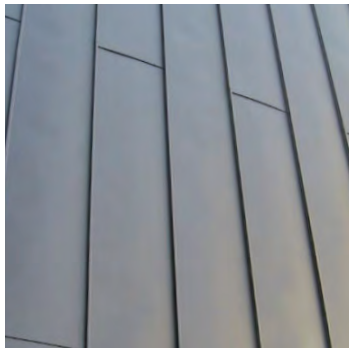
PROPOSED OFF WHITE PAINT
FOR EXISTING ENTRY DOOR



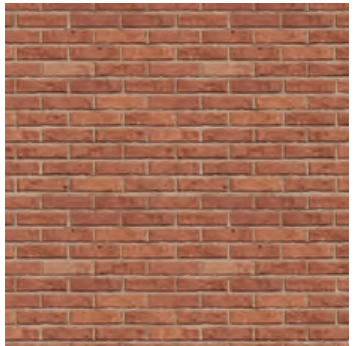
PROPOSED NORTH ELEVATION
SCALE=1/8"=1'-0"



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



PROPOSED GREY ZINC
CLADDING FOR BULKHEAD



PROPOSED RED FULL
MODULAR BRICK



PROPOSED GREY COLOR
FOR WINDOW AND DOOR
TRIM, RAILINGS, AND
MECHANICAL SCREEN



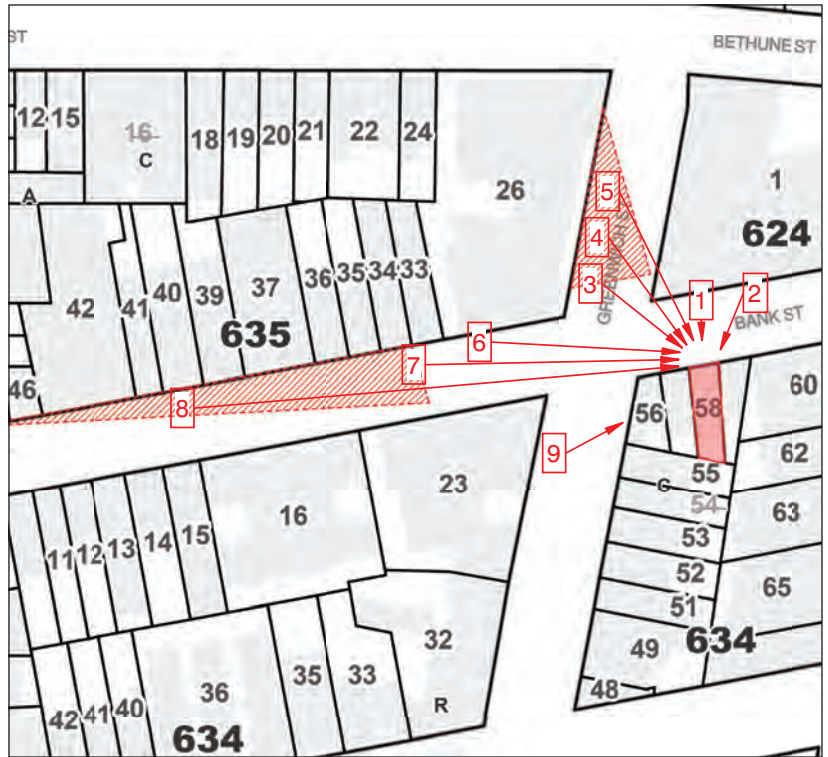
1 - VIEW FROM BANK ST.
(2025/04/25)



2 - VIEW FROM BANK ST.
(2025/04/25)



3 - VIEW FROM GREENWICH ST.
(2025/04/25)



VISIBILITY MAP



4 - VIEW FROM GREENWICH ST.
(2025/04/25)

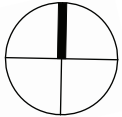


5 - VIEW FROM GREENWICH ST.
(2025/04/25)

KEY

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

 PHOTO REFERENCE





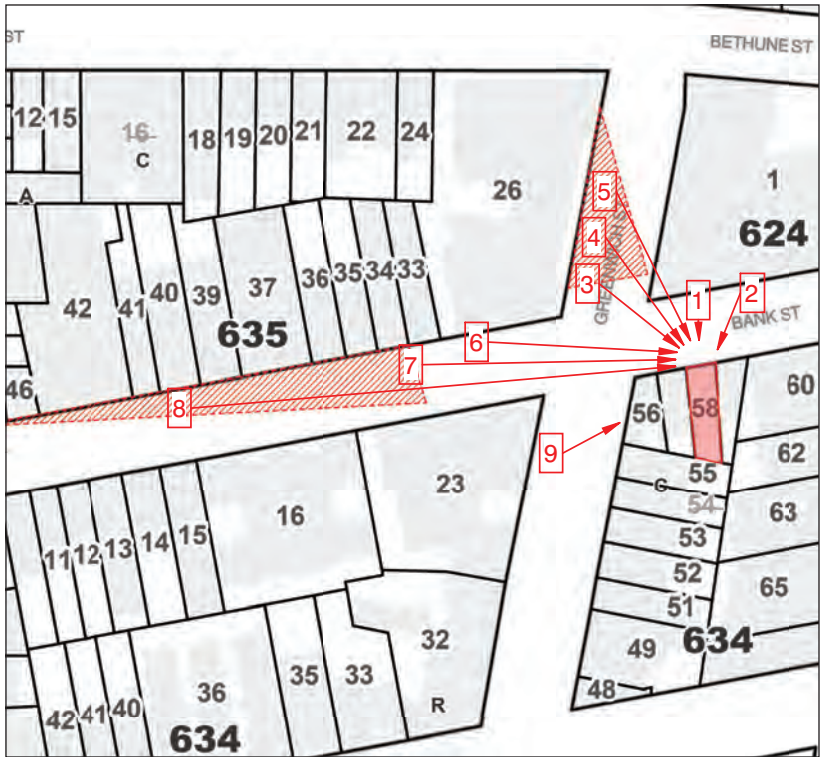
1 - VIEW FROM BANK ST.
(2025/07/22)



2 - VIEW FROM BANK ST.
(2025/07/22)



3 - VIEW FROM GREENWICH ST.
(2025/07/22)



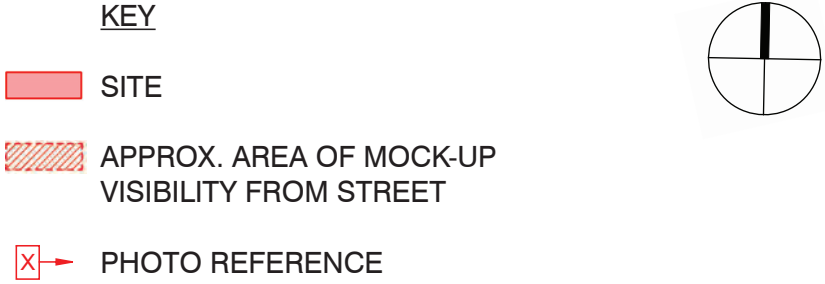
VISIBILITY MAP



4 - VIEW FROM GREENWICH ST.
(2025/07/22)



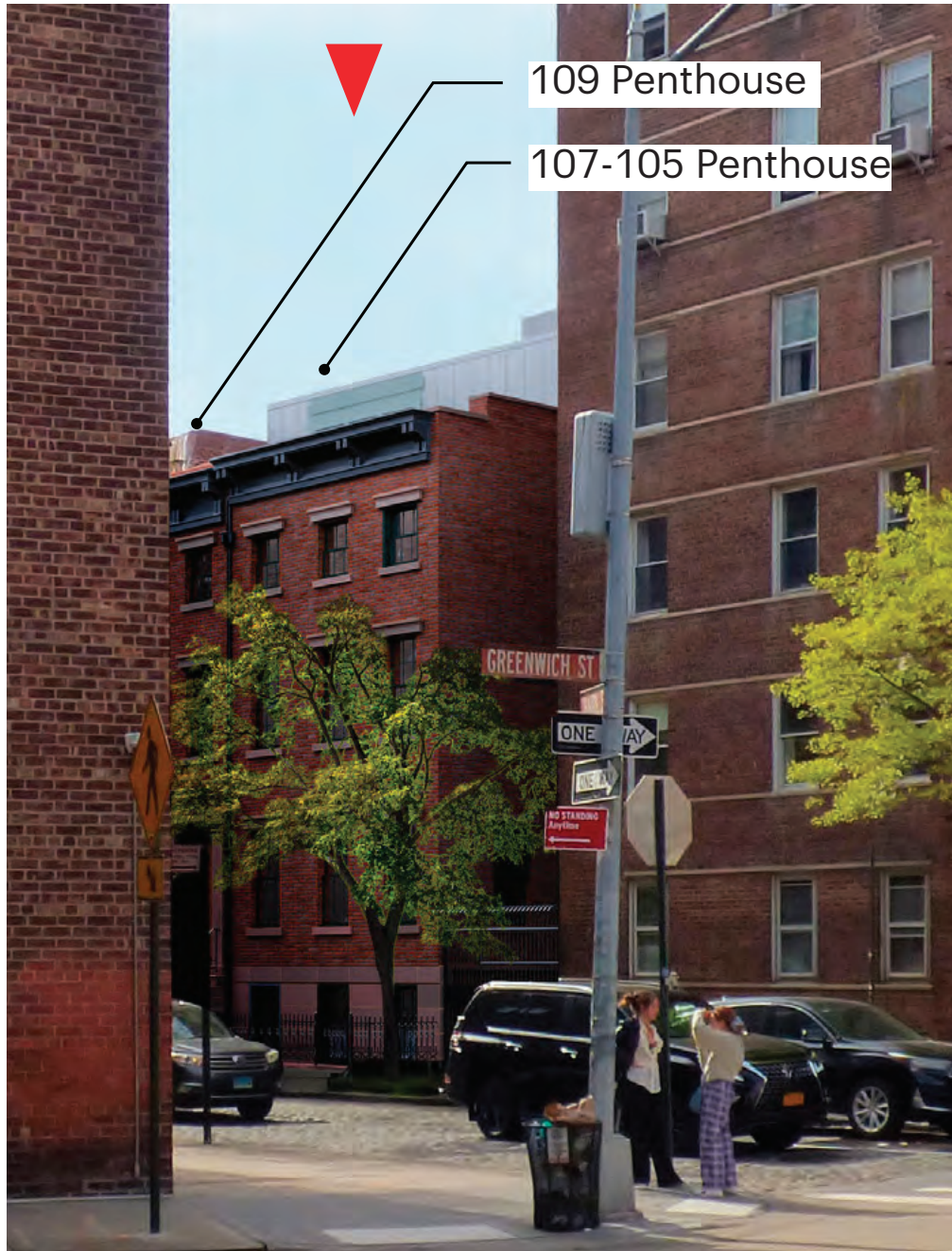
5 - VIEW FROM GREENWICH ST.
(2025/07/22)



MOCK-UP VIEWS

94 BANK ST
NEW YORK, NY

LPC PUBLIC HEARING
AUGUST 5TH, 2025



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




LPC PUBLIC HEARING
AUGUST 5TH, 2025

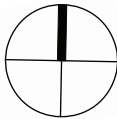


3 - ROOF ADDITION RENDERING, FROM BANK ST.



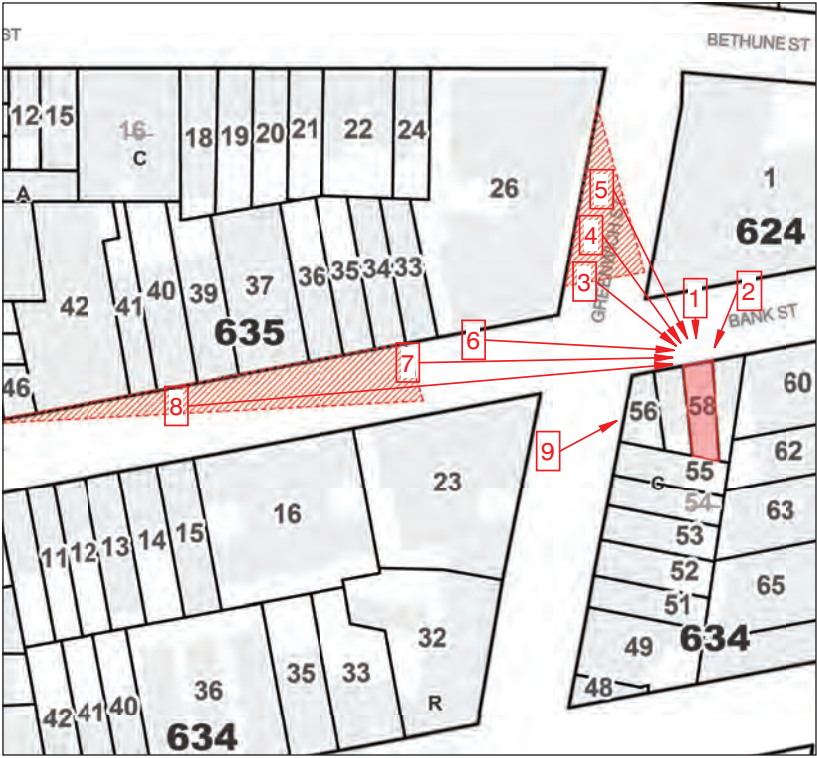
VISIBILITY MAP

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






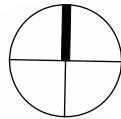


3 - ROOF ADDITION RENDERING, FROM BANK ST.



VISIBILITY MAP

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



94 BANK ST New York, NY

August 5th, 2025

Landmarks Preservation Commission Public Hearing

Appendix

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- 39 Existing & Proposed Longitudinal Section

abarchitekten





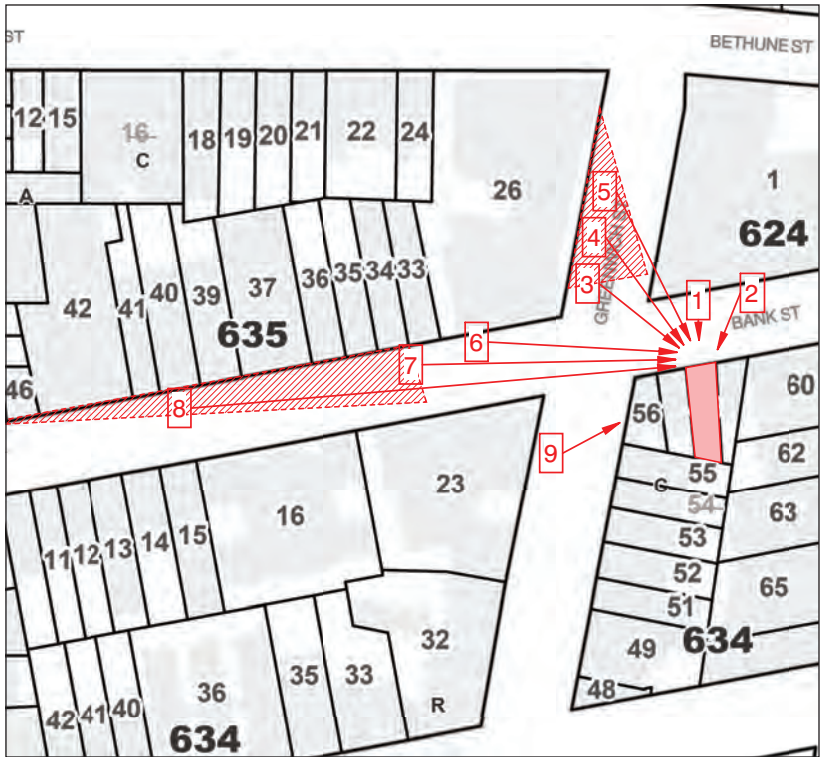
6 - VIEW FROM BANK ST.
(2025/07/22)



7 - VIEW FROM BANK ST.
(2025/07/22)



MOCK-UP AT ROOF
(2025/07/22)



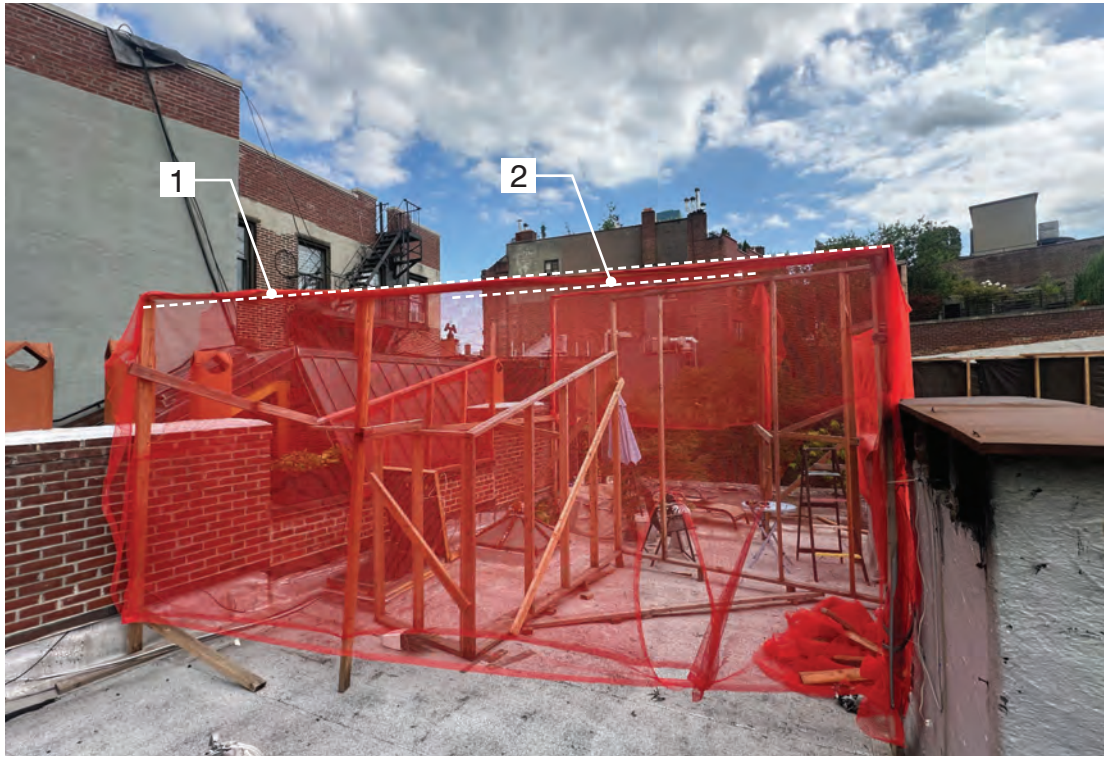
VISIBILITY MAP



8 - VIEW FROM BANK ST.
(2025/07/22)



9 - VIEW FROM GREENWICH ST.
(2025/07/22)



MOCK-UP AT ROOF
(2025/07/22)

KEY

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

 PHOTO REFERENCE

Notes:
1. Top edge of proposed penthouse
2. Top edge of proposed mechanical enclosure screening

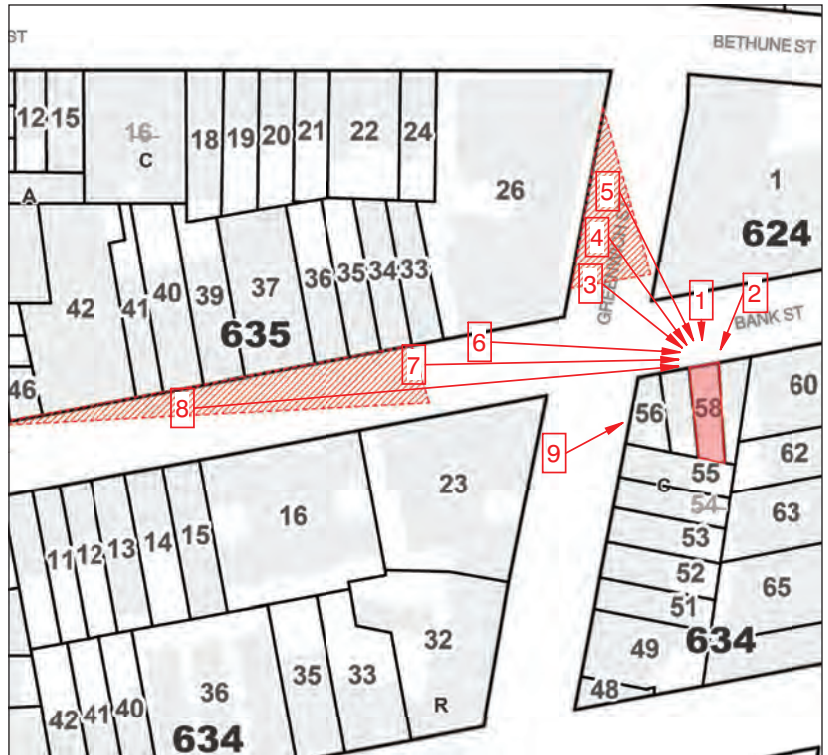
MOCK-UP VIEWS



6 - VIEW FROM BANK ST.
(2025/04/25)



7 - VIEW FROM BANK ST.
(2025/04/25)



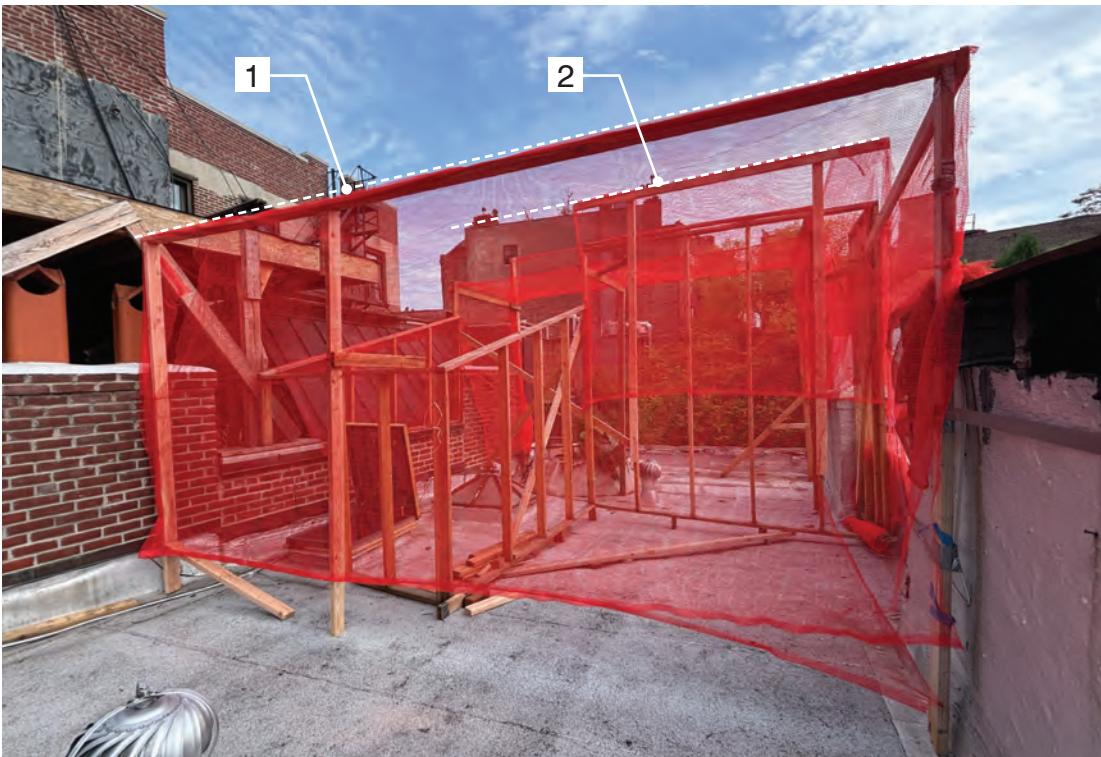
VISIBILITY MAP



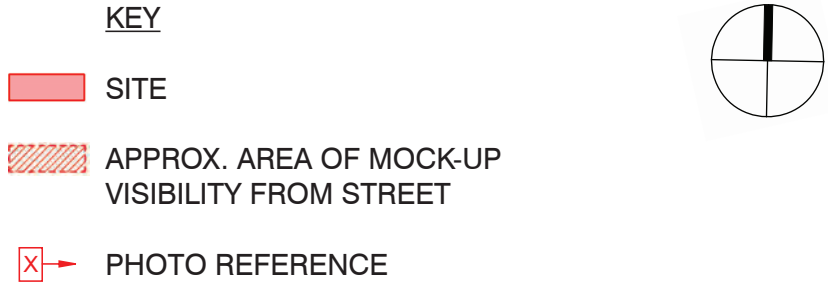
8 - VIEW FROM BANK ST.
(2025/04/25)



9 - VIEW FROM GREENWICH ST.
(2025/04/25)



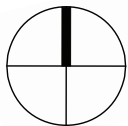
MOCK-UP AT ROOF
(2025/04/25)



Notes:
1. Top edge of proposed penthouse
2. Top edge of proposed mechanical enclosure screening

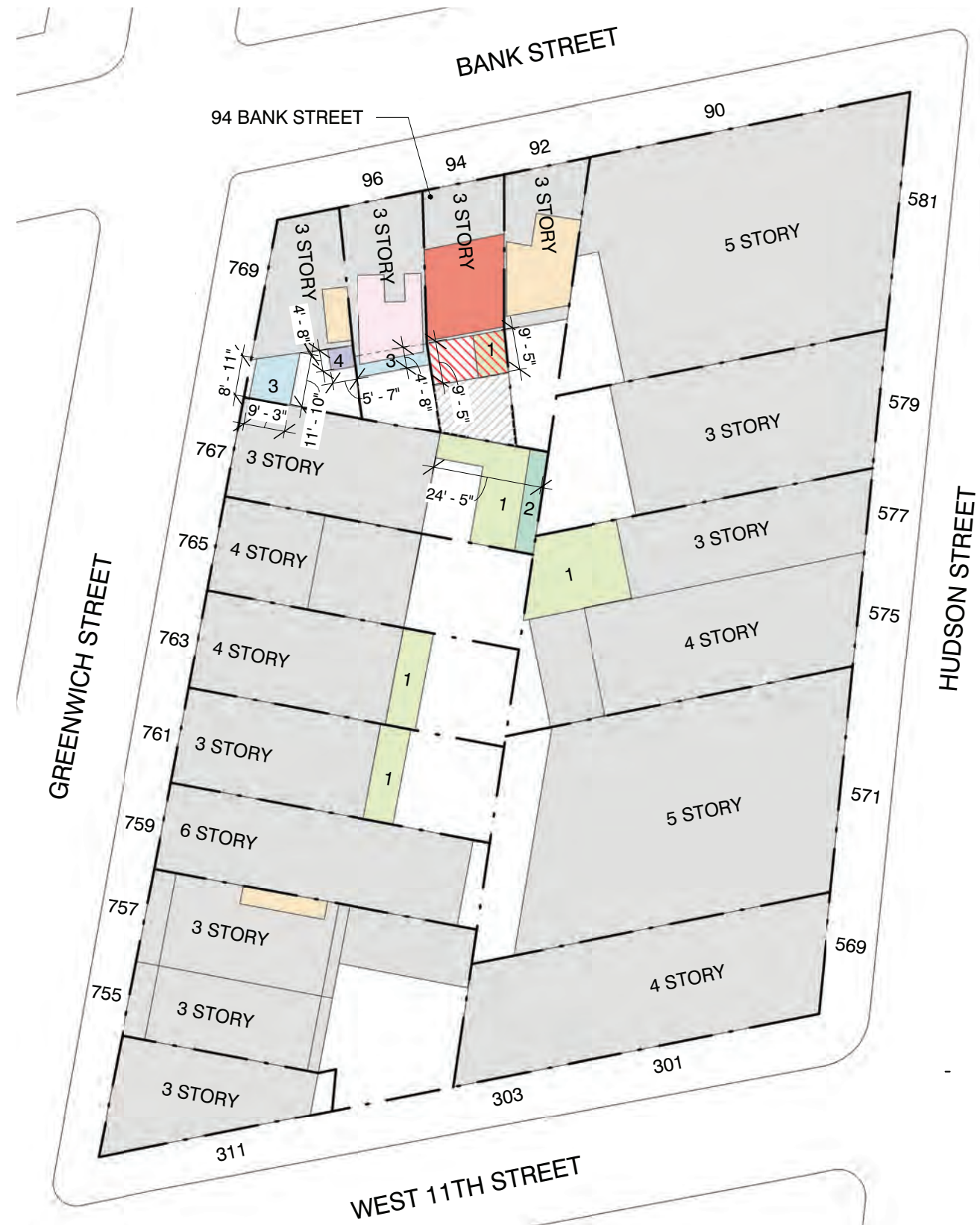
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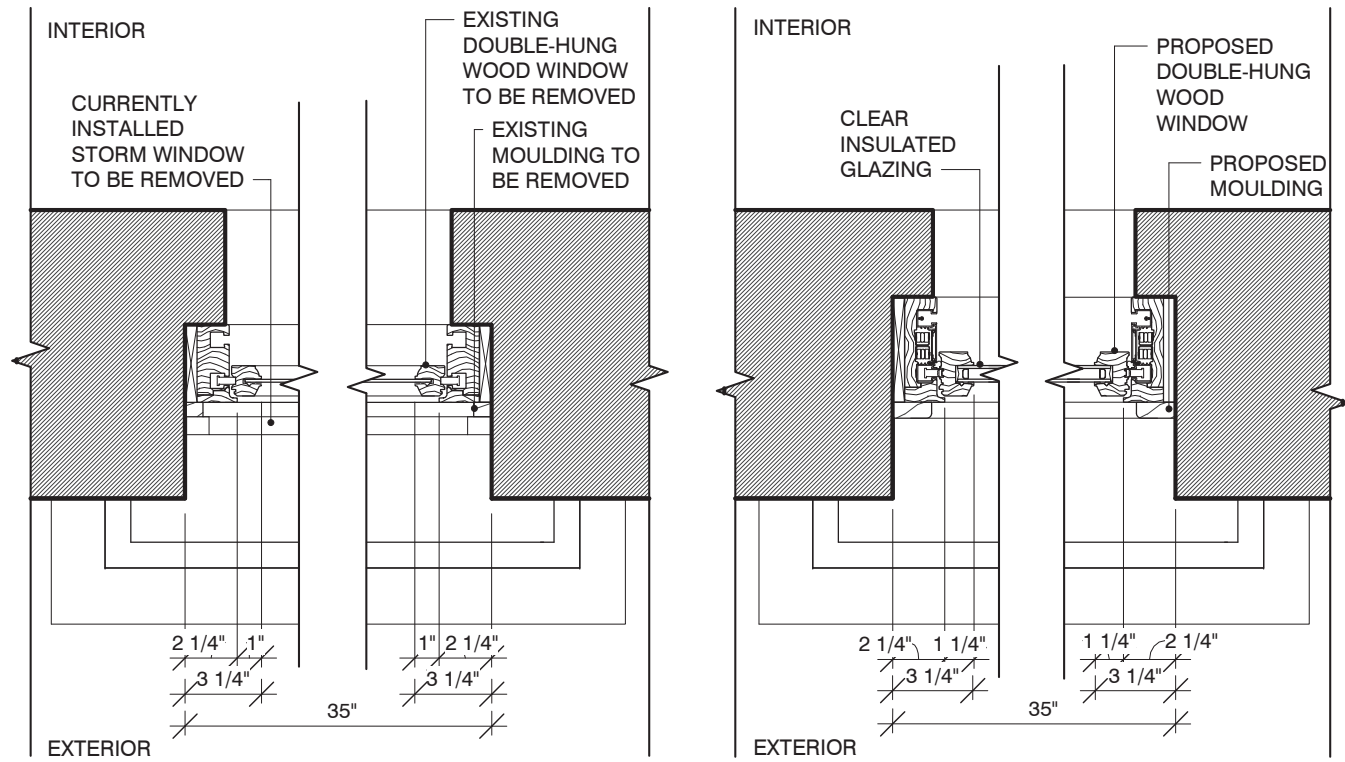
- BUILDING
- 1 STORY ADDITION
- 2 STORY ADDITION
- 3 STORY ADDITION
- 4 STORY ADDITION
- ROOFTOP ADDITION
- APPROVED ROOFTOP ADDITION
- 94 BANK ST. PROPOSED ROOFTOP ADDITION
- 94 BANK ST. PROPOSED REAR ADDITION
- 94 BANK ST. PROPOSED BASEMENT ADDITION



KEY:

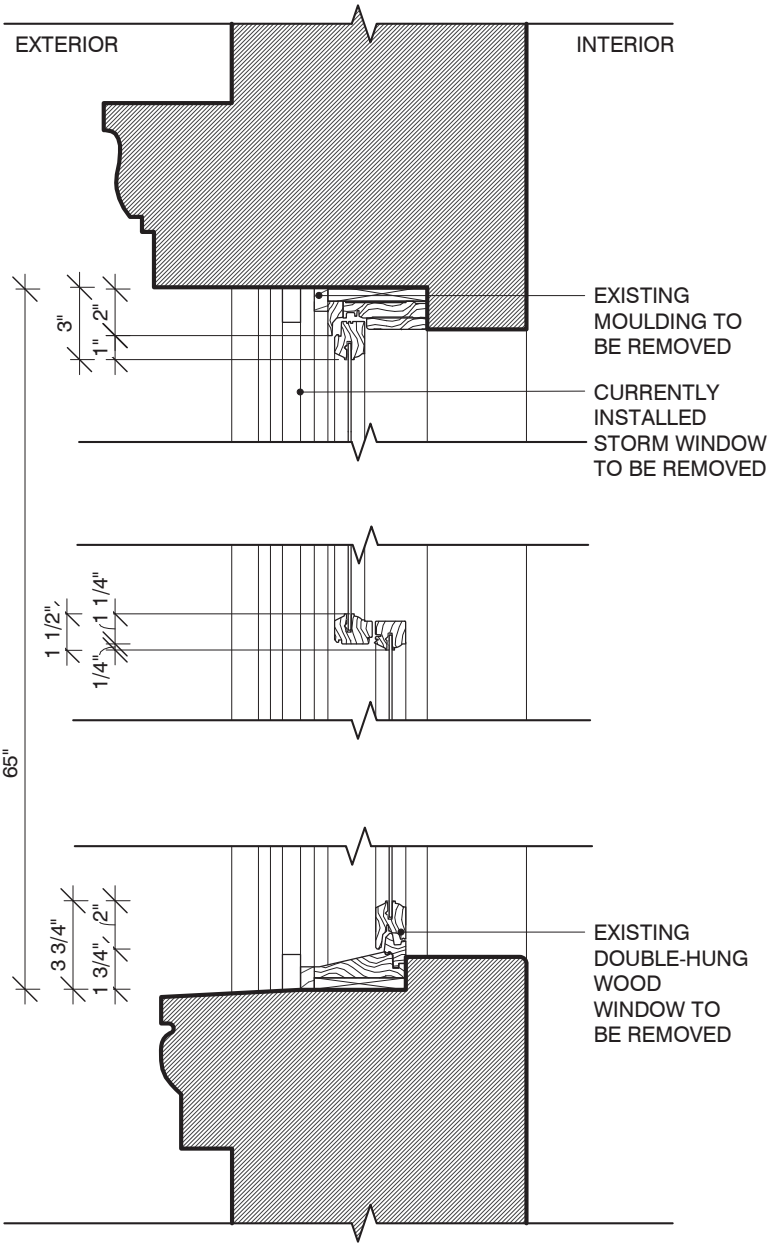
- BUILDING
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- 94 BANK ST. PROPOSED REAR ADDITION
- 94 BANK ST. PROPOSED BASEMENT ADDITION



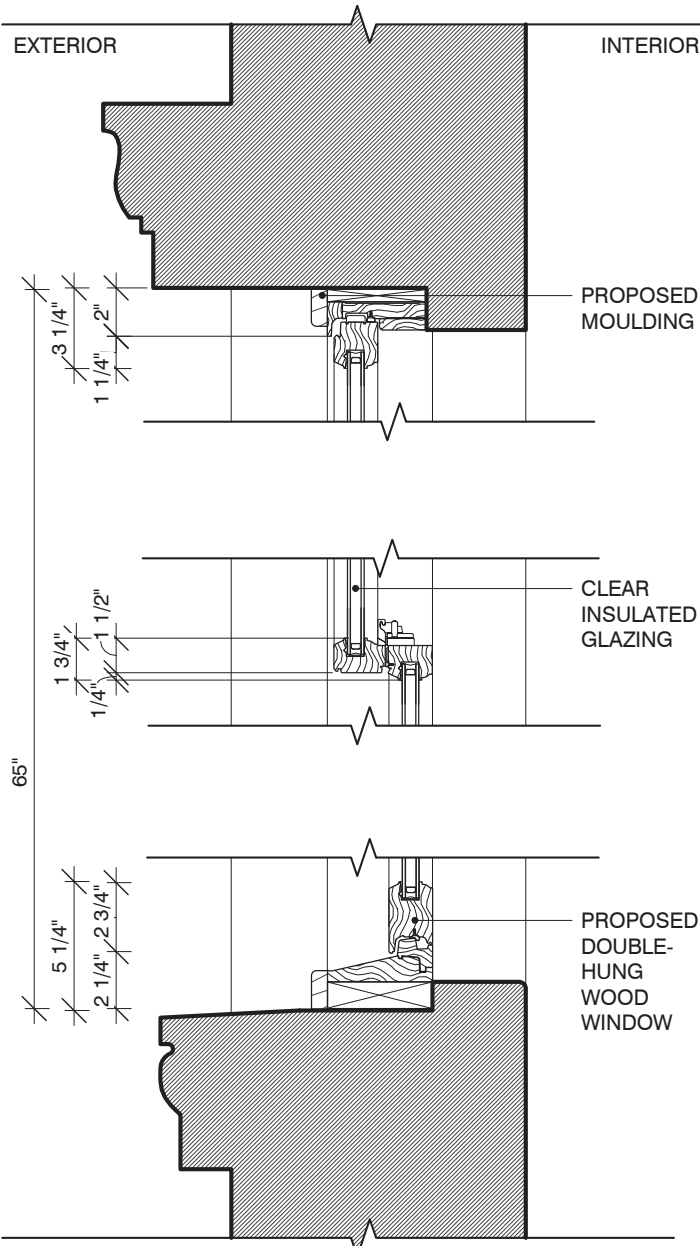


EXISTING WINDOW, TYP.
PLAN DETAIL

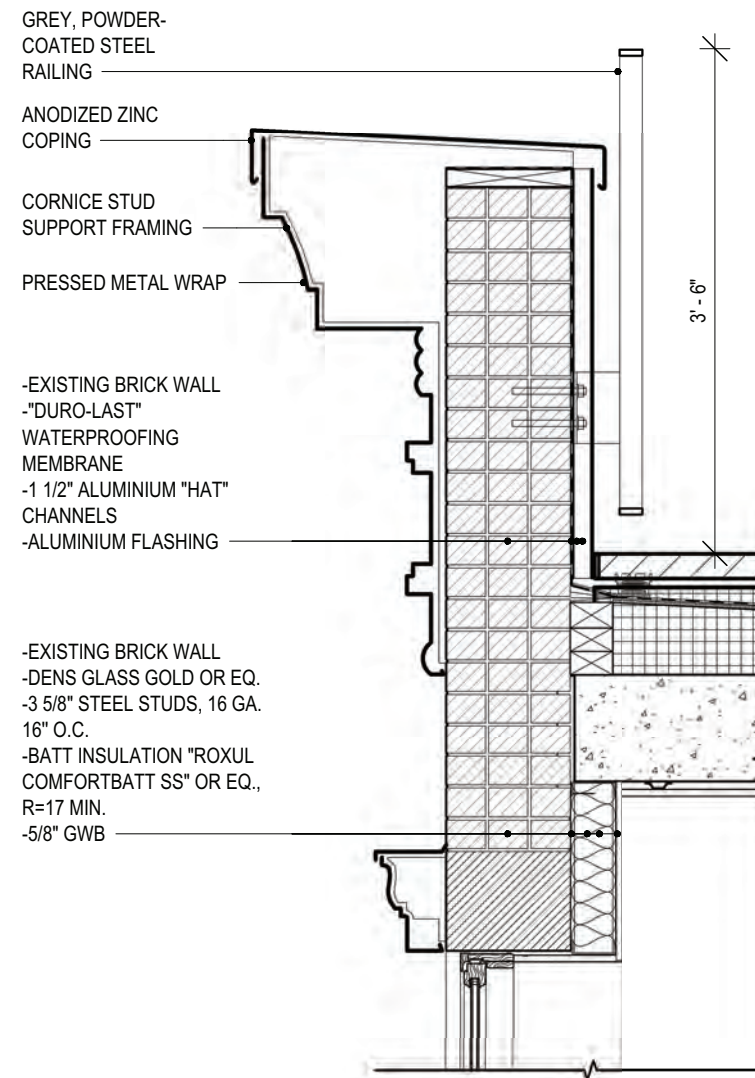
PROPOSED WINDOW, TYP.
PLAN DETAIL



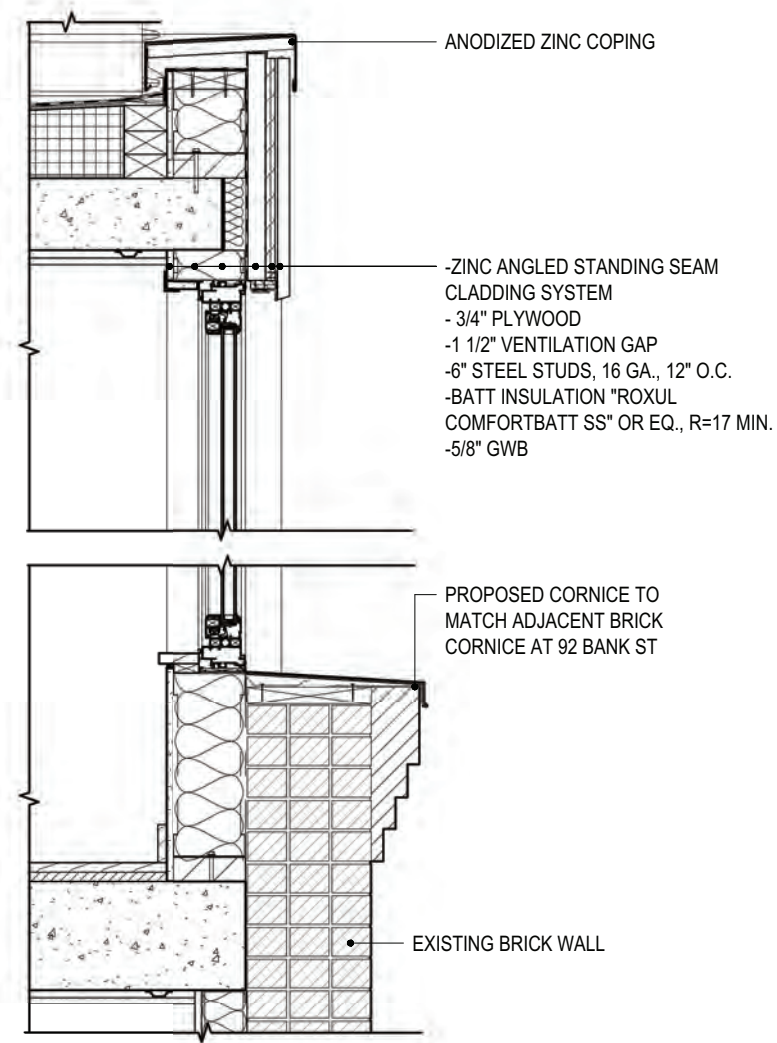
EXISTING WINDOW, TYP.
SECTION DETAIL



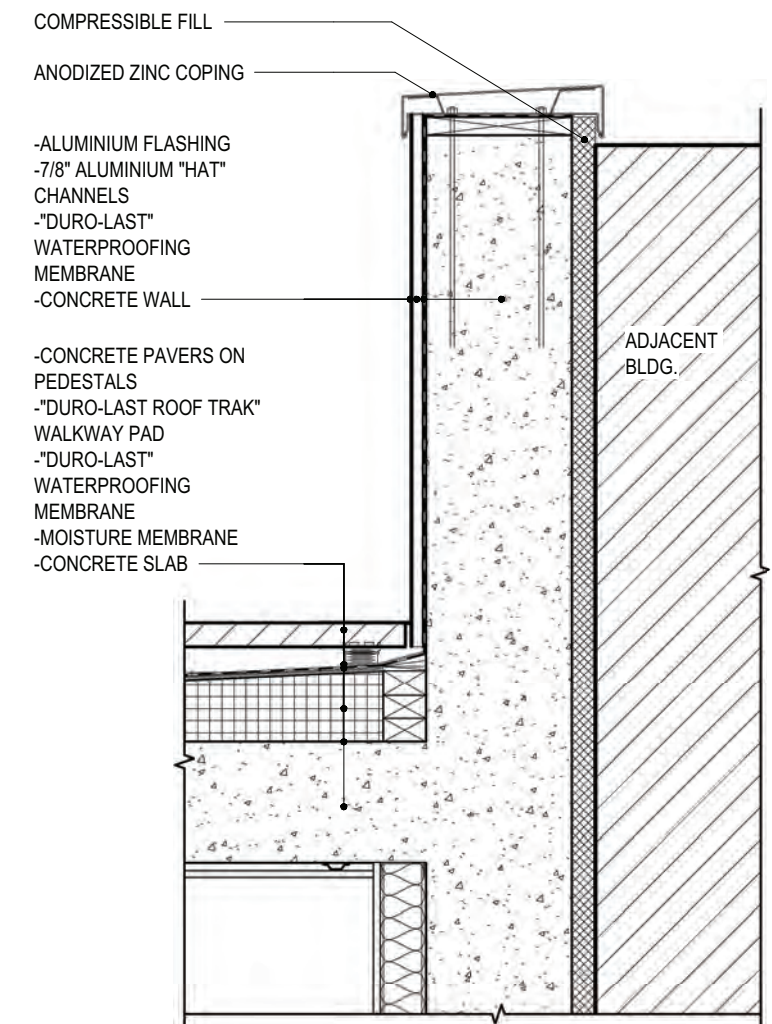
PROPOSED WINDOW, TYP.
SECTION DETAIL



SECTION DETAIL A
SCALE= 3/4"=1'-0"



SECTION DETAIL B
SCALE= 3/4"=1'-0"



SECTION DETAIL C
SCALE= 3/4"=1'-0"



EXISTING ENTRY



CORNICE



2ND FLOOR WINDOWS



1940 TAX PHOTO
NYCMA



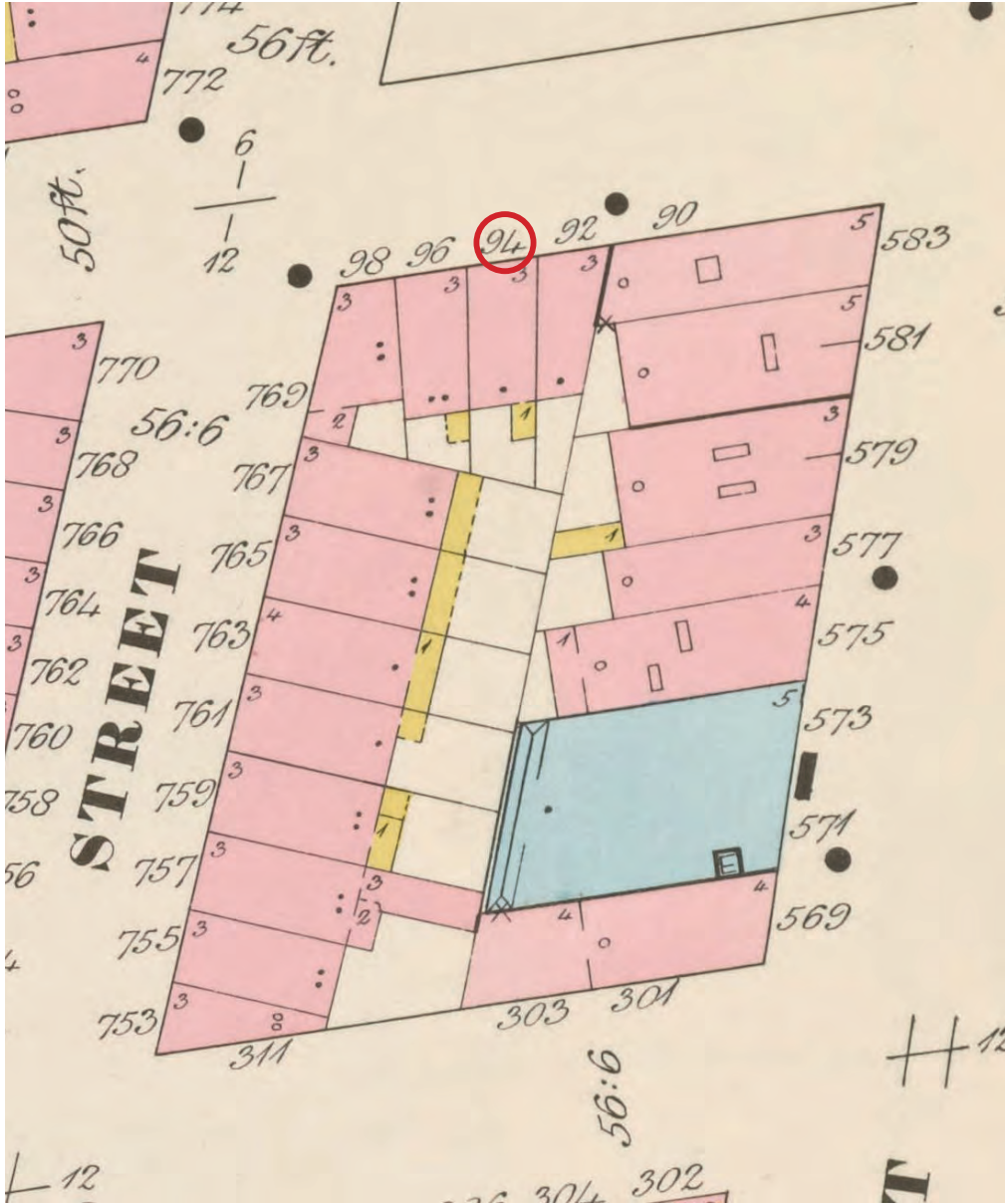
CURRENT CONDITION



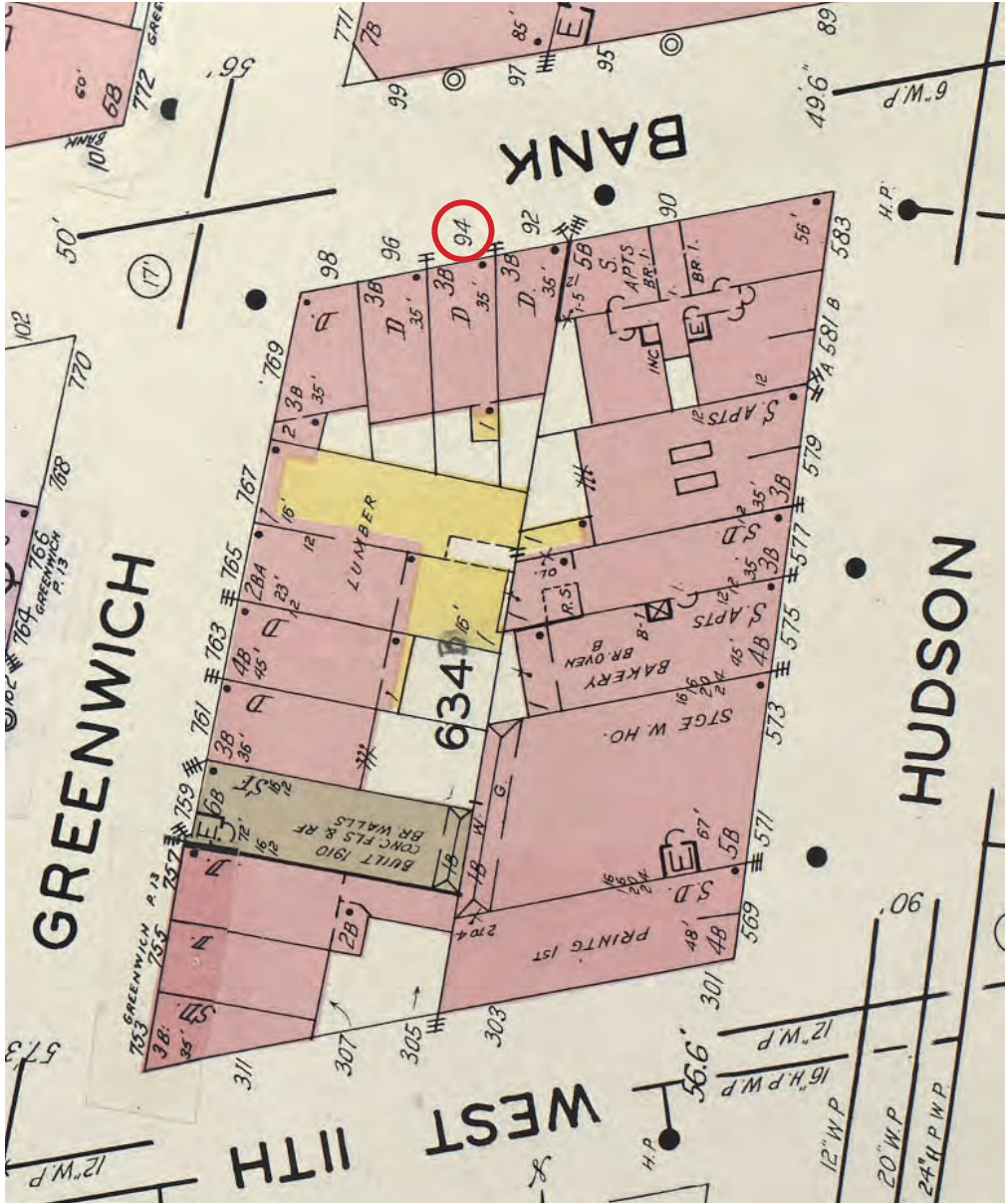
1876, NYHS



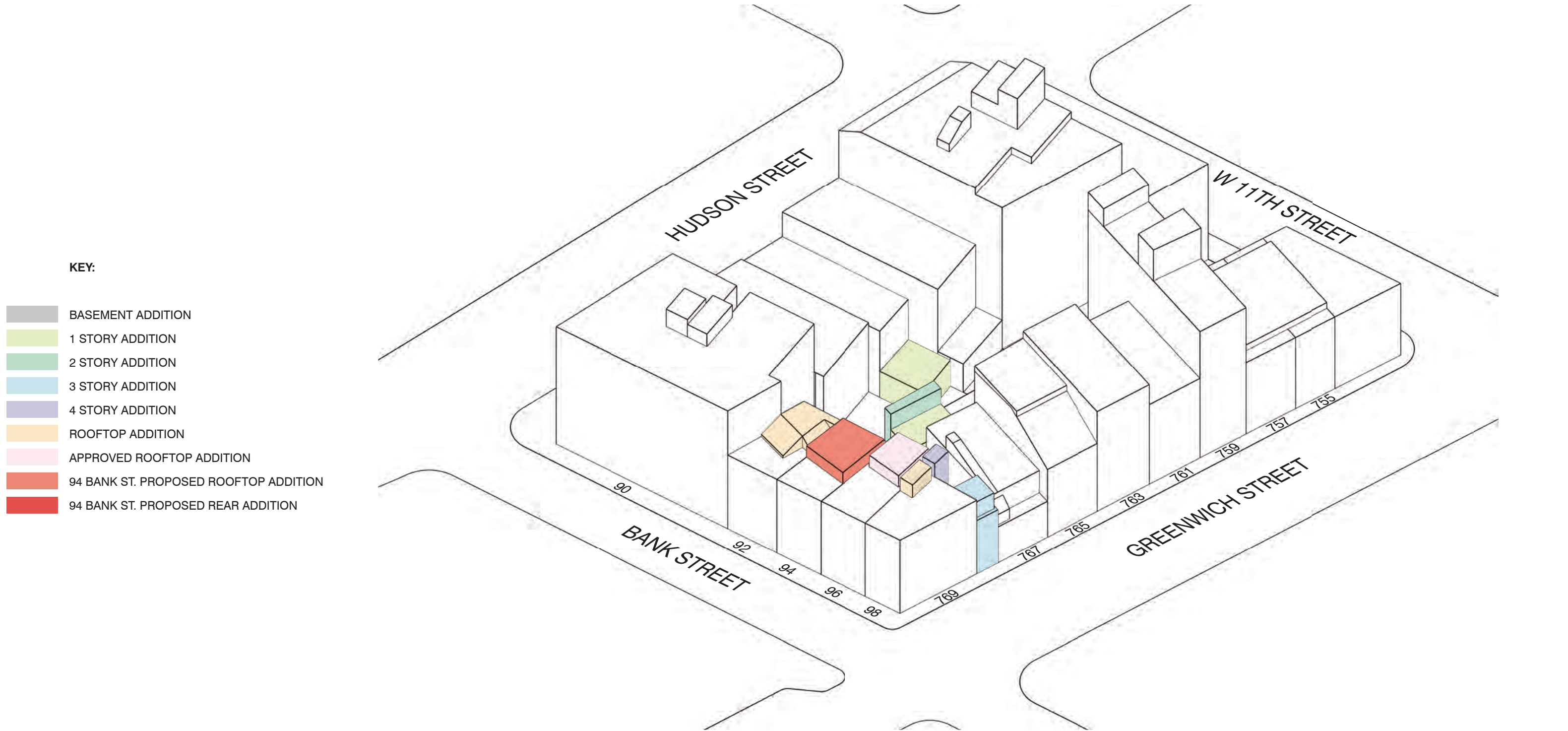
1859 PERRIS MAP

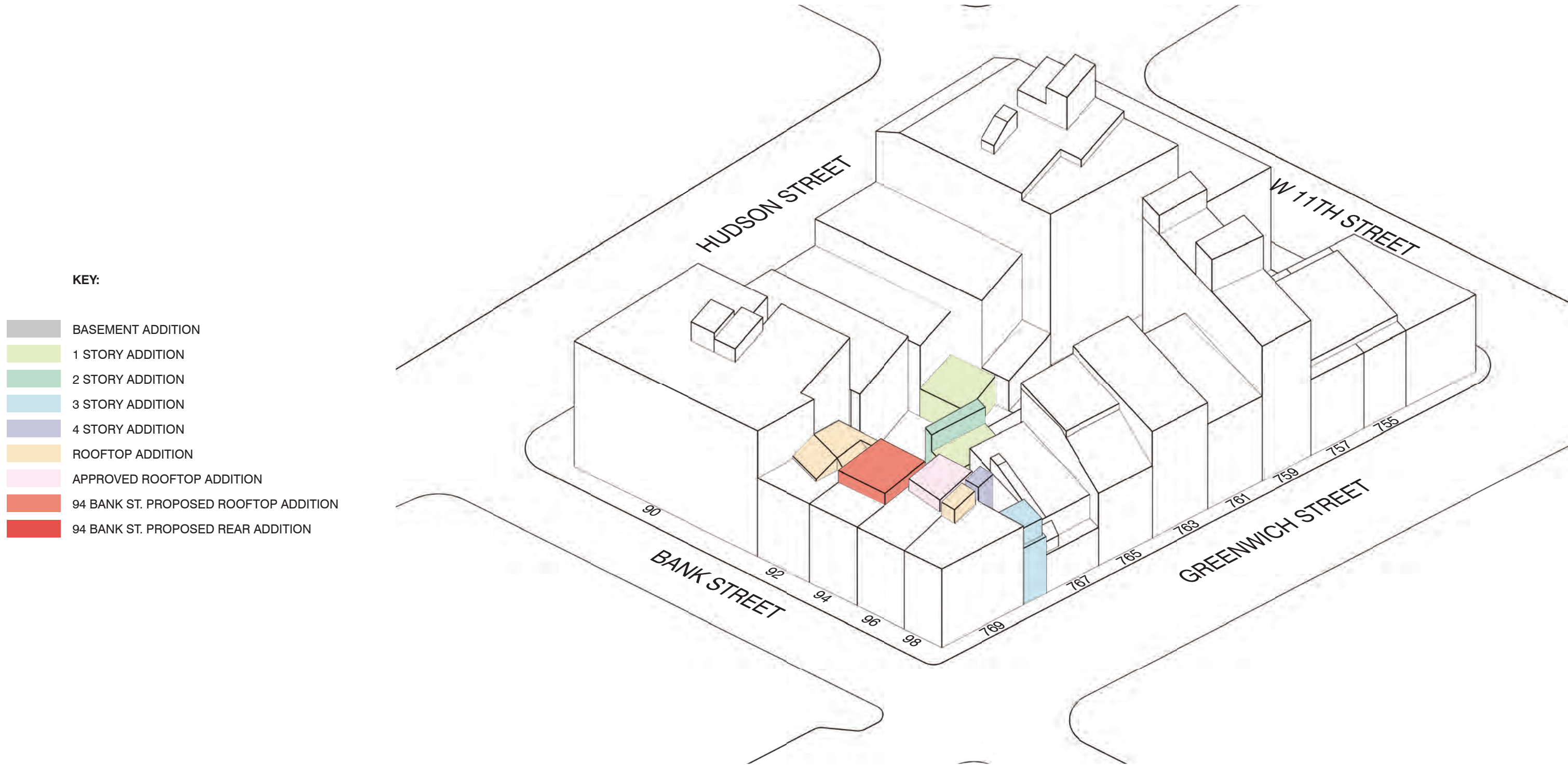


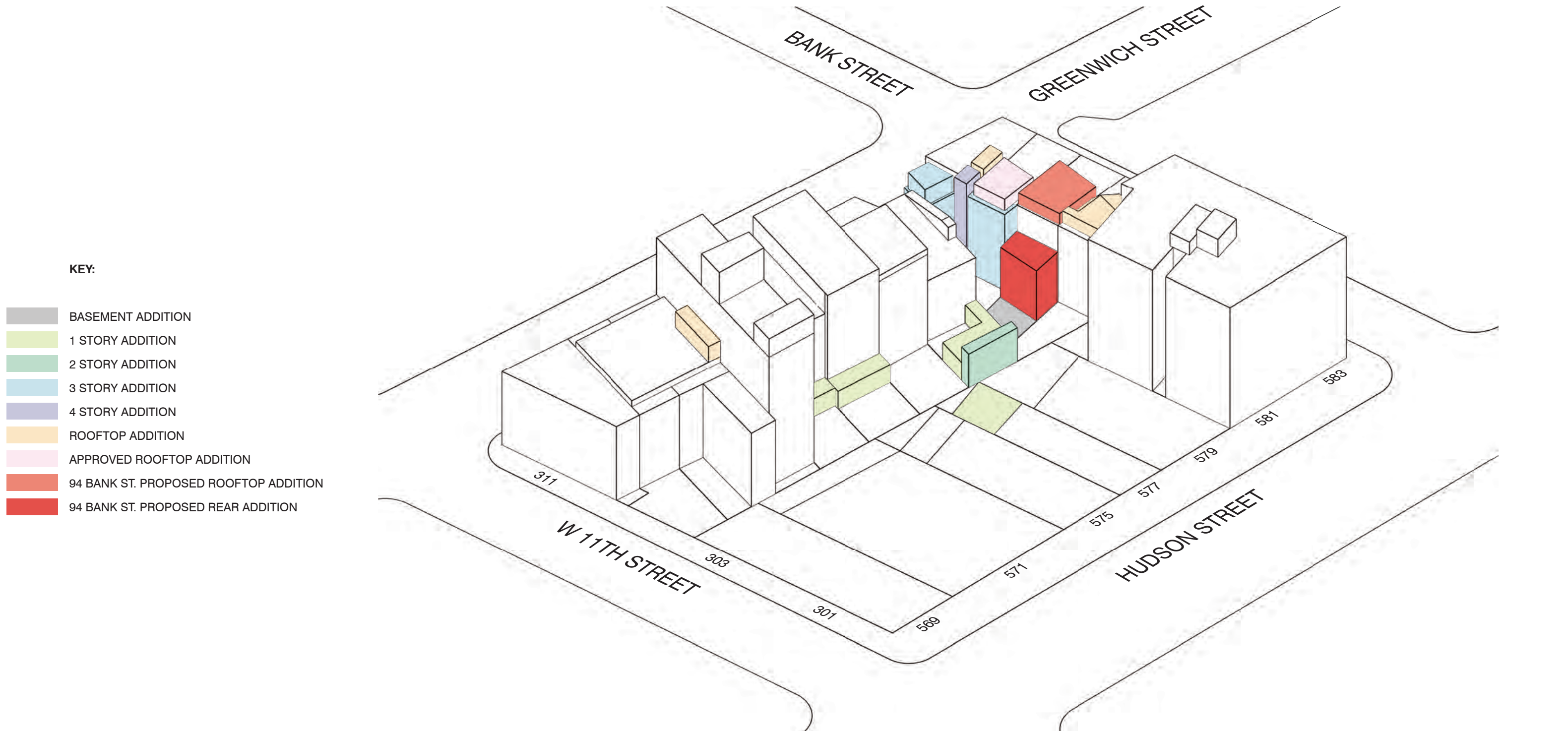
1895 SANBORN MAP

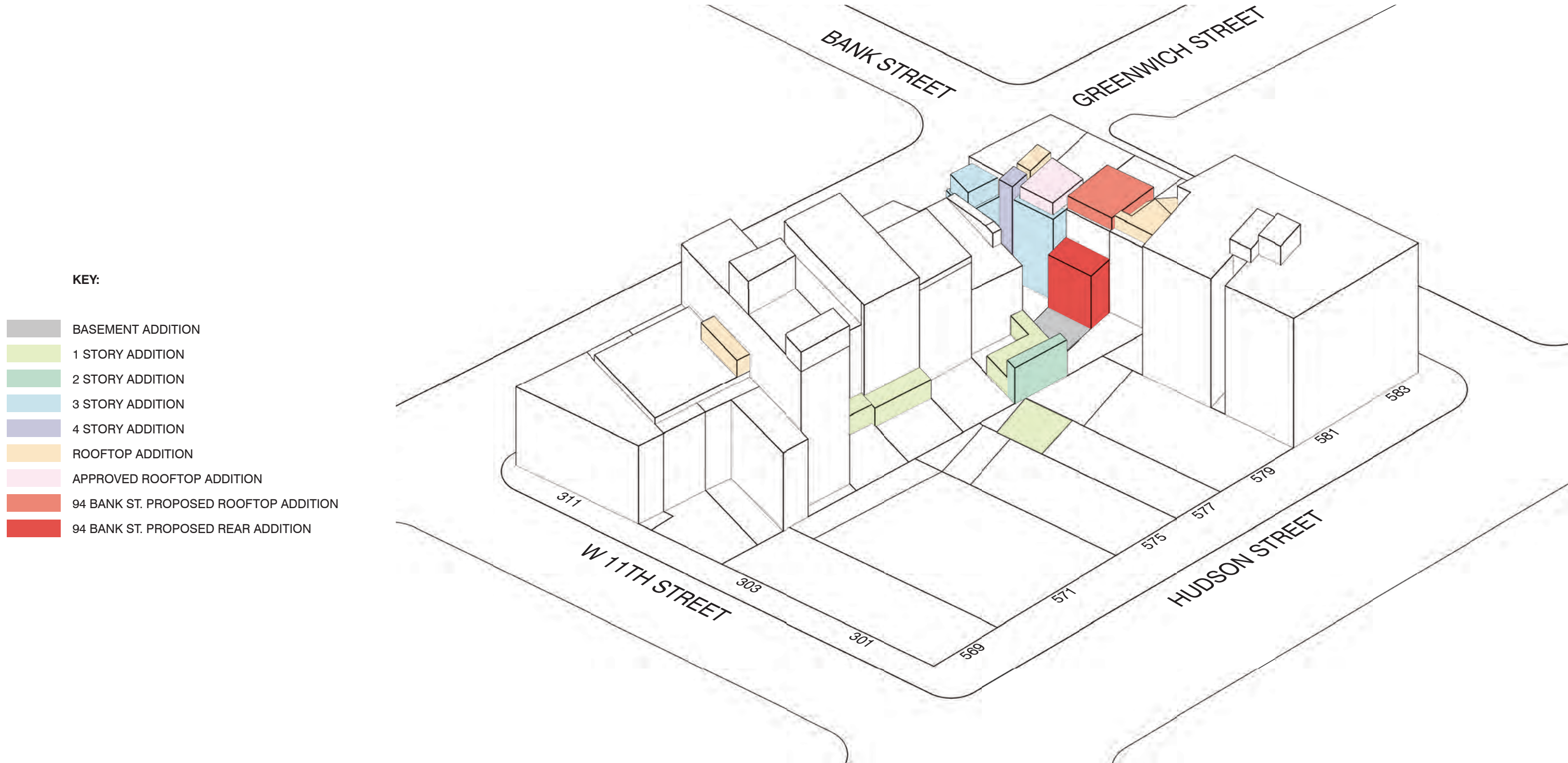


1950 SANBORN MAP











VIEW TO THE SOUTH



VIEW TO THE EAST



VIEW TO THE WEST



REFERENCE PLAN



FACADE AT REAR YARD



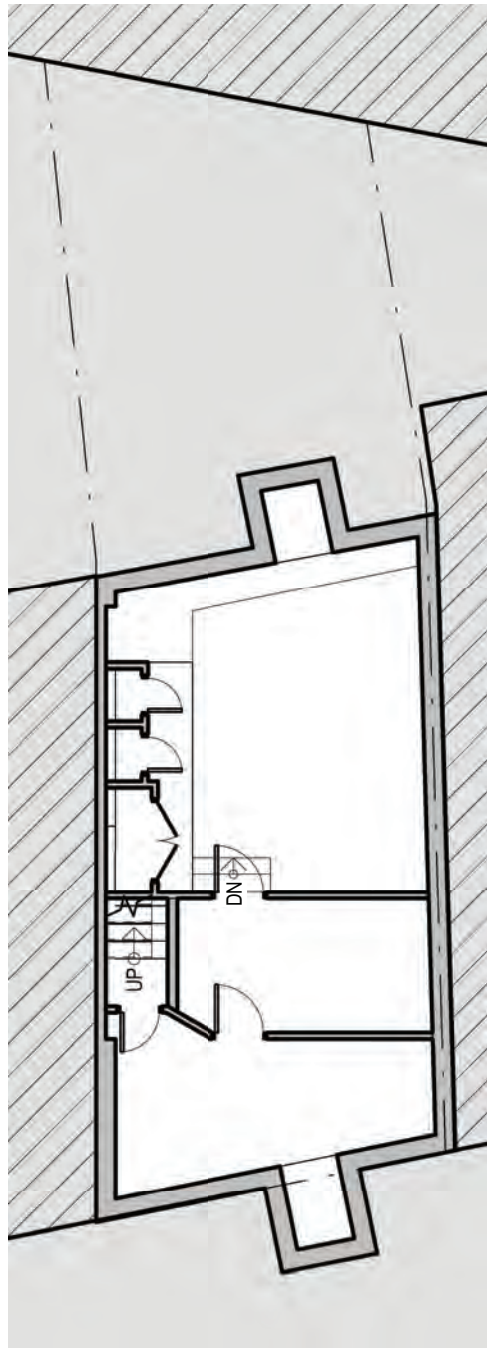
REAR FACADE CLOSE-UP



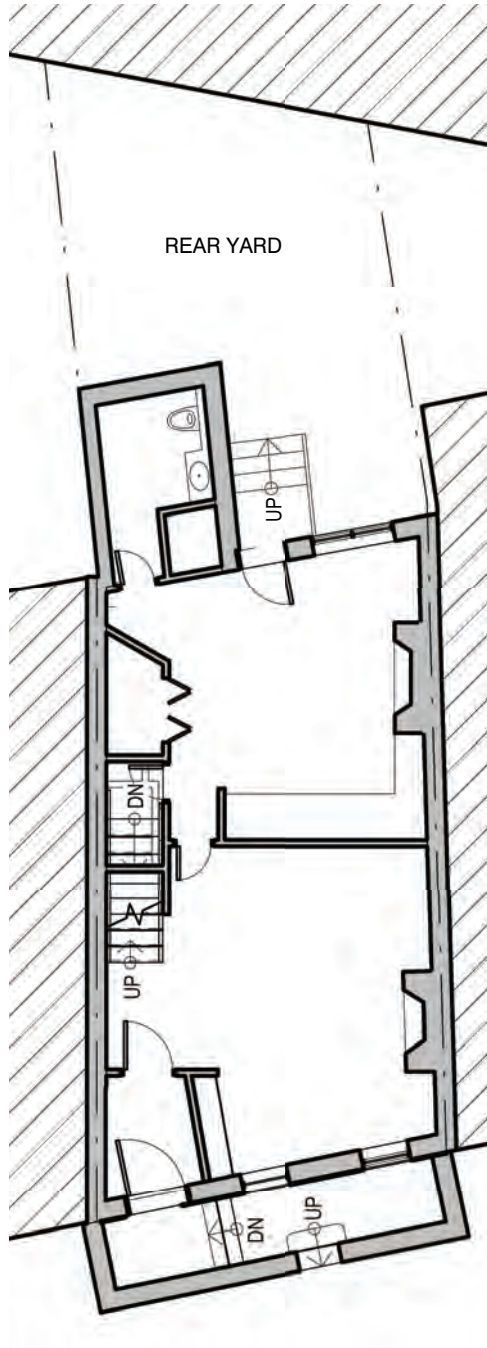
REAR FACADE WINDOW CLOSE-UP



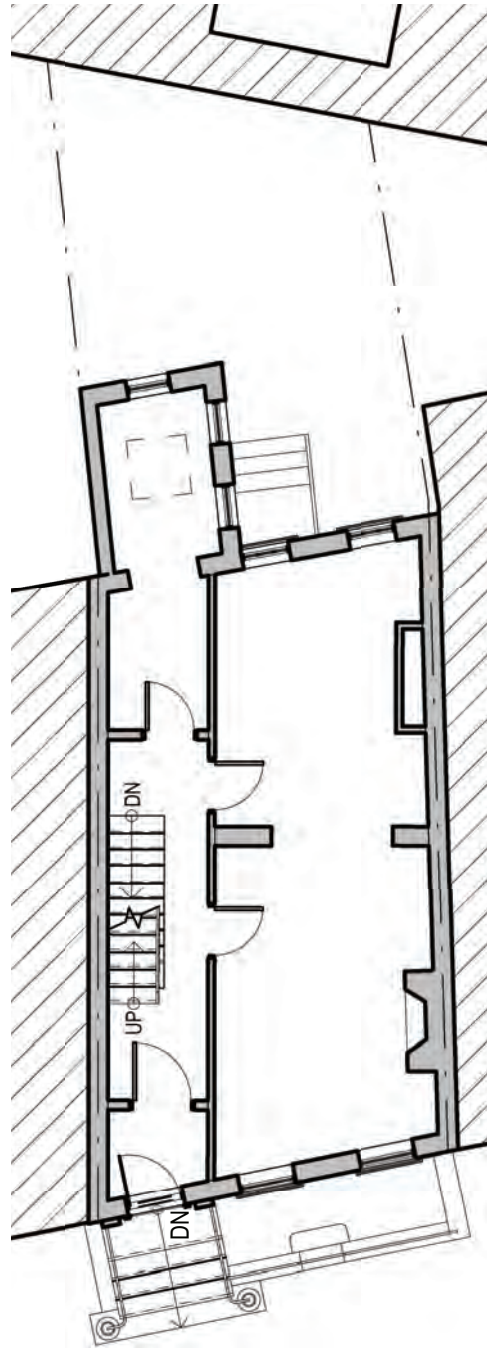
BRICK CORNICE REFERENCE AT REAR FACADE OF 92 BANK ST



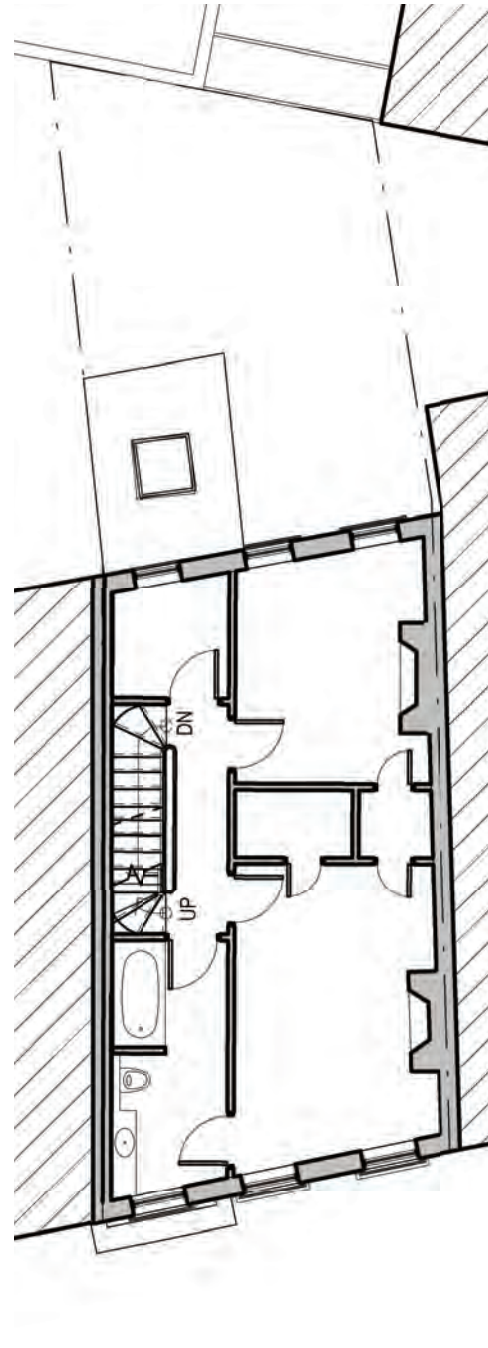
EXISTING CELLAR



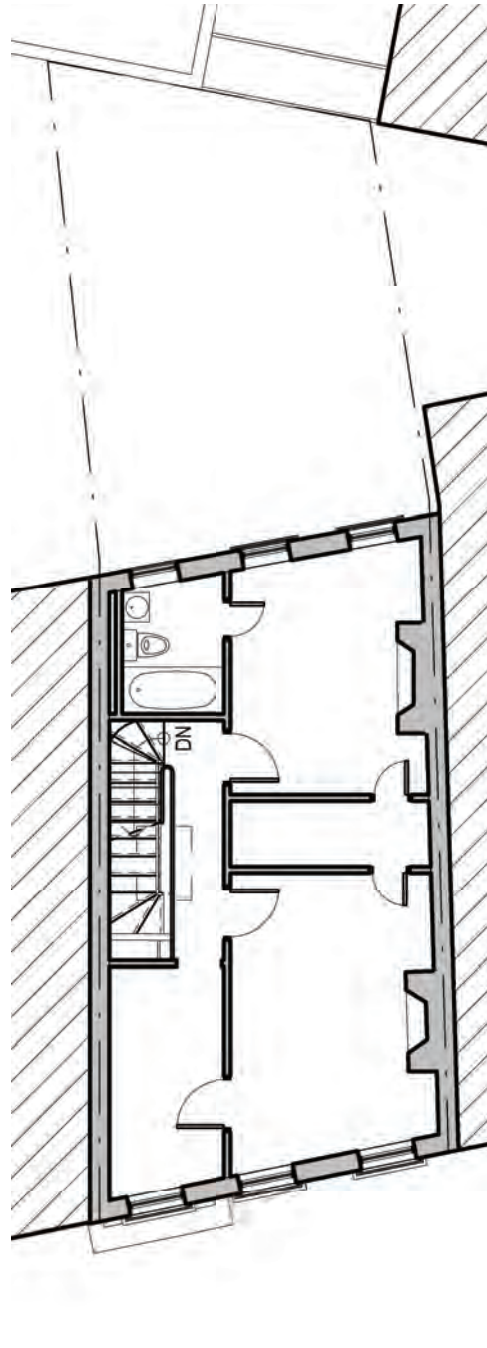
EXISTING BASEMENT



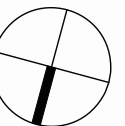
EXISTING 1ST FLOOR



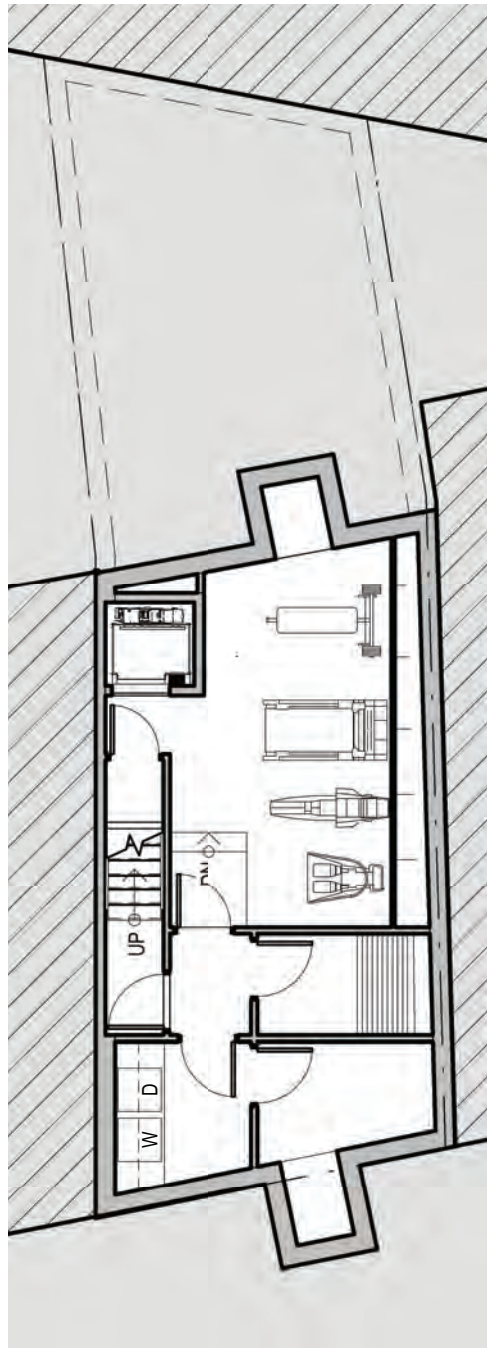
EXISTING 2ND FLOOR



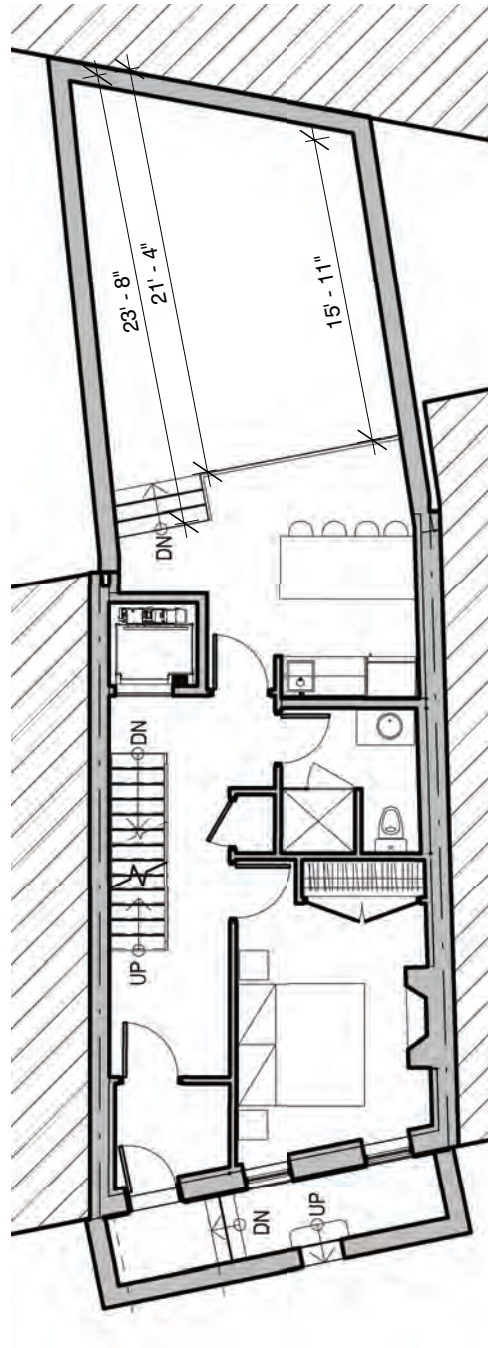
EXISTING 3RD FLOOR



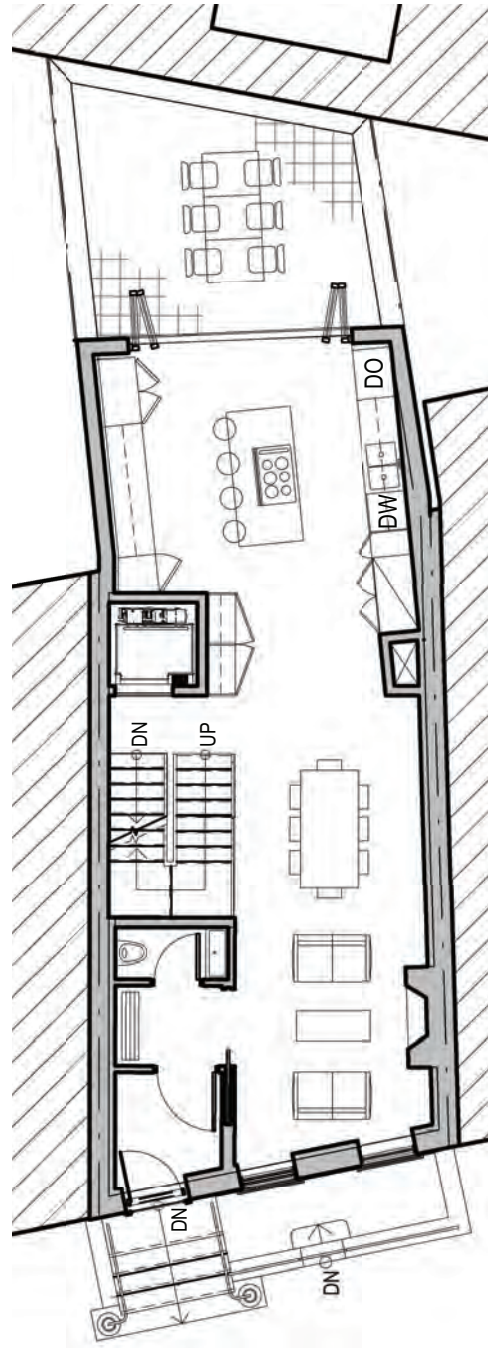
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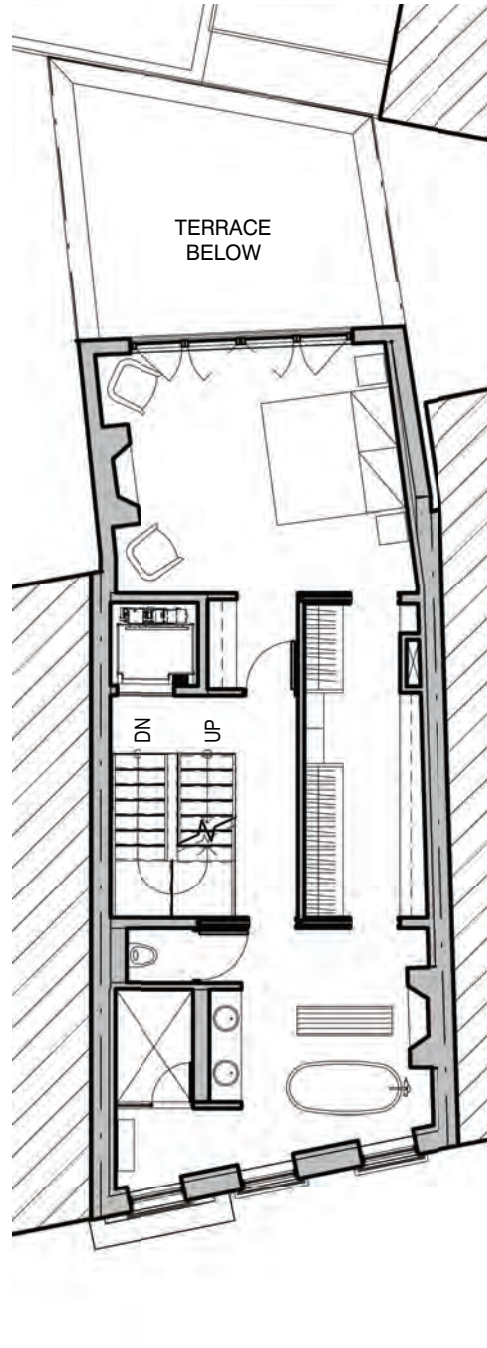
PROPOSED CELLAR



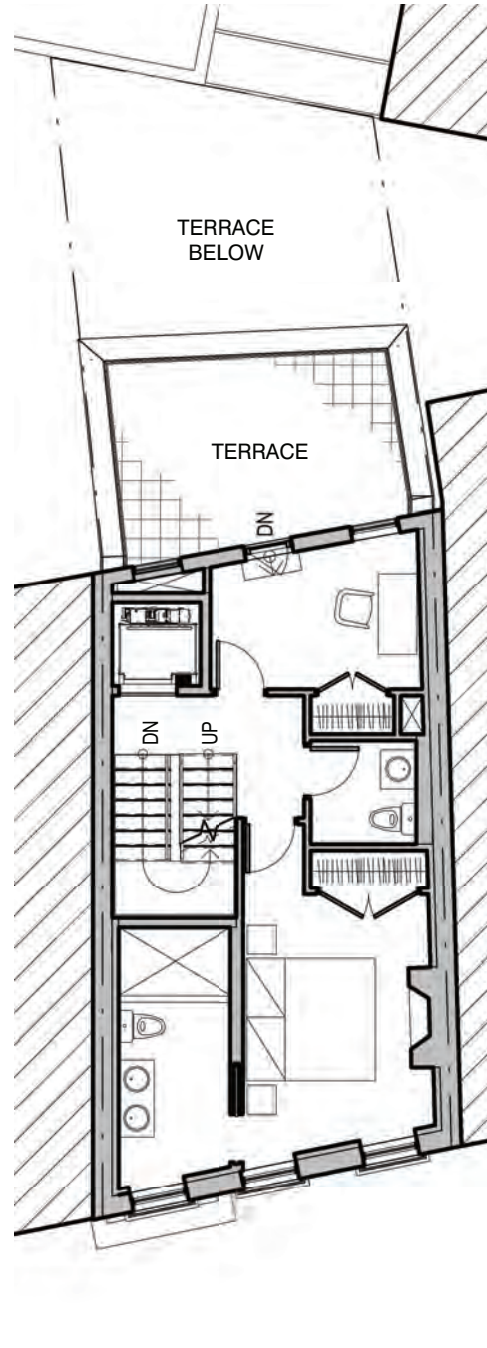
PROPOSED BASEMENT



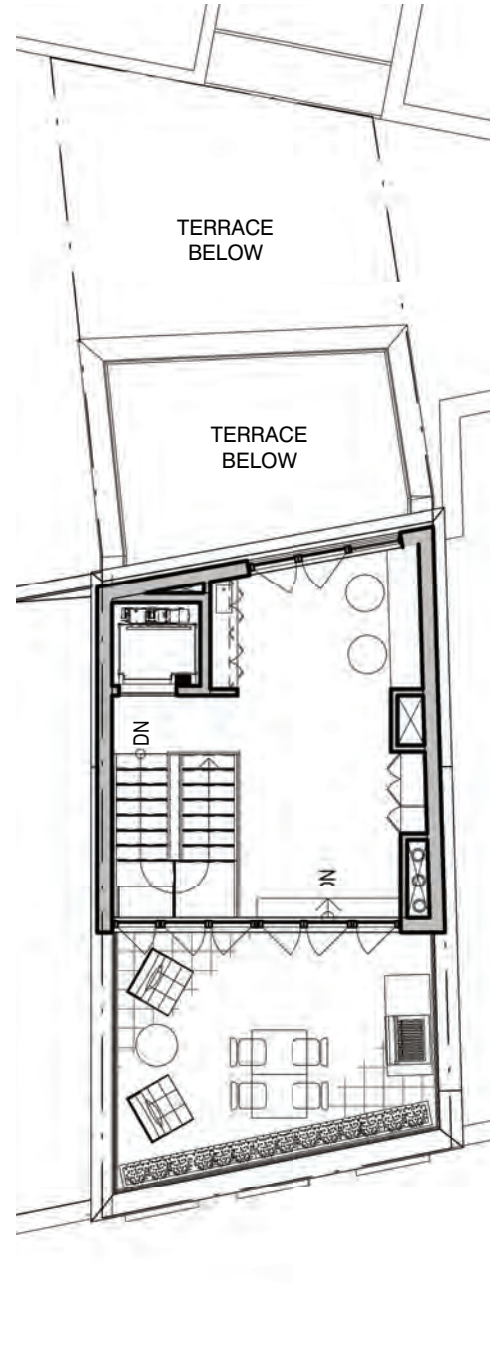
PROPOSED 1ST FLOOR



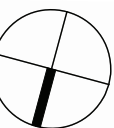
PROPOSED 2ND FLOOR



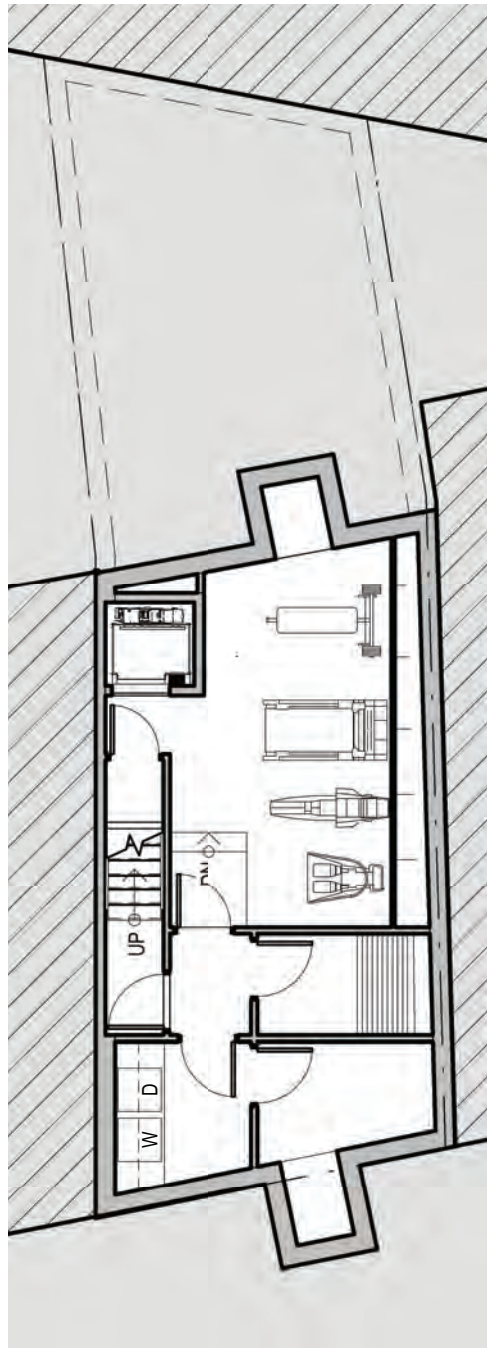
PROPOSED 3RD FLOOR



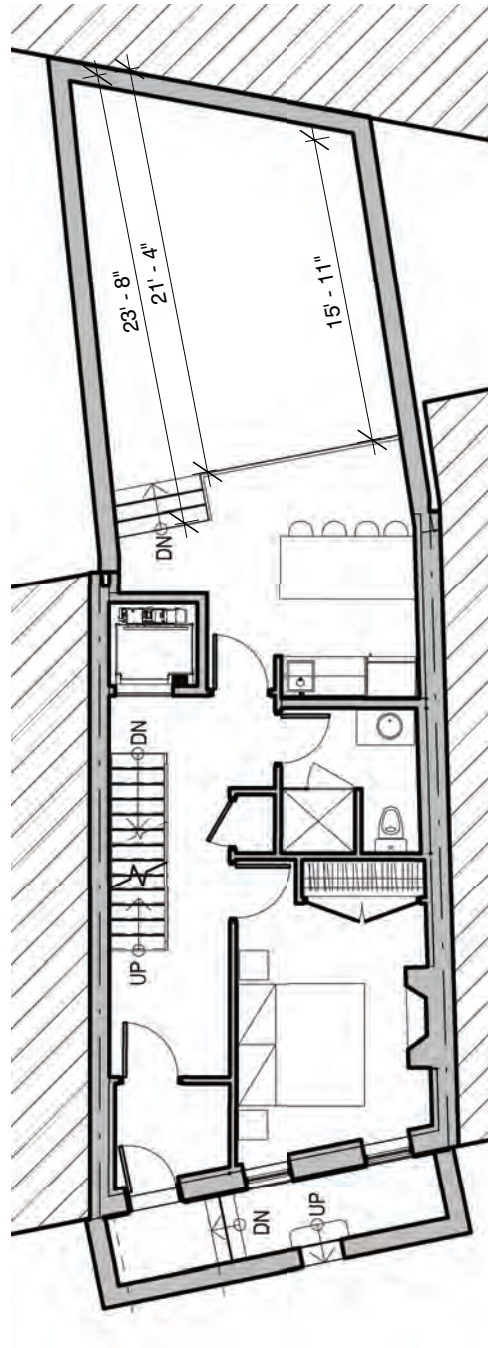
PROPOSED PH FLOOR



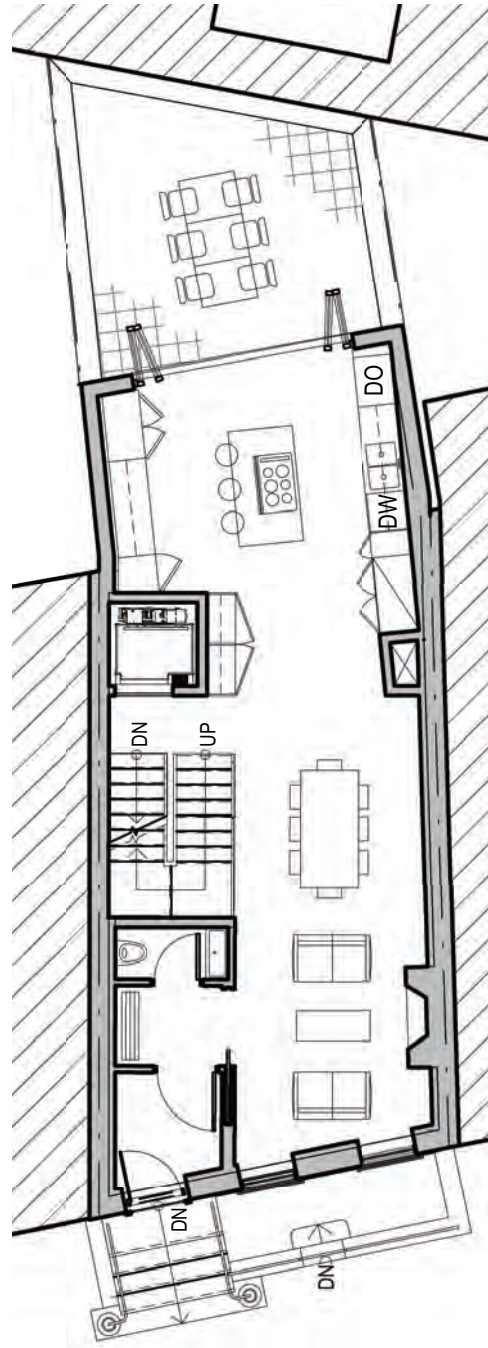
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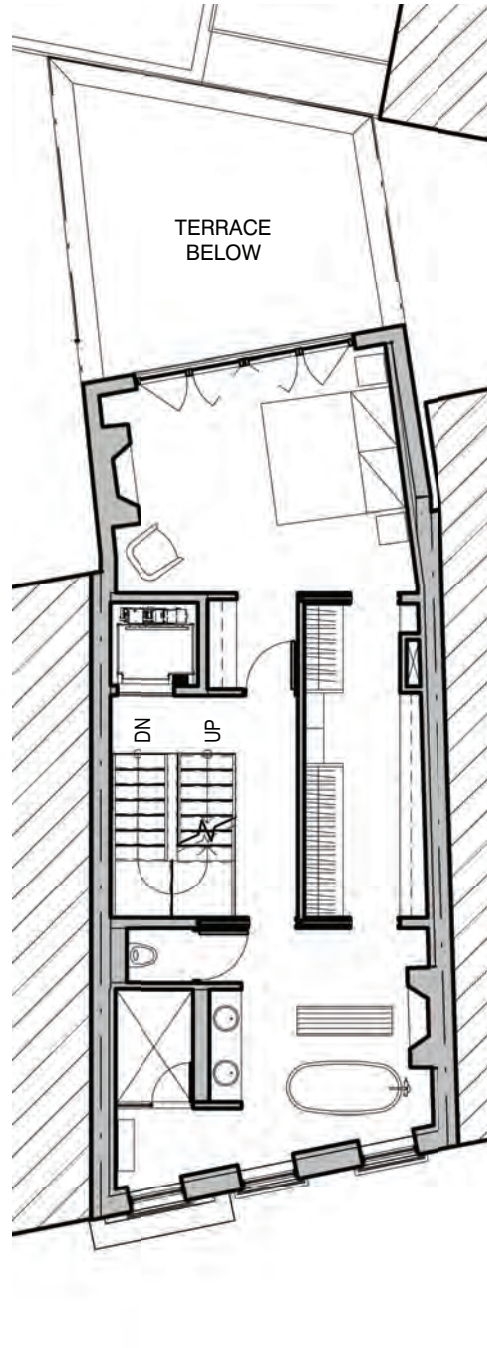
PROPOSED CELLAR



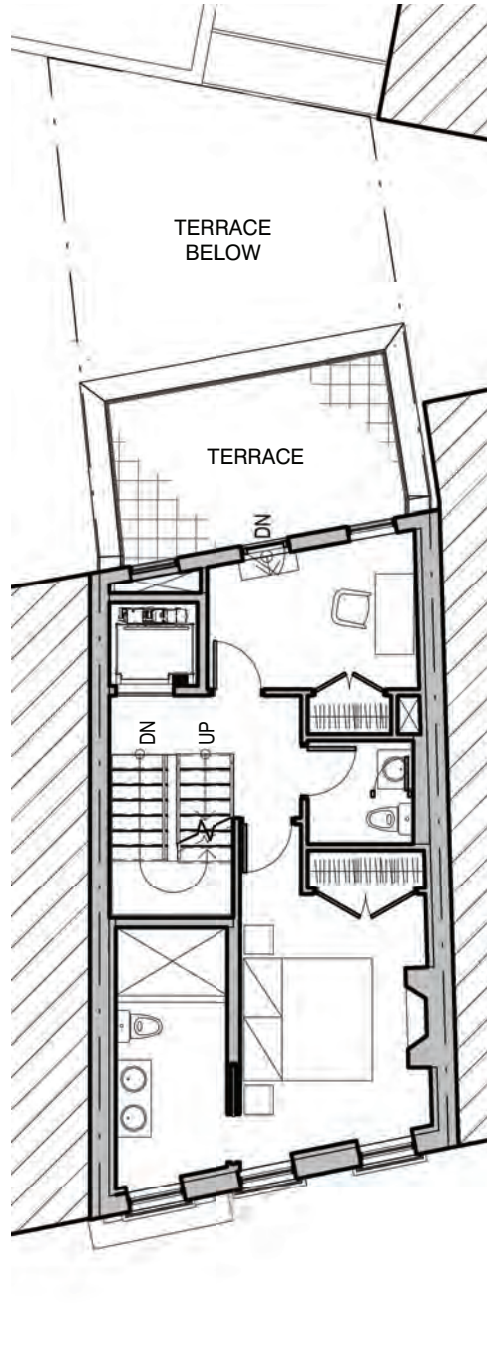
PROPOSED BASEMENT



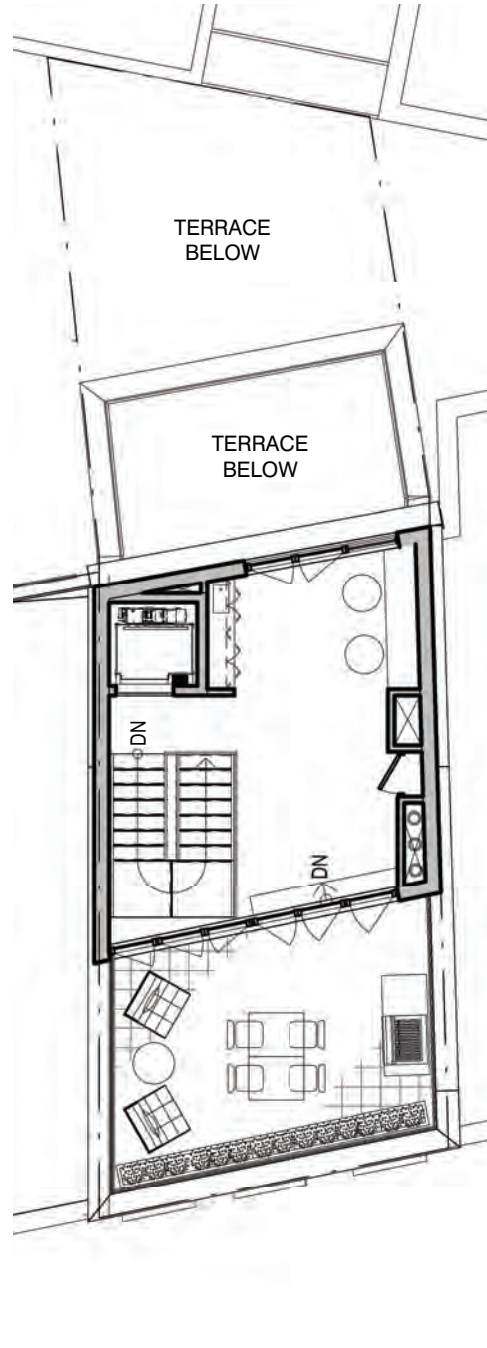
PROPOSED 1ST FLOOR



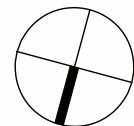
PROPOSED 2ND FLOOR



PROPOSED 3RD FLOOR



PROPOSED PH FLOOR



SCALE= 1"=10'-0"

PROPOSED FLOOR PLANS

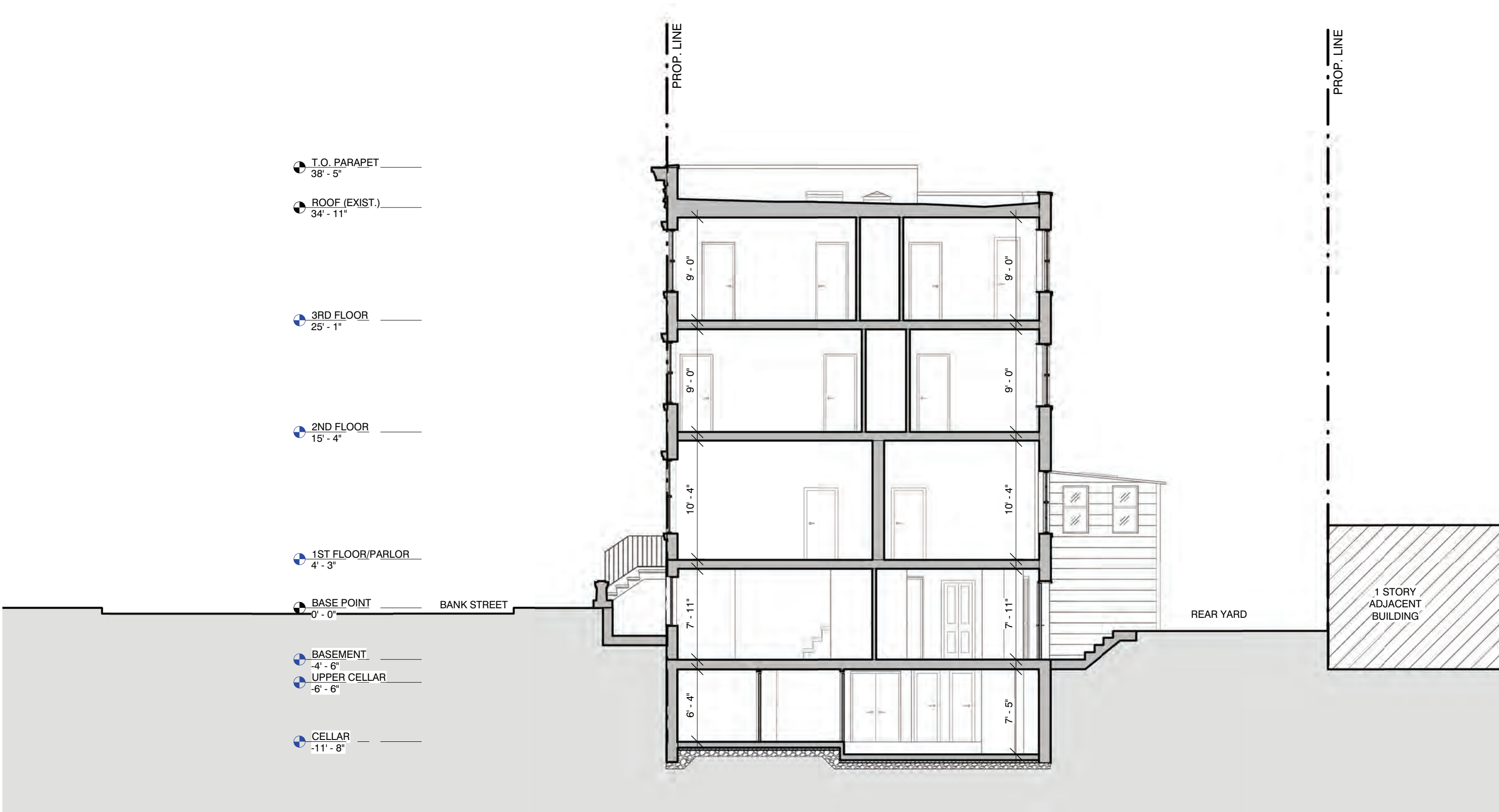
94 BANK ST

NEW YORK, NY

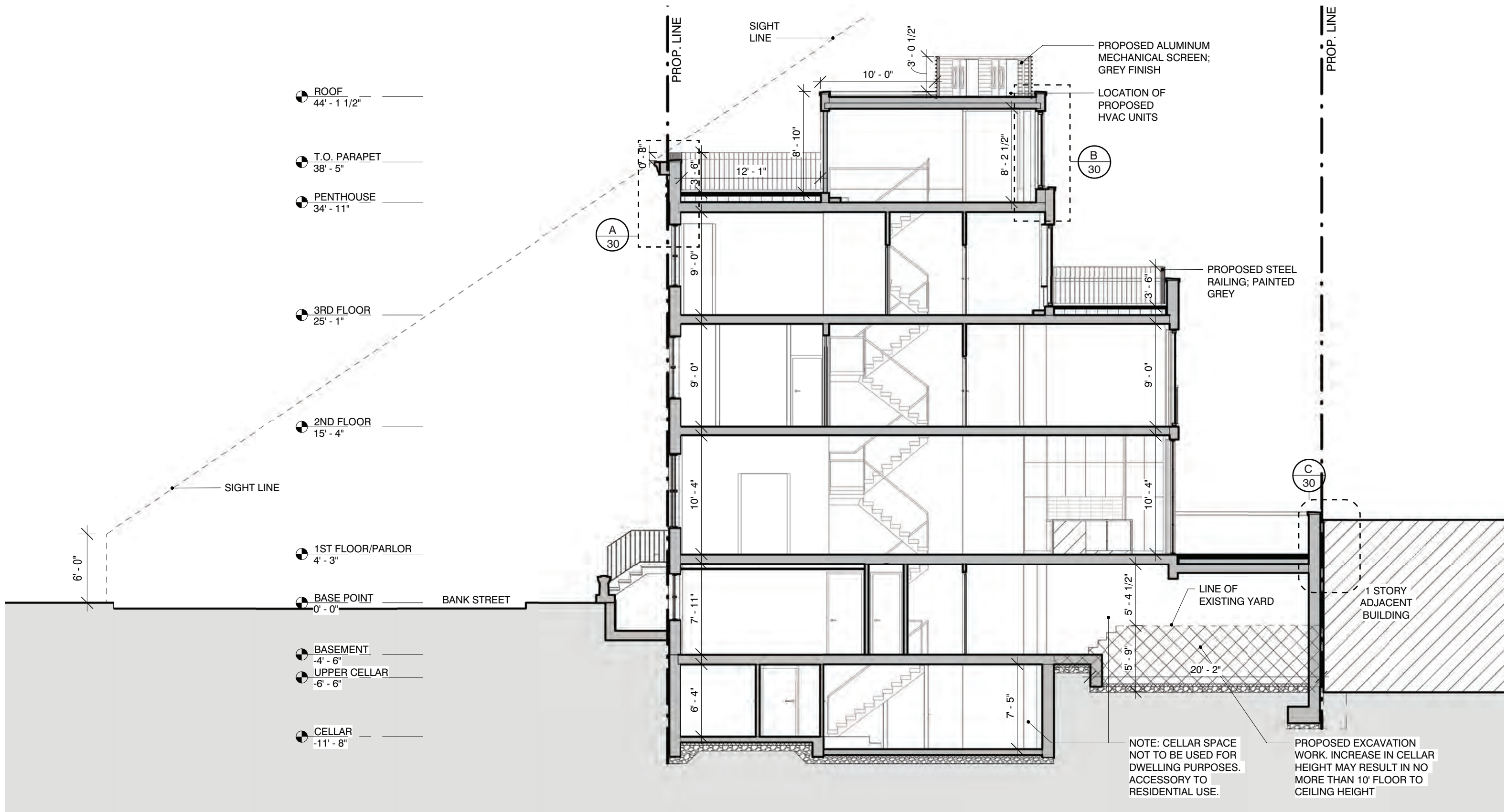
LPC PUBLIC HEARING

AUGUST 5TH, 2025

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EXISTING LONGITUDINAL SECTION
SCALE= 1/8"=1'-0"

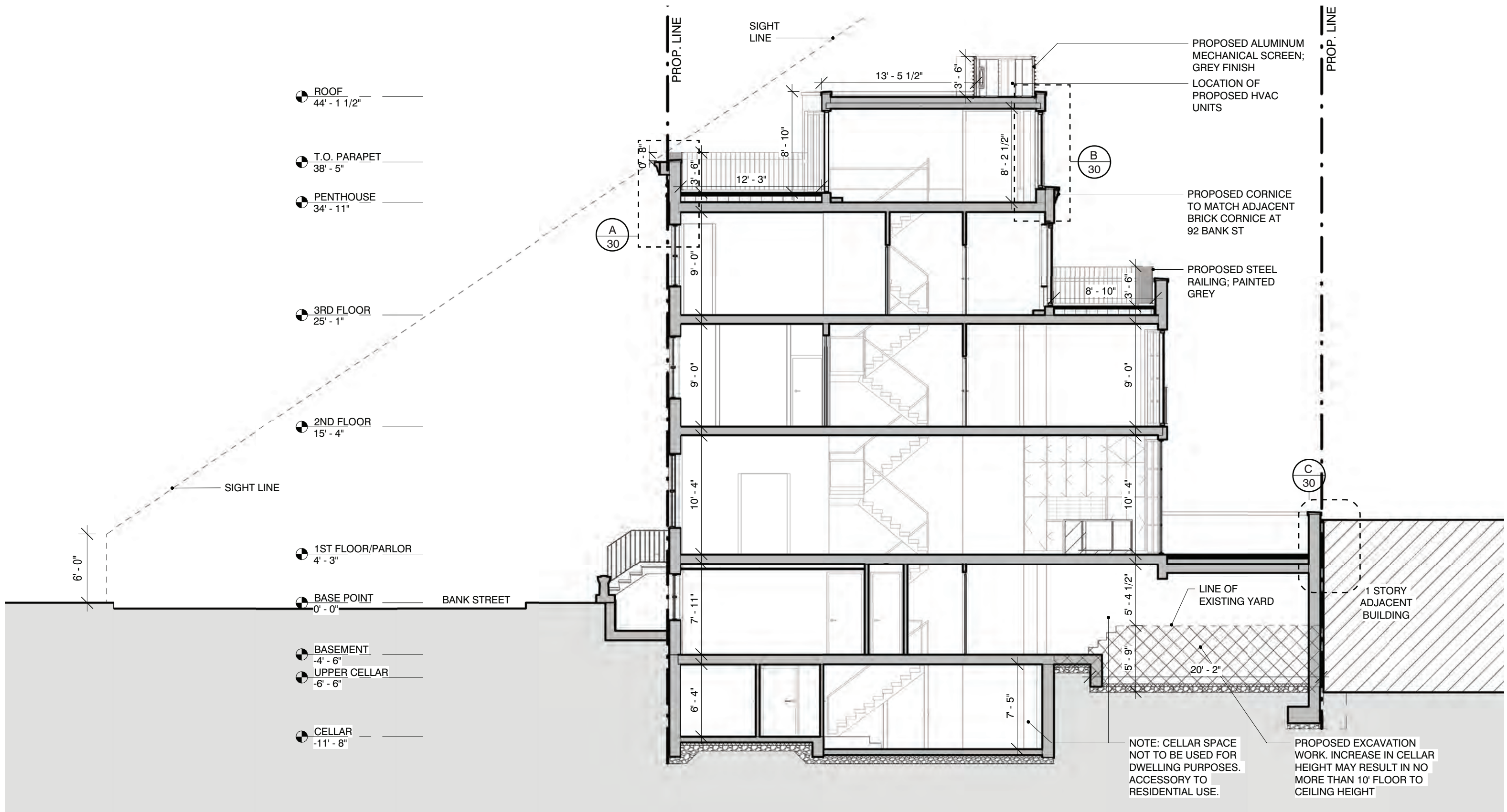


PROPOSED LONGITUDINAL SECTION
PREVIOUS PROPOSAL (07/08 PRESENTATION)

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PROPOSED LONGITUDINAL SECTION

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