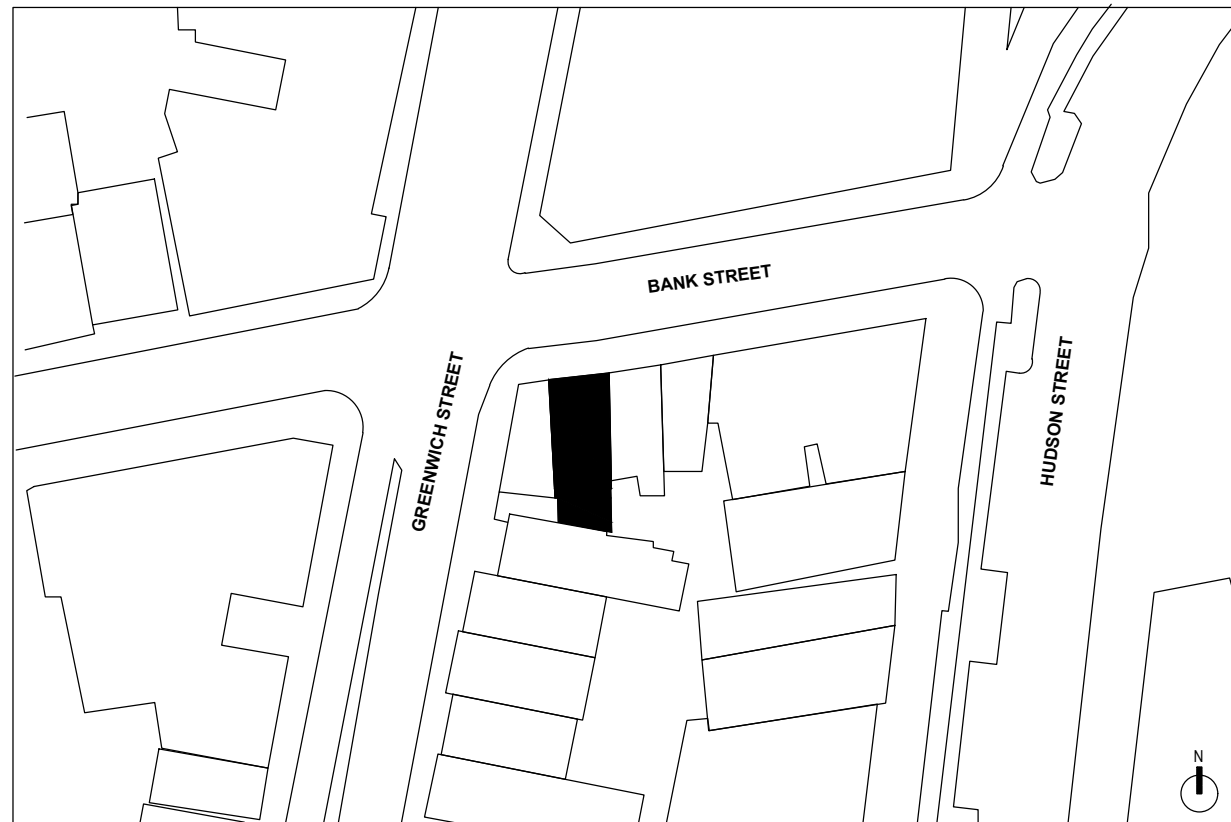


96 BANK STREET REAR FACADE RENOVATION



- SCOPE
- REMOVE EXISTING NON-CONFORMING LOT LINE WINDOWS
 - NEW REAR FACADE WINDOW LAYOUT
 - NEW BRICK VENEER CLADDING INSTALLED

SITE: 96 BANK STREET, NY, NY
HISTORIC DISTRICT: GREENWICH VILLAGE HISTORIC DISTRICT | LP-0489
OVERALL SCOPE OF WORK: CONVERTING AN EXISTING 2 FAMILY HOME INTO A SINGLE-FAMILY HOME

ASSOCIATED NYC DOB FILING APPLICATIONS
 GC APPLICATION # M00540697-I1
 FOOTING AND CONC FOUNDATION APPLICATION # M00540697-S6
 STRUCTURAL APPLICATION # M00540697-P1
 MECHANICAL APPLICATION # M00540697-S3
 PLUMBING APPLICATION # M00540697-S4
 STRUCTURAL APPLICATION # M00540697-S5



HISTORICAL TAX MAP PHOTO 1930



CURRENT FRONT FACADE PHOTO

GV-HD AREA 9

BANK STREET (Between Hudson & Greenwich Streets)

This quiet residential street is a study in contrasts. The low Greek Revival houses of the early Nineteenth Century on the south side retain an intimacy of scale, quiet dignity, and interesting architectural details. The monumental seven-story structure across the street, recently converted from commercial to residential use, has afforded an unusual opportunity for intelligent remodeling. Much of the original dignified facade, surmounted by a roof cornice with central pediment, and embellished at the first and second floors by striking cast-iron columns, has been retained in the alteration. The two-story base section, of iron, brick, and glass, contrasts interestingly not only with the plain brick walls of the upper floors, but with the brick Greek Revival houses on the other side of the street.

BANK STREET South Side (Betw. Hudson & Greenwich Sts.)

#90 The corner five-story brick apartment house has stores on the Hudson Street facade (No. 583 Hudson). It was erected in 1873 by Samuel A. Warner for the estate of Christopher Gwyer, but was greatly modified in 1940. At this time, the street floor was refaced and the top story received a high stuccoed parapet in lieu of cornice. Much distinctive ornament was removed, but a hint of its date remains in the shape of the window lintels of the second, third, and fourth stories. The store once served as a U.S. Post Office, Station No. 1.

#92-96 This pleasant row of three Greek Revival row houses was erected in 1838-39. The last one, No. 96, has been joined to the corner dwelling, No. 769 Greenwich Street. Raised to a full three stories in height later in the century, and graced by bracketed roof cornices at Nos. 92 and 94, and by a simple cornice at No. 96, they must have originally had low attic stories. This may be seen in the change of brickwork below the sills of the third story windows. The heavy sheetmetal window cornices and the little corbelled feet beneath the windowsills at No. 94 also date from the period of the alteration, later in the Nineteenth Century. The distinguishing features of this row are the fine Greek Revival doorways, still retained at Nos. 92 and 94, and the wrought iron handrailings at the stoop of No. 92, its original newel posts set on circular stone pedestals. The row was built on land purchased at the end of 1838 by William Buckland, mason, who was taxed for Nos. 94 and 96, possibly in association with George Youngs, a carpenter, to whom he had sold the corner lot (No. 769 Hudson Street). P. 375

EXCERPT FROM THE GREENWICH VILLAGE HISTORIC DISTRICT REPORT

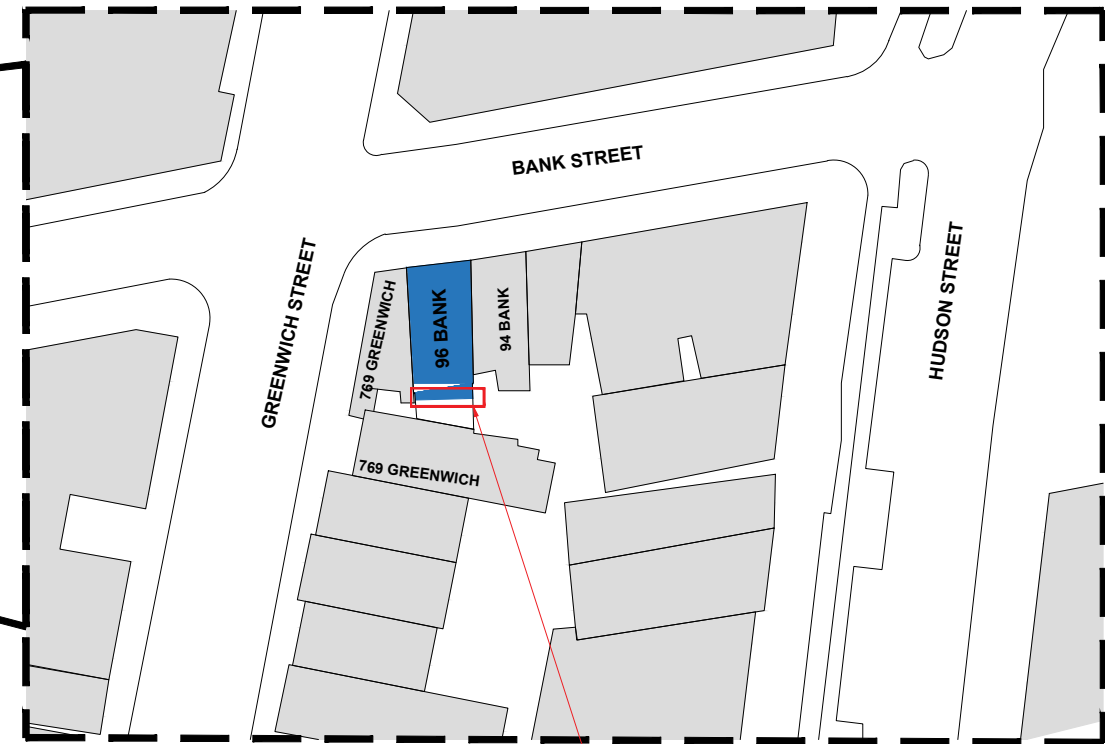
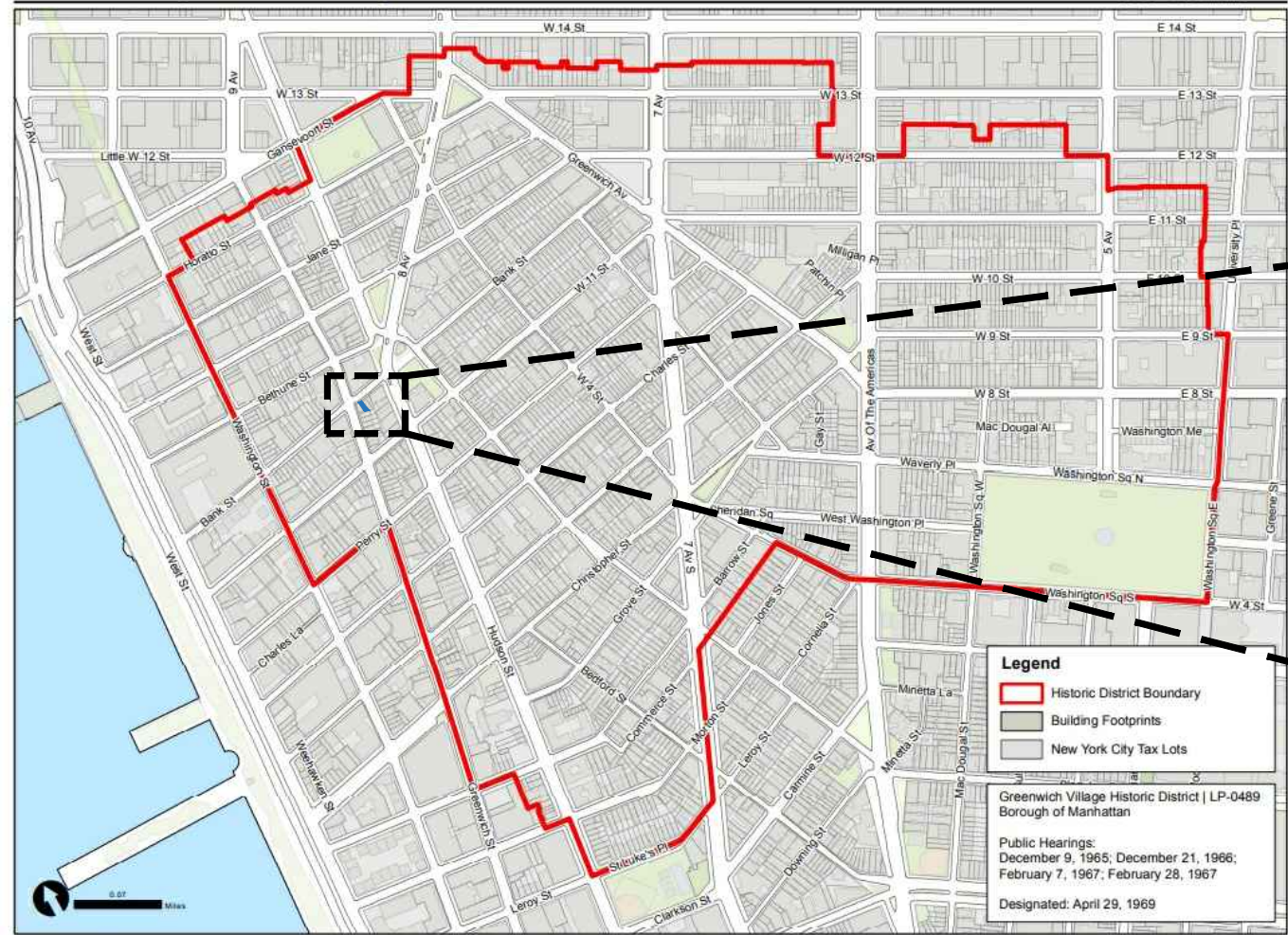
1 PROJECT INFORMATION

LPC-02 Scale: N.T.S.

2 HISTORICAL DATA

LPC-02 Scale: N.T.S.

Greenwich Village Historic District | LP-0489



3 SITE MAP

LPC-02 Scale: N.T.S.



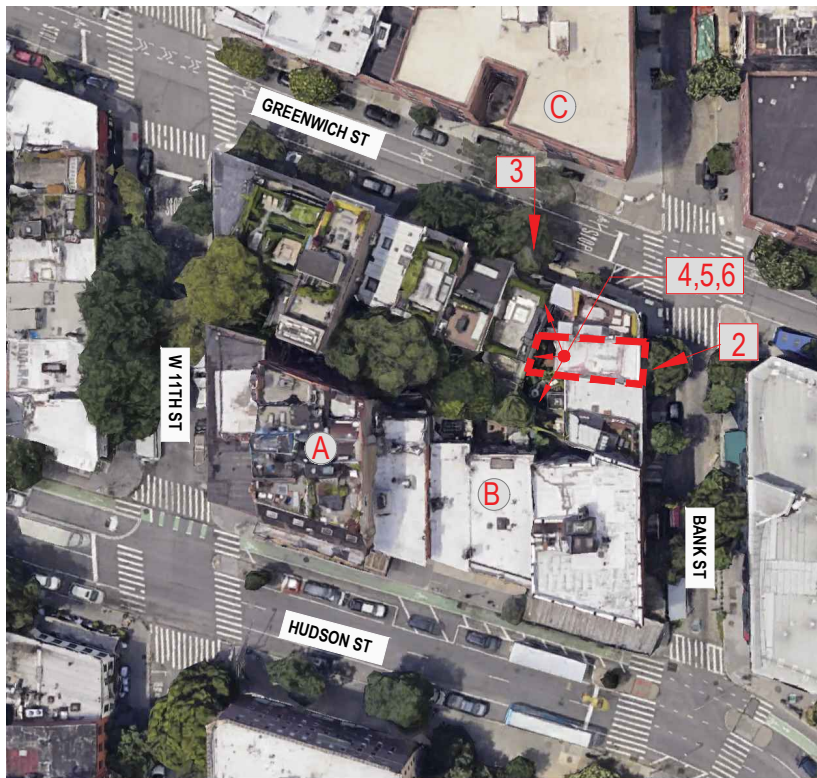
96 BANK STREET - PROJECT AND HISTORICAL CONTEXT
 LPC PRESENTATION

PROJECT ADDRESS: 96 BANK STREET, NEW YORK, NY 10014
 LPC-25-11397 96 BANK STREET, Manhattan-634-57, PAA TO CURRENT APPROVAL CNE (LPC-21-07684) ISSUED 08.23.23

LPC-02

08.09.25

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1 REFERENCE SITE AERIAL PHOTO

LPC-03 Scale: N.T.S.



2 STREET VIEW FROM BANK ST

LPC-03 Scale: N.T.S.



3 STREET VIEW OF PROPERTY FROM GREENWICH STREET

LPC-03 Scale: N.T.S.



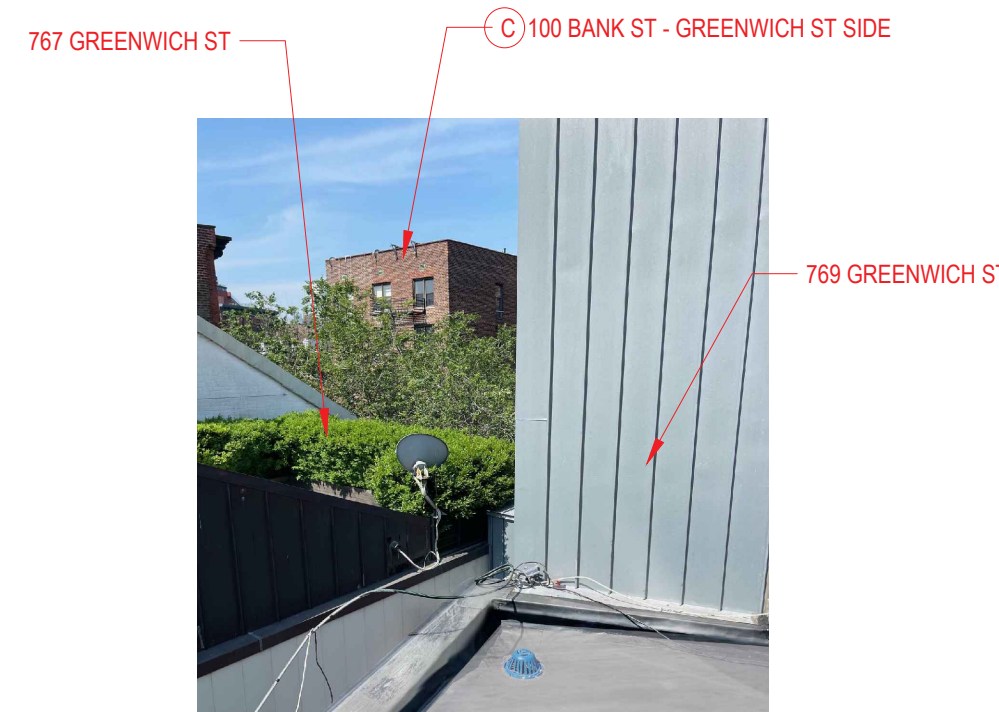
4 SOUTH EAST VIEW FROM ROOF OVERLOOKING REAR YARDS

LPC-03 Scale: N.T.S.



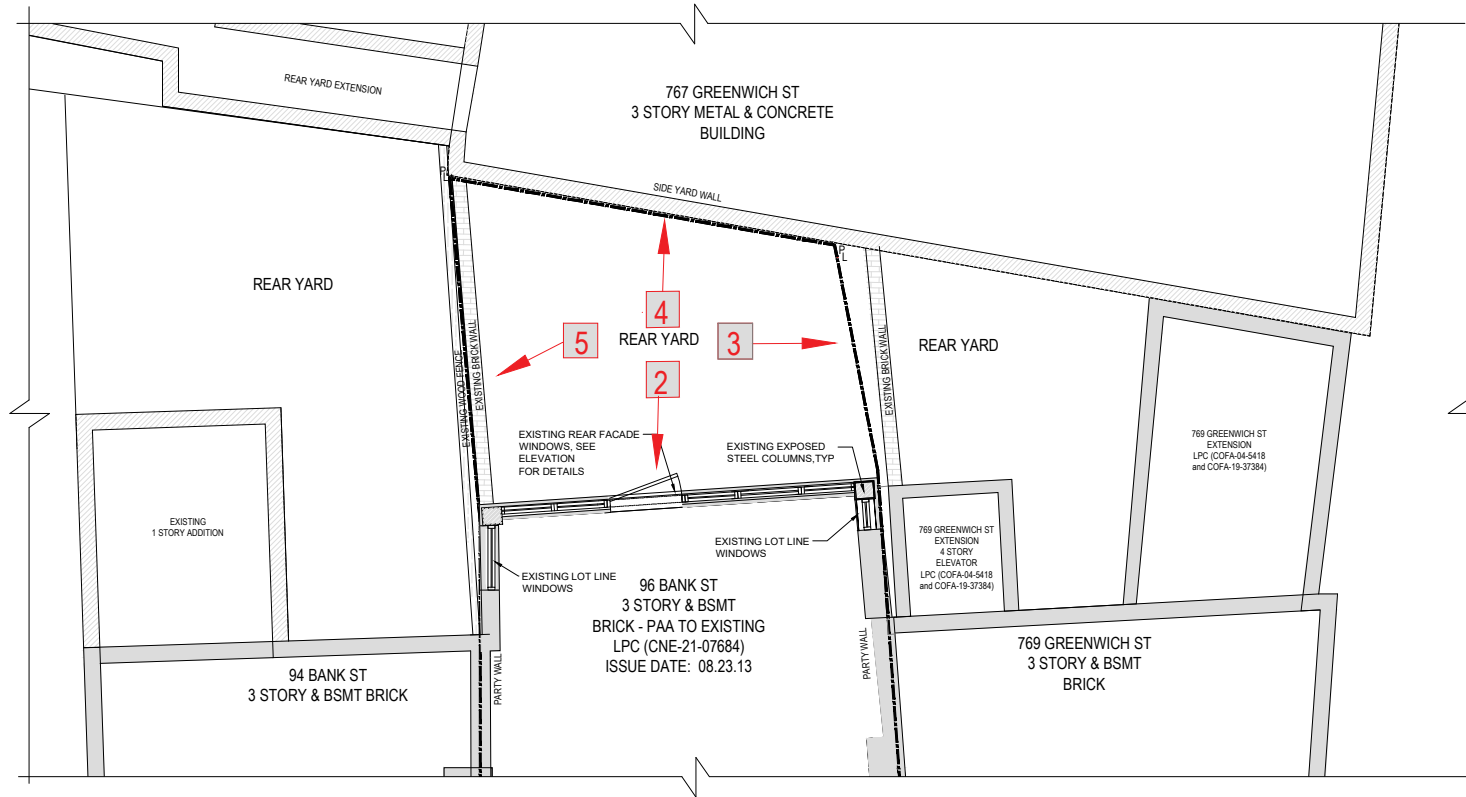
5 SOUTH VIEW FROM ROOF OVERLOOKING REAR YARD

LPC-03 Scale: N.T.S.



6 WEST VIEW FROM ROOF OVERLOOKING REAR YARD

LPC-03 Scale: N.T.S.



1 REAR YARD SITE PLAN

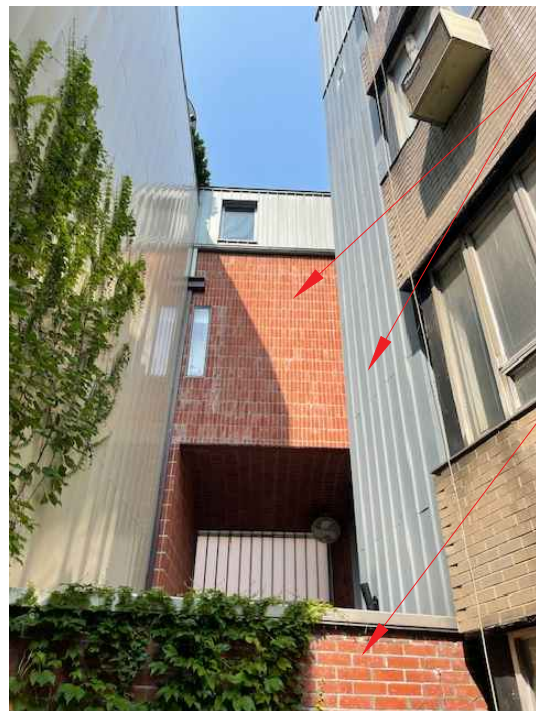
LPC-04 Scale: 1/8" = 1'-0"



96 BANK ST EXISTING FACADE

2 NORTH VIEW TO 96 BANK ST REAR FACADE

LPC-04 NTS



769 GREENWICH ST ADDITION
LPC PERMITS:
(COFA-04-5418
and COFA-19-37384)

769 GREENWICH ST
BRICK WALL

3 WEST VIEW OF FROM REAR YARD

LPC-04 Scale: N.T.S.



767 GREENWICH ST
SIDE LOTLINE
FACADE

4 SOUTH VIEW FROM REAR YARD

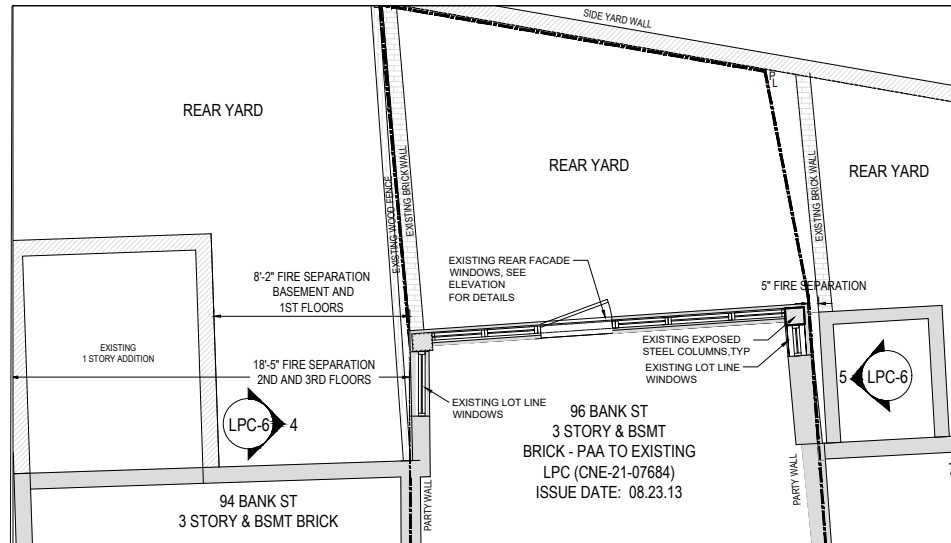
LPC-04 Scale: N.T.S.



94 BANK ST
REAR EXTENSION
& FENCE

5 EAST VIEW FROM REAR YARD

LPC-04 Scale: N.T.S.



1 EXISTING REAR YARD PLOT PLAN
LPC-06 Scale: N.T.S.

INTERIOR SIDE OF WINDOW



LOT LINE WINDOW

FENCE BEYOND

2 EAST LOTLINE WINDOWS PHOTOS - BASEMENT
LPC-06 Scale: N.T.S.

EXTERIOR SIDE OF WINDOW



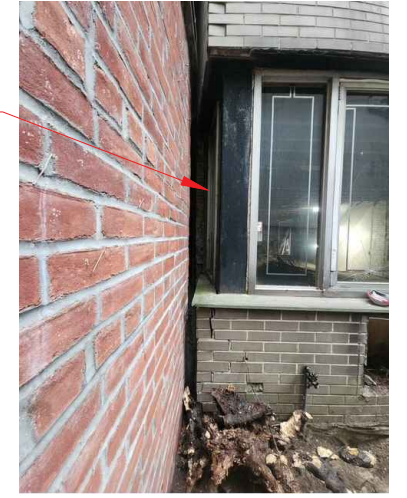
INTERIOR SIDE OF WINDOW - 1ST FLOOR



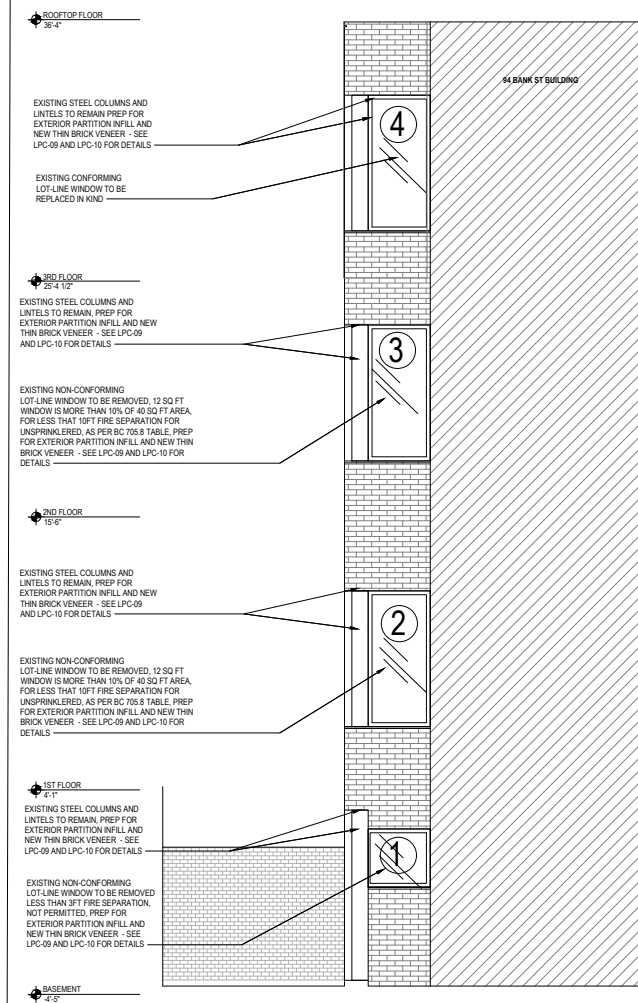
LOT LINE WINDOW

BUILDING BEYOND

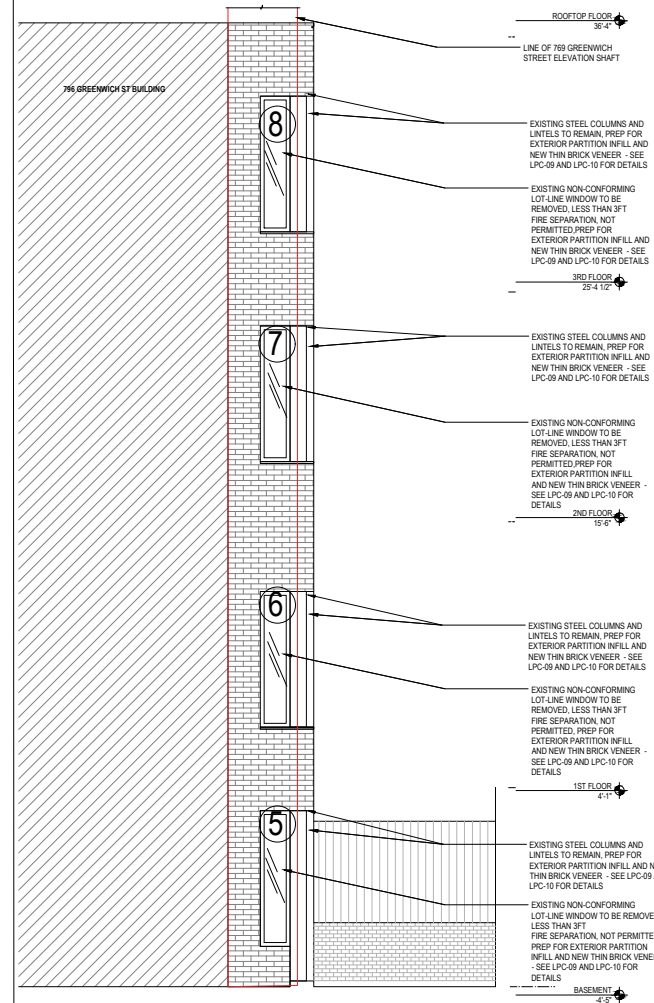
EXTERIOR SIDE OF LOTLINE WINDOW - BASEMENT



3 WEST LOTLINE WINDOWS PHOTOS
LPC-06 Scale: N.T.S.



4 WEST ELEVATION OF EAST LOT LINE WINDOWS
LPC-06 Scale: 1/8" = 1'-0"

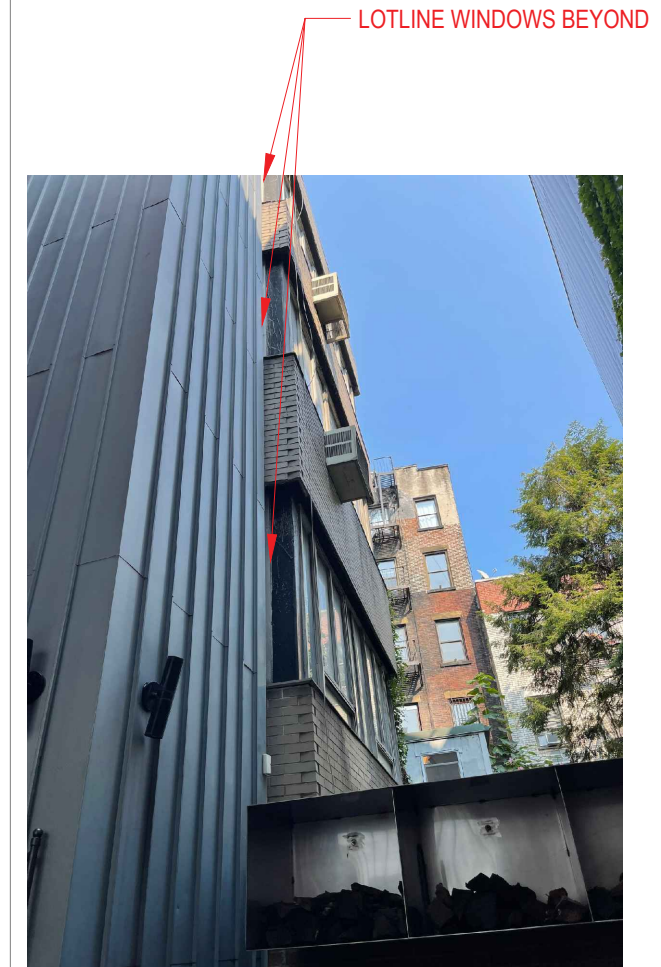


5 EAST ELEVATION OF WEST LOT LINE WINDOWS
LPC-06 Scale: 1/8" = 1'-0"

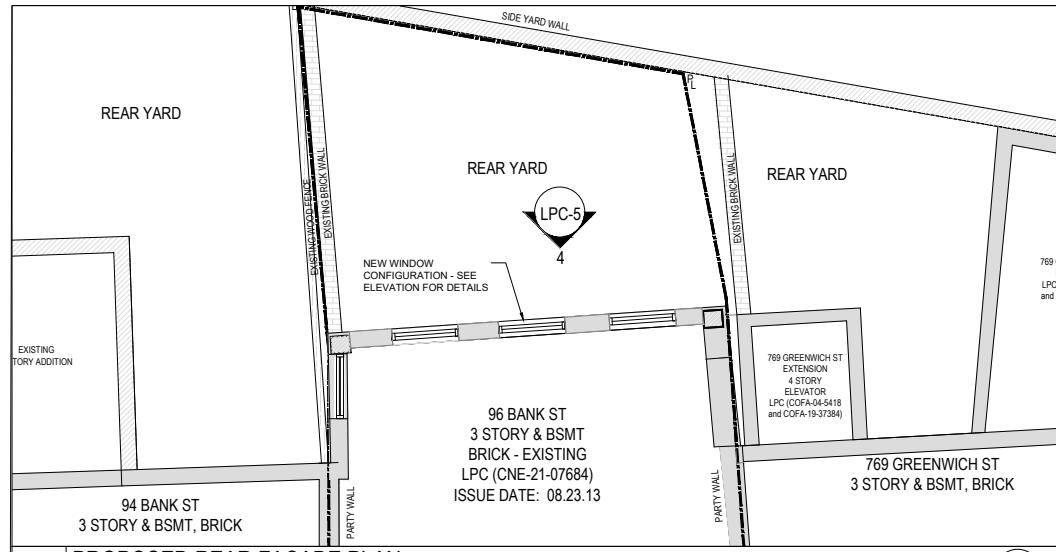
LOT LINE WINDOW COMPLIANCE AS PER BC 705.8, BB 2015-18; AC 27-3

WINDOW #	FIRE SEPARATION DISTANCE (FT)	DEGREE OF OPENING PROTECTION	MAX ALLOWABLE AREA	OPENING LOCATION	EXISTING OPENING SIZE	ALLOWABLE AREA	% OF ALLOWABLE PROVIDED	COMPLIANCE
1, 5, 6, 7, 8	APPLICABLE: 0-3 FT	UNPROTECTED, NONSPRINKLERED	NOT PERMITTED	VARIOUS	5 S.F. SINGLE PANE OPERABLE WINDOW	NOT PERMITTED	NOT PERMITTED	DOES NOT COMPLY
2	APPLICABLE: 8 TO LESS THEN 10	UNPROTECTED, NONSPRINKLERED	10%	1ST FLOOR	12 S.F. SINGLE PANE OPERABLE WINDOW	40 S.F.	12 S.F./40 S.F. = 30%	DOES NOT COMPLY
3, 4	APPLICABLE: 15 TO LESS THEN 20	UNPROTECTED, NONSPRINKLERED	25%	2ND & 3RD FLOOR	12 S.F. SINGLE PANE OPERABLE WINDOW	58 S.F.	12 S.F./58 S.F. = 20.5%	COMPLIES

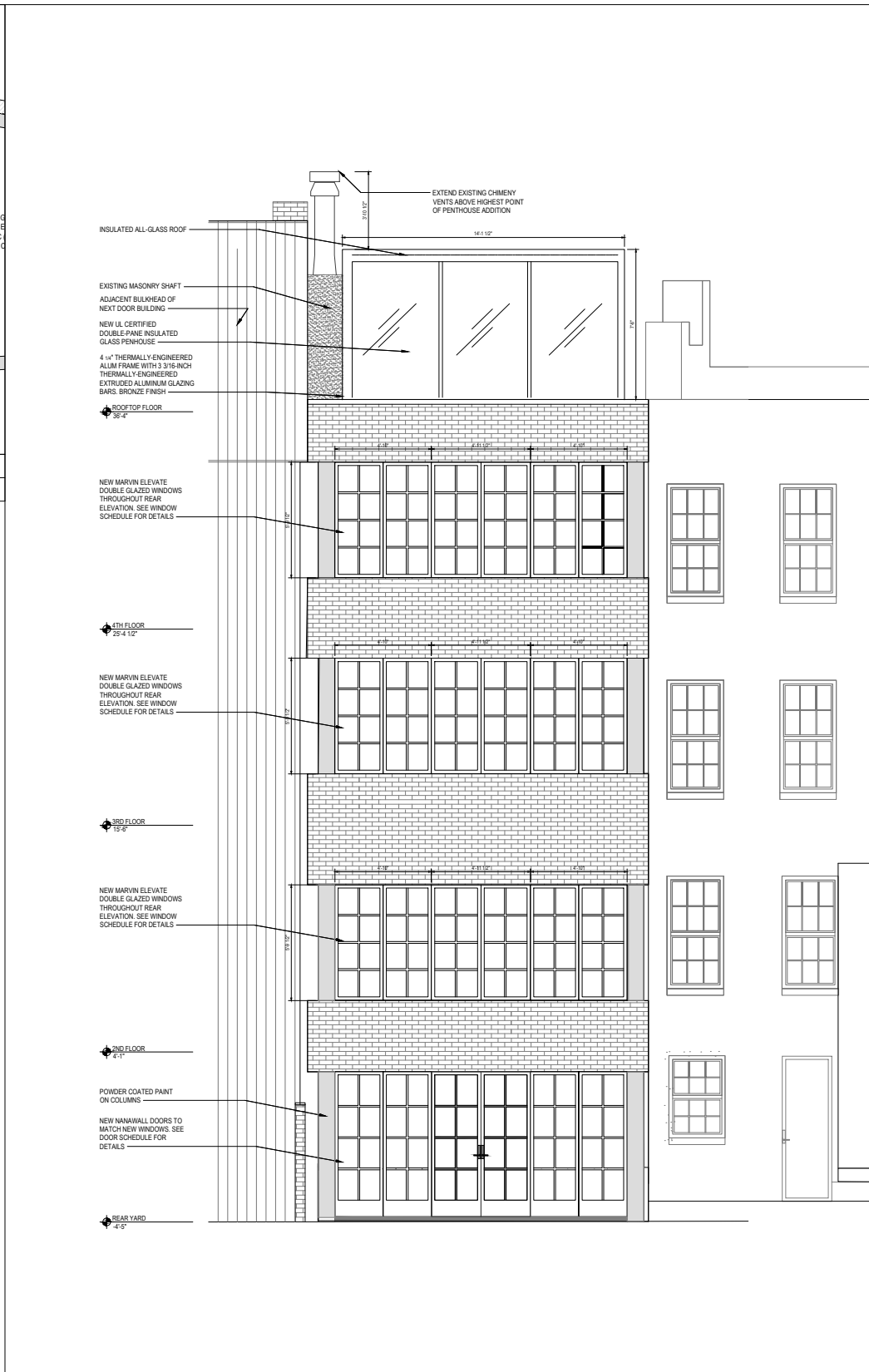
3 LOT LINE COMPLIANCE CHART
LPC-06 Scale: 1/8" = 1'-0"



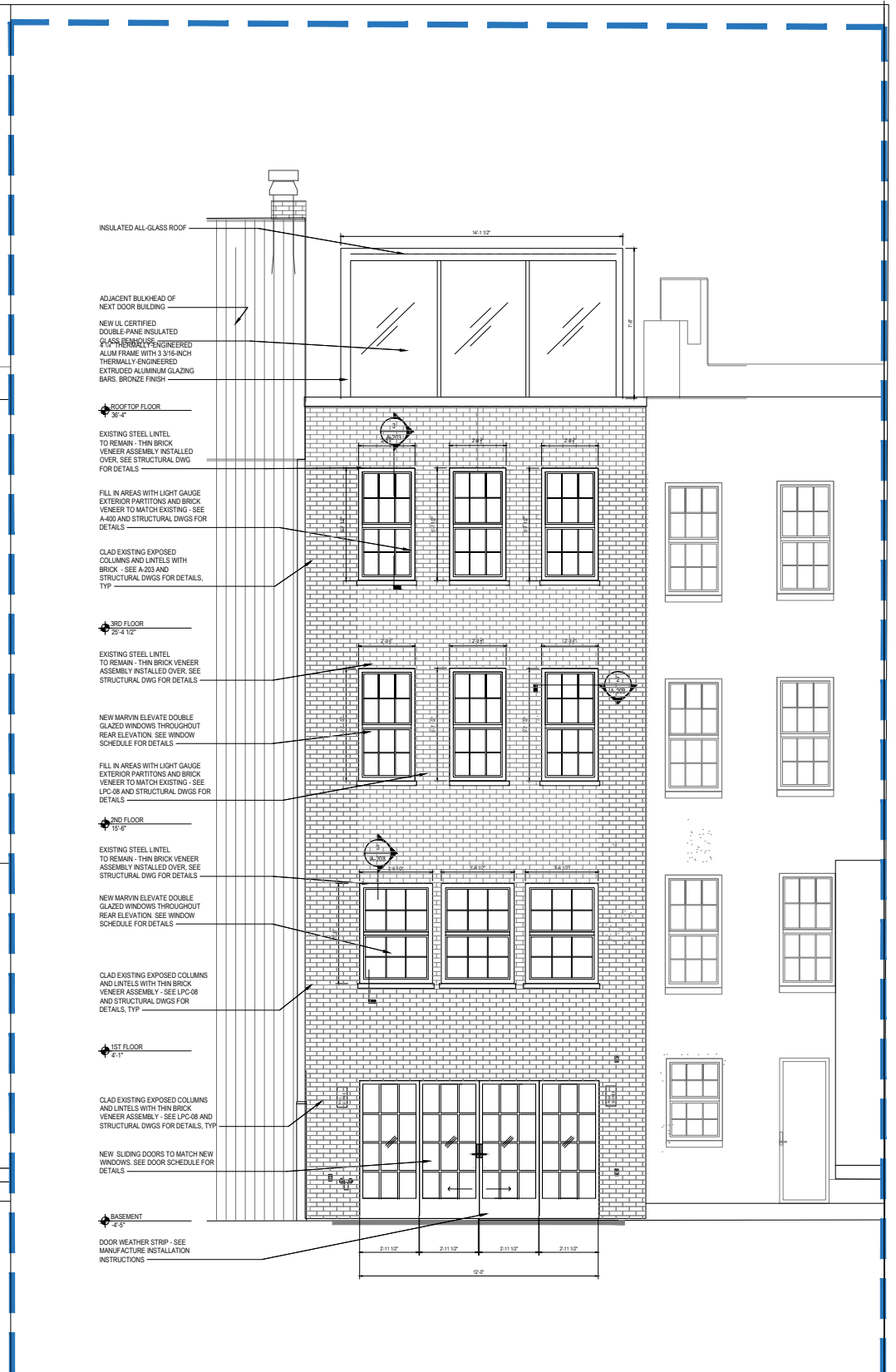
7 PHOTO OF EAST LOT LINE WINDOWS
LPC-06 Scale: N.T.S.



1 PROPOSED REAR FACADE PLAN
LPC-07 Scale: N.T.S.



3 APPROVED REAR FACADE RENOVATION UNDER CNE 21-07684
LPC-07 Scale: 1/8" = 1'-0"



4 PROPOSED REAR FACADE ELEVATION UNDER LPC-25-11397
LPC-07 Scale: 1/8" = 1'-0"

PROPOSED DESIGN INTENT:

THE OVERALL DESIGN INTENT, BOTH INSIDE AND EXTERIOR IS TO BRING THE DETAILS OF THE 1800s BACK TO THIS GREENWICH VILLAGE ROW HOUSE.

MANY ITEMS SOURCE FOR THE HOME ARE RECLAIMED HISTORICAL ELEMENTS, LIKE INTERIOR WOOD DOORS, STAIN GLASS DOORS, HAND-CARVED WOOD RAILINGS, AND TRADITIONAL DECORATIVE ELEMENTS REMINISCENT OF THE ORIGINAL PERIOD OF THE HOME.

REAR FACADE PROPOSED CHANGES:

THE CHANGES PROPOSED ARE TWO-FOLD:

- 1) PROTECT THE EXISTING STRUCTURAL ELEMENTS FROM FURTHER DECAY DUE TO EXPOSURE
- 2) CREATE A FACADE THAT IS MORE HISTORICALLY ACCURATE FOR THE HOME

2 PROPOSED SCOPE OF WORK
LPC-07 Scale: N.T.S.

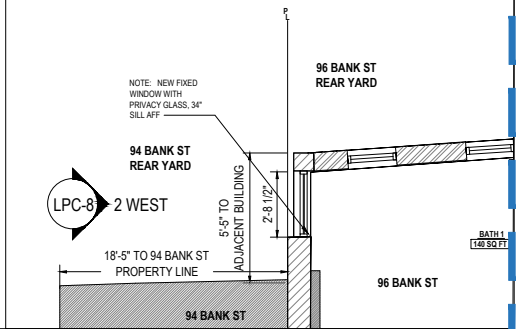
DESIGN INTENT:

- 1) TO BRING LOT LINE WINDOWS INTO CONFORMITY
- 2) TO KEEP 3RD FLOOR EAST LOT LINE WINDOW FOR NATURAL LIGHT AT BATHROOM VANITY

LOT LINE WINDOW COMPLIANCE AS PER BC 705.8, BB 2015-18; AC 27-3

- LOT LINE WINDOW LOCATION IS CLEAR OF 94 BANK ST BUILDING. SEE A-102.01 DIMENSIONS AND A-201.01 C-3 FOR PLAN DIMENSIONS
- 94 BANK ST LOT FRONTAGE IS 18'-5"
- LOT LINE WINDOW NOT USED IN LIGHT AND AIR CALCS - SEE A-102.01 FOR DETAILS

FIRE SEPARATION DISTANCE (FT)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA	OPENING LOCATION	PROPOSED OPENING SIZE	ALLOWABLE AREA	% OF ALLOWABLE PROVIDED	COMPLIANCE
APPLICABLE: 15 TO LESS THEN 20	UNPROTECTED, NONSPRINKLERED	25%	3RD FLOOR	12 S.F. GLAZED FIXED WINDOW	58 S.F.	12 S.F./58 S.F. = 14.5 S.F.	COMPLIES

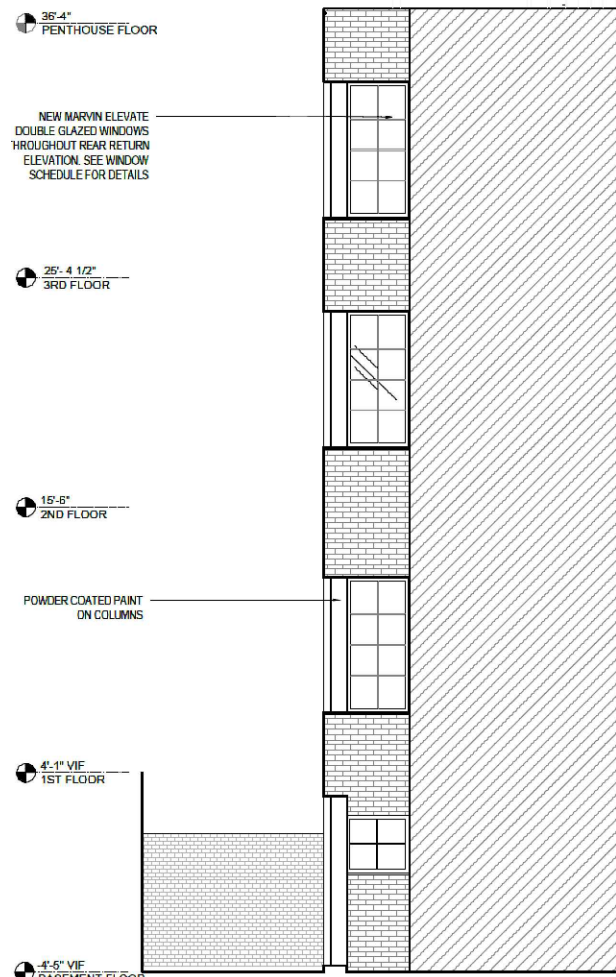


3 3RD FL LOT LINE WINDOW PLAN

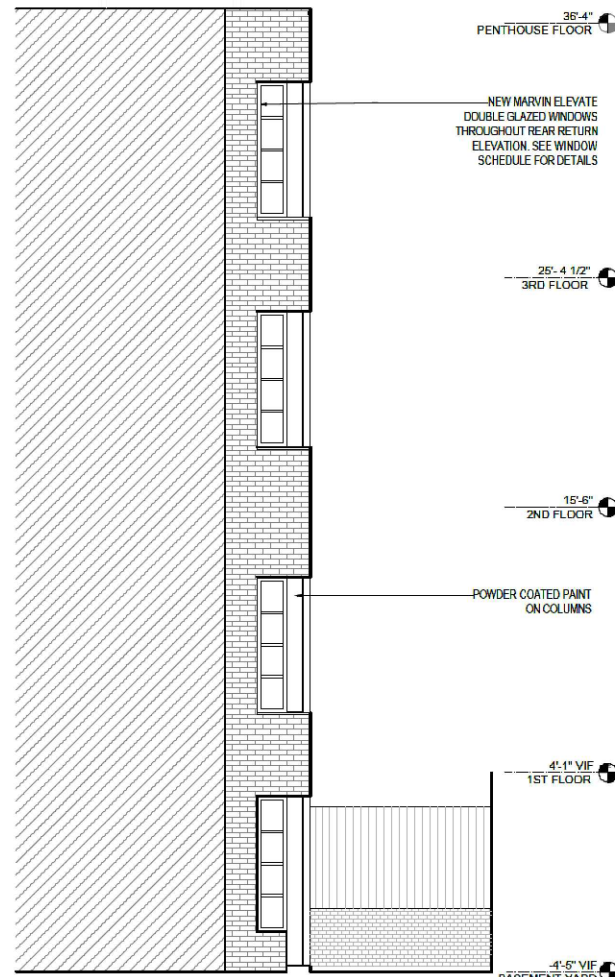
LPC-08 Scale: 1/8" = 1'-0"

3 3RD FL LOT LINE WINDOW PLAN

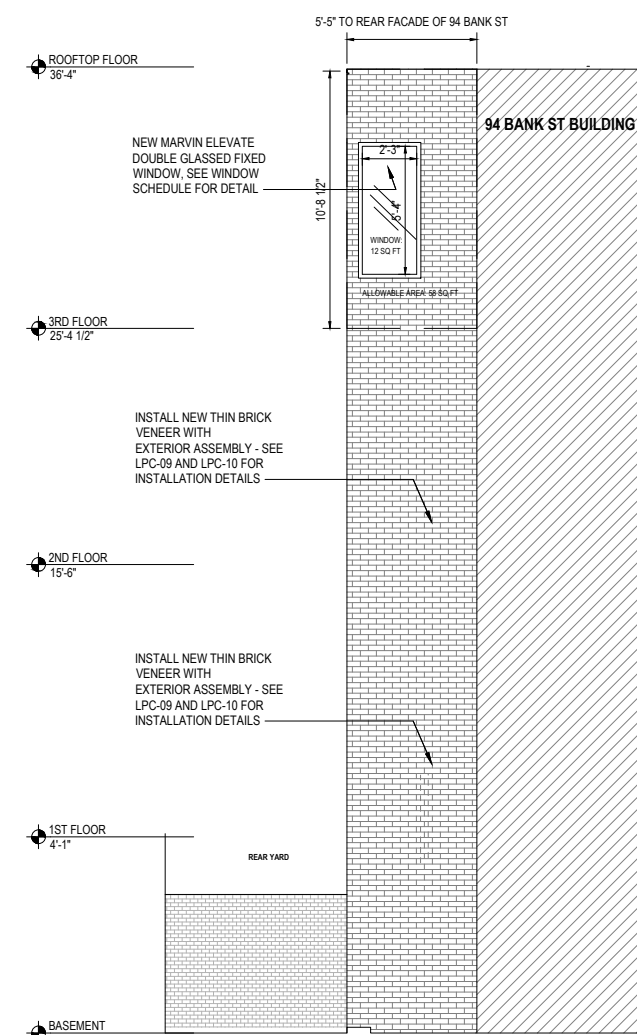
LPC-08 Scale: 1/8" = 1'-0"



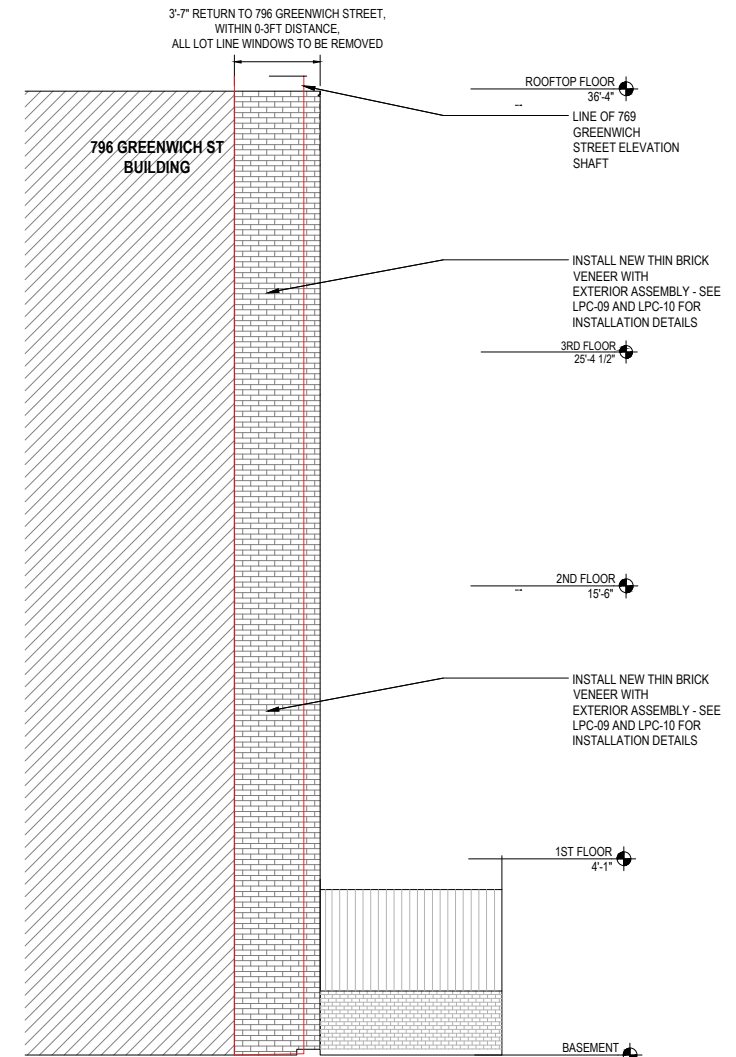
WEST LOT LINE ELEVATION



EAST LOT LINE ELEVATION



WEST LOT LINE ELEVATION



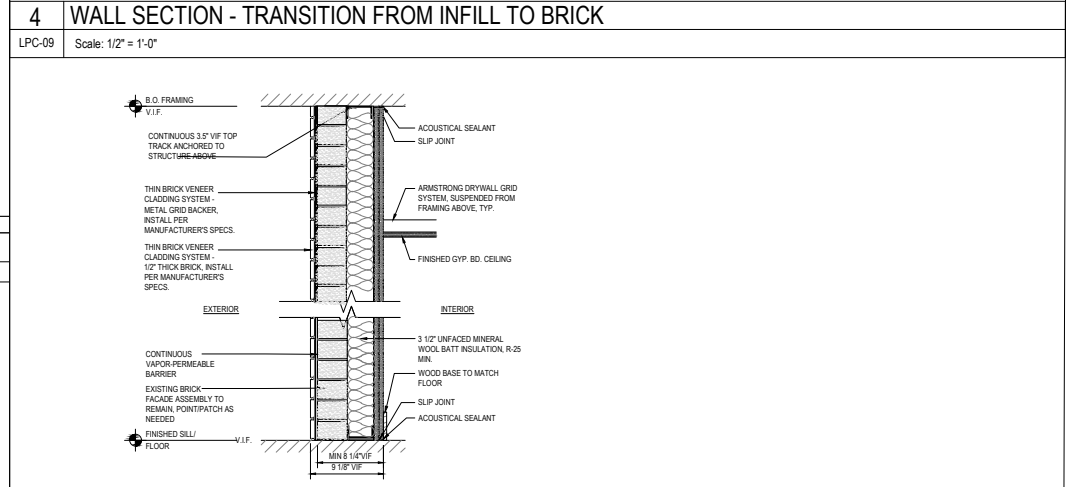
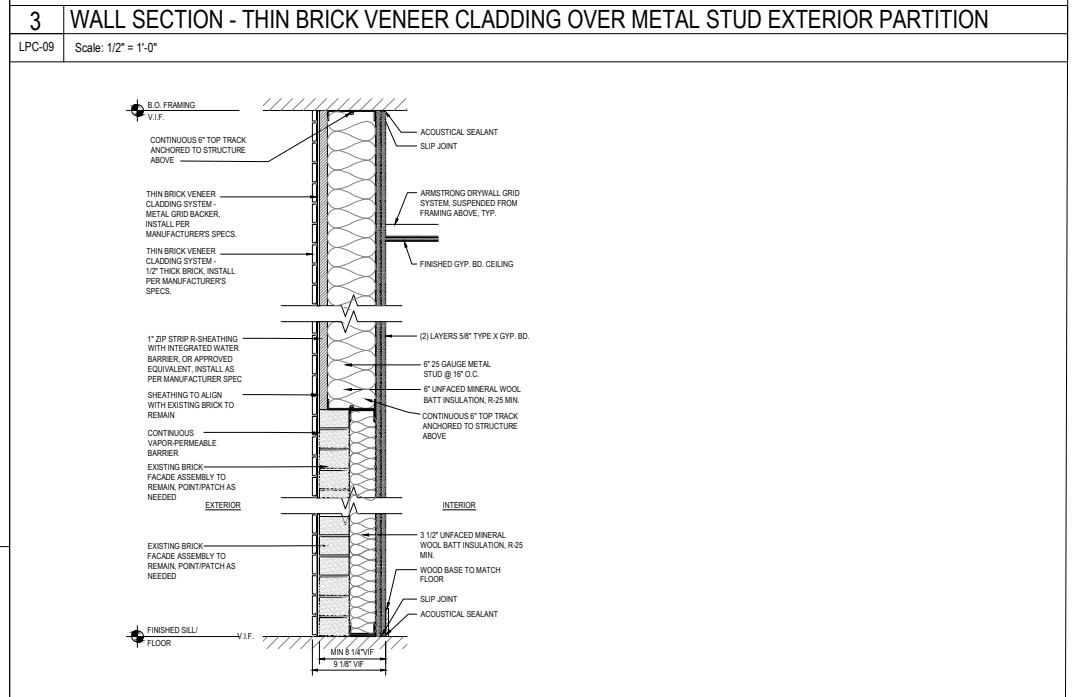
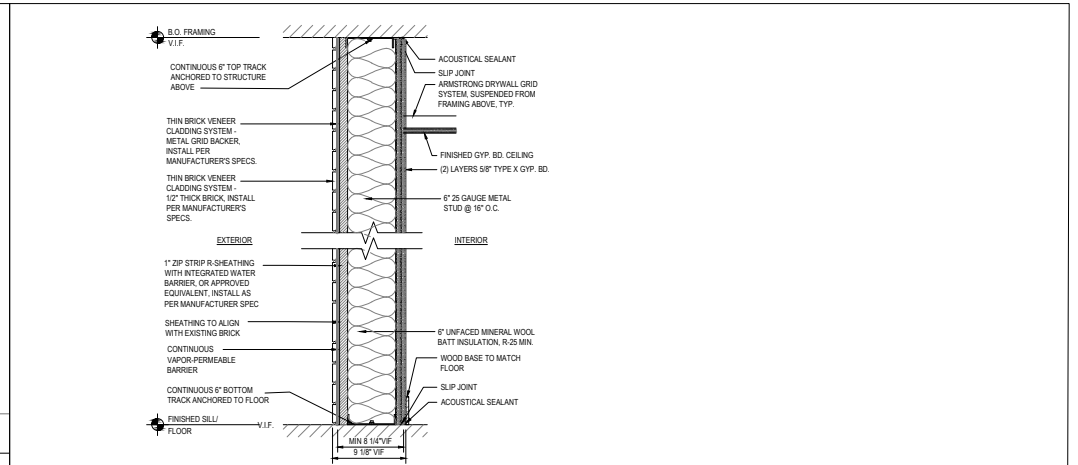
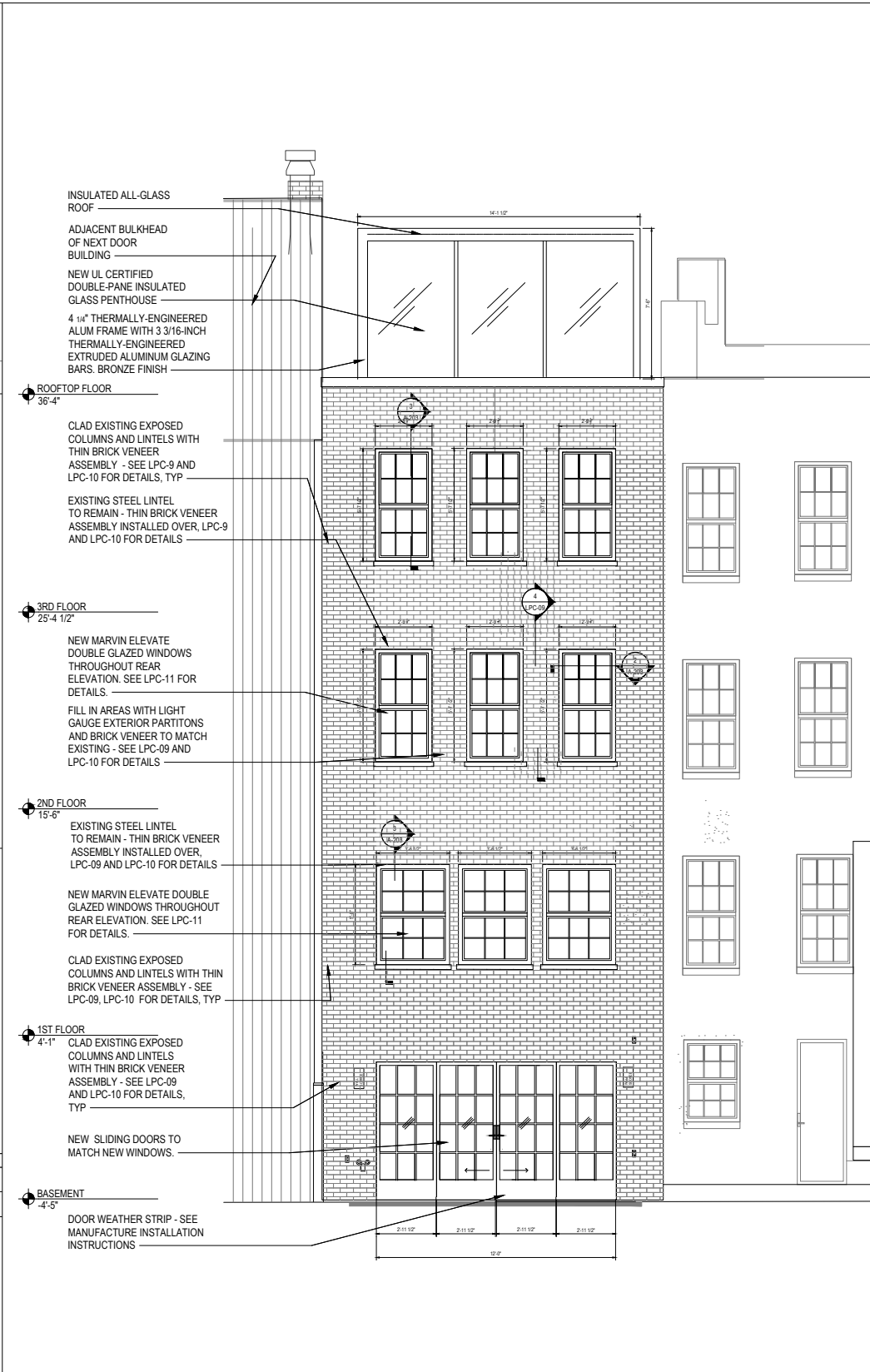
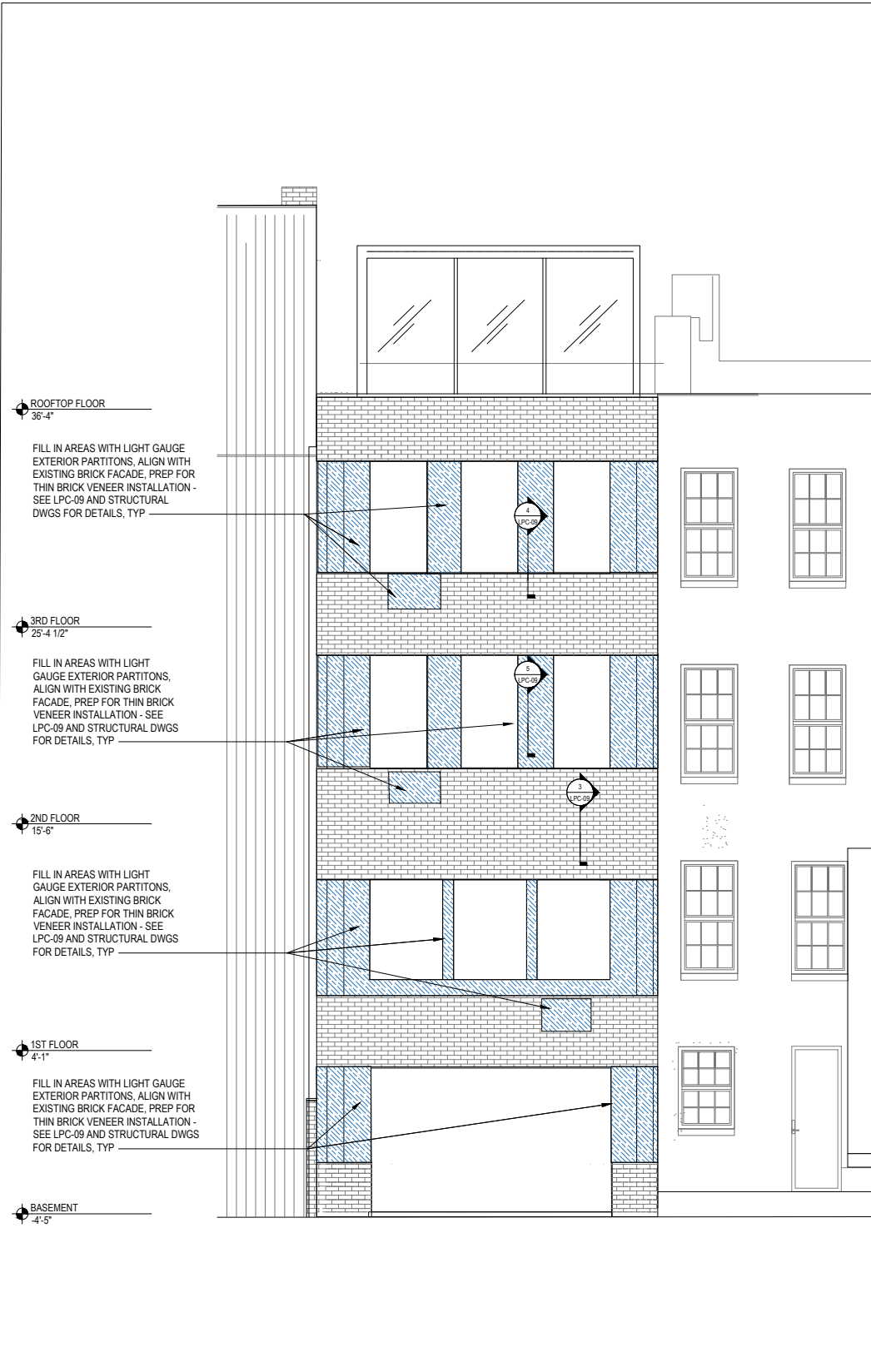
EAST LOT LINE ELEVATION

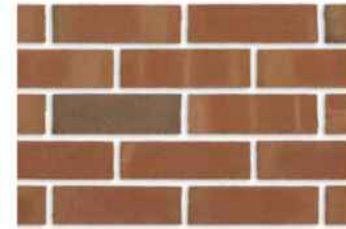
1 APPROVED LOTLINE WINDOWS ELEVATION UNDER CNE 21-07684

LPC-08 Scale: 1/8" = 1'-0"

2 PROPOSED LOT LINE WINDOW ELEVATION UNDER LPC-25-11397

LPC-08 Scale: 1/8" = 1'-0"





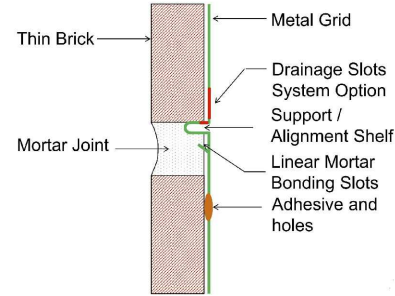
DURHAM - 523



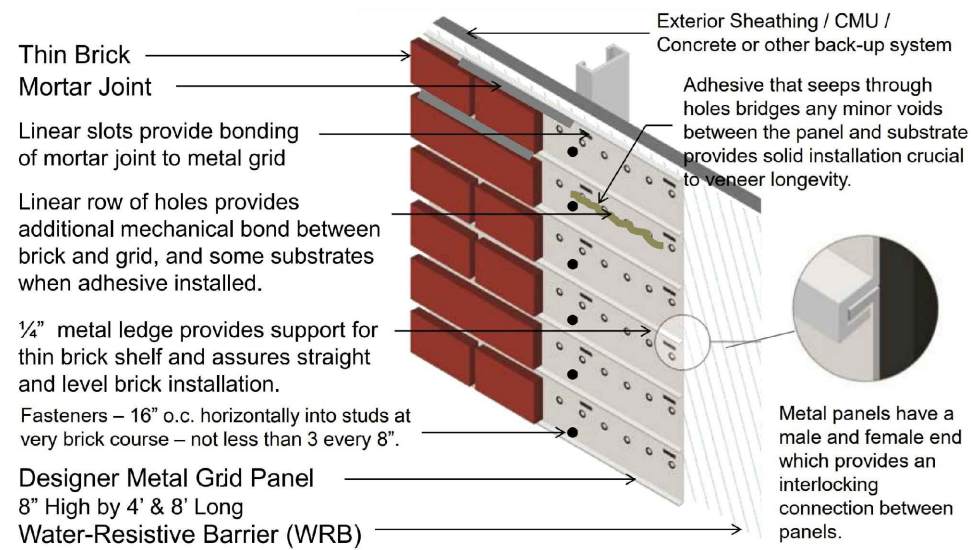
Brick Size: Modular (MOD) [H 2 1/4" x L 7 5/8" x T 1/2"]

1 REFERENCE FRONT FACADE BRICK
LPC-10 Scale: NTS

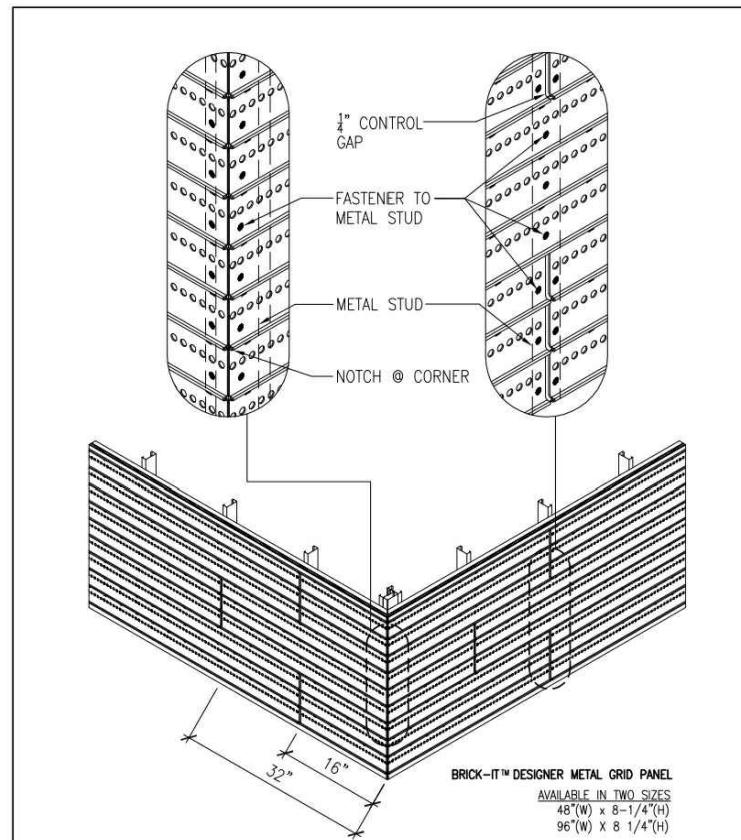
1 PROPOSED BRICK-IT PRODUCT SPEC
LPC-10 Scale: NTS



1 BRICK IT METAL GRID PROFILE MANUFACTURER DETAIL
LPC-10 Scale: 1/8" = 1'-0"

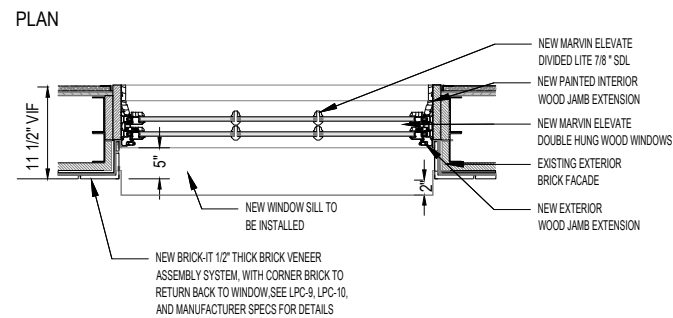
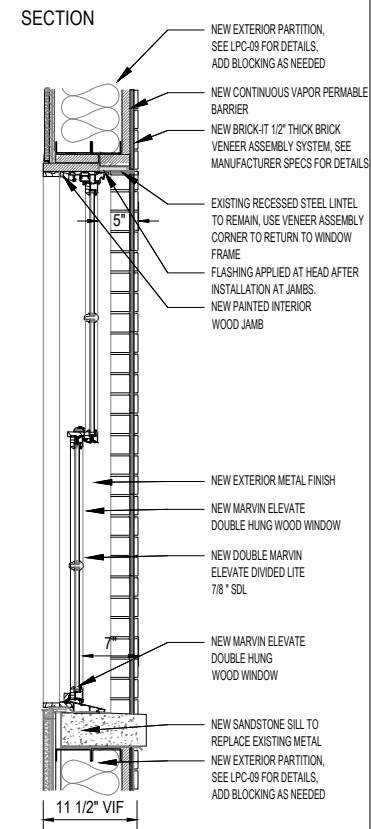
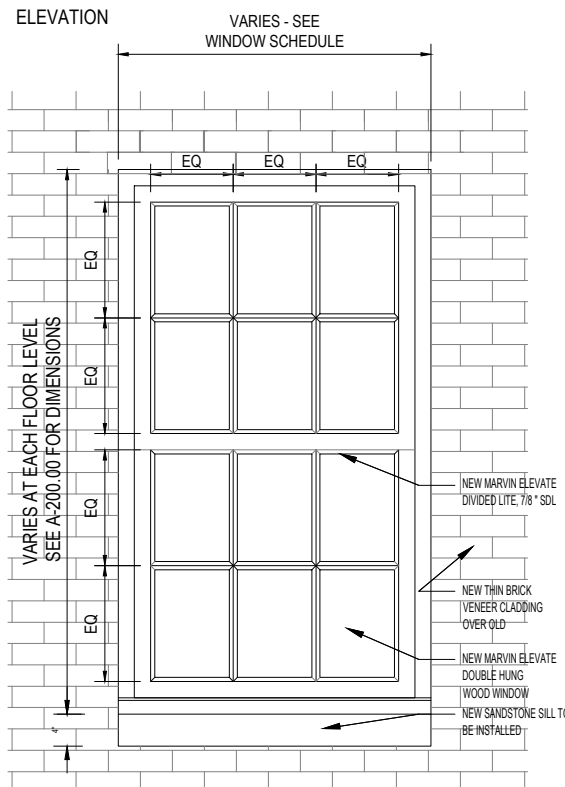
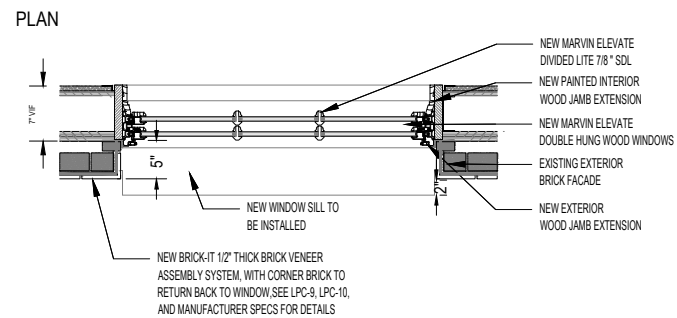
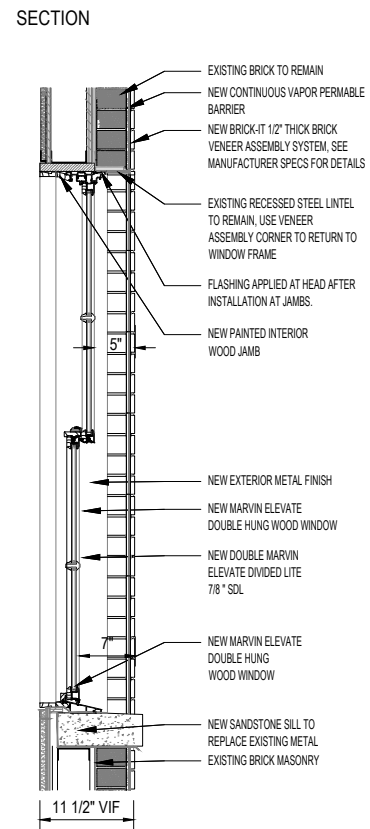
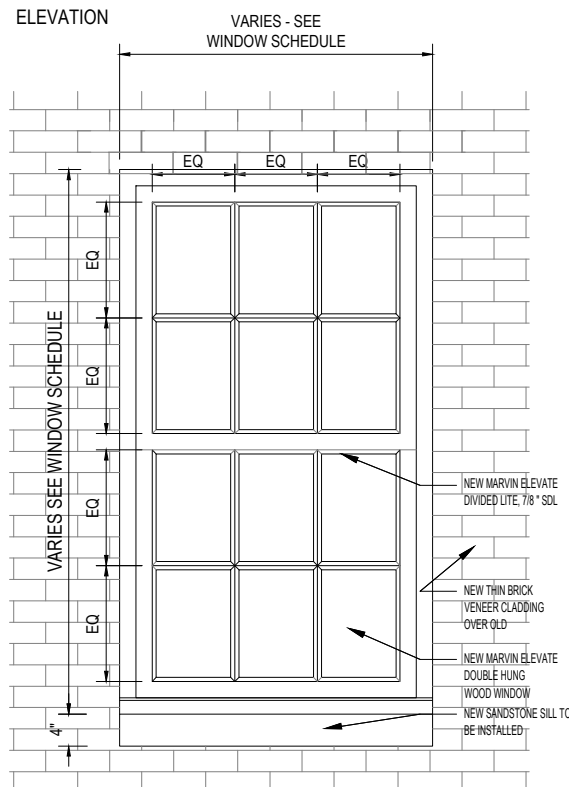


1 BRICK IT DESIGNER METAL GRID PANEL MANUFACTURER DETAIL
LPC-10 Scale: 1/8" = 1'-0"

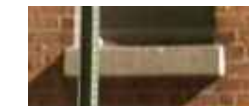


STAGGERED PANEL CORNER DETAIL
Scale: 3/4" = 1'-0" Date: 5-11-2010
MOD4883-A7 09062-MOD4883-A7-PG003 BRICK-IT

2 BRICK IT CORNER DETAIL - MANUFACTURER SPECS
LPC-10 Scale: 1/8" = 1'-0"



REFERENCE: FRONT FACADE SANDSTONE SILL



WINDOW SILL SPEC: BROWN MIST SANDSTONE WINDOWSILL



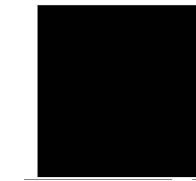
4 WINDOW SILL DETAIL

LPC-11 Scale: NTS

INTERIOR: DESIGNER BLACK



EXTERIOR: EBONY



1 PROPOSED REAR FACADE WINDOW DETAILS - BRICK SURROUND

LPC-11 Scale: 1/2" = 1'-0"

2 PROPOSED REAR FACADE WINDOW DETAILS - NEW EXTERIOR PARTITION SURROUND

LPC-11 Scale: 1/2" = 1'-0"

3 WINDOW FRAME FINISHES

LPC-11 Scale: NTS

