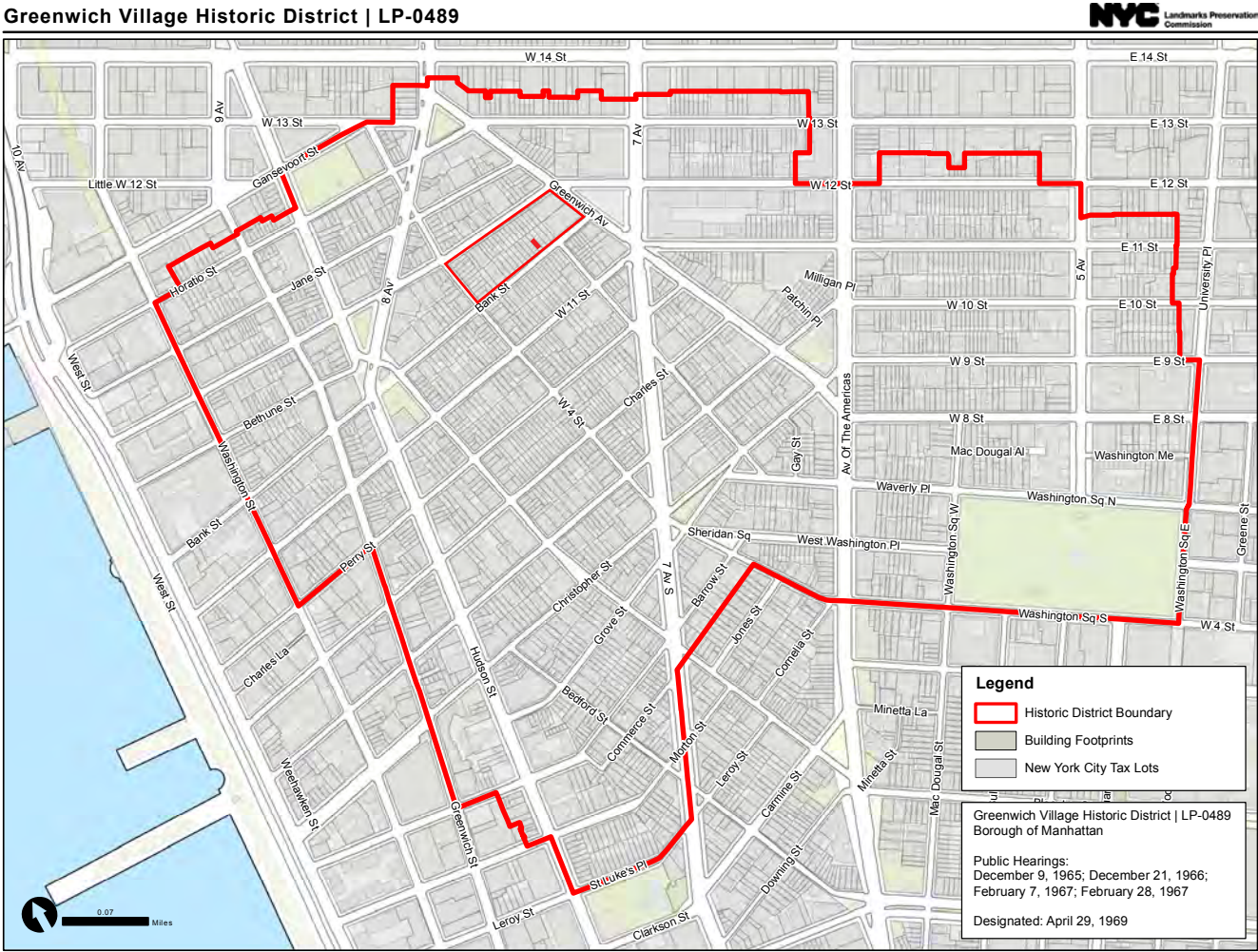




15 BANK STREET



15 Bank Street (Left) And 13 Bank Street (Right)



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

15 Bank Location Highlighted



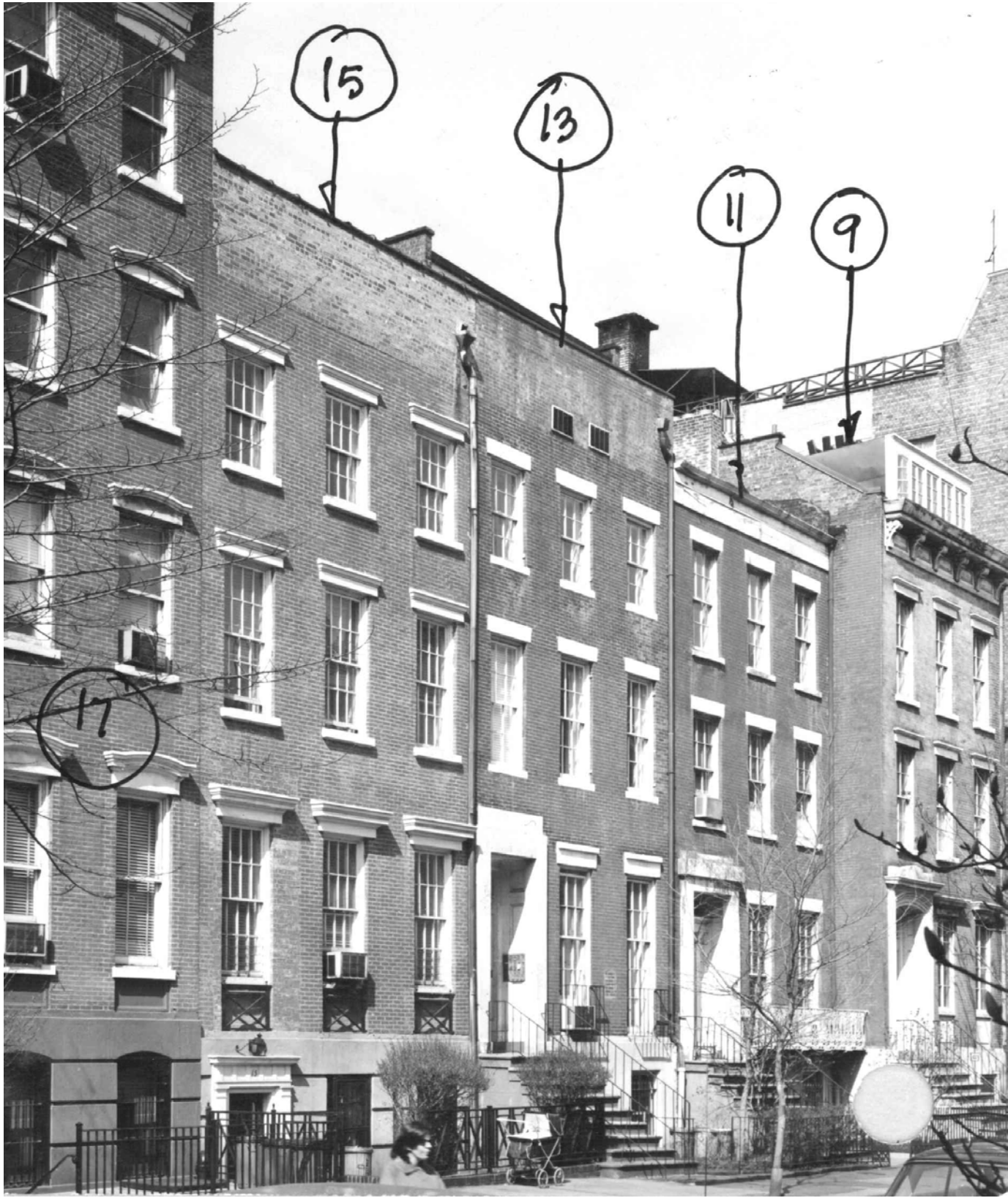
1985 Sanborn Map Showing 15 Bank Location



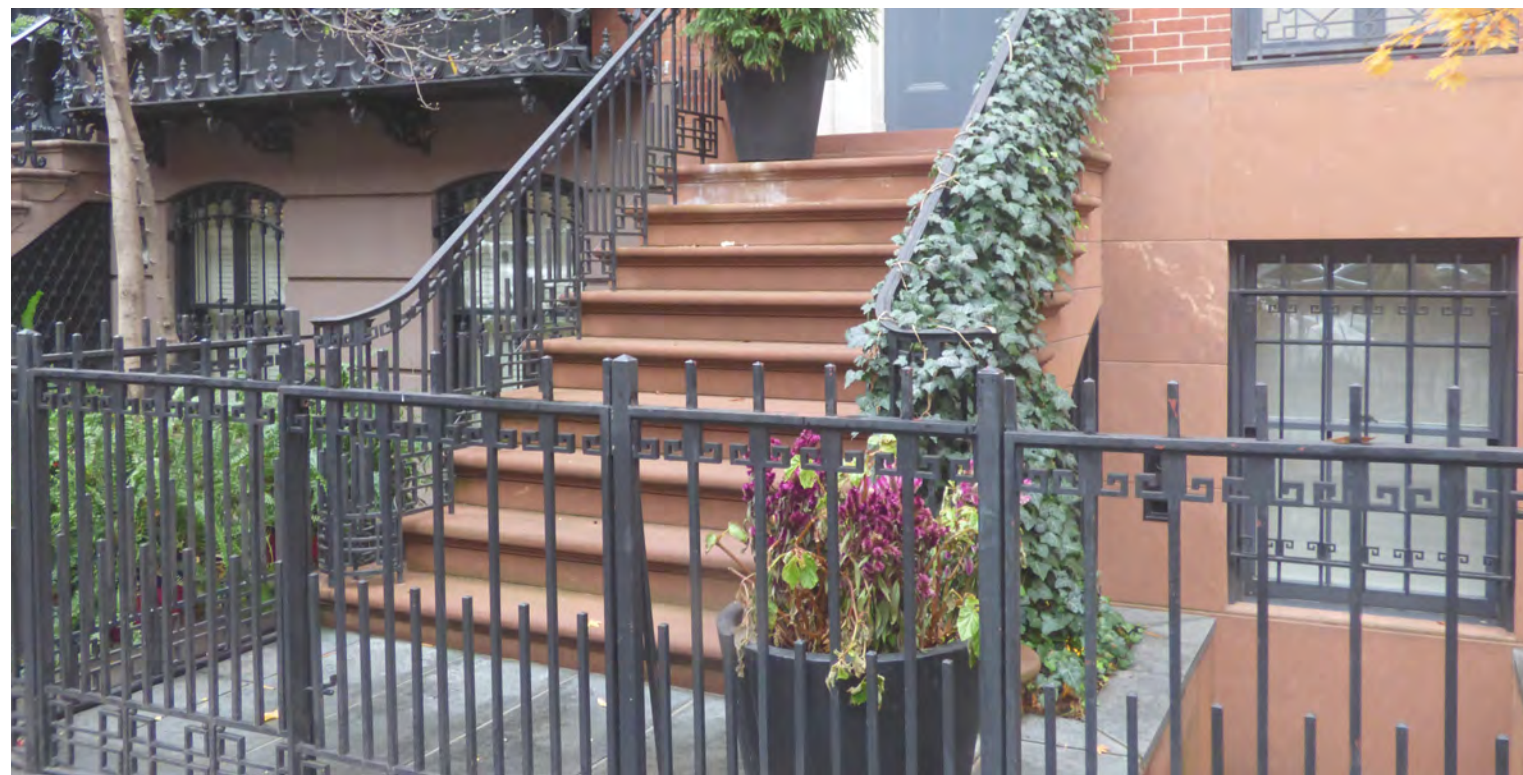
1933, NYPL



15 Bank Street (1940)



1964 LPC Designation Photo





Existing conditions at 13 and 15 Bank Street



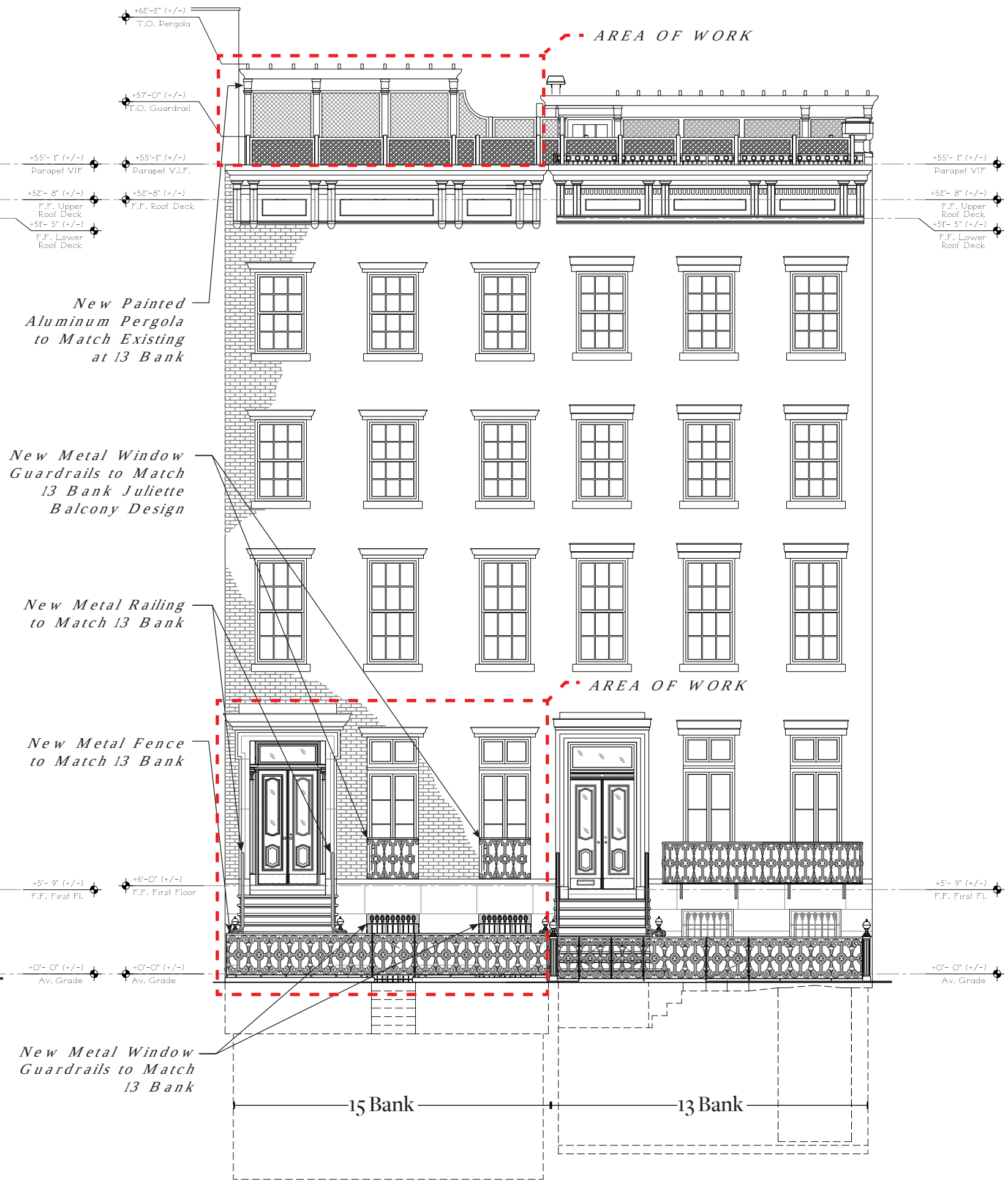
View from 15 Bank rear yard



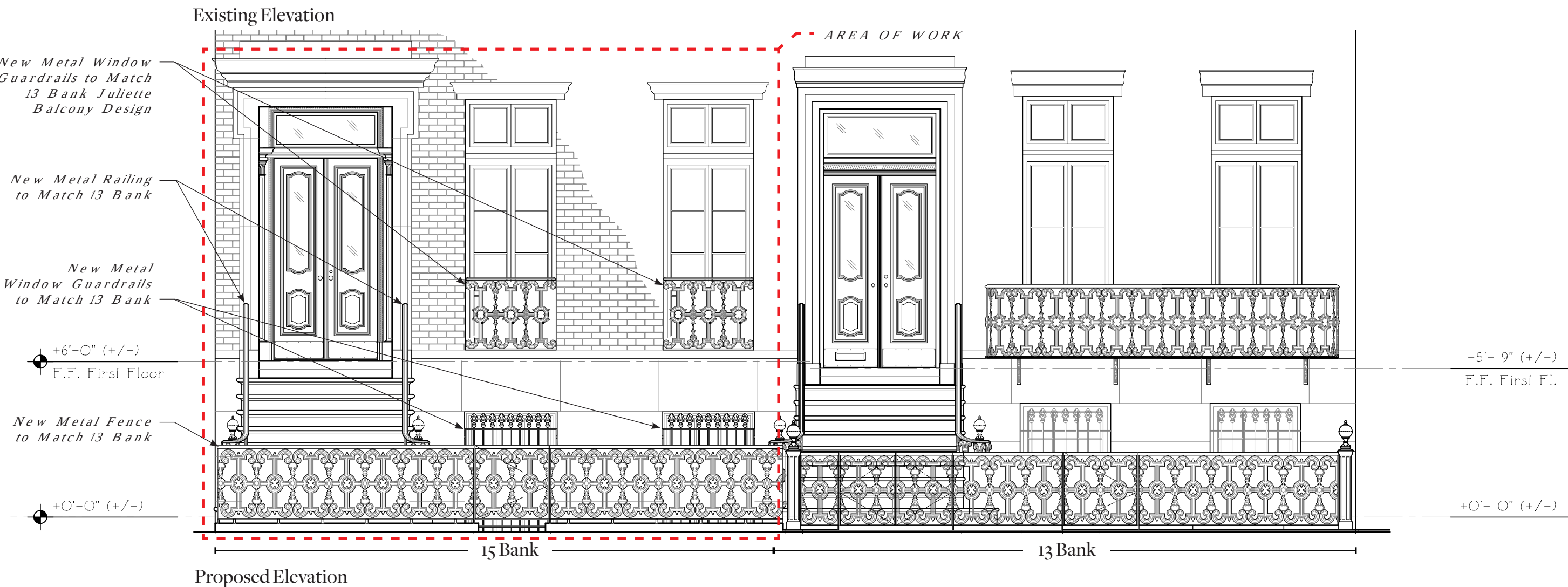
Existing window conditions at the fourth floor, rear facade



South Elevation - Existing

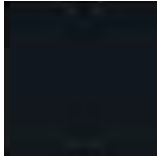


South Elevation - Proposed





Color Sample



Oil-based low-luster black paint to match existing metalwork at East Front Yard

R6
A500.00
13 BANK - BALCONY & WINDOW GUARD
N.T.S.

New painted metal window guard in existing masonry opening; to match 13 Bank; see R6/A500.00 for reference

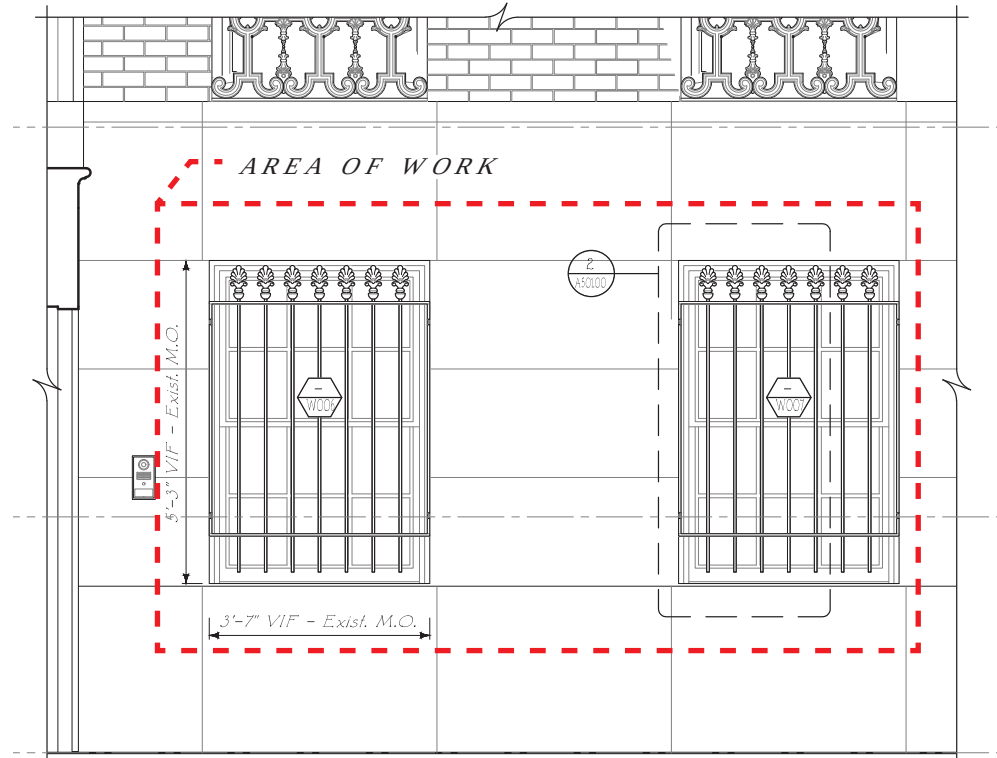
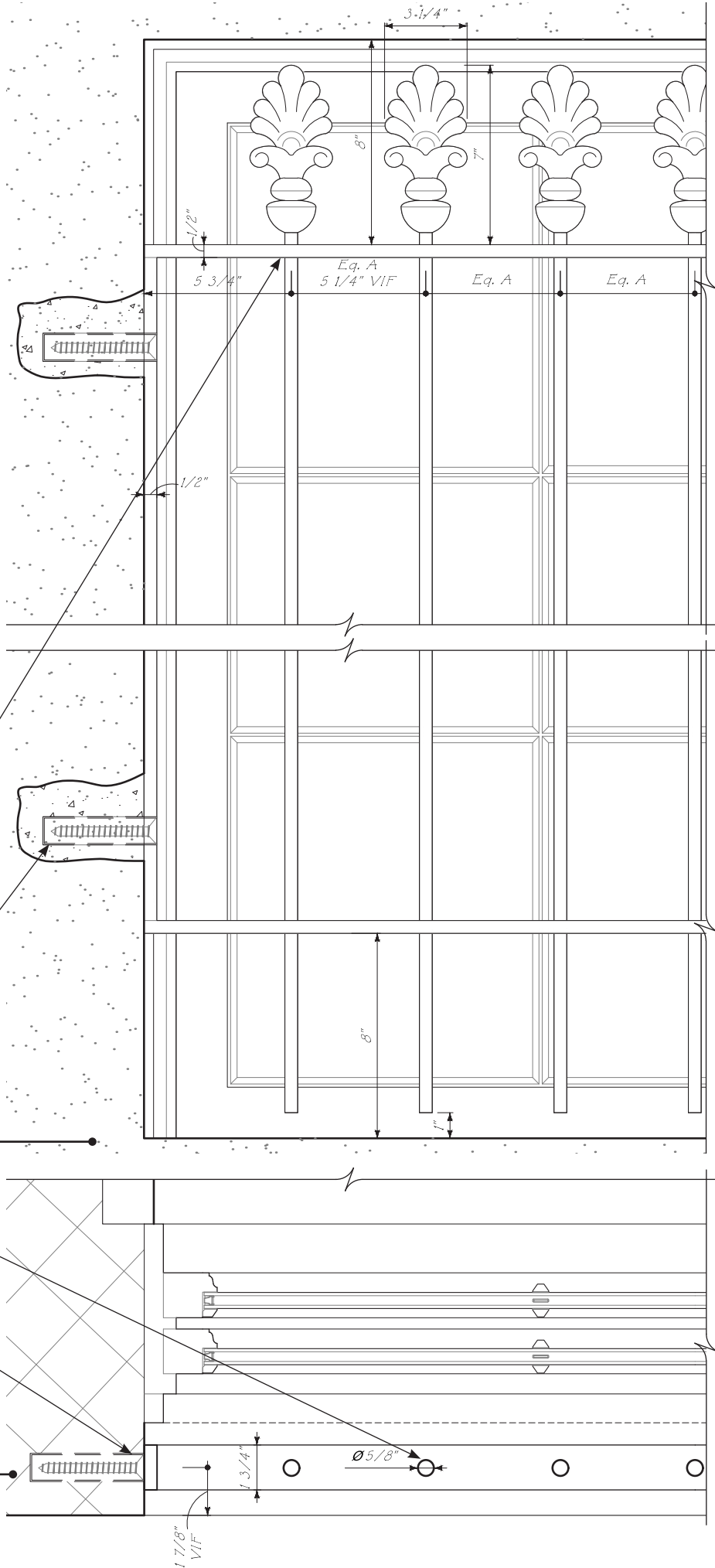
Existing masonry connection point to be reused for new painted metal window guard; Patch to match existing cast stone jamb

2
A500.00
PROPOSED WINDOW GUARD
N.T.S.

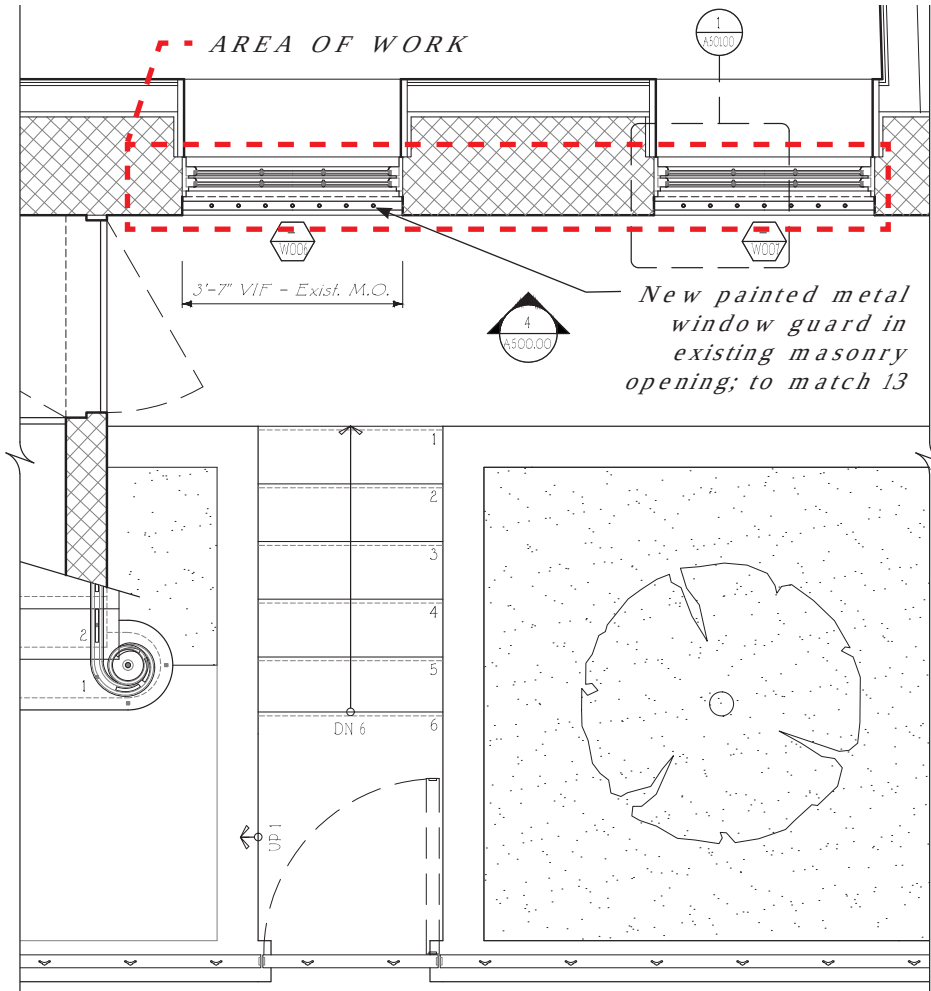
New painted metal window guard in existing masonry opening; sim. to guards at 13 Bank; see R6/A500.00 for reference

Existing masonry connection point to be reused for new painted metal window guard; Patch to match existing cast stone jamb

1
A500.00
W006 & W007
PROPOSED WINDOW GUARD PLAN
N.T.S.



4
A500.00
FRONT ELEVATION
@ BASEMENT ENTRY
N.T.S.



3
A500.00
FRONT YARD PLAN
BASEMENT ENTRY
N.T.S.

Painted Cast Metal Balcony; to match existing at 13 Bank; see R6/A500.00 for reference

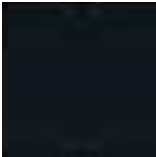
Non-Reflective Glazing Panel to Back of Cast Metal Balcony

3/4 in Threaded rod penetration welded to balcony

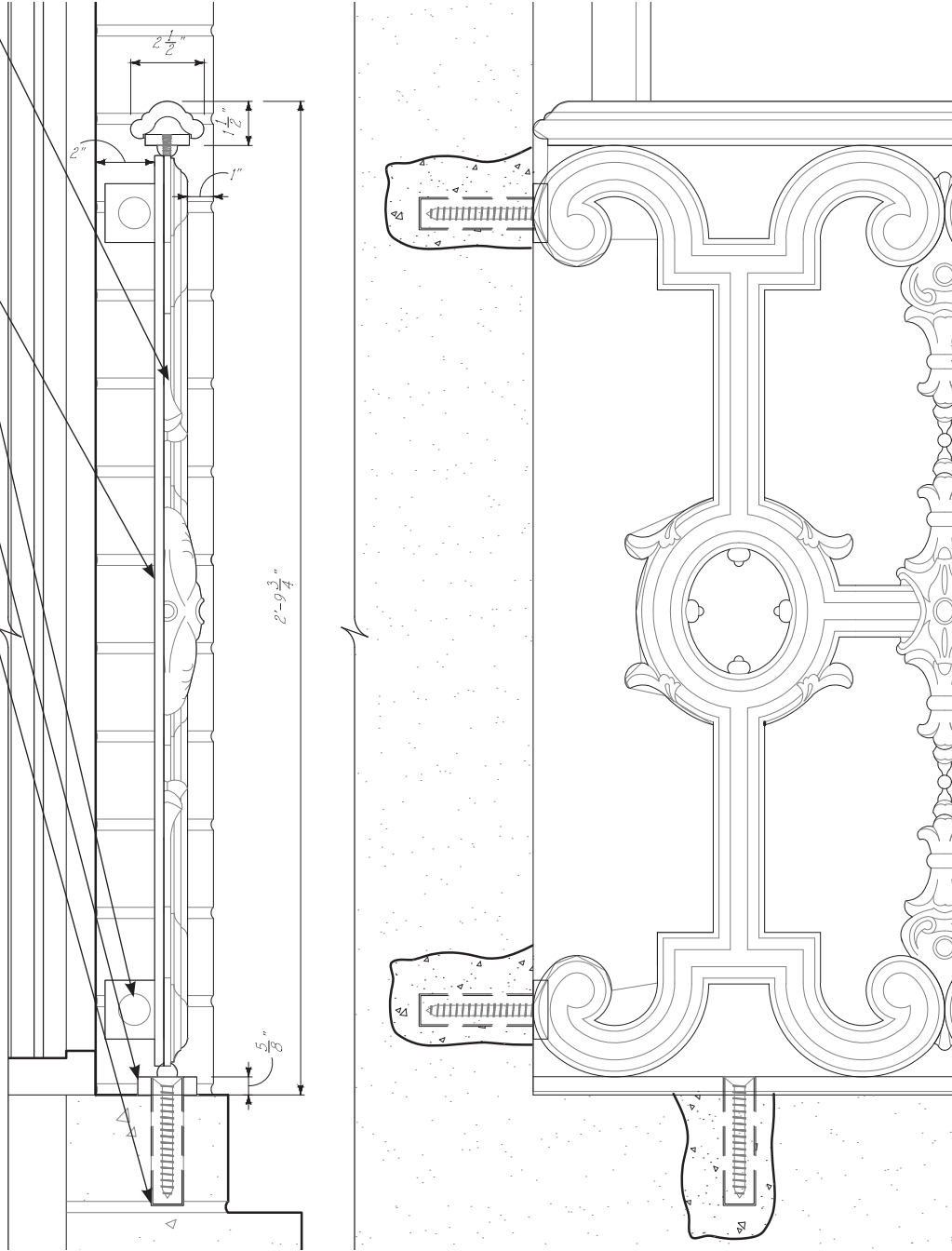
5/8 x 1 1/2 in Vertical flat bar anchored plate in field

3/4 in Threaded rod penetration welded to balcony

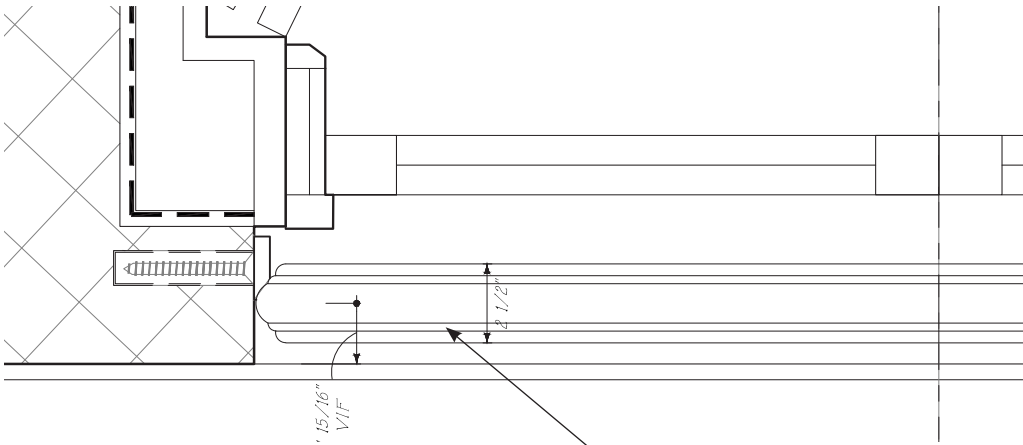
Color Sample



Oil-based low-luster black paint to match existing metalwork at East Front Yard

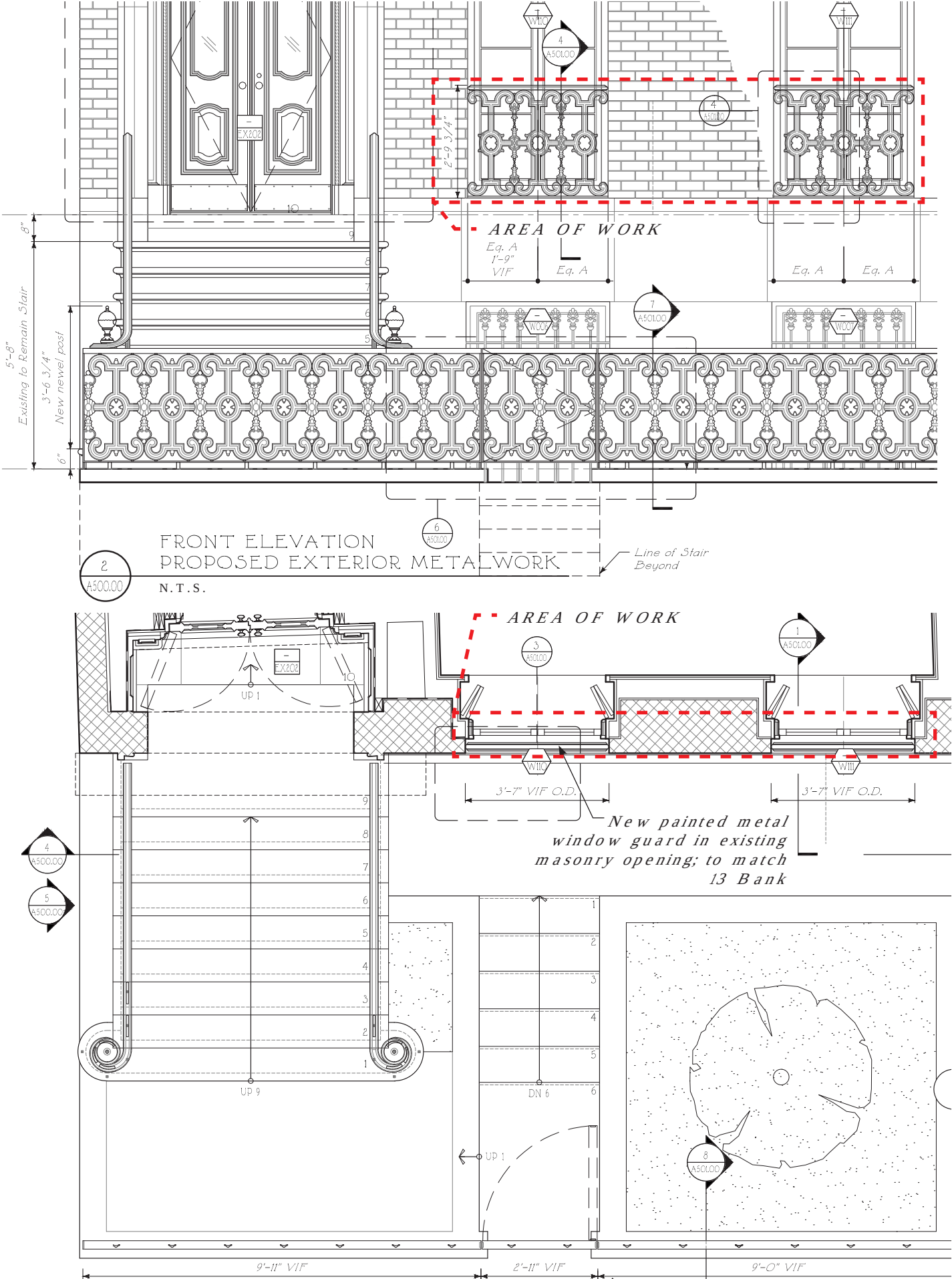


4 BALCONY DETAILS
A500.00 N.T.S.



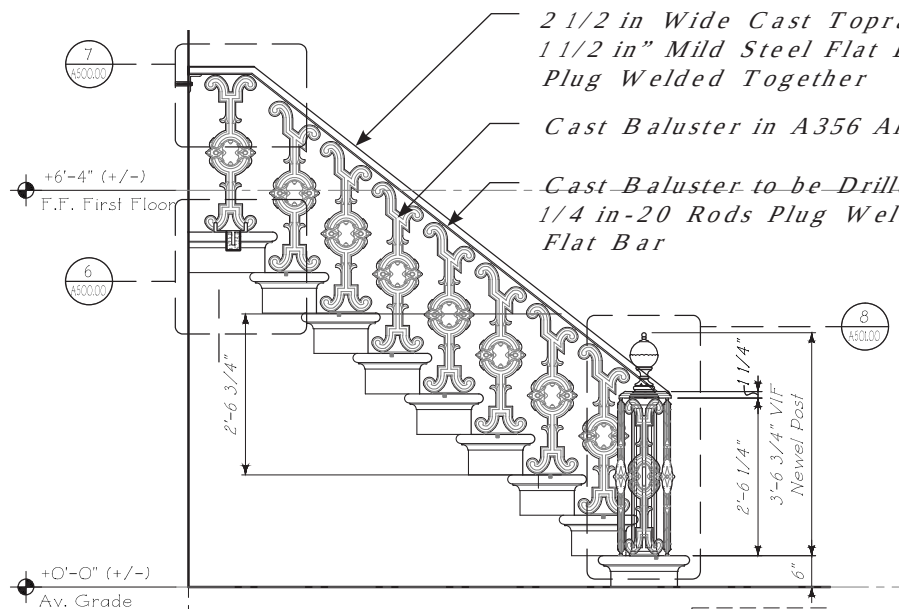
3 BALCONY DETAILS - PLAN
A500.00 N.T.S.

New Masonry Connection Points For New Painted Metal Balcony

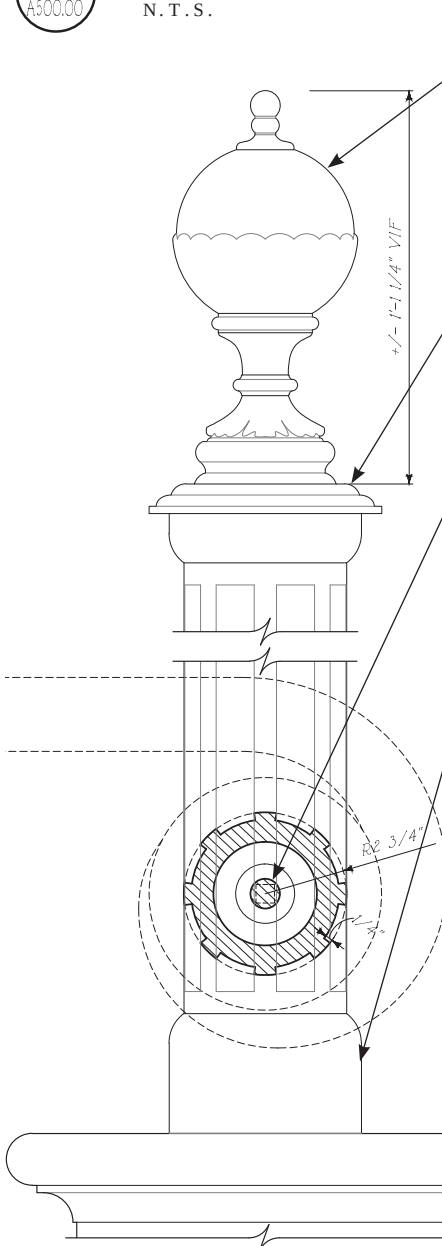


1 FRONT ELEVATION PROPOSED EXTERIOR METALWORK
A500.00 N.T.S.

2 FRONT YARD PLAN PROPOSED EXTERIOR METALWORK
A500.00 N.T.S.



SIDE ELEVATION
© STAIR RAIL
N.T.S.



STAIR NEWEL POST
N.T.S.

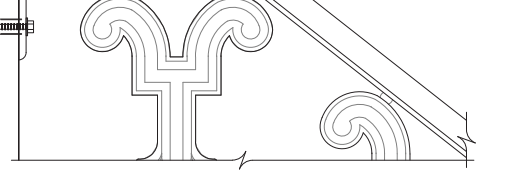
New cast metal newel cap to match existing newel posts at 13 Bank; see R4/A500.00 for reference - all detailing to match 13 Bank

New handrail cap to be integrated into newel post; see R4/A500.00 for reference - all detailing to match 13 Bank

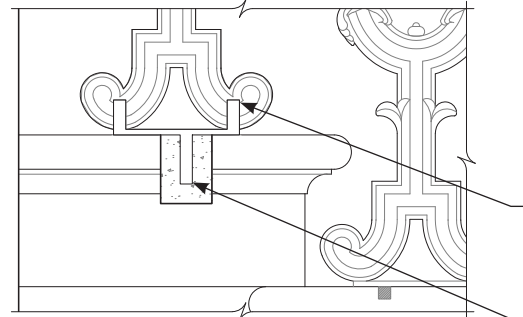
Existing connection point to be reused for new threaded rod connection to existing cast stone stair

See R4/A500.00 for newel post base reference - all detailing to match existing newel posts at 13 Bank

Steel plate to cover connection points; painted



STAIR CONNECTION
© EXISTING WALL
N.T.S.



STAIR CONNECTION
© EXISTING STEP
N.T.S.

New decorative handrail and cast metal balusters on existing stone stairs; to match 13 Bank; see R4/A500.00 for reference

New metal newel post sim. to 13 Bank; see R4/A500.00 for reference; painted per R5/A500.00

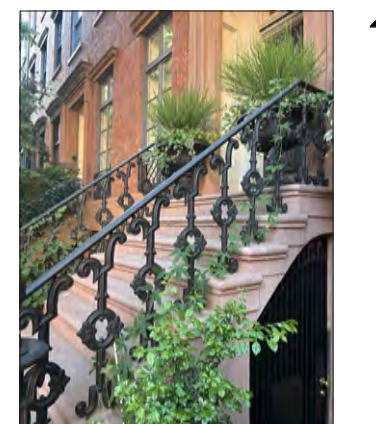
Color Sample



Oil-based low-luster black paint to match existing metalwork at East Front Yard



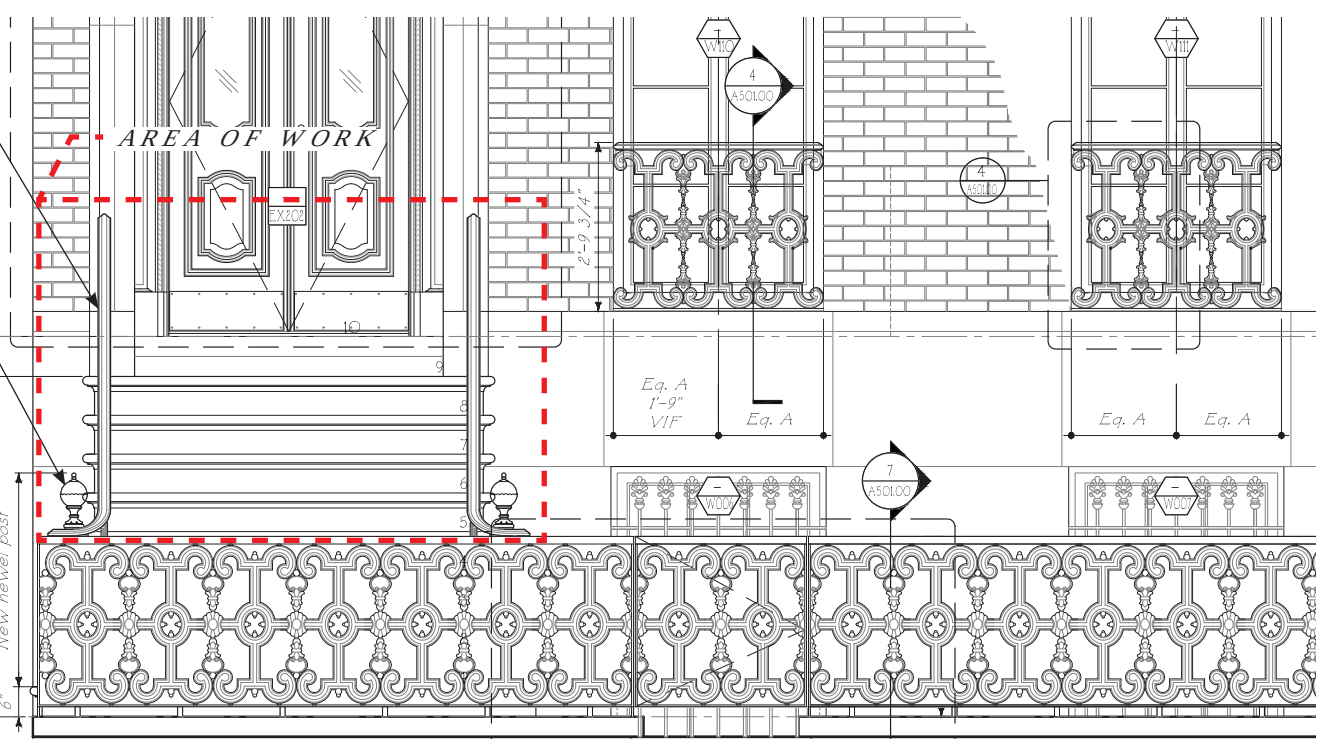
13 BANK
NEWEL POST
N.T.S.



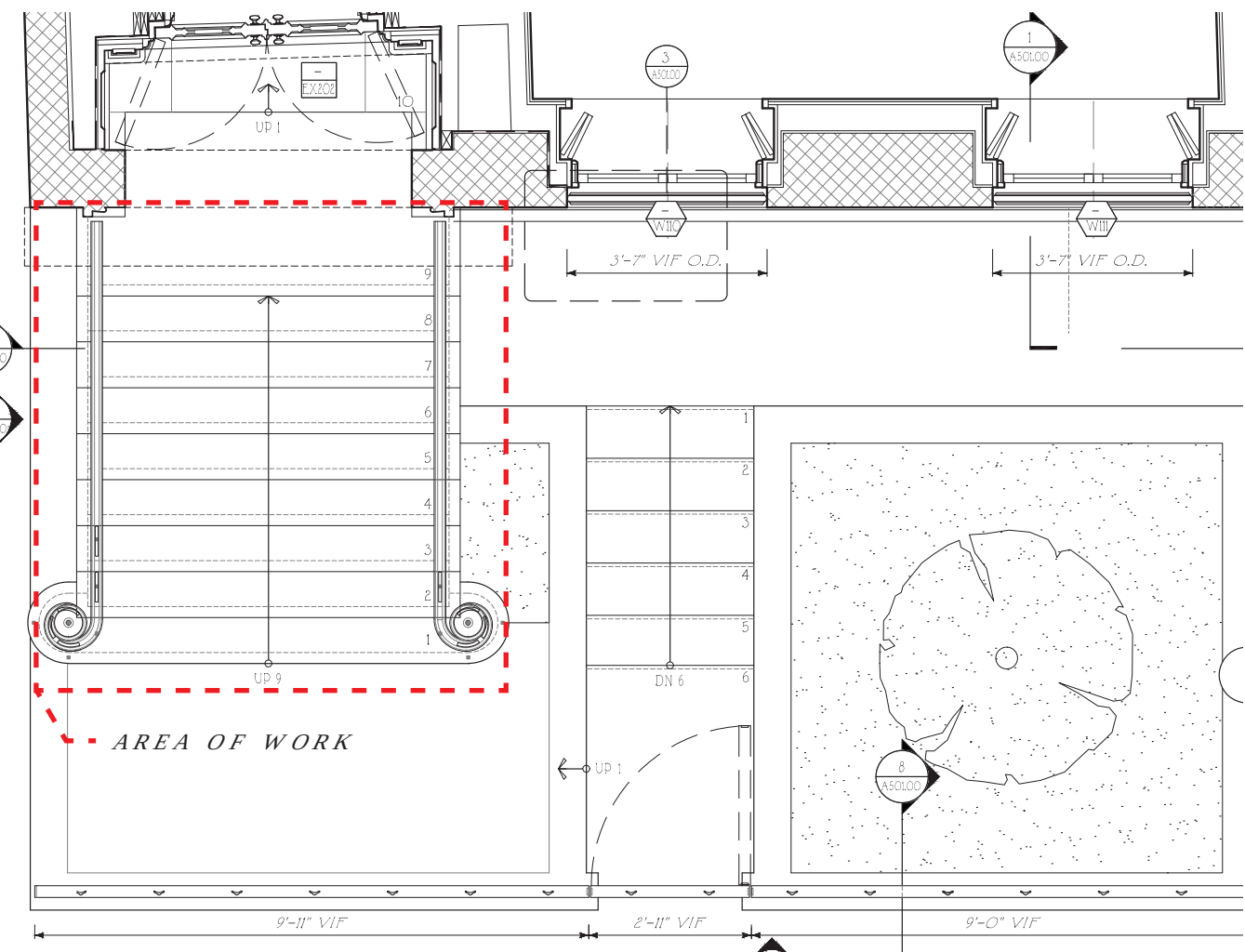
13 BANK
RAILING
N.T.S.

Steel plate to cover connection points; painted per C5/A500.00

5/8 in Mild Steel Freeze Molded Pins 2 1/2 in Embedment



FRONT ELEVATION
PROPOSED EXTERIOR METALWORK
N.T.S.



FRONT YARD PLAN
PROPOSED EXTERIOR METALWORK
N.T.S.



Detail of 1933 Historic Photo, NYPL



25 Bank Street Existing Ironwork



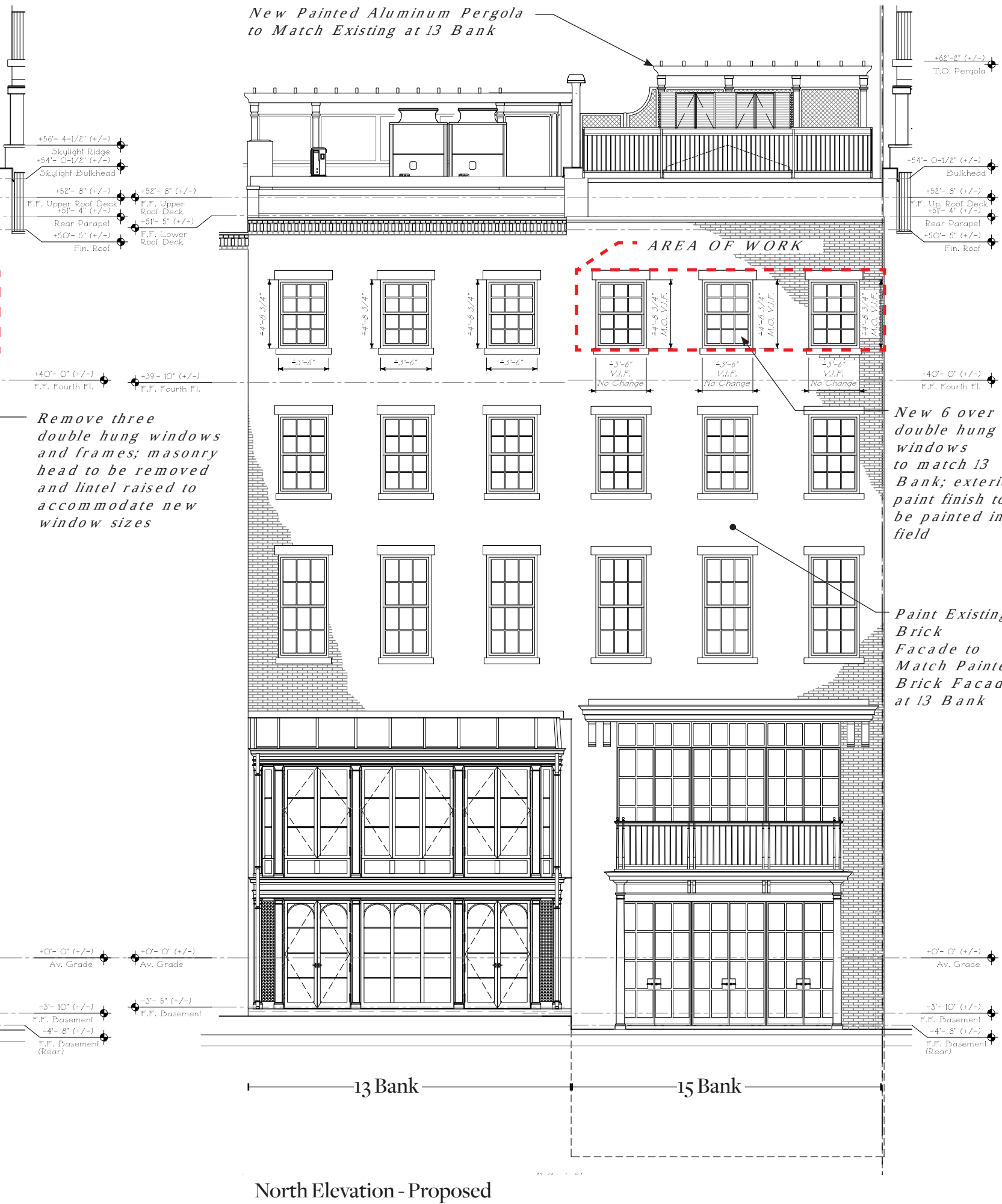
17 Bank Street Existing Ironwork



13 Bank Street Existing Ironwork



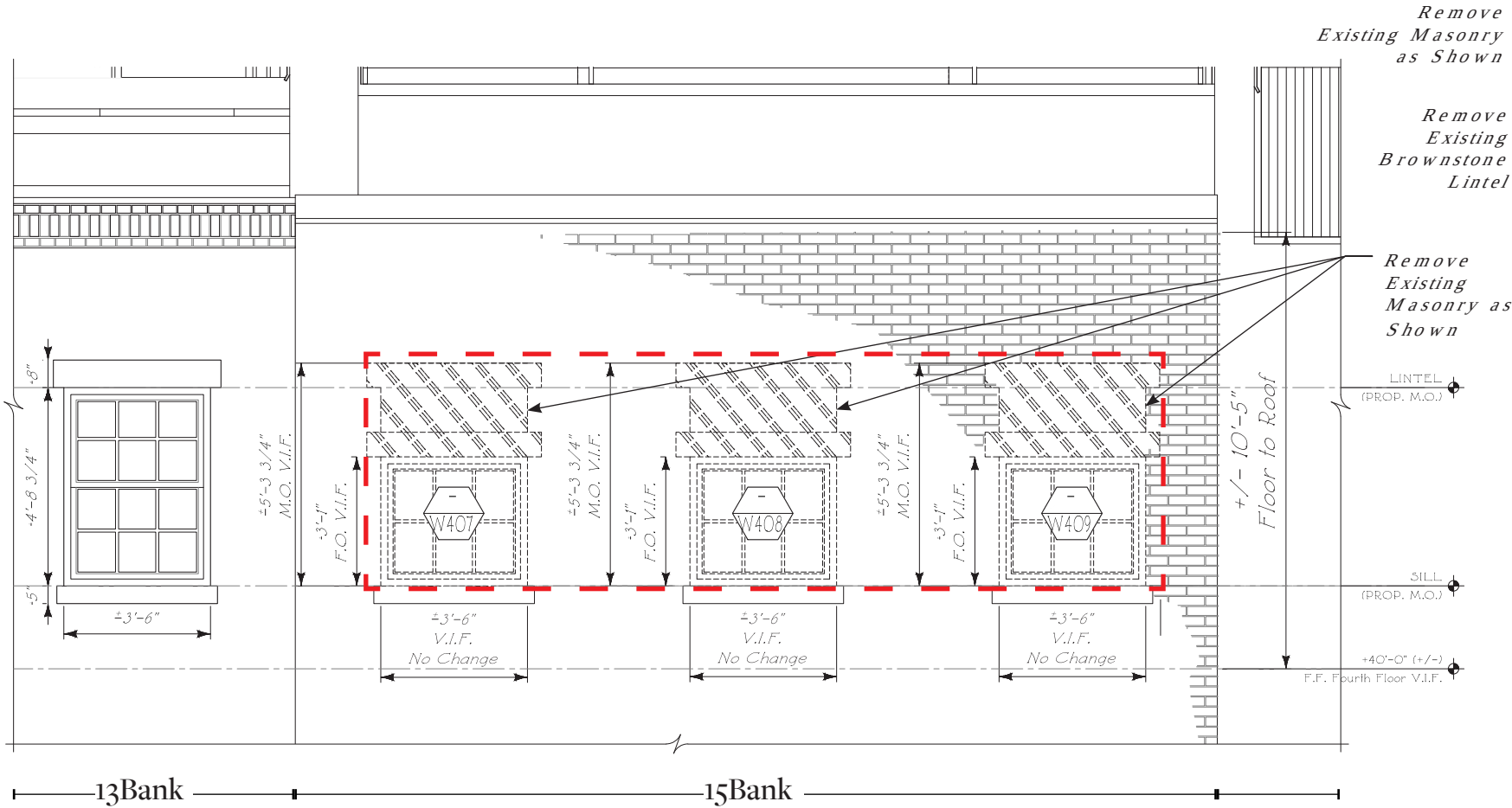
North Elevation - Existing



North Elevation - Proposed

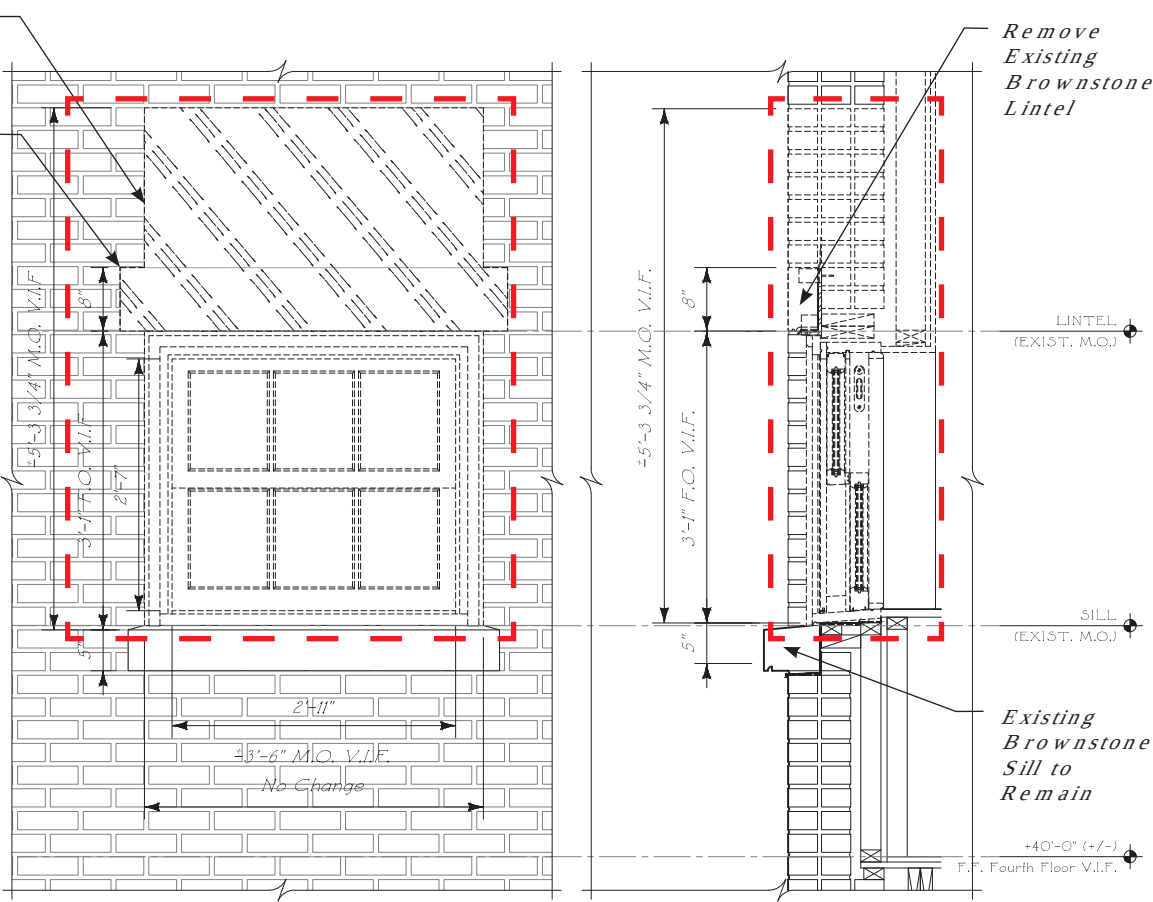


Rear Facade Windows



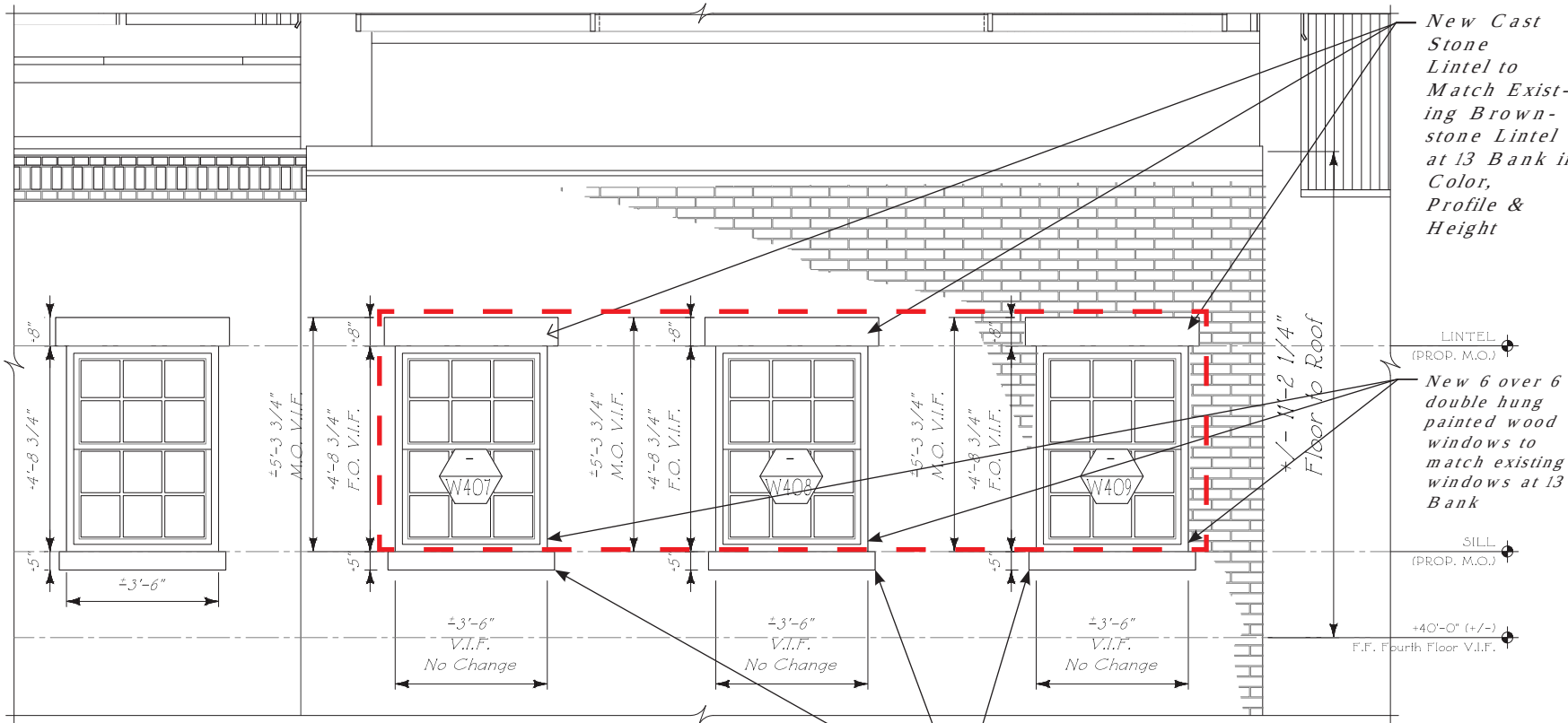
1
A400.00

13 & 15 BANK ST -
FOURTH FLOOR PARTIAL ELEV. - DEMO.
N.T.S.



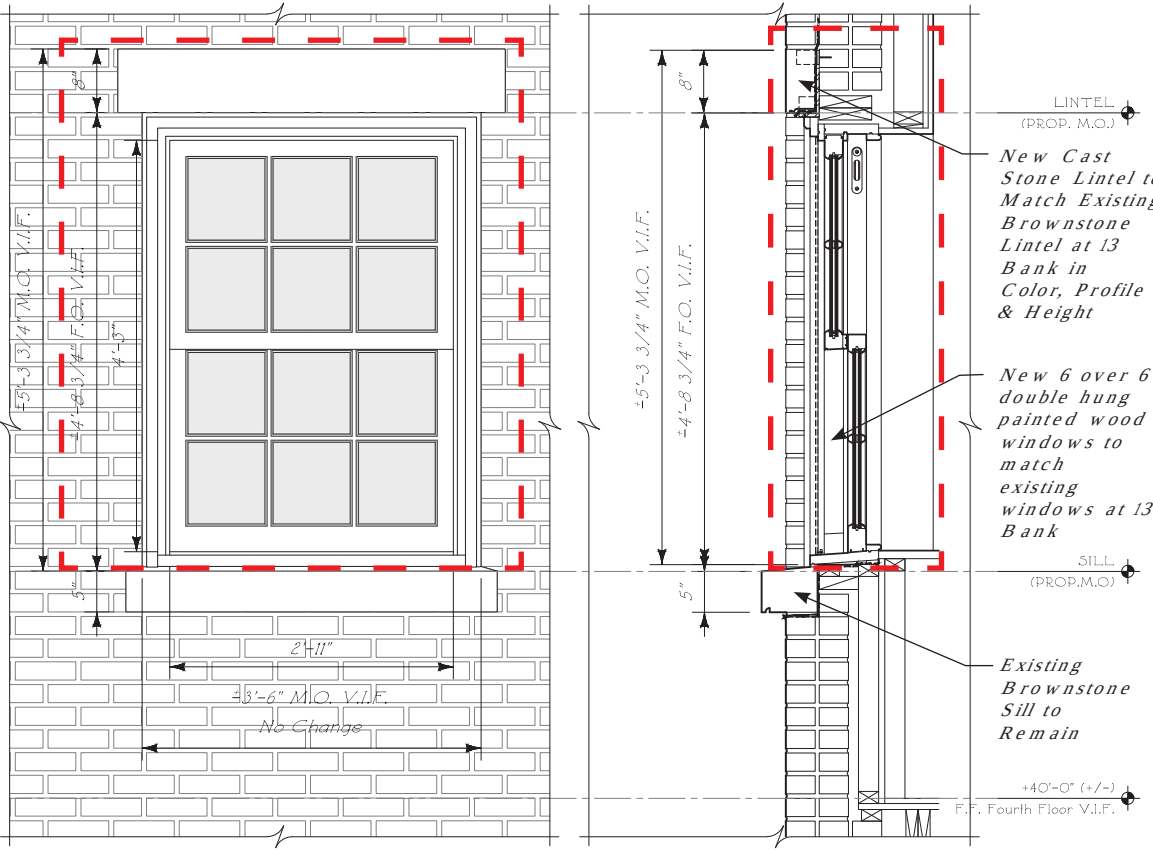
2
A400.00

13 & 15 BANK ST -
W407, W408 & W409 - DEMO. ELEVATION & SECTION
N.T.S.



3
A400.00

13 BANK ST -
FOURTH FLOOR PARTIAL ELEV. - PROP.
N.T.S.



4
A400.00

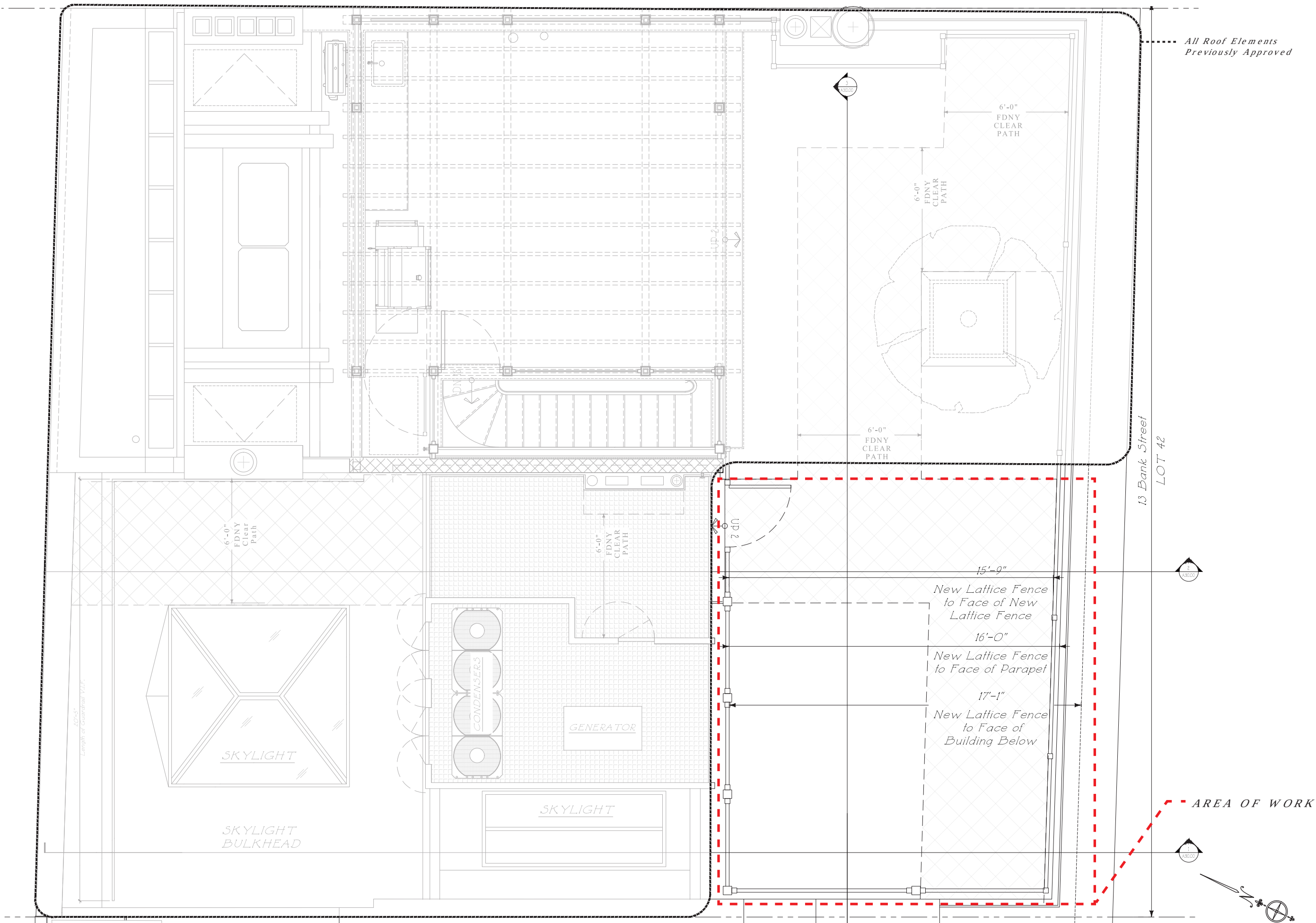
13 BANK ST -
W407, W408 & W409 - PROP. ELEVATION & SECTION
N.T.S.



North Elevation - Existing

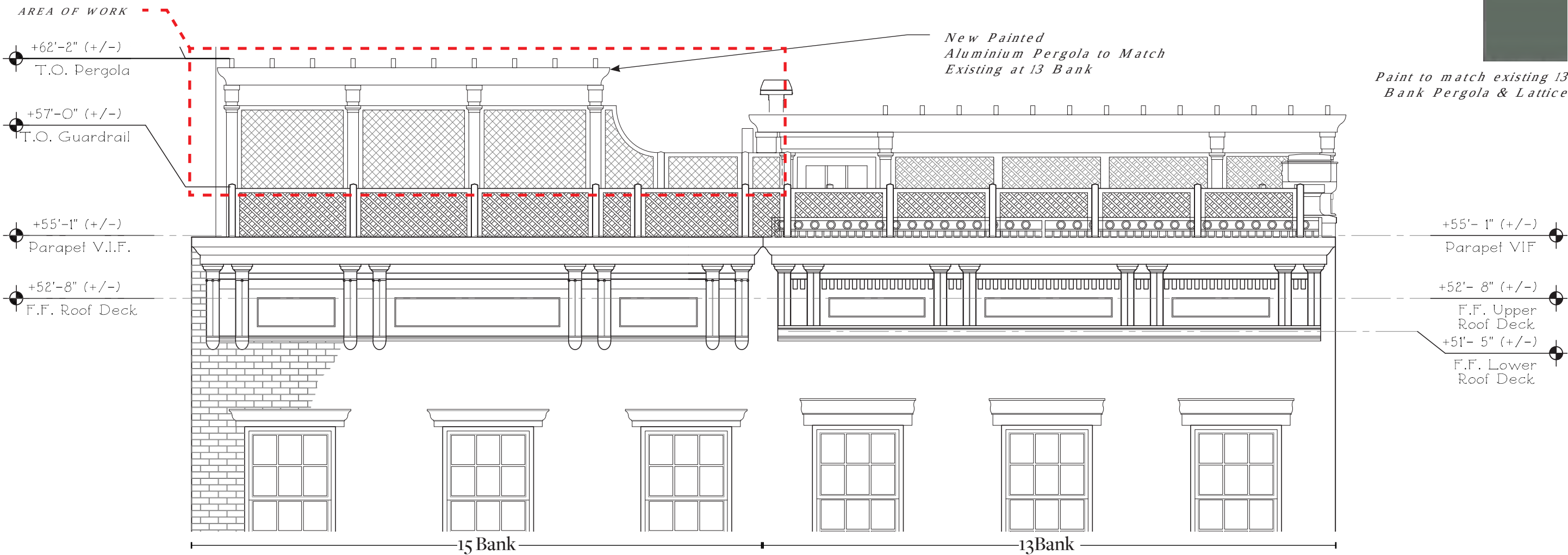


North Elevation - Proposed



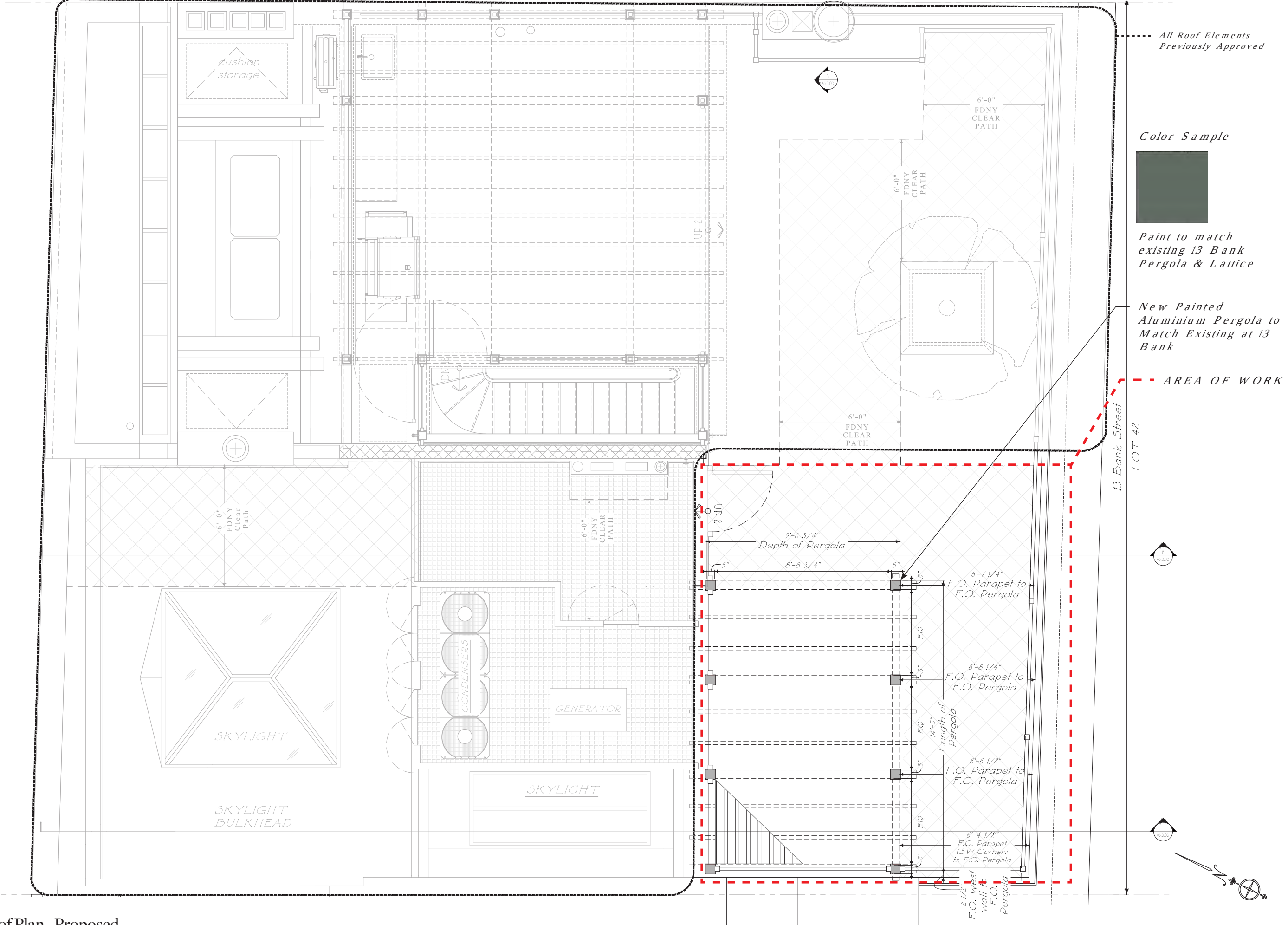


Existing Detail - Elevation



Proposed Detail - Elevation

Detail Roof Plan - Proposed



PROJECT TITLE

15 Bank Street, Manhattan, New York, NY

DATE

10/28/2025

SCALE

NTS

AUTHOR

AF

SHEET NUMBER

LPC-21

PROJECT TITLE

Roof Plan - Proposed Pergola

PROJECT 2497

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ARCHITECTS
SHAMAMIAN
& FERGUSON

LOT 42

13 Bank Street

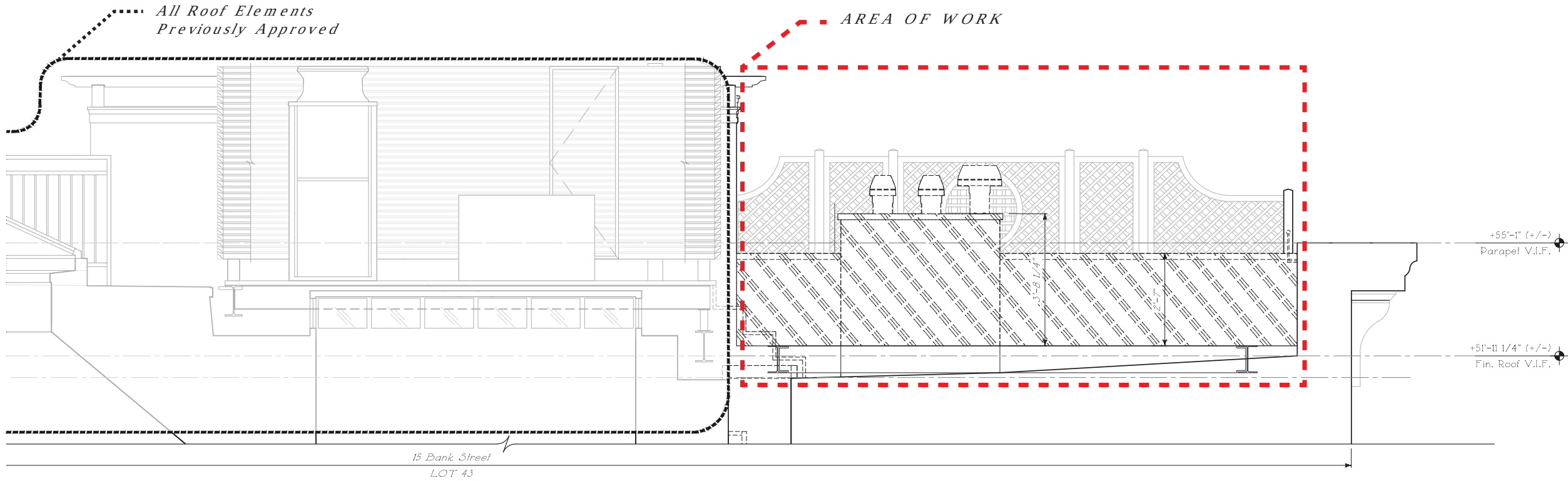
AREA OF WORK

Color Sample

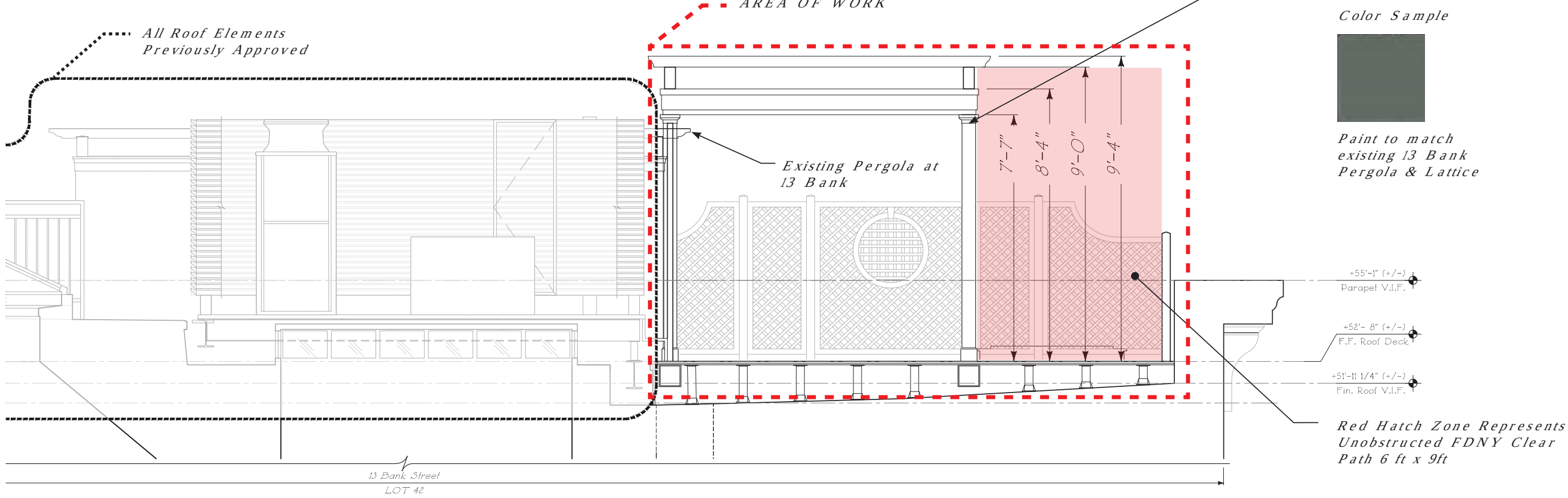
Paint to match existing 13 Bank Pergola & Lattice

All Roof Elements Previously Approved

New Painted Aluminium Pergola to Match Existing at 13 Bank



1
AS0800
13 & 15 BANK ST -
DETAIL SECTION AA - DEMOLITION
N.T.S.



1
AN000
13 BANK ST -
DETAIL SECTION AA - PROPOSED
N.T.S.



Pergola Mock-up view from Waverly Place



Detail view from Waverly Place



Pergola Visual view from Waverly Place



Detail view from Waverly Place