



Date:	9/13/2022
LPC Docket #:	LPC-22-04647
LPC Action:	Approved with modifications
Action required by other agencies:	
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 105-107 Bank Street

Borough: Manhattan

Block: 635 **Lot:** 33, 34

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse built in 1846, and a Greek Revival Style rowhouse built in 1846 and later altered. Application is to combine the buildings, construct rooftop and rear yard additions, alter facades, areaways and the party wall, and excavate the cellars and rear yards.

COMMISSION FINDINGS

The Commission NOTED that buildings' style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission also NOTED that the front façade of 105 Bank Street was altered and the stoop was removed in the mid 20th century; and that 107 Bank Street has a façade easement, held by the Trust for Architectural Easements, which has granted a conceptual approval of the proposal

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL WITH MODIFICATIONS, finding:

- that the proposed rooftop addition will only be seen from public thoroughfares within limited views framed by taller buildings in the foreground and often with other rooftop accretions nearby;
- that, within views over secondary facades from Bank and Bethune Streets, only simply designed portions of the rooftop addition will be seen from public thoroughfares and will not call undue attention to themselves or detract from the streetscape;
- that the rooftop addition will be set back from the front and rear facades, thereby retaining a sense of the buildings' original scale and massing;
- that the materials and finishes of the proposed copper and zinc cladding, when seen above the masonry facades and against a background of sky, will help the rooftop addition recede from view;
- that the angled bays will be evocative of historic studio windows sometimes found at rowhouses within this historic district;
- that the mid 20th century alterations to the front façade and areaway at 105 Bank Street are not unique, part of a unified redesign, or representative of exceptional details or craftsmanship, therefore the proposed removal and modification of these modern elements will not eliminate a significant later alteration;
- that removing the stucco, modifying the top floor window openings, installing a cornice and replacing fencing at the front façade and areaway of 105 Bank Street will help return the façade and areaway closer to their historic appearances and support the unity of the row;
- that the proposed cornice and fencing will closely replicate the historic elements in terms of materials and finish and create a harmonious relationship with the row in terms of their placement and details;
- that the interchanging of the basement entrance and a window opening at 105 Bank Street will be a discreet modification which will maintain an organization typical of rowhouses which had their stoops removed in the 20th century;
- that leveling the existing steeply sloped profile of the side parapet and incorporation of a step will create a simple, typical profile with a harmonious alignment with the front façade parapet and be consistent with the treatment of secondary facades elsewhere in the historic district;
- that the existing rear extensions, including their projecting skylights, are simply designed, mid-20th century utilitarian structures associated with a former industrial use, which do not reflect the significant historic and architectural character of the historic district, therefore, the proposed demolition work at the additions will not eliminate any original features or significant later alterations;
- that the conversion of the existing rear yard additions into a walled rear yard and their replacement with shallower rear yard additions will help return greenspace to the block;
- that the massing of the rear yard additions will be compatible with the variations in massing of rear yard additions within



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this block;

-that the rear yard additions will not rise to the full height of the houses, thereby helping to retain defining aspects of the building's original scale and massing;

-that the lowering of the top floor of the rear façade at 105 Bank Street to accommodate a terrace will be largely indiscernible from public thoroughfares, and will maintain consistency in the overall sense of massing at the row;

-that the rear facades of the end houses in this row feature slightly deeper projections into the rear yards, creating variety, therefore, the presence of enlarged masonry openings at the top floor of one of the end houses will not detract from unifying aspects of the row;

-that the rear yard additions will feature materials, a solid to void ratio, and level of ornamentation in keeping with such aspects of secondary façades of surrounding properties within this block;

-that the portion of the rear yard addition at 107 Bank Street will not be visible from a public thoroughfare;

-that the portion of the rear yard addition at 105 Bank Street will only be partially visible from a public thoroughfare at a distance, in an incidental view through a side yard, between taller secondary facades;

-that the extensive removal of the party walls will not be perceptible from public thoroughfares through the relatively small punched window openings of the front facades;

-and that the proposed work will not detract from the special architectural and historic character of the buildings or the historic district.

However, in voting to grant the approval, the Commission REQUIRED:

-that the applicant work in consultation with the staff to revise the details at the front façade of the rooftop additions to create a stronger separation or distinction between the rooftop additions above 105 and 107 Bank Street.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Everardo Jefferson

8-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, E.Jefferson

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law