

The current proposal is:

Preservation Department – Item 6, LPC-22-04647

105-107 Bank Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 825 5834 8734

Passcode: 576725

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

TOWNHOUSE AT 107 & 105 BANK STREET



Landmarks Preservation Committee Presentation

JUNE 7, 2022

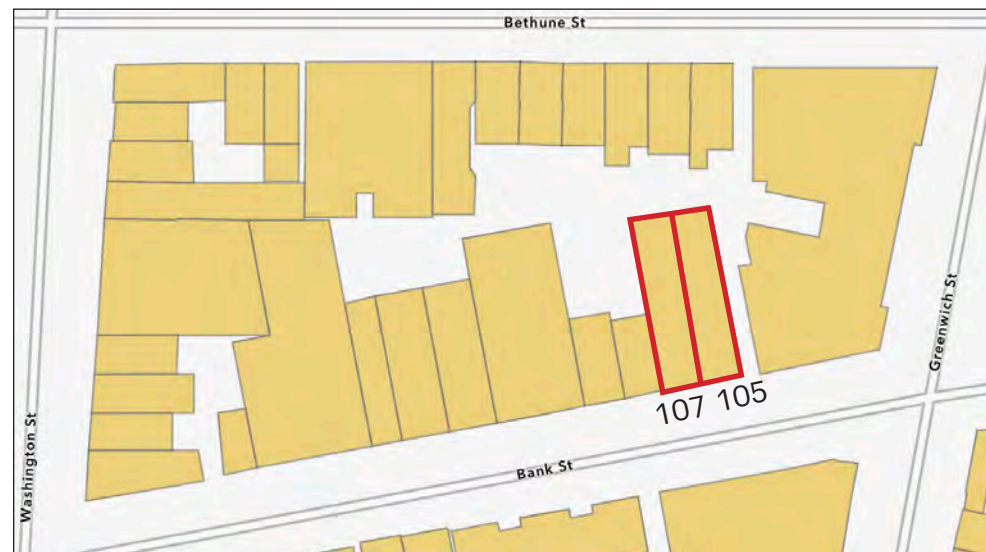
RAMSA
ROBERT A.M. STERN ARCHITECTS

HIGGINS QUASEBARTH
& PARTNERS LLC

ROUNDSQUARE
DEVELOPMENT LLC



Project Location: Greenwich Village - Historic District



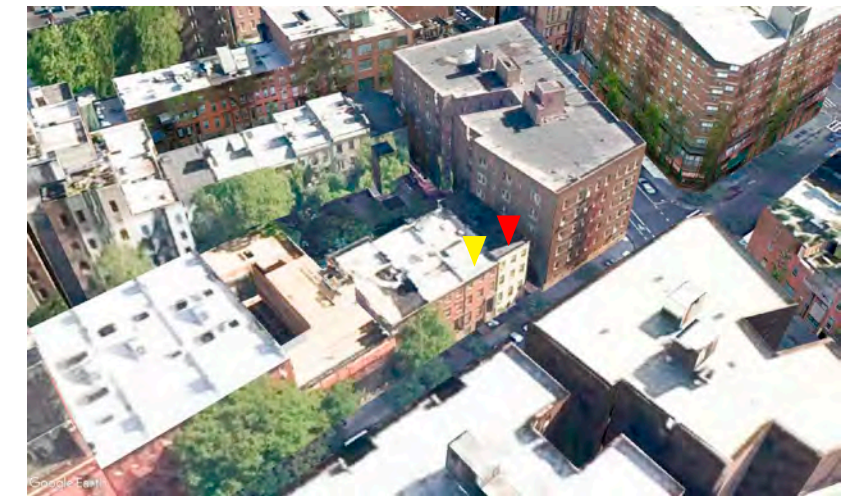
105 & 107 Bank Street - Block



105 & 107 Bank Street (right to left)



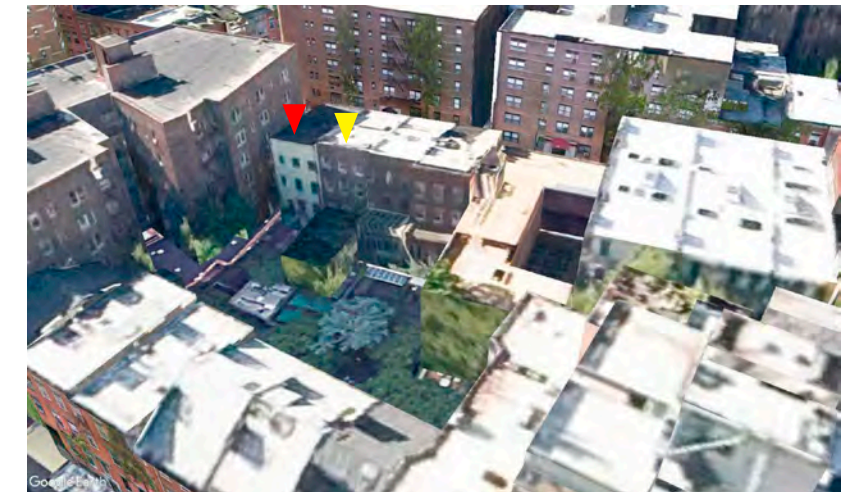
Aerial View



1.

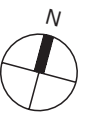


2.



3.

- 107 Bank St. (Lot 34)
- 105 Bank St. (Lot 33)



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1. View of Site



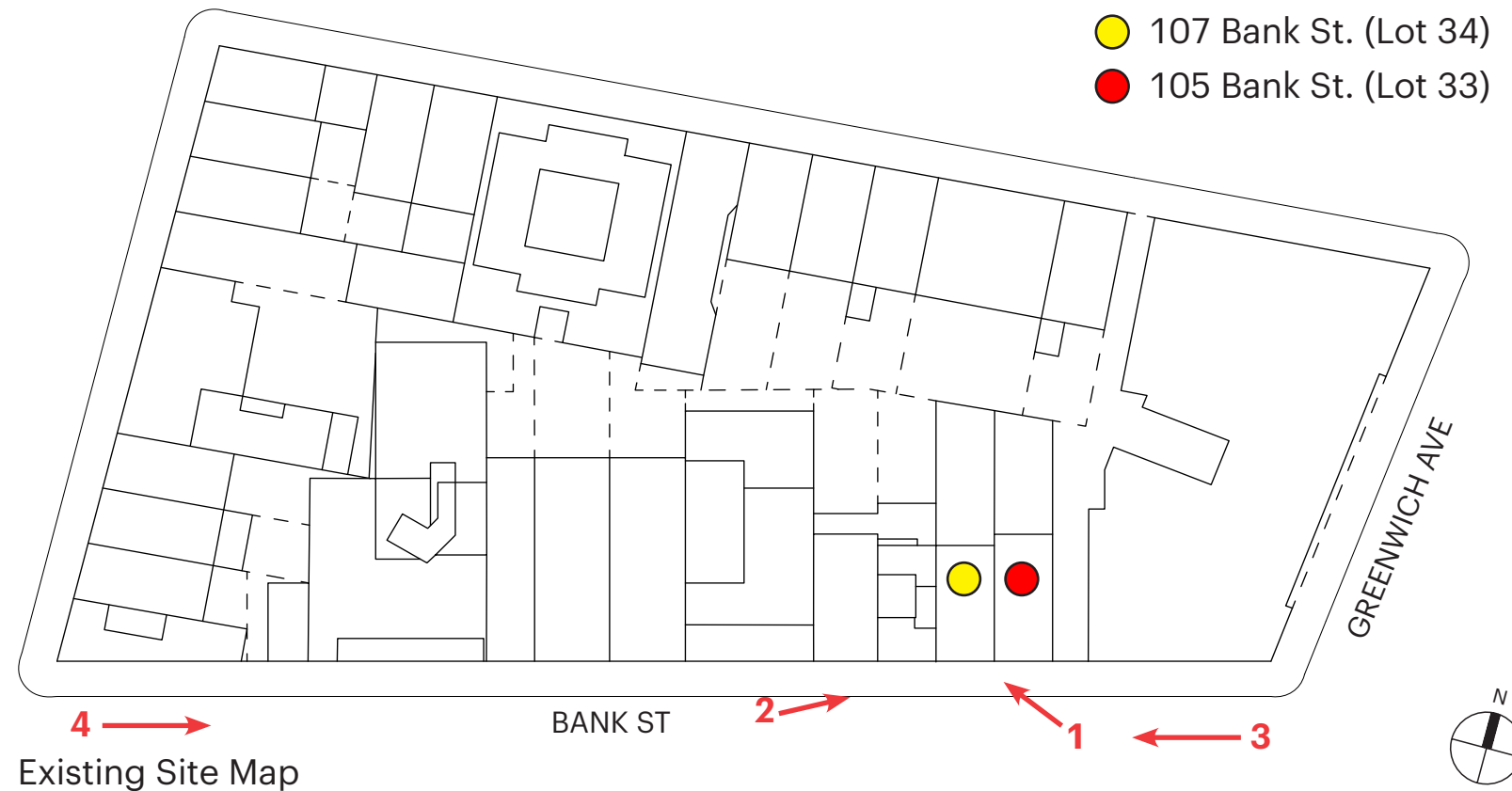
2. View down Bank St.

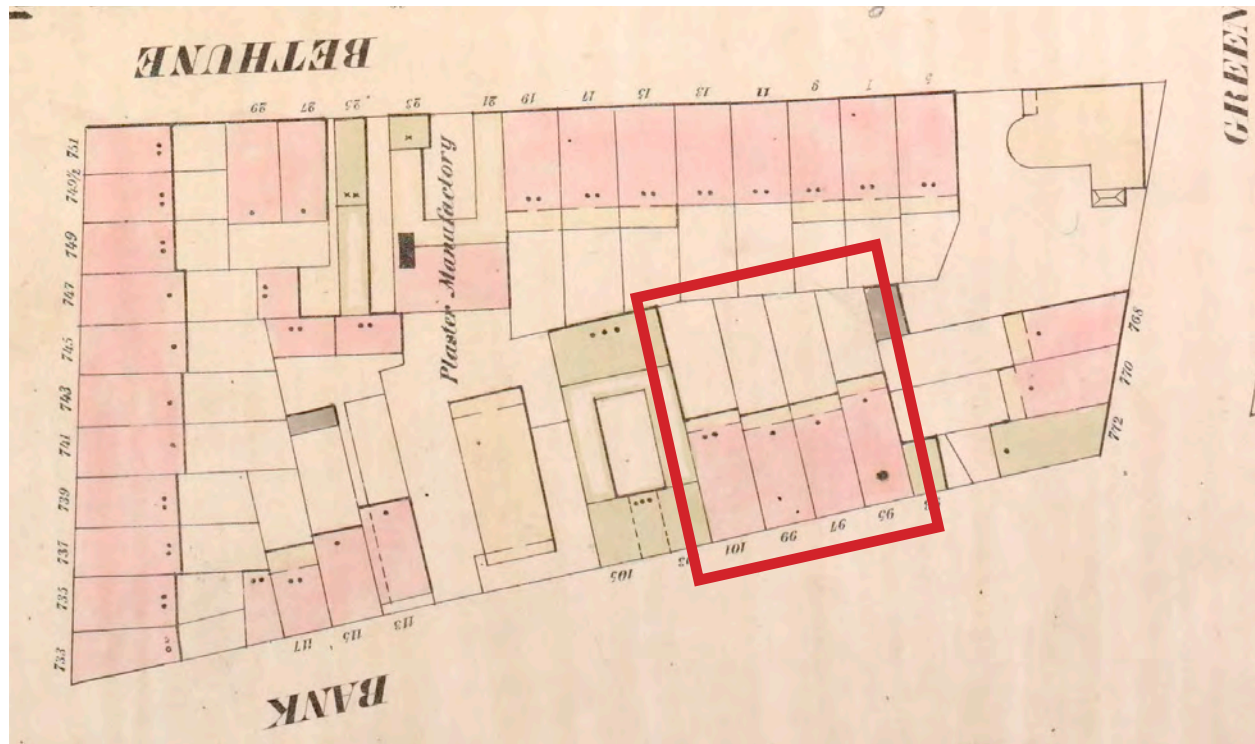


3. View down Bank St.

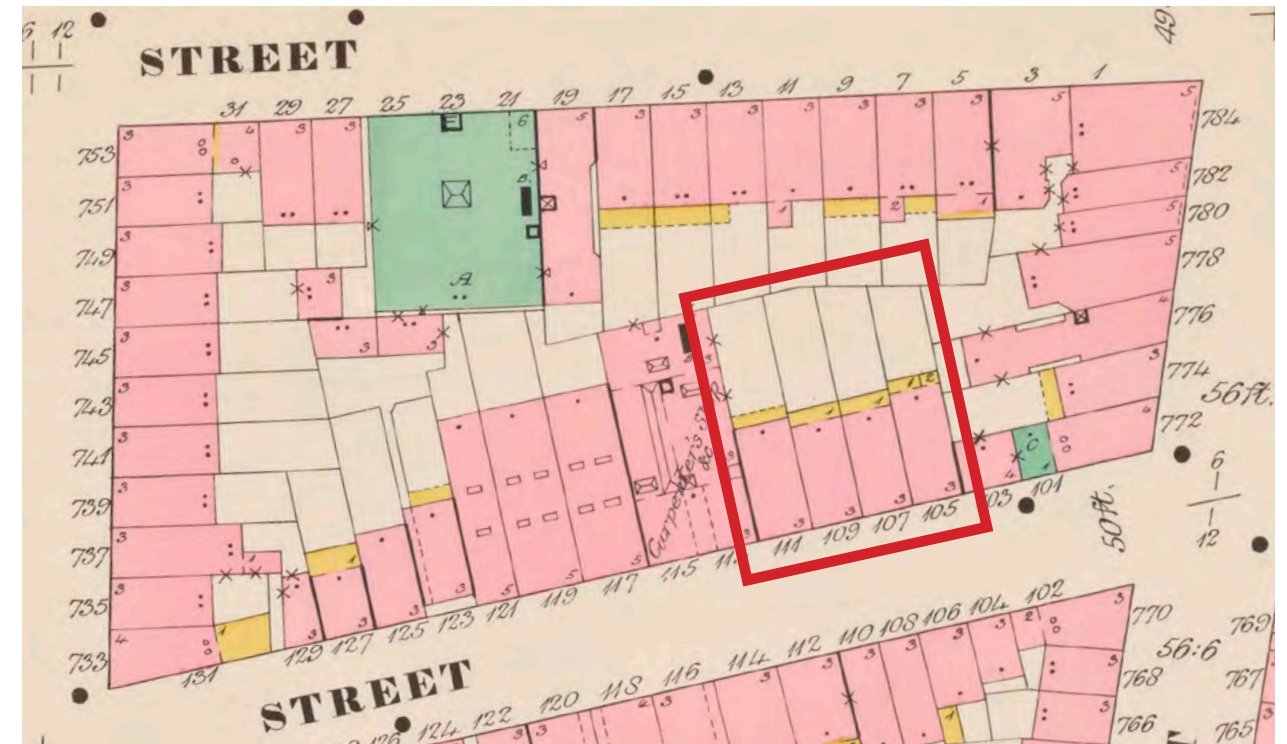


4. View down Bank St.

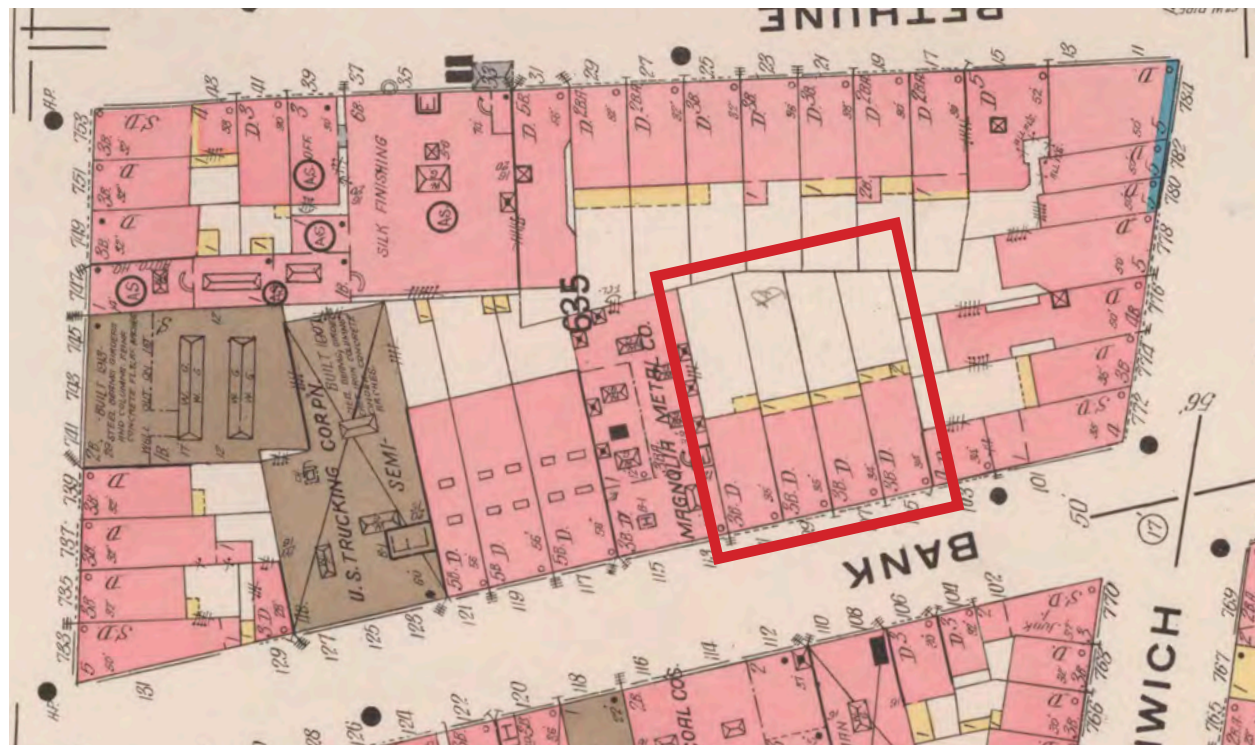




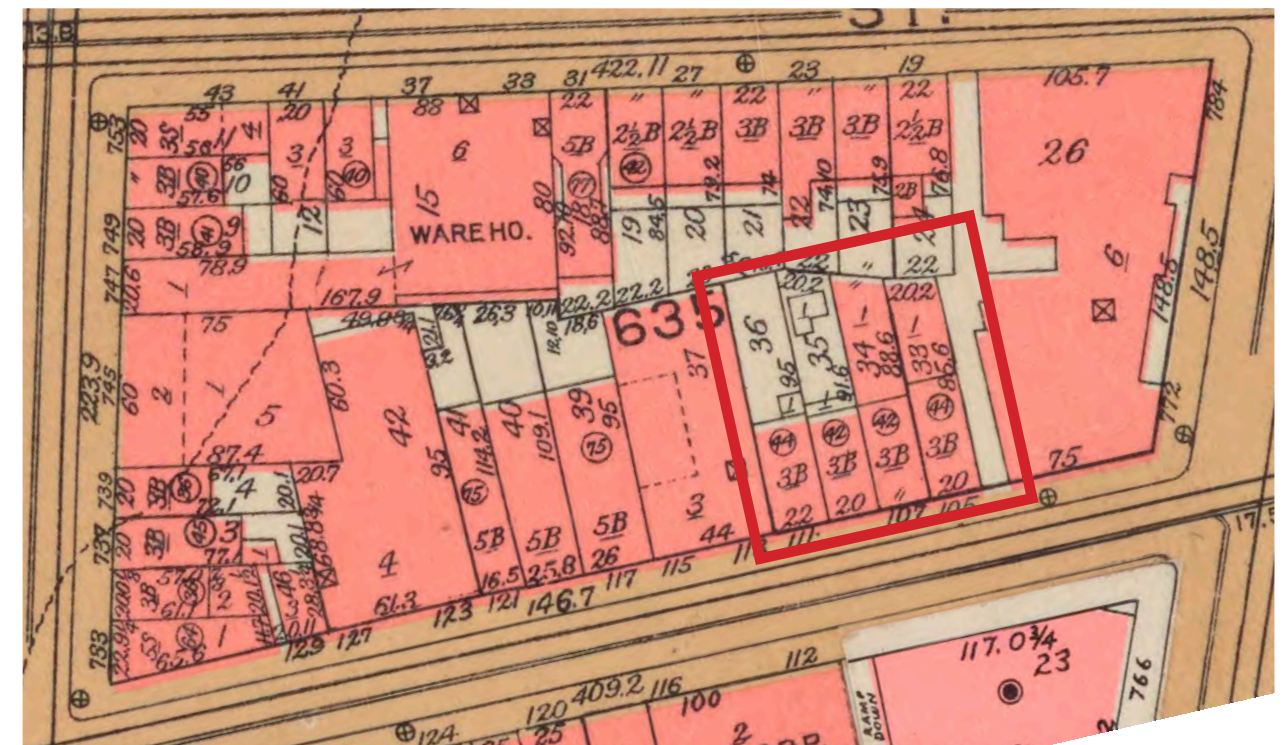
1854



1895



1921



1956



105 - 111 Bank Street, 1932 (NYPL)

111 Bank

109 Bank

107 Bank

105 Bank

103 Bank (demolished)

JUNK-SHOP



105 - 111 Bank Street, 1969 (LPC Designation Photo)



105 - 111 Bank Street, 2019



44-46 Horatio (Approved 2015)



65 Horatio Street (Approved 2020)



109 Bank Street (Approved 2020)



75 Bedford



Existing 107 and 105 Bank



Proposed 107 and 105 Bank

107 BANK

105 BANK



107 and 105 Bank - Current Street Elevation



111 Bank

109 Bank

107 Bank

105 Bank

111 Bank

109 Bank

107 Bank

105 Bank



Existing Elevation



Proposed Elevation

111 Bank

109 Bank

107 Bank

105 Bank

55'-0" (72.72")
MAX. BUILDING HEIGHT

+40'-3/4" (57.56")
105 BANK EXISTING T.O. PARAPET*
+38'-6 1/4" (56.02")
107 BANK EXISTING T.O. CORNICE*

+38'-2" (55.66)
T.O. EXISTING FOURTH FLOOR

+27'-11" (45.41)
T.O. THIRD FLOOR

+17'-6" (34.99)
T.O. SECOND FLOOR

+6'-2" (23.66")
107 BANK EXISTING T.O. 1ST FLOOR*
+6'-1/2" (23.54")
105 BANK EXISTING T.O. 1ST FLOOR*

0'-0" (17.50")
BASE PLANE/ GRADE LEVEL*

-2'-6 3/4" <14.94">
105 BANK EXISTING T.O. BASEMENT*

-2'-8 1/4" <14.81">
107 BANK EXISTING T.O. BASEMENT*



SCALE: 1/8" = 1'
0 2 4 8

111 Bank

109 Bank

107 Bank

105 Bank

- 55'-0" (72.72')
MAX. BUILDING HEIGHT
- + 51'-6" <68.99 >
T.O. ELEVATOR BULKHEAD
- + 48'-4" <65.82 >
T.O. ROOF PARAPET
- + 47'-3/4" <64.57 >
T.O. ROOF
- +41'-1 11/16" (58.65)
T.O. FRONT GUARDRAIL
- +40'-3/4" (57.56")
105 BANK EXISTING T.O. PARAPET*
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- +27' - 11" (45.41)
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107 BANK EXISTING T.O. 1ST FLOOR*
- 0'-0" (17.50")
BASE PLANE/ GRADE LEVEL*
- 2'-8 1/4" <14.81" >
107 BANK EXISTING T.O. BASEMENT*



SCALE: 1/8" = 1'
0 2 4 8

107 BANK STREET
NEW YORK, NEW YORK
NOT INTENDED FOR CONSTRUCTION PURPOSES.

PROPOSED STREET ELEVATION

JUNE 7, 2022

ROUNDSQUARE DEVELOPMENT
ROBERT A.M. STERN ARCHITECTS
PAGE 15

107 Bank

105 Bank

107 Bank

105 Bank

Existing stucco to be probed to test brick beneath. Brick to be repointed and cleaned if possible. Replaced to match existing if not.

Existing leader to be removed



Existing Elevation

Proposed copper clad penthouse to be beyond street sight lines.

New fourth floor metal railing.

Existing cornice to be restored and repainted.

Existing window opening to remain the same. New double hung window. Sill to be restored. New lintels to match 107's historic 3rd floor windows.

Existing brick to be cleaned and repointed

Existing window opening to remain the same. New double hung window. Lintel and sill to be restored.

Existing window opening to remain the same. New double hung window. Lintel and sill to be restored.

Basement entry door to remain and be repainted.

Existing metal railing & stairs to be restored.

Existing double hung window to be replaced with new window to match opening size at 105 proposed.

Existing entry door to be restored and restained to match existing.



Proposed Elevation

New doors and picture windows.

Existing leader to be replaced and reinstalled.

Historically accurate cornice to be added, paint to match 107.

Restore historic window. Window, lintel, & sill to match 107.

Existing brick to be exposed, cleaned, and repointed.

Window, lintel, & sill to match 107.

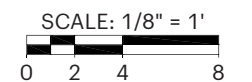
Existing entablature to be removed and replaced with historically accurate design as seen on 1940s tax photo.

Existing pilasters & entry overdoor to be restored.

Window, lintel, & sill to match 107.

Brownstone pending probe and likely to be refinished with 3 layer stucco process. 107 & 105 finish materials to match. New proposed joint configuration on 107 and 105.

Existing railing at 105 to be removed and replaced to match 107.



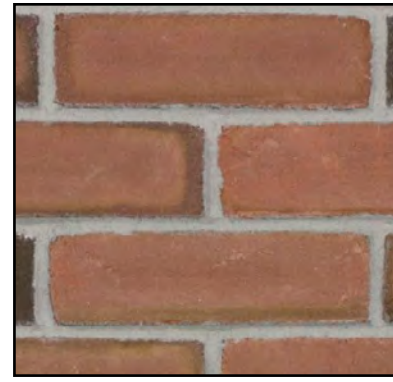
1. Brownstone

Material: Existing brownstone to be restored as per LPC. New base material for 105 Bank areaway pending probe survey. Intend to match color and finish of existing base at 111 Bank.



2. Brick

Material: Existing brick to be restored as per LPC. Any new brick to match existing.



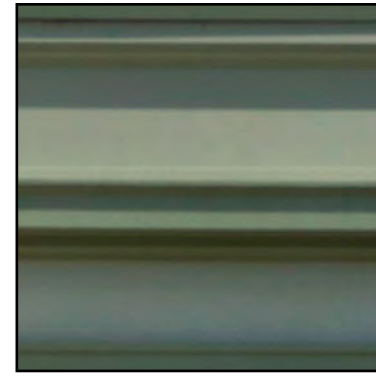
3. Cornices

Material: Solid Wood
Color/Finish: Existing and proposed cornices to be Benjamin Moore color Silhouette, AF-655



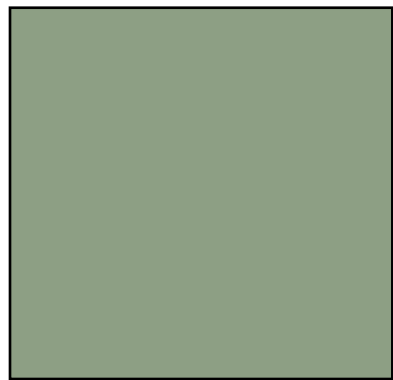
4. Penthouse Material

Material: Copper clad.
Color/Finish: Benjamin Moore, Kennebunkport Green, HC-123. Kynar finish.



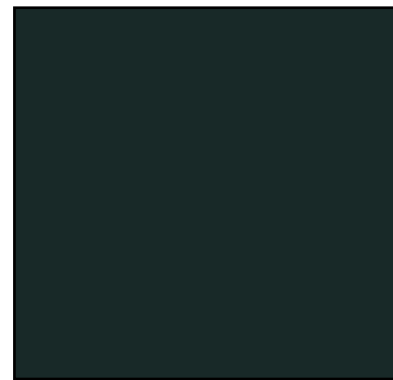
5. Penthouse Windows and Doors

Manufacturer: Marvin (Custom Wood)
Color/Finish: Benjamin Moore, Kennebunkport Green, HC-123.



6. Windows and Doors

Manufacturer: Marvin (Custom Wood)
Color/Finish: Benjamin Moore, Black Forest Green, HC-187.



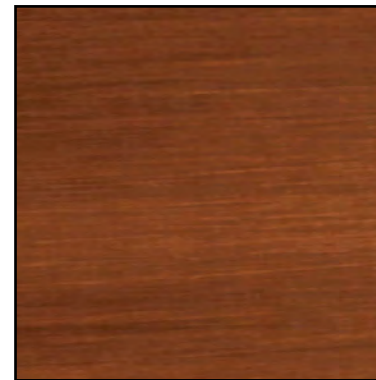
7. Metal Railings

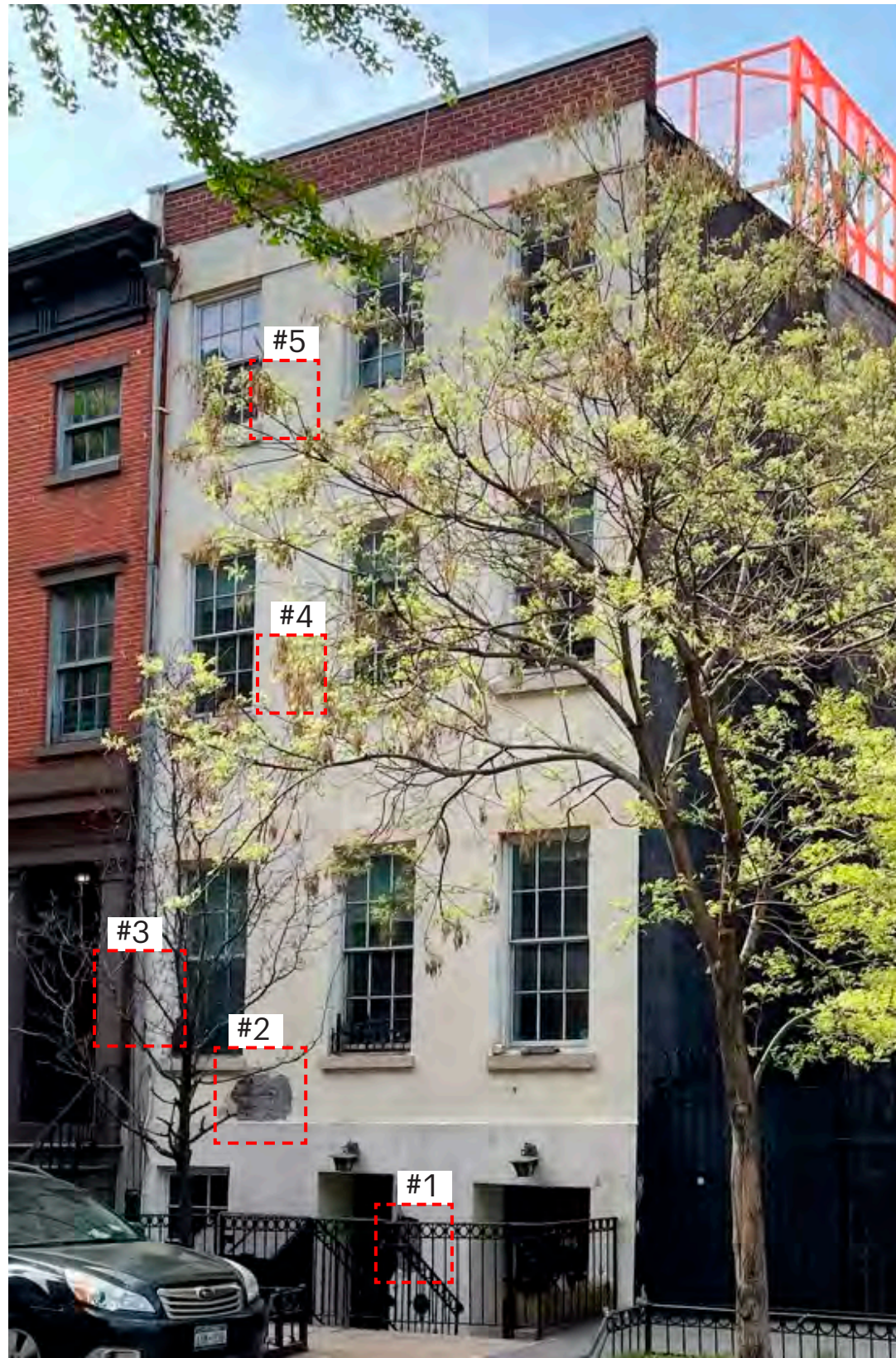
Material: Wrought iron painted Black
Color/Finish: Benjamin Moore, Iron 2120-20.



8. Front Entrance Door

Material: Existing Solid Wood
Finish/Color: Existing wooden door to be restored and refurbished. Stain to match existing.





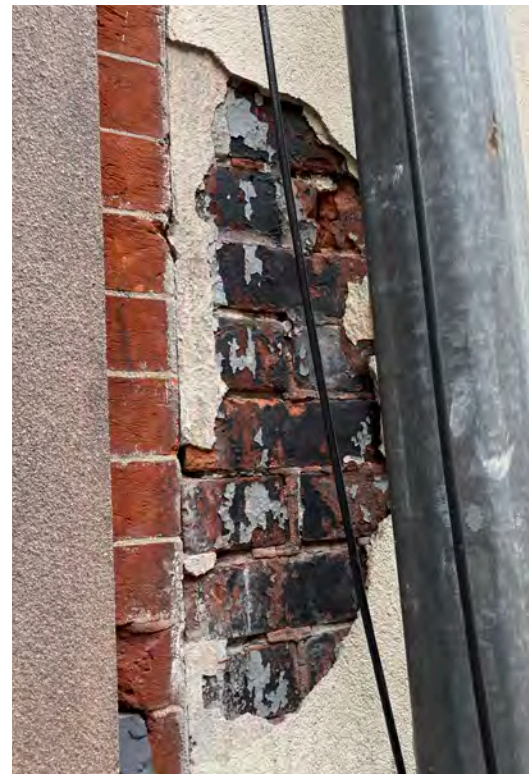
Existing Front Elevation 105 Bank Street



Probe Location #1



Probe Location #2



Probe Location #3



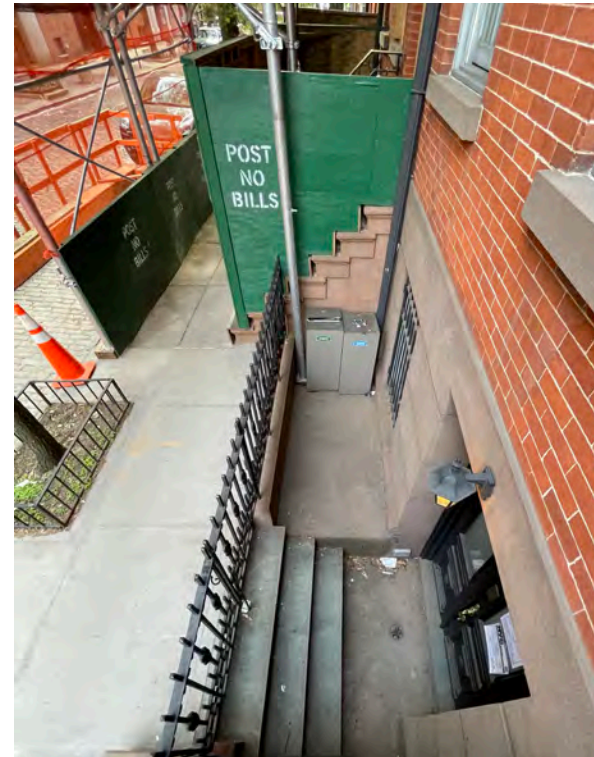
Probe Location #4



Probe Location #5



1. View of Street Facade



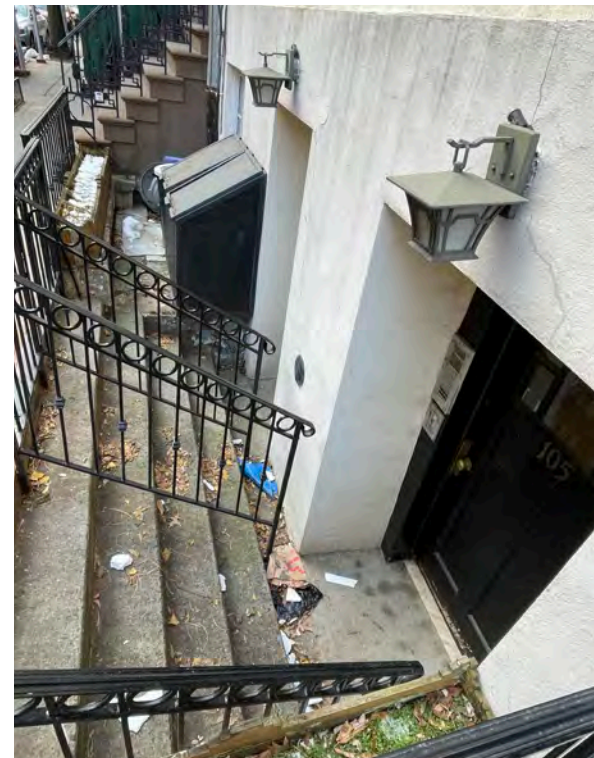
2. View of 107 Areaway



3. 107 railing



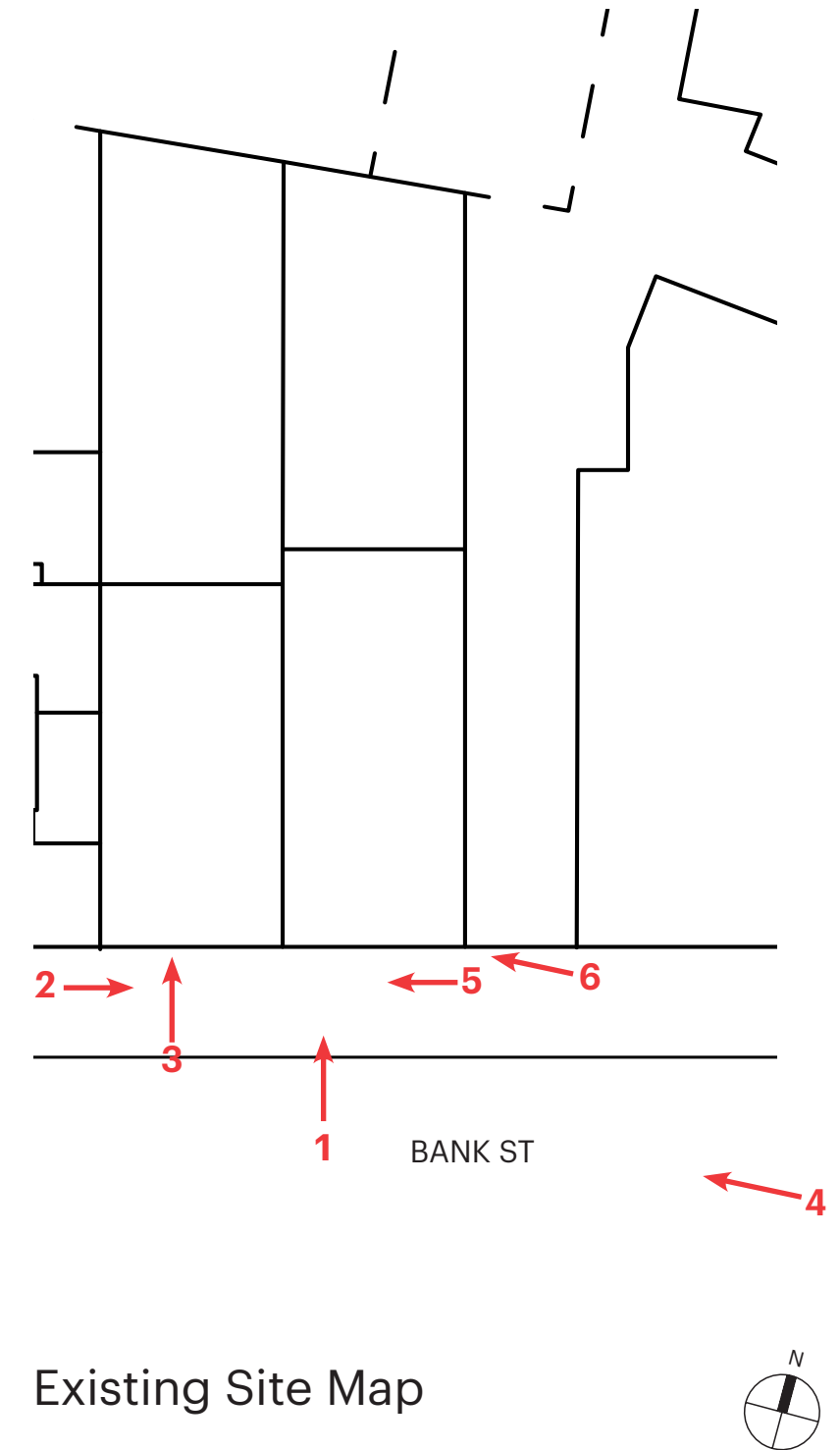
4. View from Greenwich Ave corner



5. View of 105 Areaway



6. 105 railing



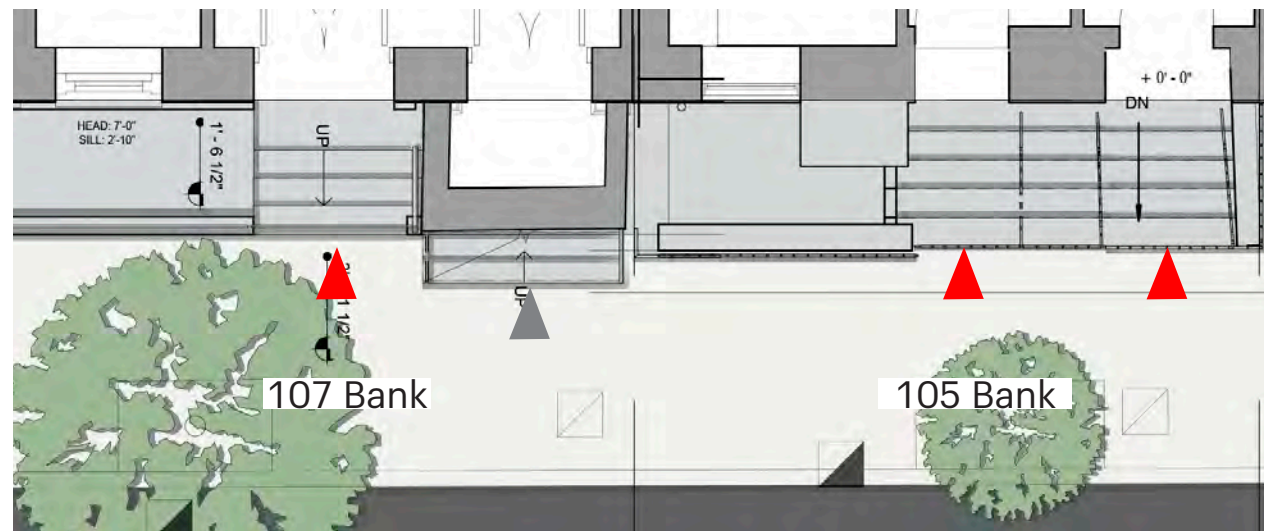
Existing Site Map



107 Bank

105 Bank

Existing Elevation



107 Bank

105 Bank

Existing Plan

Existing entablature to be removed and replaced with historically accurate design as seen on 1940s tax photo.

Existing entry door to be restored and restained.

Existing window opening to remain the same. New double hung window. Lintel and sill to be restored.

Basement entry door to remain and be repainted.

Existing Brownstone base to be resurfaced typical at front facade.

Basement window to be enlarged to match 105 proposed.

Existing pilasters & entry overdoor to be restored & repainted where necessary.

Window, lintel, & sill to match 107.

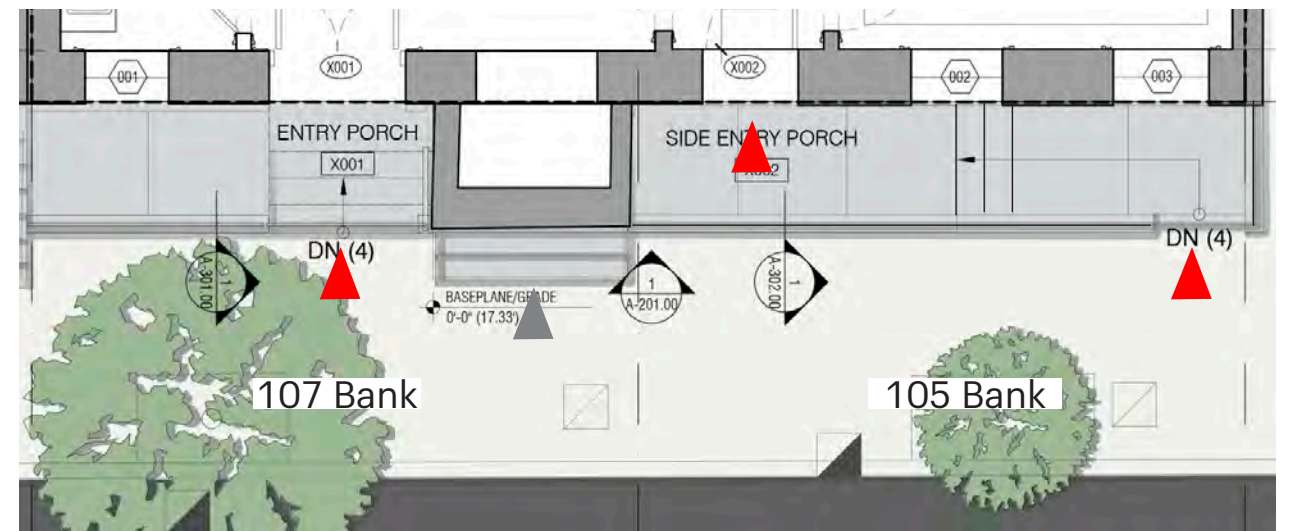


107 Bank

105 Bank

Proposed Elevation

Brownstone pending probe and likely to be refinished with 3 layer stucco process. 107 & 105 finish materials to match. New proposed joint configuration on 107 and 105.



107 Bank

105 Bank

Proposed Plan



105 Existing areaway



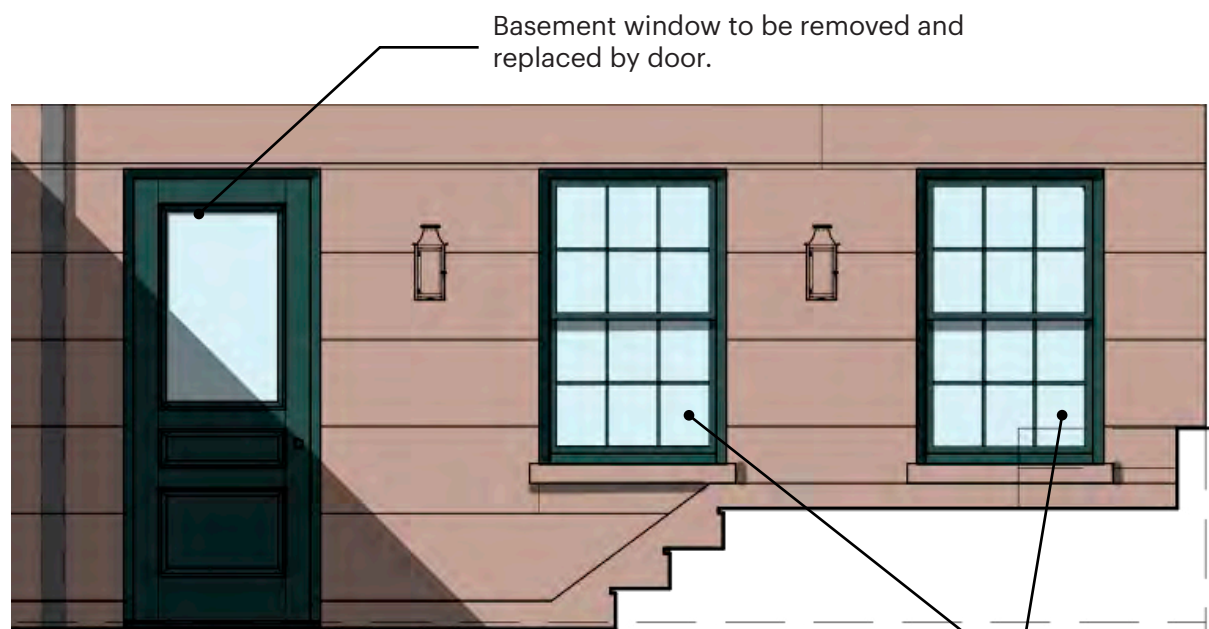
Existing 105 areaway door



Existing 105 areaway door



Proposed 107 areaway door



105 Proposed areaway



Existing 105 areaway door



Proposed 105 areaway window



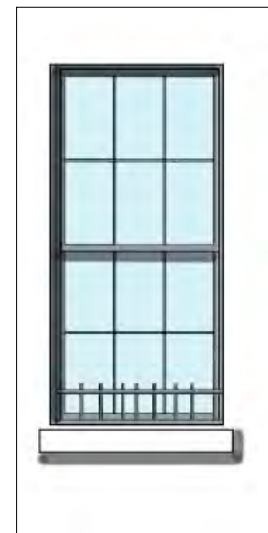
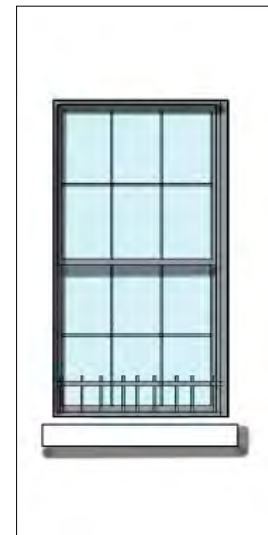
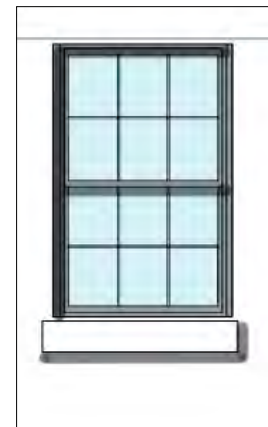
Proposed 105 areaway window



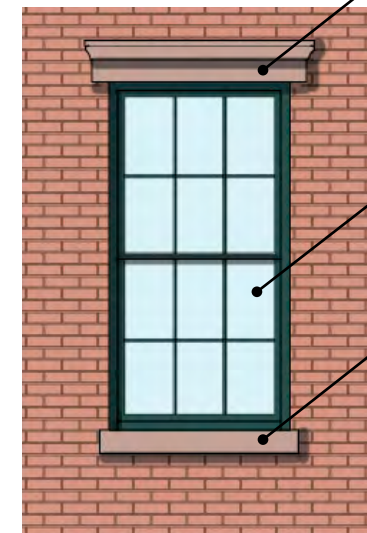
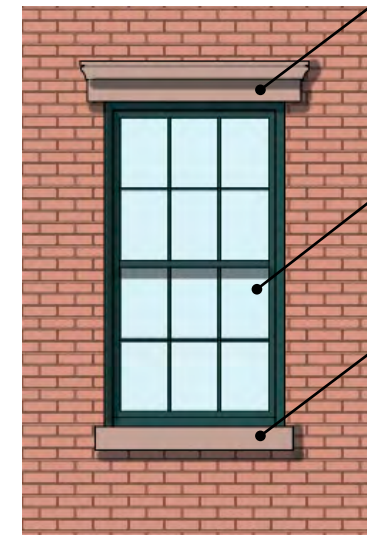
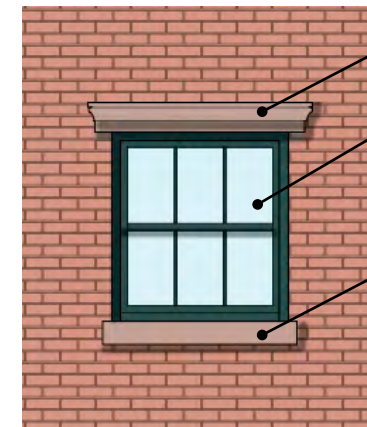
105 Existing Elevation



105 Proposed Elevation



105 Existing Windows



105 Proposed Windows

New lintels to match 107's historic 3rd floor windows.
 Existing window to be removed and opening restored and reduced to match 107. New double hung window.
 Existing sill to be removed. New sill to match 107 to be installed.

New lintel to match 107 lower level window lintels.

Existing window opening to match 107. New double hung window.

Existing sill to be removed. New sill to match 107 to be installed.

New lintel to match 107 to be installed.

Existing window opening to match 107. New double hung window.

Existing sill to be removed. New sill to match 107 to be installed.



107 - 105 Bank, 1932 (nypl)

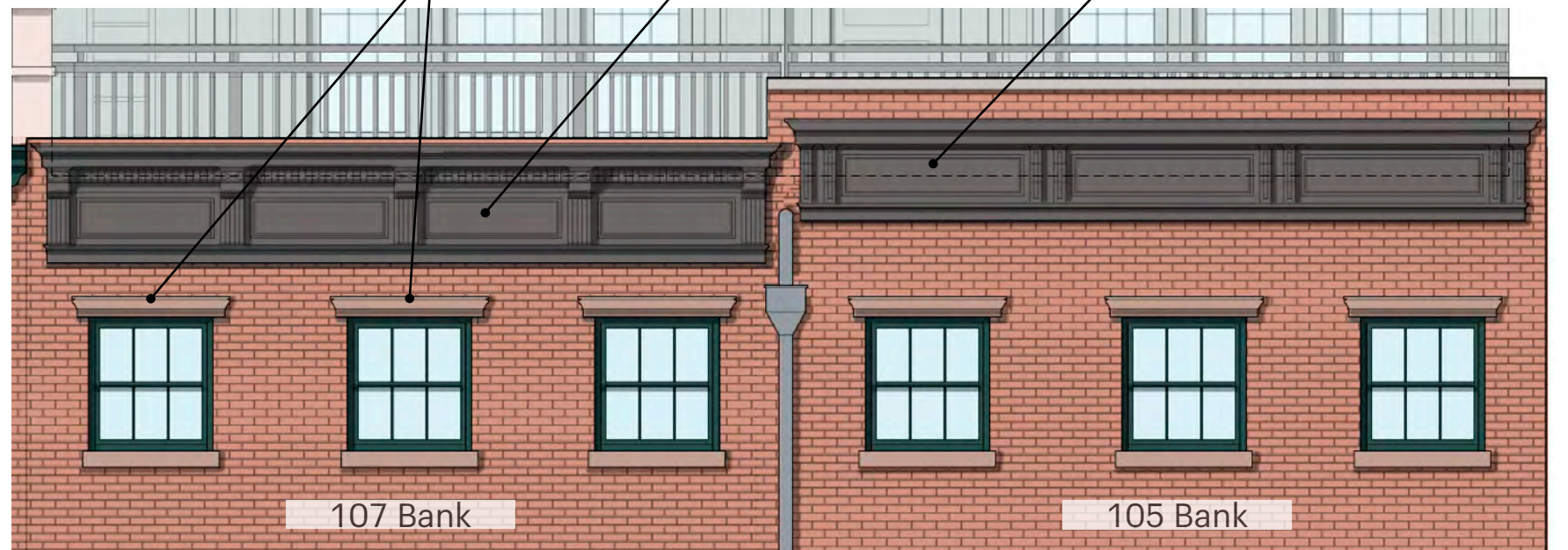


107 - 105 Bank historic cornice, 1932 (nypl)

New lintels to match 107's historic 3rd floor windows.

Existing cornice to be restored and repainted.

Historically appropriate cornice to be added, paint to match 107.



107 - 105 Bank proposed cornice



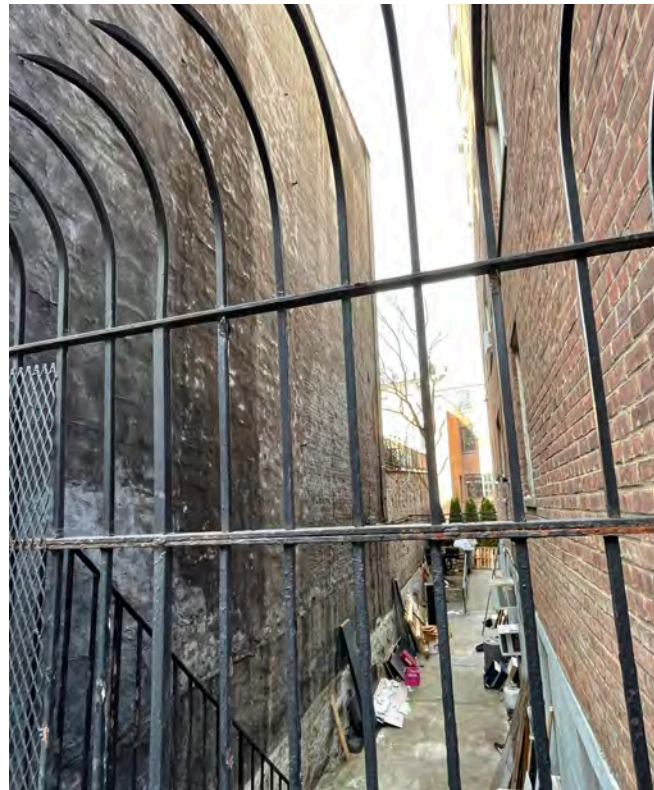
Historic image of previous townhouse at alley
(103 Bank - demolished)



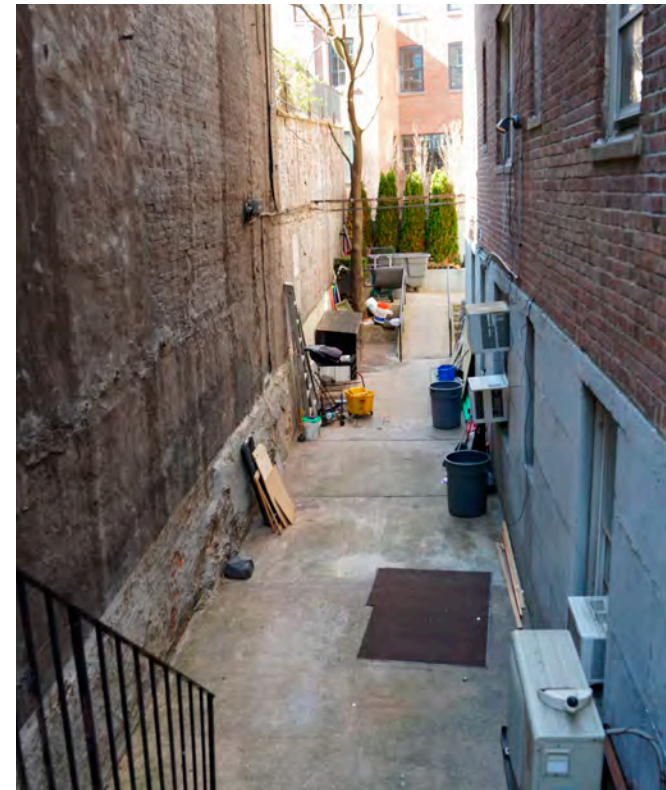
1. View of Existing 105 Alley



2. View of Existing 105 Alley fence



3. View of Existing 105 Alley



4. View of Existing 105 Alley

55'-0" (72.72")
MAX. BUILDING HEIGHT

+40'-3/4" (57.56")
105 BANK EXISTING T.O. PARAPET*
+38'-6 1/4" (56.02")
107 BANK EXISTING T.O. CORNICE*
+38'-2" (55.66)
T.O. EXISTING FOURTH FLOOR

+27' - 11" (45.41)
T.O. THIRD FLOOR

+17'- 6" (34.99)
T.O. SECOND FLOOR

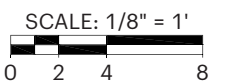
+6'-2" (23.66")
107 BANK EXISTING T.O. 1ST FLOOR*
+6'-1/2" (23.54")
105 BANK EXISTING T.O. 1ST FLOOR*

0'-0" (17.50")
BASE PLANE/ GRADE LEVEL*
-2' - 6 3/4" <14.94">
105 BANK EXISTING T.O. BASEMENT*
-2' - 8 1/4" <14.81">
107 BANK EXISTING T.O. BASEMENT*

Existing Side Elevation

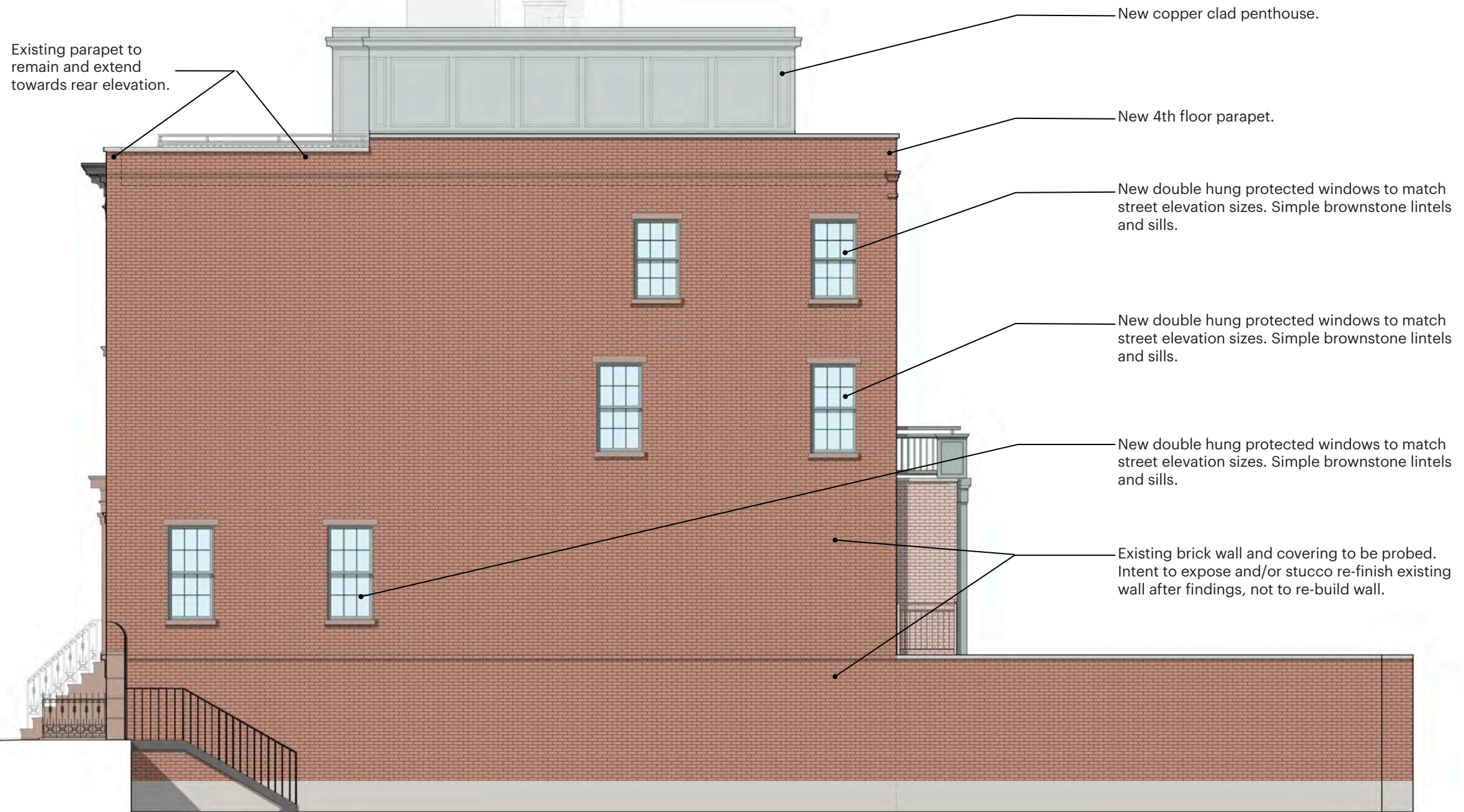
Existing brick wall and covering to be probed.
Intent to expose and/or stucco re-finish existing
wall after findings, not to re-build wall.

Existing basement addition to be
demolished. Garden wall to remain.

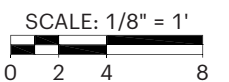


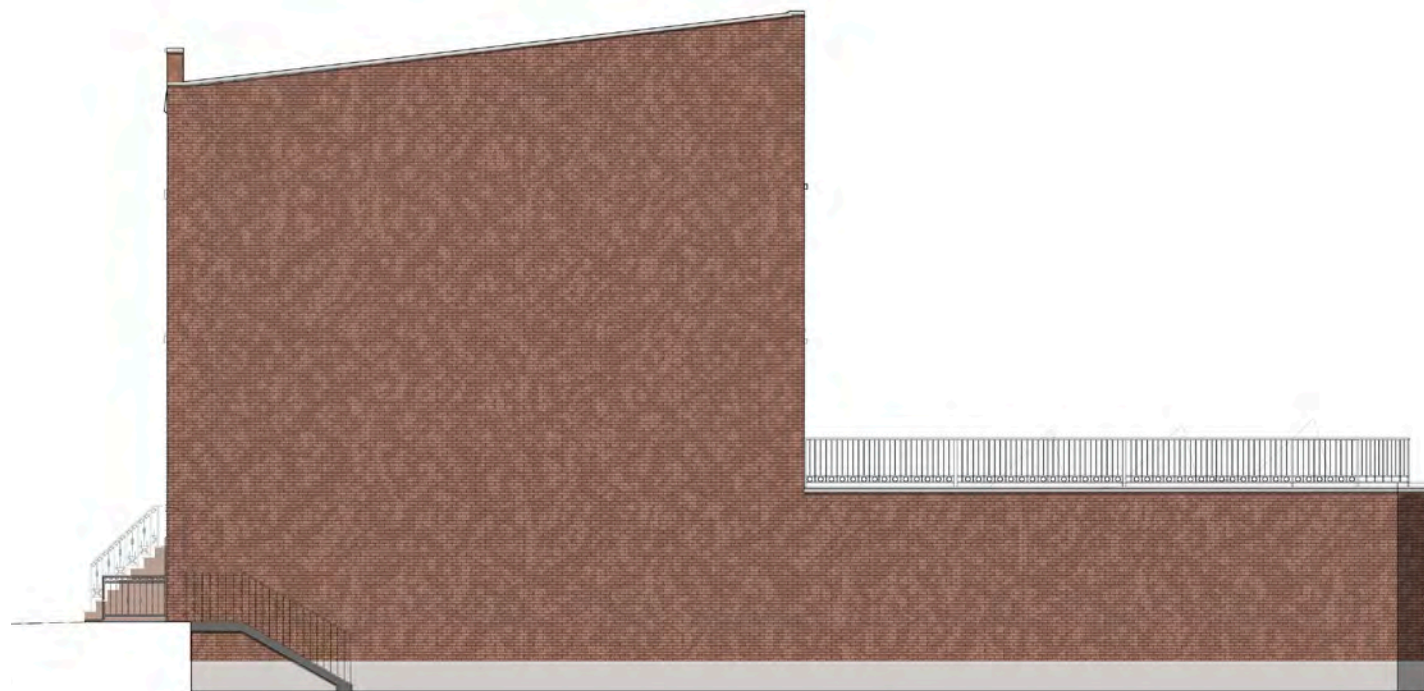
- 55'-0" (72.72")
MAX. BUILDING HEIGHT
- + 51'-6" <68.99">
T.O. ELEVATOR BULKHEAD
- + 48'-4" <65.82">
T.O. ROOF PARAPET
- + 47'-3/4" <64.57">
T.O. ROOF
- + 41'-1 11/16" (58.65)
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107 BANK EXISTING T.O. CORNICE*
- + 37'-8" (55.66)
T.O. PROPOSED FOURTH FLOOR
- + 27' - 11" (45.41)
T.O. THIRD FLOOR
- + 17'- 6" (34.99)
T.O. SECOND FLOOR
- + 6'-2" (23.66")
107 BANK EXISTING T.O. 1ST FLOOR*
- 0'-0" (17.50")
BASE PLANE/ GRADE LEVEL*
- 2'-8 1/4" <14.81">
107 BANK EXISTING T.O. BASEMENT*

Existing parapet to remain and extend towards rear elevation.

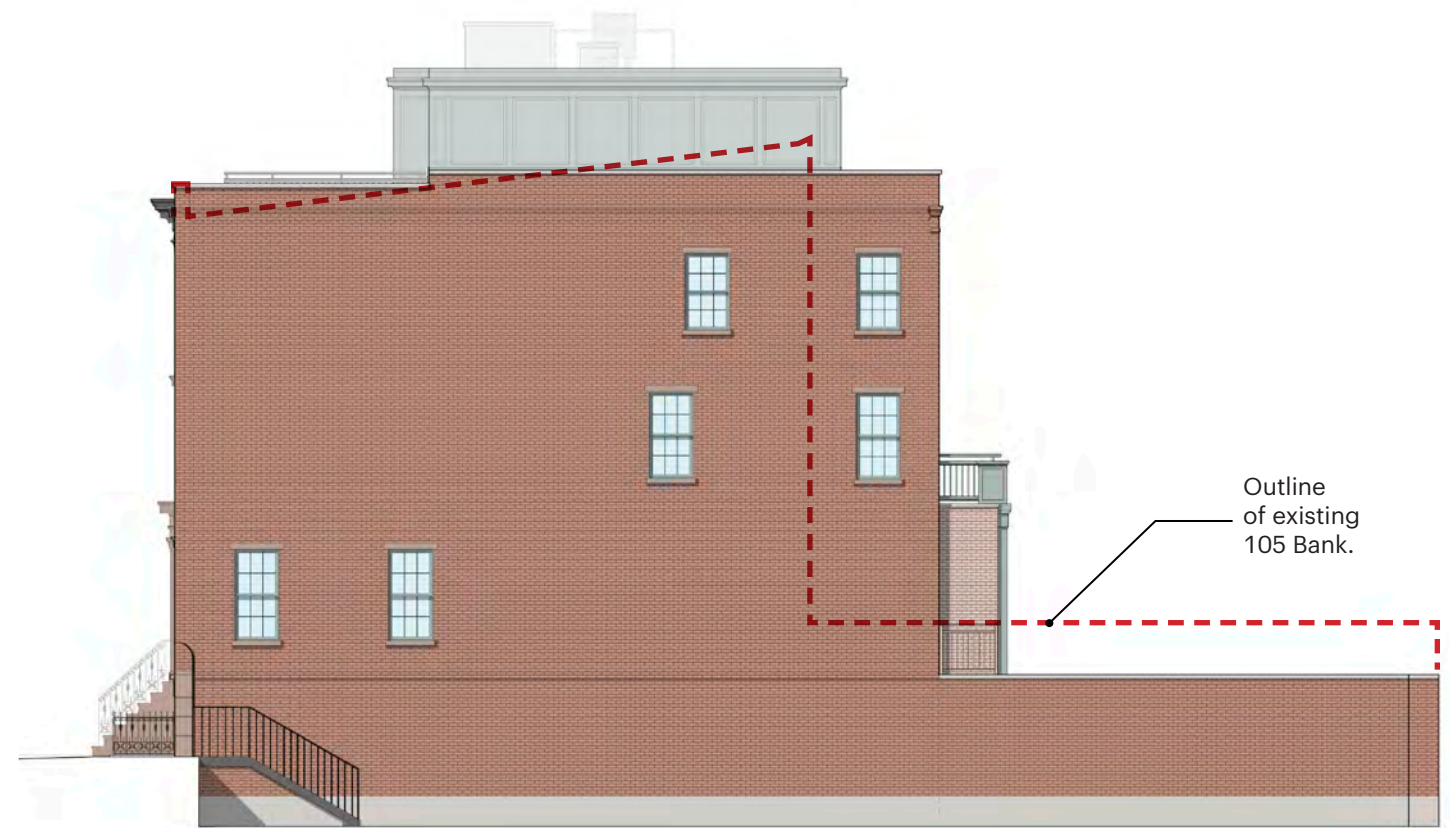


Proposed Side Elevation



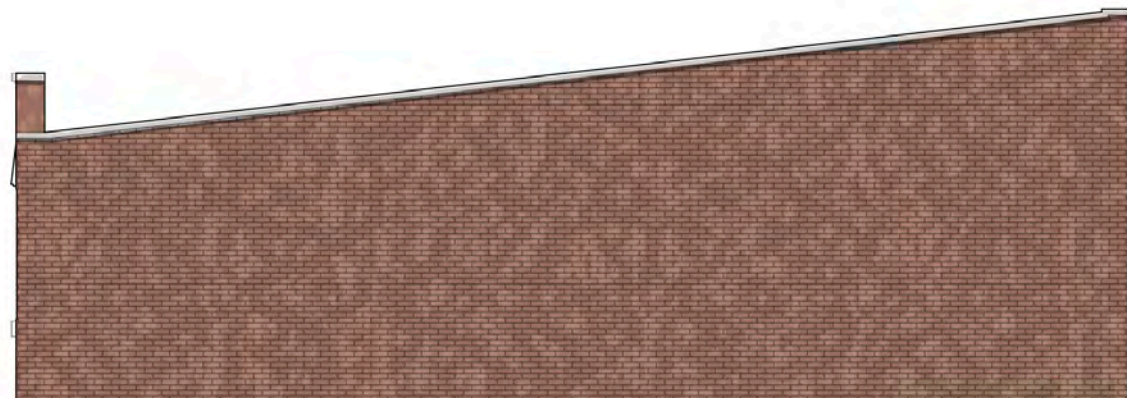


Existing Side Elevation

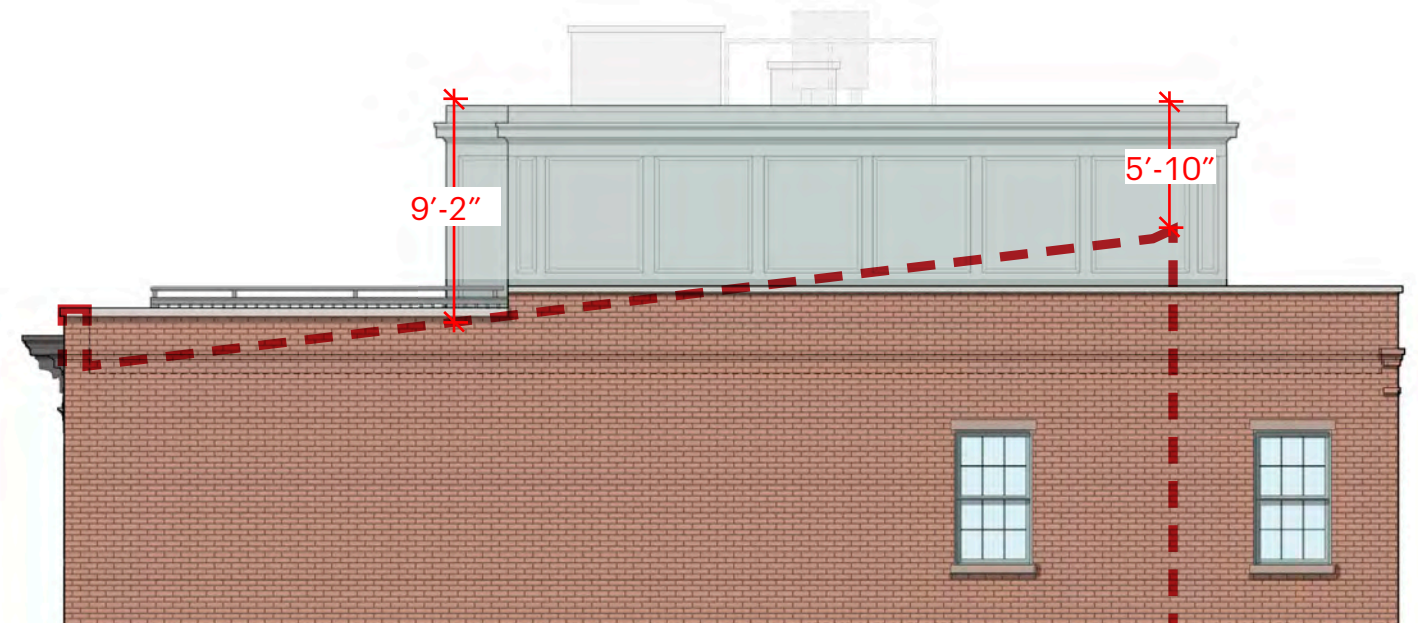


Proposed Side Elevation

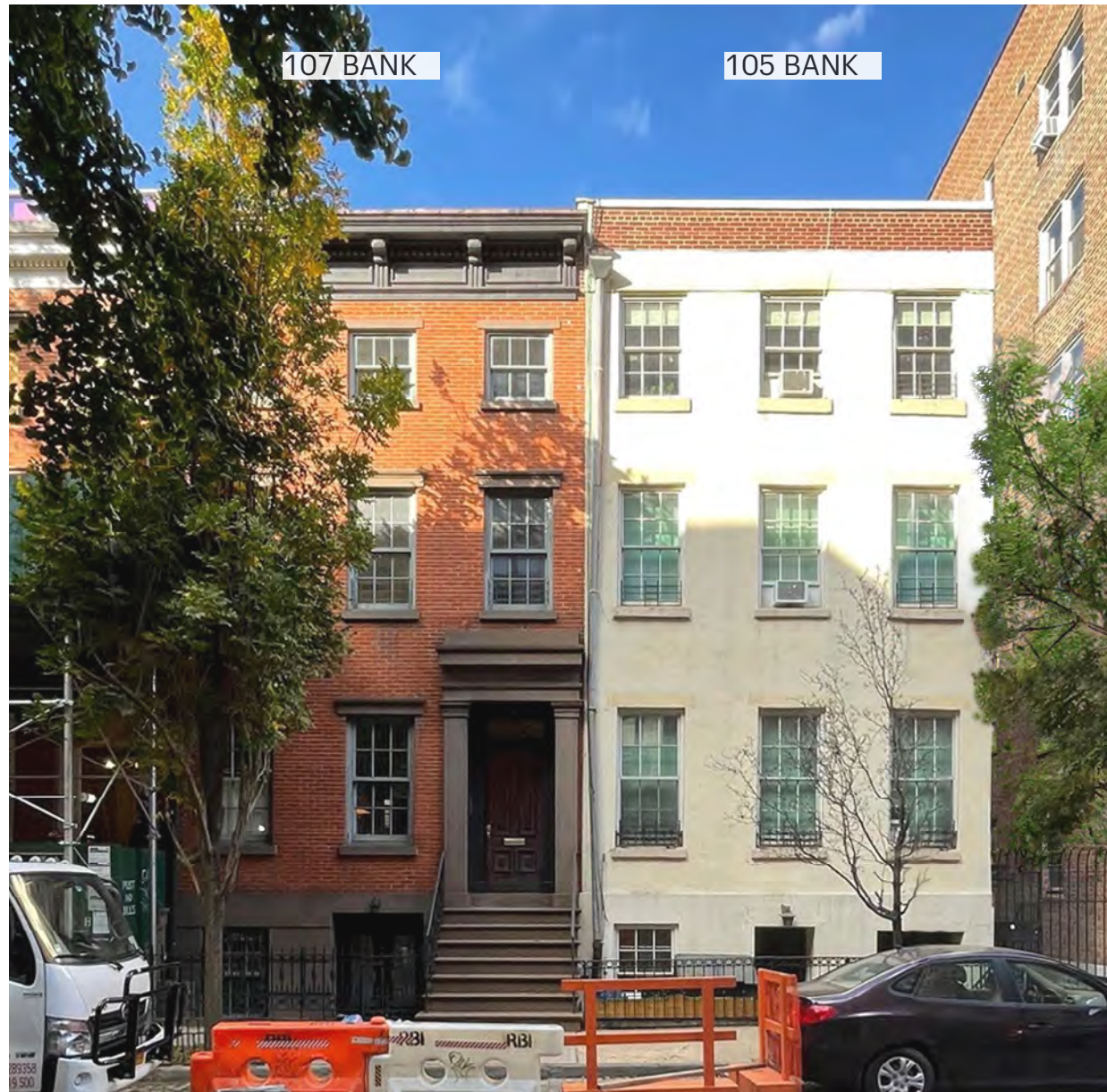
Outline of existing 105 Bank.



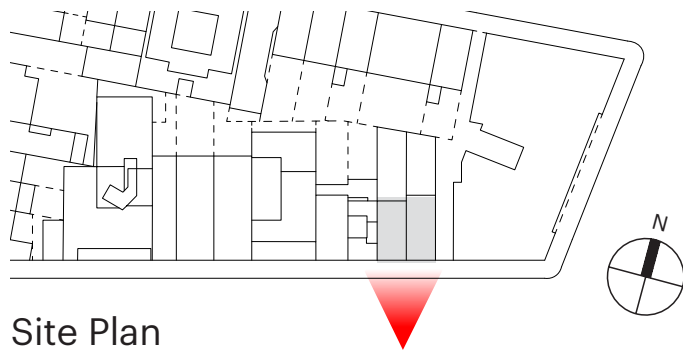
Existing Side Elevation



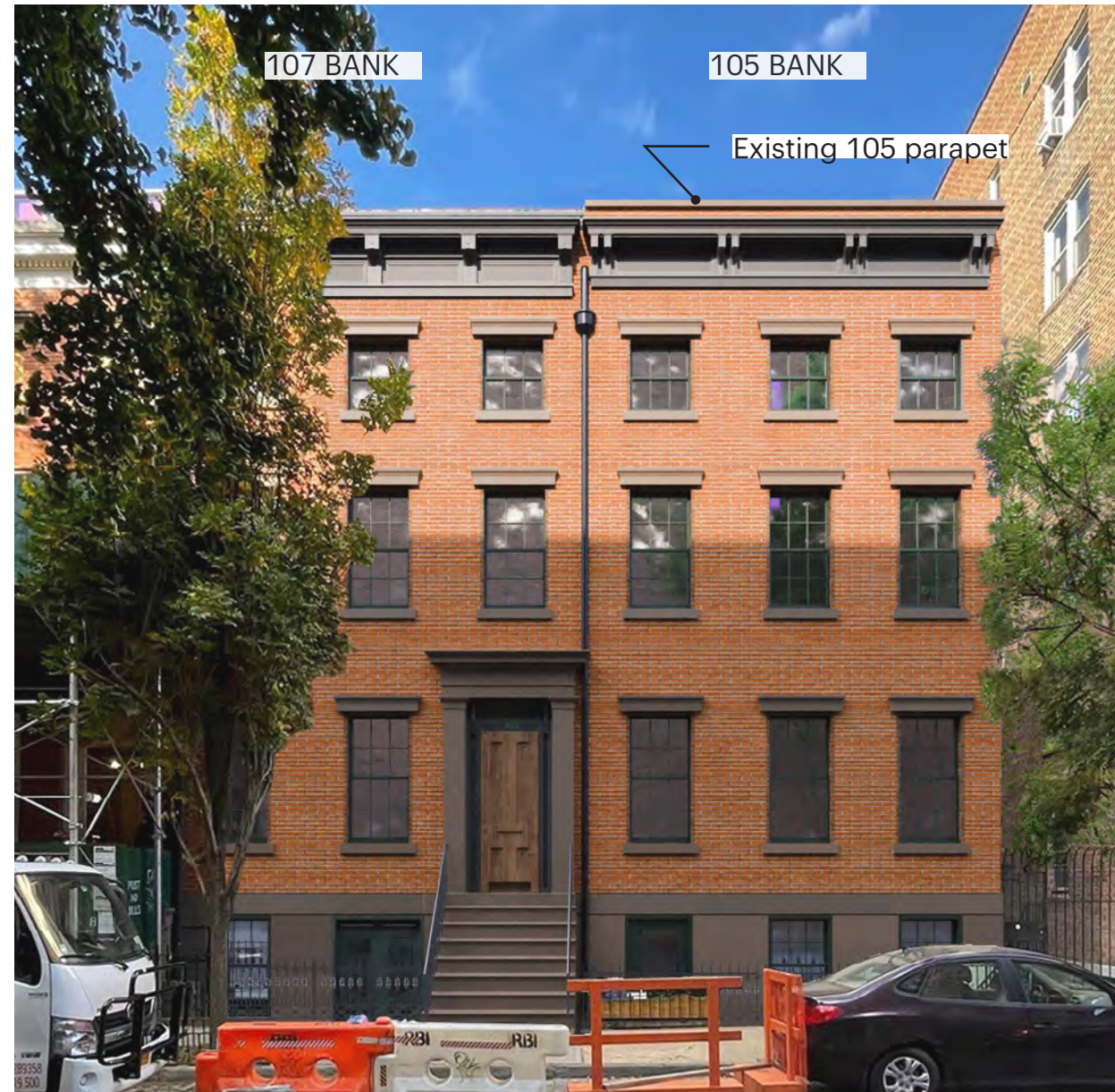
Proposed Side Elevation



Visibility from Bank Street

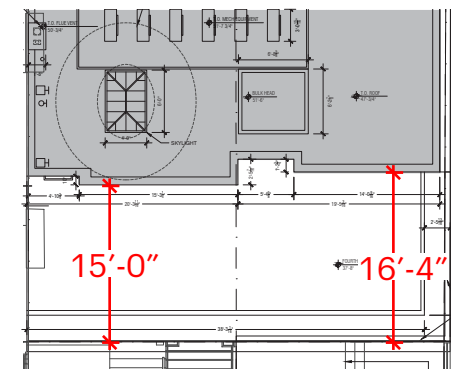


Site Plan



View of Proposed Design

4th floor addition not visible from across the street.



Roof Plan



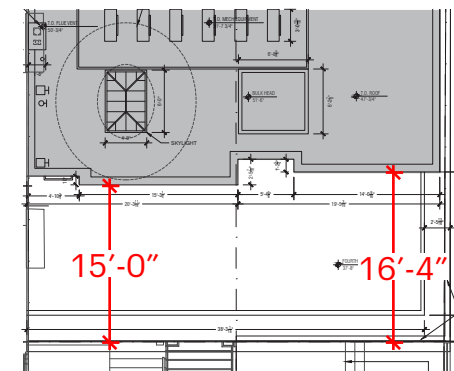
Visibility from Bank Street (6-1 Photo)



Site Plan



View of Proposed Design



Roof Plan



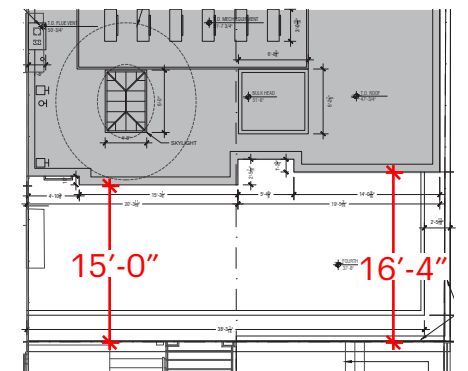
Visibility from Bank Street (6-1 Photo)



Site Plan



View of Proposed Design



Roof Plan



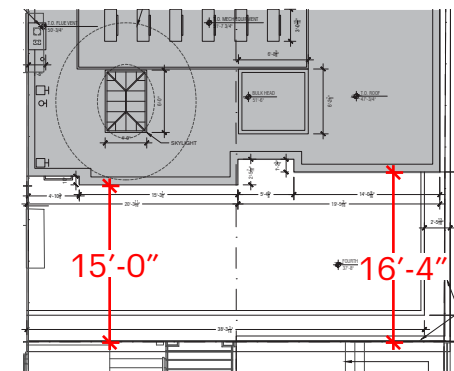
Visibility from Greenwich Ave. (6-1 Photo)



View of Proposed Design



Site Plan



Roof Plan



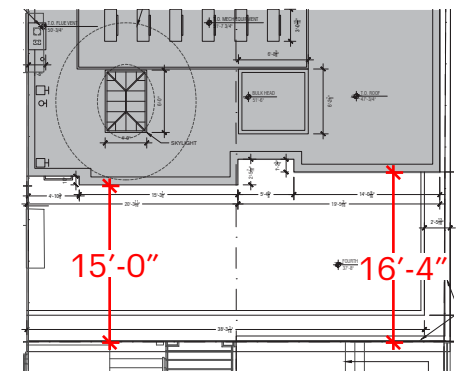
Visibility from Greenwich Ave. (6-1 Photo)



Site Plan



View of Proposed Design



Roof Plan



Visibility from Washington Street

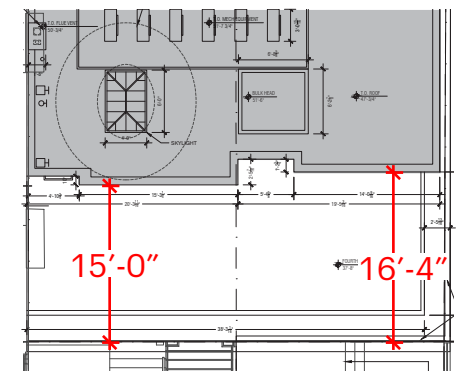


View of Proposed Design



Site Plan

- ▼ 107 Bank Street
- ▼ 105 Bank Street



Roof Plan

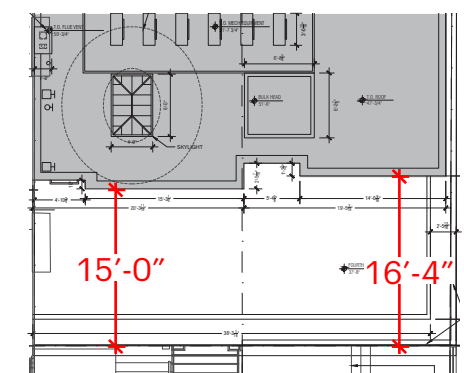


Visibility from Washington Street

View of Proposed Design



- ▼ 107 Bank Street
- ▼ 105 Bank Street
- Front facades on Bank Street
- ▭ Proposed massing for 107-105 Bank



Roof Plan

105 BANK

107 BANK



105 and 107 Bank - Current Rear Elevation



1. View of 105 Rear Facade.



2. View of 105 Rear Garden.



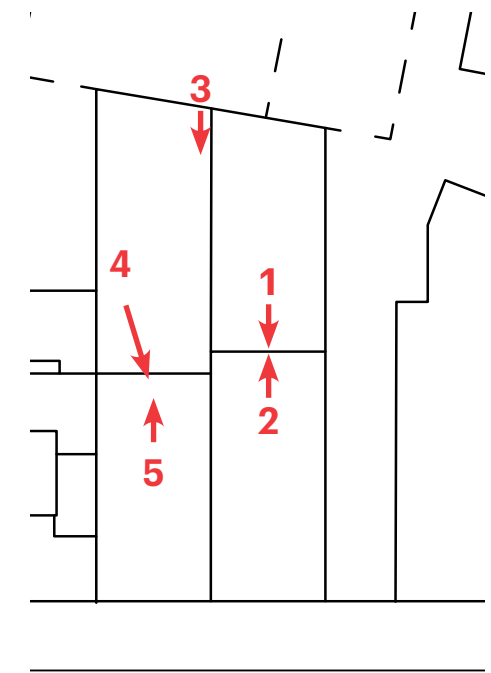
3. View of 105 and 107 Rear Facades.



4. View of 107 Rear Facade.

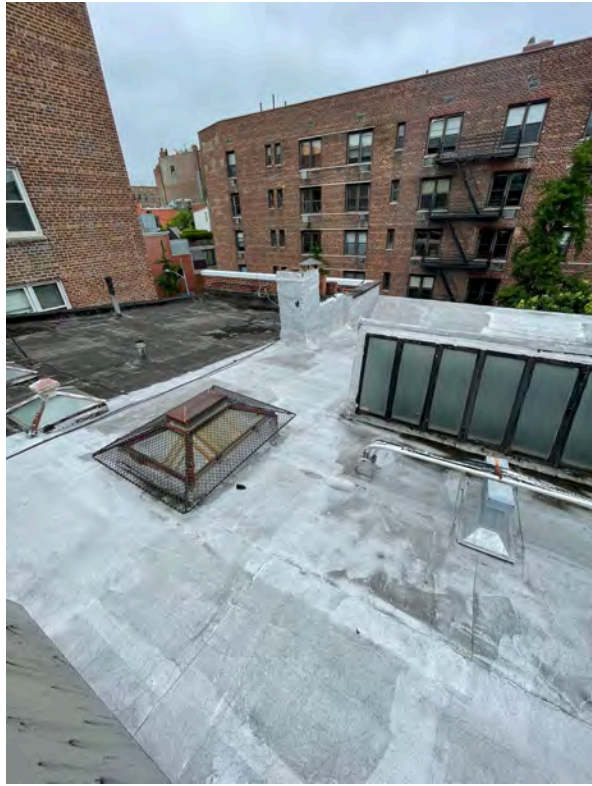


5. View of 107 Rear Garden.



Key Plan





1.



2.



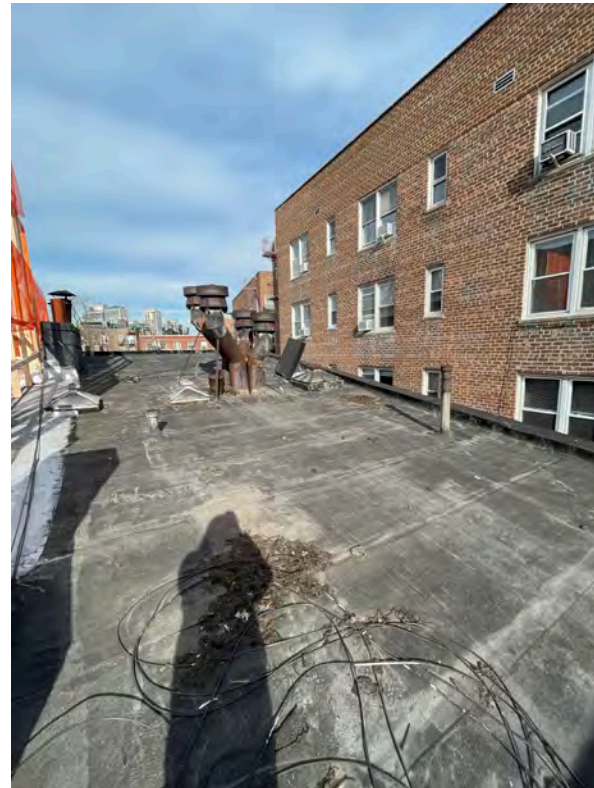
3.



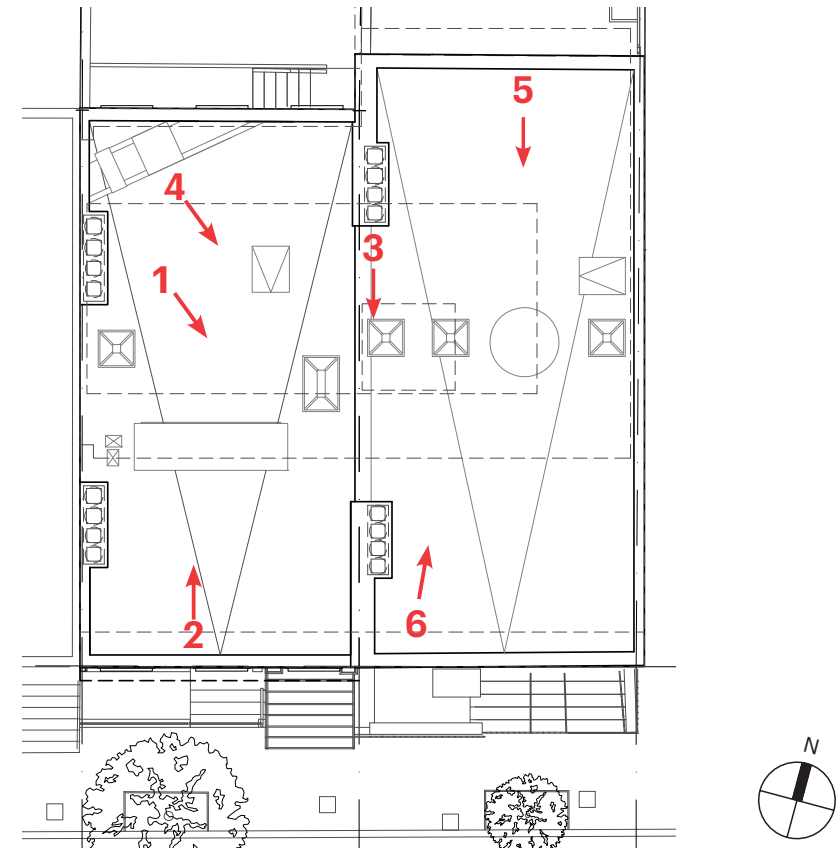
4.



5.

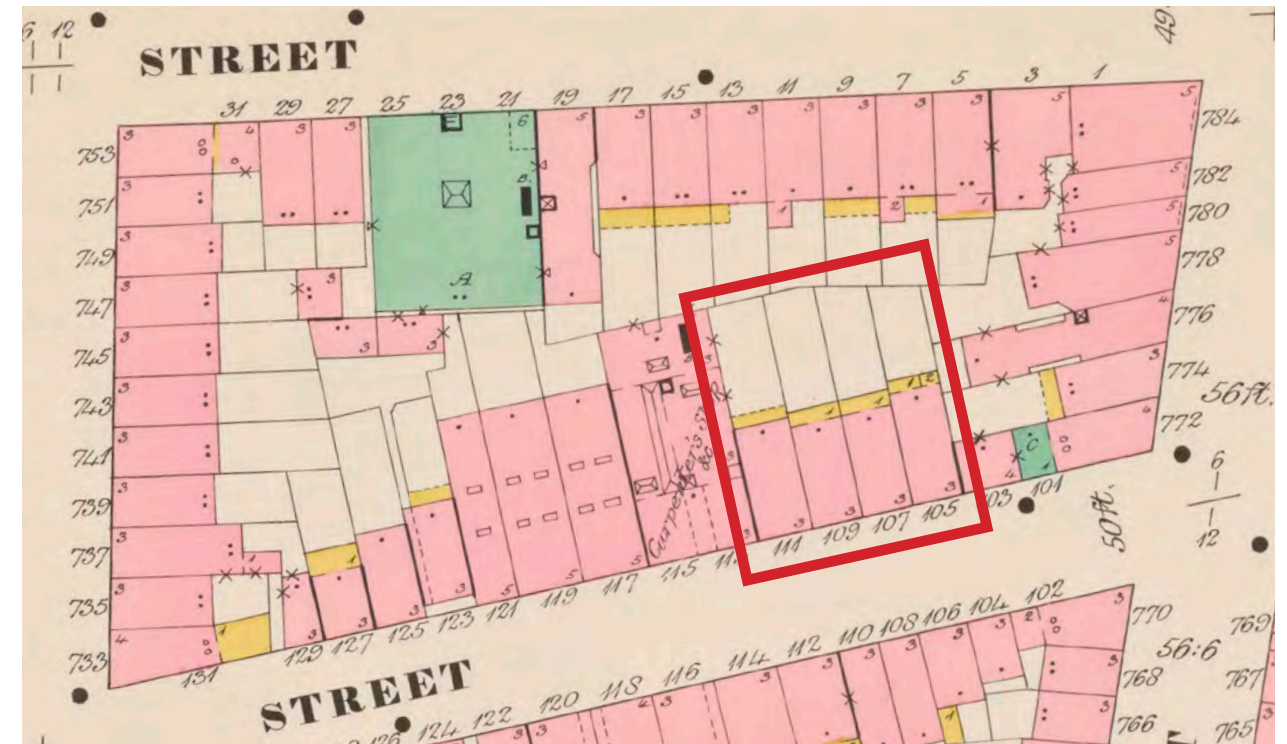


6.

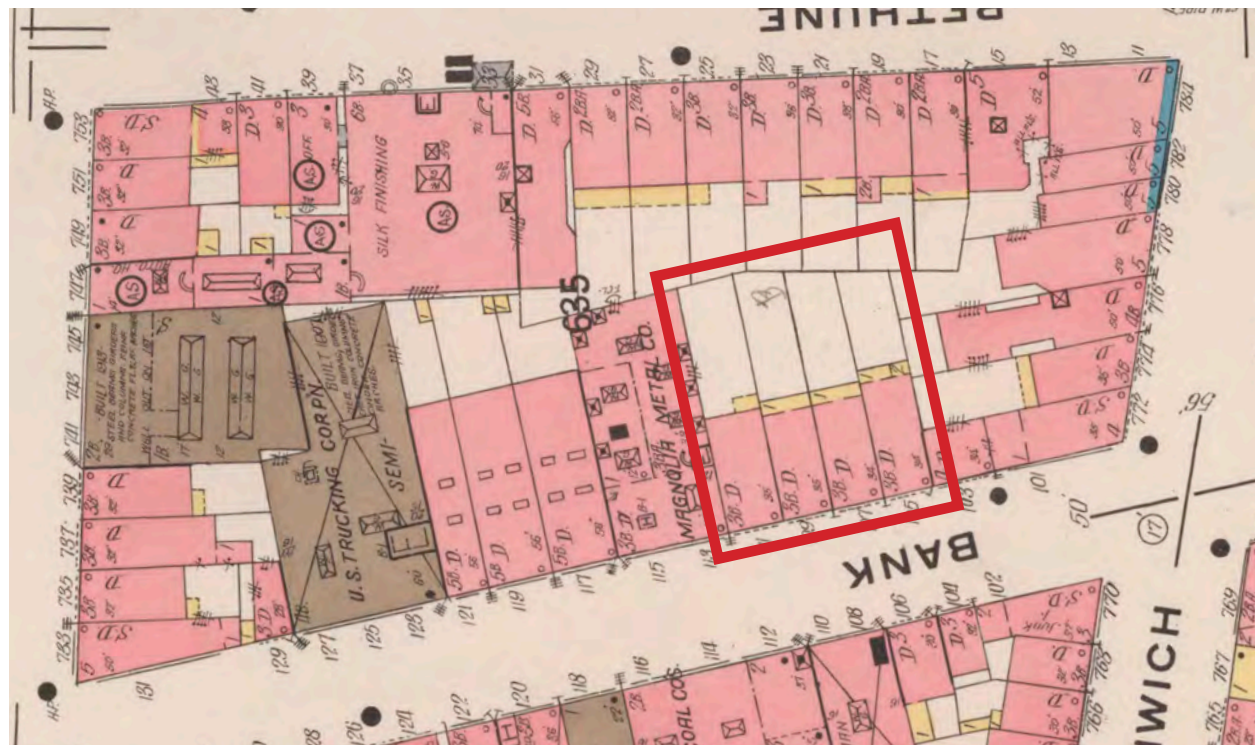




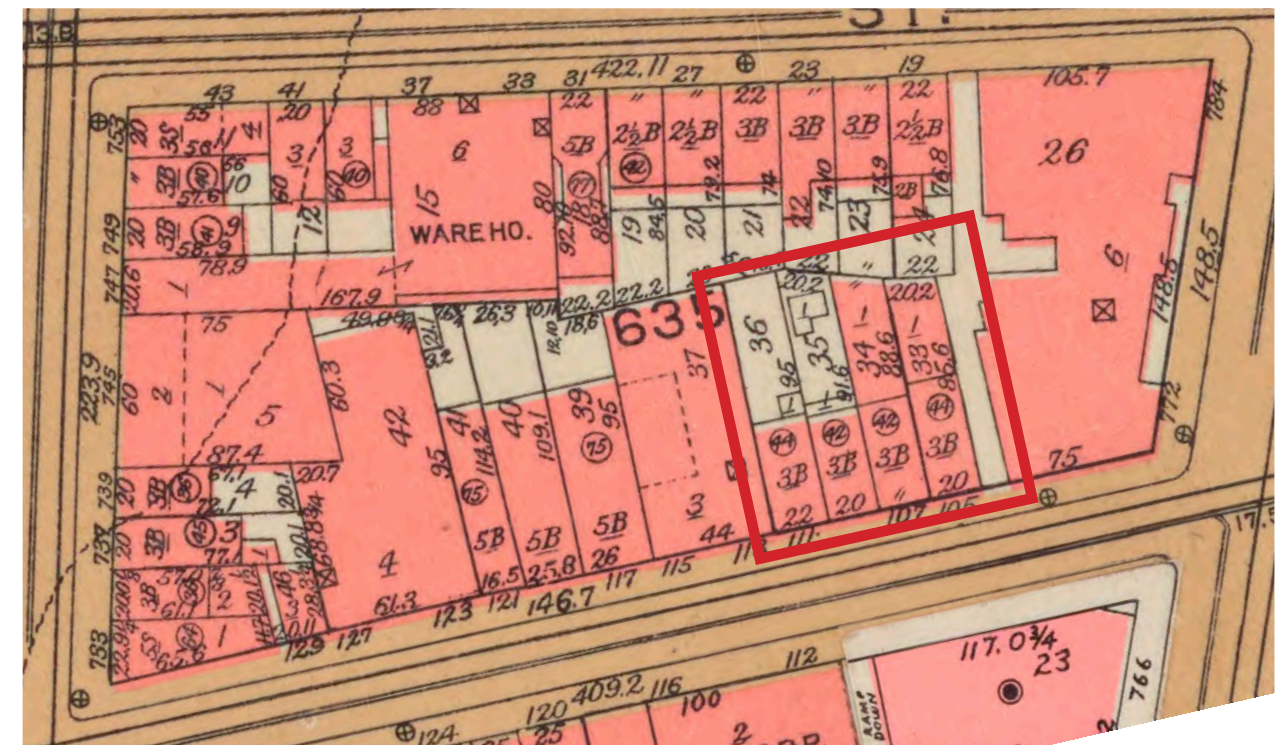
1854



1895



1921

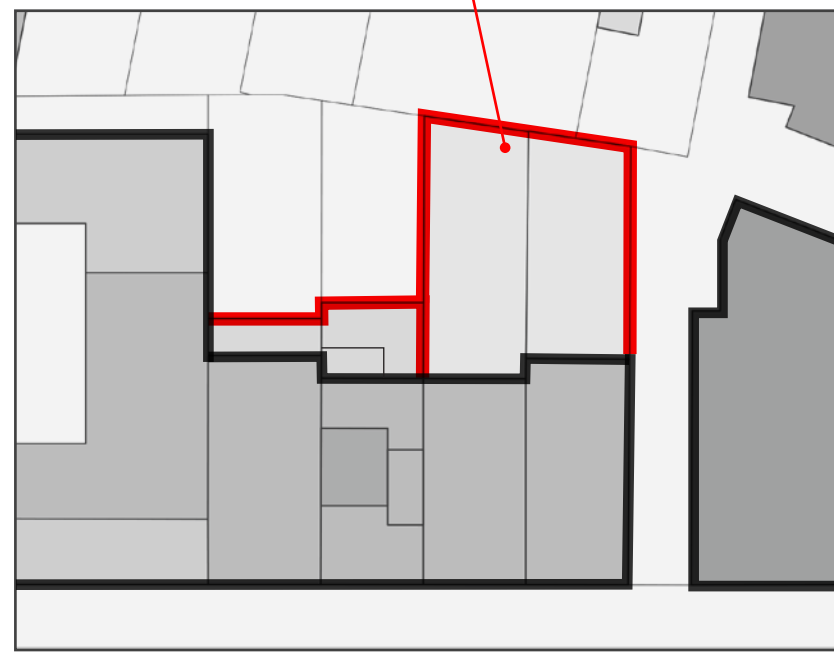


1956



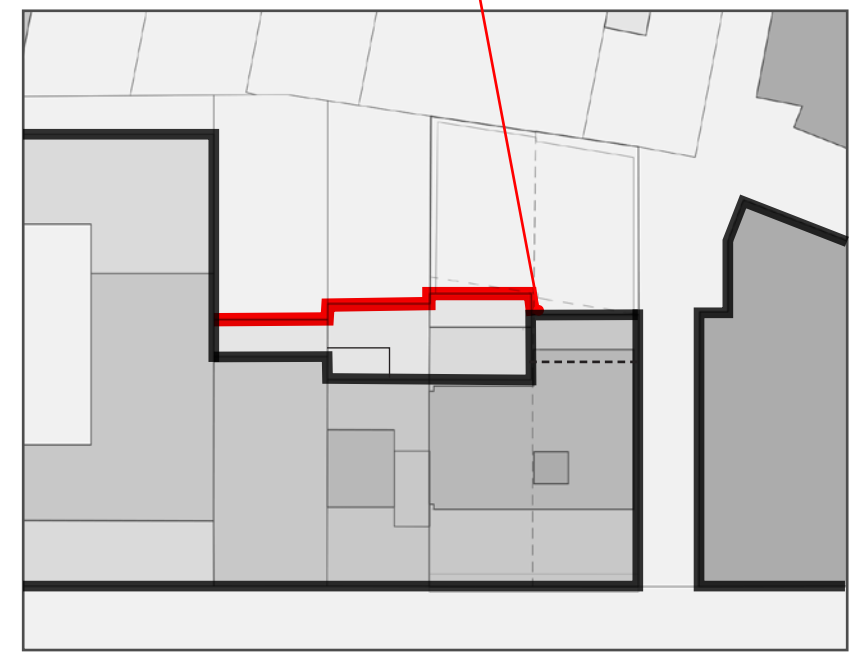
1904 Sanborn Map

107 EXTENDED AT REAR BY 51'-2"
 105 EXTENDED A REAR BY 41'-4"



Current Conditions (since approx. 1950's)

107 EXTENDED AT REAR BY 16'-8"
 105 EXTENDED A REAR BY 8'-8"



Proposed Design

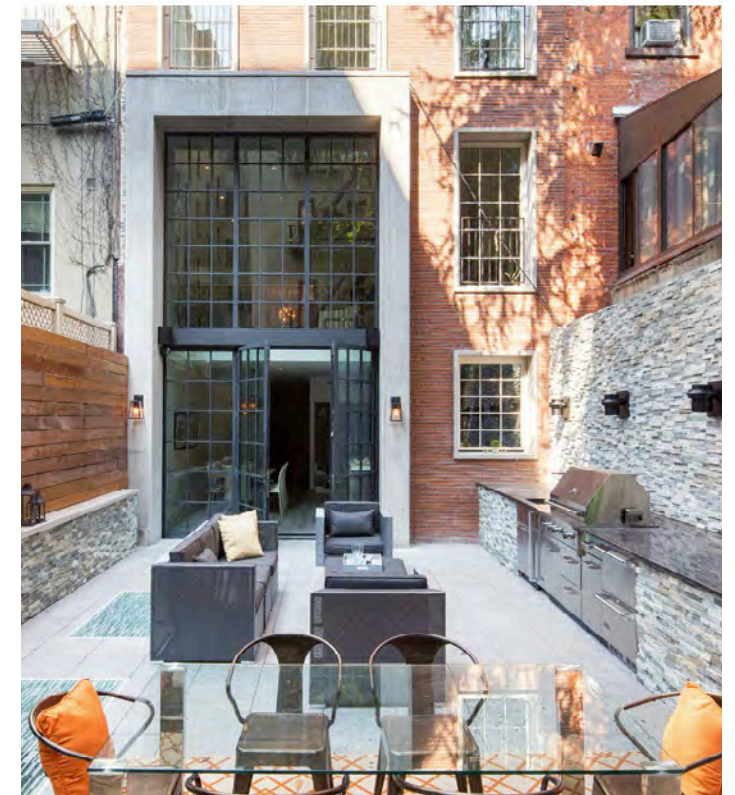
- Extensions
- Main Volume
- Existing Facades



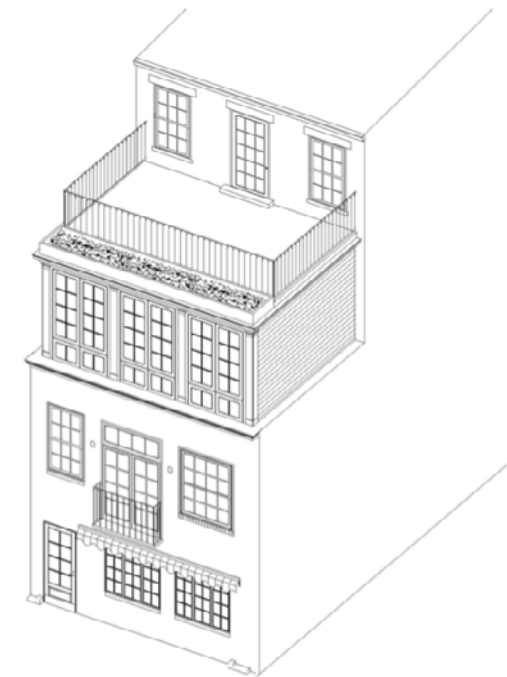
109 Bank Street (Approved 2020)



109 Waverly Place (Approved 2011)



146 Waverly Place (Approved 2014)

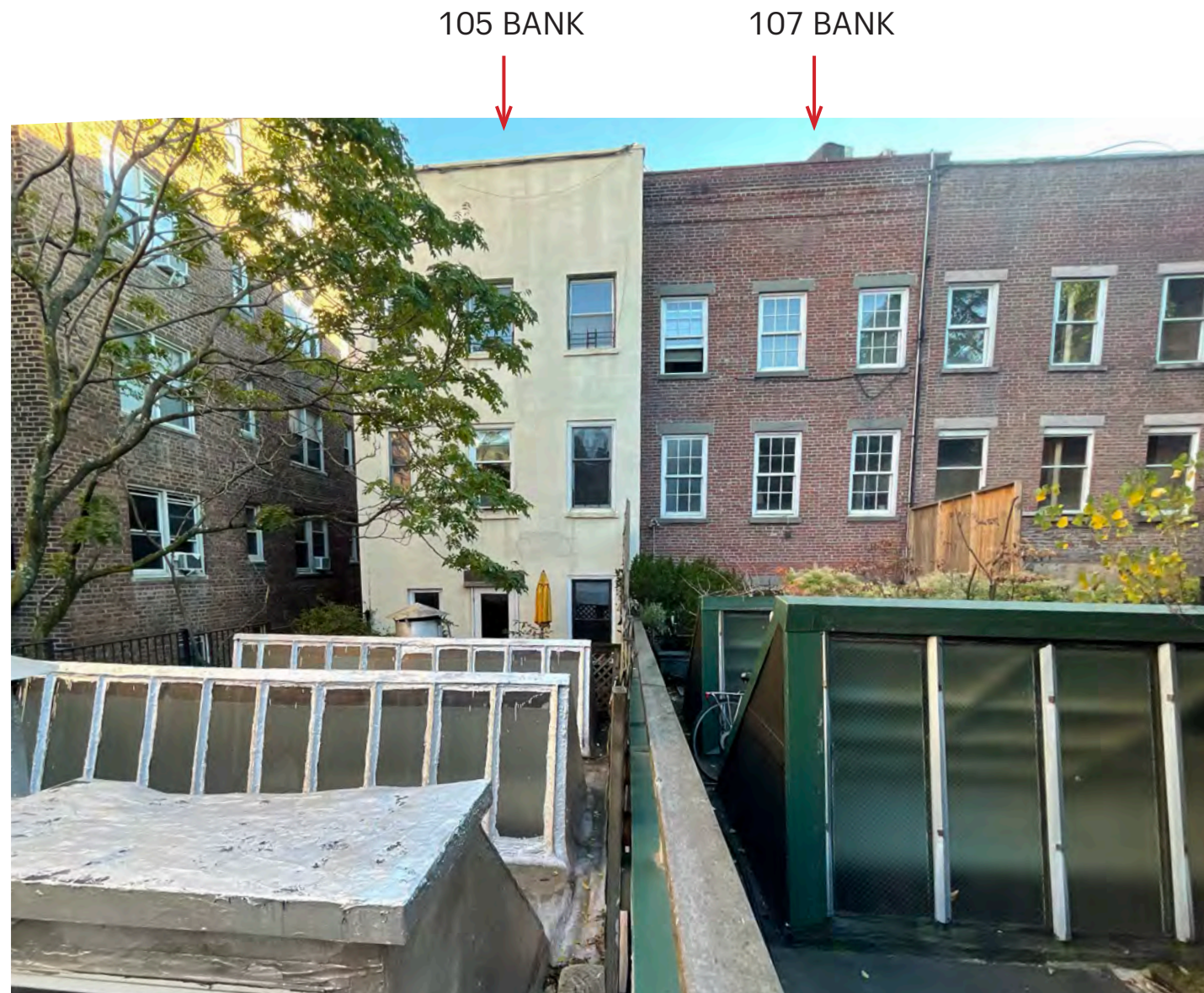


PROPOSED REAR FACADE - AXONOMETRIC

22 Bank (Approved 2019)



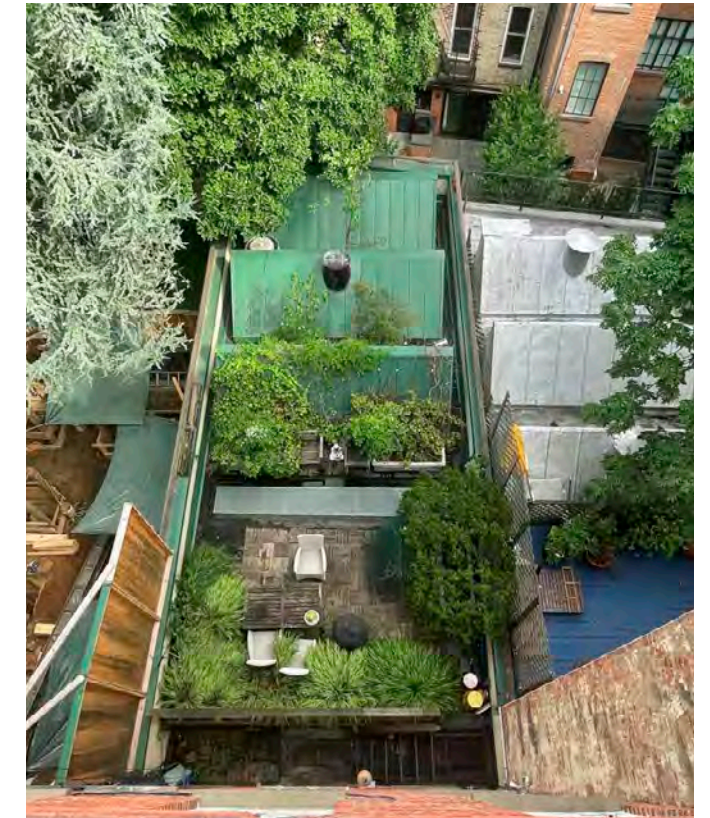
18 Commerce Street



105 and 107 Bank - Current Rear Conditions



105 Bank



107 Bank

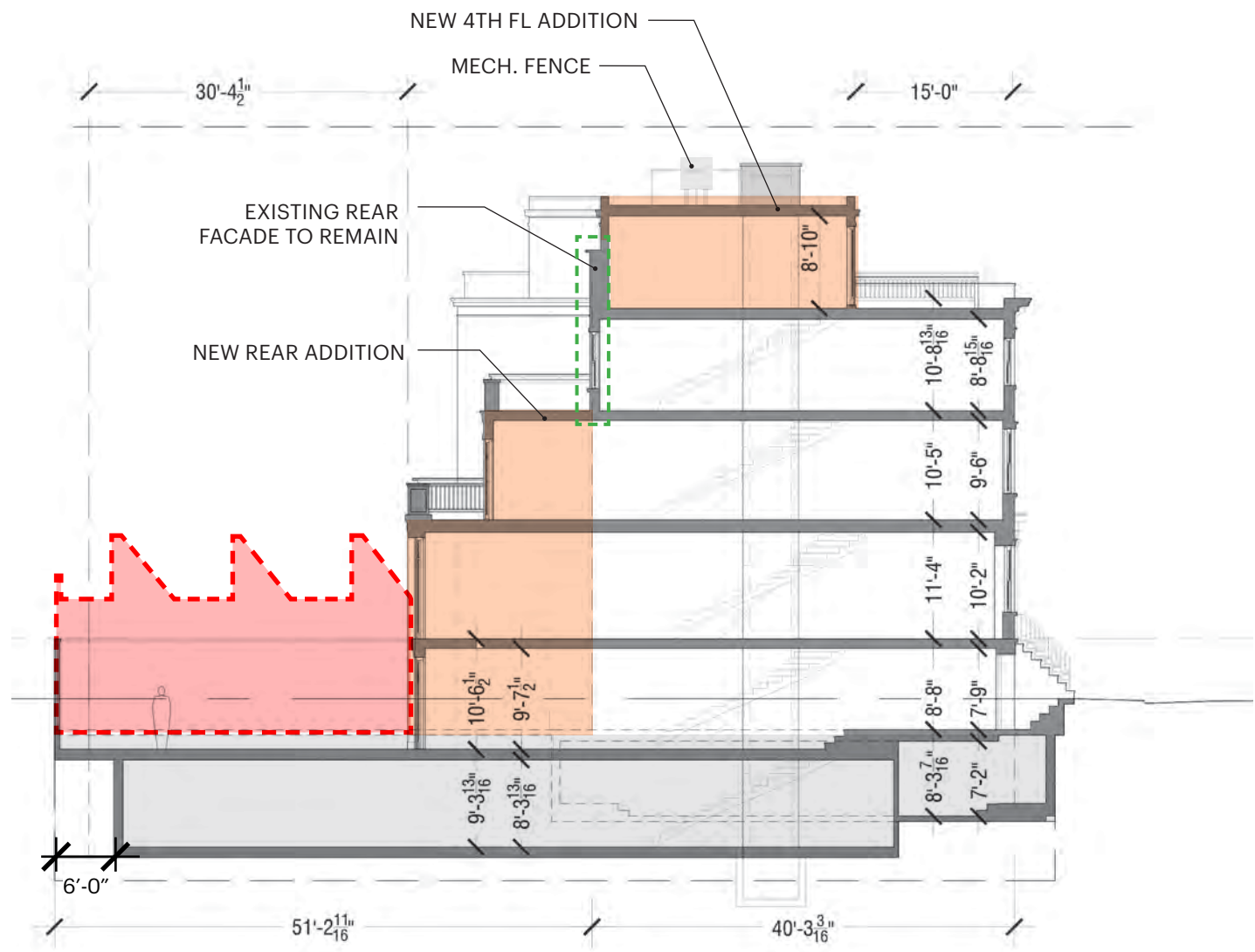
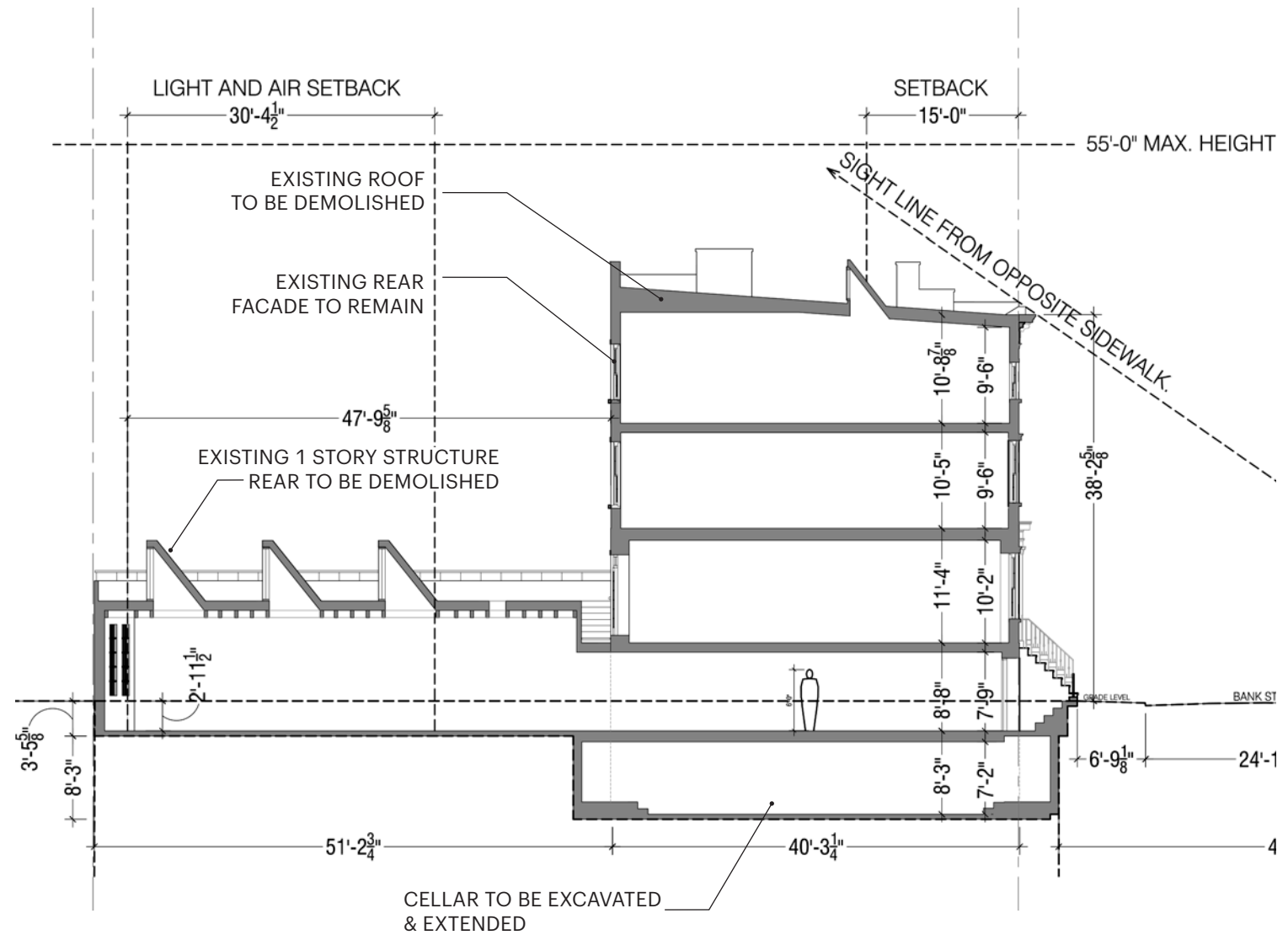
105 and 107 Bank - Rear Addition Current Conditions



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EXISTING REAR ELEVATION

JUNE 7, 2022



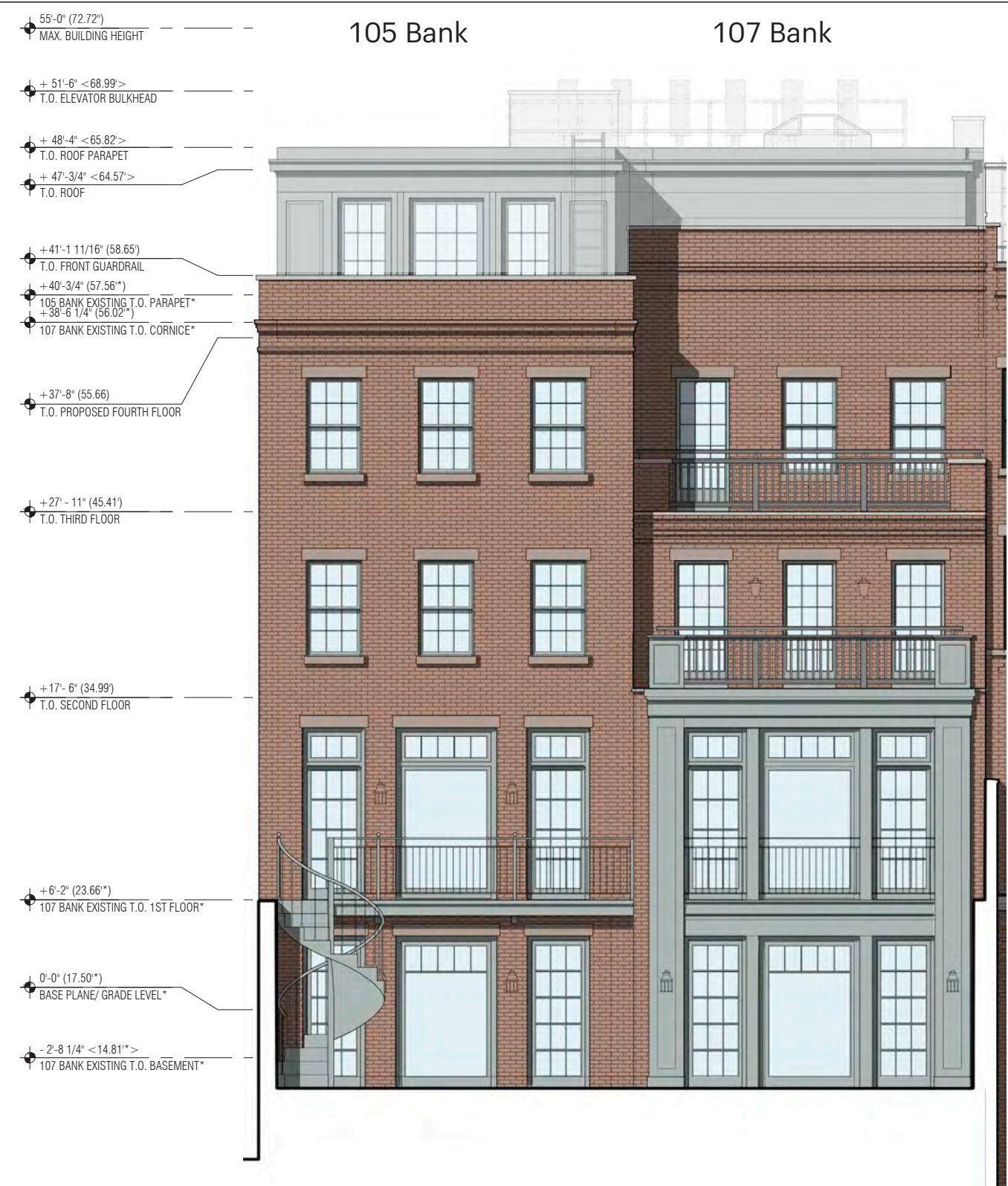
107 Existing Section

107 Proposed Section

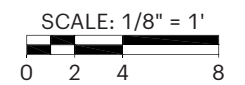
- DEMOLITION
- FACADE TO REMAIN
- ADDITION
- BELOW-GRADE EXCAVATIONS



Existing Elevation



Proposed Elevation





Proposed Elevation

105 Bank

107 Bank

2nd floor Glass
2'-5" x 5'-4"

1st floor Glass
4'-6" x 6'-7"

Basement Glass
4'-6" x 5'-9"



109 Waverly Place (Approved 2011)

4th floor Glass
2'-5" x 5'-4"

2nd floor Glass
5'-0" x 4'-7"

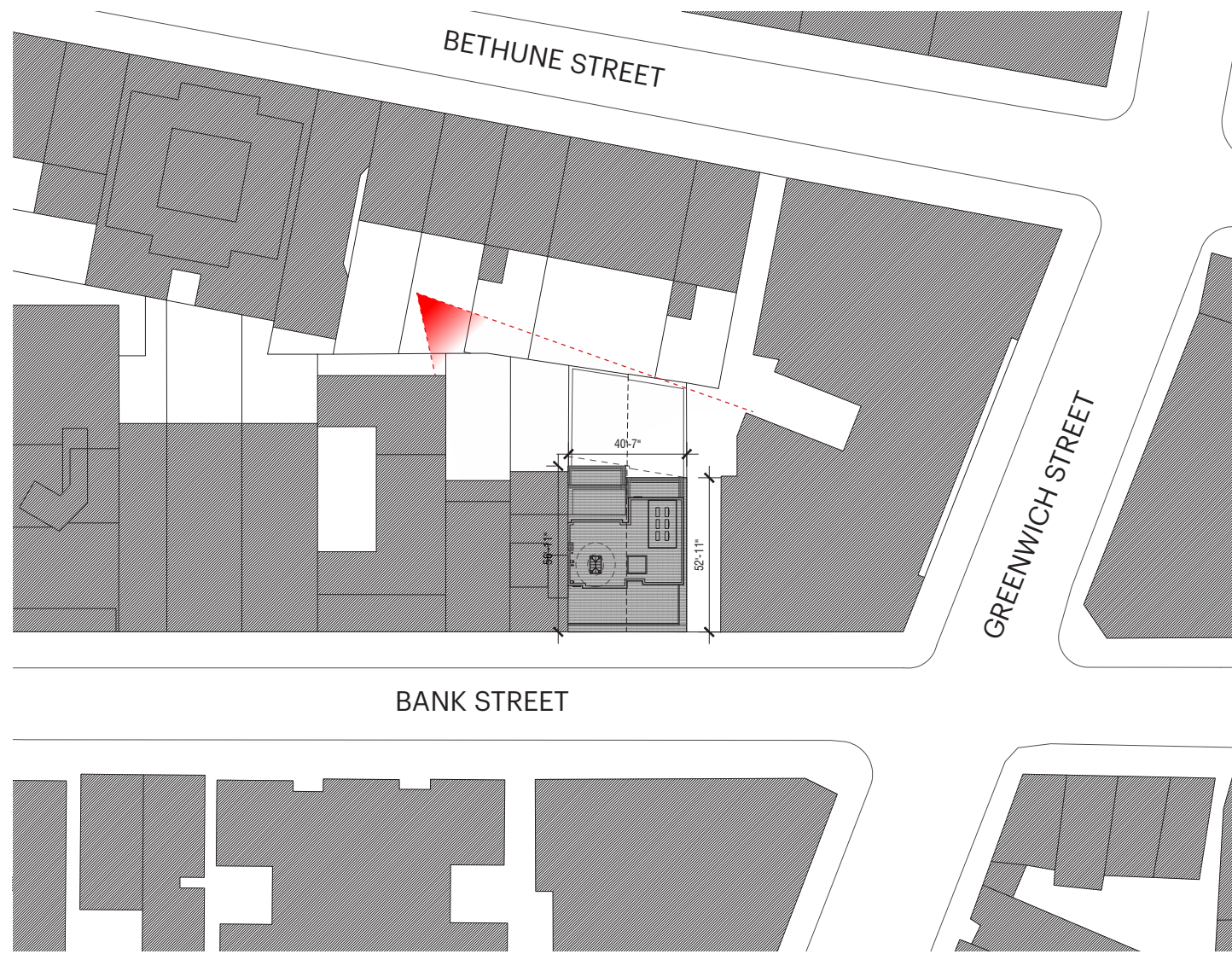
1st Floor Glass
7'-2" x 6'-6"

Basement Glass
2'-7" x 6'-6"



PROPOSED REAR ELEVATION

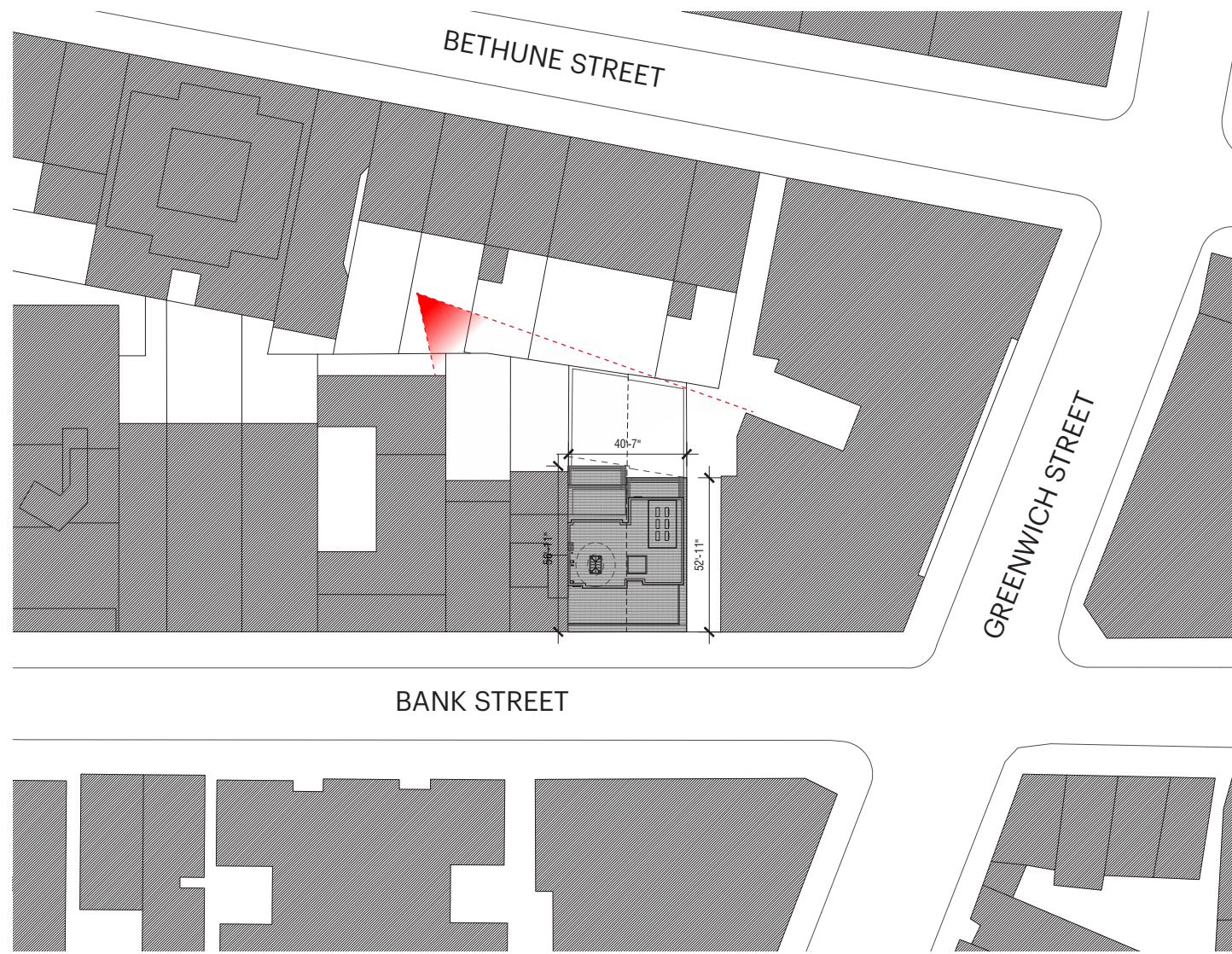
JUNE 7, 2022



Existing Site Plan



Existing rear of 105 and 107 Bank



Proposed Site Plan



Proposed rear of 105 and 107 Bank



Existing rear of 105 and 107 Bank



Proposed rear of 105 and 107 Bank

105 BANK

107 BANK



Existing rear of 105 and 107 Bank

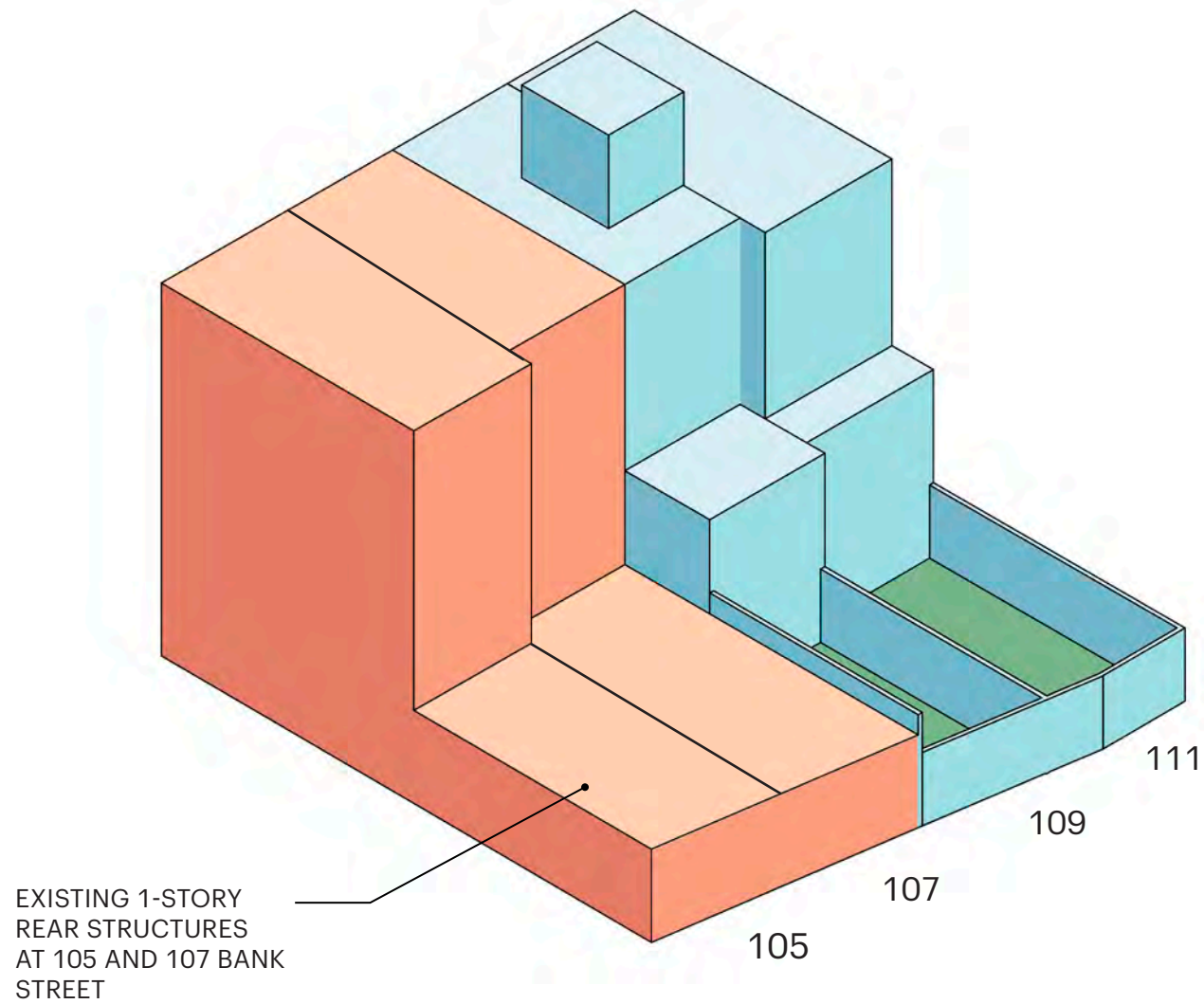
105 BANK

107 BANK

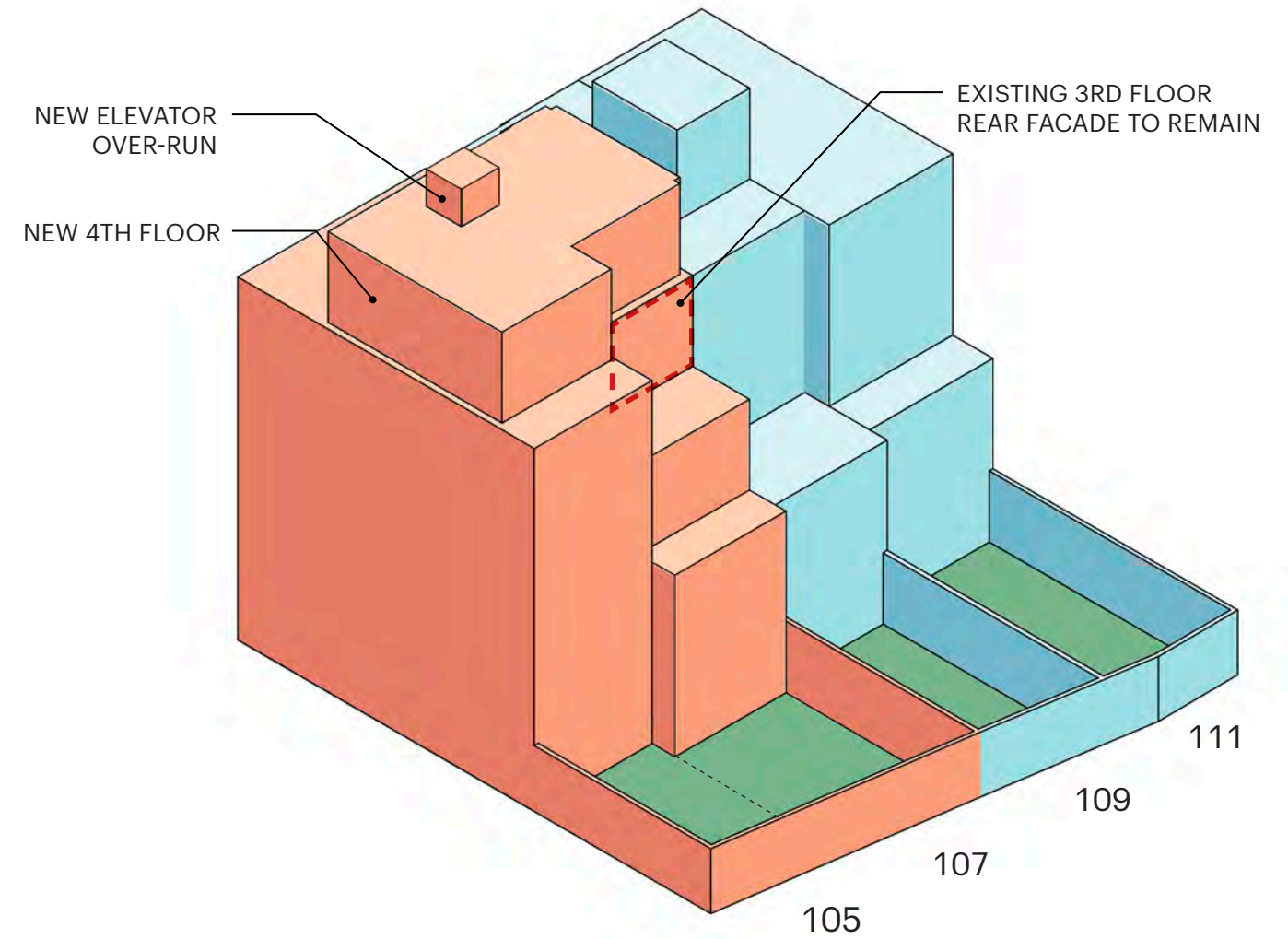
107 existing facade to remain



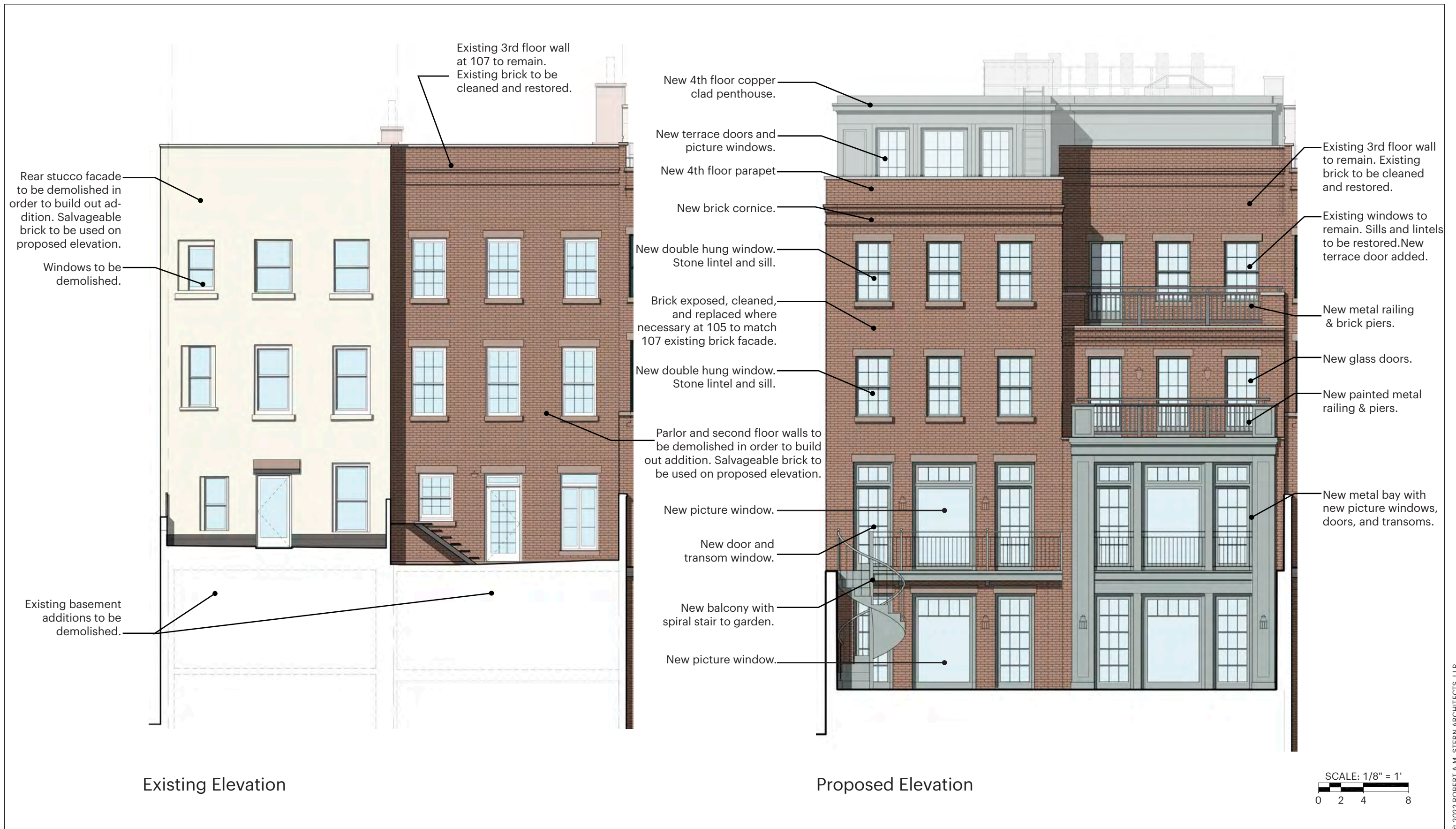
Proposed rear of 105 and 107 Bank



Existing Massing



Proposed Massing



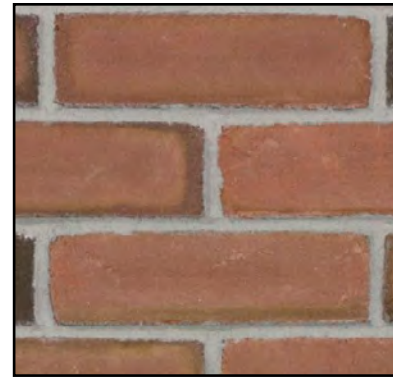
1. Window Heads and Sils

Material: Existing brownstone to be restored as per LPC. New base material for 105 Bank areaway pending probe survey. Intend to match color and finish of existing base at 111 Bank..



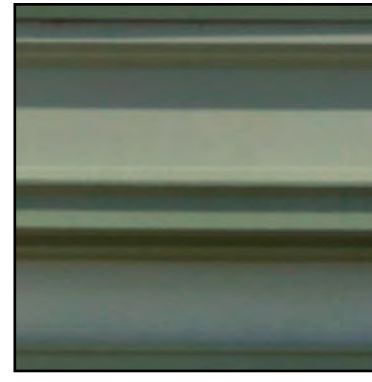
2. Brick

Color/Finish: Brick to be sav-aged where possible and remain where noted. New brick to match existing rear brick at 107 Bank.



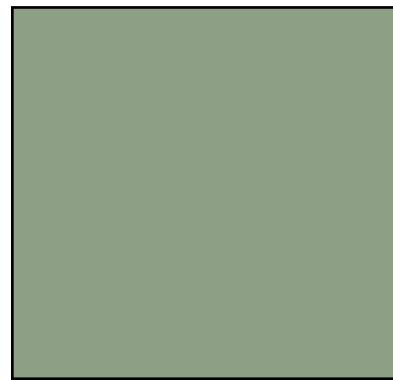
3. Penthouse and Bay Addition

Material: Copper clad
Color/Finish: Benjamin Moore, Kennebunkport Green, HC-123. Kynar finish.



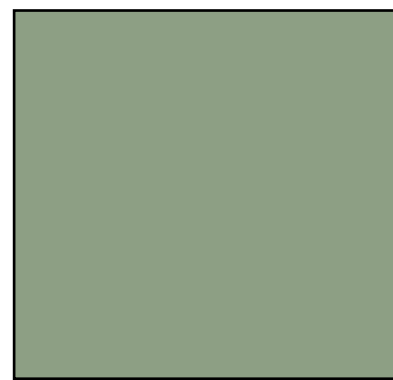
5. Windows and Doors

Manufacturer: Marvin (Custom Wood)
Color: Benjamin Moore, Kennebunkport Green HC-123



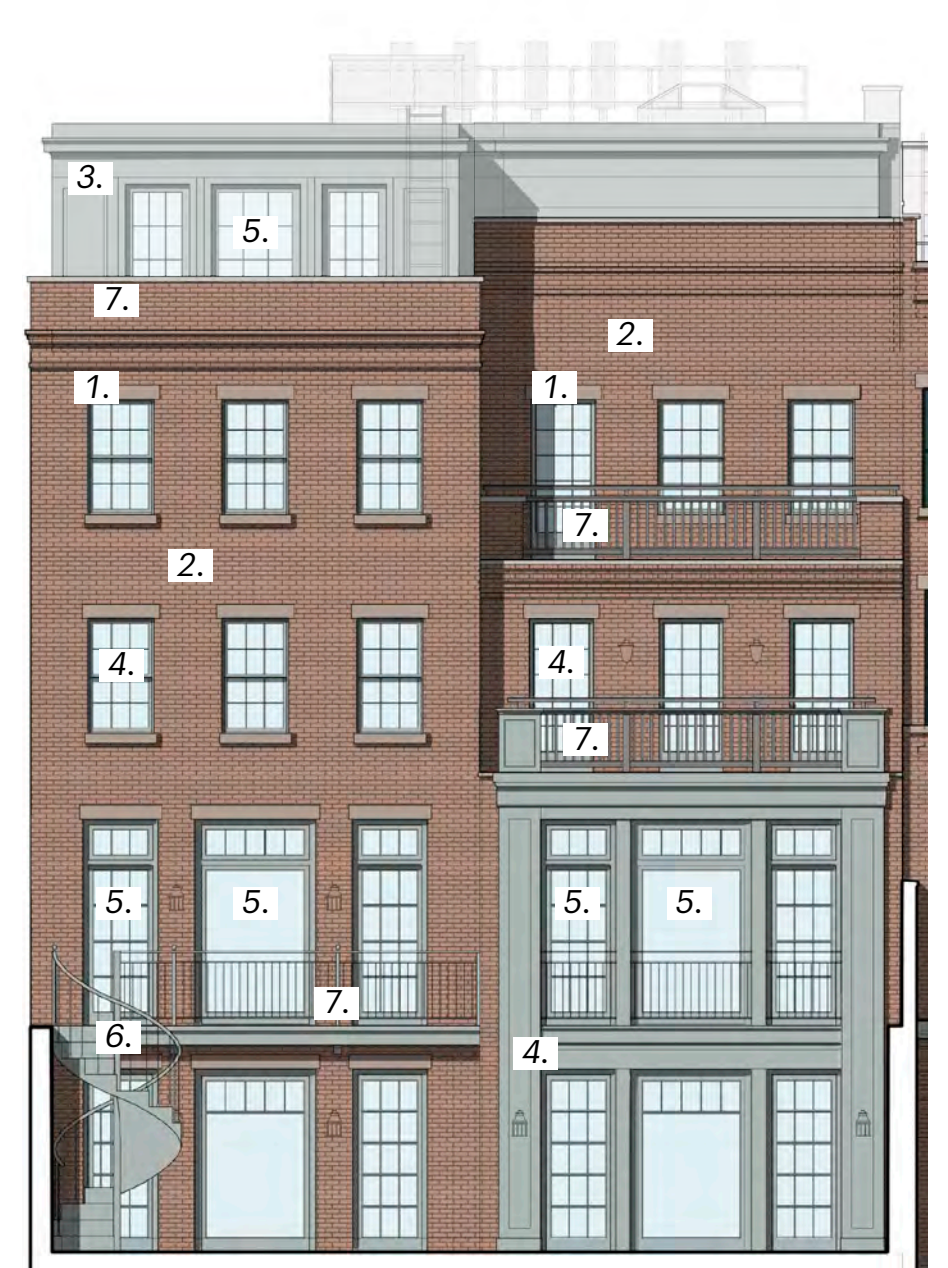
6. Metal Porch, and Stair

Color/Finish: Wrought iron painted, Benjamin Moore, Kennebunkport Green, HC-123



7. Metal Railings

Color/Finish: Wrought iron painted Rails, Benjamin Moore Kendall Charcoal - HC-166





105 BANK



105 BANK

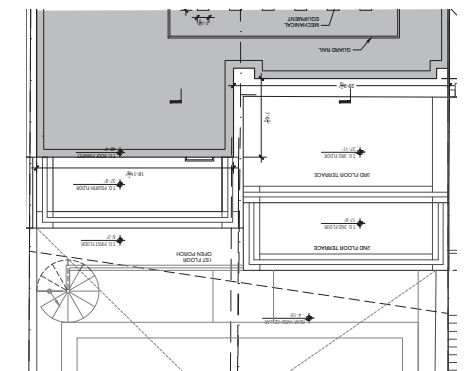


Visibility from Bethune St.



Site Plan

View of Proposed from Bethune St.



Roof Plan



Existing rear of 105 and 107 Bank Street



Proposed rear of 105 and 107 Bank Street



Existing 107 and 105 Bank

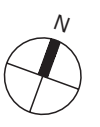


Proposed 107 and 105 Bank

APPENDIX



- One Story
- Two Story
- Three Story
- Four Story
- Five Story
- Six Story
- Seven Story
- Eight Story & Up

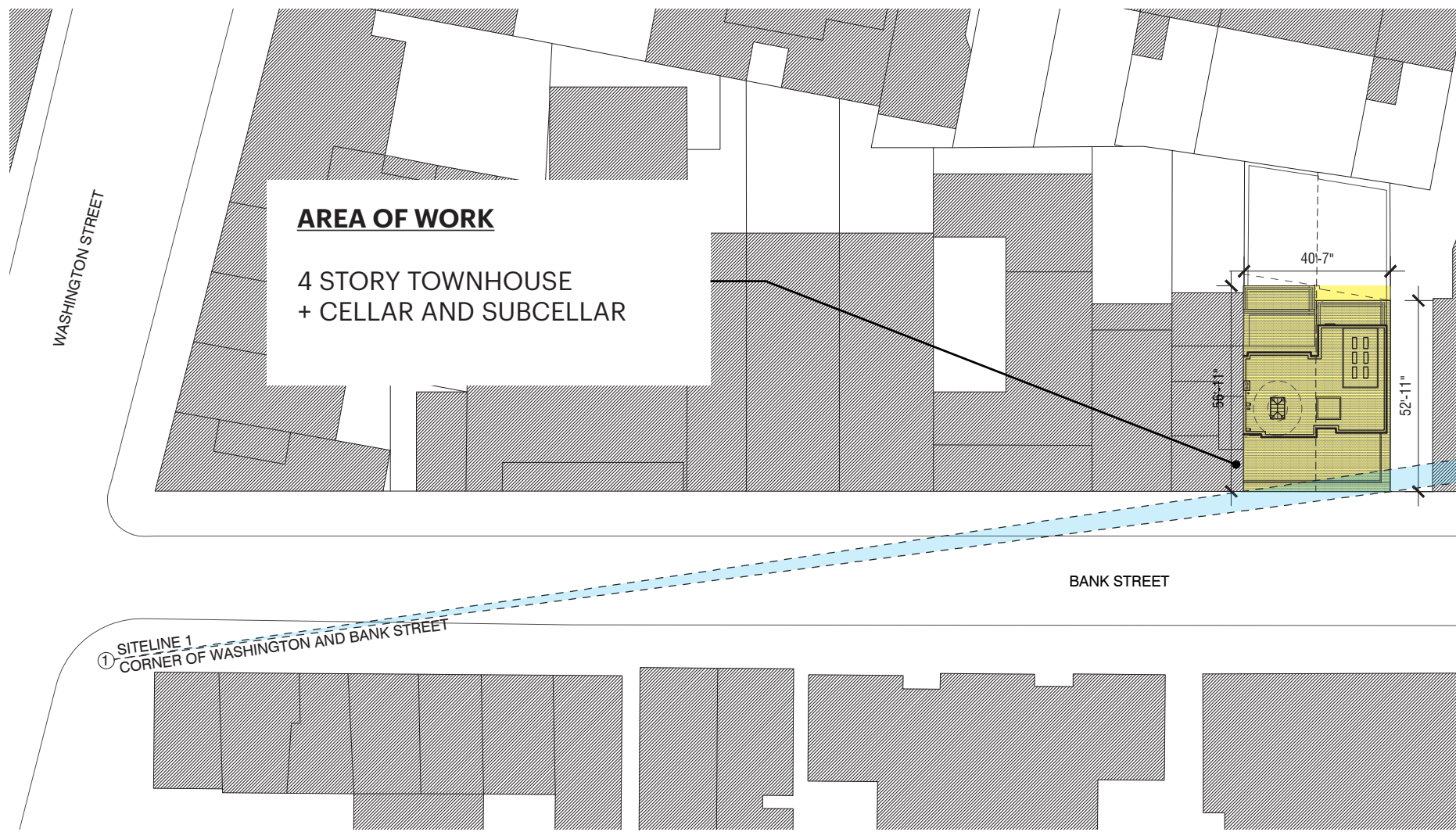


107 BANK STREET
 NEW YORK, NEW YORK
NOT INTENDED FOR CONSTRUCTION PURPOSES.

PROPOSED BLOCK PLAN

JUNE 7, 2022

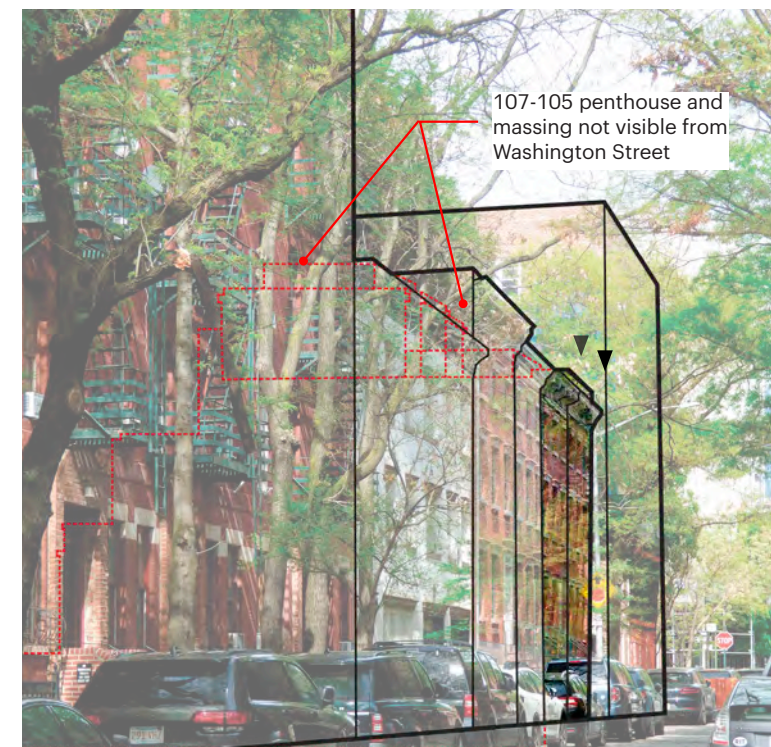
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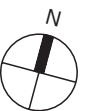
- ▼ 107 Bank Street
- ▼ 105 Bank Street
- Front facades on Bank Street
- Proposed massing for 107-105 Bank

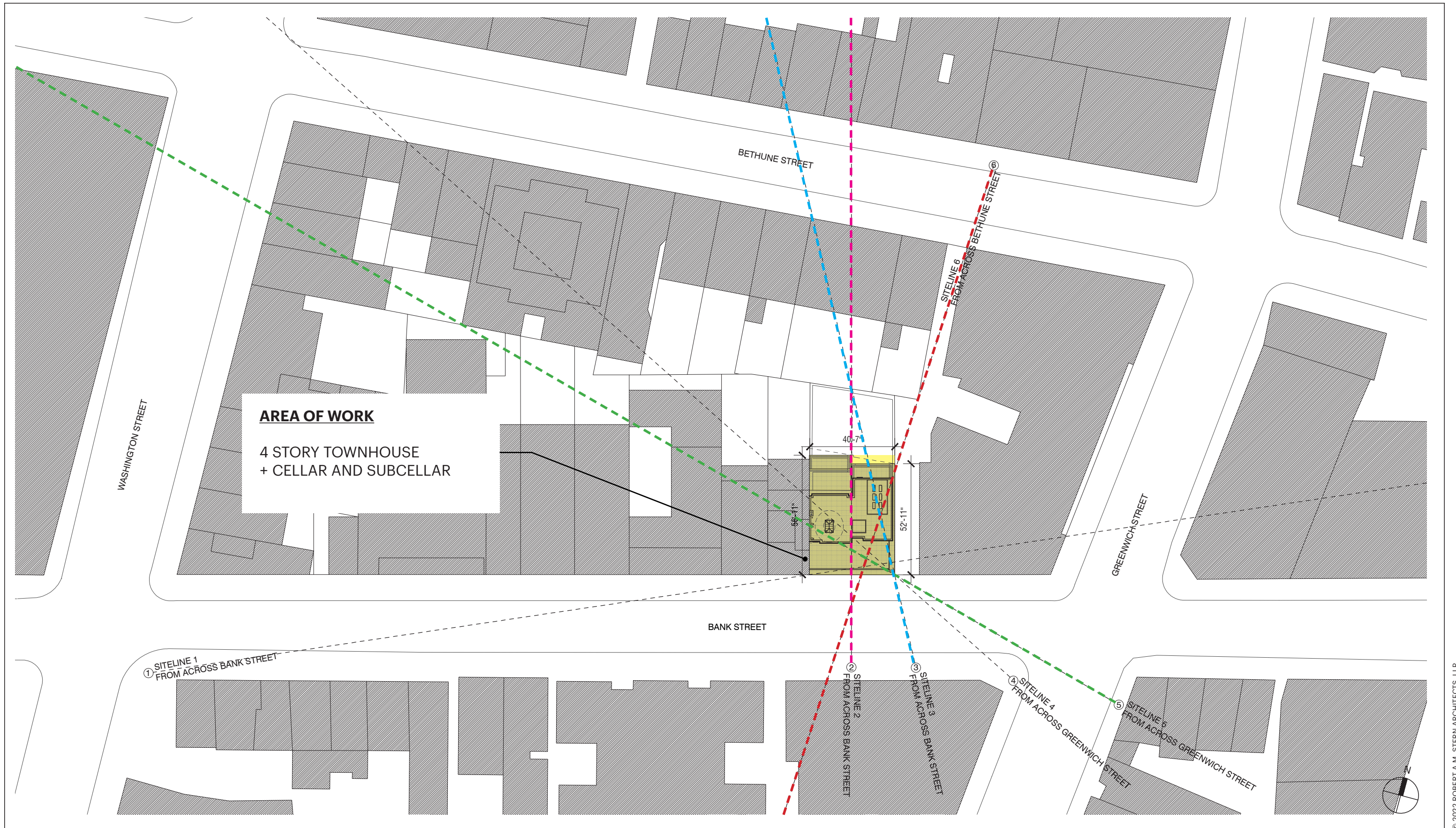


Visibility from Washington Street

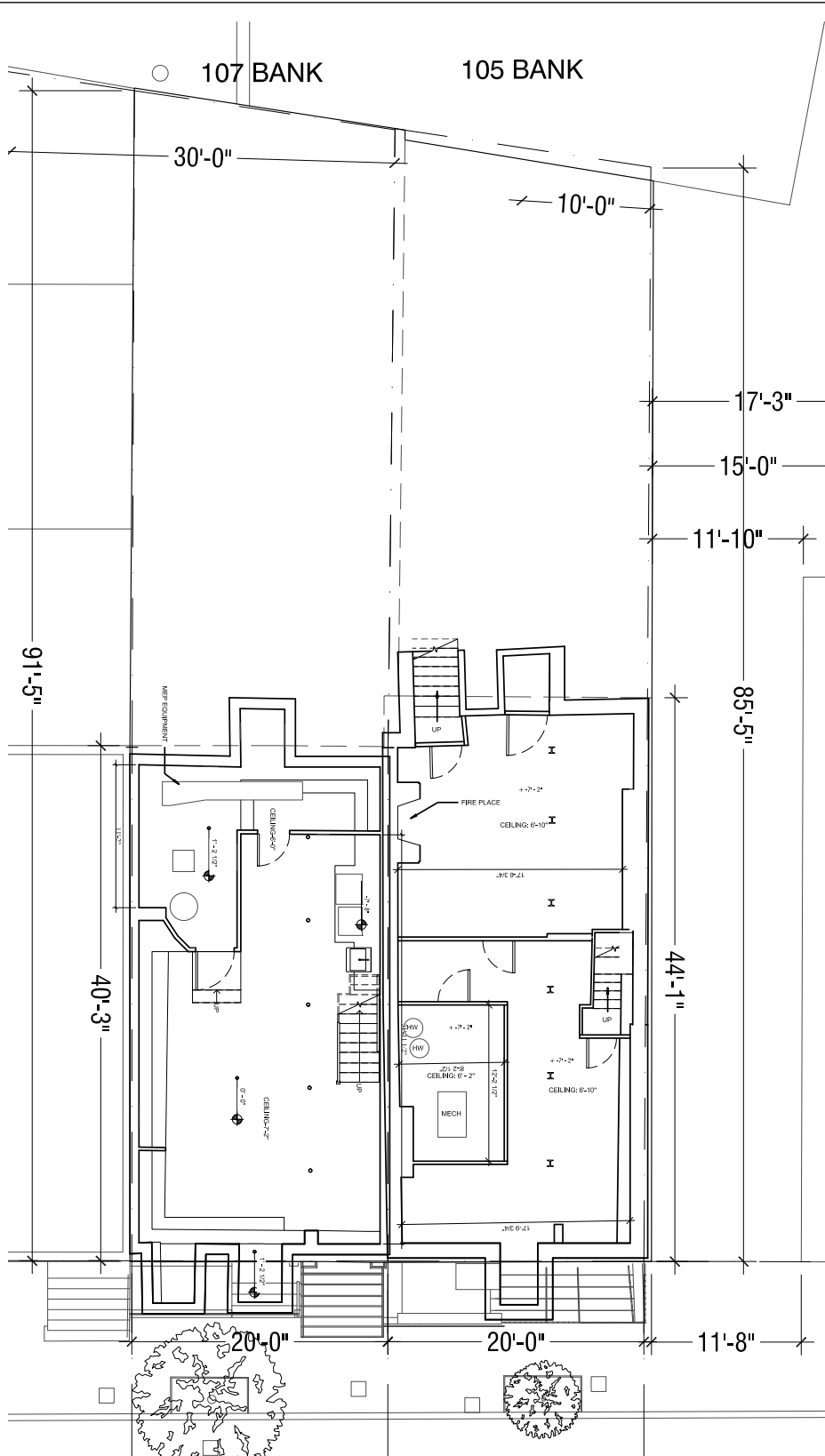


View of proposed design

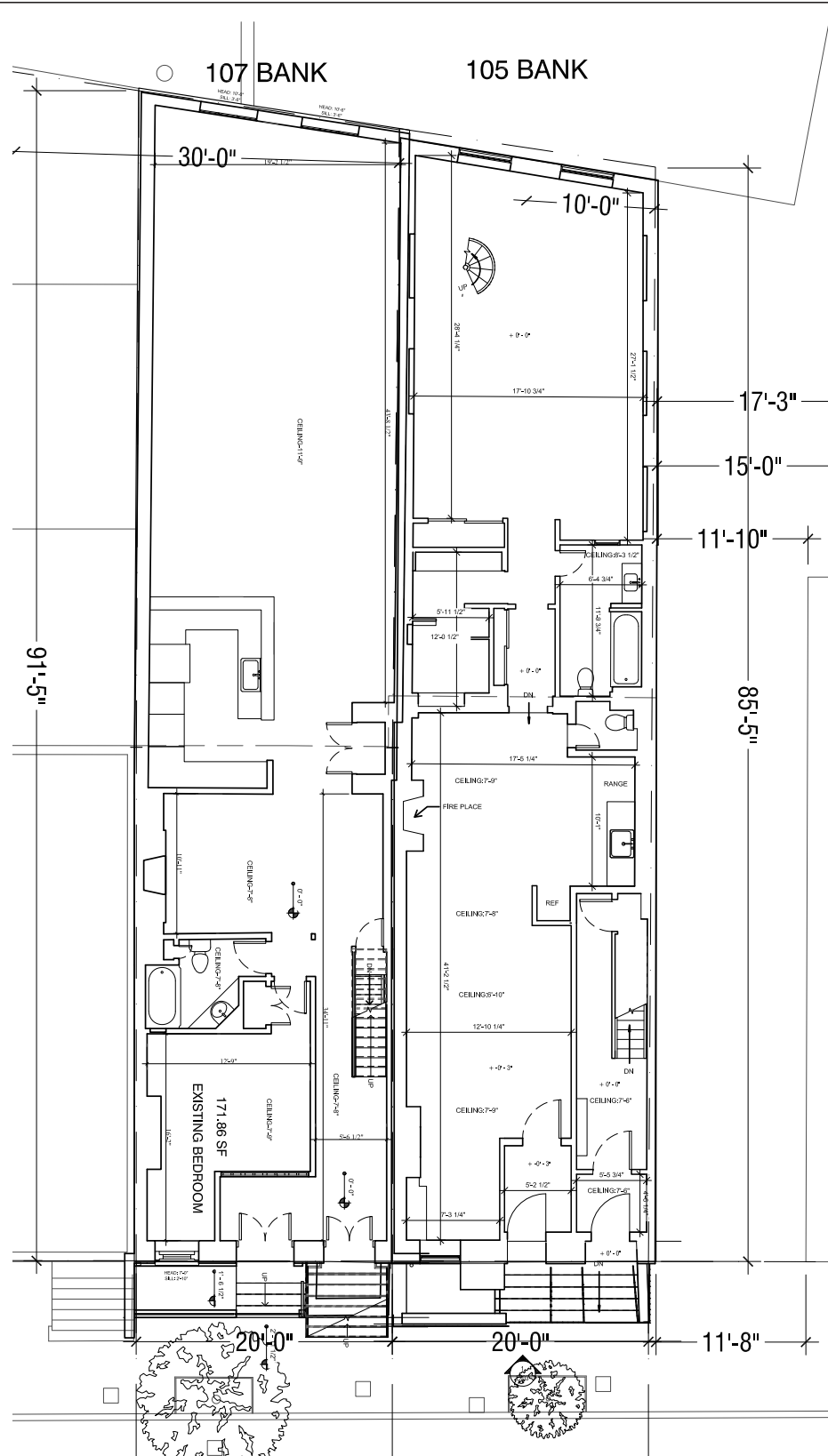




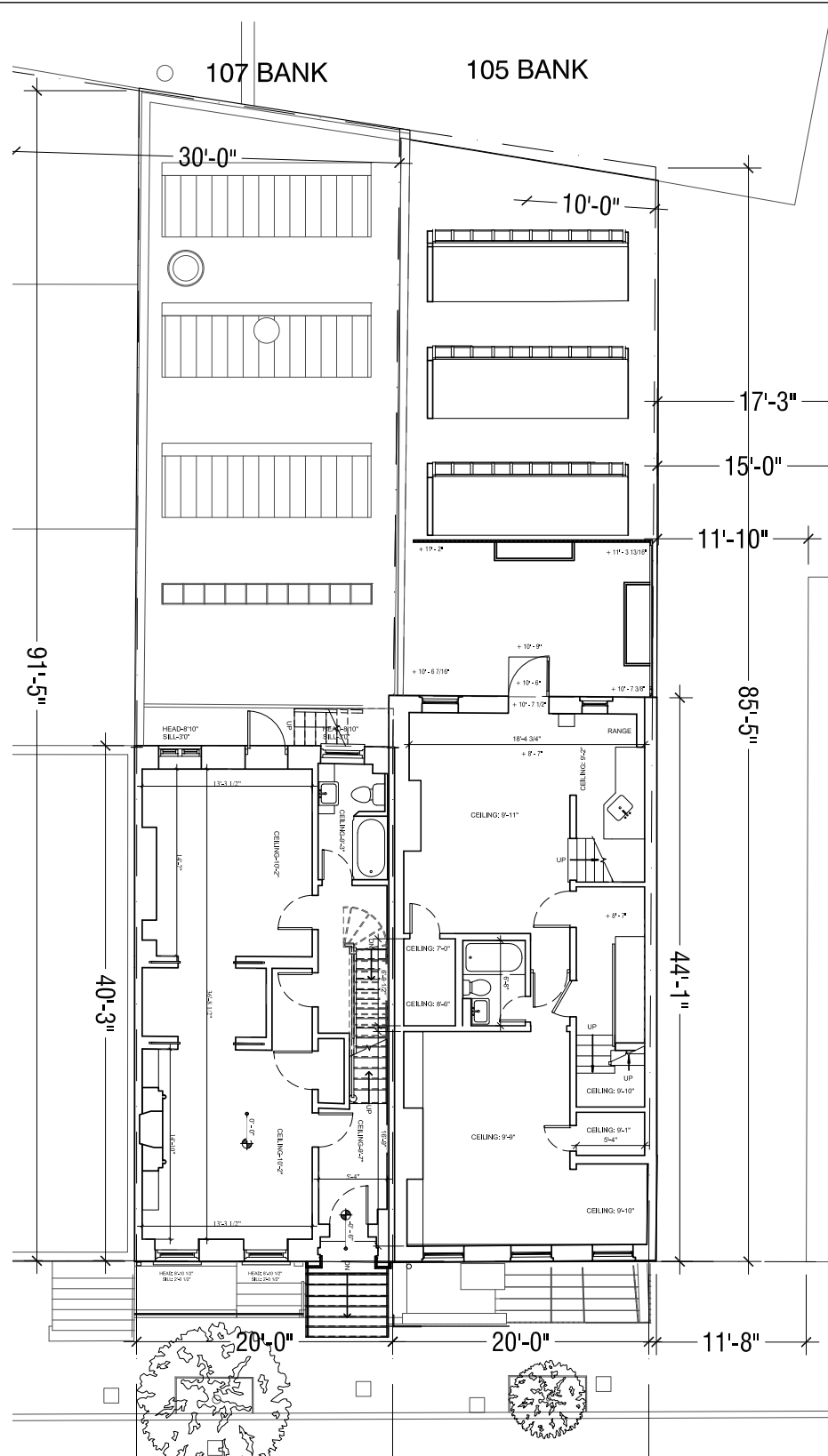
AREA OF WORK
 4 STORY TOWNHOUSE
 + CELLAR AND SUBCELLAR



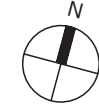
CELLAR

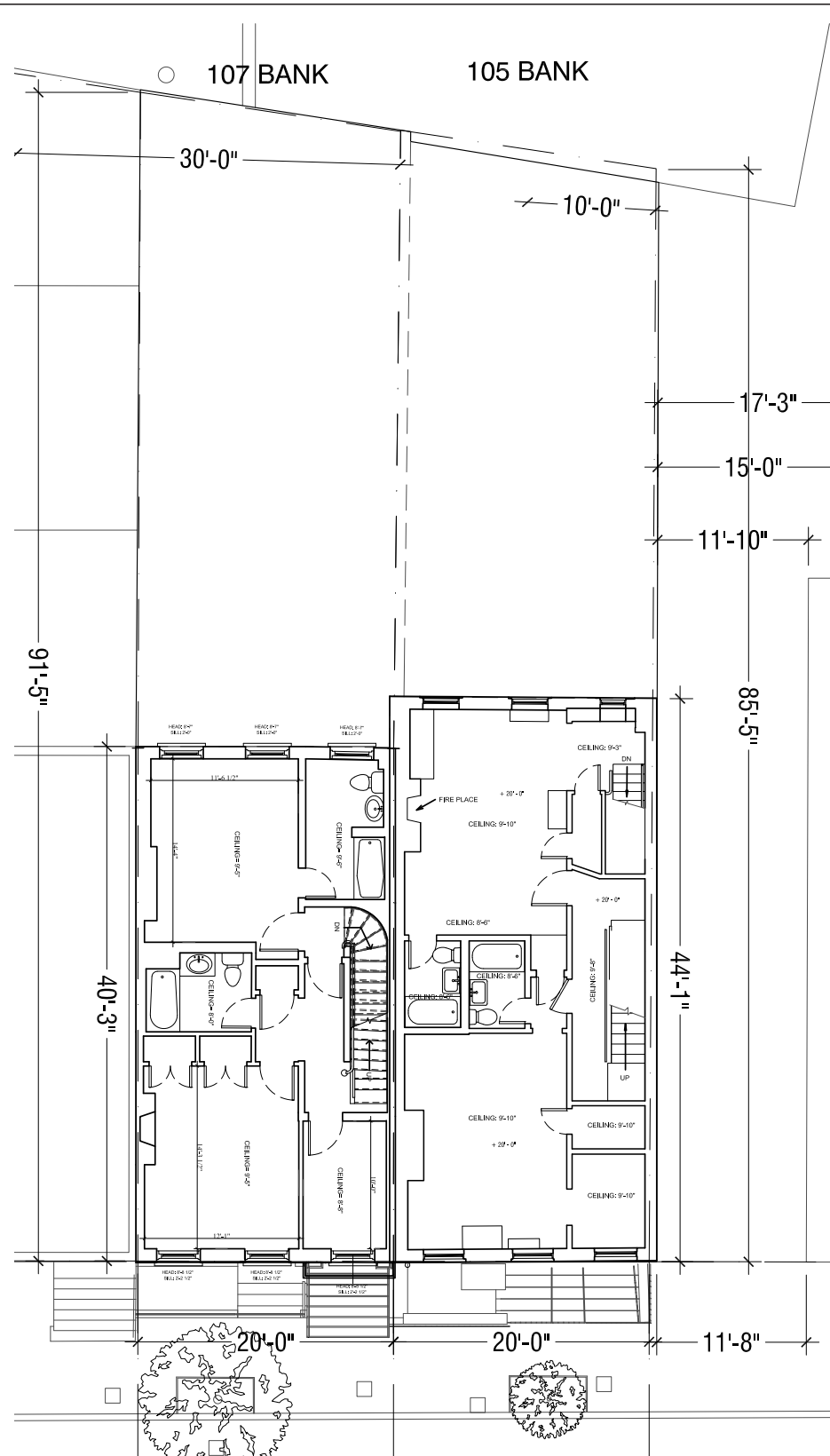


BASEMENT

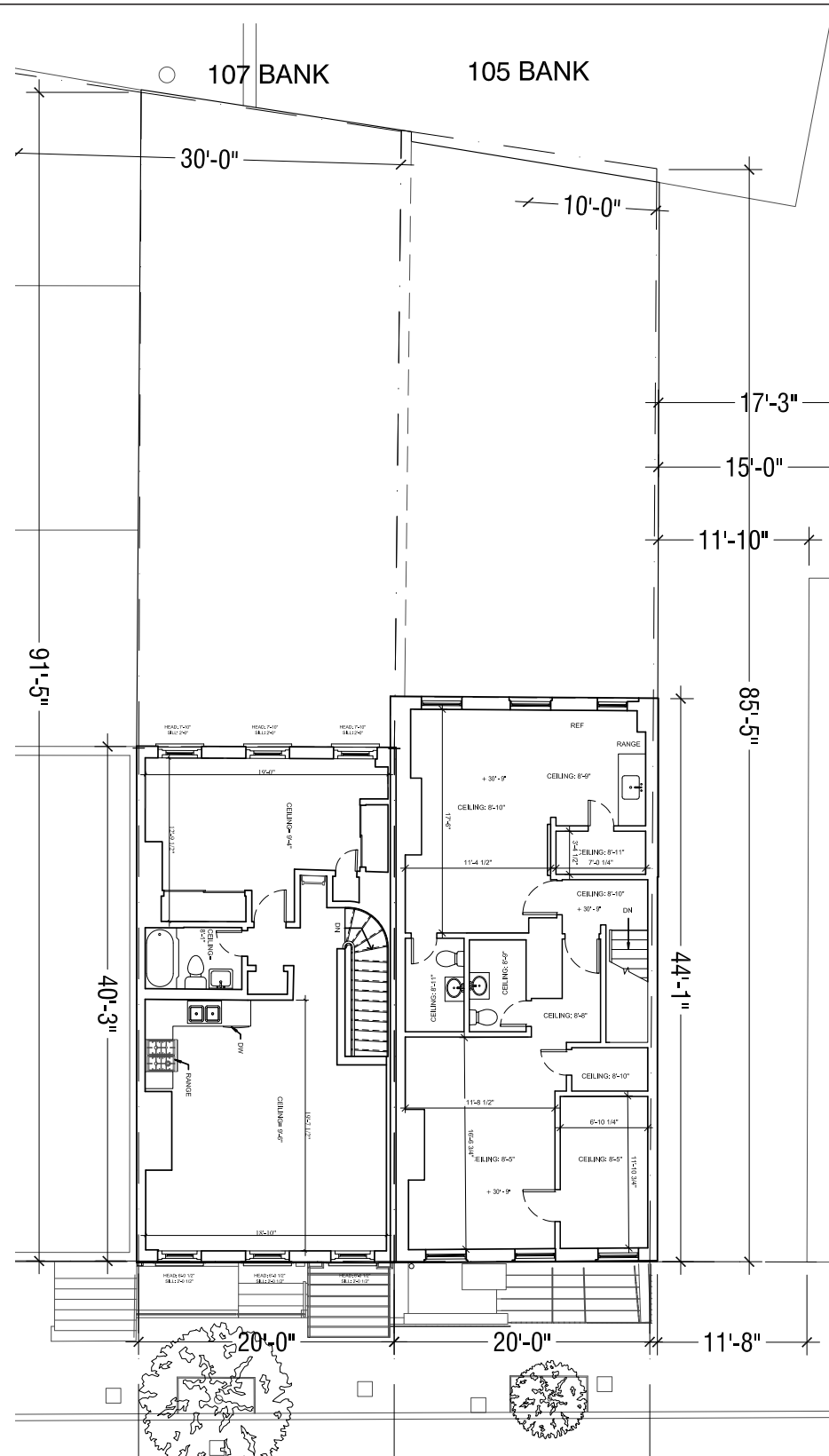


1ST FLOOR

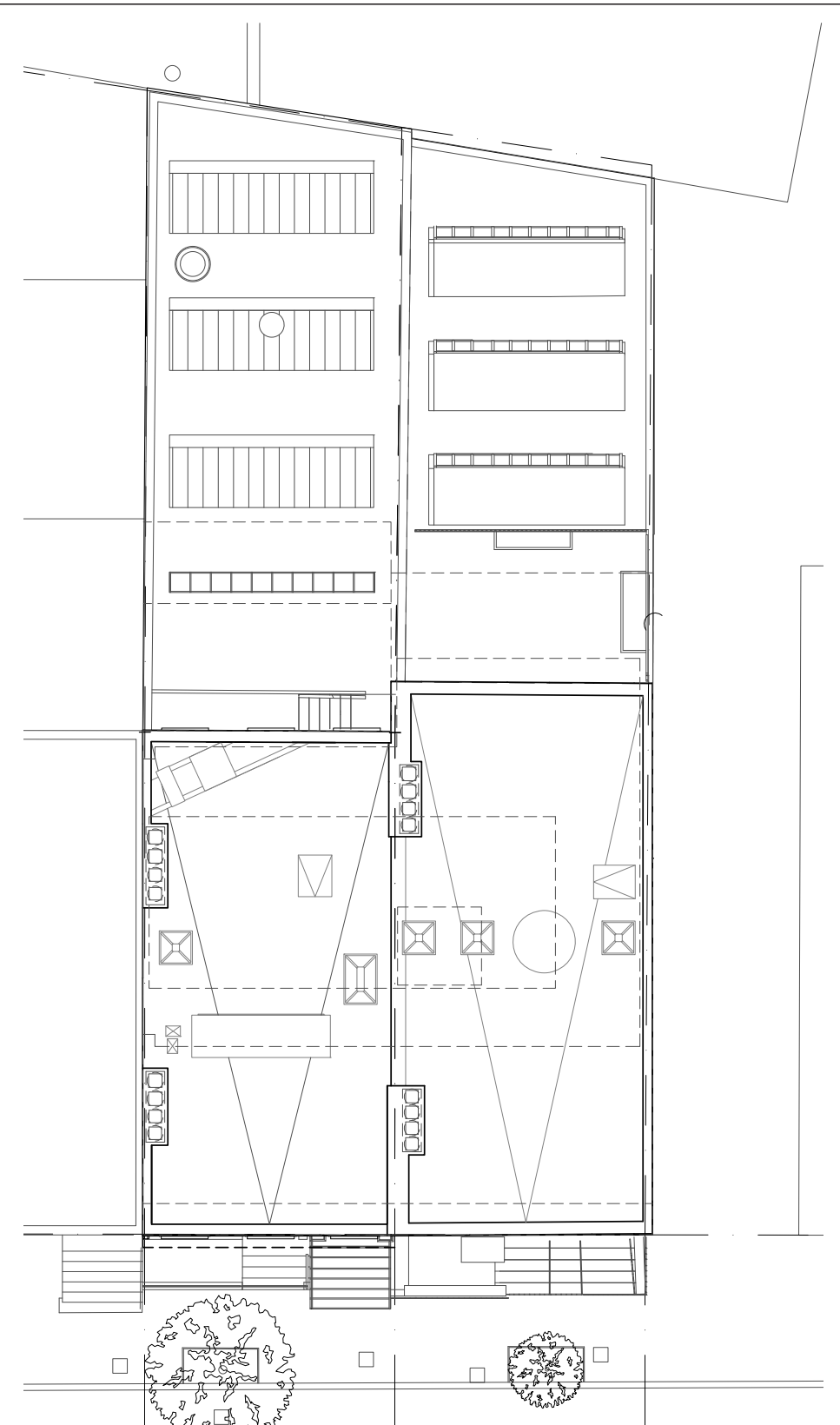




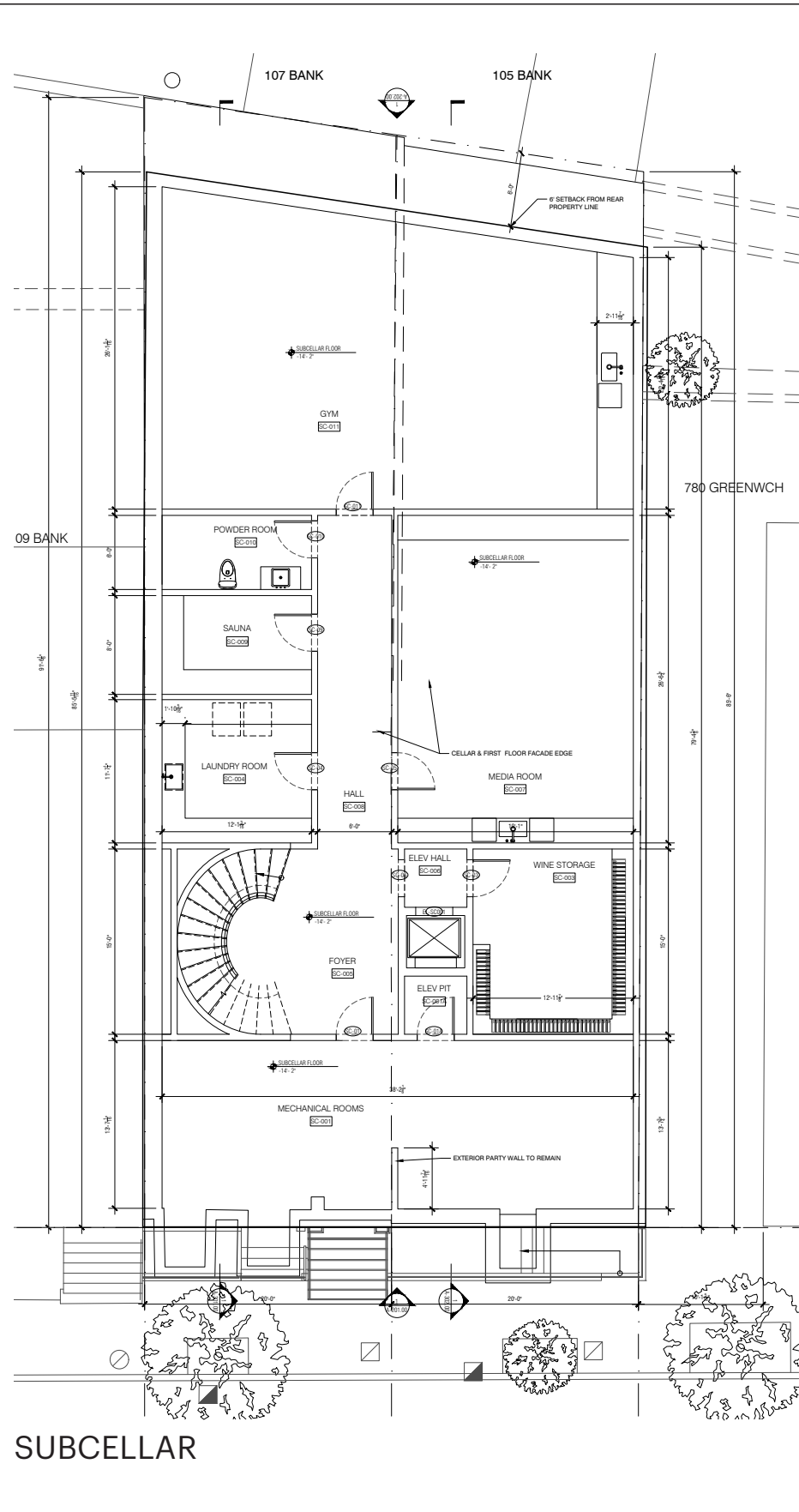
2ND FLOOR



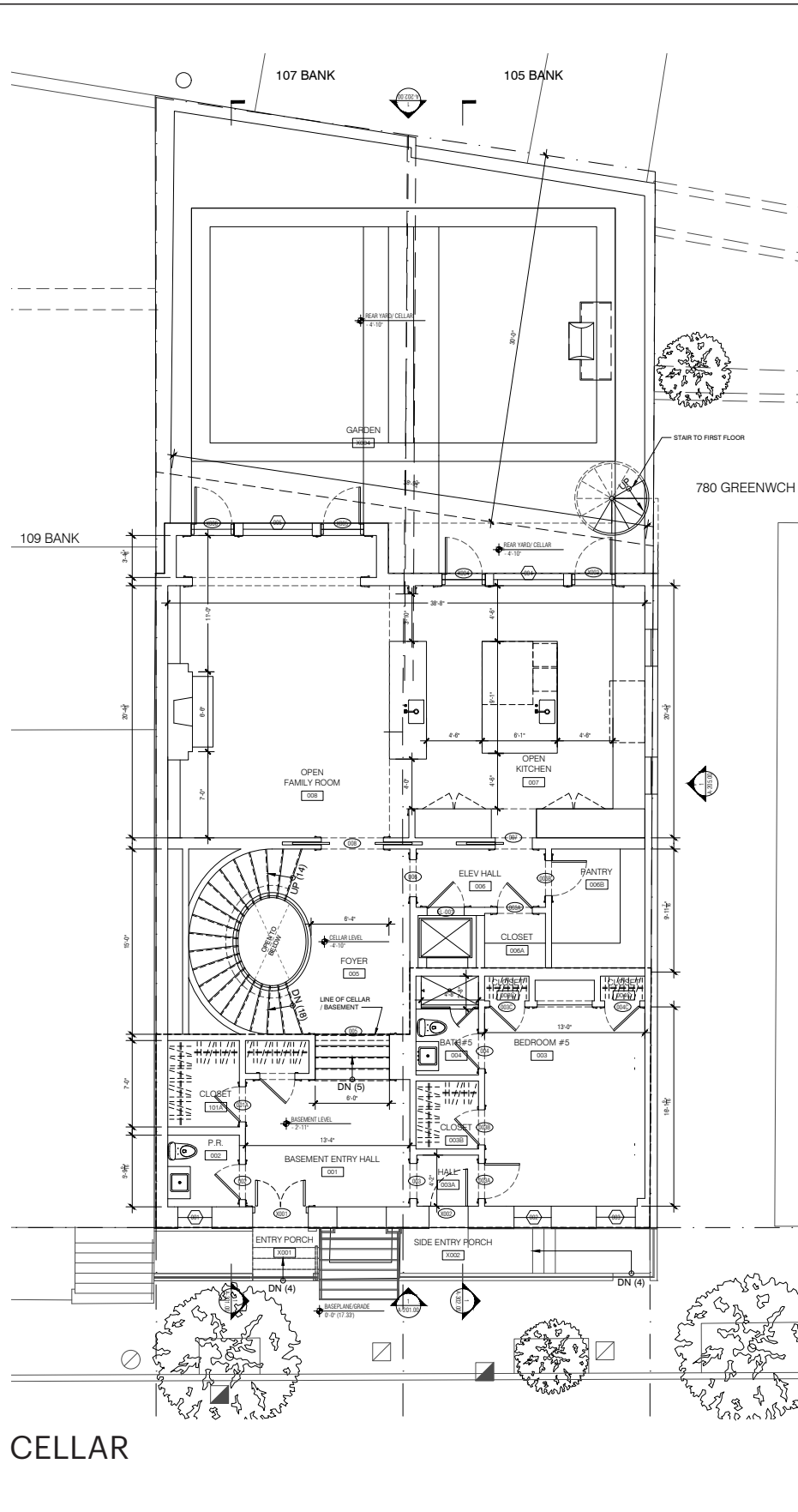
3RD FLOOR



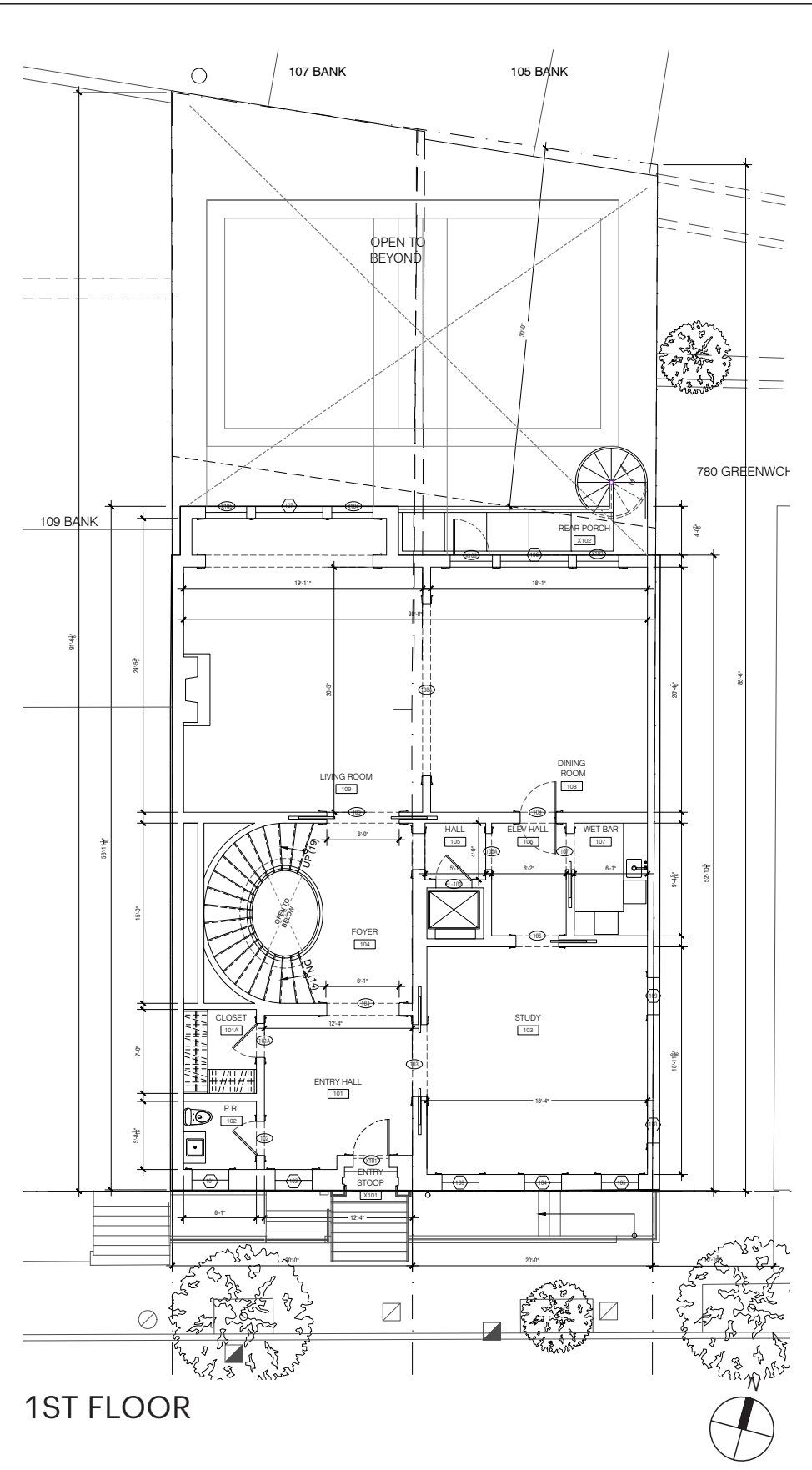
ROOF



SUBCELLAR

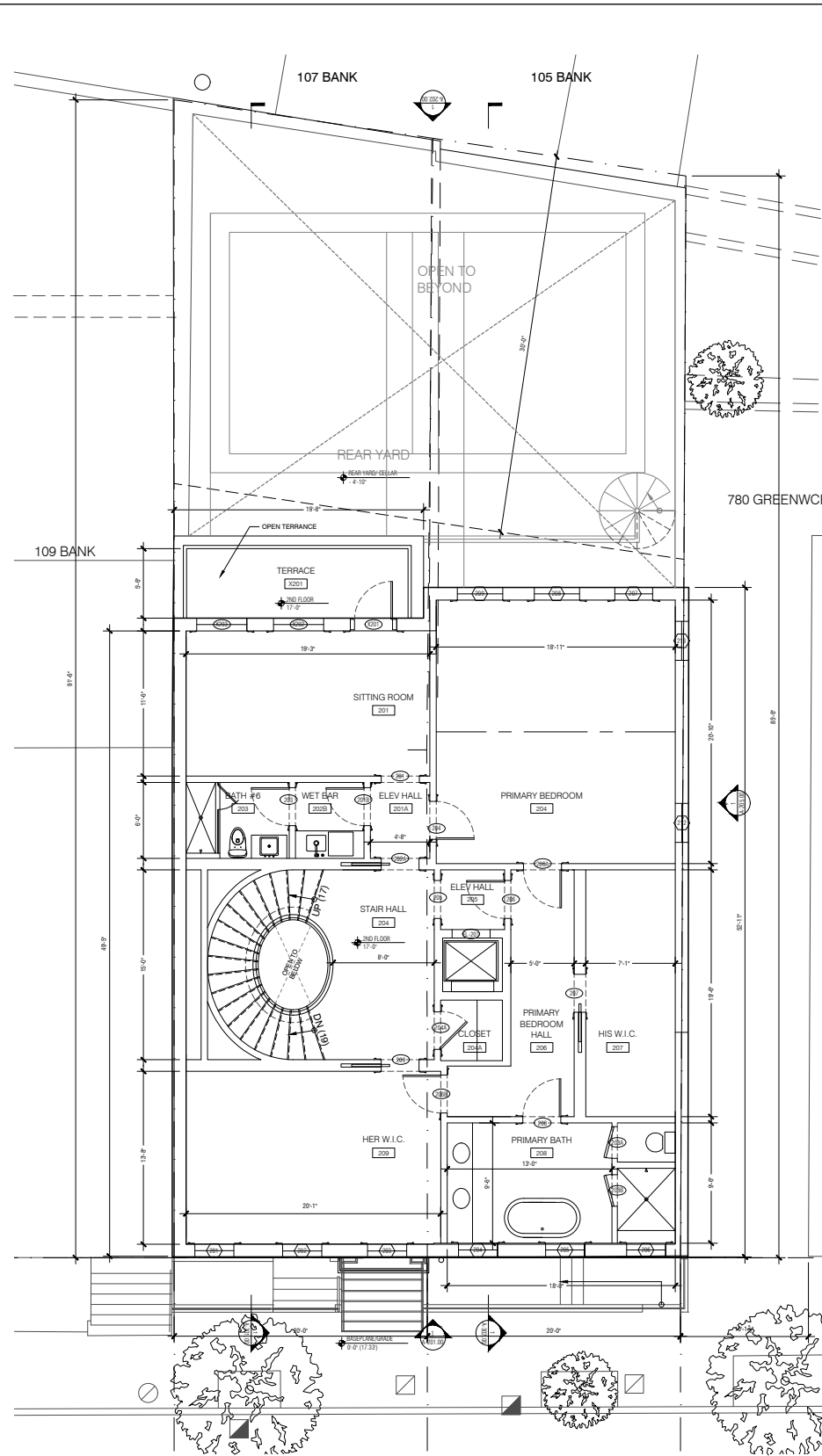


CELLAR

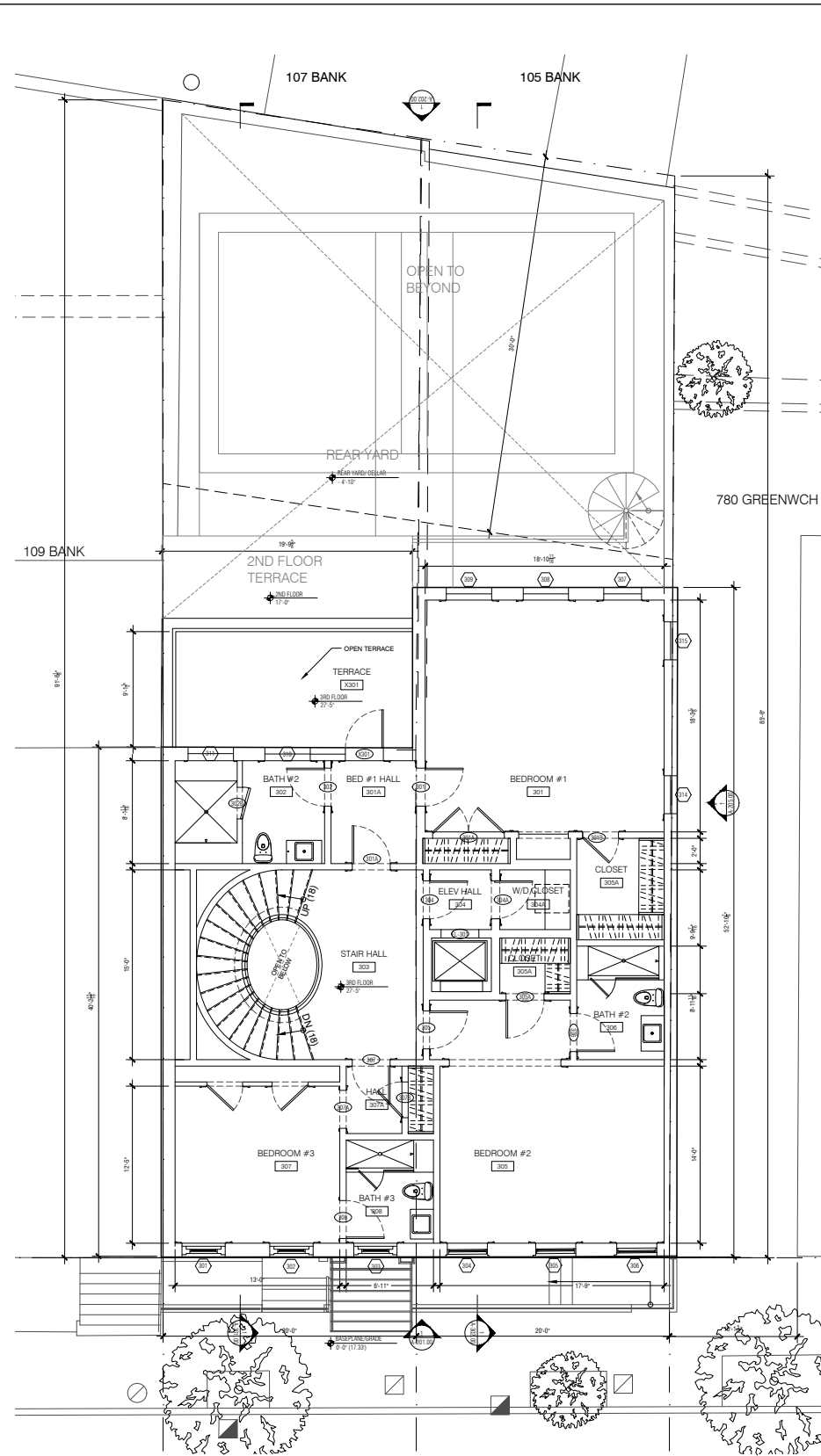


1ST FLOOR

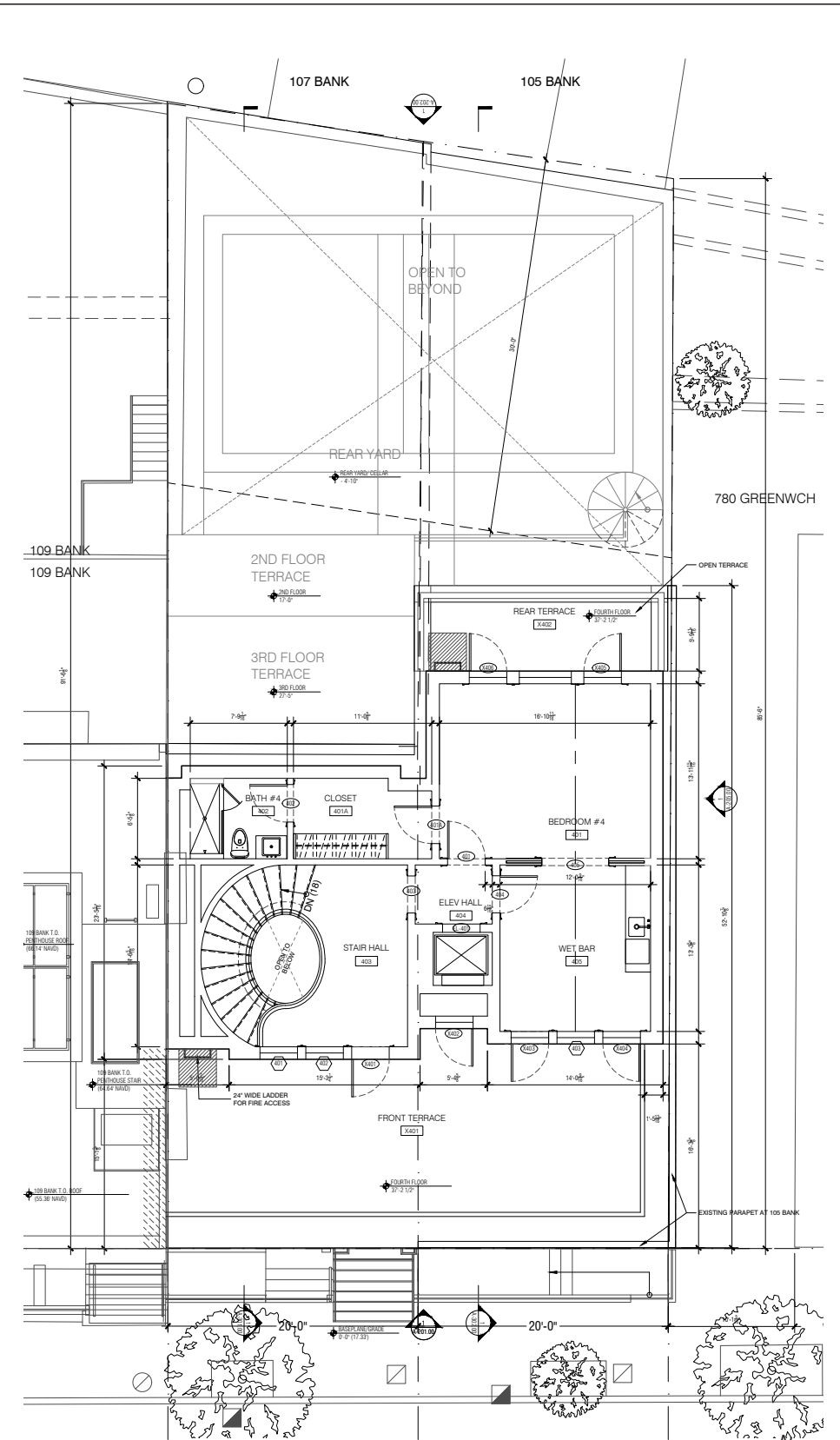




2ND FLOOR



3RD FLOOR



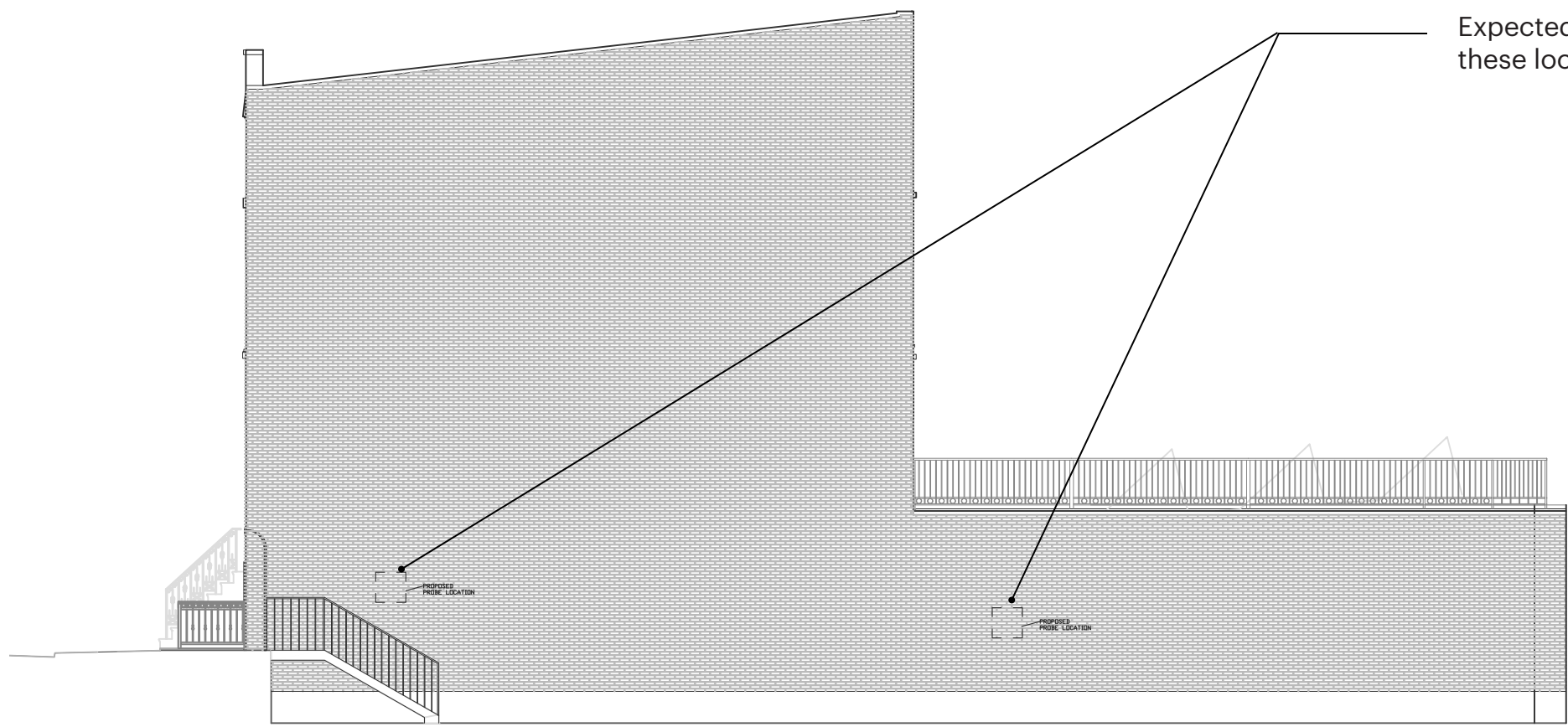
4TH FLOOR





ROOF





Expected probes of 105's East Facade at these locations. Pending DOB approval

Existing Side Elevation 105 Bank Street

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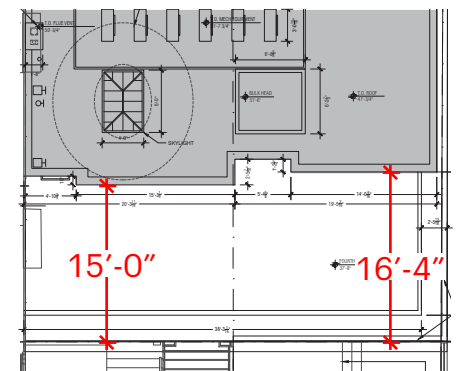
Visibility from Greenwich Ave.(5-5-22 Photo)



View of Proposed Design



Site Plan



Roof Plan



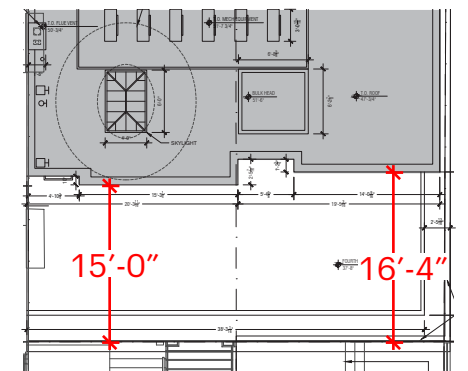
Visibility from Bank Street (5-5-22 Photo)



Site Plan



View of Proposed Design



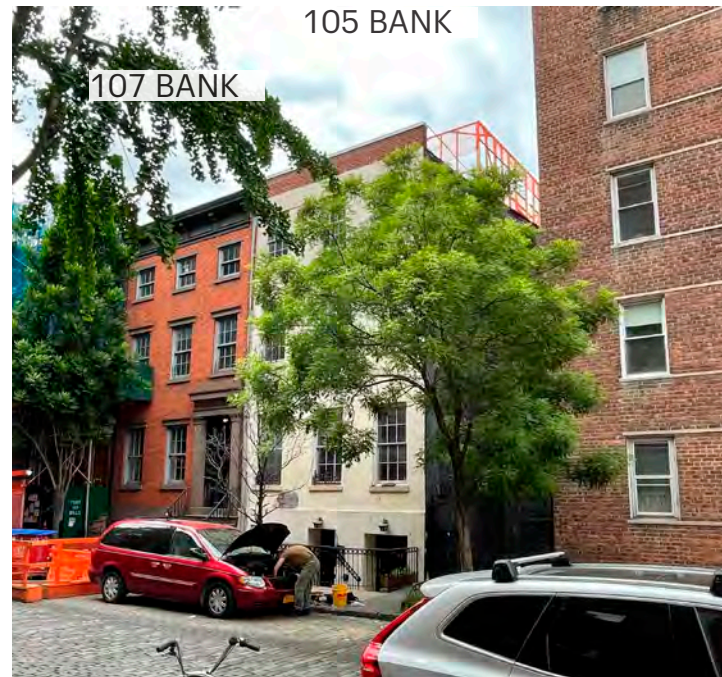
Roof Plan



Visibility from Bank Street (5-26-22 Render)



Visibility from Bank Street (5-26-22 Photo)



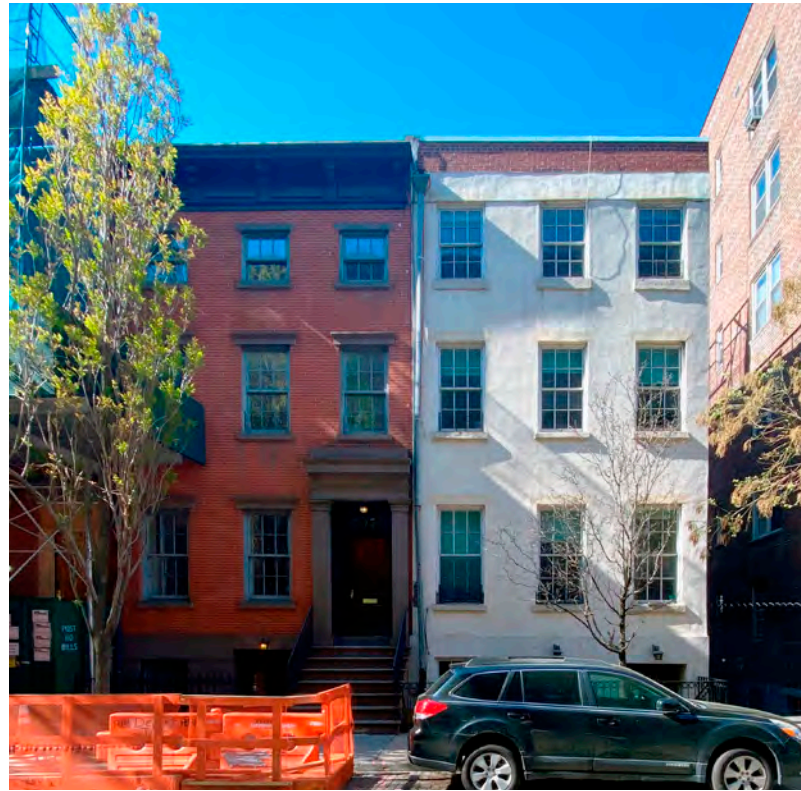
Visibility from Bank Street (5-26-22 Photo)



Visibility from Greenwich Ave. (5-26-22 Photo)



Visibility from Greenwich Ave. (5-26-22 Photo)



Visibility from Bank Street (5-5-22 Photo)



Visibility from Bank Street (5-5-22 Photo)



Visibility from Bank Street (5-5-22 Photo)



Visibility from Greenwich Ave. (5-5-22 Photo)



Visibility from Greenwich Ave. (5-5-22 Photo)



1940's Photo



1970's Photo



Current Conditions



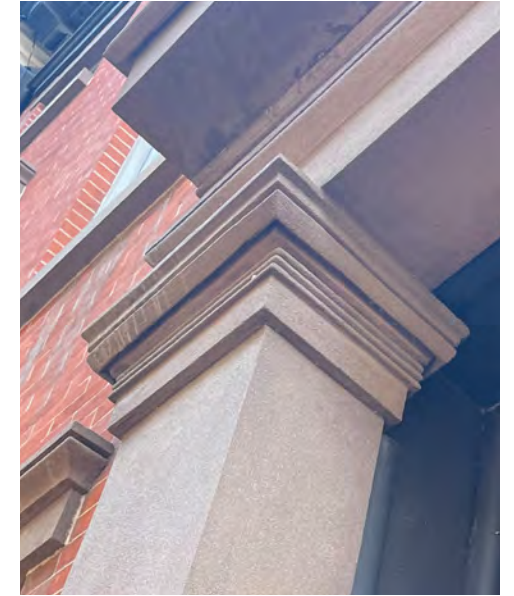
Proposed Entry - to restore current conditions



Existing 107 front door



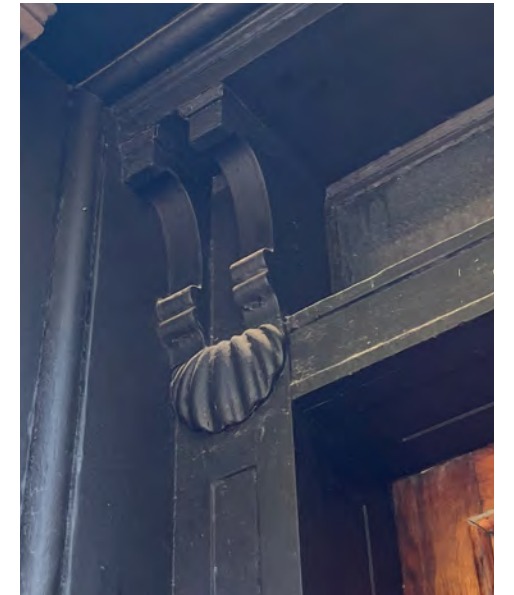
Existing entablature



Existing capital



Existing overdoor



Existing door frame bracket detail



Existing 107 front door

Proposed 107 front door



Photo of existing entablature



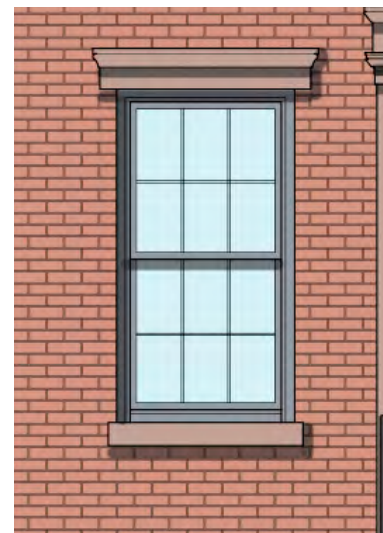
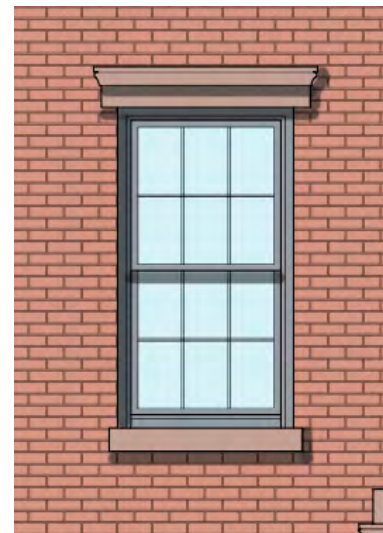
Drawing of proposed entablature



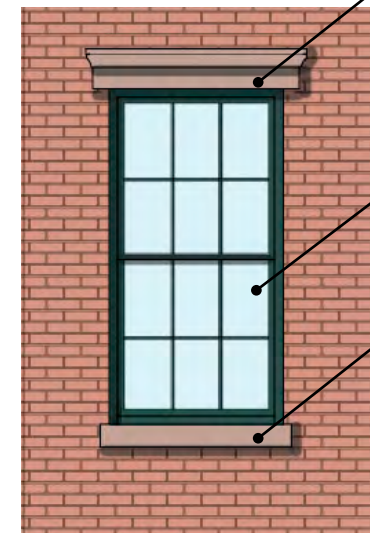
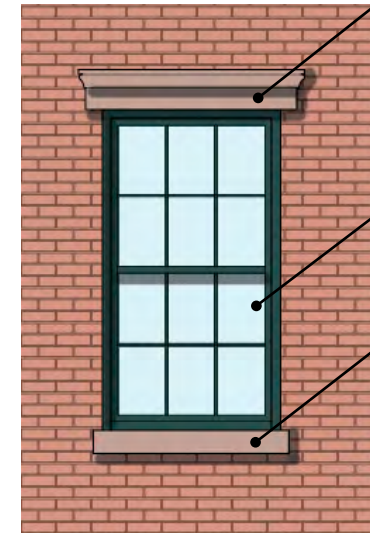
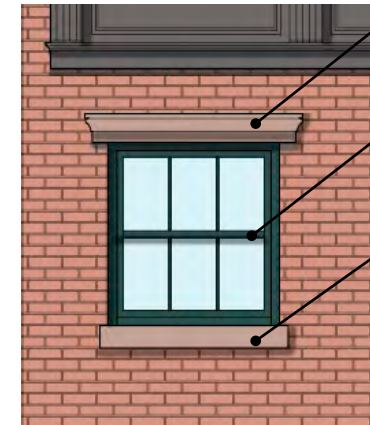
107 Existing Elevation



107 Proposed Elevation



107 Existing Windows



107 Proposed Windows

- New lintel with cap to match historic condition at 107's.
- Existing window opening size to remain the same. New double hung window.
- Existing sill to remain and be restored

- Existing lintel to remain and to be restored.
- Existing window opening width to remain the same. New double hung window.
- Existing sill to remain and to be restored.

- Existing lintel to remain and to be restored.
- Existing window opening size to remain the same. New double hung window.
- Existing sill to remain and to be restored.

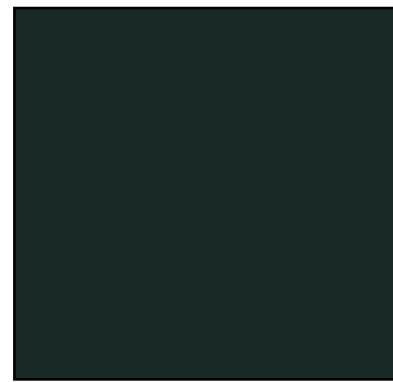
1. Brownstone

Material: Existing brownstone to be restored as per LPC. New base material for 105 Bank areaway pending probe survey. Intend to match color and finish of existing base at 111 Bank.



2. Windows and Doors

Manufacturer: Marvin (Custom Wood)
Color/Finish: Benjamin Moore, Black Forest Green, HC-187.



3. Bluestone

Material: Bluestone to be installed at areaway floor of 107 and 105 Bank street.



4. Metal Railings

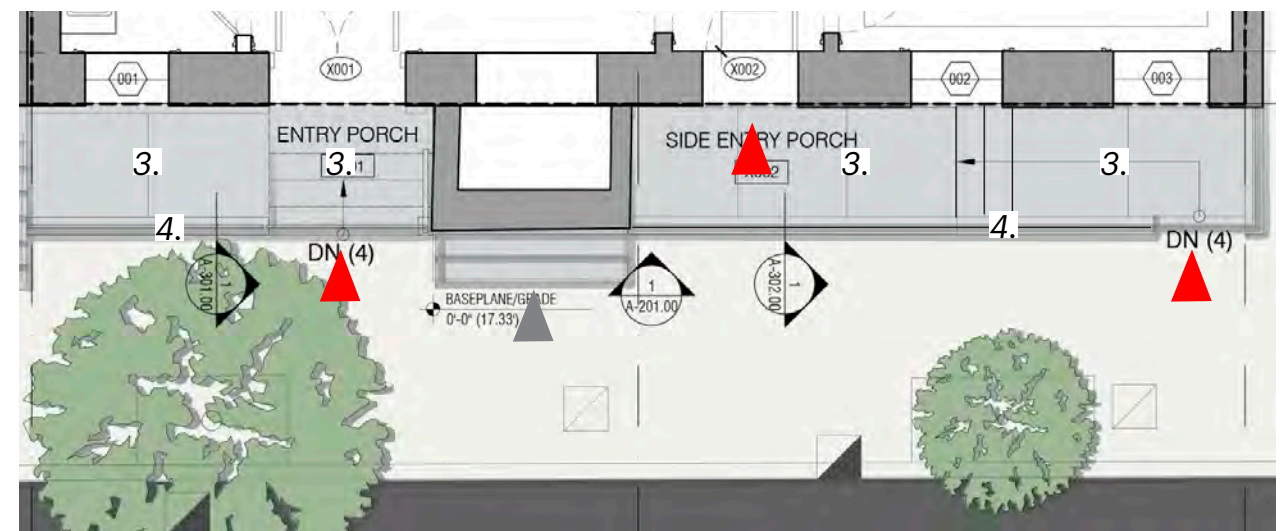
Material: Wrought iron painted Black
Color/Finish: Benjamin Moore, Iron 2120-20.



Proposed Elevation

107 Bank

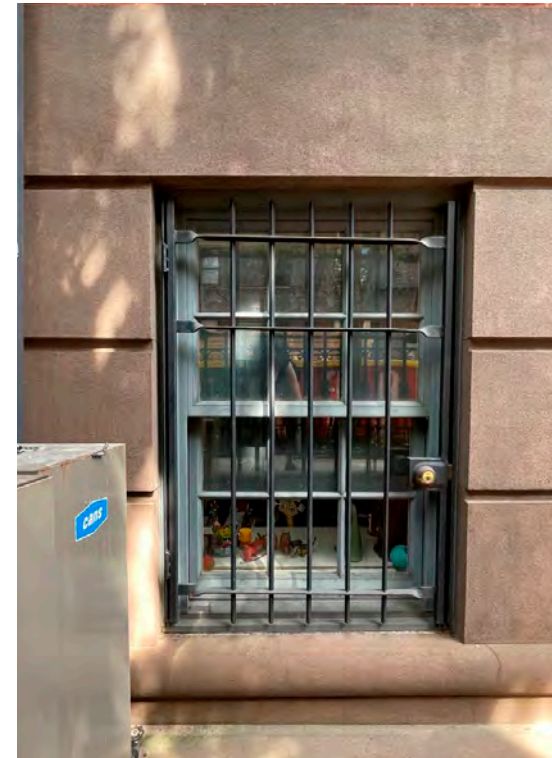
105 Bank



Proposed Plan



107 Existing areaway



Existing 107 areaway window



Proposed 107 areaway window



107 Proposed areaway



Existing 107 areaway door



Proposed 107 areaway door

The current proposal is:

Preservation Department – Item 6, LPC-22-04647

105-107 Bank Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 825 5834 8734

Passcode: 576725

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.