

The current proposal is:

Preservation Department – Item 1, LPC-22-04647

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

107 & 105 BANK STREET



RAMSA

ROBERT A.M. STERN ARCHITECTS

NYC Landmarks Preservation Commission

SEPTEMBER 13, 2022

LPC AUGUST 2ND COMMENTS:

LPC Chair Sarah Carroll closing statement:

“Three major areas that we have asked you to study have been responded to successfully and it is just thinking about the visibility of the rooftop additions and looking at changes to both or one of them, particularly looking at that octagon bay window which I think is calling attention to the addition.

I will ask you to think about how you can further reduce and simplify the visibility of rooftop addition. And we will leave it up to you to figure out how: setting back further, changing shape or material just to make it more neutral and less attention catching.”

LPC PUBLIC MEETING AUGUST 2ND COMMENTS:

- 1. Reconsider the form or materiality of the octagon bay window to make it less eye catching.**
- 2. Further reduce and simplify the visibility of rooftop addition.**



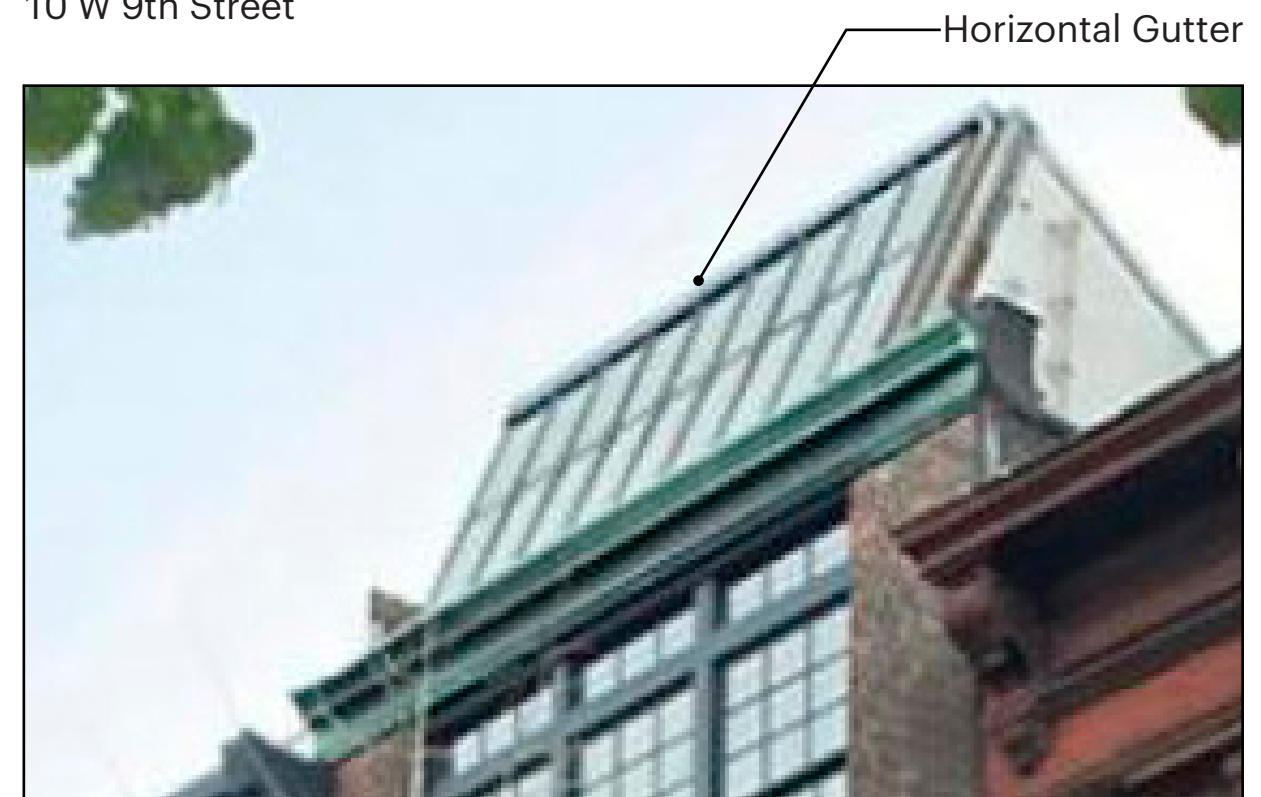
10 W 9th Street



112 W 10th Street



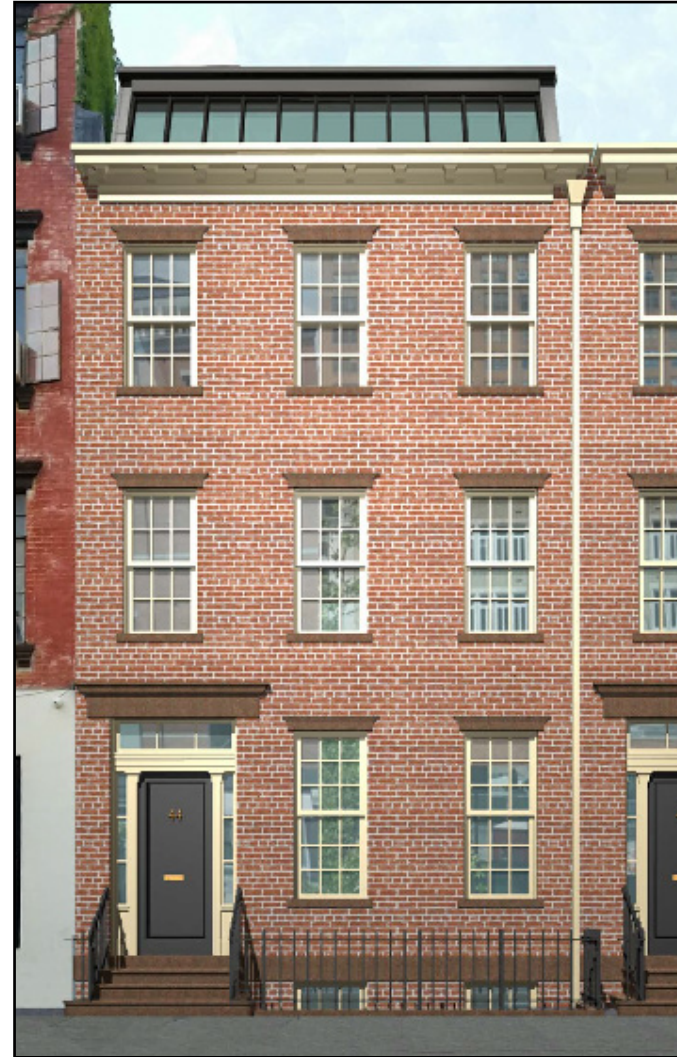
10 W 9th Street



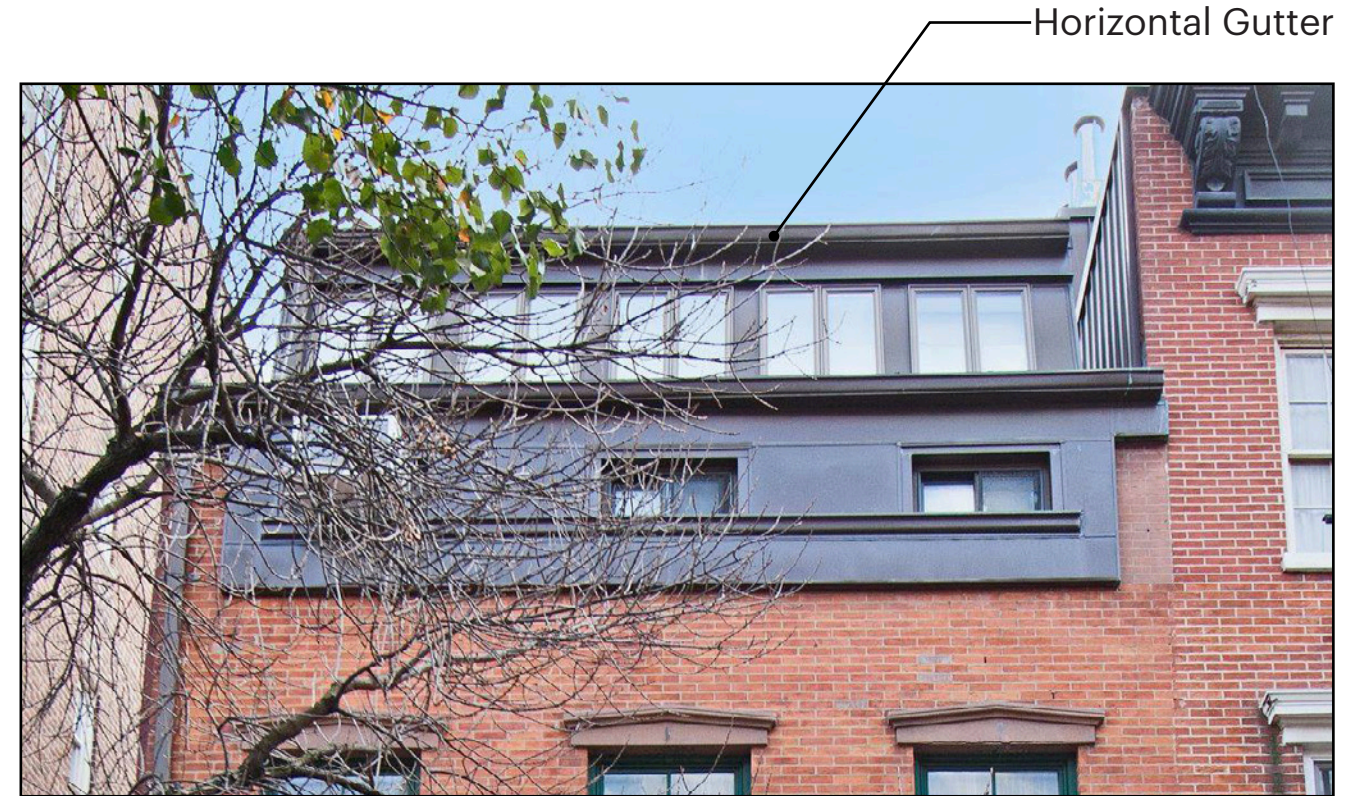
112 W 10th Street



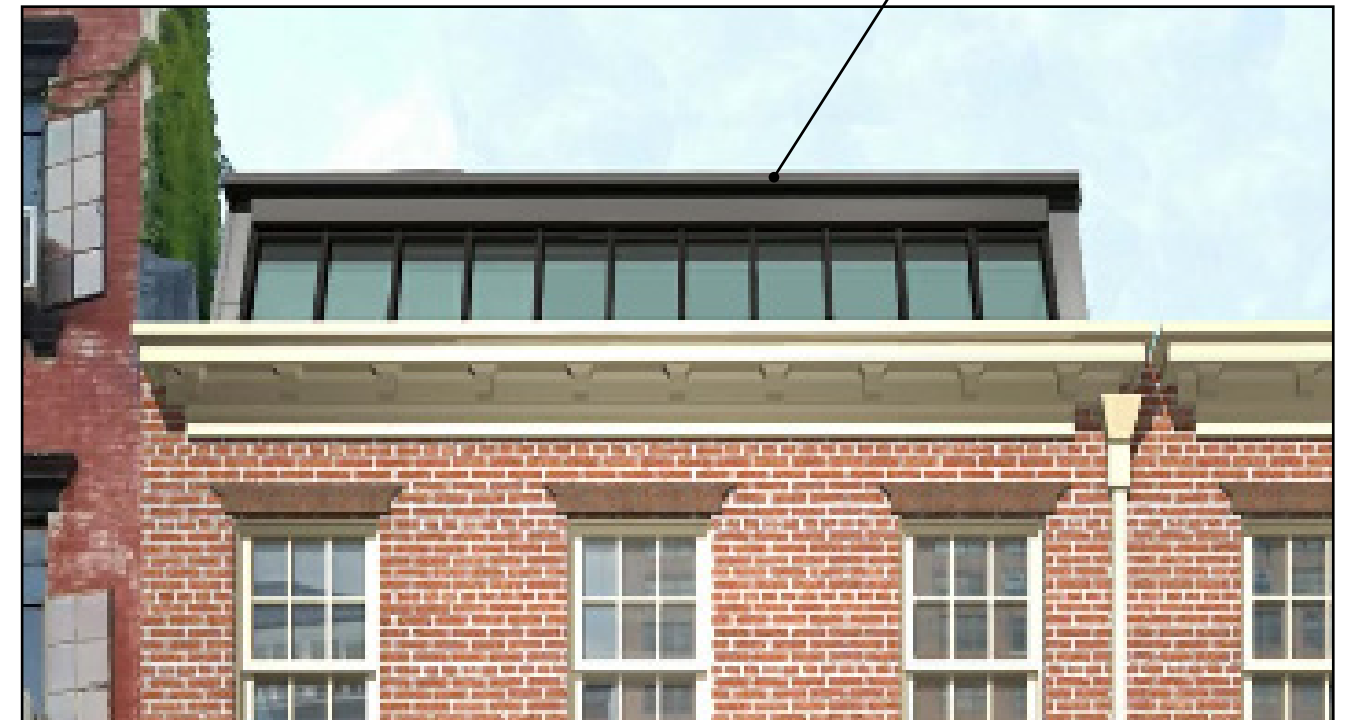
19 Bethune Street
(behind 105 Bank)



44 Horatio Street
Public Hearing: 8/11/2015



19 Bethune Street (behind 105 Bank)



44 Horatio Street
Public Hearing: 8/11/2015



134 W 4th Street



62 W 9th Street



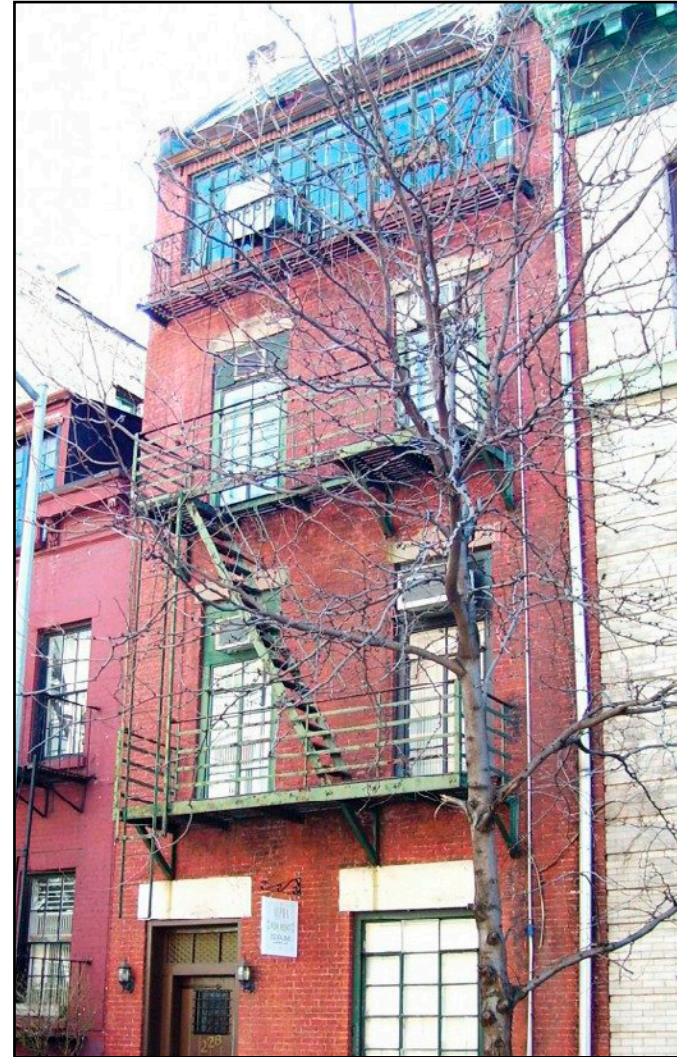
178 Bleecker Street



278 W 11th Street
Public Hearing: 9/12/2017



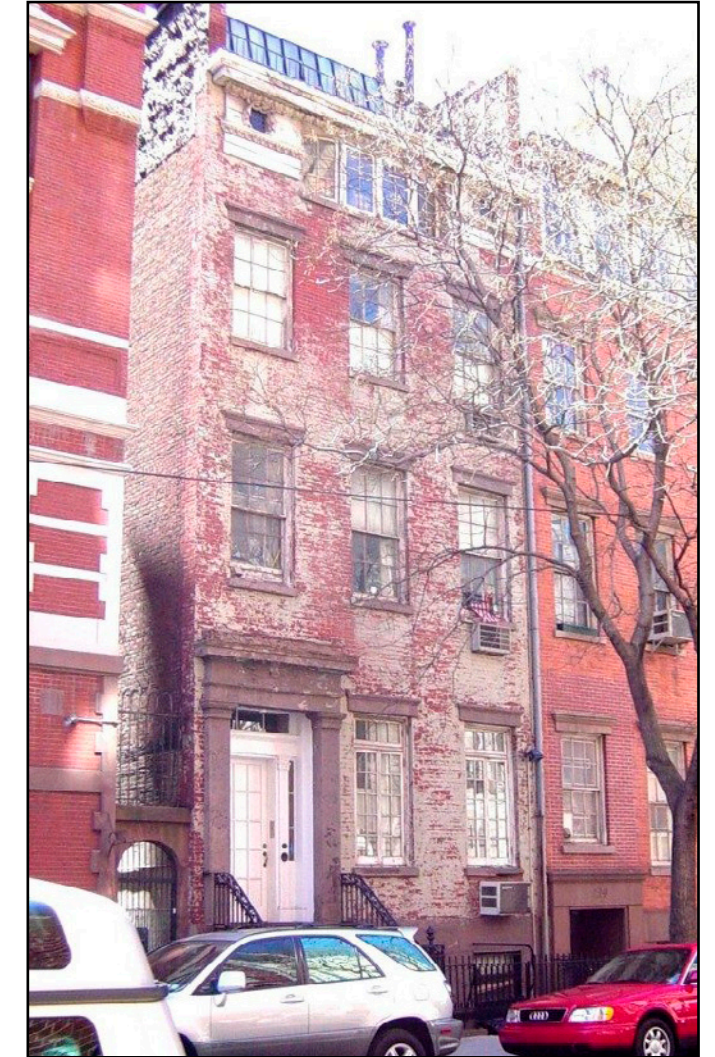
226 W 13th Street



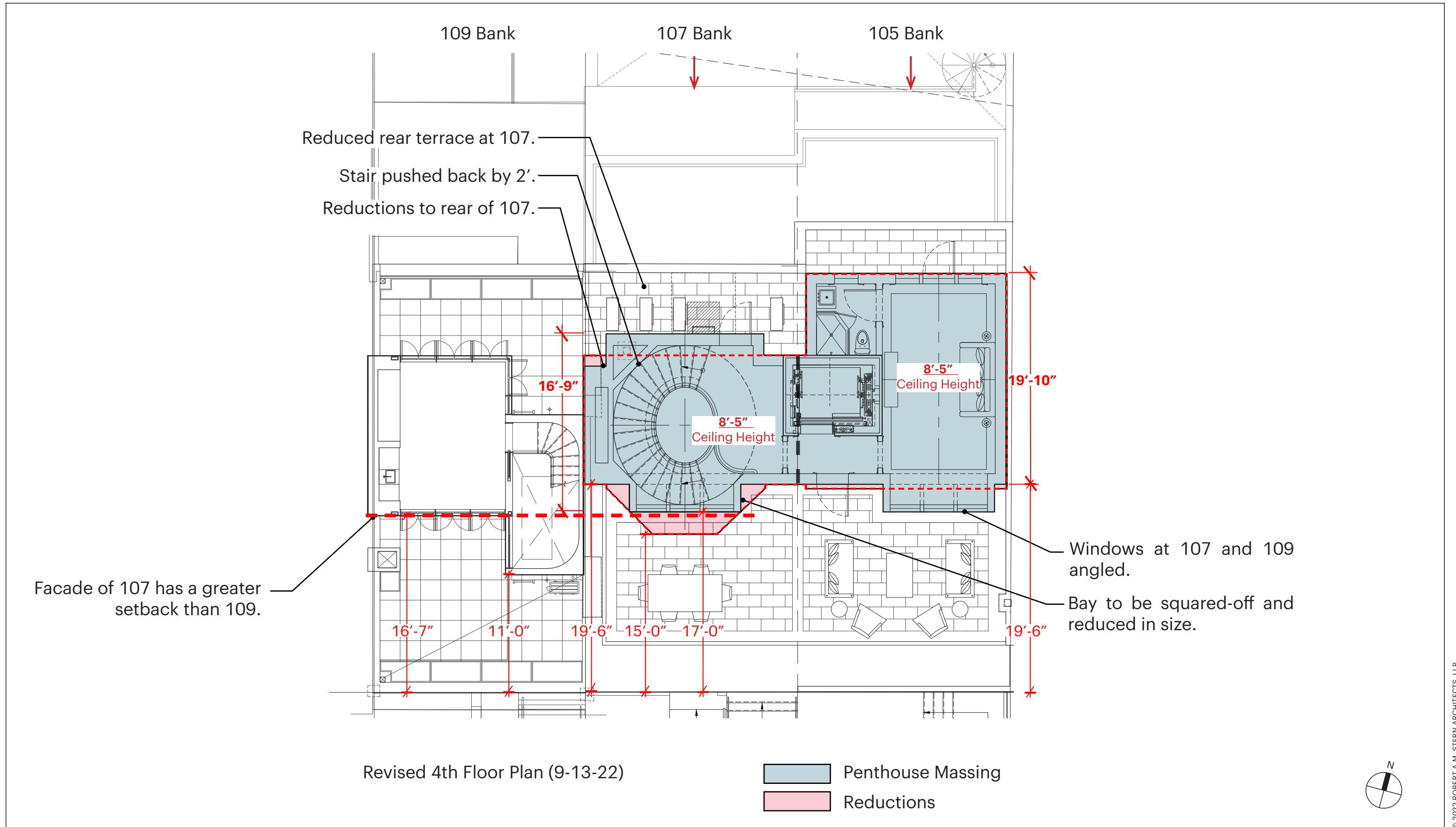
228 W 13th Street

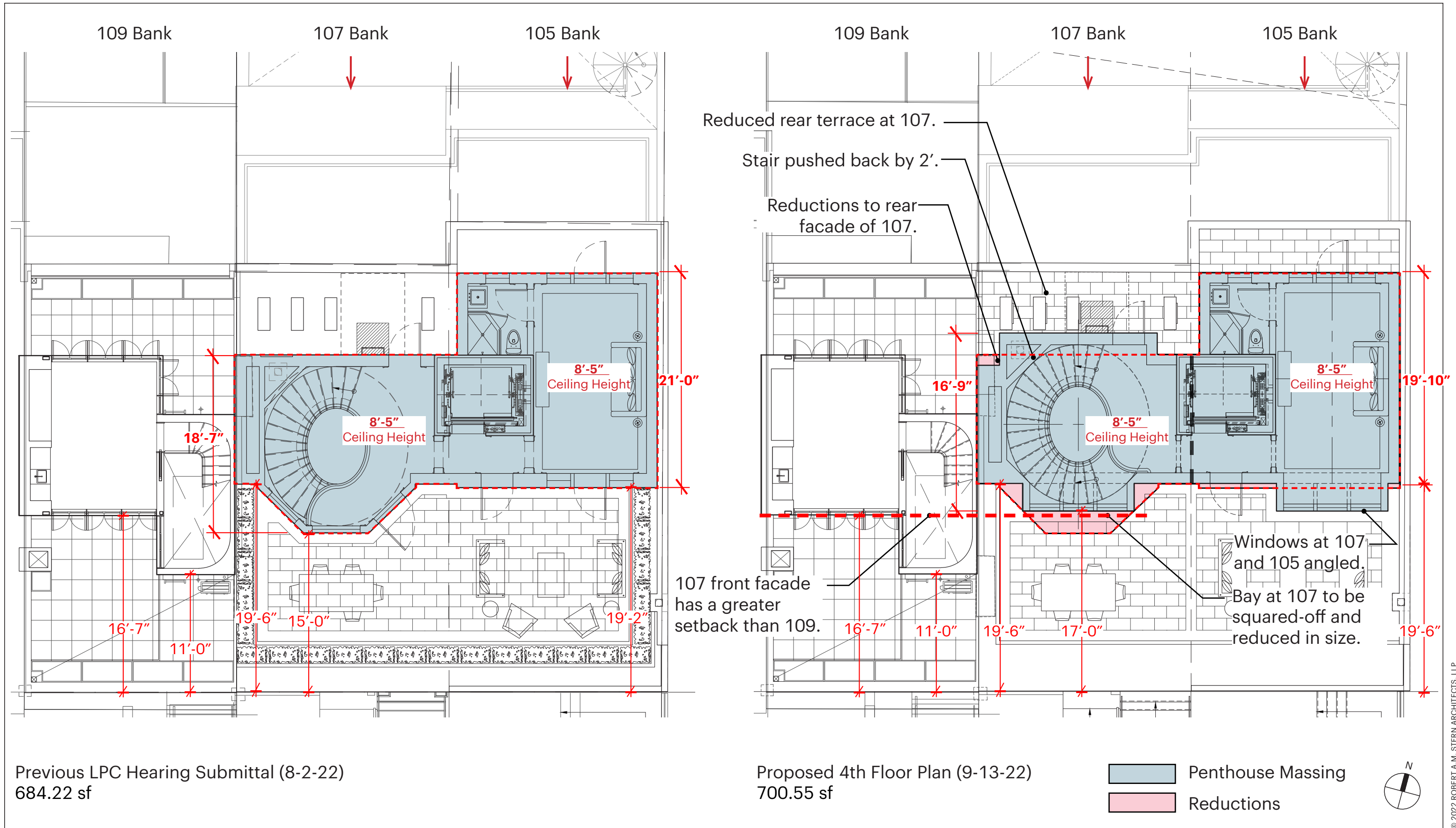


52 W 9th Street



132 W 4th Street

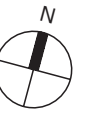




Previous LPC Hearing Submittal (8-2-22)
684.22 sf

Proposed 4th Floor Plan (9-13-22)
700.55 sf

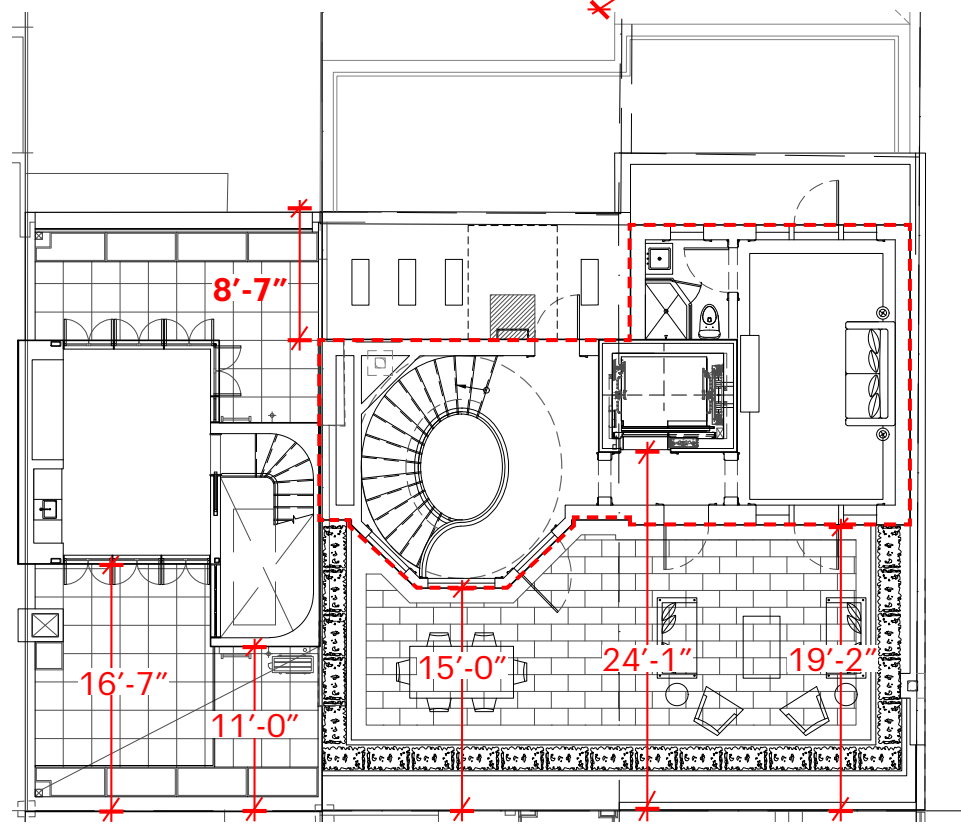
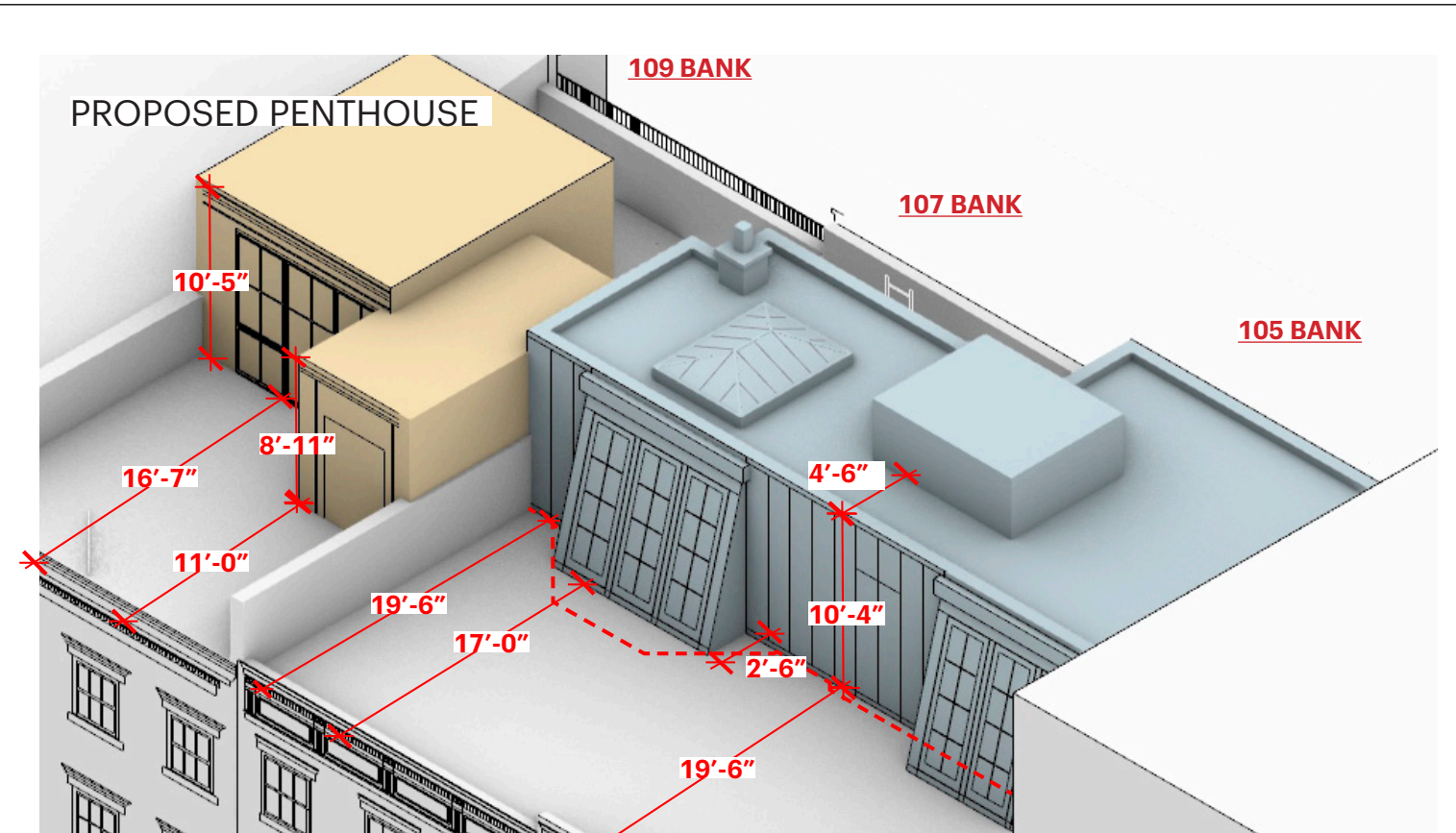
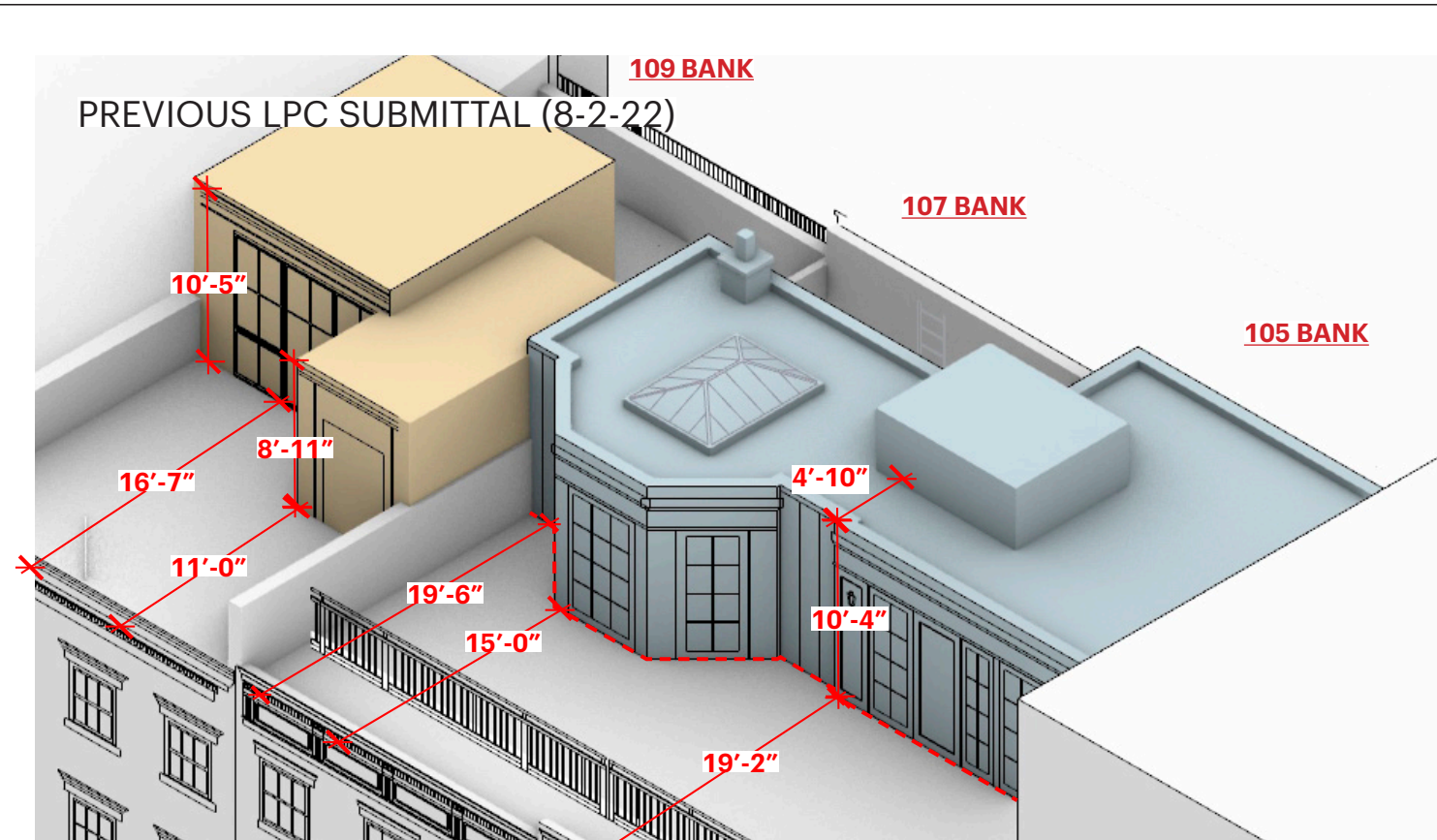
Penthouse Massing
 Reductions



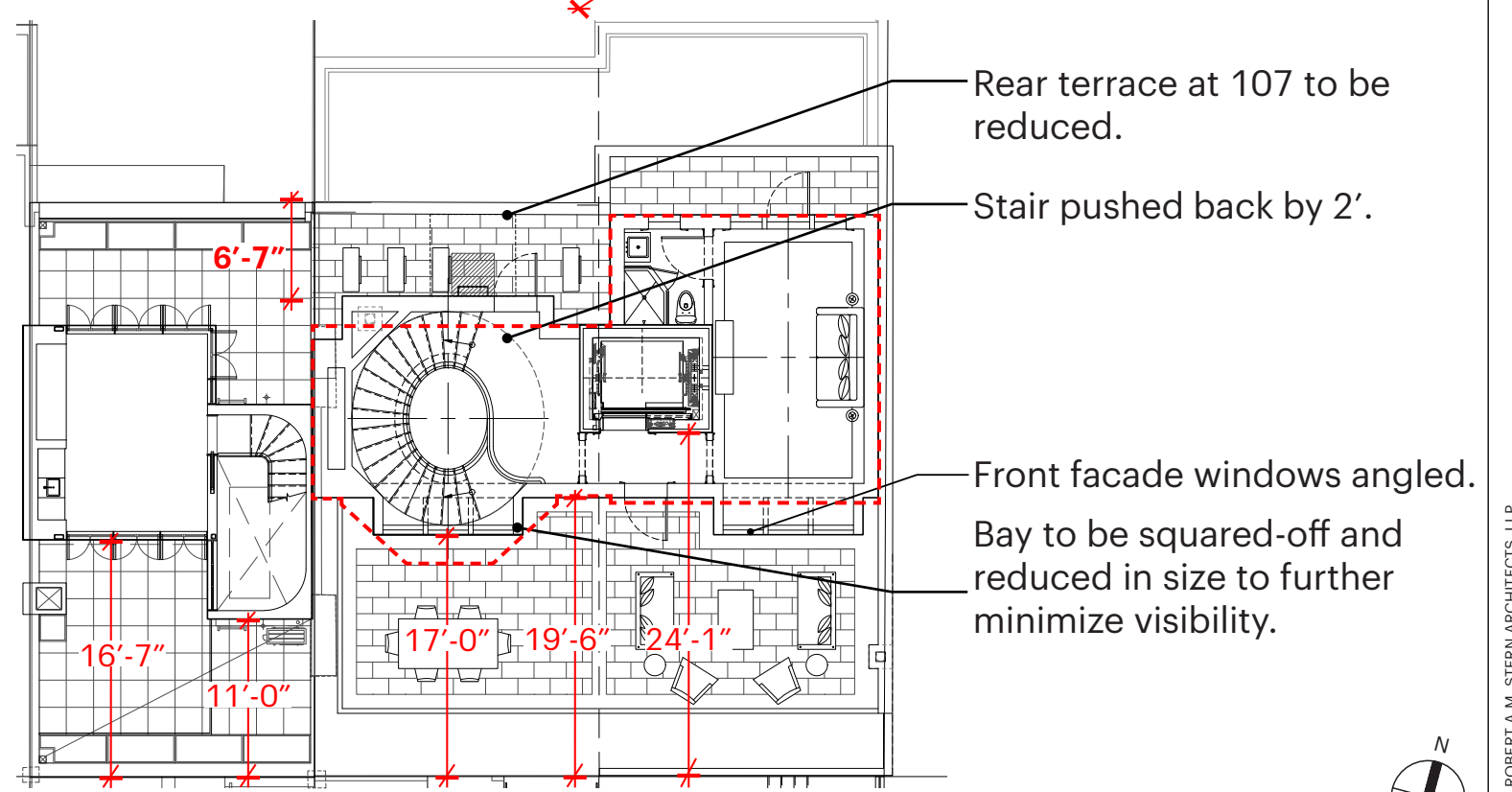
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PREVIOUS AND PROPOSED PENTHOUSE COMPARISON

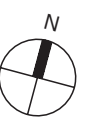
SEPTEMBER 13, 2022



Previous LPC Hearing Submittal (8-2-22); 684.22 SF



Proposed 4th Floor Plan (9-13-22); 700.55 SF



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PREVIOUS AND PROPOSED PENTHOUSE COMPARISON

SEPTEMBER 13, 2022



109 Bank

107 Bank

105 Bank

107 setback greater than 109. Bay to be angled back and reduced in size.

Reduced angled bay on 105



109 Bank

107 Bank

105 Bank

Previous LPC Hearing Submittal (8-2-22)

Proposed Elevation (9-13-22)

PENTHOUSE ELEVATION COMPARISON

Bays at 107 and 105 to be angled back, squared-off and reduced in size to minimize visibility. Reduced window frame and increased glazing.

Horizontal gutter on both bays.



109 Bank 107 Bank 105 Bank

PREVIOUS PENTHOUSE ELEVATION (08-02-2022 HEARING)



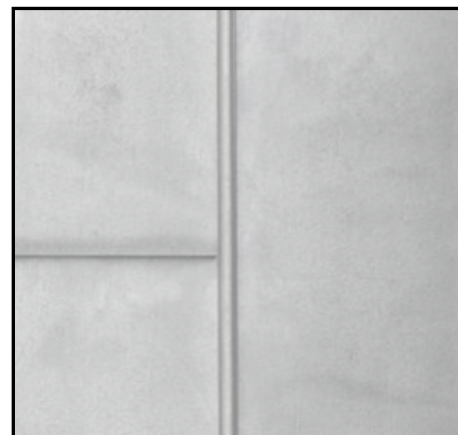
109 Bank 107 Bank 105 Bank

PROPOSED PENTHOUSE ELEVATION

1. Penthouse and Bay Addition
Material: Copper
Color/Finish: Pre-patinated Copper

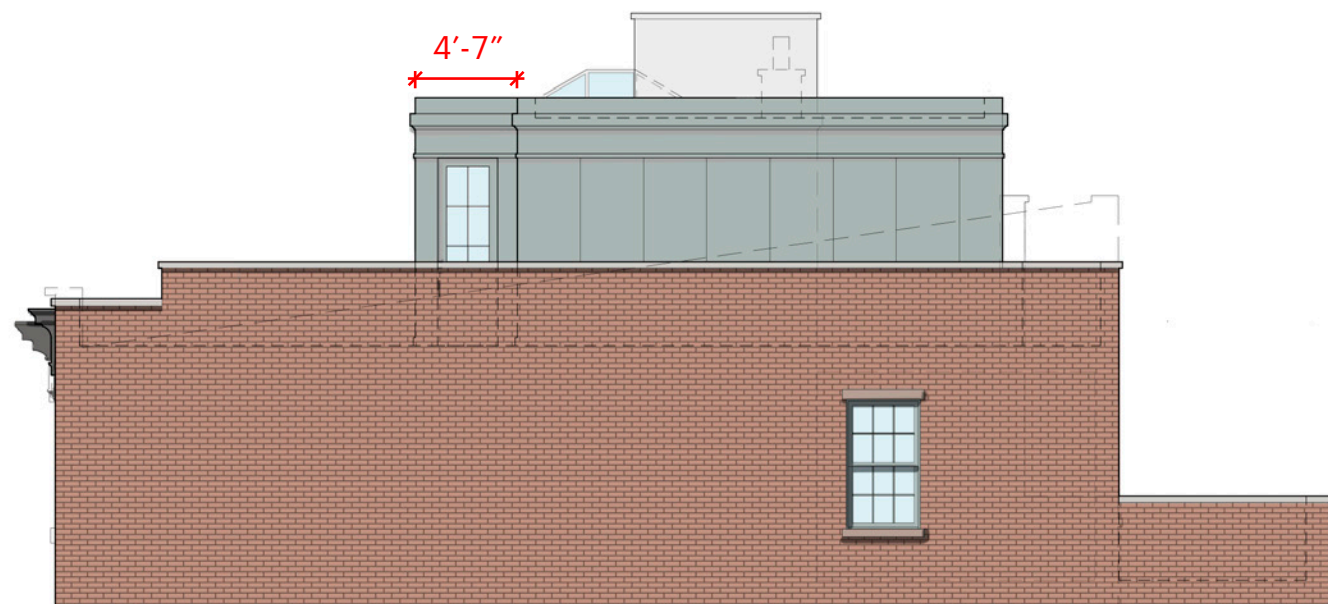


2. Penthouse Material: Zinc
Color/Finish: Gray

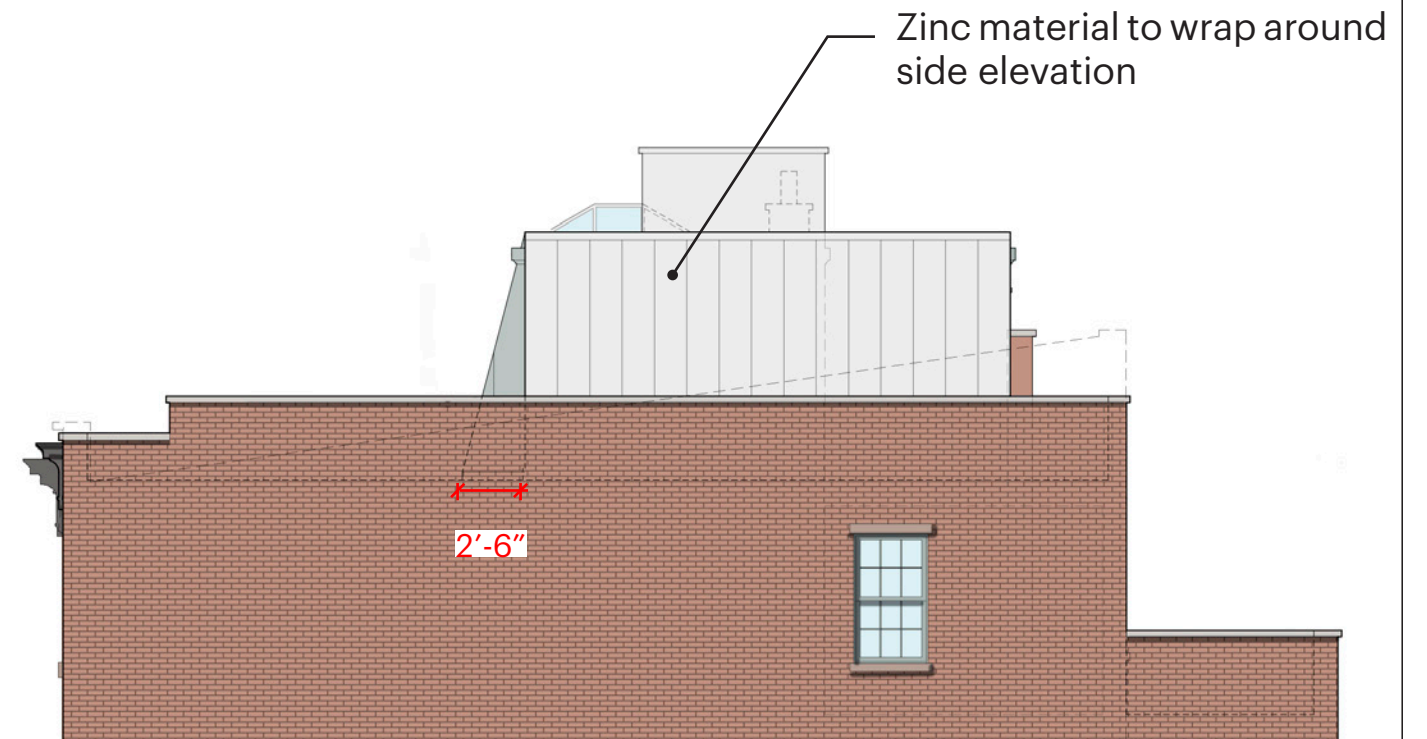


3. Overrun and Chimneys
Material: Stucco
Color/Finish: Light Gray to match zinc



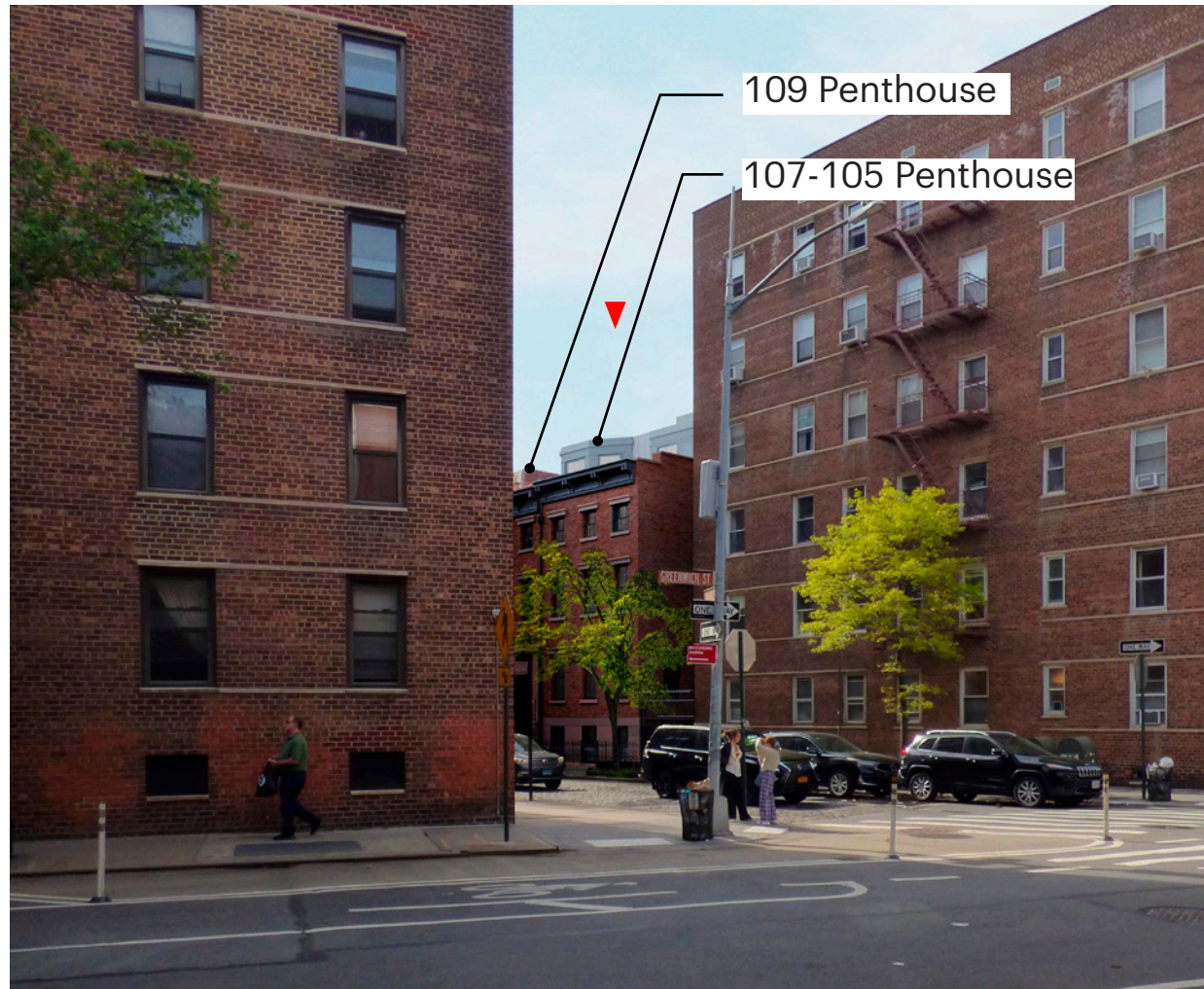


PREVIOUS PENTHOUSE SIDE ELEVATION (08-02-2022 HEARING)

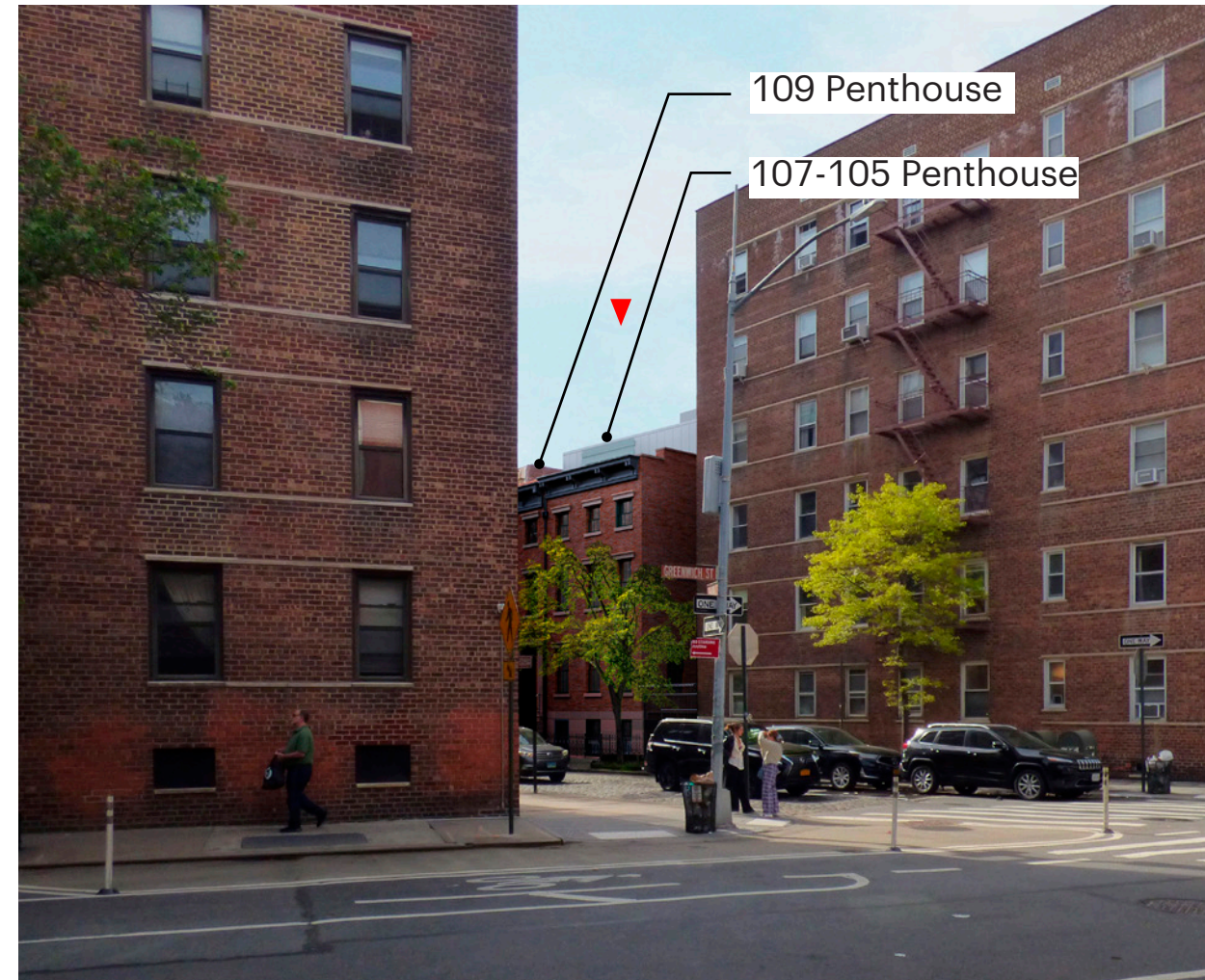


PROPOSED PENTHOUSE SIDE ELEVATION

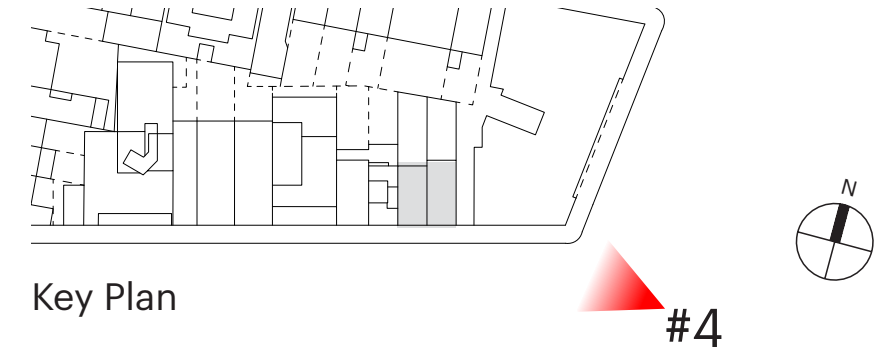
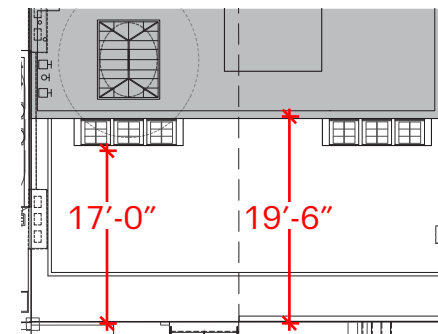
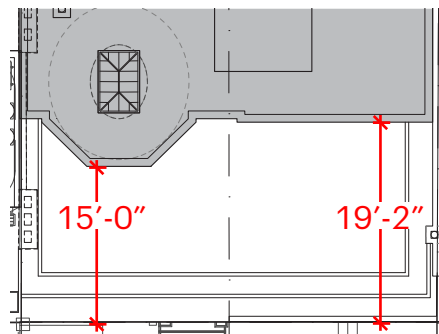
Zinc material to wrap around side elevation



View of Previous Design (8-2-22)
 Note: 109 Bank under construction

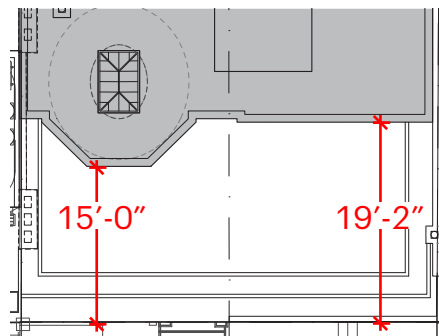


View of Proposed Design (9-13-22)

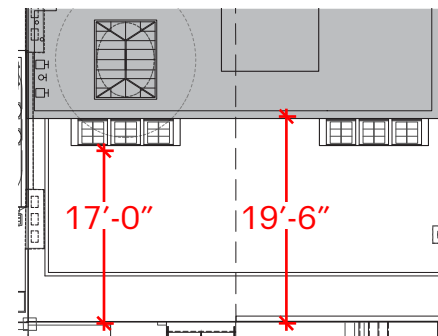




View of Previous Design (8-2-22)
 Note: 109 Bank under construction



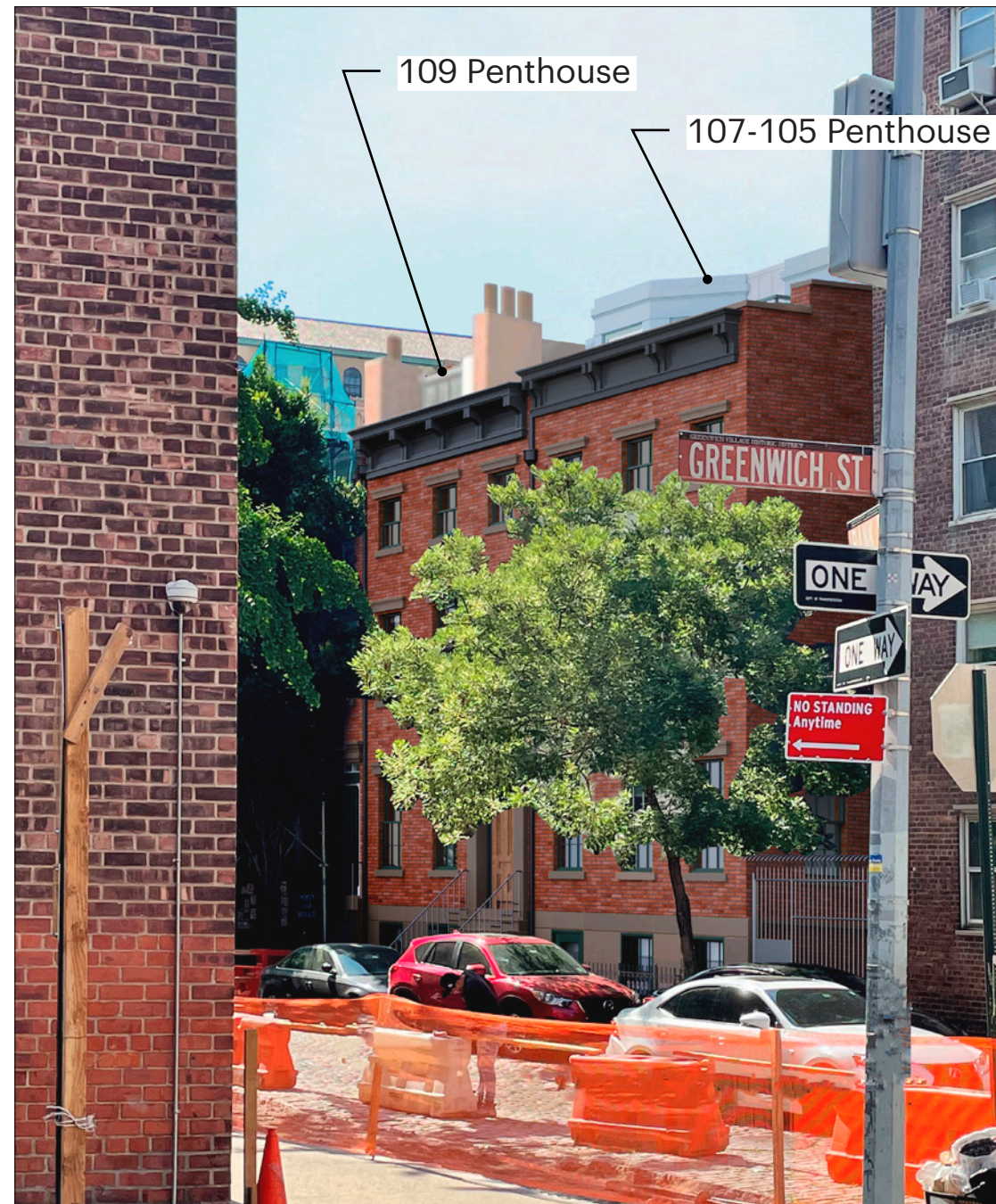
View of Proposed Design (9-13-22)



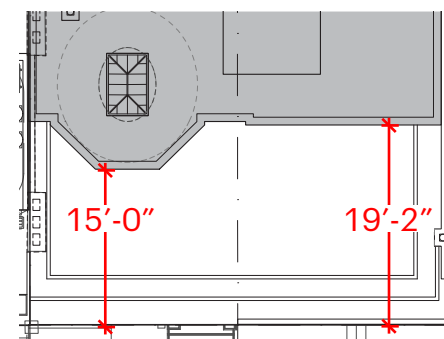
Key Plan



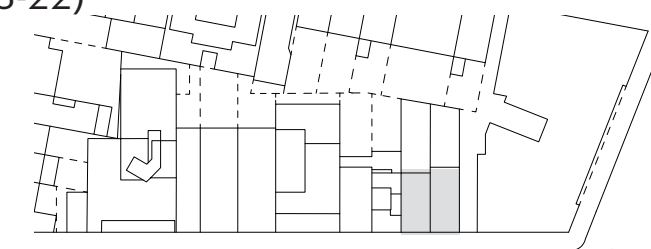
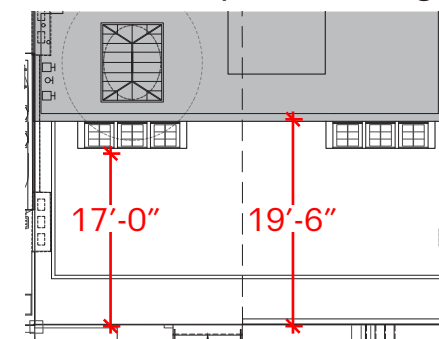
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View of Previous Design (8-2-22)



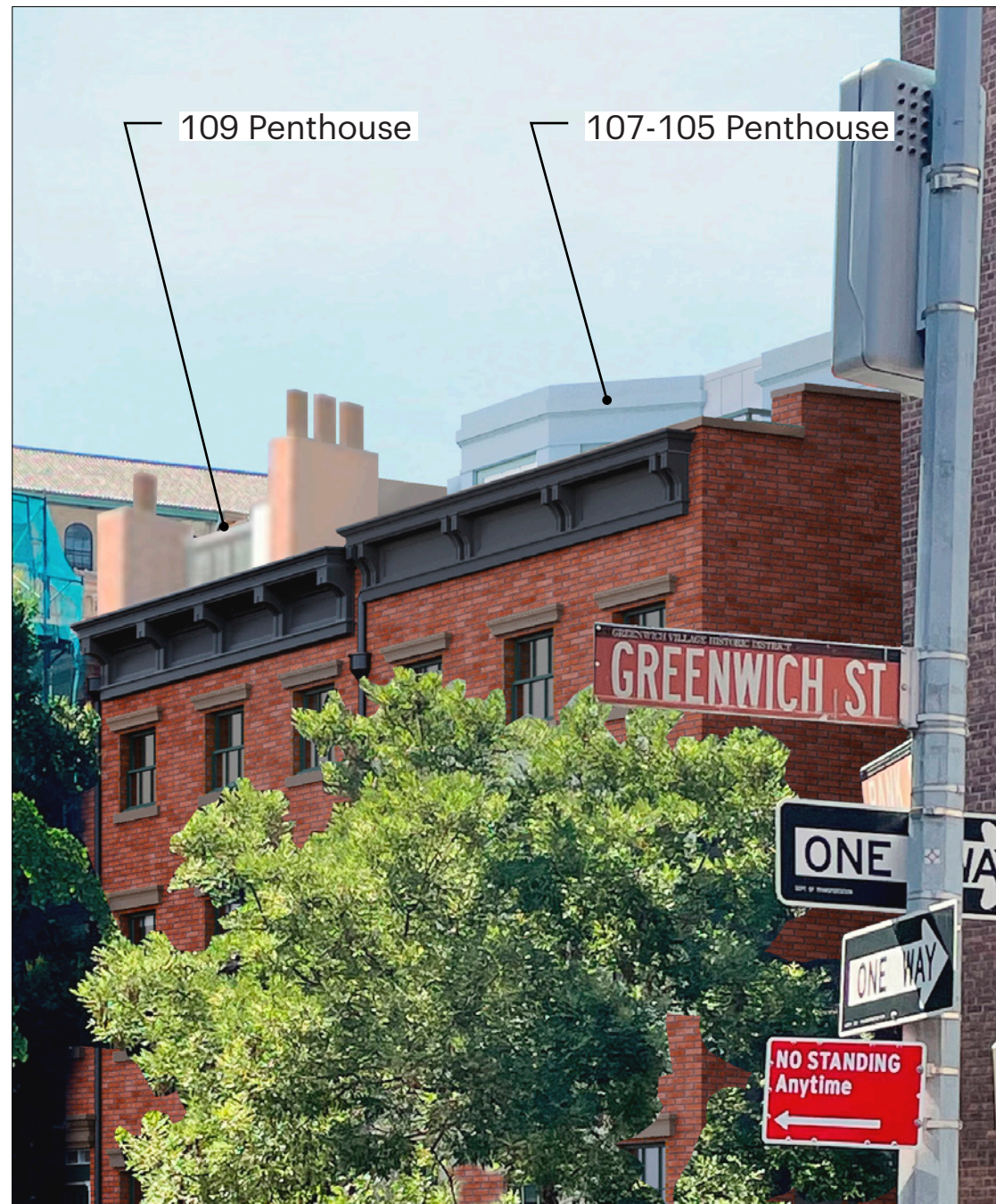
View of Proposed Design (9-13-22)



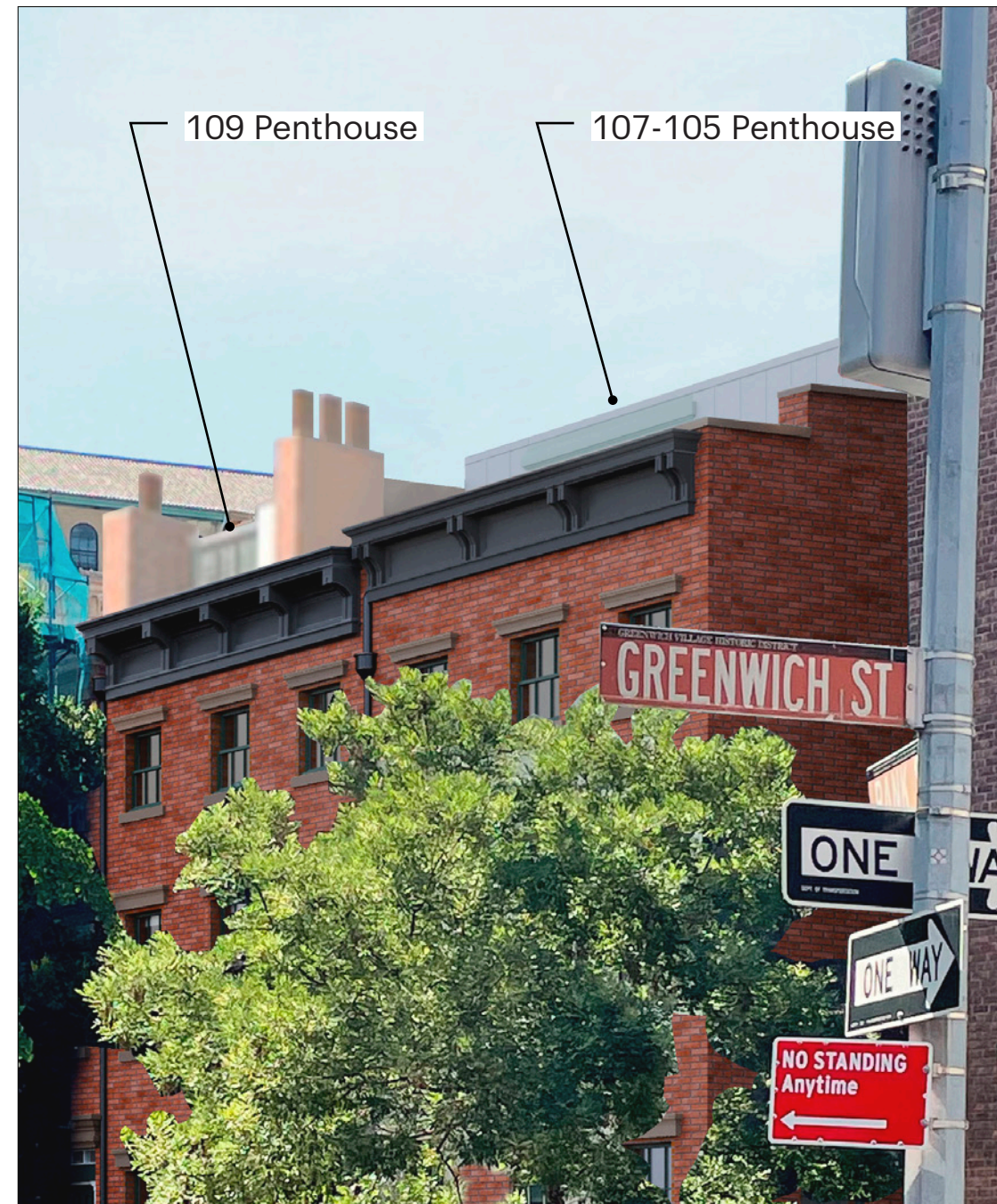
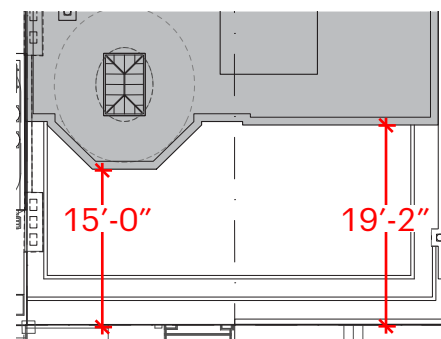
Key Plan



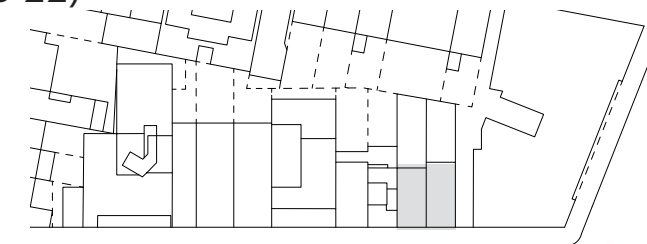
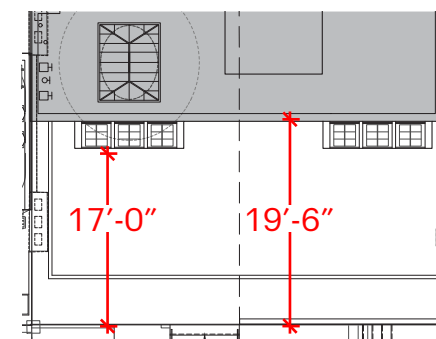
#5



View of Previous Design (8-2-22)



View of Proposed Design (9-13-22)



Key Plan



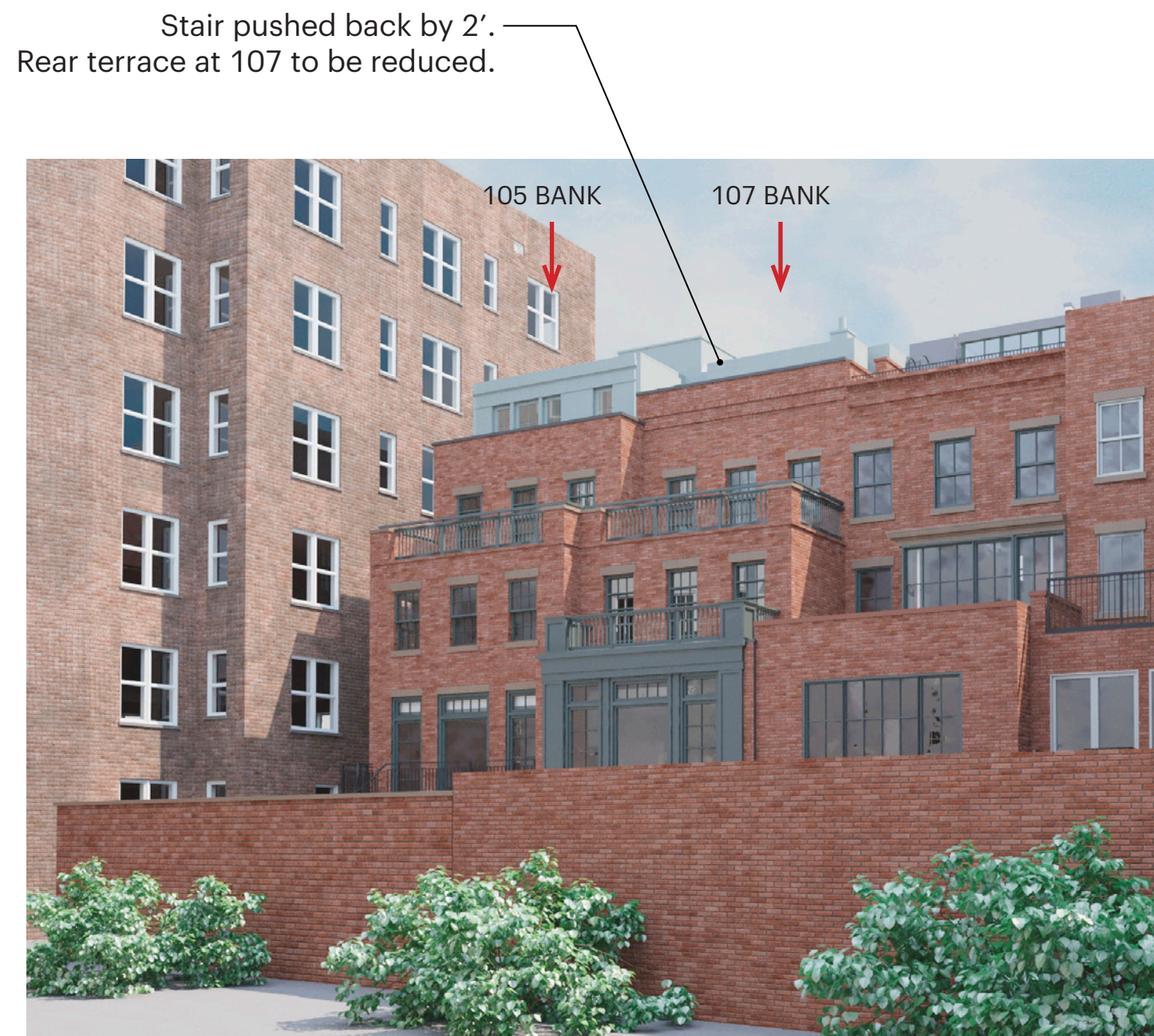
VIEW #5 FROM CORNER OF GREENWICH STREET
 VISIBILITY STUDY: PREVIOUS LPC WITH NEW STUDY

APPENDIX

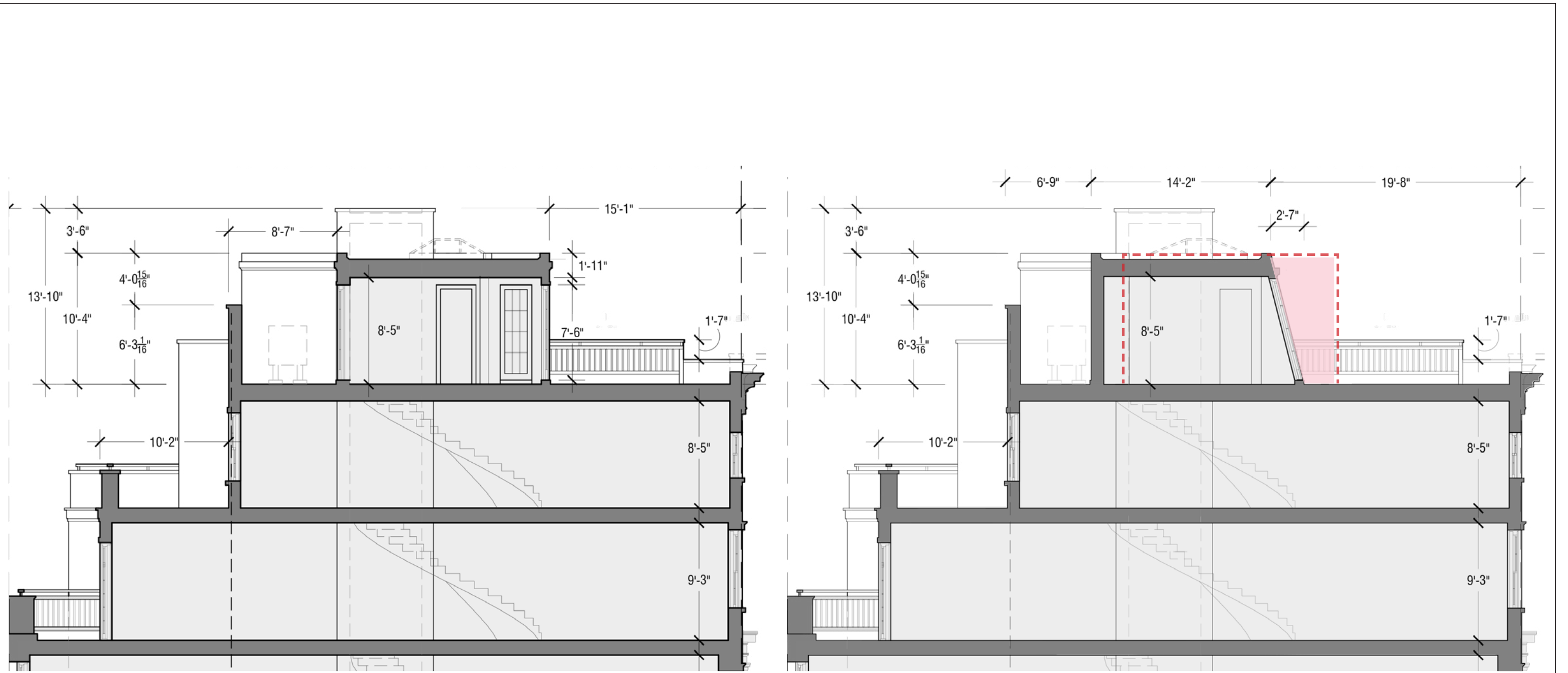




Previous rear design of 105 and 107 Bank Street
Previous LPC submittal (8-2-22)





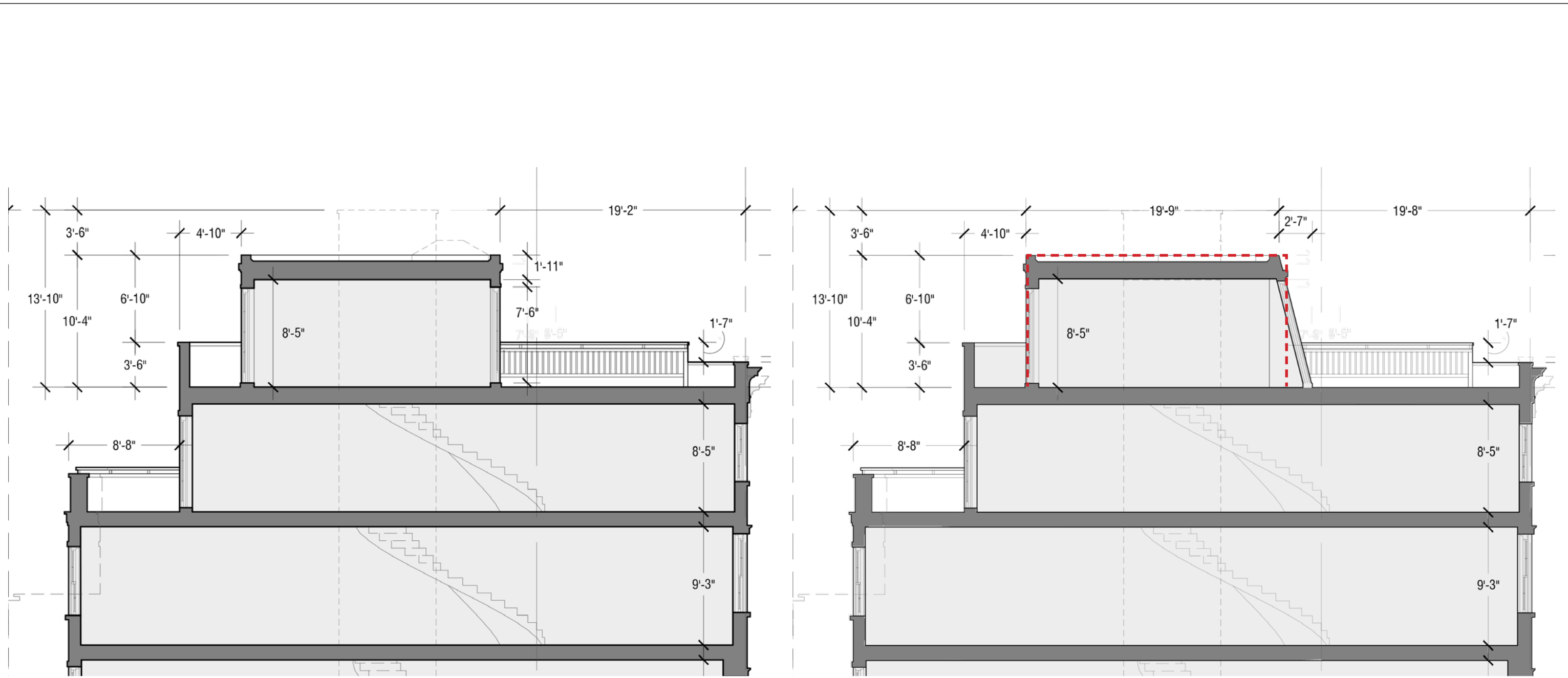
Proposed rear design of 105 and 107 Bank Street (9-13-22)



PREVIOUS SECTION 107 BANK (8-2-22)

PROPOSED SECTION 107 BANK (9-13-22)

 Previous Massing
 Reductions



PREVIOUS SECTION 105 BANK (8-2-22)

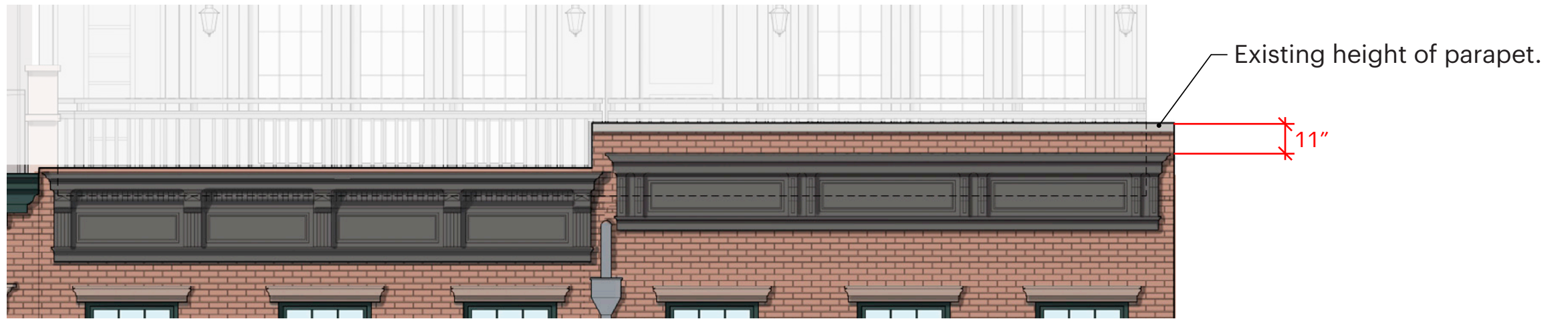
PROPOSED SECTION 105 BANK (9-13-22)

 Previous Massing

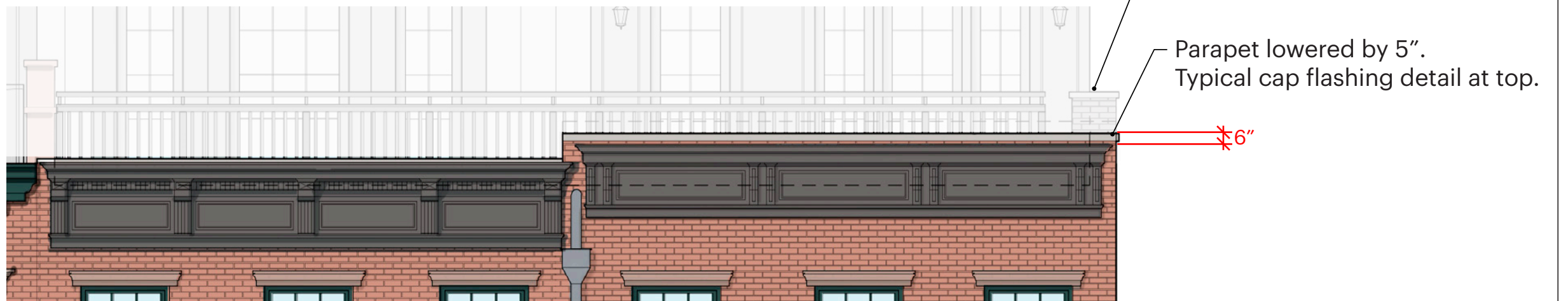
APPENDIX:
AUGUST 2ND LPC MEETING DESIGN CONTENT



Existing Elevation

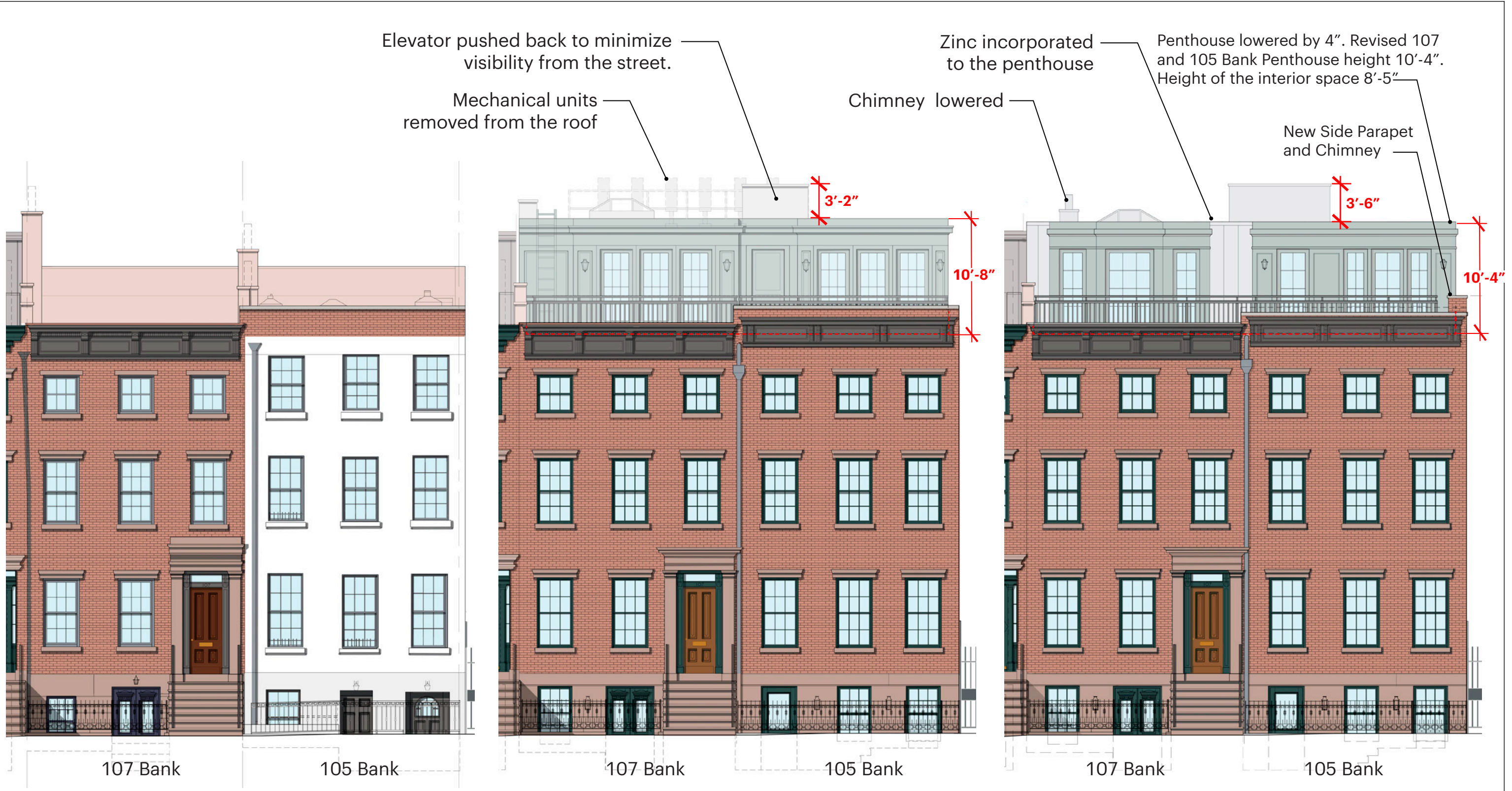


Previous LPC Hearing Submittal (6-7-22)



Revised Elevation (8-2-22)

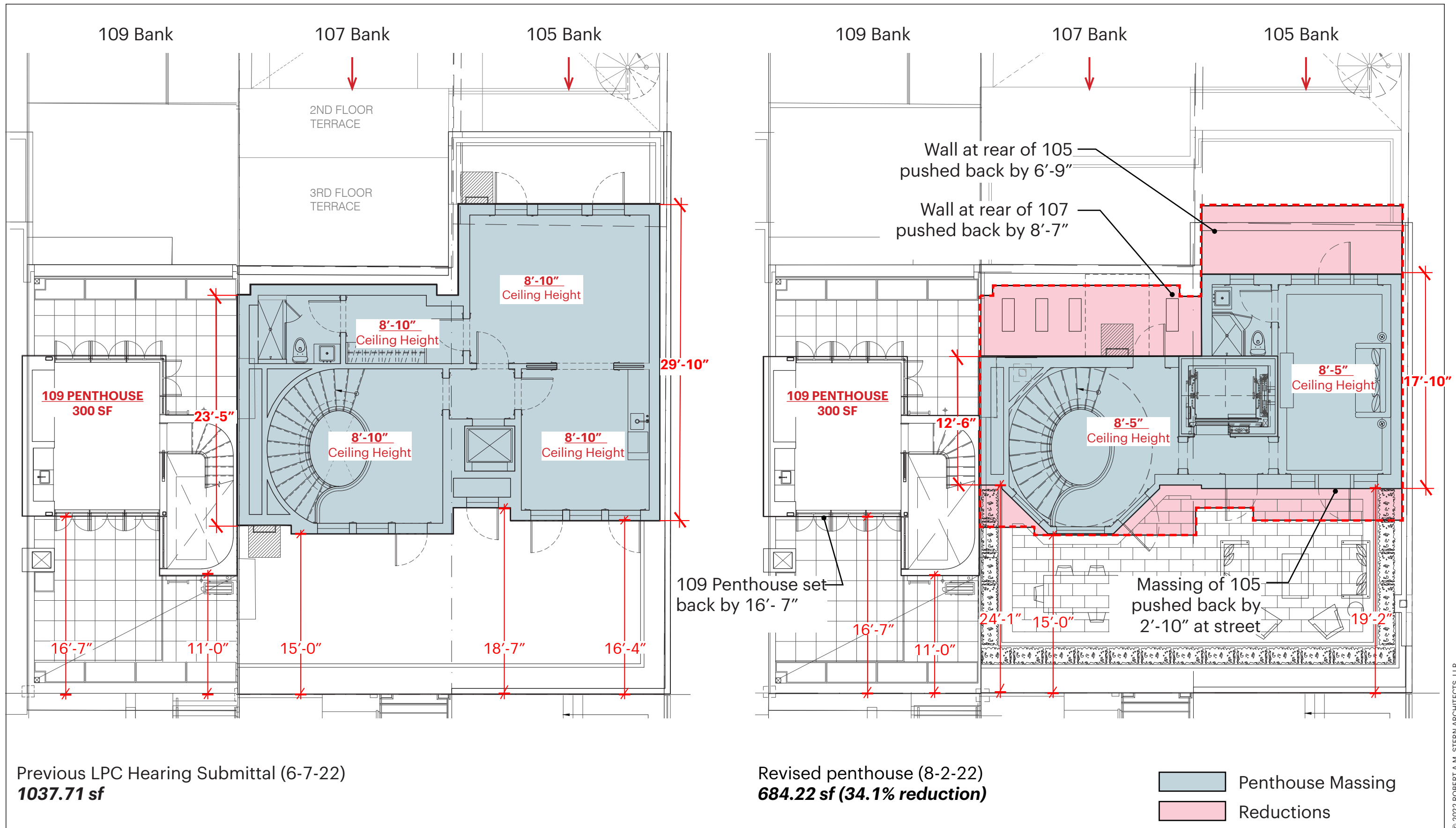
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Existing Elevation

Previous LPC Hearing Submittal (6-7-22)

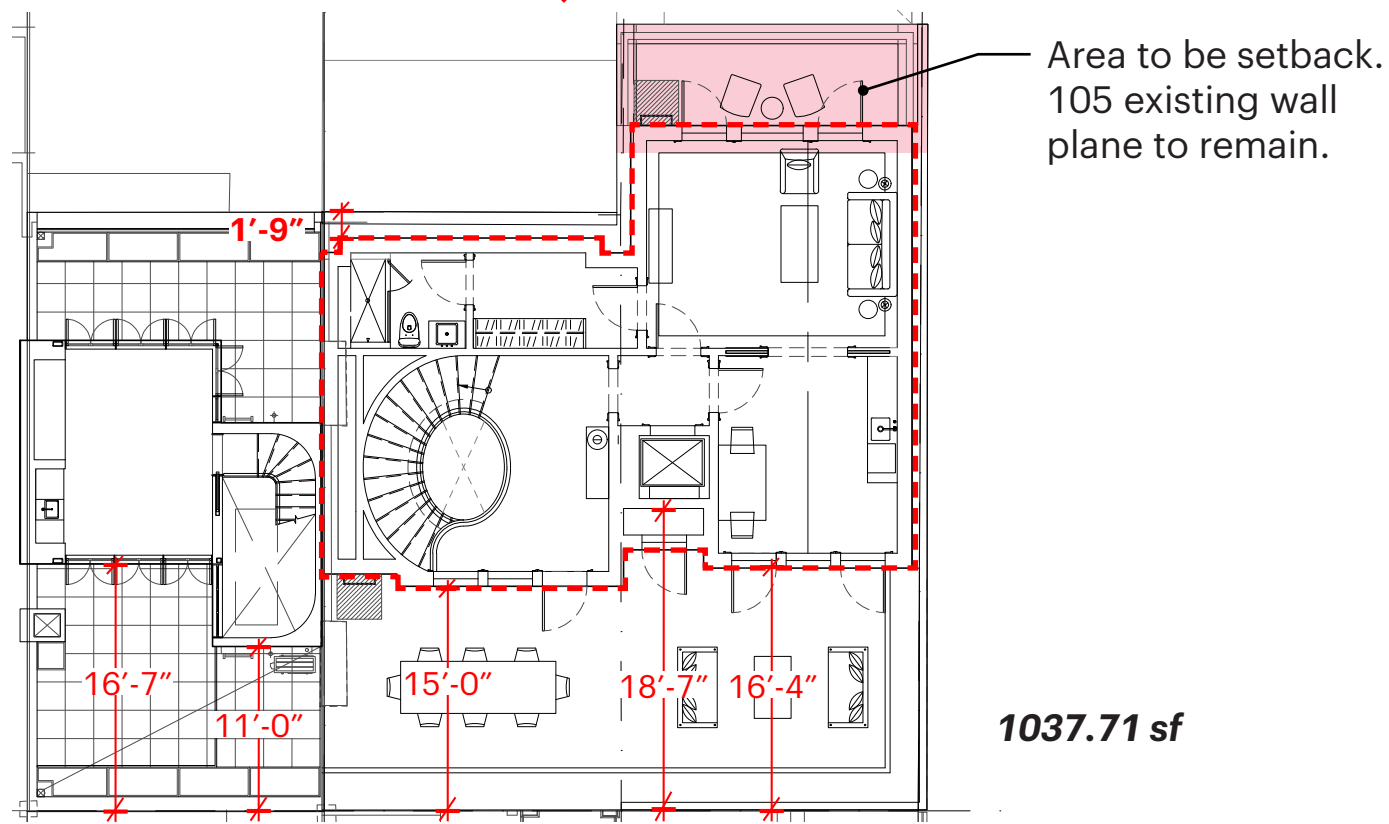
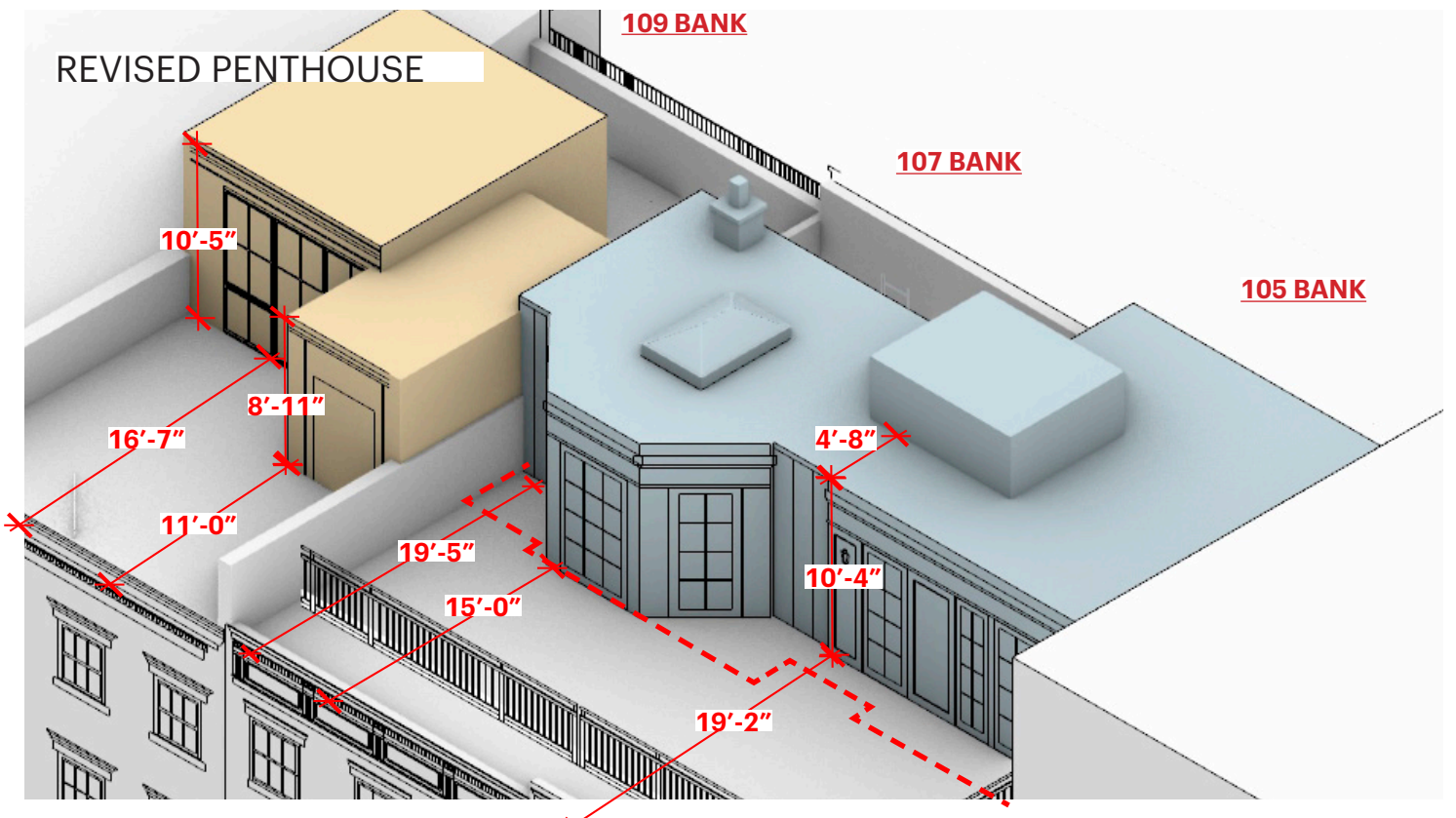
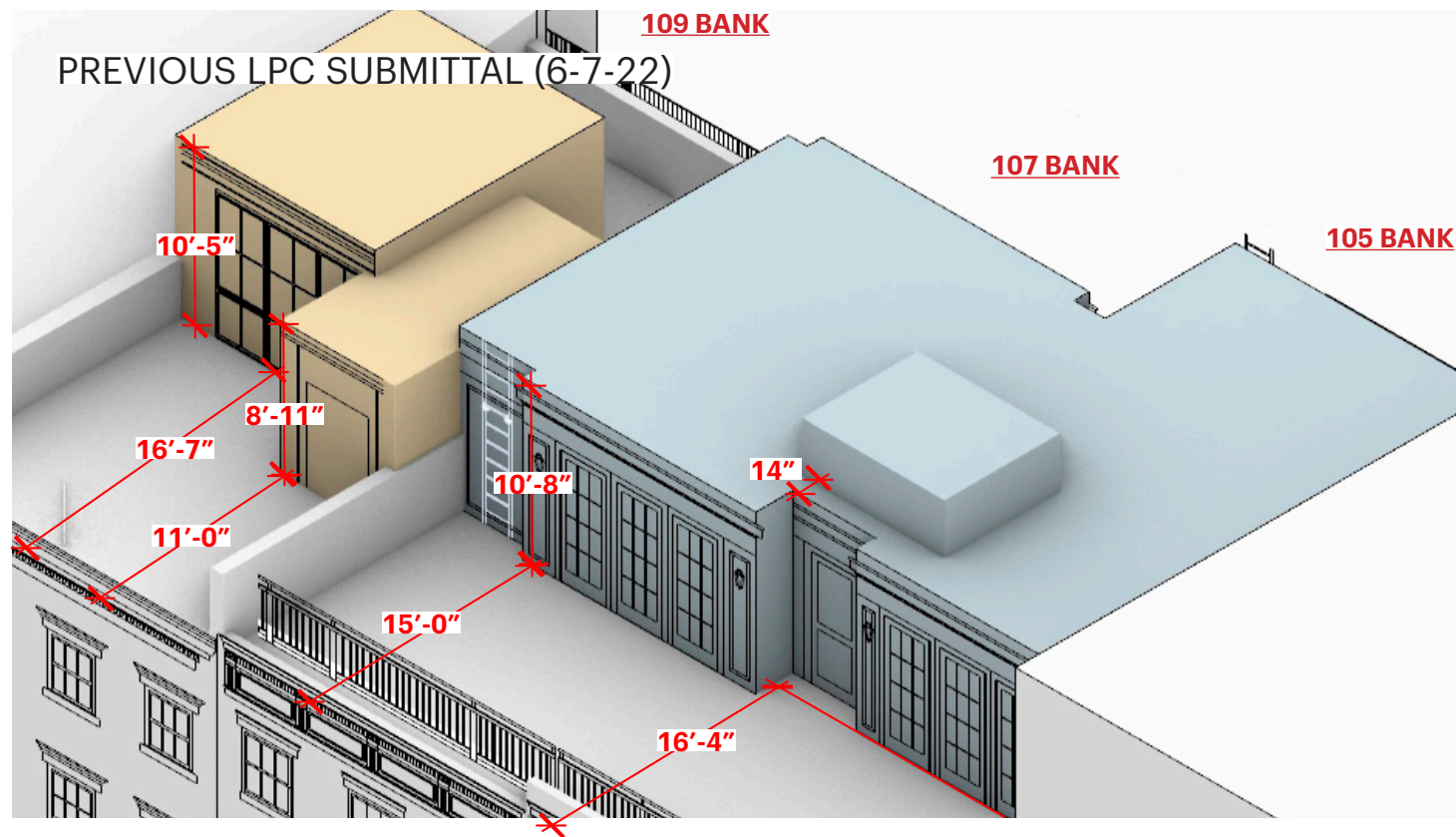
Revised Elevation (8-2-22)



Previous LPC Hearing Submittal (6-7-22)
1037.71 sf

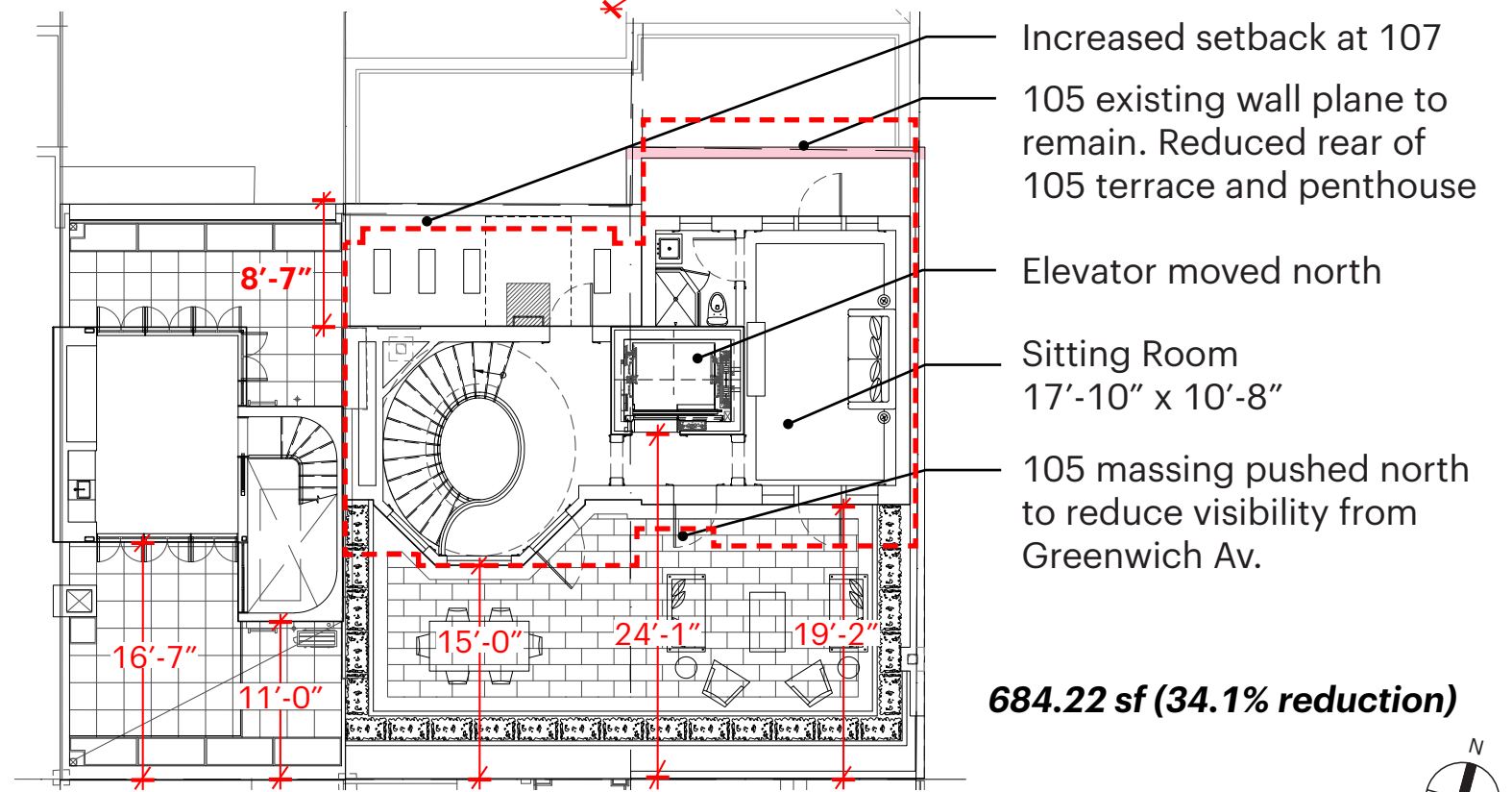
Revised penthouse (8-2-22)
684.22 sf (34.1% reduction)

Penthouse Massing
 Reductions



1037.71 sf

Previous LPC Hearing Submittal (6-7-22)



684.22 sf (34.1% reduction)

Revised 4th Floor Plan (8-2-22)

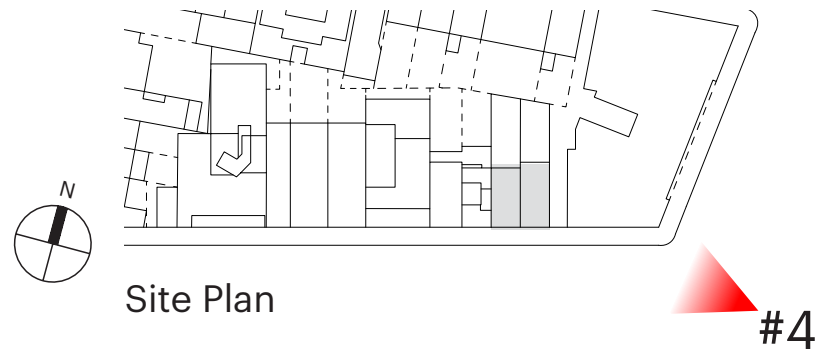




View of previous Previous Design (6-7-22)

Note: 109 Bank under construction

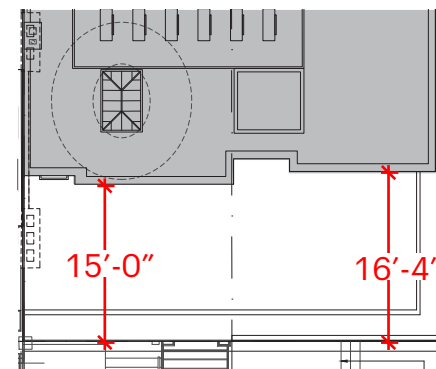
View of Revised Design (8-2-22)



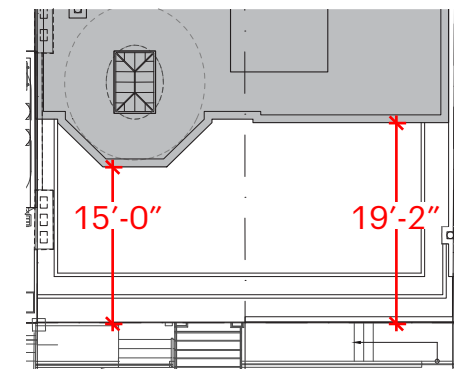
Site Plan

#4

Previous Roof Plan (6-7-22)



Revised Roof Plan (8-2-22)





View of Previous Design (6-7-22)

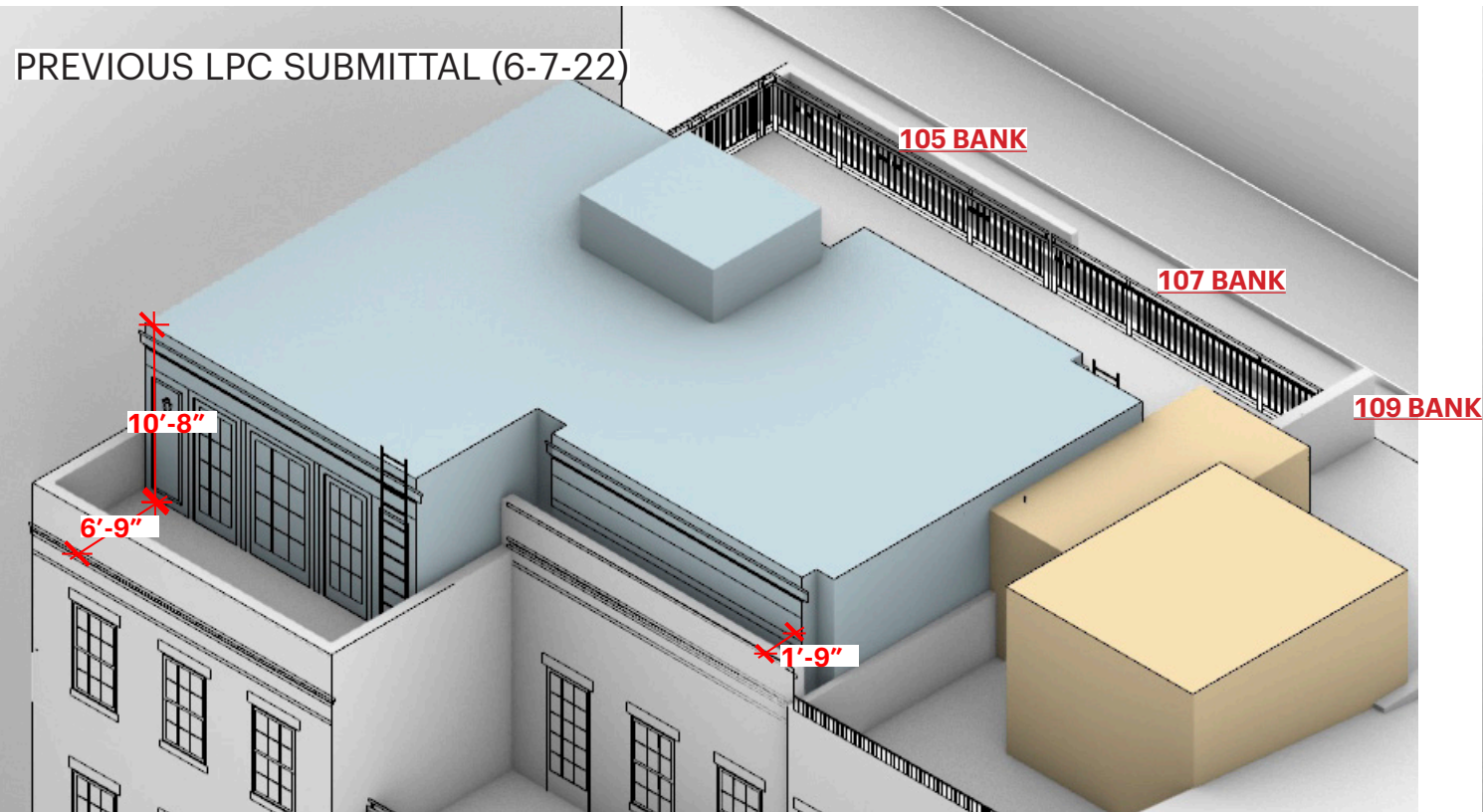


View of Revised Design (8-2-22)

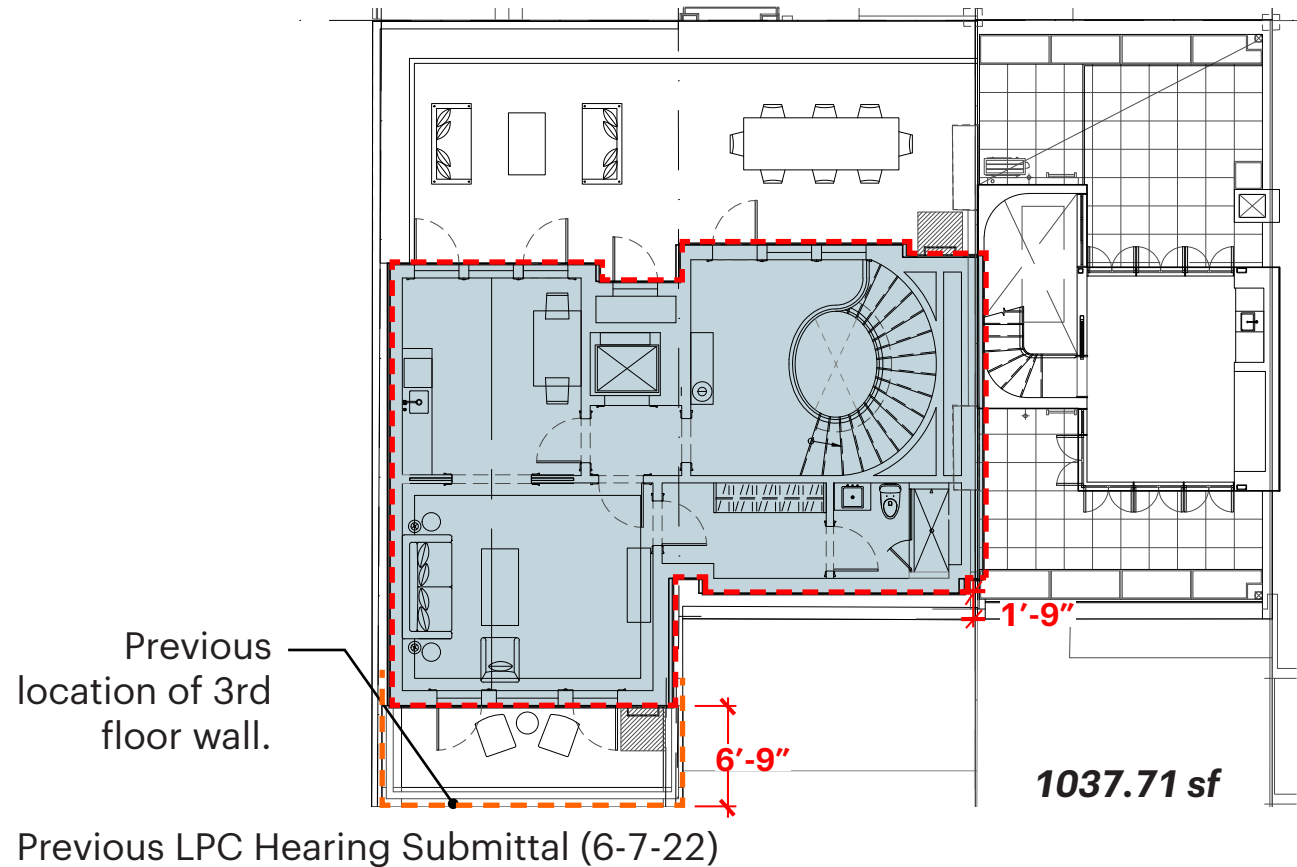
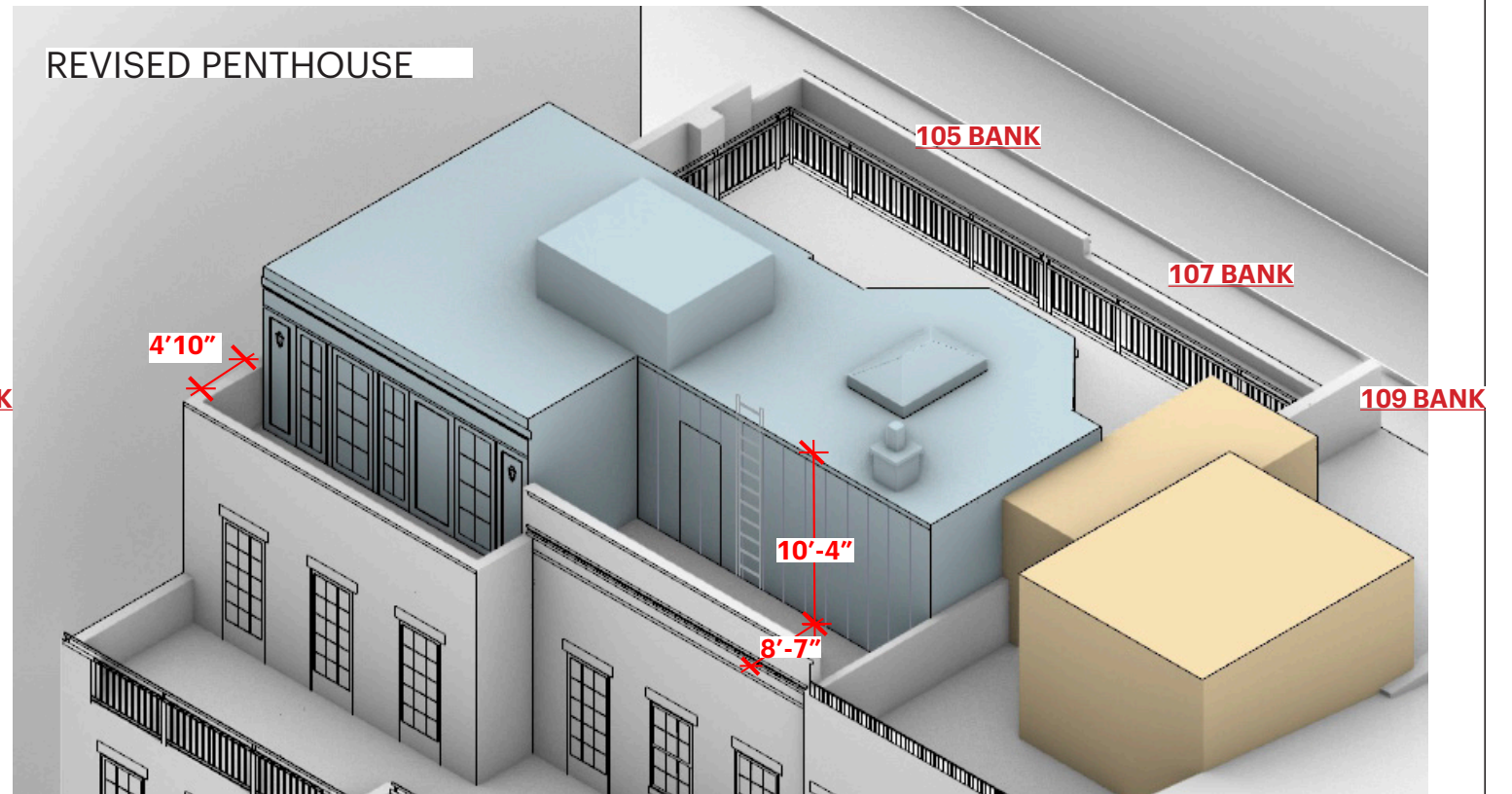


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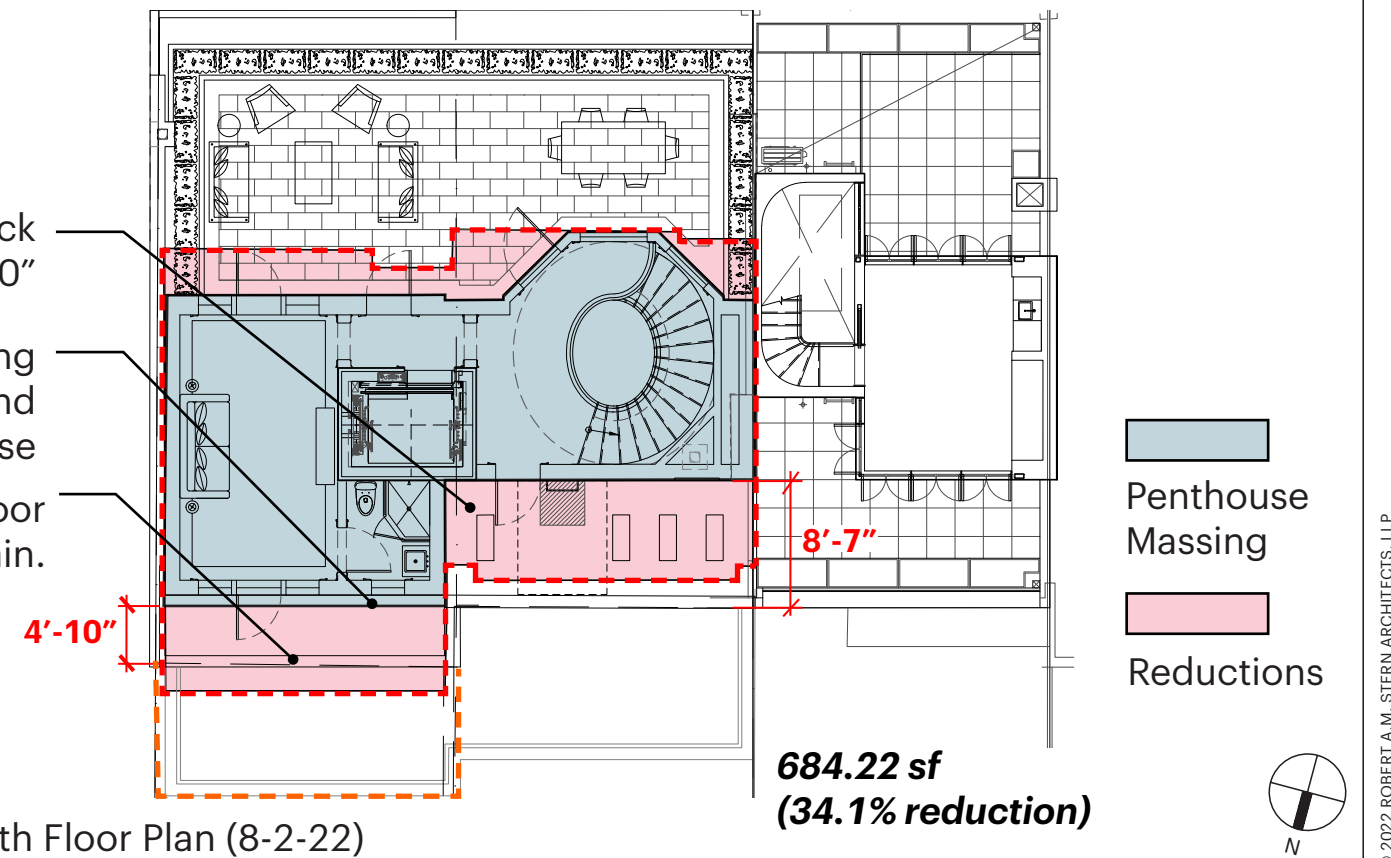
PREVIOUS LPC SUBMITTAL (6-7-22)



REVISED PENTHOUSE

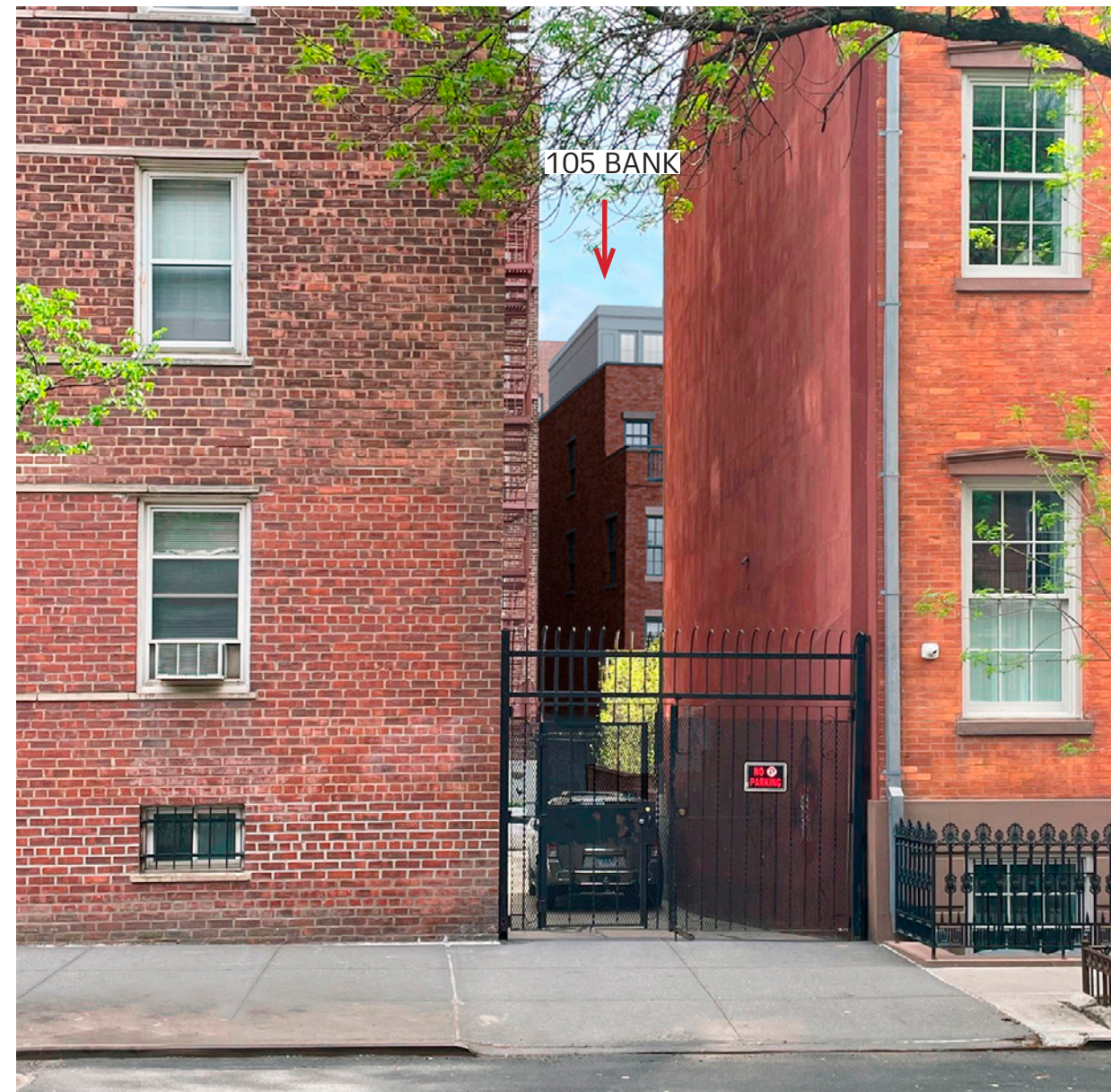


- Increased setback at 107 by 6' 10"
- Reduced massing of 105 terrace and penthouse
- 105 existing 3rd floor wall to remain.

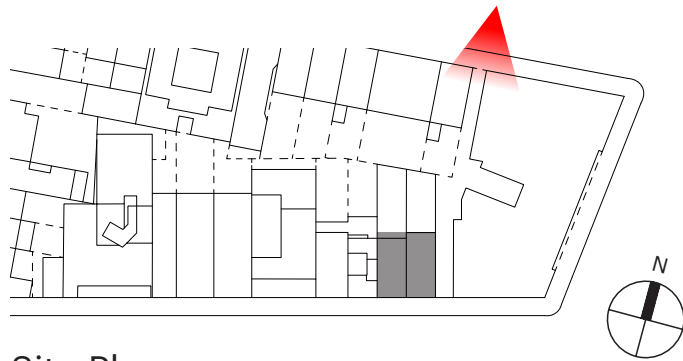




View of previous design from Bethune St. (6-7-22)

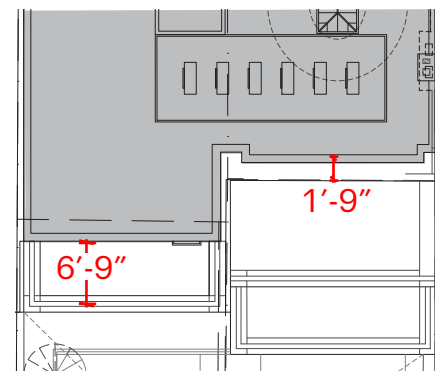


View of revised design from Bethune St. (8-2-22)

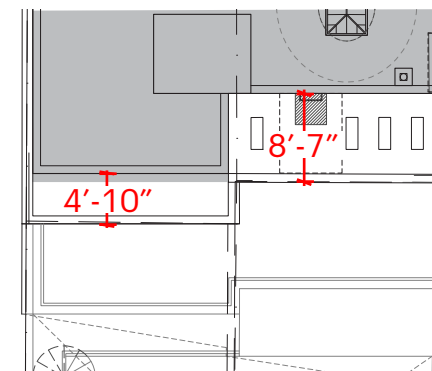


Site Plan

Previous Roof Plan
(6-7-22)



Revised Roof Plan
(8-2-22)



VIEW #6 FROM BETHUNE ST
VISIBILITY STUDY: COMPARISON

SEPTEMBER 13, 2022

Reduced penthouse height

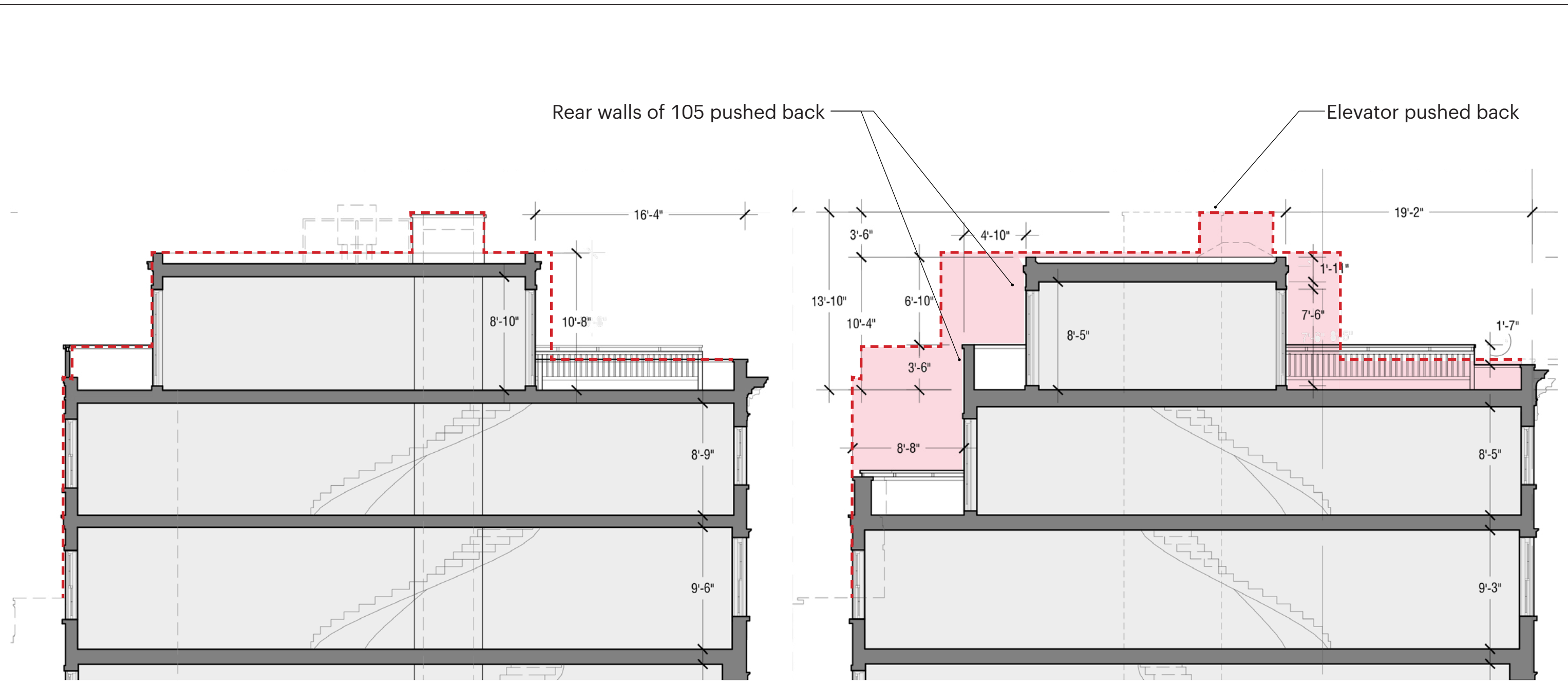
Existing 3rd floor rear wall at 105 Bank to remain

New terrace at 3rd floor



Previous rear design of 105 and 107 Bank Street
Previous LPC submittal (6-7-22)

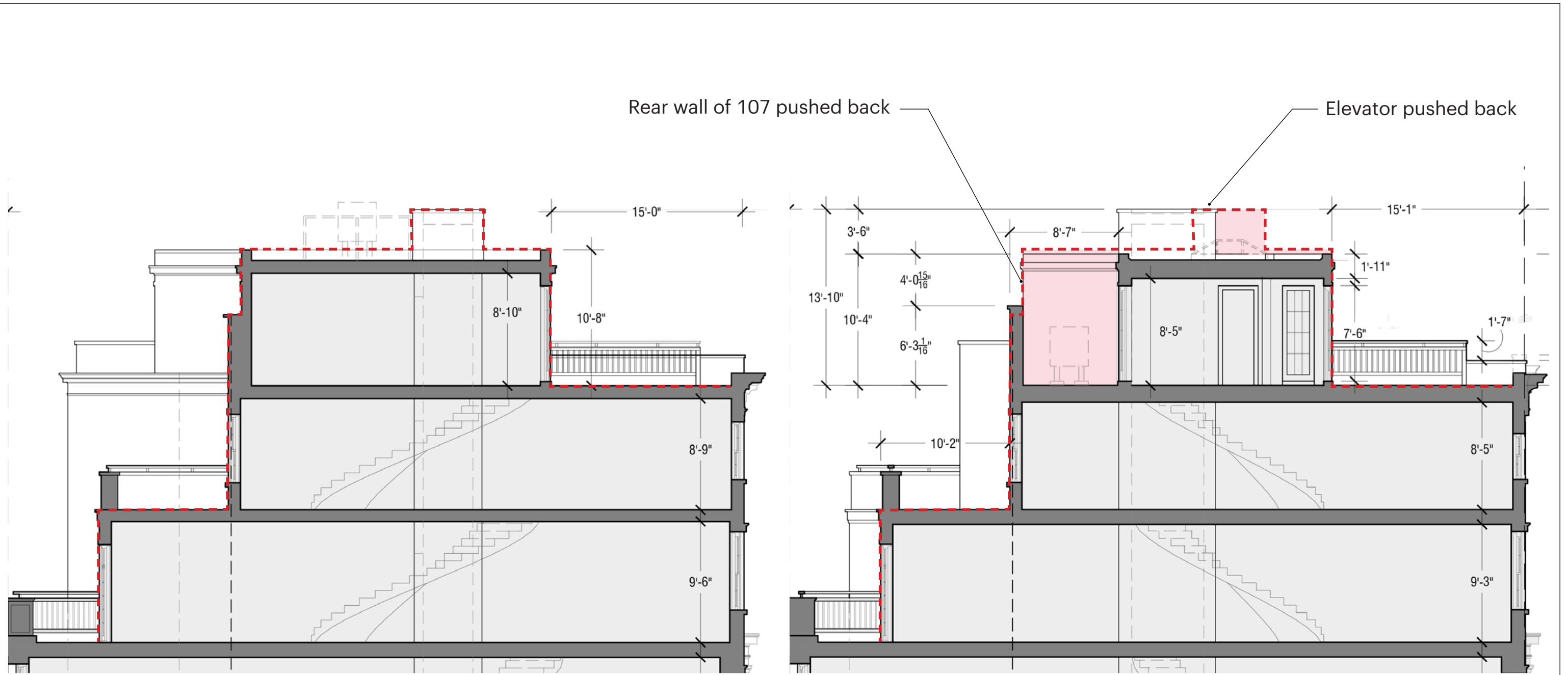
Revised design of 105 and 107 Bank Street (8-2-22)



Previous LPC Hearing Submittal (6-7-22)

Revised Section 105 Bank (8-2-22)

- Current LPC Massing
- Reductions



Previous LPC Hearing Submittal (6-7-22)

Revised Section 107 Bank (8-2-22)

- Current LPC Massing
- Reductions

The current proposal is:

Preservation Department – Item 1, LPC-22-04647

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed