

July 8, 2025  
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-25-00834

## 94 Bank Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

**Webinar ID:** 161 296 8061

**Passcode:** 940250

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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# 94 BANK ST

## New York, NY

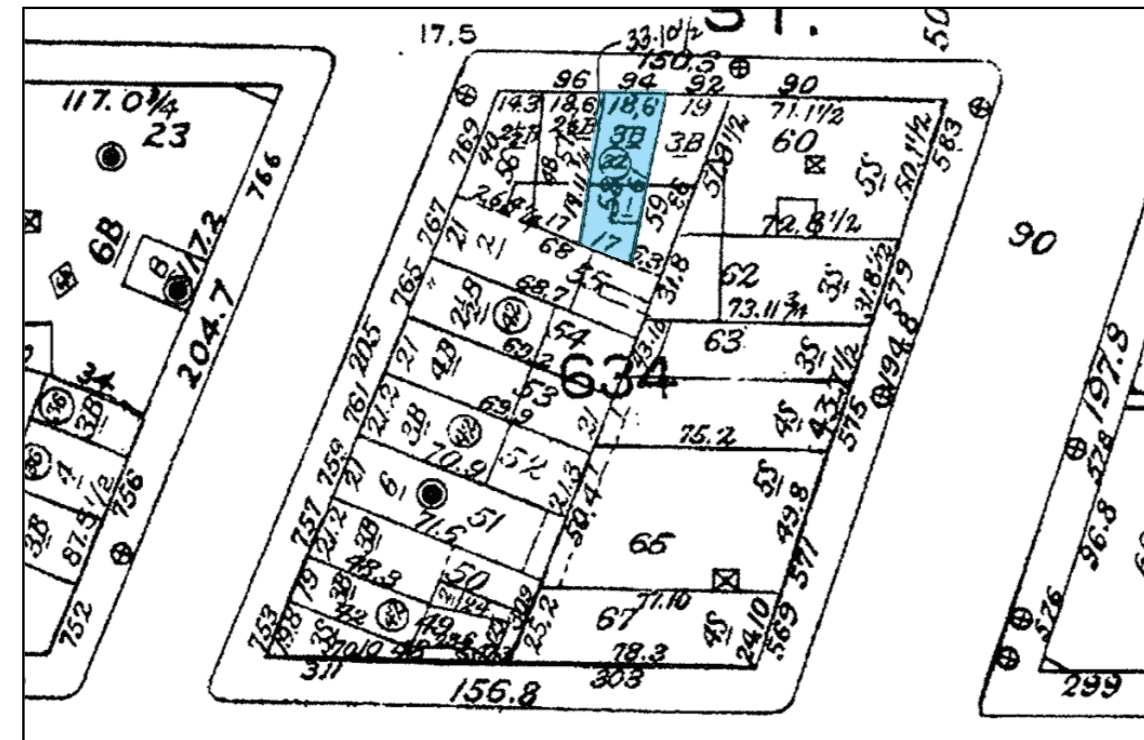
June 12th, 2025

### Manhattan's CB2 Landmarks Committee

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1985 SANBORN MAP

SITE LOCATION

94 BANK ST  
NEW YORK, NY

MANHATTAN'S CB2 LANDMARKS  
JUNE 12TH, 2025

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EXISTING ENTRY



CORNICE



2ND FLOOR WINDOWS



1940 TAX PHOTO  
NYCMA



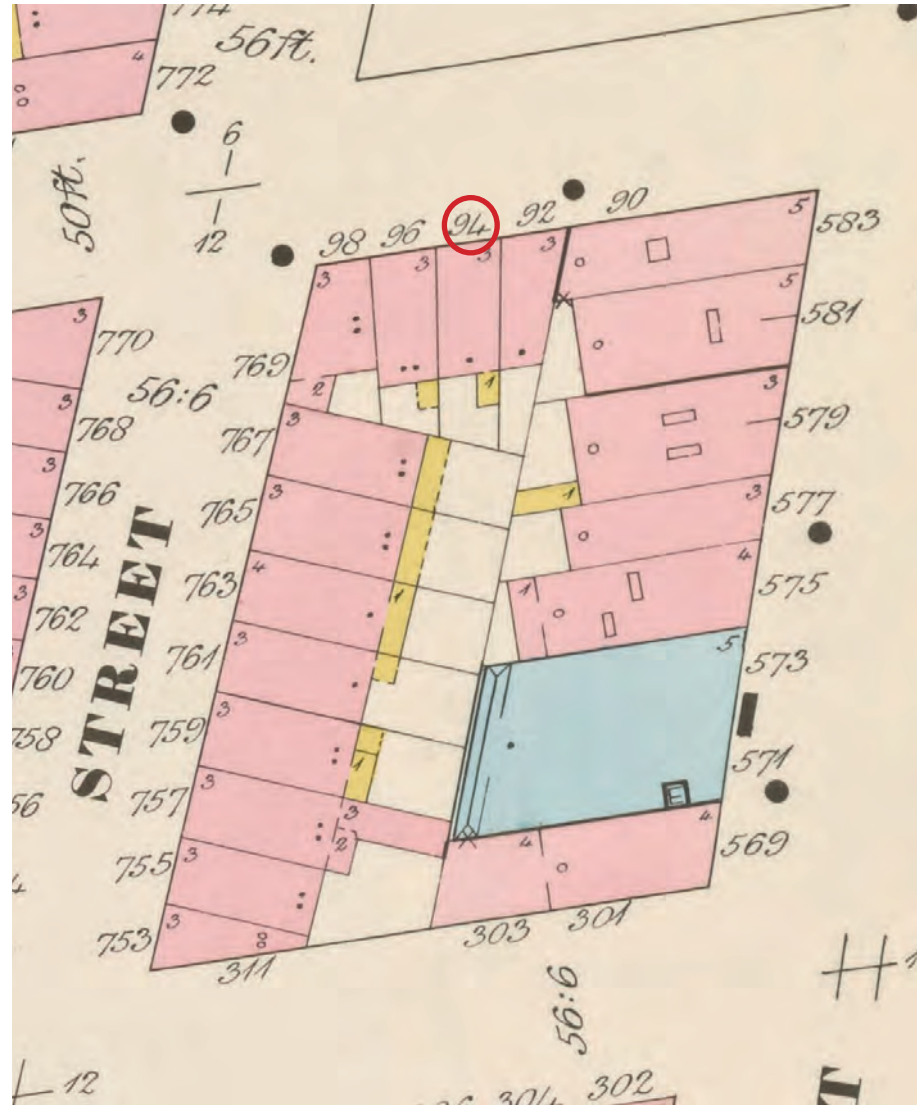
CURRENT CONDITION



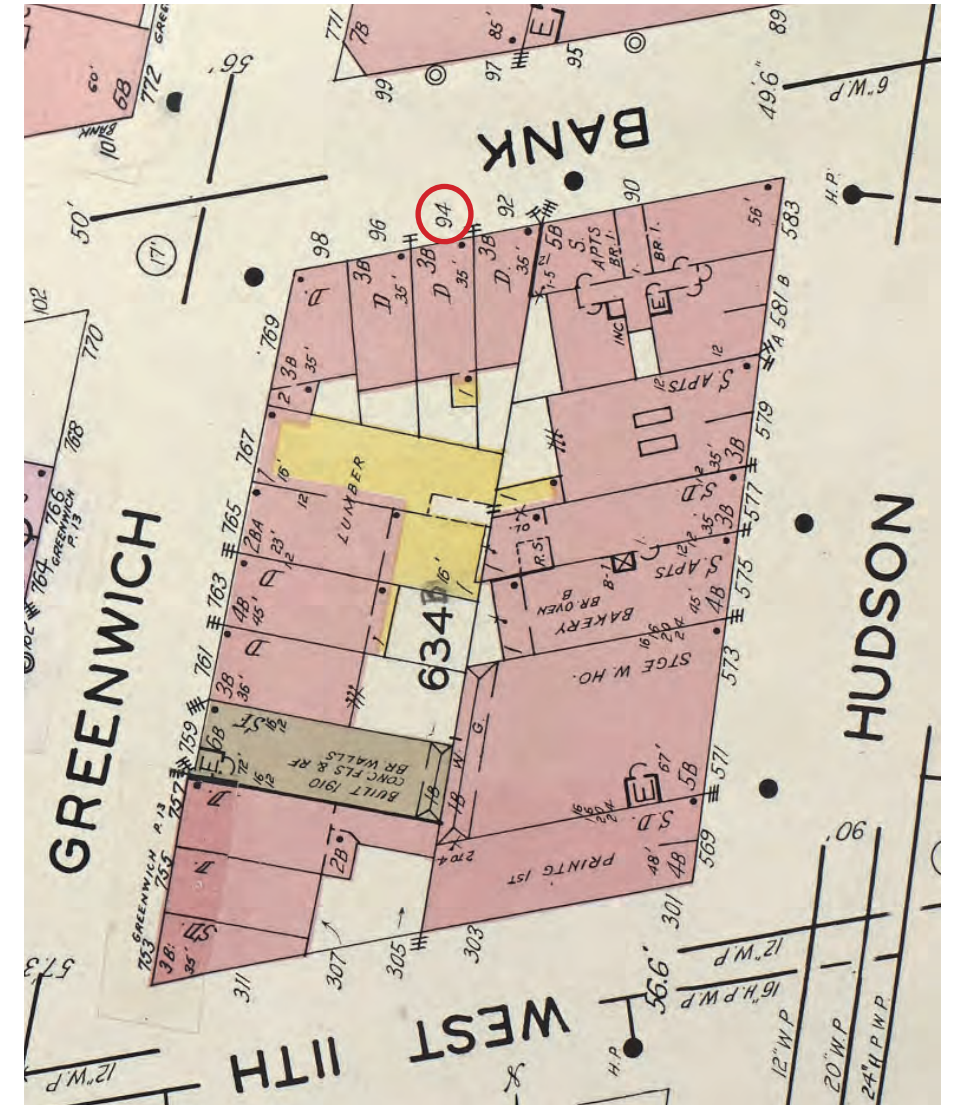
1876, NYHS



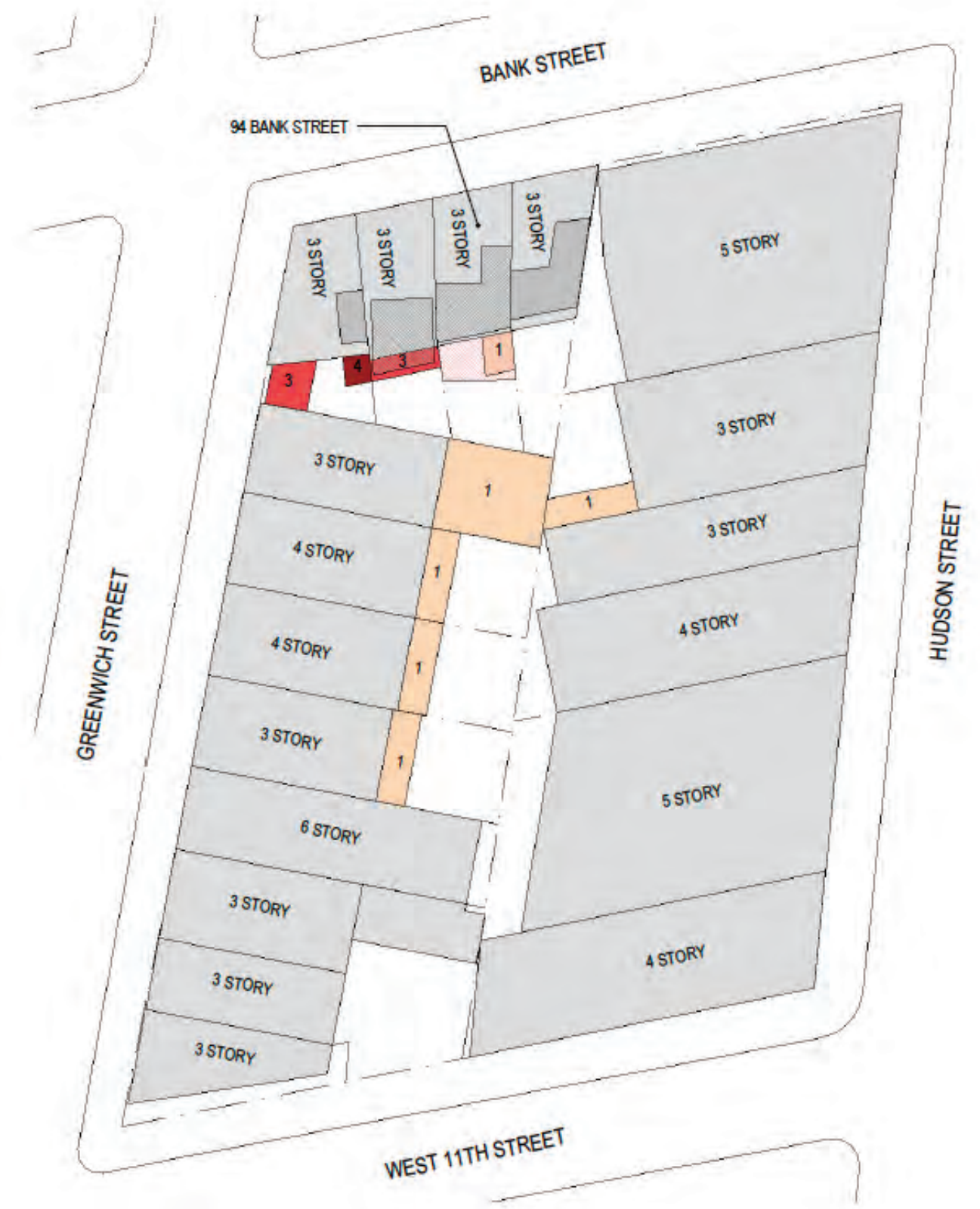
1859 PERRIS MAP



1895 SANBORN MAP



1950 SANBORN MAP



**EXISTING CONDITIONS - REAR YARD**

**94 BANK ST**  
NEW YORK, NY

**MANHATTAN'S CB2 LANDMARKS**  
JUNE 12TH, 2025





**EXISTING CONDITIONS - REAR YARD**

**94 BANK ST**  
NEW YORK, NY

**MANHATTAN'S CB2 LANDMARKS**  
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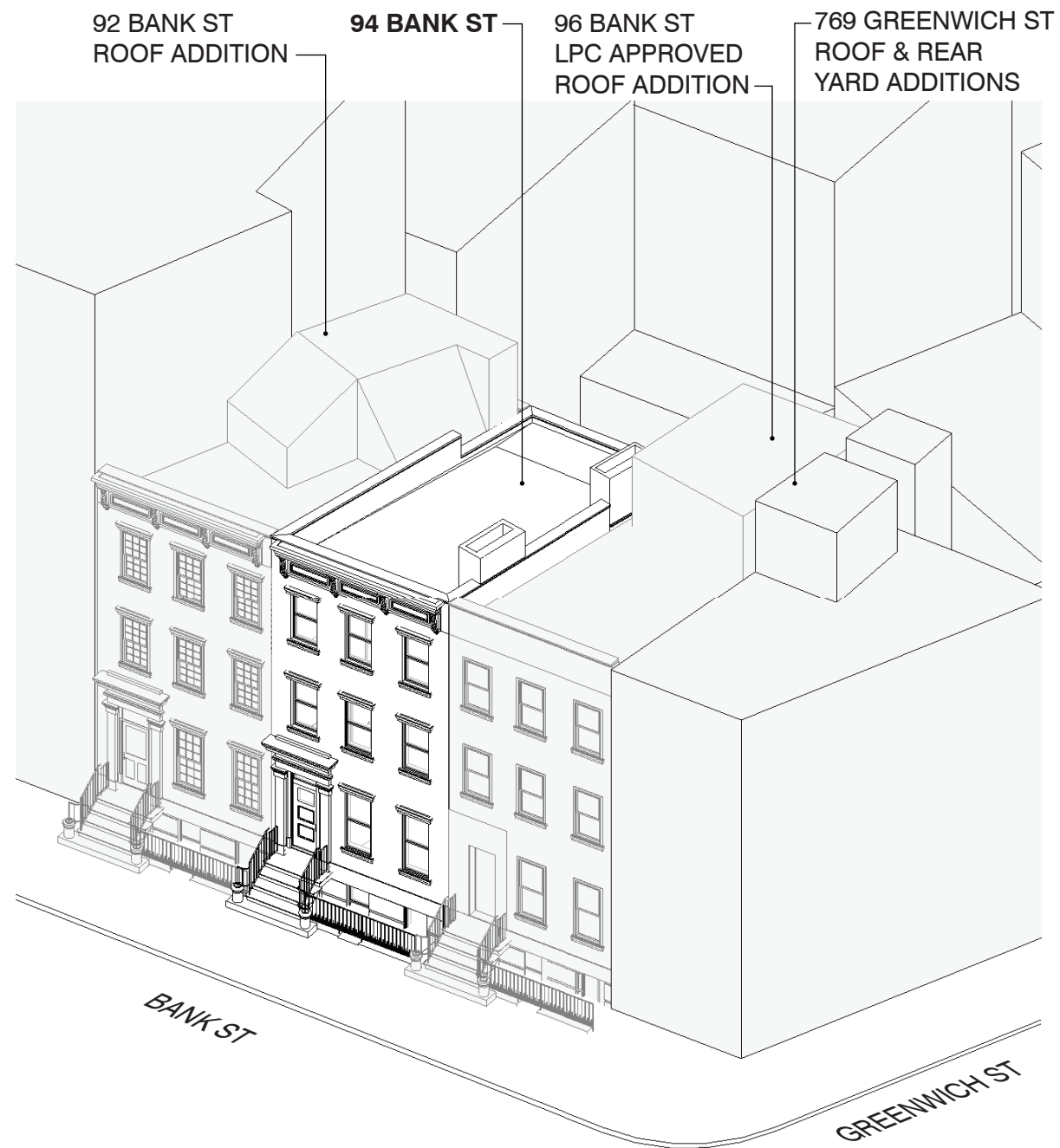
105-107 BANK STREET  
LPC APPROVED 2022



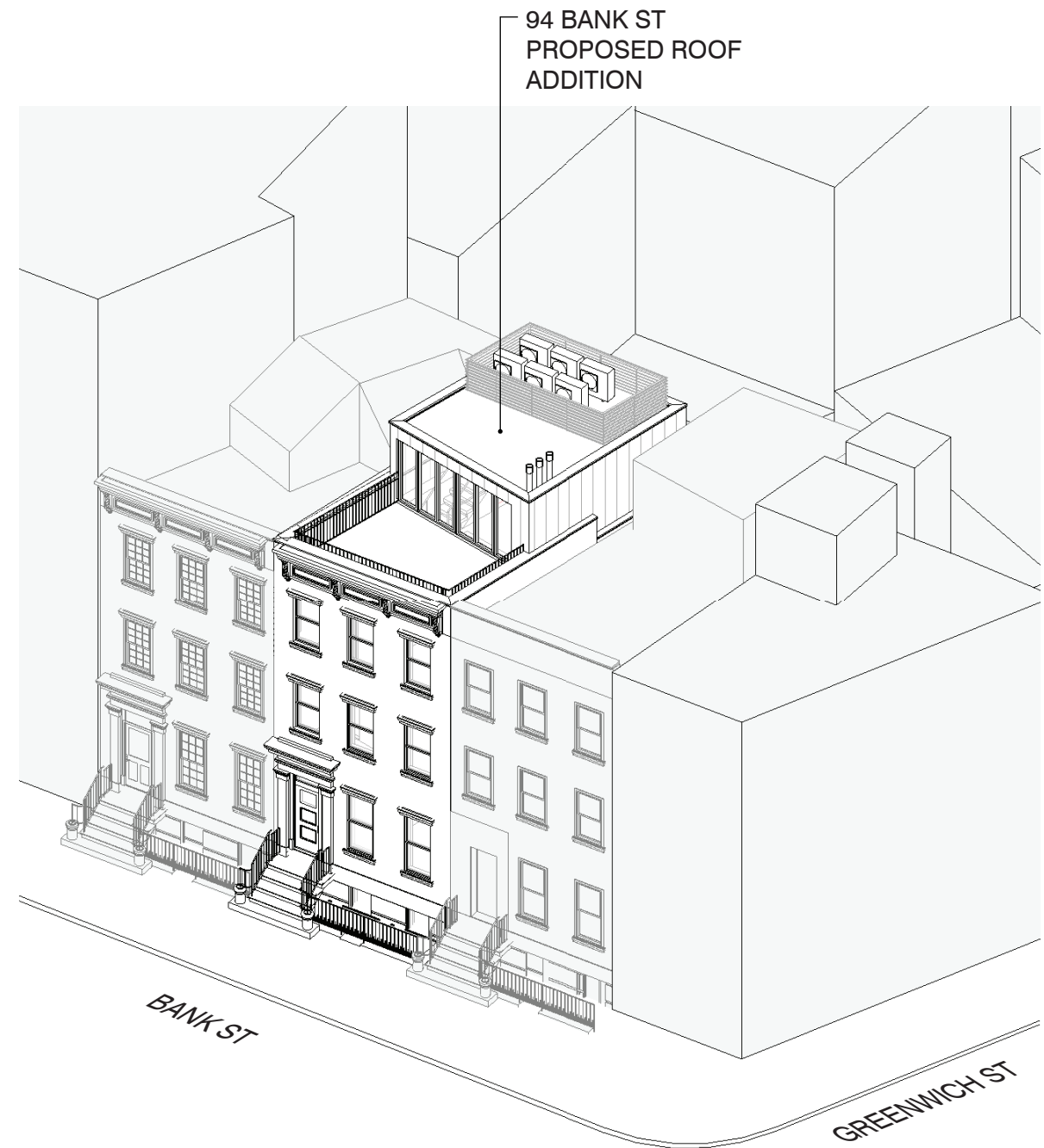
44 HORATIO STREET  
LPC APPROVED 2015



65 HORATIO STREET  
LPC APPROVED 2021



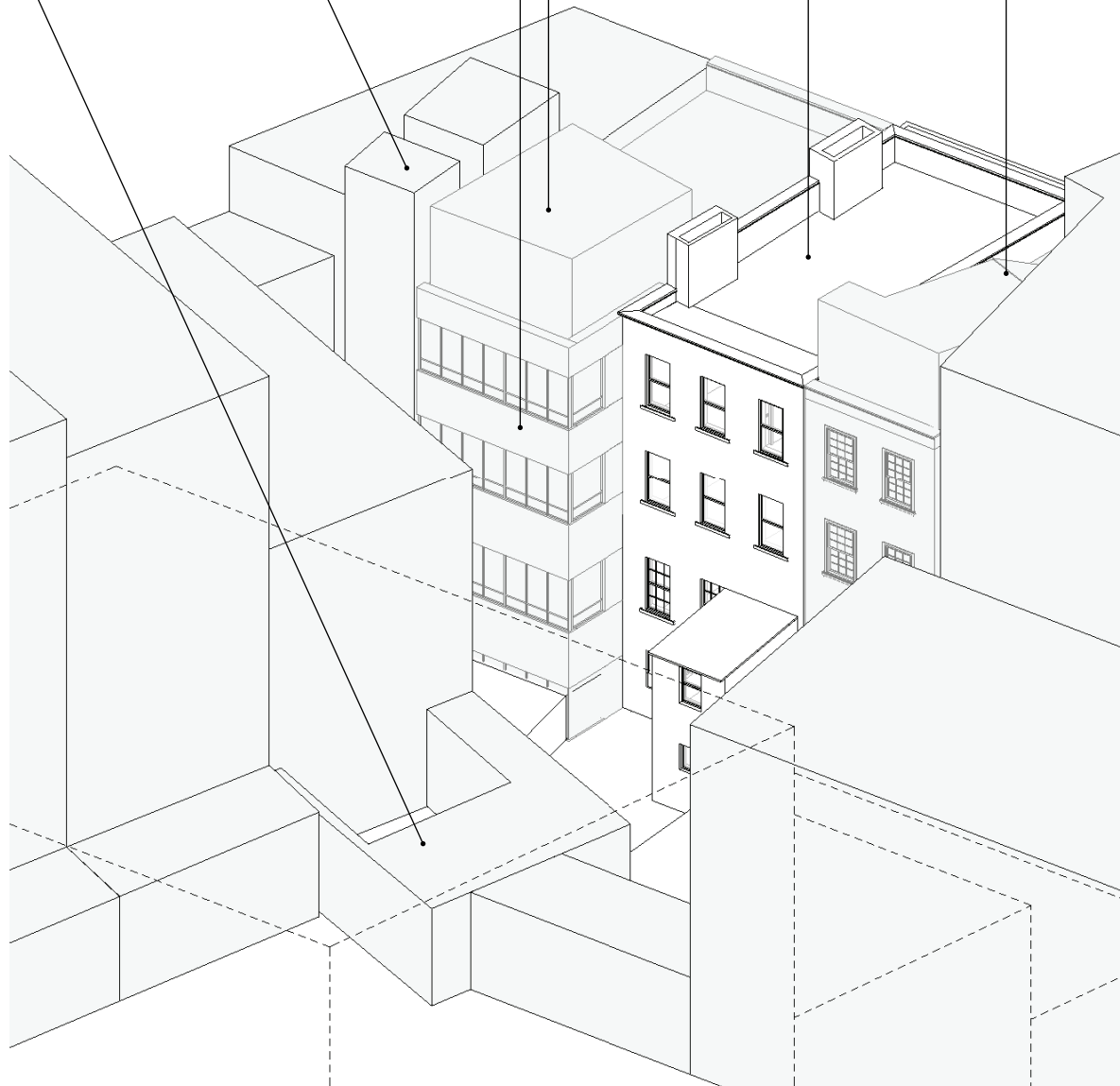
EXISTING CONDITIONS NW VIEW



PROPOSED ADDITIONS NW VIEW

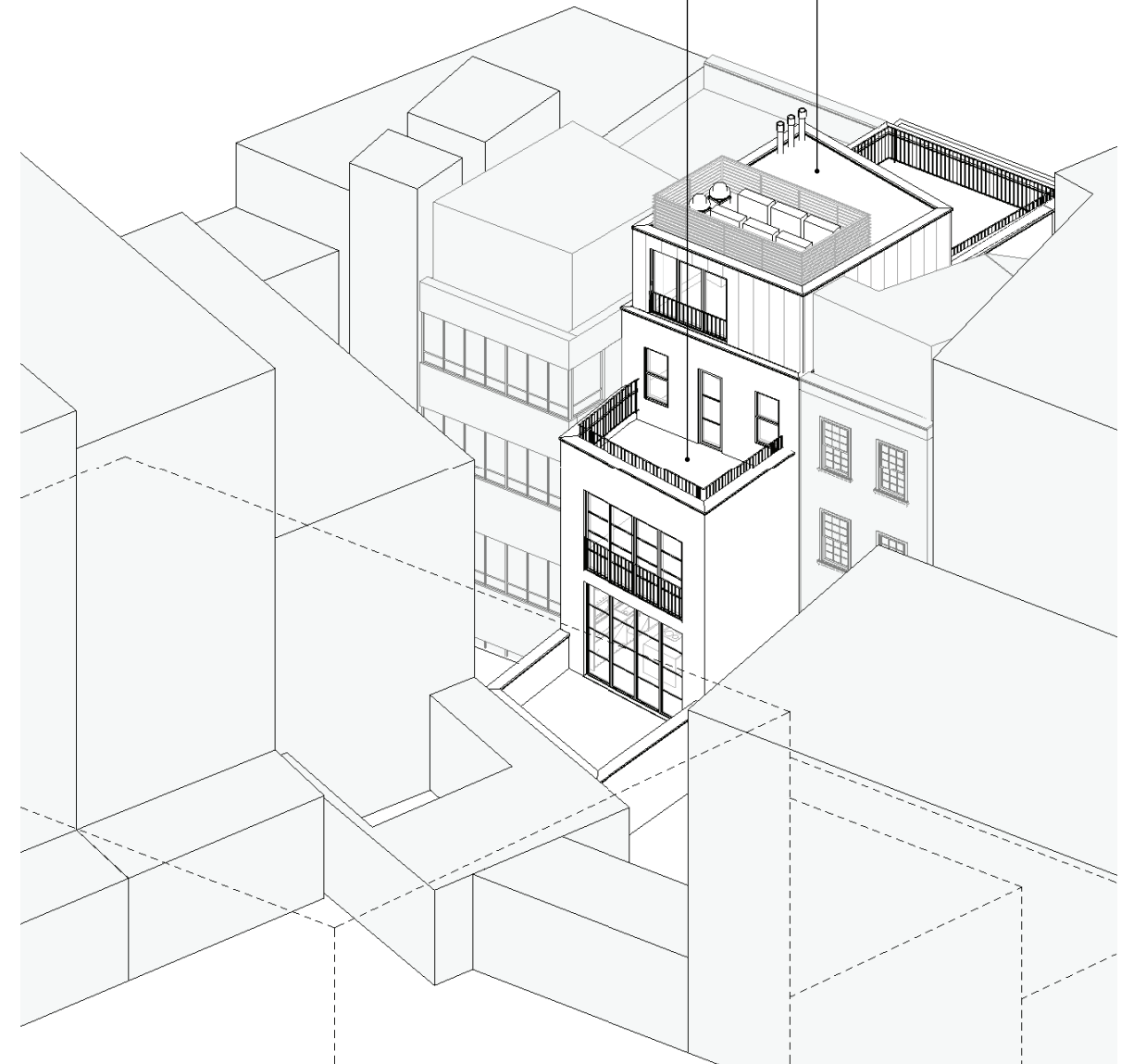


767 GREENWICH ST REAR YARD ADDITION  
 769 GREENWICH ST ROOF & REAR YARD ADDITIONS  
 96 BANK ST REAR YARD ADDITION  
 96 BANK ST LPC APPROVED ROOF ADDITION  
 94 BANK ST  
 92 BANK ST ROOF ADDITION



EXISTING CONDITIONS SE VIEW

94 BANK ST PROPOSED REAR EXTENSION  
 94 BANK ST PROPOSED ROOF ADDITION



PROPOSED ADDITIONS SE VIEW





1 - View from Bank St  
(2025/04/25)



2 - View from Bank St  
(2025/04/25)

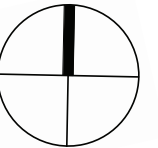


3 - View from Greenwich St  
(2025/04/25)



**VISIBILITY MAP KEY**

- SITE
- APPROX. AREA OF MOCK-UP VISIBILITY FROM STREET
- X
 PHOTO REFERENCE



4 - View from Greenwich St  
(2025/04/25)



5 - View from Greenwich St  
(2025/04/25)

**MOCK-UP VIEWS**

**94 BANK ST**  
NEW YORK, NY

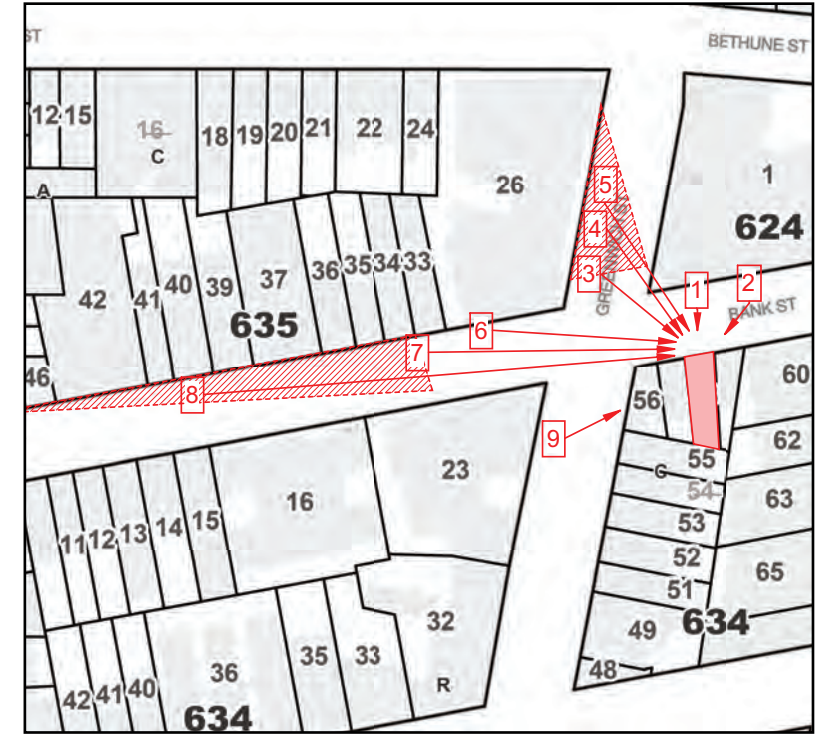
**MANHATTAN'S CB2 LANDMARKS**  
JUNE 12TH, 2025



6 - View from Bank St  
(2025/04/25)

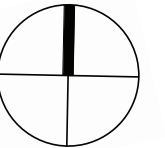


7 - View from Bank St  
(2025/04/25)



VISIBILITY MAP KEY

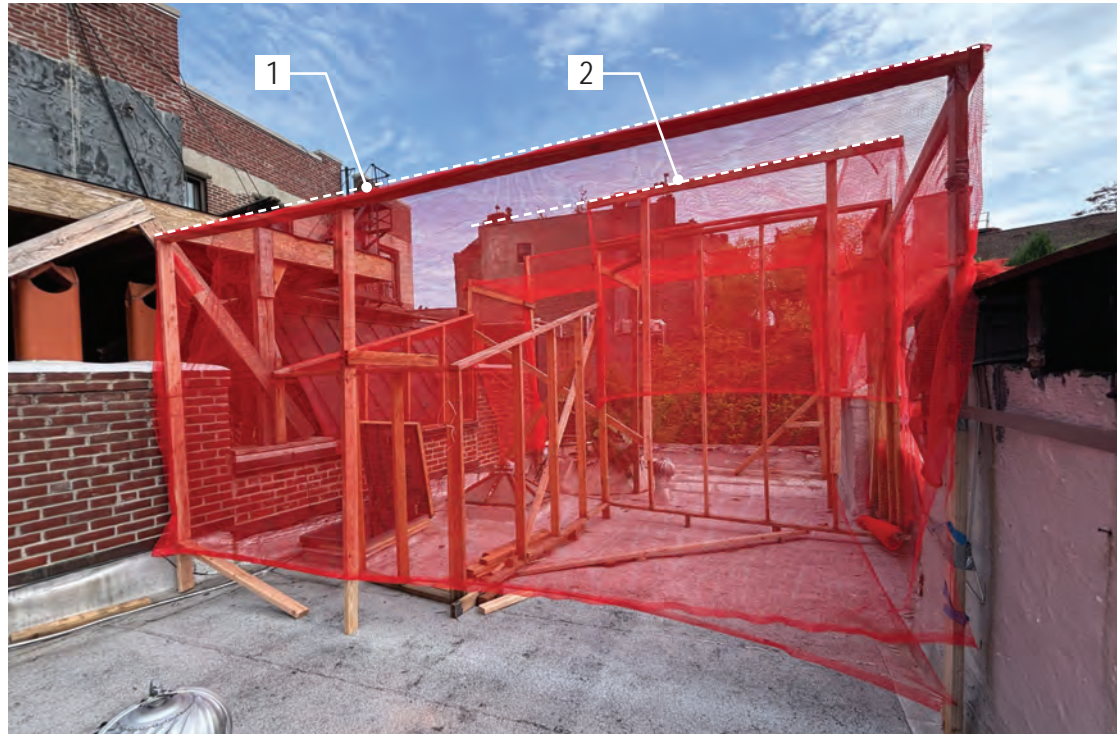
- SITE
- APPROX. AREA OF MOCK-UP VISIBILITY FROM STREET
- PHOTO REFERENCE



8 - View from Bank St  
(2025/04/25)



9 - View from Greenwich St  
(2025/04/25)



10 - Mockup at Roof  
(2025/04/25)

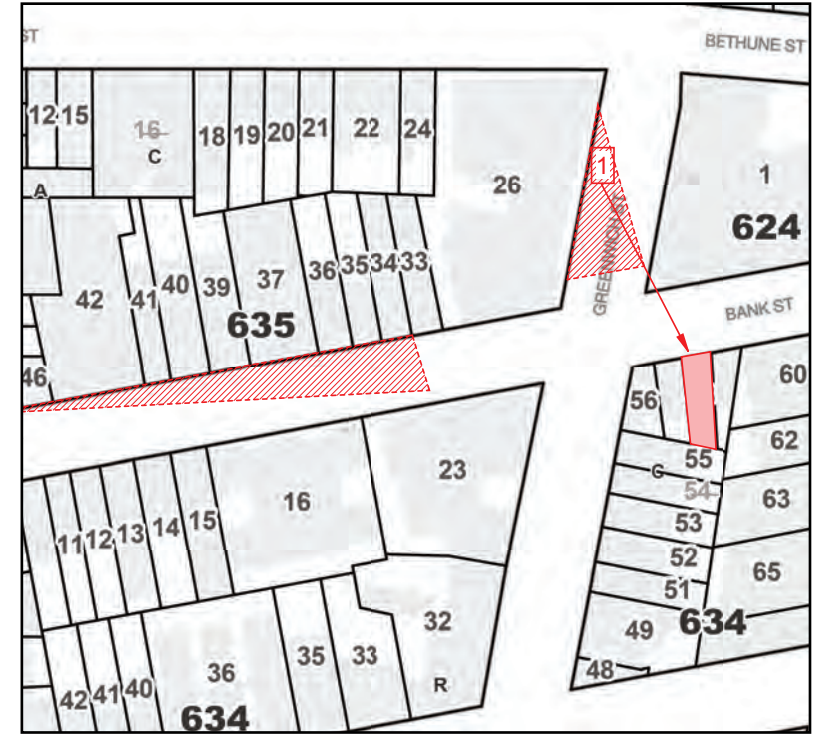
- Notes:
1. Height of proposed penthouse
  2. Height of proposed mechanical enclosure screening

MOCK-UP VIEWS

94 BANK ST  
NEW YORK, NY

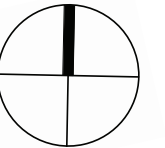
MANHATTAN'S CB2 LANDMARKS  
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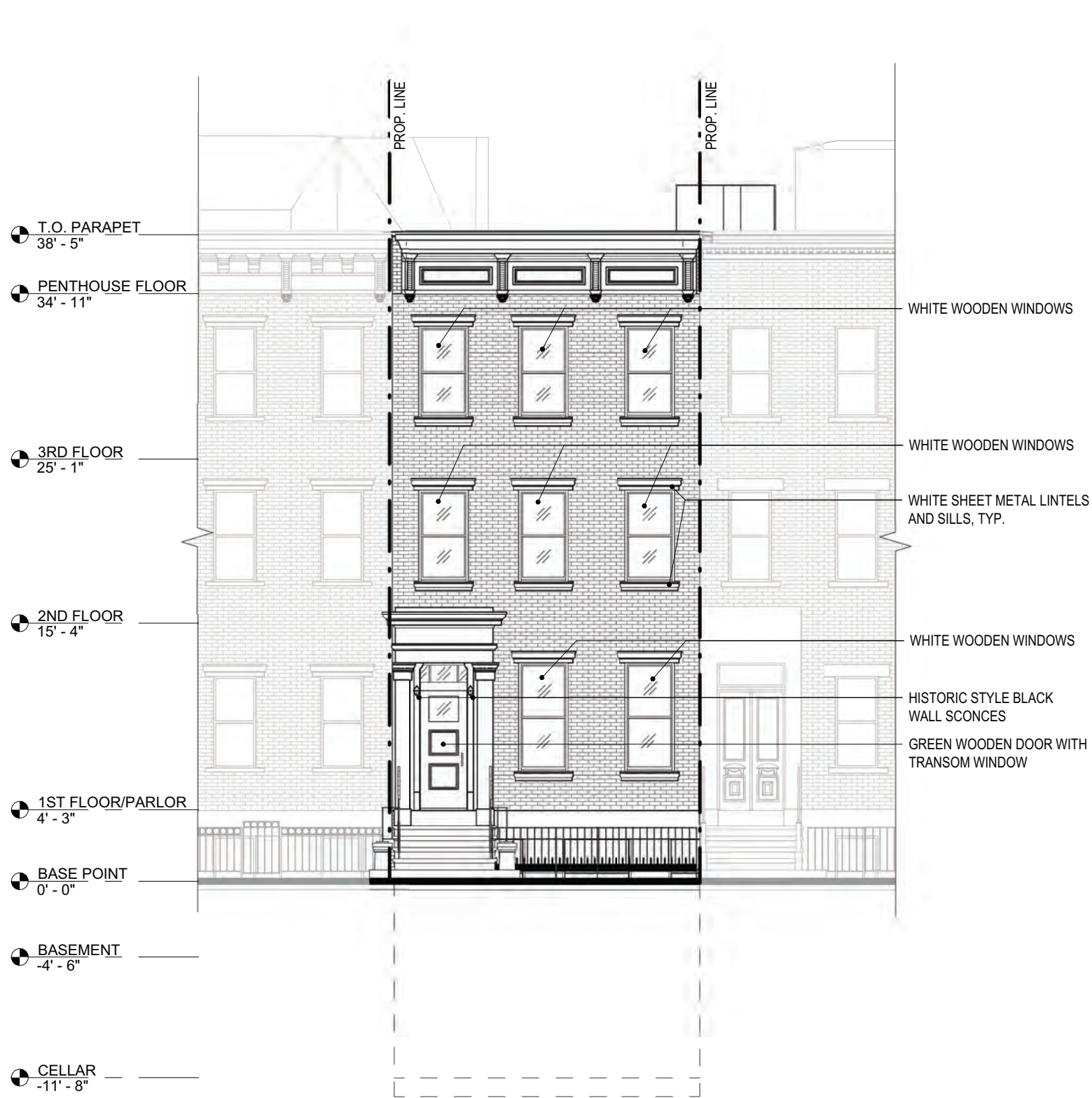
abarchitekten



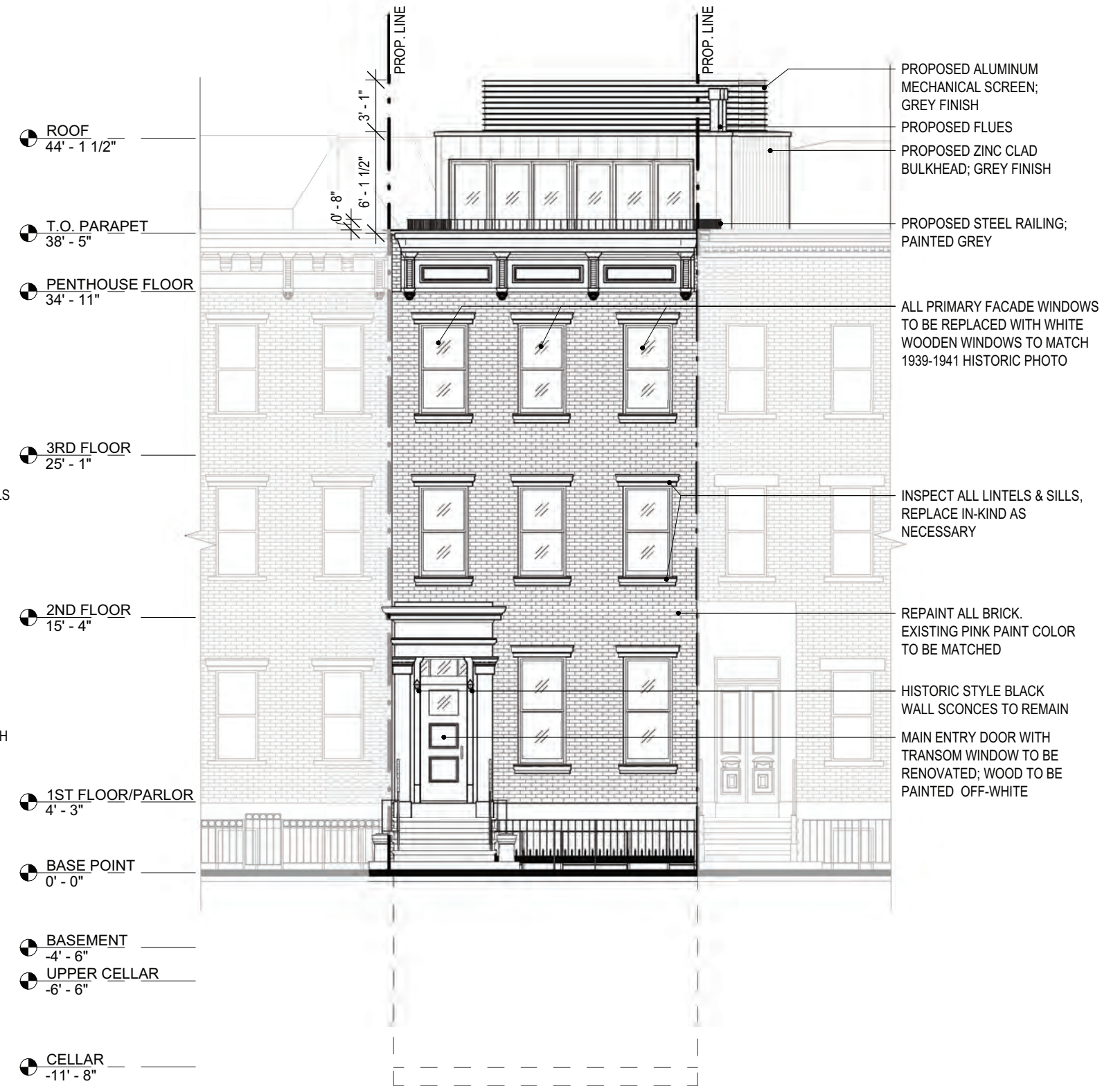
**VISIBILITY MAP KEY**

- SITE
- APPROX. AREA OF MOCK-UP VISIBILITY FROM STREET
- PHOTO REFERENCE

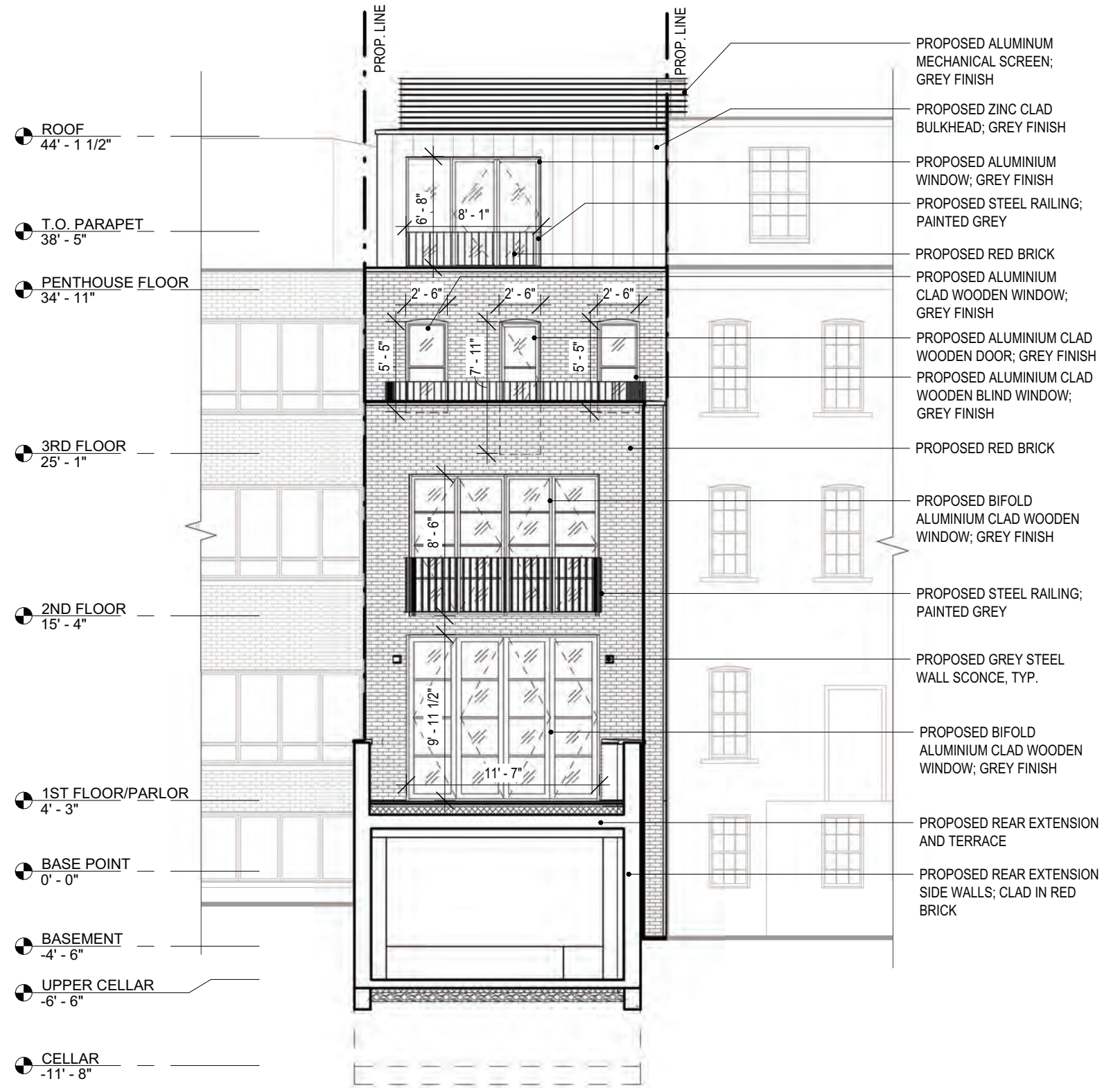
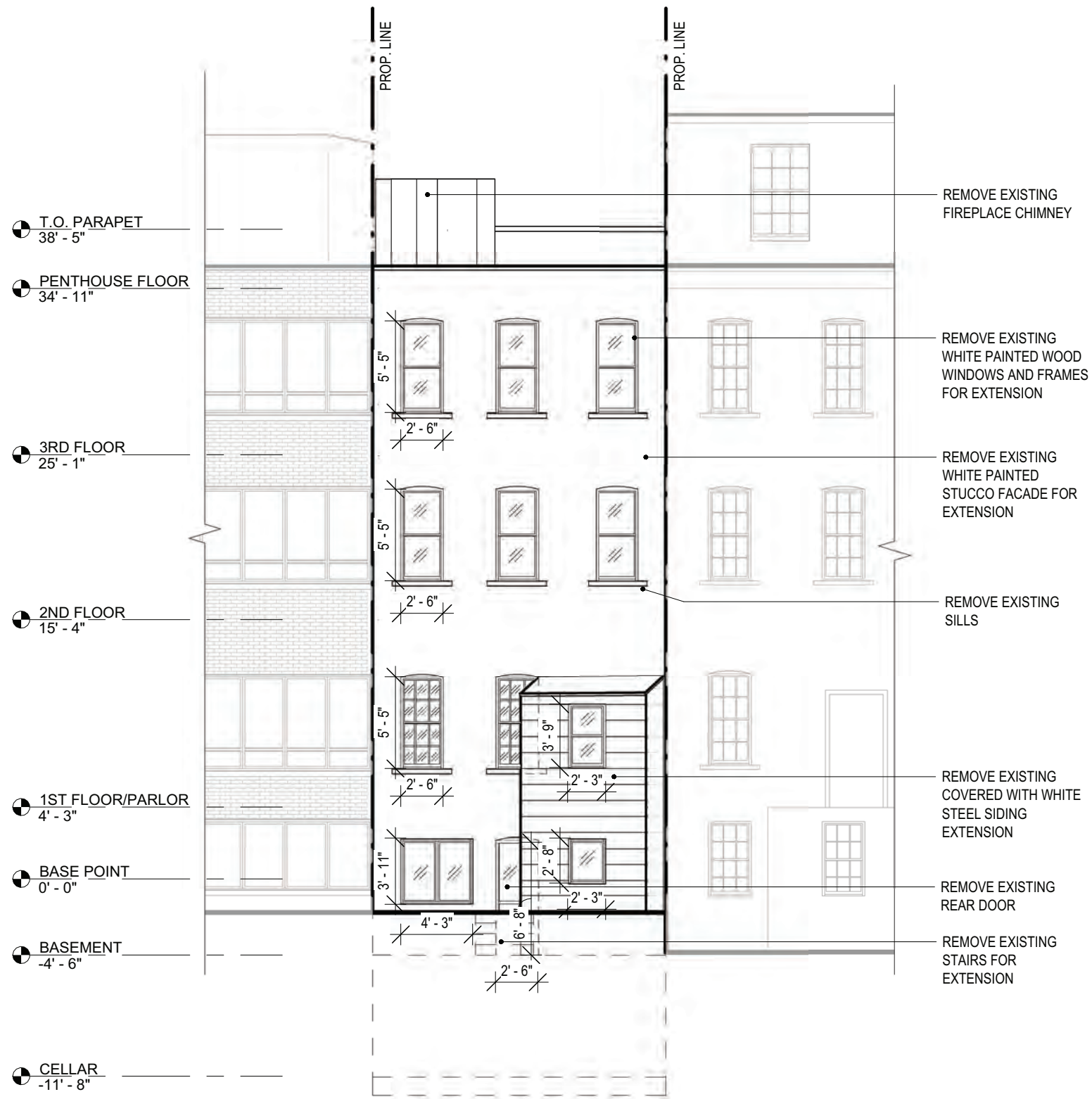




EXISTING NORTH ELEVATION  
SCALE= 1/8"=1'-0"



PROPOSED NORTH ELEVATION  
SCALE= 1/8"=1'-0"





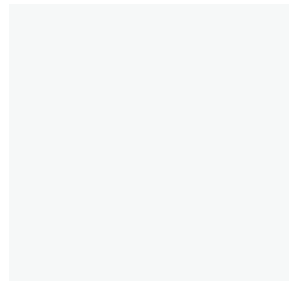
PROPOSED NORTH ELEVATION



Existing pink painted brick to be restored



Existing detail to be restored



Proposed off white paint for new front windows



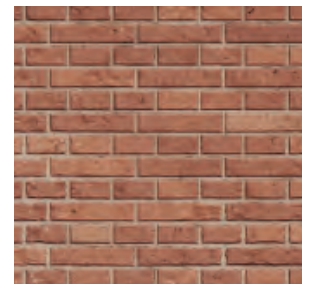
Proposed off white paint for existing entry door



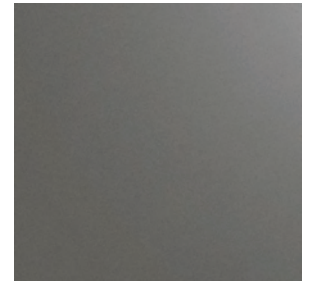
PROPOSED SOUTH ELEVATION



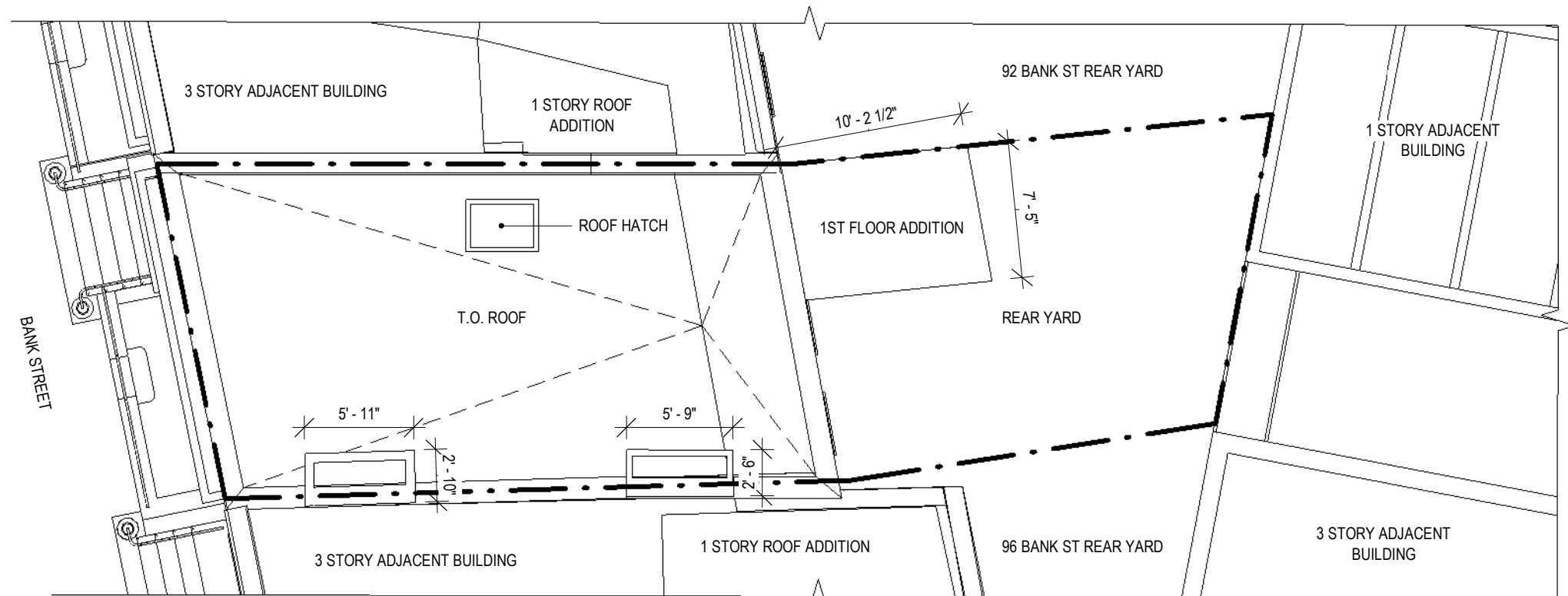
Proposed grey zinc cladding for bulkhead



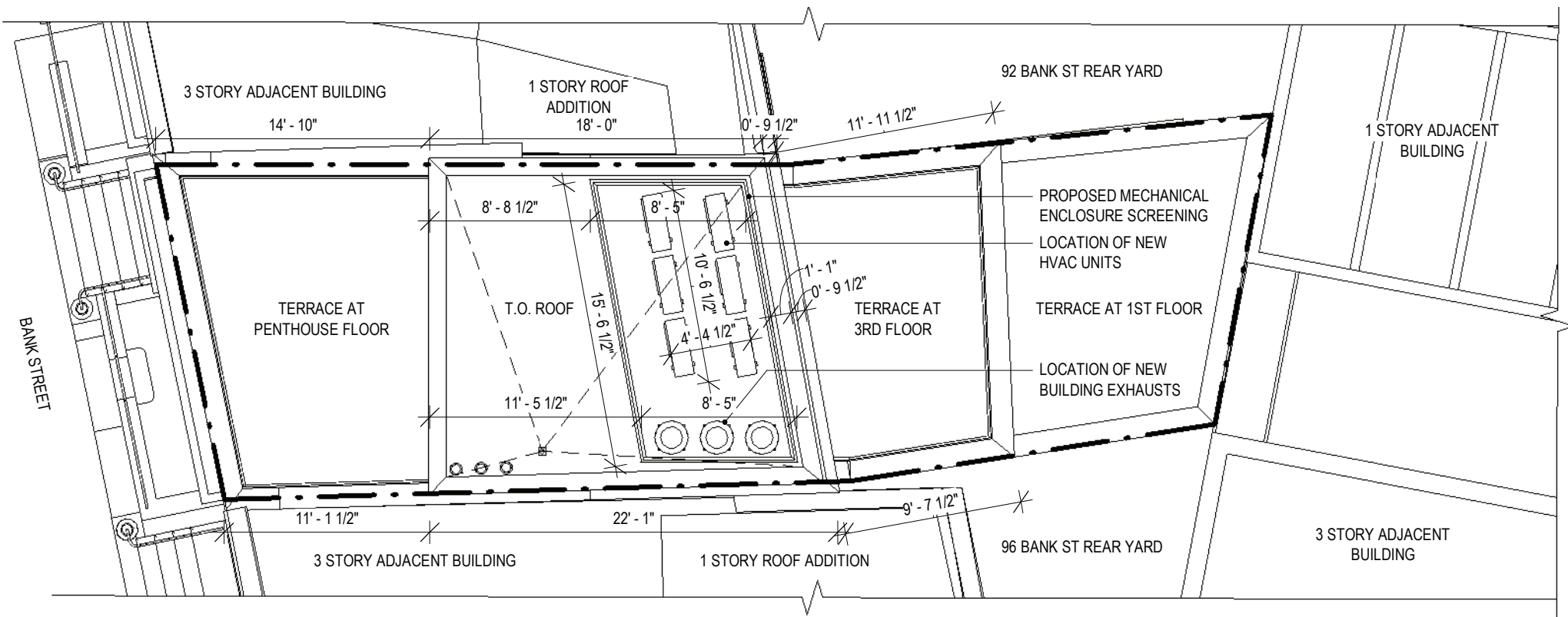
Proposed red full modular brick



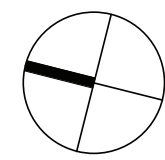
Proposed grey color for window and door trim, railings, and mechanical screen

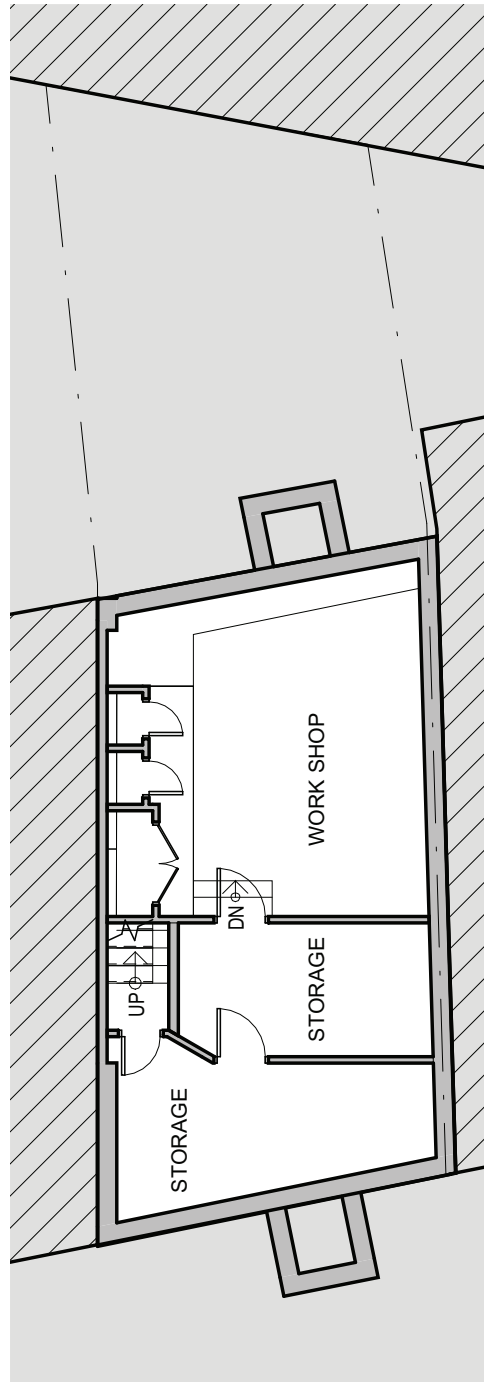


EXISTING SITE PLAN  
SCALE= 1/8"=1'-0"

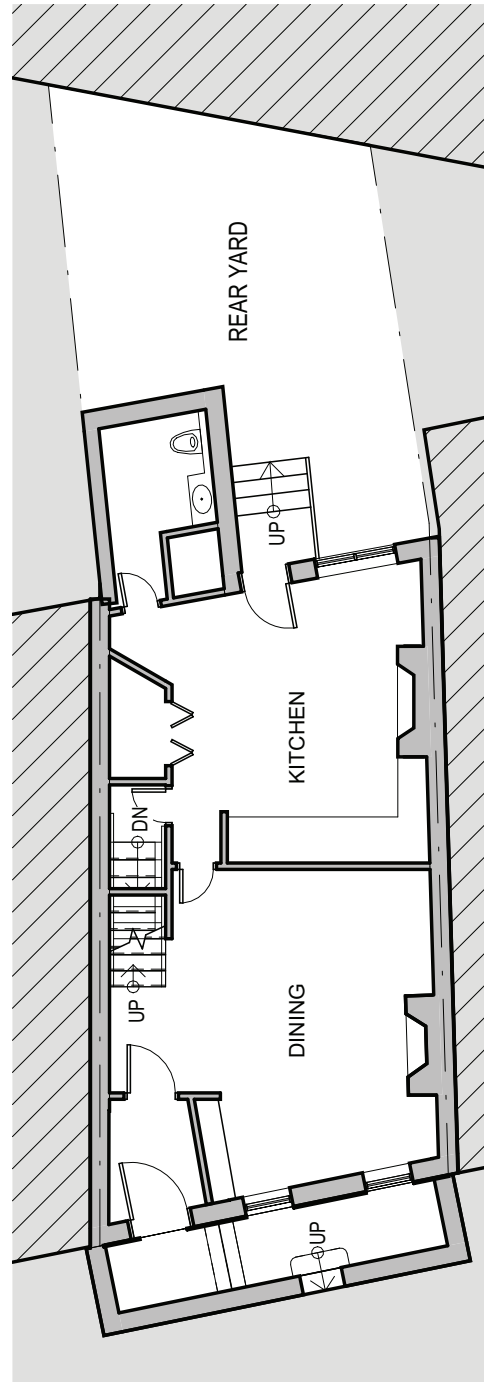


PROPOSED SITE PLAN  
SCALE= 1/8"=1'-0"

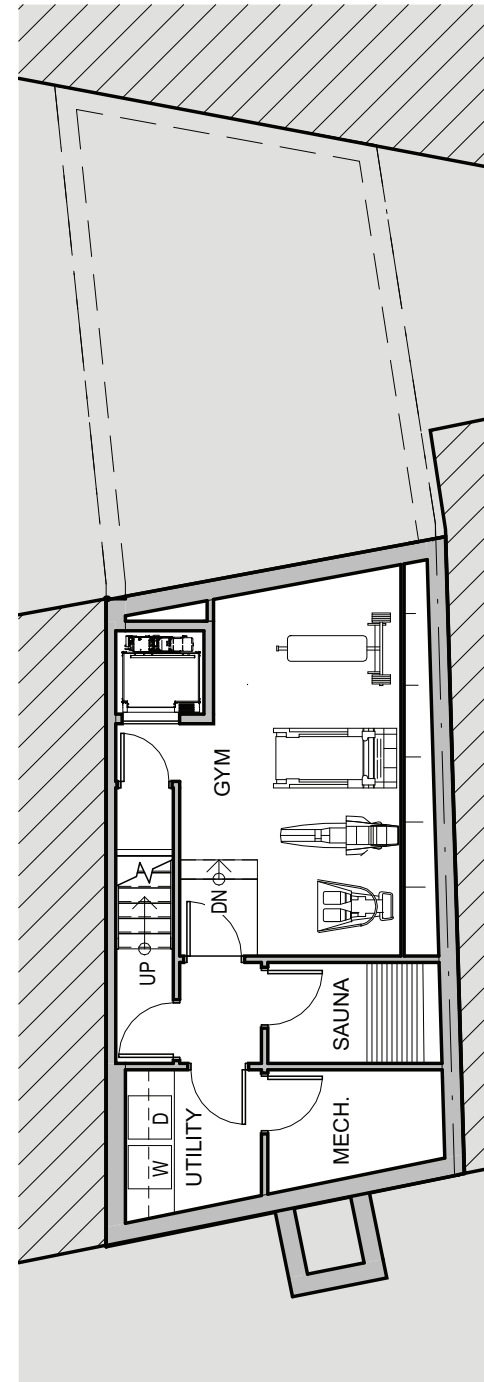




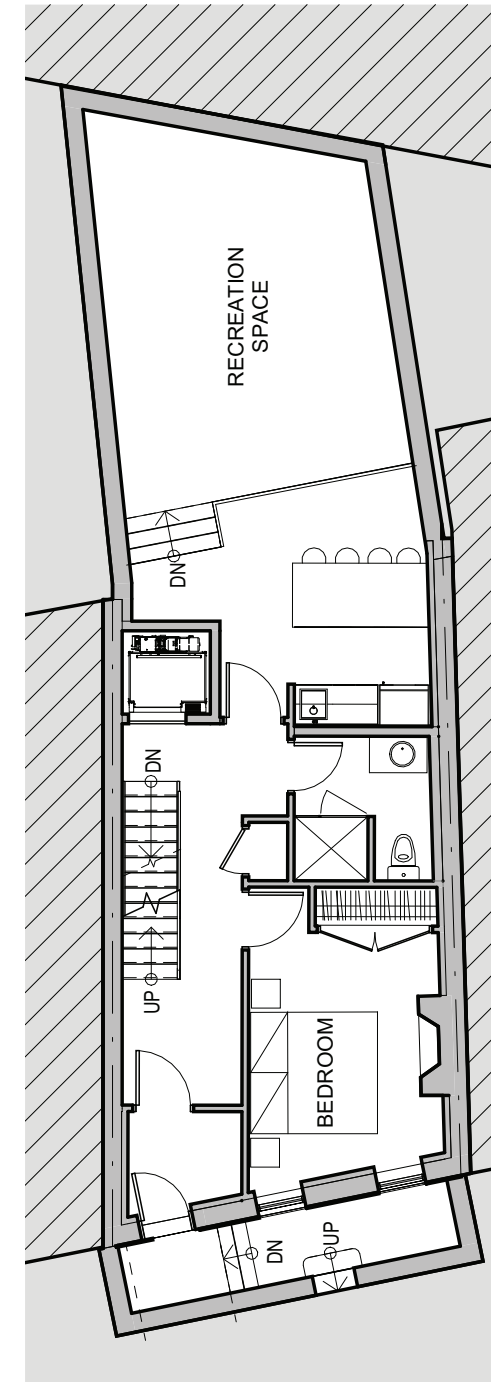
EXISTING CELLAR



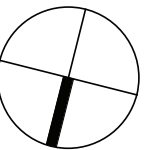
EXISTING BASEMENT



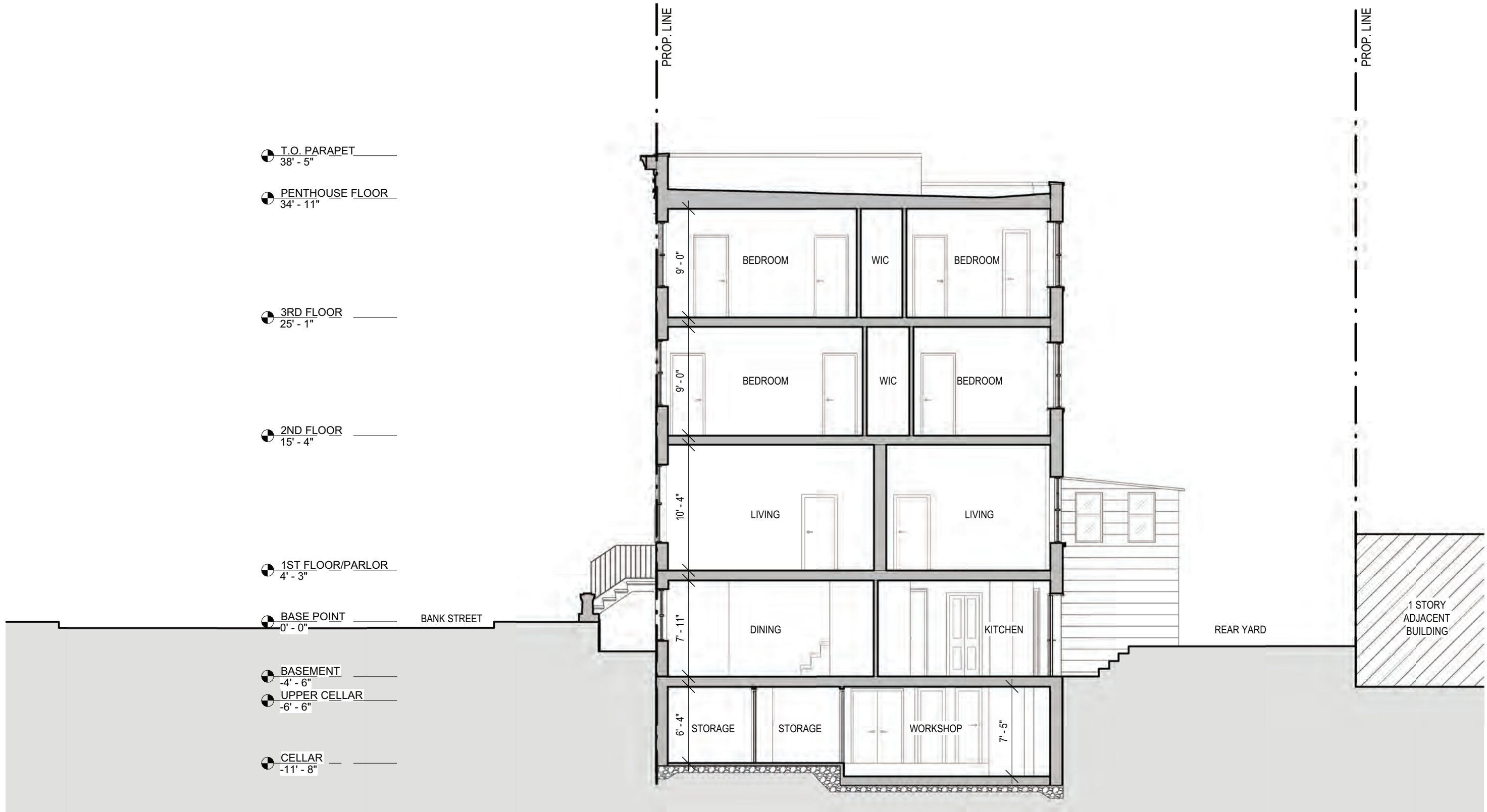
PROPOSED CELLAR



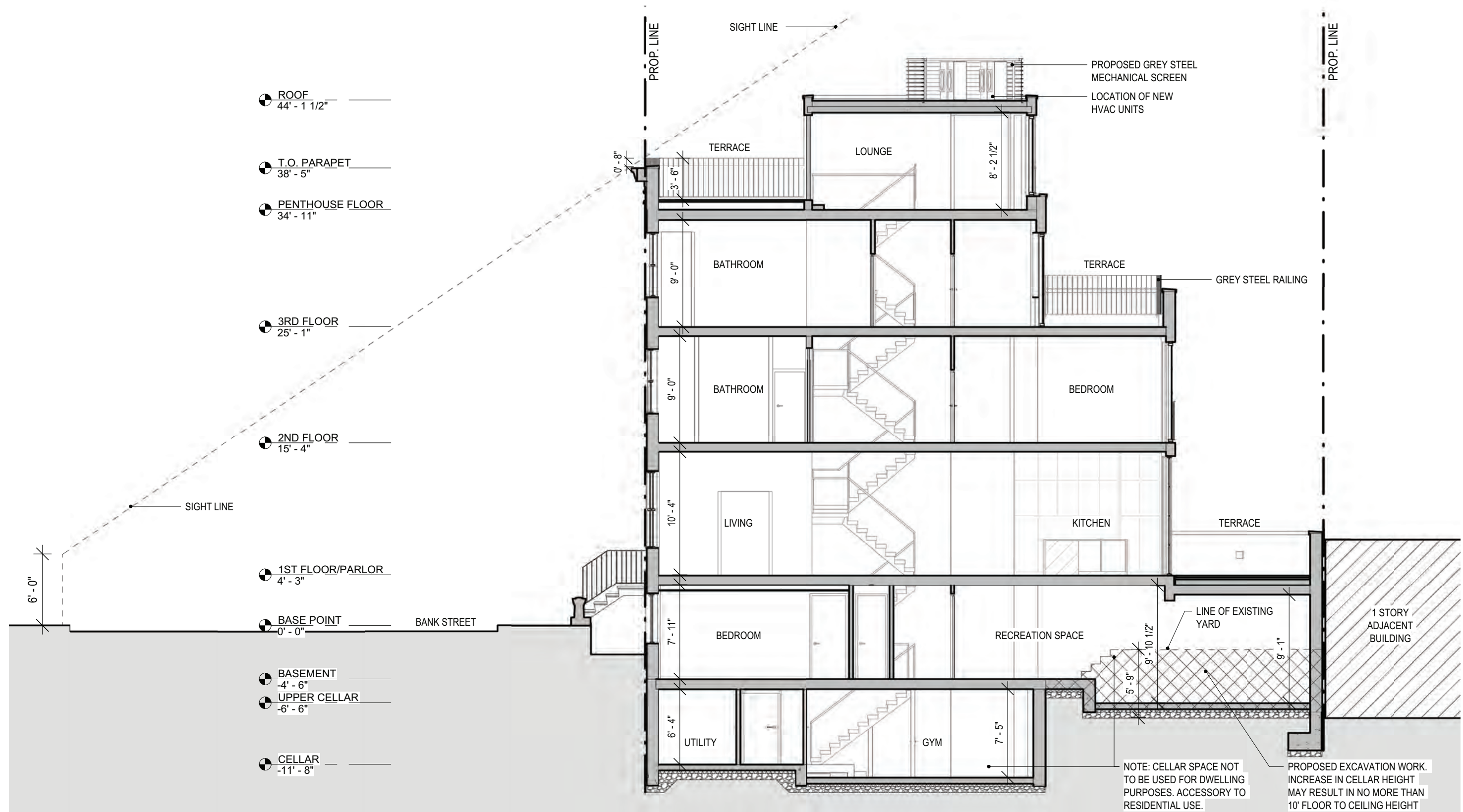
PROPOSED BASEMENT



SCALE= 1"=10'-0"



SCALE= 1/8"=1'-0"



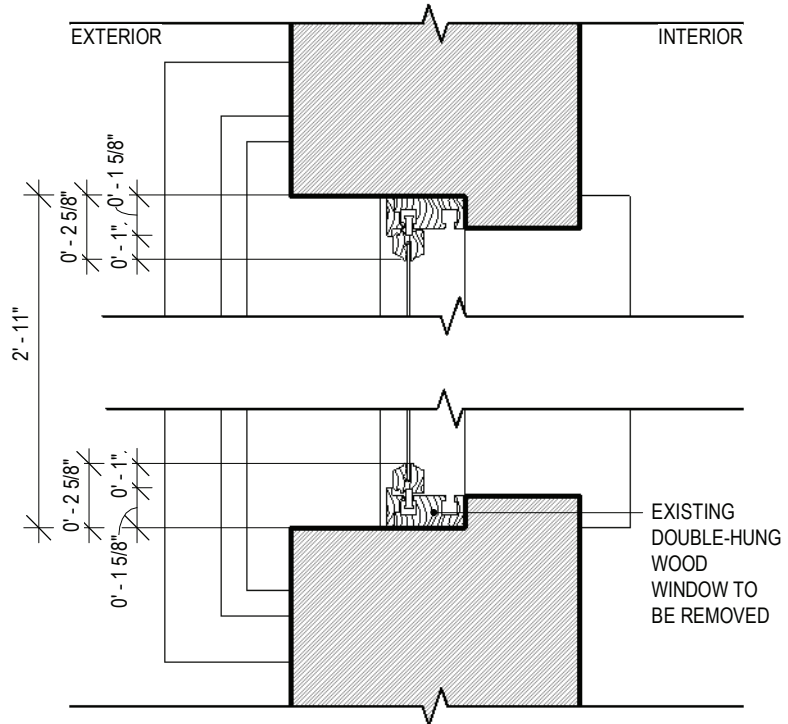
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PROPOSED LONGITUDINAL SECTION

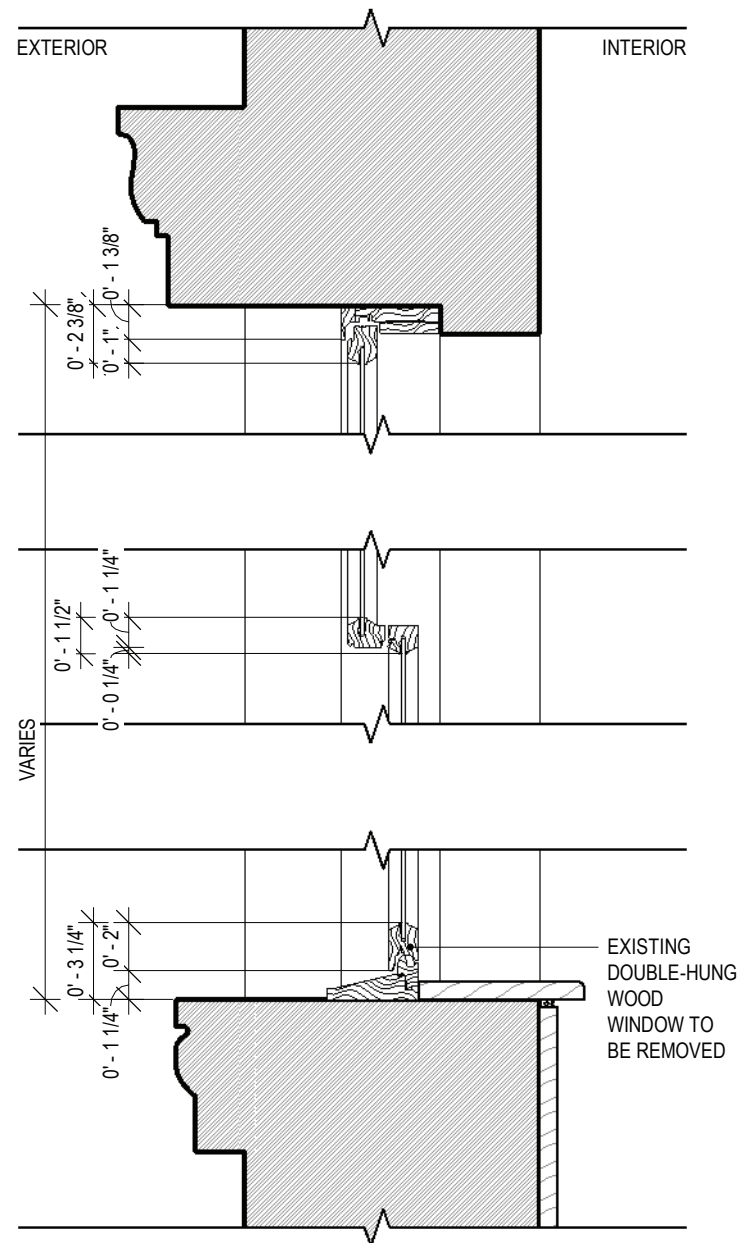
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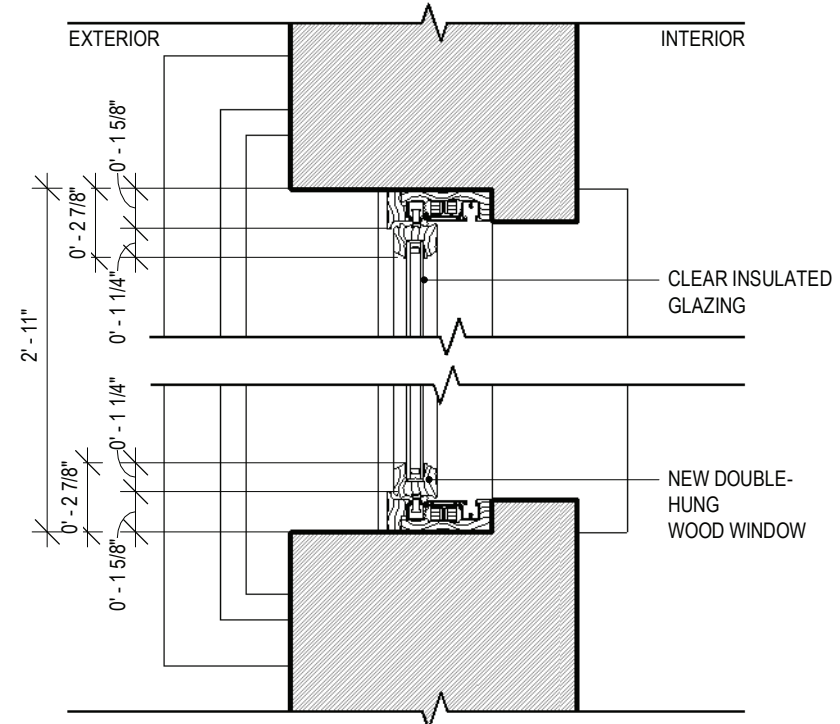
abarchitekten



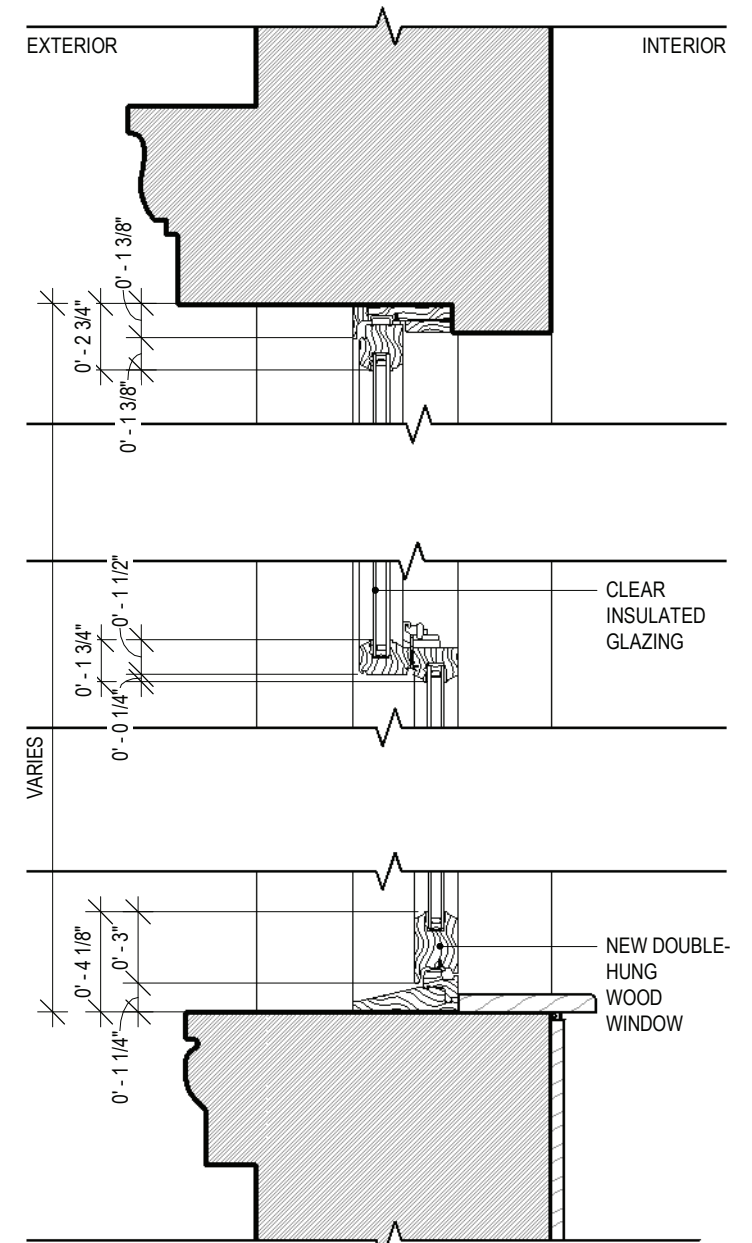
EXISTING WINDOW, TYP.  
PLAN DETAIL



EXISTING WINDOW, TYP.  
SECTION DETAIL



PROPOSED WINDOW, TYP.  
PLAN DETAIL



PROPOSED WINDOW, TYP.  
SECTION DETAIL

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# 94 BANK ST New York, NY

June 12th, 2025









## Manhattan's CB2 Landmarks Committee

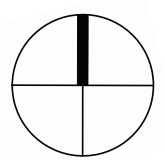
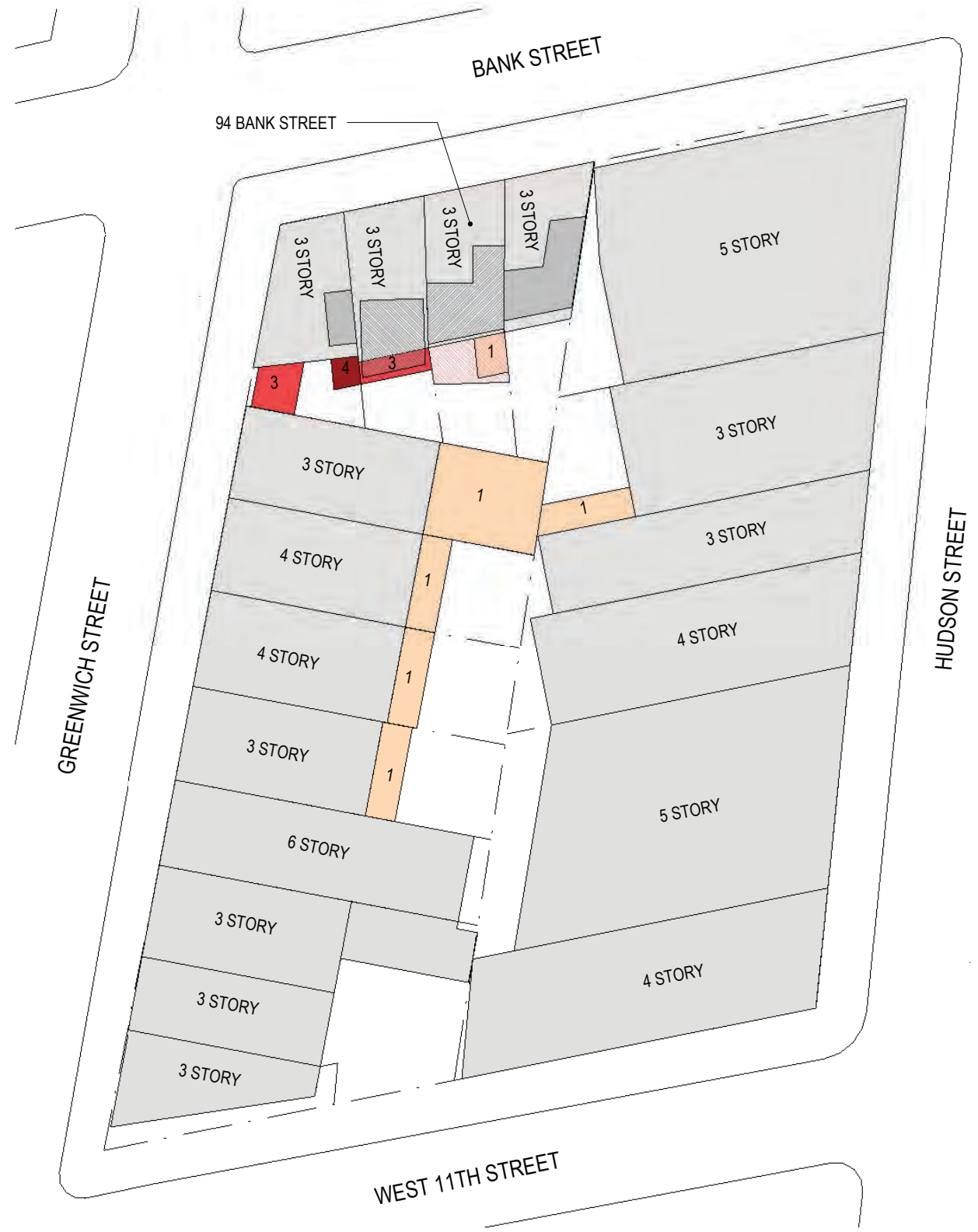
### Appendix

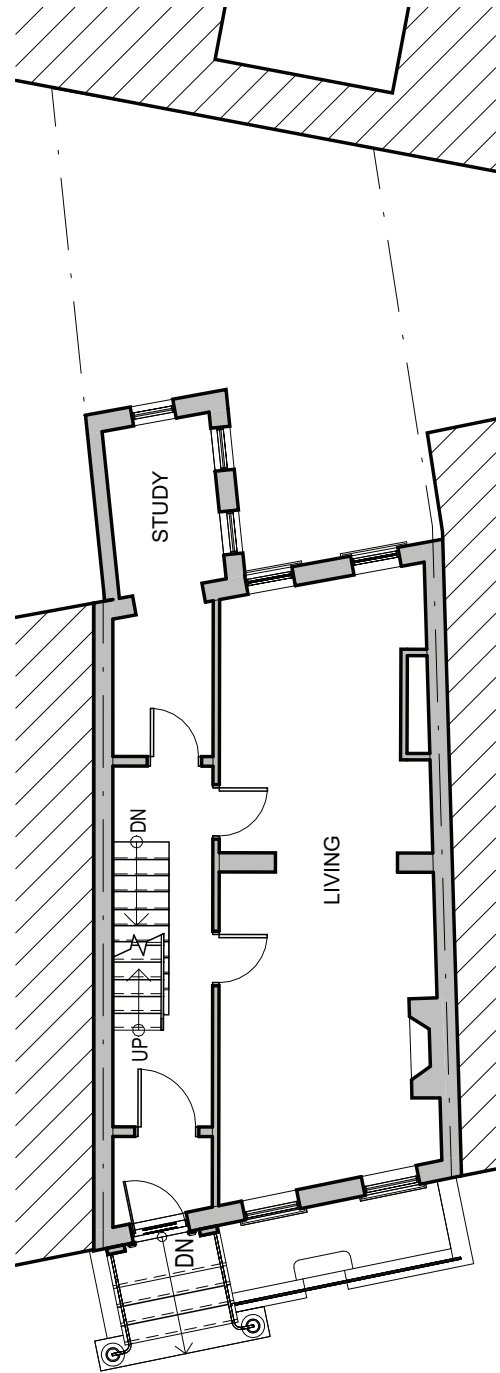
- 21 Block Plan
- 22 Existing & Proposed 1st-PH Floor Plans



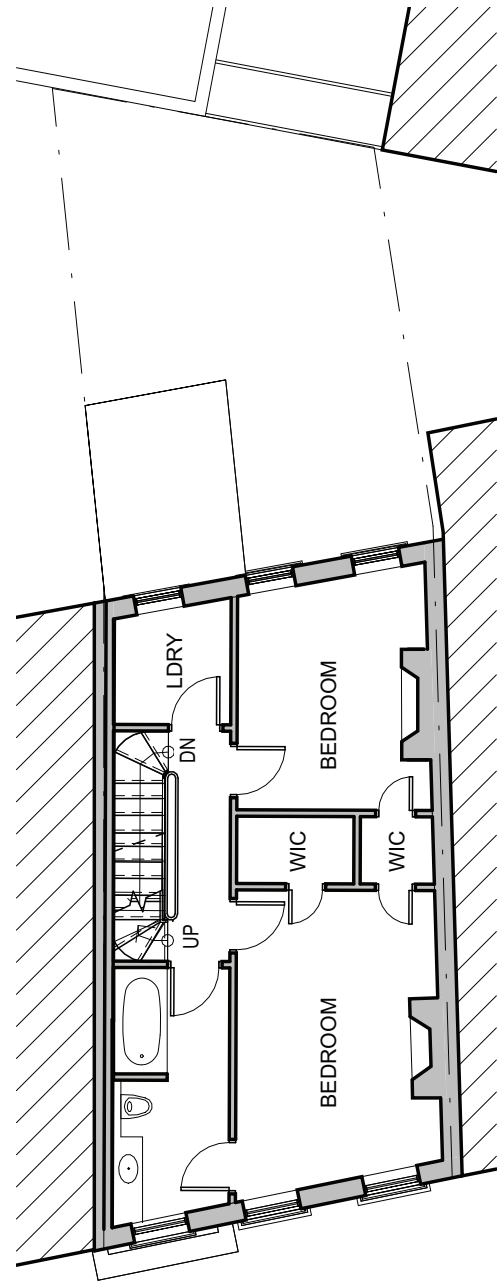
**BLOCK PLAN KEY**

-  BUILDING
-  1 STORY ADDITION
-  3 STORY ADDITION
-  4 STORY ADDITION
-  ROOFTOP ADDITION
-  96 BANK STREET LCP APPROVED ROOF ADDITION
-  94 BANK STREET PROPOSED ROOF ADDITION
-  94 BANK STREET PROPOSED 2 STORY ADDITION

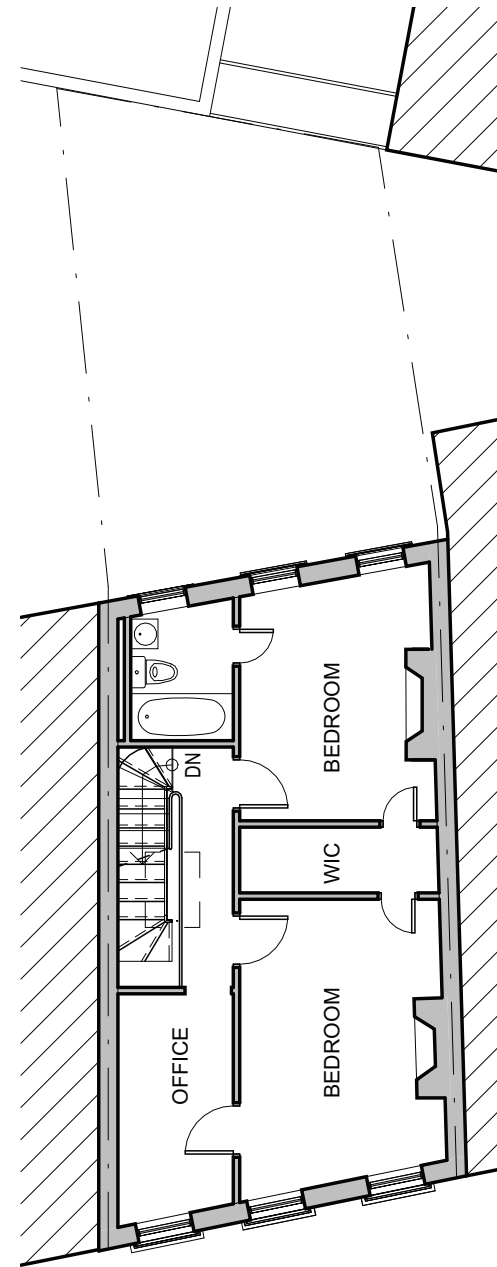




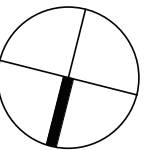
1ST FLOOR



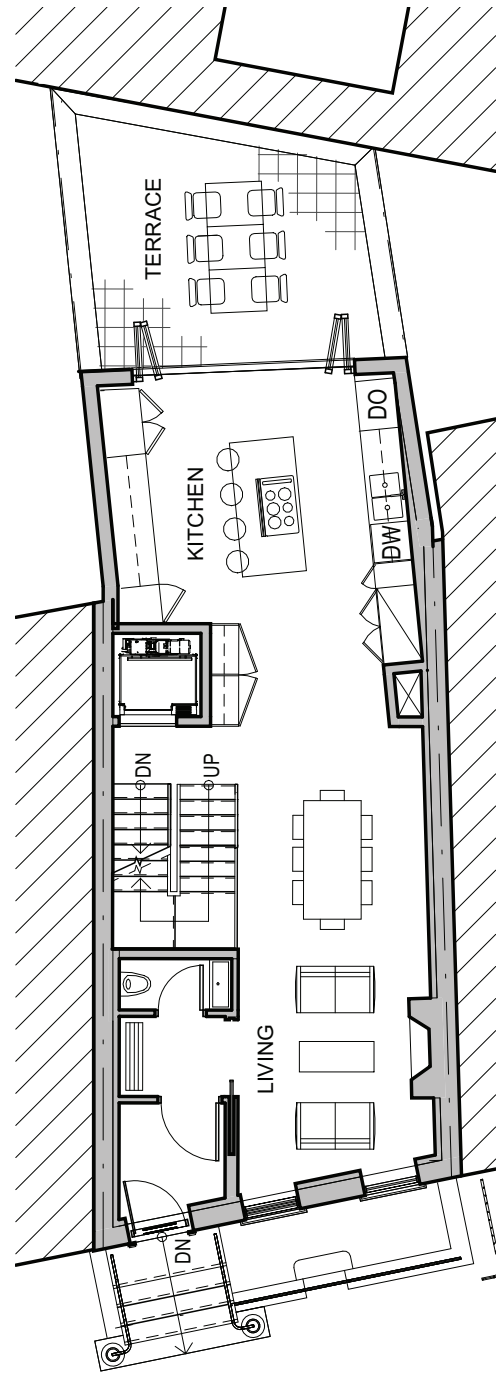
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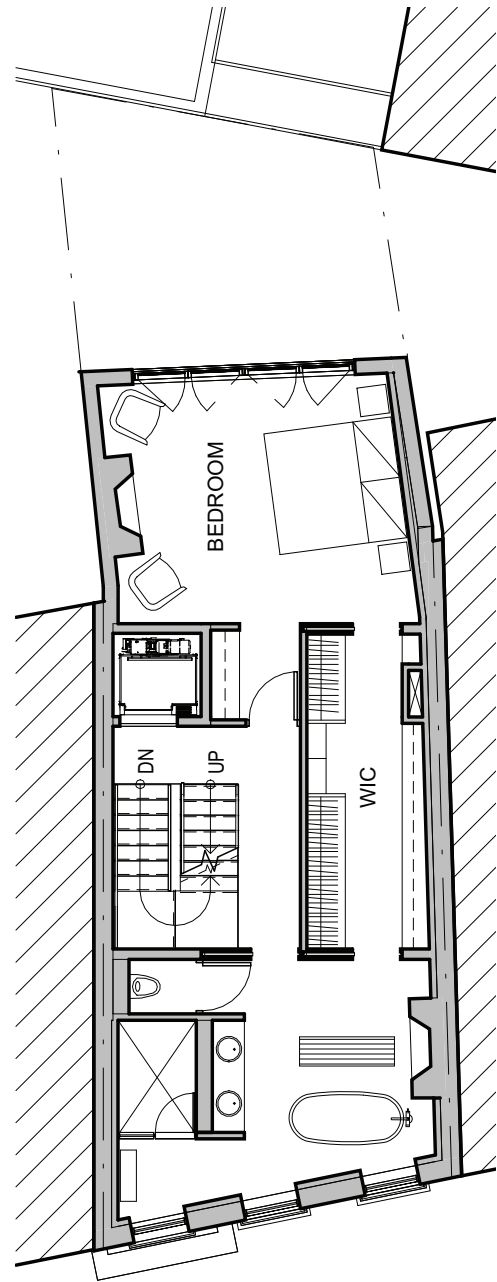
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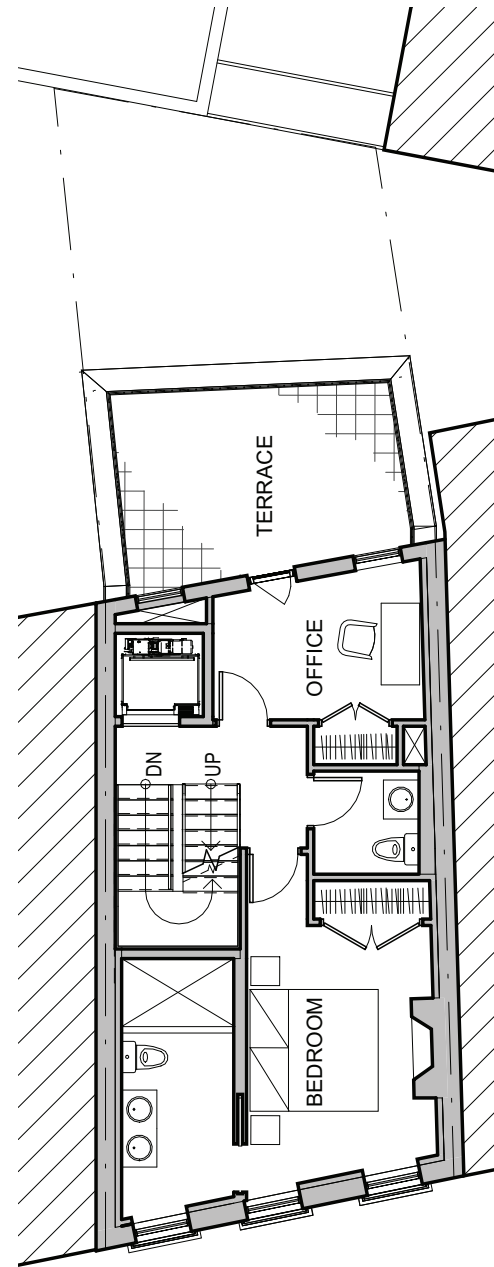
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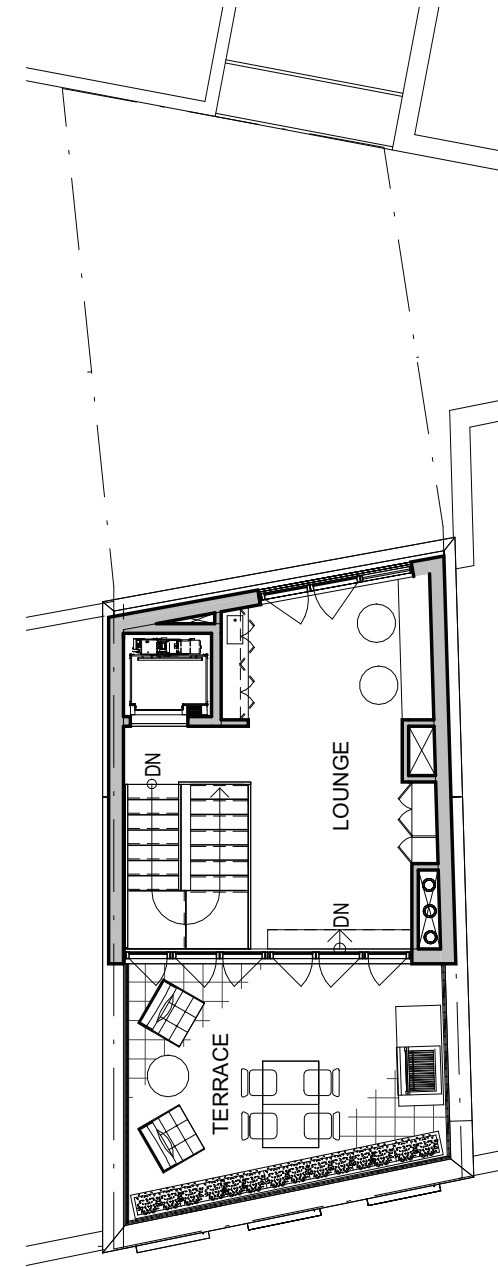
1ST FLOOR



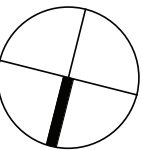
2ND FLOOR



3RD FLOOR



PH FLOOR



SCALE= 1"=10'-0"

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