

The current proposal is:

Preservation Department – Item 2, LPC-25-00834

94 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.

94 BANK ST

New York, NY

August 5th, 2025

Landmarks Preservation Commission Public Hearing

Summary of comments and changes

- Commissioners' comments: The angles of the rooftop and rear-yard additions do not respect the house's angles and create a discordant appearance.

Response: The angles of the rooftop and rear-yard additions have been rationalized to be in alignment with the house.

- Commissioners' comments: The visibility of the mechanicals should be decreased.

Response: The footprint of the mechanical enclosure has been decreased so that it is no longer visible from Greenwich St and Bank St.

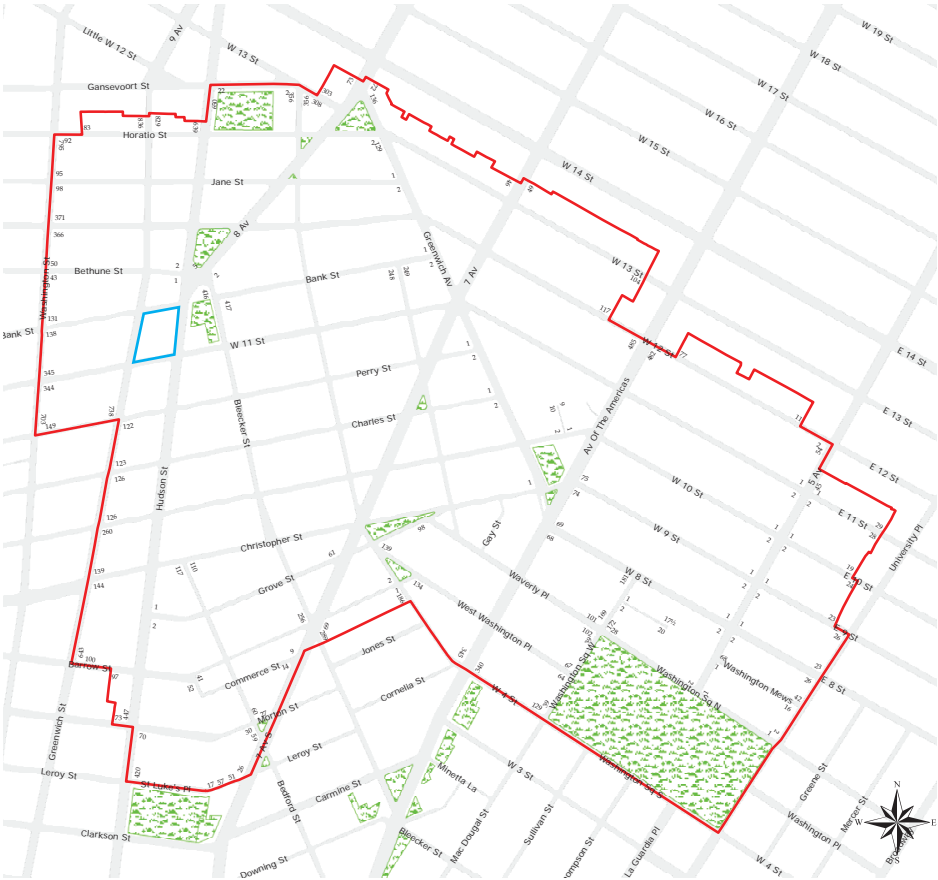
- Commissioners' comments: Rear elevation features should be reconstructed.

Response: The missing brick cornice is proposed to be reconstructed based on 92 Bank Street's. The top floor window lintels will be retained.





PRIMARY FACADE



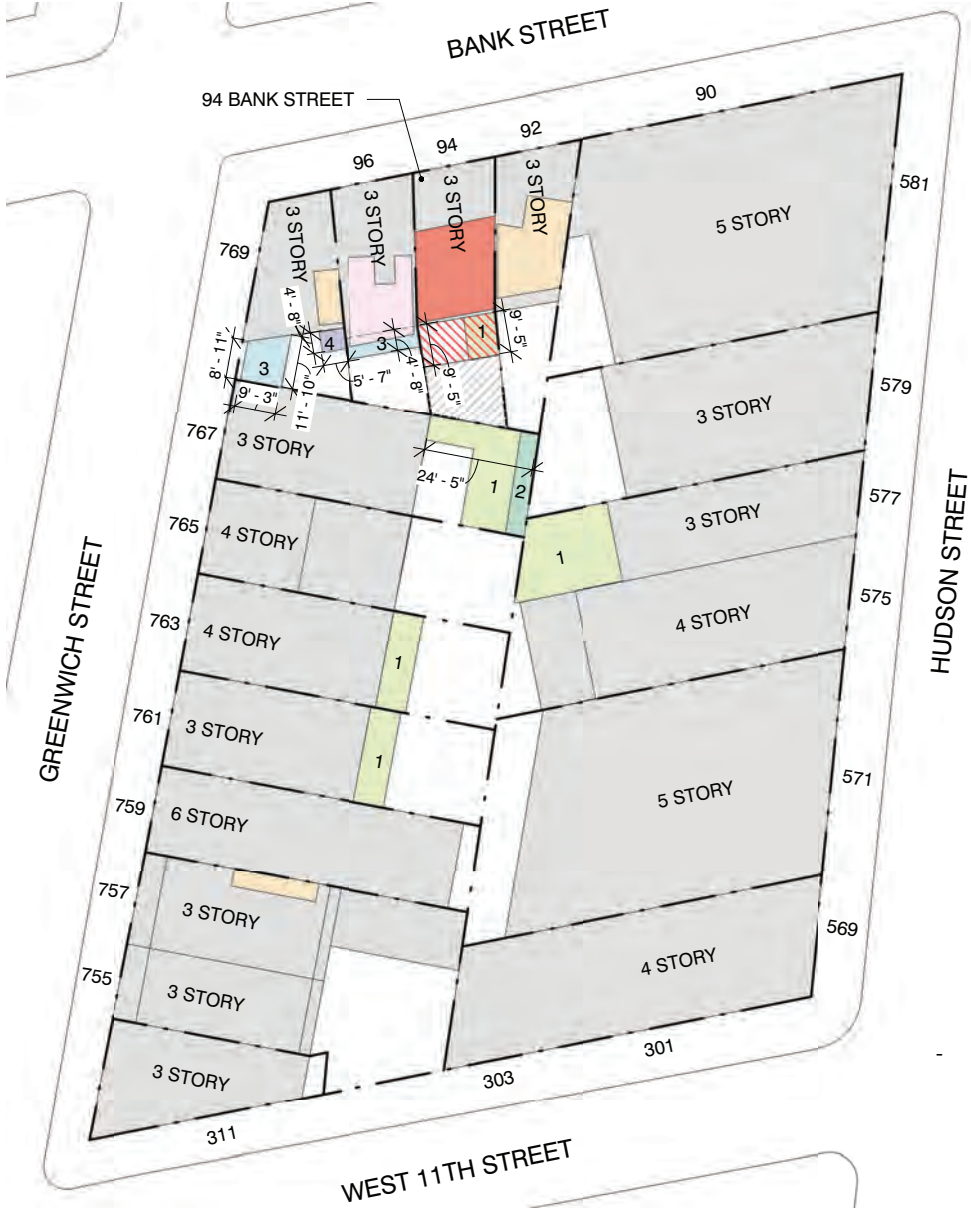
GREENWICH VILLAGE HISTORIC DISTRICT MAP



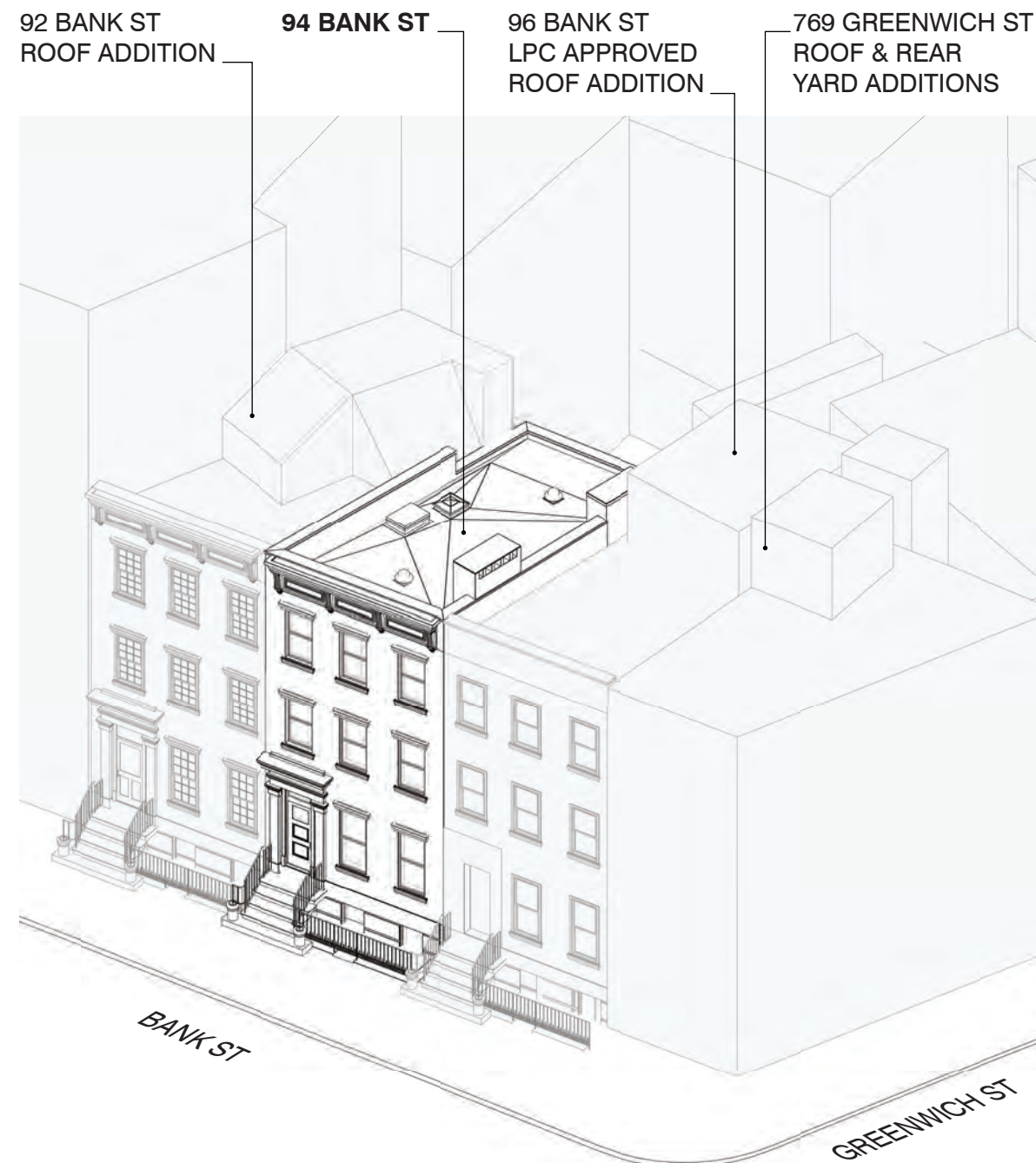
NYCITYMAP BLOCK PLAN



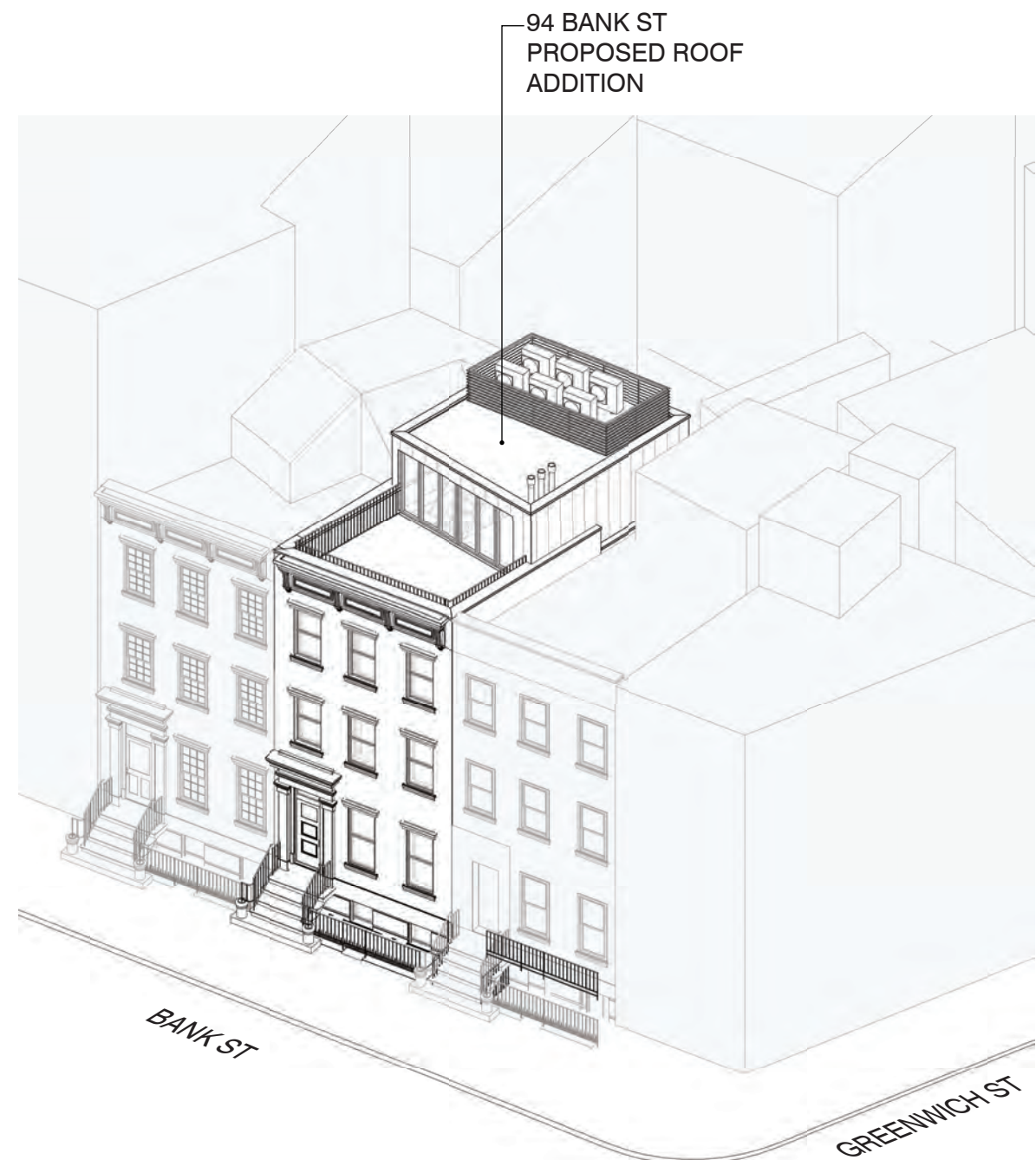
REAR YARD
VIEW FROM THE ROOF



BLOCK PLAN

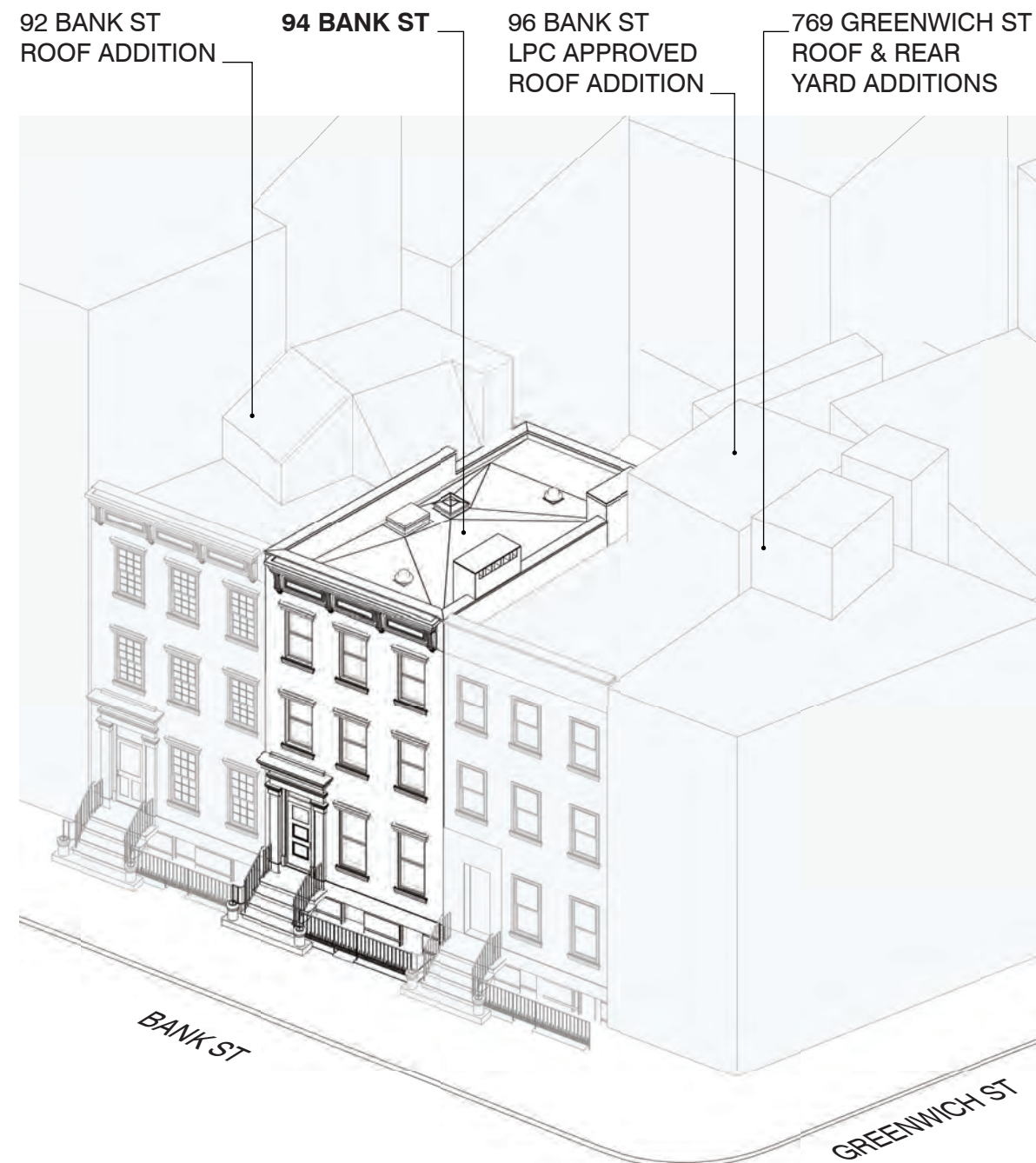


EXISTING CONDITIONS
NW VIEW

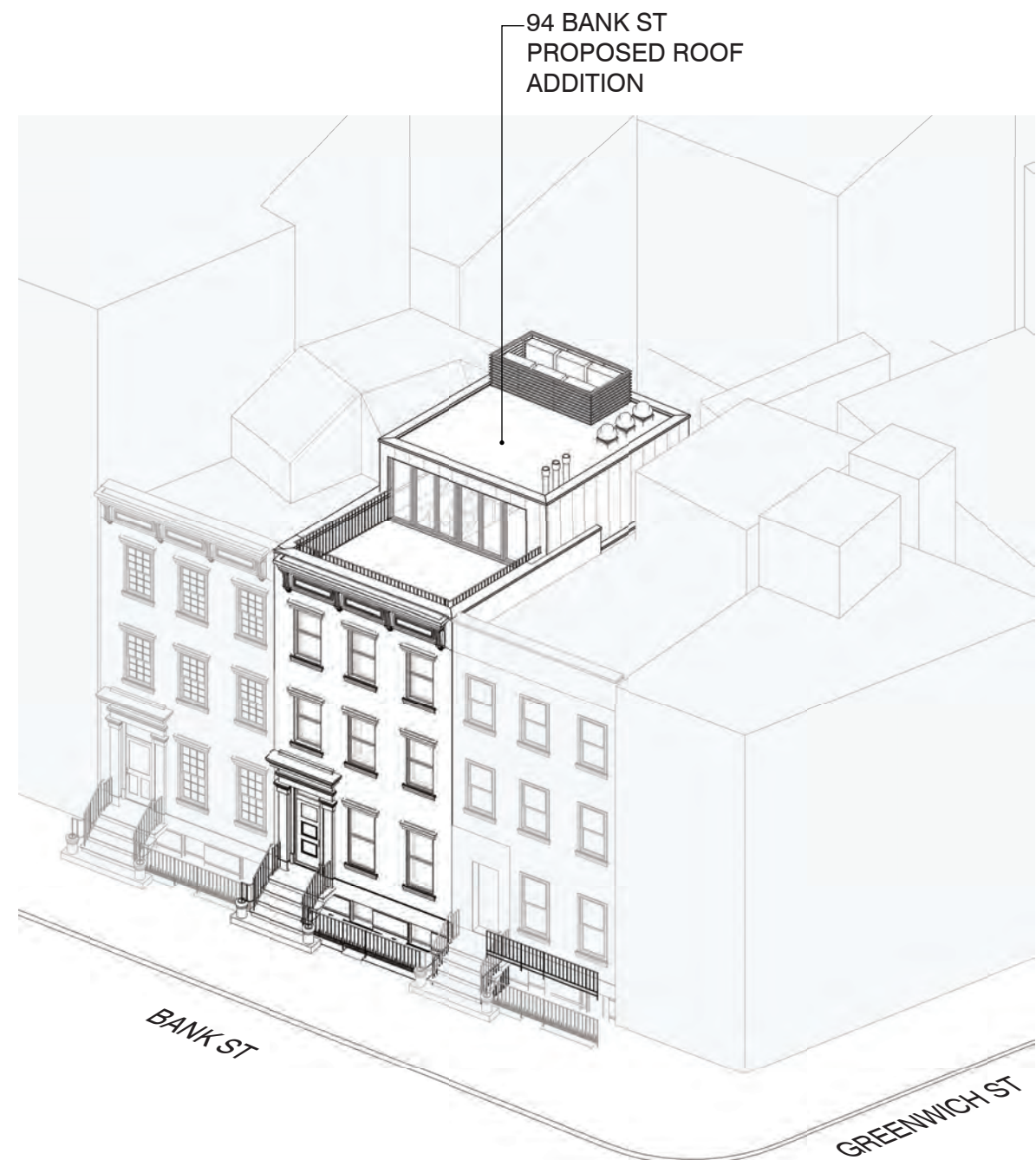


PROPOSED ADDITIONS
NW VIEW



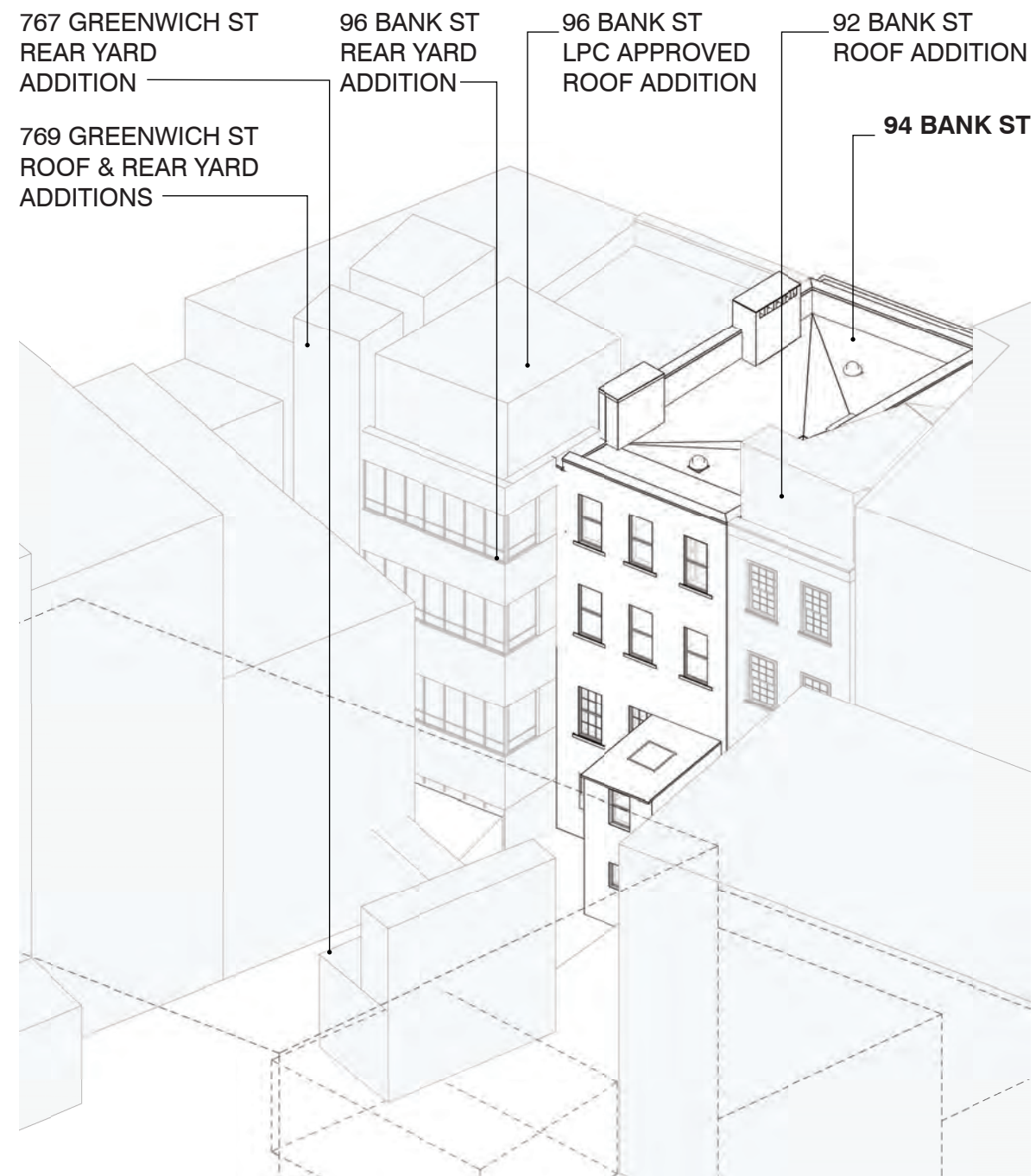


EXISTING CONDITIONS
NW VIEW

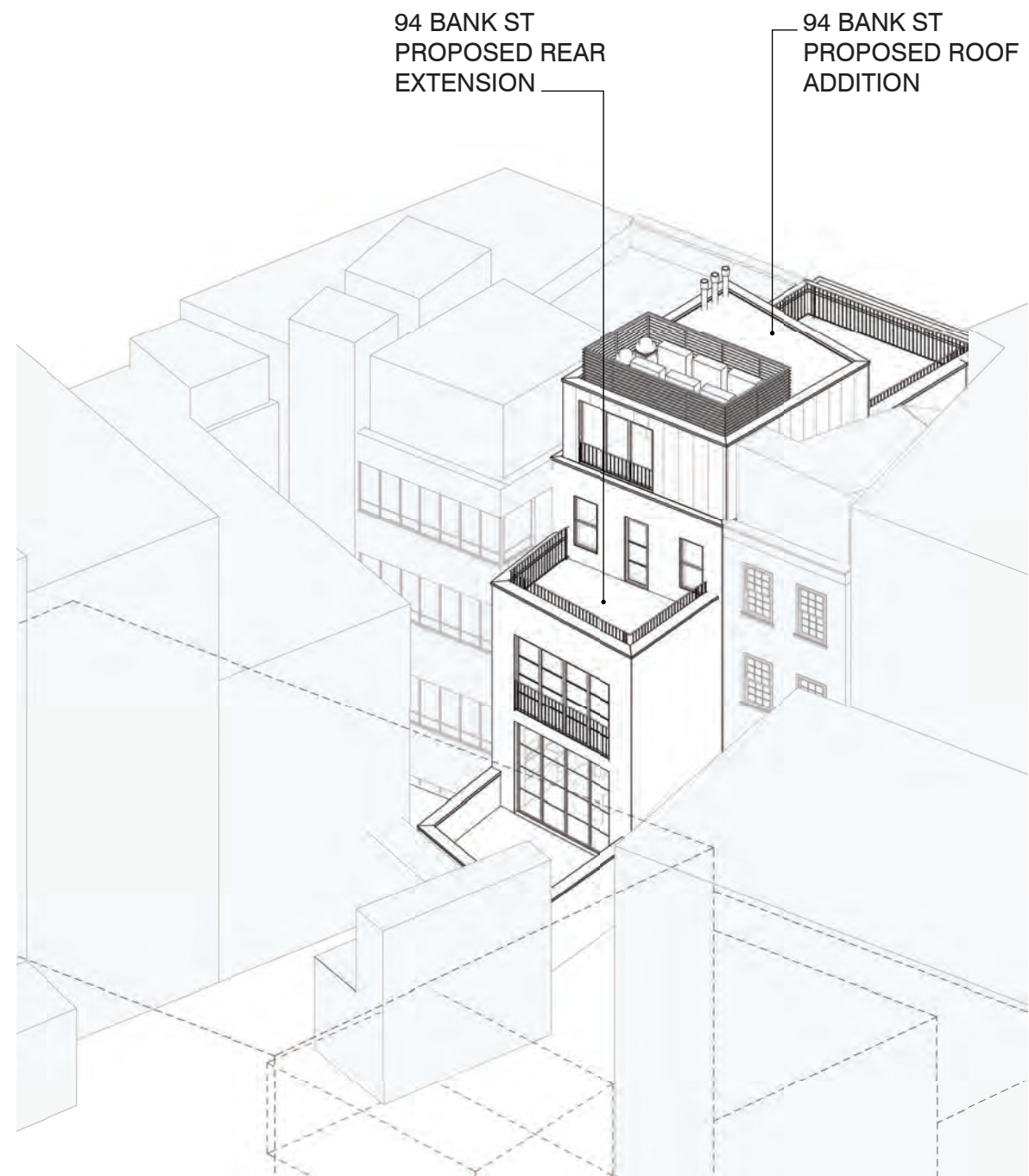


PROPOSED ADDITIONS
NW VIEW



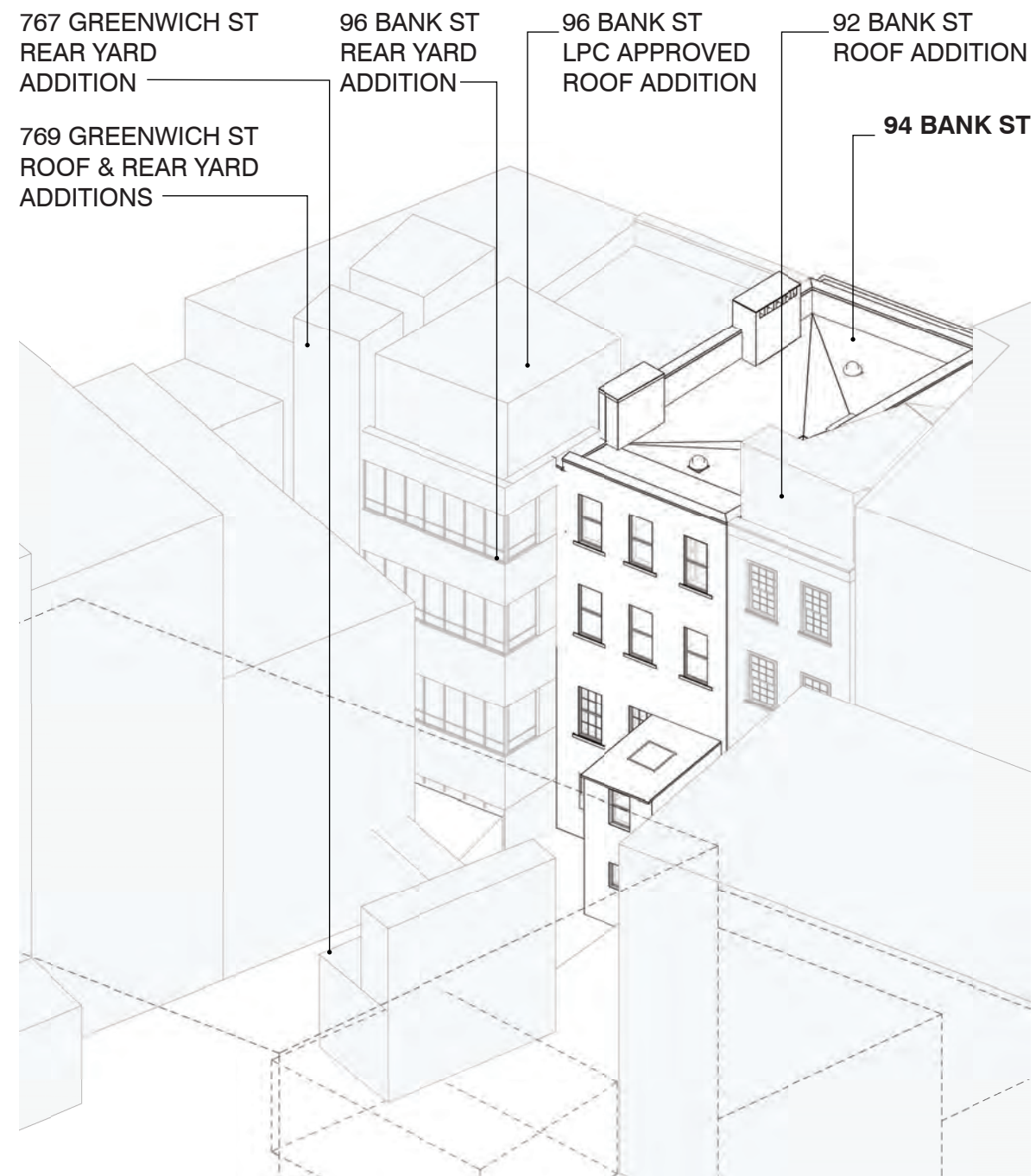


EXISTING CONDITIONS
SE VIEW

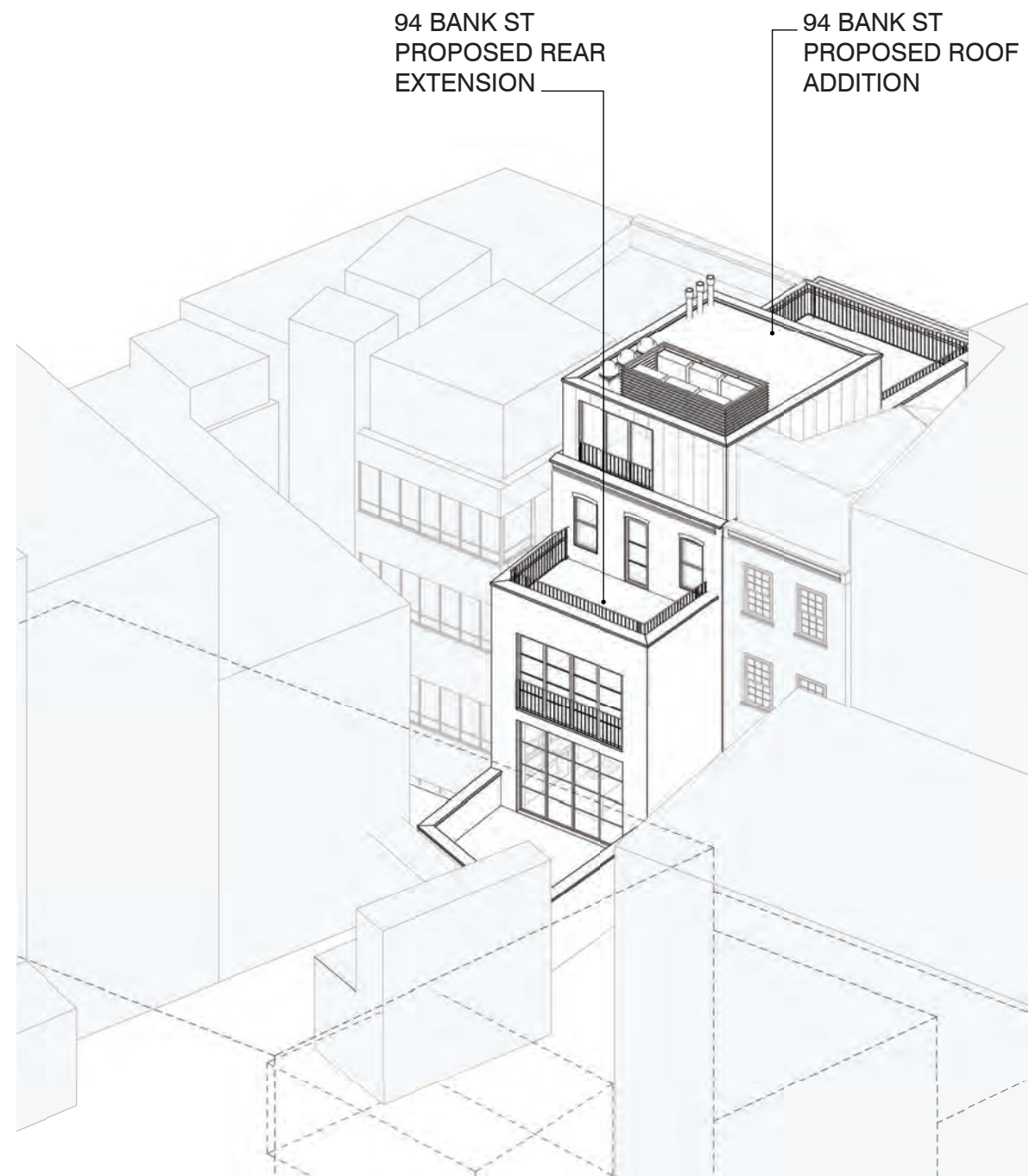


PROPOSED ADDITIONS
SE VIEW



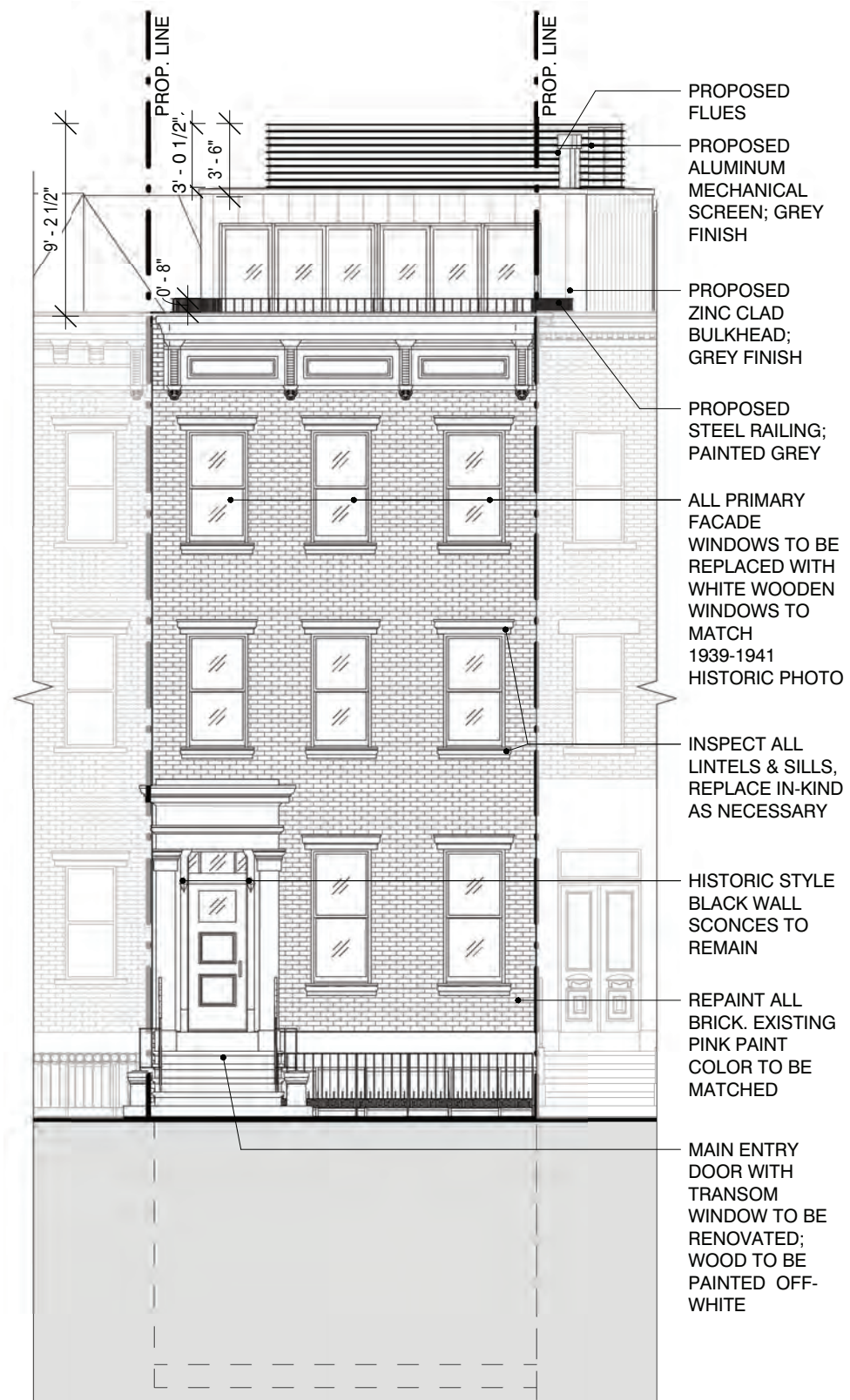


EXISTING CONDITIONS
SE VIEW

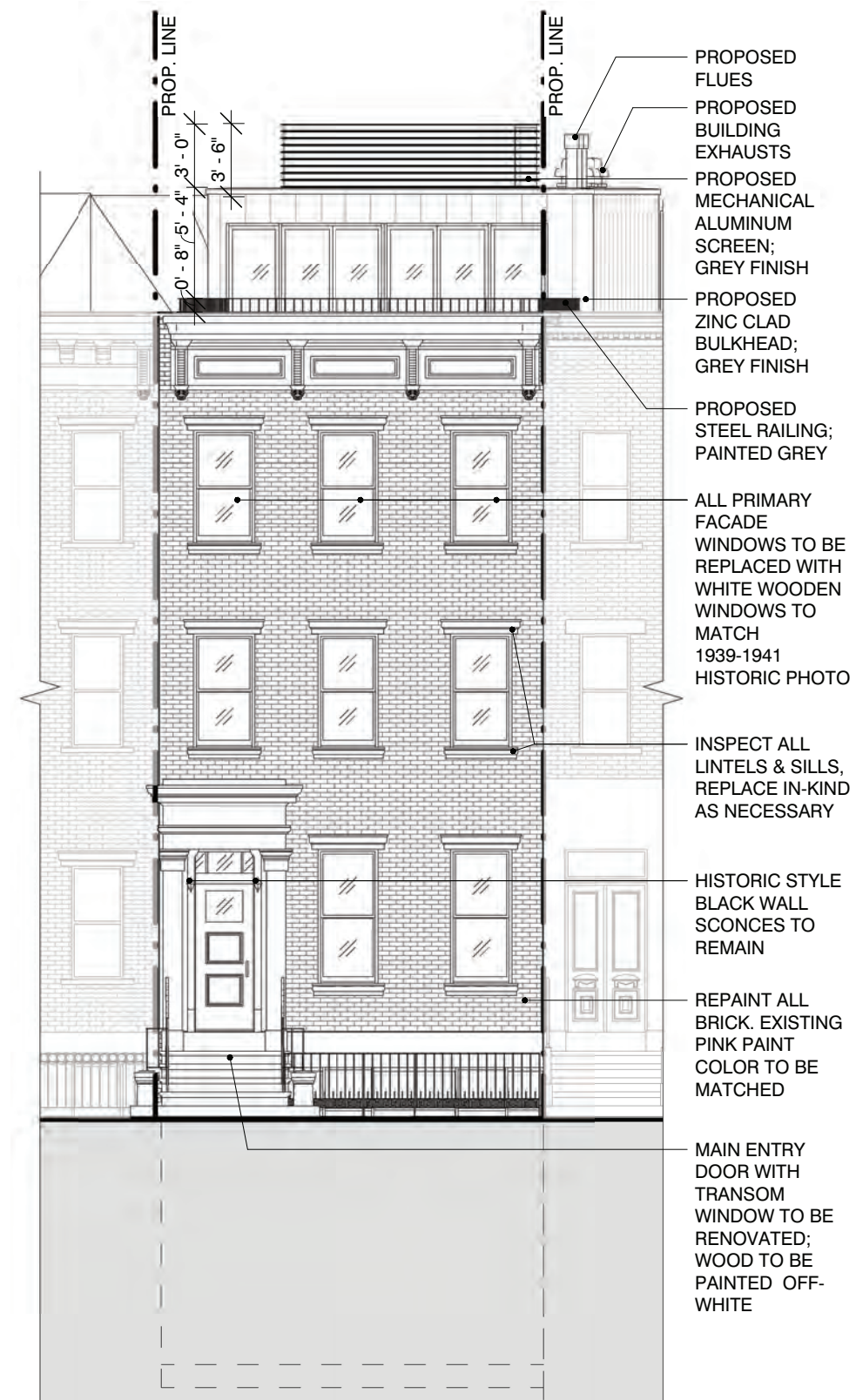


PROPOSED ADDITIONS
SE VIEW

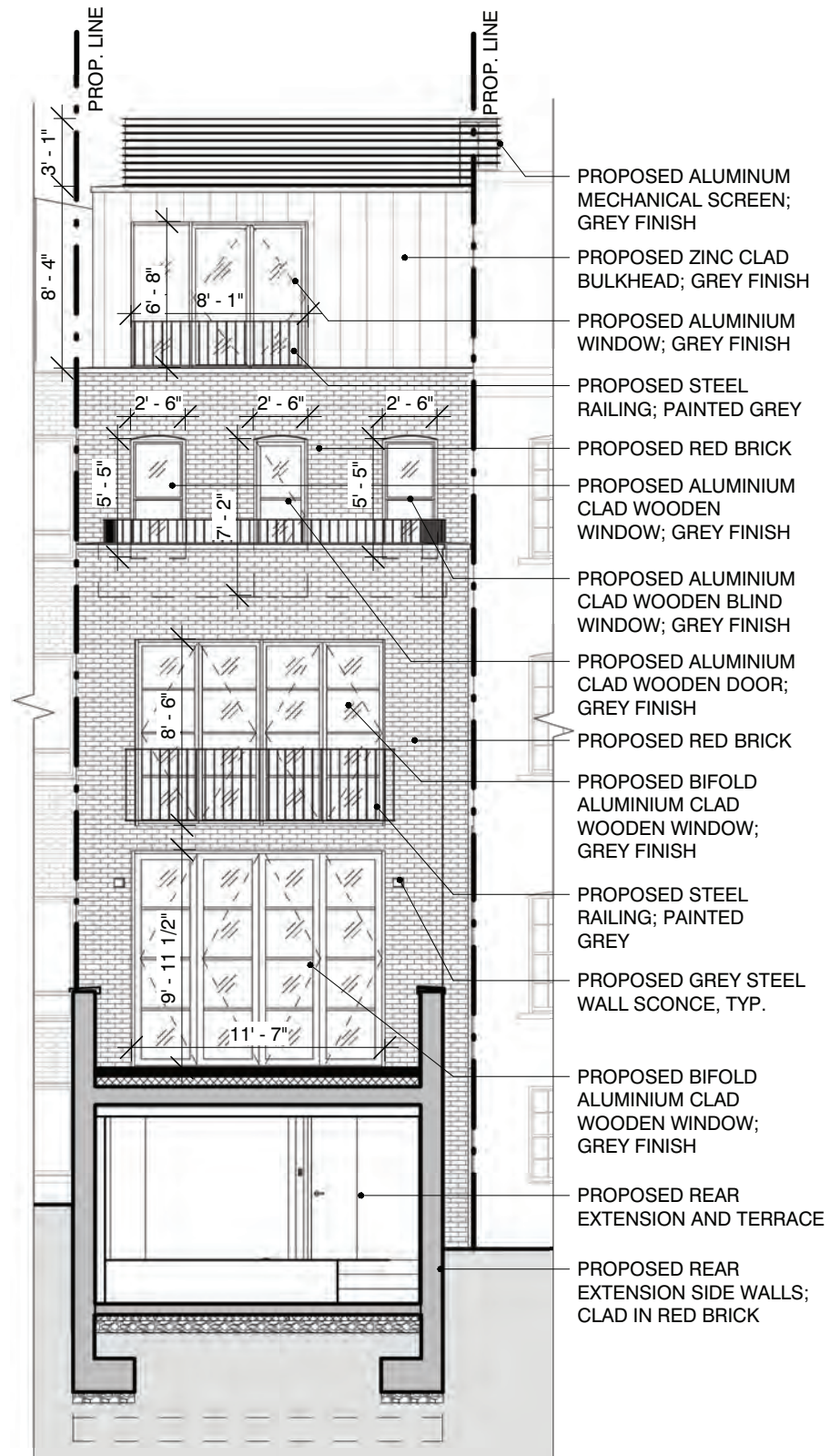




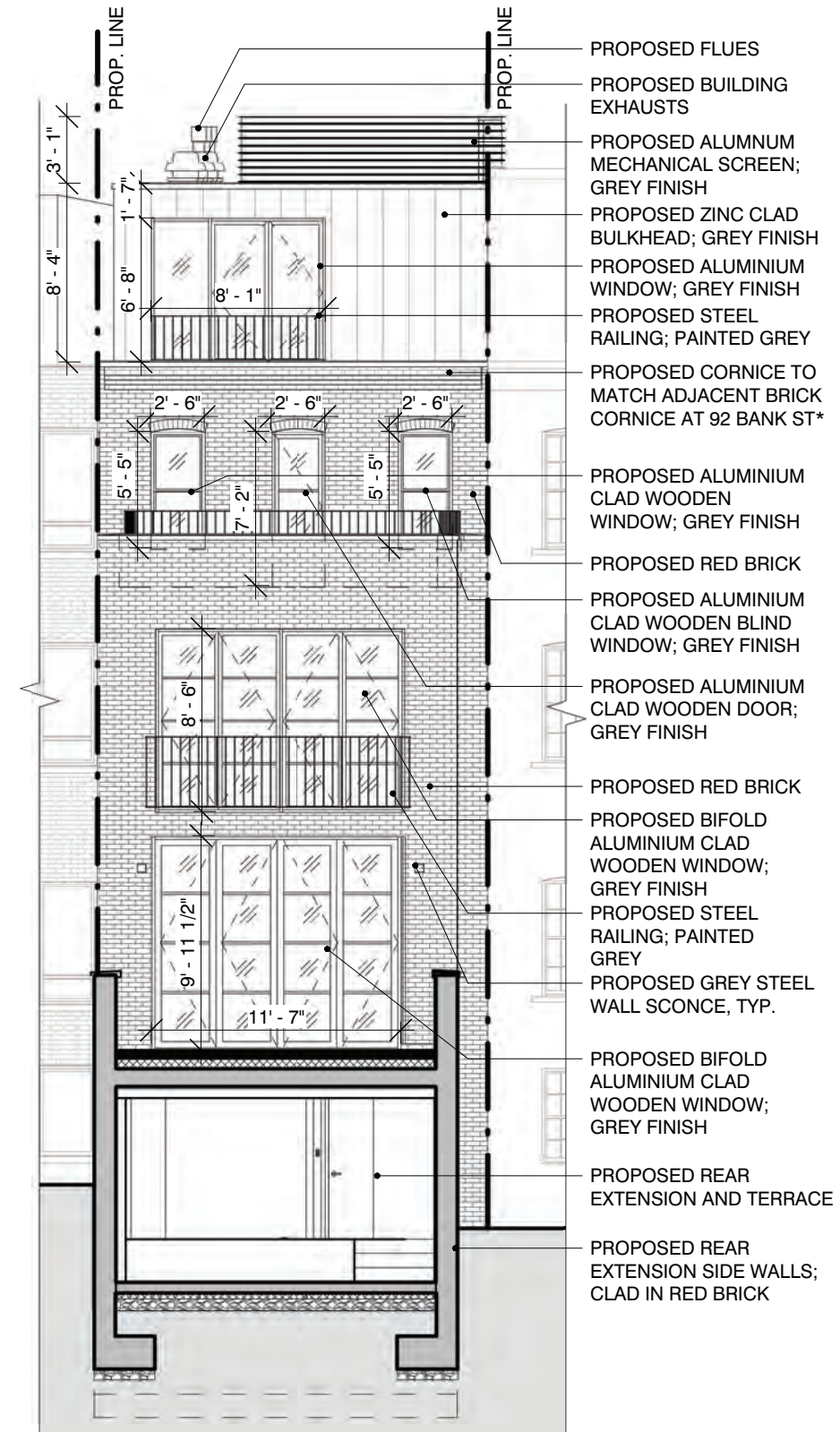
PREVIOUSLY PROPOSED NORTH ELEVATION (07/08 PRESENTATION)
SCALE=1/8"=1'-0"



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



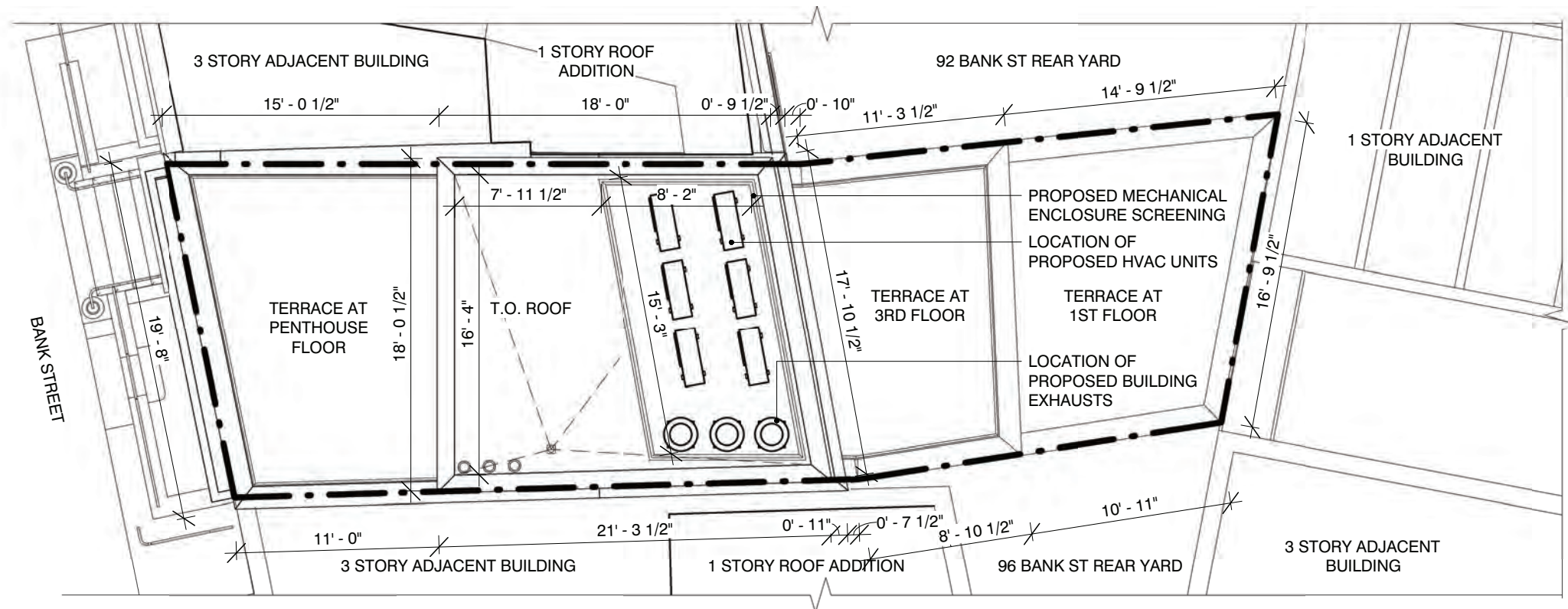
PREVIOUSLY PROPOSED SOUTH ELEVATION (07/08 PRESENTATION)
SCALE=1/8"=1'-0"



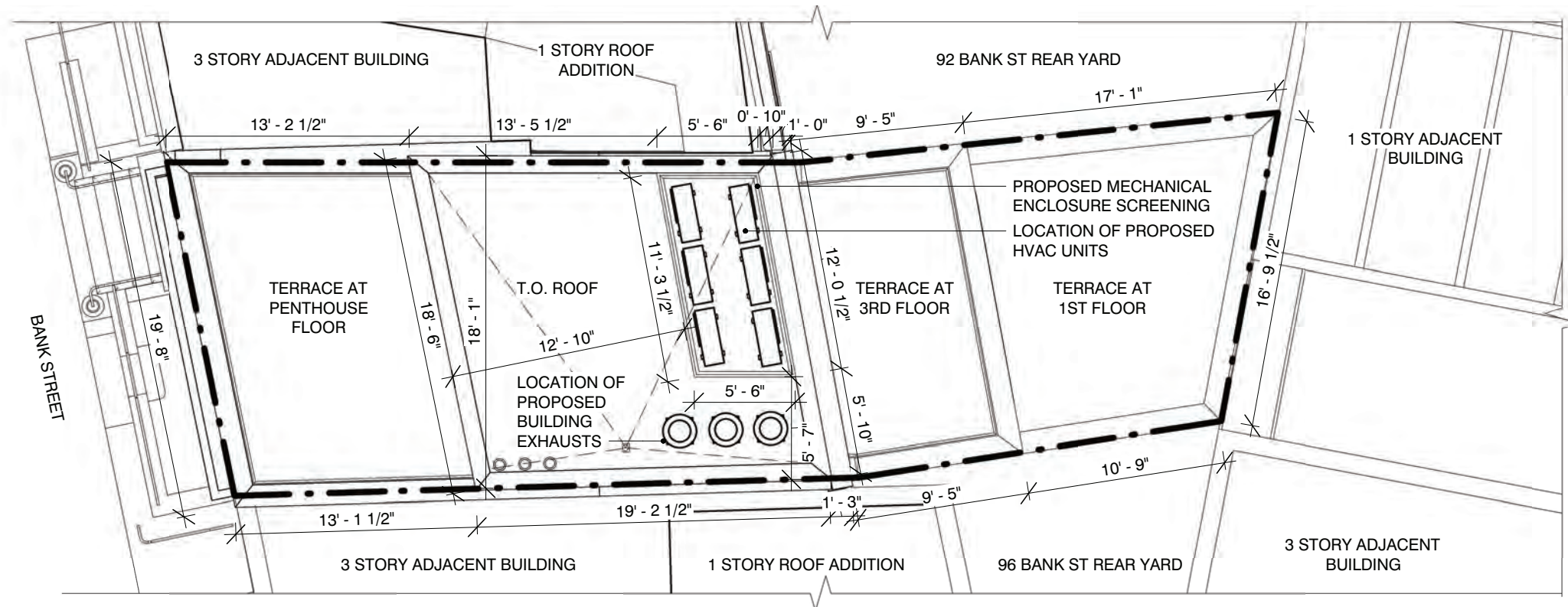
PROPOSED SOUTH ELEVATION
SCALE=1/8"=1'-0"



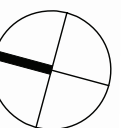
*BRICK CORNICE AT REAR
FACADE OF 92 BANK ST



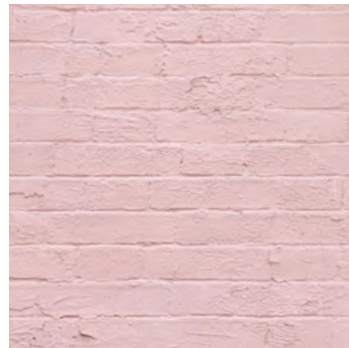
PREVIOUSLY PROPOSED SITE PLAN (07/08 PRESENTATION)



PROPOSED SITE PLAN



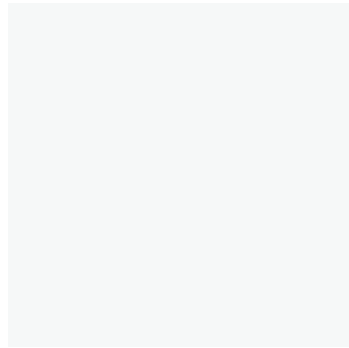
SCALE = 1/8" = 1'-0"



EXISTING PINK PAINTED BRICK TO BE RESTORED



EXISTING DETAIL TO BE RESTORED



PROPOSED OFF WHITE PAINT FOR NEW FRONT WINDOWS



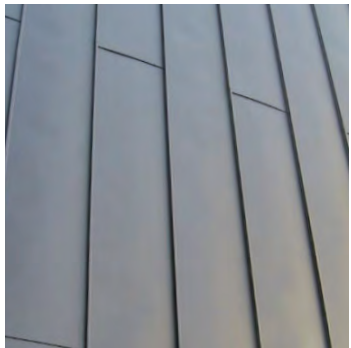
PROPOSED OFF WHITE PAINT FOR EXISTING ENTRY DOOR



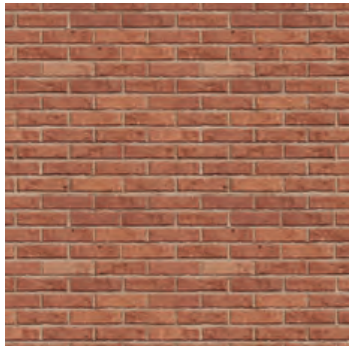
PROPOSED NORTH ELEVATION
SCALE=1/8"=1'-0"



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



PROPOSED GREY ZINC CLADDING FOR BULKHEAD



PROPOSED RED FULL MODULAR BRICK



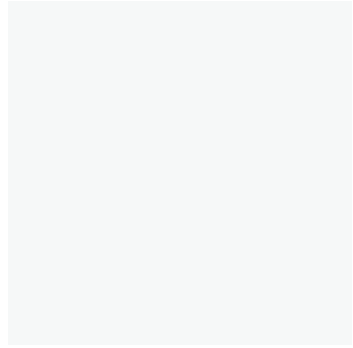
PROPOSED GREY COLOR FOR WINDOW AND DOOR TRIM, RAILINGS, AND MECHANICAL SCREEN



EXISTING PINK PAINTED BRICK TO BE RESTORED



EXISTING DETAIL TO BE RESTORED



PROPOSED OFF WHITE PAINT FOR NEW FRONT WINDOWS



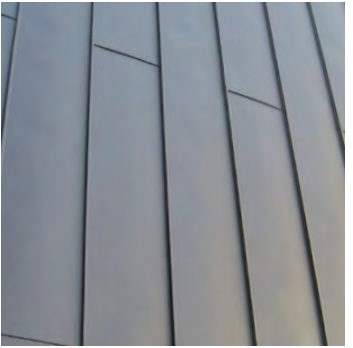
PROPOSED OFF WHITE PAINT FOR EXISTING ENTRY DOOR



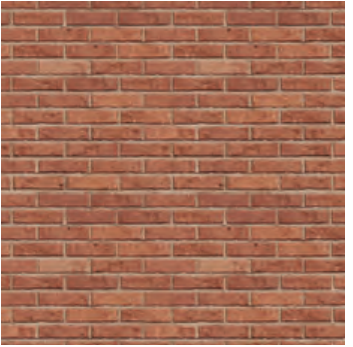
PROPOSED NORTH ELEVATION
SCALE=1/8"=1'-0"



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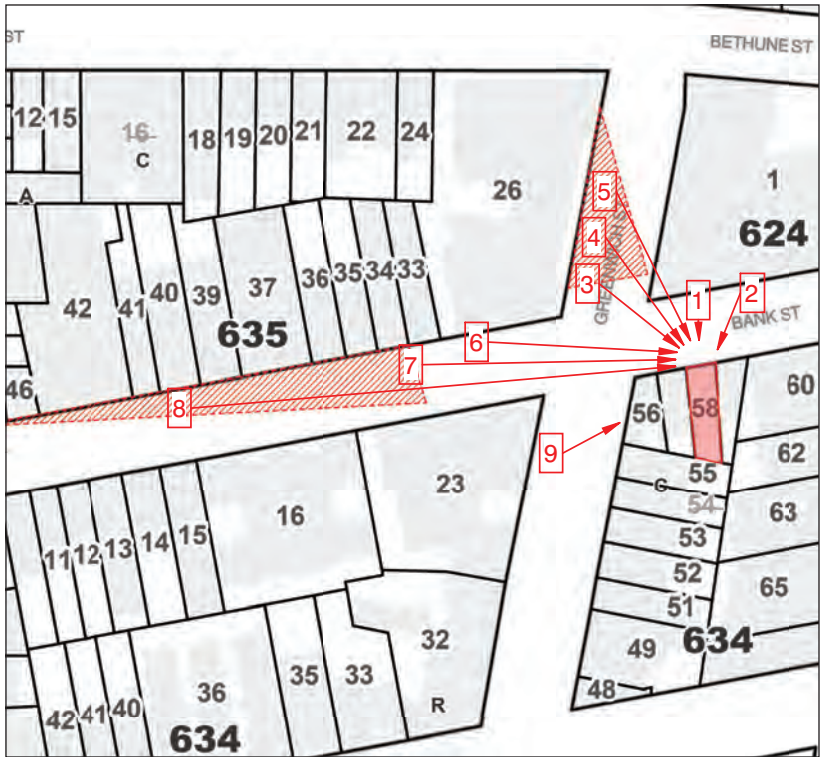
1 - VIEW FROM BANK ST.
(2025/04/25)



2 - VIEW FROM BANK ST.
(2025/04/25)



3 - VIEW FROM GREENWICH ST.
(2025/04/25)



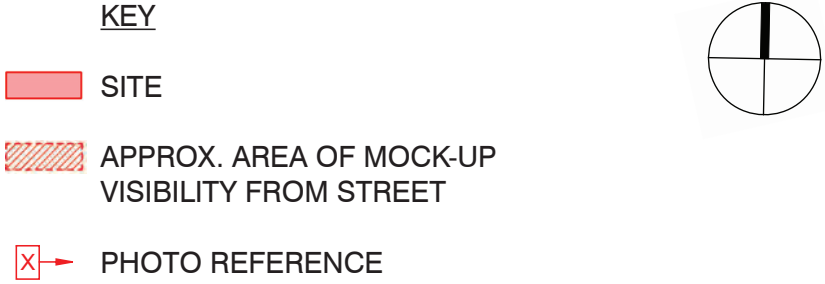
VISIBILITY MAP



4 - VIEW FROM GREENWICH ST.
(2025/04/25)



5 - VIEW FROM GREENWICH ST.
(2025/04/25)





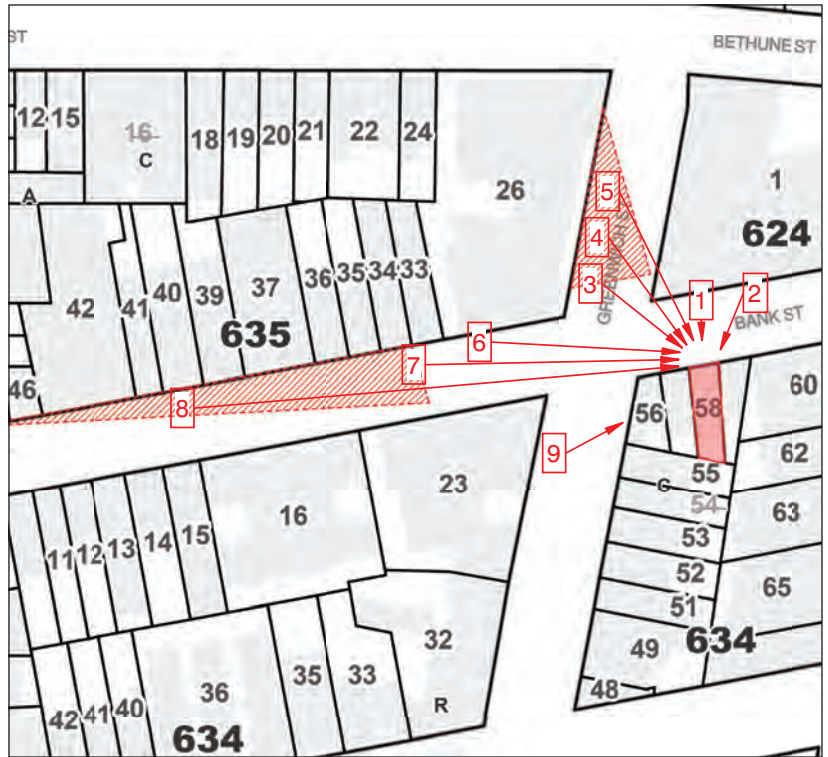
1 - VIEW FROM BANK ST.
(2025/07/22)



2 - VIEW FROM BANK ST.
(2025/07/22)



3 - VIEW FROM GREENWICH ST.
(2025/07/22)



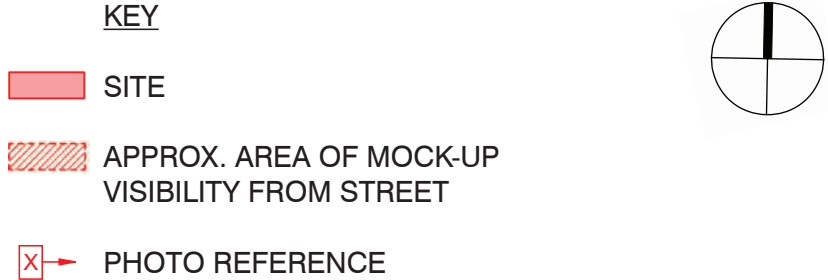
VISIBILITY MAP



4 - VIEW FROM GREENWICH ST.
(2025/07/22)



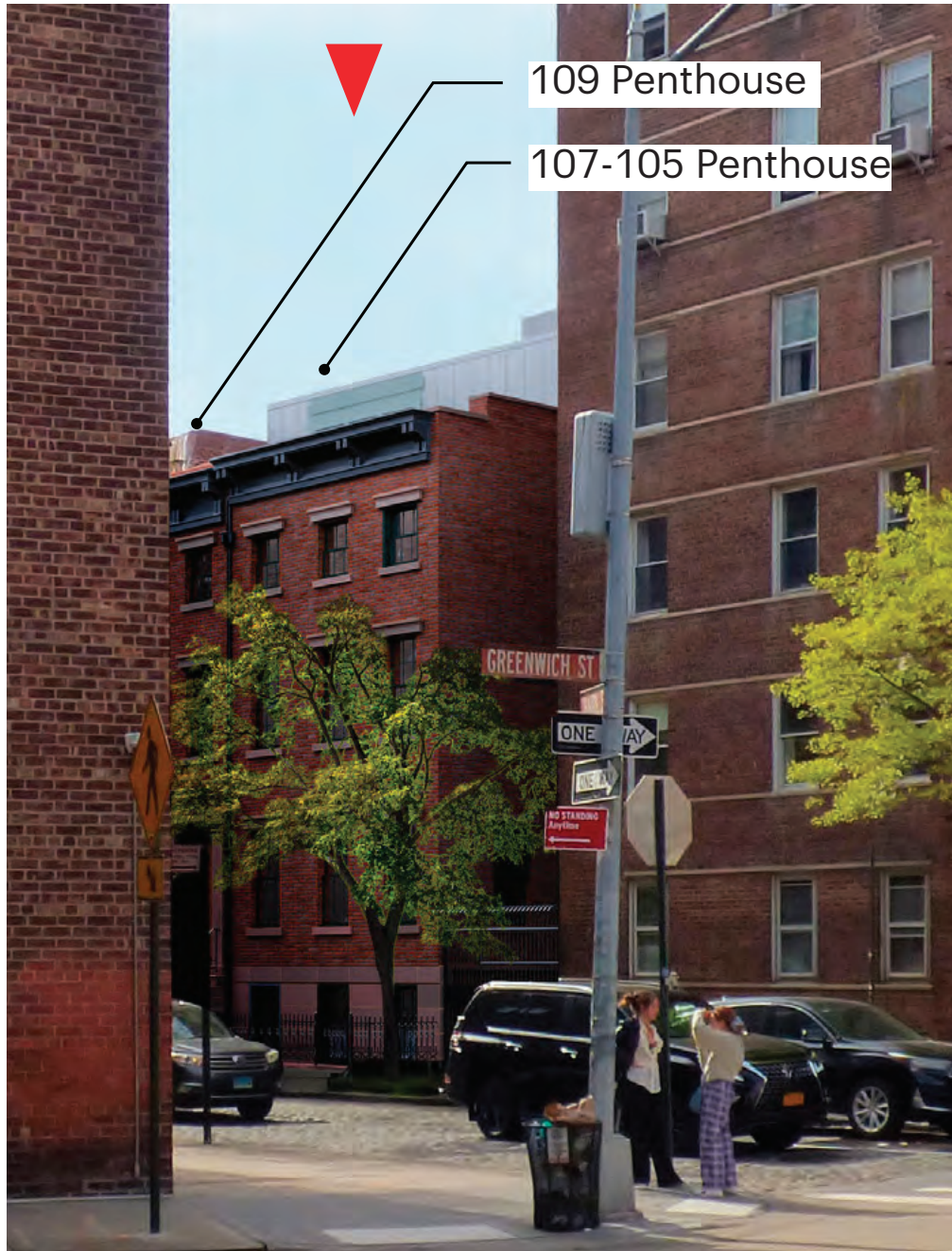
5 - VIEW FROM GREENWICH ST.
(2025/07/22)



MOCK-UP VIEWS

94 BANK ST
NEW YORK, NY

LPC PUBLIC HEARING
AUGUST 5TH, 2025



105-107 BANK STREET
LPC APPROVED 2022



44 HORATIO STREET
LPC APPROVED 2015



65 HORATIO STREET
LPC APPROVED 2021

DISTRICT PRECEDENTS

94 BANK ST
NEW YORK, NY




LPC PUBLIC HEARING
AUGUST 5TH, 2025

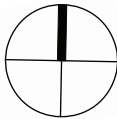


3 - ROOF ADDITION RENDERING, FROM BANK ST.



VISIBILITY MAP

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






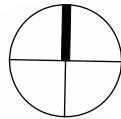


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94 BANK ST New York, NY

August 5th, 2025

Landmarks Preservation Commission Public Hearing

Appendix

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- 29 Block Context Diagrams
- 33 Existing Conditions - Rear Yard
- 36 Existing & Proposed Floor plans
- 39 Existing & Proposed Longitudinal Section





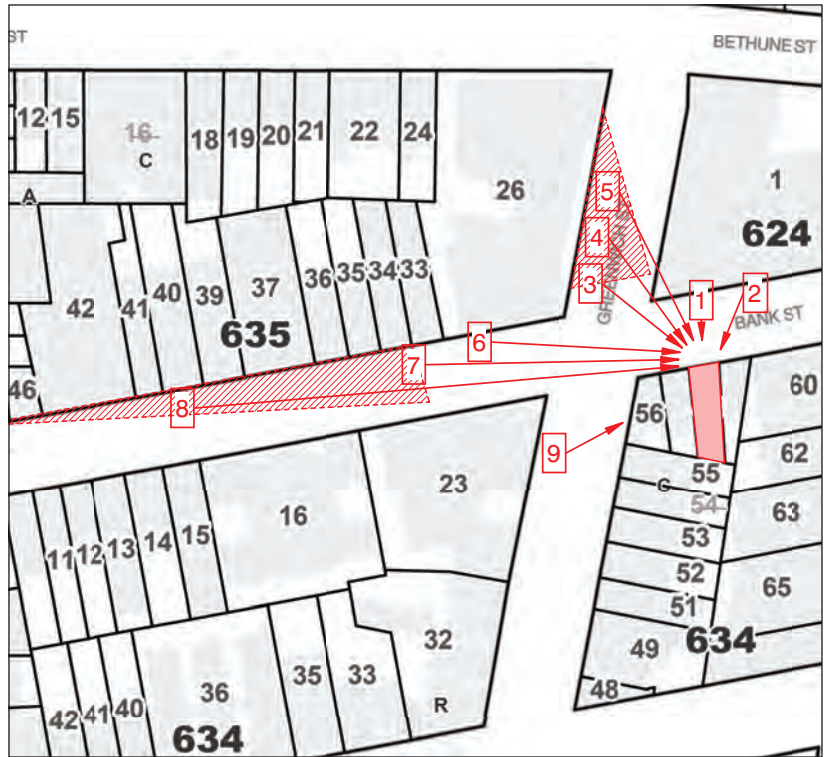
6 - VIEW FROM BANK ST.
(2025/07/22)



7 - VIEW FROM BANK ST.
(2025/07/22)



MOCK-UP AT ROOF
(2025/07/22)



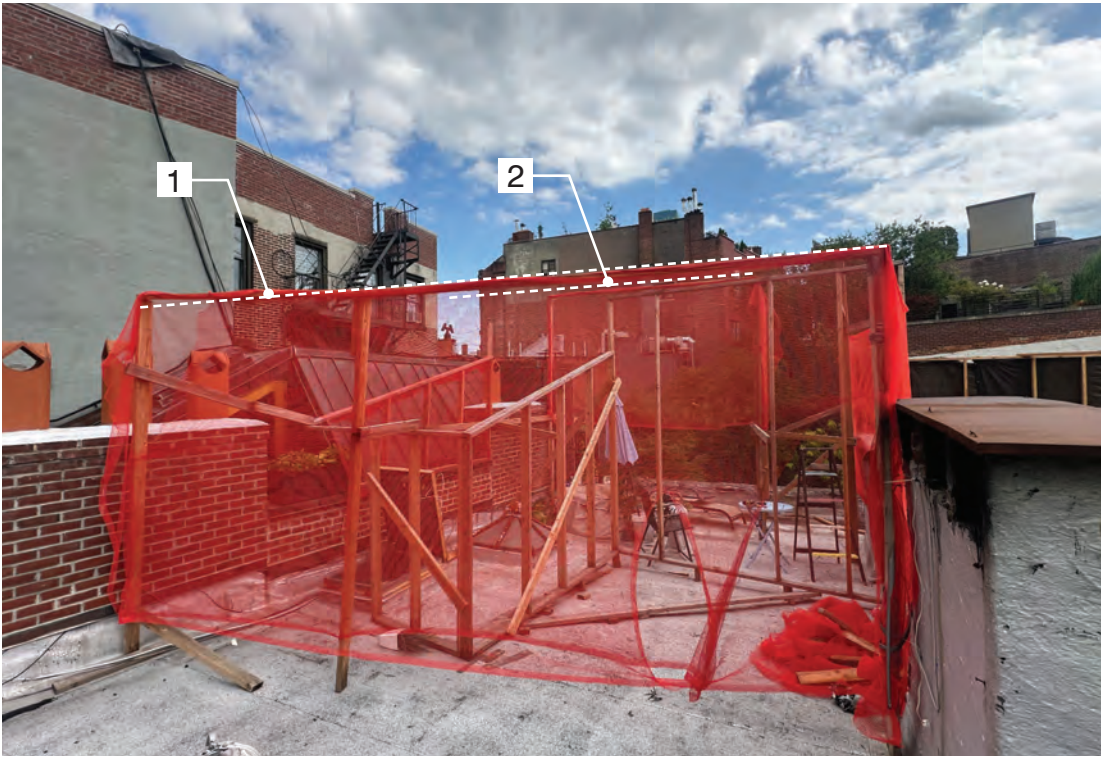
VISIBILITY MAP



8 - VIEW FROM BANK ST.
(2025/07/22)





9 - VIEW FROM GREENWICH ST.
(2025/07/22)




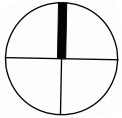
MOCK-UP AT ROOF
(2025/07/22)

KEY

 SITE

 APPROX. AREA OF MOCK-UP VISIBILITY FROM STREET

 PHOTO REFERENCE



Notes:

1. Top edge of proposed penthouse

2. Top edge of proposed mechanical enclosure screening

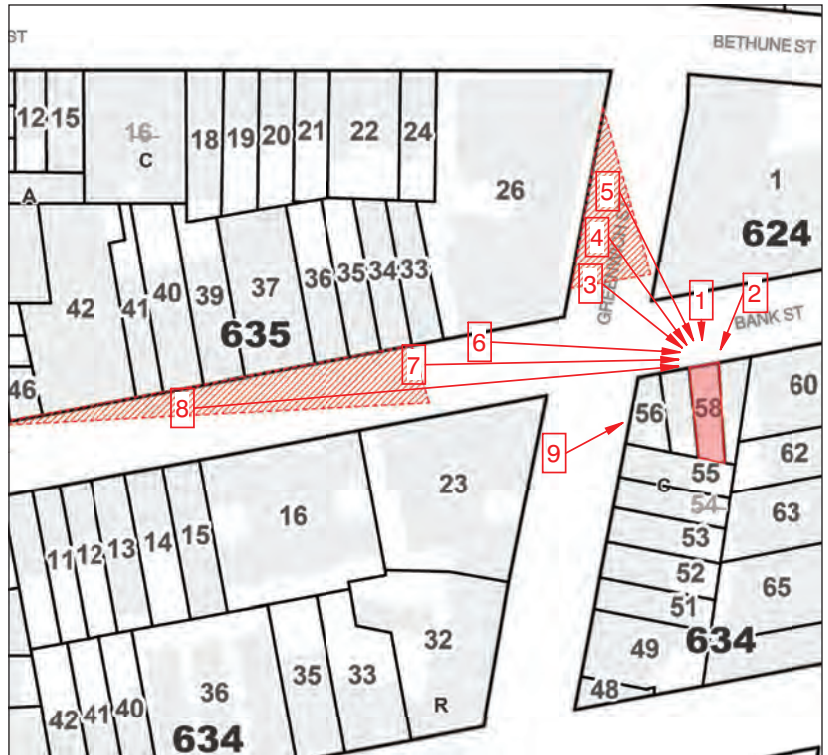
MOCK-UP VIEWS



6 - VIEW FROM BANK ST.
(2025/04/25)



7 - VIEW FROM BANK ST.
(2025/04/25)



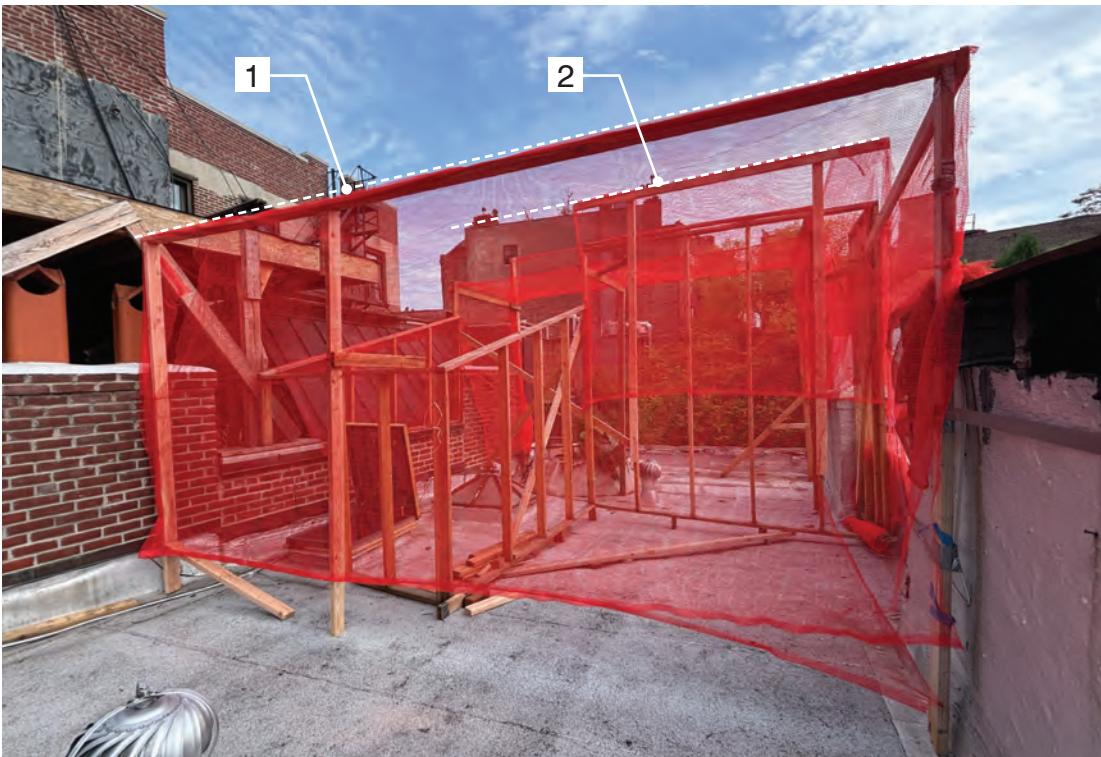
VISIBILITY MAP



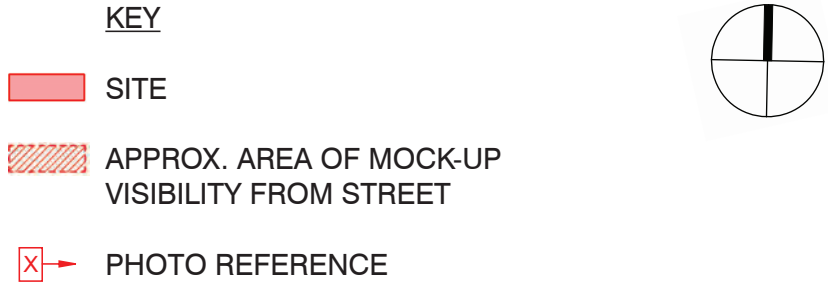
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(2025/04/25)



9 - VIEW FROM GREENWICH ST.
(2025/04/25)



MOCK-UP AT ROOF
(2025/04/25)



Notes:
1. Top edge of proposed penthouse
2. Top edge of proposed mechanical enclosure screening

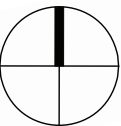
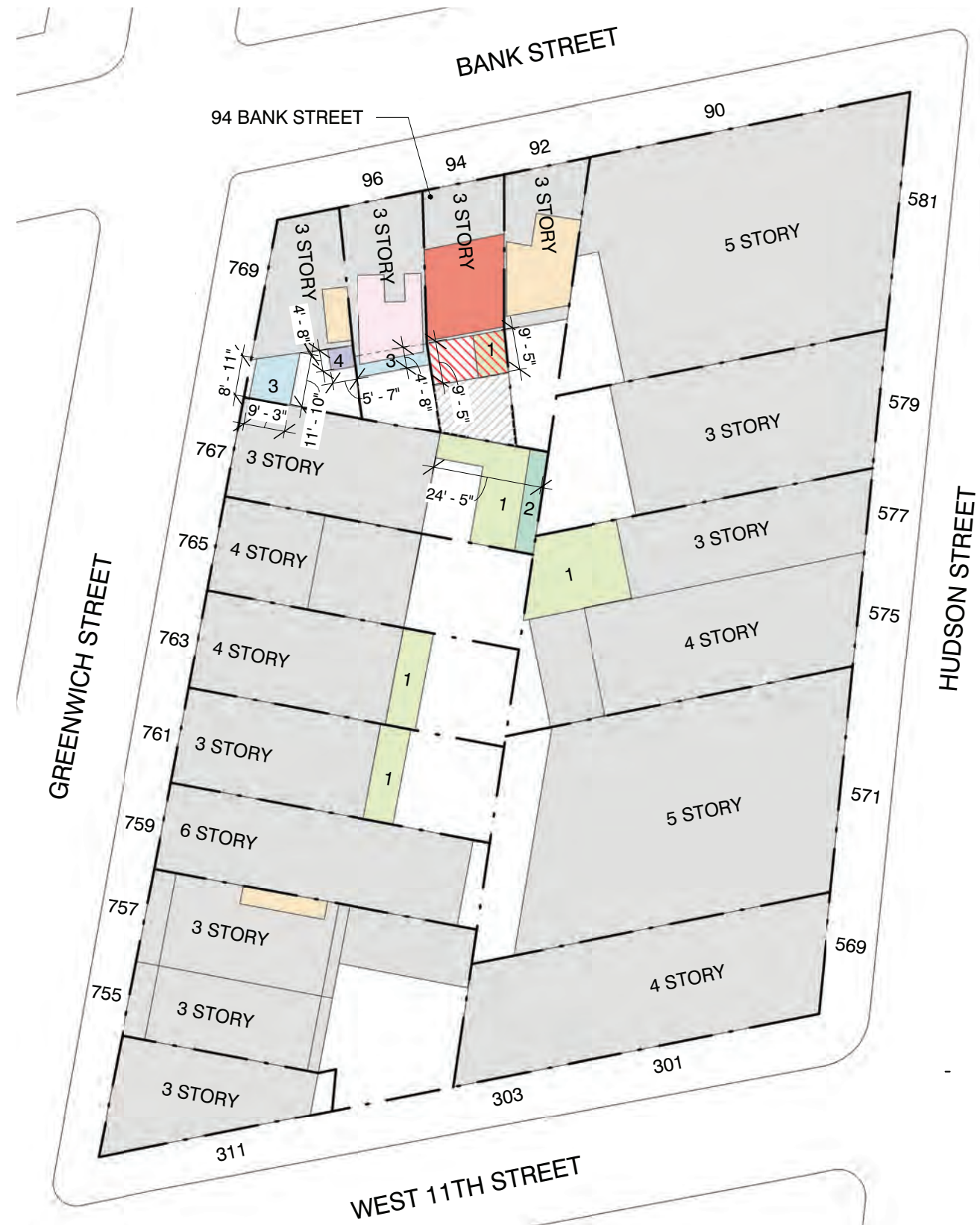
KEY:

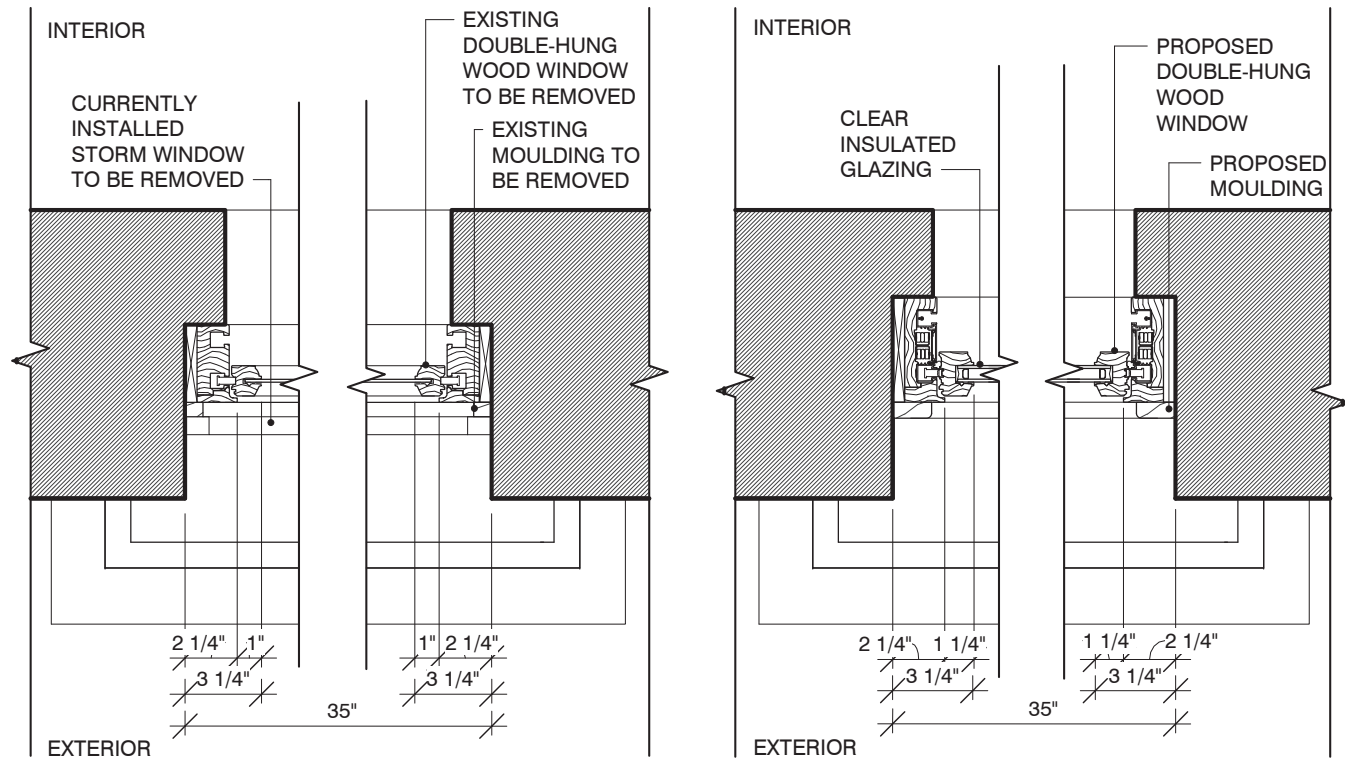
- BUILDING
- 1 STORY ADDITION
- 2 STORY ADDITION
- 3 STORY ADDITION
- 4 STORY ADDITION
- ROOFTOP ADDITION
- APPROVED ROOFTOP ADDITION
- 94 BANK ST. PROPOSED ROOFTOP ADDITION
- 94 BANK ST. PROPOSED REAR ADDITION
- 94 BANK ST. PROPOSED BASEMENT ADDITION



KEY:

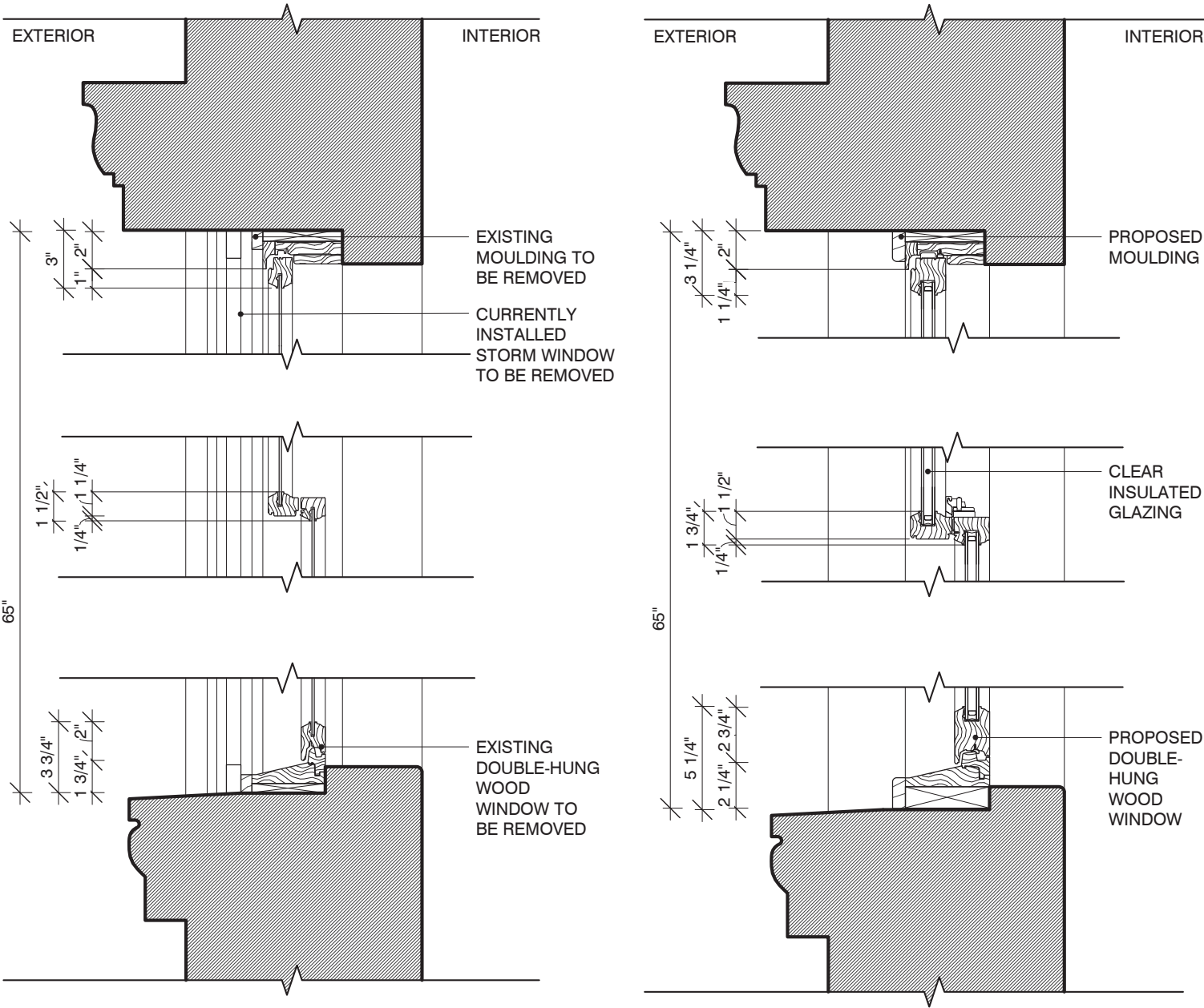
- BUILDING
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- APPROVED ROOFTOP ADDITION
- 94 BANK ST. PROPOSED ROOFTOP ADDITION
- 94 BANK ST. PROPOSED REAR ADDITION
- 94 BANK ST. PROPOSED BASEMENT ADDITION





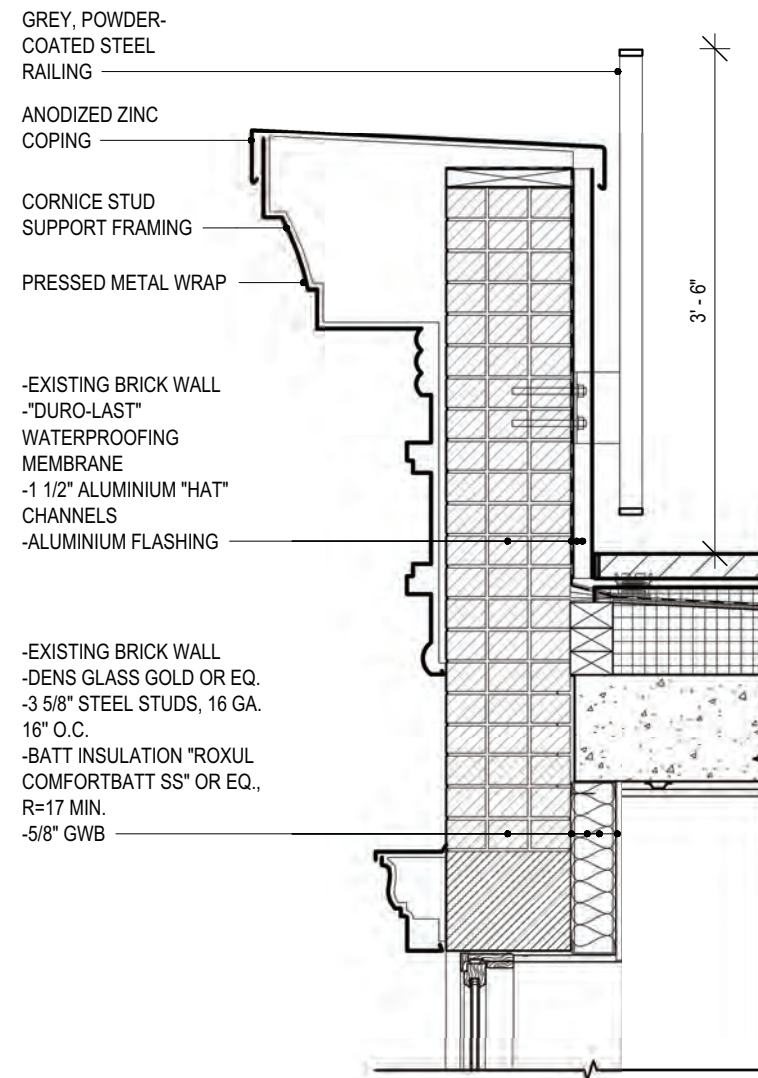
EXISTING WINDOW, TYP.
PLAN DETAIL

PROPOSED WINDOW, TYP.
PLAN DETAIL

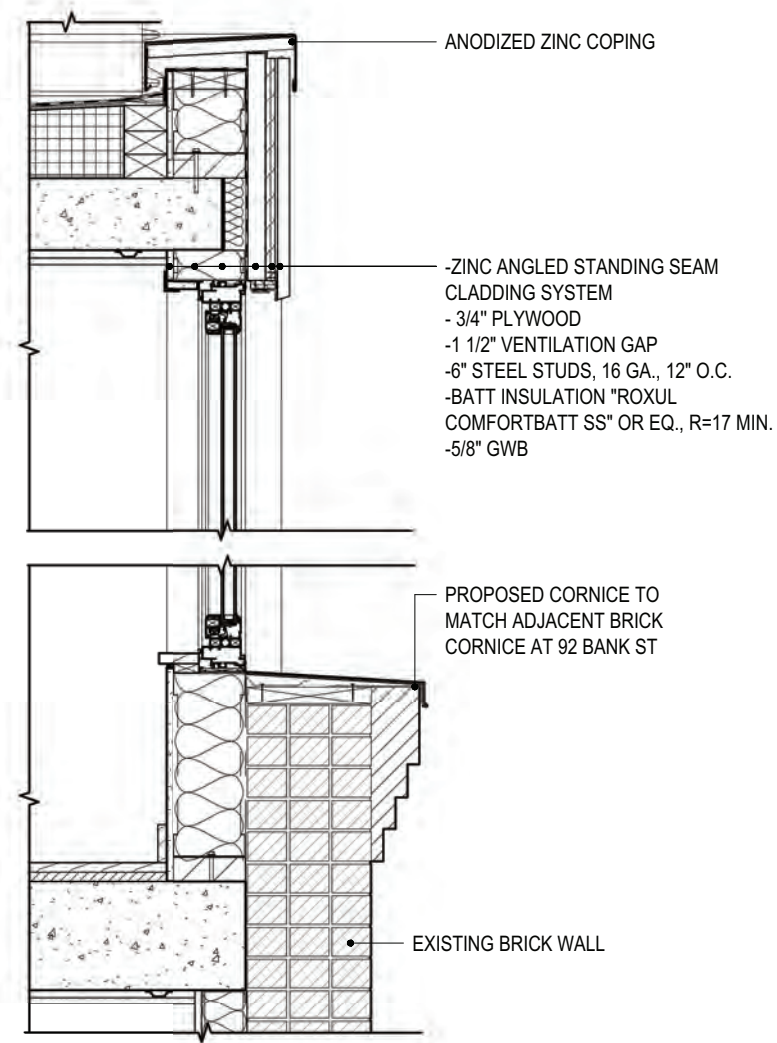


EXISTING WINDOW, TYP.
SECTION DETAIL

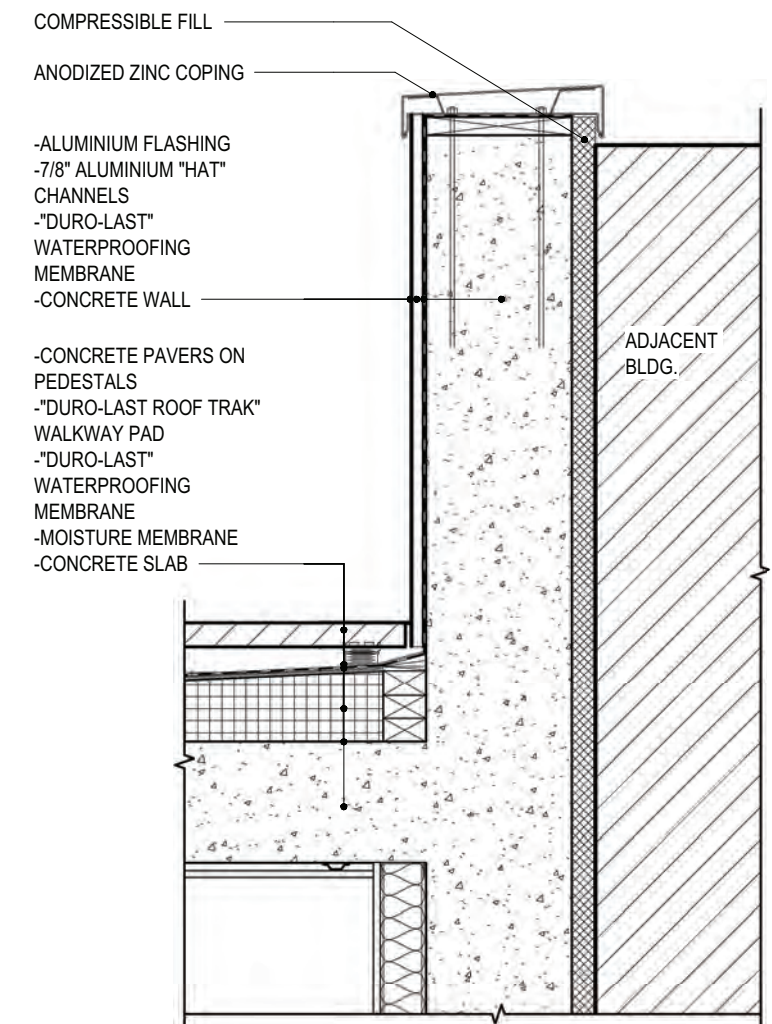
PROPOSED WINDOW, TYP.
SECTION DETAIL



SECTION DETAIL A
SCALE= 3/4"=1'-0"



SECTION DETAIL B
SCALE= 3/4"=1'-0"



SECTION DETAIL C
SCALE= 3/4"=1'-0"



EXISTING ENTRY



CORNICE



2ND FLOOR WINDOWS



1940 TAX PHOTO
NYCMA



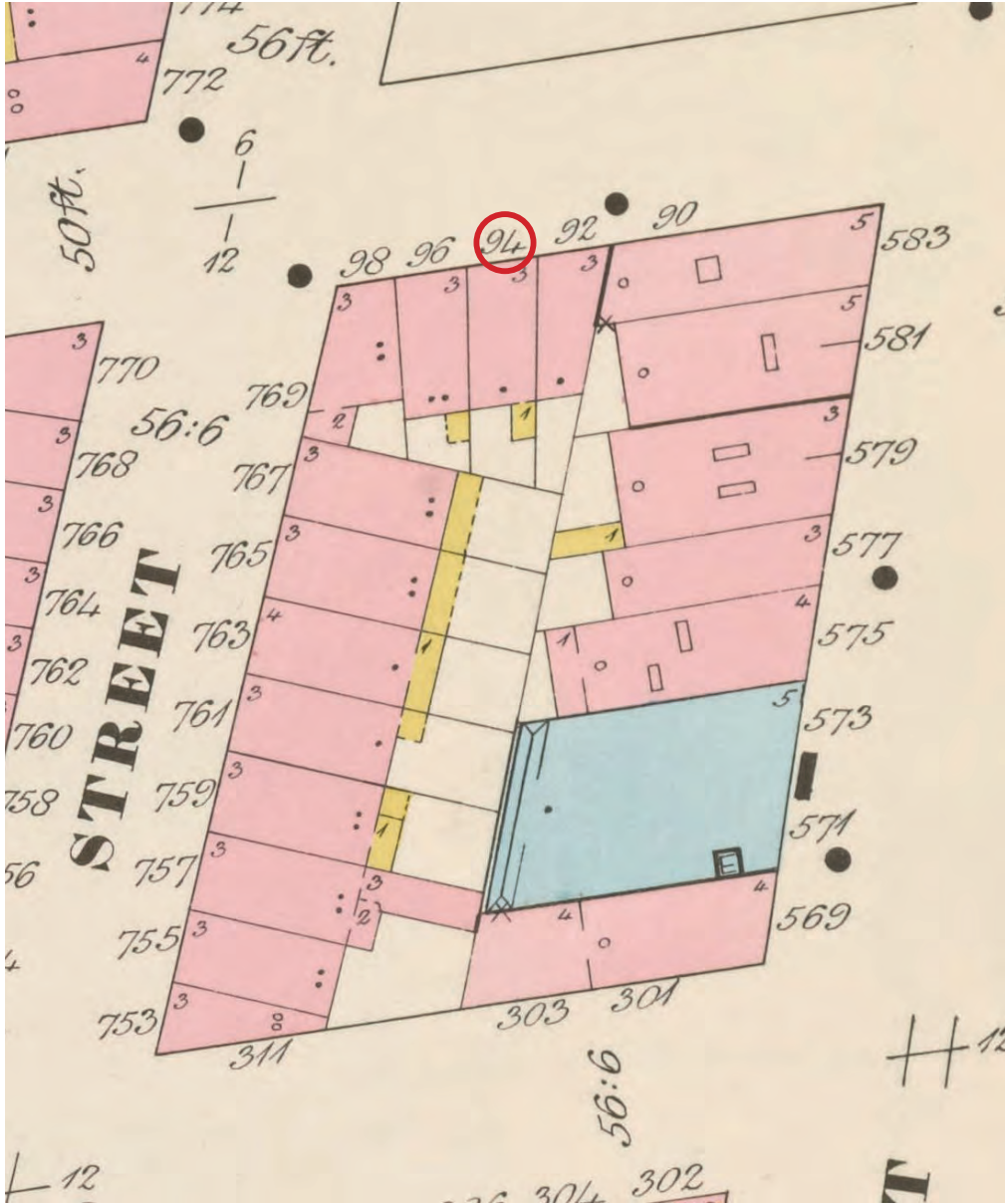
CURRENT CONDITION



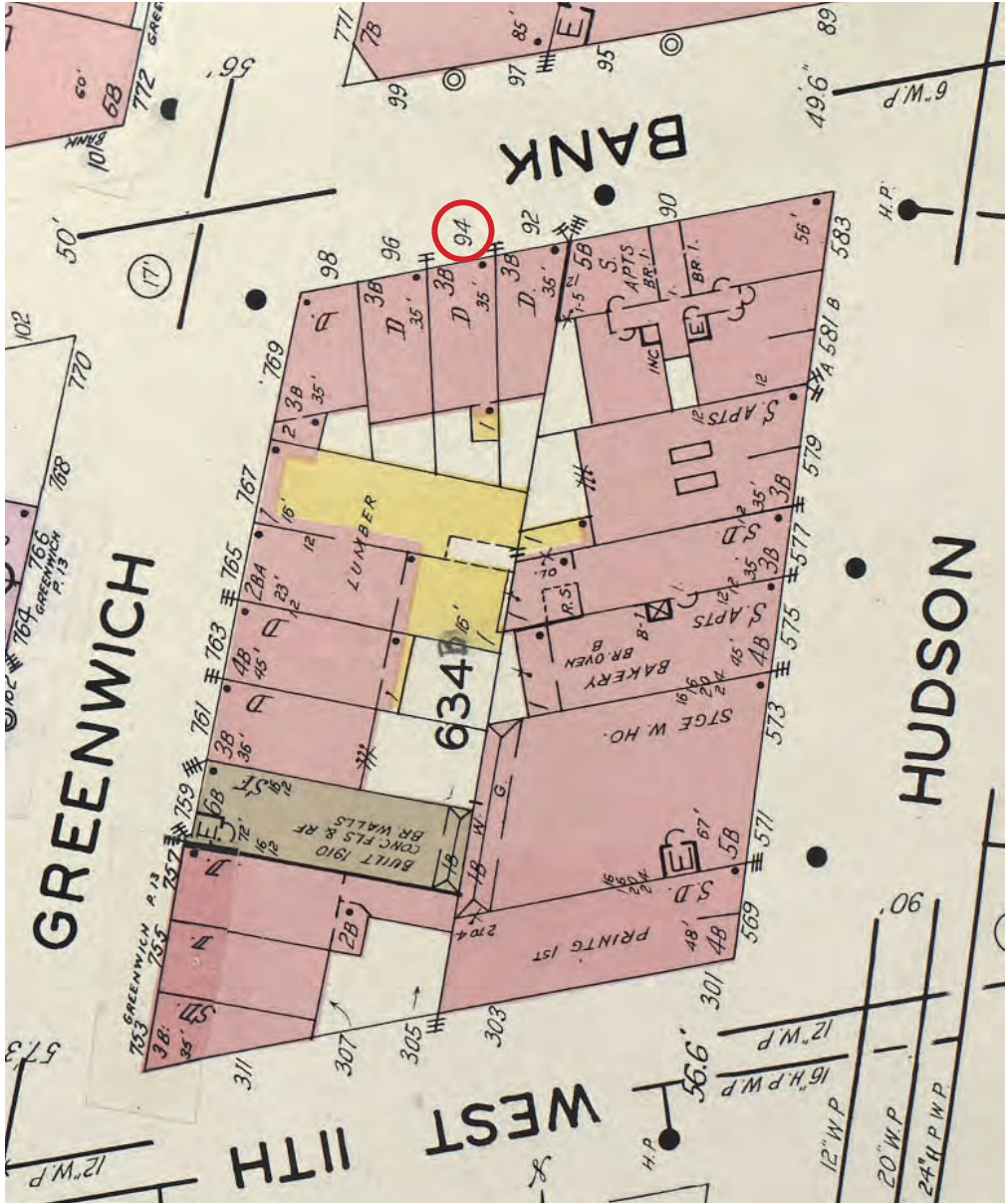
1876, NYHS



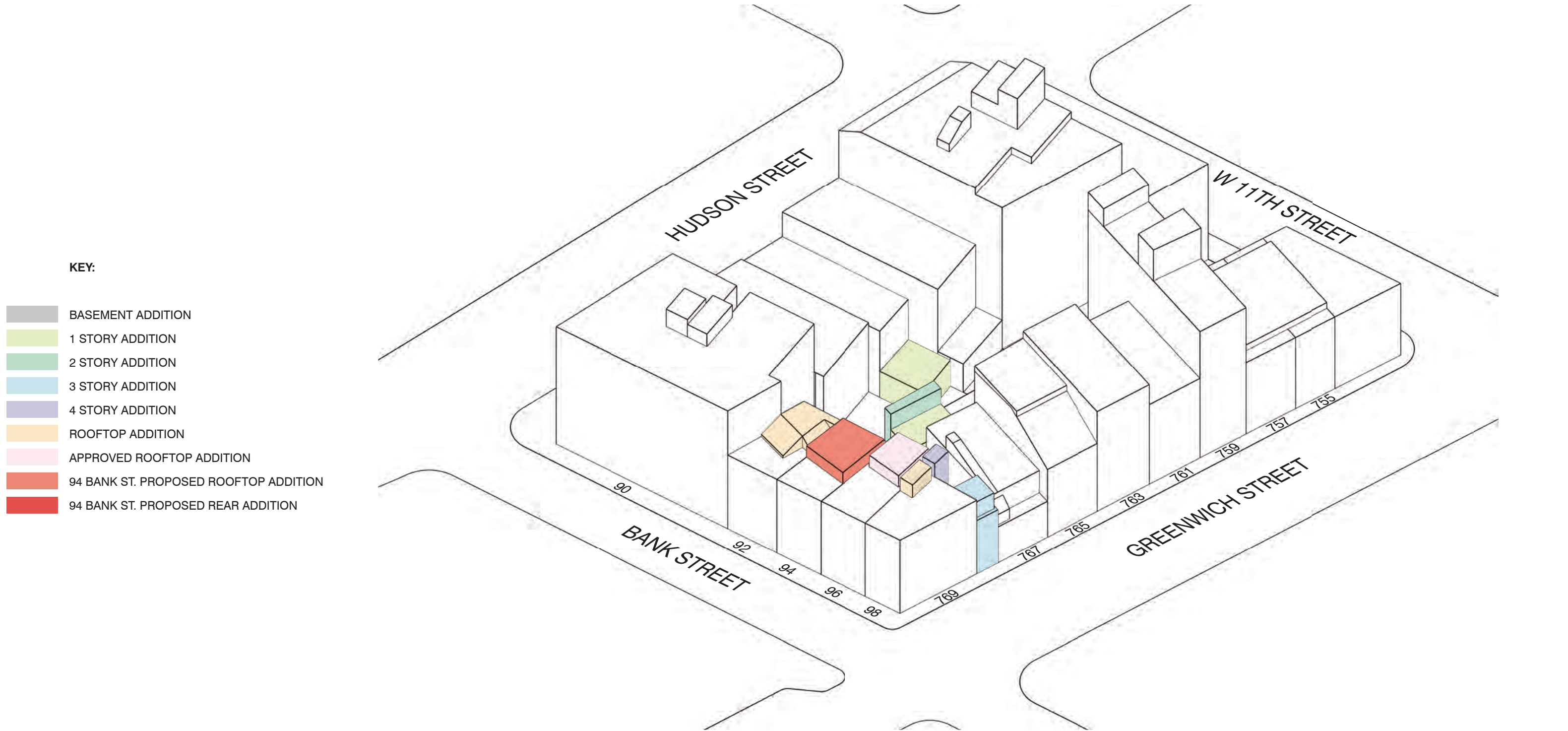
1859 PERRIS MAP

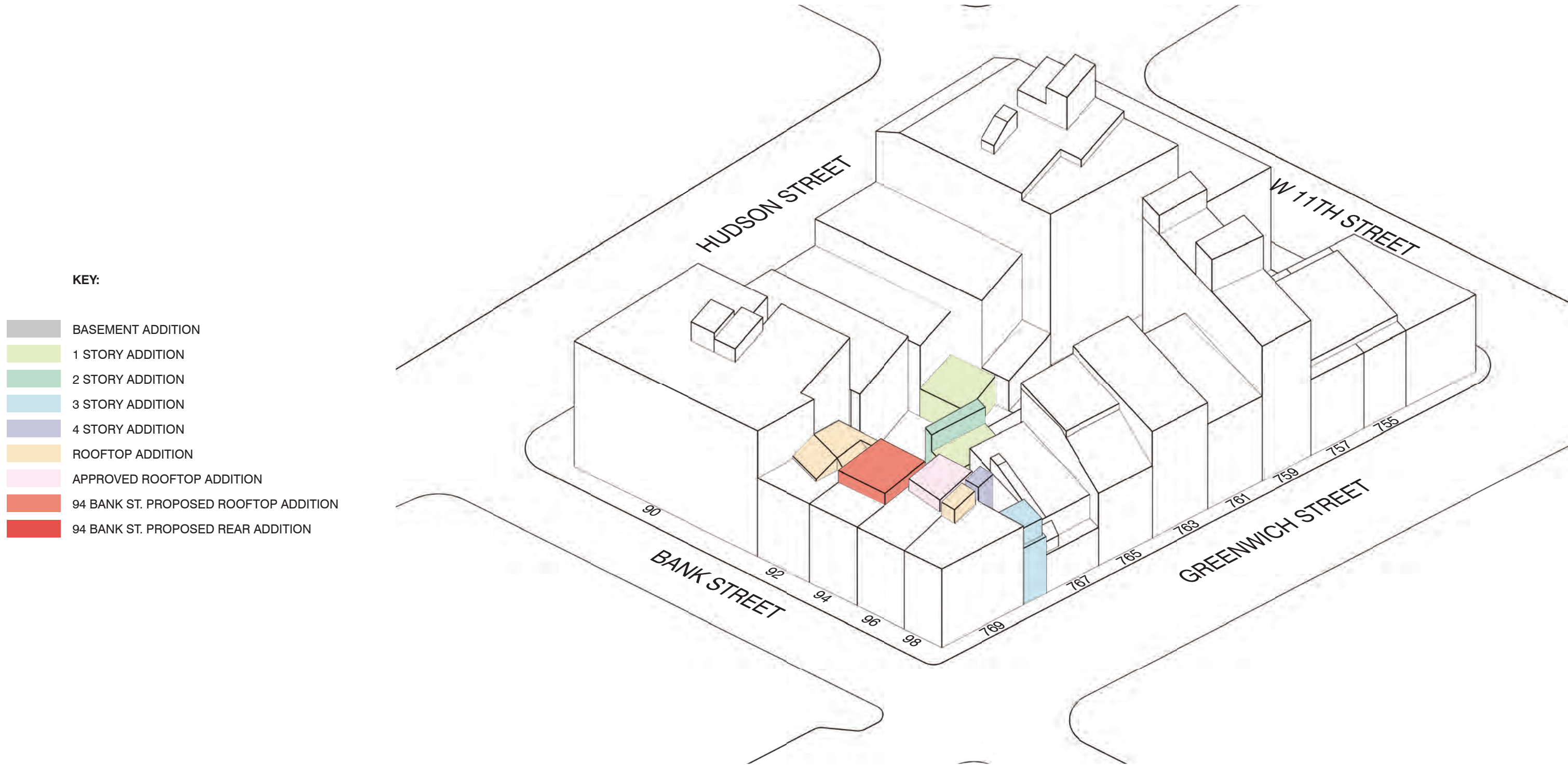


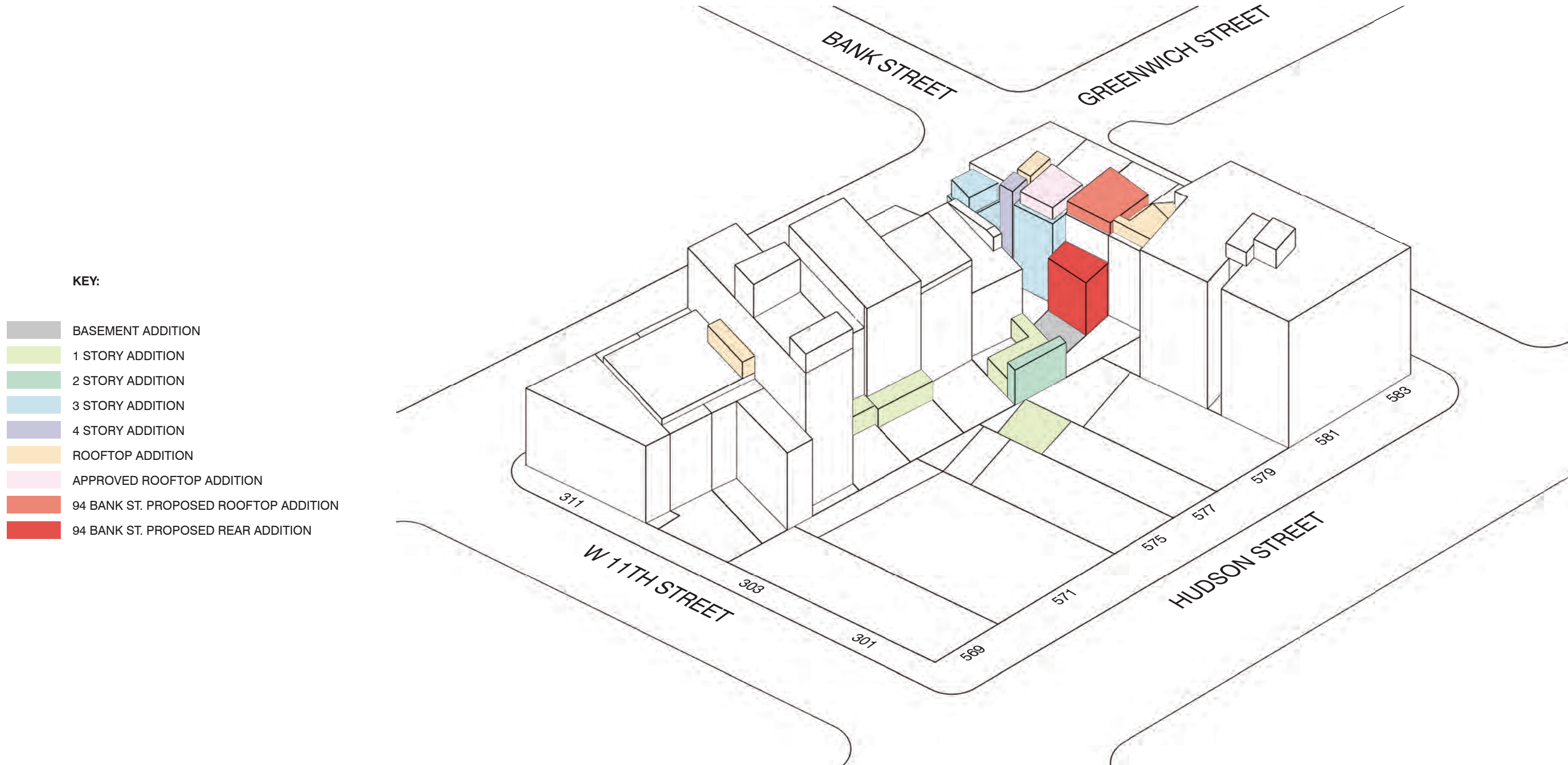
1895 SANBORN MAP

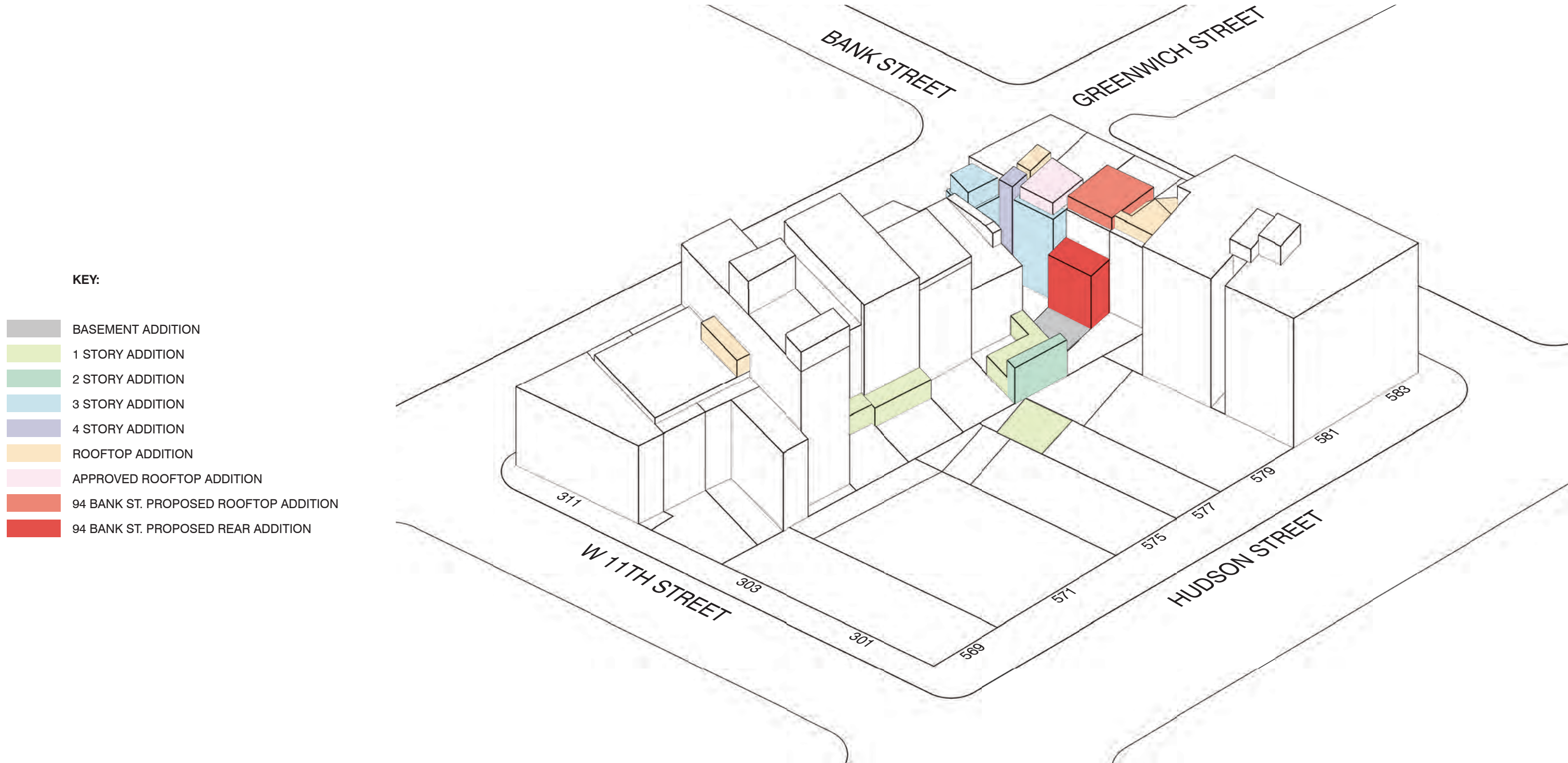


1950 SANBORN MAP











VIEW TO THE SOUTH



VIEW TO THE EAST



VIEW TO THE WEST



REFERENCE PLAN



FACADE AT REAR YARD



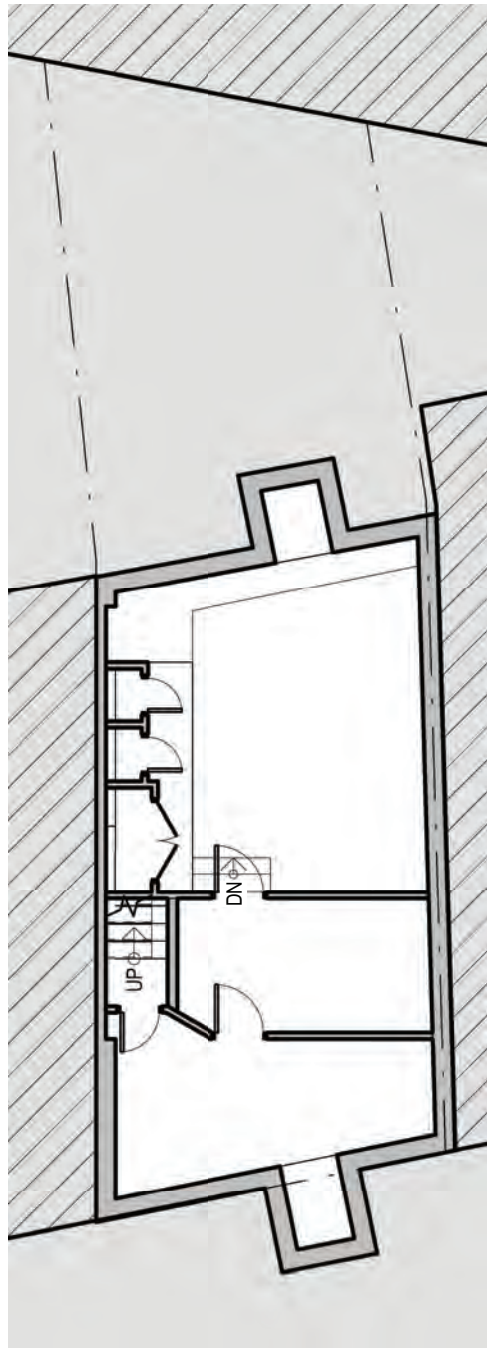
REAR FACADE CLOSE-UP



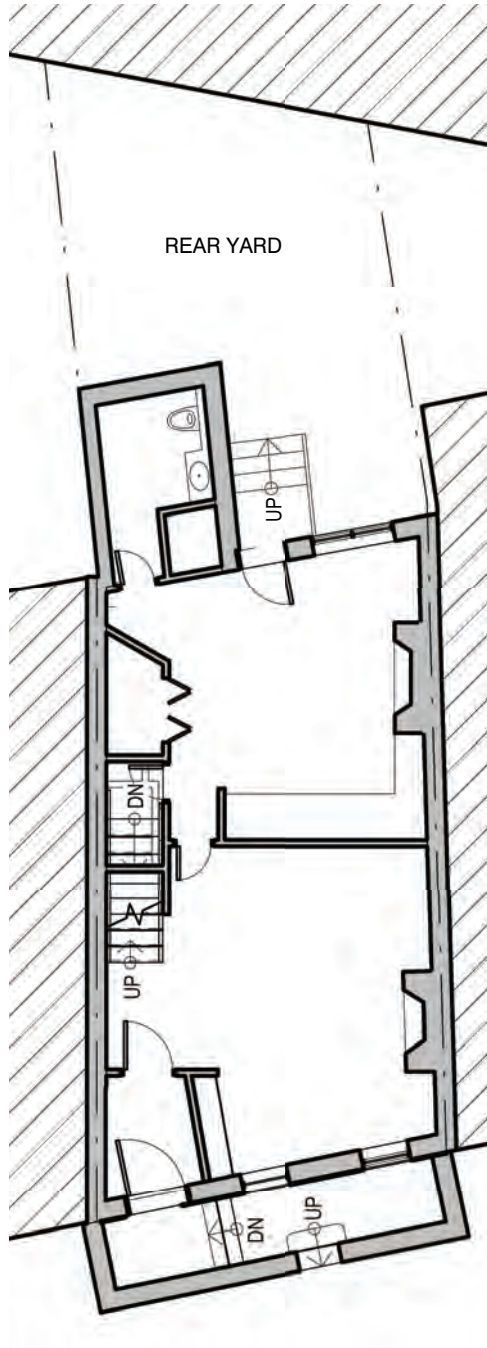
REAR FACADE WINDOW CLOSE-UP



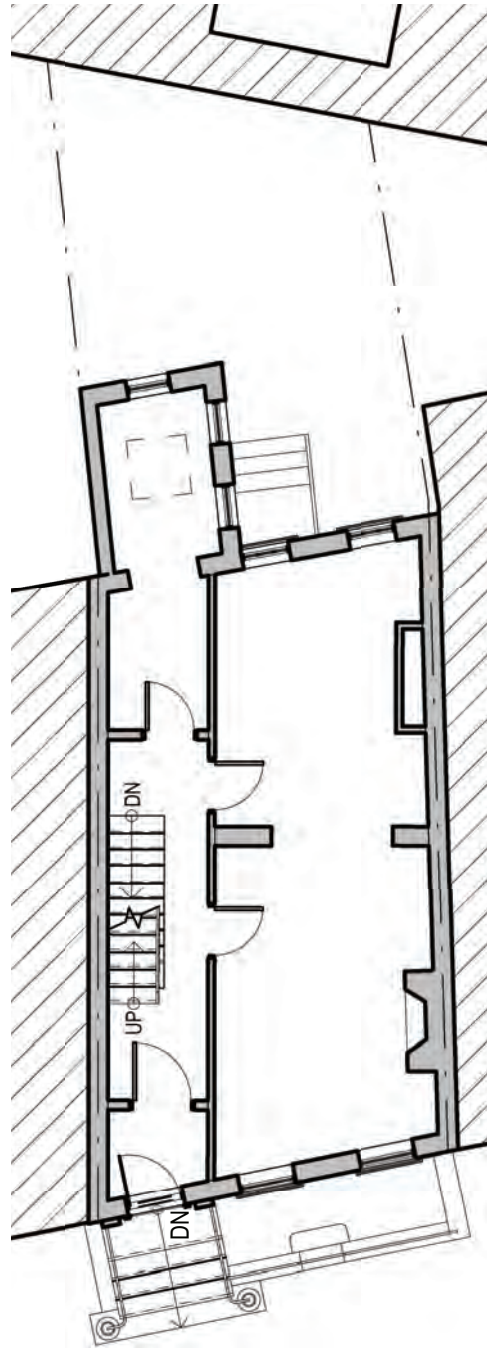
BRICK CORNICE REFERENCE AT REAR FACADE OF 92 BANK ST



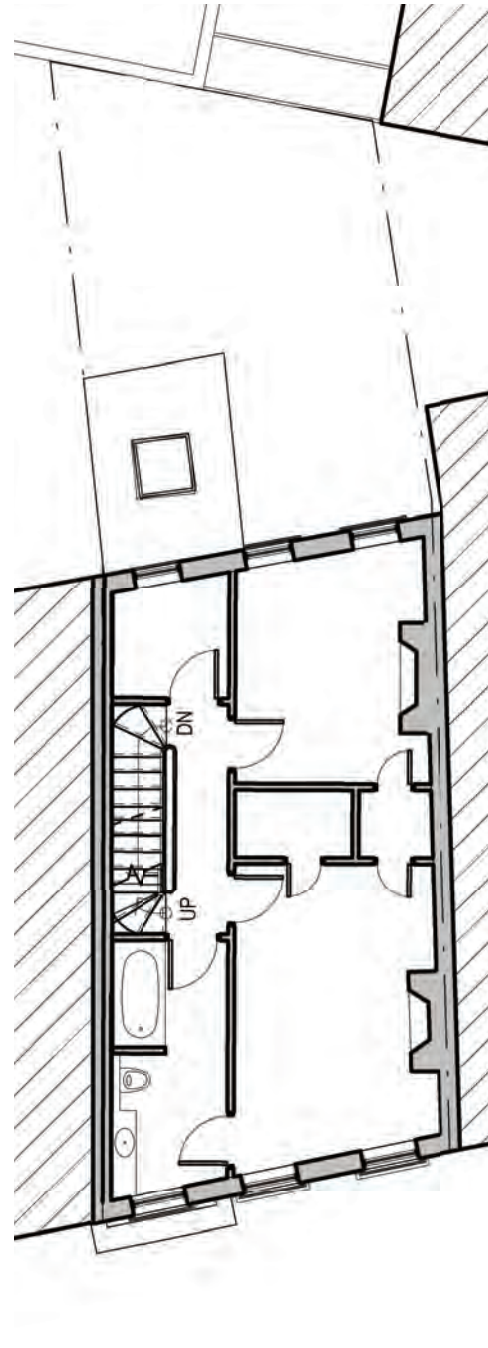
EXISTING CELLAR



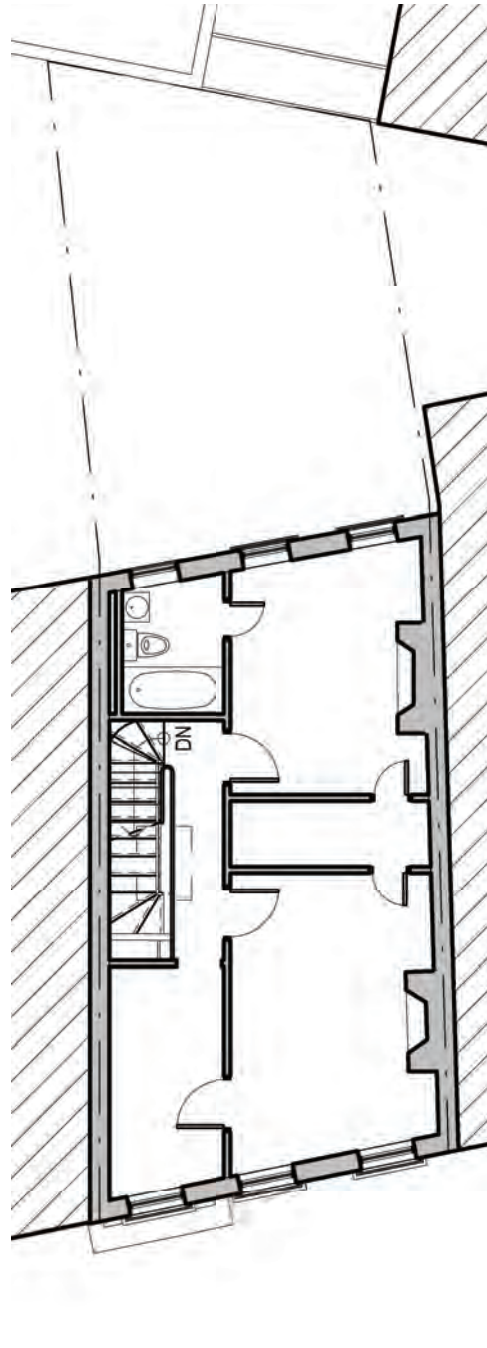
EXISTING BASEMENT



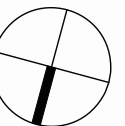
EXISTING 1ST FLOOR



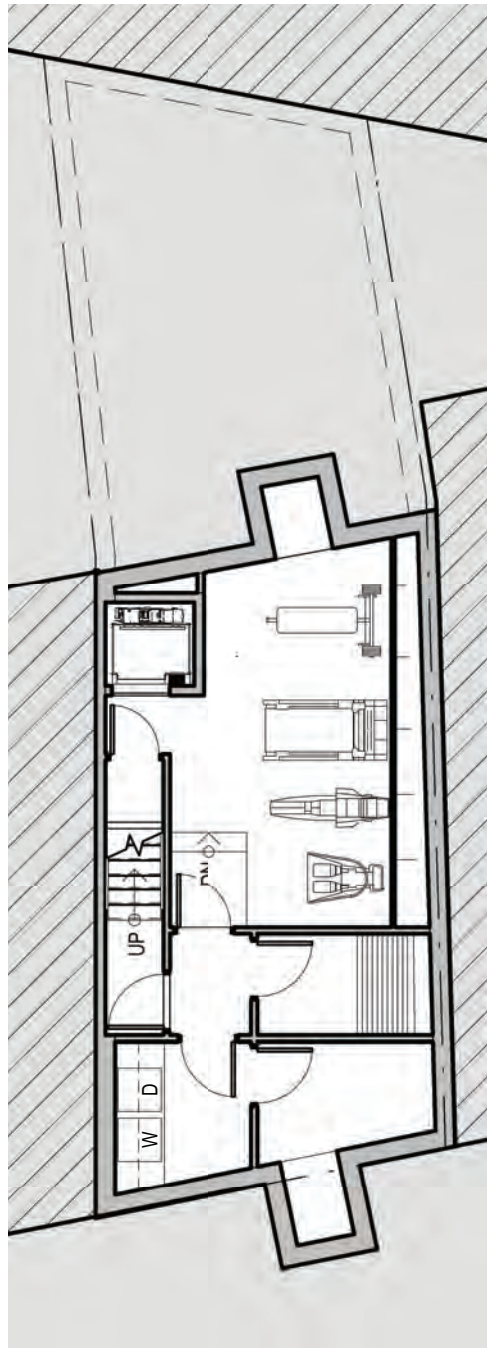
EXISTING 2ND FLOOR



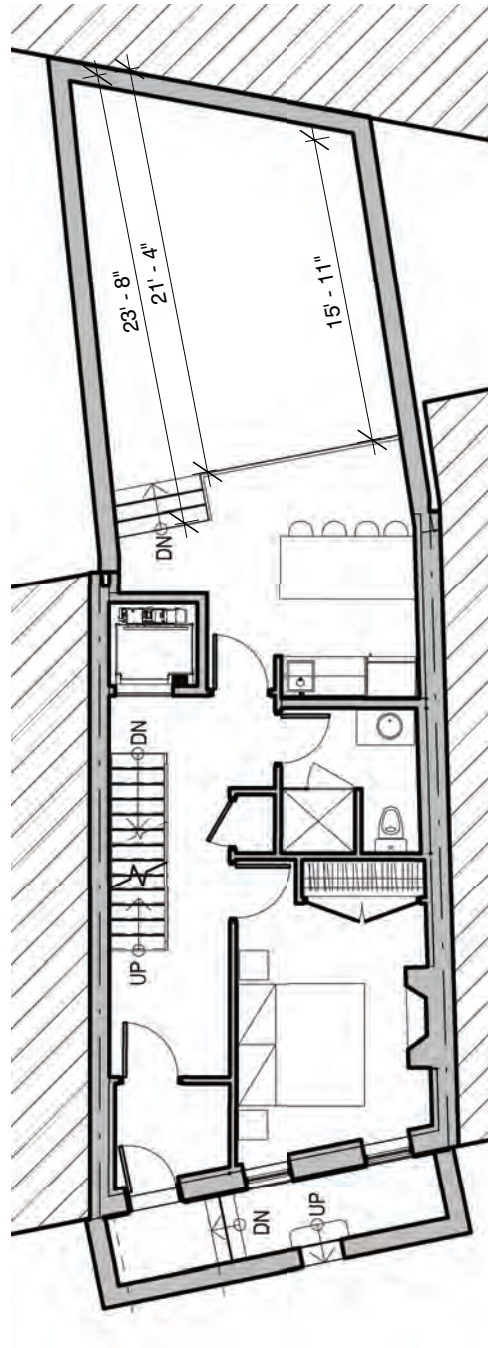
EXISTING 3RD FLOOR



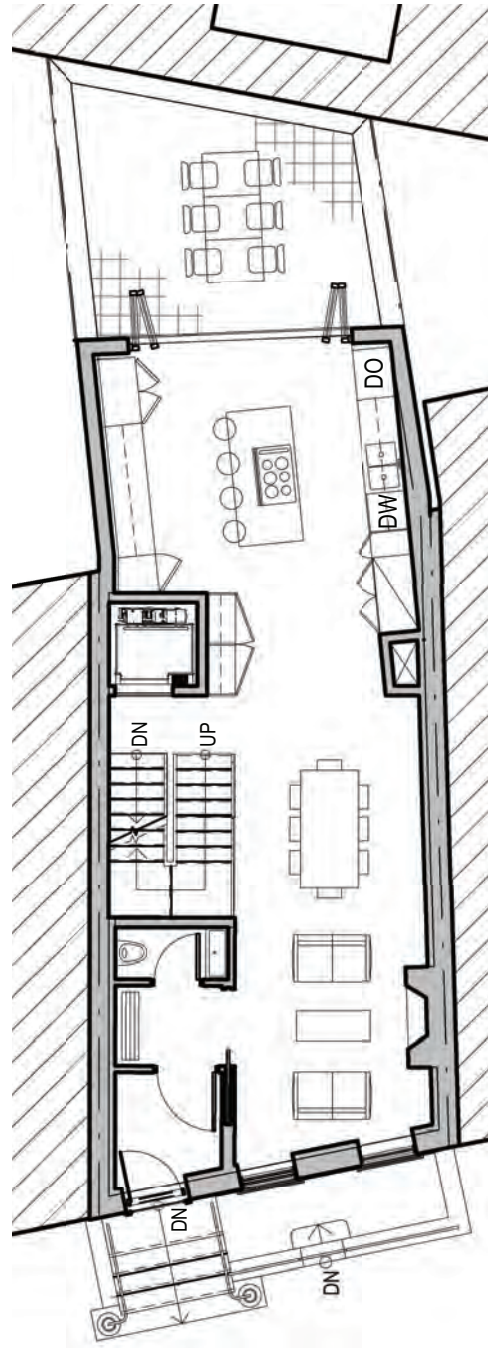
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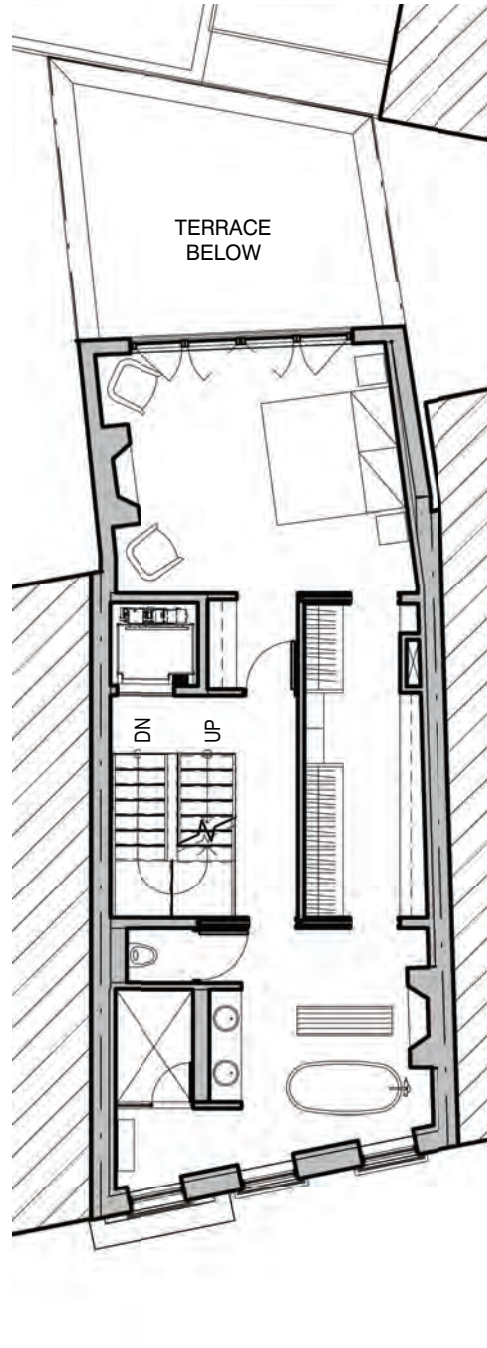
PROPOSED CELLAR



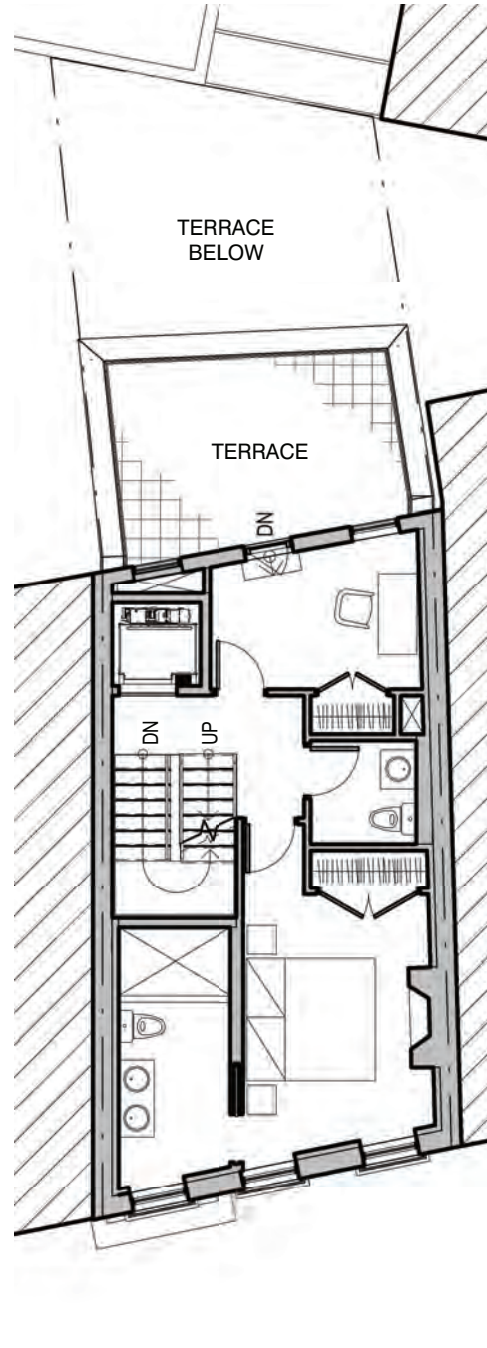
PROPOSED BASEMENT



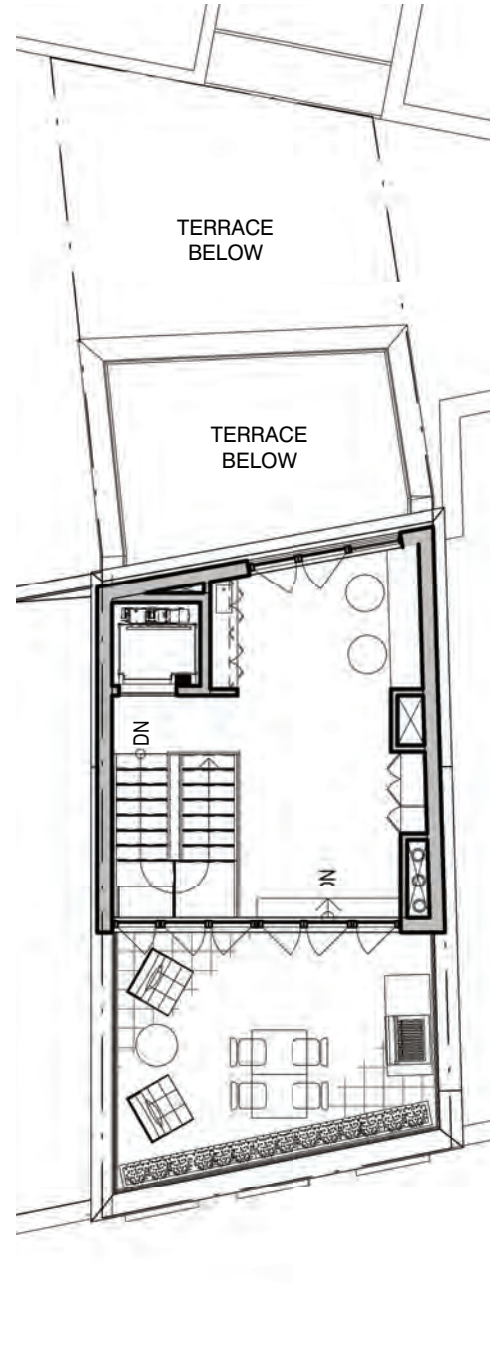
PROPOSED 1ST FLOOR



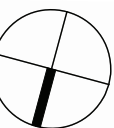
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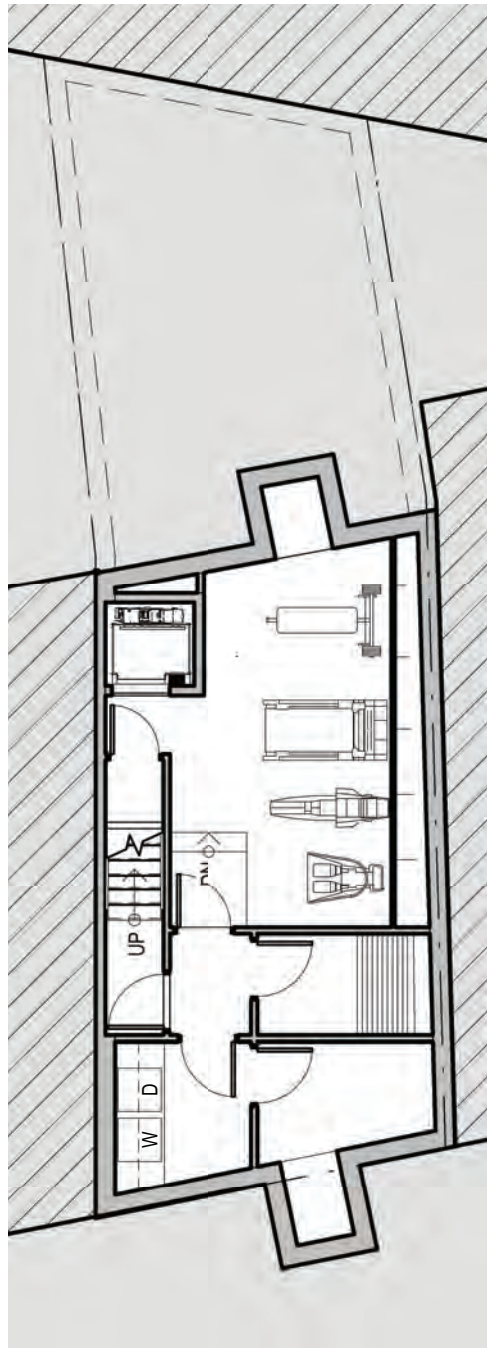
PROPOSED 3RD FLOOR



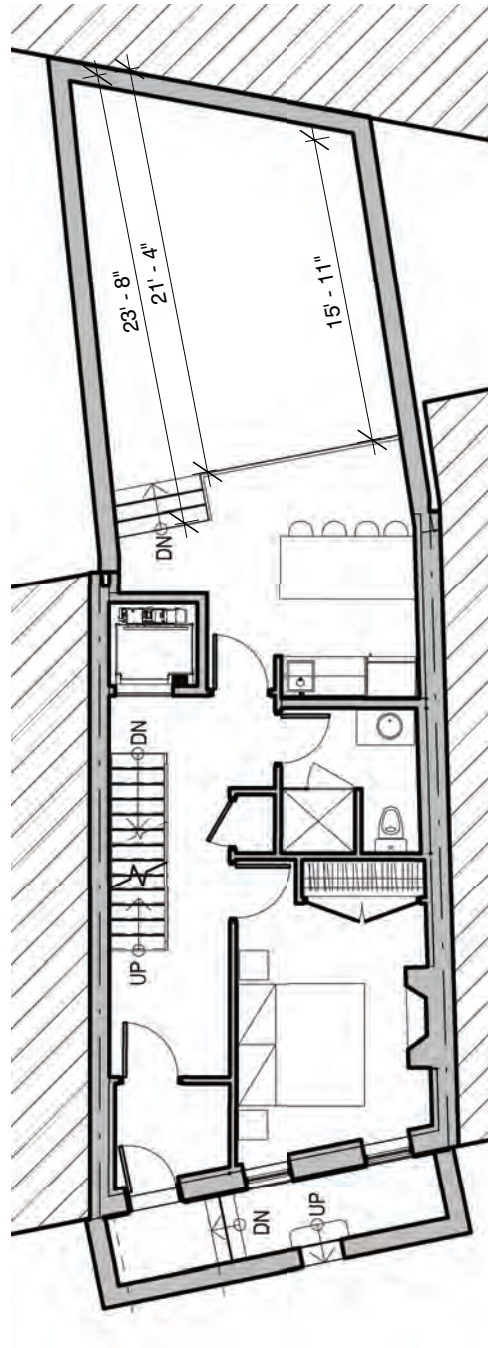
PROPOSED PH FLOOR



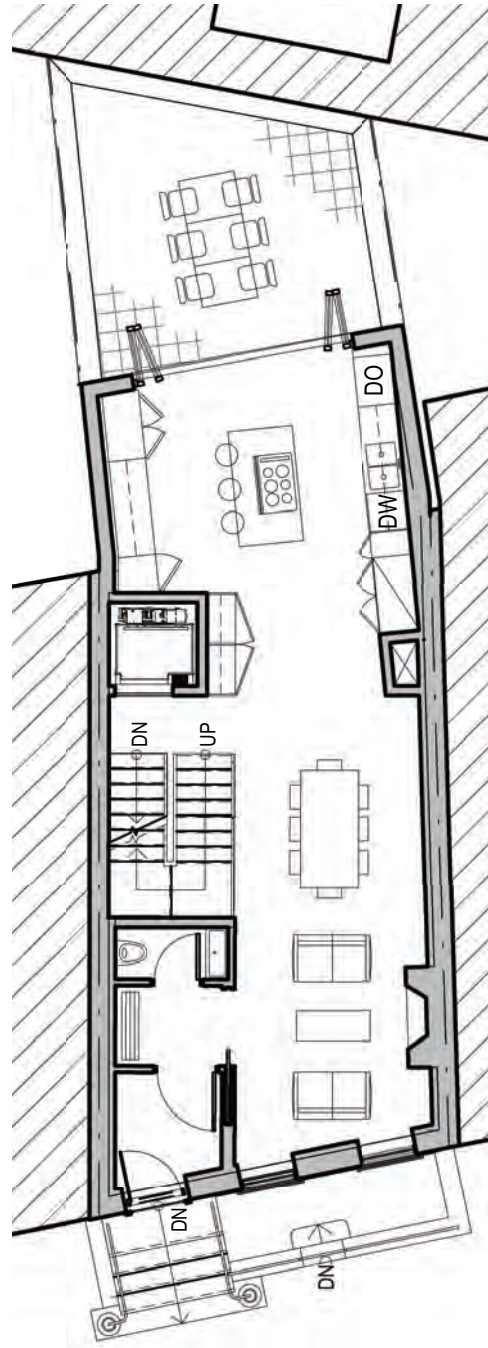
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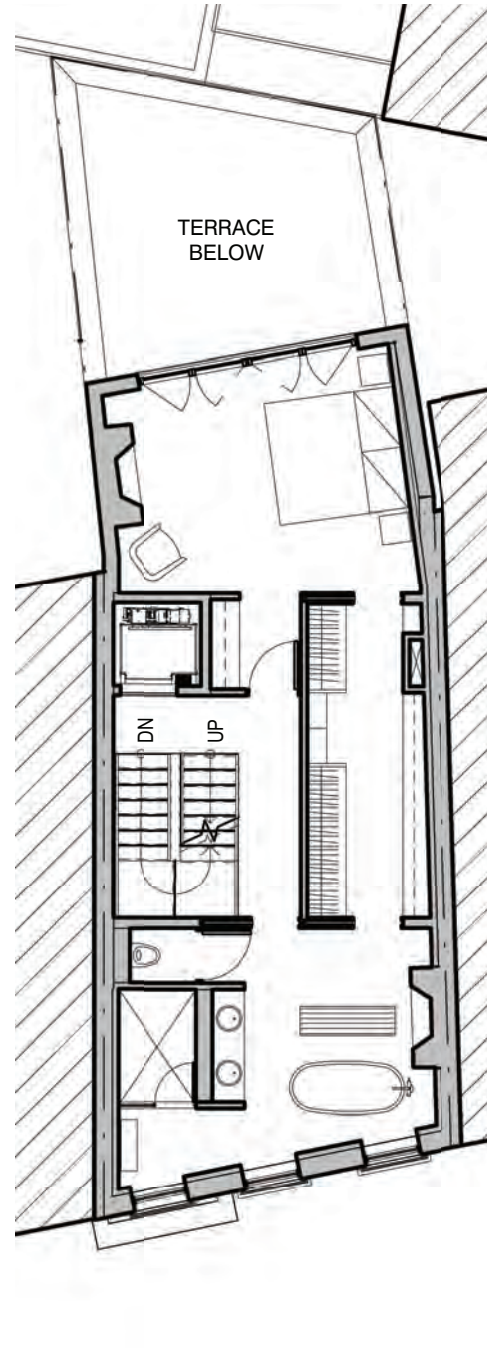
PROPOSED CELLAR



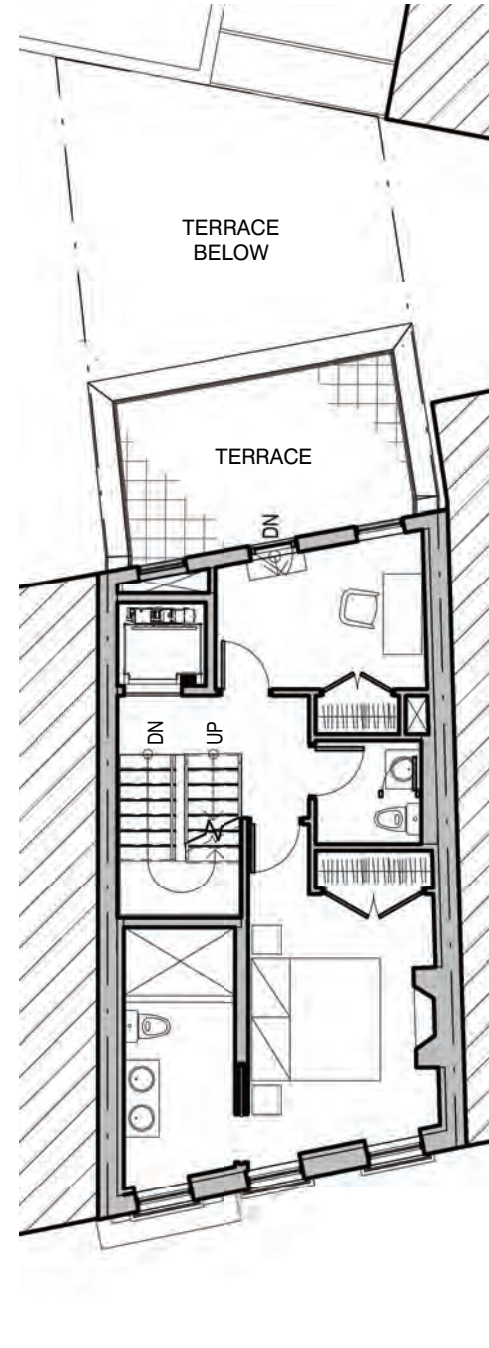
PROPOSED BASEMENT



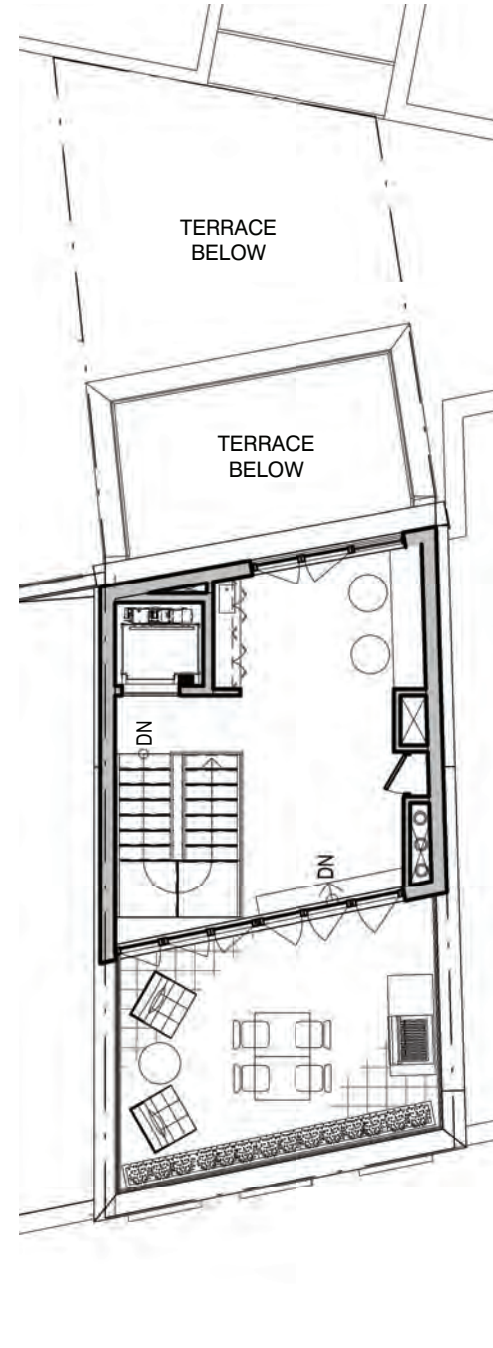
PROPOSED 1ST FLOOR



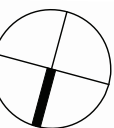
PROPOSED 2ND FLOOR



PROPOSED 3RD FLOOR



PROPOSED PH FLOOR



SCALE= 1"=10'-0"

PROPOSED FLOOR PLANS

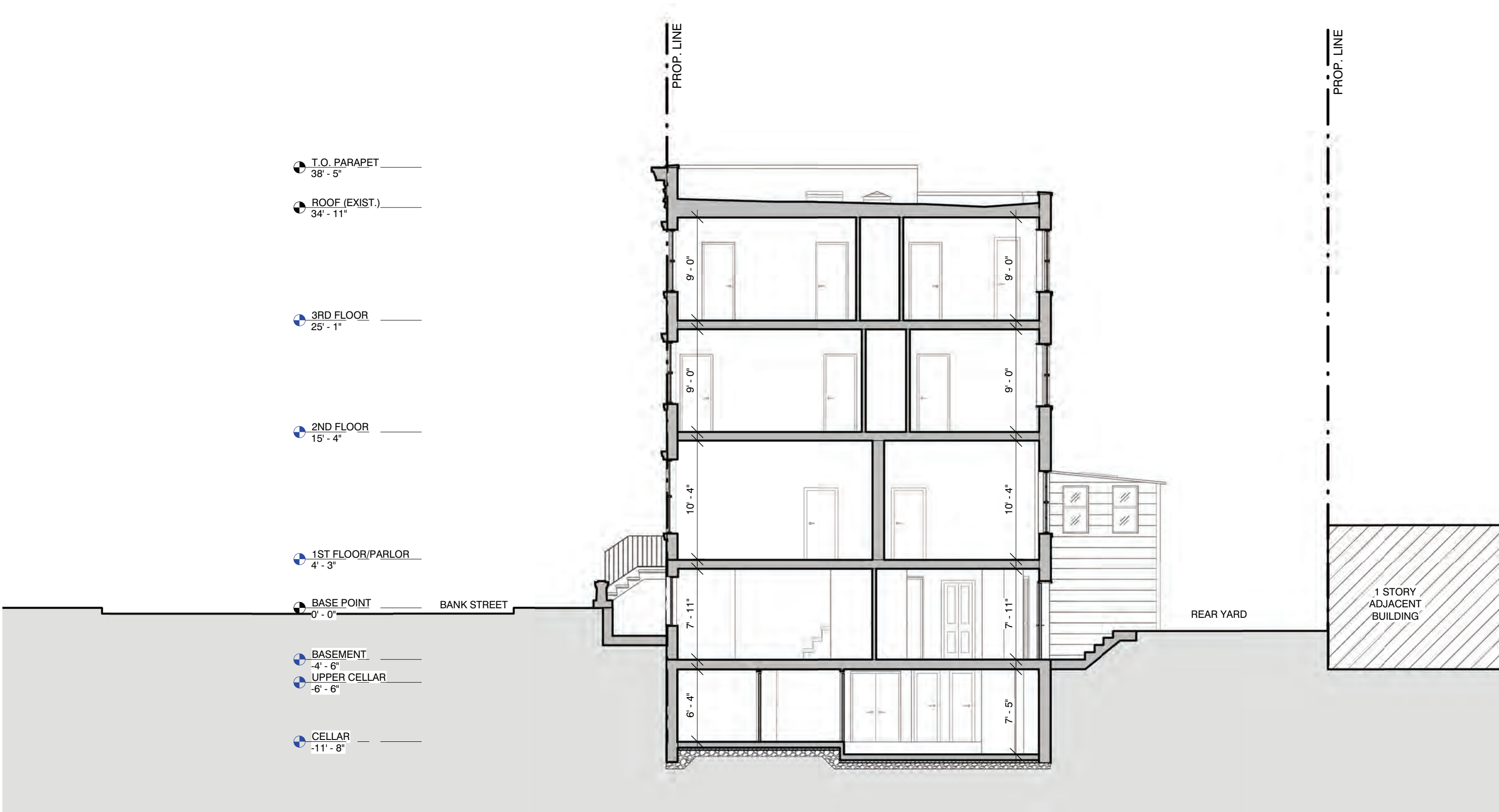
94 BANK ST

NEW YORK, NY

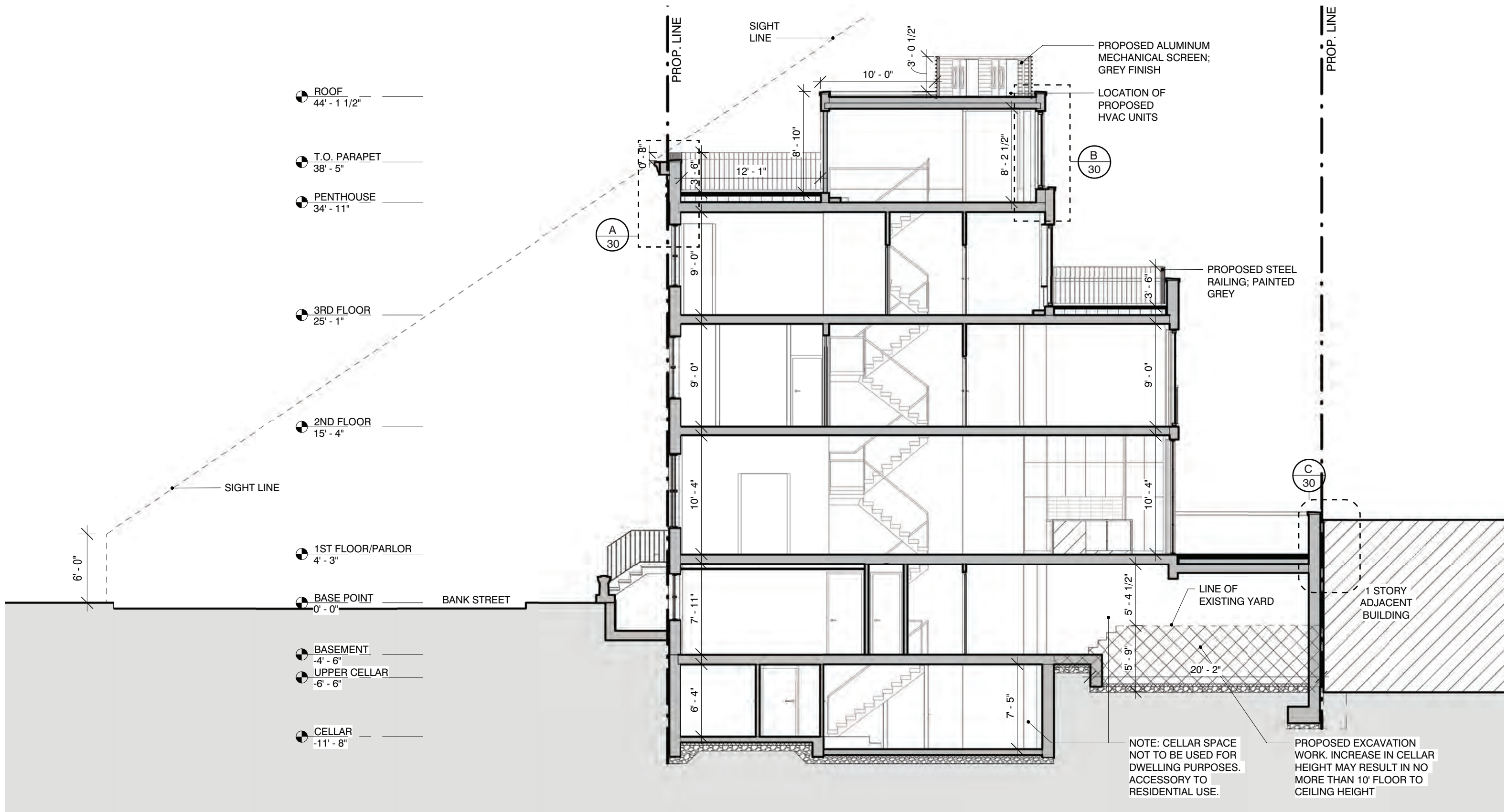
LPC PUBLIC HEARING

AUGUST 5TH, 2025

abarchitekten



EXISTING LONGITUDINAL SECTION
SCALE= 1/8"=1'-0"

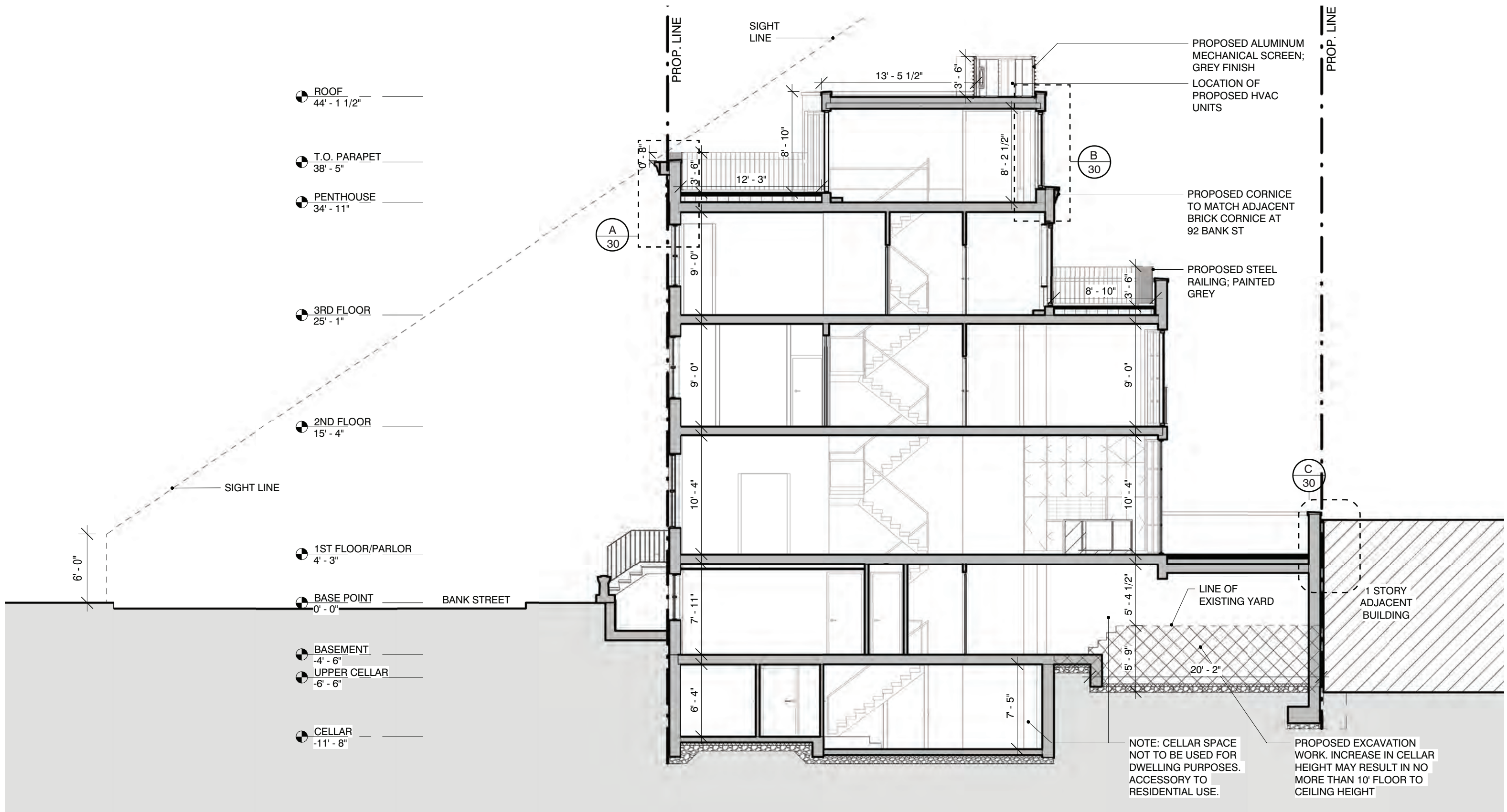


PROPOSED LONGITUDINAL SECTION
PREVIOUS PROPOSAL (07/08 PRESENTATION)

94 BANK ST
 NEW YORK, NY

LPC PUBLIC HEARING
 AUGUST 5TH, 2025

abarchitekten



PROPOSED LONGITUDINAL SECTION

94 BANK ST
 NEW YORK, NY

LPC PUBLIC HEARING
 AUGUST 5TH, 2025

The current proposal is:

Preservation Department – Item 2, LPC-25-00834

94 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.