

September 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-25-11397

96 Bank Street – Greenwich Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 548 5062

Passcode: 888453

By Phone: 646-828-7666 (NY)

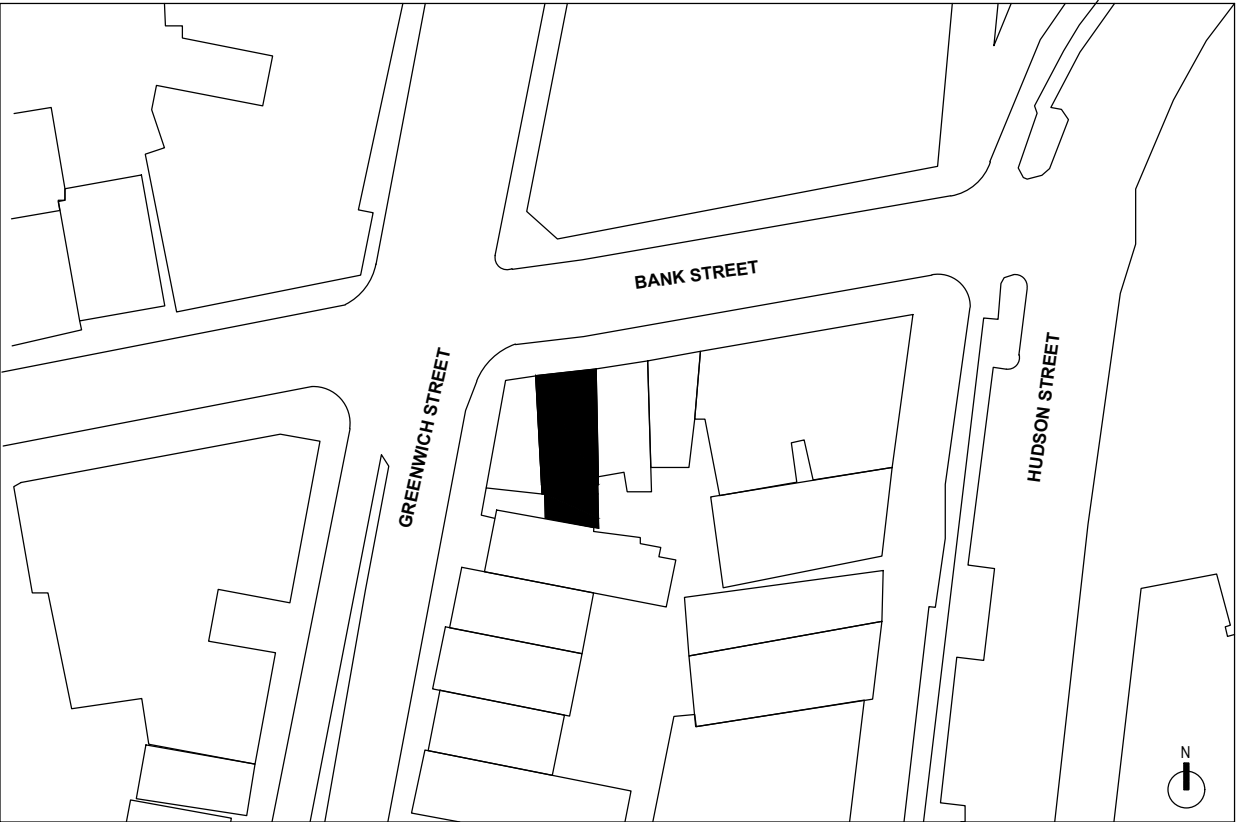
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96 BANK STREET

REAR FACADE RENOVATION



- SCOPE
- REMOVE EXISTING NON-CONFORMING LOT LINE WINDOWS
 - NEW REAR FACADE WINDOW LAYOUT
 - NEW BRICK VENEER CLADDING INSTALLED

<div><div>SITE: HISTORIC DISTRICT: OVERALL SCOPE OF WORK:</div><div>96 BANK STREET, NY, NY GREENWICH VILLAGE HISTORIC DISTRICT LP-0489 CONVERTING AN EXISTING 2 FAMILY HOME INTO A SINGLE-FAMILY HOME</div></div> <div><div>ASSOCIATED NYC DOB FILING APPLICATIONS</div><div>GC APPLICATION # M00540697-I1 FOOTING AND CONC FOUNDATION APPLICATION # M00540697-S6 STRUCTURAL APPLICATION # M00540697-P1 MECHANICAL APPLICATION # M00540697-S3 PLUMBING APPLICATION # M00540697-S4 STRUCTURAL APPLICATION # M00540697-S5</div></div>		<div><div><div>HISTORICAL TAX MAP PHOTO 1930</div></div><div><div>CURRENT FRONT FACADE PHOTO</div></div></div> <div><div><div>GV-HD</div><div>AREA 9</div><div><div><div>BANK STREET</div><div>(Between Hudson & Greenwich Streets)</div></div><div><div>This quiet residential street is a study in contrasts. The low Greek Revival houses of the early Nineteenth Century on the south side retain an intimacy of scale, quiet dignity, and interesting architectural details. The monumental seven-story structure across the street, recently converted from commercial to residential use, has afforded an unusual opportunity for intelligent remodeling. Much of the original dignified facade, surmounted by a roof cornice with central pediment, and embellished at the first and second floors by striking cast iron columns, has been retained in the alteration. The two-story base section, of iron, brick, and glass, contrasts interestingly not only with the plain brick walls of the upper floors, but with the brick Greek Revival houses on the other side of the street.</div></div><div><div><div>BANK STREET</div><div>South Side (Betw. Hudson & Greenwich Sts.)</div></div><div><div>#90</div><div>The corner five-story brick apartment house has stores on the Hudson Street facade (No. 583 Hudson). It was erected in 1873 by Samuel A. Warner for the estate of Christopher Gwyer, but was greatly modified in 1940. At this time, the street floor was refaced and the top story received a high stuccoed parapet in lieu of cornice. Much distinctive ornament was removed, but a hint of its date remains in the shape of the window lintels of the second, third, and fourth stories. The store once served as a U.S. Post Office, Station "C".</div></div></div><div><div>#92-96</div><div>This pleasant row of three Greek Revival row houses was erected in 1838-39. The last one, No. 96, has been joined to the corner dwelling, No. 769 Greenwich Street. Raised to a full three stories in height later in the century, and graced by bracketed roof cornices at Nos. 92 and 94, and by a simple cornice at No. 96, they must have originally had low attic stories. This may be seen in the change of brickwork below the sills of the third story windows. The heavy sheetmetal window cornices and the little corbeled feet beneath the windowsills at No. 94 also date from the period of the alteration, later in the Nineteenth Century. The distinguishing features of this row are the fine Greek Revival doorways, still retained at Nos. 92 and 94, and the wrought iron handrailings at the stoop of No. 92, its original newel posts set on circular stone pedestals. The row was built on land purchased at the end of 1838 by William Buckland, mason, who was taxed for Nos. 94 and 96, possibly in association with George Youngs, a carpenter, to whom he had sold the corner lot (No. 769 Hudson Street).</div><div>P. 375</div></div></div></div><div><div>1</div><div>PROJECT INFORMATION</div></div><div><div>LPC-02</div><div>Scale: N.T.S.</div></div><div><div>2</div><div>HISTORICAL DATA</div></div><div><div>LPC-02</div><div>Scale: N.T.S.</div></div></div>
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<div><div>Greenwich Village Historic District LP-0489</div><div><div><div>NYC</div><div>Landmarks Preservation Commission</div></div></div></div> <div><div>3</div><div>SITE MAP</div></div> <div><div>LPC-02</div><div>Scale: N.T.S.</div></div> <div><div><div>96 BANK STREET - PROJECT AND HISTORICAL CONTEXT LPC PRESENTATION</div><div>PROJECT ADDRESS: 96 BANK STREET, NEW YORK, NY 10014 LPC-25-11397 96 BANK STREET, Manhattan-634-57, PAA TO CURRENT APPROVAL CNE (LPC-21-07684) ISSUED 08.23.23</div></div><div><div>08.09.25</div><div>© N KREATIV LLC, 2025 all rights reserved</div></div></div>	
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1 REFERENCE SITE AERIAL PHOTO

LPC-03 Scale: N.T.S.



2 STREET VIEW FROM BANK ST

LPC-03 Scale: N.T.S.



3 STREET VIEW OF PROPERTY FROM GREENWICH STREET

LPC-03 Scale: N.T.S.



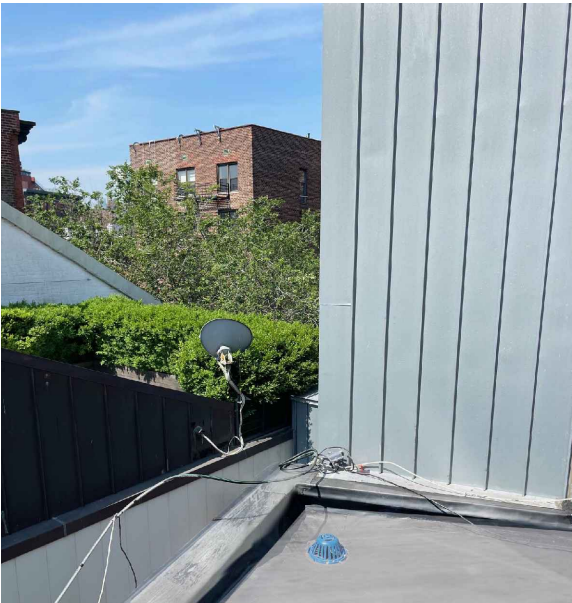
4 SOUTH EAST VIEW FROM ROOF OVERLOOKING REAR YARDS

LPC-03 Scale: N.T.S.



5 SOUTH VIEW FROM ROOF OVERLOOKING REAR YARD

LPC-03 Scale: N.T.S.



6 EAST VIEW FROM ROOF OVERLOOKING REAR YARD

LPC-03 Scale: N.T.S.



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96 BANK STREET - STREET AND REAR YARD VIEWS
LPC PRESENTATION

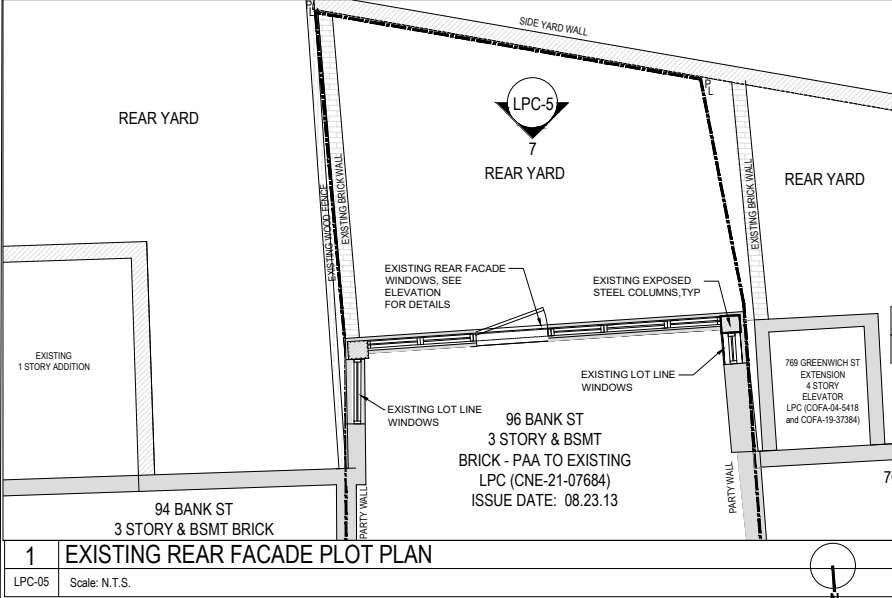
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LPC-03

08.09.25

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1 REAR YARD SITE PLAN LPC-04 Scale: 1/8" = 1'-0"		2 NORTH VIEW TO 96 BANK ST REAR FACADE LPC-04 NTS		
3 SOUTH EAST VIEW OF FROM REAR YARD LPC-04 Scale: N.T.S.		4 SOUTH VIEW FROM REAR YARD LPC-04 Scale: N.T.S.		
		5 EAST VIEW FROM REAR YARD LPC-04 Scale: N.T.S.		
DCD DC Architectural Design, PLLC 646-764-3376 N Kreativ LLC nancy@n-kreativ.com		96 BANK STREET - REAR YARD VIEWS LPC PRESENTATION PROJECT ADDRESS: 96 BANK STREET, NEW YORK, NY 10014 LPC-25-11397 96 BANK STREET, Manhattan-634-57, PAA TO CURRENT APPROVAL CNE (LPC-21-07684) ISSUED 08.23.23		LPC-04 08.09.25 © N KREATIV LLC, 2025 all rights reserved



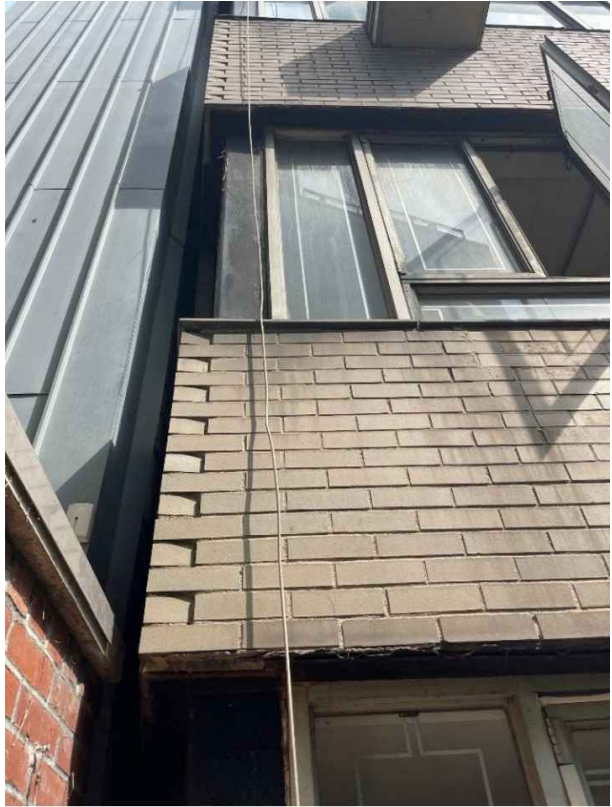
2 STEEL COLUMNS AND LINTELS EXPOSED
LPC-05 Scale: N.T.S.



3 METAL SILLS ERODING - TO BE REPLACED
LPC-05 Scale: N.T.S.



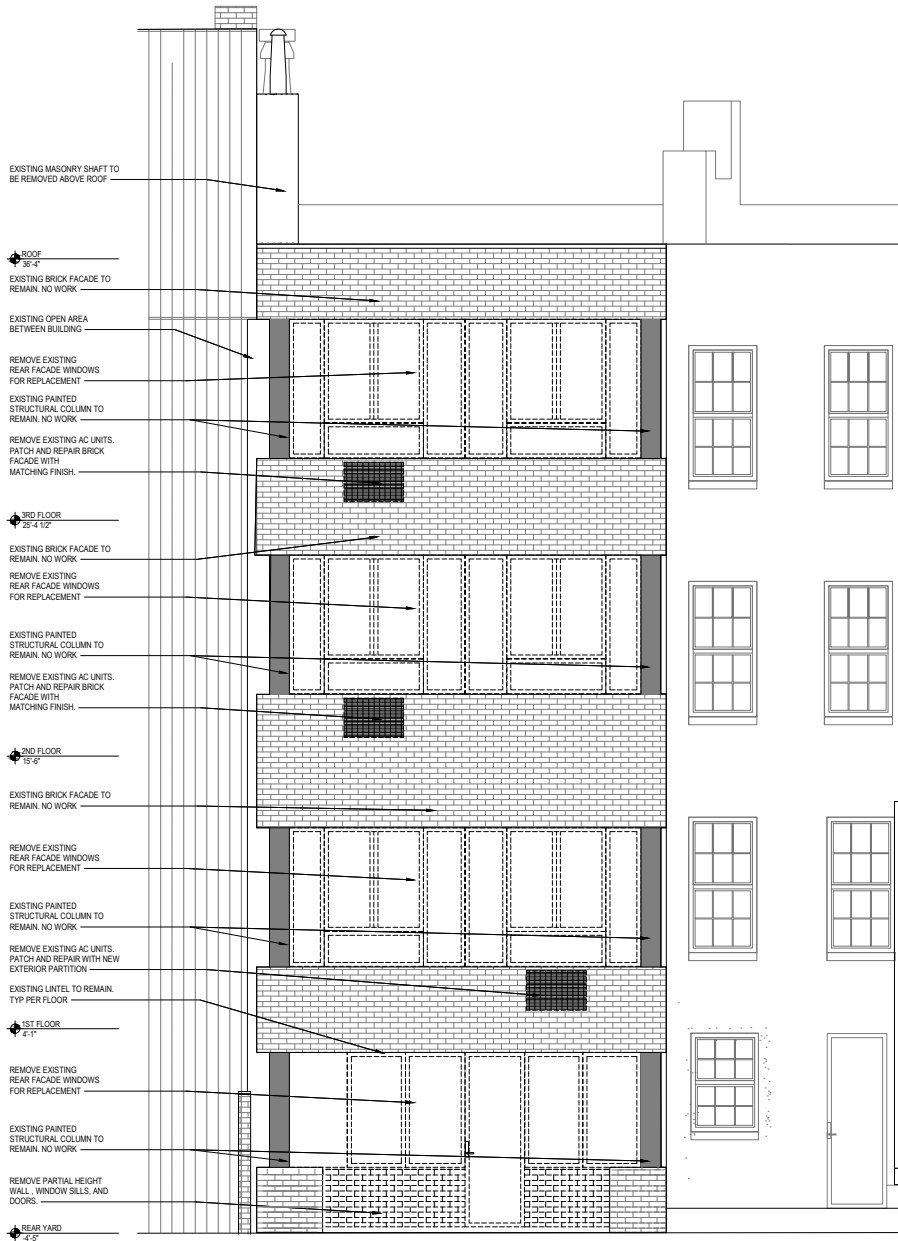
4 LEFT AND RIGTH BRICK CORNER PATTERN DO NOT MATCH
LPC-05 Scale: N.T.S.



5 CLOSE UP OF LOWER CORROSION TO MITIGATE
LPC-05 Scale: N.T.S.



6 REAR FACADE EXISTING CONDITION PHOTO
LPC-05 Scale: N.T.S.



7 AS-BUILT AND DEMO PLAN REAR FACADE ELEVATION
LPC-05 Scale: 1/8" = 1'-0"



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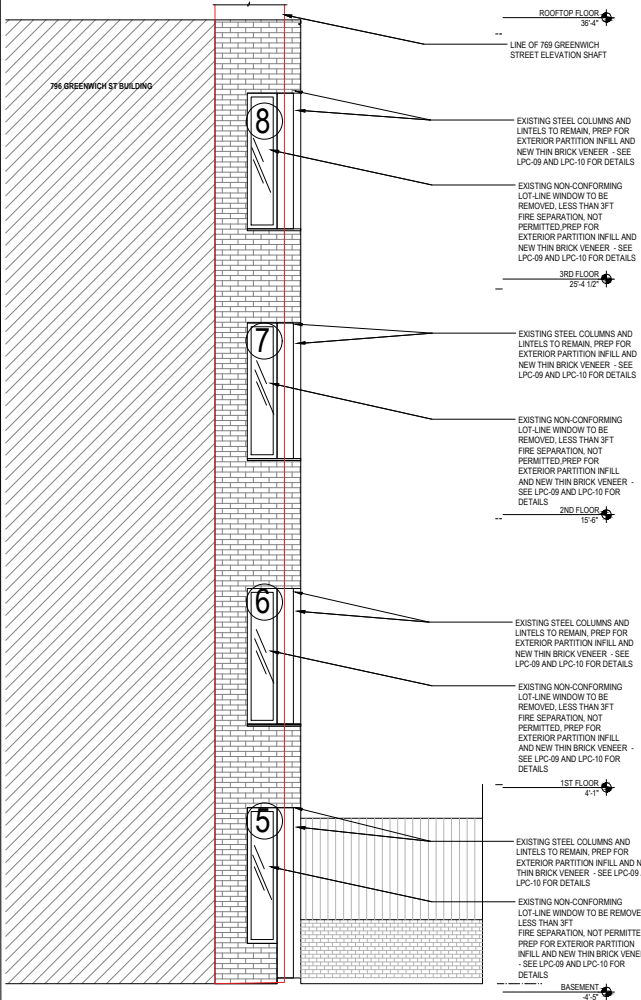
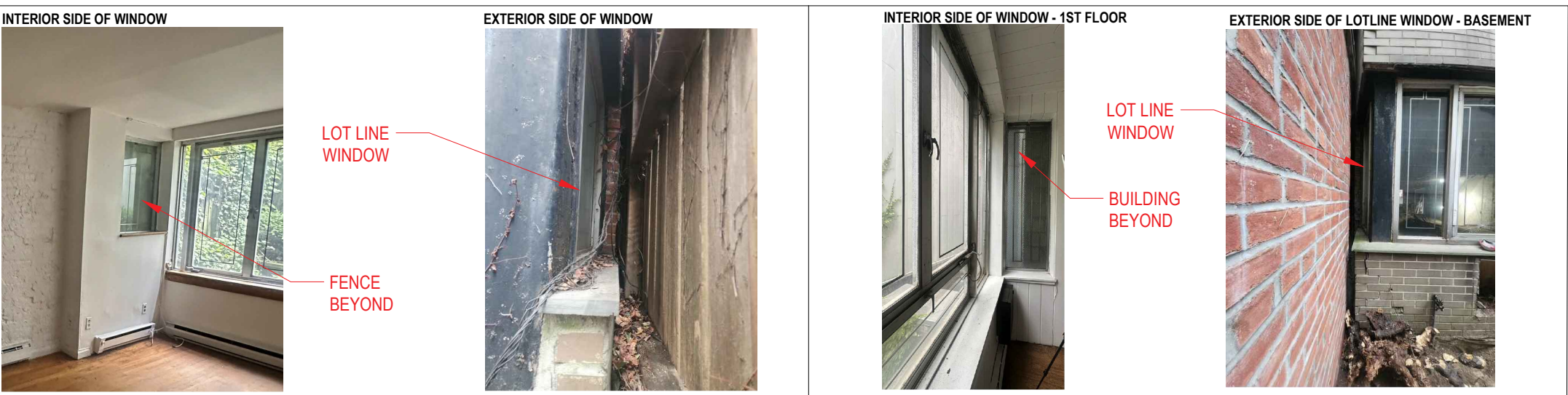
96 BANK STREET - REAR FACADE EXISTING CONDITIONS LPC PRESENTATION

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LPC-25-11397 96 BANK STREET, Manhattan-634-57, PAA TO CURRENT APPROVAL CNE (LPC-21-07684) ISSUED 08.23.23

LPC-05

08.09.25

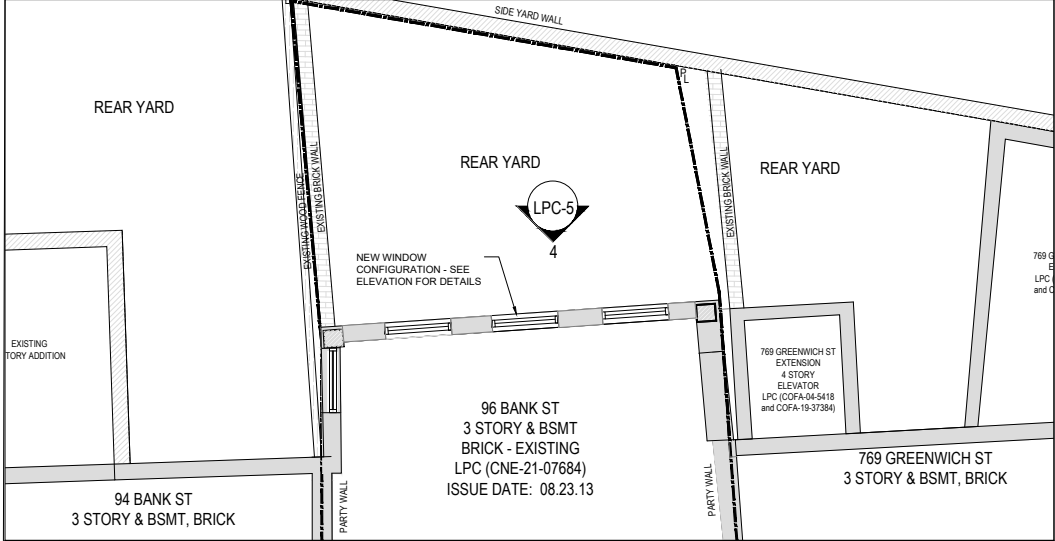
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LPC-06	Scale: 1/8" = 1'-0"	LPC-06	Scale: 1/8" = 1'-0"	LPC-06	Scale: 1/8" = 1'-0"	LPC-06	Scale: NTS
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WINDOW #	FIRE SEPARATION DISTANCE (FT)	DEGREE OF OPENING PROTECTION	MAX ALLOWABLE AREA	OPENING LOCATION	EXISTING OPENING SIZE	ALLOWABLE AREA	% OF ALLOWABLE PROVIDED	COMPLIANCE
1, 5, 6, 7, 8	APPLICABLE: 0-3 FT	UNPROTECTED, NONSPRINKLERED	NOT PERMITTED	VARIOUS	5 S.F. SINGLE PANE, OPERABLE WINDOW	NOT PERMITTED	NOT PERMITTED	DOES NOT COMPLY
2	APPLICABLE: 8 TO LESS THEN 10	UNPROTECTED, NONSPRINKLERED	10%	1ST FLOOR	12 S.F. SINGLE PANE, OPERABLE WINDOW	40 S.F.	12 S.F./40 S.F. = 30%	DOES NOT COMPLY
3, 4	APPLICABLE: 15 TO LESS THEN 20	UNPROTECTED, NONSPRINKLERED	25%	2ND & 3RD FLOOR	12 S.F. SINGLE PANE, OPERABLE WINDOW	58 S.F.	12 S.F./58 S.F. = 20.5%	COMPLIES





1 PROPOSED REAR FACADE PLAN
LPC-07 Scale: N.T.S.

PROPOSED DESIGN INTENT:

THE OVERALL DESIGN INTENT, BOTH INSIDE AND EXTERIOR IS TO BRING THE DETAILS OF THE 1800s BACK TO THIS GREENWICH VILLAGE ROW HOUSE.

MANY ITEMS SOURCE FOR THE HOME ARE RECLAIMED HISTORICAL ELEMENTS, LIKE INTERIOR WOOD DOORS, STAIN GLASS DOORS, HAND-CARVED WOOD RAILINGS, AND TRADITIONAL DECORATIVE ELEMENTS REMINISCENT OF THE ORIGINAL PERIOD OF THE HOME.

REAR FACADE PROPOSED CHANGES:

THE CHANGES PROPOSED ARE TWO-FOLD:

- 1) PROTECT THE EXISTING STRUCTURAL ELEMENTS FROM FURTHER DECAY DUE TO EXPOSURE
- 2) CREATE A FACADE THAT IS MORE HISTORICALLY ACCURATE FOR THE HOME

2 PROPOSED SCOPE OF WORK

LPC-07

Scale: NTS

3 APPROVED REAR FACADE RENOVATION UNDER CNE 21-07684

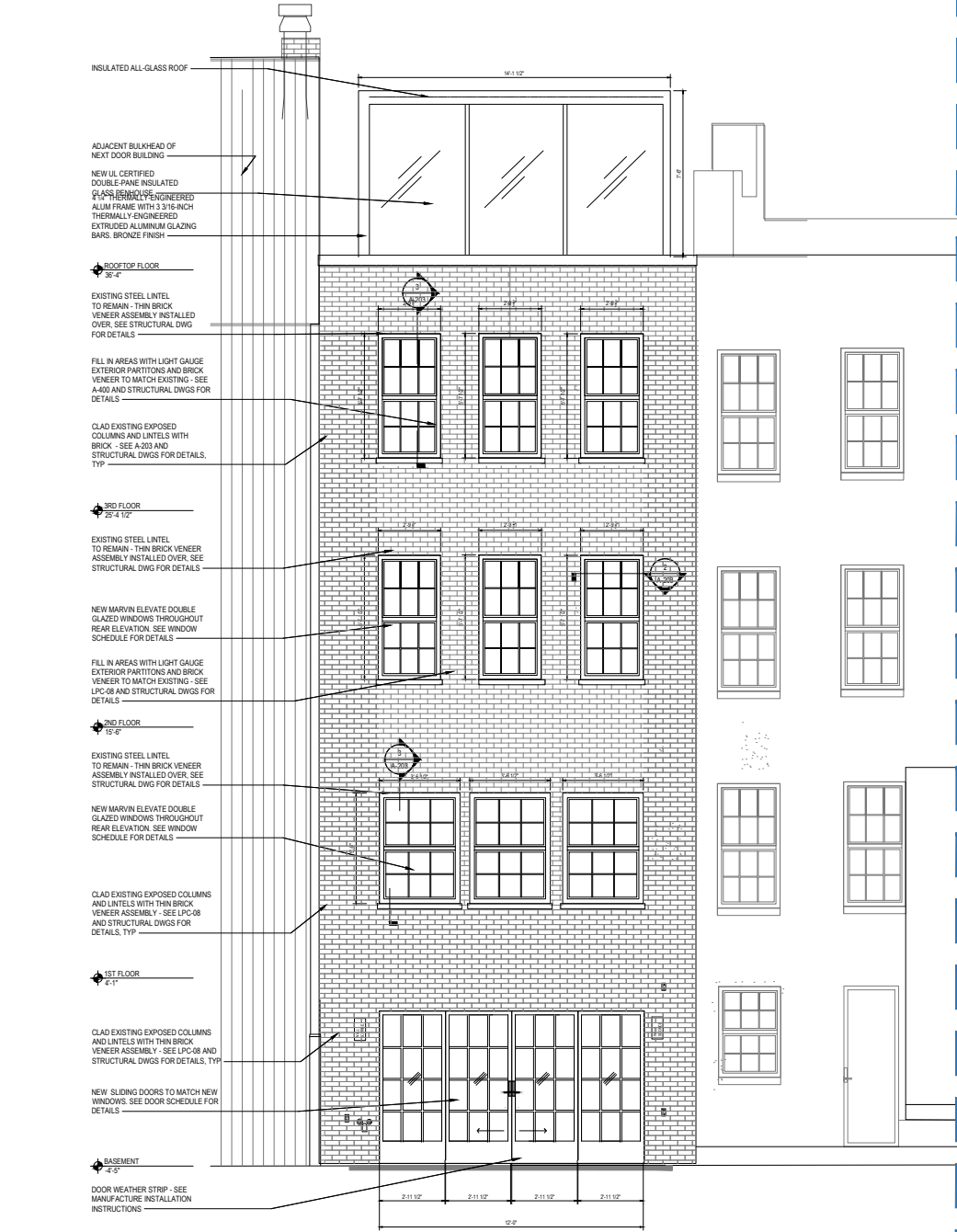
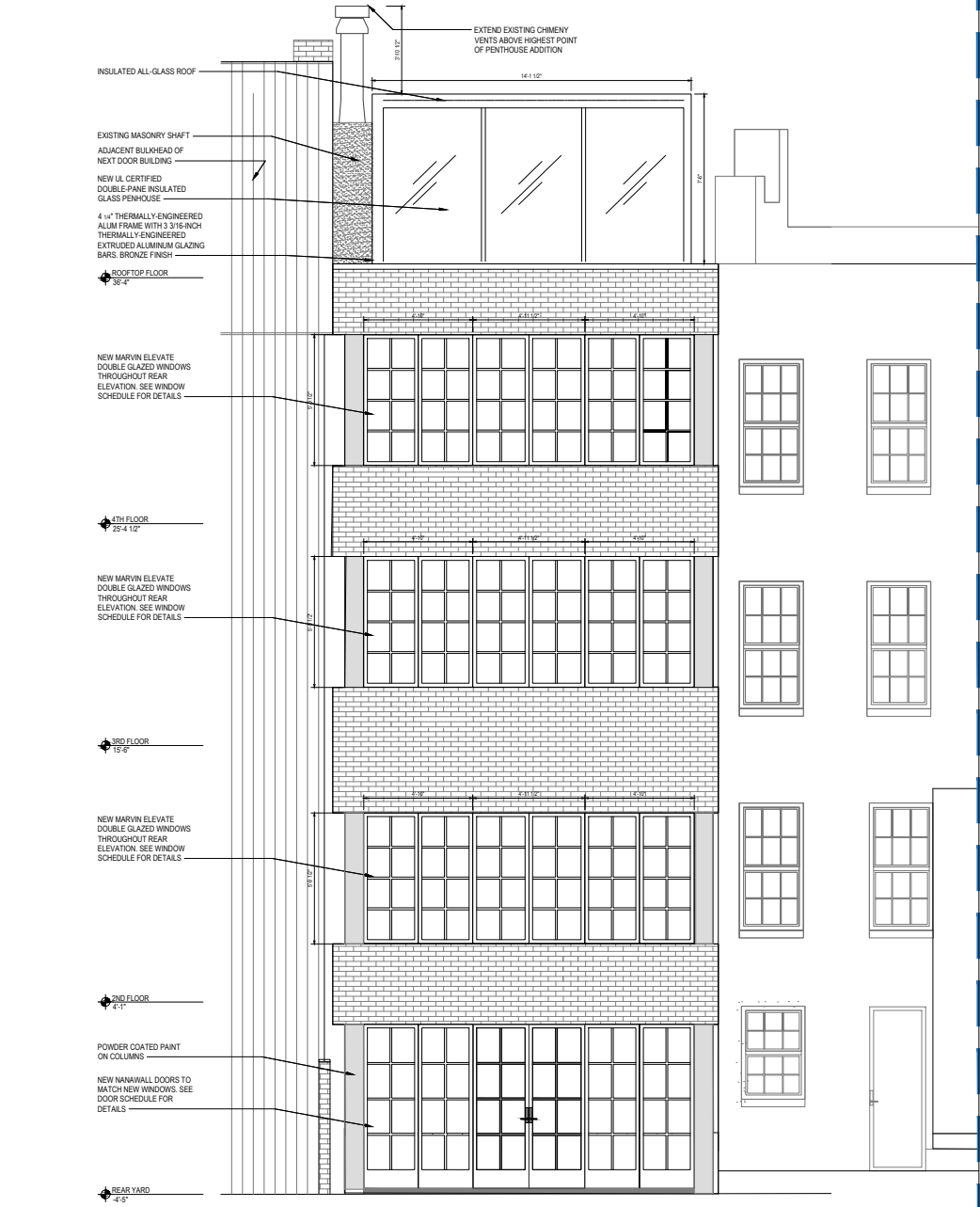
LPC-07

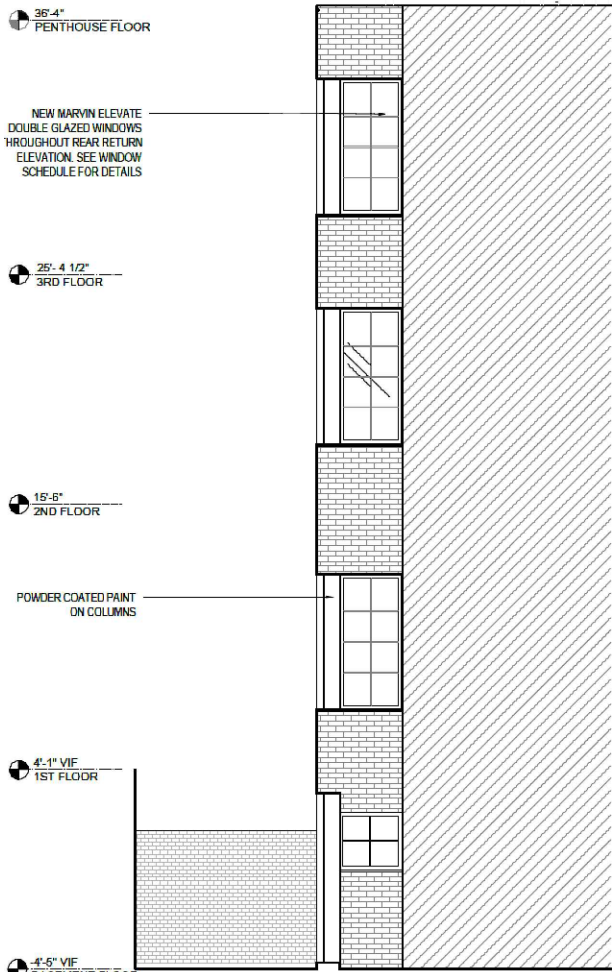
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4 PROPOSED REAR FACADE ELEVATION UNDER LPC-25-11397

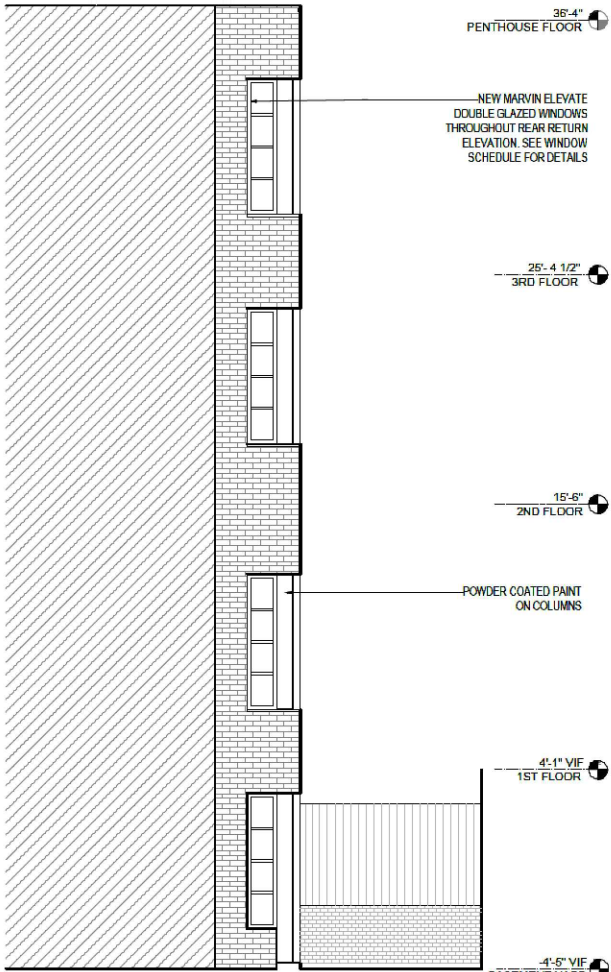
LPC-07

Scale: 1/8" = 1'-0"





WEST LOT LINE ELEVATION



EAST LOT LINE ELEVATION

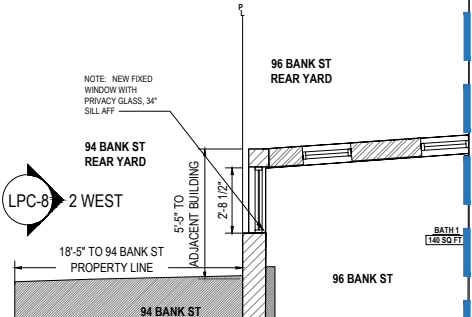
DESIGN INTENT:

- 1) TO BRING LOT LINE WINDOWS INTO CONFORMITY
- 2) TO KEEP 3RD FLOOR EAST LOT LINE WINDOW FOR NATURAL LIGHT AT BATHROOM VANITY

LOT LINE WINDOW COMPLIANCE AS PER BC 705.8, BB 2015-18; AC 27-3

- LOT LINE WINDOW LOCATION IS CLEAR OF 94 BANK ST BUILDING. SEE A-102.01 DIMENSIONS AND A-201.01 C-3 FOR PLAN DIMENSIONS
- 94 BANK ST LOT FRONTAGE IS 18'-5"
- LOT LINE WINDOW NOT USED IN LIGHT AND AIR CALCS - SEE A-102.01 FOR DETAILS

FIRE SEPARATION DISTANCE (FT)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA	OPENING LOCATION	PROPOSED OPENING SIZE	ALLOWABLE AREA	% OF ALLOWABLE PROVIDED	COMPLIANCE
APPLICABLE: 15 TO LESS THEN 20	UNPROTECTED, NONSPRINKLERED	25%	3RD FLOOR	12 S.F. GLAZED FIXED WINDOW	58 S.F.	12 S.F./58 S.F. = 14.5 S.F.	COMPLIES

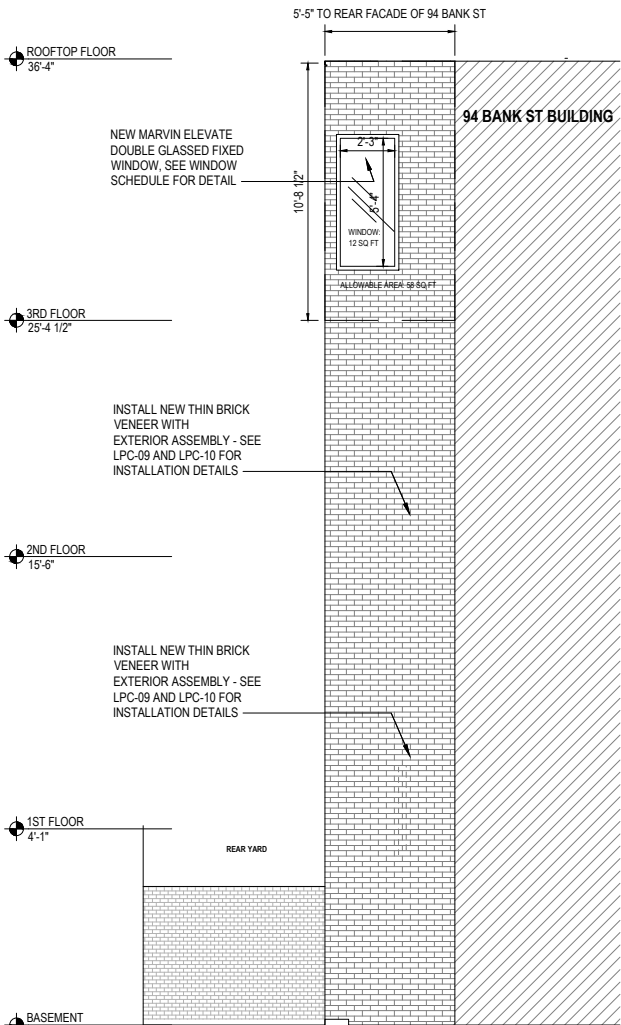


3 3RD FL LOT LINE WINDOW PLAN

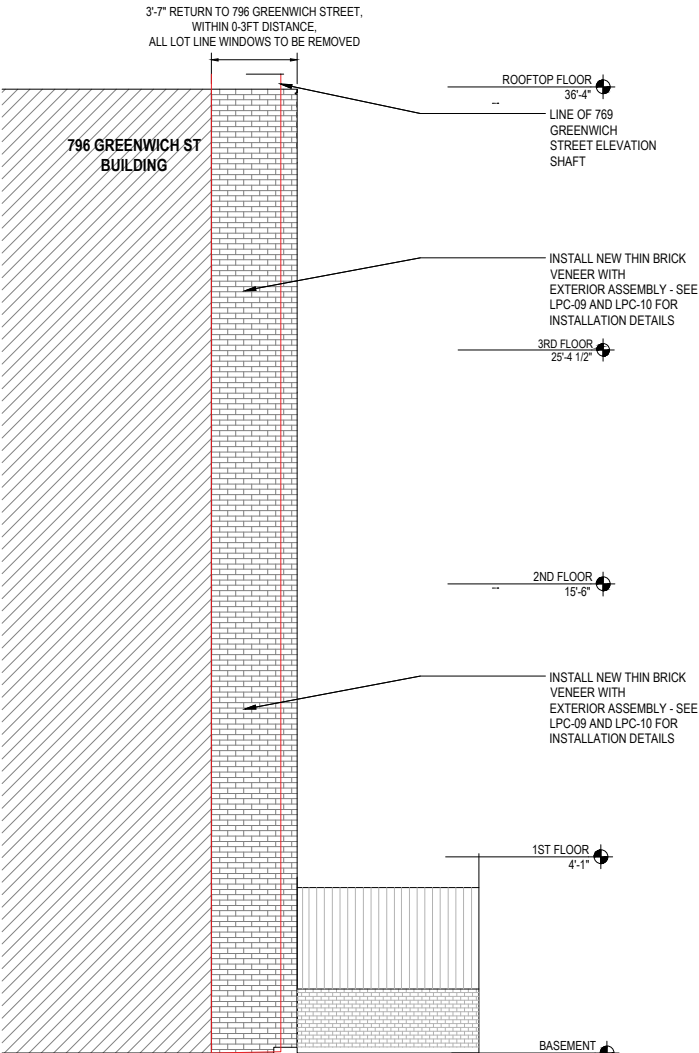
LPC-08 Scale: 1/8" = 1'-0"

3 3RD FL LOT LINE WINDOW PLAN

LPC-08 Scale: 1/8" = 1'-0"



WEST LOT LINE ELEVATION



EAST LOT LINE ELEVATION

1 APPROVED LOTLINE WINDOWS ELEVATION UNDER CNE 21-07684

LPC-08 Scale: 1/8" = 1'-0"

2 PROPOSED LOT LINE WINDOW ELEVATION UNDER LPC-25-11397

LPC-08 Scale: 1/8" = 1'-0"



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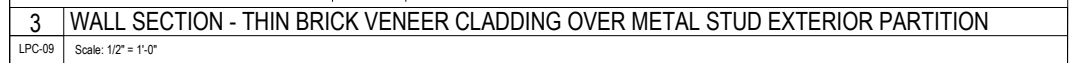
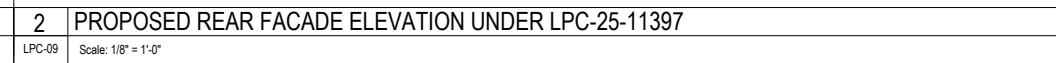
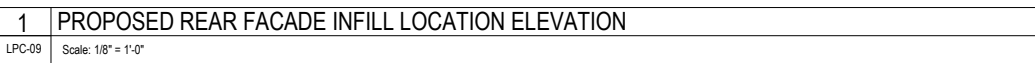
96 BANK STREET - EXISTING APPROVED LPC LOT LINE WINDOWS (CNE-21-07684) AND PROPOSED PAA LOT LINE WINDOWS
LPC PRESENTATION

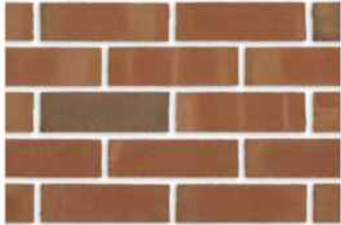
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LPC-08

08.09.25

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DURHAM - 523



Brick Size: Modular (MOD) [H 2 1/4" x L 7 5/8" x T 1 1/2"]

1

REFERENCE FRONT FACADE BRICK

LPC-10

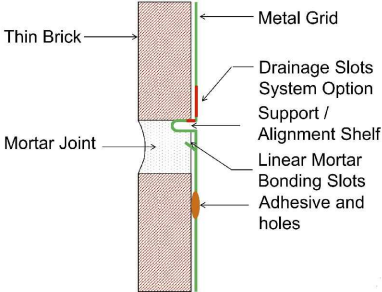
Scale: NTS

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PROPOSED BRICK-IT PRODUCT SPEC

LPC-10

Scale: NTS

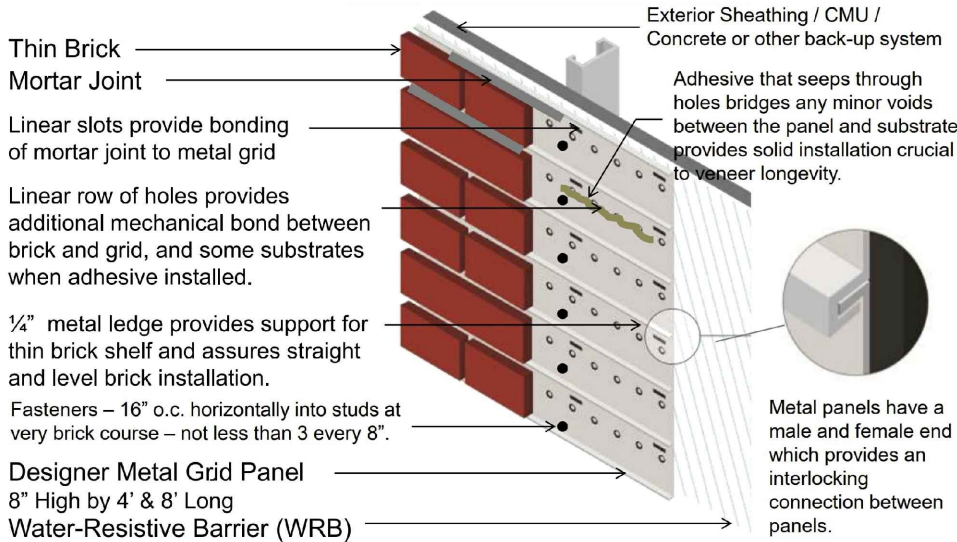


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BRICK IT METAL GRID PROFILE MANUFACTURER DETAIL

LPC-10

Scale: 1/8" = 1'-0"

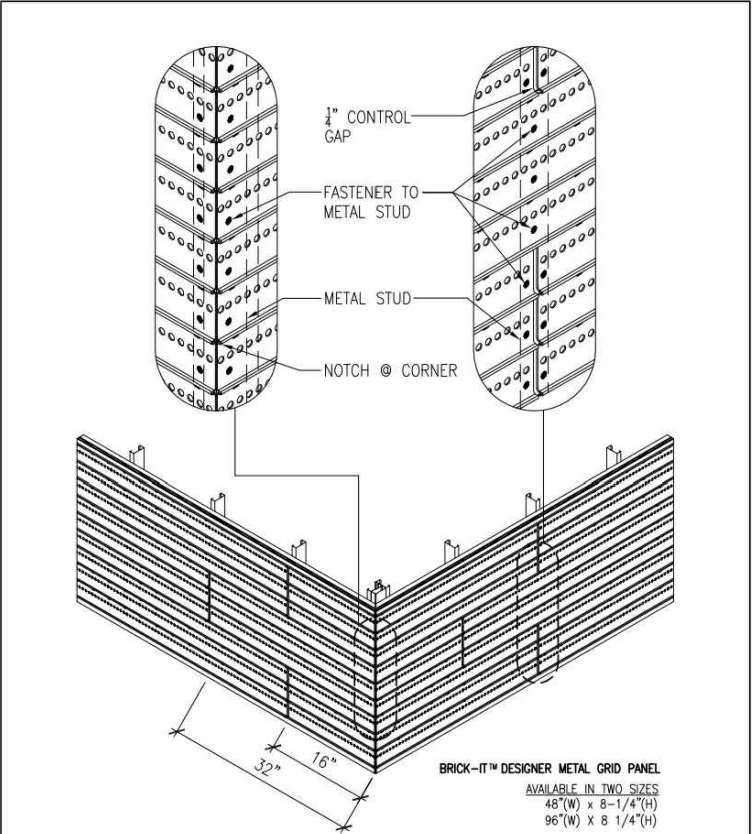


1

BRICK IT DESIGNER METAL GRID PANEL MANUFACTURER DETAIL

LPC-10

Scale: 1/8" = 1'-0"



STAGGERED PANEL CORNER DETAIL

Scale: 3/4" = 1'-0"

MOD4883-A7

09062-MOD4883-A7-PG003

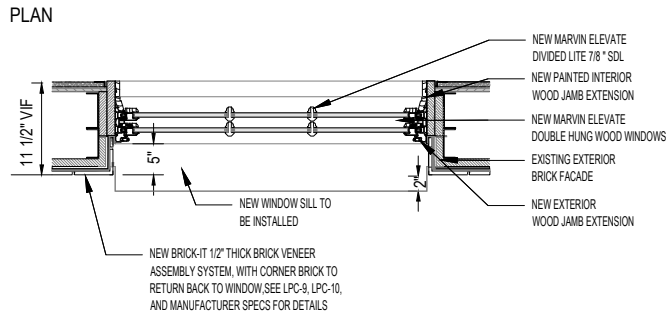
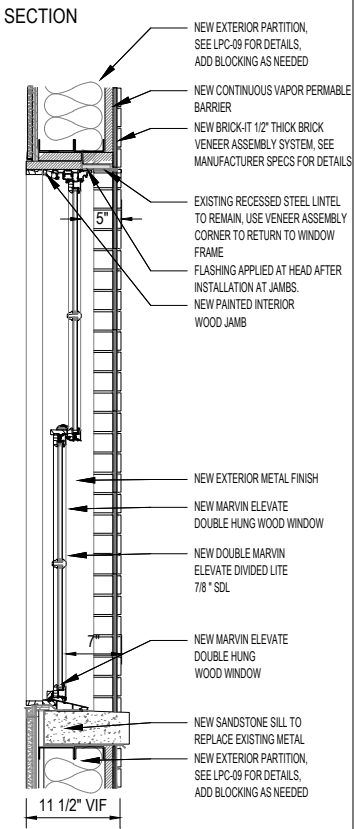
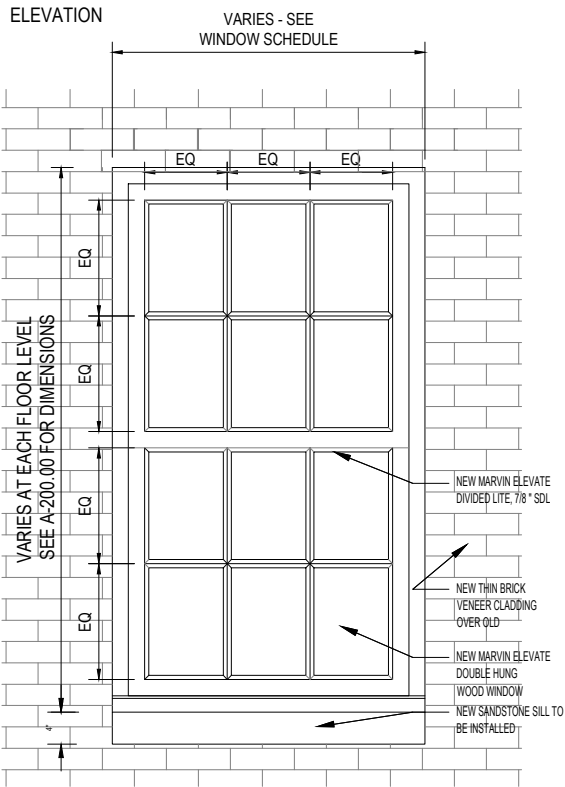
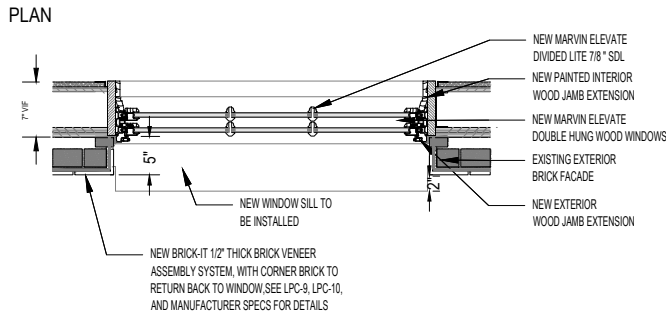
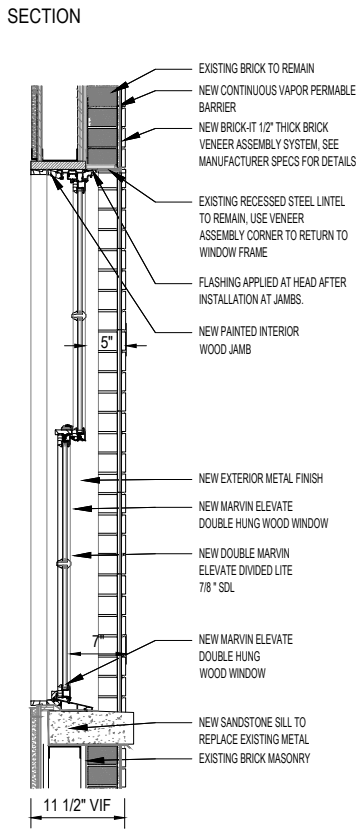
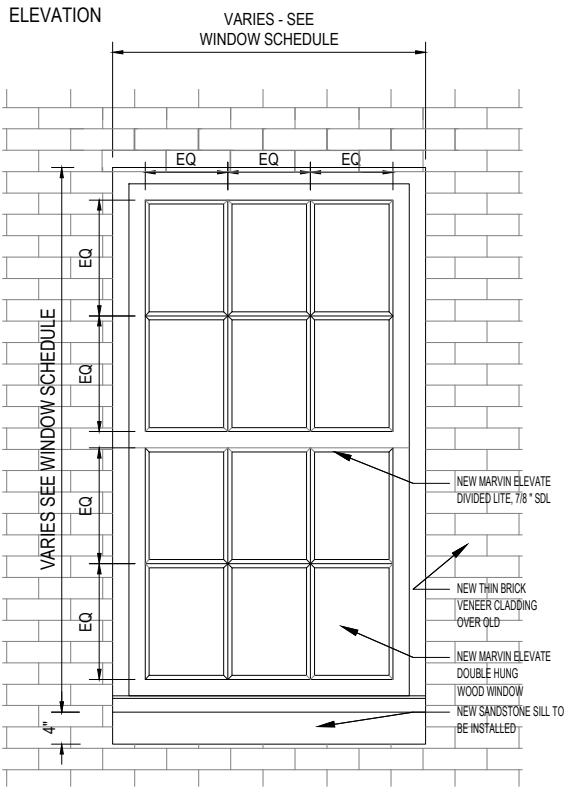
BRICK-IT

2

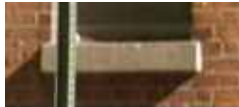
BRICK IT CORNER DETAIL - MANUFACTURER SPECS

LPC-10

Scale: 1/8" = 1'-0"



REFERENCE: FRONT FACADE SANDSTONE SILL



WINDOW SILL SPEC: BROWN MIST SANDSTONE WINDOWSILL



4 WINDOW SILL DETAIL

LPC-11

Scale: NTS

INTERIOR: DESIGNER BLACK



EXTERIOR: EBONY



1 PROPOSED REAR FACADE WINDOW DETAILS - BRICK SURROUND

LPC-11

Scale: 1/2" = 1'-0"

2 PROPOSED REAR FACADE WINDOW DETAILS - NEW EXTERIOR PARTITION SURROUND

LPC-11

Scale: 1/2" = 1'-0"

3 WINDOW FRAME FINISHES

LPC-11

Scale: NTS



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96 BANK STREET - PROPOSED REAR FACADE WINDOW DETAILS
LPC PRESENTATION

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LPC-11

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96 BANK STREET - CONCEPTUAL RENDERINGS OF NEW REAR FACADE WINDOWS AND FINISHES
LPC PRESENTATION

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