

March 24, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-07905

## **60 Bank Street – Greenwich Village Historic District Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 754 2576

**Passcode:** 011326

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

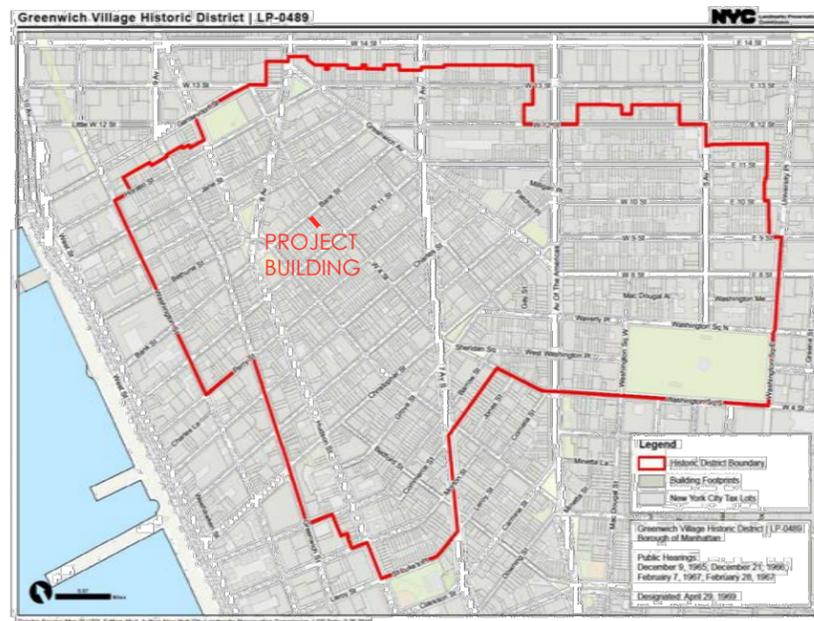
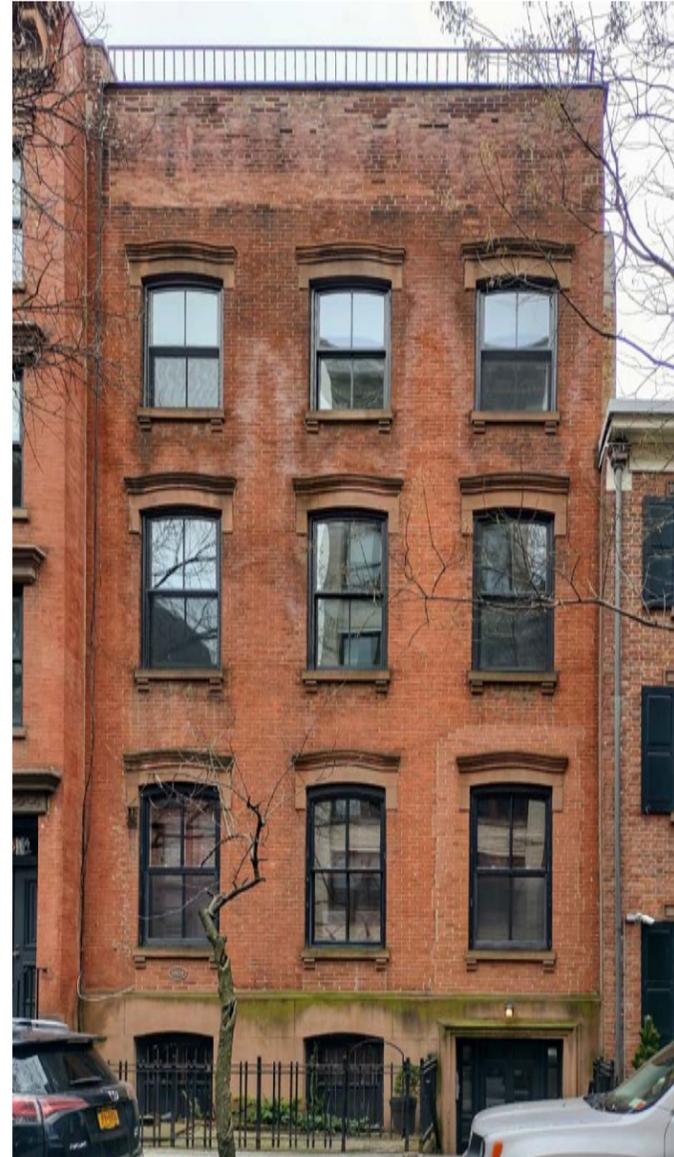
**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be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

# BANK STREET RESIDENCE

## 60 BANK STREET, NEW YORK, NEW YORK 10014

### PUBLIC HEARING SCOPE:

- ROOFTOP ADDITION
- REAR YARD ADDITION RE-MASSING
- REAR YARD EXCAVATION
- ALTERATION TO REAR FACADE
- ALTERATION TO SOUTH AND WEST PARAPETS
- AREAWAY FENCE INSTALLATION



COVER PAGE

01

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

MARCH 24, 2026

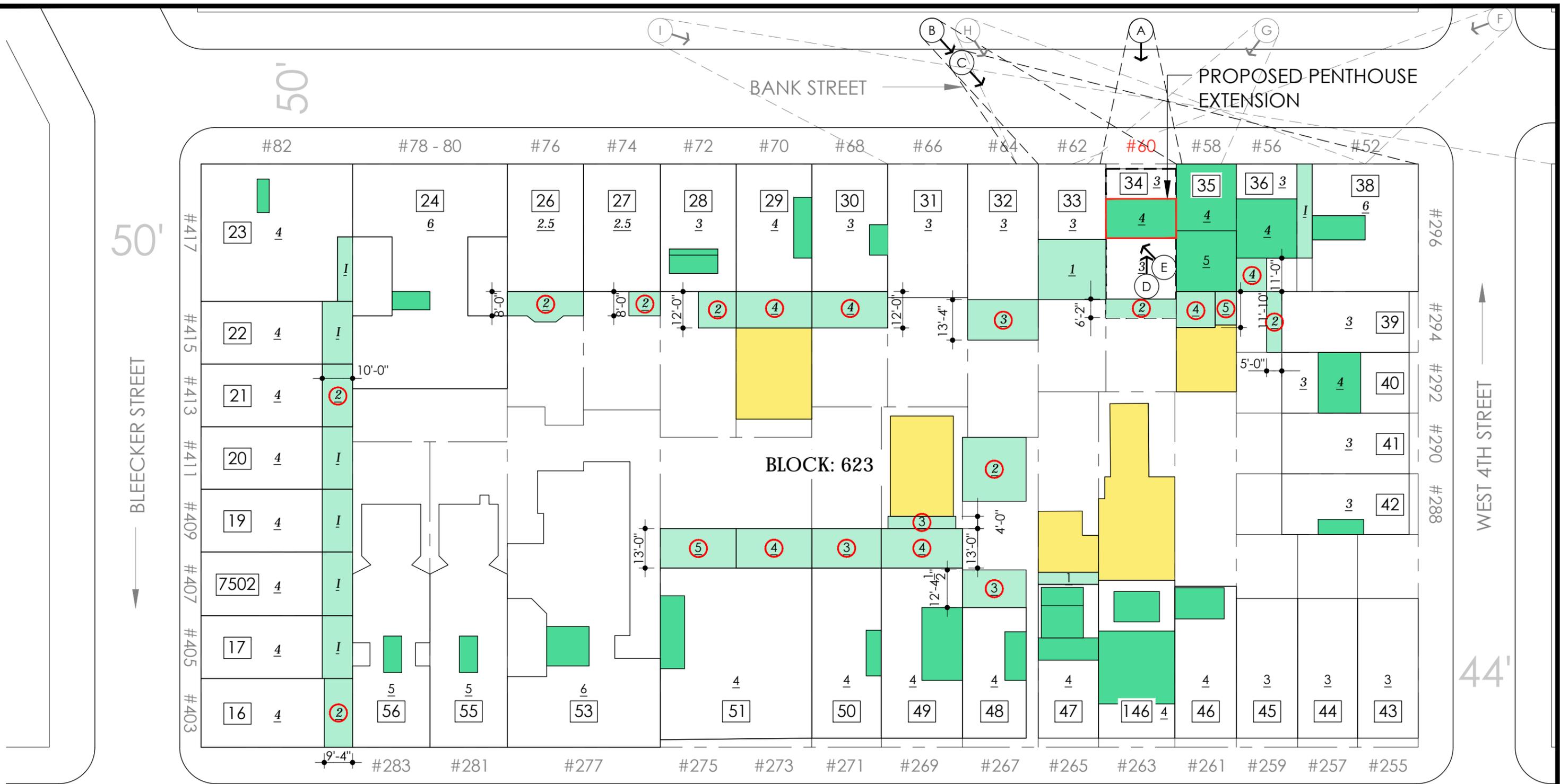


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**DRAWING LEGEND:**

	REAR EXTENSIONS	<span style="border: 1px solid black; padding: 2px;">XX</span>	LOT NUMBER		OUTLINE OF PROPOSED ADDITION
	ROOF TOP ADDITONS	$\frac{x}{x}$	NUMBER OF FLOORS	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">XX</span> →	SIGHTLINE MARKER
		#XX	BUILDING NUMBER		REAR YARD EXCAVATIONS PRESENTED TO LPC PUBLIC REVIEW

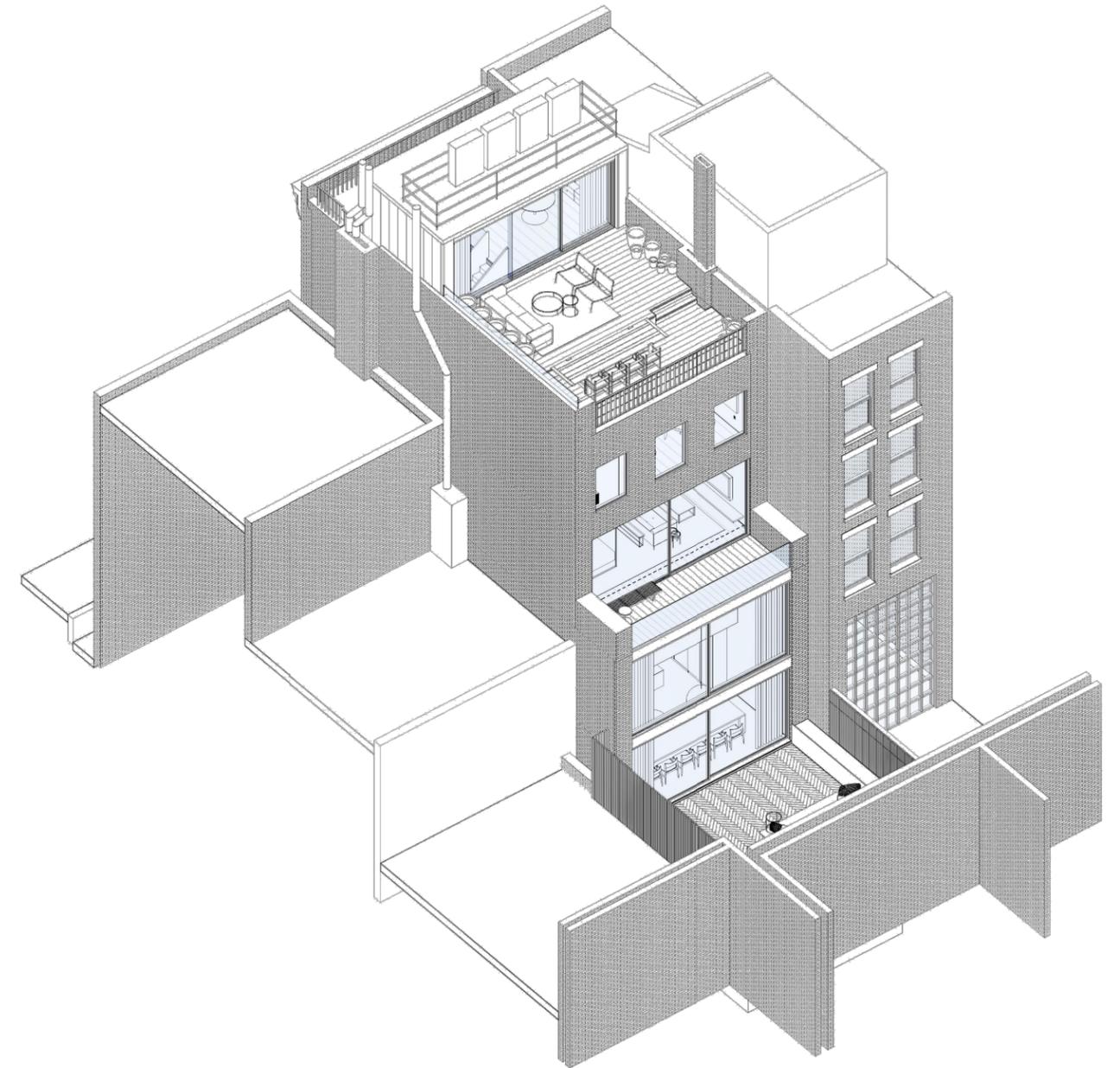
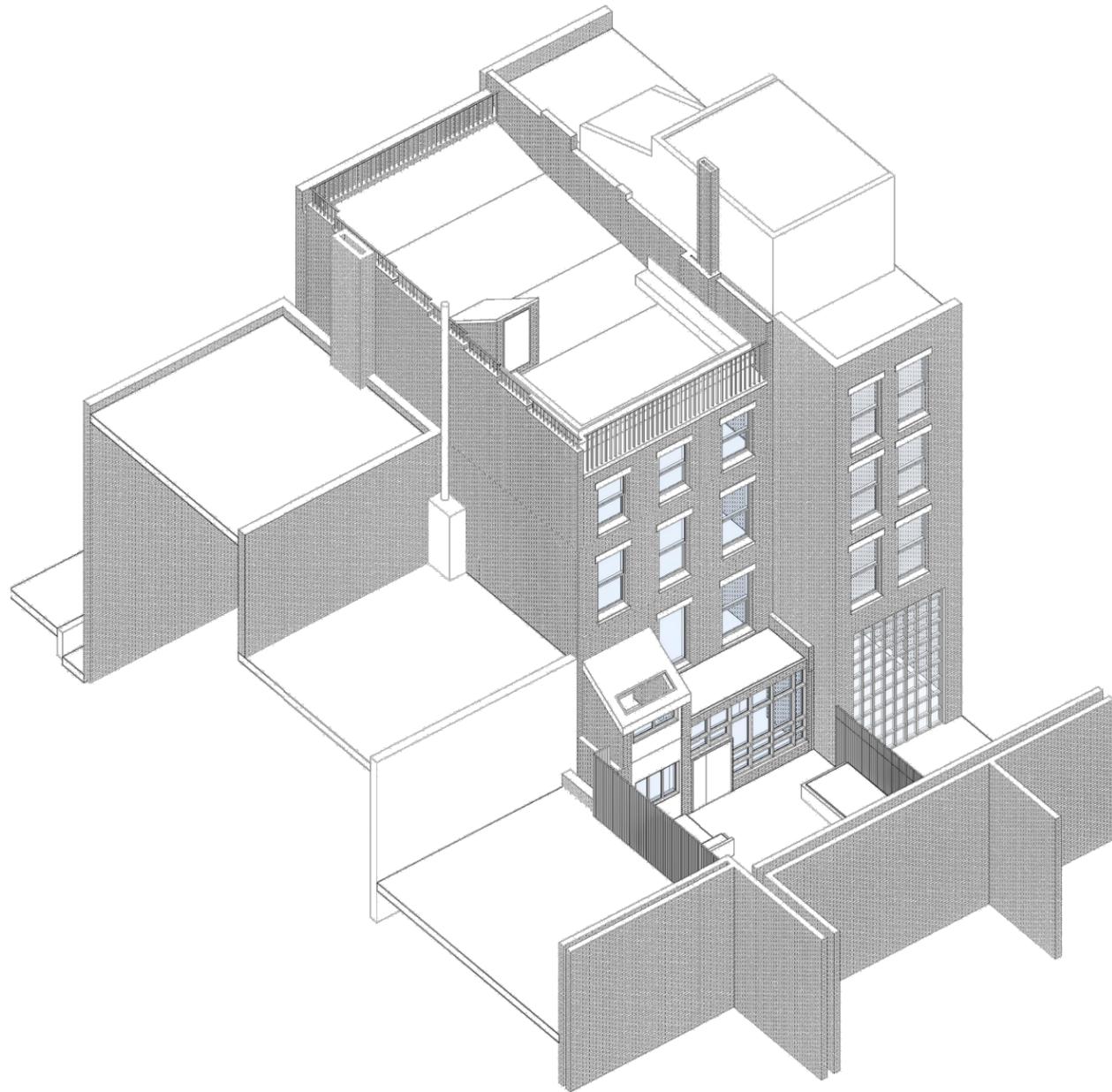
# BLOCK 623 SIGHTLINE PLAN

## 02

**BANK STREET RESIDENCE**  
 60 BANK STREET, NEW YORK, NEW YORK 10014  
 MARCH 24, 2026



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1 AXONOMETRIC VIEW OF EXISTING ROOF, REAR FACADE, AND MID-CENTURY REAR YARD ADDITION  
NTS

2 AXONOMETRIC VIEW OF PROPOSED ROOF ADDITION, REAR FACADE, AND REAR YARD ADDITION  
NTS

EXISTING & PROPOSED AXONOMETRIC VIEWS  
**03**

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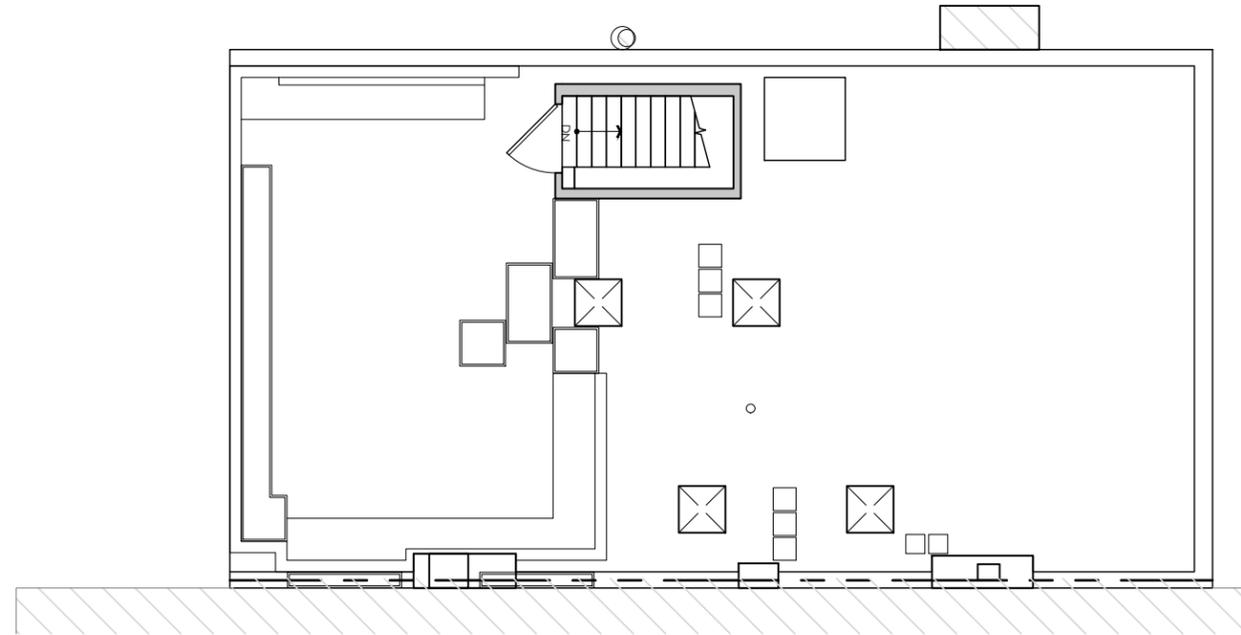


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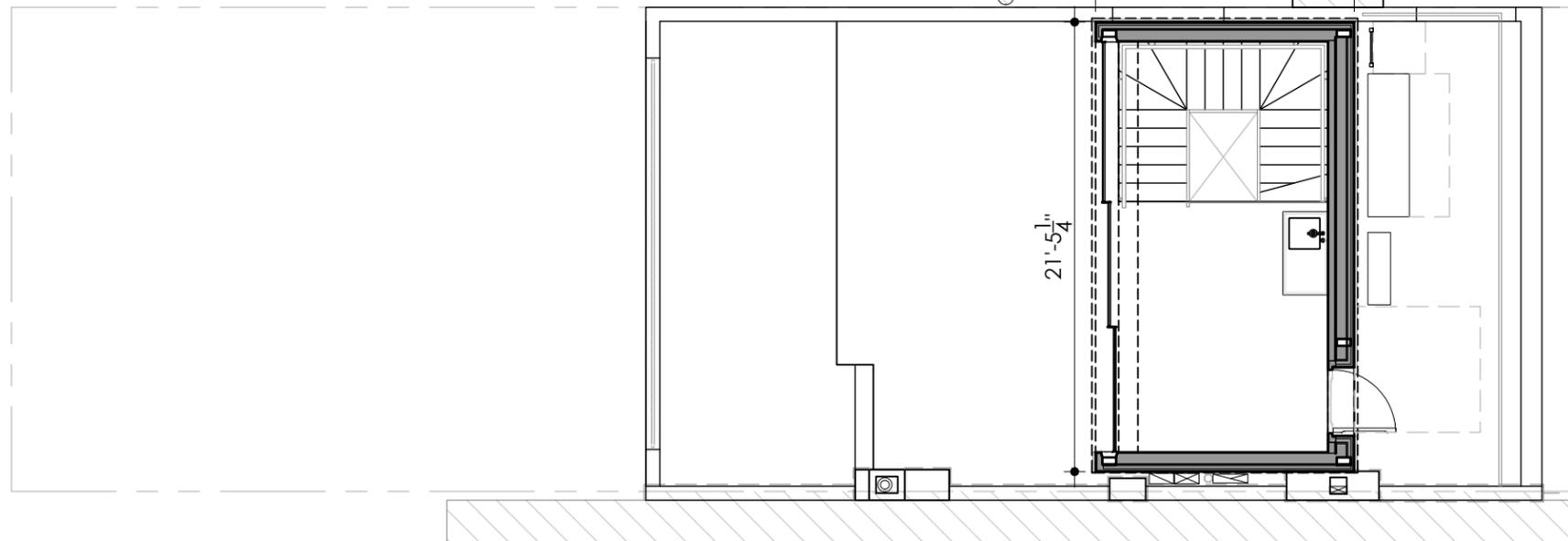
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1 EXISTING ROOF PLAN  
1/8" = 1'-0"



12'-4 1/2"



2 PROPOSED ROOF ADDITION PLAN  
1/8" = 1'-0"



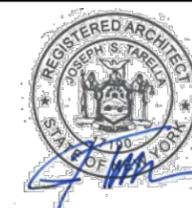
ROOF PLANS

04

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#58 BANK STREET

#60 BANK STREET  
(PROJECT ADDRESS)

#62 BANK STREET



1 EXISTING FRONT FACADE  
3/32"=1'-0"

NAVD 1988 DATUM  
EL.:+0'-0"

MECHANICAL UNIT  
EL.:+84.58'

ADDITION ROOF  
EL.:+79.57'

ROOF PARAPET  
EL.:+72.75'  
ROOF  
EL.:+70.93'  
ROOF ADDITION  
EL.:+69.57'

THIRD FLOOR  
EL.:+56.48'

SECOND FLOOR  
EL.:+45.21'

FIRST FLOOR  
EL.:+32.94'

BASEMENT  
EL.:+23.36'

CELLAR  
EL.:+13.80'



#58 BANK STREET

#60 BANK STREET  
(PROJECT ADDRESS)

#62 BANK STREET



2 PROPOSED FRONT FACADE  
3/32"=1'-0"

NAVD 1988 DATUM  
EL.:+0'-0"

RENDERED ELEVATIONS - FRONT FACADE

05

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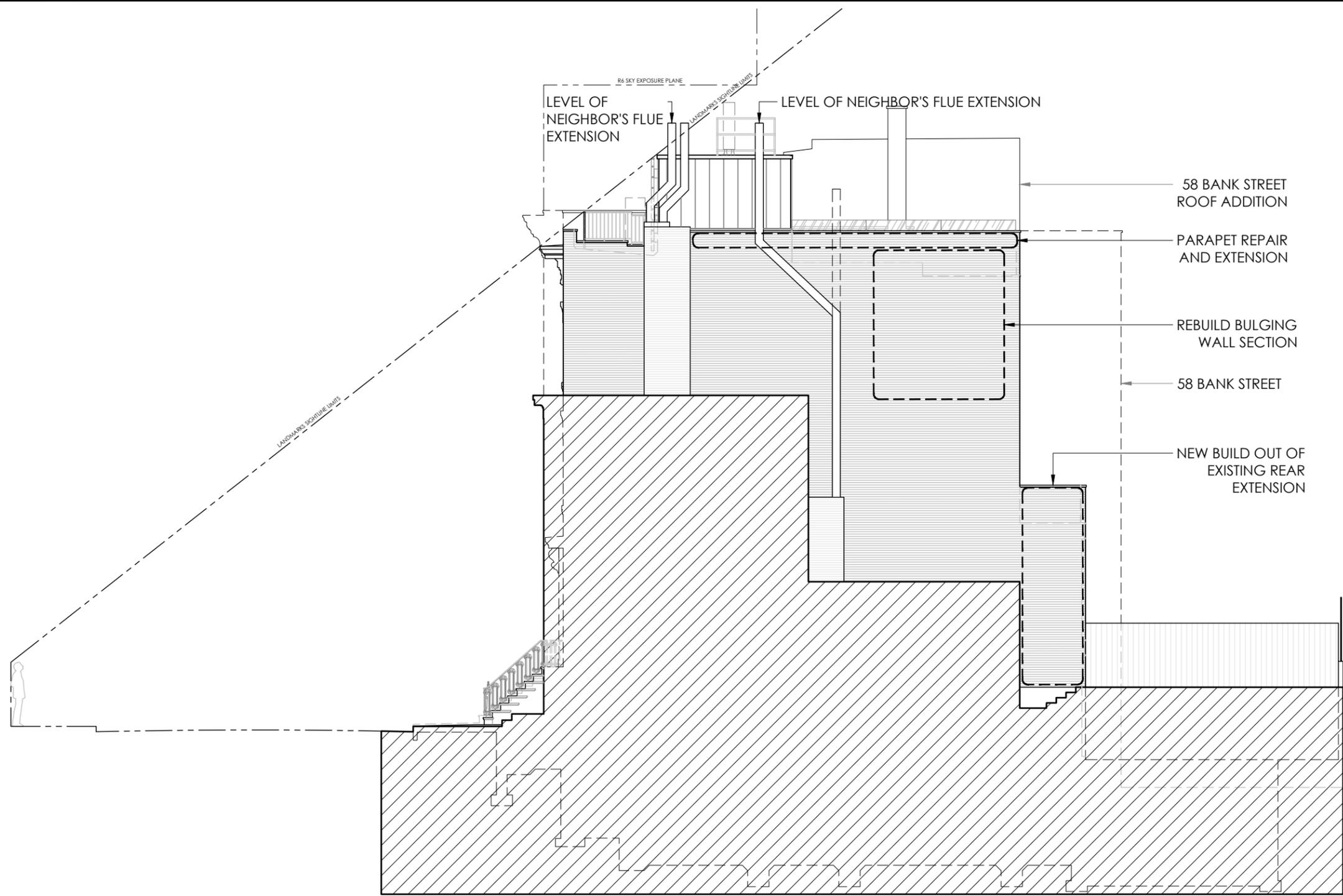
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ROOF PARAPET  
EL.:+72.75'  
ROOF  
EL.:+70.93'  
ROOF ADDITION  
EL.:+69.57'

BASEMENT  
EL.:+23.36'  
AREAWAY  
EL.:+23.12'

CELLAR  
EL.:+13.80'

NAVD 1988 DATUM  
EL.:+0'-0"



FT 2 5 10 20

1 EAST-FACING SECTION THROUGH 62 BANK STREET, SHOWING 60 BANK STREET PROPOSED WESTERN FACADE  
3/32"=1'-0"

MECHANICAL UNIT  
EL.:+84.58'

ROOF ADDITION ROOF  
EL.:+79.57'

GUARDRAIL  
EL.:+72.57'

PARAPET  
EL.:+72.57'

ROOF ADDITION & UPPER DECK  
EL.:+69.57'

LOWER ROOF DECK  
EL.:+68.32'

THIRD FLOOR  
EL.:+56.48'

SECOND FLOOR  
EL.:+45.21'

FIRST FLOOR  
EL.:+32.94'

REAR YARD  
EL.:+23.05'

CELLAR  
EL.:+11.96'

NAVD 1988 DATUM  
EL.:+0'-0"

PROPOSED WEST FACADE (BEHIND 62 BANK ST)

06

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1 1940s TAX PHOTOGRAPH  
NTS



2 1980s TAX PHOTOGRAPH  
NTS



3 CURRENT FRONT FACADE  
NTS



#52 BANK STREET #56 BANK STREET #58 BANK STREET #60 BANK STREET (PROJECT ADDRESS) #62 BANK STREET #64 BANK STREET #66 BANK STREET #68 BANK STREET #70 BANK STREET #72 BANK STREET #74 BANK STREET #76 BANK STREET #78 - 80 BANK STREET #82 BANK STREET

4 BLOCK 623 NORTHERN STREETSCAPE  
NTS

# HISTORIC BUILDING & BLOCK PHOTOGRAPHS

# 07

## BANK STREET RESIDENCE

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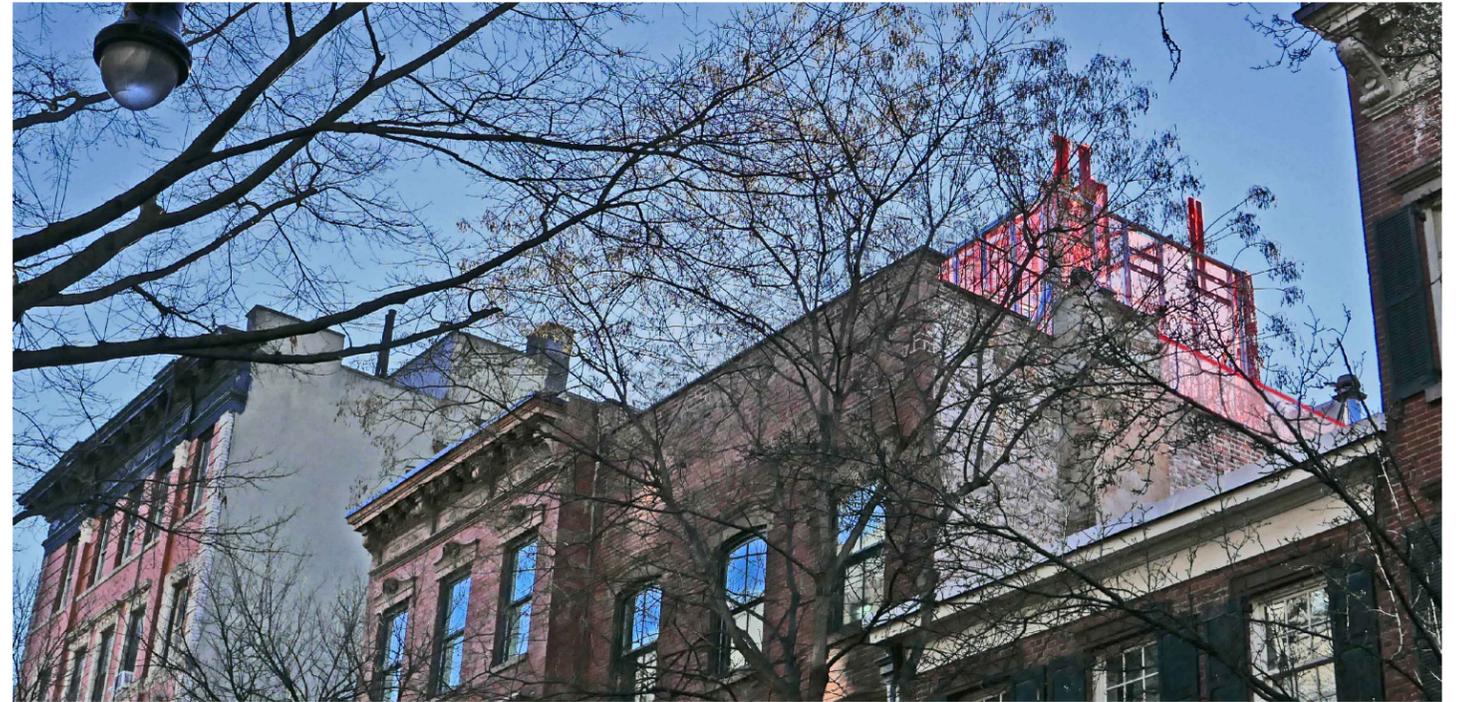
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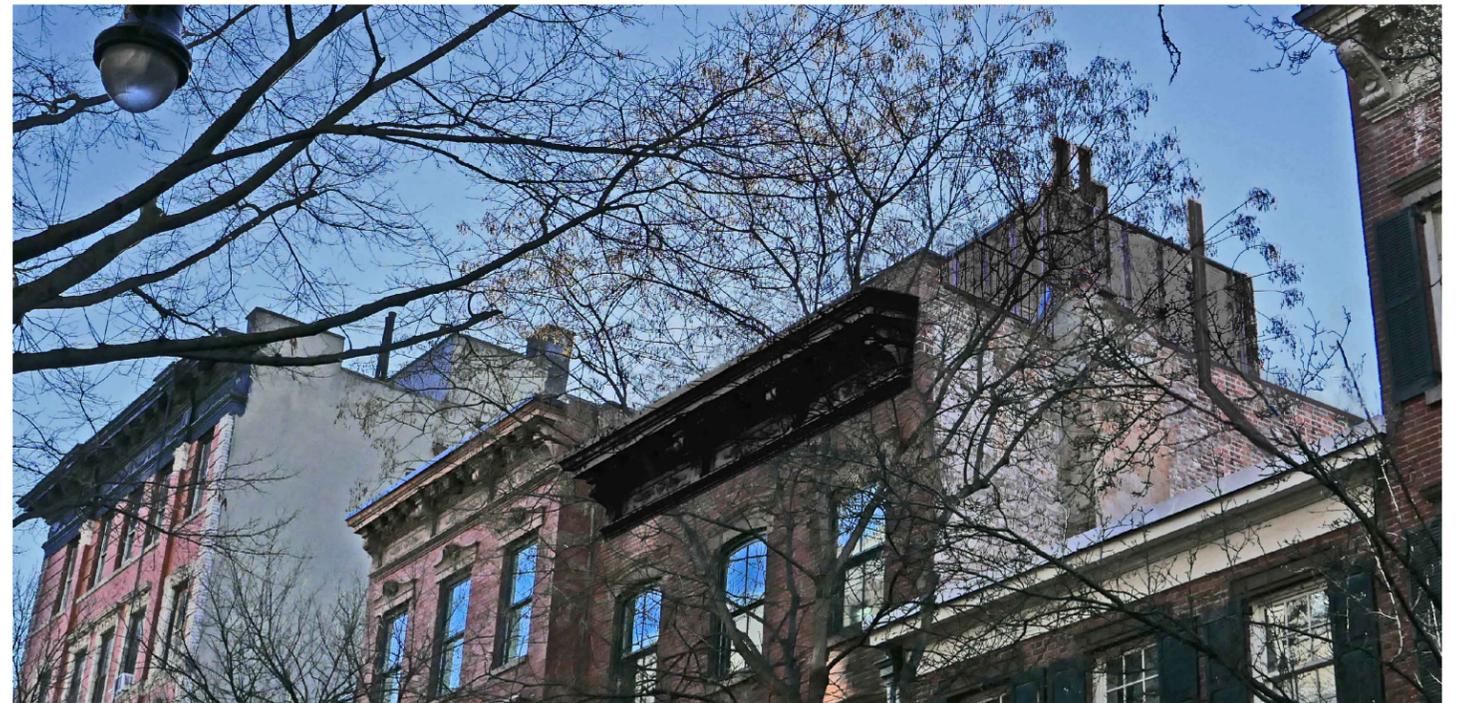
(A) VIEW SOUTH TOWARD  
60 BANK STREET WITH ROOF ADDITION MOCK-UP  
N/A



(B) VIEW SOUTHEAST OF  
60 - 62 BANK STREET WITH ROOF ADDITION MOCK-UP  
N/A



(C1) ENLARGED VIEW OVER 62 BANK ST OF 60 BANK ST ROOF ADDITION MOCK-UP, EXISTING NORTH RAILING REMOVED  
N/A



(C2) ENLARGED VIEW OVER 62 BANK ST OF 60 BANK ST ROOF ADDITION MOCK-UP, NEURTAL COLOR WITH APPROX. CORNICE  
N/A

SIGHTLINE PHOTOS WITH ROOF ADDITION

08

BANK STREET RESIDENCE

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F VIEW SOUTHWEST TOWARD 60 BANK STREET OF ROOF ADDITION MOCK-UP TAKEN FROM BANK ST. AND W 4TH ST. N/A



G VIEW SOUTHWEST TOWARD 60 BANK STREET OF ROOF ADDITION MOCK-UP TAKEN FROM 55 BANK ST. SIDEWALK N/A



H VIEW SOUTHEAST TOWARD 60 BANK STREET OF ROOF ADDITION MOCK-UP TAKEN FROM 63 BANK ST. SIDEWALK N/A



H VIEW SOUTHEAST TOWARD 60 BANK STREET OF ROOF ADDITION MOCK-UP TAKEN FROM 69 BANK ST. SIDEWALK N/A

ADDITIONAL SIGHTLINE PHOTOS OF ADDITION  
09

BANK STREET RESIDENCE

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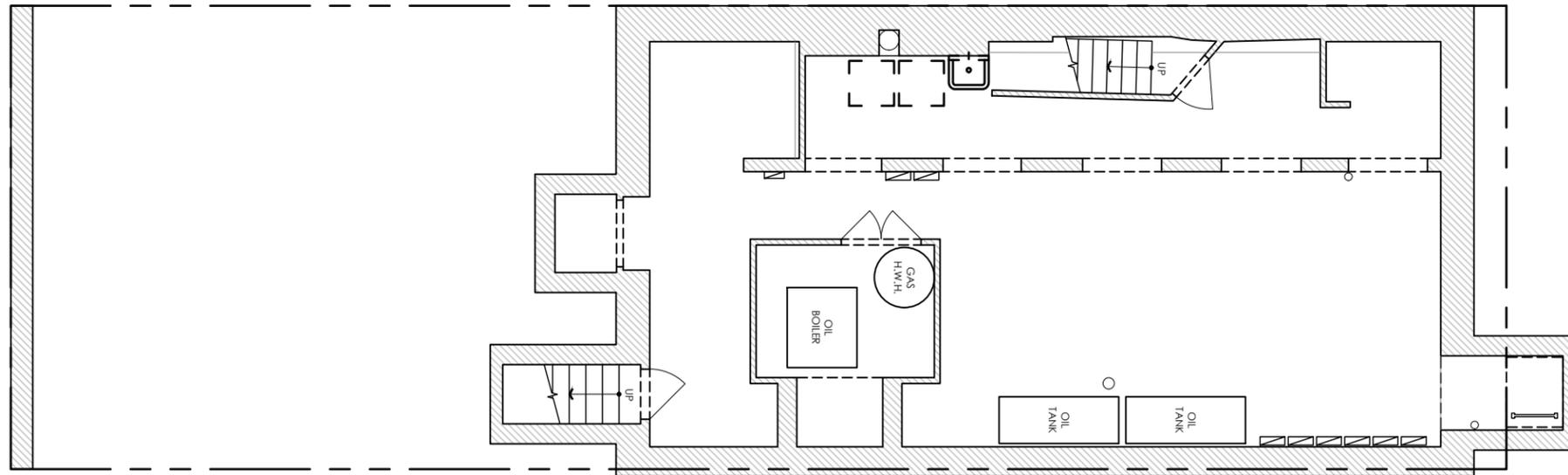


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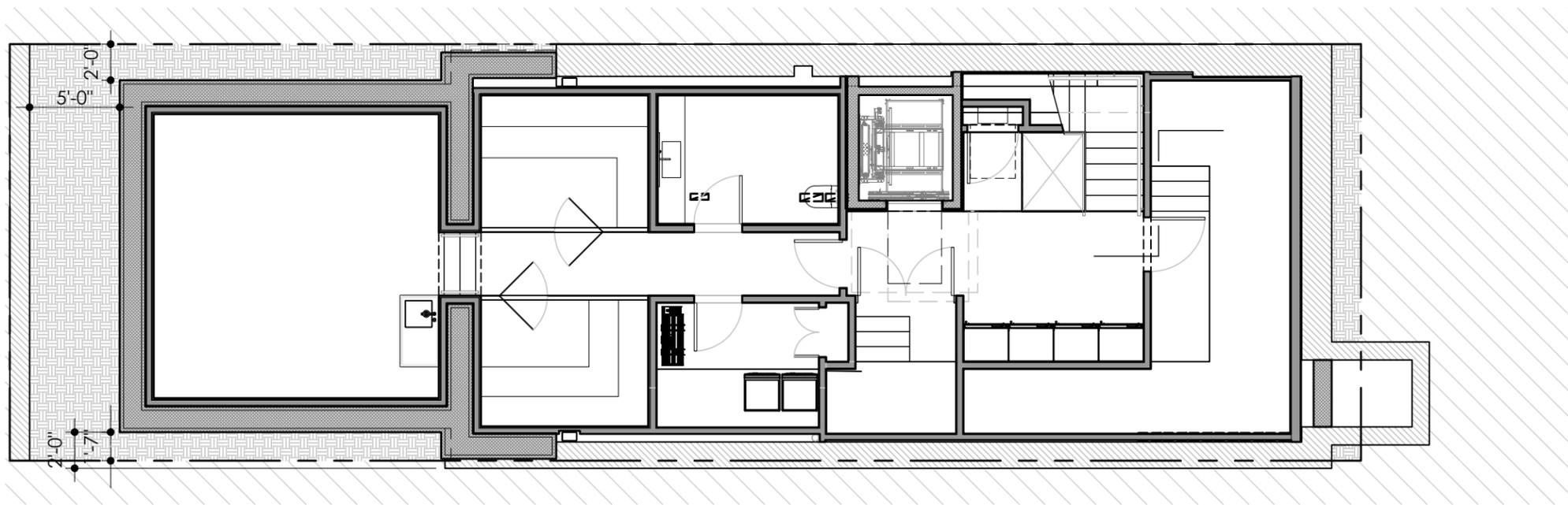
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1 EXISTING CELLAR PLAN  
1/8" = 1'-0"



2 PROPOSED CELLAR PLAN  
1/8" = 1'-0"



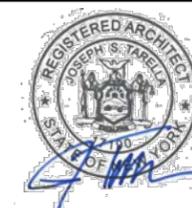
CELLAR PLANS

10

BANK STREET RESIDENCE

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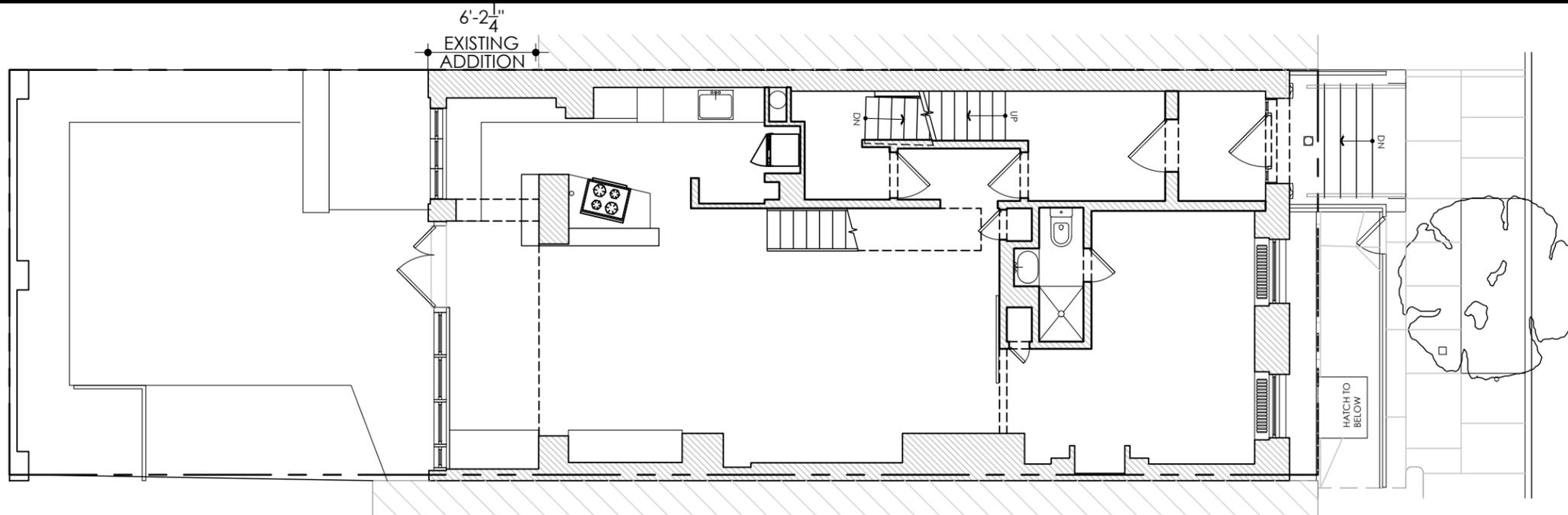


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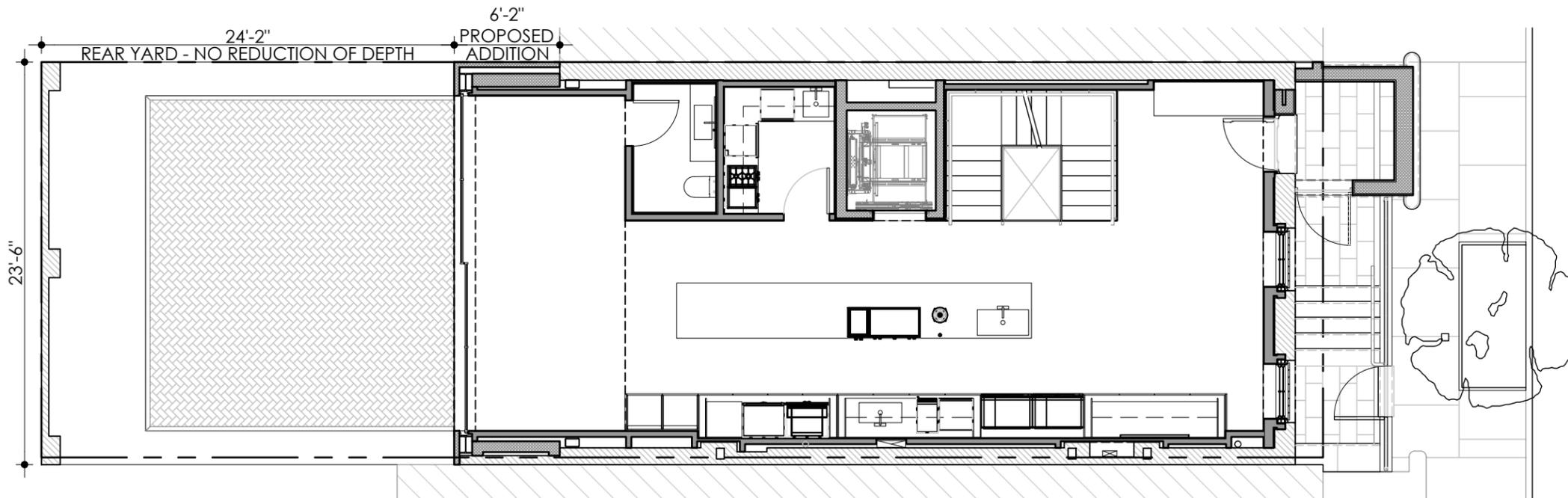
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1 EXISTING BASEMENT PLAN  
1/8" = 1'-0"



2 PROPOSED BASEMENT PLAN  
1/8" = 1'-0"



BASEMENT PLANS

11

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- (E) ROOF BULKHEAD  
EL.:+79.53'
- (E) ROOF  
EL.:+67.10'
- (E) THIRD FLOOR  
EL.:+56.54'
- (E) SECOND FLOOR  
EL.:+45.21'
- (E) FIRST FLOOR  
EL.:+32.22'
- (E) BASEMENT  
EL.:+23.36'
- (E) AREAWAY  
EL.:+22.98'
- (E) CELLAR  
EL.:+15.34'

#62 BANK STREET      #60 BANK STREET (PROJECT ADDRESS)      #58 BANK STREET

FT 2 5 10 20

1 EXISTING REAR FACADE  
3/32"=1'-0"

- MECHANICAL UNIT  
EL.:+84.58'
- ROOF ADDITION ROOF  
EL.:+79.57'
- GUARDRAIL  
EL.:+72.57'
- PARAPET  
EL.:+72.57'
- ROOF ADDITION AND UPPER DECK  
EL.:+69.57'
- LOWER DECK  
EL.:+68.32'

- THIRD FLOOR  
EL.:+56.48'
- SECOND FLOOR  
EL.:+45.21'
- FIRST FLOOR  
EL.:+32.94'
- REAR YARD  
EL.:+23.05'
- CELLAR  
EL.:+11.96'



#62 BANK STREET      #60 BANK STREET (PROJECT ADDRESS)      #58 BANK STREET

FT 2 5 10 20

2 PROPOSED REAR FACADE  
3/32"=1'-0"

• NAVD 1988 DATUM  
EL.:+0'-0"

• NAVD 1988 DATUM  
EL.:+0'-0"

RENDERED ELEVATIONS - REAR FACADE

12

BANK STREET RESIDENCE

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MECHANICAL UNIT  
EL.:+84.58'

ROOF ADDITION ROOF  
EL.:+79.57'

GUARDRAIL  
EL.:+72.57'

PARAPET  
EL.:+72.57'

ROOF ADDITION AND UPPER DECK  
EL.:+69.57'

LOWER ROOF DECK  
EL.:+68.32'

THIRD FLOOR  
EL.:+56.48'

SECOND FLOOR  
EL.:+45.21'

FIRST FLOOR  
EL.:+32.94'

REAR YARD  
EL.:+23.05'

CELLAR  
EL.:+11.96'

MECHANICAL UNIT  
EL.:+84.58'

ROOF ADDITION ROOF  
EL.:+79.57'

ROOF PARAPET  
EL.:+72.75'

ROOF  
EL.:+70.93'

ROOF ADDITION  
EL.:+69.57'

THIRD FLOOR  
EL.:+56.48'

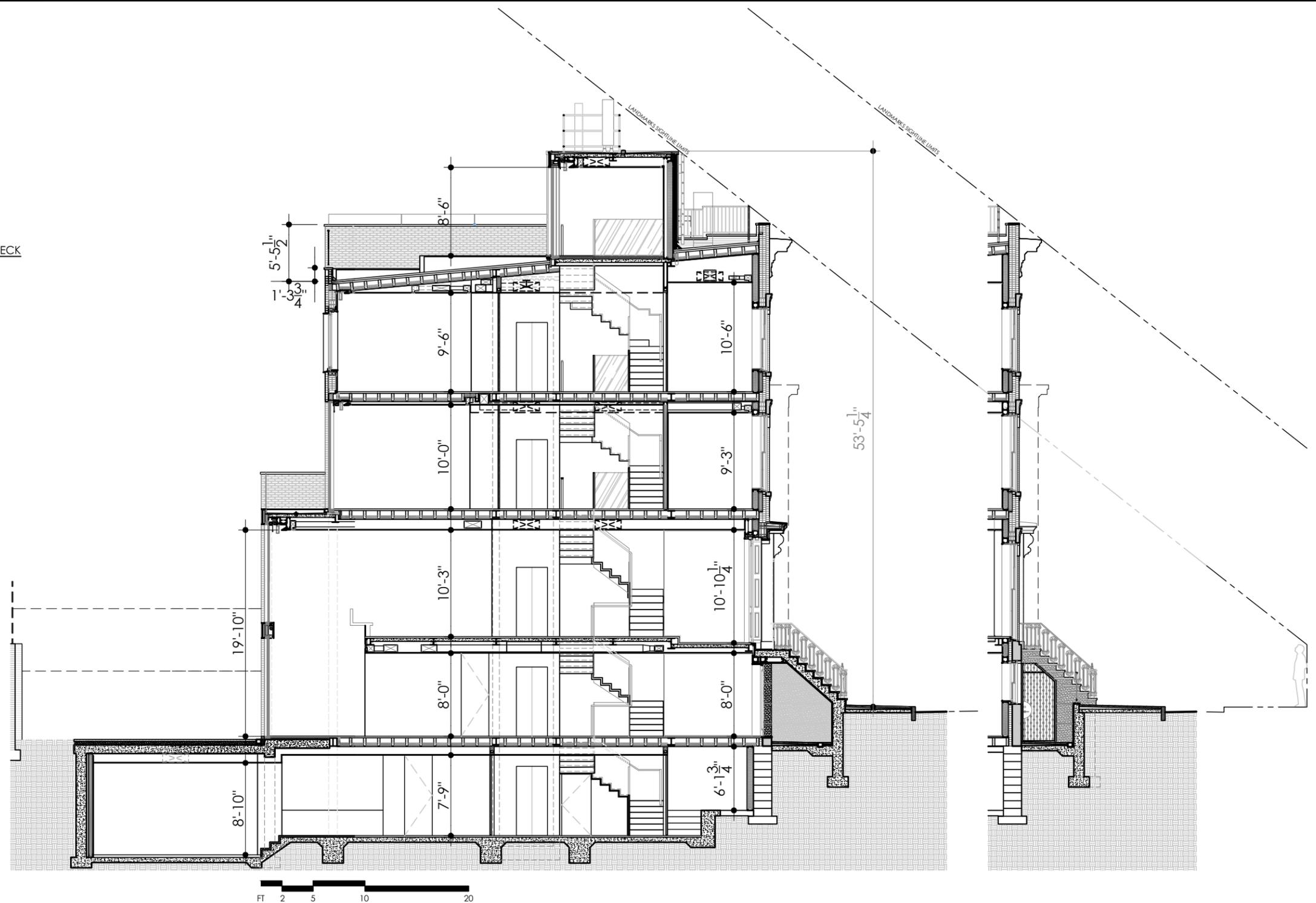
SECOND FLOOR  
EL.:+45.21'

FIRST FLOOR  
EL.:+32.94'

BASEMENT  
EL.:+23.36'

AREAWAY  
EL.:+23.12'

CELLAR  
EL.:+13.80'



NAVD 1988 DATUM  
EL.:+0'-0"

1 WEST-FACING SECTION THROUGH BUILDING AS PROPOSED  
3/32"=1'-0"

2 WEST-FACING SECTION THROUGH AREAWAY AS PROPOSED  
3/32"=1'-0"

NAVD 1988 DATUM  
EL.:+0'-0"

# PROPOSED SECTION FACING WEST

# 14

## BANK STREET RESIDENCE

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ROOF  
EL.:+69.85'

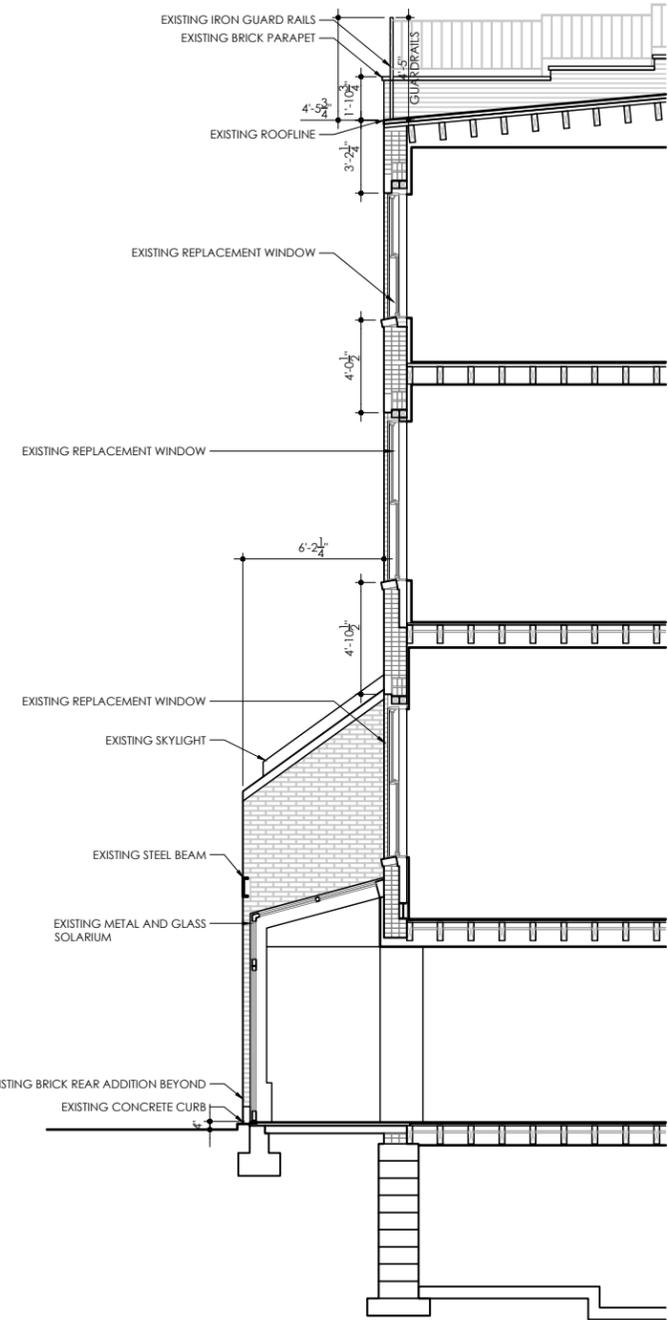
THIRD FLOOR  
EL.:+56.54'

SECOND FLOOR  
EL.:+45.21'

FIRST FLOOR  
EL.:+33.18"

BASEMENT  
EL.:+23.35'

CELLAR  
EL.:+15.33'



1 EXISTING REAR FACADE SECTION  
1/8"=1'-0"

GUARDRAIL  
EL.:+72.57'  
PARAPET  
EL.:+72.57'  
ROOF ADDITION AND UPPER DECK  
EL.:+69.57'  
LOWER ROOF DECK  
EL.:+68.32'

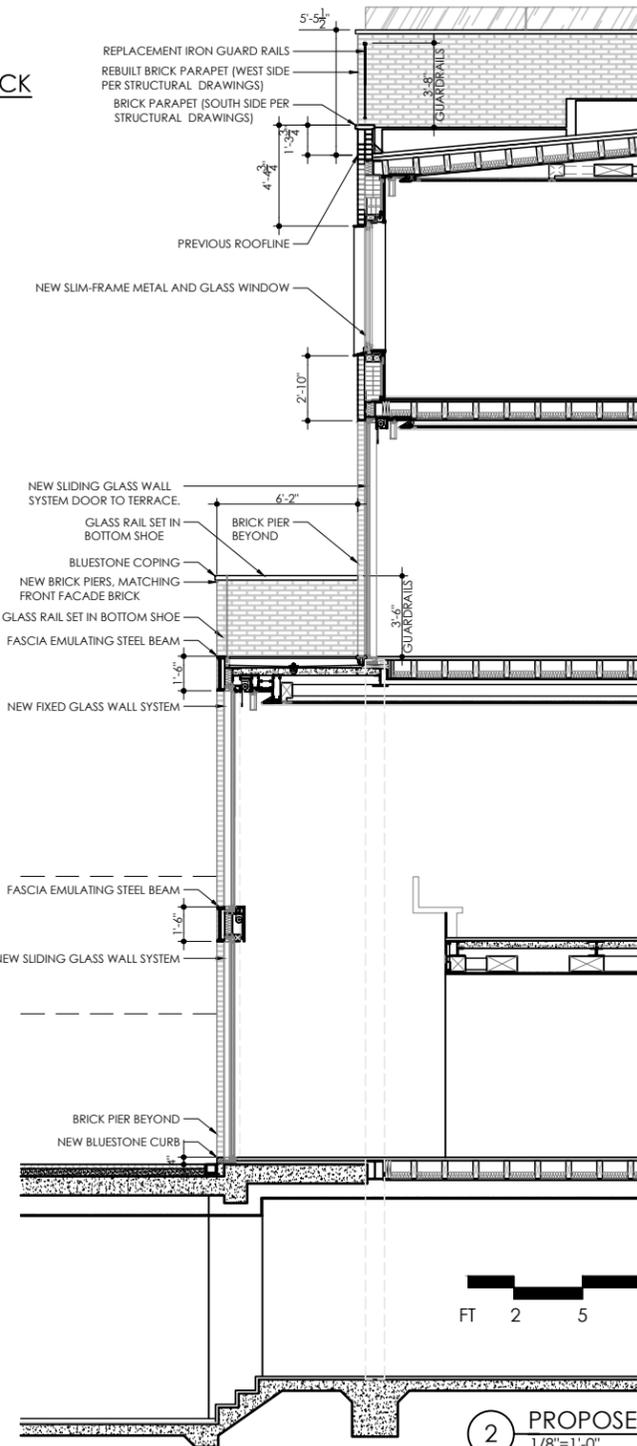
THIRD FLOOR  
EL.:+56.48'

SECOND FLOOR  
EL.:+45.21'

FIRST FLOOR  
EL.:+32.94'

REAR YARD  
EL.:+23.05'

CELLAR  
EL.:+11.96'



2 PROPOSED REAR FACADE SECTION  
1/8"=1'-0"

DETAILED SECTIONS THROUGH REAR FACADE

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① EXISTING FULL REAR FACADE  
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② EXISTING REAR FACADE WITH ADJACENT BUILDINGS  
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EXISTING REAR FACADE

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1 BLOCK 623: REAR FACADES OF BLOCK 623 BANK STREET BUILDINGS FROM GOOGLE EARTH  
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2 BLOCK 623: REAR FACADES OF BLOCK 623 WEST 11TH STREET BUILDINGS FROM PROJECT BUILDING ROOF  
NTS

PANORAMIC VIEW OF BLOCK 623 DOUGHNUT  
**17**

**BANK STREET RESIDENCE**

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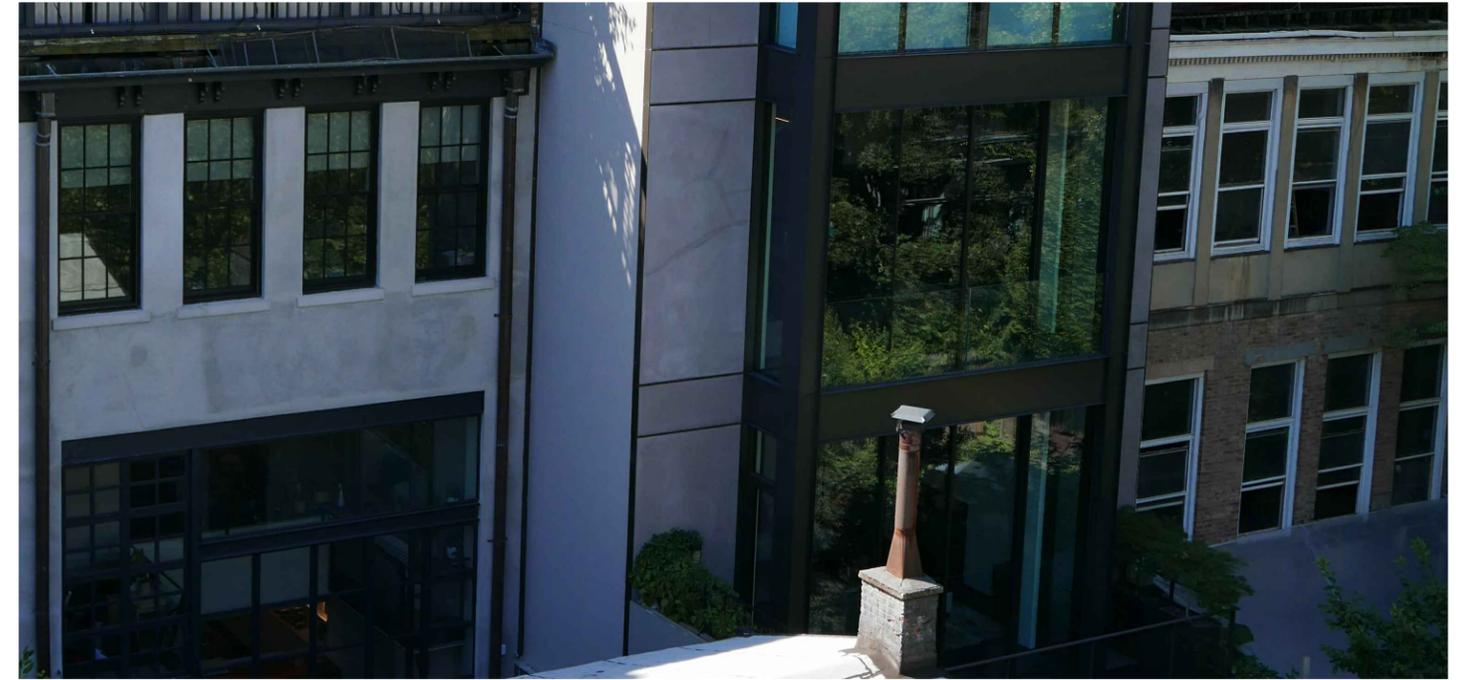
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① 265 W 11TH ST FLANKED BY 263 AND 267 W 11TH ST  
IMAGE TAKEN FROM 60 BANK STREET ROOF



② 269 W 11TH ST FLANKED BY 265 AND 271 W 11TH ST  
IMAGE TAKEN FROM 60 BANK STREET ROOF



③ 292 W 4TH ST ROOF ADDITION  
IMAGE C/O 58 BANK ST LPC FILING

BLOCK 623 MONOLITHIC GLAZING EXAMPLES  
**18**

**BANK STREET RESIDENCE**  
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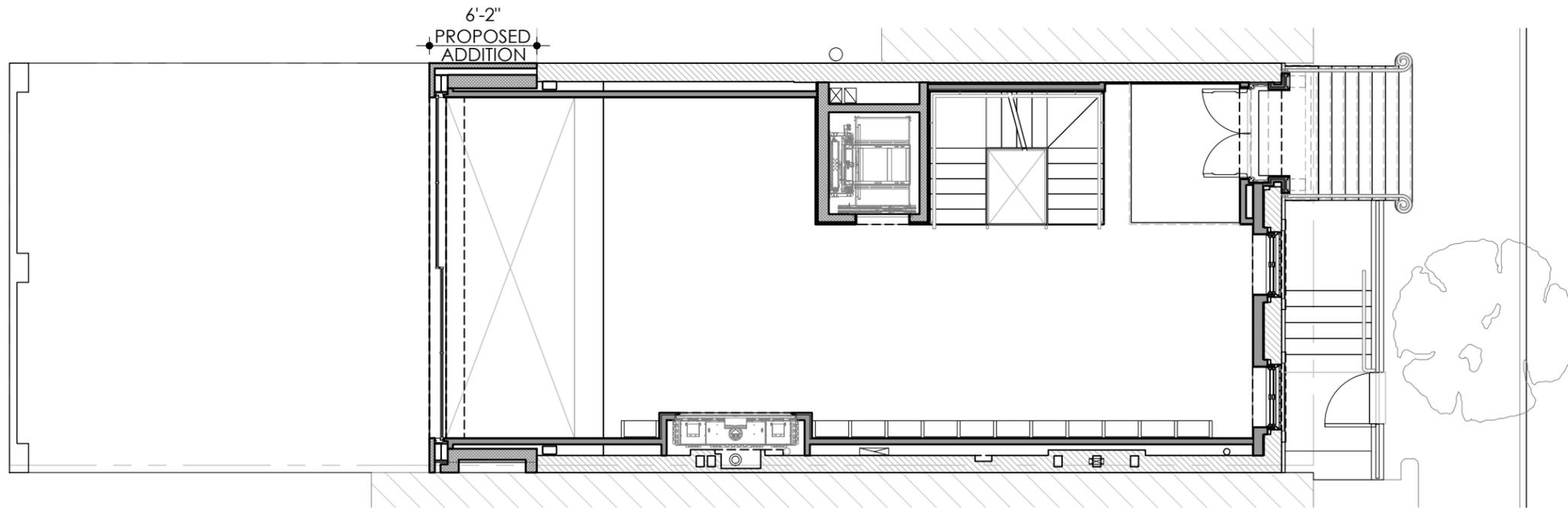


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1 EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"



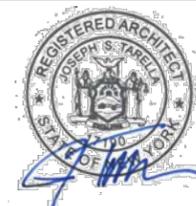
FIRST FLOOR PLANS

19

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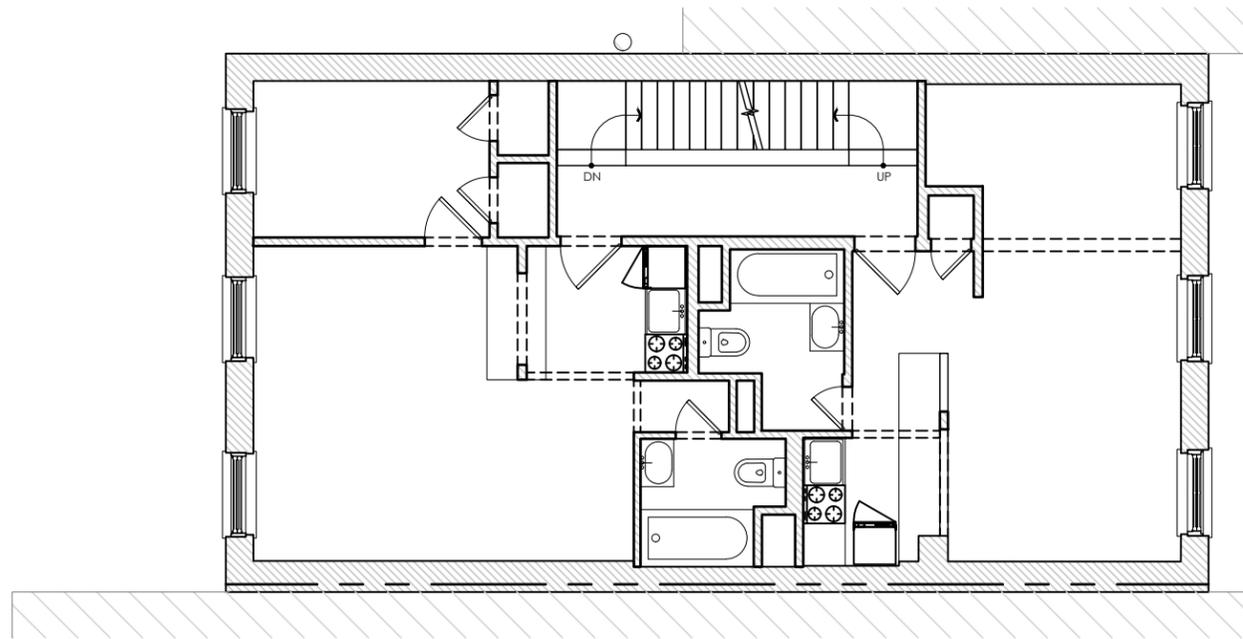


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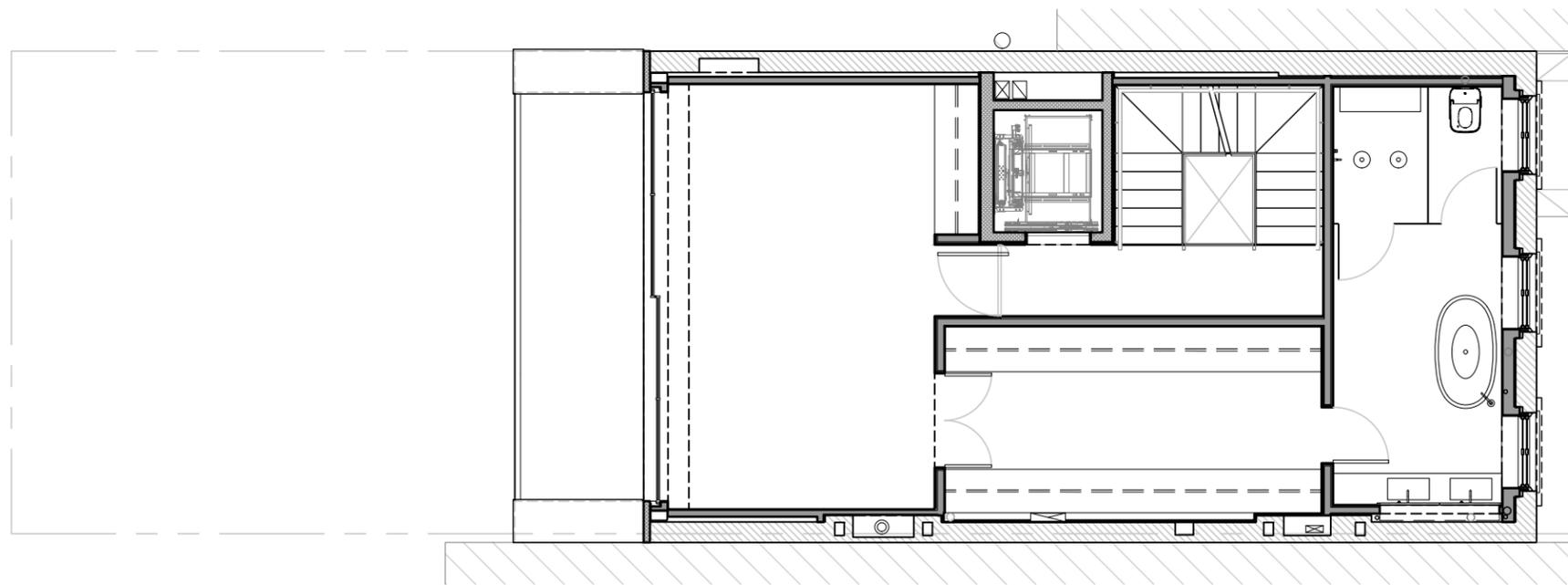
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1 EXISTING SECOND FLOOR PLAN  
1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
1/8" = 1'-0"



SECOND FLOOR PLANS

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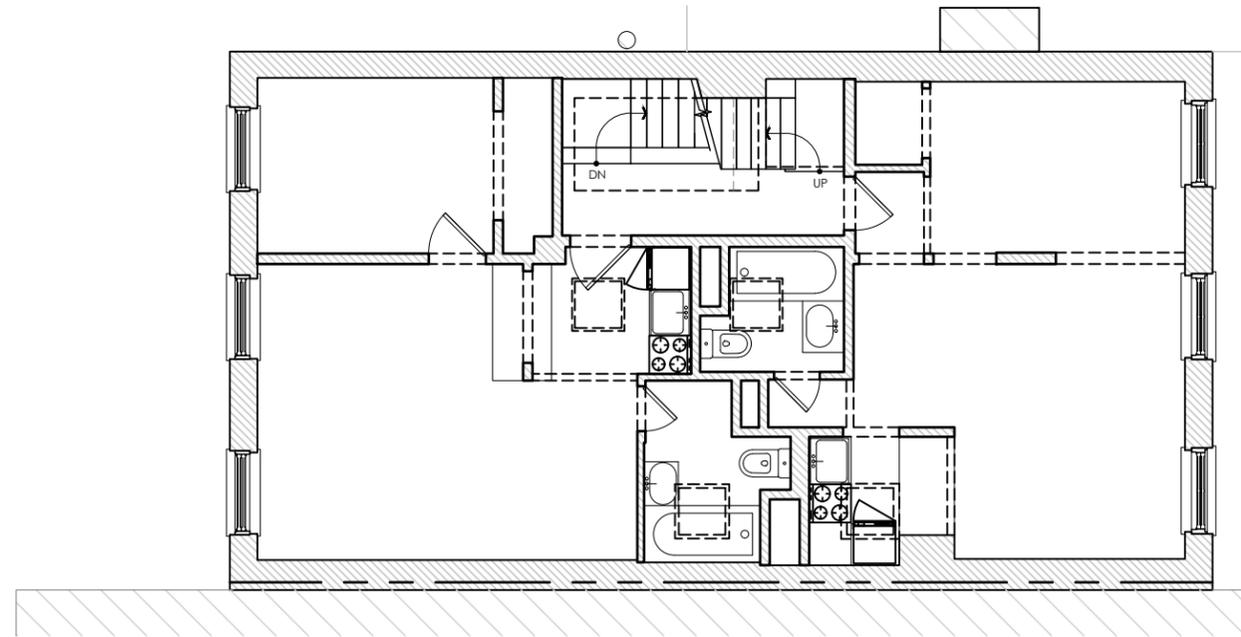


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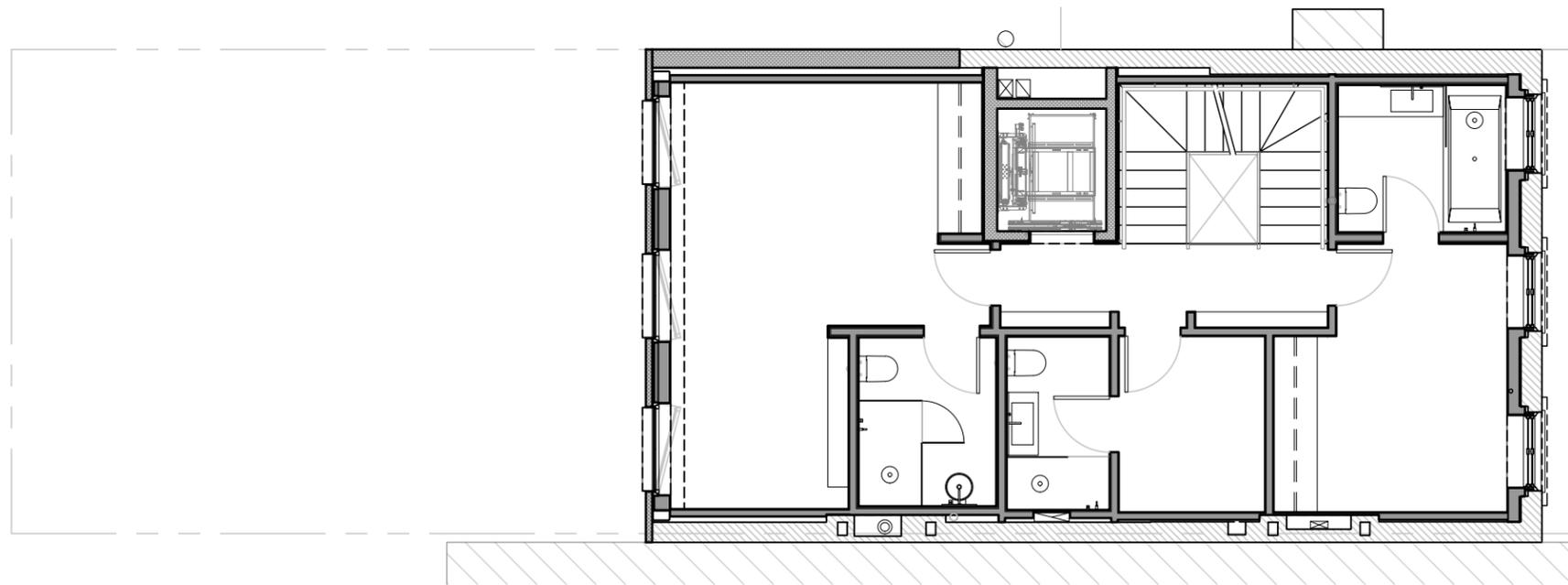
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New York, NY 10014

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F 212-533-2313

stad@sawickitarella.com



1 EXISTING THIRD FLOOR PLAN  
1/8" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN  
1/8" = 1'-0"



THIRD FLOOR PLANS

21

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

MARCH 24, 2026

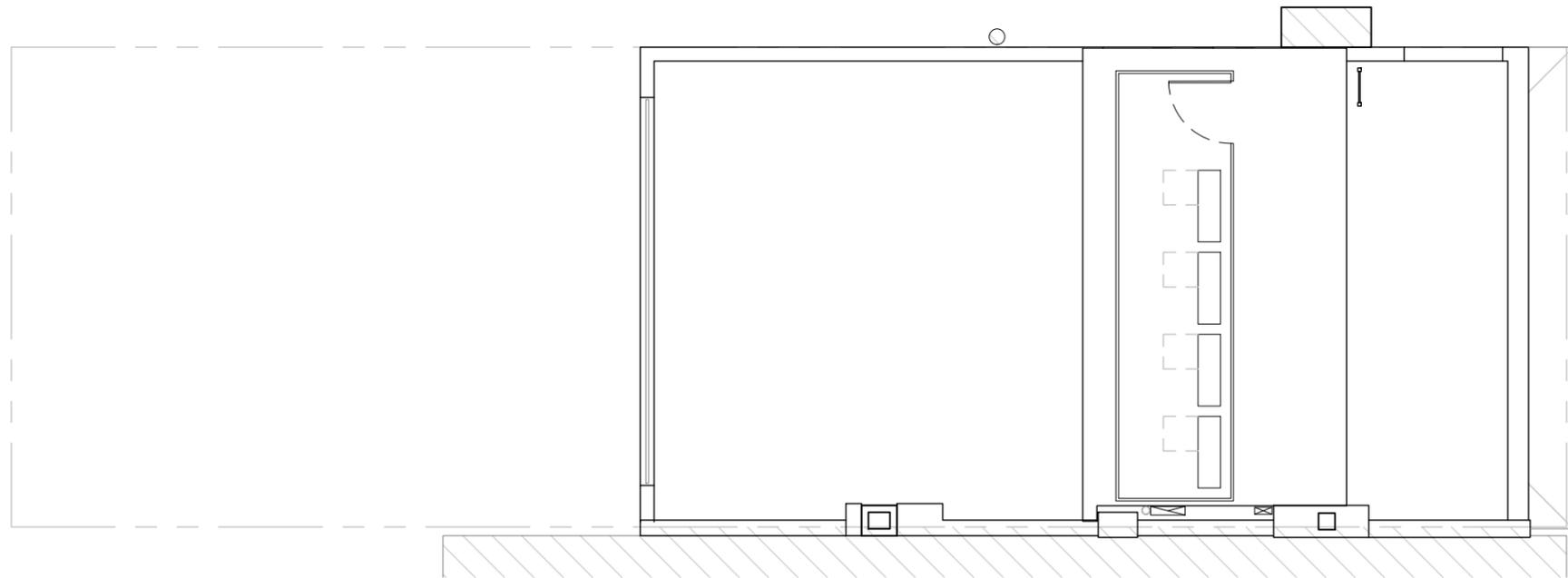


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1 PROPOSED ROOF ADDITION ROOF PLAN  
1/8" = 1'-0"



ROOF PLANS

22

BANK STREET RESIDENCE

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MARCH 24, 2026

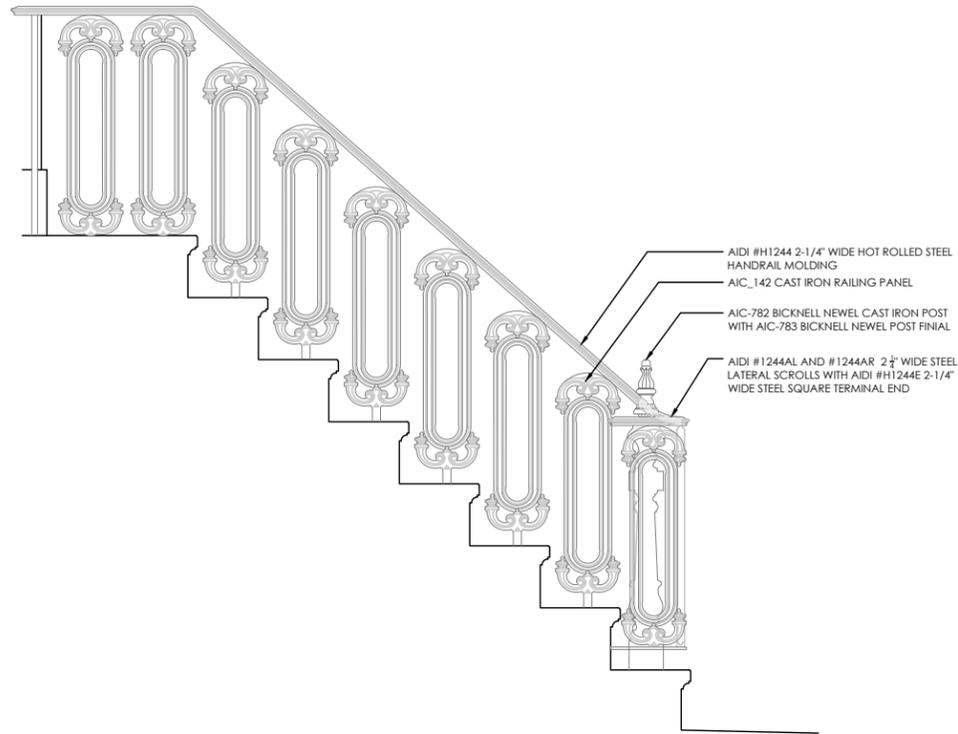


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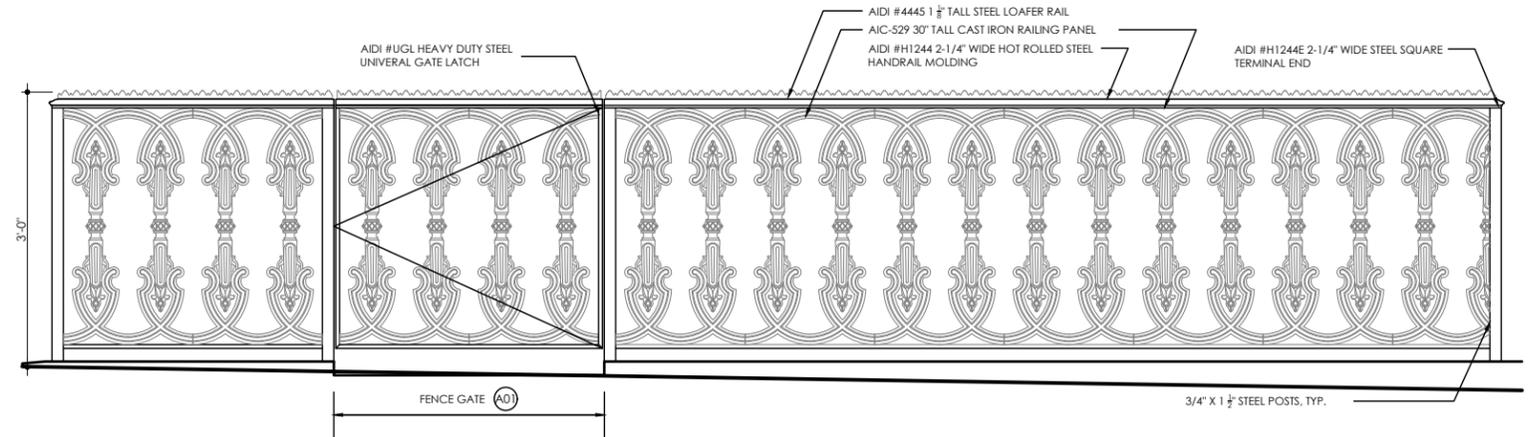
303 West 13th Street  
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F 212-533-2313

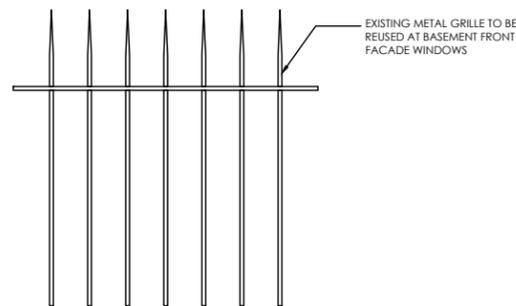
stad@sawickitarella.com



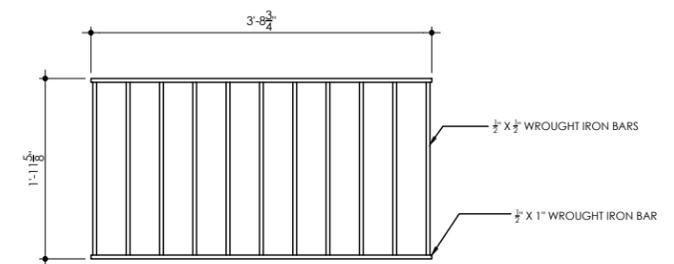
1 NEW STOOP HANDRAIL  
 1-1/2"=1-0"



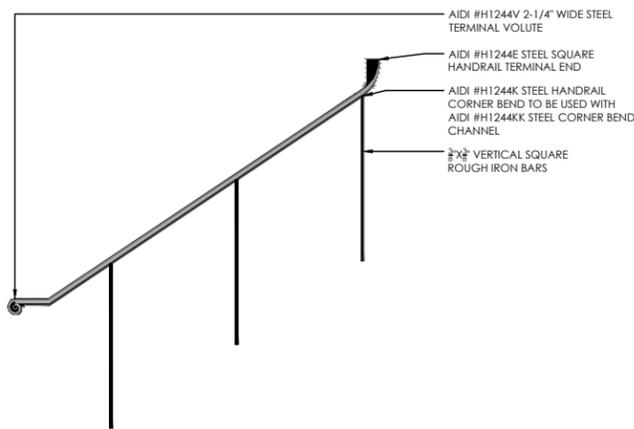
2 NEW AREAWAY HANDRAIL AND GATE  
 1-1/2"=1-0"



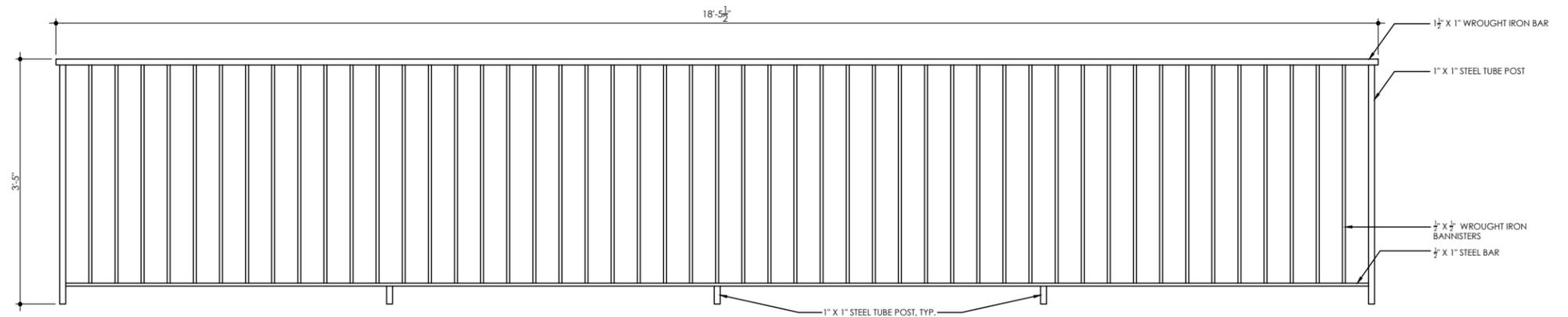
3 REUSED EXISTING BASEMENT WINDOW GRILLE  
 1-1/2"=1-0"



4 NEW WROUGHT IRON 1ST FLOOR WINDOW GRILLE  
 1-1/2"=1-0"



5 NEW AREAWAY HANDRAIL  
 1-1/2"=1-0"



6 NEW NORTH FACADE ROOF RAILING; ROOF-MOUNTED, BEHIND EXISTING PARAPET  
 1-1/2"=1-0"

FRONT FACADE METALWORK

23

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

MARCH 24, 2026

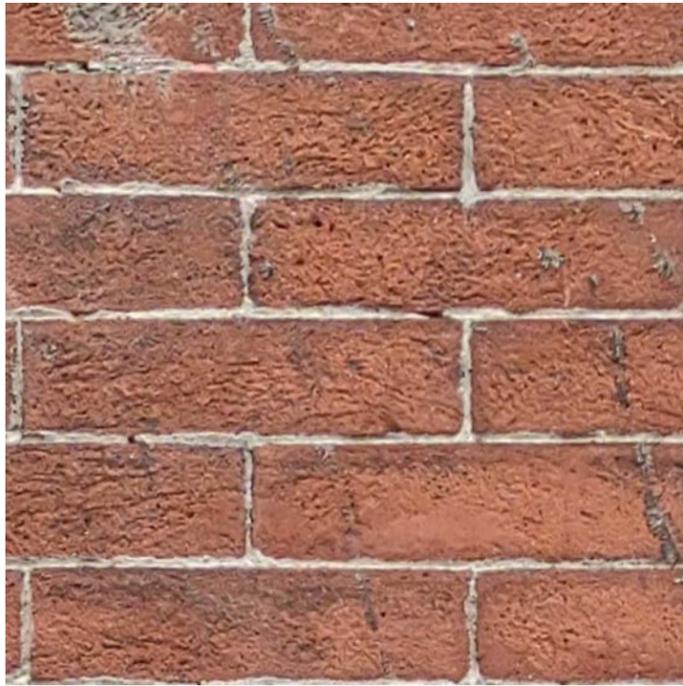


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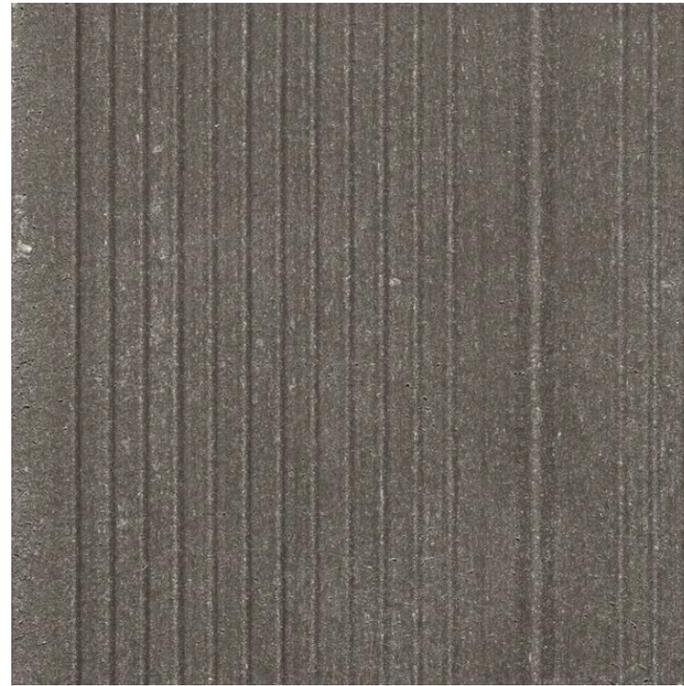
stad@sawickitarella.com



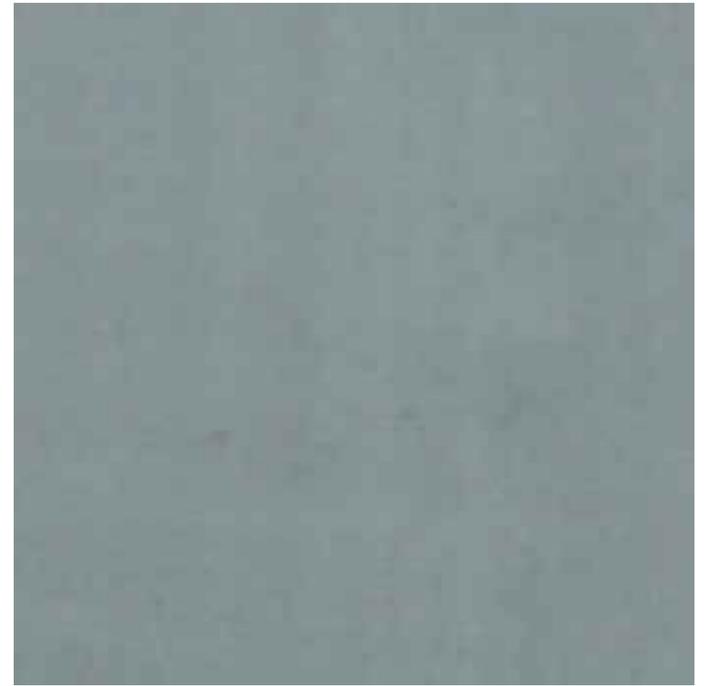
1 NEW BRICK MATCHING EXISTING, IF REQUIRED  
NTS



2 RECLAIMED AND REUSED REAR FACADE BRICK  
NTS



3 "GREENDECK" BY WOODN, COLOR: WENGE  
LOCATIONS: 2ND FLOOR TERRACE AND ROOF DECK  
NTS



4 NATURAL BLUESTONE - LOCATIONS: PARAPET  
COPING, SIDEWALK AND AREAWAY PAVING  
NTS



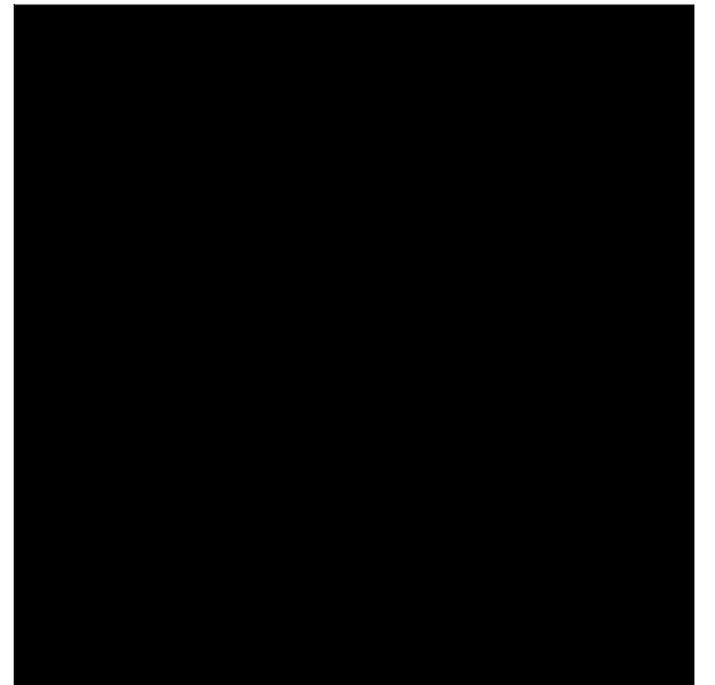
5 BROWNSTONE STUCCO, MATCHING EXISTING  
NTS



6 STANDING SEAM ZINC CLADDING  
LOCATION: ROOF TOP ADDITION  
NTS



7 ALL NEW EXTERIOR GLAZING  
TO BE TEMPERED LOW-IRON GLASS  
NTS



8 GLOSS BLACK PAINT. LOCATIONS: ALL IRONWORK,  
ALL WINDOW, DOOR AND ALL GLAZED FRAMES  
NTS

EXTERIOR FINISHES

24

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

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① 58 BANK STREET STREET  
TAKEN FROM 60 BANK ST ROOF



② 280 WEST 4TH STREET  
IMAGE C/O 280 W 4TH ST LPC FILING



③ 769 GREENWICH STREET  
IMAGE C/O 96 BANK ST LPC FILING

ZINC-CLAD ROOF ADDITION EXAMPLES

25

BANK STREET RESIDENCE

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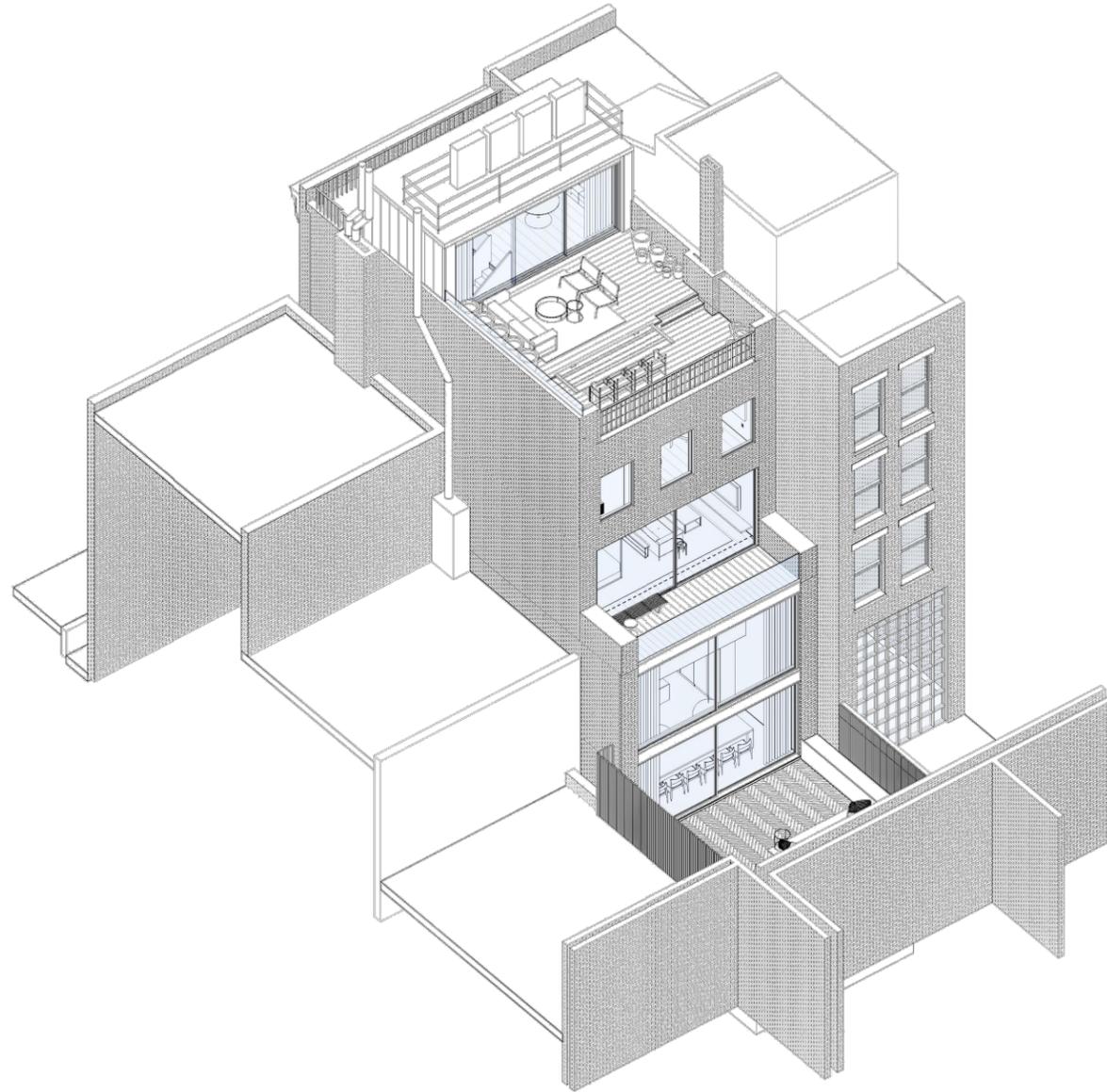
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# BANK STREET RESIDENCE

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T H A N K   Y O U

END OF PRESENTATION

26

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

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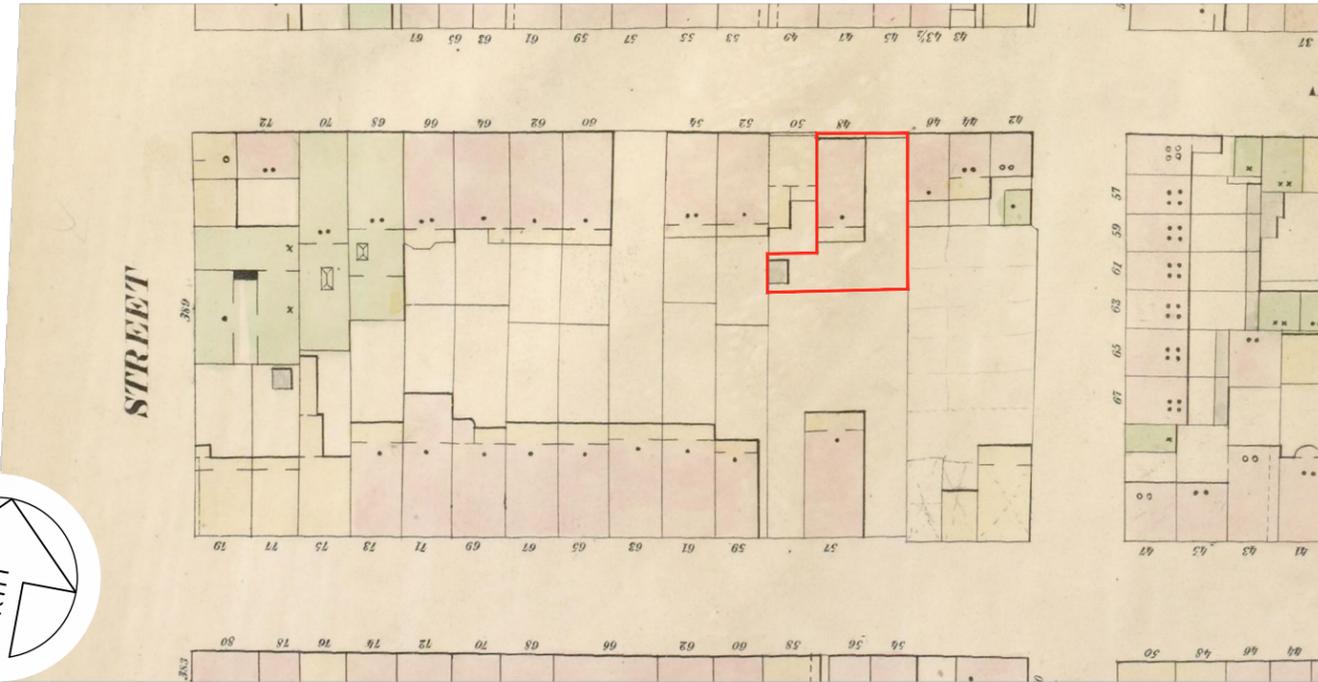


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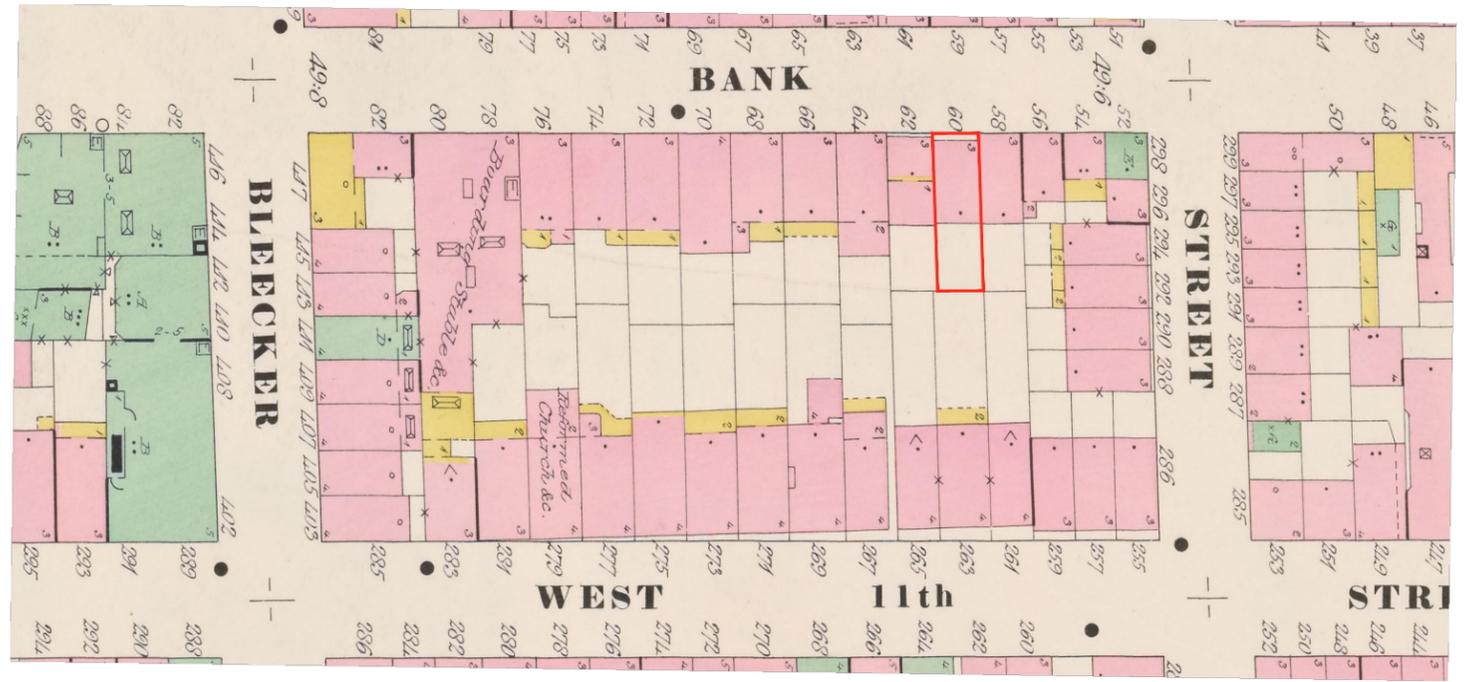
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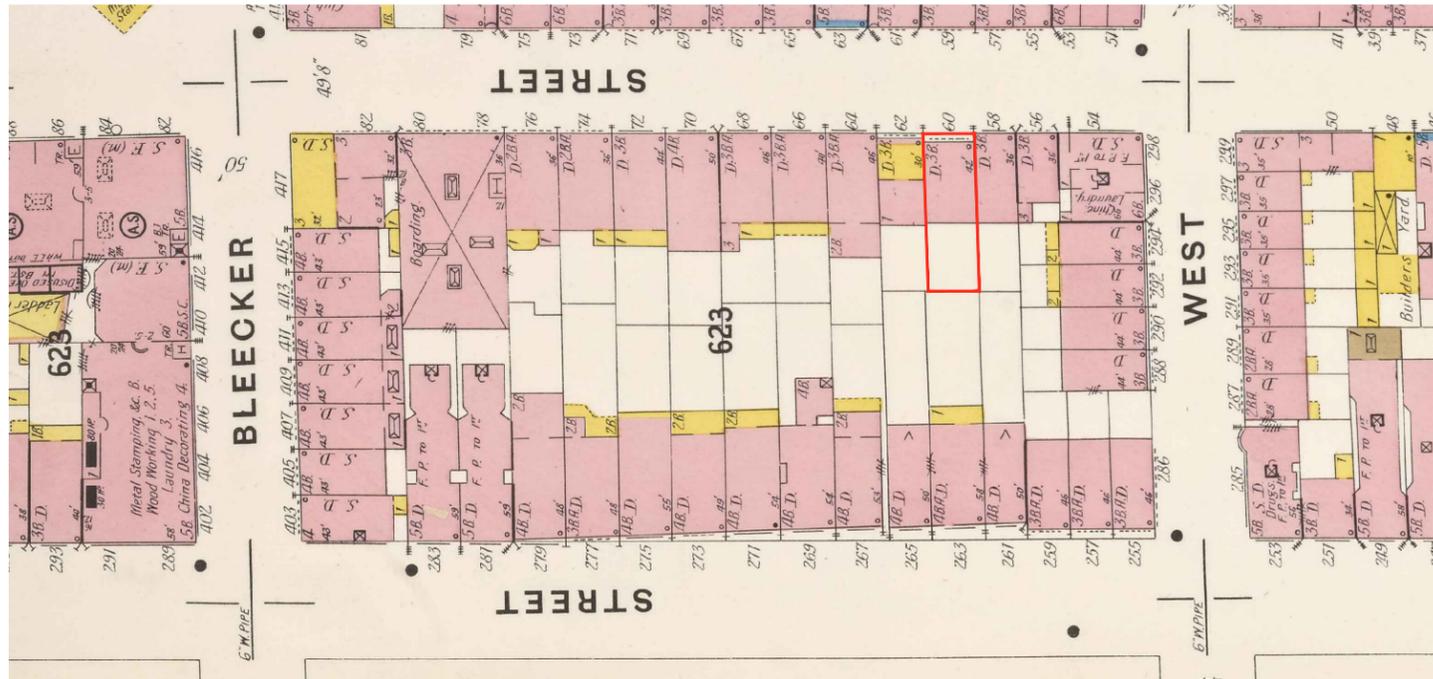
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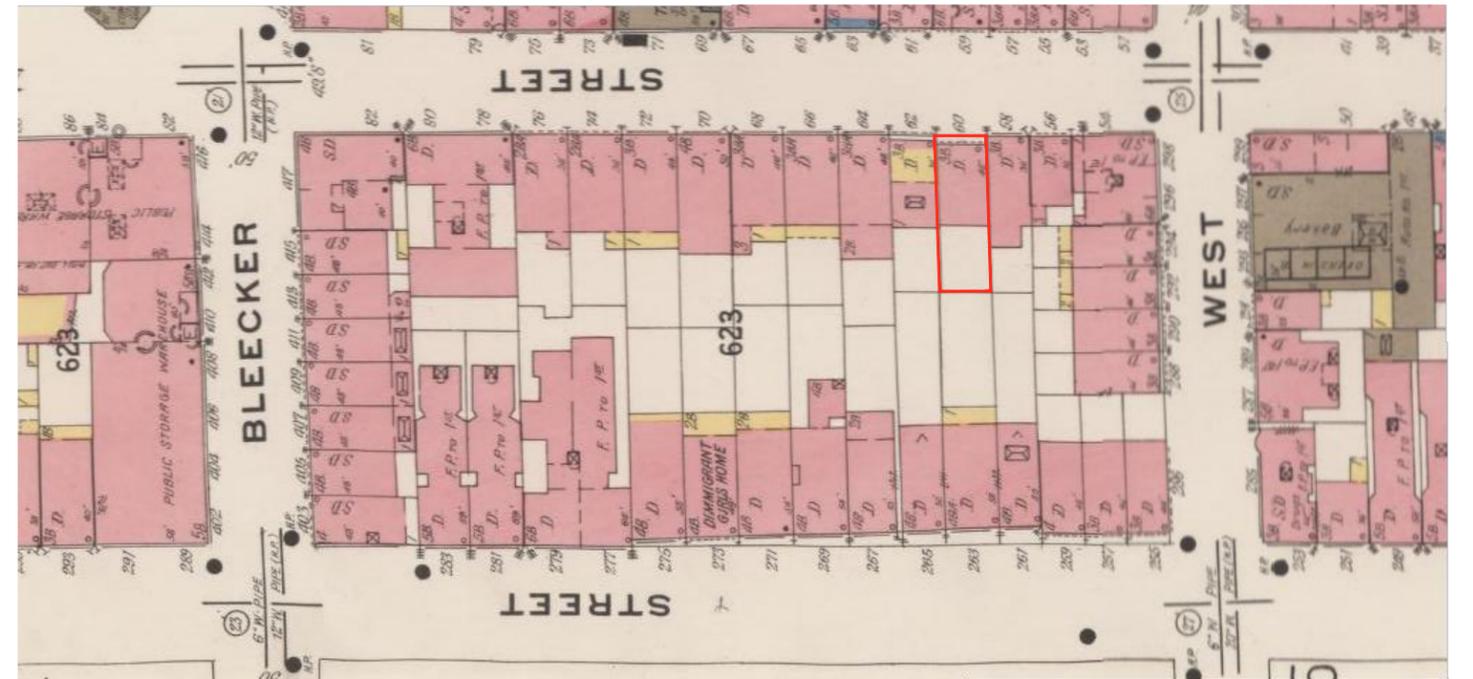
1 BLOCK 623, LOT 34: 1854 WILLIAM-PERRIS INSURANCE MAP  
NTS



2 BLOCK 623, LOT 34: 1895 SANBORN INSURANCE MAP  
NTS



3 BLOCK 623, LOT 34: 1904 SANBORN INSURANCE MAP  
NTS



4 BLOCK 623, LOT 34: 1921 SANBORN INSURANCE MAP  
NTS

# BLOCK 623 HISTORIC INSURANCE MAPS

# 27

## BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

MARCH 24, 2026



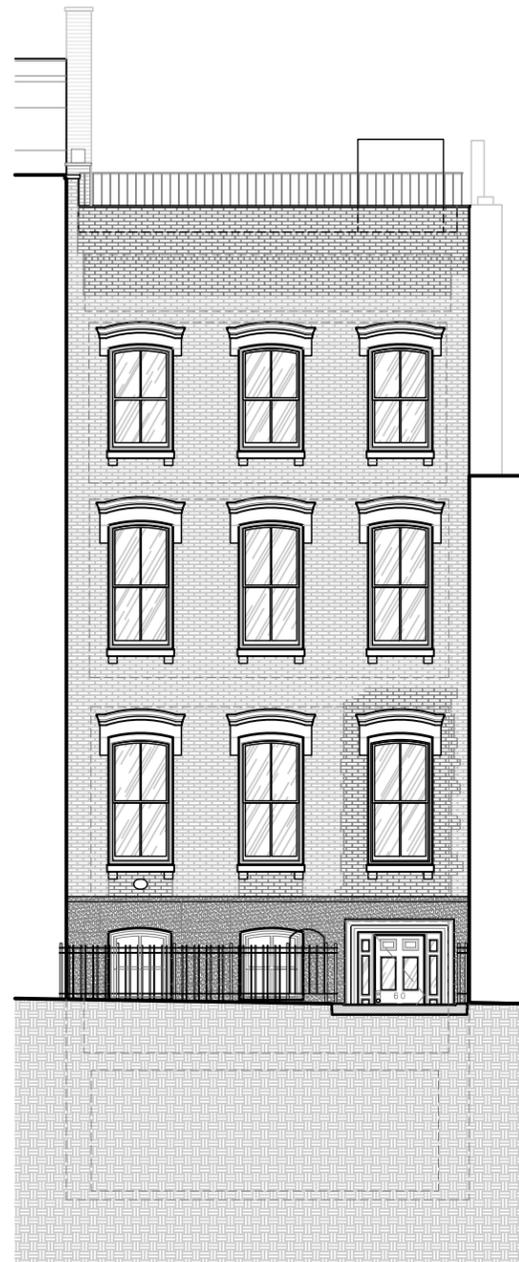
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(E) ROOF BULKHEAD  
 EL.:+79.53'  
 (E) ROOF PARAPET  
 EL.:+72.75'  
 (E) ROOF  
 EL.:+70.93'  
 (E) THIRD FLOOR  
 EL.:+56.54'  
 (E) SECOND FLOOR  
 EL.:+45.21'  
 (E) FIRST FLOOR  
 EL.:+32.22'  
 (E) BASEMENT  
 EL.:+23.36'  
 (E) CELLAR  
 EL.:+15.34'



NAVD 1988 DATUM  
 EL.:+0'-0"

1 EXISTING FRONT FACADE  
 3/32"=1'-0"

MECHANICAL UNIT  
 EL.:+84.58'  
 ROOF ADDITION ROOF  
 EL.:+79.57'  
 GUARDRAIL  
 EL.:+74.42'  
 ROOF PARAPET  
 EL.:+72.75'  
 ROOF  
 EL.:+70.93'  
 ROOF ADDITION  
 EL.:+69.57'  
 THIRD FLOOR  
 EL.:+56.48'  
 SECOND FLOOR  
 EL.:+45.21'  
 FIRST FLOOR  
 EL.:+32.94'  
 BASEMENT  
 EL.:+23.36'  
 CELLAR  
 EL.:+13.80'



NAVD 1988 DATUM  
 EL.:+0'-0"

2 PROPOSED FRONT FACADE  
 3/32"=1'-0"



NORTH (FRONT) FACADES; SIDEWALK SECTION

28

BANK STREET RESIDENCE

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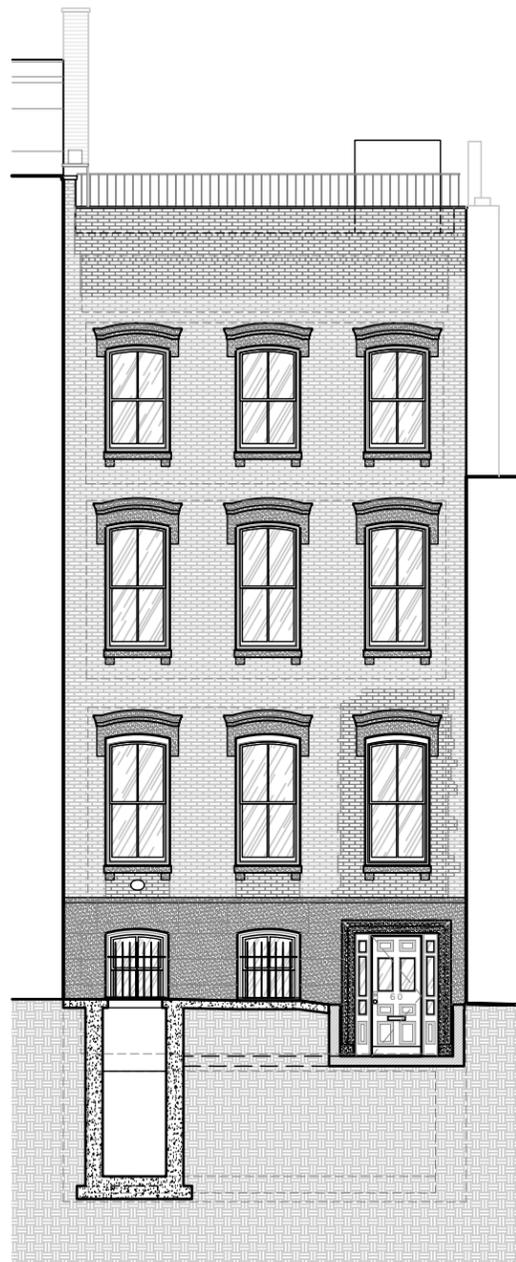
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- ◆ (E) ROOF BULKHEAD  
EL.:+79.53'
- ◆ (E) ROOF PARAPET  
EL.:+72.75'
- ◆ (E) ROOF  
EL.:+70.93'
  
- ◆ (E) THIRD FLOOR  
EL.:+56.54'
  
- ◆ (E) SECOND FLOOR  
EL.:+45.21'
  
- ◆ (E) FIRST FLOOR  
EL.:+32.22'
  
- ◆ (E) BASEMENT  
EL.:+23.36'
- ◆ (E) AREAWAY  
EL.:+23.23'
  
- ◆ (E) CELLAR  
EL.:+15.34'



- ◆ NAVD 1988 DATUM  
EL.:+0'-0"
- ① EXISTING FRONT FACADE  
3/32"=1'-0"

- ◆ MECHANICAL UNIT  
EL.:+84.58'
- ◆ ROOF ADDITION ROOF  
EL.:+79.57'
- ◆ ROOF PARAPET  
EL.:+72.75'
- ◆ ROOF  
EL.:+70.93'
- ◆ ROOF ADDITION  
EL.:+69.57'
  
- ◆ THIRD FLOOR  
EL.:+56.48'
  
- ◆ SECOND FLOOR  
EL.:+45.21'
  
- ◆ FIRST FLOOR  
EL.:+32.94'
  
- ◆ BASEMENT  
EL.:+23.36'
- ◆ AREAWAY  
EL.:+23.12'
  
- ◆ CELLAR  
EL.:+13.80'



- ◆ NAVD 1988 DATUM  
EL.:+0'-0"
- ② PROPOSED FRONT FACADE  
3/32"=1'-0"



NORTH (FRONT) FACADES; AREAWAY SECTION

29

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

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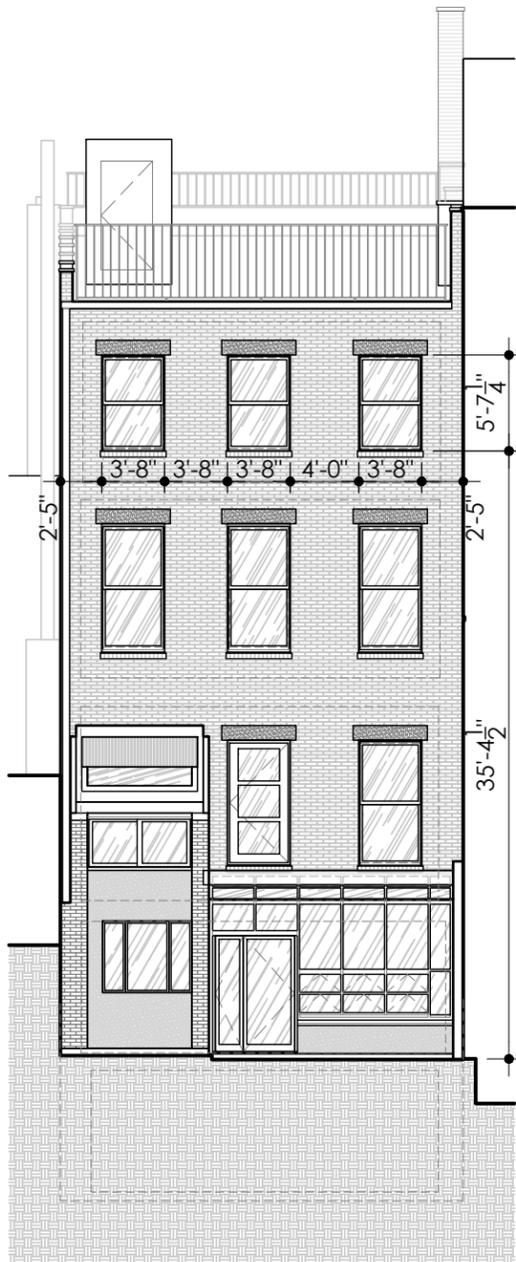
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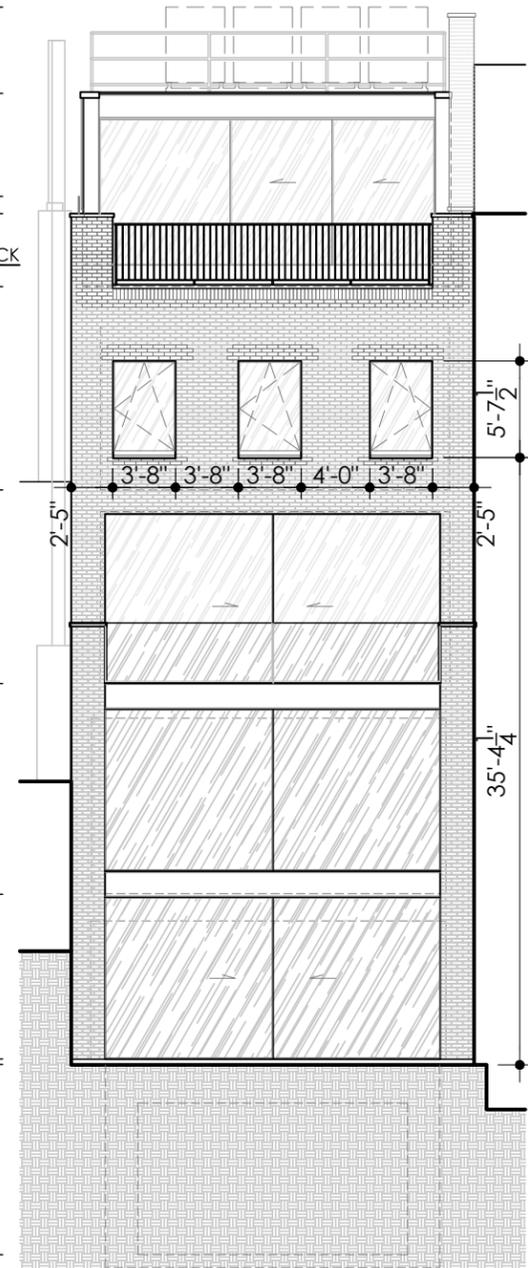
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- ◆ (E) ROOF BULKHEAD  
EL.:+79.53'
- ◆ (E) ROOF  
EL.:+67.10'
- ◆ (E) THIRD FLOOR  
EL.:+56.54'
- ◆ (E) SECOND FLOOR  
EL.:+45.21'
- ◆ (E) FIRST FLOOR  
EL.:+32.22'
- ◆ (E) BASEMENT  
EL.:+23.36'
- ◆ (E) AREAWAY  
EL.:+22.98'
- ◆ (E) CELLAR  
EL.:+15.34'



- ◆ NAVD 1988 DATUM  
EL.:+0'-0"
- ① EXISTING REAR FACADE  
3/32"=1'-0"

- ◆ MECHANICAL UNIT  
EL.:+84.58'
- ◆ ROOF ADDITION ROOF  
EL.:+79.57'
- ◆ GUARDRAIL  
EL.:+73.57'
- ◆ PARAPET  
EL.:+72.57'
- ◆ ROOF ADDITION AND UPPER DECK  
EL.:+69.57'
- ◆ LOWER ROOF DECK  
EL.:+68.32'
- ◆ THIRD FLOOR  
EL.:+56.48'
- ◆ SECOND FLOOR  
EL.:+45.21'
- ◆ FIRST FLOOR  
EL.:+32.94'
- ◆ BASEMENT  
EL.:+23.36'
- ◆ REAR YARD  
EL.:+23.05'
- ◆ CELLAR  
EL.:+11.96'



- ◆ NAVD 1988 DATUM  
EL.:+0'-0"
- ② PROPOSED REAR FACADE  
3/32"=1'-0"



# SOUTH (REAR) FACADES

# 30

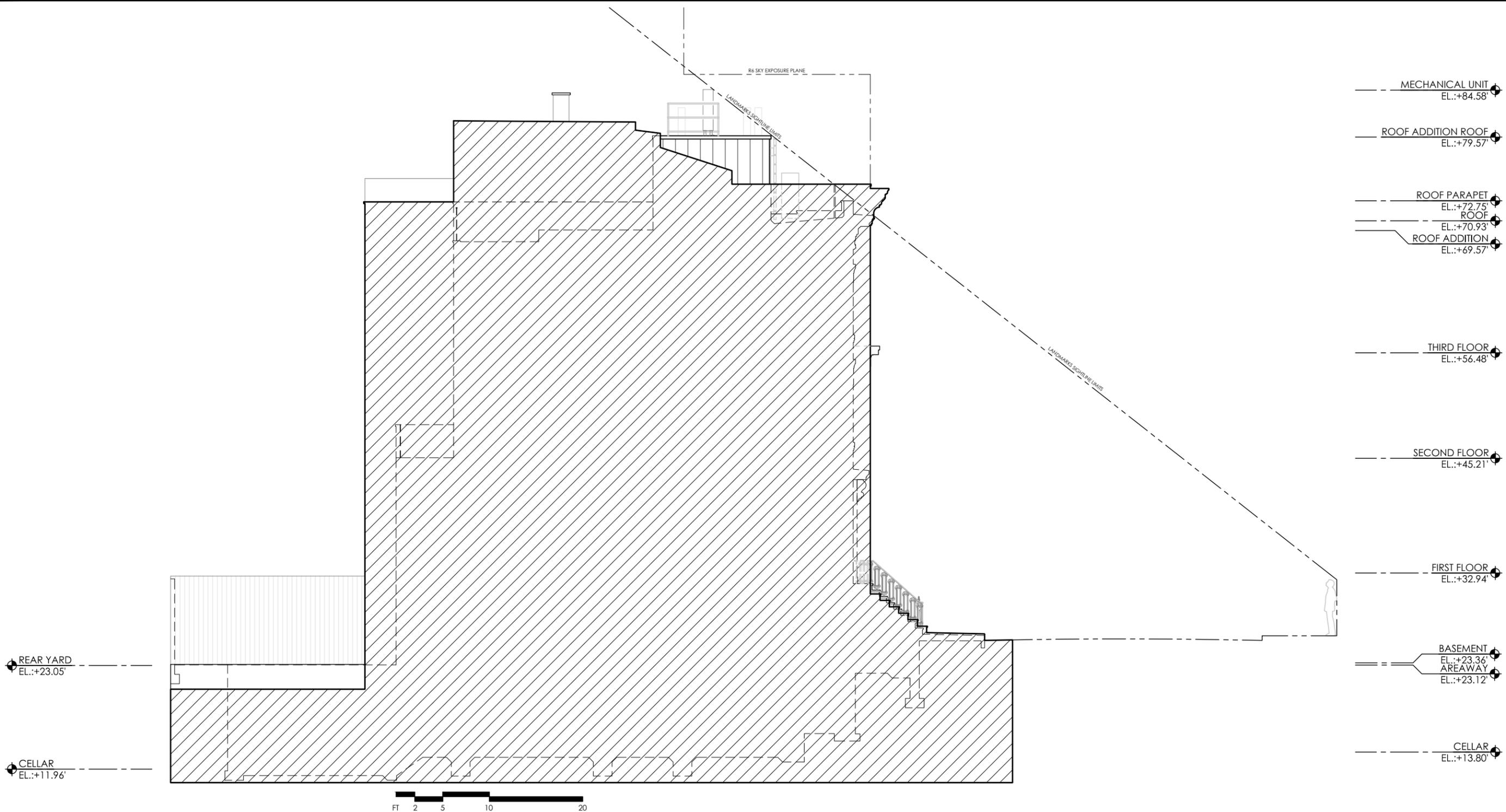
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NAVD 1988 DATUM  
EL.:+0'-0"

1 WEST-FACING SECTION THROUGH 58 BANK STREET, SHOWING 60 BANK STREET PROPOSED EASTERN FACADE  
3/32"=1'-0"

NAVD 1988 DATUM  
EL.:+0'-0"

PROPOSED EAST FACADE (BEHIND 58 BANK ST)  
**31**

**BANK STREET RESIDENCE**  
60 BANK STREET, NEW YORK, NEW YORK 10014  
MARCH 24, 2026



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(E) ROOF BULKHEAD  
 EL.:+79.53'  
 (E) ROOF PARAPET  
 EL.:+72.75'  
 (E) ROOF  
 EL.:+70.93'

(E) THIRD FLOOR  
 EL.:+56.54'

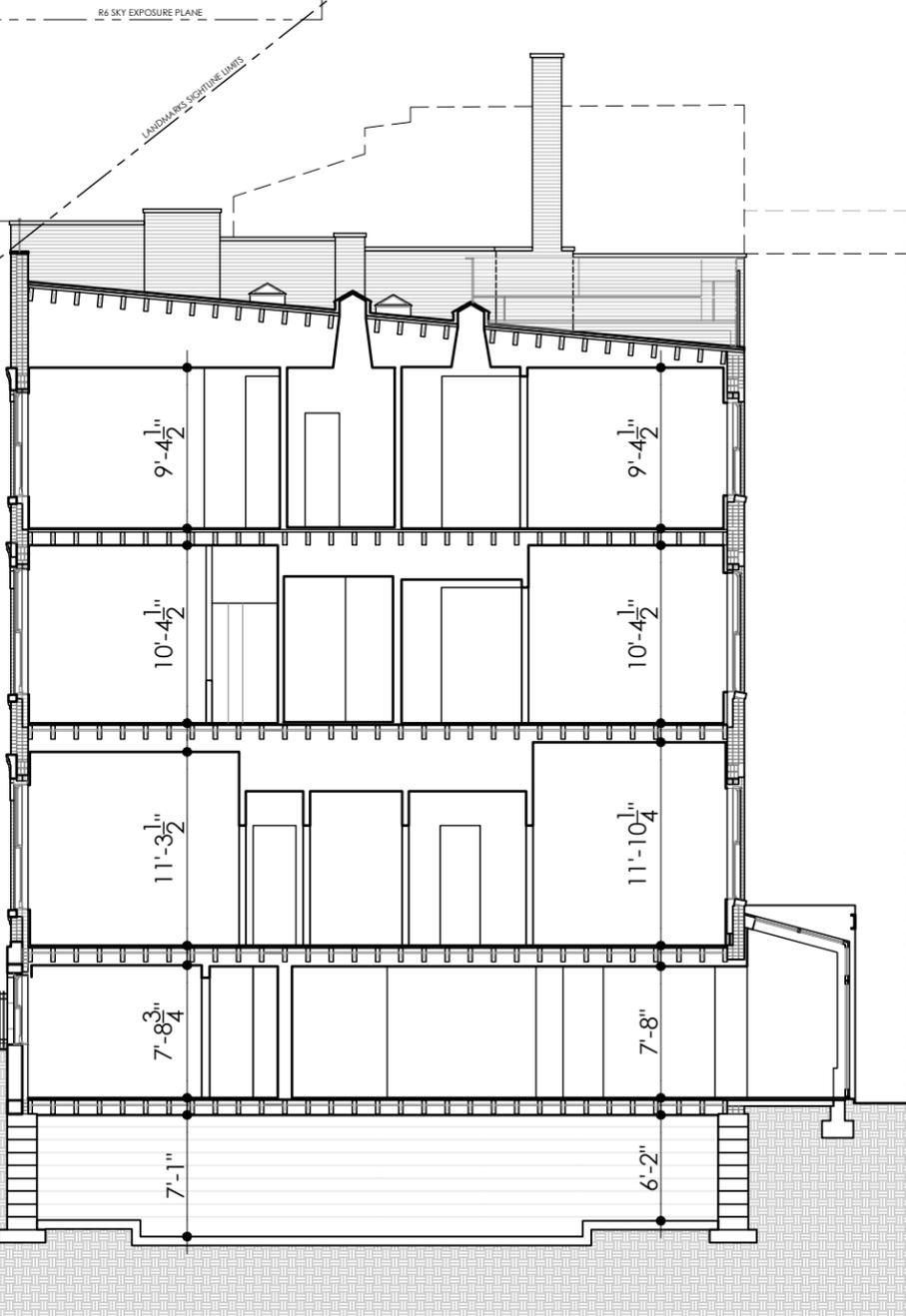
(E) SECOND FLOOR  
 EL.:+45.21'

(E) FIRST FLOOR  
 EL.:+32.22'

(E) BASEMENT  
 EL.:+23.36'

(E) CELLAR  
 EL.:+15.34'

NAVD 1988 DATUM  
 EL.:+0'-0"



FT 2 5 10 20

1 EAST-FACING SECTION THROUGH BUILDING AS-IS  
 3/32"=1'-0"

(E) ROOF BULKHEAD  
 EL.:+79.53'  
 (E) ROOF  
 EL.:+67.10'

(E) THIRD FLOOR  
 EL.:+56.54'

(E) SECOND FLOOR  
 EL.:+45.21'

(E) FIRST FLOOR  
 EL.:+32.22'

(E) BASEMENT  
 EL.:+23.36'  
 (E) AREAWAY  
 EL.:+22.98'

(E) CELLAR  
 EL.:+15.34'

NAVD 1988 DATUM  
 EL.:+0'-0"

EXISTING SECTION FACING EAST

32

BANK STREET RESIDENCE

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MECHANICAL UNIT  
EL.:+84.58'

ROOF ADDITION ROOF  
EL.:+79.57'

ROOF PARAPET  
EL.:+72.75'

ROOF  
EL.:+70.93'

ROOF ADDITION  
EL.:+69.57'

THIRD FLOOR  
EL.:+56.48'

SECOND FLOOR  
EL.:+45.21'

FIRST FLOOR  
EL.:+32.94'

BASEMENT  
EL.:+23.36'

AREAWAY  
EL.:+23.12'

CELLAR  
EL.:+13.80'

MECHANICAL UNIT  
EL.:+84.58'

ROOF ADDITION ROOF  
EL.:+79.57'

GUARDRAIL  
EL.:+72.57'

PARAPET  
EL.:+72.57'

ROOF ADDITION & UPPER DECK  
EL.:+69.57'

LOWER ROOF DECK  
EL.:+68.32'

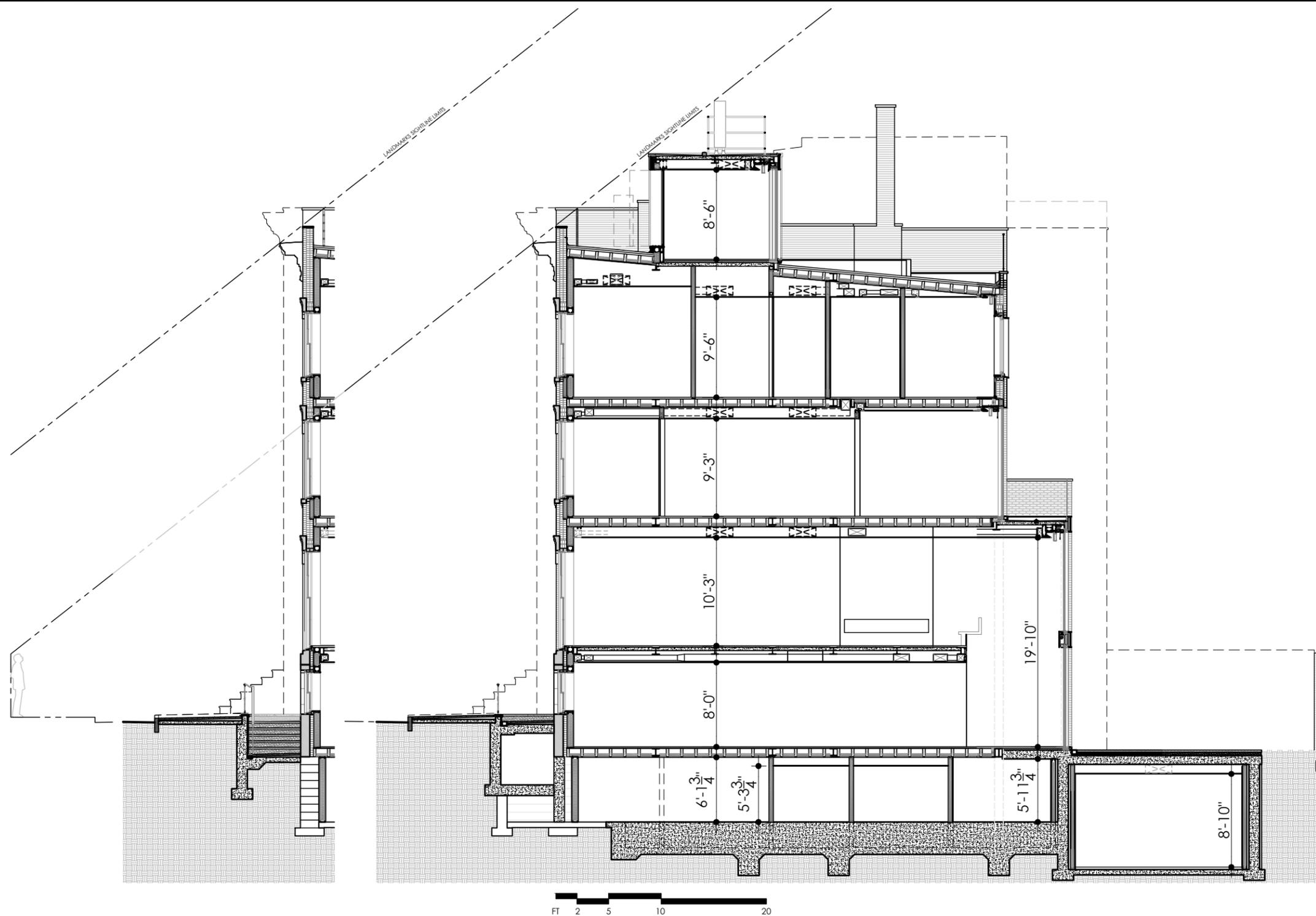
THIRD FLOOR  
EL.:+56.48'

SECOND FLOOR  
EL.:+45.21'

FIRST FLOOR  
EL.:+32.94'

REAR YARD  
EL.:+23.05'

CELLAR  
EL.:+11.96'



1 EAST-FACING SECTION THROUGH AREAWAY AS PROPOSED  
3/32"=1'-0"

2 EAST-FACING SECTION THROUGH BUILDING AS PROPOSED  
3/32"=1'-0"

NAVD 1988 DATUM  
EL.:+0'-0"

NAVD 1988 DATUM  
EL.:+0'-0"

PROPOSED SECTION FACING EAST

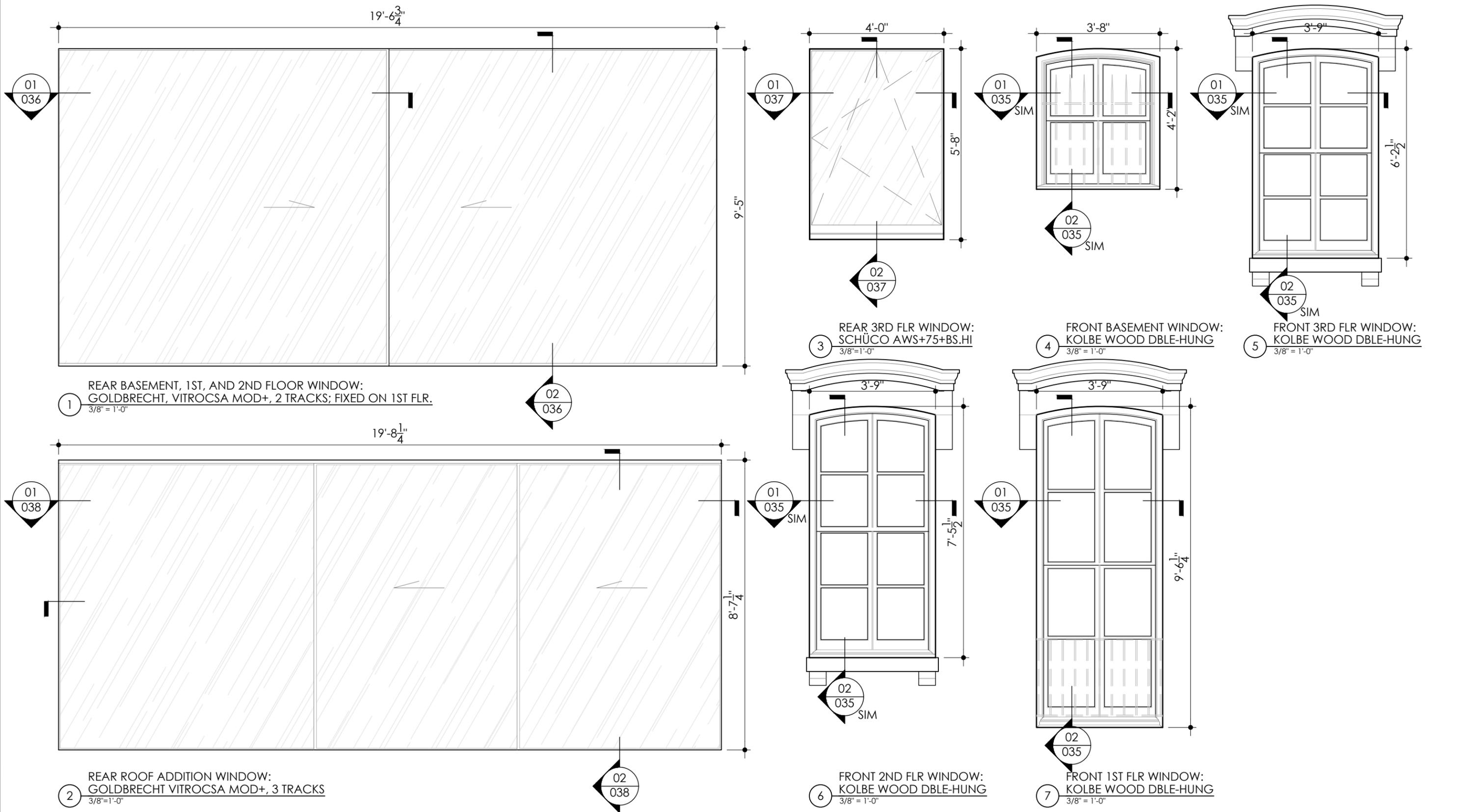
# 33

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PROPOSED WINDOW ELEVATIONS

34

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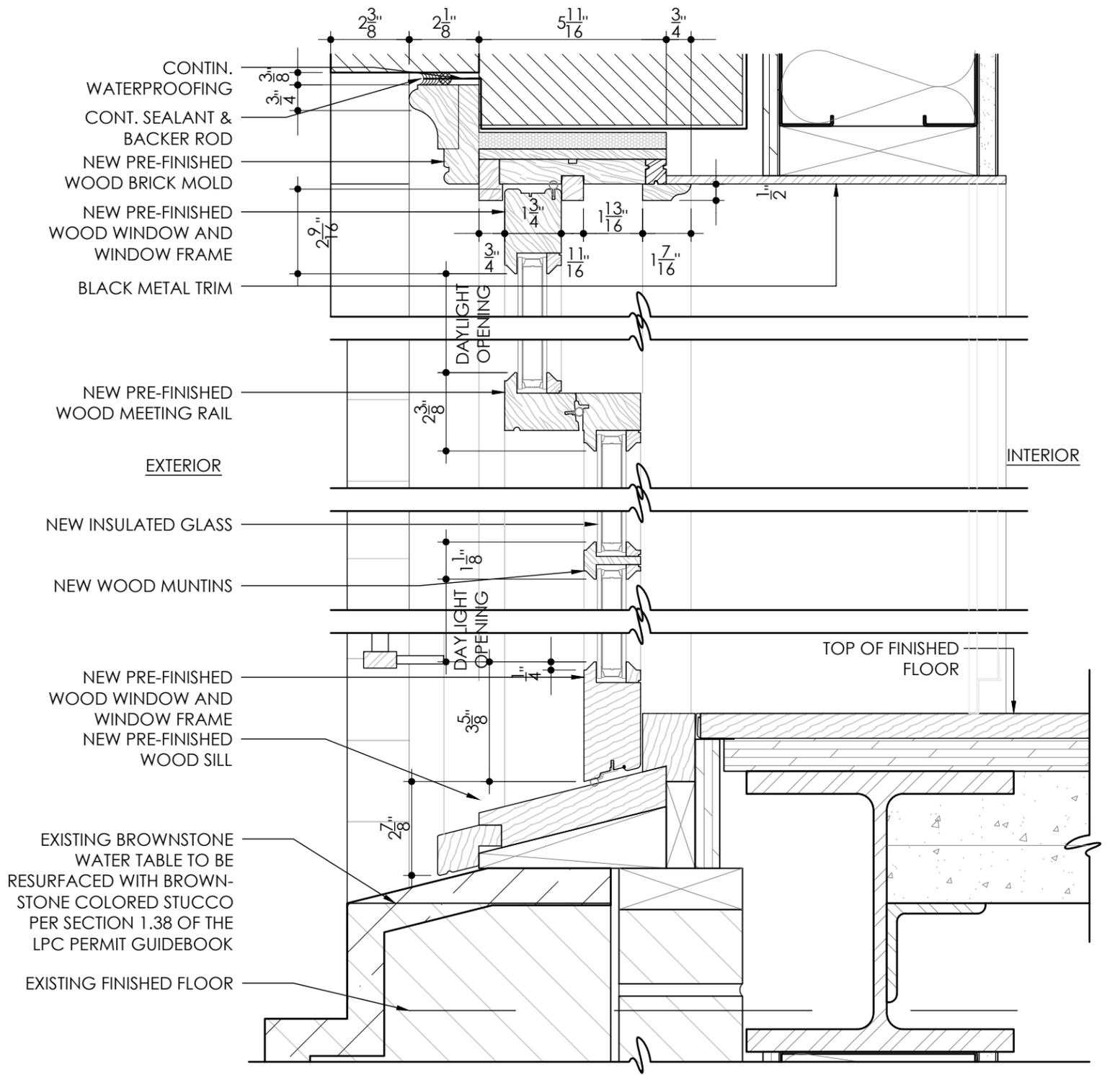
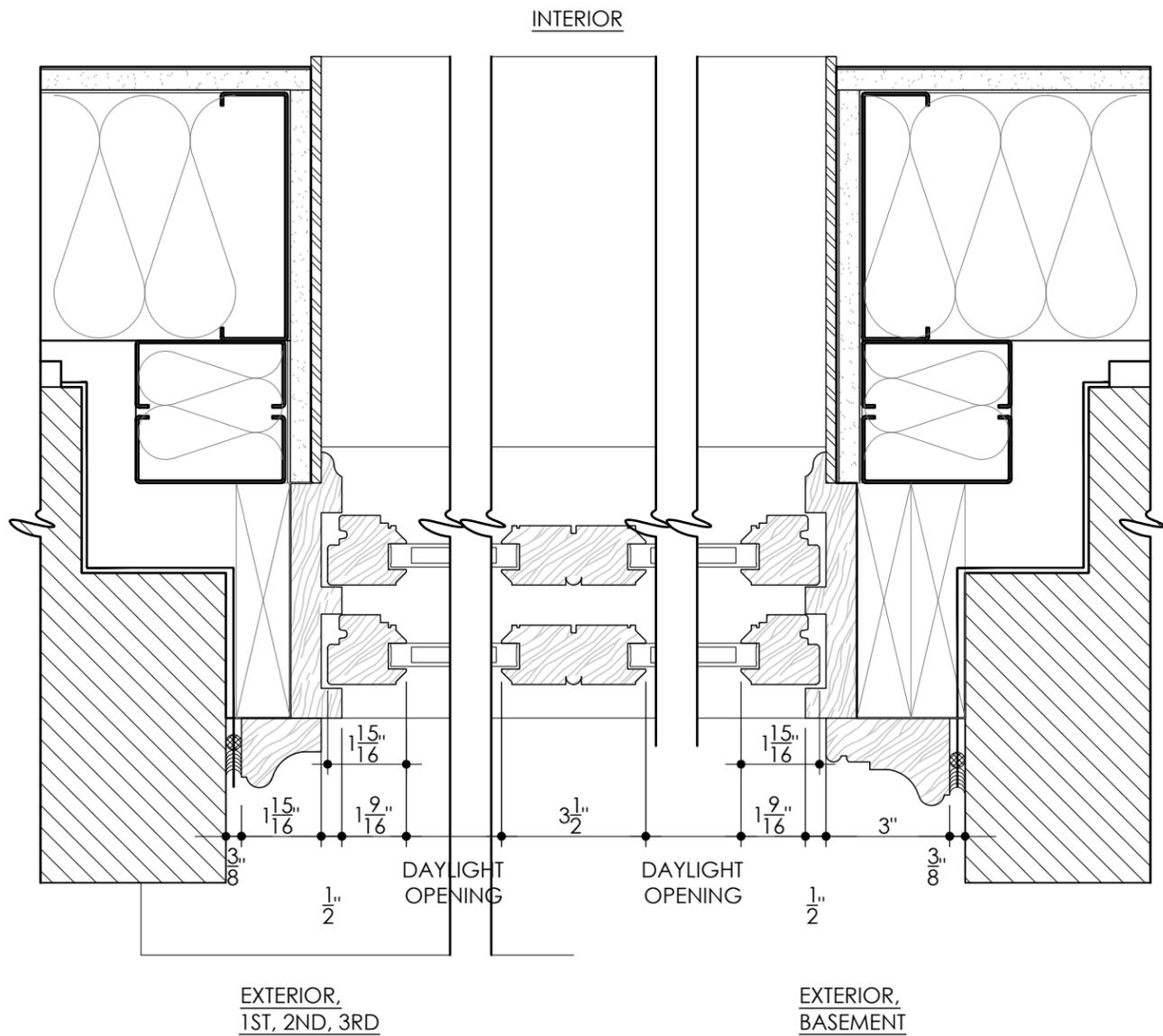


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1 HORIZONTAL SECTION THROUGH WINDOW:  
KOLBE HERITAGE SERIES OLD WORLD CLASSIC DOUBLE-HUNG  
3"=1'-0"

2 VERTICAL SECTION THROUGH WINDOW:  
KOLBE HERITAGE SERIES OLD WORLD CLASSIC DOUBLE-HUNG  
3"=1'-0"

FRONT ELEVATION TYPICAL WINDOW DETAILS

35

BANK STREET RESIDENCE

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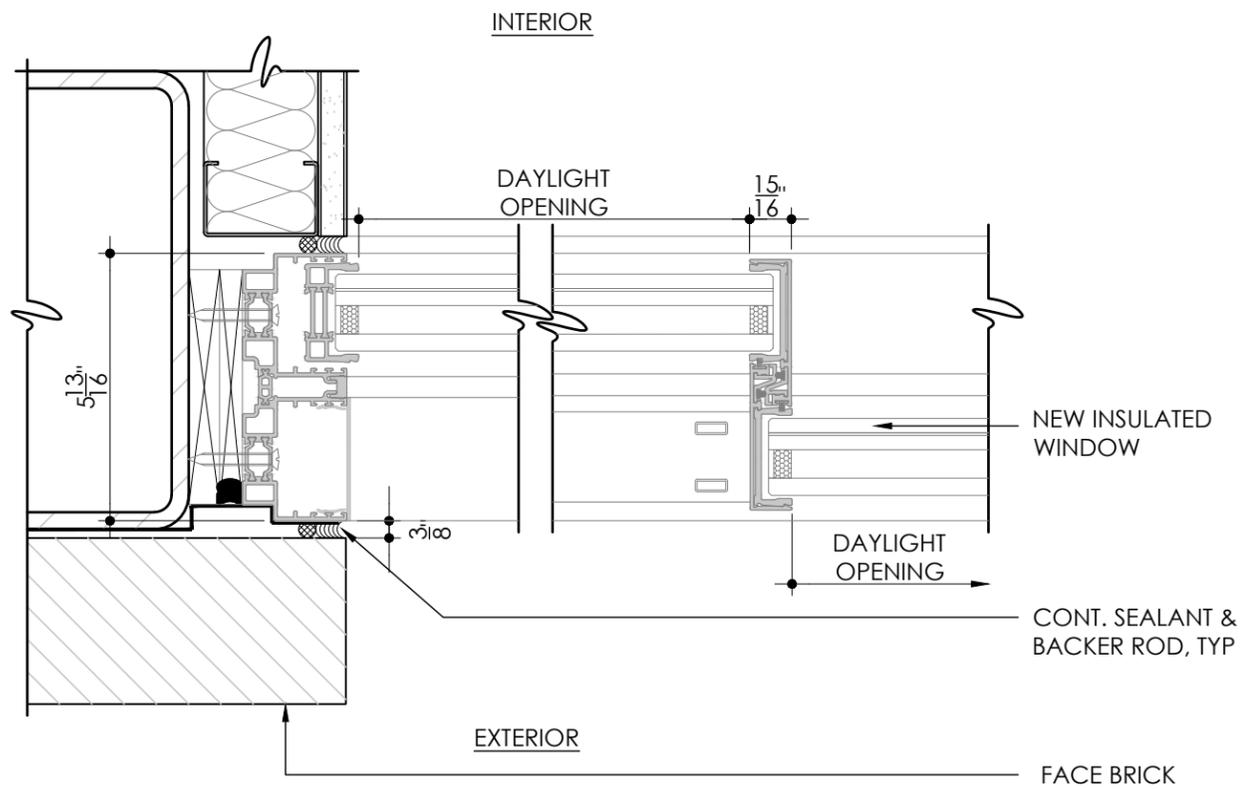
MARCH 24, 2026



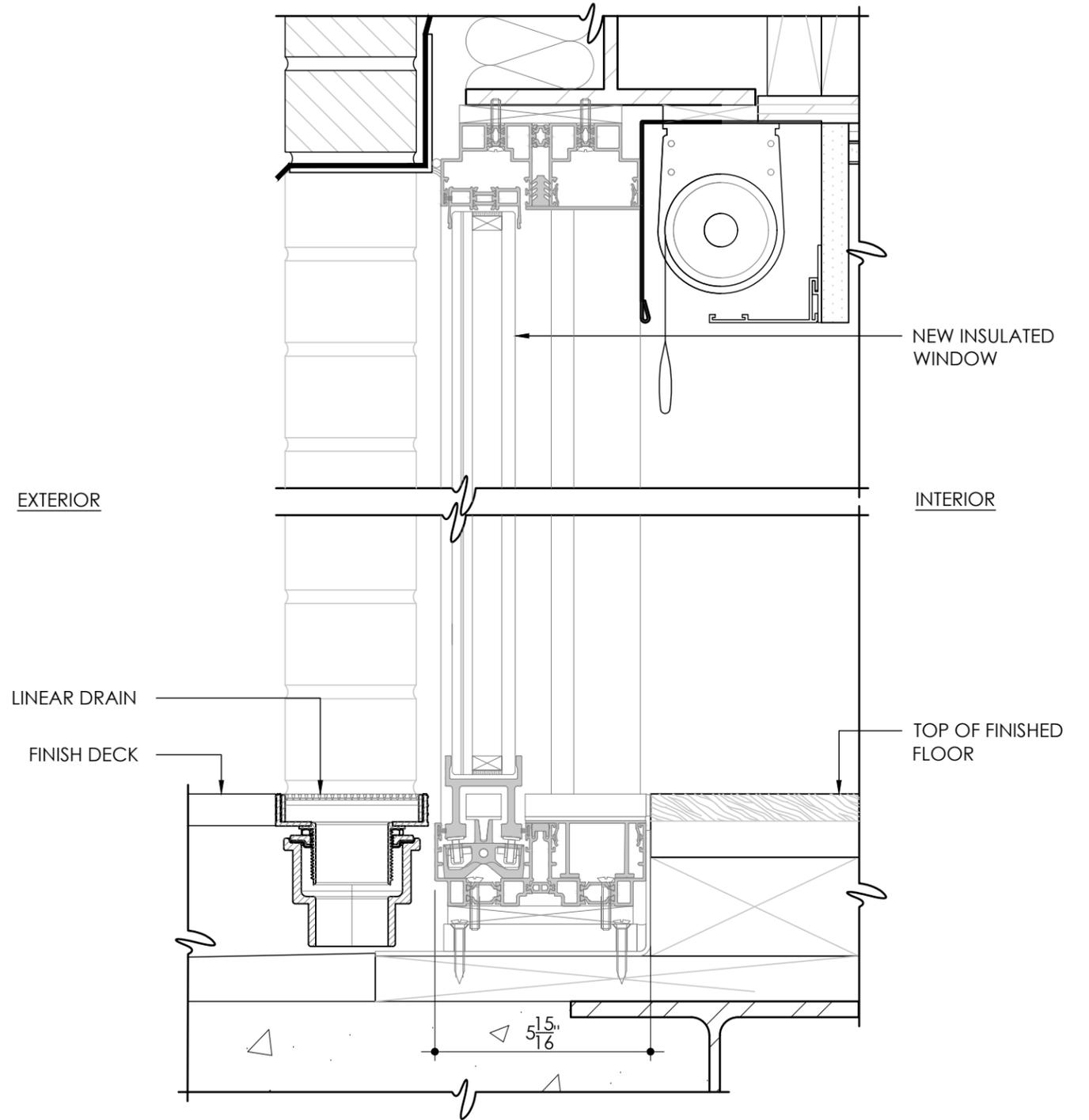
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1 HORIZONTAL SECTION TROUGH WINDOW: GOLDBRECHT, VITROCSA MOD+, 2 TRACKS  
3"=1'-0"



2 VERTICAL SECTION TROUGH WINDOW: GOLDBRECHT, VITROCSA MOD+, 2 TRACKS  
3"=1'-0"

BSMNT, 1ST, AND 2ND FLR WINDOW DETAILS

36

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

MARCH 24, 2026

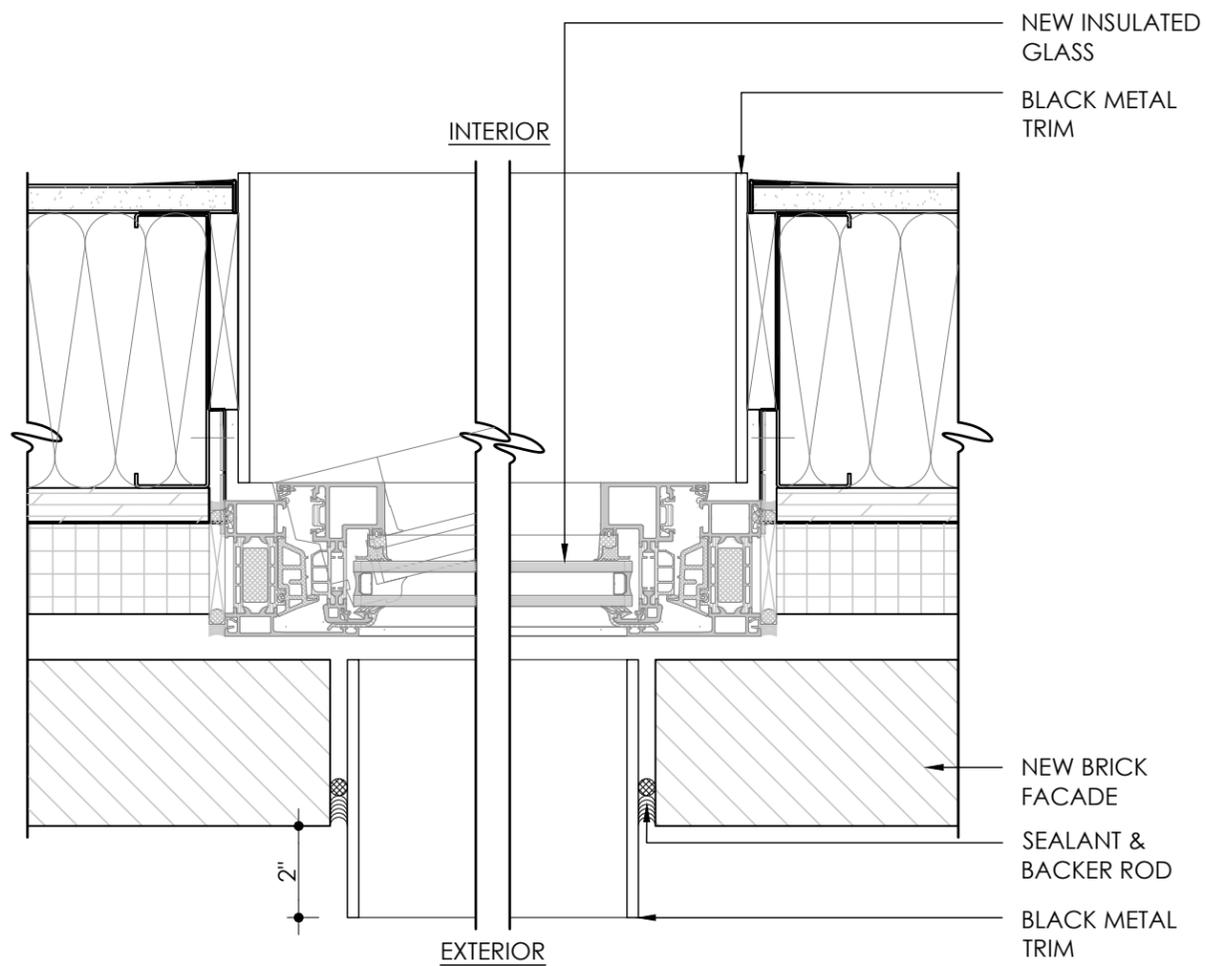


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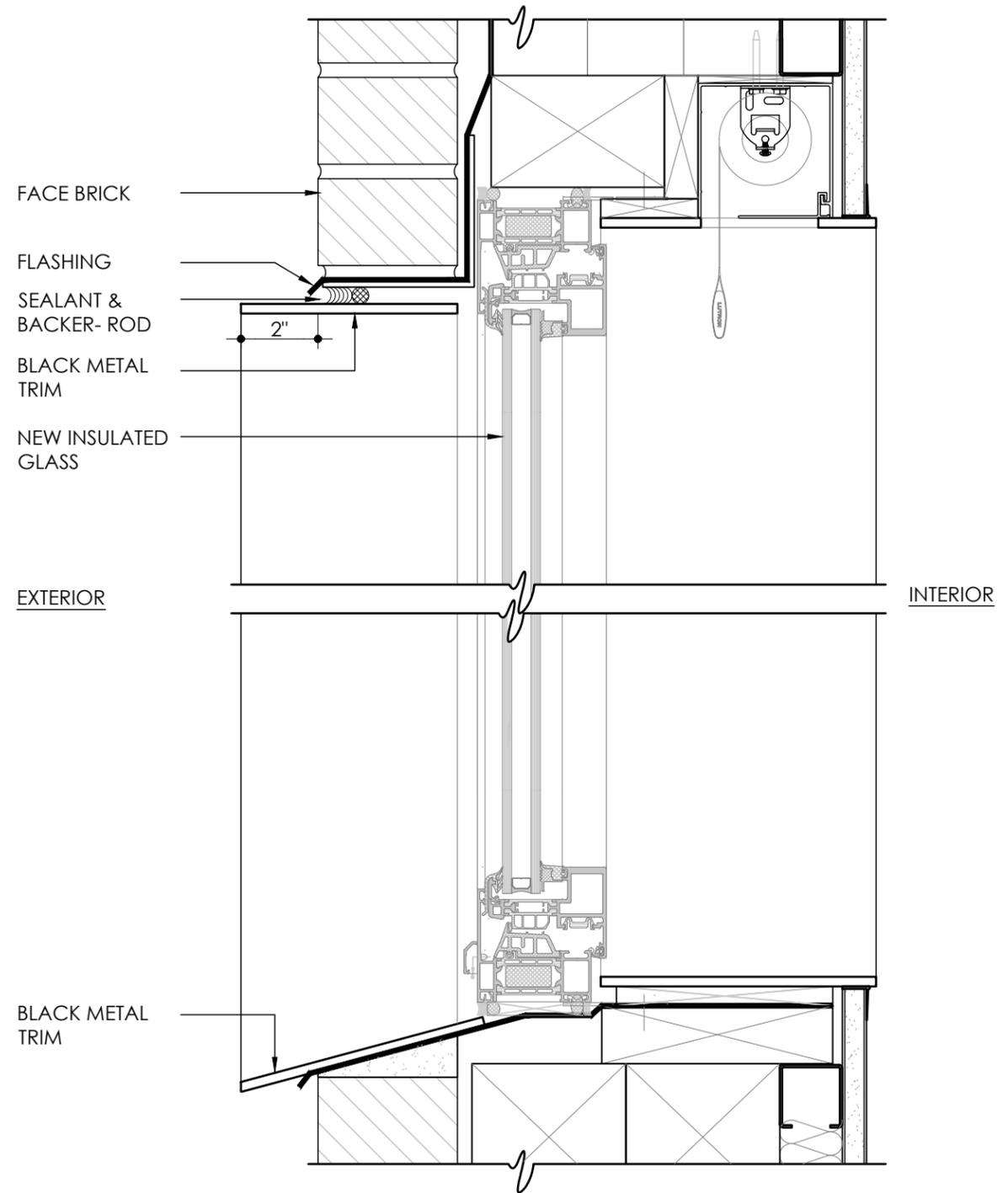
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1 HORIZONTAL SECTION THROUGH WINDOW: SCHÜCO AWS+75+BS.HI  
3"=1'-0"



2 VERTICAL SECTION THROUGH WINDOW: SCHÜCO AWS+75+BS.HI  
3"=1'-0"

3RD FLOOR WINDOW DETAILS

37

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

MARCH 24, 2026

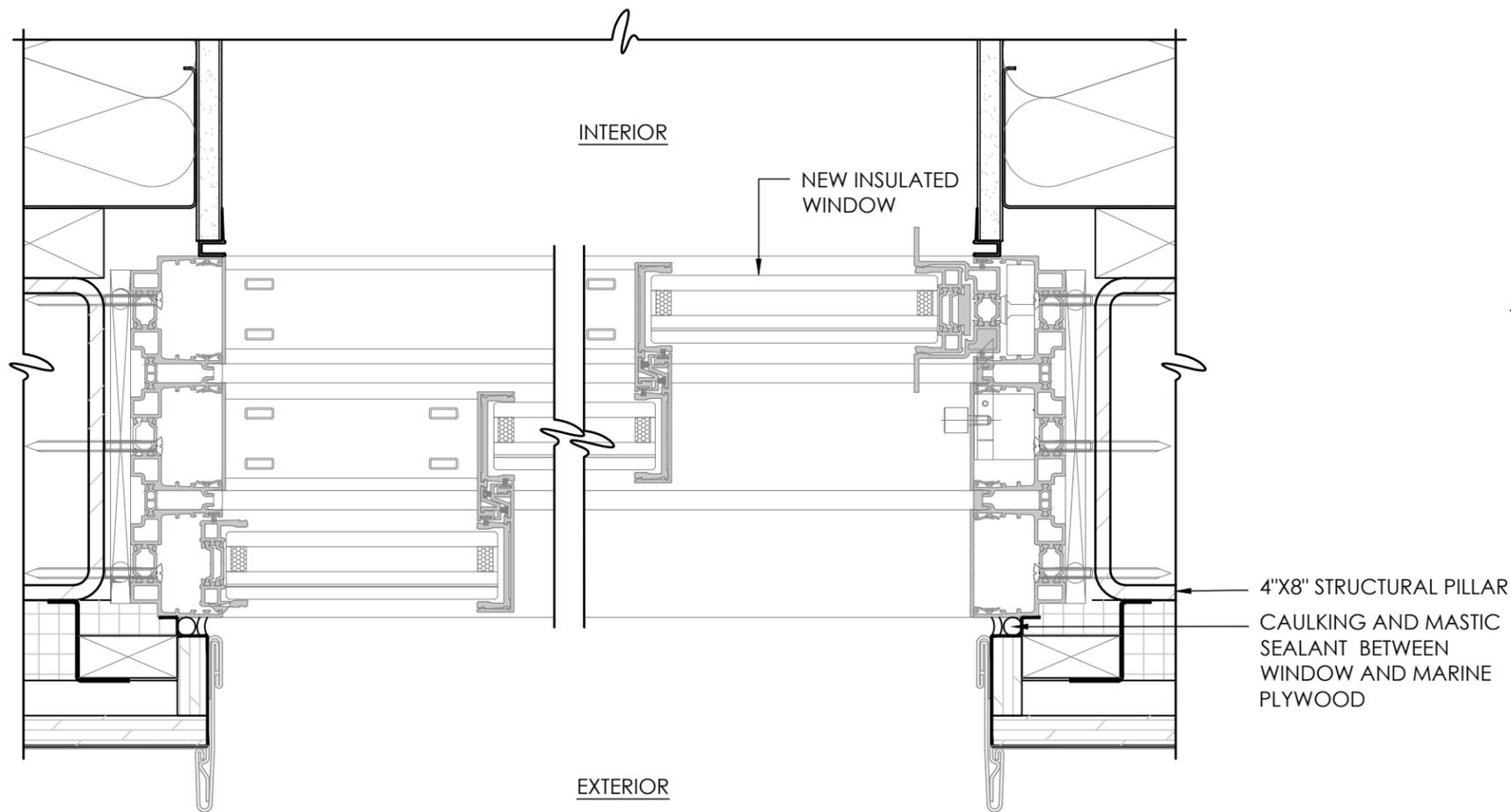


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TARELLA**  
ARCHITECTURE + DESIGN

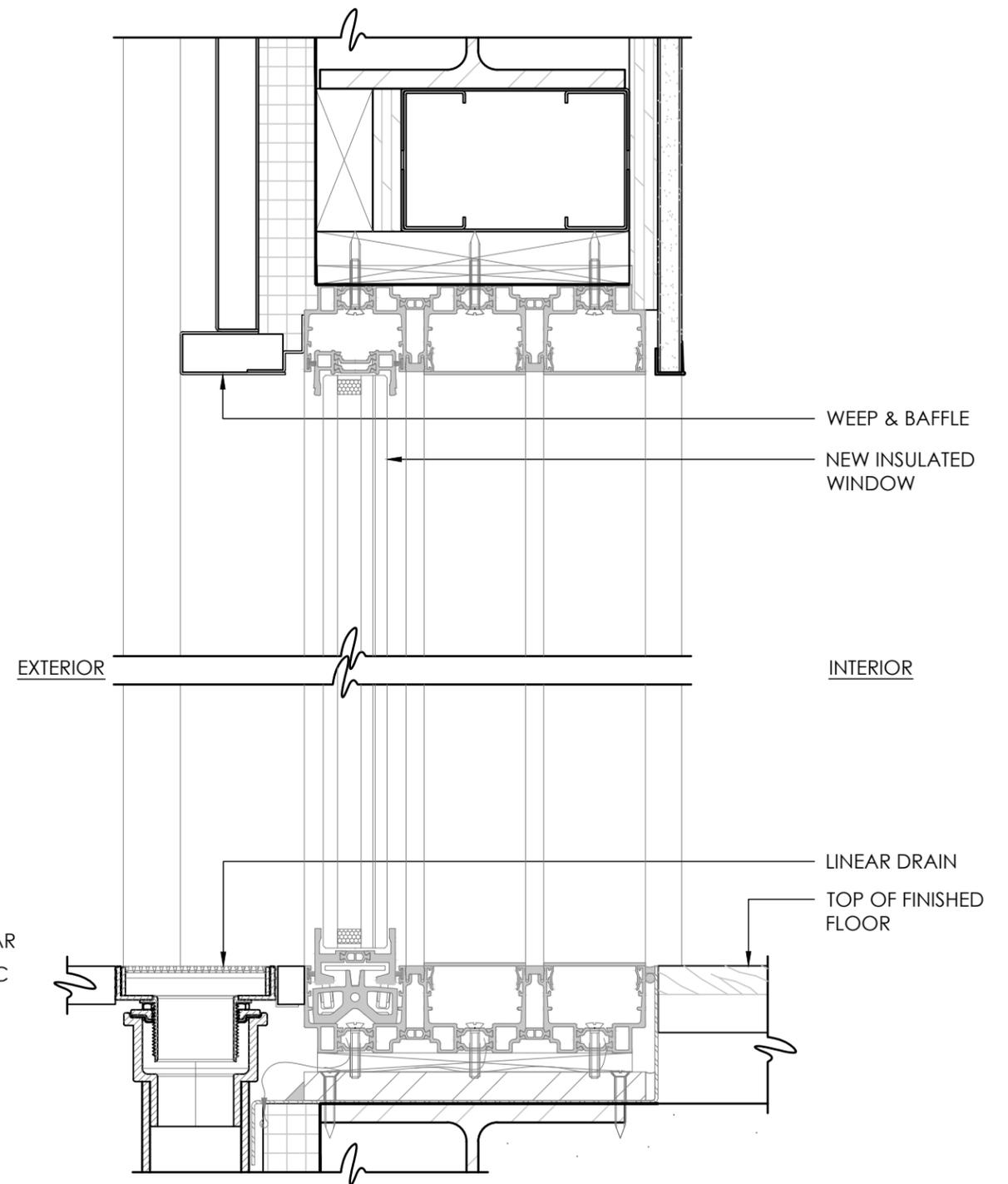
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1 HORIZONTAL SECTION THROUGH WINDOW: GOLDBRECHT VITROCSA MOD+, 3 TRACKS  
3"=1'-0"



2 VERTICAL SECTION THROUGH WINDOW: GOLDBRECHT VITROCSA MOD+, 3 TRACKS  
3"=1'-0"

ROOF TOP ADDITION WINDOW DETAILS

38

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1 EXISTING BRICK MOLD DETAIL

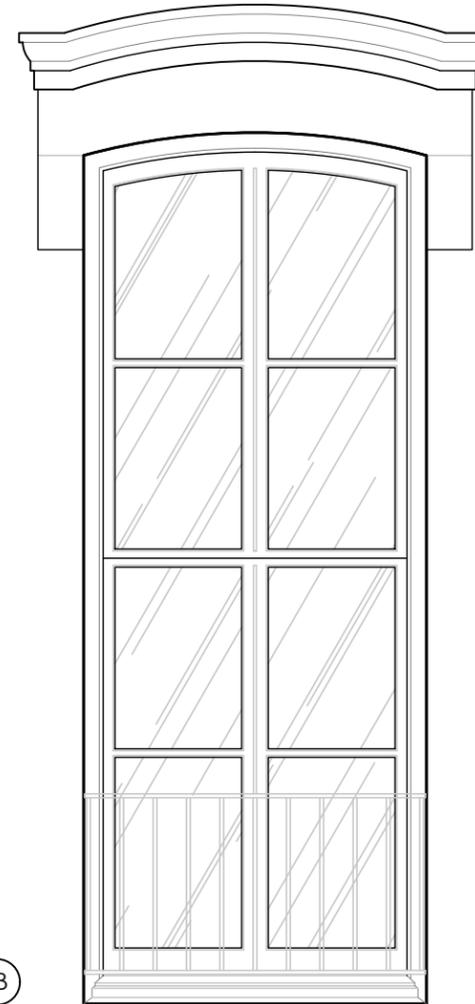
2 EXISTING BRICK MOLD DETAIL



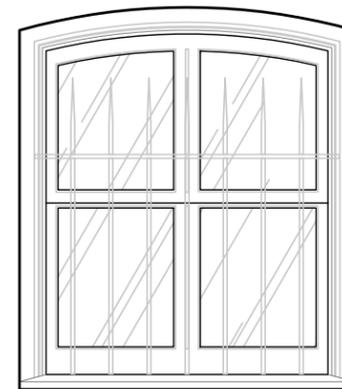
3 EXISTING FRONT FACADE BASEMENT WINDOW WITH EXISTING GRILLE AND BRICKMOLD



4 PHOTO SHOWING ABSENSE OF BRICKMOLD ON UPPER FLOORS



5B



5A

5A 60 BANK STREET BASEMENT WINDOW  
1/2"=1'-0"

5B 60 BANK STREET PARLOR LEVEL WINDOW  
1/2"=1'-0"

BRICKMOLD & WINDOW GRILLE DESIGN

39

BANK STREET RESIDENCE

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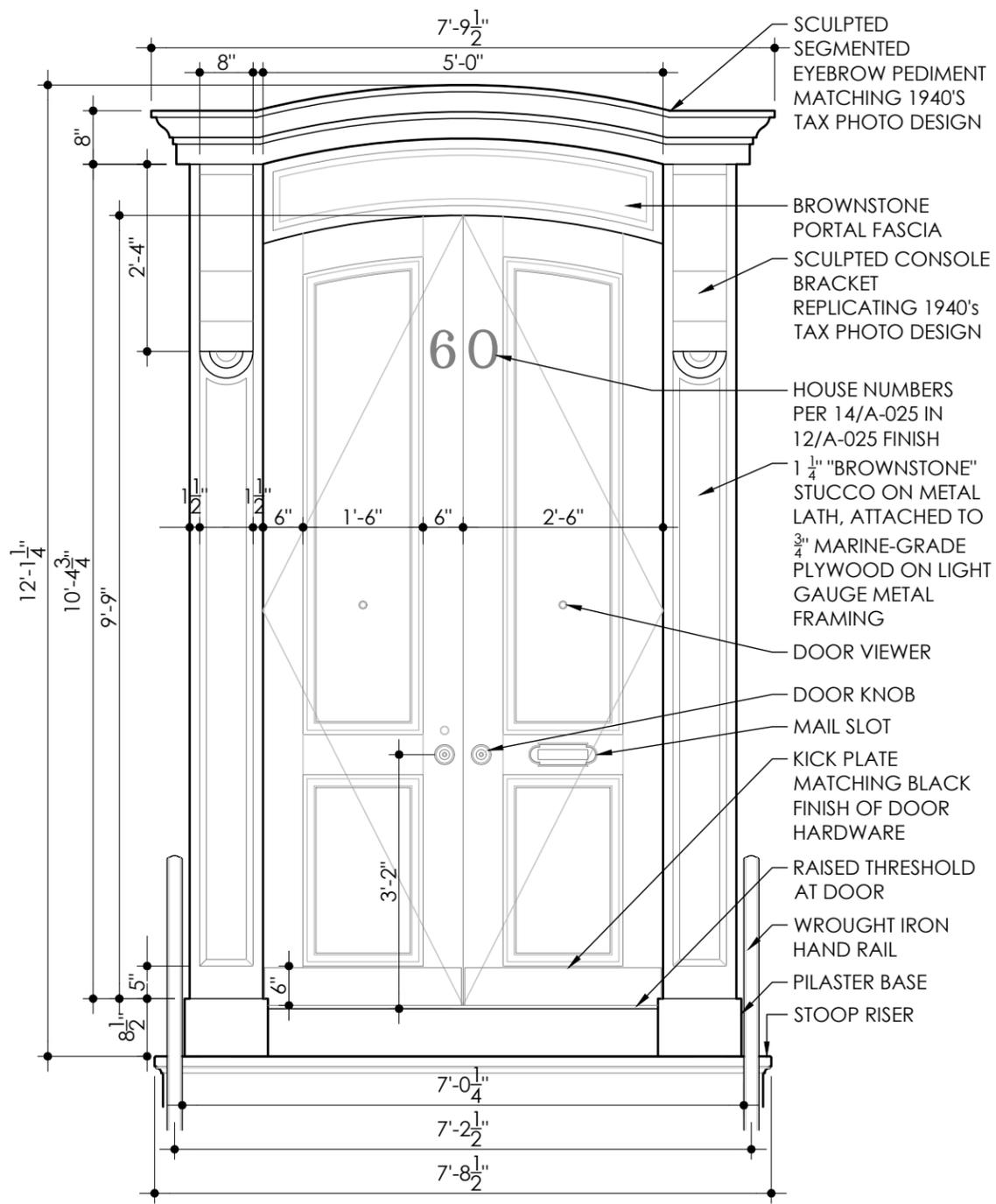
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SCULPTED  
SEGMENTED  
EYEBROW PEDIMENT  
MATCHING 1940'S  
TAX PHOTO DESIGN

BROWNSTONE  
PORTAL FASCIA  
SCULPTED CONSOLE  
BRACKET  
REPLICATING 1940'S  
TAX PHOTO DESIGN

HOUSE NUMBERS  
PER 14/A-025 IN  
12/A-025 FINISH  
1 1/4" "BROWNSTONE"  
STUCCO ON METAL  
LATH, ATTACHED TO  
3/4" MARINE-GRADE  
PLYWOOD ON LIGHT  
GAUGE METAL  
FRAMING

DOOR VIEWER

DOOR KNOB

MAIL SLOT

KICK PLATE  
MATCHING BLACK  
FINISH OF DOOR  
HARDWARE

RAISED THRESHOLD  
AT DOOR

WROUGHT IRON  
HAND RAIL

PILASTER BASE

STOOP RISER

1 60 BANK STREET, PROPOSED ENTRANCE  
1/2"=1'-0"



2 60 BANK STREET, ENTRANCE 1940S TAX PHOTO



3 60 BANK STREET, EXISTING ENTRY



4 68 BANK STREET



5 256 WEST 4TH STREET  
1-1/2"=1'-0"



6 255 WEST 11TH STREET



7 261 WEST 11TH STREET

DOOR DESIGN & SUPPORTING PHOTOGRAPHS

41

BANK STREET RESIDENCE

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① 60 BANK STREET, EXISTING CONCRETE SIDEWALK FACING WEST



② 58 BANK STREET, BLUESTONE SIDEWALK, FACING WEST



③ 62 BANK STREET BLUESTONE SIDEWALK FACING EAST



④ 60 AND 62 BANK STREET EXISTING SIDEWALK BOUNDARY FACING WEST



⑤ 60 BANK STREET EXISTING CONCRETE SIDEWALK FACING EAST



⑥ 58 AND 60 BANK STREET, EXISTING SIDEWALK BOUNDARY FACING EAST

## CURRENT AND ADJACENT SIDEWALK PHOTOS

# 42

## BANK STREET RESIDENCE

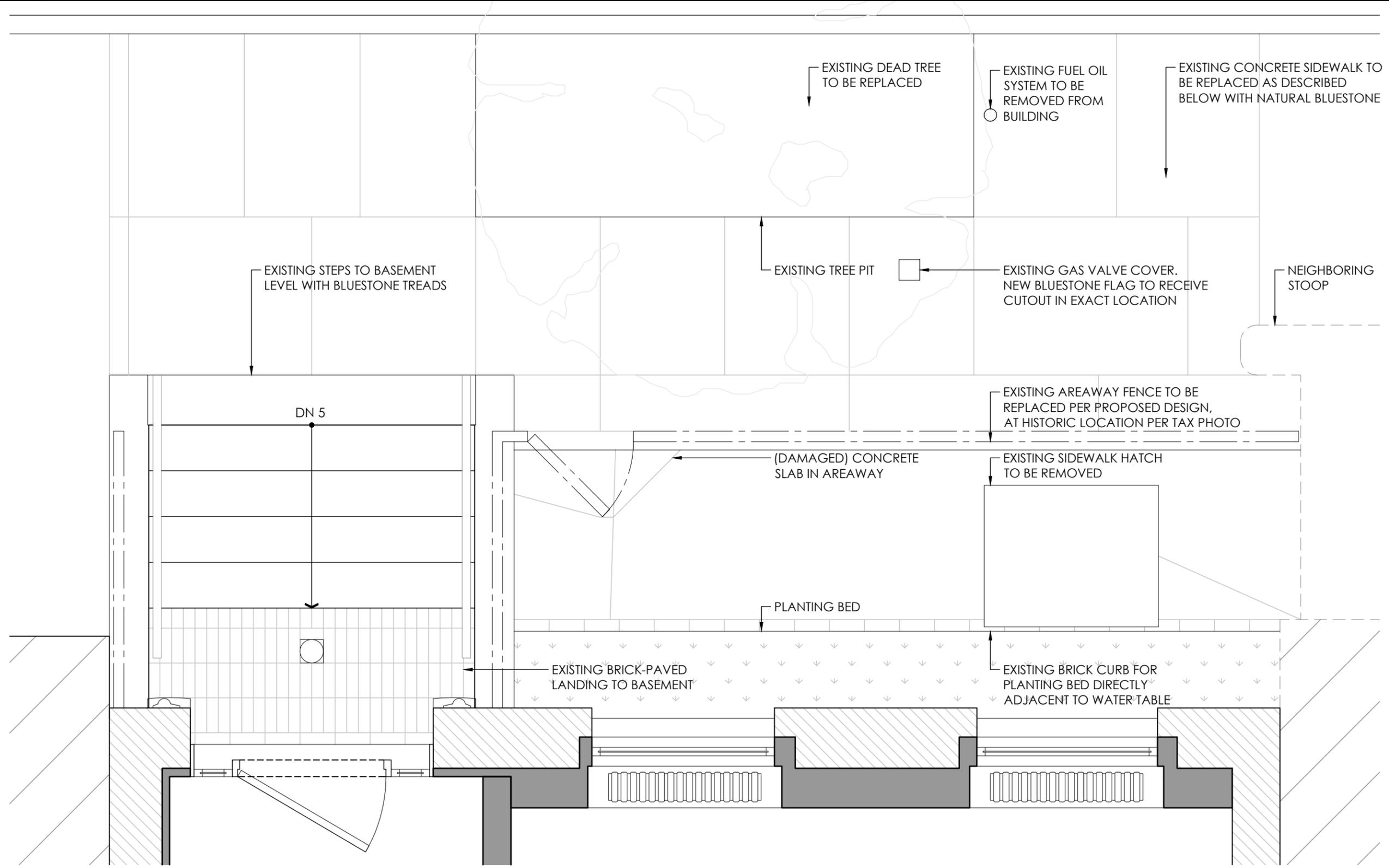
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1 SIDEWALK AND AREAWAY EXISTING PAVING PLAN  
1/2"=1'-0"

EXISTING SIDEWALK AND AREAWAY PLAN

43

BANK STREET RESIDENCE

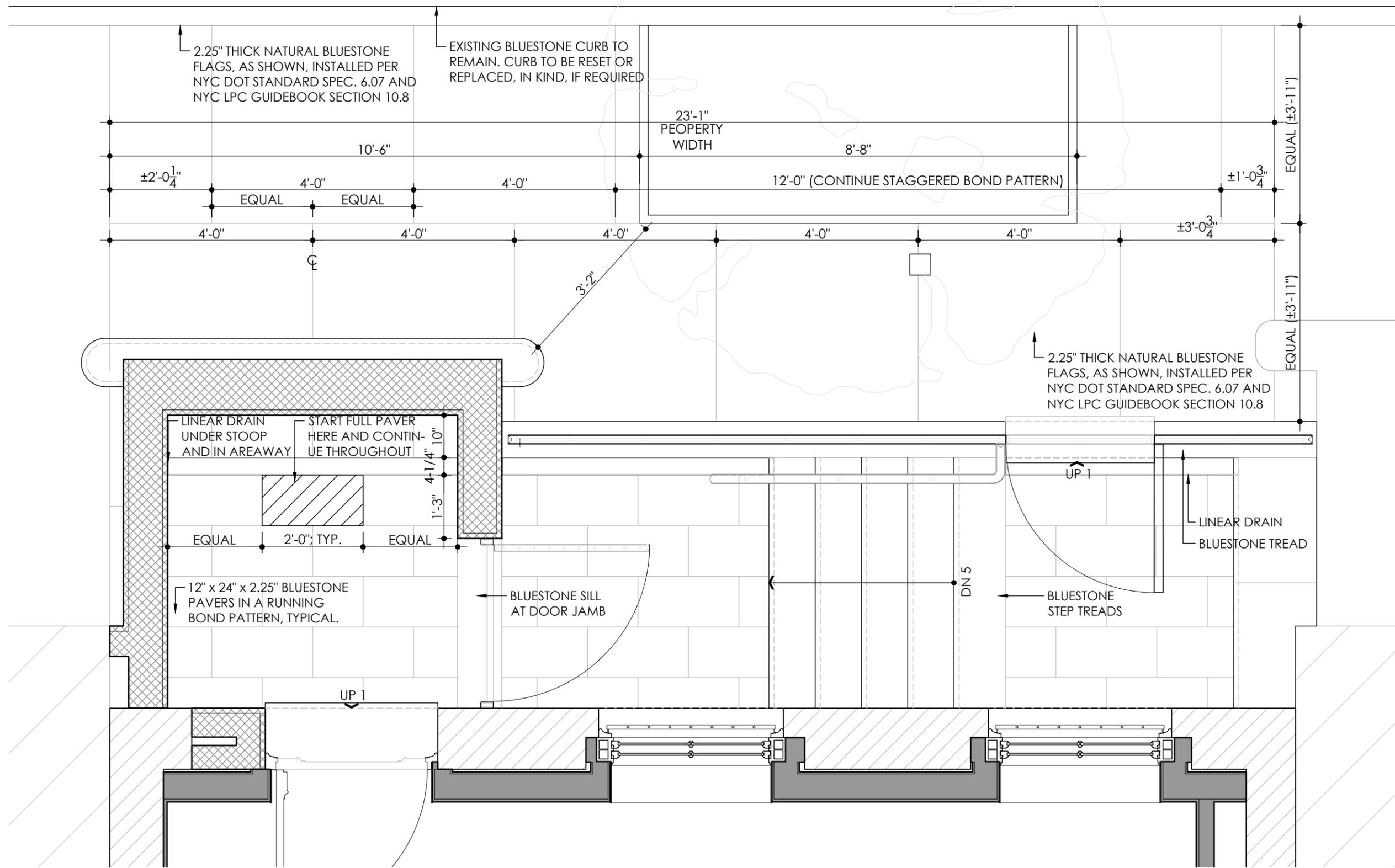
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1 SIDEWALK AND AREAWAY (NEW) BLUESTONE PAVING PLAN  
1/2" = 1'-0"

PROPOSED SIDEWALK AND AREAWAY PLANS

44

BANK STREET RESIDENCE

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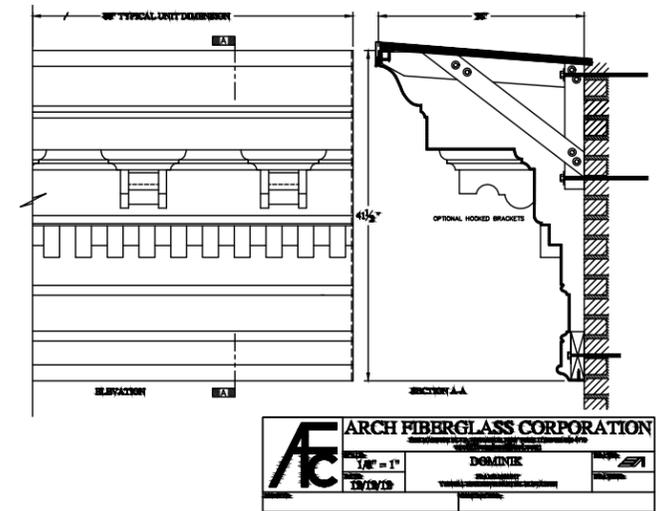
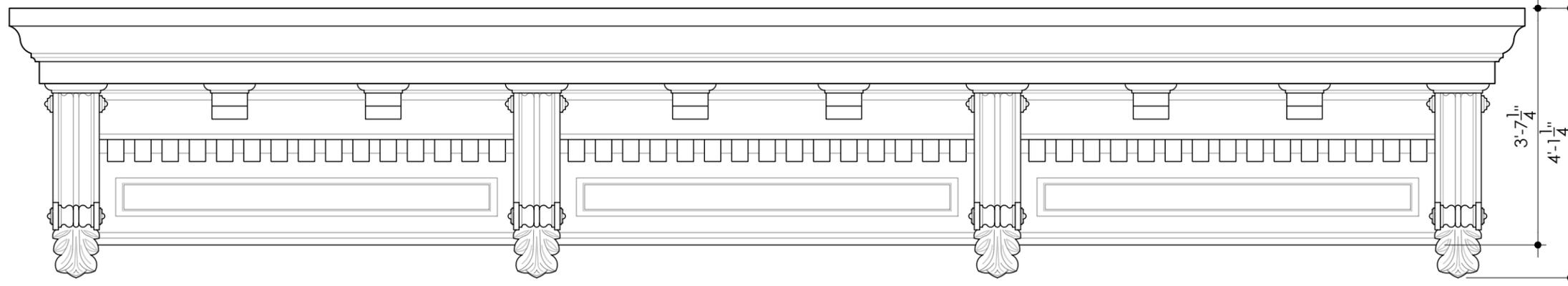


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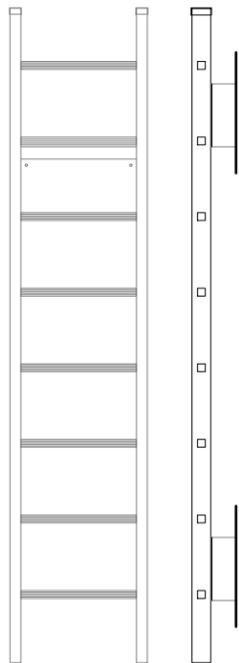
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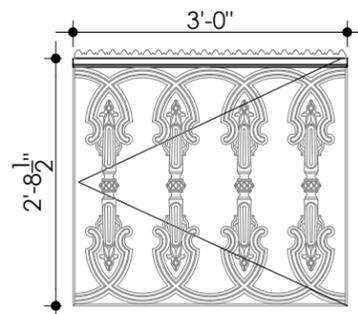


1 ARCH FIBERGLASS CORPORATION "DOMINIK" CORNICE WITH MODIFICATIONS  
NTS

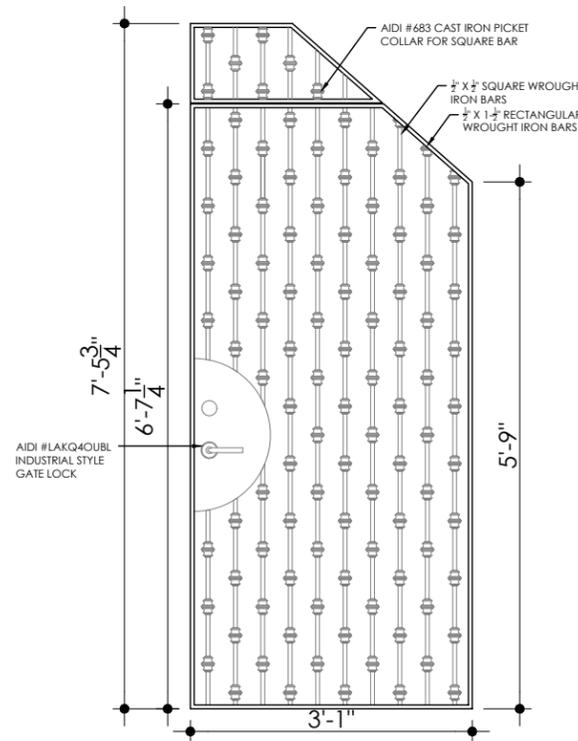
2 ARCH FIBERGLASS CORP.  
"DOMINIK" CORNICE DETAILS  
NTS



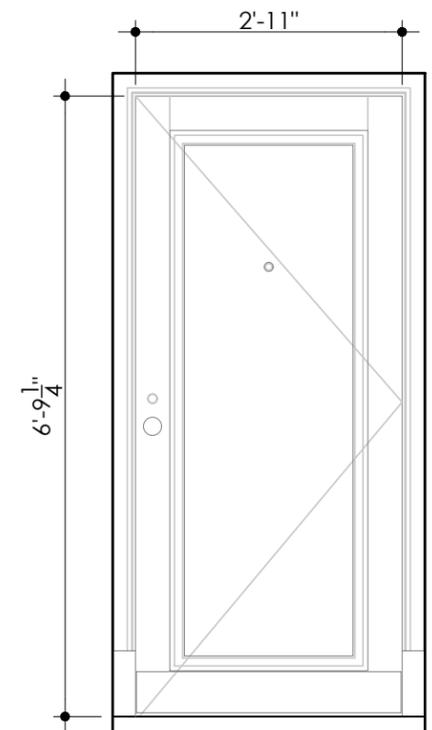
3 O'KEEFE'S INC. ALUMINIUM ROOF LADDER  
LOCATION: ROOF TOP ADDITION  
NTS



4 CAST IRON AREAWAY GATE  
1/2" = 1'-0"



5 WROUGHT IRON STOOP GATE  
1/2" = 1'-0"



6 WOOD BASEMENT ENTRANCE DOOR,  
NORTH-FACING ROOF ACCESS DOOR SIMILAR  
1/2" = 1'-0"

PROPOSED CORNICE AND MISC. DETAILS

45

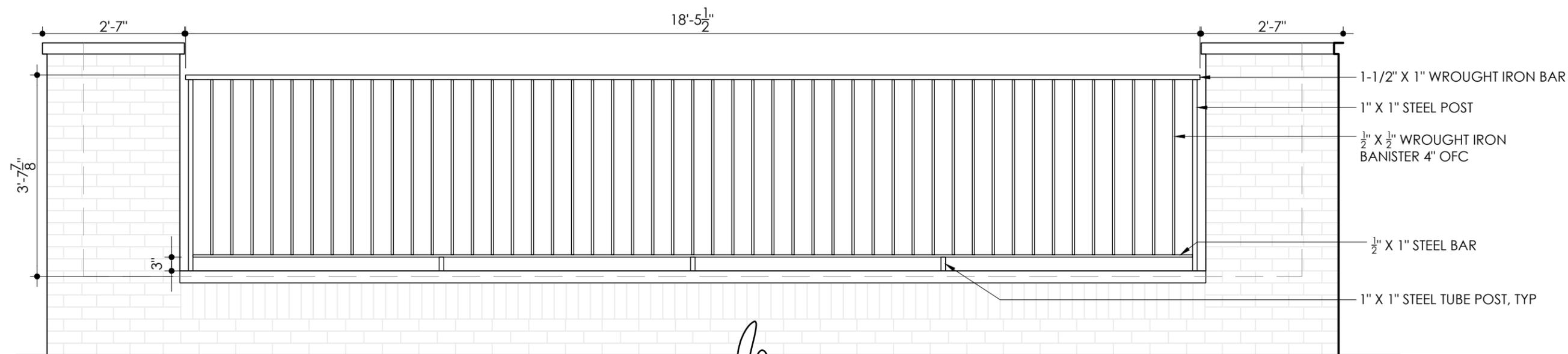
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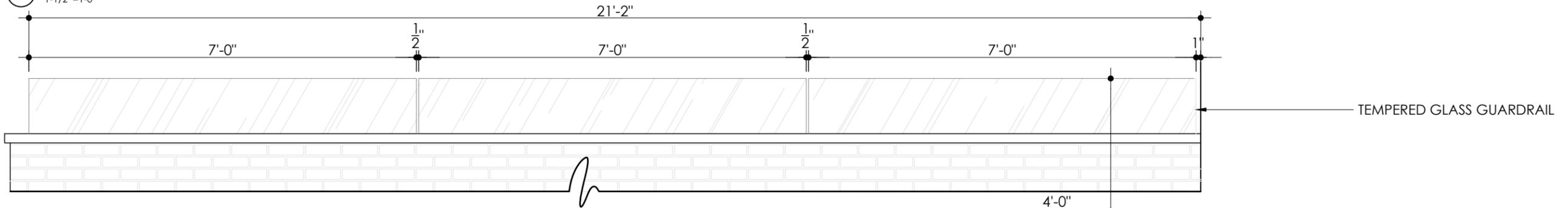
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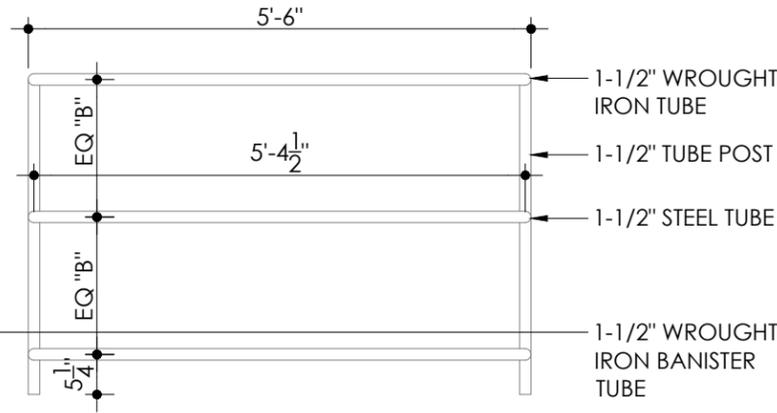
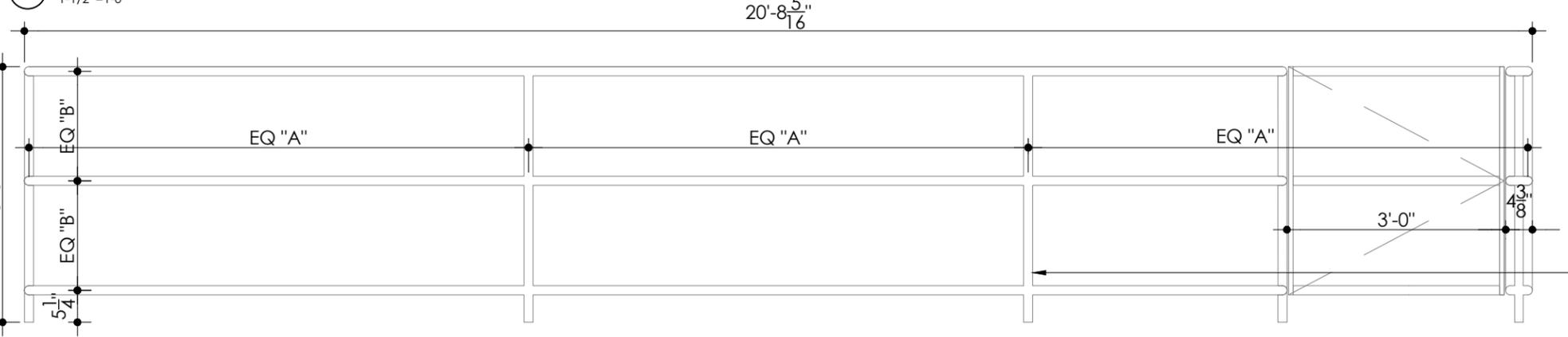
- 1-1/2" X 1" WROUGHT IRON BAR
- 1" X 1" STEEL POST
- 1/2" X 1/2" WROUGHT IRON BANISTER 4" OFC
- 1/2" X 1" STEEL BAR
- 1" X 1" STEEL TUBE POST, TYP

1 REAR YARD RAILING, LOCATION: ROOF TERRACE  
1-1/2"=1-0"



TEMPERED GLASS GUARDRAIL

2 REAR YARD GLASS GUARDRAIL, LOCATION: ROOF TERRACE  
1-1/2"=1-0"



4 SIDE VIEW MECHANICAL ROOF RAILING  
LOCATION: ROOF OF ROOF TOP ADDITION  
1-1/2"=1-0"

3 FRONT VIEW MECHANICAL ROOF RAILING. LOCATION: ROOF OF ROOF TOP ADDITION  
1-1/2"=1-0"

# REAR FACADE PARAPETS AND RAILINGS

## 46

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① FACTORY FINISHED BLACK POWDERCOAT FOR ALL P.E GUERIN DOOR HARDWARE  
NTS



② 1ST FLOOR ENTRY DOOR KNOB GUERIN No.70081 3" GEORGIAN DOOR KNOB  
NTS



③ BASEMENT ENTRY DOOR KNOB GUERIN No.74370 2-3/8" SIMPLE ROUND DOOR KNOB  
NTS



④ ENTRY DOOR LOCK GUERIN No. 74970 MORTISE ENTRY LOCK  
NTS



⑤ FACTORY FINISHED BLACK POWDERCOAT FOR ALL NANZ DOOR HARDWARE + DOOR ACCESSORIES  
NTS



⑥ NANZ MAIL SLOT No.9257  
NTS



⑦ NANZ HOUSE NUMBERS No.9750  
NTS



⑧ ROCKWOOD 190 ° DOOR VIEWER WITH PRIVACY COVER LOCATIONS: BASEMENT AND FIRST FLOOR ENTRY DOORS  
NTS

## DOOR HARDWARE AND FINISHES

# 47

## BANK STREET RESIDENCE

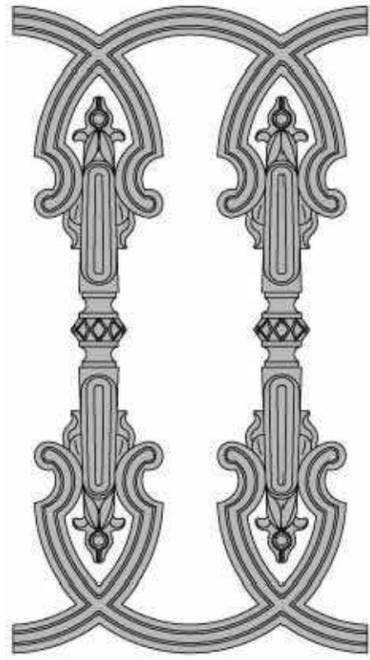
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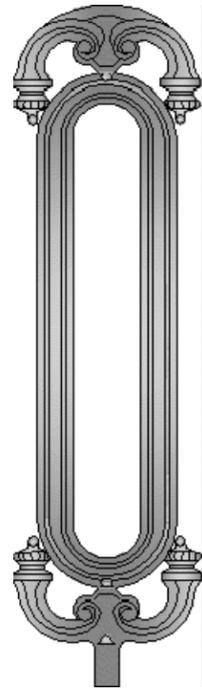


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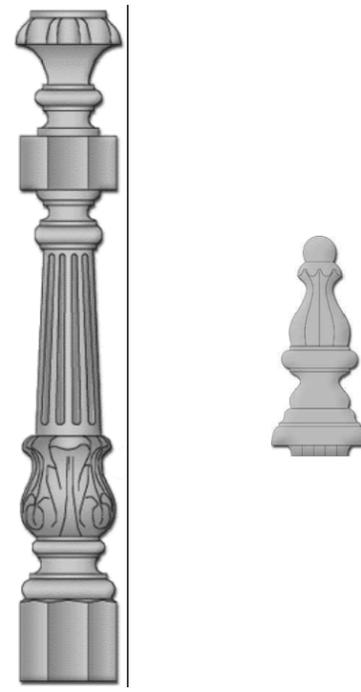
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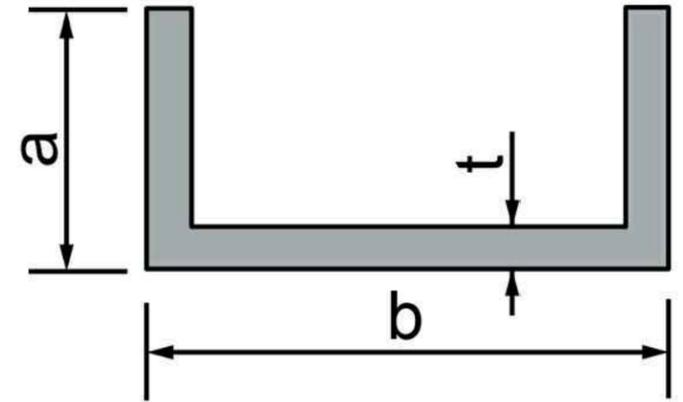
① AIC-529 "CLINTON" CAST IRON FENCE PANEL  
NTS



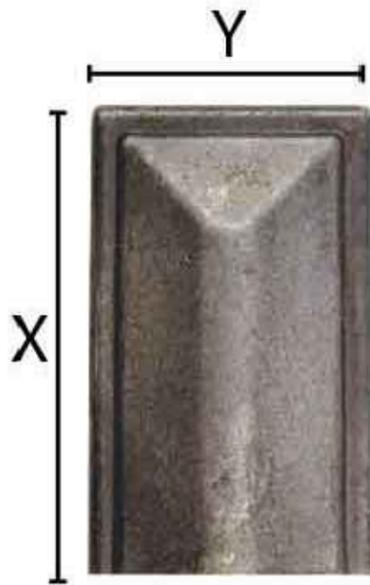
② AIC-142 CAST IRON DOUBLE-FACED "LORBER STOOP PANEL"  
NTS



③ AIC-782 "BICKNELL" CAST IRON NEWEL POST WITH  
AIC-783 "BICKNELL" CAST IRON NEWEL POST FINAL  
NTS



④ AIDI #H1121218 STEEL CHANNEL  
FOR USE WITH HANDRAIL ITEM H1244  
NTS



⑤ AIDI #1244E STEEL SQUARE HANDRAIL TERMINAL END  
NTS



⑥ AIDI #H1244 HOT ROLLED STEEL HANDRAIL  
NTS



⑦ AIDI #H1244 AL STEEL L SENIOR LATERAL SCROLL USED  
W/ AIDI #H1244BL STEEL L SENIOR LATERAL CHANNEL  
NTS



⑧ AIDI #H1244 AR STEEL R SENIOR LATERAL SCROLL USED  
W/ AIDI #H1244BR STEEL R SENIOR LATERAL CHANNEL  
NTS

IRONWORK PARTS

48

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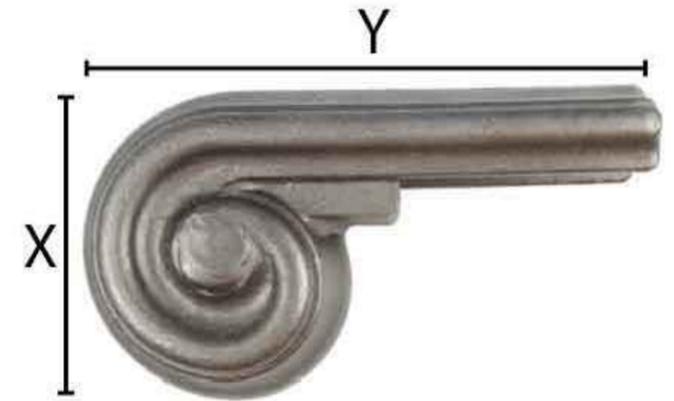
① AIDI #H1244K STEEL HANDRAIL CORNER BEND TO BE USED WITH AIDI#H1244KK STEEL CORNER BEND CHANNEL  
NTS



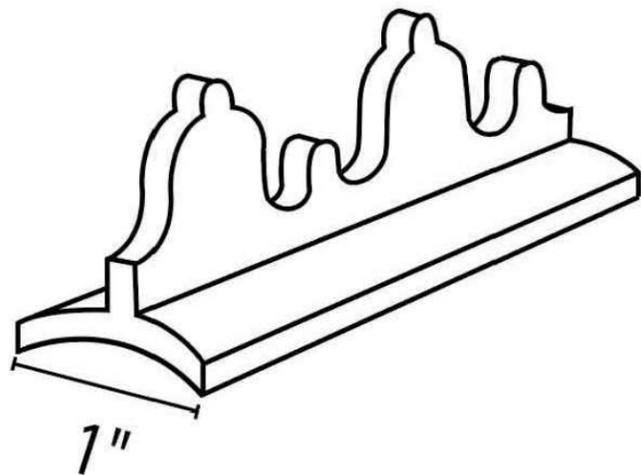
② AIC #UGL HEAVY DUTY UNIVERSAL STEEL GATE LATCH  
NTS



③ AID #683 CAST IRON PICKET COLLAR FOR SQUARE BAR  
NTS



④ AIDI #H1244V 2-1/4" WIDE STEEL TERMINAL VOLUTE  
NTS



⑤ AIDI #4445 20FT STEEL LOAFER RAIL  
NTS



⑥ AIDI #LAKQ40UBL INDUSTRIAL STYLE GATE LOCK  
NTS



⑦ 2" VOLTA - SHALLOW REGRESSED DOWNLIGHT TRIM  
NTS

IRONWORK PARTS AND GATE LATCHES

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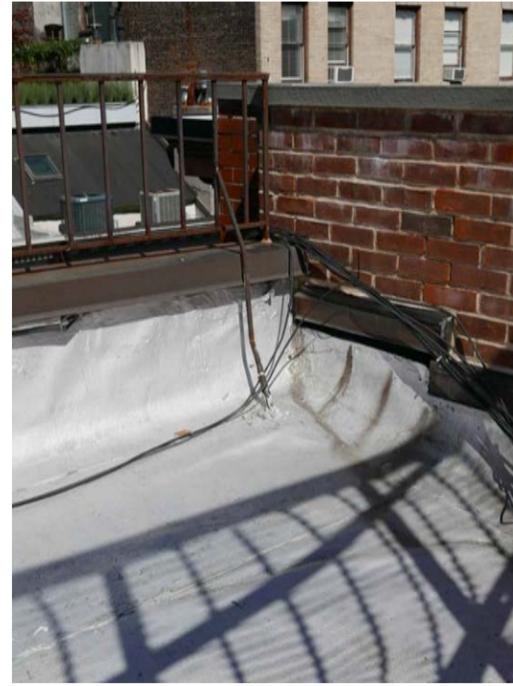
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① INTERIOR OF SOUTHERN END OF 3RD FLOOR WEST WALL, RAKING VIEW FACING NORTH



② INTERIOR OF SOUTHERN END OF 3RD FLOOR WEST WALL, RAKING VIEW FACING SOUTH



③ NORTHERN FACADE METAL COPING MEETING 58 BANK STREET



④ DAMAGED AREA OF WEST FACADE BLUESTONE COPING



⑤ DETAIL OF WEST FACADE BLUESTONE COPING



⑥ NORTH FACADE RAILING



⑦ EXISTING RAILING AT SOUTH FACADE

(E) WALL BULGE, (E) COPING & (E) ROOF RAILS

50

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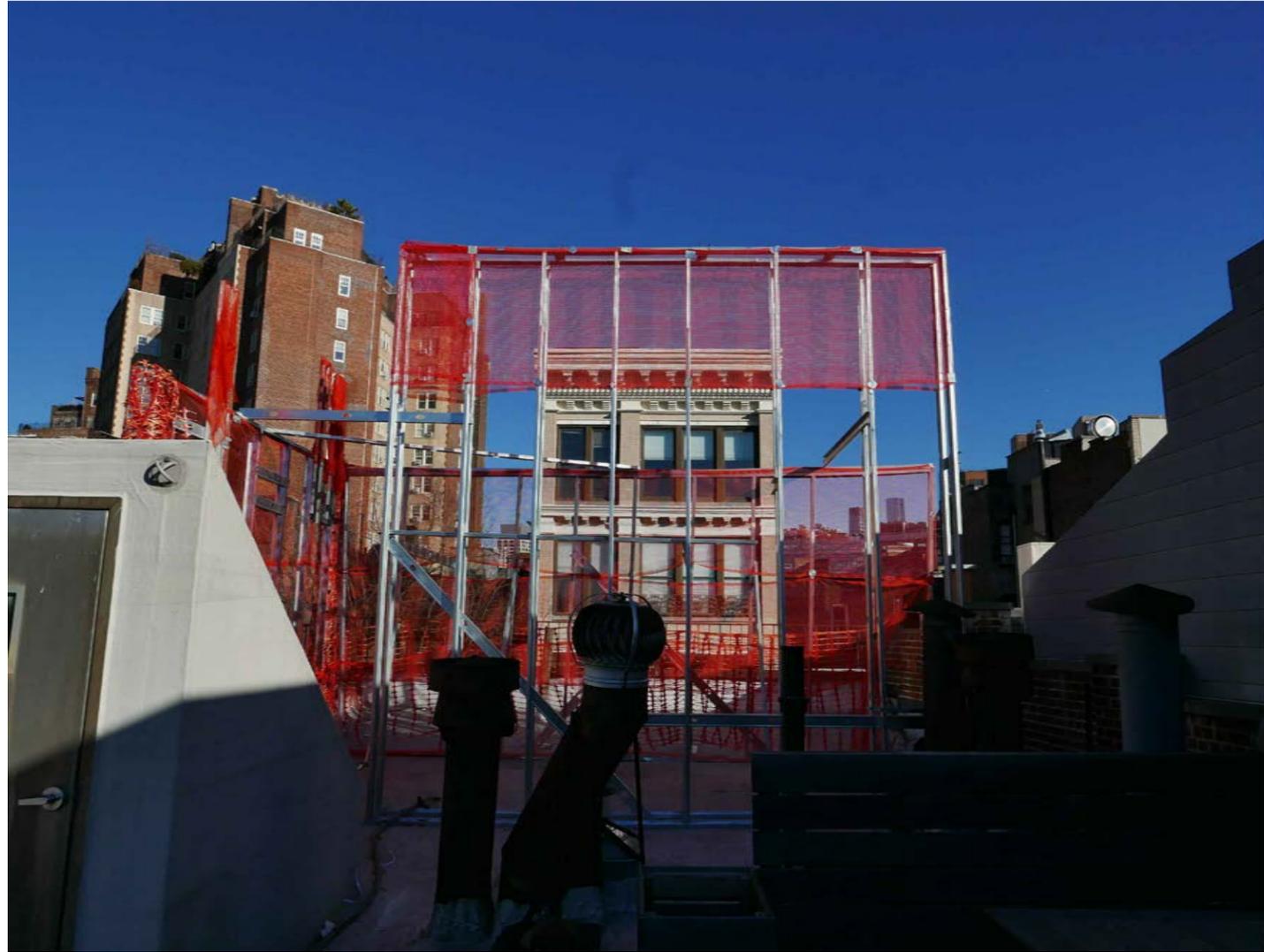


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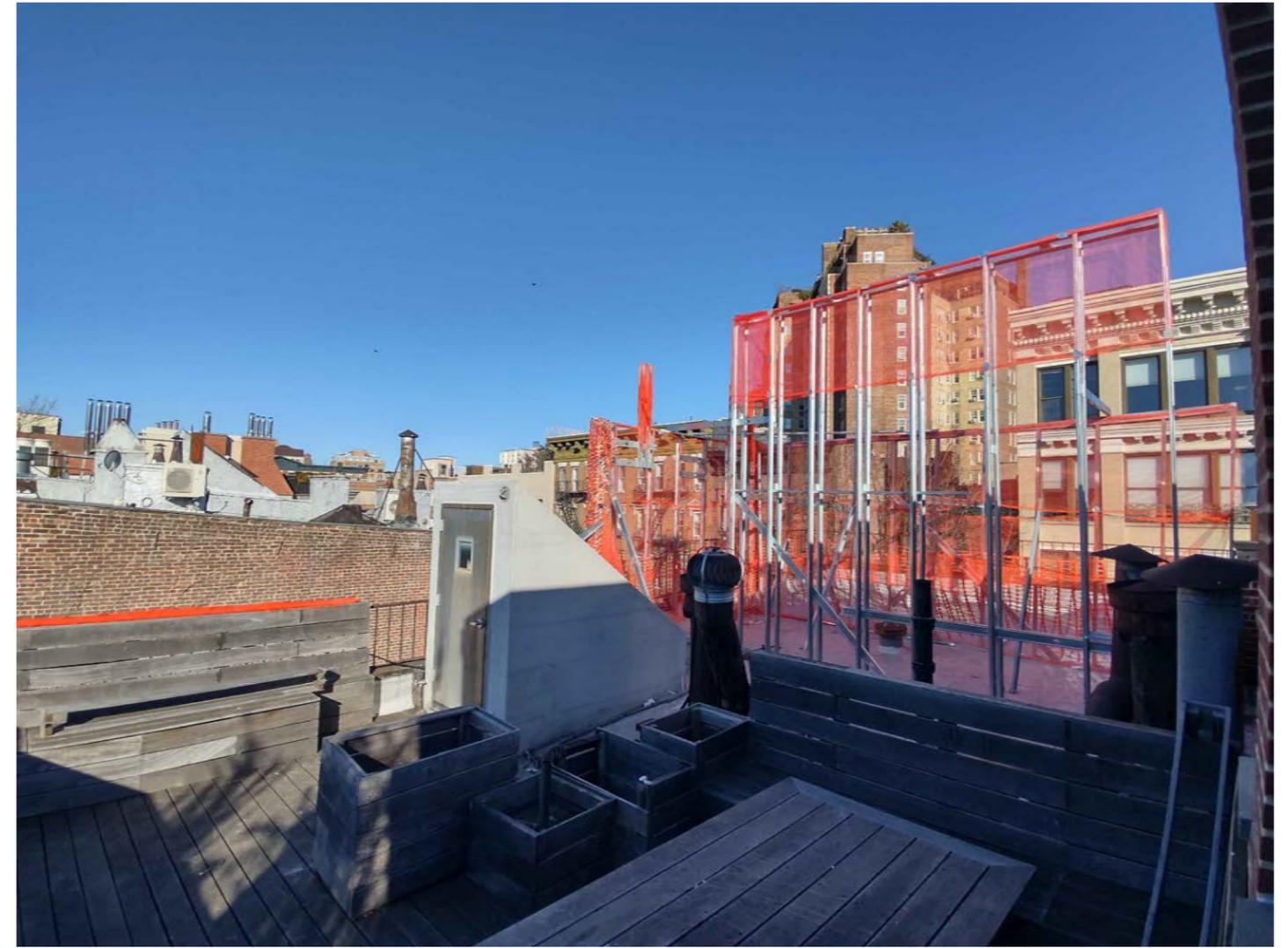
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Ⓓ VIEW NORTH OF PROPOSED BULK HEIGHT  
N/A



Ⓔ VIEW WEST SHOWING PROPOSED BULK DEPTH AND PARAPET HEIGHT  
N/A

ROOF ADDN. MOCK-UP VIEWED FROM ROOF  
**51**

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March 24, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-07905

## **60 Bank Street – Greenwich Village Historic District Borough of Manhattan**

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**Webinar ID:** 161 754 2576

**Passcode:** 011326

By Phone: 646-828-7666 (NY)

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