

The current proposal is:

Preservation Department – Item 4, LPC-25-07905

60 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.

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

PUBLIC MEETING SCOPE:

- ROOFTOP ADDITION
- ALTERATION TO REAR FACADE
- ALTERATION TO SOUTH AND WEST PARAPETS



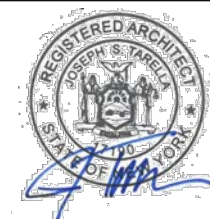
COVER PAGE

01

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026

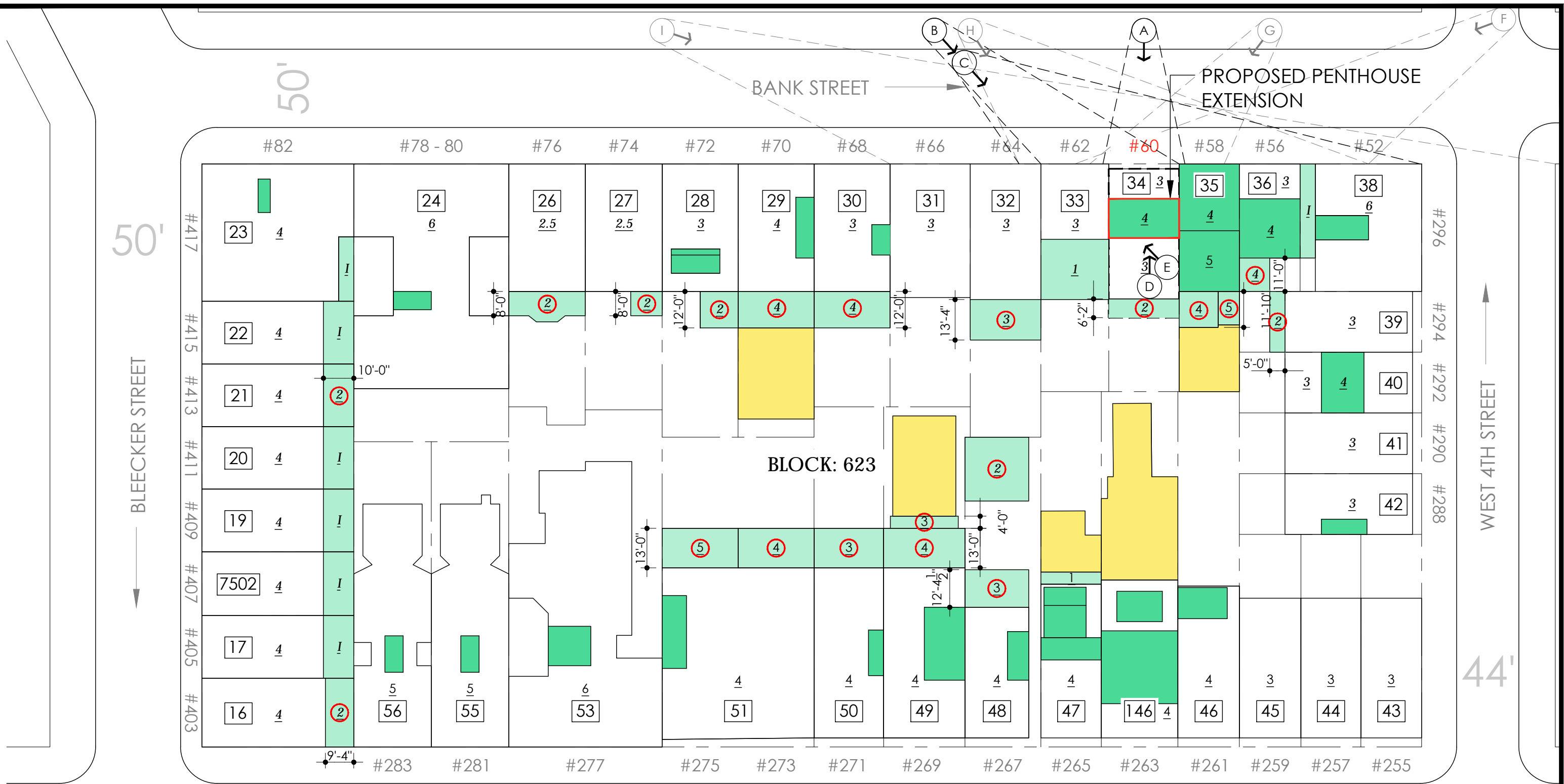


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303 West 13th Street
New York, NY 10014

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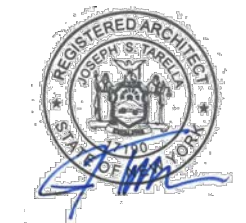
DRAWING LEGEND:

 REAR EXTENSIONS	XX LOT NUMBER	— OUTLINE OF PROPOSED ADDITION
 ROOF TOP ADDITONS	x NUMBER OF FLOORS	⊙→ SIGHTLINE MARKER
	#XX BUILDING NUMBER	 REAR YARD EXCAVATIONS PRESENTED TO LPC PUBLIC REVIEW

BLOCK 623 SIGHTLINE PLAN

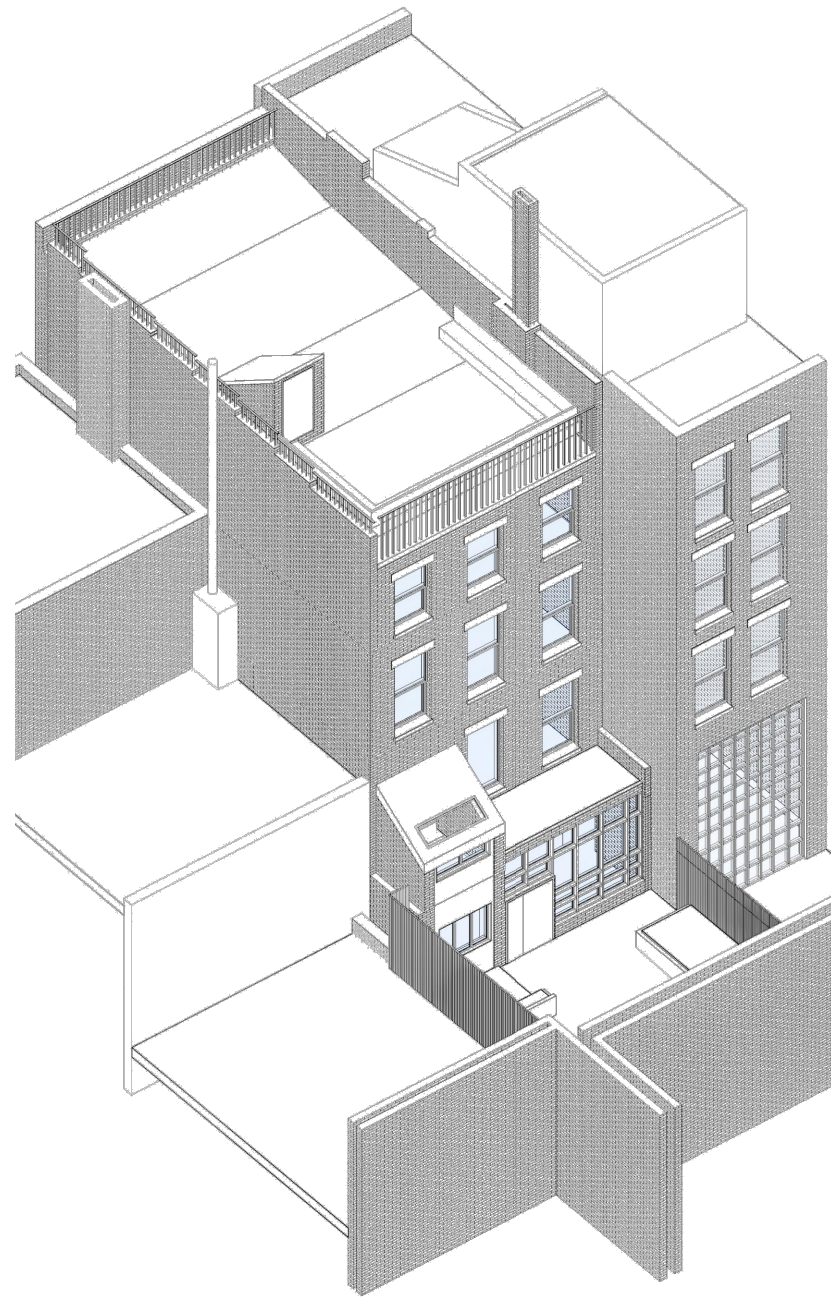
02

BANK STREET RESIDENCE
 60 BANK STREET, NEW YORK, NEW YORK 10014
 APRIL 21, 2026

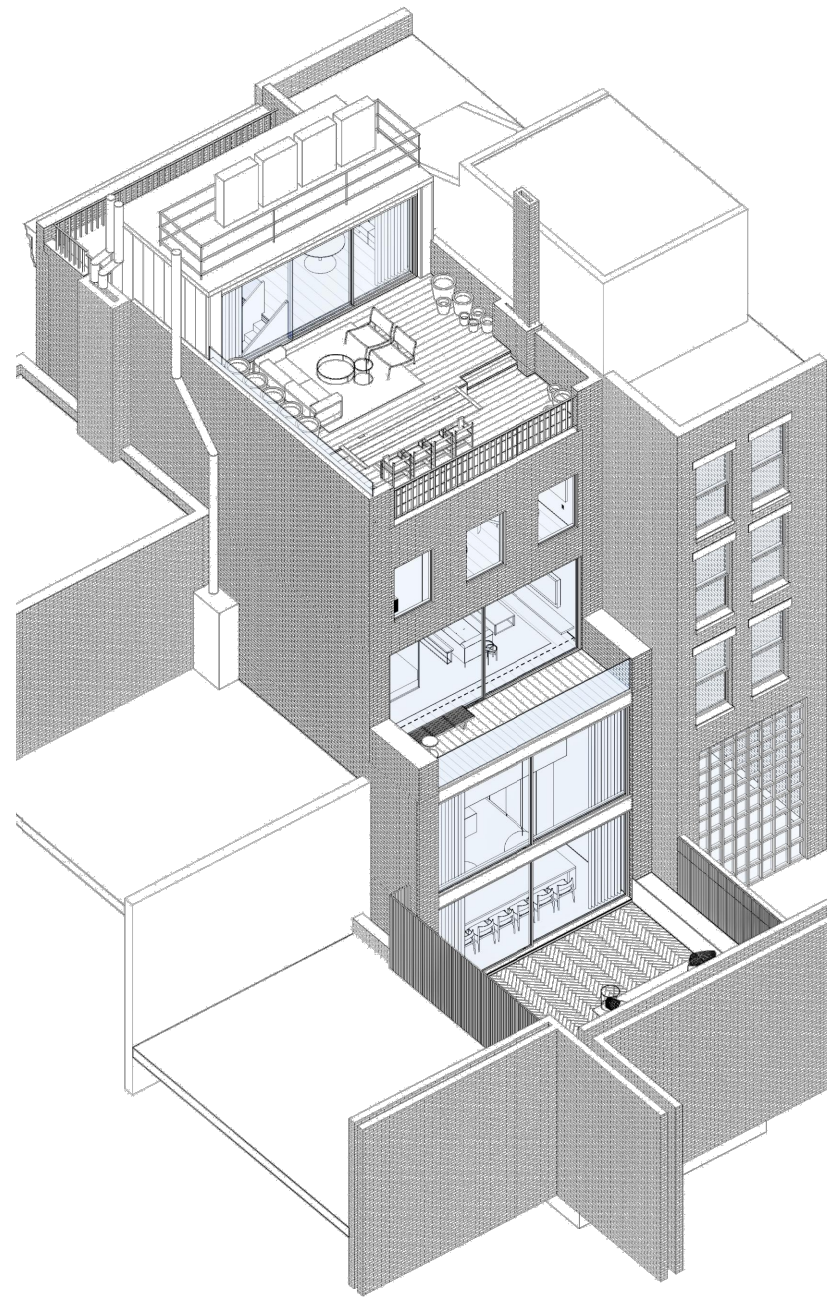


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 T 212-473-4000
 F 212-533-2313
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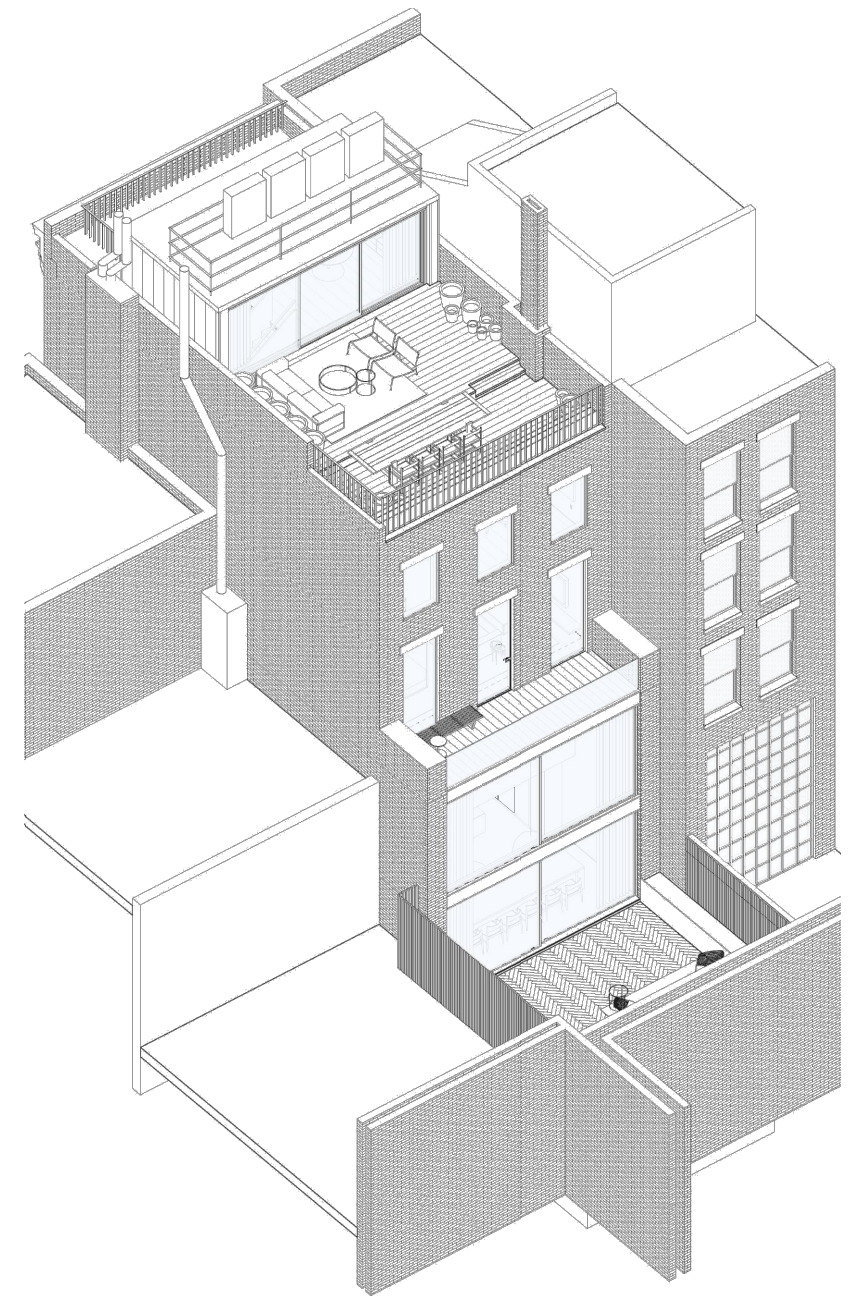
© SAWICKI TARELLA ARCHITECTURE + DESIGN, P.C. DRAWING NOT INTENDED FOR CONSTRUCTION



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



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



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

EXISTING & PROPOSED AXONOMETRIC VIEWS
03

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026

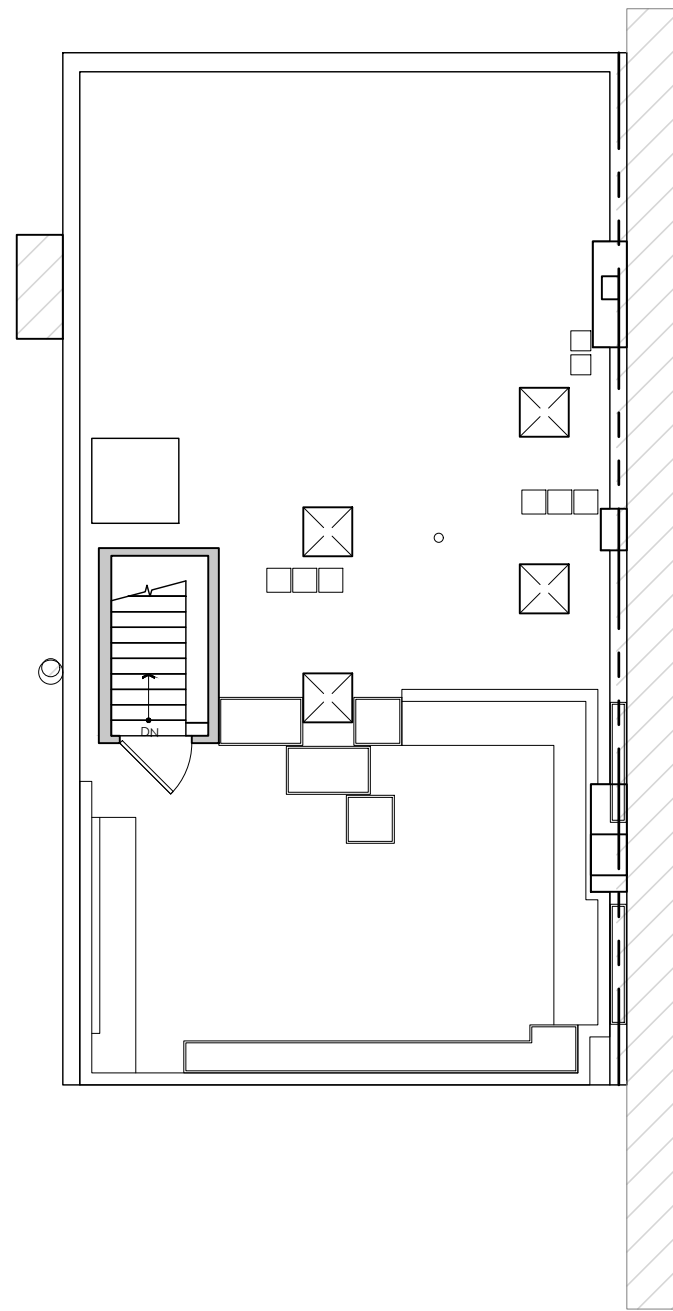


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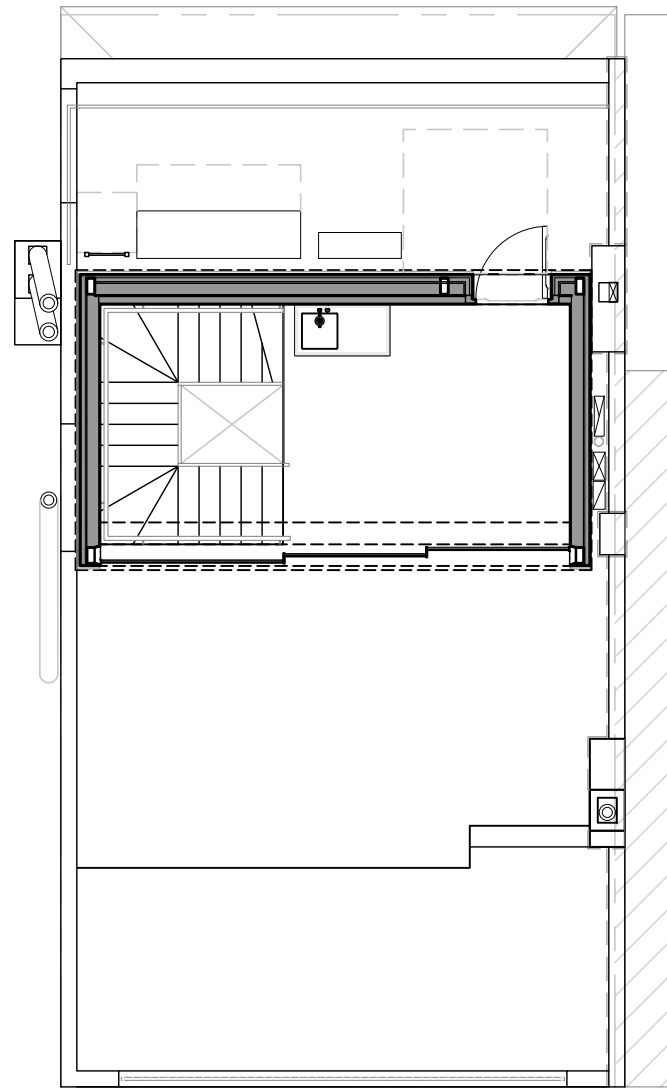
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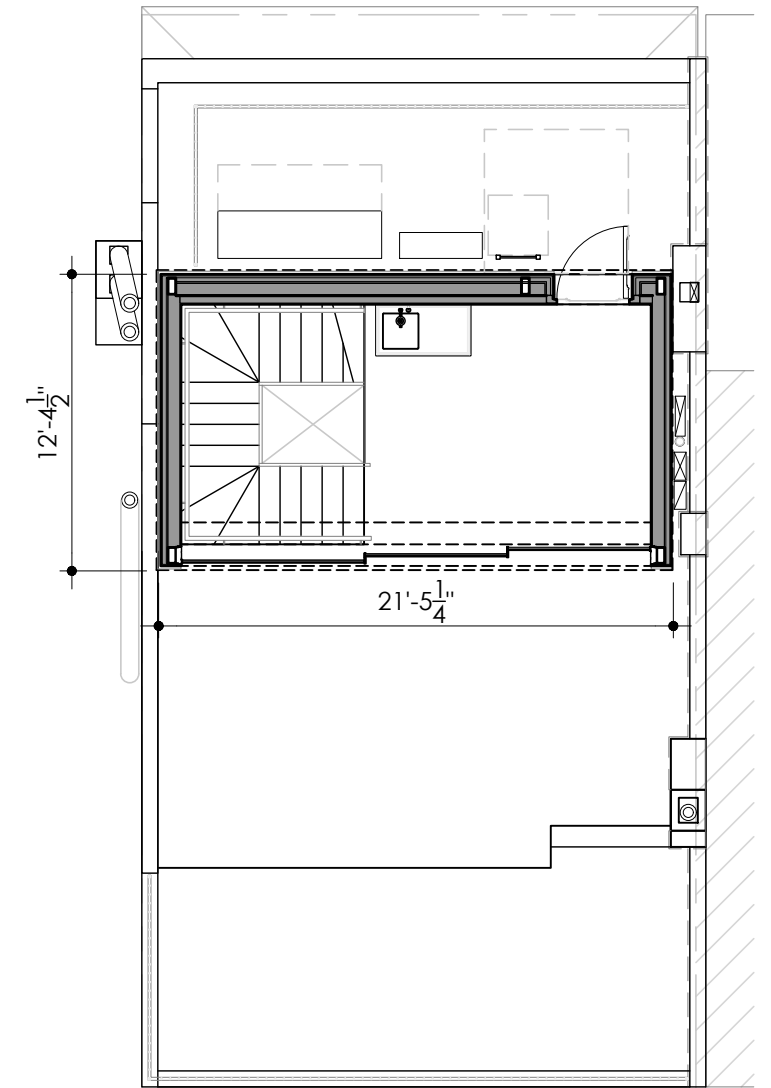
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1 EXISTING ROOF PLAN
1/8" = 1'-0"



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



3 REVISED ROOF ADDITION PLAN
1/8" = 1'-0"



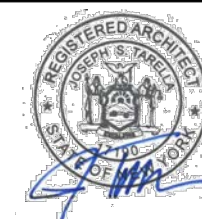
ROOF PLANS

04

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



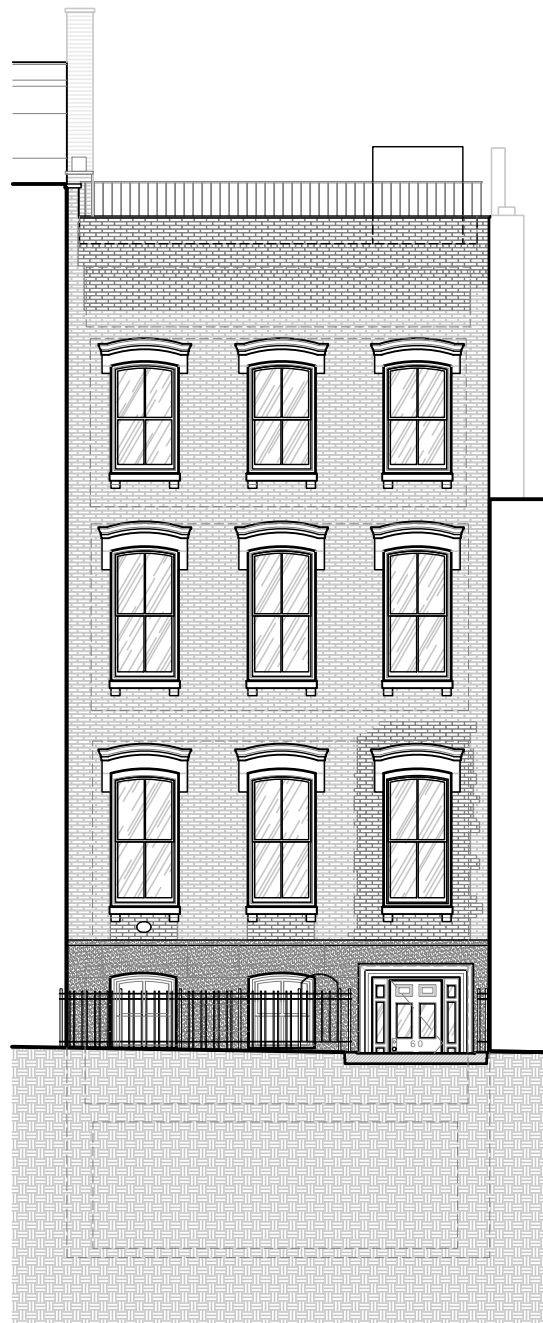
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- ◆ (E) ROOF BULKHEAD
EL.:+79.53'
- ◆ (E) ROOF PARAPET
EL.:+72.75'
- ◆ (E) ROOF
EL.:+70.93'
- ◆ (E) THIRD FLOOR
EL.:+56.54'
- ◆ (E) SECOND FLOOR
EL.:+45.21'
- ◆ (E) FIRST FLOOR
EL.:+32.92'
- ◆ (E) BASEMENT
EL.:+23.36'
- ◆ (E) CELLAR
EL.:+15.34'



- ◆ MECHANICAL UNIT
EL.:+84.58'
- ◆ T.O. 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'



- ◆ MECHANICAL UNIT
EL.:+82.75'
- ◆ T.O. ADDITION ROOF
EL.:+77.81'
- ◆ 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'



FT 2 5 10 20

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

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

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

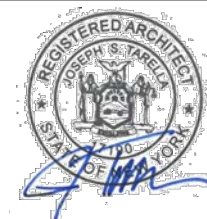
NORTH (FRONT) FACADES; SIDEWALK SECTION

05

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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- MECHANICAL UNIT
EL.:+82.75'
- T.O. ADDITION ROOF
EL.:+77.81'
- GUARDRAIL
EL.:+74.42'
- 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"

LEVEL OF NEIGHBOR'S FLUE EXTENSION. FLUE FINISH TO BE MATTE MTL.

LEVEL OF NEIGHBOR'S FLUE EXTENSION. FLUE FINISH TO BE MATTE METAL

- 58 BANK STREET ROOF ADDITION
- PREVIOUS PARAPET & GUARDRAIL (BLUE)
- EXISTING GUARDRAIL (PINK)
- PROPOSED PARAPET LEVELING
- EXISTING ROOF PITCH AND PARAPET (RED)
- REBUILT BULGING WALL SECTION (GREEN)
- 58 BANK STREET
- NEW BUILD OUT OF EXISTING REAR EXTENSION (BROWN)

- MECHANICAL UNIT
EL.:+82.75'
- T.O. ROOF
EL.:+77.81'
- UPPER PARAPET
EL.:+72.34'
- GUARDRAIL
EL.:+72.27'
- WEST PARAPET
EL.:+69.50'
- UPPER DECK
EL.:+68.73'
- SOUTH PARAPET
EL.:+68.0'
- LOWER DECK
EL.:+67.77'

- THIRD FLOOR
EL.:+56.48'

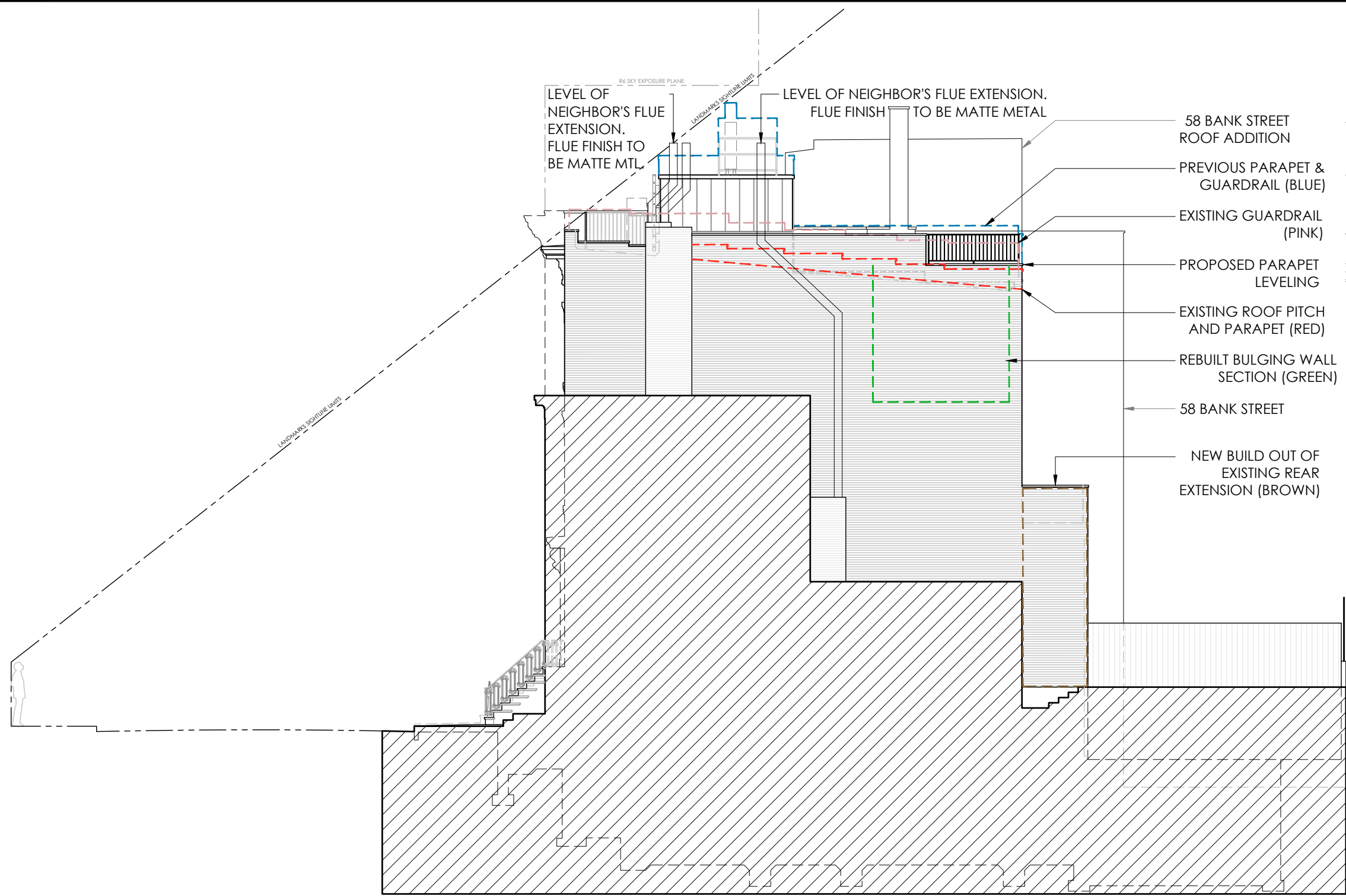
- SECOND FLOOR
EL.:+45.21'

- FIRST FLOOR
EL.:+32.94'

- REAR YARD
EL.:+23.05'

- CELLAR
EL.:+11.96'

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



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

REVISED WEST FACADE (BEHIND 62 BANK ST)

06

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026

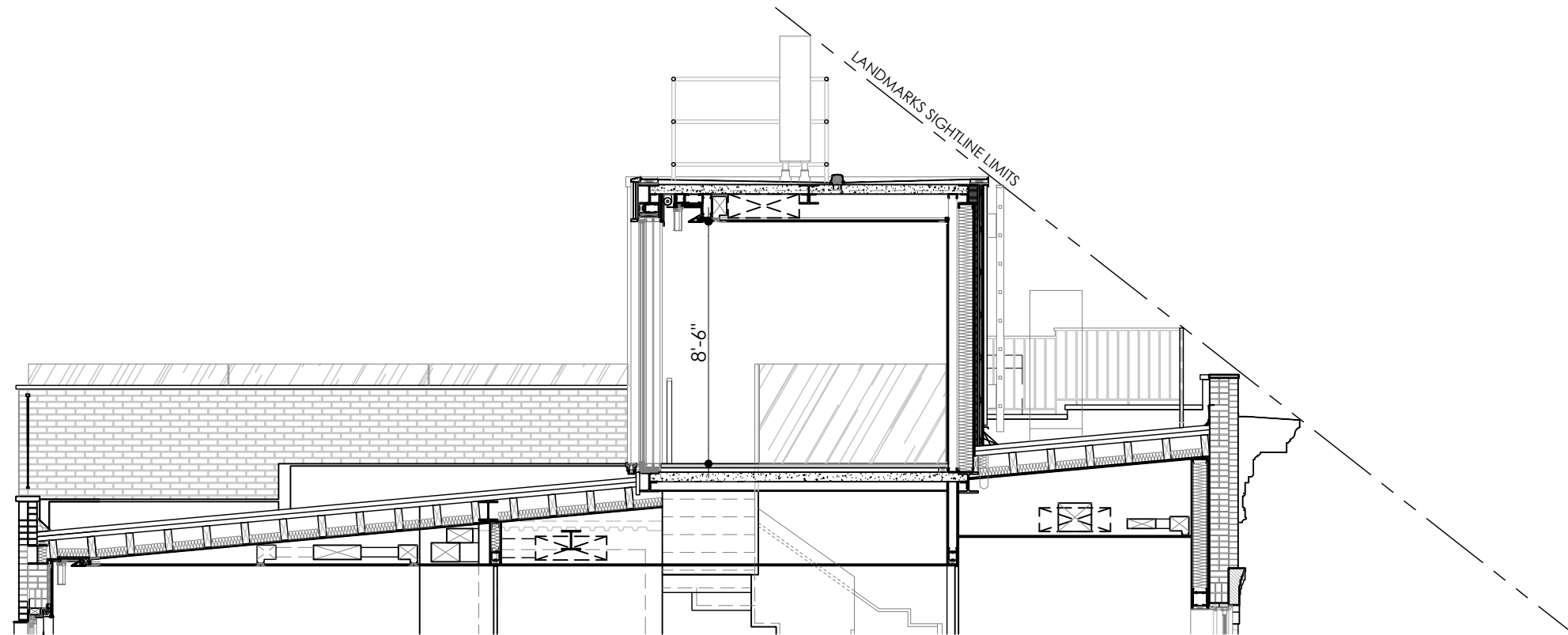


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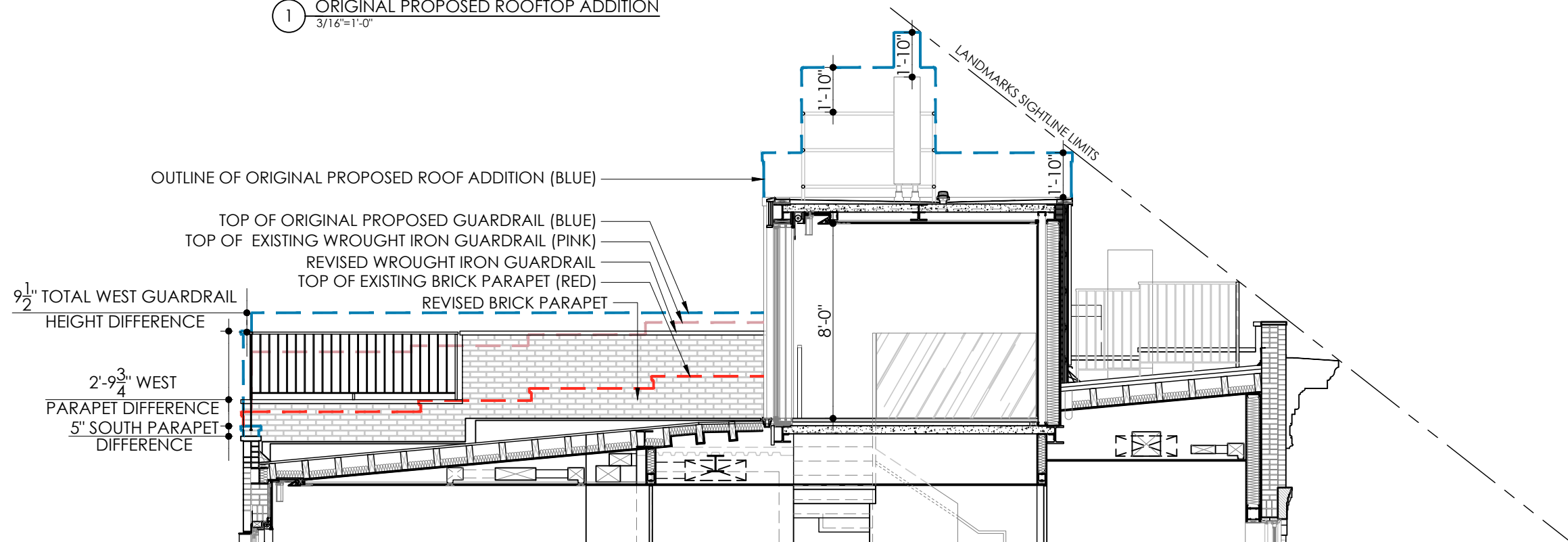
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1 WEST-FACING SECTION THROUGH ORIGINAL PROPOSED ROOFTOP ADDITION
3/16"=1'-0"



2 WEST-FACING SECTION THROUGH REVISED PROPOSED ROOFTOP ADDITION
3/16"=1'-0"

ENLARGED SECTION OF ADDITION REVISION

07

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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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

08

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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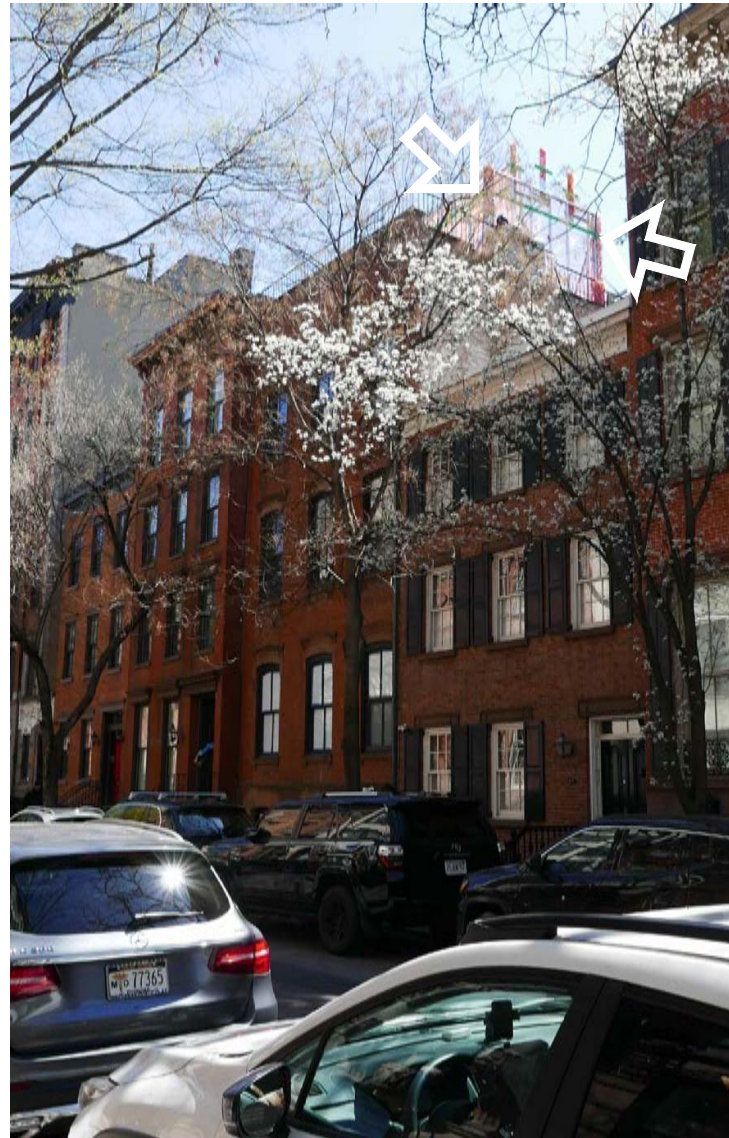
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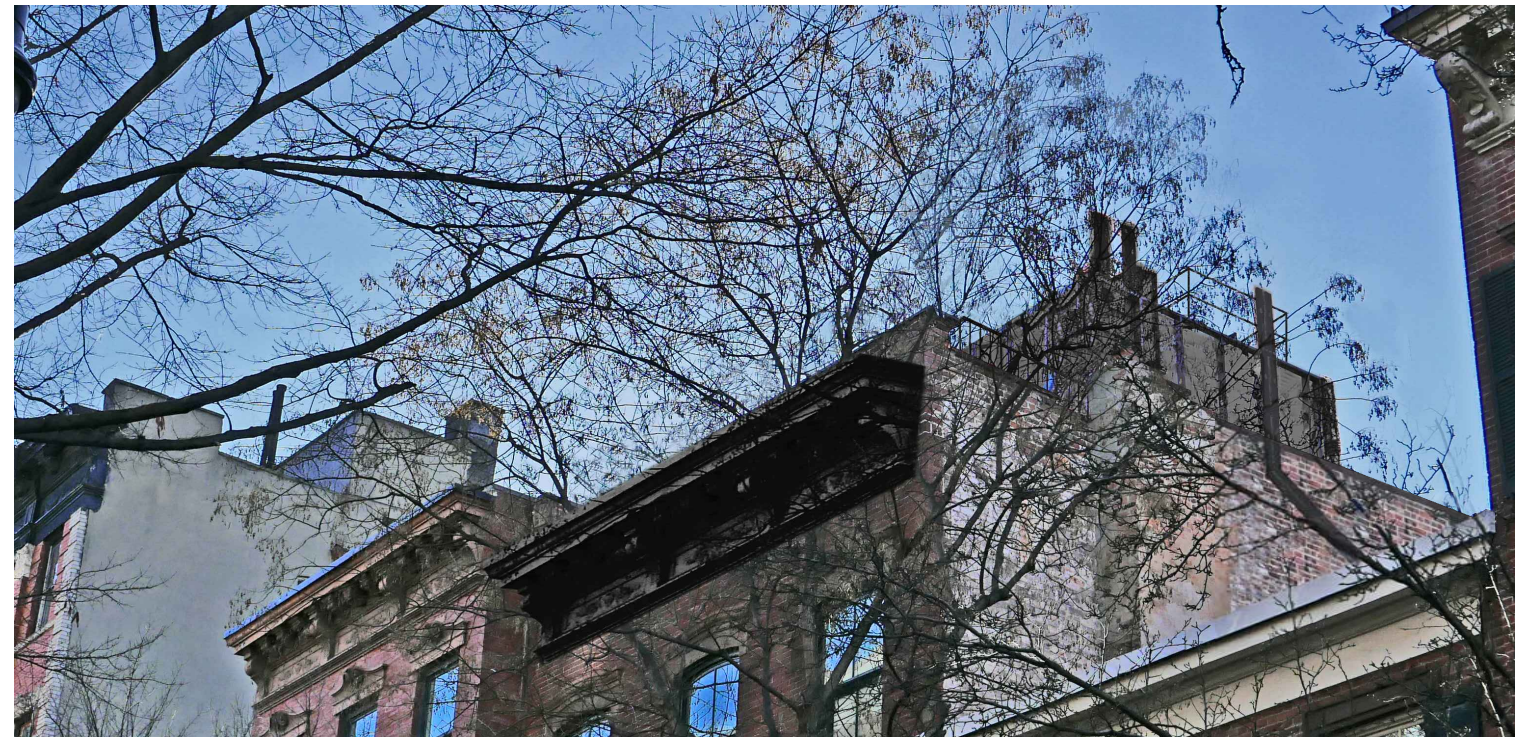
(A) VIEW SOUTH TOWARD
60 BANK STREET WITH ROOF ADDITION MOCK-UP
N/A



(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

09A

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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© PREVIOUS VIEW OVER 62 BANK ST OF ROOF ADDITION MOCK-UP, NEURTAL COLOR WITH APPROX. CORNICE
N/A

© REVISED VIEW OVER 62 BANK ST OF ROOF ADDITION MOCK-UP, NEURTAL COLOR WITH APPROX. CORNICE
N/A

SIGHTLINE PHOTOS WITH ROOF ADDITION
09B

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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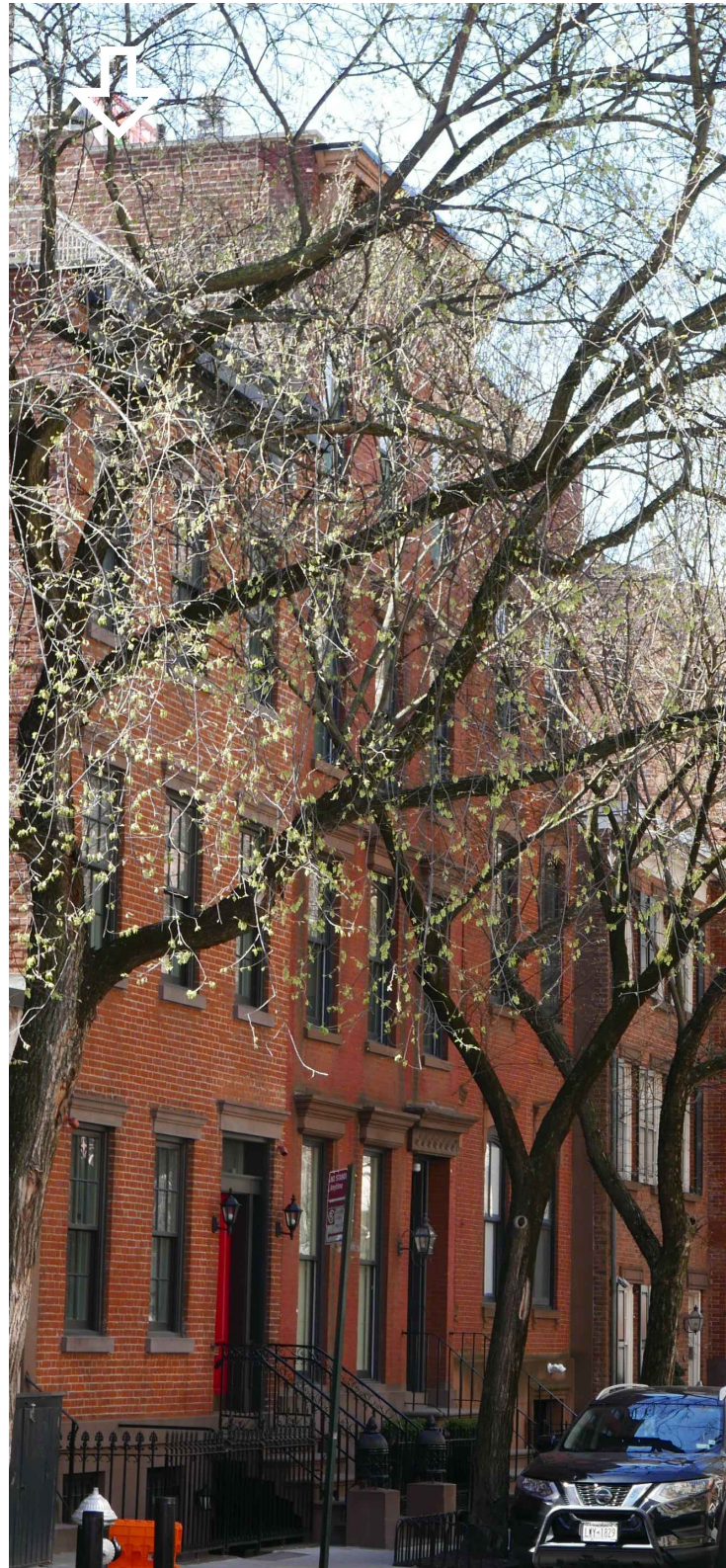
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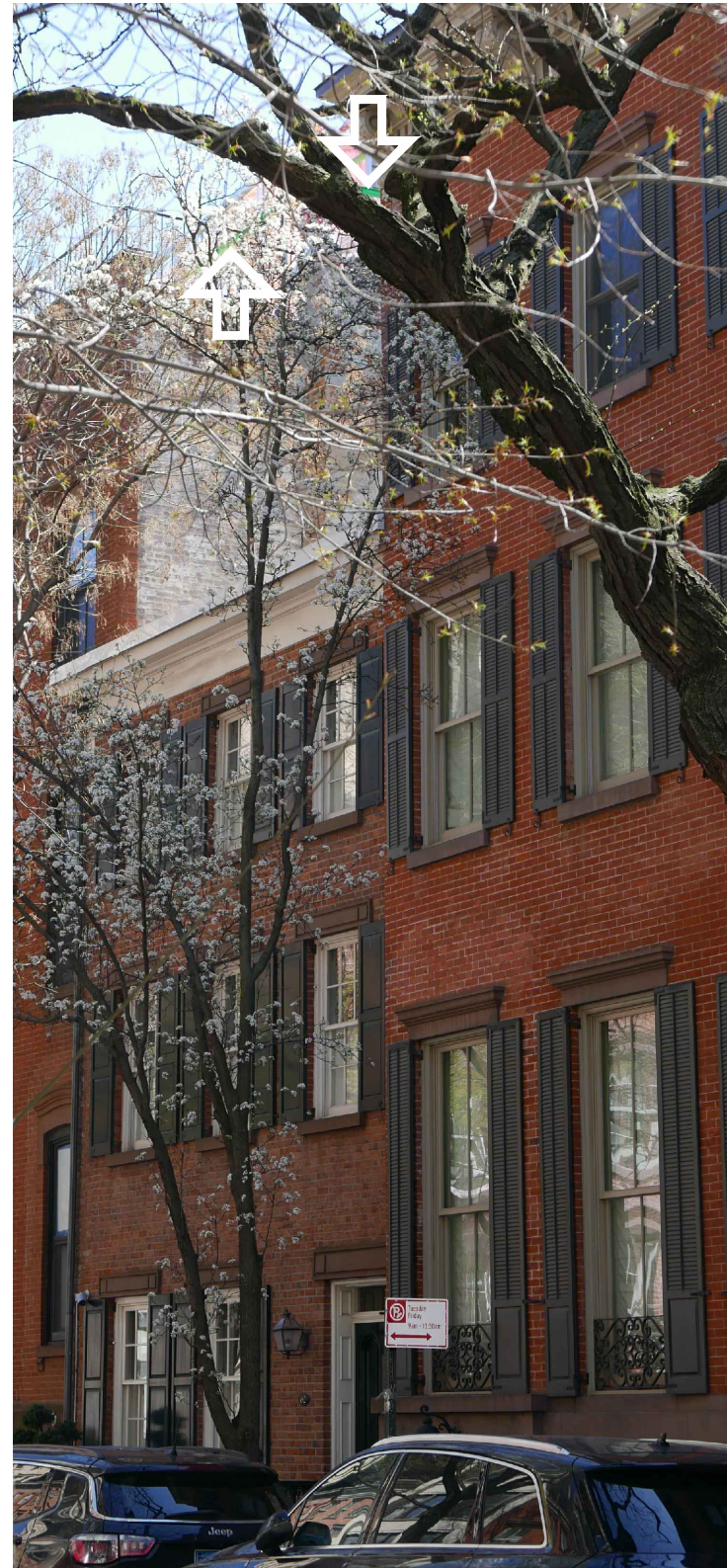
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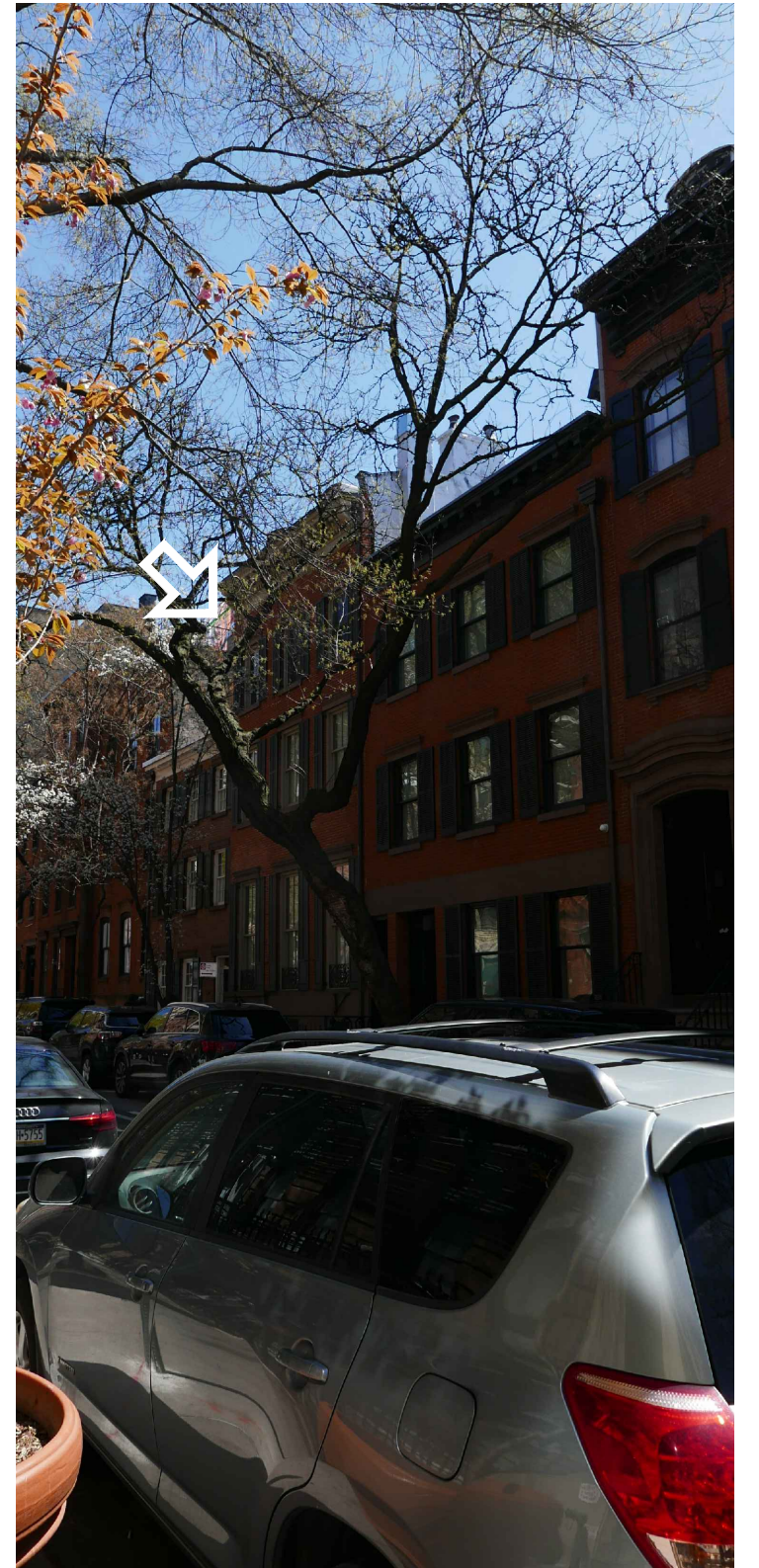
F VIEW SOUTHWEST TOWARD 60 BANK STREET OF ROOF ADDITION MOCK-UP TAKEN FROM BANK ST. AND W 4TH ST.
N/A



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



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

ADDITIONAL SIGHTLINE PHOTOS OF ADDITION
10

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



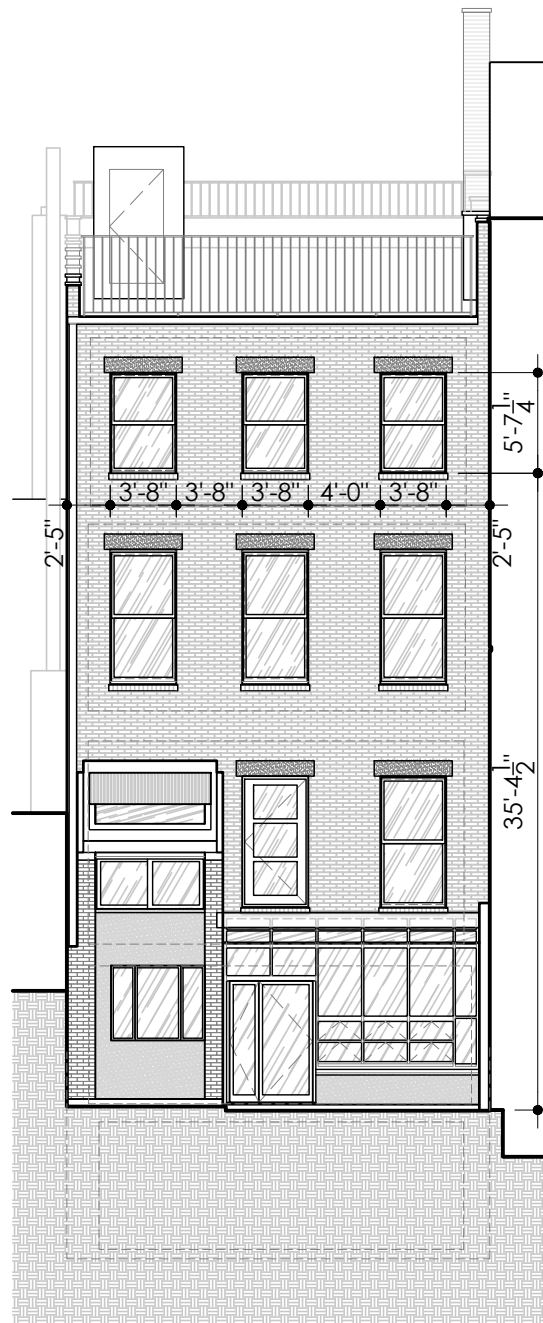
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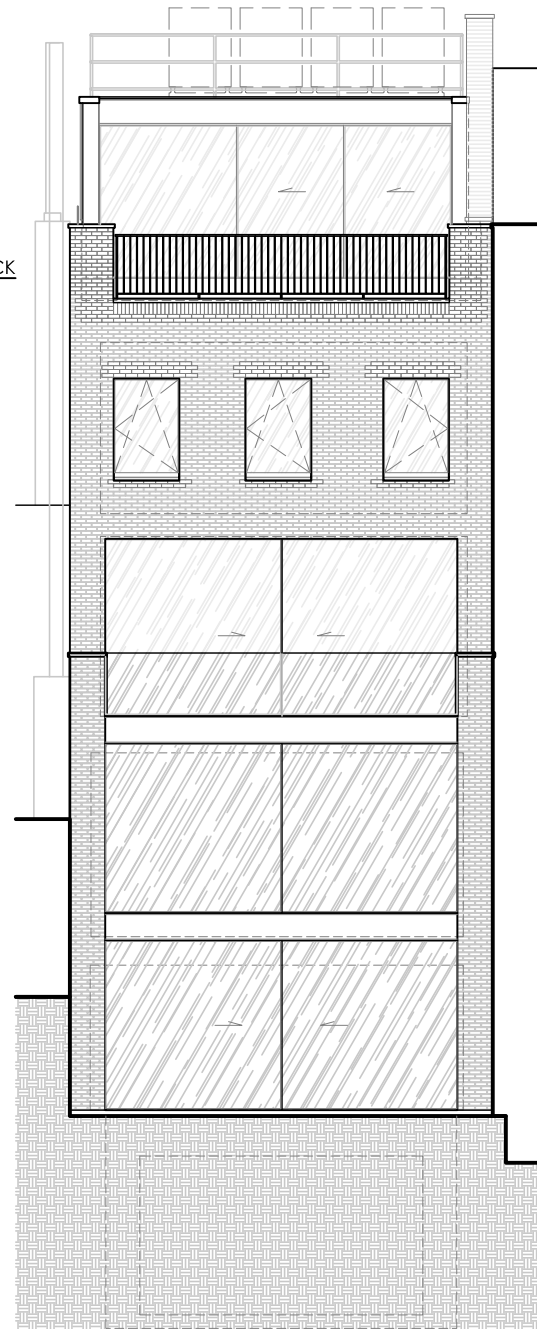
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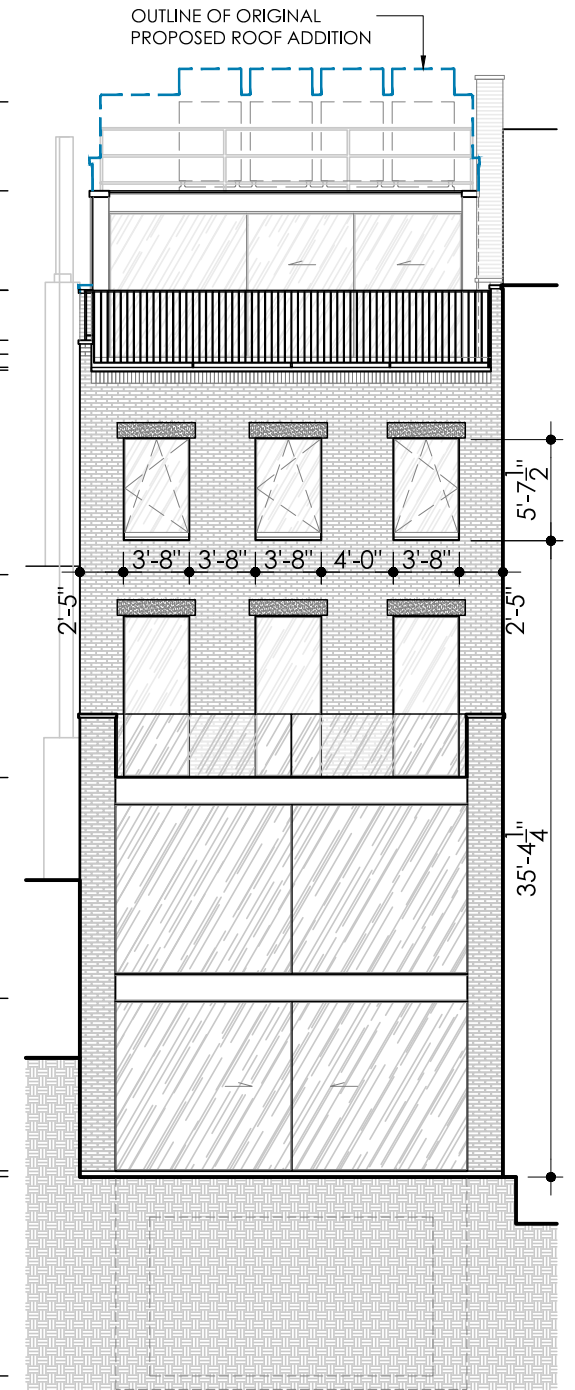
- ◆ (E) ROOF BULKHEAD
EL.:+79.53'
- ◆ (E) ROOFLINE
EL.:+67.10'
- ◆ (E) THIRD FLOOR
EL.:+56.54'
- ◆ (E) SECOND FLOOR
EL.:+45.21'
- ◆ (E) FIRST FLOOR
EL.:+32.22'
- ◆ (E) BASEMENT
EL.:+23.36'
- ◆ (E) AREAWAY
EL.:+22.98'
- ◆ (E) CELLAR
EL.:+15.34'



- ◆ MECHANICAL UNIT
EL.:+84.58'
- ◆ T.O. ADDITION ROOF
EL.:+79.57'
- ◆ GLASS GUARD
EL.:+73.06'
- ◆ WEST PARAPET
EL.:+72.31'
- ◆ ROOF ADDITION AND UPPER DECK
EL.:+69.56'
- ◆ LOWER ROOF DECK
EL.:+68.31'
- ◆ 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'



- ◆ MECHANICAL UNIT
EL.:+82.75'
- ◆ T.O. ROOF
EL.:+77.81'
- ◆ UPPER PARAPET
EL.:+72.34'
- ◆ GUARDRAIL
EL.:+72.27'
- ◆ WEST PARAPET
EL.:+69.50'
- ◆ UPPER DECK
EL.:+68.73'
- ◆ SOUTH PARAPET
EL.:+68.0'
- ◆ LOWER DECK
EL.:+67.77'
- ◆ 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" ① EXISTING REAR FACADE
3/32"=1'-0"

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

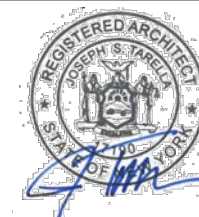
◆ NAVD 1988 DATUM
EL.:+0'-0" ③ REVISED REAR FACADE
3/32"=1'-0"

SOUTH (REAR) FACADES

011

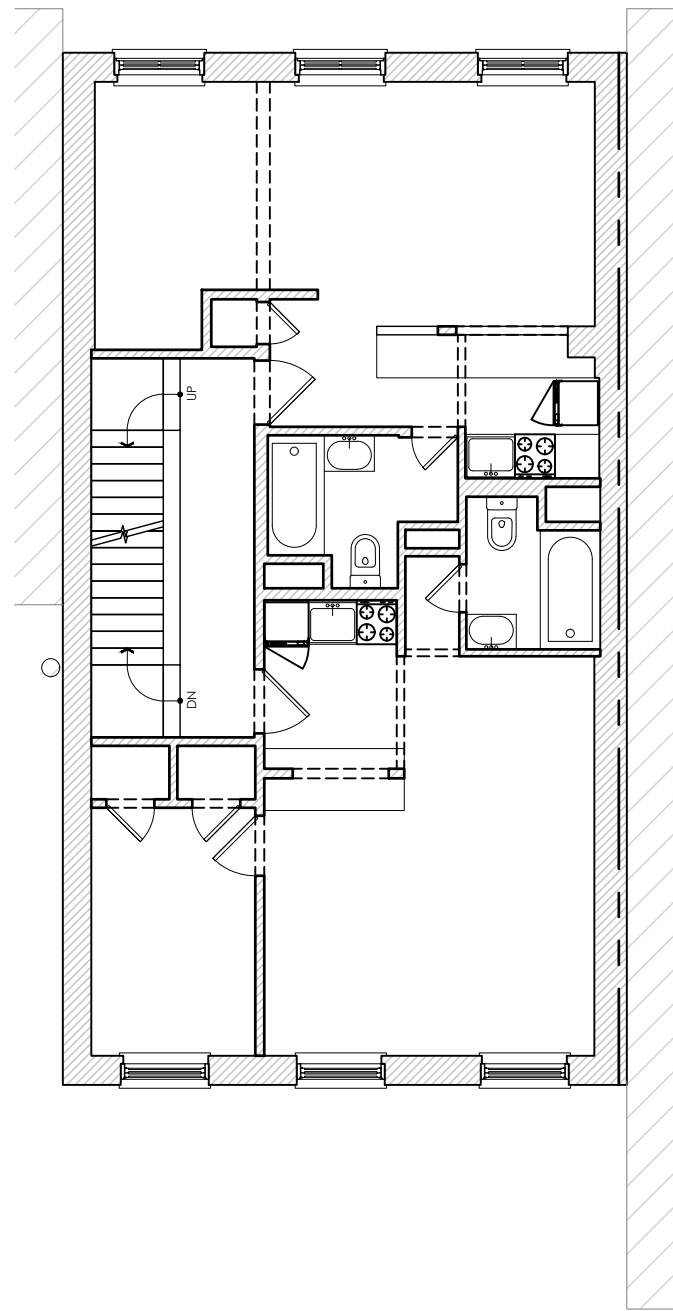
BANK STREET RESIDENCE
60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026

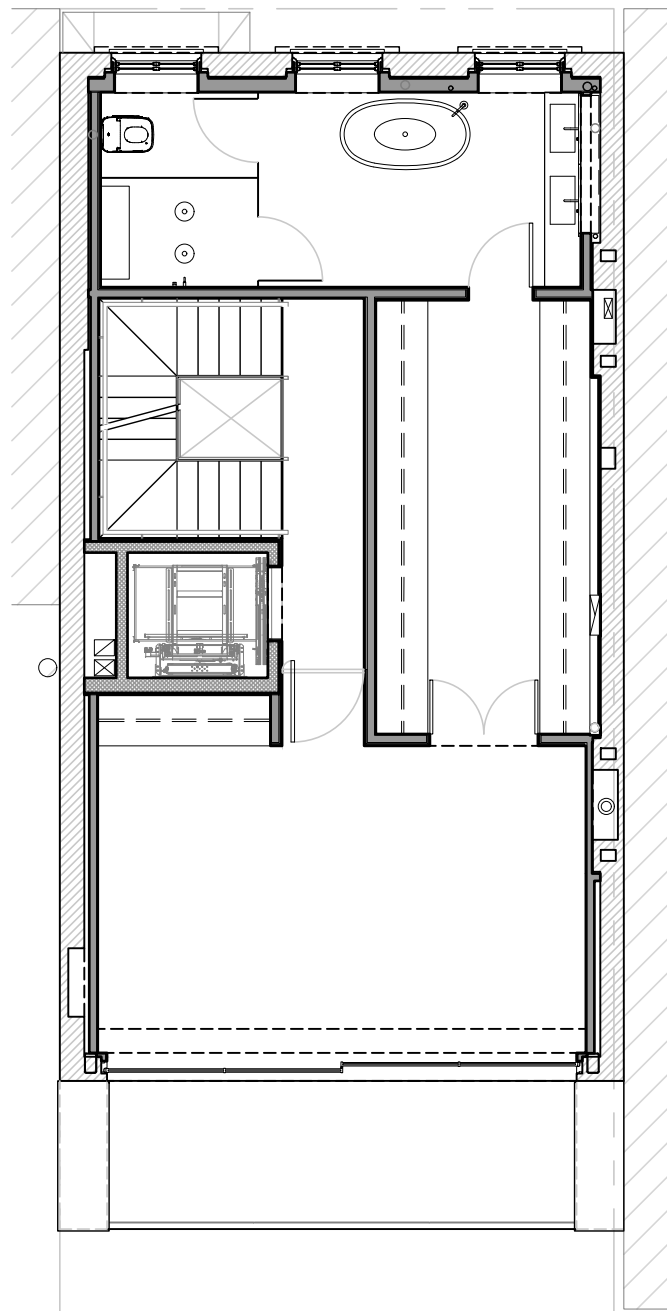


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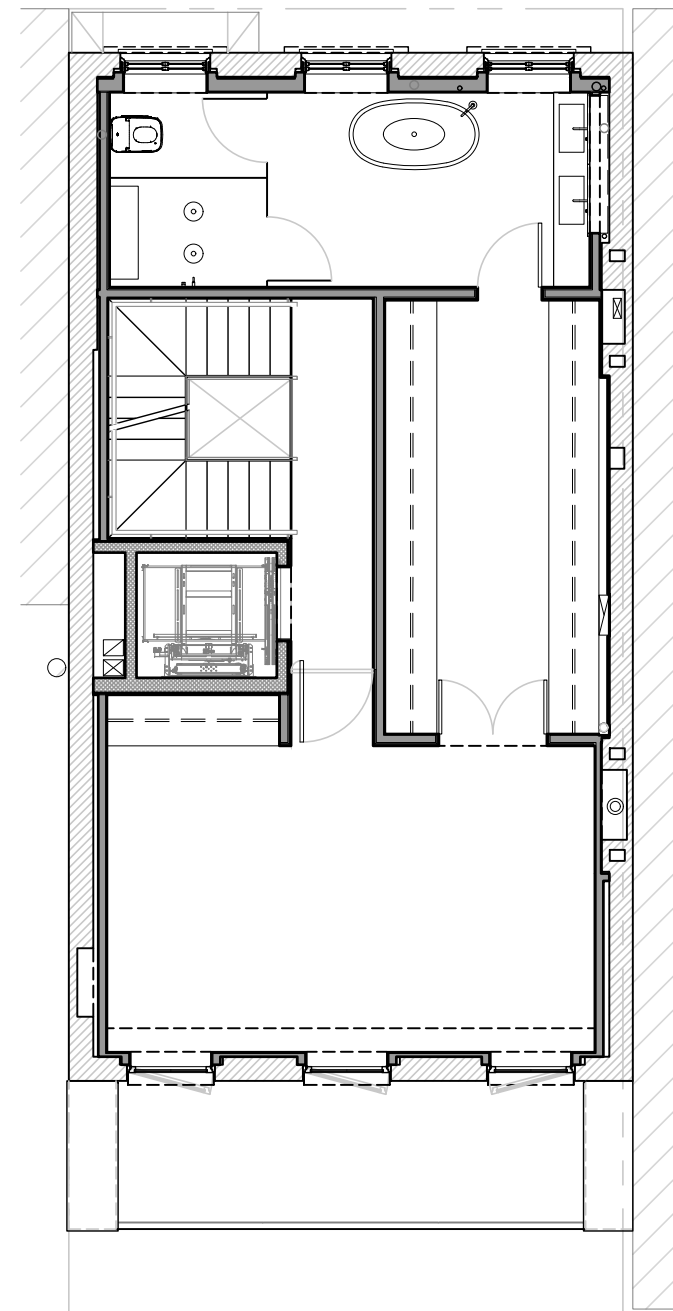
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New York, NY 10014
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F 212-533-2313
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1 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



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



3 REVISED SECOND FLOOR PLAN
1/8" = 1'-0"



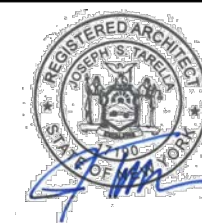
SECOND FLOOR PLANS

12

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

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- GUARDRAIL EL.:+71.58'
- (E) W PARAPET EL.:+69.0'
- ROOFLINE EL.:+67.10'

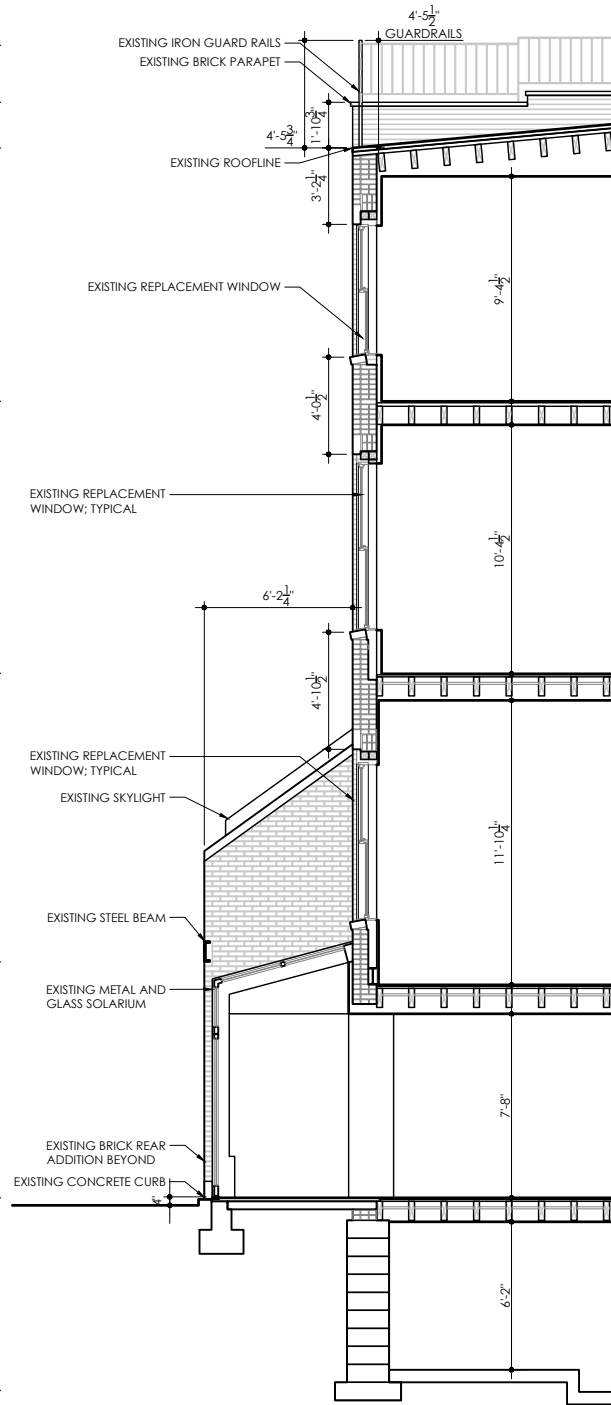
- 3RD FLOOR EL.:+56.54'

- 2ND FLOOR EL.:+45.21'

- 1ST FLOOR EL.:+33.18'

- BASEMENT EL.:+23.35'

- CELLAR EL.:+15.33'



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

- GLASS GUARD EL.:+73.06'
- WEST PARAPET EL.:+72.31'
- GUARDRAIL EL.:+72.0'
- UPPER DECK EL.:+69.56'
- SOUTH PARAPET EL.:+68.42'
- LOWER DECK EL.:+68.31'
- (E) ROOFLINE EL.:+67.10'

- THIRD FLOOR EL.:+56.48'

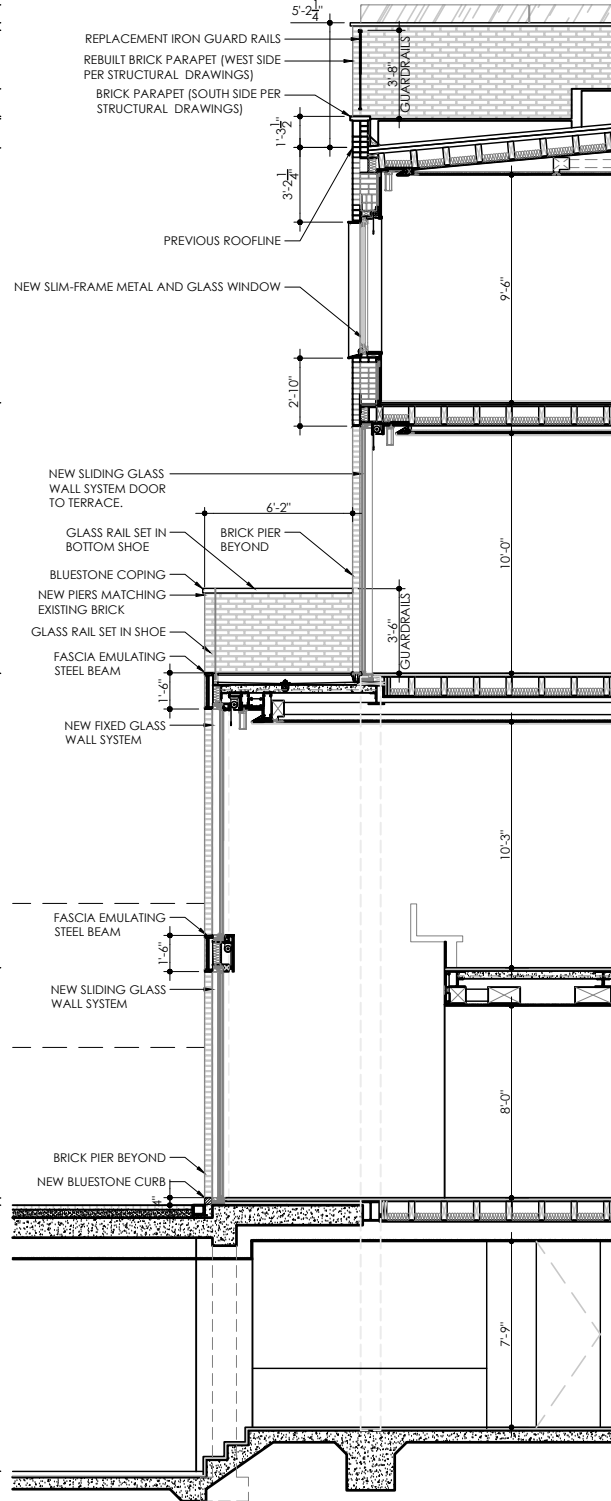
- SECOND FLOOR EL.:+45.21'

- FIRST FLOOR EL.:+32.94'

- REAR YARD EL.:+23.38'

- REAR YARD EL.:+23.05'

- CELLAR EL.:+11.96'



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

- HIGHER PARAPET EL.:+72.34'
- GUARDRAIL EL.:+72.27'
- WEST PARAPET EL.:+69.50'
- UPPER DECK EL.:+68.73'
- SOUTH PARAPET EL.:+68.0'
- LOWER DECK EL.:+67.77'
- (E) ROOFLINE EL.:+67.10'

- THIRD FLOOR EL.:+56.48'

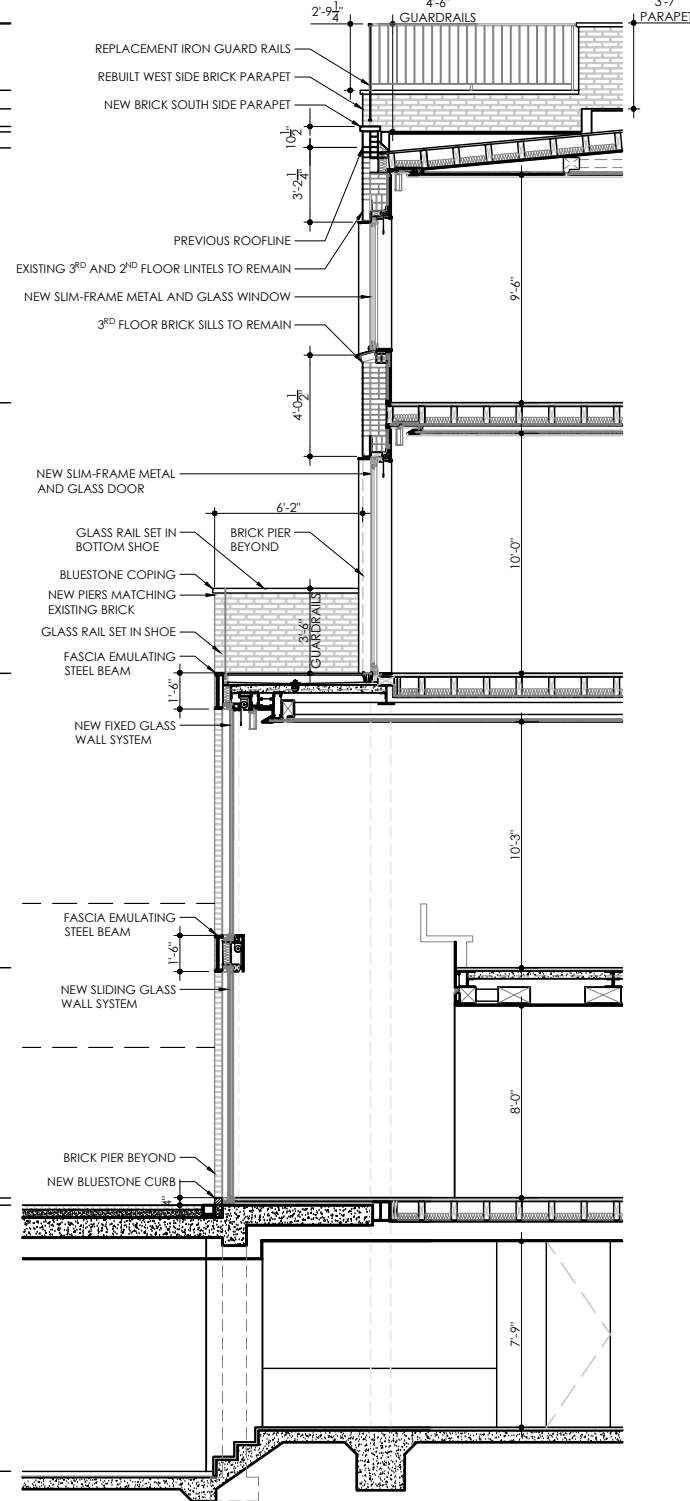
- SECOND FLOOR EL.:+45.21'

- FIRST FLOOR EL.:+32.94'

- REAR YARD EL.:+23.38'

- REAR YARD EL.:+23.05'

- CELLAR EL.:+11.96'



③ REVISED REAR FACADE SECTION
1/8"=1'-0"

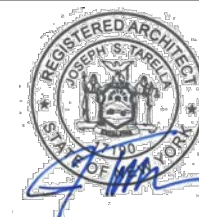
DETAILED SECTIONS THROUGH REAR FACADE

13

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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TARELLA**
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New York, NY 10014

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F 212-533-2313

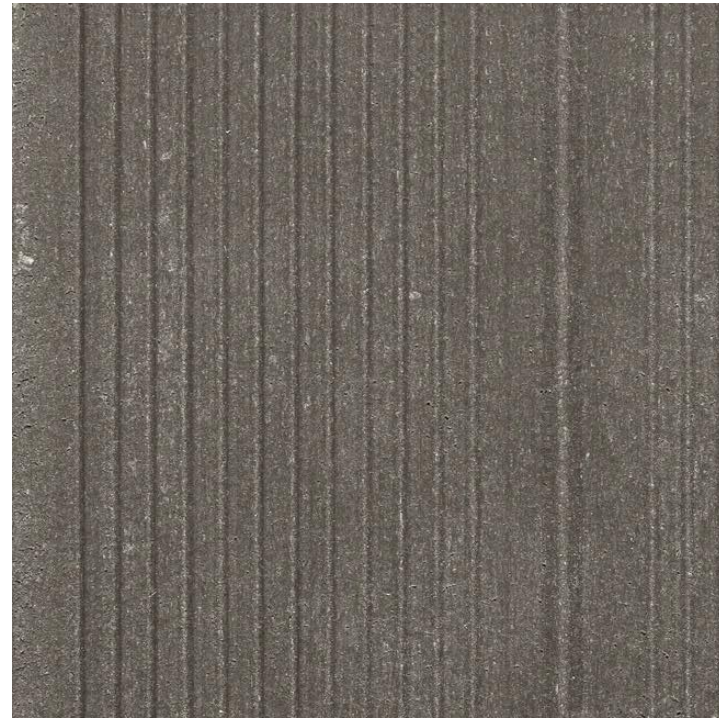
stad@sawickitarella.com



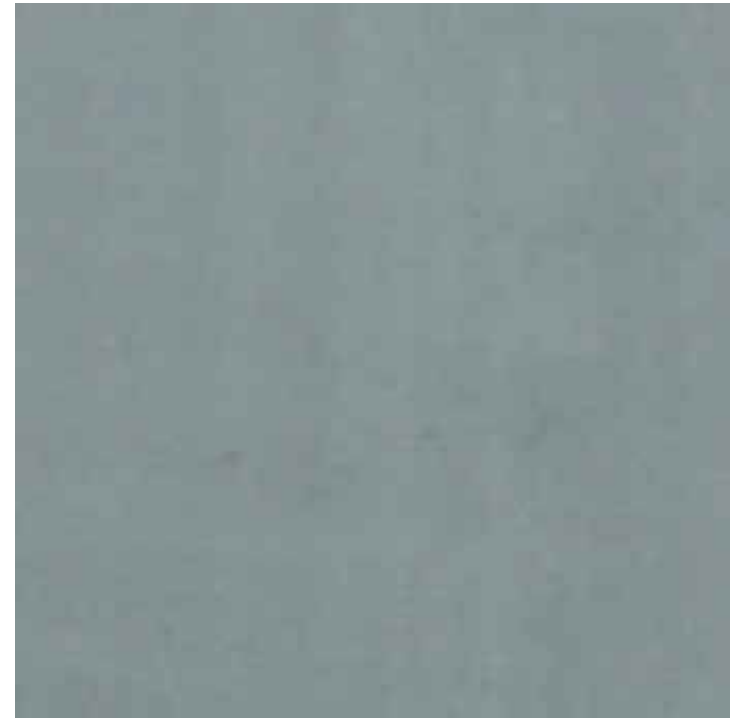
1 NEW BRICK MATCHING EXISTING, IF REQUIRED
NTS



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



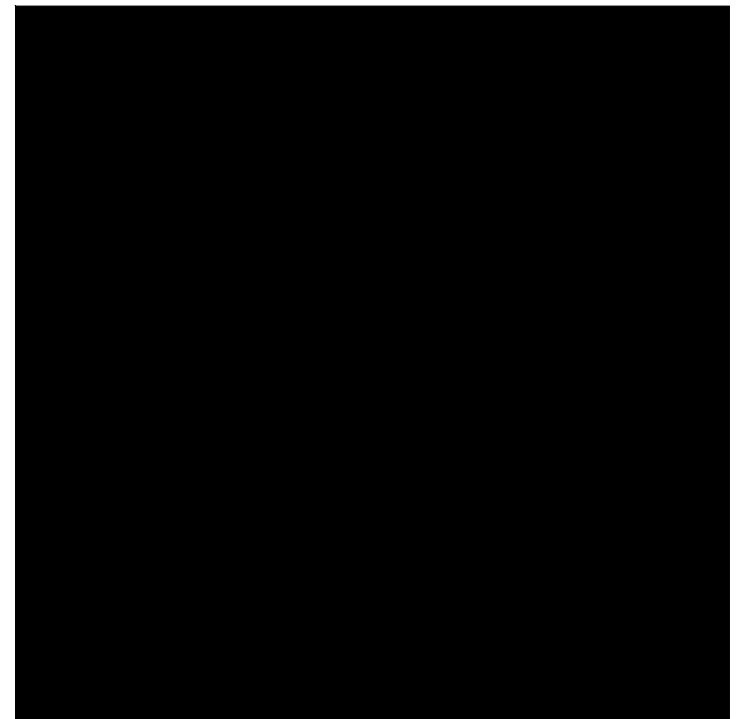
5 BROWNSTONE STUCCO, MATCHING EXISTING
NTS



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

14

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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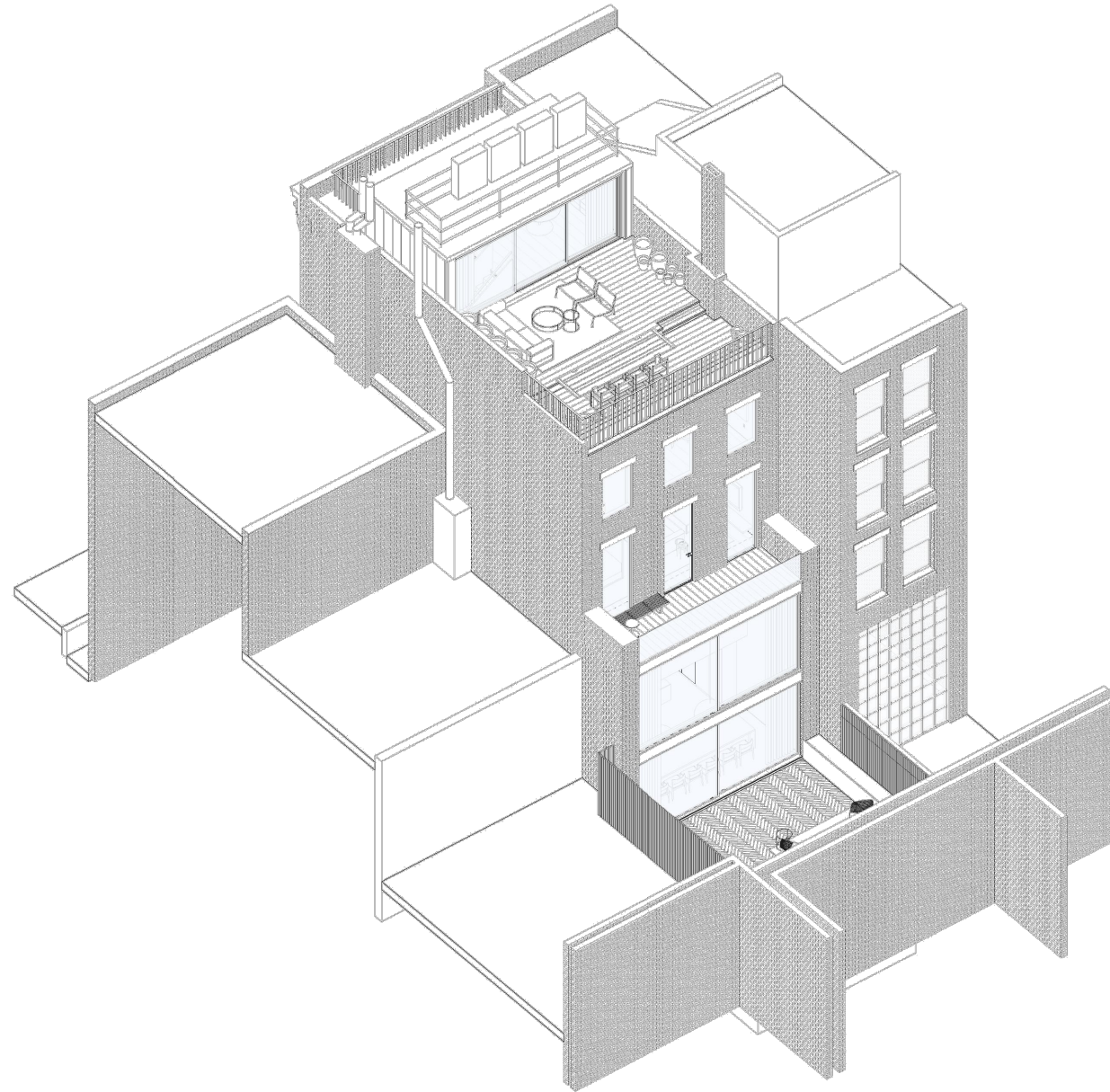
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BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014



T H A N K Y O U

END OF PRESENTATION

15

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

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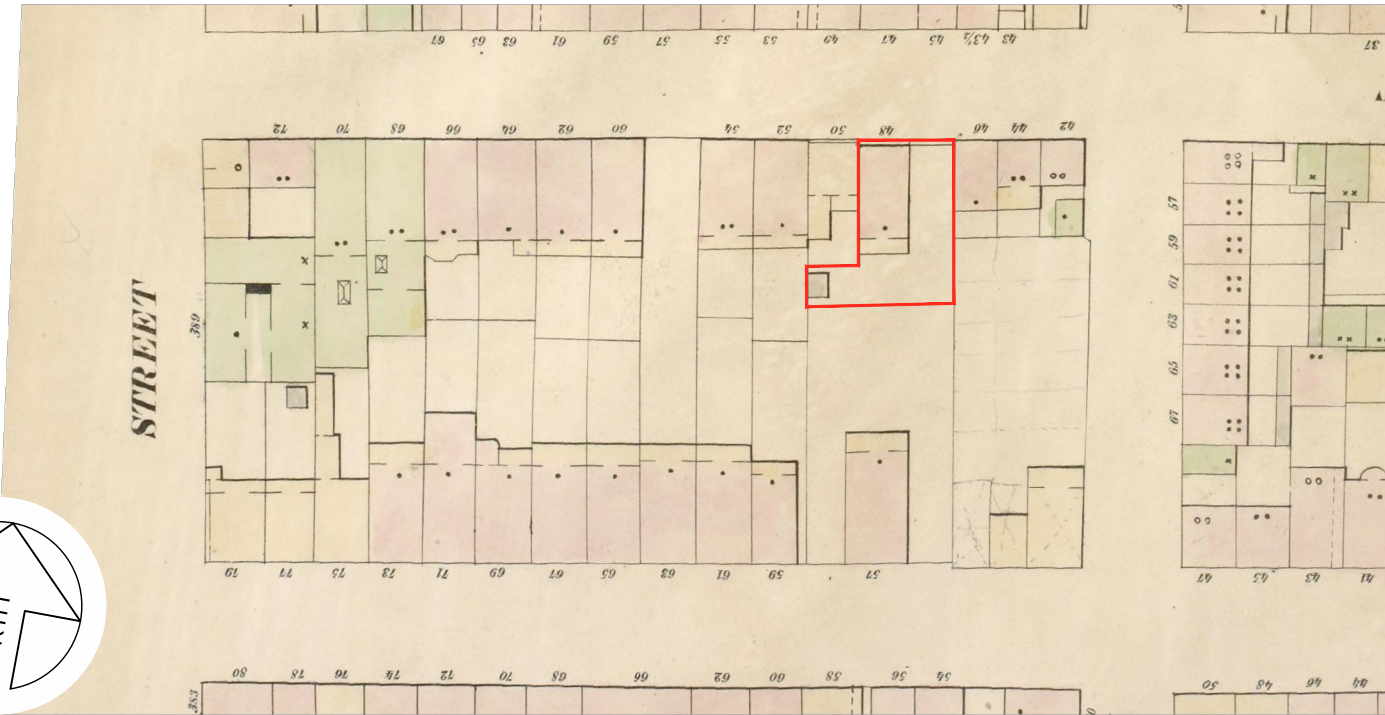
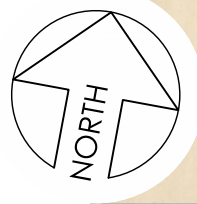
stad@sawickitarella.com

The current proposal is:

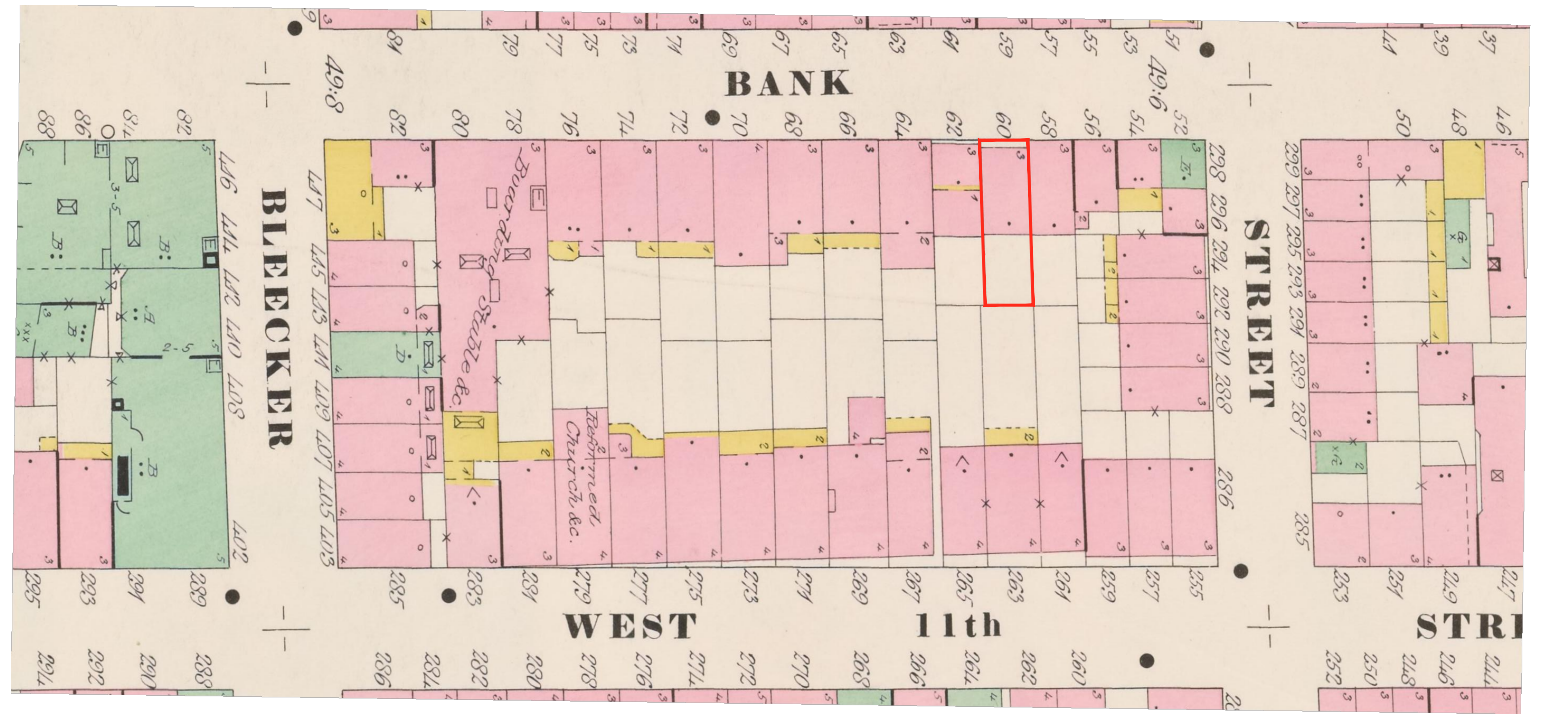
Preservation Department – Item 4, LPC-25-07905

60 Bank Street – Greenwich Village Historic District
Borough of Manhattan

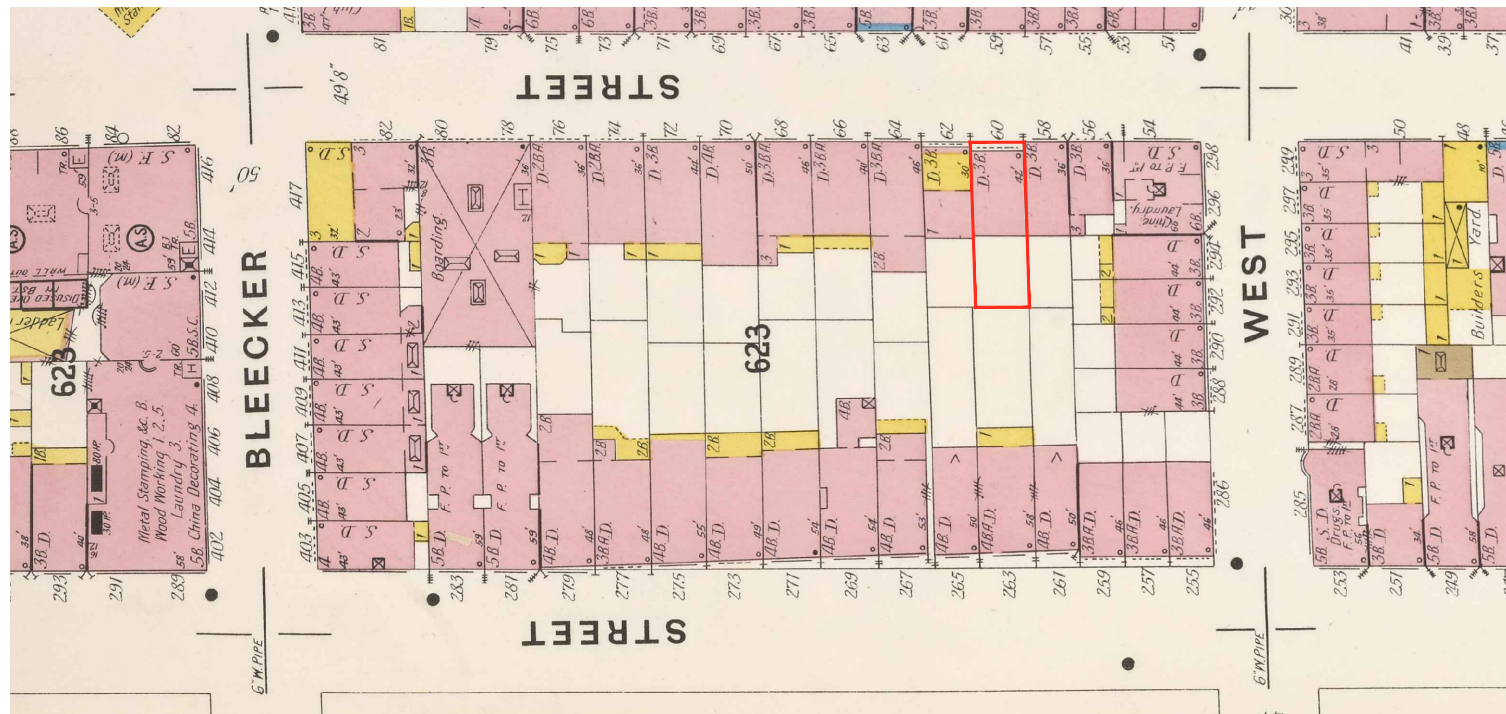
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.



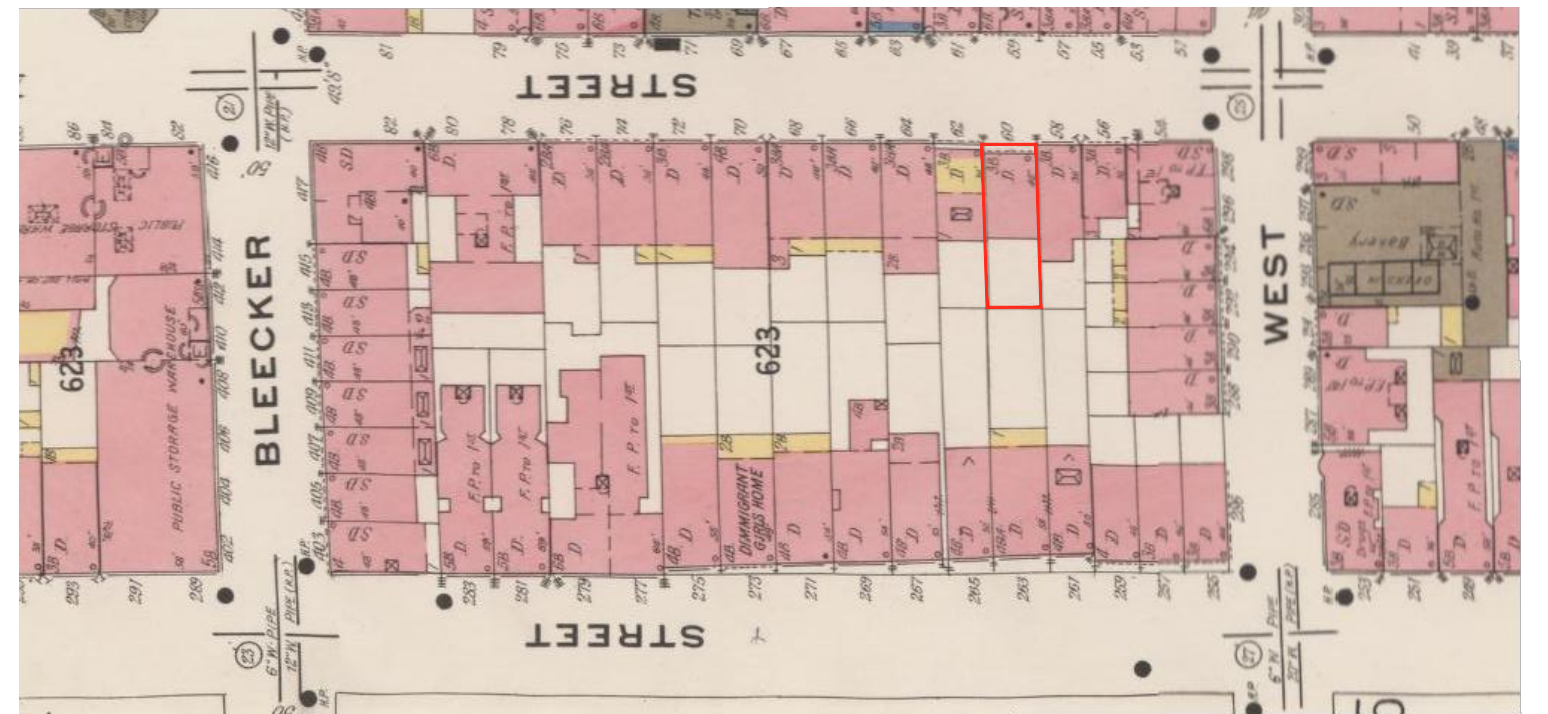
1 BLOCK 623, LOT 34: 1854 WILLIAM-PERRIS INSURANCE MAP
NTS



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

16

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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① EXISTING FULL REAR FACADE
NTS

② EXISTING REAR FACADE WITH ADJACENT BUILDINGS
NTS

EXISTING REAR FACADE

17

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

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1 BLOCK 623: REAR FACADES OF BLOCK 623 BANK STREET BUILDINGS FROM GOOGLE EARTH
NTS



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

PANORAMIC VIEW OF BLOCK 623 DOUGHNUT

18

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026

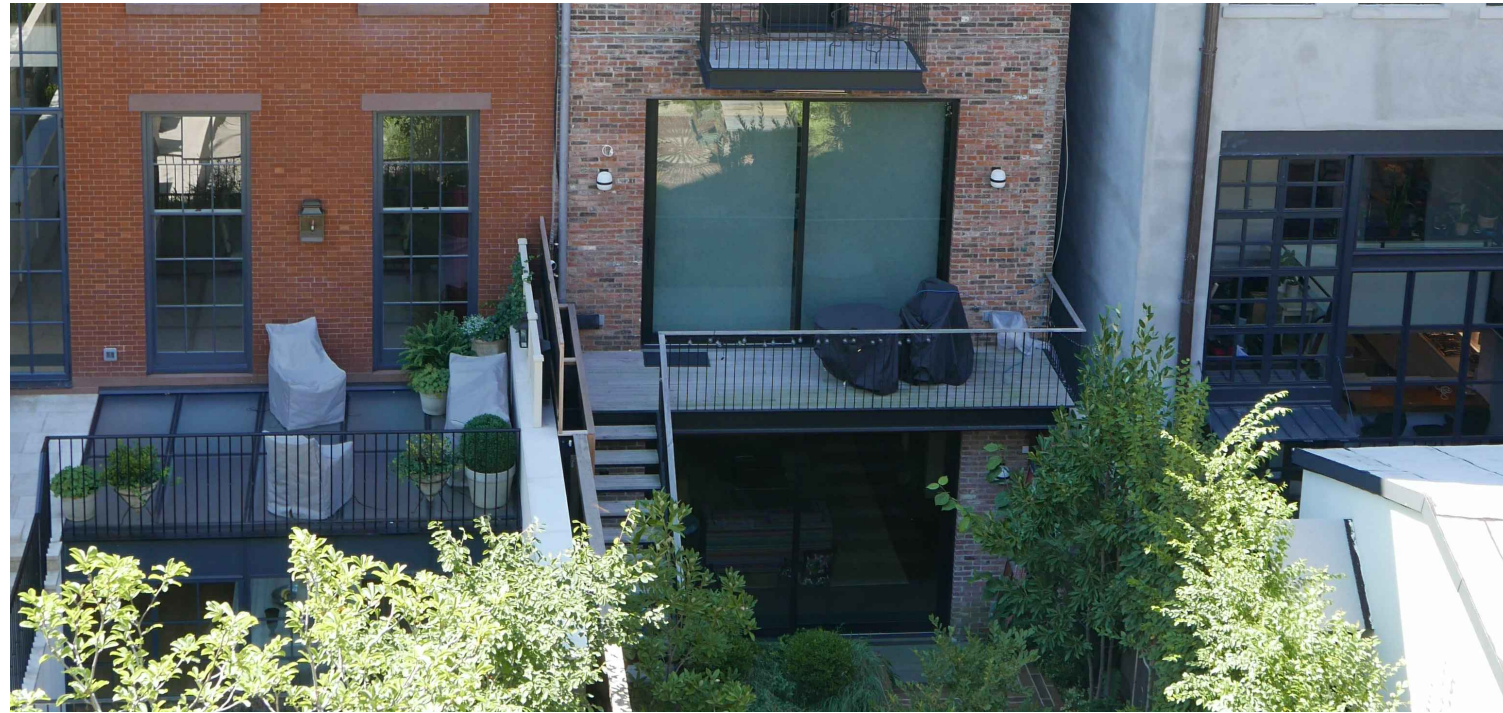


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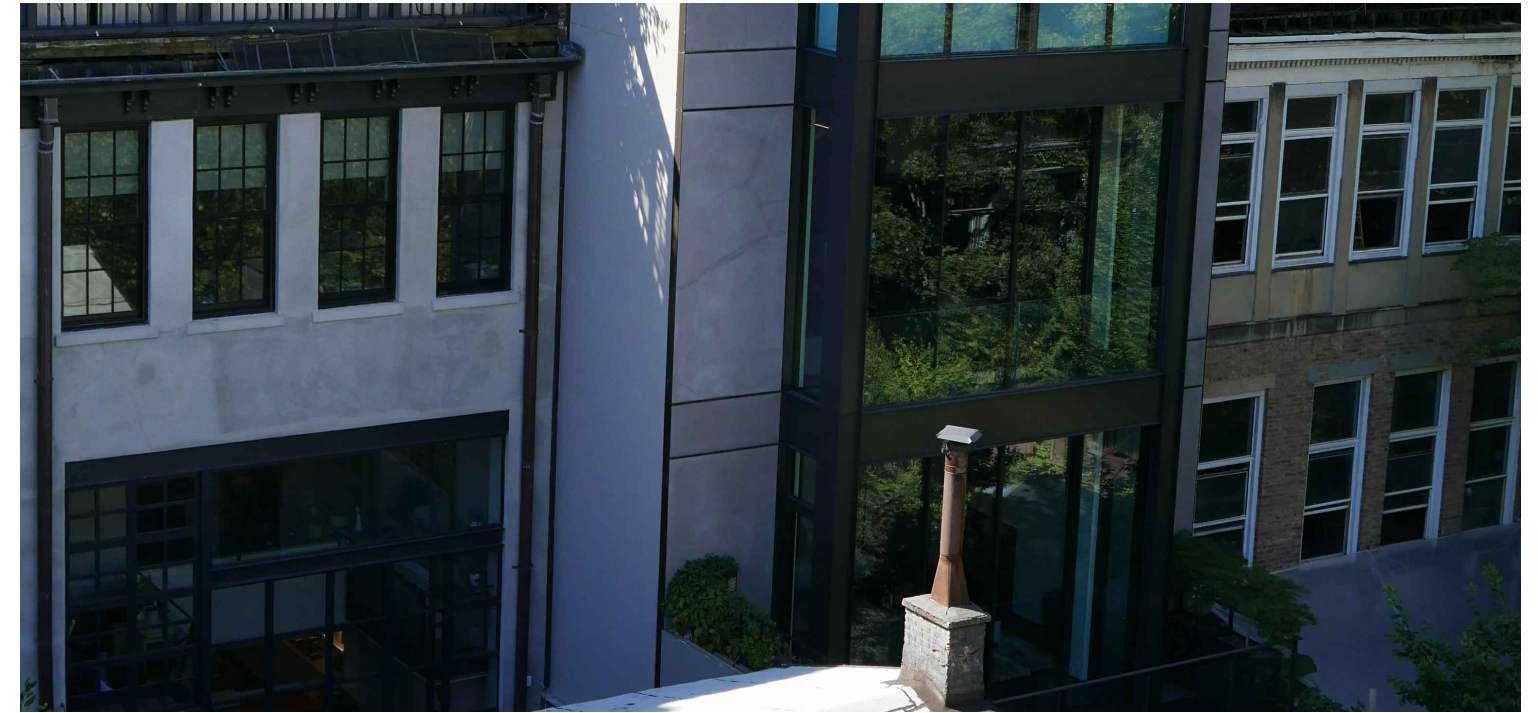
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① 265 W 11TH ST FLANKED BY 263 AND 267 W 11TH ST
IMAGE TAKEN FROM 60 BANK STREET ROOF



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
19

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



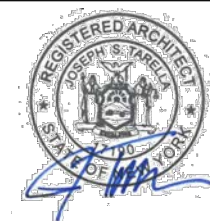
③ 769 GREENWICH STREET
IMAGE C/O 96 BANK ST LPC FILING

ZINC-CLAD ROOF ADDITION EXAMPLES
20

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

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- MECHANICAL UNIT
EL.:+84.58'
- T.O. ADDITION ROOF
EL.:+79.57'
- GUARDRAIL
EL.:+74.42'
- ROOF PARAPET
EL.:+72.75'
- ROOF
EL.:+70.93'
- 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



1 ORIGINAL FRONT FACADE PROPOSAL
3/32"=1'-0"

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

- MECHANICAL UNIT
EL.:+82.75'
- T.O. ADDITION
EL.:+77.81'
- GUARDRAIL
EL.:+74.42'
- ROOF PARAPET
EL.:+72.75'
- ROOF
EL.:+70.93'
- 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 REVISED FRONT FACADE PROPOSAL
3/32"=1'-0"

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

ORIGINAL AND REVISED FRONT ELEVATIONS

21

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

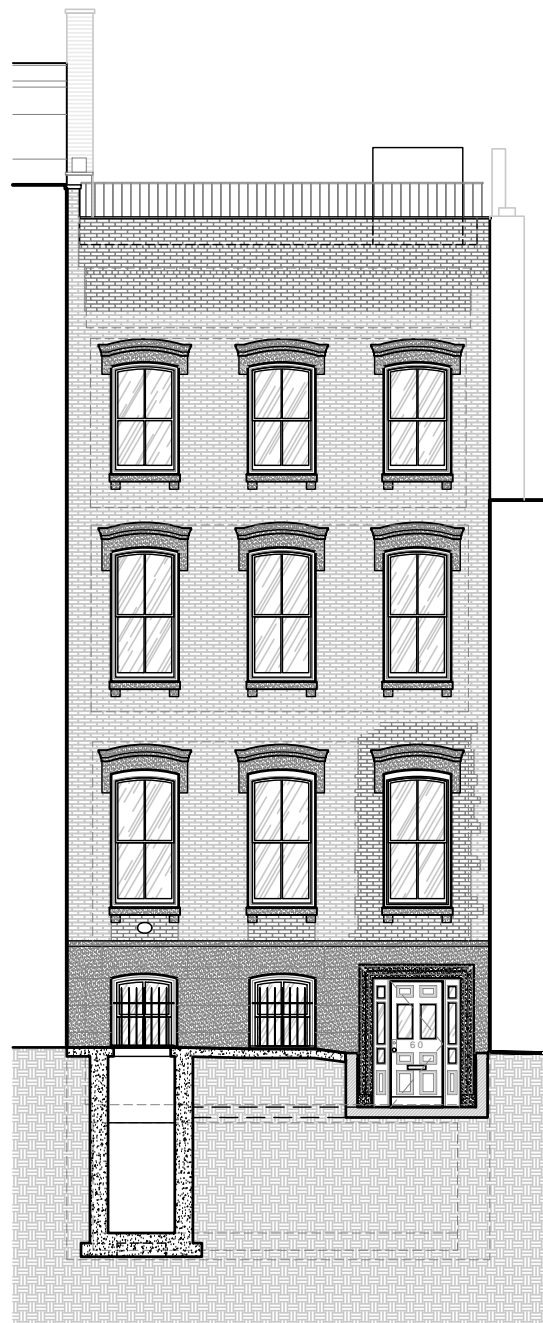
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- ◆ (E) ROOF BULKHEAD
EL.:+79.53'
- ◆ (E) ROOF PARAPET
EL.:+72.75'
- ◆ (E) ROOF
EL.:+70.93'
- ◆ (E) THIRD FLOOR
EL.:+56.54'
- ◆ (E) SECOND FLOOR
EL.:+45.21'
- ◆ (E) FIRST FLOOR
EL.:+32.22'
- ◆ (E) BASEMENT
EL.:+23.36'
- ◆ (E) AREAWAY
EL.:+23.23'
-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

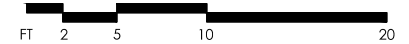


- ◆ NAVD 1988 DATUM
EL.:+0'-0"
- ① EXISTING FRONT FACADE
3/32"=1'-0"

- ◆ 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"



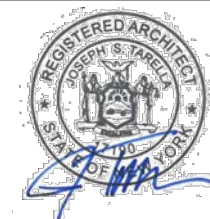
NORTH (FRONT) FACADES; AREAWAY SECTION

22

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

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- MECHANICAL UNIT
EL.:+84.58'
- T.O. ADDITION ROOF
EL.:+79.57'
- GLASS GUARD
EL.:+73.06'
- WEST PARAPET
EL.:+72.31'
- UPPER DECK
EL.:+69.56'
- LOWER DECK
EL.:+68.31'

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



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

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

- MECHANICAL UNIT
EL.:+82.75'
- T.O. ROOF
EL.:+77.81'
- UPPER PARAPET
EL.:+72.34'
- GUARDRAIL
EL.:+72.27'
- WEST PARAPET
EL.:+69.50'
- UPPER DECK
EL.:+68.73'
- SOUTH PARAPET
EL.:+68.0'
- LOWER DECK
EL.:+67.77'

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



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

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

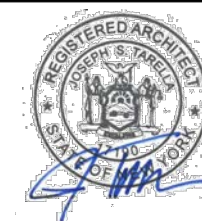
ORIGINAL AND REVISED REAR ELEVATIONS

23

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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MECHANICAL UNIT
EL.:+82.75'

T.O. ROOF
EL.:+77.81'

GUARDRAIL
EL.:+72.27'

MECHANICAL UNIT
EL.:+82.75'

T.O. ADDITION ROOF
EL.:+77.81'

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'

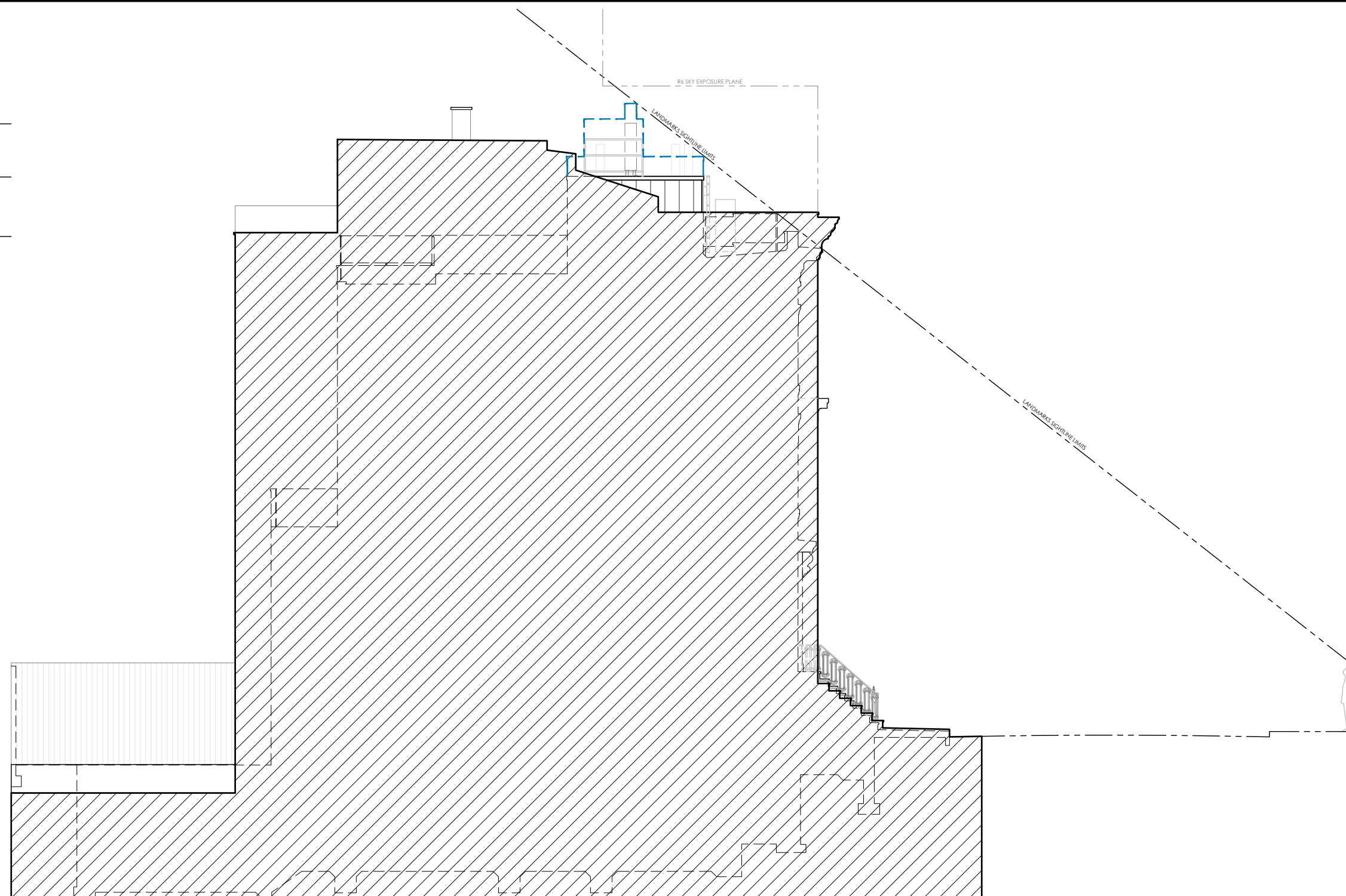
BASEMENT
EL.:+23.36'

AREAWAY
EL.:+23.12'

CELLAR
EL.:+13.80'

REAR YARD
EL.:+23.05'

CELLAR
EL.:+11.96'



FT 2 5 10 20

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)

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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(E) ROOFLINE
EL.:+67.10'

THIRD FLOOR
EL.:+56.54'

SECOND FLOOR
EL.:+45.21'

FIRST FLOOR
EL.:+33.18'

BASEMENT
EL.:+23.35'

CELLAR
EL.:+15.33'

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

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

EXISTING SECTION FACING WEST

25

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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- MECHANICAL UNIT
EL.:+82.75'
- T.O. ROOF
EL.:+77.81'
- UPPER PARAPET
EL.:+72.34'
- GUARDRAIL
EL.:+72.27'
- WEST PARAPET
EL.:+69.50'
- UPPER DECK
EL.:+68.73'
- SOUTH PARAPET
EL.:+68.0'
- LOWER DECK
EL.:+67.77'

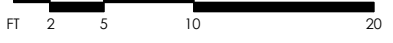
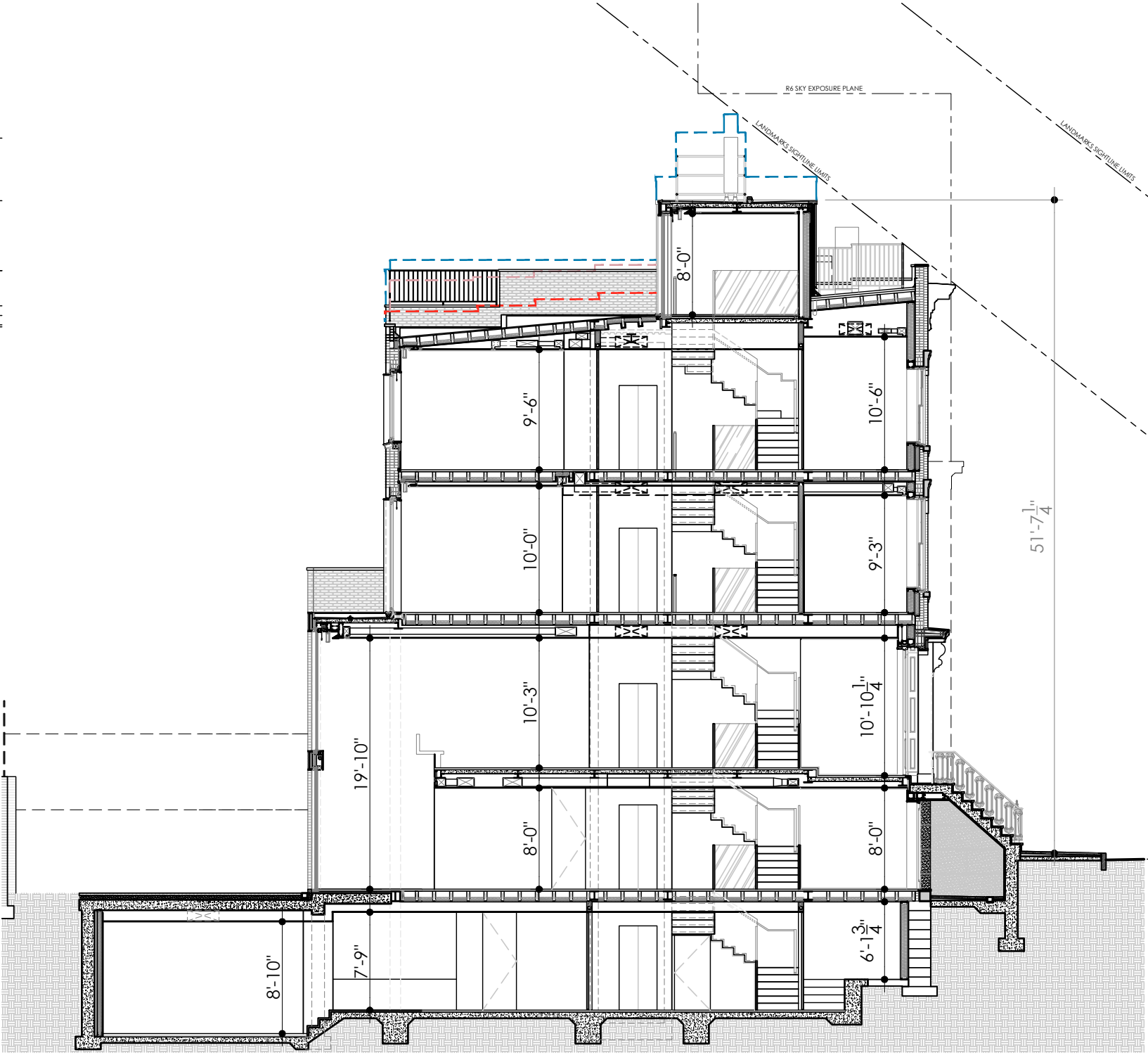
THIRD FLOOR
EL.:+56.48'

SECOND FLOOR
EL.:+45.21'

FIRST FLOOR
EL.:+32.94'

REAR YARD
EL.:+23.05'

CELLAR
EL.:+11.96'



- MECHANICAL UNIT
EL.:+82.75'
- T.O. ADDITION ROOF
EL.:+77.81'
- 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'
AREAWAY
EL.:+23.12'

CELLAR
EL.:+13.80'

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

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

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

REVISED SECTION FACING WEST

26

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

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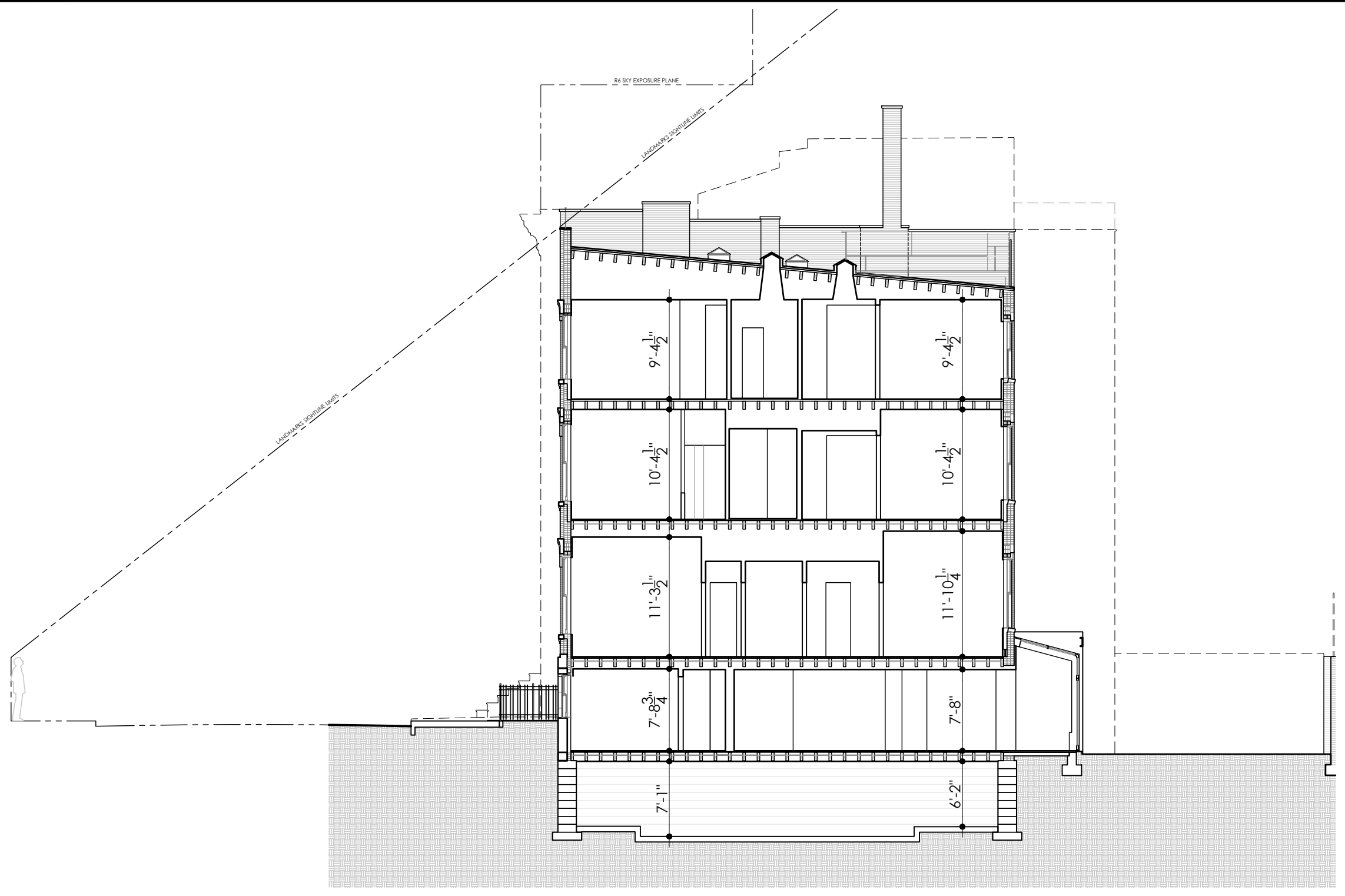
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(E) ROOF BULKHEAD
 EL.:+79.53'
 (E) ROOF PARAPET
 EL.:+72.75'
 (E) ROOF
 EL.:+70.93'
 (E) THIRD FLOOR
 EL.:+56.54'
 (E) SECOND FLOOR
 EL.:+45.21'
 (E) FIRST FLOOR
 EL.:+32.22'
 (E) BASEMENT
 EL.:+23.36'
 (E) CELLAR
 EL.:+15.34'

(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'



FT 2 5 10 20

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

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

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

EXISTING SECTION FACING EAST
 27

BANK STREET RESIDENCE
 60 BANK STREET, NEW YORK, NEW YORK 10014
 APRIL 21, 2026



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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.:+82.75'

T.O. ROOF
EL.:+77.81'

GUARDRAIL
EL.:+72.27'

UPPER DECK
EL.:+68.73'

SOUTH PARAPET
EL.:+68.0'

LOWER DECK
EL.:+67.77'

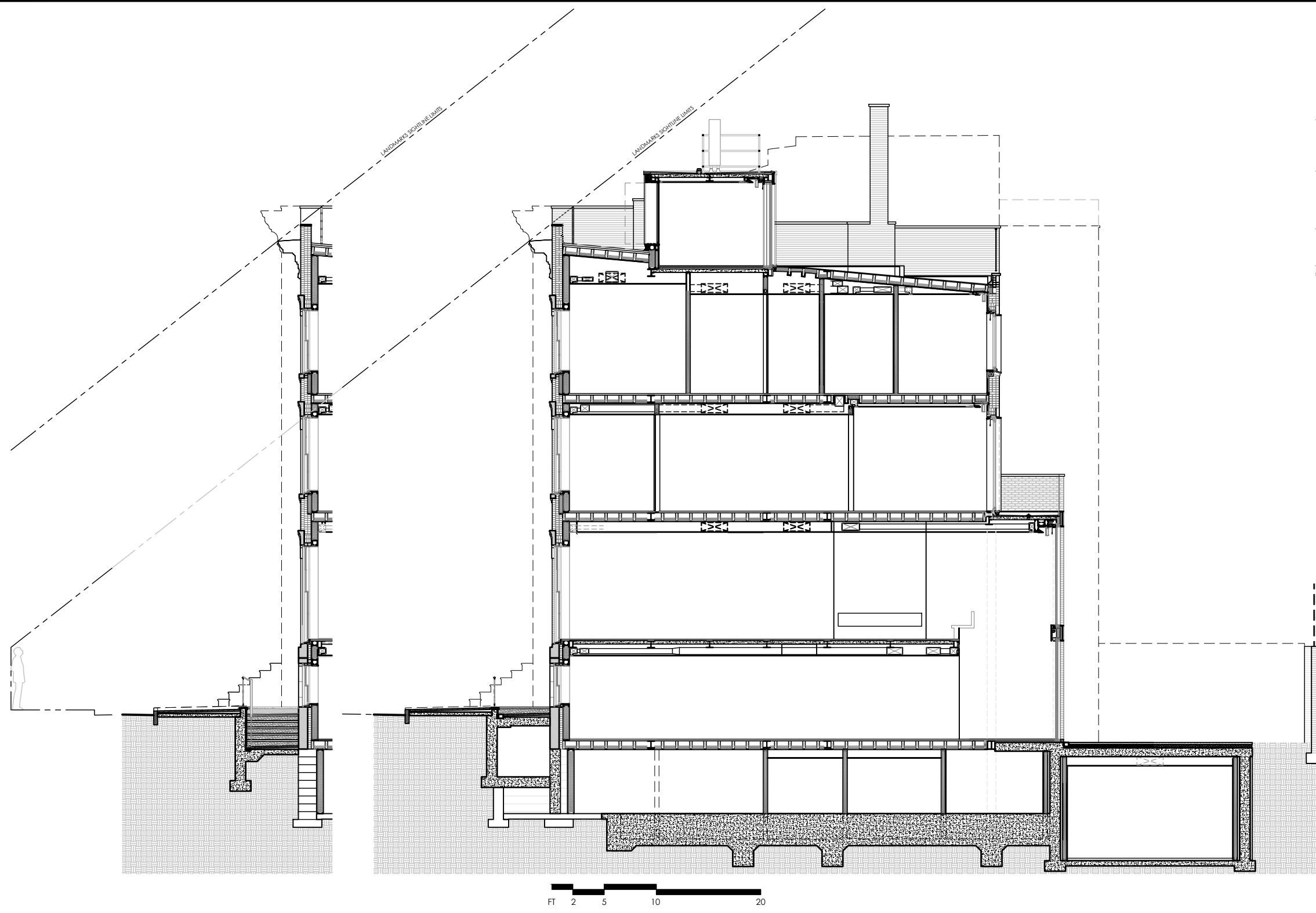
THIRD FLOOR
EL.:+56.48'

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

28

BANK STREET RESIDENCE
60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026

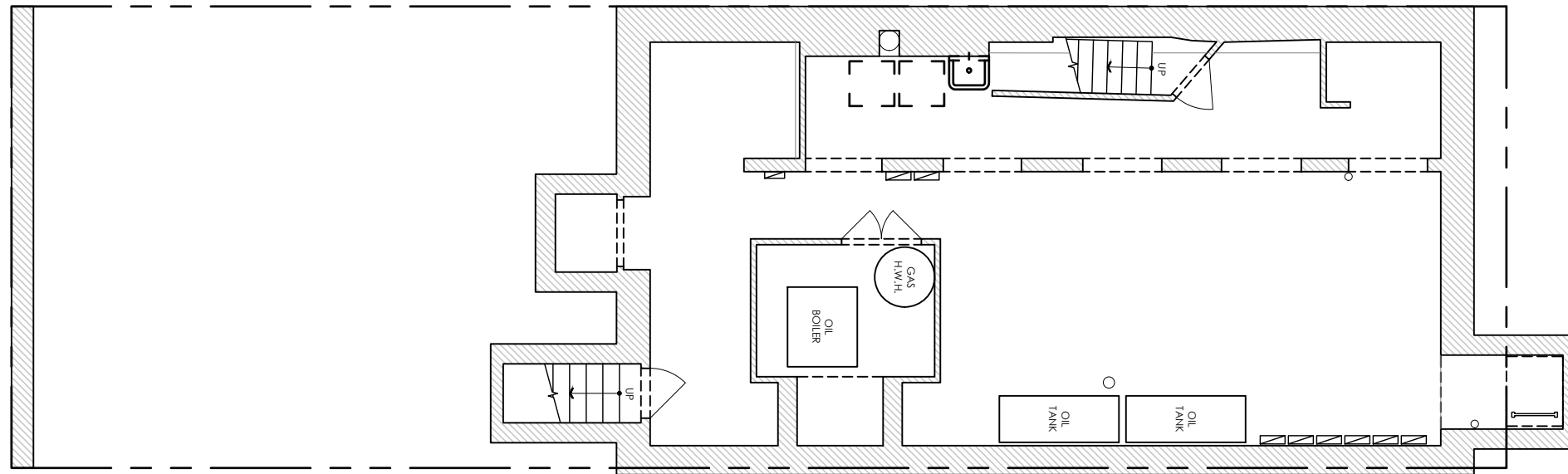


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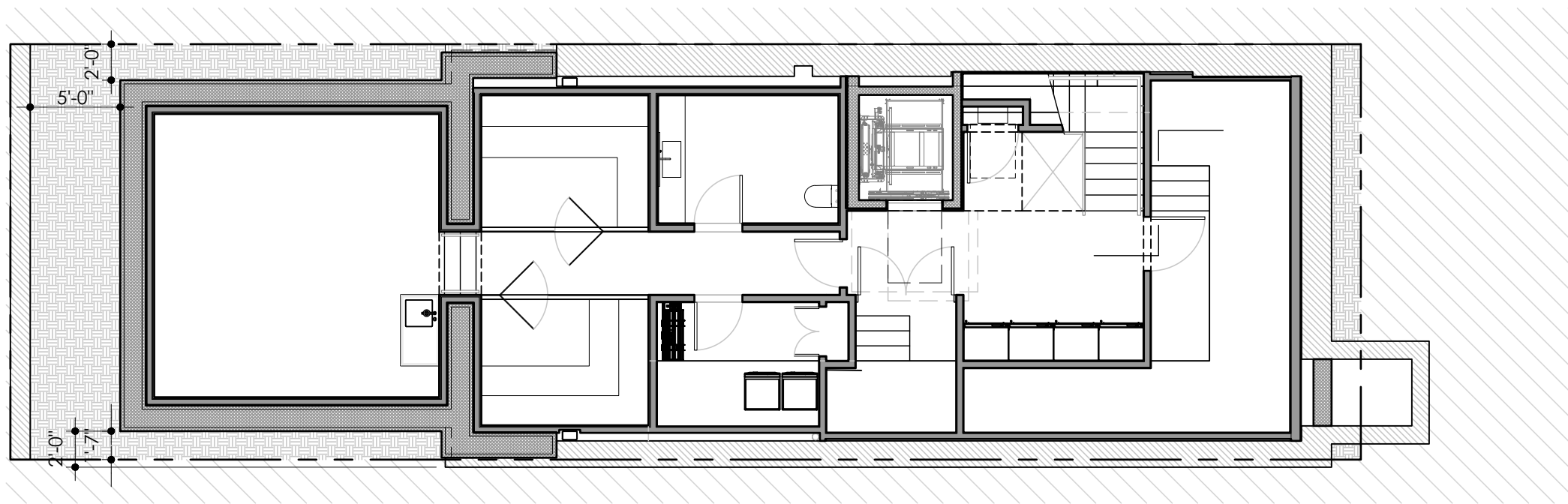
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stad@sawickitarella.com



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



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



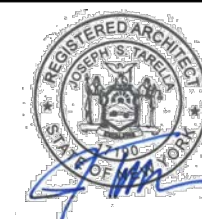
CELLAR PLANS (NO CHANGE)

29

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026

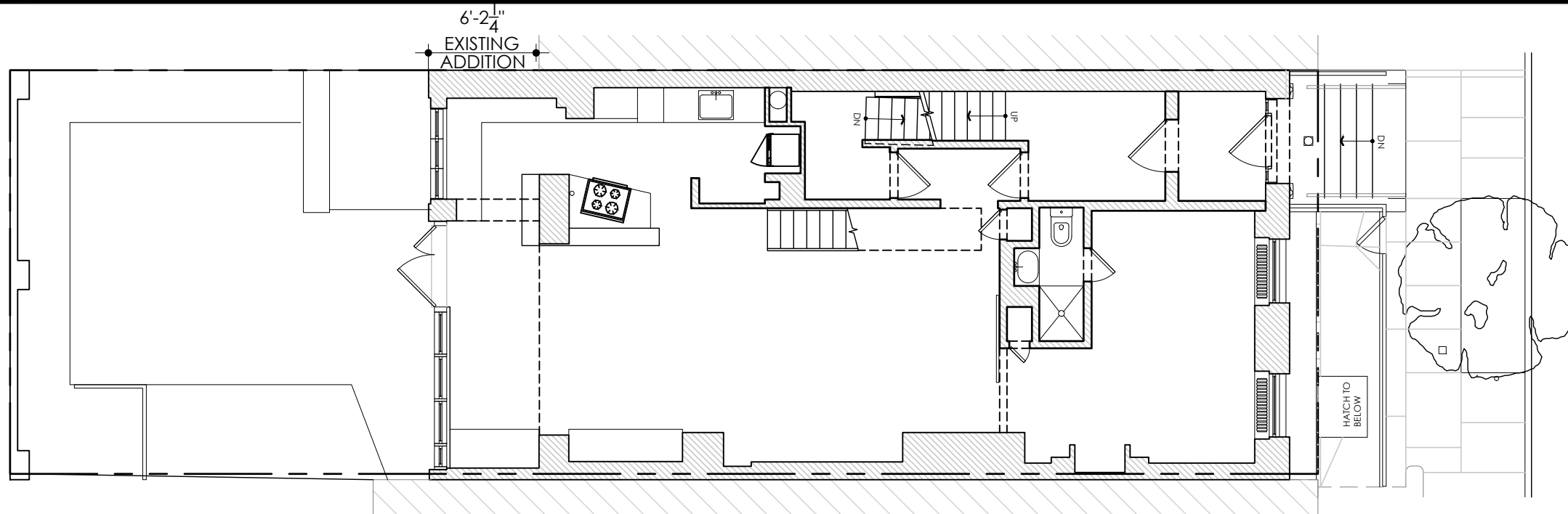


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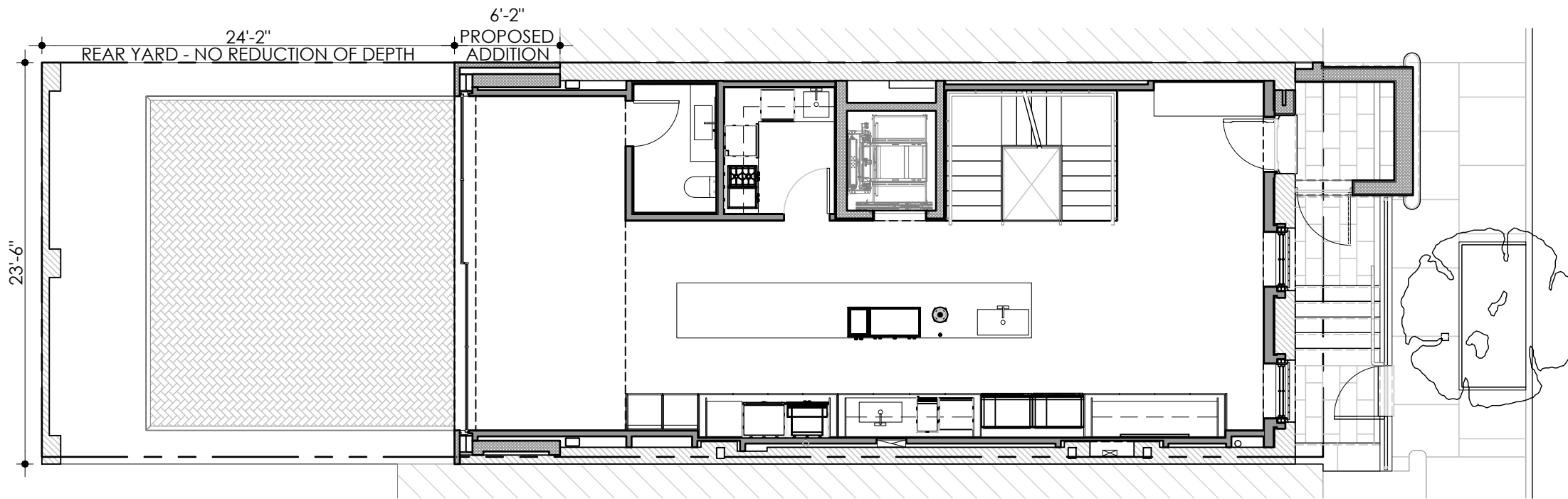
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1 EXISTING BASEMENT PLAN
1/8" = 1'-0"



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



BASEMENT PLANS (NO CHANGE)

30

BANK STREET RESIDENCE

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APRIL 21, 2026

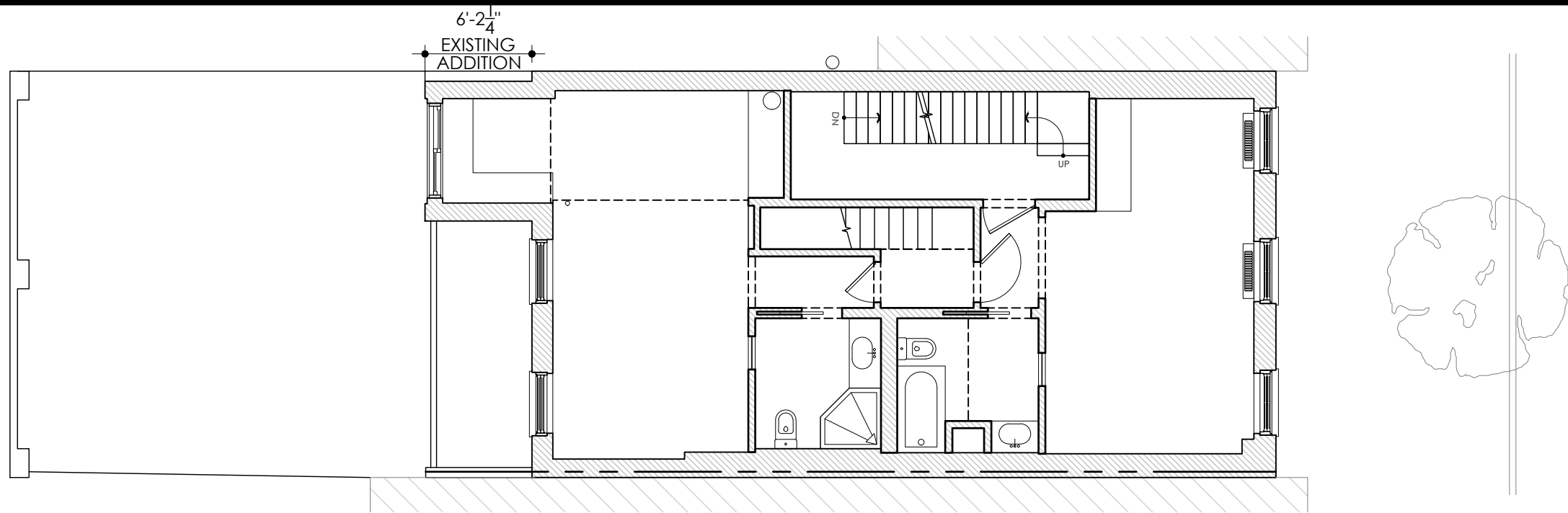


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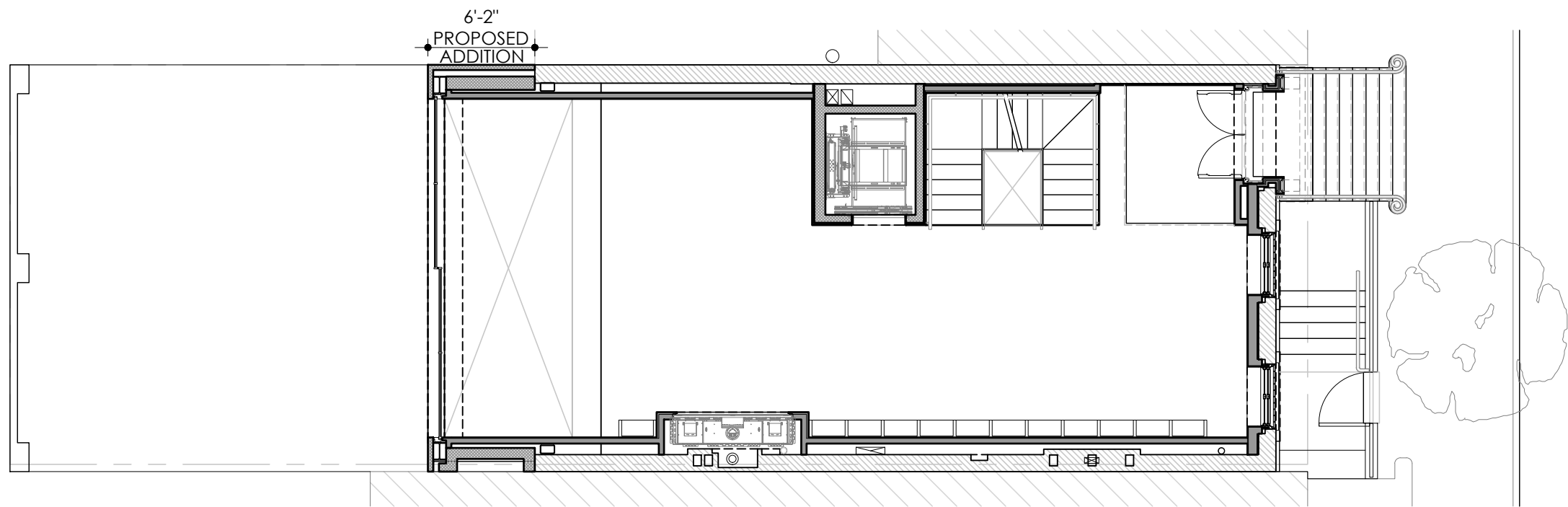
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1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



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



FIRST FLOOR PLANS (NO CHANGE)

31

BANK STREET RESIDENCE

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APRIL 21, 2026

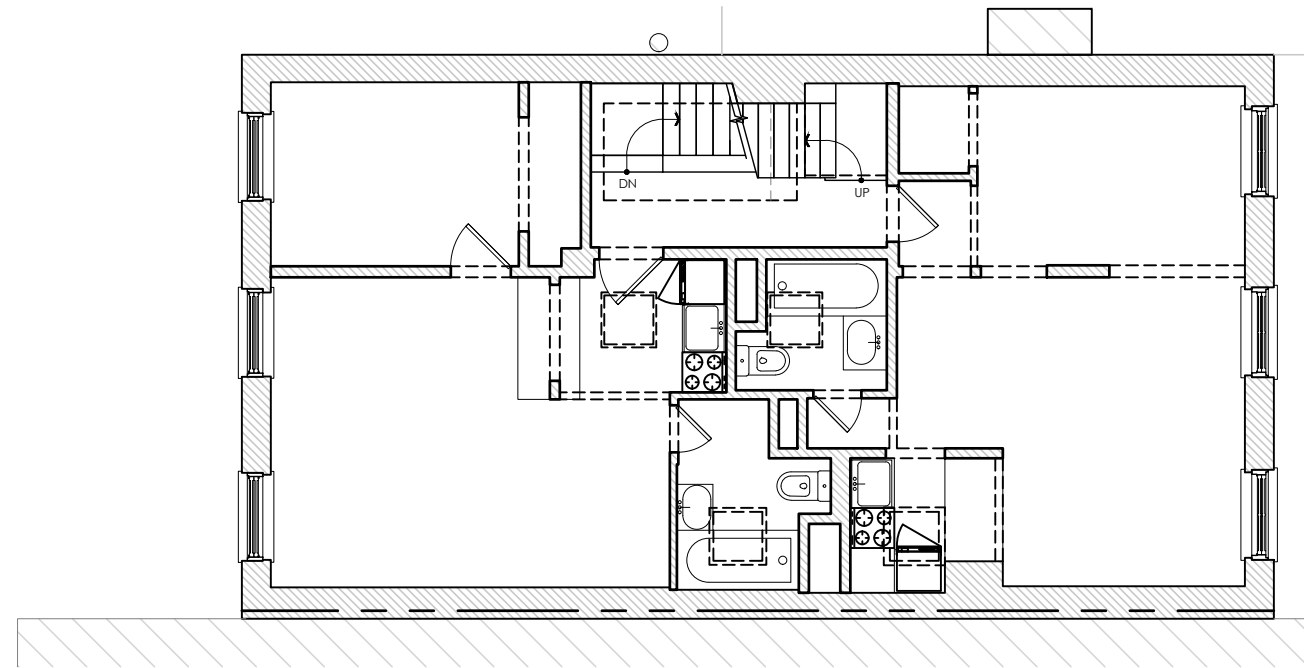


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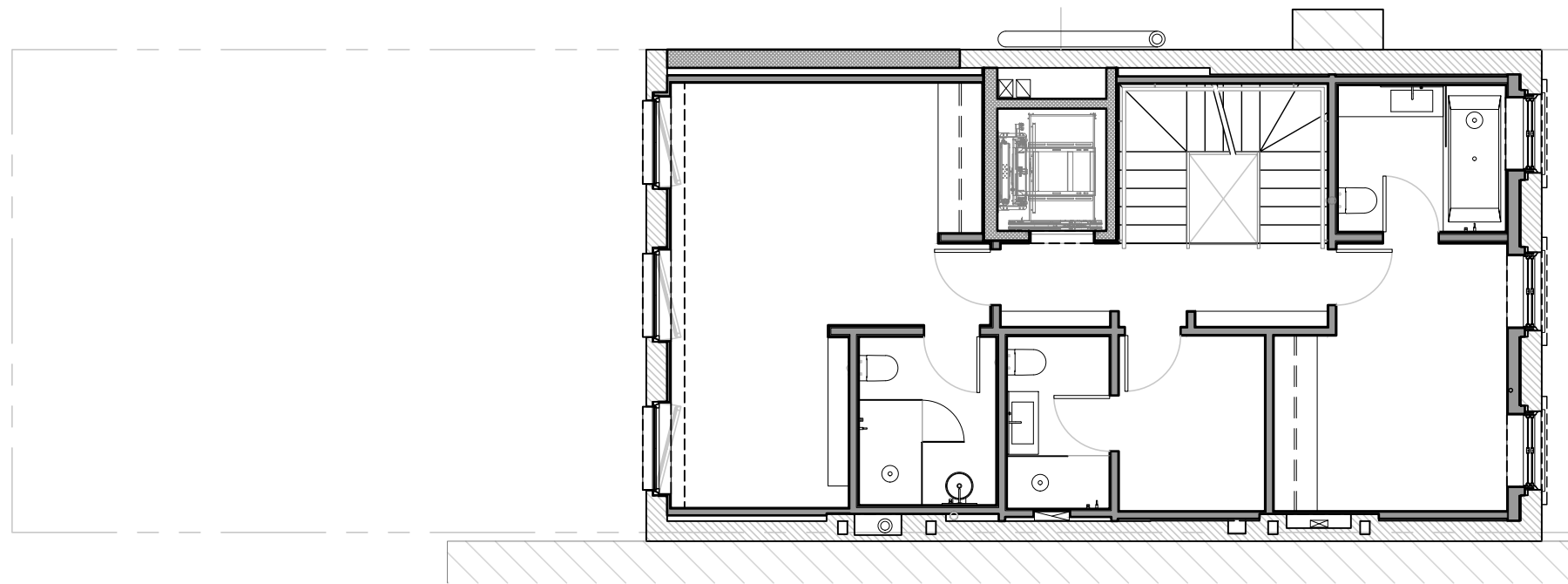
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1 EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"



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



THIRD FLOOR PLANS (NO CHANGE)

32

BANK STREET RESIDENCE

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APRIL 21, 2026

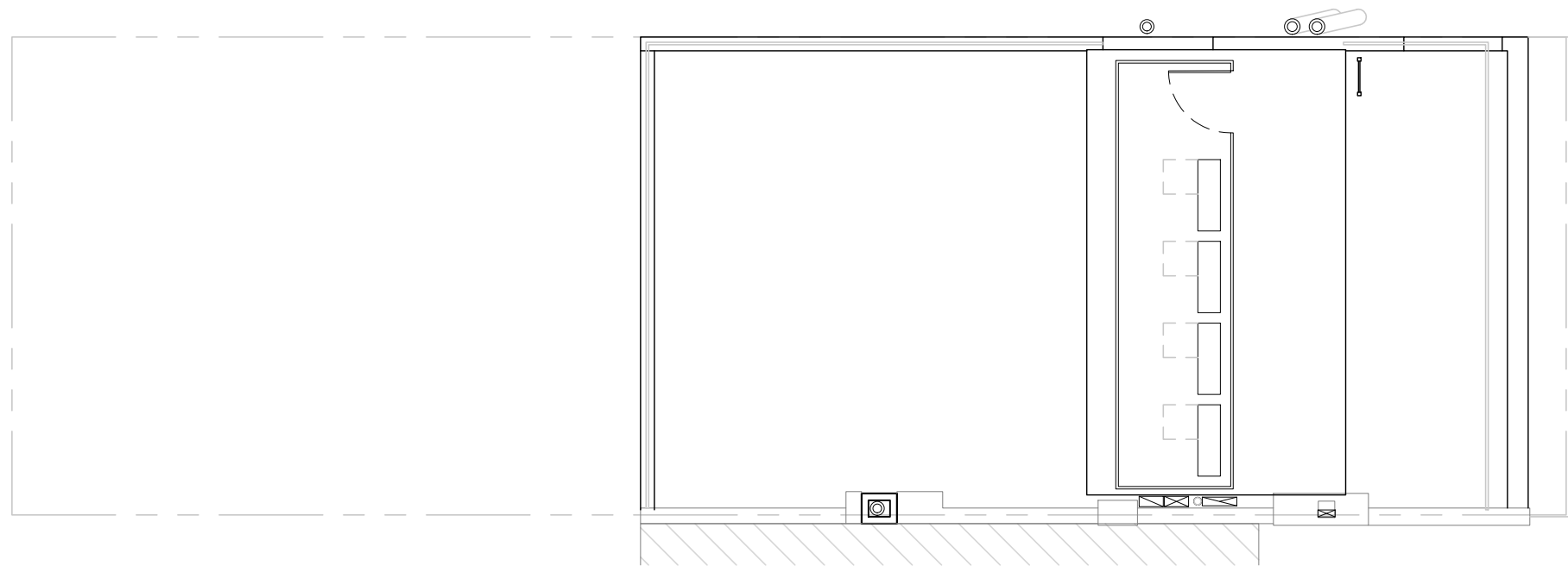


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1 PROPOSED ROOF ADDITION ROOF PLAN
1/8" = 1'-0"



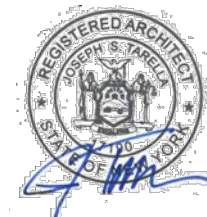
ROOF PLANS (NO CHANGE)

33

BANK STREET RESIDENCE

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APRIL 21, 2026

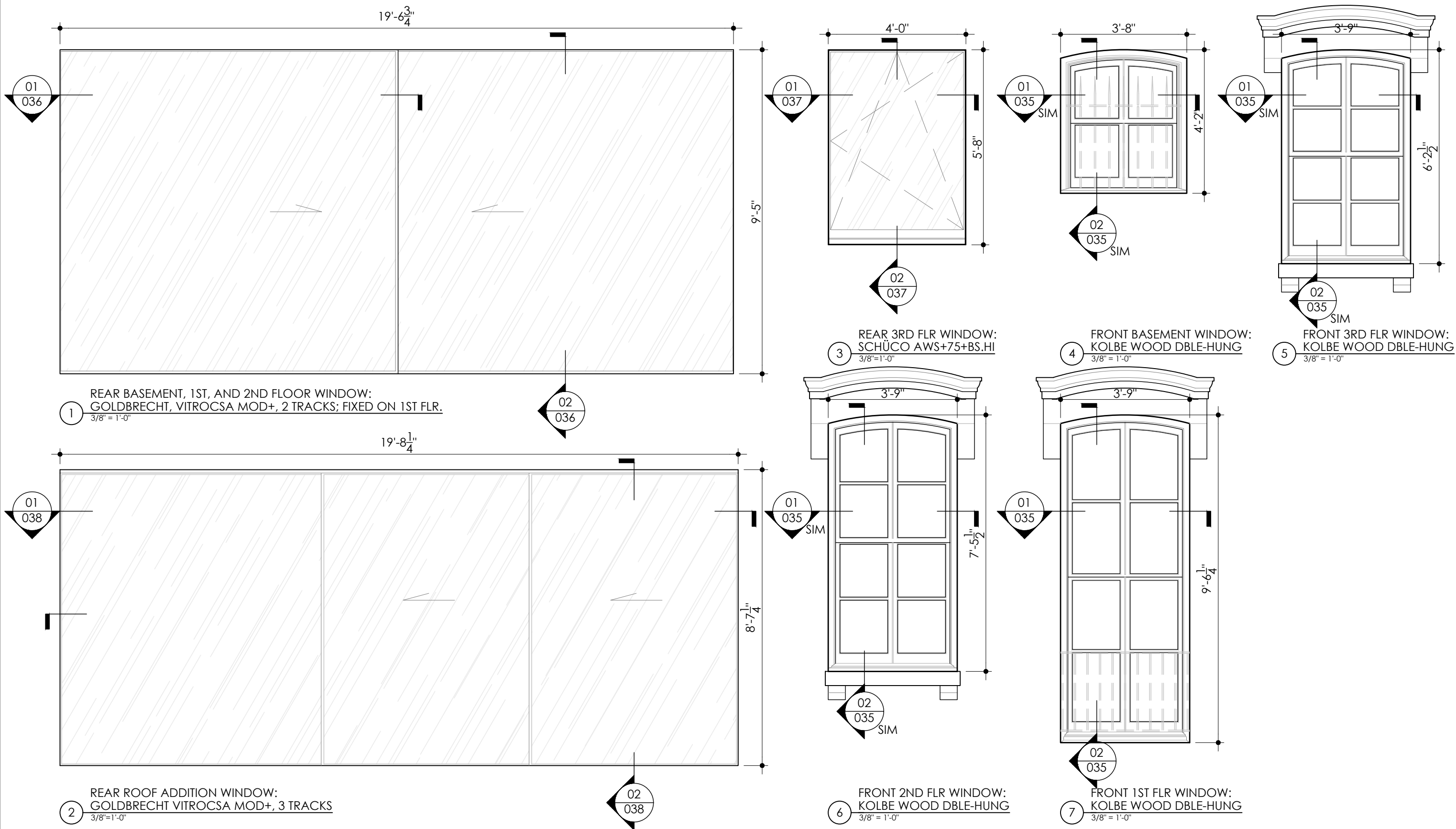


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PROPOSED WINDOW ELEVATIONS

34

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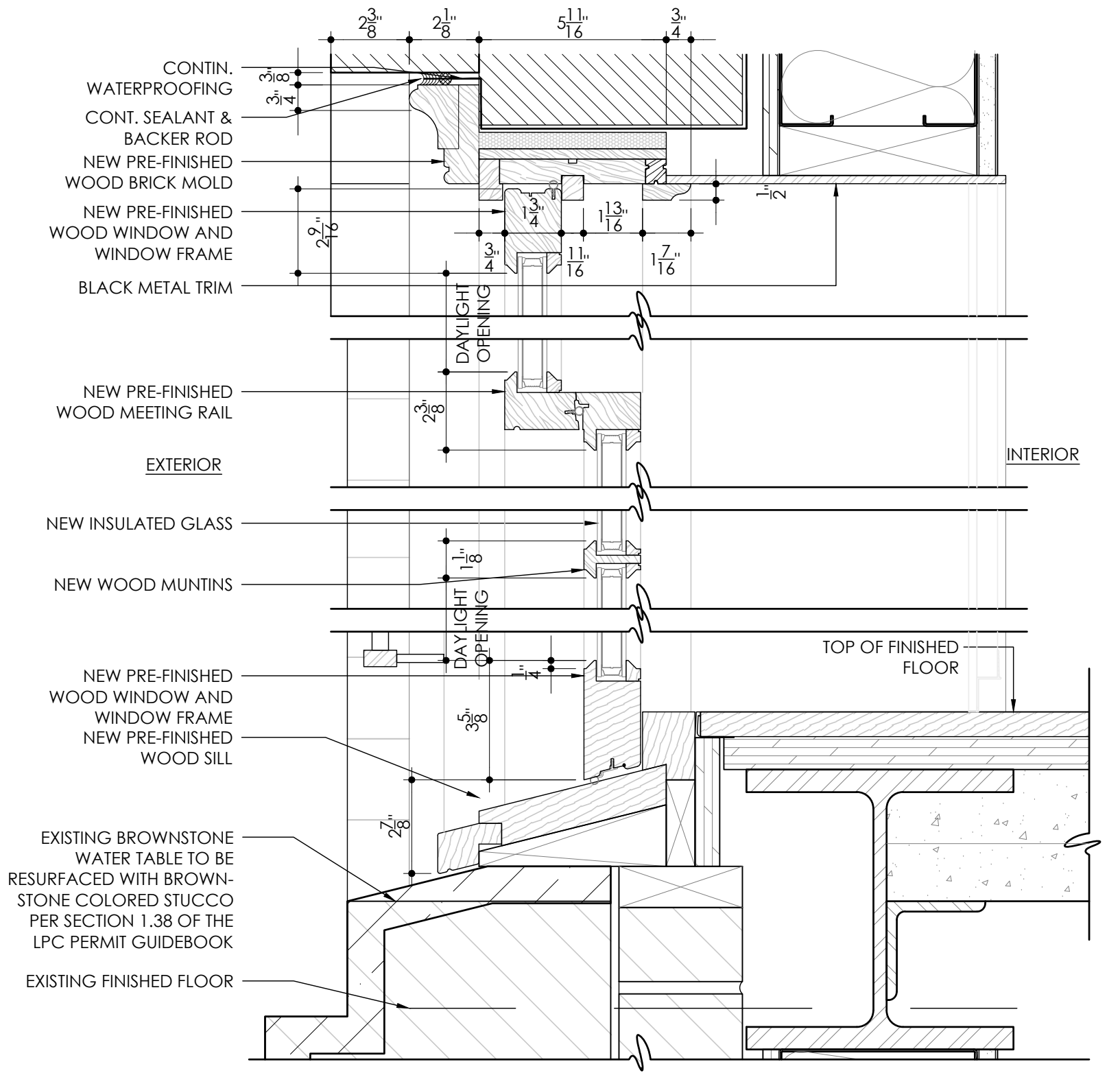
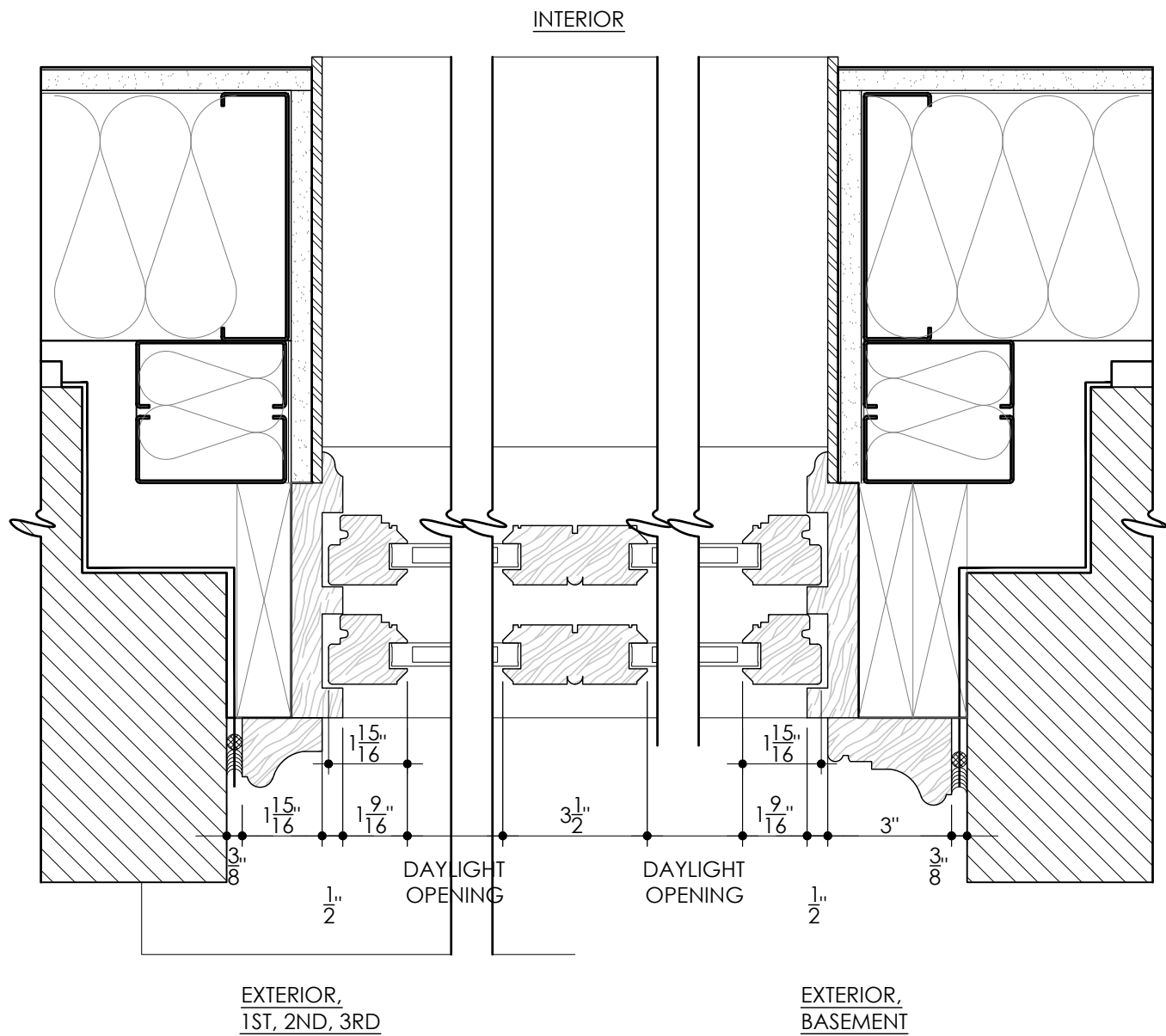


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1 HORIZONTAL SECTION THROUGH WINDOW:
KOLBE HERITAGE SERIES OLD WORLD CLASSIC DOUBLE-HUNG
3"=1'-0"

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

60 BANK STREET, NEW YORK, NEW YORK 10014

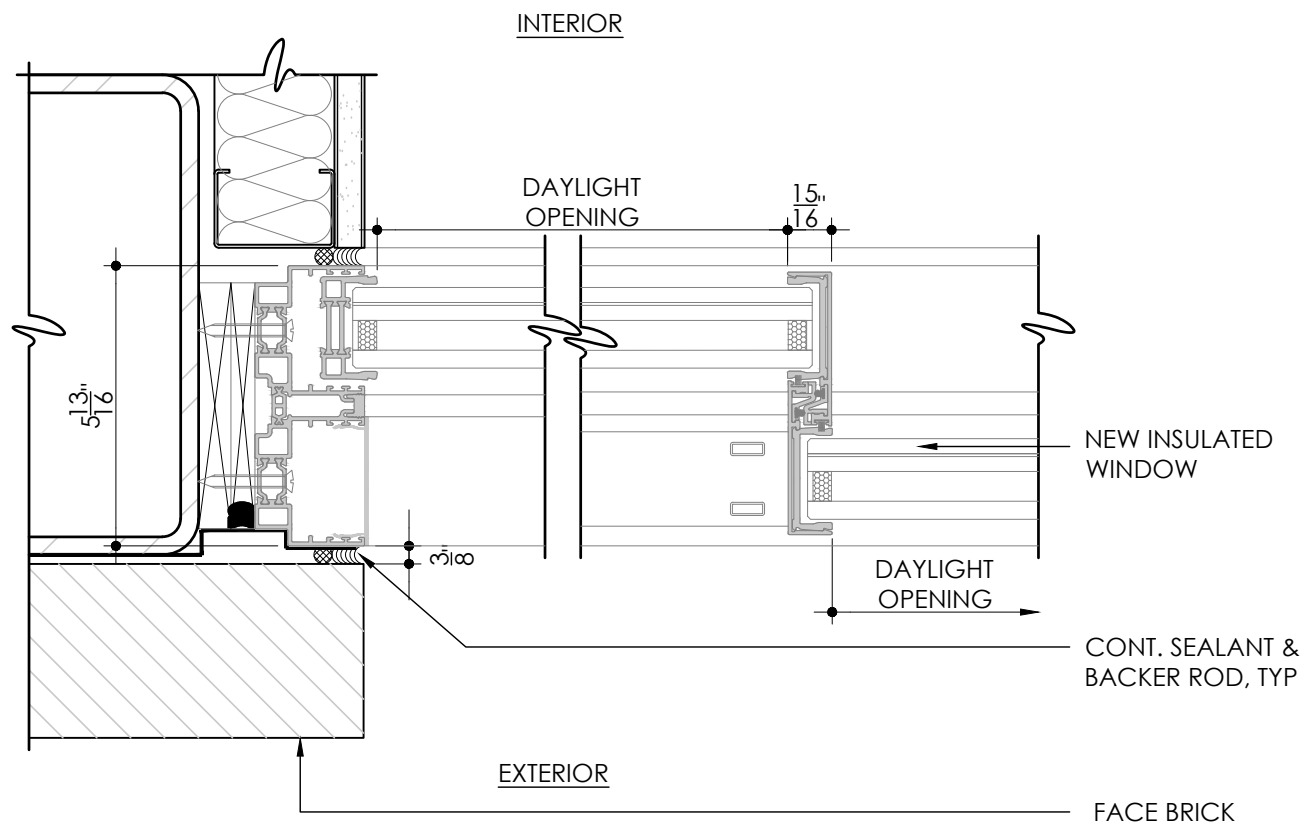
APRIL 21, 2026



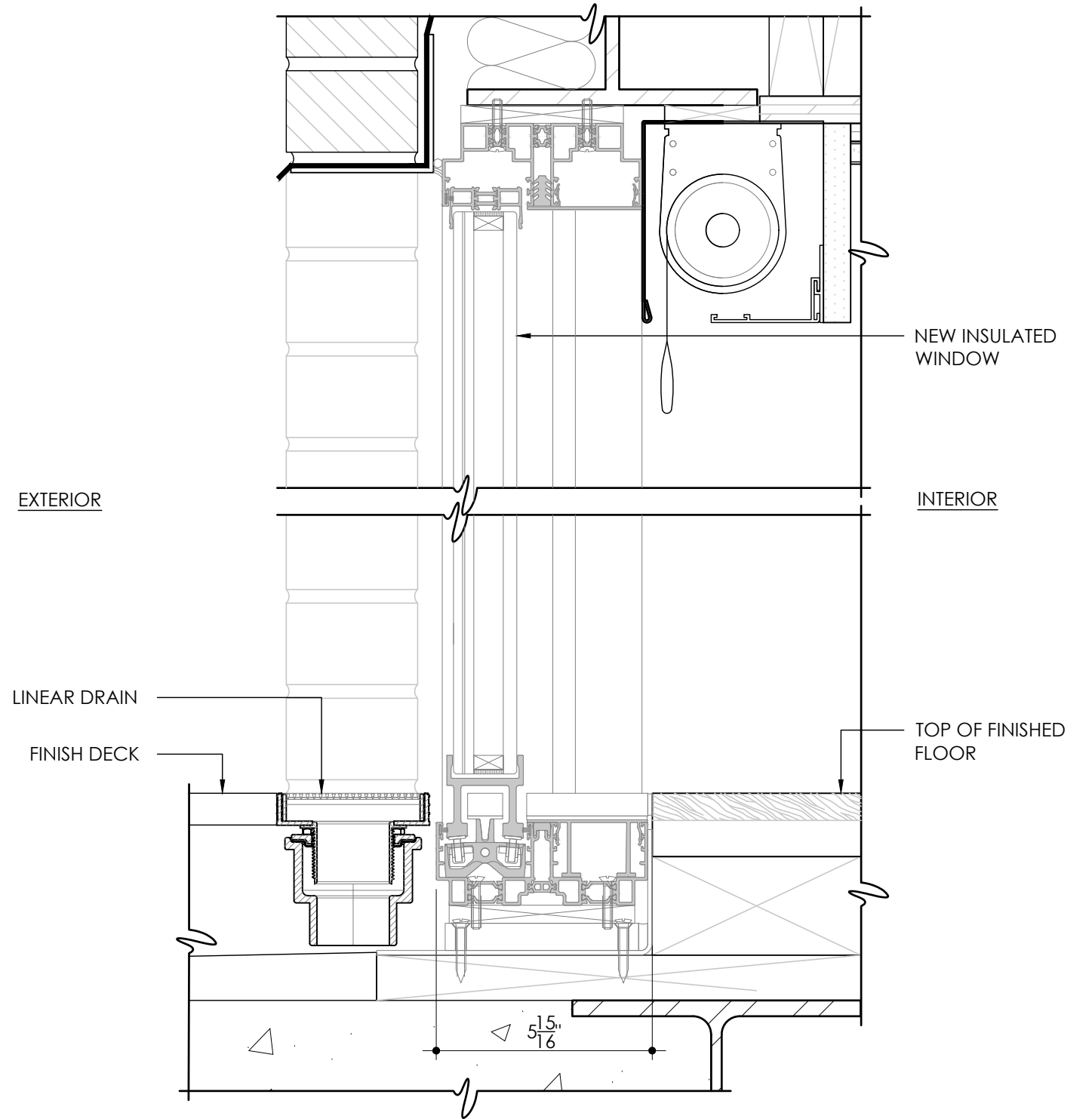
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1 HORIZONTAL SECTION TROUGH WINDOW: GOLDBRECHT, VITROCSA MOD+, 2 TRACKS
3"=1'-0"



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

BSMNT AND 1ST FLOOR REAR WINDOW DTLs

36

BANK STREET RESIDENCE

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APRIL 21, 2026

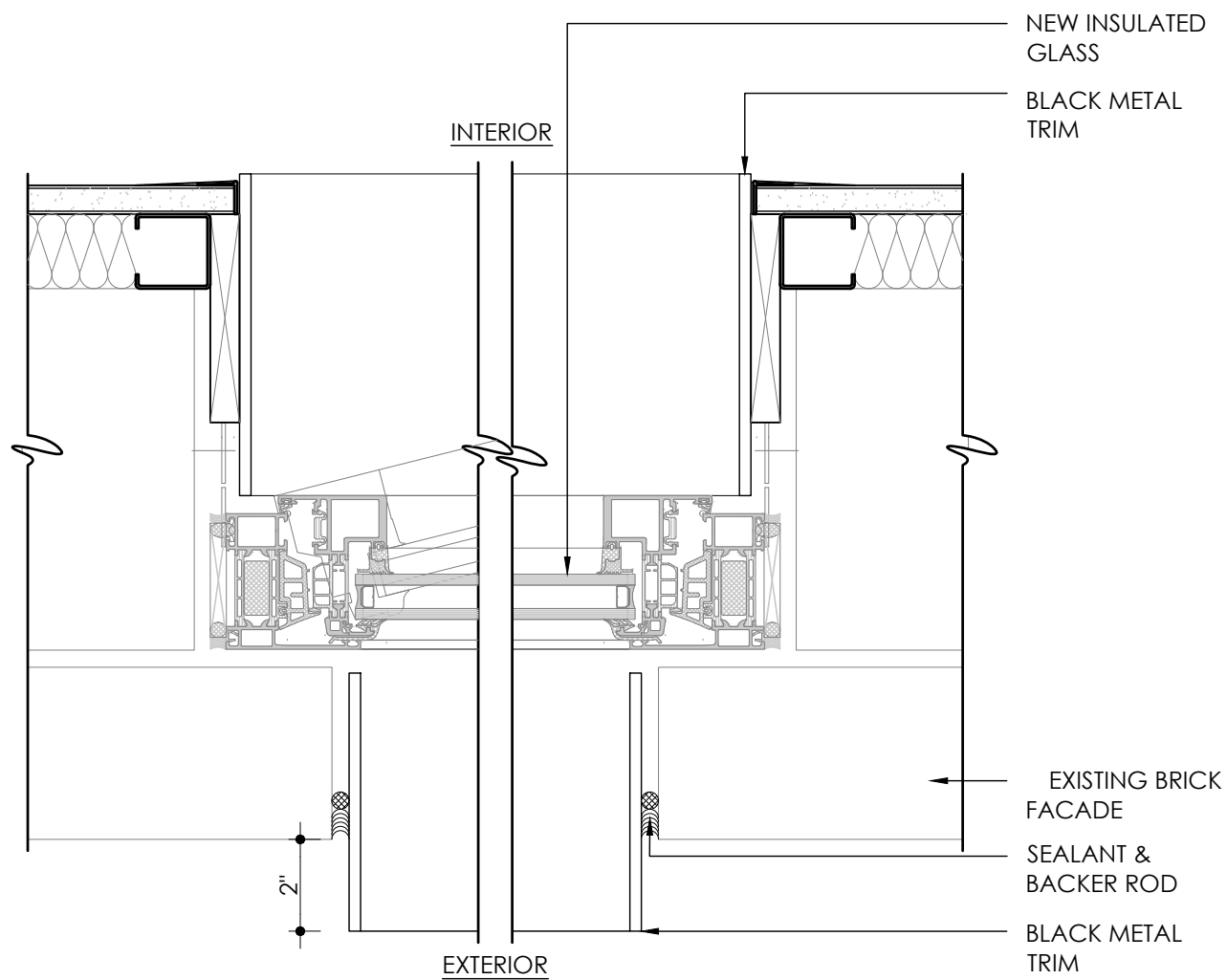


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1 HORIZONTAL SECTION THROUGH DOOR: SCHÜCO DOOR SYSTEM
3"=1'-0"

2ND FLOOR REAR WINDOW DETAILS

37A

BANK STREET RESIDENCE

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APRIL 21, 2026

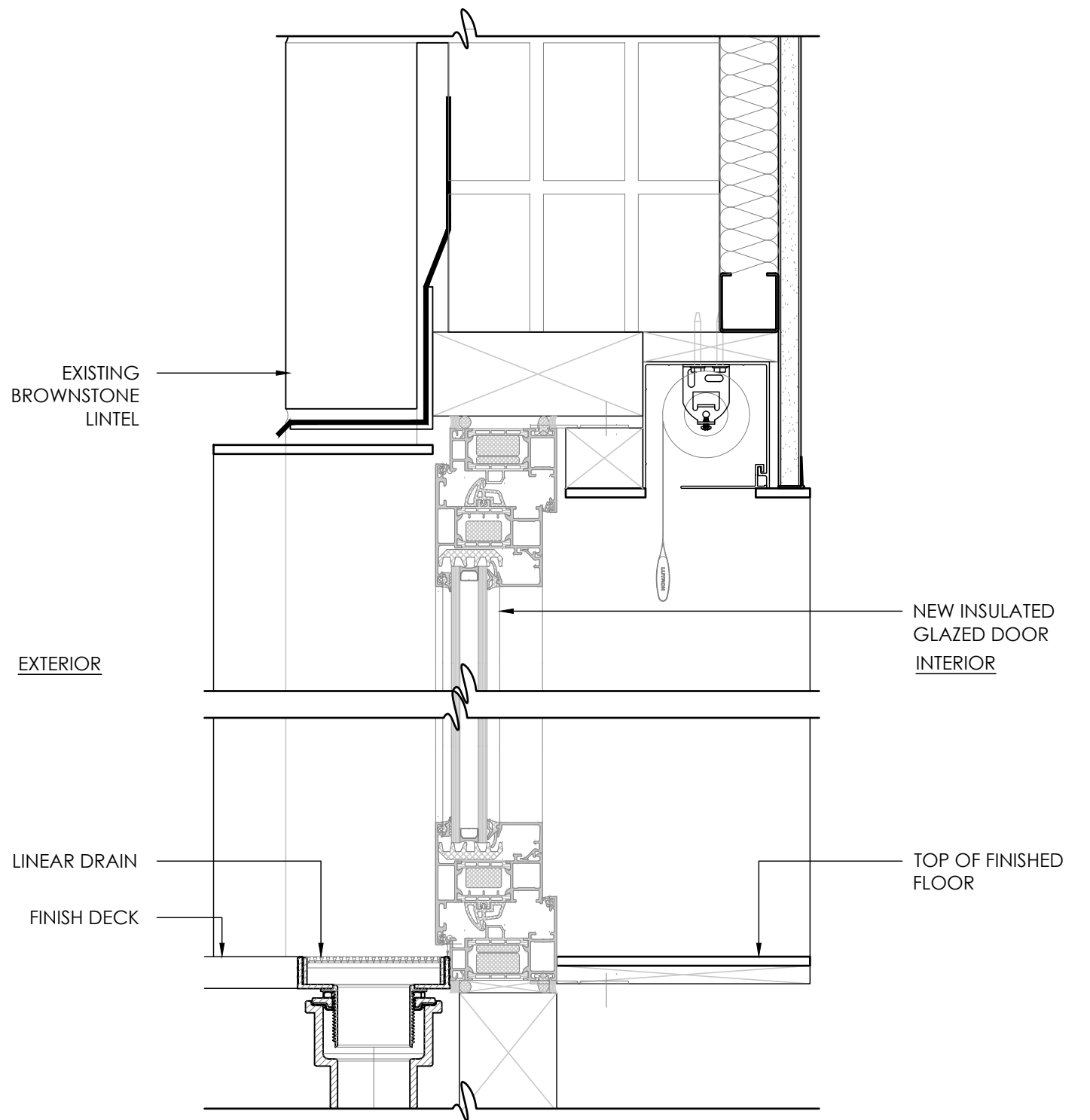


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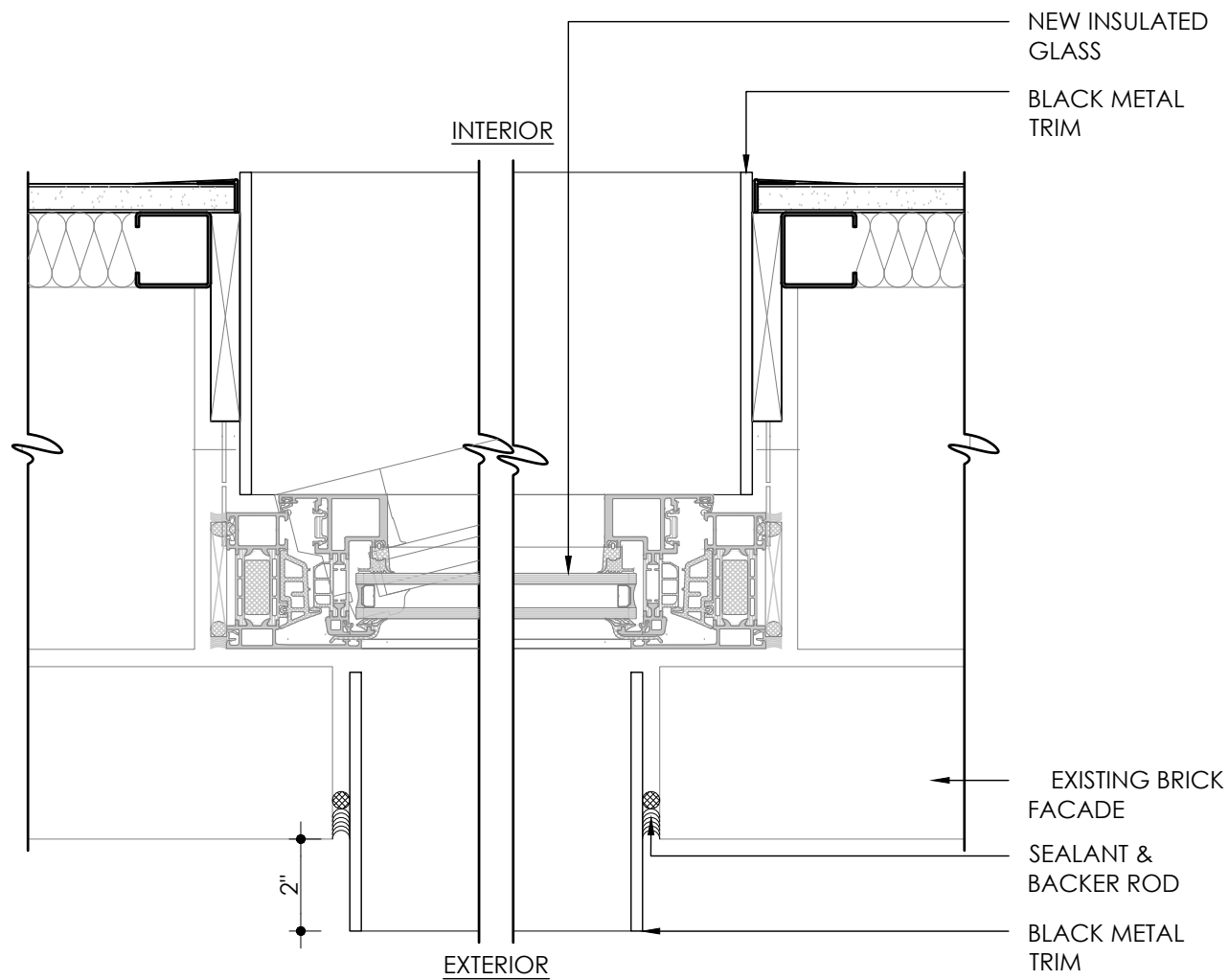
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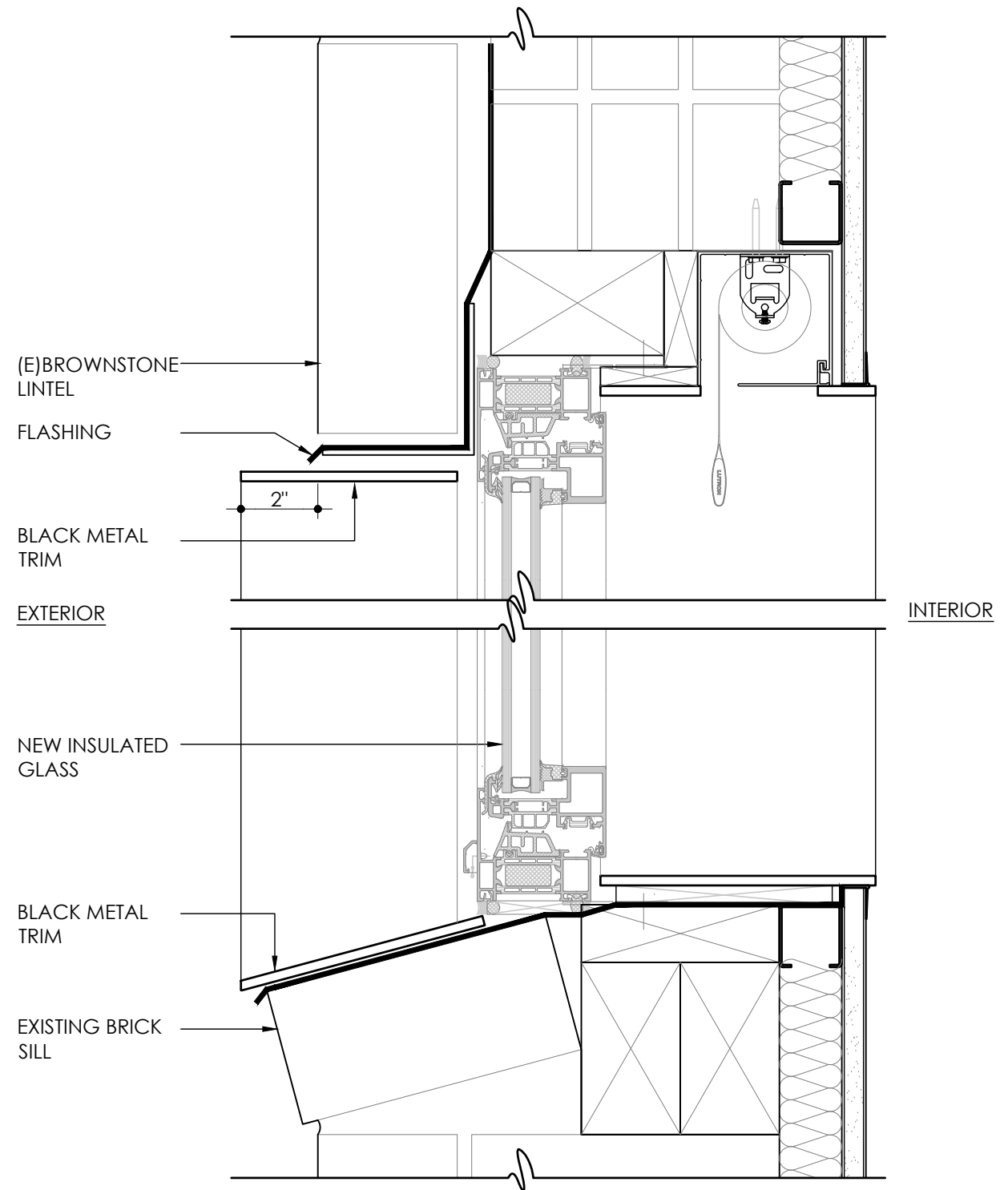
stad@sawickitarella.com



2 VERTICAL SECTION THROUGH DOOR: SCHÜCO DOOR SYSTEM
3"=1'-0"



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 REAR WINDOW DETAILS

37B

BANK STREET RESIDENCE

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APRIL 21, 2026

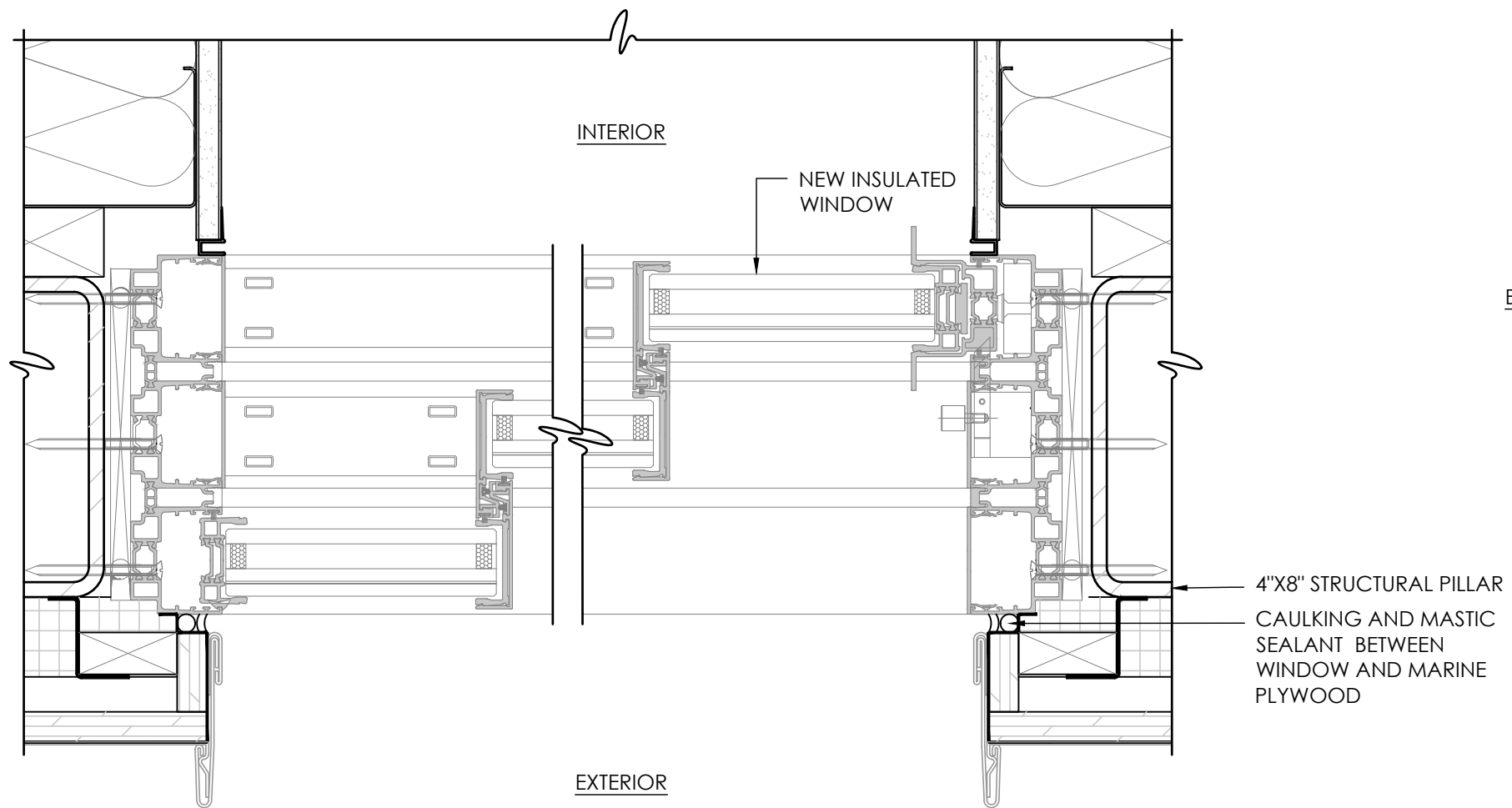


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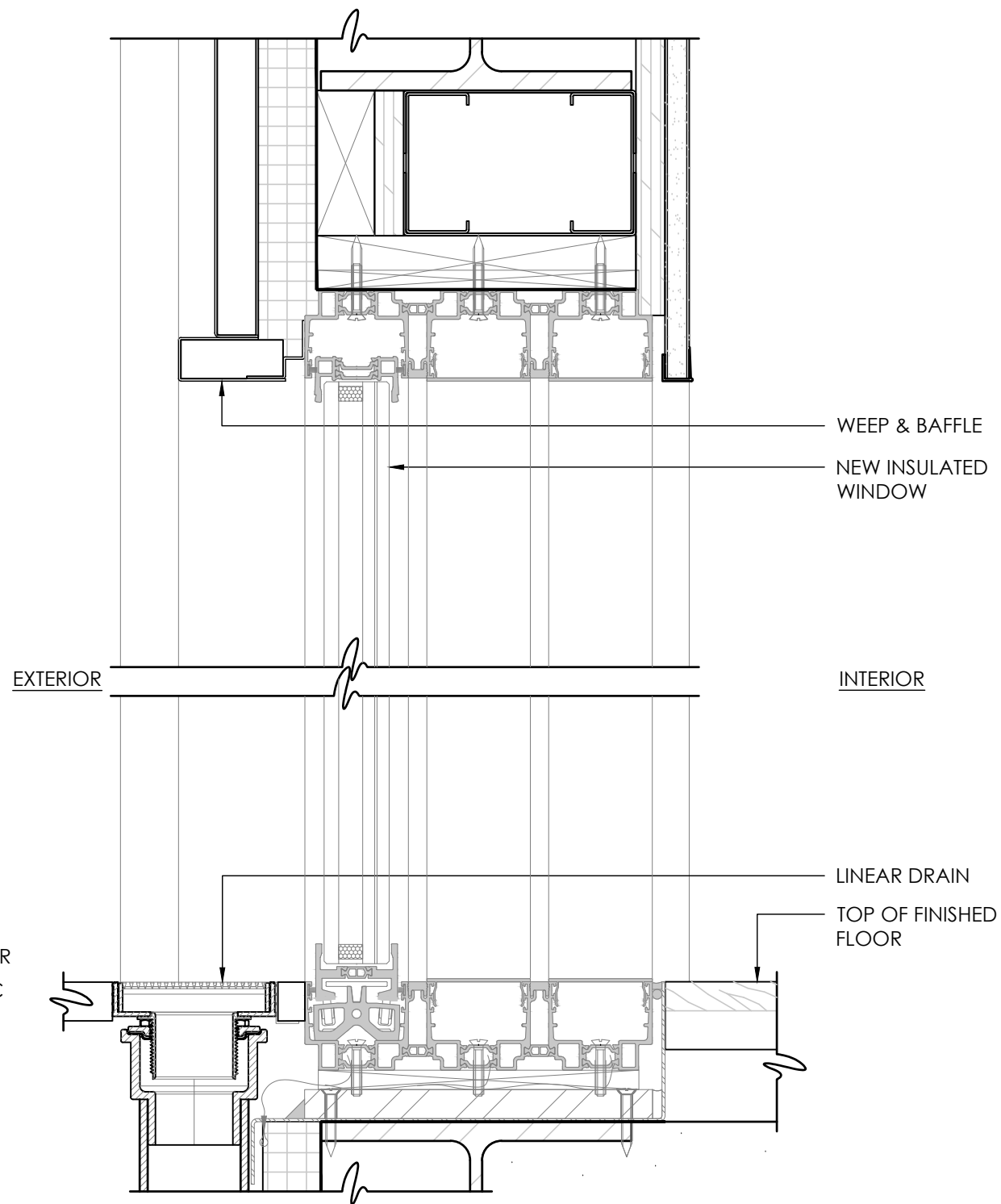
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1 HORIZONTAL SECTION THROUGH WINDOW: GOLDBRECHT VITROCSA MOD+, 3 TRACKS
3"=1'-0"



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

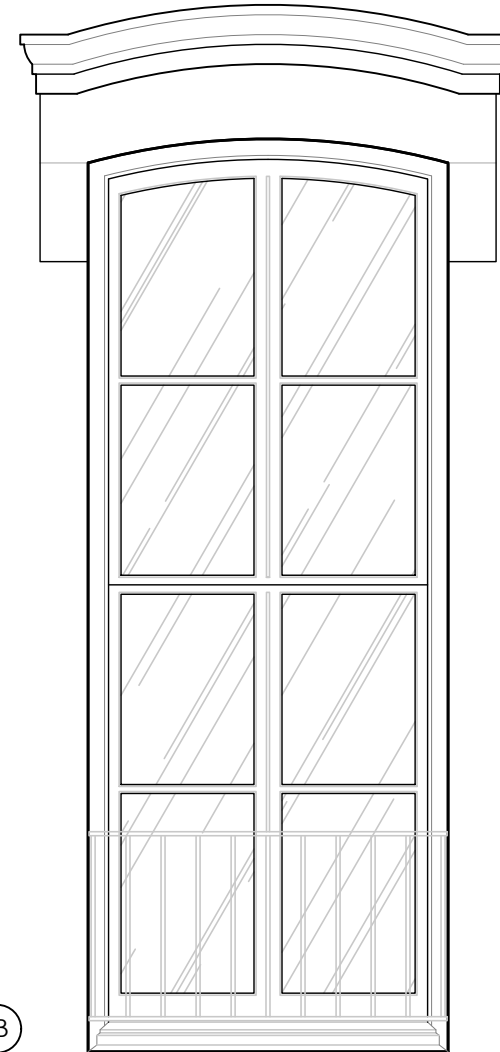
2 EXISTING BRICK MOLD DETAIL



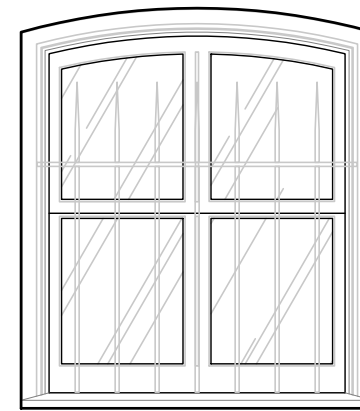
3 EXISTING FRONT FACADE BASEMENT WINDOW WITH EXISTING GRILLE AND BRICKMOLD



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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3 EXISTING PARLOR-LEVEL (1ST FLOOR) WINDOW ; NO BRICKMOLD, TYPICAL



4 EXISTING 2ND AND 3RD FLOOR BRICKMOLD, TYPICAL



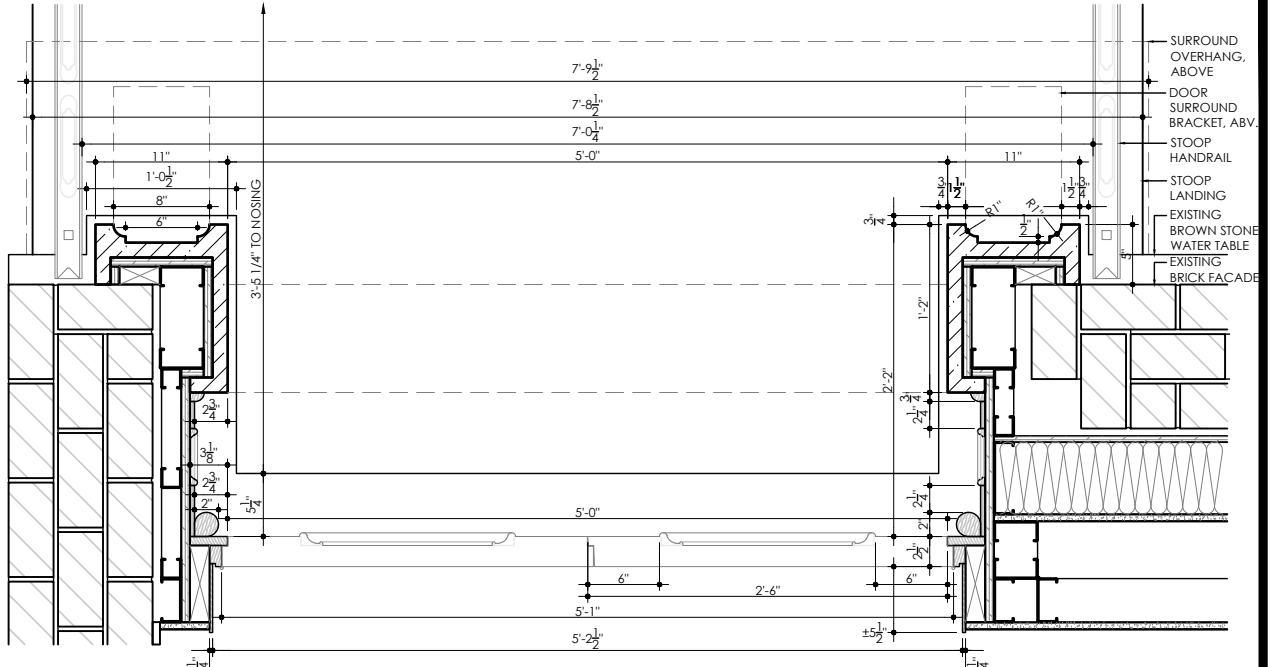
5 EXISTING 2ND AND 3RD FLOOR BRICKMOLD WIDTH



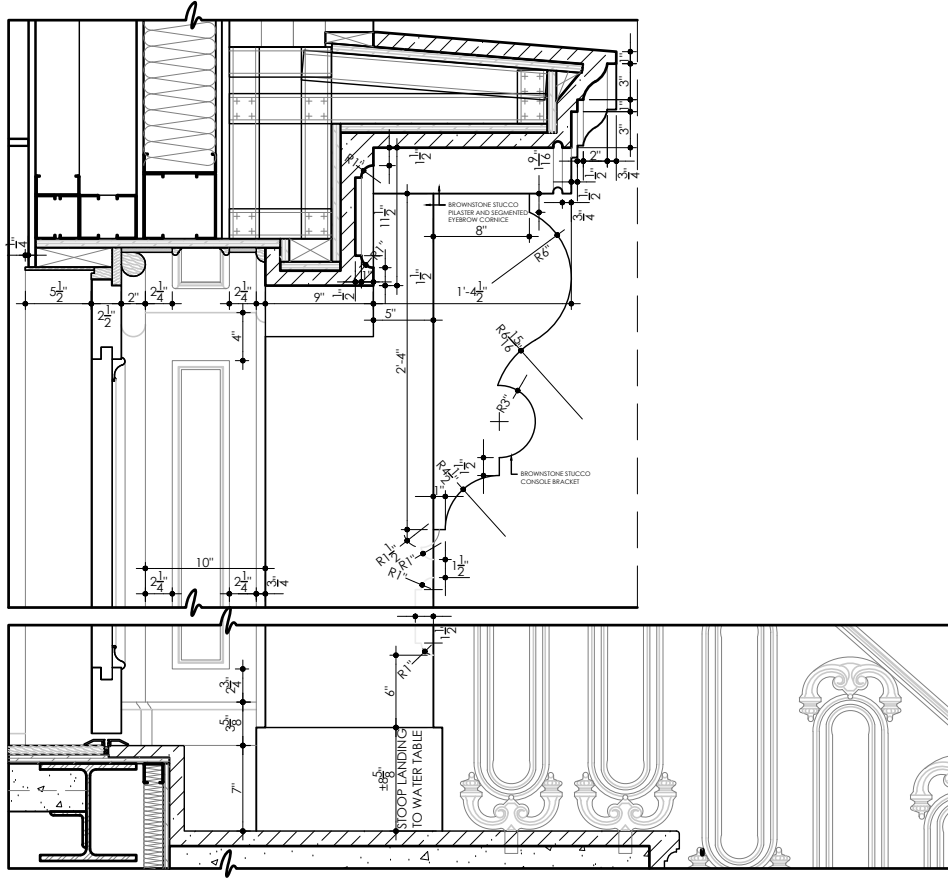
6 EXISTING 2ND AND 3RD FLOOR BRICKMOLD DEPTH



7 255 WEST 11TH STREET PARLOR-LEVEL WINDOWS REFERENCE WINDOW FOR FAUX MUNTIN DESIGN



1 ENLARGED PLAN SECTION THROUGH 1ST FLOOR ENTRY
3/4"=1'-0"



2 ENLARGED VERTICAL SECTION THROUGH 1ST FLOOR ENTRY
3/4"=1'-0"

(E) WINDOWS & DOOR SURROUND DETAILS

40

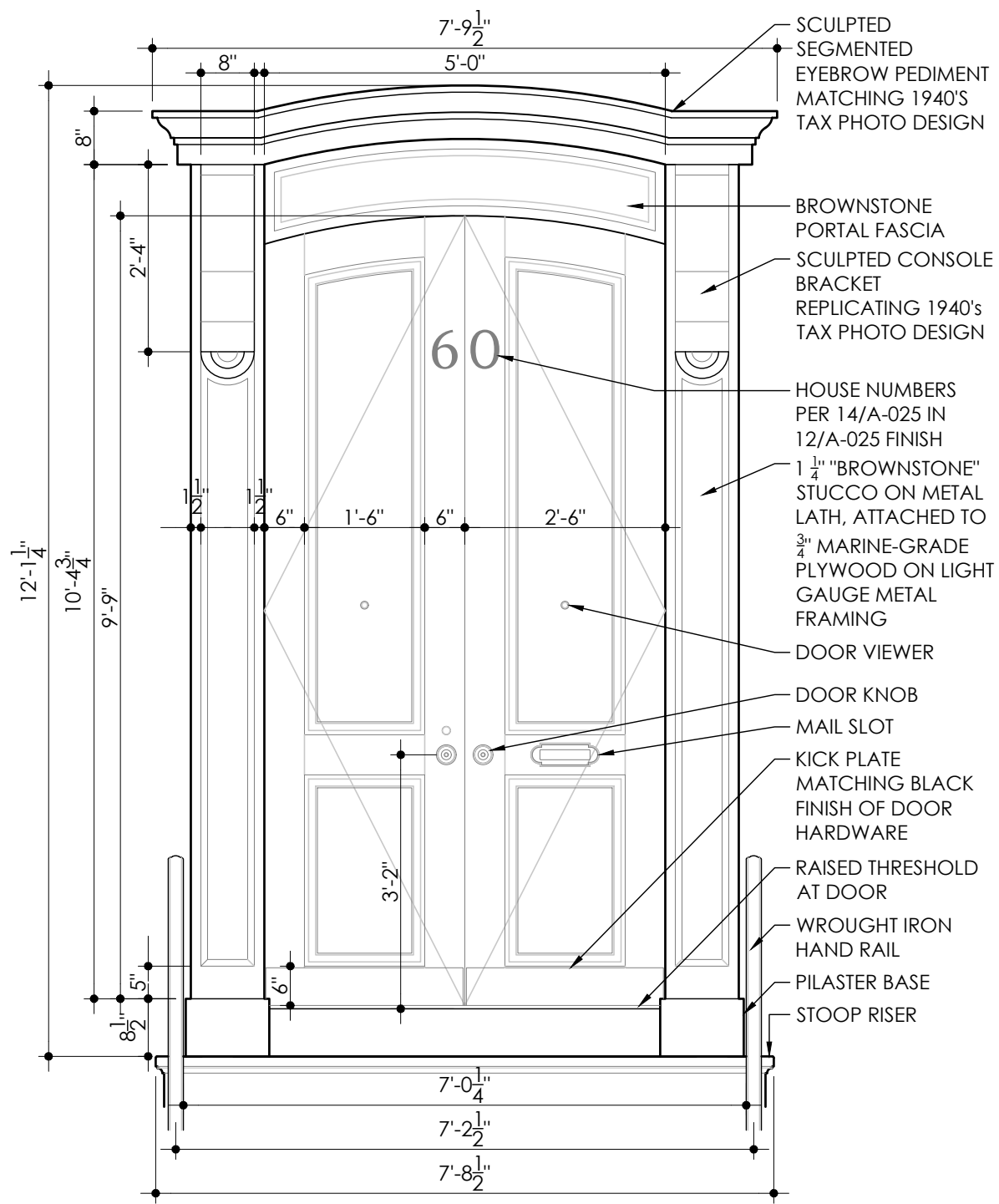
BANK STREET RESIDENCE
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SCULPTED
SEGMENTED
EYEBROW PEDIMENT
MATCHING 1940'S
TAX PHOTO DESIGN

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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APRIL 21, 2026

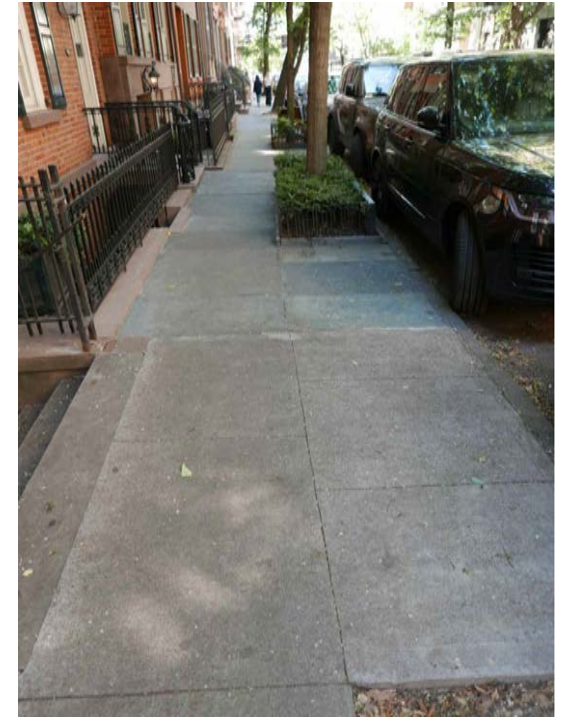


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① 60 BANK STREET, EXISTING CONCRETE SIDEWALK FACING WEST

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

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026

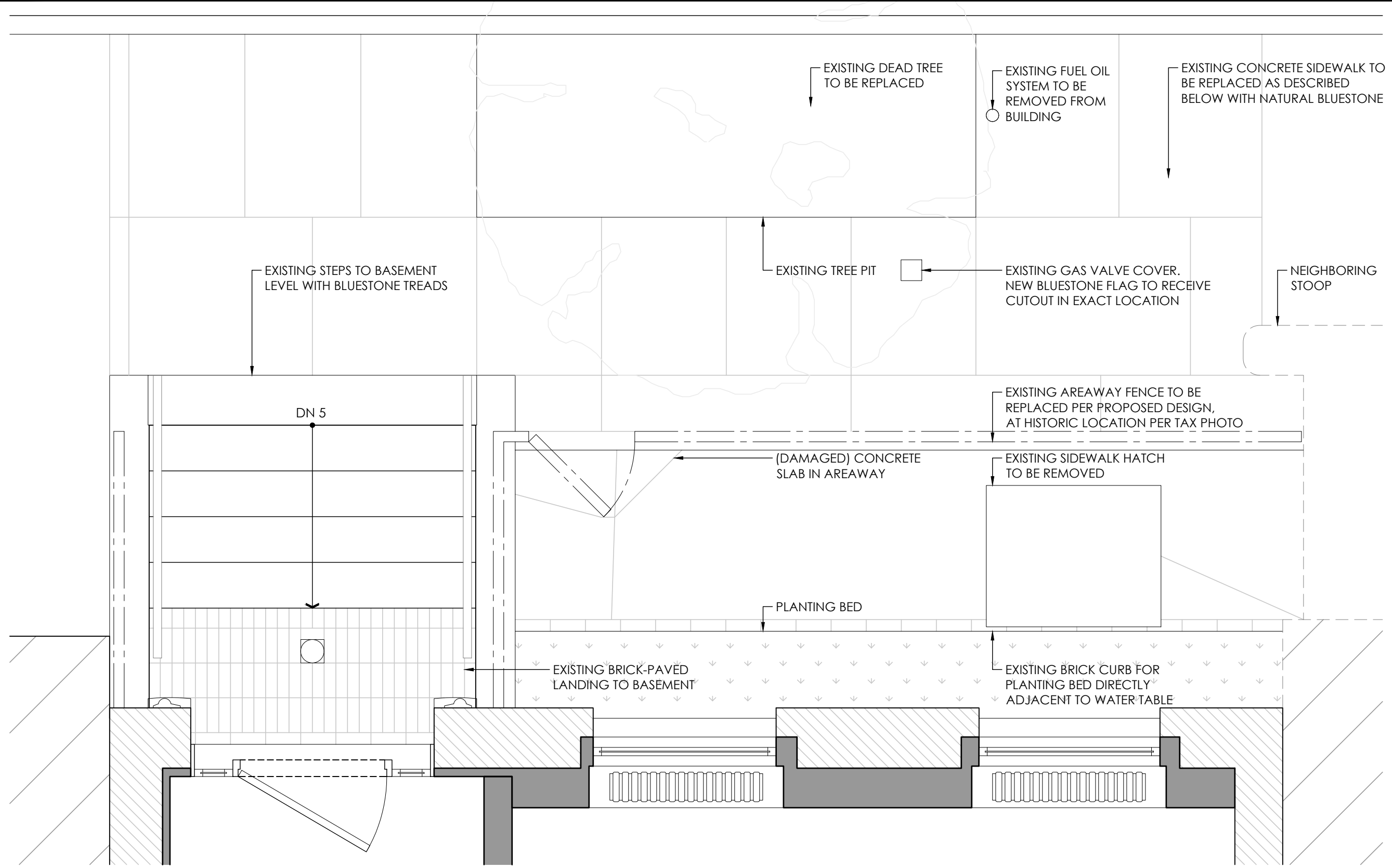


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1 SIDEWALK AND AREAWAY EXISTING PAVING PLAN
1/2"=1'-0"

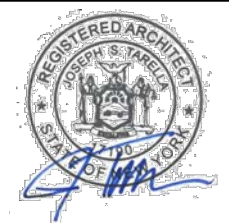
EXISTING SIDEWALK AND AREAWAY PLAN

43

BANK STREET RESIDENCE

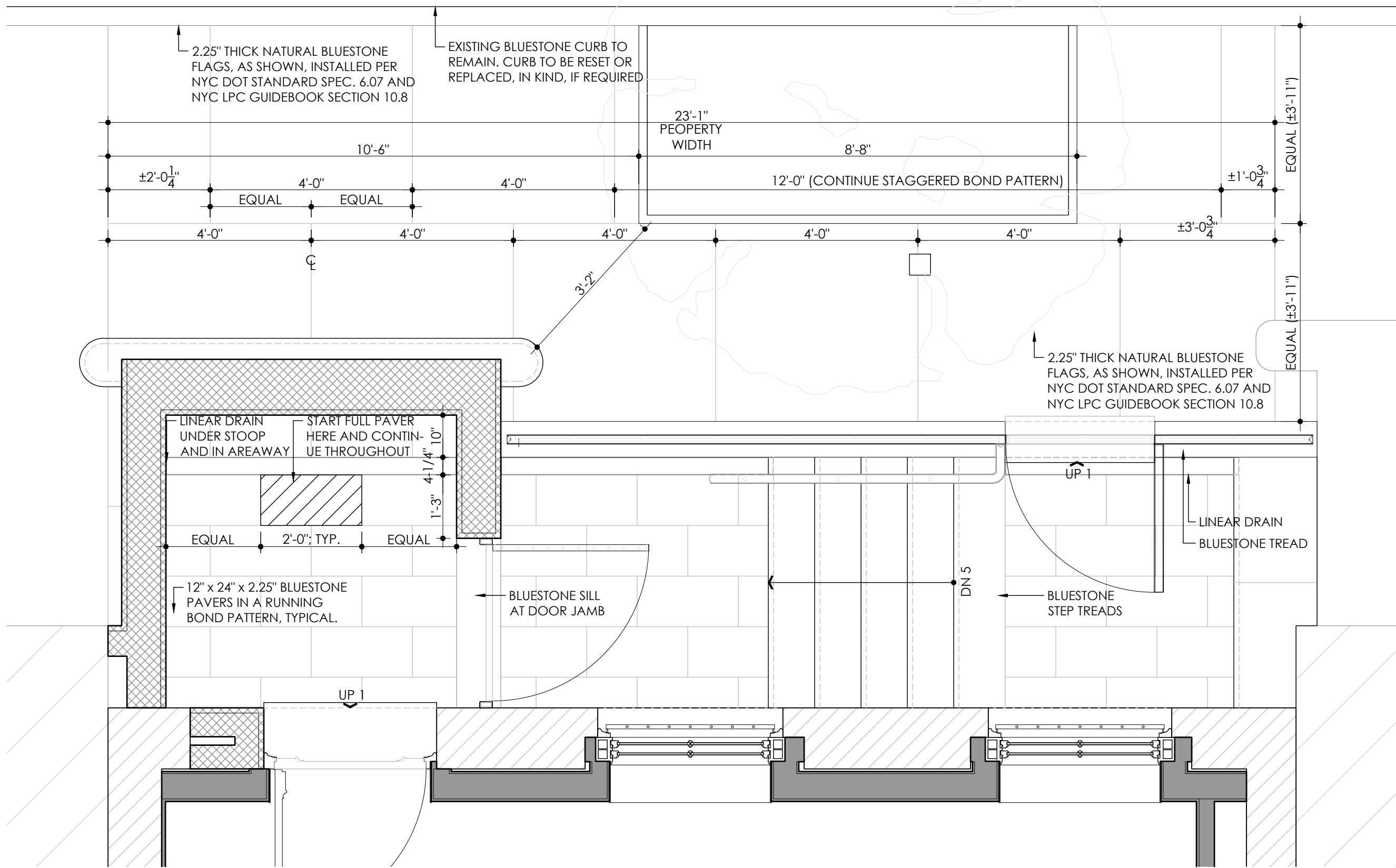
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1 SIDEWALK AND AREAWAY (NEW) BLUESTONE PAVING PLAN
1/2" = 1'-0"

PROPOSED SIDEWALK AND AREAWAY PLANS

44

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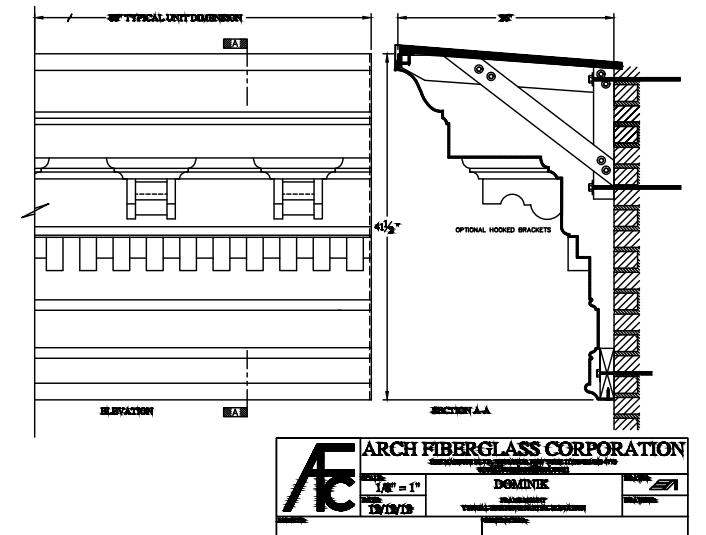
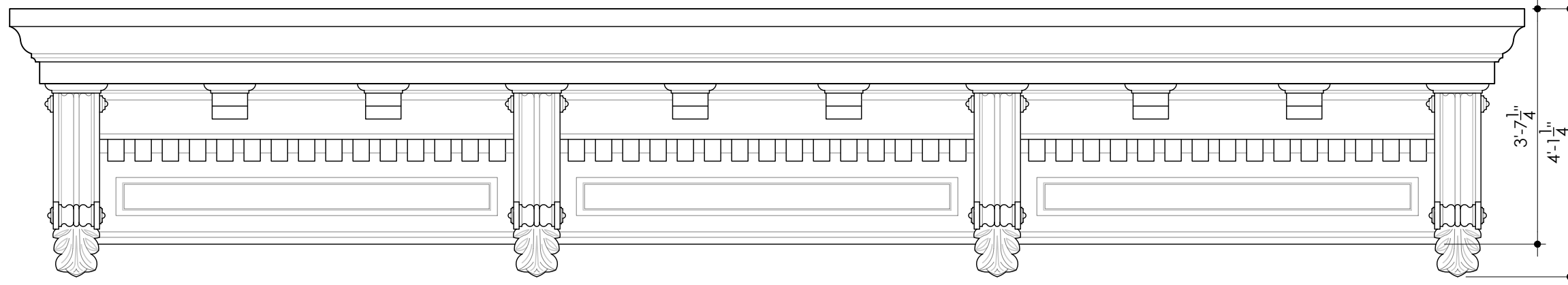
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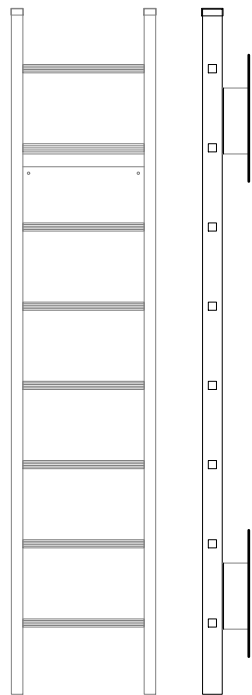
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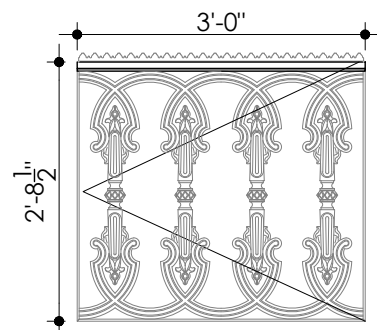


1 ARCH FIBERGLASS CORPORATION "DOMINIK" CORNICE WITH MODIFICATIONS
NTS

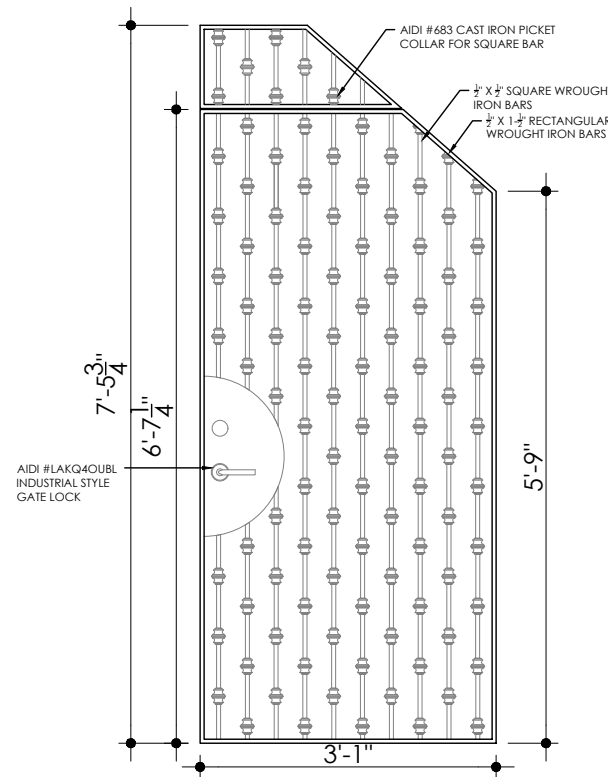
2 ARCH FIBERGLASS CORP.
"DOMINIK" CORNICE DETAILS
NTS



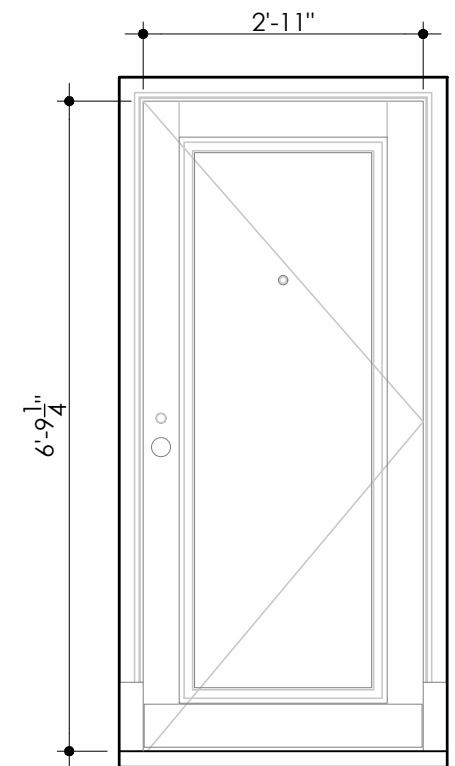
3 O'KEEFE'S INC. ALUMINIUM ROOF LADDER
LOCATION: ROOF TOP ADDITION
NTS



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



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



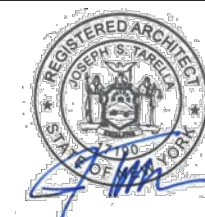
6 WOOD BASEMENT ENTRANCE DOOR,
NORTH-FACING ROOF ACCESS DOOR SIMILAR
1/2" = 1'-0"

PROPOSED CORNICE AND MISC. DETAILS

45

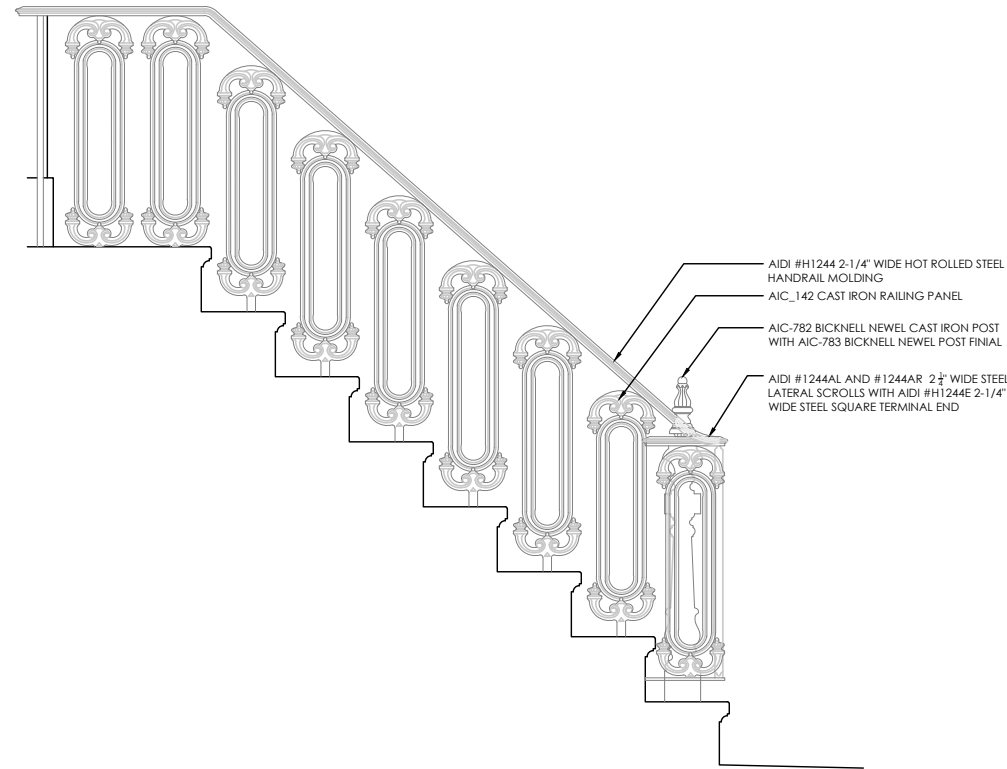
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APRIL 21, 2026

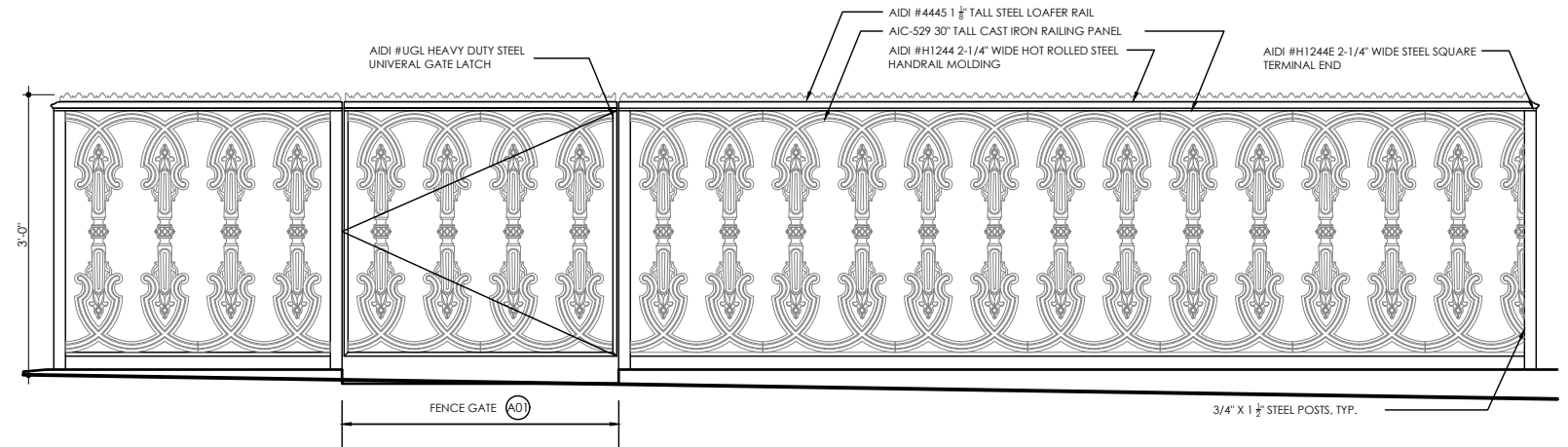


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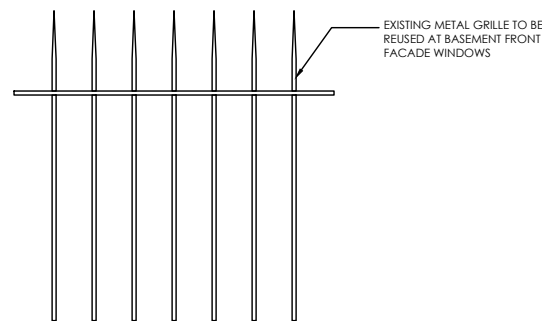
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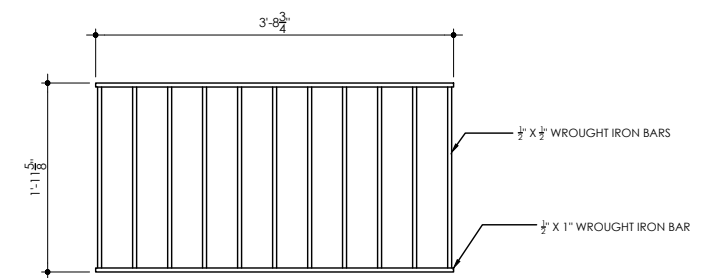
1 NEW STOOP HANDRAIL
1-1/2"=1-0"



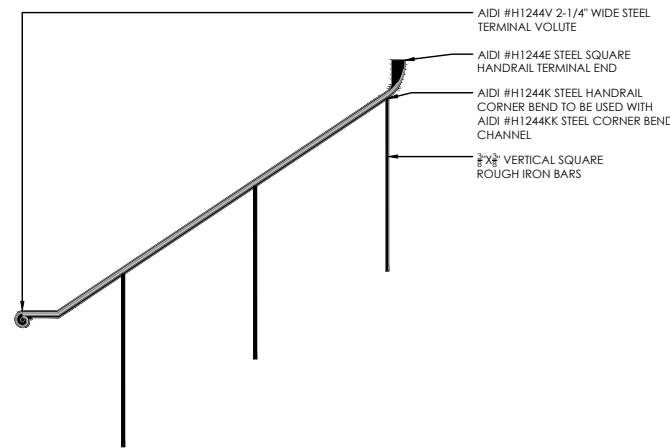
2 NEW AREAWAY HANDRAIL AND GATE
1-1/2"=1-0"



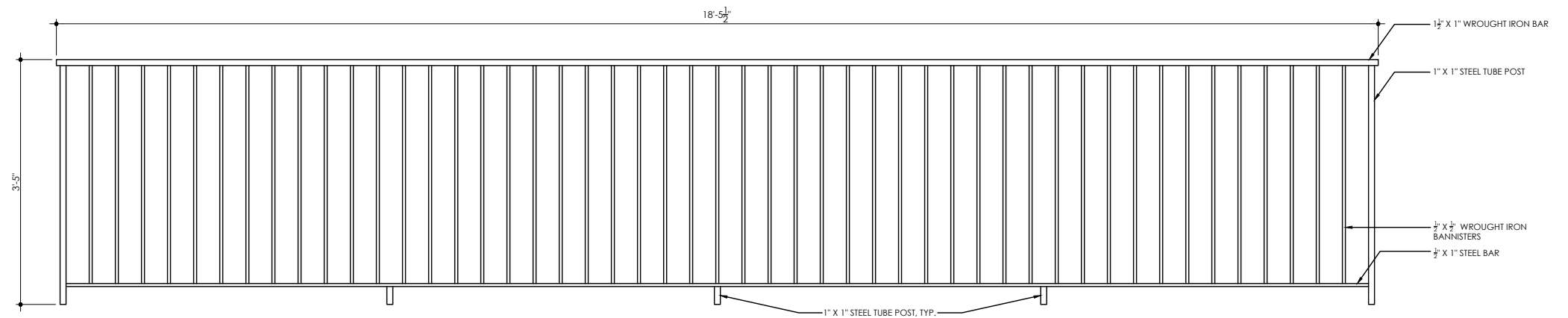
3 REUSED EXISTING BASEMENT WINDOW GRILLE
1-1/2"=1-0"



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

46

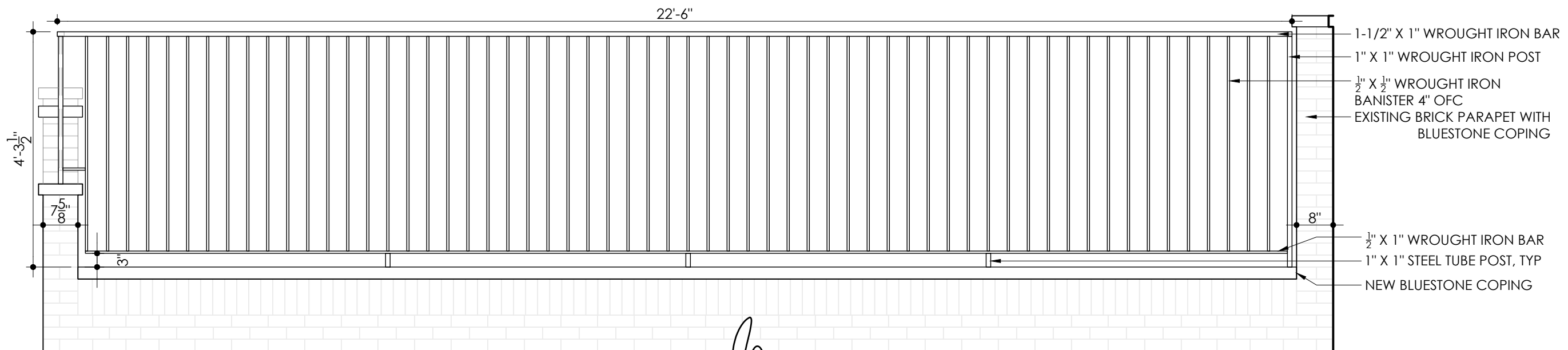
BANK STREET RESIDENCE
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APRIL 21, 2026

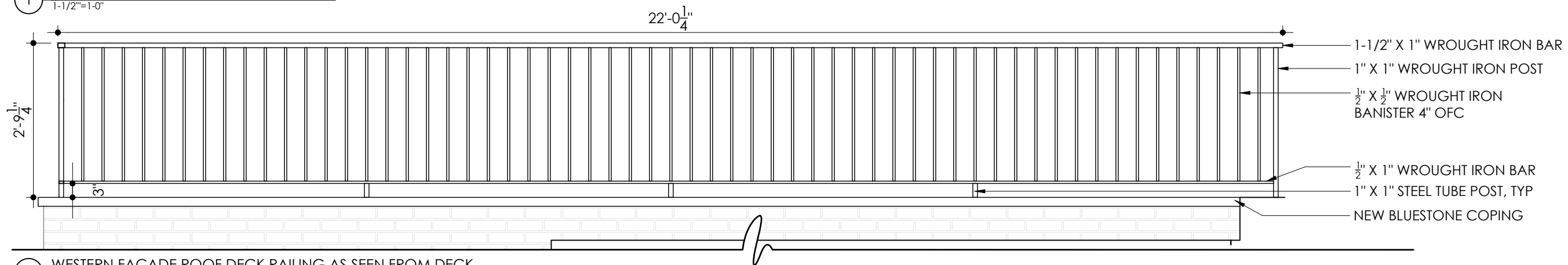


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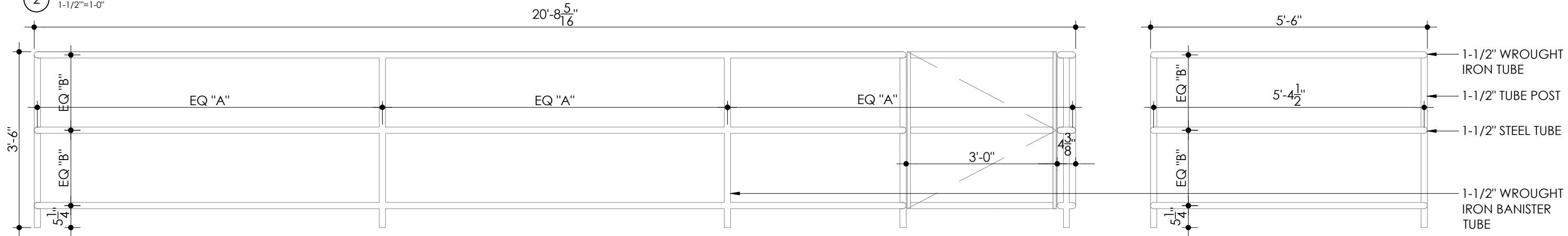
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1 SOUTHERN FACADE ROOF DECK RAILING
1-1/2"=1-0"



2 WESTERN FACADE ROOF DECK RAILING AS SEEN FROM DECK
1-1/2"=1-0"



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

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

REAR FACADE PARAPETS AND RAILINGS

47

BANK STREET RESIDENCE

60 BANK STREET, NEW YORK, NEW YORK 10014

APRIL 21, 2026



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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

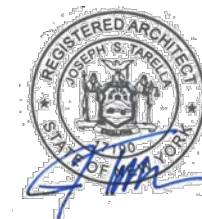
DOOR HARDWARE AND FINISHES

48

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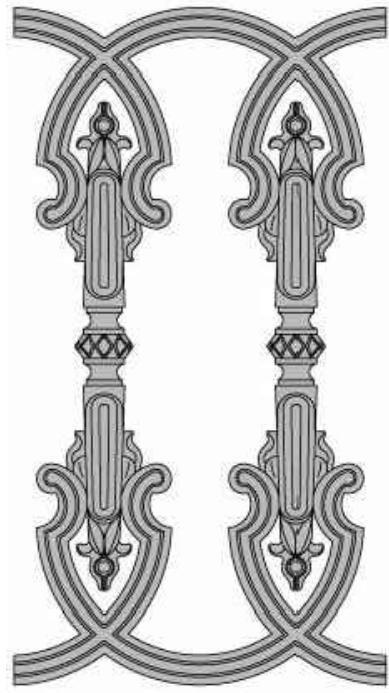


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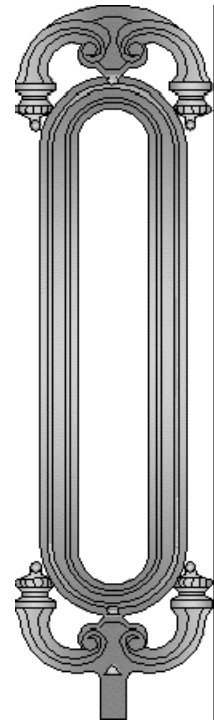
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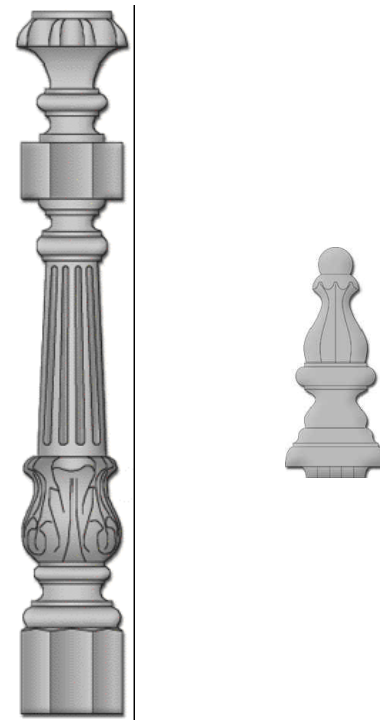
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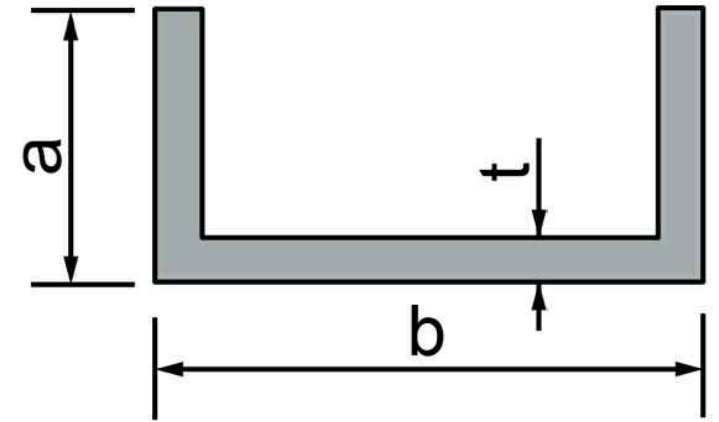
① AIC-529 "CLINTON" CAST IRON FENCE PANEL
NTS



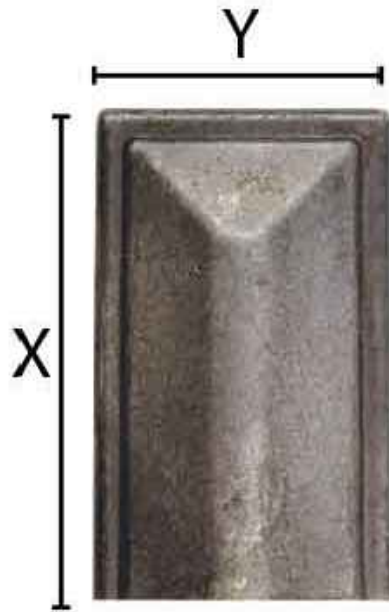
② AIC-142 CAST IRON DOUBLE-FACED "LORBER STOOP PANEL"
NTS



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

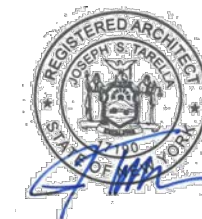
IRONWORK PARTS

49

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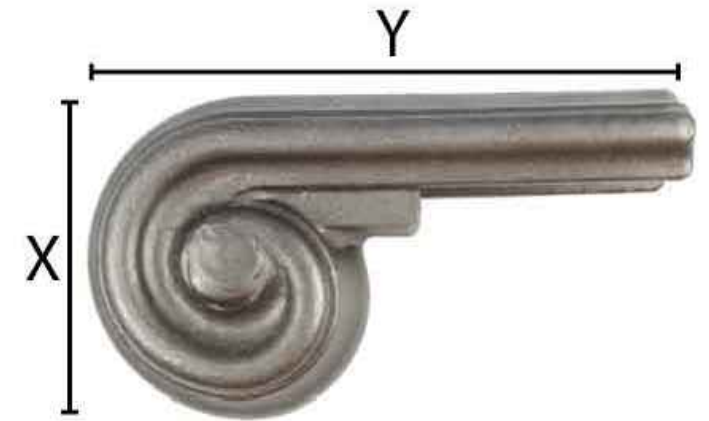
① AIDI #H1244K STEEL HANDRAIL CORNER BEND TO BE USED WITH AIDI#H1244KK STEEL CORNER BEND CHANNEL
NTS



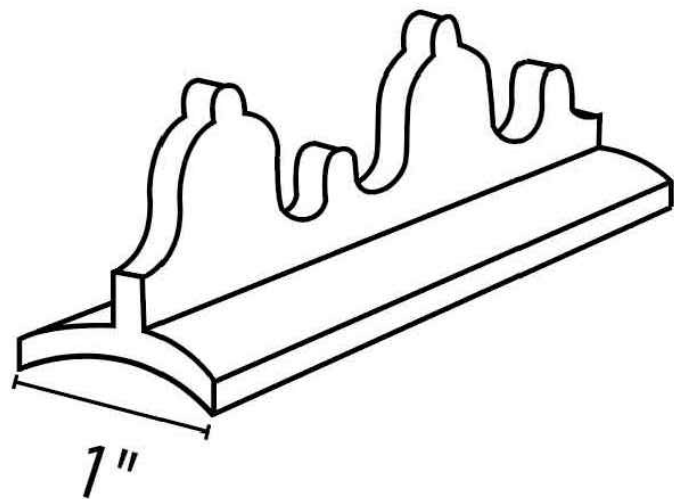
② AIC #UGL HEAVY DUTY UNIVERSAL STEEL GATE LATCH
NTS



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

50

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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



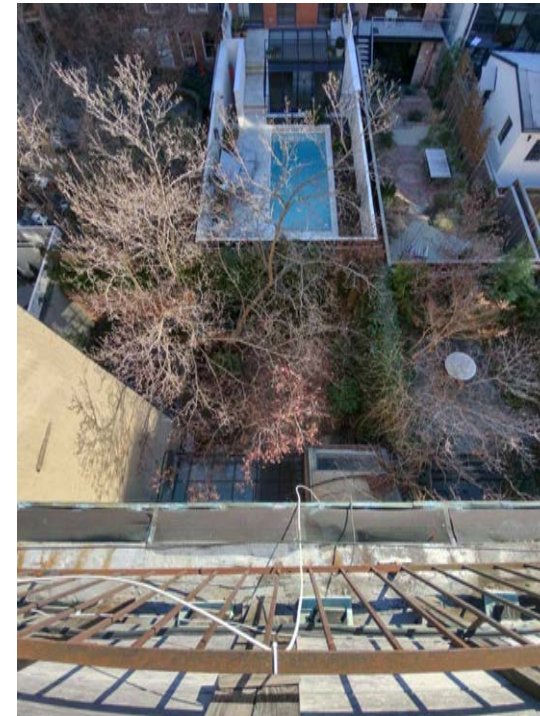
4 DAMAGED AREA OF WEST FACADE BLUESTONE COPING



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

51

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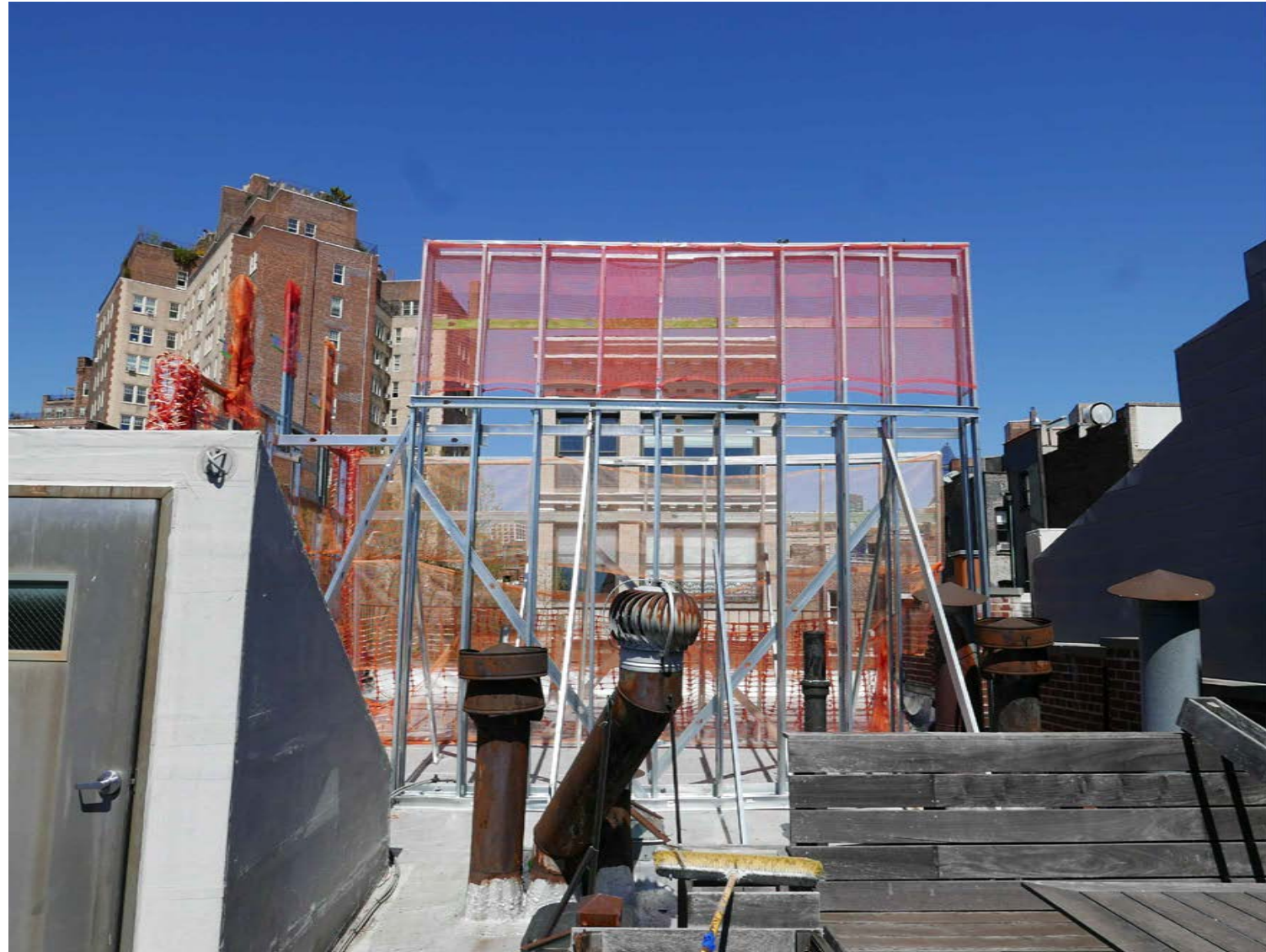


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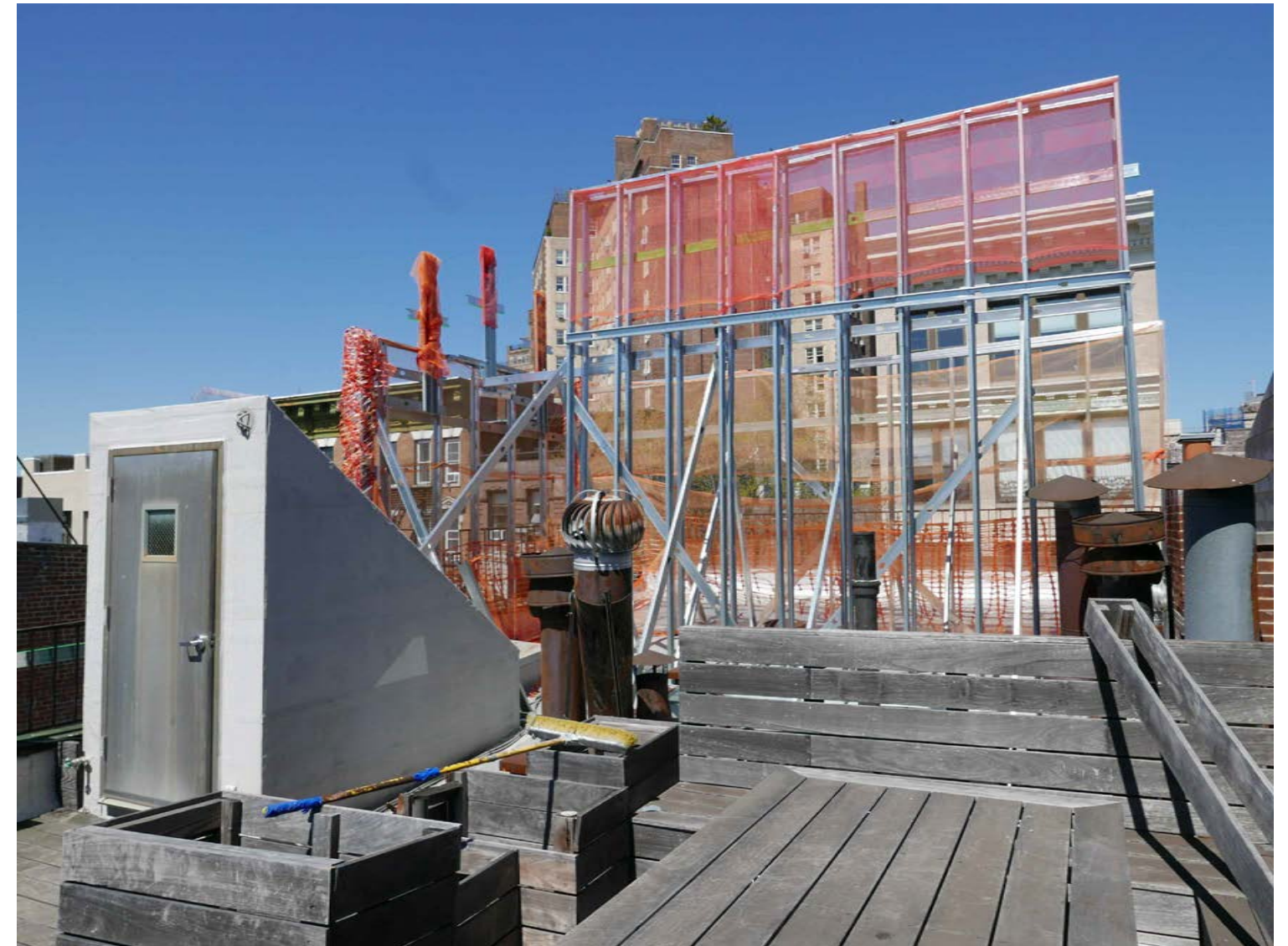
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Ⓓ VIEW NORTH OF PROPOSED BULK HEIGHT
N/A



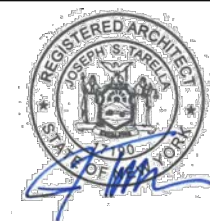
Ⓔ VIEW WEST SHOWING PROPOSED BULK DEPTH AND PARAPET HEIGHT
N/A

ROOF ADDN. MOCK-UP VIEWED FROM ROOF
52

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The current proposal is:

Preservation Department – Item 4, LPC-25-07905

60 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.