

October 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-07271

14 Bank Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 828 6357

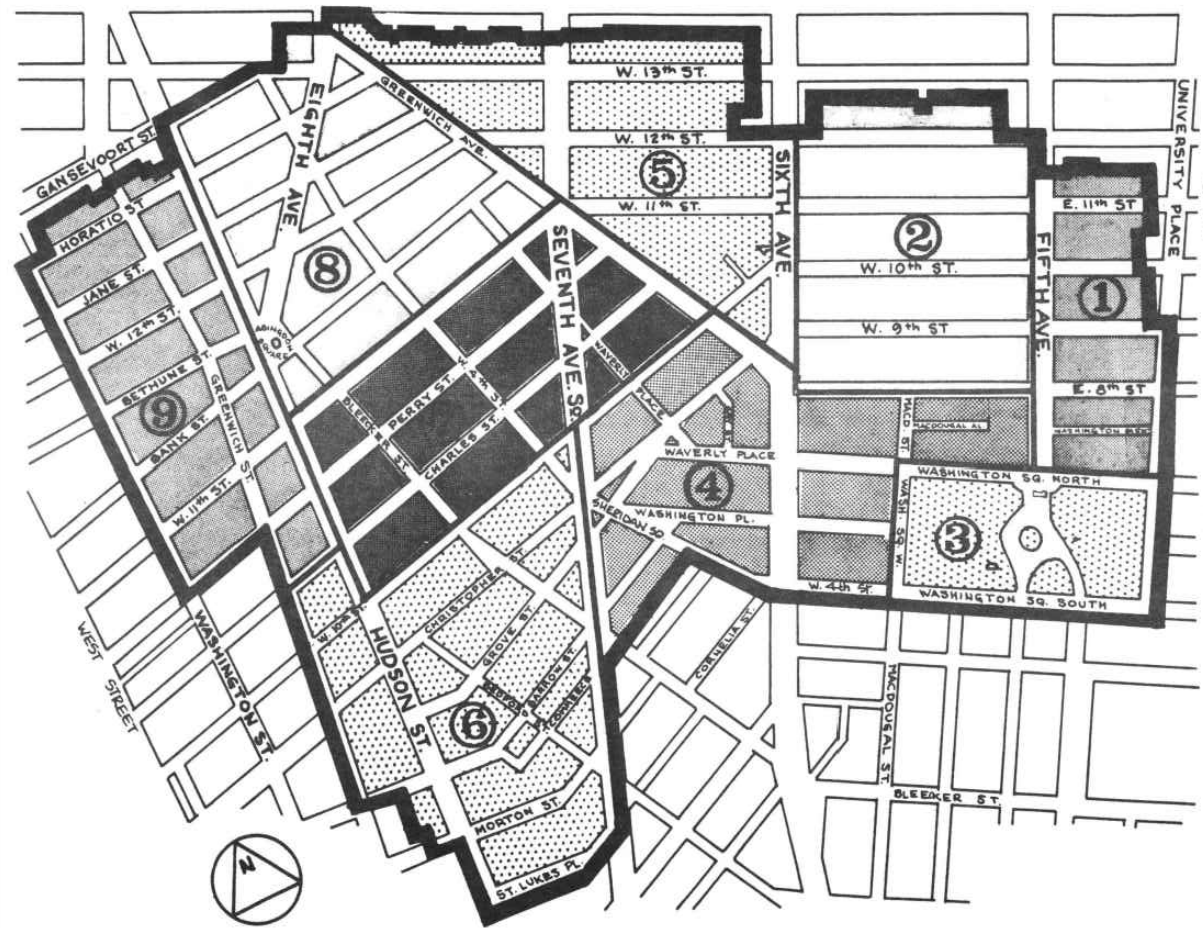
Passcode: 064492

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US 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.



GREENWICH VILLAGE HISTORIC DISTRICT MANHATTAN

Numbered Areas relate to the text of the Commission's Designation Report.

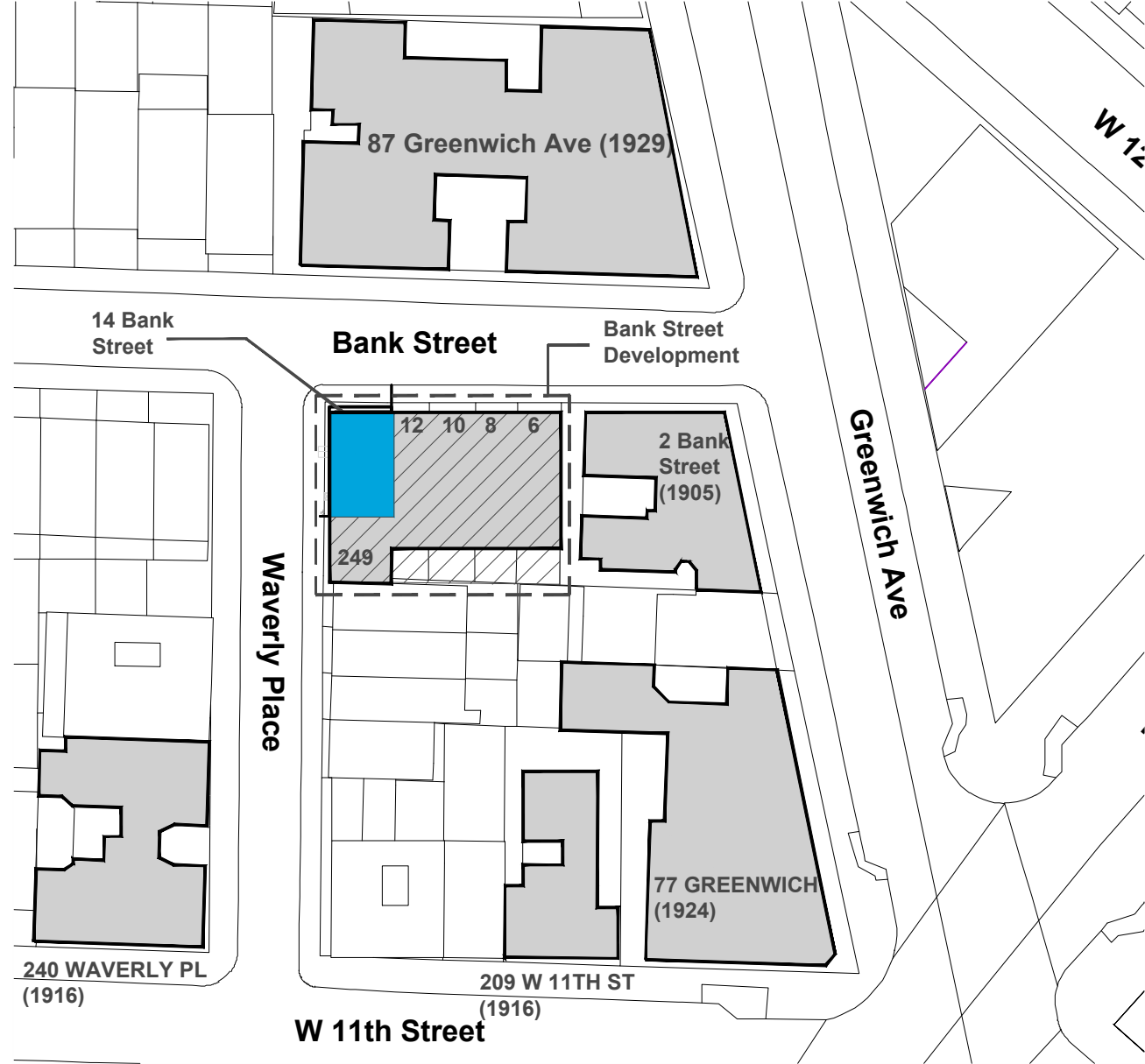
For convenience in writing this Report, and solely for this purpose, the Greenwich Village Historic District has been arbitrarily divided into nine contiguous areas. This division into areas has no significance historically, architecturally or otherwise, and has been introduced only for convenience in organizing the material for this Report.



14 BANK STREET NEW YORK, NY 10014

DISTRICT MAP | NEIGHBORHOOD PLAN | HISTORIC PHOTO

OCT 5 2026
LAURENCE G. JONES ARCHITECTS



- THE SCALE OF DEVELOPMENT IN THIS NEIGHBORHOOD EVOLVED BETWEEN THE 19TH AND 20TH CENTURIES.
- BY THE EARLY 20TH CENTURY THERE WERE 6 BUILDINGS IN THE NEIGHBORHOOD THAT WERE 5 FLOORS OR MORE AND ENCOMPASSED MULTIPLE LOTS.
- THE FIRST BUILDING IN THE CATEGORY WAS THE DEVELOPMENT THAT 14 BANK IS A PART OF.
- 14 BANK WAS BUILT WITH 5 OTHER HOMES (6,8,10,12 BANK/ 249 WAVERLY) AS A CONTIGUOUS STRUCTURE IN 1861.
- THE DEVELOPMENT TOWERED OVER THE NEIGHBORHOOD AT 54 FEET HIGH.
- THE COMPLETED BUILDING CONTAINED 18,600 SF OF SPACE.
- THE STRUCTURE INTRODUCED A NEW BUILDING TECHNOLOGY FOR ITS TIME. THE SOUTH WALL SUPPORTED BY 9 (NINE) CAST IRON COLUMNS.



14 BANK STREET NEW YORK, NY 10014

NEIGHBORHOOD DEVELOPMENT

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GROUND FLOOR VIEW
6 BANK ST TO 14 BANK ST
(LEFT TO RIGHT)

- THE ASHLAR BROWN STONE EXTERIOR ALONG BANK ST IS ONLY CLEARLY VISIBLE AT 10 AND 14 BANK ST
- IN THE 1940 PHOTO THE EXTERIOR STONE WAS CLEARLY STILL VISIBLE ACROSS THE FACADES OF ALL FIVE HOMES.



UPPER FLOORS
8 BANK ST TO 14 BANK ST
(LEFT TO RIGHT)

- FOUR OF THE FIVE HOMES FACING BANK ST HAVE A HORIZONTAL CASEMENT WINDOWS THAT WERE ADDED IN THE 1920S
- THE CORNICE IS CONSISTENT- BUT CENTERED ON EACH HOUSE

14 BANK STREET NEW YORK, NY 10014

BANK ST DEVELOPMENT

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BANK ST DEVELOPMENT
6 BANK ST THRU 14 BANK ST
& 249 WAVERLY PLACE

- THE CORNICE AT THE CORNER CONTINUES OVER THE WAVERLY PLACE FACADE OF 14 BANK AND 249 WAVERLY PLACE.
- THE CHIMNEYS AT 14 BANK RISE ABOVE THE CORNICE.



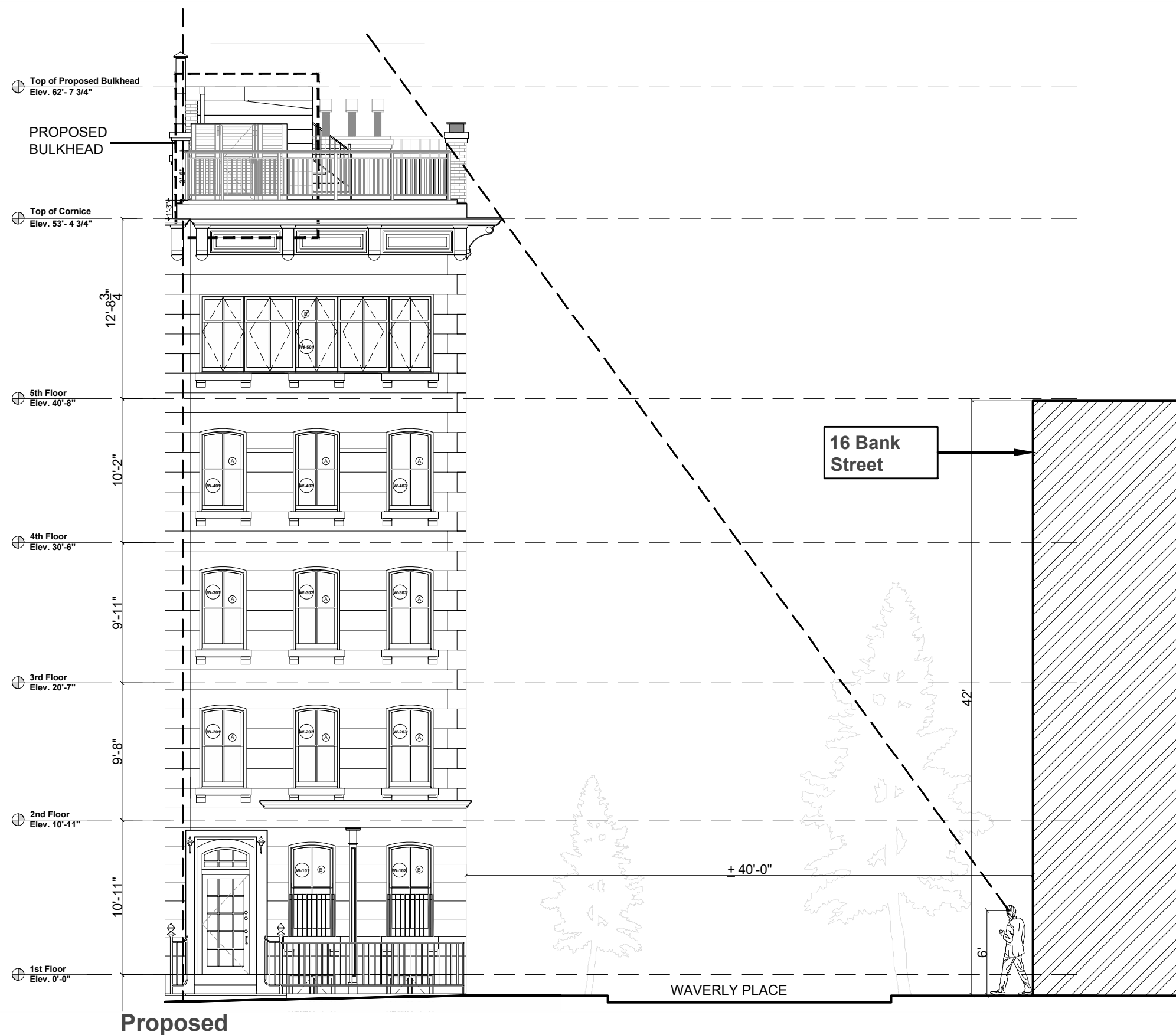
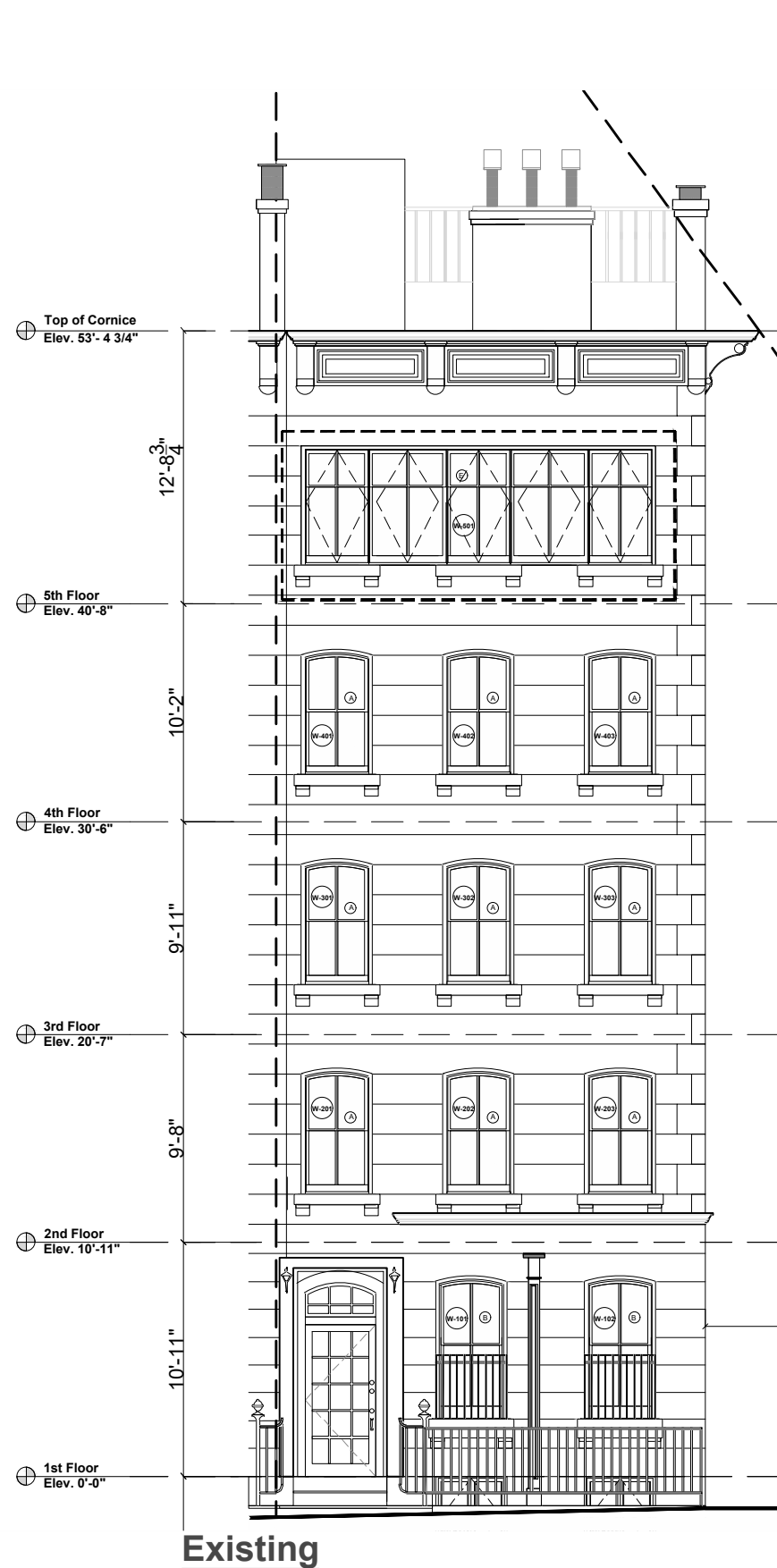
(2) CAST IRON PILASTERS
FRAME WINDOW AT 14 BANK ST

- THE PILASTERS ARE SUPPORTED BY A MASONRY FOUNDATION WALL. THE GROUND FLOOR BRICK WALL IS INFILL.

ENTRANCE TO 249 WAVERLY PLACE
WITH (3) CAST IRON PILASTERS. FRAMING ENTRANCE DOOR AND WINDOW

- THE LINE OF THE SPANDREL AND THE SECONDARY CORNICE ABOVE IT EXTENDS FROM THE FRONT OF THE FACADE AT 14 BANK TO THE END OF THE WAVERLY PLACE FACADE .

THE EXTERIOR MASONRY WALLS ALONG WAVERLY PLACE ARE SUPPORTED BY (9) NINE CAST IRON PILASTERS WHICH SUPPORT A HORIZONTAL STRUCTURAL SPANDREL MASKED BY A BROWN STONE ENTABLATURE AND TOPPED BY A SECONDARY CORNICE.

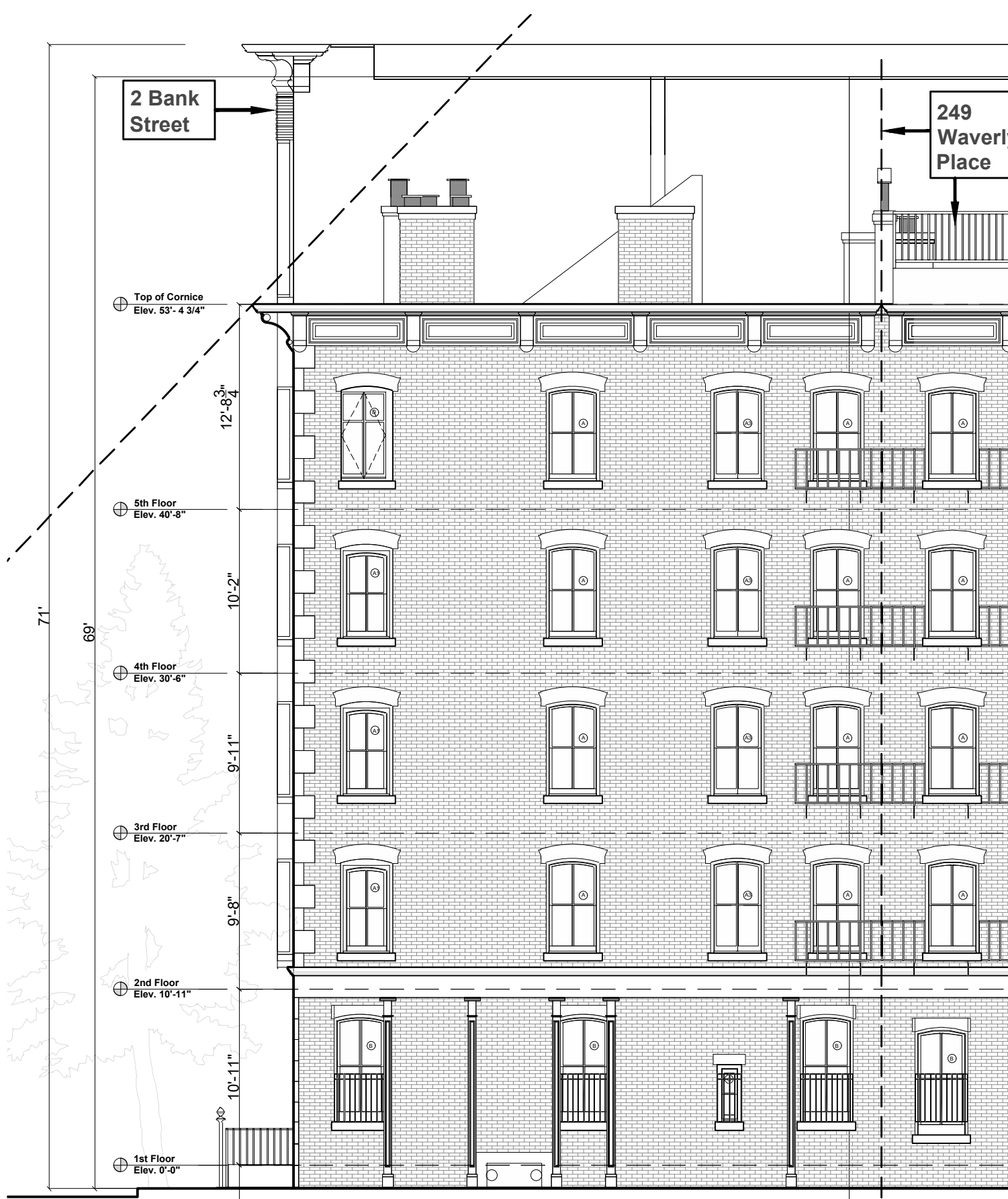


14 BANK STREET NEW YORK, NY 10014

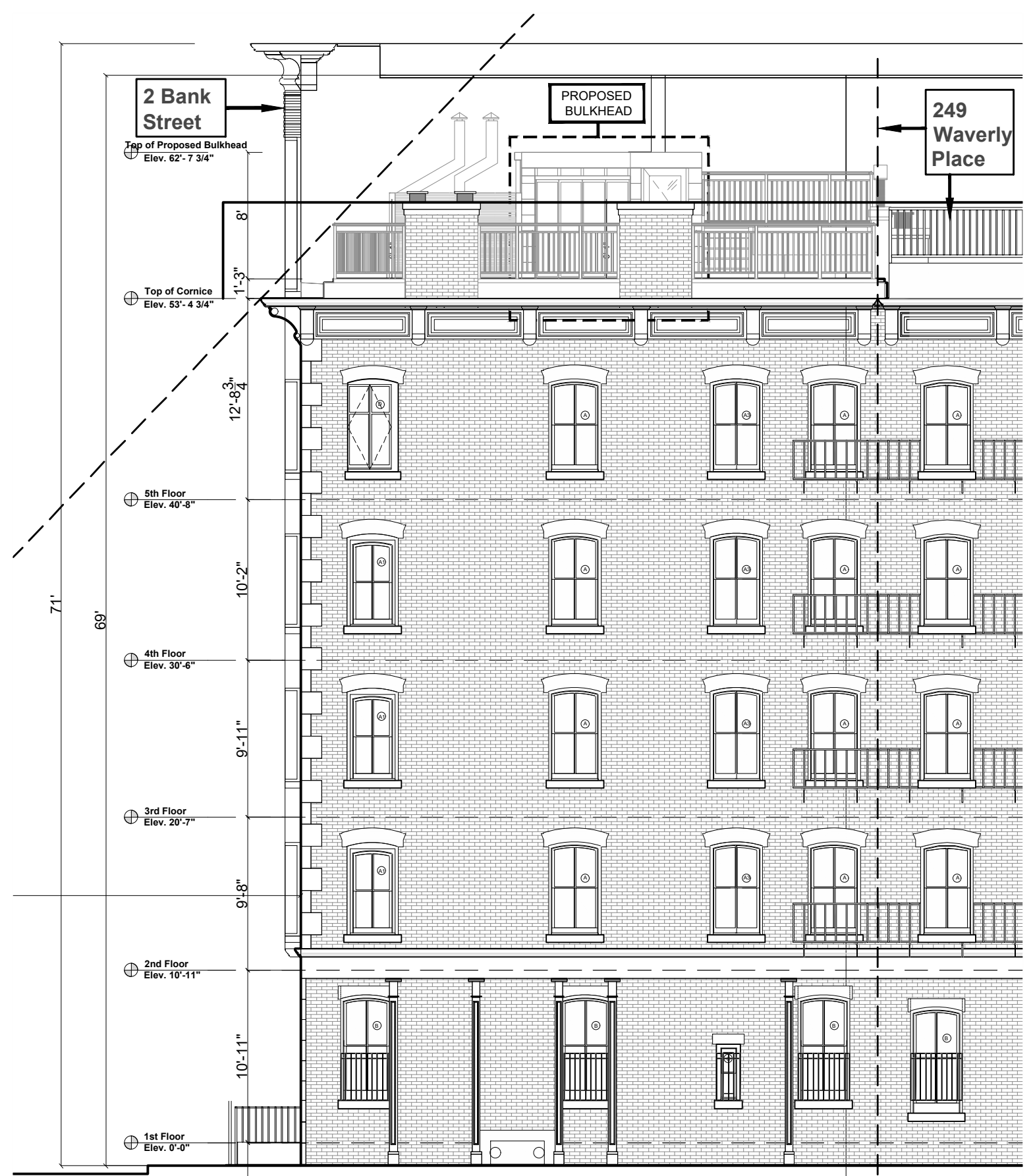
Proposed Bank Street Elevation

Scale: $\frac{1}{8}$ "-1'-0"

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Existing



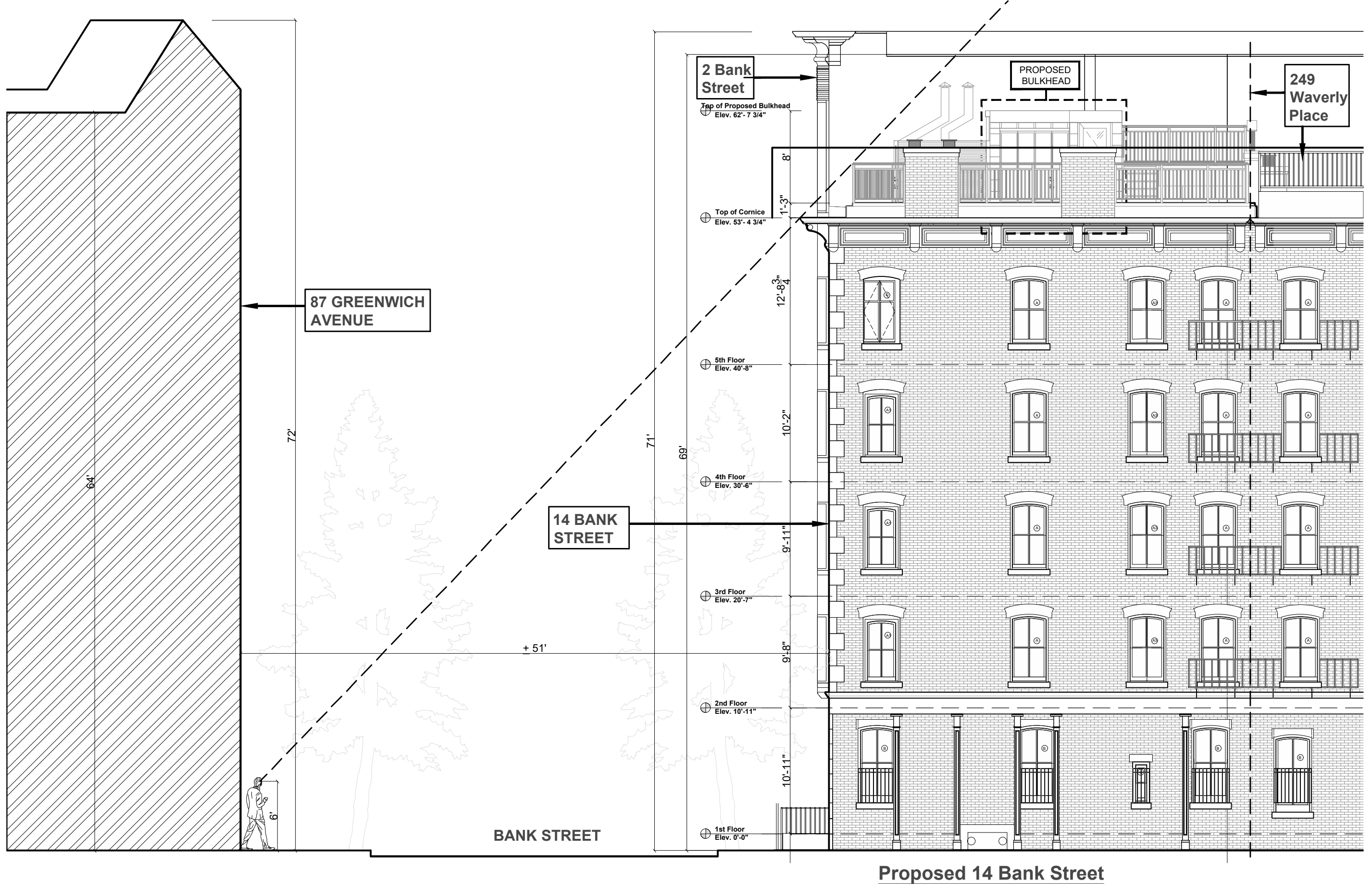
Proposed

14 BANK STREET NEW YORK, NY 10014

Proposed Waverly Place Elevation

Scale: $\frac{1}{8}$ "-1'-0"

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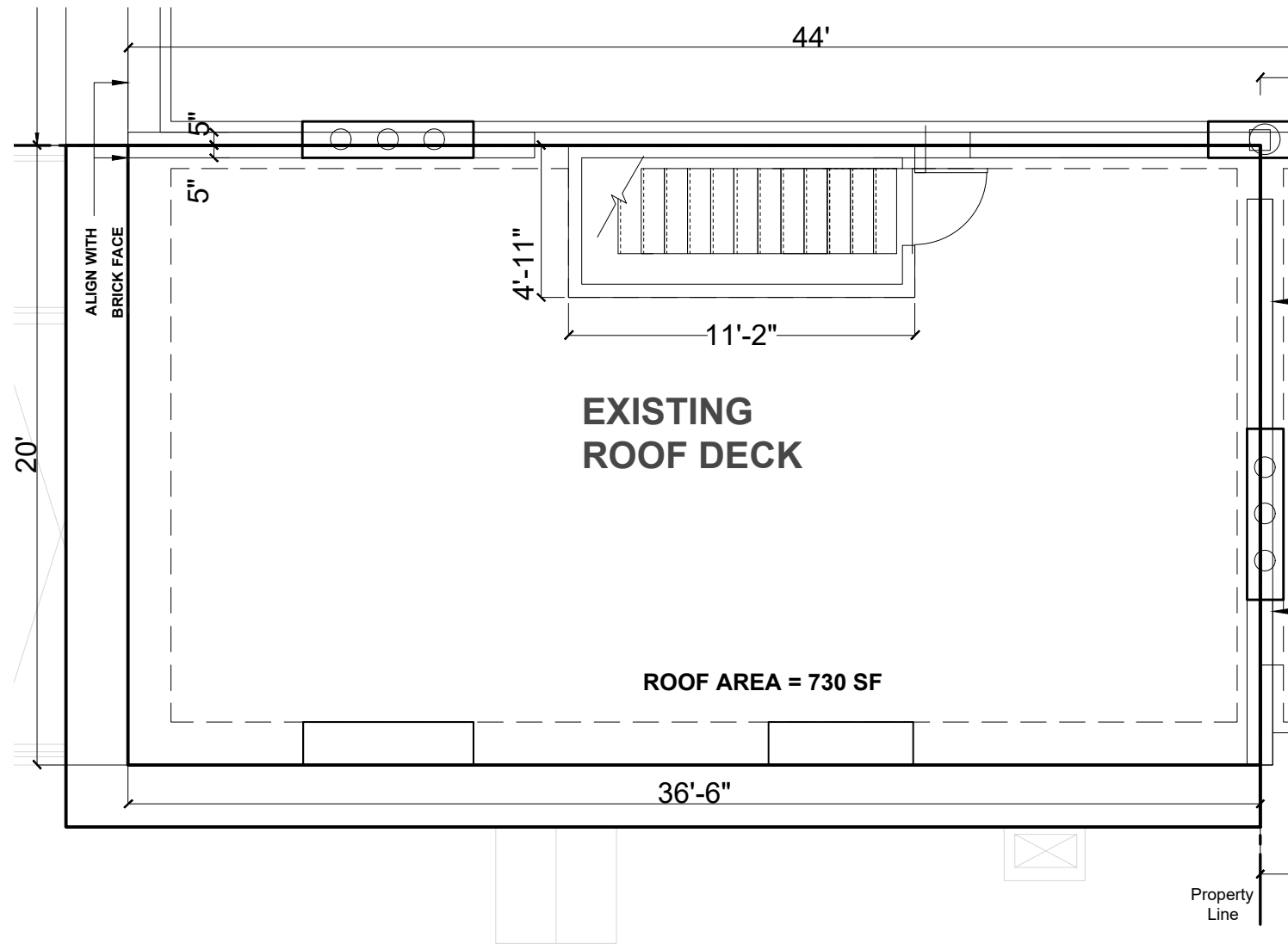


14 BANK STREET NEW YORK, NY 10014

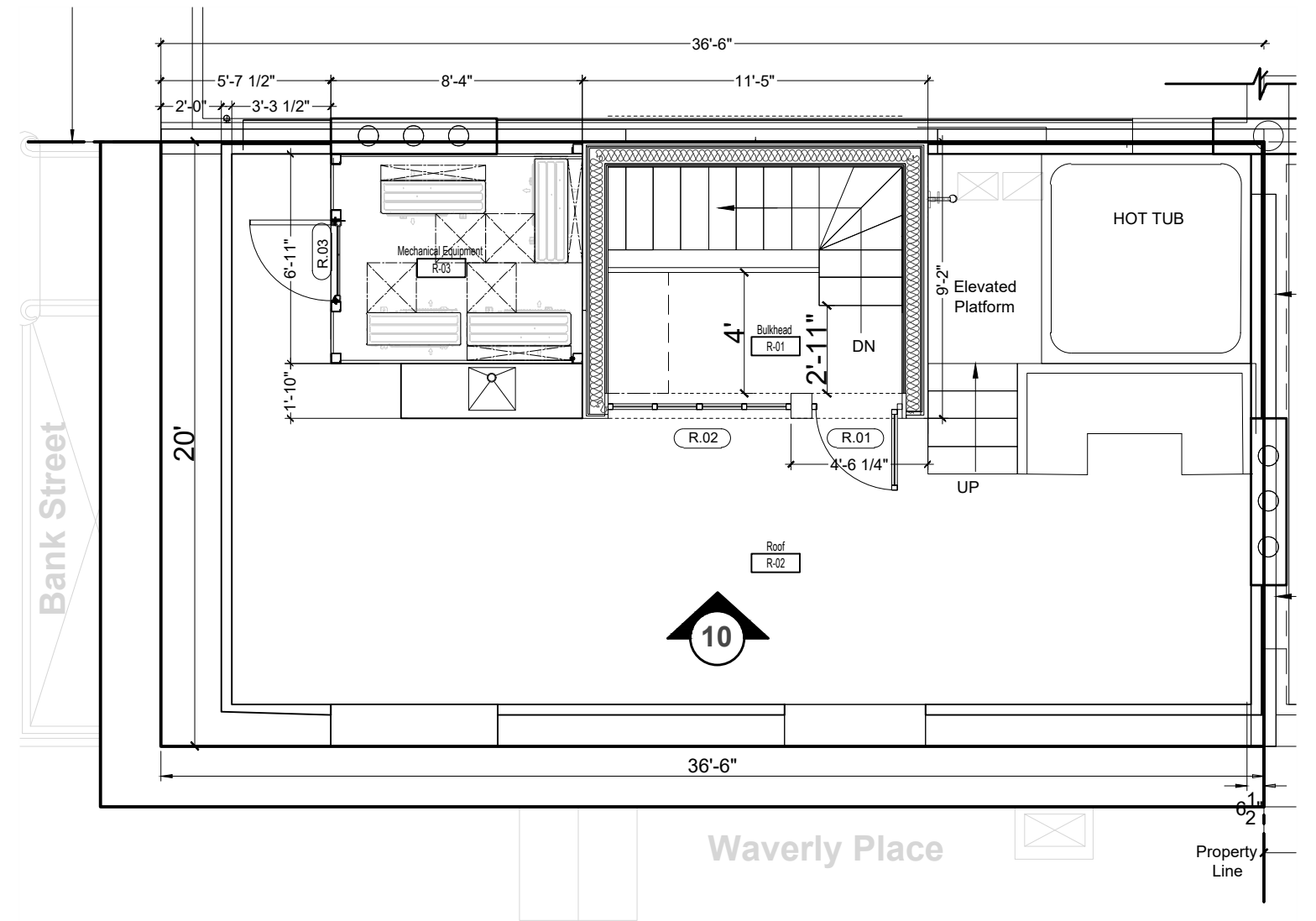
Proposed Waverly Place Elevation

Scale: $\frac{1}{8}$ "-1'-0"

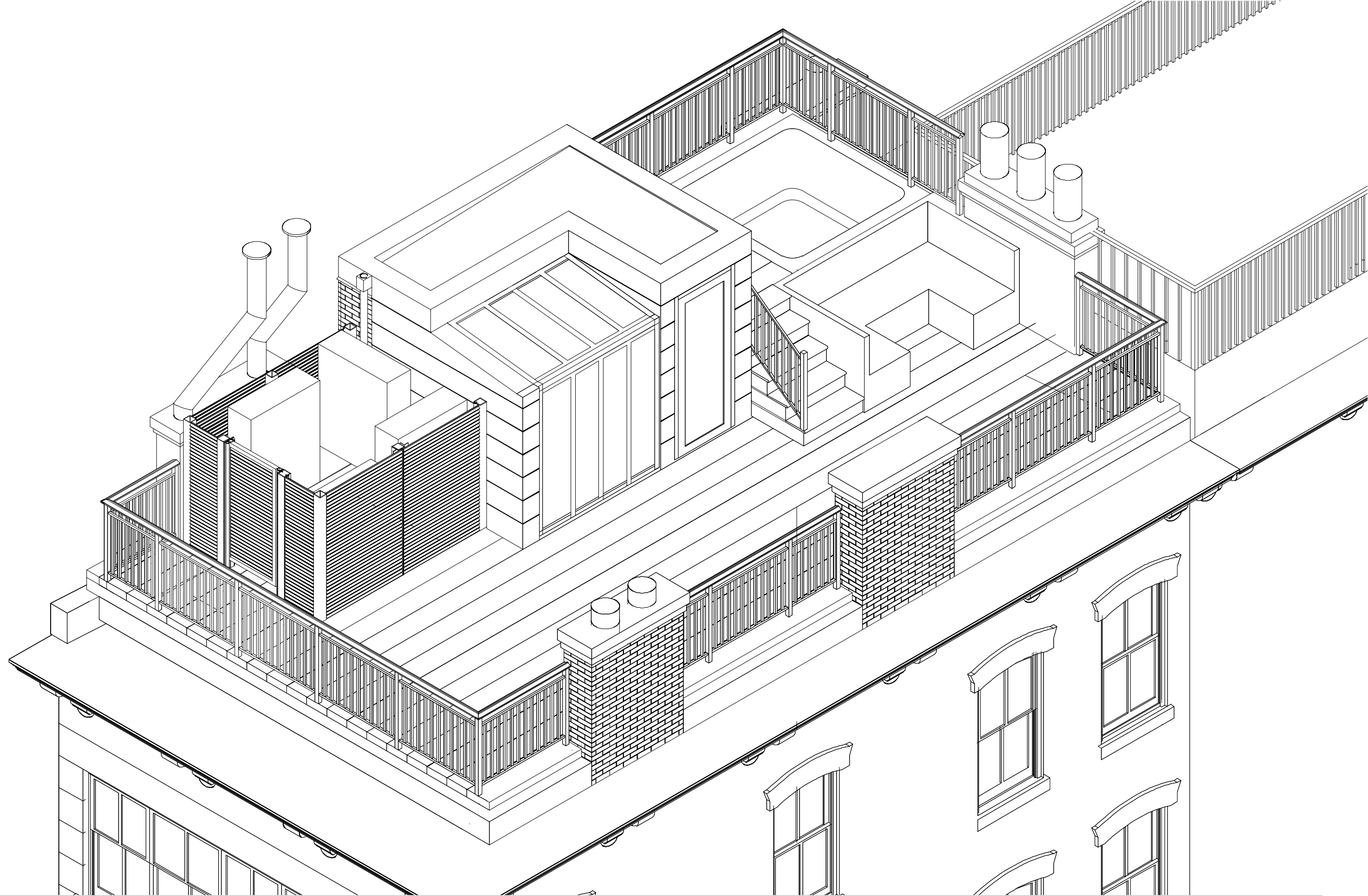
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EXISTING PLAN



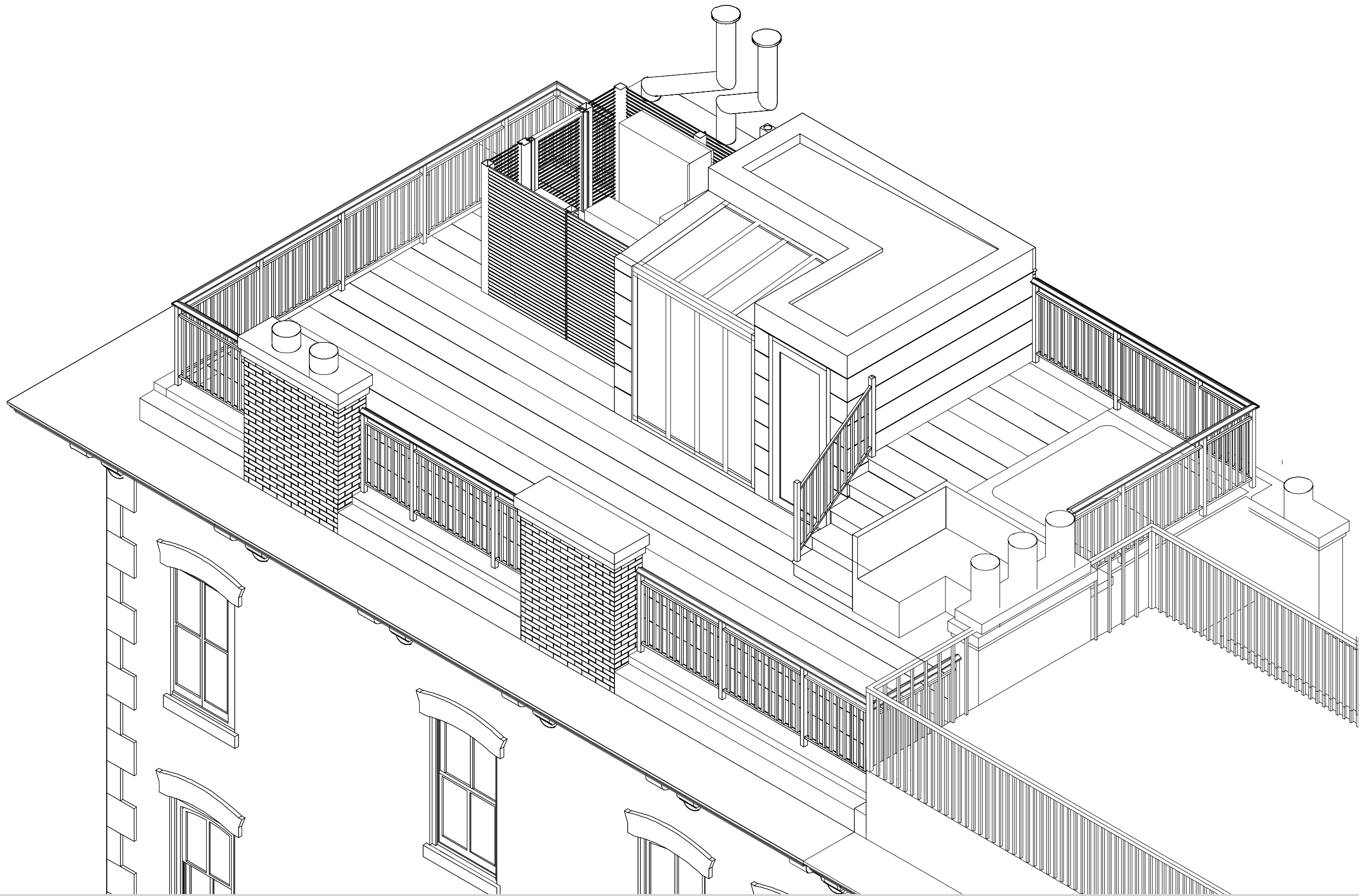
PROPOSED PLAN



14 BANK STREET NEW YORK, NY 10014

PROPOSED BULKHEAD | BANK ST AXON

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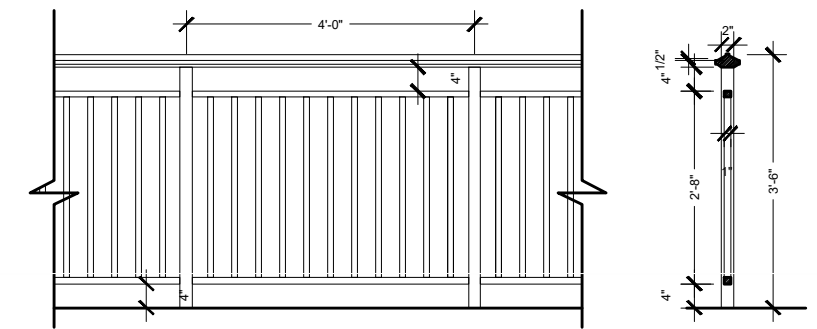
14 BANK STREET NEW YORK, NY 10014

PROPOSED BULKHEAD | WAVERLY PLACE AXON

OCT 2 2026
LAURENCE G. JONES ARCHITECTS

H Historic Color
SW 2850
Chelsea Gray
FULL DETAILS ^
LRV: 47 ⓘ
RGB: 182 / 183 / 176
Hex Value: #B6B7B0

Available in: Interior/Exterior
Color Collections: Exterior Historic, Historic (Suburban Modern)
Color Family(s): Neutral



Proposed Roof Railing

WROUGHT IRON
POST AND FENCING

**Flue
Extension**

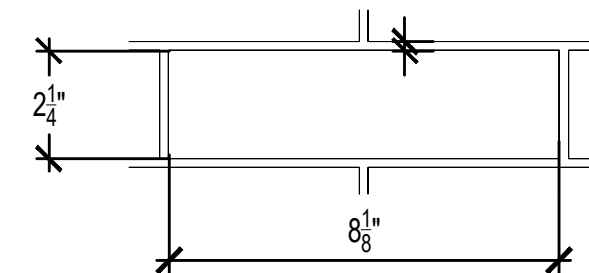
**Charcoal
Sikalastic
Waterproofing
Membrane**

Chimney Restoration

CHIMNEY RESTORATION/ ADAPTIVE RE-USE

- ONE CHIMNEY WILL CONTAIN FLUES. FROM THE WORKING FIREPLACE ON THE FIFTH FLOOR.
- THE SECOND CHIMNEY WILL BE RESTORED AND SERVE AS THE FRESH AIR INTAKE FOR THE CENTRAL H VAC SYSTEM

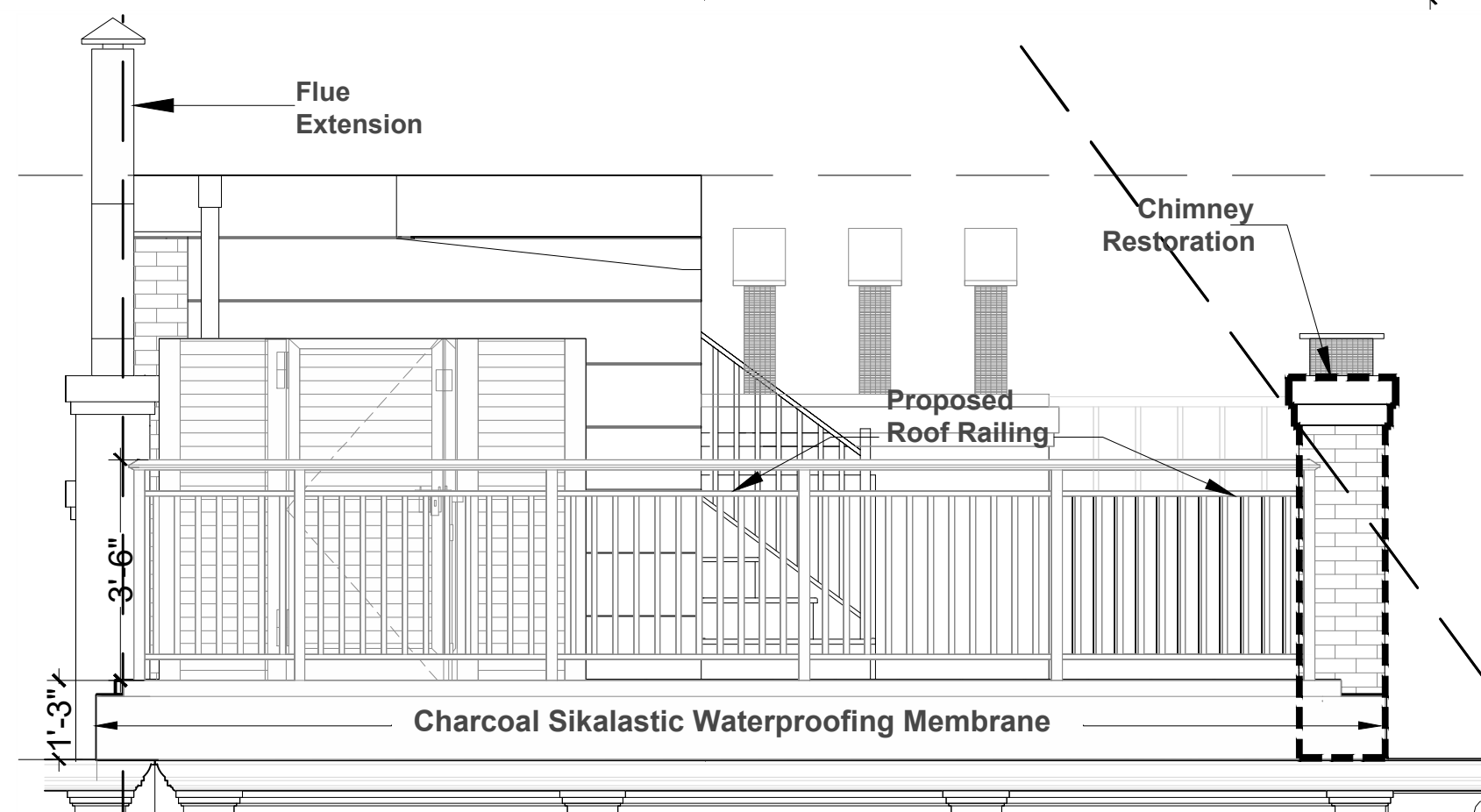
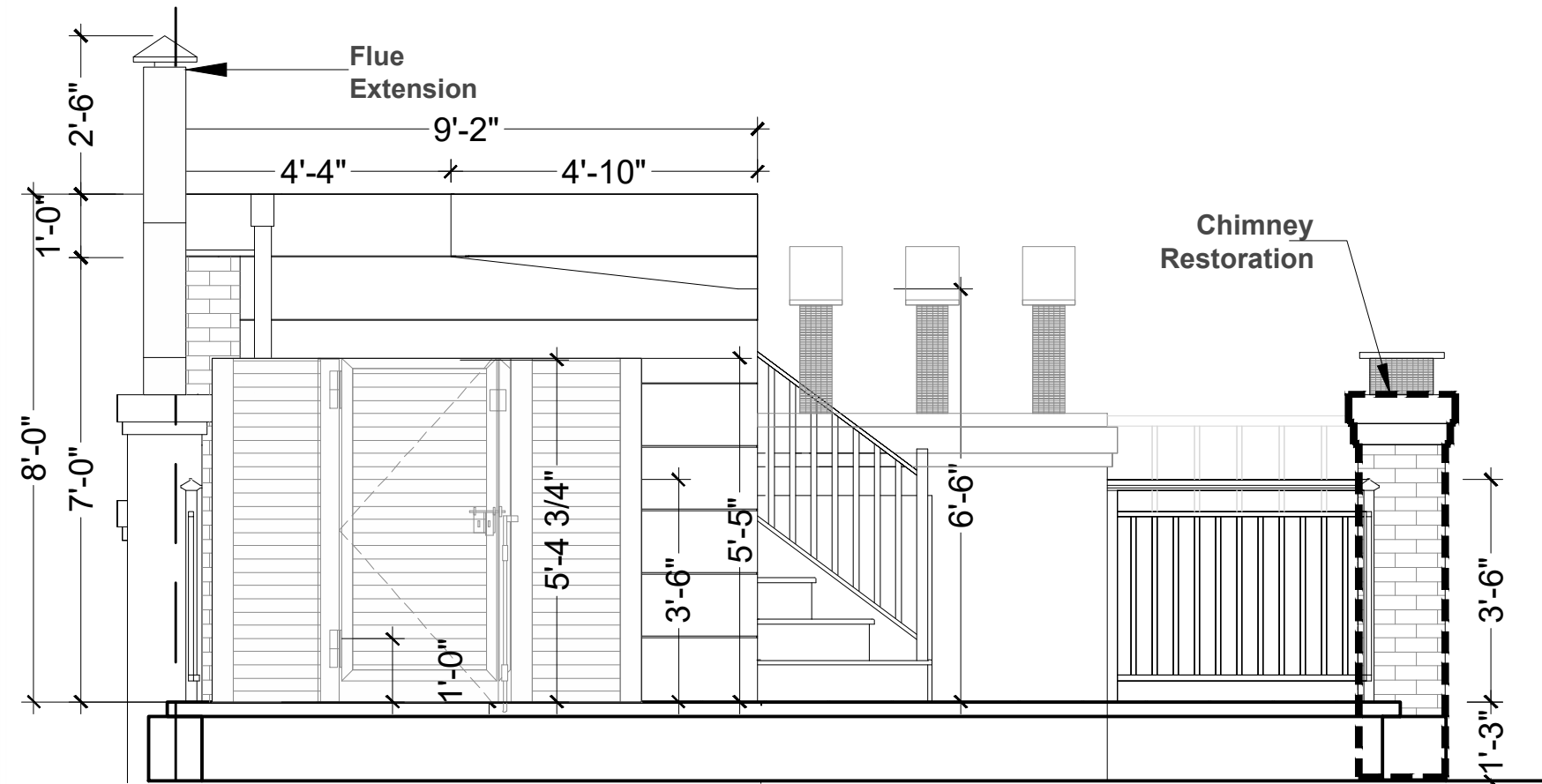
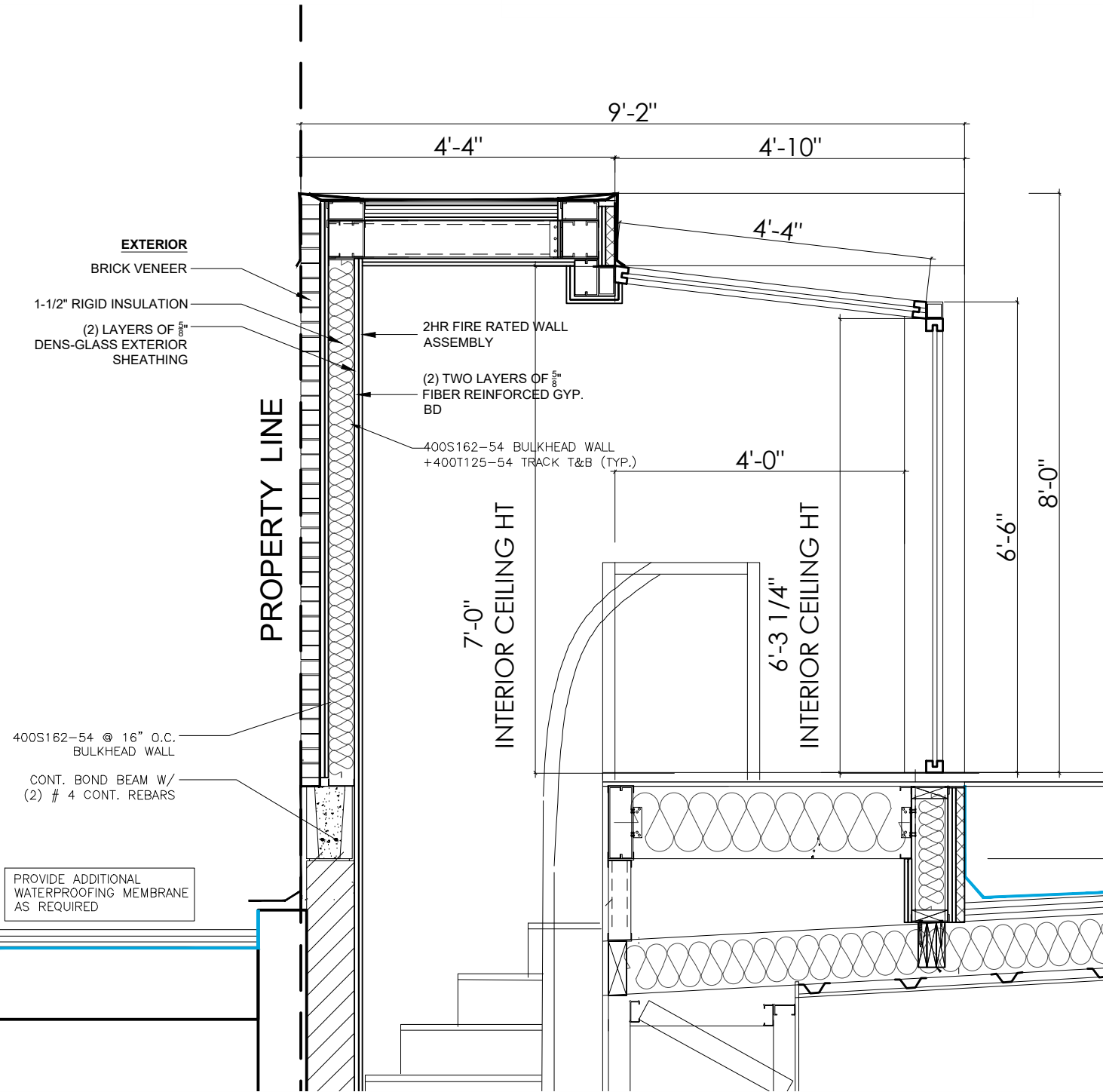
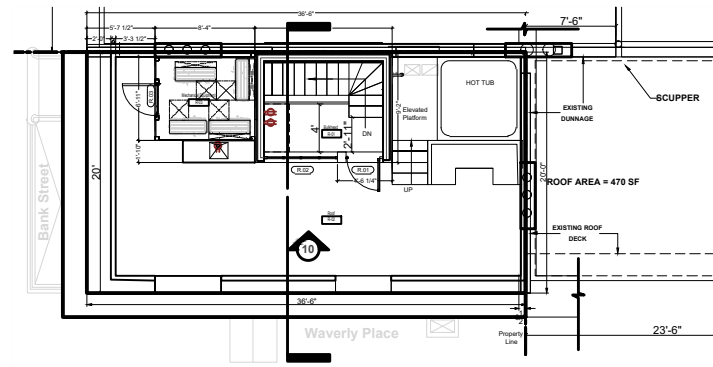
$\frac{3}{16}$ " MORTAR JOINT



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Proposed Waverly Place Elevation

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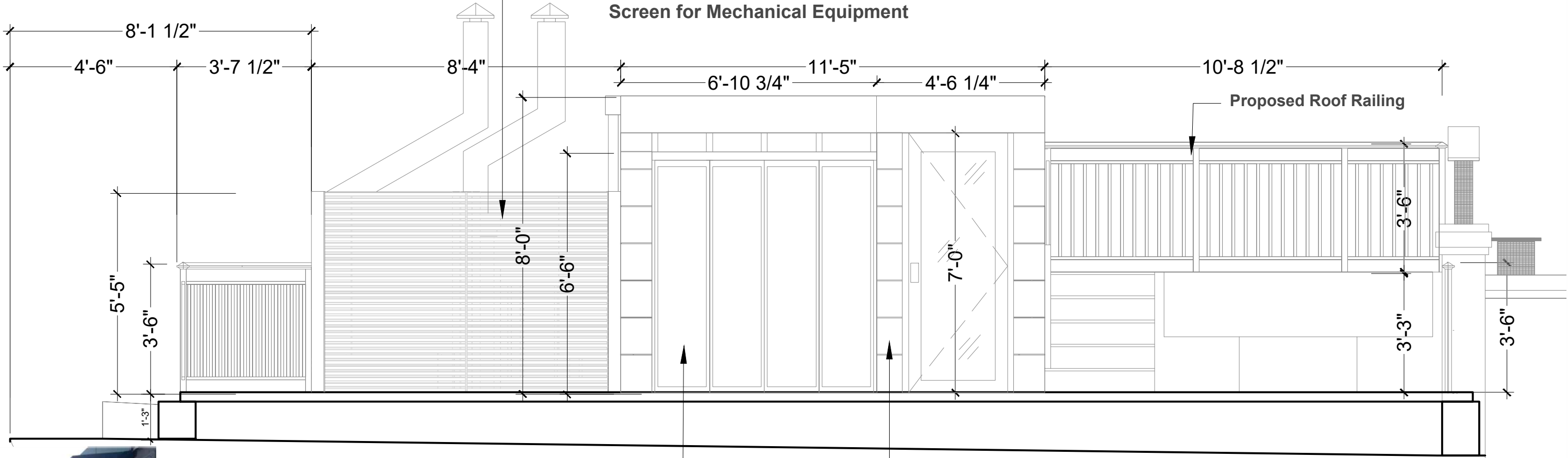
14 BANK STREET NEW YORK, NY 10014

Proposed Bulkhead Elevation and Section



ACOUSTICAL SCREENING
ZONING SECTION 37-22

Screen for Mechanical Equipment



BULKHEAD WINDOW
AND DOOR PROVIDED
BY HISTORIC WINDOWS
OF NEW YORK

GALVANIZED STEEL
FRAME AND DOOR;
MANUFACTURED BY
OPTIMUM WINDOW
MEG CORPORATION 28
CANAL ST ELLENVILLE
NY 12428

CUSTOM COLOR FINISH



BOHEMIAN BLACK SW 6988
SHERWIN WILLIAMS

H Historic Color
SW 2850

Chelsea Gray

FULL DETAILS ^

LRV: 47 ⓘ

RGB: 182 / 183 / 176

Hex Value: #B6B7B0

Hand Applied Stucco

Available in: Interior/Exterior

Color Collections: Exterior Historic, Historic
(Suburban Modern)

Color Family(s): Neutral

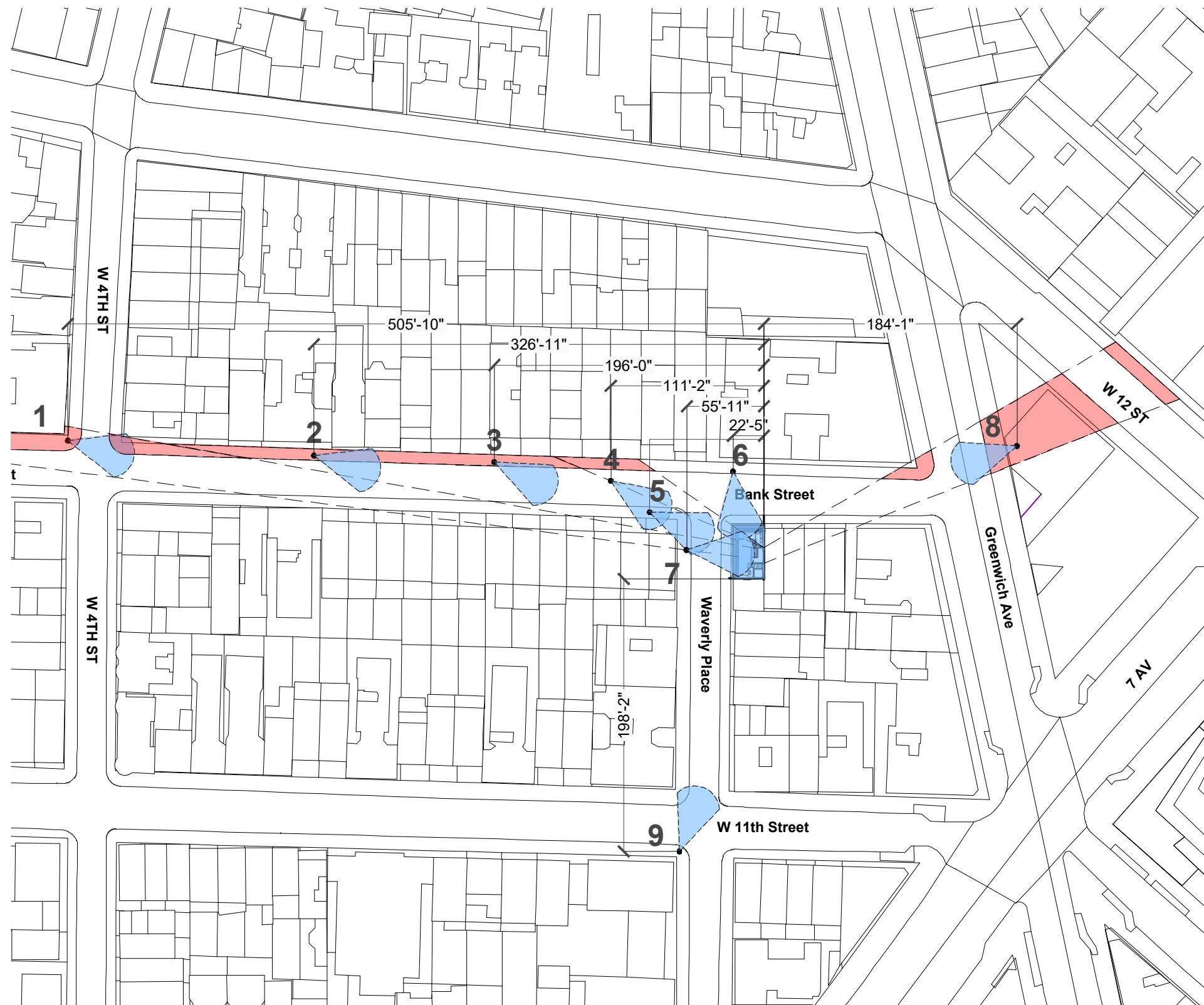
COLOR: CHELSEA GRAY SW 2850

14 BANK STREET NEW YORK, NY 10014

Proposed Elevation at Roof Deck (Waverly Place)

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VISIBILITY STUDIES



VISIBILITY OF ROOF TOP ADDITION

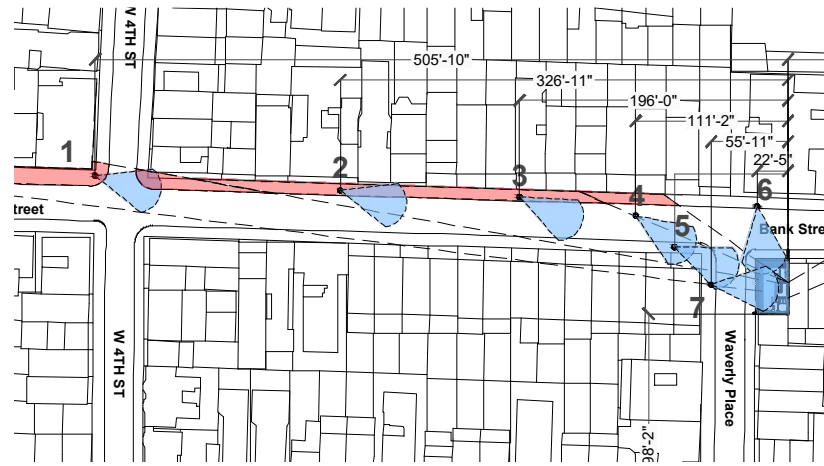


NYC PARKS DEPARTMENT STREET MAP- 14 BANK ST

14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY AND TREE MAP

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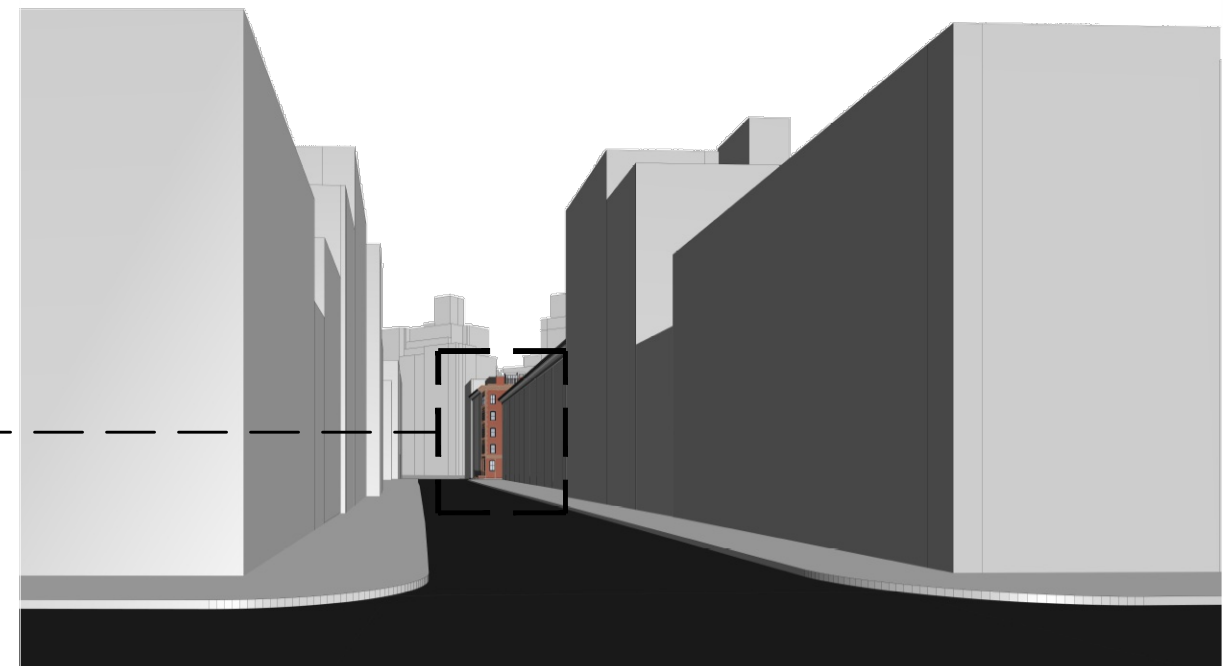
VISIBILITY FROM WEST 4TH ST AND BANK ST



VISIBILITY FROM BANK ST AND WAVERLY
Google Maps April 2026



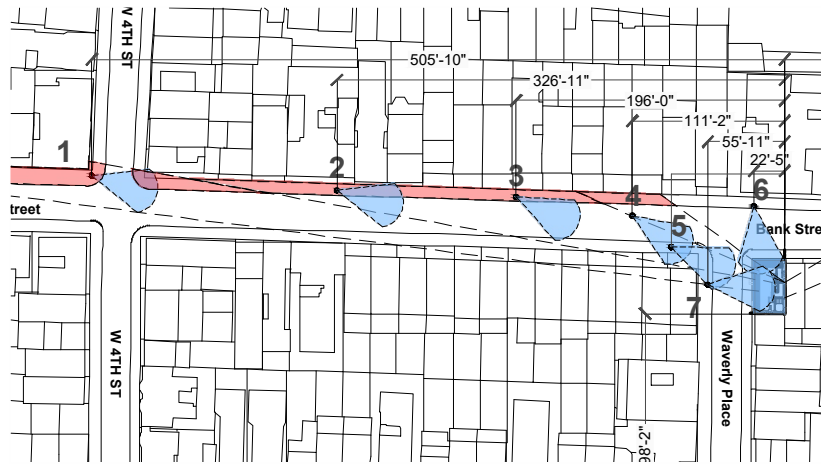
ZOOMED IN VIEW



14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY 01

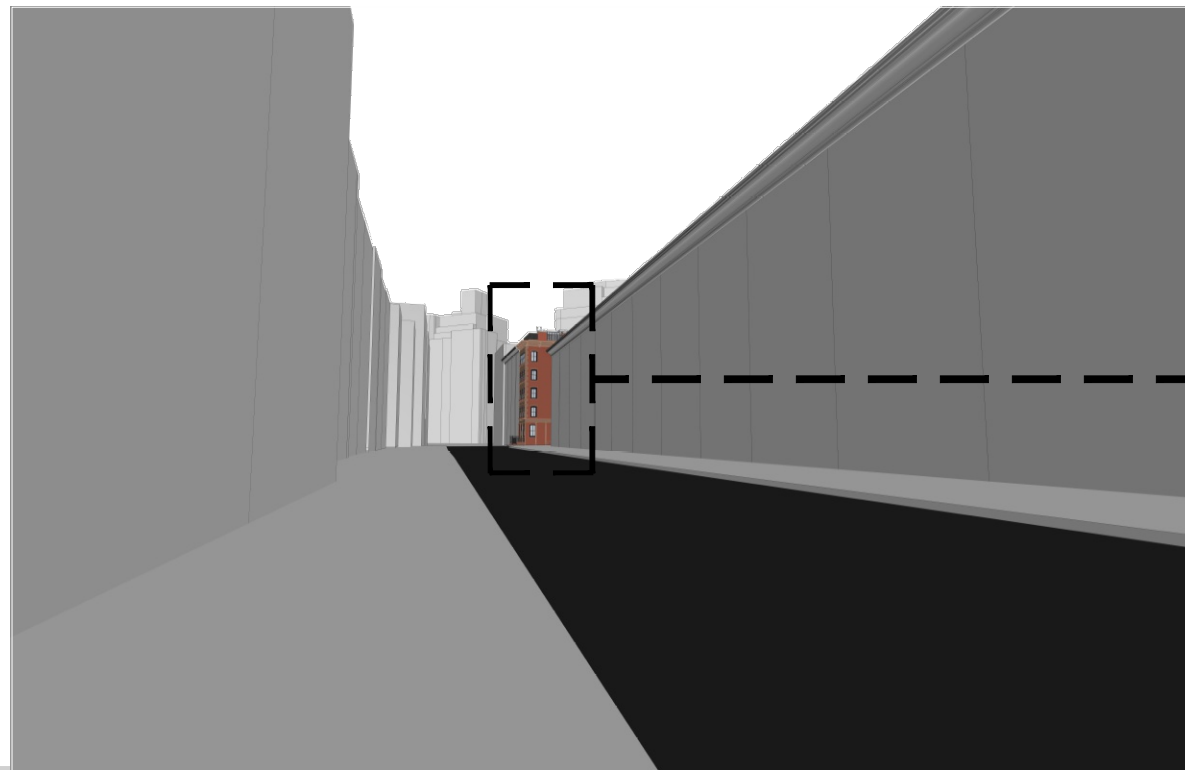
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VISIBILITY FROM BANK ST



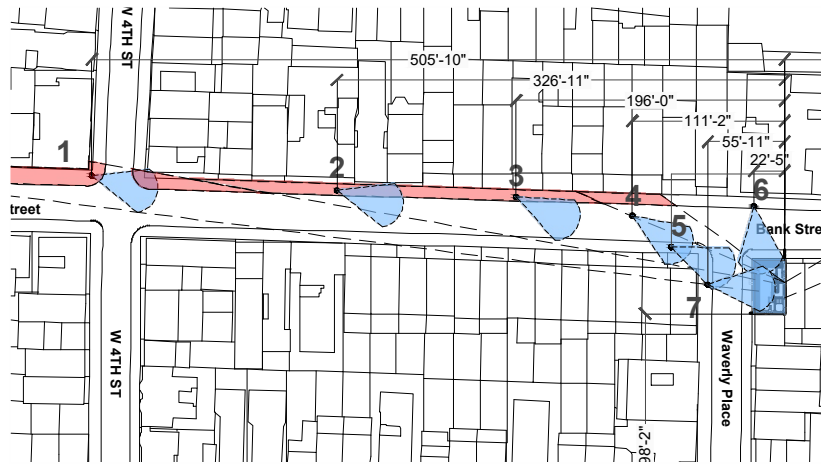
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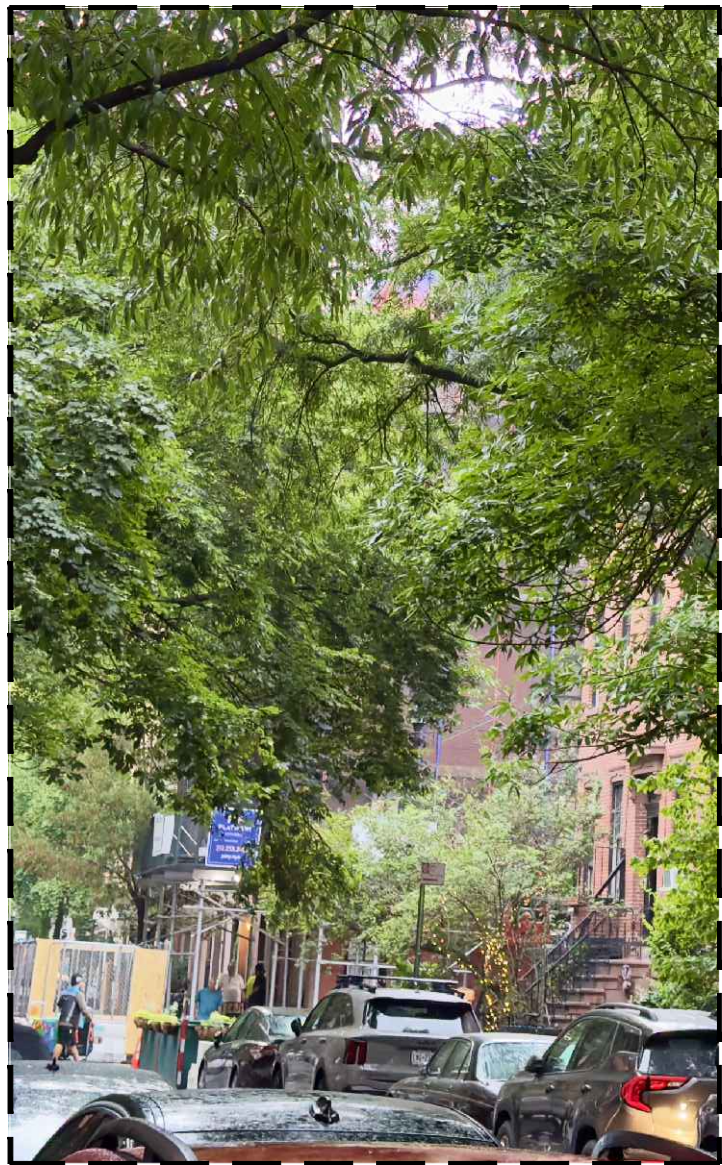
ZOOMED IN VIEW

14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY 02



VISIBILITY FROM BANK ST



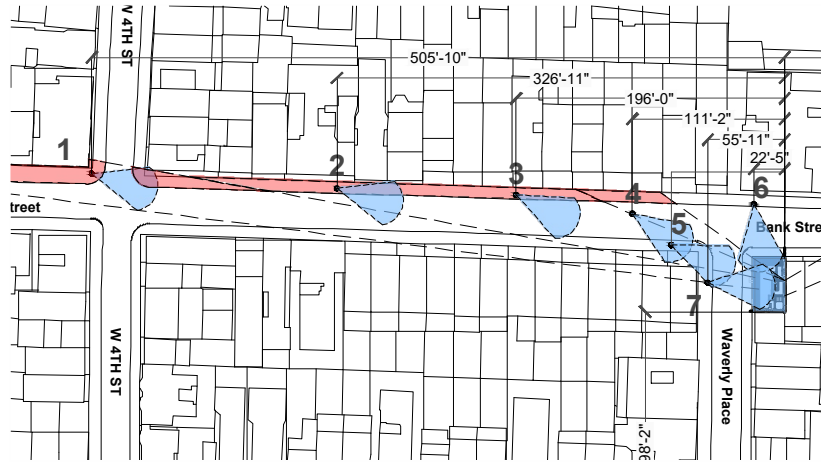
ZOOMED IN VIEW



ZOOMED IN VIEW

14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY 03



VISIBILITY FROM BANK ST



ZOOMED IN VIEW

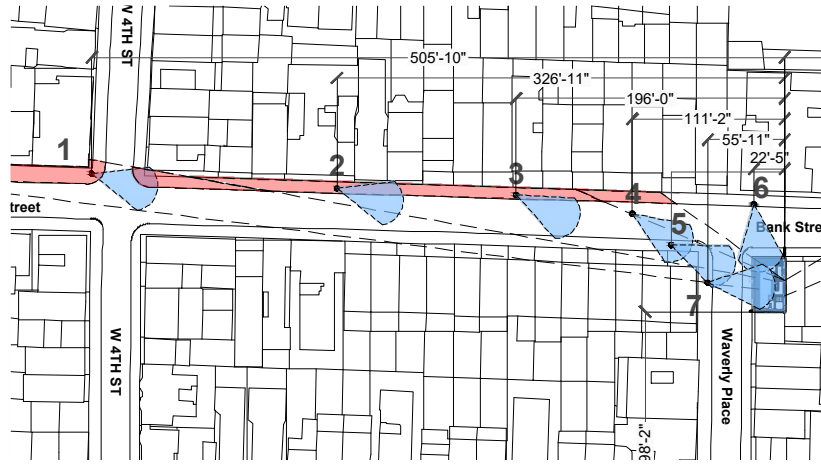


ZOOMED IN VIEW



14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY 04



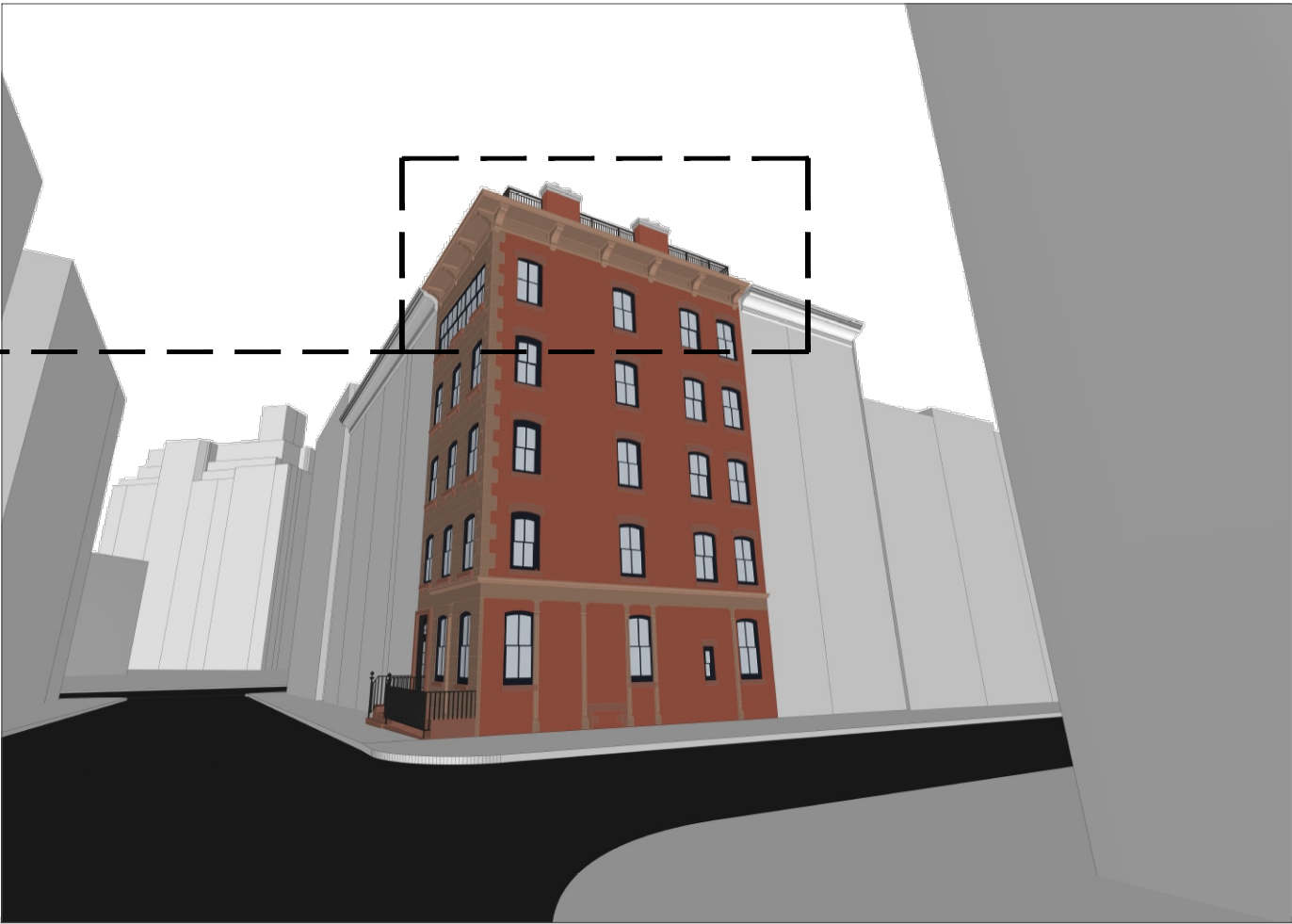
VISIBILITY FROM BANK ST



ZOOMED IN VIEW

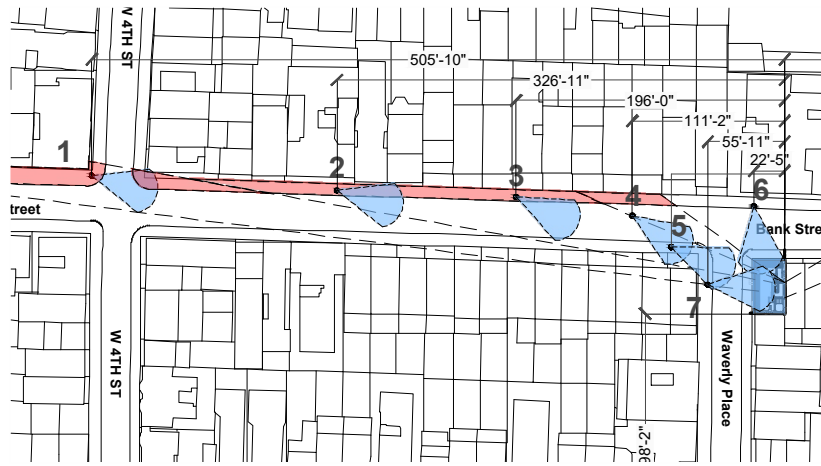


ZOOMED IN VIEW



14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY 05



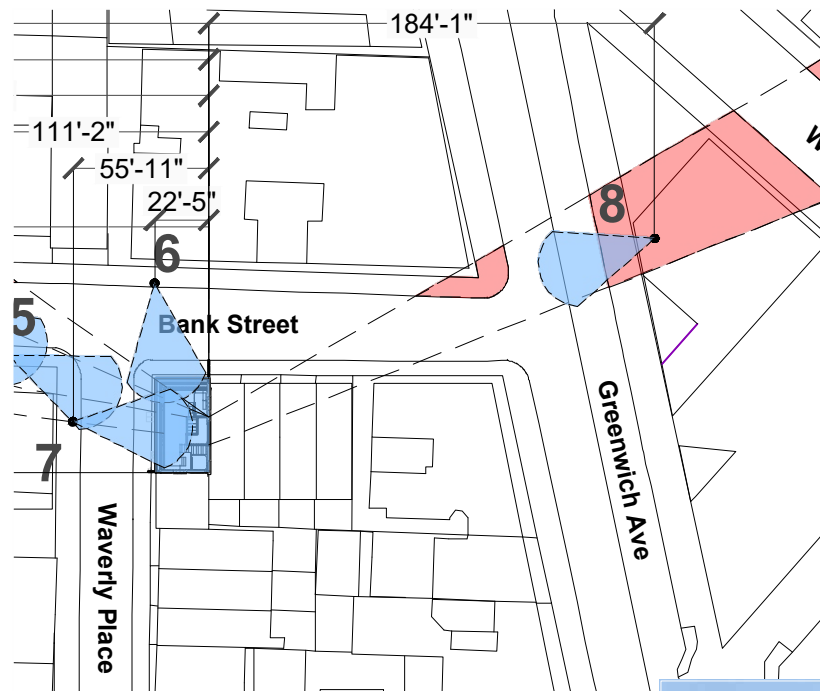
VISIBILITY FROM BANK ST



ZOOMED IN VIEW

14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY 06



VISIBILITY FROM BANK ST AND GREENWICH AVE

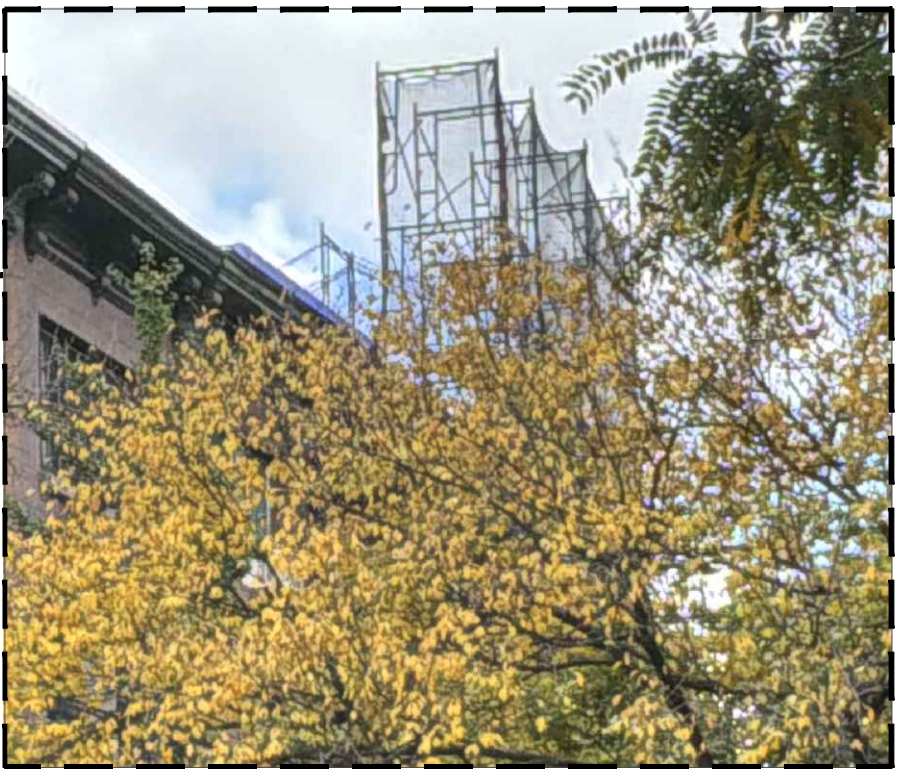


14 BANK STREET NEW YORK, NY 10014

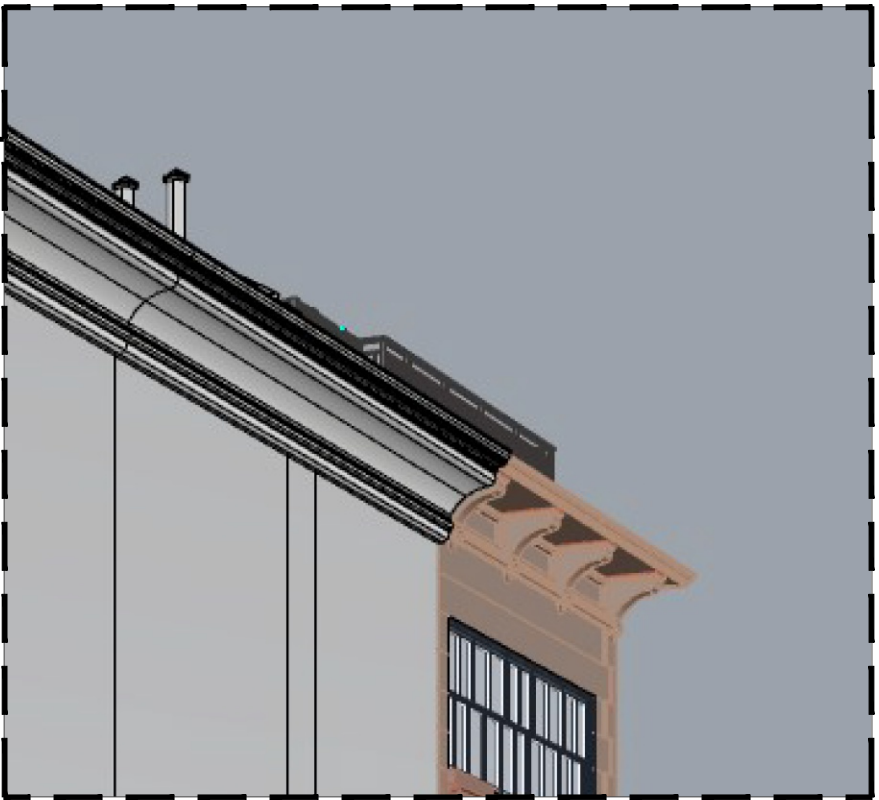
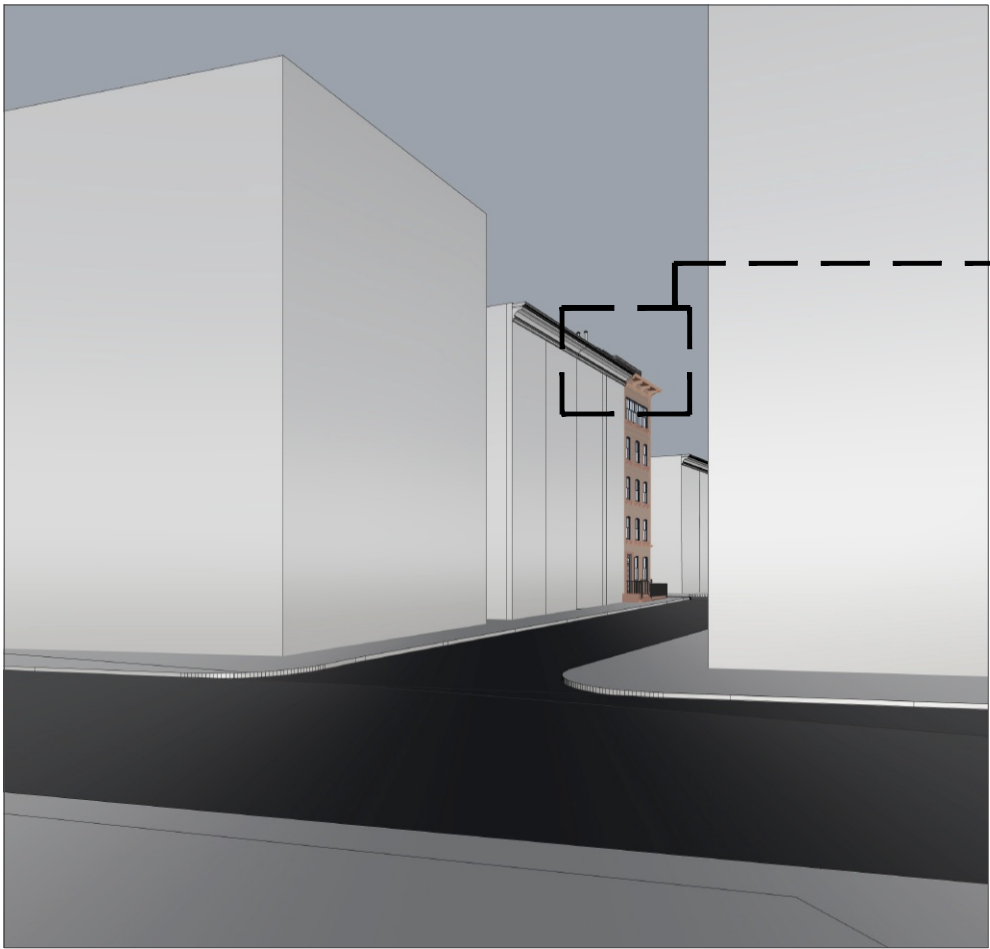
ROOFTOP ADDITION | VISIBILITY 07



VISIBILITY FROM BANK ST AND
GREENWICH AVE



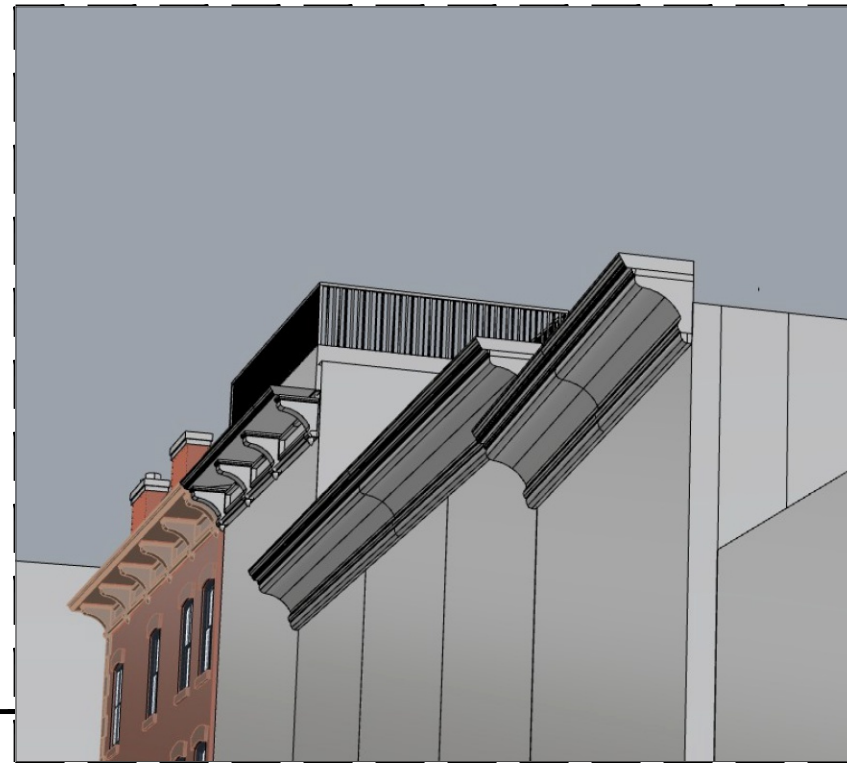
ZOOMED IN VIEW



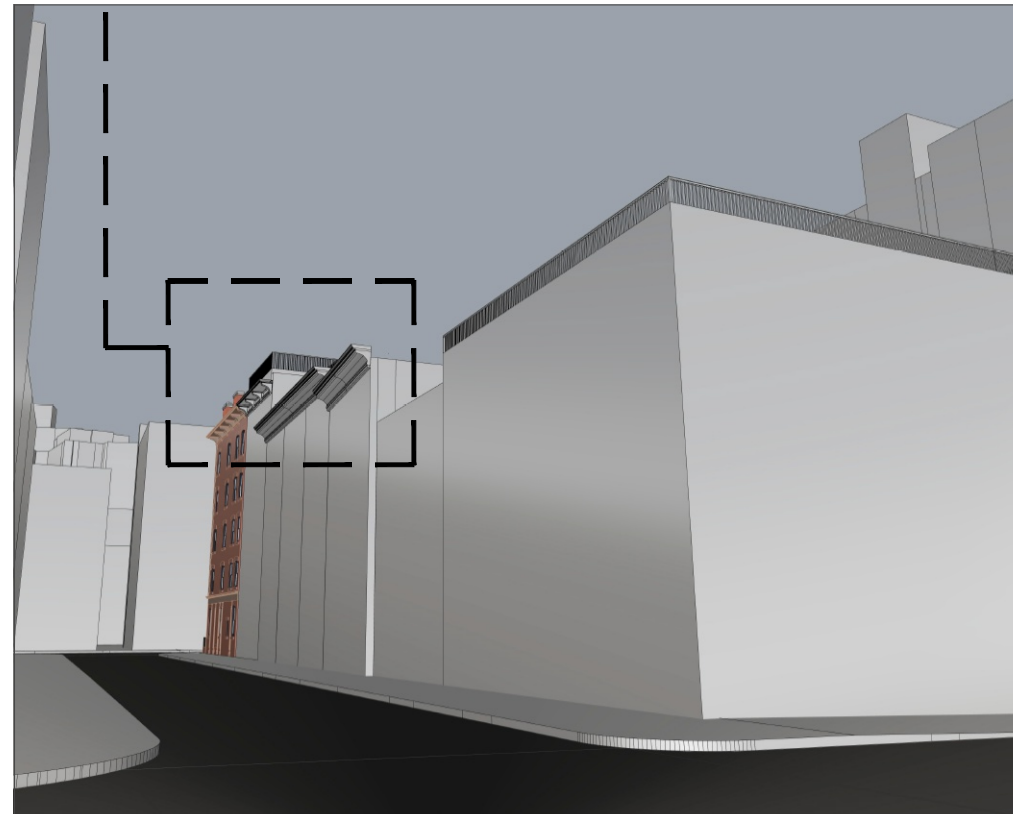
ZOOMED IN VIEW



**VISIBILITY FROM WAVERLY PLACE
AND W 11TH STREET**



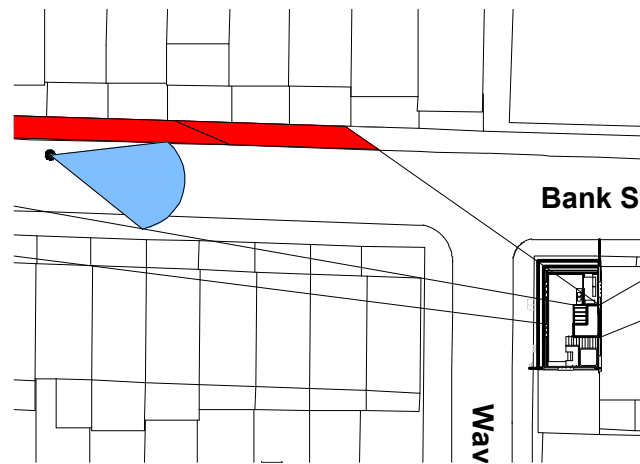
Zoomed in View of 14 Bank / 249 Waverly in foreground



Zoomed in View of 14 Bank / 249 Waverly in foreground



Visibility from West 11th street 7 Waverly Place



VISIBILITY FROM BANK ST



14 BANK STREET NEW YORK, NY 10014

CONTEXT | ROOFTOP ADDITION (SIMILAR TO VISIBILITY 03) ZOOMED IN

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Edward Hopper
Roofs, Washington Square , 1926
 watercolor over charcoal on paper
 Copyright Heirs of Josephine Hopper / Licensed by Artists Rights Society (ARS), NY



Edward Hopper
My Roof ,1928
 Watercolor
 Collection Mr. and Mrs. Leo F. Goldschlag, New Rochelle NY

14 BANK STREET NEW YORK, NY 10014

**The Village Rooftop Landscape Was Famously Captured By
 Edward Hopper In Paintings From 1926 and 1928**

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1933 Corner of Waverly Place & West 10th st

The Landscape of Greenwich Village is a combination of early and mid 19th Century Townhouses and Late 19th Century + Early 20th Century multi-story tenement and apartment buildings with a varied rooftops of Parapets, bulkheads, skylights and chimney flues.

Greenwich Village 1933

HISTORICAL PHOTOS FROM NYPL ARCHIVES

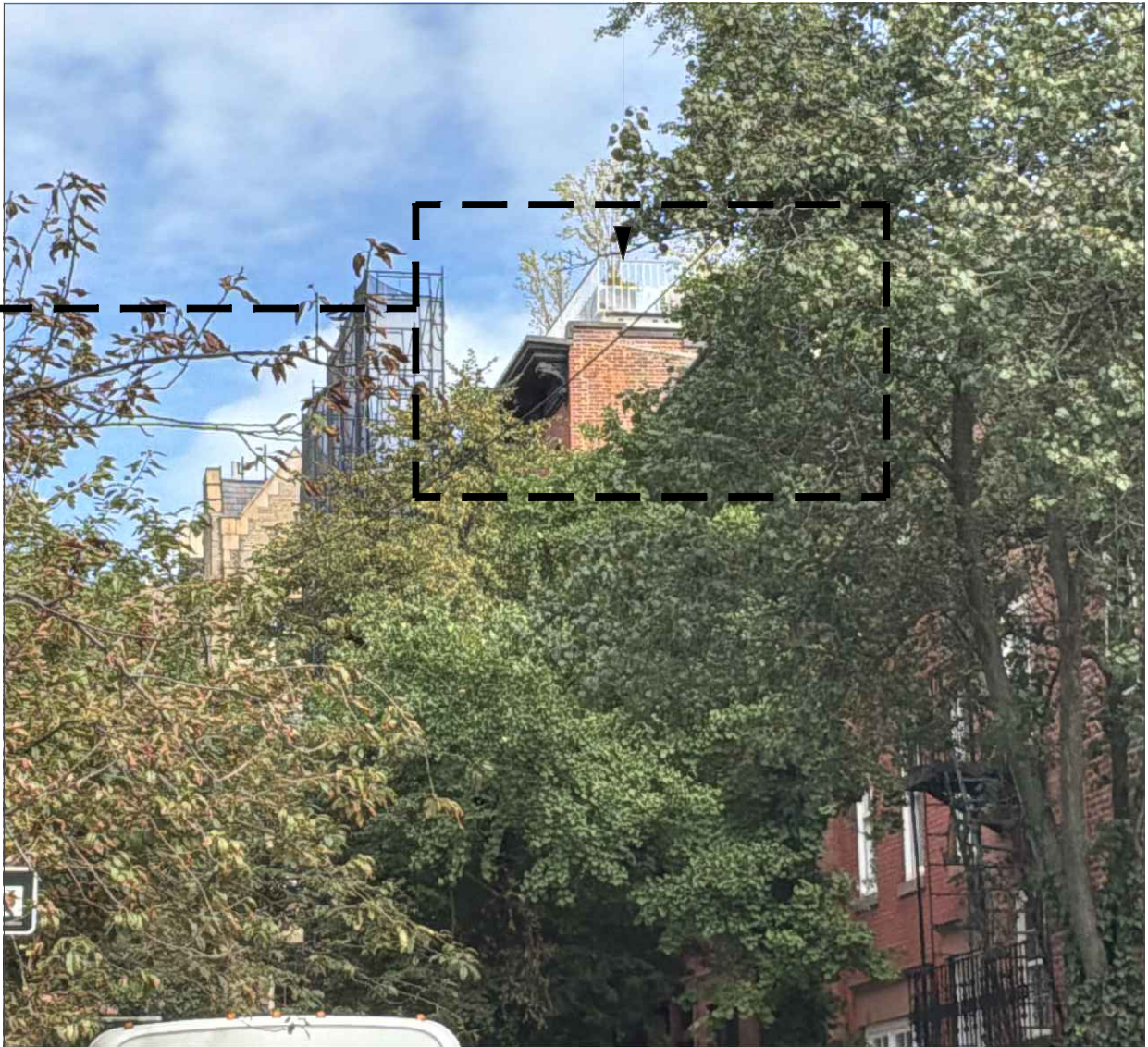
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THE NEIGHBORHOOD CONTEXT

OCT 5 2026
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249 WAVERLY PLACE



Rooftop Deck and Railing
Oblique Visibility from corner of W 11th St

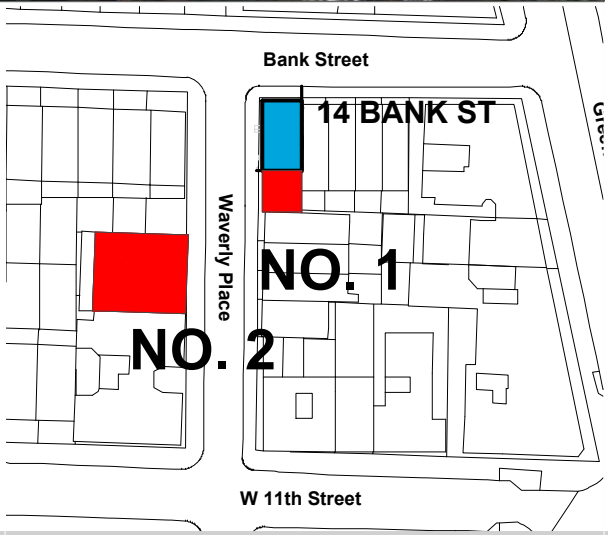
249 WAVERLY PLACE



1933 MANHATTAN 11TH STREET (WEST)
WAVERLY PLACE
HISTORICAL PHOTOS FROM NYPL ARCHIVES



249 WAVERLY PLACE
LPC RAILING APPROVAL PMW 01 0911/ DOCKET LPC-00-7007

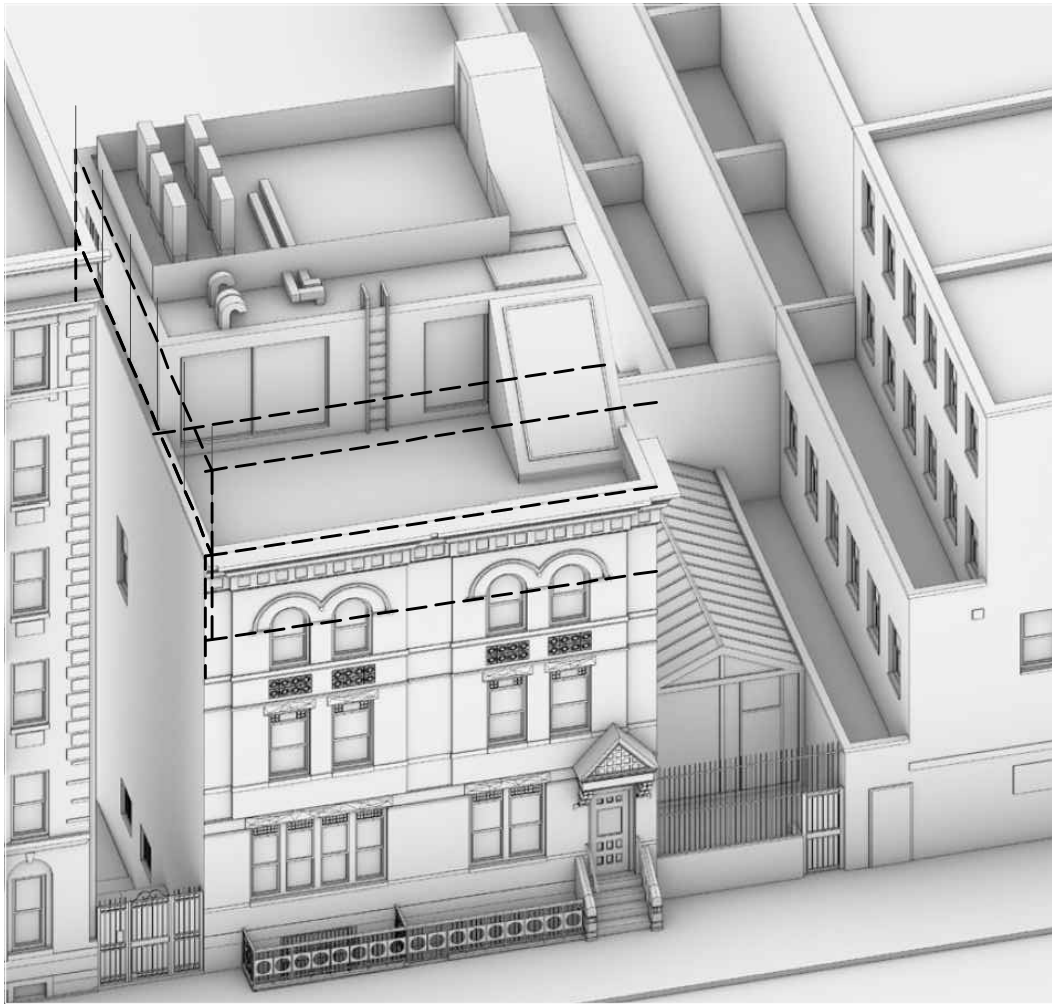


14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITIONS | CASE NO 1 | 249 Waverly Place



Oblique Visibility from Across Waverly Place (Towards 11th St)



244 Waverly Place Proposed Isometric SW View from LPC Public Meeting 01/14/25



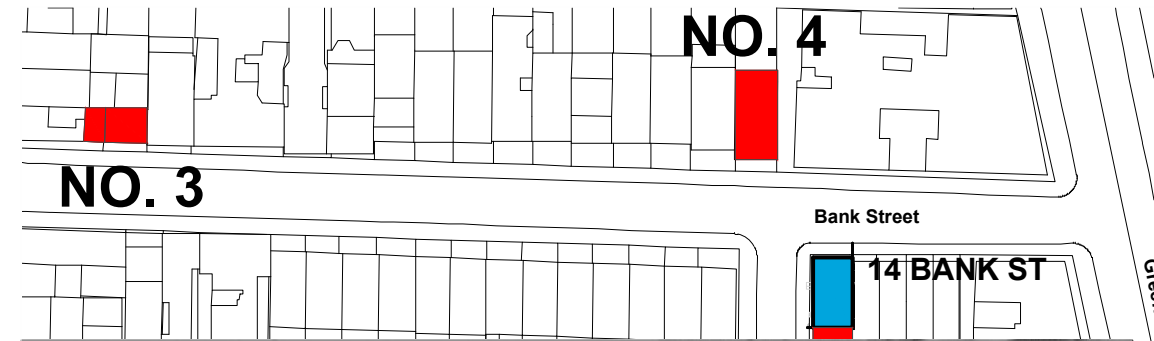
Photos from LPC Public Meeting 01/14/25
HE | Hernandez-Eli Architecture
www.HernandezEli.com | he@hernandezeli.com | 212-945-0703



2 View w/ Rendering Over Mockup - View Looking South From Far Corner of Bank St. & Waverly Place

14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITIONS | CASE NO 2 | 244 WAVERLY PLACE



1940s TAX PHOTOS ;
NYC MUNICIPAL ARCHIVES

14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITIONS | CASE NO 3 | 39 - 41 BANK ST

OCT 5 2026
LAURENCE G. JONES ARCHITECTS

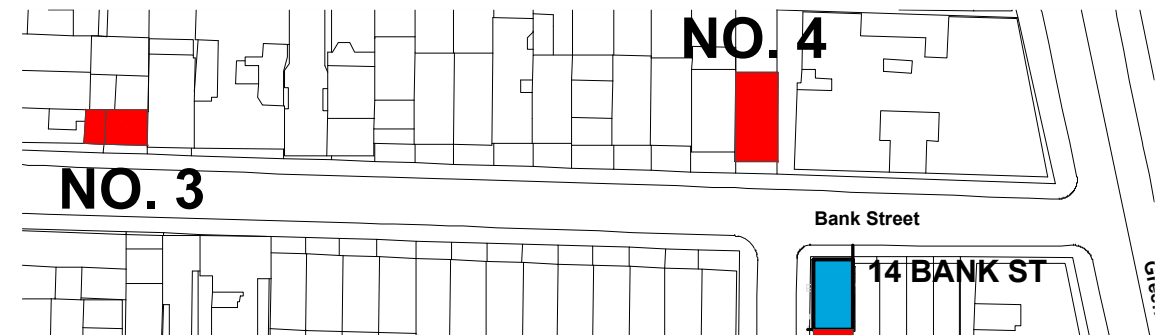


1933 MANHATTAN BANK STREET WAVERLY PLACE
HISTORICAL PHOTOS FROM NYPL ARCHIVES



14 BANK STREET NEW YORK, NY 10014

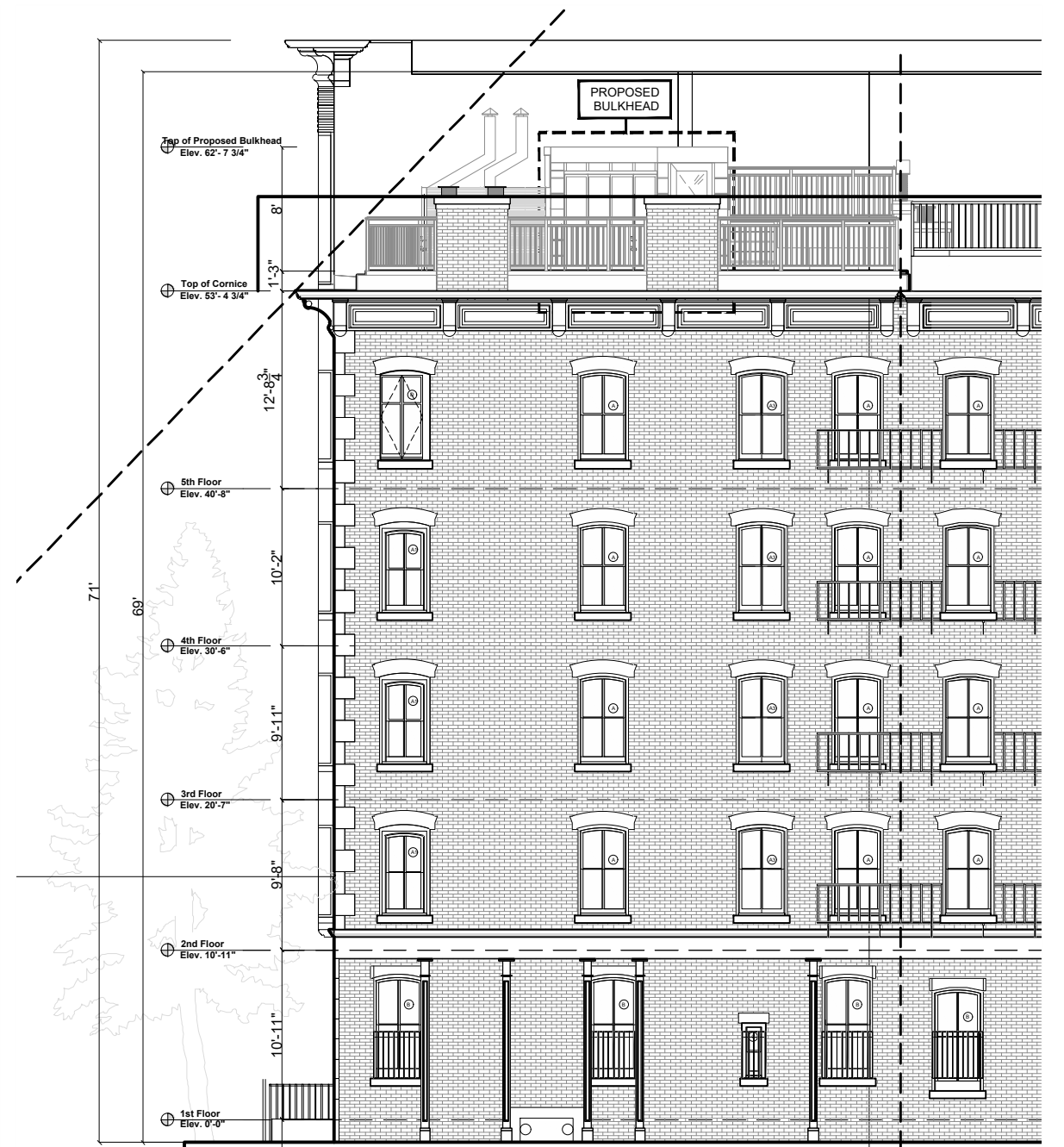
ROOFTOP ADDITIONS | CASE NO 4 | 9 BANK ST



1940s TAX PHOTOS ; 9 BANK ST
NYC MUNICIPAL ARCHIVES



06 Bank st 08 Bank st 10 Bank st 12 Bank st Proposed 14 Bank st



Proposed 14 Bank st 249 WAVERLY

14 BANK STREET NEW YORK, NY 10014

Proposed Bank Street Block

Scale: 3/32"-1'-0"

OCT 2 2026
LAURENCE G. JONES ARCHITECTS

October 6, 2026
Public Hearing

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14 Bank Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 828 6357

Passcode: 064492

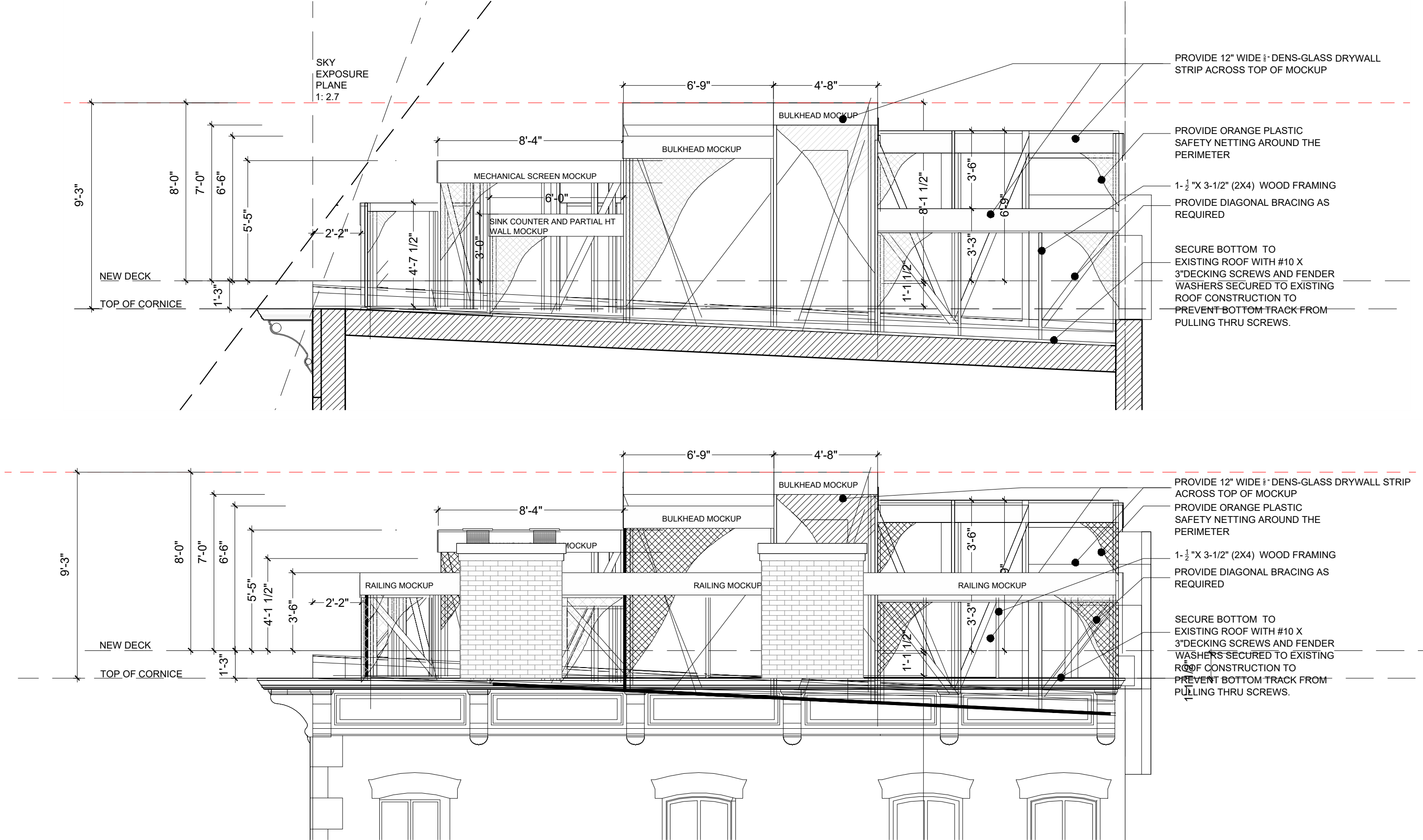
By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US 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.

APPENDIX A
THE MOCK-UP
ISOMETRICS, PLANS
AND ELEVATIONS

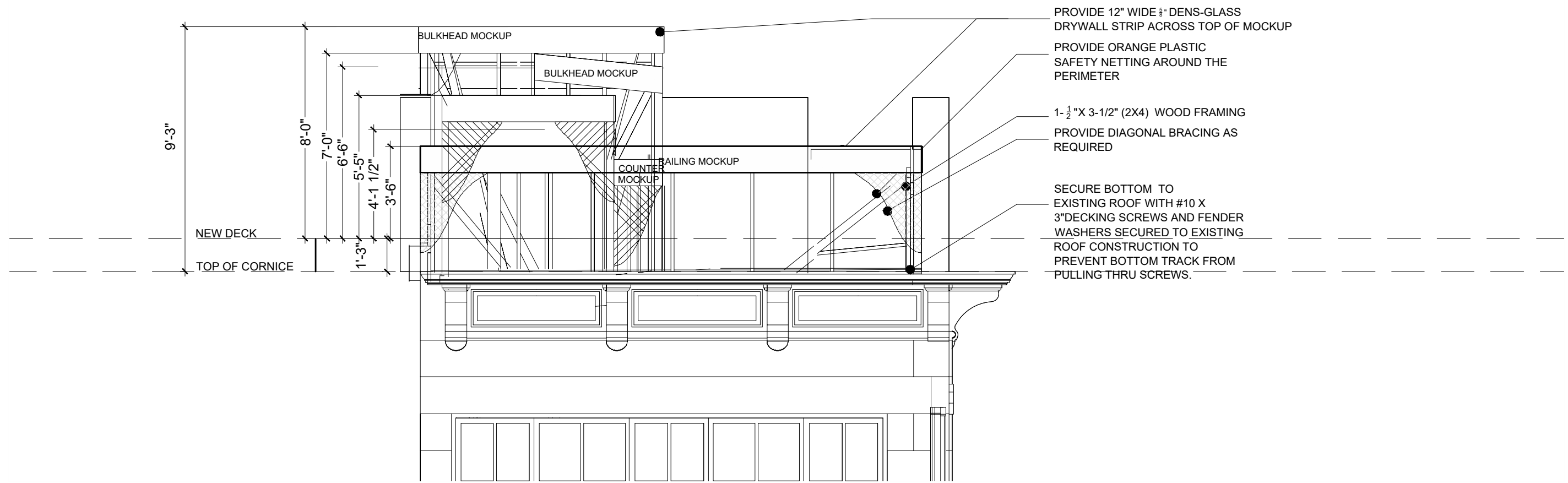
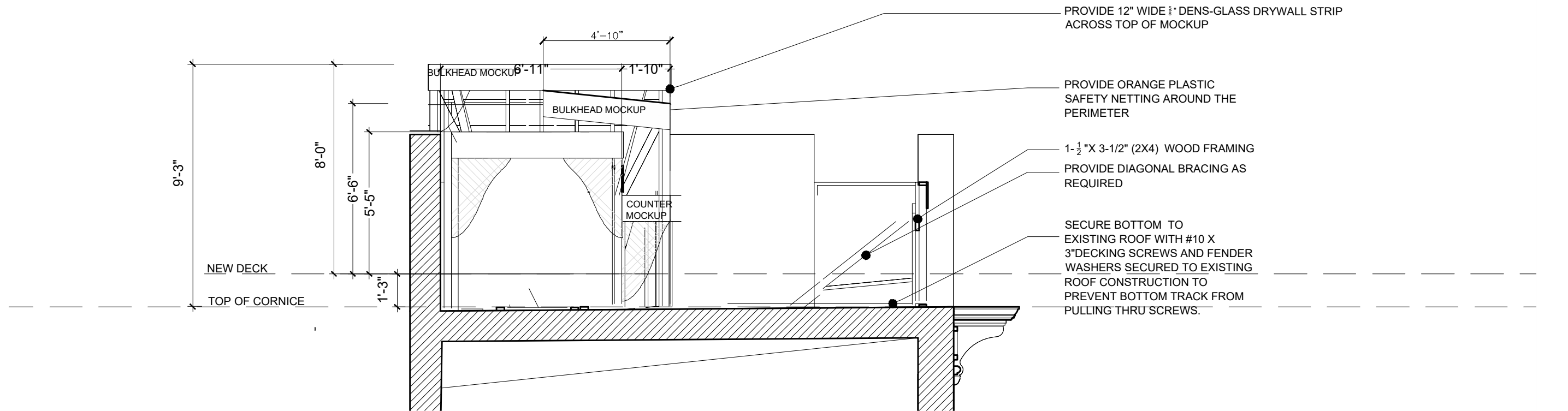


14 BANK STREET NEW YORK, NY 10014

MOCK UP | WAVERLY ELEVATION

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A2



14 BANK STREET NEW YORK, NY 10014

MOCK UP | BANK ST ELEVATION

OCT 2 2026
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A3

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