

TOWNHOUSE AT 107 & 105 BANK STREET



Community Board 2 Landmarks Committee

May 16, 2022

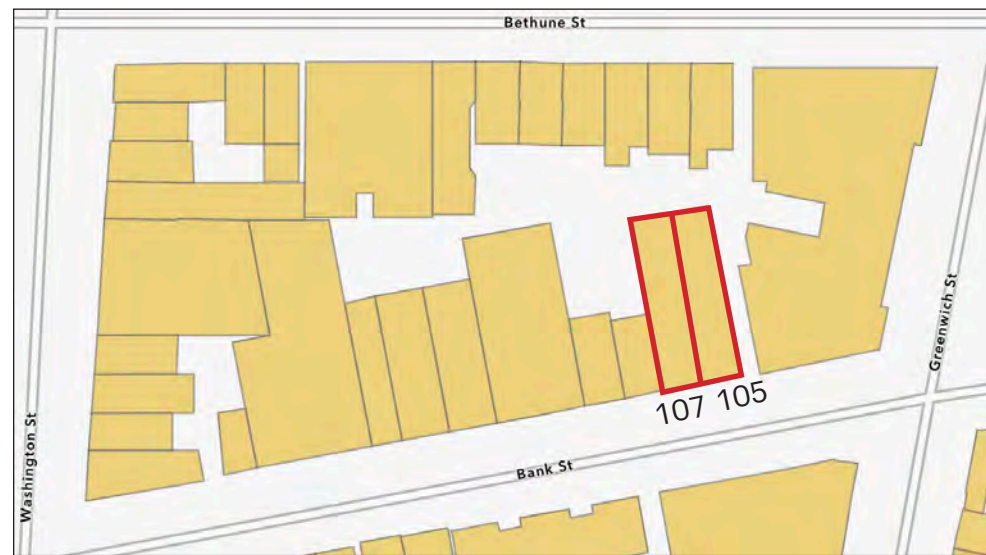
RAMSA
ROBERT A.M. STERN ARCHITECTS

HIGGINS QUASEBARTH
& PARTNERS LLC

ROUNDSQUARE
DEVELOPMENT LLC



Project Location: Greenwich Village - Historic District



105 & 107 Bank Street - Block



105 & 107 Bank Street (right to left)



105 - 111 Bank Street, 1932 (NYPL)

111 Bank

109 Bank

107 Bank

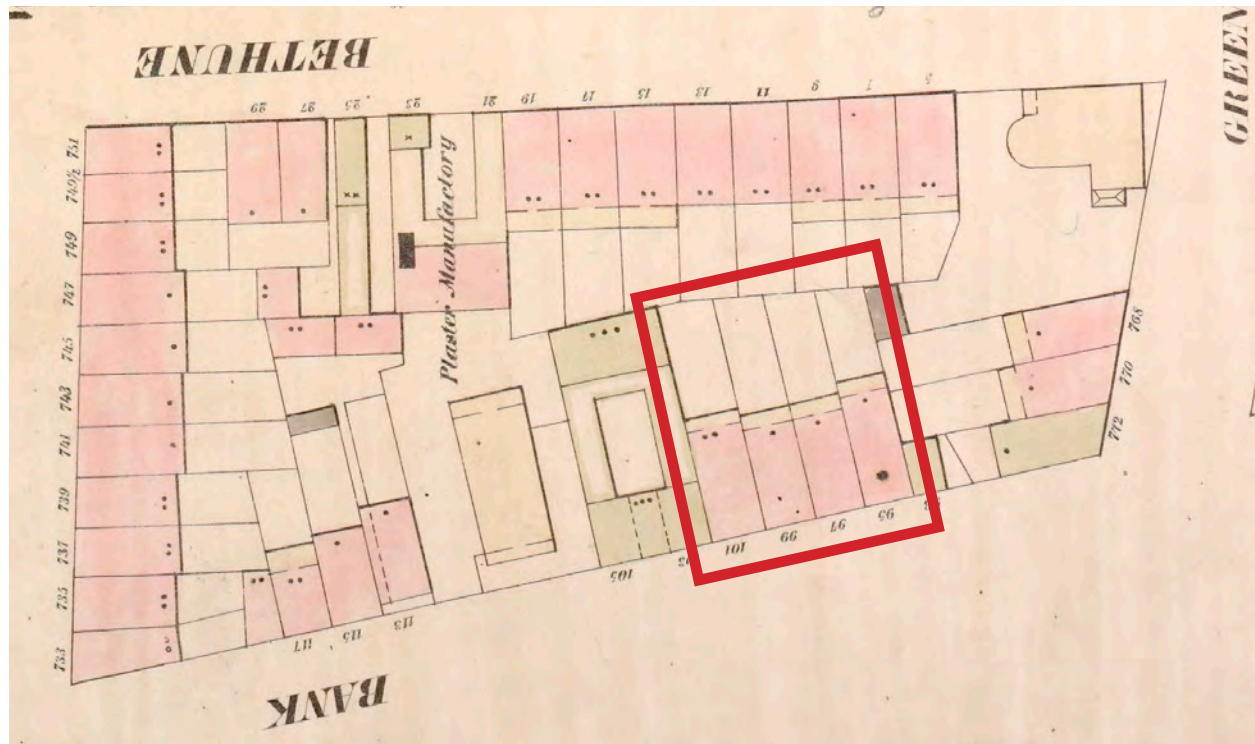
105 Bank



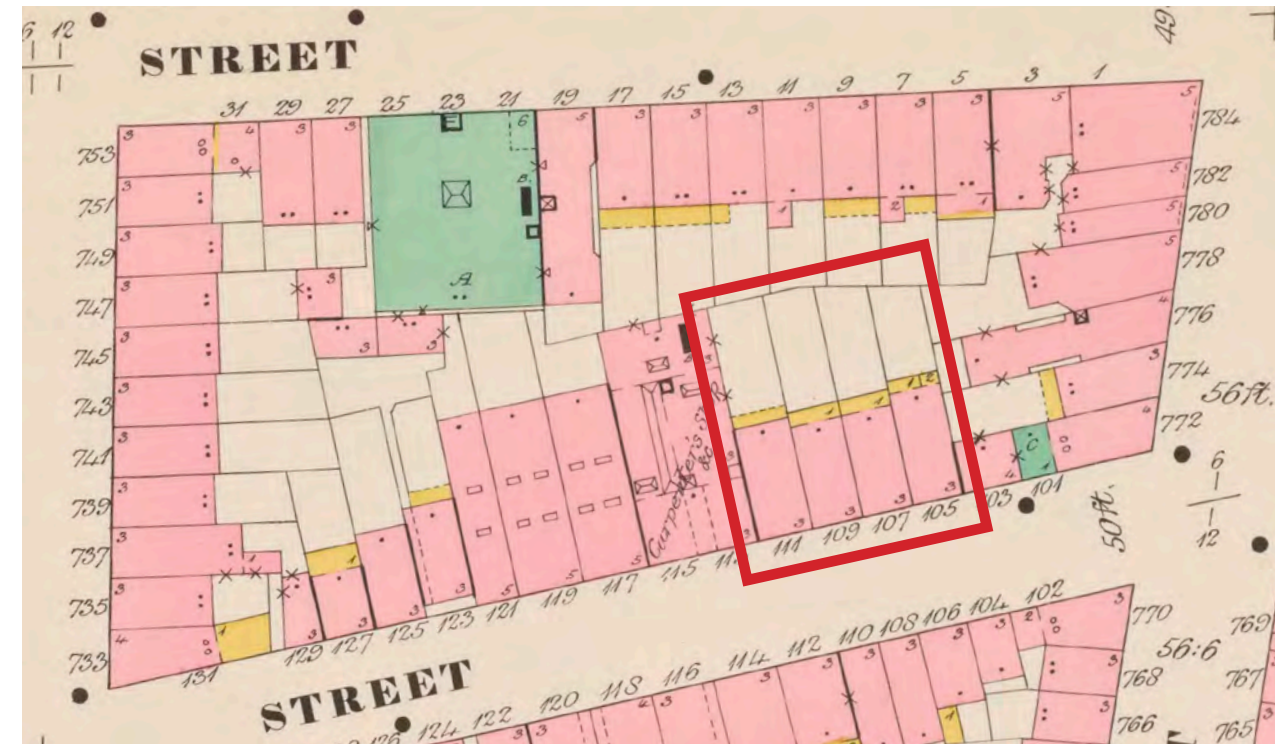
105 - 111 Bank Street, 1969 (LPC Designation Photo)



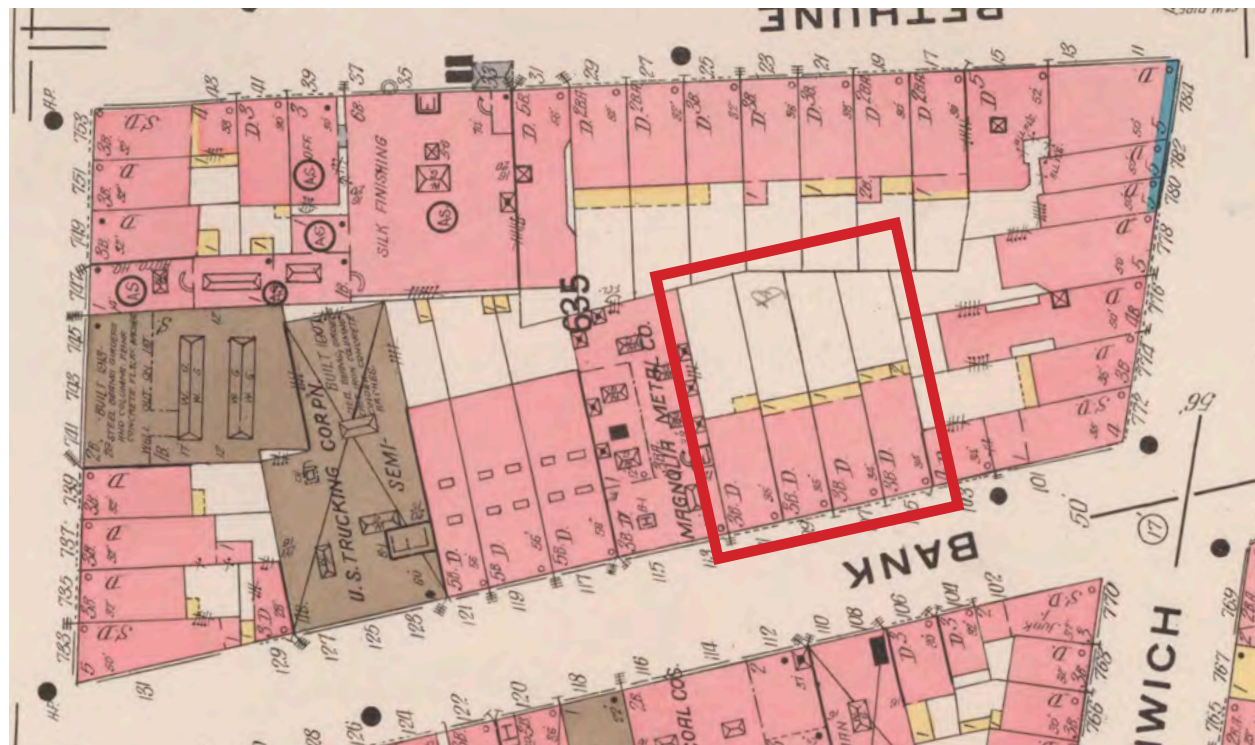
105 - 111 Bank Street, 2019



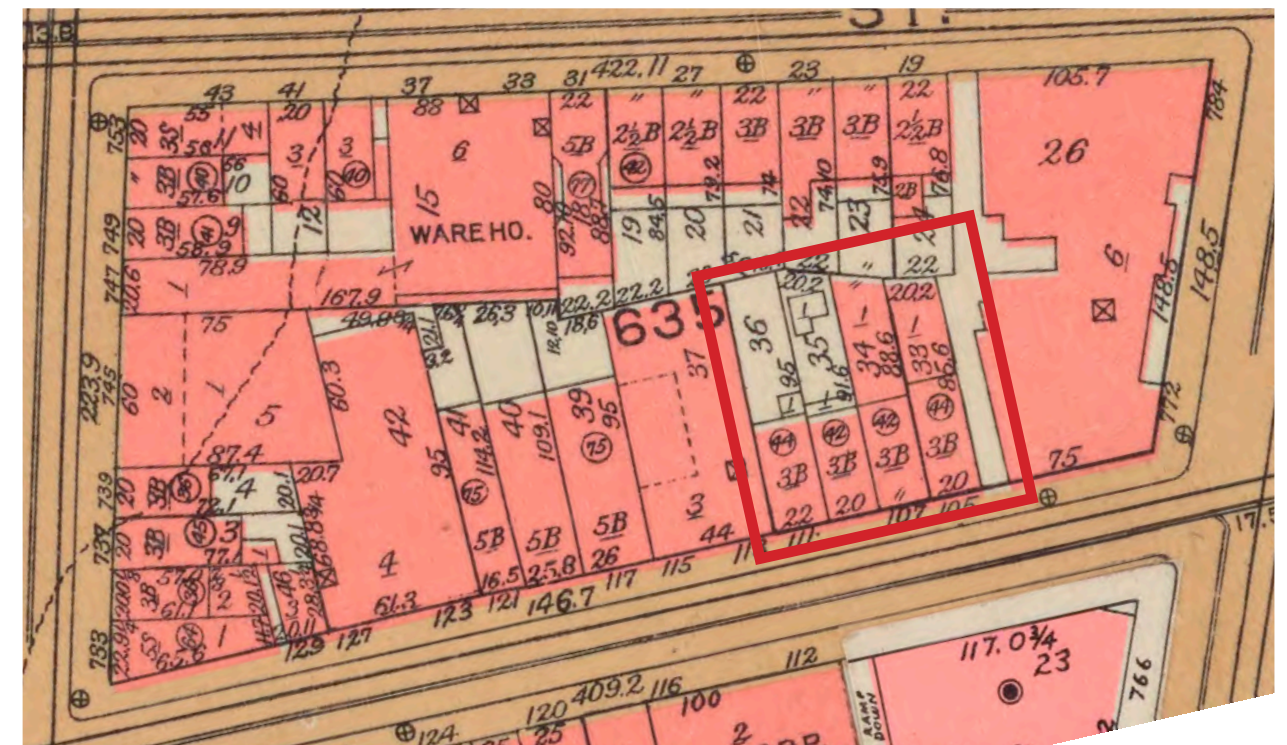
1854



1895



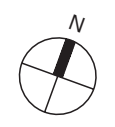
1921



1956



- One Story
- Two Story
- Three Story
- Four Story
- Five Story
- Six Story
- Seven Story
- Eight Story & Up



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107 BANK STREET
 NEW YORK, NEW YORK
NOT INTENDED FOR CONSTRUCTION PURPOSES.

PROPOSED BLOCK PLAN

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ROUNDSQUARE DEVELOPMENT
 ROBERT A.M. STERN ARCHITECTS
 PAGE 7



44-46 Horatio (Approved 2015)



65 Horatio Street (Approved 2020)



109 Bank Street (Approved 2020)



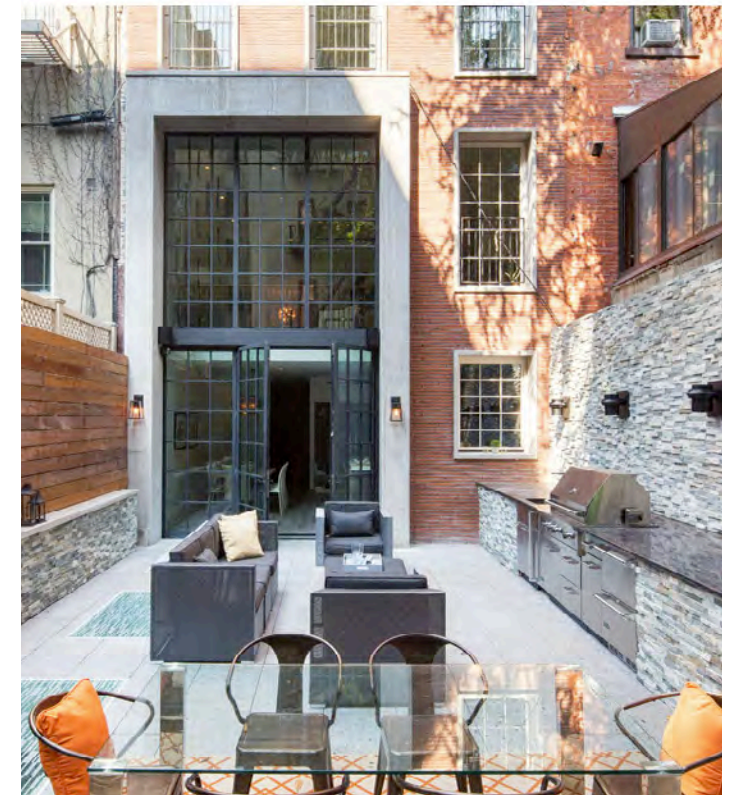
75 Bedford



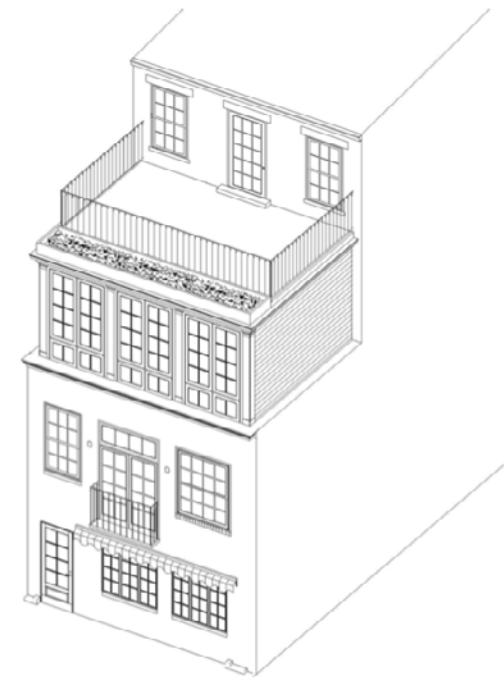
109 Bank Street (Approved 2020)



109 Waverly Place (Approved 2008)

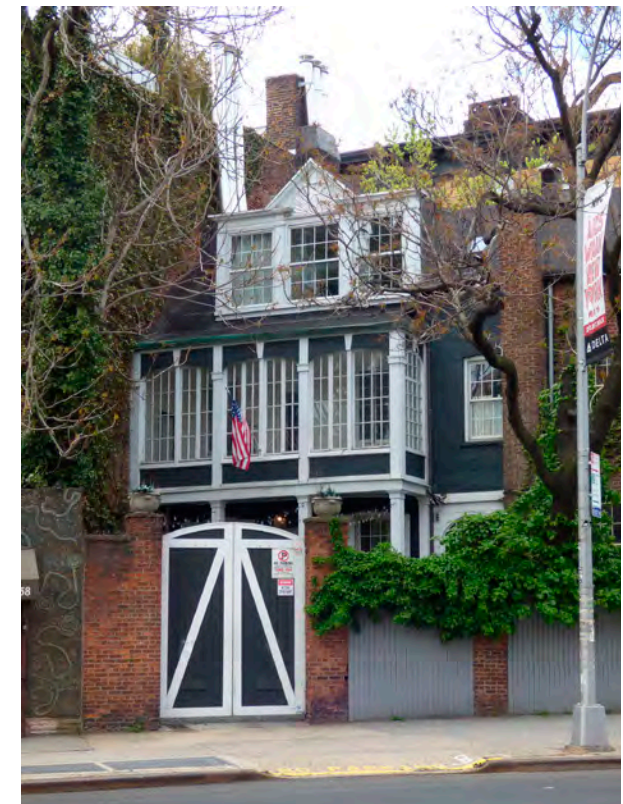


146 Waverly Place (Approved 2014)



PROPOSED REAR FACADE - AXONOMETRIC

22 Bank (Approved 2019)



18 Commerce Street



Existing 107 and 105 Bank



Proposed 107 and 105 Bank



Existing rear of 105 and 107 Bank



Proposed rear of 105 and 107 Bank



107 and 105 Bank - Current Street Elevation



105 and 107 Bank - Current Rear Elevation

105 BANK

107 BANK



105 and 107 Bank - Current Rear Conditions



105 Bank

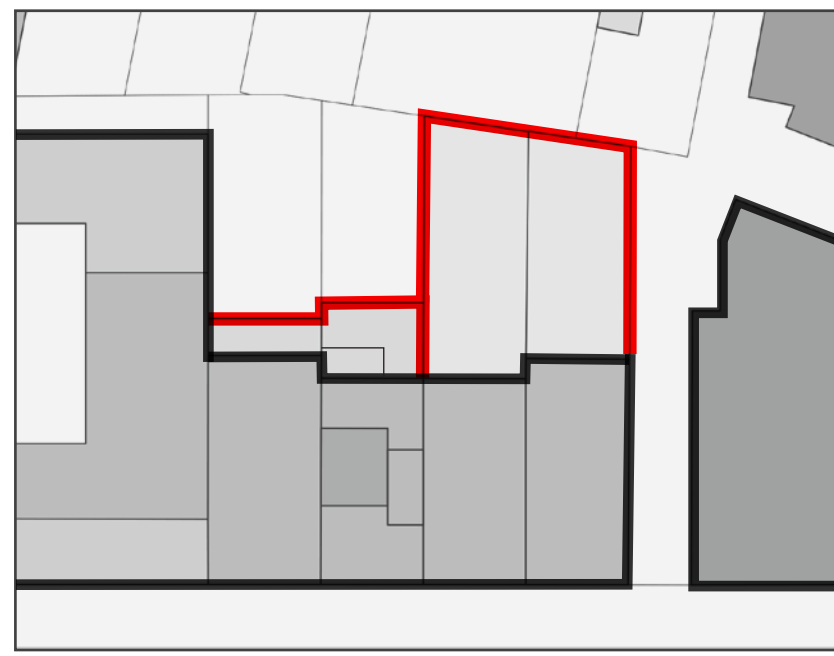


107 Bank

105 and 107 Bank - Rear Addition Current Conditions



1904 Sanborn Map



Current Conditions (since approx. 1950's)

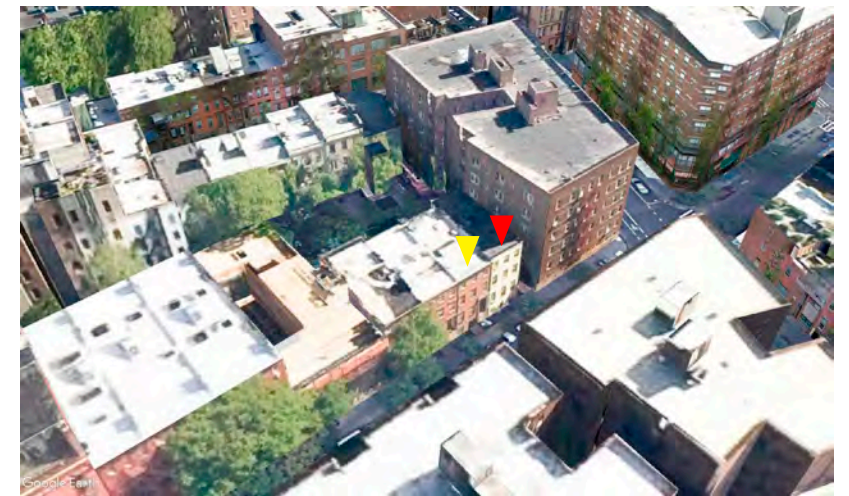


Proposed Design

- Extensions
- Main Volume



Aerial View



1.

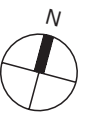


2.



3.

- 107 Bank St. (Lot 34)
- 105 Bank St. (Lot 33)



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1. View of Site



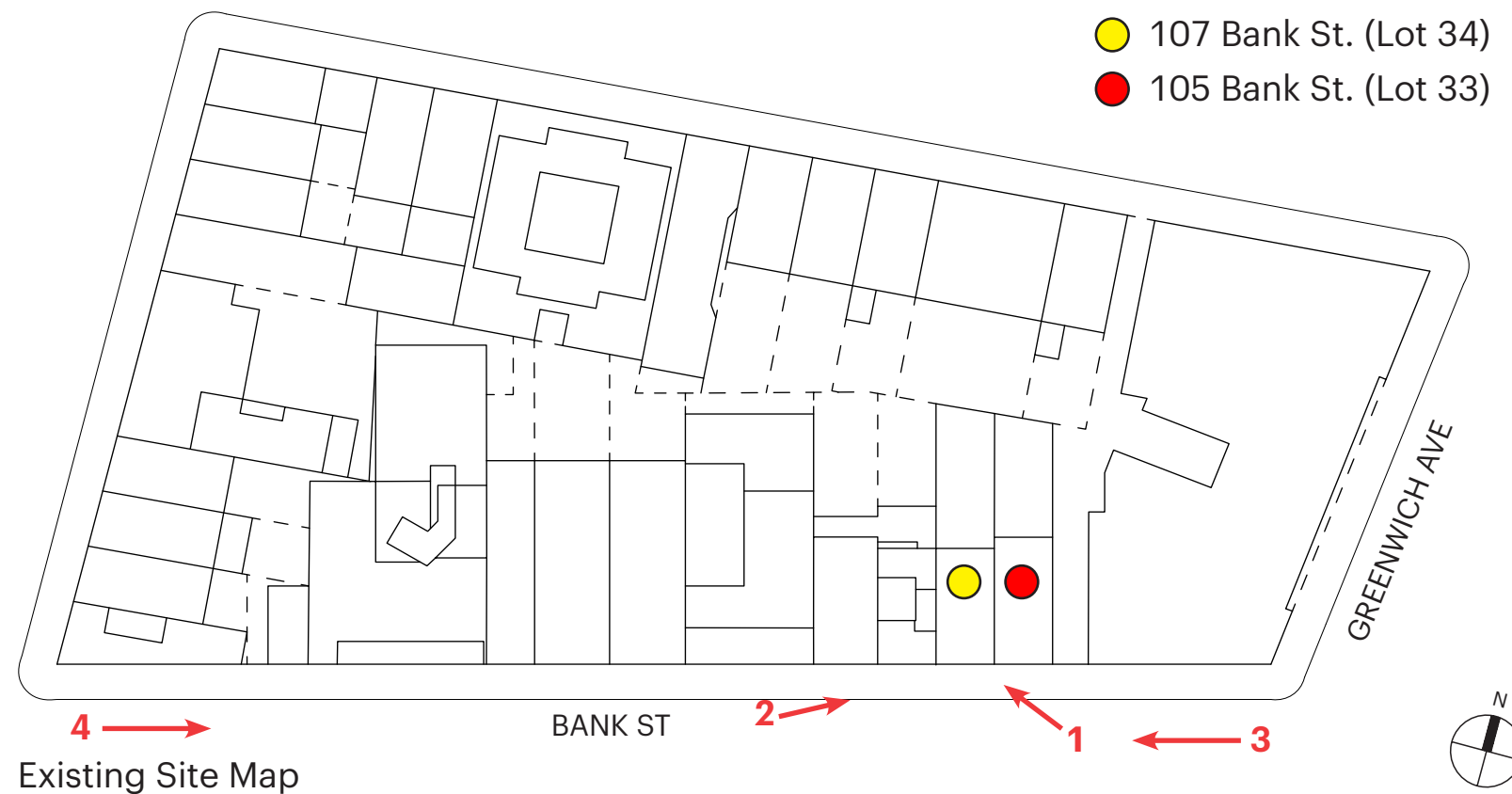
2. View down Bank St.



3. View down Bank St.



4. View down Bank St.





1. View of Street Facade



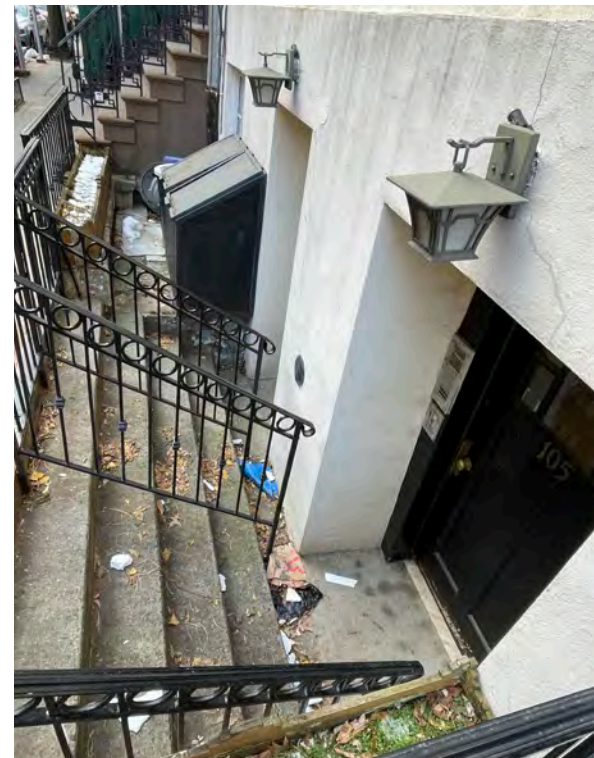
2. View of 107 Areaway



3. 107 railing



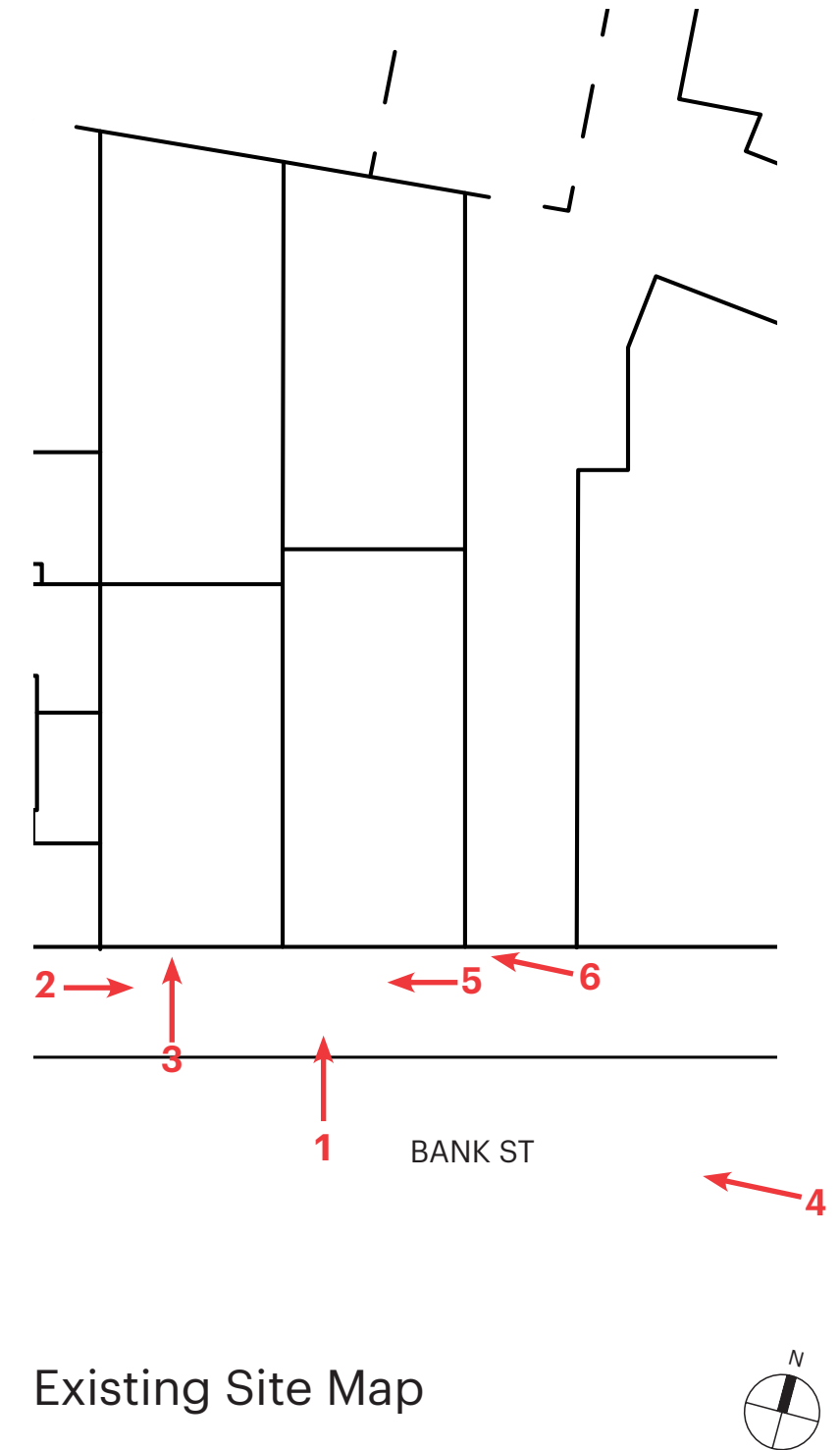
4. View from Greenwich Ave corner



5. View of 105 Areaway



6. 105 railing



Existing Site Map

111 Bank

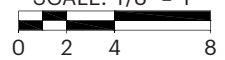
109 Bank

107 Bank

105 Bank



- +40'-3/4" (57.56")
105 BANK EXISTING T.O. PARAPET*
- +38'-6 1/4" (56.02")
107 BANK EXISTING T.O. CORNICE*
- +38'-2" (55.66)
T.O. EXISTING FOURTH FLOOR
- +27' - 11" (45.41)
T.O. THIRD FLOOR
- +17'-6" (34.99)
T.O. SECOND FLOOR
- +6'-2" (23.66")
107 BANK EXISTING T.O. 1ST FLOOR*
- +5'-7 1/2" (23.54")
105 BANK EXISTING T.O. 1ST FLOOR*
- 0'-0" (17.50")
BASE PLANE/
GRADE LEVEL*
- 2' - 6 3/4" <14.94">
105 BANK EXISTING T.O. BASEMENT*
- 2'-9 1/4" <14.81">
107 BANK EXISTING T.O. BASEMENT*
- 9'-8" <7.84">
105 BANK EXISTING T.O. CELLAR*

SCALE: 1/8" = 1'


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EXISTING STREET ELEVATION

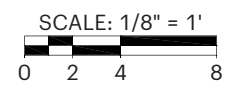
MAY 16, 2022

111 Bank

109 Bank

107 Bank

105 Bank



PROPOSED STREET ELEVATION

MAY 16, 2022

111 Bank

109 Bank

107 Bank

105 Bank

111 Bank

109 Bank

107 Bank

105 Bank



Existing Elevation



Proposed Elevation



107/105 EXISTING AND PROPOSED STREET ELEVATION

MAY 16, 2022

107 Bank

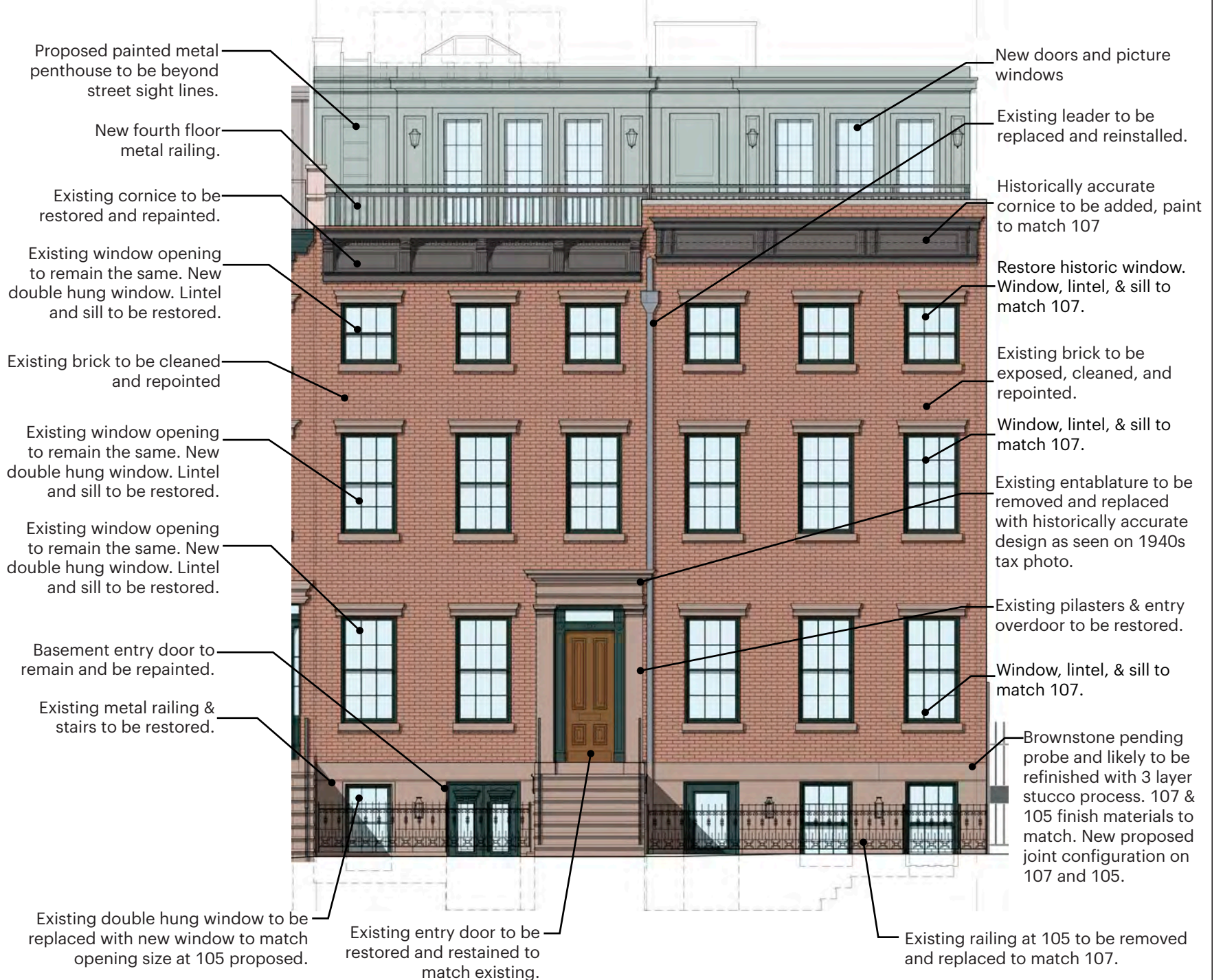
105 Bank



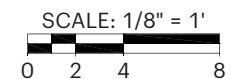
Existing Elevation

107 Bank

105 Bank



Proposed Elevation



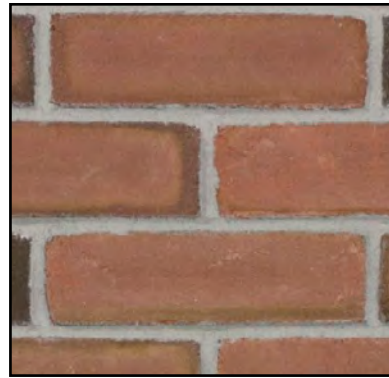
1. Brownstone

Material: Existing brownstone to be restored as per LPC. New base material for 105 Bank areaway pending probe survey. Intend to match color and finish of existing base at 111 Bank.



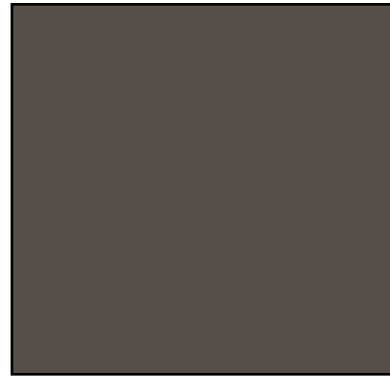
2. Brick

Material: Existing brick to be restored as per LPC. Any new brick to match existing.



3. Cornices

Material: Solid Wood
Color/Finish: Existing and proposed cornices to be Benjamin Moore color Silhouette, AF-655



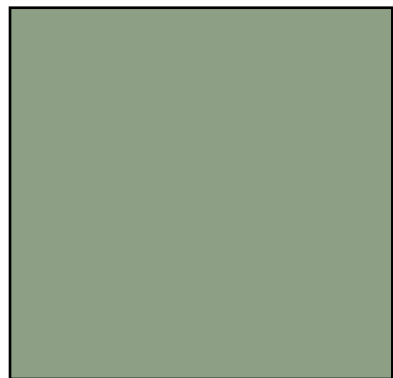
4. Penthouse Material

Material: Metal clad.
Color/Finish: Benjamin Moore, Kennebunkport Green, HC-123. Kynar finish.



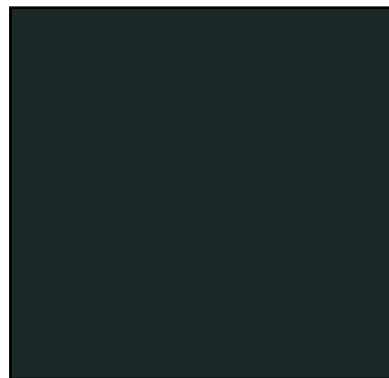
5. Penthouse Windows and Doors

Manufacturer: Marvin (Custom Wood)
Color/Finish: Benjamin Moore, Kennebunkport Green, HC-123.



6. Windows and Doors

Manufacturer: Marvin (Custom Wood)
Color/Finish: Benjamin Moore, Black Forest Green, HC-187.



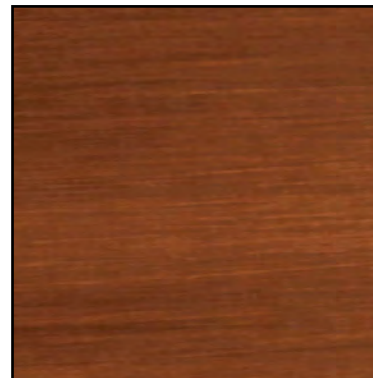
7. Metal Railings

Material: Wrought iron painted Black
Color/Finish: Benjamin Moore, Iron 2120-20.



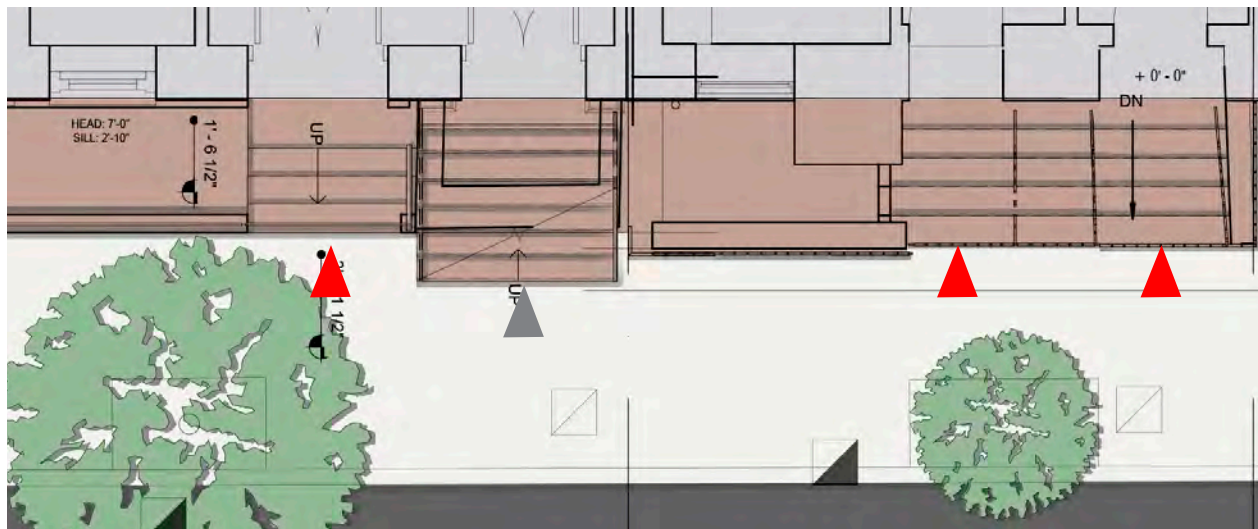
8. Front Entrance Door

Material: Existing Solid Wood
Finish/Color: Existing wooden door to be restored and refurbished. Stain to match existing.

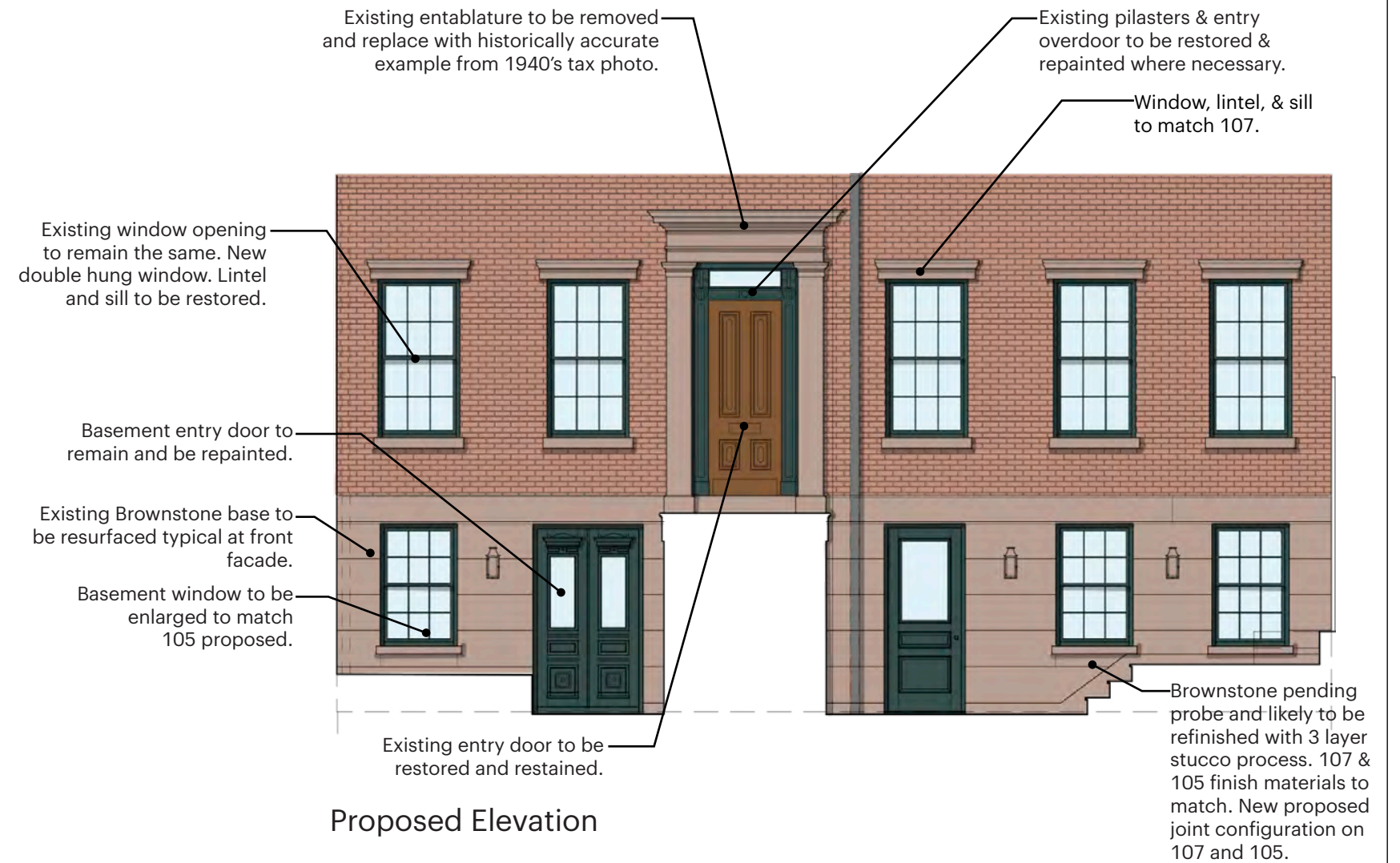




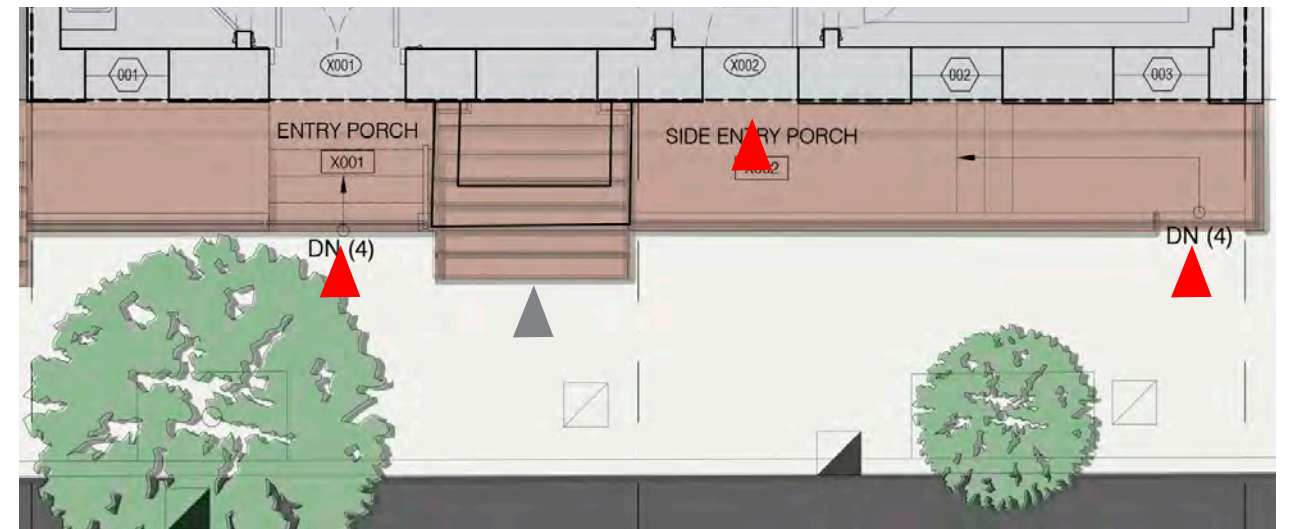
Existing Elevation



Existing Plan



Proposed Elevation



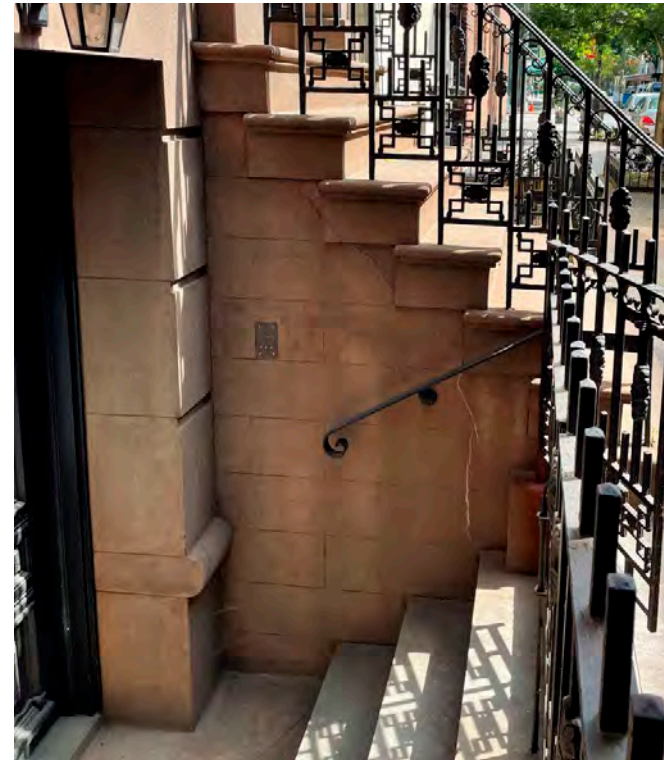
Proposed Plan



Existing 105 areaway window



Proposed 105 areaway window



Existing 107 areaway staircase



107 Existing areaway



Existing 107 areaway door



Proposed 107 areaway door



107 Proposed areaway



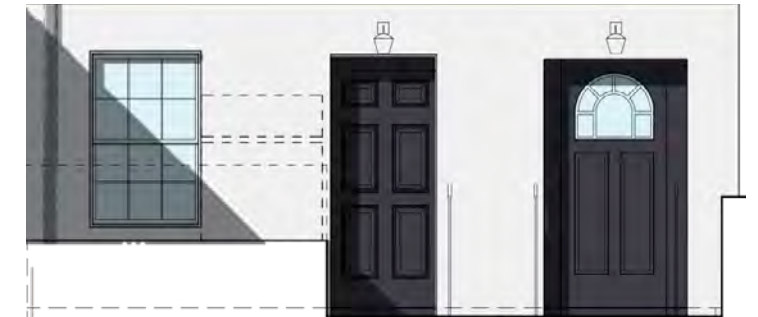
Existing 105 areaway door



Existing 105 areaway door



Proposed 107 areaway door



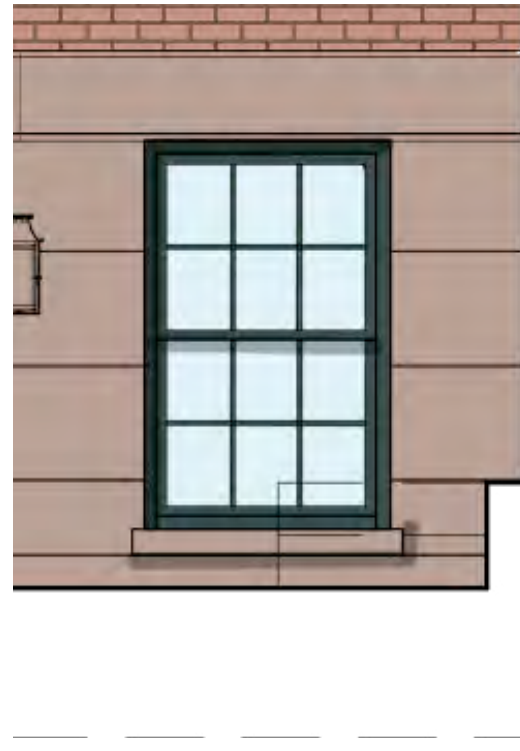
105 Existing areaway



Existing 105 areaway window



Proposed 105 areaway window



Proposed 105 areaway window



105 Proposed areaway



1940's Photo



1970's Photo



Current Conditions



Proposed Entry - to restore current conditions



Existing entablature



Existing overdoor



Existing capital



Existing door frame bracket detail



Existing 107 front door

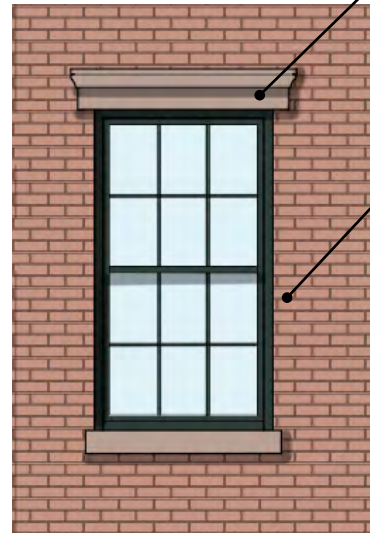
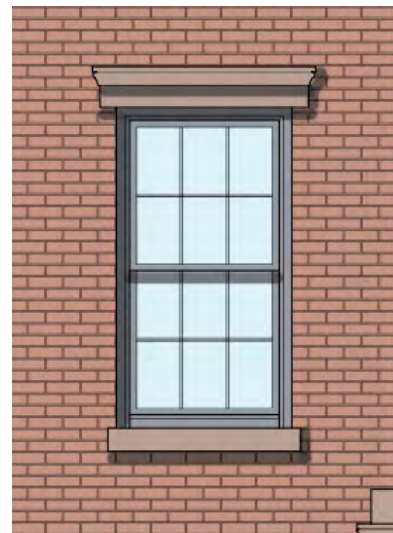


Proposed 107 front door



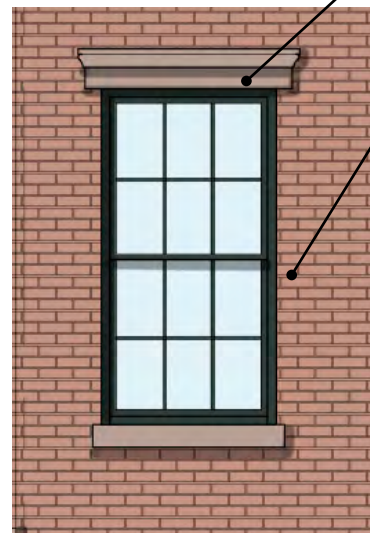
Existing window opening size to remain the same. New double hung window.

Existing sill to be restored and new lintel with cap to match historic condition.



Existing lintel and sill to remain and to be restored.

Existing window opening width to remain the same. New double hung window.



Existing lintel and sill to remain and to be restored.

Existing window opening size to remain the same. New double hung window.

107 Existing Windows

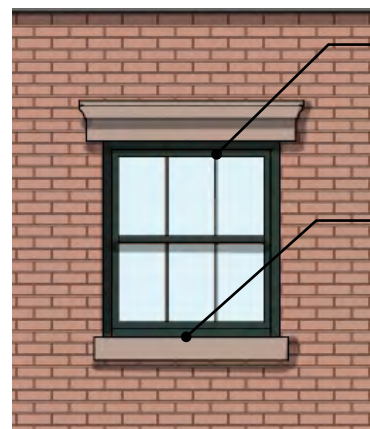
107 Proposed Windows



107 Existing Elevation



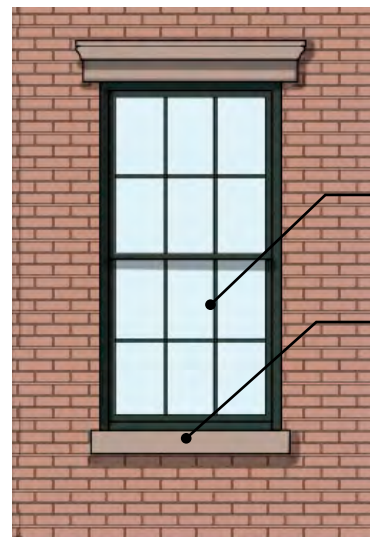
107 Proposed Elevation



Existing window to be removed and opening restored and reduced to match 107. New double hung window.
 Existing sill to be removed. New sill and lintel to match 107 to be installed.



Existing window opening to match 107. New double hung window.
 Existing sill to be removed. New sill and lintel to match 107 to be installed.



Existing window opening to match 107. New double hung window.
 Existing sill to be removed. New sill and lintel to match 107 to be installed.

105 Existing Windows

105 Proposed Windows



105 Existing Elevation



105 Proposed Elevation



107 Bank

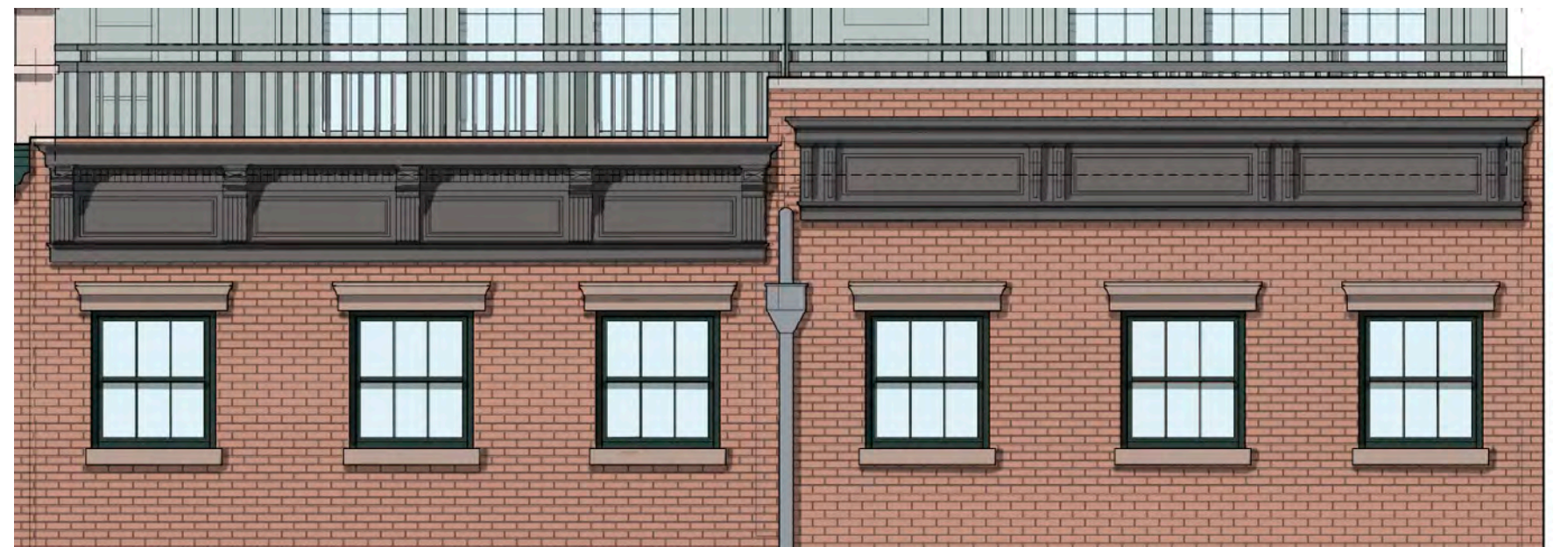
105 Bank



107 Bank

105 Bank

107 - 105 Bank historic cornice, 1932 (nypl)



107 - 105 Bank, proposed cornice

107 - 105 Bank, 1932 (nypl)



View of street with existing conditions



View of street with proposed design



Historic image of previous townhouse at alley (103 Bank - demolished)



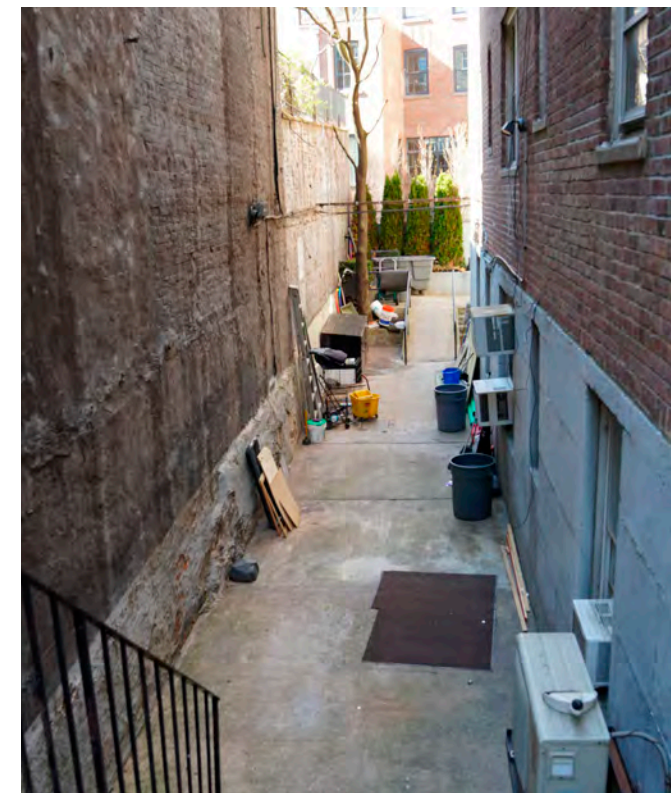
1. View of Existing 105 Alley



2. View of Existing 105 Alley fence



3. View of Existing 105 Alley



4. View of Existing 105 Alley

- +40'-3/4" (57.56")
105 BANK EXISTING T.O. PARAPET*
- +38'-6 1/4" (56.02")
107 BANK EXISTING T.O. CORNICE*
- +38'-2" (55.66)
T.O. EXISTING FOURTH FLOOR

- +27'-1" (45.41)
T.O. THIRD FLOOR

- +17'-6" (34.99)
T.O. SECOND FLOOR

- +6'-2" (23.66")
107 BANK EXISTING T.O. 1ST FLOOR*
- +6'-1/2" (23.54")
105 BANK EXISTING T.O. 1ST FLOOR*

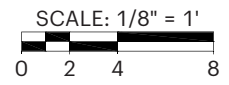
- 0'-0" (17.50")
BASE PLANE/
GRADE LEVEL*
- 2'-6 3/4" (-14.94")
105 BANK EXISTING T.O. BASEMENT*
- 2'-8 1/4" (-14.81")
107 BANK EXISTING T.O. BASEMENT*

- 9'-8" (-7.84")
105 BANK EXISTING T.O. CELLAR*

Existing Side Elevation

Existing brick and covering to be probed and strategy for exposing or refinishing tbd.

Existing basement addition to be demolished. Garden wall to remain.



- + 51'-6" <68.99'>
T.O. ELEVATOR BULKHEAD
- + 48'-4" <65.82'>
T.O. ROOF PARAPET
- + 47'-3/4" <64.57'>
T.O. ROOF
- + 41'-1 11/16" (58.65')
T.O. FRONT GUARDRAIL
- + 38'-6 1/4" (56.02'*)
107 BANK EXISTING T.O. CORNICE*
- + 37'-8" (55.66)
T.O. PROPOSED FOURTH FLOOR
- + 27'-11" (45.41')
T.O. THIRD FLOOR
- + 17'-6" (34.99)
T.O. SECOND FLOOR
- + 6'-2" (23.66'*)
107 BANK EXISTING T.O. 1ST FLOOR*
- 0'-0" (17.50'*)
BASE PLANE/ GRADE LEVEL*
- 2'-8 1/4" <14.81'>
107 BANK EXISTING T.O. BASEMENT*
- 10 - 11 3/4" <6.52'>
107 BANK EXISTING T.O. SUBCELLAR*

Existing parapet to remain and extend towards rear elevation.

New painted metal penthouse.

New railing with brick piers at garden elevation.

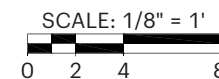
New double hung protected windows to match street elevation sizes. Simple brownstone lintels and sills.

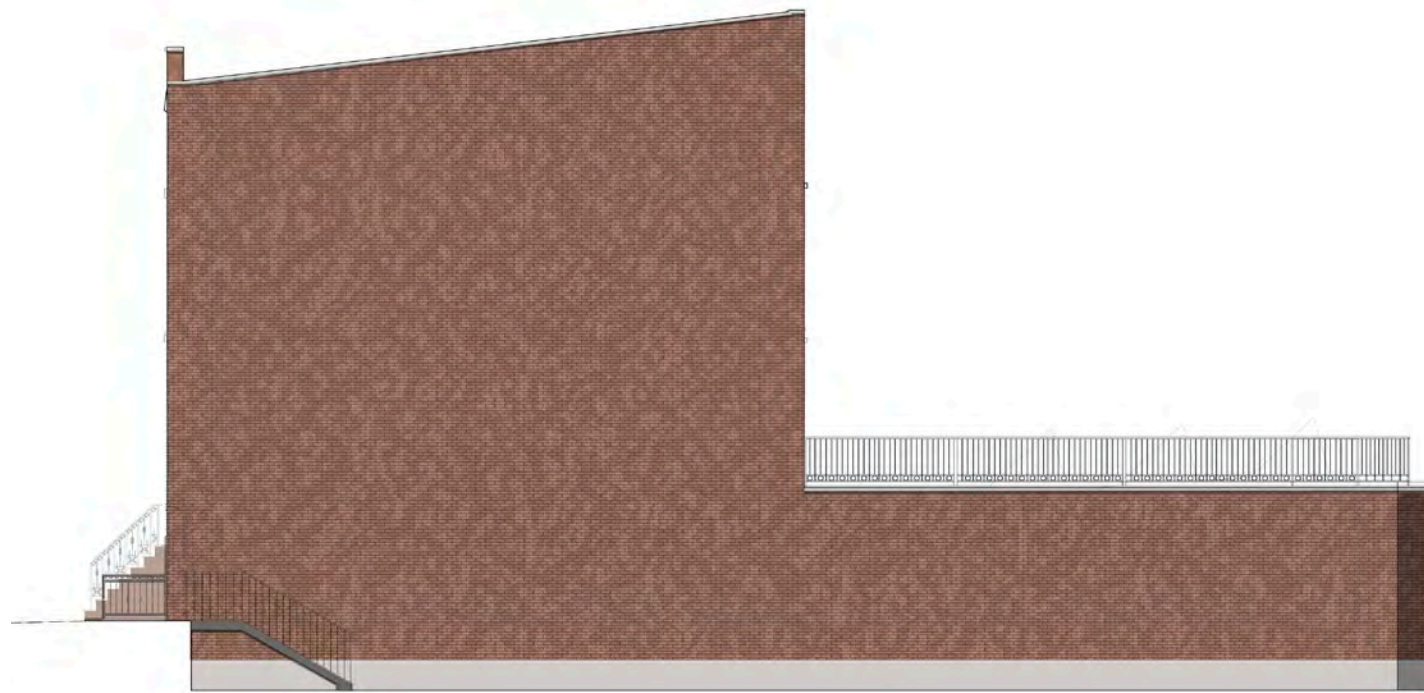
New double hung protected windows to match street elevation sizes. Simple brownstone lintels and sills.

New double hung protected windows to match street elevation sizes. Simple brownstone lintels and sills.

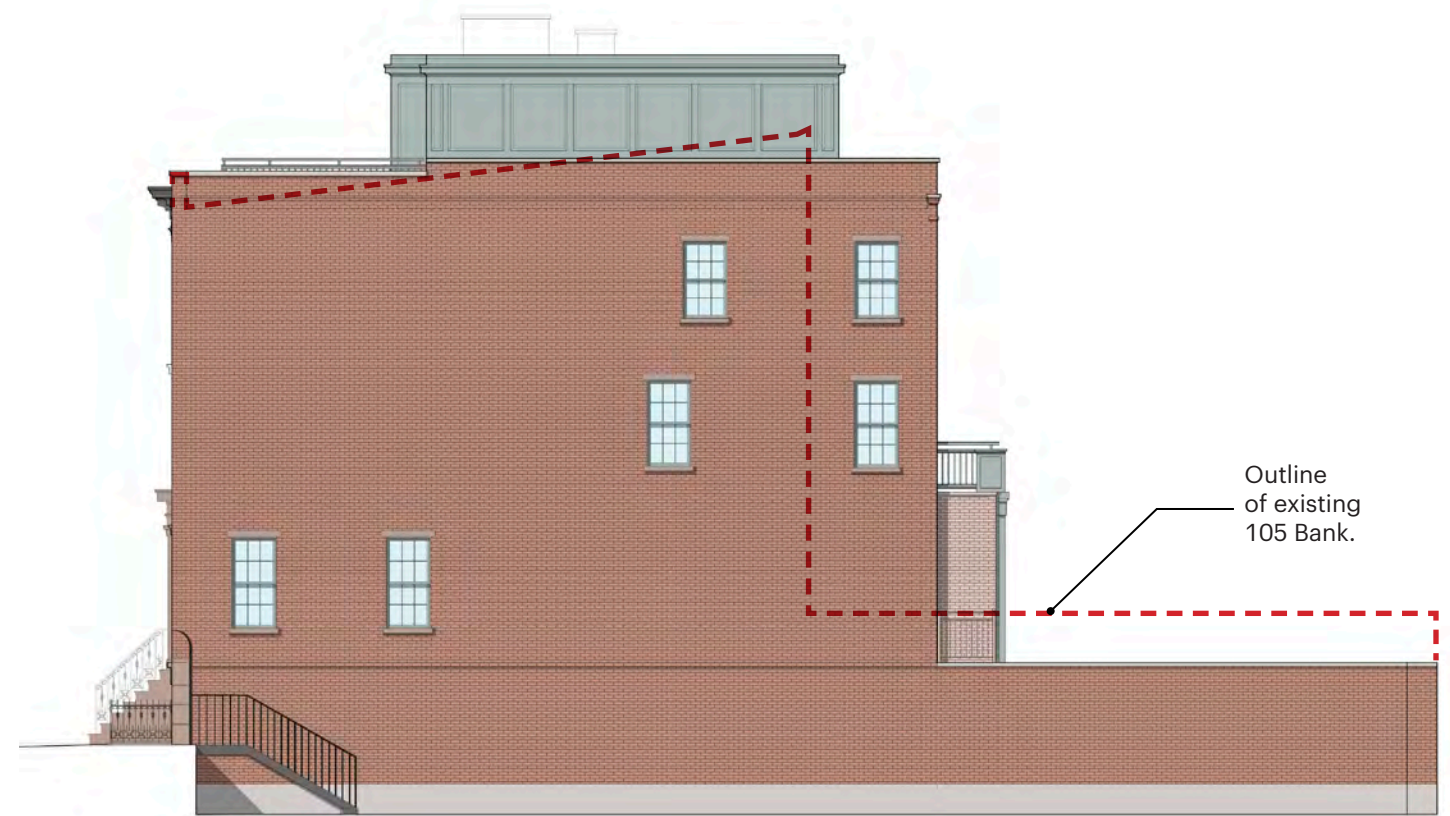
Existing brick and covering to be probed and strategy for exposing or refinishing tbd.

Proposed Side Elevation





Existing Side Elevation



Proposed Side Elevation

Outline of existing 105 Bank.



1. View of 105 Rear Facade.



2. View of 105 Rear Garden.



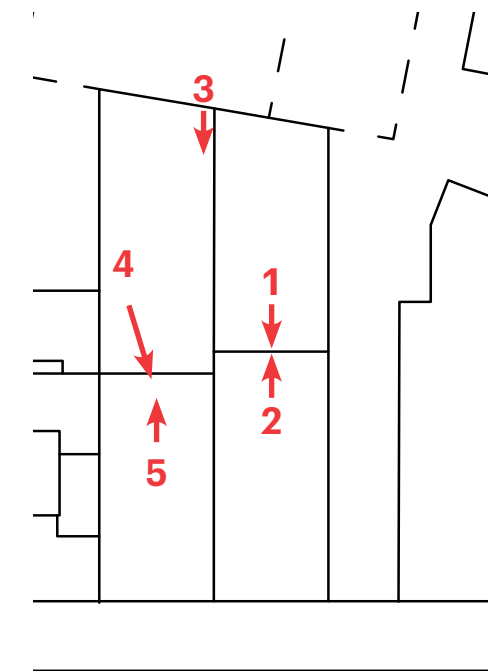
3. View of 105 and 107 Rear Facades.



4. View of 107 Rear Facade.



5. View of 107 Rear Garden.



Key Plan



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105 Bank

107 Bank

109 Bank

111 Bank

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105 BANK EXISTING T.O. PARAPET*
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107 BANK EXISTING T.O. CORNICE*
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T.O. SECOND FLOOR

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107 BANK EXISTING T.O. 1ST FLOOR*
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105 BANK EXISTING T.O. BASEMENT*
- 2'-8 1/4" <14.81" >
107 BANK EXISTING T.O. BASEMENT*

- 9'-8" <7.84" >
105 BANK EXISTING T.O. CELLAR*
- 10 - 11 3/4" <6.52" >
107 BANK EXISTING T.O. CELLAR*



SCALE: 1/8" = 1'

EXISTING REAR ELEVATION

MAY 16, 2022

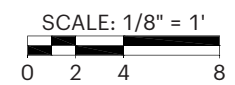
105 Bank

107 Bank

109 Bank

111 Bank

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- + 48'-4" <65.82">
T.O. ROOF PARAPET
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107 BANK EXISTING T.O. CORNICE*
- + 37'-8" (55.66)
T.O. PROPOSED FOURTH FLOOR
- + 27' - 11" (45.41)
T.O. THIRD FLOOR
- + 17' - 6" (34.99)
T.O. SECOND FLOOR
- + 6' - 2" (23.66")
107 BANK EXISTING T.O. 1ST FLOOR*
- 0'-0" (17.50")
BASE PLANE/ GRADE LEVEL*
- 2'-8 1/4" <14.81">
107 BANK EXISTING T.O. BASEMENT*
- 10 - 11 3/4" <6.52">
107 BANK EXISTING T.O. SUBCELLAR*

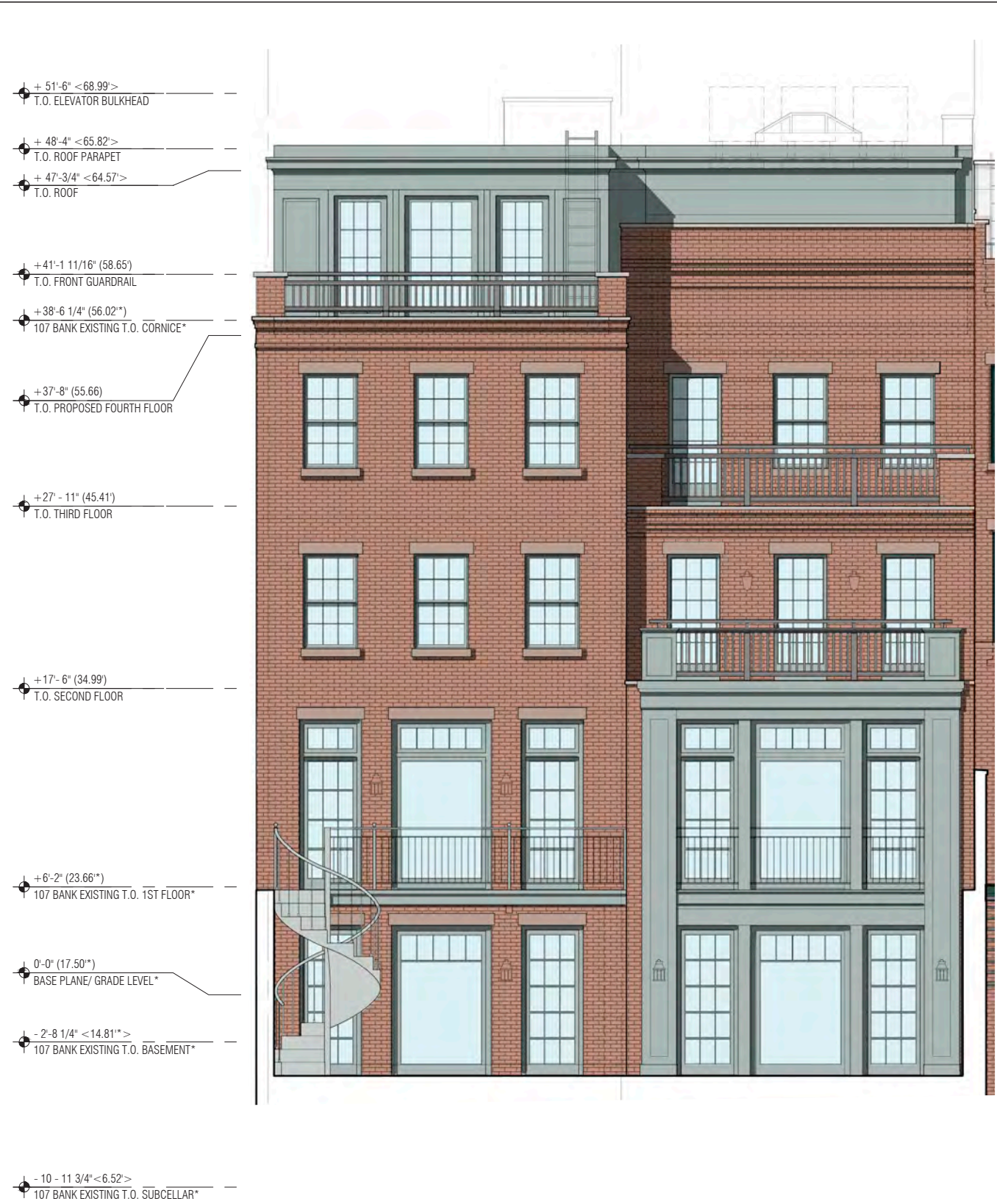


PROPOSED REAR ELEVATION

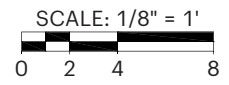
MAY 16, 2022

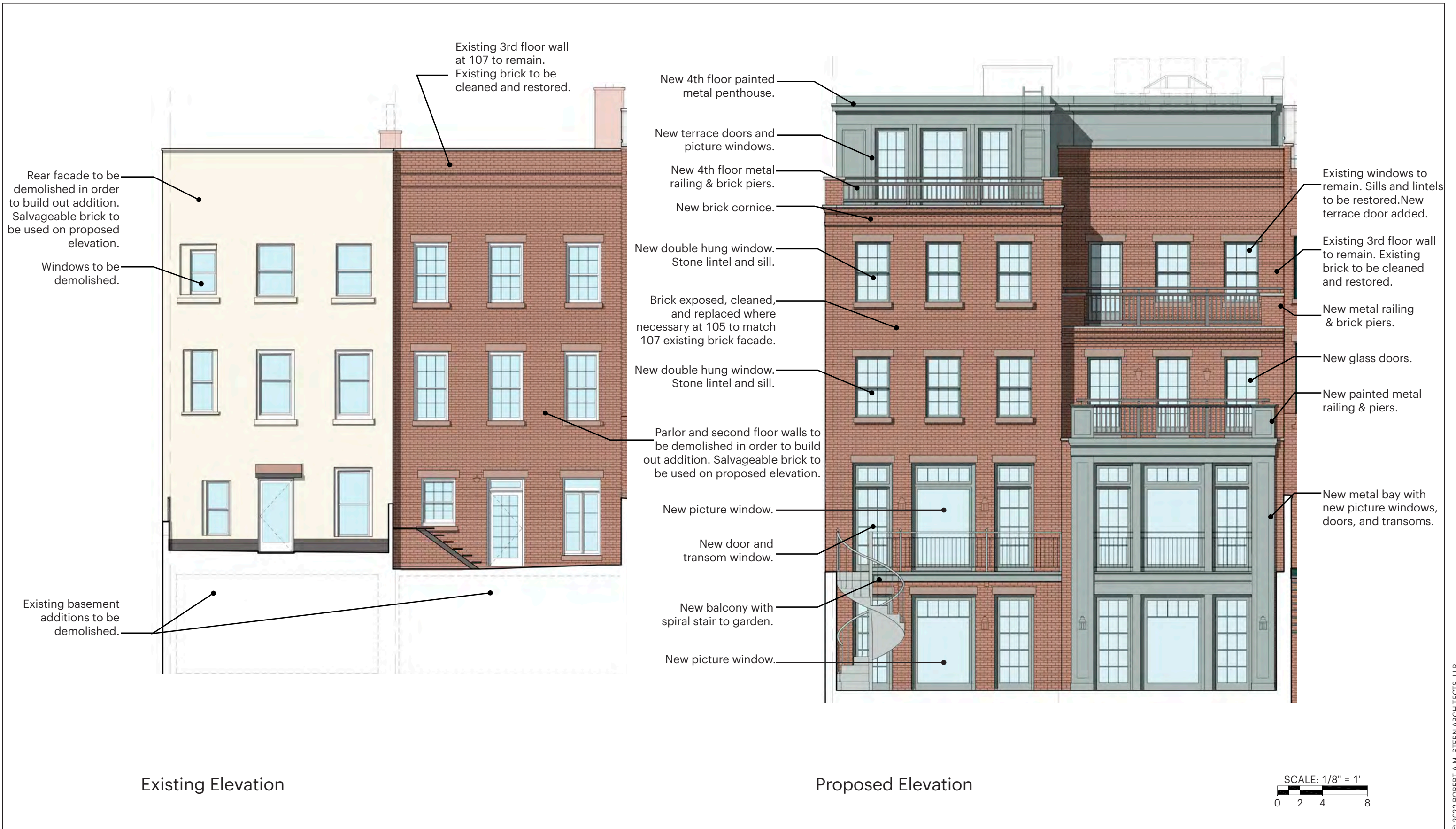


Existing Elevation



Proposed Elevation





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Existing rear of 105 and 107 bank



Proposed rear of 105 and 107 bank

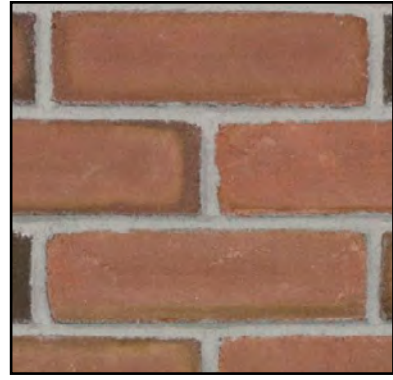
1. Window Heads and Sils

Material: Existing brownstone to be restored as per LPC. New base material for 105 Bank areaway pending probe survey. Intend to match color and finish of existing base at 111 Bank..



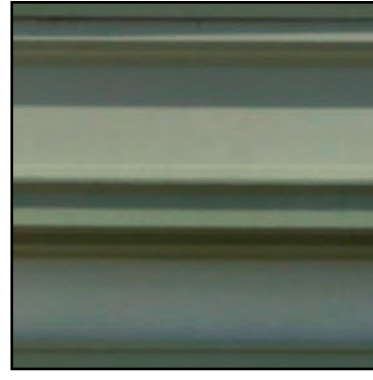
2. Brick

Color/Finish: Brick to be savaged where possible and remain where noted. New brick to match existing rear brick at 107 Bank.



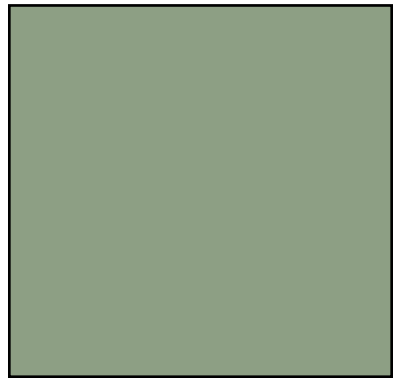
3. Penthouse and Bay

Material: Metal clad
Color/Finish: Benjamin Moore, Kennebunkport Green, HC-123.



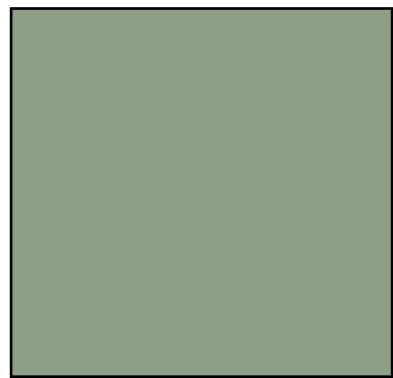
5. Windows and Doors

Manufacturer: Marvin (Custom Wood)
Color: Benjamin Moore, Kennebunkport Green HC-123



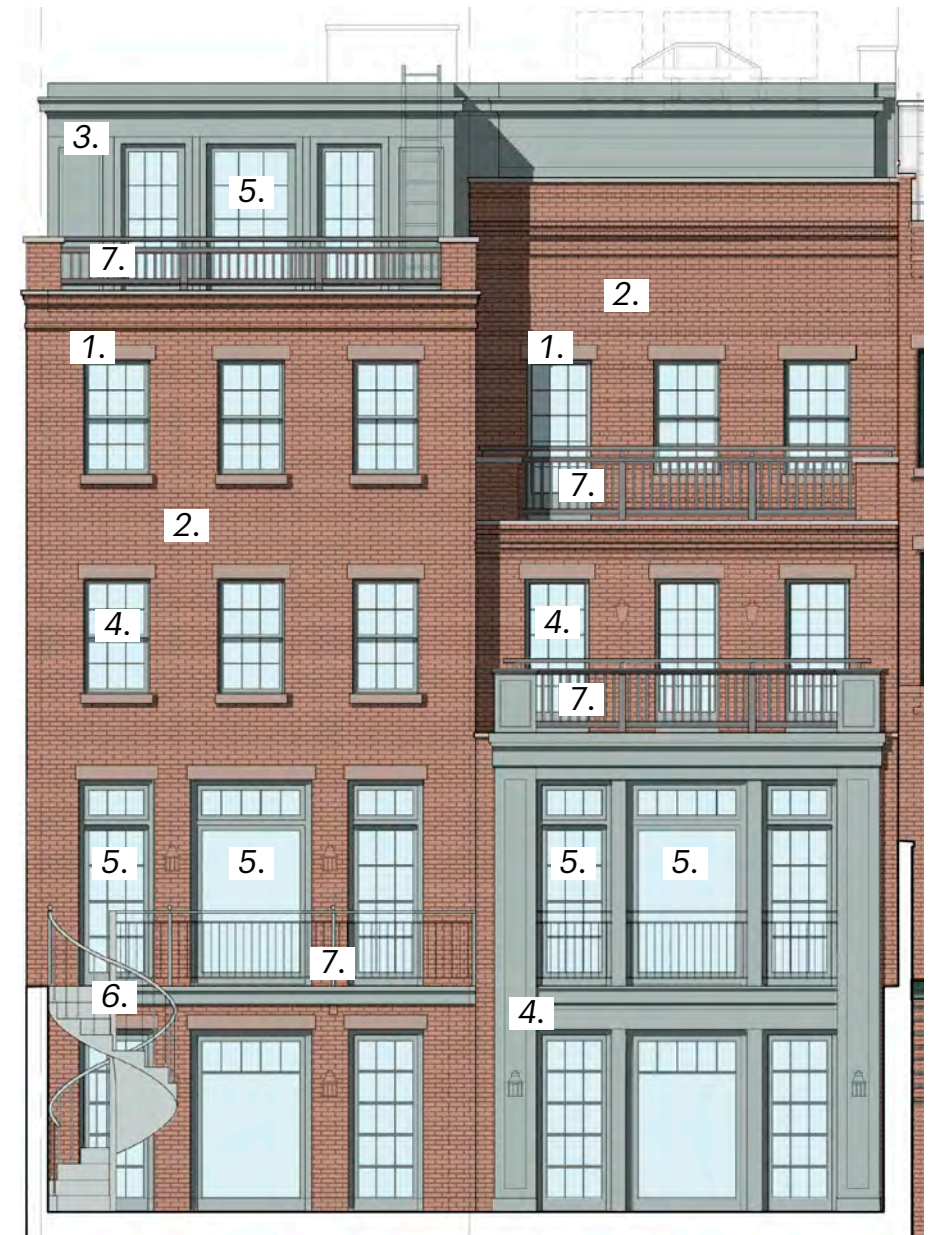
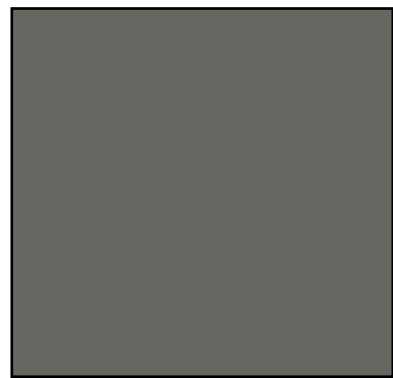
6. Metal Porch, and Stair

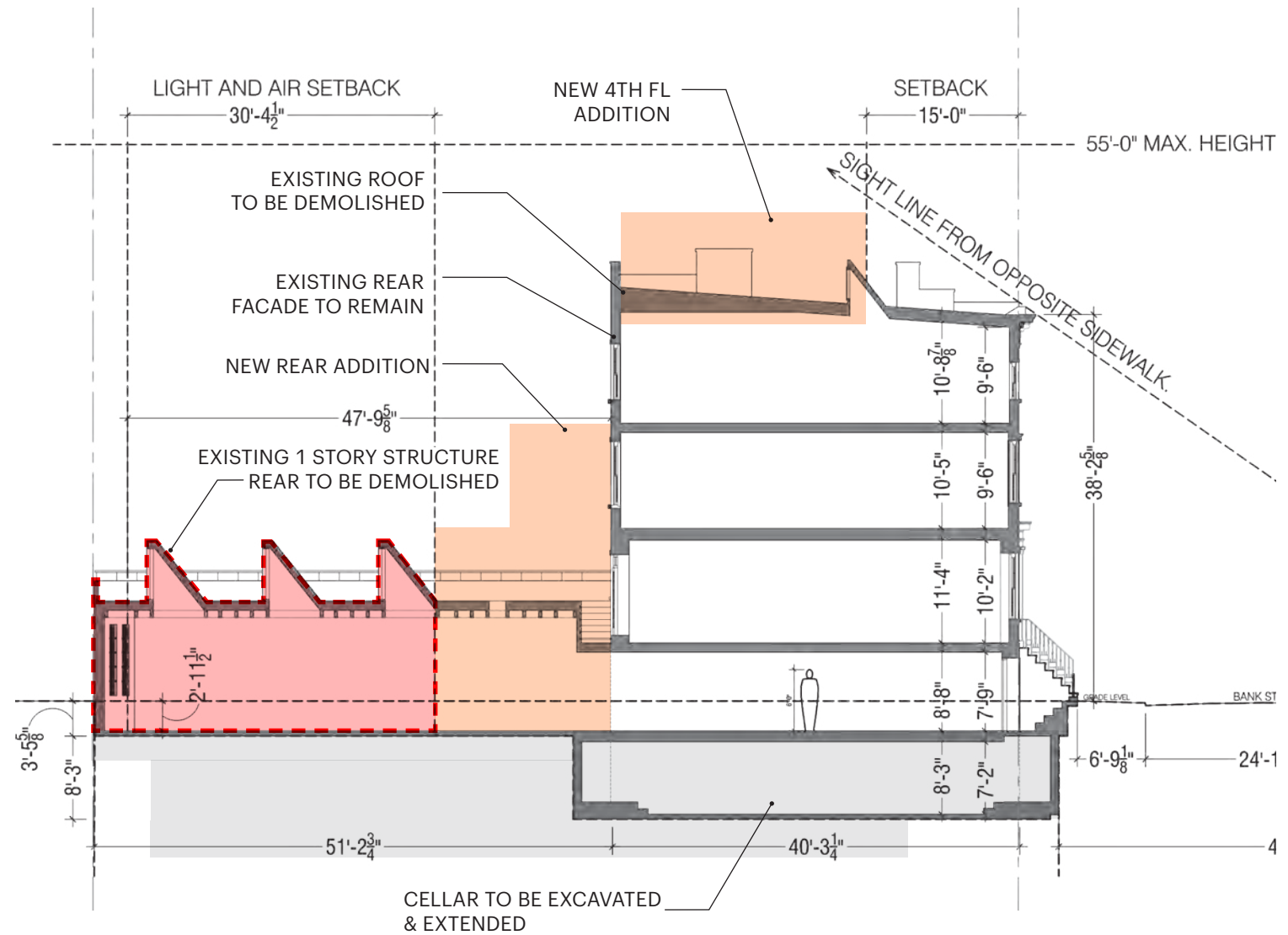
Color/Finish: Wrought iron painted, Benjamin Moore, Kennebunkport Green, HC-123



7. Metal Railings

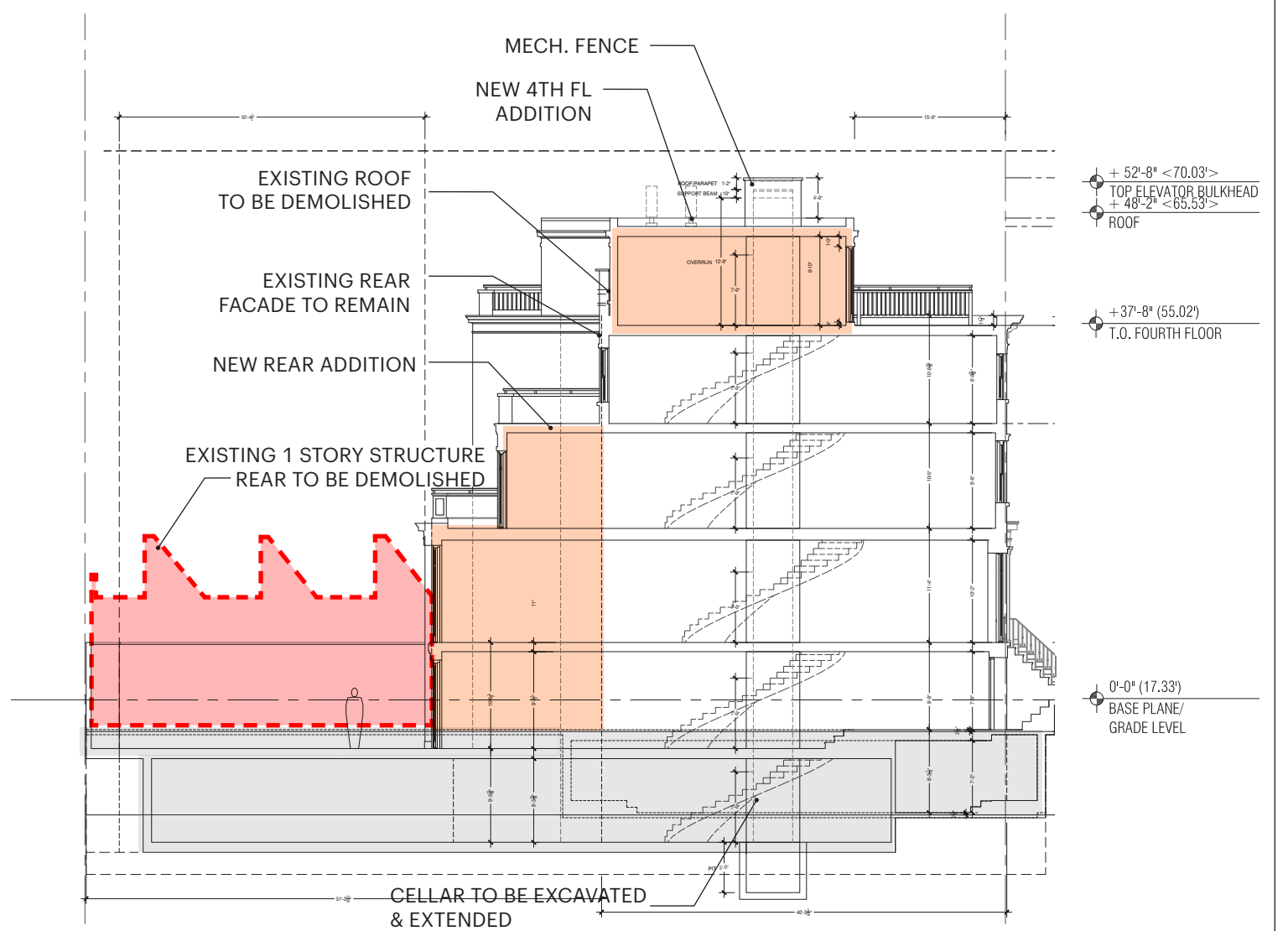
Color/Finish: Wrought iron painted Rails, Benjamin Moore Kendall Charcoal - HC-166



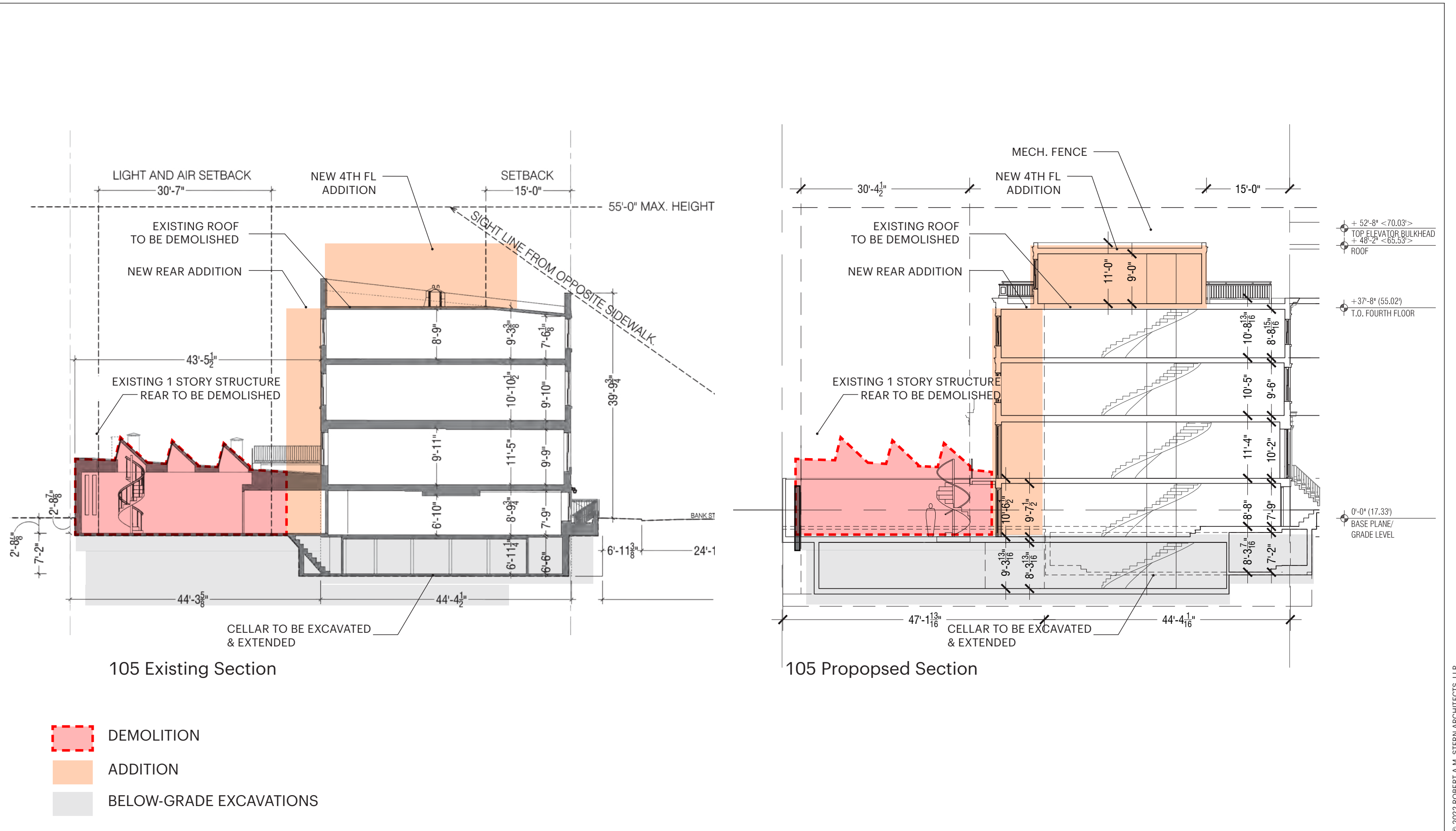


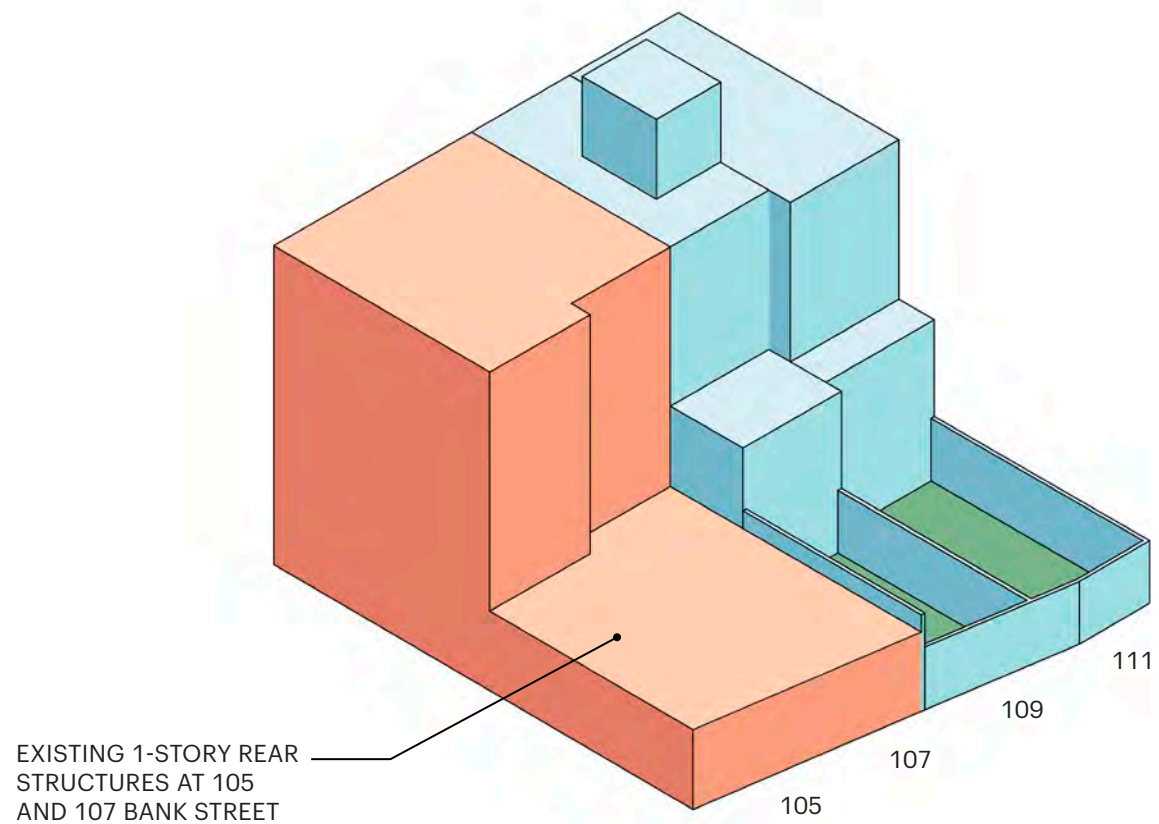
107 Existing Section

- DEMOLITION
- ADDITION
- BELOW-GRADE EXCAVATIONS

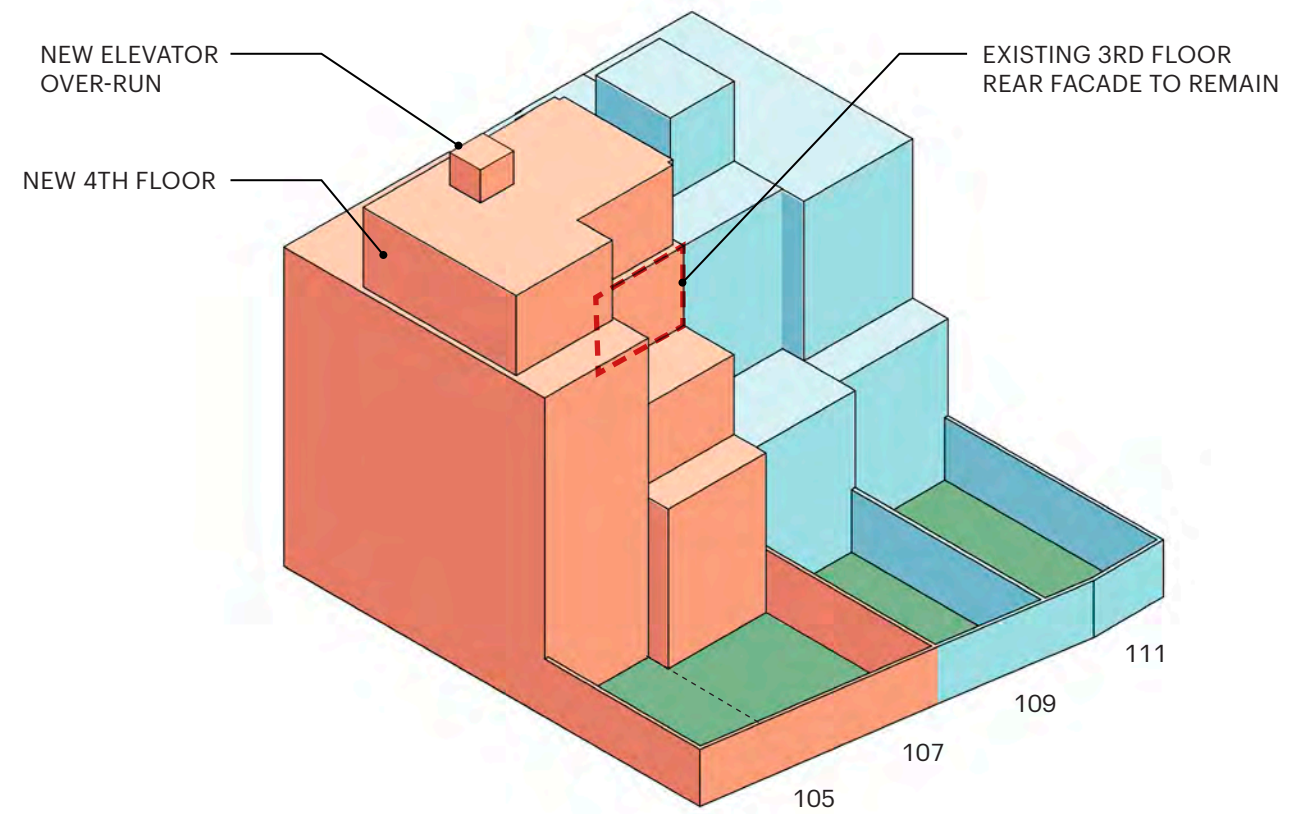


107 Proposed Section





Existing Massing



Proposed Massing



1.



2.



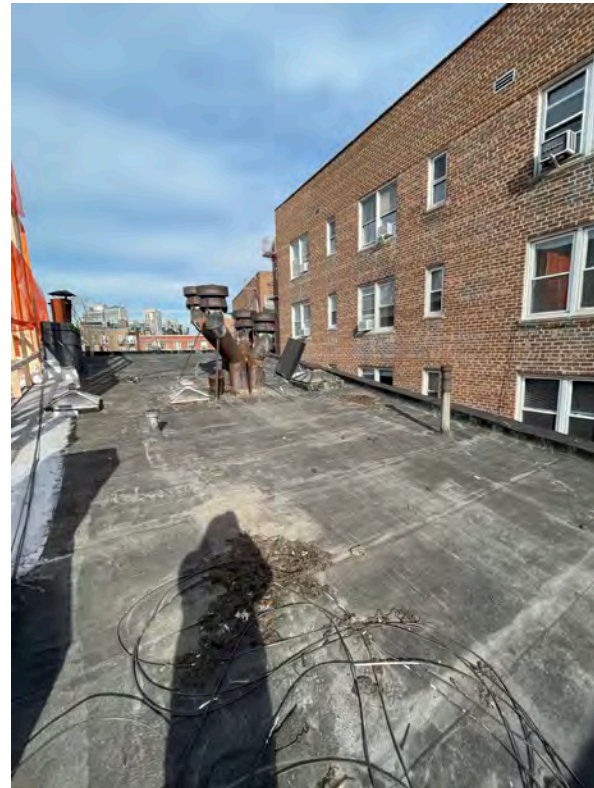
3.



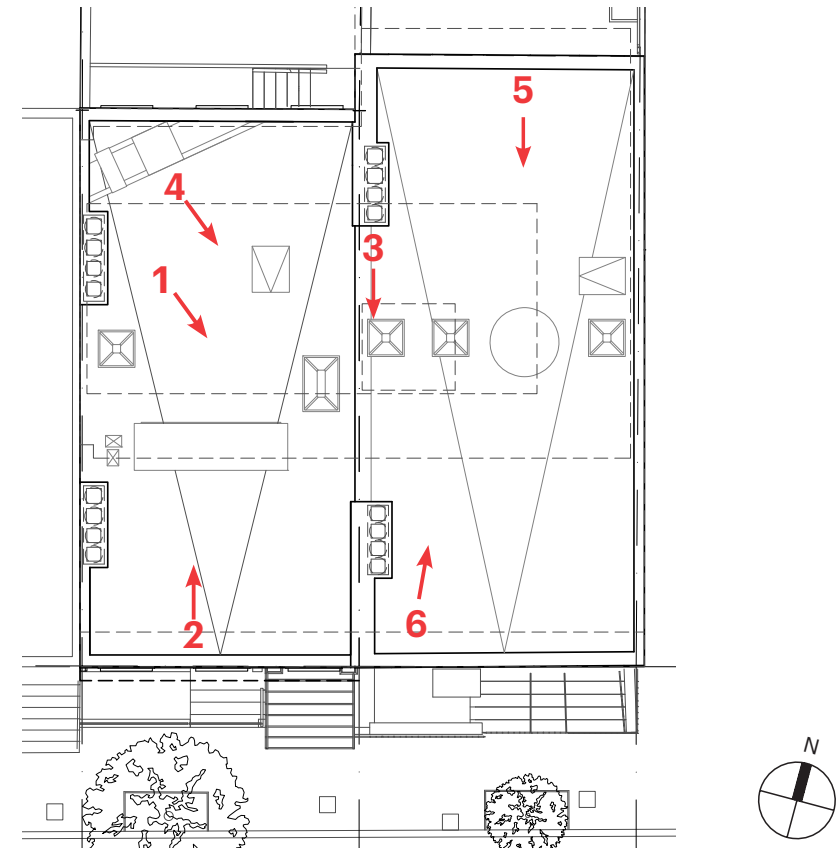
4.



5.



6.

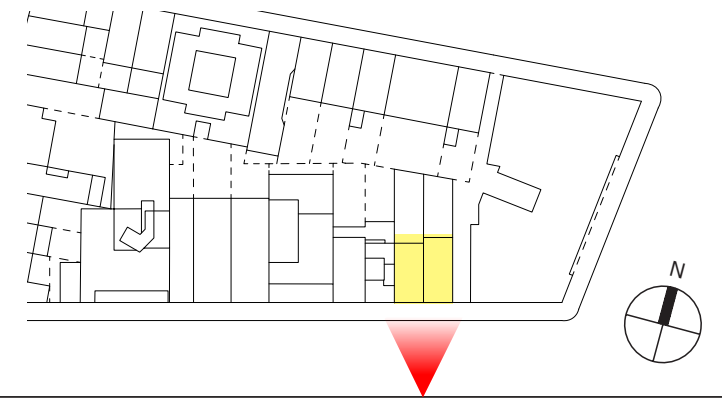




Visibility from bank street



View of proposed design





Visibility from bank street



View of proposed design

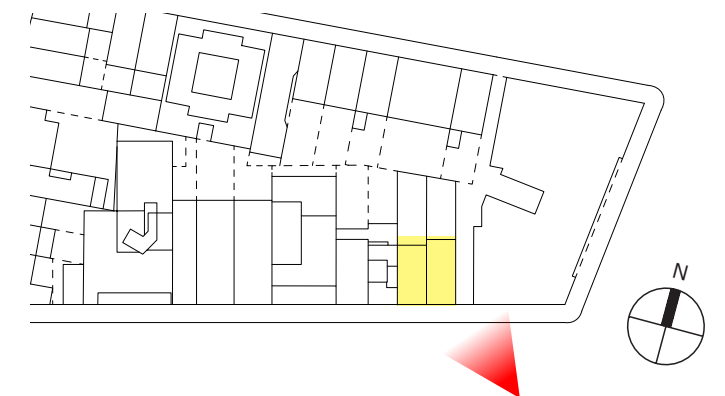




Visibility from bank street



View of proposed design

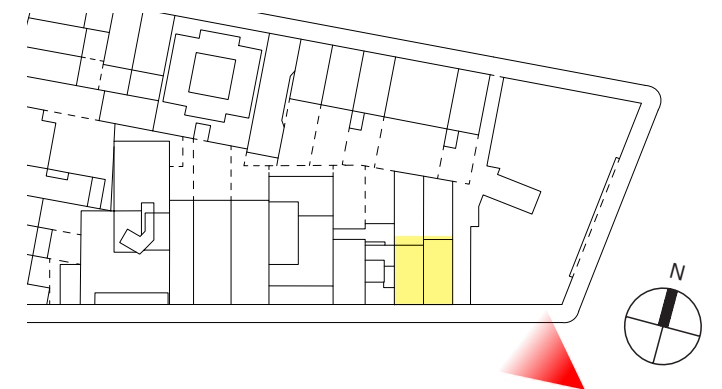




Visibility from bank street



View of proposed design.

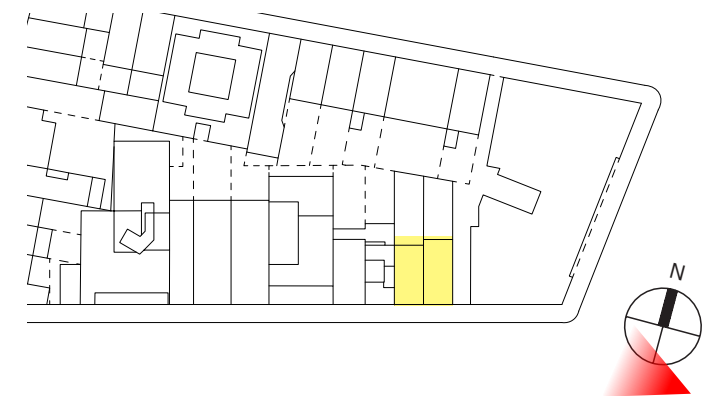




Visibility from Bank Street.



View of proposed design.

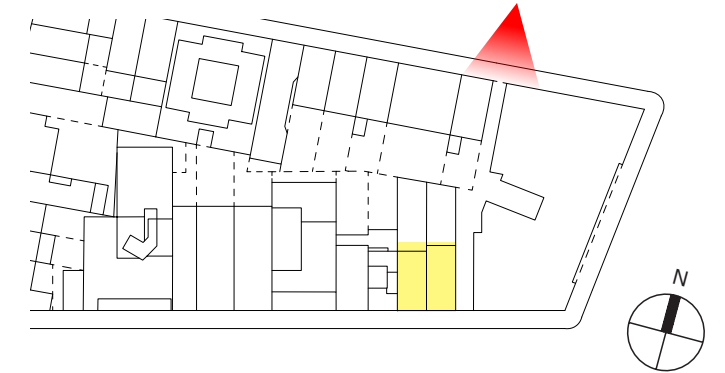




Visibility from Bethune St.



View of proposed from Bethune St.





Existing 107 and 105 bank



Proposed 107 and 105 bank

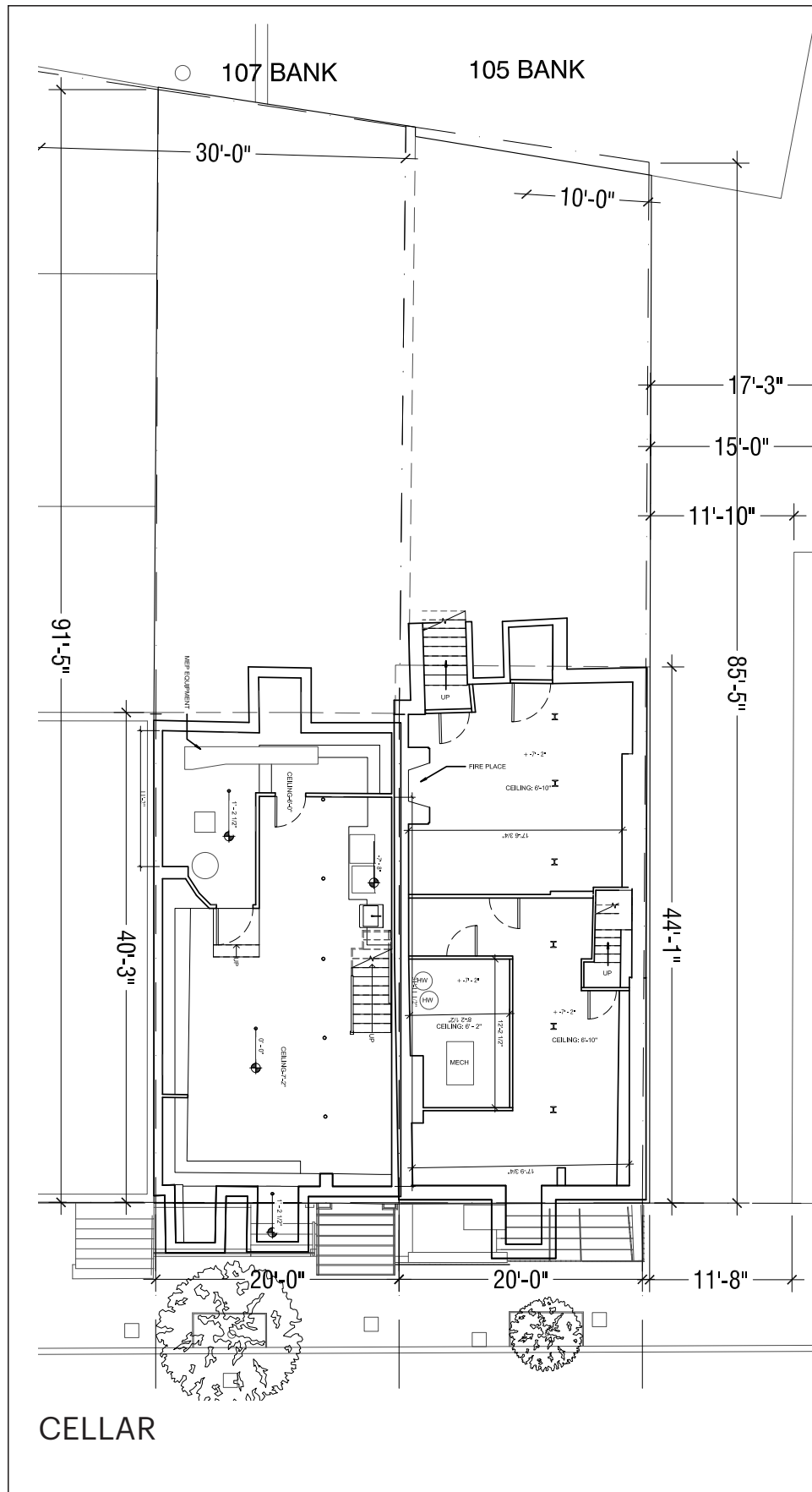


Existing rear of 105 and 107 bank

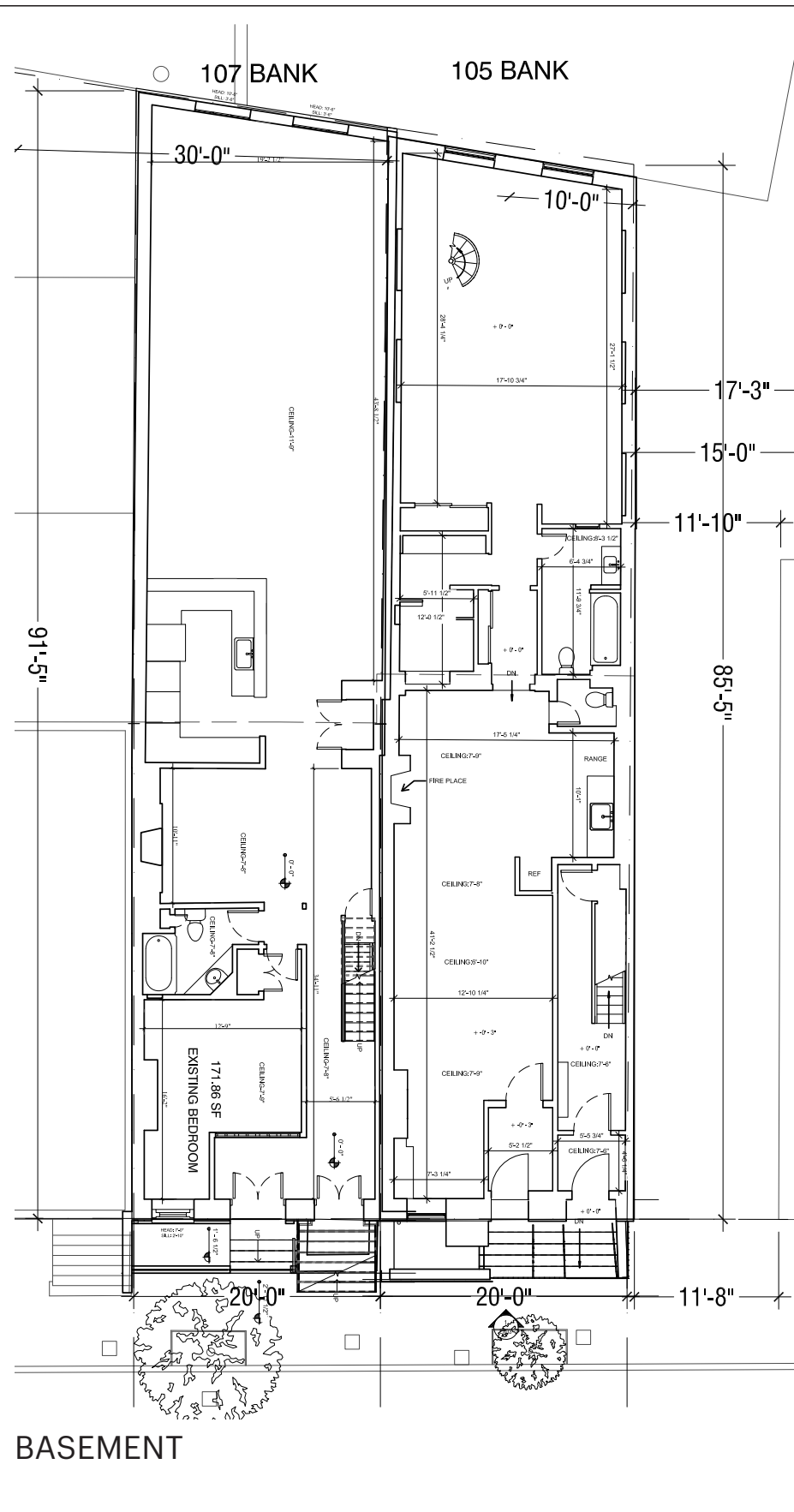


Proposed rear of 105 and 107 bank

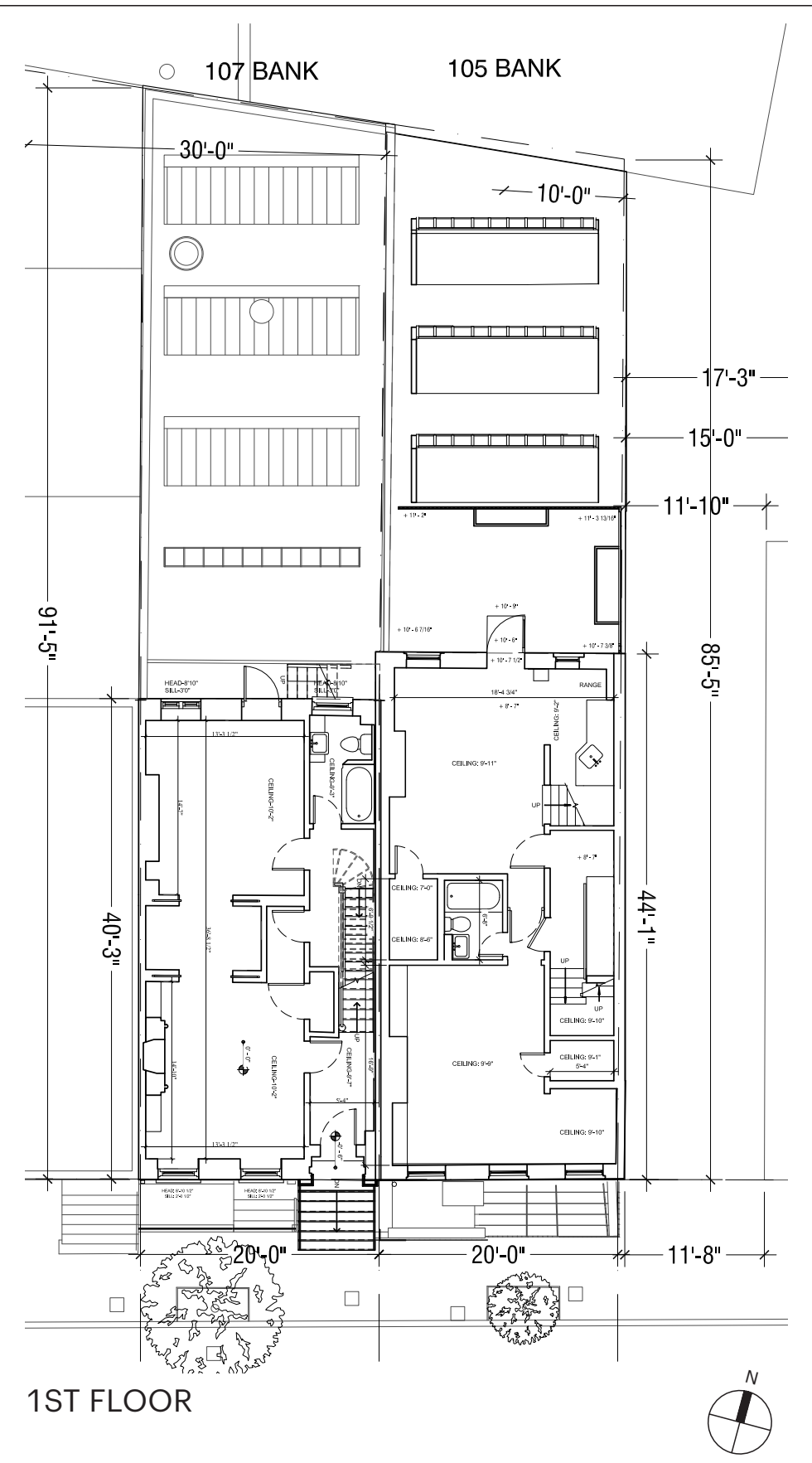
APPENDIX



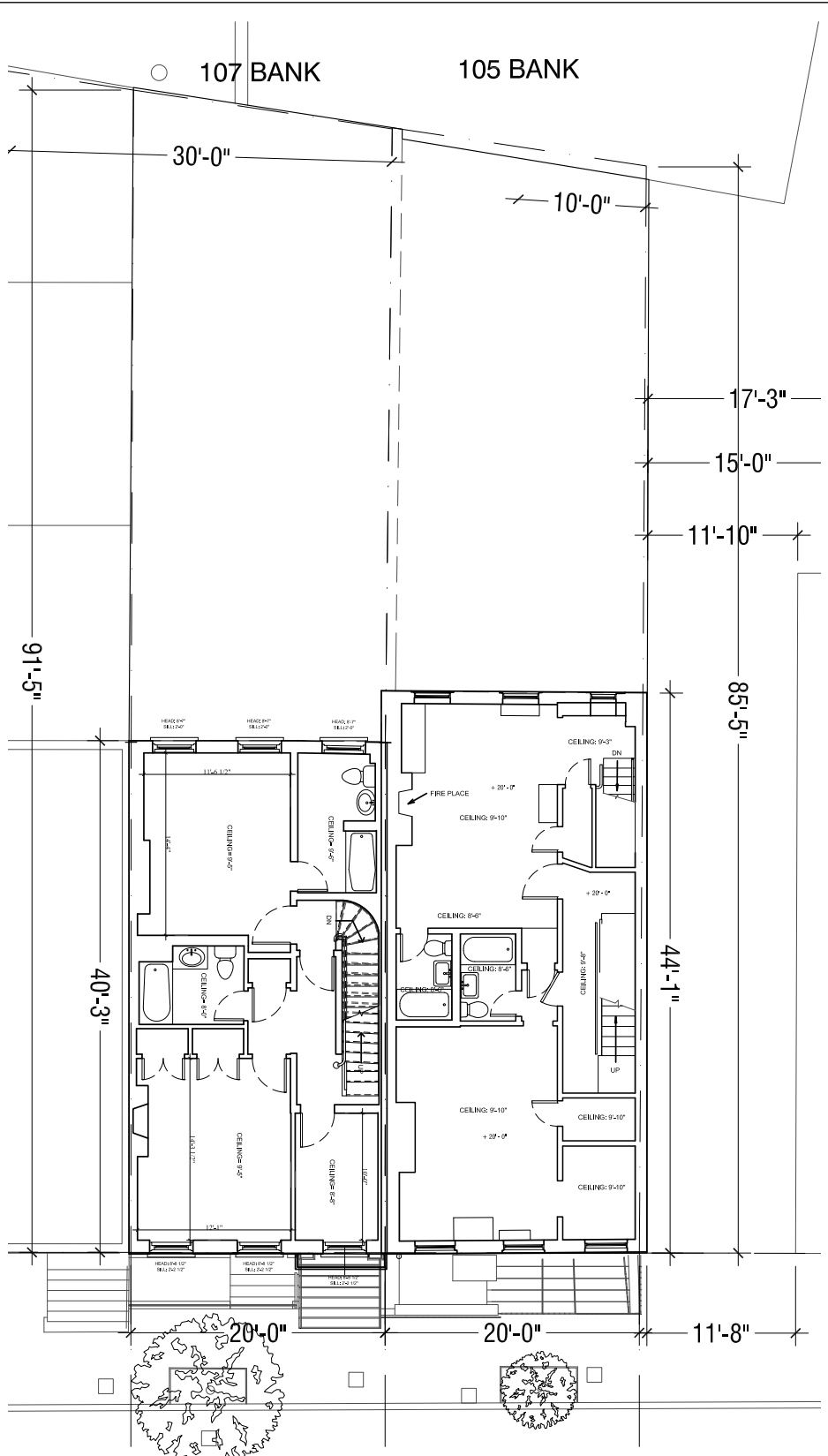
CELLAR



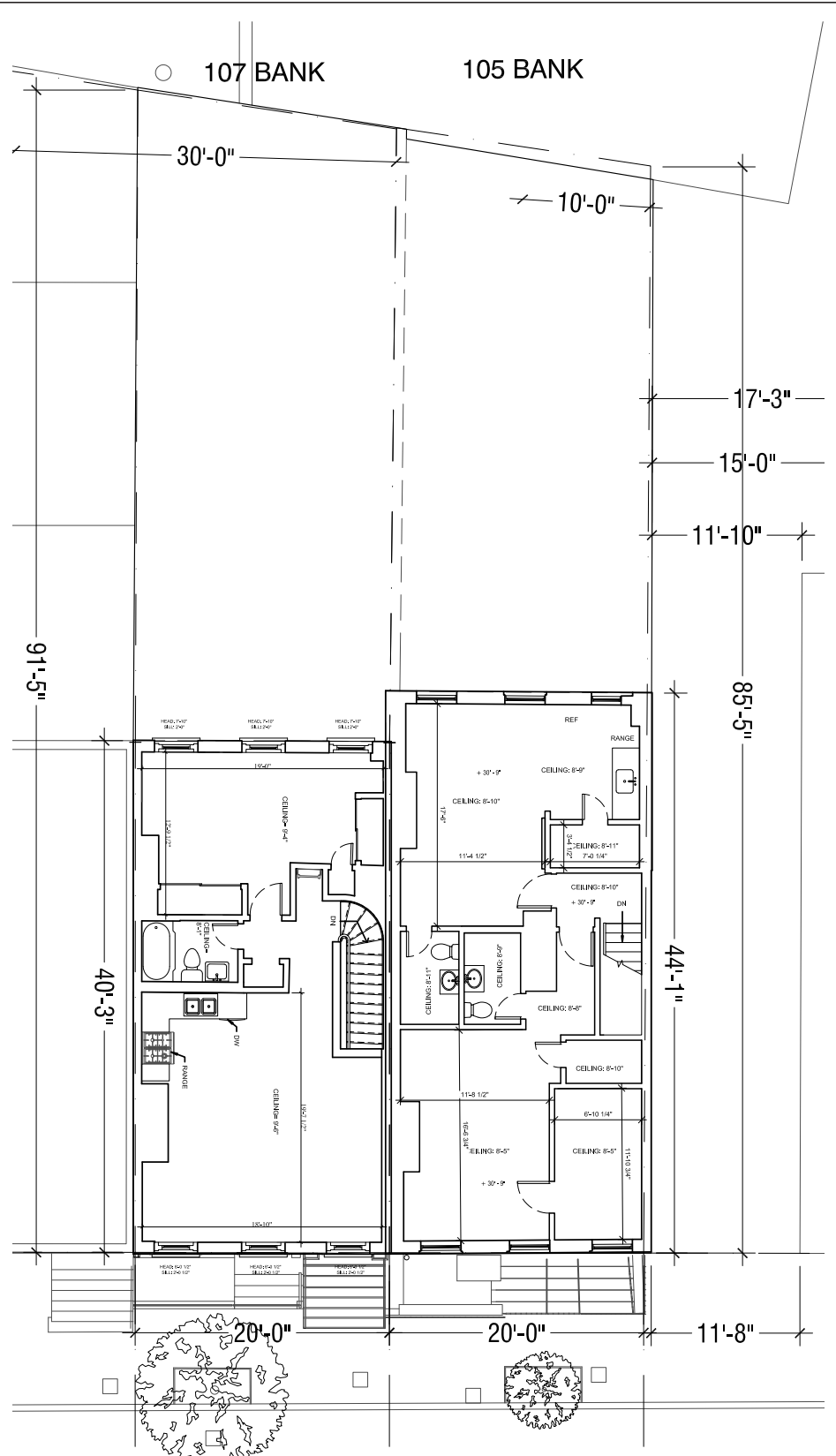
BASEMENT



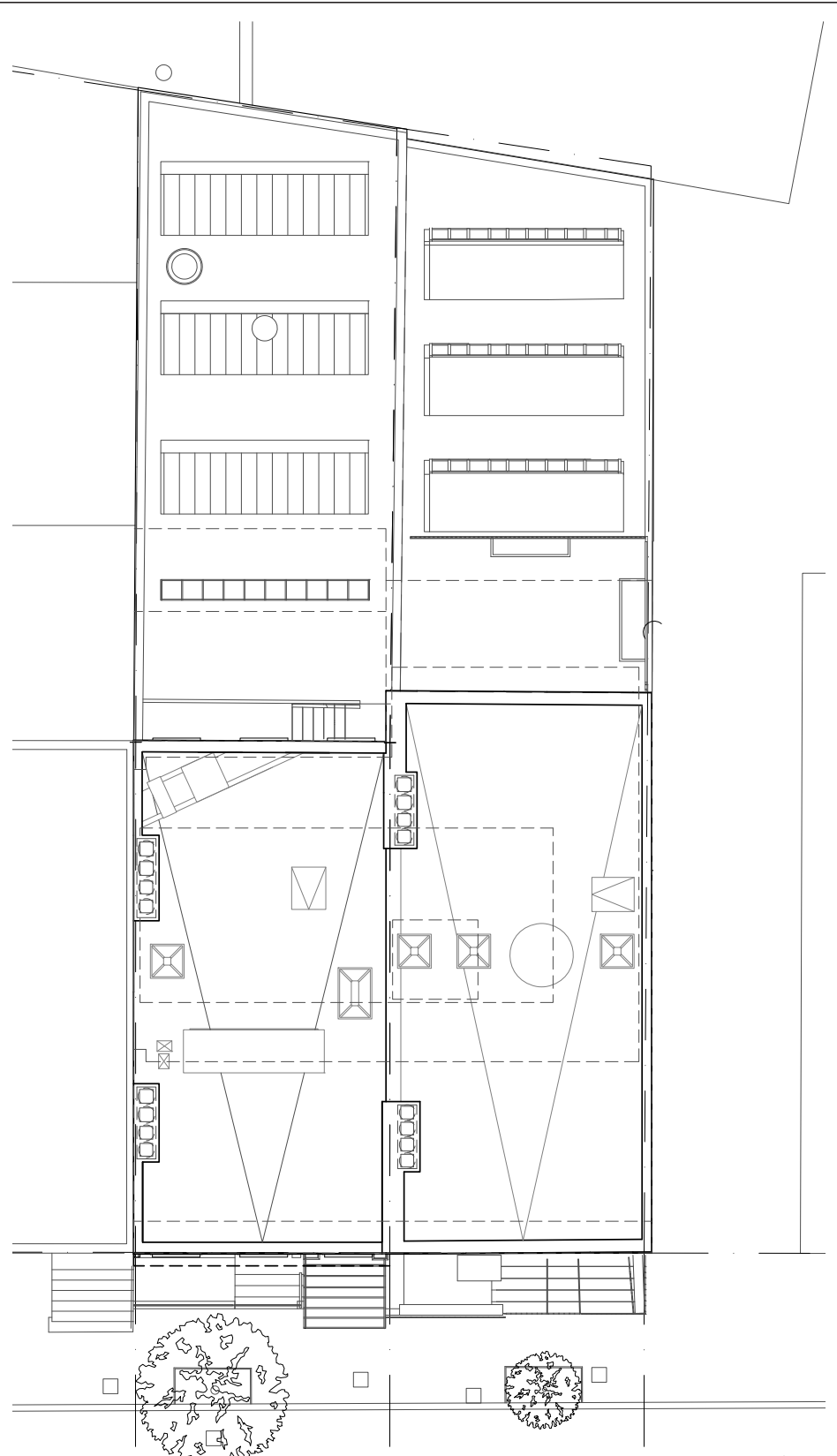
1ST FLOOR



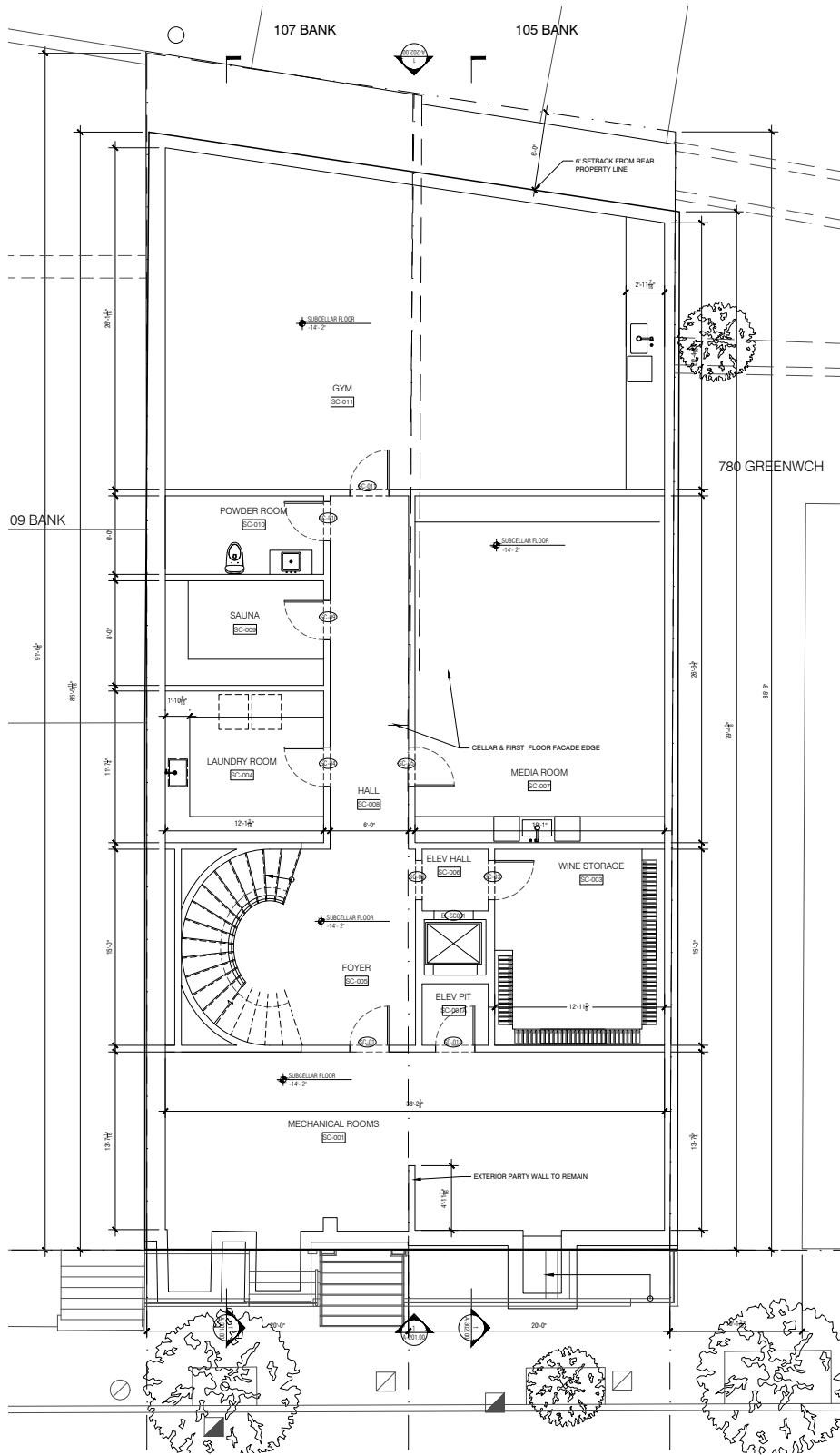
2ND FLOOR



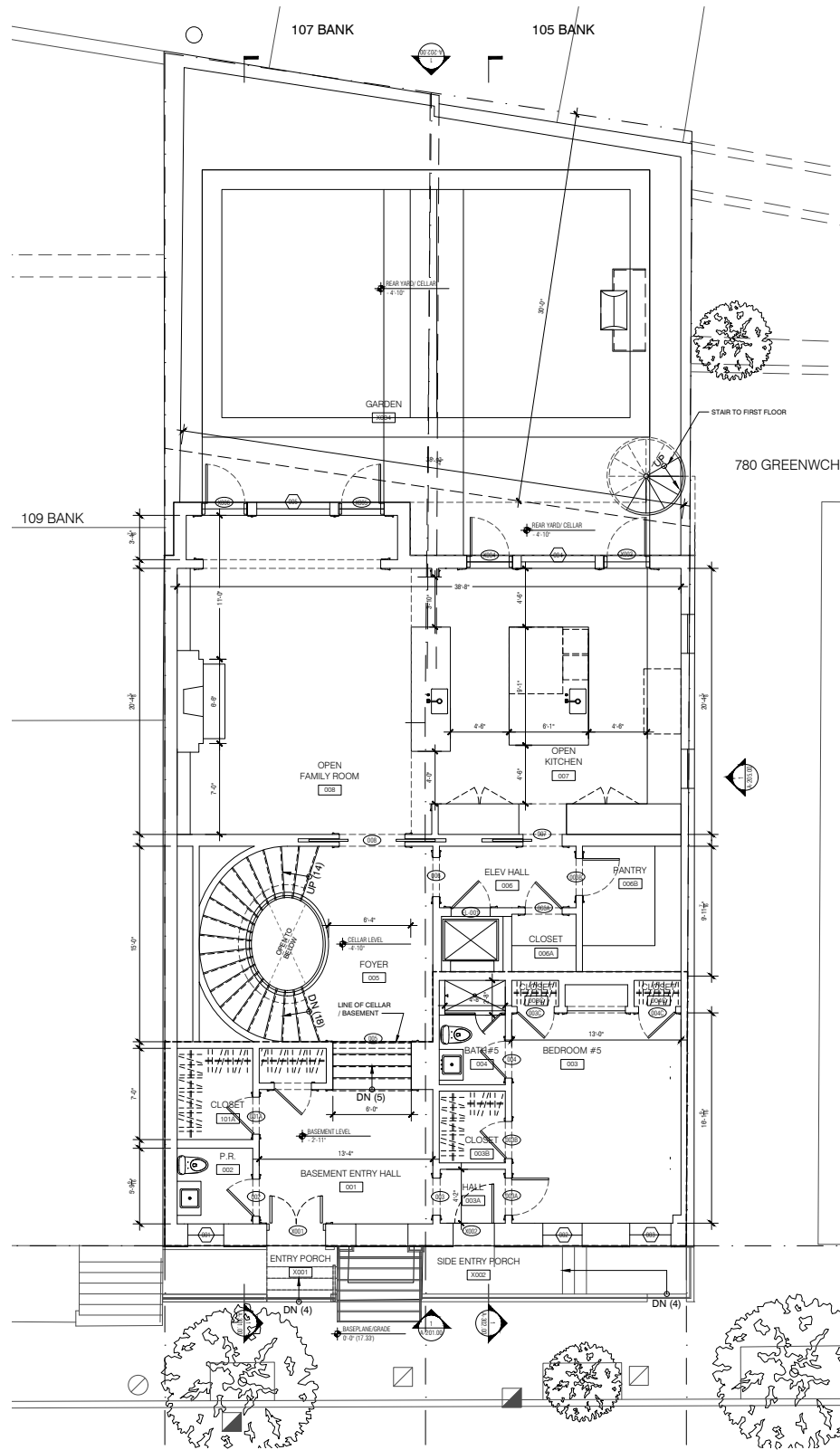
3RD FLOOR



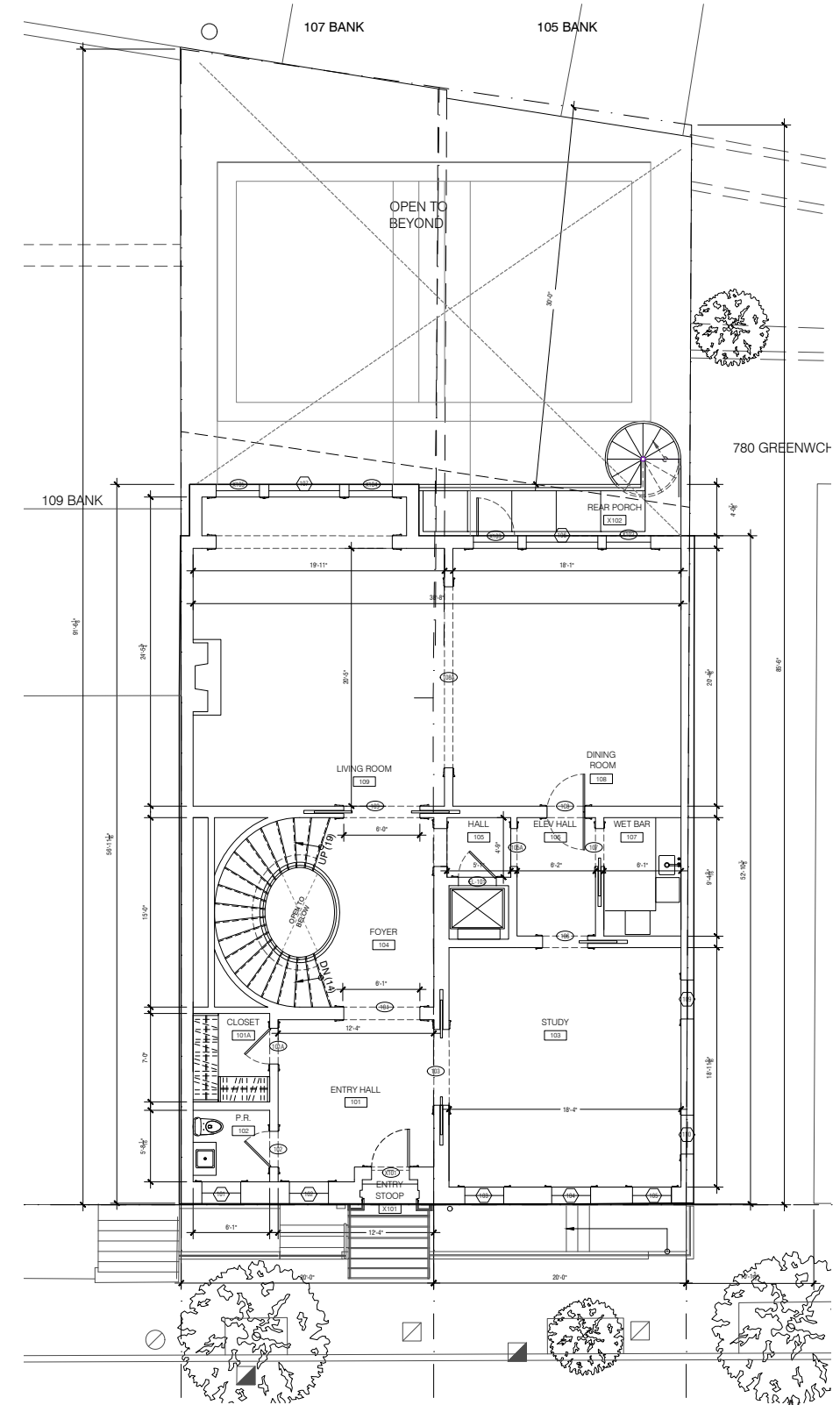
ROOF



SUBCELLAR

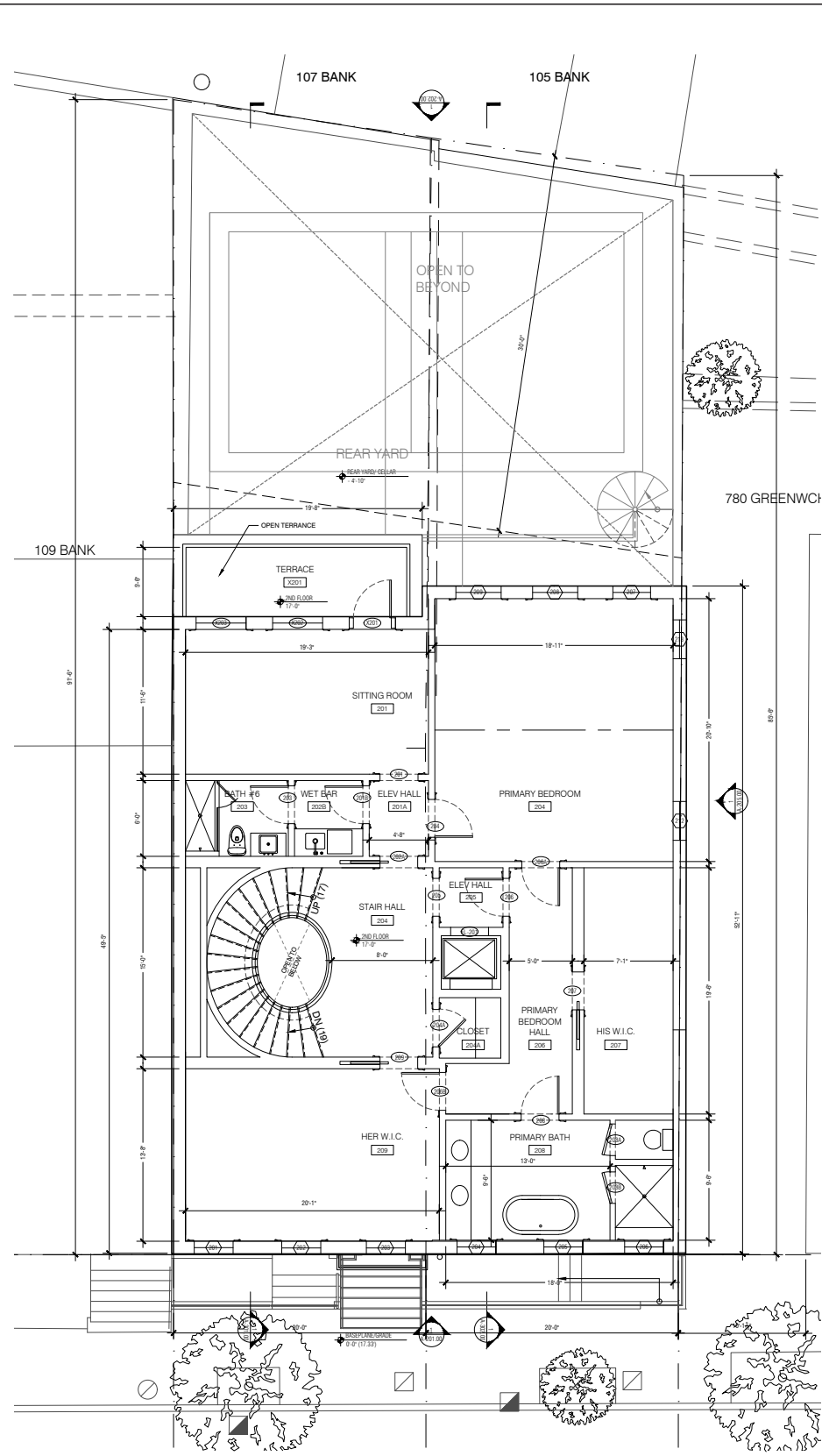


CELLAR

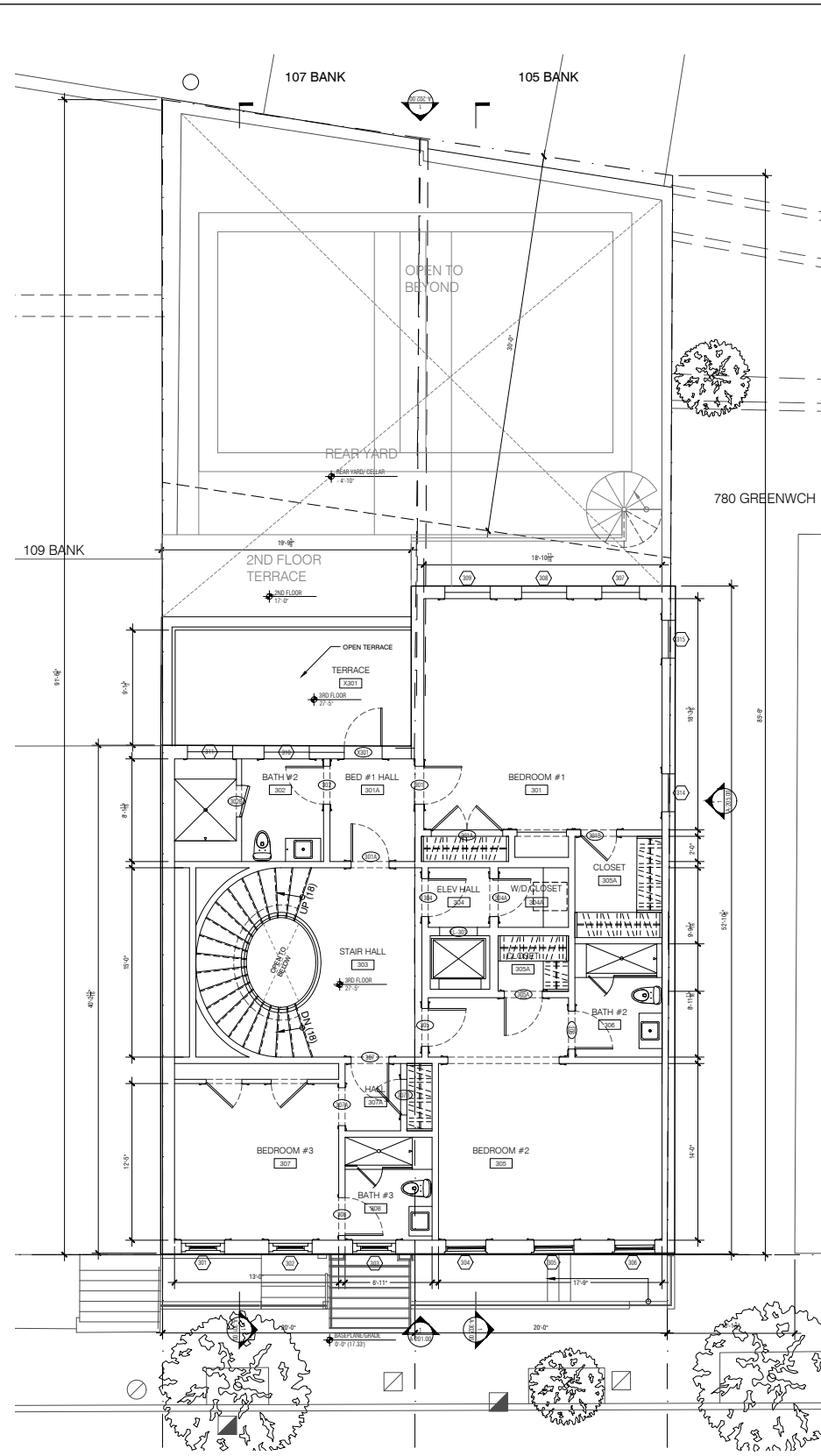


1ST FLOOR

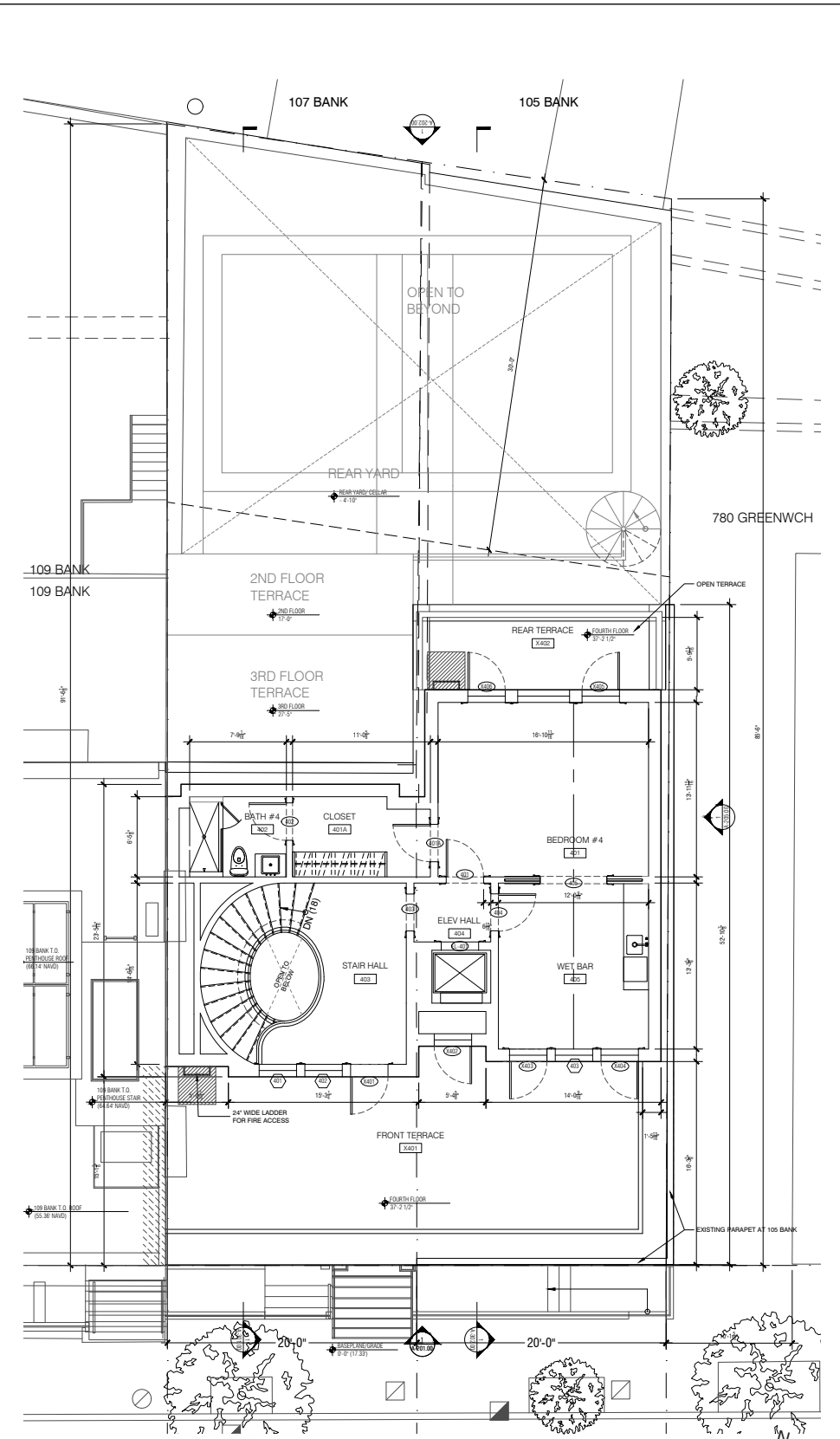




2ND FLOOR



3RD FLOOR



4TH FLOOR



ROOF





107 BANK STREET

105 BANK STREET

EXISTING BRICK UNDER STUCCO



EXISTING STUCCO

