

94 BANK ST
New York, NY

March 11th, 2025

Manhattan's CB2
Landmarks Committee

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Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries



NW AERIAL LOCATION PERSPECTIVE



SE AERIAL LOCATION PERSPECTIVE



North Facade, 1939-1941
Source: NYC Municipal Archives



North Facade, 1983-1988
Source: NYC Municipal Archives



Existing North Facade
Photo taken on 2024/02/28



View from Bank St
Adjacent Lot 92 Bank St



View from Bank St
Adjacent Lot 96 Bank St



View from Bank St
94 Bank St Front Facade



View from Greenwich St
North of Bank St Intersection



View from Greenwich St
North of Bank St Intersection



View from Bank St
West of Greenwich St Intersection



View from Greenwich St,
North of Bank St Intersection



View from Greenwich St
South of Bank St Intersection



1 - North View at Rear Yard



2 - View of Rear Yard from Roof



3 - West View at Rear Yard



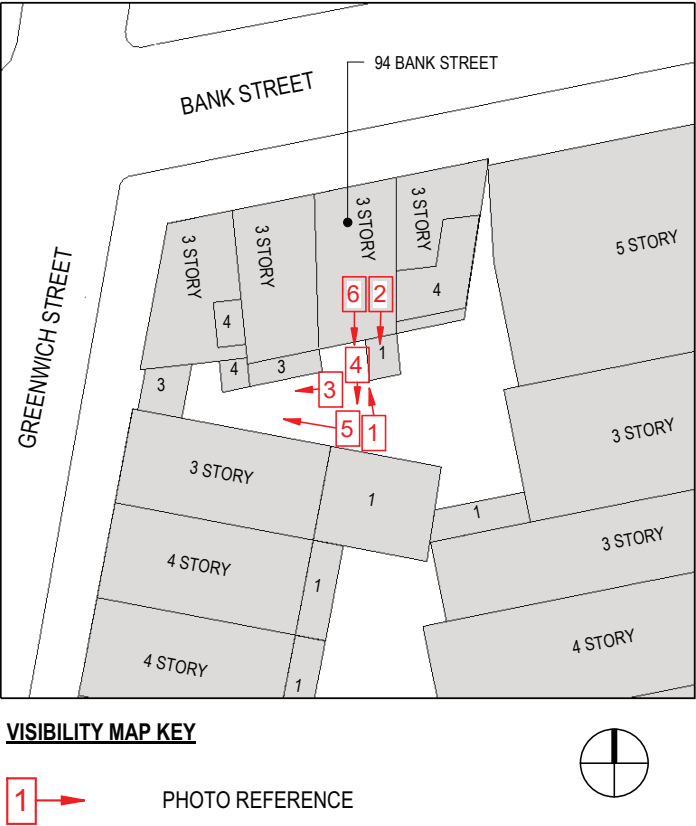
4 - East View at Rear Yard



5 - NW View at Rear Yard



6 - View of Rear Yard from Roof





1 - Aerial View of Block



2 - SW View from Roof



3 - South View from Roof



4 - West View from Roof



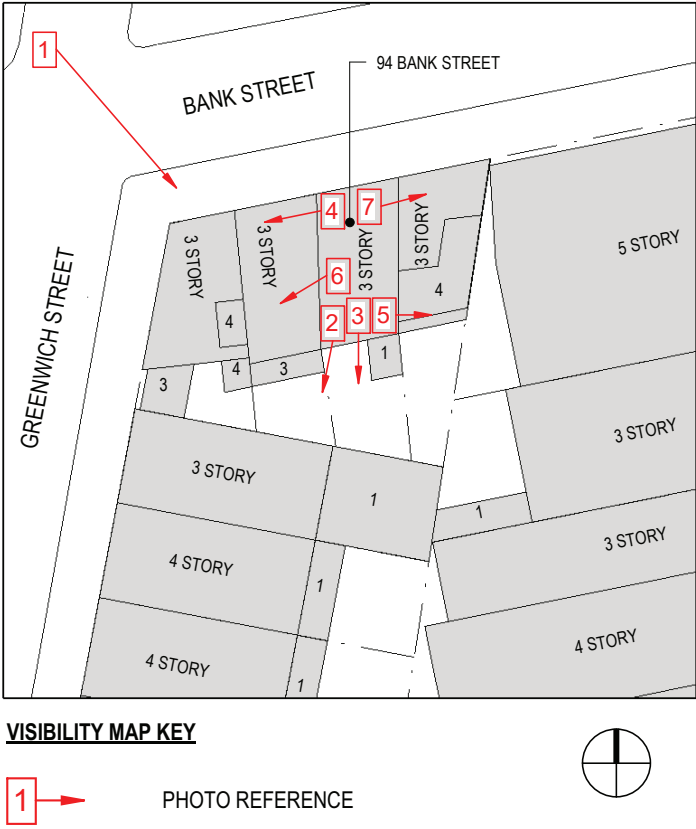
5 - East View from Roof



6 - West View from Roof

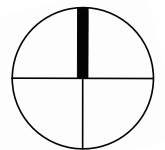


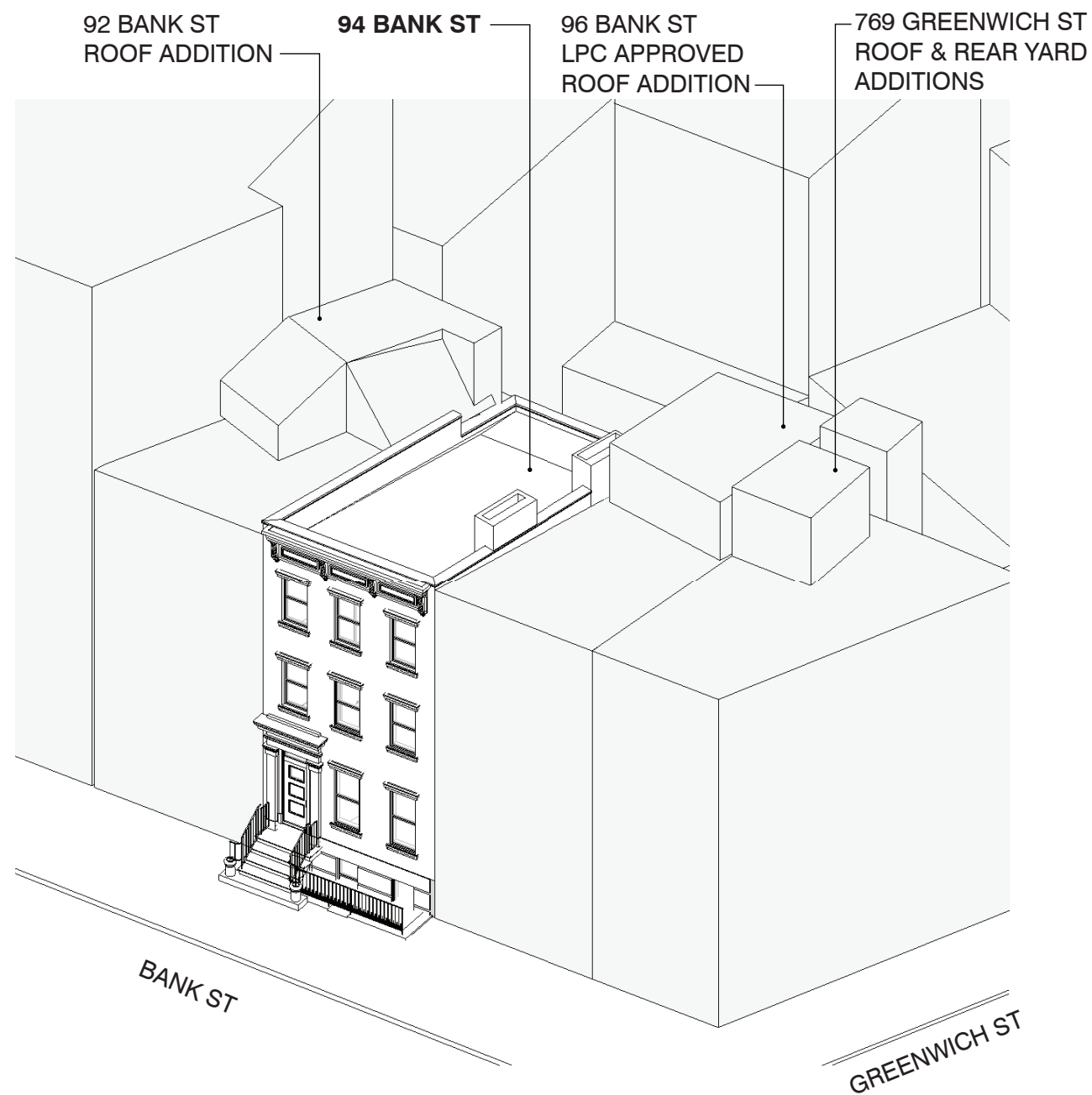
7 - East View from Roof



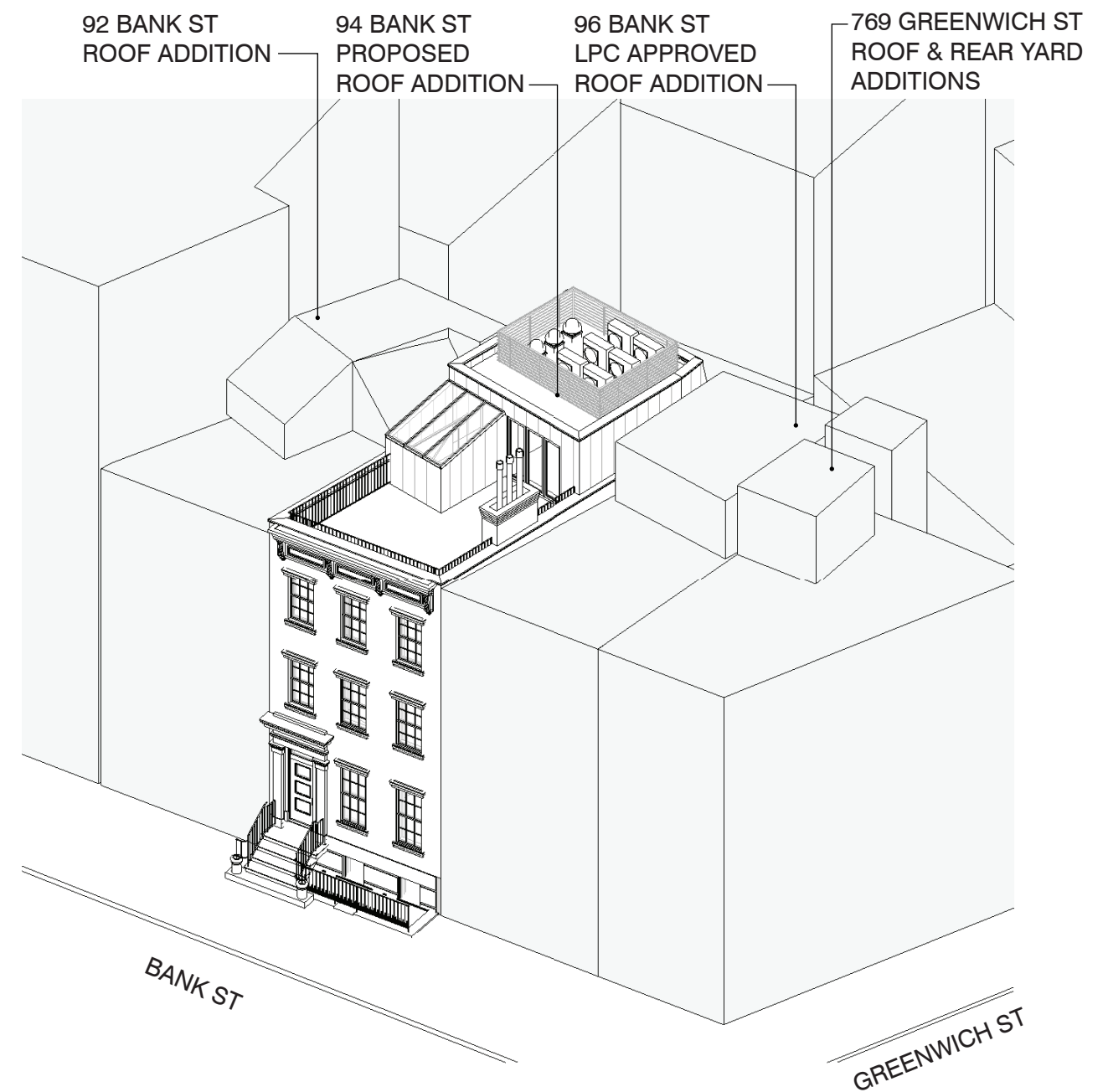
BLOCK PLAN KEY

-  BUILDING
-  1 STORY ADDITION
-  3 STORY ADDITION
-  4 STORY ADDITION
-  ROOFTOP ADDITION
-  96 BANK STREET LCP APPROVED ROOF ADDITION
-  94 BANK STREET PROPOSED ROOF ADDITION
-  94 BANK STREET PROPOSED 3 STORY ADDITION





EXISTING CONDITIONS NW DIAGRAM



PROPOSED ADDITIONS NW DIAGRAM

767 GREENWICH ST
REAR YARD
ADDITION

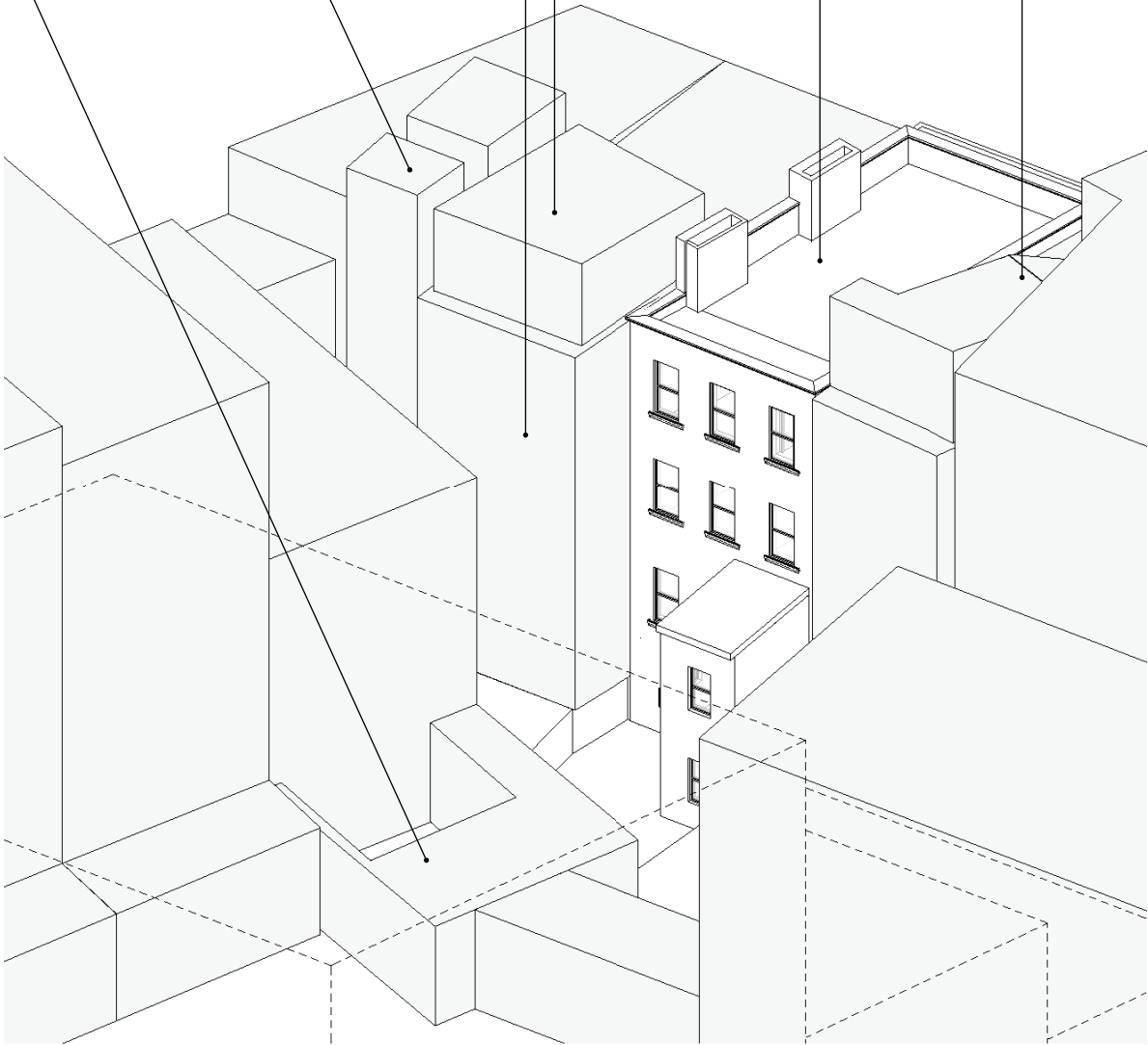
769 GREENWICH ST
ROOF & REAR YARD
ADDITIONS

96 BANK ST
REAR YARD
ADDITION

96 BANK ST
LPC APPROVED
ROOF ADDITION

94 BANK ST

92 BANK ST
ROOF ADDITION

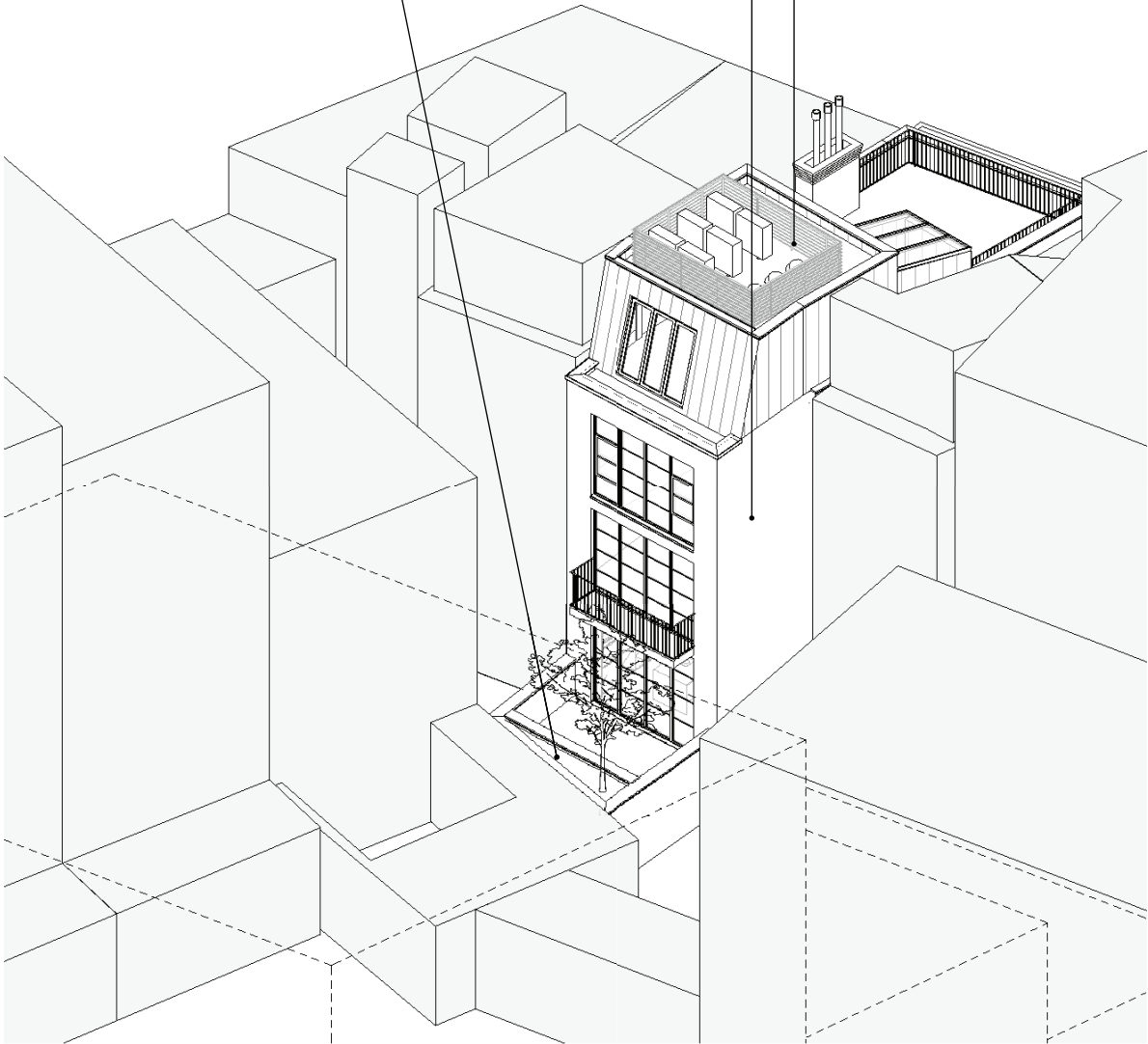


EXISTING CONDITIONS SE DIAGRAM

94 BANK ST
PROPOSED DEEP
SOIL PLANTING

94 BANK ST
PROPOSED REAR
EXTENSION

94 BANK ST
PROPOSED ROOF
ADDITION



PROPOSED ADDITIONS SE DIAGRAM



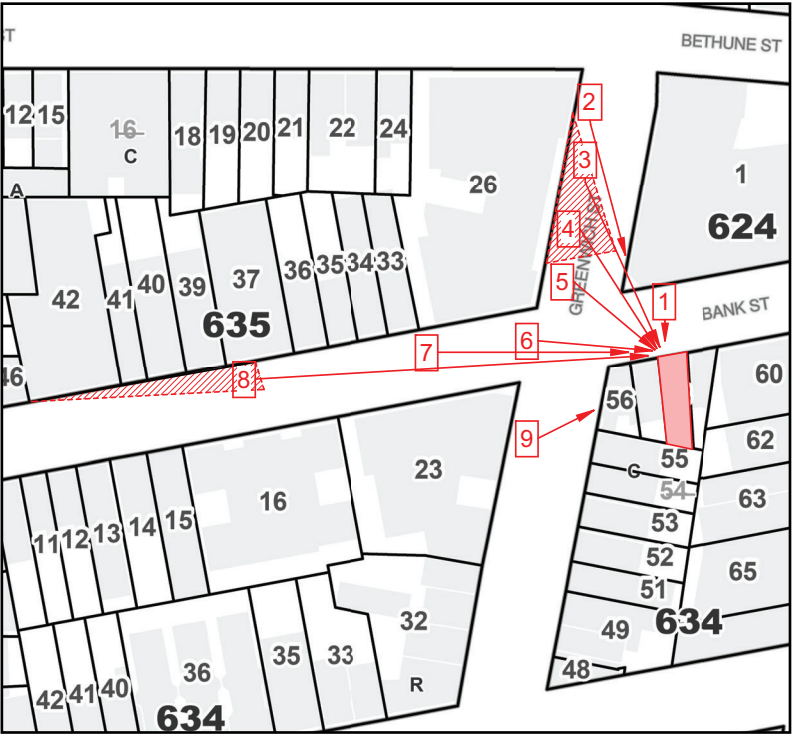
1 - View from Bank St
(2025/03/11)



2 - View from Greenwich St
(2025/03/11)

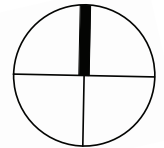


3 - View from Greenwich St
(2025/03/11)



VISIBILITY MAP KEY

- SITE
- APPROX. AREA OF MOCK-UP VISIBILITY FROM STREET
- 1 → PHOTO REFERENCE



4 - View from Greenwich St during full foliage months (2024/05/31)



4 - View from Greenwich St
(2025/03/11)



5 - View from Greenwich St
(2025/03/11)

MOCK-UP VIEWS

94 BANK ST
NEW YORK, NY

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MARCH 11, 2025

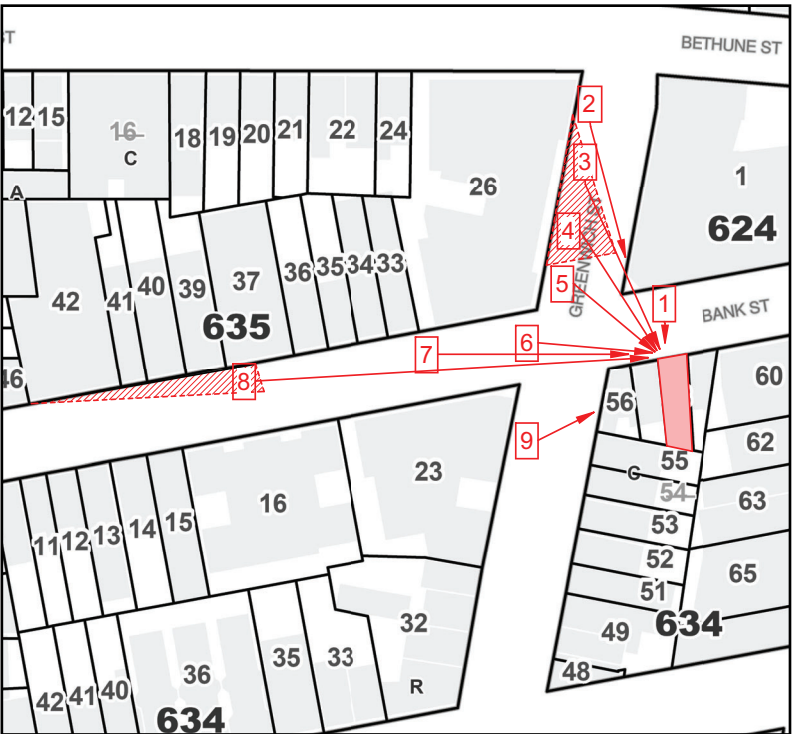
abarchitekten



6 - View from Bank St
(2025/03/11)

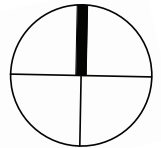


7 - View from Bank St
(2025/03/11)



VISIBILITY MAP KEY

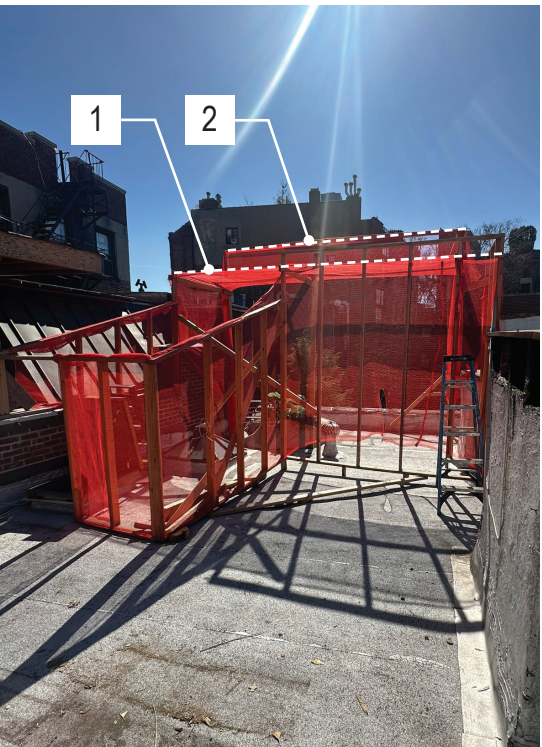
- SITE
- APPROX. AREA OF MOCK-UP VISIBILITY FROM STREET
- PHOTO REFERENCE



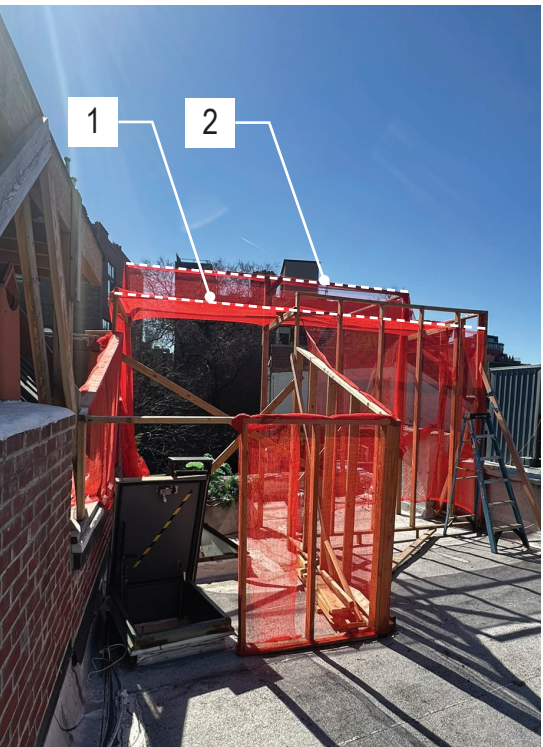
8 - View from Bank St
(2025/03/11)



9 - View from Greenwich St
(2025/03/11)



10 - Mockup at Roof
(2025/03/11)



11 - Mockup at Roof
(2025/03/11)

- Notes:
1. Height of proposed bulkhead represented by top edge of orange construction netting
 2. Setback portion represents mechanical enclosure screening

MOCK-UP VIEWS

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VISIBILITY MAP KEY



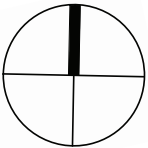
SITE



APPROX. AREA OF
MOCK-UP VISIBILITY
FROM STREET



PHOTO REFERENCE





EXISTING NORTH ELEVATION
SCALE= 1/8"=1'-0"



PROPOSED NORTH ELEVATION
SCALE= 1/8"=1'-0"

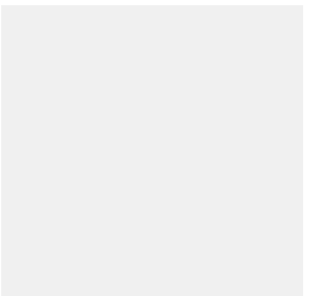
- PROPOSED MECHANICAL SCREEN
- PROPOSED GRAY ZINC CLAD BULKHEAD
- EXISTING MASONRY FIREPLACE CHIMNEY, TO BE RESTORED
- ALL PRIMARY FACADE WINDOWS TO BE REPLACED
- ALL PRIMARY FACADE WINDOWS TO BE REPLACED
- INSPECT ALL LINTELS & SILLS, REPLACE IN-KIND AS NECESSARY
- ALL PRIMARY FACADE WINDOWS TO BE REPLACED
- REPAINT ALL BRICK. EXISTING PAINT COLOR TO BE MATCHED



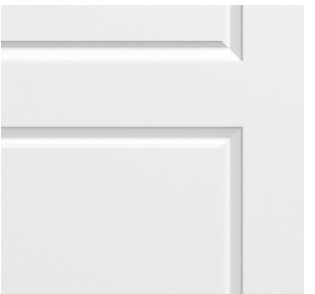
Existing pink painted brick to be restored



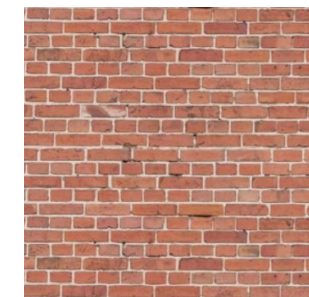
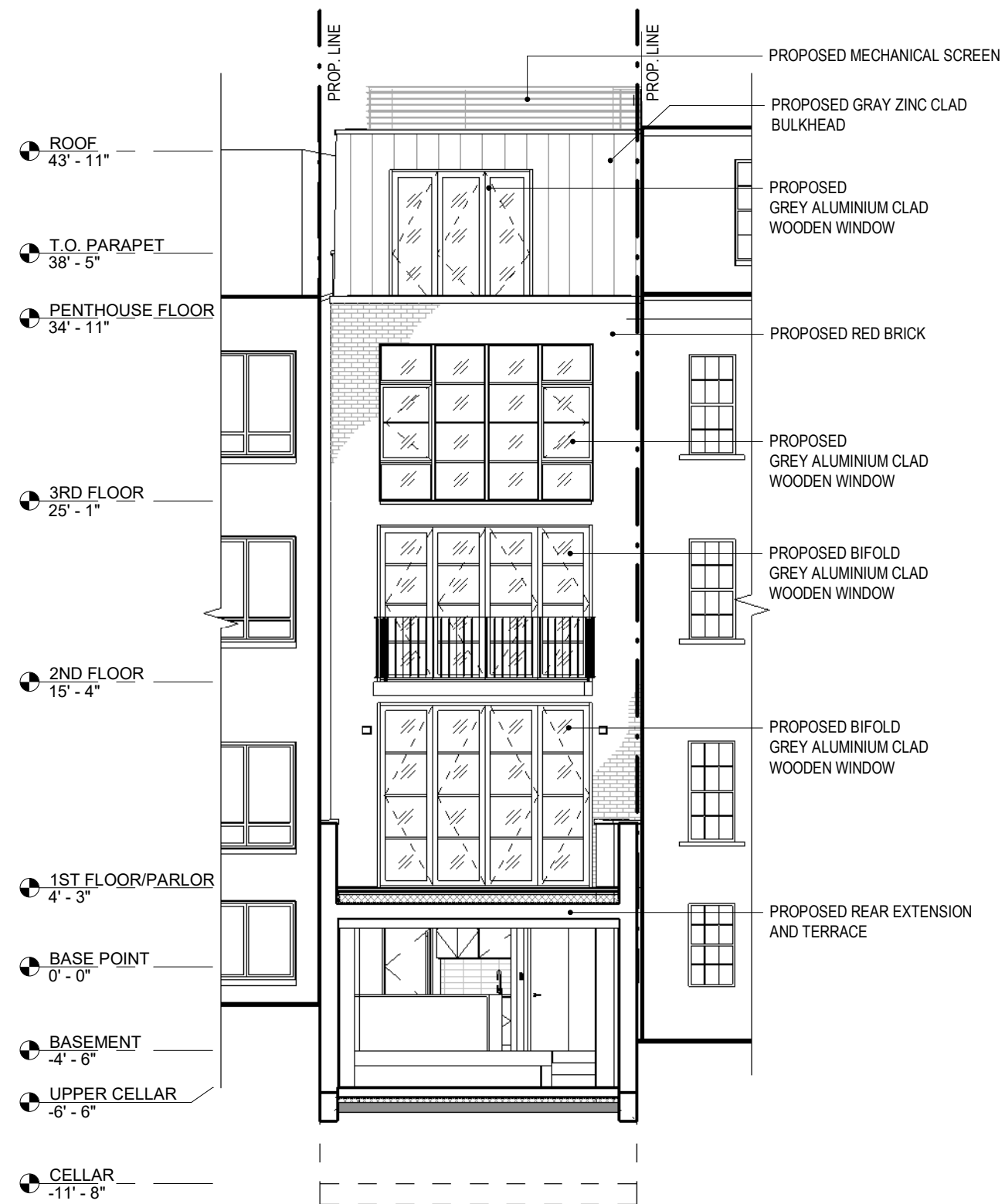
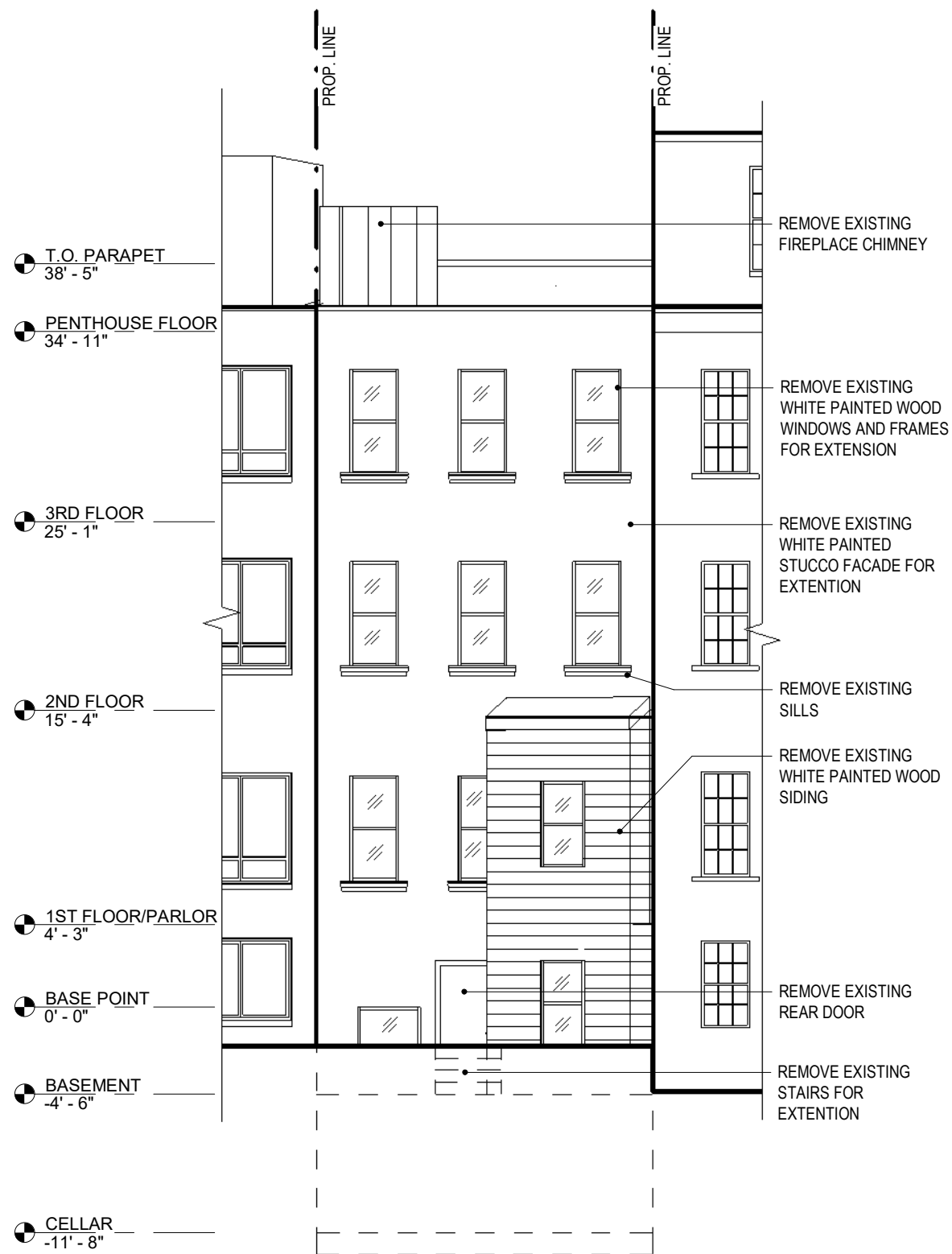
Existing detail to be restored



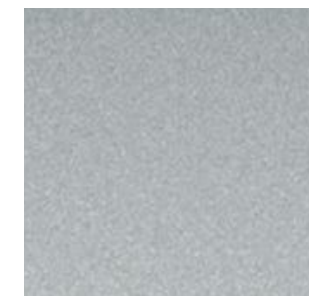
Proposed white paint for new front windows



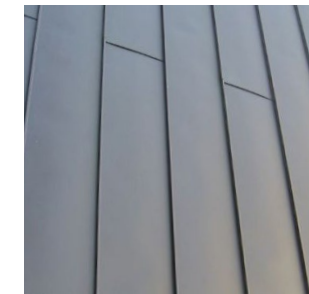
Proposed white paint for existing entry door



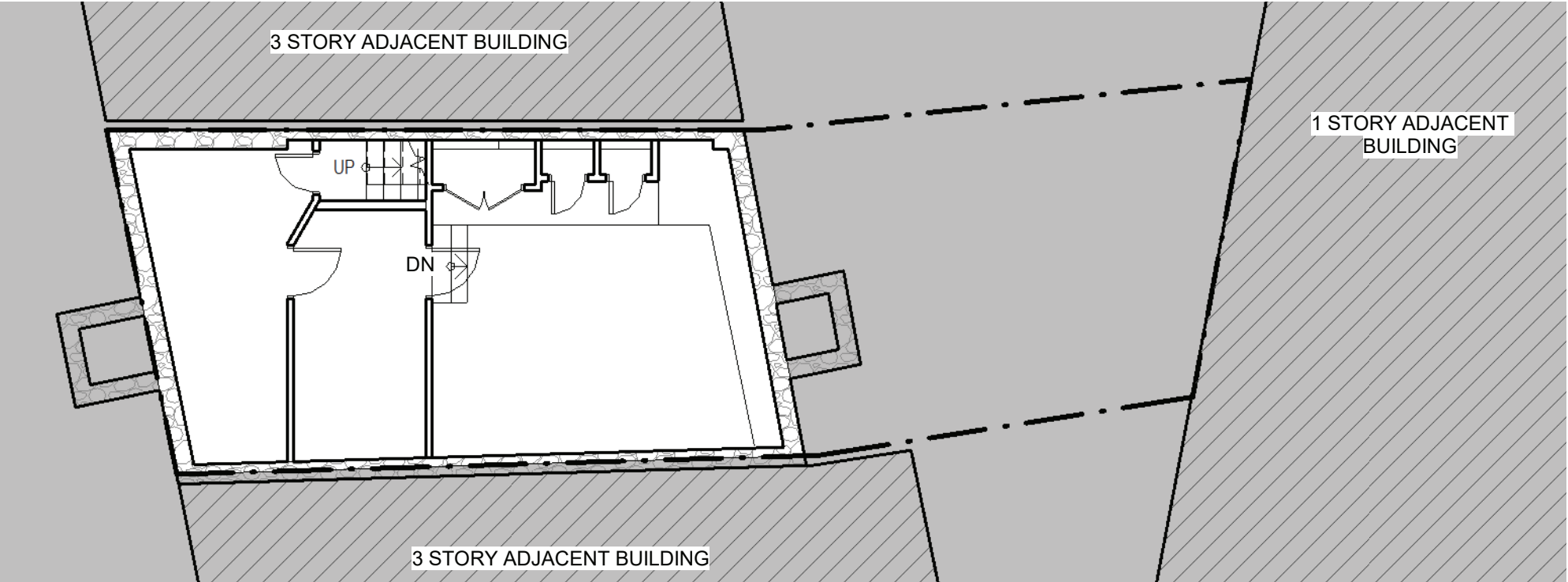
Proposed red full modular brick



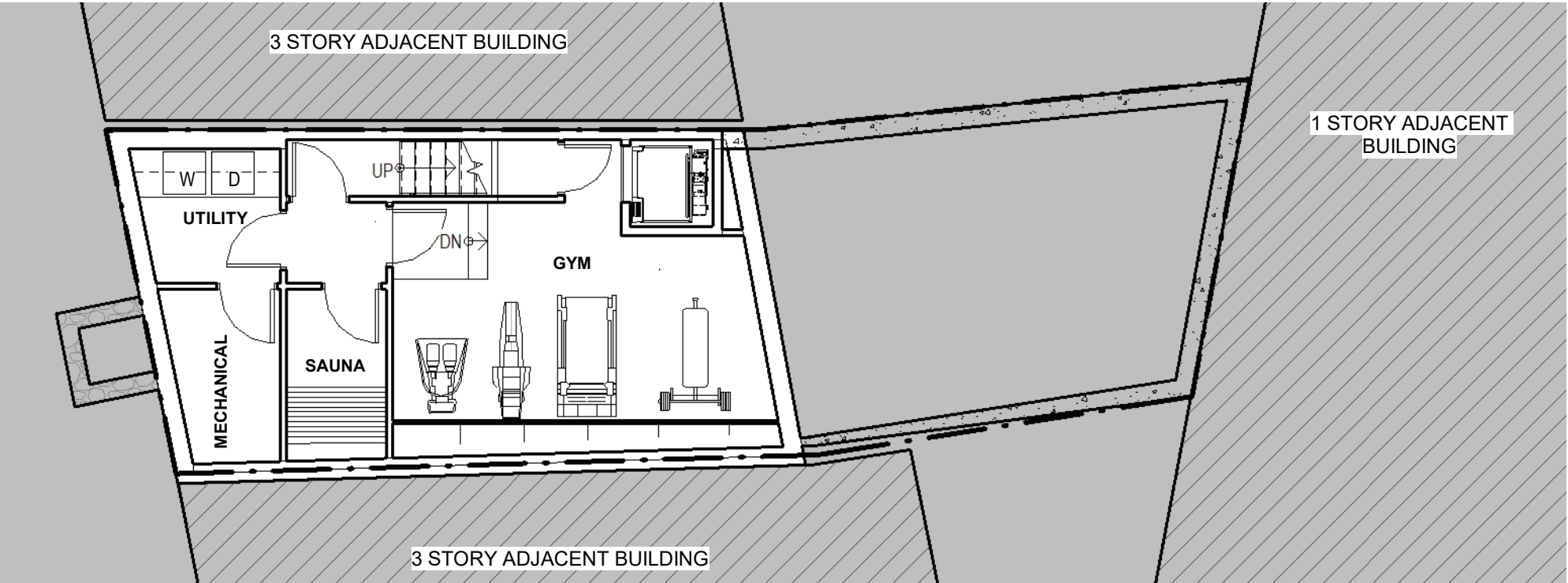
Proposed grey aluminum cladding for rear windows



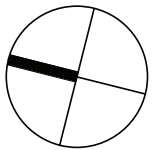
Proposed grey zinc cladding for bulkhead

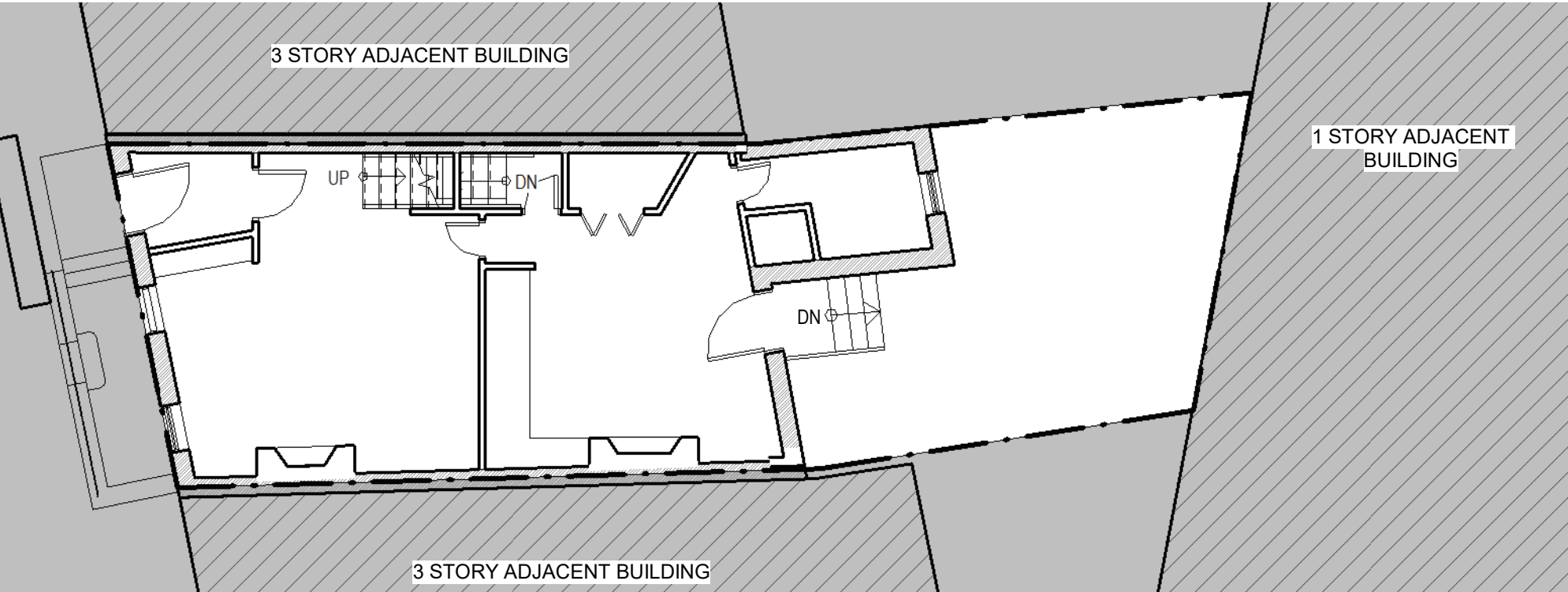


EXISTING CELLAR PLAN
SCALE= 1/8"=1'-0"

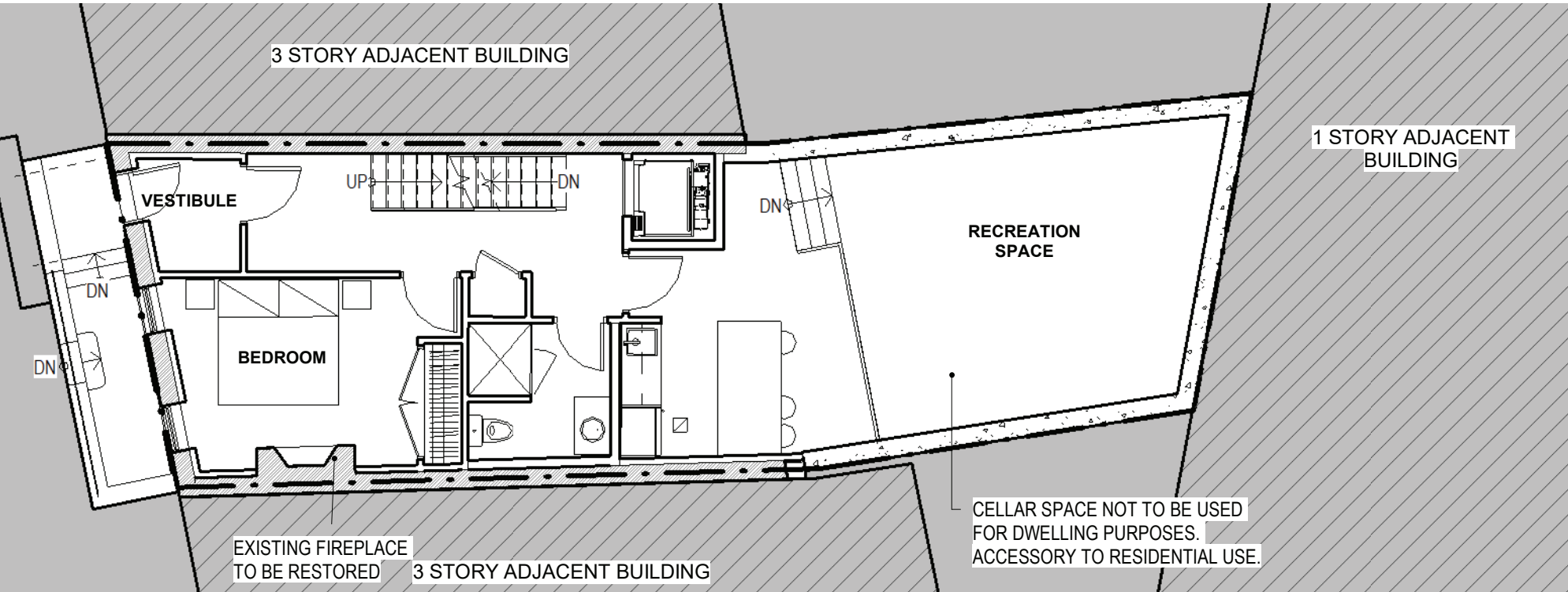


PROPOSED CELLAR PLAN
SCALE= 1/8"=1'-0"

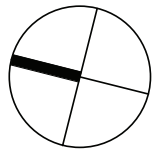


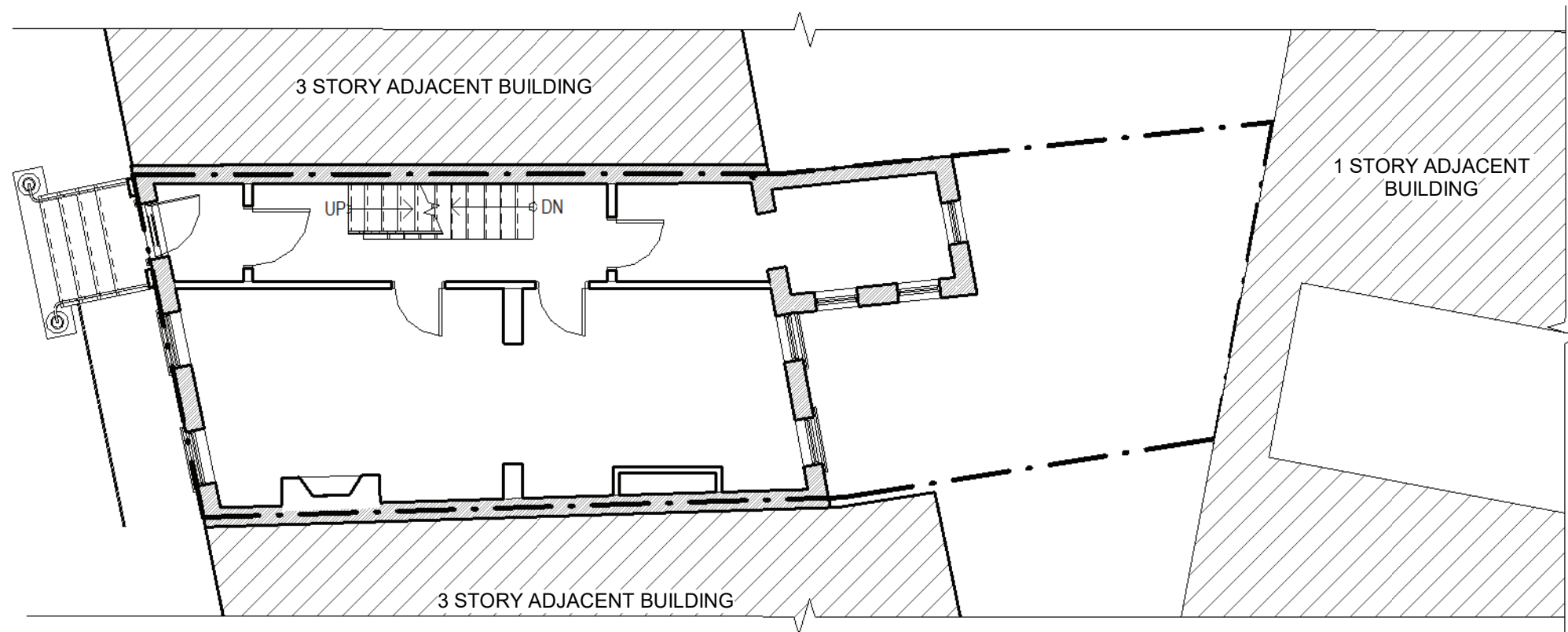


EXISTING BASEMENT PLAN
SCALE= 1/8"=1'-0"

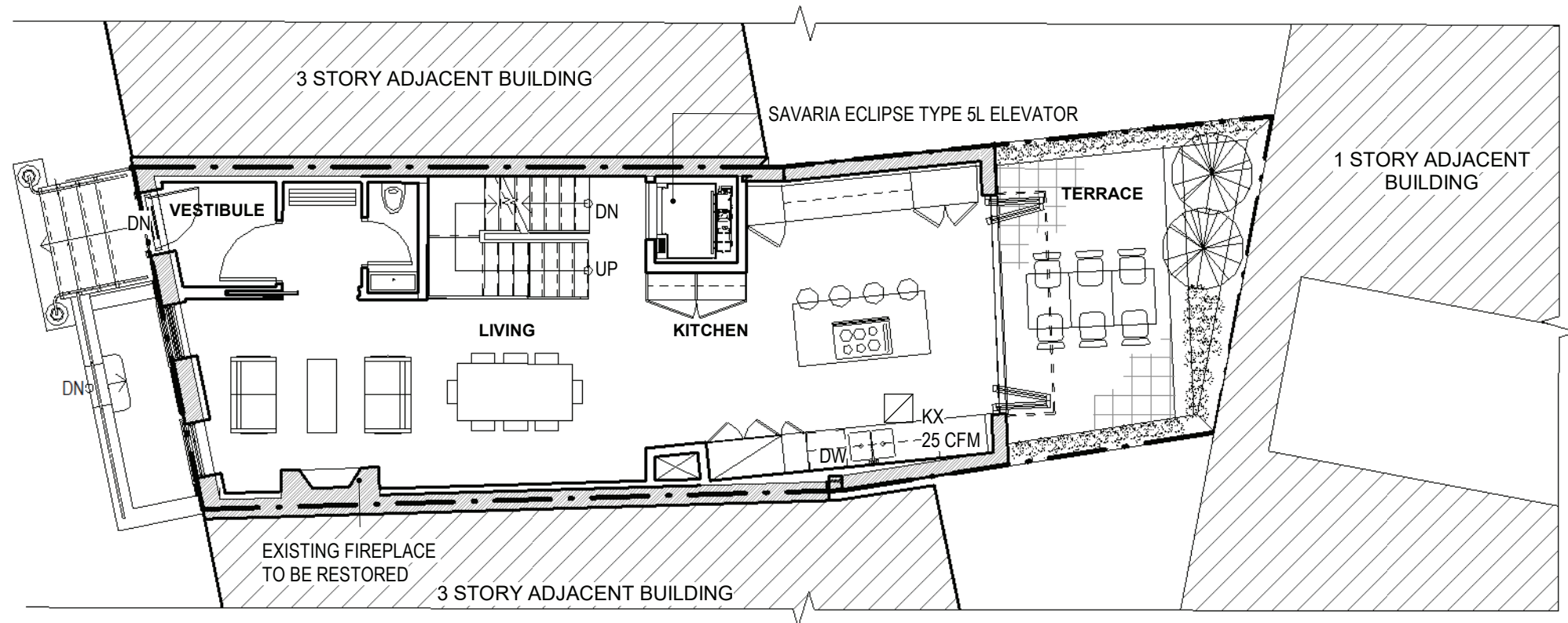


PROPOSED BASEMENT PLAN
SCALE= 1/8"=1'-0"

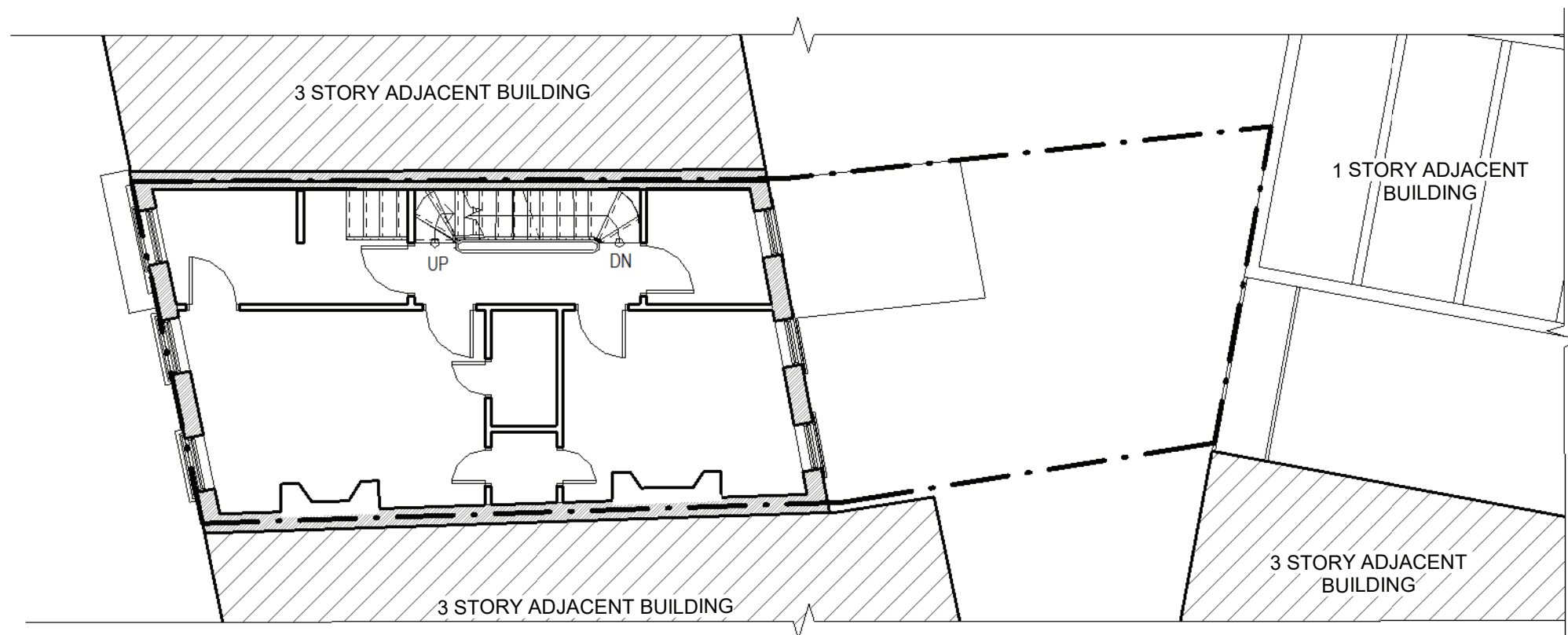




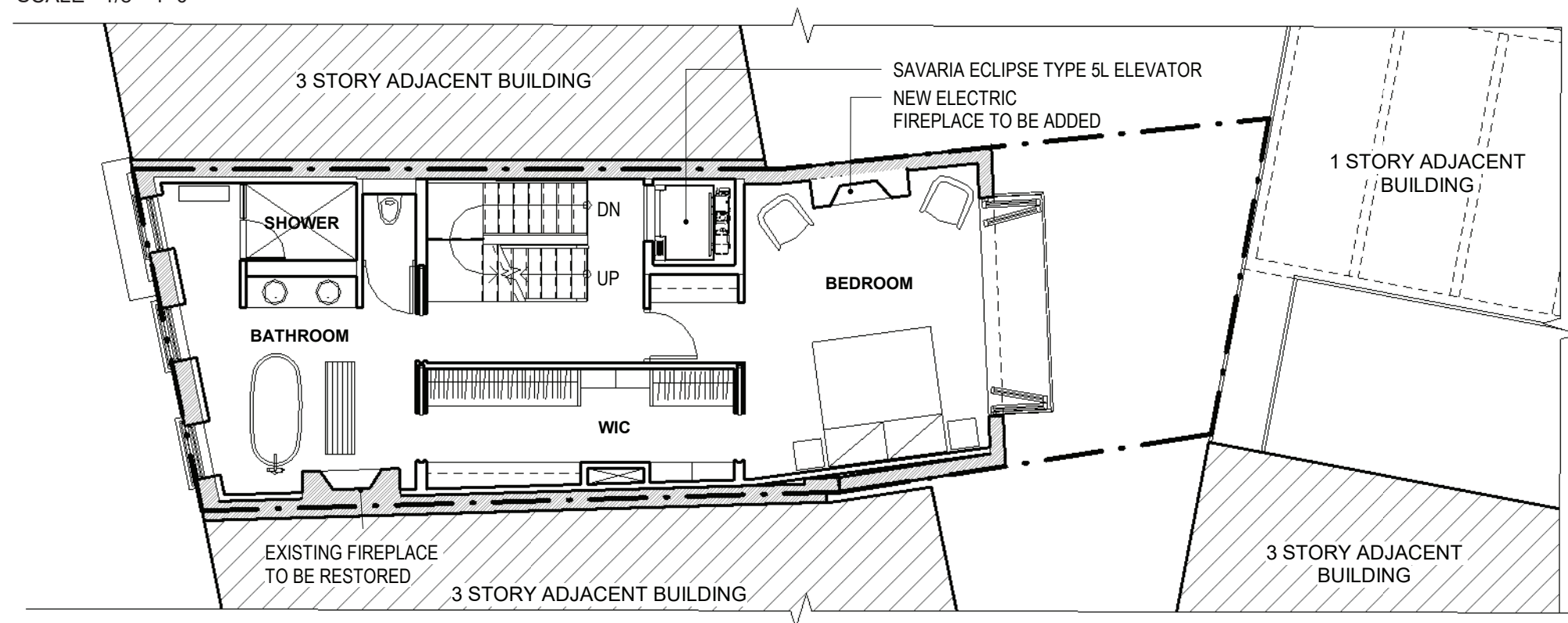
EXISTING 1ST FLOOR PLAN
SCALE= 1/8"=1'-0"



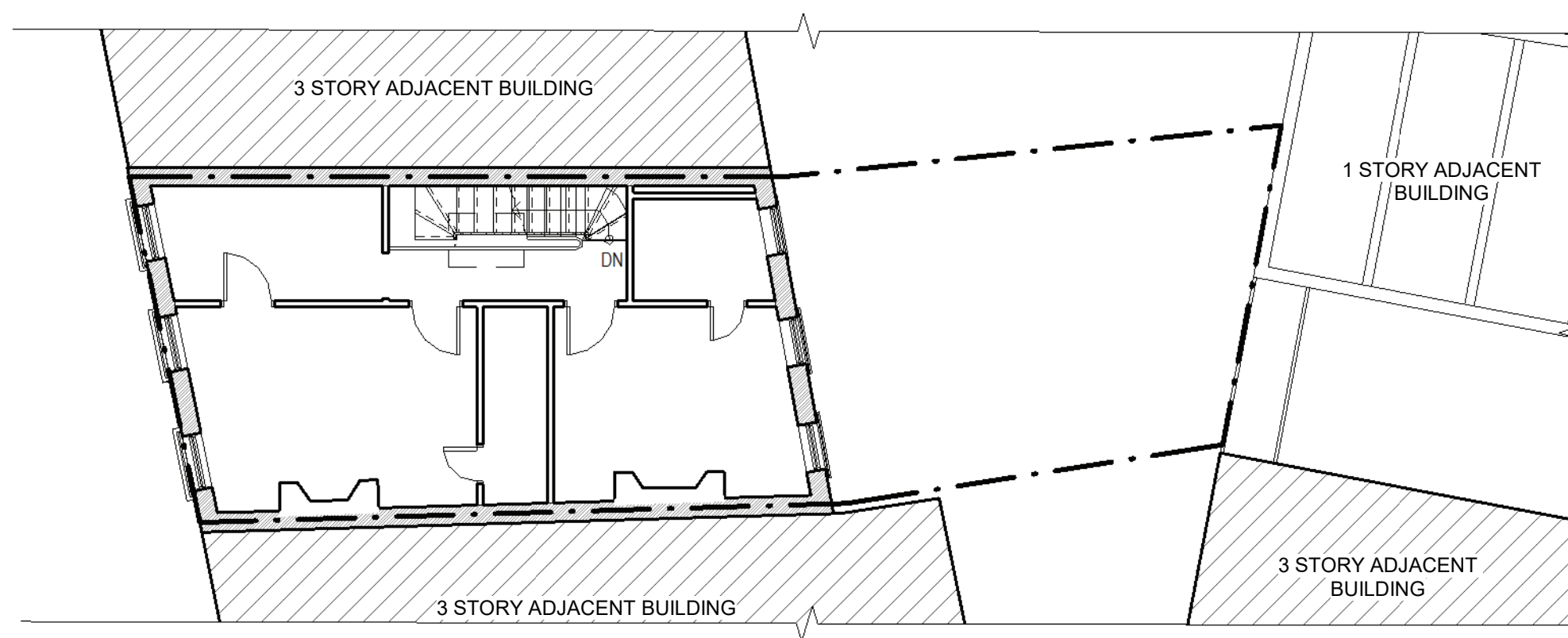
PROPOSED 1ST FLOOR PLAN
SCALE= 1/8"=1'-0"



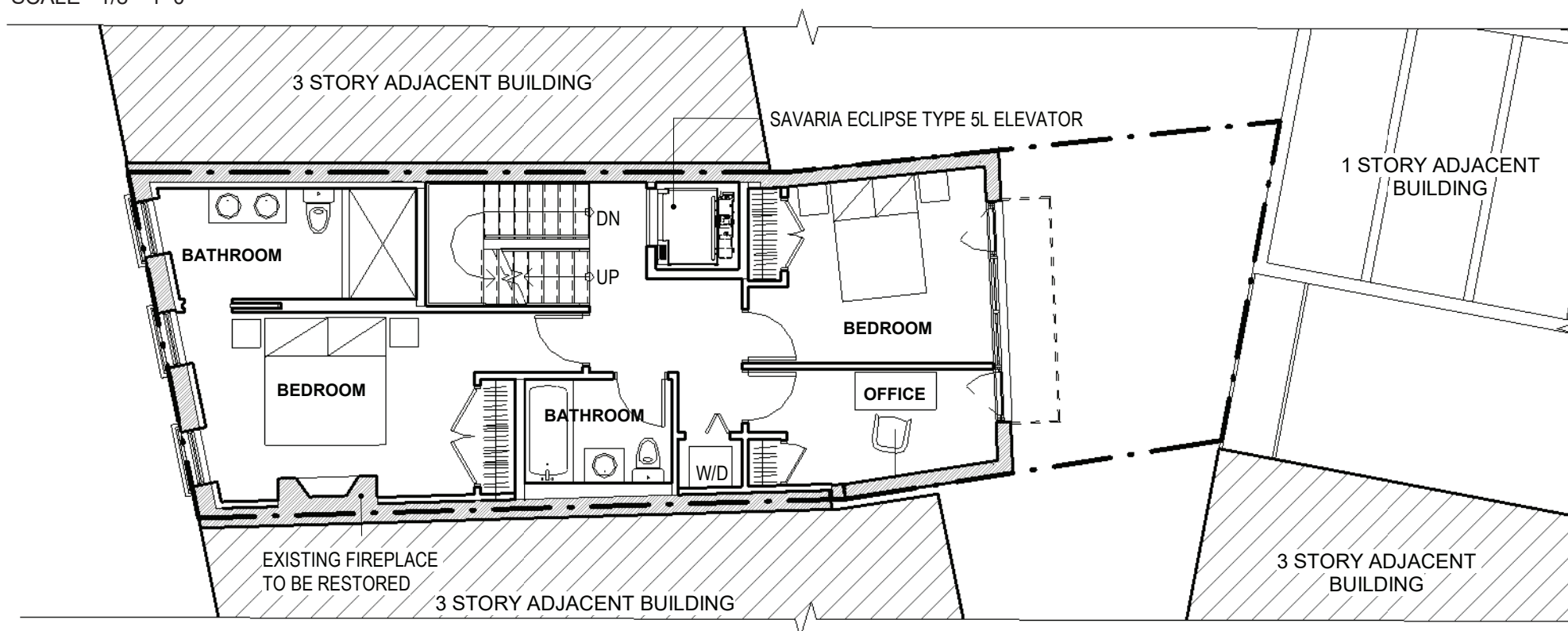
EXISTING 2ND FLOOR PLAN
SCALE= 1/8"=1'-0"



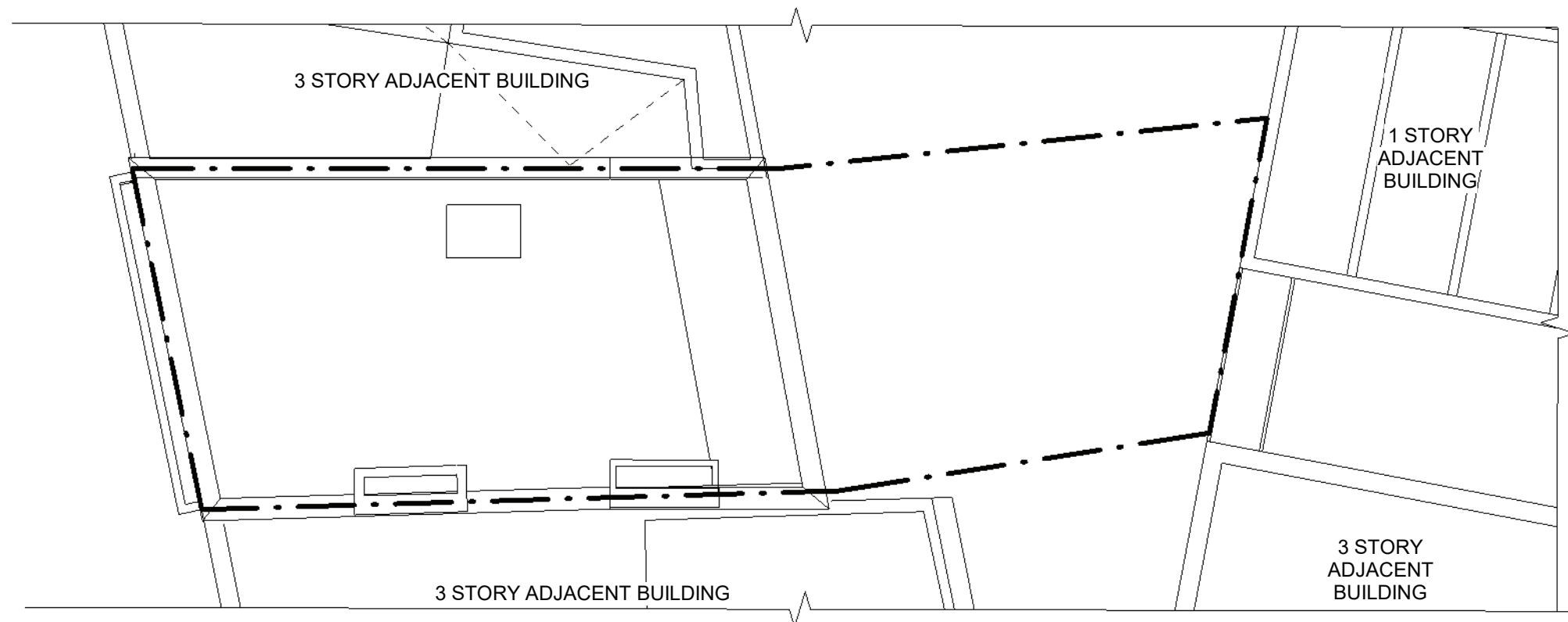
PROPOSED 2ND PLAN
SCALE= 1/8"=1'-0"



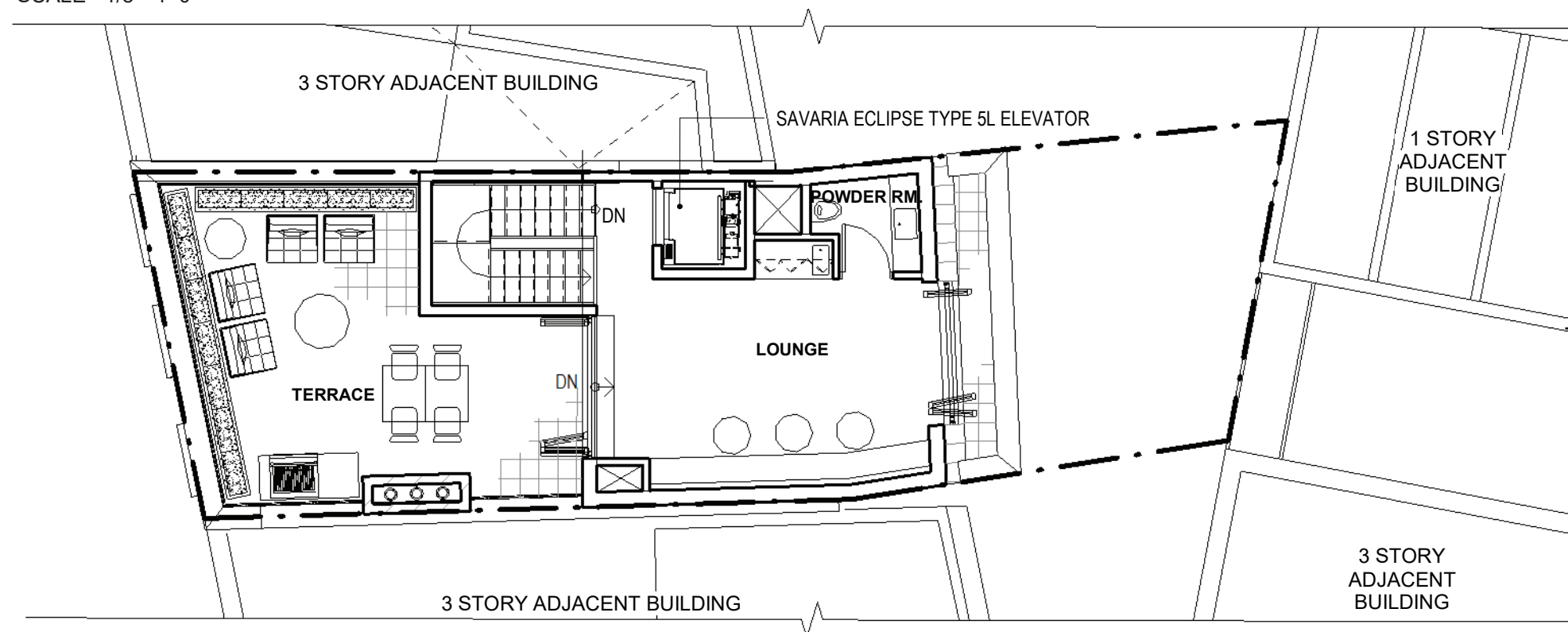
EXISTING 3RD FLOOR PLAN
SCALE= 1/8"=1'-0"



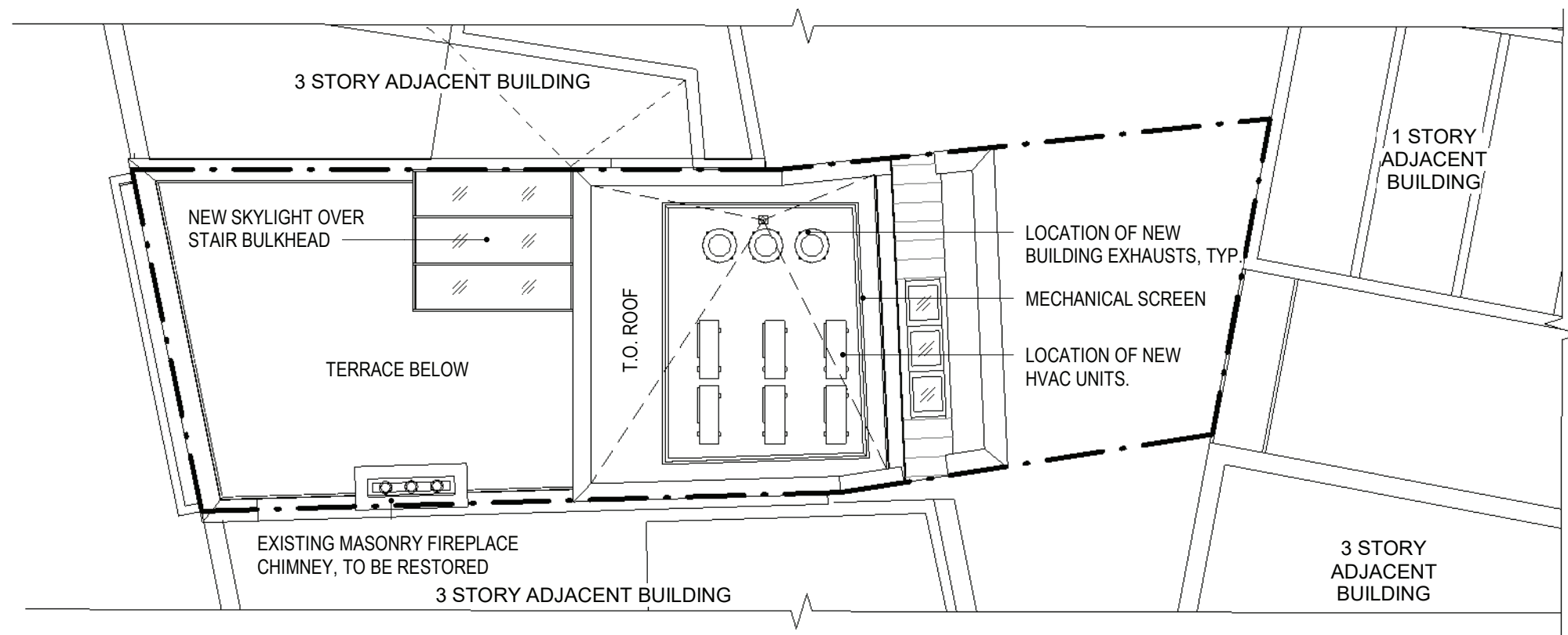
PROPOSED 3RD FLOOR PLAN
SCALE= 1/8"=1'-0"



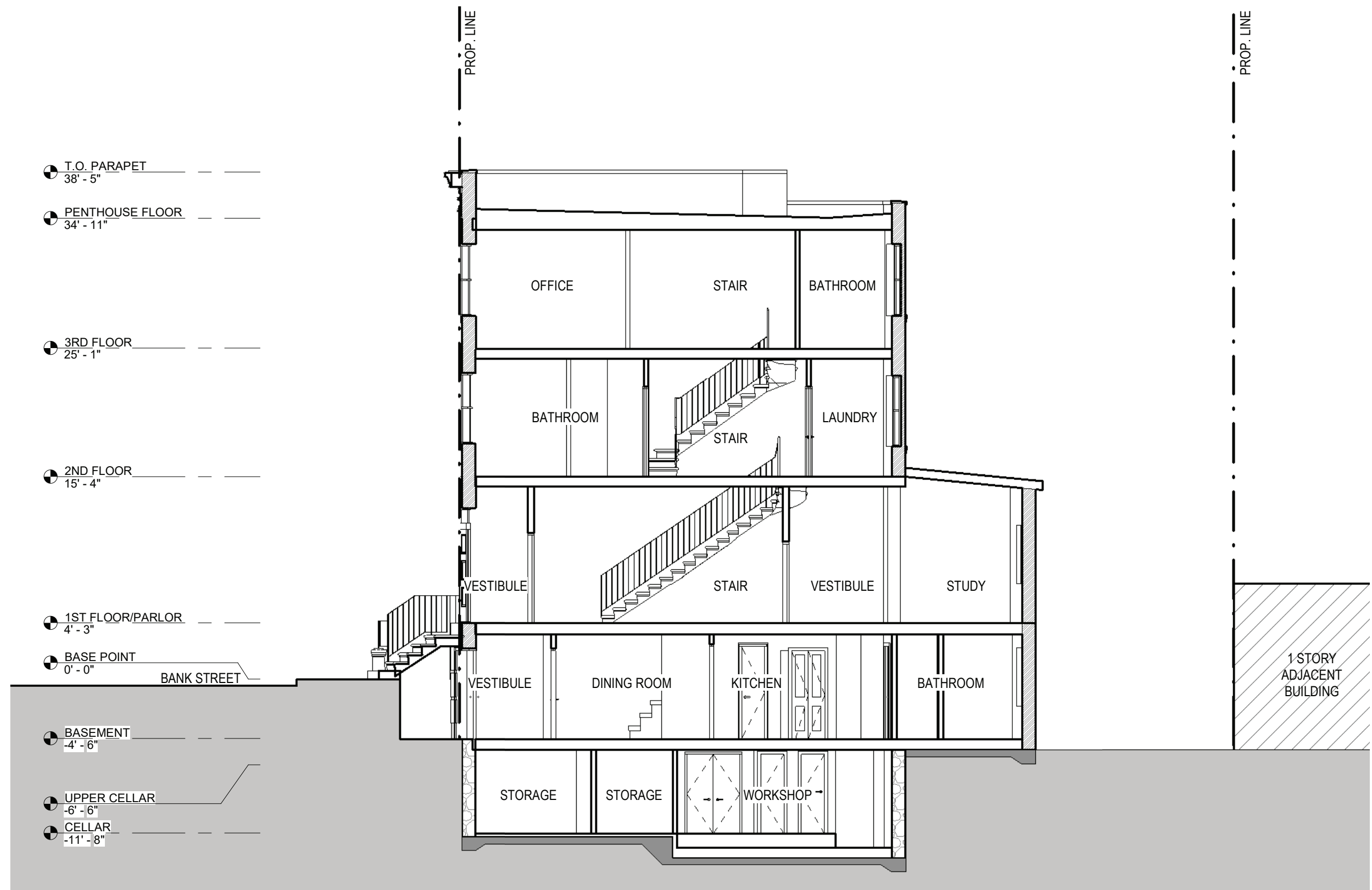
EXISTING PENTHOUSE PLAN
SCALE= 1/8"=1'-0"

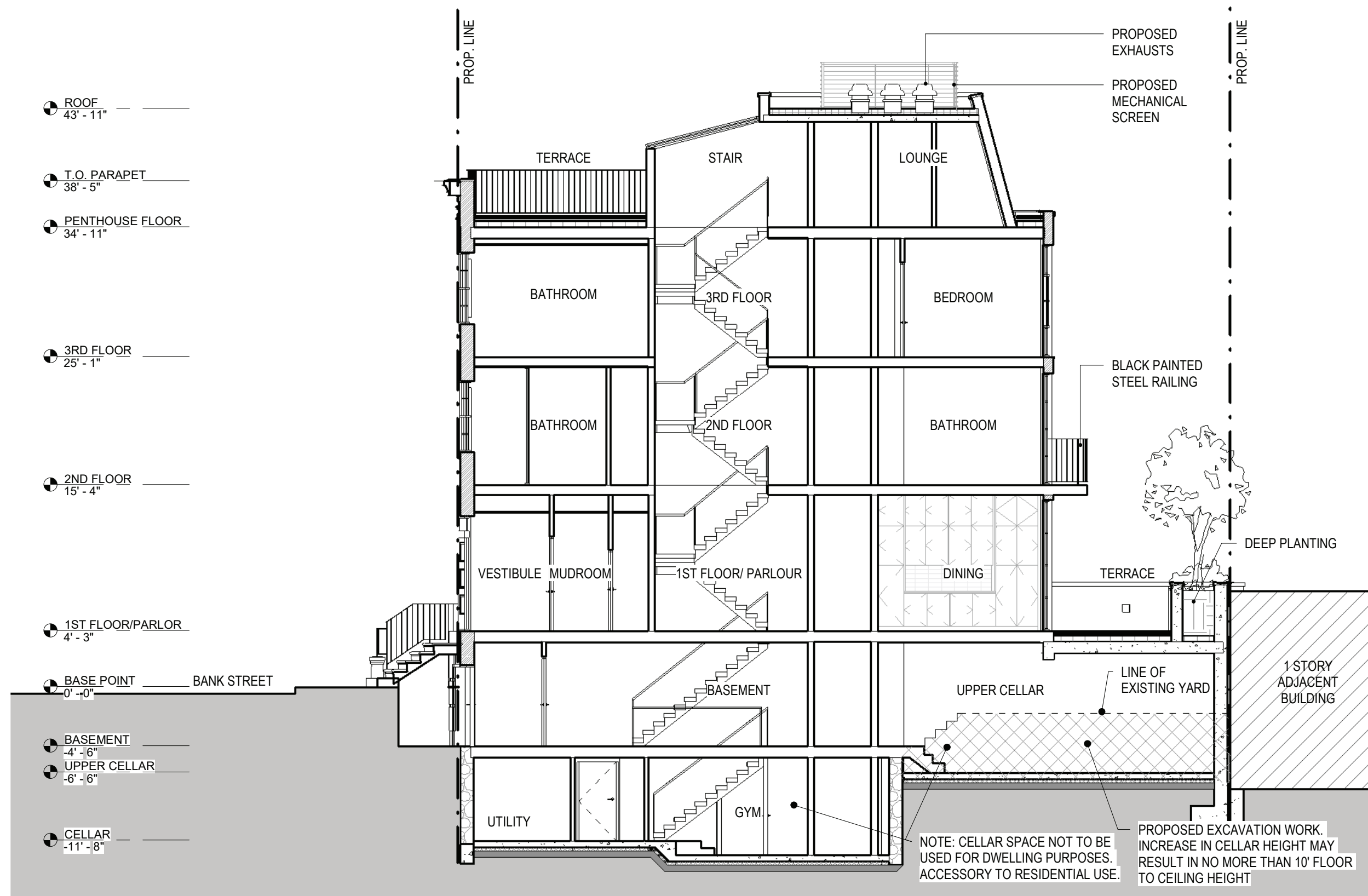


PROPOSED PENTHOUSE PLAN
SCALE= 1/8"=1'-0"



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





SCALE= 1/8"=1'-0"

PROPOSED LONGITUDINAL SECTION

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