

# 94 BANK ST

## New York, NY

June 12th, 2025

### Manhattan's CB2 Landmarks Committee

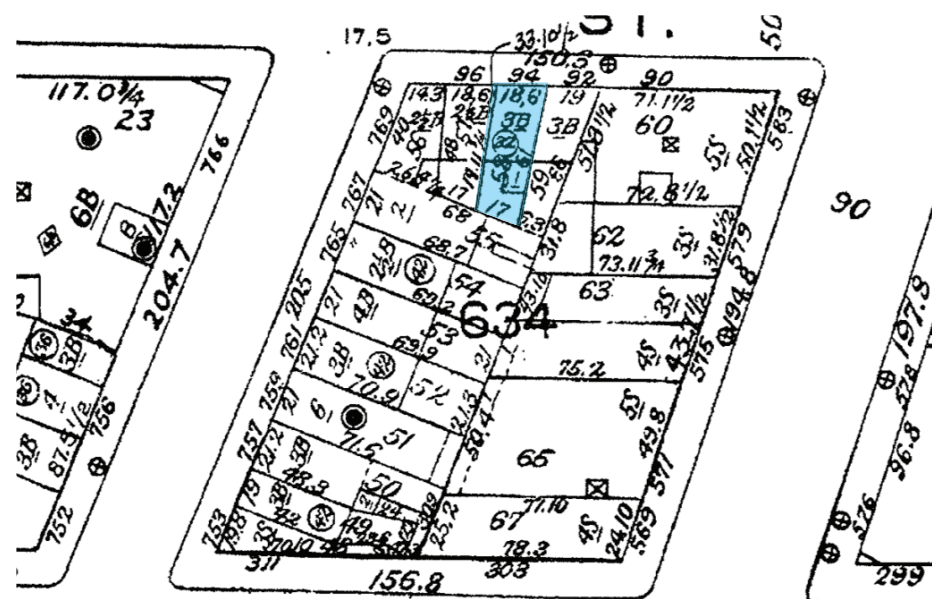
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EXISTING ENTRY



CORNICE



2ND FLOOR WINDOWS





1940 TAX PHOTO  
NYCMA



CURRENT CONDITION



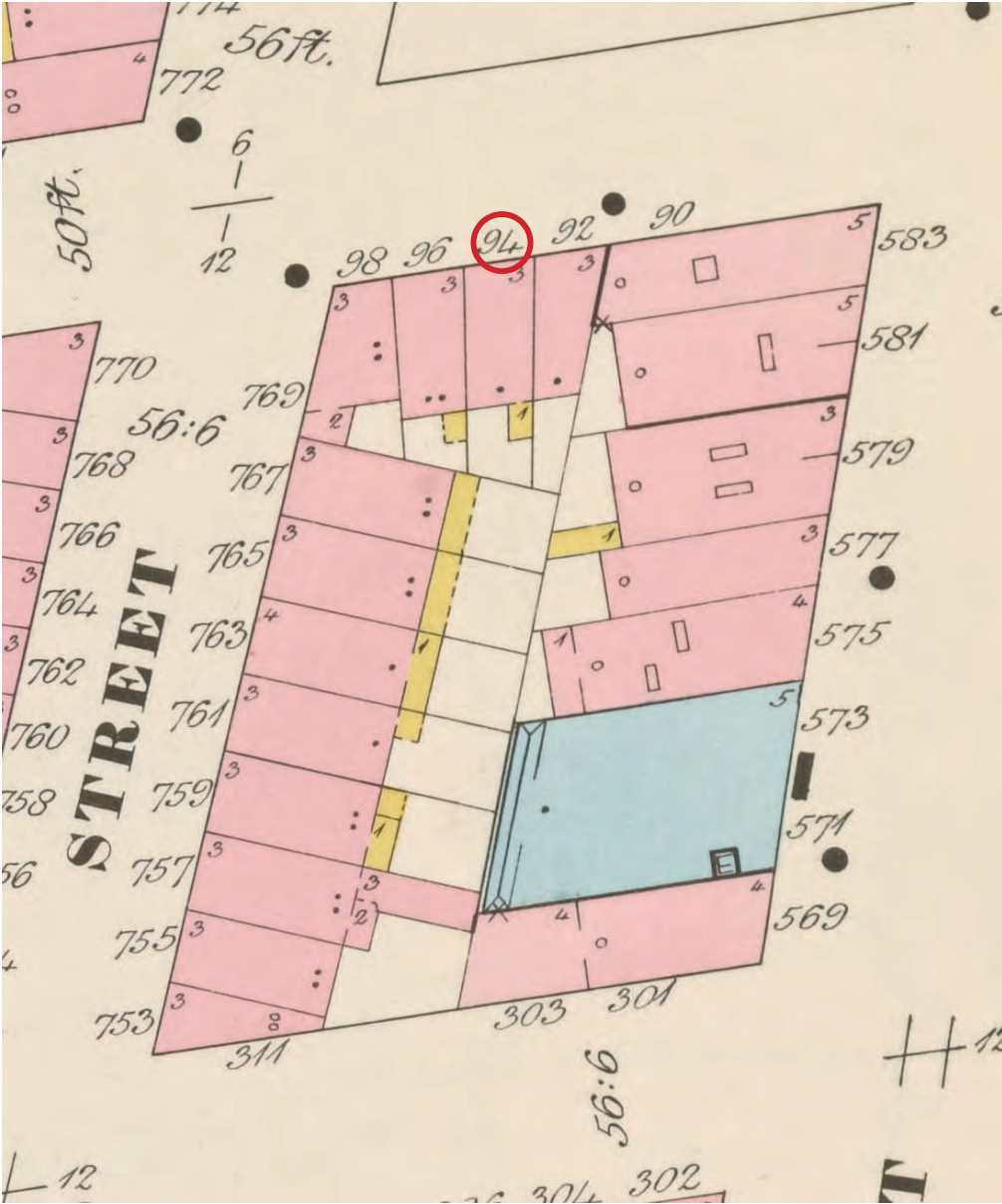


1876, NYHS

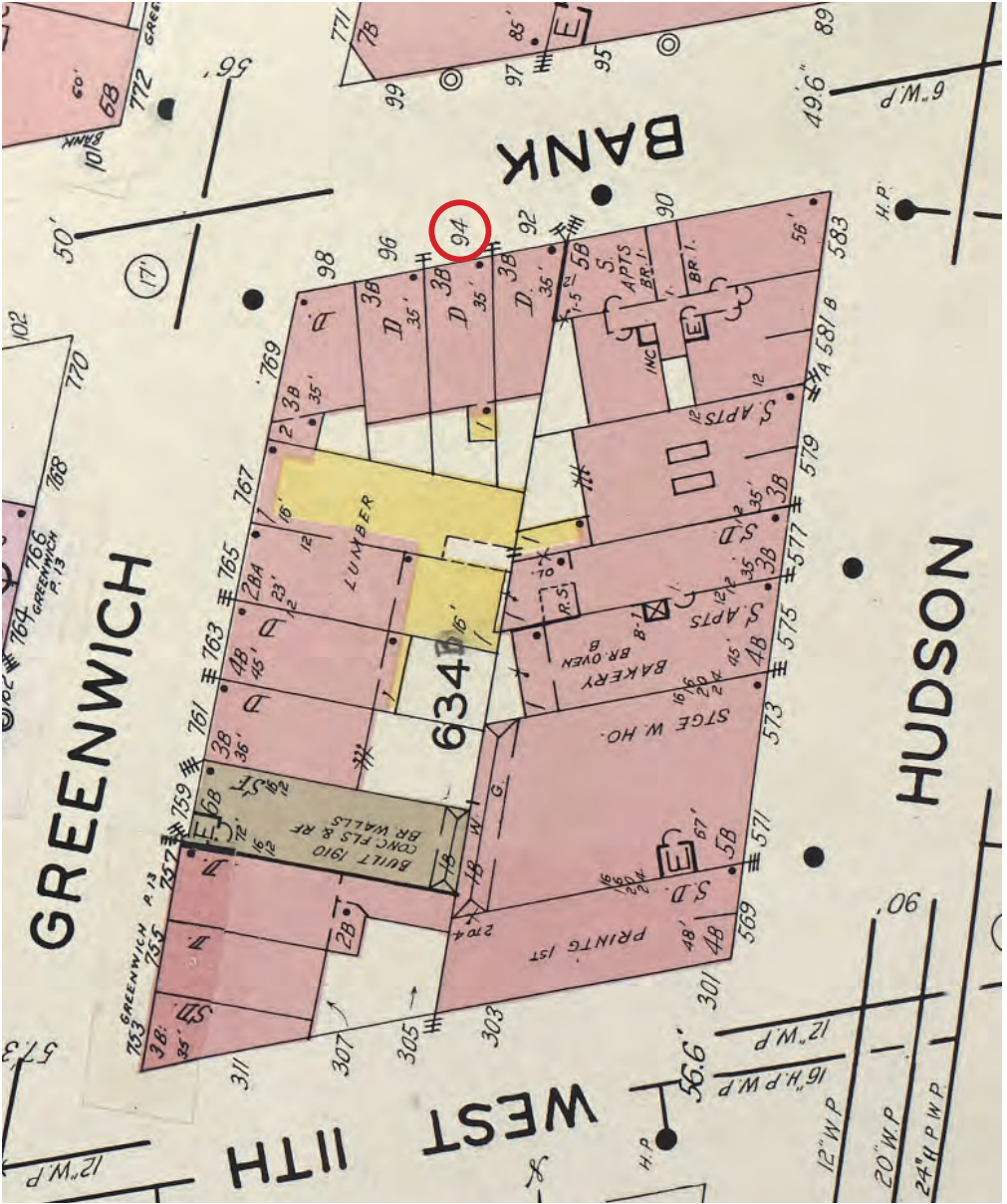




1859 PERRIS MAP

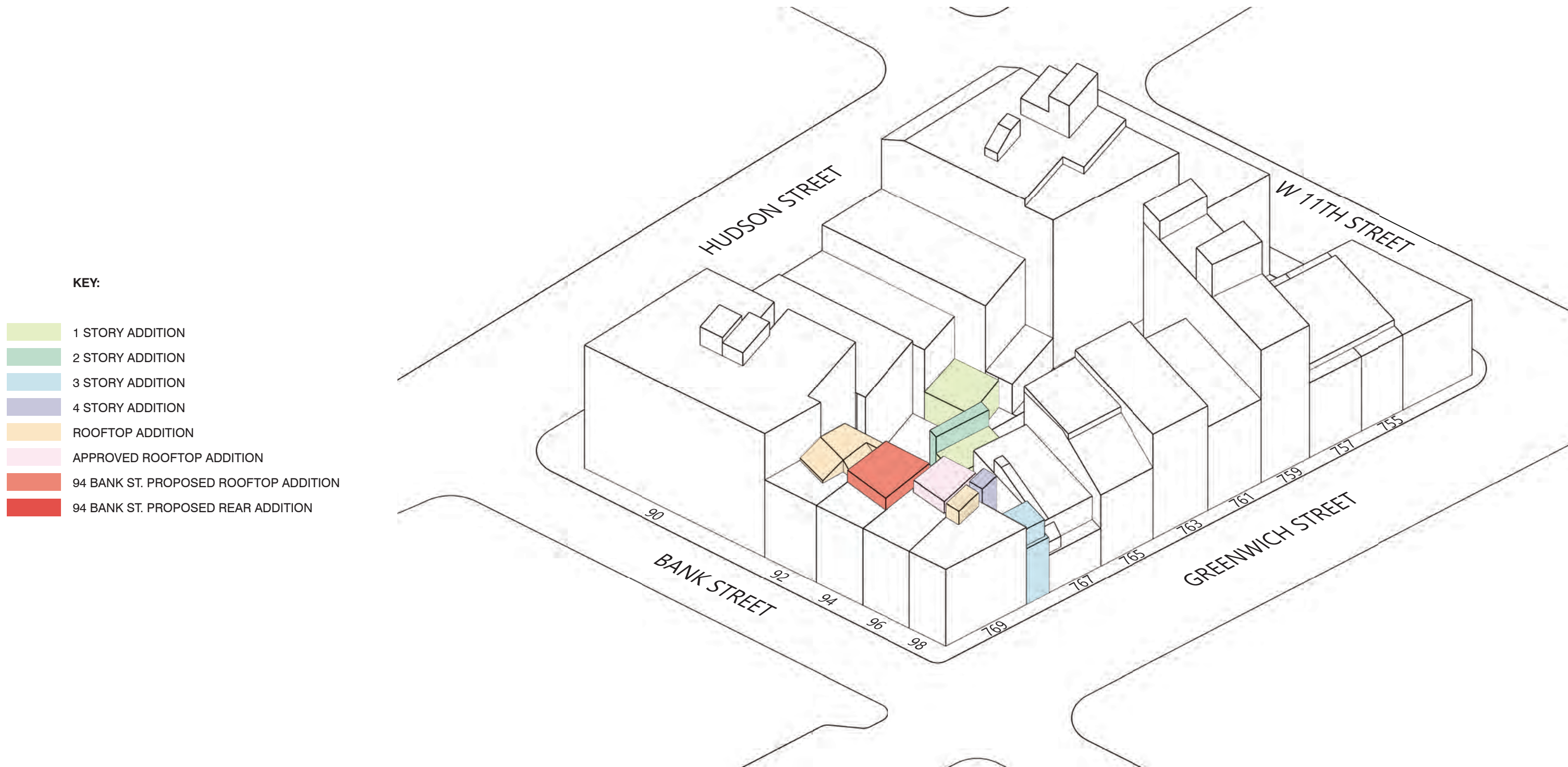


1895 SANBORN MAP

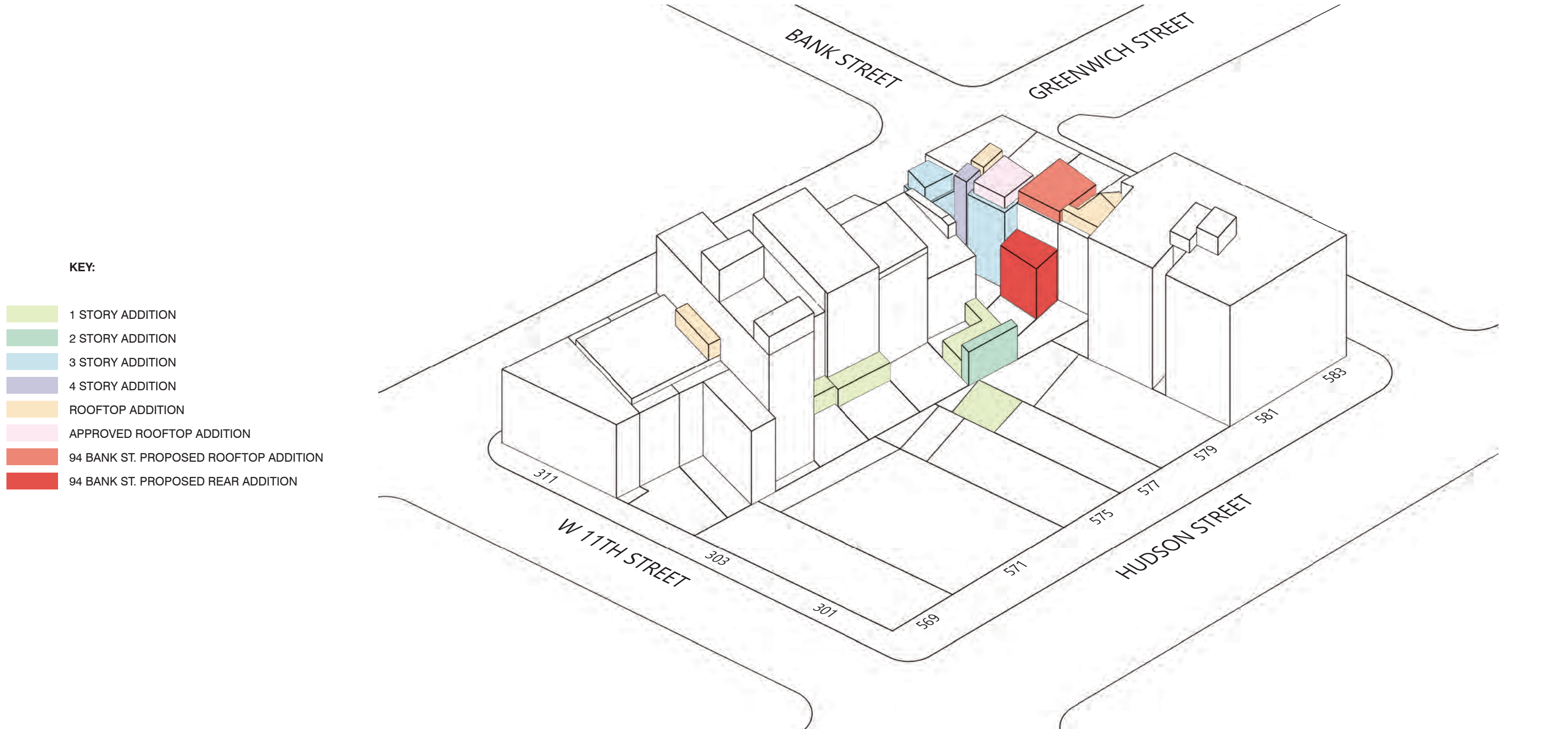


1950 SANBORN MAP





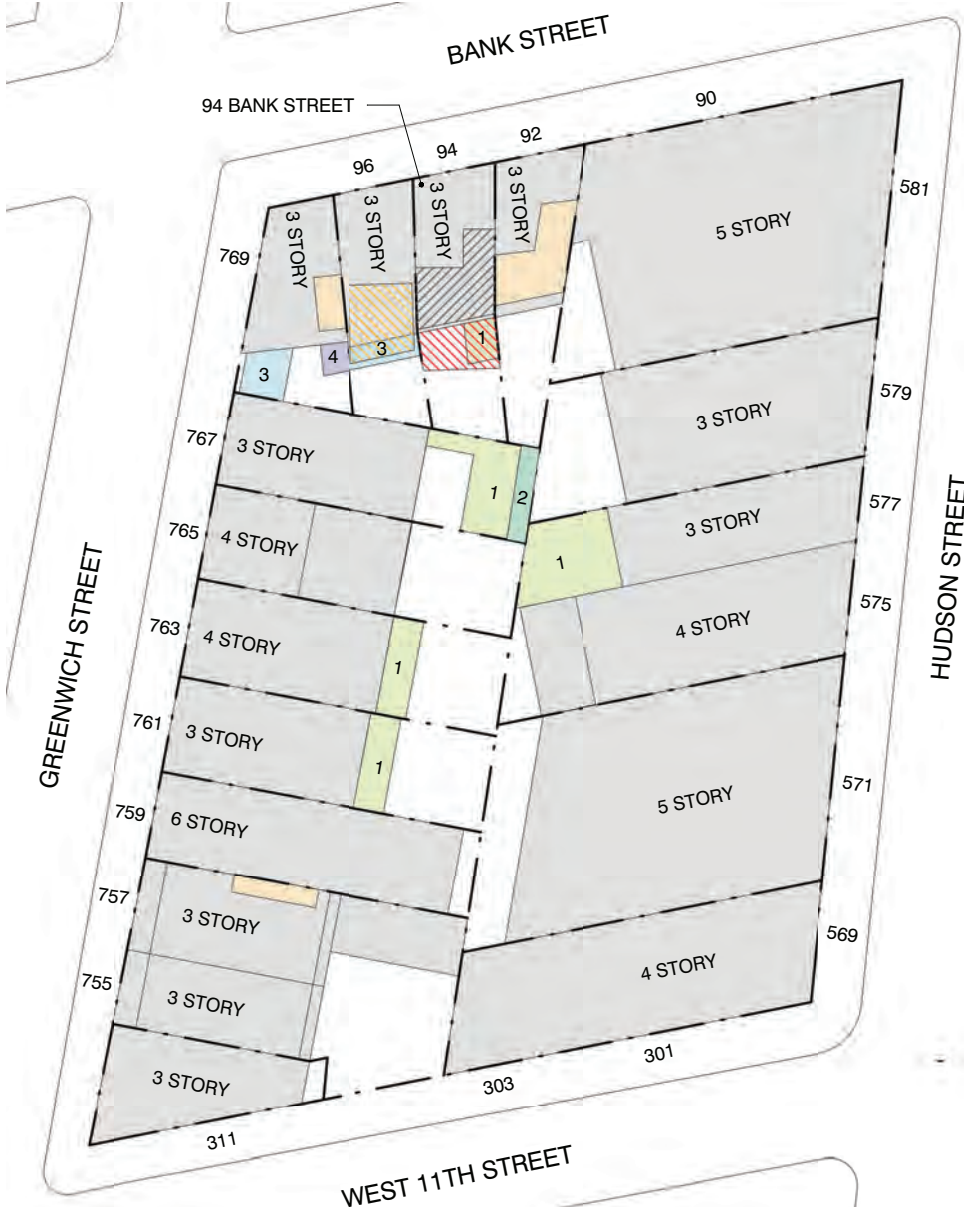








REAR YARD  
VIEW FROM THE ROOF



BLOCK PLAN





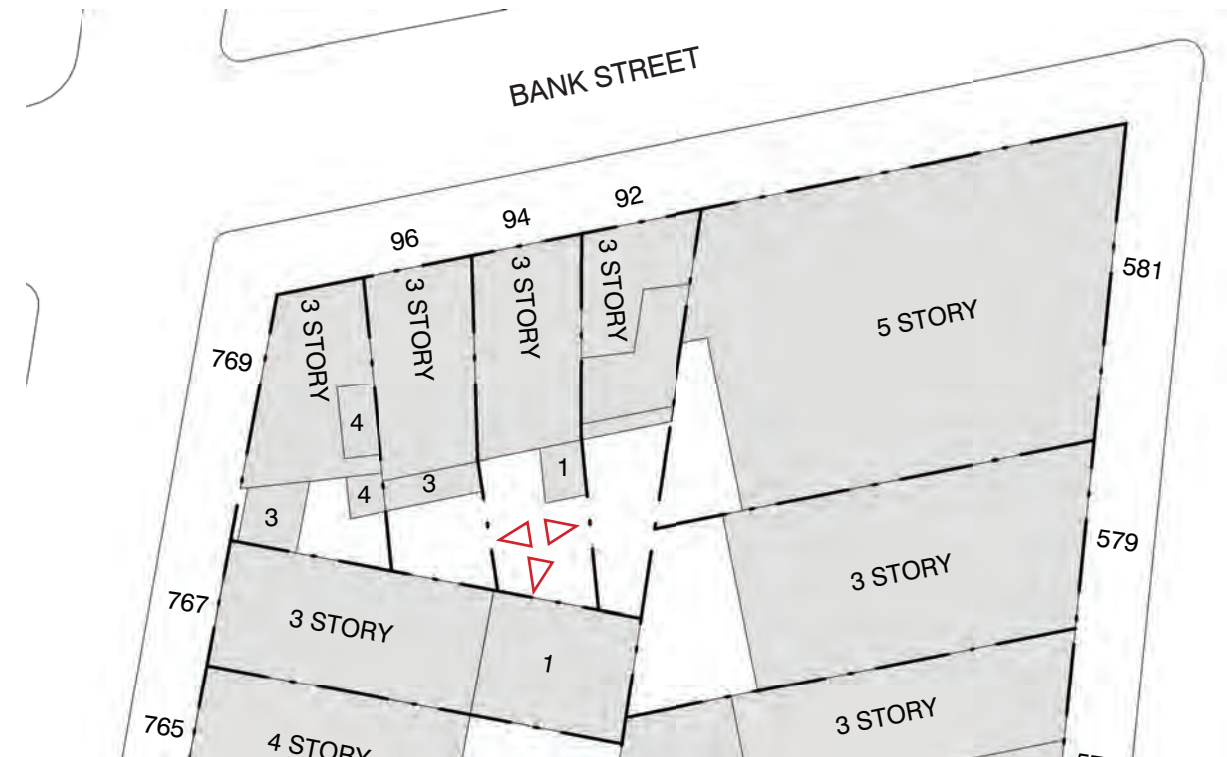
VIEW TO THE SOUTH



VIEW TO THE EAST



VIEW TO THE WEST



REFERENCE PLAN





FACADE AT REAR YARD

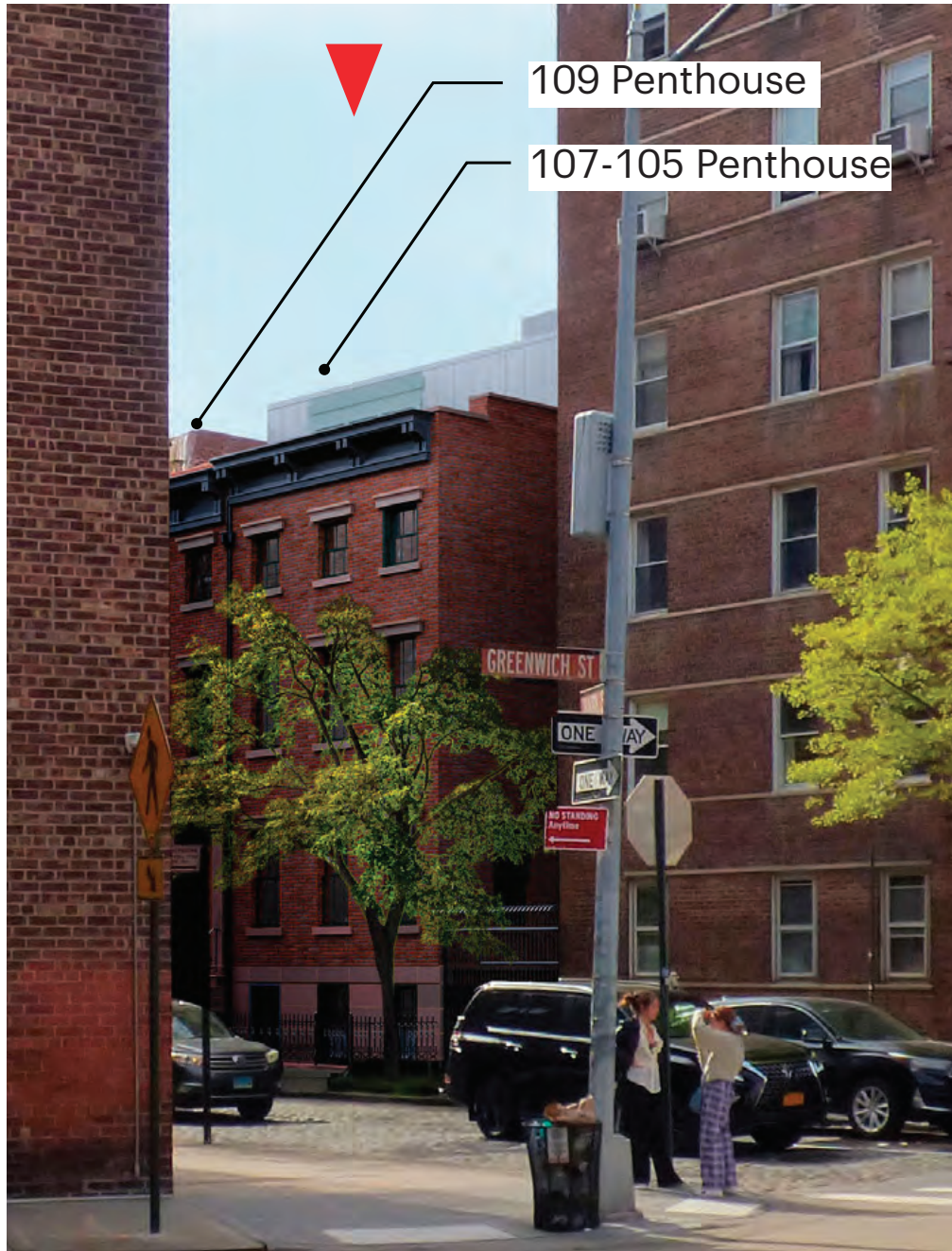


REAR FACADE CLOSE-UP



REAR FACADE WINDOW CLOSE-UP





105-107 BANK STREET  
LPC APPROVED 2022



44 HORATIO STREET  
LPC APPROVED 2015



65 HORATIO STREET  
LPC APPROVED 2021

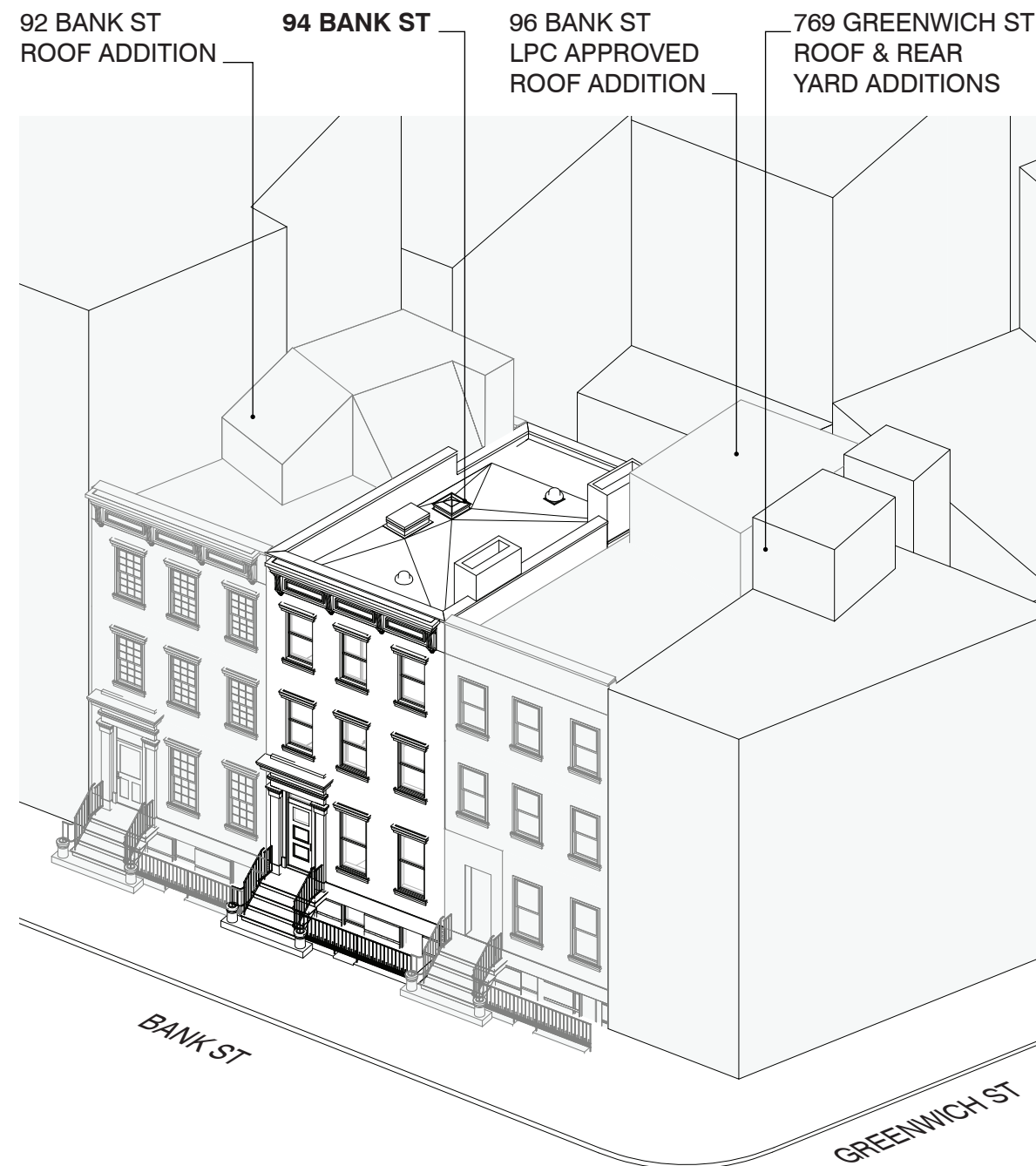
## DISTRICT PRECEDENTS

**94 BANK ST**  
NEW YORK, NY

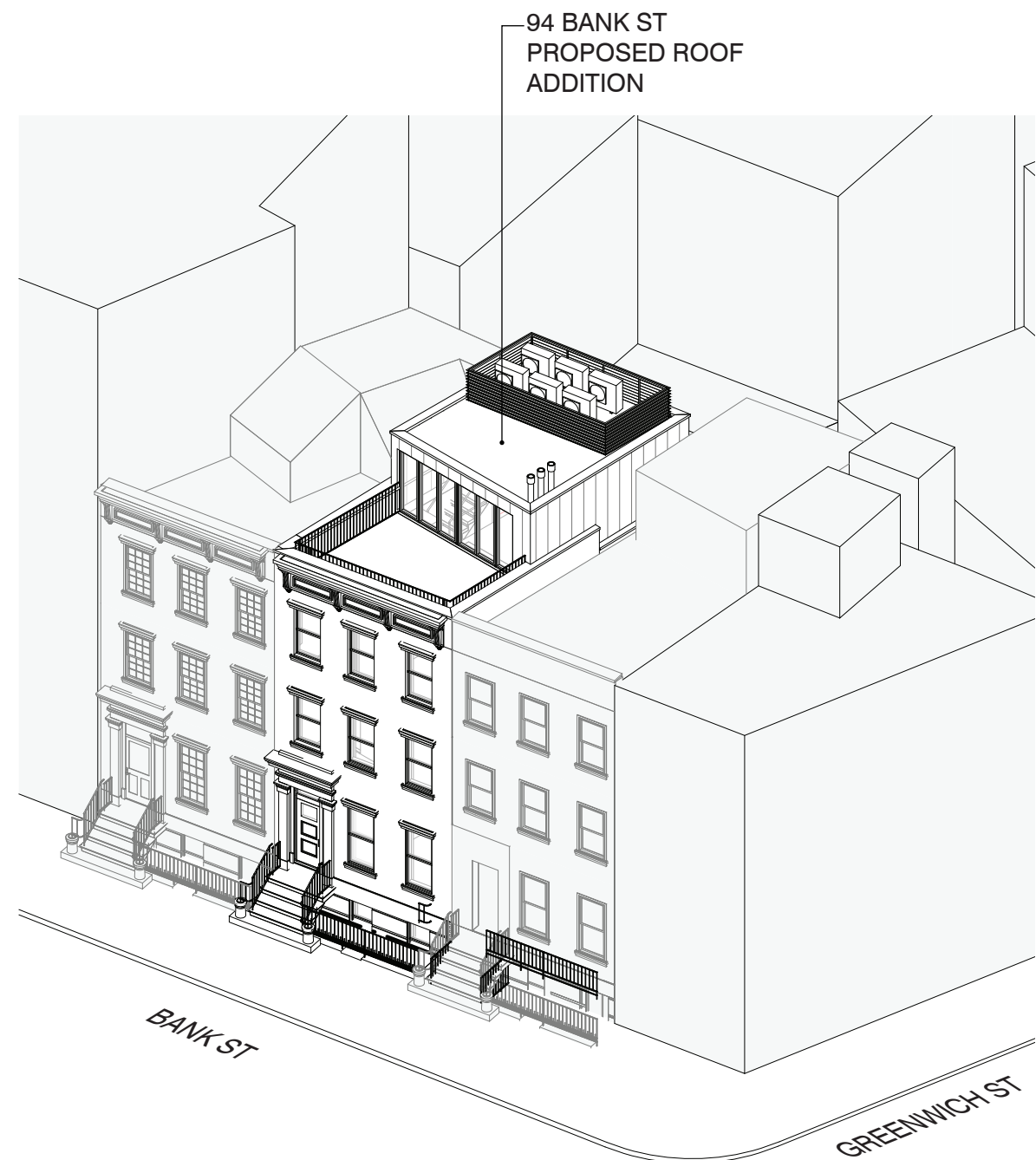
**MANHATTAN'S CB2 LANDMARKS**  
JUNE 12TH, 2025

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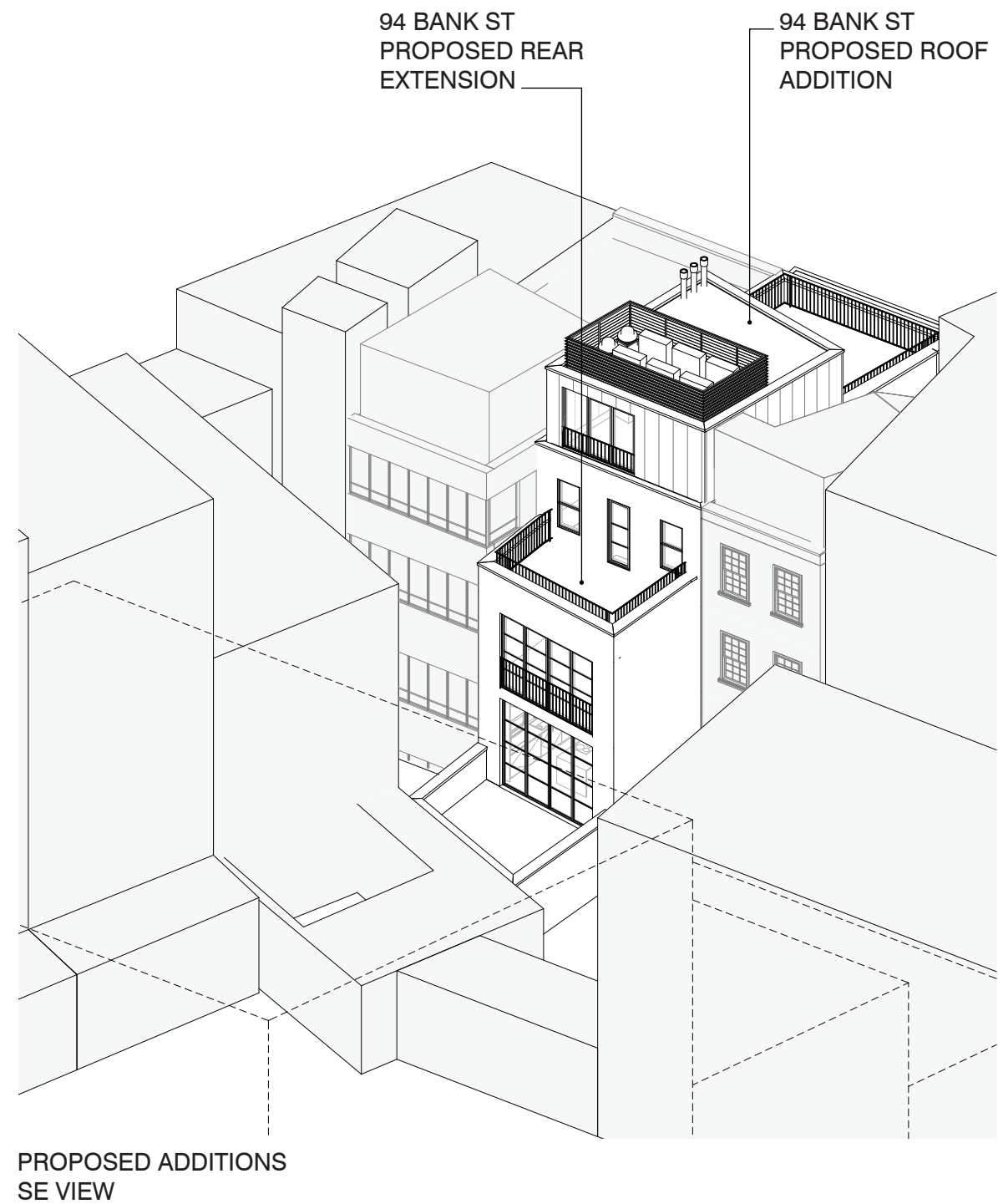
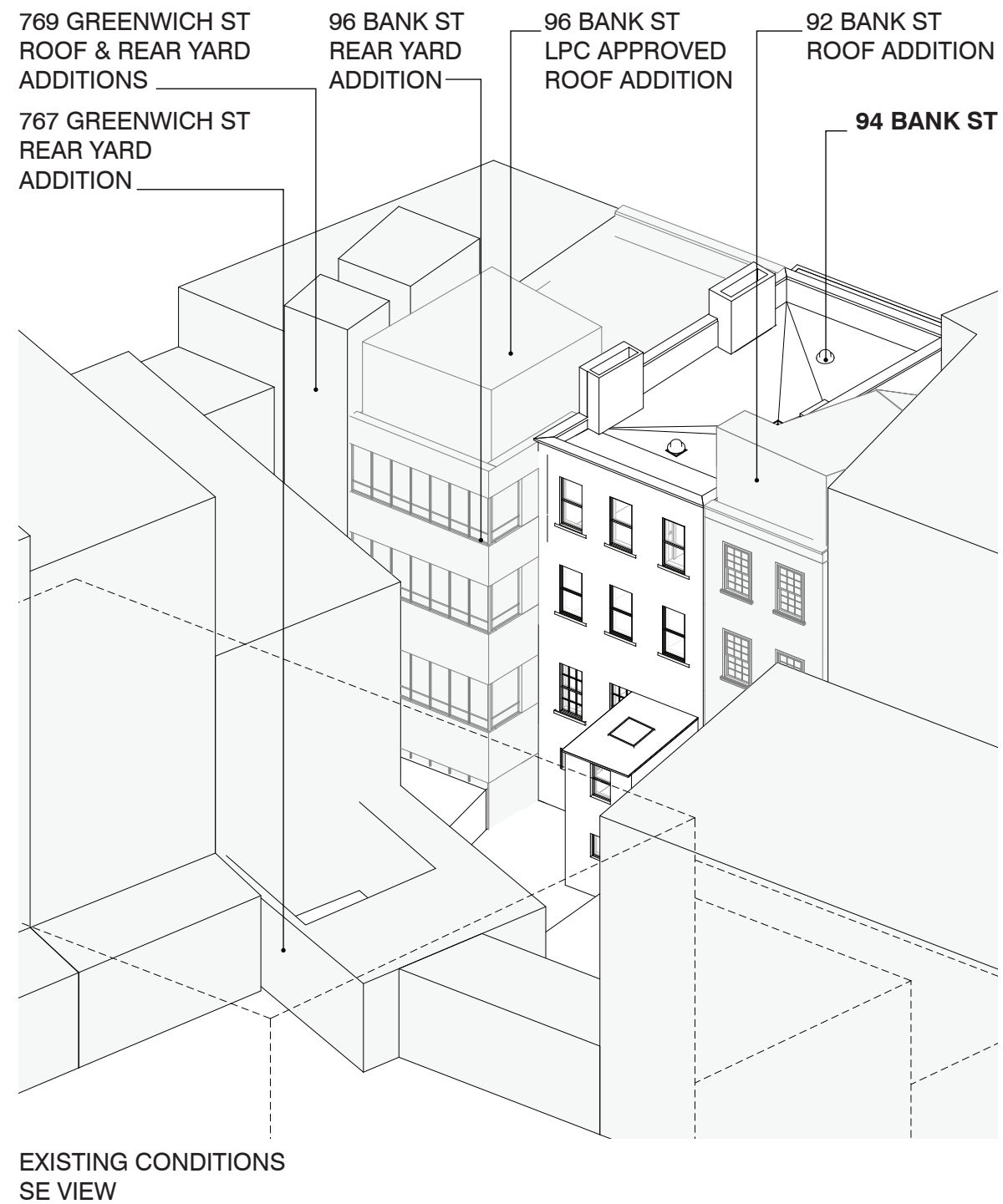
EXISTING CONDITIONS  
NW VIEW



PROPOSED ADDITIONS  
NW VIEW











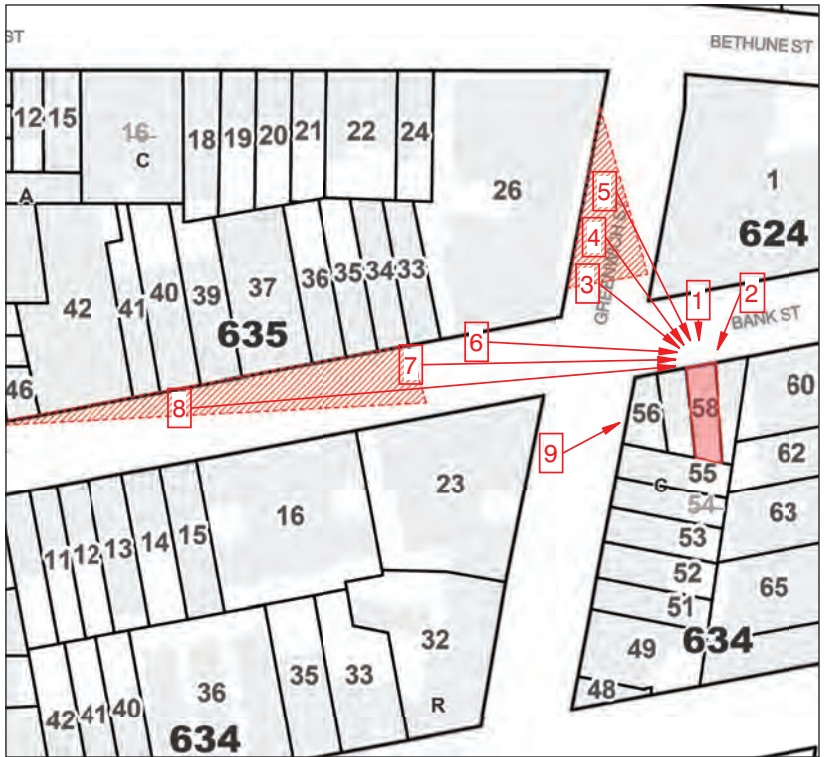
1 - VIEW FROM BANK ST.  
(2025/04/25)



2 - VIEW FROM BANK ST.  
(2025/04/25)



3 - VIEW FROM GREENWICH ST.  
(2025/04/25)



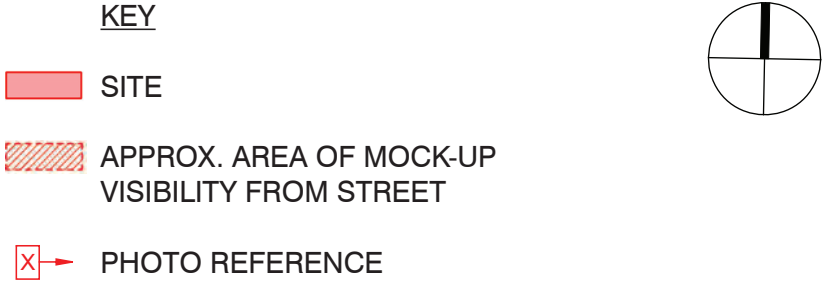
VISIBILITY MAP



4 - VIEW FROM GREENWICH ST.  
(2025/04/25)



5 - VIEW FROM GREENWICH ST.  
(2025/04/25)



# MOCK-UP VIEWS

94 BANK ST  
NEW YORK, NY

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JUNE 12TH, 2025

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6 - VIEW FROM BANK ST.  
(2025/04/25)



7 - VIEW FROM BANK ST.  
(2025/04/25)



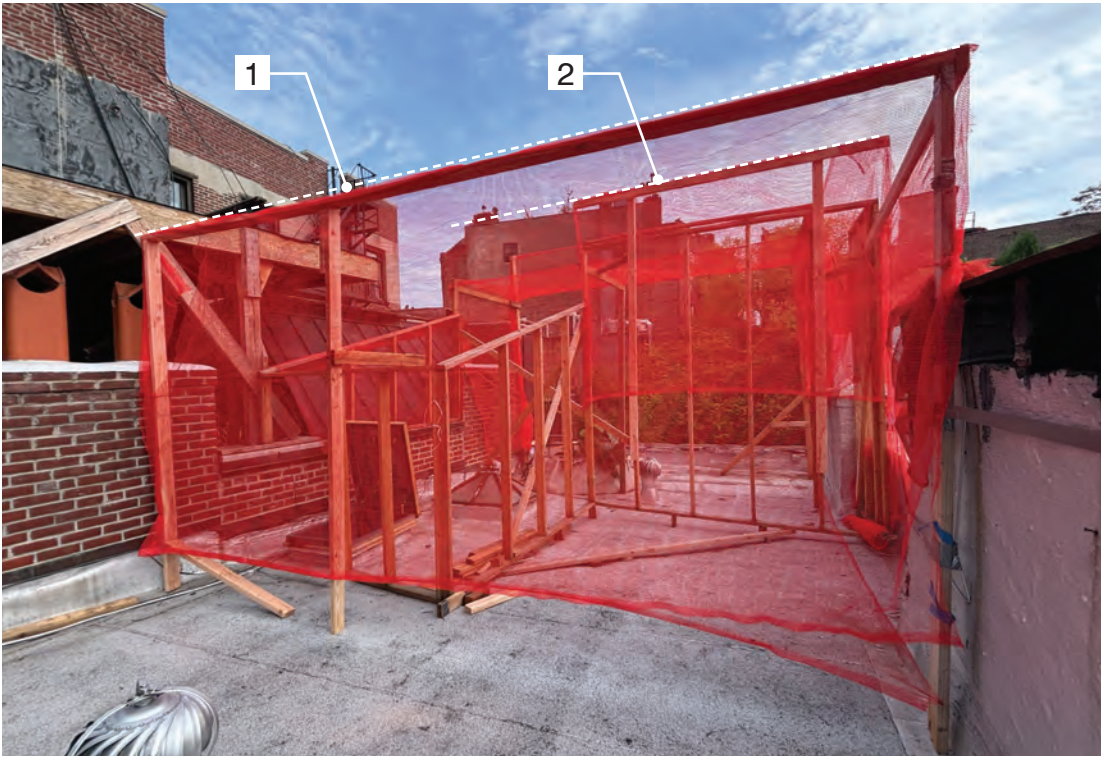
VISIBILITY MAP



8 - VIEW FROM BANK ST.  
(2025/04/25)



9 - VIEW FROM GREENWICH ST.  
(2025/04/25)



MOCK-UP AT ROOF  
(2025/04/25)

**KEY**

- SITE
- APPROX. AREA OF MOCK-UP VISIBILITY FROM STREET
- X

→

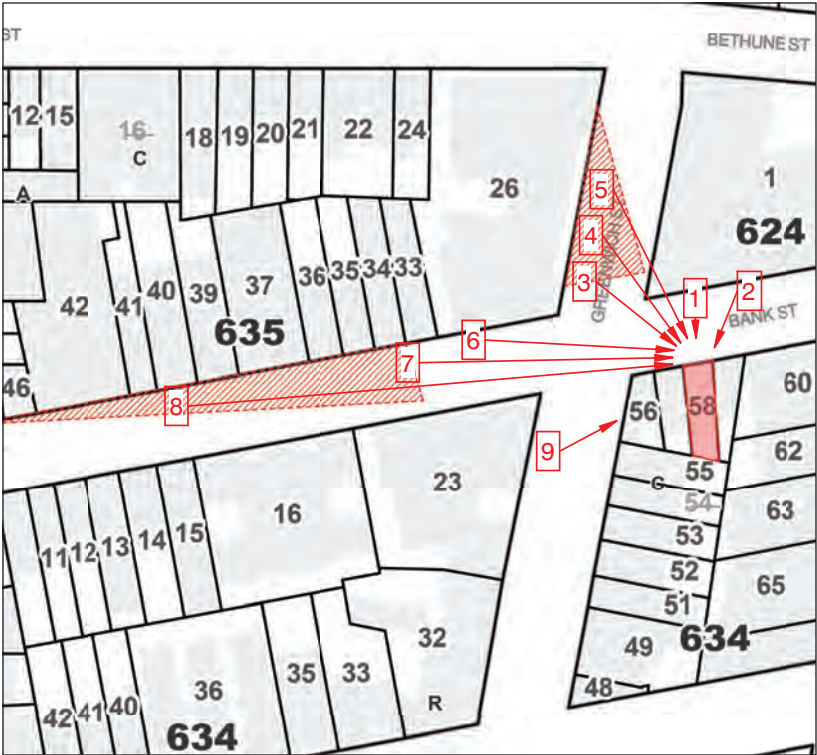
 PHOTO REFERENCE

Notes:  
 1. Height of proposed penthouse  
 2. Height of proposed mechanical enclosure screening





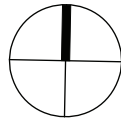
3 - ROOF ADDITION RENDERING, FROM BANK ST.



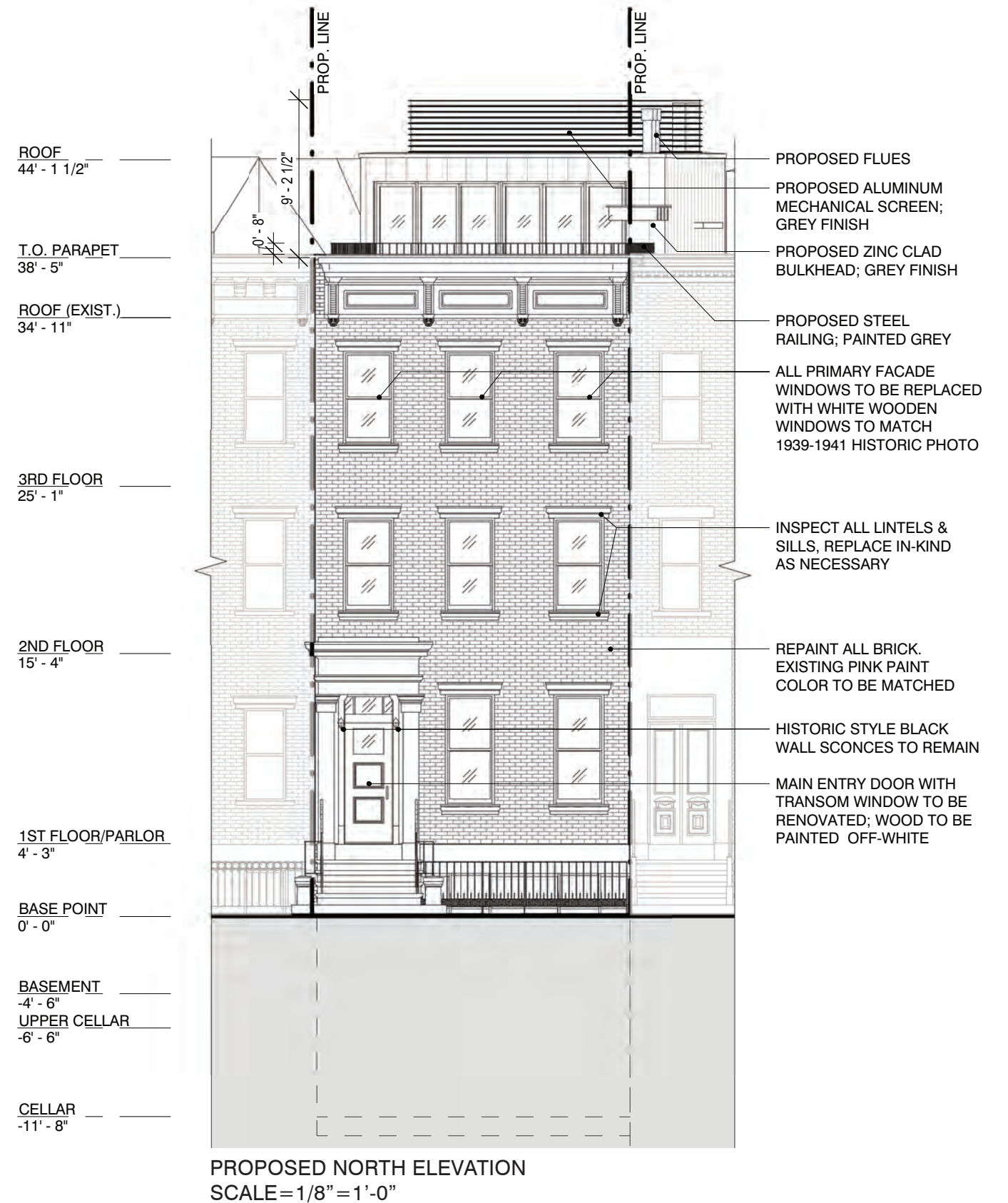
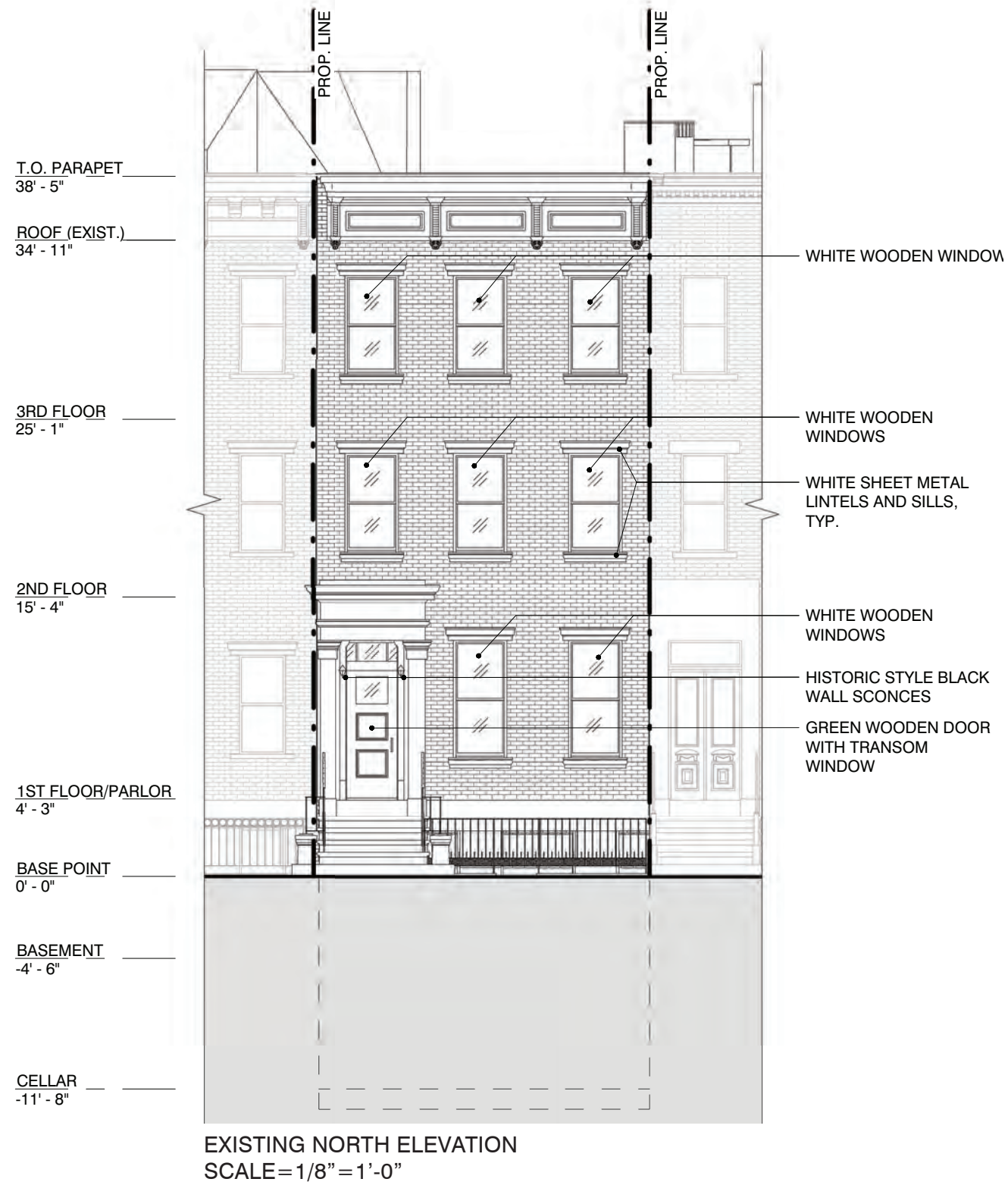
VISIBILITY MAP

- KEY**
- SITE
  - APPROX. AREA OF MOCK-UP VISIBILITY FROM STREET
  - X

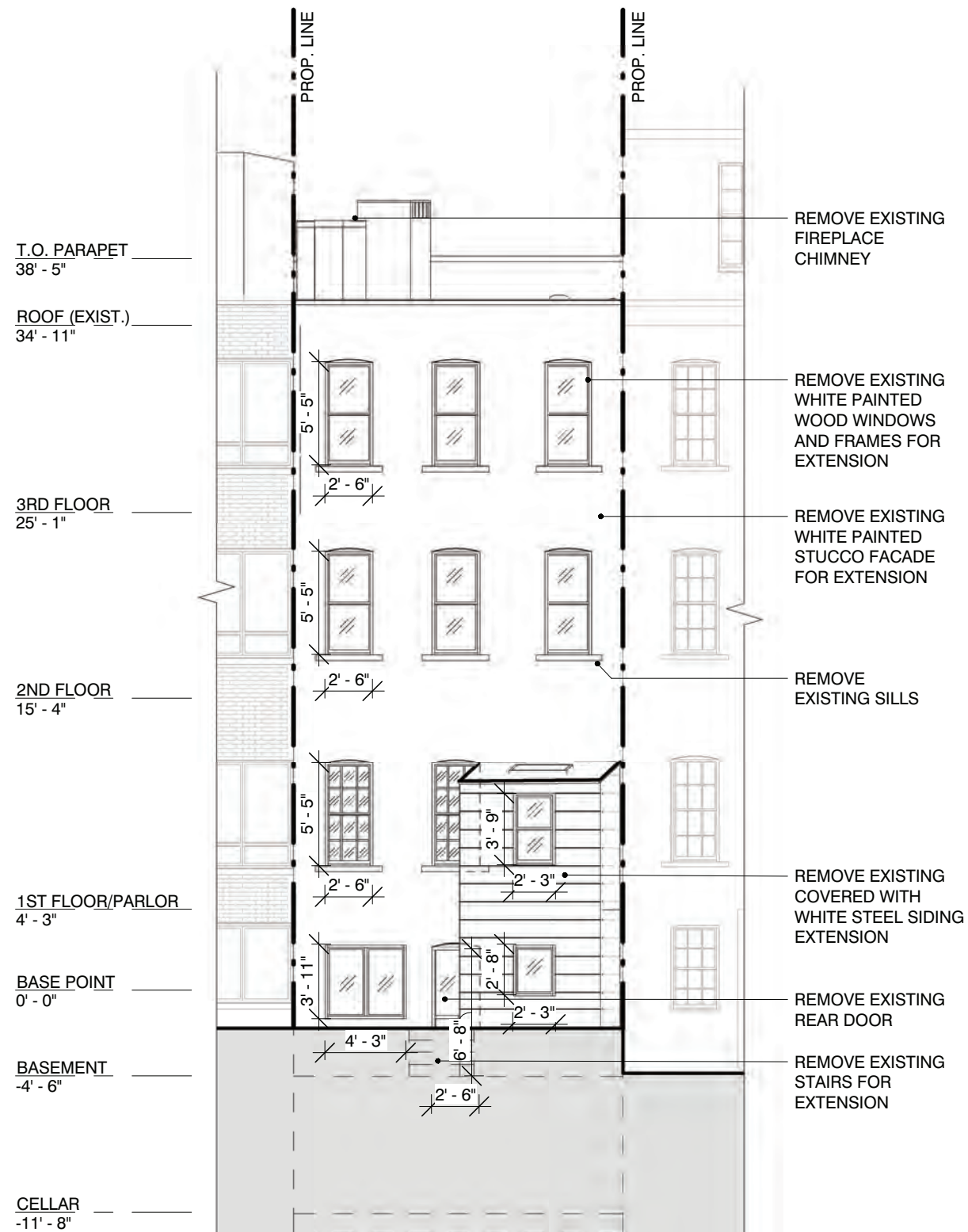
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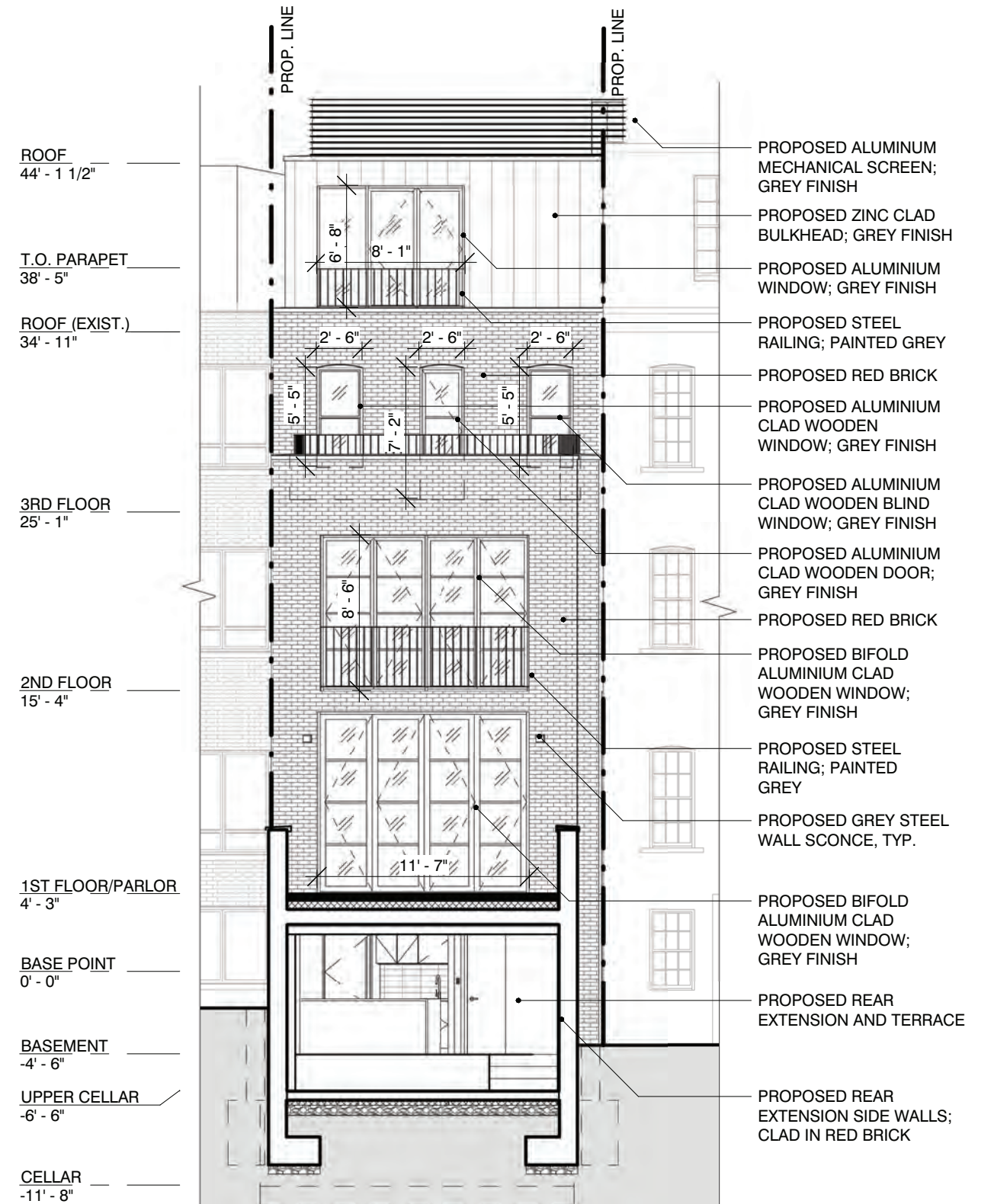






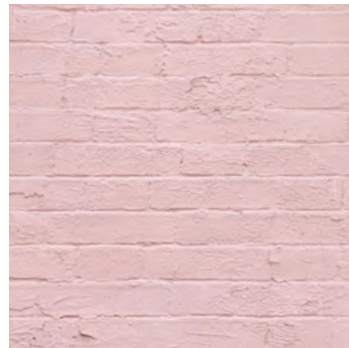


EXISTING SOUTH ELEVATION  
SCALE=1/8"=1'-0"



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

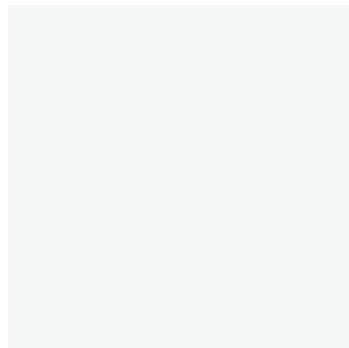




Existing pink painted brick to be restored



Existing detail to be restored



Proposed off white paint for new front windows



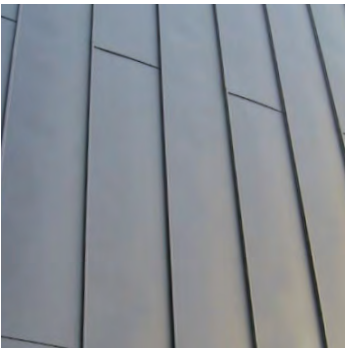
Proposed off white paint for existing entry door



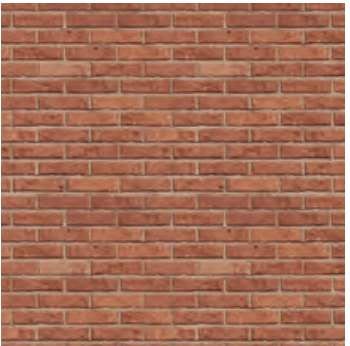
PROPOSED NORTH ELEVATION  
SCALE=1/8"=1'-0"



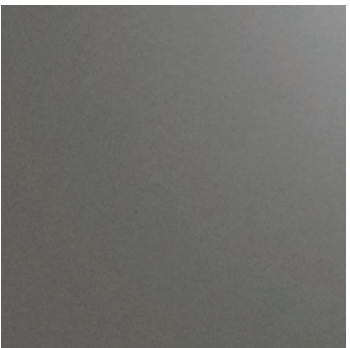
PROPOSED SOUTH ELEVATION  
SCALE=1/8"=1'-0"



Proposed grey zinc cladding for bulkhead

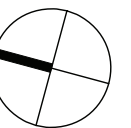
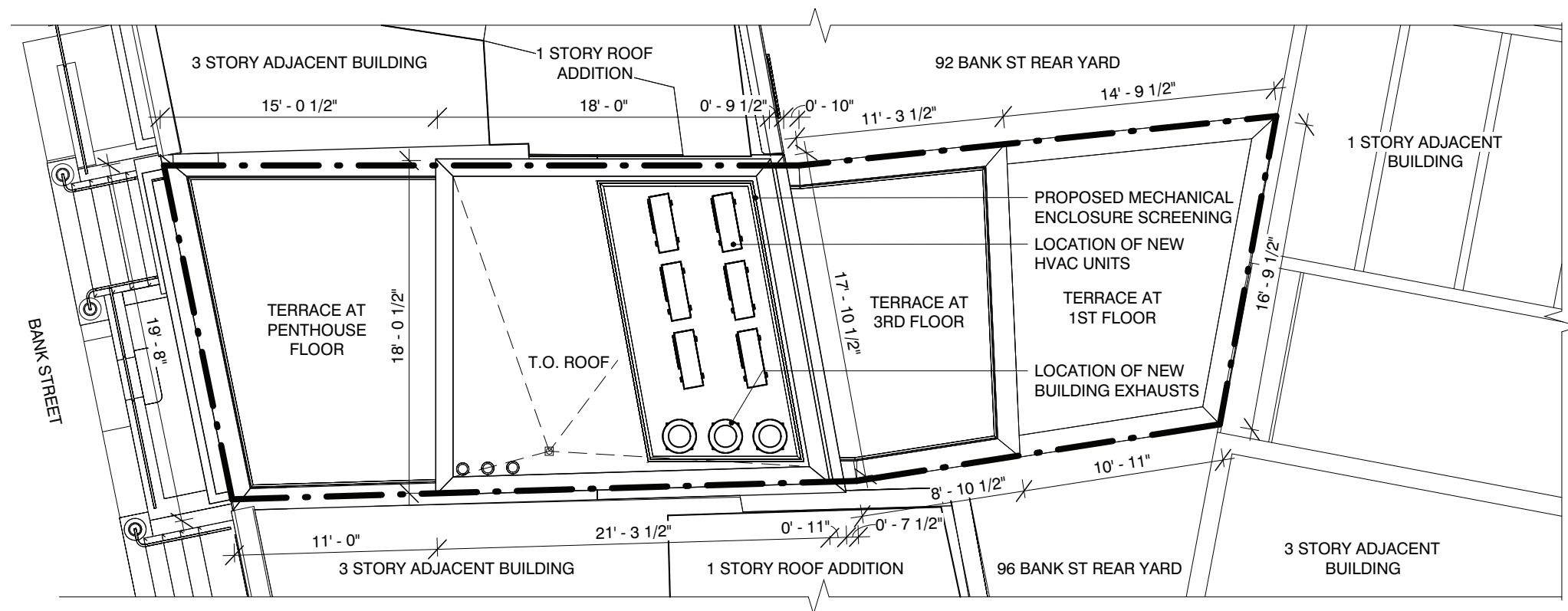
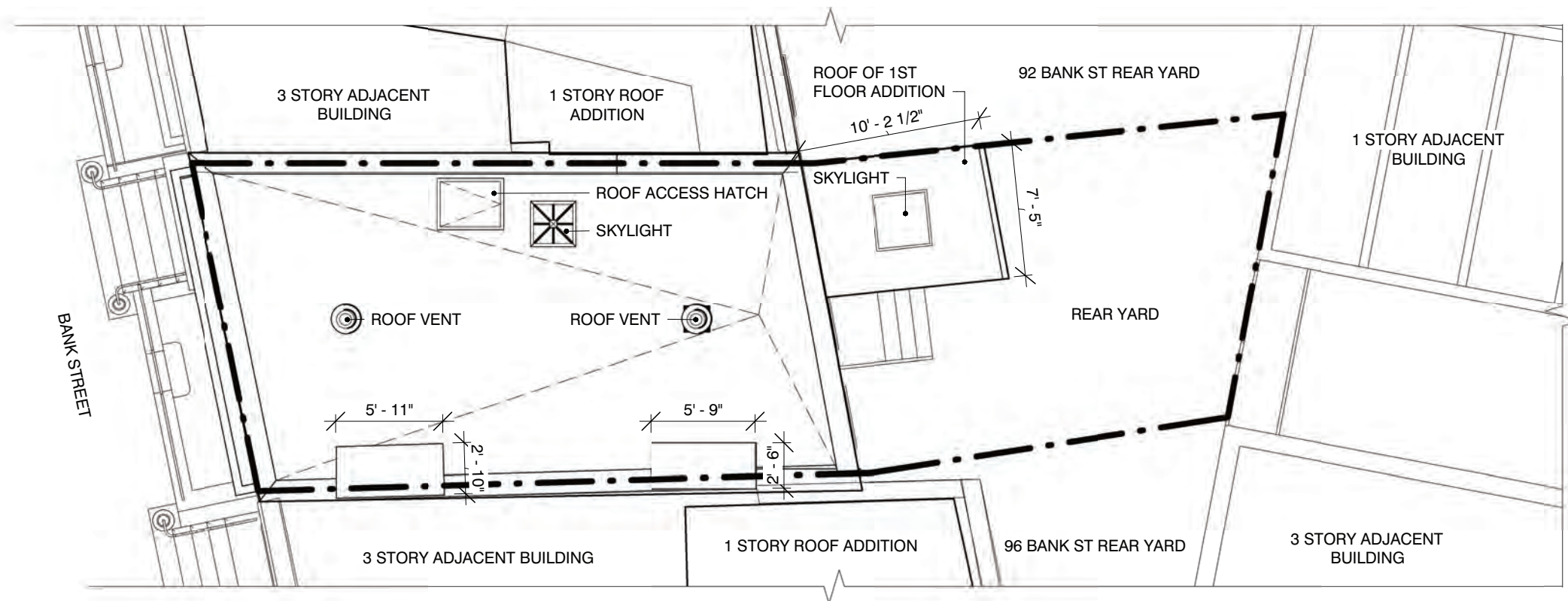


Proposed red full modular brick



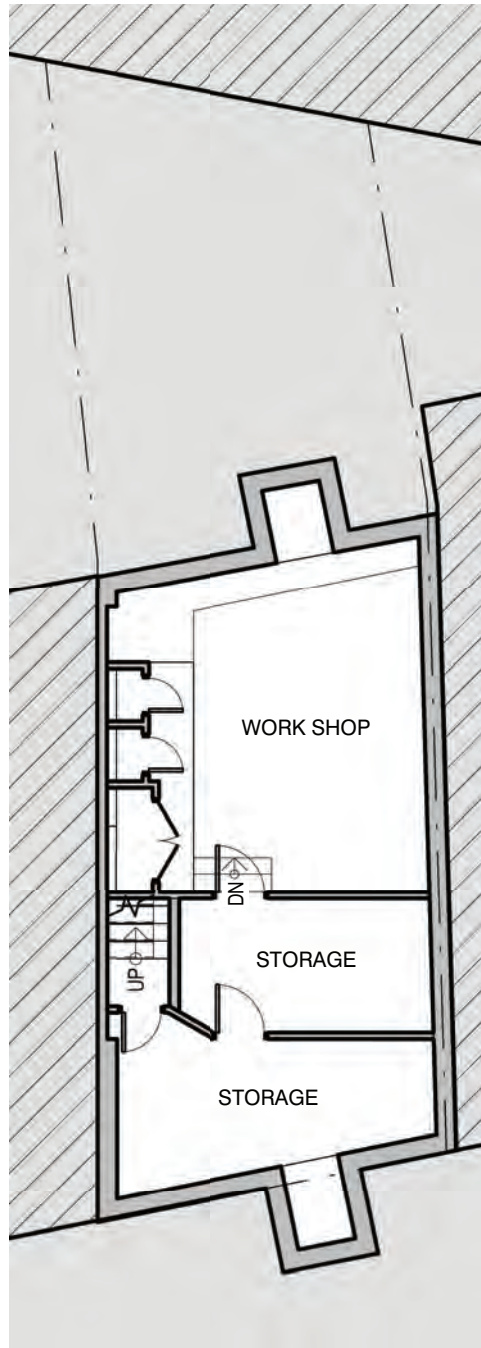
Proposed grey color for window and door trim, railings, and mechanical screen



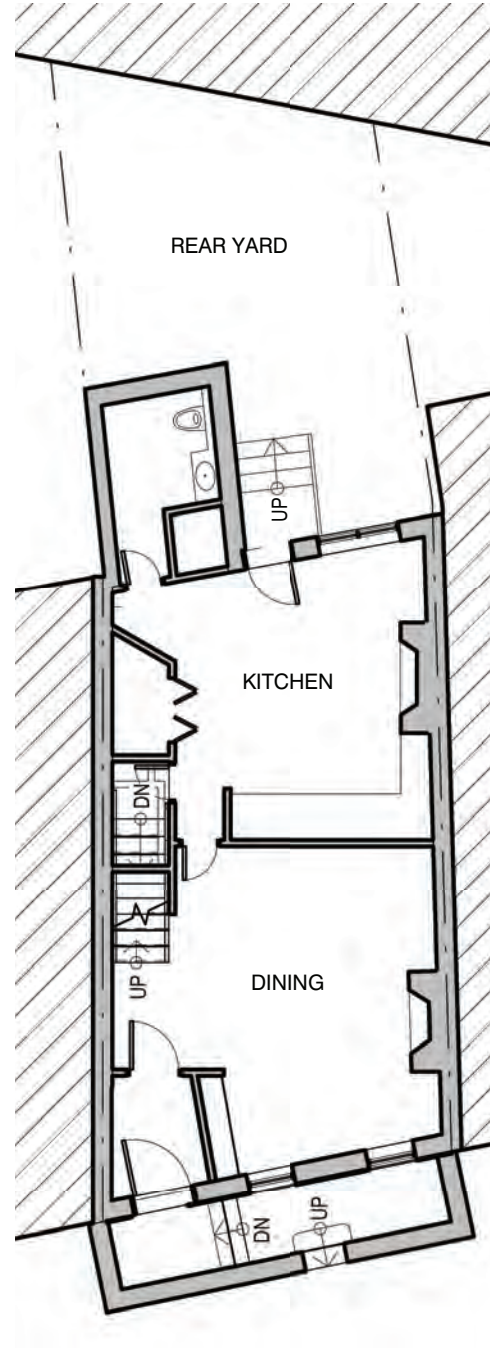


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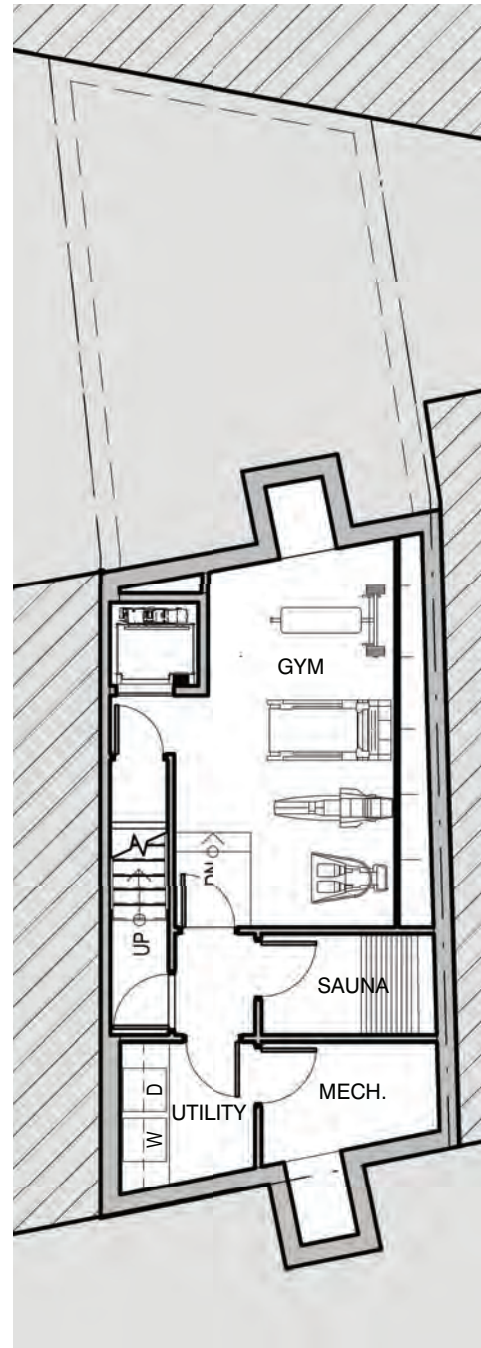




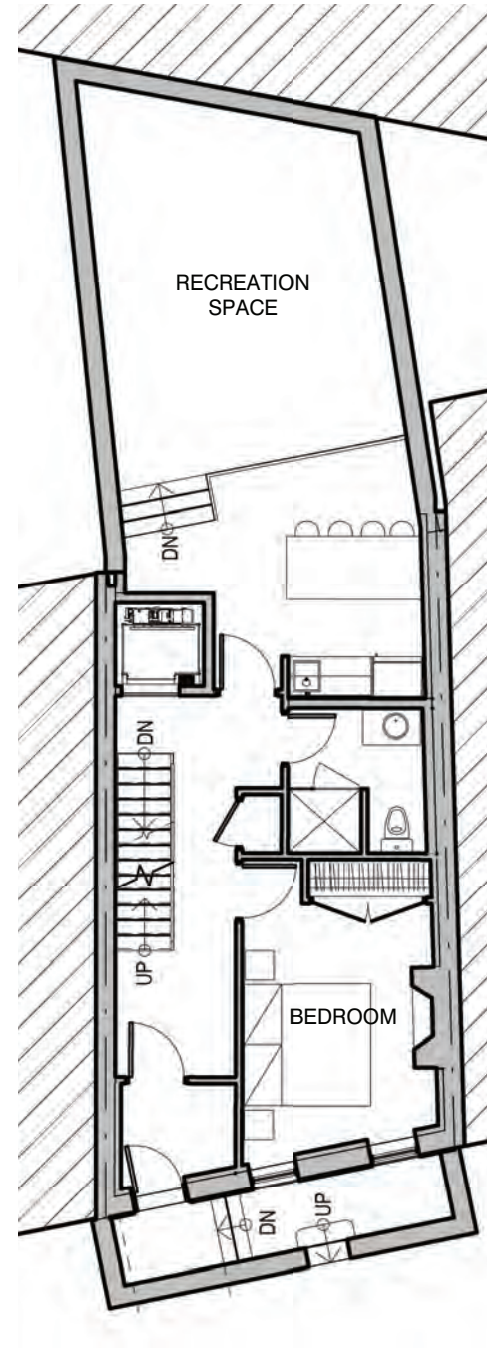
EXISTING CELLAR



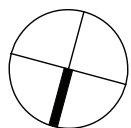
EXISTING BASEMENT



PROPOSED CELLAR

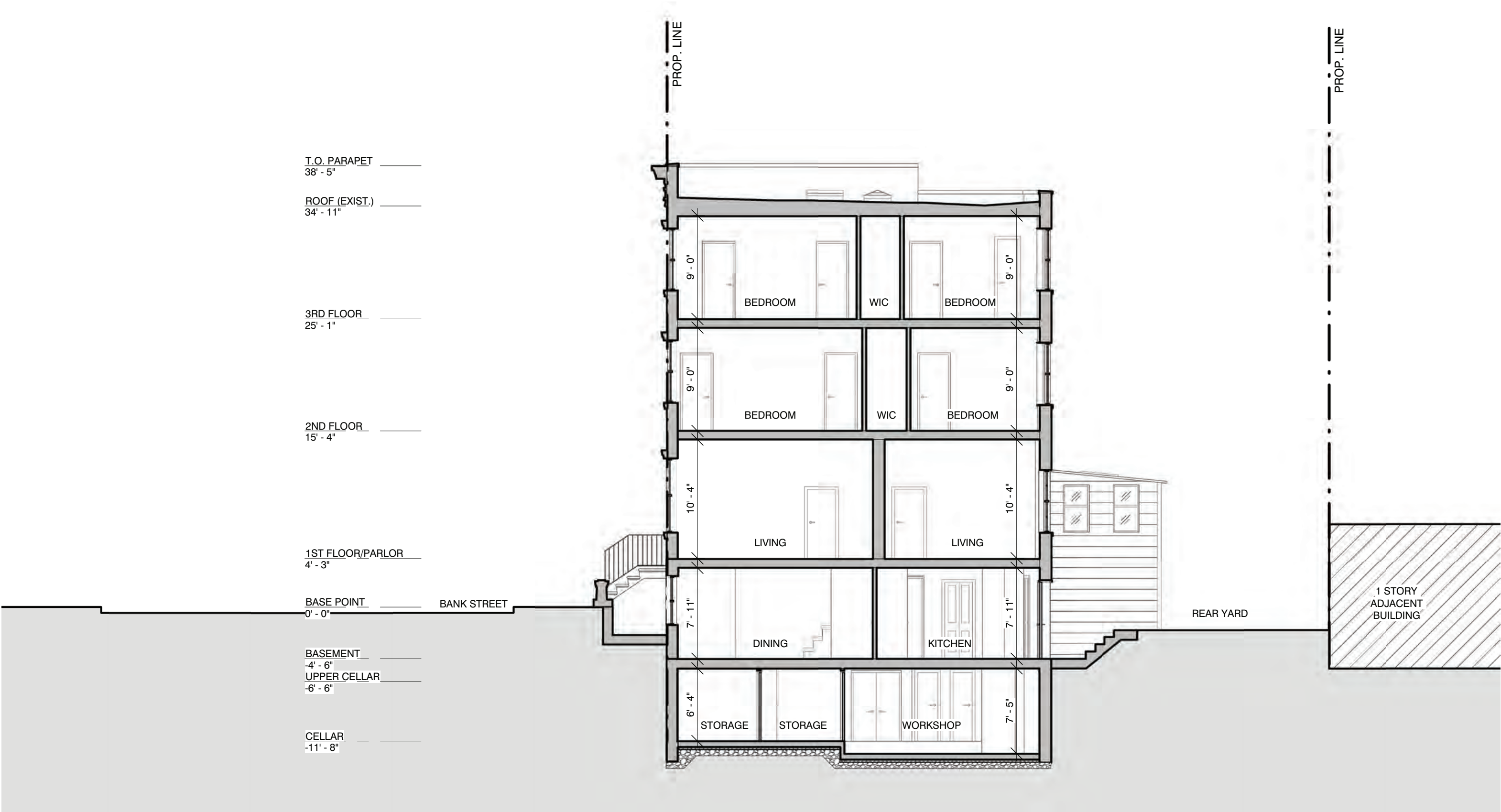


PROPOSED BASEMENT



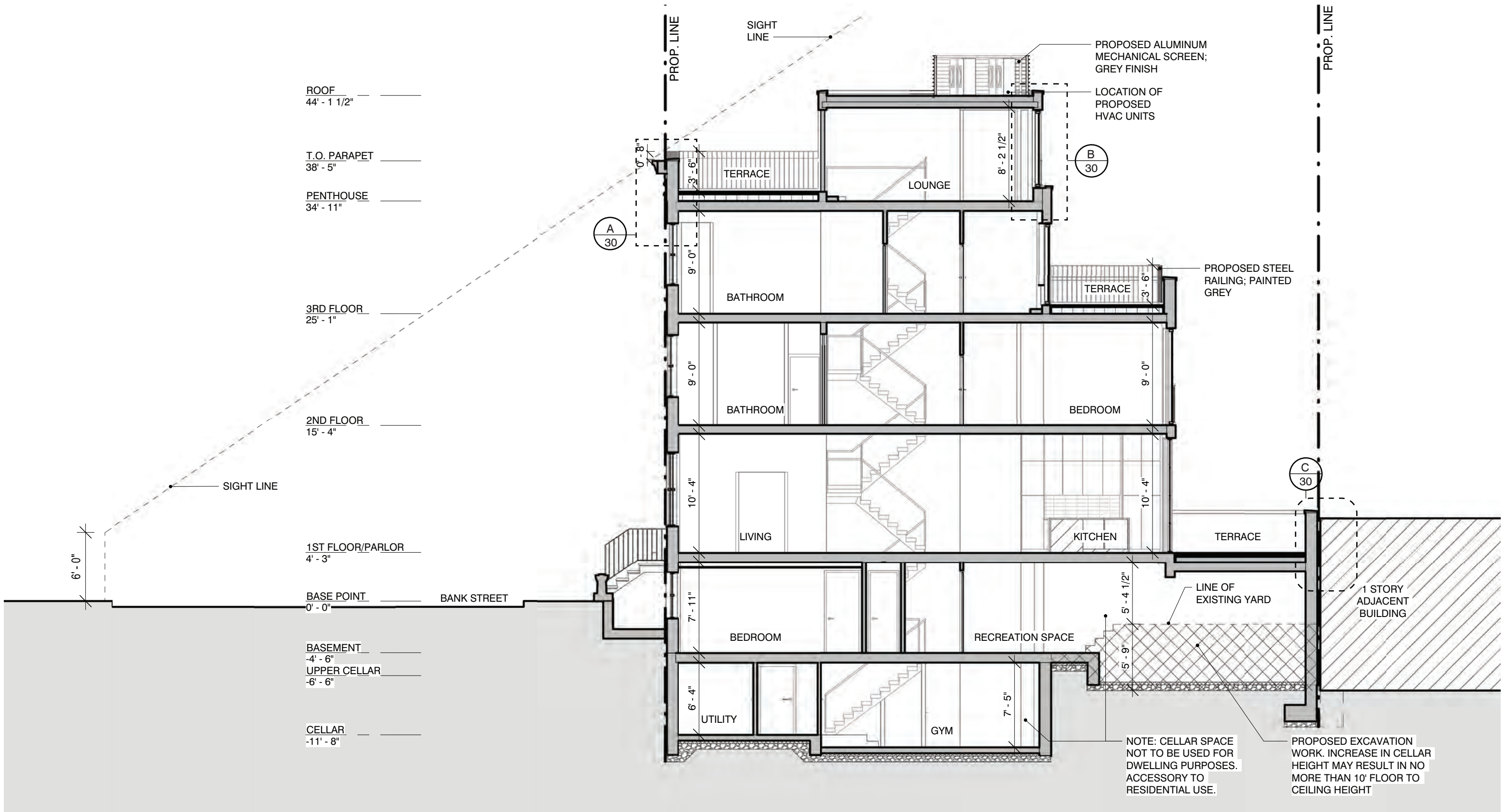
SCALE= 1"=10'-0"





EXISTING LONGIRUDINAL SECTION  
SCALE= 1/8"=1'-0"





## PROPOSED LONGITUDINAL SECTION

94 BANK ST

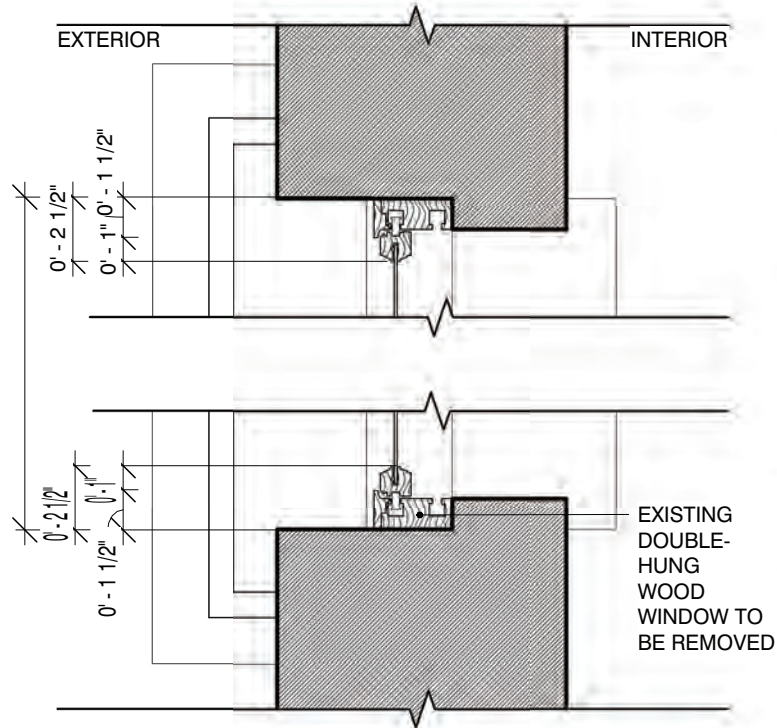
NEW YORK, NY

MANHATTAN'S CB2 LANDMARKS

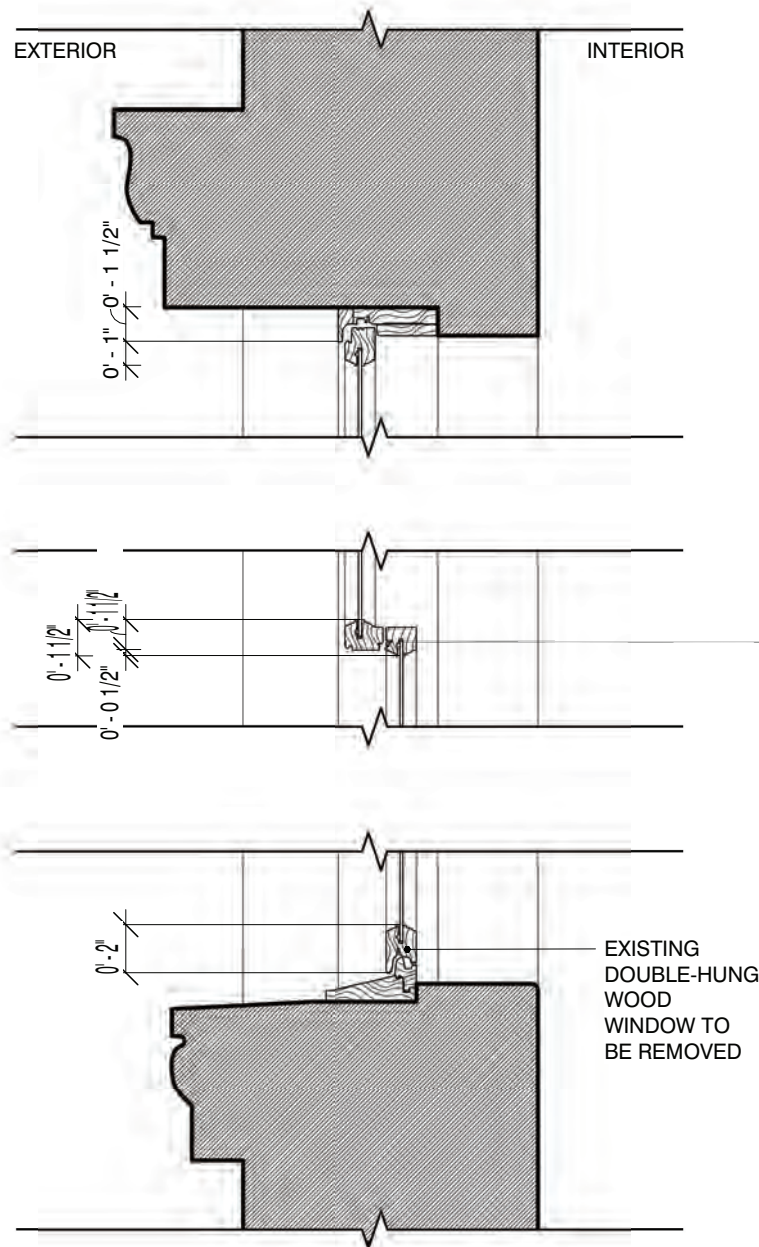
JUNE 12TH, 2025

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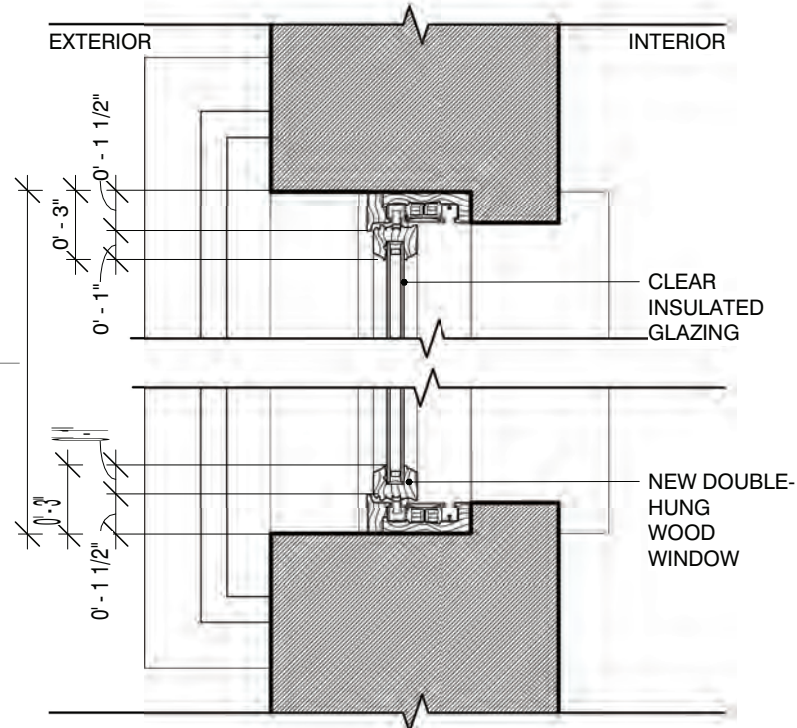




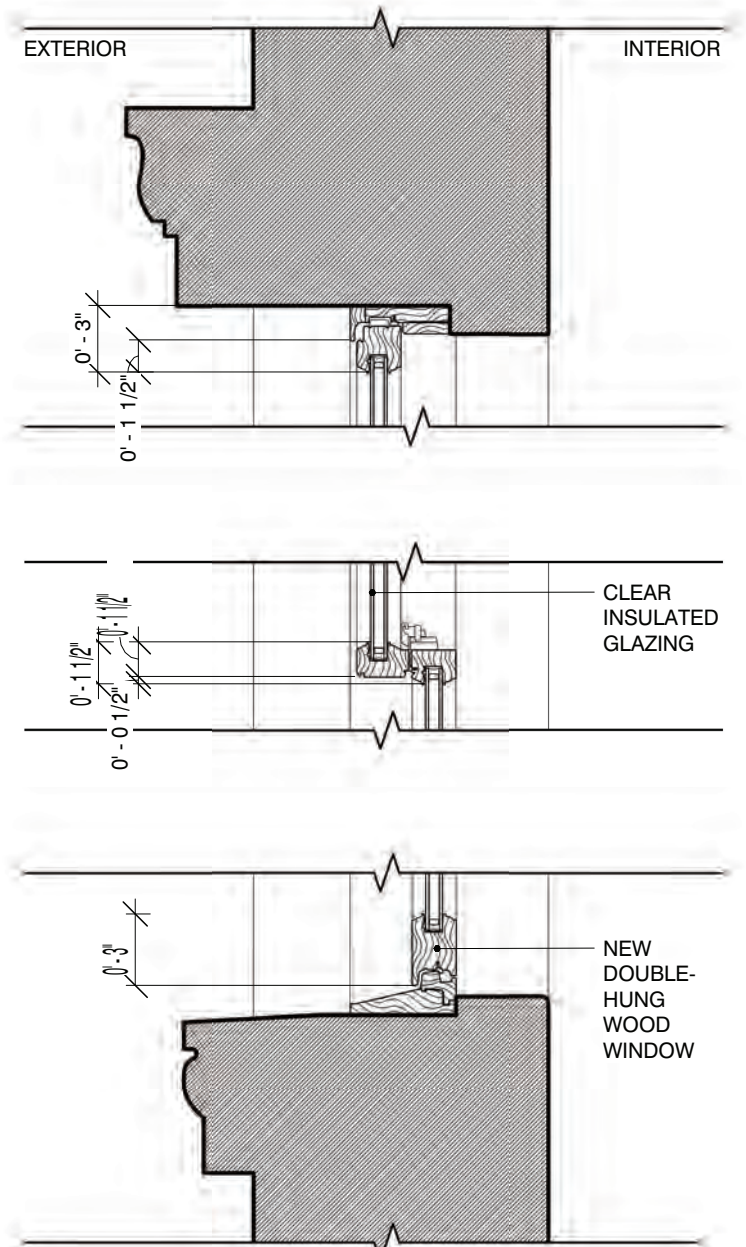
EXISTING WINDOW, TYP.  
PLAN DETAIL



EXISTING WINDOW, TYP.  
SECTION DETAIL



PROPOSED WINDOW, TYP.  
PLAN DETAIL



PROPOSED WINDOW, TYP.  
SECTION DETAIL



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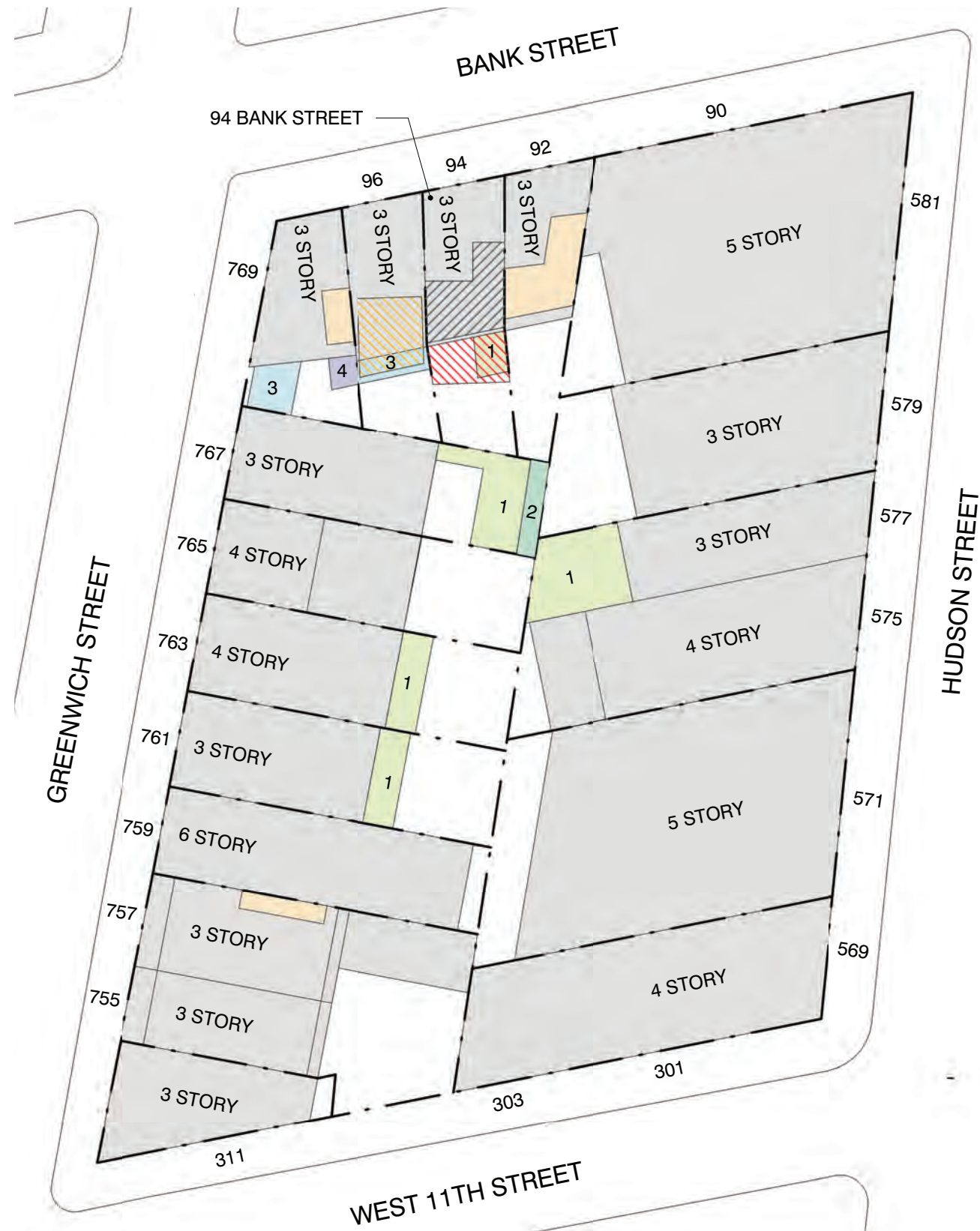
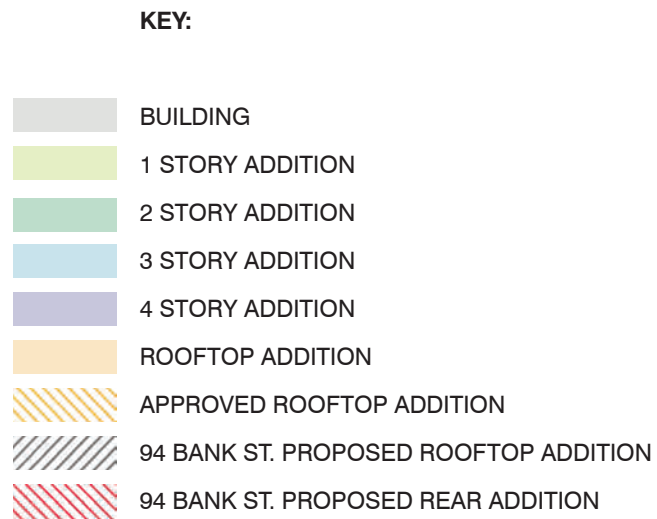
## Manhattan's CB2 Landmarks Committee

### Appendix

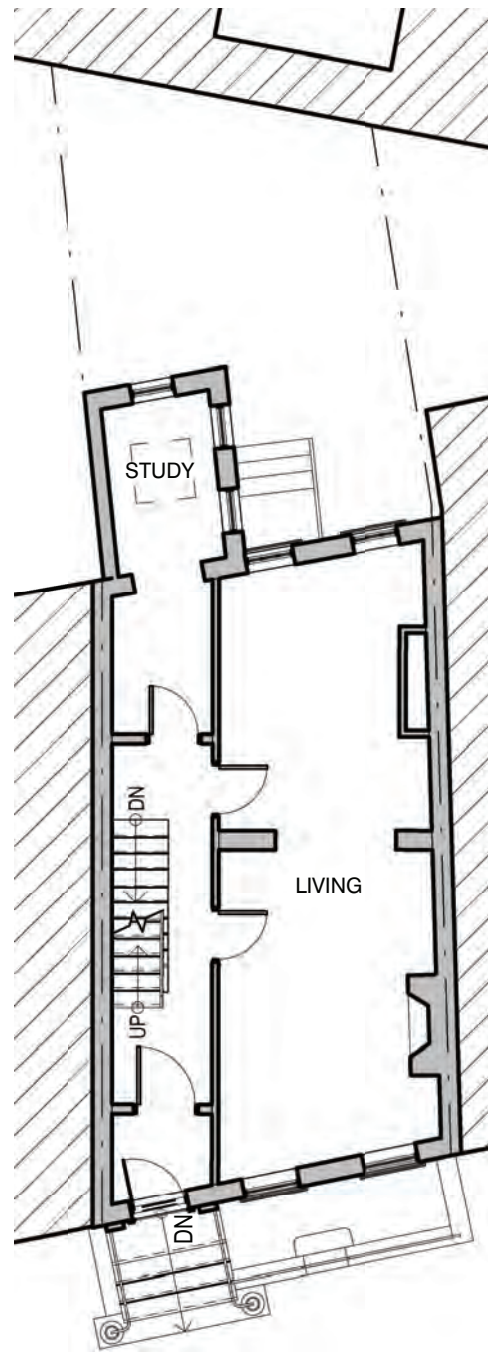
- 27 Block Plan
- 28 Existing & Proposed 1st-PH Floor Plans
- 30 Proposed Section Details



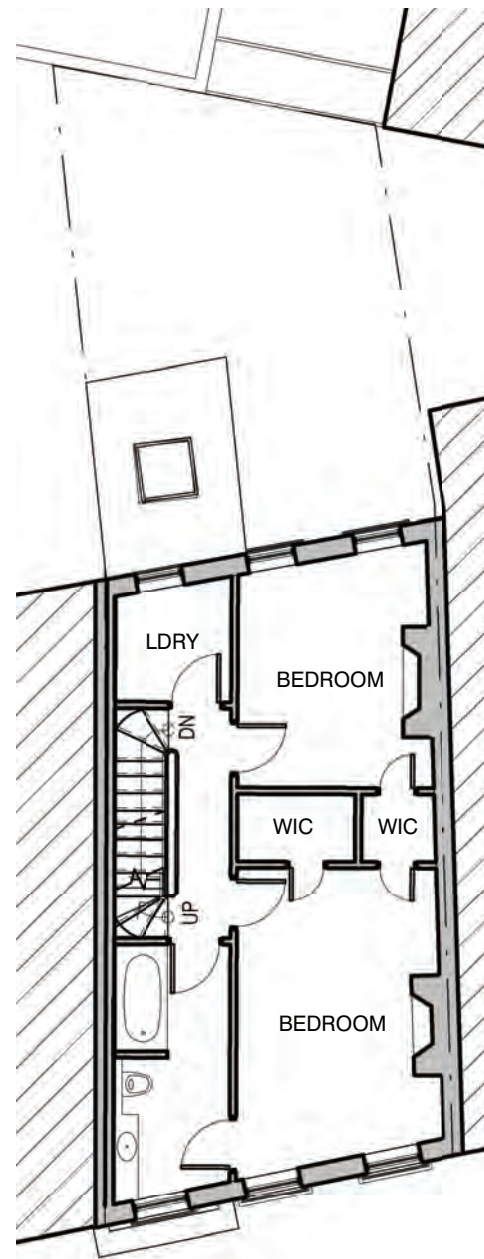




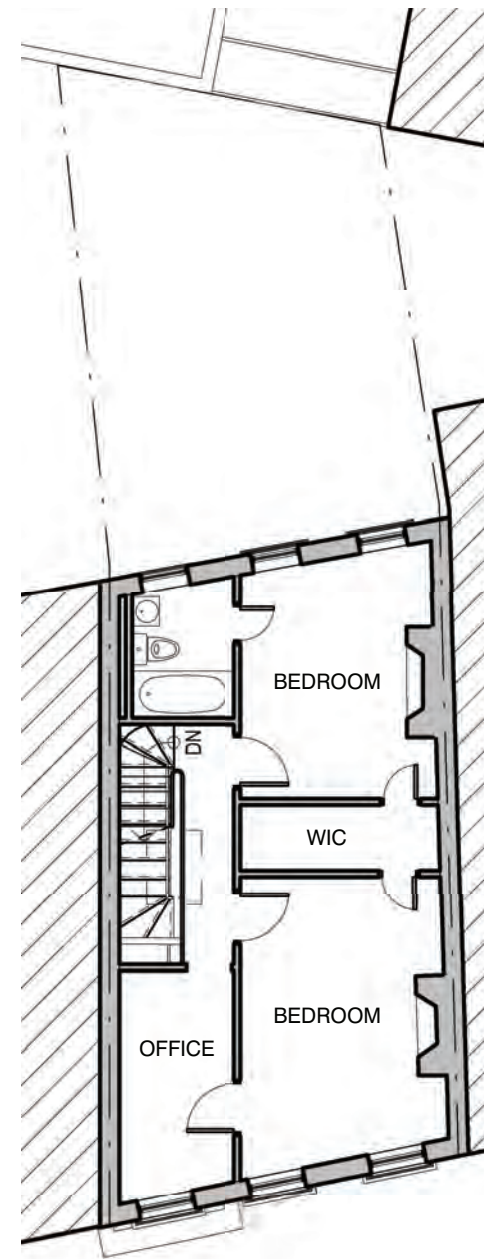




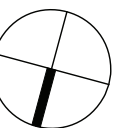
EXISTING 1ST FLOOR



EXISTING 2ND FLOOR

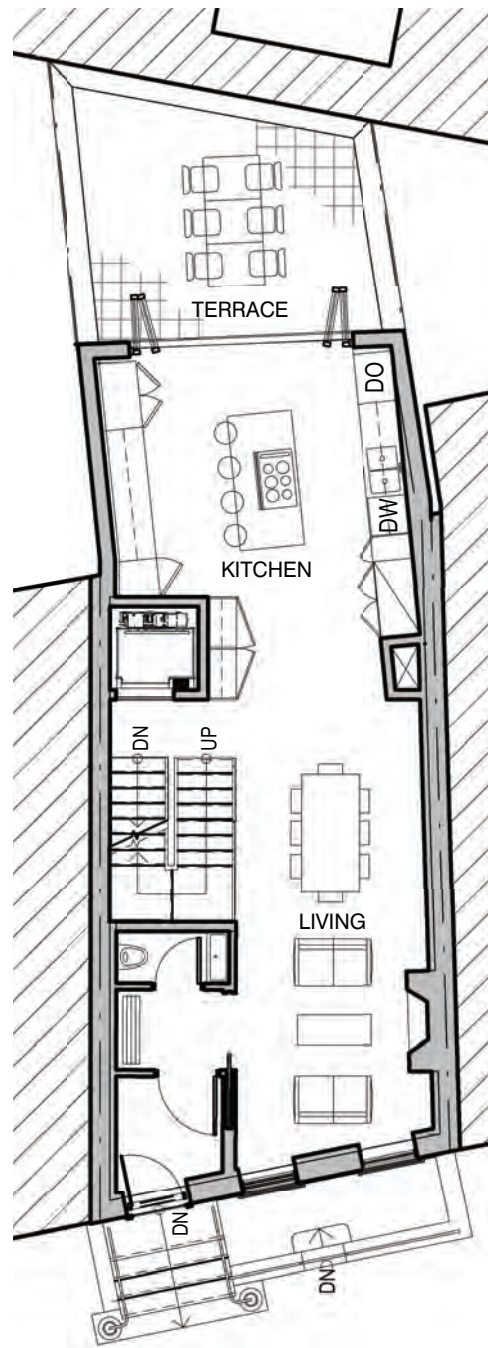


EXISTING 3RD FLOOR

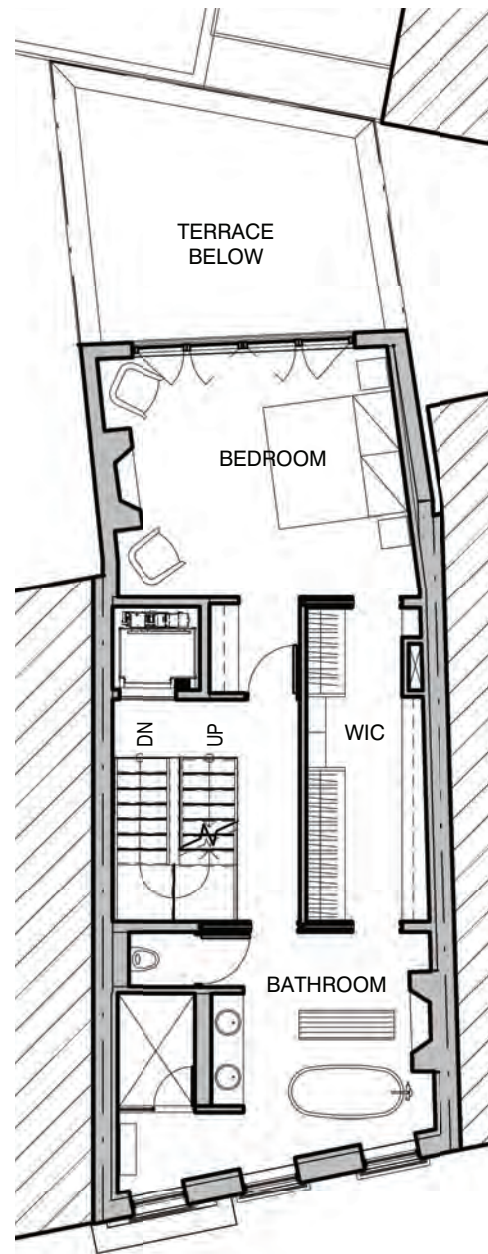


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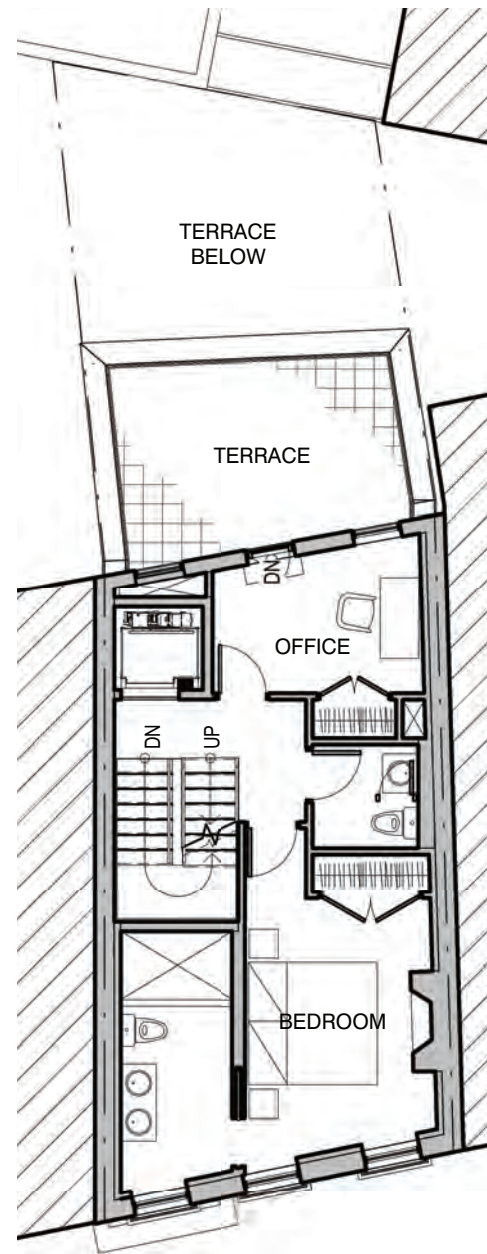




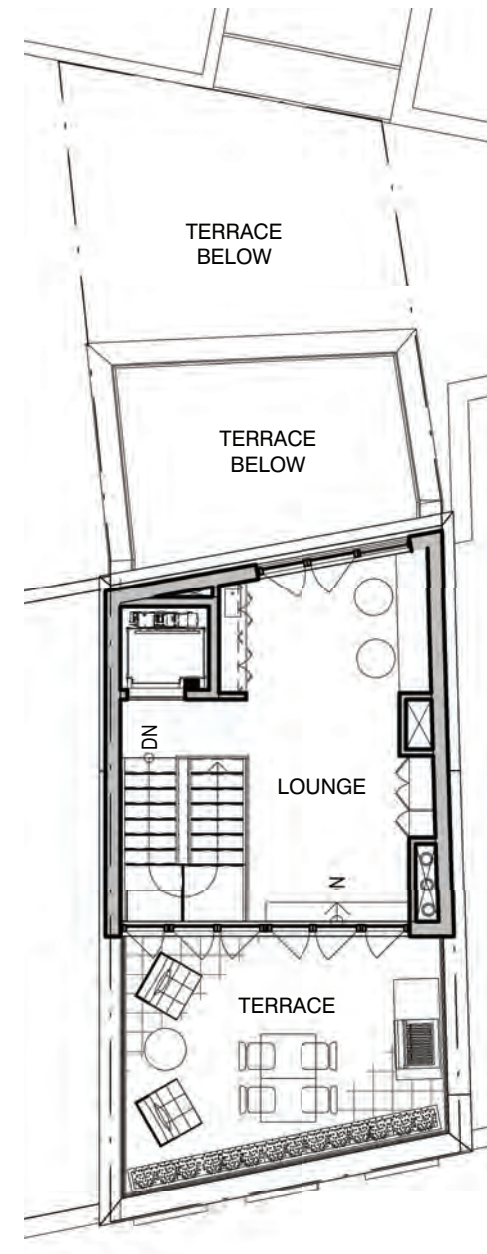
PROPOSED 1ST FLOOR



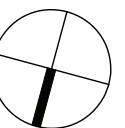
PROPOSED 2ND FLOOR



PROPOSED 3RD FLOOR

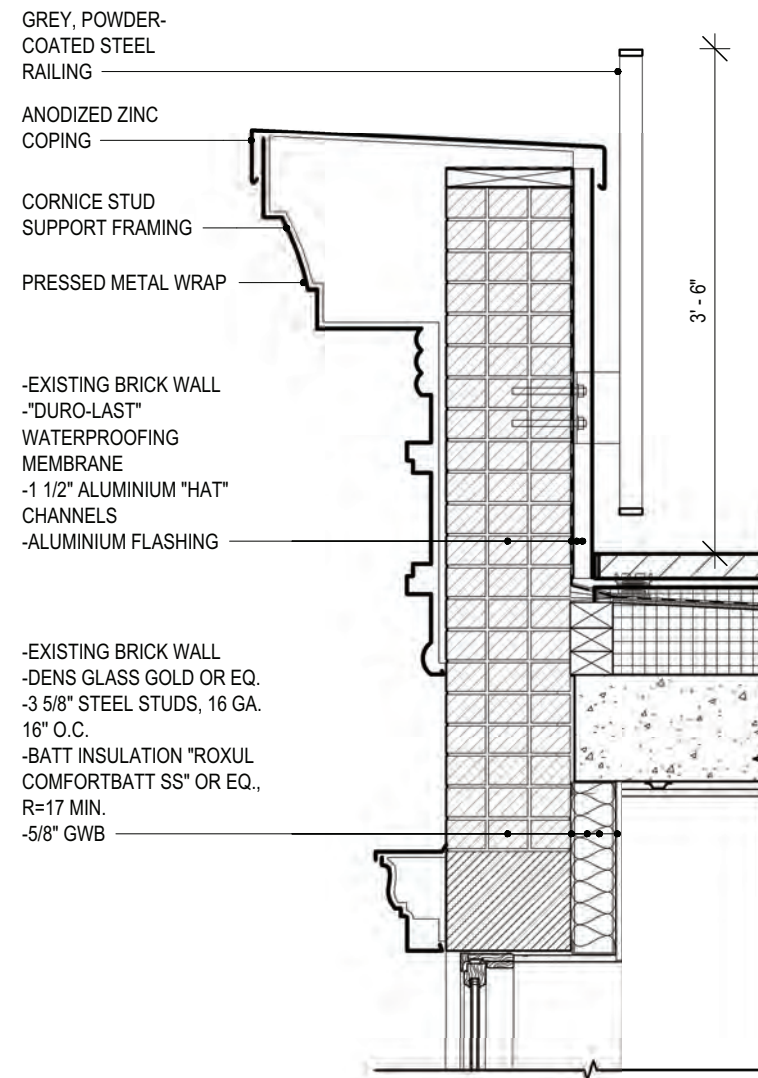


PROPOSED PH FLOOR

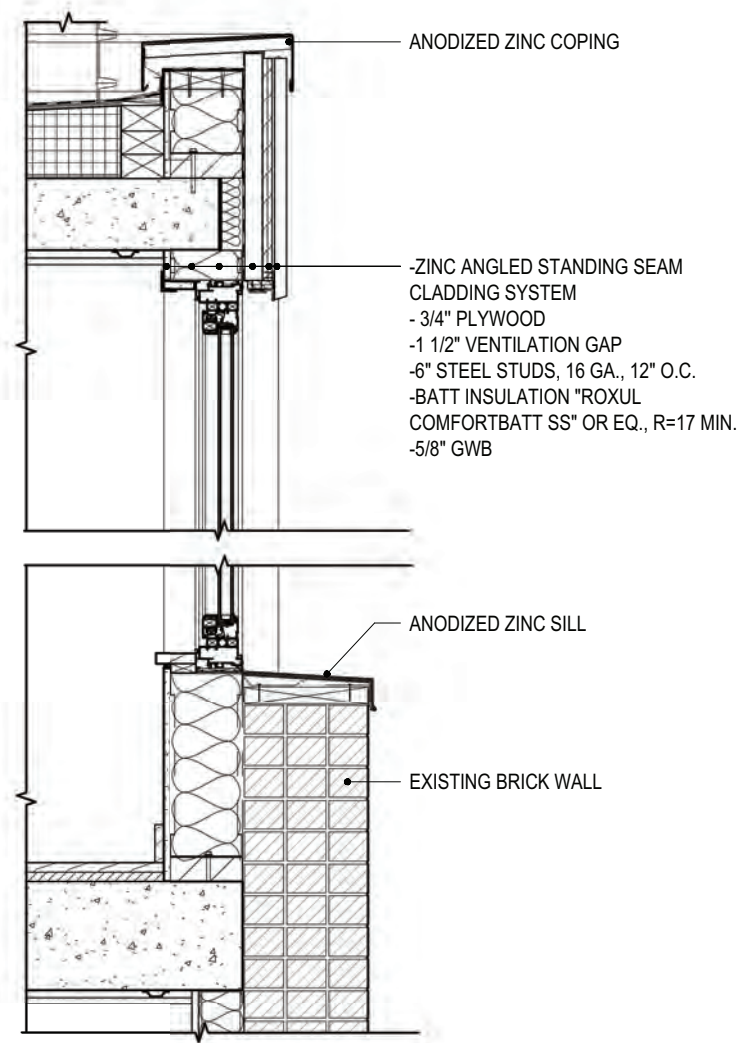


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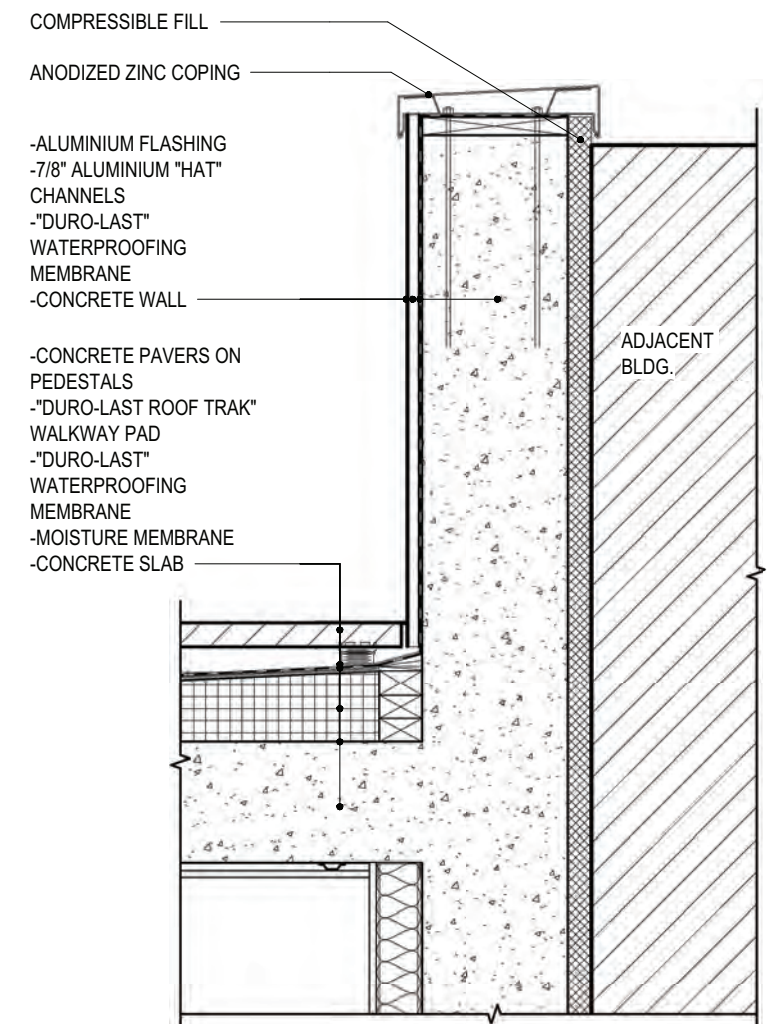




SECTION DETAIL A  
SCALE= 3/4"=1'-0"



SECTION DETAIL B  
SCALE= 3/4"=1'-0"



SECTION DETAIL C  
SCALE= 3/4"=1'-0"