The current proposal is:

Preservation Department – Item 5, LPC-22-04647

105-107 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
LPC JUNE 7TH COMMENTS:

1. At 105 Bank Street elevation, consider the relationship between parapet and cornice.

2. At 107 & 105 Bank Street and garden elevation, consider reducing penthouse visibility, massing, height. Increase setbacks.

3. At 105 Bank Street, existing 3rd floor rear wall should be studied and remain if original.
105 BANK STREET PARAPET AND CORNICE RELATIONSHIP
Parapet and Cornice Relationship

Transition to higher parapet at rear. See side elevation.

Front parapet lowered by 5”.

Existing Conditions
Previous LPC Hearing Submittal (6-7-22)
Revised Elevation (8-2-22)
PARAPET AND CORNICE RELATIONSHIP

Previous LPC Hearing Submittal (6-7-22)
- Parapet lowered by 5".
- Typical cap flashing detail at top.
- Transition to higher parapet at rear. See side elevation.

Existing Elevation
- Existing height of parapet.

Revised Elevation (8-2-22)
- Existing height of parapet.
- Transition to higher parapet at rear. See side elevation.
- Parapet lowered by 5".
- Typical cap flashing detail at top.
Parapet lowered by 5". Typical cap flashing detail at top.
Transition to higher parapet at rear. See side elevation.

Interior ceiling height 8'-10"
Outline of existing 105 Bank.

Existing 3rd floor wall of 105 Bank to be preserved at rear

Interior ceiling height 8'-5"

Outline of existing 105 Bank

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Previous LPC Hearing Submittal (6-7-22)

Revised Side Elevation (8-2-22)
Exiting front parapet reduced by 5”.
Existing rear parapet reduced by 2’-9”.

Parapet 11” above cornice.

8’-10” Interior ceiling height

Parapet 6” above cornice.

8’-5” Interior ceiling height

10’-8” penthouse height

7’-2”

42”

Previous LPC Hearing Submittal (6-7-22)

Revised Side Elevation (8-2-22)
109 Bank chimneys increased as per LPC approval. Existing chimneys lower.

Enlarged chimney to be removed per 107 proposed design

Existing chimneys

111 Bank 109 Bank 107 Bank 105 Bank

Existing Elevation

111 Bank 109 Bank 107 Bank 105 Bank

Revised Elevation (8-2-22)

111 Bank 109 Bank 107 Bank 105 Bank
107 Bank
105 Bank

Existing Elevation

107 Bank
105 Bank

Previous LPC Hearing Submittal (6-7-22)

107 Bank
105 Bank

Revised Elevation (8-2-22)

Elevator pushed back to minimize visibility from the street.

Mechanical units removed from the roof

Zinc incorporated to the penthouse

Chimney lowered

Penthouse lowered by 4”. Revised 107 and 105 Bank Penthouse height 10'-4". Height of the interior space 8'-5".

New Side Parapet and Chimney
Previous LPC Hearing Submittal (6-7-22)

Penthouse crown detail (6-7-22)

Crown of Penthouse reduced

Revised LPC Hearing Submittal (8-2-22)

Revised crown detail (8-2-22)
1. Penthouse and Bay Addition
   Material: Copper
   Color/Finish: Pre-patinated Copper

2. Penthouse Secondary
   Material: Zinc
   Color/Finish:

3. Overrun and Chimneys
   Material: Stucco
   Color/Finish: Light Gray to match zinc

Revised Front Elevation (8-2-22)

Revised Rear Elevation (8-2-22)
Previous LPC Hearing Submittal (6-7-22)
1037.71 sf

Revised penthouse (8-2-22)
684.22 sf (34.1% reduction)
**PENTHOUSE REVISIONS OVERVIEW**

**REVISED PENTHOUSE**

- Increased setback at 107
- 105 existing wall plane to remain. Reduced rear of 105 terrace and penthouse
- Elevator moved north
- Sitting Room 17'-10" x 10'-8"
- 105 massing pushed north to reduce visibility from Greenwich Av.

**684.22 sf (34.1% reduction)**

**PREVIOUS LPC SUBMITTED (6-7-22)**

- Area to be setback. 105 existing wall plane to remain.

1037.71 sf

**Previous LPC Hearing Submittal (6-7-22)**

**Revised 4th Floor Plan (8-2-22)**
View of Previous Design (6-7-22)
Note: 109 Bank under construction

View of Revised Design (8-2-22)

Previous Roof Plan (6-7-22)

Revised Roof Plan (8-2-22)
View of previous Previous Design (6-7-22)
Note: 109 Bank under construction

View of Revised Design (8-2-22)

Site Plan

View #4 FROM GREENWICH STREET
VISIBILITY STUDY: COMPARISON
AUGUST 2, 2022
109 Bank St - LPC Approved Rendering (2020)

Revised Design (8-2-22)
View of Previous Design (6-7-22)

View of Revised Design (8-2-22)
Reduced massing of 105 terrace and penthouse

Existing 3rd floor rear wall at 105 Bank to remain

Elevator pushed back to minimize visibility from the street.

Reduced massing of 107 terrace and penthouse. Changed material to Zinc.

Existing Elevation

Revised Elevation (8-2-22)
Mechanical equipment removed from roof of Penthouse

Existing 3rd floor rear wall at 105 Bank to remain

New terrace at 3rd floor

Penthouse lowered by 4"

107 Penthouse material changed to zinc

Reduced chimney

Existing Elevation

Previous LPC Hearing Submittal (6-7-22)

Revised Elevation (8-2-22)
Increased setback at 107 by 6’ 10”

Reduced massing of 105 terrace and penthouse

105 existing 3rd floor wall to remain.

Previous location of 3rd floor wall.

Previous LPC Hearing Submittal (6-7-22)

1037.71 sf

Revised 4th Floor Plan (8-2-22)

684.22 sf
(34.1% reduction)
View of previous design from Bethune St. (6-7-22)

View of revised design from Bethune St. (8-2-22)

Site Plan

Previous Roof Plan (6-7-22)

Revised Roof Plan (8-2-22)
Previous rear design of 105 and 107 Bank Street
Previous LPC submittal (6-7-22)

Revised design of 105 and 107 Bank Street (8-2-22)

- Reduced penthouse height
- Existing 3rd floor rear wall at 105 Bank to remain
- New terrace at 3rd floor
Revised front rendering.

Revised rear rendering.
Street Elevation (8-2-22)

Side (East) Elevation (8-2-22)

Rear Elevation (8-2-22)
Outline of existing 105 Bank.

Existing Elevation

Outline of existing 105 Bank.

Previous LPC Hearing Submittal (6-7-22)

Outline of existing 105 Bank.

Front parapet height reduced by 5”

Side parapet to match rear parapet at 105

Outline of existing 105 Bank.

Existing 3rd floor wall of 105 Bank to be preserved at rear

Outline of existing 105 Bank.

Revised Elevation (8-2-22)
Existing 3rd floor rear wall at 105 and 107 Bank to remain

Fixed windows. No guardrail.
Previous LPC Hearing Submittal (6-7-22)

Revised Section 105 Bank (8-2-22)

- Elevator pushed back
- Rear walls of 105 pushed back

Current LPC Massing
Reductions
Rear wall of 107 pushed back

Elevator pushed back

Previous LPC Hearing Submittal (6-7-22)

Revised Section 107 Bank (8-2-22)

Current LPC Massing

Reductions
Section Through 107 Bank (8-2-22)

Revised Section 107 Bank (8-2-22)

Structure is compressed as much as possible. Floor to floor heights cannot be reduced any more.

- Flashing
- 6" Insulation
- 8" Joist
- Finish Ceiling
- 10" Joist
- Finish Ceiling
- Floor
- Plywood
- 10" Joist
- Finish Ceiling

Penthouse Roof and Parapet

4th Floor Terrace

3rd Floor
Elevator specifications reduced by 8" in order to reduce visibility.

Cab interior 48" x 36"

Cab interior 68" x 51 3/8"

LPC Hearing Submittal (6-7-22)
Elevator Overrun Placeholder

LPC Hearing Submittal (6-7-22)
Elevator Placeholder

EVO 200 ELEVATOR OVERRUN

EVO 200 ELEVATOR IN PLAN
Note: 109's penthouse is 300 sf

Updated penthouse. 684.22 sf (34.1% reduction)
Locations of probes of 105's East Facade

Existing Side Elevation 105 Bank Street

Probe results
107 - 105 Bank historic cornice, 1932 (NYPL)

Existing cornice to be restored and repainted.

New lintels to match 107’s historic 3rd floor windows.

Historically appropriate cornice to be added, paint to match 107.

Typ. cap flashing detail

107 - 105 Bank proposed cornice (8-2-22)
Visibility from Bank Street

View of Previous Design (6-7-22)
4th floor addition not visible from across the street.

Site Plan

#1

Existing 105 parapet

Roof Plan

15'-0"
16'-4"
Visibility from Bank Street (6-30-22)

View of Revised Design (8-2-22)
4th floor addition not visible from across the street.
VIEW #1
VISIBILITY STUDY COMPARISON
AUGUST 2, 2022
Visibility from Bank Street (6-7-22 Photo)

View of Previous Design (6-7-22)

Site Plan

Roof Plan (6-7-22)
Visibility from Bank Street (7-12-22 Photo)

View of Revised Design (8-2-22)

Site Plan

View #2
VISIBILITY STUDY REVISED
AUGUST 2, 2022
VIEW #2

VISIBILITY STUDY COMPARISON

AUGUST 2, 2022
View of Previous Design (6-7-22)

View of Revised Design (8-2-22)

Site Plan

Roof Plan (6-7-22)

Revised Roof Plan 8-2-22
Visibility from Greenwich Ave. (6-7-22 Photo)
Note: 109 Bank under construction

View of Previous Design (6-7-22)

Previous Roof Plan (6-7-22)
Visibility from Greenwich Ave. (6-30-22 Photo)
Note: 109 Bank under construction

View of Revised Design (8-2-22)

Proposed Roof Plan
8-2-22
Visibility from Greenwich Ave. (6-7-22 Photo)
Note: 109 Bank under construction

View #4 from Greenwich Street
Site Plan

View of previous Previous Design (6-7-22)

Previous Roof Plan (6-7-22)
Current Mockup View from Greenwich Ave (7-12-22 Photo)
Note: 109 under construction.

Revised Design (8-2-22)
Existing rear of 105 and 107 Bank Street

Revised design of 105 and 107 Bank Street (8-2-22)

- Reduced penthouse height
- Existing 3rd floor rear wall at 105 Bank to remain
- New terrace at 3rd floor
109 Bank Street (Approved 2020)
View from Greenwich Av.

109 Bank Street (Approved 2020)
Rear Elevation
109 Bank Street (Approved 2020)
4th floor plan

109 Bank Street (Approved 2020)
Roof Plan

Note:
109's penthouse is 300 sf
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105-107 Bank Street – Greenwich Village Historic District
Borough of Manhattan

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