

ALTERATIONS & ADDITIONS

to

57 BANK STREET  
NEW YORK, NEW YORK 10014

NEW YORK CITY  
LANDMARKS PRESERVATION COMMISSION  
PUBLIC HEARING PRESENTATION

ARCHITECT

G. P. SCHAFER ARCHITECT, DPC

19 UNION SQUARE WEST, FOURTH FLOOR  
NEW YORK, NEW YORK 10003

TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356

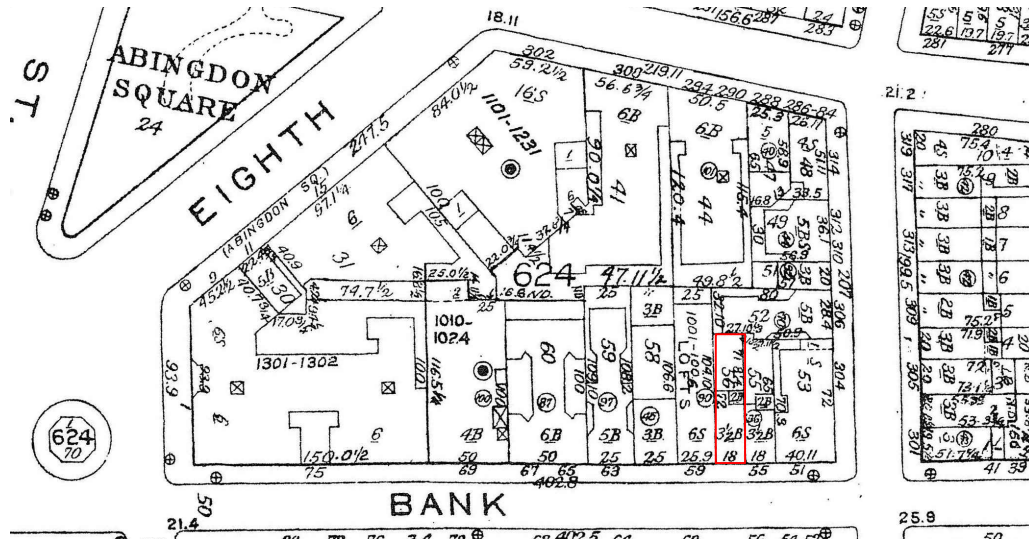
NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
RED LODGE, LLC  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE :  
  
Title Sheet

PLANT DATE : October 4, 2019	SHEET NUMBER :  L-O
SCALE : n/a	
DRAWN BY : AB	

G. P. SCHAFER ARCHITECT, DPC  
  
19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356



NYC, LPC - STAFF MEETING 10/4/2019

**ALTERATIONS TO THE TOWNHOUSE**  
*of*  
**RED LODGE, LLC**  
**57 BANK STREET**  
**NEW YORK, NEW YORK 10014**

SHEET TITLE :

*Existing Conditions*  
*Front Facade & Context Map*

PLOT DATE :  
*October 4, 2019*

SCALE :

$n/a$

**DRAWN BY :**

*AB*

 $L-I$ 

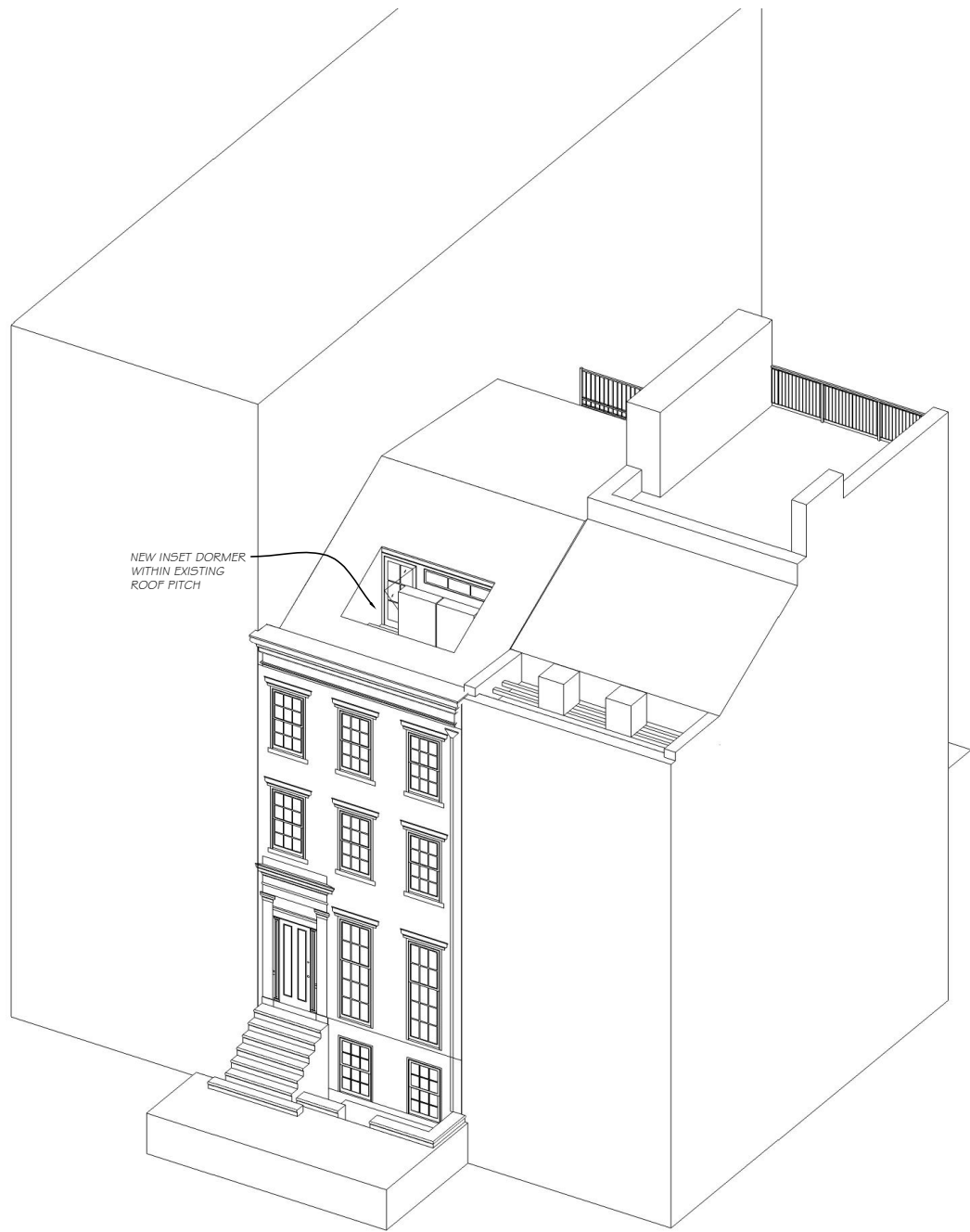
**G. P. SCHAFFER ARCHITECT, DPC**

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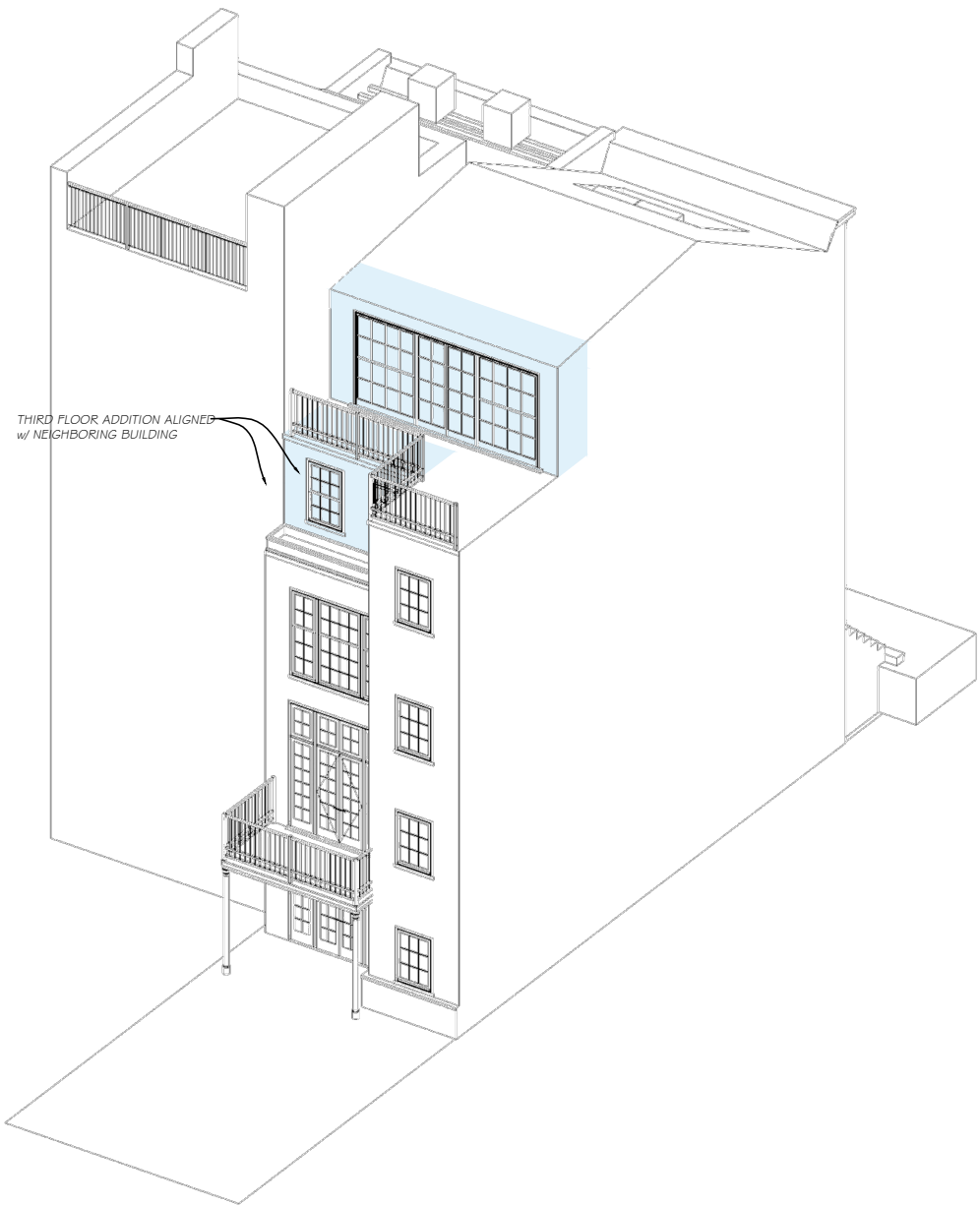
**19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003**

**TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356**







PROPOSED FRONT FACADE



PROPOSED REAR FACADE

KEY:

	EXISTING BUILDING
	PROPOSED BUILDING EXTENSION

NYC, LPC - STAFF MEETING 10/4/2019

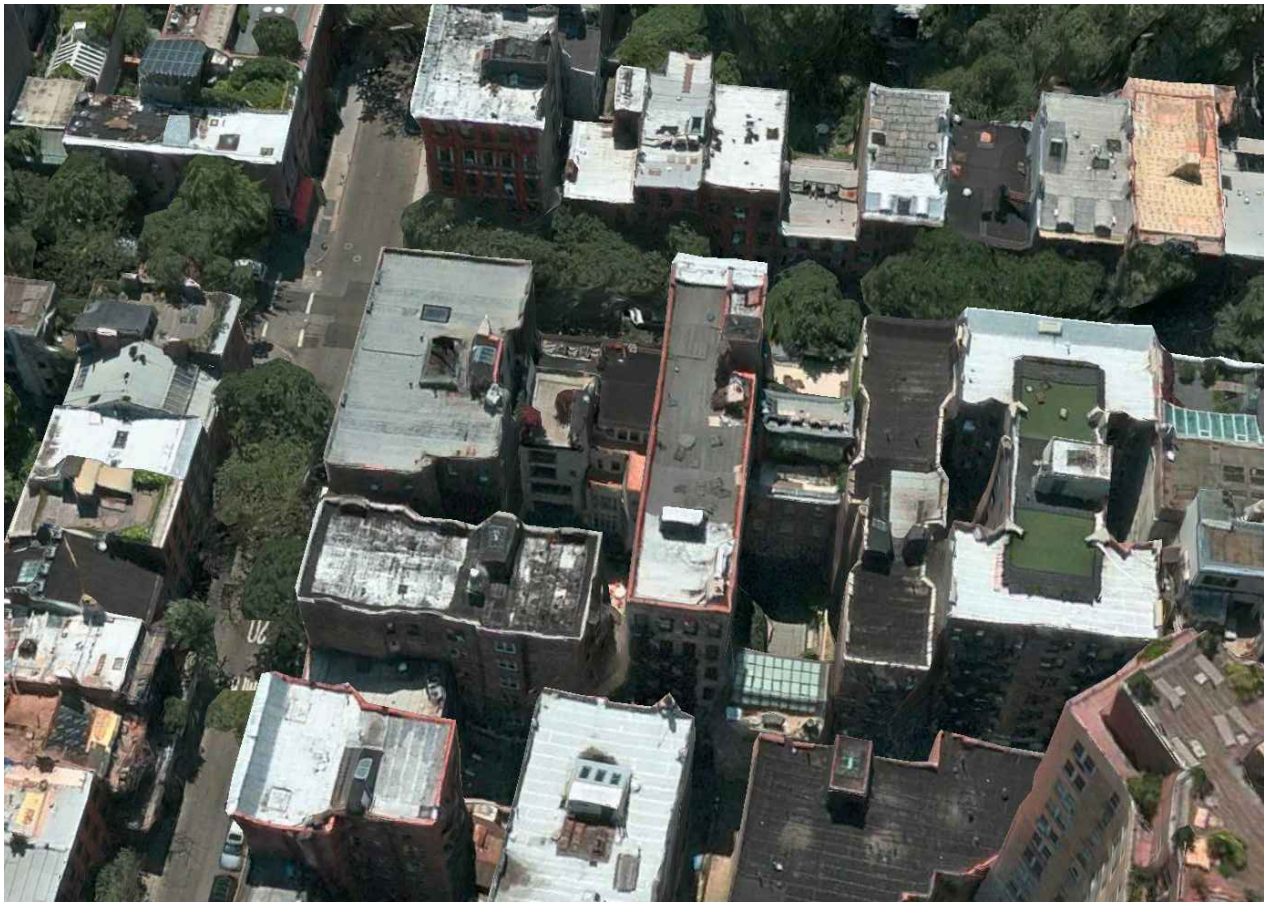
ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:  
*Axonometric Studies  
Existing & Proposed*

PLANT DATE: <i>October 4, 2019</i>	SHEET NUMBER:  <b>L-2</b>
SCALE: <i>n/a</i>	
DRAWN BY: <i>AB</i>	

**G. P. SCHAFER ARCHITECT, DPC**  
—  
19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
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TELEFAX: 212-965-1356

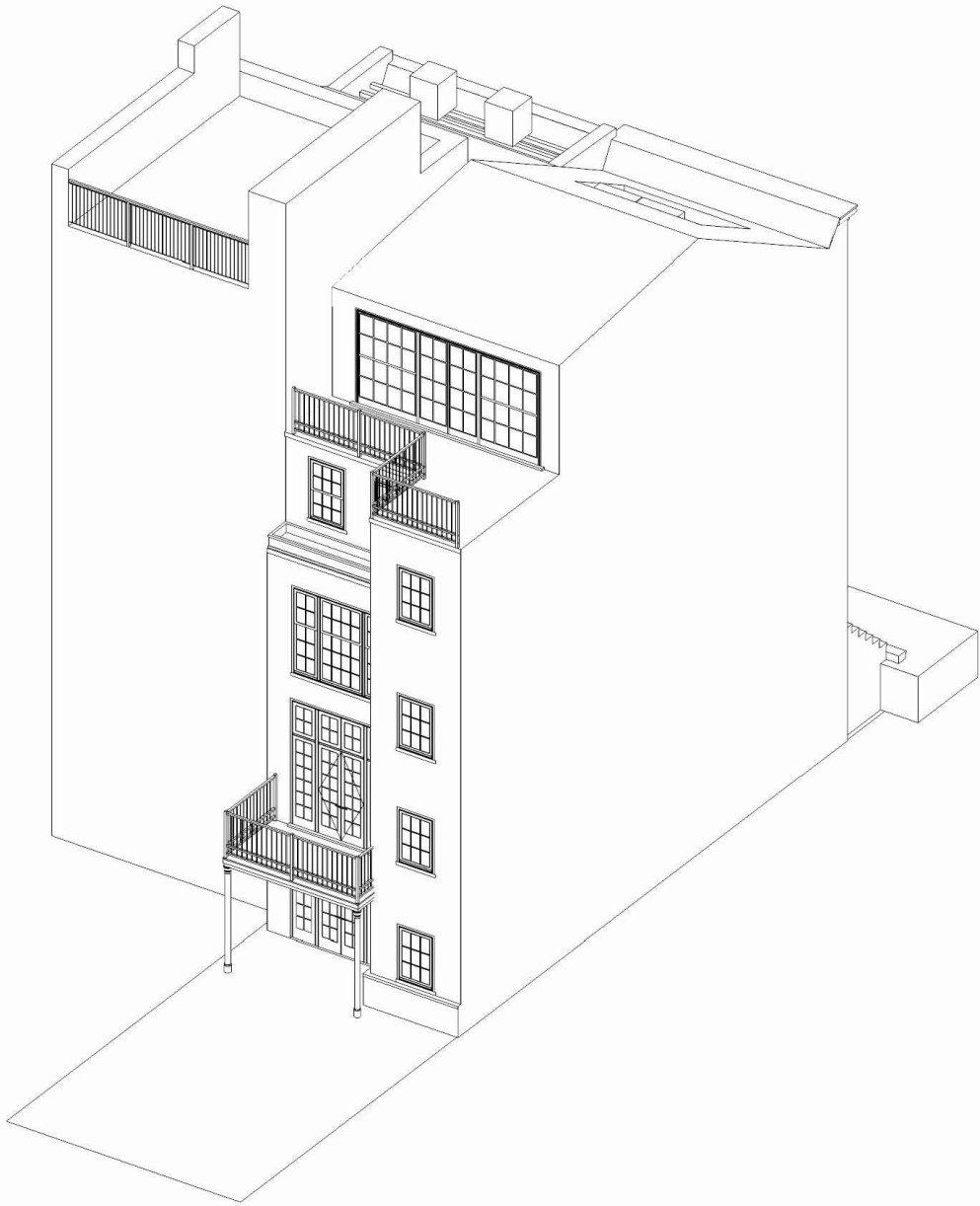




BIRD'S EYE VIEW OF REAR



AERIAL VIEW



PROPOSED REAR FACADE

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
RED LODGE, LLC  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE :  
*Massing Studies*

PLAT DATE : <i>October 4, 2019</i>	SHEET NUMBER :  <i>L-3</i>
SCALE : <i>n/a</i>	
DRAWN BY : <i>AB</i>	

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BLOCK PLAN



DETAIL BLOCK PLAN

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ALTERATIONS TO THE TOWNHOUSE  
of  
RED LODGE, LLC  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE :  
*Block Plans*

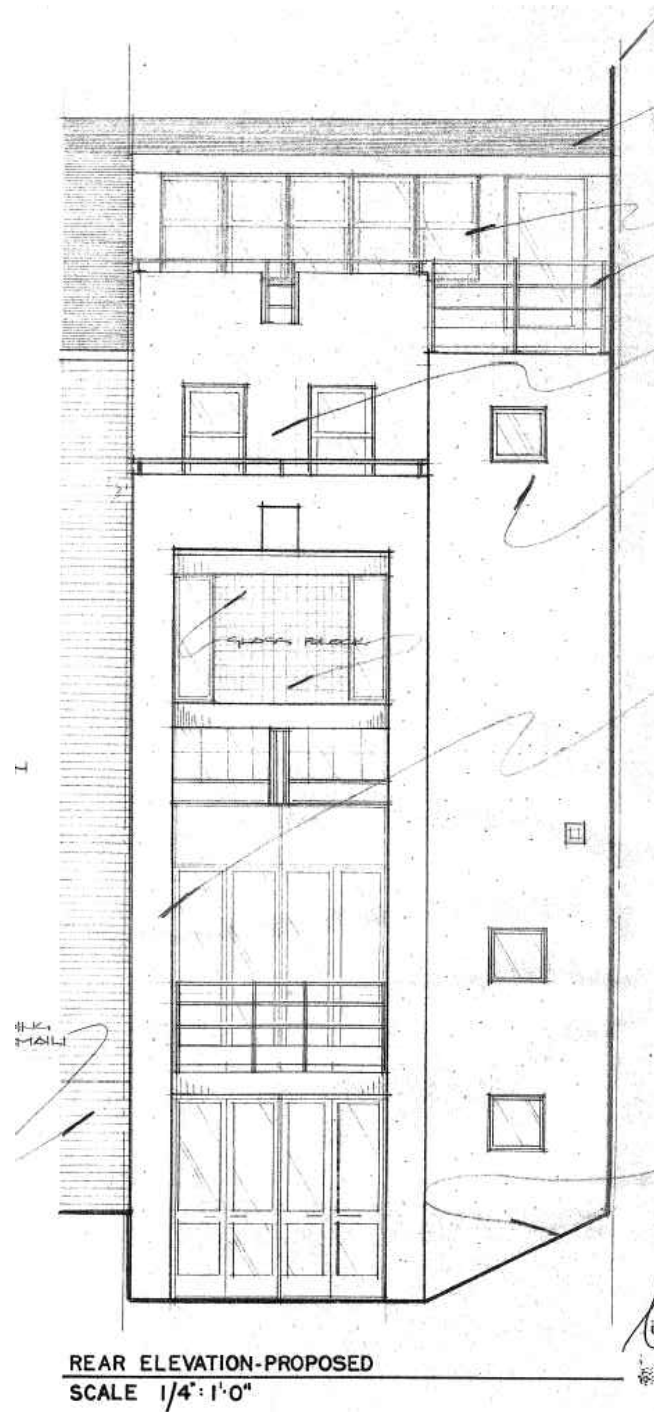
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*October 4, 2019*

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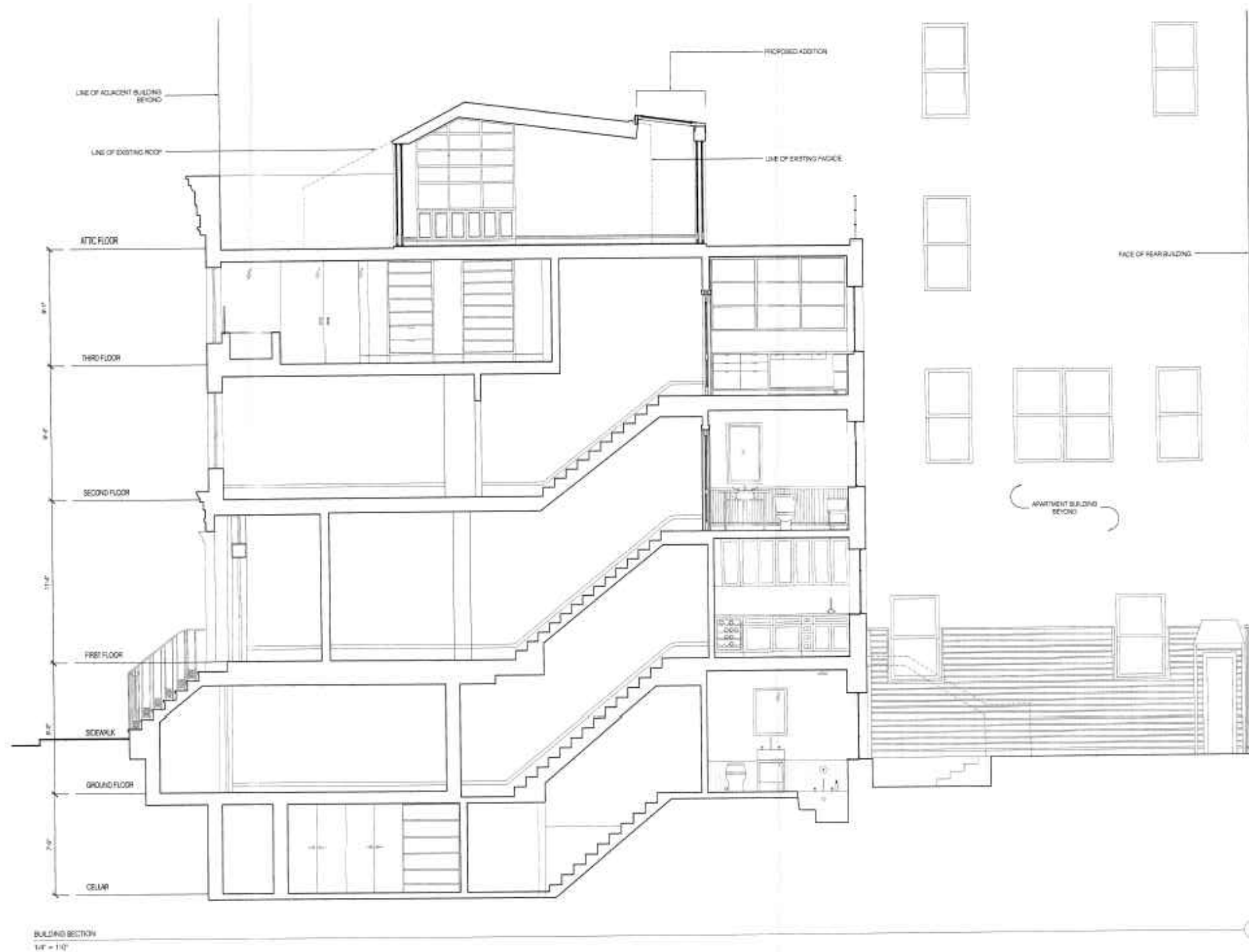
DRAWN BY :  
*AB*

SHEET NUMBER :  
  
*L-4*

G. P. SCHAFER ARCHITECT, DPC  
19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
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1985 APPROVED DESIGN



2004 APPROVED PLANS

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:  
*Previous Designs*

PLANT DATE:  
October 4, 2019

SCALE:  
n/a

DRAWN BY:  
AB

SHEET NUMBER:

**L-5**

**G. P. SCHAFER ARCHITECT, DPC**

19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
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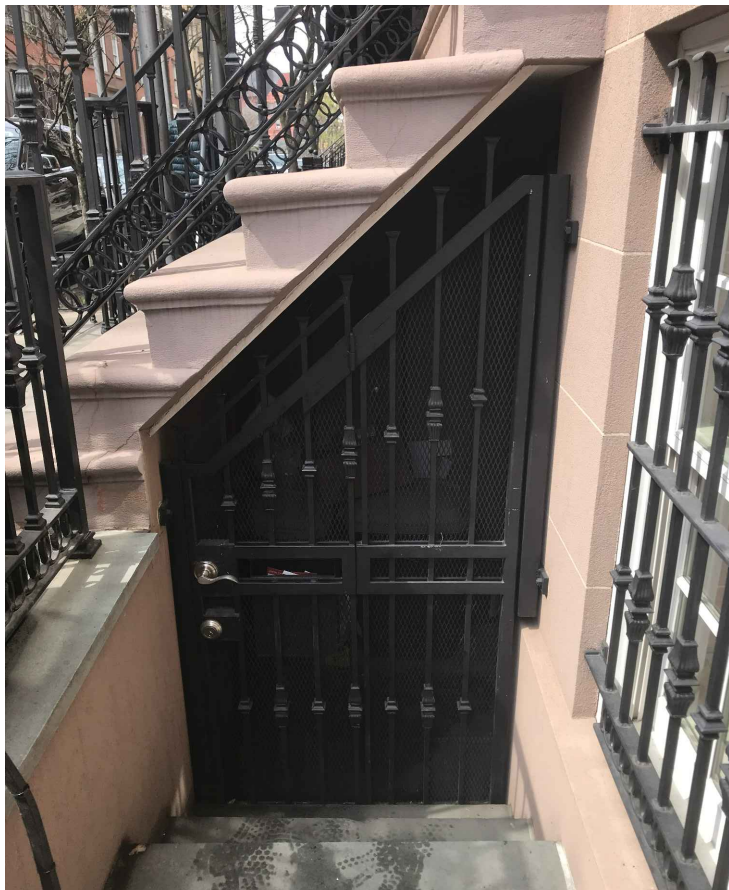
EXISTING FRONT FACADE



EXISTING UNDER-STOOP ENTRYWAY



EXISTING ENTRY AREAWAY



EXISTING UNDER-STOOP GATE

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
RED LODGE, LLC  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE :  
*Existing Conditions  
Front Facade*

PLANT DATE : October 4, 2019	SHEET NUMBER : <b>L-6</b>
SCALE : n/a	
DRAWN BY : AB	

G. P. SCHAFER ARCHITECT, DPC  
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EXISTING GARDEN



EXISTING MECHANICAL UNITS AT ROOF



EXISTING MECHANICAL UNITS AT ROOF  
55 BANK ST (L) & 57 BANK ST (R)



REAR FACADE AT 55 BANK ST



EXISTING REAR FACADE



EXISTING REAR FACADE

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
RED LODGE, LLC  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE :  
*Existing Conditions  
Rear Facade & Backyard*

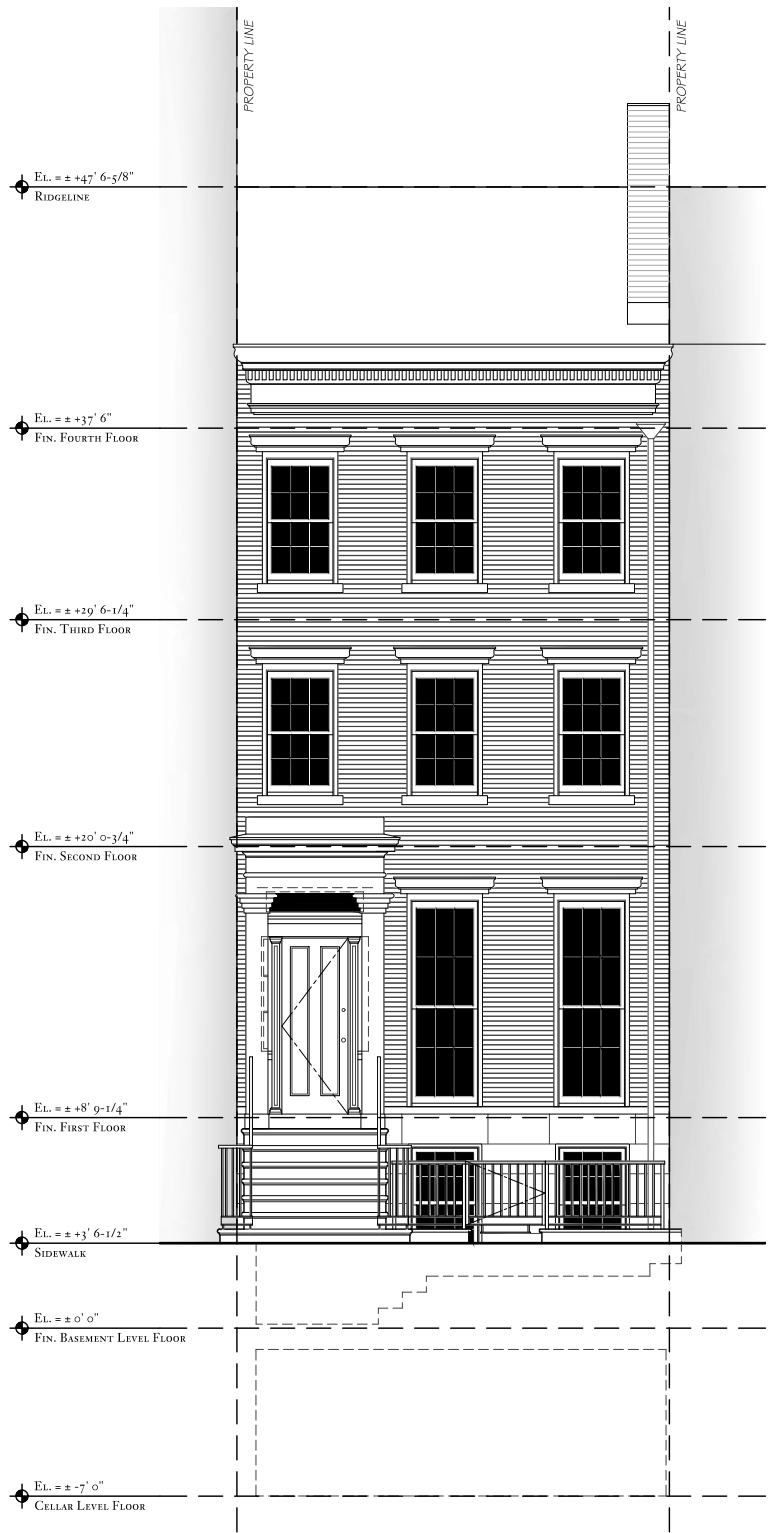
PLANT DATE : October 4, 2019	SHEET NUMBER :  <b>L-7</b>
SCALE : n/a	
DRAWN BY : AB	

G. P. SCHAFER ARCHITECT, DPC  
19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
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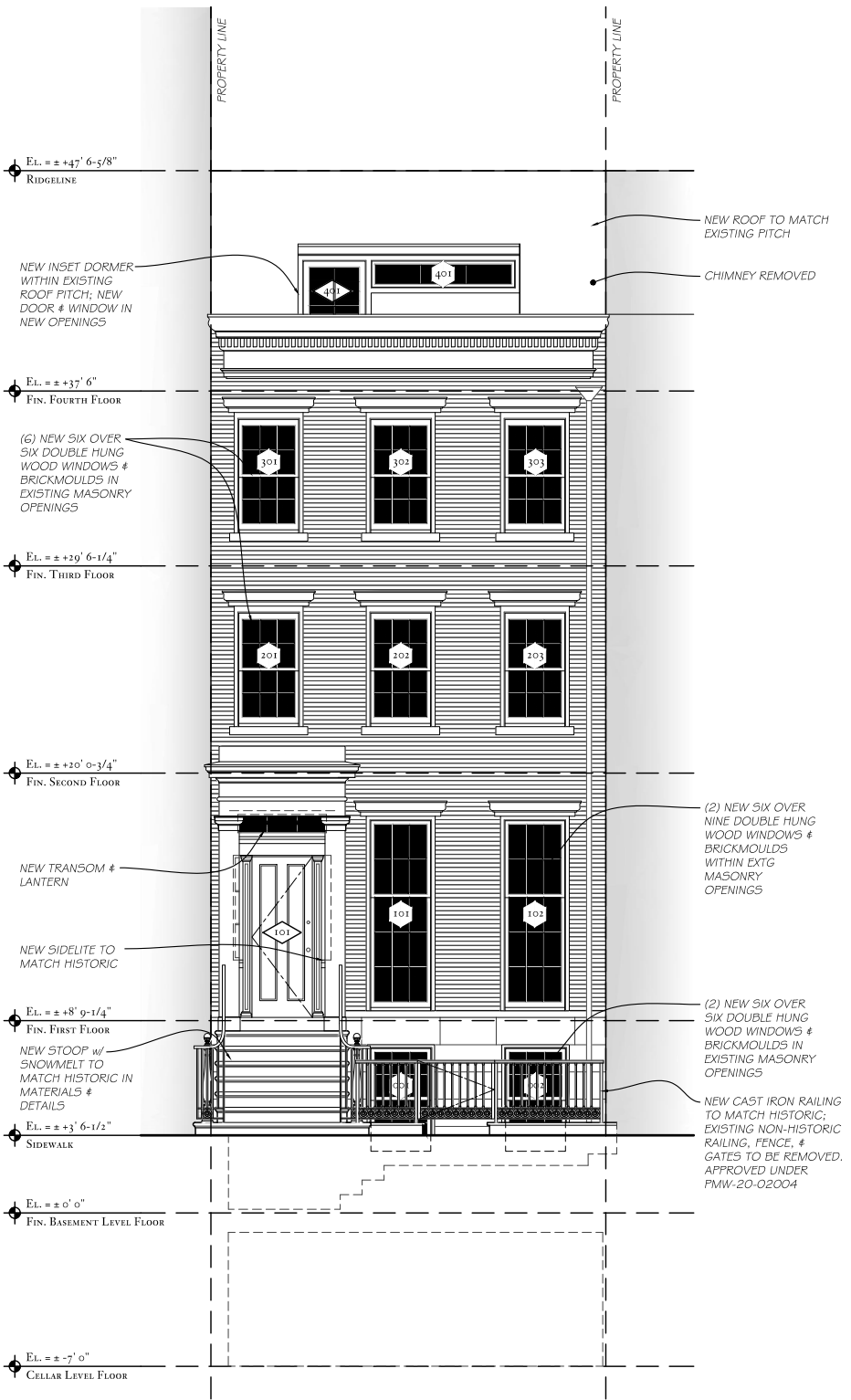




EXISTING  
FRONT DOOR



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:  
*Front Exterior Elevation  
Existing & Proposed*

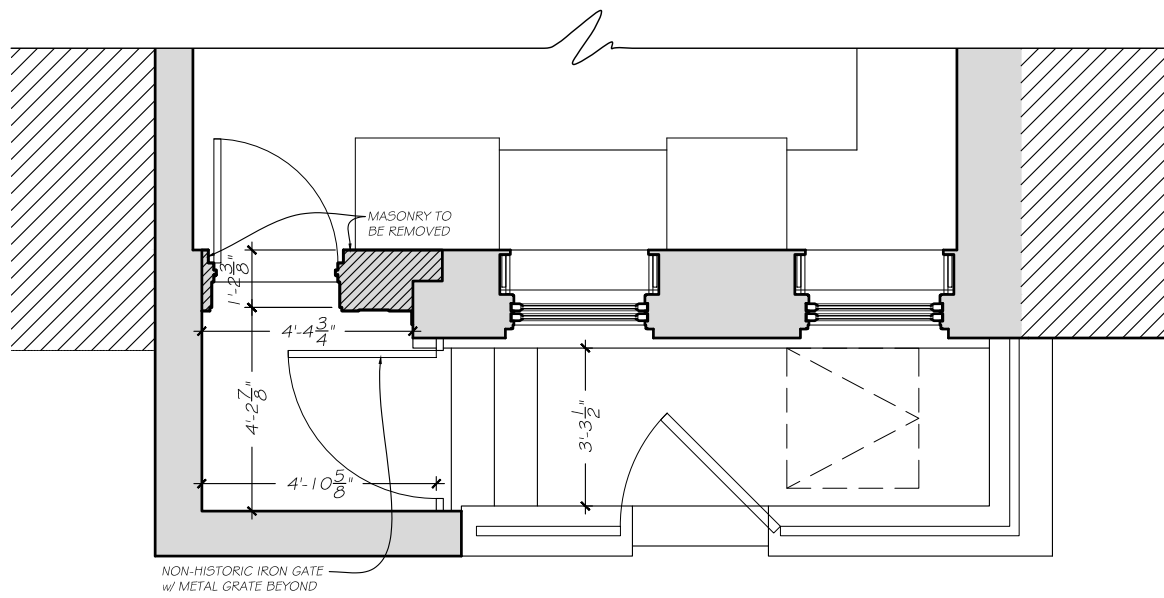
PLOT DATE:  
October 4, 2019

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

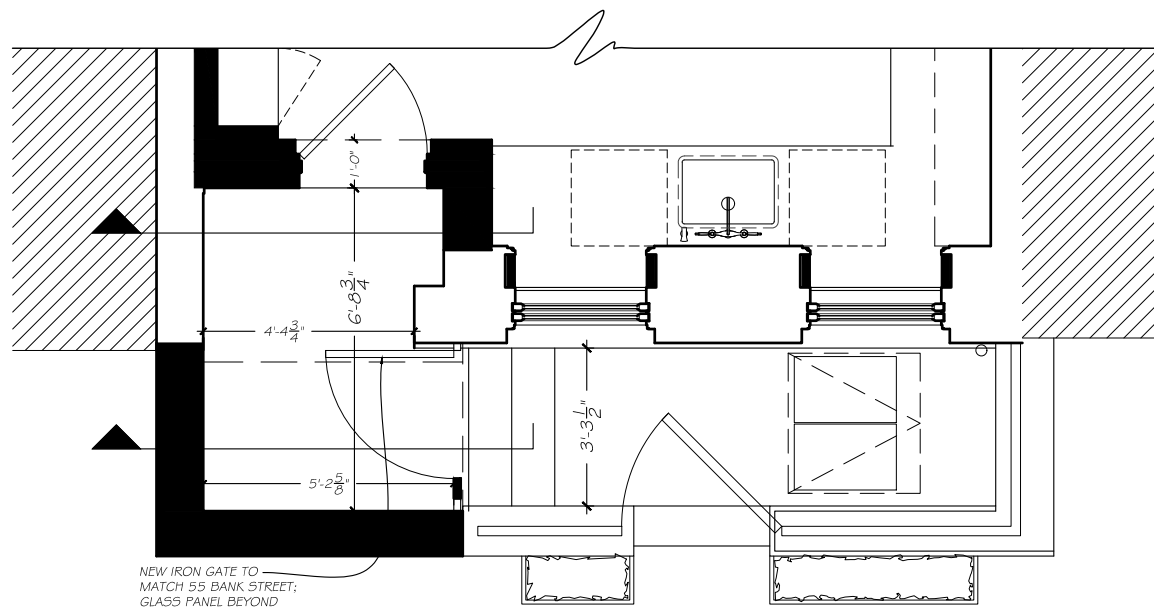
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AB

SHEET NUMBER:  
**L-8**

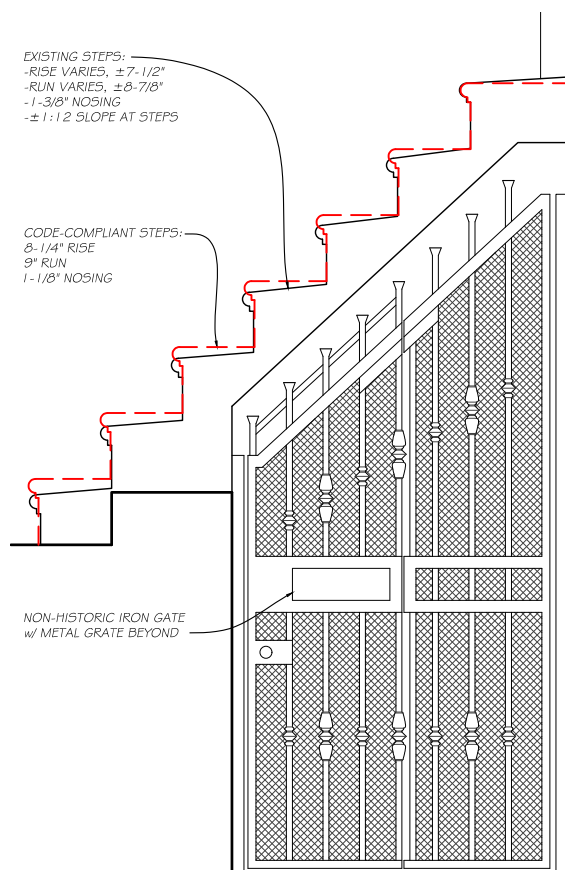
**G. P. SCHAFER ARCHITECT, DPC**  
19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356



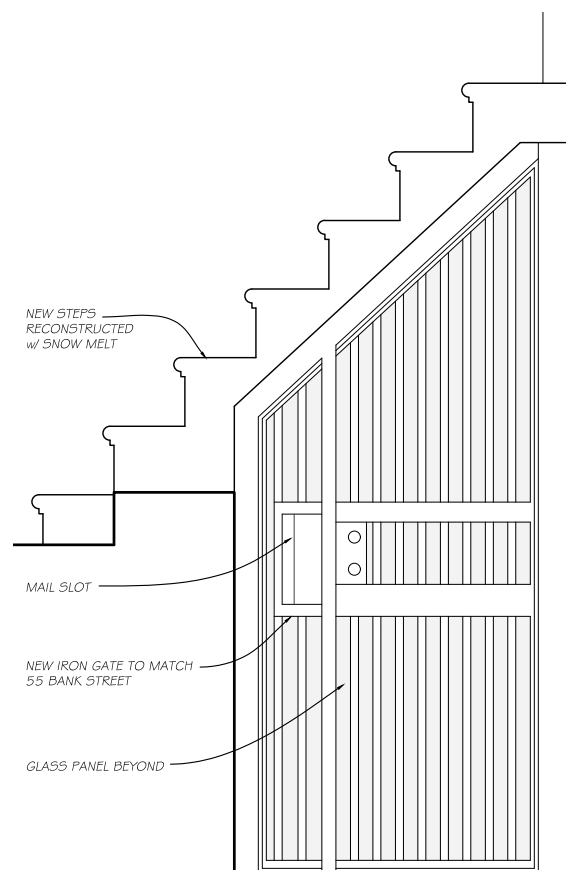
EXISTING BASEMENT PLAN



PROPOSED BASEMENT PLAN



EXISTING UNDER-STOOP GATE



PROPOSED UNDER-STOOP GATE



PROPOSED UNDER-STOOP ENTRYWAY

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:  
*Front Stoop Reconstruction*

PLOT DATE:  
October 4, 2019

SCALE:  
n/a

DRAWN BY:  
AB

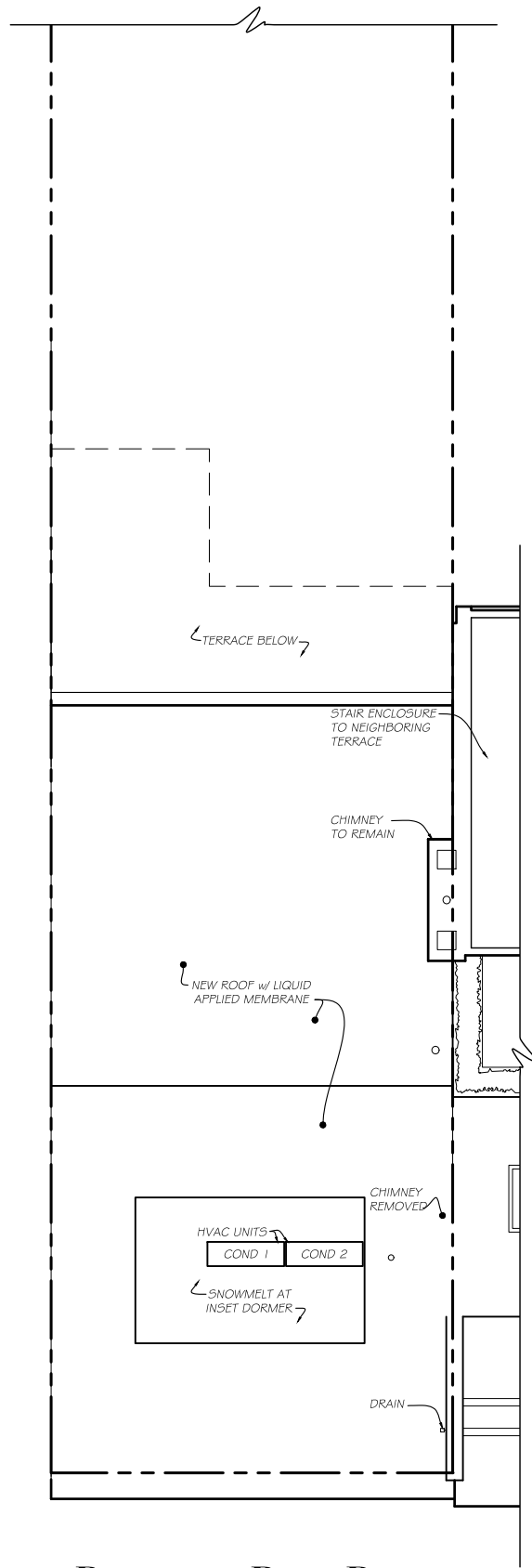
SHEET NUMBER:

**L-9**

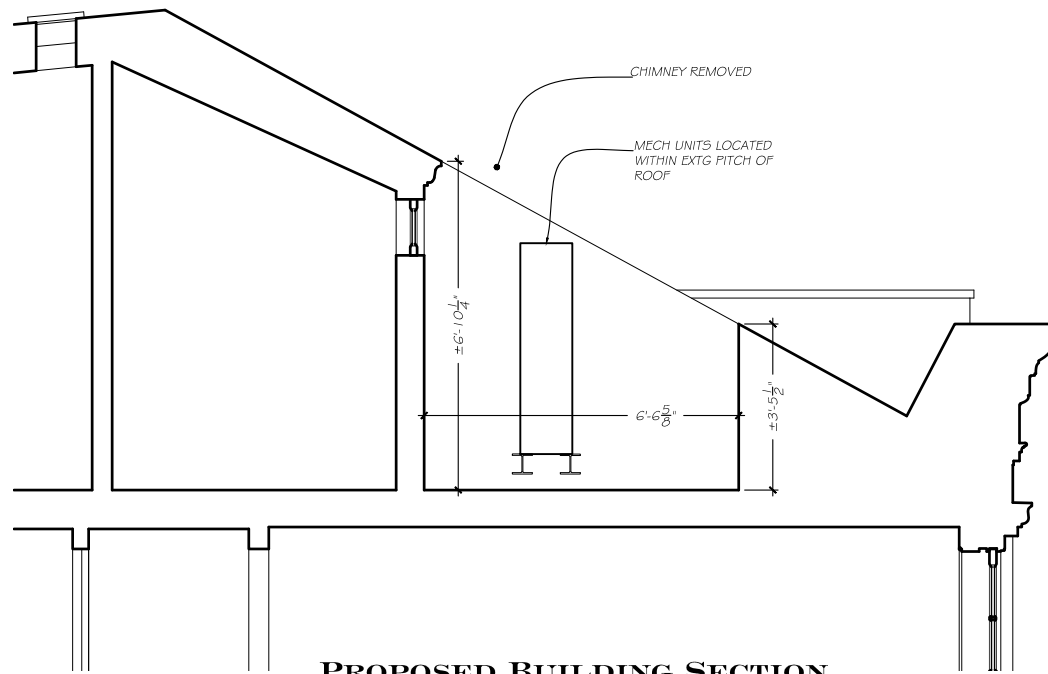
**G. P. SCHAFER ARCHITECT, DPC**

19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356

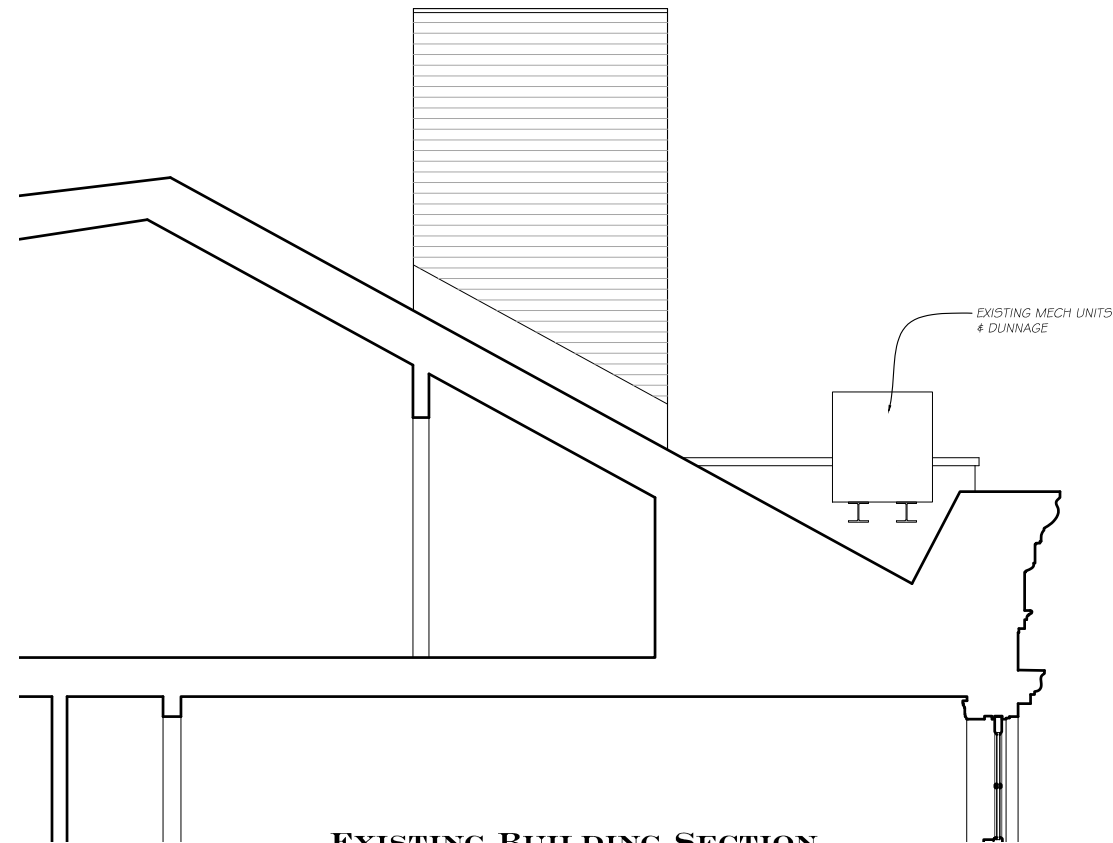




PROPOSED ROOF PLAN



PROPOSED BUILDING SECTION



EXISTING BUILDING SECTION

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:  
*Sections at Roof Terrace*

PLOT DATE:  
October 4, 2019

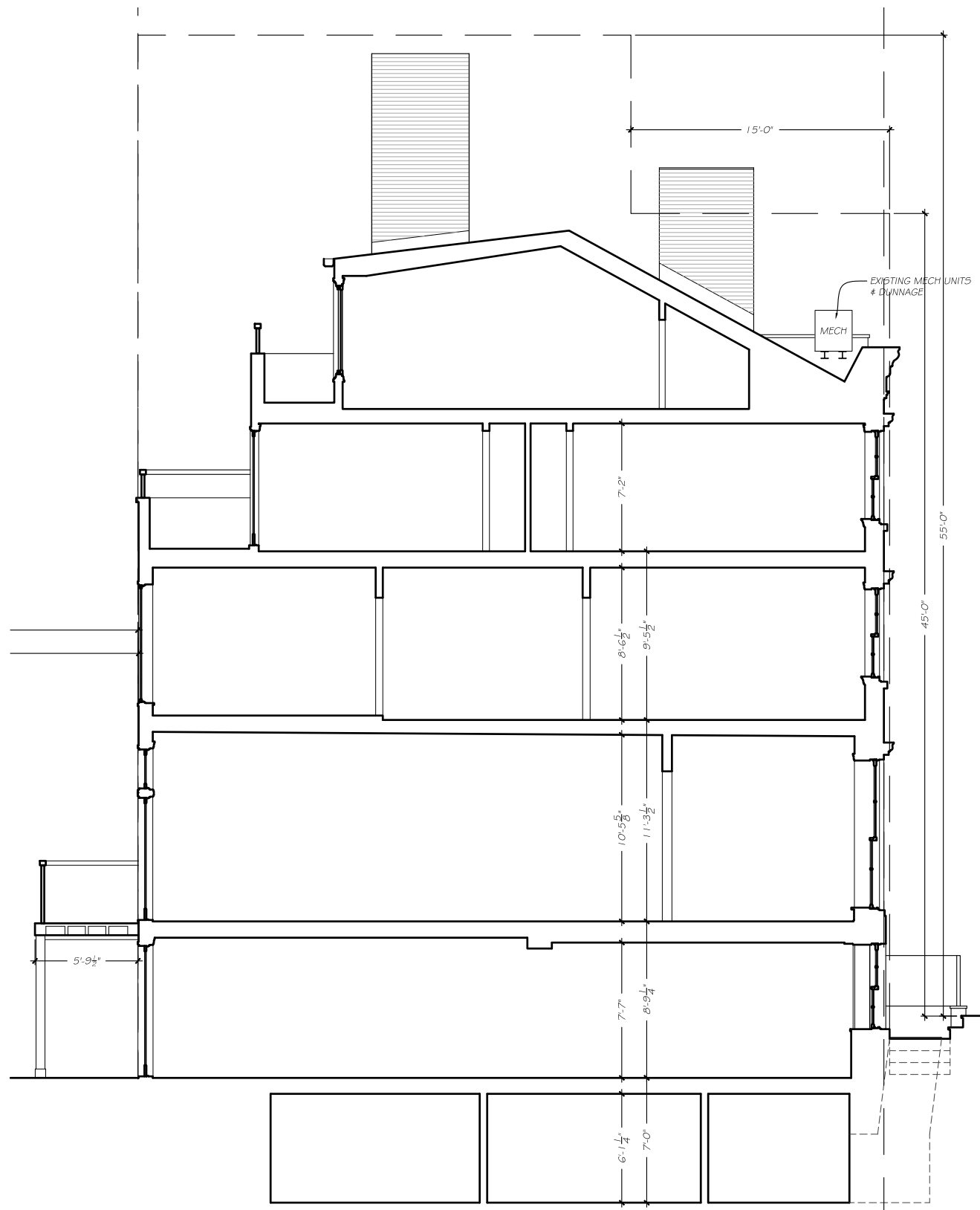
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DRAWN BY:  
AB

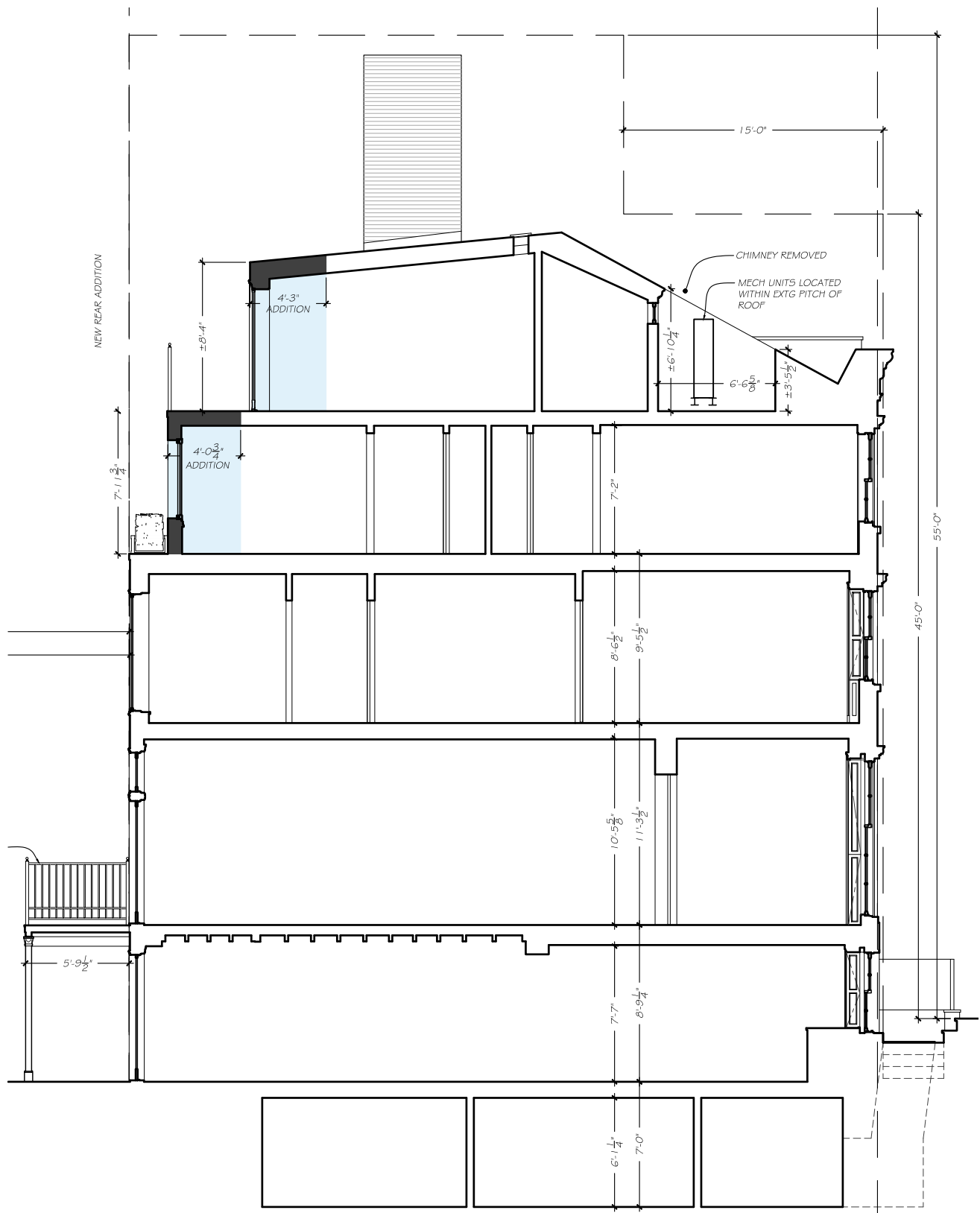
SHEET NUMBER:

**L-10**

**G. P. SCHAFER ARCHITECT, DPC**  
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FOURTH FLOOR  
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EXISTING BUILDING SECTION



PROPOSED BUILDING SECTION

KEY:

EXISTING BUILDING

PROPOSED BUILDING EXTENSION

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
RED LODGE, LLC  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:

Building Sections  
Existing & Proposed

PLOT DATE: October 4, 2019

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

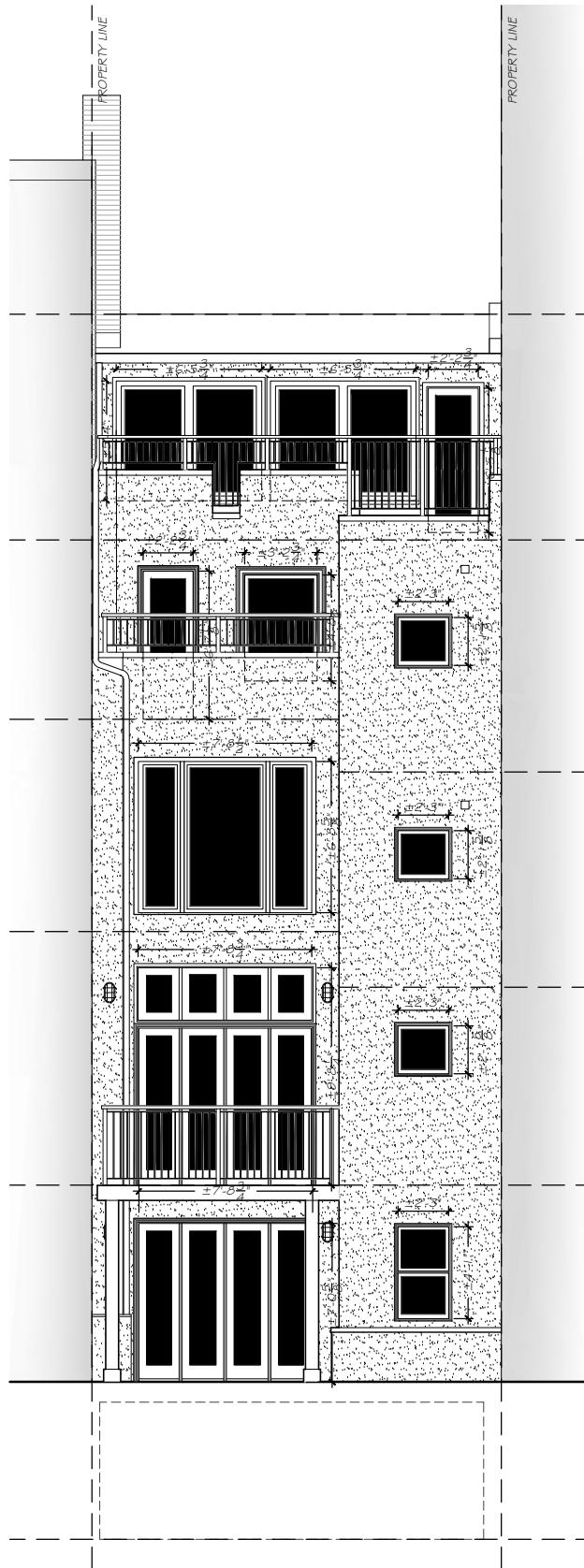
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SHEET NUMBER: L-11

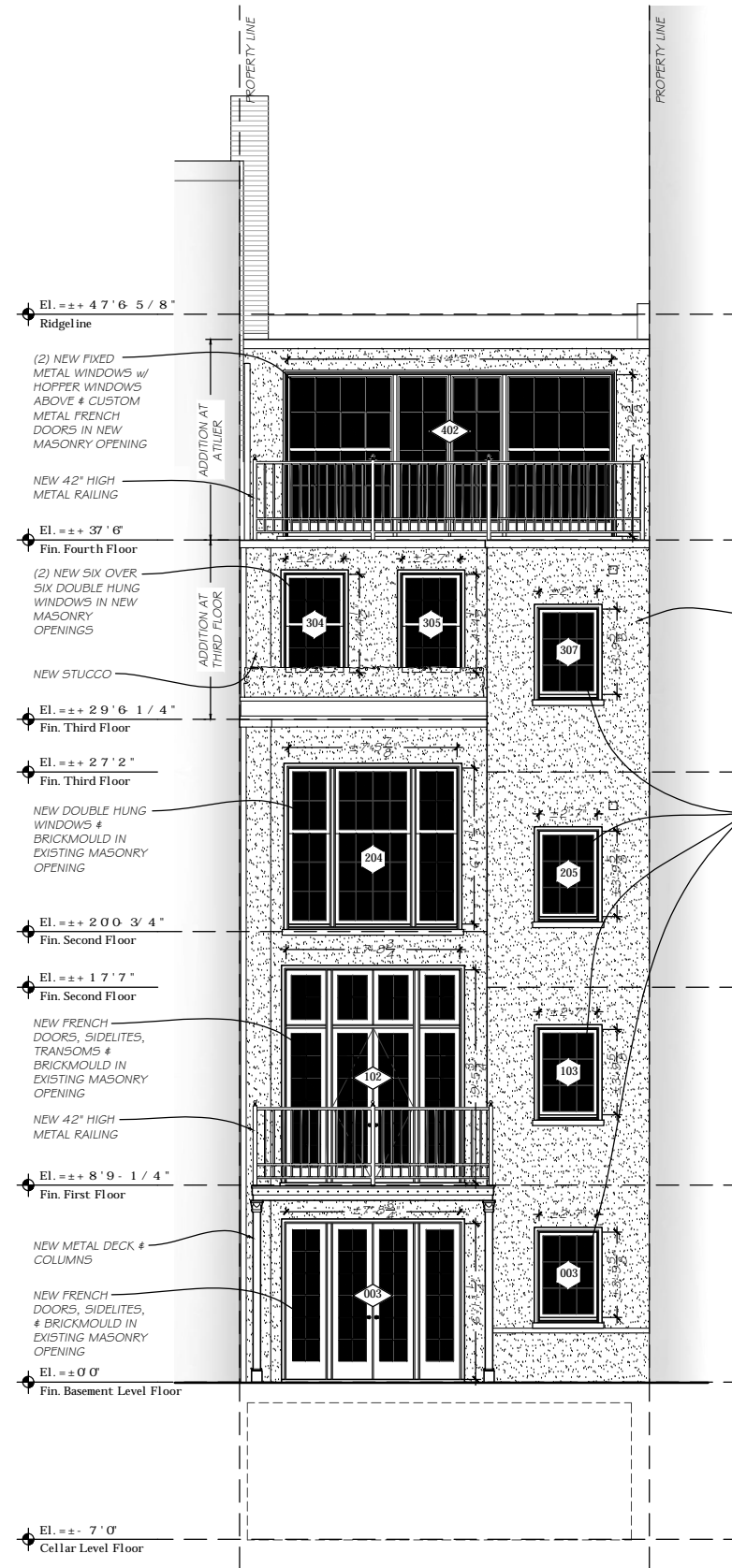
G. P. SCHAFER ARCHITECT, DPC

19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356

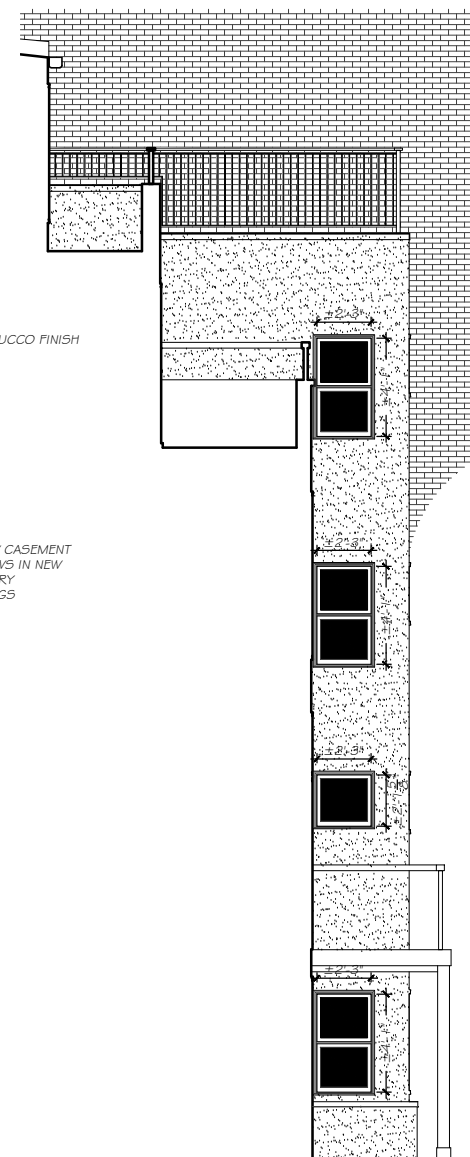




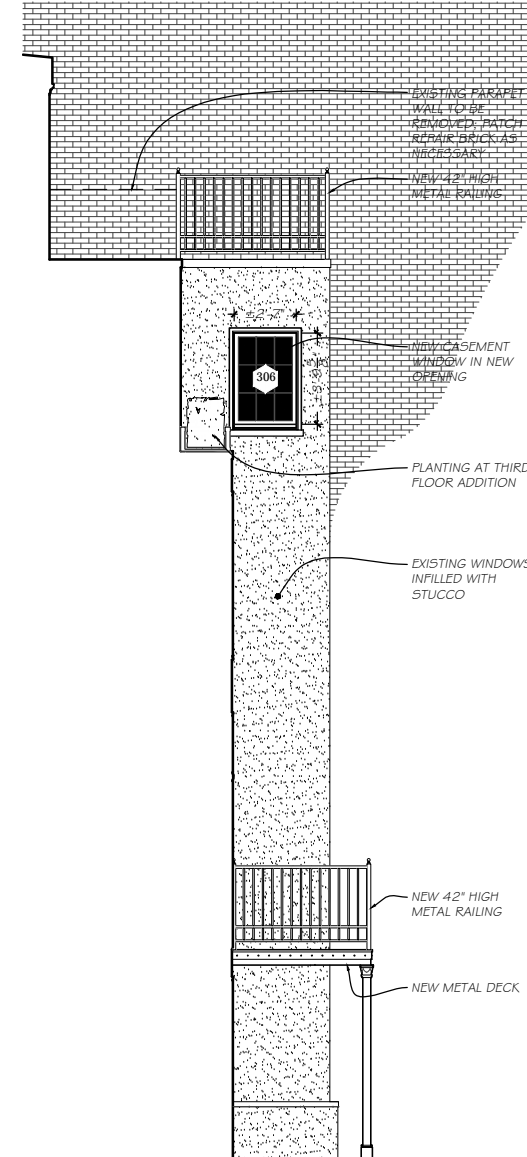
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:  
*Rear Exterior Elevation  
Existing & Proposed*

DATE: *October 4, 2019*

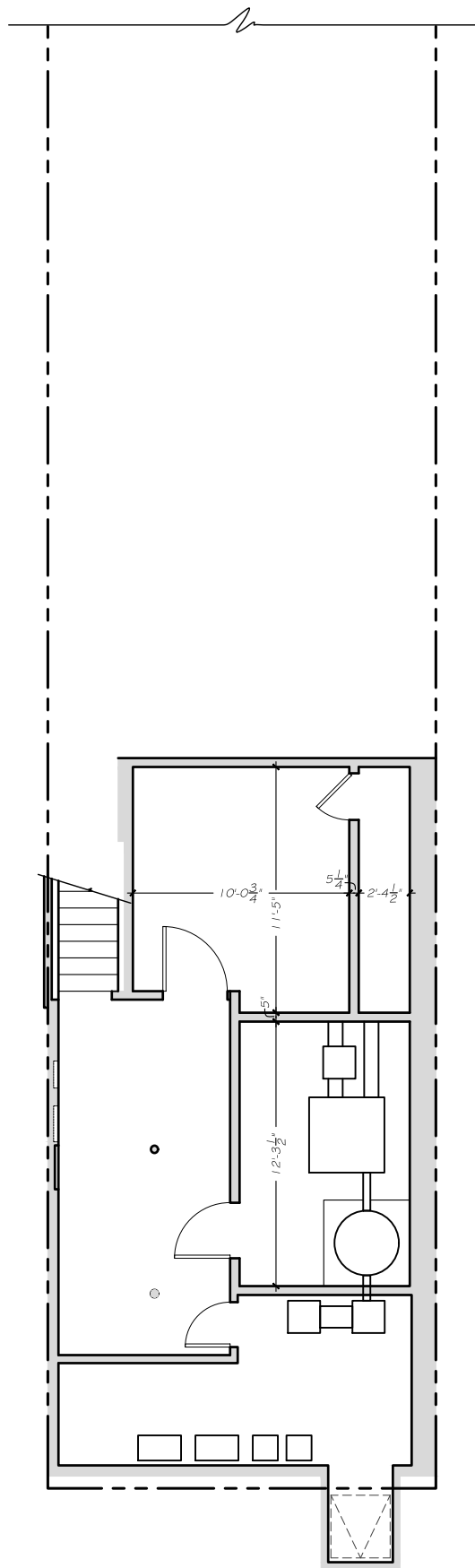
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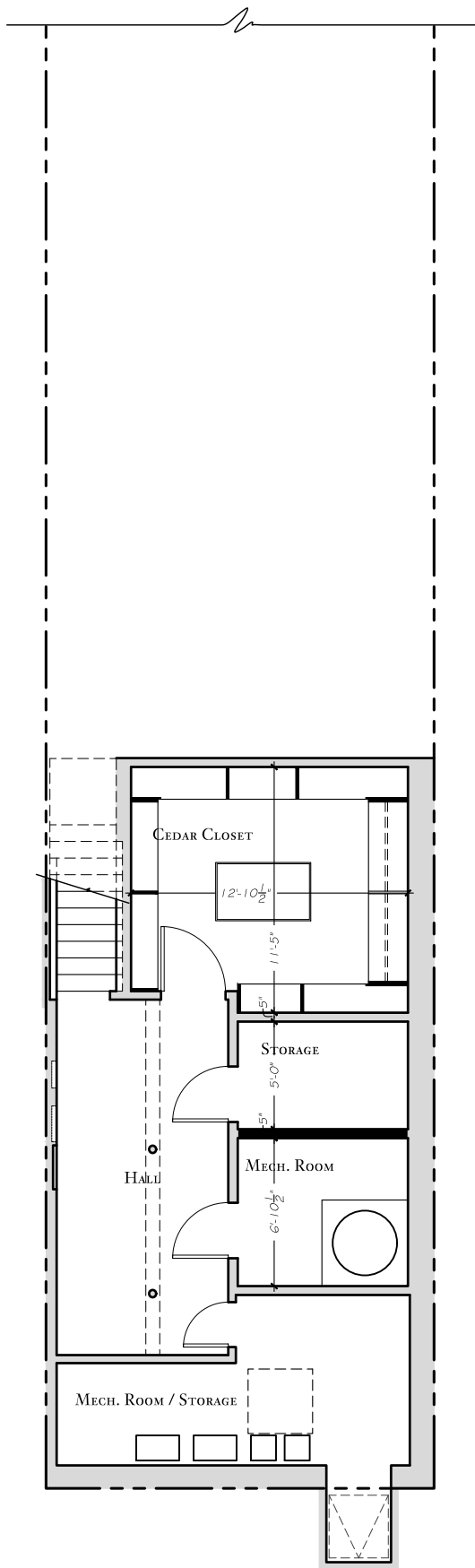
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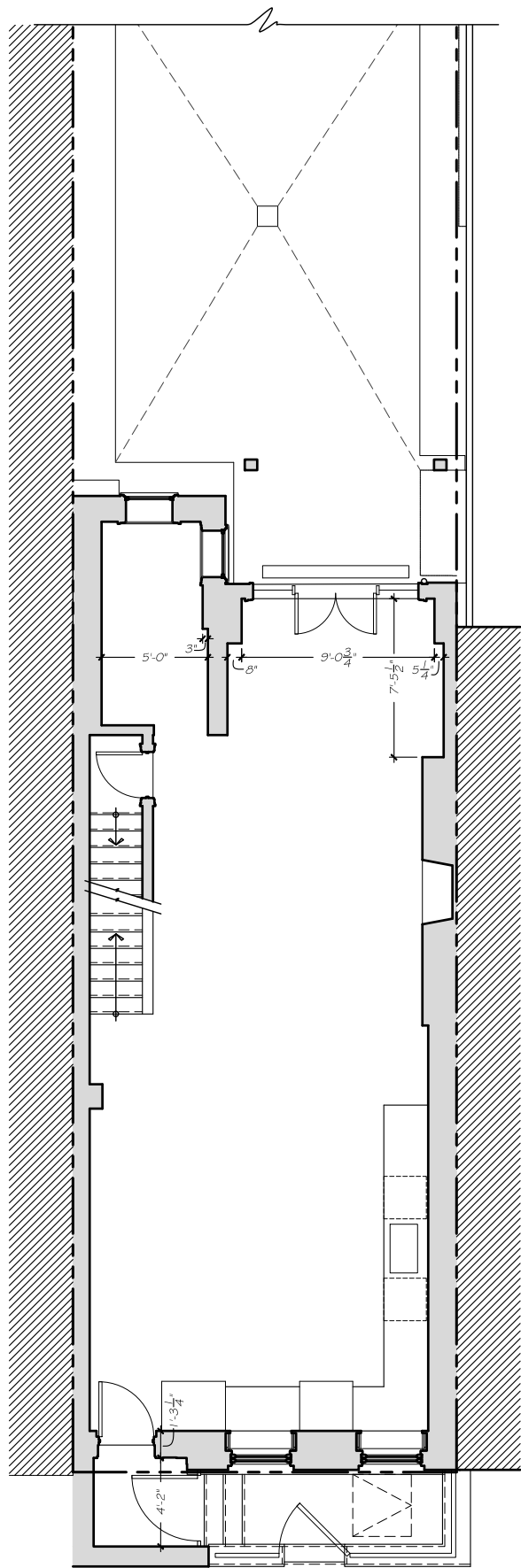
**G. P. SCHAFER ARCHITECT, DPC**  
19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356



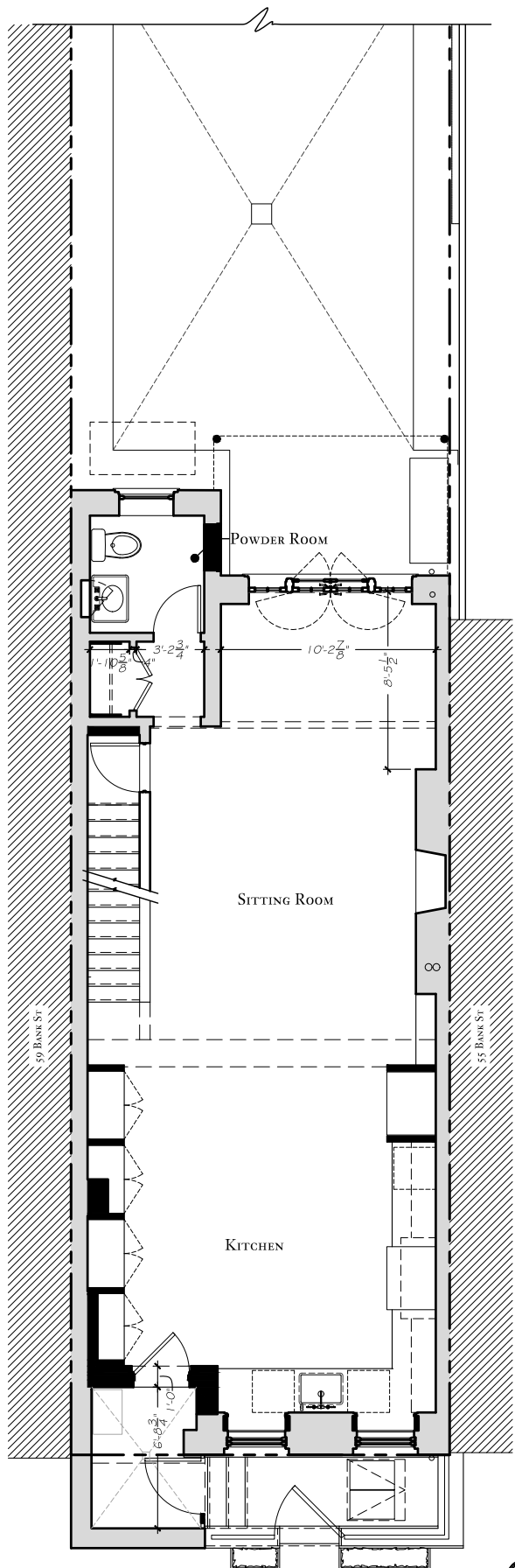
CELLAR PLAN  
EXISTING



CELLAR PLAN  
PROPOSED



BASEMENT PLAN  
EXISTING



BASEMENT PLAN  
PROPOSED

KEY:	
	EXISTING
	PROPOSED

NYC, LPC - STAFF MEETING 10/4/2019

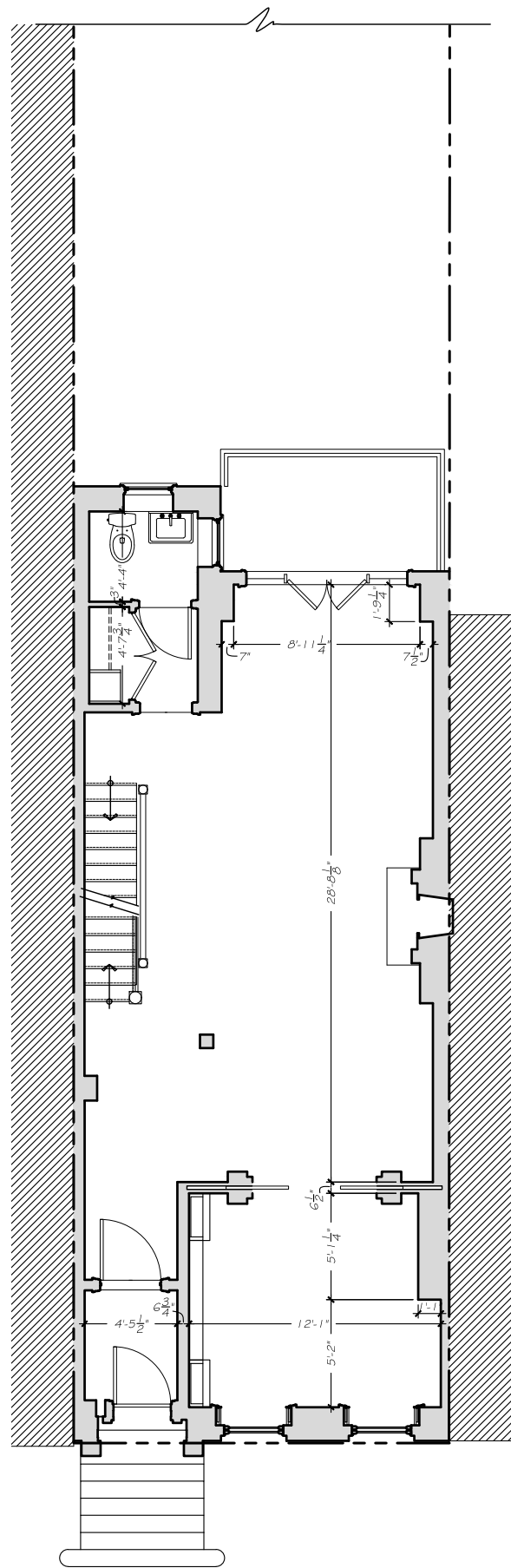
ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:  
*Floor Plans  
Existing & Proposed  
Cellar & Basement Levels*

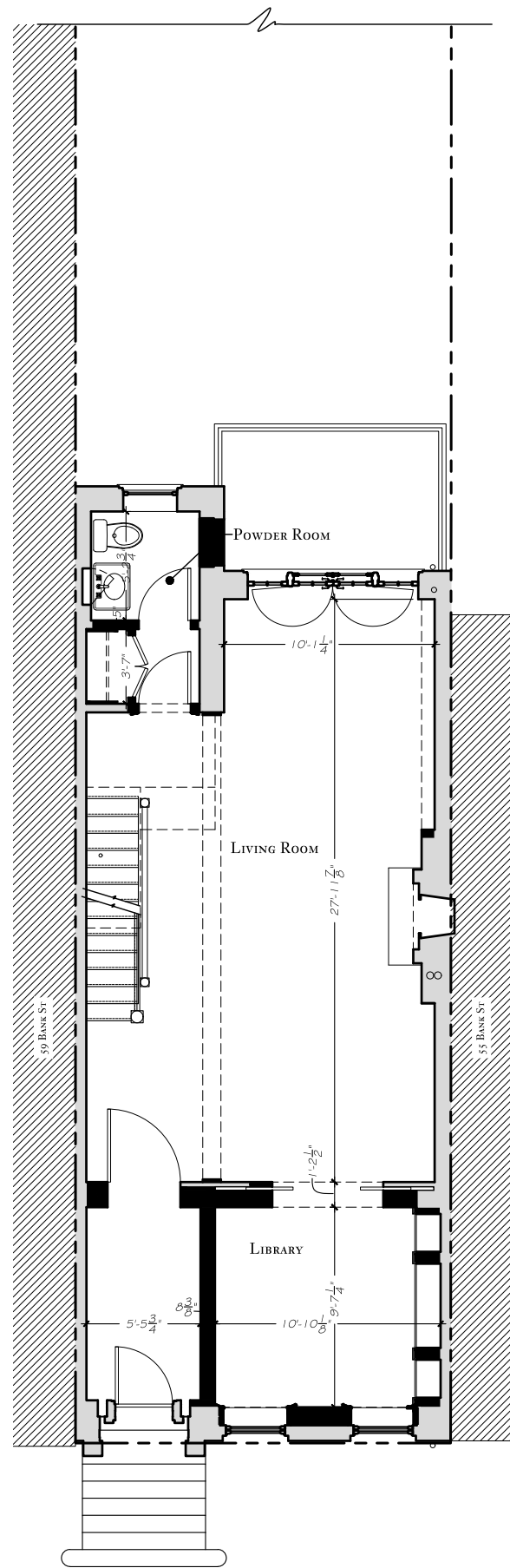
PLOT DATE: October 4, 2019	SHEET NUMBER:  <b>L-13</b>
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DRAWN BY: AB	

**G. P. SCHAFER ARCHITECT, DPC**  
19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
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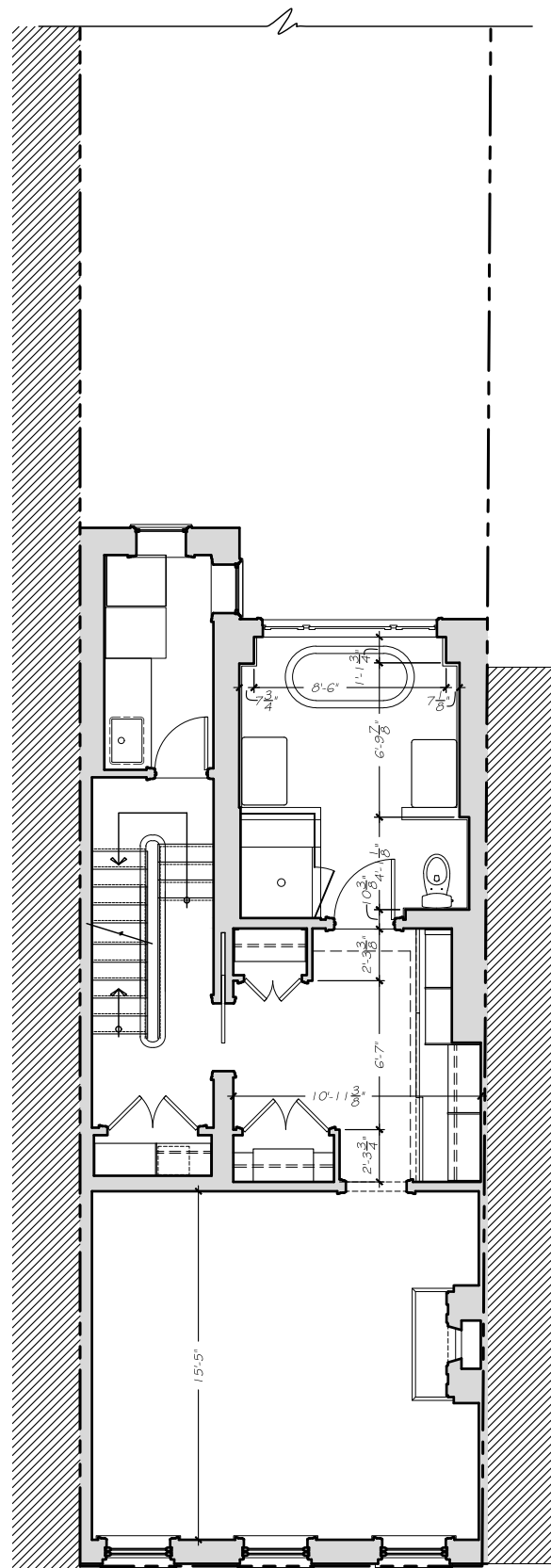




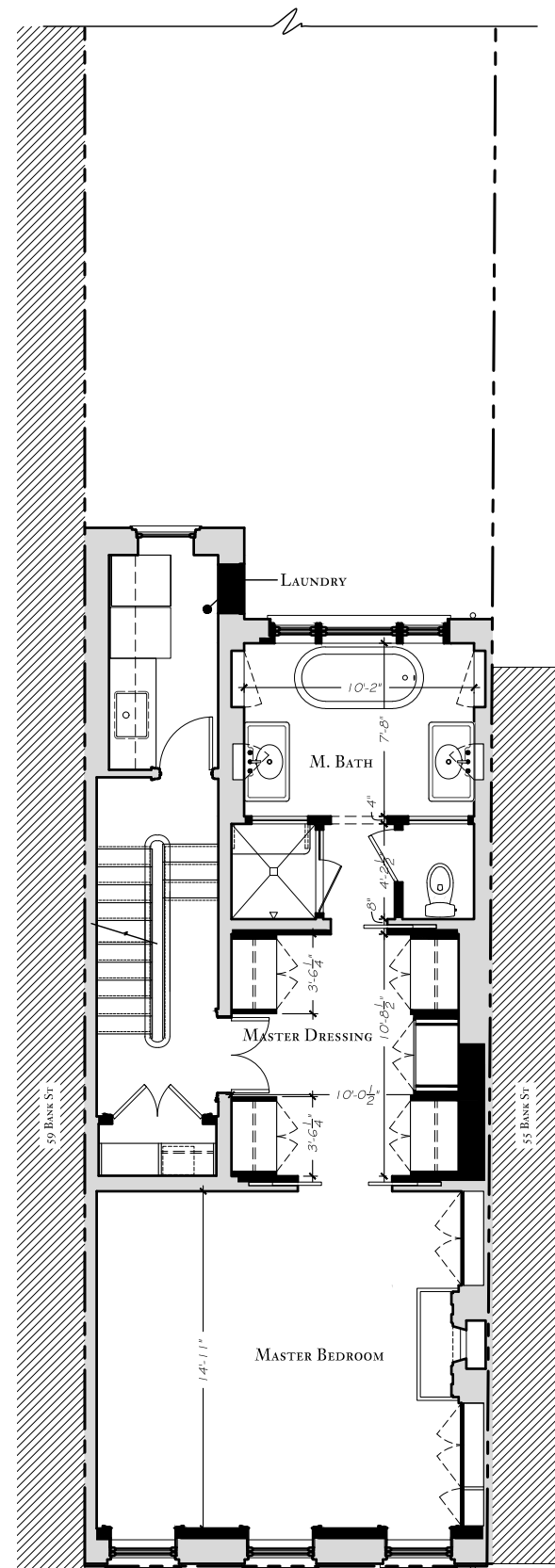
**FIRST FLOOR PLAN  
EXISTING**



**FIRST FLOOR PLAN  
PROPOSED**



**SECOND FLOOR PLAN  
EXISTING**



**SECOND FLOOR PLAN  
PROPOSED**

KEY:  
EXISTING  
PROPOSED

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:  
*Floor Plans  
Existing & Proposed  
First & Second Floors*

DATE:  
October 4, 2019

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

DRAWN BY:  
AB

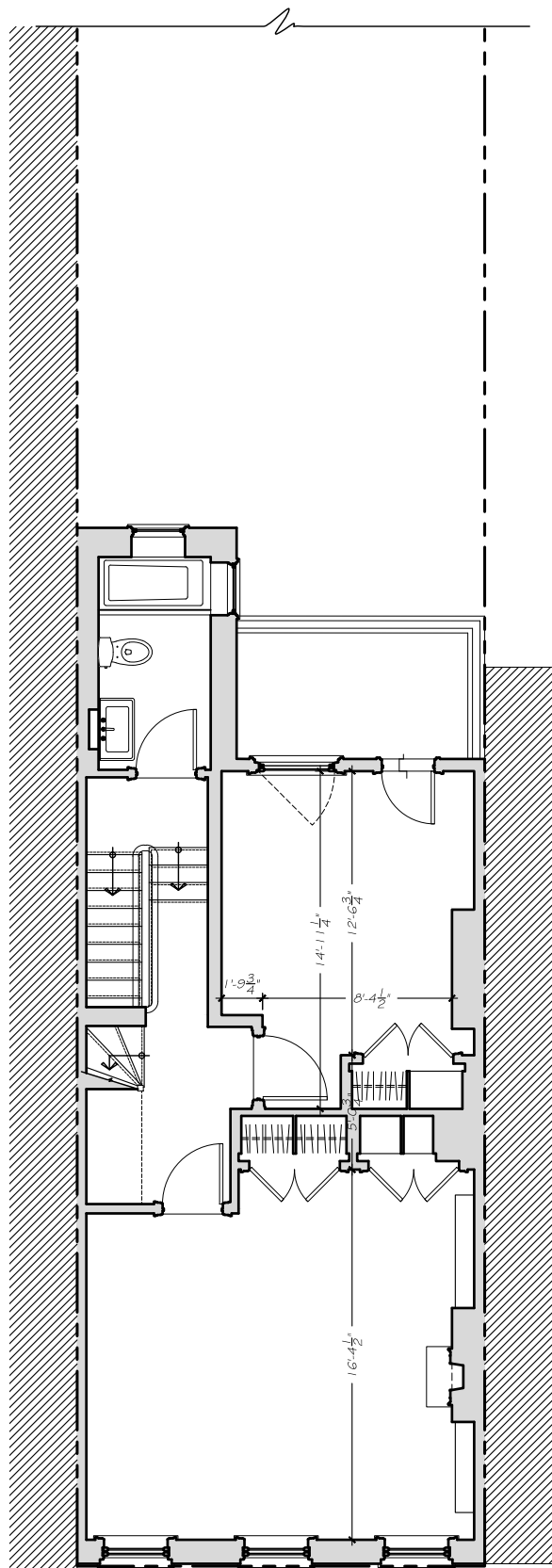
SHEET NUMBER:  
**L-14**

**G. P. SCHAFER ARCHITECT, DPC**

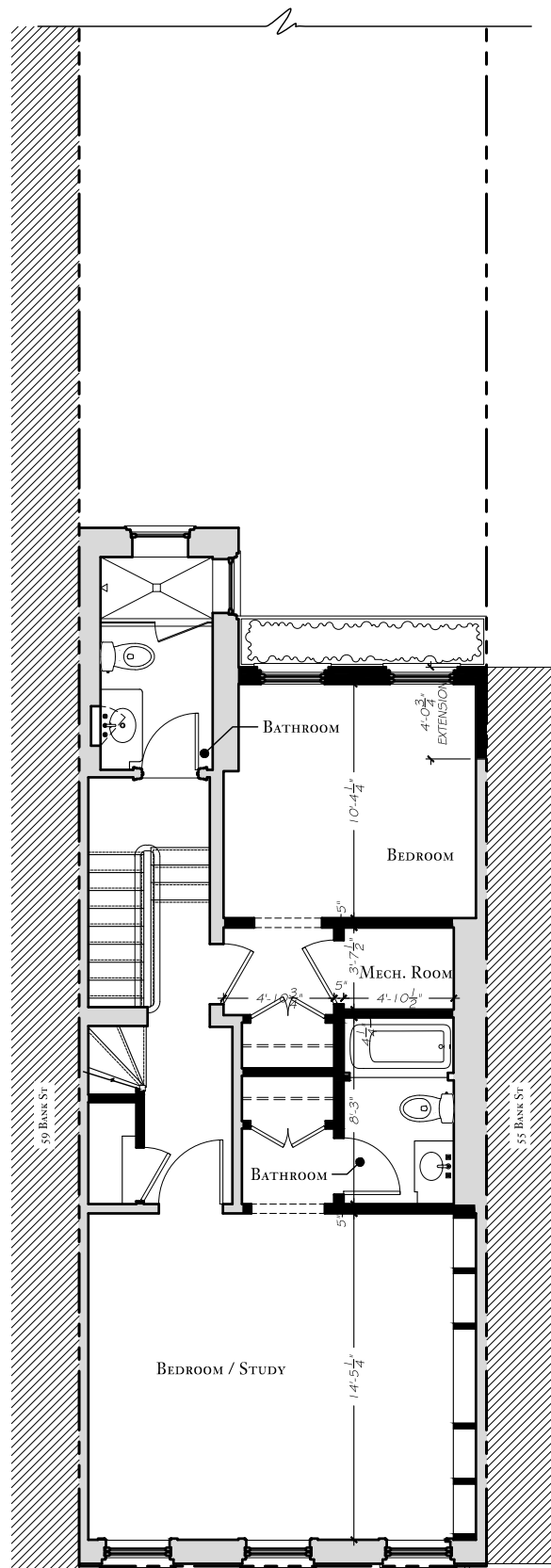
19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356



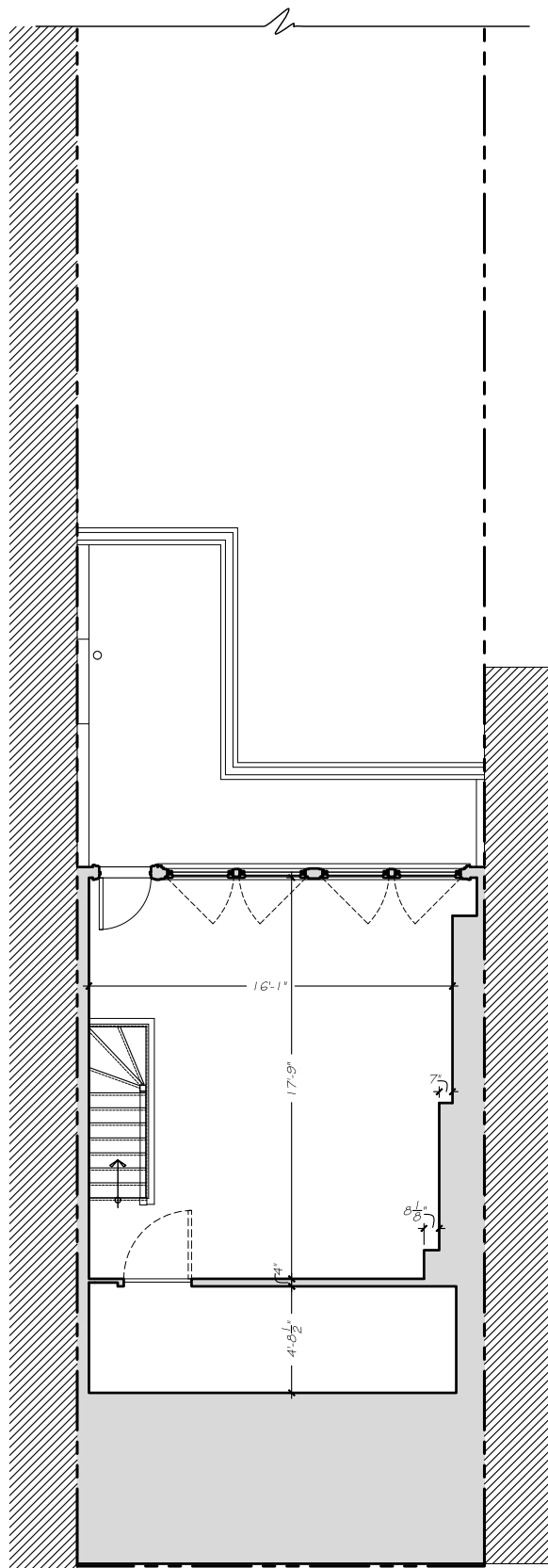




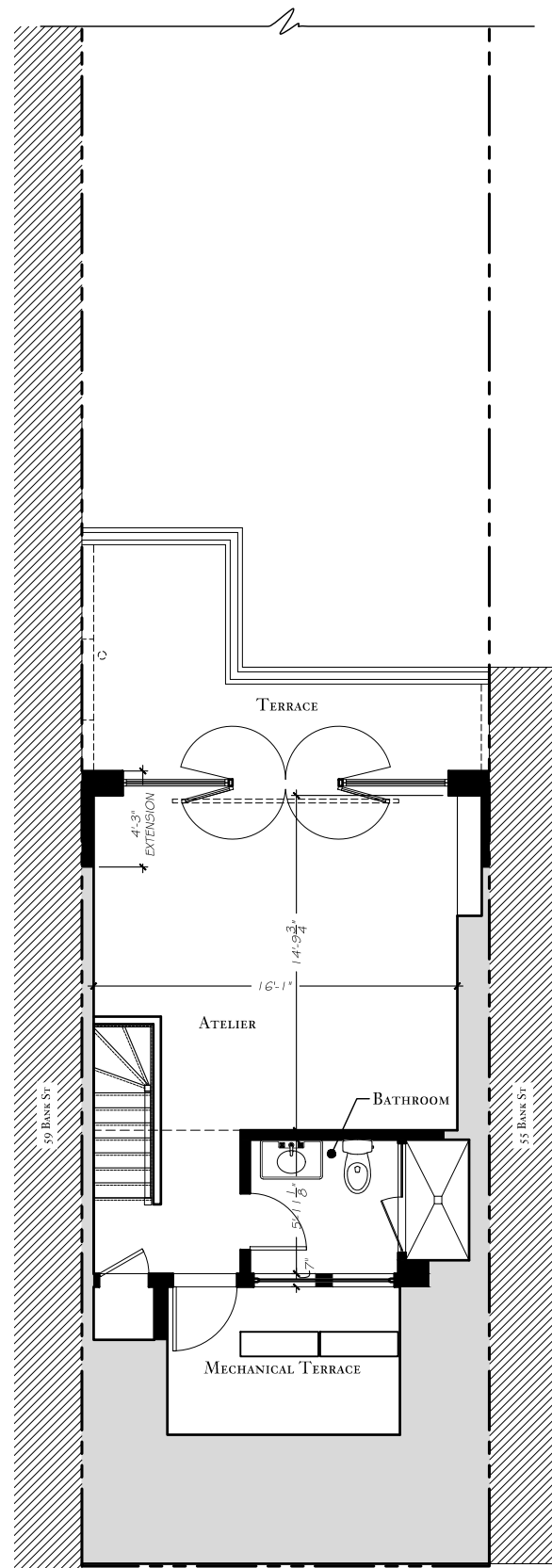
THIRD FLOOR PLAN  
EXISTING



THIRD FLOOR PLAN  
PROPOSED



FOURTH FLOOR PLAN  
EXISTING



FOURTH FLOOR PLAN  
PROPOSED

KEY:	
	EXISTING
	PROPOSED

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:  
*Floor Plans  
Existing & Proposed  
Third & Fourth Floors*

PLANT DATE:  
October 4, 2019

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

DRAWN BY:  
AB

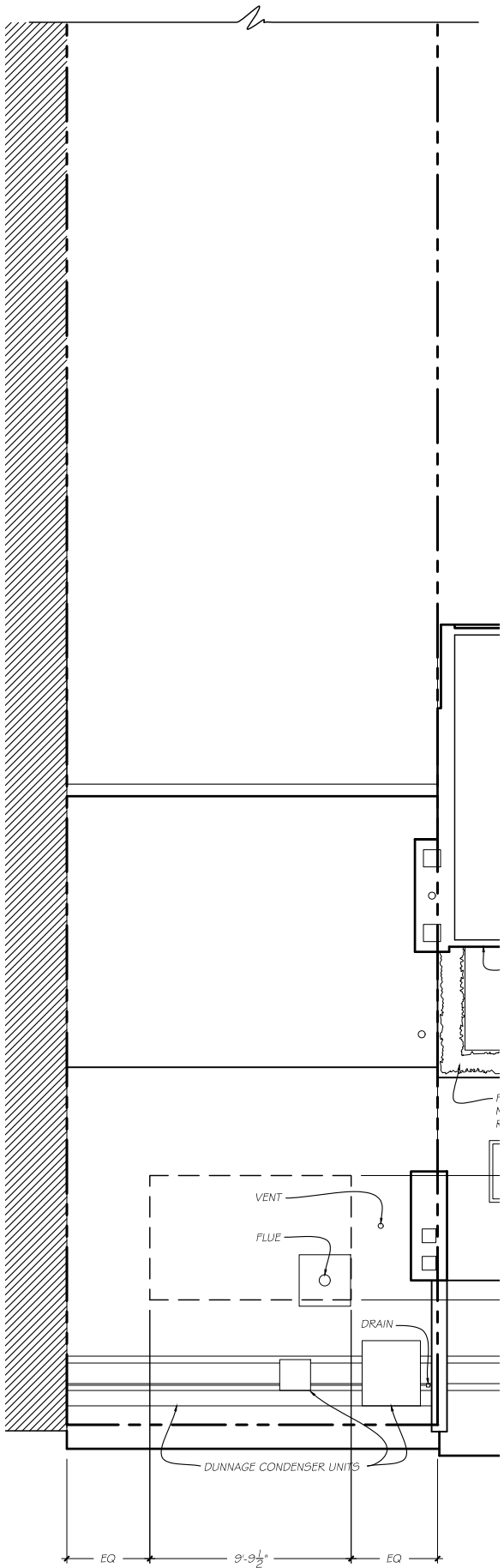
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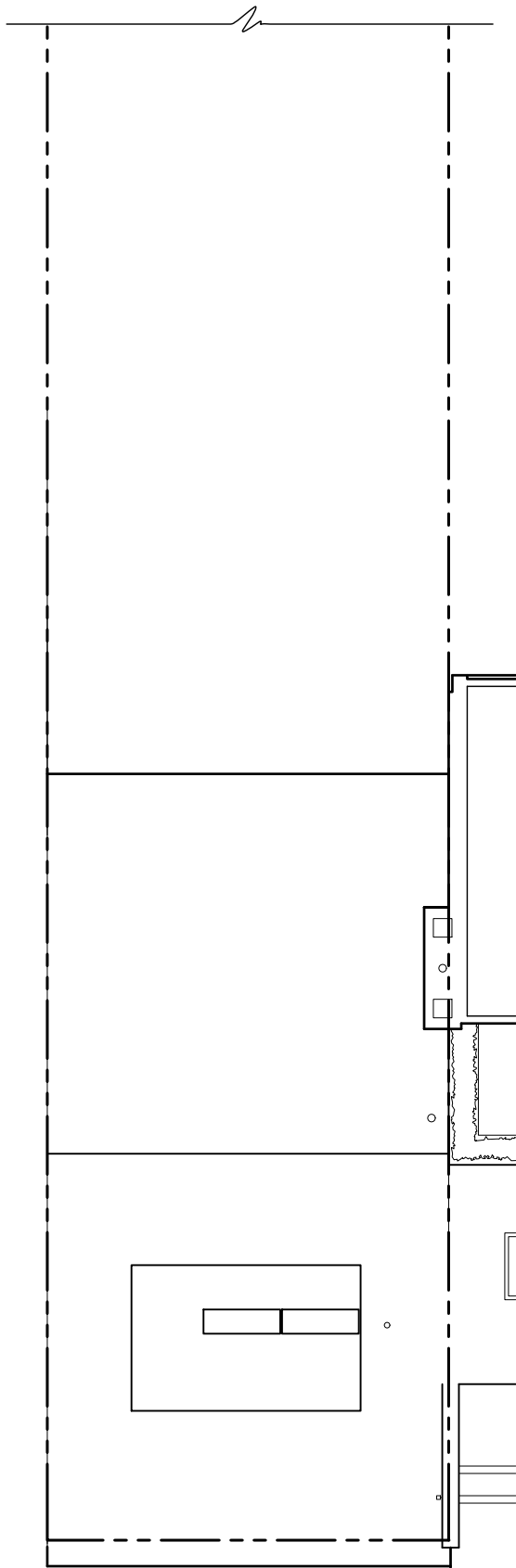
**G. P. SCHAFER ARCHITECT, DPC**

19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356





ROOF PLAN  
EXISTING



ROOF PLAN  
PROPOSED



KEY:

EXISTING

PROPOSED

NYC, LPC - STAFF MEETING

10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE :

Roof Plans  
Existing & Proposed

DATE :

October 4, 2019

SCALE :

1/8" = 1'-0"

DRAWN BY :

AB

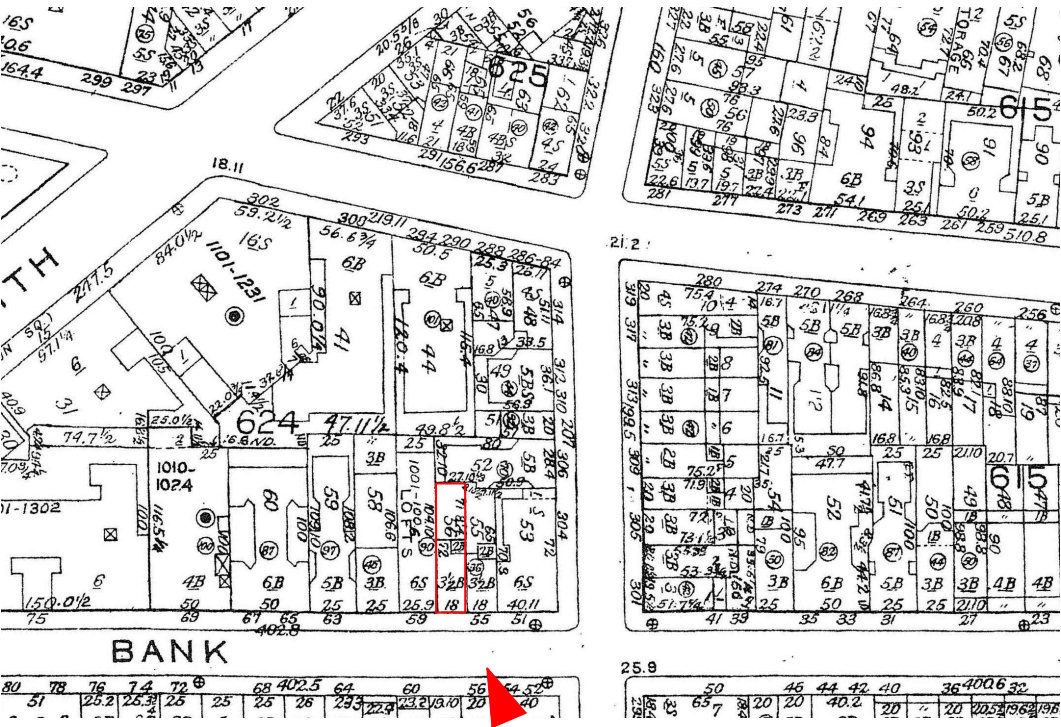
SHEET NUMBER :

L-16

**G. P. SCHAFER ARCHITECT, DPC**

19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356





BLOCK PLAN

NYC, LPC - STAFF MEETING 10/4/2019

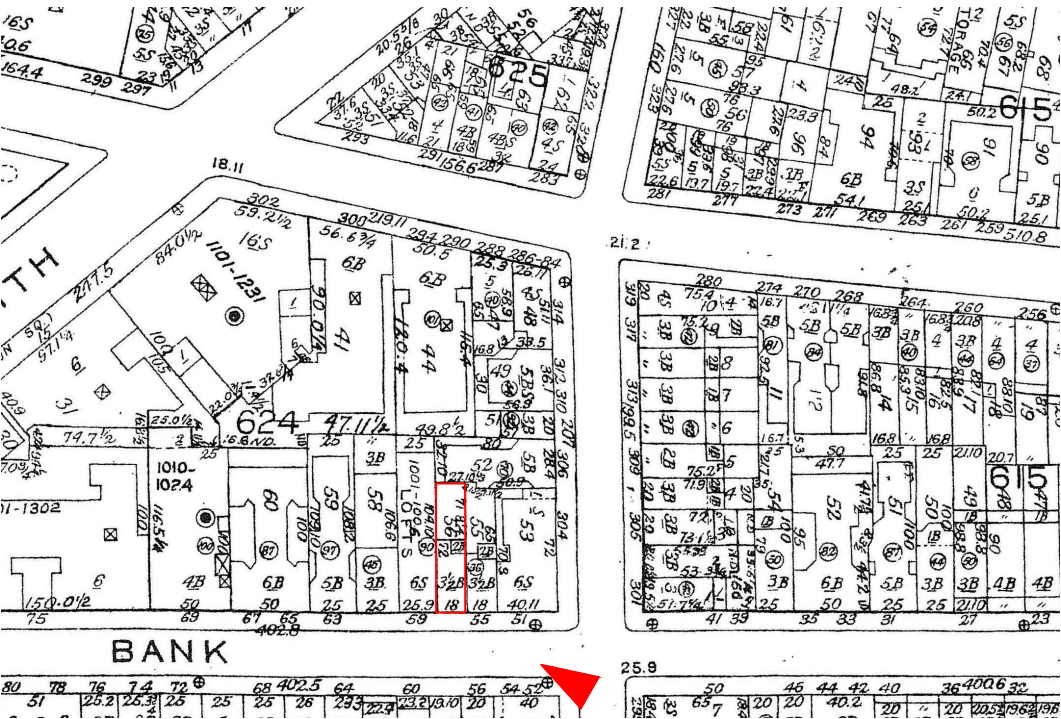
ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:  
*Visibility Studies*

PLAY DATE: October 4, 2019	SHEET NUMBER: <b>L-17</b>
SCALE: n/a	
DRAWN BY: AB	

**G. P. SCHAFER ARCHITECT, DPC**  
19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356





BLOCK PLAN

NYC, LPC - STAFF MEETING 10/4/2019

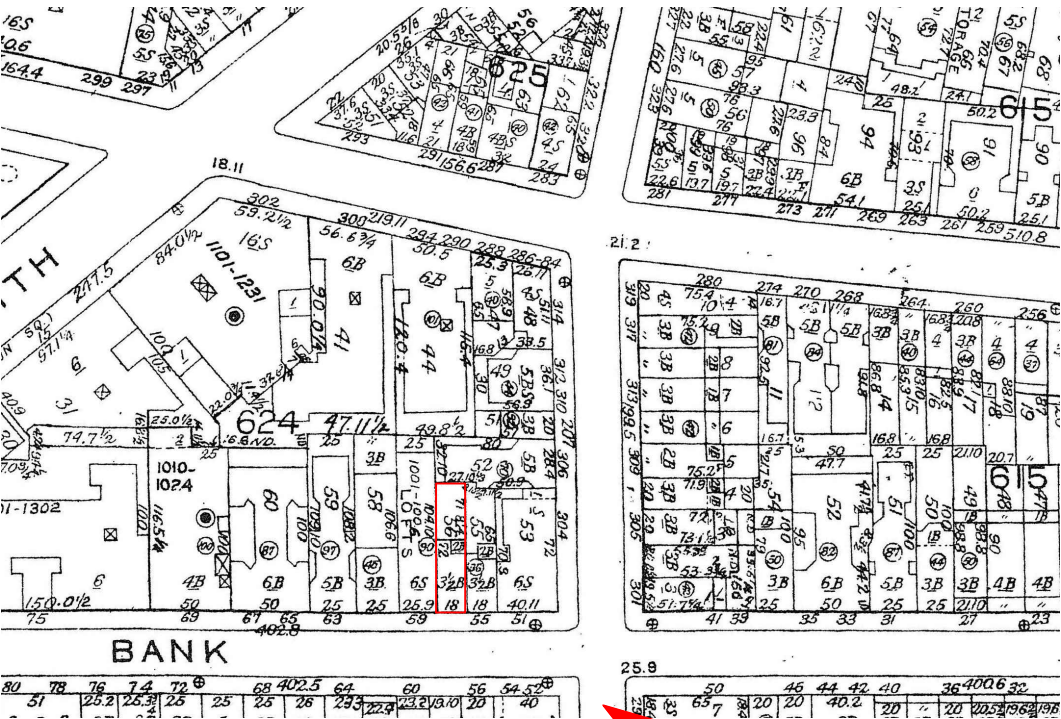
ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE:  
*Visibility Studies*

PLAY DATE: October 4, 2019	SHEET NUMBER: <b>L-18</b>
SCALE: n/a	
DRAWN BY: AB	

**G. P. SCHAFER ARCHITECT, DPC**  
19 UNION SQUARE WEST  
FOURTH FLOOR  
NEW YORK, NEW YORK 10003  
TELEPHONE: 212-965-1355  
TELEFAX: 212-965-1356





BLOCK PLAN

NYC, LPC - STAFF MEETING 10/4/2019

ALTERATIONS TO THE TOWNHOUSE  
of  
**RED LODGE, LLC**  
57 BANK STREET  
NEW YORK, NEW YORK 10014

SHEET TITLE :  
*Visibility Studies*

PLAY DATE : October 4, 2019	SHEET NUMBER : <b>L-19</b>
SCALE : n/a	
DRAWN BY : AB	

**G. P. SCHAFER ARCHITECT, DPC**  
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