

NYC LANDMARKS SUBMISSION

SEPTEMBER 26, 2012

129 CHARLES ST NEW YORK, NY 10014

TURETT COLLABORATIVE ARCHITECTS  
277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007  
T: 212.965.1244 F: 212.965.1244 WWW.TURETTARCH.COM

**Building Location:**  
 Zoning District: C1-6A (Residential Equivalent R7A)  
 Map: 12A  
 Block: 632  
 Lot: 29  
 Community Board: 2

**Use:**  
 Pursuant to ZR 23-10:  
 Use Group 2, single family residence, permitted 'as-of-right'

**Bulk:**  
 Pursuant to ZR 23-145:  
 Maximum FAR 4.00  
 Existing Lot Area (25.75' x 97.25') 2,504 sq ft (appx)  
 Maximum allowable floor area 8,614 sq ft (appx)  
 Existing Floor Area 5,422 sq ft (appx)  
 Total Proposed Floor Area 7,732 sq ft  
 Diff. betw. Exg and Proposed Floor Area 2,310 sq ft

**Yards:**  
 Pursuant to Zoning Resolution 23-46:  
 Required Side Yard 0'-0"  
 Proposed Side Yard 0'-0"

Pursuant to ZR 23-47:  
 Required Rear Yard 30'-0"  
 Proposed Rear Yard 10'-0" - EXISTING NON COMPLYING (15-10)

**Height:**  
 Pursuant to Zoning Resolution 23-633(b):  
 Minimum Base Height 40'-0"  
 Maximum Base Height 60'-0"  
 Maximum Building Height 75'-0"  
 Required Initial Setback 15'-0"  
 Proposed Base Height 41'-4"  
 Proposed Setback 12'-3"  
 Proposed Building Height 63'-5"

**Density:**  
 Pursuant to Zoning Resolution 23-22:  
 Factor for Dwelling Units 680  
 Units Permitted 8 units  
 Units Proposed 1 unit

THIS IMAGE HAS BEEN MANIPULATED TO REMOVE THE TREE WHICH IS IN FRONT OF THE EXISTING BUILDING. THIS HAS BEEN DONE TO SHOW THE NEW ADDITION AT THE ROOF.



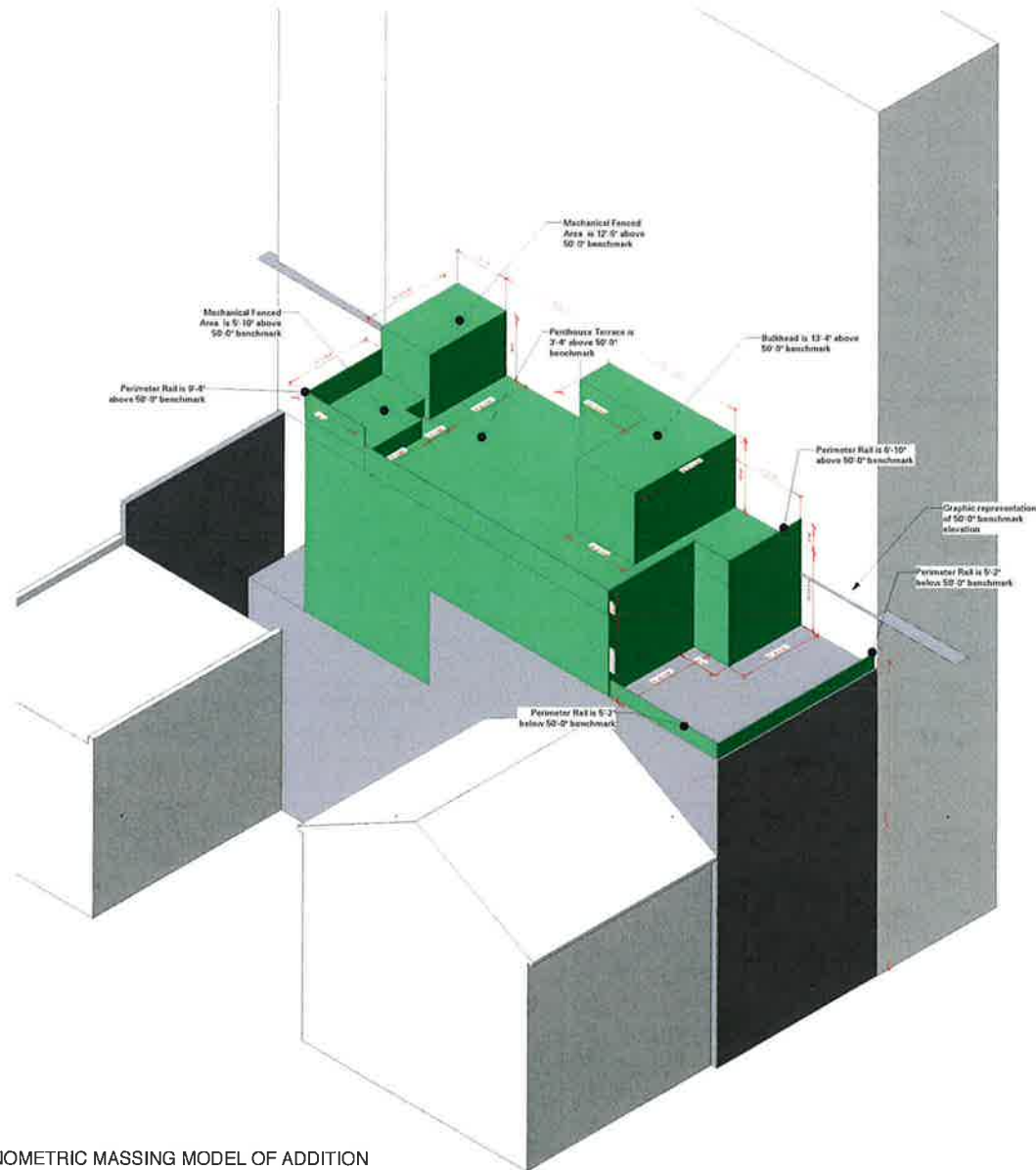
RENDERING TOWARD SITE LOOKING NORTHEAST ON CHARLES STREET



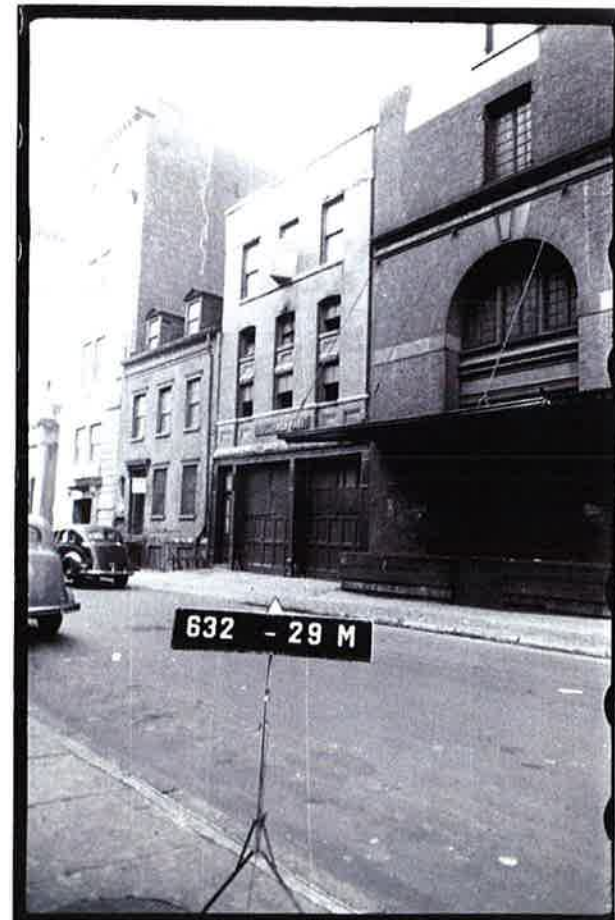
IMAGE OF MOCK-UP ADDITION - IT DOES NOT INCLUDE PROJECTION



RENDERING TOWARD SITE LOOKING NORTHWEST ON GREENWICH STREET



AXONOMETRIC MASSING MODEL OF ADDITION



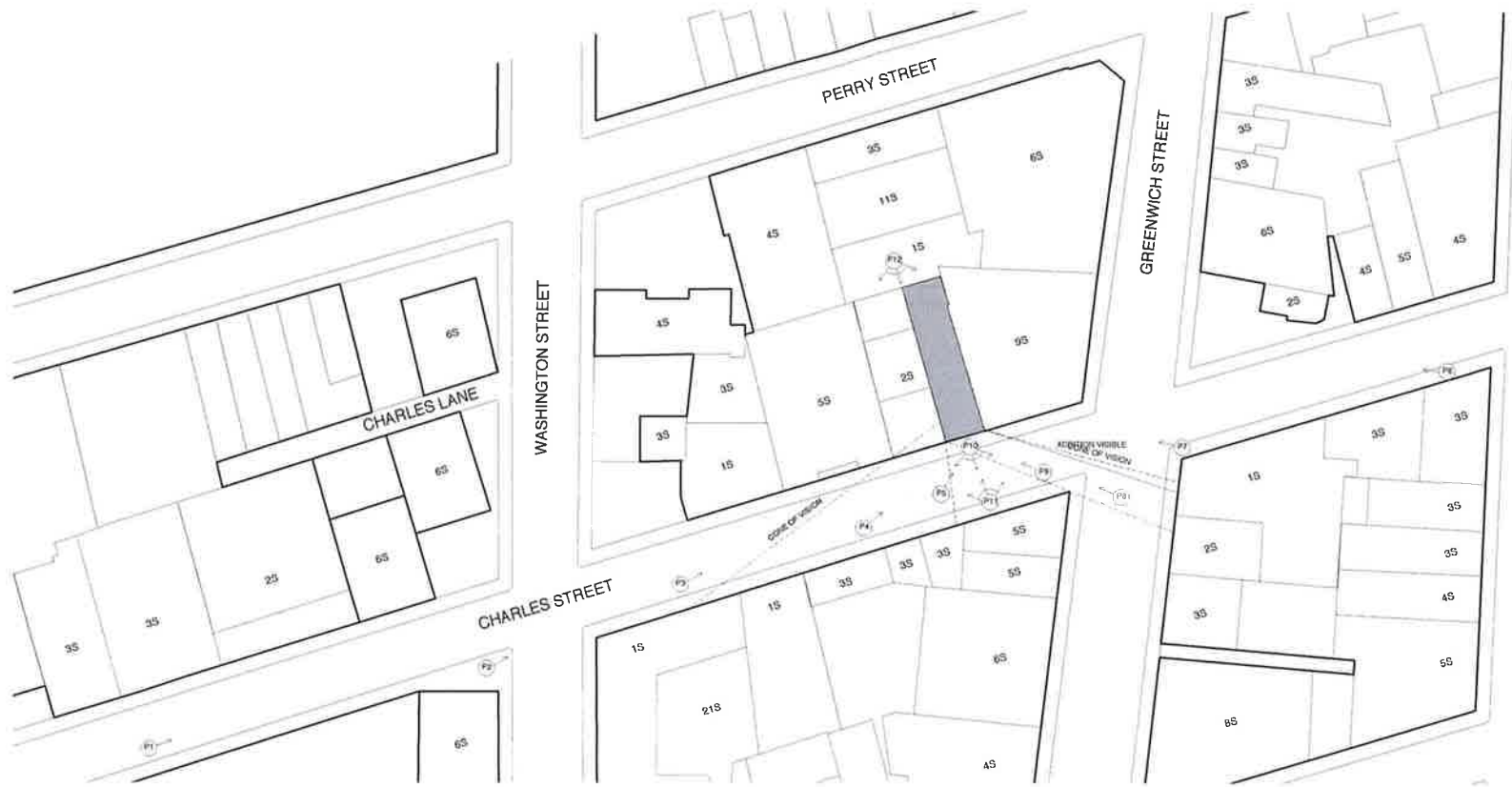
HISTORIC PHOTO - VIEW TOWARD SITE LOOKING NORTHWEST ON CHARLES STREET



PROPOSED FRONT FACADE

PROPOSED REAR FACADE

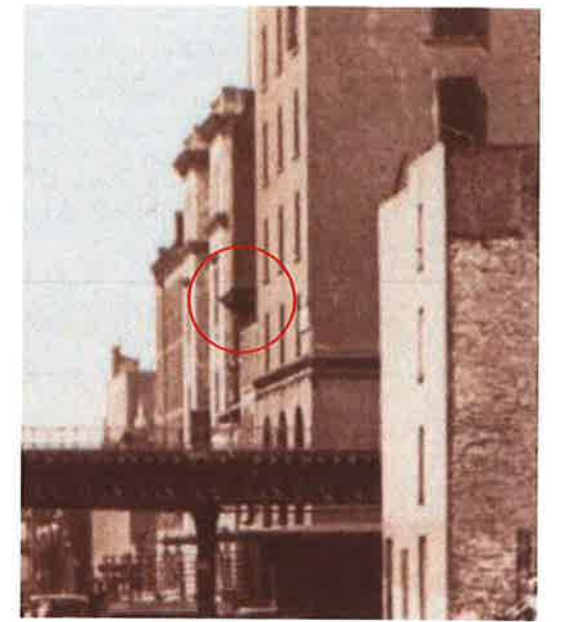




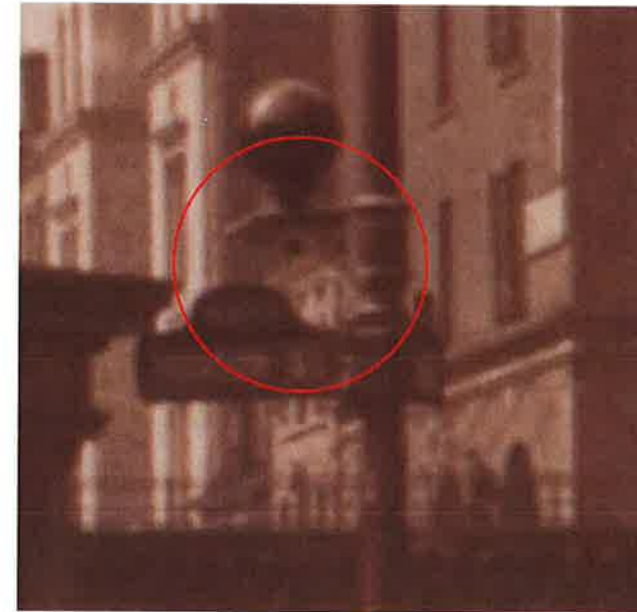
SITE PLAN



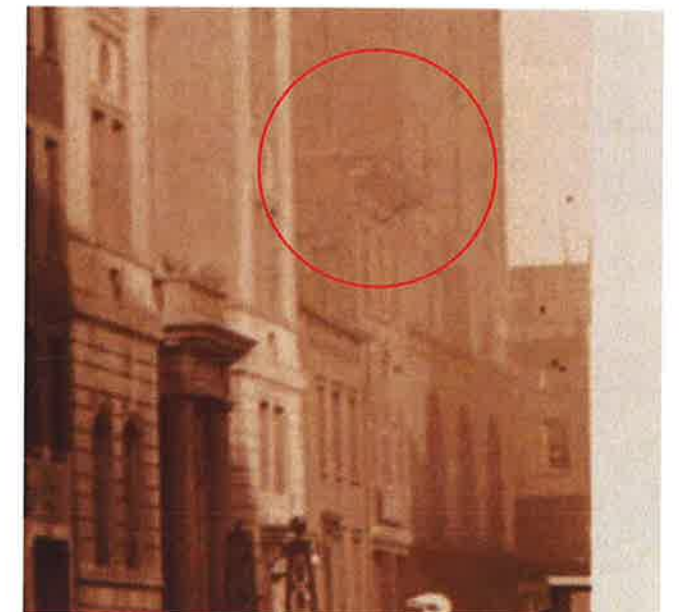
2 OVER 2 WINDOWS OF 129 CHARLES STREET, CA. 1928 (FROM NYPL DIGITAL GALLERY, ITEM 718626F)



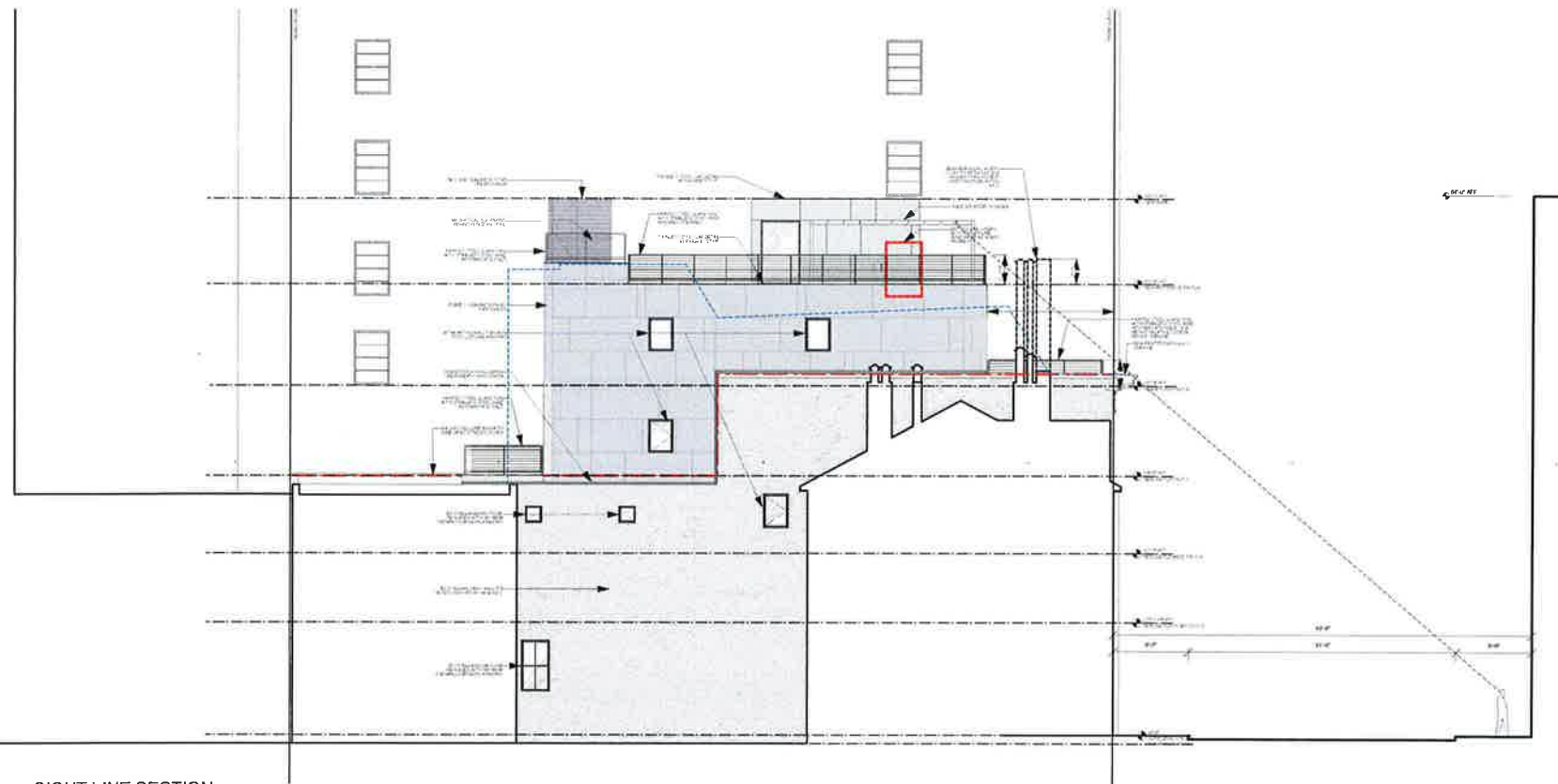
VIEW FROM GREENWICH STREET TOWARDS 129 CHARLES STREET, CA. 1933 (FROM NYPL DIGITAL GALLERY, ITEM 720575F)



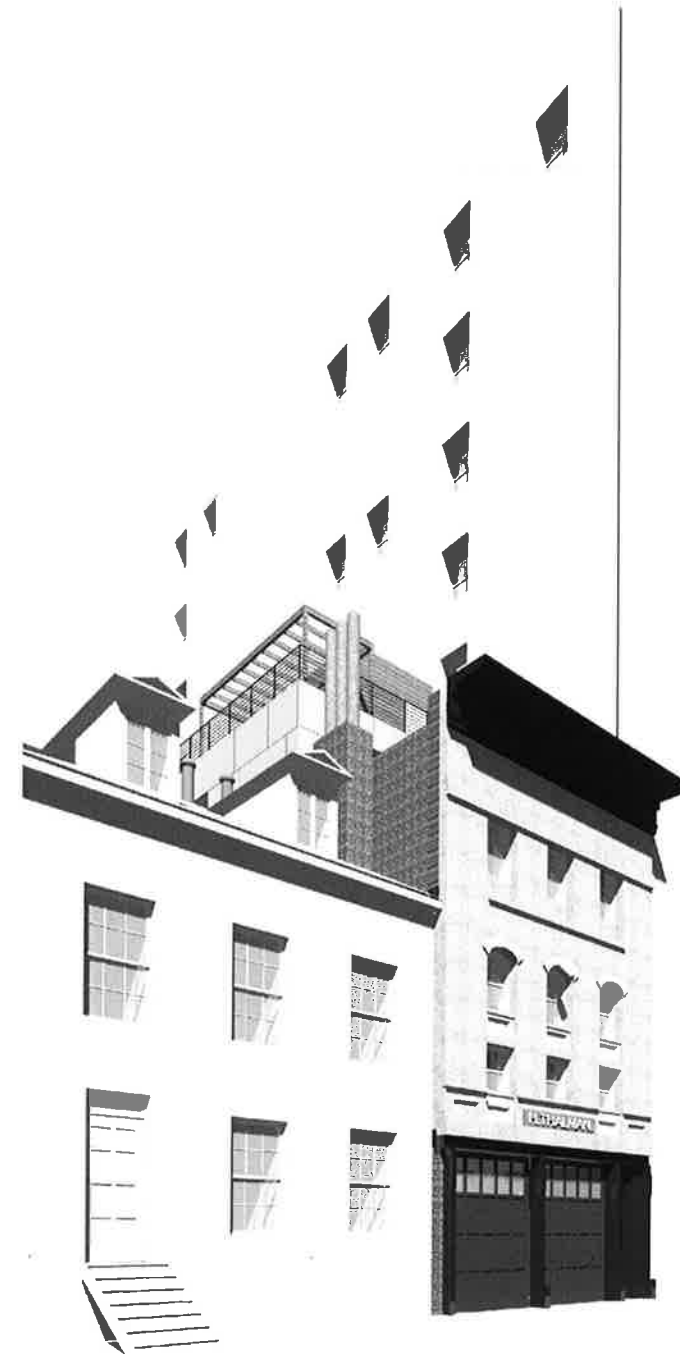
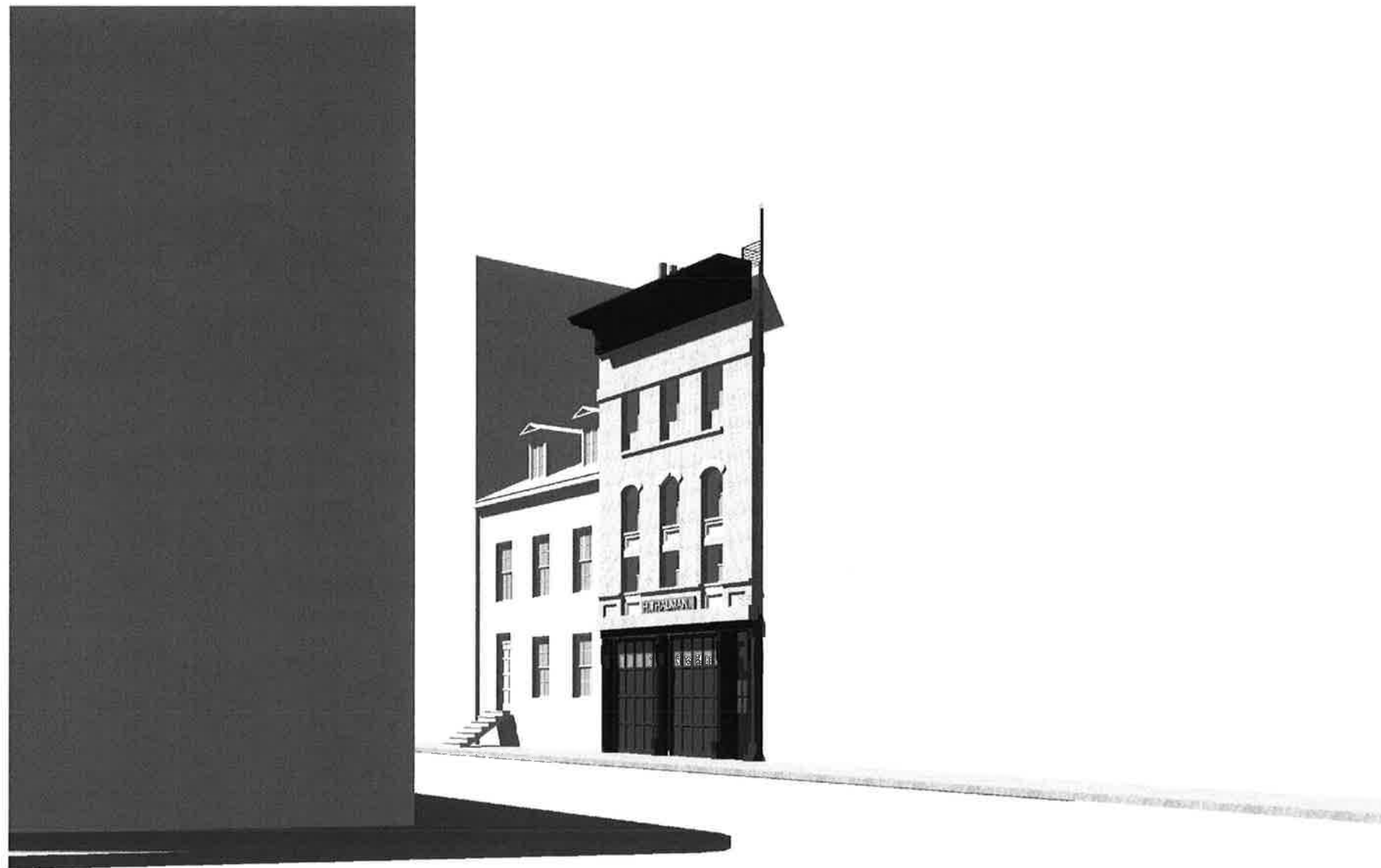
VIEW FROM CORNER GREENWICH/CHARLES STREET, NOT DATED (FROM NYPL DIGITAL GALLERY, ITEM 718627F)



VIEW FROM WEST OF 129 CHARLES STREET TOWARDS SITE, CA. 1930 (FROM NYPL DIGITAL GALLERY, ITEM 718631F)



SIGHT LINE SECTION



**OPTION 1**

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LANDMARKS APPROVAL SET  
**129 CHARLES**

3D MODEL VIEWS

09.26.12

**03A**

03 OF 14



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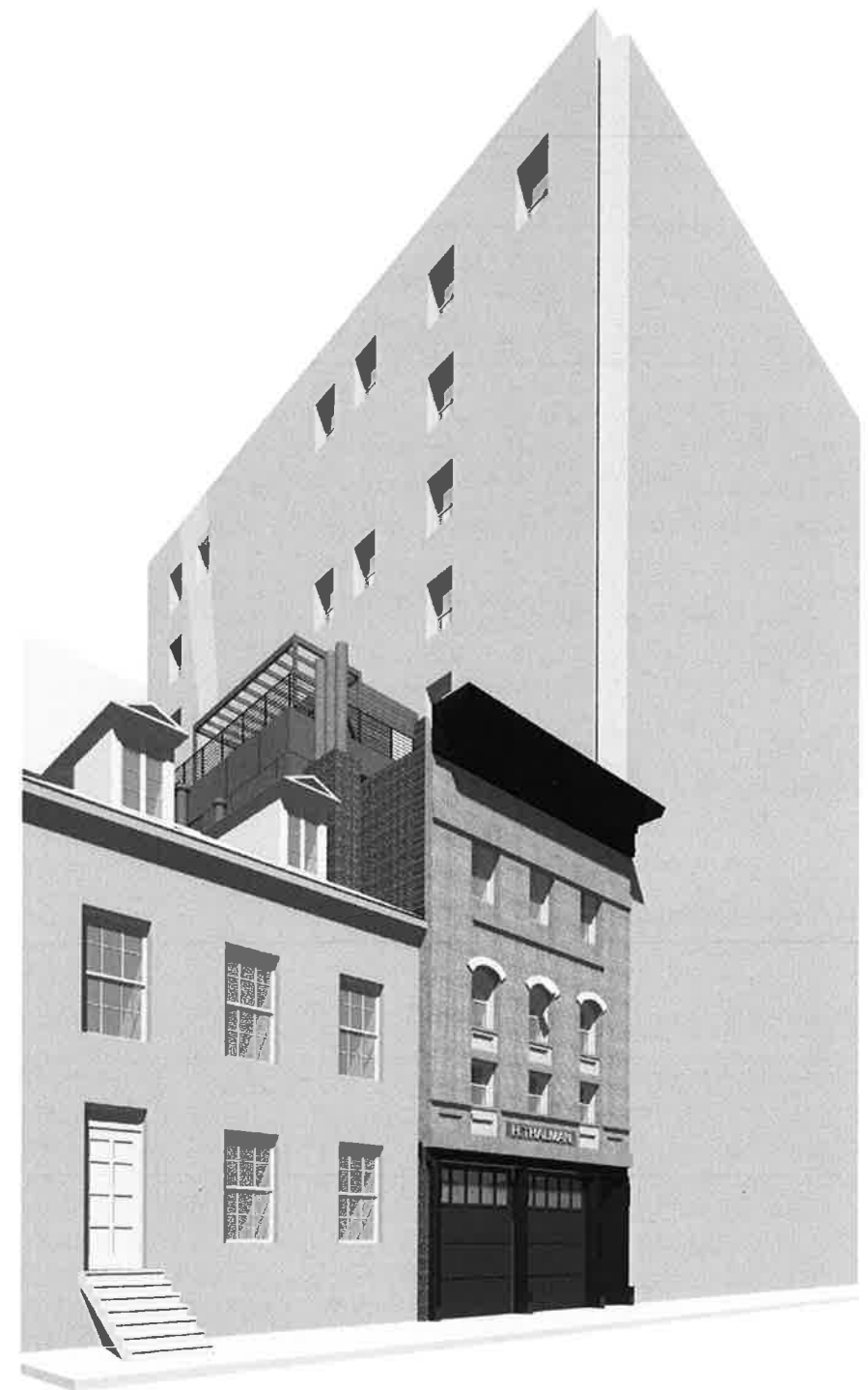
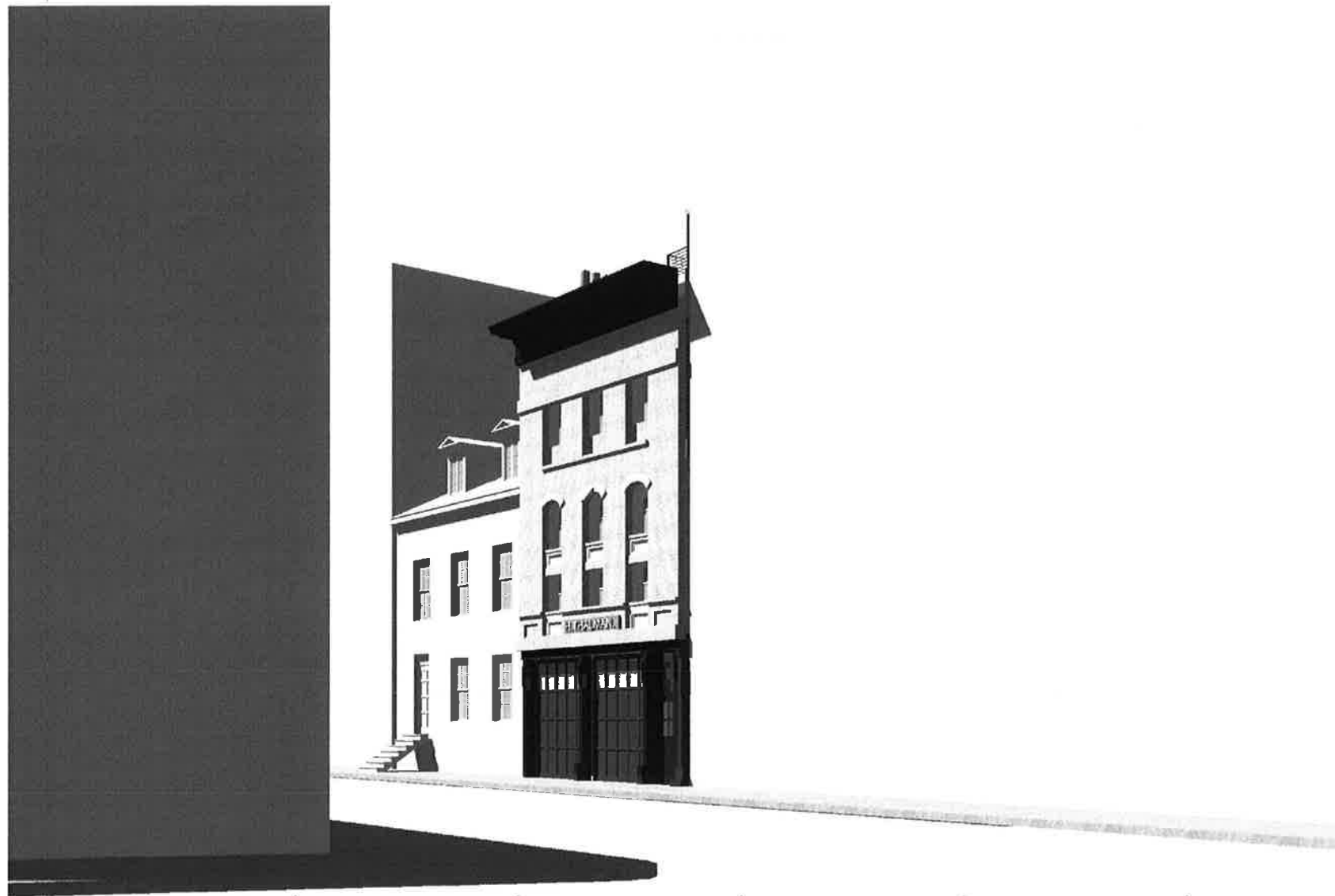
LANDMARKS APPROVAL SET  
129 CHARLES

3D MODEL VIEWS

09.26.12

03B

03 OF 14



**OPTION 2**

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**129 CHARLES**

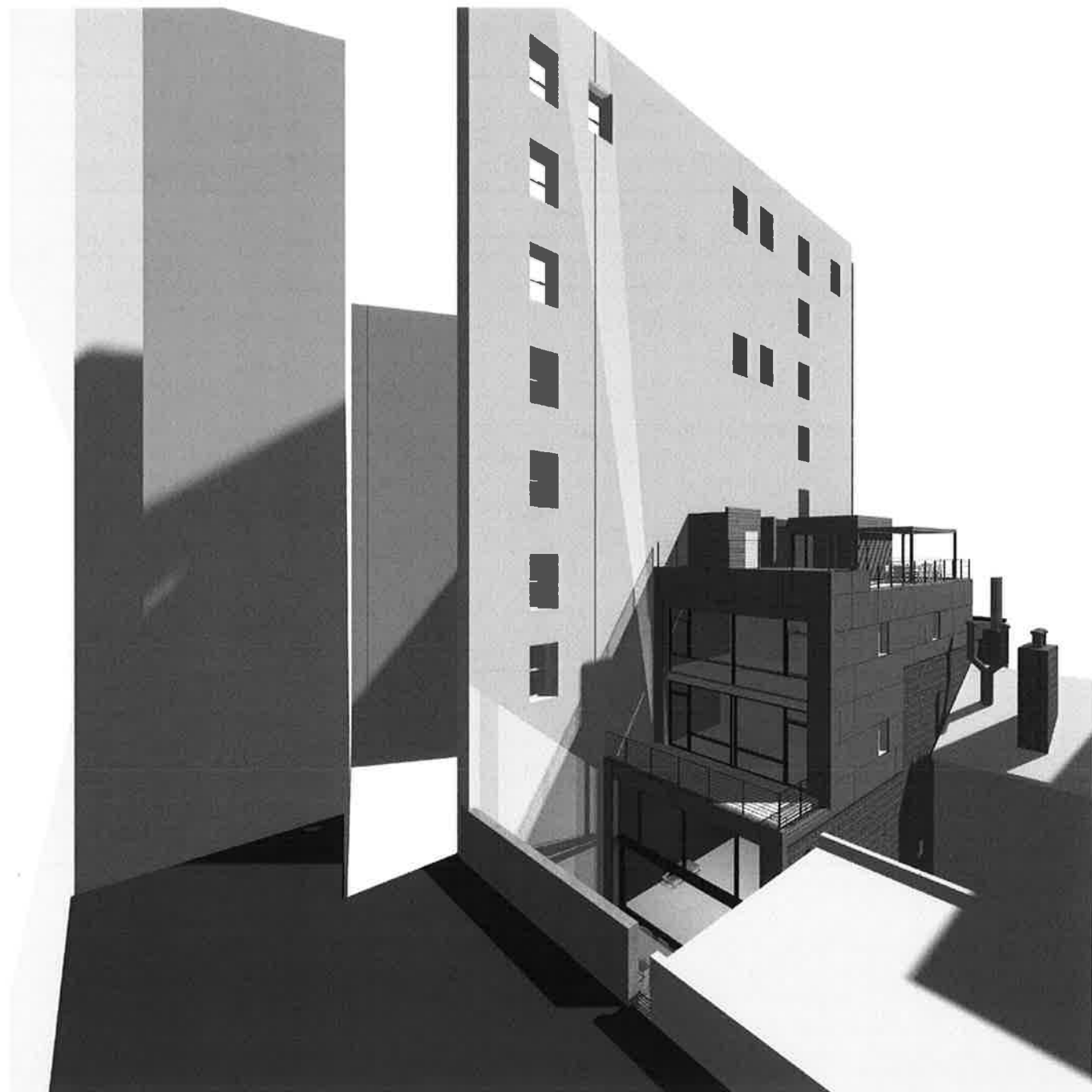
3D MODEL VIEWS

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**129 CHARLES**

3D MODEL VIEWS

09.26.12

**03B**

03 OF 14



P11 PANORAMIC VIEW TOWARDS SITE LOOKING ACROSS CHARLES STREET

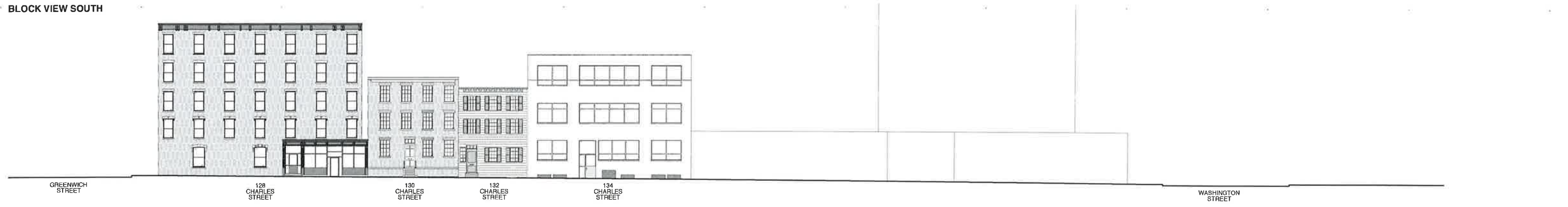


P10 PANORAMIC VIEW FROM SITE LOOKING ACROSS CHARLES STREET

BLOCK VIEW NORTH



BLOCK VIEW SOUTH





EXISTING SITE VIEWS



P1 VIEW FROM CHARLES STREET BETWEEN WASHINGTON STREET AND WEST SIDE HIGHWAY LOOKING EAST



P1 VIEW FROM CHARLES STREET BETWEEN WASHINGTON STREET AND WEST SIDE HIGHWAY LOOKING EAST



P2 VIEW FROM THE CORNER OF CHARLES STREET AND WASHINGTON STREET LOOKING EAST



P3 VIEW TO SITE LOOKING EAST ON CHARLES STREET



P6 VIEW FROM CHARLES STREET BETWEEN GREENWICH STREET AND WASHINGTON STREET LOOKING WEST



P7 VIEW FROM THE CORNER OF CHARLES STREET AND GREENWICH STREET LOOKING NORTHWEST



P8 VIEW FROM THE CORNER OF CHARLES STREET AND GREENWICH STREET LOOKING WEST



P9 VIEW TO SITE LOOKING NORTHWEST ON CHARLES STREET



P8 VIEW FROM THE CORNER OF CHARLES STREET AND GREENWICH STREET LOOKING NORTHWEST



P4 VIEW TO SITE LOOKING NORTHEAST ON CHARLES STREET



P4 VIEW TO SITE LOOKING NORTHEAST ON CHARLES STREET



P5 VIEW TO SITE LOOKING NORTHEAST ON CHARLES STREET

EXISTING SITE VIEWS WITH MOCK UP



P3 VIEW TO SITE LOOKING EAST ON CHARLES STREET



P3 VIEW TO SITE LOOKING EAST ON CHARLES STREET



P5 VIEW TO SITE LOOKING NORTHEAST ON CHARLES STREET



P11 VIEW TO SITE FROM ACROSS THE STREET OF 129 CHARLES STREET



P8 VIEW FROM THE CORNER OF CHARLES STREET AND GREENWICH STREET LOOKING NORTHWEST



P11 VIEW TO SITE FROM ACROSS THE STREET OF 129 CHARLES STREET



PREVIOUSLY APPROVED ADDITION MOCKUP



PROPOSED ADDITION MOCK UP

P8 VIEW FROM THE CORNER OF CHARLES STREET AND GREENWICH STREET LOOKING NORTHWEST



PREVIOUSLY APPROVED ADDITION MOCKUP



PROPOSED ADDITION MOCK UP

P3 VIEW TO SITE LOOKING EAST ON CHARLES STREET



PREVIOUSLY APPROVED ADDITION MOCKUP



PROPOSED ADDITION MOCK UP

P5 VIEW TO SITE LOOKING NORTHEAST ON CHARLES STREET



PREVIOUSLY APPROVED ADDITION MOCKUP



PROPOSED ADDITION MOCK UP

P3 VIEW TO SITE LOOKING EAST ON CHARLES STREET



PREVIOUSLY APPROVED ADDITION MOCKUP



PROPOSED ADDITION MOCK UP





**23** 790 GREENWICH STREET  
ROOFTOP ADDITION WHICH CONTINUES THE USE OF BRICK FROM THE ORIGINAL PARTY WALL BELOW.



**1** 603 HUDSON STREET  
SLOPED SOLARIUM ADDITION TO ROOFTOP.



**2** 297 W 4TH STREET  
CONTEMPORARY FACADE AND DETAILING AT TOWNHOUSE IN HISTORIC DISTRICT.



**3** 48 BANK STREET  
CONTEMPORARY FACADE AND DETAILING AT TOWNHOUSE IN HISTORIC DISTRICT.



**4** 9 BANK STREET  
VISIBLE NEW DORMER AT TOWNHOUSE.



**5** 221 W 13TH STREET  
SLOPED WINDOW OF NEW ADDITION VISIBLE FROM STREET.



**6** 97 GREENWICH AVENUE  
NEW CONSTRUCTION, WITH CLEAR DIFFERENTIATION BETWEEN METAL CLADDING AND BRICK MASONRY DEFINED BY A STYLIZED CORNICE.



**21** 140-144 PERRY STREET  
BUILDING WAS ORIGINALLY USED AS A HORSE STABLE.



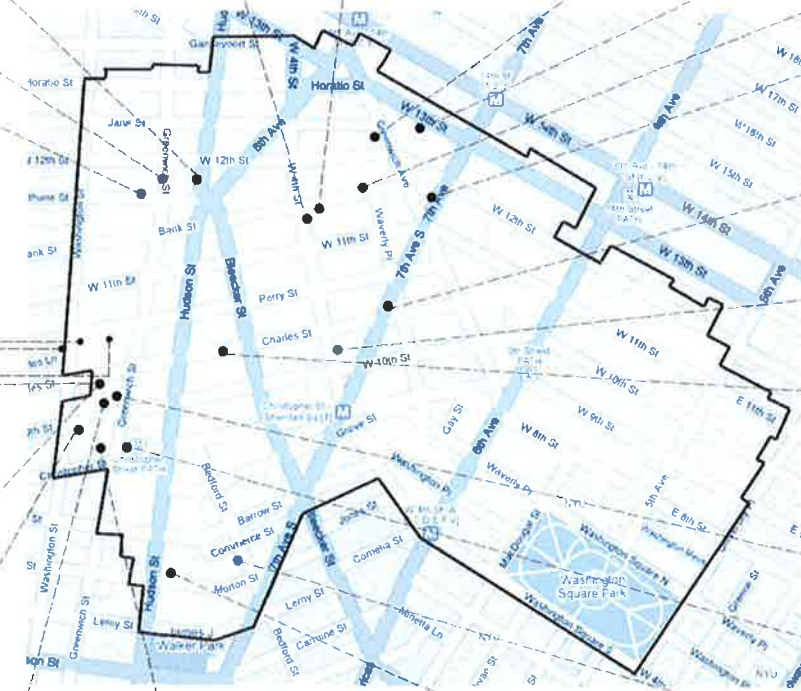
**22** 19 BETHUNE STREET  
SLOPED WINDOW OF NEW ADDITION VISIBLE FROM STREET. DETAIL OF WINDOW CREATES "STYLIZED" CORNICE.



**20** 695-697 WASHINGTON STREET  
SEAMLESS ADDITION OF 2 STORIES ABOVE EXISTING FACADE COMPLETED IN 1980.



**19** 132 PERRY STREET  
MODERN SLOPED WINDOW INSTALLED ABOVE TERMINATION OF MASONRY FACADE.



**8** 87 7TH AVENUE SOUTH  
NEW CONSTRUCTION WITH VISIBLE CONTEMPORARY SETBACK AT ROOF.



**7** 13 7TH AVENUE  
VISIBLE ADDITION AT ROOFTOP OF ALUMINUM AND GLASS ABOVE EXISTING MASONRY.



**9** 241 W 4TH STREET  
VISIBLE ADDITION IN CORRUGATED METAL SIDING ABOVE EX'G CORNICE.



**10** 95 CHARLES STREET  
VISIBLE ROOFTOP ADDITION.



**11** 704-706 GREENWICH STREET  
BUILDING WAS ORIGINALLY USED AS A HORSE STABLE.



**18** 134-136 CHARLES STREET  
THIRD STORY ADDITION ADDED IN 1989 ABOVE EX'G HORIZONTAL STONE PARAPET. NEW WINDOWS AND BRICK FLUSH TO EXISTING FACADE FACE.



**17** 278 W 10TH STREET  
MODERN INTERPRETATION OF EX'G POLYCHROMY VISIBLE AT ADJACENT BUILDING.



**16** 271 W 10TH STREET  
BUILDING WAS ORIGINALLY USED AS A HORSE STABLE.



**15** 143 CHRISTOPHER STREET  
BUILDING WAS ORIGINALLY USED AS A HORSE STABLE.



**14** 681 GREENWICH STREET  
VISIBLE CORRUGATED METAL CLAD BULKHEAD.



**13** 75 BEDFORD STREET  
VISIBLE DORMER ADDITION VIEWABLE FROM STREET.



**12** 61 MORTON STREET  
VISIBLE DORMER ADDITIONS ABOVE EX'G CORNICE.





G1 P 12 - PANORAMIC VIEW TOWARDS BACK OF CHARLES STREET



G17 VIEW TOWARDS BACK OF 129 CHARLES STREET





**0.0 Conditions Statement**

0.1 See photos (L-09 Street Elevations) of existing masonry condition, note that bricks are in generally poor condition: all brick is painted and has been painted various colors since initial construction. Bricks do not appear to be of "face brick" quality, indicating an original intention that the brick be painted. Painted brownstone lintels and wood appear to be in good condition.  
 0.2 type and extent of deterioration: Paint is chipped and weathered in many places, brownstone lintel finish in good condition, but exhibits cracking in isolated places (less than 5%); brownstone and wooden lintels may require minor repairs prior to repainting.

**1.0 Masonry Cleaning**

1.1 Scope includes chemical cleaning of brick and brownstone surfaces at the south face of 23 Downing Street, only as needed for paint removal; only the gentlest cleaning method required shall be employed.  
 1.2 Cleaning shall be done using cleaning solution by "Peel Away" paint remover by manufacturer "Next Step Inc.", no abrasive grit or abrasives mixed with water shall be used, sand-blasting shall not be employed.  
 1.3 Water pressure for cleaning shall be less than 500 psi.  
 1.4 Cleaning shall occur when the temperature will remain above 45°F for a 72 hour period from the commencement of work.

**2.0 Repointing**

2.1 Scope includes repointing brick joints as required on south facing facade of 23 Downing Street.  
 2.2 Joints to be cut by hand and repointed to match the historic joints in terms of color, texture and tooling; joints shall be fully cleaned.  
 2.3 Mortar shall be specially formulated for this application by qualified masonry experts, as follows:  
 2.3.1 A lime-rich mortar shall be used to match existing mortar.  
 2.3.2 mortar mix shall be slightly less hard and dense than the surrounding brick.  
 2.3.3 sand shall be of a color, texture and particle size to match the original mortar in appearance.  
 2.3.4 the mortar mix recipe shall be as follows, parts by volume: (1) part white Portland cement (ASTM C-150, type I) (2-1/2) parts lime (5-6) parts sand, combined dry and then mixed with potable water, dry pigments (natural or synthetic stable oxide pigments) shall be used.  
 2.4 Repointing shall occur when the temperature will remain above 45°F for a 72 hour period from the commencement of work.  
 2.5 care shall be taken not to expand the size of the mortar joints; joints shall be wetted before repointing and mortar shall be pressed lightly into new joints.  
 2.6 mortar joints shall be tooled to match the existing joint profile.

**3.0 Brownstone Repair**

3.1 Surfaces shall be prepared by cutting back all deteriorated surfaces to a sound base with a toothed chisel to remove all loose stone and provide a rough surface.  
 3.2 To create a mechanical key for the patch, edges of the patch shall be undercut to form a slight dovetail and 1/2" diam. holes shall be drilled 1/2" deep at varying angles, spaced 2-3 inches apart in staggered rows.  
 3.3 Surfaces prepared as outlined above shall be washed with water and a soft brush, a thin slurry coat shall be applied with a brush and rubbed vigorously into the surface. The slurry coat shall be prepared as follows (quantities by volume):  
 3.3.1 (1) part white Portland cement, (2) parts type "S" lime, (6) parts sand, mix with water.  
 3.4 A first scratch coat shall be pressed into the slurry coat while the slurry coat is still moist. Each scratch coat shall be scored before initial drying to provide a key for subsequent coats. No coat shall exceed 3/8" thickness. About 2-4 hrs shall be allowed between application of scratch coats. Scratch coats shall be prepared as follows (quantities by volume):  
 3.4.1 (1) part white Portland cement, (1) part type "S" lime, (6) parts sand, mix with water.  
 3.5 A finish coat shall be applied once the patch has been built up to the required thickness. Only this final coat shall be formulated to match the color and texture of the stone being repaired. The finish coat shall be prepared as follows (quantities by volume):  
 3.5.1 (1) part white Portland cement, (1) part type "S" lime, (2-3) parts sand, (3-4) parts crushed stone, dry pigments, mix with water.  
 3.6 all ingredients in above mixes shall be combined dry and then mixed with potable water, dry pigments (natural or synthetic stable oxide pigments) shall be used when crushed stone is not sufficient to provide color match, though crushed stone (taken from the area being repaired if possible) shall be used as much as possible.  
 3.7 surfaces shall be tooled (sponged, dry trowelled, or acid-etched with dilute hydrofluoric acid) to match the existing surface texture, the surface finishing shall be done while the patch is partially cured to a leather hardness.

**4.0 Preparation and Painting of Wood Surfaces**

4.1 Scope includes lintels and cornice at 23 Downing Street. Care should be taken not to gouge or chip the surface.  
 4.2 All loose or scaling paint must be removed by scraping. Extreme care must be taken with either of these methods. When applying heat, the paint should be warmed only to the point that it softens and can be scraped away, higher temperatures may release poisonous fumes or cause fire.  
 4.3 Heavy build-ups of paint that are not loose can be removed by applying heat or chemicals. Extreme care must be taken with either of these methods. When applying heat, the paint should be warmed only to the point that it softens and can be scraped away, higher temperatures may release poisonous fumes or cause fire.  
 4.4 Nicks, gouges, or cracks in the wood surface should be filled with wood putty compound. The entire area should be sanded to smooth out the putty, if used, and to feather out the edges of paint that is strongly bonded and was not scrapped off.  
 4.5 Care should be taken, especially if an electric sander is used, not to sand into the wood to the point that sharp edges become rounded or delicate details lost.  
 4.6 Areas of bare wood or putty compound must be primed. Use Benjamin Moore Impervo Iron Clad Alkyd Low Luster Metal and Wood Enamel C163.  
 4.7 The area shall be painted with two coats of high quality paint. Use Benjamin Moore Impervo Alkyd High Gloss Metal and Wood Enamel Oil C133 in black to match existing painted metal and wood finishes.  
 4.8 The wood surface must be completely dry. Dampness will prevent proper bonding and cause the paint to blister and peel.

**5.0 Preparation and Painting of Metal Surfaces**

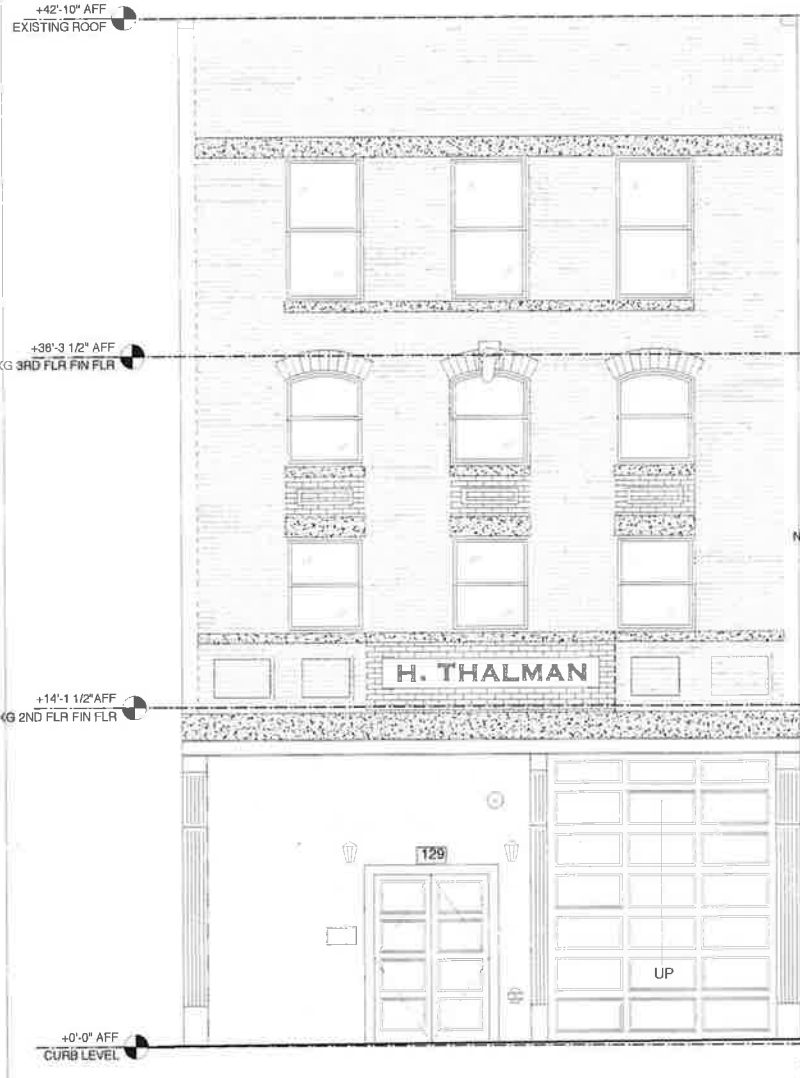
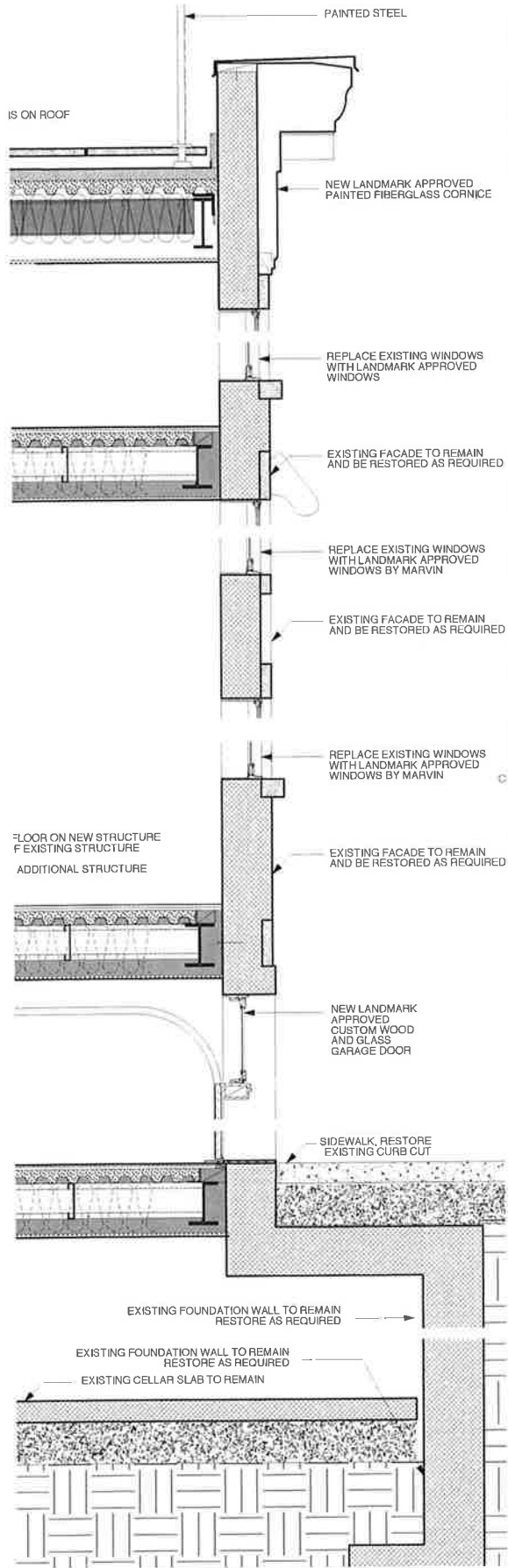
5.1 Scope includes wrought iron stoop rail, entry stairs, front yard fence and gate at 23 Downing Street.  
 5.2 Prior to painting, loose rust must be removed thoroughly by chipping and wire-brushing.  
 5.3 Fluted fastening devices such as screws and bolts should be replaced, and small holes and minor areas of deterioration of metal should be patched.  
 5.4 Exposed areas of metal should be primed with rust-inhibiting metal primer, Benjamin Moore Iron Clad Alkyd Low Luster Metal and Wood Enamel C163.

**6.0 Connection of Ironwork to Stoops and Walls**

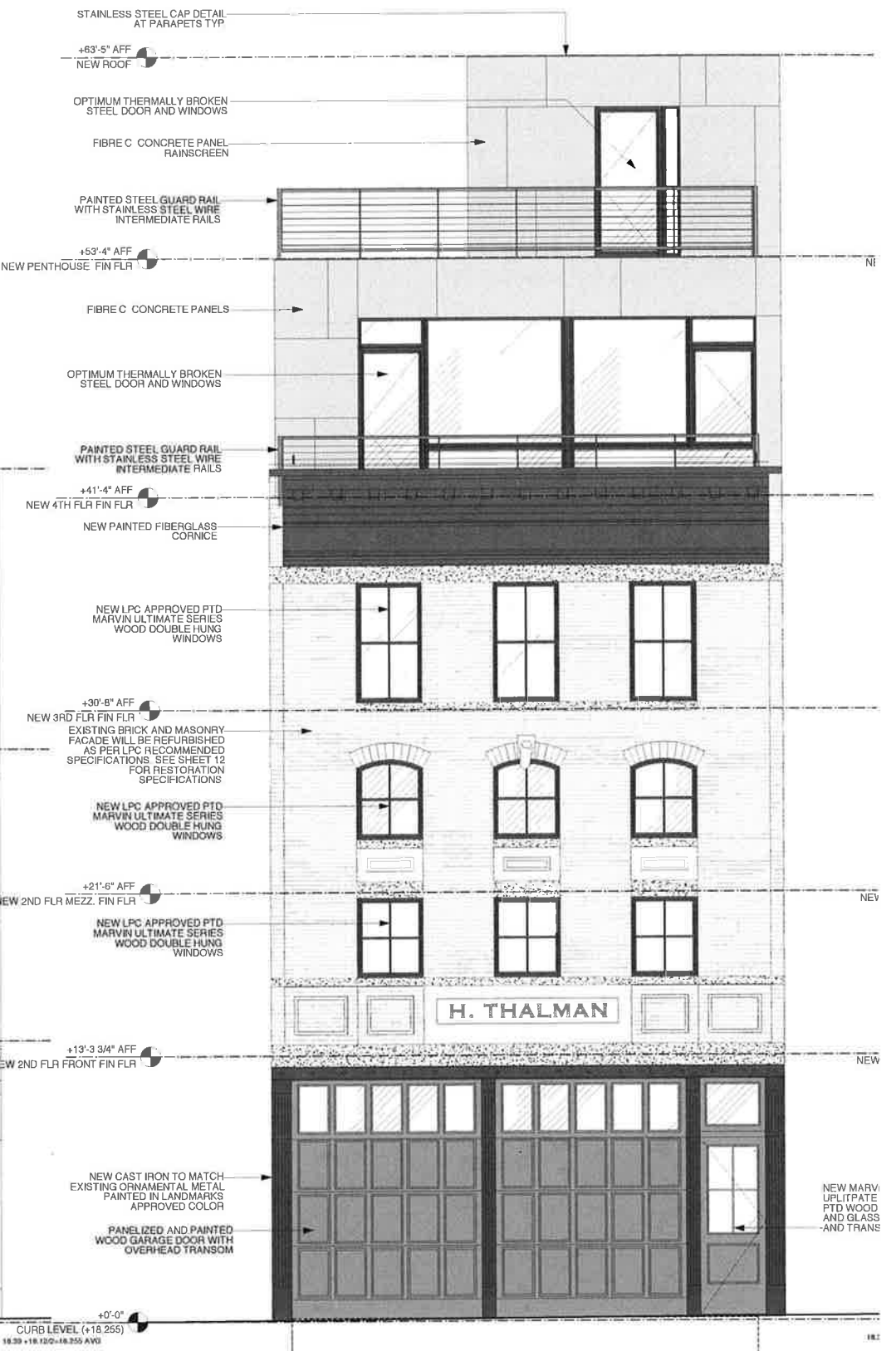
6.1 Connections (iron pins) between iron fence, stoop, and walls should be checked for rust.  
 6.2 Replace iron pins with rust-proof stainless steel bolts as required.

**7.0 Miscellaneous Notes**

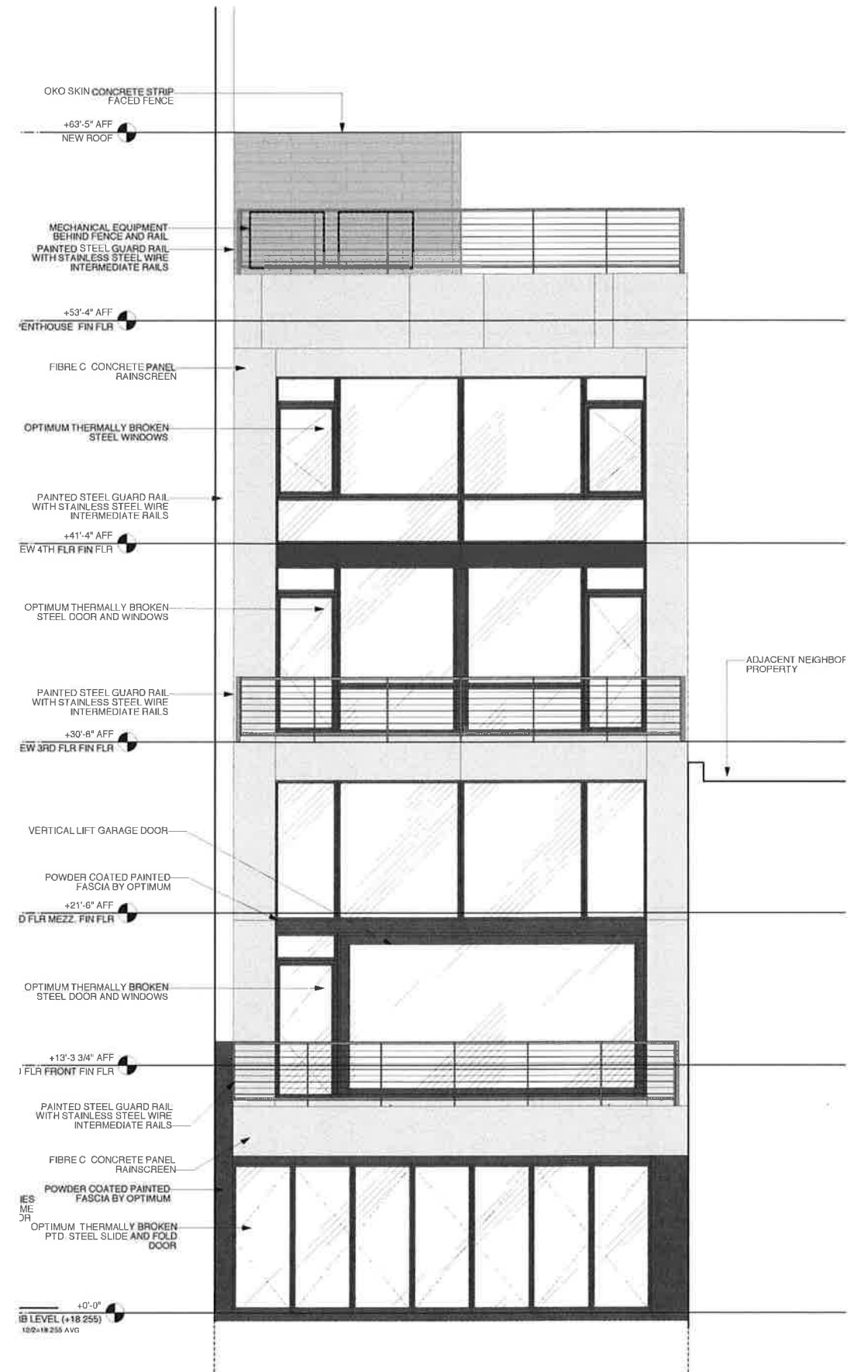
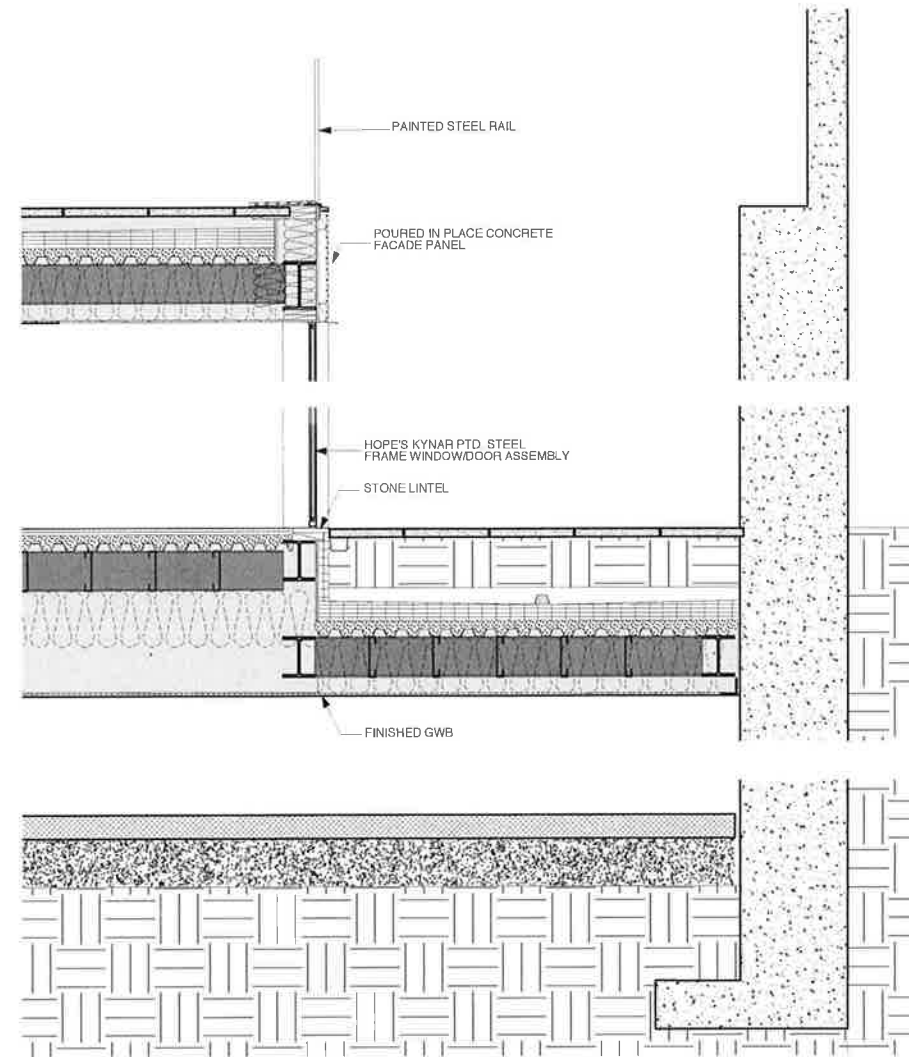
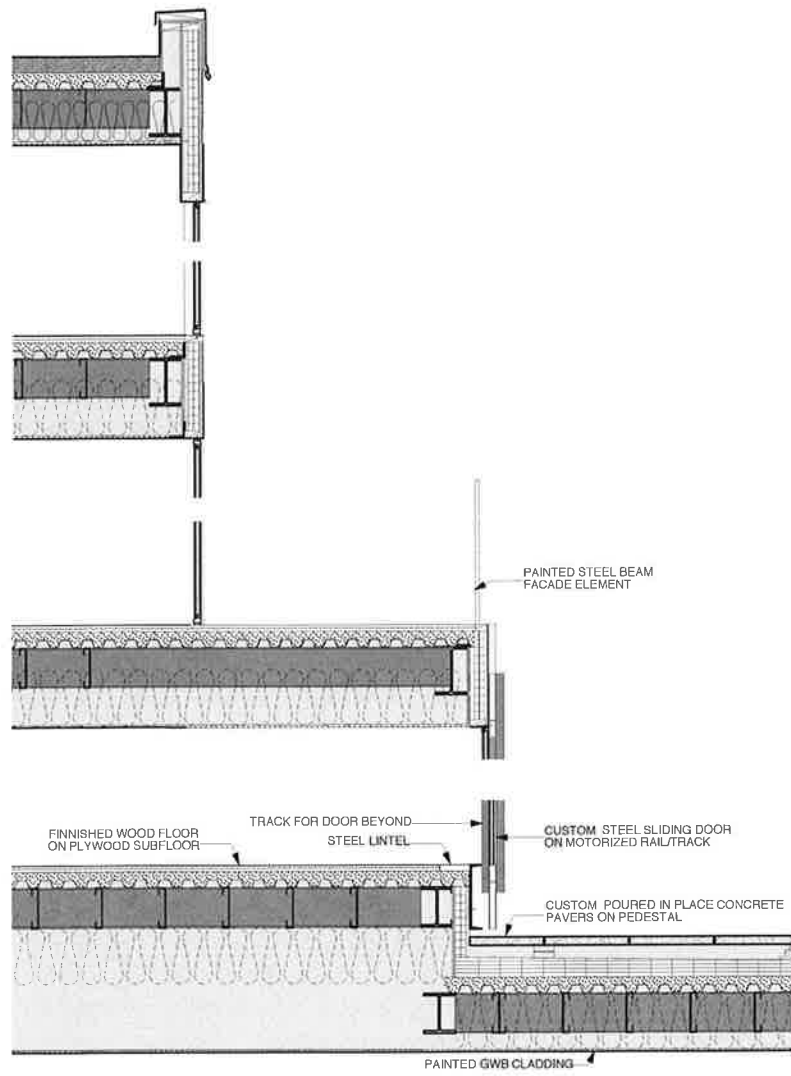
7.1 Methods conforming with "NYC LPC Rowhouse Manual" and as described on this sheet, shall be employed; relevant portions of the Manual shall be distributed to the responsible contractors as needed.  
 7.2 Any test patches (of cleaning methods, mortar, brick, or brownstone patch color or texture) that may be requested by the NYC LPC shall be provided.



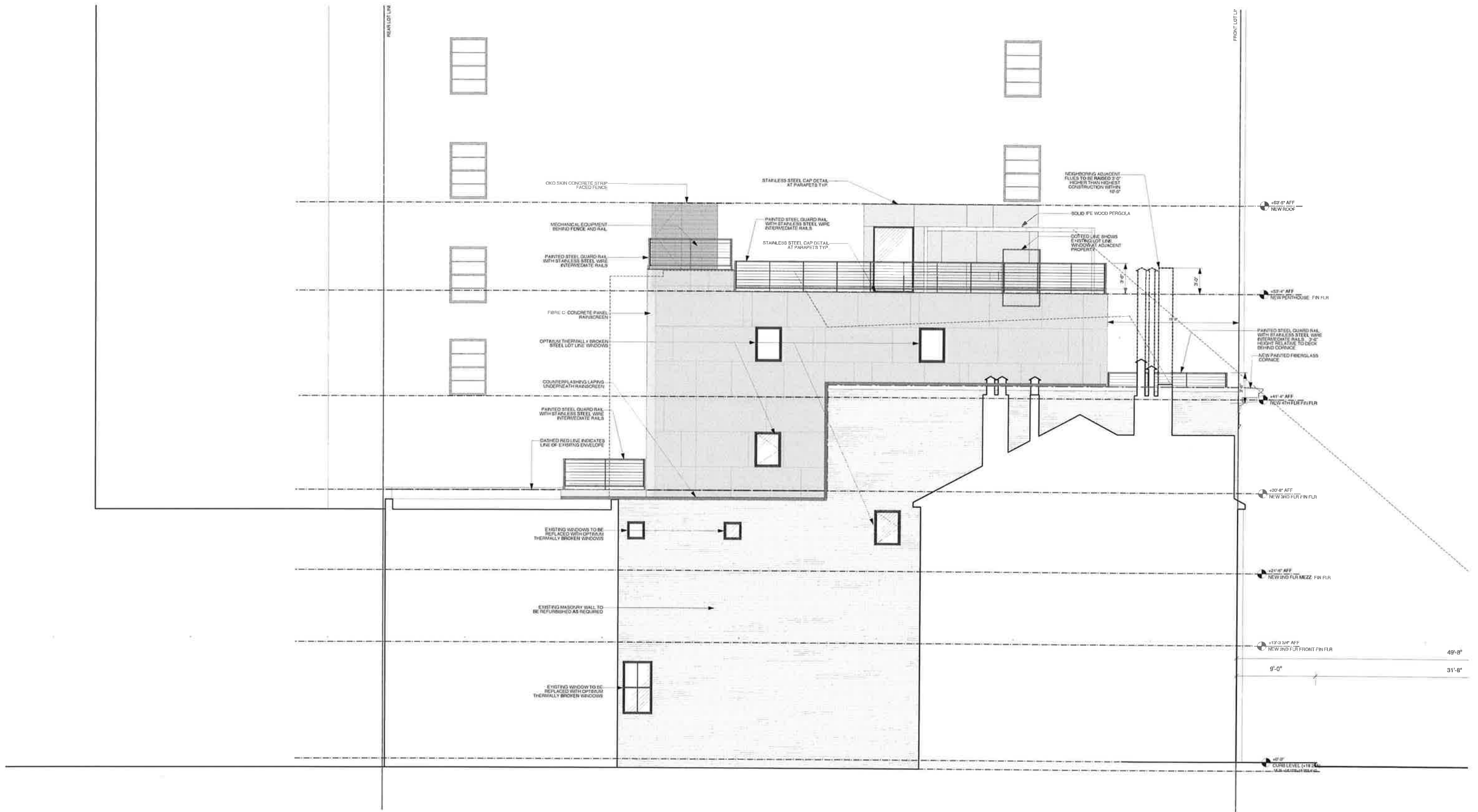
EXISTING FRONT ELEVATION

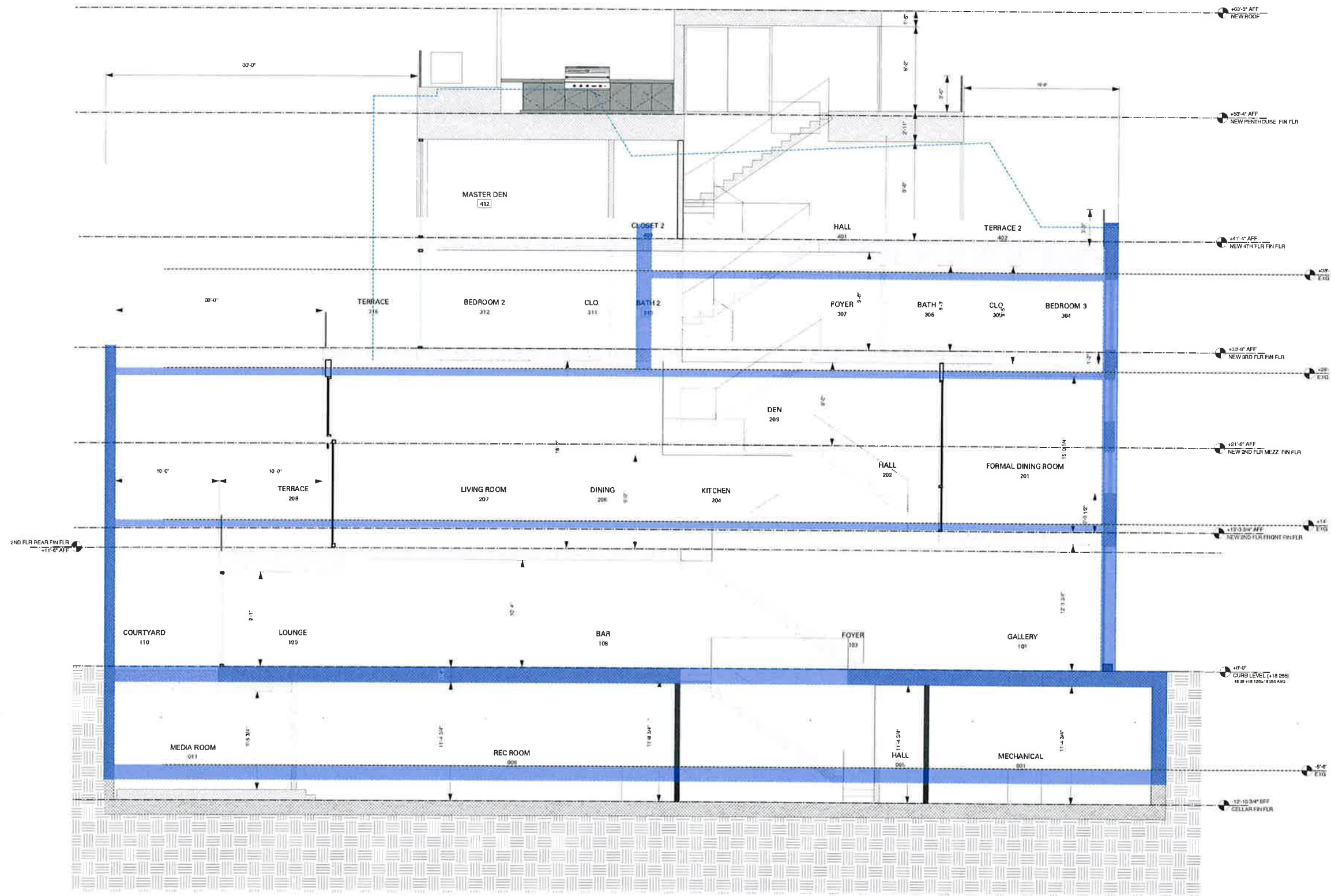


PROPOSED FRONT ELEVATION

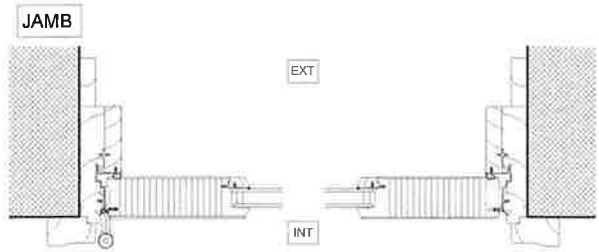




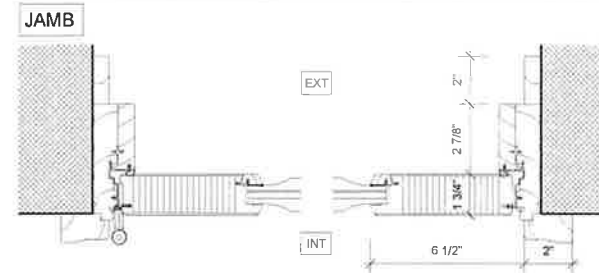




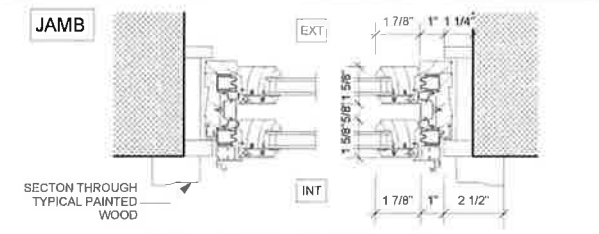




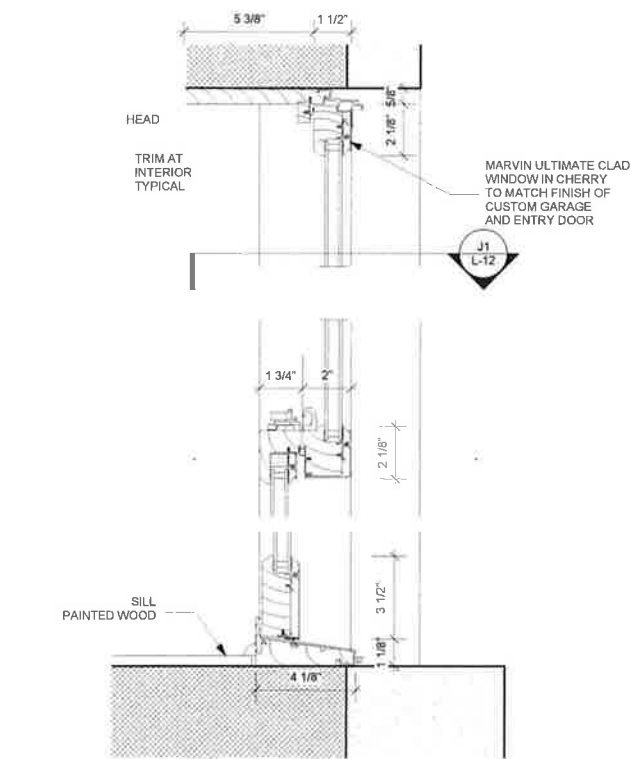
**N1** SECTION ENTRY DOOR THROUGH GLASS  
3" = 1'-0"



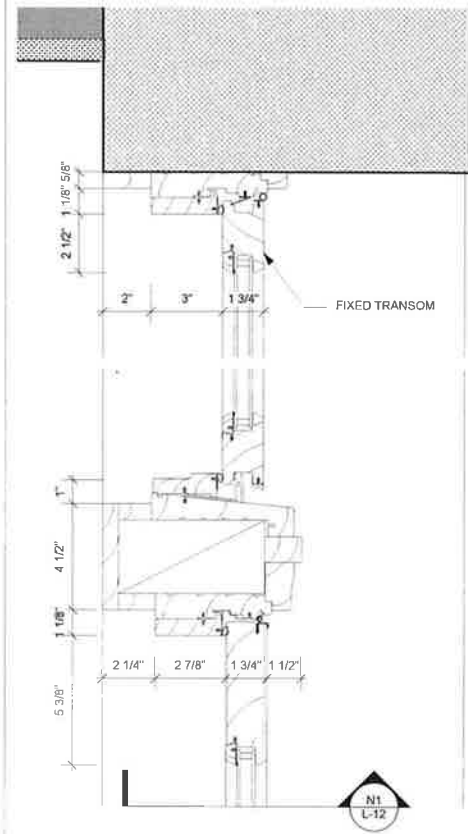
**L1** SECTION ENTRY DOOR THROUGH PANEL  
3" = 1'-0"



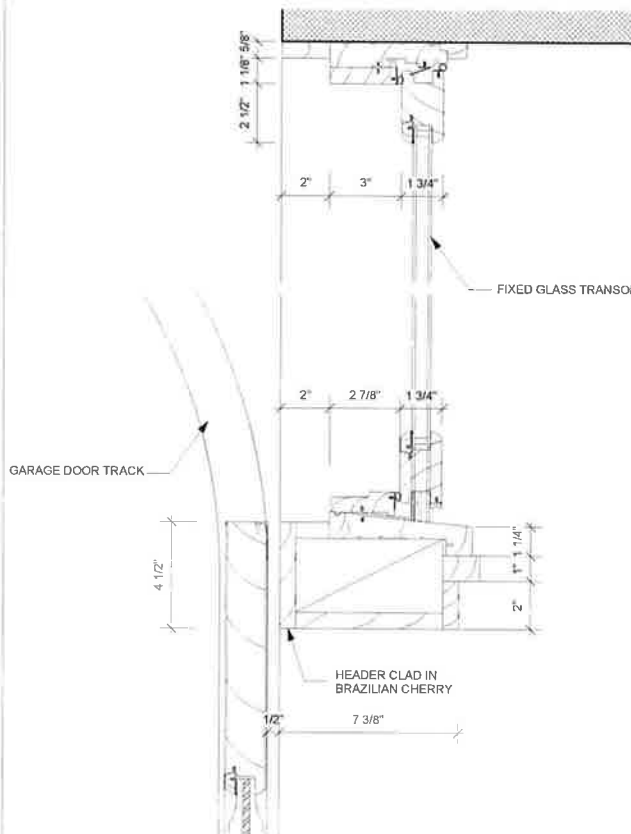
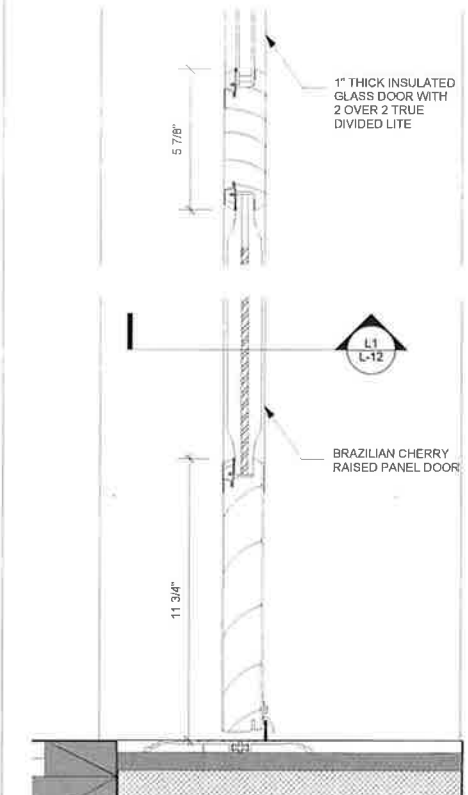
**J1** TYPICAL DOUBLE HUNG WINDOW  
3" = 1'-0"



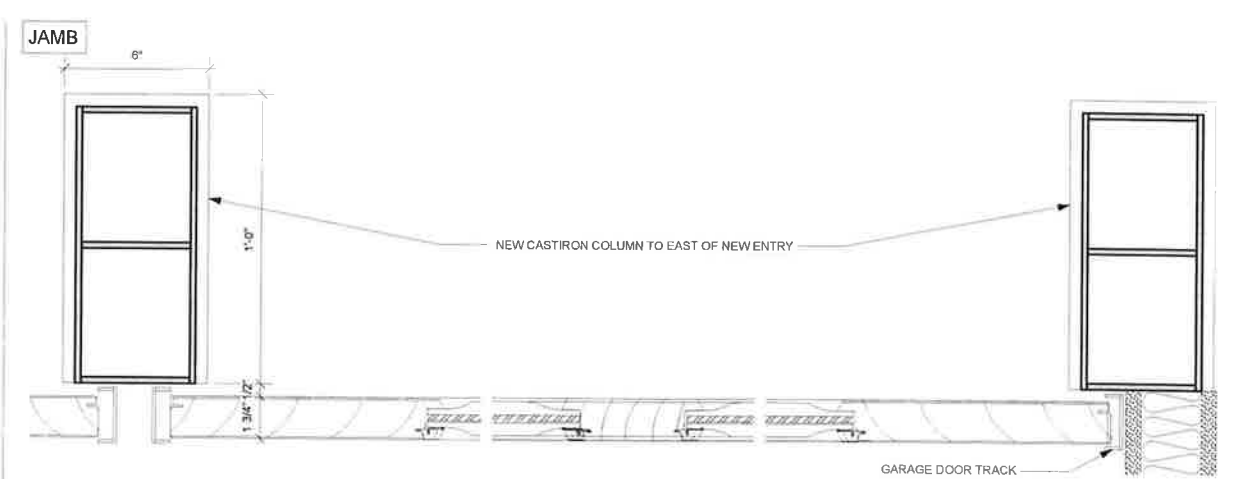
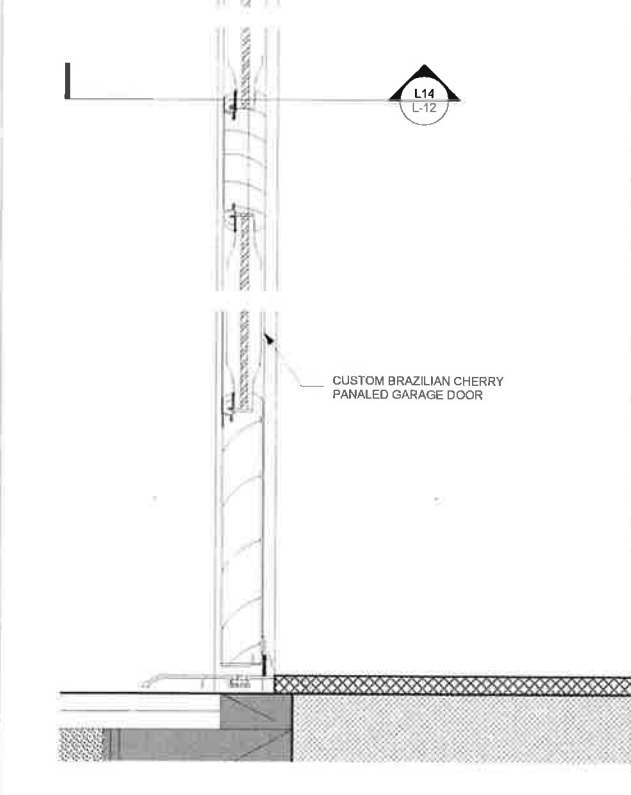
**A1** TYPICAL DOUBLE HUNG WINDOW - FRONT ELEVATION  
3" = 1'-0"



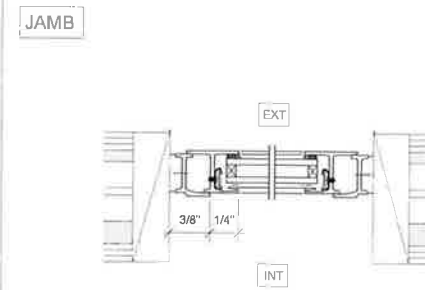
**A5** ENTRY DOOR - FRONT ELEVATION  
3" = 1'-0"



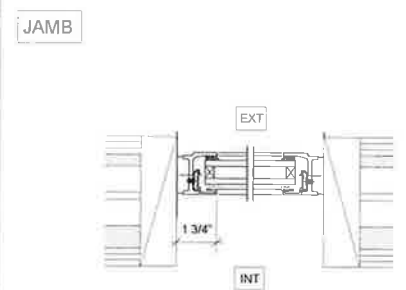
**A9** CUSTOM GARAGE DOOR - FRONT ELEVATION  
3" = 1'-0"



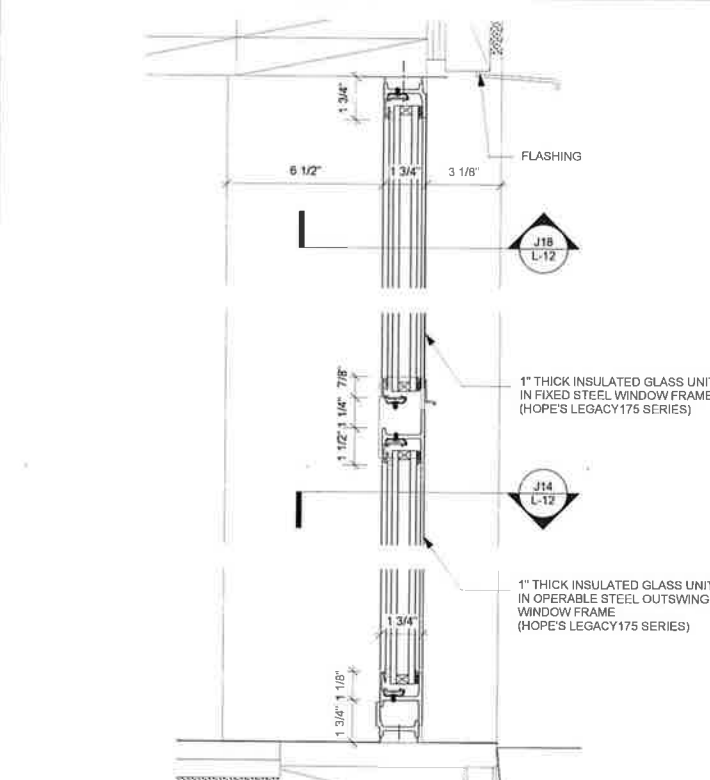
**L14** PLAN SECTION OF GARAGE DOOR  
3" = 1'-0"



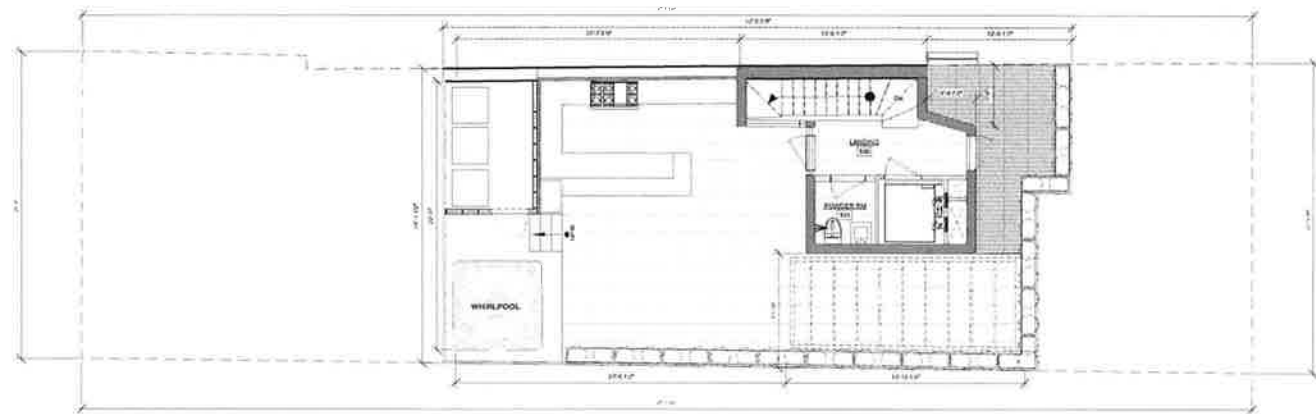
**J14** OPERABLE WINDOW  
3" = 1'-0"



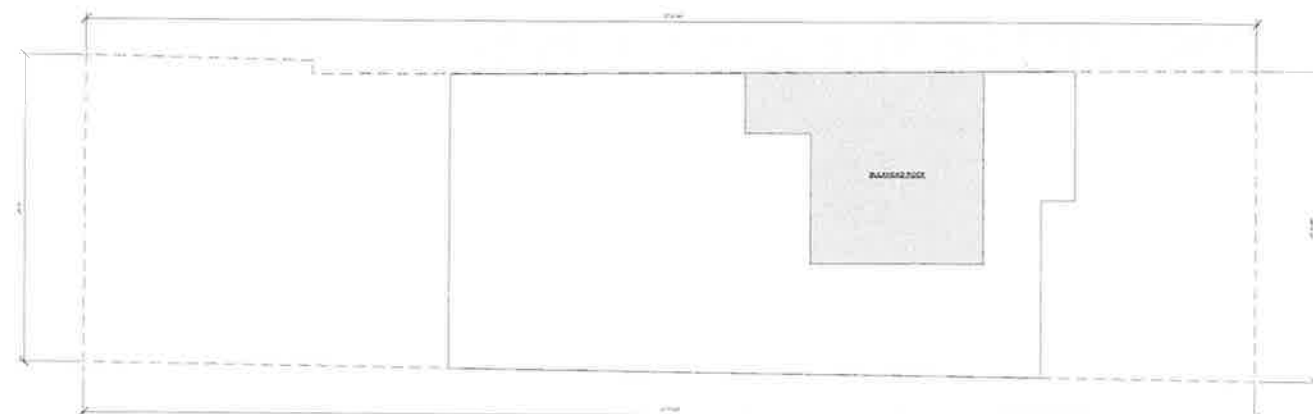
**J18** FIXED WINDOW  
3" = 1'-0"



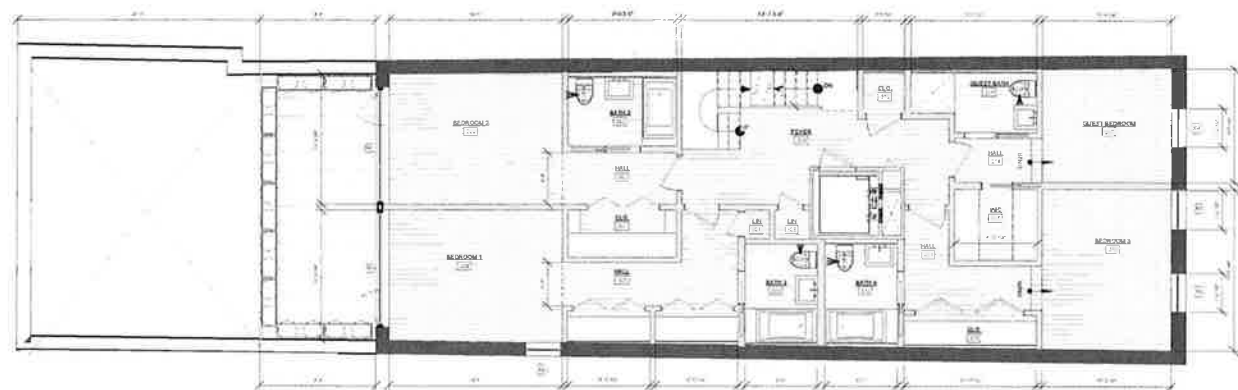
**A14** TYPICAL STEEL AND GLASS WINDOW - REAR ELEVATION  
3" = 1'-0"



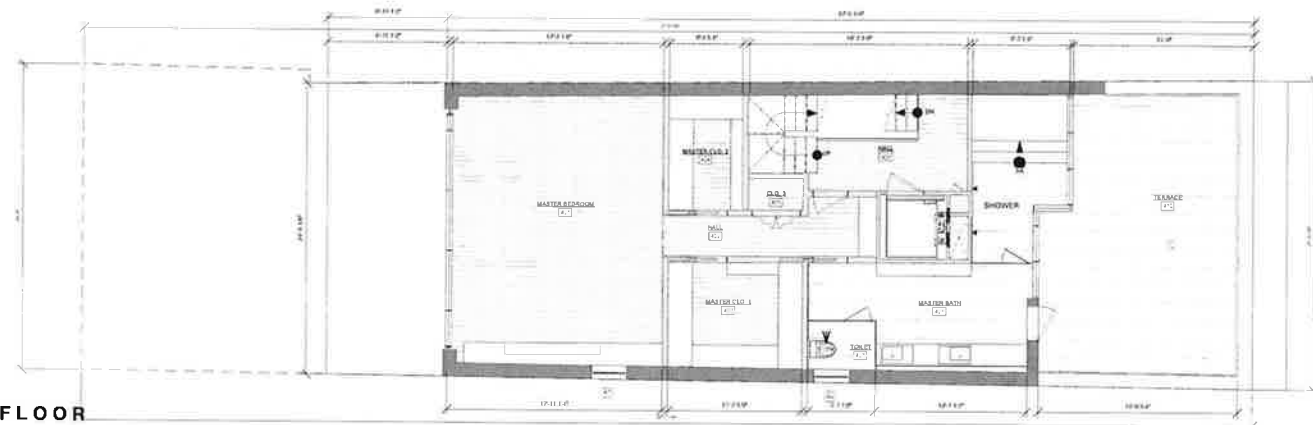
PENTHOUSE



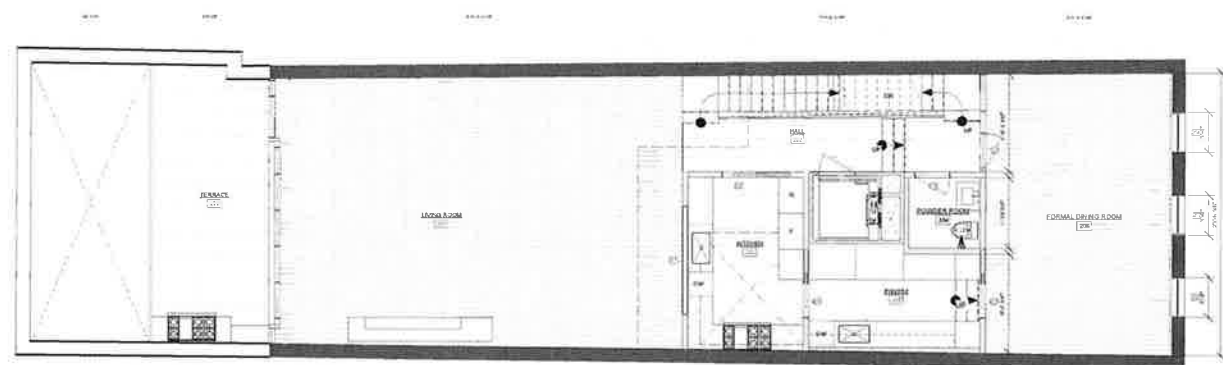
ROOF



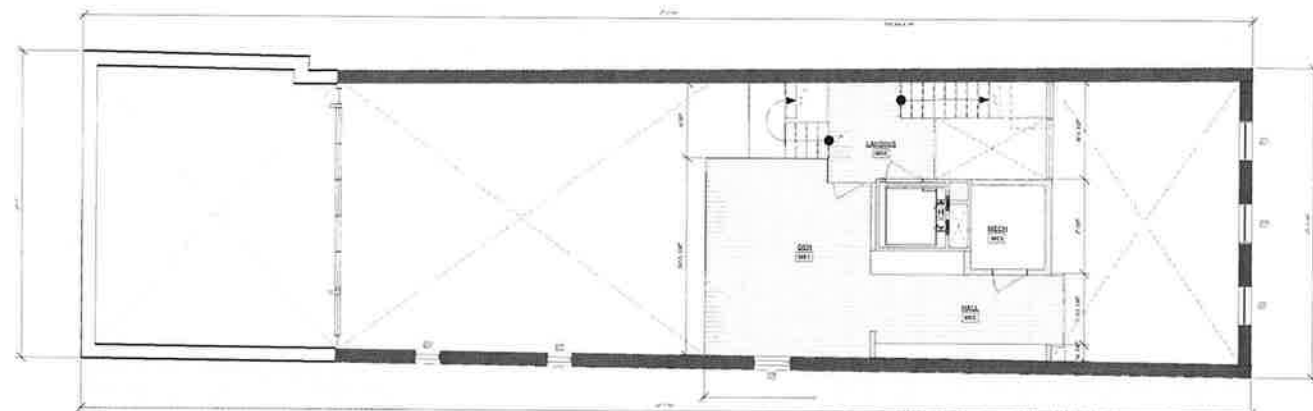
THIRD FLOOR



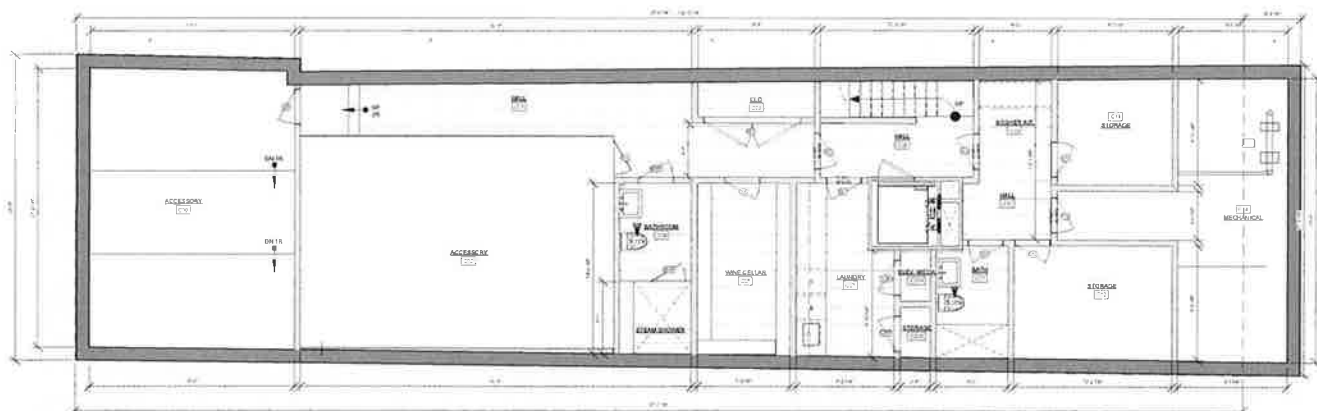
FOURTH FLOOR



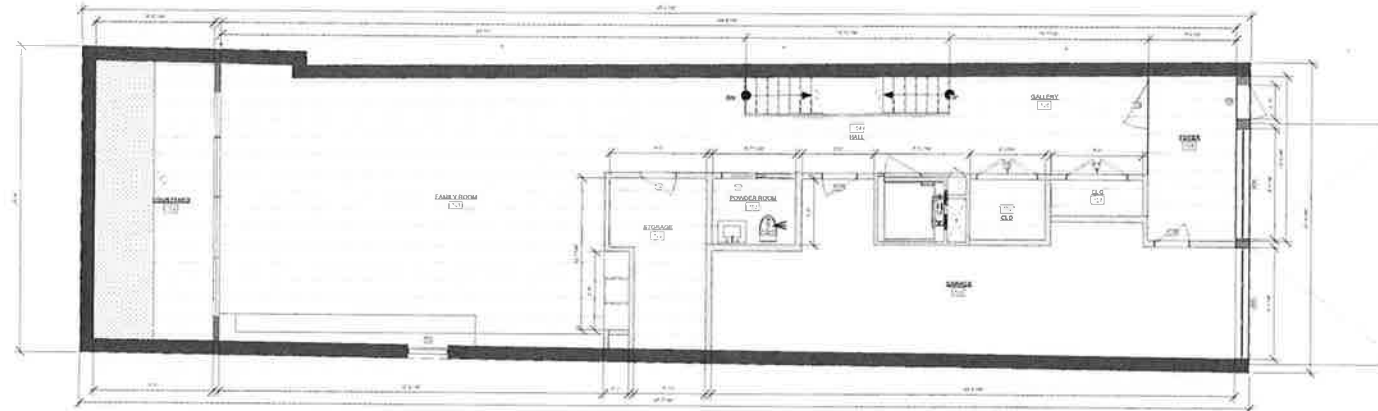
SECOND FLOOR



2ND FLOOR MEZZANINE



CELLAR

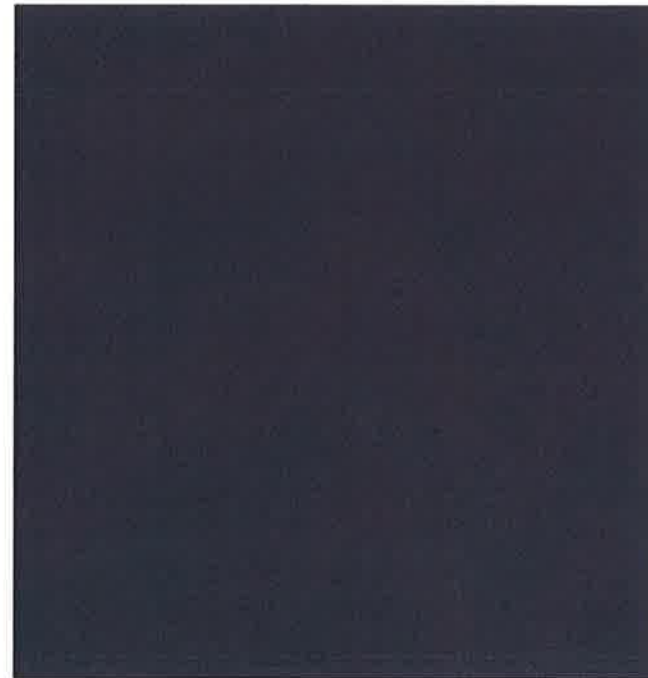


FIRST FLOOR

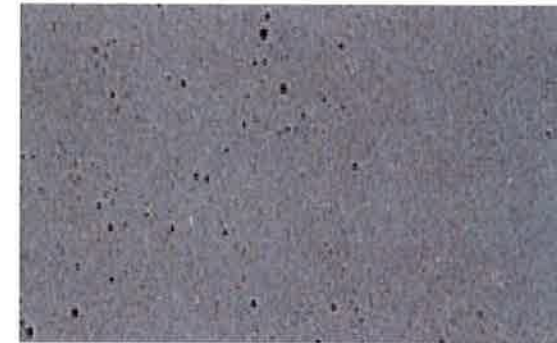




<b>MATERIAL</b>
EXISTING BRICK MASONRY TO BE REFURBISHED AS REQUIRED
<b>LOCATION</b>
FRONT (SOUTH) ELEVATION
<b>ITEM</b>
FRONT FACADE



<b>MATERIAL</b>
EXTERIOR GRADE PAINT BENJAMIN MOORE 2127-30 GRAVEL GRAY
<b>LOCATION</b>
SOUTH (FRONT ELEV)
<b>ITEM</b>
STEEL ELEMENTS, FRONT AND REAR RAILINGS, CORNICE, CAST IRON ELEMENTS; GARAGE DOOR; FRONT DOOR



<b>MATERIAL</b>
FIBREC REINFORCED CONCRETE PANELS IN SILVERGREY MA MATT
<b>LOCATION</b>
ADDITION REAR FACADE; WEST ELEVATION
<b>ITEM</b>
CLADDING



<b>MATERIAL</b>
FIBRE-C OKO SKIN SLAT WALL PANELS
<b>LOCATION</b>
PENTHOUSE TERRACE
<b>ITEM</b>
NON COMBUSTIBLE GRILL SURROUND AND FENCE CLADDING



<b>MATERIAL</b>
IPE
<b>LOCATION</b>
PENTHOUSE
<b>ITEM</b>
DECK TILES



<b>MATERIAL</b>
POURED IN PLACE CONCRETE
<b>LOCATION</b>
REAR (NORTH) ELEVATION
<b>ITEM</b>
EXTERIOR WALLS AT REAR, GROUND FLOOR PLINTH, CUSTOM PAVERS AT TERRACES