

131 CHARLES STREET

PROPOSED FRONT FACADE ALTERATION, REAR FACADE ALTERATION, DORMER INSTALLATION, BACKHOUSE FACADE ALTERATION AND BULKHEAD INSTALLATION, AND EXCAVATION



FRONT BUILDING - FRONT FACADE



FRONT BUILDING - REAR FACADE



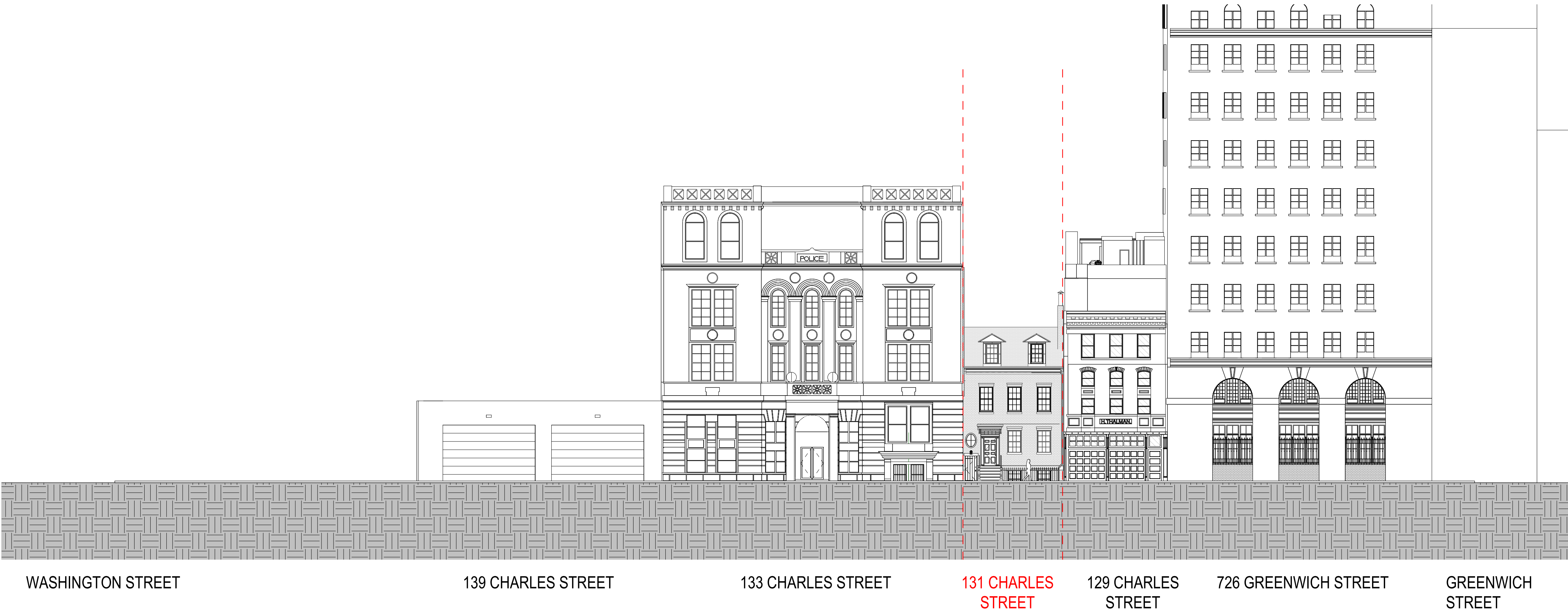
REAR BUILDING - FRONT FACADE



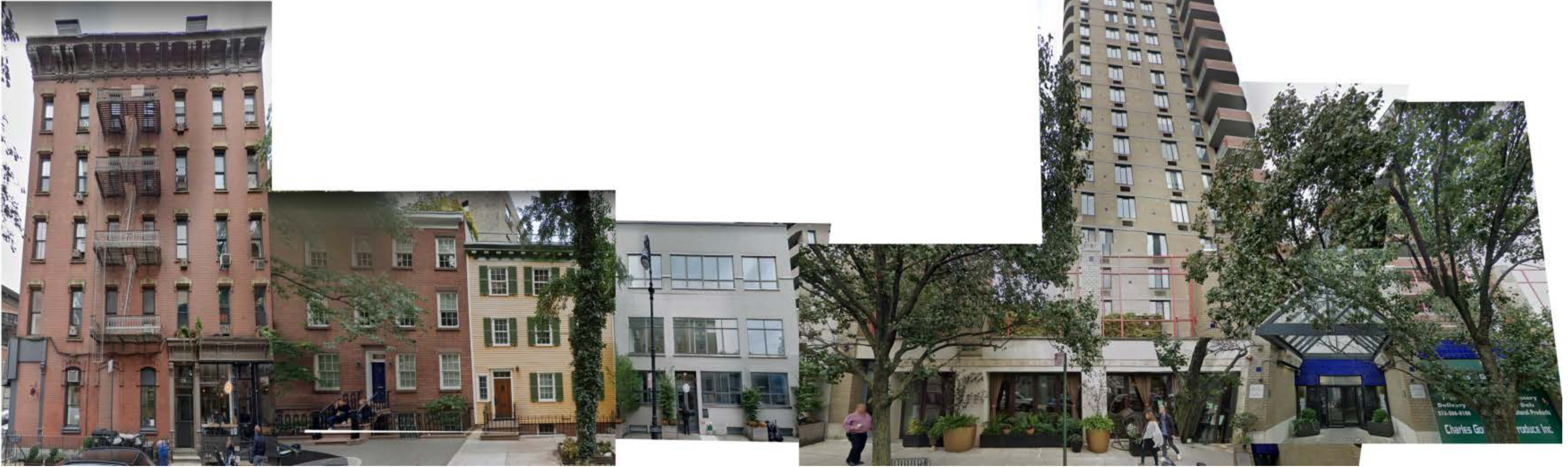
PROJECT LOCATION



131 CHARLES STREET



BLOCK ELEVATIONS - NORTH



128 CHARLES STREET 130 CHARLES STREET 132 CHARLES STREET 134 CHARLES STREET

BLOCK ELEVATIONS - SOUTH

STREETSCAPE CONTEXT

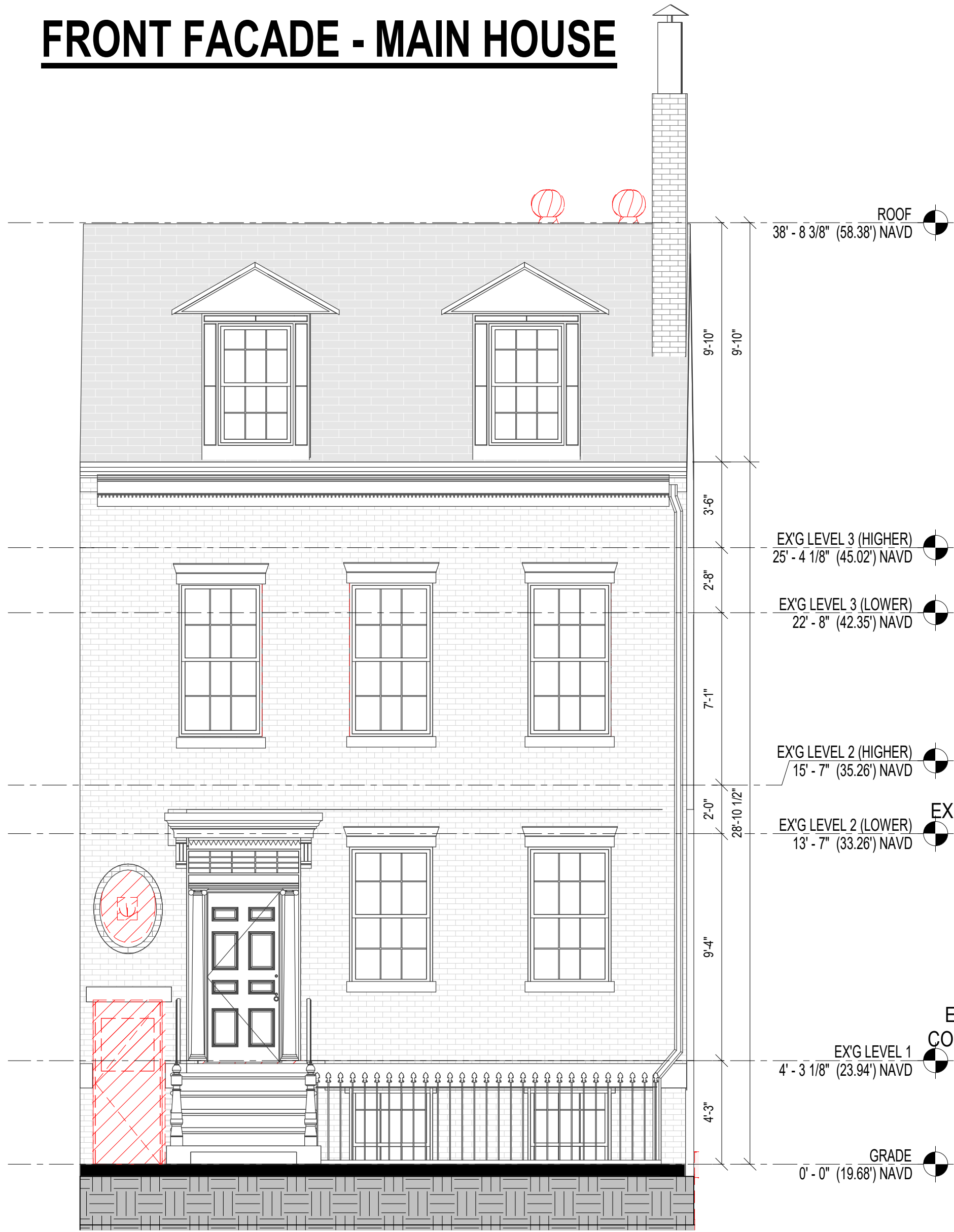


131 CHARLES



131 CHARLES

FRONT FACADE - MAIN HOUSE



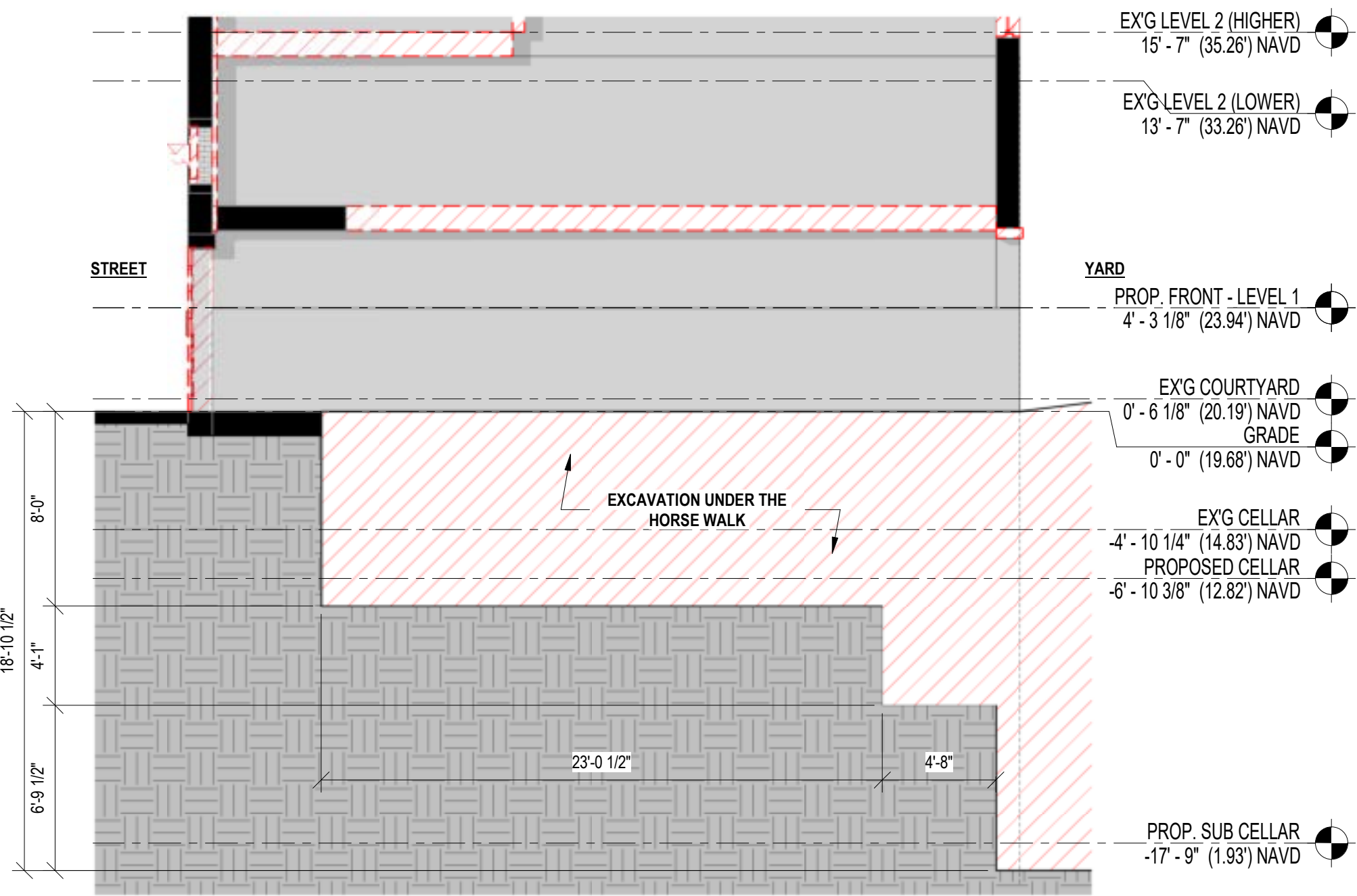
EXISTING ELEVATION - FRONT



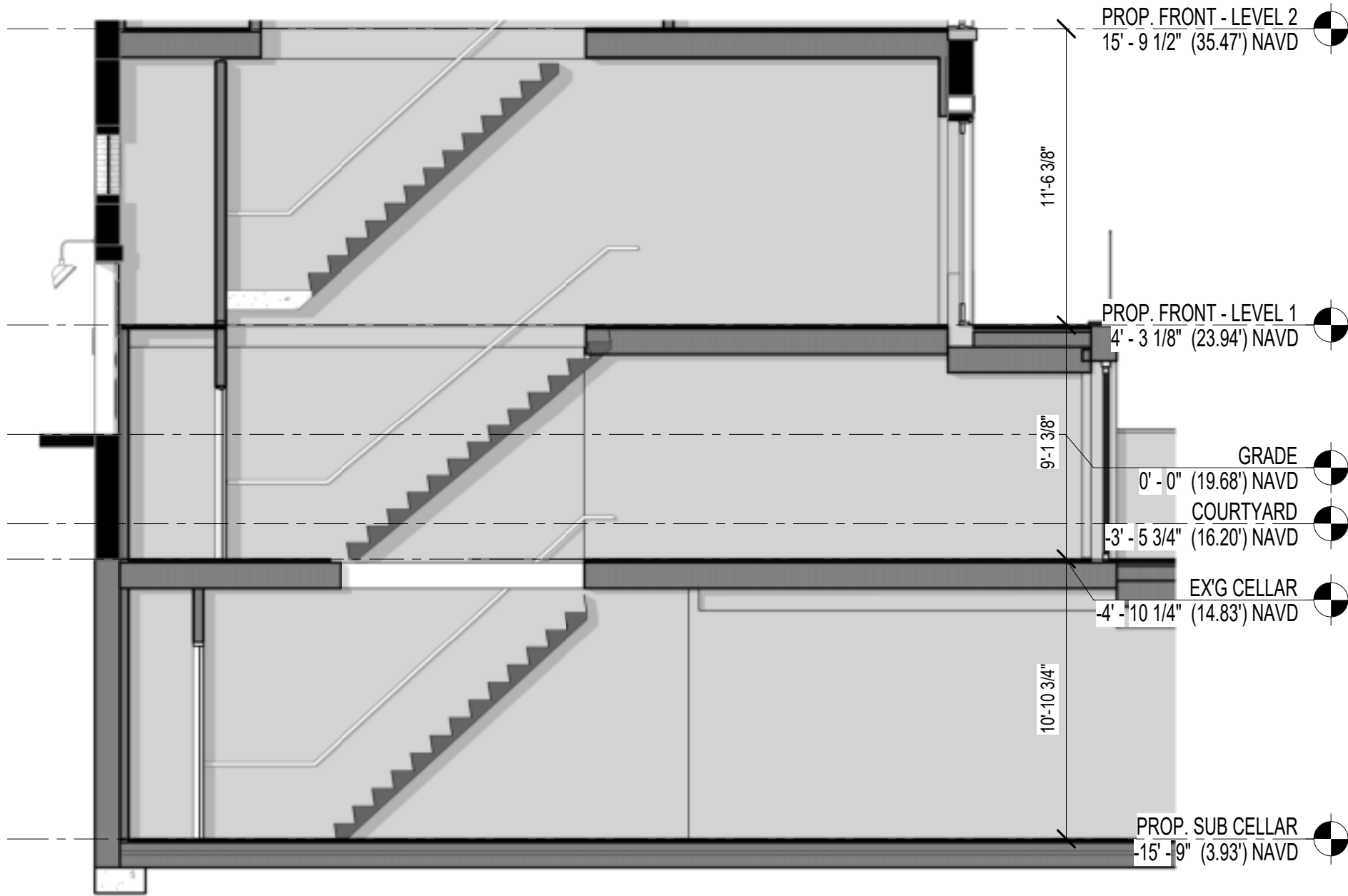
PREVIOUS PROPOSED - FRONT ELEVATION



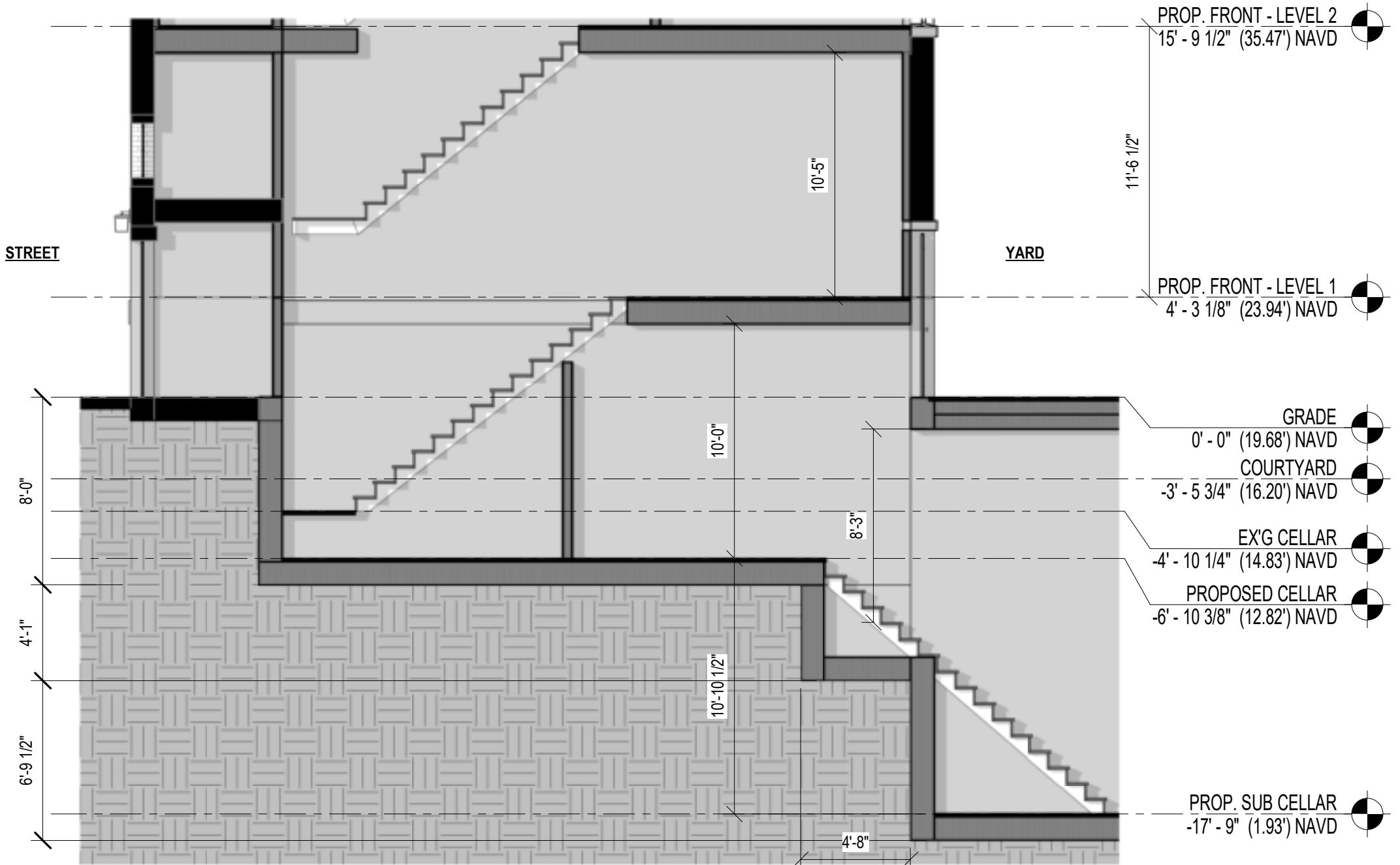
CURRENT PROPOSED FRONT ELEVATION



EXISTING SECTION THROUGH HORSE WALK

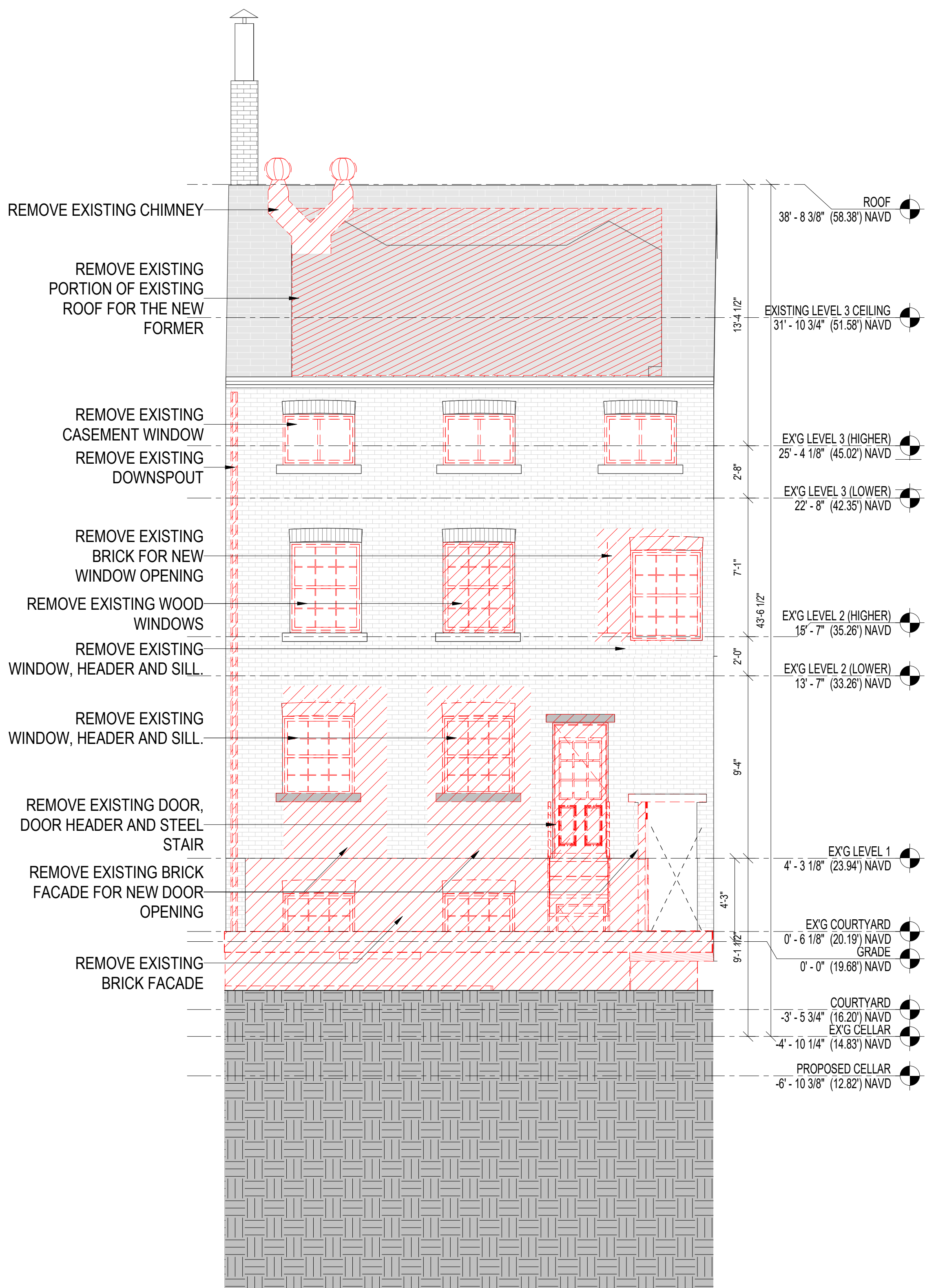


PREVIOUS PROPOSED - SECTION THROUGH HORSE WALK



CURRENT PROPOSED SECTION THROUGH HORSE WALK

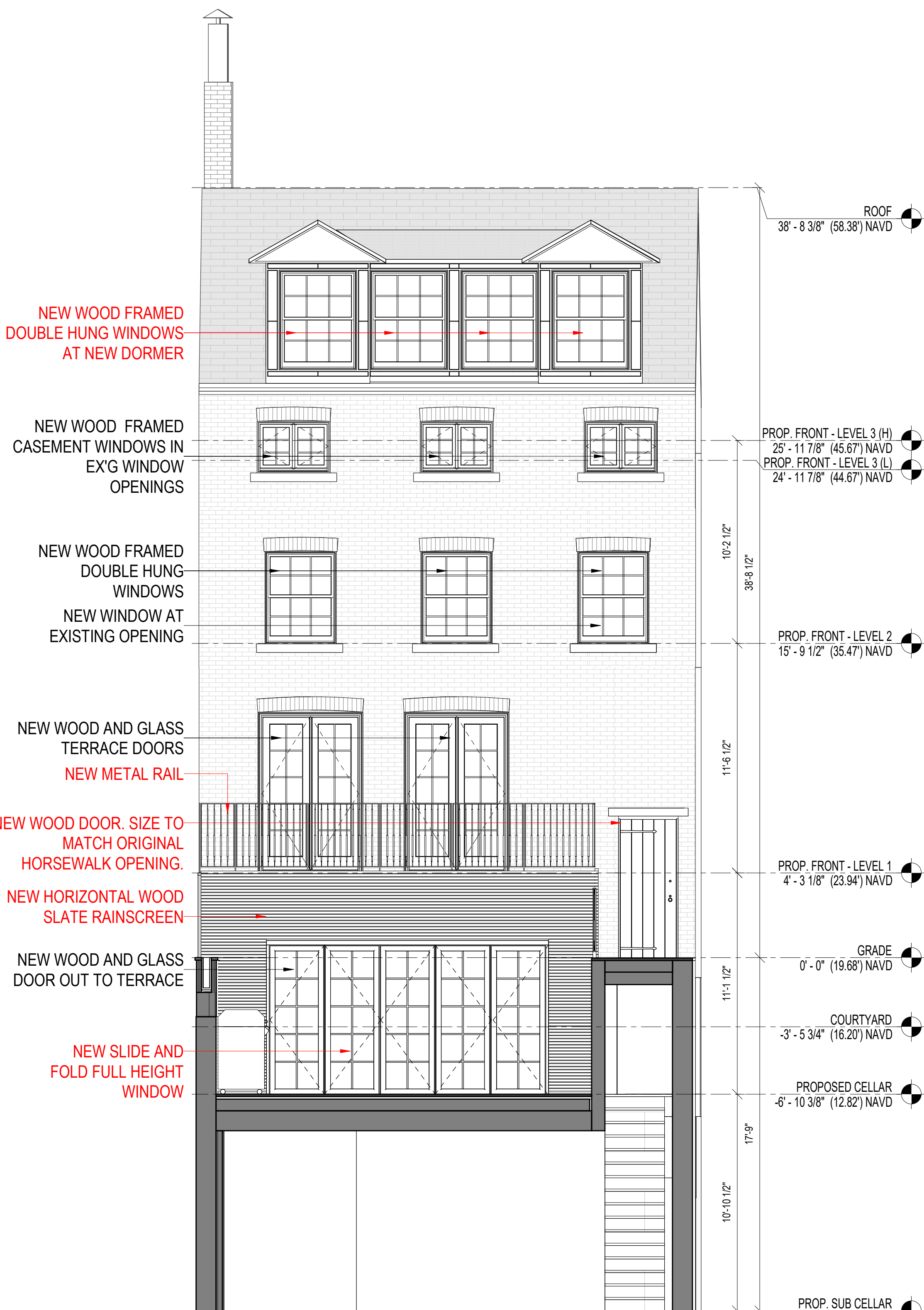
REAR FACADE - MAIN HOUSE



EXISTING

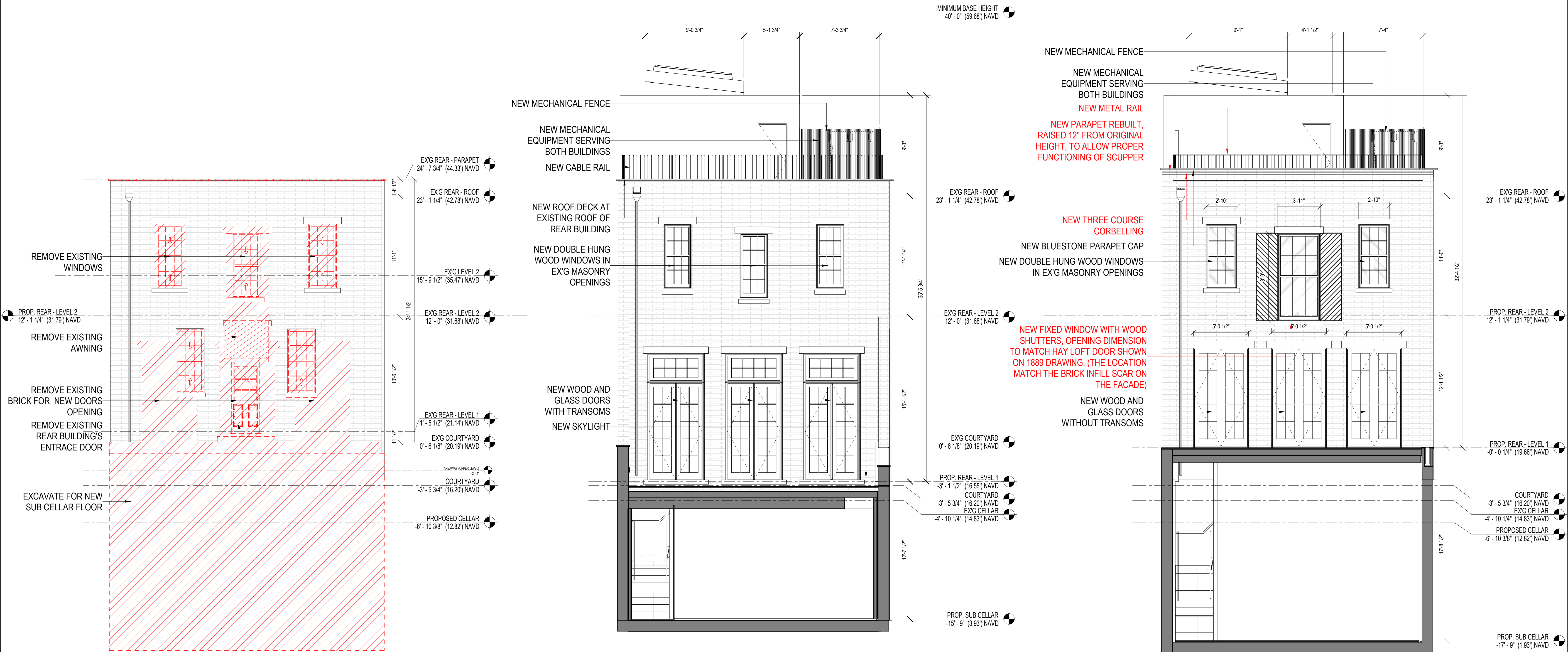


PREVIOUS PROPOSED, JAN. 10, 2023



CURRENT PROPOSED

FRONT FACADE - REAR HOUSE

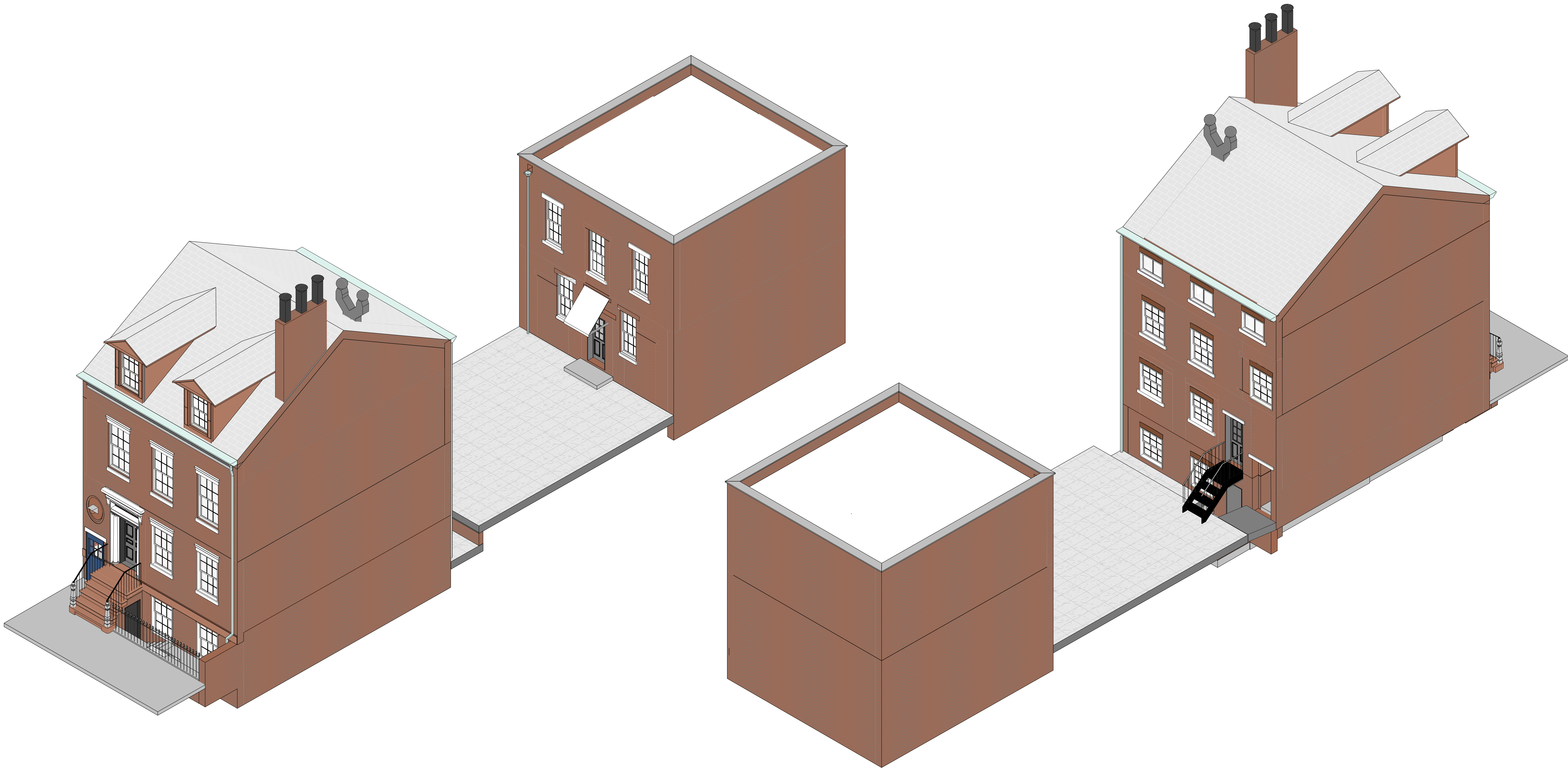


EXISTING

PREVIOUS PROPOSED, JAN. 10, 2023

CURRENT PROPOSED

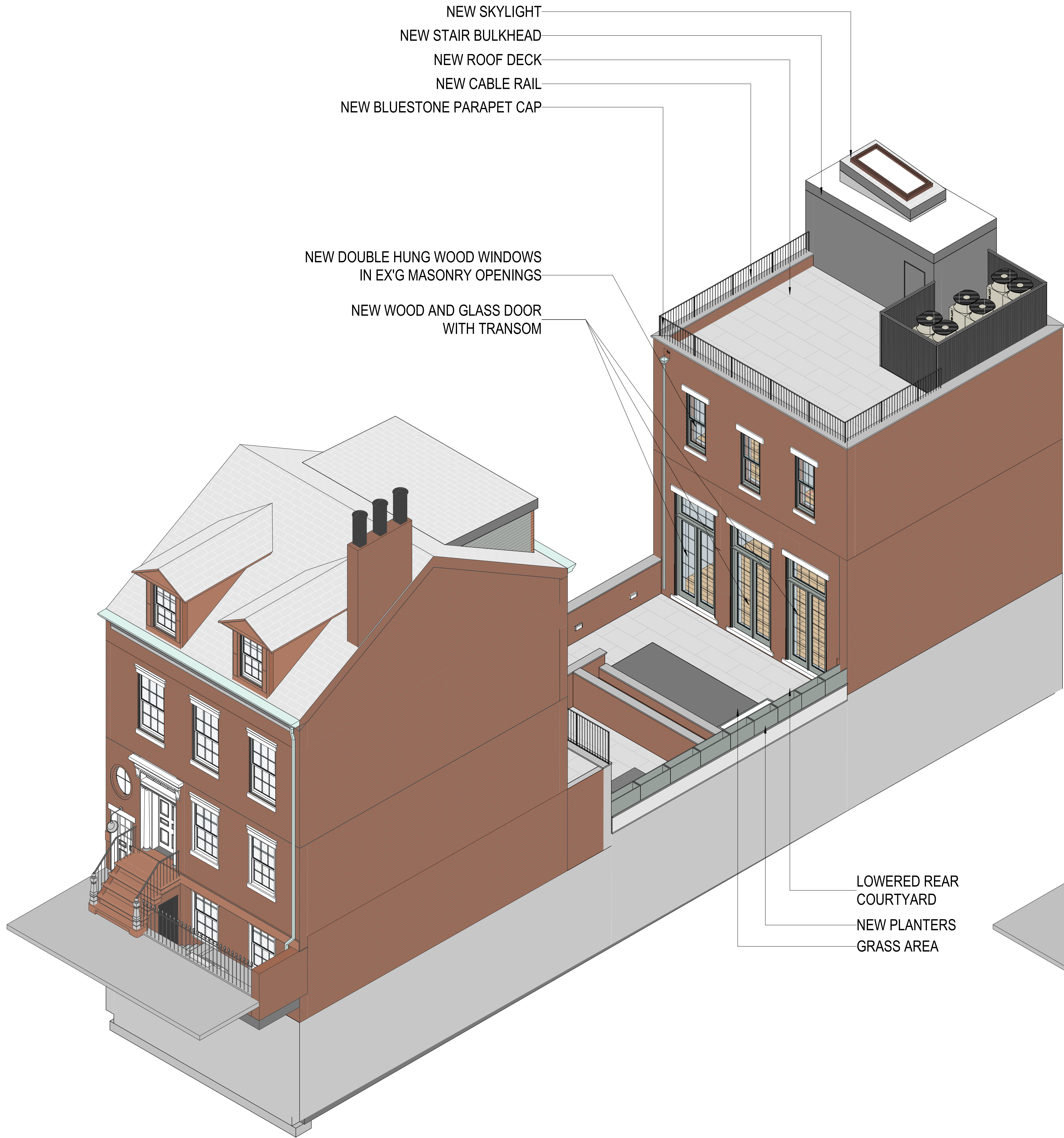
EXISTING AXONOMETRIC VIEWS



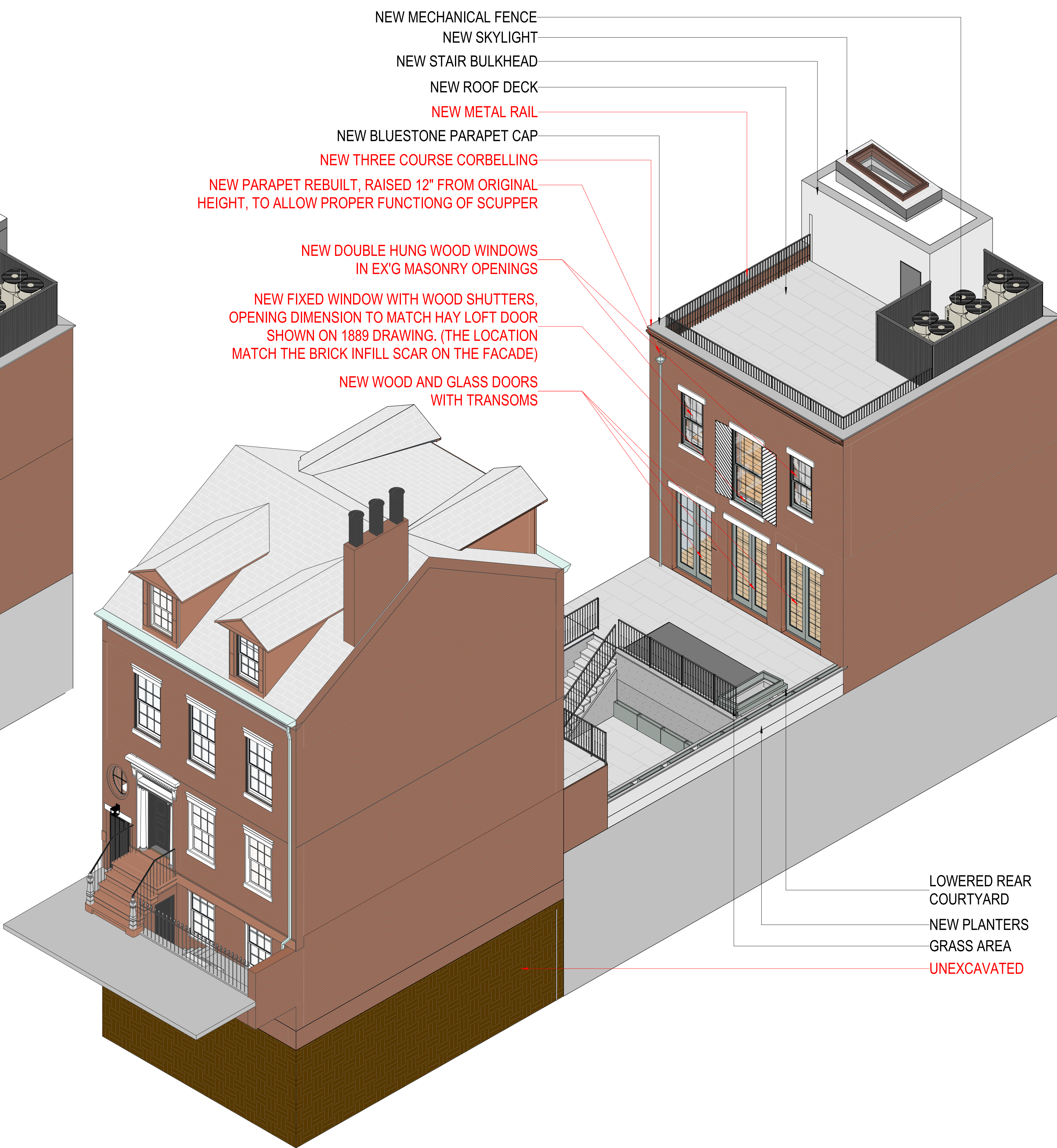
EXISTING CONDITION AXON (VIEW EAST)

EXISTING CONDITION AXON (VIEW WEST)

PREVIOUS & CURRENT AXONOMETRICS (VIEW WEST)

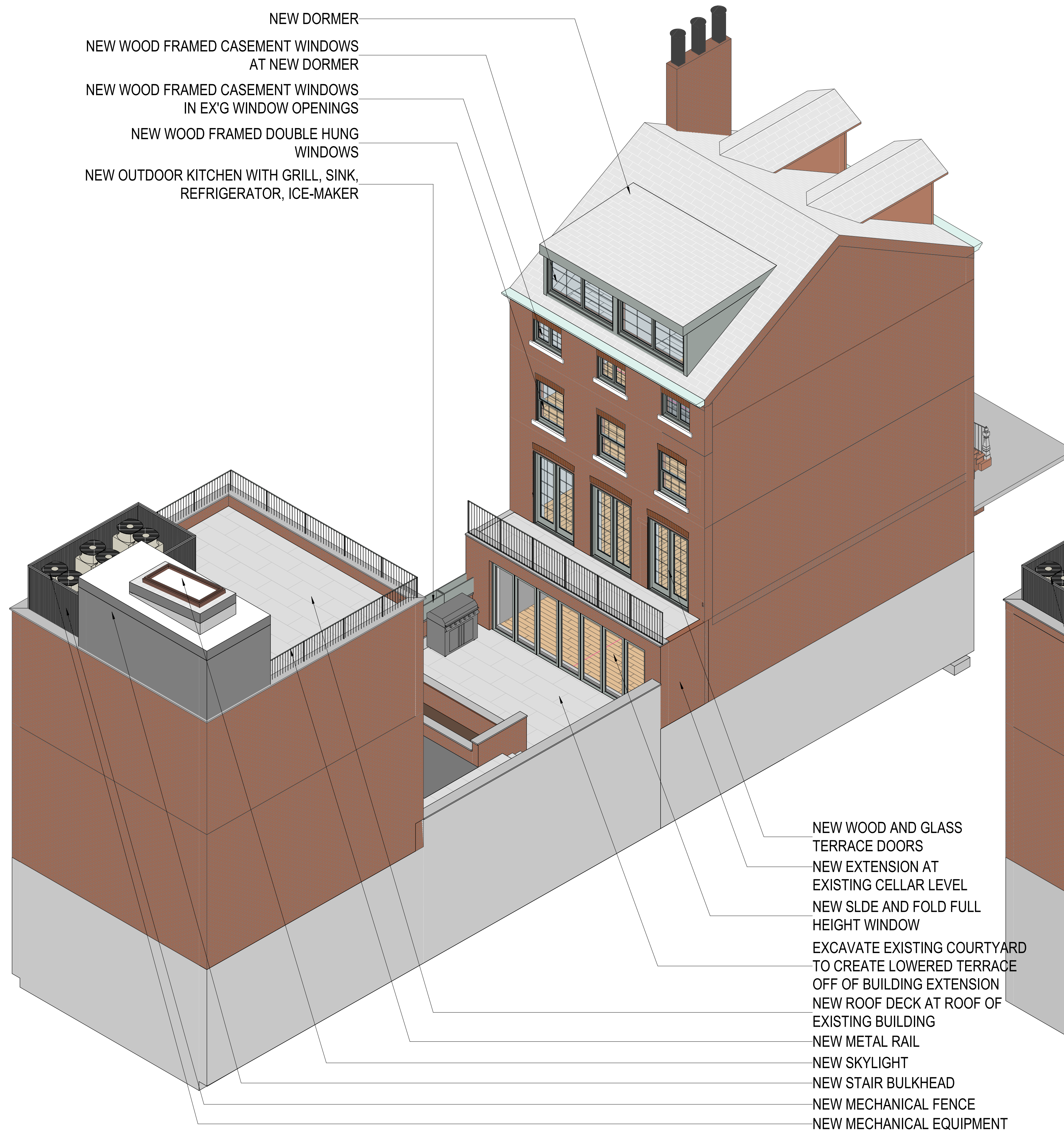


PREVIOUS PROPOSED - JAN 10, 2023

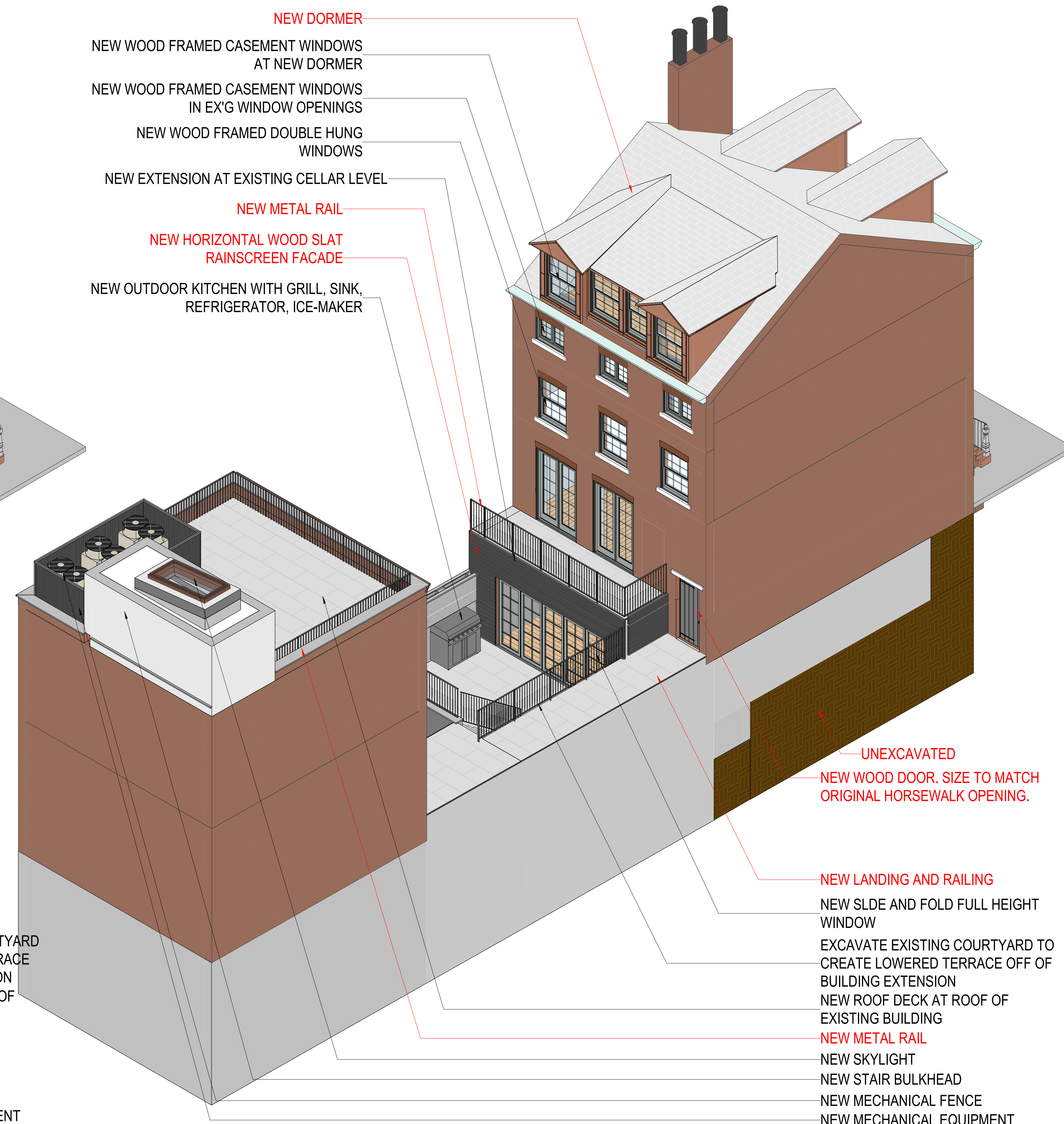


CURRENT PROPOSED

PREVIOUS & CURRENT AXONOMETRICS (VIEW EAST)



PREVIOUS PROPOSED - JAN 10, 2023



CURRENT PROPOSED

EXISTING CONDITIONS AT FRONT FACADE - HORSEWALK DOOR





1928: 131 CHARLES STREET (NYPL)



1928's: DETAIL OF 131 CHARLES STREET HORSEWALK DETAIL (NEW YORK PUBLIC LIBRARY)



1940's 131 CHARLES STREET (NYC MUNICIPAL ARCHIVE)



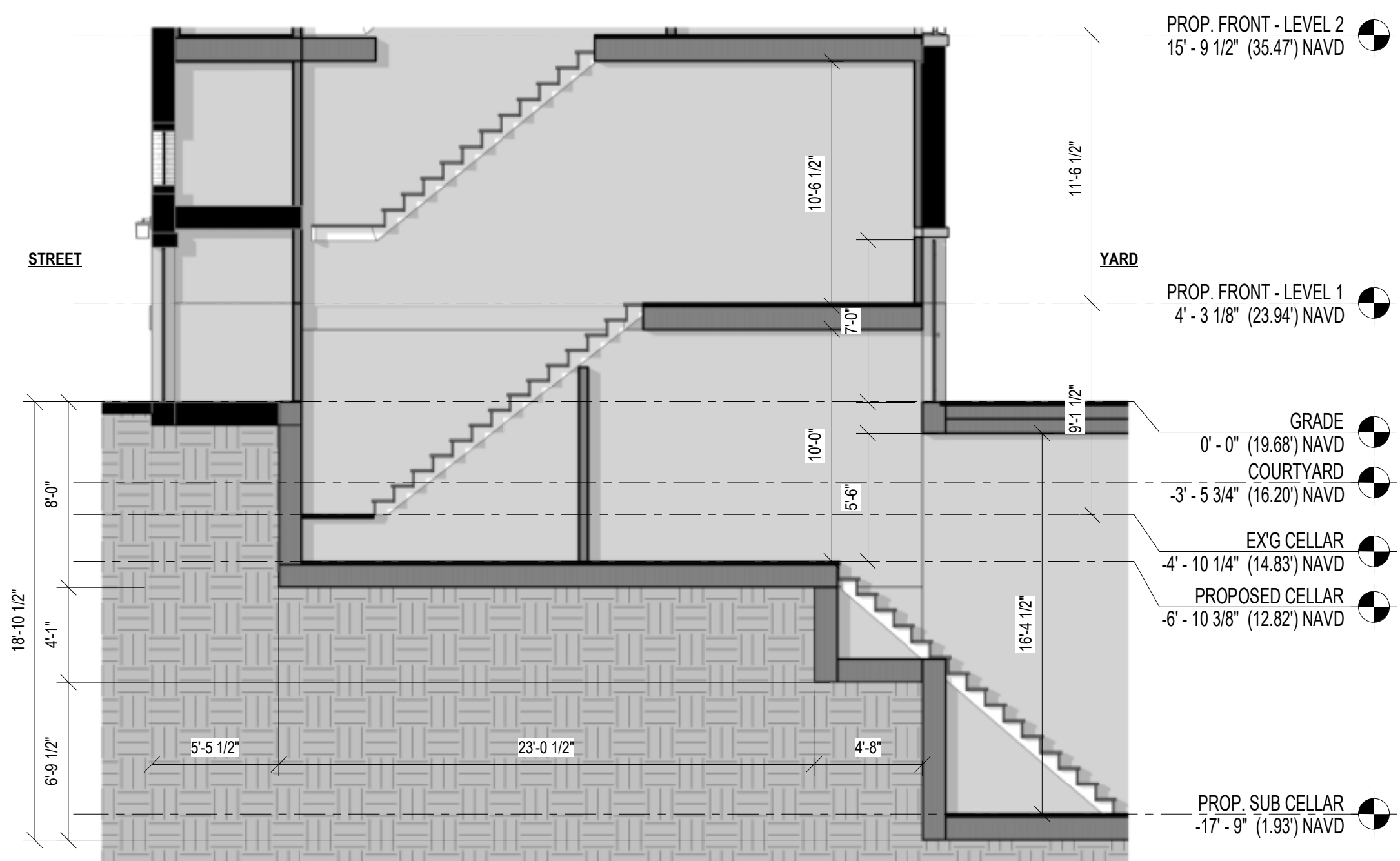
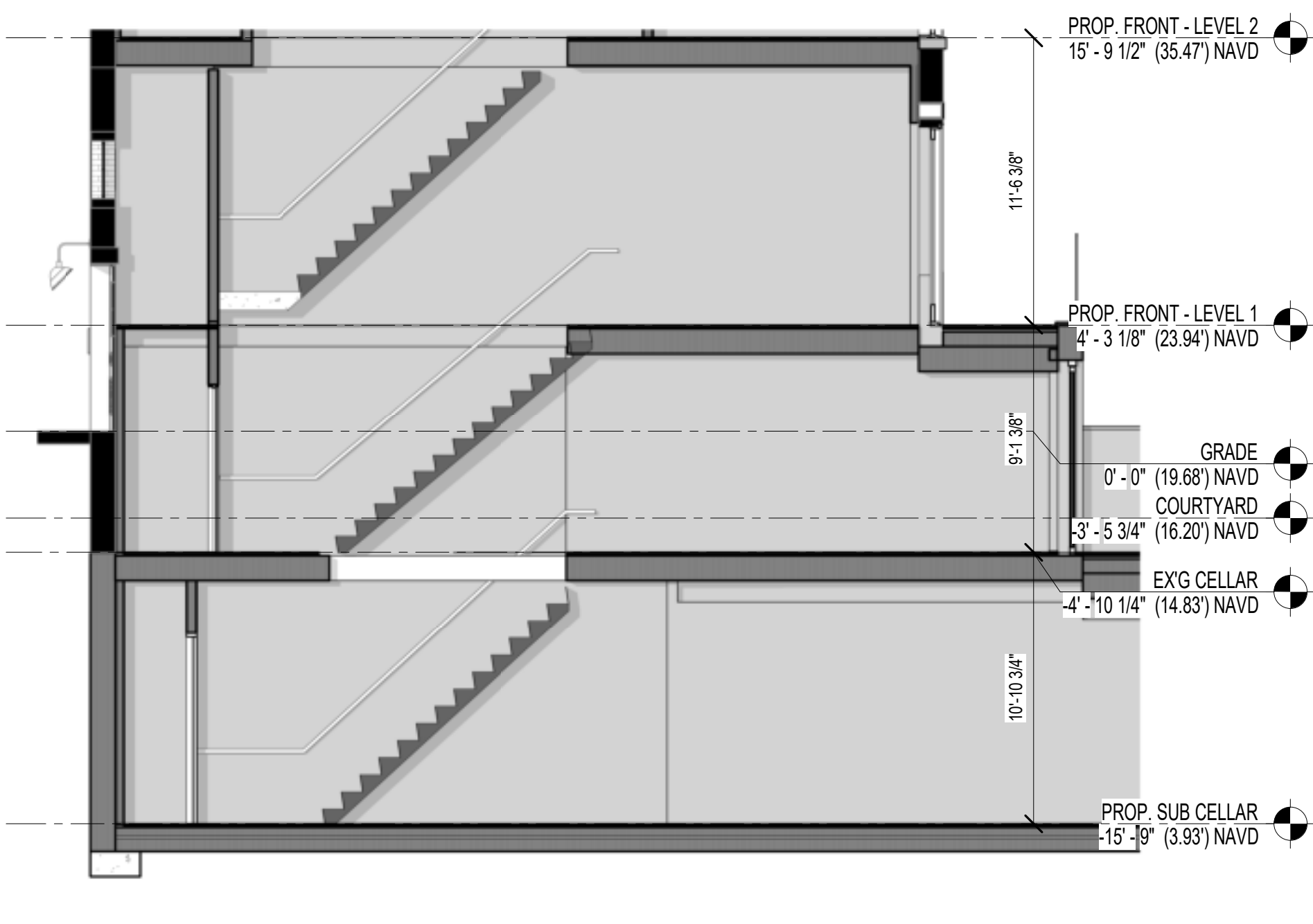
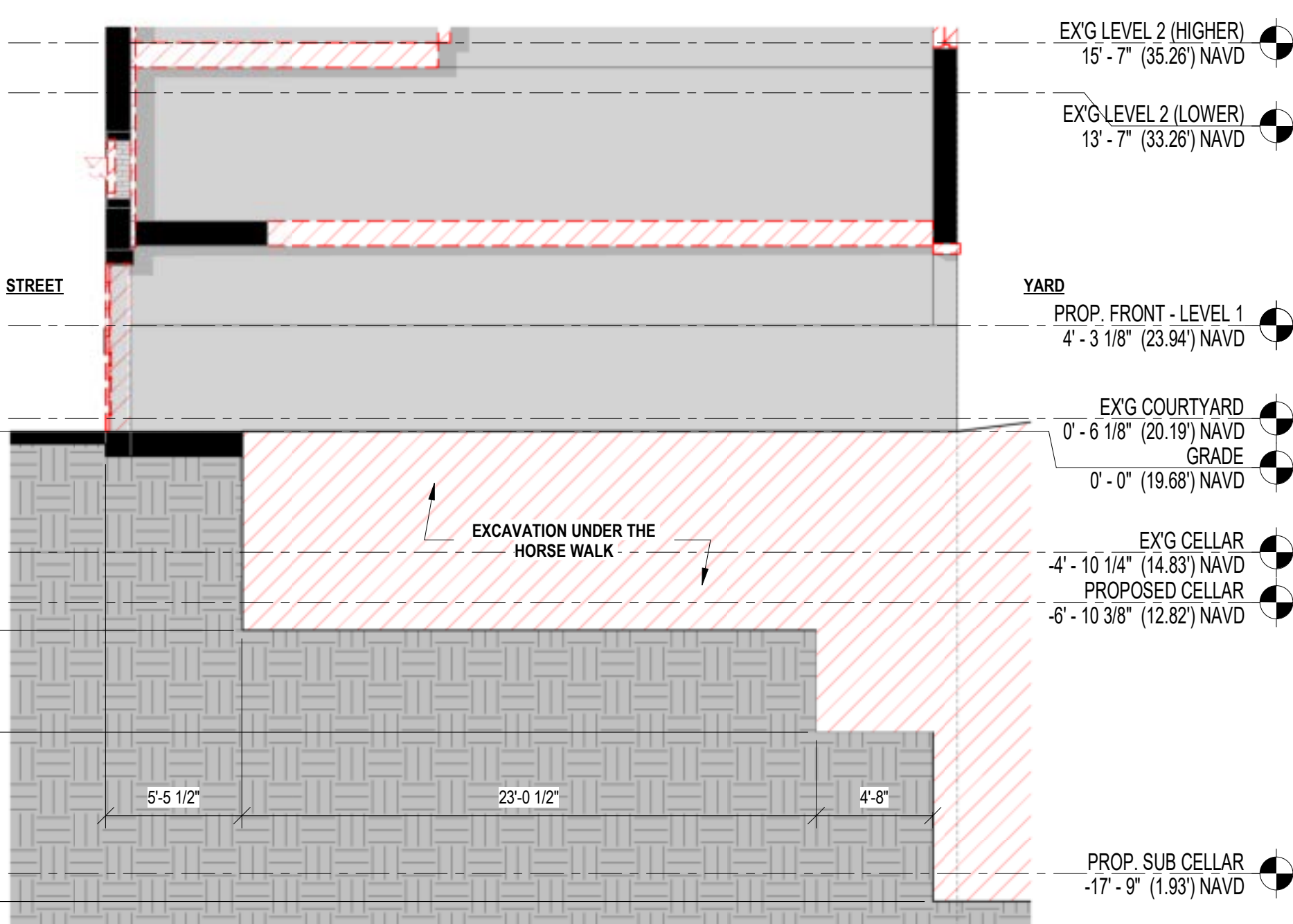
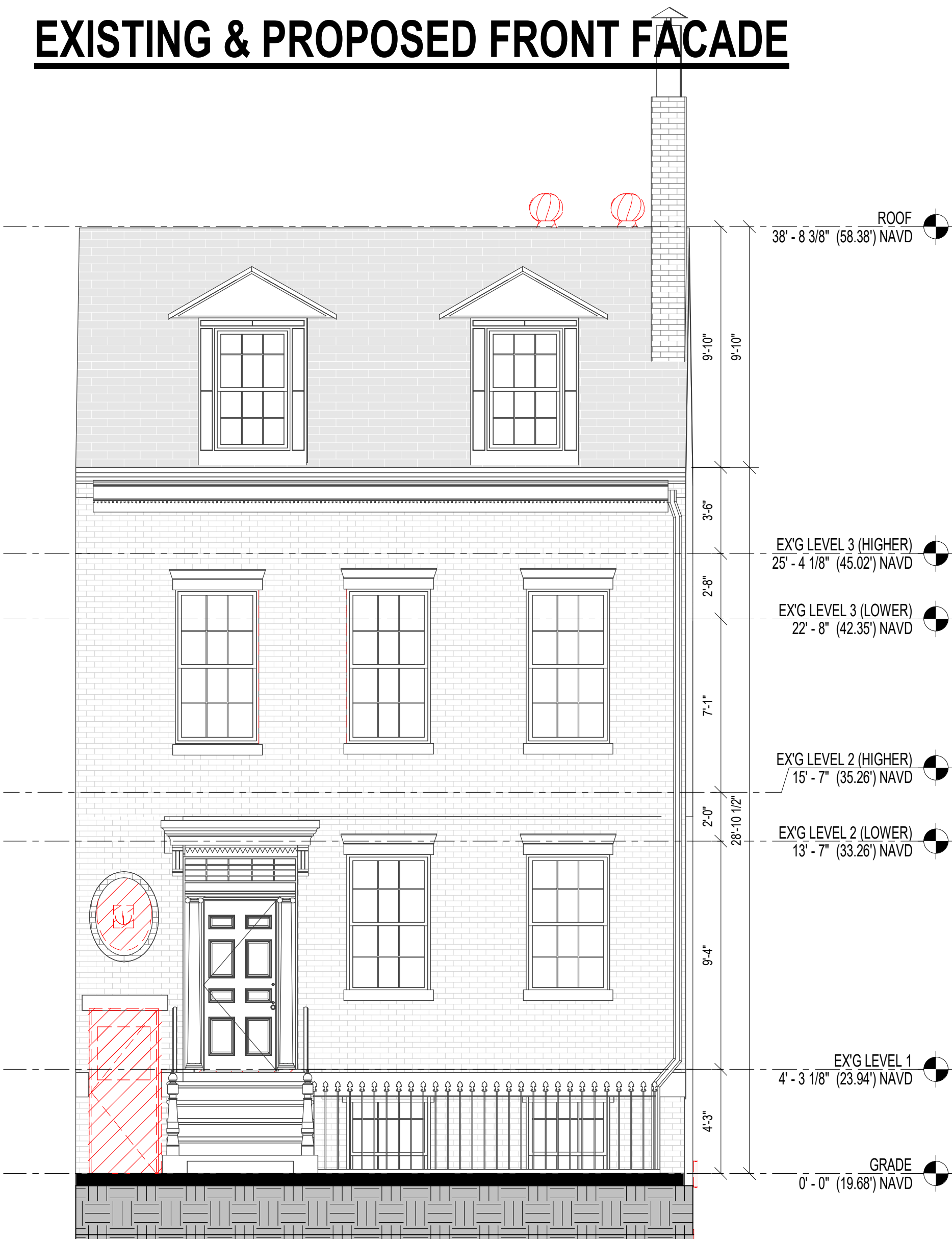
DETAIL OF 1940's 131 CHARLES STREET

CURRENT PROPOSED DOOR AT HORSEWALK

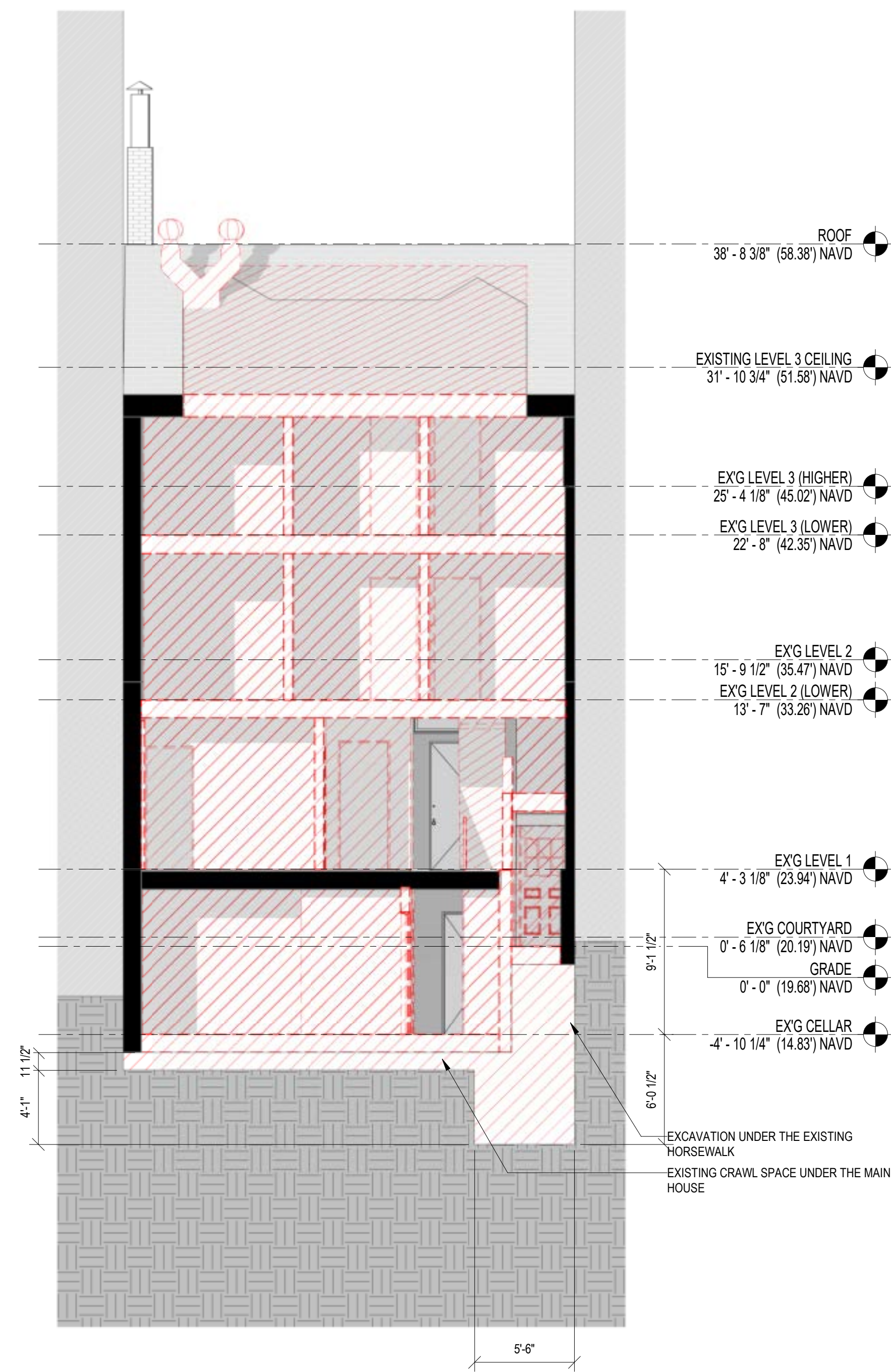


1928's: DETAIL OF 131 CHARLES STREET HORSEWALK DETAIL (NEW YORK PUBLIC LIBRARY)

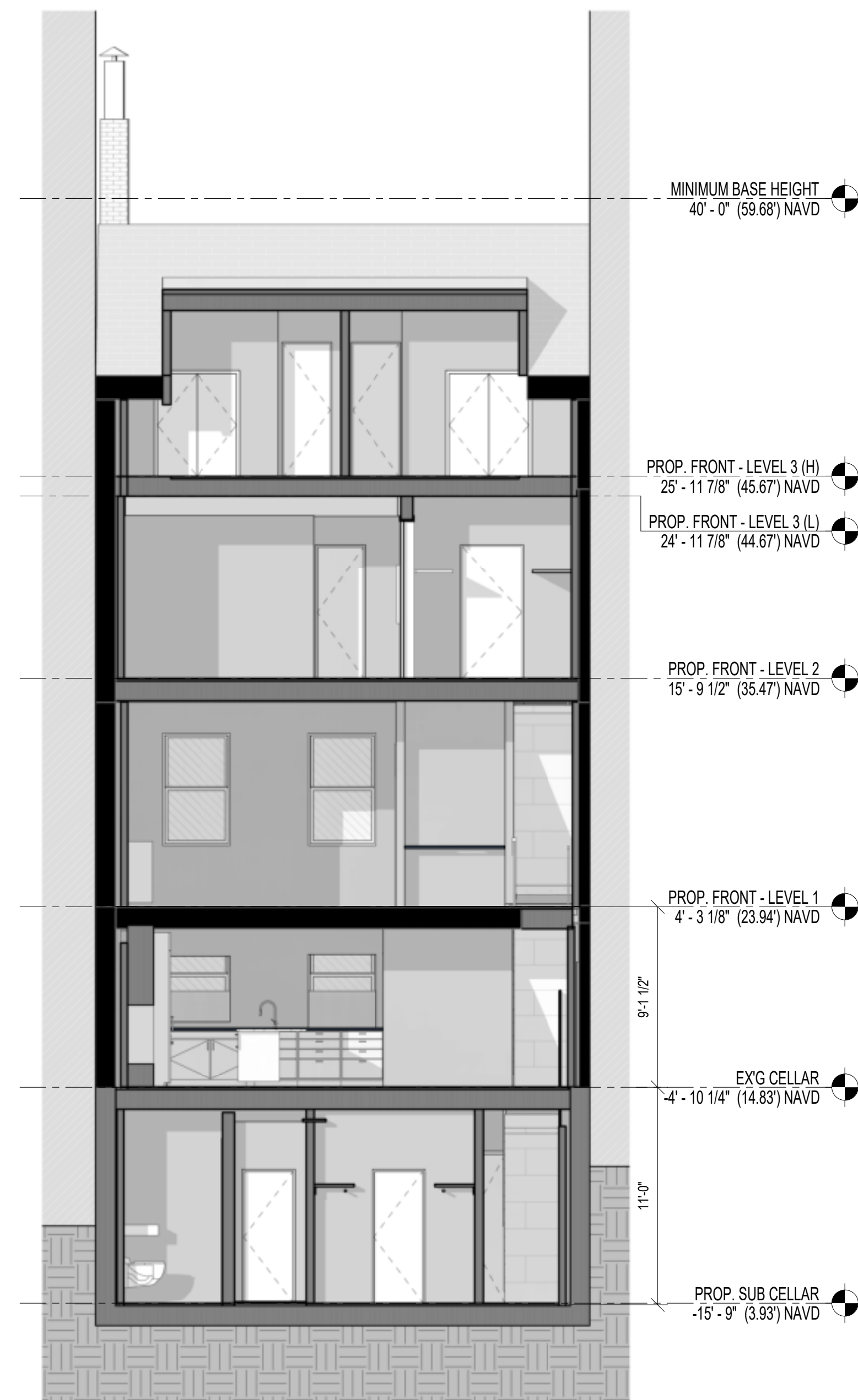
EXISTING & PROPOSED FRONT FACADE



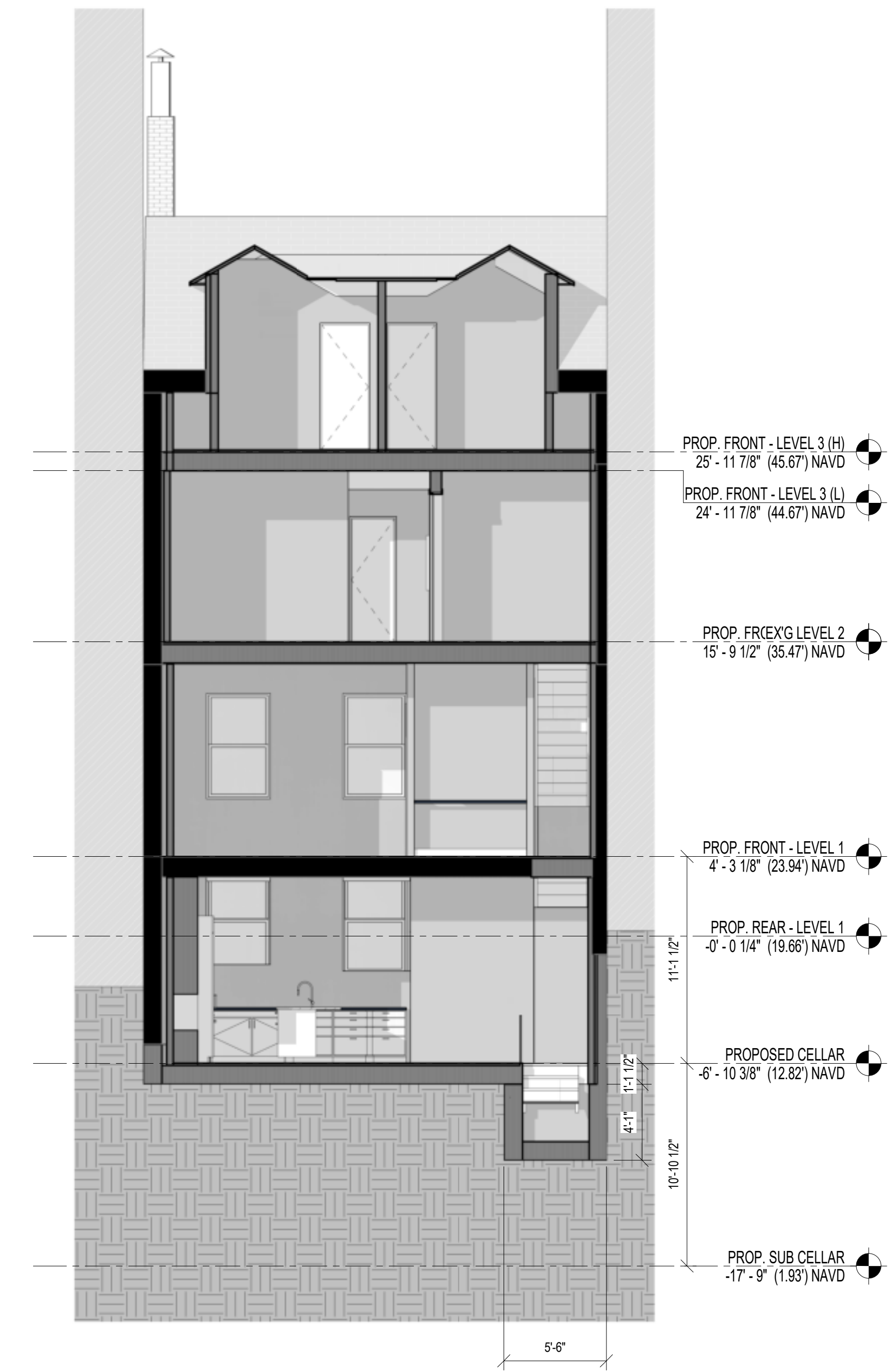
EXISTING & PROPOSED MAIN HOUSE SECTION (LOOK SOUTH)



EXISTING SECTION THROUGH MAIN HOUSE



PREVIOUS PROPOSED - SECTION THROUGH MAIN HOUSE



CURRENT PROPOSED SECTION THROUGH MAIN HOUSE

PREVIOUS & CURRENT PROPOSED FRONT FACADE RENDERING



PREVIOUS PROPOSED FRONT BUILDING FACADE

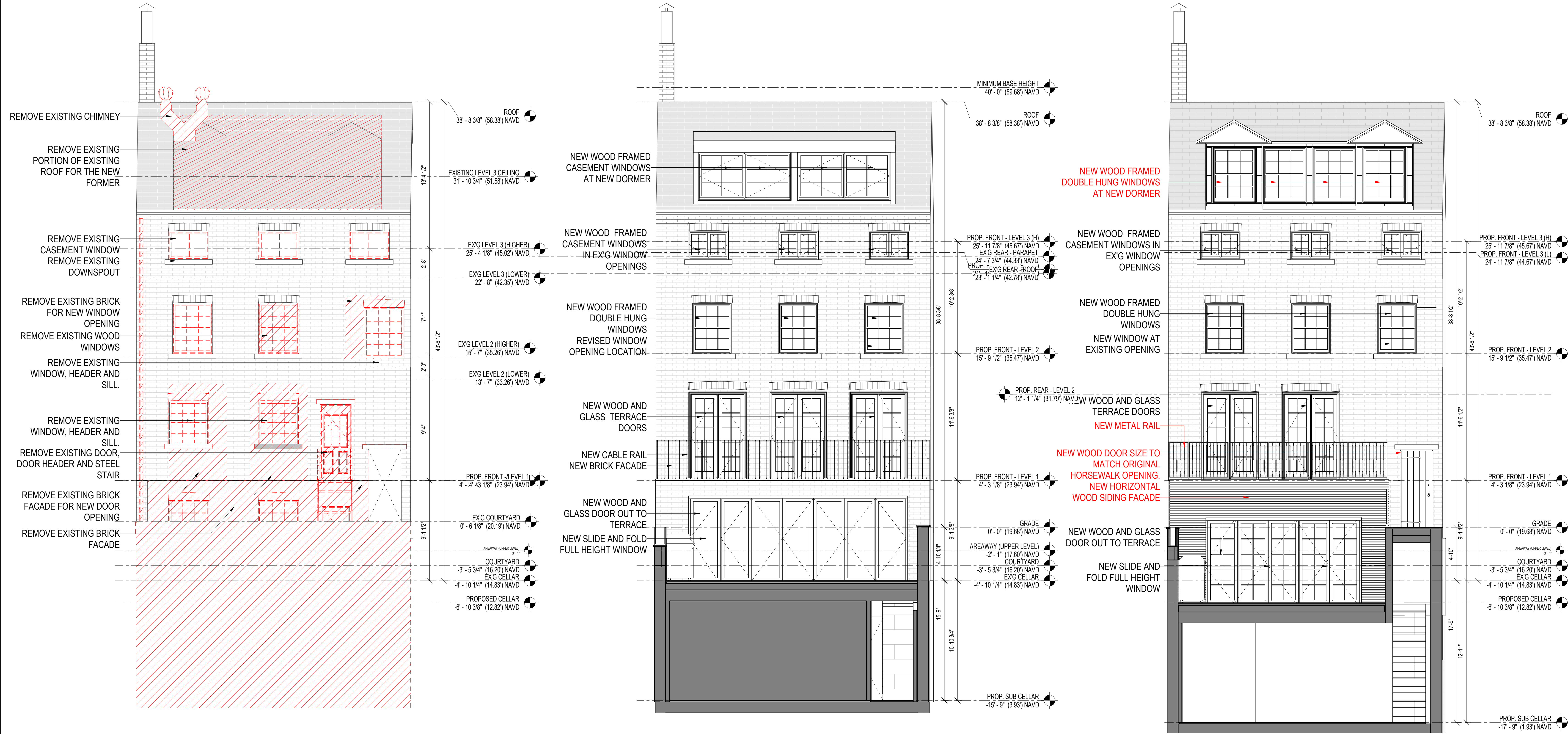


CURRENT PROPOSED FRONT BUILDING FACADE

EXISTING CONDITIONS AT REAR FACADE OF MAIN HOUSE



EXISTING & PROPOSED ELEVATION - MAIN HOUSE REAR FACADE



EXISTING

PREVIOUS PROPOSED, JAN. 10, 2023

CURRENT PROPOSED

PROPOSED MAIN HOUSE REAR FACADE RENDER

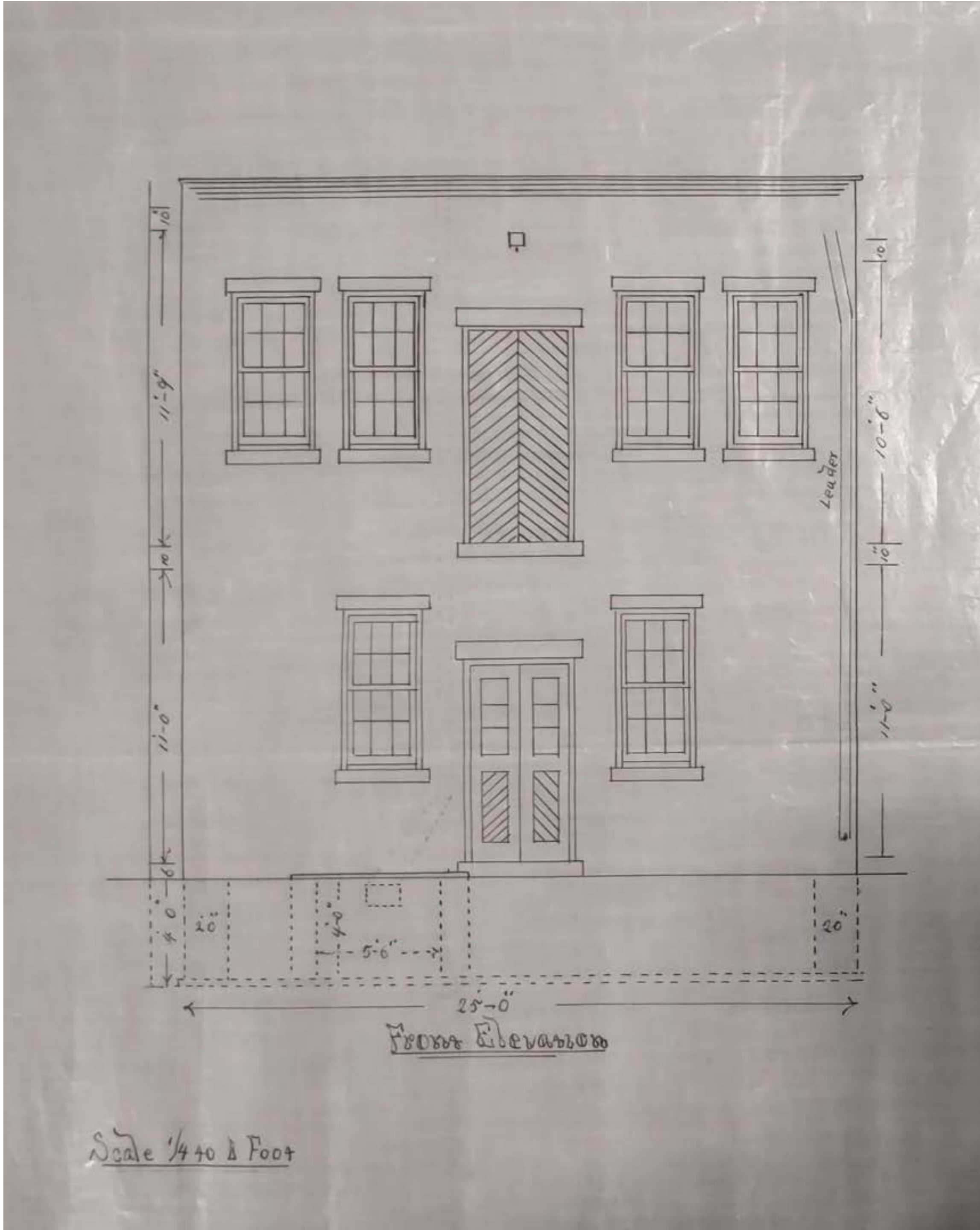


PREVIOUS PROPOSED FRONT BUILDING REAR FACADE - 23.01.10



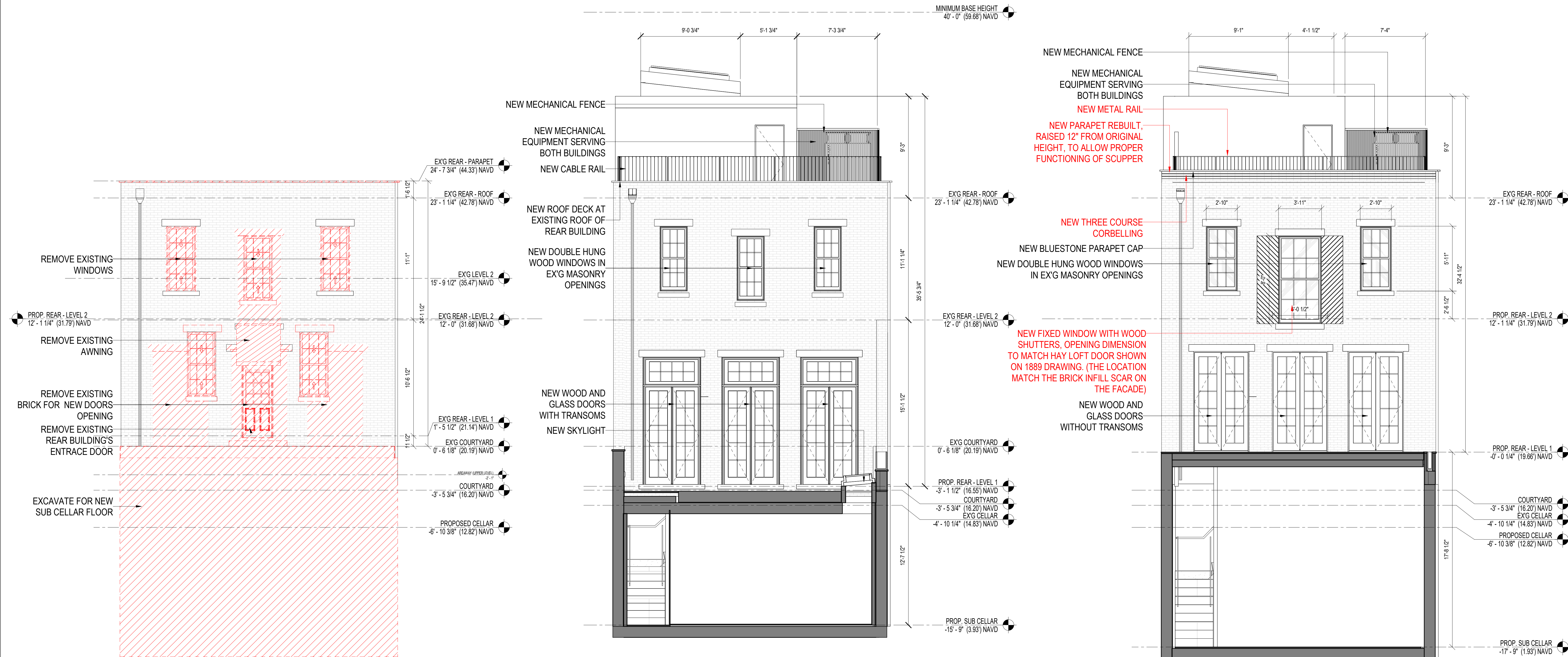
CURRENT PROPOSED FRONT BUILDING REAR FACADE

EXISTING CONDITIONS AT THE BACK HOUSE



1889 CONSTRUCTION DRAWING - FROM DOB FILING - FRONT ELEVATION (NYC MUNICIPAL ARCHIVE)

EXISTING & PROPOSED ELEVATIONS - BACK HOUSE



EXISTING

PREVIOUS PROPOSED, JAN. 10, 2023

CURRENT PROPOSED

PROPOSE BACK HOUSE RENDERING

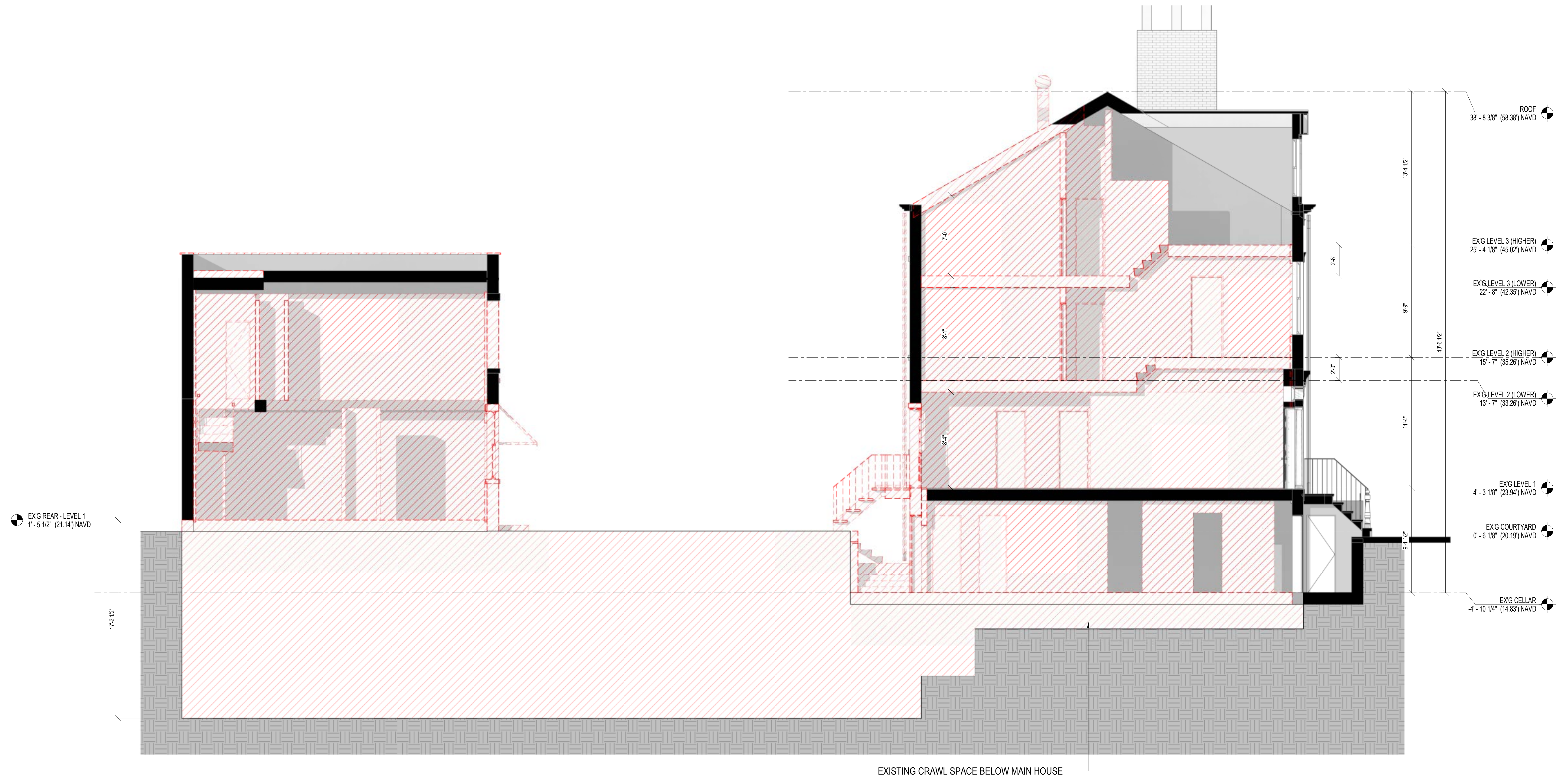


PREVIOUSLY PROPOSED BACK HOUSE FACADE, JAN. 10, 2023

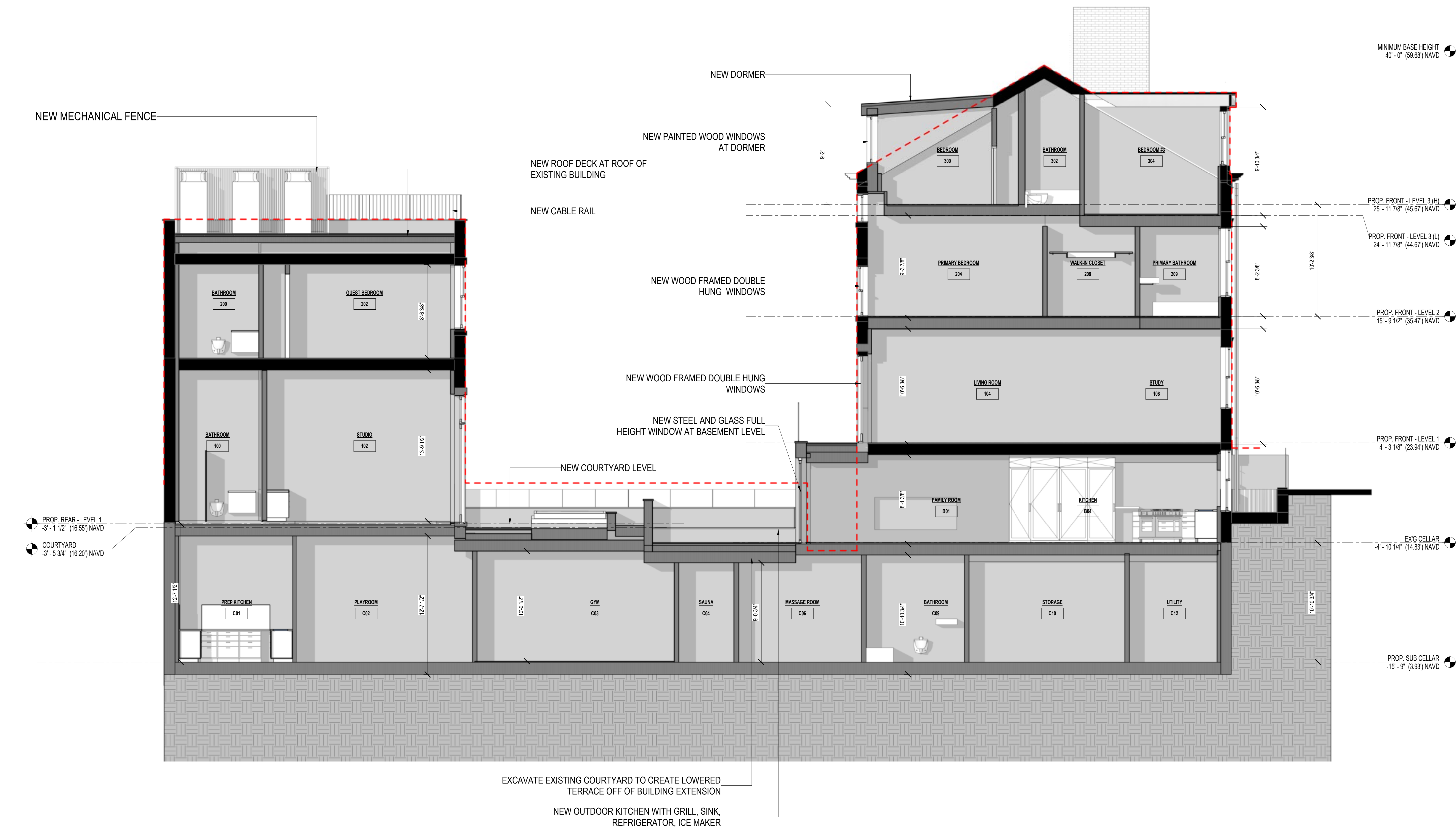


CURRENT PROPOSED BACK HOUSE FACADE

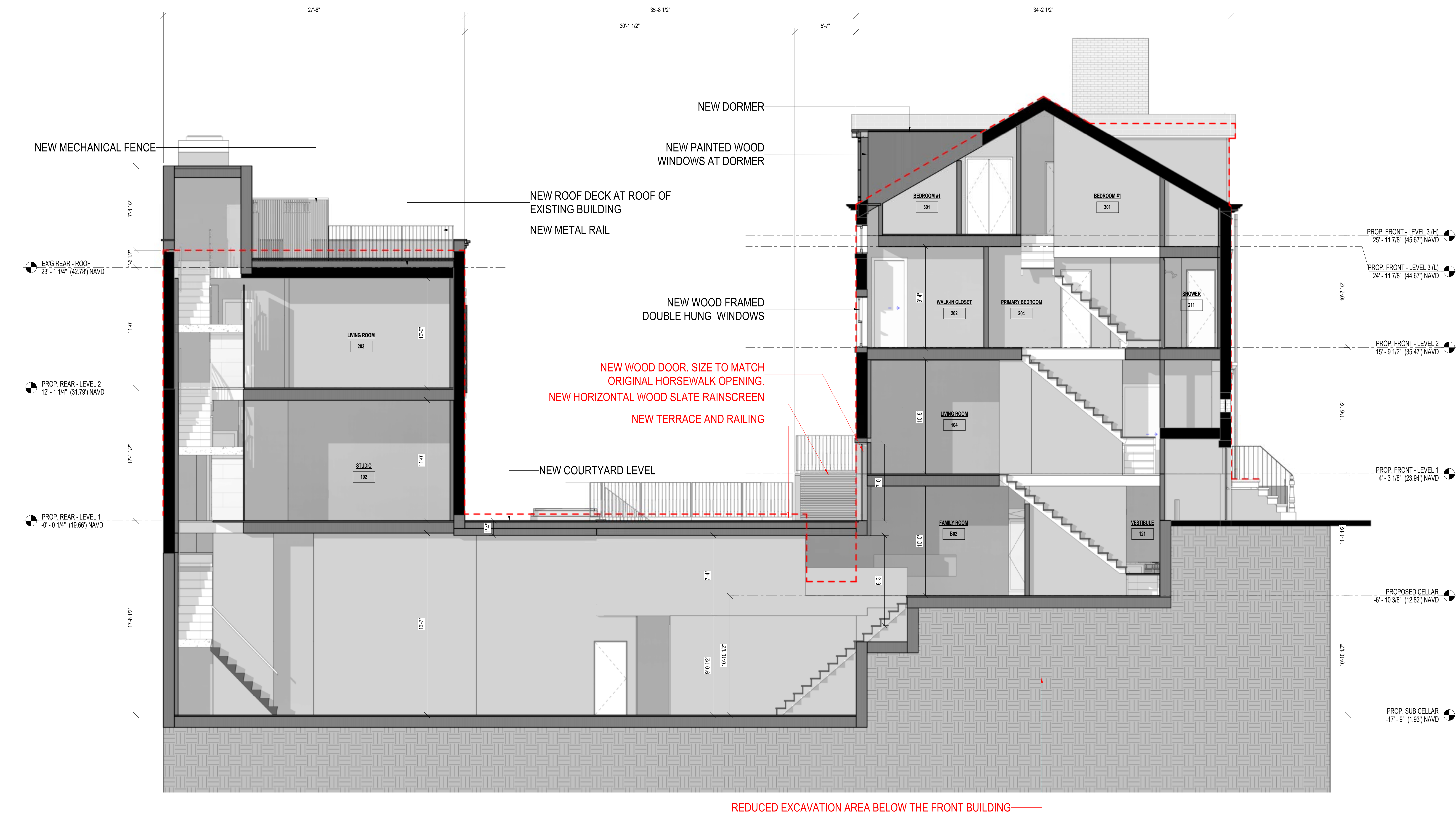
EXISTING BUILDING SECTION (VIEW EAST)



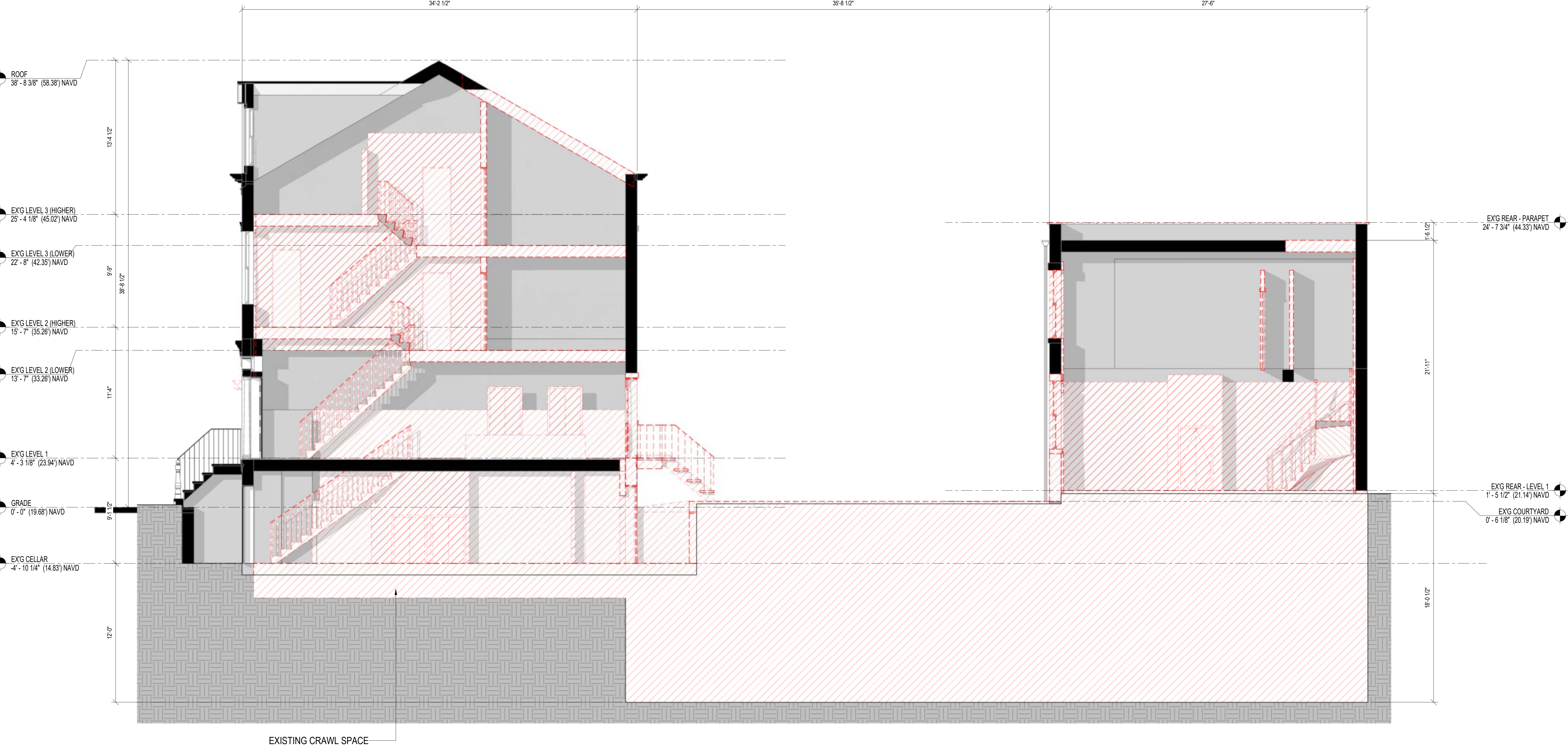
PREVIOUS PROPOSED BUILDING SECTION (VIEW EAST) - JAN. 10, 2023



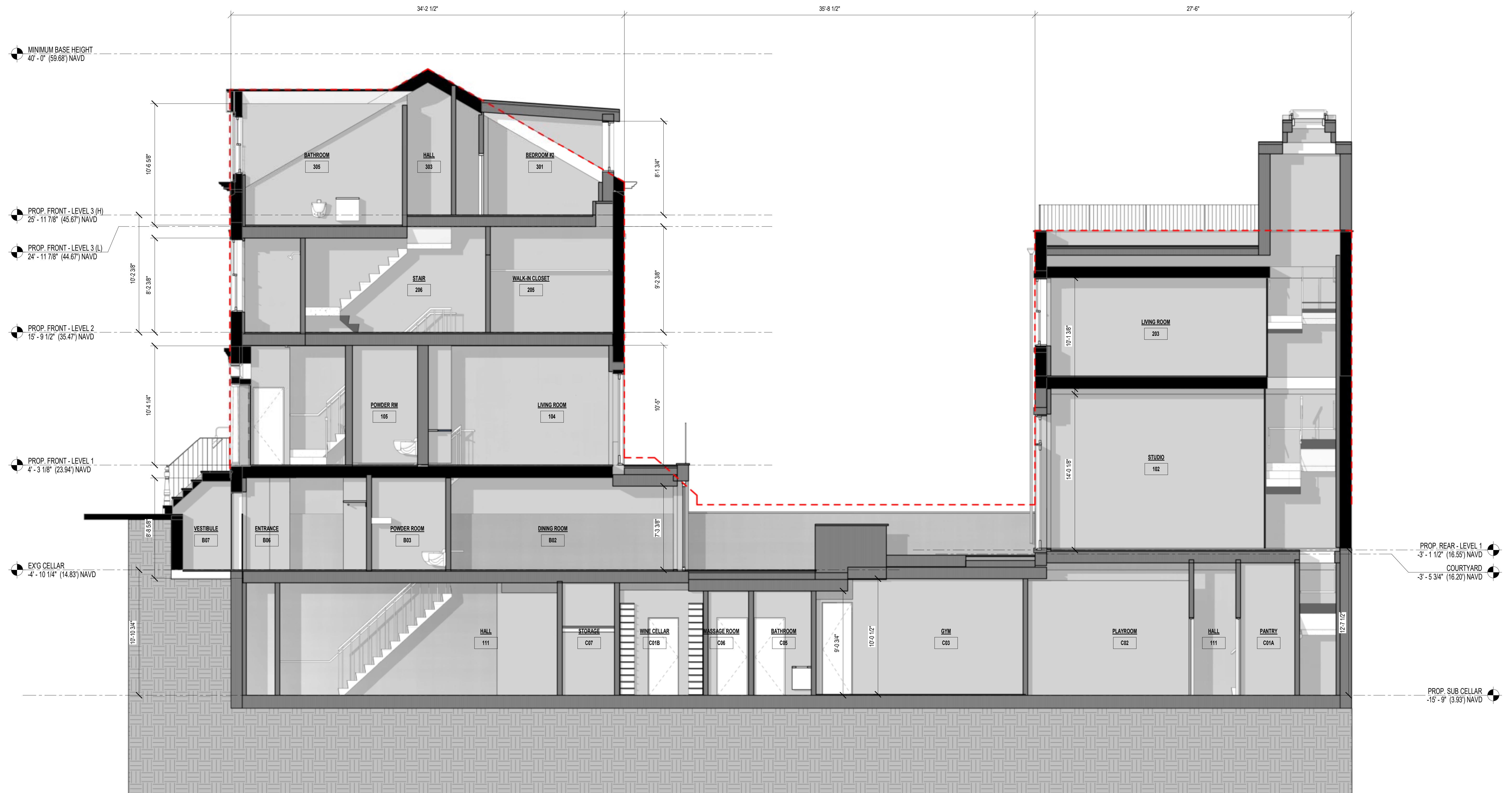
CURRENT BUILDING SECTION (VIEW EAST)



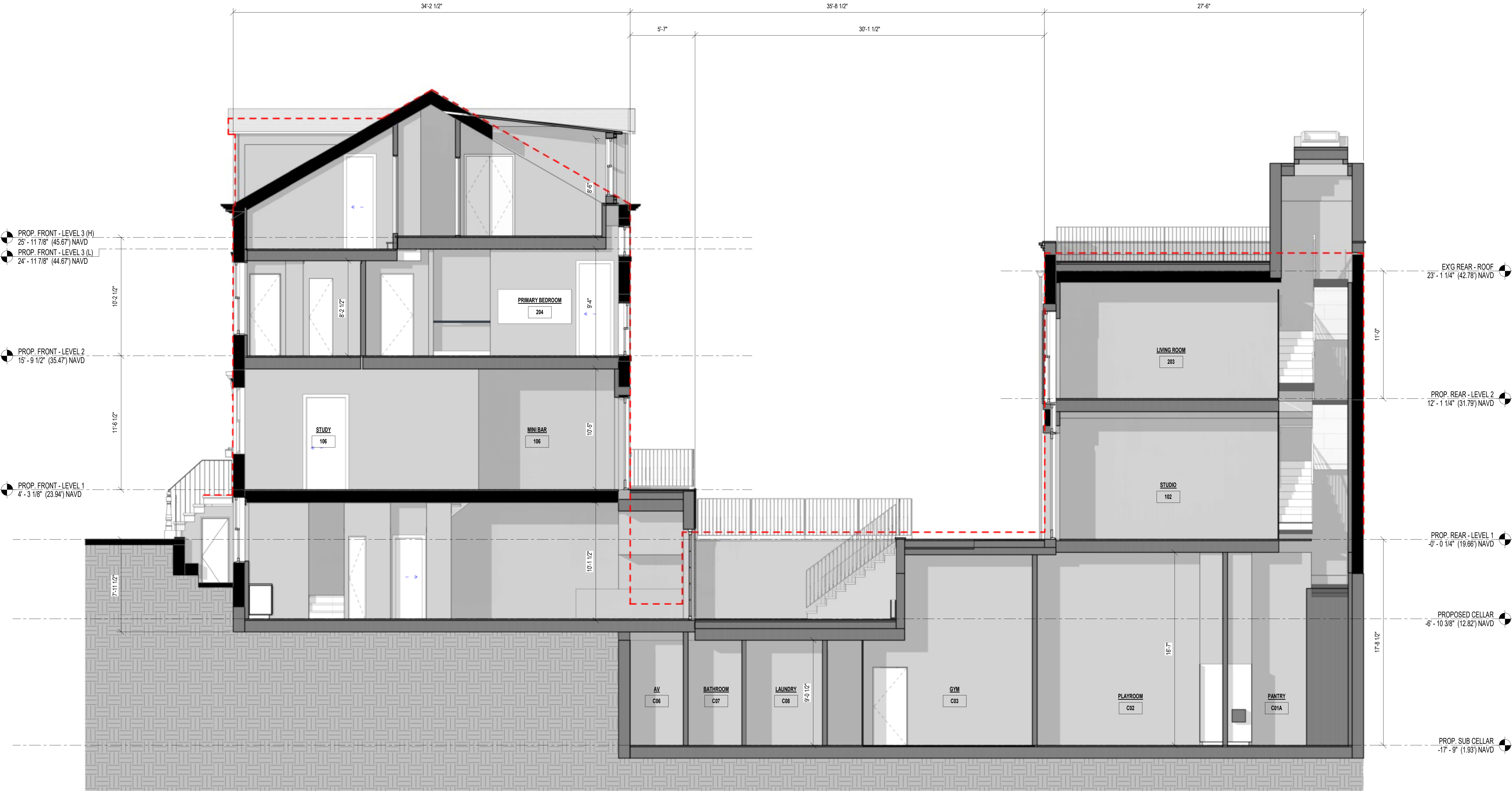
EXISTING BUILDING SECTION (VIEW WEST)



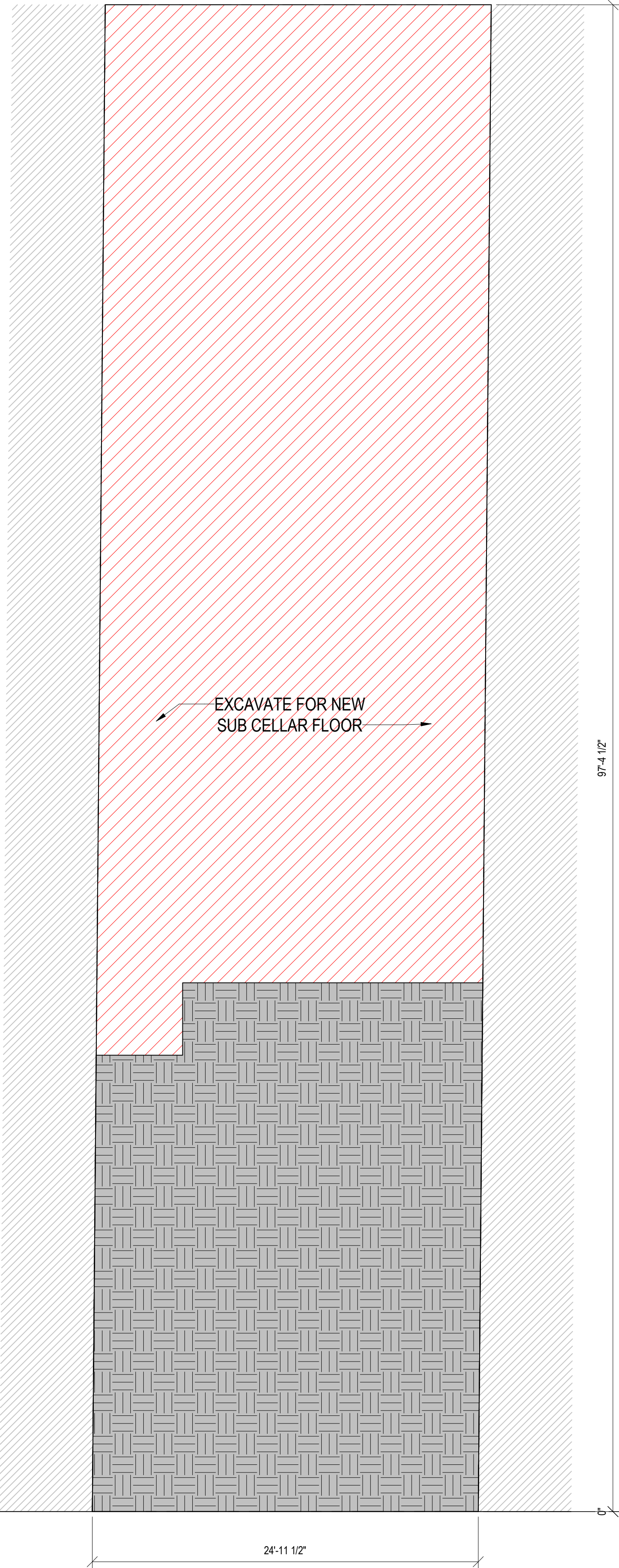
PREVIOUS PROPOSED BUILDING SECTION (VIEW WEST) - JAN. 10, 2023



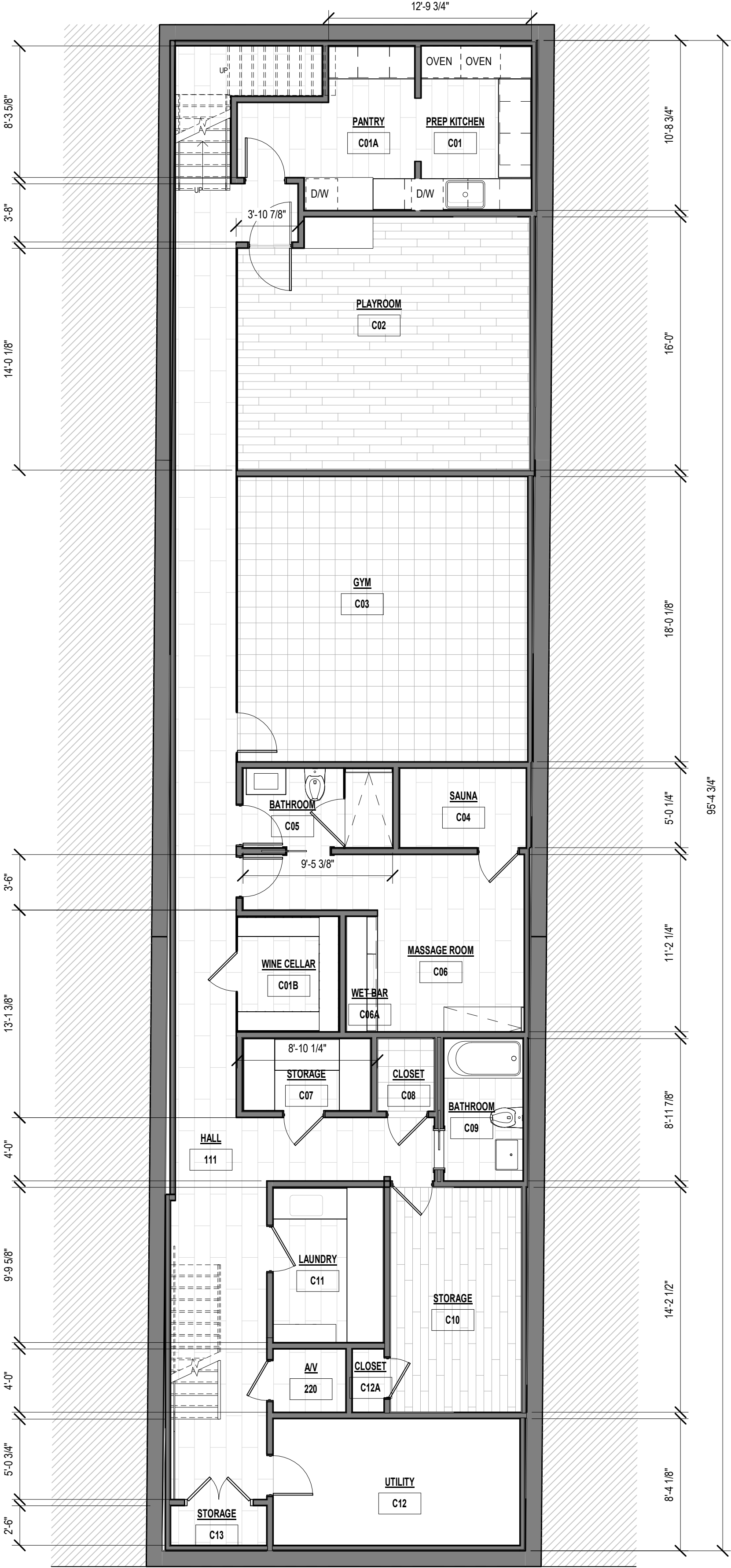
CURRENT BUILDING SECTION (VIEW WEST)



SUB CELLAR - EXISTING AND PROPOSED PLANS

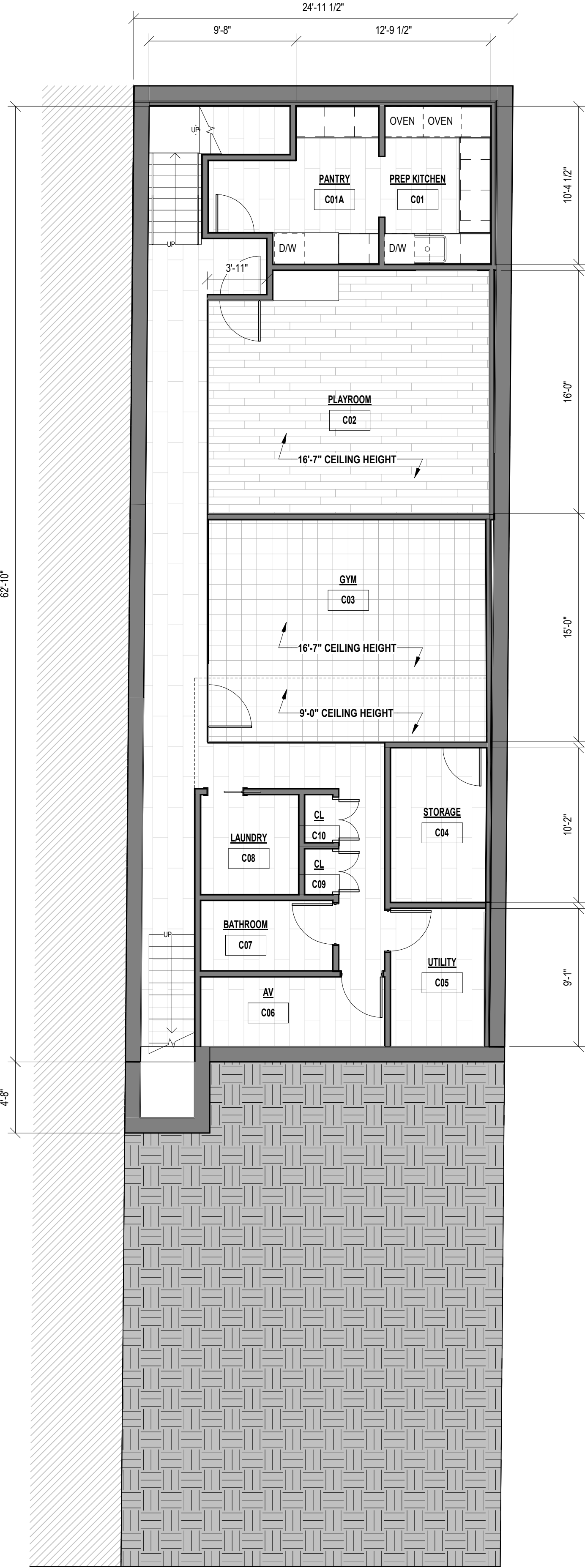


EXISTING



CELLAR AREA:
2,066 SF

PREVIOUS PROPOSED, JAN. 10, 2023



CELLAR AREA:
1,600 SF

CURRENT PROPOSED

CELLAR - EXISTING AND PROPOSED PLANS

DASHED LINE REPRESENTS THE
EXTENT OF EXCAVATION

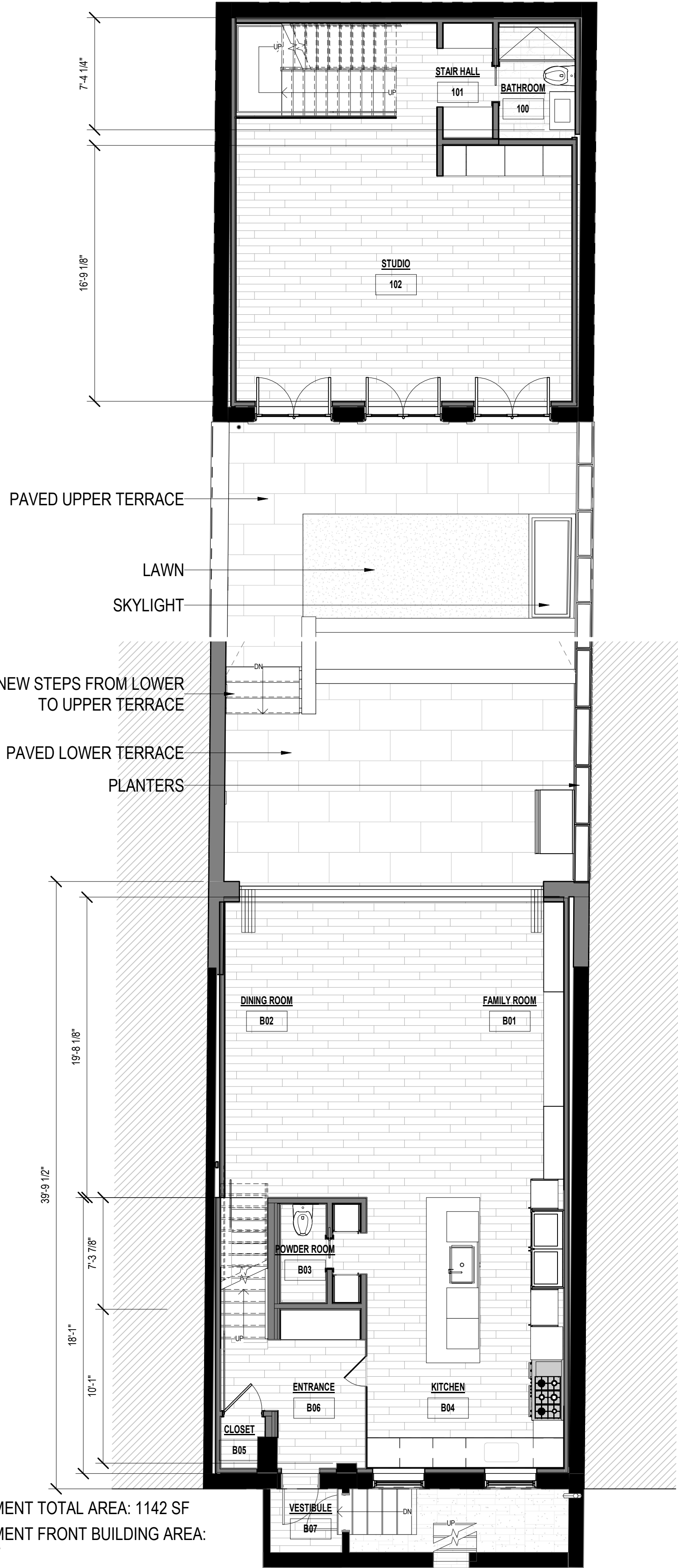
AREA TO BE EXCAVATED

BASEMENT TOTAL AREA:
1142 SF

BASEMENT FRONT BUILDING AREA:
619 SF

BASEMENT REAR BUILDING AREA:
523 SF

EXISTING

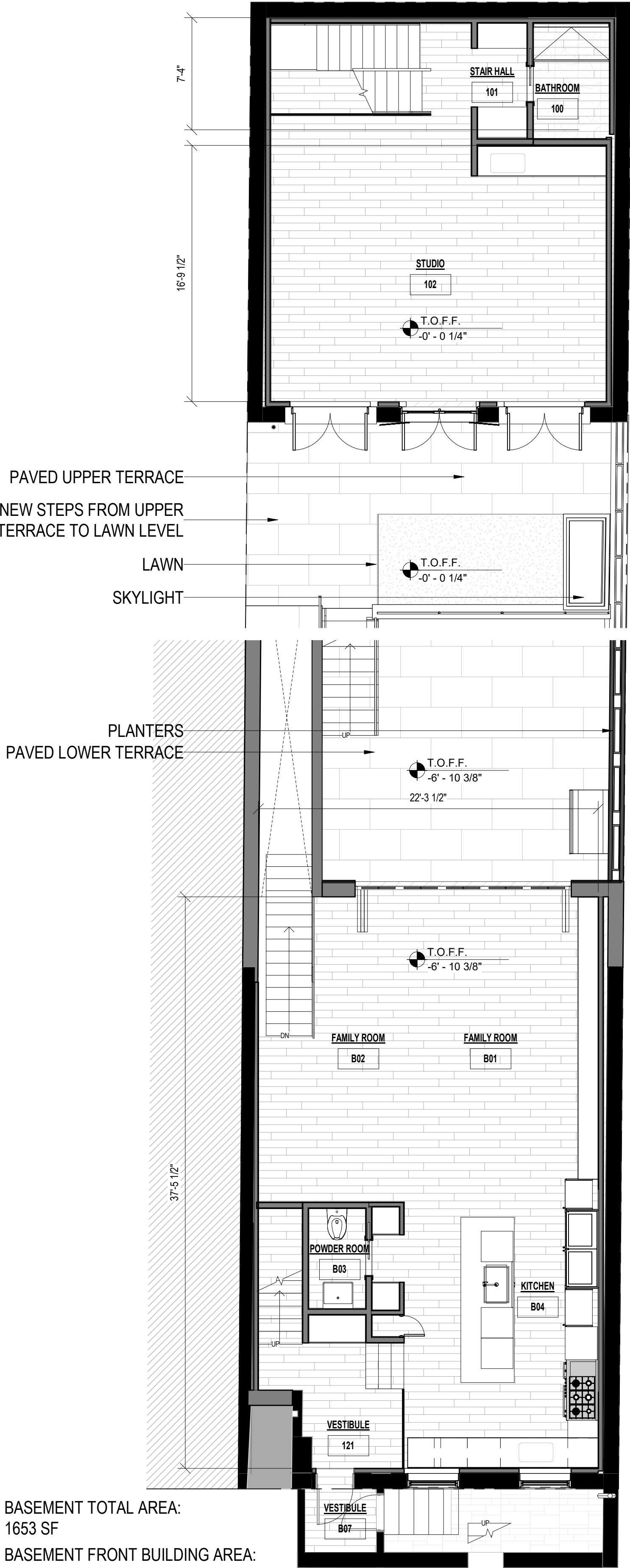


BASEMENT TOTAL AREA: 1142 SF

BASEMENT FRONT BUILDING AREA:
619 SF

BASEMENT REAR BUILDING AREA:
523 SF

PREVIOUS PROPOSED, JAN. 10, 2023



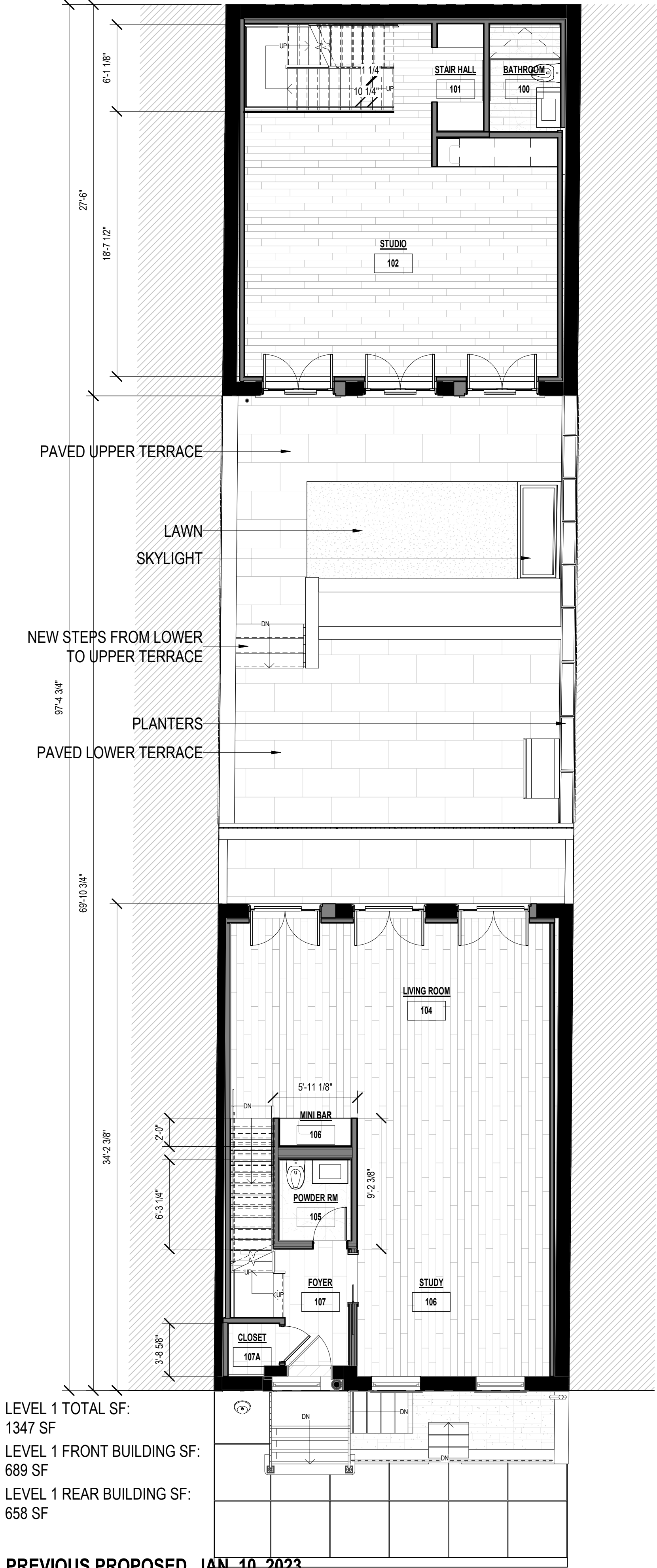
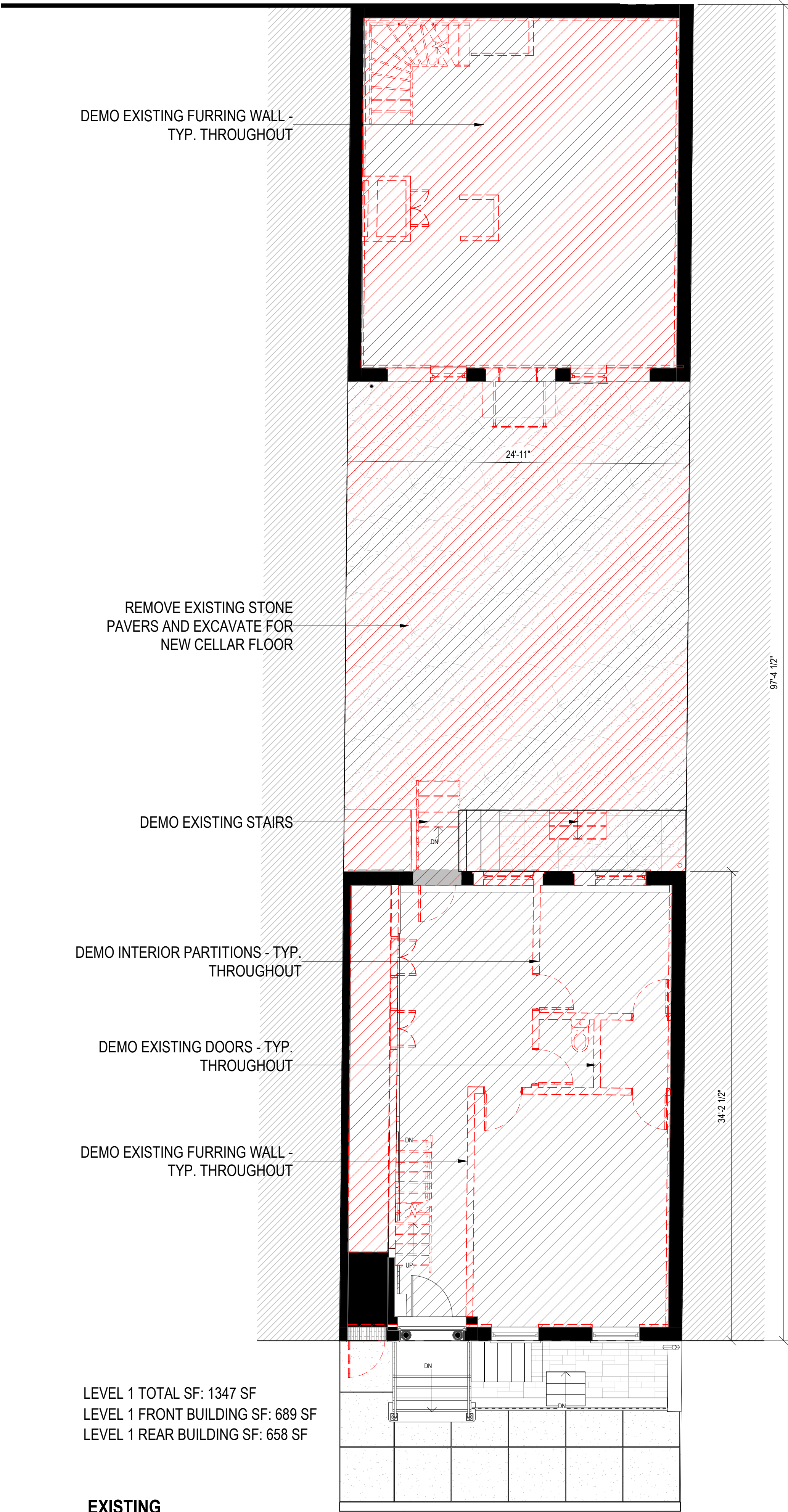
BASEMENT TOTAL AREA:
1653 SF

BASEMENT FRONT BUILDING AREA:
968 SF

BASEMENT REAR BUILDING AREA:
685 SF

CURRENT PROPOSED

LEVEL 1 - EXISTING AND PROPOSED PLANS

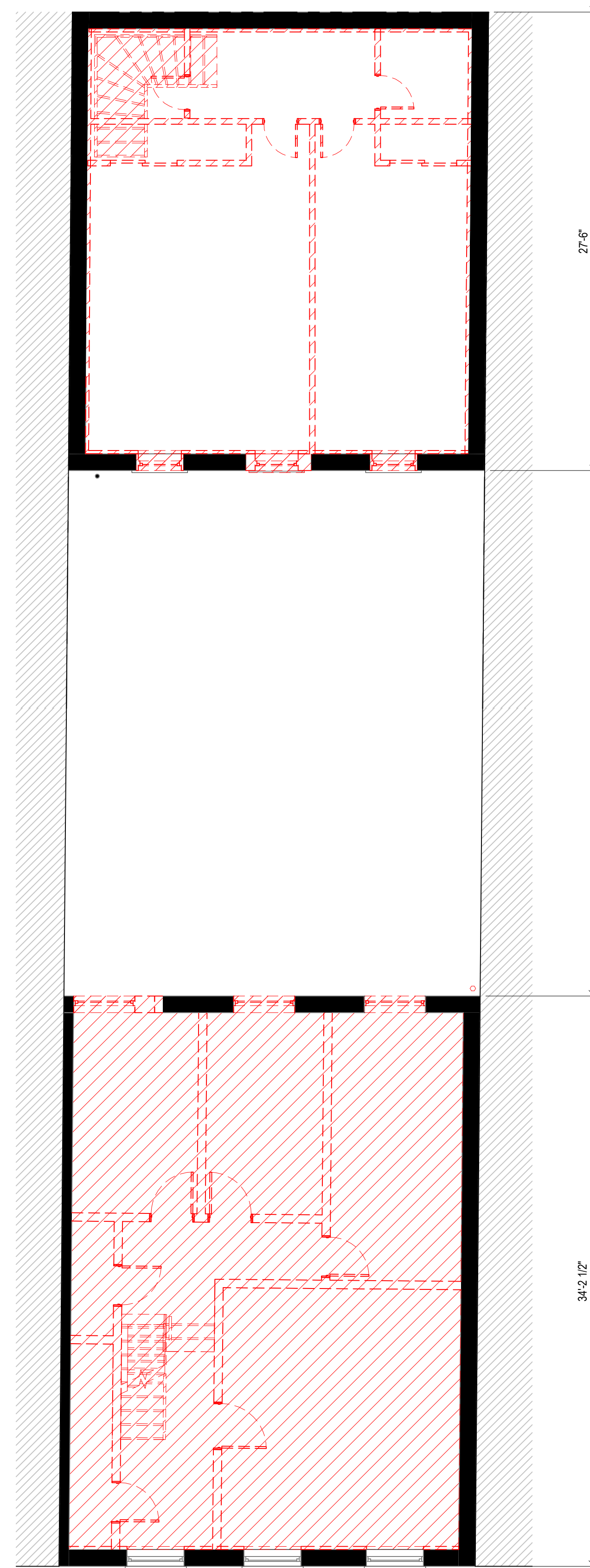


PREVIOUS PROPOSED, JAN. 10, 2023

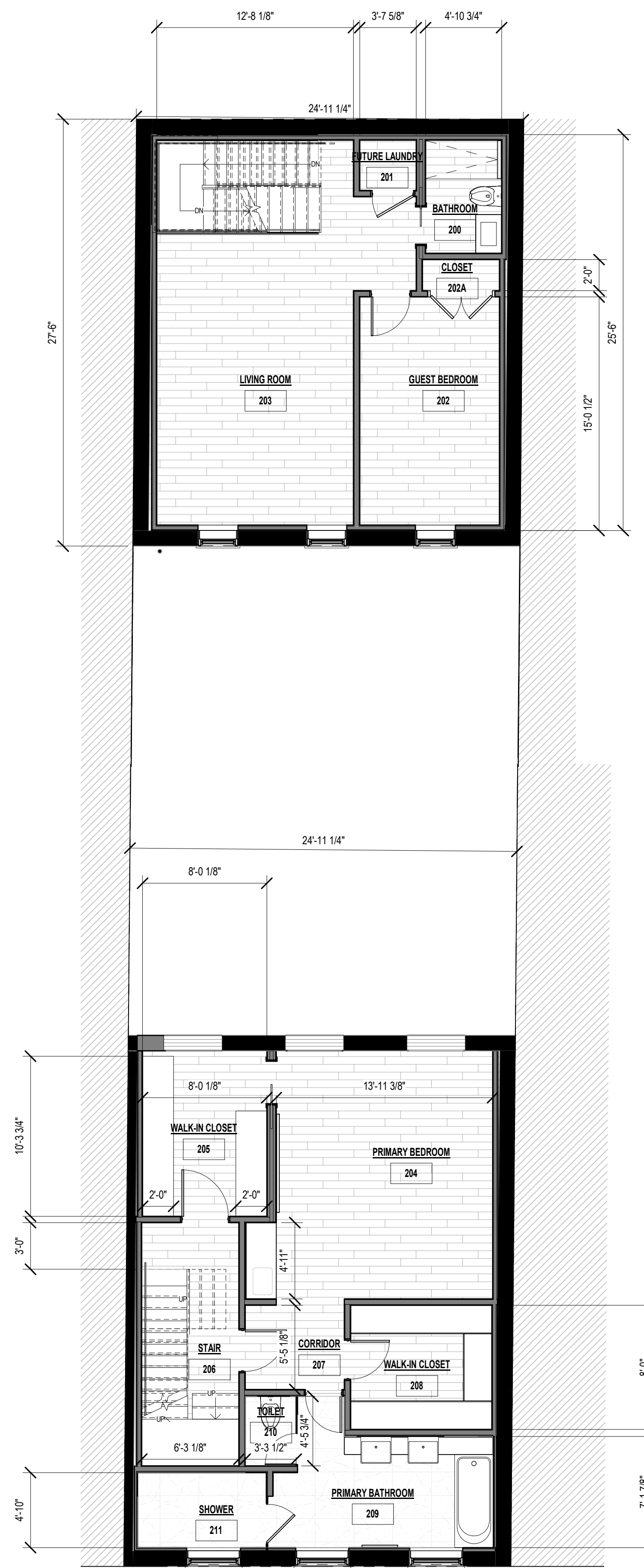


CURRENT PROPOSED

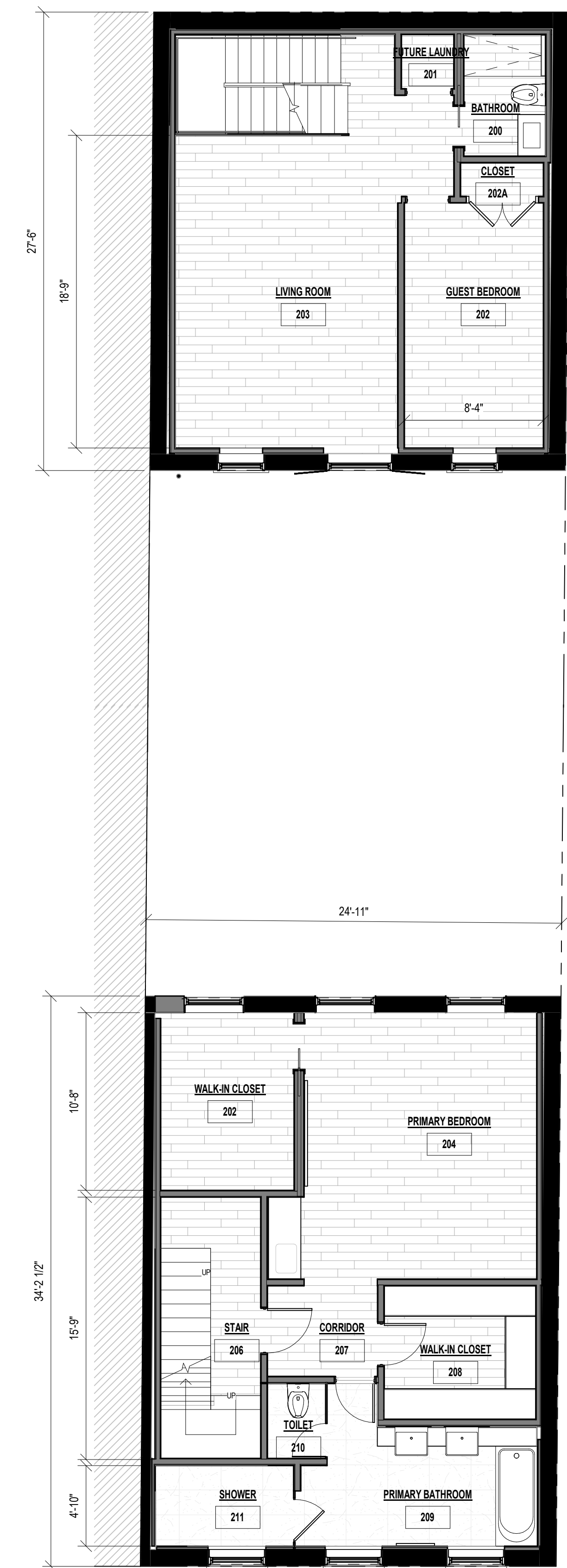
LEVEL 2 - EX'ISTING AND PROPOSED PLANS



EXISTING



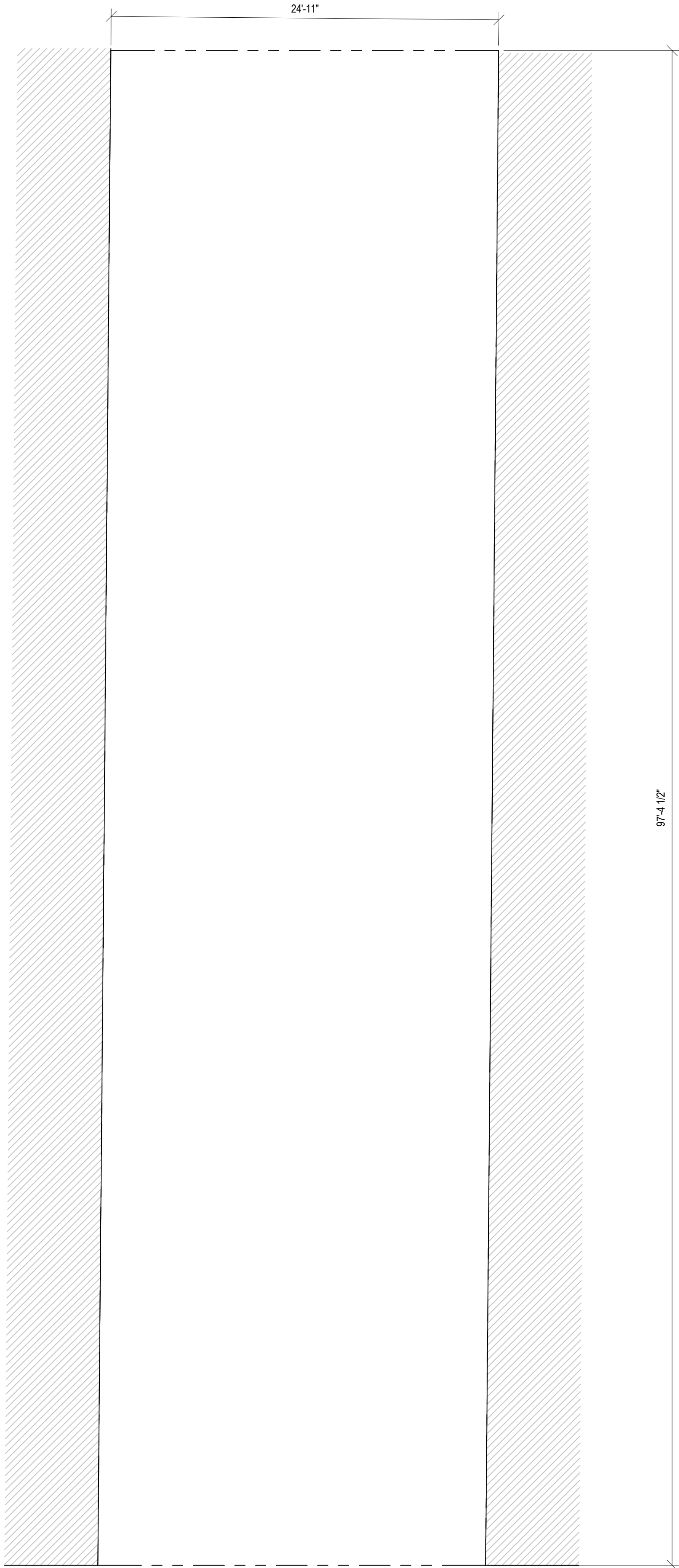
PREVIOUS PROPOSED, JAN. 10, 2023



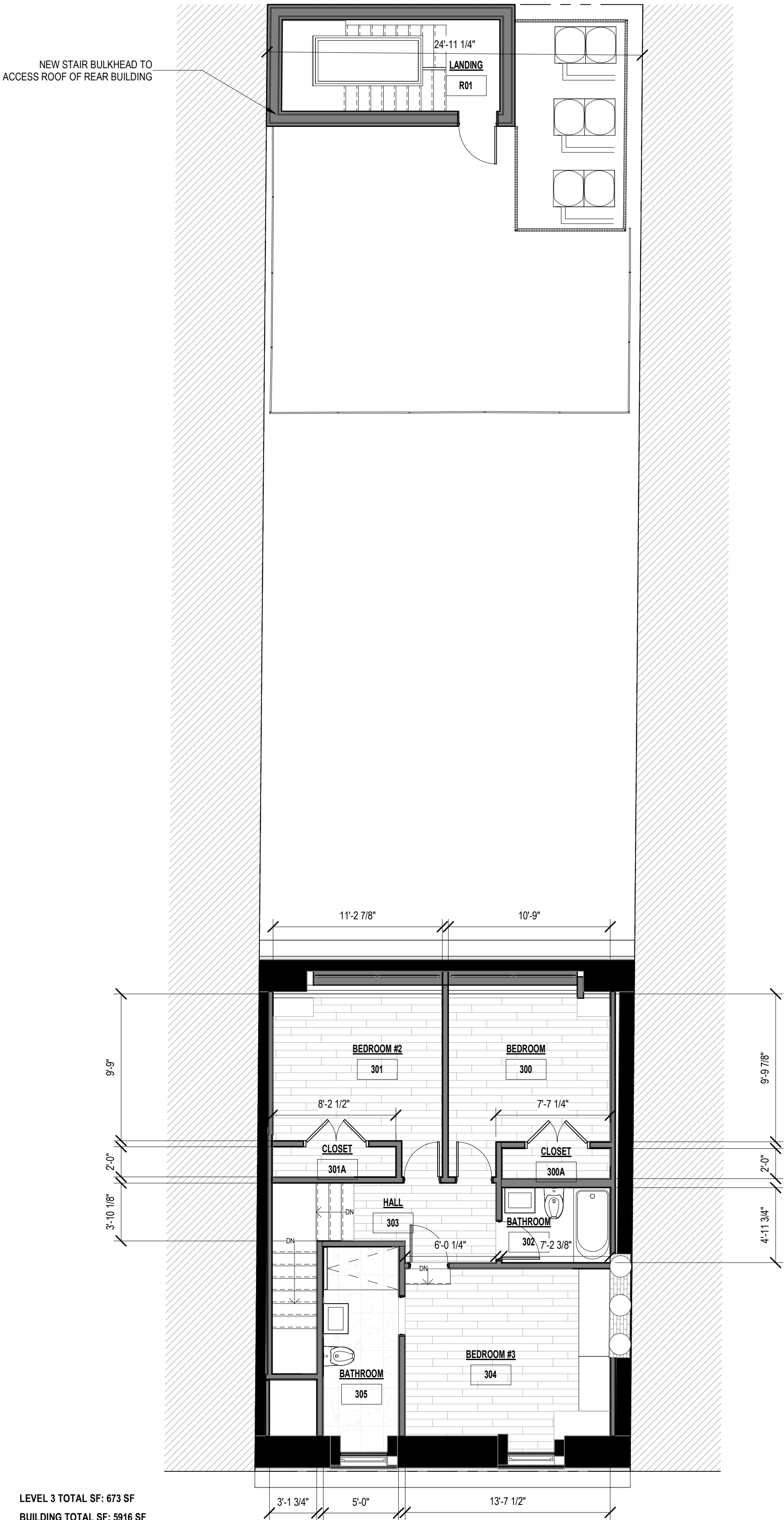
LEVEL 2 TOTAL SF: 1540 SF
LEVEL 2 FRONT BUILDING SF: 855 SF
LEVEL 2 REAR BUILDING SF: 685 SF

CURRENT PROPOSED

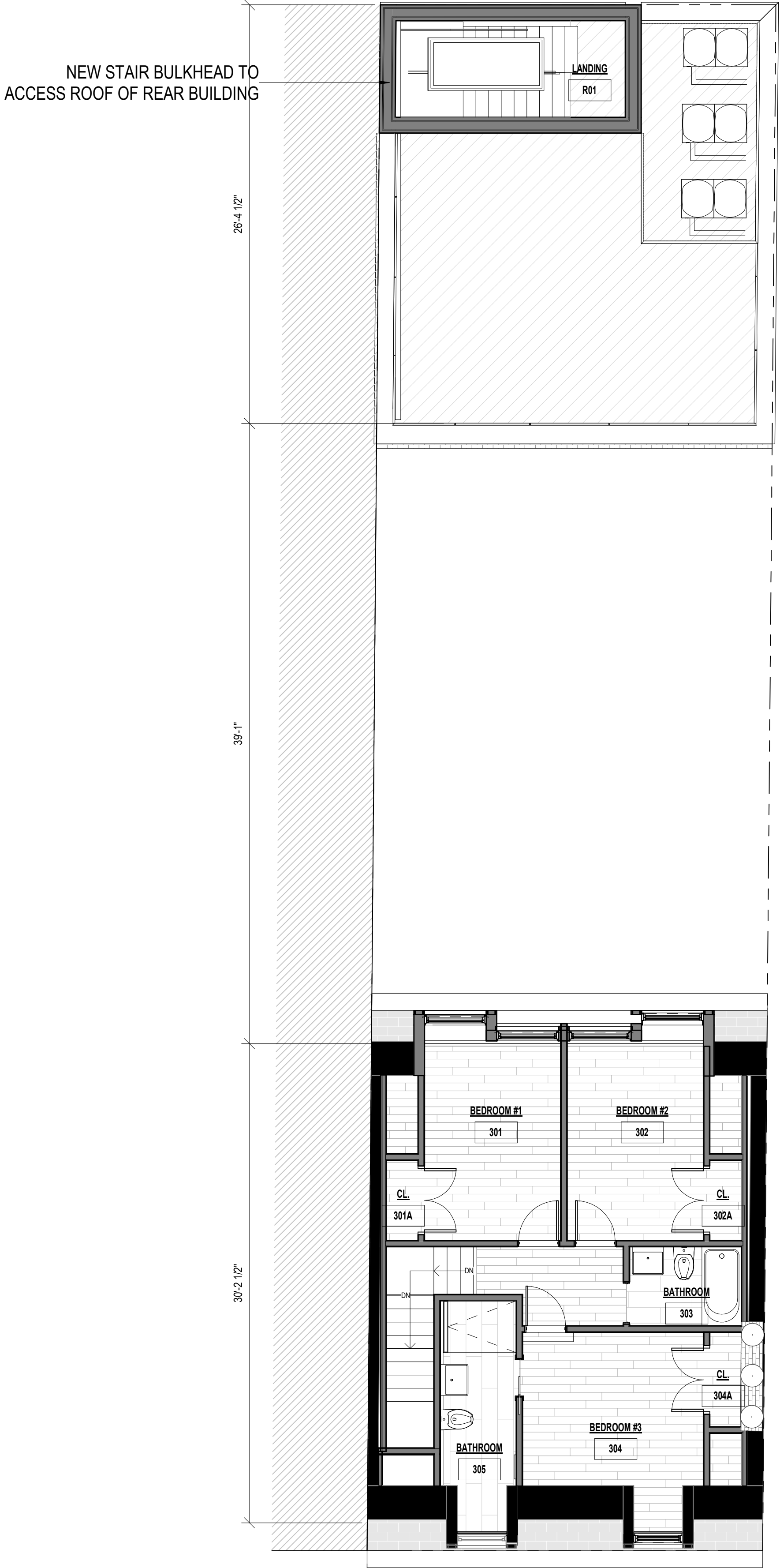
LEVEL 3 - EXISTING AND PROPOSED PLANS



EXISTING

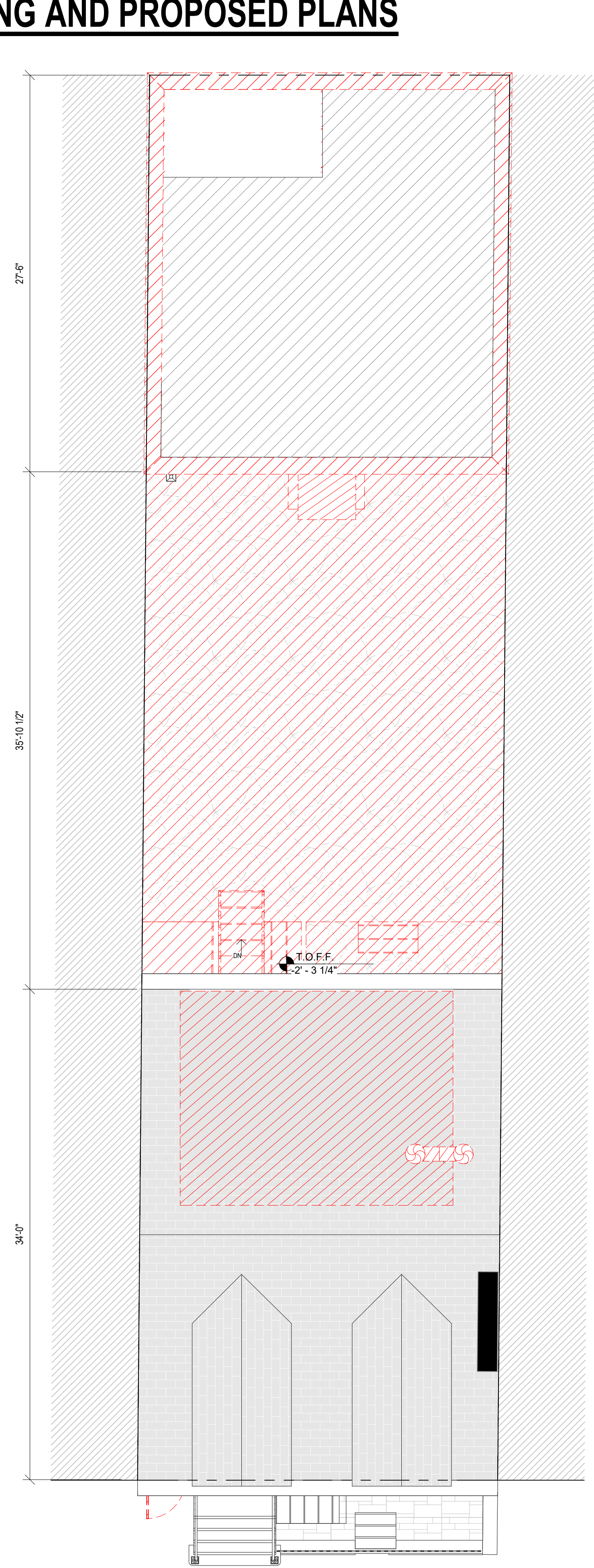


PREVIOUS PROPOSED, JAN. 10, 2023

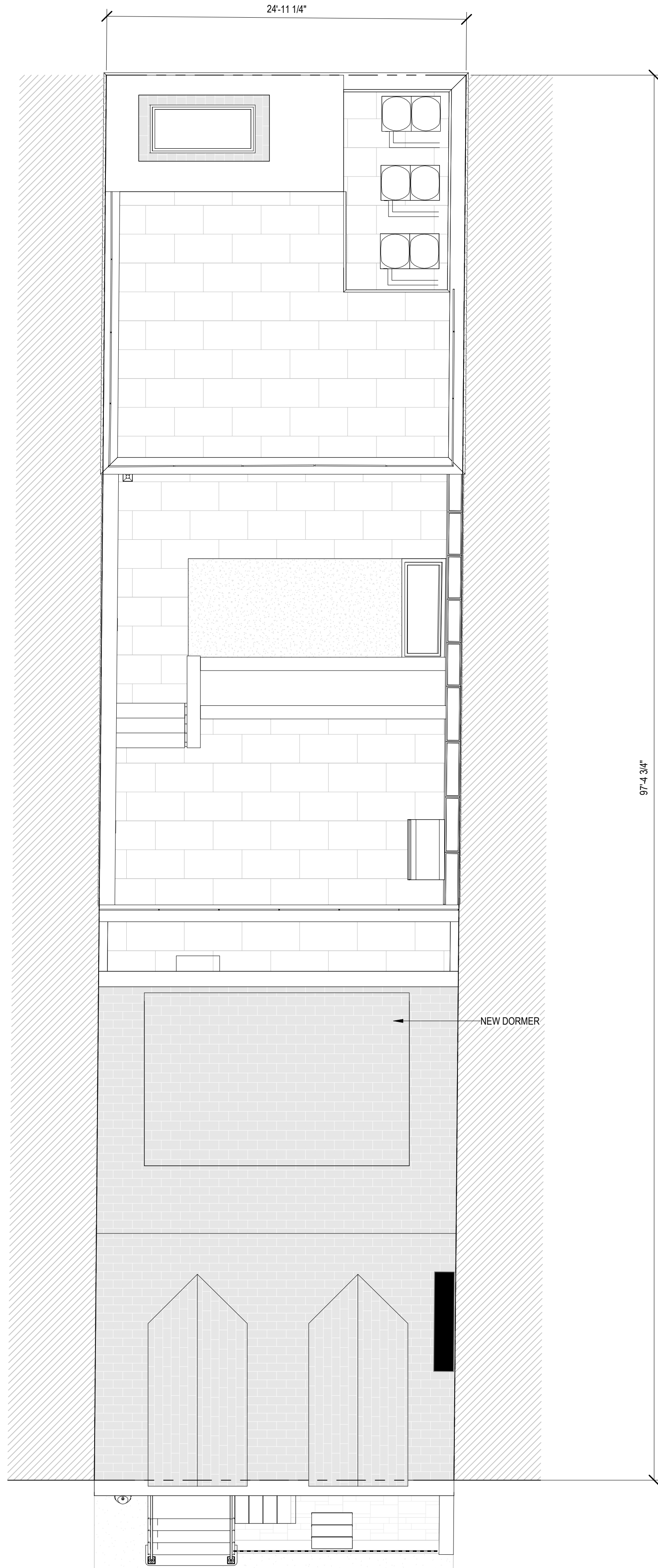


CURRENT PROPOSED

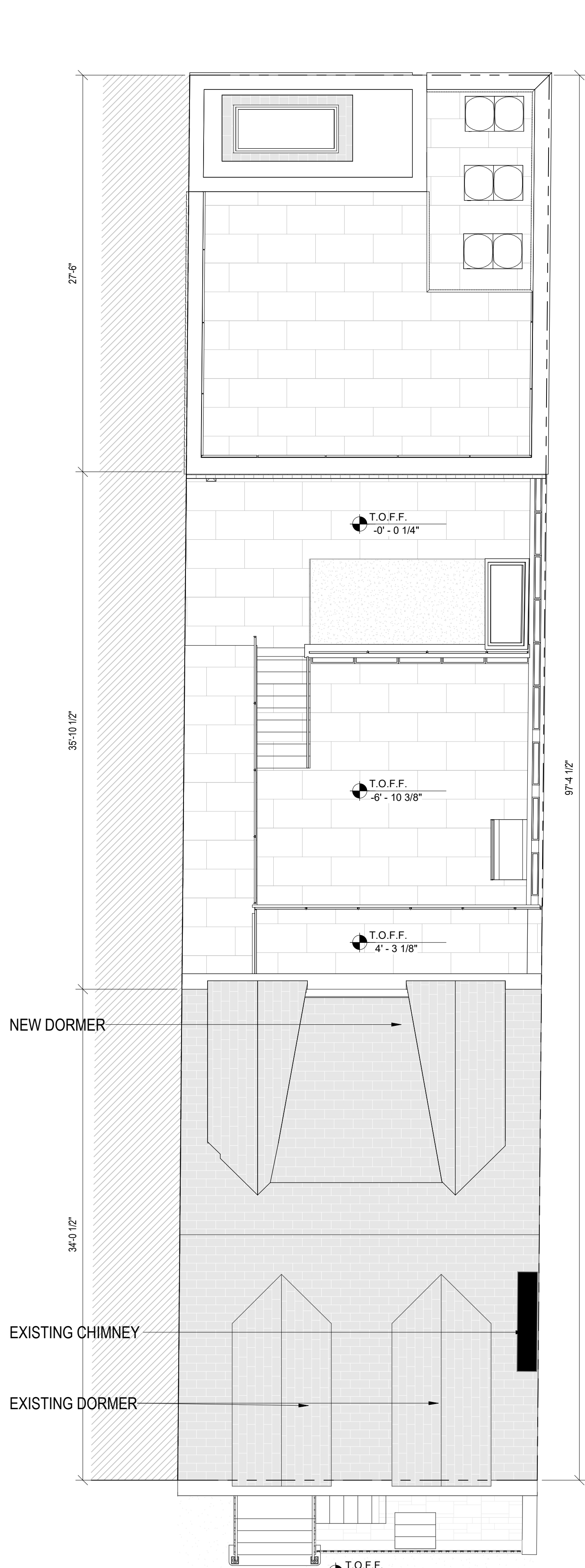
ROOF - EXISTING AND PROPOSED PLANS



EXISTING



PREVIOUS PROPOSED, JAN. 10, 2023

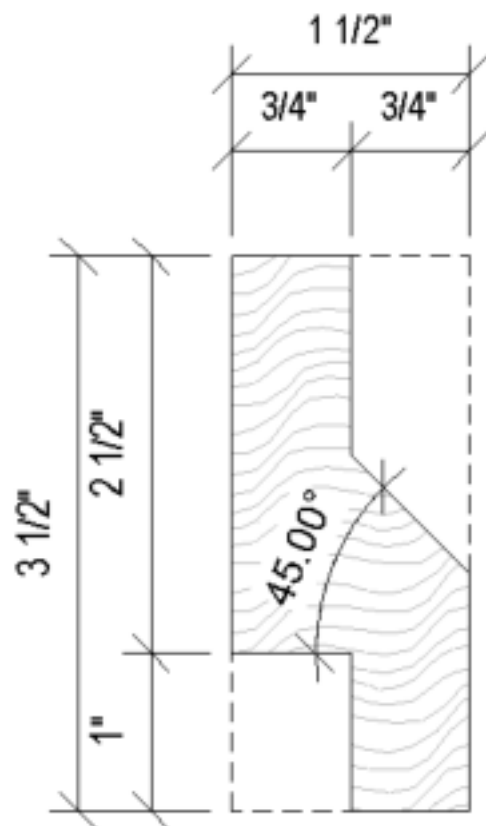


CURRENT PROPOSED

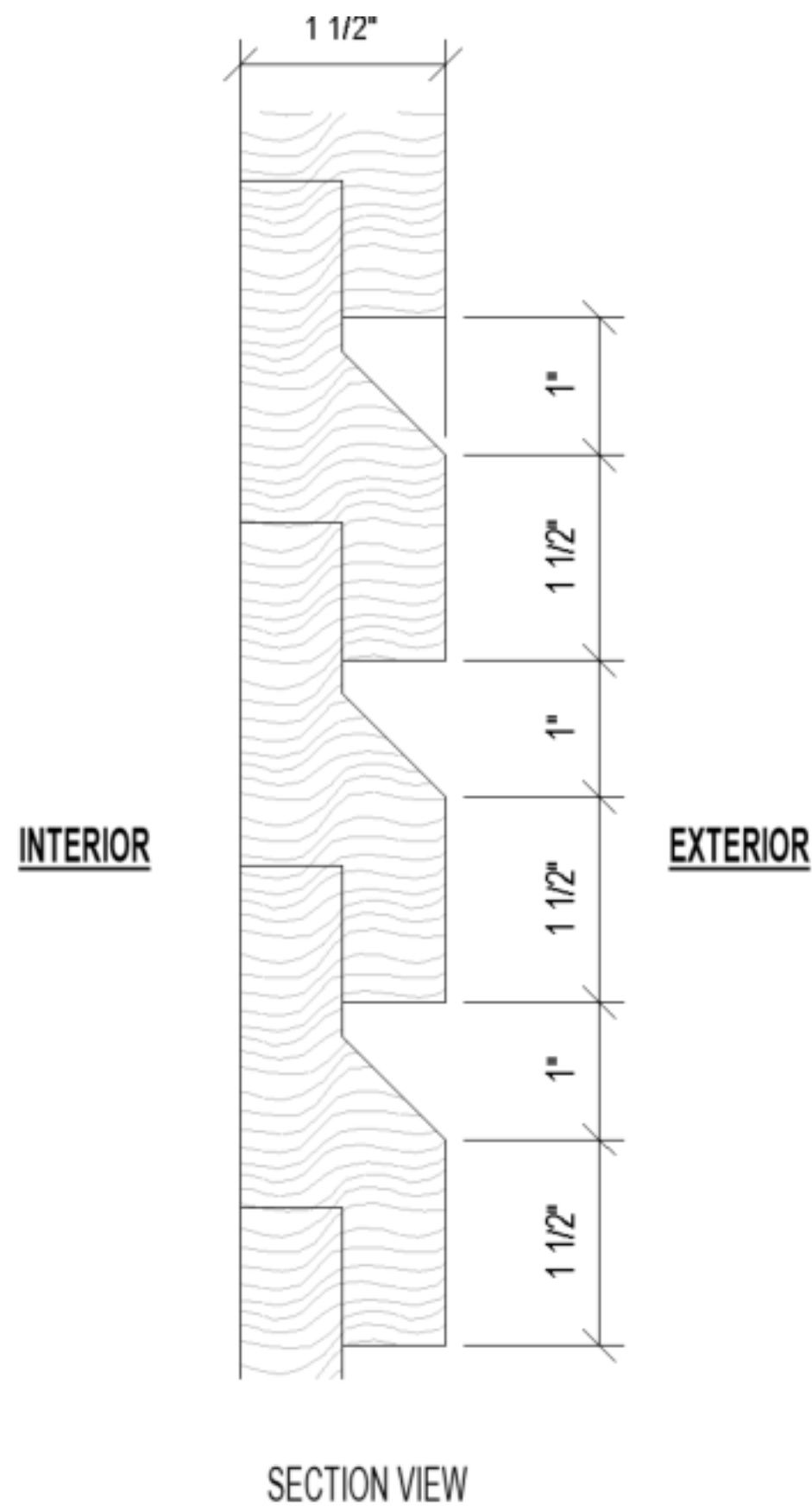
PROPOSED EXTERIOR MATERIAL SAMPLE



HORIZONTAL SLATS RAIN SCREEN



TYPICAL 2X4 LUMBER
MILL TO PROFILE



SECTION VIEW



BLUESTONE TILE WALL



NEW WINDOW & DOOR FRAME PAINT COLOR
BENJAMIN MOORE - HC 164



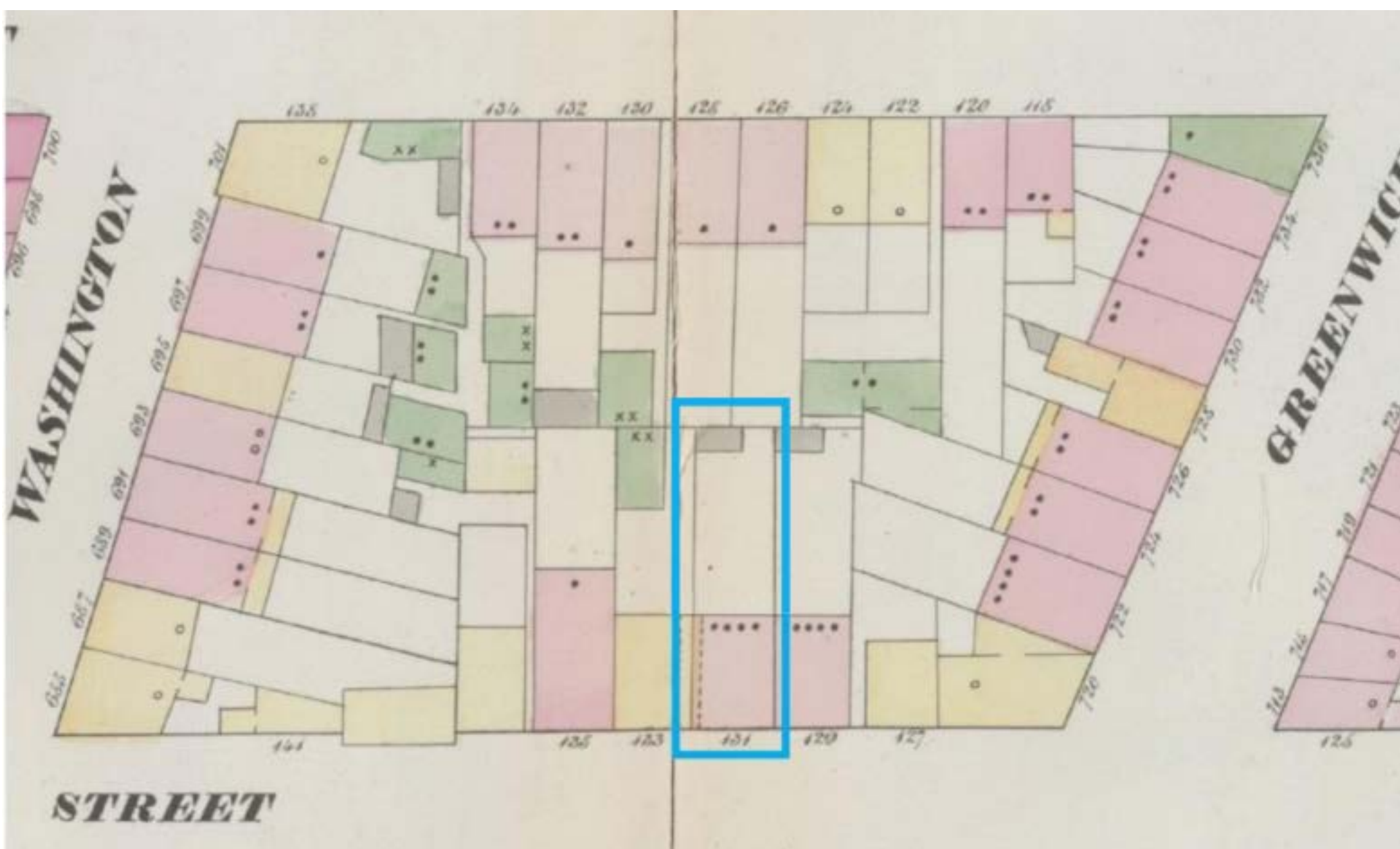
NEW HORSE WALK DOOR & SHUTTER
BENJAMIN MOORE - HC 190

APPENDIX

INTERIOR BLOCK DEVELOPMENT



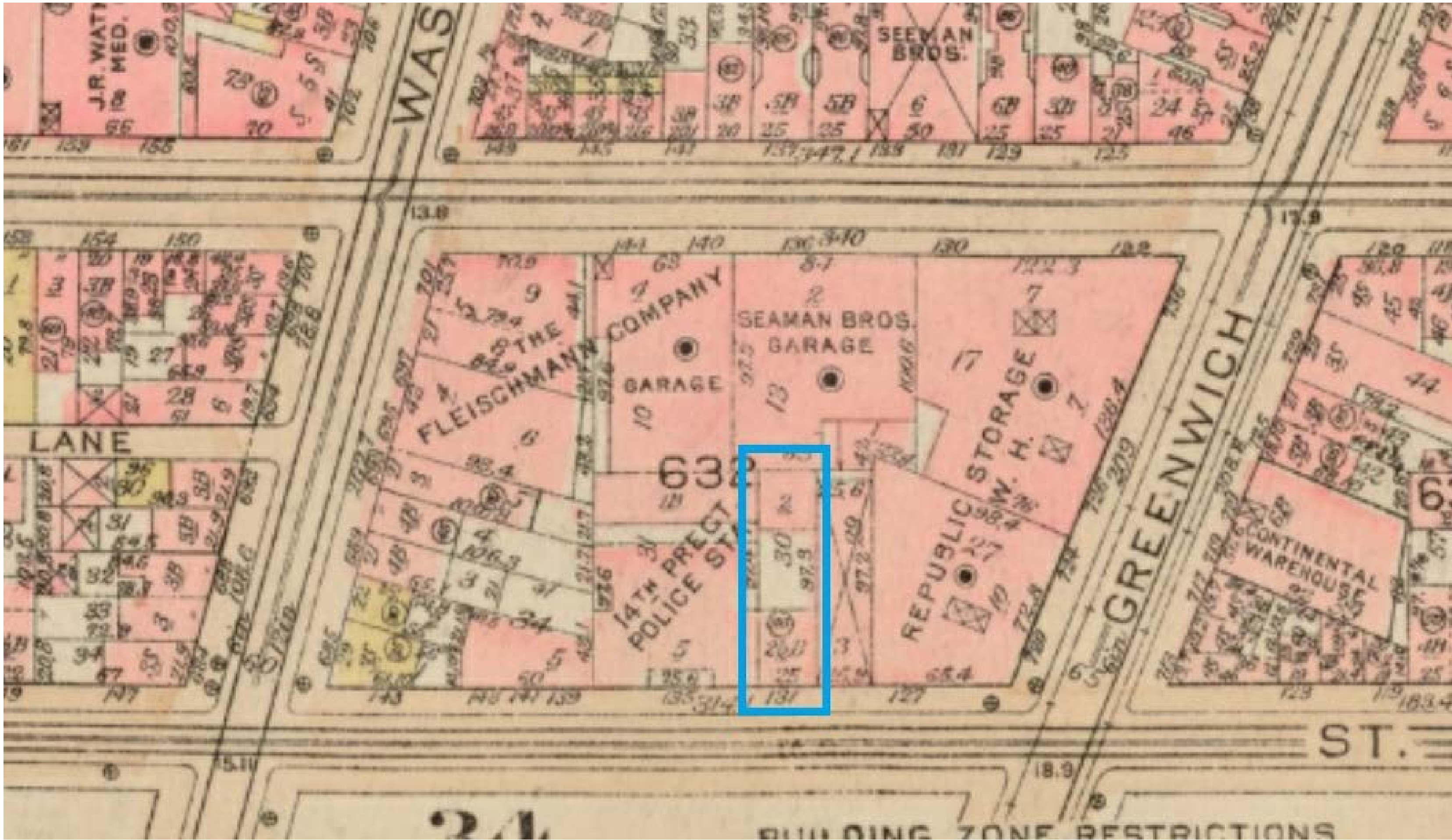
1833, JAMES BLECKER MAP (NYPL)



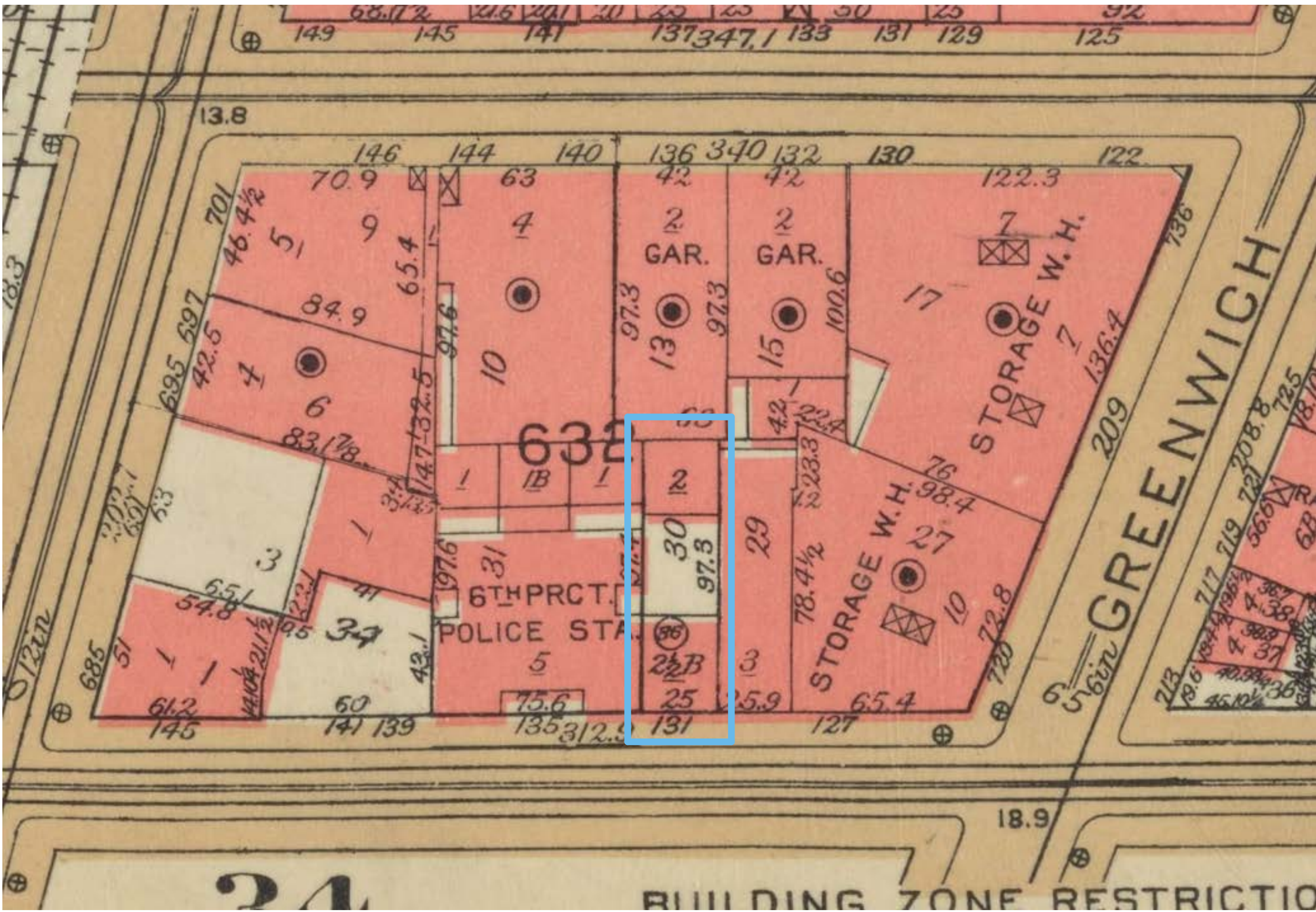
1859 PERRIS MAP (NYPL)



1895 SANBORN MAP (NYPL)



1927, BROMLEY MAP (NYPL)



1955, BROMLEY MAP (NYPL)

DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED HORSE WALK REMOVAL

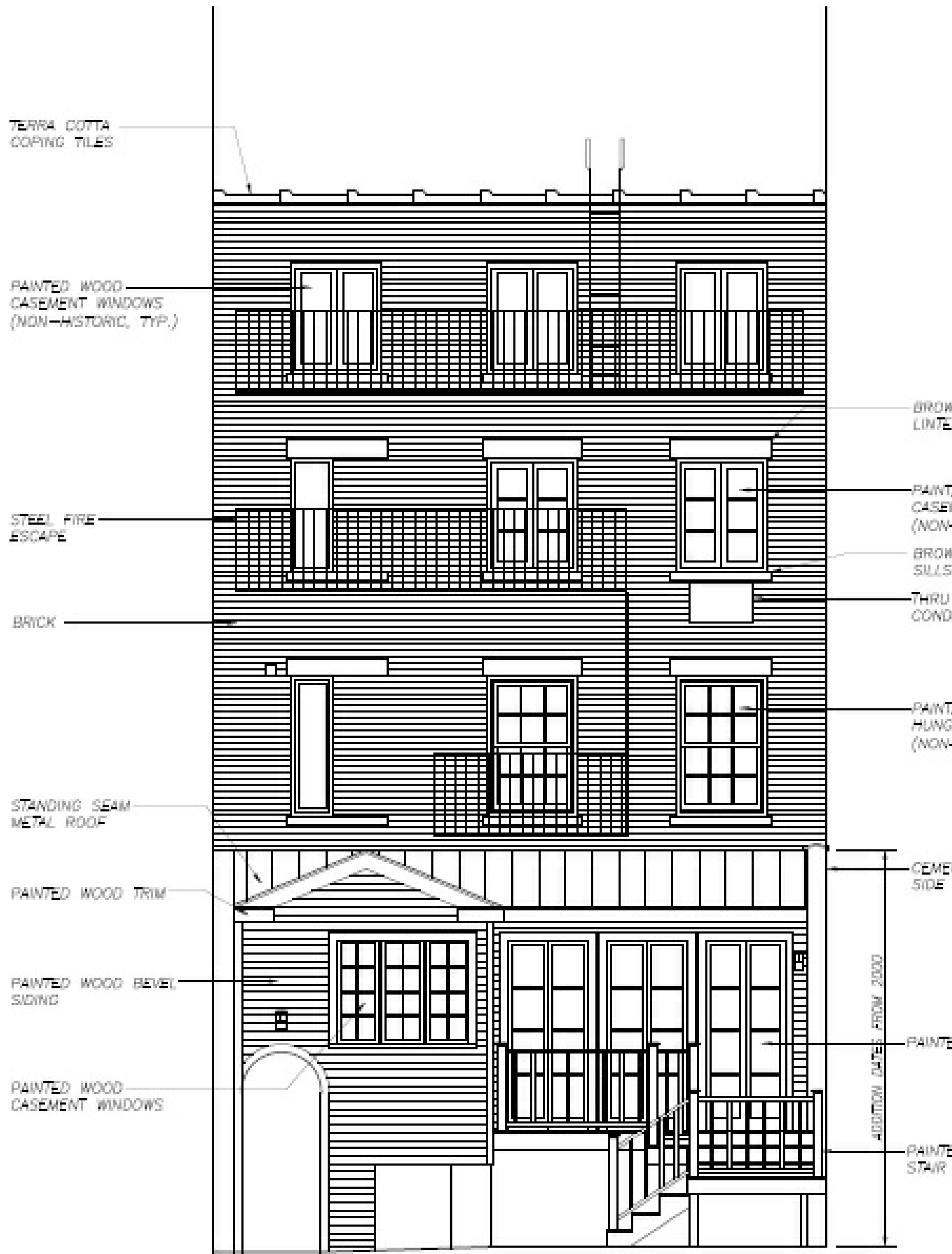
83 HORATIO STREET



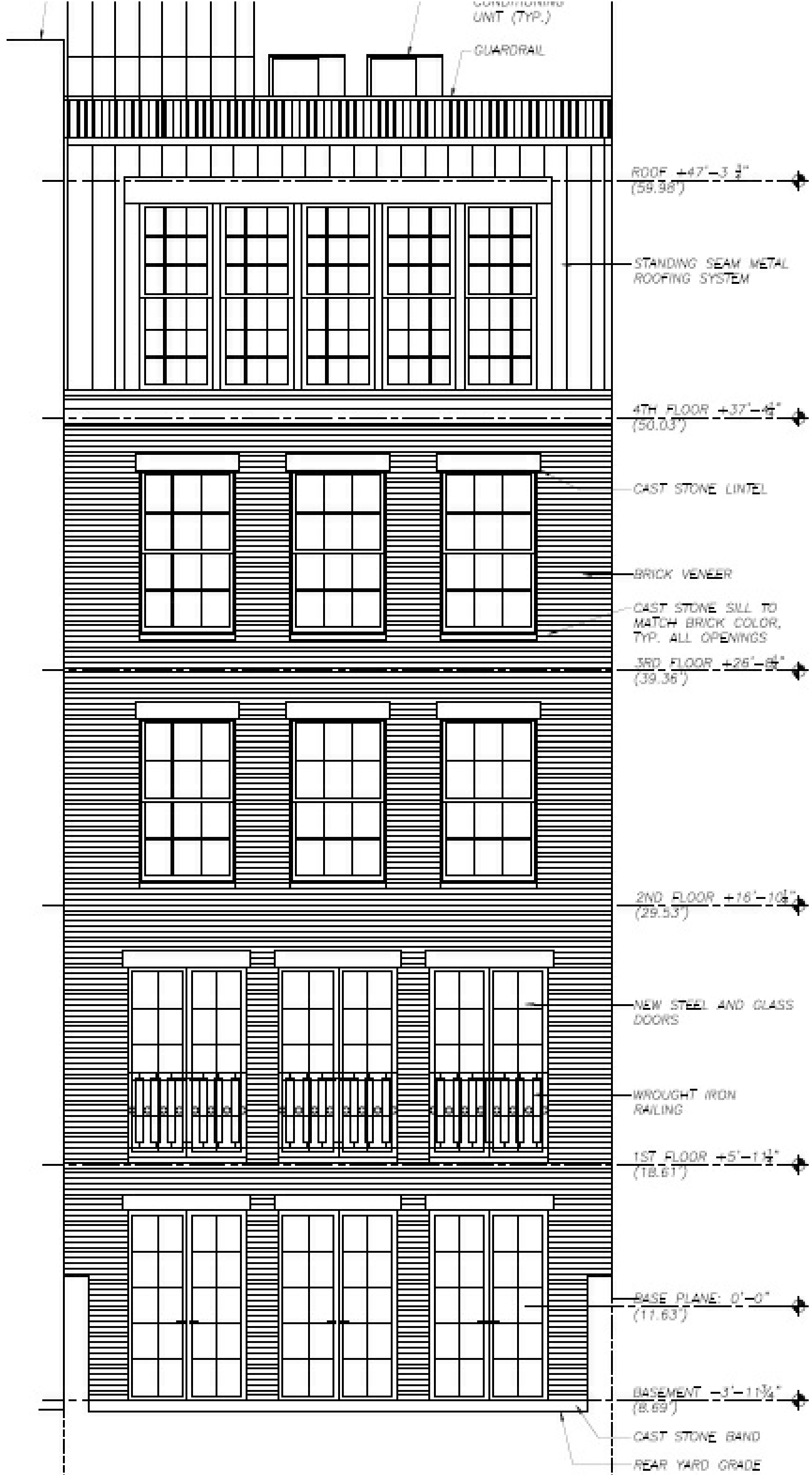
83 HORATIO STREET, 2022.
(GOOGLE)

“A small double-hung sash window with plain lintel and sill appears over an alleyway entrance which once led to a small two-story building at the rear of the lot.”

Greenwich Village Historic District
Designation Report



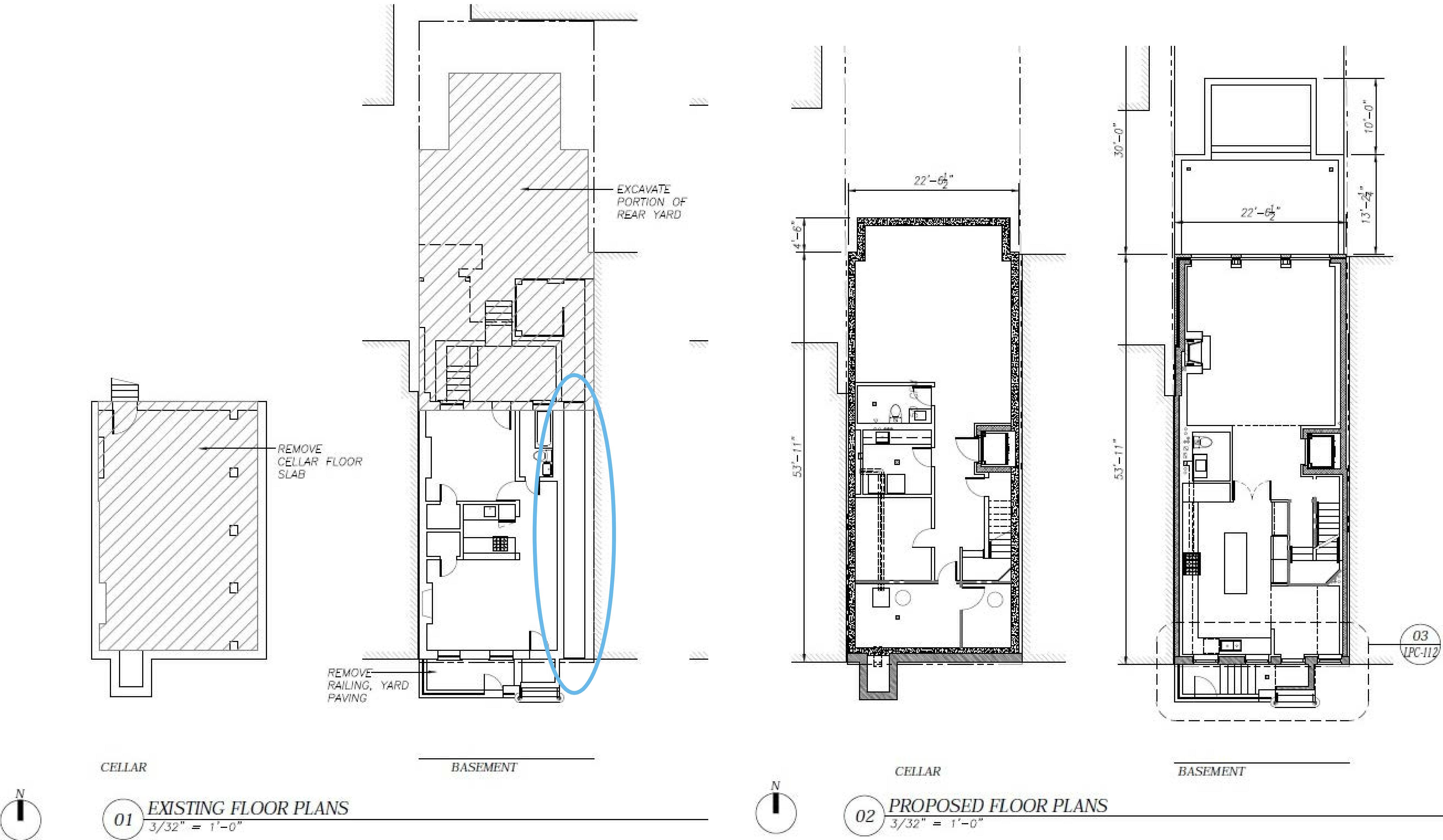
83 HORATIO STREET,
EXISTING REAR FAÇADE IN 2018.



83 HORATIO STREET,
REAR FAÇADE APPROVED AT HEARING IN 2018.

DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED HORSE WALK REMOVAL

83 HORATIO STREET

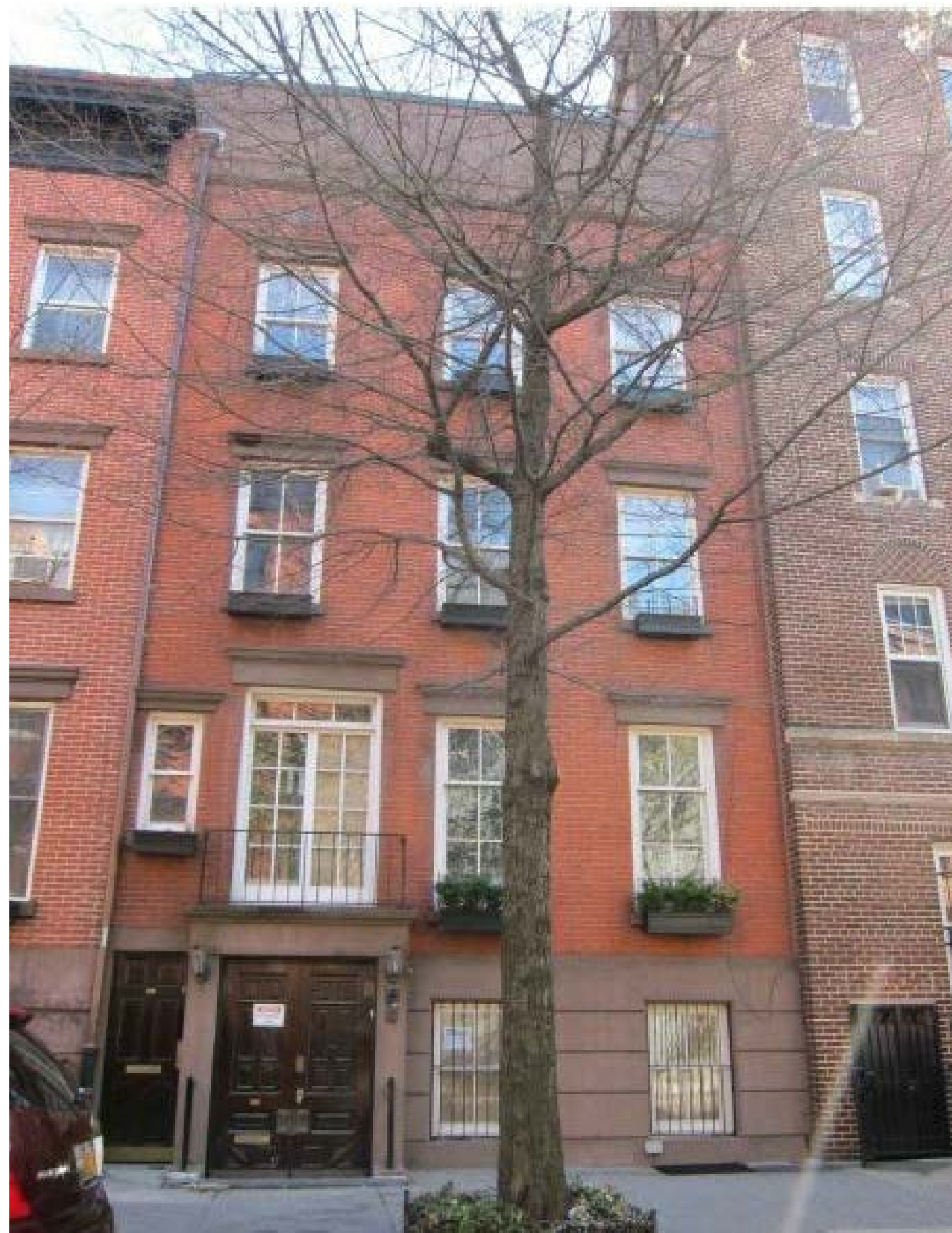


83 HORATIO STREET EXISTING BASEMENT PLAN, SHOWING THE HORSE WALK, 2018.

83 HORATIO STREET, LPC-APPROVED BASEMENT PLAN, SHOWING THE REMOVAL OF THE HORSE WALK, 2018.

DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED HORSE WALK REMOVAL, BACKHOUSE ALTERATION, AND BELOW-GRADE CONNECTION TO THE MAIN HOUSE

340 WEST 12th STREET



340 West 12th Street

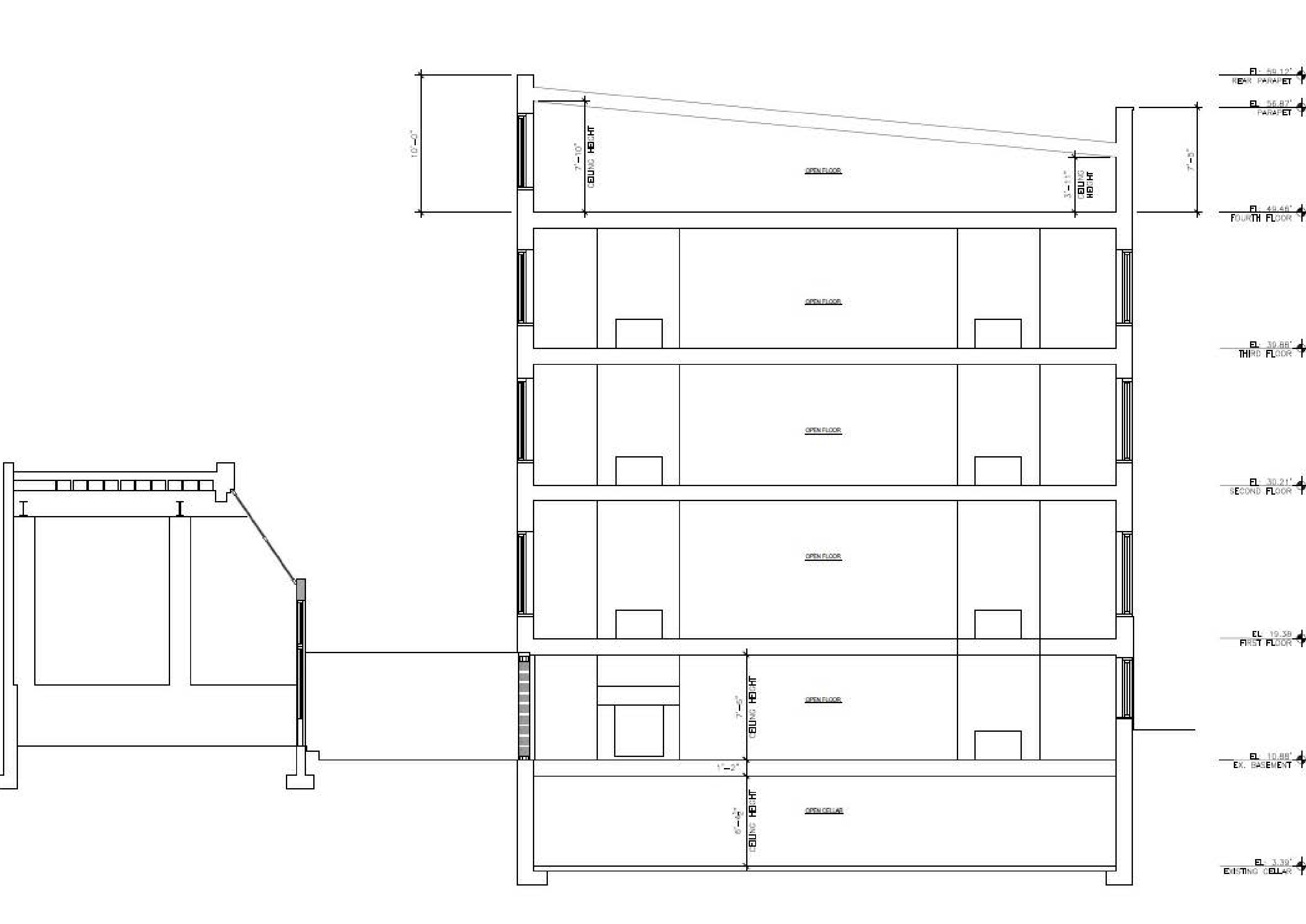


340 WEST 12th STREET BACKHOUSE

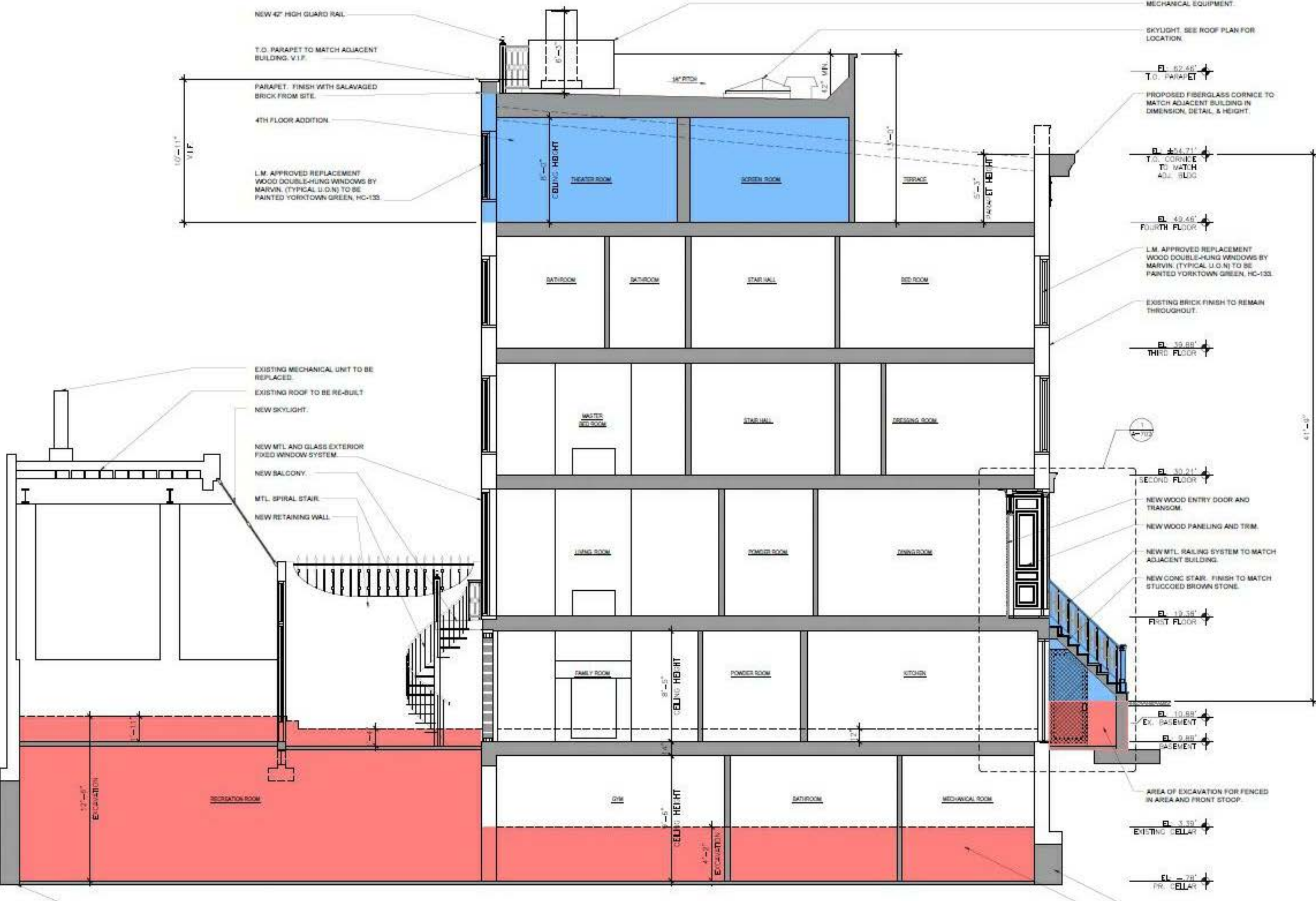


DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED HORSE WALK REMOVAL, BACKHOUSE ALTERATION, AND BELOW-GRADE CONNECTION TO THE MAIN HOUSE

340 WEST 12th STREET



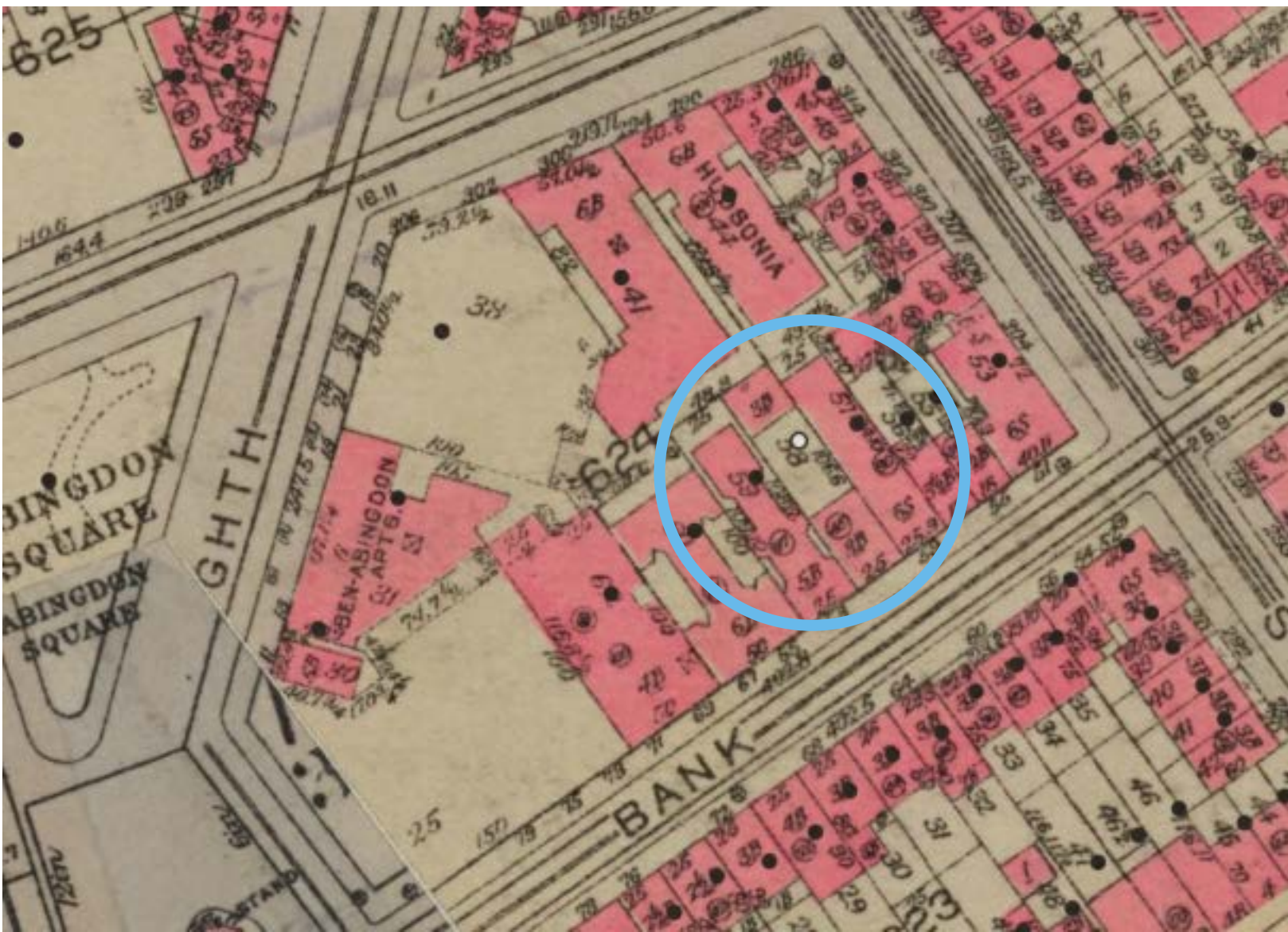
340 WEST 12th STREET - EXISTING SECTION



340 WEST 12th STREET - PROPOSED SECTION

DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED HORSE WALK REMOVAL

61 BANK STREET



1930 SANBORN MAP:
61 BANK STREET AND ITS BACKHOUSE.
(NYPL)

“A door at the left of the façade, at Basement level, leads through a passageway to a three-story building at the back of the lot...”

Greenwich Village Historic District Designation Report



2022 PHOTO OF 61 BANK STREET.
(GOOGLE)



2011 PHOTO OF 61 BANK STREET.
(GOOGLE)



2011 PHOTO OF 61 BANK STREET, ZOOMED IN.
(GOOGLE)