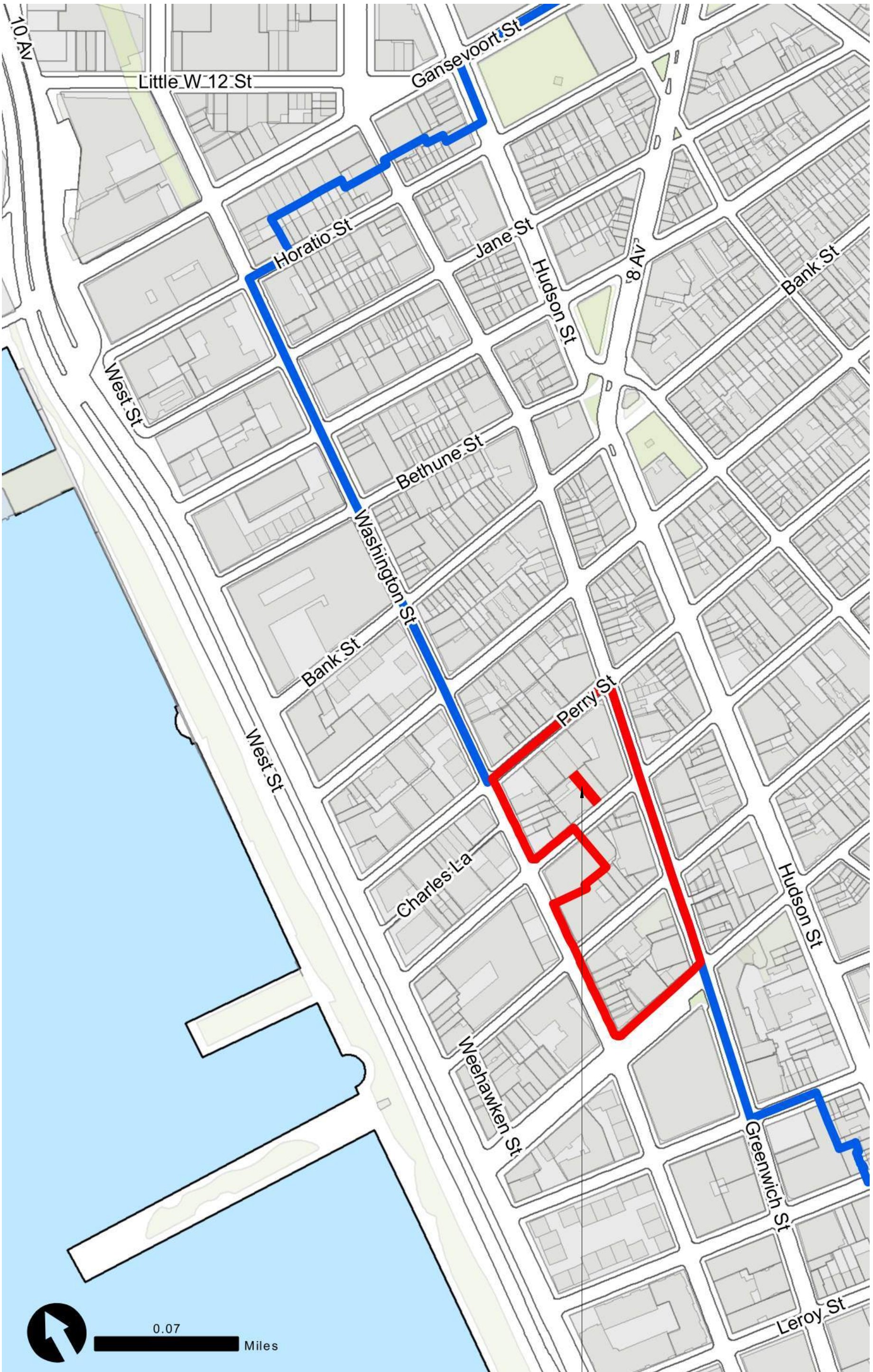
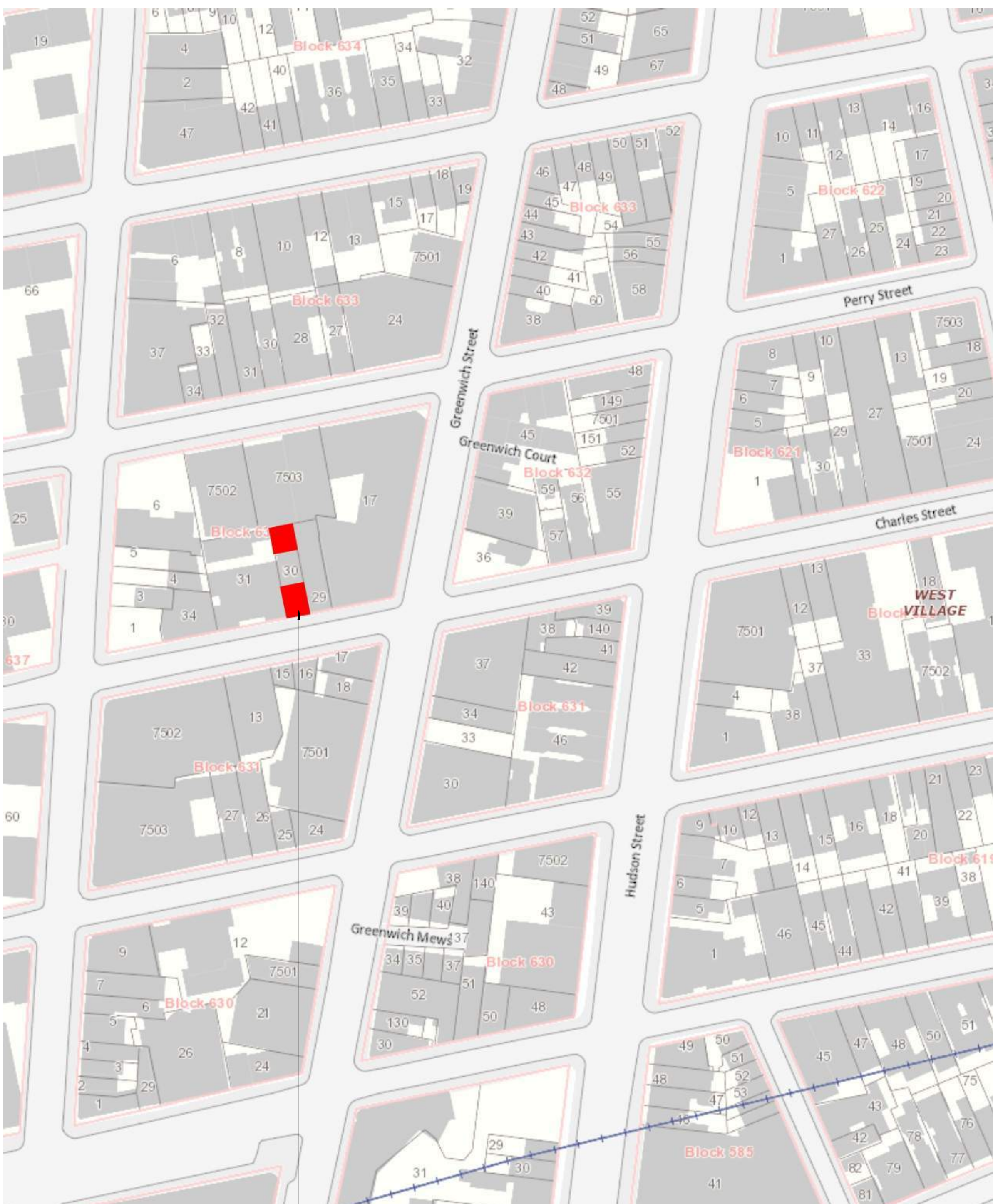


# 131 CHARLES STREET

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



PROJECT LOCATION



131 CHARLES



**EXISTING CONDITIONS**



**FRONT BUILDING - FRONT FACADE**



**FRONT BUILDING - REAR FACADE**



**REAR BUILDING - FRONT FACADE**



PREVIOUS & CURRENT AXONOMETRICS (VIEW WEST)



PREVIOUS PROPOSED - AUG. 15, 2023

CURRENT PROPOSED



PREVIOUS & CURRENT AXONOMETRICS (VIEW EAST)



PREVIOUS PROPOSED - AUG. 15, 2023

CURRENT PROPOSED



EXISTING & PROPOSED - MAIN HOUSE FRONT FACADE



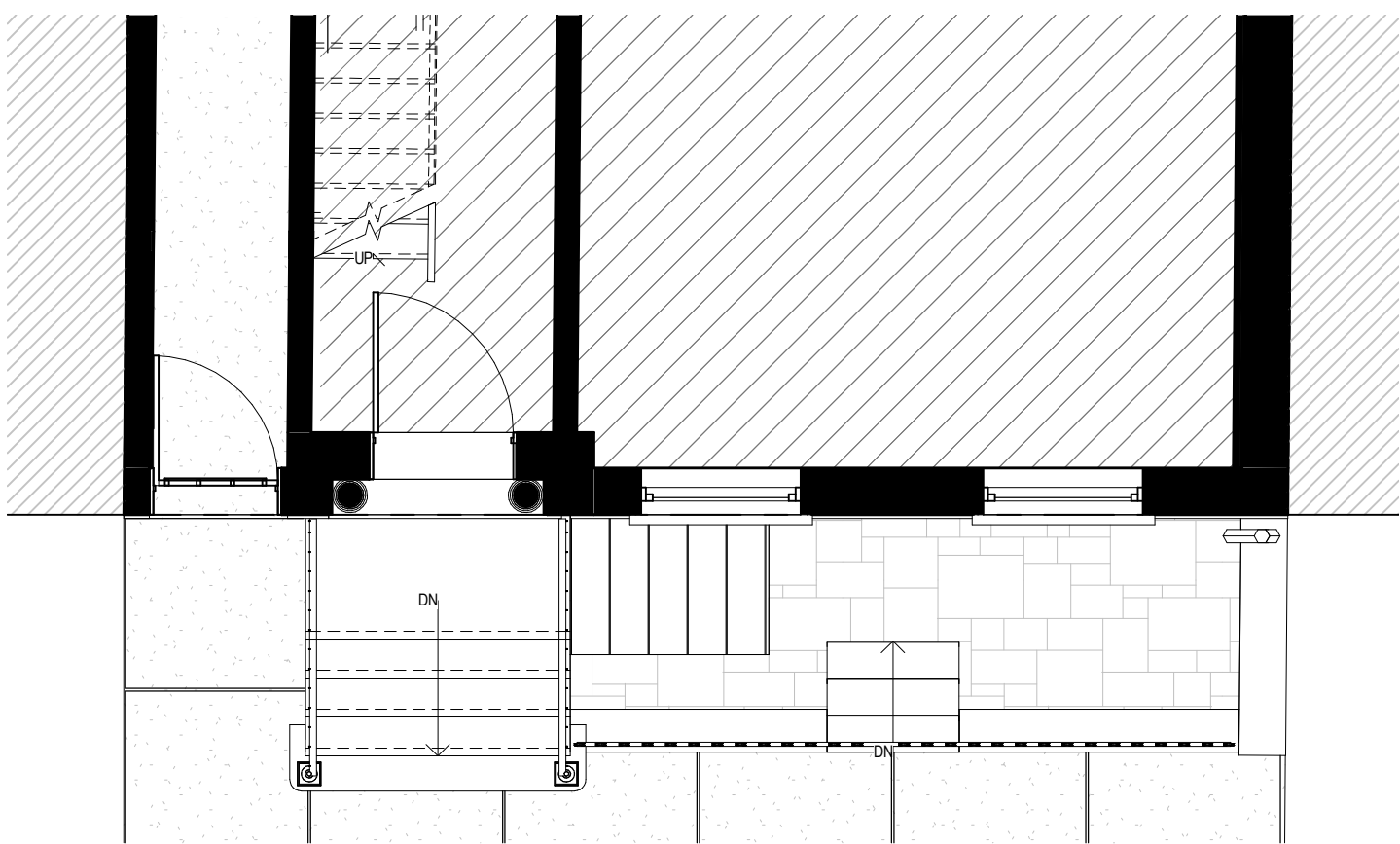
EXISTING FRONT ELEVATION



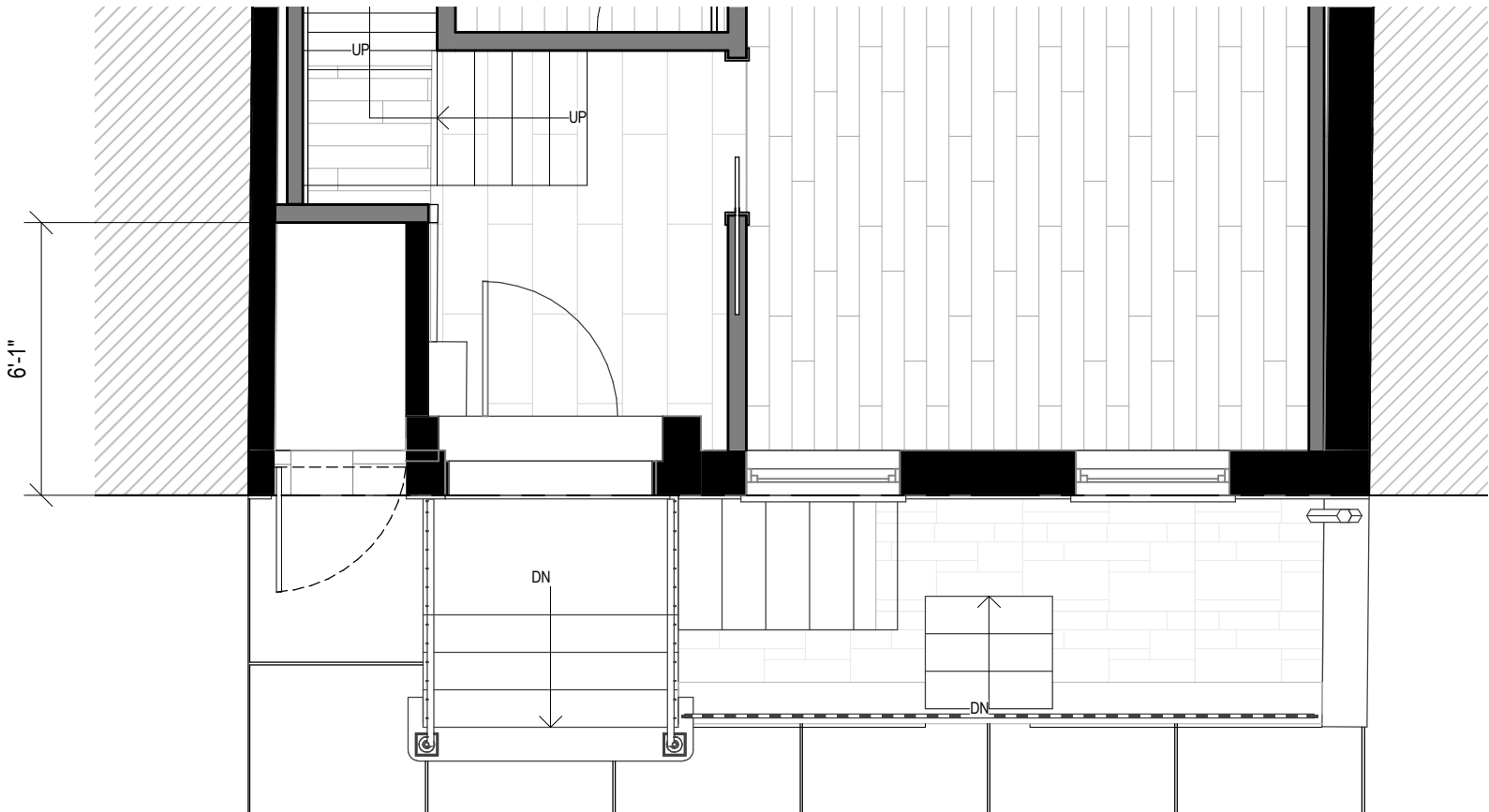
PREVIOUS PROPOSED FRONT ELEVATION  
AUG. 15, 2023



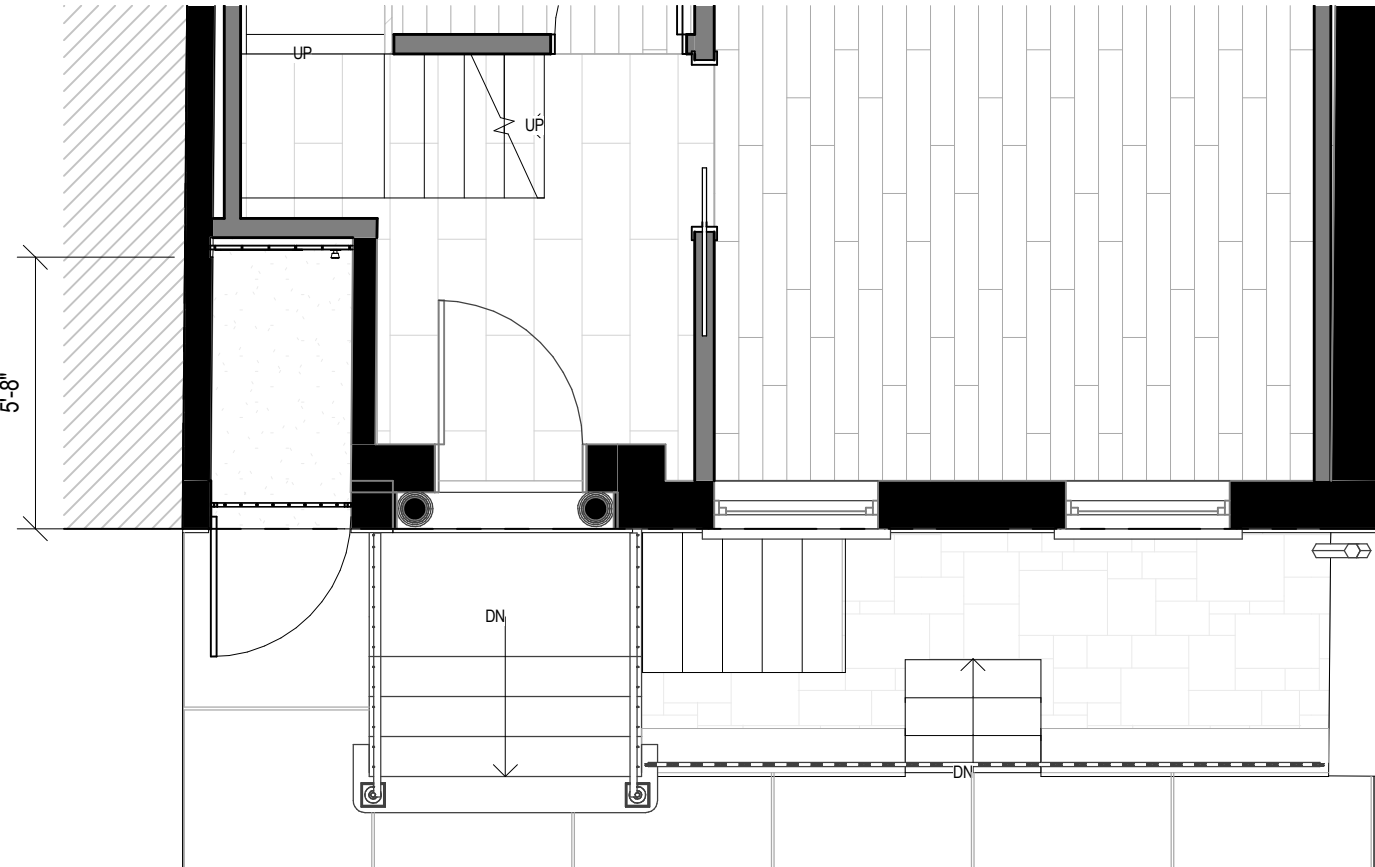
CURRENT PROPOSED FRONT ELEVATION



EXISTING HORSEWALK PLAN



PREVIOUS PROPOSED HORSEWALK PLAN  
AUG. 15, 2023



CURRENT PROPOSED HORSEWALK PLAN





1928: 131 CHARLES STREET (NYPL)



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



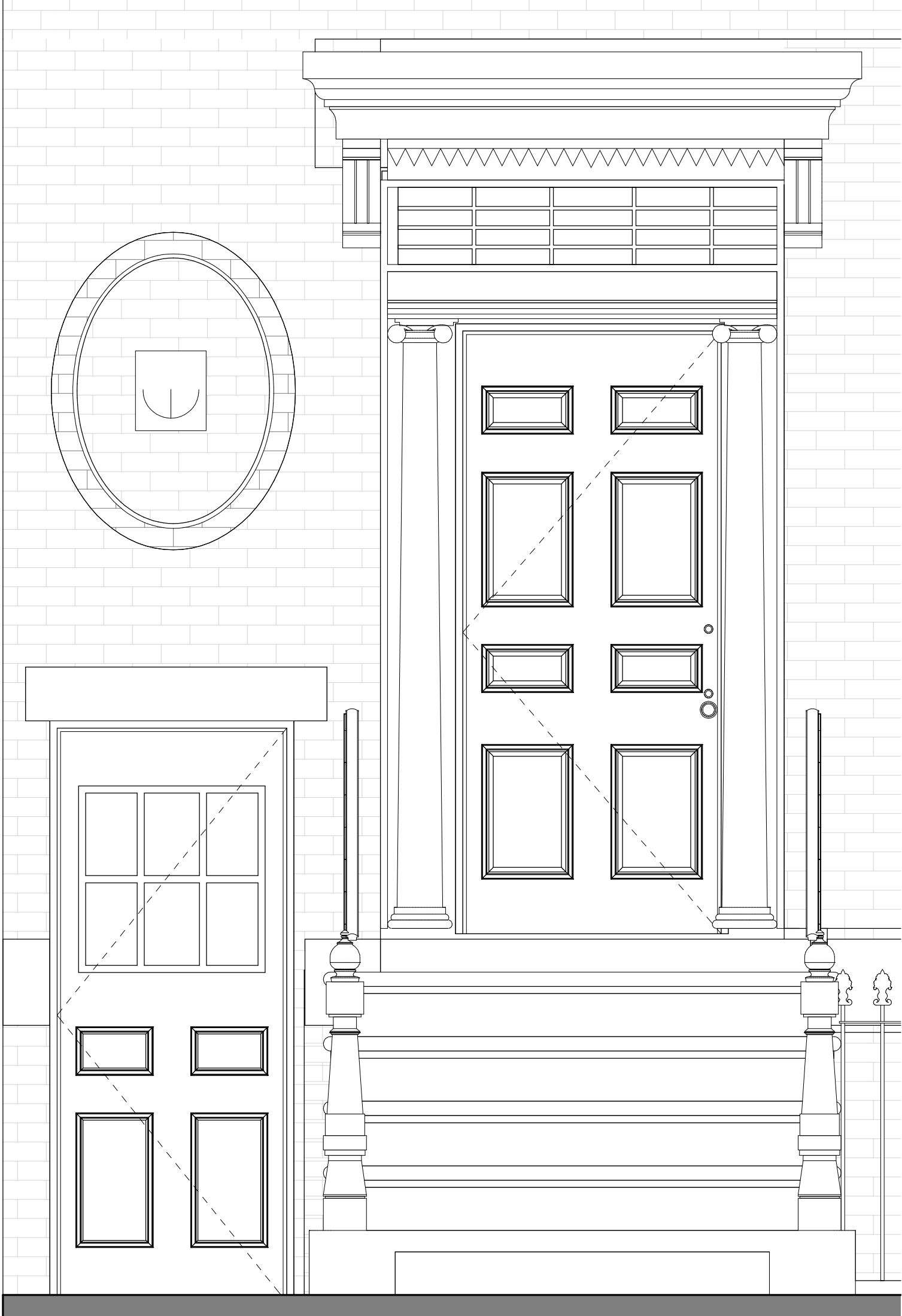
1940's 131 CHARLES STREET (NYC MUNICIPAL ARCHIVE)



DETAIL OF 1940's 131 CHARLES STREET



PROPOSED GATE AT HORSE WALK ENTRANCE



EXISTING NON-HISTORIC DOOR



NEW DOOR AT HORSE WALK. WITH PANELED WOOD  
AND BLACKENED STEEL STRAP HINGES, MATCH WITH  
1928 HISTORIC PHOTO

PREVIOUS PROPOSED DOOR  
AUG.15, 2023

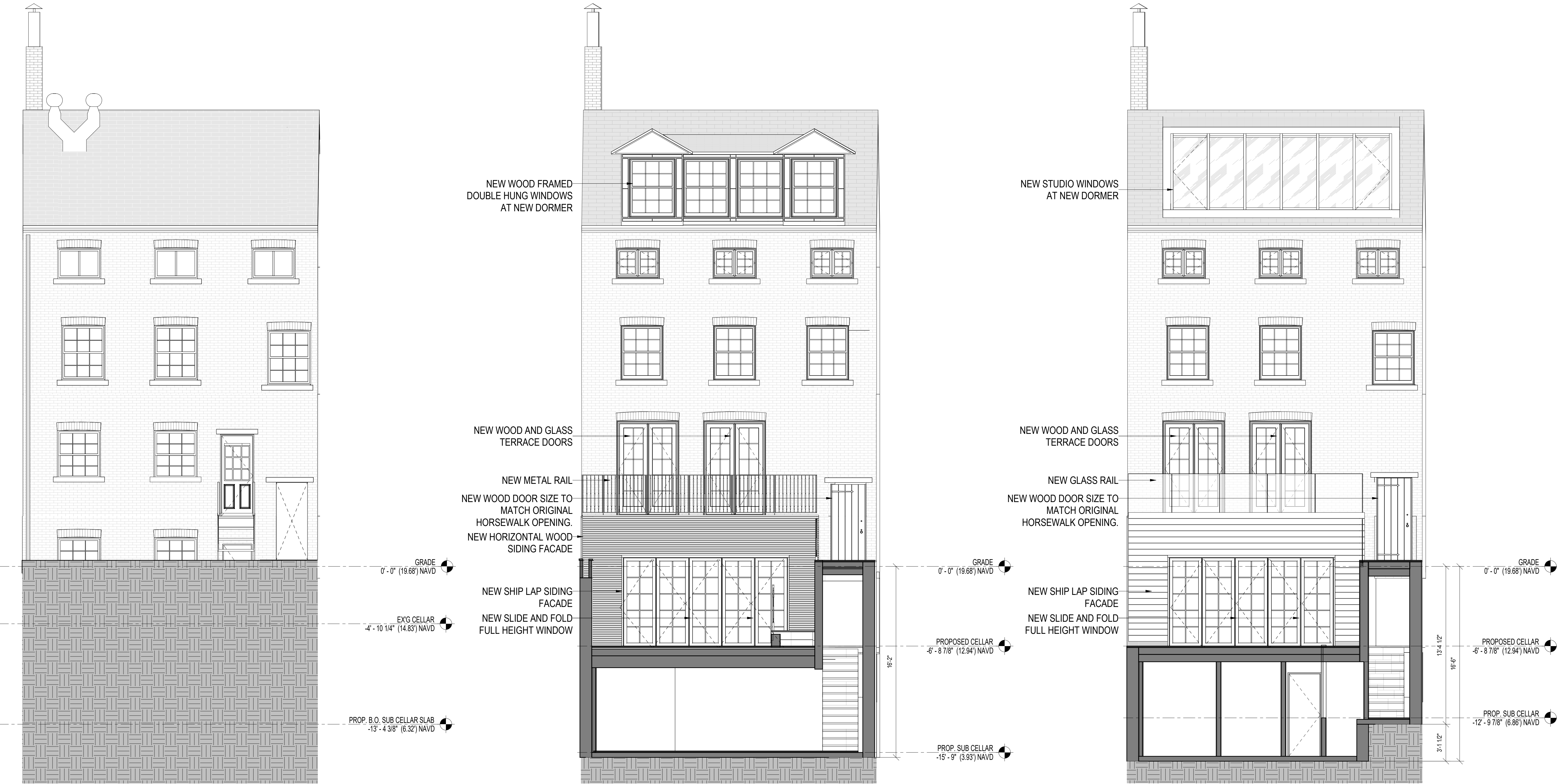


CURRENT PROPOSED





EXISTING & PROPOSED - MAIN HOUSE REAR FACADE



EXISTING

PREVIOUS PROPOSED, AUG. 15, 2023

CURRENT PROPOSED

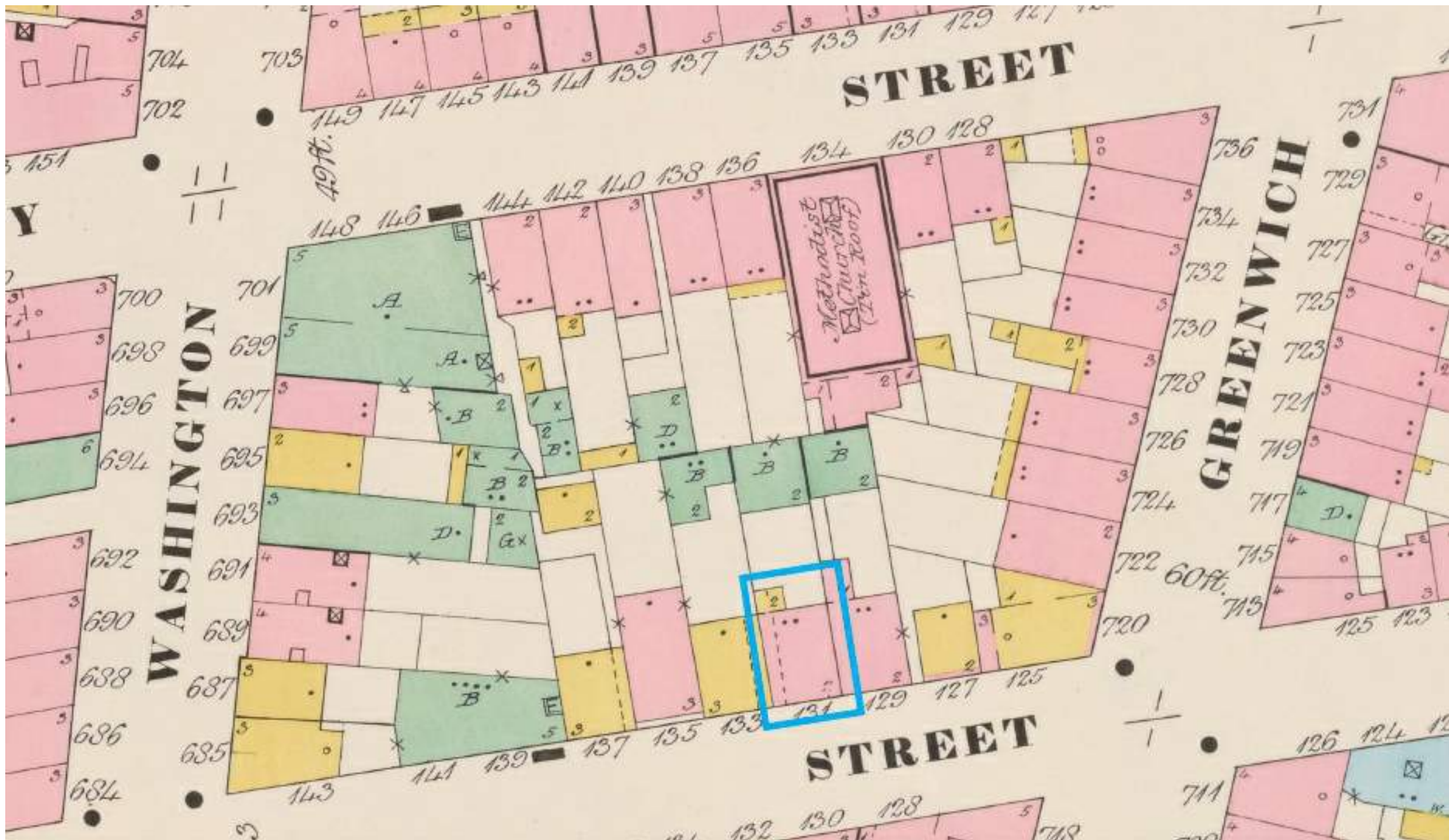


EXISTING CONDITIONS AT REAR FACADE OF MAIN HOUSE





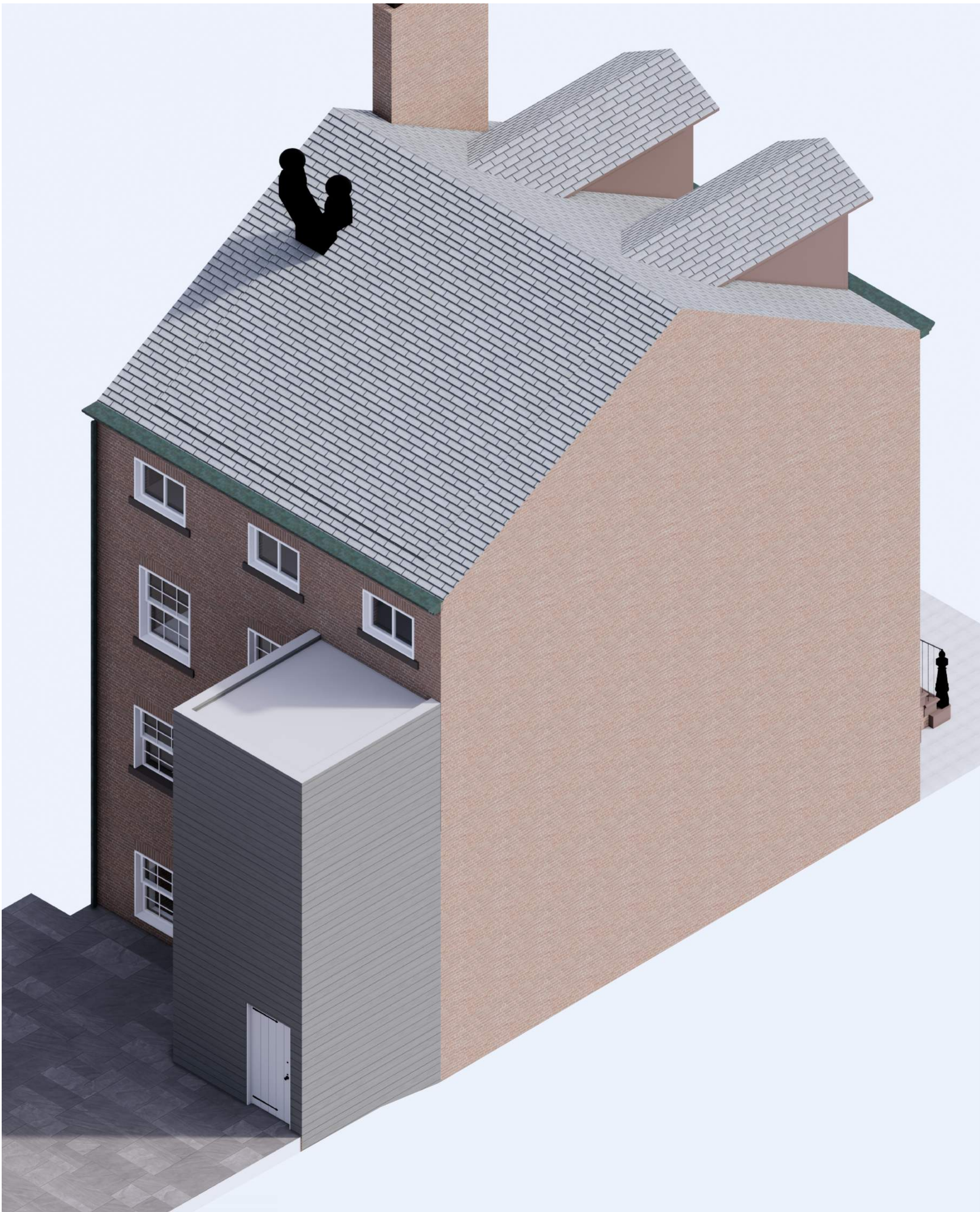
**HISTORIC REAR FACADE ALTERATION**



**1895 SANBORN MAP (NYPL)**



**SCAR ON REAR FACADE**



**RENDER OF FORMER REAR ADDITION  
(CONJECTURE BASED ON 1895 MAP + SCAR ON FACADE)**



**HISTORIC PRESENCE OF WOOD SIDING**



**BACK HOUSE ON BLEECKER STREET, 1890 (MCNY)**



**WOOD BACK BUILDINGS AND ADDITIONS, UNDATED. (NYPL)**



**WOOD BACK BUILDINGS AND ADDITIONS, UNDATED. (NYPL)**



**77 BEDFORD STREET.**

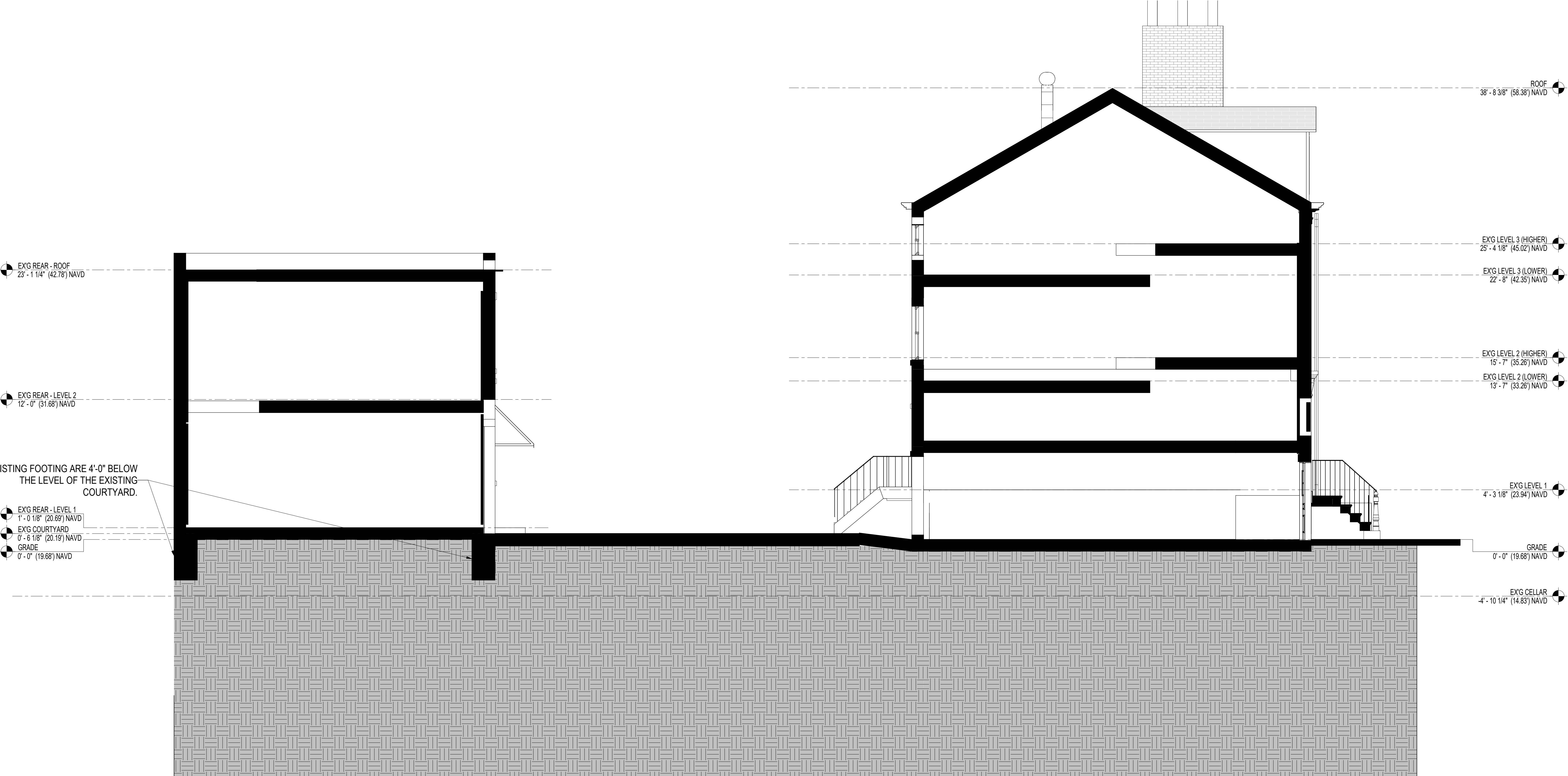


PROPOSED REAR FACADE



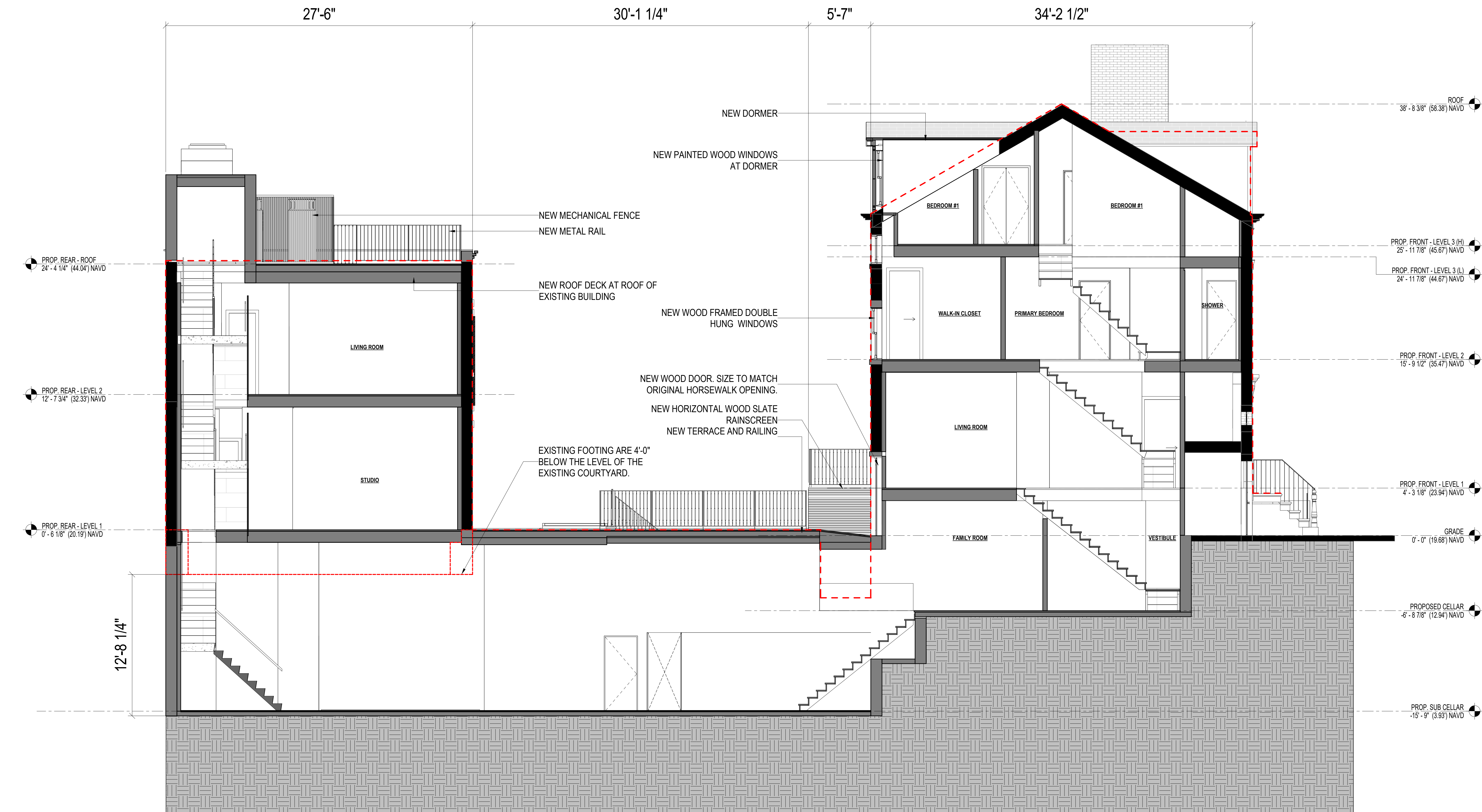


EXISTING BUILDING SECTION (VIEW EAST)



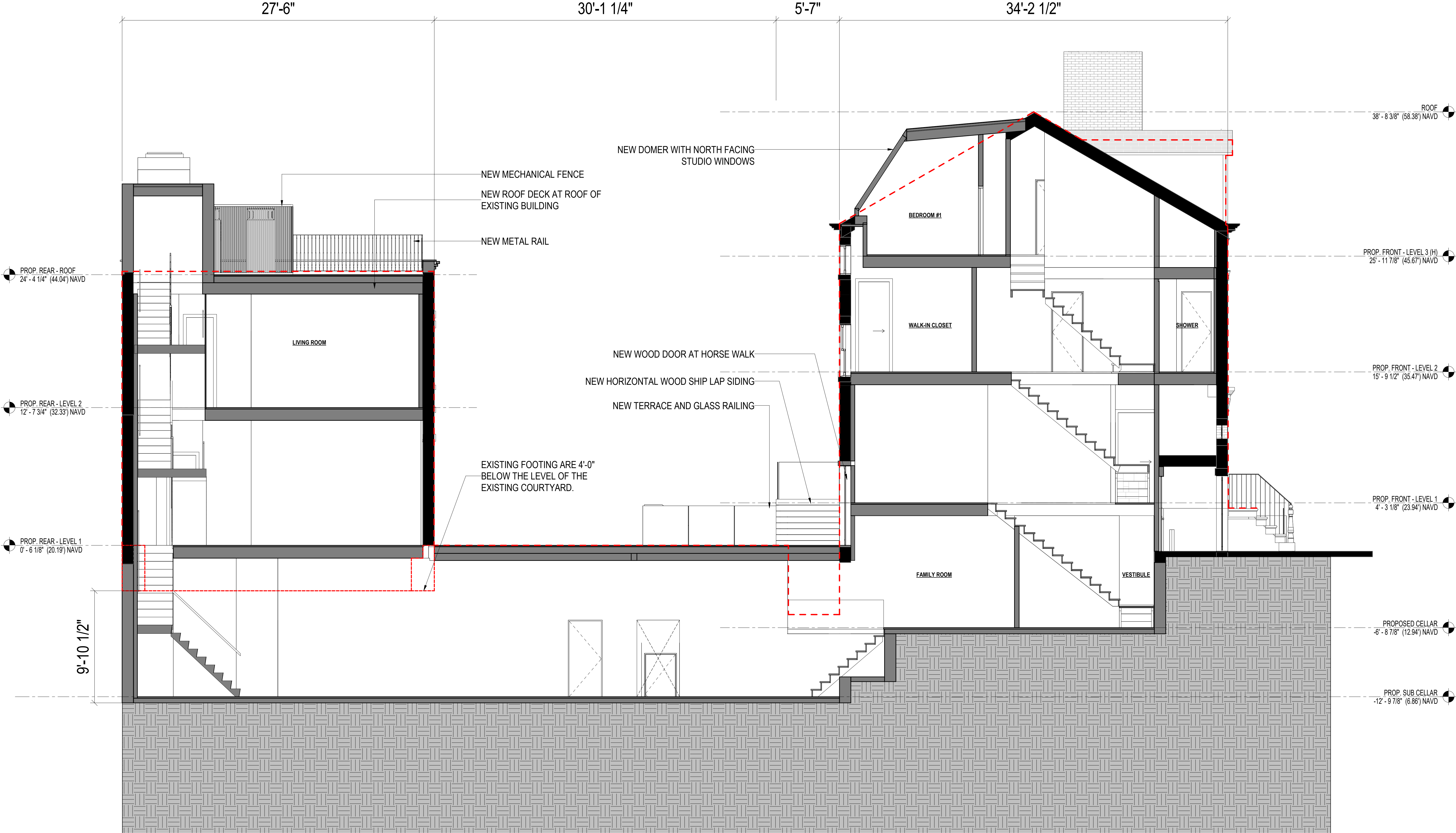


PREVIOUS PROPOSED BUILDING SECTION (VIEW EAST) - AUG. 15, 2023



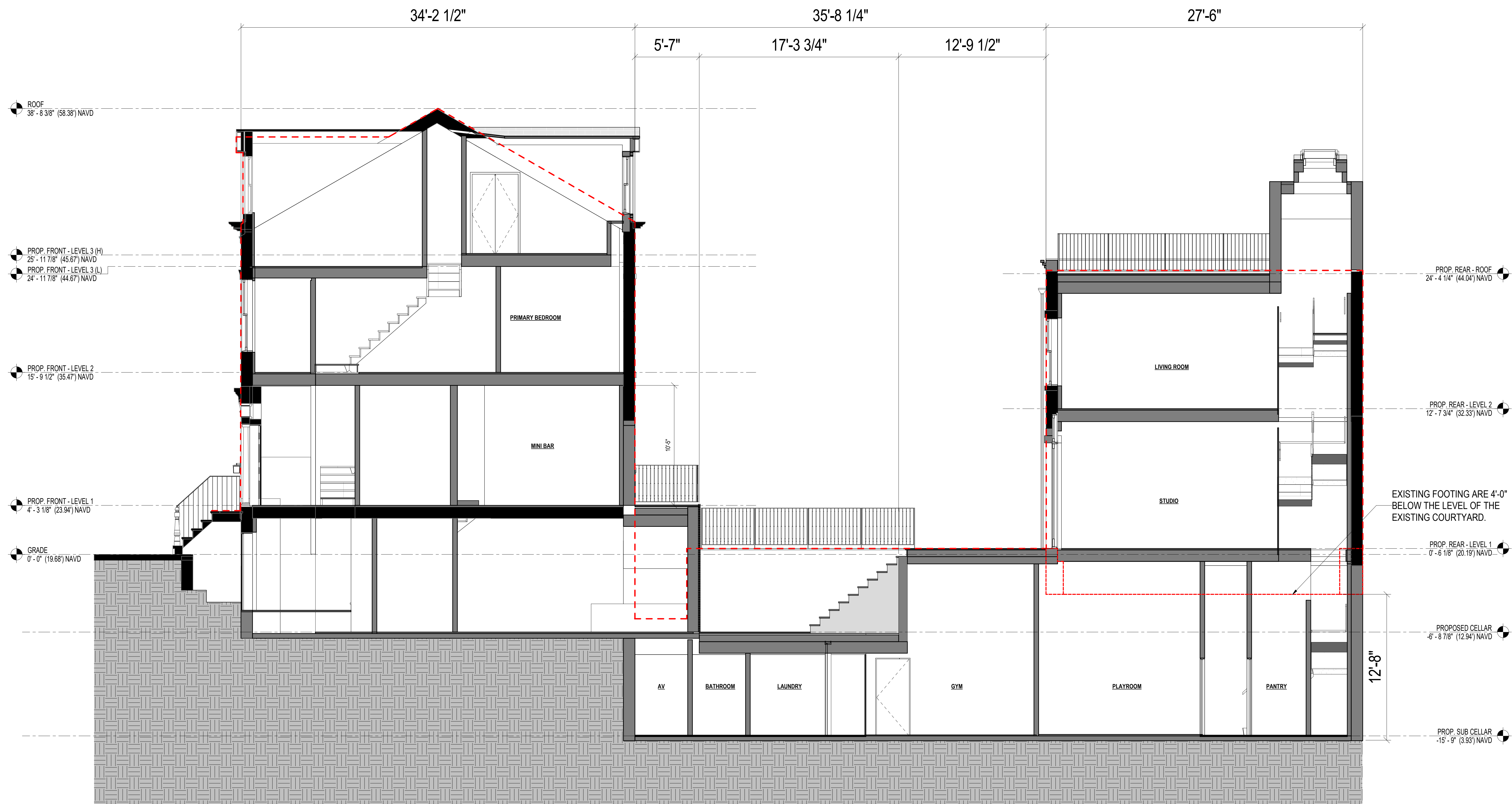


CURRENT BUILDING SECTION (VIEW EAST)



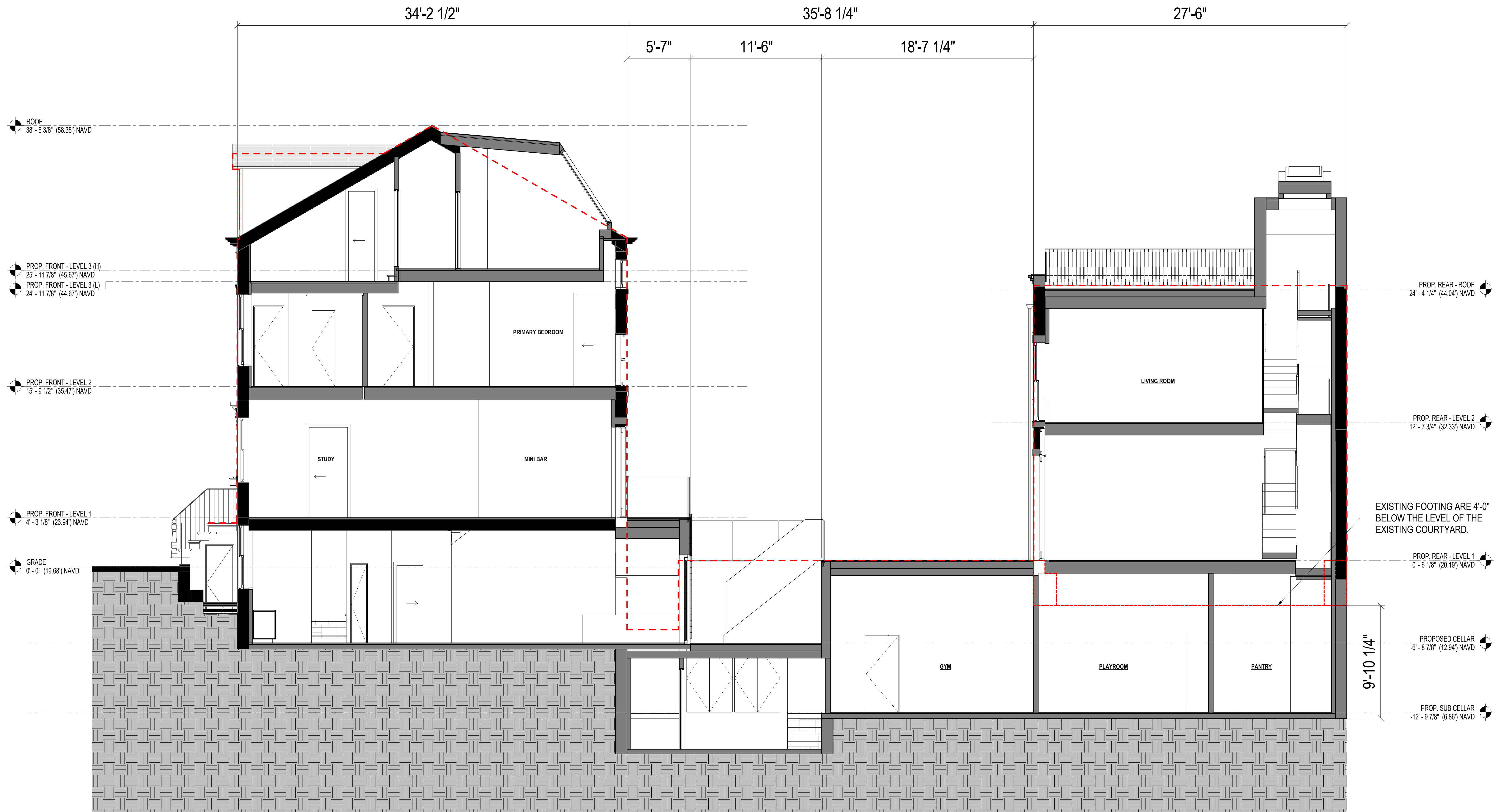


PREVIOUS PROPOSED BUILDING SECTION (VIEW WEST) - AUG. 15, 2023





CURRENT BUILDING SECTION (VIEW WEST)





LPC APPROVED HORSE WALK ALTERATIONS

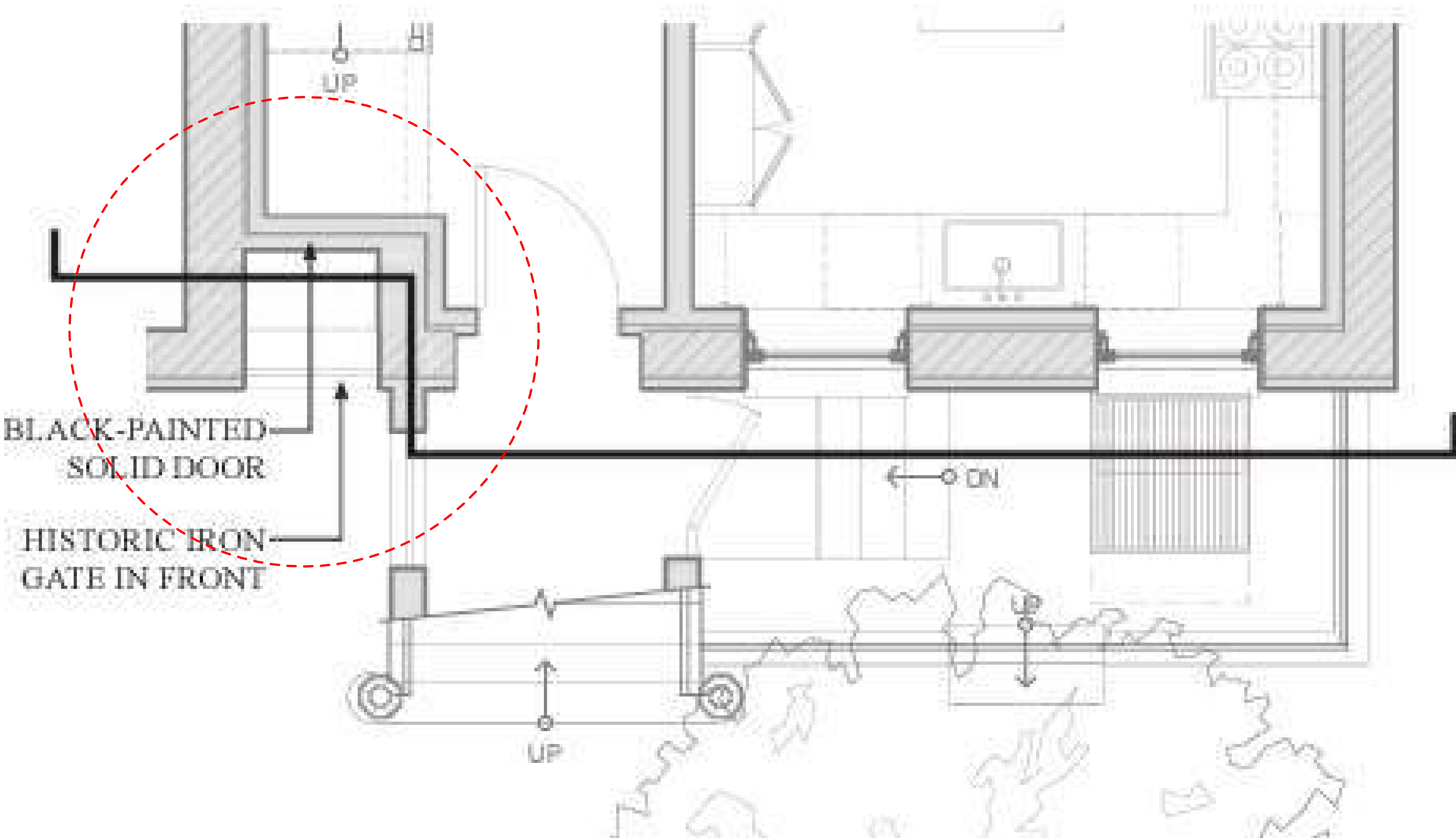
338 WEST 12TH STREET. APPROVED SEPTEMBER 19, 2023.





**LPC APPROVED HORSE WALK ALTERATIONS**

338 WEST 12TH STREET. APPROVED SEPTEMBER 19, 2023.



APPROVED HORSE WALK ALTERATION SHOW ON PROPOSED PLAN. IRON GATE AT FRONT OF HORSE WALK WITH A FALSE DOOR APPROX. 3' BEHIND IT.



LPC APPROVED HORSE WALK ALTERATIONS

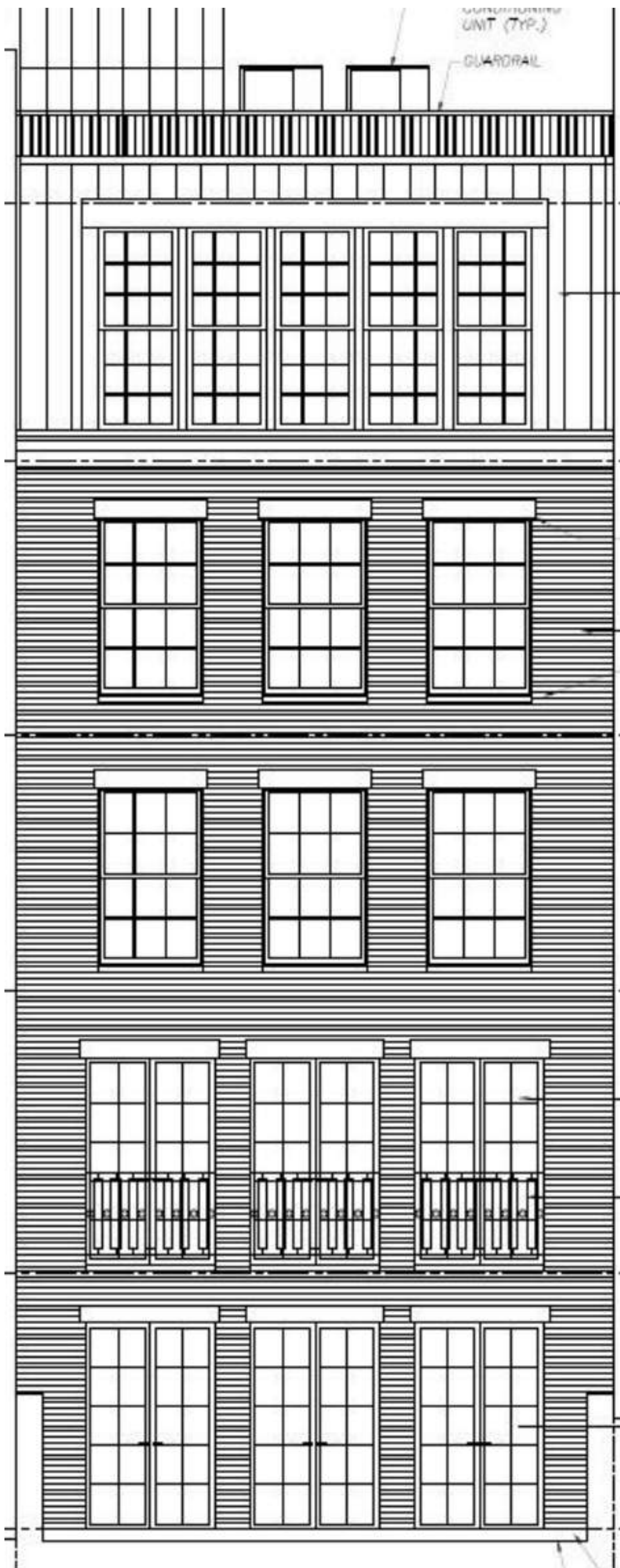
83 HORATIO STREET. APPROVED IN 2018



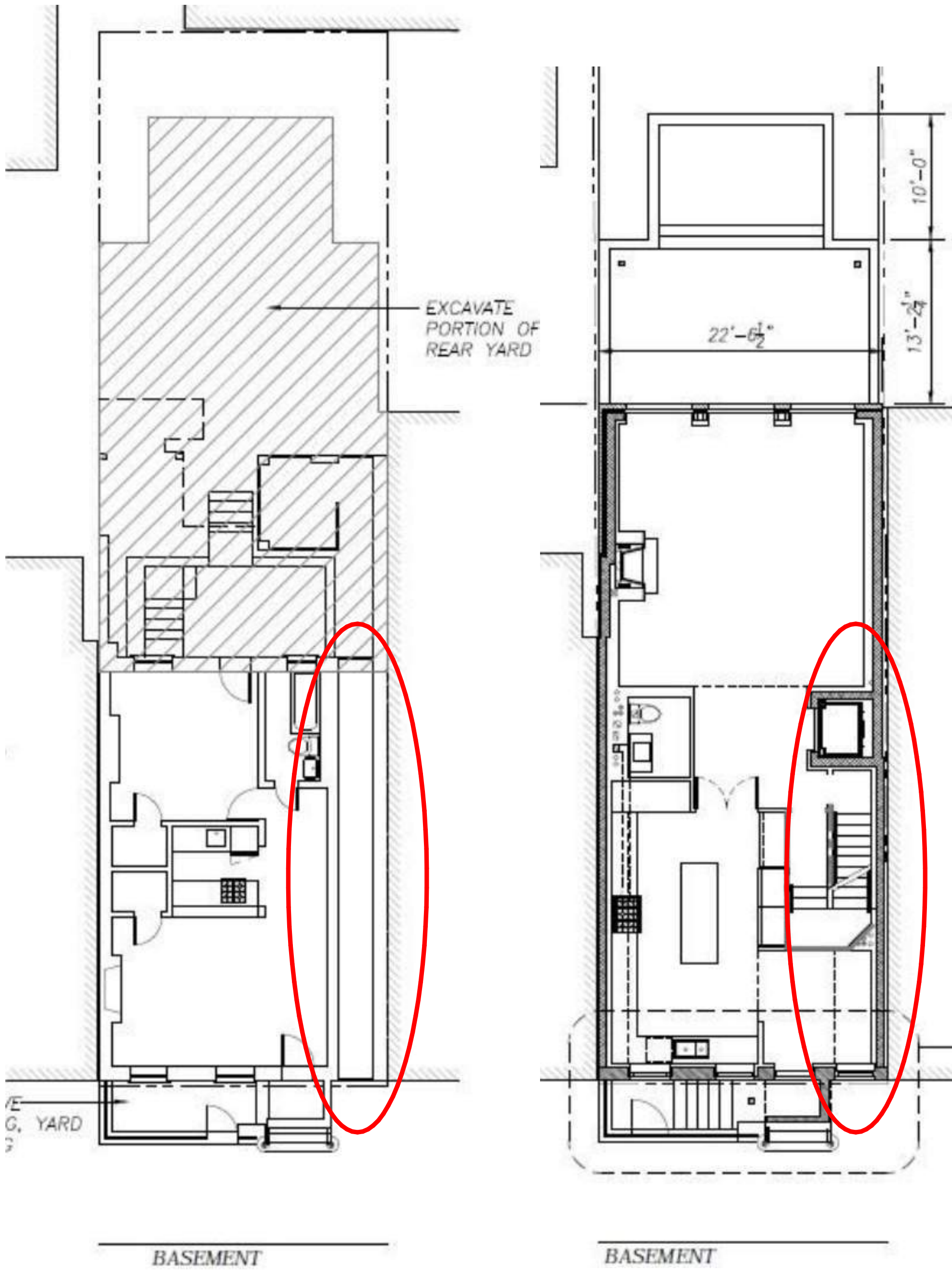
83 HORATIO STREET, 2022.  
(GOOGLE)



83 HORATIO STREET,  
EXISTING REAR FAÇADE IN 2018.



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



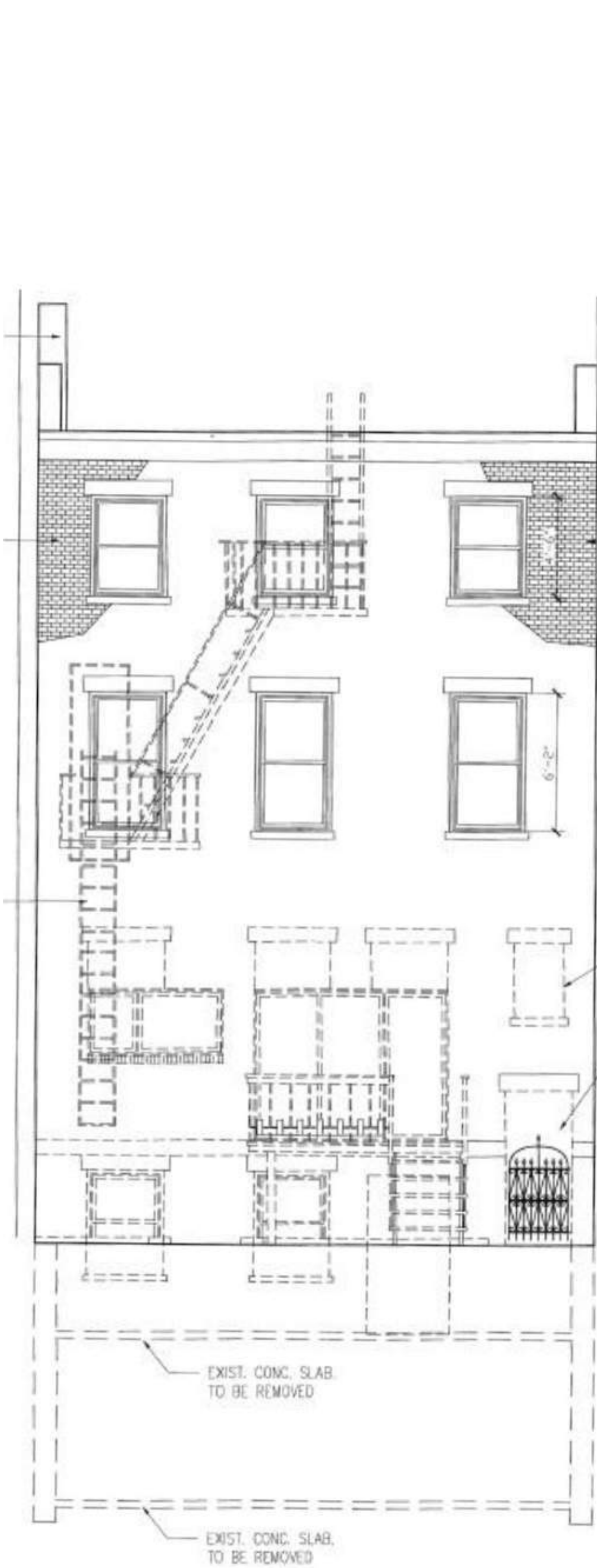


LPC APPROVED HORSE WALK ALTERATIONS

61 BANK STREET. APPROVED IN 2008



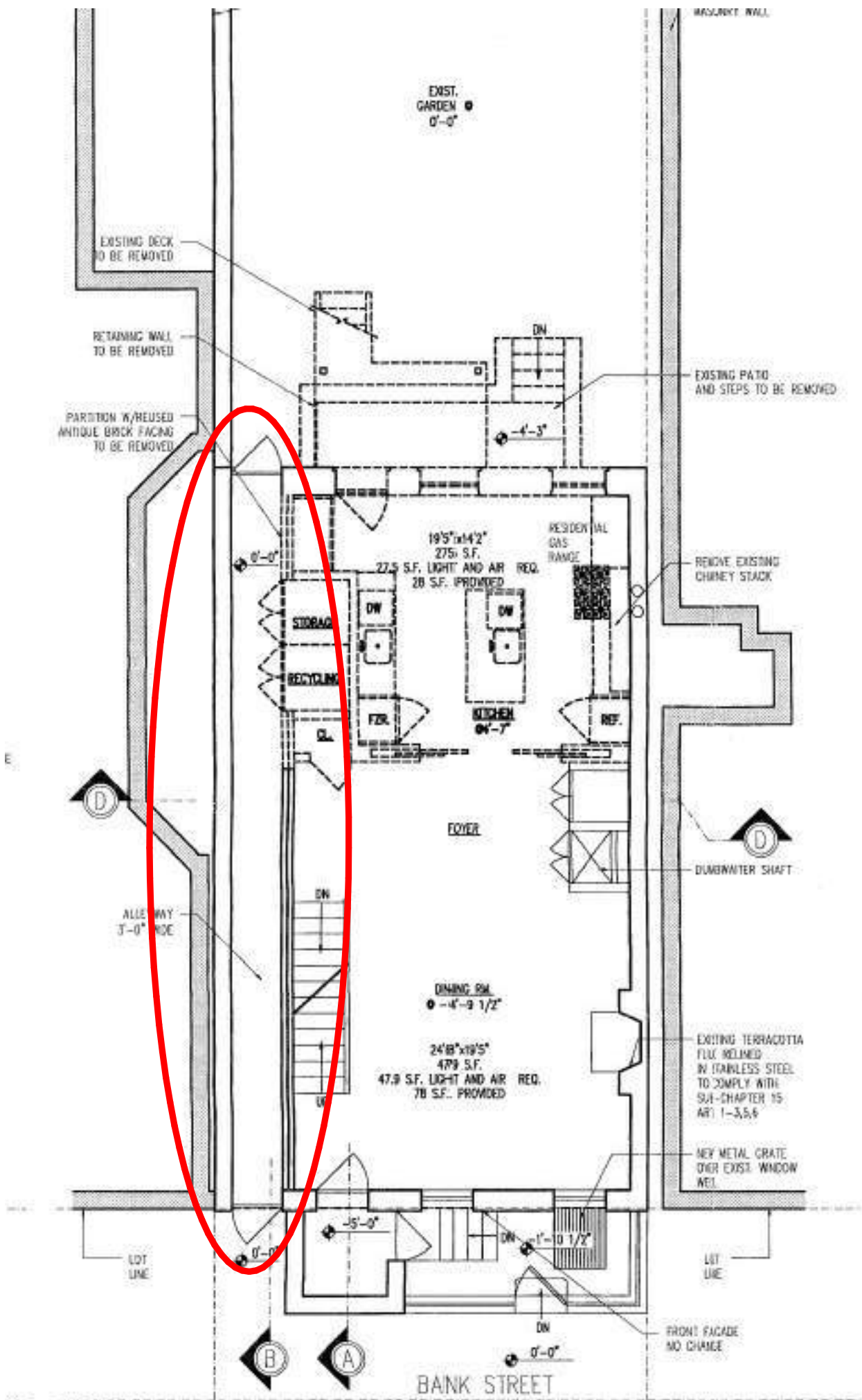
61 BANK STREET, 2022.



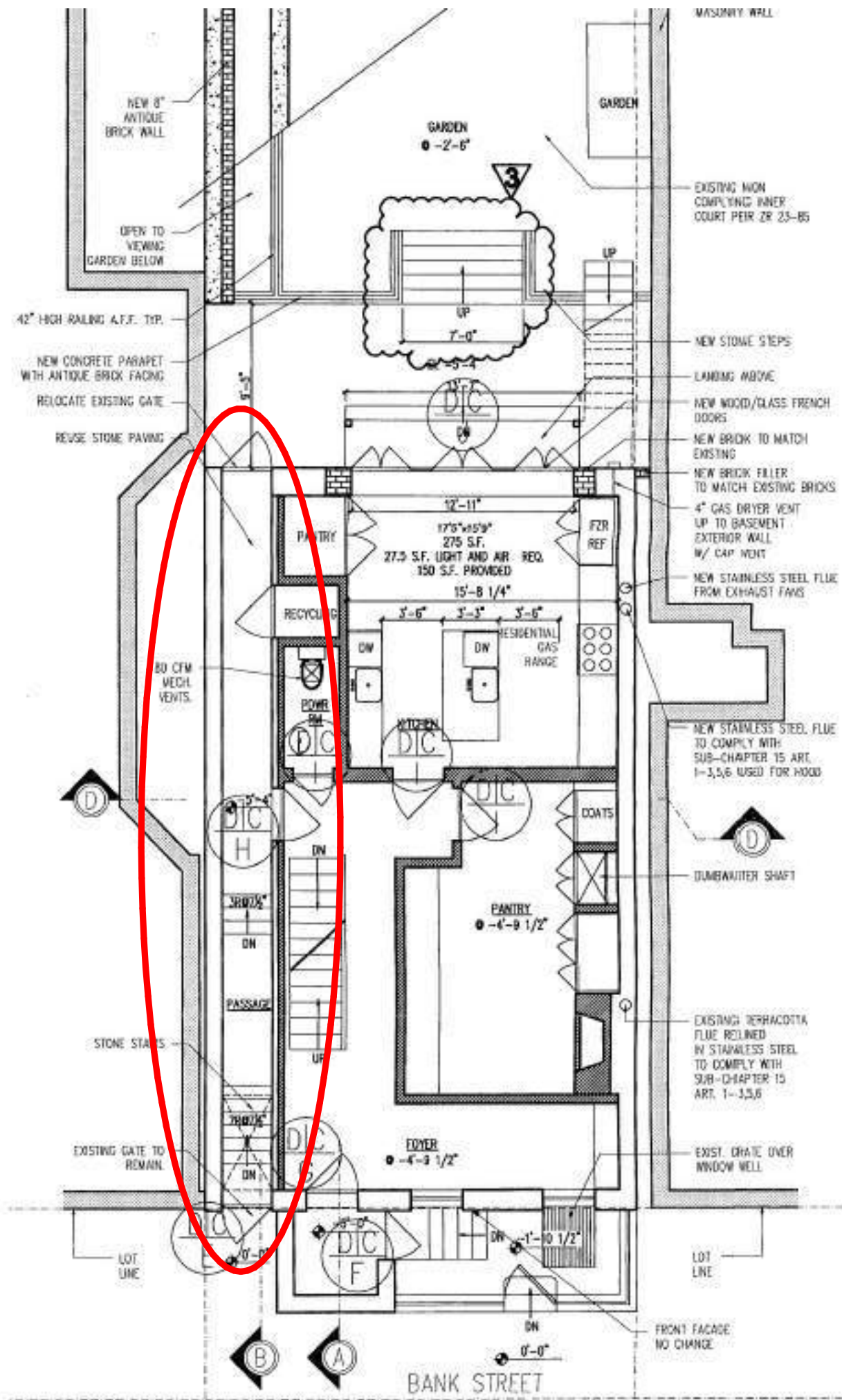
ORIGINAL REAR FACADE DEMO DRAWING, 2008.



ORIGINAL REAR FACADE WITH LOWERED HORSE WALK, 2008.



③ EXISTING/DEMOLITION BASEMENT  
AS APPROVED UNDER APPLICATION # 104841012  
SCALE 1/8"=1'-0"



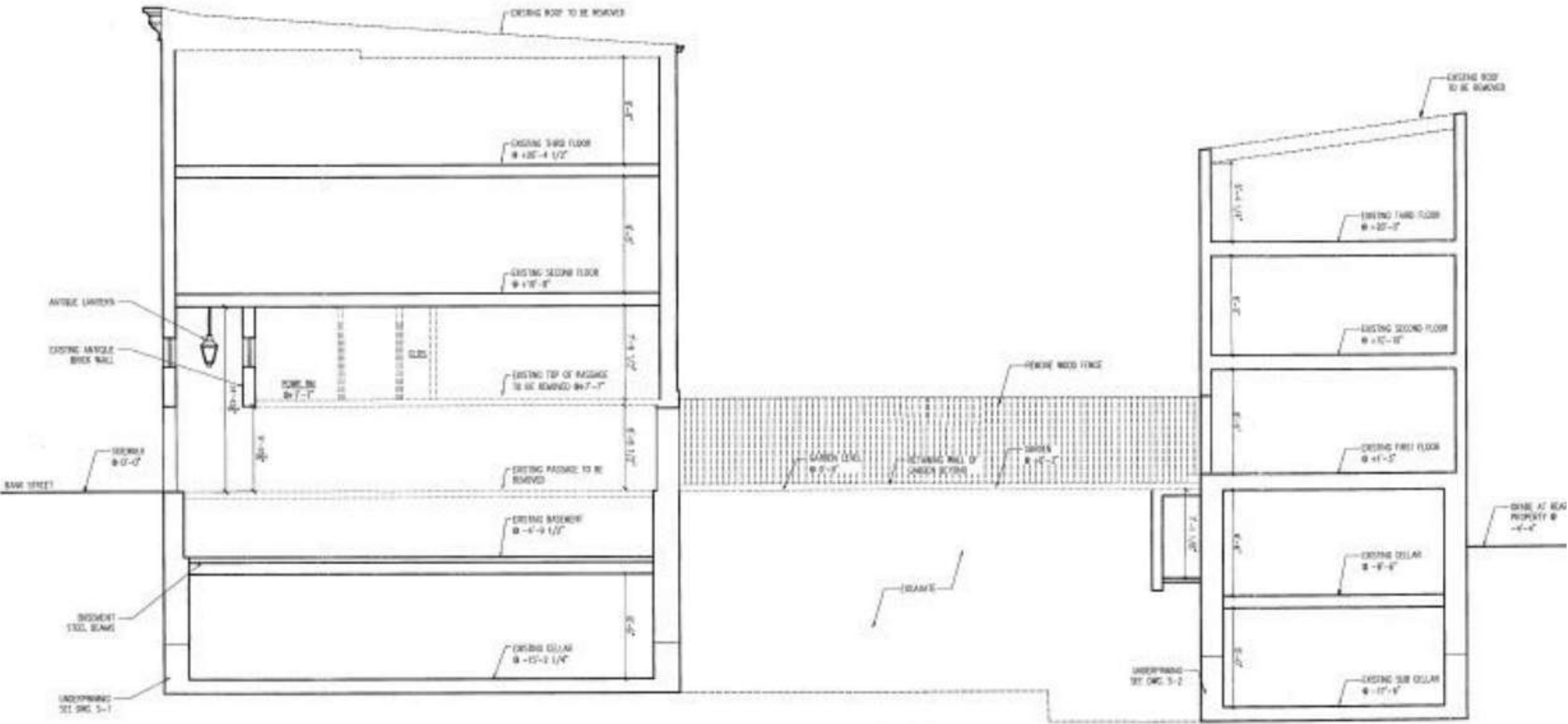
④ PROPOSED CELLAR  
SCALE 1/8"=1'-0"  
(FORMERLY FRONT BLDG BASEMENT,  
REAR BLDG CELLAR)

APPROVED STAIR INSTALLATION AT HORSE WALK IN PLAN, 2008

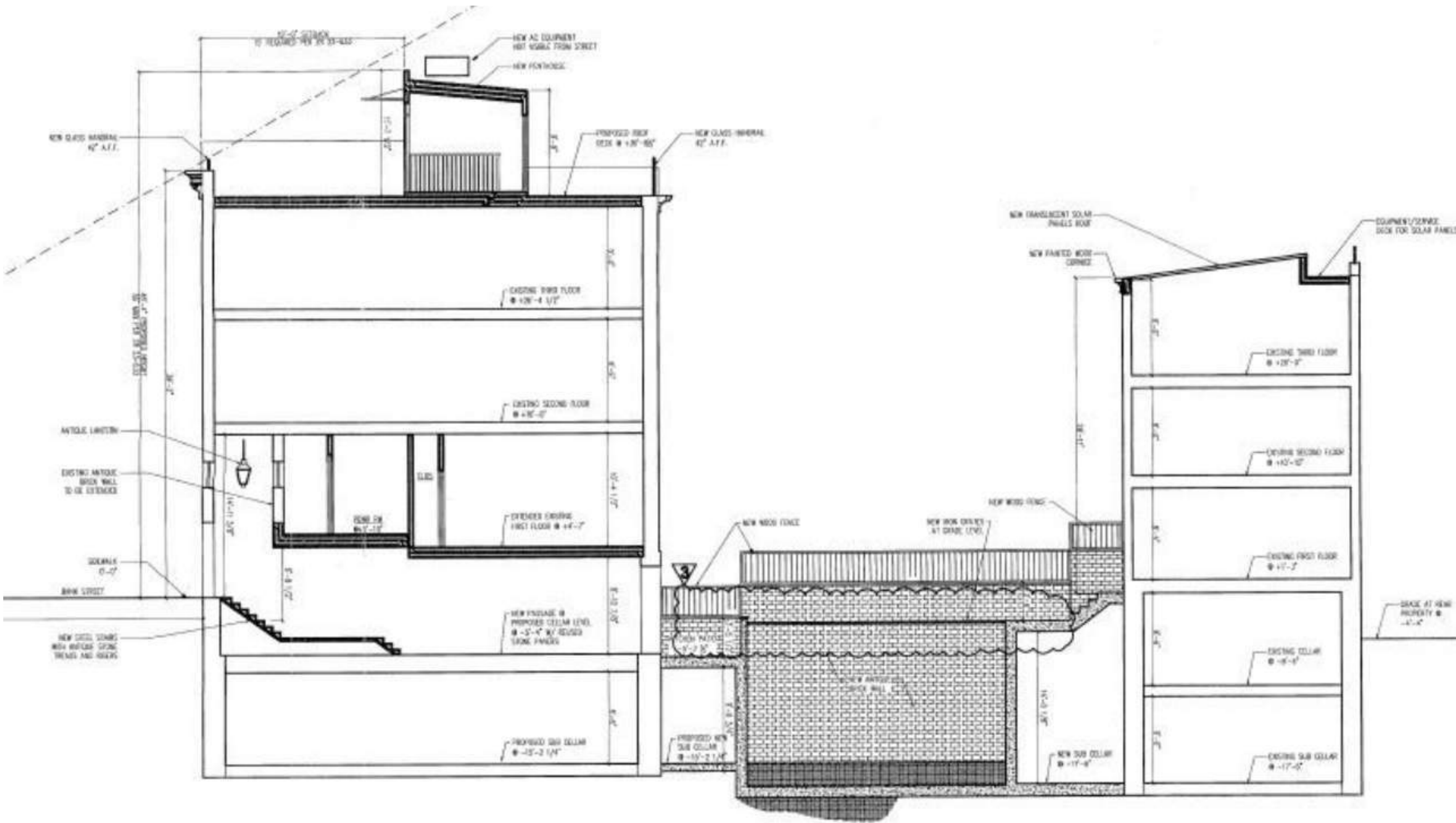


LPC APPROVED HORSE WALK ALTERATIONS

61 BANK STREET. APPROVED IN 2008



ORIGINAL BUILDING AND LOT SECTION, 2008



APPROVED BUILDING AND LOT SECTION, WITH STAIRWAY INSTALLED AT HORSE WALK, AND LIGHT WELL AT COURTYARD. 2008.



**LPC APPROVED HORSE WALK ALTERATIONS**

**61 BANK STREET. APPROVED IN 2008**



2022 PHOTO OF 61 BANK STREET.  
(GOOGLE)



2011 PHOTO OF 61 BANK STREET.  
(GOOGLE)



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



PROPOSED MAIN HOUSE REAR FACADE RENDERING



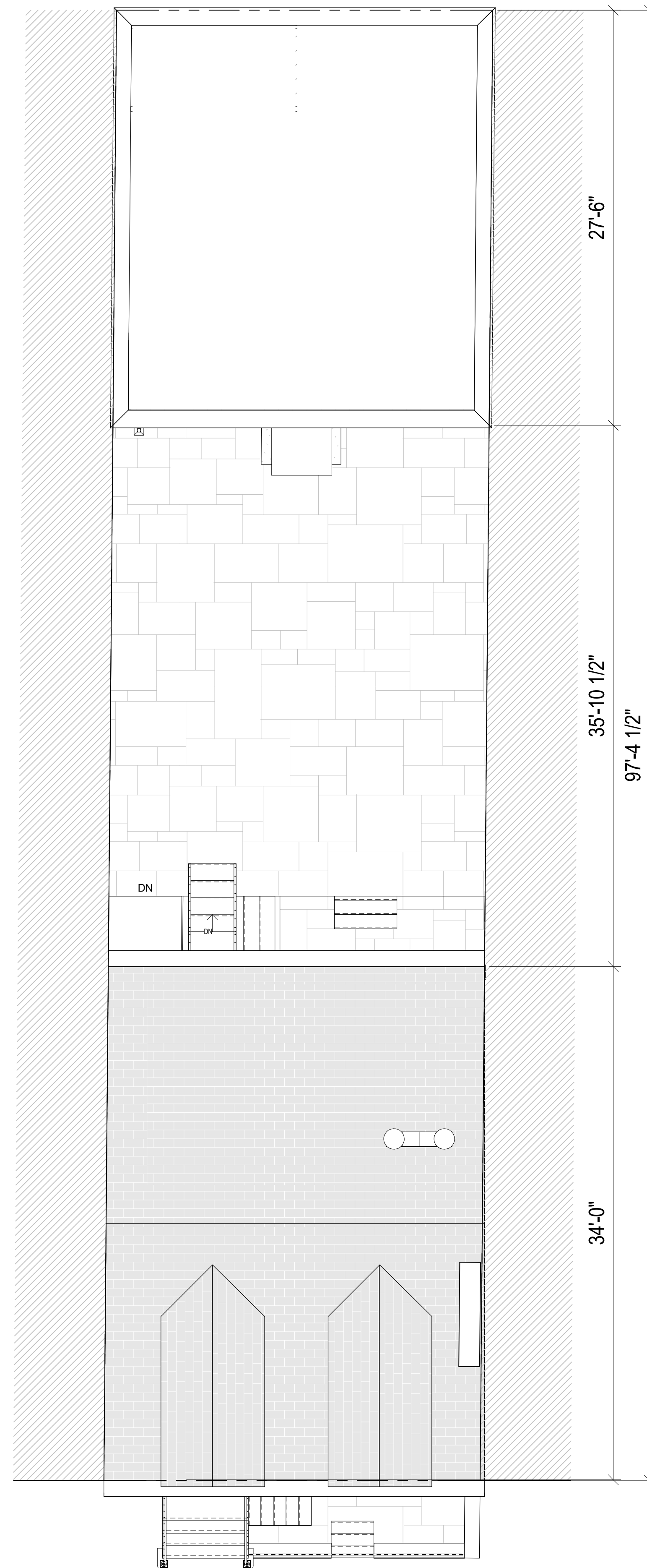
PREVIOUS PROPOSED FRONT BUILDING REAR FACADE - AUG. 15, 2023



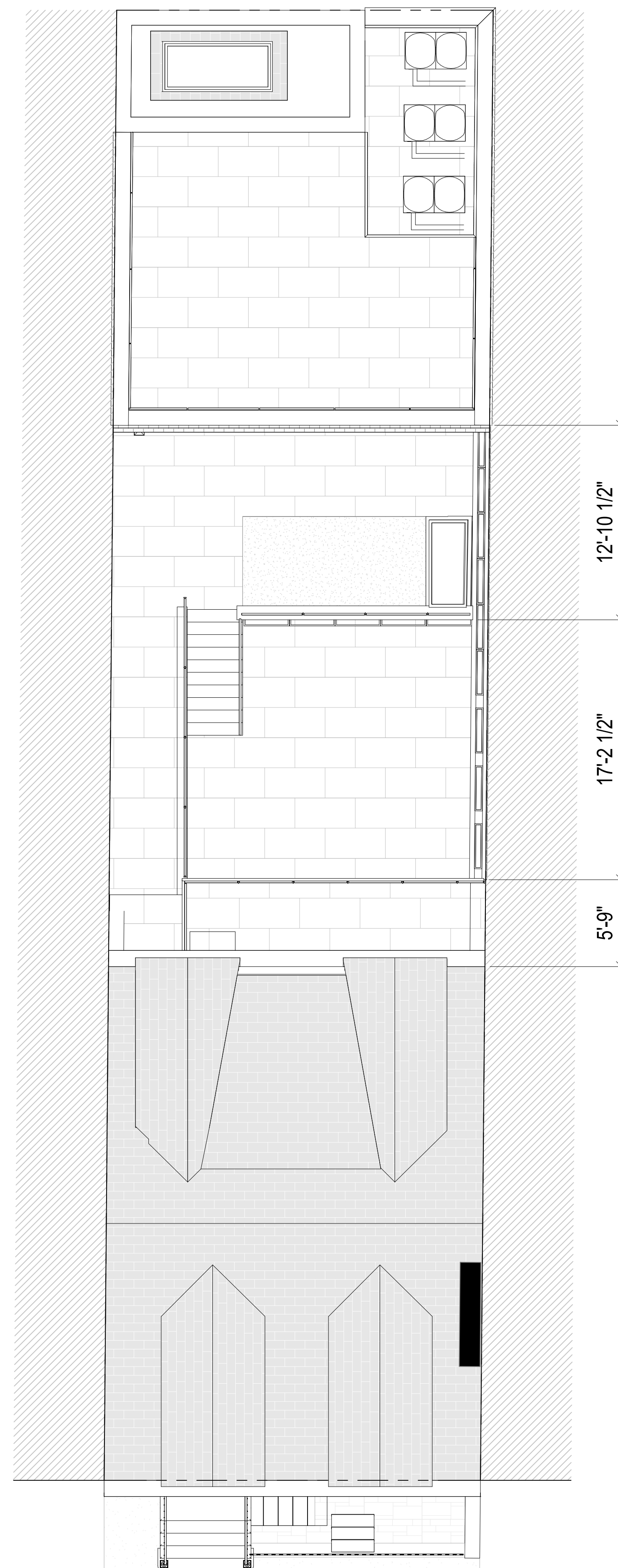
CURRENT PROPOSED FRONT BUILDING REAR FACADE



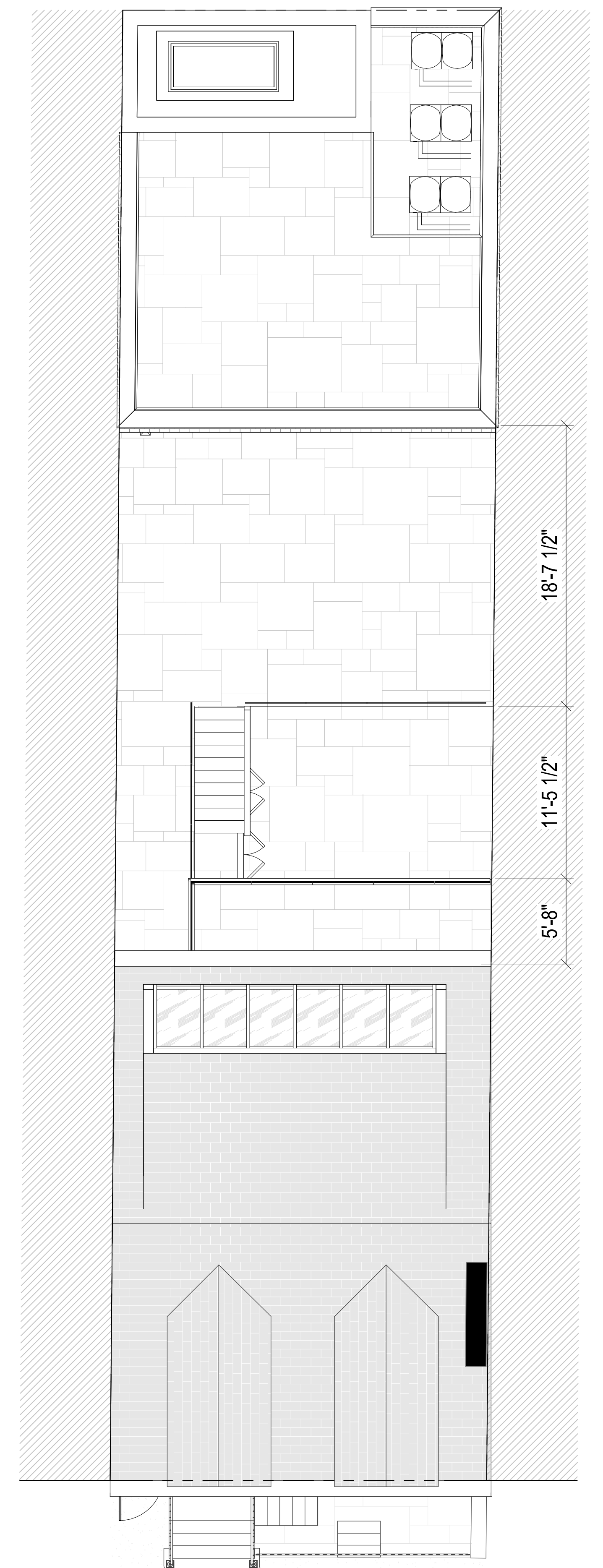
## ROOF - EXISTING AND PROPOSED PLANS



## EXISTING



**PREVIOUS PROPOSED, AUG. 15, 2023**



### CURRENT PROPOSED





HISTORIC STUDIO WINDOW ADDITIONS IN THE DISTRICT



62 WEST 9TH STREET, 1940'S TAX PHOTO  
(NYC MUNICIPAL ARCHIVE)



73 BEDFORD STREET, 1940'S TAX PHOTO  
(NYC MUNICIPAL ARCHIVE)



204-216 WEST 13TH STREET, 1940'S TAX PHOTO  
(NYC MUNICIPAL ARCHIVE)



238 WEST 13TH STREET, 1940'S TAX PHOTO  
(NYC MUNICIPAL ARCHIVE)



STUDIO WINDOWS ADDITIONS IN THE DISTRICT



73 BEDFORD STREET



60 AND 62 WEST 9TH STREET



238 WEST 11TH STREET



50 & 48 WEST 10TH STREET



**STUDIO WINDOW ADDITIONS APPROVED BY LPC**



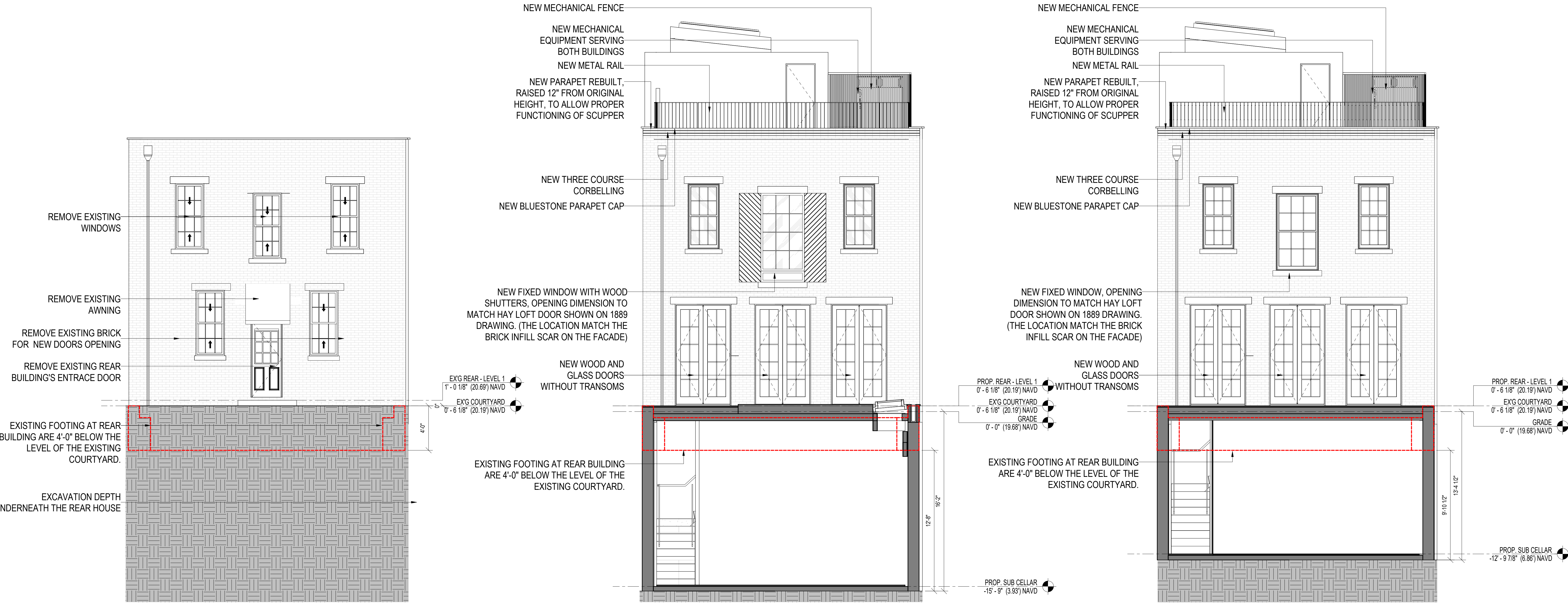
**44 HORATIO STREET, STUDIO WINDOW ADDITION APPROVED IN 2015**



**65 HORATIO STREET, SIDE AND ROOFTOP ADDITIONS APPROVED IN 2020**



**EXISTING & PROPOSED ELEVATIONS - BACK HOUSE**



**EXISTING**

**PREVIOUS PROPOSED, AUG. 15, 2023**

**CURRENT PROPOSED**



EXISTING CONDITIONS AT THE BACK HOUSE



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



PROPOSE BACK HOUSE RENDERING



PREVIOUS PROPOSED BACK HOUSE FACADE - AUG. 15, 2023



CURRENT PROPOSED BACK HOUSE FACADE



**CONCLUSION**



**PROPOSED FRONT BUILDING - FRONT FACADE**



**PROPOSED FRONT BUILDING - REAR FACADE**



**PROPOSED REAR BUILDING - FRONT FACADE**



APPENDIX



GATE AT HORSE WALKS IN THE DISTRICT



61 BANK STREET, 2022.



38 WEST 12TH STREET, 2023.

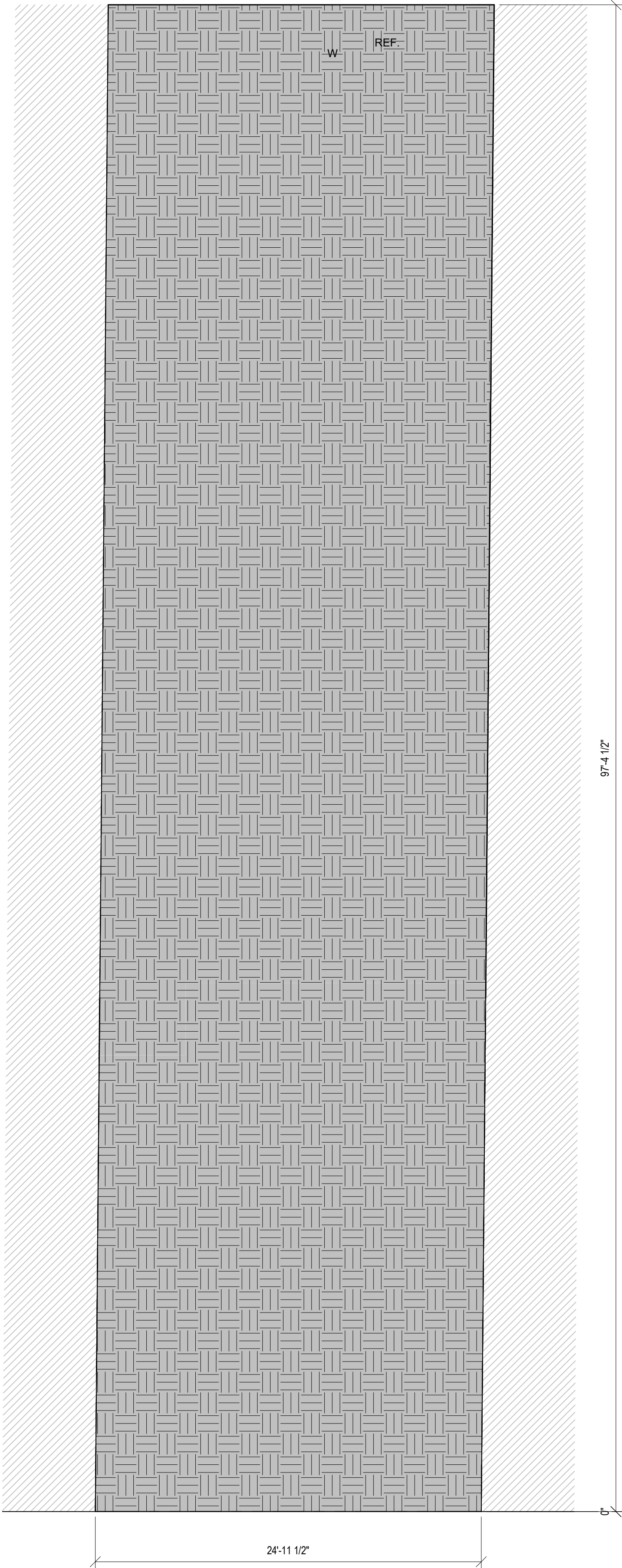


340 WEST 11TH STREET, 2023.

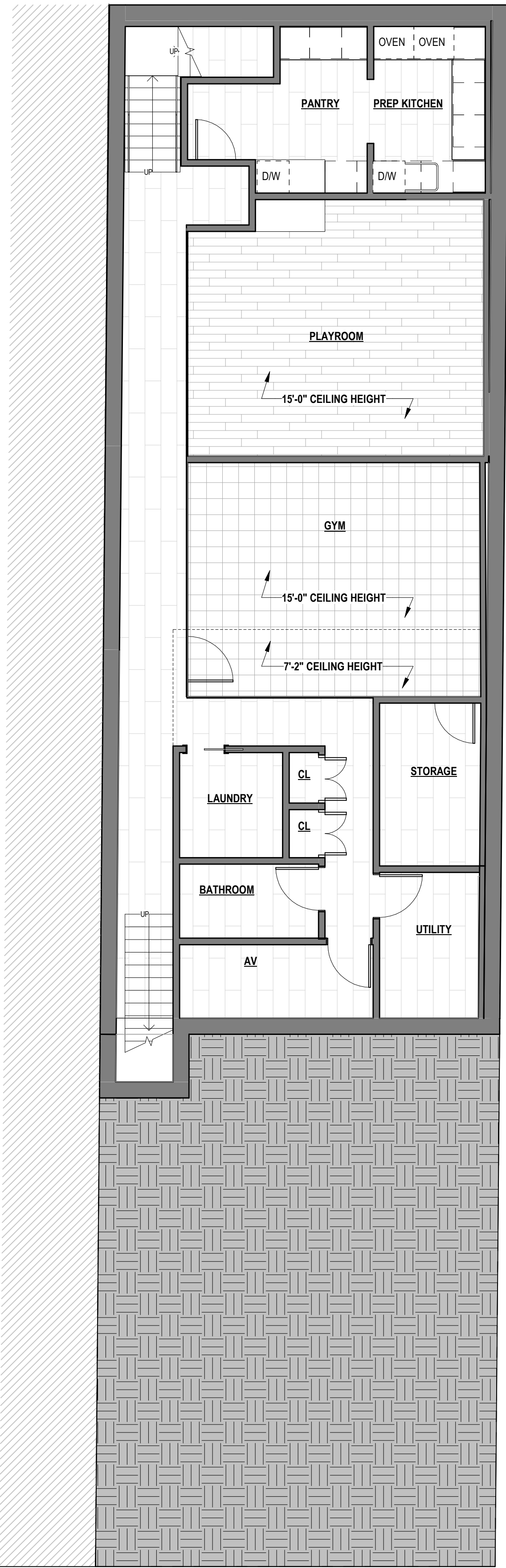




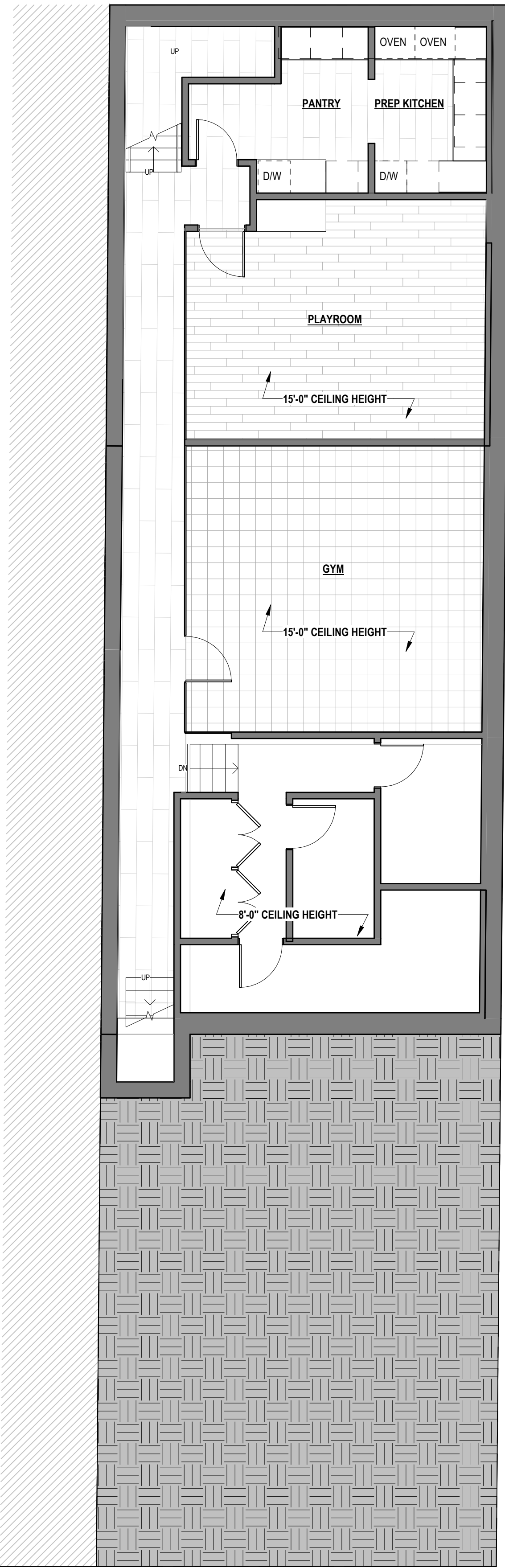
SUB CELLAR - EXISTING AND PROPOSED PLANS



EXISTING



PREVIOUS PROPOSED, AUG. 15, 2023

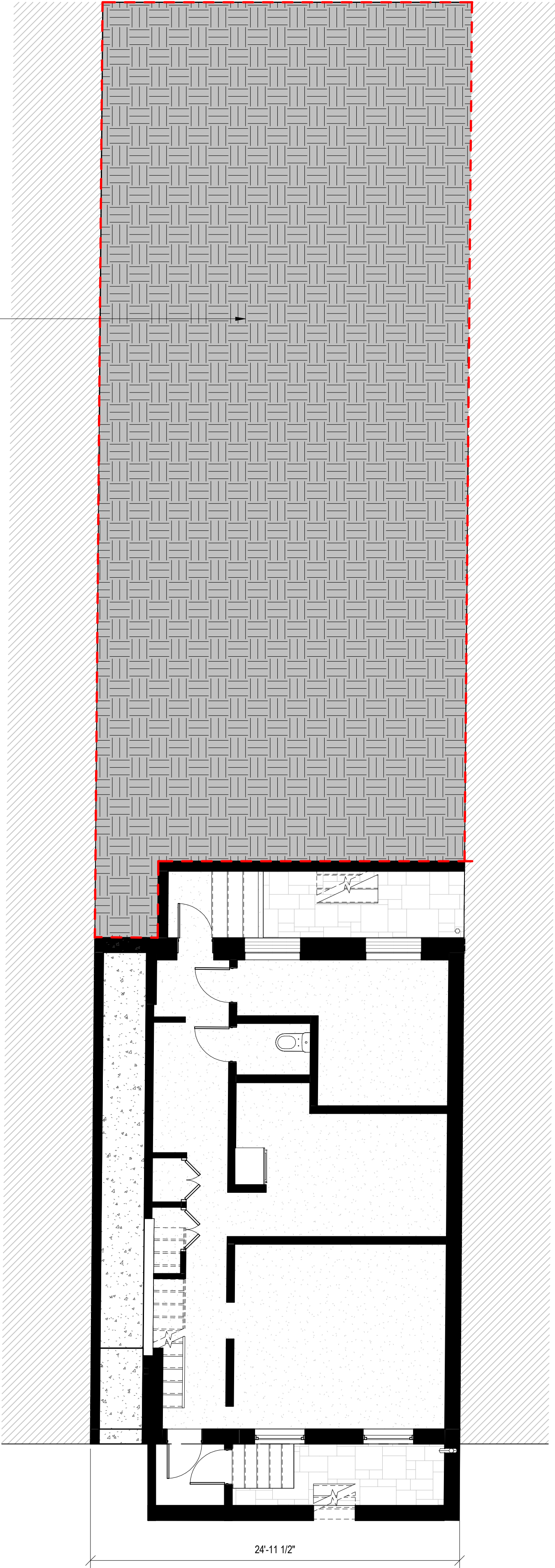


CURRENT PROPOSED

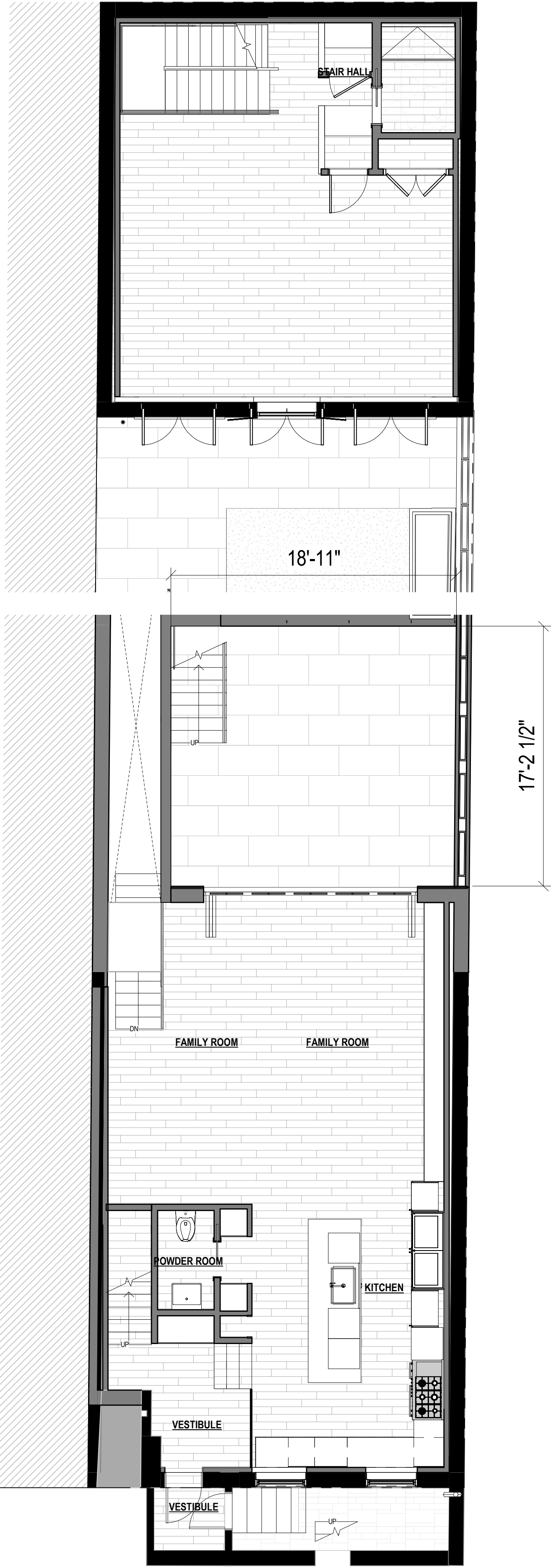


CELLAR - EXISTING AND PROPOSED PLANS

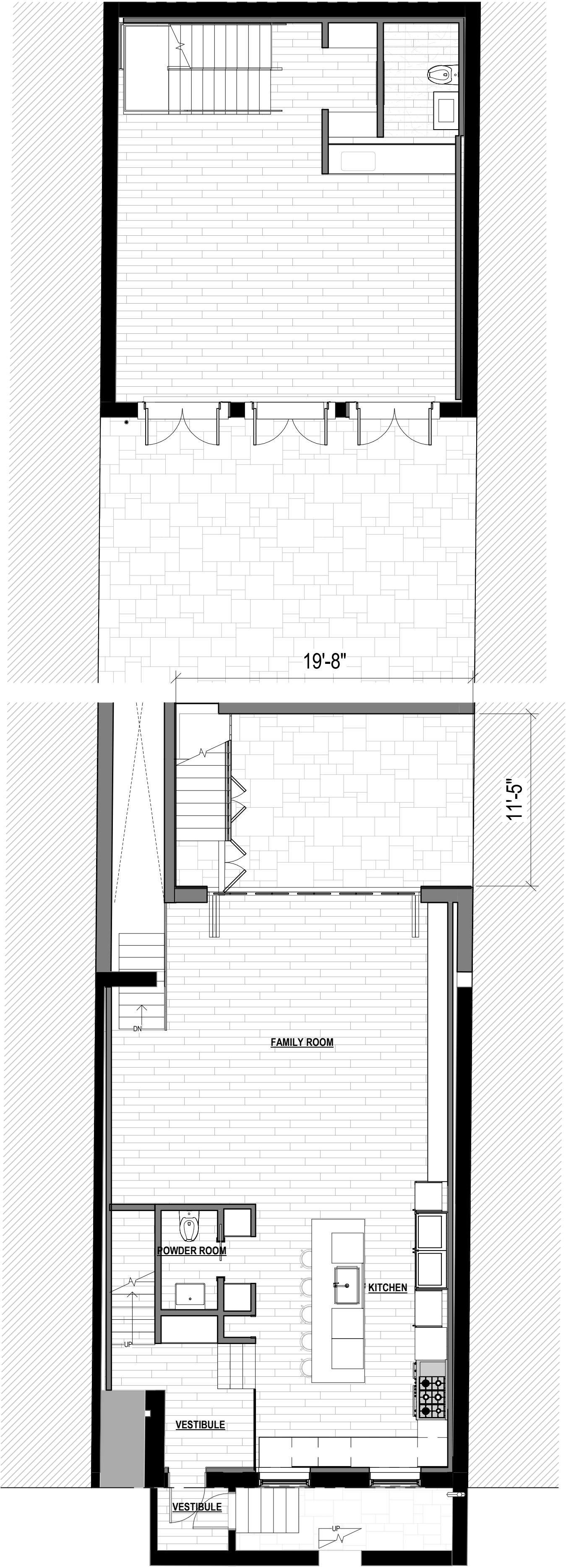
AREA TO BE EXCAVATED



EXISTING



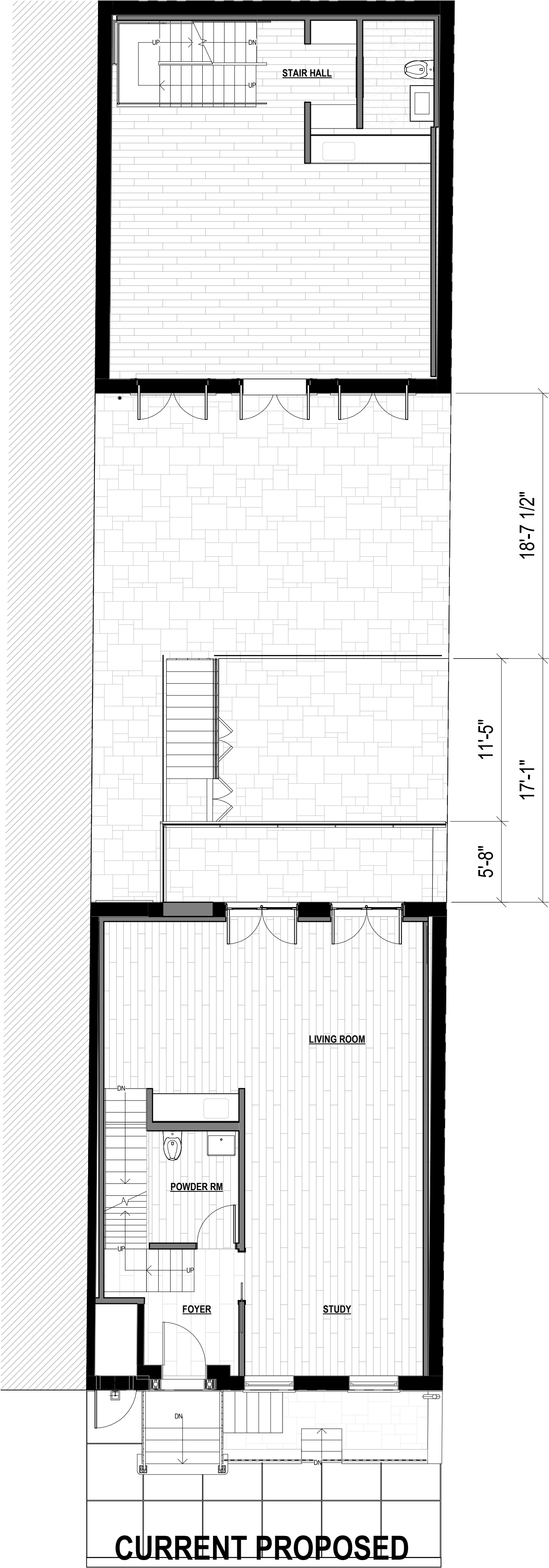
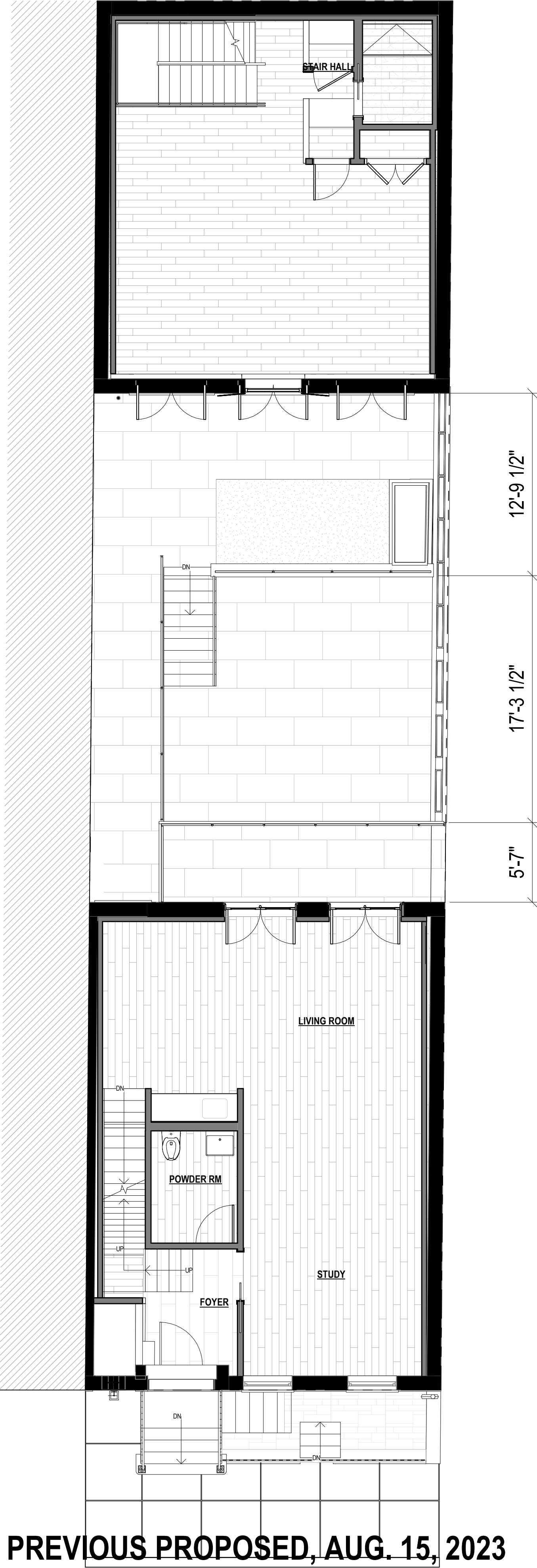
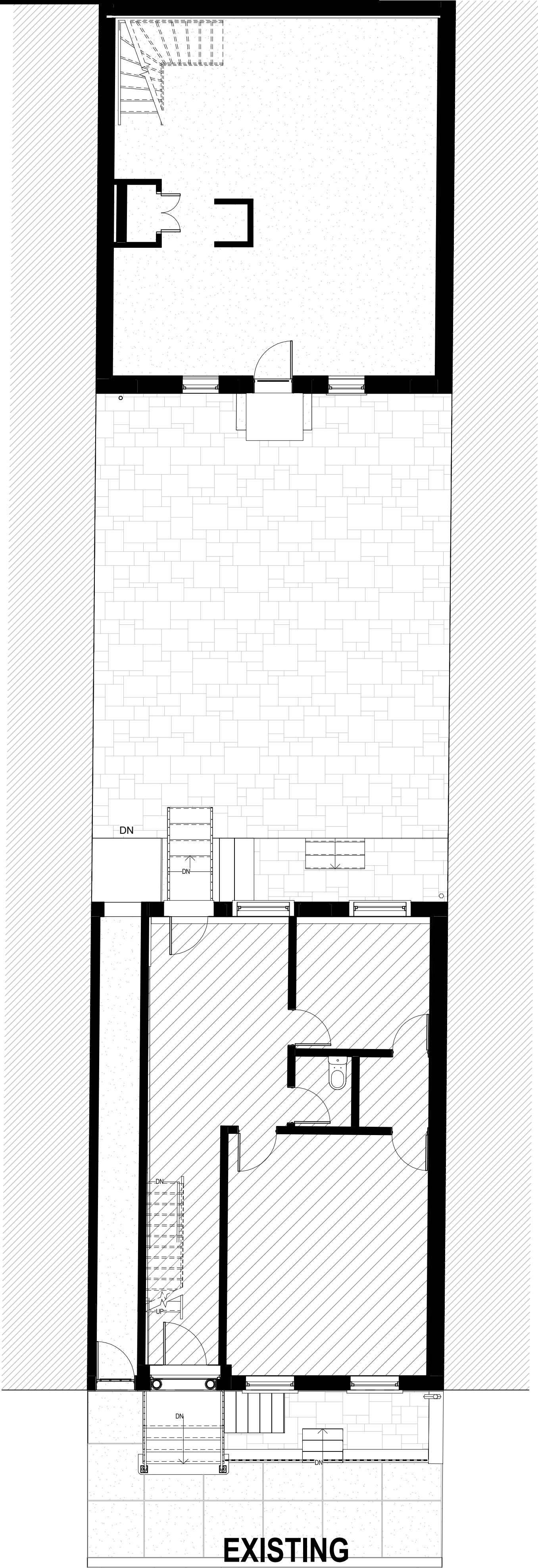
PREVIOUS PROPOSED, AUG. 15, 2023



CURRENT PROPOSED

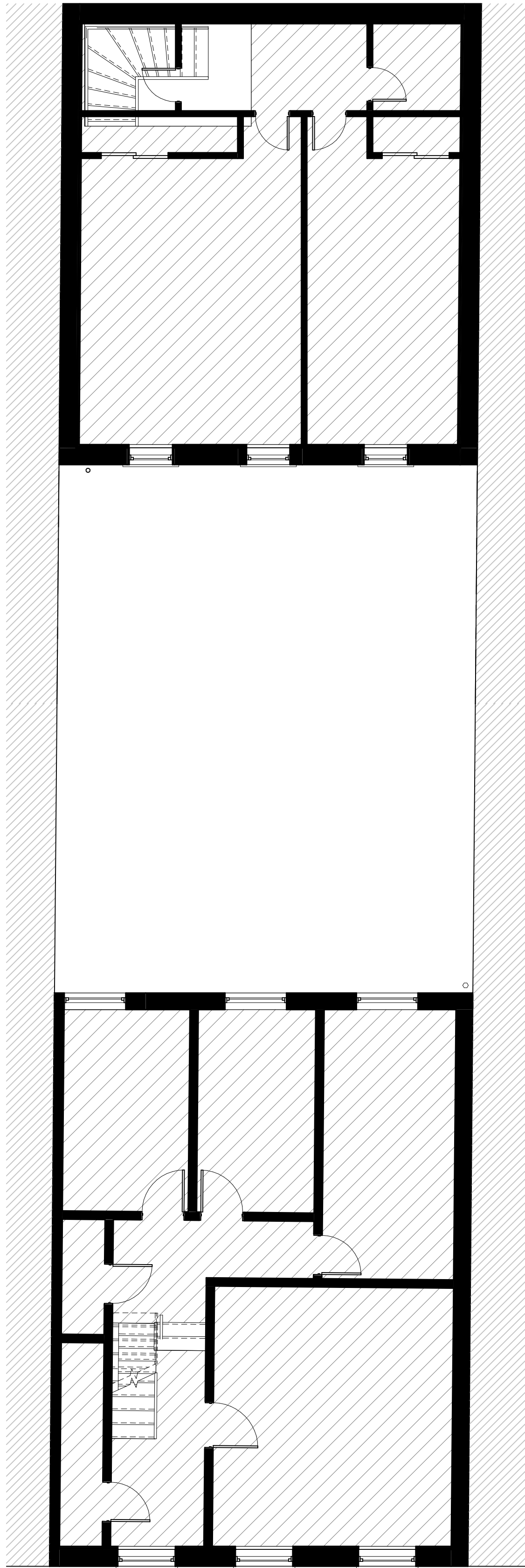


LEVEL 1 - EXISTING AND PROPOSED PLANS

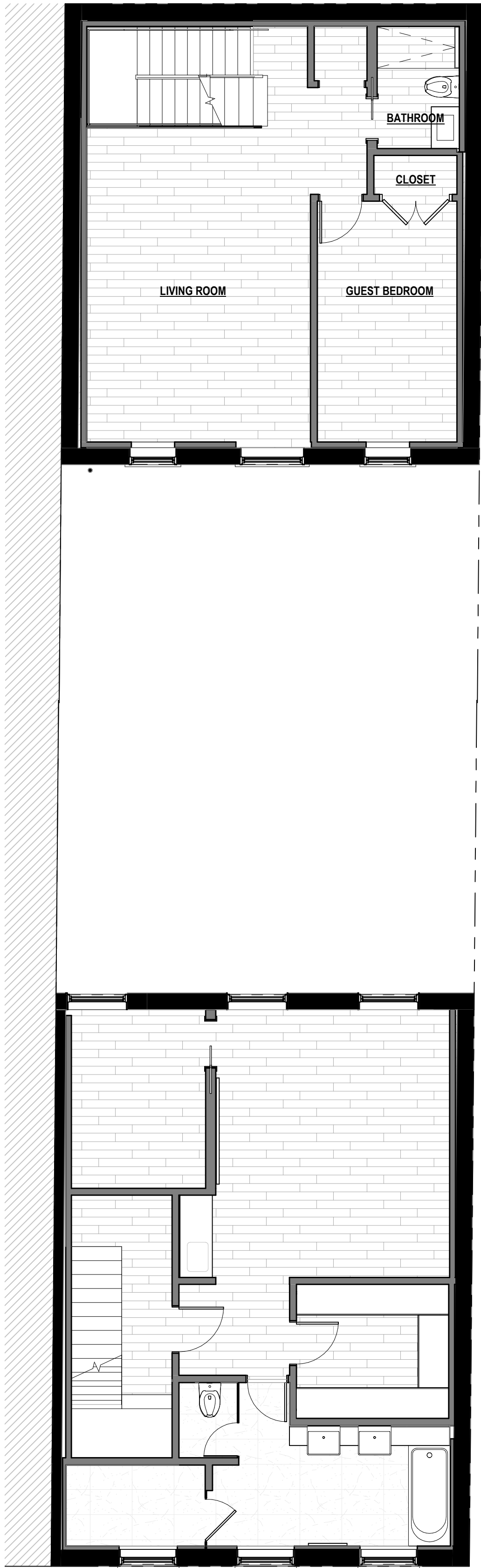




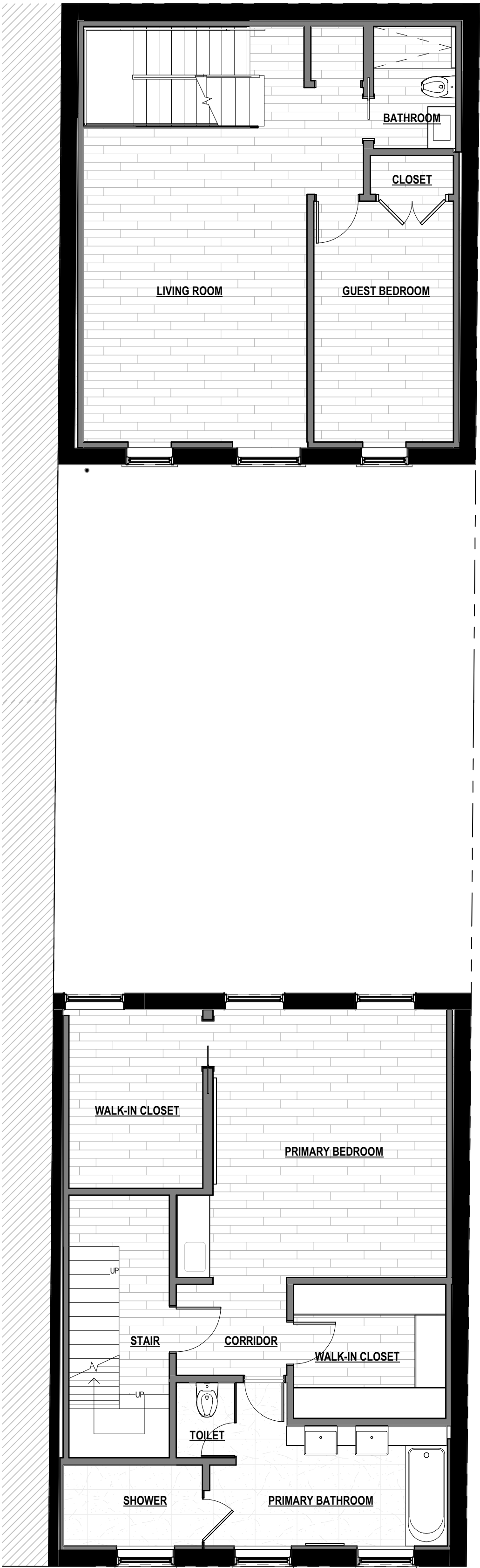
LEVEL 2 - EX'ISTING AND PROPOSED PLANS



EXISTING



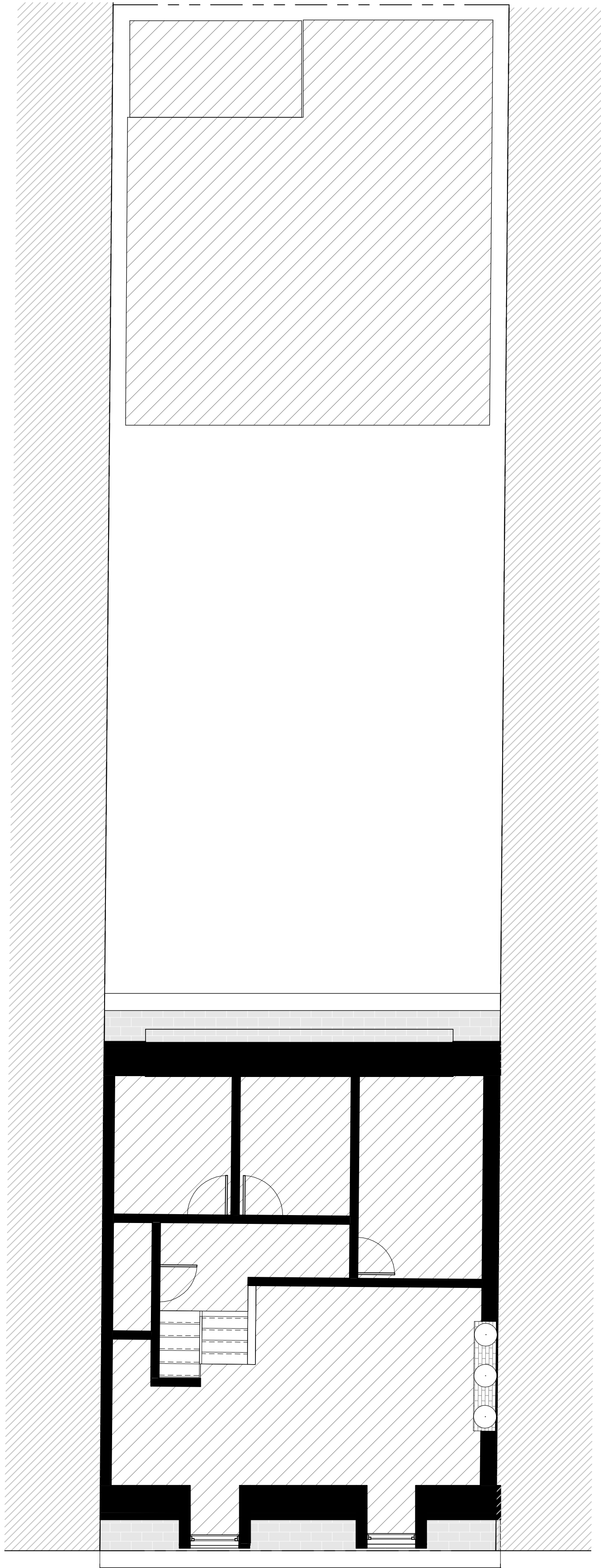
PREVIOUS PROPOSED, AUG. 15, 2023



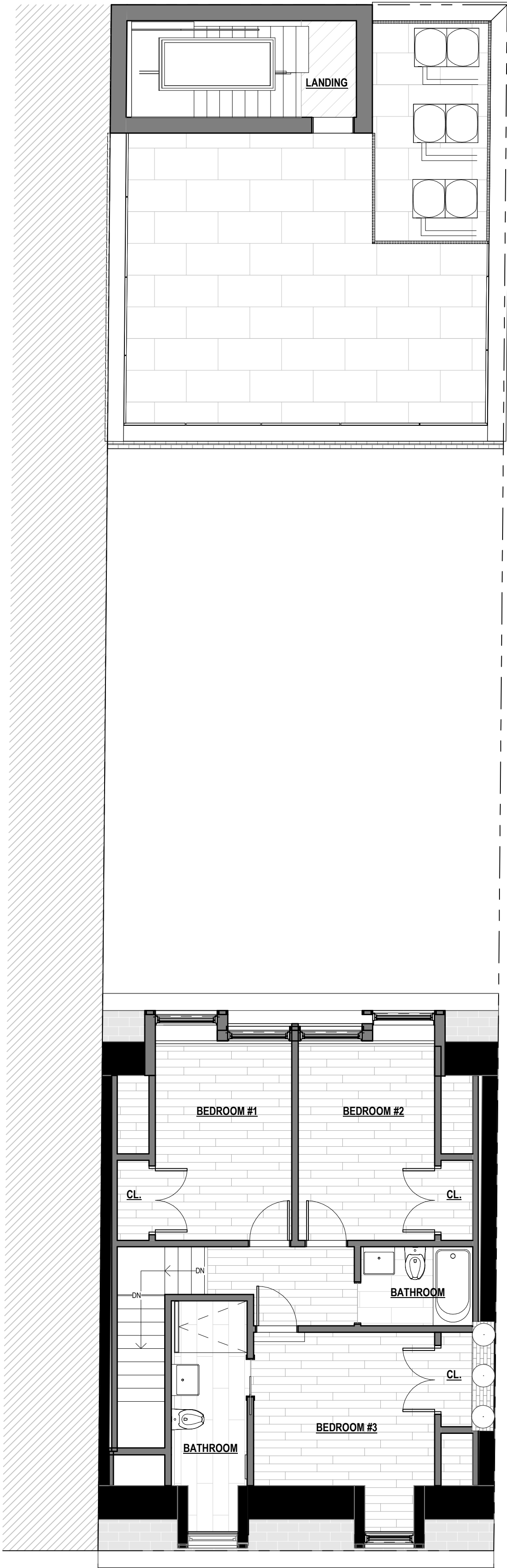
CURRENT PROPOSED



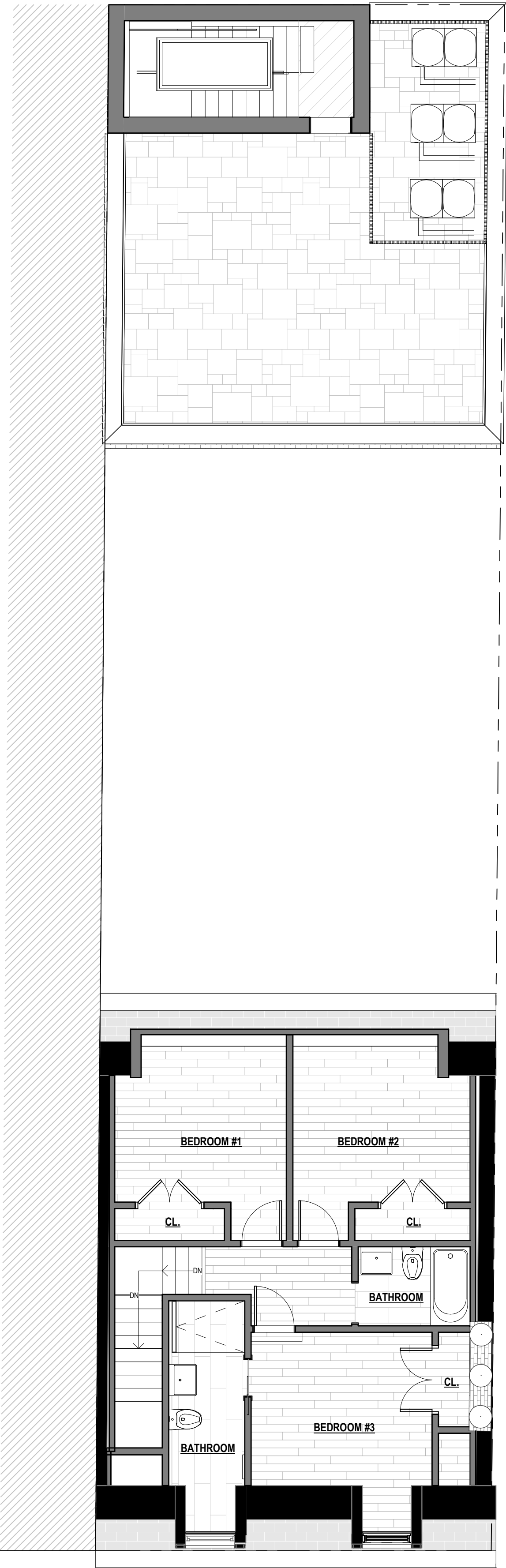
LEVEL 3 - EXISTING AND PROPOSED PLANS



EXISTING



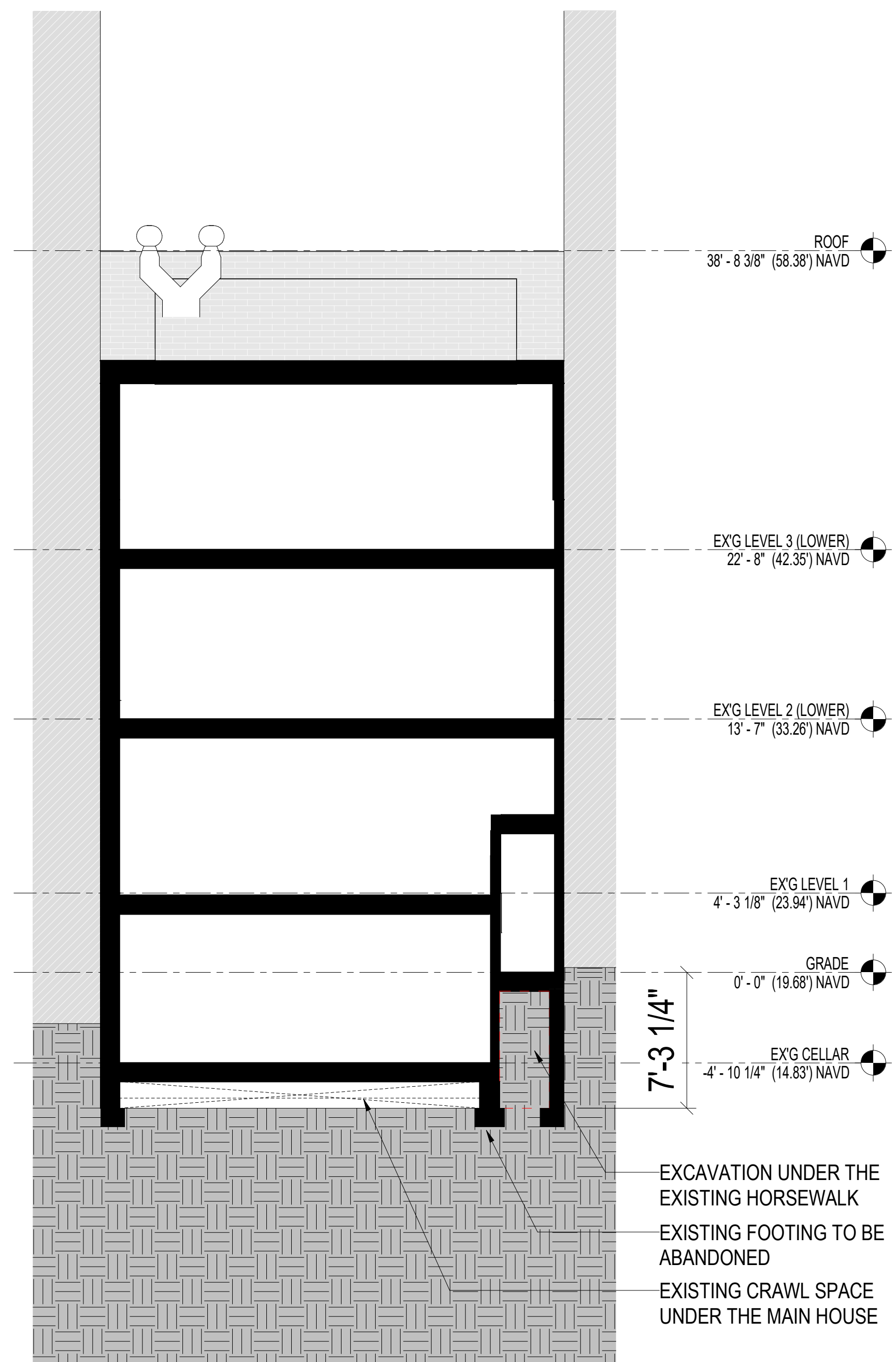
PREVIOUS PROPOSED, AUG. 15, 2023



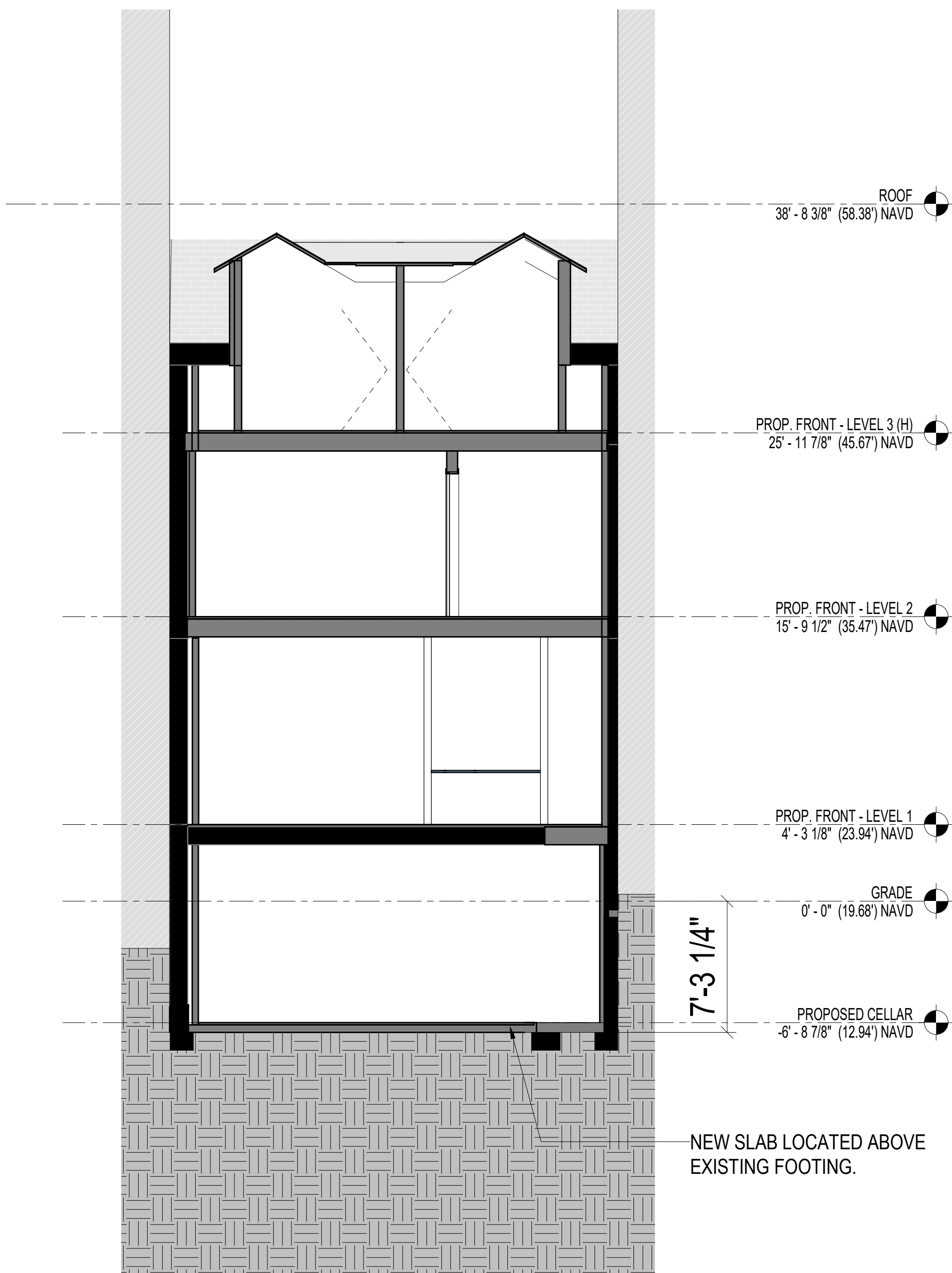
CURRENT PROPOSED



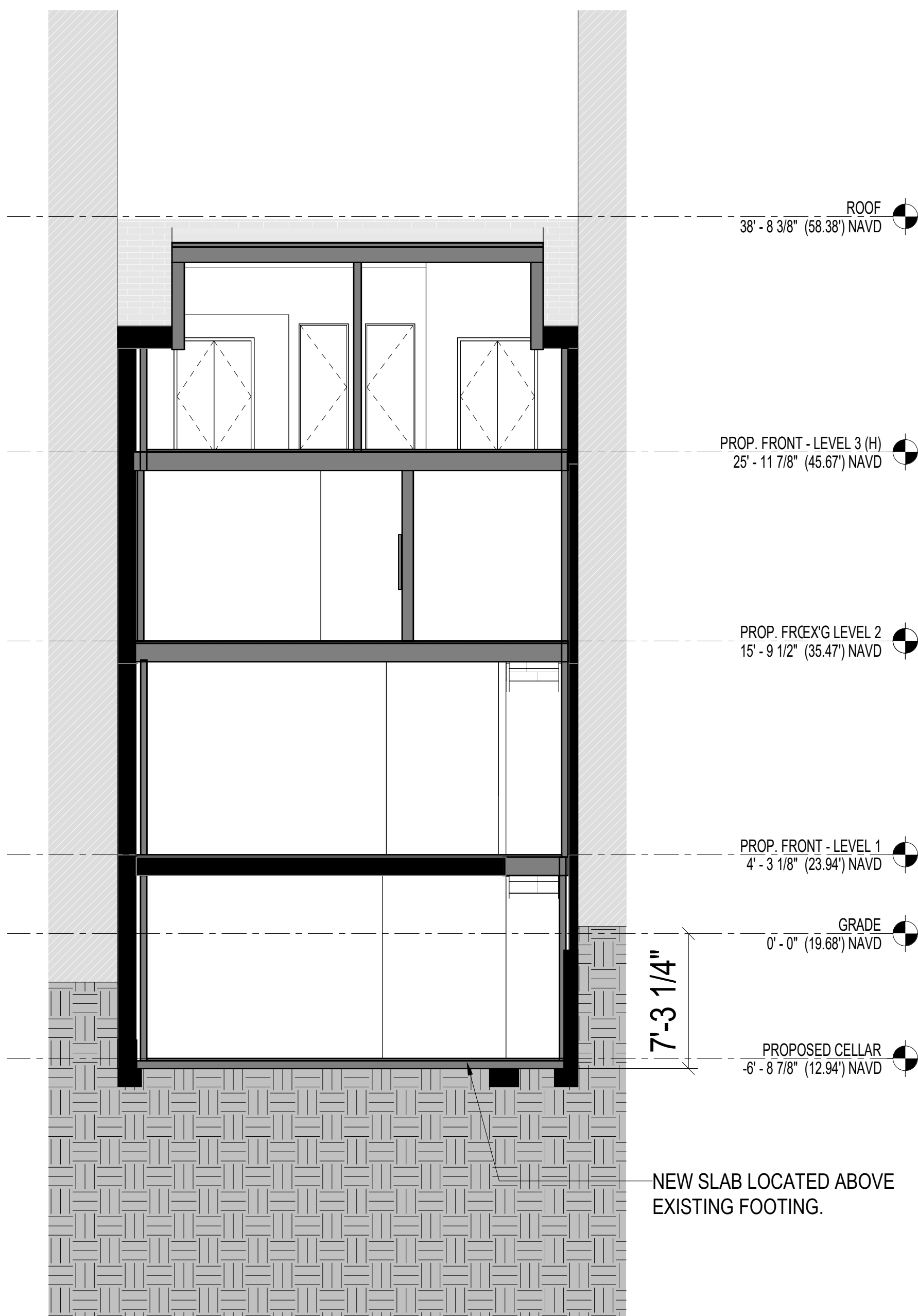
EXISTING & PROPOSED MAIN HOUSE SECTION (LOOK SOUTH)



EXISTING SECTION THROUGH MAIN HOUSE



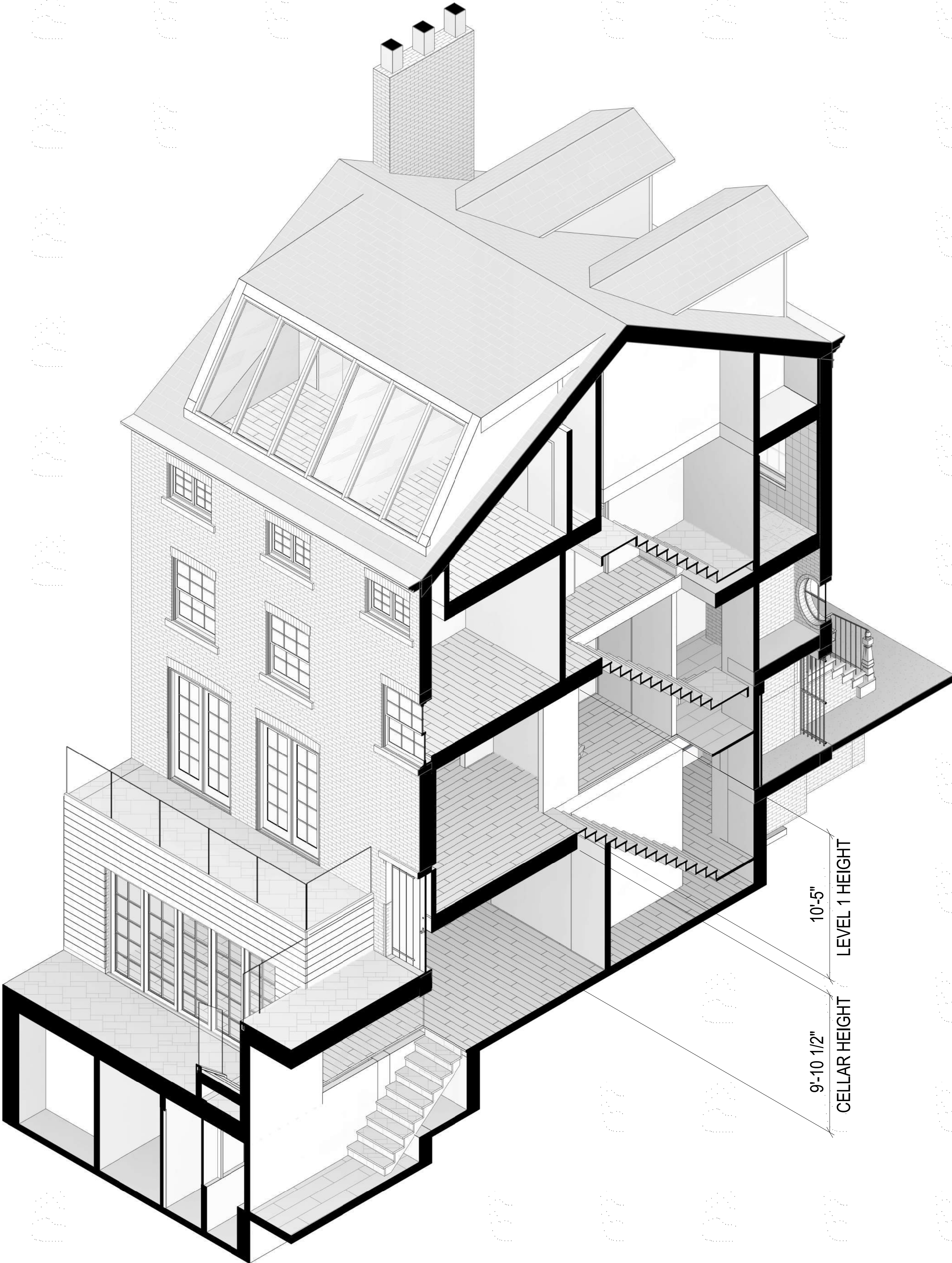
PREVIOUS PROPOSED, AUG. 15, 2023 - SECTION THROUGH MAIN HOUSE



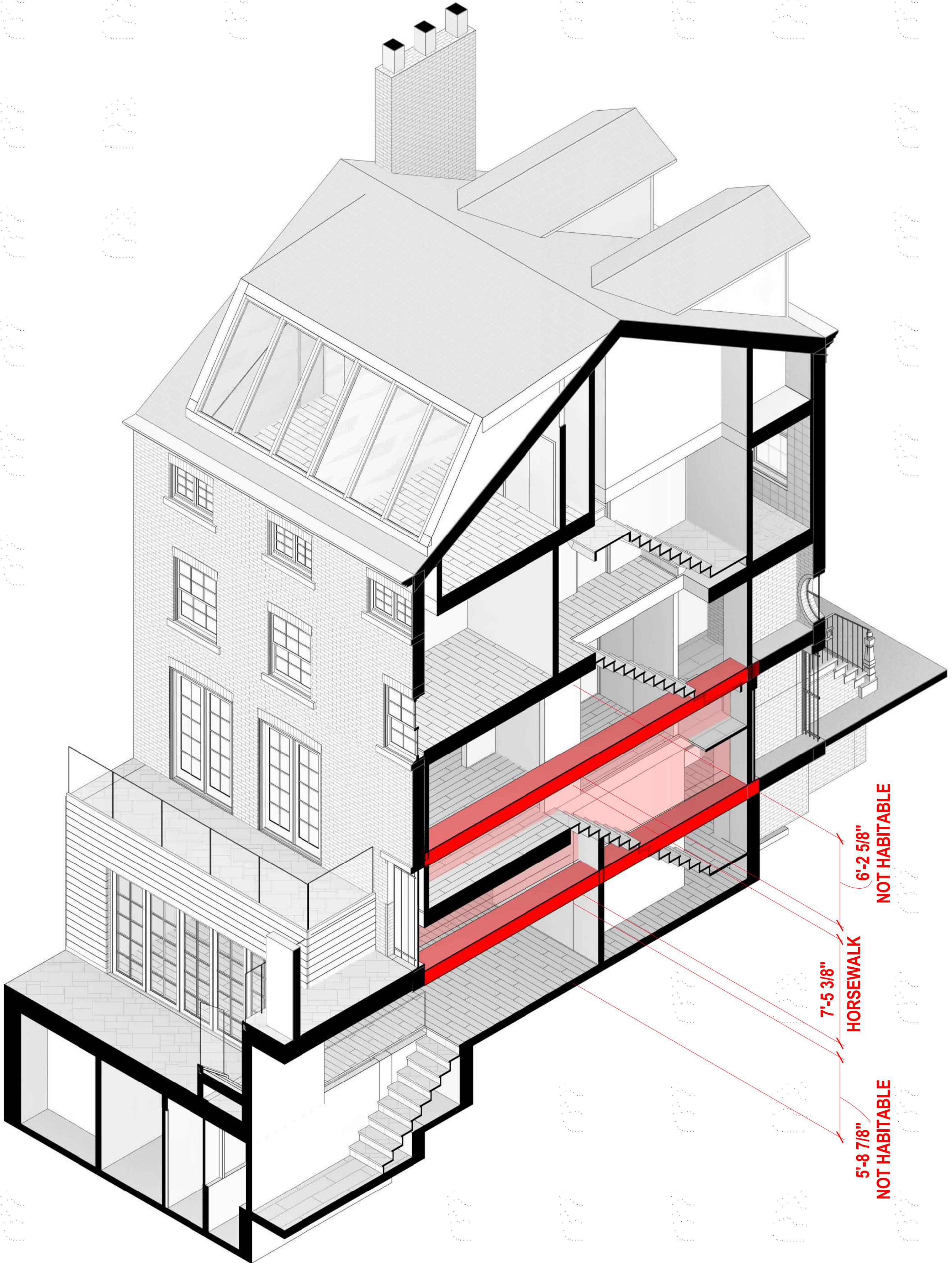
CURRENT PROPOSED SECTION THROUGH MAIN HOUSE



SECTION AXON THROUGH HORSEWALK



PROPOSED SECTION THROUGH HORSEWALK



PROPOSED SECTION THROUGH HORSEWALK - KEEPING HORSEWALK