

The current proposal is:

Preservation Department – Item 4, LPC-21-10678

90 Charles Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 825 1535 8727

Passcode: 046877

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

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90 CHARLES STREET

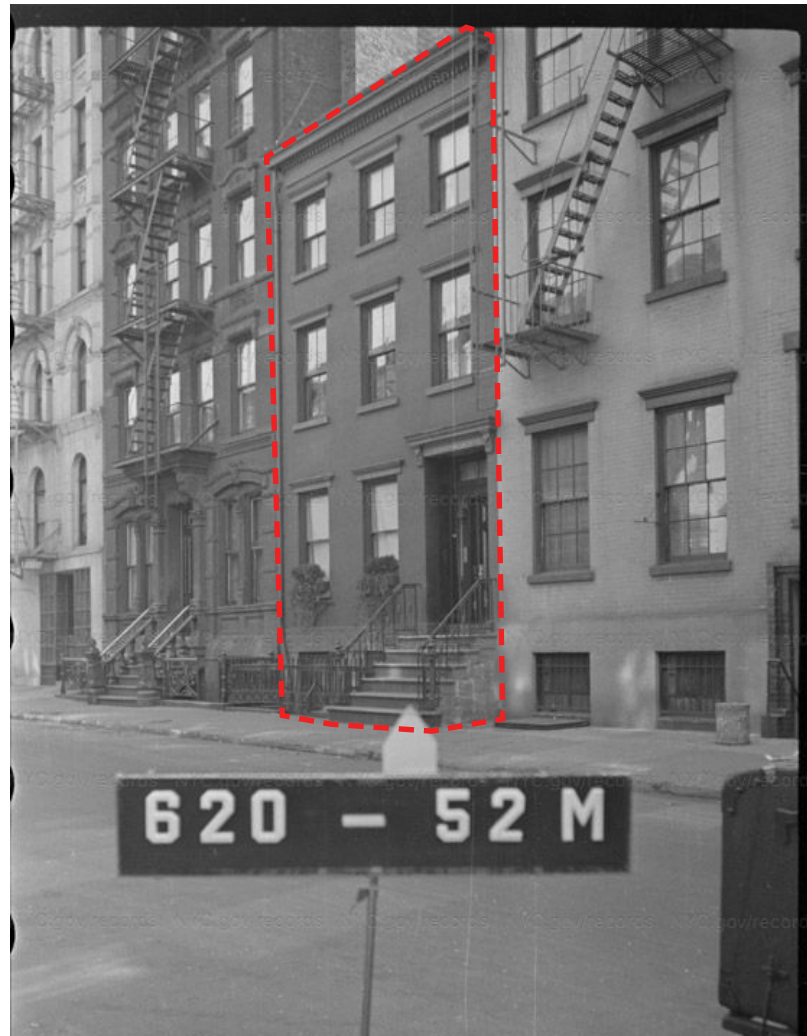
NEW YORK, NEW YORK 10014

NEW YORK CITY
LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING
MAY 03, 2022

Hany Rizkalla Architect PLLC
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LPC-22-02199



1940 TAX PHOTO, 90 CHARLES STREET



CURRENT DAY, 90 CHARLES STREET



PROPOSED, 90 CHARLES STREET

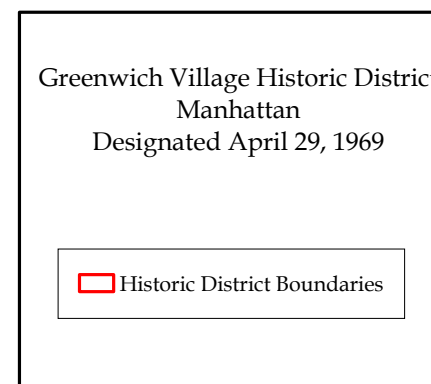
90 CHARLES STREET

SCOPE:

- VISIBLE WORK: RESURFACING OF THE FRONT FACADE
 - NON-VISIBLE WORK: A ROOFTOP ADDITION
 - NON-VISIBLE WORK: REAR YARD ADDITION.

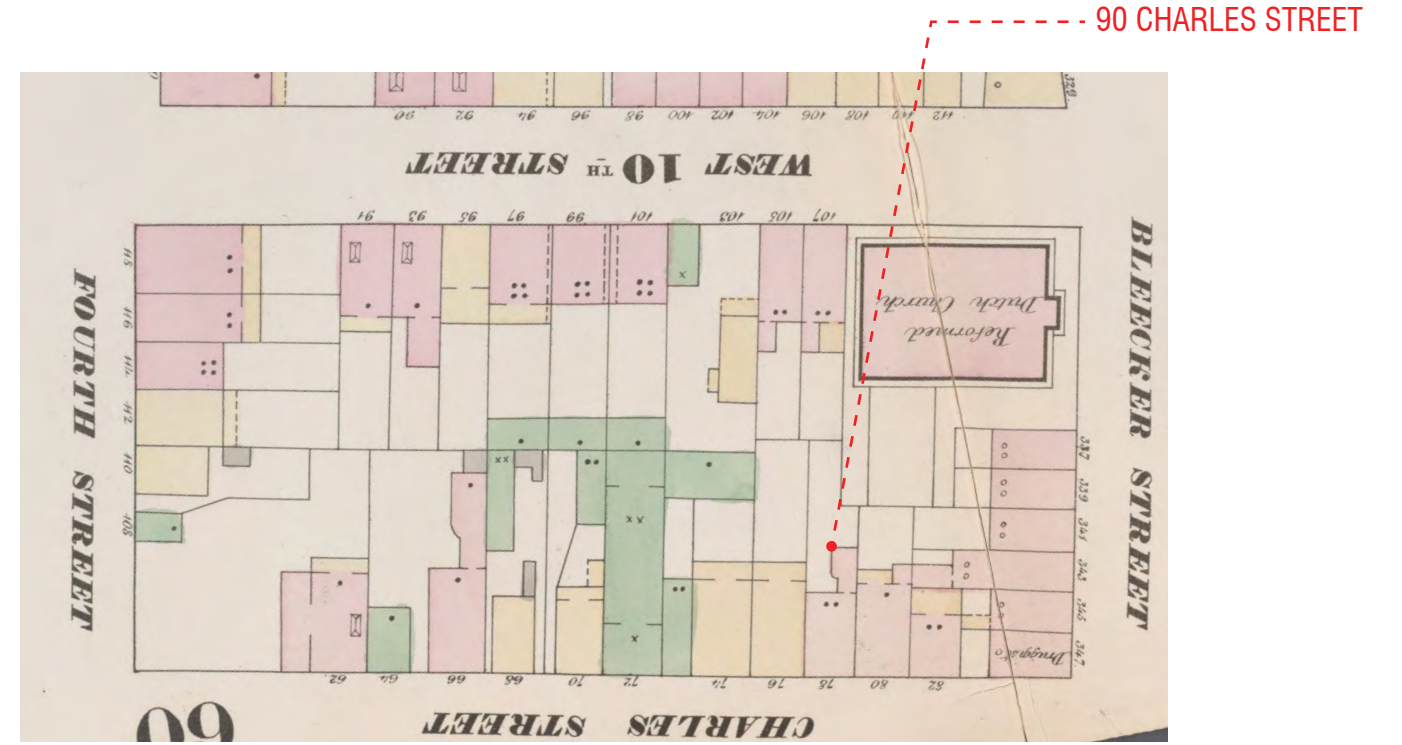
GOALS:

- RETURN THE BUILDING TO ITS HISTORICAL CONTEXT,
- BRINGING BACK 90 CHARLES AS PART OF THE ROW
- ADDRESS THE CEMENTITIOUS BRICK FAÇADE APPLIED PRIOR TO 1969 LANDMARK DESIGNATION
 - ADDRESS THE NEGLECT OF THE BUILDING TO ENHANCE THE NEIGHBORHOOD
 - BRING 90 CHARLES UP TO CONTEMPORARY LIVING STANDARDS

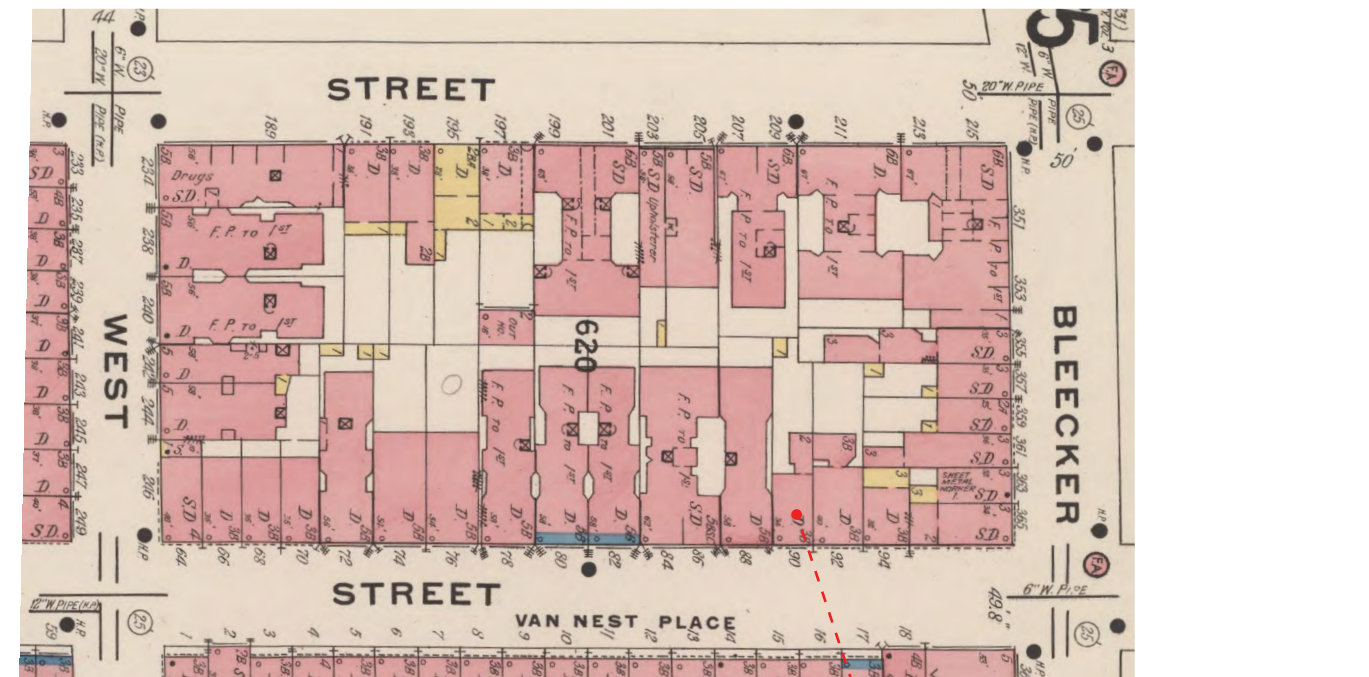




AERIAL PHOTOGRAPH SHOWING THE BUILDING IN CONTEXT



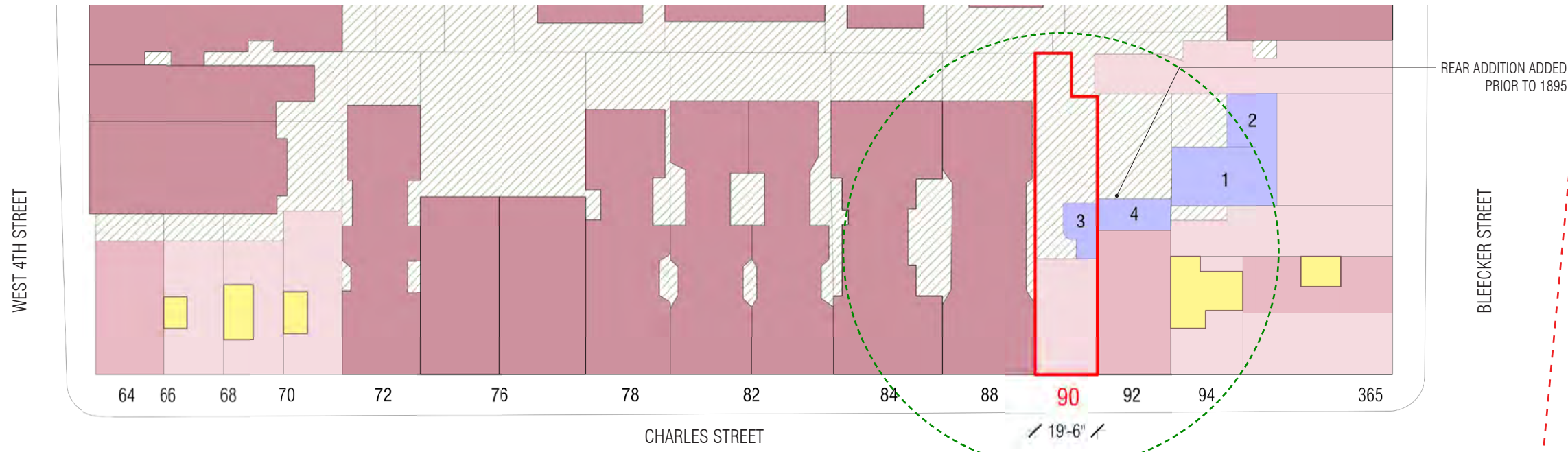
1859 SANBORN-PERRIS MAP



1921 SANBORN MAP



EXISTING BLOCK CONTEXT MAP DIAGRAM

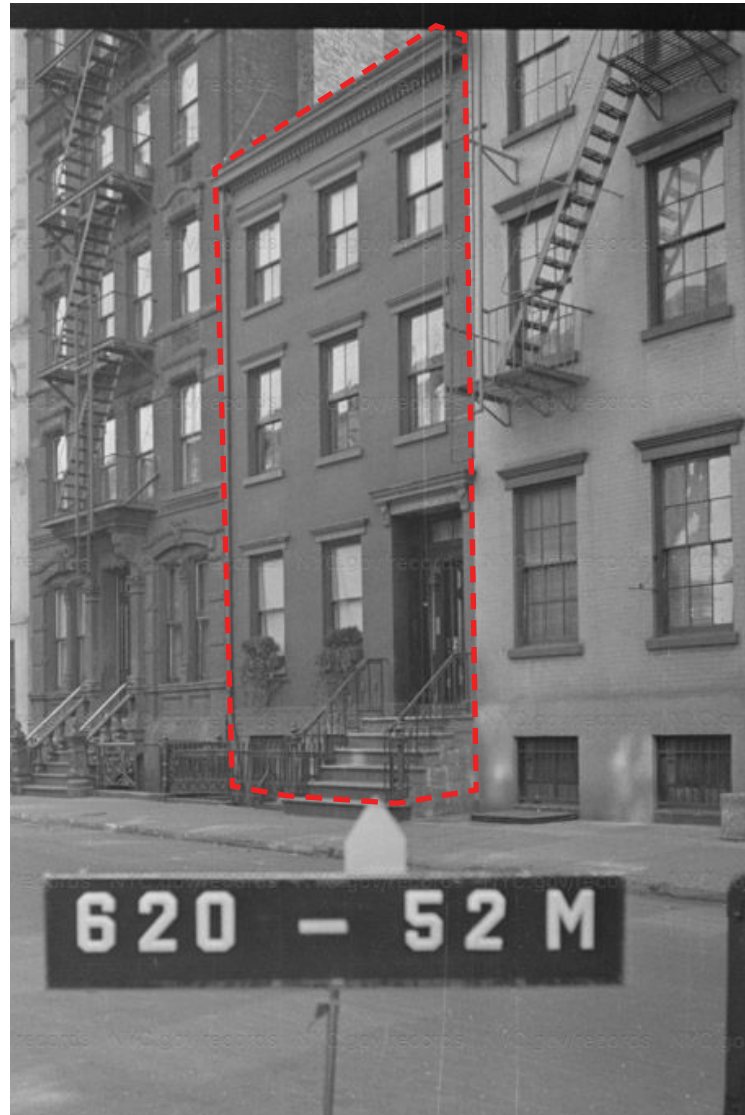


90 CHARLES STREET WITHIN CONTEXT

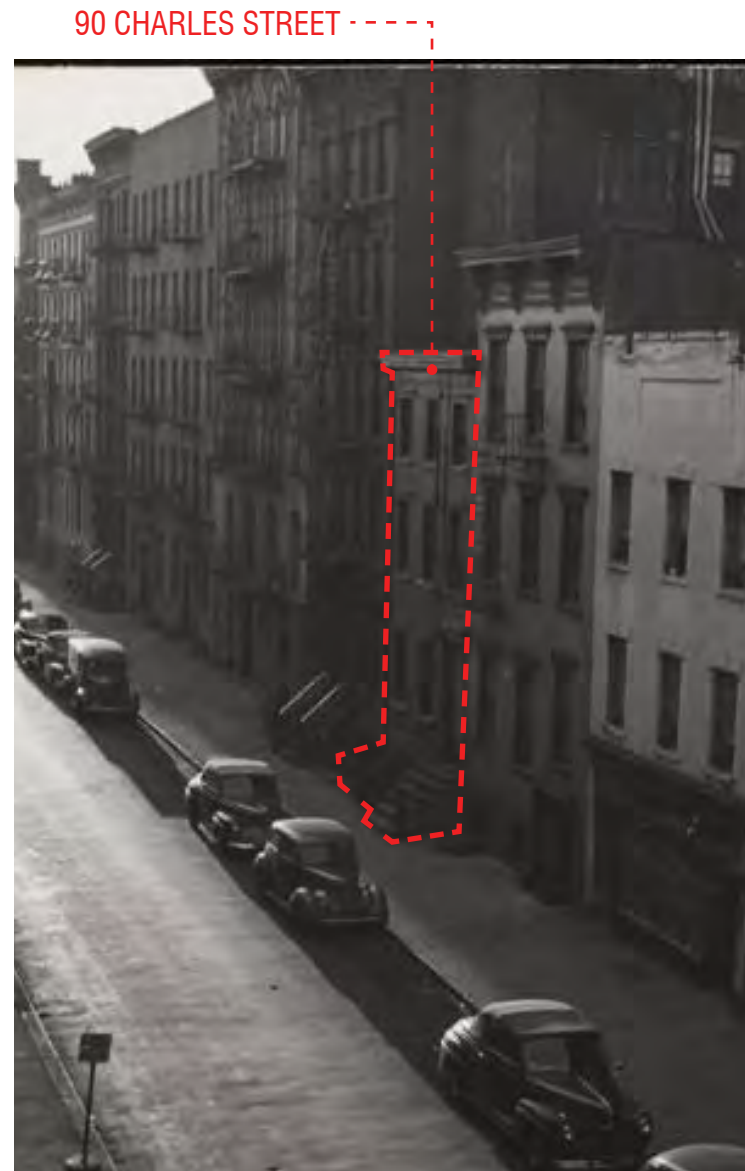


EXISTING BLOCK MAP DIAGRAM & EXISTING BUILDING ELEVATION WITHIN CONTEXT

VISIBLE WORK:
THE FRONT FACADE



1940 TAX PHOTO, 90 CHARLES STREET



90 CHARLES STREET

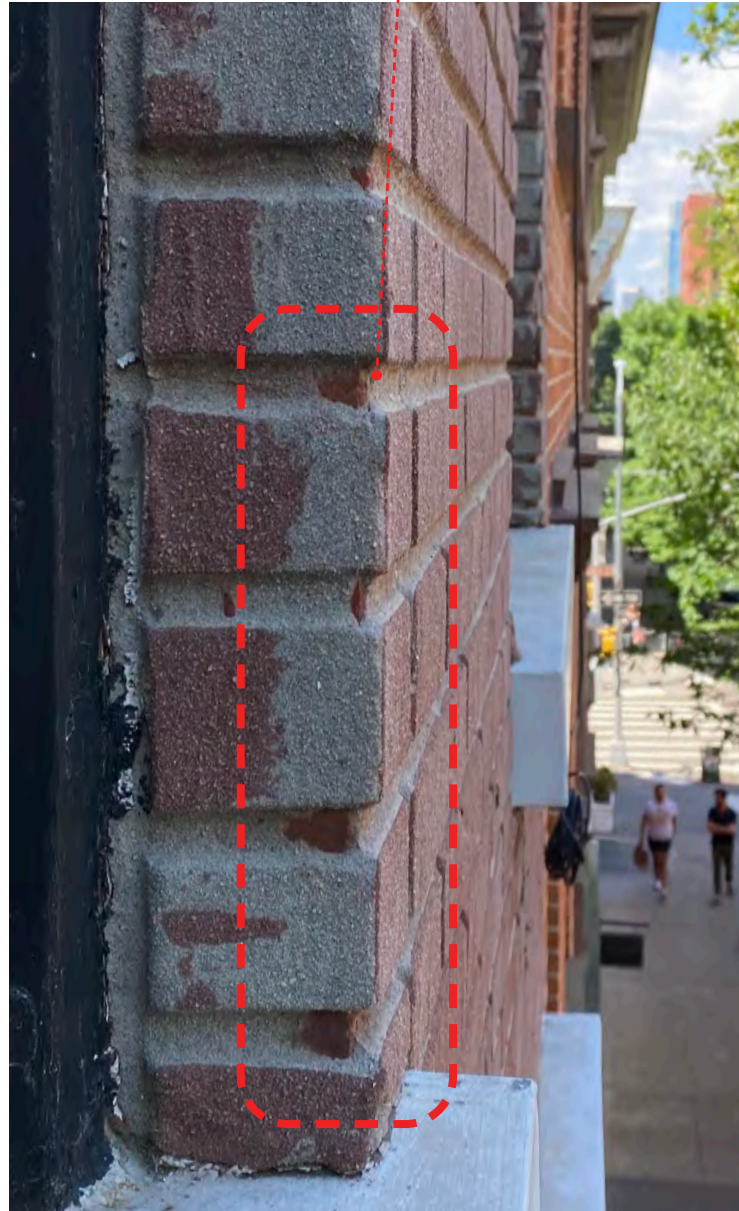


1980 TAX PHOTO, 90 CHARLES STREET

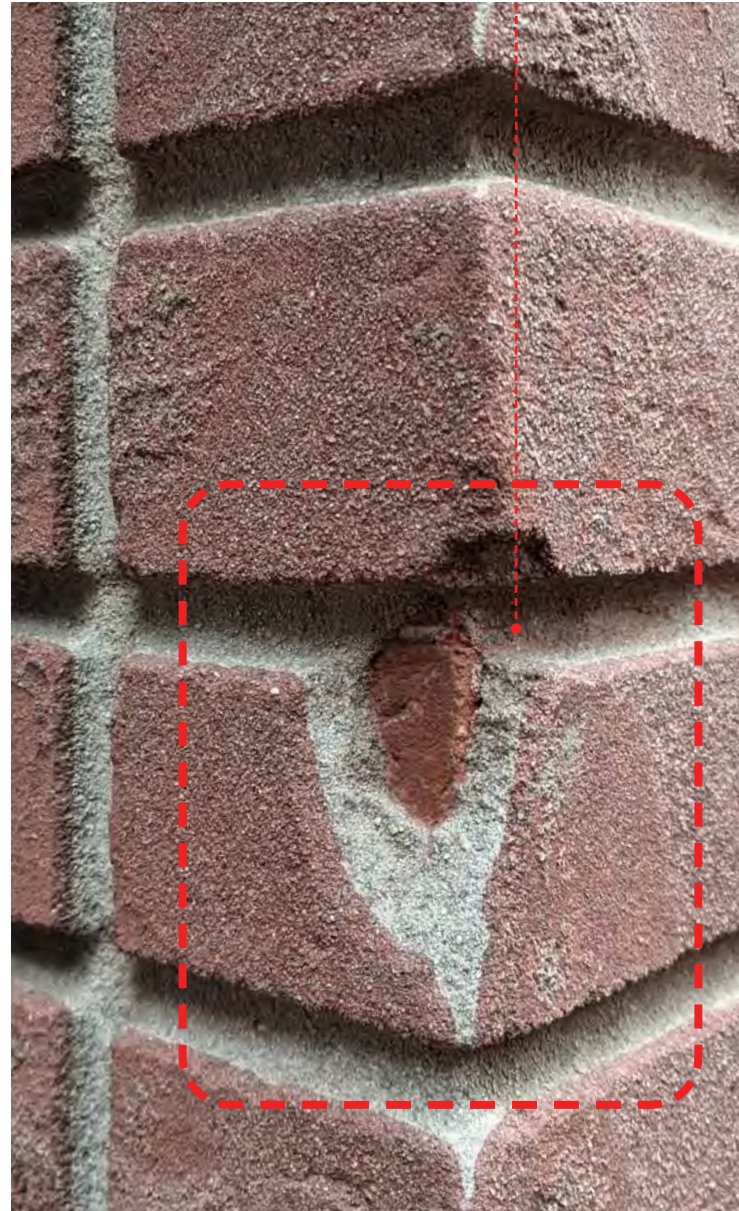


PRESENT DAY, 90 CHARLES STREET

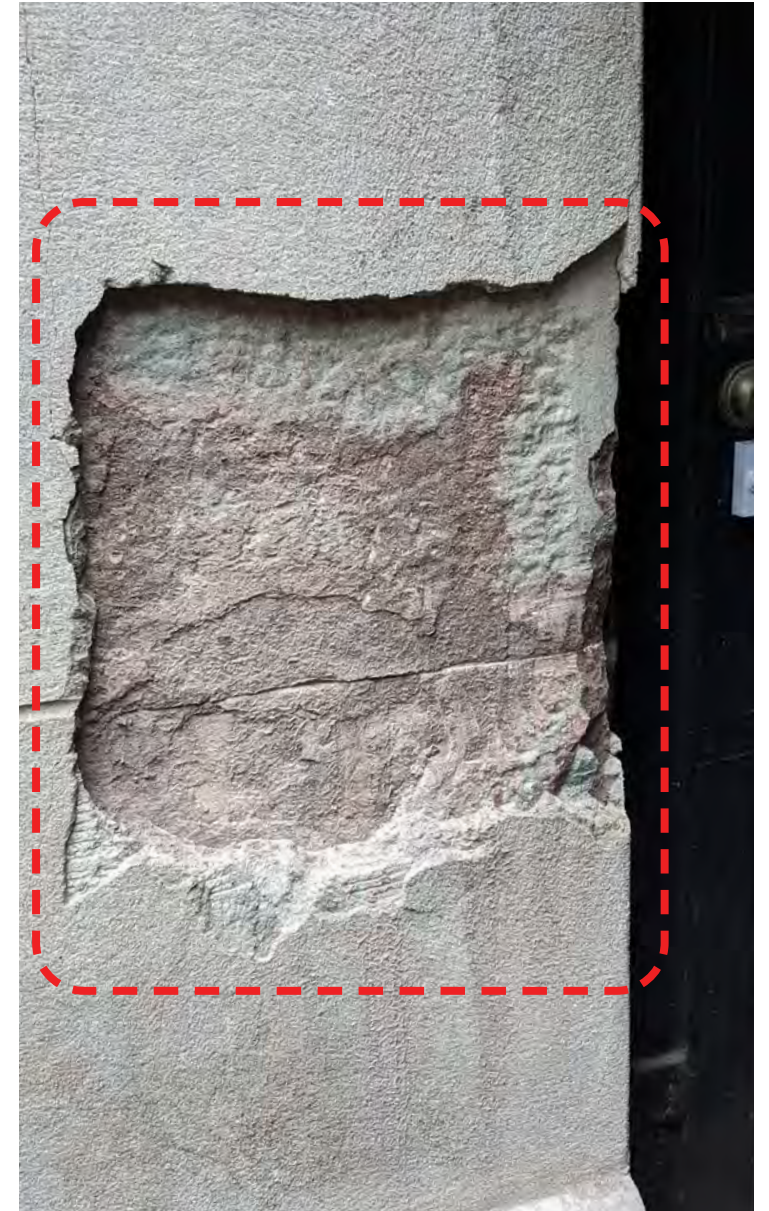
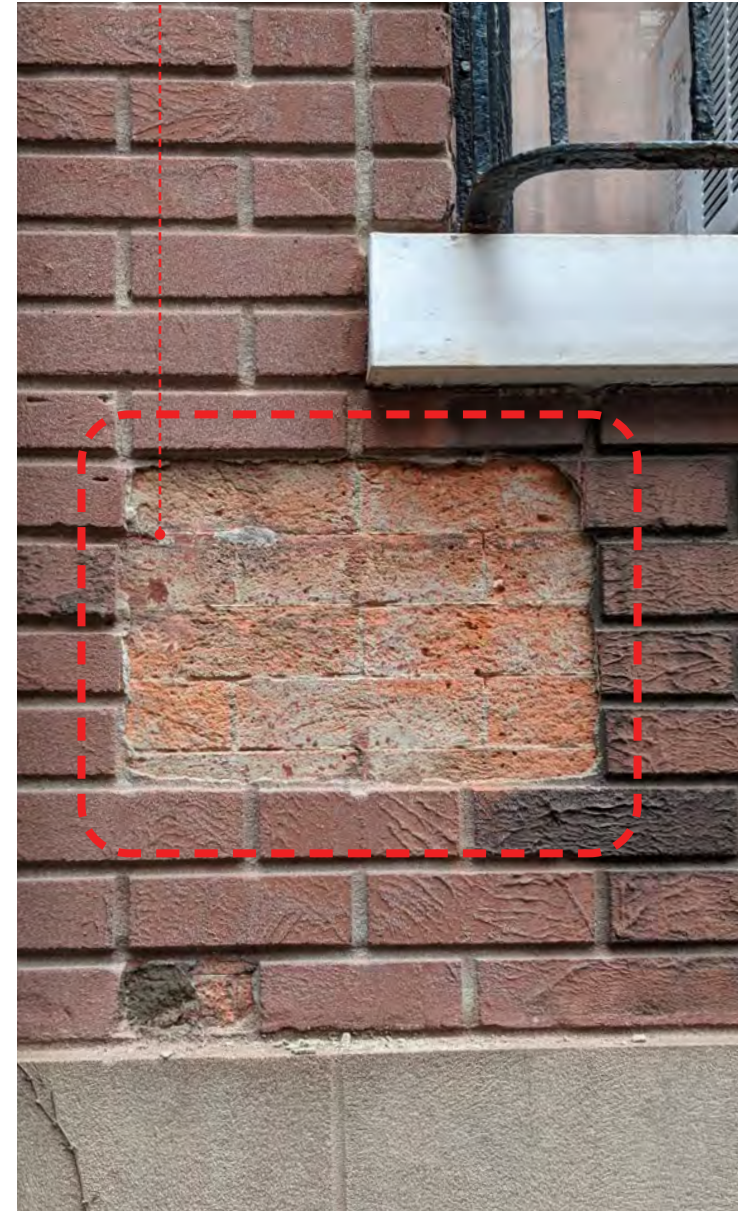
CEMENTITIOUS VENEER IS
ERODING DOWN TO
THE HISTORIC BRICK



VENEER IS CHIPPING OFF



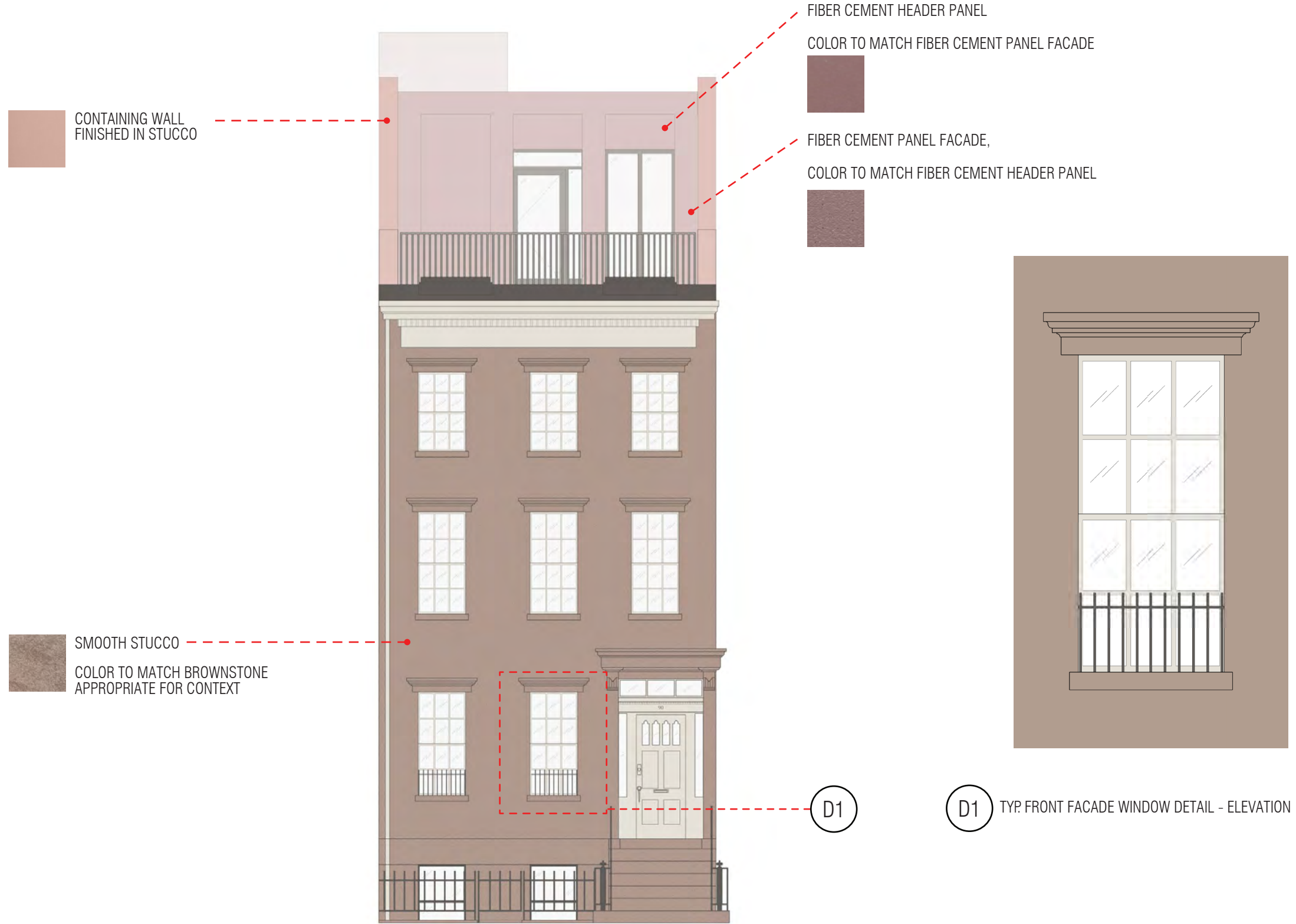
DURING THE INSTALLATION OF THE VENEER
THE HISTORIC BRICK WAS DAMAGED



VENEER, ADDED TO THE FACADE IN THE 1960's; IS ERODING OFF REVEALING THE HISTORIC BRICK BEHIND

HISTORIC BRICK PROBE TEST ON 1960'S VENEER
REQUESTED BY LPC STAFF

HISTORIC MASONRY PROBE TEST ON BROWNSTONE
REQUESTED BY LPC STAFF



FRONT ELEVATION - NORTH



FRONT FACADE (NORTH ELEVATION) W/ CONTEXT - EXISTING & PROPOSED



1940'S TAX PHOTO



EXISTING CONDITIONS

94 CHARLES STREET



1940'S TAX PHOTO



EXISTING CONDITIONS

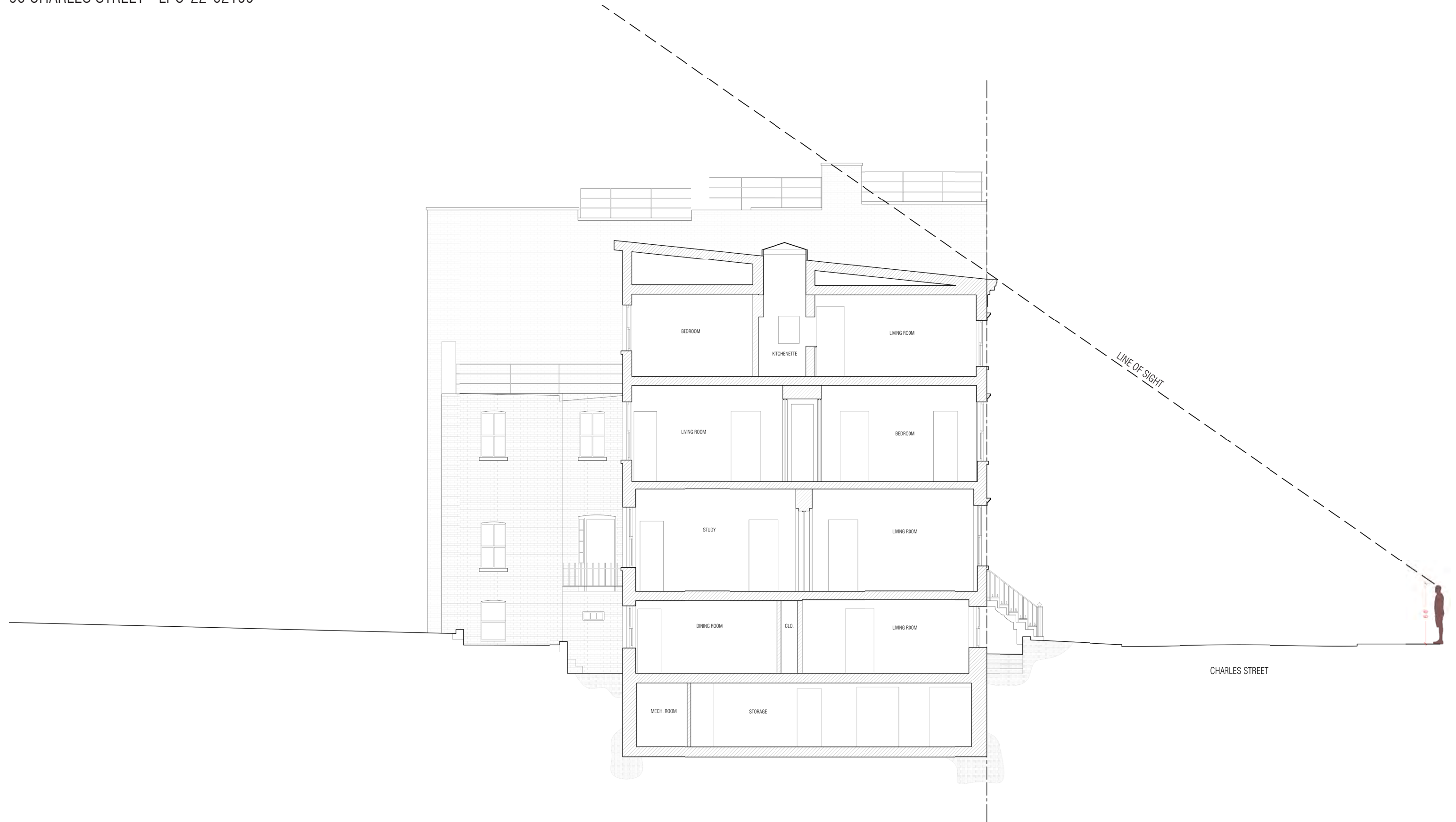
83 CHARLES STREET

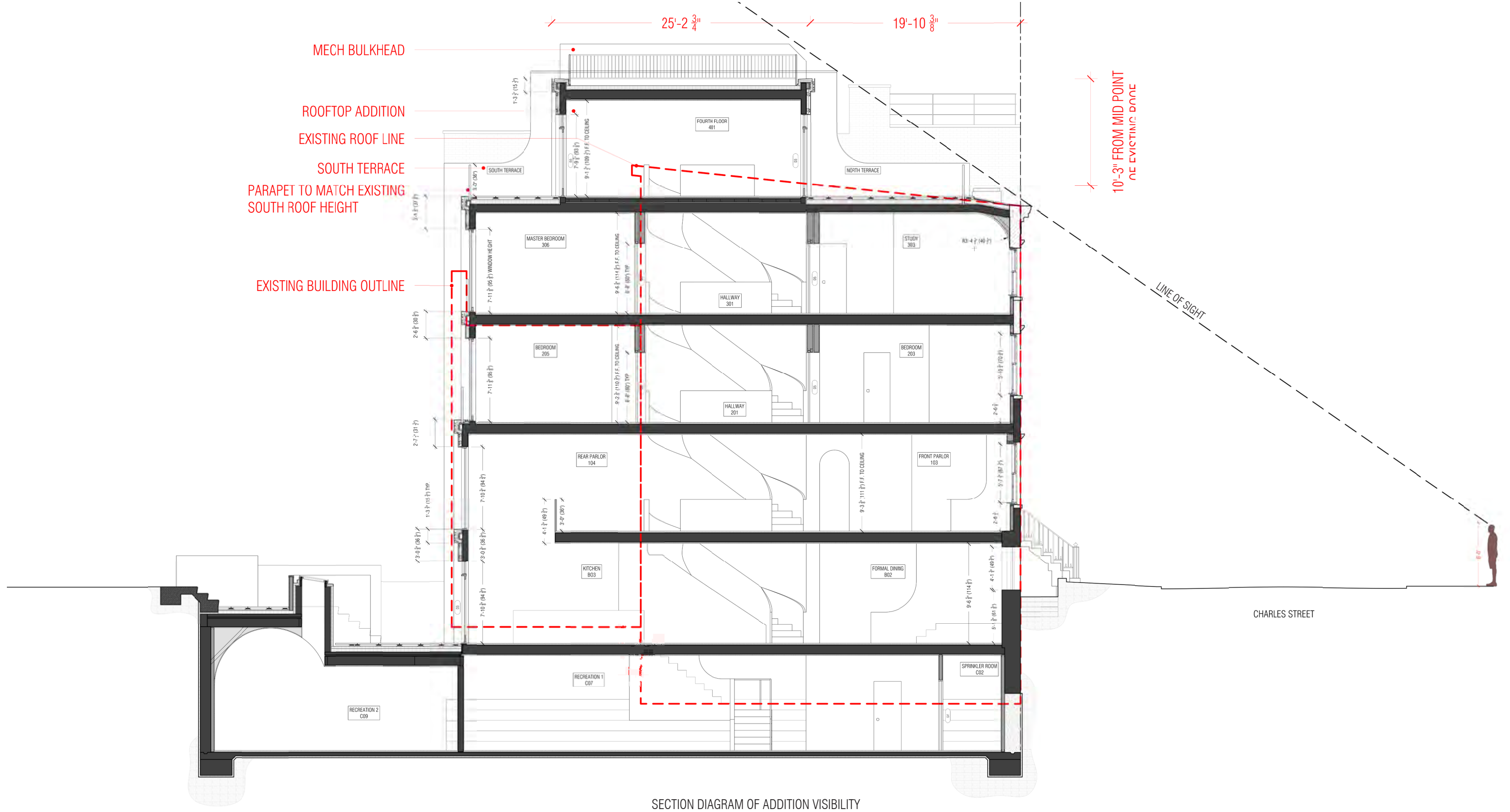


VIEW FROM CHARLES STREET FACING EAST

PROPOSED FRONT FACADE (STREET VIEW PERSPECTIVE RENDER FROM THE NORTH WEST)

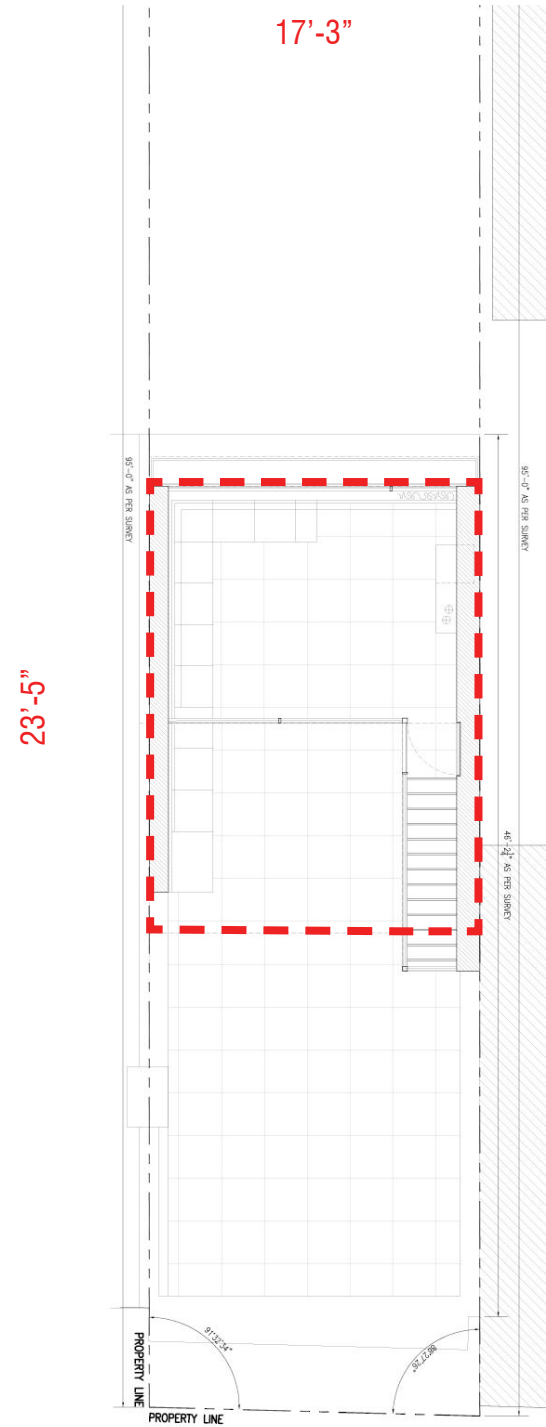
NON-VISIBLE WORK:
ROOFTOP ADDITION





SECTION DIAGRAM OF ADDITION VISIBILITY

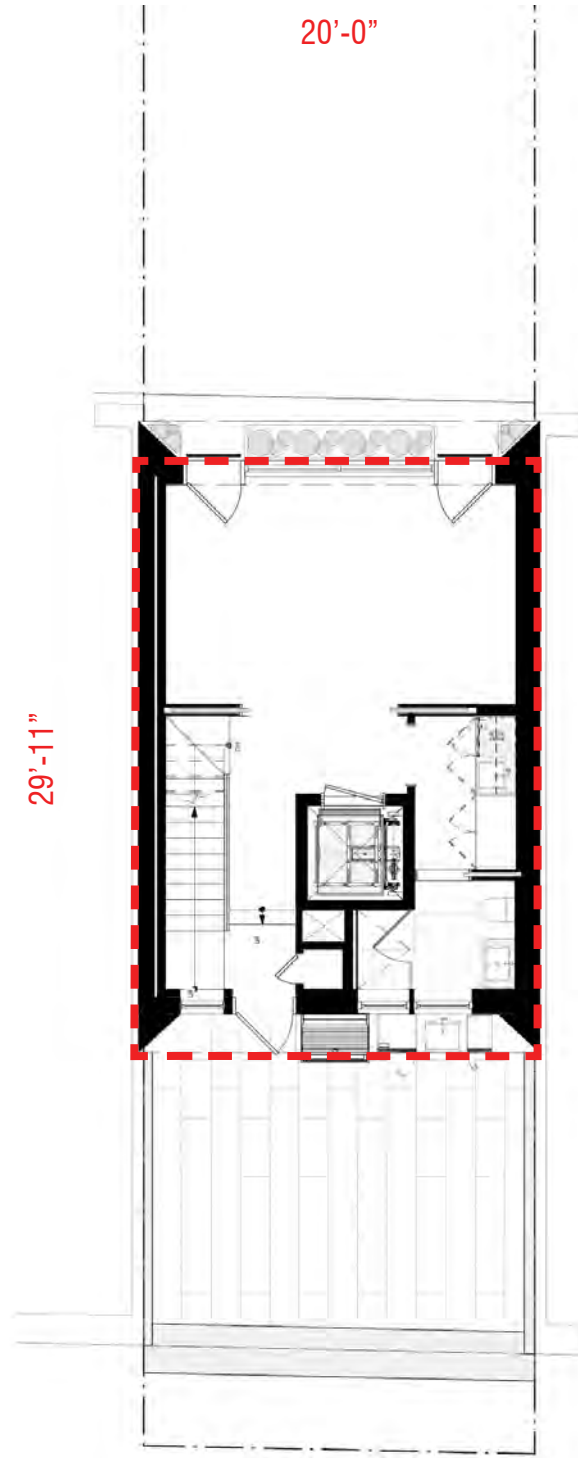




33 CHARLES STREET

APPROVED BY LPC IN OCT, 2021

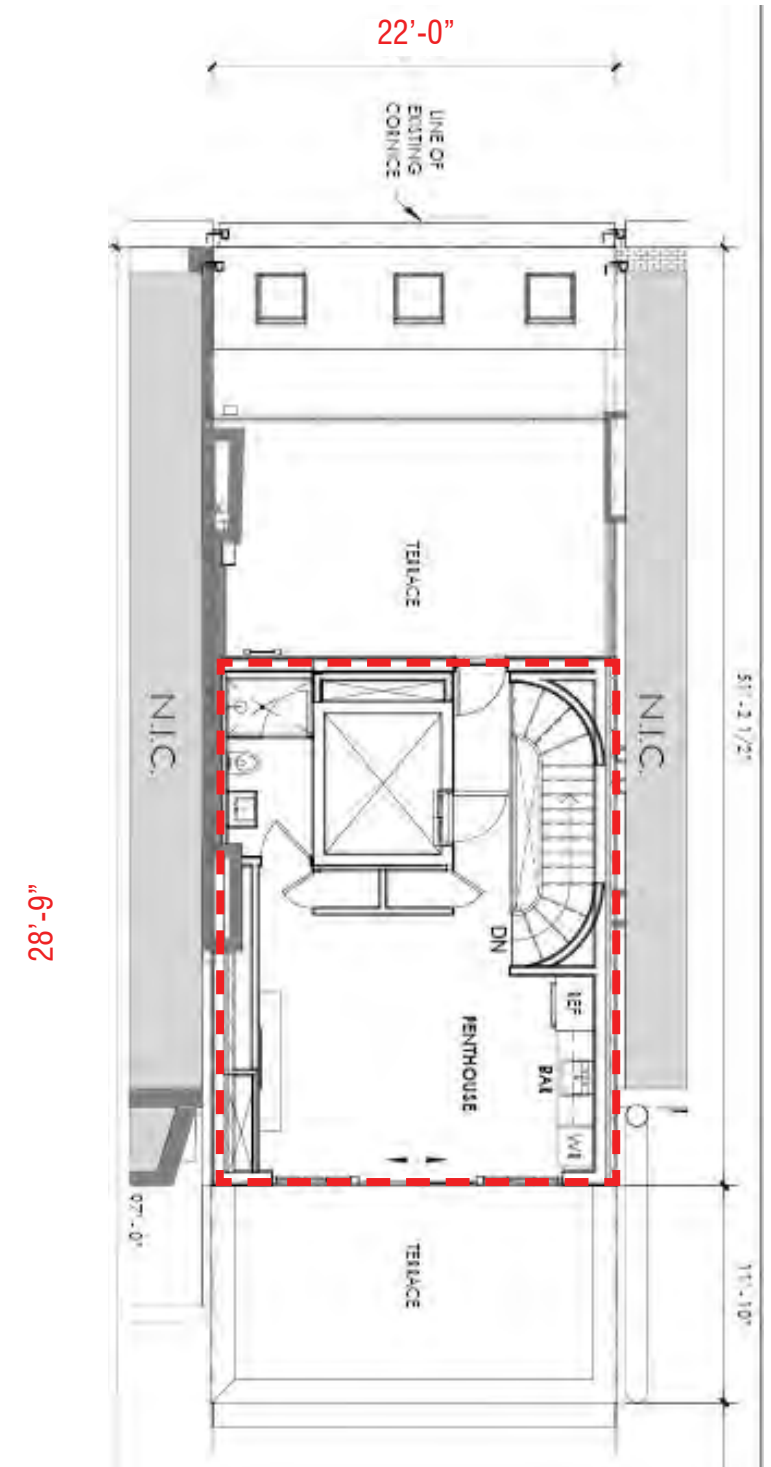
PENTHOUSE: 17'-3" X 23'-5"
PENTHOUSE SETBACK 25'-4"



81 CHARLES STREET

APPROVED W/ MODS
BY LPC IN FEBRUARY, 2017

PENTHOUSE: 20' X 29'-11"
PENTHOUSE SETBACK: 15'



73 WASHINGTON PLACE

APPROVED W/ MODS
BY LPC IN MAY, 2015

PENTHOUSE: 22' X 28'-9"
PENTHOUSE SETBACK: 22'-4"



PENTHOUSE MOCK-UP FROM NORTH



PENTHOUSE MOCK UP FROM SOUTH



PARAPET & SKYLIGHT MOCK-UP



MECHANICAL BULKHEAD MOCK-UP



01. TO THE EAST OF 90 CHARLES FRONT FACADE (NORTH)



02. 90 CHARLES STREET - FRONT FACADE (NORTH)



03. TO THE WEST OF 90 CHARLES STREET - FRONT FACADE (NORTH)



BLOCK 620 LOT MAP



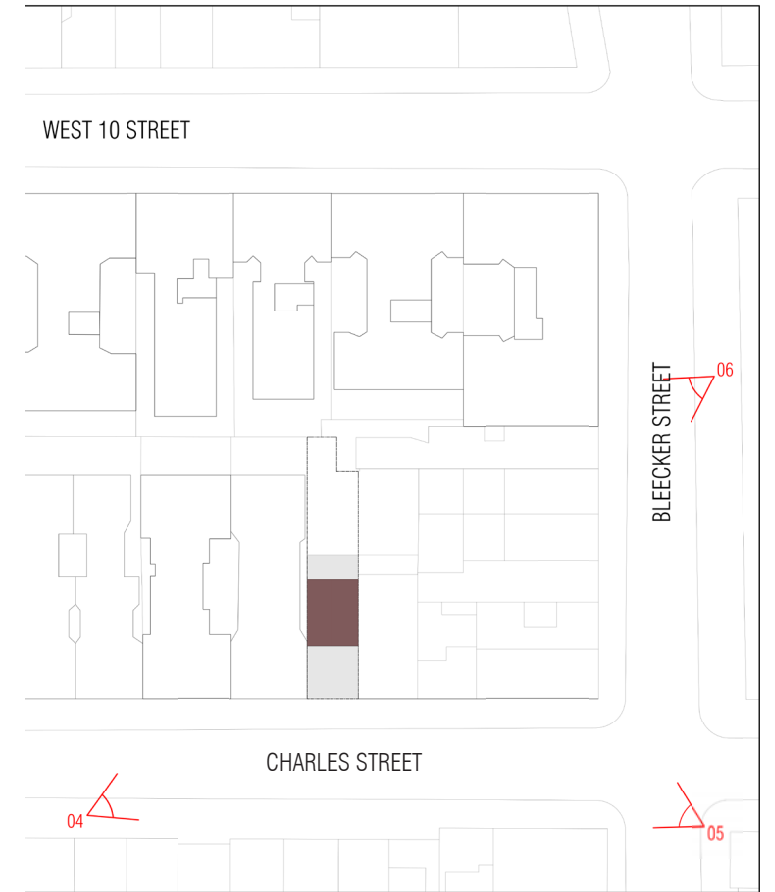
04. PENTHOUSE MOCK-UP VISIBILITY ON CHARLES STREET APPROACHING FROM WEST 4TH STREET



05. PENTHOUSE MOCK-UP VISIBILITY FROM NW CORNER OF BLEECKER & CHARLES STREET.

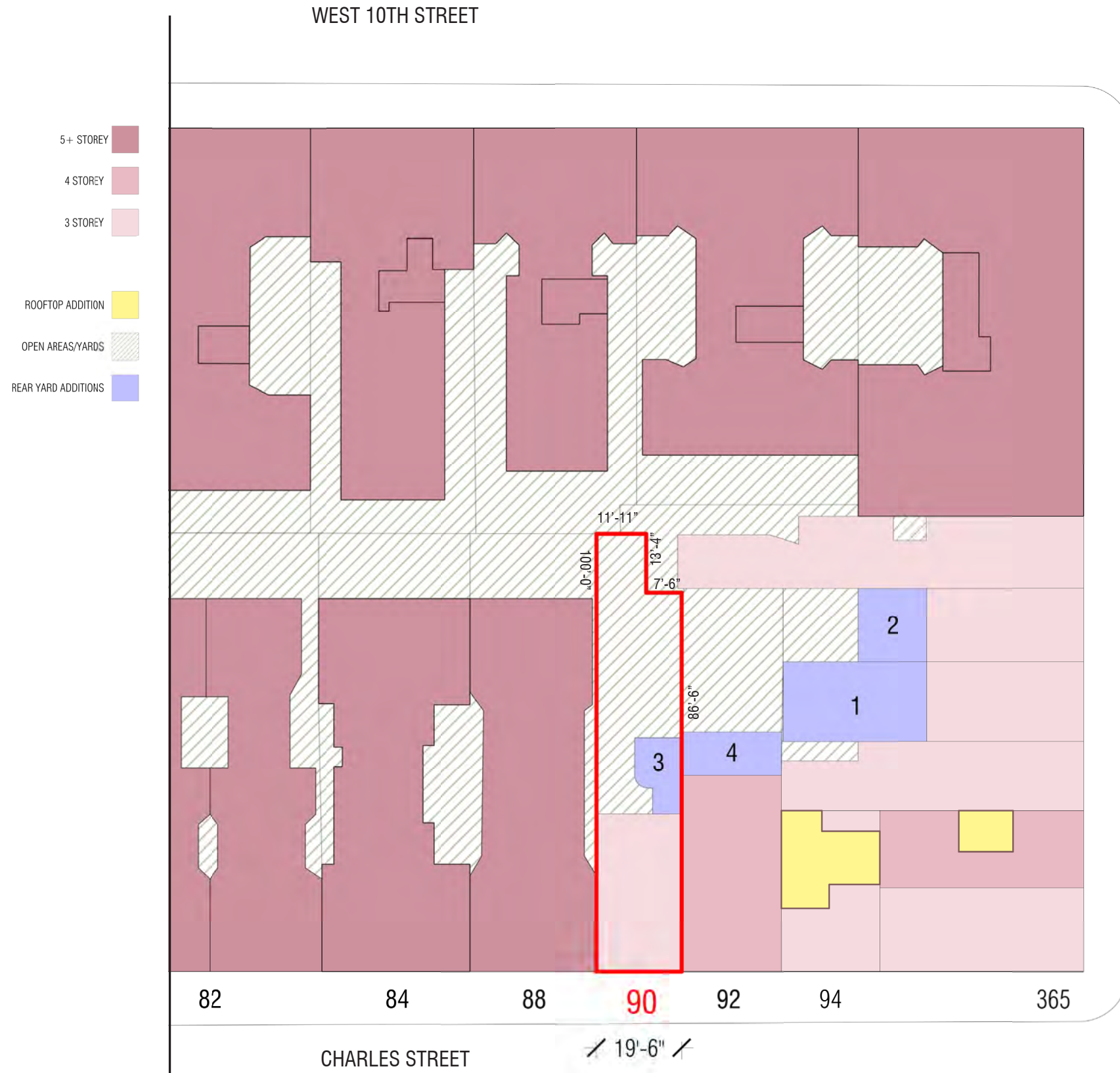


06. THROUGH VIEW FROM 355 BLEECKER STREET



BLOCK 620 LOT MAP

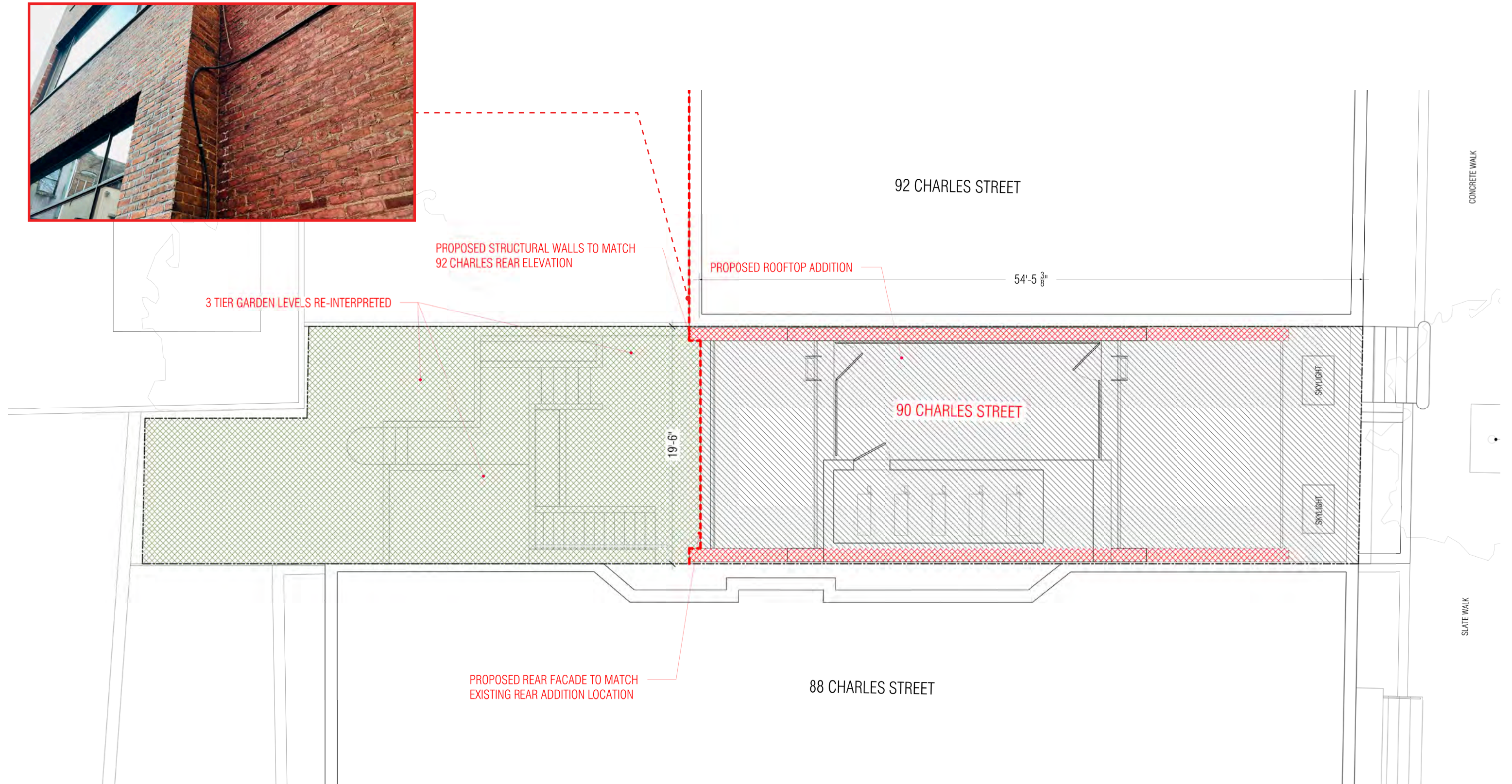
NON-VISIBLE WORK:
REAR YARD ADDITION

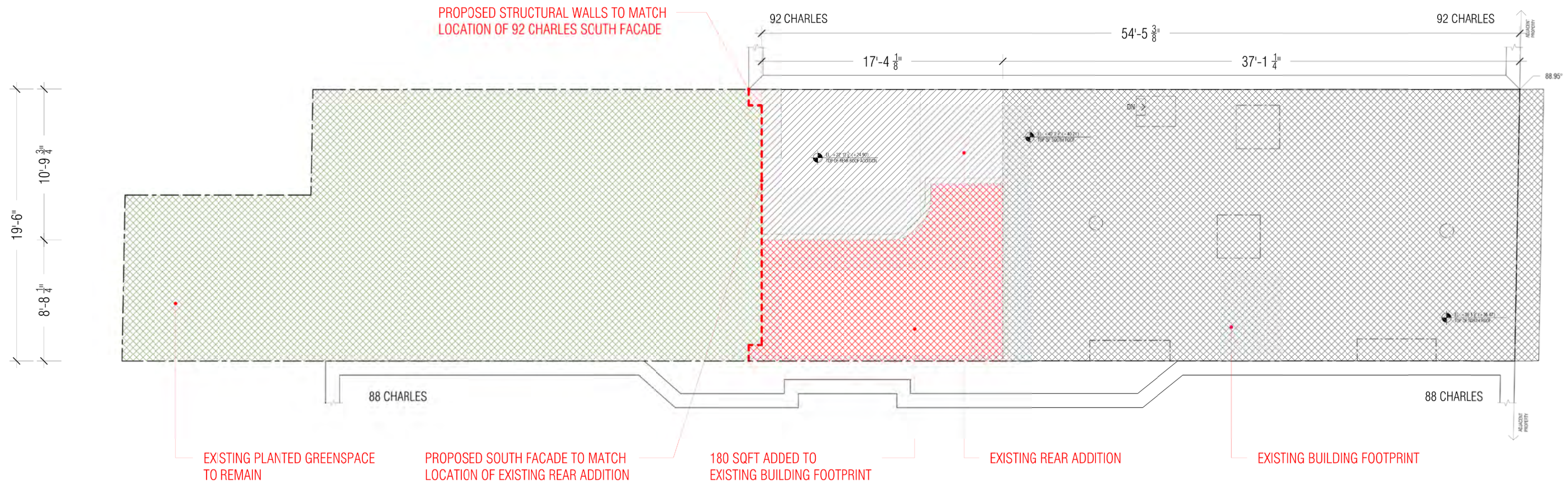


PARTIAL EXISTING BLOCK PLAN

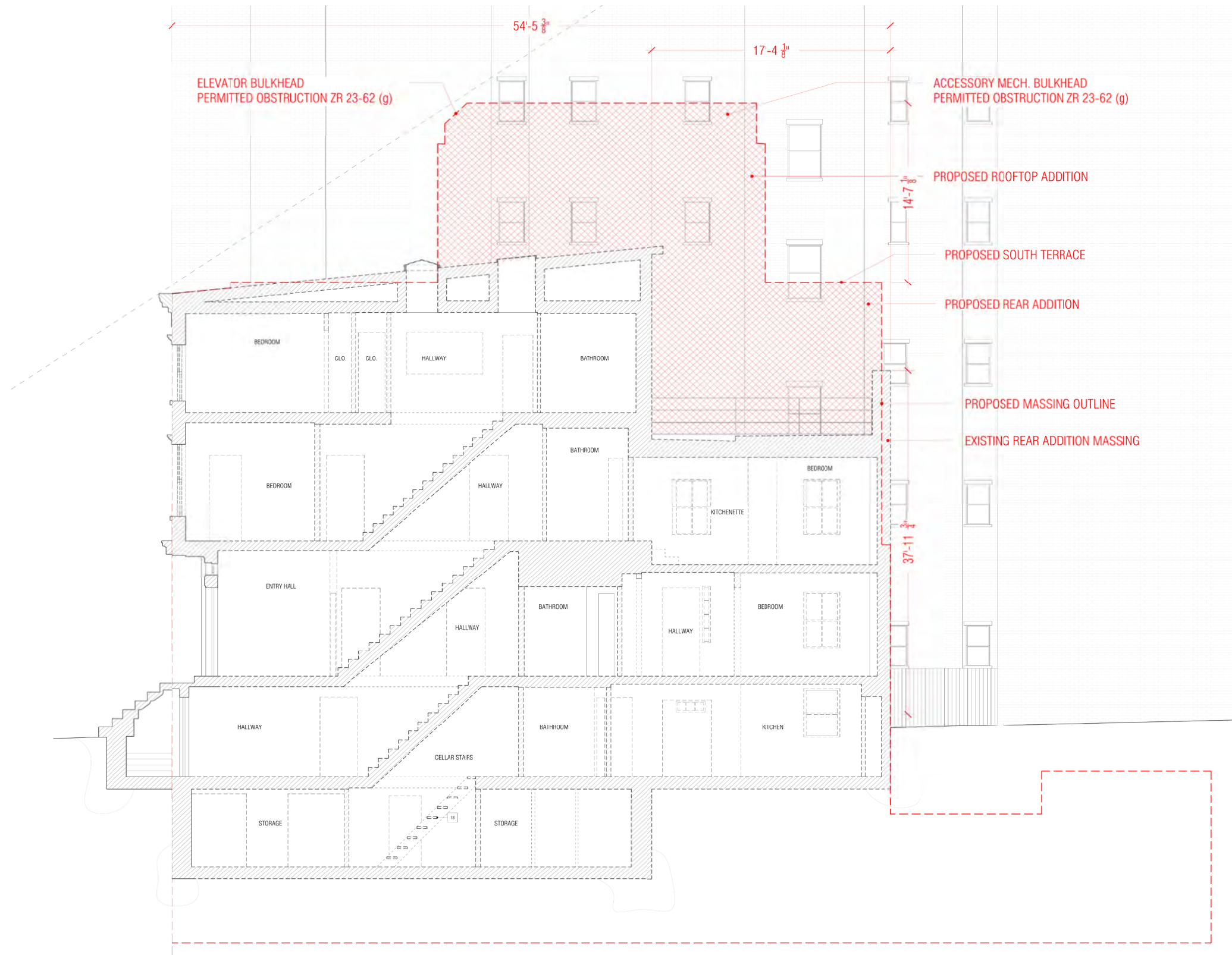


AERIAL VIEW OF BLOCK





REAR ADDITION BUILDING FOOTPRINT DIAGRAM - EXISTING ROOF PLAN W/ PROPOSED FOOTPRINT



PROPOSED SOUTH FACADE TO MATCH LOCATION OF 92 CHARLES SOUTH FACADE



92 CHARLES STREET - REAR FACADE (SOUTH)

--- PROPOSED SOUTH FACADE TO MATCH
LOCATION OF 92 CHARLES SOUTH FACADE



90 - 92 CHARLES STREET - SIDE LOT LINE



SOUTH FACADE AND YARD



90 CHARLES STREET - REAR FACADE (SOUTH)



AERIAL VIEW OF 90 CHARLES & CONTEXT

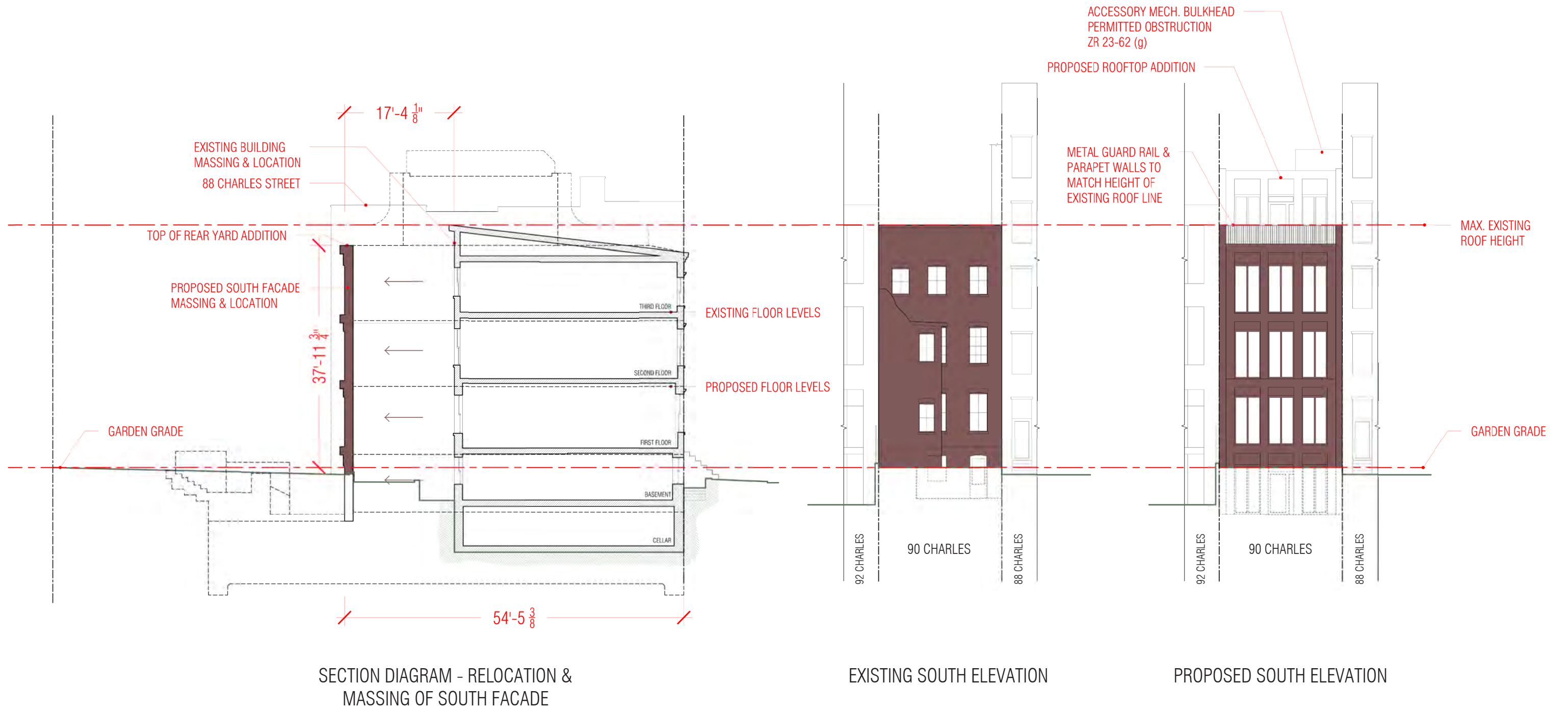


REAR YARD ADDITION FROM ROOF



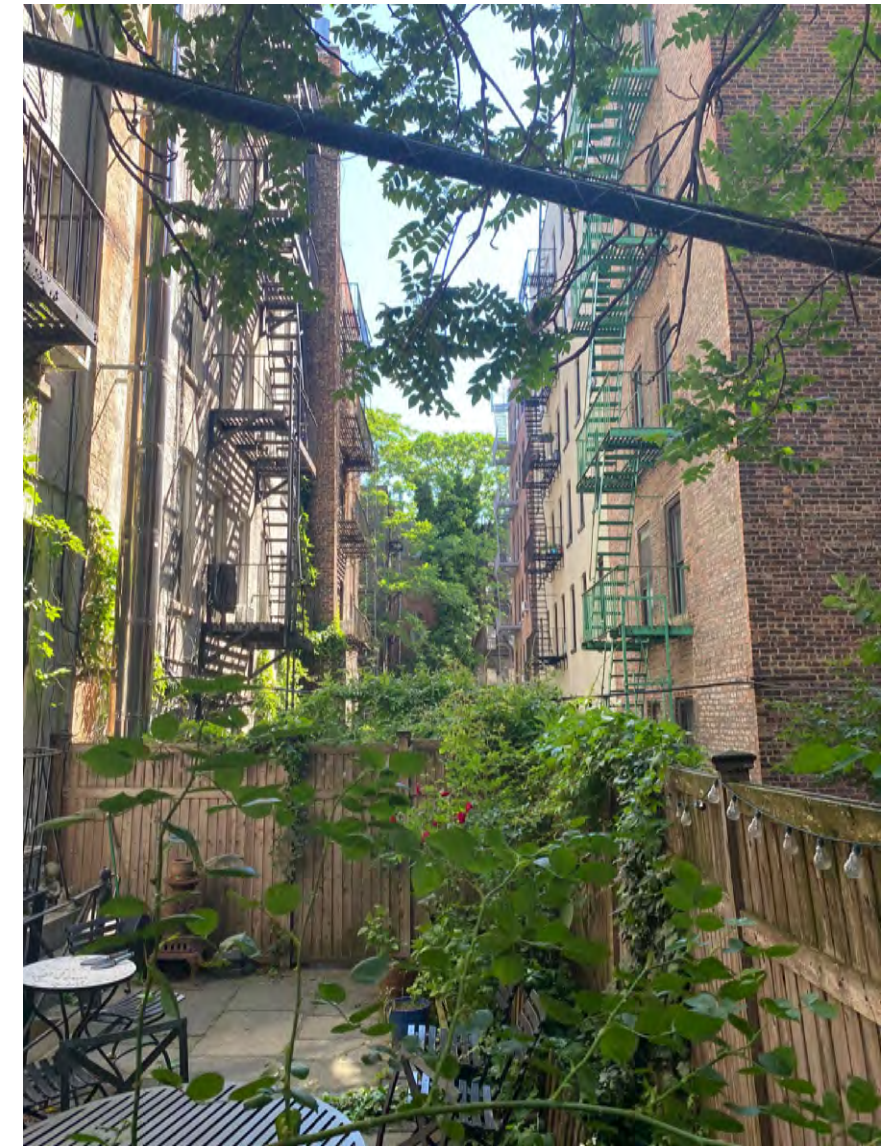
EXISTING REAR YARD ADDITION IN RELATION TO 92 CHARLES

SOUTH FACADE HEIGHT AND MASSING PERCEPTION
UNCHANGED FROM THE REAR YARD





PROPOSED BLOCK CONTEXT MAP DIAGRAM



01. PHOTO OF THE INTERIOR DONUT FROM SOUTH MOST POINT OF REAR YARD



AERIAL VIEW OF BLOCK 620 CONTEXT



88 CHARLES REAR FACADE

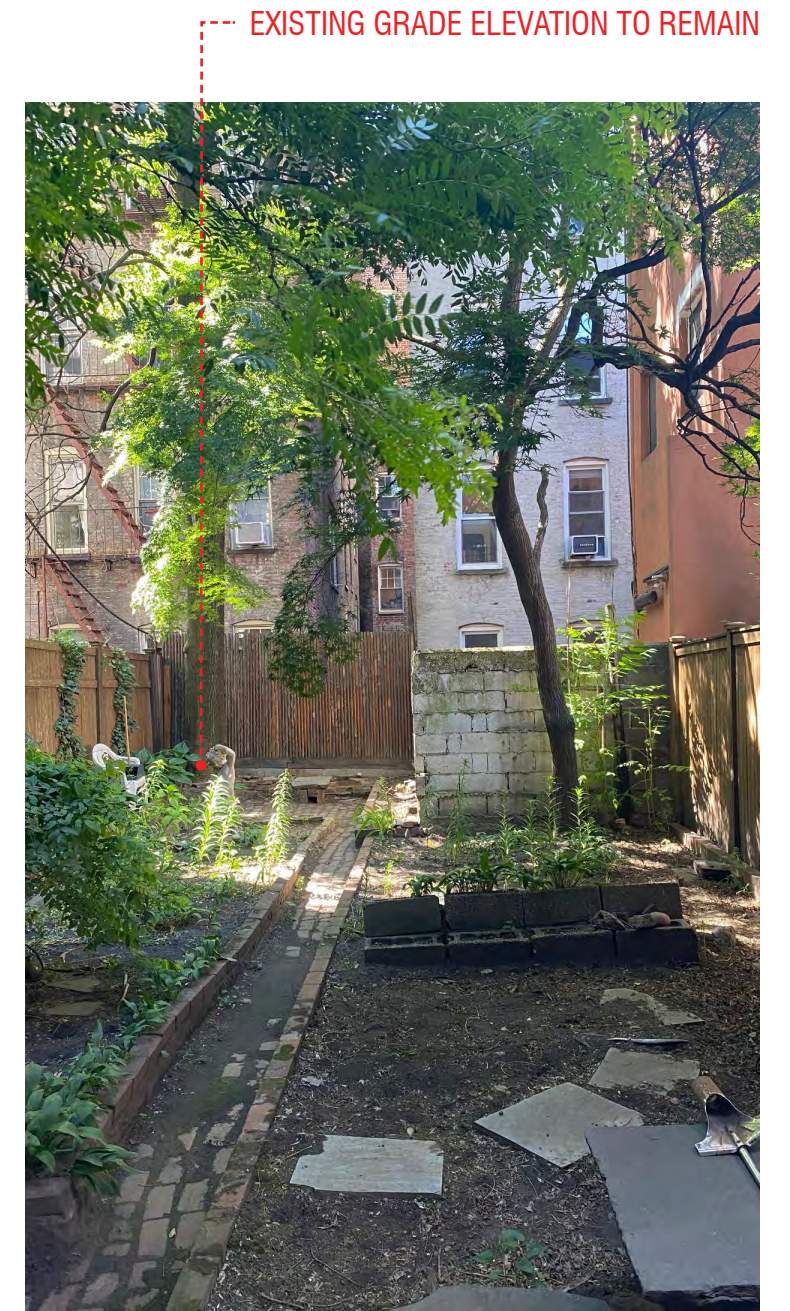
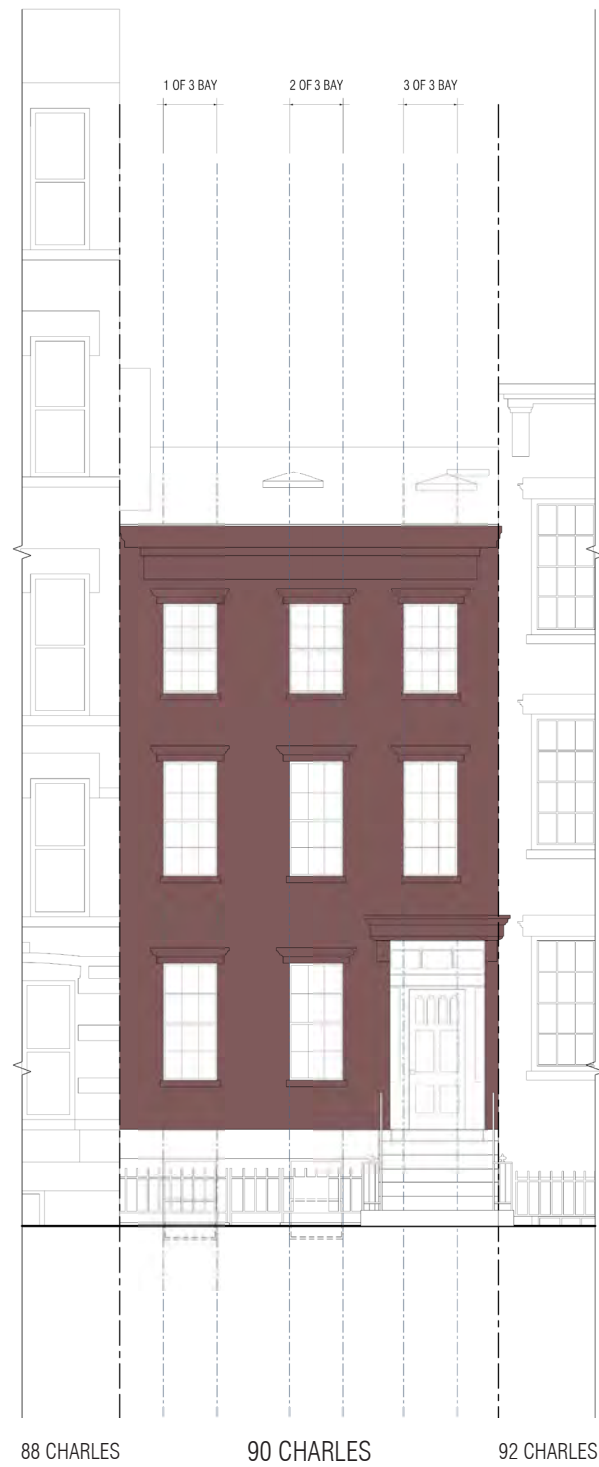


PHOTO FROM 90 CHARLES REAR YARD
LOOKING SOUTH

PHILOLOGICAL INTERPRETATION OF THE SOUTH FACADE W/ A THREE BAY WINDOW ORGANIZATION



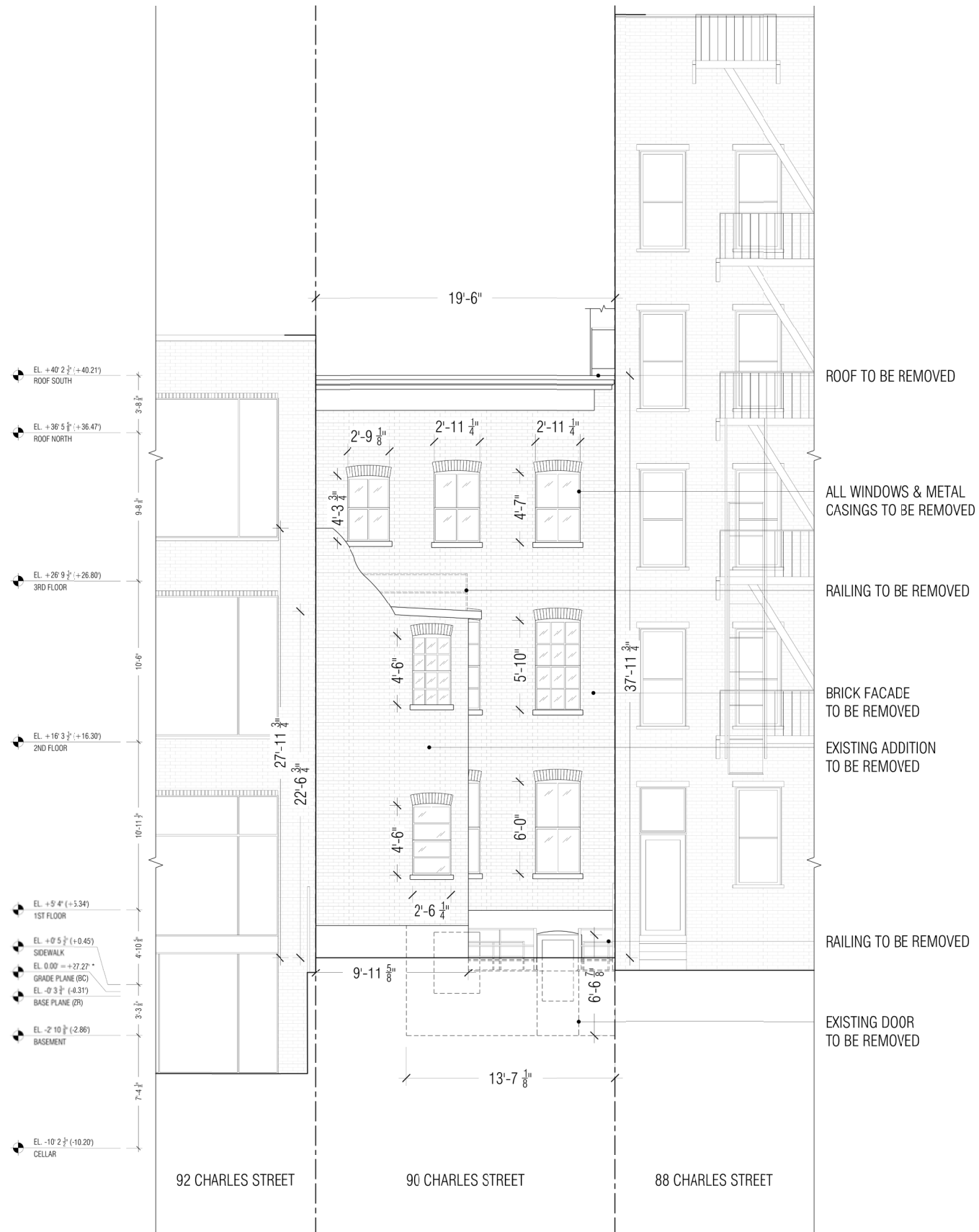
EXISTING NORTH ELEVATION



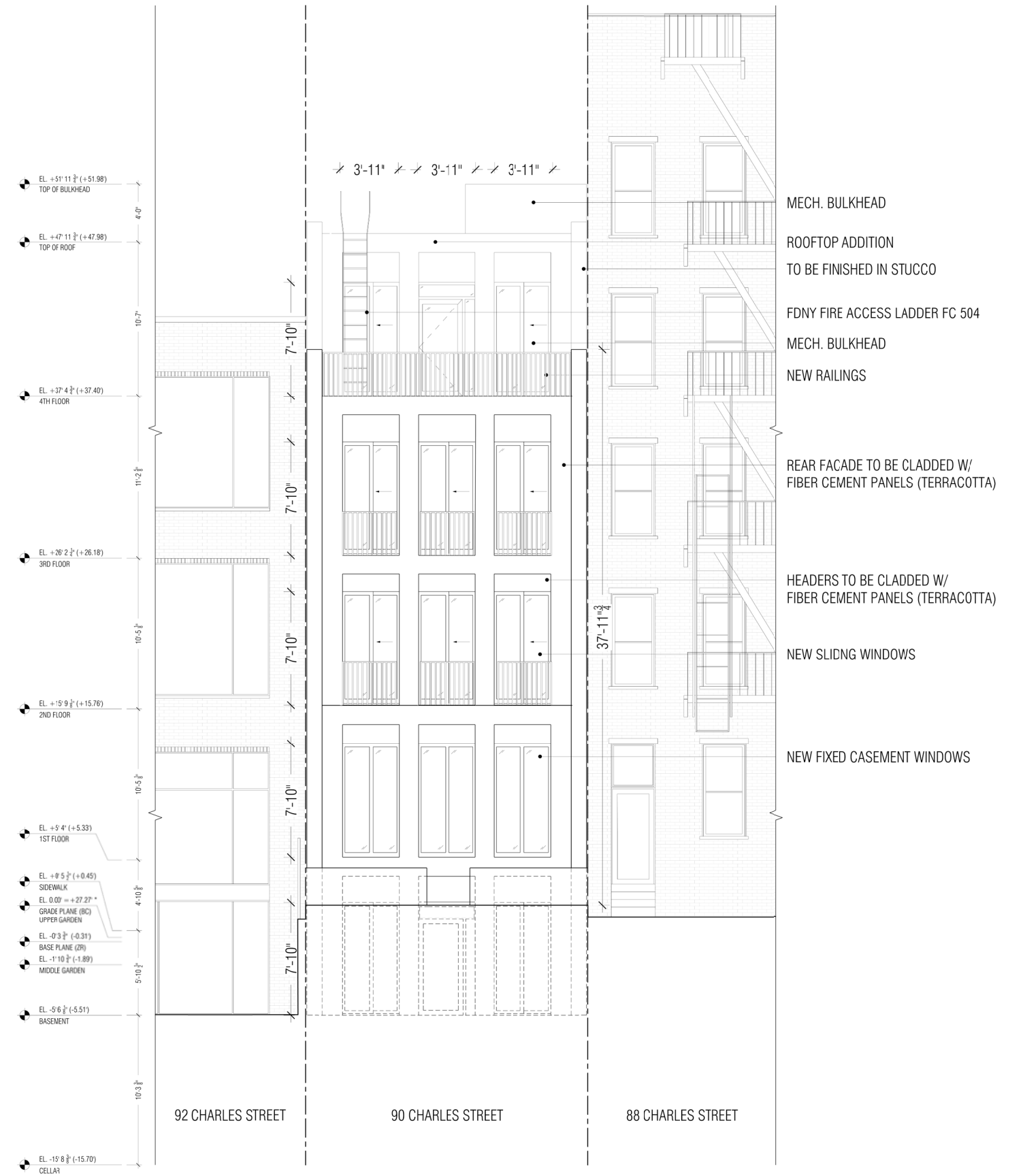
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



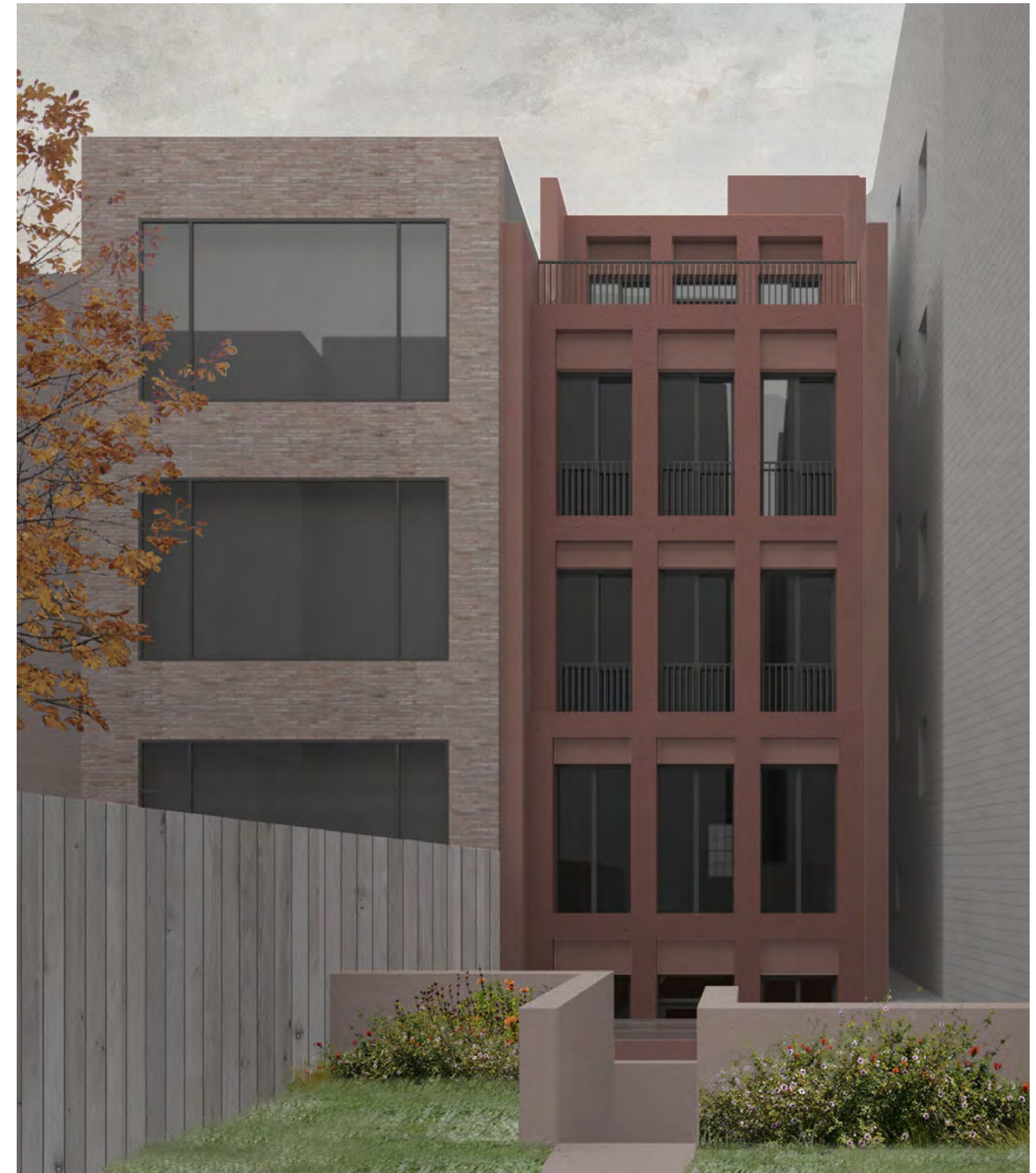
EXISTING REAR FACADE



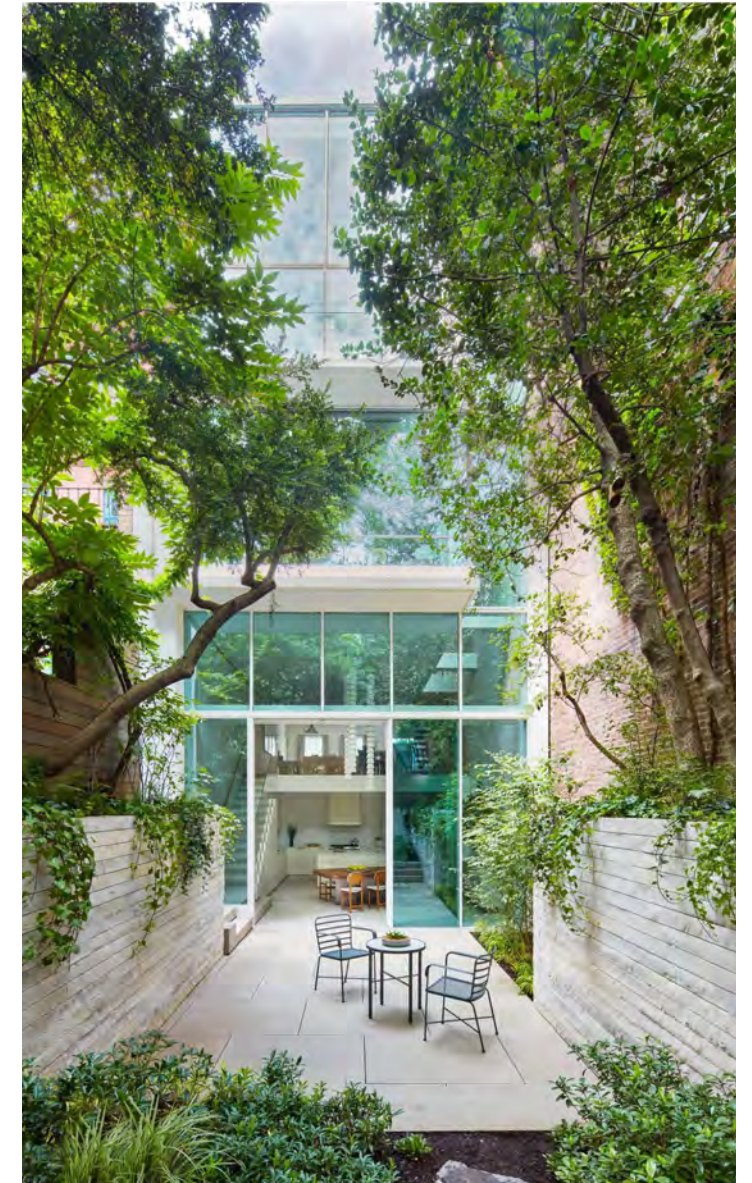
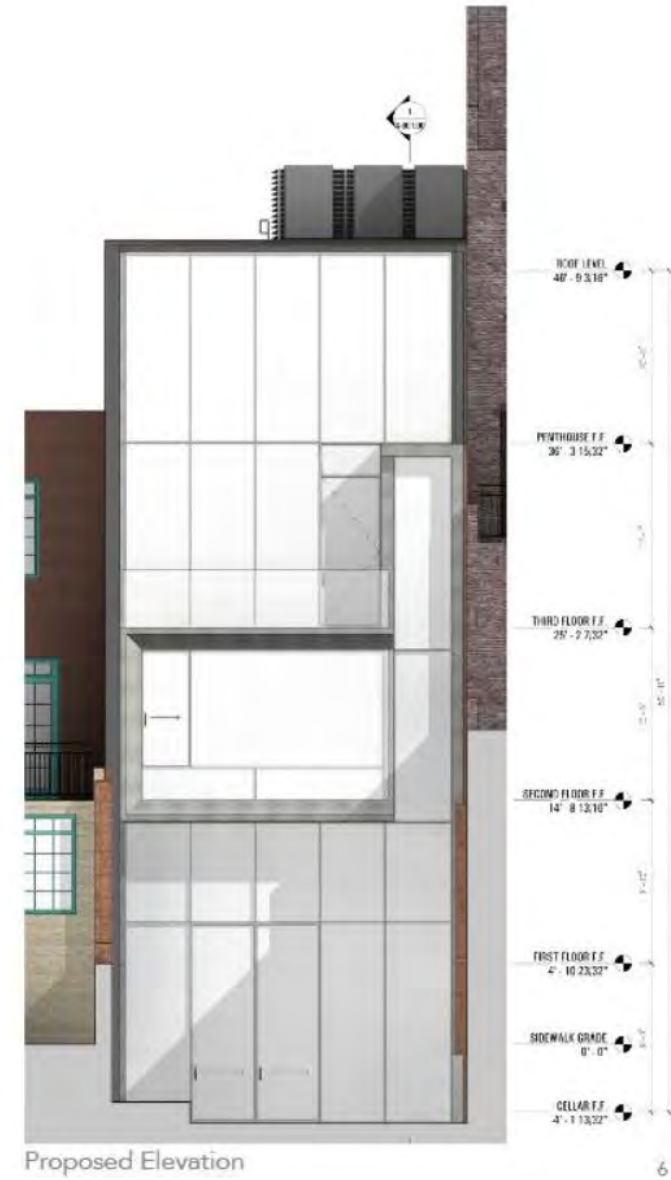
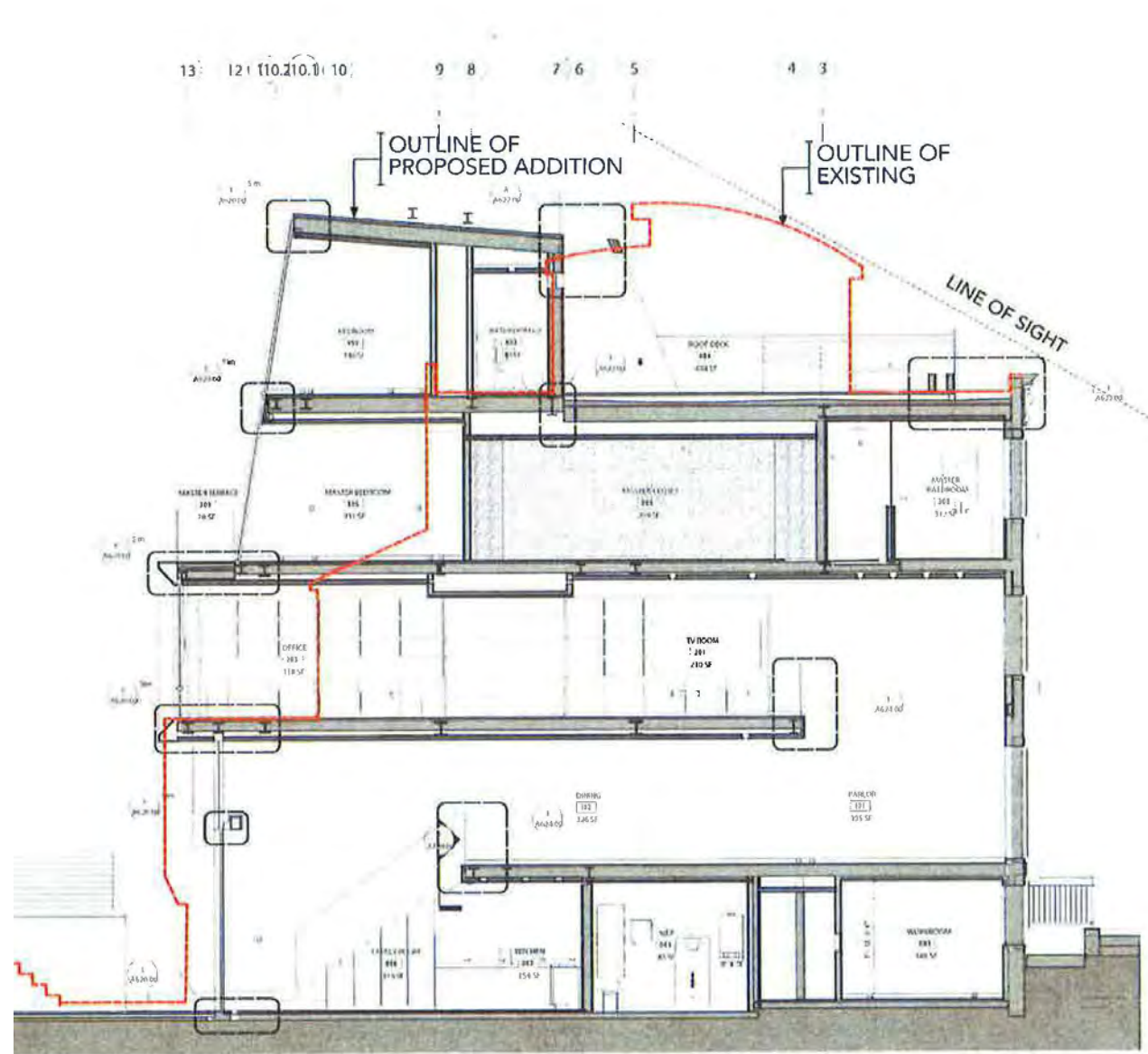
PROPOSED REAR FACADE



EXISTING REAR FACADE



PROPOSED REAR FACADE



35 WEST 10TH STREET
 APPROVED BY LPC IN JULY, 2016
 REAR YARD ADDITION FROM CELLAR, FIRST
 THROUGH THIRD FLOOR & PENTHOUSE



11-19 JANE STREET

APPROVED W/ MODS BY
LPC IN FEB, 2017

WINDOW TYPE A: (2) 2'-11" X 7'-5"

WINDOW TYPE B: 4'-6" X 9'-7"



35 WEST 10TH STREET

APPROVED BY LPC IN JULY, 2016



75-77 JANE STREET

75 JANE APPROVED BY
LPC IN NOV, 2010

77 JANE APPROVED BY
LPC IN SEPT, 2018

WINDOWS:

(4) 2'-7" X 7'-3"

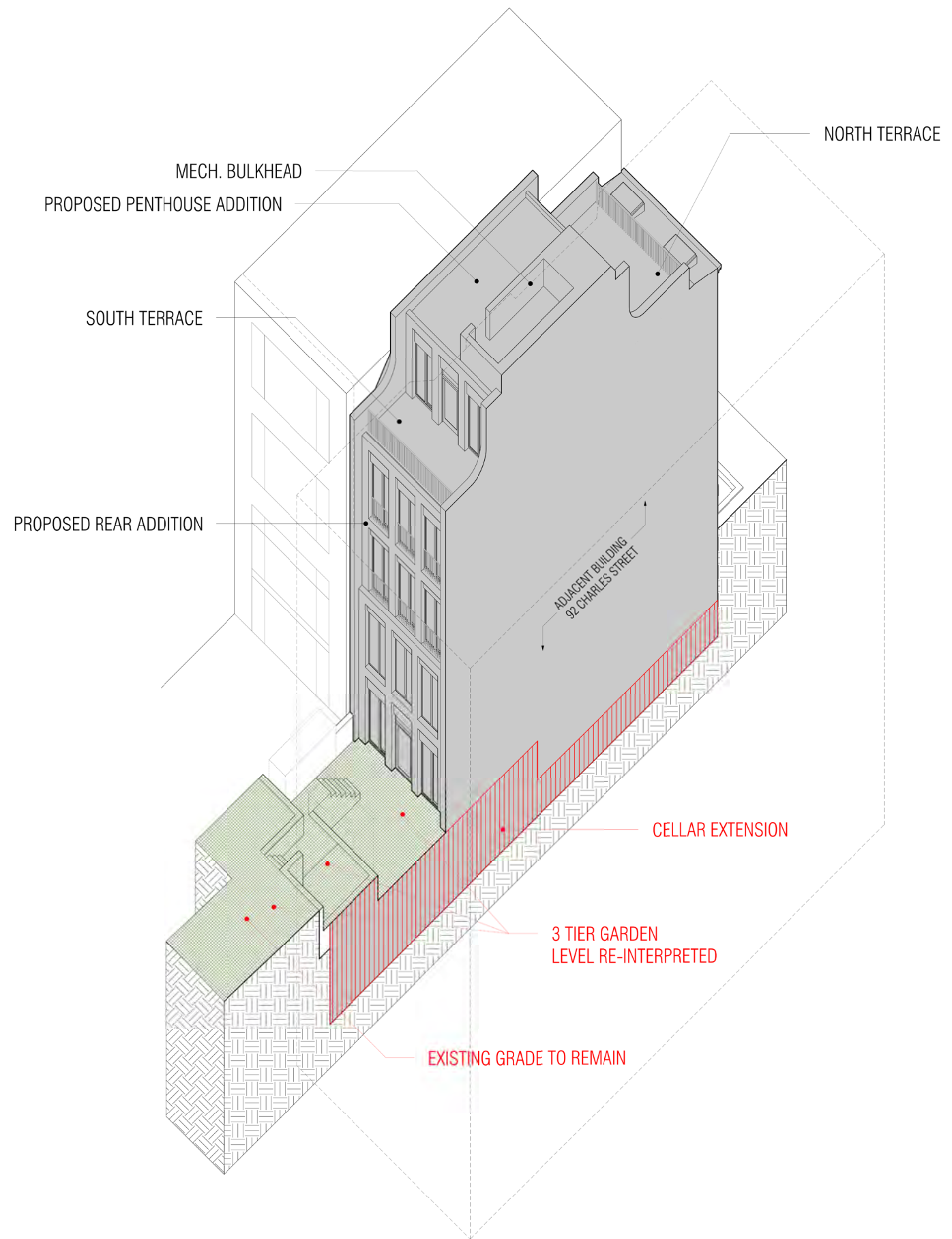
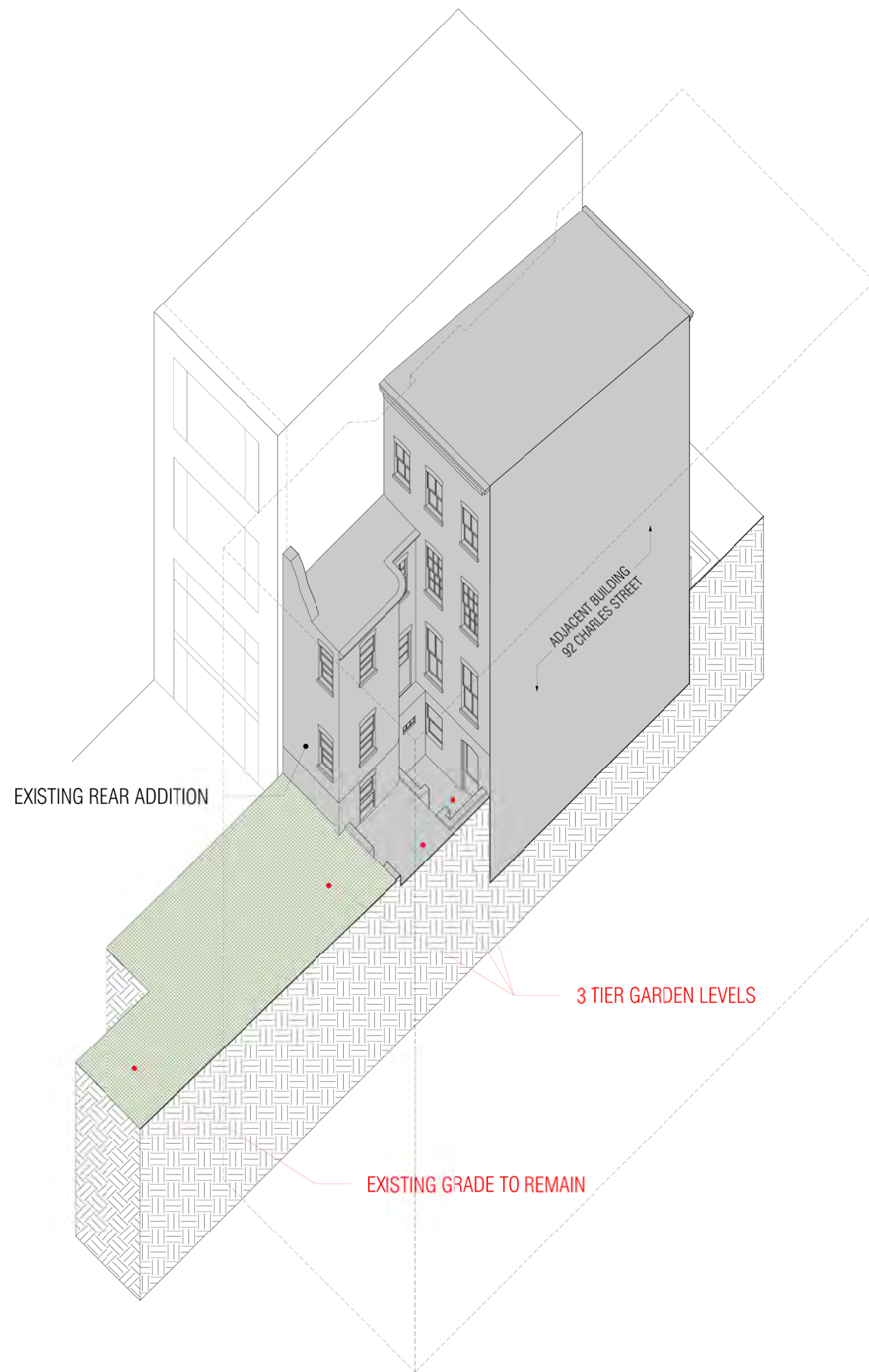
(4) 2'-7" X 11'-1"



REAR FACADE (SOUTH ELEVATION) DRAWING - MATERIAL PALETTE & DETAILS



VIEW OF THE SOUTH FACADE FROM THE REAR YARD



REAR FACADE (SOUTH WEST OBLIQUE) DIAGRAM WITHIN CONTEXT- EXISTING & PROPOSED



EXISTING FRONT FACADE



PROPOSED FRONT FACADE



EXISTING REAR FACADE

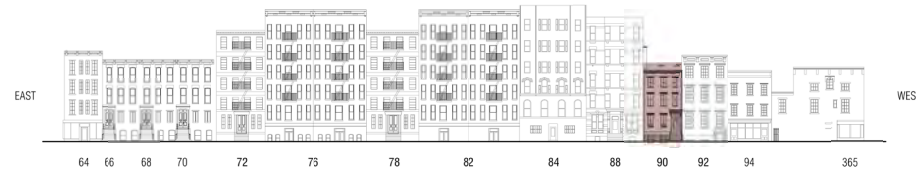


PROPOSED REAR FACADE

APPENDIX



EXISTING BLOCK CONTEXT MAP



EXISTING BLOCK CONTEXT STREET ELEVATION



PROPOSED BLOCK CONTEXT MAP



PROPOSED BLOCK CONTEXT STREET ELEVATION

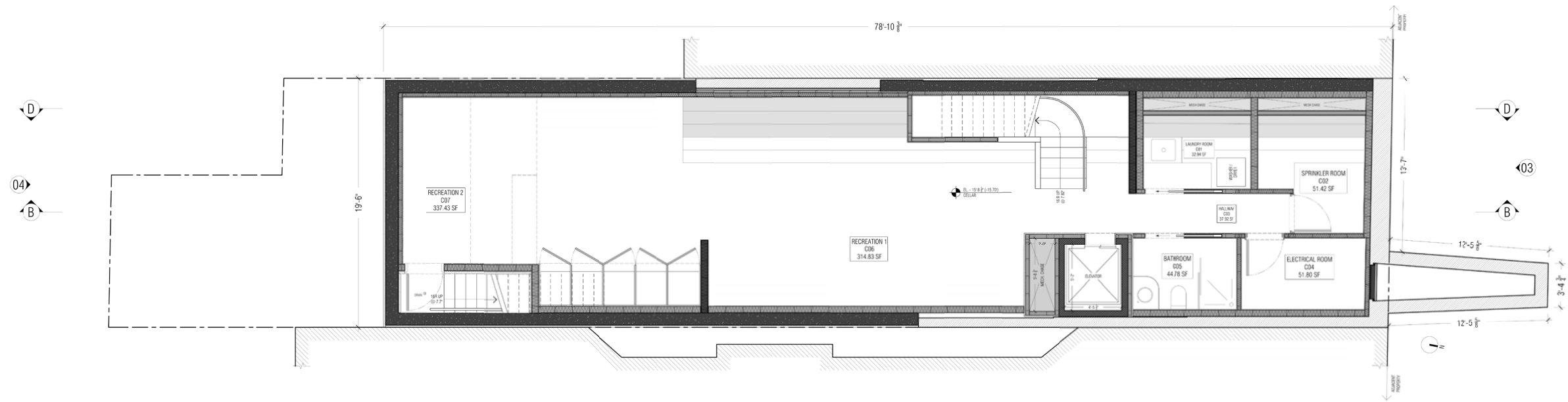
--- PROPOSED SOUTH FACADE TO MATCH
LOCATION OF 92 CHARLES SOUTH FACADE



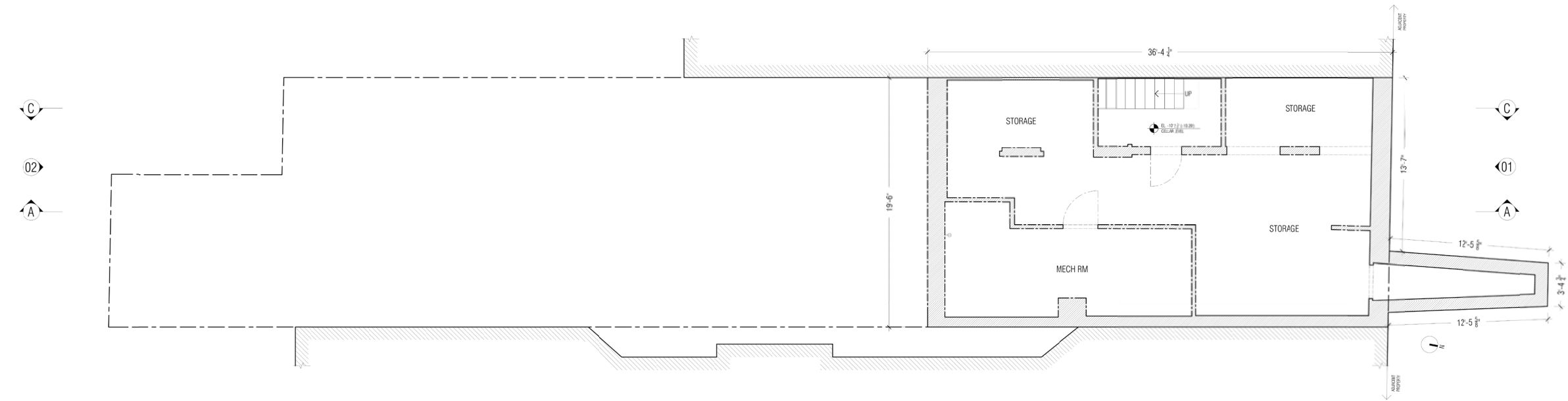
SOUTH FACADE AND YARD



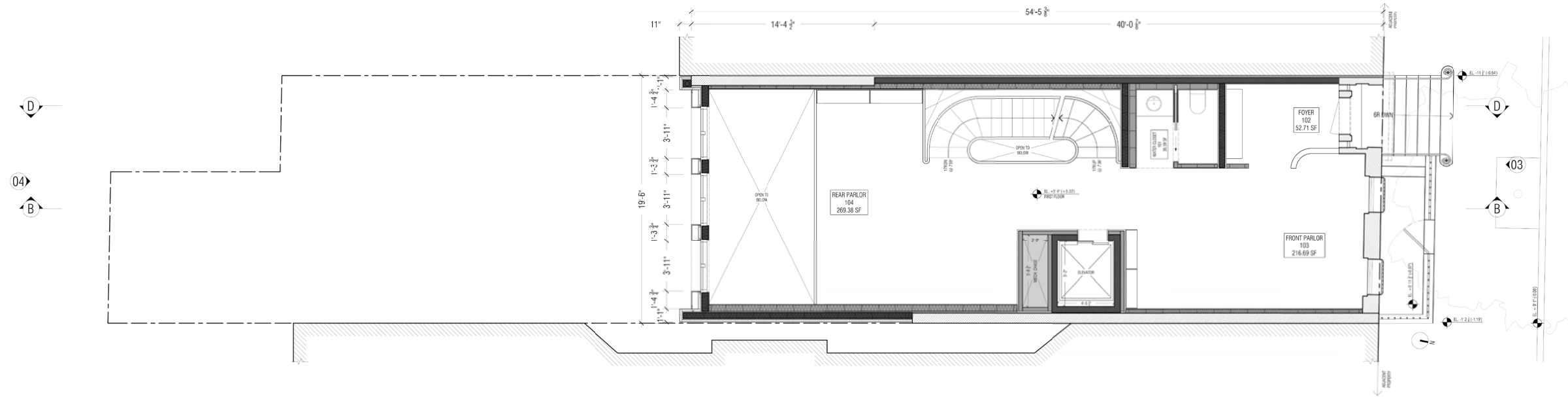
90 - 88 CHARLES STREET - SIDE LOT LINE



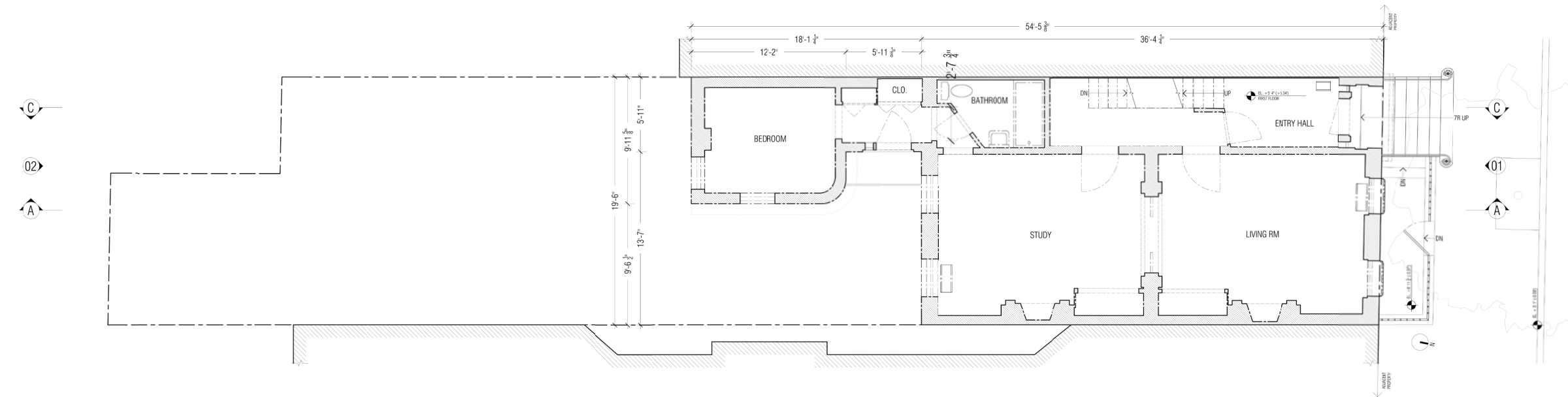
01 CELLAR FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'



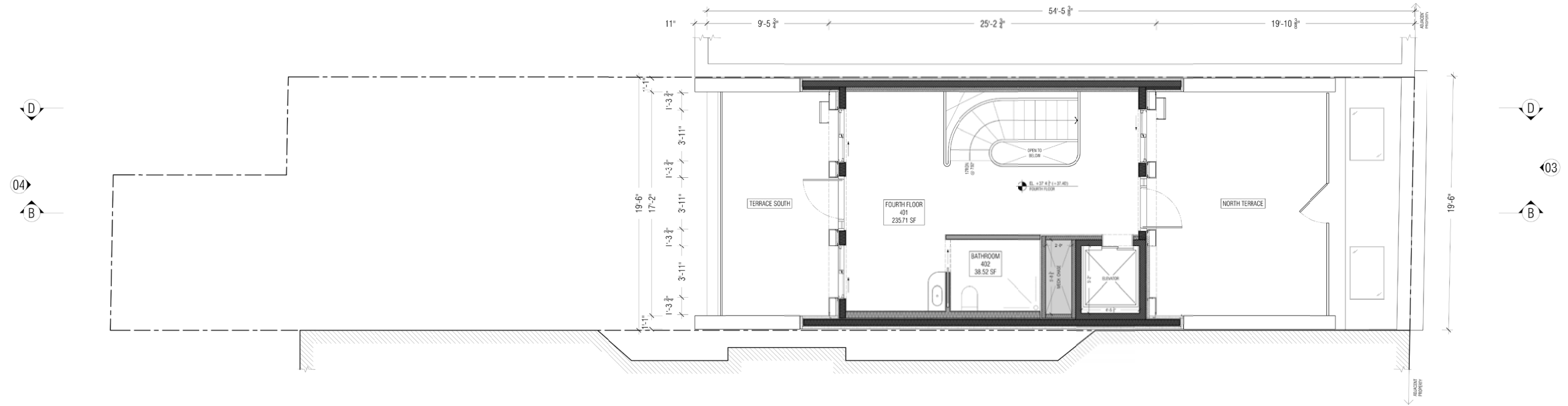
02 CELLAR FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'



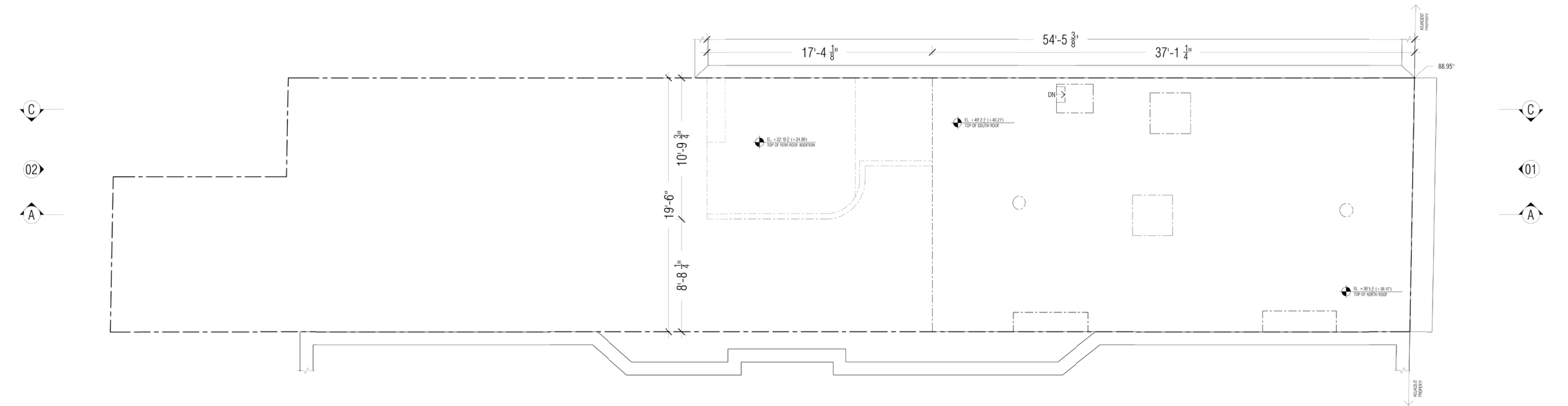
01 FIRST FLOOR PLAN - PROPOSED SCALE: 1/4" = 1'



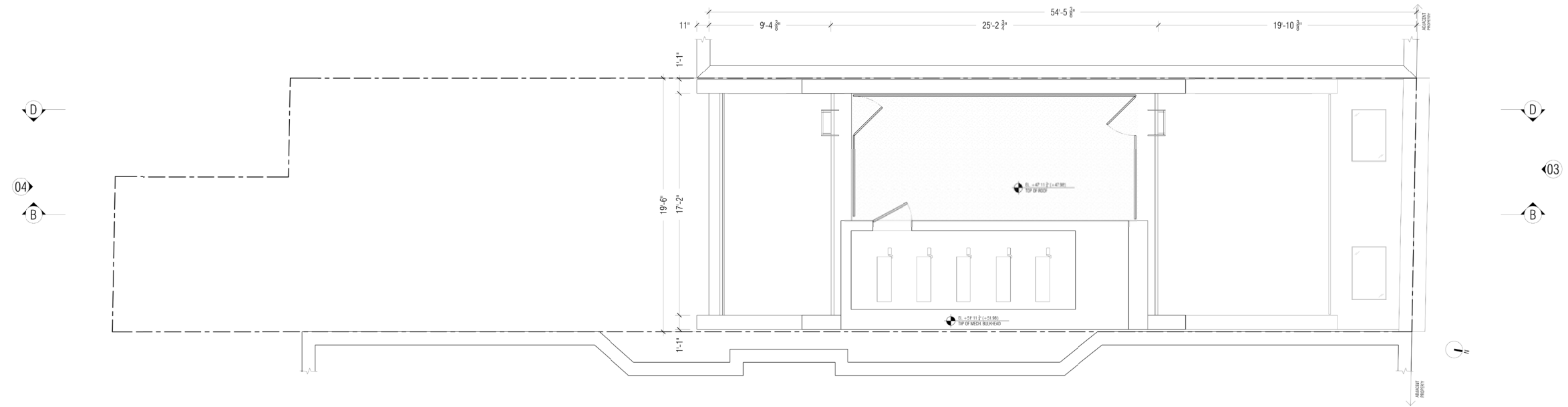
02 FIRST FLOOR PLAN - EXISTING SCALE: 1/4" = 1'

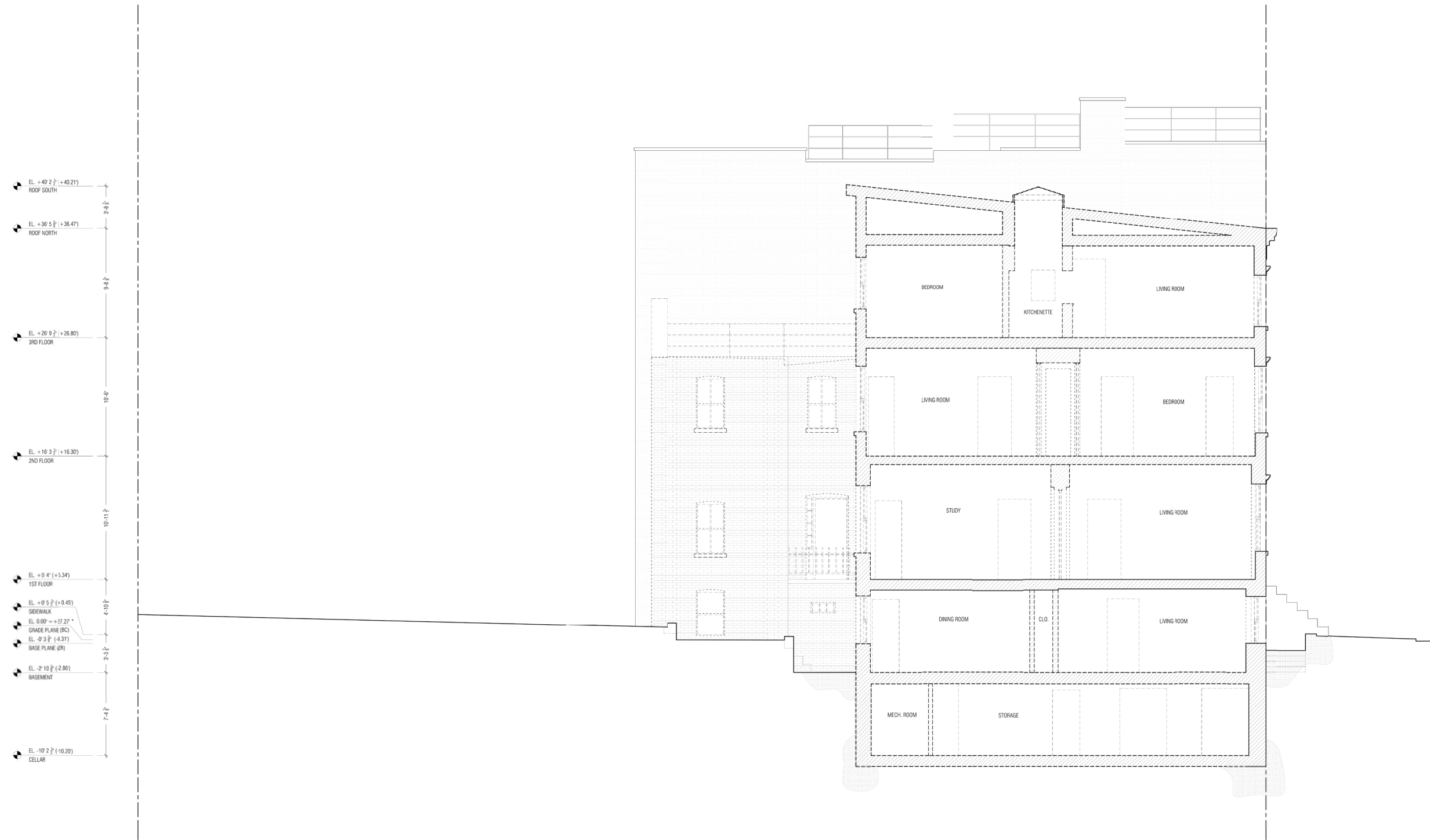


01 ROOF PLAN - PROPOSED SCALE: 1/4" = 1'

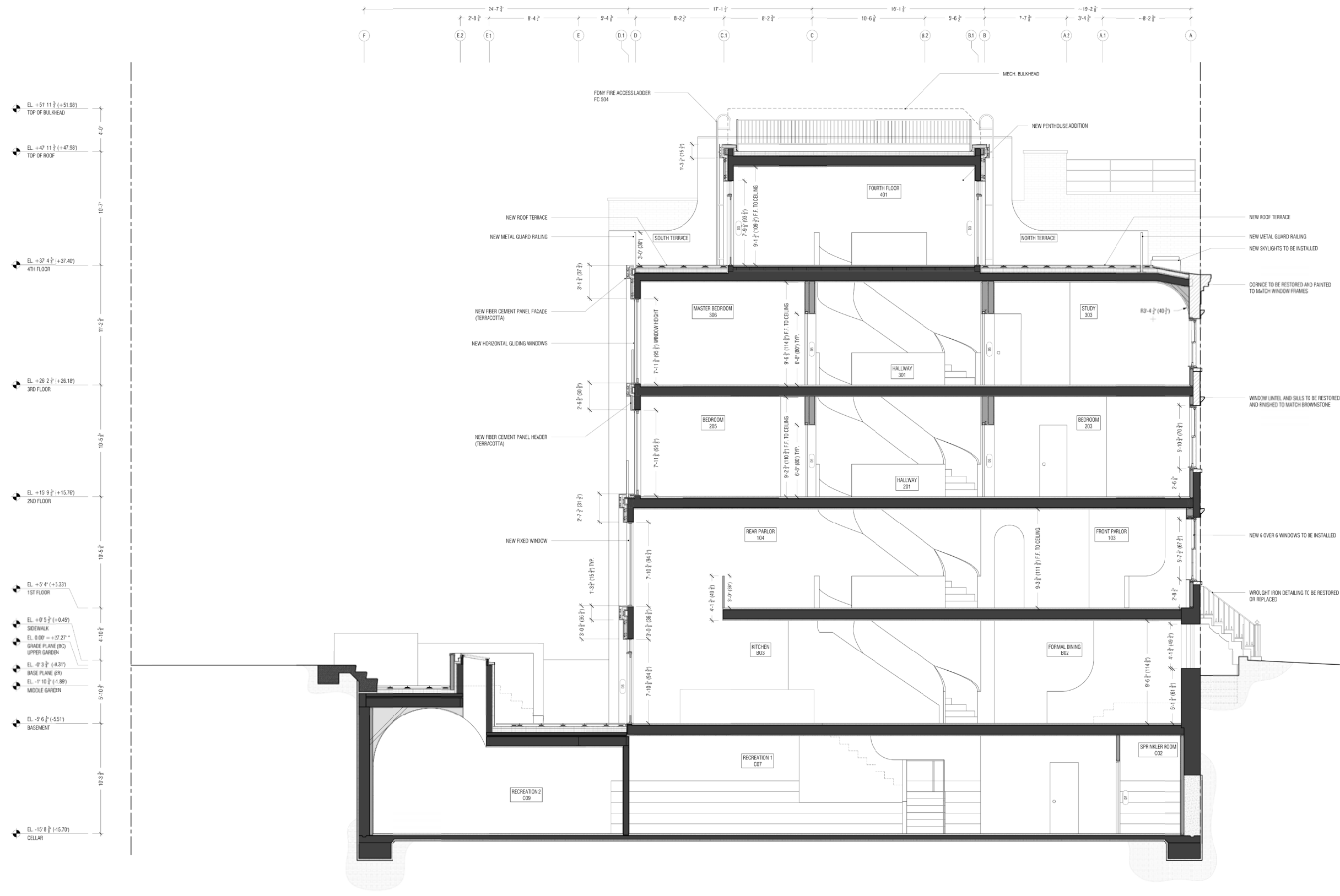


02 PENTHOUSE FLOOR PLAN - PROPOSED SCALE: 1/4" = 1'

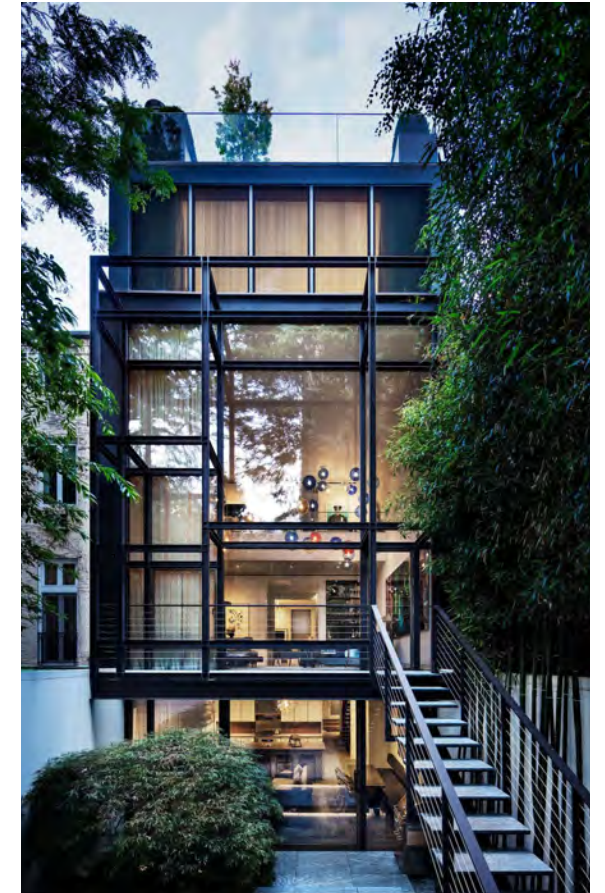
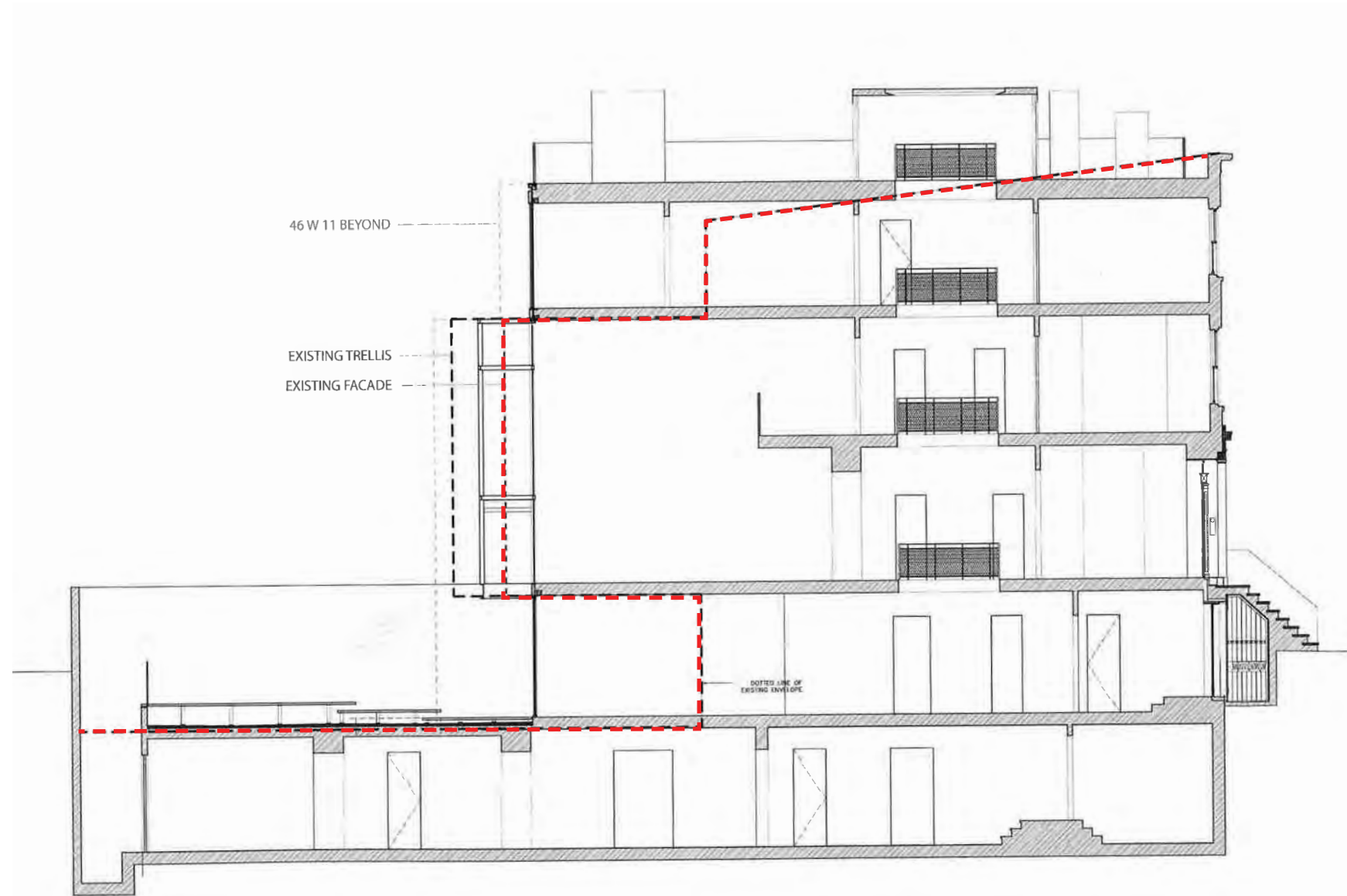




01 SECTION A-A' - EXISTING SCALE: 1/4" = 1'



01 LONGITUDINAL SECTION C-C (WEST) SCALE: 1/4" = 1'



42 WEST 11TH STREET
APPROVED BY LPC IN DEC, 2015
REAR YARD ADDITION FROM
CELLAR, FIRST THROUGH FOURTH
FLOOR & ROOFTOP ADDITION



The current proposal is:

Preservation Department – Item 4, LPC-21-10678

90 Charles Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 825 1535 8727

Passcode: 046877

By Phone: 1 646-558-8656 US (New York)

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