

The current proposal is:

Preservation Department – Item 1, LPC-21-10678

90 Charles Street – Greenwich Village Historic District
Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

90 CHARLES STREET:
Proposed Front & Rear Façade Alterations,
and Rooftop Addition



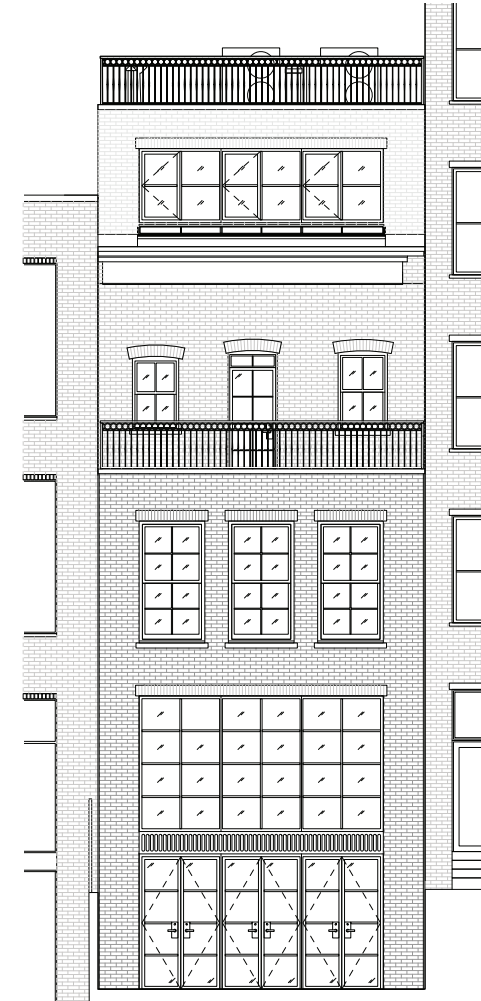
EXISTING FRONT FAÇADE
(NORTH ELEVATION)



PROPOSED FRONT FAÇADE
(NORTH ELEVATION)



EXISTING REAR FAÇADE
(SOUTH ELEVATION)



PROPOSED REAR FAÇADE
(SOUTH ELEVATION)

90 CHARLES STREET: LOCATION

90 CHARLES STREET - - -



Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries



90 CHARLES STREET - - -



STREET-SCAPE PHOTO: NORTH SIDE OF CHARLES LOOKING EAST

90 CHARLES STREET - - -



STREET-SCAPE PHOTO: NORTH SIDE OF CHARLES LOOKING WEST

90 CHARLES STREET:



PREVIOUSLY-PROPOSED FRONT FACADE - 05/03/2022
(NORTH ELEVATION)



CURRENT PROPOSED FRONT FAÇADE
(NORTH ELEVATION)

90 CHARLES STREET:
EXISTING FRONT FAÇADE CONDITIONS



EXISTING WINDOW DETAILS



EXISTING CORNICE



EXISTING ENTRYWAY



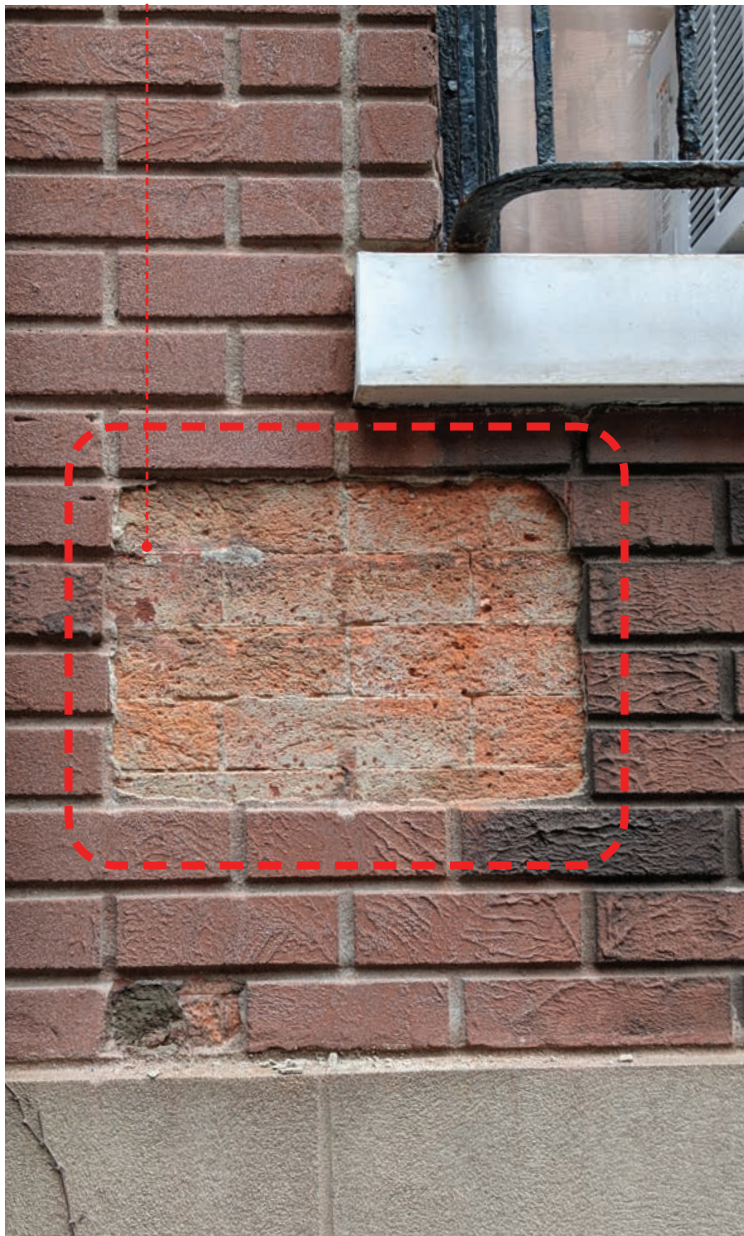
EXISTING FRONT FAÇADE PHOTO



EXISTING FRONT FAÇADE PHOTO

90 CHARLES STREET:
FRONT FAÇADE ALTERATION

DURING THE INSTALLATION OF THE CEMENTITIOUS
BRICK THE HISTORIC BRICK WAS DAMAGED



FRONT FACADE CEMENTITIOUS
BRICK PROBE



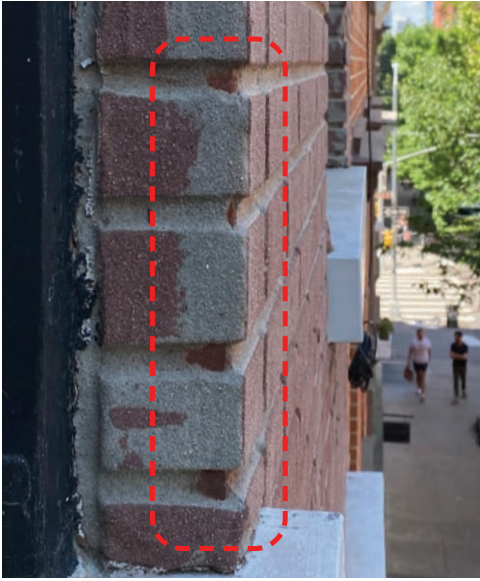
FRONT FACADE BROWNSTONE PROBE



FRONT FACADE CEMENTITIOUS
BRICK DETERIORATION

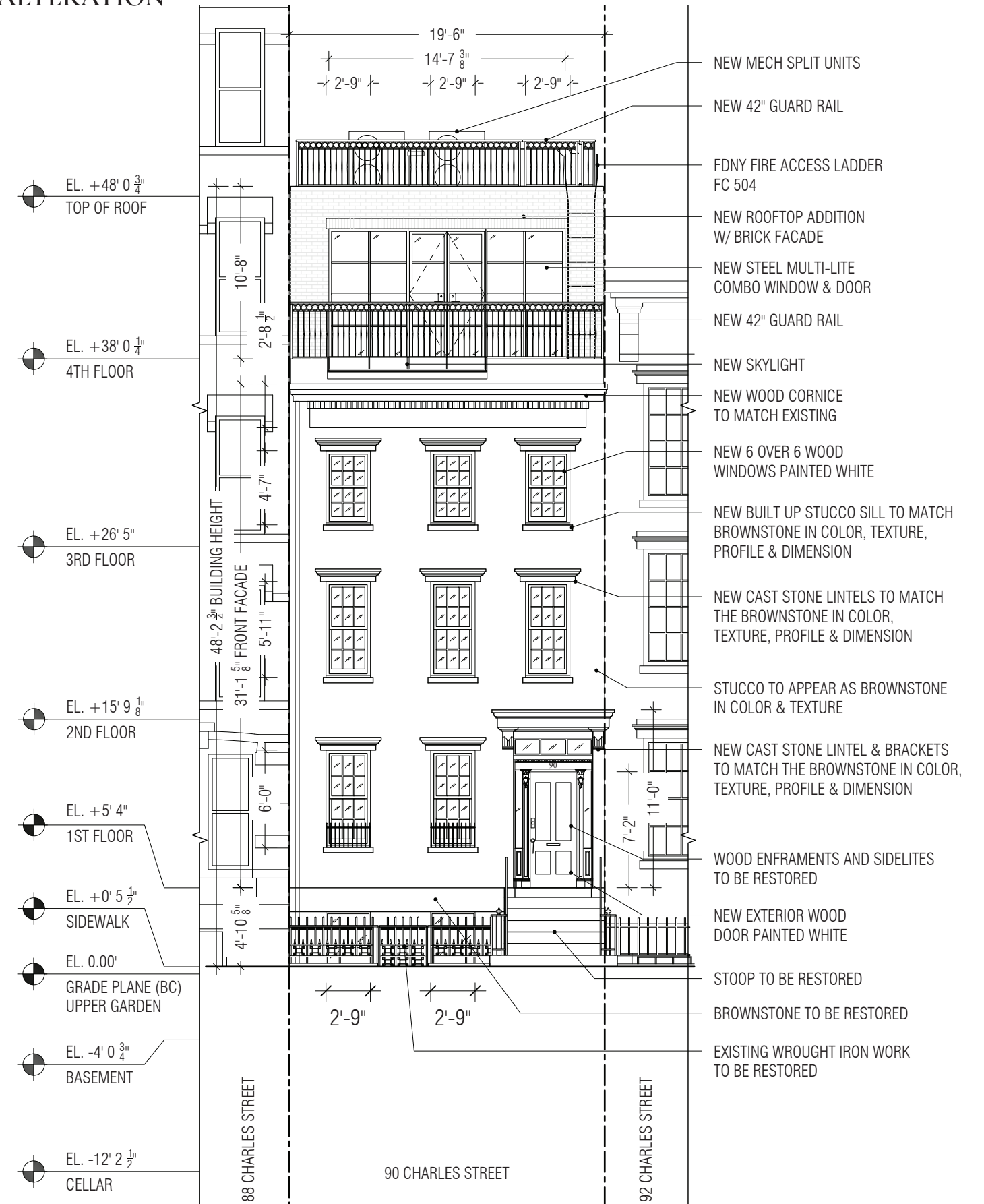
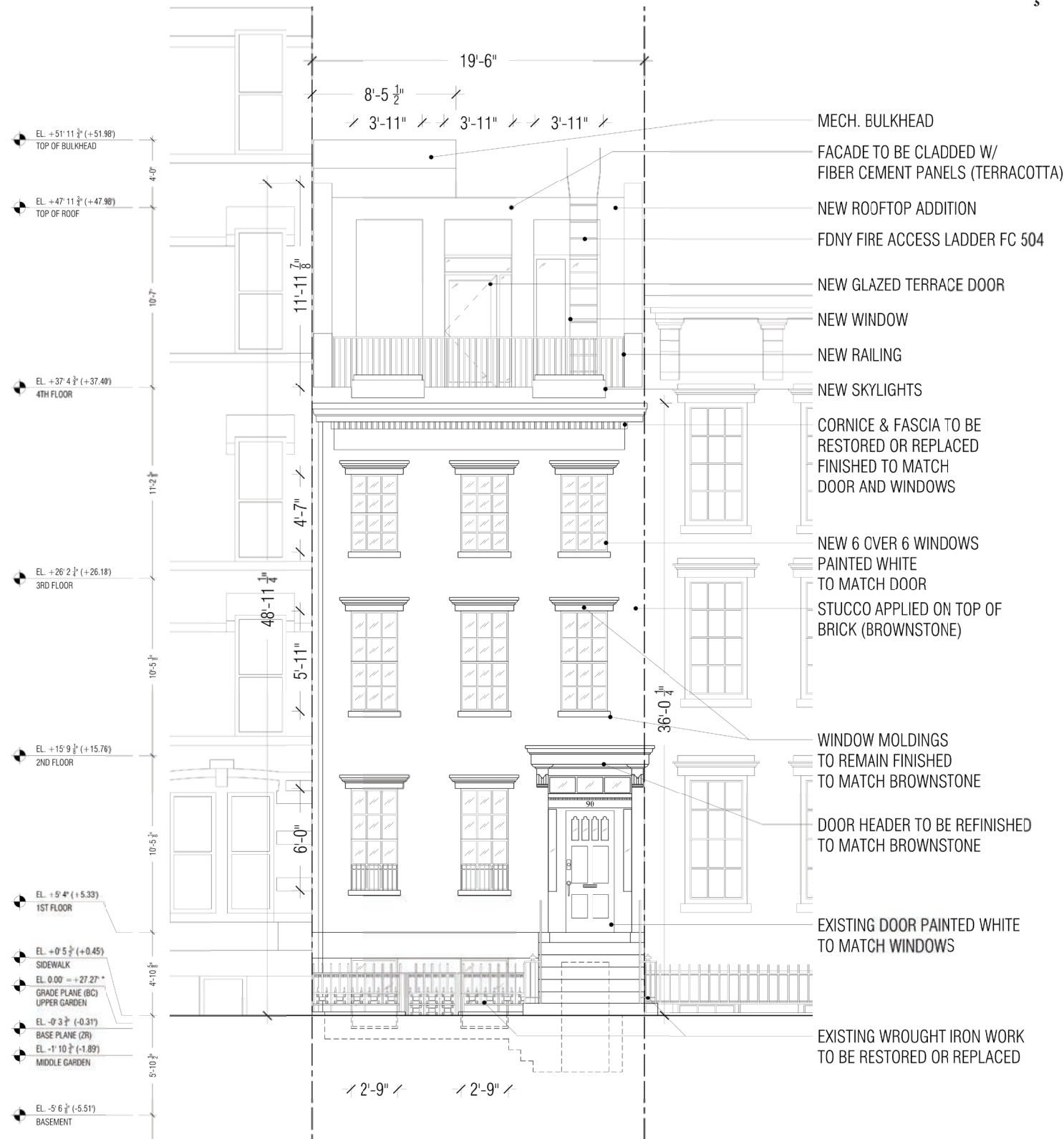


ORIGINAL BRICK SANDBLASTED



ORIGINAL BRICK NON-SANDBLASTED

90 CHARLES STREET: FRONT FAÇADE ALTERATION



90 CHARLES STREET:
Greek Revival Style Houses: Stucco Over Brick Precedents



15 Commerce Street at designation
District: Greenwich Village
Built: 1826.
Finish: White smooth coat stucco over brick



32 Jane Street at designation
District: Greenwich Village
Built: 1829.
Finish: Smooth stucco over brick



235 West 11th Street at designation
District: Greenwich Village
Built: 1844.
Finish: Brown rough stucco over brick



306 West 11th Street at designation
District: Greenwich Village Extension II
Built: 1848.
Finish: Painted, smooth stucco over brick



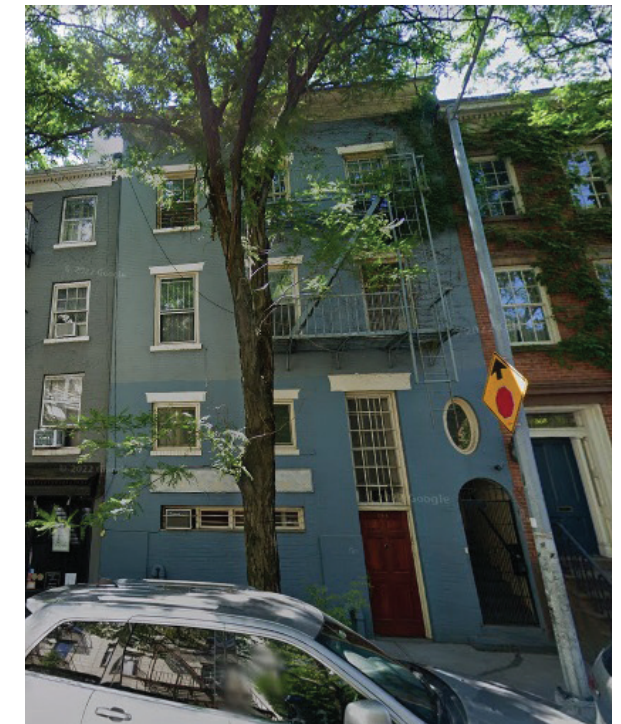
15 Commerce Street, July 2022



32 Jane Street, July 2022



235 West 11th Street, July 2022



306 West 11th Street, July 2022

90 CHARLES STREET:
Greek Revival Style Houses: Stucco Over Brick Precedents



105 Bank Street at designation
District: Greenwich Village
Built: 1846.
Finish: White smooth coat stucco over brick



36 Bethune Street at designation
District: Greenwich Village
Built: 1847.
Finish: Brown smooth stucco over brick



280 Bleecker Street at designation
District: Greenwich Village Extension II
Built: 1848.
Finish: White smooth stucco over brick



105 Bank Street, July 2022



36 Bethune Street, July 2022



280 Bleecker Street, July 2022

90 CHARLES STREET:
Greek Revival Style Houses: Stucco Over Brick Precedents

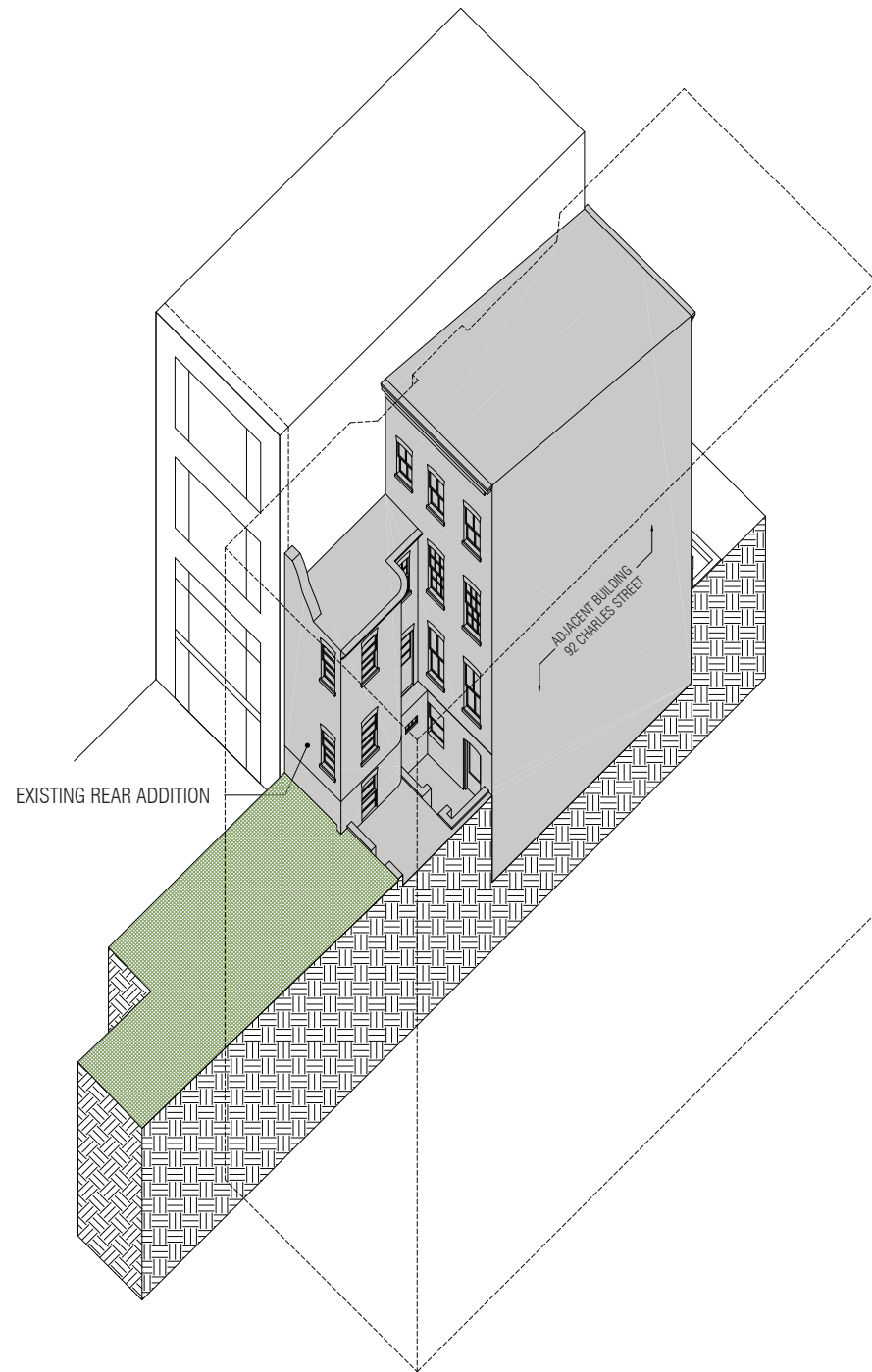


94 Charles Street, April 2022

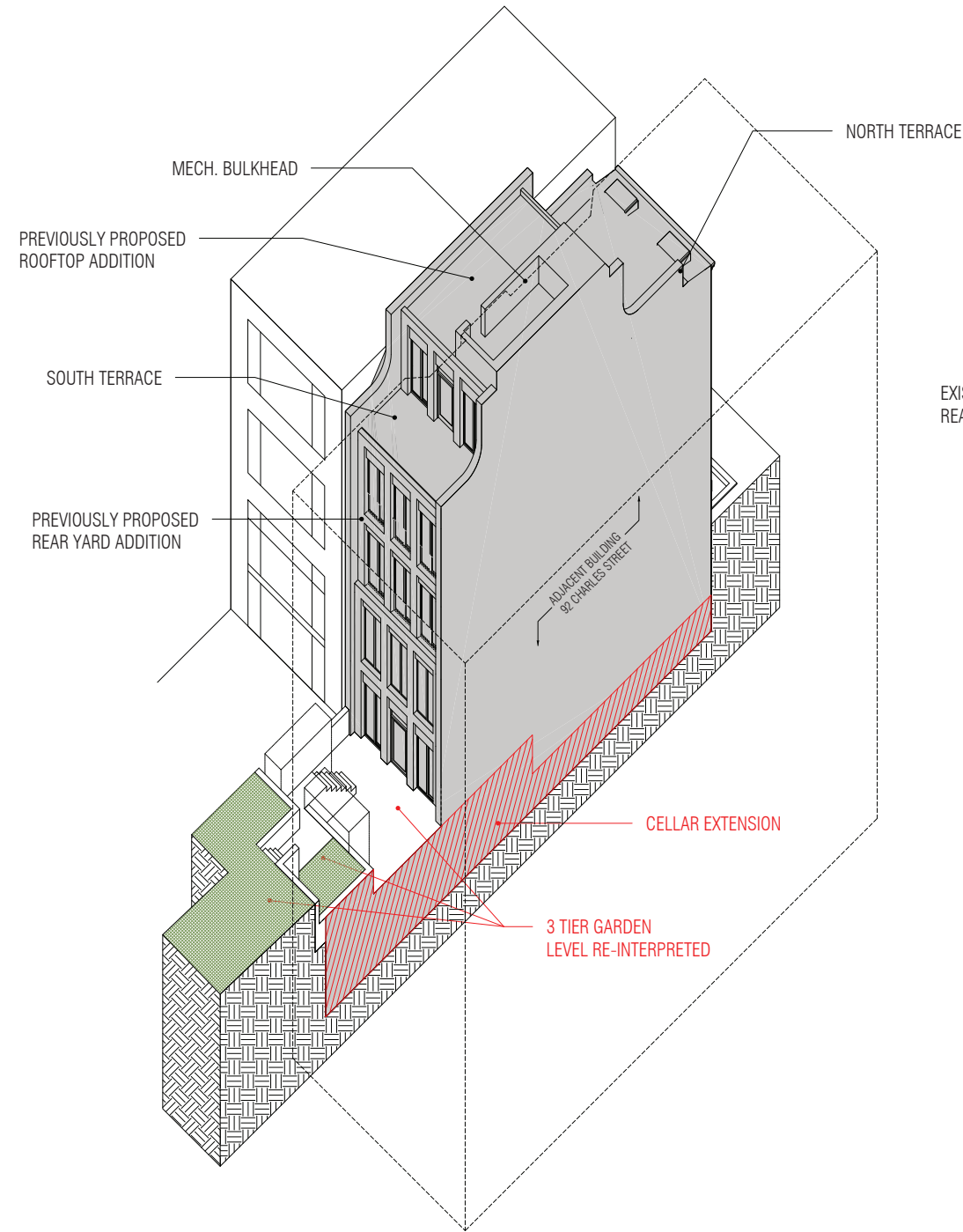


83 Charles Street, April 2022

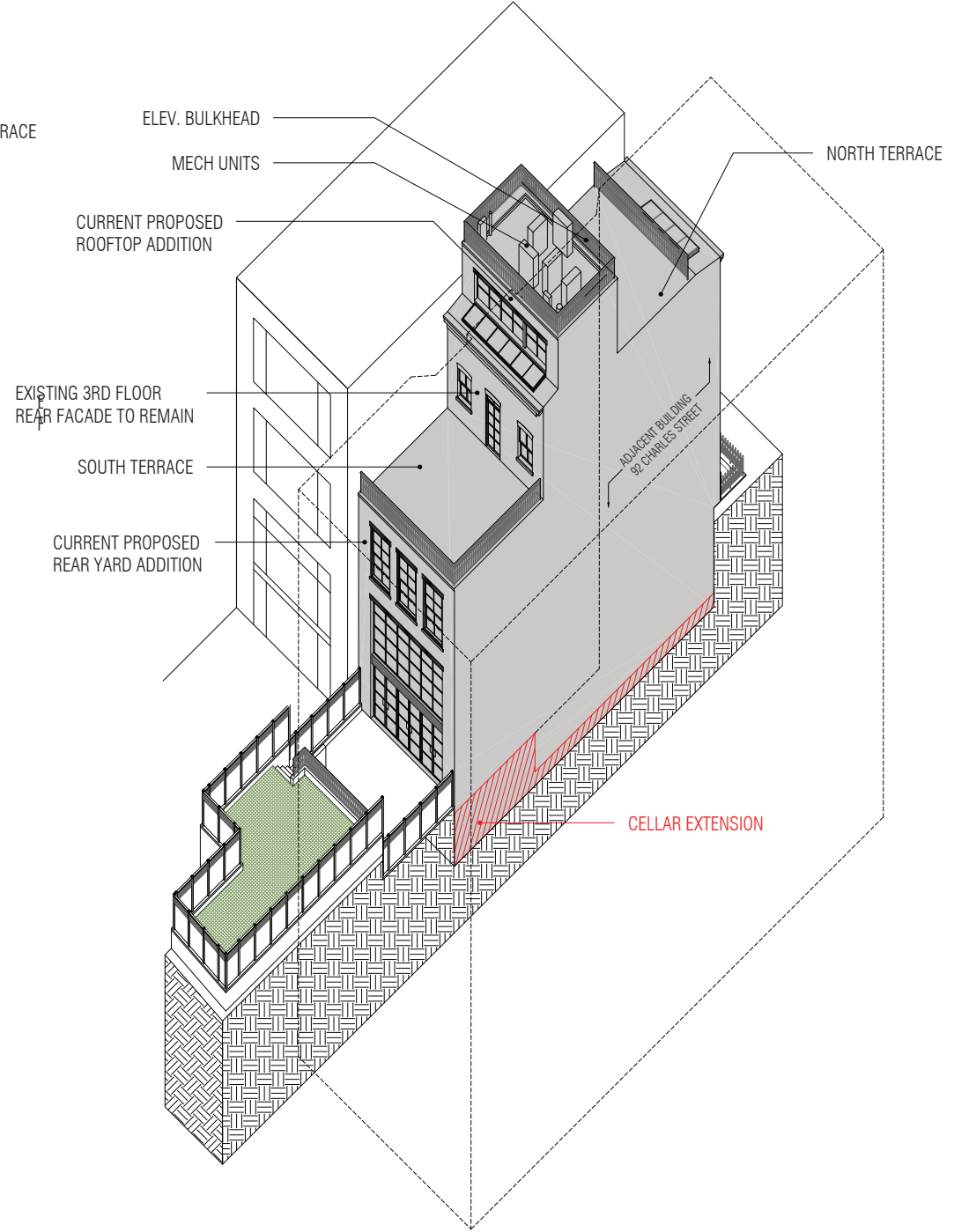
90 CHARLES STREET: EXISTING REAR ADDITION AXONOMETRIC DIAGRAM



EXISTING REAR YARD
AXON DIAGRAM



PREVIOUSLY PROPOSED REAR YARD
AXON DIAGRAM (05/03/2022)



CURRENT PROPOSED REAR YARD
AXON DIAGRAM

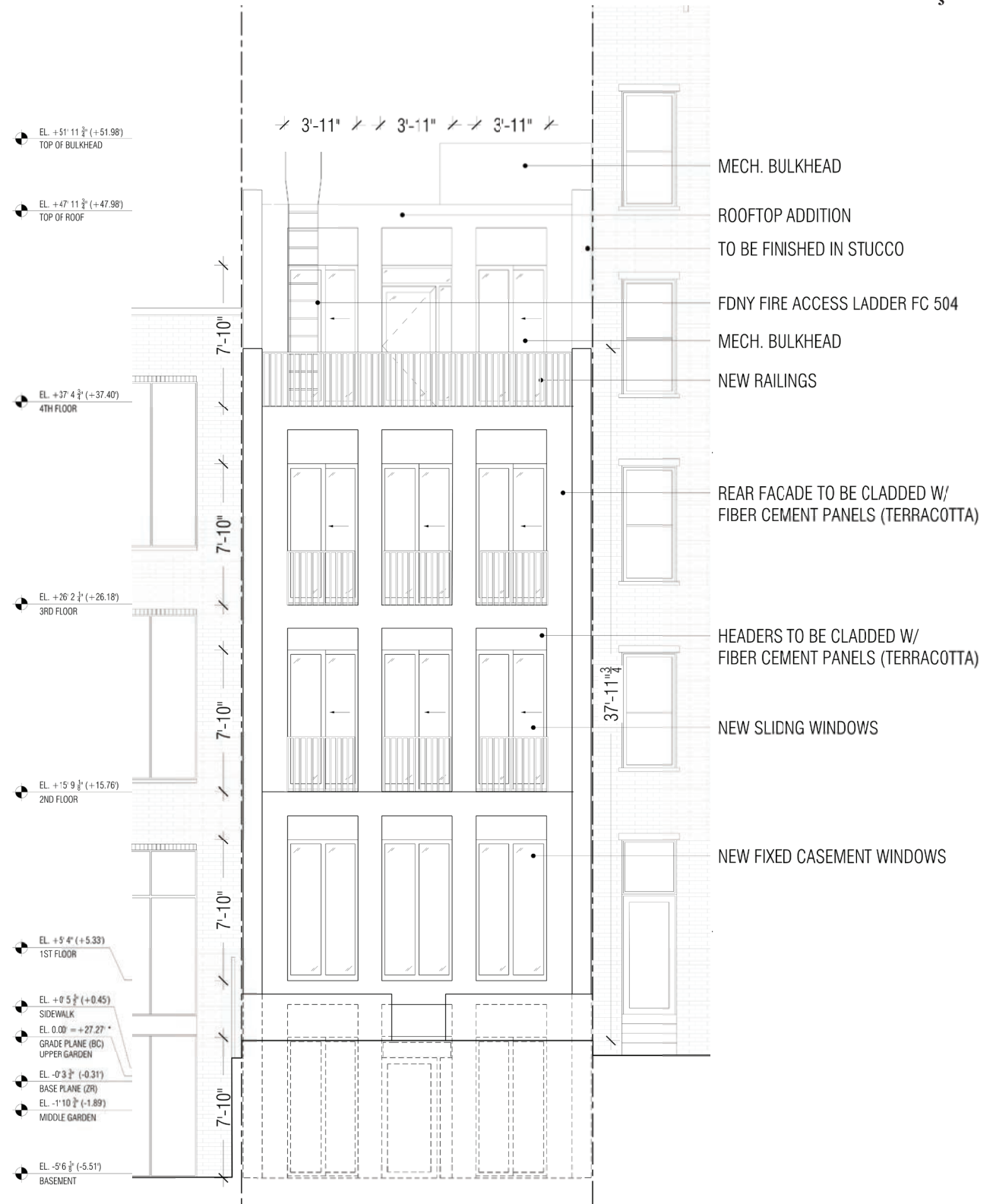
90 CHARLES STREET:
EXISTING REAR FAÇADE CONDITION



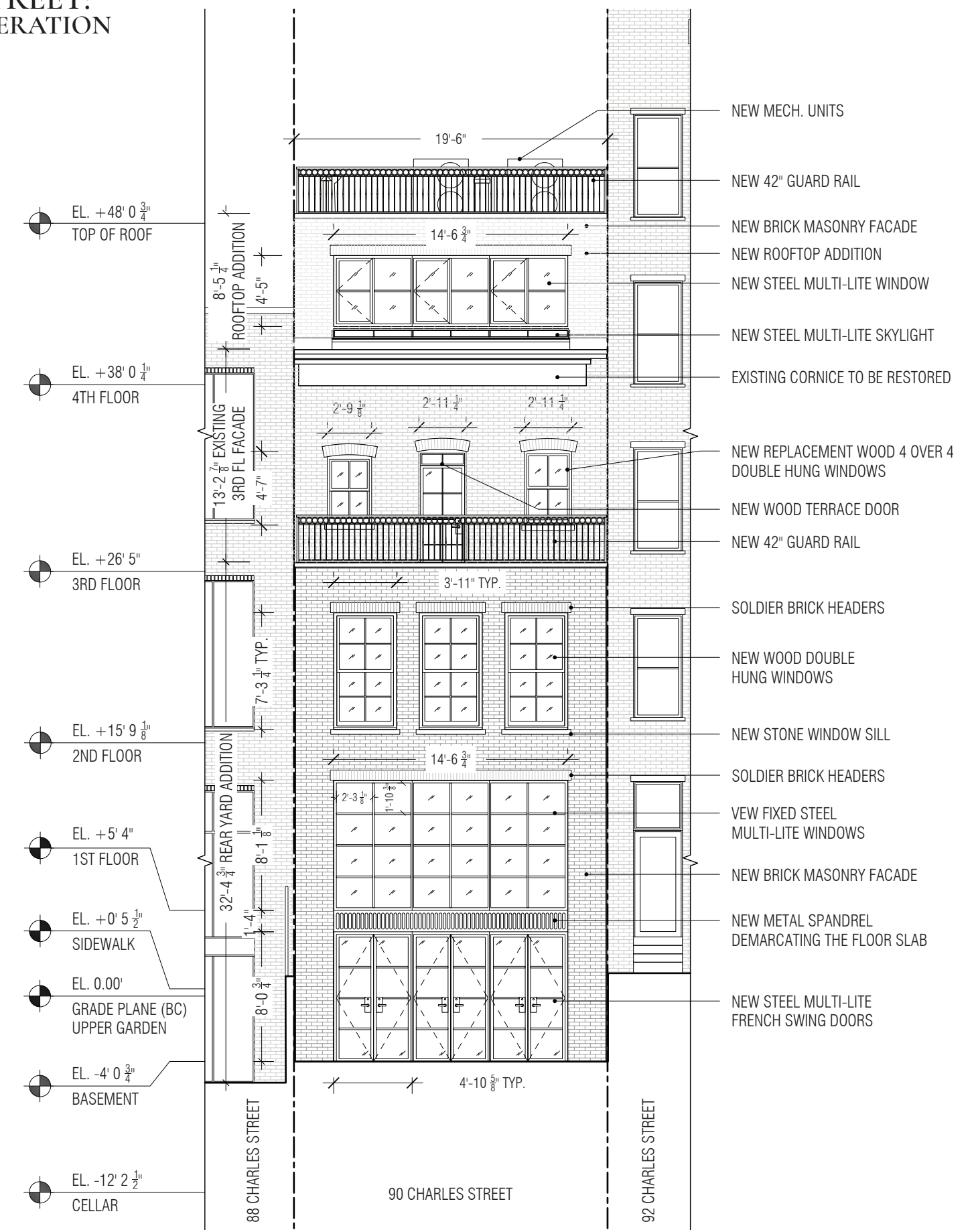
EXISTING REAR FAÇADE PHOTO



90 CHARLES STREET: REAR FAÇADE ALTERATION



PREVIOUSLY-PROPOSED REAR FAÇADE - 05/03/2022
(SOUTH ELEVATION)



CURRENT PROPOSED REAR FAÇADE
(SOUTH ELEVATION)

90 CHARLES STREET:
PROPOSED ROOFTOP & REAR ADDITIONS

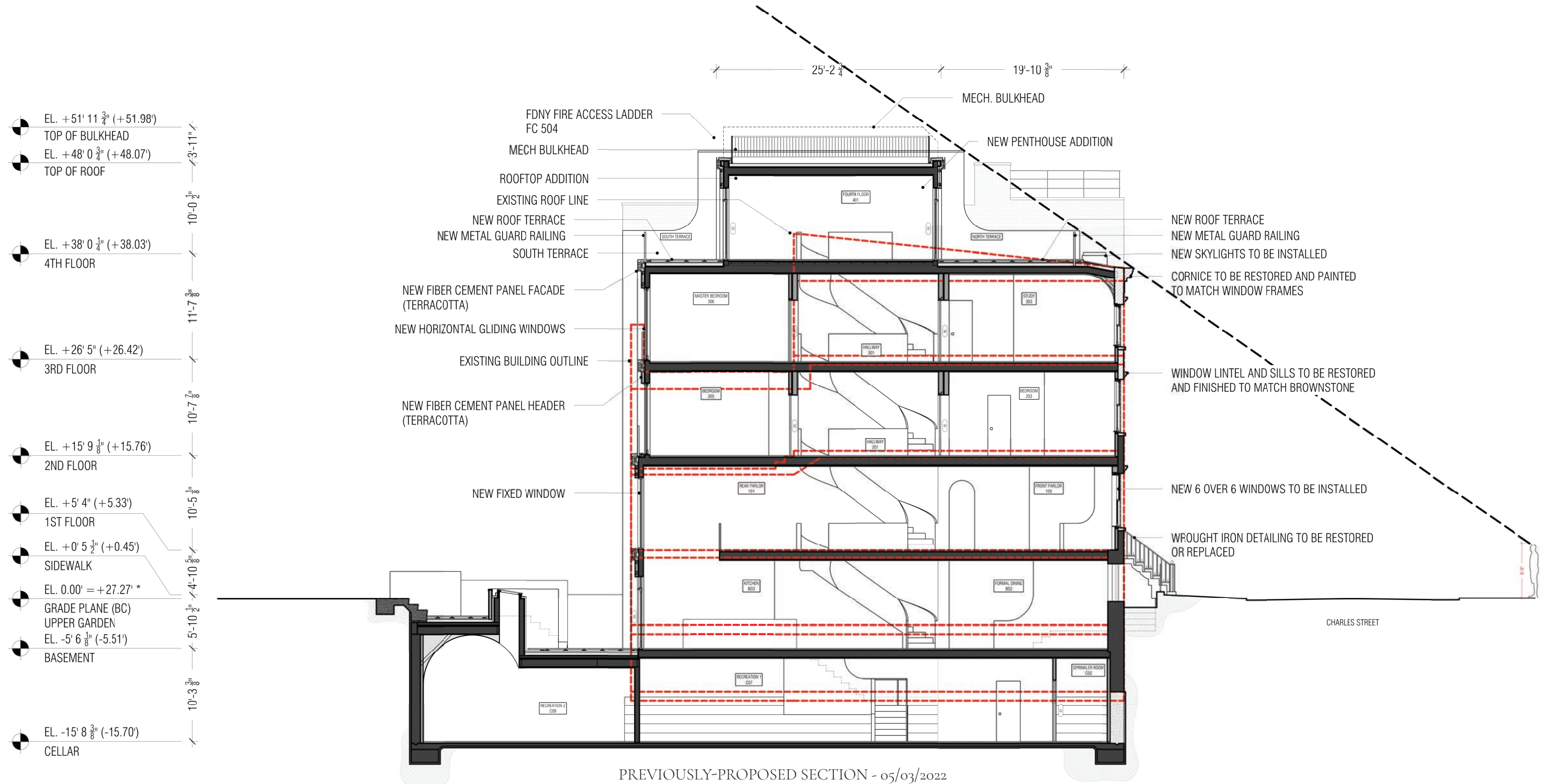


RENDERING OF PREVIOUSLY-PROPOSED
REAR ALTERATION - 05/03/2022



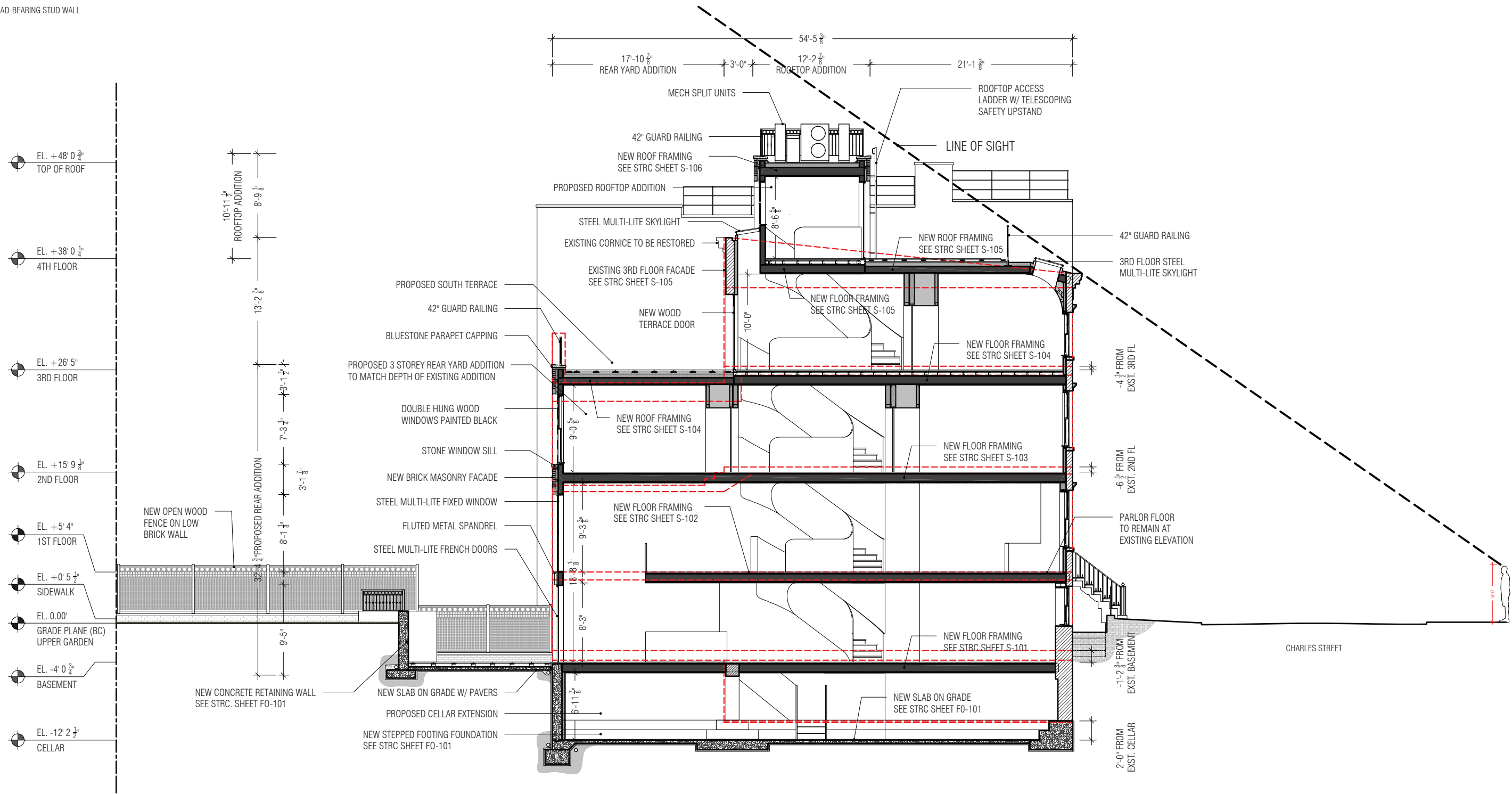
RENDERING OF CURRENT PROPOSED
REAR ALTERATION

90 CHARLES STREET:
PREVIOUSLY PROPOSED ROOFTOP & REAR ADDITIONS - MAY 03, 2022



90 CHARLES STREET: PROPOSED ROOFTOP & REAR ADDITIONS

- PROPERTY LINE
- EXISTING WALL
- NEW CONCRETE WALL
- NEW CMU WALL
- NEW METAL STUD WALL
- NEW EXT./LOAD-BEARING STUD WALL



CURRENT PROPOSED SECTION

90 CHARLES STREET:
PHYSICAL MOCK-UP PHOTOS

ROOFTOP ADDITION
MOCK-UP

MECH UNITS

GUARD RAILING

FIRE ACCESS LADDER

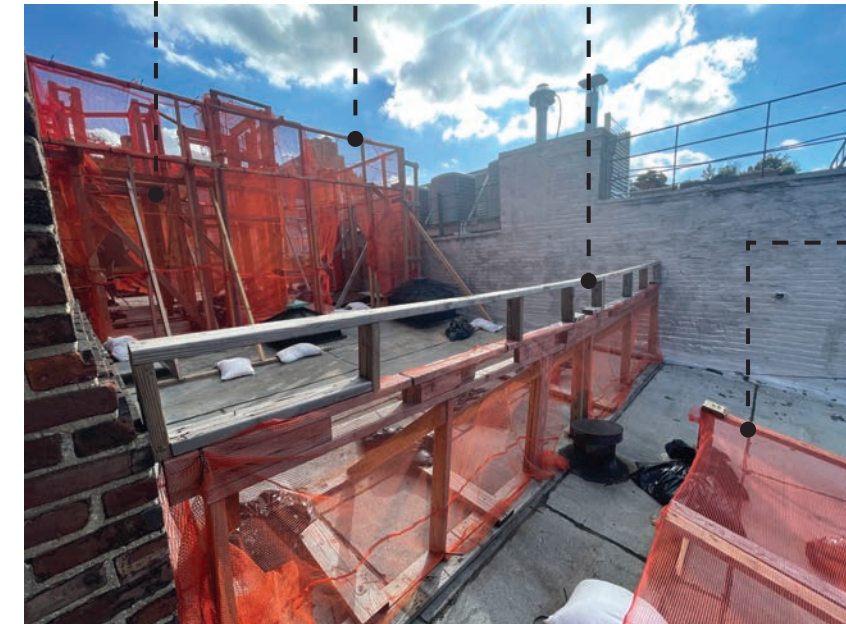


ROOFTOP ADDITION MOCK-UP FROM NORTH

ROOFTOP ADDITION
MOCK-UP

GUARD RAILING

GUARD RAILING



3RD FLOOR
SKYLIGHT

ROOFTOP ADDITION MOCK UP FACING NW

MECH UNITS

MECH UNITS

MECH UNITS



MECH UNITS MOCK UP

3RD FLOOR
SKYLIGHT

GUARD RAILING



3RD FLOOR SKYLIGHT AND GUARD RAILING MOCK-UP

90 CHARLES STREET:
PENTHOUSE ROOFTOP ADDITION - MOCK-UP VISIBILITY



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

90 CHARLES STREET:
PENTHOUSE ROOFTOP ADDITION - MOCK-UP VISIBILITY



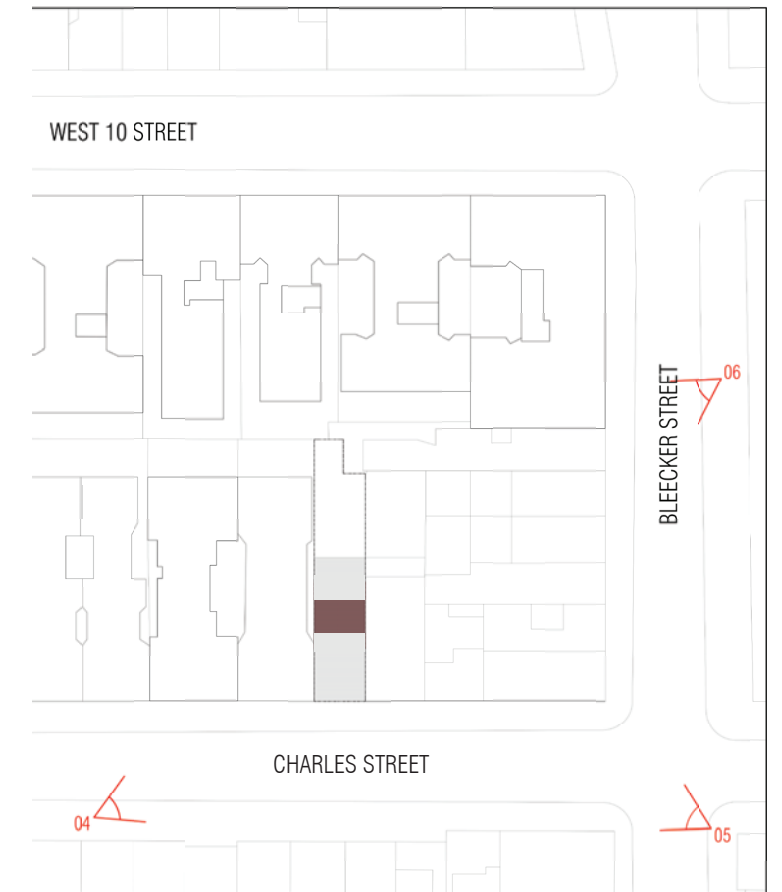
04. PENTHOUSE MOCK-UP VISIBILITY ON CHARLES STREET APPROACHING FROM WEST 4TH STREET



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



06. THROUGH VIEW FROM 355 BLEECKER STREET



BLOCK 620 LOT MAP

90 CHARLES STREET:
Proposed Front & Rear Façade Alterations,
and Rooftop Addition



EXISTING FRONT FAÇADE
(NORTH ELEVATION)



PROPOSED FRONT FAÇADE
(NORTH ELEVATION)



EXISTING REAR FAÇADE
(SOUTH ELEVATION)

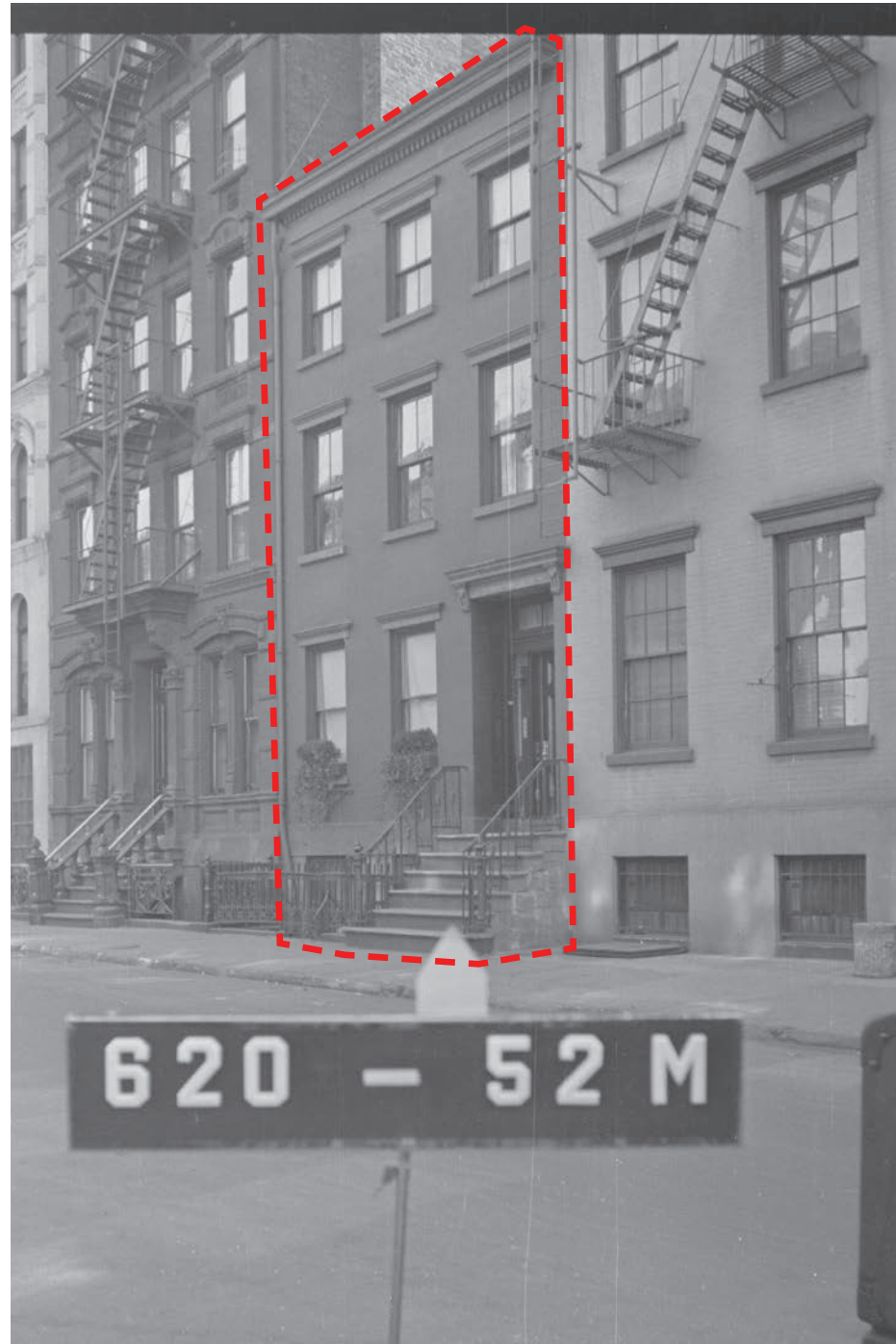


PROPOSED REAR FAÇADE
(SOUTH ELEVATION)

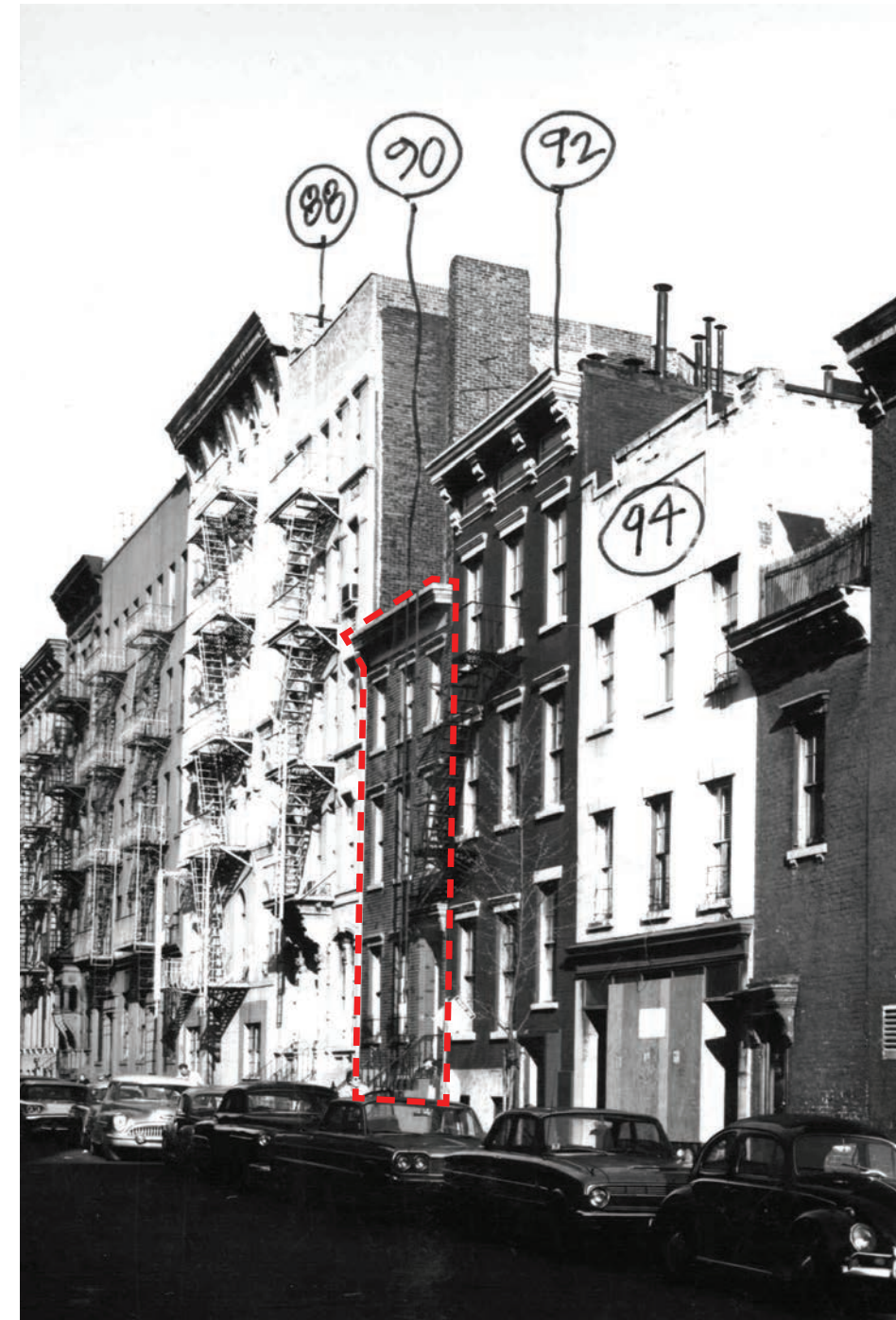
90 CHARLES STREET:

APPENDIX

90 CHARLES STREET:
HISTORICAL PHOTOS

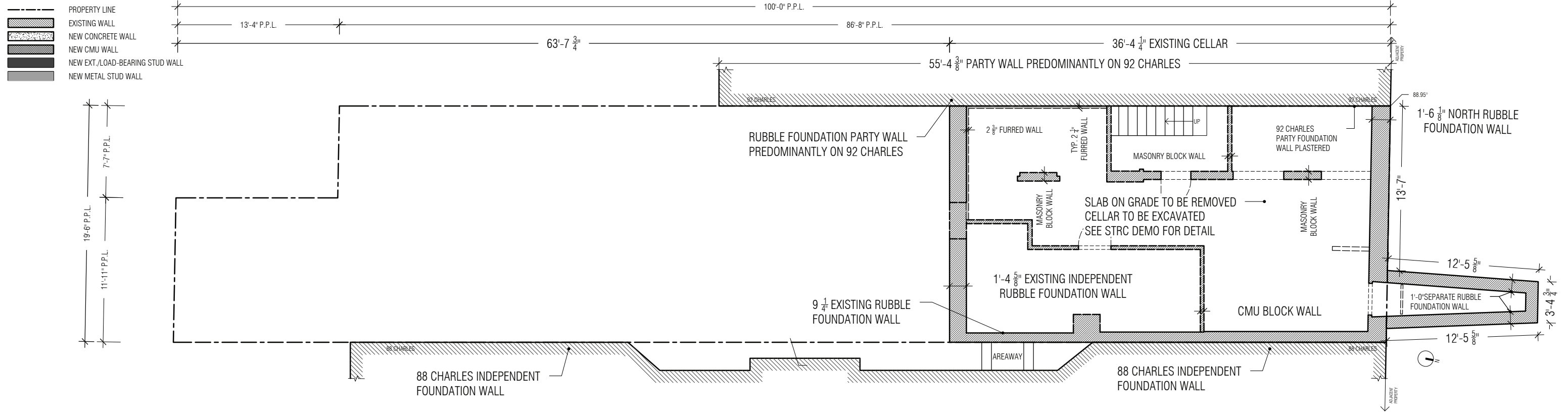


1940'S TAX PHOTO (MUNICIPAL ARCHIVE)

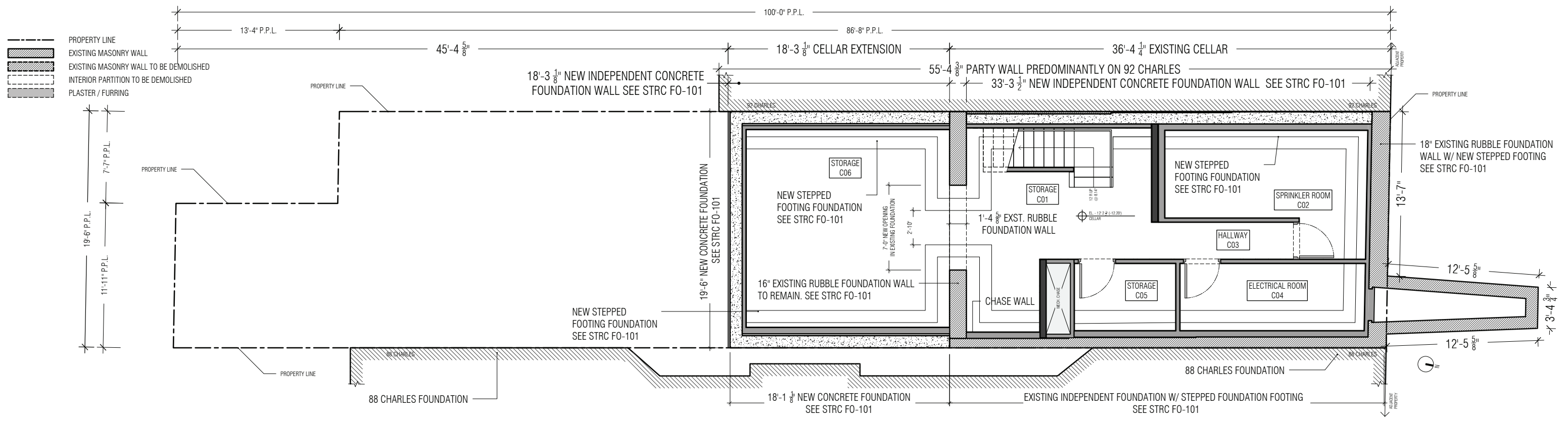


1969 DESIGNATION PHOTO (NYC LPC)

90 CHARLES STREET: EXISTING AND PROPOSED CELLAR FLOOR PLANS

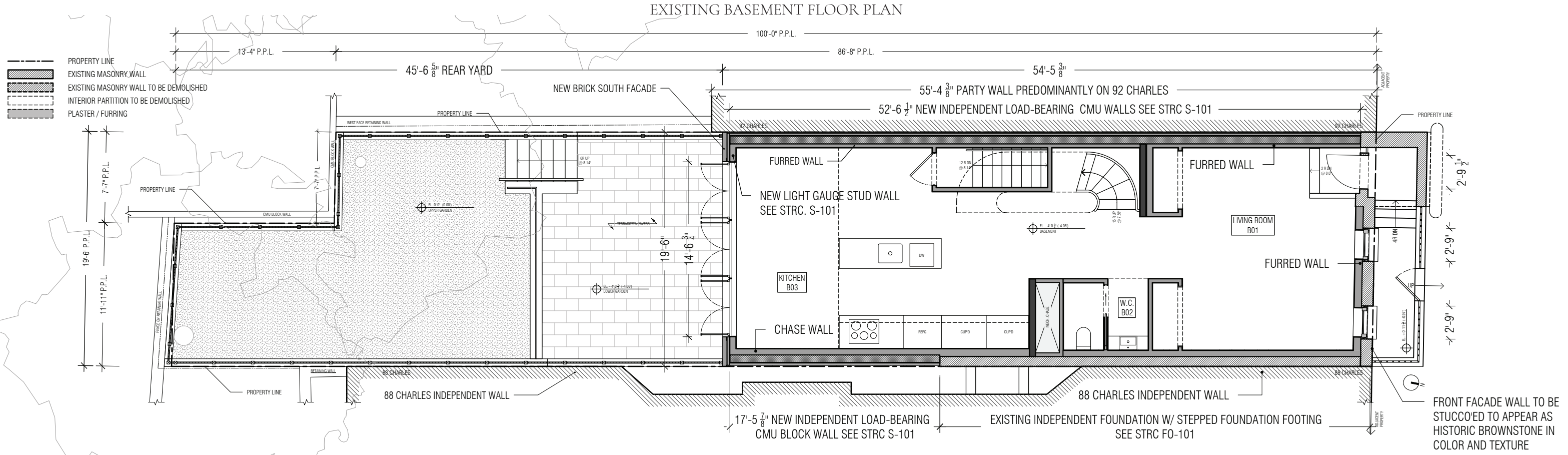
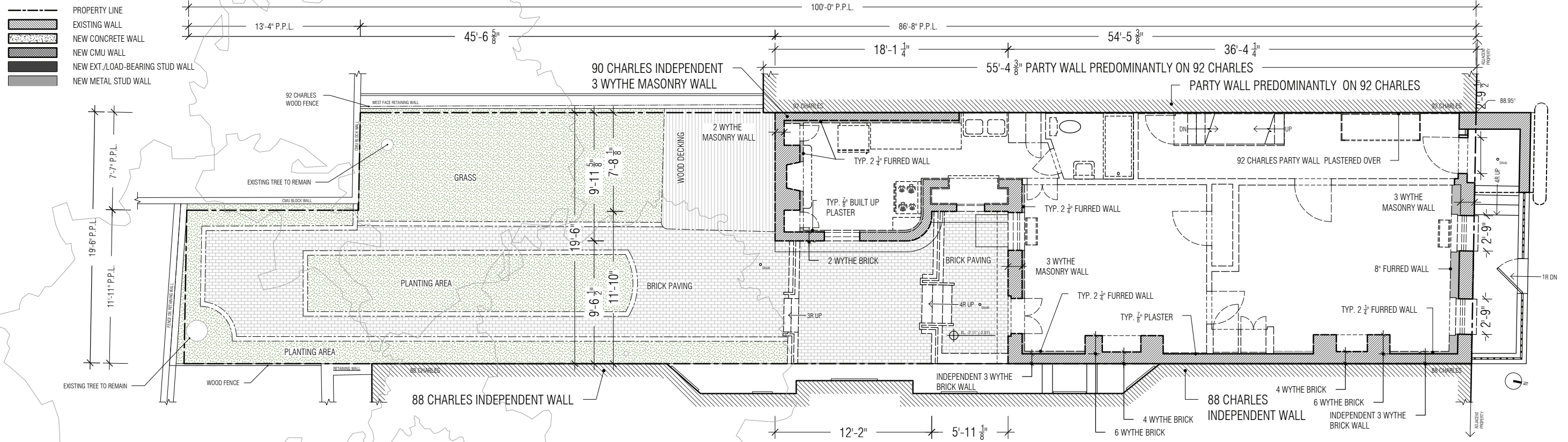


EXISTING CELLAR FLOOR PLAN

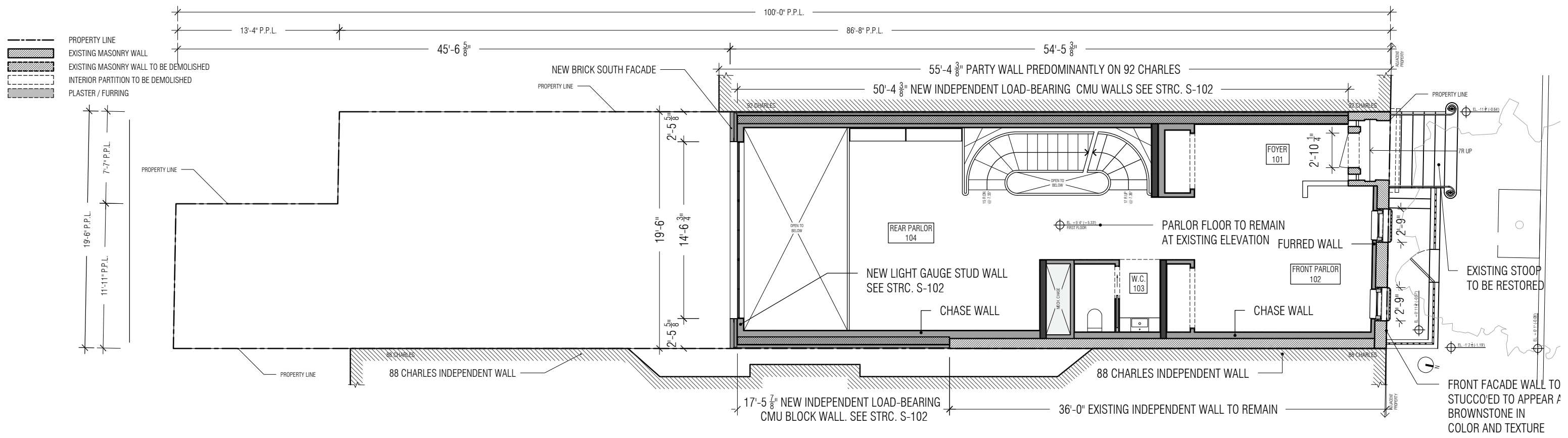
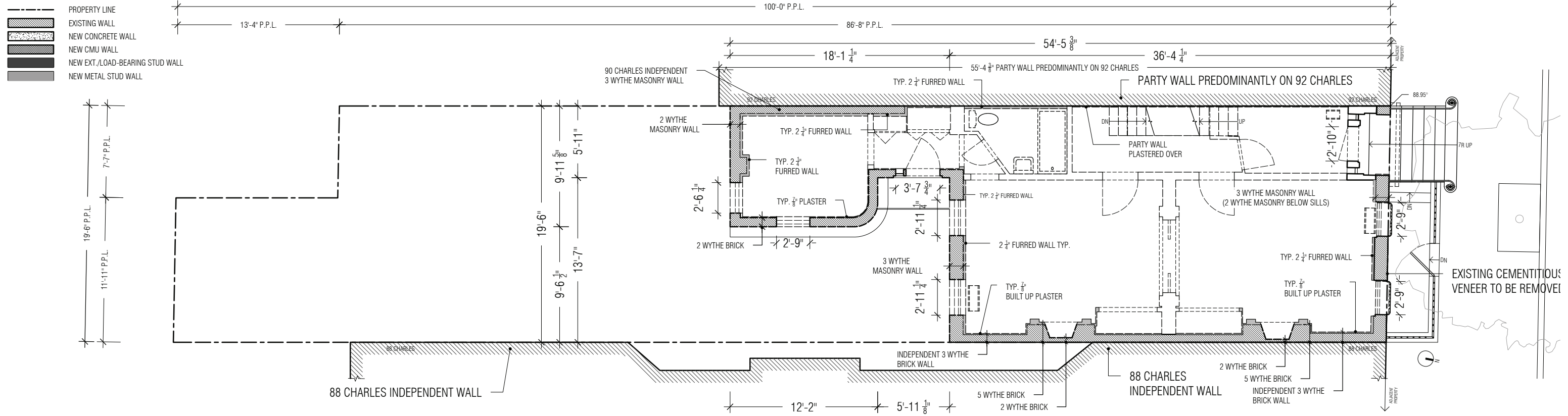


PROPOSED CELLAR FLOOR PLAN

90 CHARLES STREET: EXISTING AND PROPOSED BASEMENT FLOOR PLANS

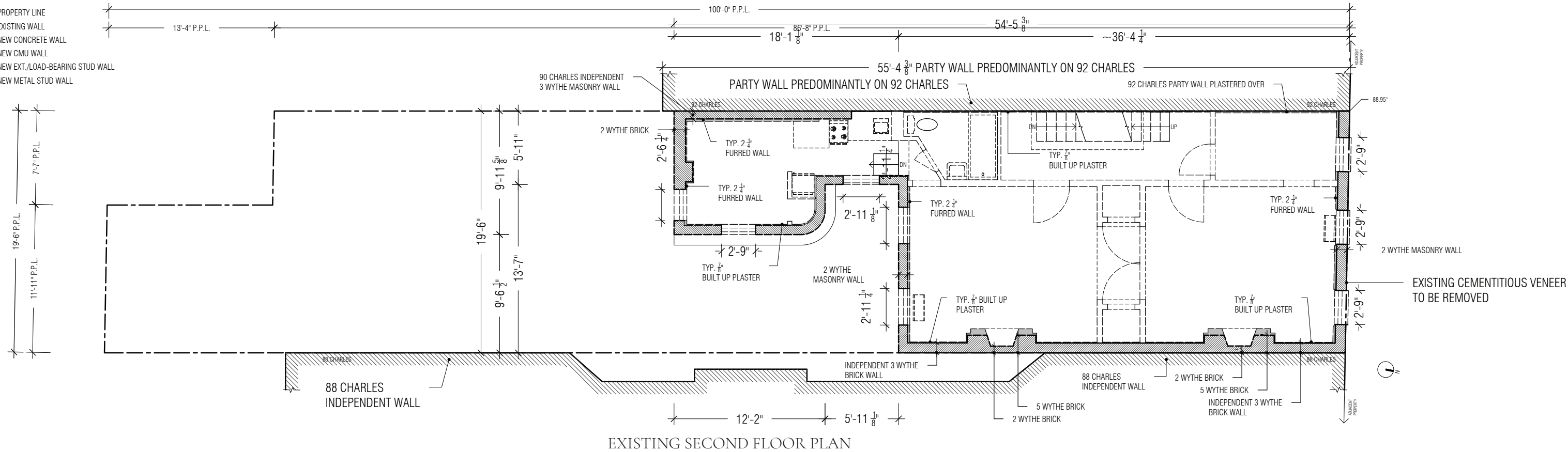


90 CHARLES STREET: EXISTING AND PROPOSED FIRST FLOOR PLANS



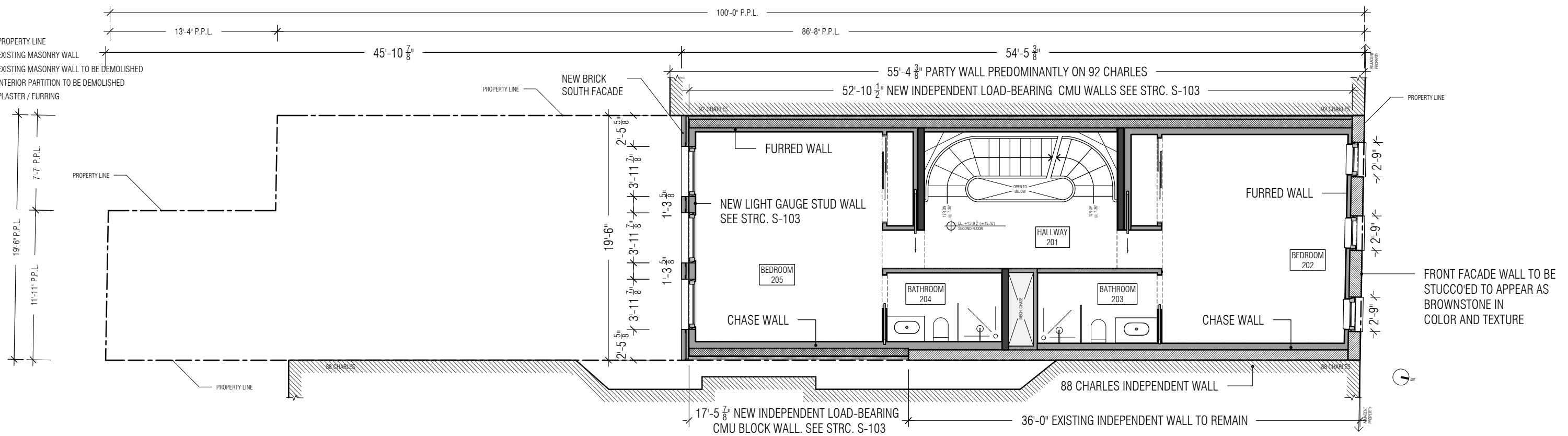
90 CHARLES STREET: EXISTING AND PROPOSED SECOND FLOOR PLANS

- PROPERTY LINE
- EXISTING WALL
- NEW CONCRETE WALL
- NEW CMU WALL
- NEW EXT./LOAD-BEARING STUD WALL
- NEW METAL STUD WALL



EXISTING SECOND FLOOR PLAN

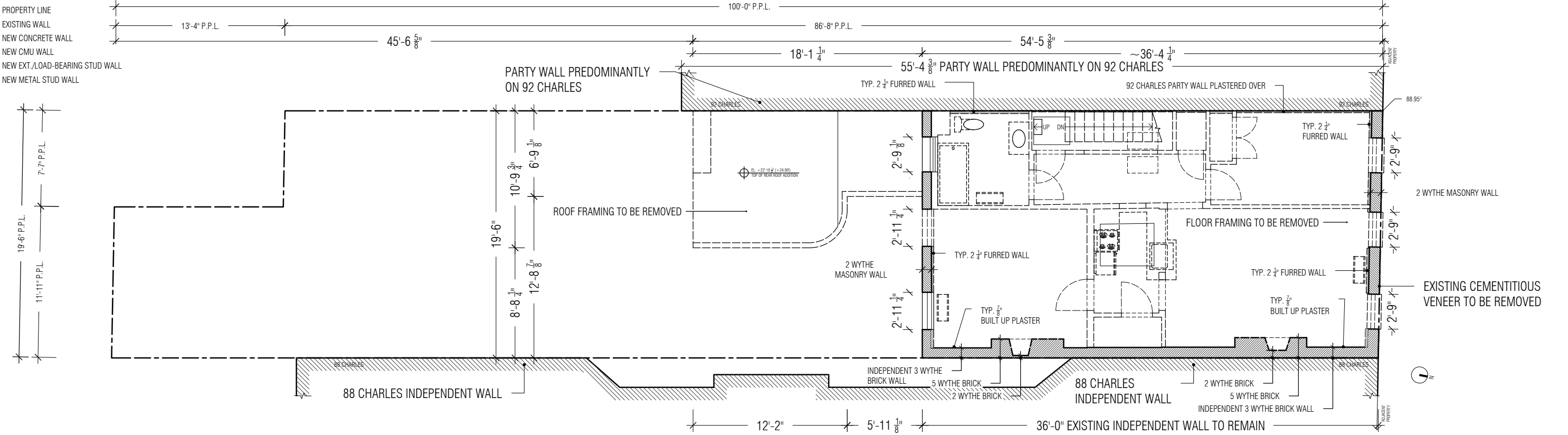
- PROPERTY LINE
- EXISTING MASONRY WALL
- EXISTING MASONRY WALL TO BE DEMOLISHED
- INTERIOR PARTITION TO BE DEMOLISHED
- PLASTER / FURRING



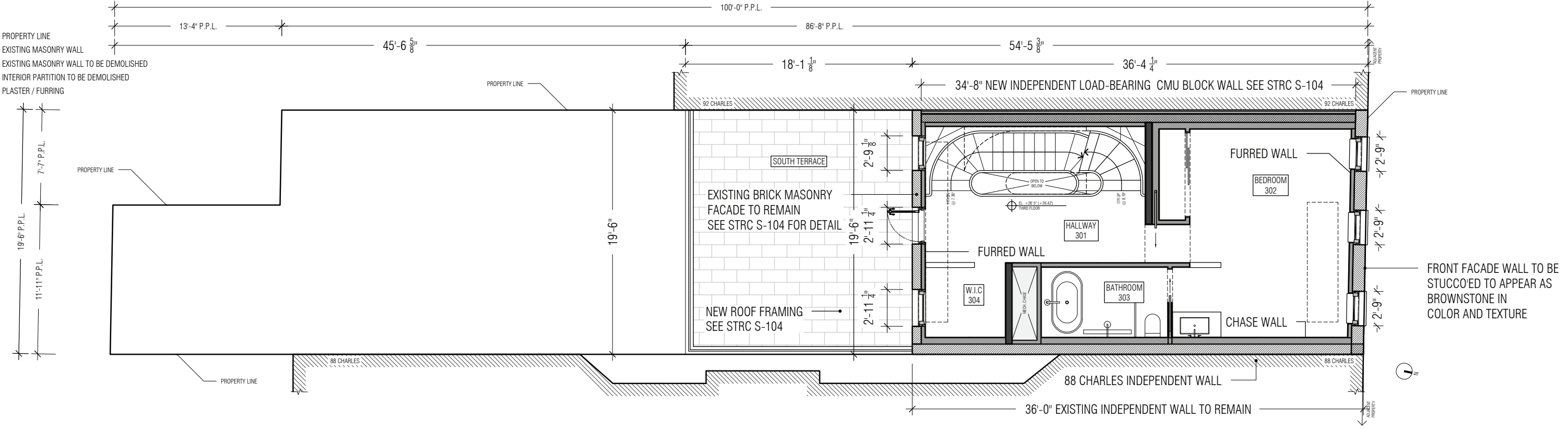
PROPOSED SECOND FLOOR PLAN

90 CHARLES STREET: EXISTING AND PROPOSED THIRD FLOOR PLANS

- PROPERTY LINE
- EXISTING WALL
- NEW CONCRETE WALL
- NEW CMU WALL
- NEW EXT./LOAD-BEARING STUD WALL
- NEW METAL STUD WALL

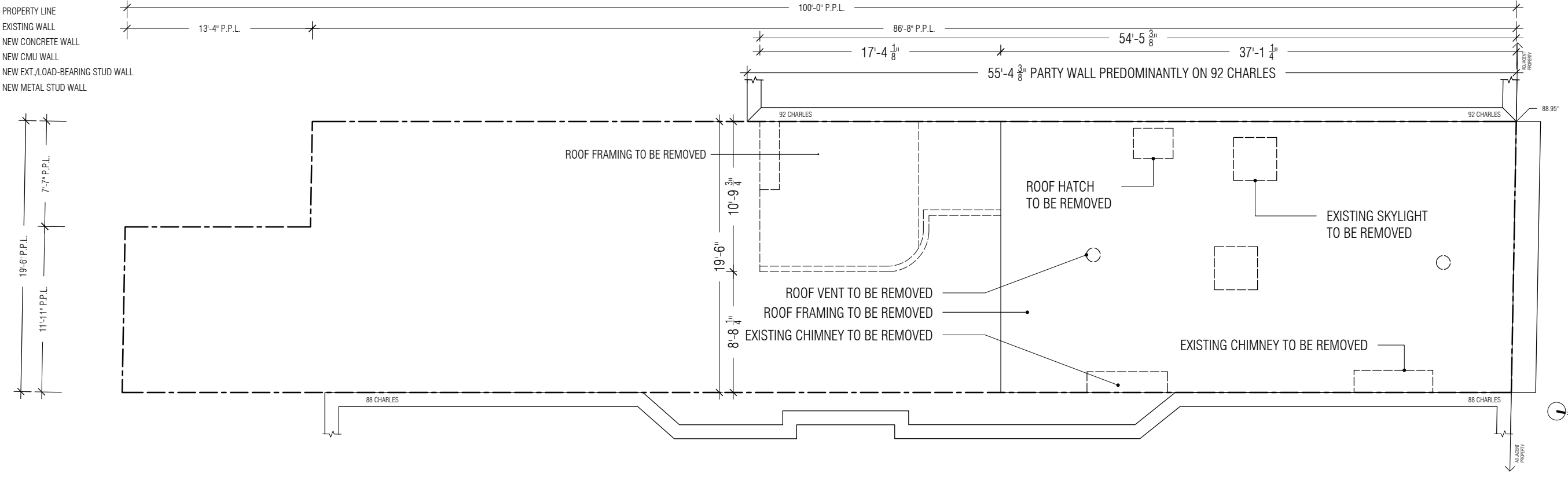


- PROPERTY LINE
- EXISTING MASONRY WALL
- EXISTING MASONRY WALL TO BE DEMOLISHED
- INTERIOR PARTITION TO BE DEMOLISHED
- PLASTER / FURRING

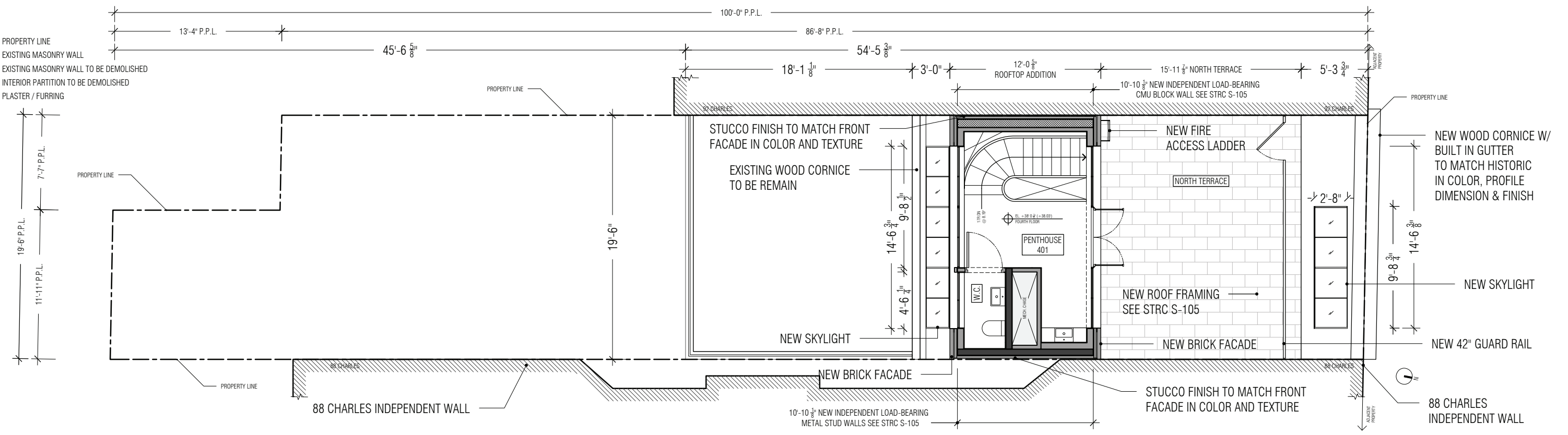


90 CHARLES STREET: EXISTING ROOF AND PROPOSED FOURTH FLOOR PLANS

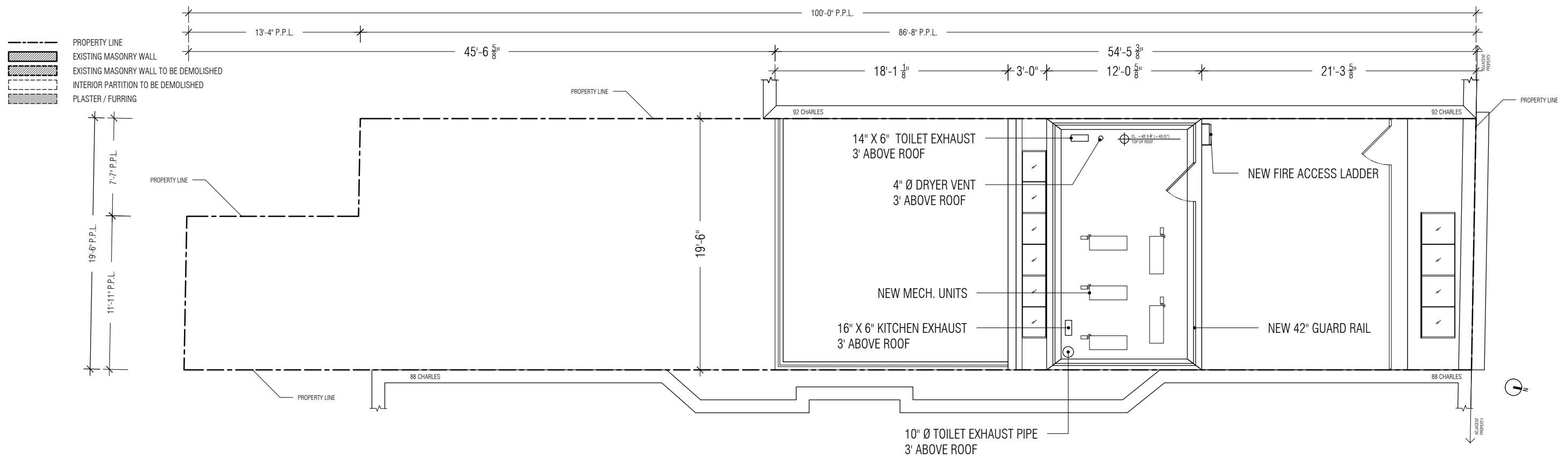
- PROPERTY LINE
- EXISTING WALL
- NEW CONCRETE WALL
- NEW CMU WALL
- NEW EXT./LOAD-BEARING STUD WALL
- NEW METAL STUD WALL



- PROPERTY LINE
- EXISTING MASONRY WALL
- EXISTING MASONRY WALL TO BE DEMOLISHED
- INTERIOR PARTITION TO BE DEMOLISHED
- PLASTER / FURRING

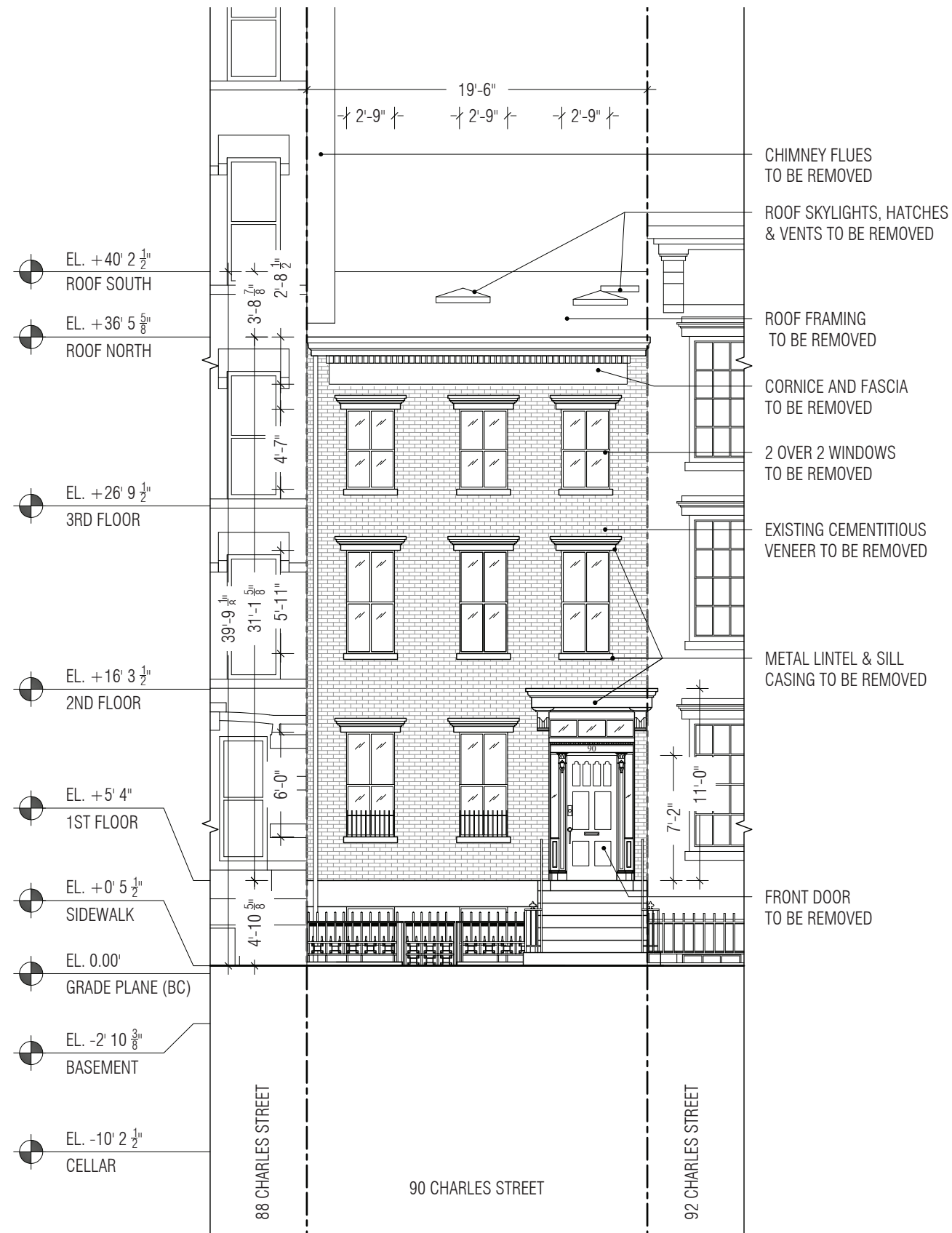


90 CHARLES STREET: PROPOSED ROOF PLAN



PROPOSED ROOF PLAN

90 CHARLES STREET: EXISTING FRONT FACADE ELEVATION



EXISTING FRONT M (NORTH ELEVATION)

90 CHARLES STREET: EXISTING & PROPOSED BUILDING CROSS SECTION

- PROPERTY LINE
- EXISTING MASONRY WALL
- INTERIOR PARTITION
- PLASTER / FURRING

- PROPERTY LINE
- EXISTING WALL
- NEW CONCRETE WALL
- NEW CMU WALL
- NEW METAL STUD WALL
- NEW EXT./LOAD-BEARING STUD WALL

- EL. +40' 2 1/2"
ROOF SOUTH
- EL. +36' 5 5/8"
ROOF NORTH

- EL. +26' 9 1/2"
3RD FLOOR

- EL. +16' 3 1/2"
2ND FLOOR

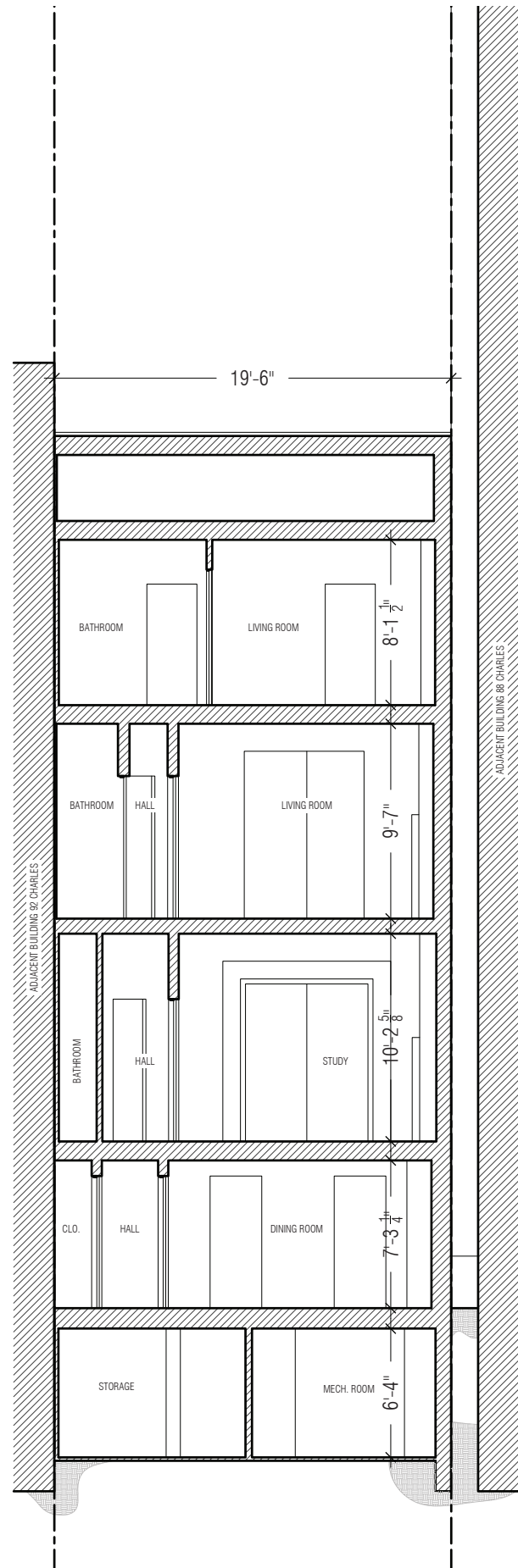
- EL. +5' 4"
1ST FLOOR

- EL. +0' 5 1/2"
SIDEWALK

- EL. 0.00'
GRADE PLANE (BC)

- EL. -2' 10 3/8"
BASEMENT

- EL. -10' 2 1/2"
CELLAR



- EL. +48' 0 3/4"
TOP OF ROOF

- EL. +38' 0 1/4"
4TH FLOOR

- EL. +26' 5"
3RD FLOOR

- EL. +15' 9 1/8"
2ND FLOOR

- EL. +5' 4"
1ST FLOOR

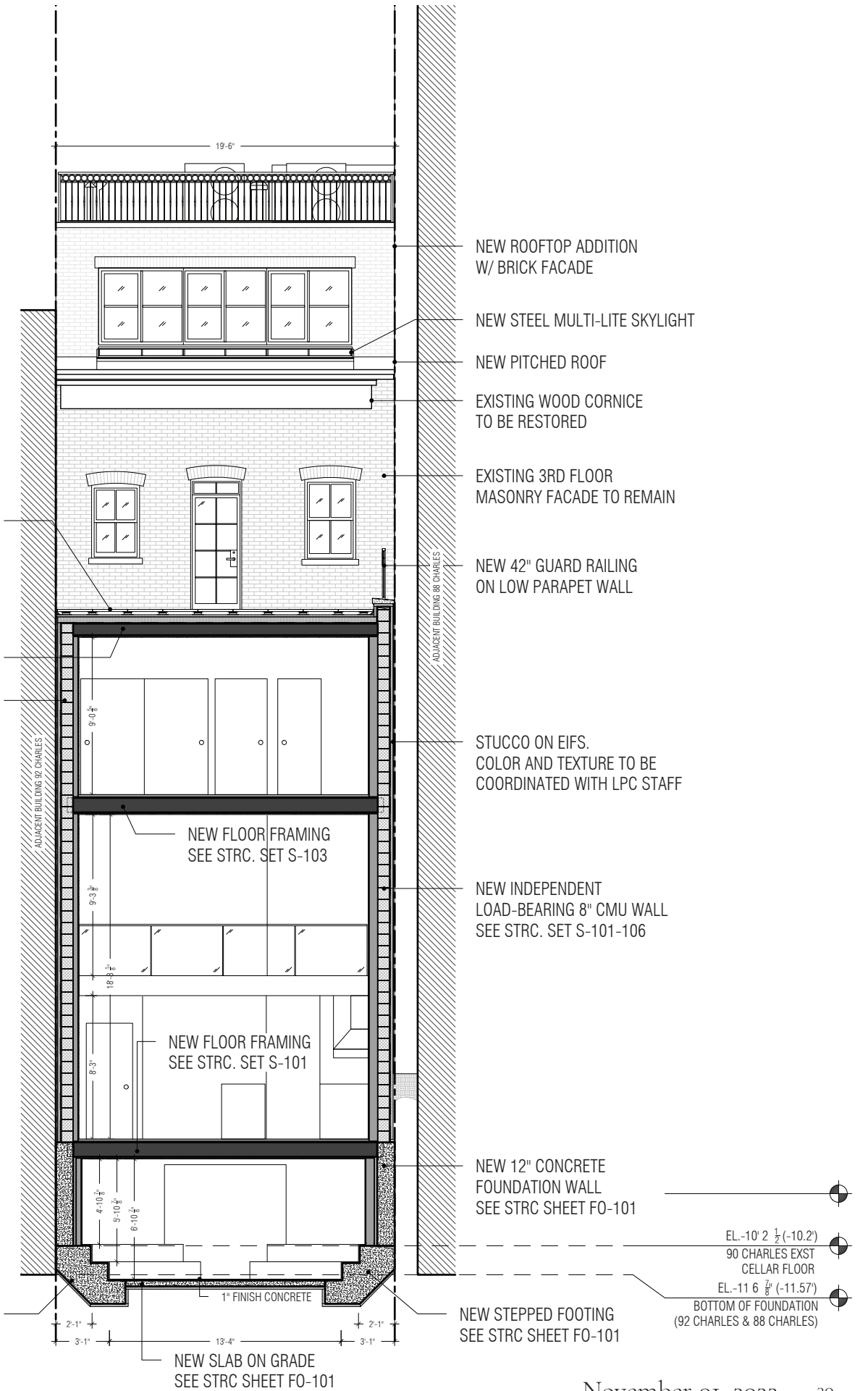
- EL. +0' 5 1/2"
SIDEWALK

- EL. 0.00'
GRADE PLANE (BC)
UPPER GARDEN

- EL. -4' 0 3/4"
BASEMENT

- EL. -12' 2 1/2"
CELLAR

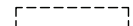
NEW STEPPED FOOTING
SEE STRC SHEET FO-101

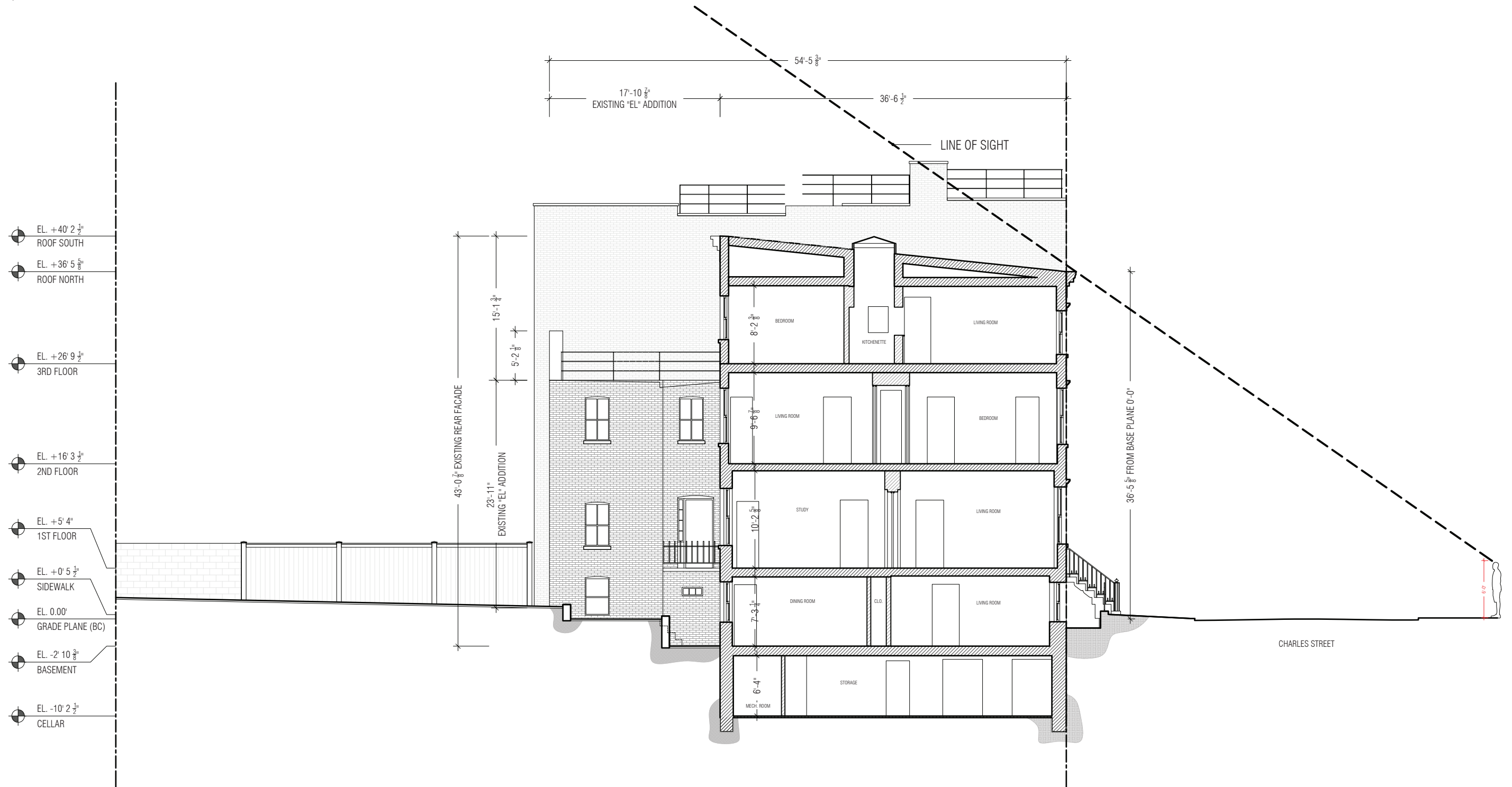


NEW SLAB ON GRADE
SEE STRC SHEET FO-101

- NEW ROOFTOP ADDITION
W/ BRICK FACADE
- NEW STEEL MULTI-LITE SKYLIGHT
- NEW PITCHED ROOF
- EXISTING WOOD CORNICE
TO BE RESTORED
- EXISTING 3RD FLOOR
MASONRY FACADE TO REMAIN
- NEW 42" GUARD RAILING
ON LOW PARAPET WALL
- STUCCO ON EIFS.
COLOR AND TEXTURE TO BE
COORDINATED WITH LPC STAFF
- NEW INDEPENDENT
LOAD-BEARING 8" CMU WALL
SEE STRC. SET S-101-106
- NEW 12" CONCRETE
FOUNDATION WALL
SEE STRC SHEET FO-101
- NEW STEPPED FOOTING
SEE STRC SHEET FO-101
- EL. -10' 2 1/2" (-10.2)
90 CHARLES EXST
CELLAR FLOOR
- EL. -11' 6 7/8" (-11.57)
BOTTOM OF FOUNDATION
(92 CHARLES & 88 CHARLES)

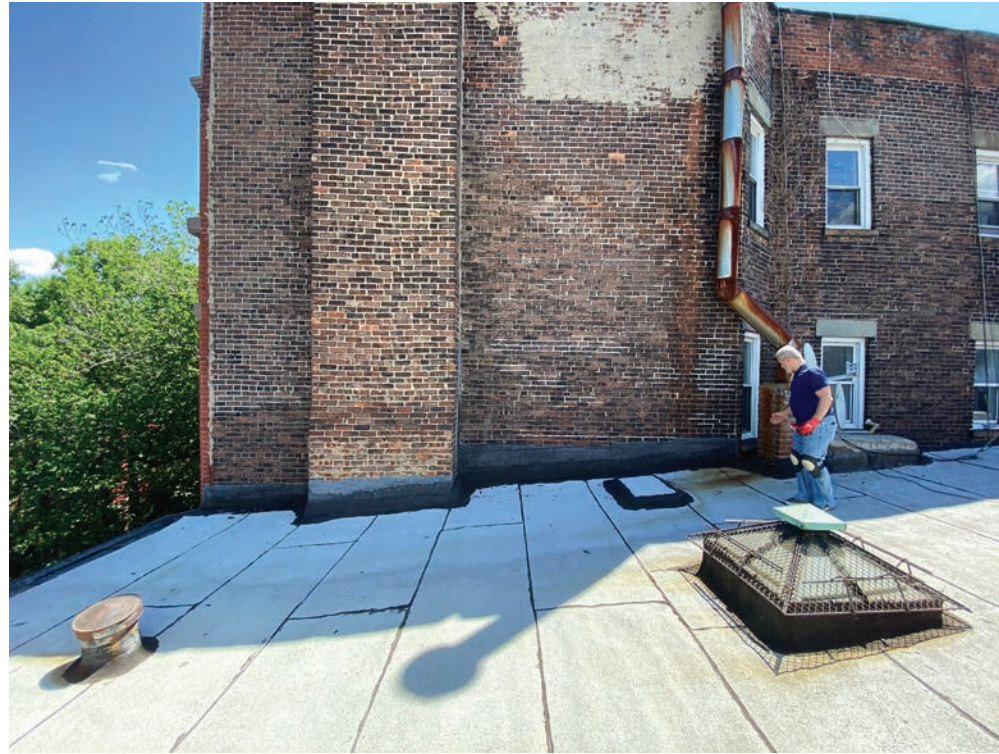
90 CHARLES STREET: EXISTING BUILDING SECTION

-  PROPERTY LINE
-  EXISTING MASONRY WALL
-  INTERIOR PARTITION
-  PLASTER / FURRING

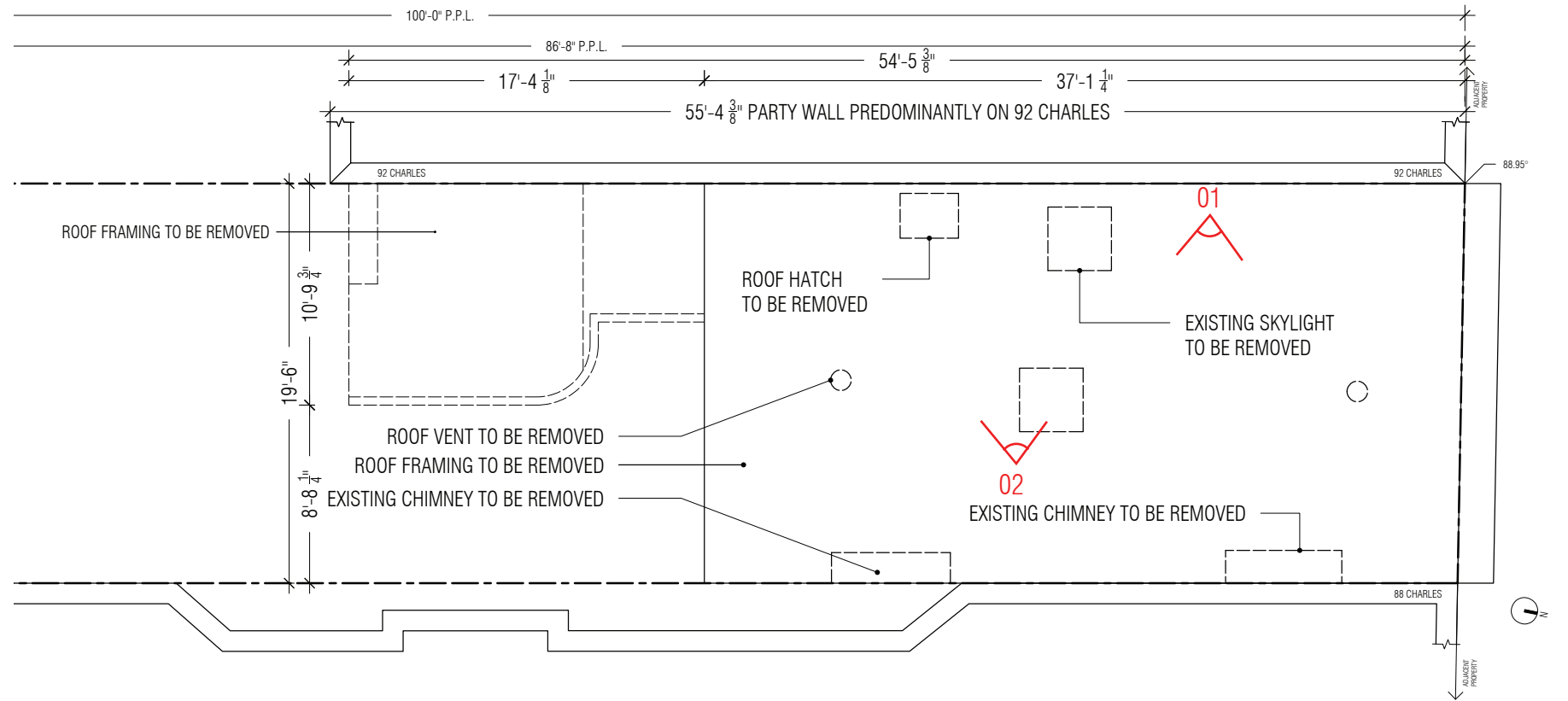


EXISTING BUILDING SECTION

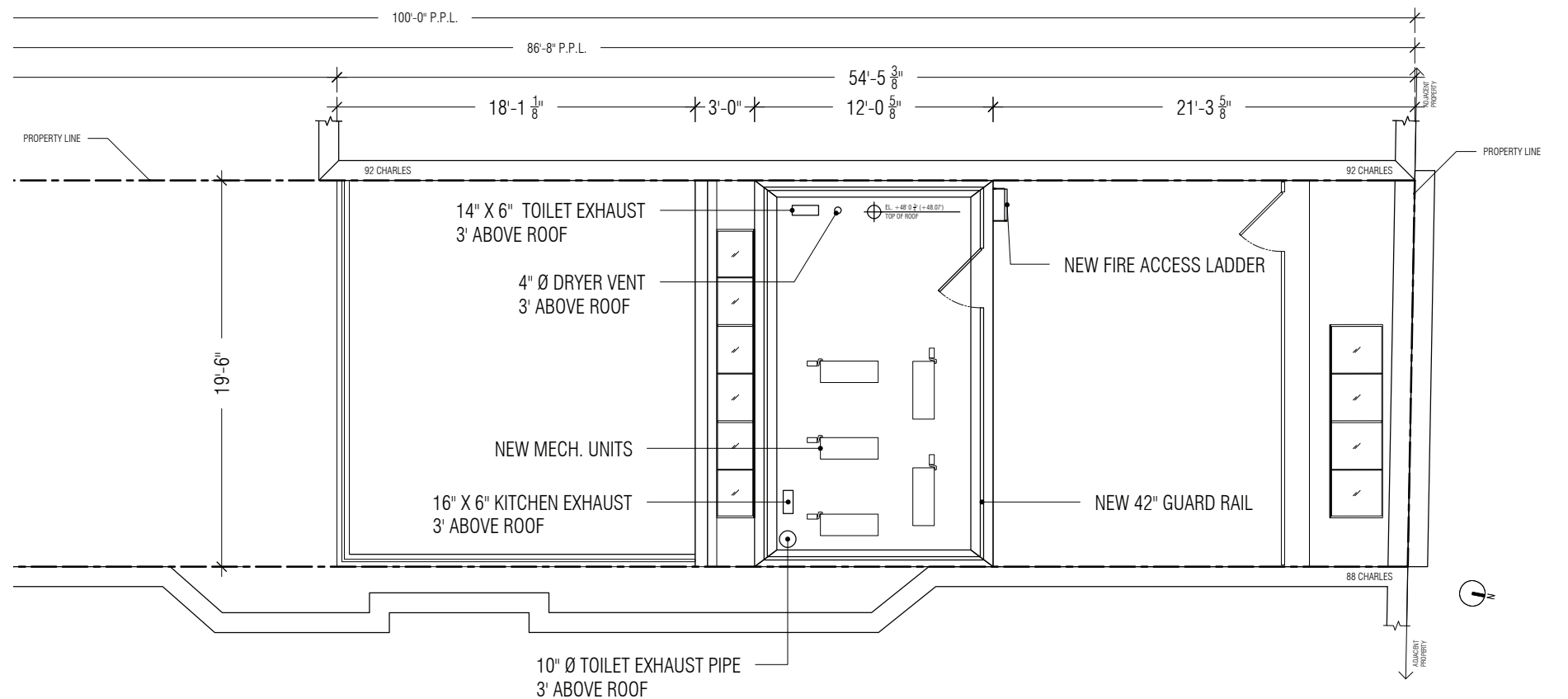
90 CHARLES STREET: EXISTING & PROPOSED ROOF PLAN



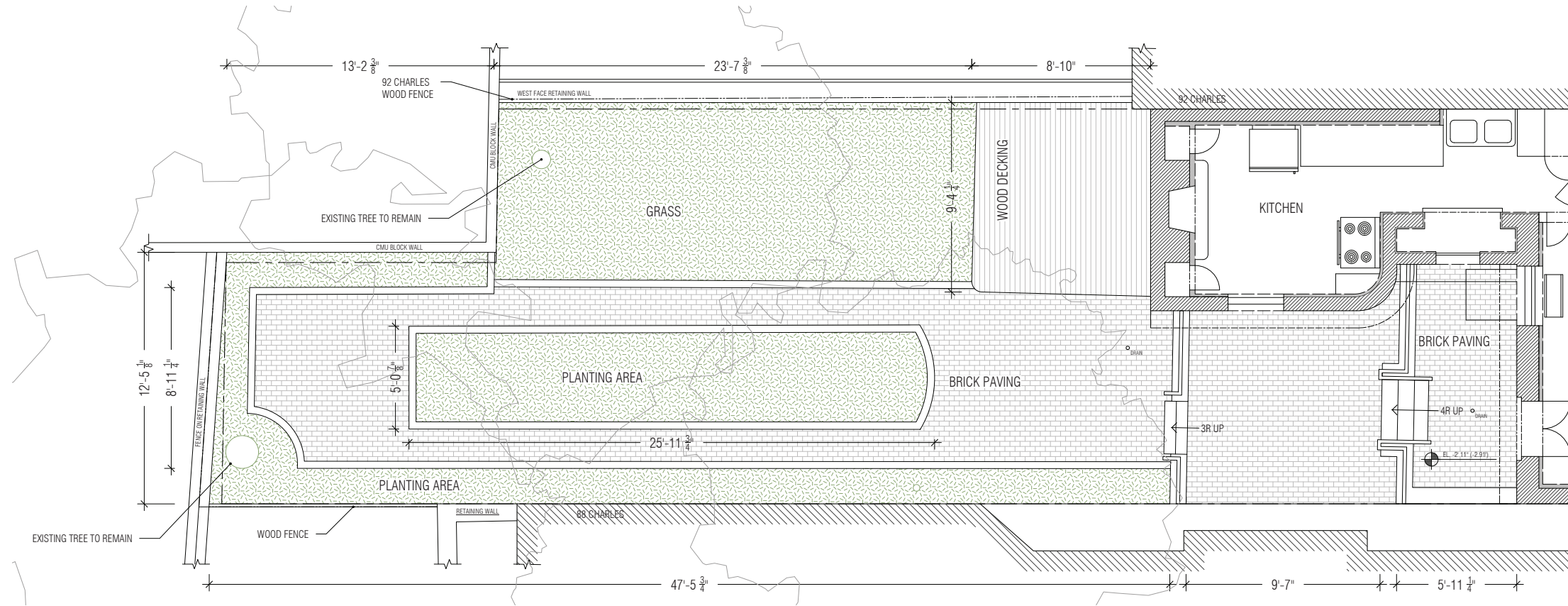
01. EXISTING ROOF TOP LOOKING EAST



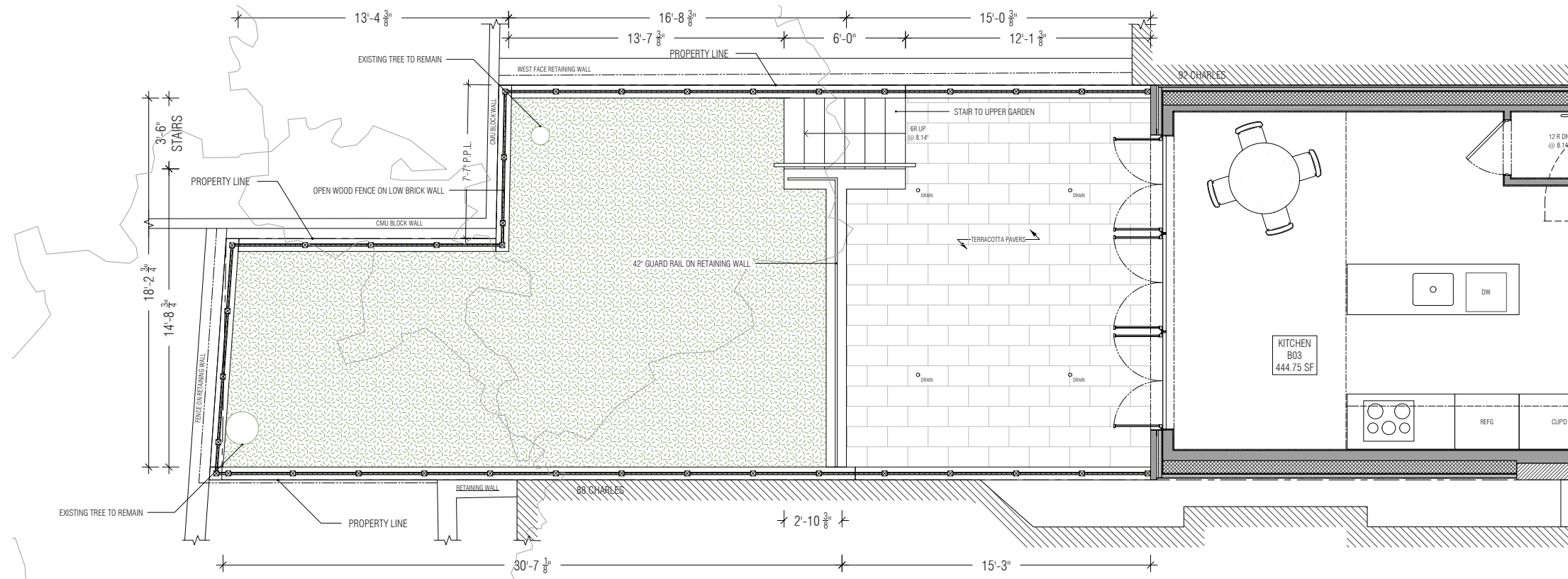
02. EXISTING ROOF TOP LOOKING WEST



90 CHARLES STREET: EXISTING AND PROPOSED REAR YARD PLAN

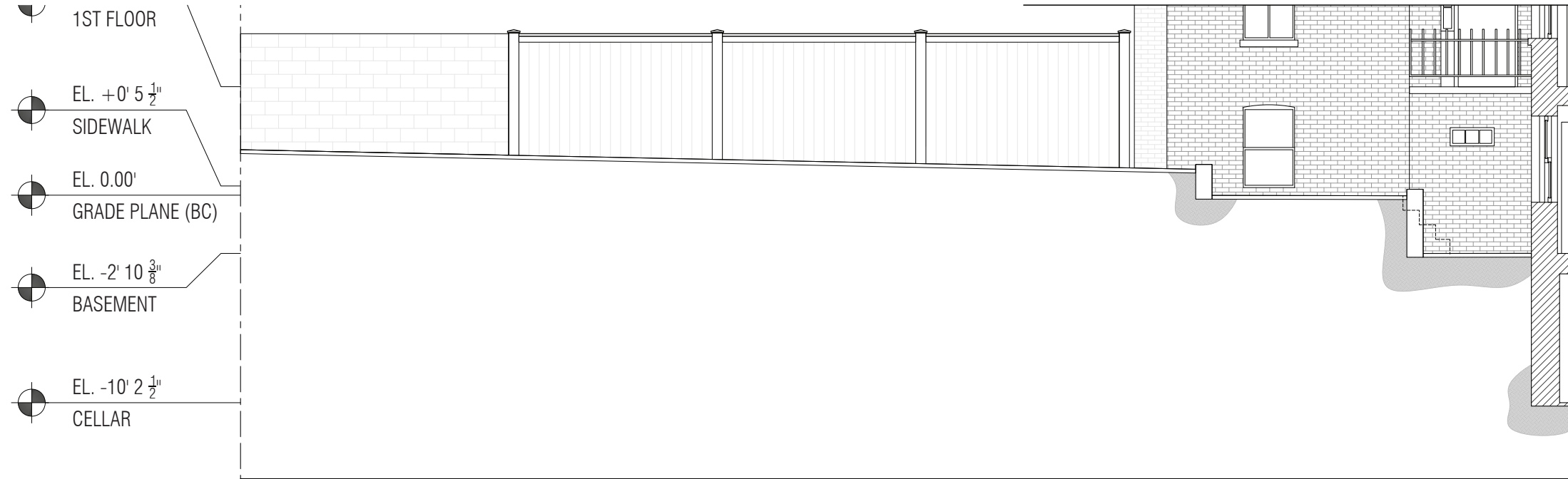


EXISTING REAR YARD PLAN

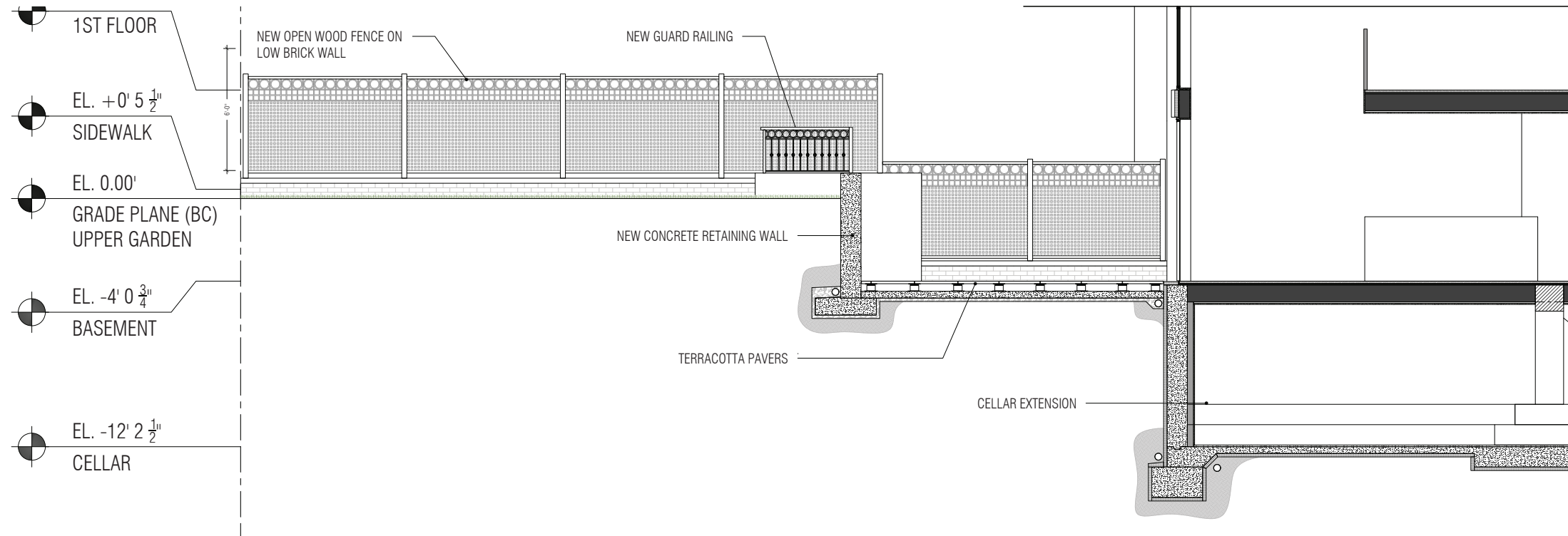


CURRENT PROPOSED REAR YARD PLAN

90 CHARLES STREET: EXISTING AND PROPOSED REAR YARD SECTION

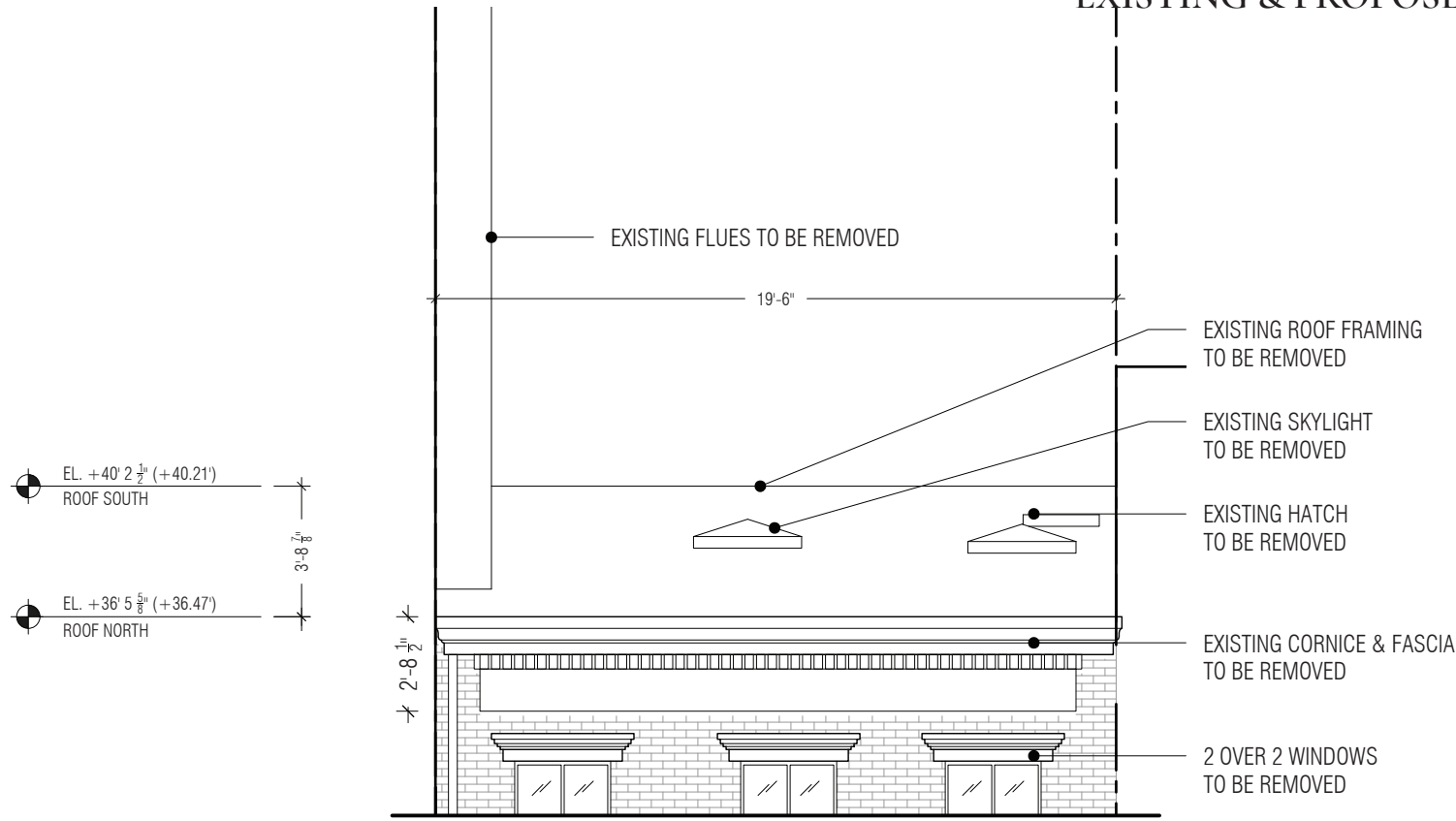


EXISTING REAR YARD LONGITUDINAL SECTION

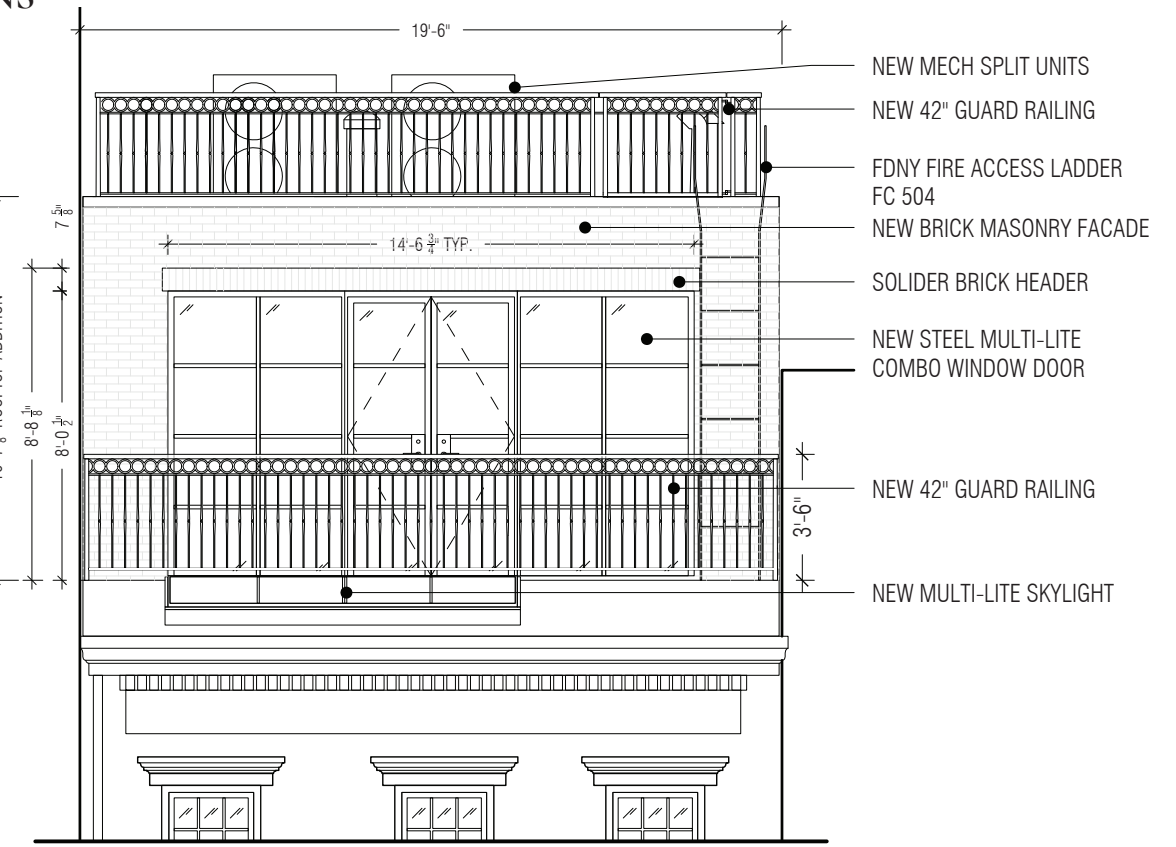
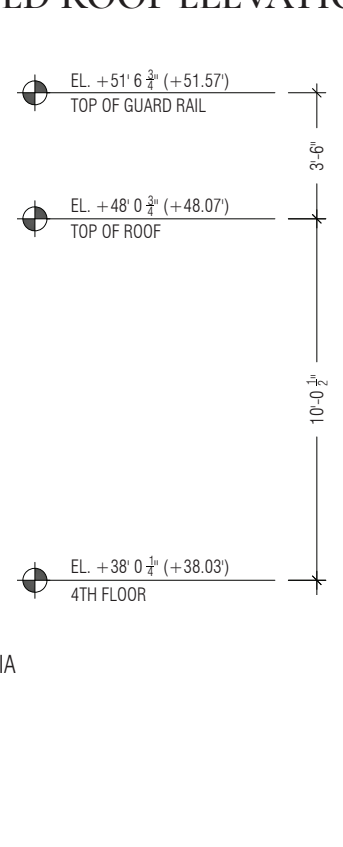


CURRENT PROPOSED REAR YARD LONGITUDINAL SECTION

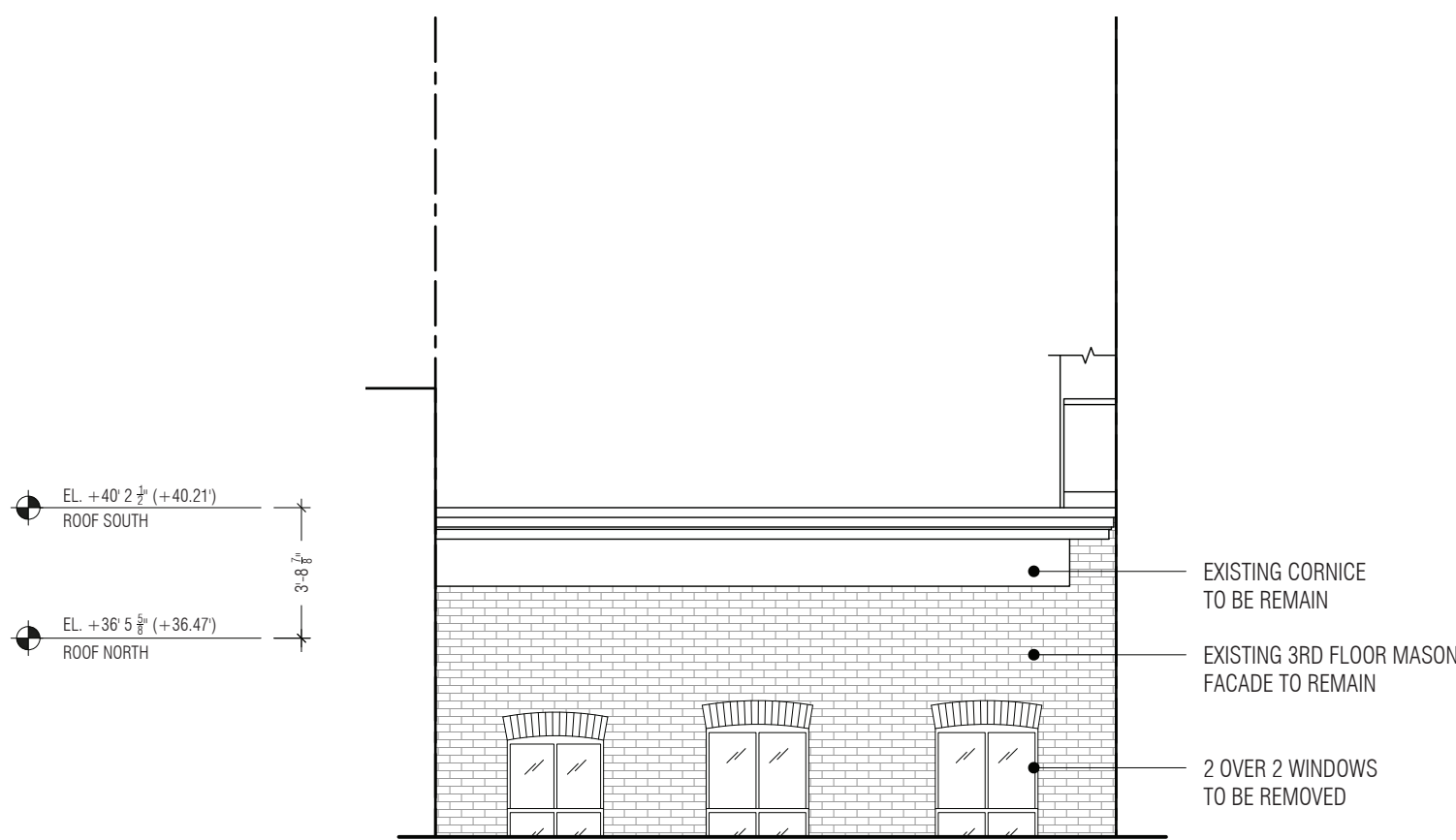
90 CHARLES STREET: EXISTING & PROPOSED ROOF ELEVATIONS



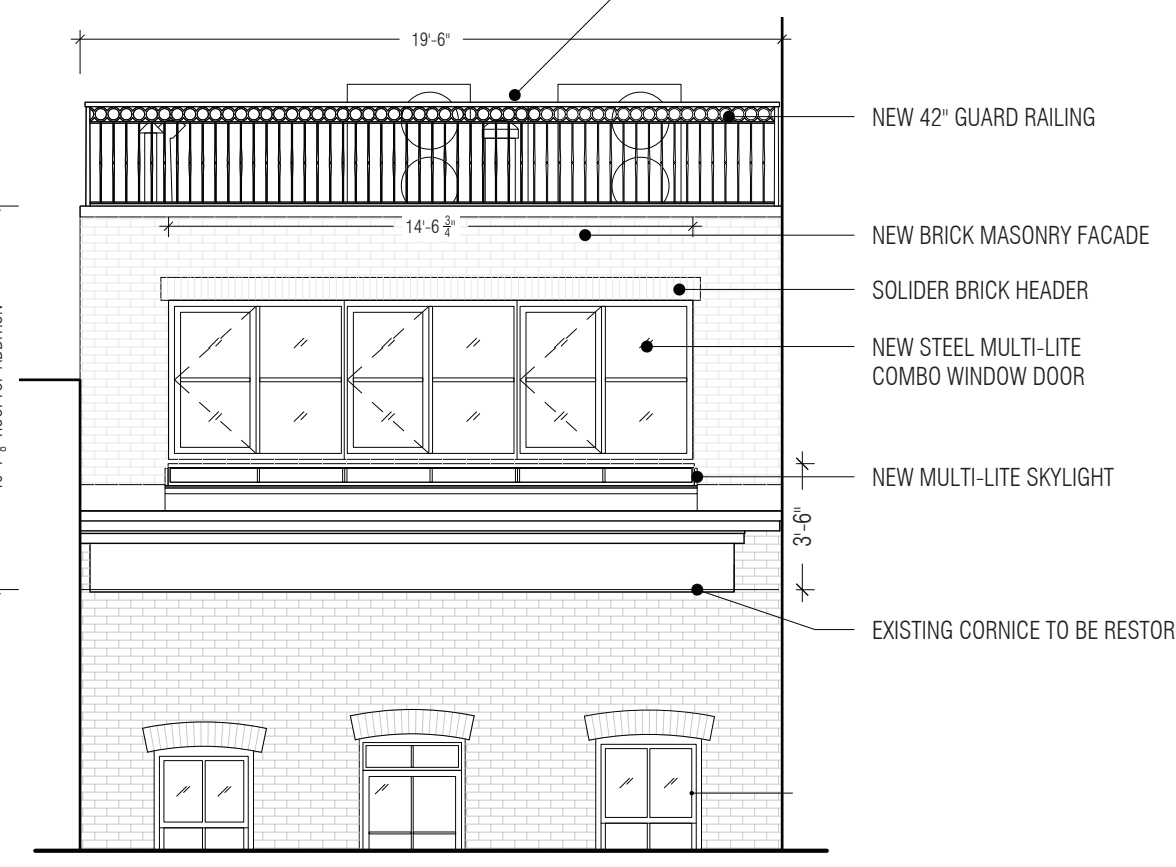
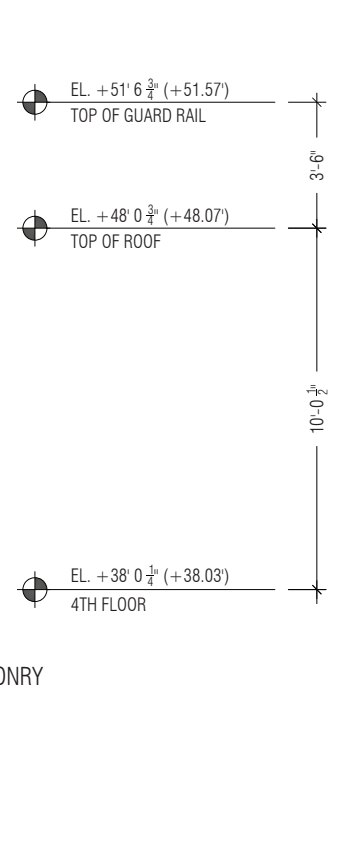
EXISTING ROOF - NORTH ELEVATION



PROPOSED ROOF - NORTH ELEVATION

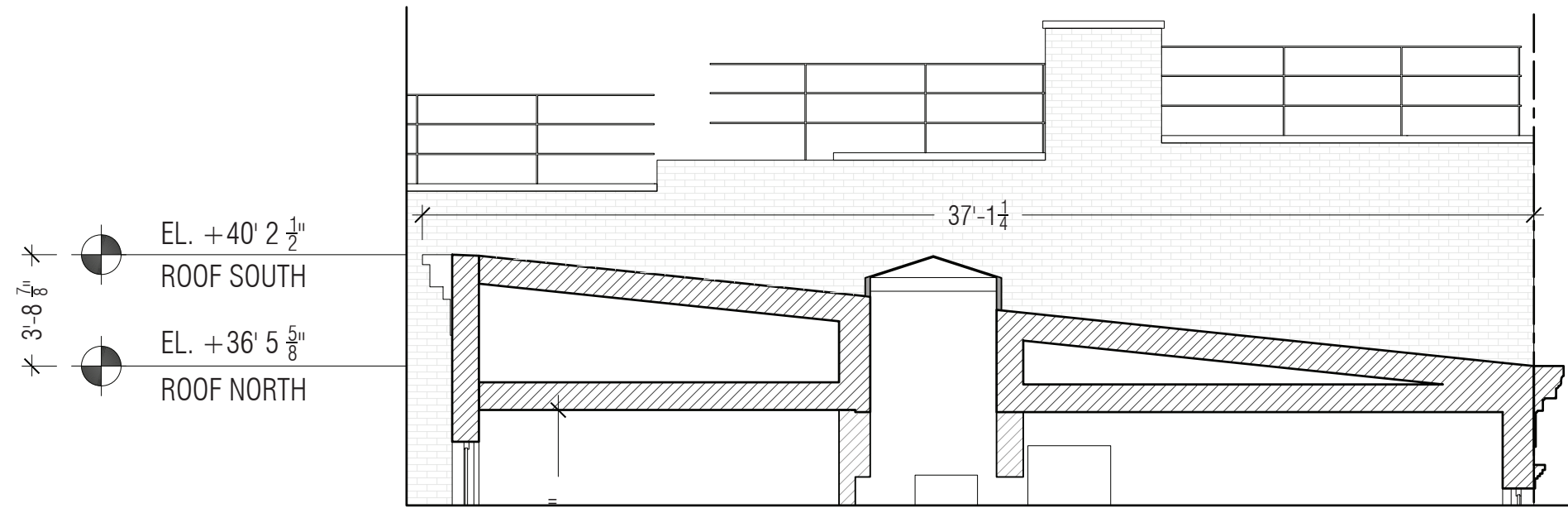


EXISTING ROOF - SOUTH ELEVATION

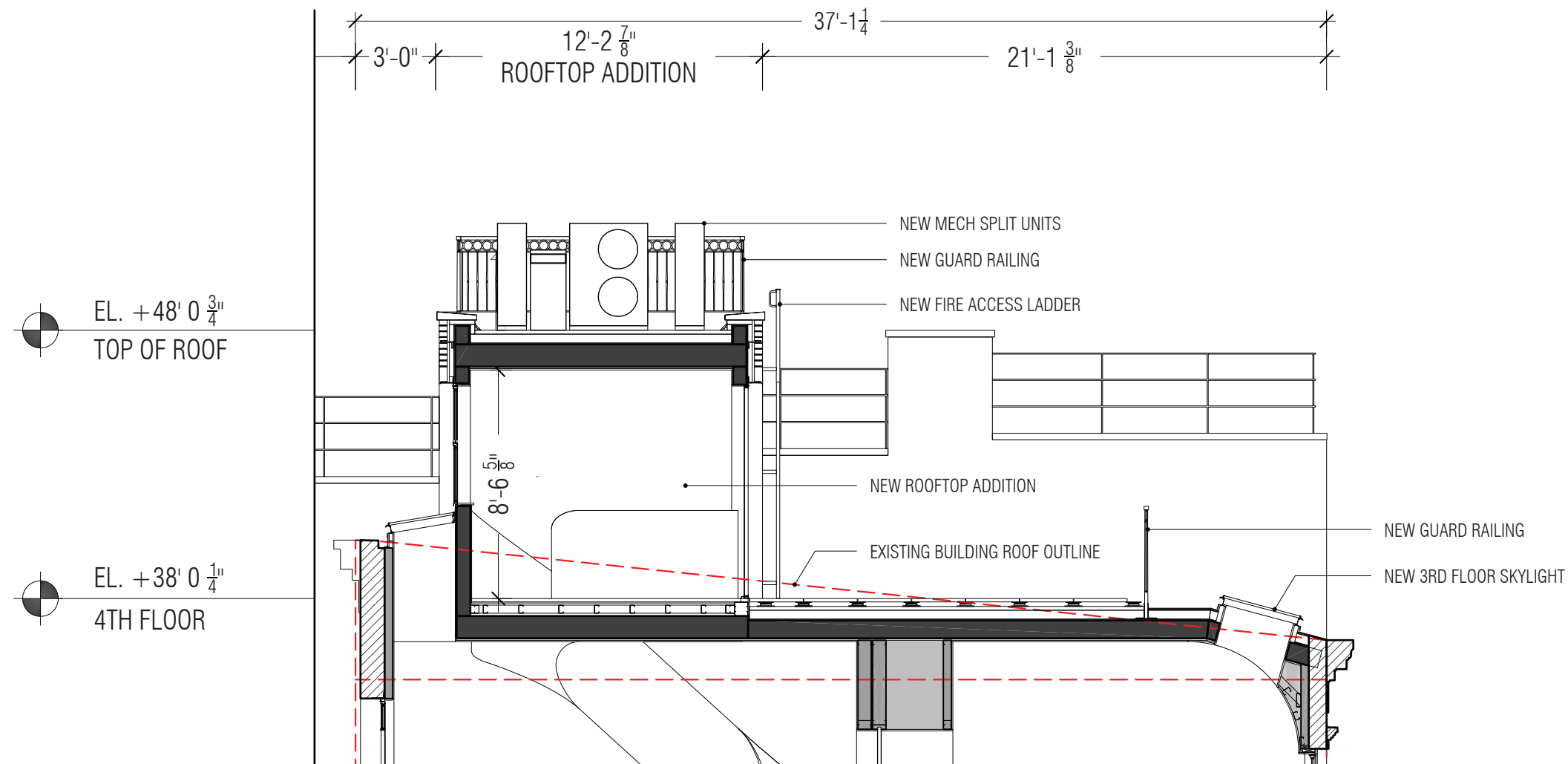


PROPOSED ROOF - SOUTH ELEVATION

90 CHARLES STREET:
EXISTING & PROPOSED ROOF SECTIONS



EXISTING ROOF - LONGITUDINAL SECTION



PROPOSED ROOF - LONGITUDINAL SECTION

The current proposal is:

Preservation Department – Item 1, LPC-21-10678

90 Charles Street – Greenwich Village Historic District
Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed