

January 10th, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-23-03624

79-81 Charles Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 820 9880 8731

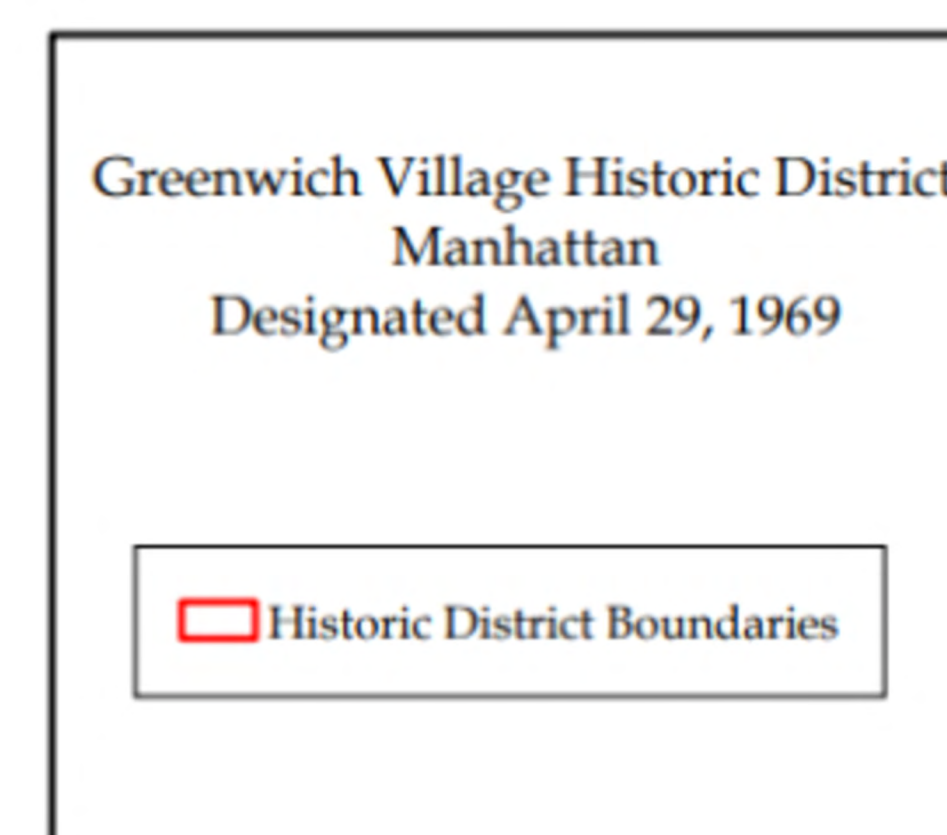
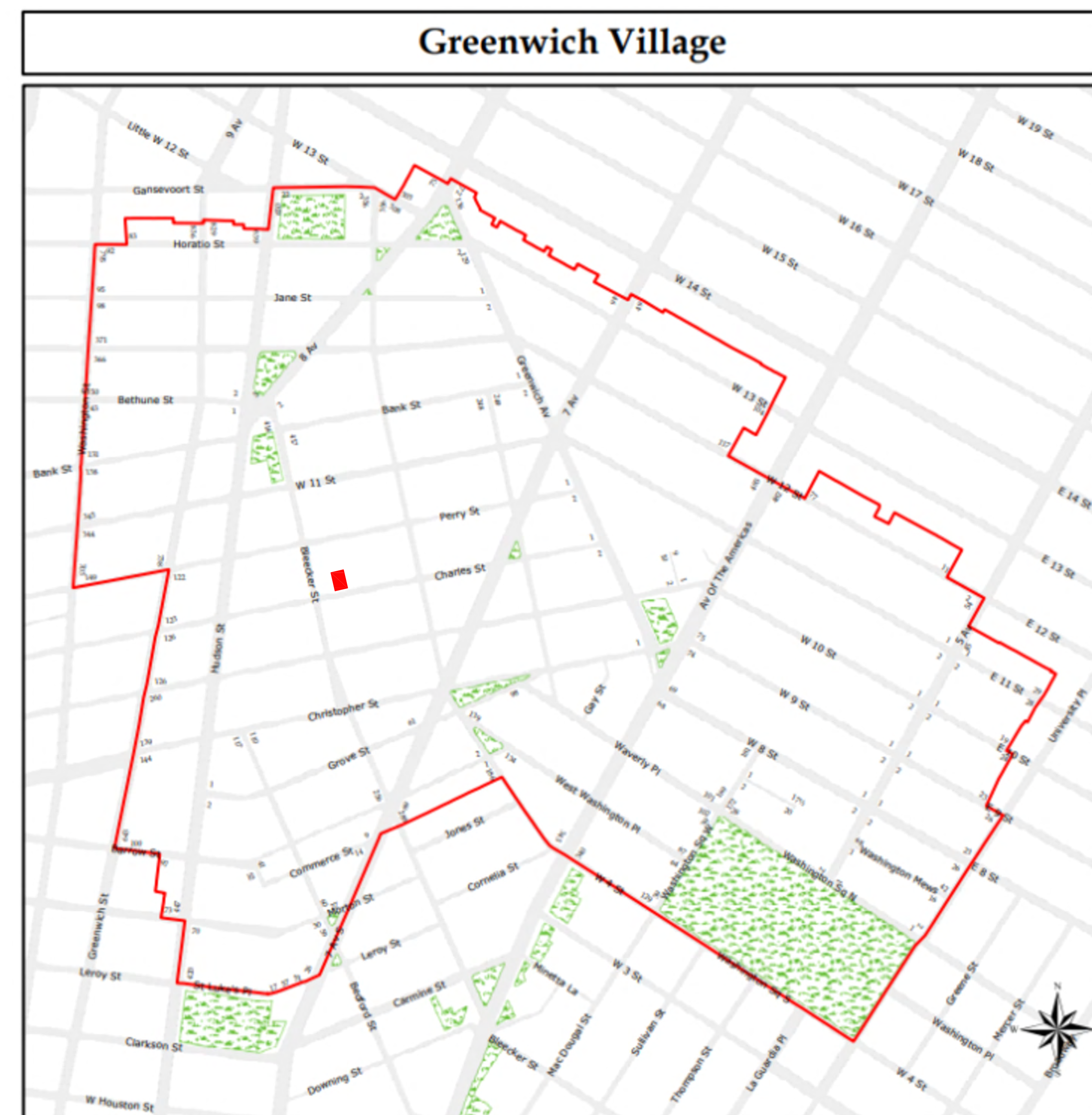
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HISTORIC DISTRICT MAP

79 - 81 CHARLES STREET

NEW YORK, NY



79 - 81 CHARLES STREET

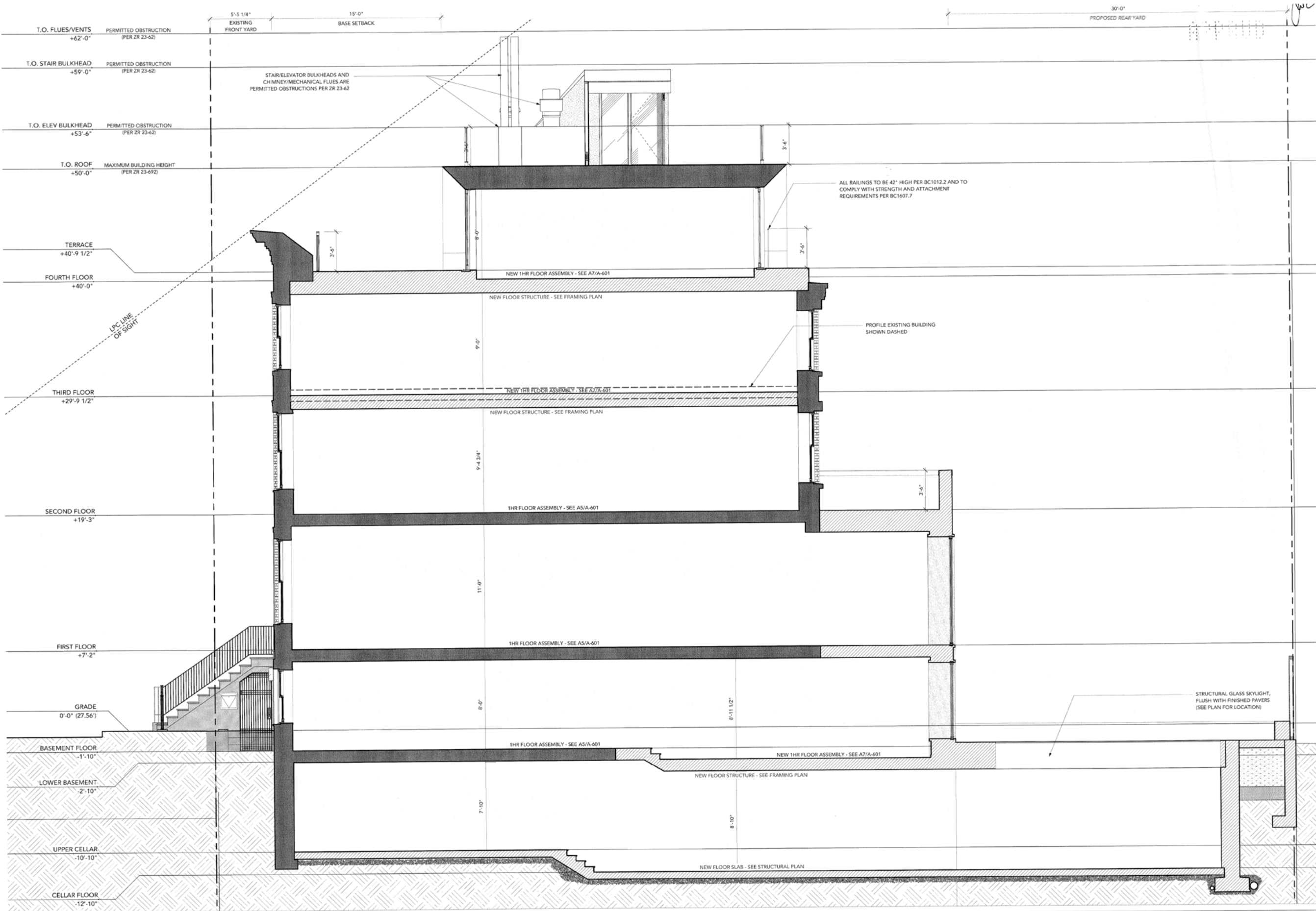
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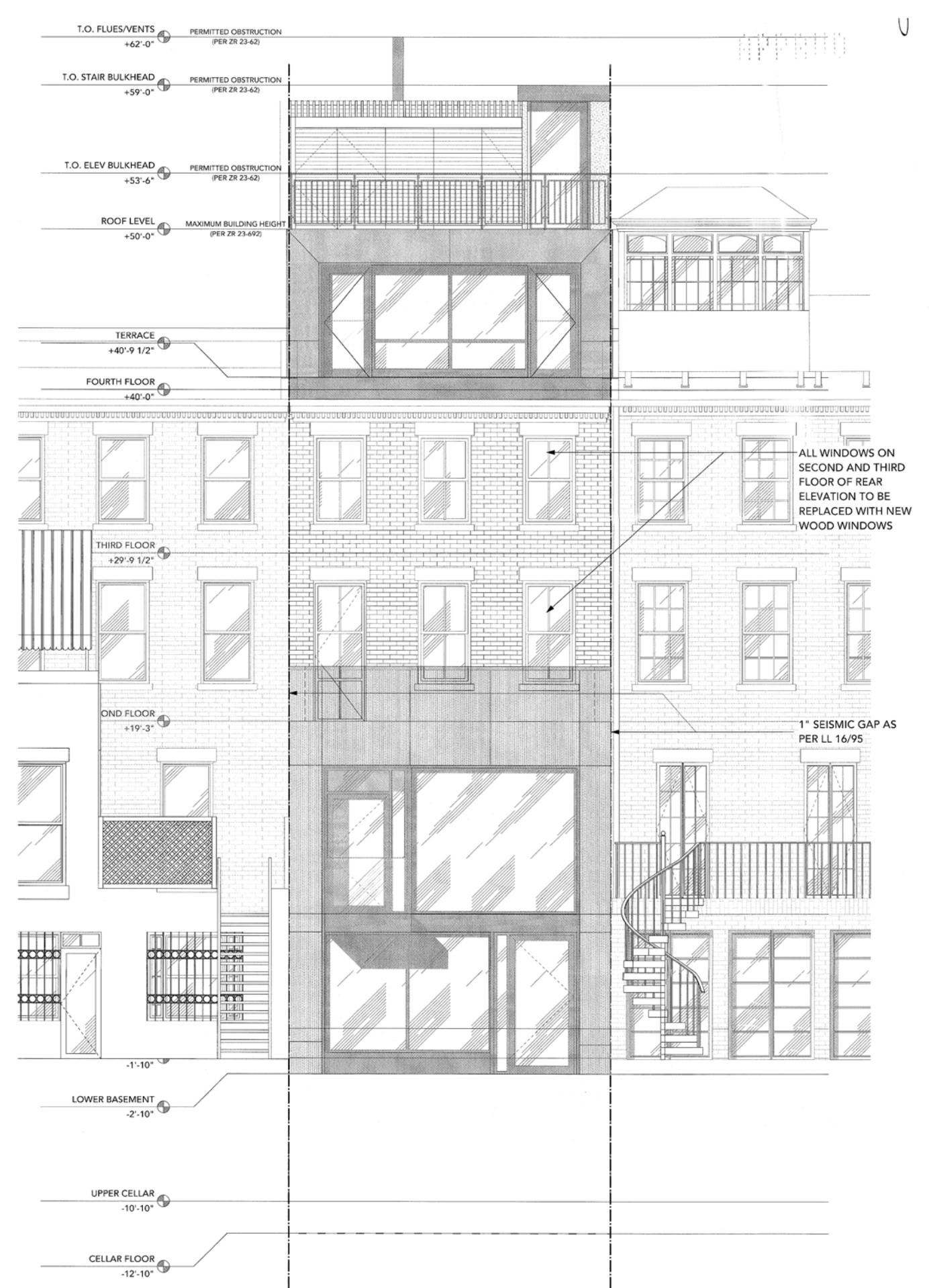
81 CHARLES STREET: PREVIOUS APPROVAL



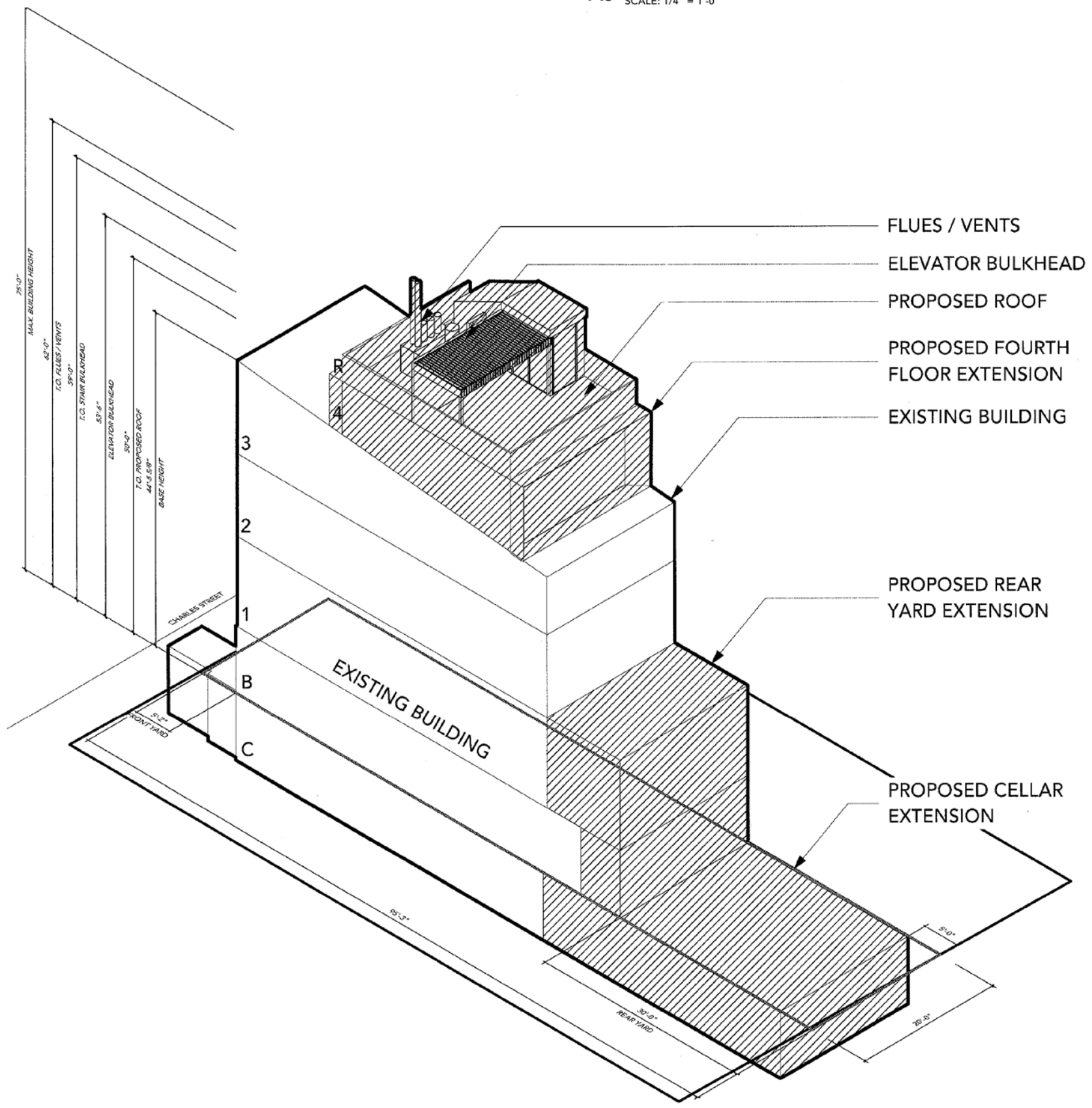
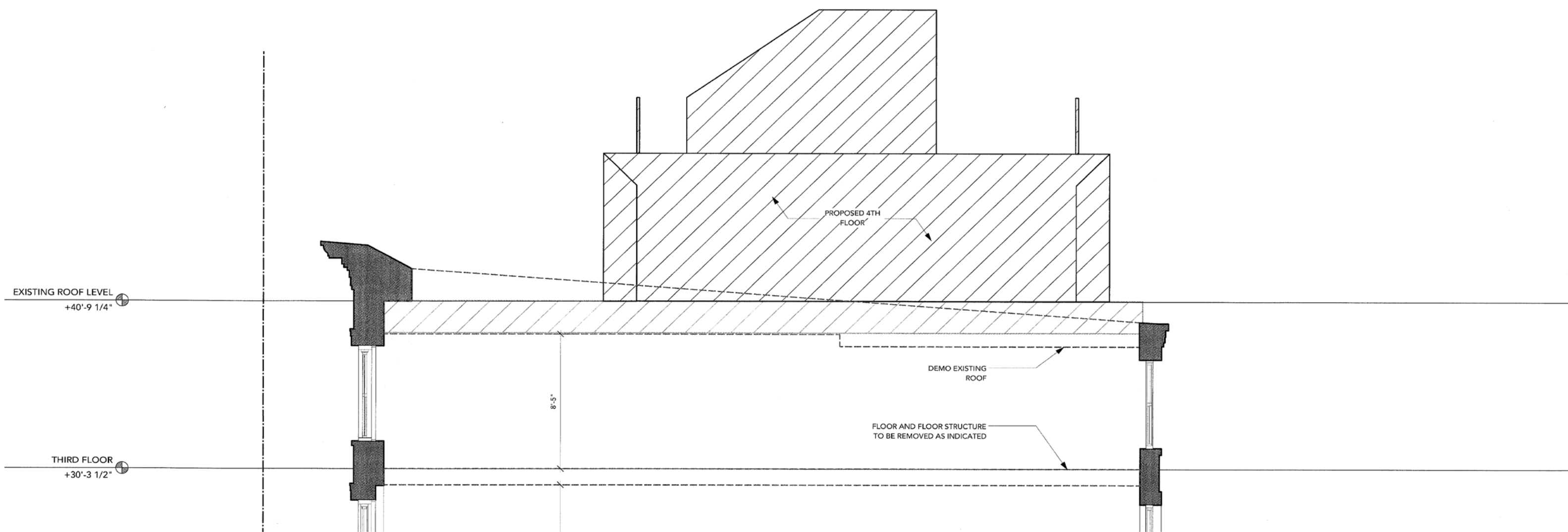
A1 PROPOSED BUILDING SECTION
SCALE: 3/16" = 1'-0"



A5 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



A5 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



A1 AXONOMETRIC DIAGRAM
SCALE: N.T.S.

79 - 81 CHARLES STREET

NEW YORK, NY

TAX PHOTOS



81 Charles Street, ca. 1940 (NYC Municipal Archives)



79 Charles Street, ca. 1940 (NYC Municipal Archives)

79 - 81 CHARLES STREET

EXISTING CONDITIONS: FRONT FACADE



79 - 81 CHARLES STREET

NEW YORK, NY

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EXISTING CONDITIONS: FRONT FACADE



79 - 81 CHARLES STREET

NEW YORK, NY

EXISTING CONDITIONS: FRONT FACADE



EXISTING FENCE @ 79 CHARLES



EXISTING FRONT DOOR/ GATE @ 79 CHARLES



EXISTING AREAWAY @ 79 CHARLES



EXISTING FENCE @ 81 CHARLES



EXISTING FRONT DOOR/ GATE @ 81 CHARLES



EXISTING AREAWAY @ 81 CHARLES

79 - 81 CHARLES STREET

NEW YORK, NY

EXISTING CONDITIONS: REAR FACADE



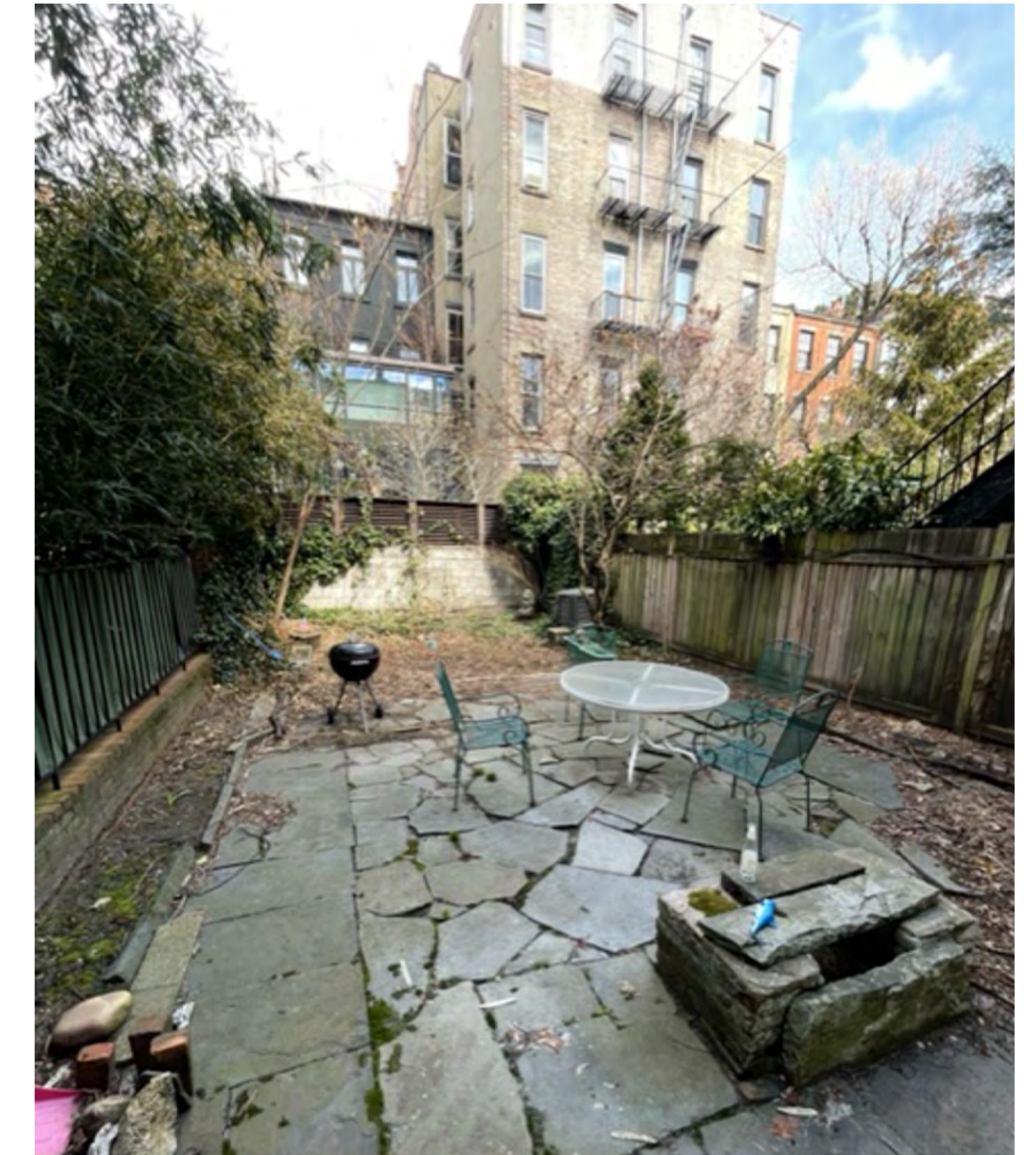
EXISTING FACADE 79 CHARLES ST



EXISTING BACKYARD 79 CHARLES ST



EXISTING FACADE 81 CHARLES ST



EXISTING BACKYARD 81 CHARLES ST



EXISTING BRICK CONDITION 79 CHARLES ST



EXISTING BRICK CONDITION 81 CHARLES ST

79 - 81 CHARLES STREET

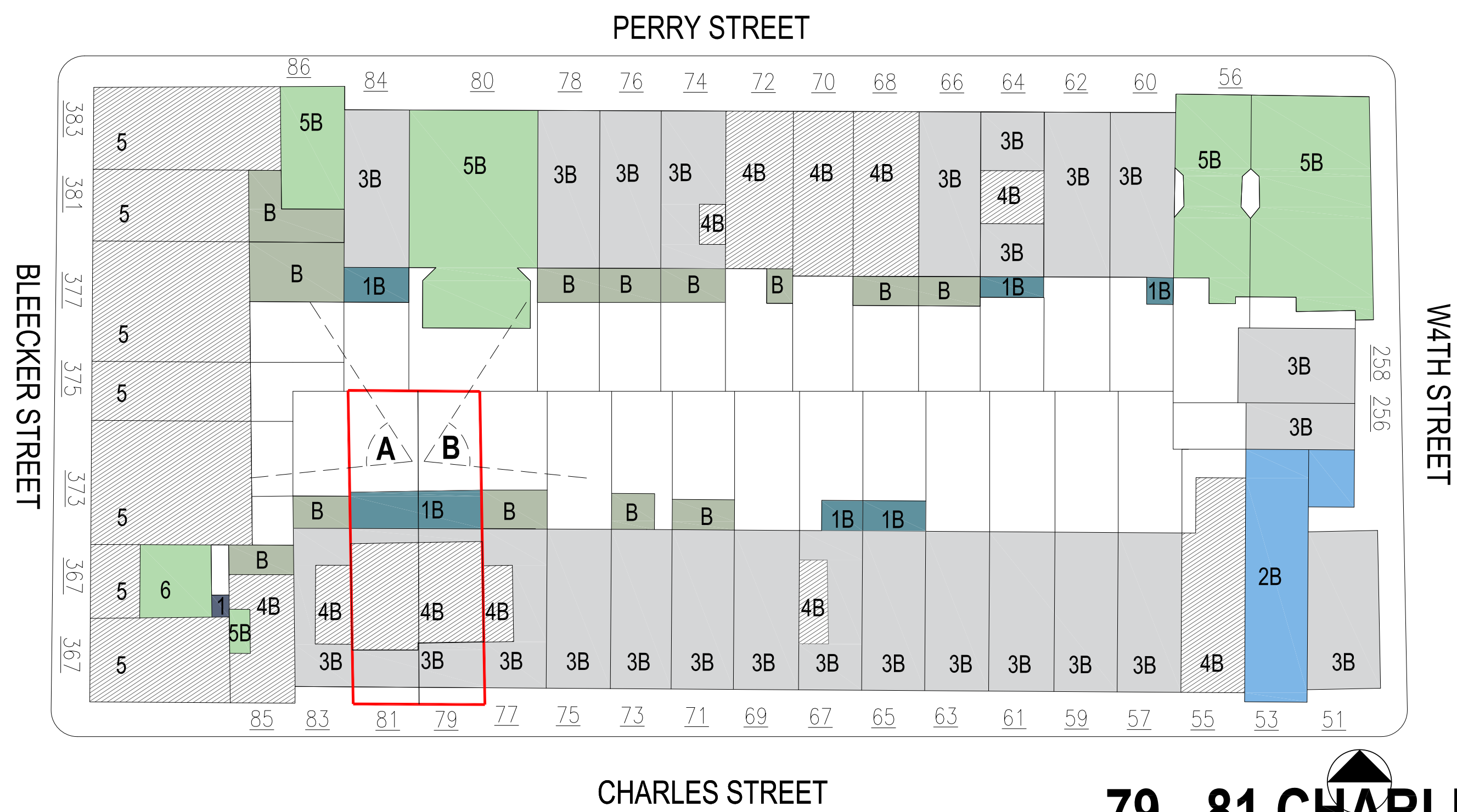
EXISTING REAR YARD CONTEXT



A: EXISTING REAR YARD CONTEXT (LOOKING WEST)



B: EXISTING REAR YARD CONTEXT (LOOKING EAST)



AERIAL MAP

BLOCK CONTEXT: EXISTING REAR YARD EXTENSIONS



67 CHARLES STREET



74 PERRY STREET



86 PERRY STREET



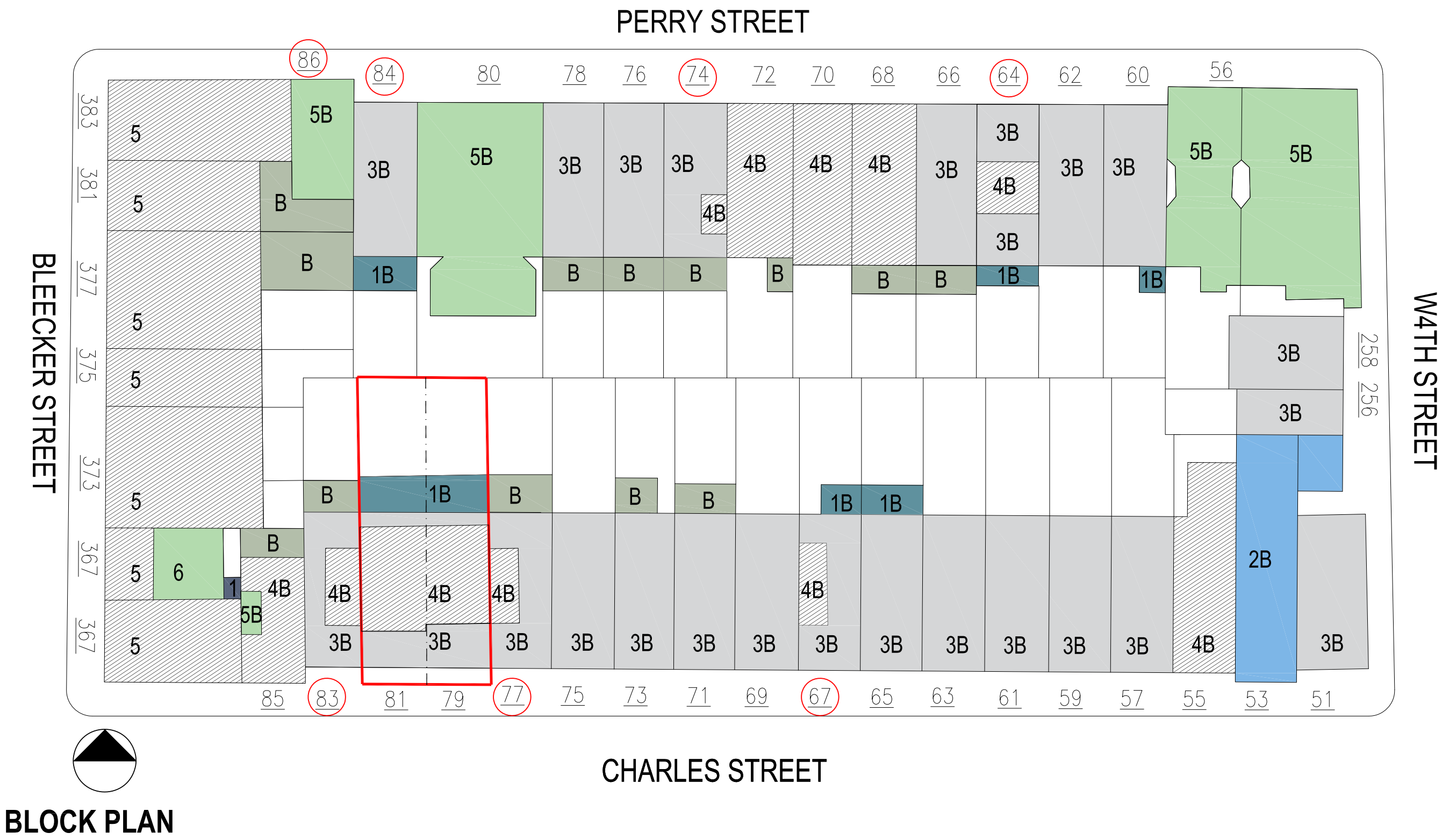
77-83 CHARLES STREET



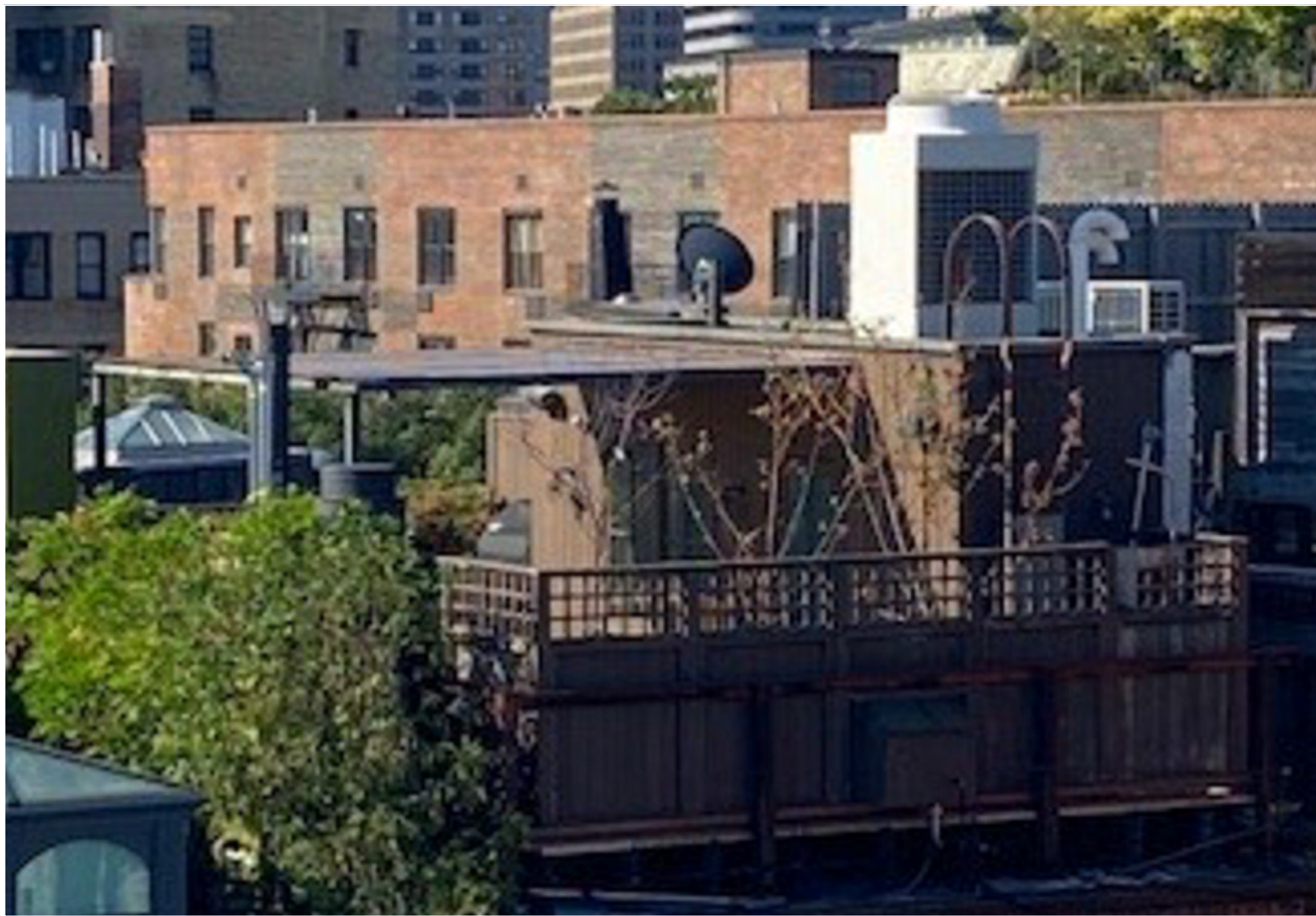
84 PERRY STREET



64 PERRY STREET



BLOCK CONTEXT: EXISTING ROOFTOP ADDITIONS



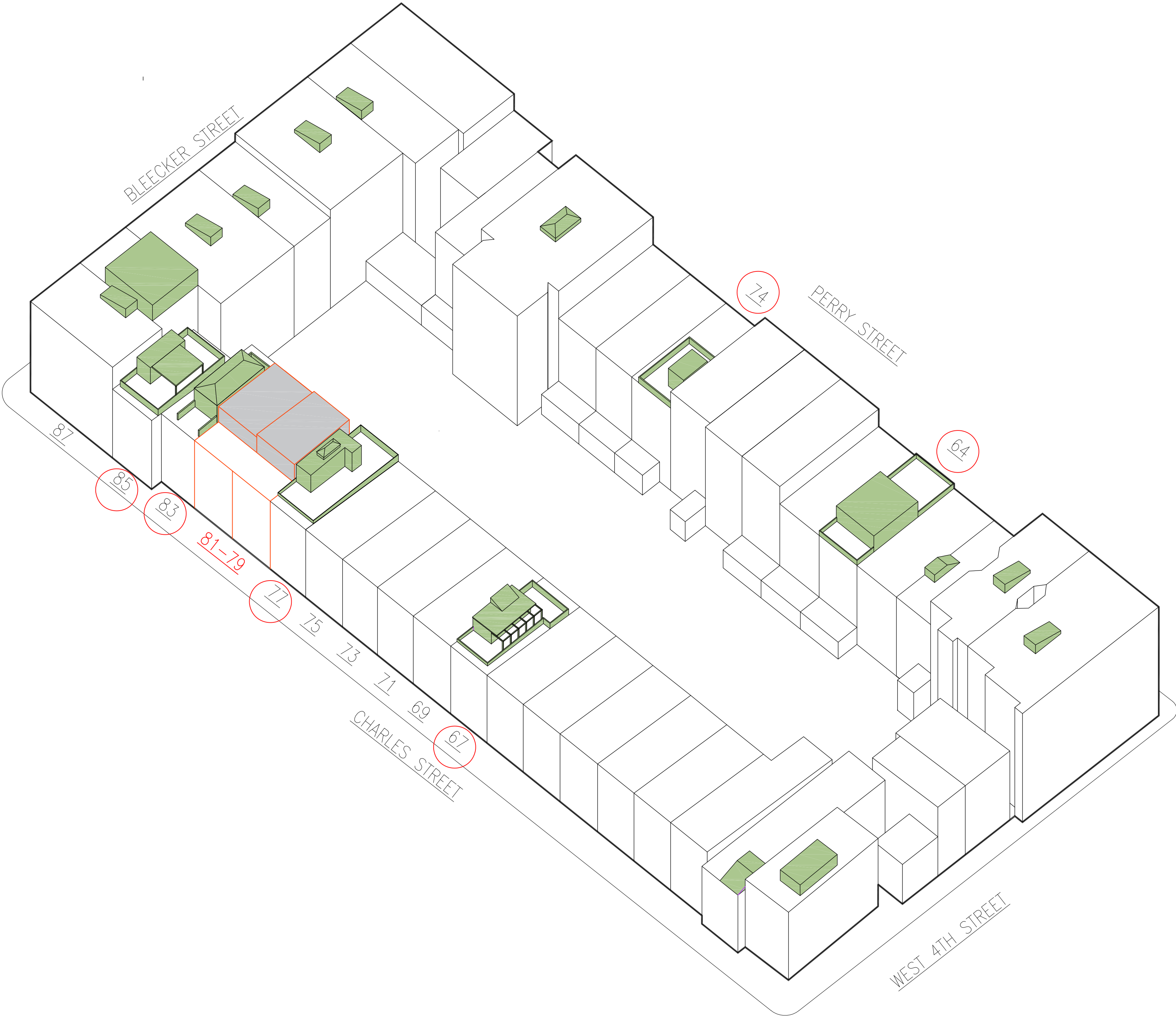
85 CHARLES STREET



83 CHARLES STREET



77 CHARLES STREET



79 - 81 CHARLES STREET



74 PERRY STREET



64 PERRY STREET



67 CHARLES STREET

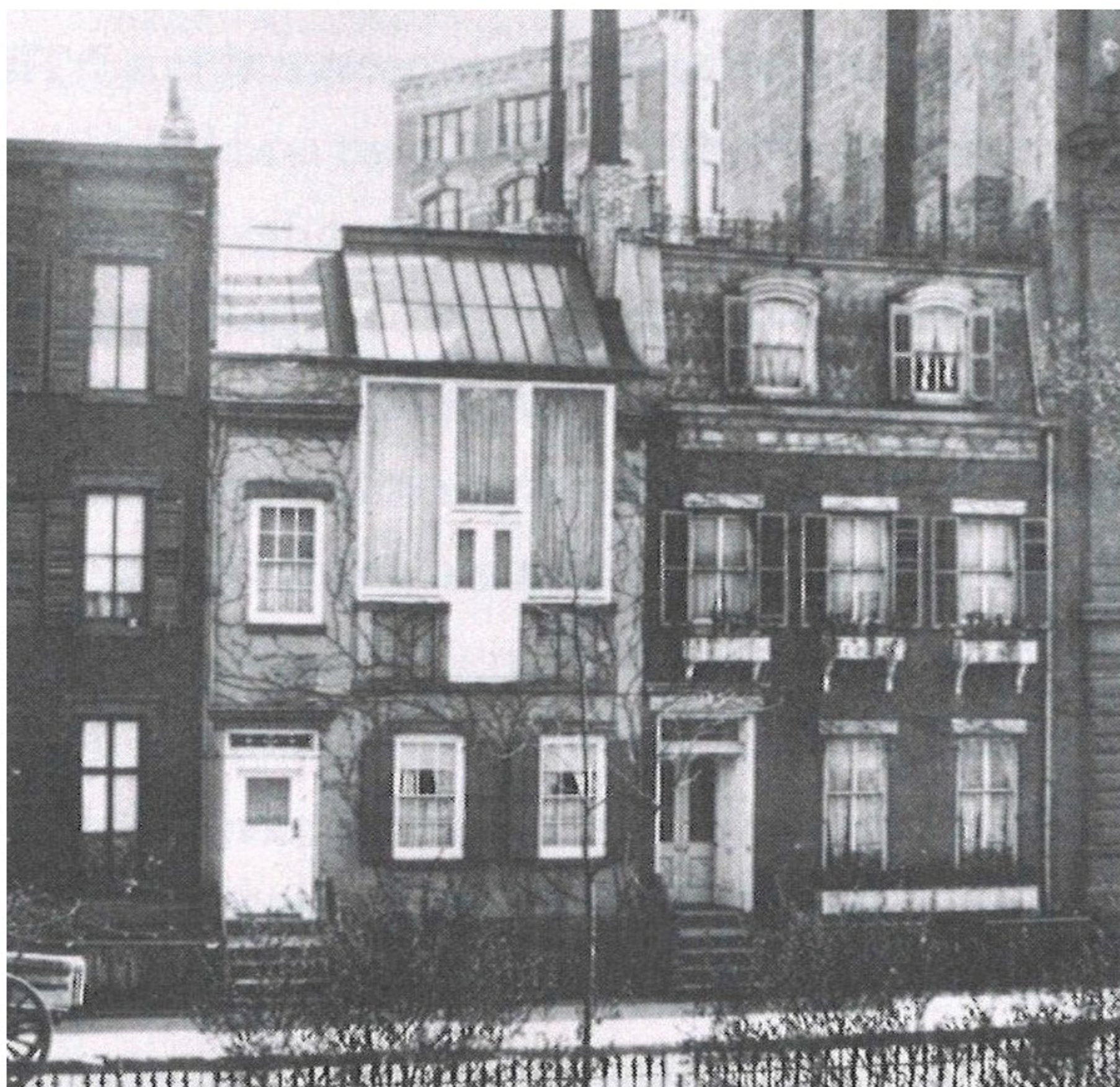
STUDIO WINDOWS PRECEDENTS



73-77 Bedford Street



44 Stuyvesant Street



90 Grove Street



235 West 11th Street



62 West 9th Street

79 - 81 CHARLES STREET

EXISTING FRONT FACADE



79 - 81 CHARLES STREET

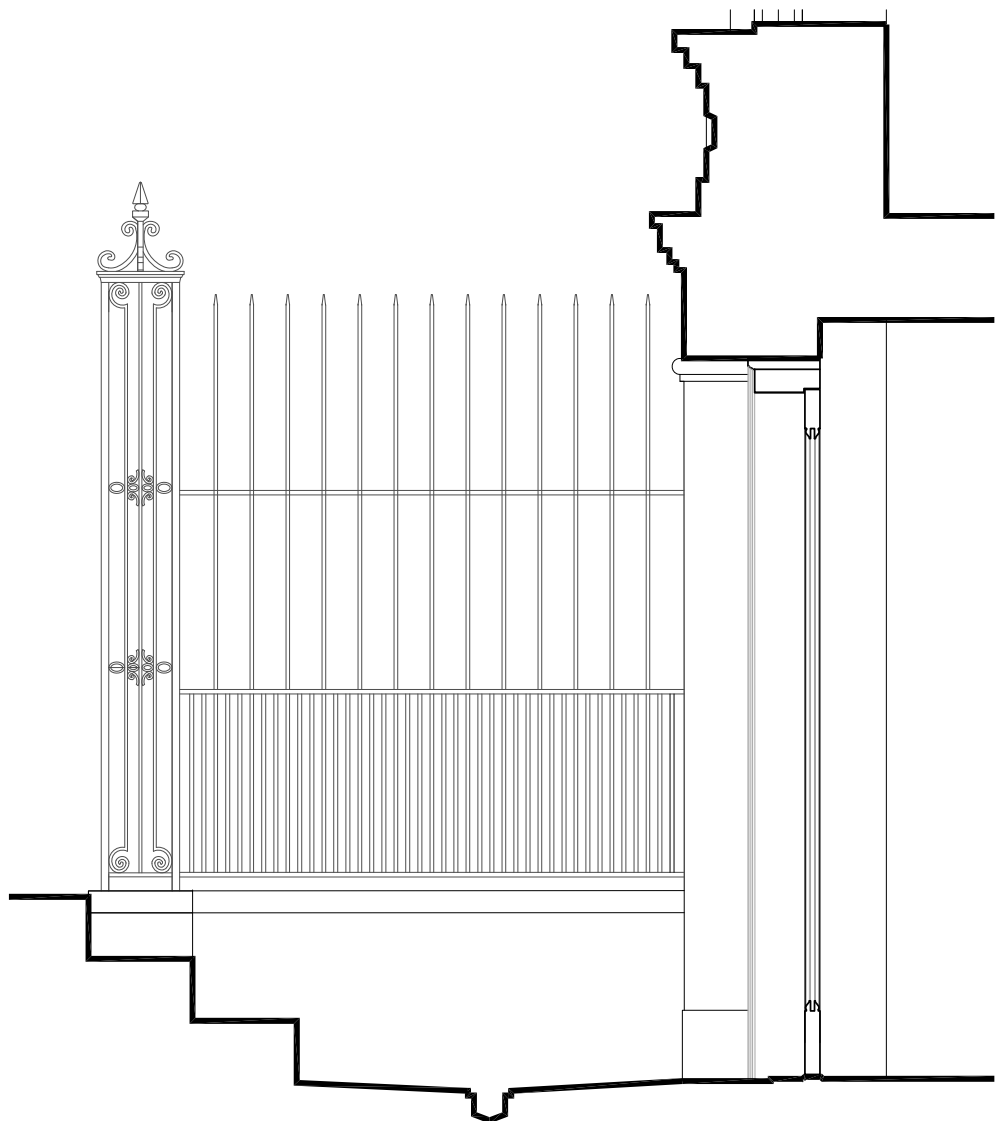
PROPOSED FRONT FACADE



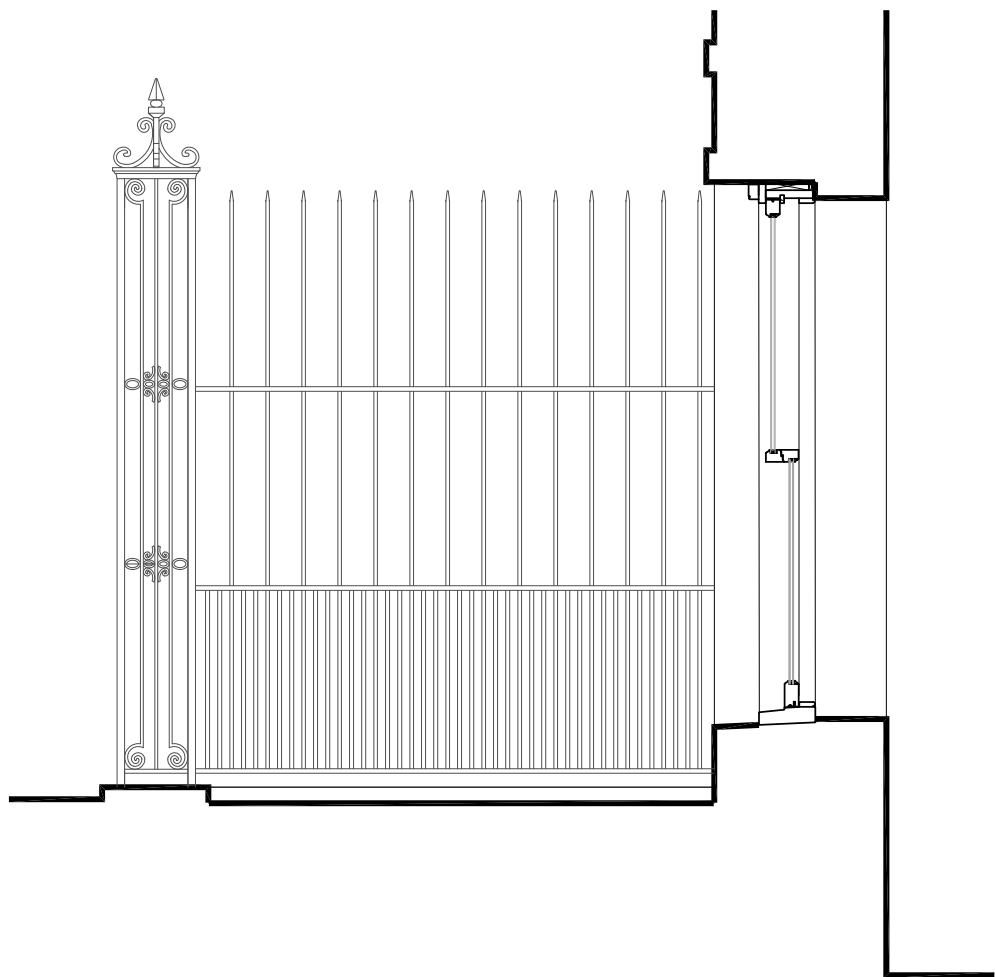
79 - 81 CHARLES STREET

NEW YORK, NY

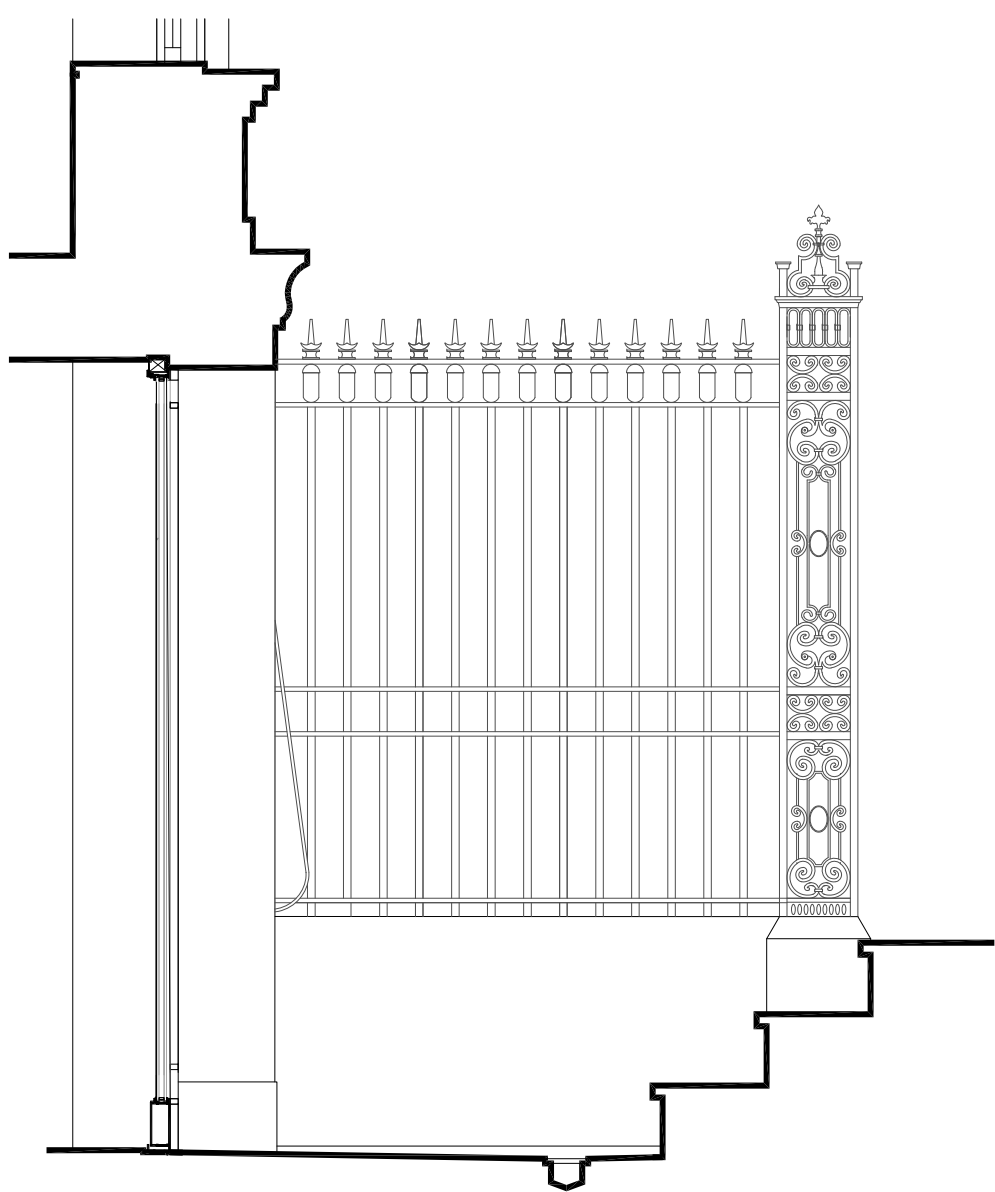
EXISTING AREAWAY



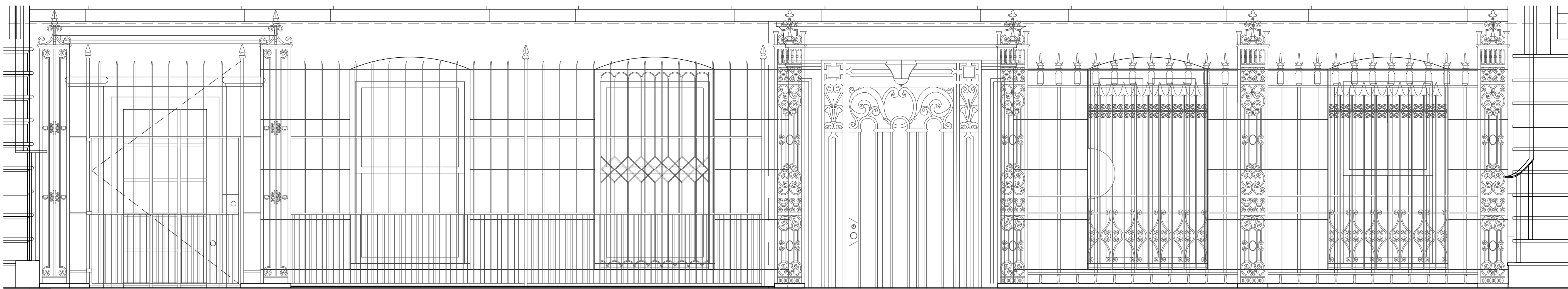
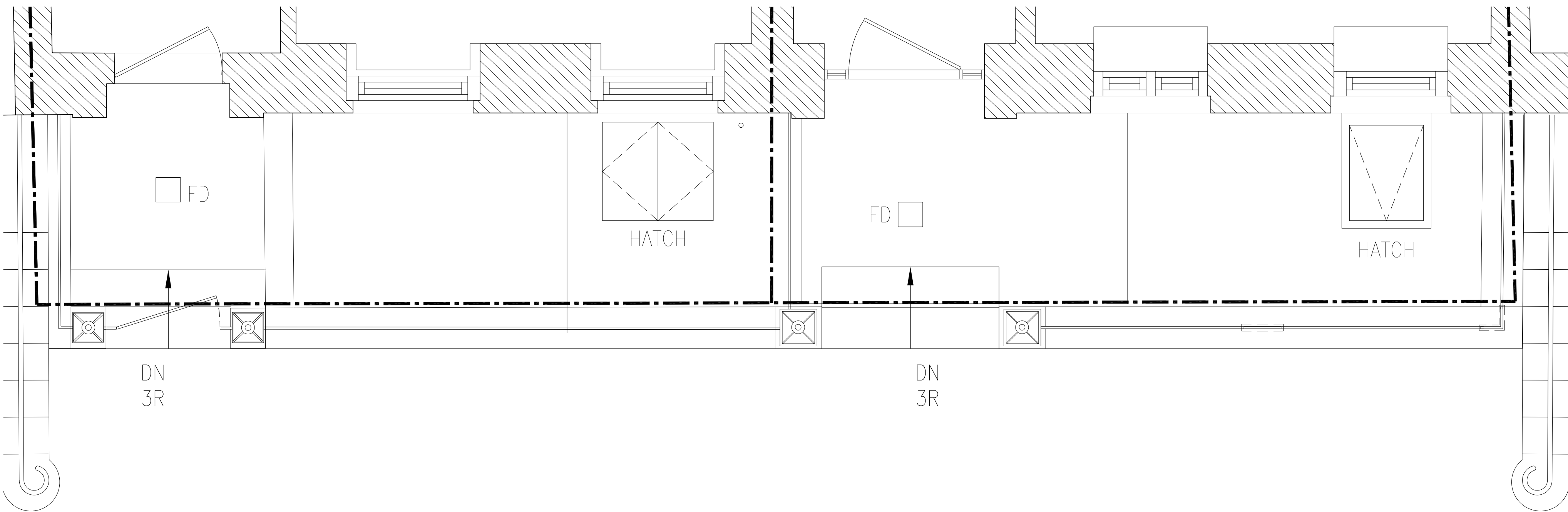
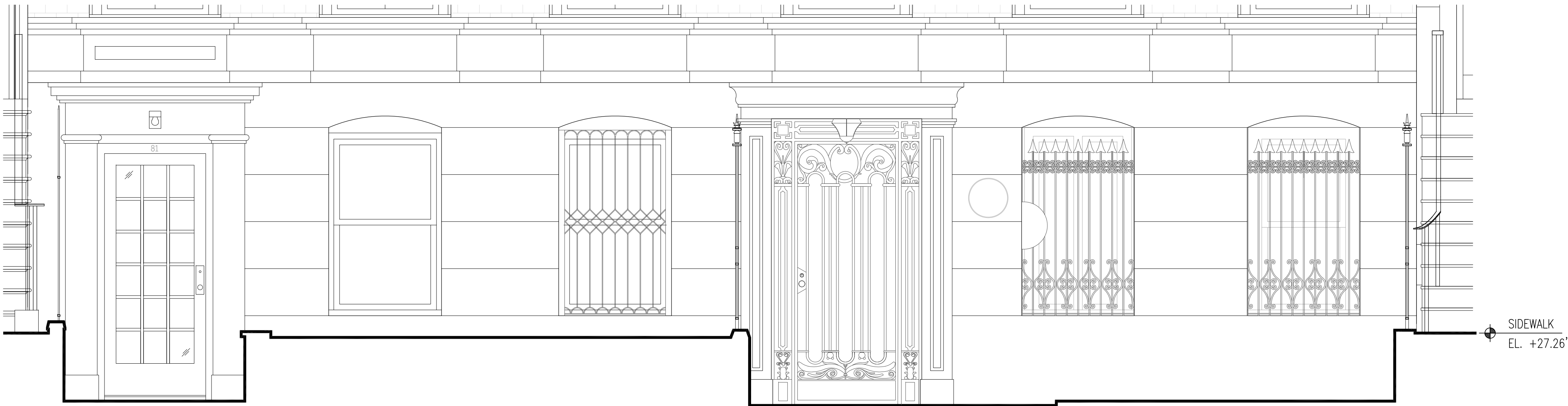
EXISTING AREAWAY @ 81 CHARLES



EXISTING AREAWAY @ 81 CHARLES



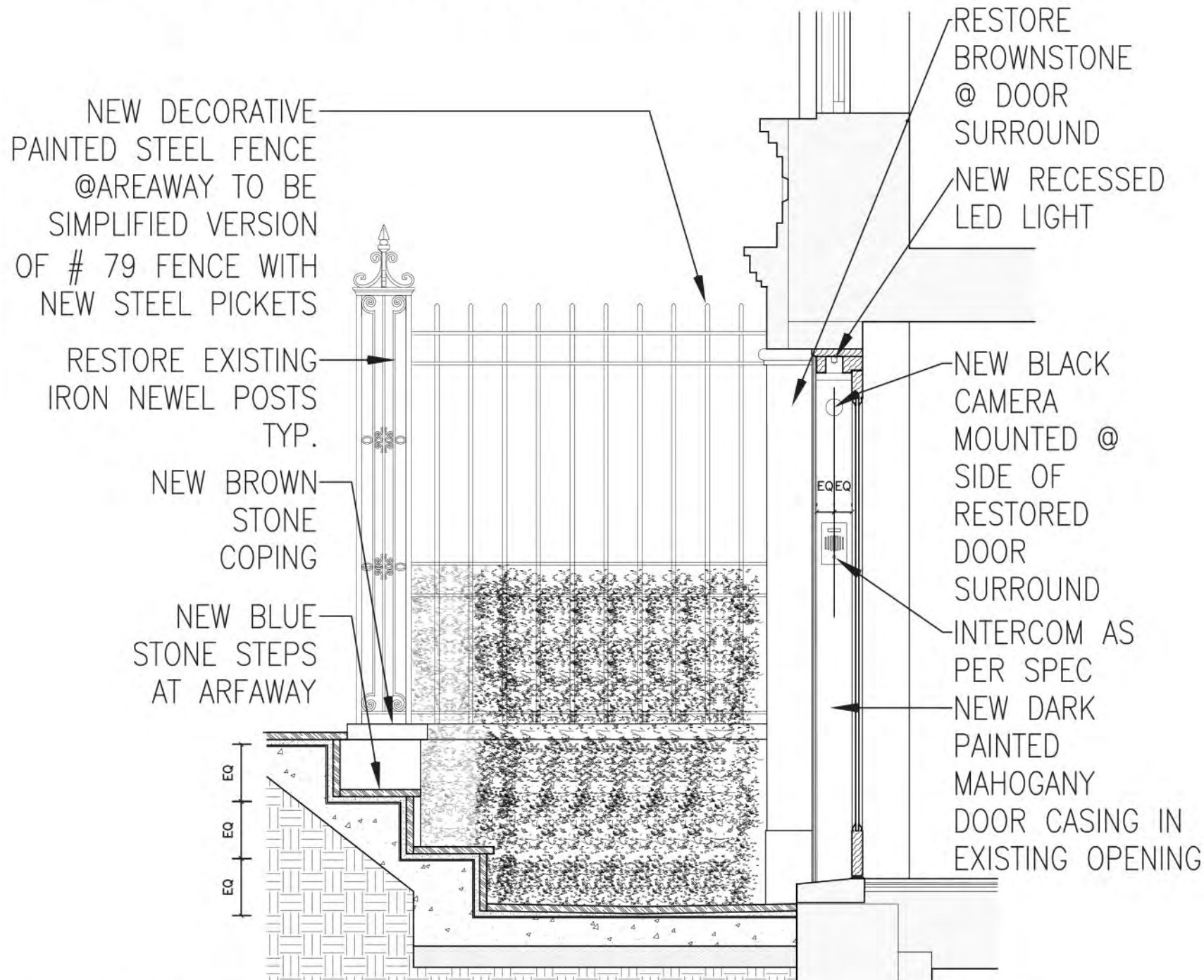
EXISTING AREAWAY @ 79 CHARLES



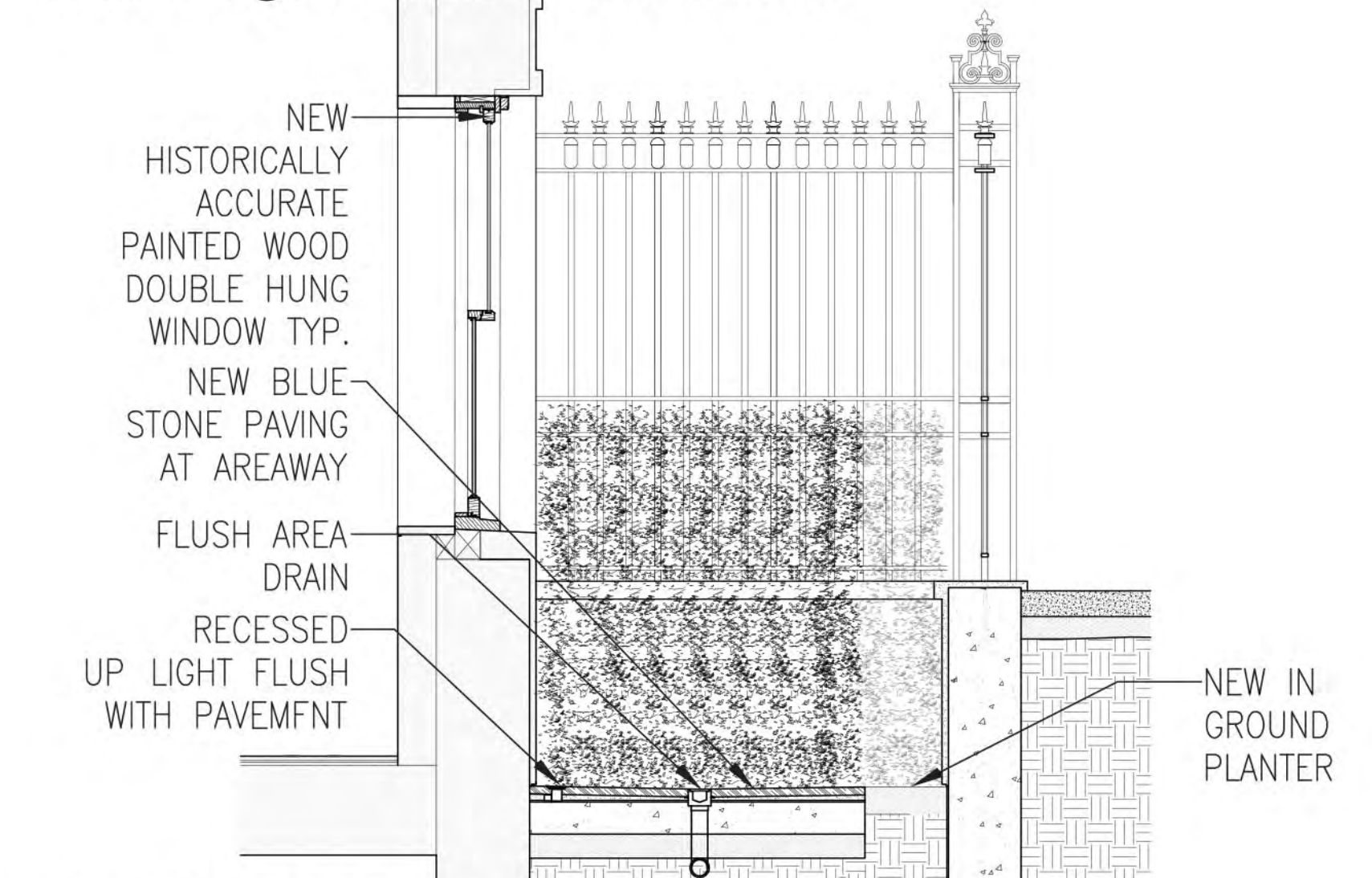
79 - 81 CHARLES STREET

NEW YORK, NY

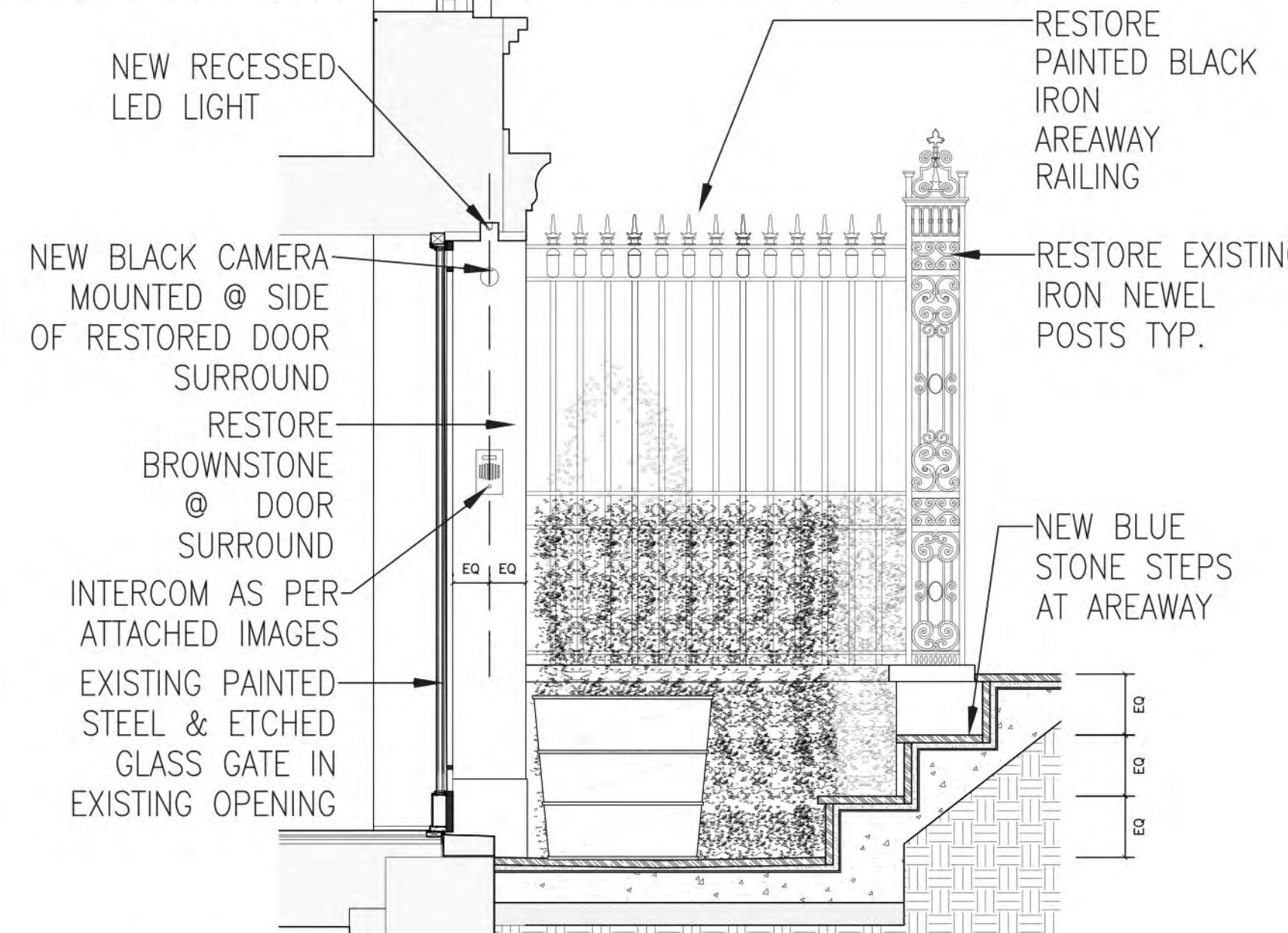
PROPOSED AREAWAY



SECTION @ 81 CHARLES ST AREAWAY



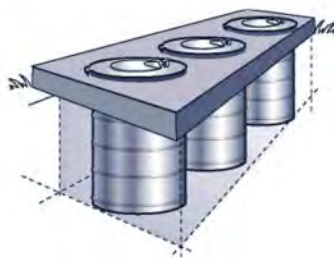
SECTION @ 79 CHARLES ST AREAWAY (WINDOW)



SECTION @ 79 CHARLES ST AREAWAY



CAMBER UNDERGROUND GARBAGE CANS



BALDWIN LETTER BOX PLATE
BLACK FINISH 13"X 3 5/8"



BRONZINO RIBBED PLANTER
W 29.5 x H 26.7 in



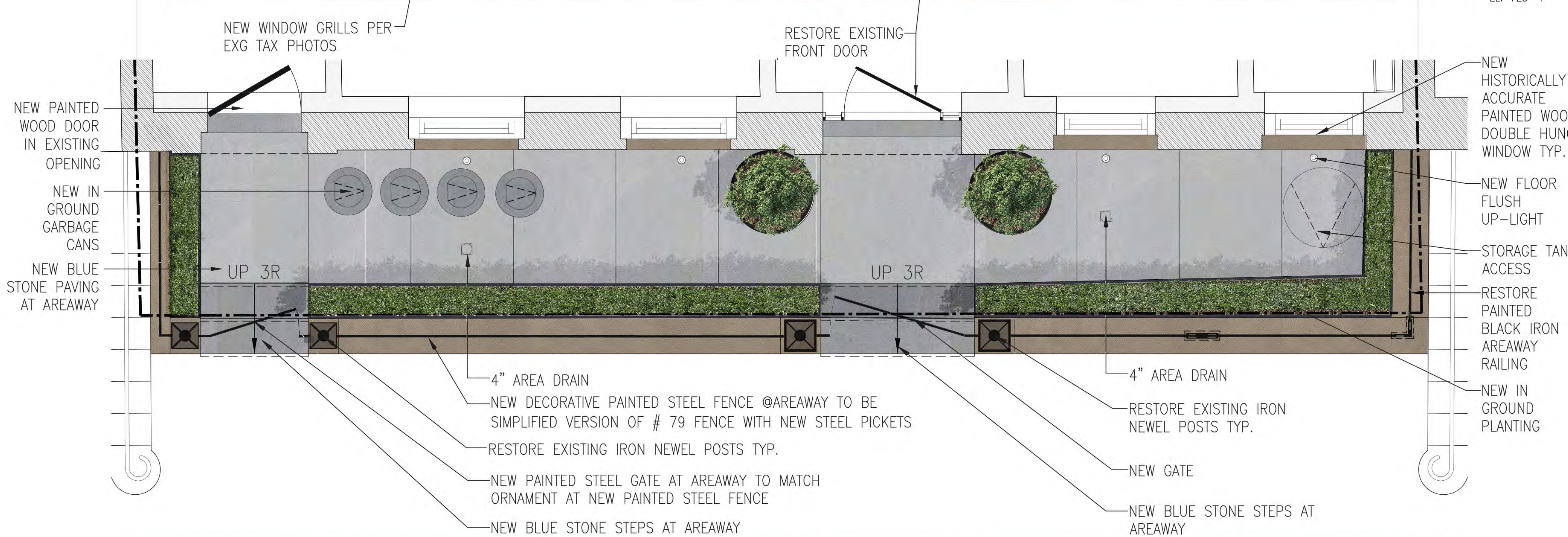
BEGA IN-GRADE LUMINAIRE 3 in diam.



HOLOVISION MODEL 200
INTERCOM BRASS 4.4 x 7.5 in



SECURITY CAMERA



79 - 81 CHARLES STREET

NEW YORK, NY

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EXISTING REAR YARD CONTEXT



79 - 81 CHARLES STREET

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EXISTING REAR FACADE



79 - 81 CHARLES STREET

PROPOSED REAR FACADE



79 - 81 CHARLES STREET

NEW YORK, NY

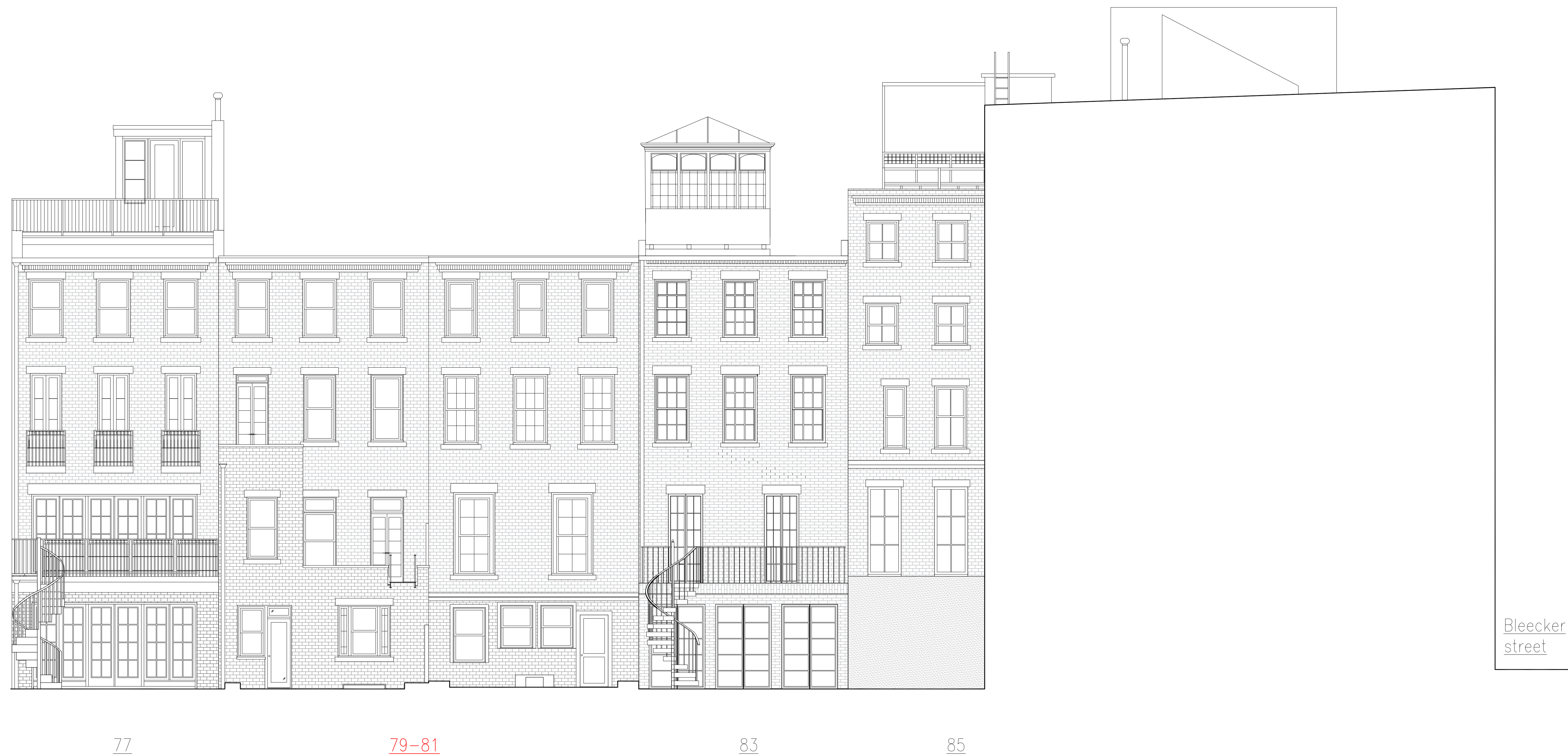
PROPOSED REAR FACADE



79 - 81 CHARLES STREET

NEW YORK, NY

EXISTING BLOCK REAR ELEVATIONS



79 - 81 CHARLES STREET

NEW YORK, NY

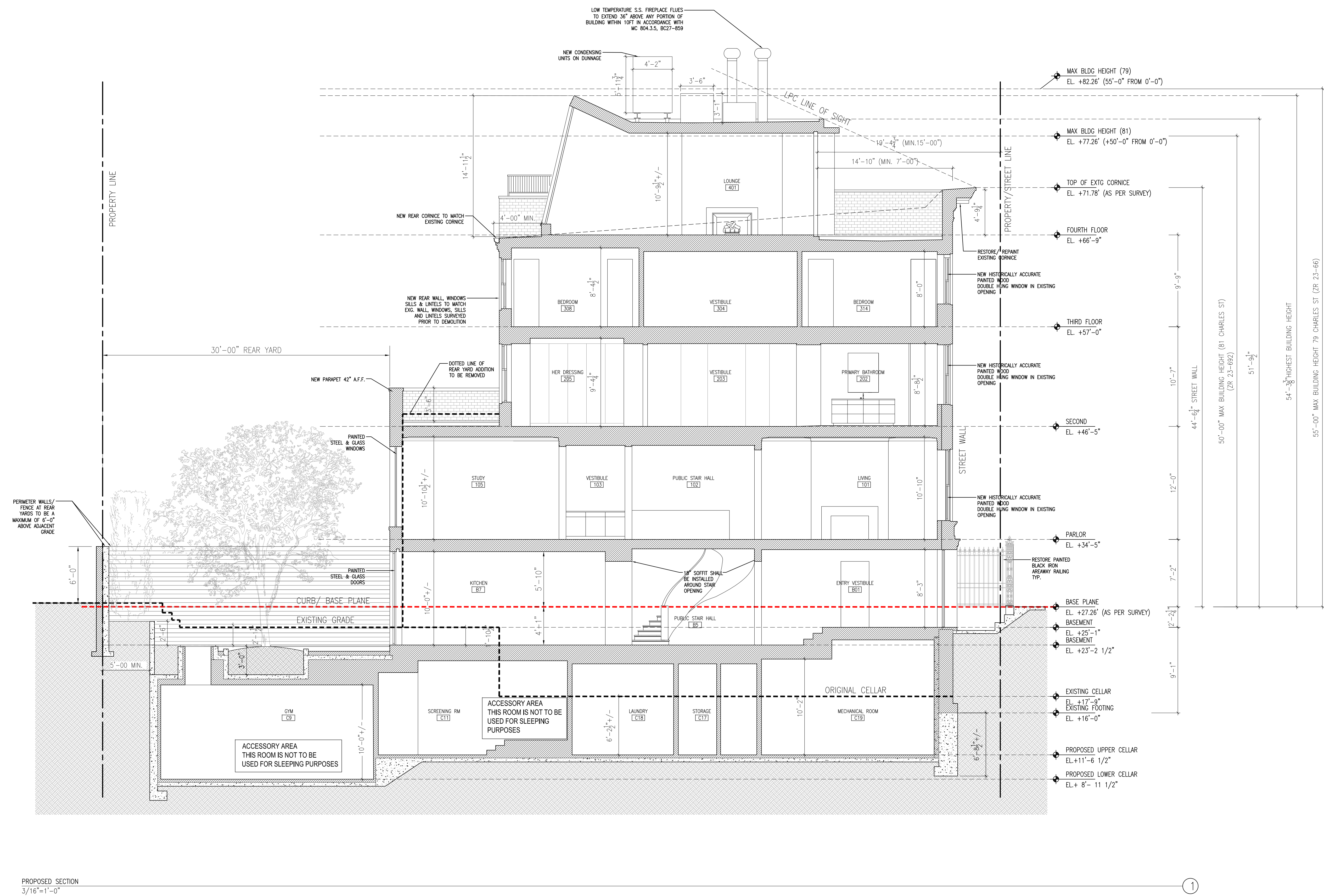
PROPOSED REAR FACADE



79 - 81 CHARLES STREET

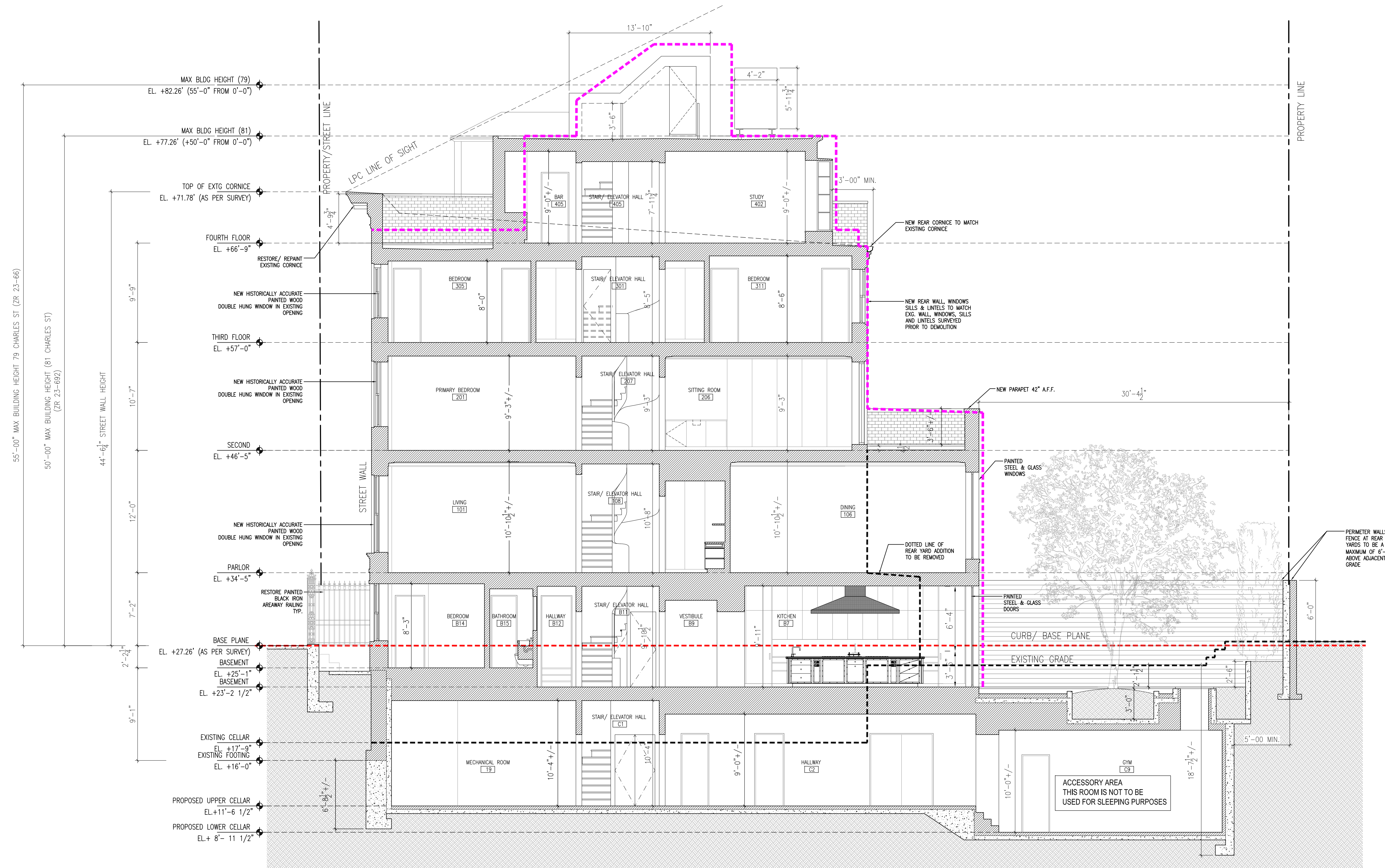
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SECTION



79 - 81 CHARLES STREET

SECTION



----- **Approved Precedent**
(81 Charles St)

PROPOSED SECTION
3/16"=1'-0"

①

79 - 81 CHARLES STREET

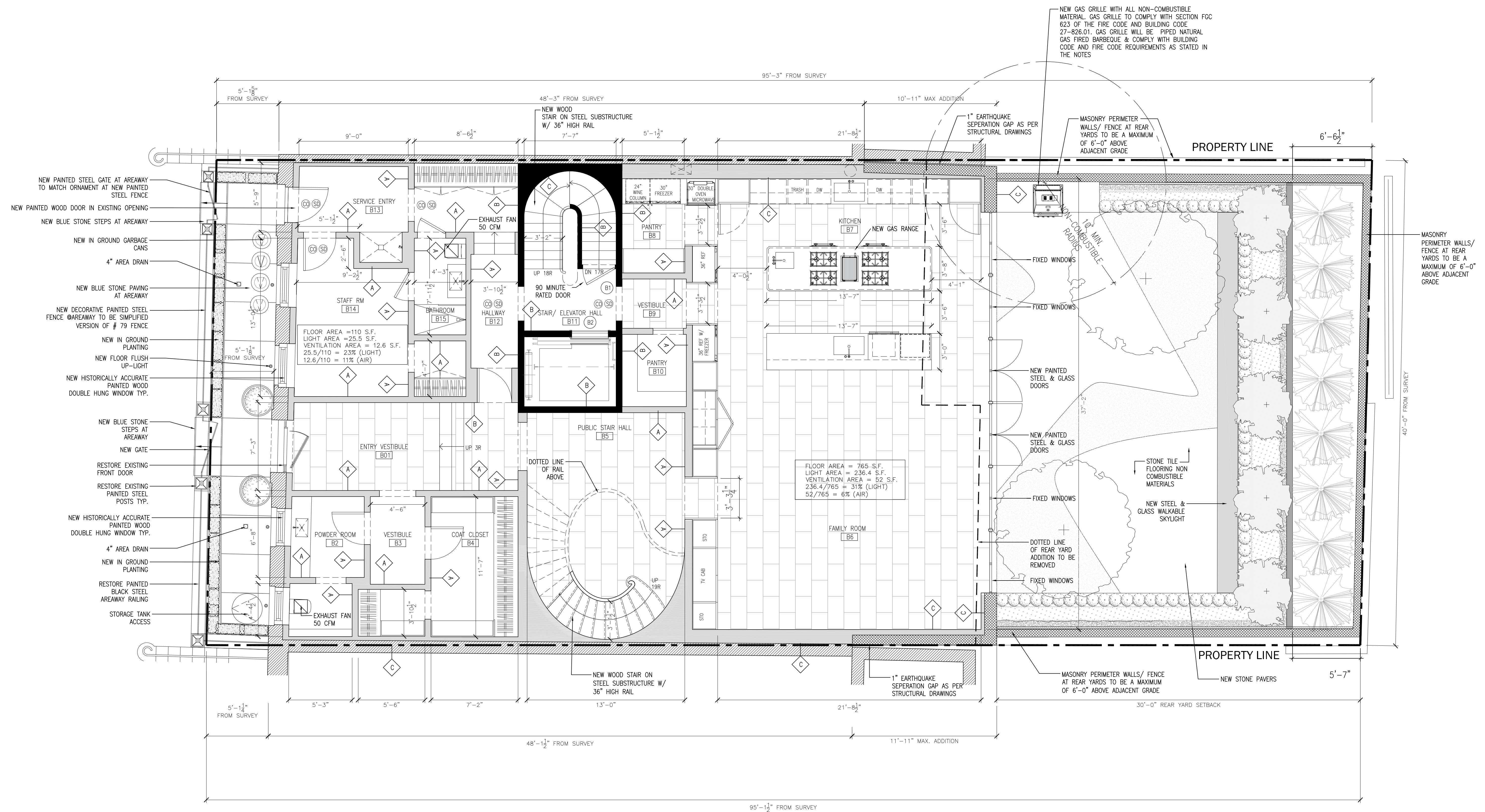
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BASEMENT FLOOR PLAN



PROPOSED PLAN - BASEMENT
1/4"=1'-0"

①

79 - 81 CHARLES STREET

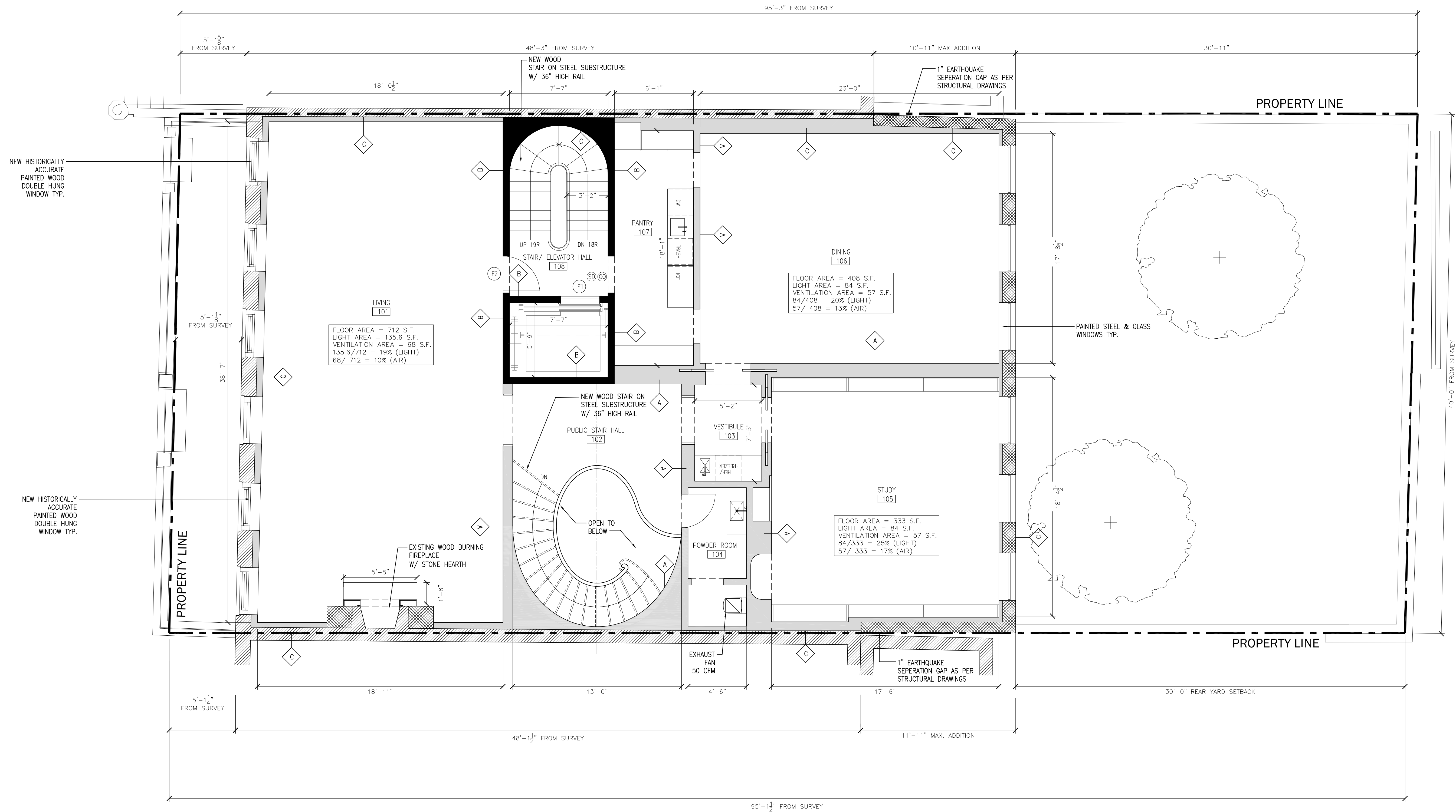
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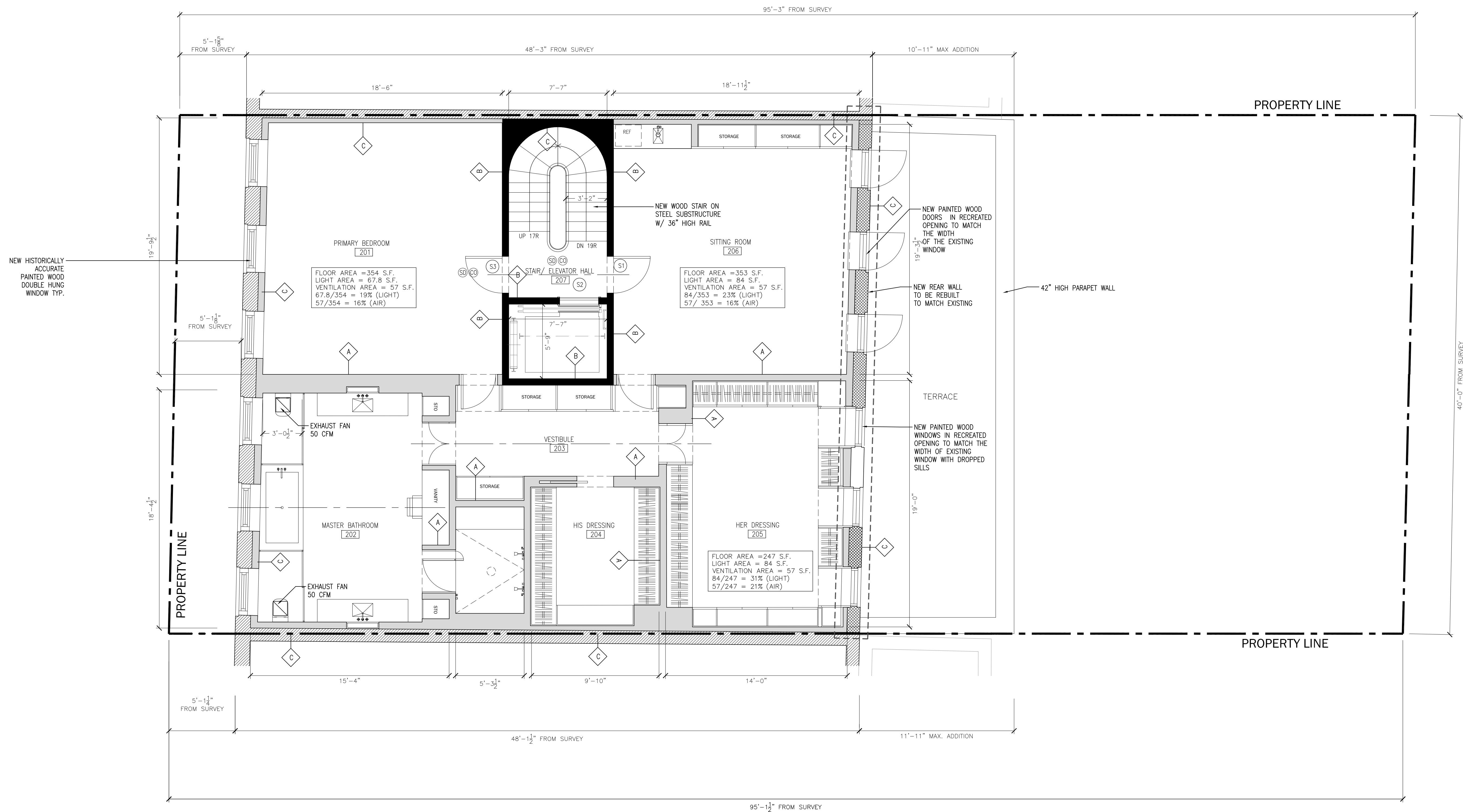
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PARLOR FLOOR PLAN



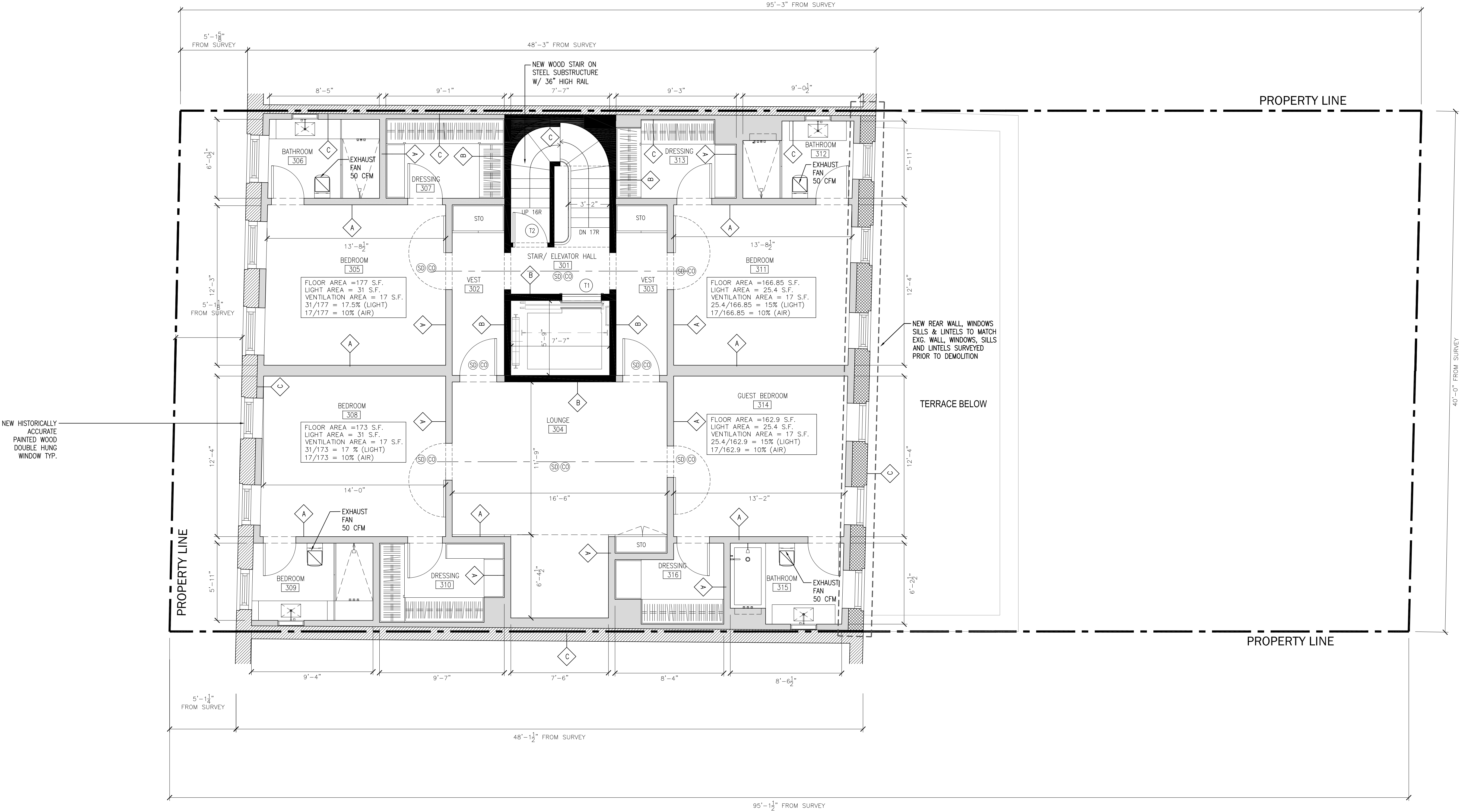
79 - 81 CHARLES STREET NEW YORK, NY

SECOND FLOOR PLAN



79 - 81 CHARLES STREET
NEW YORK, NY

THIRD FLOOR PLAN



PROPOSED PLAN - THIRD FLOOR
1/4"=1'-0"

1

79 - 81 CHARLES STREET

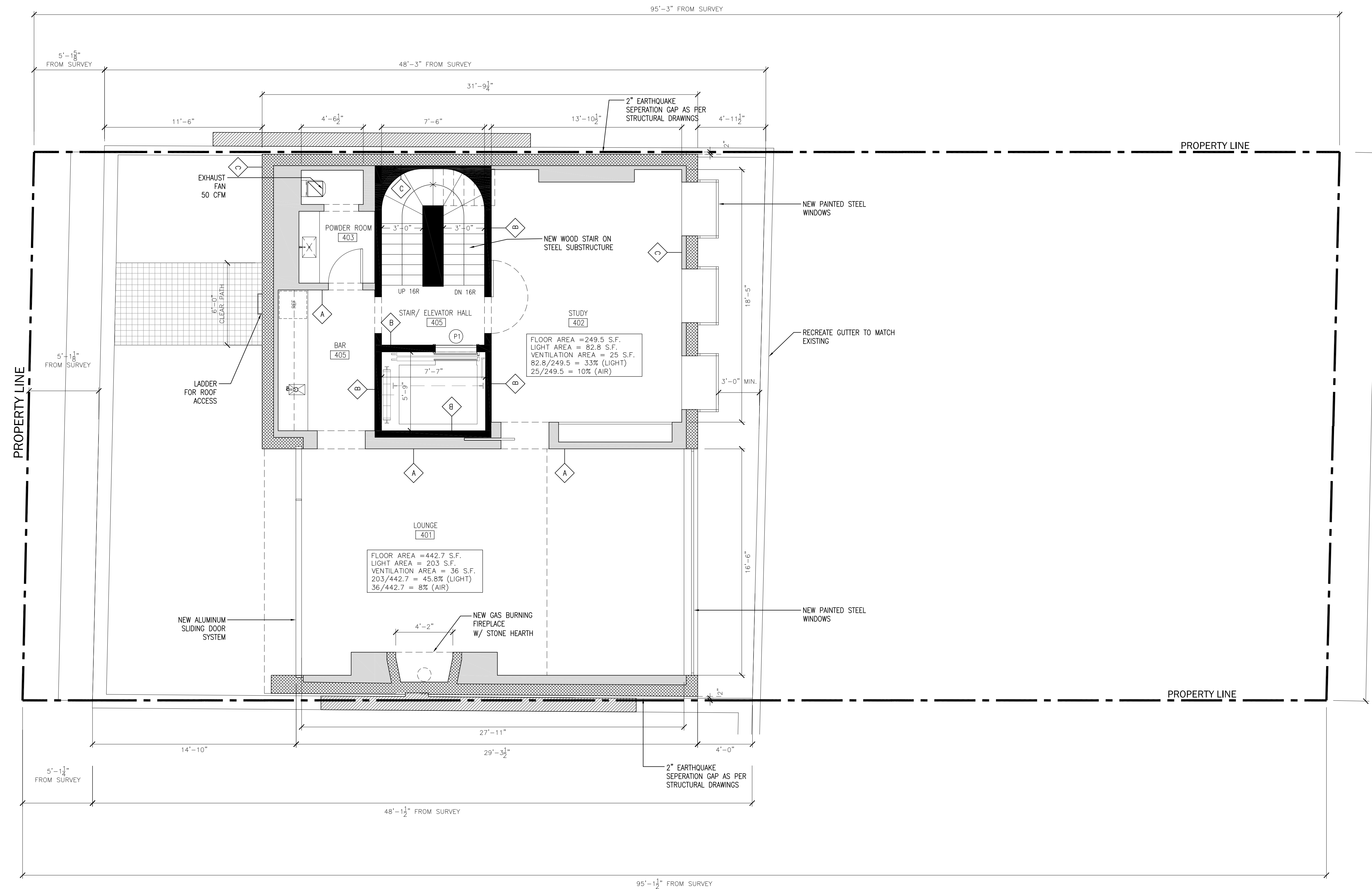
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FOURTH FLOOR PLAN



PROPOSED PLAN - FOURTH FLOOR
1/4"=1'-0"

①

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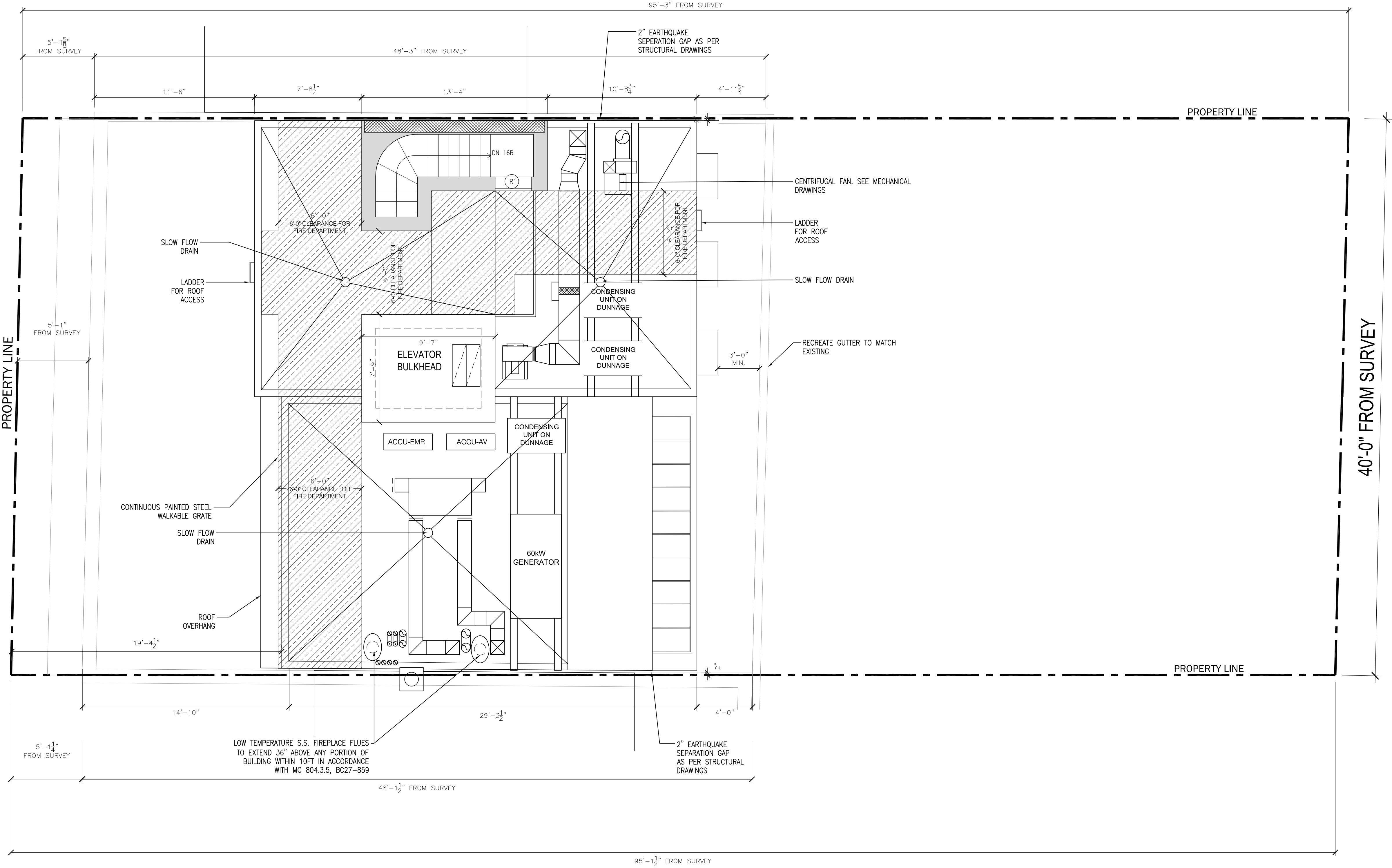
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ROOF PLAN



PROPOSED PLAN - ROOF
1/4"=1'-0"

1

79 - 81 CHARLES STREET

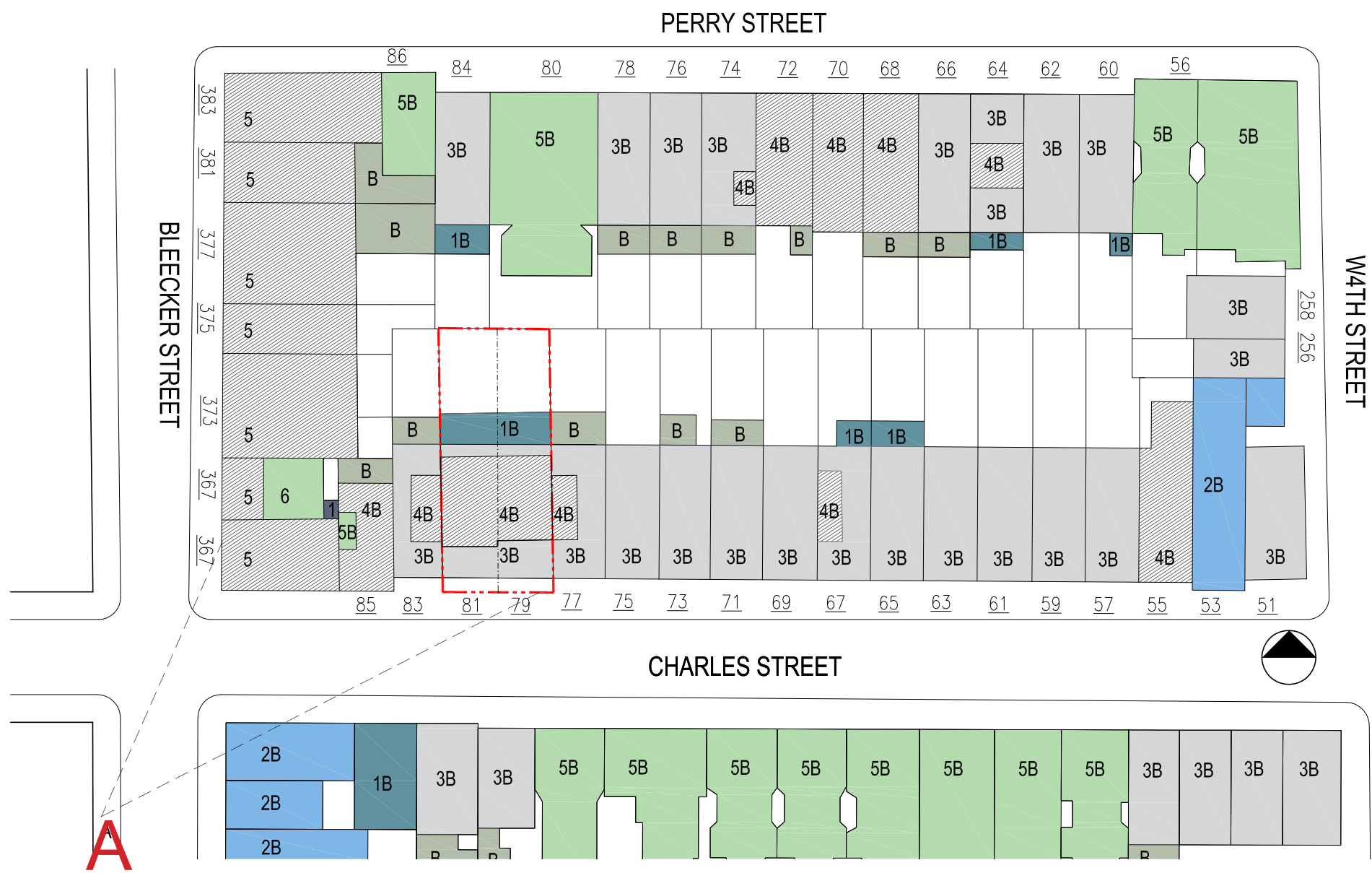
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VISIBLE FLUES FROM BLEECKER STREET



Mock-up photo



Rendered flues

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APPENDIX

79 - 81 CHARLES STREET



A



B



C



D



E



Mockup visibility



79 - 81 CHARLES STREET

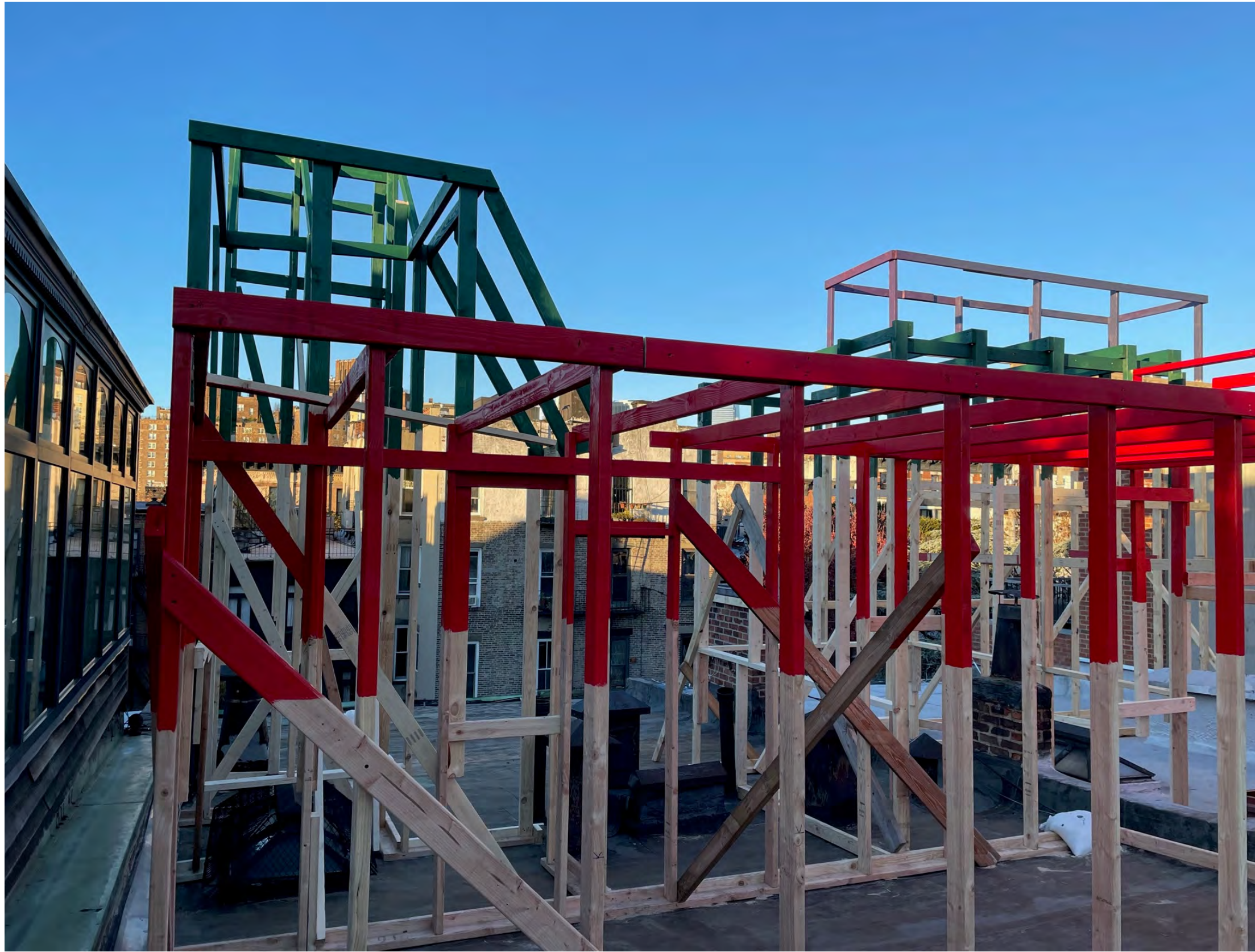
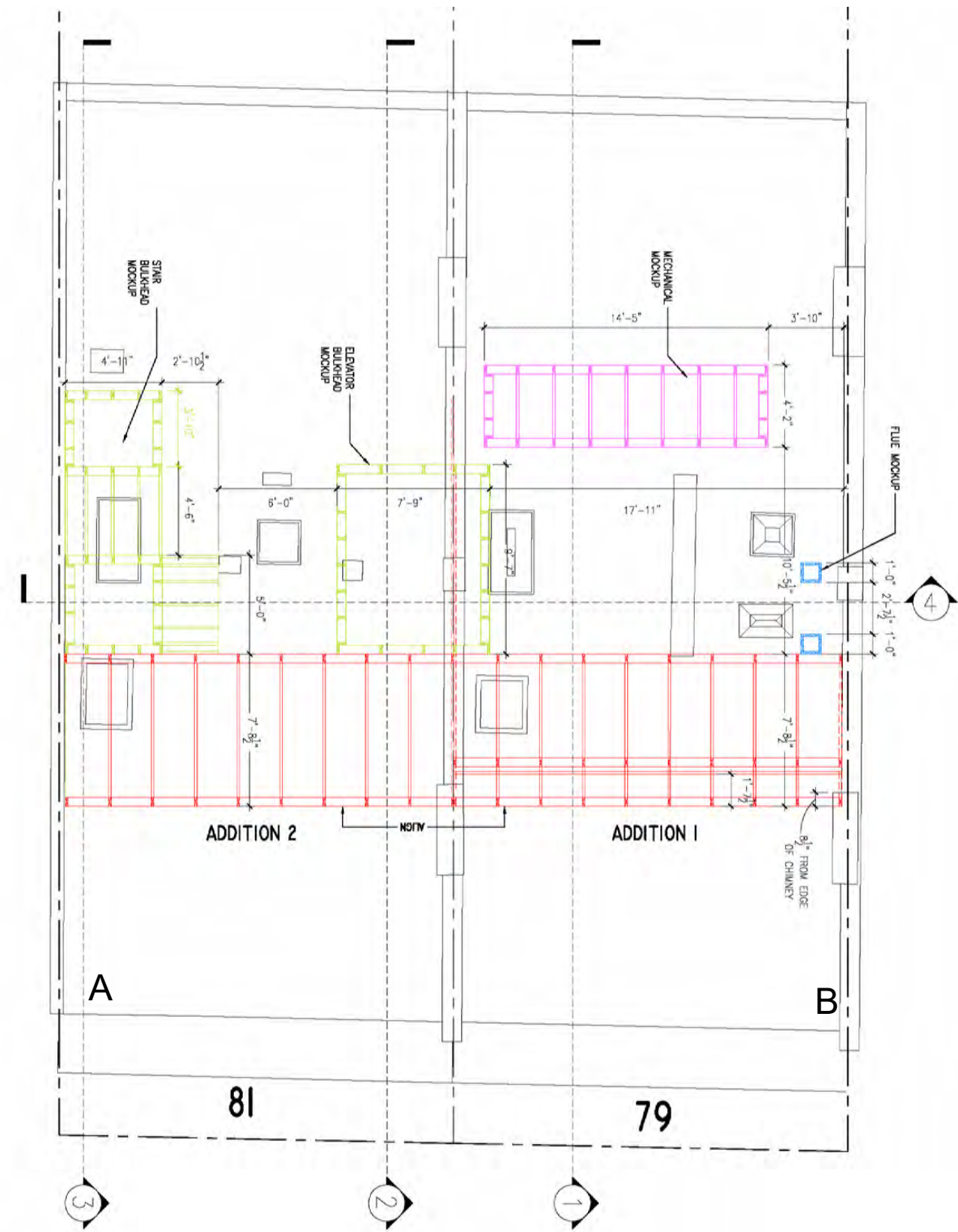
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MOCKUP



VIEW FROM A

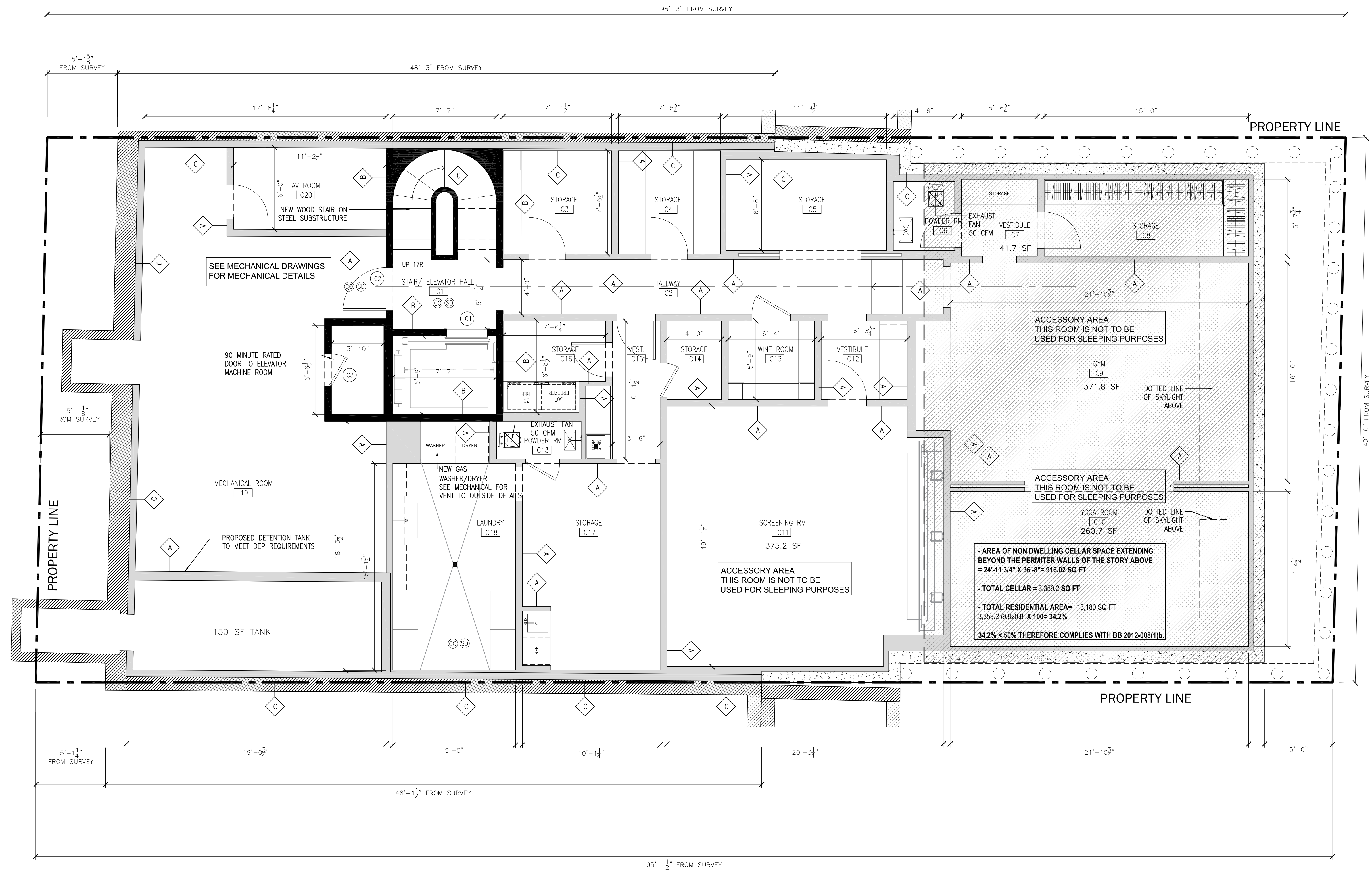


VIEW FROM B

79 - 81 CHARLES STREET

NEW YORK, NY

CELLAR PLAN



PROPOSED PLAN - CELLAR
1/4"=1'-0"

①

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LPC CONTEXT



176-178 Waverly Place (LPC approved 10/11/22)



105-107 Bank Street (LPC approved 9/13/22)



37-39 Perry St (LPC approved 3/23/21)

79 - 81 CHARLES STREET

NEW YORK, NY

January 10th, 2023
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