

The current proposal is:

Preservation Department – Item 1, LPC-22-06302

131 Charles Street – 131 Charles Street House – Individual

Landmark

Borough of Manhattan

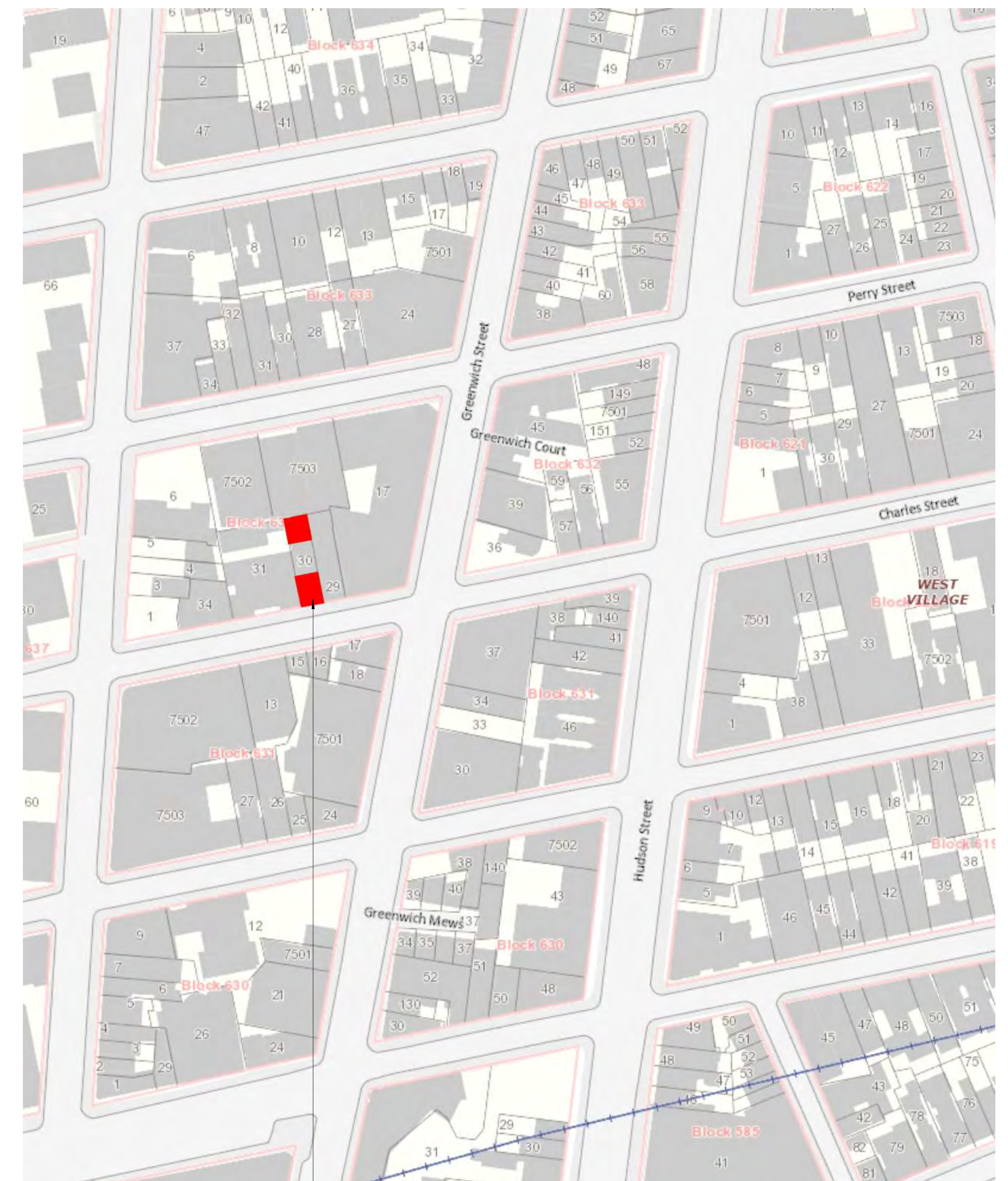
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

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

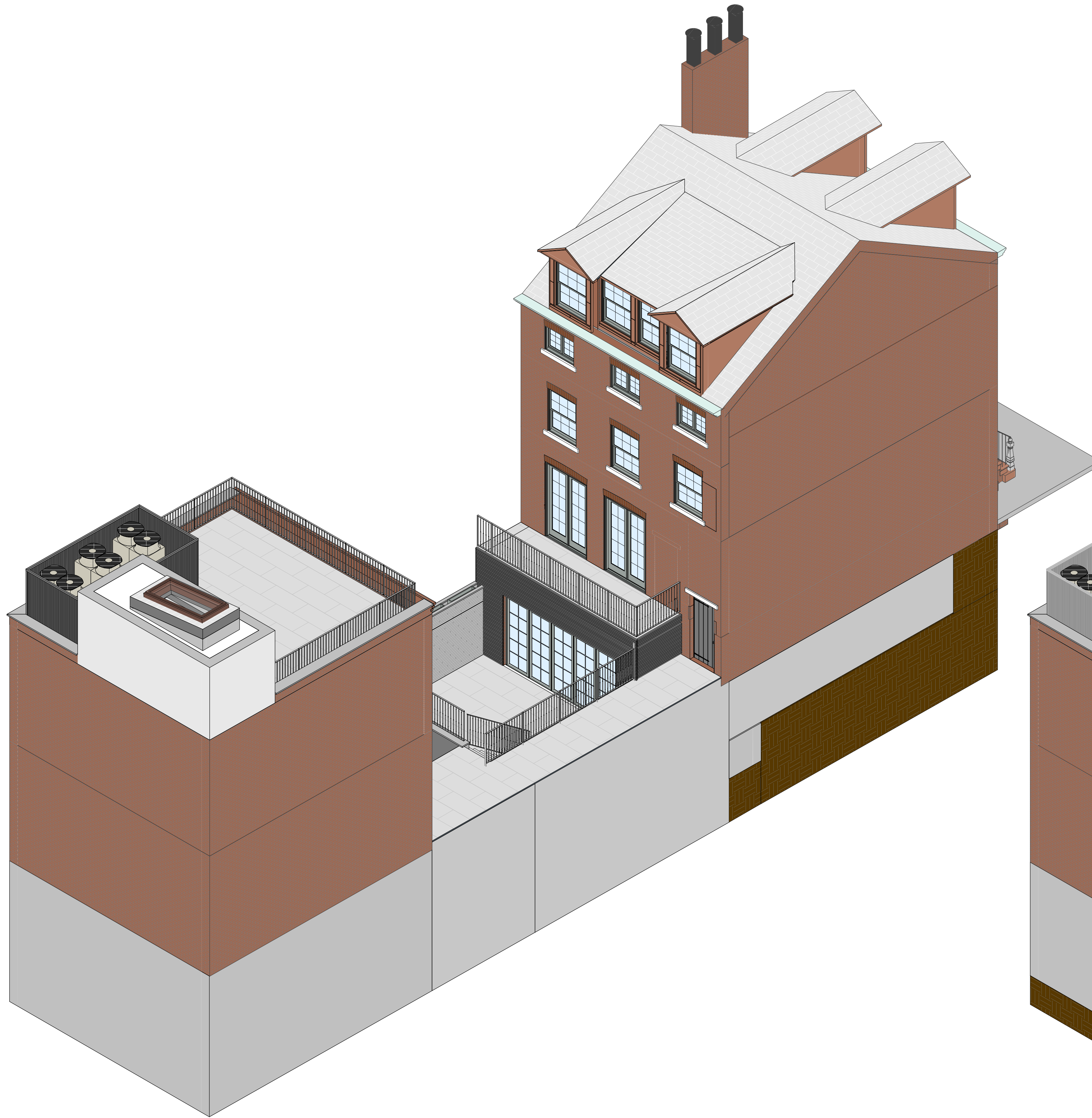
PREVIOUS & CURRENT AXONOMETRICS (VIEW WEST)



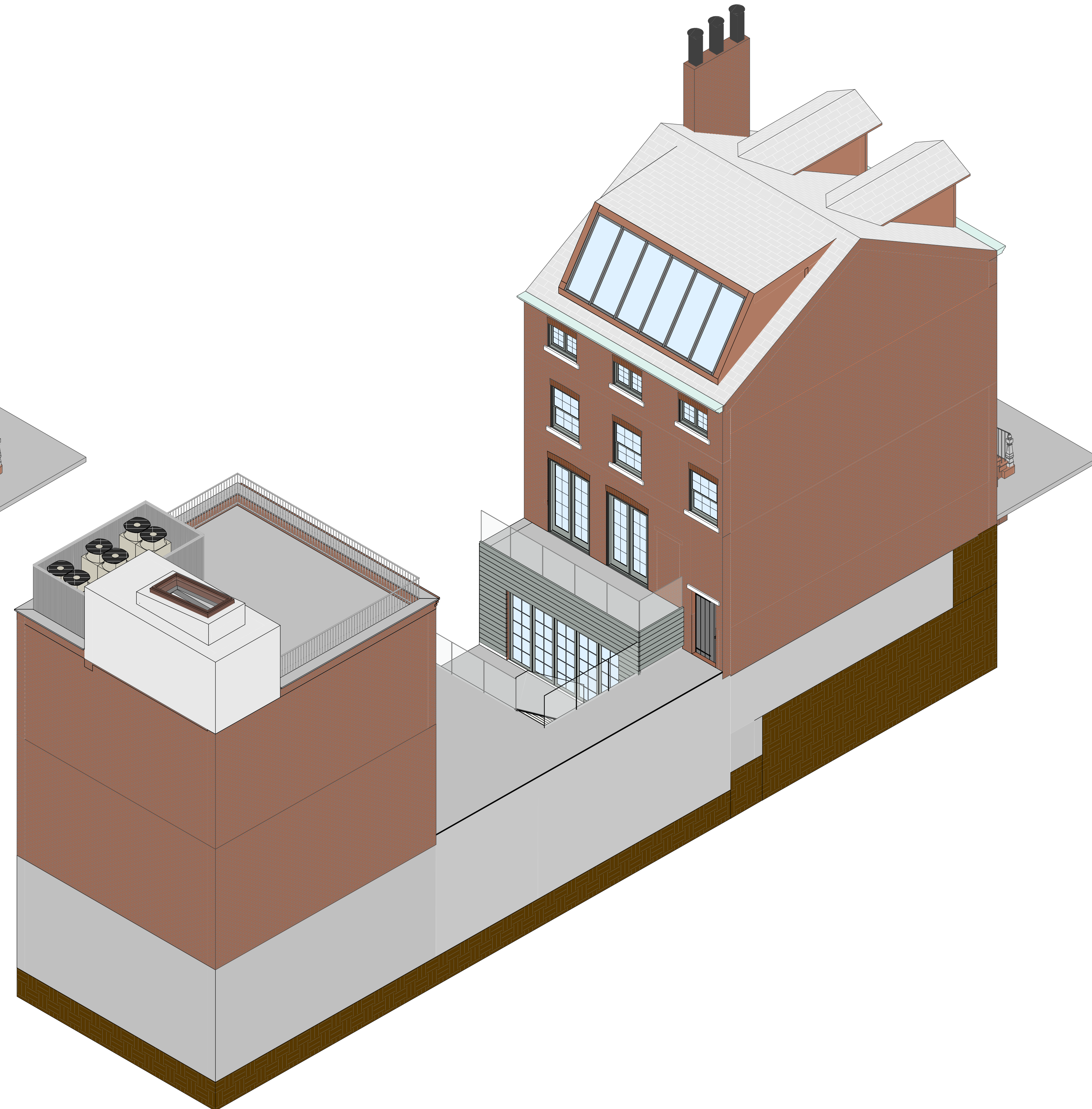
PREVIOUS PROPOSED - AUG. 15, 2023

CURRENT PROPOSED

PREVIOUS & CURRENT AXONOMETRICS (VIEW EAST)



PREVIOUS PROPOSED - AUG. 15, 2023



CURRENT PROPOSED

EXISTING & PROPOSED - MAIN HOUSE FRONT FACADE



EXISTING FRONT ELEVATION

EXISTING PASSAGE TO COURTYARD ENCLOSED. MATCH SOLID DOOR WITH 1928'S HISTORICAL IMAGE

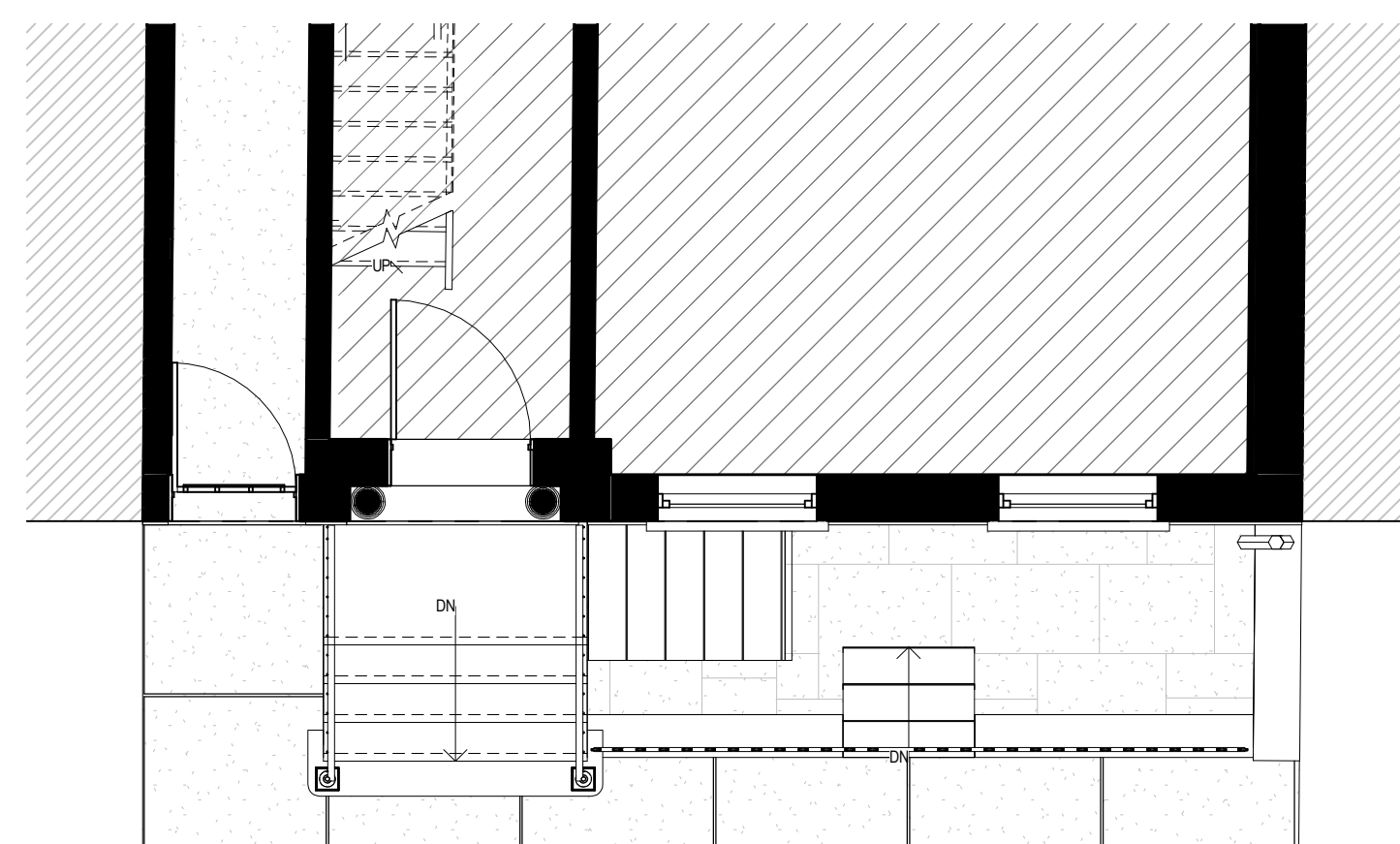


**PREVIOUS PROPOSED FRONT ELEVATION
AUG. 15, 2023**

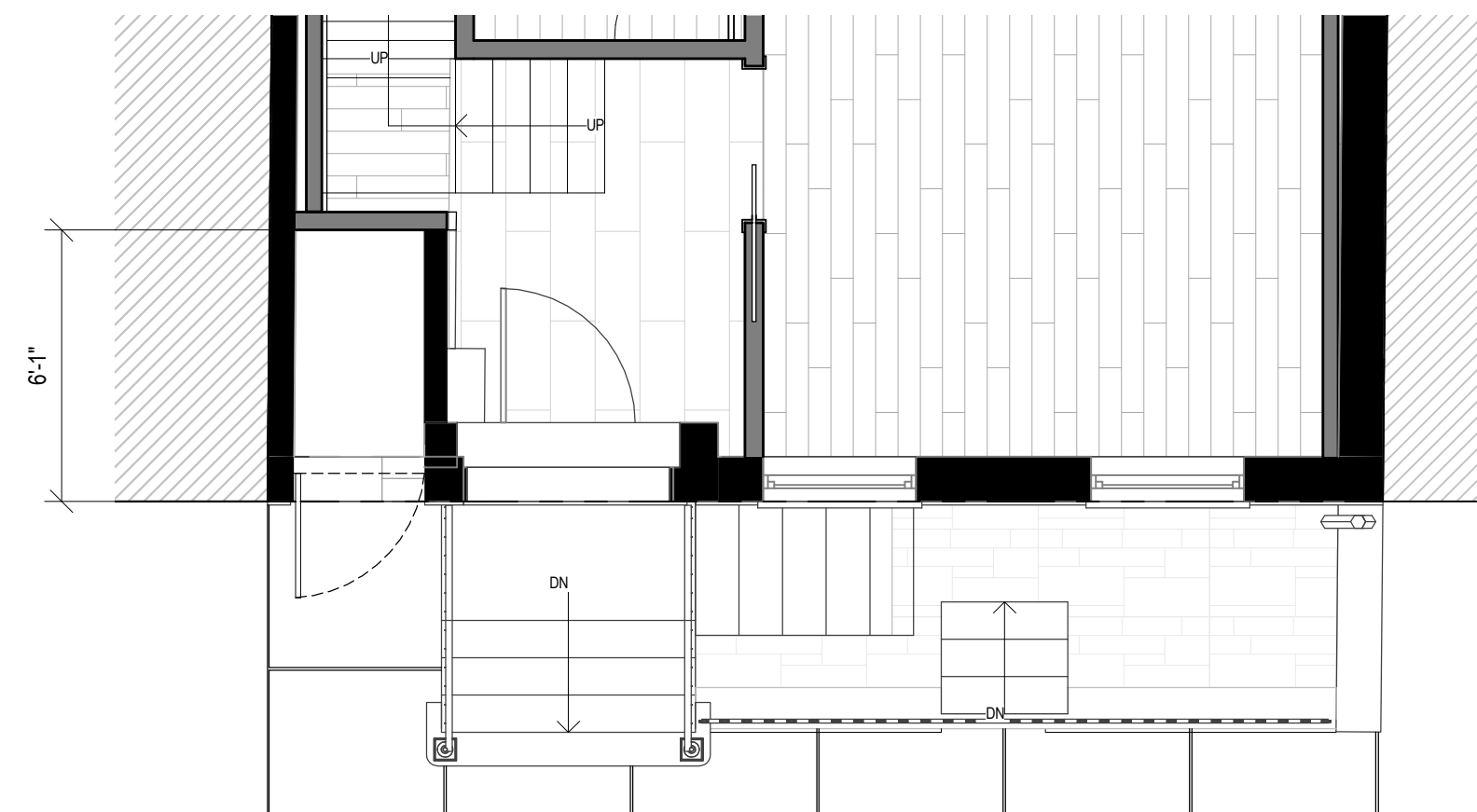
EXISTING PASSAGE TO COURTYARD ENCLOSED. WITH METAL GATE TO MATCH 1940'S HISTORICAL IMAGE. WITH WOOD DOOR BEYOND.



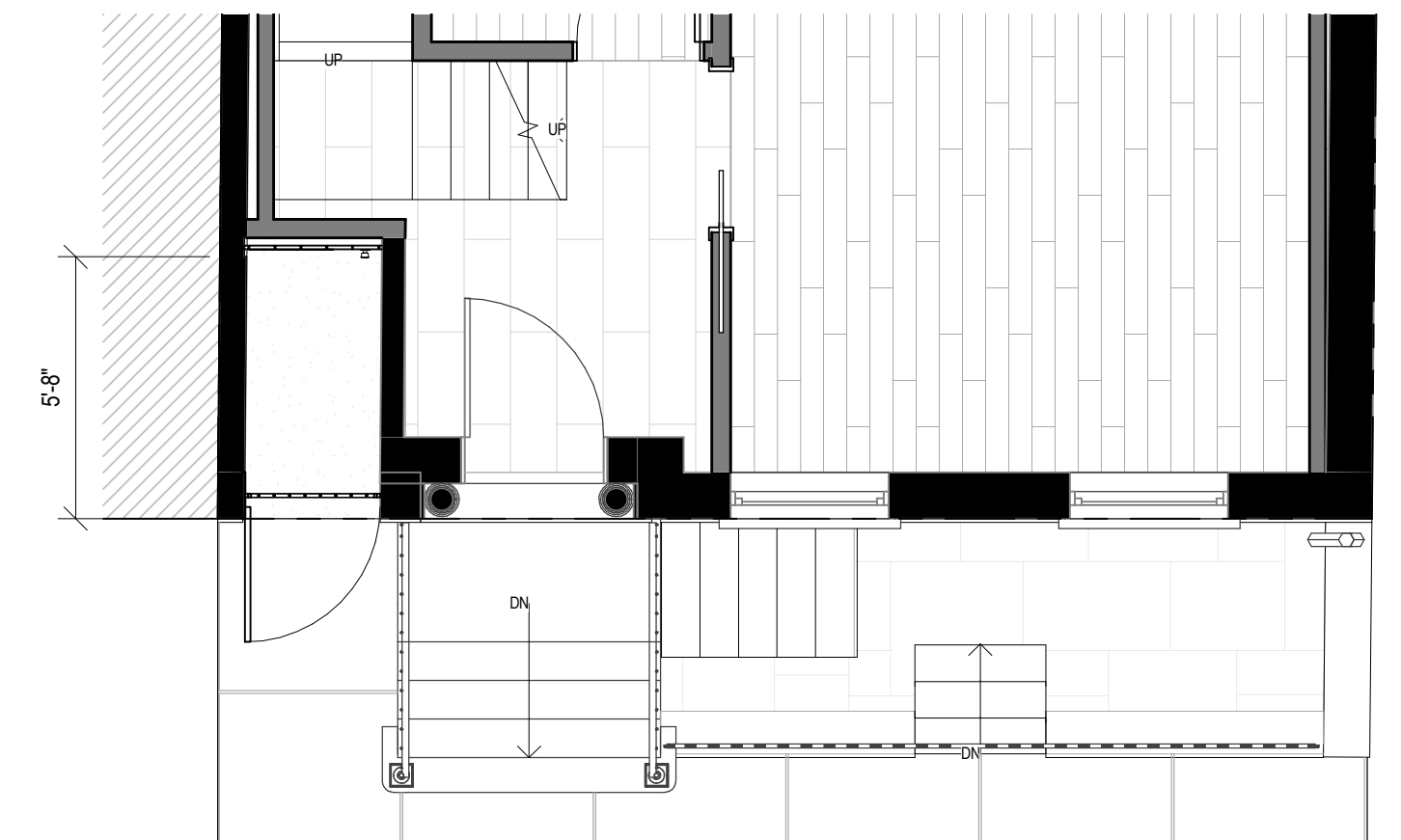
CURRENT PROPOSED FRONT ELEVATION



EXISTING HORSEWALK PLAN



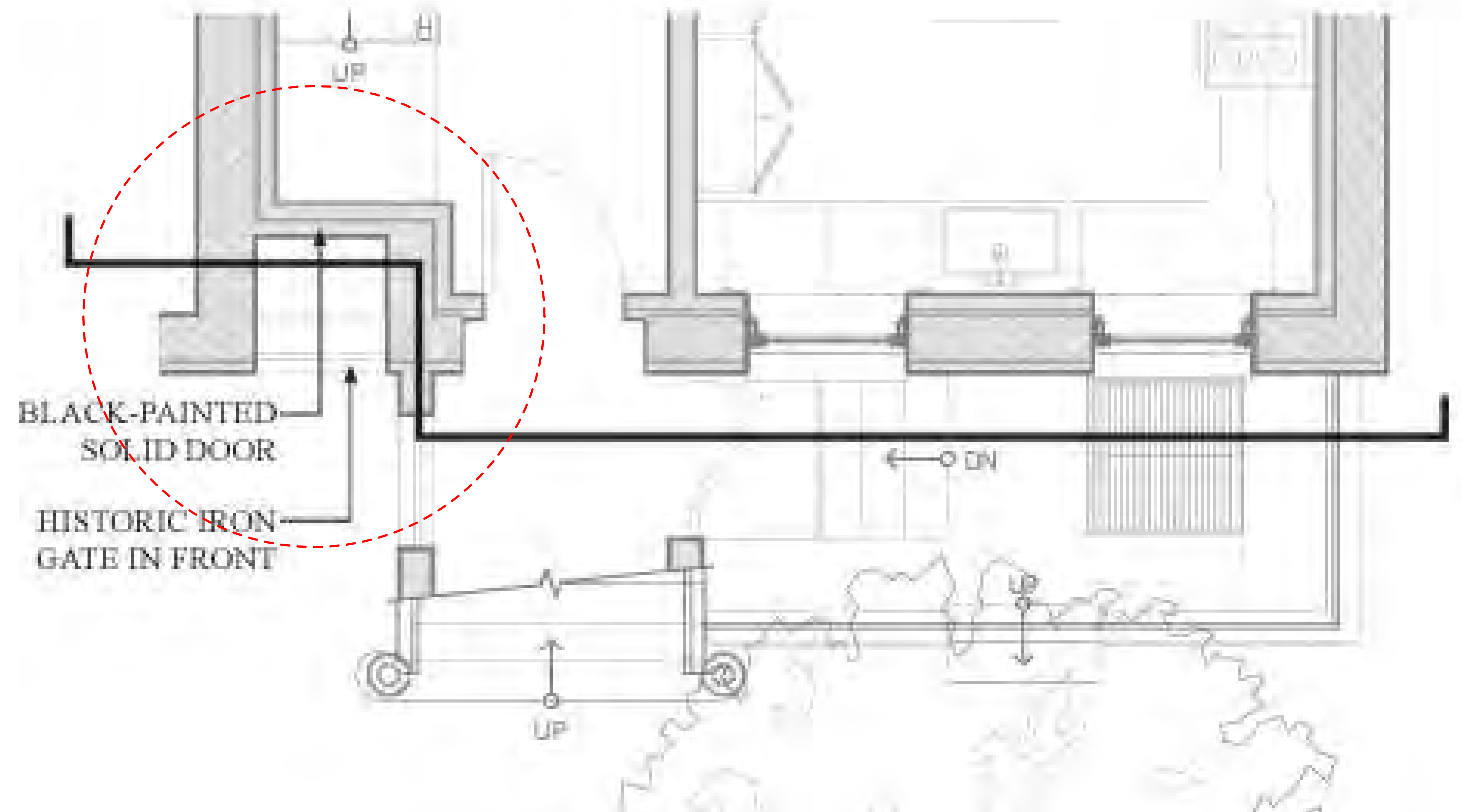
**PREVIOUS PROPOSED HORSEWALK PLAN
AUG. 15, 2023**



CURRENT PROPOSED HORSEWALK PLAN

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.

HISTORIC IMAGES



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

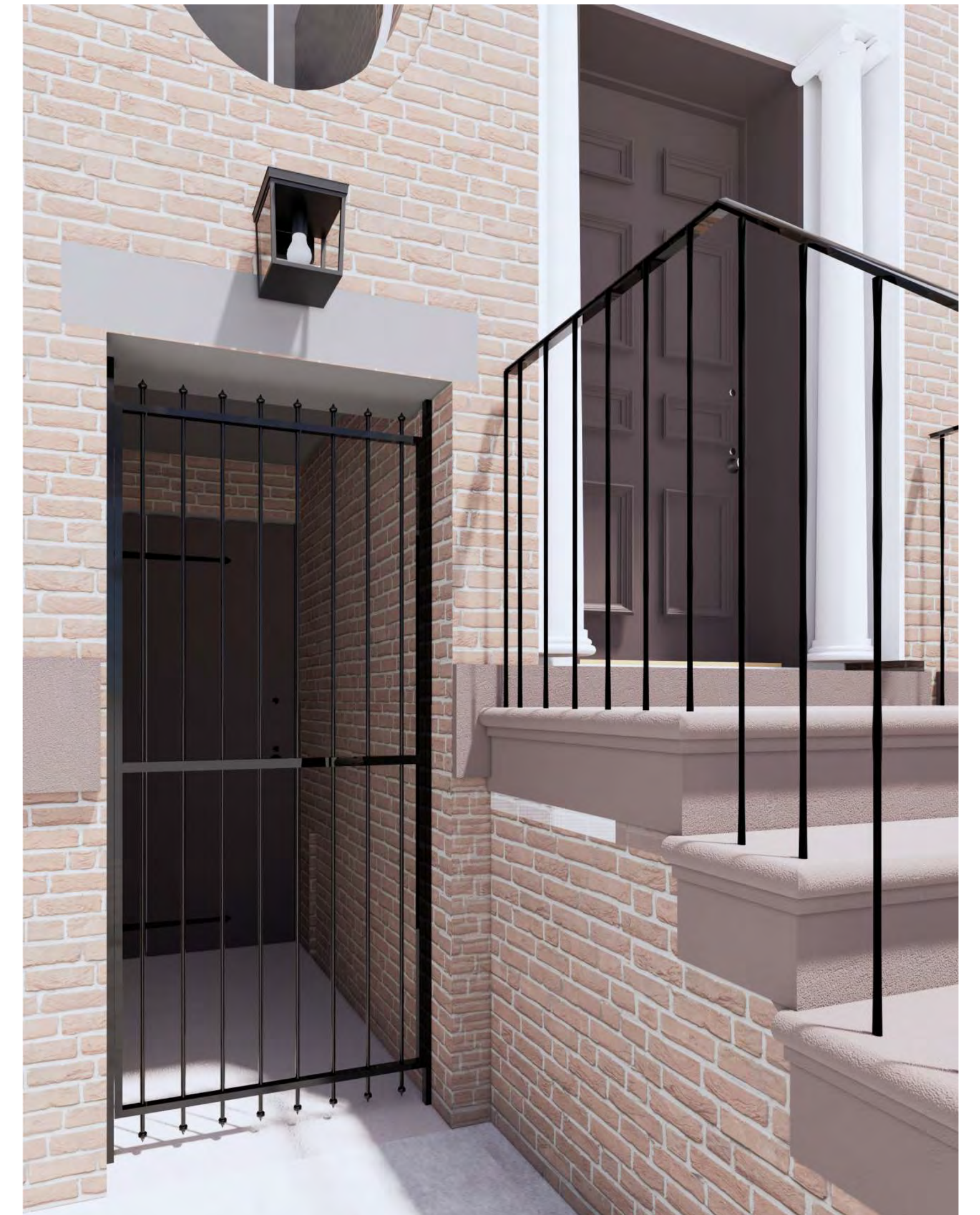


NEW DOOR AT HORSE WALK. WITH PANELED WOOD
AND BLACKENED STEEL STRAP HINGES, MATCH WITH
1928 HISTORIC PHOTO

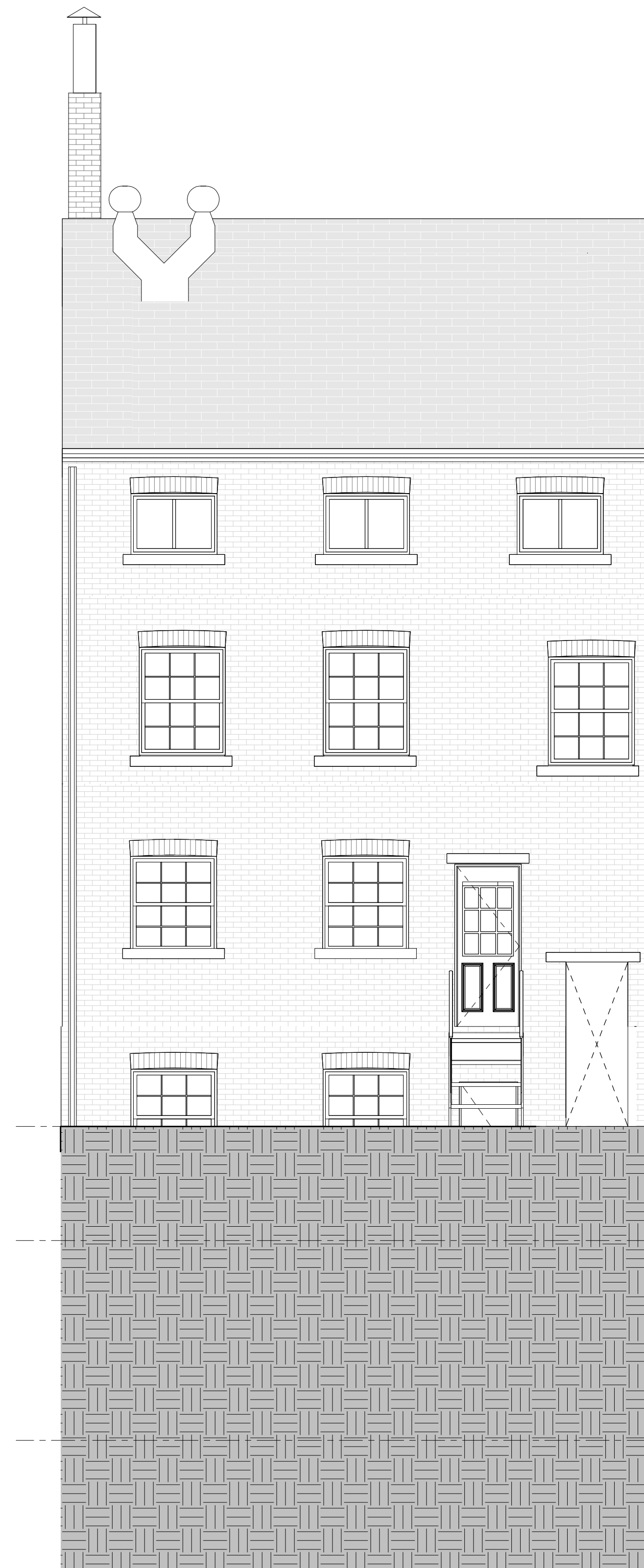
**PREVIOUS PROPOSED DOOR
AUG.15, 2023**



CURRENT PROPOSED



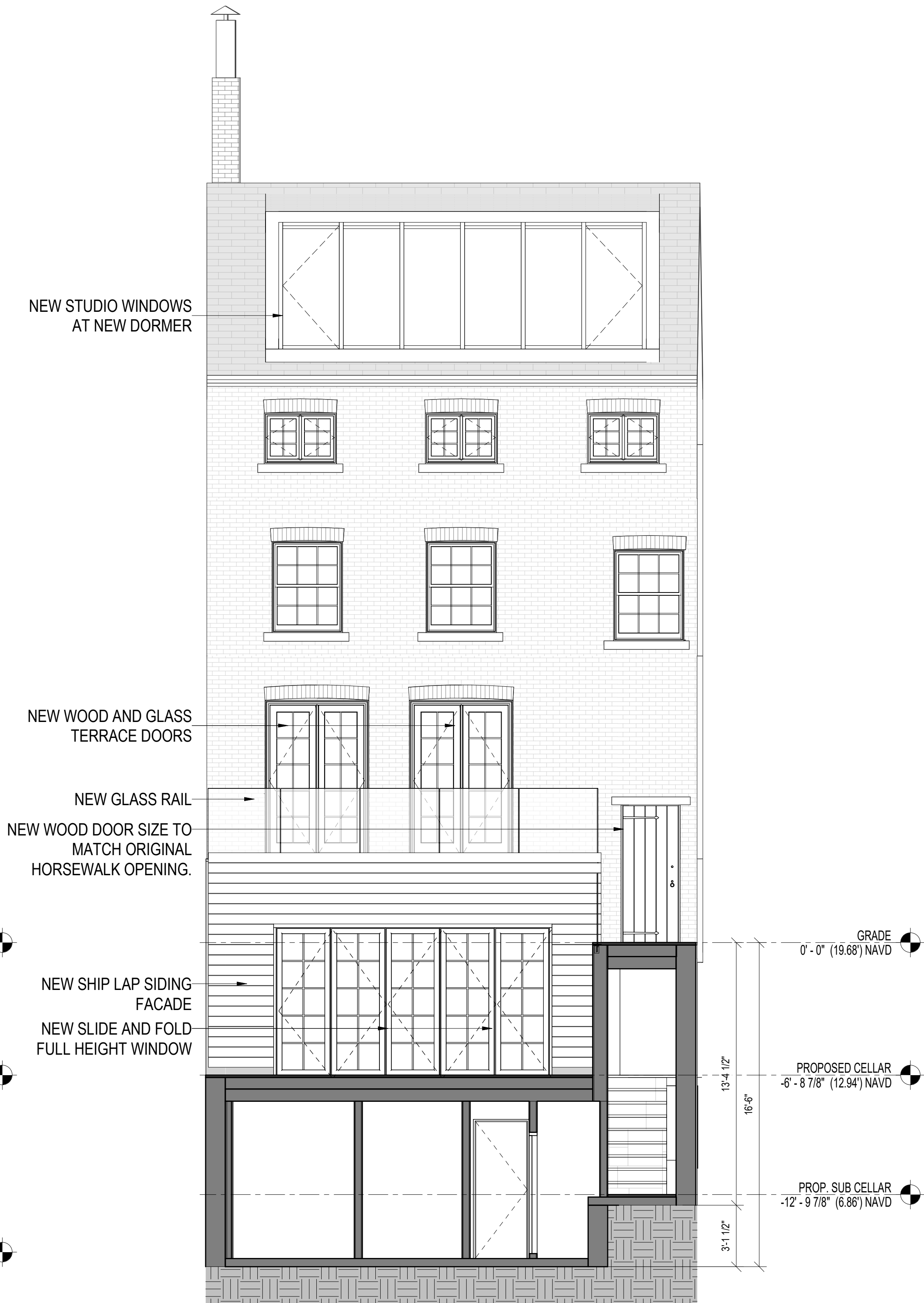
EXISTING & PROPOSED - MAIN HOUSE REAR FACADE



EXISTING



PREVIOUS PROPOSED, AUG. 15, 2023



CURRENT PROPOSED

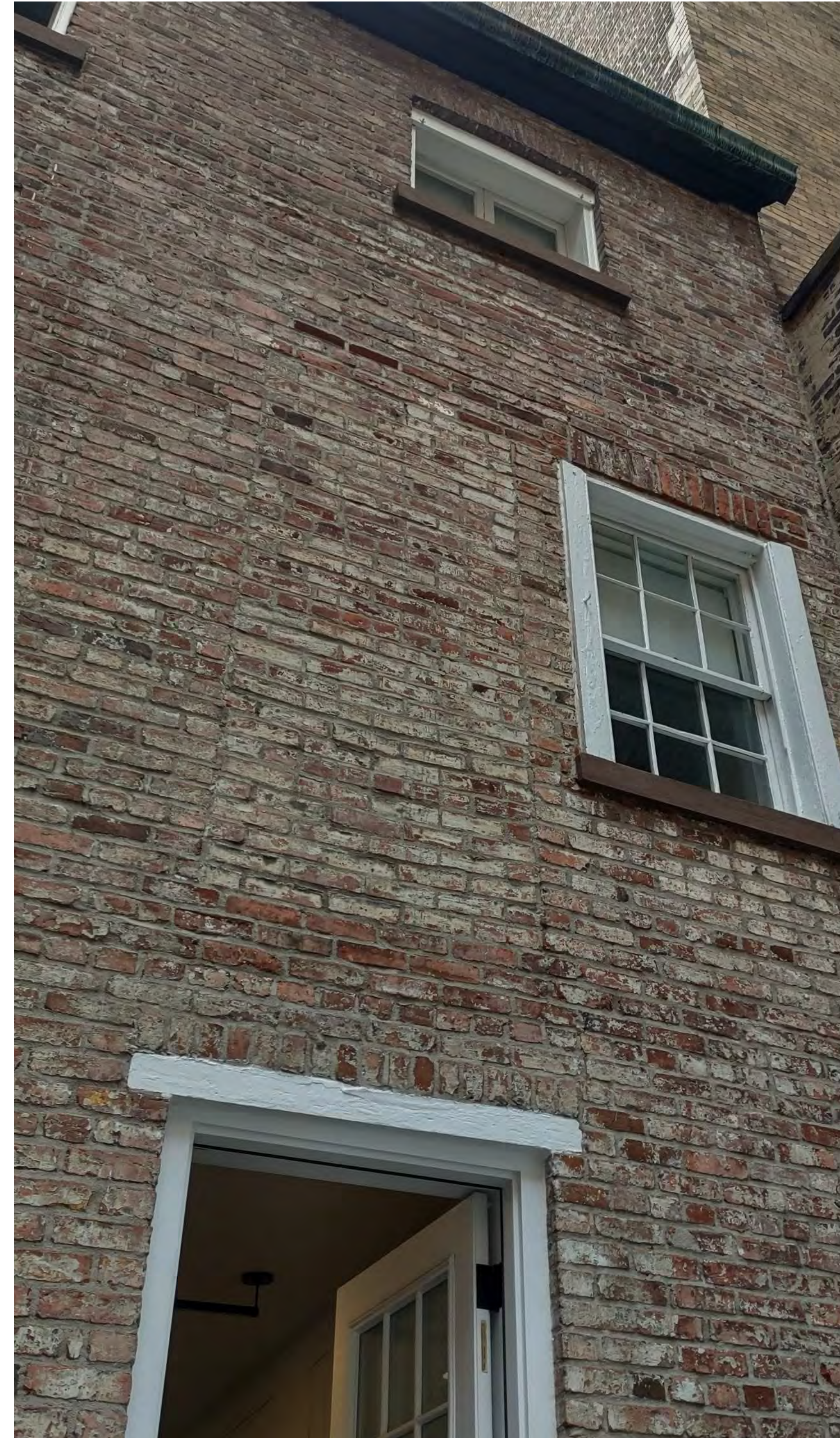
EXISTING CONDITIONS AT REAR FACADE OF MAIN HOUSE



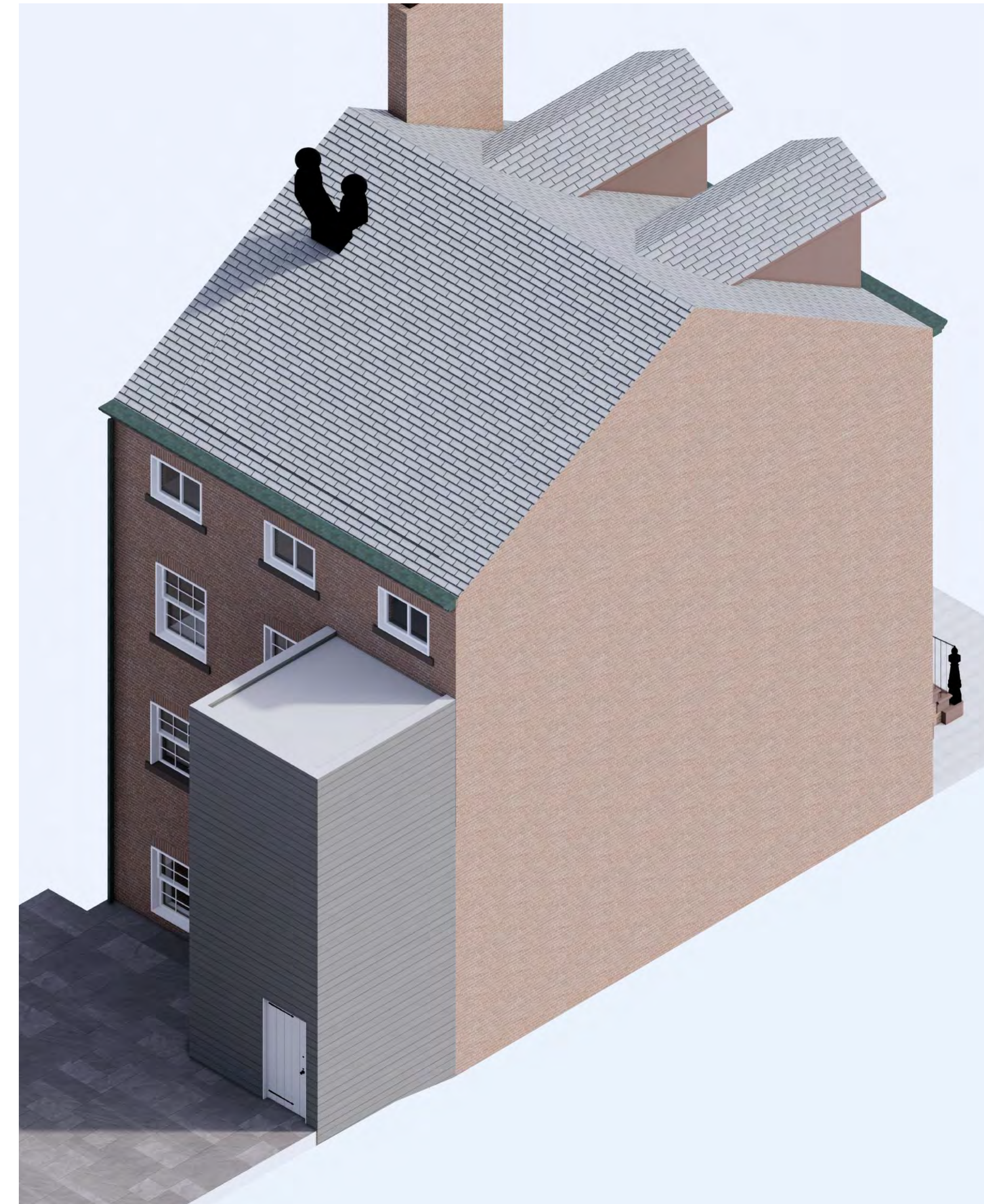
HISTORIC REAR FACADE ALTERATION



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.



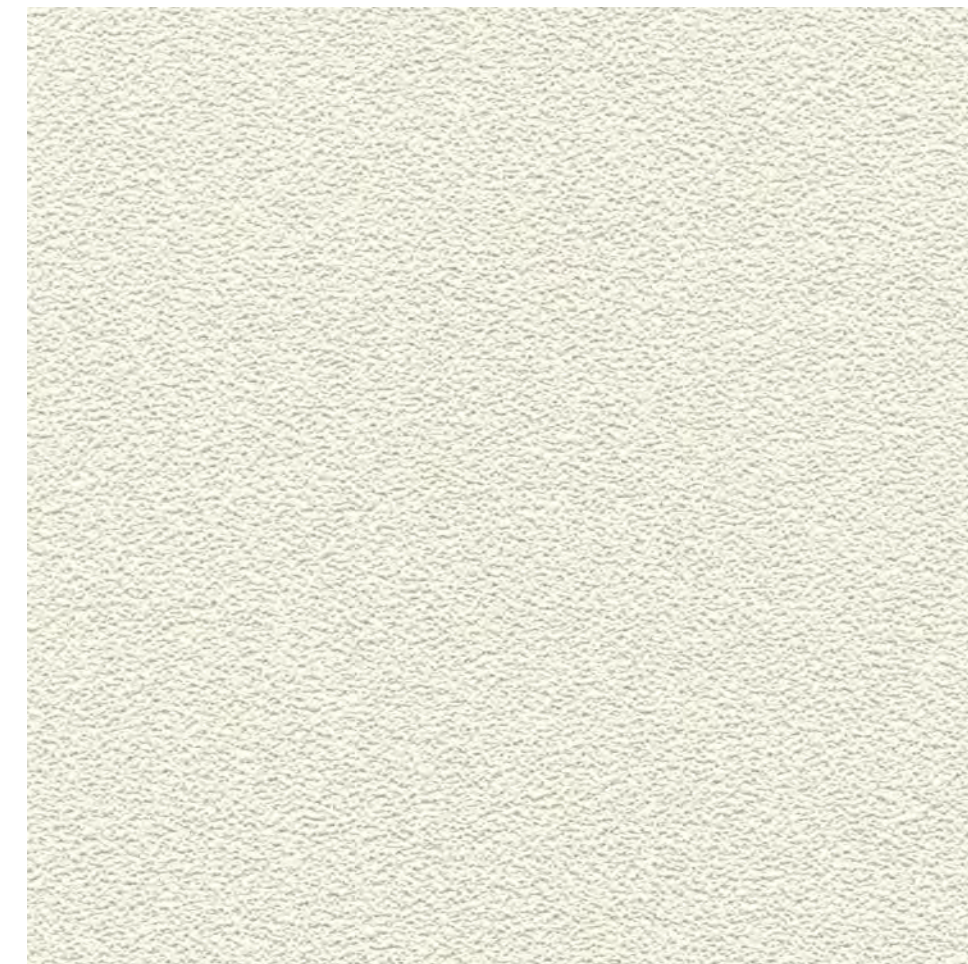
17 GROVE STREET

PROPOSED REAR FACADE

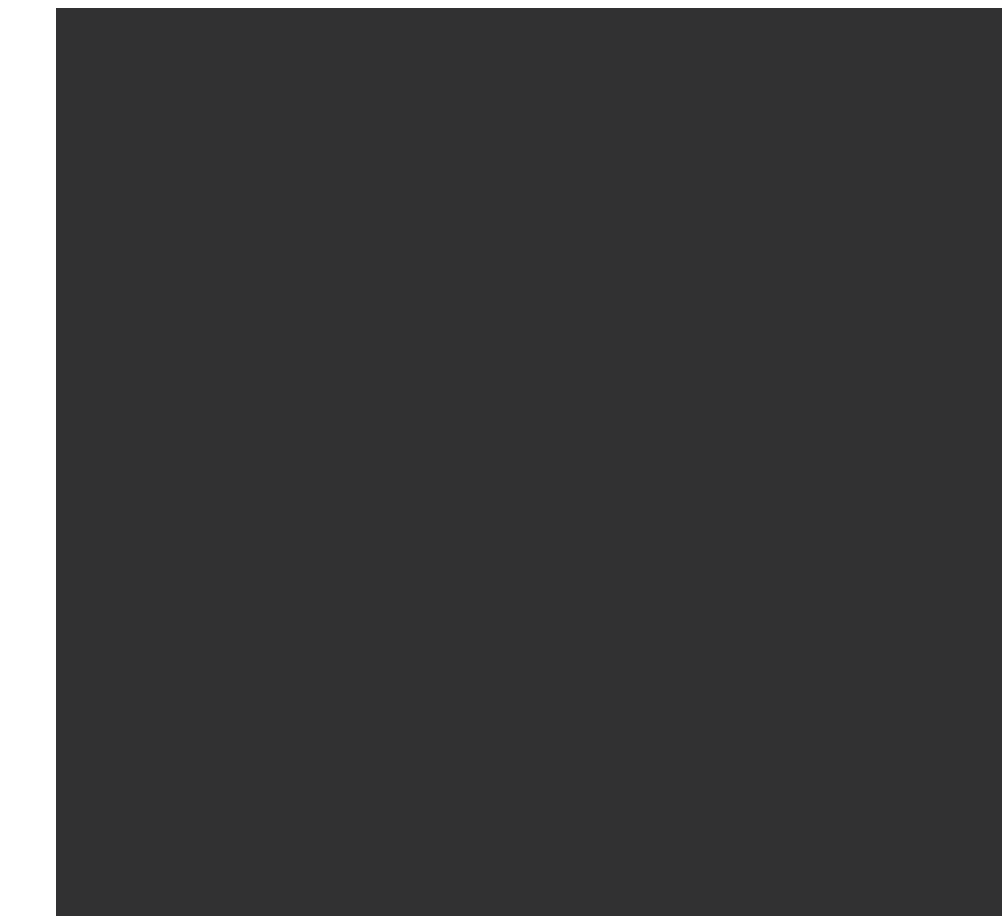


WHITE PAINTED SHIP LAP SIDING
COLOR TO MATCH BENJAMIN MOORE - HC 164

STO STUCCO WALL AT LOWER COURTYARD
COLOR TO MATCH BENJAMIN MOORE - HC 164



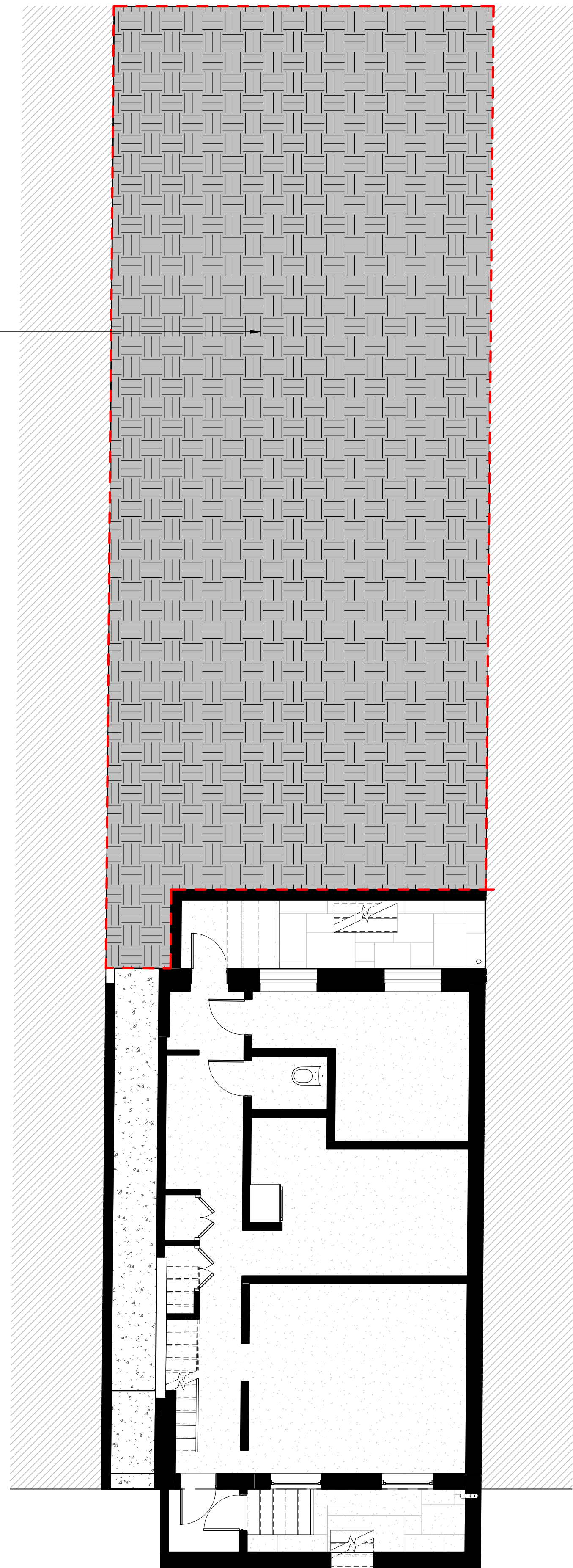
NEW REAR FACADE DORMER
CALP BOARD DESIGN TO MATCH EXISTING DORMER AT FRONT FACADE. COLOR TO MATCH EXISTING FRONT FACADE DORMER



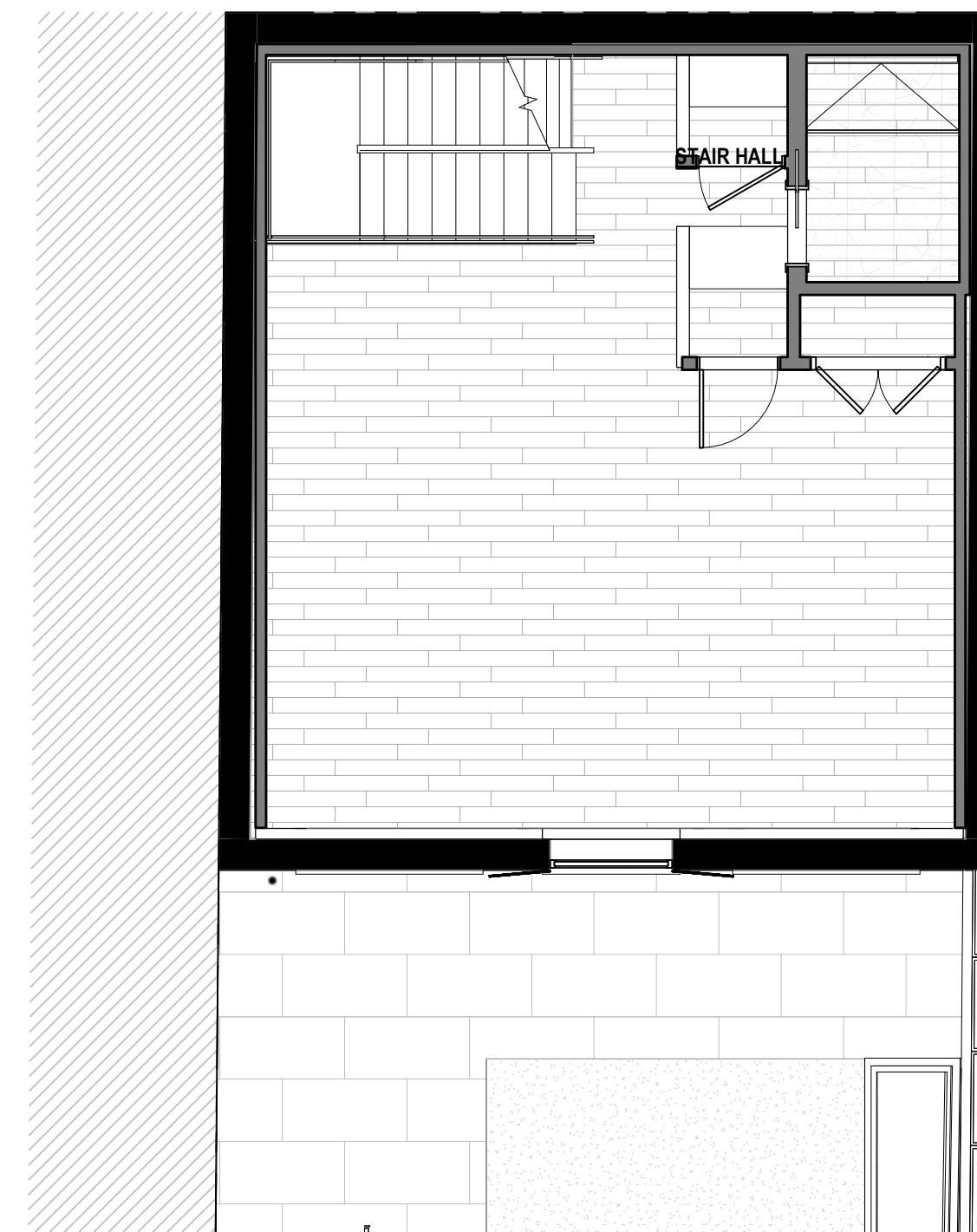
NEW HORSE WALK DOOR HARDWARE
BENJAMIN MOORE - HC 190

CELLAR - EXISTING AND PROPOSED PLANS

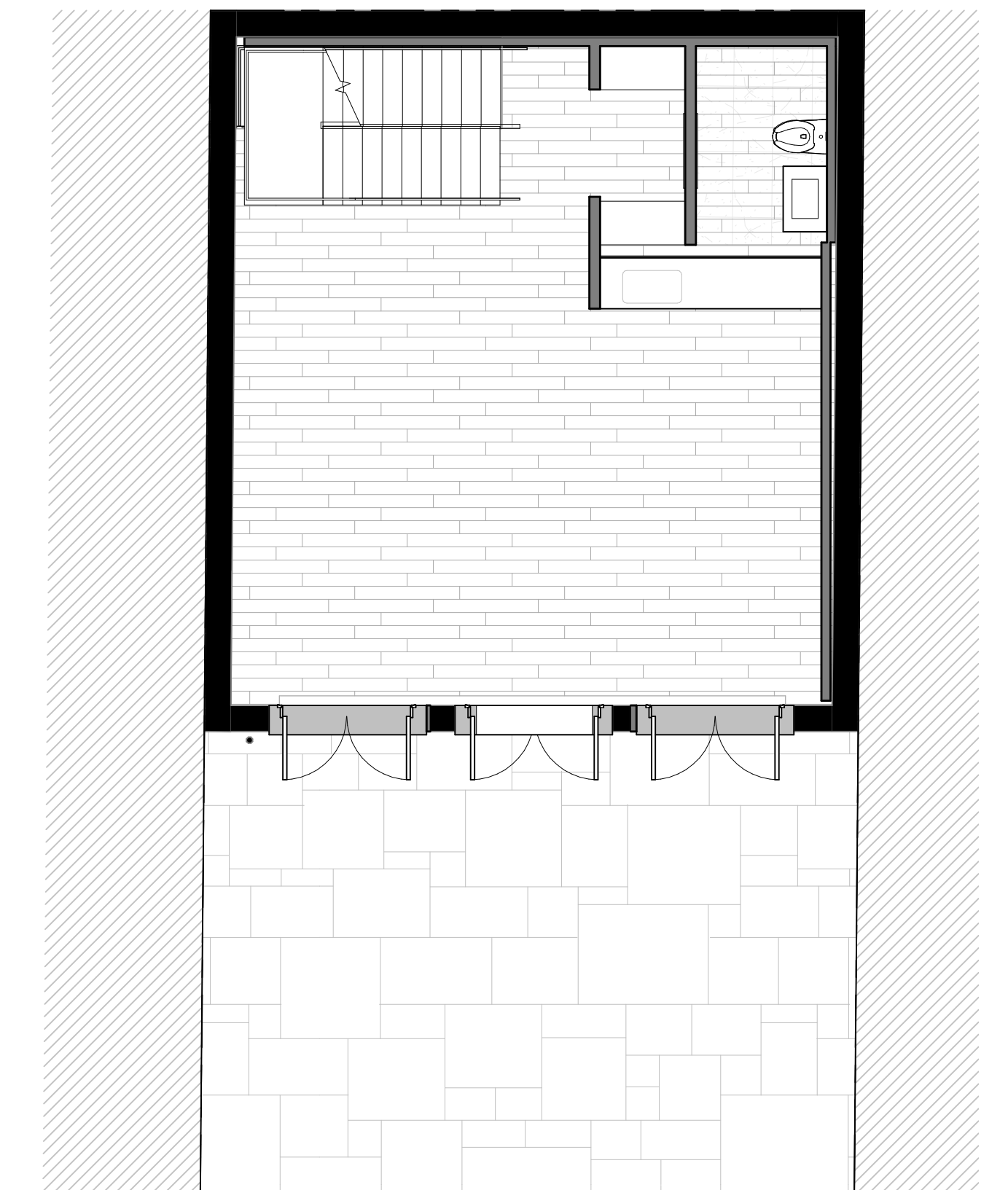
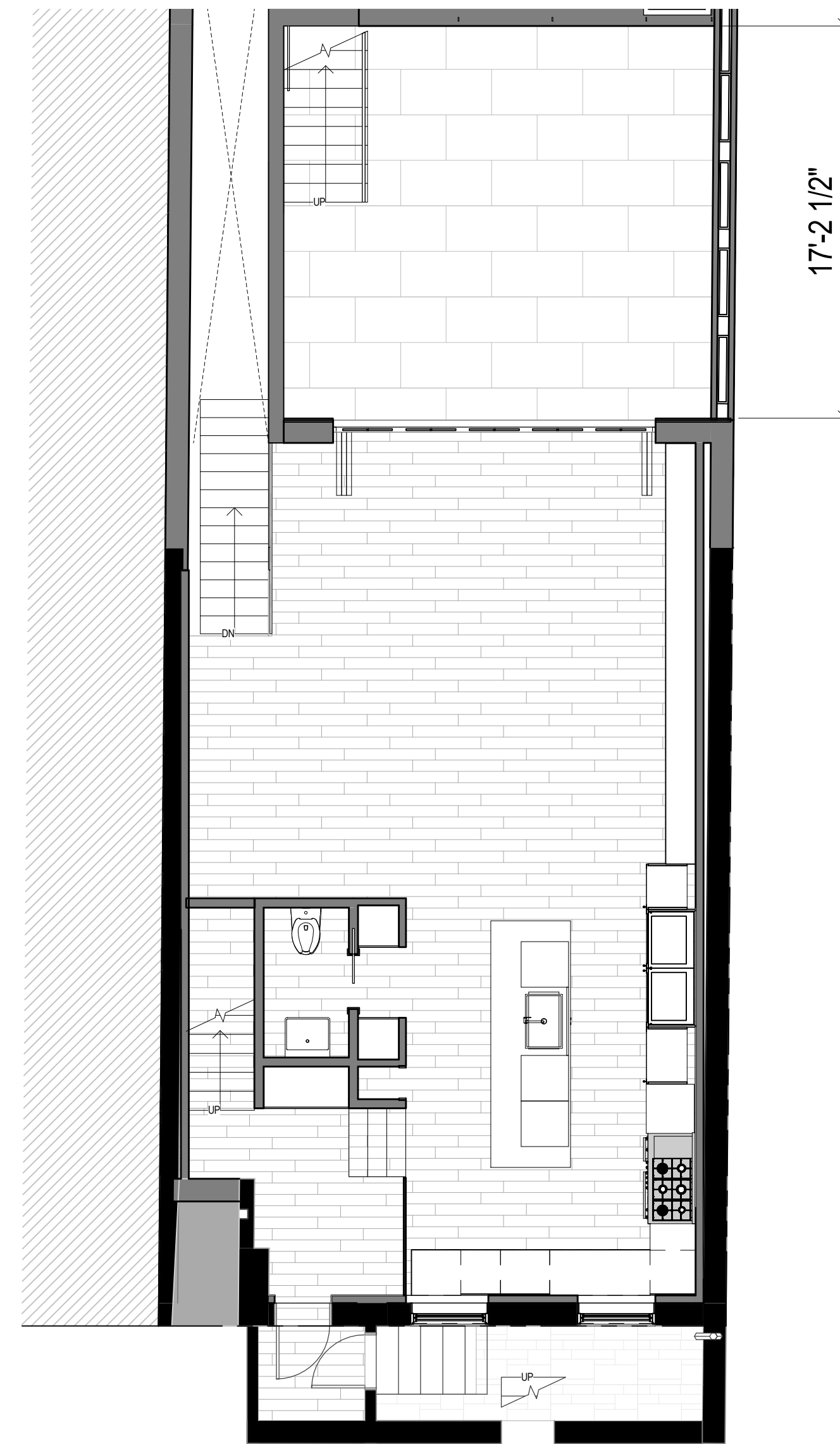
AREA TO BE EXCAVATED



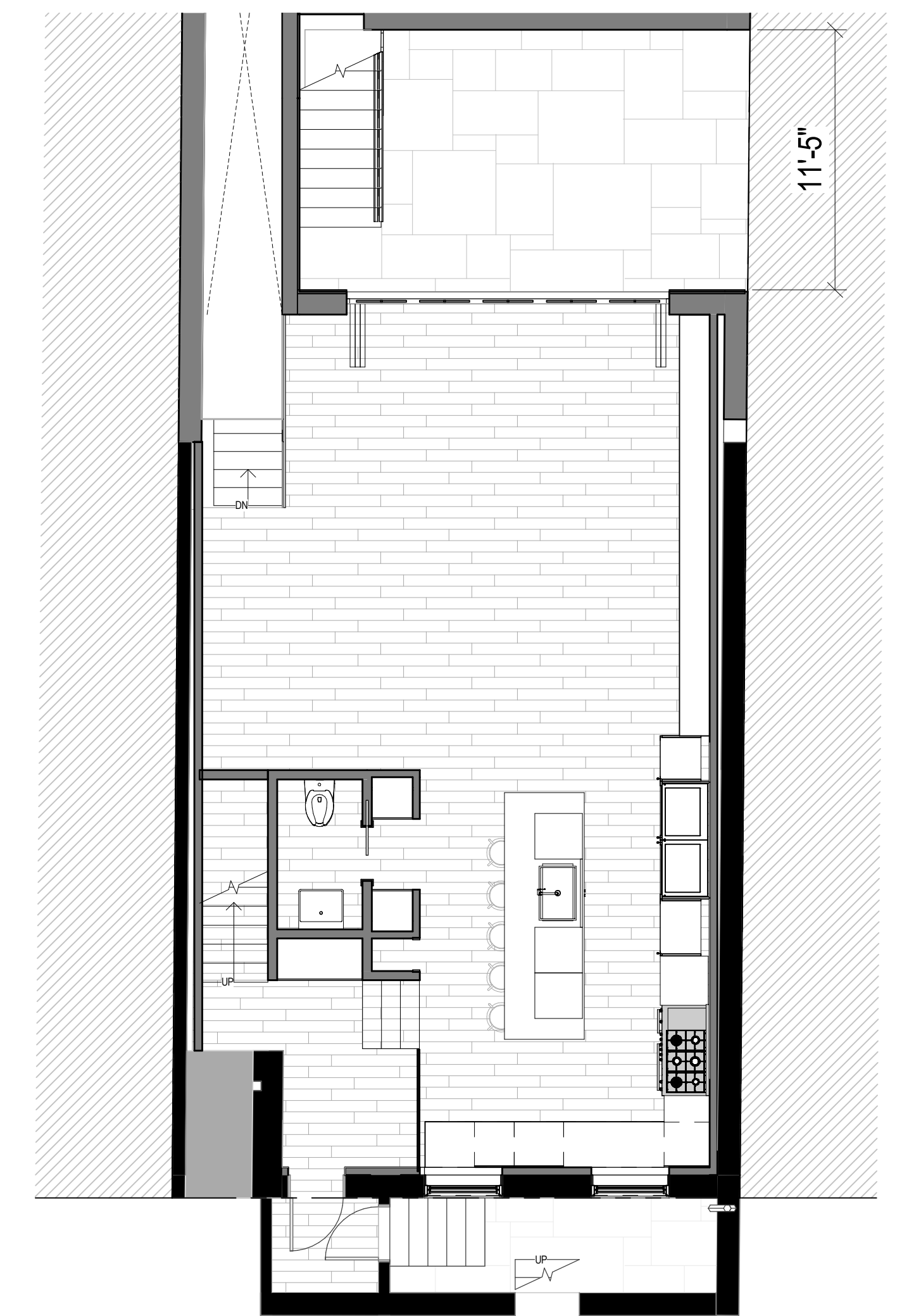
EXISTING



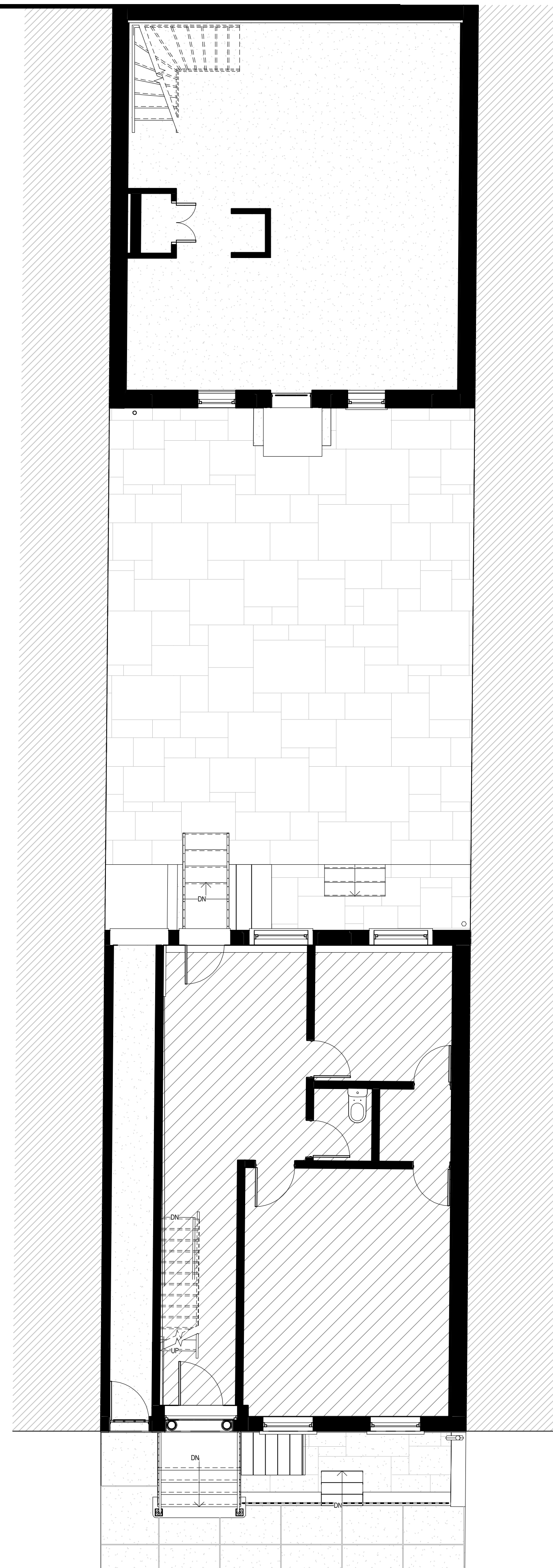
PREVIOUS PROPOSED, AUG. 15, 2023



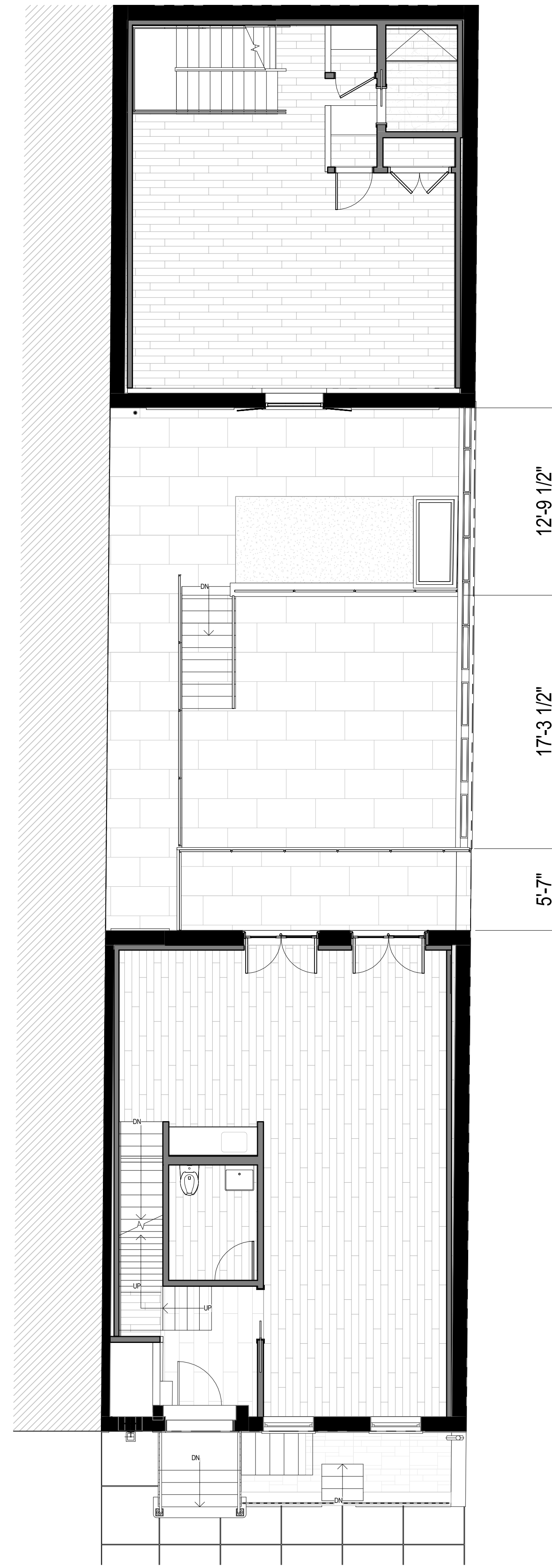
CURRENT PROPOSED



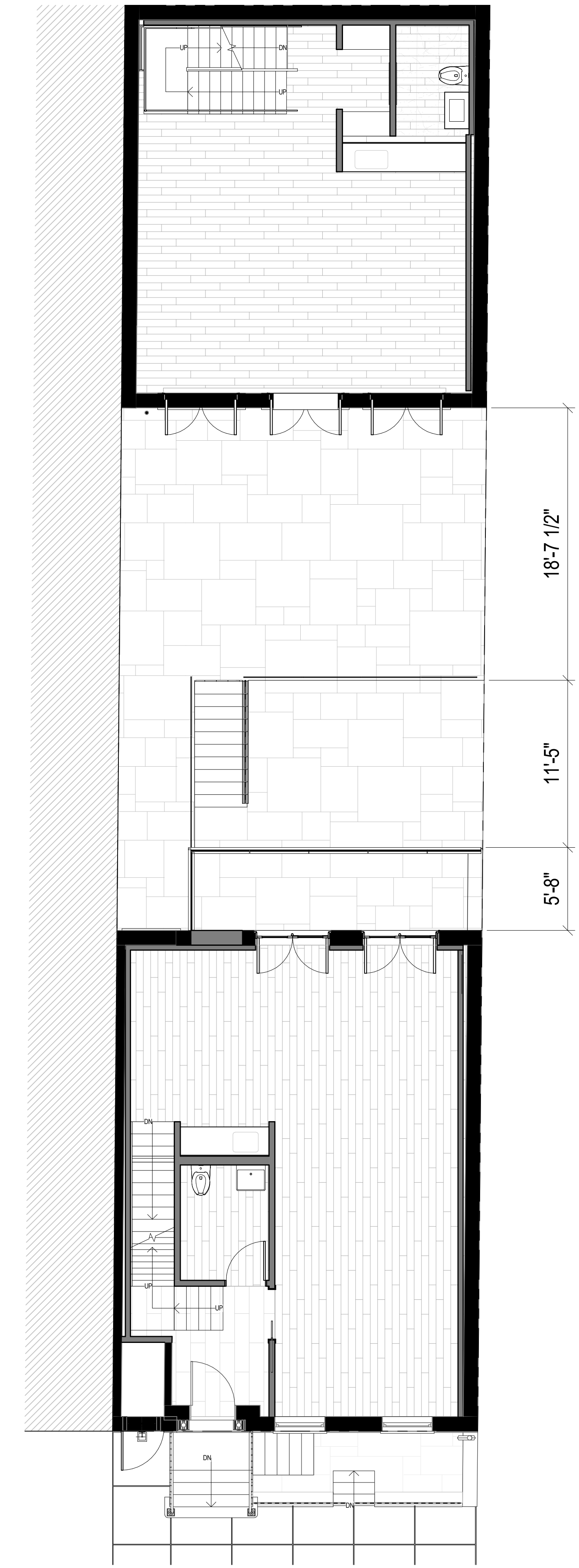
LEVEL 1 - EXISTING AND PROPOSED PLANS



EXISTING

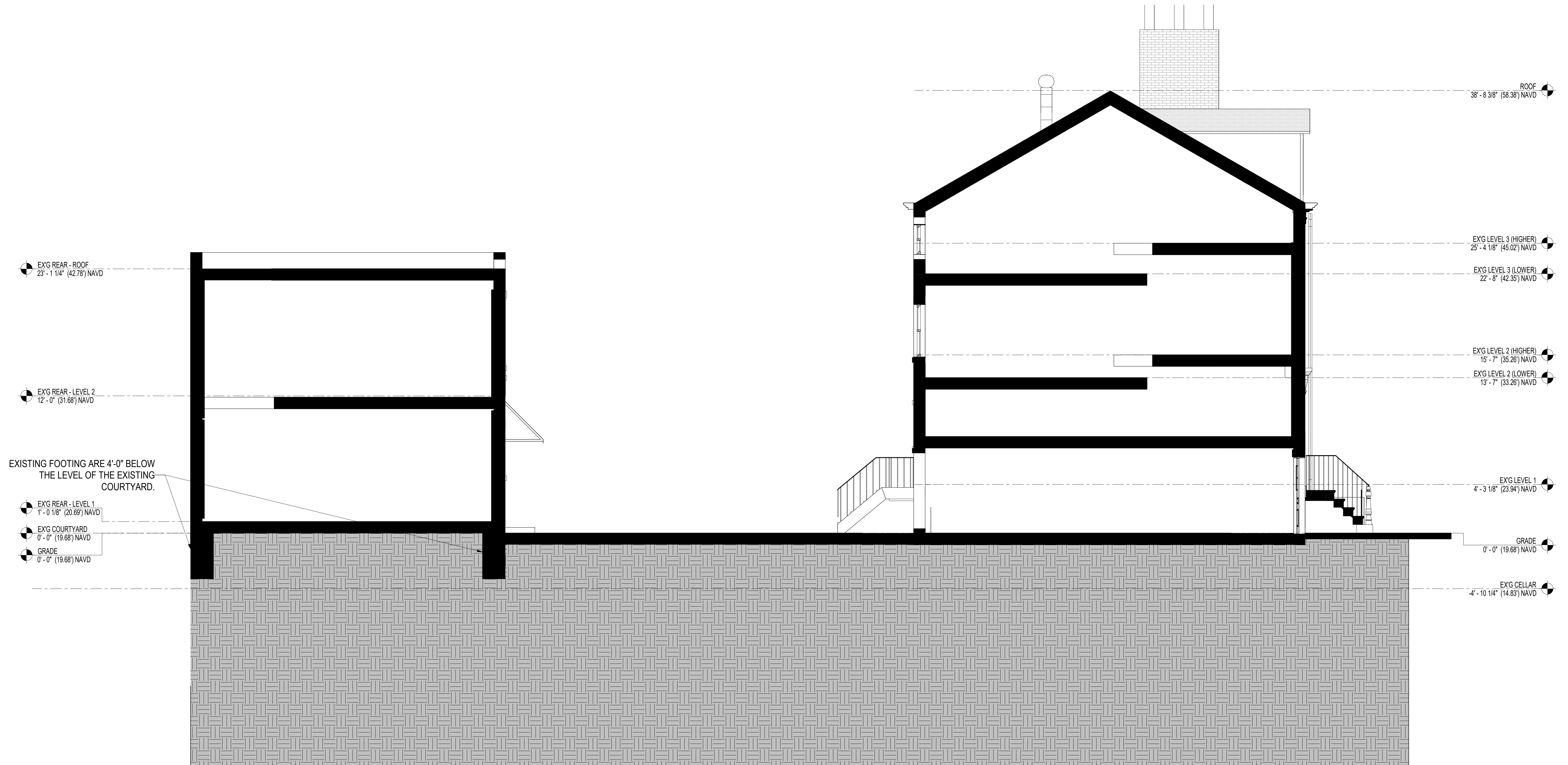


PREVIOUS PROPOSED, AUG. 15, 2023

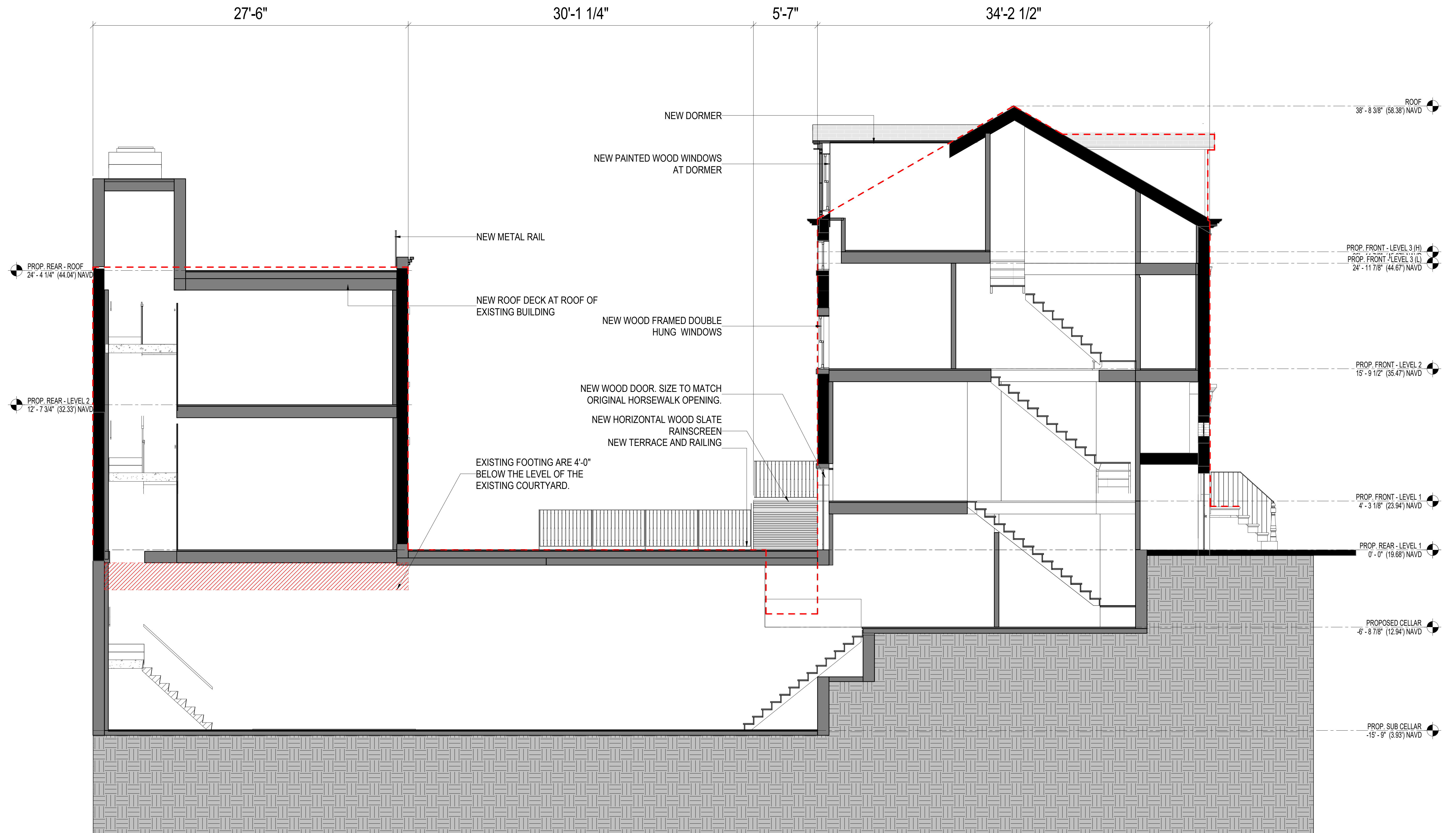


CURRENT PROPOSED

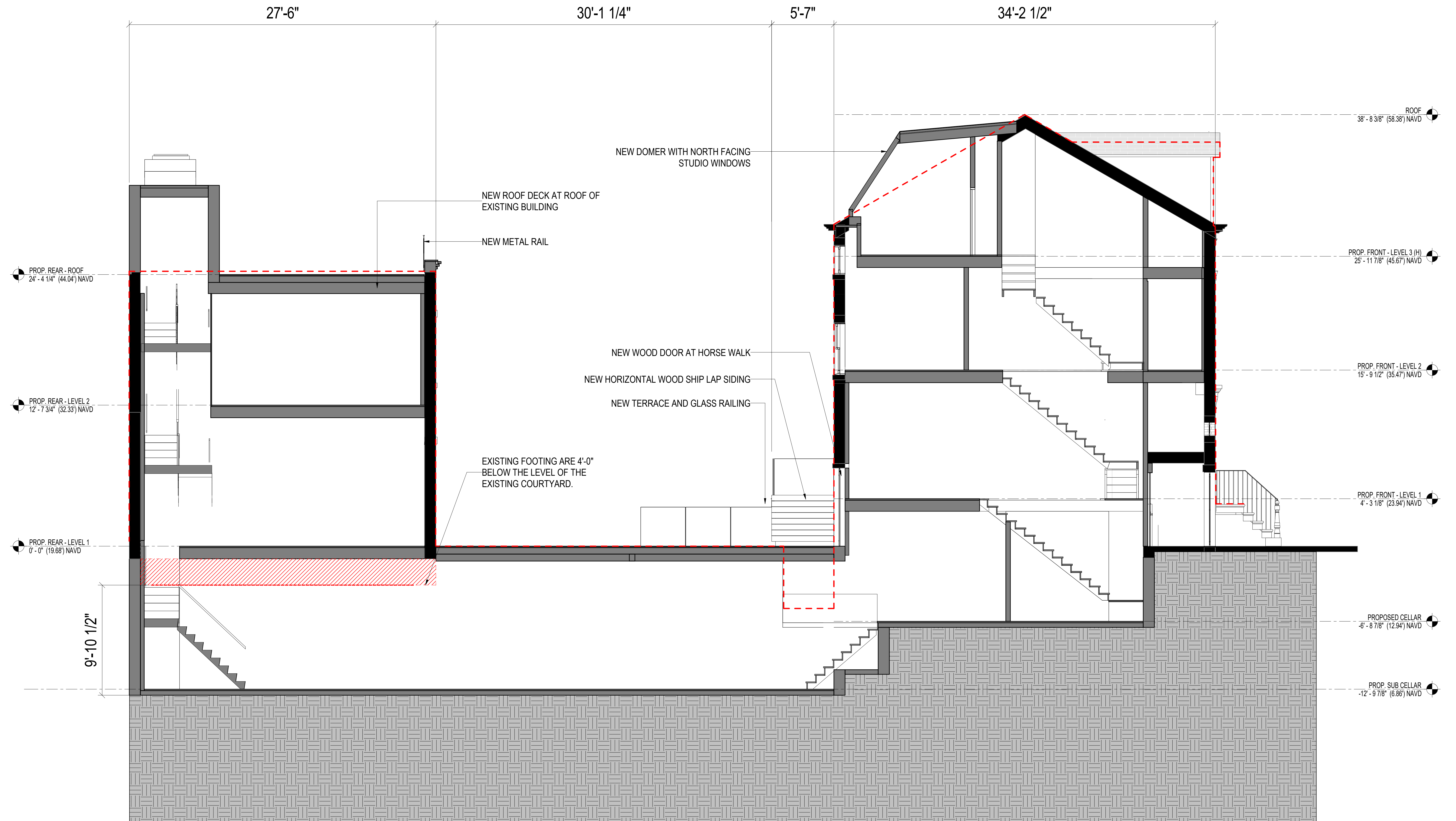
EXISTING BUILDING SECTION (VIEW EAST)



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



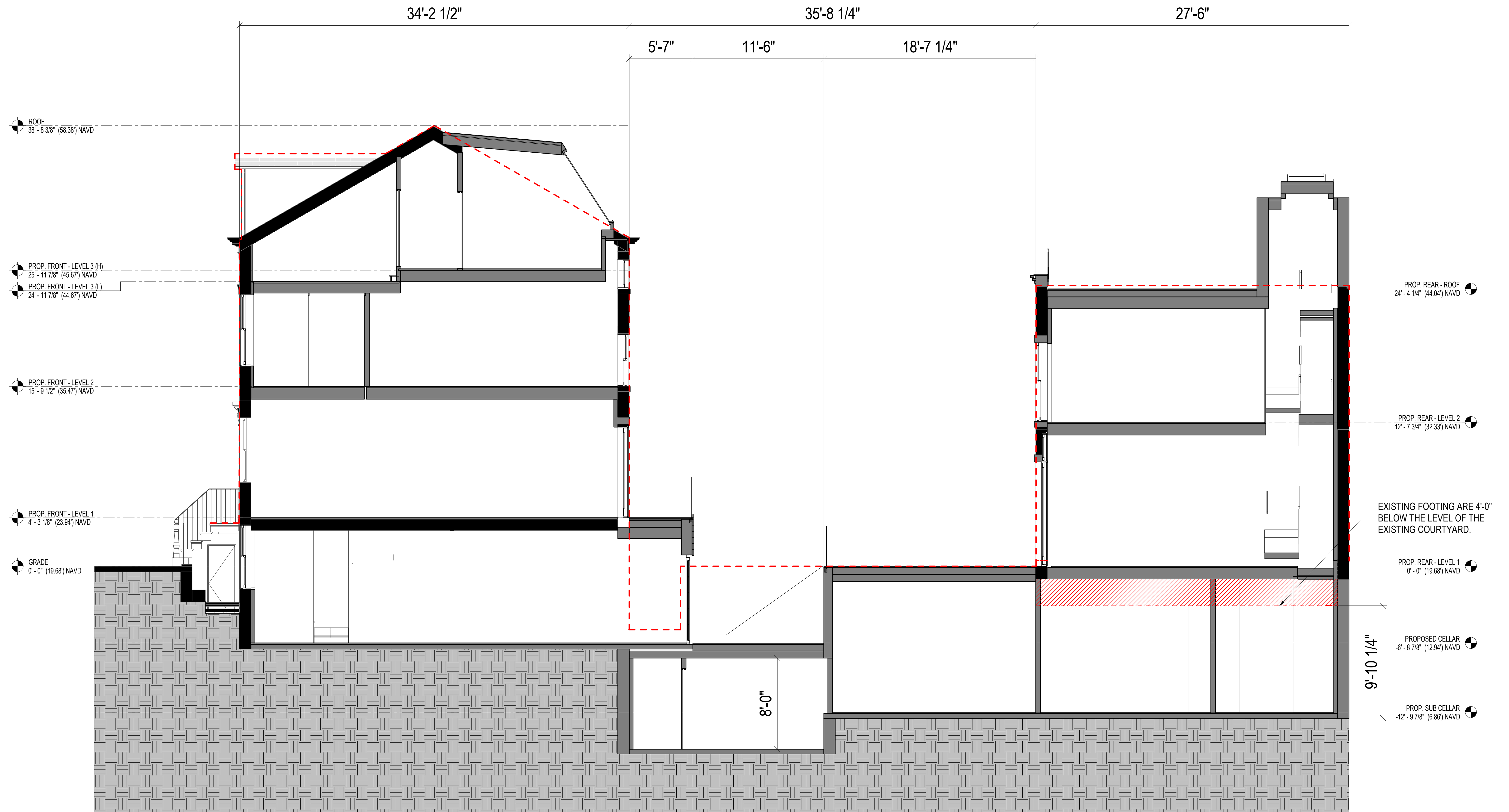
CURRENT PROPOSED BUILDING SECTION (VIEW EAST)



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

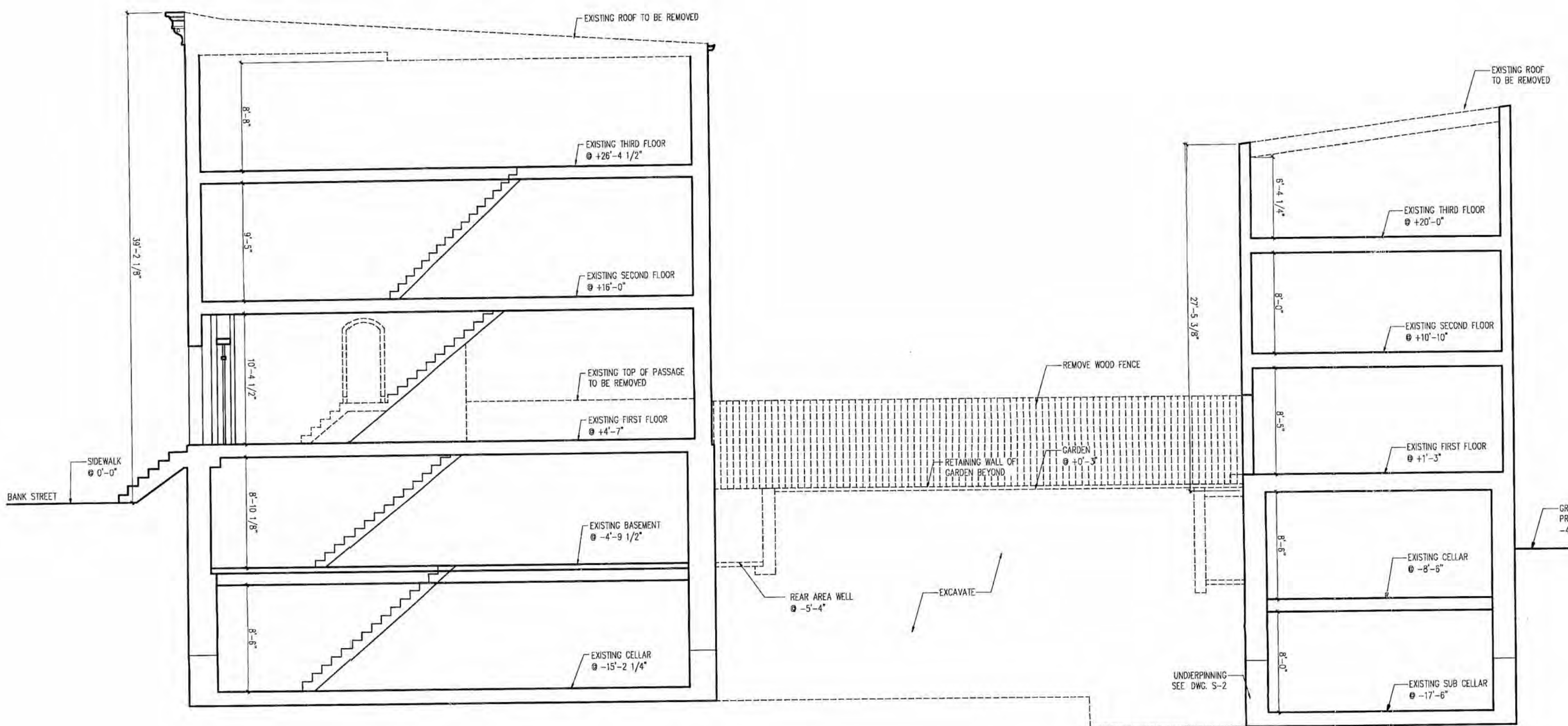


CURRENT PROPOSED BUILDING SECTION (VIEW WEST)

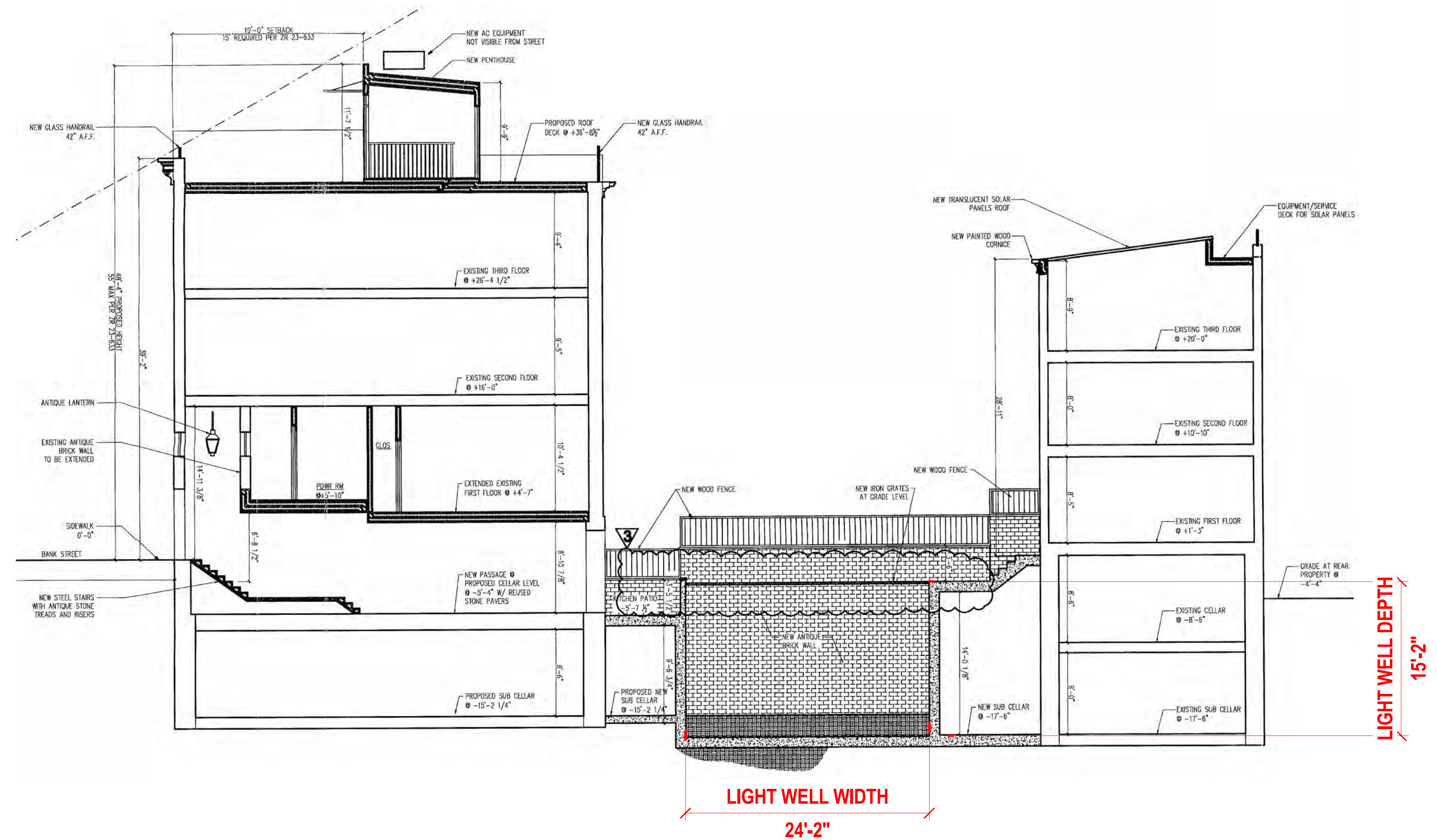


LPC APPROVED HORSE WALK ALTERATIONS

61 BANK STREET. APPROVED IN 2008



ORIGINAL BUILDING AND LOT SECTION, 2008

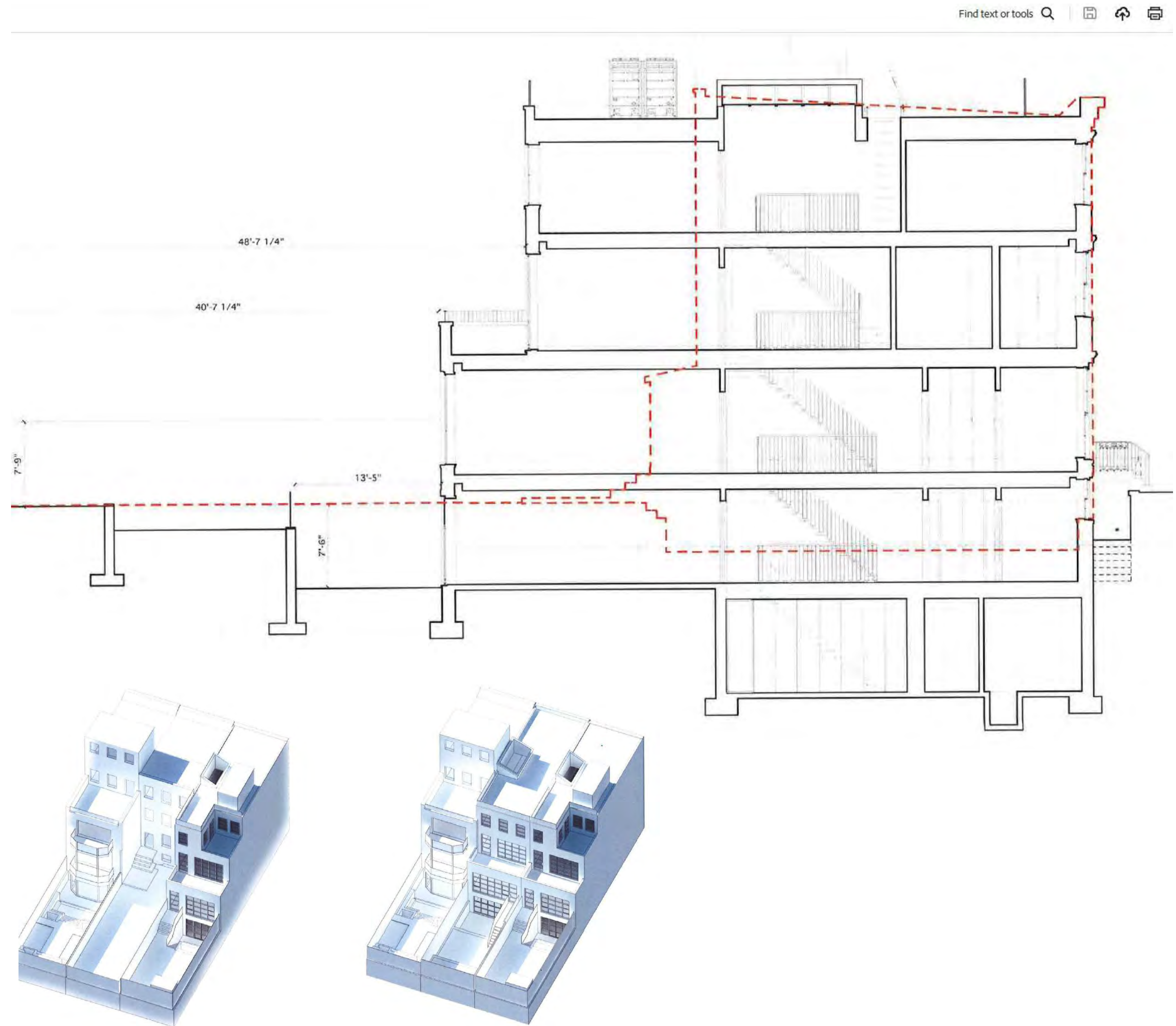


APPROVED BUILDING AND LOT SECTION, WITH STAIRWAY INSTALLED AT HORSE WALK, AND LIGHT WELL AT COURTYARD. 2008.

LIGHT WELL AT REAR YARD IN A NEARBY DISTRICT



31 CHARLTON STREET

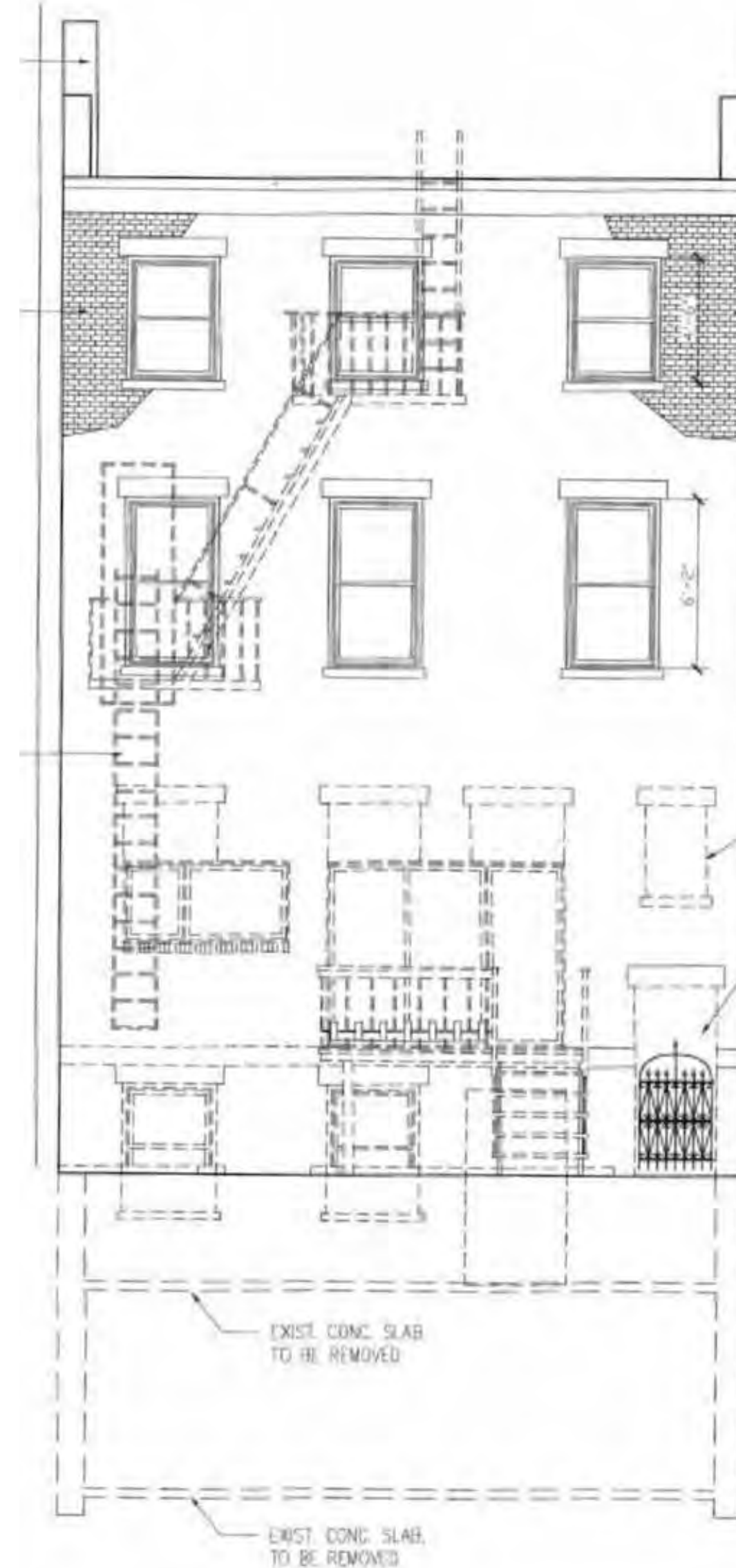


LPC APPROVED HORSE WALK ALTERATIONS

61 BANK STREET. APPROVED IN 2008



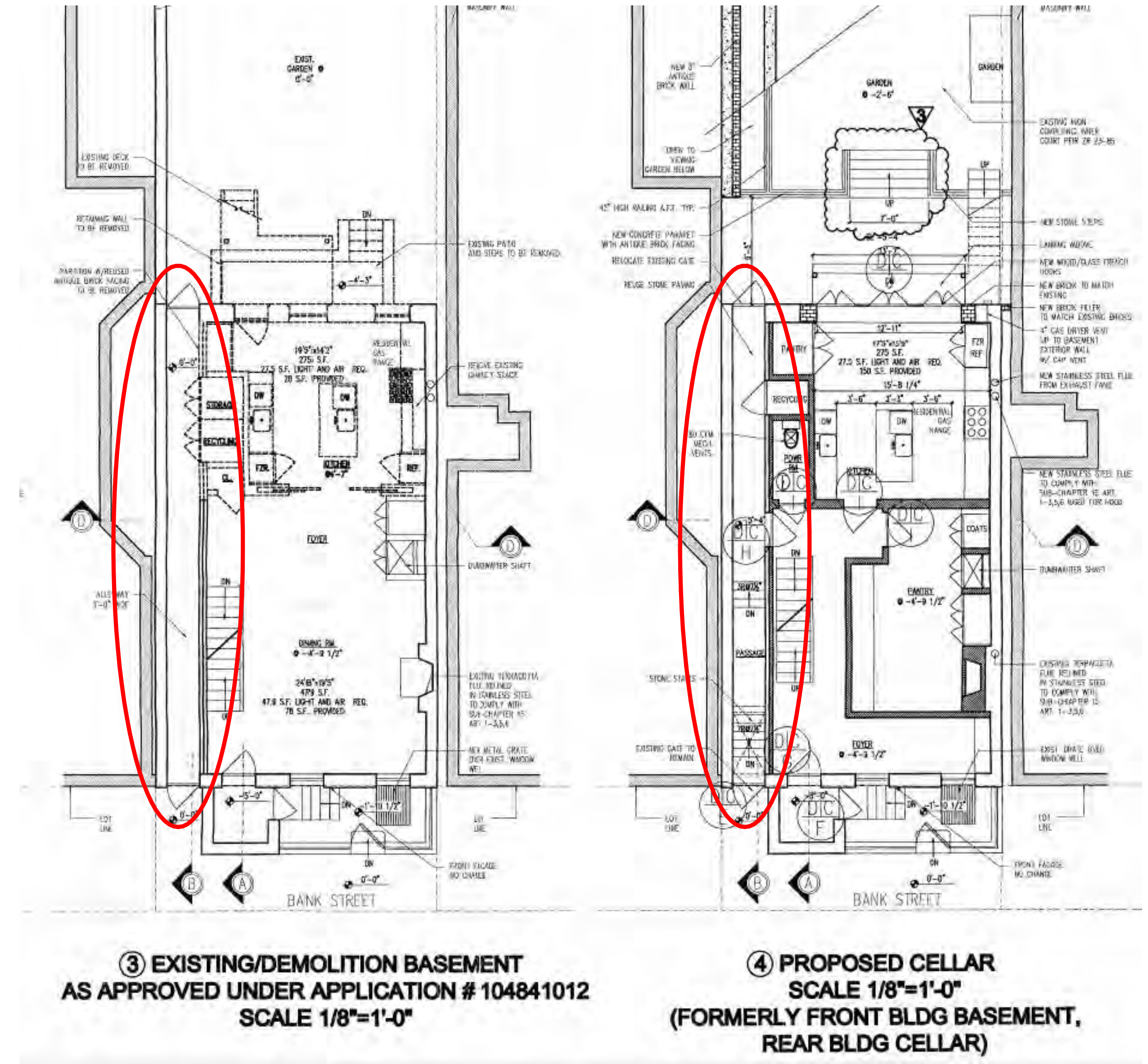
61 BANK STREET, 2022.



ORIGINAL REAR FACADE DEMO DRAWING, 2008.



ORIGINAL REAR FACADE WITH LOWERED HORSE WALK, 2008.



APPROVED STAIR INSTALLATION AT HORSE WALK IN PLAN, 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)

LPC APPROVED HORSE WALK ALTERATIONS

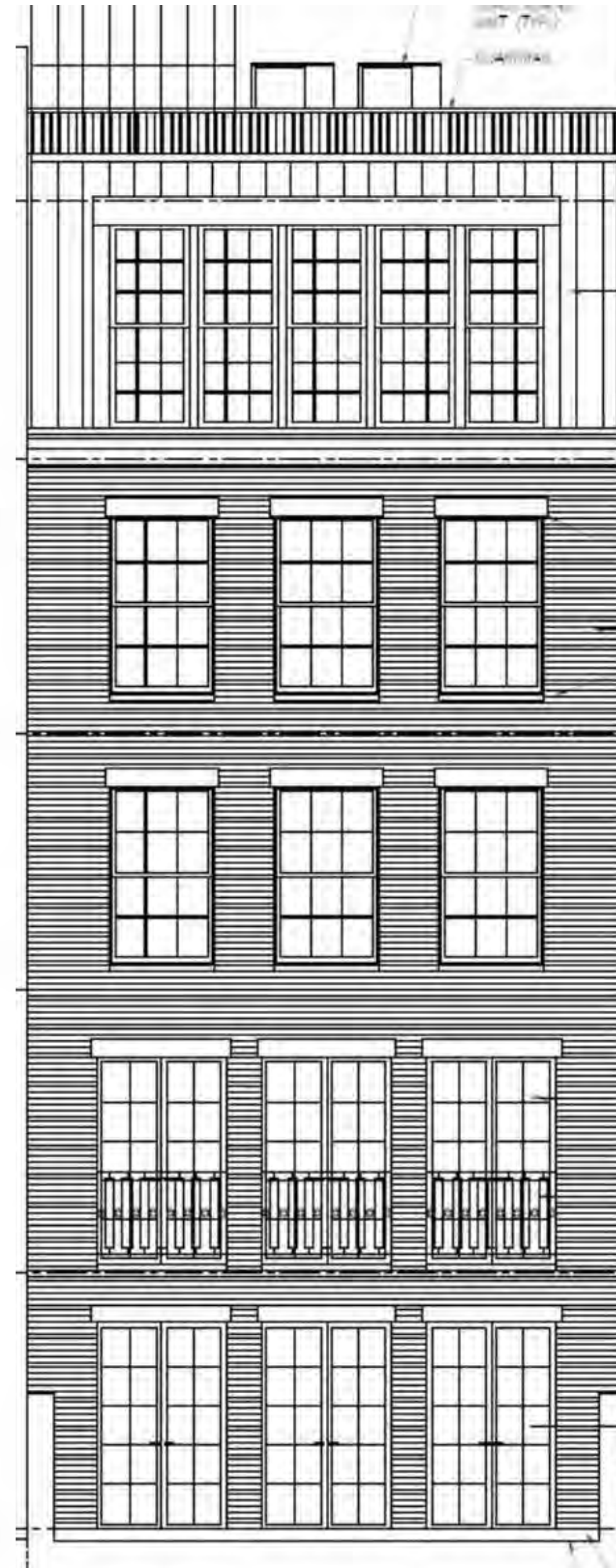
83 HORATIO STREET. APPROVED IN 2018



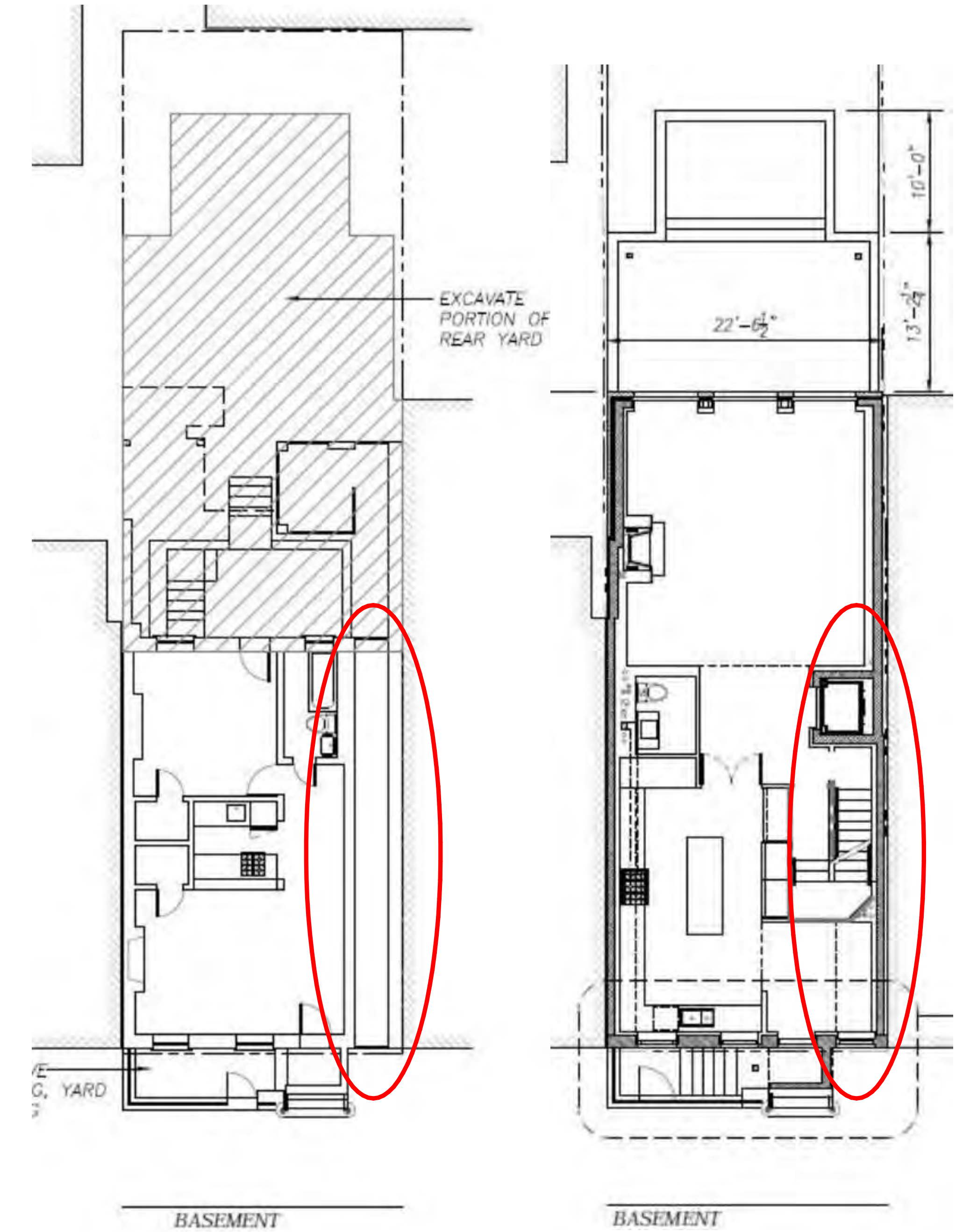
83 HORATIO STREET, 2022.
(GOOGLE)



83 HORATIO STREET,
EXISTING REAR FAÇADE IN 2018.



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



LPC APPROVED HORSE WALK ALTERATIONS

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



PROPOSED MAIN HOUSE REAR FACADE RENDERING

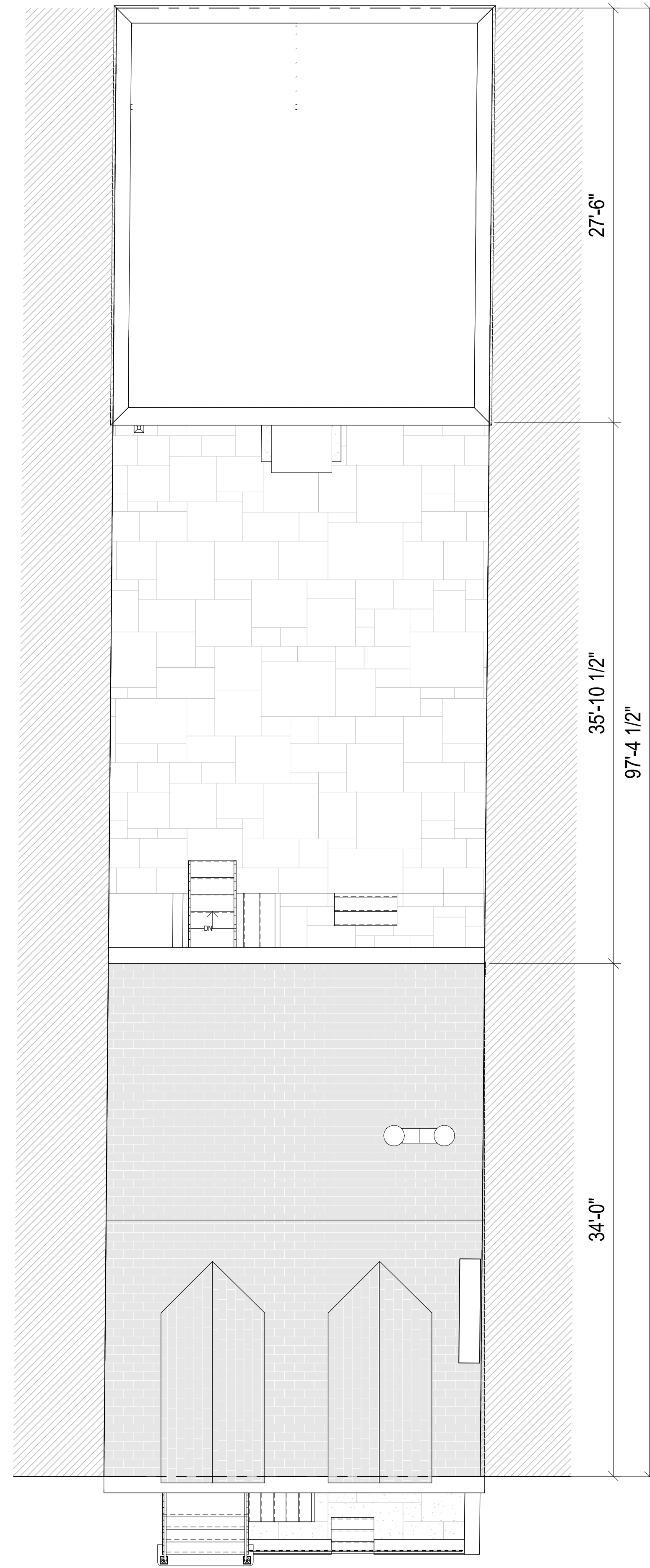


PREVIOUS PROPOSED FRONT BUILDING REAR FACADE - AUG. 15, 2023

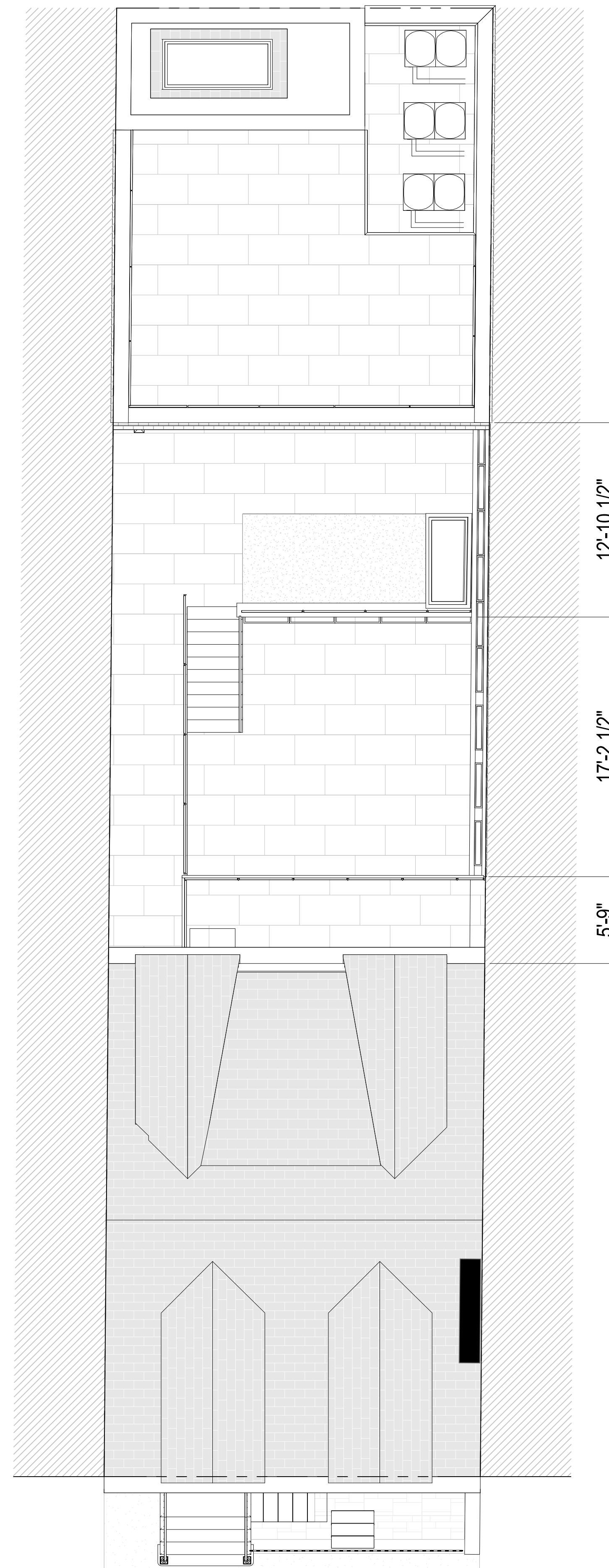


CURRENT PROPOSED FRONT BUILDING REAR FACADE

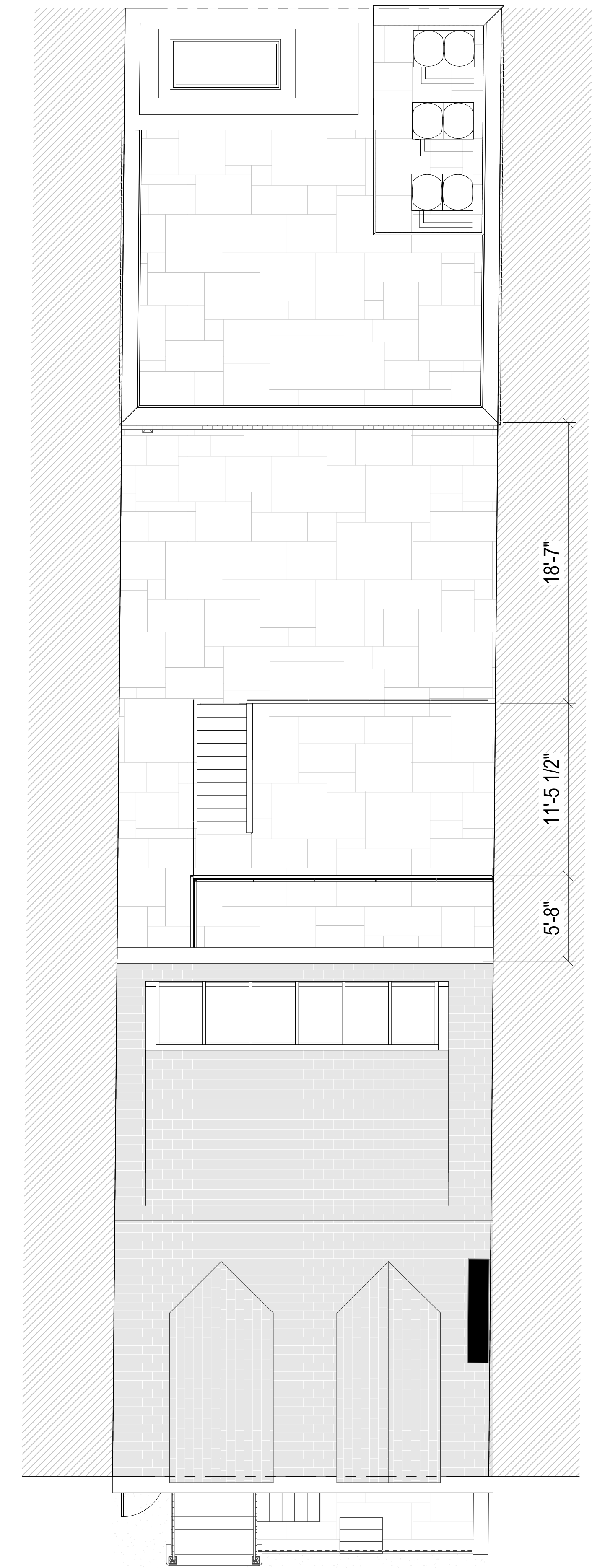
ROOF - EXISTING AND PROPOSED PLANS



EXISTING

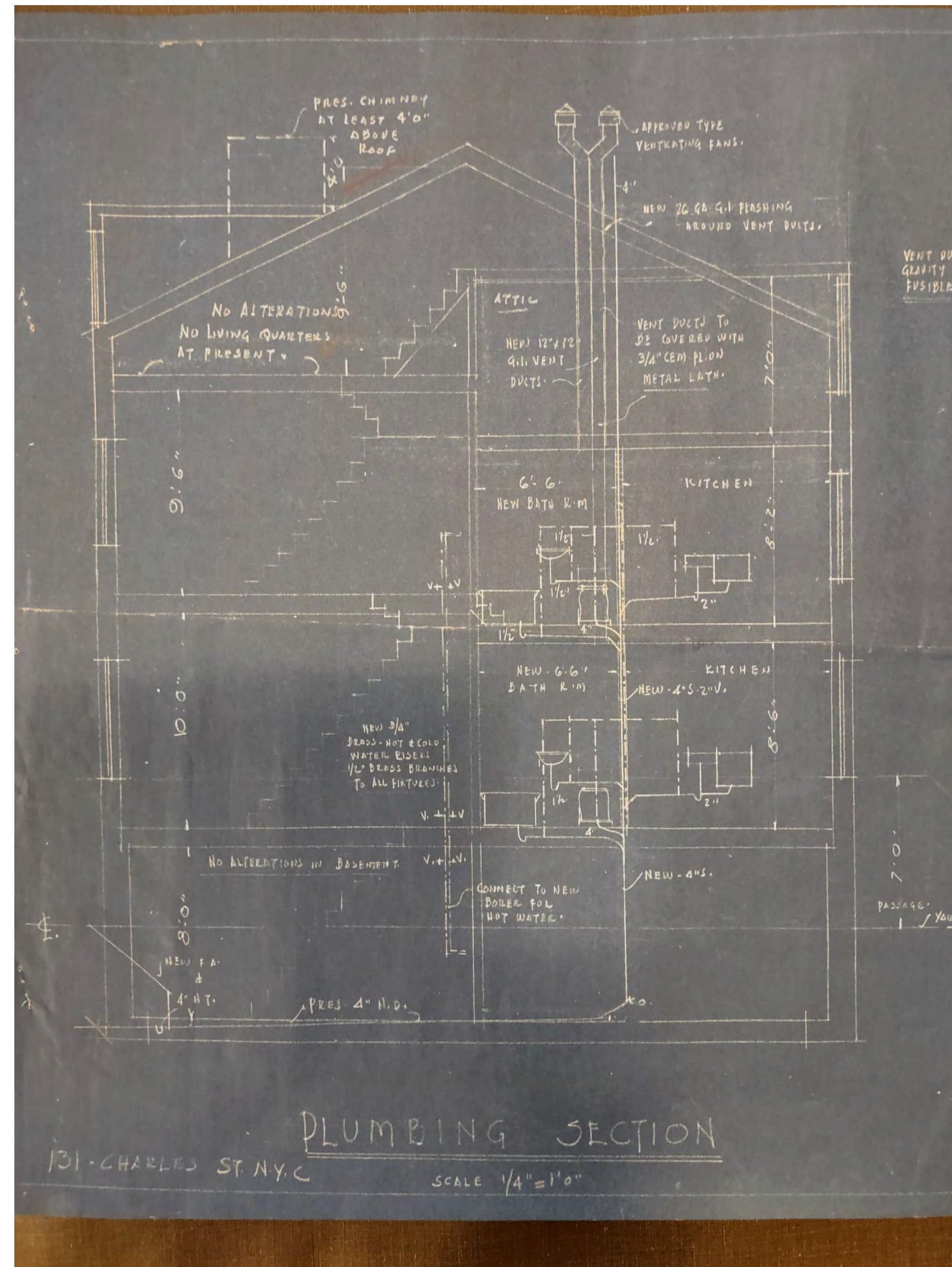


PREVIOUS PROPOSED, AUG. 15, 2023



CURRENT PROPOSED

PROPOSED DORMER SHOWN ON 1940s PLUMBING DRAWING



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



327 WEST 4TH STREET. STUDIO WINDOW ADDITION APPROVED IN 2017

STUDIO WINDOW ADDITIONS APPROVED BY LPC

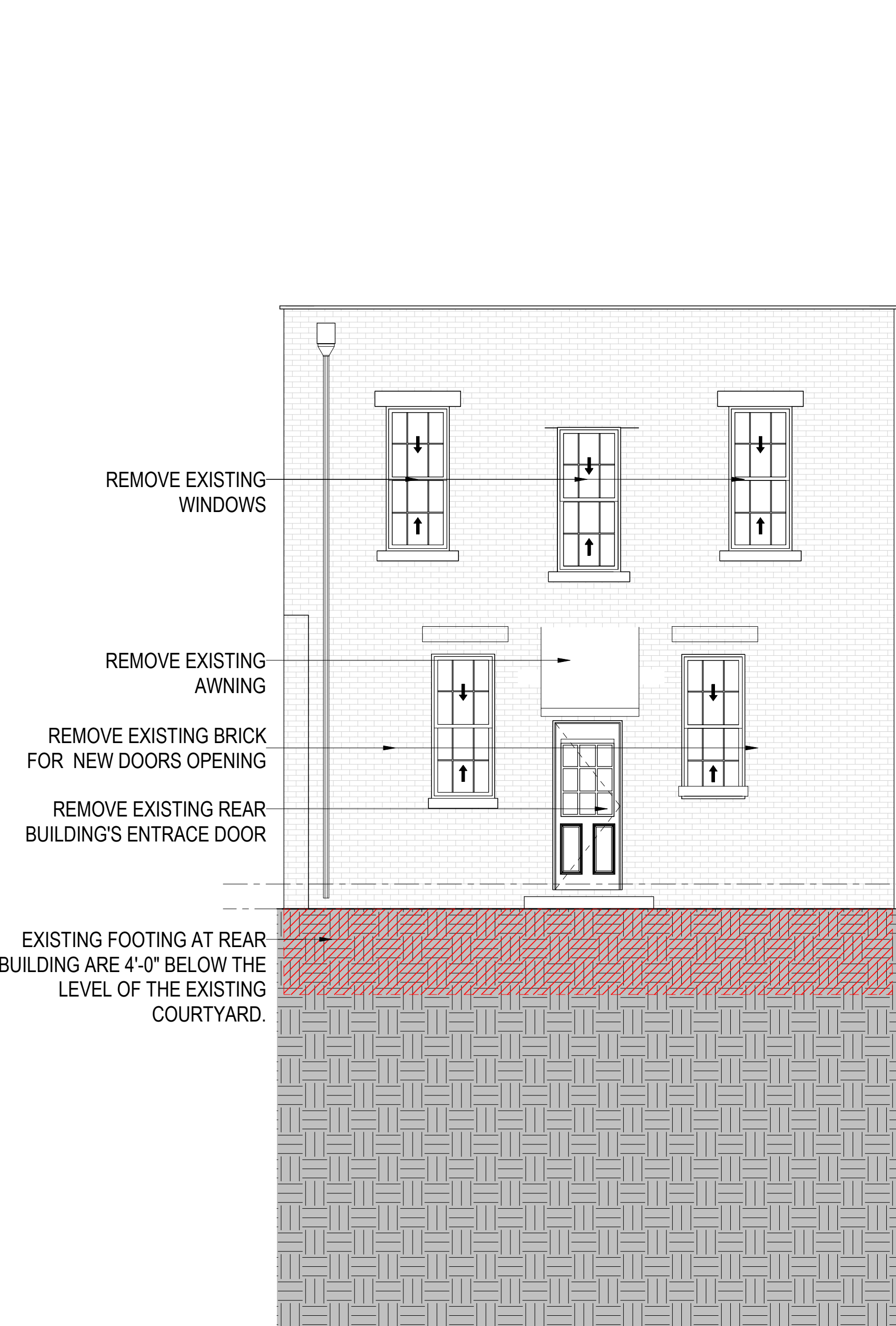


79-81 CHARLES STREET. STUDIO WINDOW ADDITION APPROVED MAY 10, 2023. CofA 23-09285

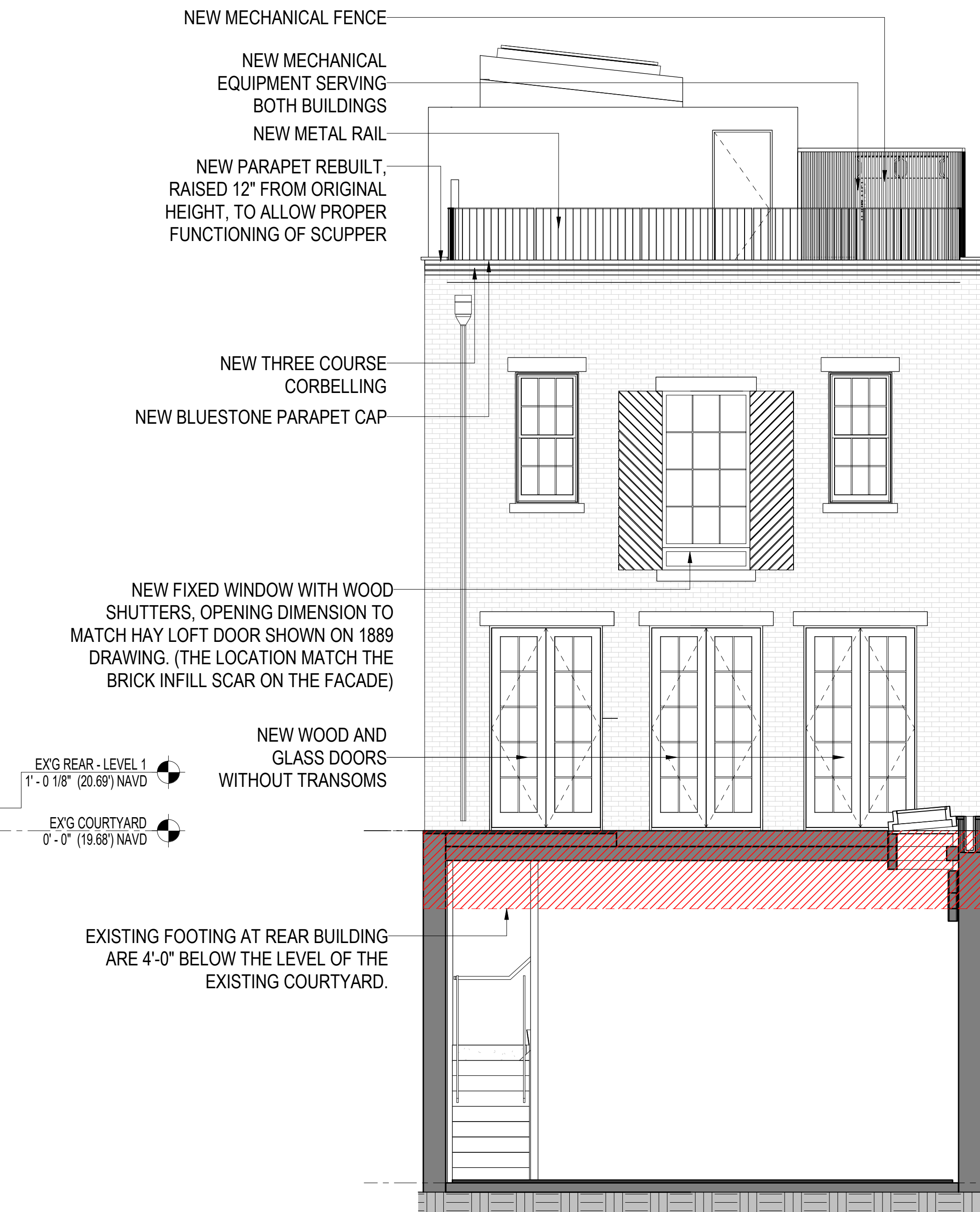


43 BARROW STREET. STUDIO WINDOW ADDITION APPROVED AT HEARING ON SEPTEMBER 27, 2023

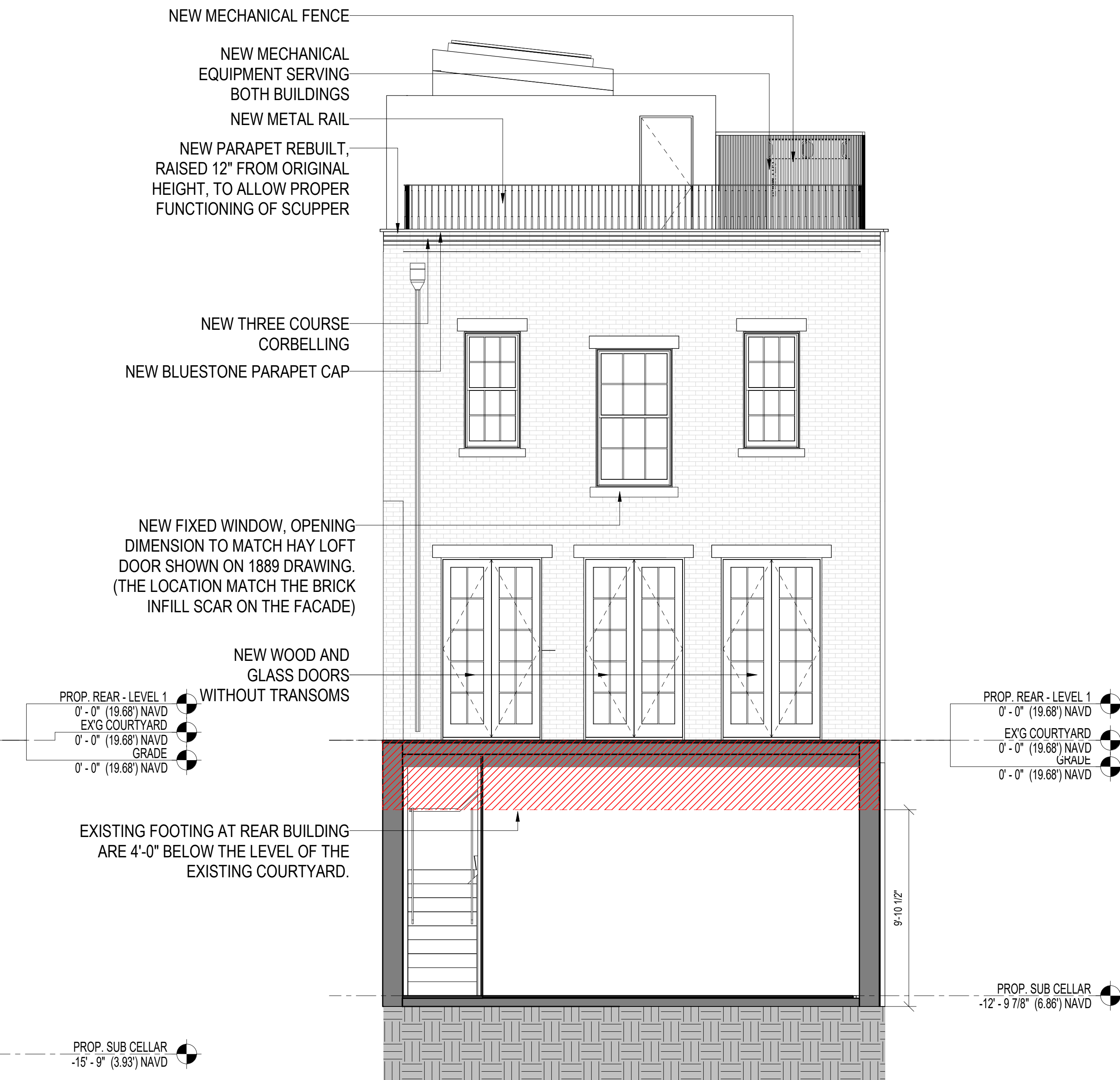
EXISTING & PROPOSED ELEVATIONS - BACK HOUSE



EXISTING

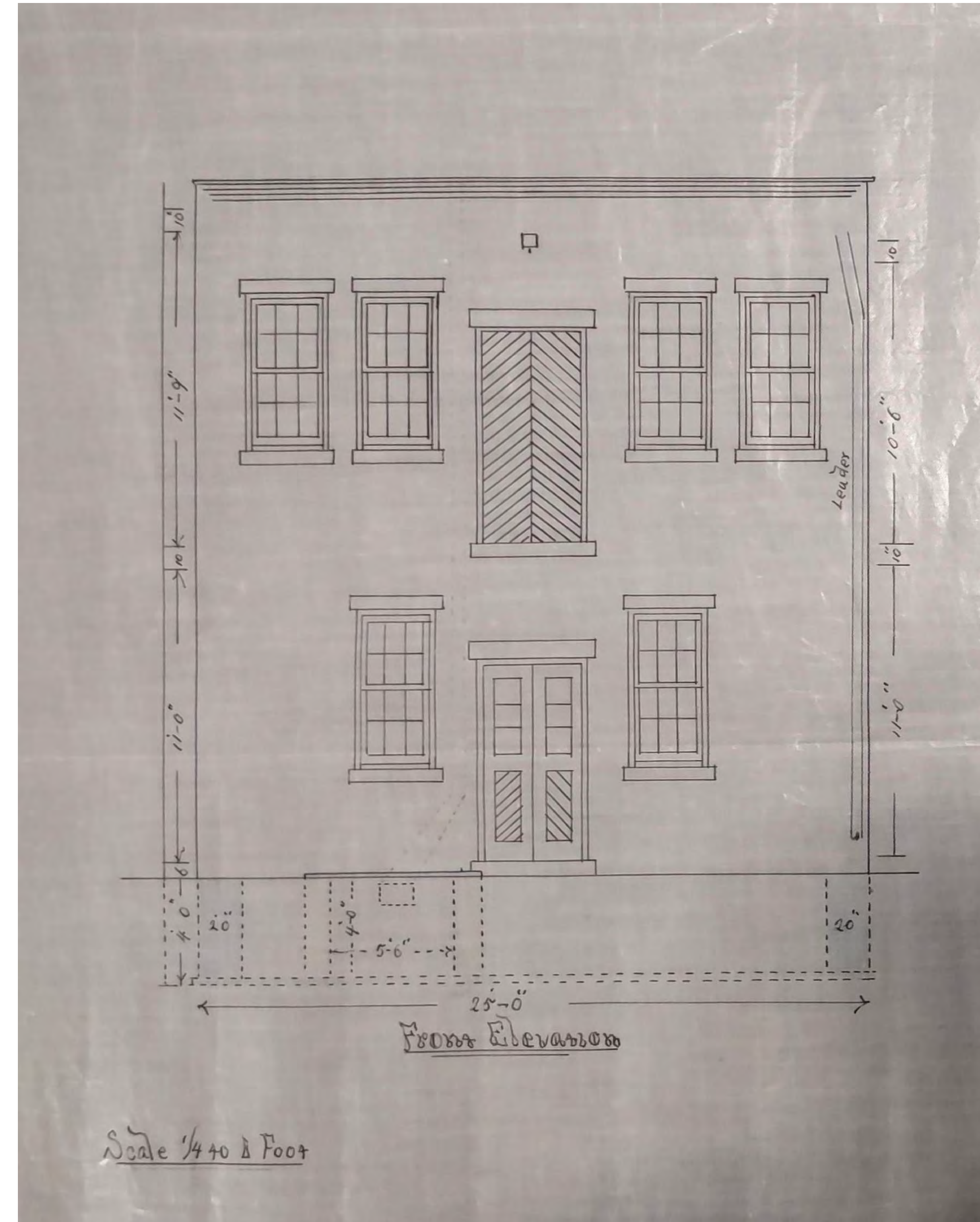


PREVIOUS PROPOSED, AUG. 15, 2023



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

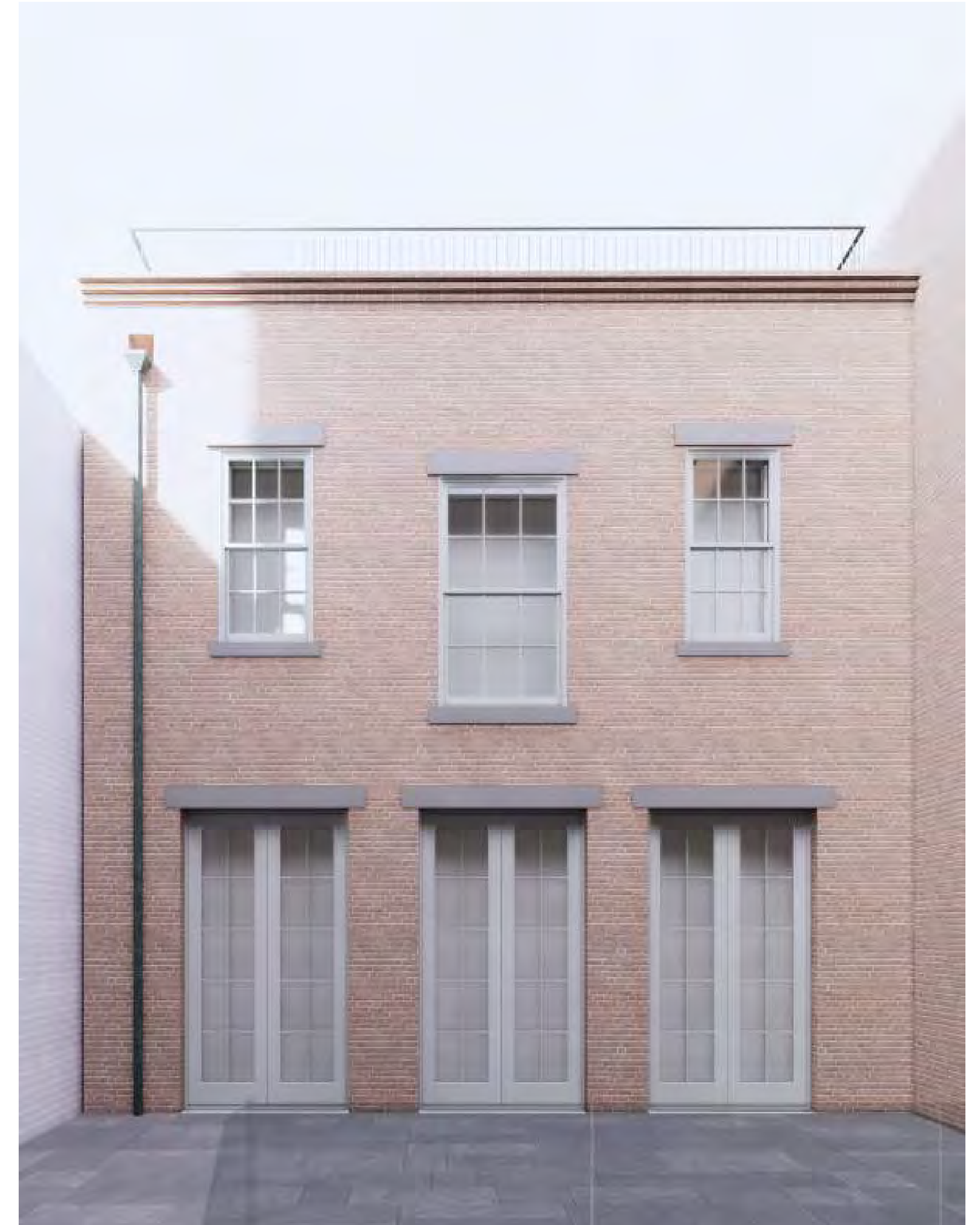
CONCLUSION



PROPOSED FRONT BUILDING - FRONT FACADE



PROPOSED FRONT BUILDING - REAR FACADE



PROPOSED REAR BUILDING - FRONT FACADE

The current proposal is:

Preservation Department – Item 1, LPC-22-06302

131 Charles Street – 131 Charles Street House – Individual

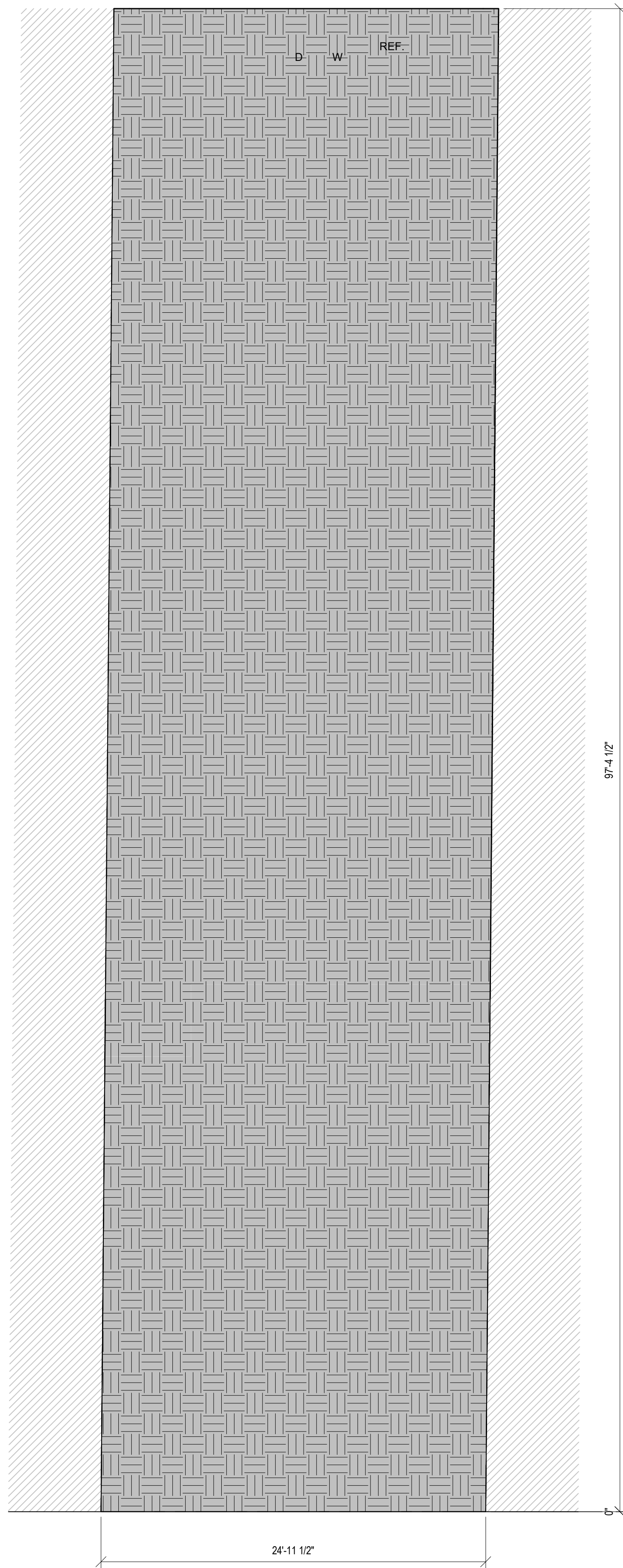
Landmark

Borough of Manhattan

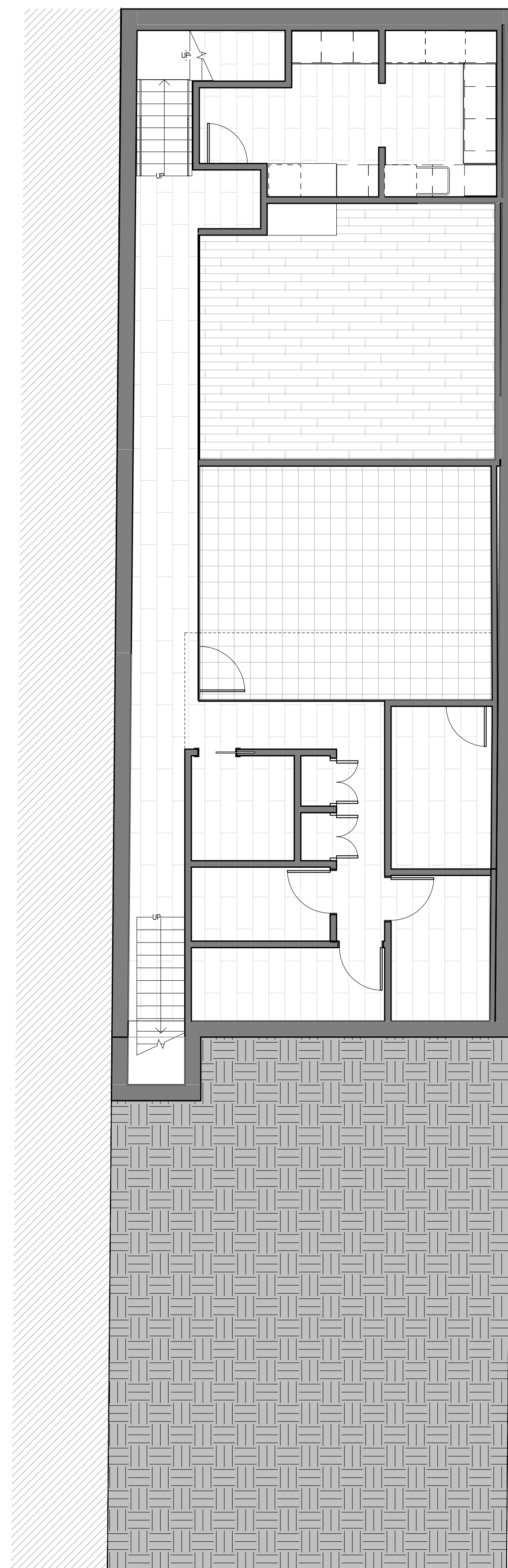
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

APPENDIX

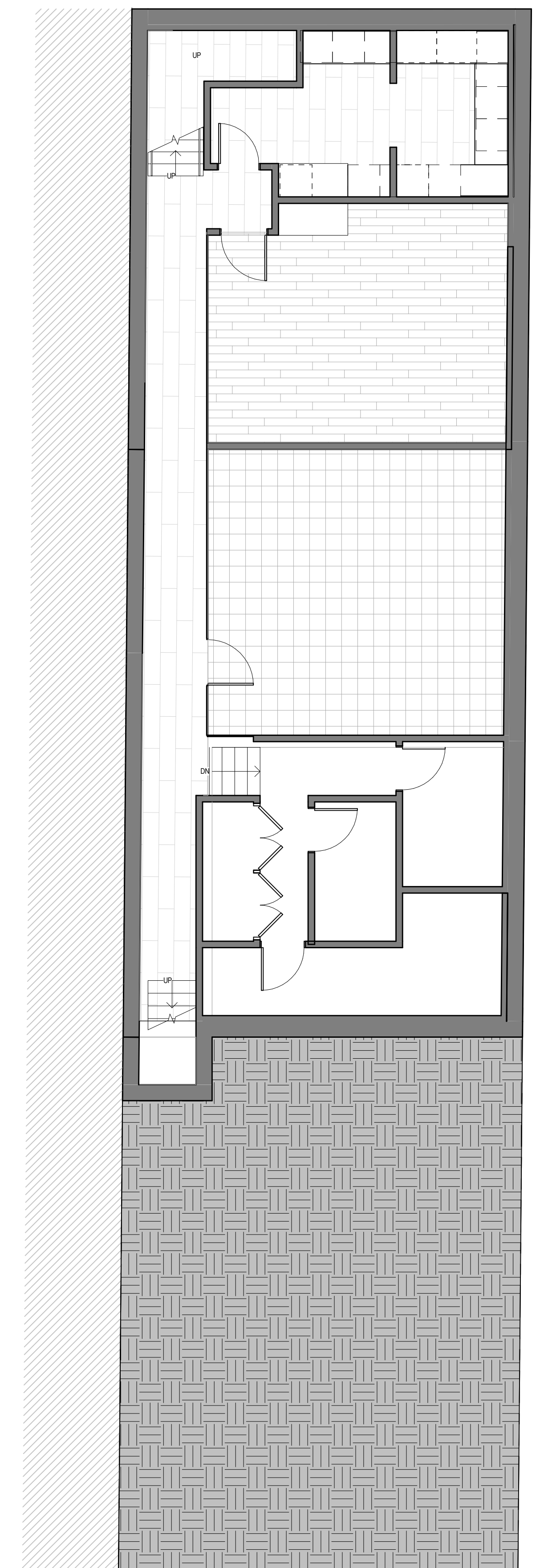
SUB CELLAR - EXISTING AND PROPOSED PLANS



EXISTING

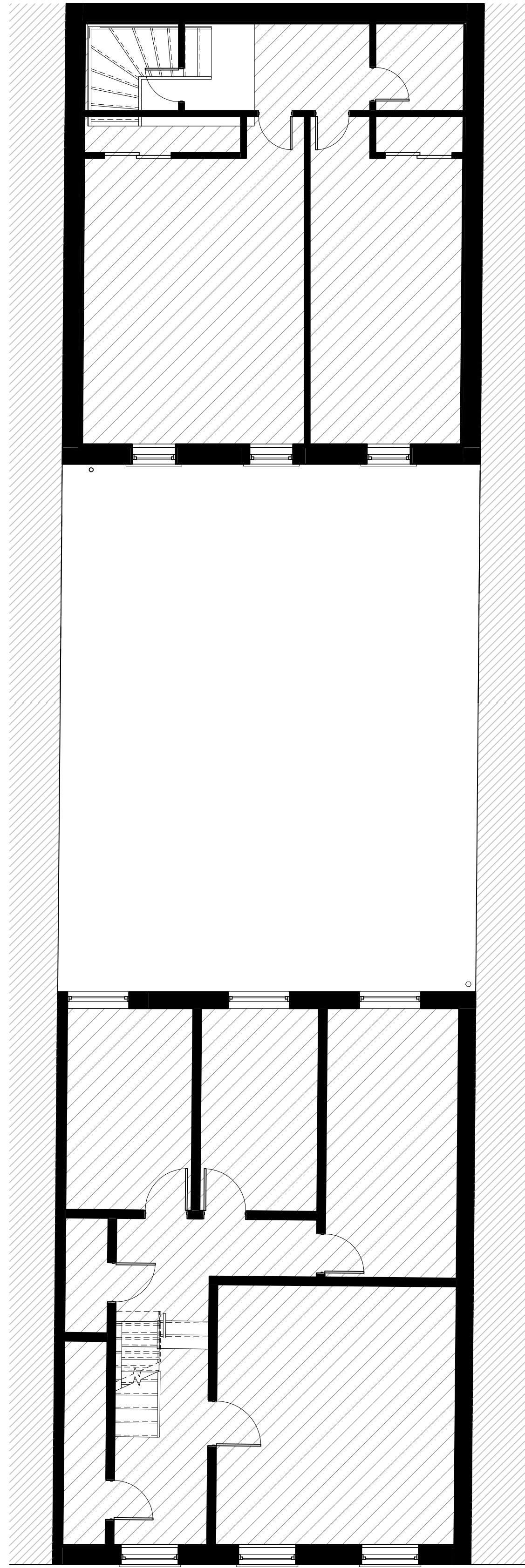


PREVIOUS PROPOSED, AUG. 15, 2023

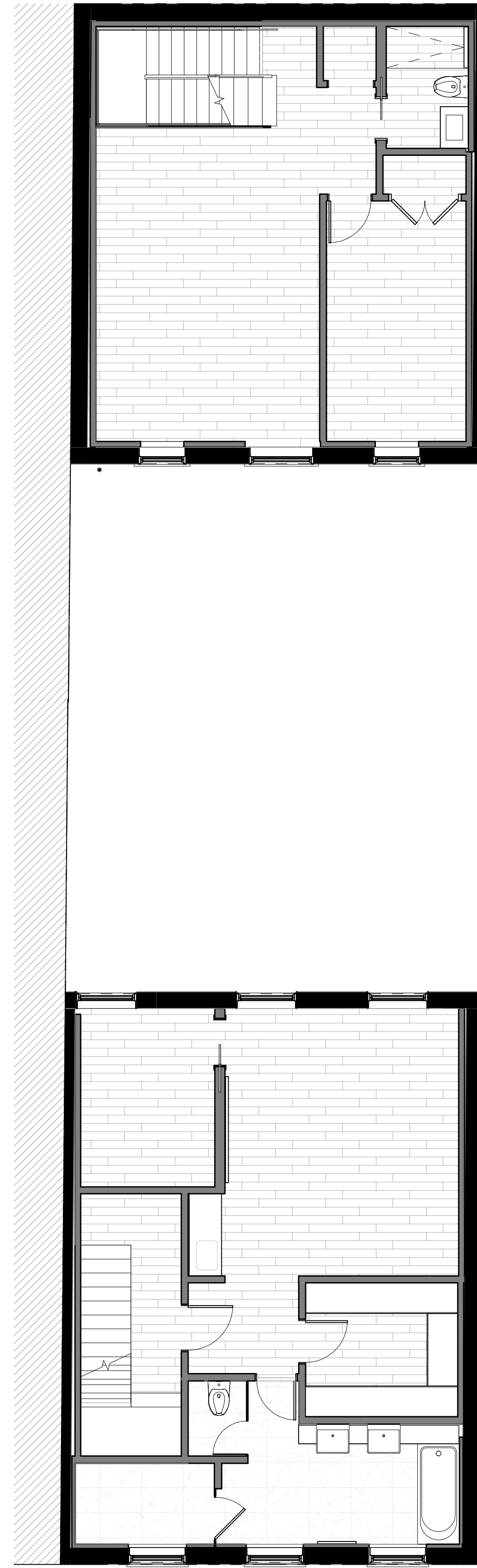


CURRENT PROPOSED

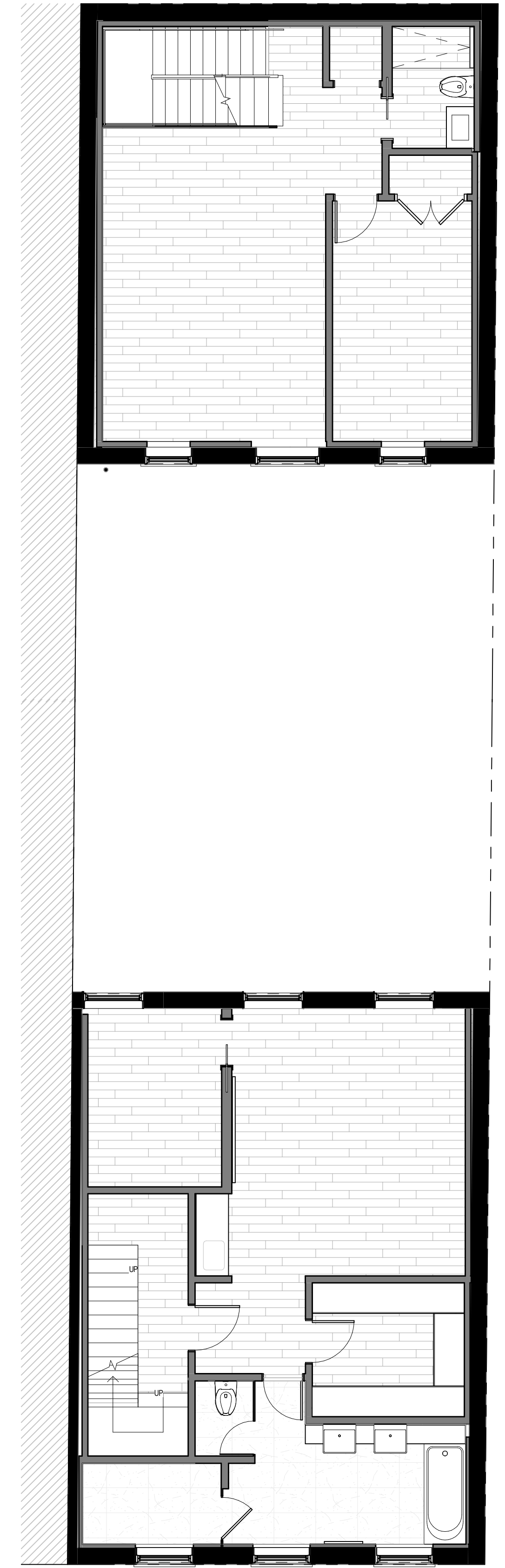
LEVEL 2 - EX'ISTING AND PROPOSED PLANS



EXISTING

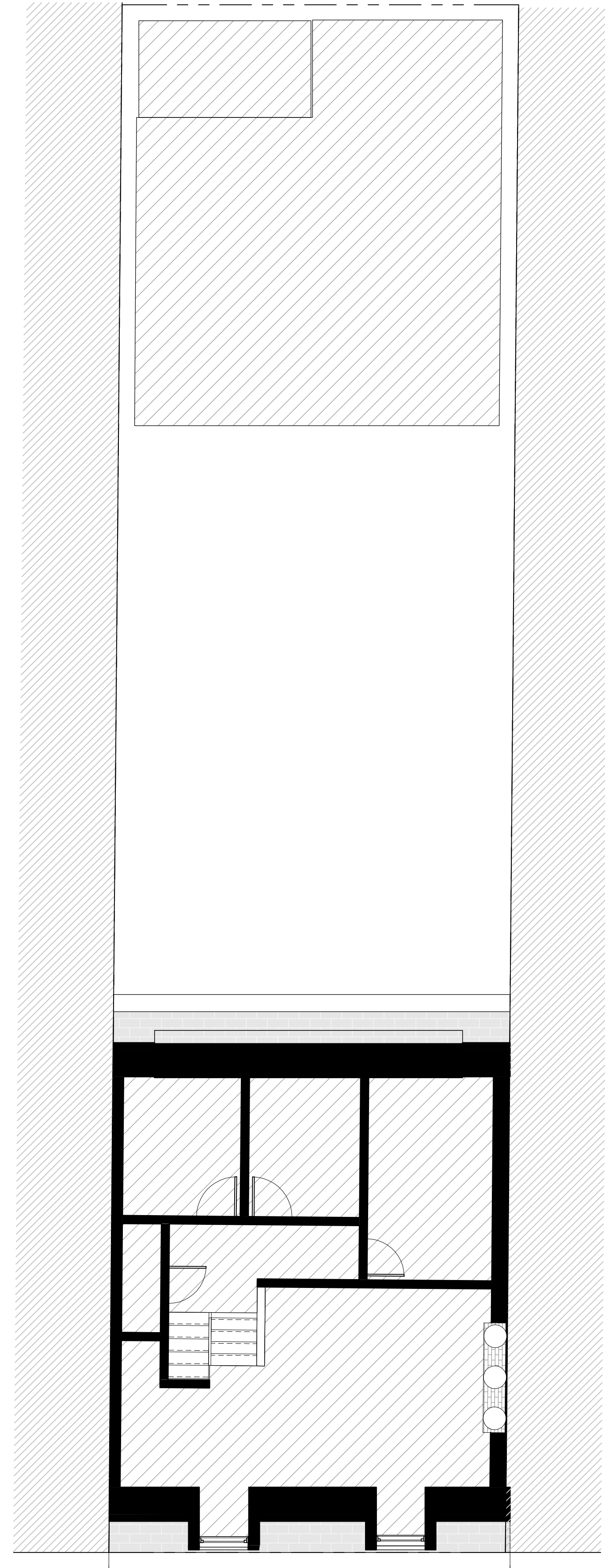


PREVIOUS PROPOSED, AUG. 15, 2023

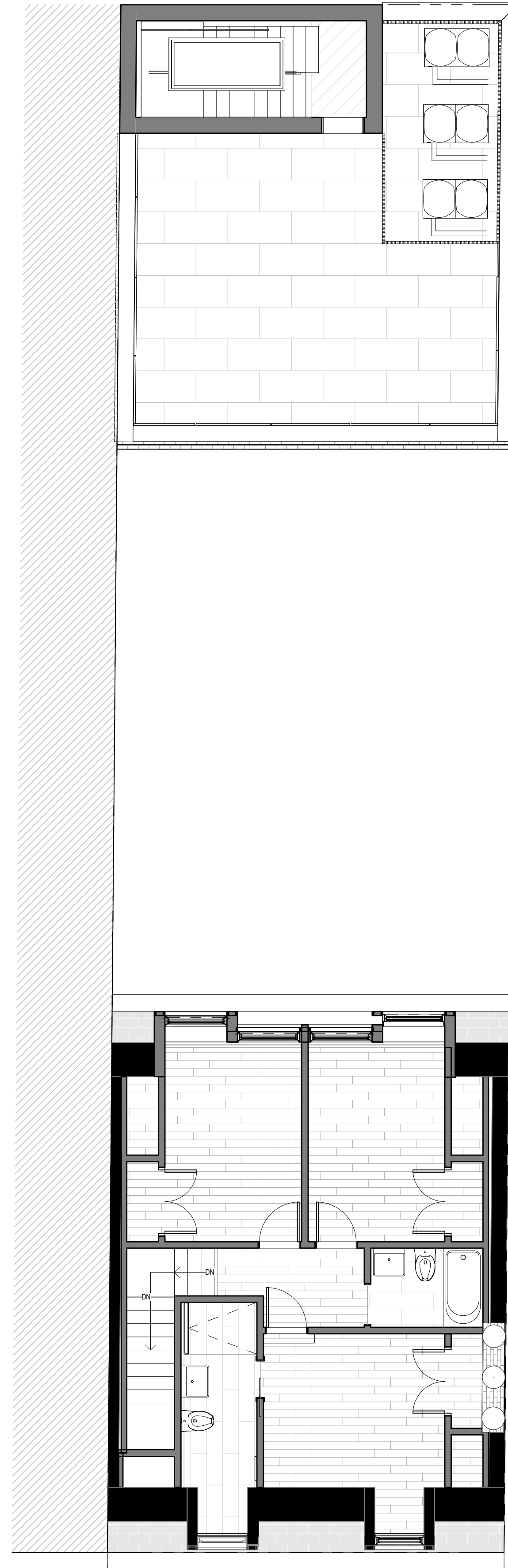


CURRENT PROPOSED

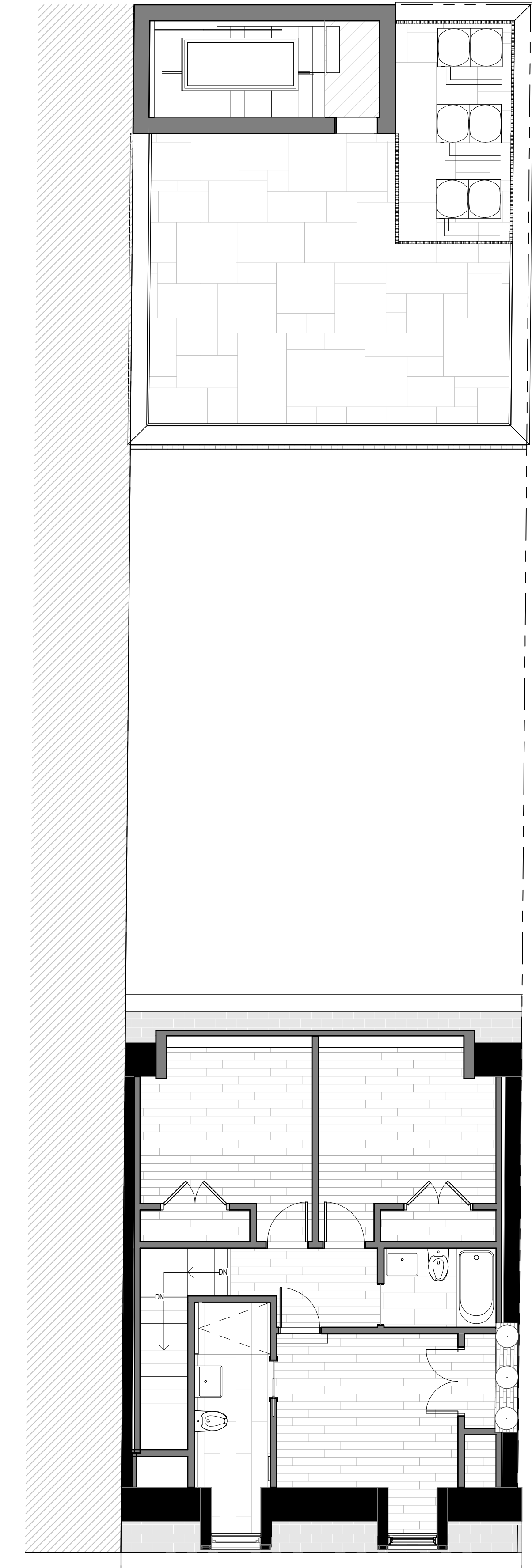
LEVEL 3 - EXISTING AND PROPOSED PLANS



EXISTING

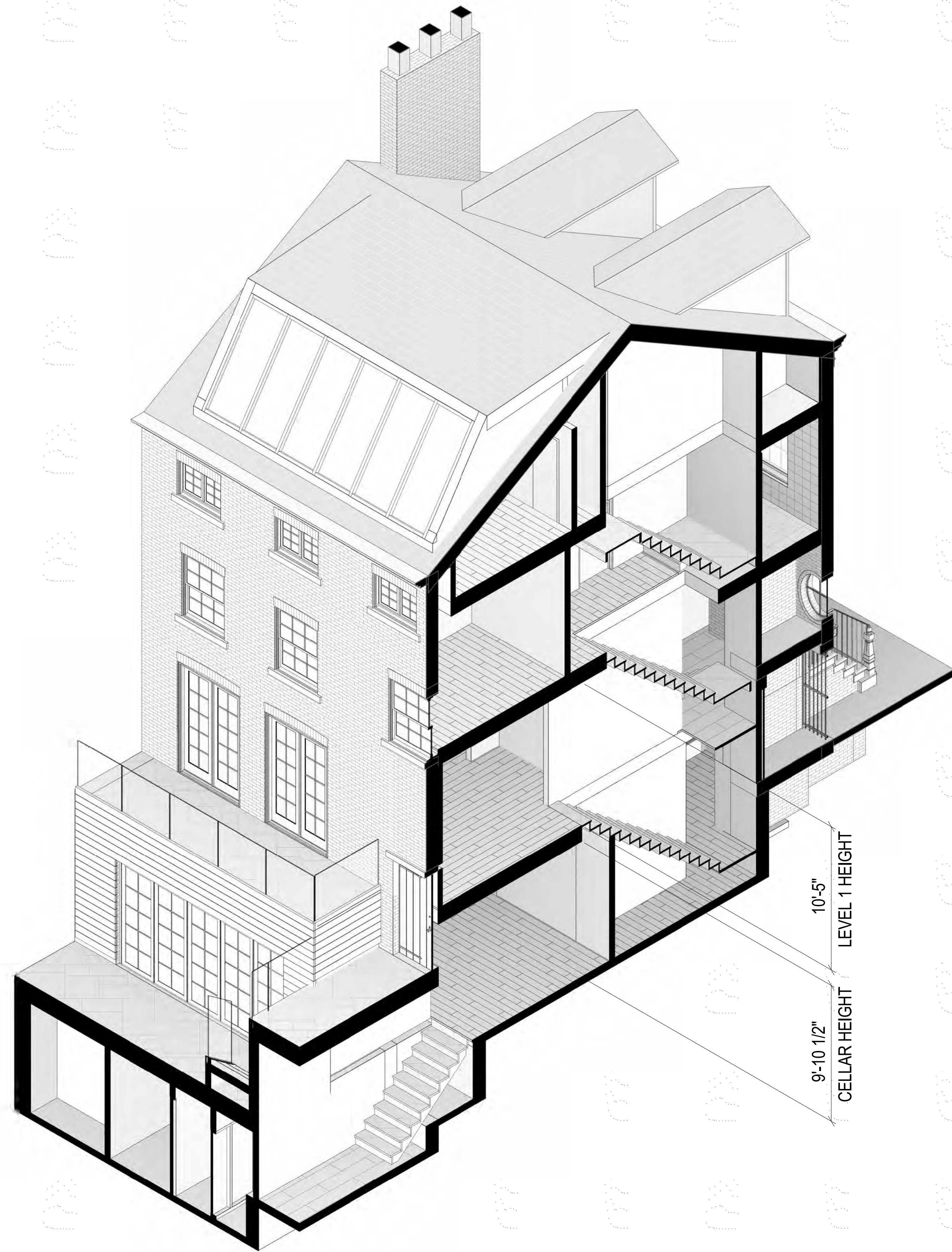


PREVIOUS PROPOSED, AUG. 15, 2023

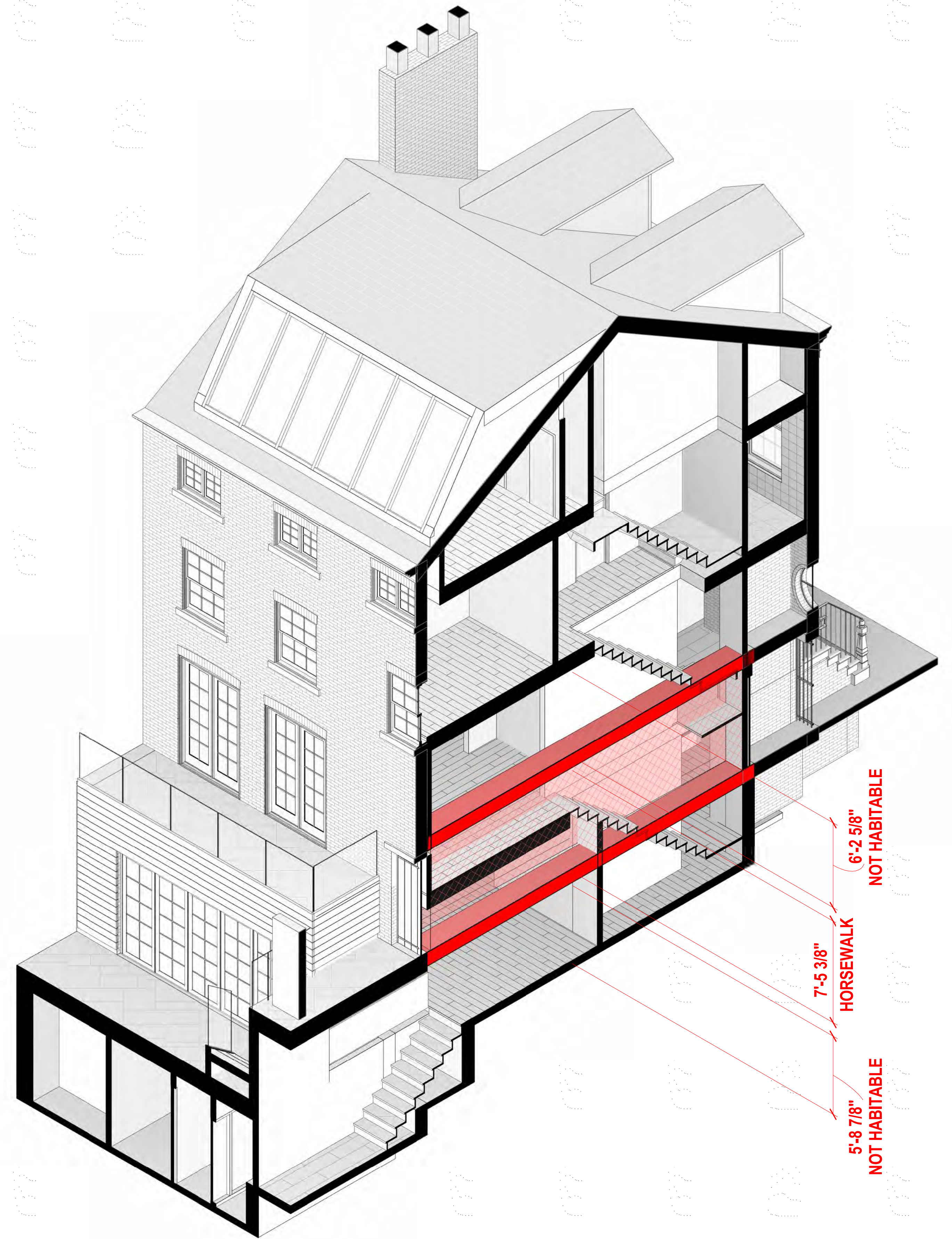


CURRENT PROPOSED

SECTION AXON THROUGH HORSEWALK

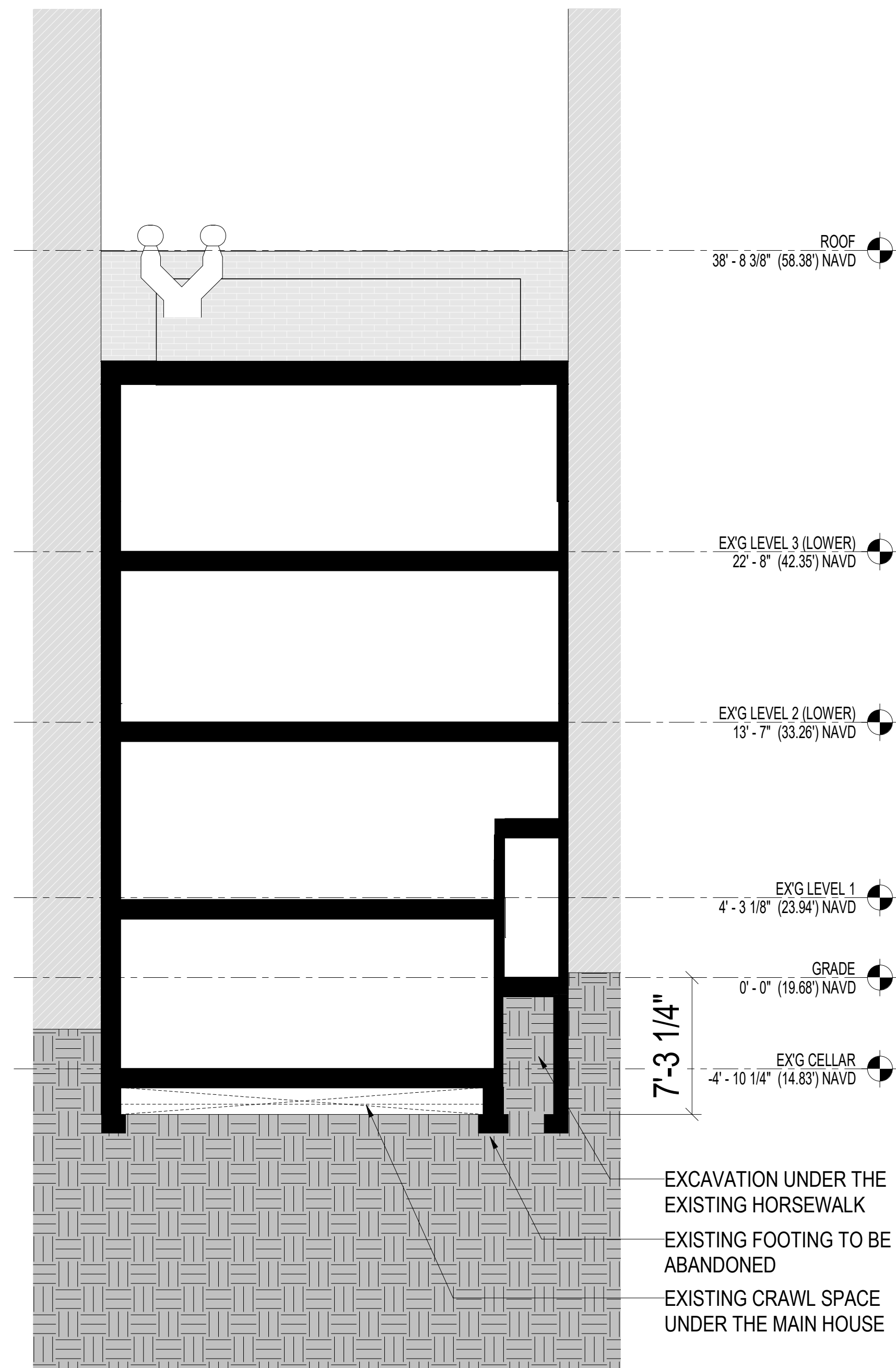


PROPOSED SECTION THROUGH HORSEWALK

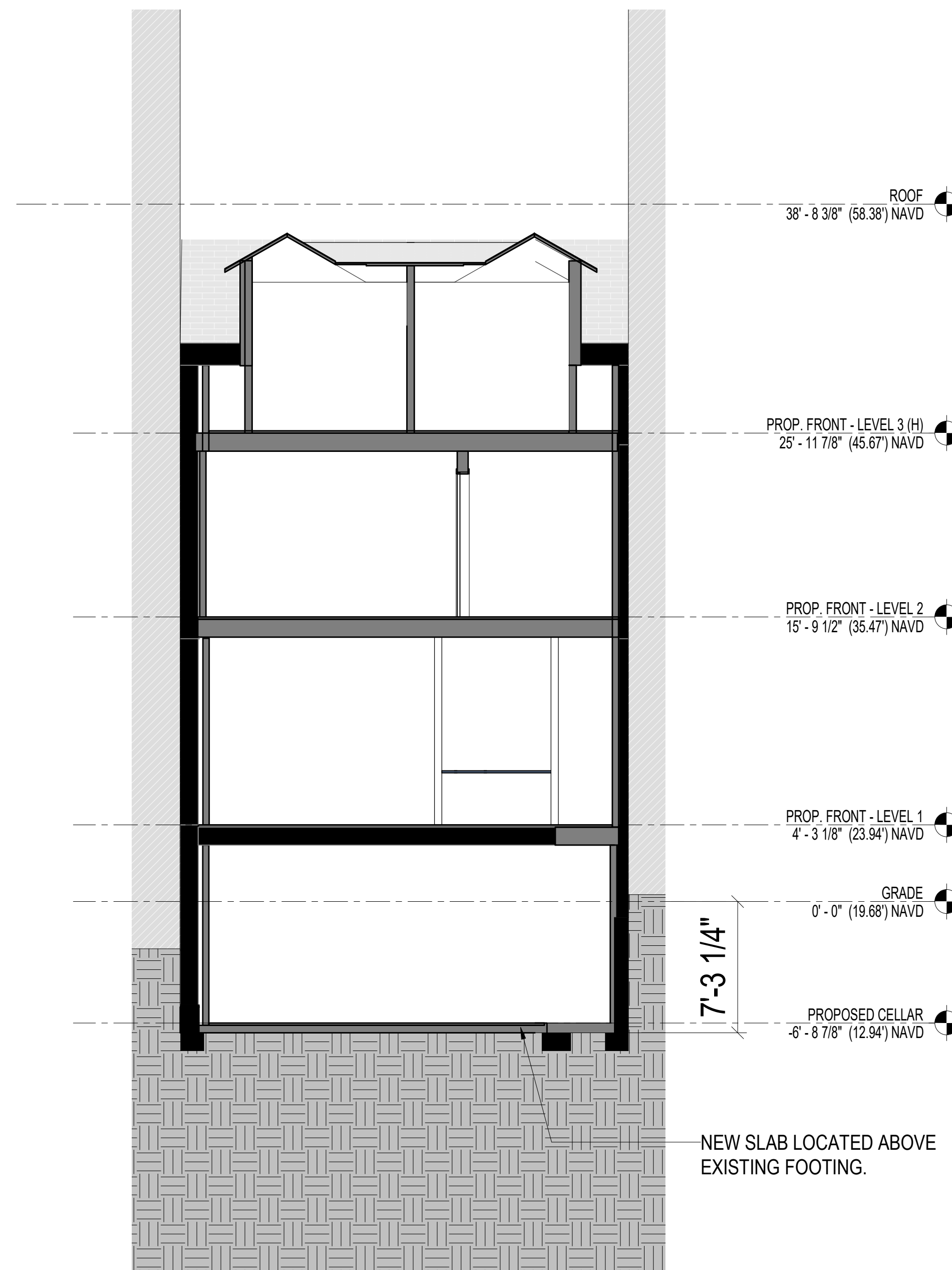


PROPOSED SECTION THROUGH HORSEWALK - KEEPING HORSEWALK

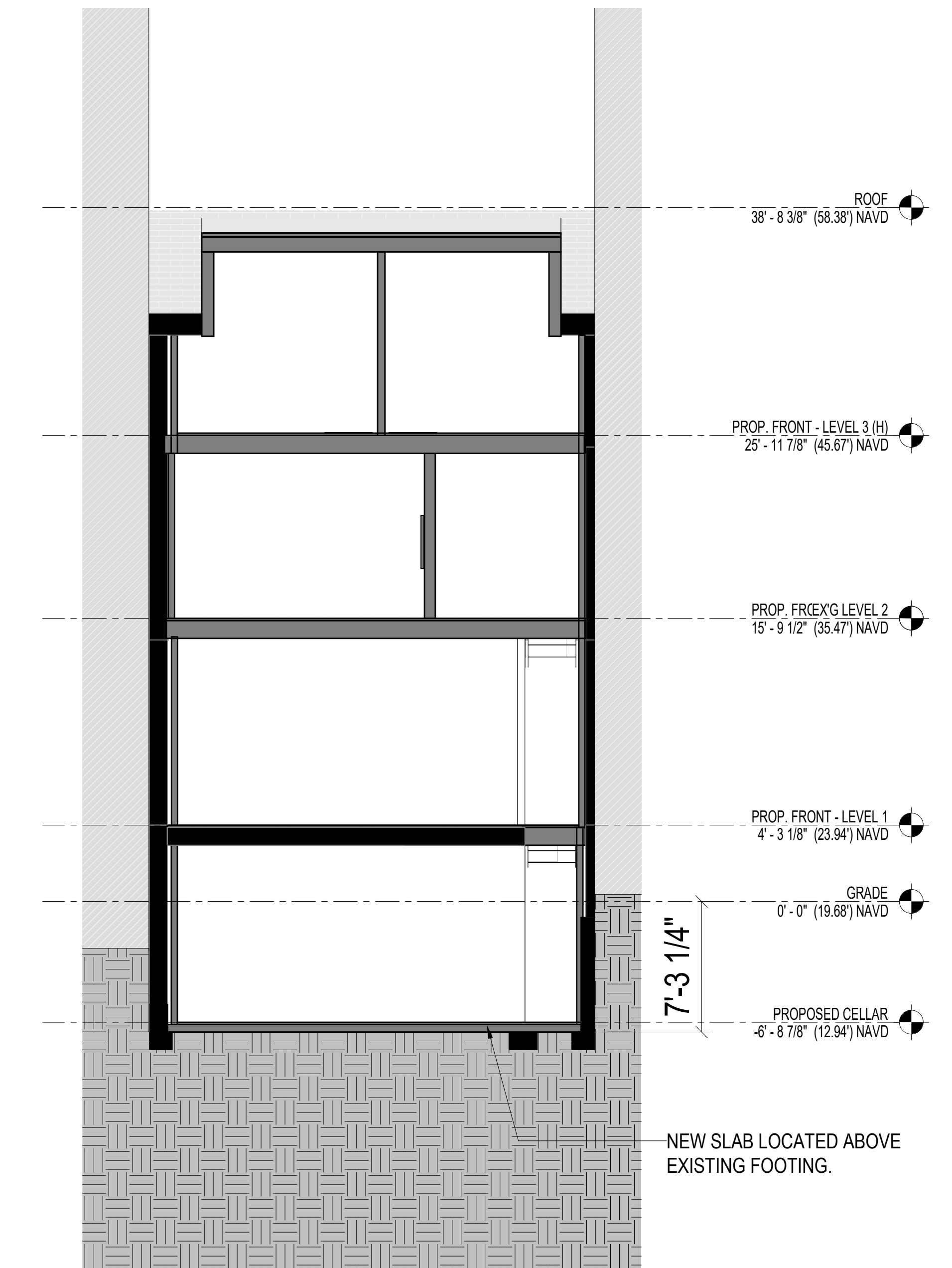
EXISTING & PROPOSED MAIN HOUSE SECTION (LOOK SOUTH)



EXISTING SECTION THROUGH MAIN HOUSE

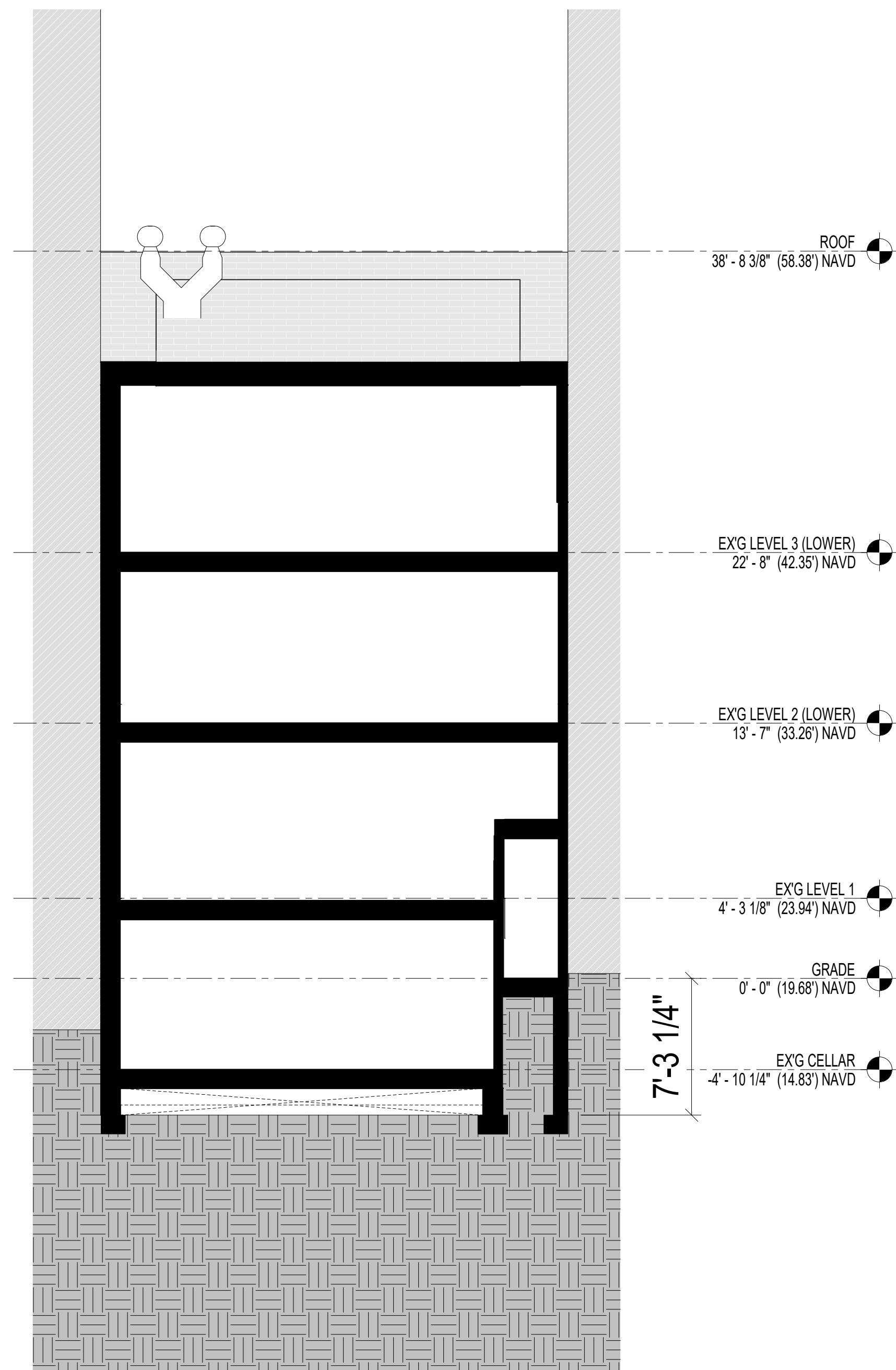


PREVIOUS PROPOSED, AUG. 15, 2023 - SECTION THROUGH MAIN HOUSE

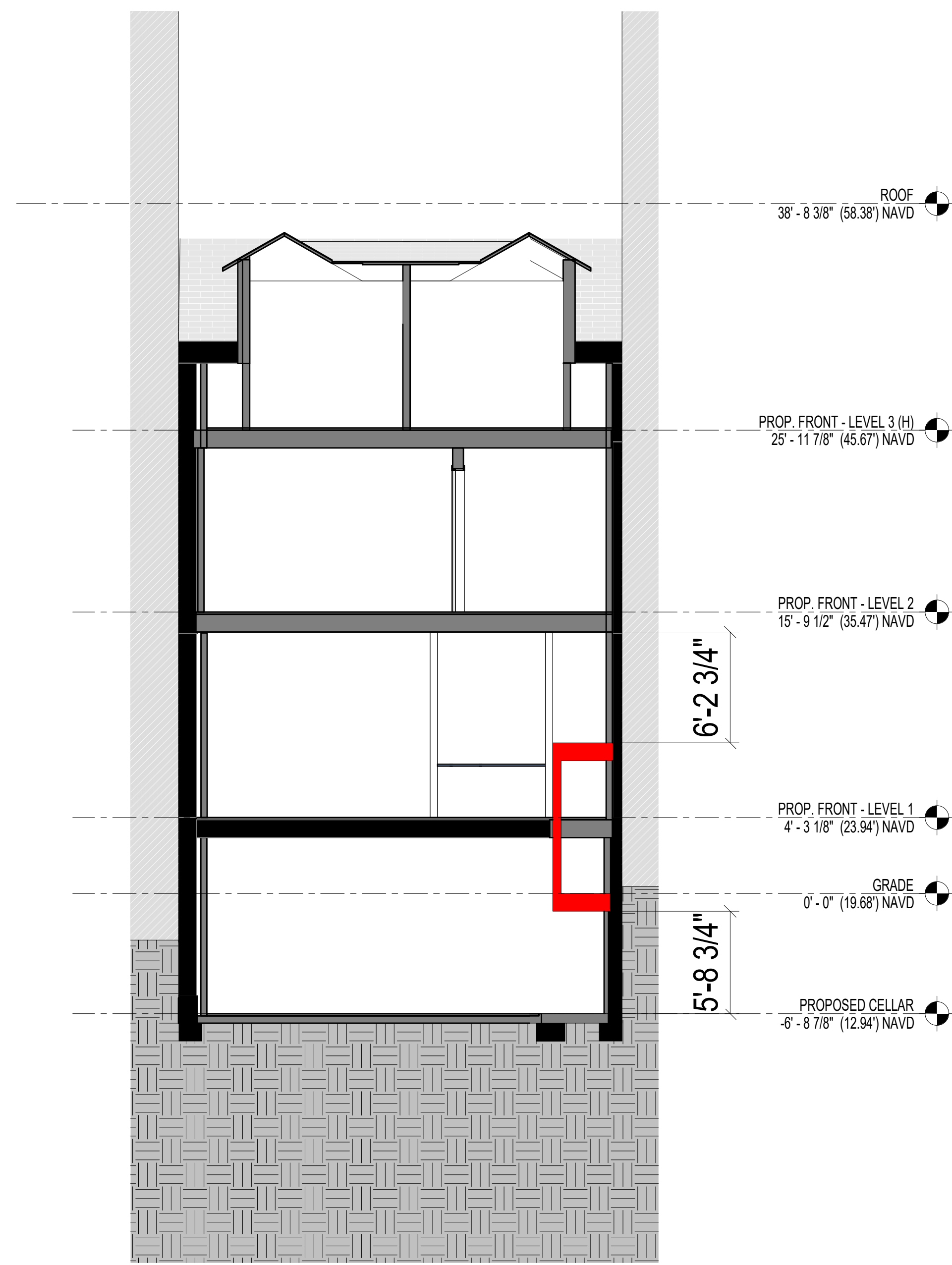


CURRENT PROPOSED SECTION THROUGH MAIN HOUSE

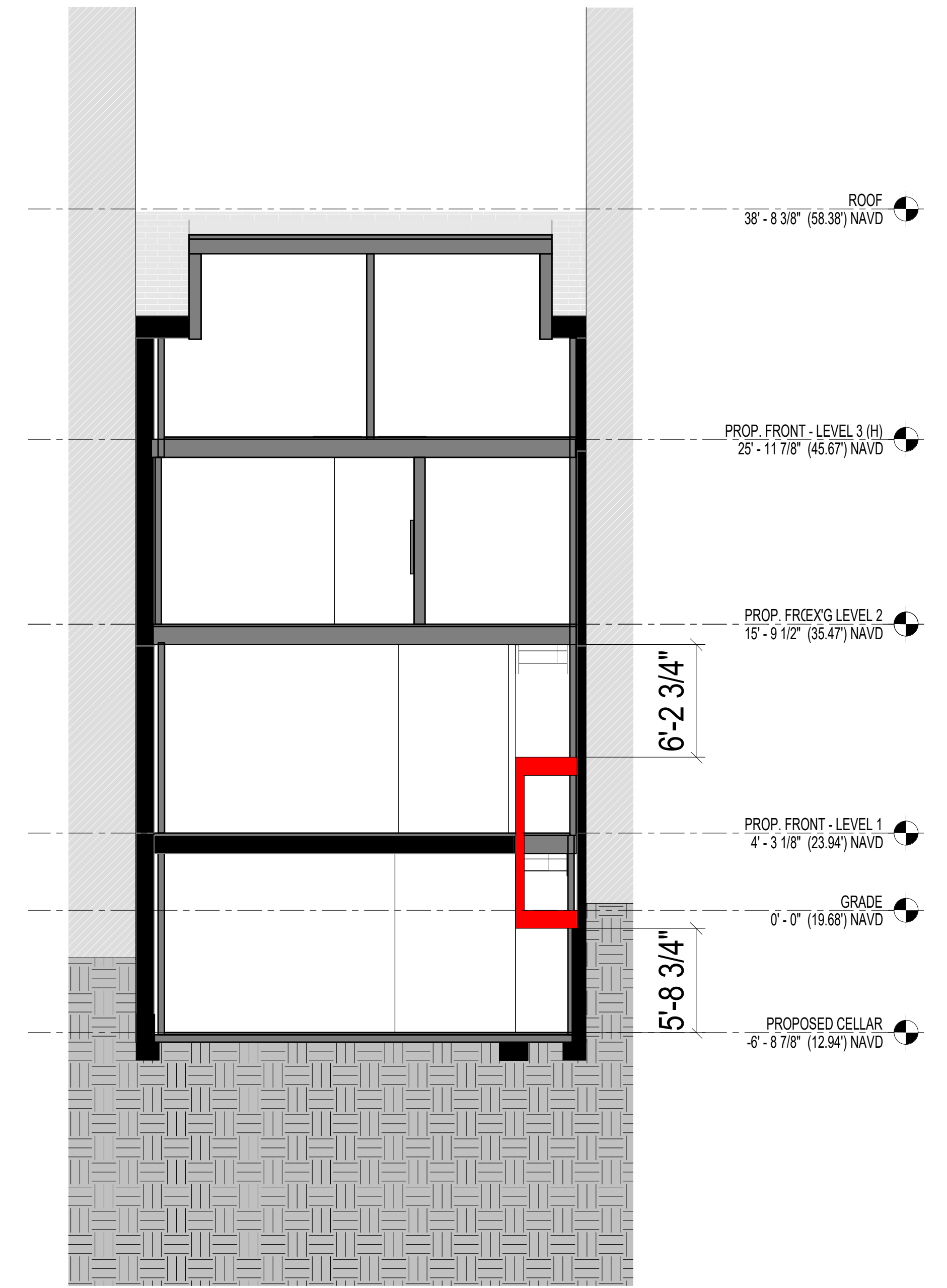
EXISTING & PROPOSED MAIN HOUSE SECTION (LOOK SOUTH) - WITH HORSE WALK



EXISTING SECTION THROUGH MAIN HOUSE



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

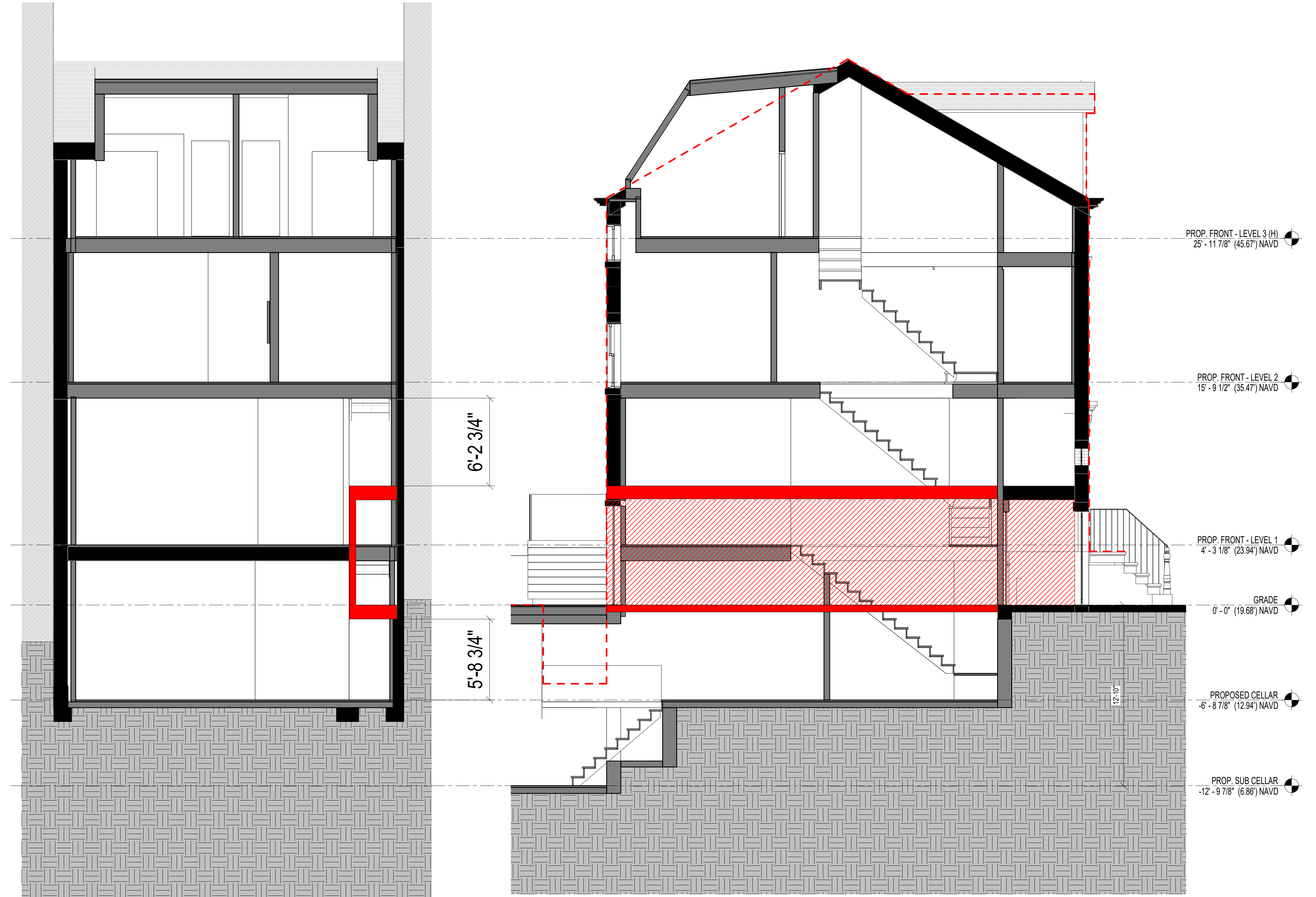


CURRENT PROPOSED SECTION THROUGH MAIN HOUSE

CURRENT BUILDING SECTION (VIEW EAST) - WITH HORSEWALK



PHYSICAL MODEL



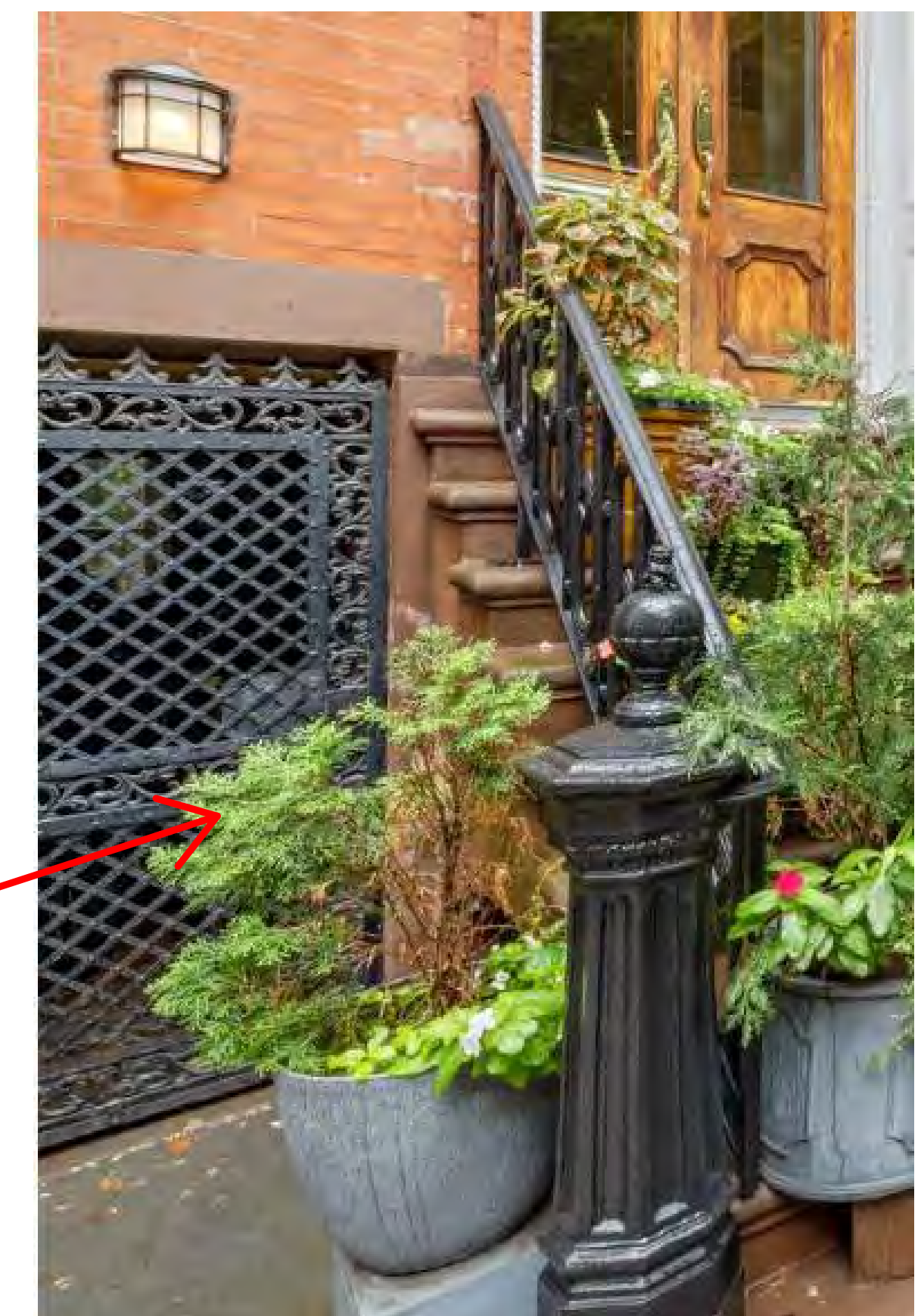
GATE AT HORSE WALKS IN THE DISTRICT



61 BANK STREET, 2022.



38 WEST 12TH STREET, 2023.



340 WEST 11TH STREET, 2023.



The current proposal is:

Preservation Department – Item 1, LPC-22-06302

131 Charles Street – 131 Charles Street House – Individual

Landmark

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