NYC Landmarks Preservation Commission

September 1, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-27-01049

63-65 Charles Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 375 2153
Passcode: 294662
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



Presentation to the
New York City
Landmarks Preservation Commission

63-65 Charles Street

Greenwich Village Historic District

1 September 2026

Docket #: LPC-27-01049



Proposed Scope of Work

- Combination of two residential buildings to a single-family residence
- Restoration of the street facade
- Modification of areaway and stoop
- Construction of a rear yard addition
- Construction of a rooftop addition
- Rear yard excavation and expanded cellar



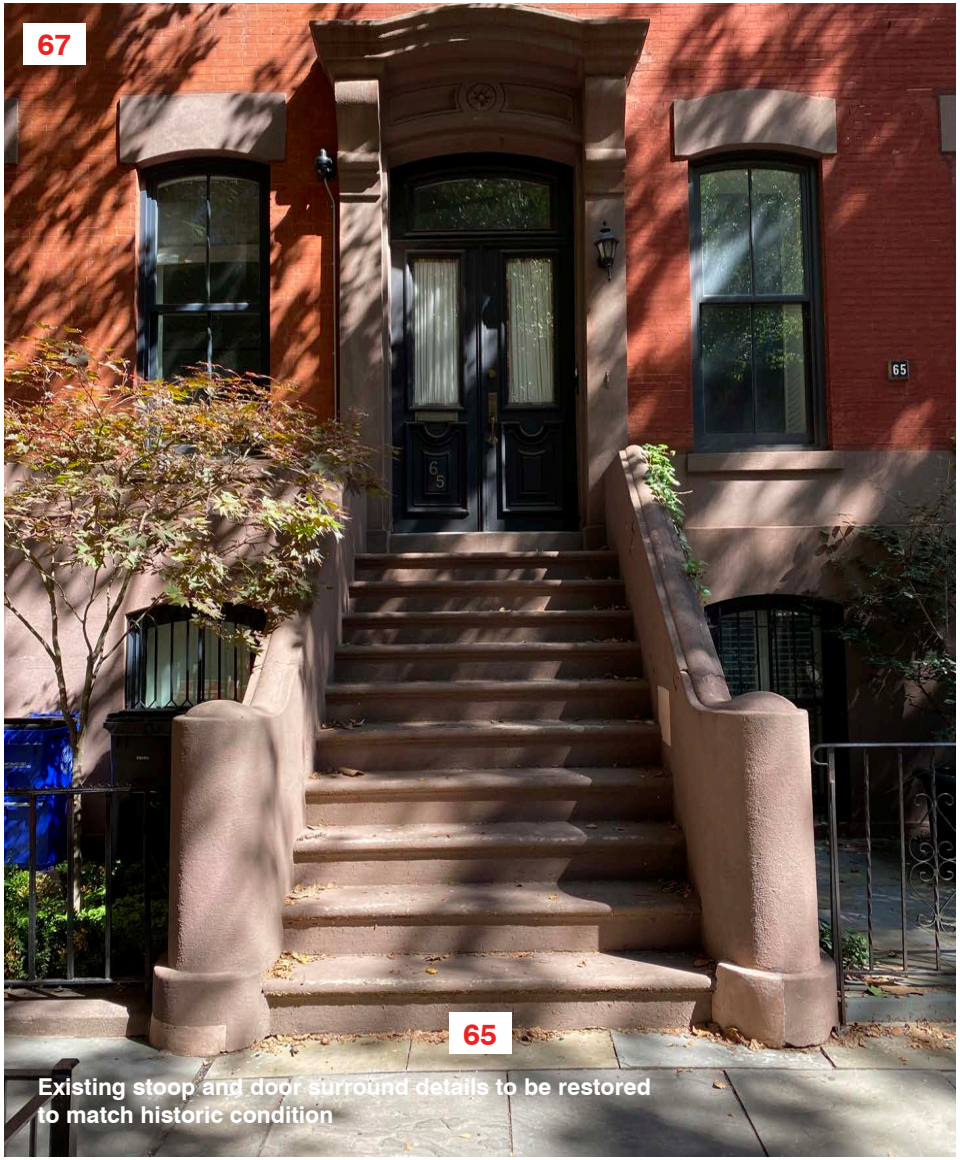


1940 Tax Photo

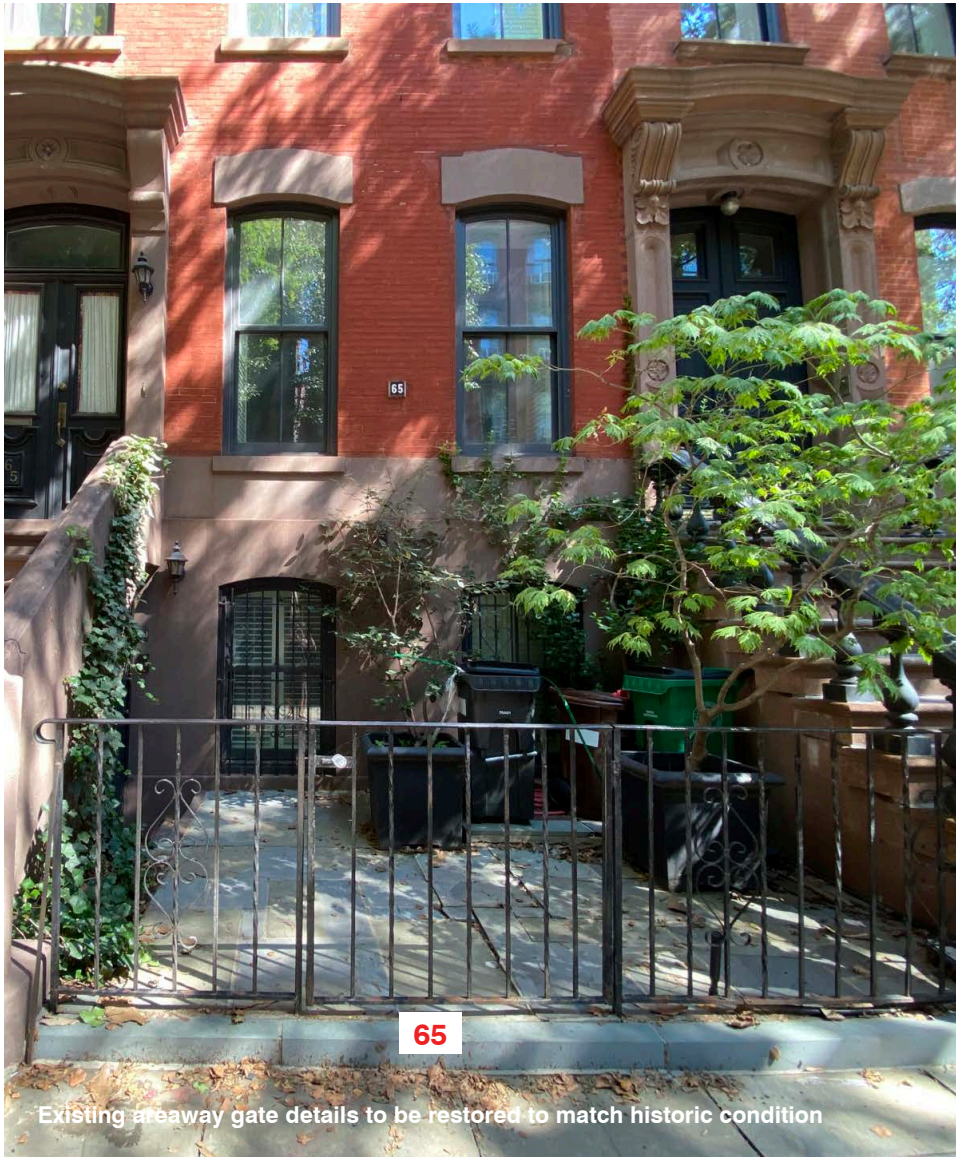


Detail at Areaway and Stoop


Existing Street Facade
65
63

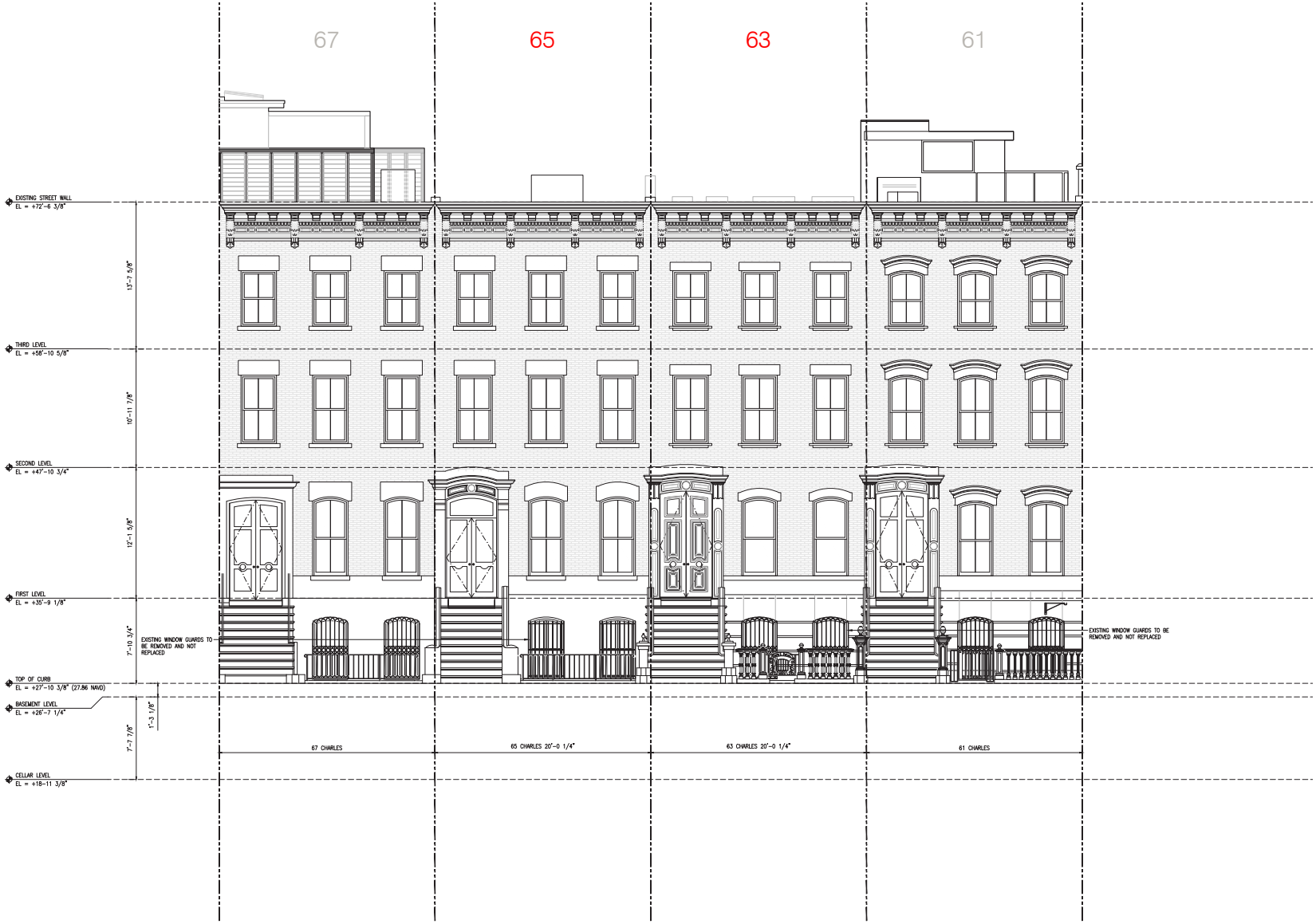


Existing stoop and door surround details to be restored to match historic condition

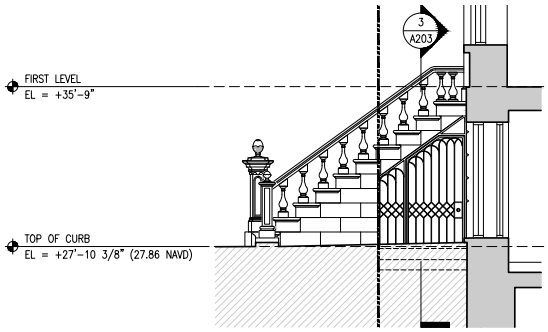


Existing areaway gate details to be restored to match historic condition

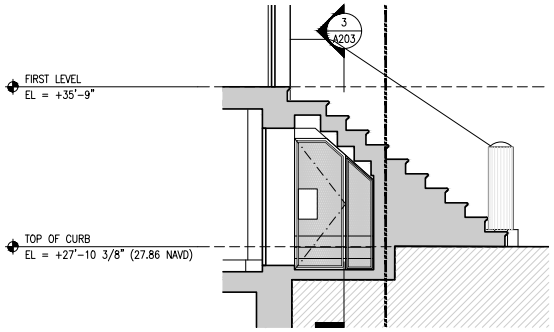

63


67
65
63
61
EXISTING STREET WALL
EL = +72'-6 3/8"
THIRD LEVEL
EL = +58'-10 5/8"
SECOND LEVEL
EL = +47'-10 3/4"
FIRST LEVEL
EL = +35'-9 1/8"
TOP OF CURB
EL = +27'-10 3/8" (27.86 NAVD)
BASEMENT LEVEL
EL = +26'-7 1/4"
CELLAR LEVEL
EL = +18'-11 3/8"
13'-7 5/8"
10'-11 7/8"
12'-1 5/8"
7'-10 3/4"
1'-3 1/8"
7'-7 7/8"
EXISTING WINDOW GUARDS TO BE REMOVED AND NOT REPLACED
EXISTING WINDOW GUARDS TO BE REMOVED AND NOT REPLACED
67 CHARLES
65 CHARLES 20'-0 1/4"
63 CHARLES 20'-0 1/4"
61 CHARLES


67
65
63
61
PROPERTY LINE
PROPERTY LINE
REQUIRED ROOFTOP EQUIPMENT SCREENING
NEW STUCCO ROOF PROFILE
TOP OF ELEVATOR OVERRIDE EL = +83'-8 3/4"
HEIGHT LIMIT EL = +82'-10 3/8" (82.86 NAVD)
EXISTING STREET WALL EL = +72'-6 3/8"
ROOF LEVEL EL = +69'-8 3/4
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BASEMENT LEVEL – REAR EL = +24'-1 3/4"
CELLAR LEVEL – FRONT EL = +12'-8 1/8"
CELLAR LEVEL – REAR EL = +11'-4 3/4"
BOTTOM OF POOL EL = +6'-4 3/4"
10 1/2"
10'-4 1/8"
2'-9 1/2"
10'-9 7/8"
11'-1 5/8"
12'-0"
7'-10 3/4"
2'-0"
1'-0"
11'-5 1/4"
1'-3 3/8"
5'-0"
NEW WOOD CORNICE TO BE INSTALLED AND PAINTED TO MATCH EXISTING
EXISTING BRICK FACADE AT 65 CHARLES TO BE RESTORED. CLEANING PROCEDURE TO REMOVE EXISTING COATING TO BE PROVIDED PRIOR TO WORK BEING STARTED.
BROWNSTONE DOOR SURROUND TO BE RESTORED TO MATCH HISTORICAL DOCUMENTATION FROM TAX PHOTOS
ENTRY DOORS TO BE REPLACED WITH DOORS THAT MATCH HISTORICAL TAX PHOTOS
NEW BROWNSTONE STOOP TO MATCH HISTORICAL TAX PHOTOS
NEW PAINTED NEWEL POST, STOOP RAILING, AND BALUSTRADE TO MATCH HISTORICAL TAX PHOTOS
5'-3 3/4"
4'-4" SCREENING
3'-6" RAIL HEIGHT
PROPOSED ROOFTOP EQUIPMENT
CHIMNEY FLUE TERMINATION
NEW SLURRIED BRICK ELEVATOR OVERRIDE
NEW METAL AND GLASS WINDOW SYSTEM
NEW BRICK TO BE SLURRIED WHITE
NEW PAINTED METAL RAILING
NEW WOOD CORNICE TO BE INSTALLED AND PAINTED TO MATCH EXISTING
NEW BROWNSTONE LINTEL TO MATCH HISTORIC CONDITION AS DOCUMENTED IN TAX PHOTOS (TYP)
NEW HISTORICALLY-APPROPRIATE PAINTED WOOD DOUBLE-HUNG WINDOW WITH INSULATED GLAZING IN EXISTING MASONRY OPENING (TYP)
NEW BROWNSTONE SILL TO MATCH HISTORIC CONDITION AS DOCUMENTS IN TAX PHOTOS (TYP)
NEW BROWNSTONE RECESSED PANELS RECREATED TO MATCH TAX PHOTOS (TYP)
NEW HISTORICALLY-APPROPRIATE PAINTED WOOD DOUBLE-HUNG WINDOW WITH INSULATED GLAZING IN EXISTING MASONRY OPENING AND PAINTED
NEW PAINTED METAL RAILING, BALUSTRADE, & NEWEL POSTS TO RECREATE HISTORICAL CONDITIONS AS SEEN IN HISTORICAL TAX PHOTOS (TYP)
67 CHARLES
65 CHARLES 20'-0 1/4"
63 CHARLES 20'-0 1/4"
61 CHARLES
BROWNSTONE SPECIFICATION FOR RESTORED DECORATIVE ELEMENTS TO MATCH TAX PHOTOS:
SLURRY COATS: THE SLURRY COATS CONSIST OF MATERIAL IN THE FOLLOWING MIX BY VOLUME. ONE (1) PART PORTLAND CEMENT, TWO (2) PARTS TYPE 'S' LIME, AND SIX (6) PARTS SAND MIXED WITH WATER.
SCRATCH COATS: THE FIRST SCRATCH COAT SHOULD BE PRESSED INTO THE SLURRY COAT WHILE THE SLURRY IS STILL MOIST. EACH SCRATCH COAT SHOULD BE SCORED BEFORE INITIAL DRYING TO PROVIDE A KEY FOR THE FOLLOWING COATS. NO COAT SHOULD EXCEED ¾" IN THICKNESS. ALLOW 2 TO 4 HOURS BETWEEN APPLICATIONS OF SCRATCH COATS. SCRATCH COATS CONSIST OF MATERIAL IN THE FOLLOWING MIX BY VOLUME, ONE (1) PART PORTLAND CEMENT, ONE (1) PART TYPE 'S' LIME, SIX (6) PARTS SAND MIXED WITH WATER.
FINISH COAT: THE FINISHED COAT IS APPLIED ONCE THE FACADE HAS BEEN BUILT UP TO THE REQUIRED THICKNESS. THE LAST COAT IS FORMULATED TO TO MATCH COLOR AND TEXTURE OF THE FACADE. THE FINISH COAT CONSISTS OF MATERIAL IN THE FOLLOWING MIX BY VOLUME, ONE (1) PART PORTLAND CEMENT, ONE (1) PART TYPE 'S' LIME, SIX (6) PARTS CRUSHED SAND STONE SAND, MICA AND ADDITIONAL PIGMENTS AS NEEDED TO DUPLICATE EXISTING SURFACE.
SURFACE FINISH: THE SURFACE SHOULD BE FINISHED TO MATCH THE ORIGINAL STONE TOOLING OR EXISTING CONDITION. POSSIBLE SURFACE TREATMENTS INCLUDE DAMP SPONGING, DRY TROWELING AND ACID ETCHING ALL EXECUTED WHILE THE PATCH IS PARTIALLY CURED TO LEATHER HARDNESS.



Existing Areaway at 63 Charles Street facing West



Existing Areaway at 65 Charles Street facing East

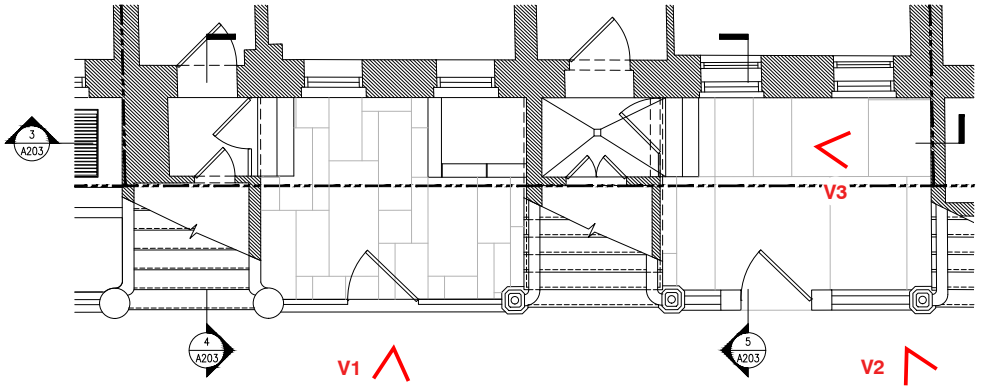


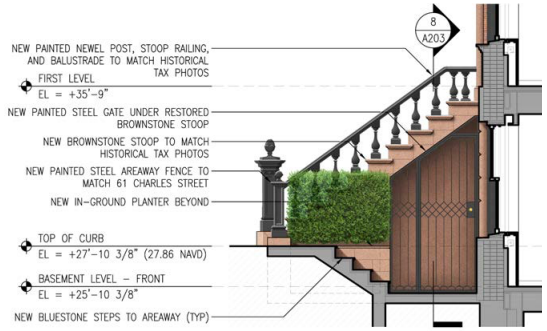
Existing Areaway at 65 + 63 Charles





65 **63**

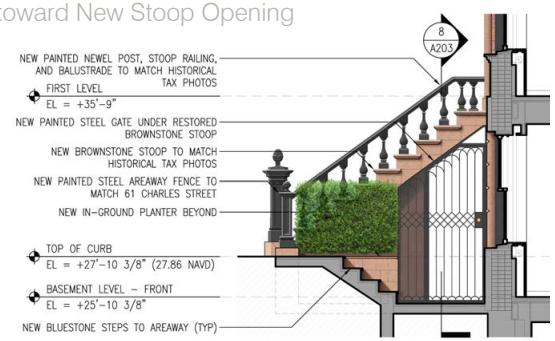




Stoop Elevation facing West at 65 Charles Street



Stoop Elevation facing East at 63 Charles Street toward New Stoop Opening

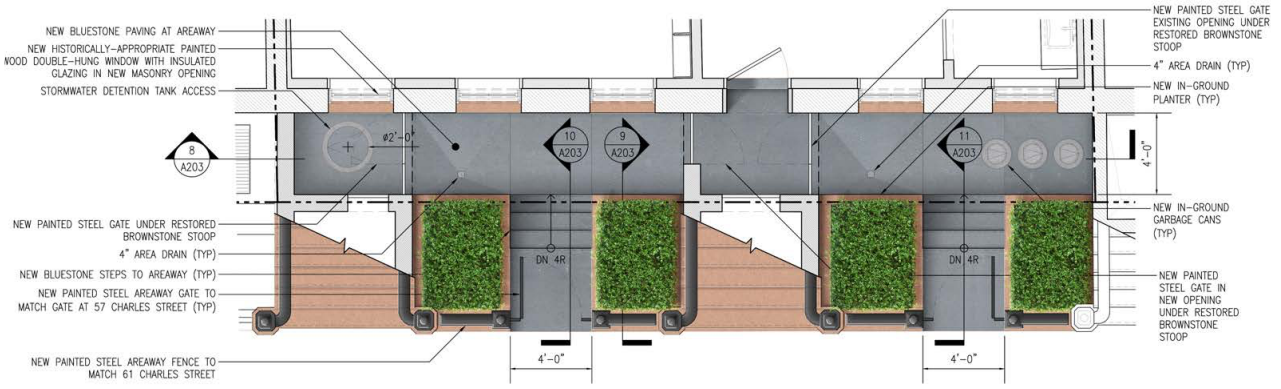


Stoop Elevation facing West at 63 Charles Street





65 **63**

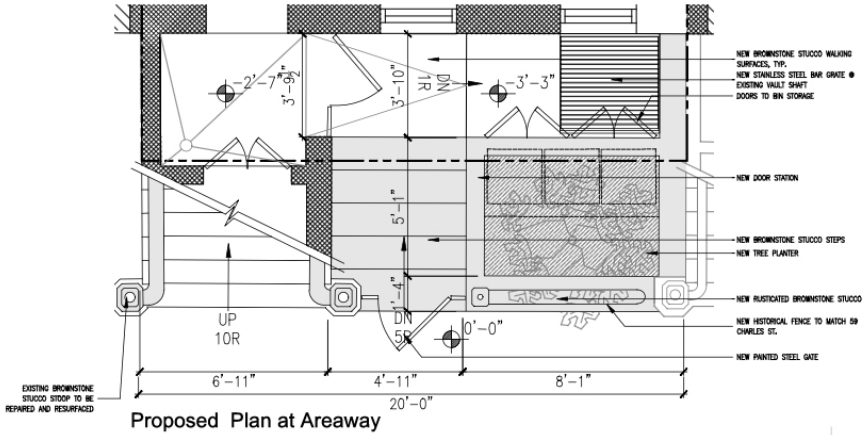




Existing Areaway at 65 Charles



Existing Areaway at 63 Charles

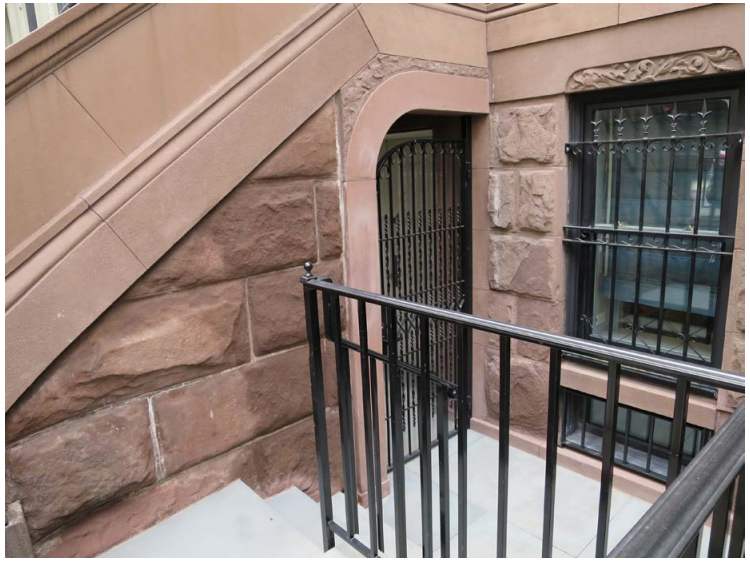


Proposed Plan at Areaway

LPC Approved Areaway Details at 61 Charles

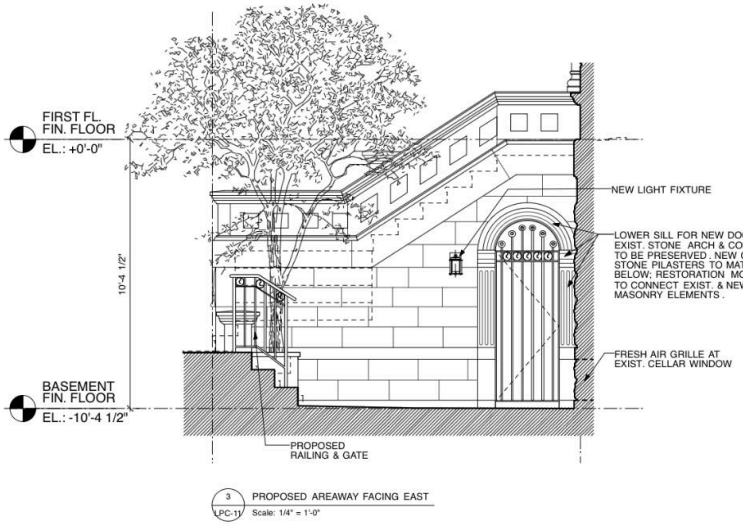


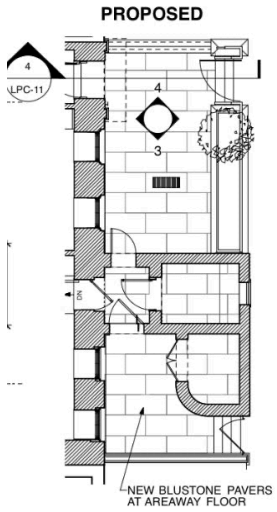
Standing infront of 70 Charles, looking back towards 69, 67, 65, 63..





14-16 West 83rd Street (LPC Approved 2013)



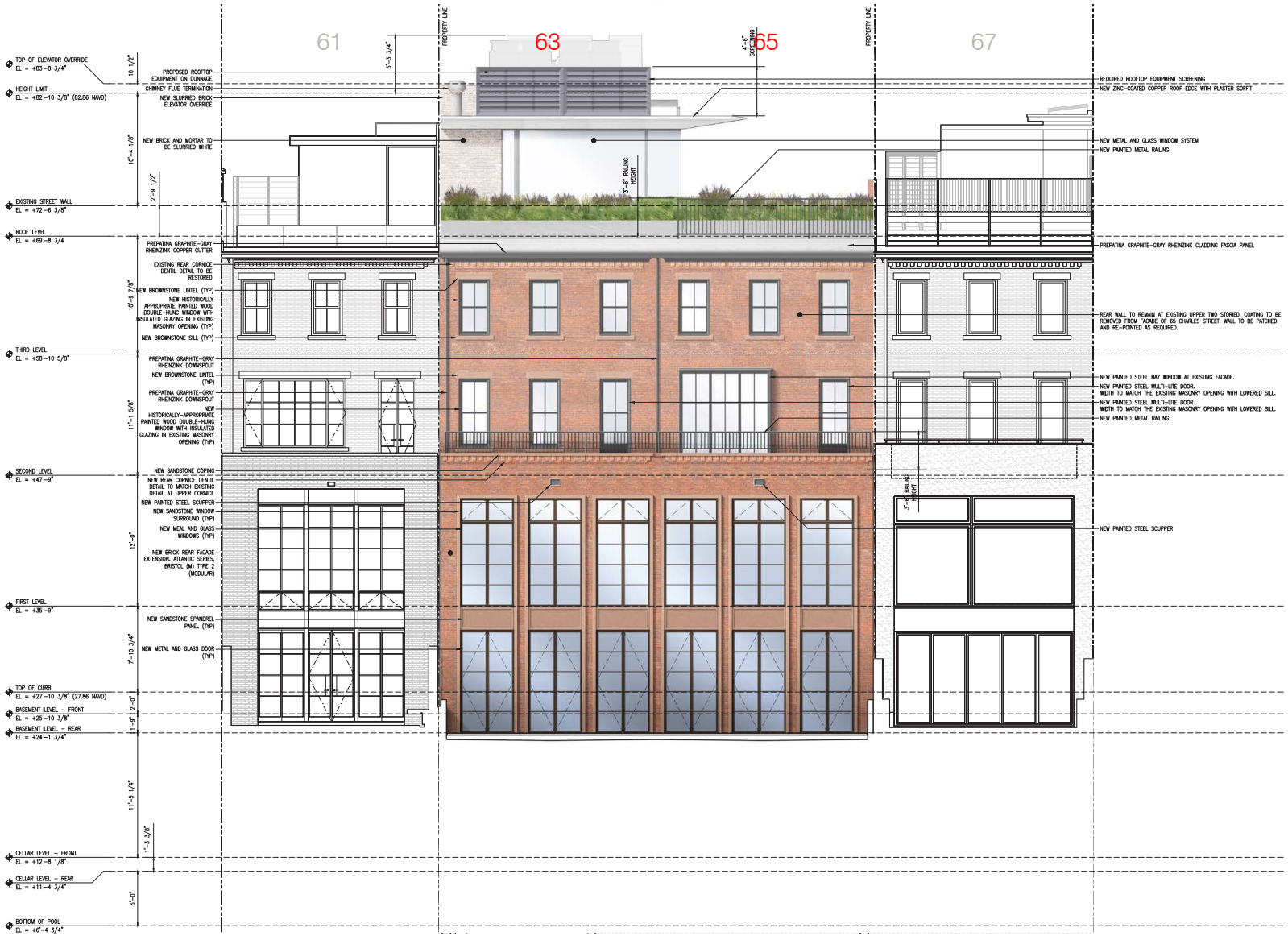


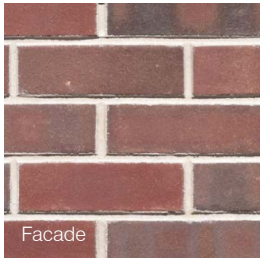
48-50 West 69th Street (LPC Approved 2017)


63 Charles Street


65 Charles Street


61
63
65
67
EXISTING STREET WALL
EL = +72'-6 3/8"
THIRD LEVEL
EL = +58'-10 5/8"
SECOND LEVEL
EL = +47'-10 3/4"
FIRST LEVEL
EL = +35'-9 1/8"
TOP OF CURB
EL = +27'-10 3/8" (27.86 NAVD)
BASEMENT LEVEL
EL = +26'-7 1/4"
CELLAR LEVEL
EL = +18'-11 3/8"


61
63
65
67
PROPERTY LINE
PROPERTY LINE
5'-3 3/4"
4'-6" SCREENING
3'-6" RAILING HEIGHT
3'-6" RAILING HEIGHT
TOP OF ELEVATOR OVERRIDE EL = +83'-8 3/4"
HEIGHT LIMIT EL = +82'-10 3/8" (82.86 NAVD)
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BOTTOM OF POOL EL = +6'-4 3/4"
10 1/2"
10'-4 7/8"
2'-9 1/2"
10'-9 7/8"
11'-1 5/8"
12'-0"
7'-10 3/4"
7'-0"
1'-0"
11'-5 1/4"
1'-3 3/8"
5'-0"
PROPOSED ROOFTOP EQUIPMENT ON DUNNAGE
CHIMNEY FLUE TERMINATION
NEW SLURRIED BRICK ELEVATOR OVERRIDE
NEW BRICK AND MORTAR TO BE SLURRIED WHITE
PREPATINA GRAPHITE-GRAY RHEINZINK COPPER GUTTER
EXISTING REAR CORNICE DENTIL DETAIL TO BE RESTORED
NEW BROWNSTONE LINTEL (TYP)
NEW HISTORICALLY APPROPRIATE PAINTED WOOD DOUBLE-HUNG WINDOW WITH INSULATED GLAZING IN EXISTING MASONRY OPENING (TYP)
NEW BROWNSTONE SILL (TYP)
PREPATINA GRAPHITE-GRAY RHEINZINK DOWNSPOUT
NEW BROWNSTONE LINTEL (TYP)
PREPATINA GRAPHITE-GRAY RHEINZINK DOWNSPOUT
NEW HISTORICALLY-APPROPRIATE PAINTED WOOD DOUBLE-HUNG WINDOW WITH INSULATED GLAZING IN EXISTING MASONRY OPENING (TYP)
NEW SANDSTONE COPING
NEW REAR CORNICE DENTIL DETAIL TO MATCH EXISTING DETAIL AT UPPER CORNICE
NEW PAINTED STEEL SCUPPER
NEW SANDSTONE WINDOW SURROUND (TYP)
NEW METAL AND GLASS WINDOWS (TYP)
NEW BRICK REAR FACADE EXTENSION, ATLANTIC SERIES, BRISTOL (M) TYPE 2 (MODULAR)
NEW SANDSTONE SPANDREL PANEL (TYP)
NEW METAL AND GLASS DOOR (TYP)
REQUIRED ROOFTOP EQUIPMENT SCREENING
NEW ZINC-COATED COPPER ROOF EDGE WITH PLASTER SOFFIT
NEW METAL AND GLASS WINDOW SYSTEM
NEW PAINTED METAL RAILING
PREPATINA GRAPHITE-GRAY RHEINZINK CLADDING FASCIA PANEL
REAR WALL TO REMAIN AT EXISTING UPPER TWO STORIED. COATING TO BE REMOVED FROM FACADE OF 65 CHARLES STREET. WALL TO BE PATCHED AND RE-POINTED AS REQUIRED.
NEW PAINTED STEEL BAY WINDOW AT EXISTING FACADE.
NEW PAINTED STEEL MULTI-LITE DOOR. WIDTH TO MATCH THE EXISTING MASONRY OPENING WITH LOWERED SILL.
NEW PAINTED STEEL MULTI-LITE DOOR. WIDTH TO MATCH THE EXISTING MASONRY OPENING WITH LOWERED SILL.
NEW PAINTED METAL RAILING
NEW PAINTED STEEL SCUPPER


Facade

Coping, window surrounds and spandrel panels

Railing

Windows + Doors




Roof Edge


Soffit

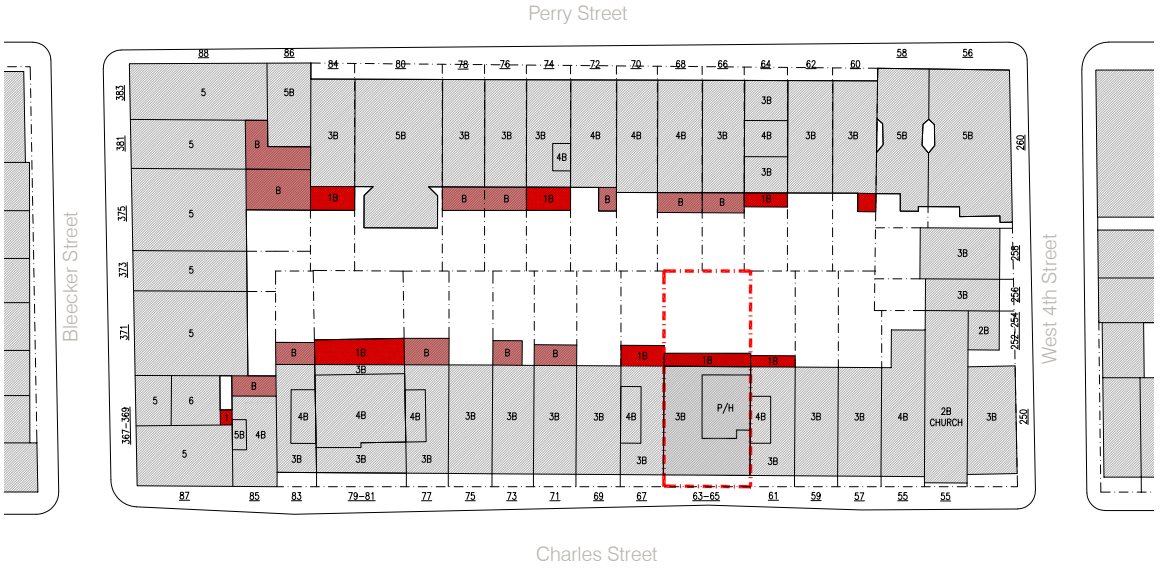

Fascia


Railing


Walls




84 Perry Street


Perry Street
Bleecker Street
West 4th Street
Charles Street
Block Rear Yard Additions Map
Basement Only
Basement and First Floor


74 Perry Street


5 of 13
67 Charles Street


64 Perry Street


79-81 Charles Street

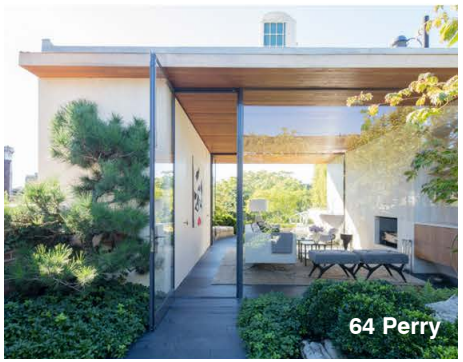

79-81 Charles Street

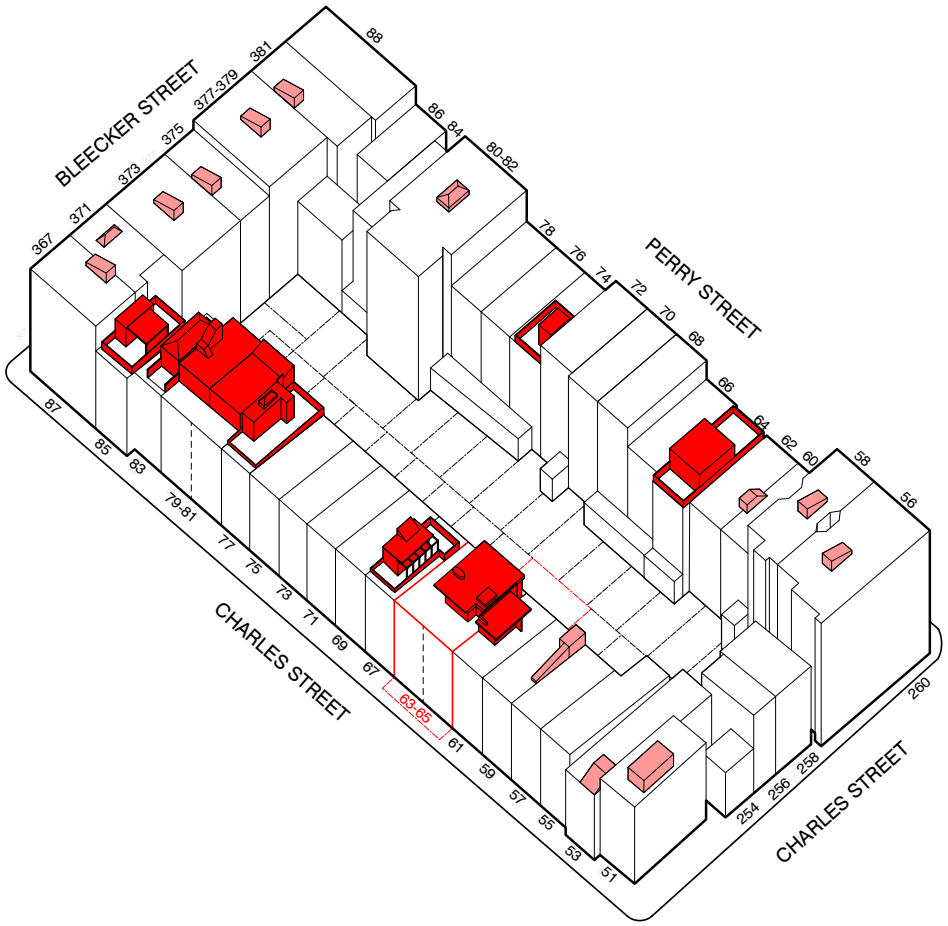

74 Perry Street


83 Charles Street


67 Charles Street

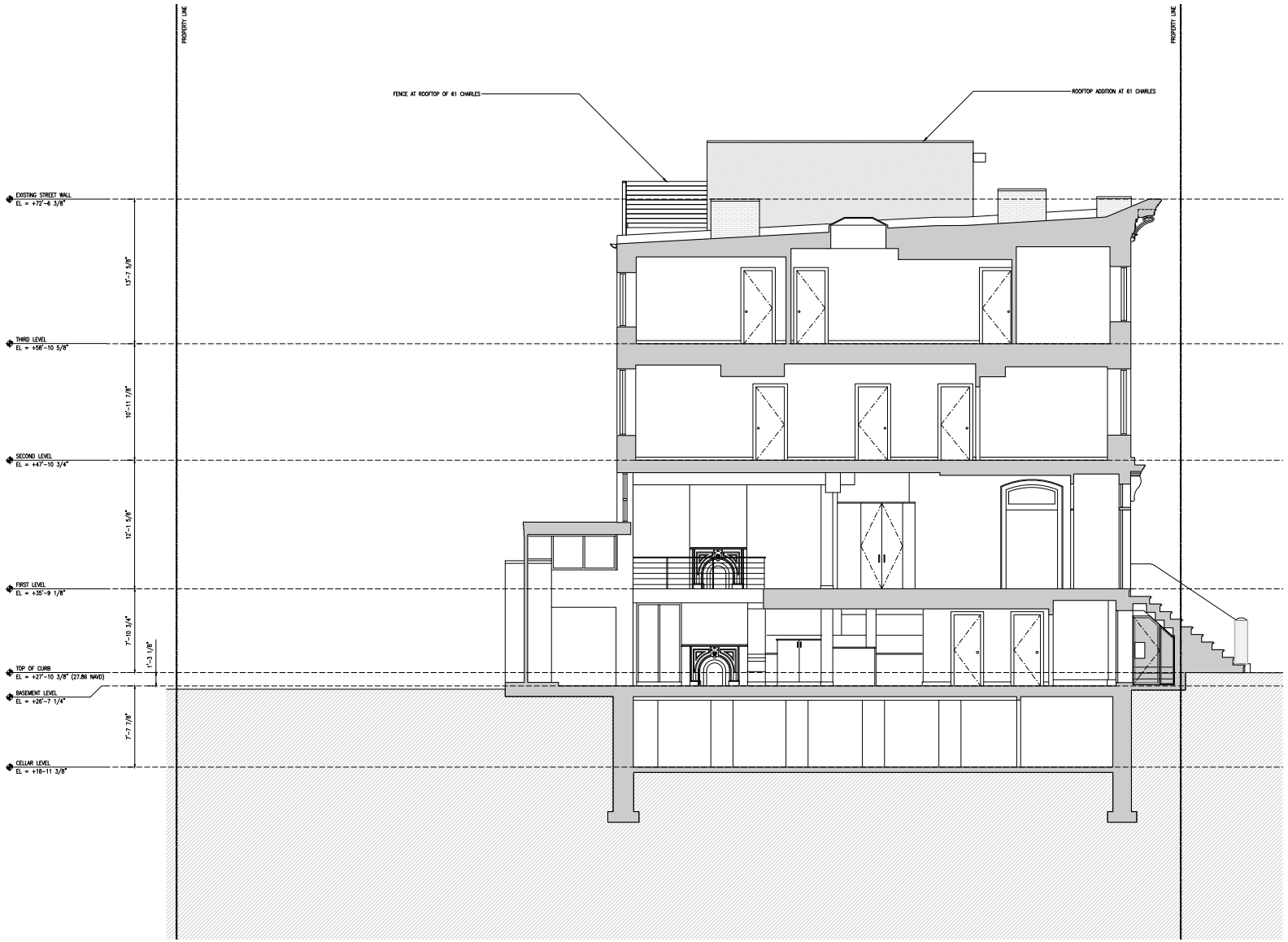

77 Charles Street

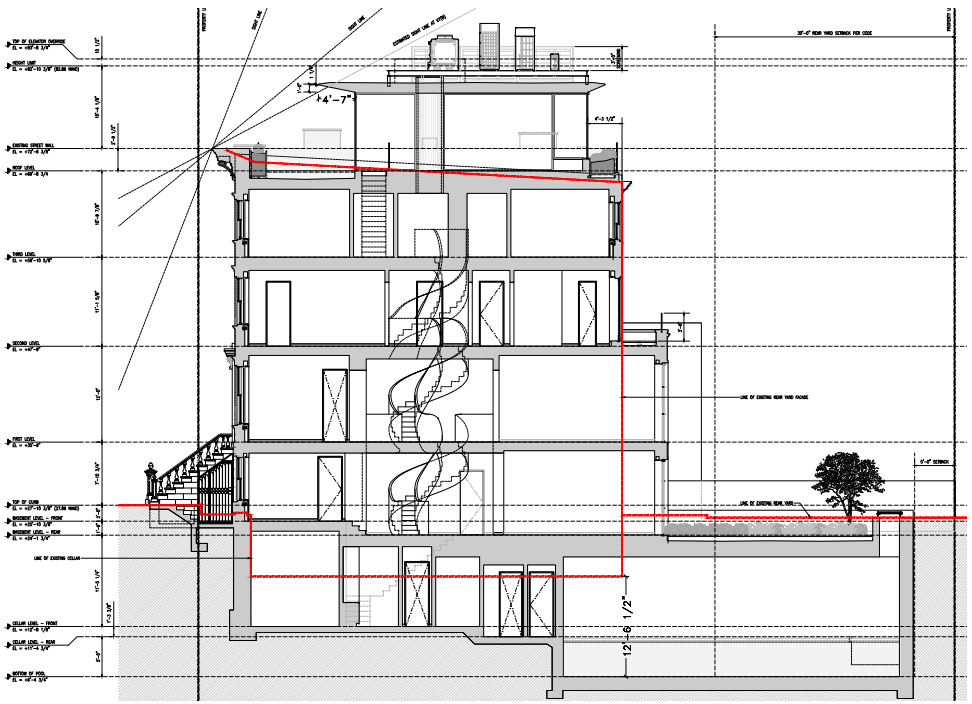

64 Perry

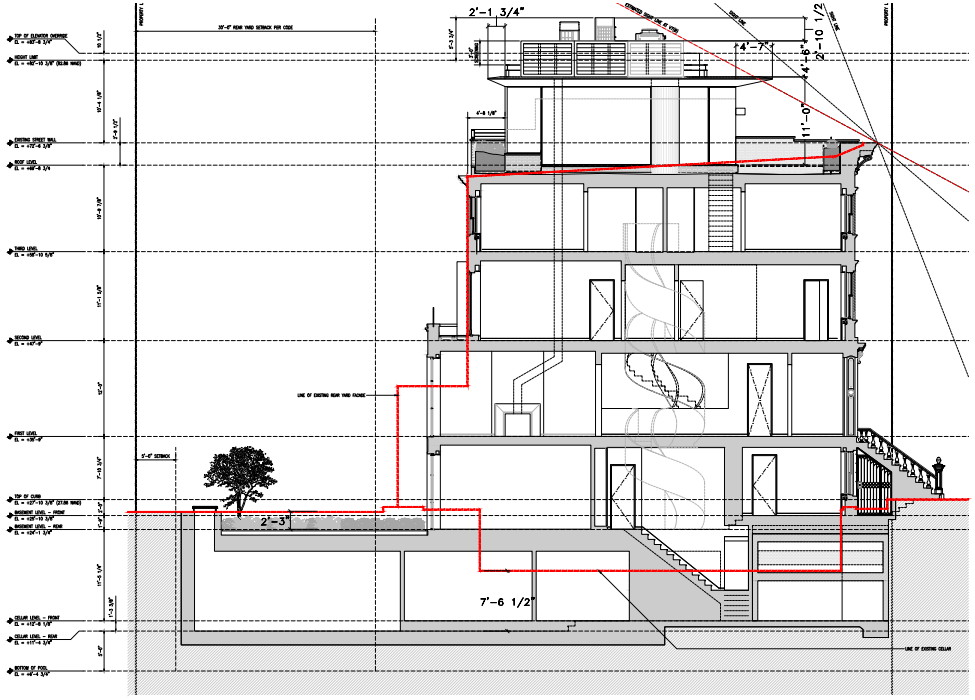

BLEECKER STREET
367
371
373
375
377-379
381
88
86
84
80-82
78
76
74
72
70
68
66
64
62
60
58
56
PERRY STREET
87
85
83
79-81
77
75
73
71
69
67
63-65
61
59
57
55
53
51
CHARLES STREET
254
256
258
260
CHARLES STREET






PROPERTY LINE
PROPERTY LINE
FENCE AT ROOFTOP OF 61 CHARLES
ROOFTOP ADDITION AT 61 CHARLES
EXISTING STREET WALL
EL = +72'-6 3/8"
13'-7 5/8"
THIRD LEVEL
EL = +58'-10 5/8"
10'-11 7/8"
SECOND LEVEL
EL = +47'-10 3/4"
12'-1 5/8"
FIRST LEVEL
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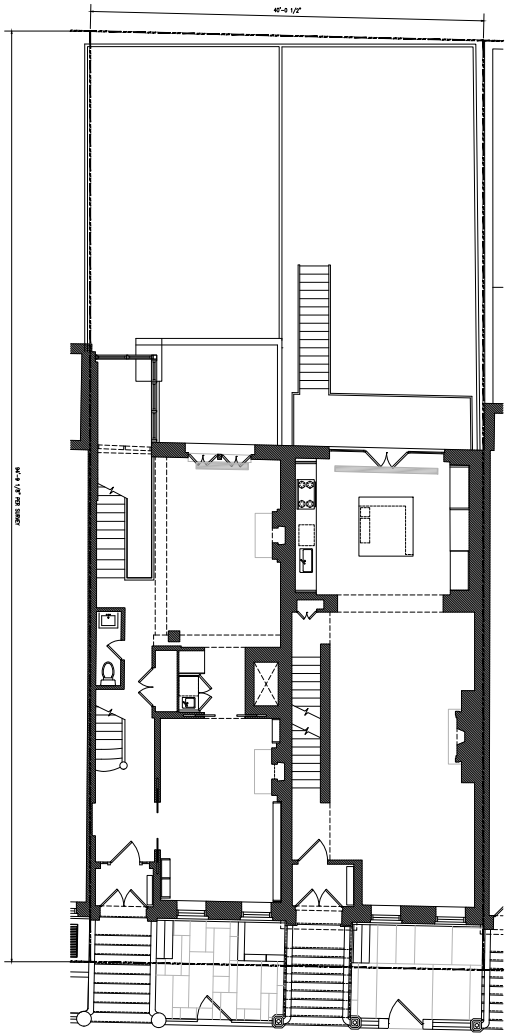

4'-7"
12'-6 1/2"

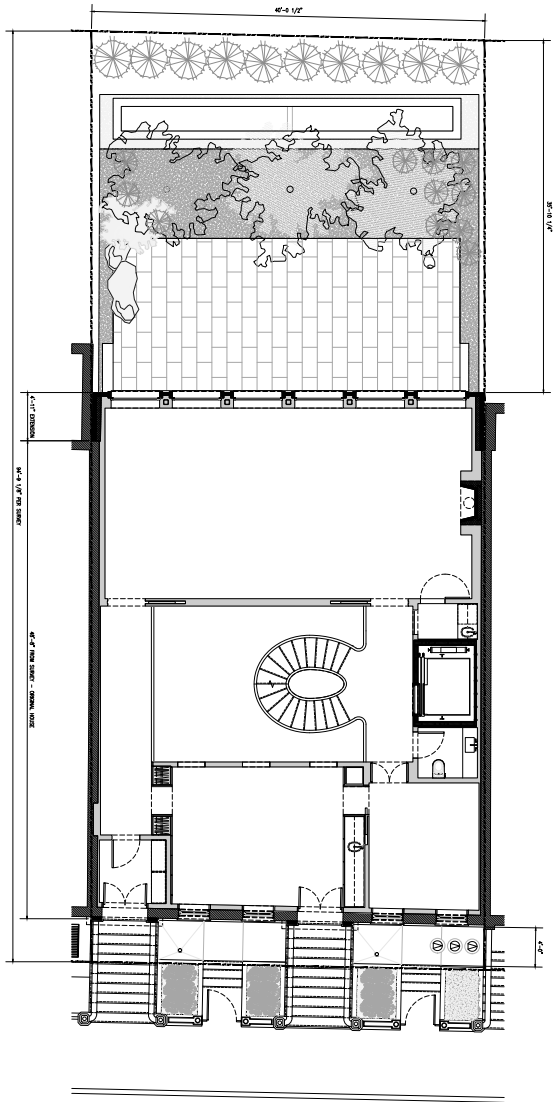

2'-1 3/4"
4'-7"
4'-6"
2'-10 1/2
11'-0"
2'-3"
7'-6 1/2"



Row Context





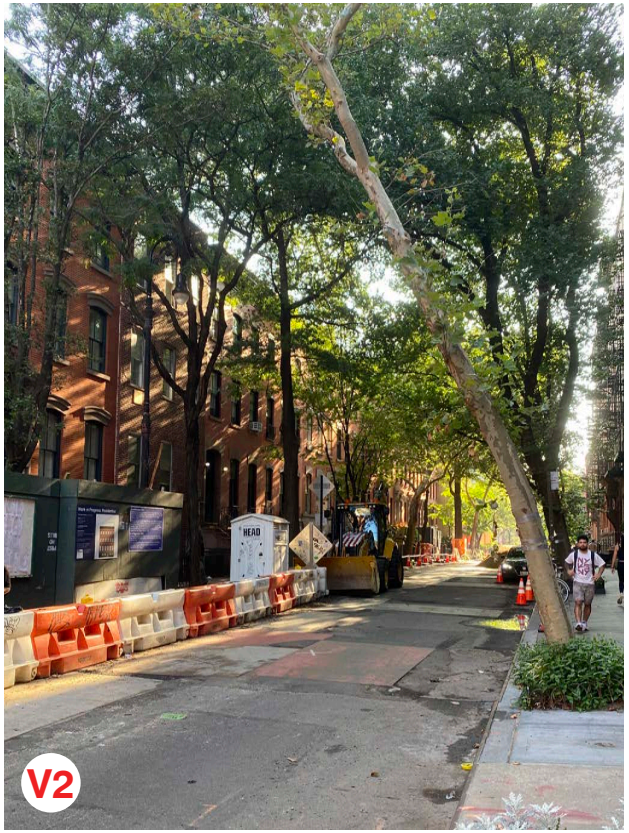



BLEECKER STREET
WEST 4TH STREET
CHARLES STREET
P/H
2B CHURCH
V1
V2
V3
V4
V5
V6
V7



View of Mock-up from Southwest Corner of Charles Street and Bleecker Street

No Visibility Confirmed



View of Mock-up from Southeast Corner of Charles Street and Bleecker Street

No Visibility Confirmed



View of Mock-up from South Side of Charles Street in front of 78 Charles Street

No Visibility Confirmed



View of Mock-up from South Side of Charles Street between West 4th Street and 7th Avenue South

No Visibility Confirmed



View of Mock-up from Southwest Corner of Charles Street and West 4th Street

No Visibility Confirmed



View of Mock-up from Southeast Corner of Charles Street and West 4th Street

No Visibility Confirmed


BAR
BAR
62
62
V4
V7b
V7a
Confirmed minimal visibility
at location V7a & b only
V6



View of Mock-up from Southeast of Charles Street and West 4th Street, north of the stoop at 247 West 4th Street

Minimal Visibility Confirmed



View of Mock-up from Southeast of Charles Street and West 4th Street, north of the stoop at 247 West 4th Street

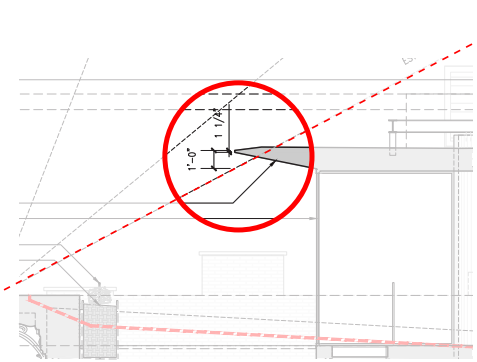
Minimal Visibility Confirmed

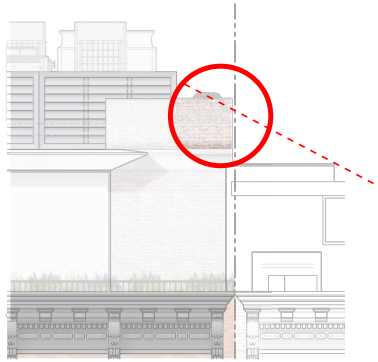


Zoomed close-up of minimally-visible mock-up









Zoomed close-up of minimally-visible mock-up, rendered to match specified materials

NYC Landmarks Preservation Commission

September 1, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-27-01049

63-65 Charles Street – Greenwich Village Historic District

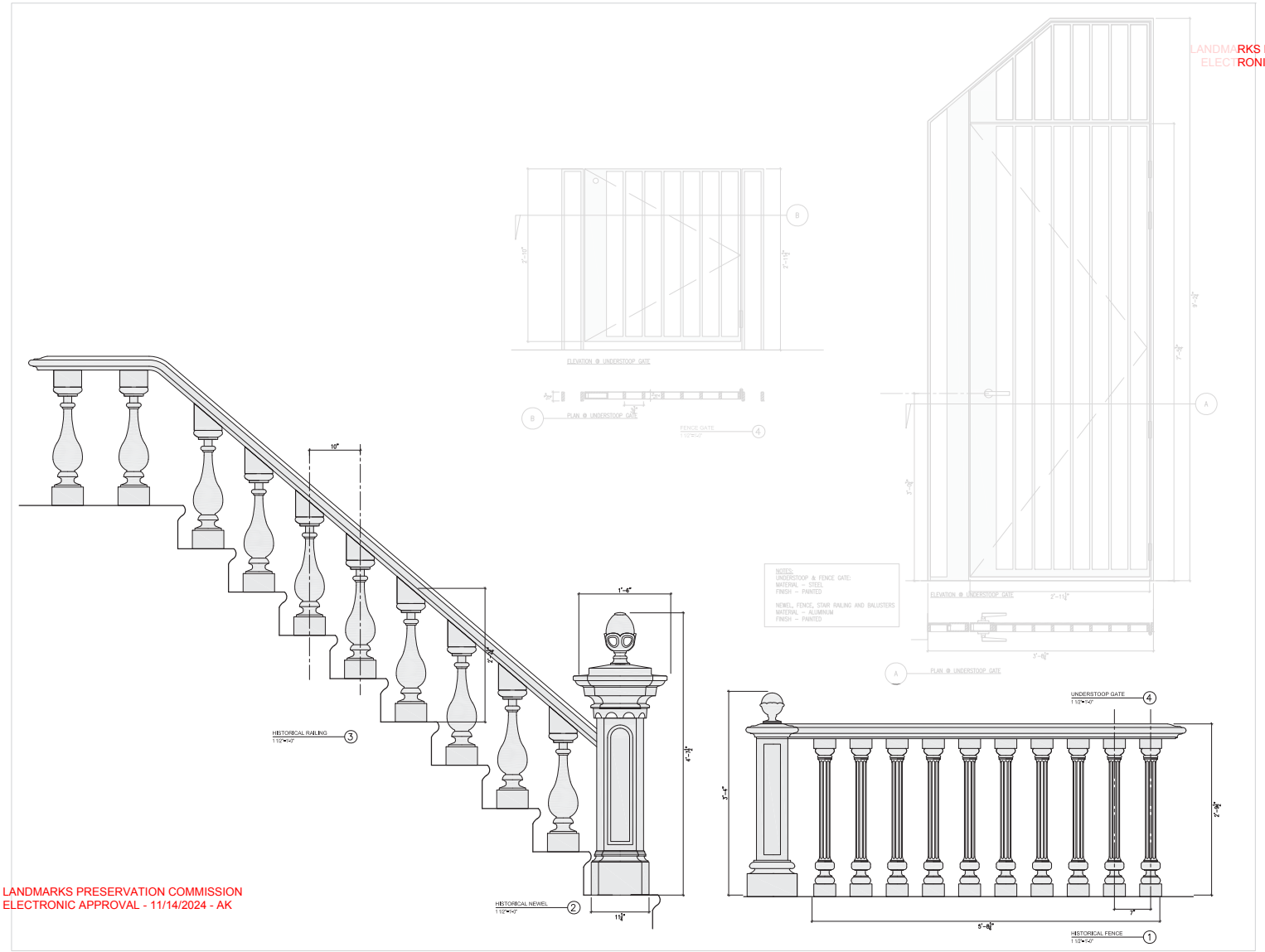
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 375 2153
Passcode: 294662
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

Appendix



LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 11/14/2024 - AK

Wilsonplunkett llc
258 BERGEN STREET BROOKLYN, NY 11217
T: (917) 577-7777 E: info@wilsonplunkett.com

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 11/14/2024 - AK

Geotechnical
Engineering
Options, P. C.

Five Phase Engineering
48 MacKay Place, Brooklyn, NY 11209
t: (920) 883-7764
e: fivephase.com

CES
CES Engineering, LLC
216 E. 45th Street, 16th Fl
New York NY 10017
646.961.3999
ceseng.com

RELATED JOB NUMBERS:

• STRUCTURAL	(ST)	M01041803-s2
• FOUNDATION:	(FO)	M01041803-s1
• SOE (EXCAVATION):	(SE)	M01081105-s1
• SOE (UNDERPINNING):	(FO)	M01081105-s1
• PLUMBING/ SPRINKLER:	(PL-SP)	M01072201-s1
• MECHANICAL:	(MS)	M01071902-s1

ISSUES AND REVISIONS

4.30.2024	ISSUED TO DOB
7.17.2024	ISSUED FOR PRICING
8.16.2024	ISSUED TO LPC
9.20.2024	ISSUED TO DOB & LPC

PROJECT

61 CHARLES STREET
NEW YORK, NY

SHEET TITLE

EXTERIOR DETAILS
METALWORK

SEAL & SIGNATURE

REGISTERED ARCHITECT
STATE OF NEW YORK
049644

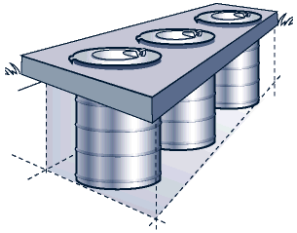
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CHECKED BY:
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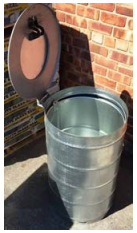
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Holovision Model 200
Intercom Brass 4.4 x 7.5in





Camber Underground Garbage Cans



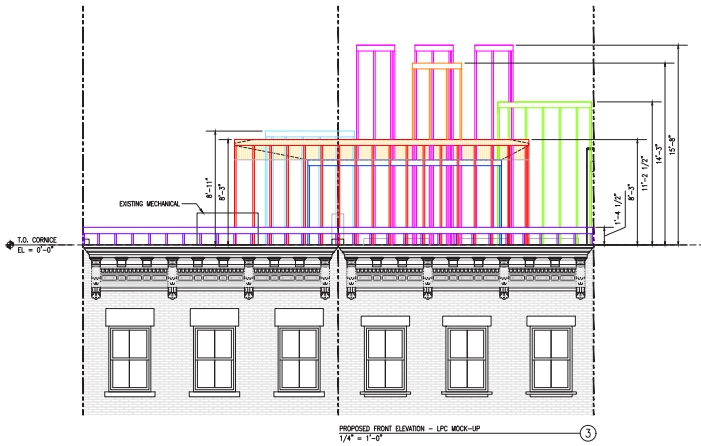
Baldwin Letterbox Plate
Black Finish
13” x 3 5/8”



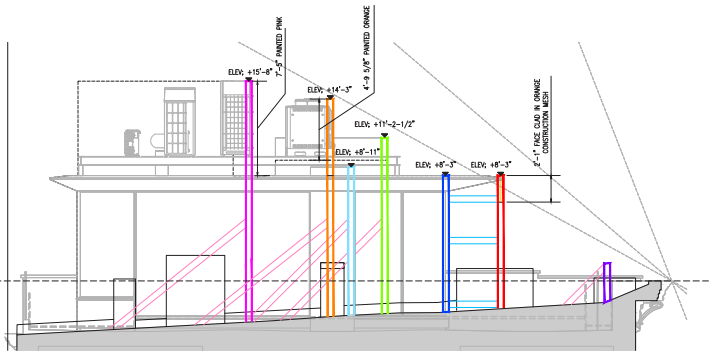
Security Camera


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79-81
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85

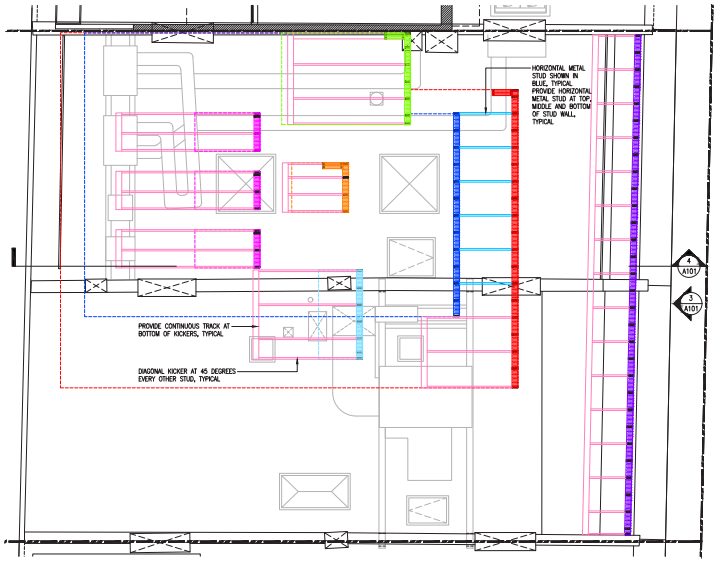

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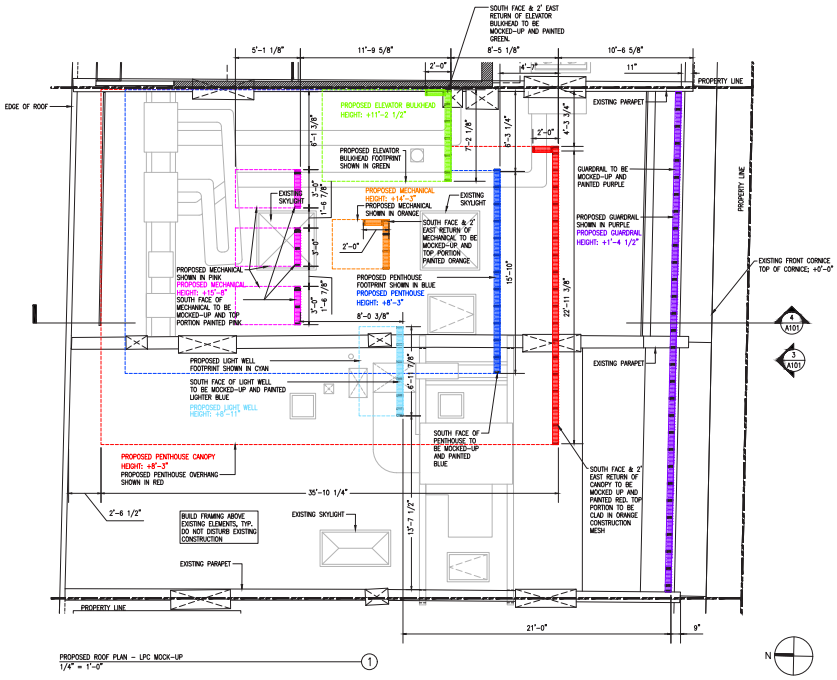
PROPOSED FRONT ELEVATION – LPC MOCK-UP
1/4" = 1'-0" (3)



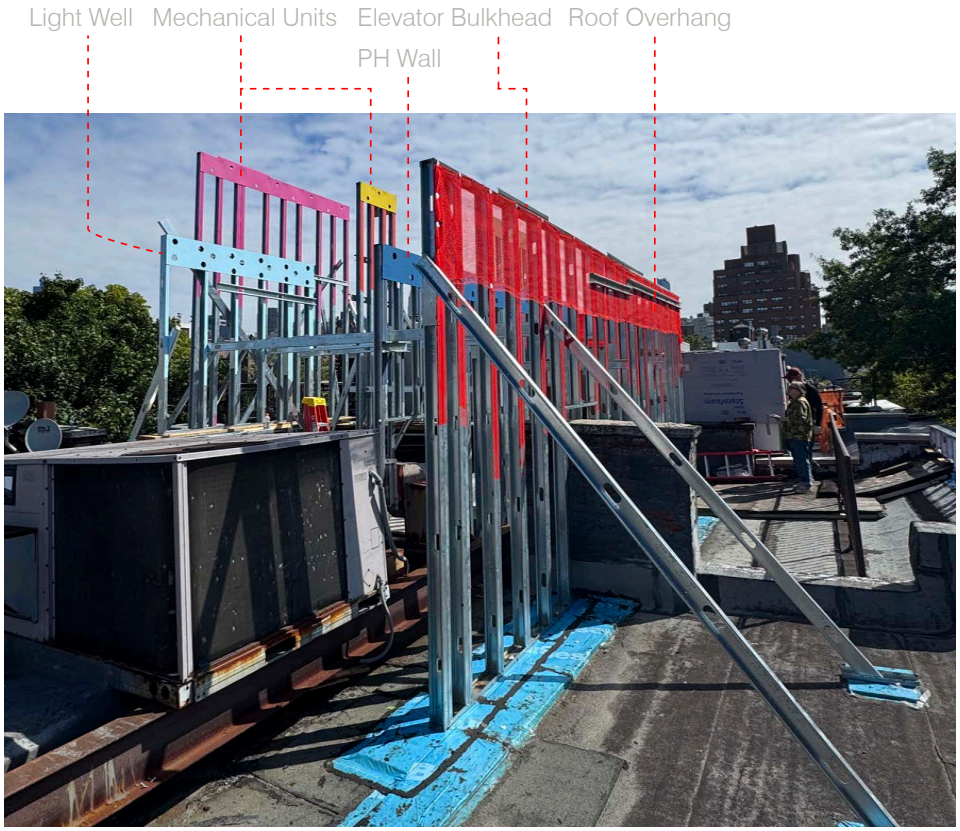
PROPOSED SECTION – LPC MOCK-UP
1/4" = 1'-0" (4)



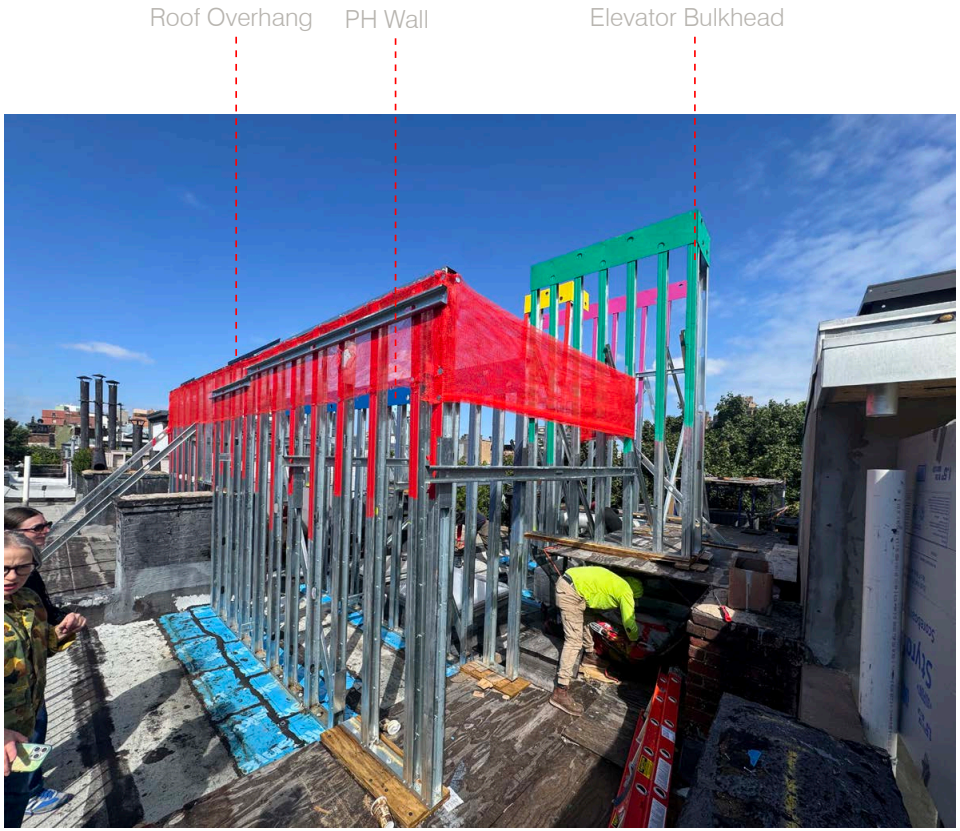
BRACING DIAGRAM – LPC MOCK-UP
1/4" = 1'-0" (2)



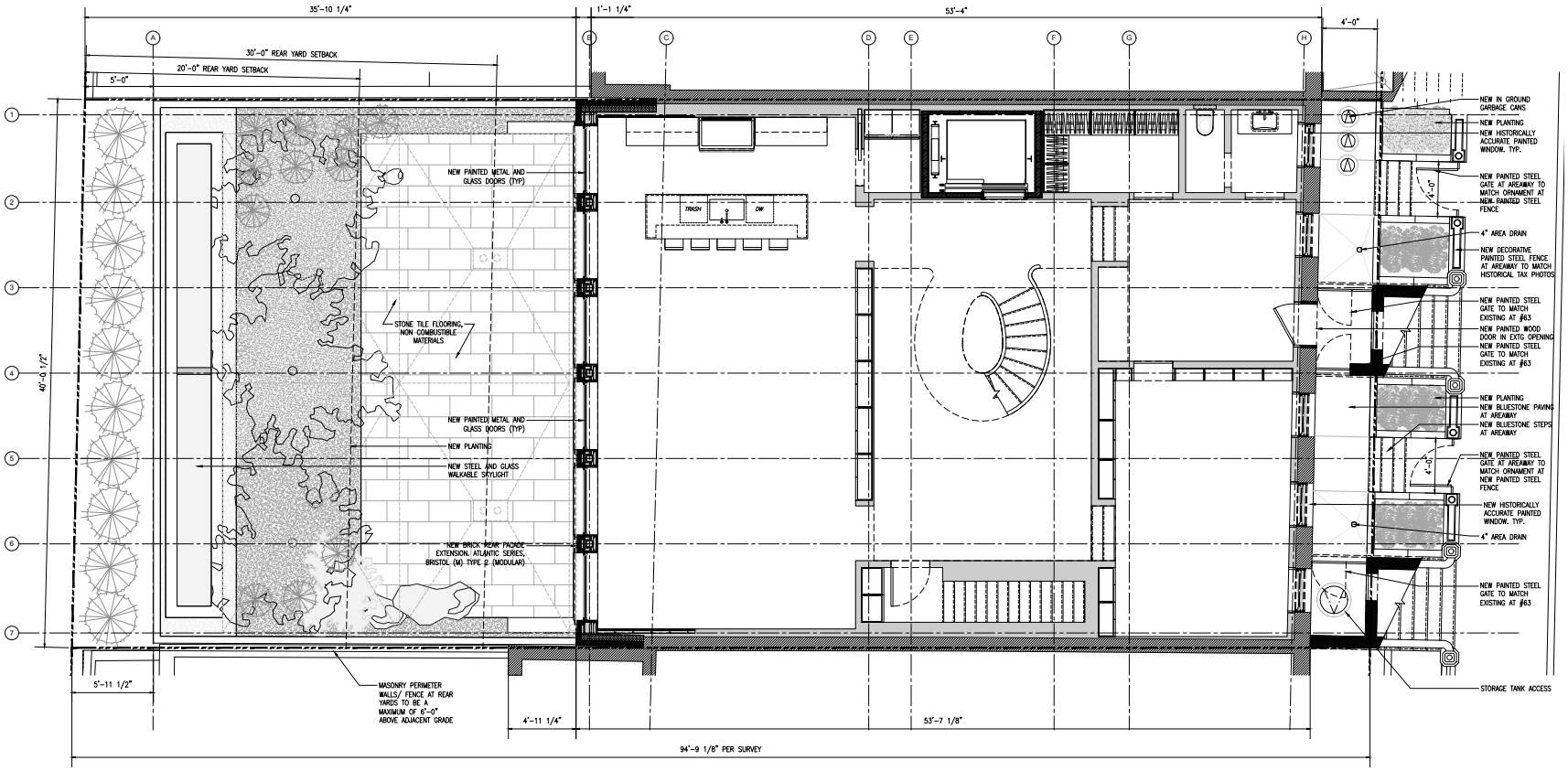
PROPOSED ROOF PLAN – LPC MOCK-UP
1/4" = 1'-0" (1)

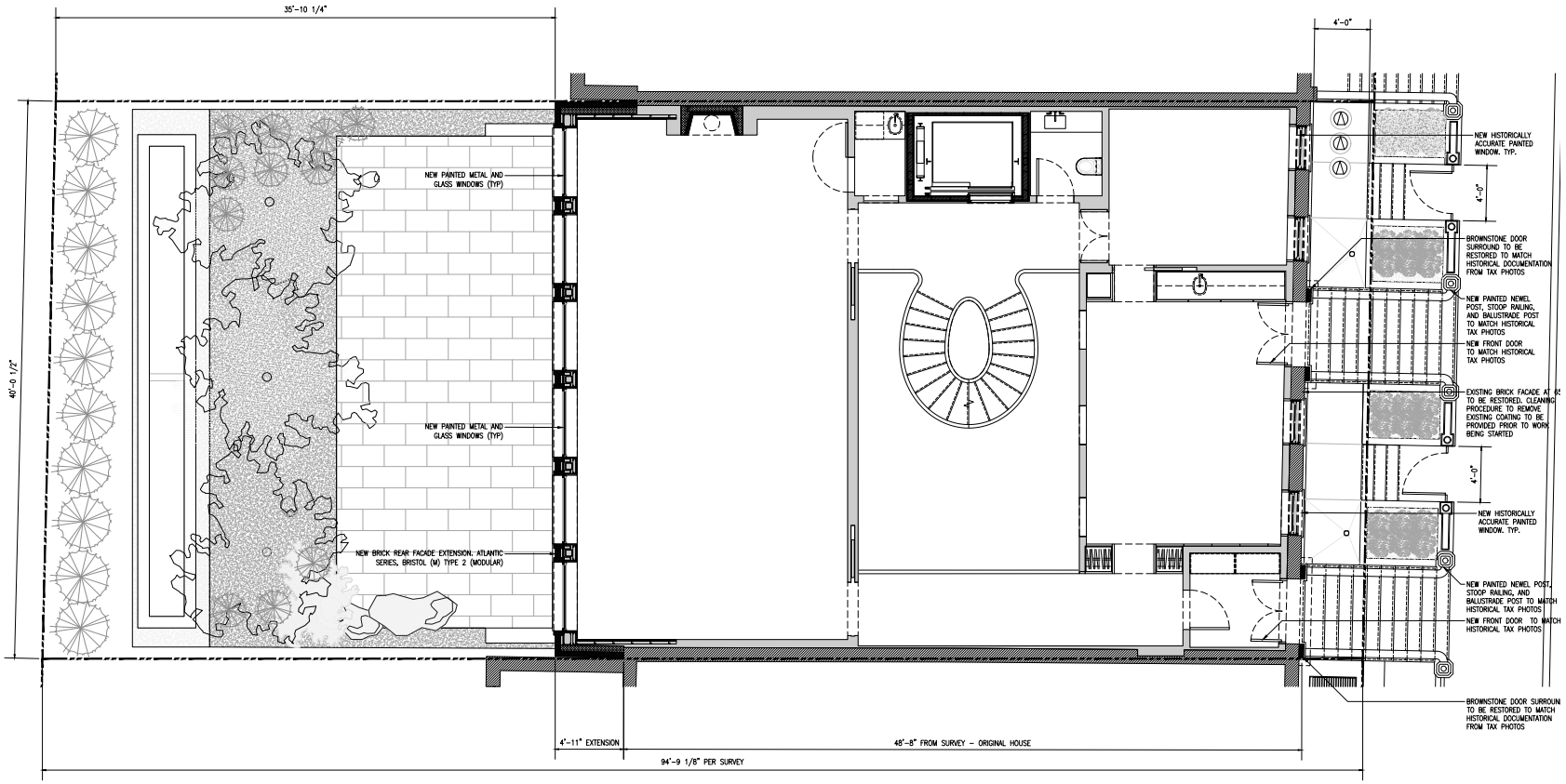


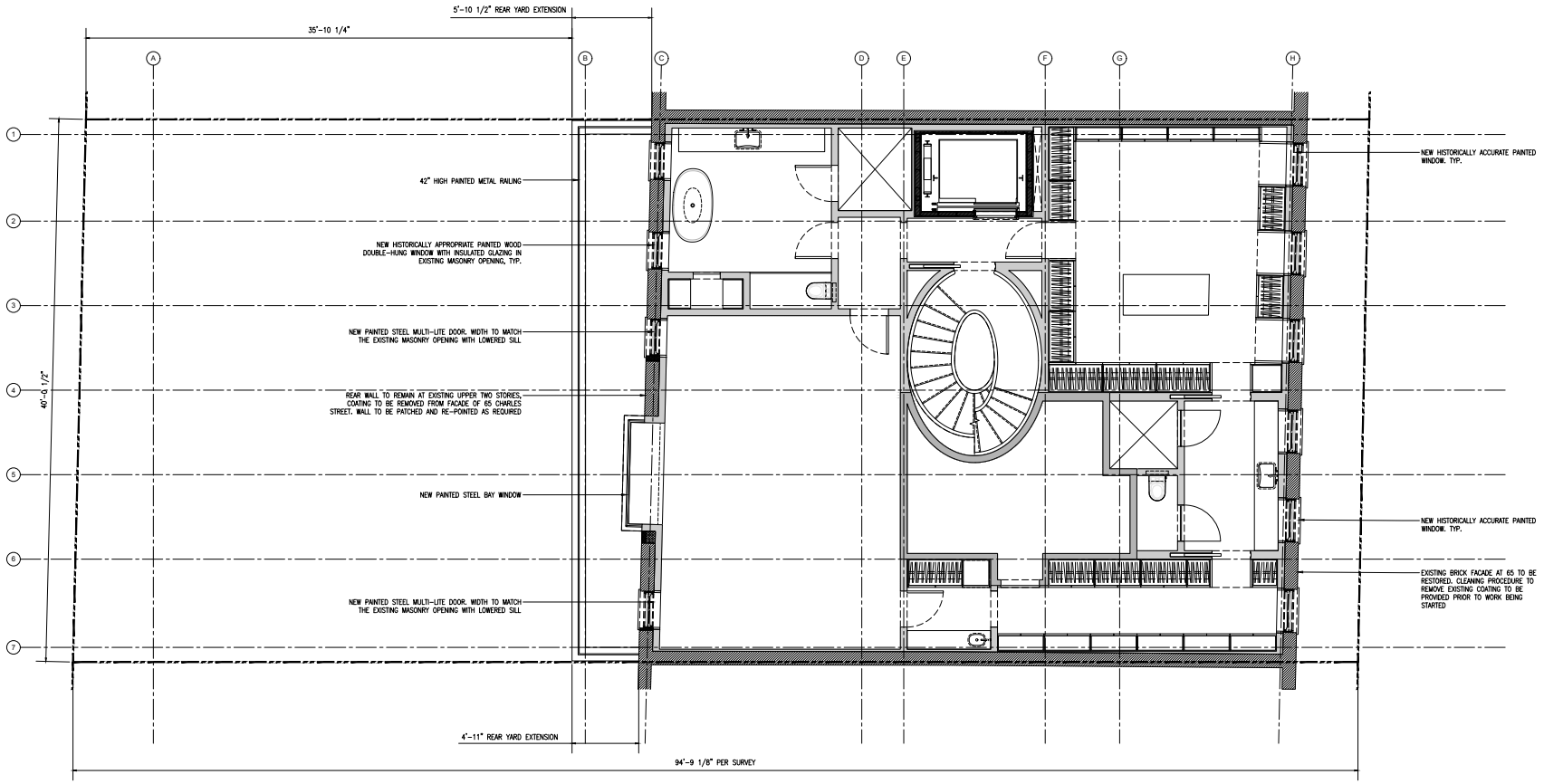
View of Mock-up Facing Northeast

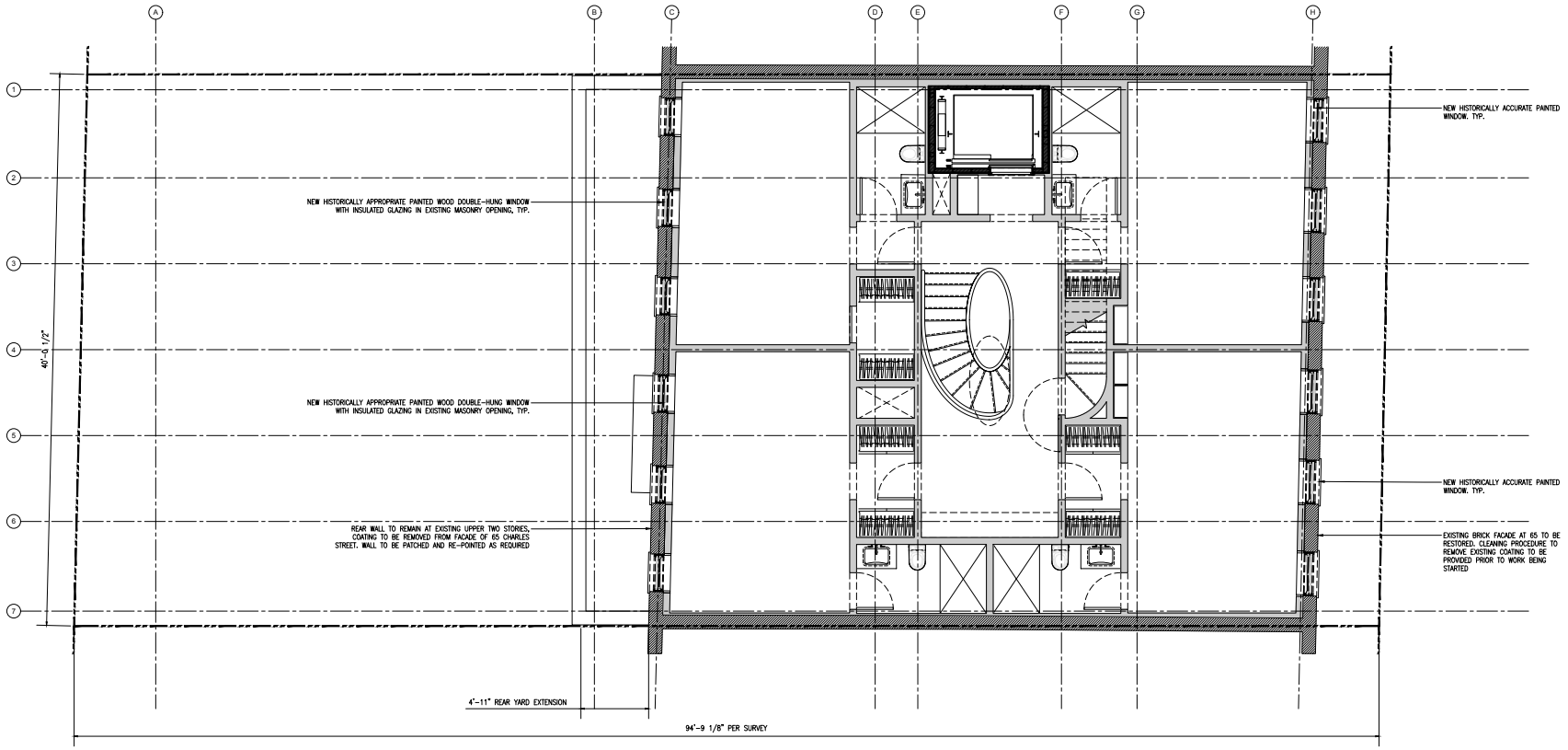


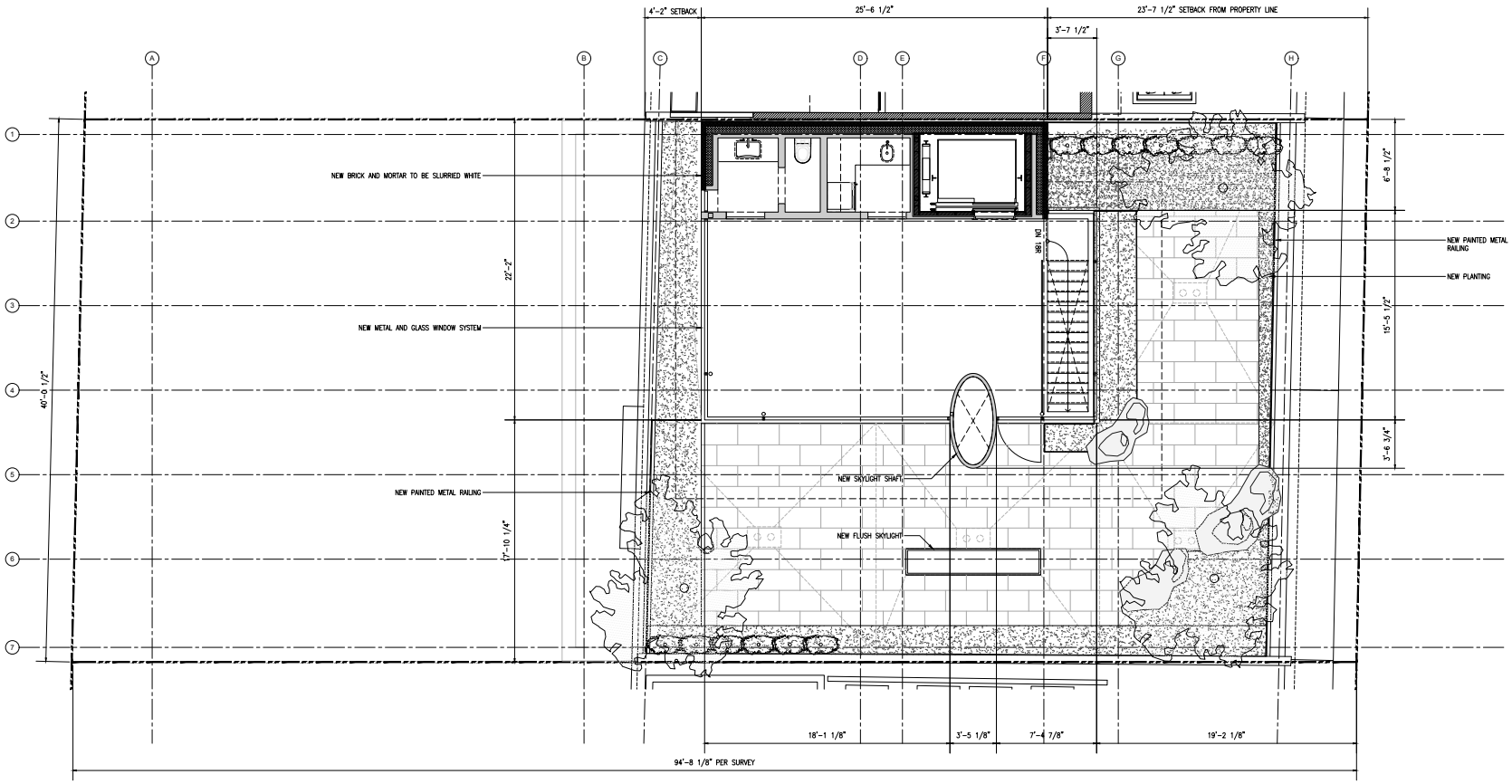
View of Mock-up Facing Northwest

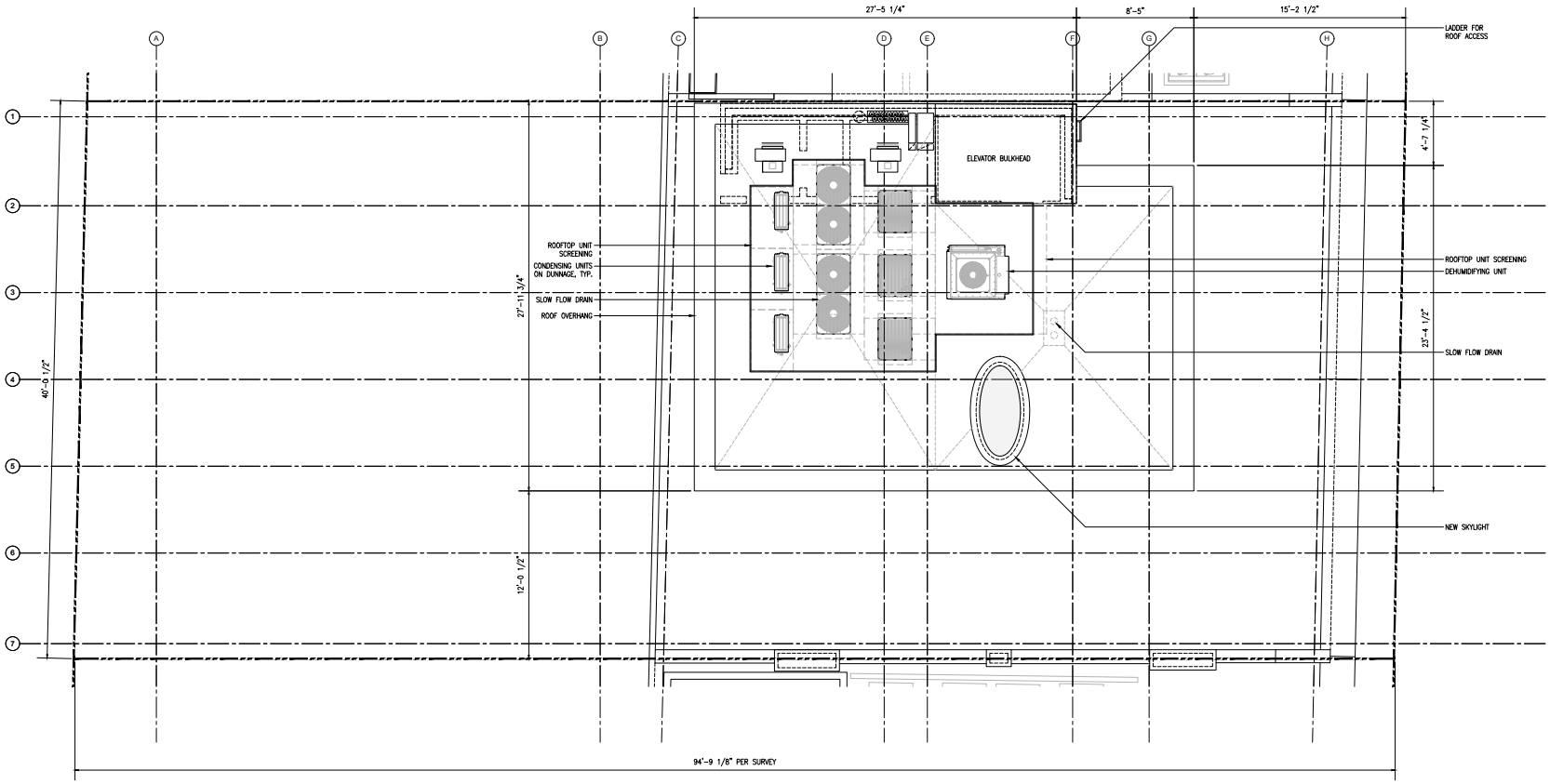

35'-10 1/4"
1'-1 1/4"
53'-4"
4'-0"
30'-0" REAR YARD SETBACK
20'-0" REAR YARD SETBACK
5'-0"
NEW PAINTED METAL AND GLASS DOORS (TYP)
STONE TILE FLOORING, NON-COMBUSTIBLE MATERIALS
NEW PAINTED METAL AND GLASS DOORS (TYP)
NEW PLANTING
NEW STEEL AND GLASS WALKABLE SKYLIGHT
NEW BRICK REAR FACADE EXTENSION, ATLANTIC SERIES, BRISTOL (M) TYPE 2 (MODULAR)
TRASH
DW
40'-0 1/2"
NEW IN GROUND GARBAGE CANS
NEW PLANTING
NEW HISTORICALLY ACCURATE PAINTED WINDOW. TYP.
NEW PAINTED STEEL GATE AT AREAWAY TO MATCH ORNAMENT AT NEW PAINTED STEEL FENCE
4'-0"
4" AREA DRAIN
NEW DECORATIVE PAINTED STEEL FENCE AT AREAWAY TO MATCH HISTORICAL TAX PHOTOS
NEW PAINTED STEEL GATE TO MATCH EXISTING AT #63
NEW PAINTED WOOD DOOR IN EXTG OPENING
NEW PAINTED STEEL GATE TO MATCH EXISTING AT #63
NEW PLANTING
NEW BLUESTONE PAVING AT AREAWAY
NEW BLUESTONE STEPS AT AREAWAY
4'-0"
NEW PAINTED STEEL GATE AT AREAWAY TO MATCH ORNAMENT AT NEW PAINTED STEEL FENCE
NEW HISTORICALLY ACCURATE PAINTED WINDOW. TYP.
4" AREA DRAIN
NEW PAINTED STEEL GATE TO MATCH EXISTING AT #63
STORAGE TANK ACCESS
MASONRY PERIMETER WALLS/ FENCE AT REAR YARDS TO BE A MAXIMUM OF 8'-0" ABOVE ADJACENT GRADE
5'-11 1/2"
4'-11 1/4"
53'-7 1/8"
94'-9 1/8" PER SURVEY

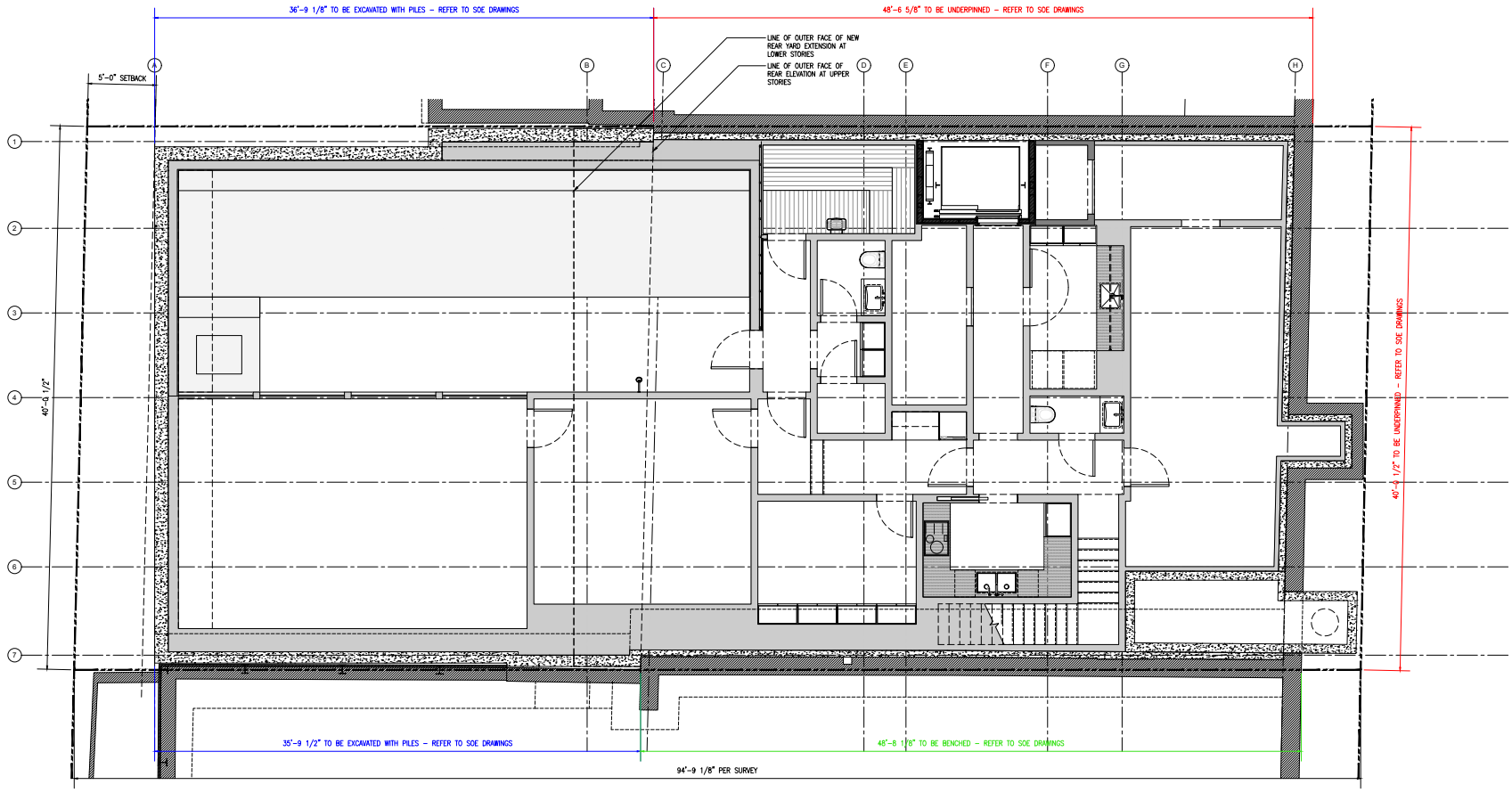

35'-10 1/4"
40'-0 1/2"
NEW PAINTED METAL AND GLASS WINDOWS (TYP)
NEW PAINTED METAL AND GLASS WINDOWS (TYP)
NEW BRICK REAR FACADE EXTENSION: ATLANTIC SERIES, BRISTOL (M) TYPE 2 (MODULAR)
4'-11" EXTENSION
48'-8" FROM SURVEY – ORIGINAL HOUSE
94'-9 1/8" PER SURVEY
4'-0"
NEW HISTORICALLY ACCURATE PAINTED WINDOW. TYP.
4'-0"
BROWNSTONE DOOR SURROUND TO BE RESTORED TO MATCH HISTORICAL DOCUMENTATION FROM TAX PHOTOS
NEW PAINTED NEWEL POST, STOOP RAILING, AND BALUSTRADE POST TO MATCH HISTORICAL TAX PHOTOS
NEW FRONT DOOR TO MATCH HISTORICAL TAX PHOTOS
EXISTING BRICK FACADE AT
TO BE RESTORED. CLEANING
PROCEDURE TO REMOVE
EXISTING COATING TO BE
PROVIDED PRIOR TO WORK
BEING STARTED
4'-0"
NEW HISTORICALLY ACCURATE PAINTED WINDOW. TYP.
NEW PAINTED NEWEL POST, STOOP RAILING, AND BALUSTRADE POST TO MATCH HISTORICAL TAX PHOTOS
NEW FRONT DOOR TO MATCH HISTORICAL TAX PHOTOS
BROWNSTONE DOOR SURROUN
TO BE RESTORED TO MATCH
HISTORICAL DOCUMENTATION
FROM TAX PHOTOS

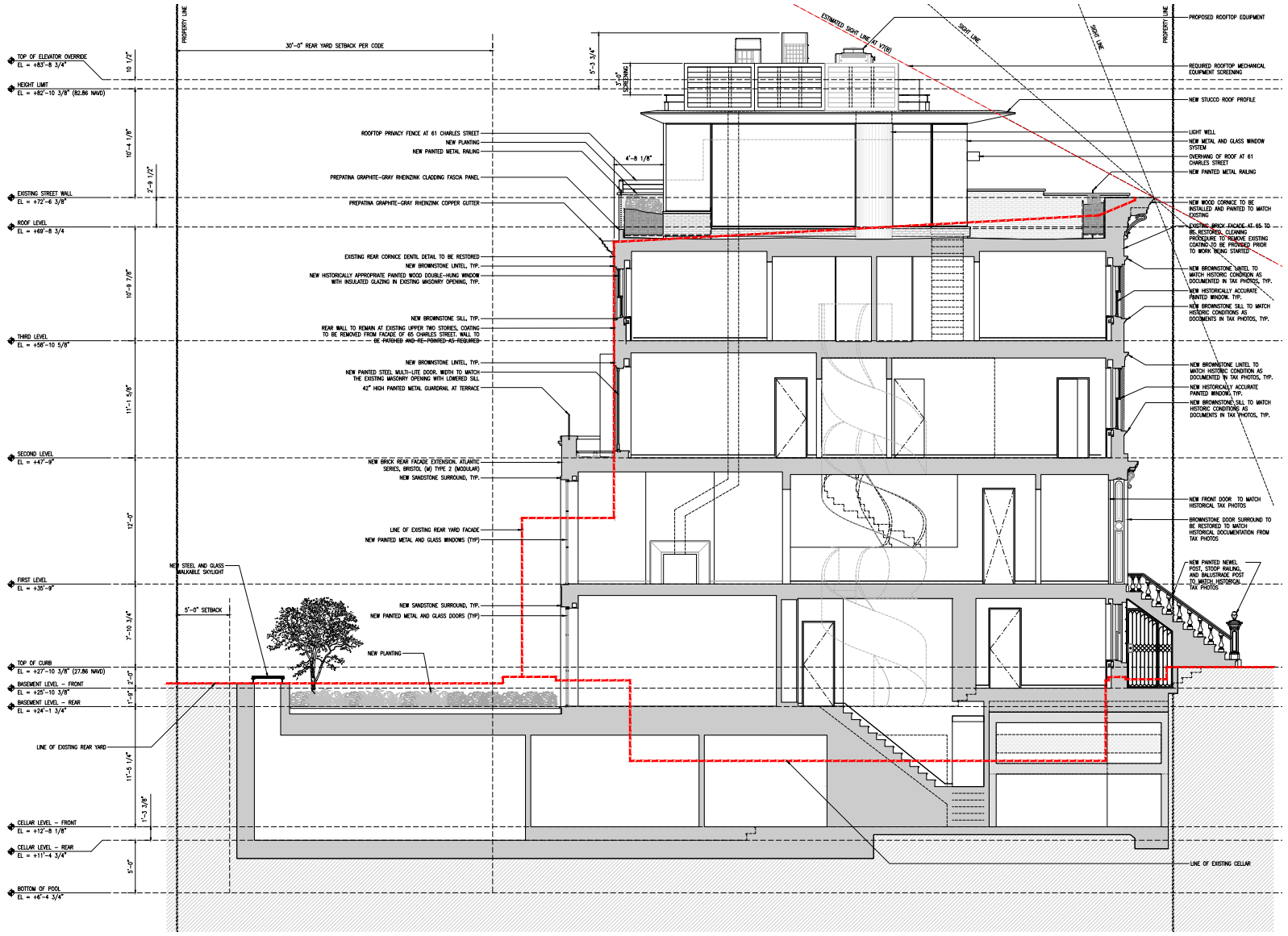

5'-10 1/2" REAR YARD EXTENSION
35'-10 1/4"
A
B
C
D
E
F
G
H
1
2
3
4
5
6
7
40'-0 1/2"
42" HIGH PAINTED METAL RAILING
NEW HISTORICALLY APPROPRIATE PAINTED WOOD DOUBLE-HUNG WINDOW WITH INSULATED GLAZING IN EXISTING MASONRY OPENING, TYP.
NEW PAINTED STEEL MULTI-LITE DOOR. WIDTH TO MATCH THE EXISTING MASONRY OPENING WITH LOWERED SILL
REAR WALL TO REMAIN AT EXISTING UPPER TWO STORIES, COATING TO BE REMOVED FROM FACADE OF 65 CHARLES STREET. WALL TO BE PATCHED AND RE-POINTED AS REQUIRED
NEW PAINTED STEEL BAY WINDOW
NEW PAINTED STEEL MULTI-LITE DOOR. WIDTH TO MATCH THE EXISTING MASONRY OPENING WITH LOWERED SILL
4'-11" REAR YARD EXTENSION
94'-9 1/8" PER SURVEY
NEW HISTORICALLY ACCURATE PAINTED WINDOW. TYP.
NEW HISTORICALLY ACCURATE PAINTED WINDOW. TYP.
EXISTING BRICK FACADE AT 65 TO BE RESTORED. CLEANING PROCEDURE TO REMOVE EXISTING COATING TO BE PROVIDED PRIOR TO WORK BEING STARTED

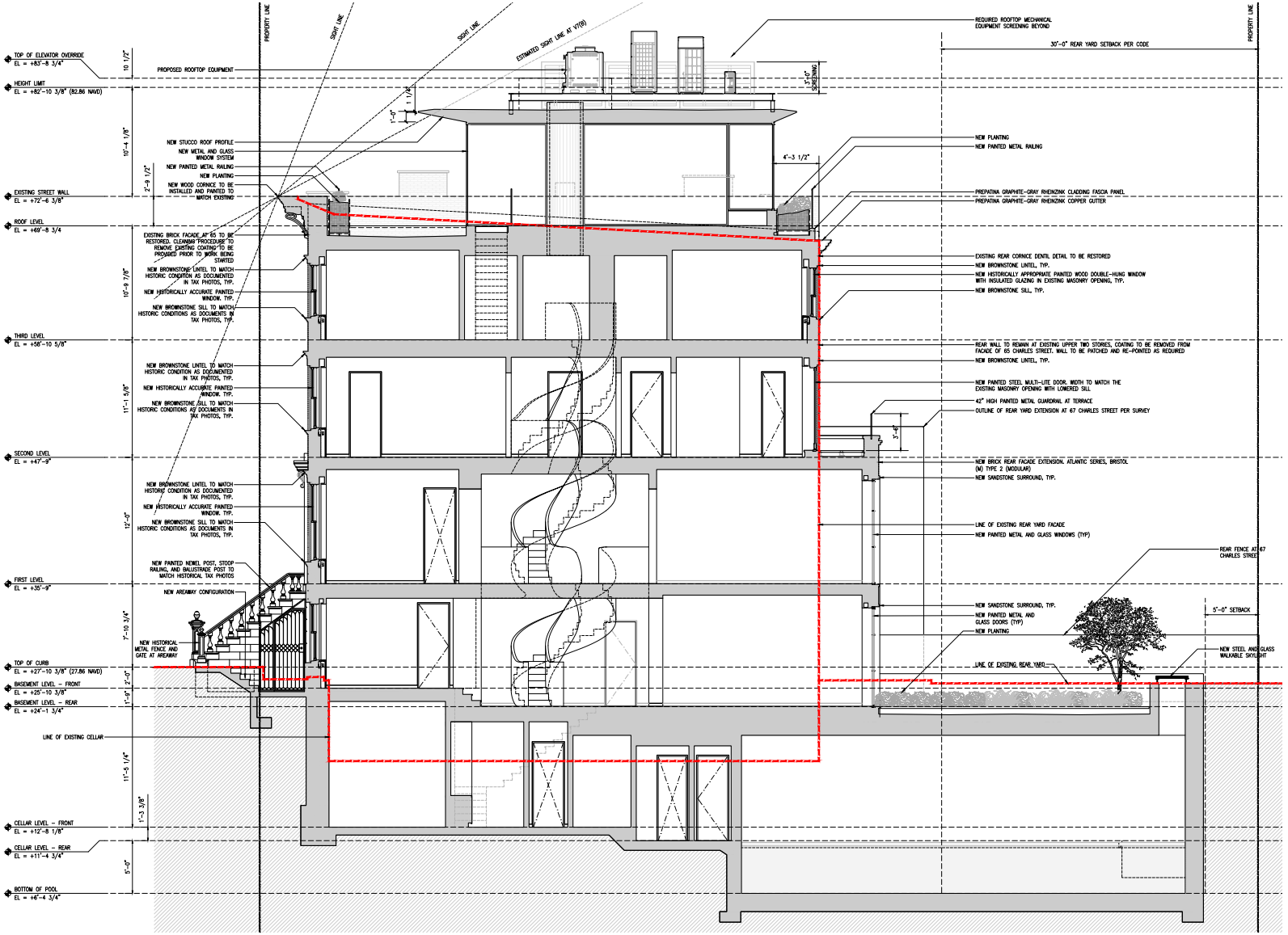

A
B
C
D
E
F
G
H
1
2
3
4
5
6
7
40'-0 1/2"
NEW HISTORICALLY APPROPRIATE PAINTED WOOD DOUBLE-HUNG WINDOW WITH INSULATED GLAZING IN EXISTING MASONRY OPENING, TYP.
NEW HISTORICALLY APPROPRIATE PAINTED WOOD DOUBLE-HUNG WINDOW WITH INSULATED GLAZING IN EXISTING MASONRY OPENING, TYP.
REAR WALL TO REMAIN AT EXISTING UPPER TWO STORIES, COATING TO BE REMOVED FROM FACADE OF 65 CHARLES STREET. WALL TO BE PATCHED AND RE-POINTED AS REQUIRED
NEW HISTORICALLY ACCURATE PAINTED WINDOW. TYP.
NEW HISTORICALLY ACCURATE PAINTED WINDOW. TYP.
EXISTING BRICK FACADE AT 65 TO BE RESTORED. CLEANING PROCEDURE TO REMOVE EXISTING COATING TO BE PROVIDED PRIOR TO WORK BEING STARTED
4'-11" REAR YARD EXTENSION
94'-9 1/8" PER SURVEY


4'-2" SETBACK
25'-6 1/2"
3'-7 1/2"
23'-7 1/2" SETBACK FROM PROPERTY LINE
A
B
C
D
E
F
G
H
1
2
3
4
5
6
7
NEW BRICK AND MORTAR TO BE SLURRIED WHITE
NEW METAL AND GLASS WINDOW SYSTEM
NEW PAINTED METAL RAILING
NEW SKYLIGHT SHAFT
NEW FLUSH SKYLIGHT
NEW PAINTED METAL RAILING
NEW PLANTING
HIGH MD
22'-2"
17'-10 1/4"
40'-0 1/2"
6'-8 1/2"
15'-3 1/2"
3'-6 3/4"
18'-1 1/8"
3'-5 1/8"
7'-4 7/8"
19'-2 1/8"
94'-8 1/8" PER SURVEY


27'-5 1/4"
8'-5"
15'-2 1/2"
LADDER FOR ROOF ACCESS
ELEVATOR BULKHEAD
4'-7 1/4"
ROOFTOP UNIT SCREENING
CONDENSING UNITS ON DUNNAGE, TYP.
SLOW FLOW DRAIN
ROOF OVERHANG
27'-11 3/4"
ROOFTOP UNIT SCREENING
DEHUMIDIFYING UNIT
23'-4 1/2"
SLOW FLOW DRAIN
NEW SKYLIGHT
40'-0 1/2"
12'-0 1/2"
94'-9 1/8" PER SURVEY


36'-9 1/8" TO BE EXCAVATED WITH PILES – REFER TO SOE DRAWINGS
48'-6 5/8" TO BE UNDERPINNED – REFER TO SOE DRAWINGS
LINE OF OUTER FACE OF NEW REAR YARD EXTENSION AT LOWER STORIES
LINE OF OUTER FACE OF REAR ELEVATION AT UPPER STORIES
5'-0" SETBACK
A
B
C
D
E
F
G
H
1
2
3
4
5
6
7
40'-0 1/2"
40'-4 1/2" TO BE UNDERPINNED – REFER TO SOE DRAWINGS
35'-9 1/2" TO BE EXCAVATED WITH PILES – REFER TO SOE DRAWINGS
48'-8 1/8" TO BE BENCHED – REFER TO SOE DRAWINGS
94'-9 1/8" PER SURVEY


TOP OF ELEVATOR OVERRIDE
EL = +83'-8 3/4"
HEIGHT LIMIT
EL = +82'-10 3/8" (82.86 NAVD)
EXISTING STREET WALL
EL = +72'-6 3/8"
ROOF LEVEL
EL = +69'-8 3/4"
THIRD LEVEL
EL = +58'-10 5/8"
SECOND LEVEL
EL = +47'-9"
FIRST LEVEL
EL = +35'-9"
TOP OF CURB
EL = +27'-10 3/8" (27.86 NAVD)
BASEMENT LEVEL - FRONT
EL = +25'-10 3/8"
BASEMENT LEVEL - REAR
EL = +24'-1 3/4"
CELLAR LEVEL - FRONT
EL = +12'-8 1/8"
CELLAR LEVEL - REAR
EL = +11'-4 3/4"
BOTTOM OF POOL
EL = +6'-4 3/4"
10 1/2"
10'-4 1/8"
2'-9 1/2"
10'-9 7/8"
11'-1 5/8"
12'-0"
7'-10 3/4"
2'-0"
1'-8"
11'-5 1/4"
1'-3 3/8"
5'-0"
PROPERTY LINE
30'-0" REAR YARD SETBACK PER CODE
5'-0" SETBACK
LINE OF EXISTING REAR YARD
5'-3 3/4"
5'-0" SCREENING
4'-8 1/8"
ESTIMATED SIGHT LINE AT 5'(T.O.)
SIGHT LINE
SIGHT LINE
PROPOSED ROOFTOP EQUIPMENT
REQUIRED ROOFTOP MECHANICAL EQUIPMENT SCREENING
NEW STUCCO ROOF PROFILE
ROOFTOP PRIVACY FENCE AT 61 CHARLES STREET
NEW PLANTING
NEW PAINTED METAL RAILING
PREPATINA GRAPHITE-GRAY RHEINZINK CLADDING FASCIA PANEL
PREPATINA GRAPHITE-GRAY RHEINZINK COPPER GUTTER
EXISTING REAR CORNICE DENTIL DETAIL TO BE RESTORED
NEW BROWNSTONE LINTEL, TYP.
NEW HISTORICALLY APPROPRIATE PAINTED WOOD DOUBLE-HUNG WINDOW WITH INSULATED GLAZING IN EXISTING MASONRY OPENING, TYP.
NEW BROWNSTONE SILL, TYP.
REAR WALL TO REMAIN AT EXISTING UPPER TWO STORIES, COATING TO BE REMOVED FROM FACADE OF 65 CHARLES STREET, WALL TO BE PATCHED AND RE-POINTED AS REQUIRED
NEW BROWNSTONE LINTEL, TYP.
NEW PAINTED STEEL MULTI-LITE DOOR, WIDTH TO MATCH THE EXISTING MASONRY OPENING WITH LOWERED SILL
42" HIGH PAINTED METAL GUARDRAIL AT TERRACE
NEW BRICK REAR FACADE EXTENSION: ATLANTIC SERIES, BRISTOL (M) TYPE 2 (MODULAR)
NEW SANDSTONE SURROUND, TYP.
LINE OF EXISTING REAR YARD FACADE
NEW PAINTED METAL AND GLASS WINDOWS (TYP)
NEW STEEL AND GLASS WALKABLE SKYLIGHT
NEW SANDSTONE SURROUND, TYP.
NEW PAINTED METAL AND GLASS DOORS (TYP)
NEW PLANTING
LINE OF EXISTING CELLAR
LIGHT WELL
NEW METAL AND GLASS WINDOW SYSTEM
OVERHANG OF ROOF AT 61 CHARLES STREET
NEW PAINTED METAL RAILING
NEW WOOD CORNICE TO BE INSTALLED AND PAINTED TO MATCH EXISTING
EXISTING BRICK FACADE AT 65 TO BE RESTORED, CLEANING PROCEDURE TO REMOVE EXISTING COATING TO BE PROVIDED PRIOR TO WORK BEING STARTED
NEW BROWNSTONE LINTEL TO MATCH HISTORIC CONDITION AS DOCUMENTED IN TAX PHOTOS, TYP.
NEW HISTORICALLY ACCURATE PAINTED WINDOW, TYP.
NEW BROWNSTONE SILL TO MATCH HISTORIC CONDITIONS AS DOCUMENTS IN TAX PHOTOS, TYP.
NEW BROWNSTONE LINTEL TO MATCH HISTORIC CONDITION AS DOCUMENTED IN TAX PHOTOS, TYP.
NEW HISTORICALLY ACCURATE PAINTED WINDOW, TYP.
NEW BROWNSTONE SILL TO MATCH HISTORIC CONDITIONS AS DOCUMENTS IN TAX PHOTOS, TYP.
NEW FRONT DOOR TO MATCH HISTORICAL TAX PHOTOS
BROWNSTONE DOOR SURROUND TO BE RESTORED TO MATCH HISTORICAL DOCUMENTATION FROM TAX PHOTOS
NEW PAINTED NEWEL POST, STOOP RAILING, AND BALUSTRADE POST TO MATCH HISTORICAL TAX PHOTOS


TOP OF ELEVATOR OVERRIDE EL = +83'-8 3/4"
HEIGHT LIMIT EL = +82'-10 3/8" (82.86 NAVD)
EXISTING STREET WALL EL = +72'-6 3/8"
ROOF LEVEL EL = +69'-8 3/4"
THIRD LEVEL EL = +58'-10 5/8"
SECOND LEVEL EL = +47'-9"
FIRST LEVEL EL = +35'-9"
TOP OF CURB EL = +27'-10 3/8" (27.86 NAVD)
BASEMENT LEVEL - FRONT EL = +25'-10 3/8"
BASEMENT LEVEL - REAR EL = +24'-1 3/4"
CELLAR LEVEL - FRONT EL = +12'-8 1/8"
CELLAR LEVEL - REAR EL = +11'-4 3/4"
BOTTOM OF POOL EL = +6'-4 3/4"
PROPOSED ROOFTOP EQUIPMENT
PROPERTY LINE
SIGHT LINE
ESTIMATED SIGHT LINE AT 7'(6)
REQUIRED ROOFTOP MECHANICAL EQUIPMENT SCREENING BEYOND
30'-0" REAR YARD SETBACK PER CODE
5'-0" SCREENING
4'-3 1/2"
NEW STUCCO ROOF PROFILE
NEW METAL AND GLASS WINDOW SYSTEM
NEW PAINTED METAL RAILING
NEW PLANTING
NEW WOOD CORNICE TO BE INSTALLED AND PAINTED TO MATCH EXISTING
EXISTING BRICK FACADE AT 65 TO BE RESTORED. CLEANING PROCEDURE TO REMOVE EXISTING COATING TO BE PROVIDED PRIOR TO WORK BEING STARTED
NEW BROWNSTONE LINTEL TO MATCH HISTORIC CONDITION AS DOCUMENTED IN TAX PHOTOS, TYP.
NEW HISTORICALLY ACCURATE PAINTED WINDOW, TYP.
NEW BROWNSTONE SILL TO MATCH HISTORIC CONDITIONS AS DOCUMENTS IN TAX PHOTOS, TYP.
NEW PAINTED NEWEL POST, STOOP RAILING, AND BALUSTRADE POST TO MATCH HISTORICAL TAX PHOTOS
NEW AREAWAY CONFIGURATION
NEW HISTORICAL METAL FENCE AND GATE AT AREAWAY
LINE OF EXISTING CELLAR
PREPATINA GRAPHITE-GRAY RHEINZINK CLADDING FASCIA PANEL
PREPATINA GRAPHITE-GRAY RHEINZINK COPPER GUTTER
EXISTING REAR CORNICE DENTIL DETAIL TO BE RESTORED
NEW BROWNSTONE LINTEL, TYP.
NEW HISTORICALLY APPROPRIATE PAINTED WOOD DOUBLE-HUNG WINDOW WITH INSULATED GLAZING IN EXISTING MASONRY OPENING, TYP.
NEW BROWNSTONE SILL, TYP.
REAR WALL TO REMAIN AT EXISTING UPPER TWO STORIES, COATING TO BE REMOVED FROM FACADE OF 65 CHARLES STREET. WALL TO BE PATCHED AND RE-POINTED AS REQUIRED
NEW PAINTED STEEL MULTI-LITE DOOR, WIDTH TO MATCH THE EXISTING MASONRY OPENING WITH LOWERED SILL
42" HIGH PAINTED METAL GUARDRAIL AT TERRACE
OUTLINE OF REAR YARD EXTENSION AT 67 CHARLES STREET PER SURVEY
3'-6"
NEW BRICK REAR FACADE EXTENSION. ATLANTIC SERIES, BRISTOL (M) TYPE 2 (MODULAR)
NEW SANDSTONE SURROUND, TYP.
LINE OF EXISTING REAR YARD FACADE
NEW PAINTED METAL AND GLASS WINDOWS (TYP)
REAR FENCE AT 67 CHARLES STREET
NEW SANDSTONE SURROUND, TYP.
NEW PAINTED METAL AND GLASS DOORS (TYP)
NEW PLANTING
5'-0" SETBACK
LINE OF EXISTING REAR YARD
NEW STEEL AND GLASS WALKABLE SKYLIGHT
10 1/2"
10'-4 1/8"
2'-9 1/2"
10'-9 7/8"
11'-1 5/8"
12'-0"
7'-10 3/4"
2'-0"
1'-9"
11'-5 1/4"
1'-3 3/8"
5'-0"

NYC Landmarks Preservation Commission

September 1, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-27-01049

63-65 Charles Street – Greenwich Village Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 375 2153
Passcode: 294662
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.