

The current proposal is:

Preservation Department – Item 1, LPC-22-06302

131 Charles Street – 131 Charles Street House - Individual

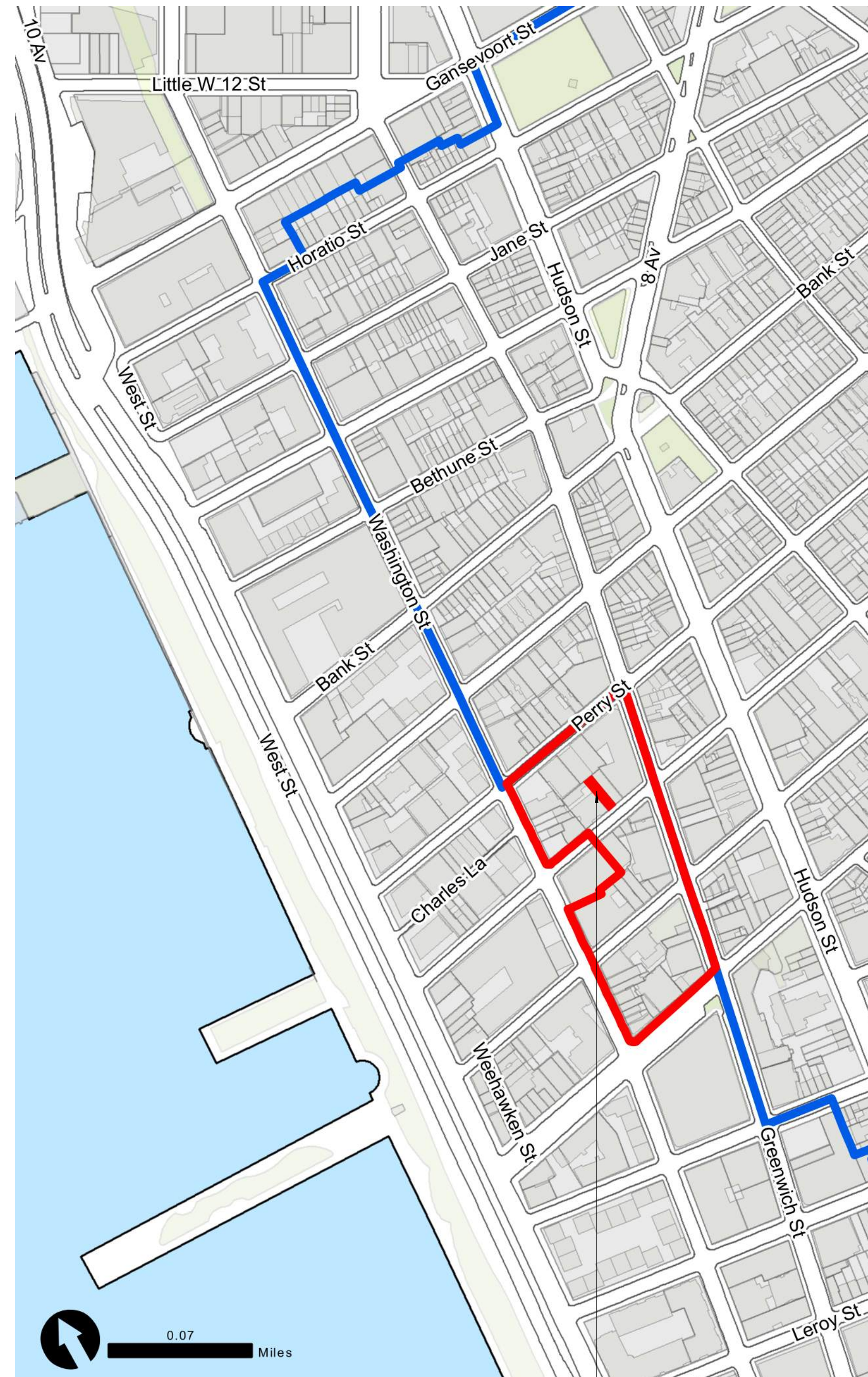
Landmark

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

PROPOSED GATE AT HORSE WALK ENTRANCE



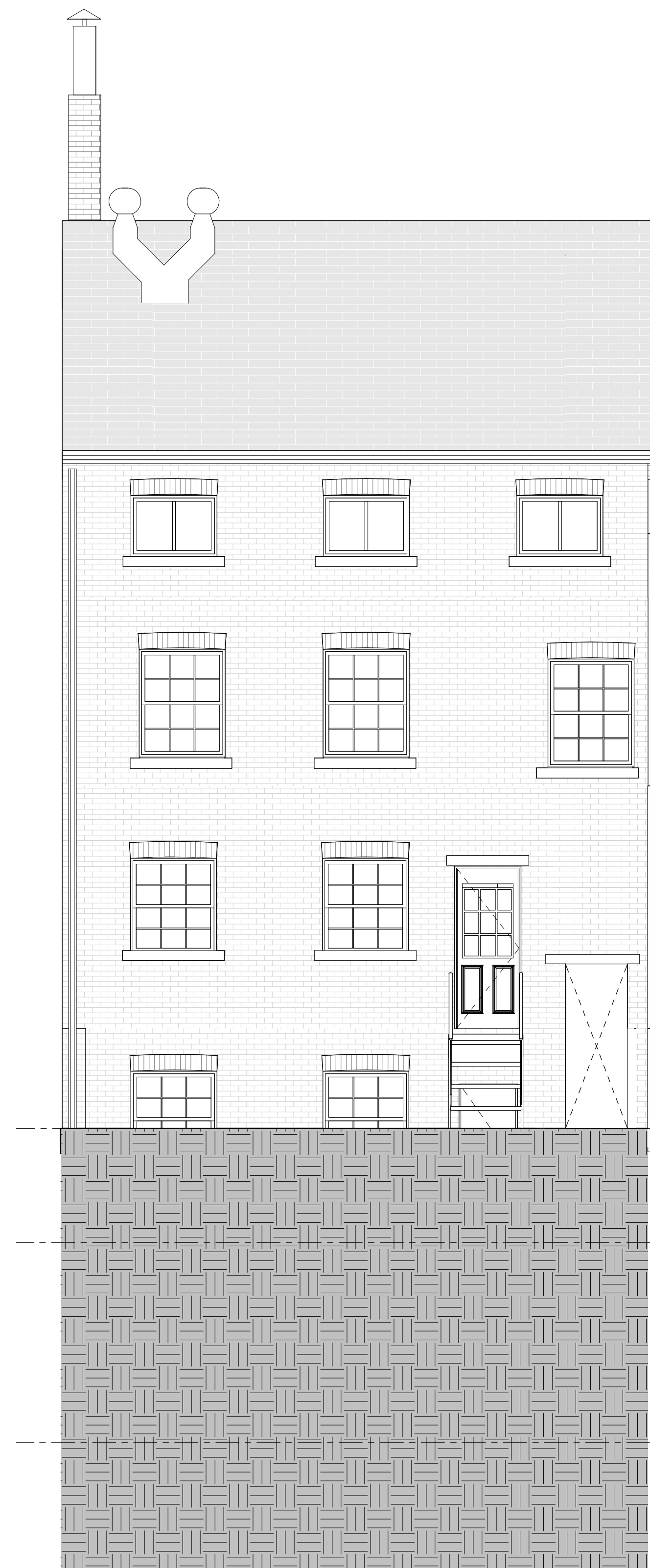
EXISTING NON-HISTORIC DOOR



**CURRENT PROPOSED
(NO CHANGE FROM OCT, 17TH PROPOSAL)**



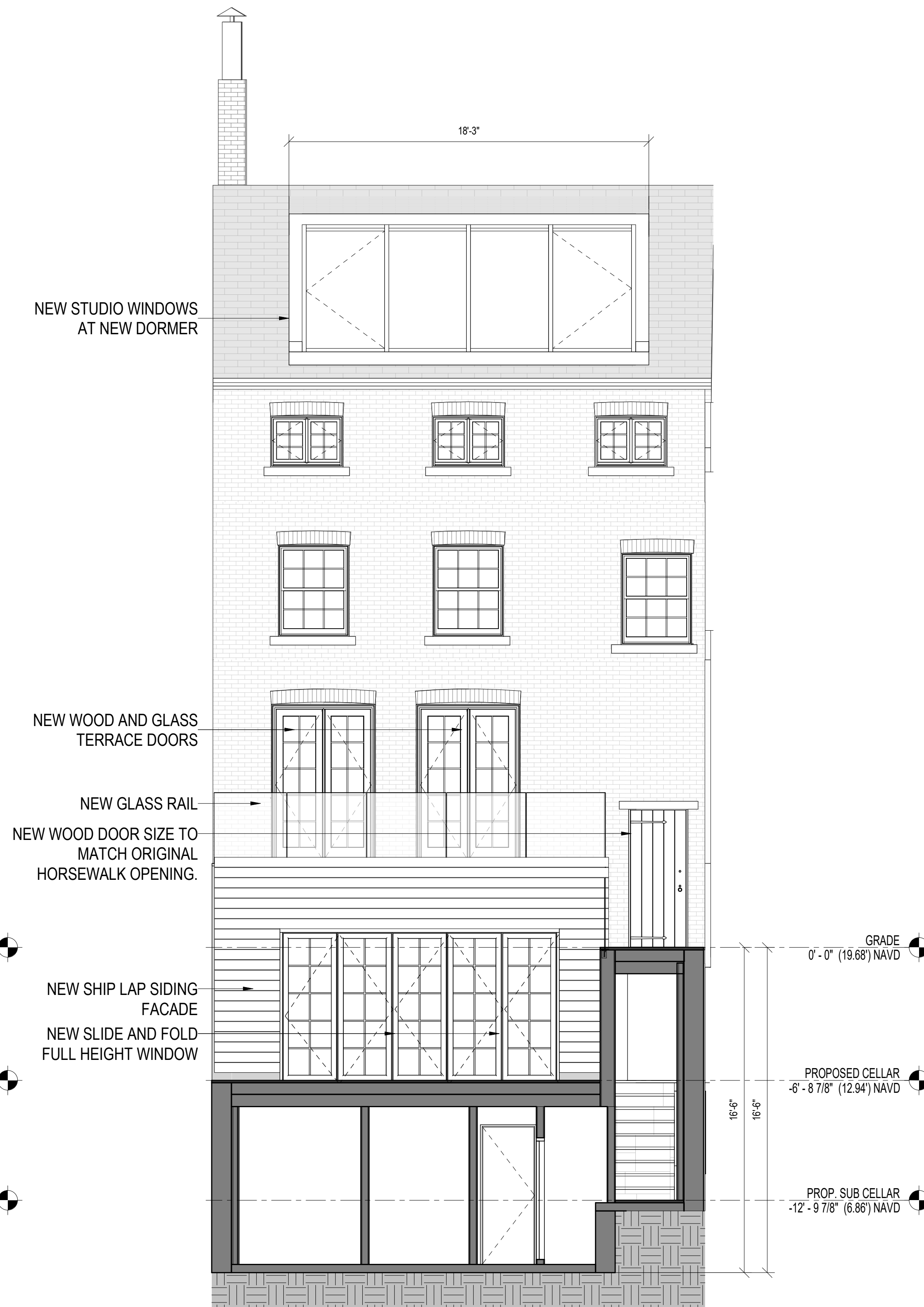
EXISTING & PROPOSED - MAIN HOUSE REAR FACADE



EXISTING



PREVIOUS PROPOSED, OCT. 17, 2023



CURRENT PROPOSED

EVOLUTION OF EXCAVATION SCOPE OF WORK

DATE OF PRESENTATION

COMMISSIONER COMMENTS

DESIGN RESPONSE

JANUARY 10, 2023

REDUCE THE EXCAVATION UNDER THE MAIN HOUSE.

EXCAVATION WAS REDUCED TO ONLY THE DEPTH OF THE EXISTING FOOTINGS.

AUGUST 15, 2023

REDUCE THE WIDTH OF THE LIGHT WELL, AND THE DEPTH OF EXCAVATION OVERALL.

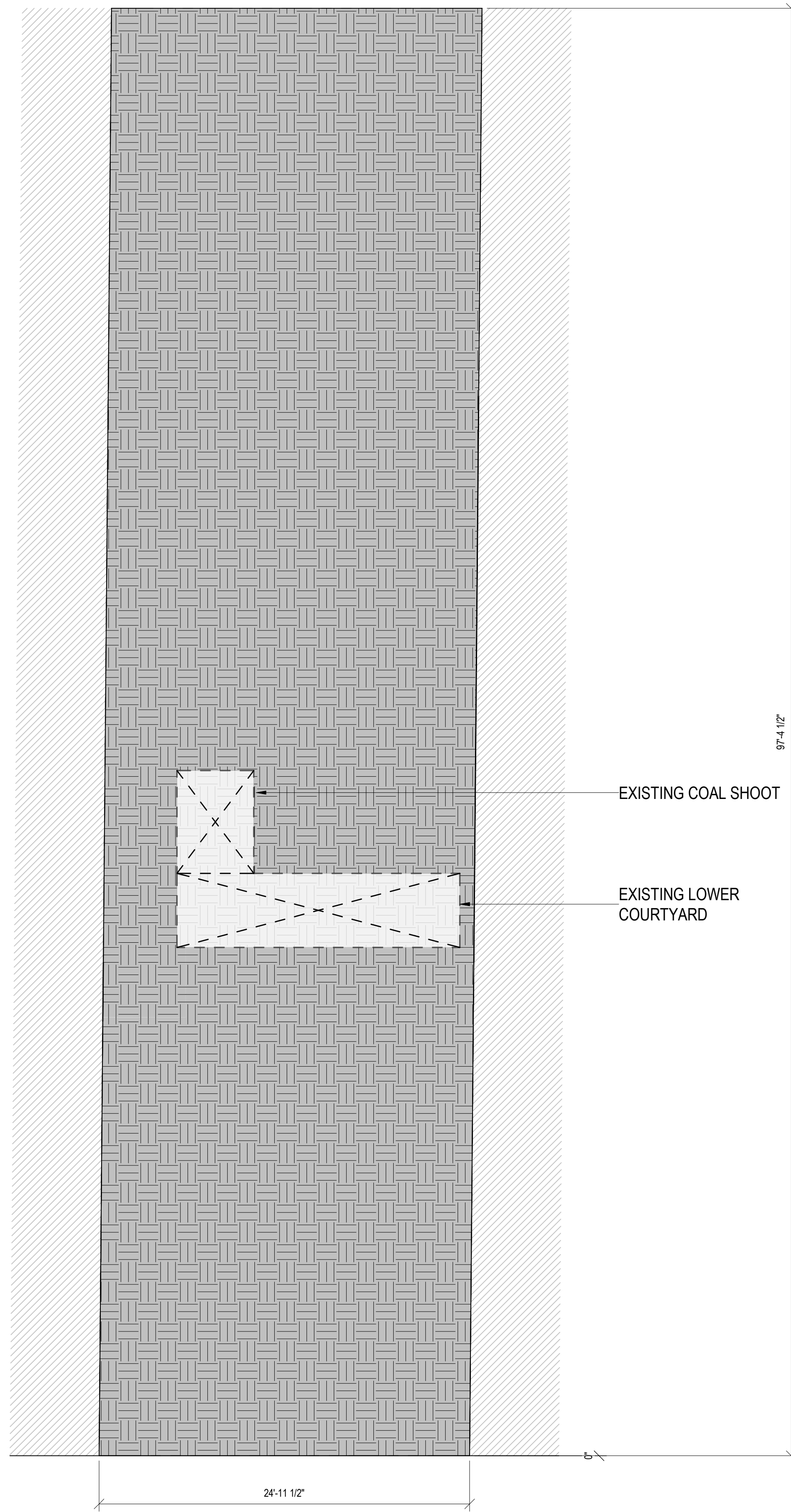
THE LIGHT WELL WAS NARROWED AND THE DEPTH OF EXCAVATION REDUCED.

OCTOBER 17, 2023

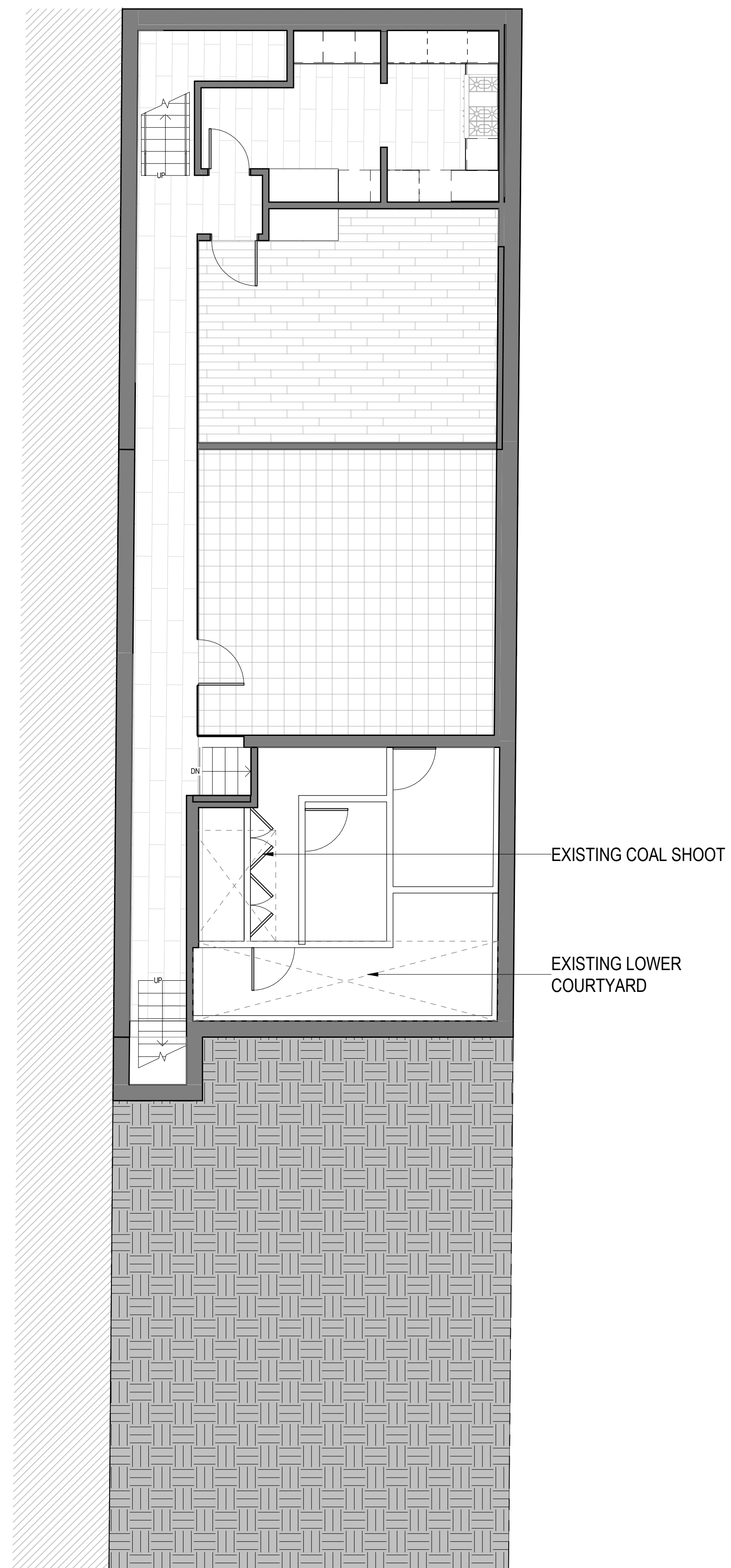
FURTHER REDUCE THE AMOUNT OF EXCAVATION OVERALL

EXCAVATION HAS BEEN MOSTLY ELIMINATED UNDER THE BACK HOUSE

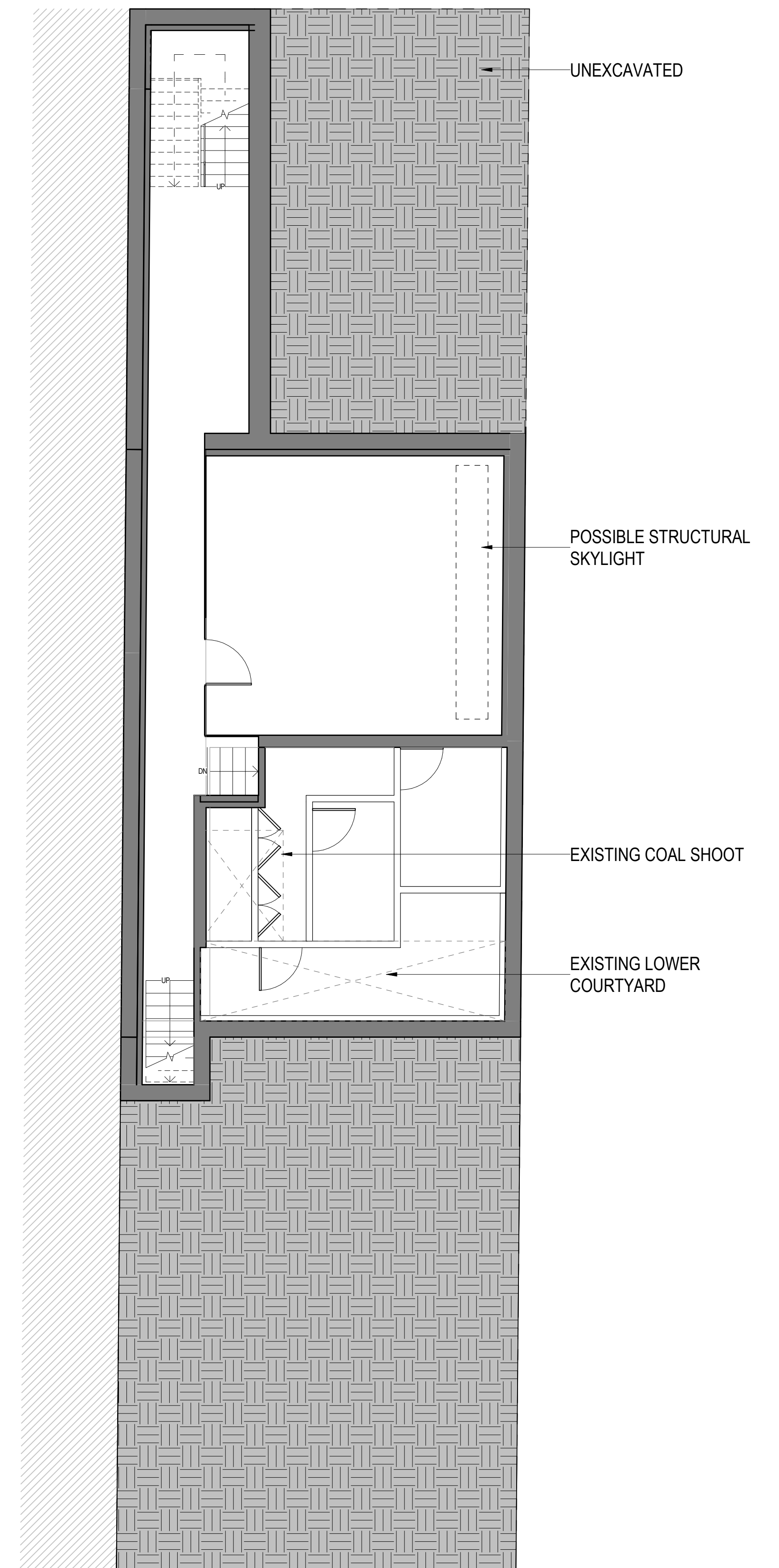
SUB CELLAR - EXISTING AND PROPOSED PLANS



EXISTING

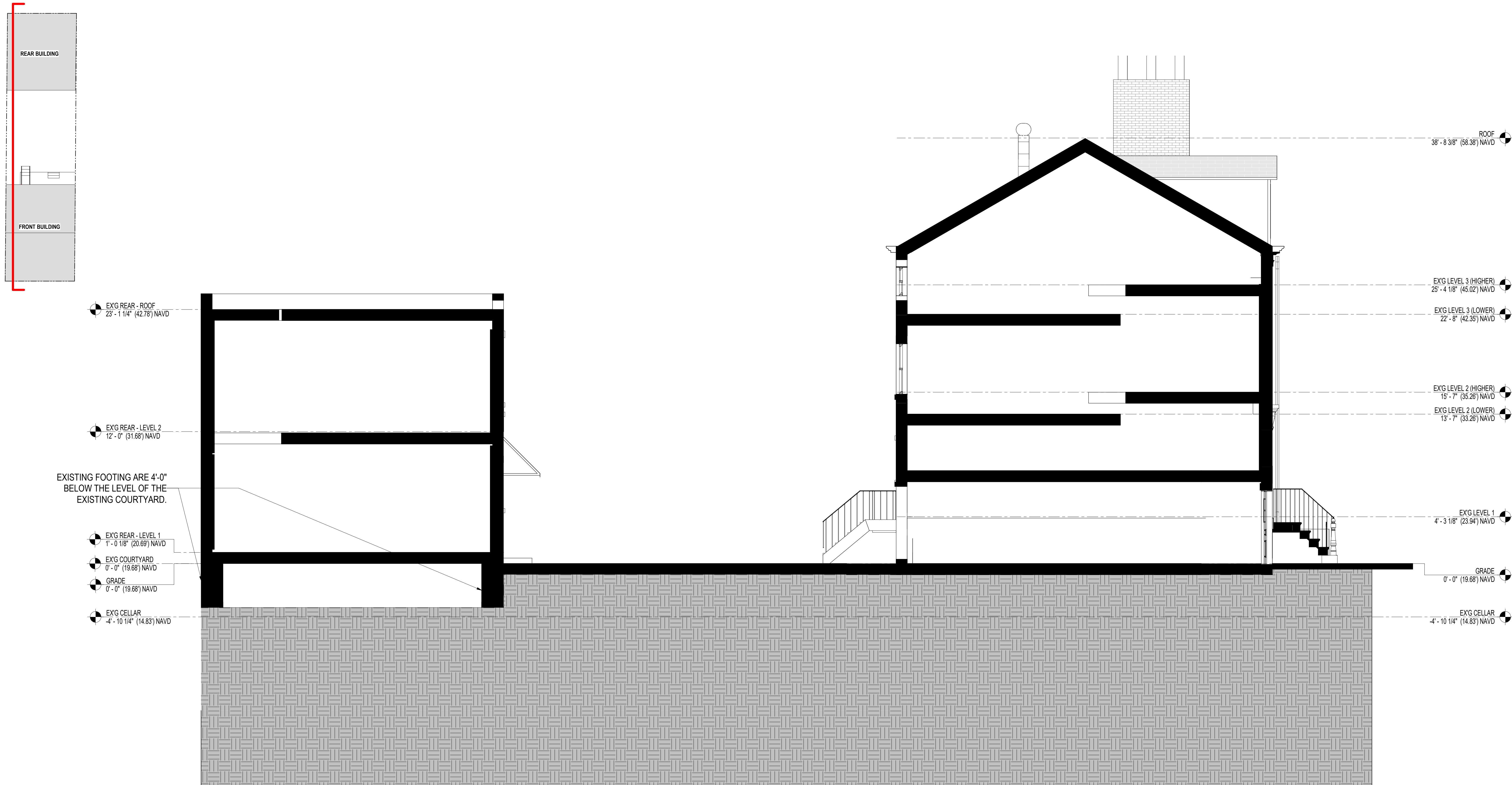


PREVIOUS PROPOSED, OCT. 17, 2023

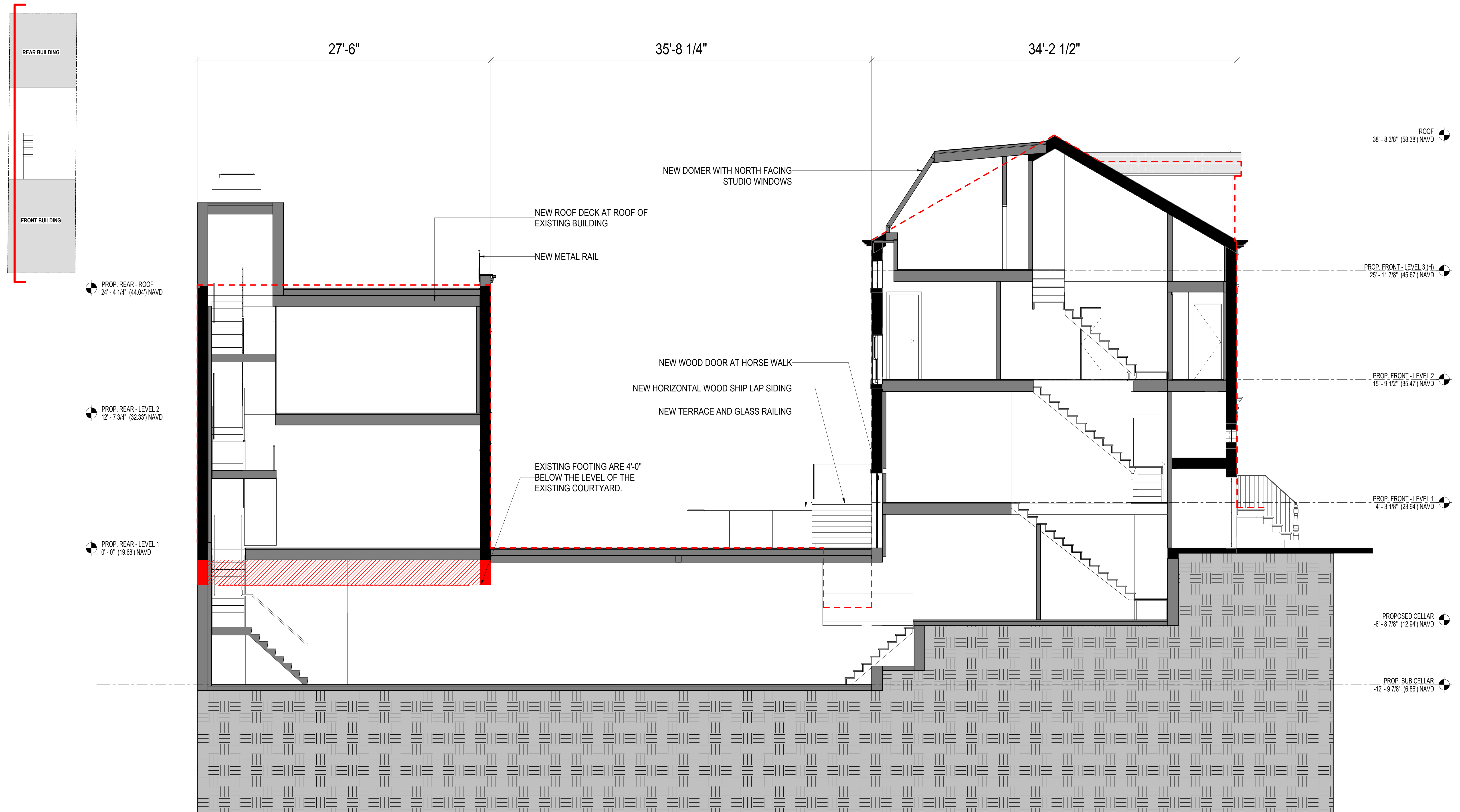


CURRENT PROPOSED

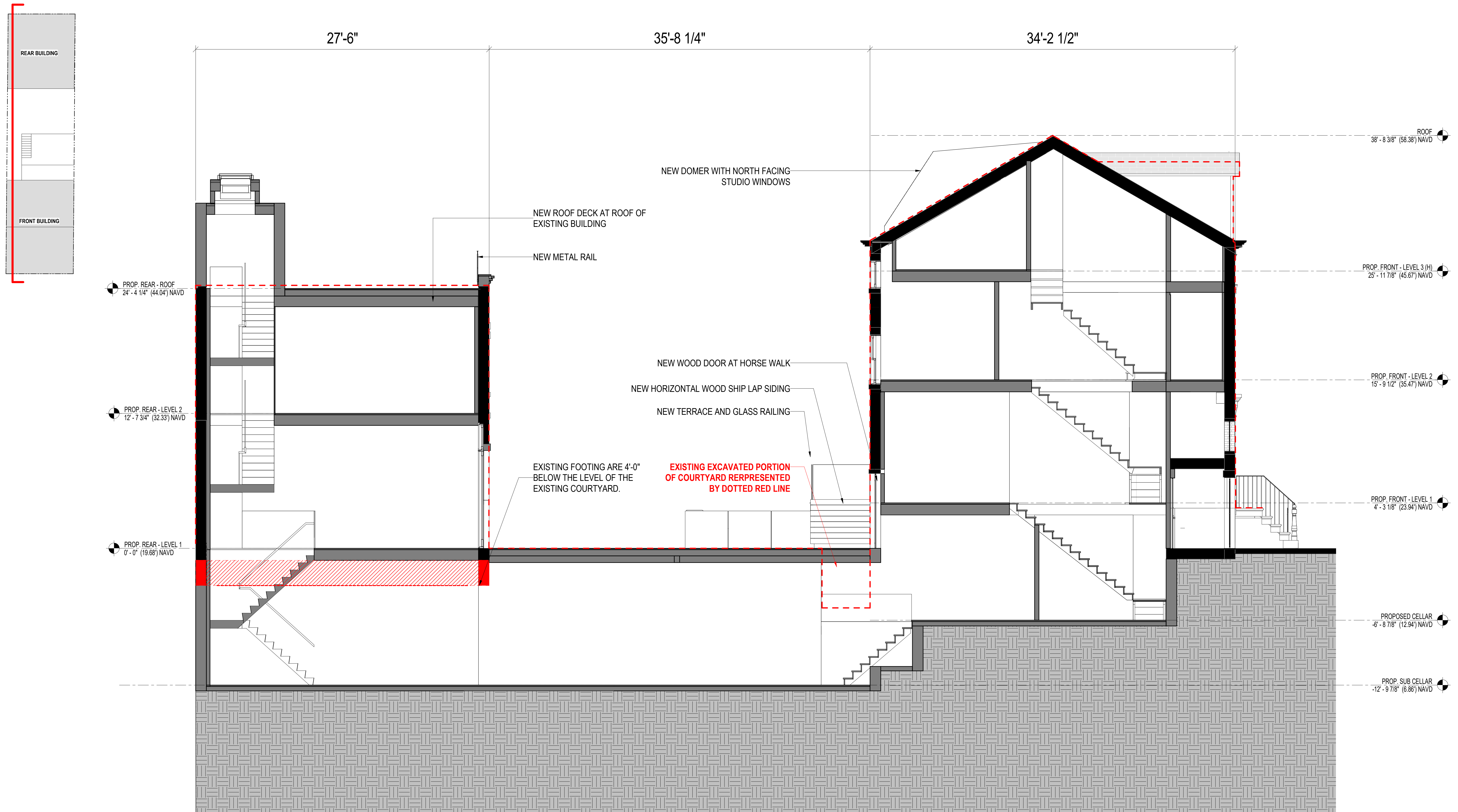
EXISTING BUILDING SECTION (VIEW EAST)



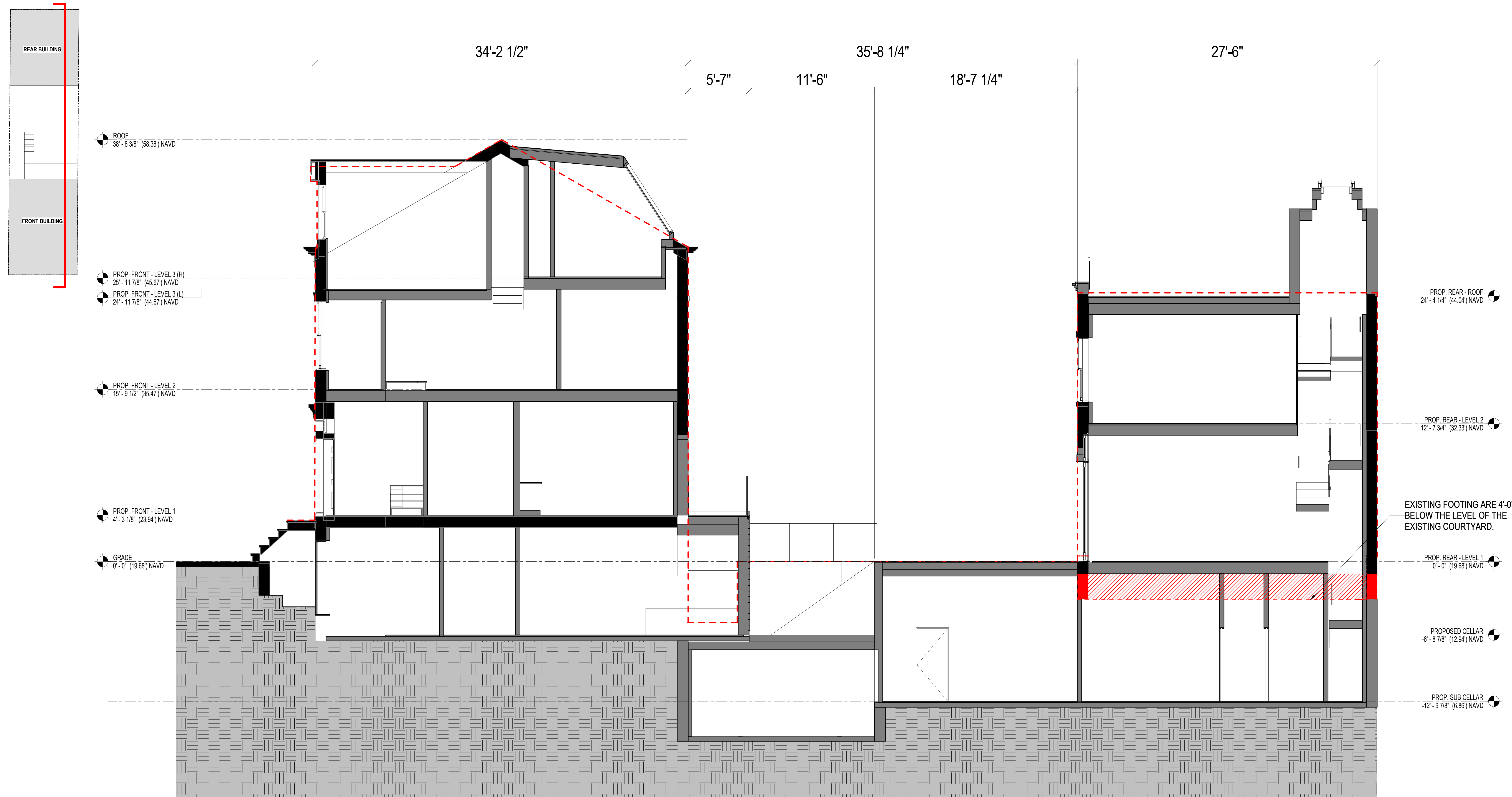
PREVIOUS PROPOSED BUILDING SECTION (VIEW EAST) - OCT. 17, 2023



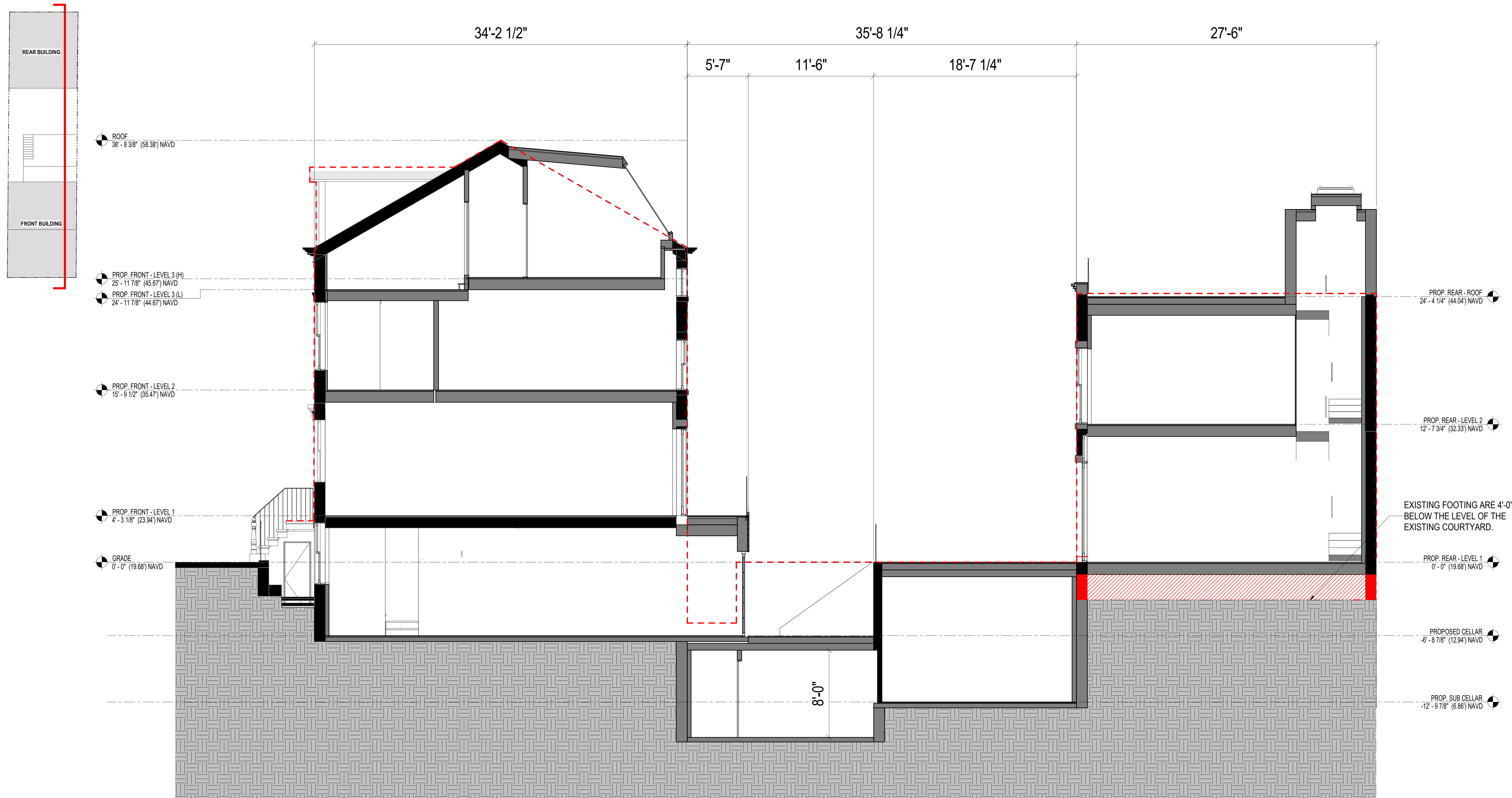
CURRENT PROPOSED BUILDING SECTION (VIEW EAST)



PREVIOUS PROPOSED BUILDING SECTION (VIEW WEST) -OCT. 17, 2023



CURRENT PROPOSED BUILDING SECTION (VIEW WEST)



PROPOSED MAIN HOUSE REAR FACADE RENDERING

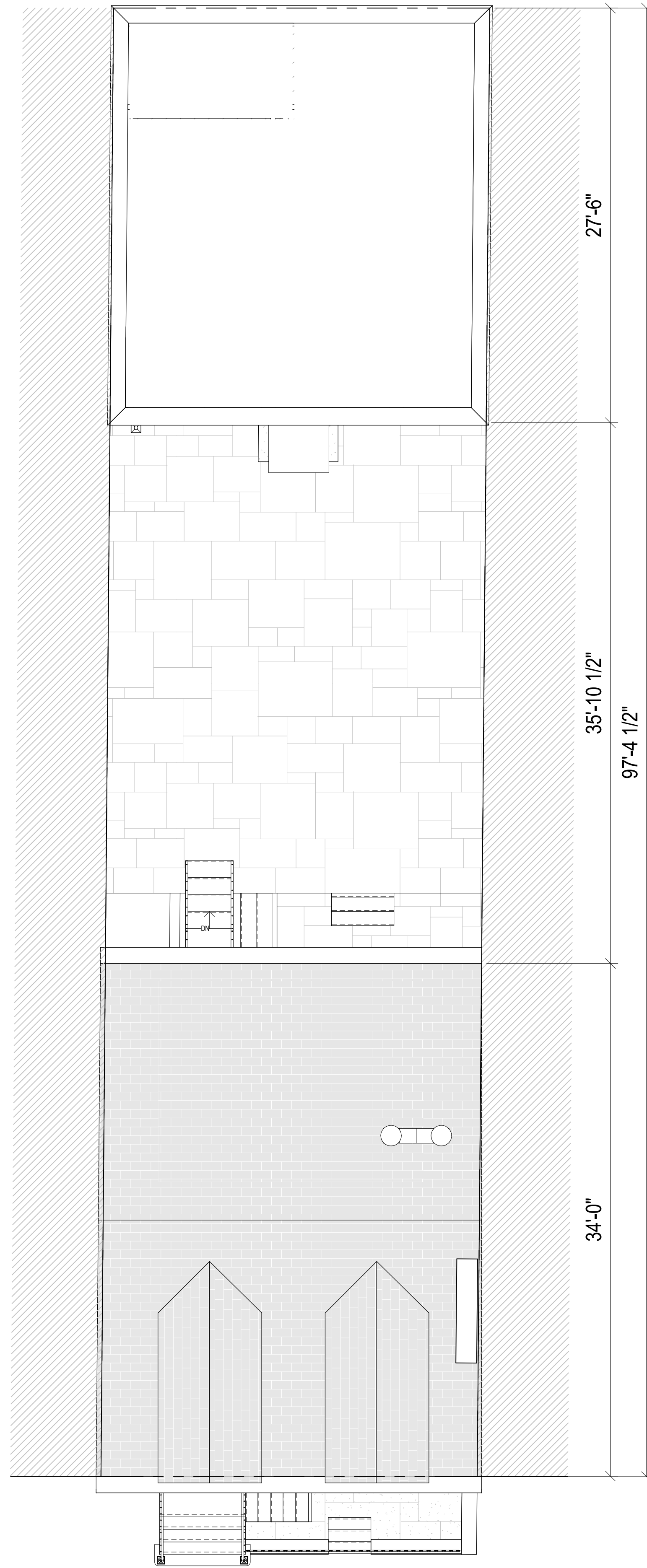


PREVIOUS PROPOSED FRONT BUILDING REAR FACADE - OCT. 17, 2023

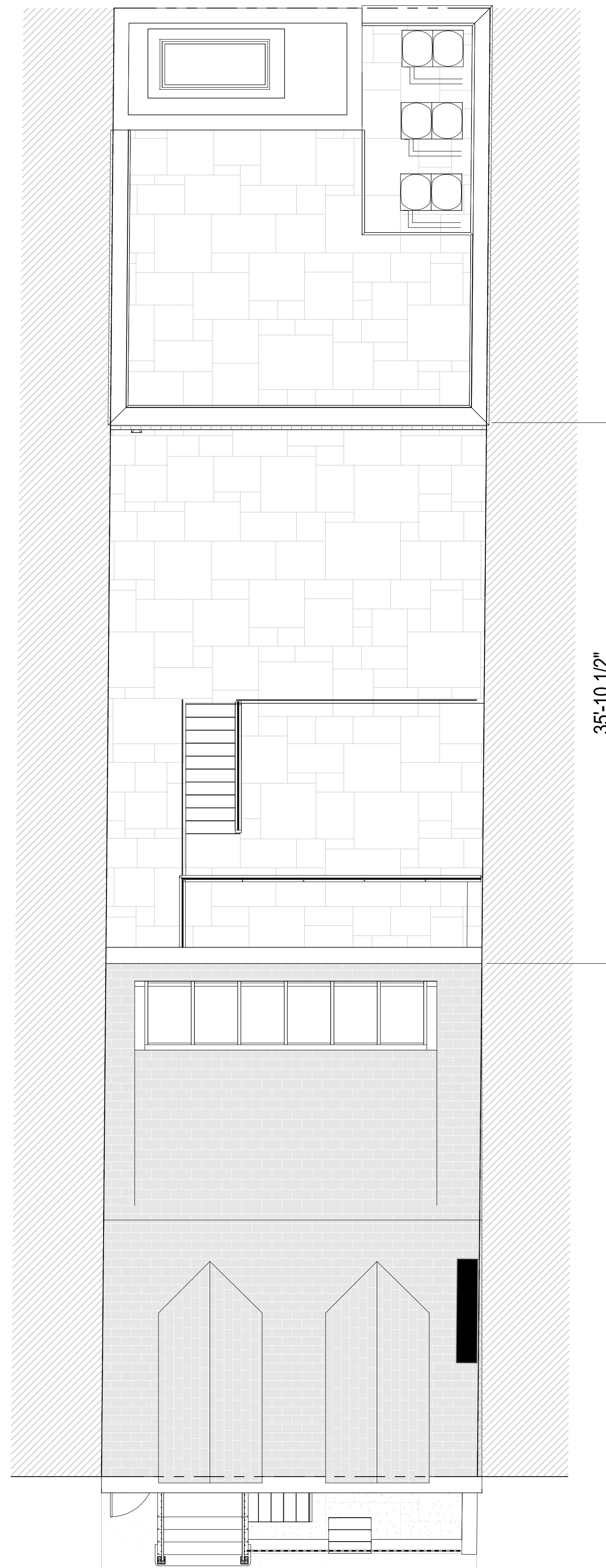


CURRENT PROPOSED FRONT BUILDING REAR FACADE

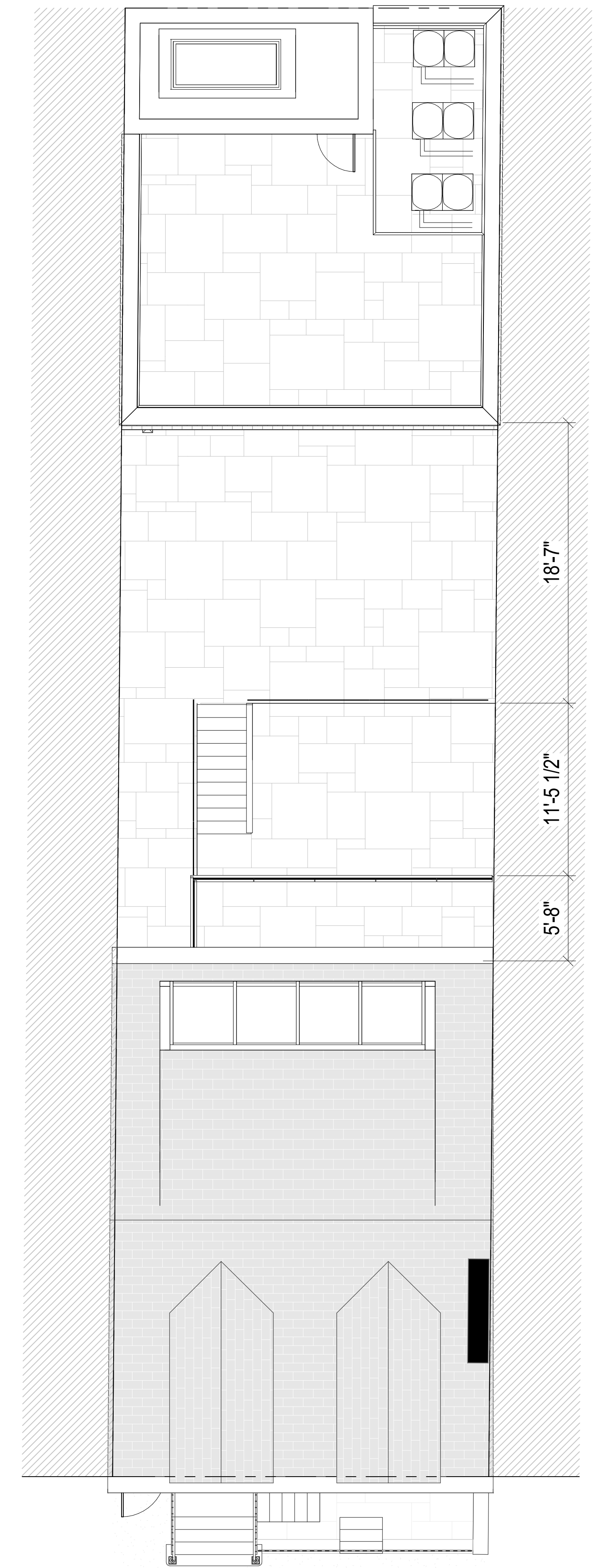
ROOF - EXISTING AND PROPOSED PLANS



EXISTING



PREVIOUS PROPOSED, OCT. 17, 2023



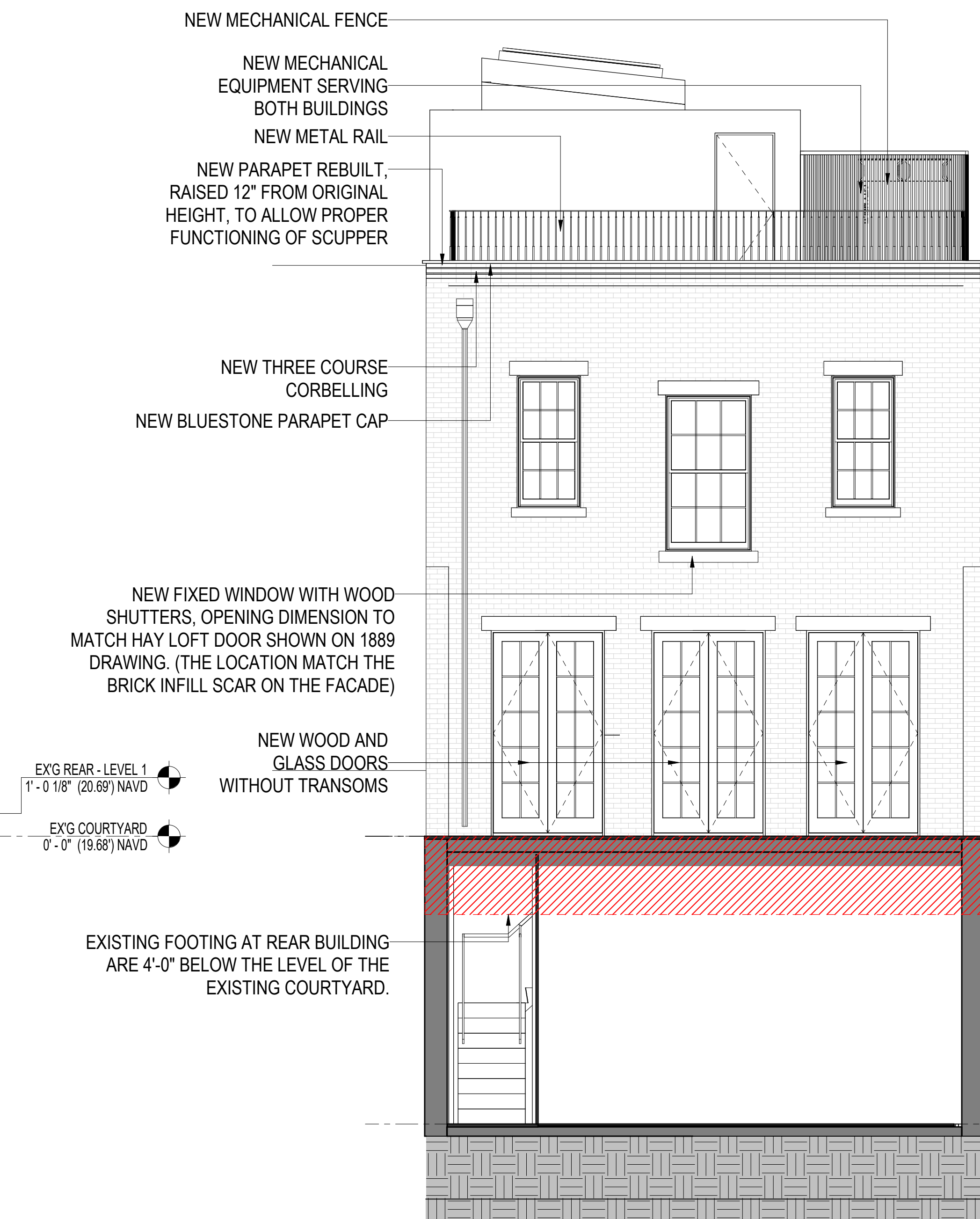
CURRENT PROPOSED



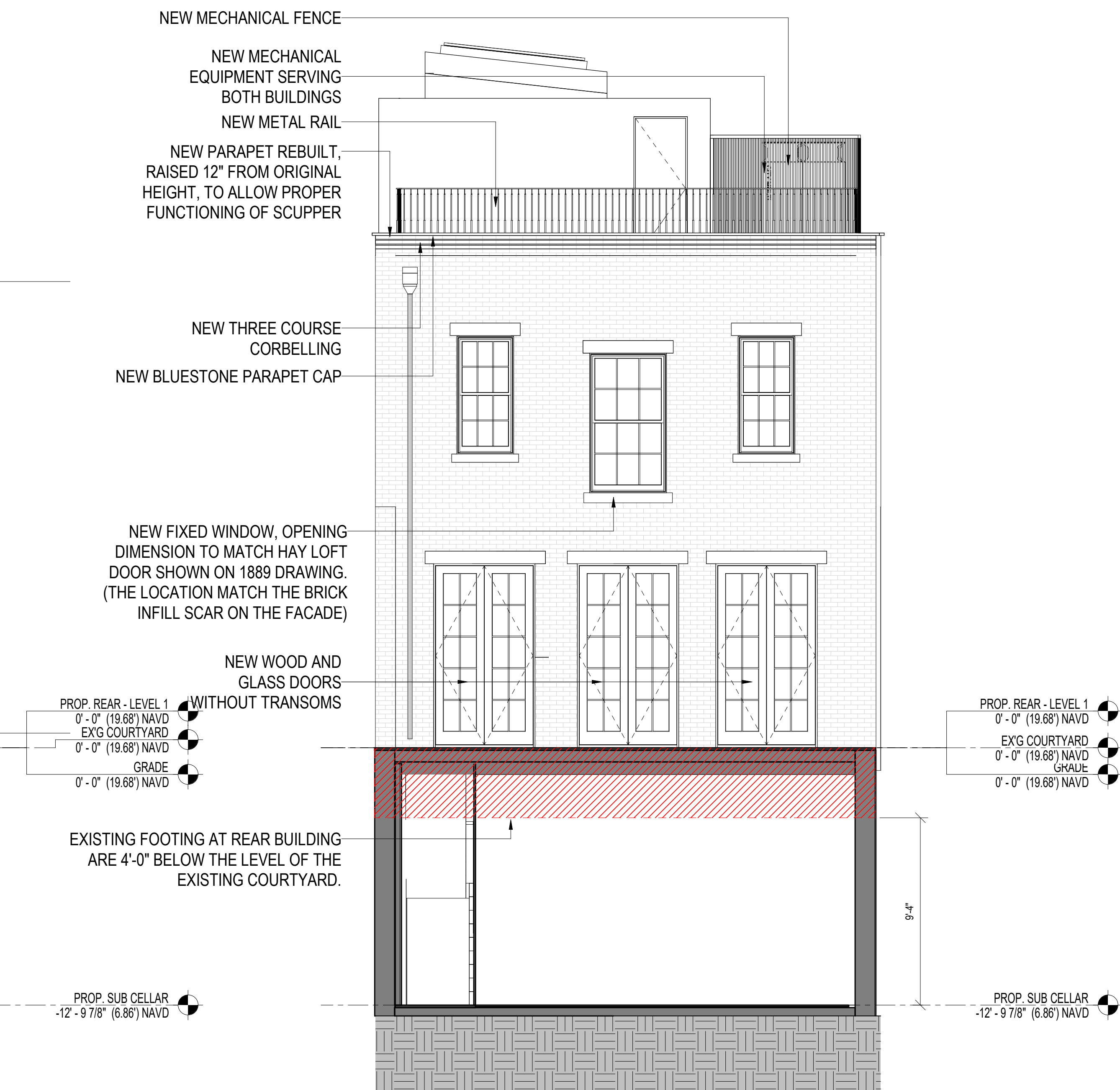
EXISTING & PROPOSED ELEVATIONS - BACK HOUSE



EXISTING

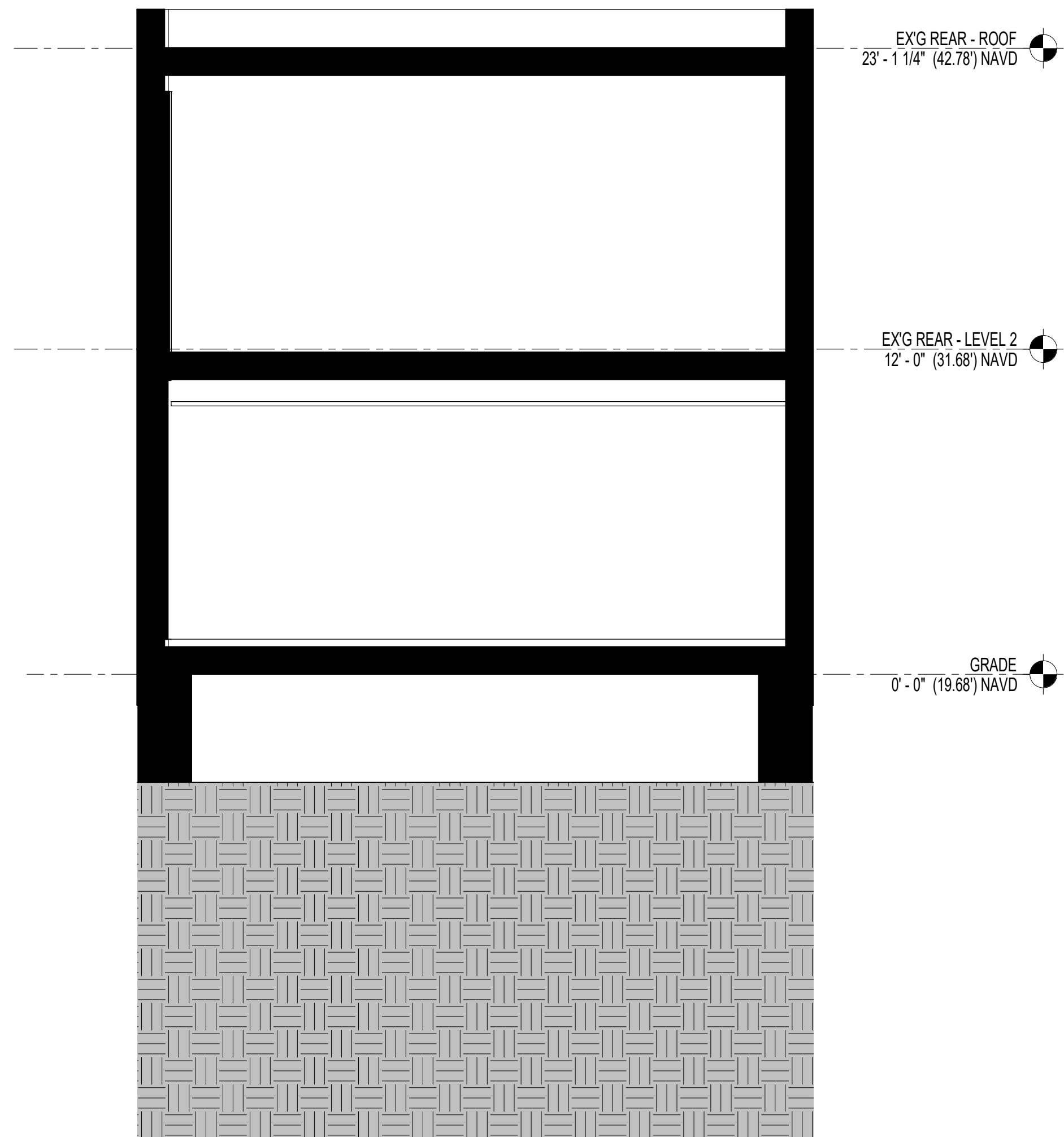
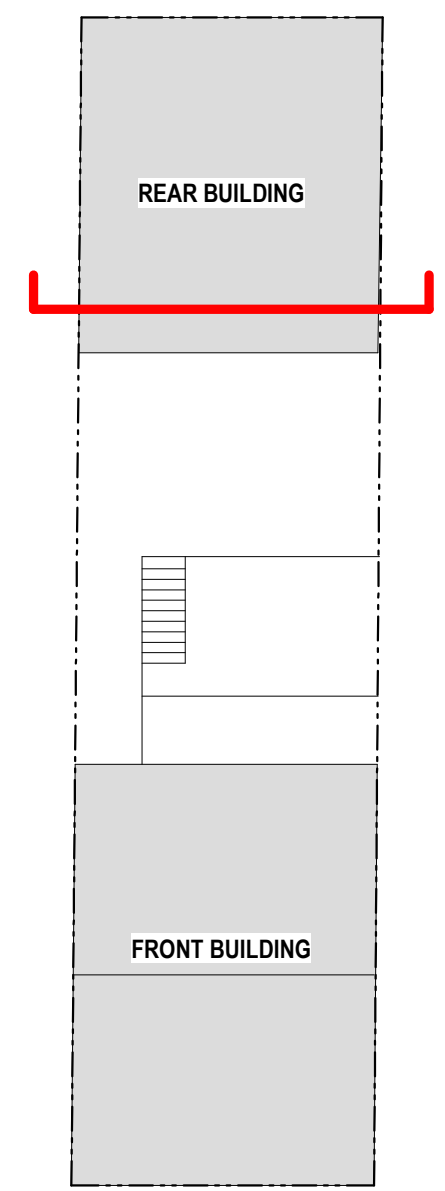


PREVIOUS PROPOSED, OCT. 17, 2023

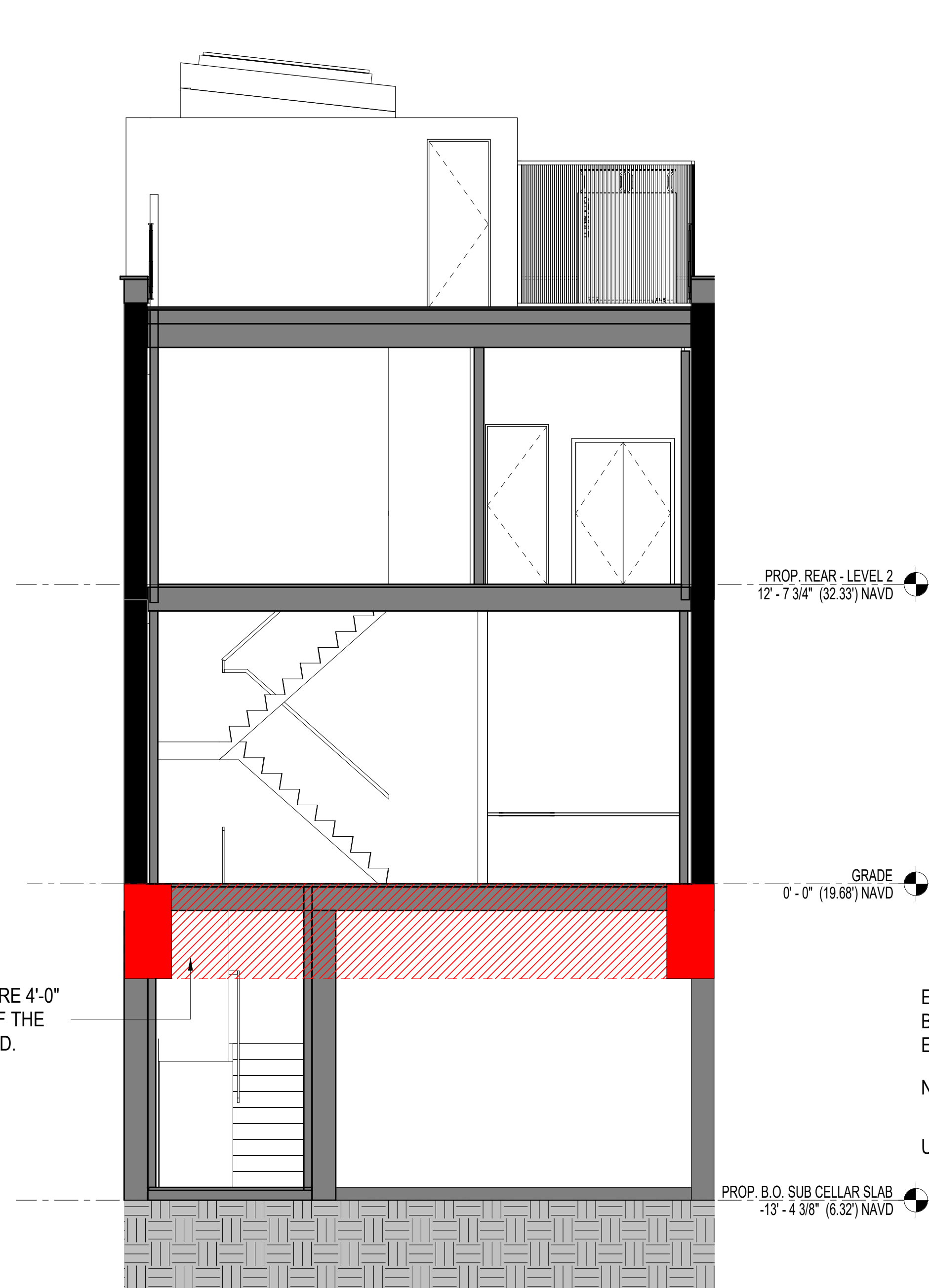


CURRENT PROPOSED

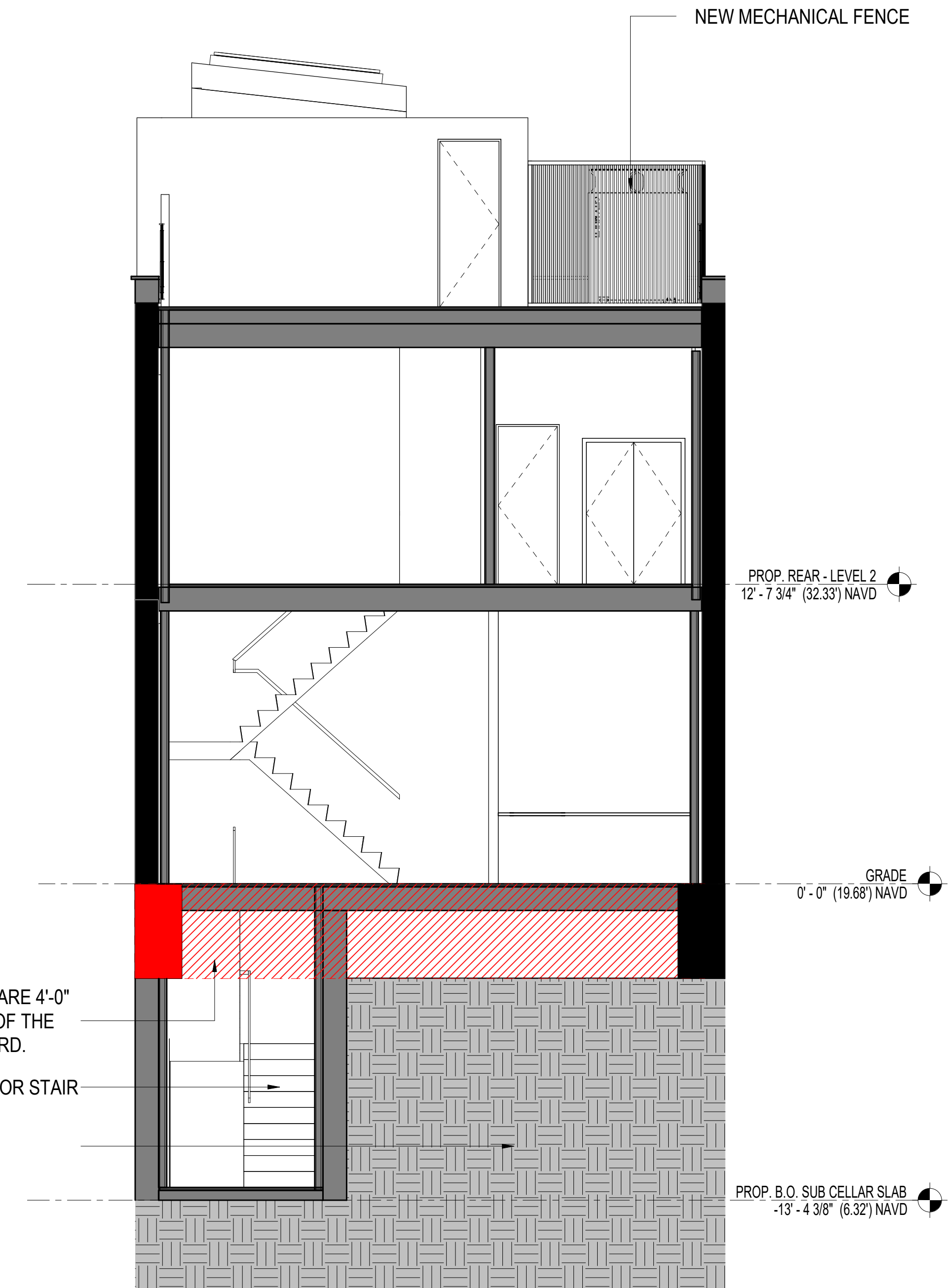
PROPOSED SECTIONS - BACK HOUSE



EXISTING SECTION



PREVIOUS PROPOSED SECTION



CURRENT PROPOSED SECTION

PROPOSE BACK HOUSE RENDERING



PREVIOUS PROPOSED BACK HOUSE FACADE - OCT. 17, 2023



CURRENT PROPOSED BACK HOUSE FACADE

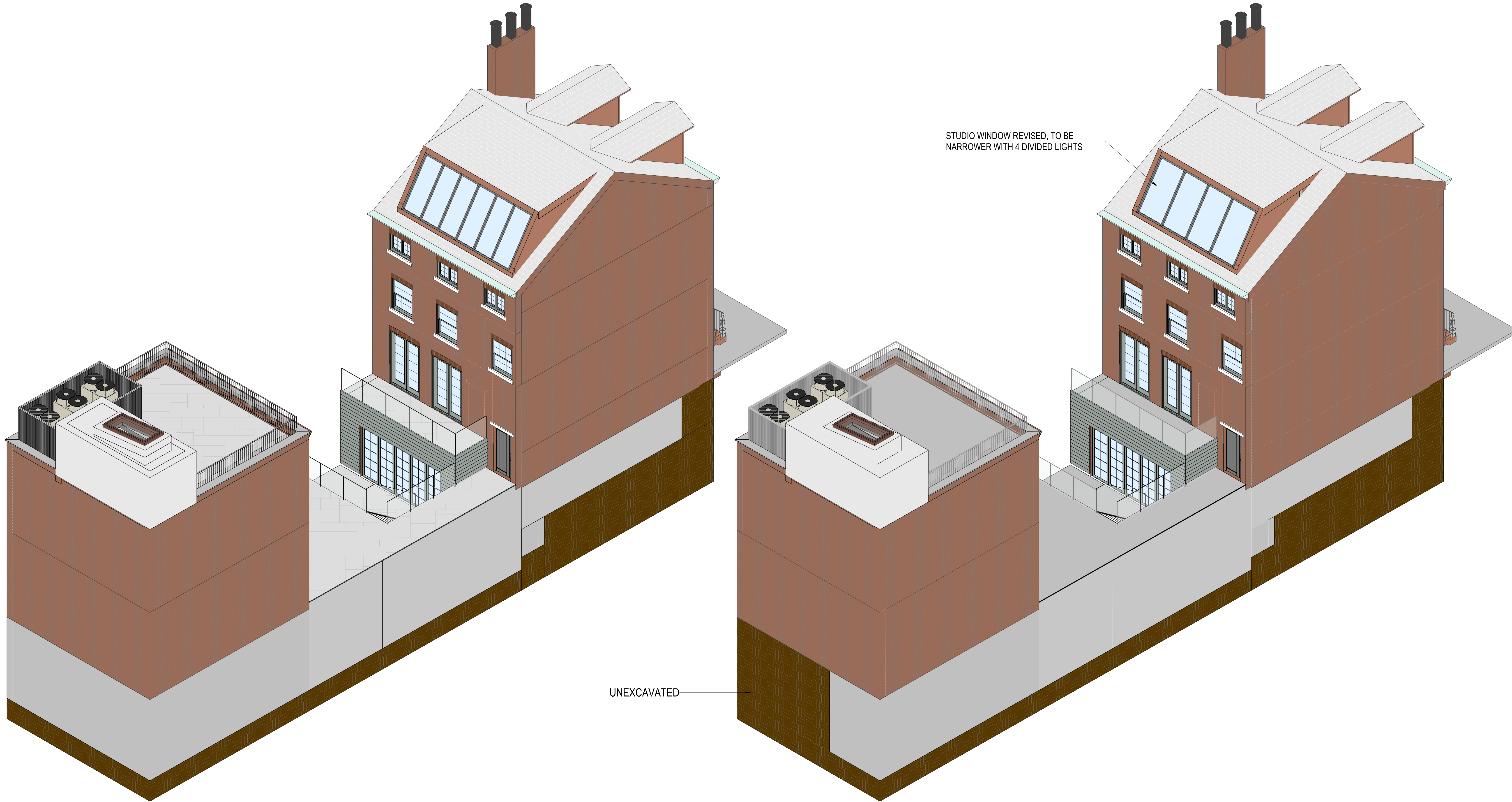
PREVIOUS & CURRENT AXONOMETRICS (VIEW WEST)



PREVIOUS PROPOSED - OCT. 17, 2023

CURRENT PROPOSED

PREVIOUS & CURRENT AXONOMETRICS (VIEW EAST)



PREVIOUS PROPOSED - OCT. 17, 2023

CURRENT PROPOSED

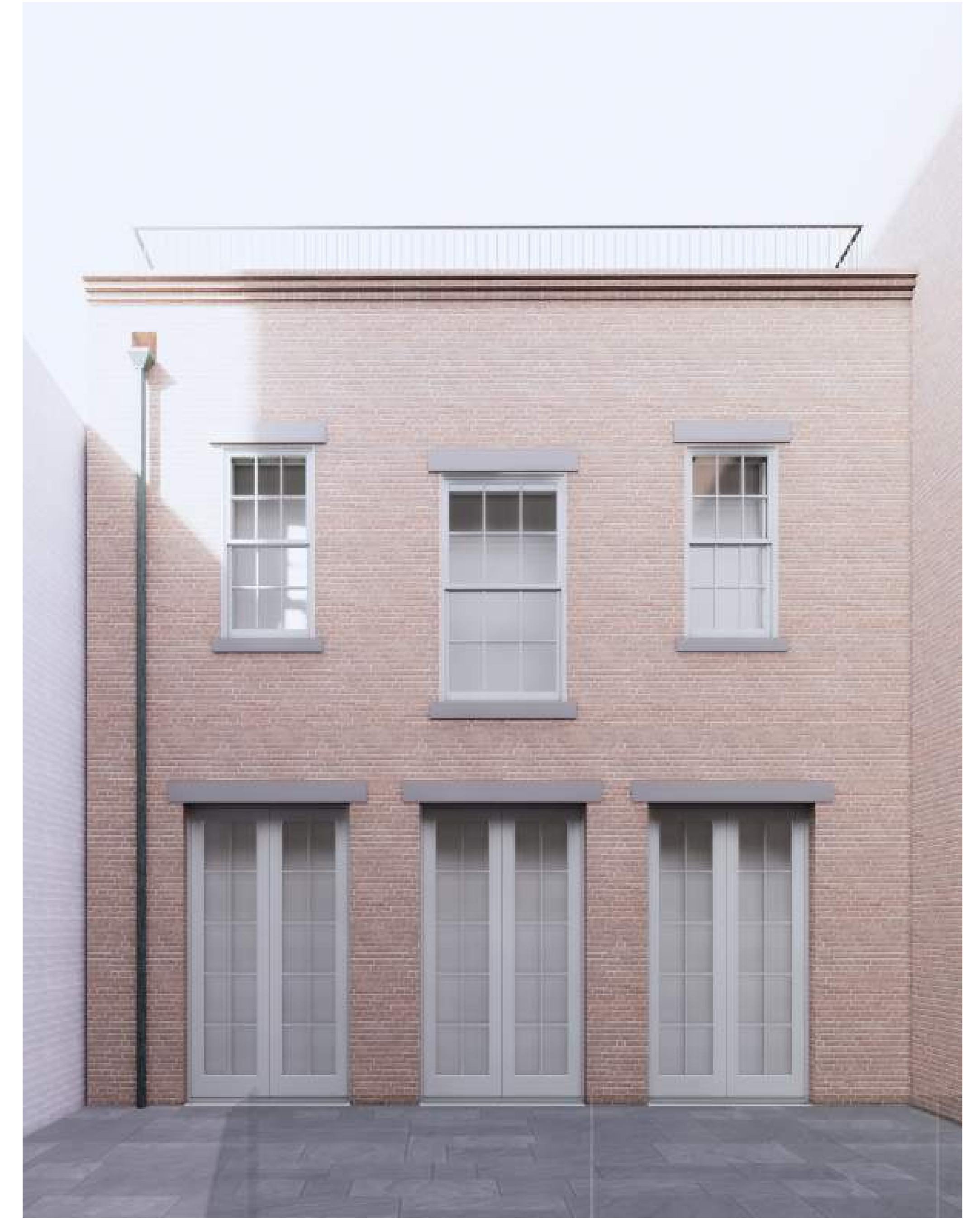
CONCLUSION



PROPOSED FRONT BUILDING - FRONT FACADE



PROPOSED FRONT BUILDING - REAR FACADE



PROPOSED REAR BUILDING - FRONT FACADE

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131 Charles Street – 131 Charles Street House - Individual

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