

90 CHARLES STREET

NEW YORK, NEW YORK 10014

NEW YORK CITY
LANDMARKS PRESERVATION COMMISSION
HORIZONTAL EXTENSION & ROOFTOP ADDITION SUBMISSION

DECEMBER 16, 2021

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AERIAL PHOTOGRAPH SHOWING THE BUILDING IN CONTEXT



EXISTING BUILDING FROM CHARLES STREET



90 CHARLES STREET WITHIN CONTEXT



90 CHARLES STREET

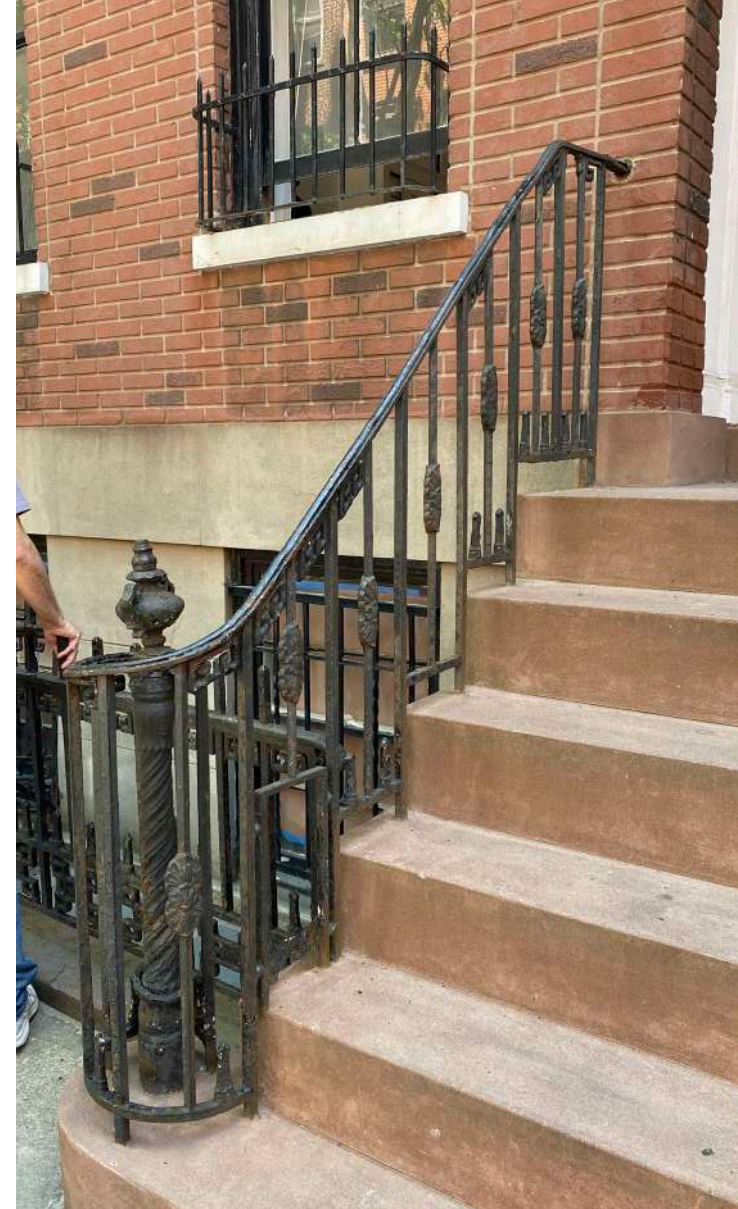
BLOCK 620 NORTH ELEVATION CONTEXT DIAGRAM



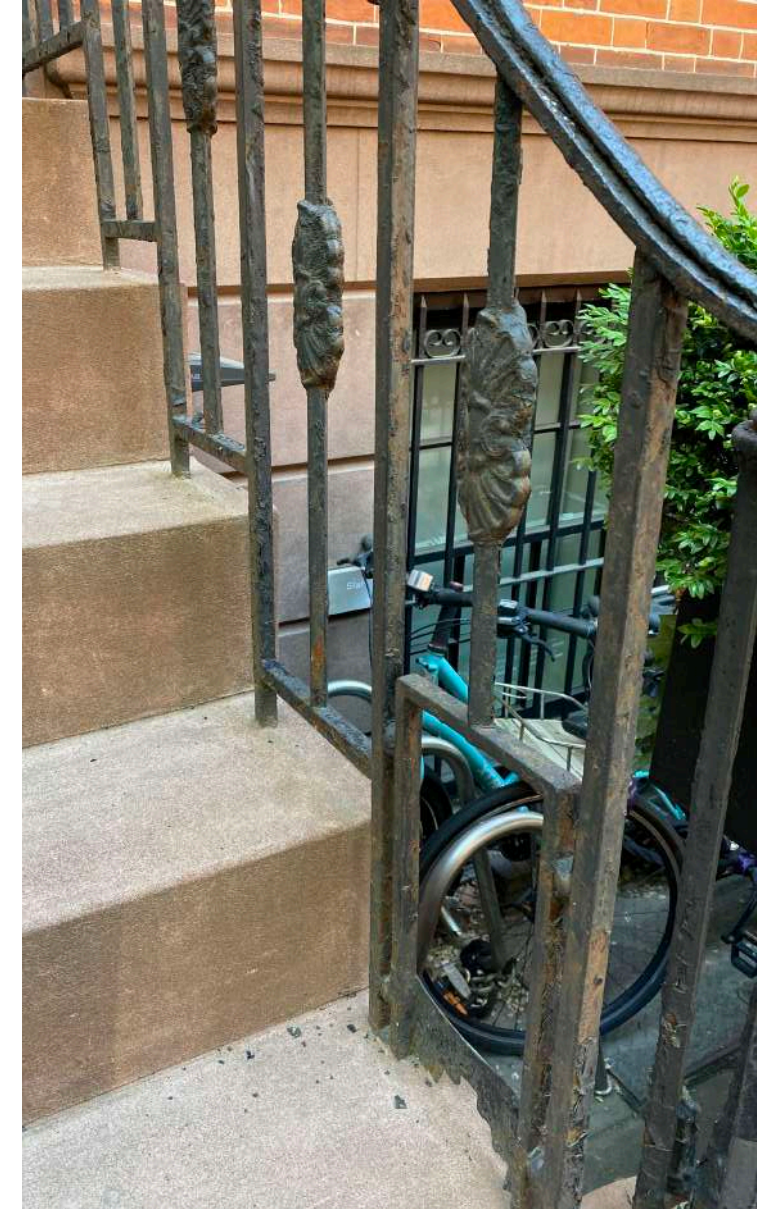
FRONT IRON GATE DETAIL



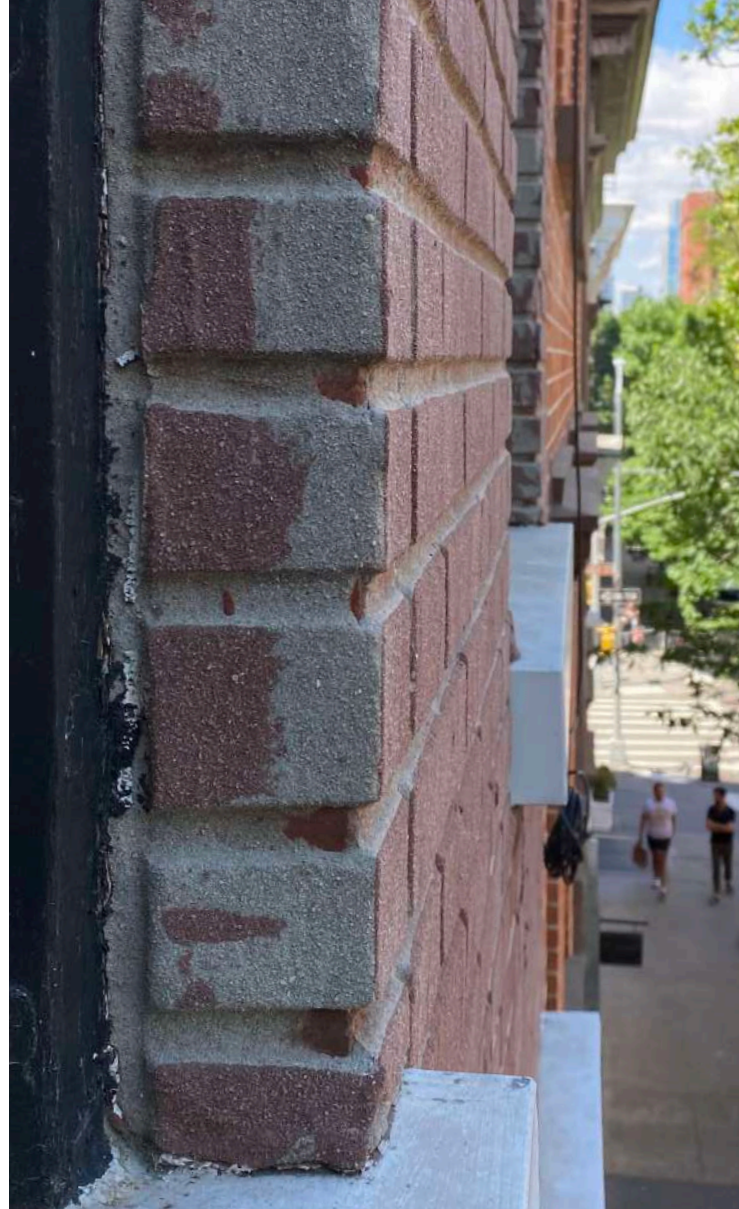
PARLOR FLOOR DETAIL



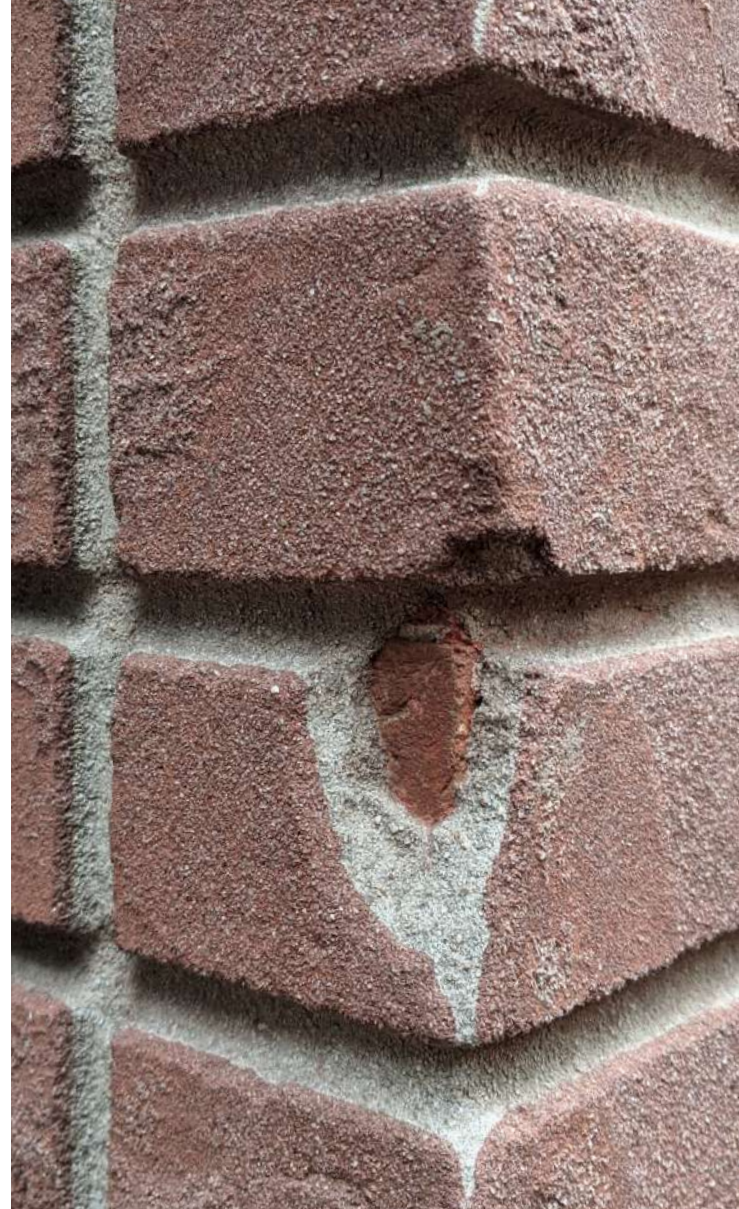
FRONT STOOP STAIR RAILING



STAIR RAILING DETAILS



FACE BRICK VENEER, ADDED TO THE FACADE IN THE 1960's; IS ERODING OFF REVEALING THE HISTORIC BRICK BEHIND



HISTORIC BRICK EXPOSURE TEST ON 1960'S FACE BRICK

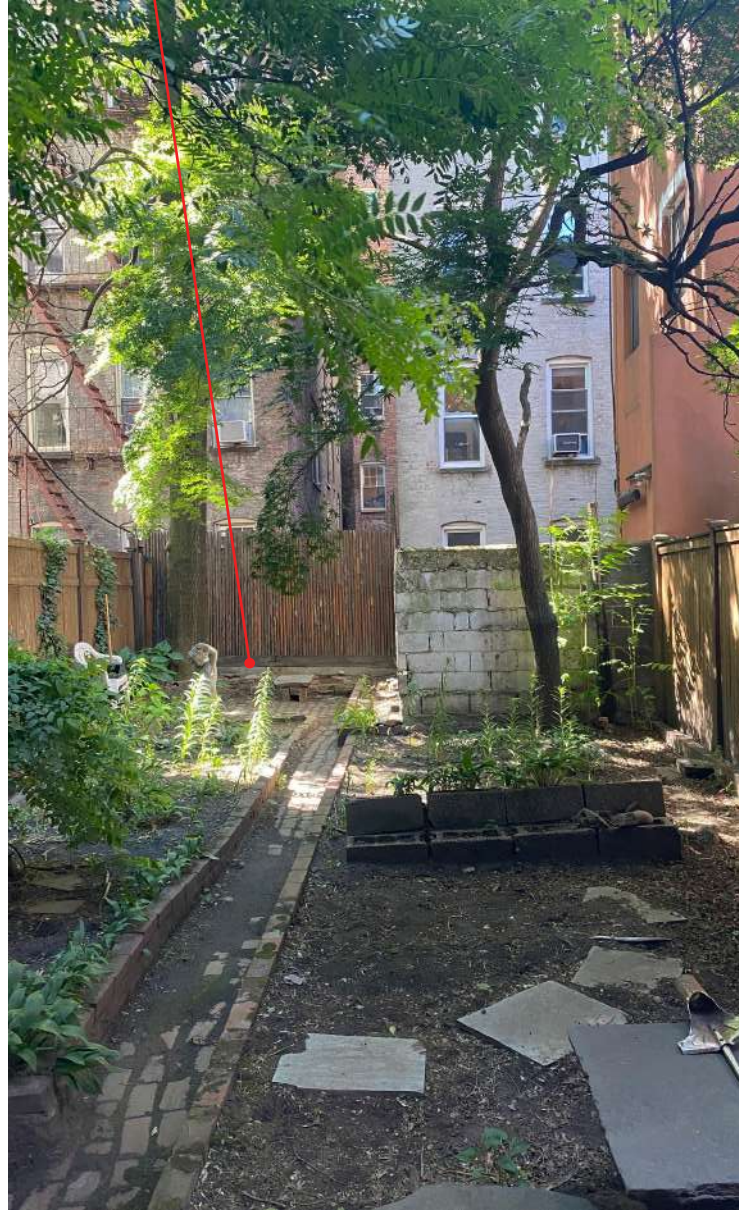


HISTORIC MASONRY EXPOSURE TEST ON BROWNSTONE

EXISTING GRADE ELEVATION TO REMAIN



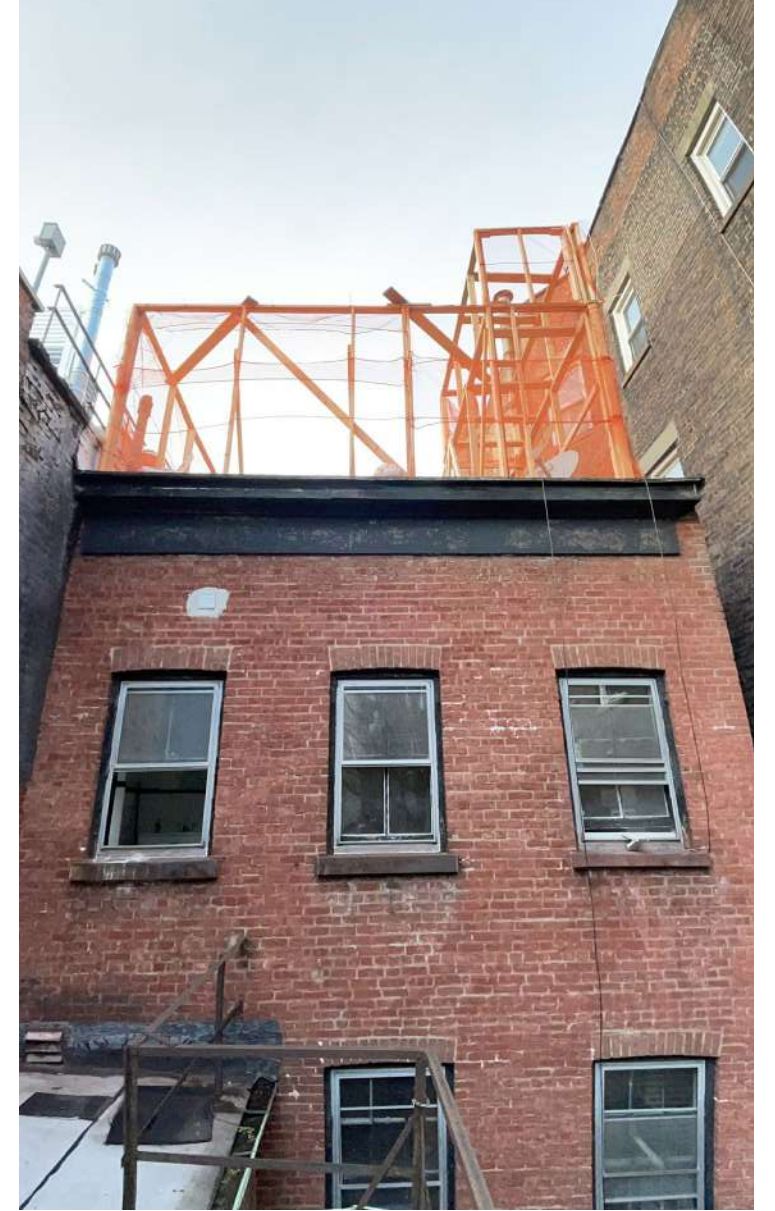
SOUTH FACADE AND YARD



SOUTH YARD



REAR YARD AND ADDITION FROM ROOF

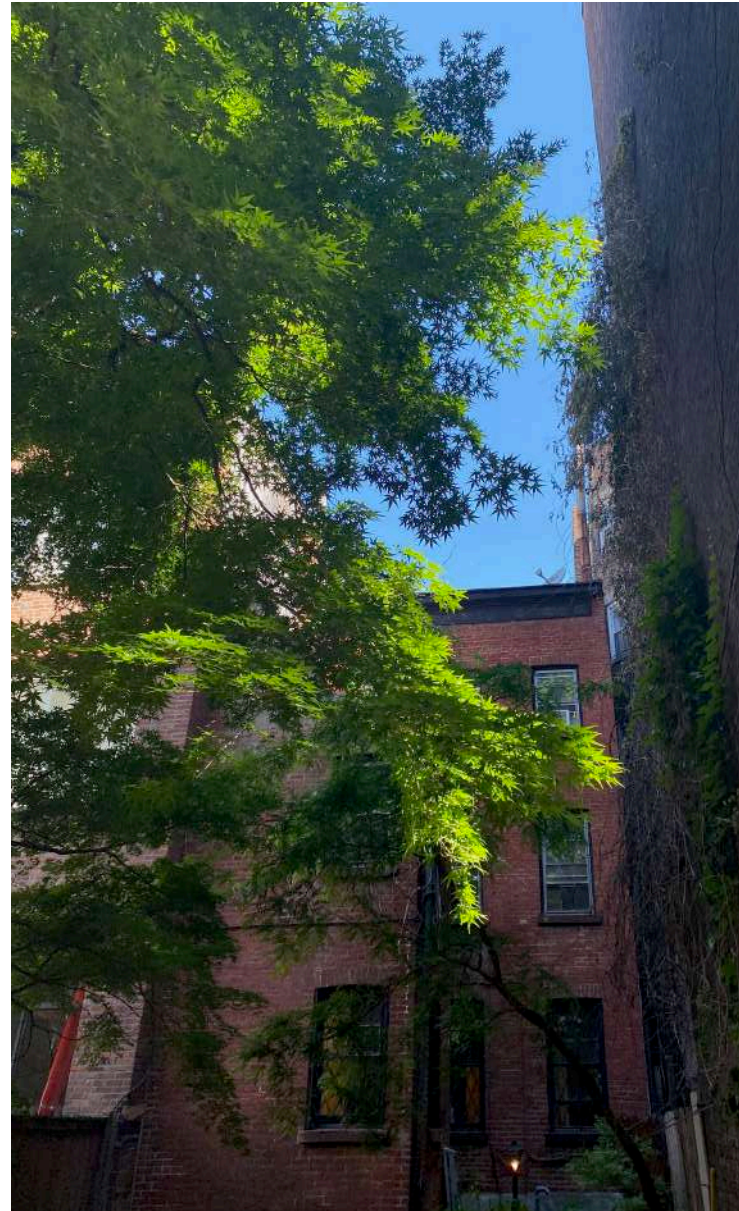


SOUTH FACADE

PROPOSED SOUTH FACADE TO MATCH
LOCATION OF 92 CHARLES SOUTH FACADE



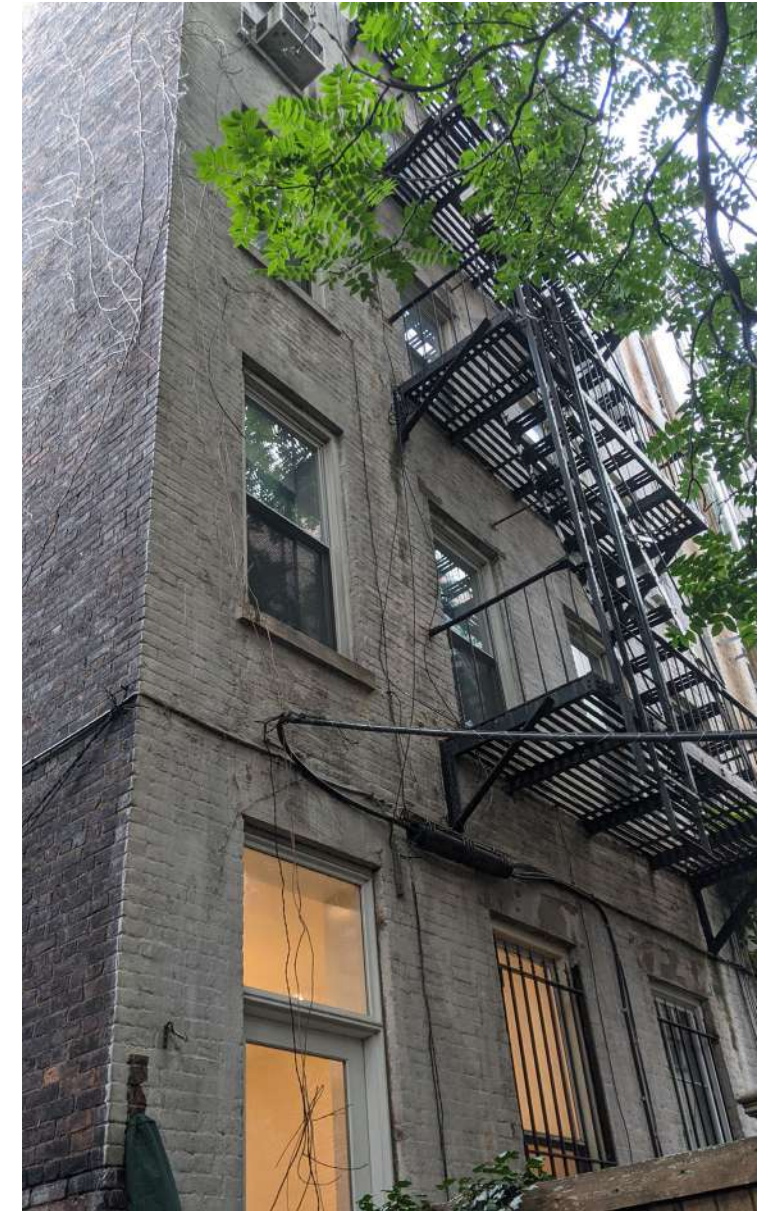
92 CHARLES STREET - REAR FACADE (SOUTH)



90 CHARLES STREET - REAR FACADE (SOUTH)



90 - 88 CHARLES STREET - SIDE LOT LINE

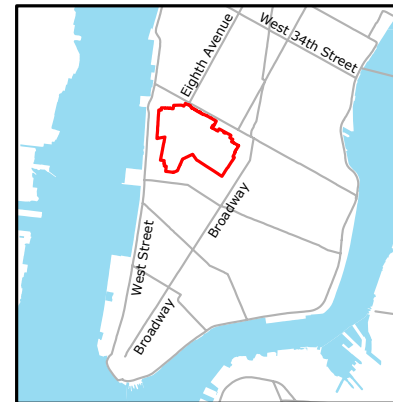
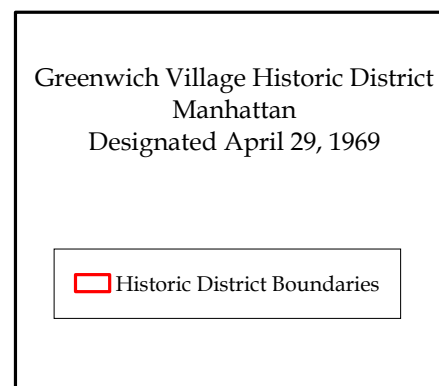


88 CHARLES STREET - REAR FACADE (SOUTH)



“What is exceptional about Greenwich Village is its many tree-lined streets, the human scale of so many of its buildings, and the special architectural qualities of its houses. Because of the nature of its development, there are many homogeneous rows of houses built by investors, designed in the most attractive styles of the periods in which they were constructed. They include fine Federal houses with gabled roofs and dormers, Flemish bond brickwork and exception-ally attractive wrought ironwork. At the next stage of development, the Greek Revival introduced greater height featuring attic windows, rusticated stone basements, splendid doorways and wrought ironwork embellished with castings, utilizing Greek detail. Next came the romantic styles, of which the Italianate was predominant; it introduced the New York “Brownstone,” as we know it today. These stately dignified houses, later modified by French influence, were built among the houses of earlier periods, lending great variety and interest.”

-Greenwich Village Historic District Designation Report



MAP OF WEST VILLAGE HISTORICAL DISTRICT

“The [Greek Revival] urban house was generally three stories high above a high basement. These houses were approached by stoops, under which the traditional entrance to the basement was located. Roofs were either shallow pitched gables or they sloped from front to back. The long brick side walls were often stepped down from front to rear, following the pitch of the roof. In most cases, where the top story was a low attic, small and low windows were set just below the cornice in a deepened fascia board, or in the wall. Wrought iron railings, embellished with castings, were much in evidence as hand railings for stoops and as railings at areaways. The outer doorways were usually framed by stone or wood pilasters supporting full entablatures. The double-hung windows, with delicate muntins, were usually six over six panes of glass in the sash...Window lintels of stone had diminutive stone cornices, or cap mouldings, at the top in the finer houses and were flush in the simpler houses. The roof cornice was generally of wood with boxed gutter, with or without moldings, and a handsome row of dentils set above a wood fascia board. As in the Federal house, the cornice was returned to the wall at the ends, thus shortening the fascia board below it. Brickwork was executed in running bond above a rusticated stone basement and was generally separated from it by a broad flat band course of stone.”

-Greenwich Village Historic District Designation Report



42 W 12TH STREET

These six dignified town houses, built in late Italianate style with high stoops, segmental-arched windows and bracketed cornices, are the archetype of the New York “Brownstone” which was destined to be built, with modifications, over such a large part of the City. Built in 1860 by Frederick P. James, senior member of F. P. James & Co., a banking and brokerage firm at 38 Wall Street, they replaced an earlier row which had been built in 1844 by Alphonse Loubat. When erected, these four-story houses were identical and were the last word in elegance. Nos. 36 and 42 retained the detail but installed simple basement entrances in lieu of stoops. The former entrance doors above the basement were replaced by full length windows, similar to those adjoining them.



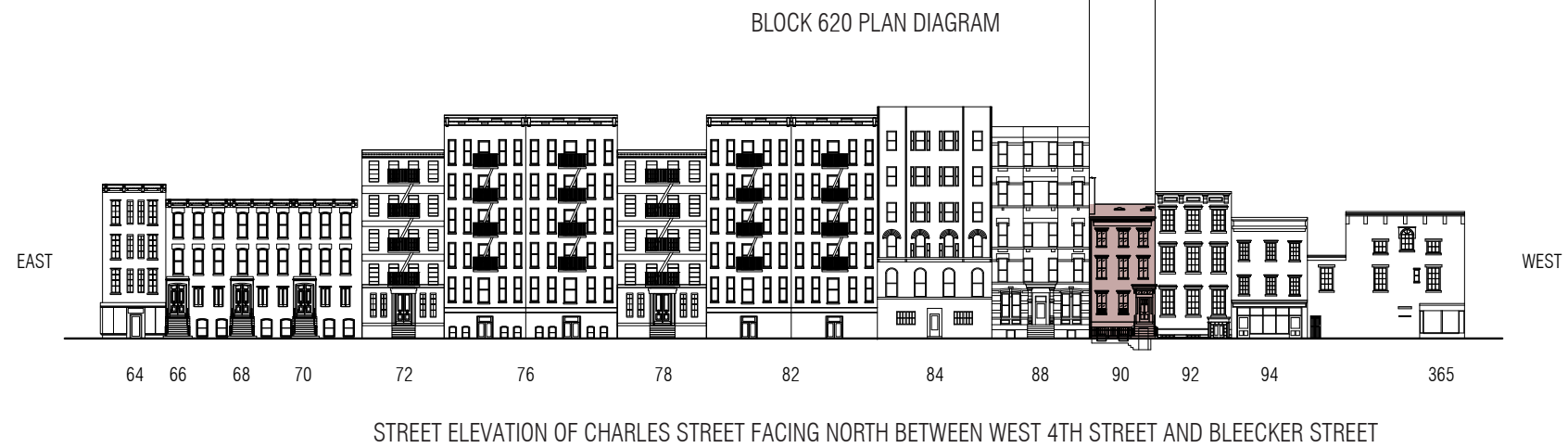
14 BANK STREET

This handsome block of five buildings was erected in 1861 for James Haight, Jr., a year after his purchase of the property from John Lozier, a landowner who had been important in city affairs for many years. The block retains much of its original character and is a fine example of Italianate ashlar brownstone, so popular at that time. The fact that this block or row of houses was considered as a uniform row may be seen in the corner treatment, where corner stones (quoins) are used to make the transition from stone to brick. The five separate entrances to the houses, at street level, have had their original frames stuccoed-over to form rectilinear entranceways. The windows are all segmental-arched, and their sills are supported on small corbels at the ends. Double-hung sash appears at all the windows, except for most of the windows of the fifth floor, where separate windows were joined together in the Twentieth Century to provide openings for triple casement windows. The simple, attractive, wrought ironwork at the entrances is modern.

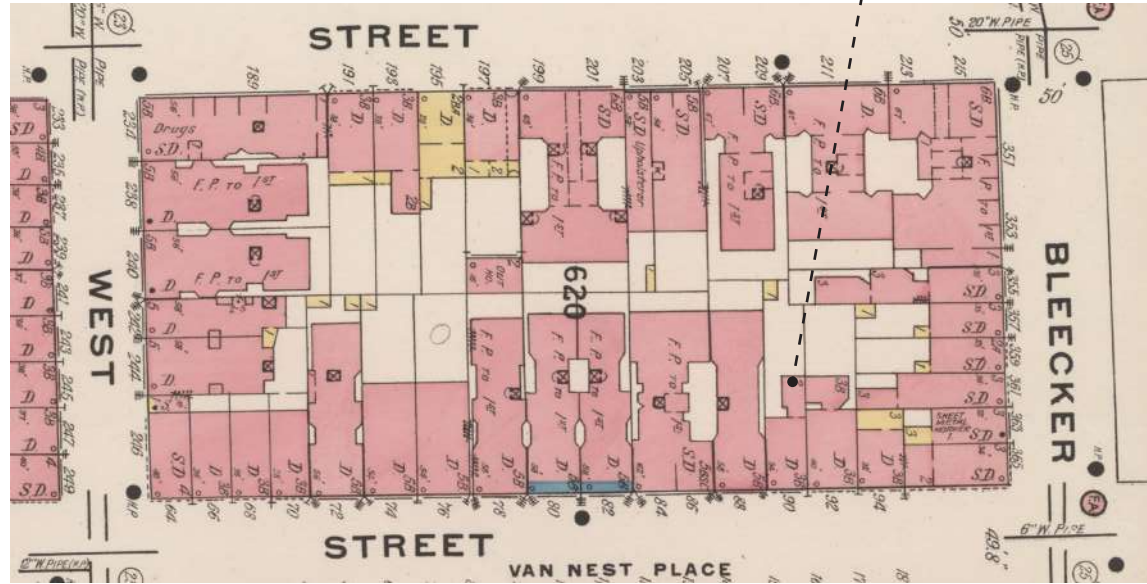


47 W 12TH STREET

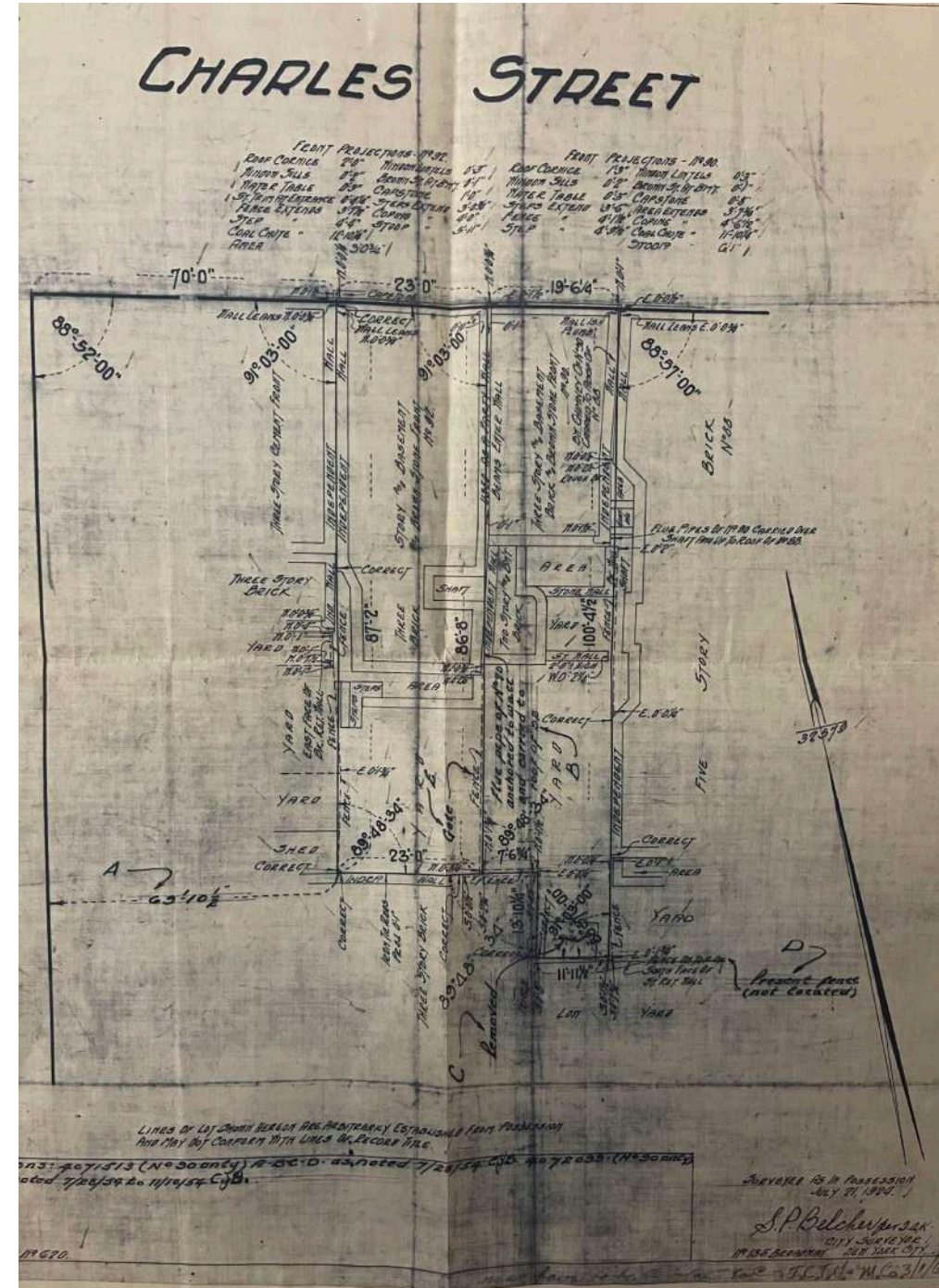
English basements are displayed by these three handsome Anglo-Italianate houses, which were also built for Frederick P. James, but earlier, in 1854. The four-story houses are two windows wide, smooth stuccoed to simulate brownstone and are entered close to street level. Each house now has a smooth exterior surface with little detail except for the flat keystones of the doorways, set in the shallow segmental arches. These door enframements are unique in Greenwich Village. Inside the masonry doorframes, wood segmental arches of shorter radius rest on a pair of handsome Corinthian columns, leaving small spandrel panels between the two arches. These houses are crowned by individual cornices, each decorated by a pair of panels with swags in the fascia. The cornices are carried on vertically placed console brackets at the centers and ends. The cornices may have been remodeled at a later date.



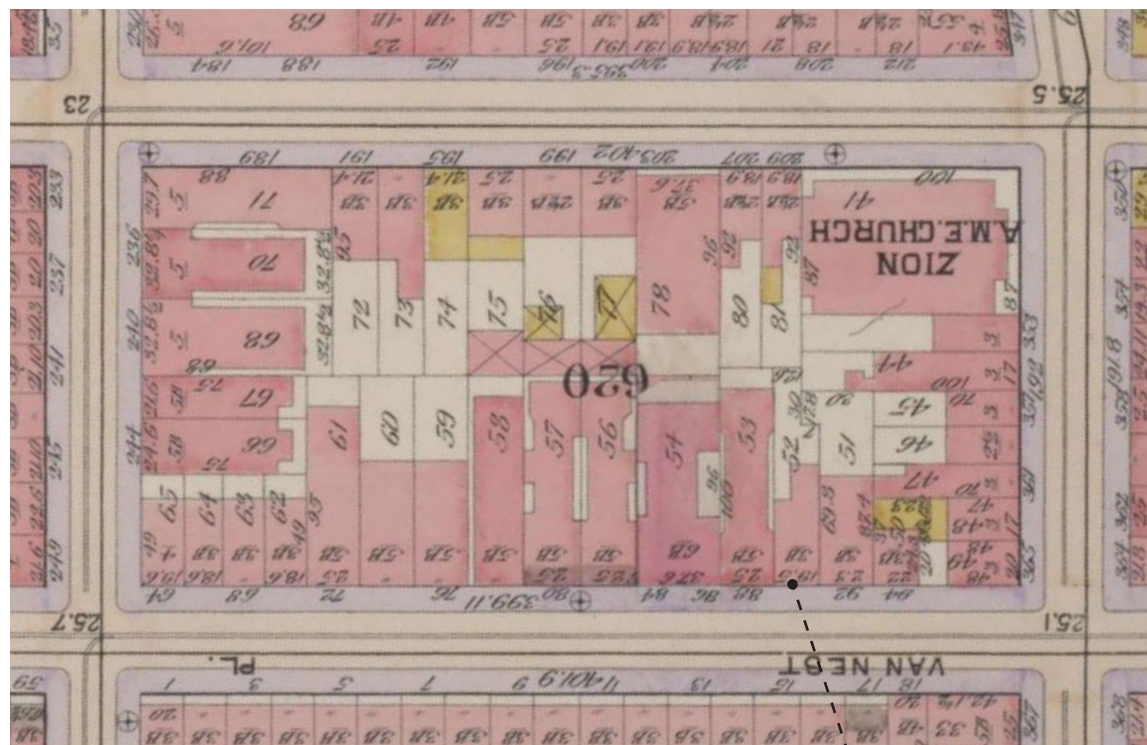
90 Charles Street



1911 SANBORN MAP



1924 LAND SURVEY, 90 & 92 CHARLES STREET



1903 SANBORN MAP

90 Charles Street

90 CHARLES STREET - - - -



1940 TAX PHOTO, 90 CHARLES STREET



90 CHARLES STREET



1980 TAX PHOTO, 90 CHARLES STREET

"This three-story Greek Revival house was built in 1847 on a newly created lot, by Levi Onderdonk, a carpenter, for his own residence. Greek Revival in character are the doorway, the ironwork at the stoop and areaway, and the short fascia board below the cornice. The facade, however, has been resurfaced."



EXISTING FRONT FACADE (NORTH ELEVATION) WITHIN CONTEXT



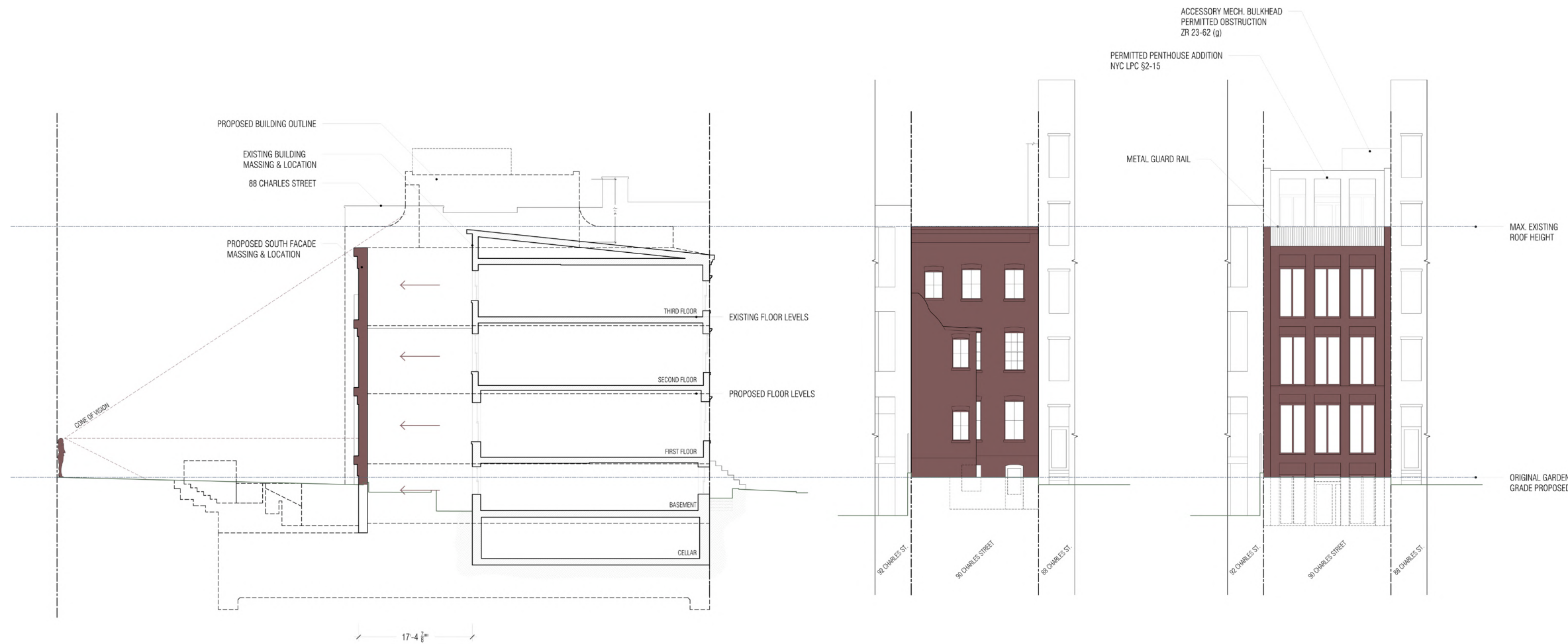
01 ELEVATION SOUTH - EXISTING



BLOCK 620 PLAN DIAGRAM



PROPOSED STREET ELEVATION OF CHARLES STREET FACING NORTH BETWEEN WEST 4TH STREET AND BLEECKER STREET



01 SECTION DIAGRAM - RELOCATION AND MASSING OF SOUTH FACADE WALL
SCALE: NTS

02 SOUTH ELEVATION EXISTING - PERCEIVED BUILDING MASS
SCALE: NTS

03 SOUTH ELEVATION PROPOSED - PERCEIVED BUILDING MASS
SCALE: NTS

PHILOLOGICAL RECONSTRUCTION OF THE SOUTH ELEVATION (REAR FACADE)

Our proposal aims to retain the perceived mass of 90 Charles from the rear and re-locate the south facade to match the rear enlargement of 92 Charles Street.



TYPICAL TO GREEK REVIVAL, A 3 BAY WINDOW FACADE PROPORTION IS EVIDENT IN THE NORTH FACADE WHICH EMPHASIZES THE VERTICAL SLENDER NATURE OF THE TOWNHOUSE

88 CHARLES ST.
90 CHARLES STREET
92 CHARLES ST.

01 NORTH ELEVATION EXISTING
SCALE: NTS



*EXISTING SOUTH FACADE DOES NOT CLEARLY REFLECT THE 3 BAY WINDOW PROPORTION OF A TYP. GREEK REVIVAL TOWNHOUSE

92 CHARLES ST.
90 CHARLES STREET
88 CHARLES ST.

02 SOUTH ELEVATION EXISTING
SCALE: NTS



THE PROPOSED SOUTH FACADE CLEARLY IMPLEMENTS THE 3 BAY WINDOW PROPORTION TYP. TO A GREEK REVIVAL TOWNHOUSE WHICH HIGHLIGHTS THE SLENDER VERTICAL PROPORTIONS

92 CHARLES ST.
90 CHARLES STREET
88 CHARLES ST.

03 SOUTH ELEVATION PROPOSED
SCALE: NTS

RECONSTRUCTION OF THE THREE BAY SEQUENCE ON THE SOUTH ELEVATION (REAR FACADE)

Typical to Greek revival townhouses is a triple window bay proportion on the facade, which emphasizes the slender vertical nature of the townhouse. The triple bay sequence evident on the front facade will be re-integrated in the proposed south facade

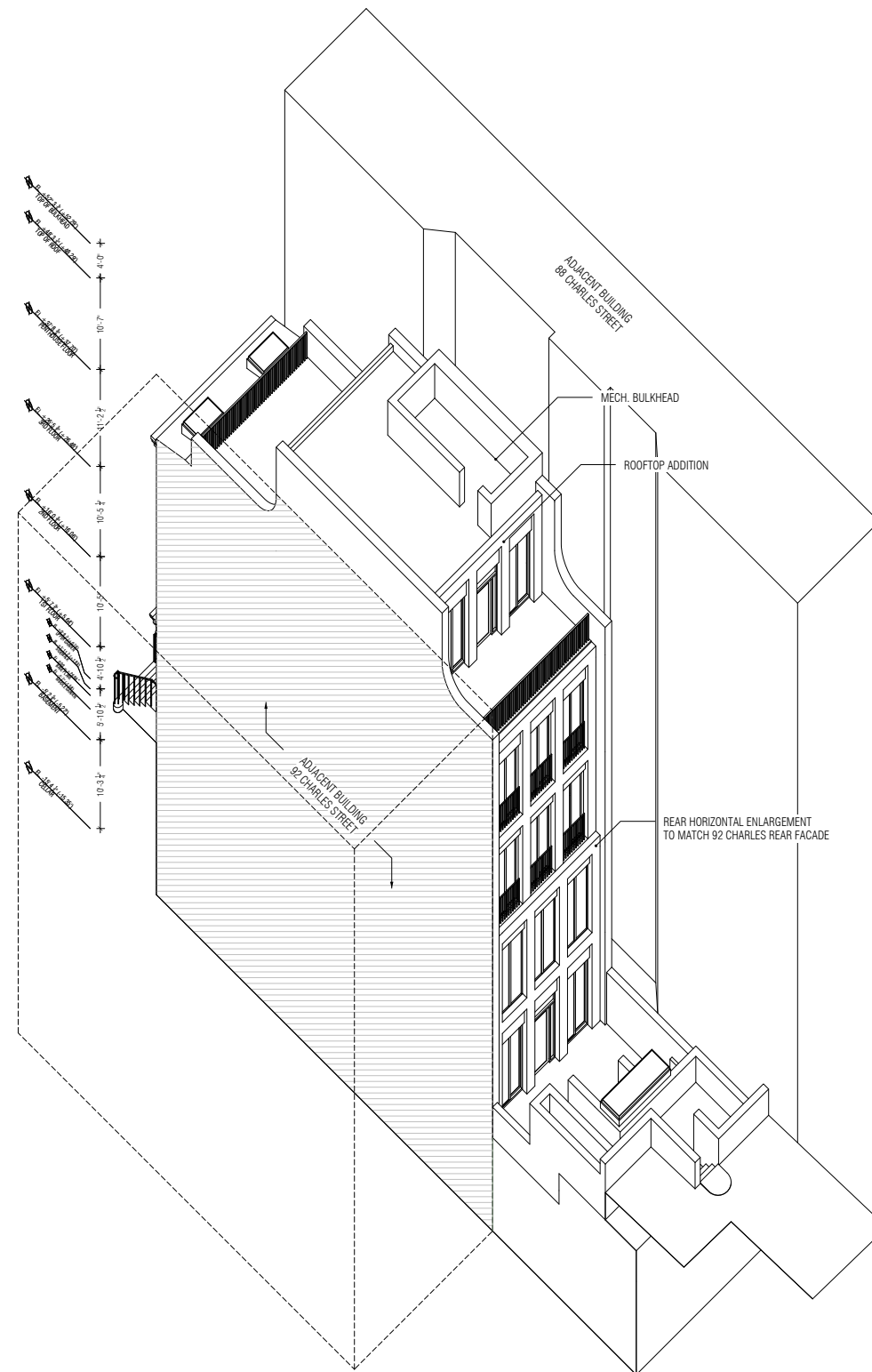
90 CHARLES STREET - NEW YORK CITY LANDMARK PRESERVATION COMMISSION SUBMISSION



PROPOSED FRONT FACADE (NORTH ELEVATION) WITHIN CONTEXT



PROPOSED REAR FACADE (SOUTH ELEVATION) WITHIN CONTEXT



PROPOSED REAR FACADE (SOUTH EAST OBLIQUE DRAWING) WITHIN CONTEXT

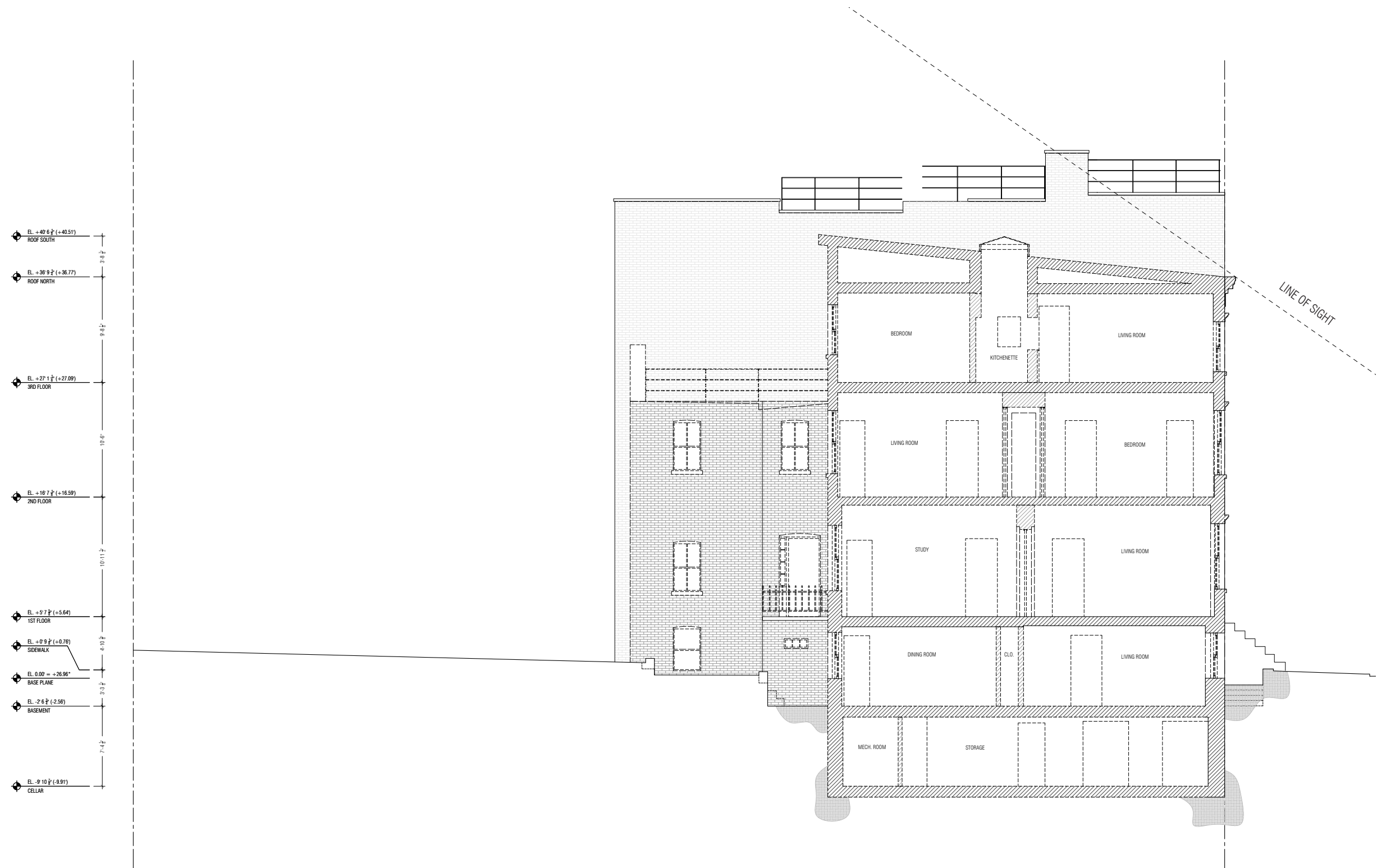


VIEW FROM CHARLES STREET FACING EAST

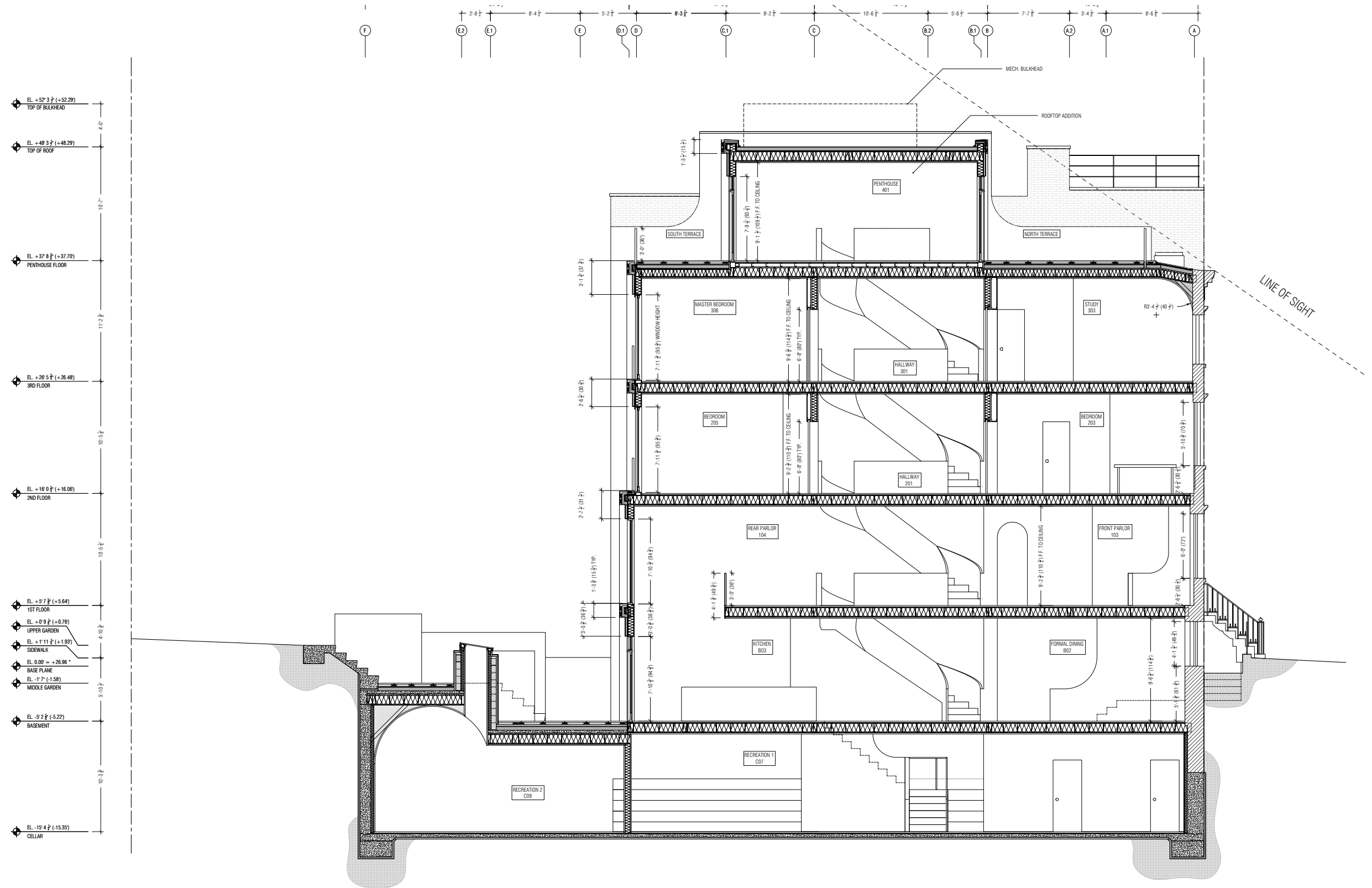
PROPOSED FRONT FACADE (STREET VIEW PERSPECTIVE RENDER FROM THE NORTH WEST)



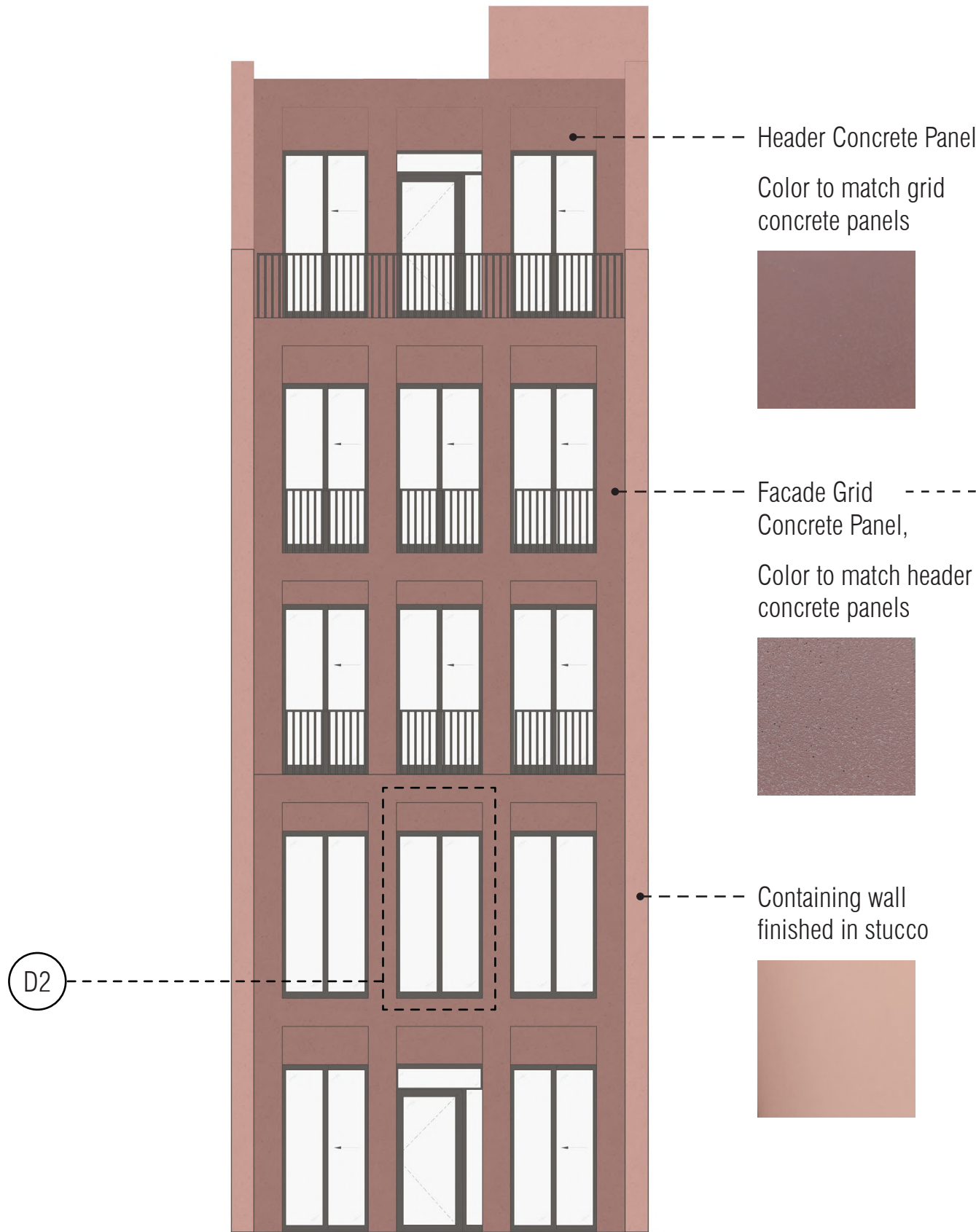
VIEW OF THE SOUTH FACADE FROM THE REAR YARD



LONGITUDINAL SECTION - EAST (EXISTING)



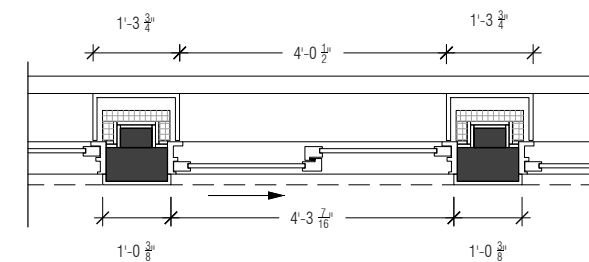
LONGITUDINAL SECTION - EAST (PROPOSED)



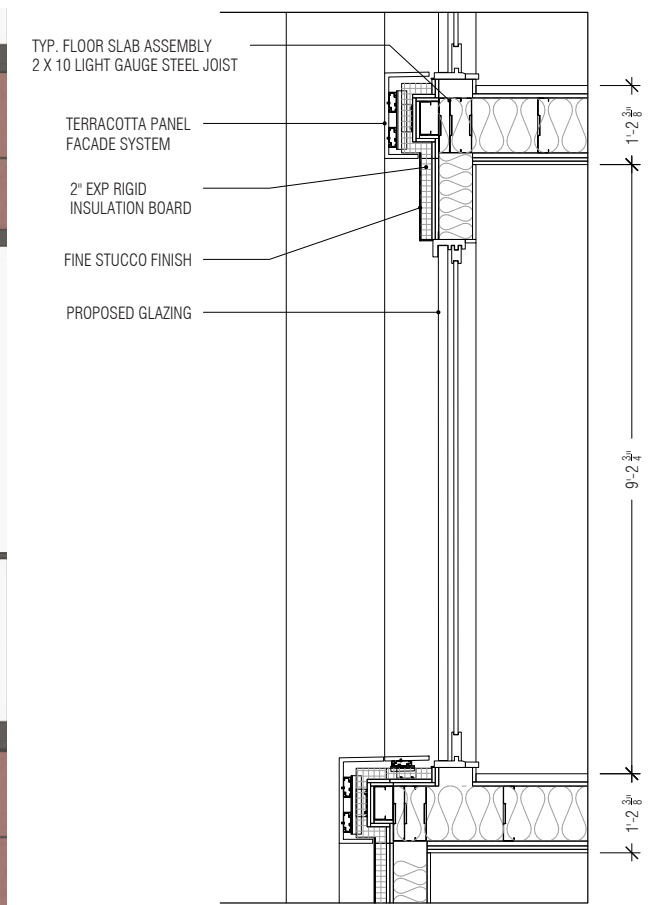
REAR ELEVATION - SOUTH



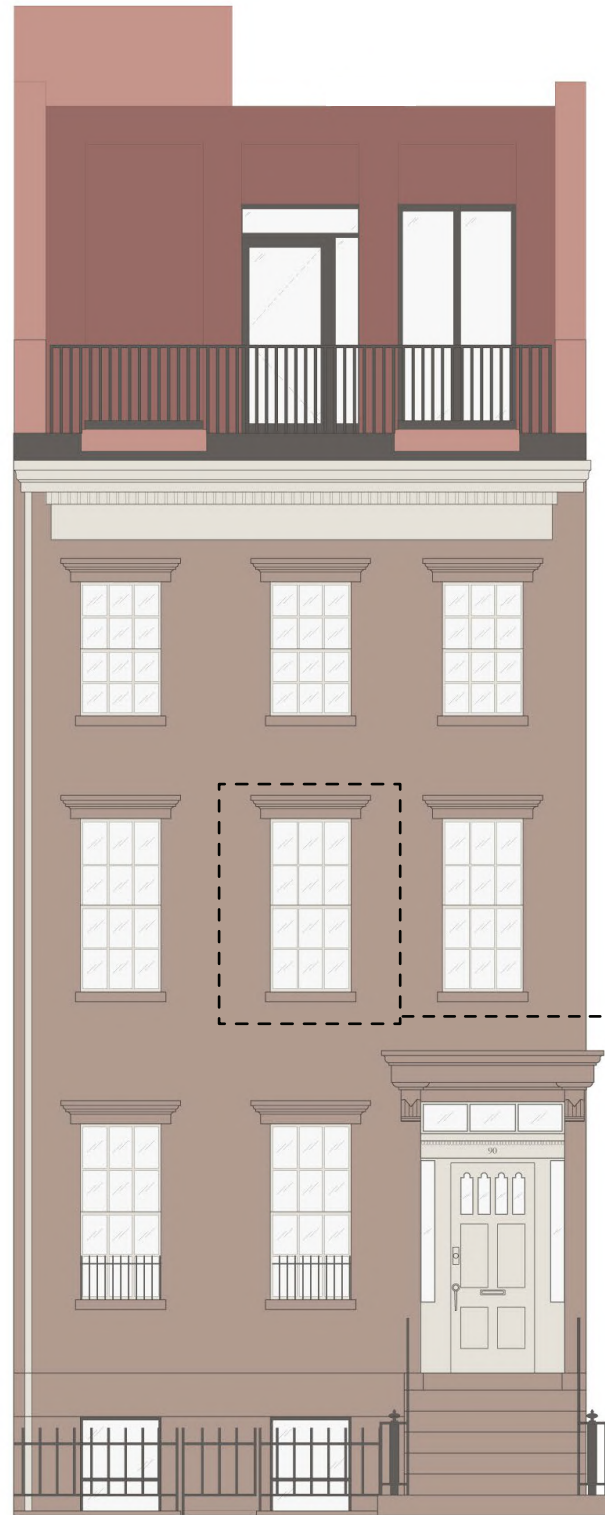
TYP. REAR FACADE WINDOW DETAIL - ELEVATION



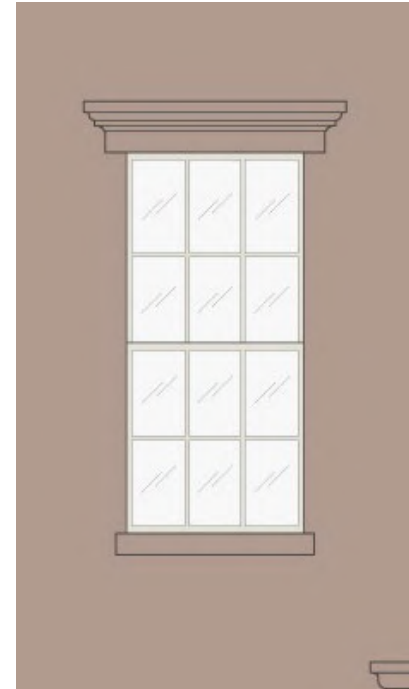
TYP. REAR FACADE WINDOW DETAIL - PLAN



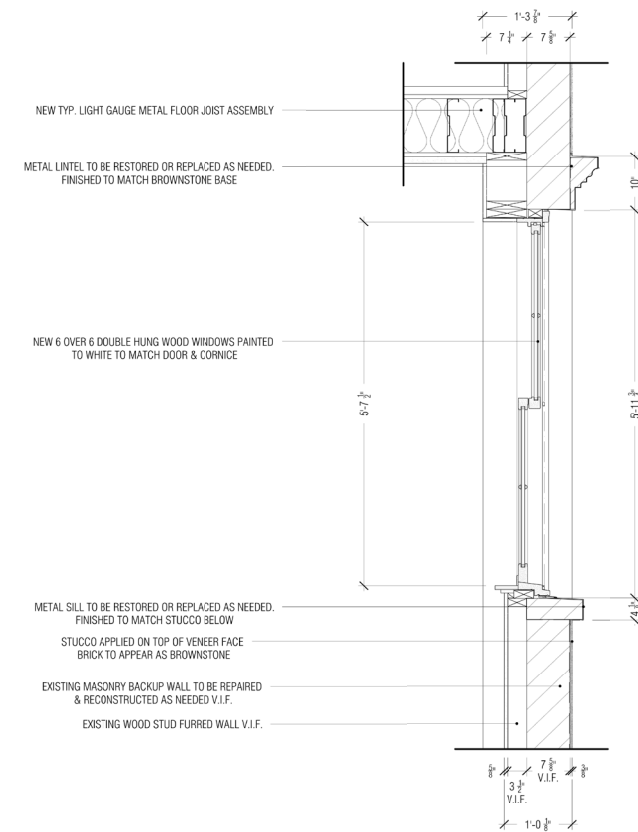
TYP. REAR FACADE WINDOW DETAIL - SECTION



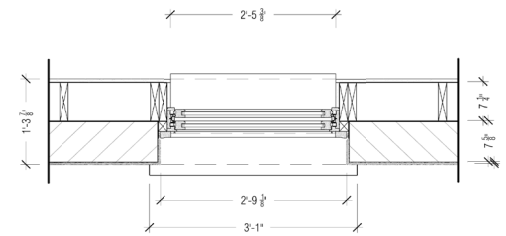
FRONT ELEVATION - NORTH



D1 TYP. FRONT FACADE WINDOW DETAIL - ELEVATION



TYP. FRONT FACADE WINDOW DETAIL - SECTION



TYP. FRONT FACADE WINDOW DETAIL - PLAN



PARAPET & SKYLIGHT MOCK-UP



PENTHOUSE MOCK-UP FROM NORTH



PENTHOUSE MOCK UP FROM SOUTH



MECHANICAL BULKHEAD MOCK-UP



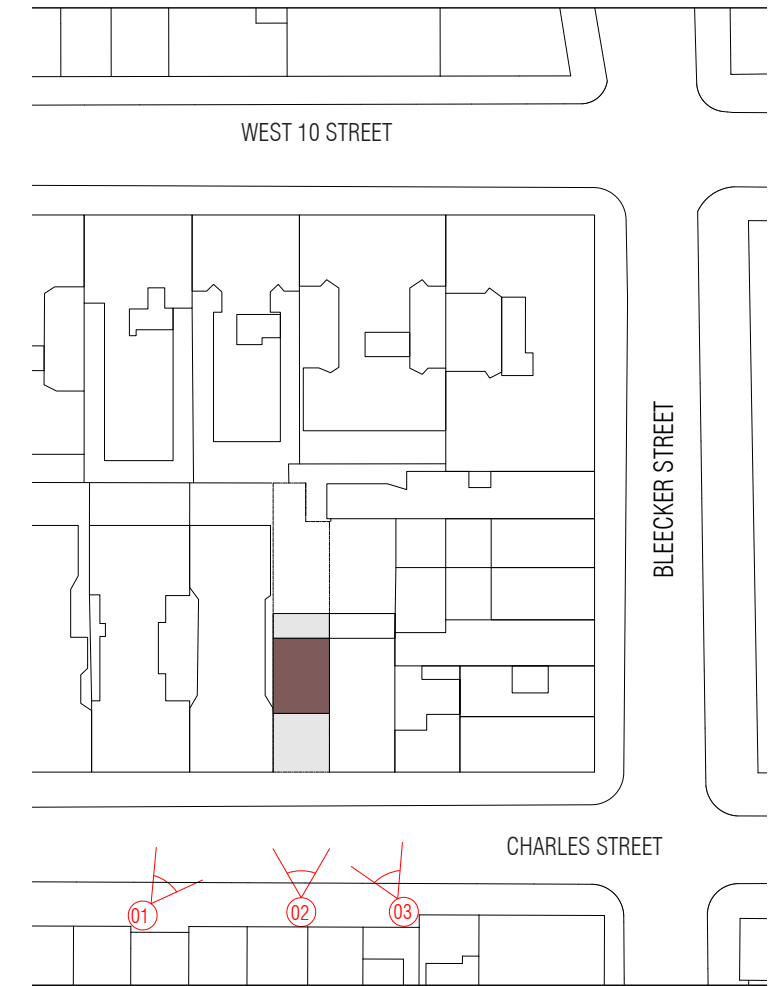
01. TO THE EAST OF 90 CHARLES FRONT FACADE (NORTH)



02. 90 CHARLES STREET - FRONT FACADE (NORTH)



03. TO THE WEST OF 90 CHARLES STREET - FRONT FACADE (NORTH)



BLOCK 620 LOT MAP



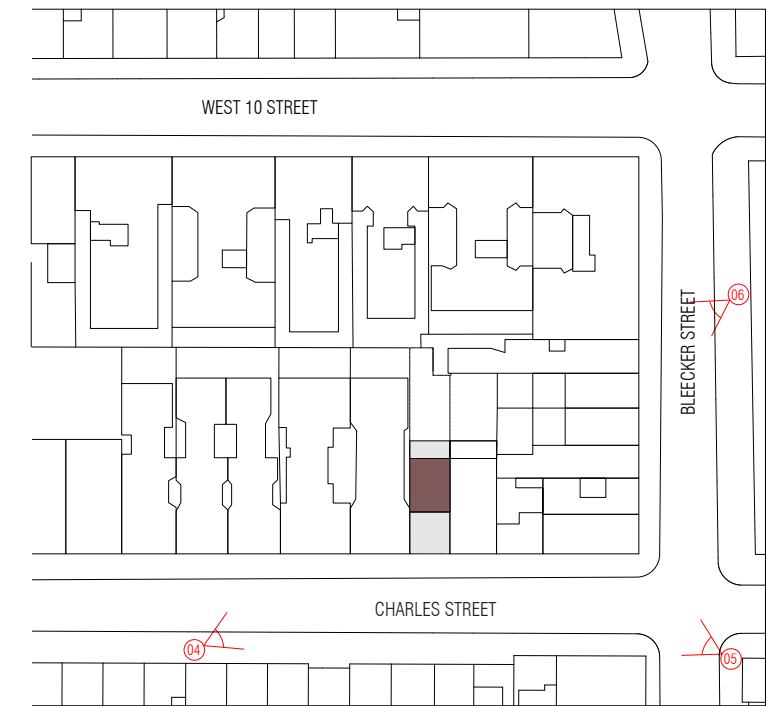
04. PENTHOUSE MOCK-UP VISIBILITY ON CHARLES STREET APPROACHING FROM WEST 4TH STREET



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

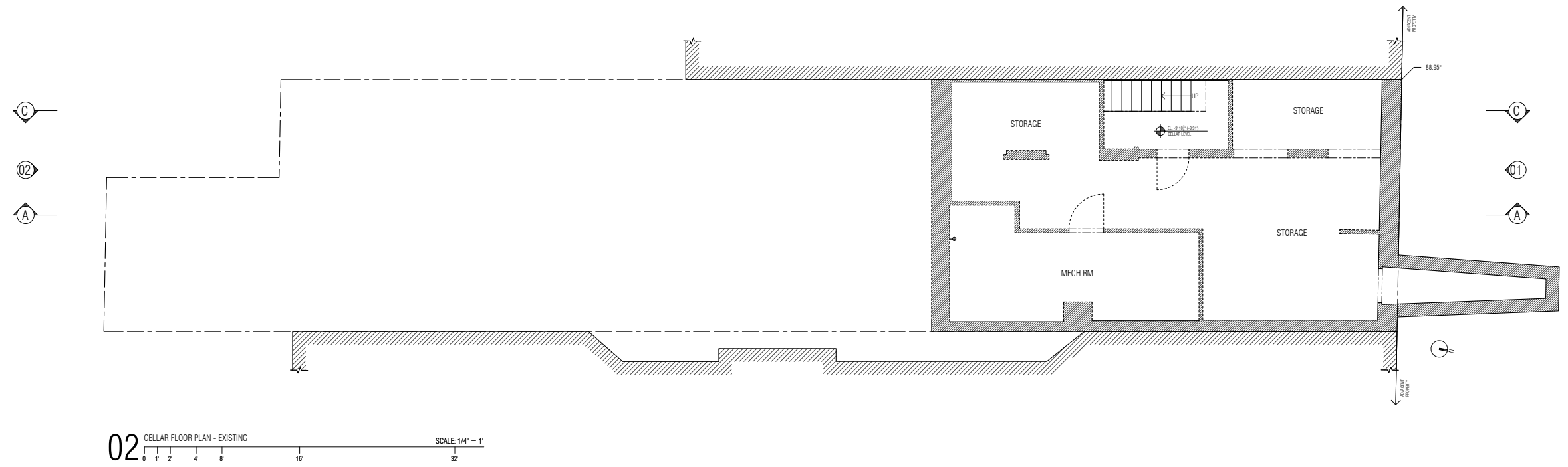
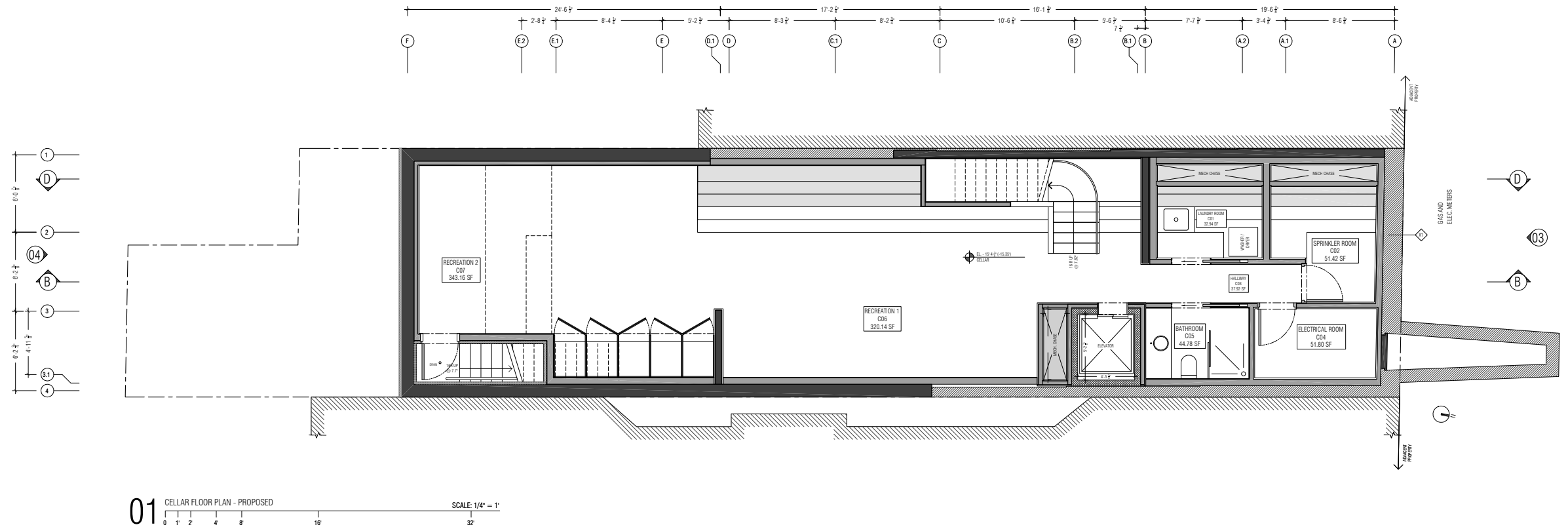


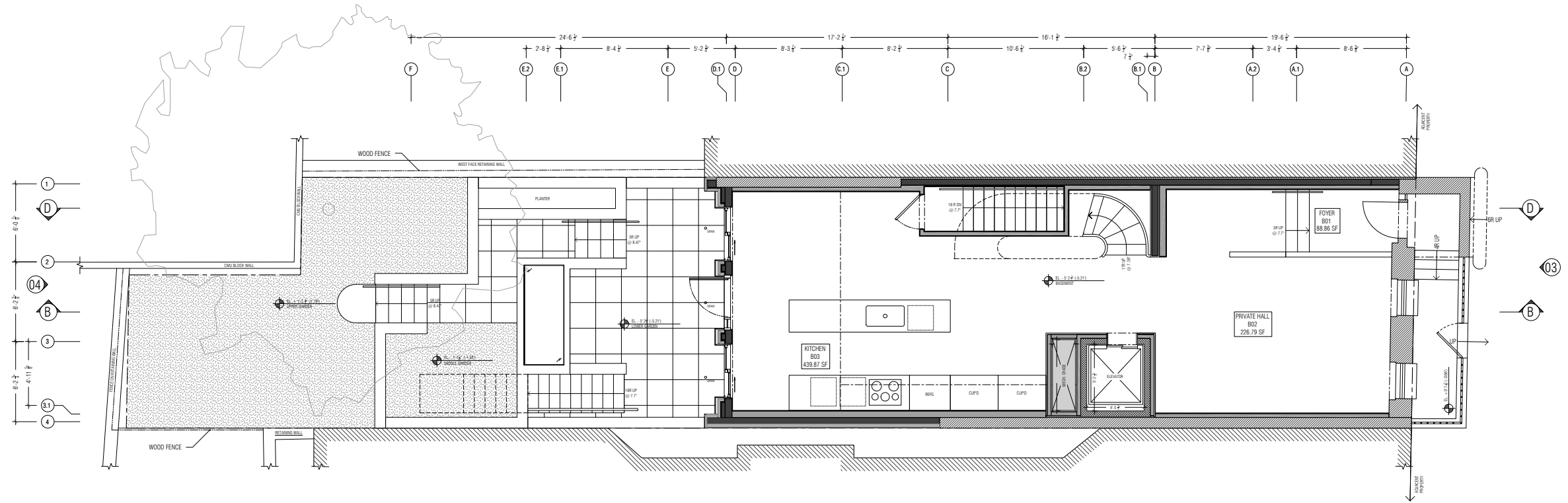
06. THROUGH VIEW FROM 355 BLEECKER STREET



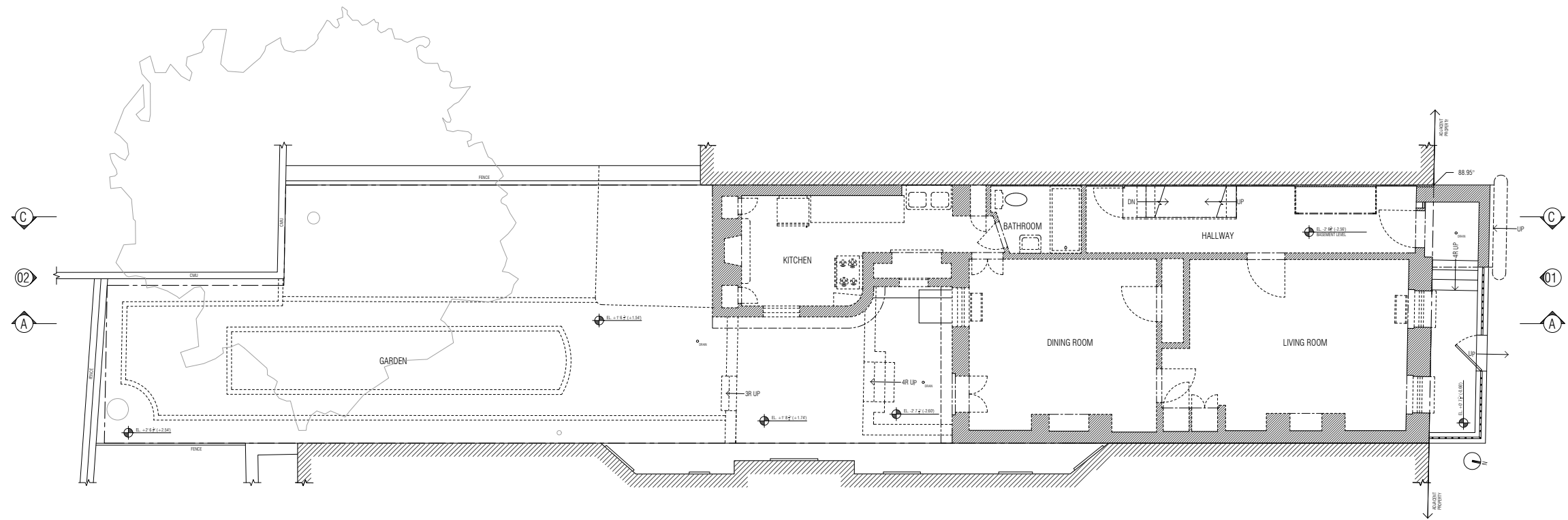
BLOCK 620 LOT MAP

APPENDIX

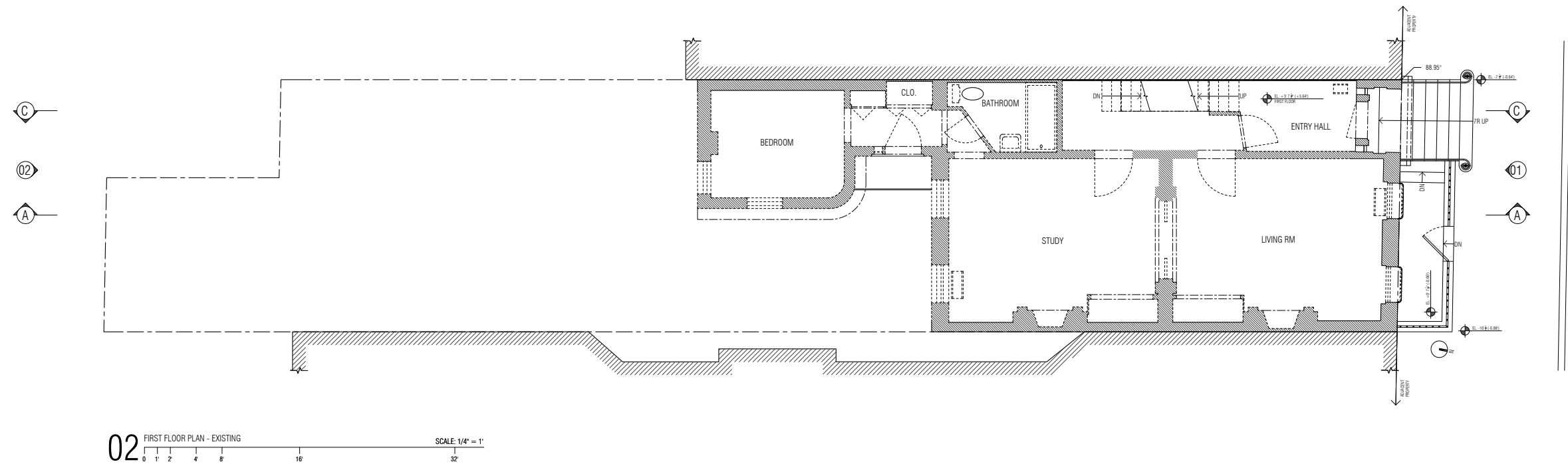
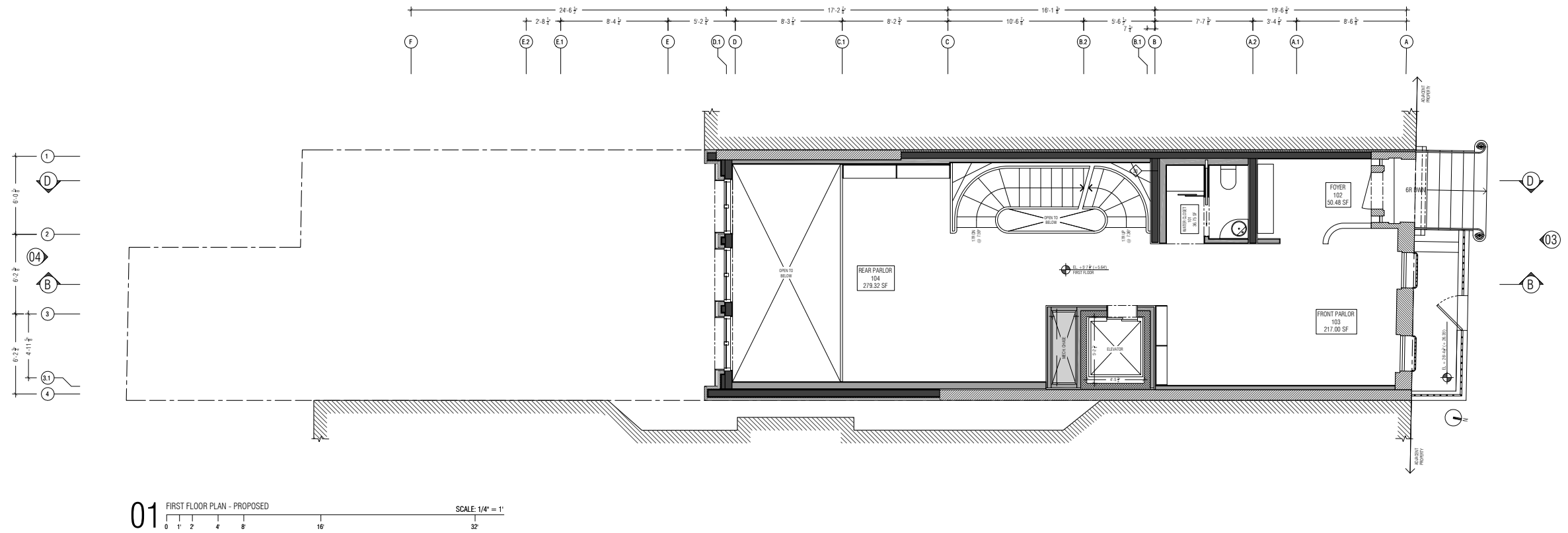


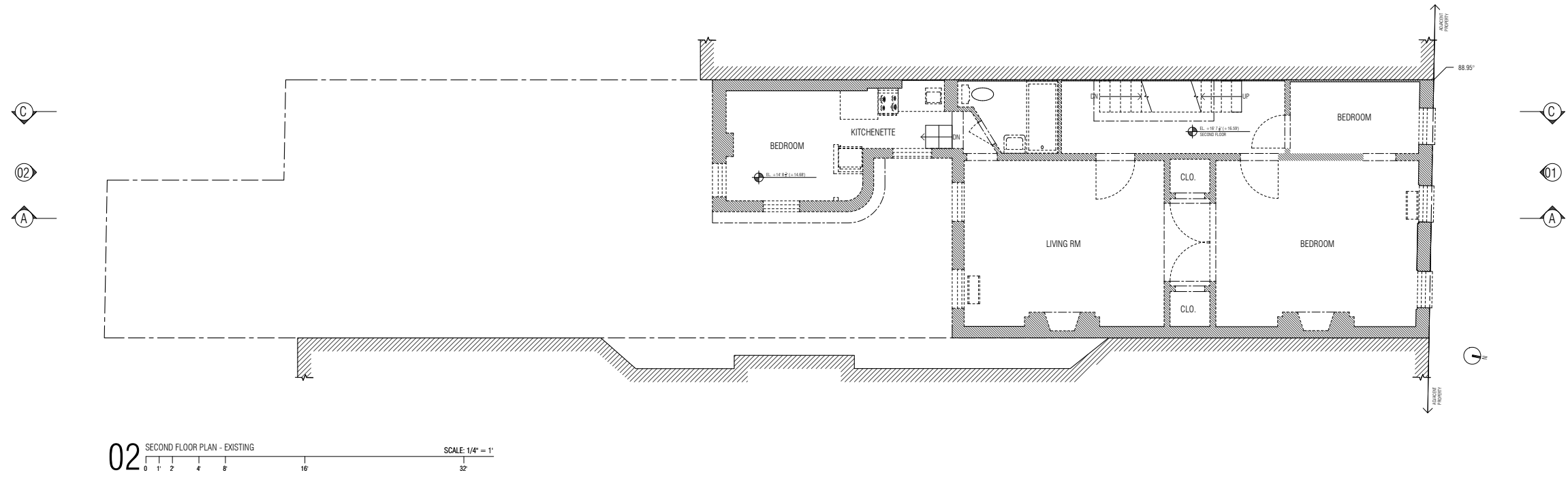
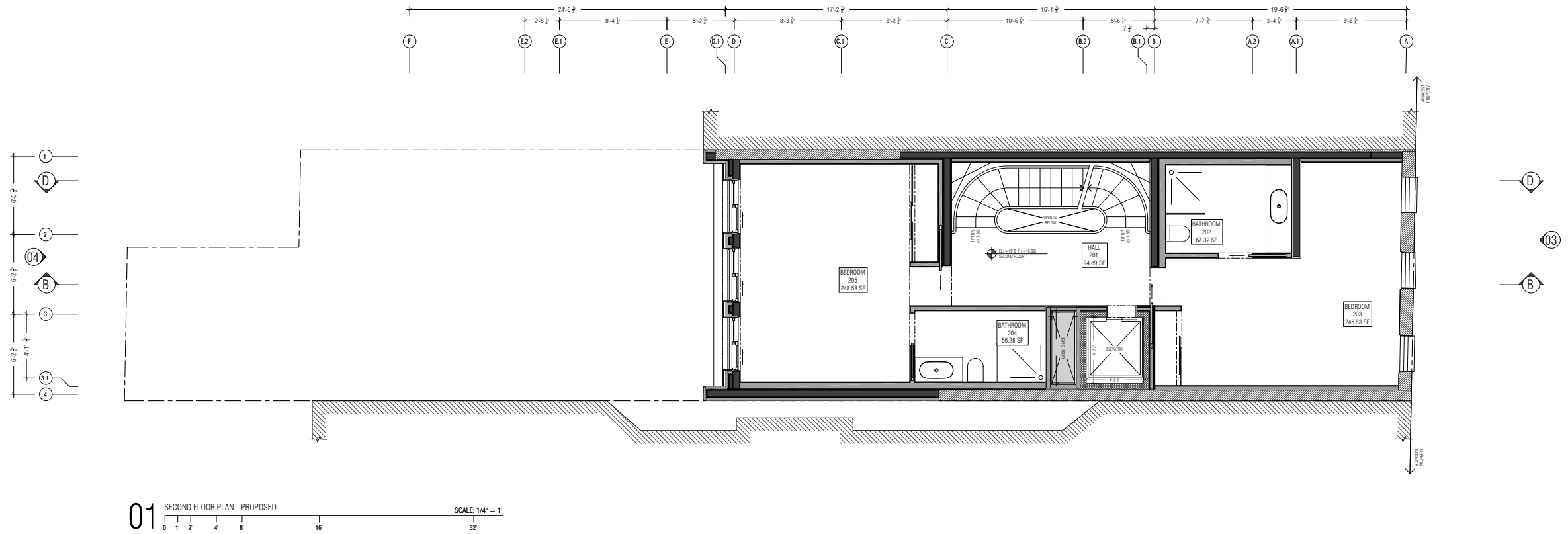


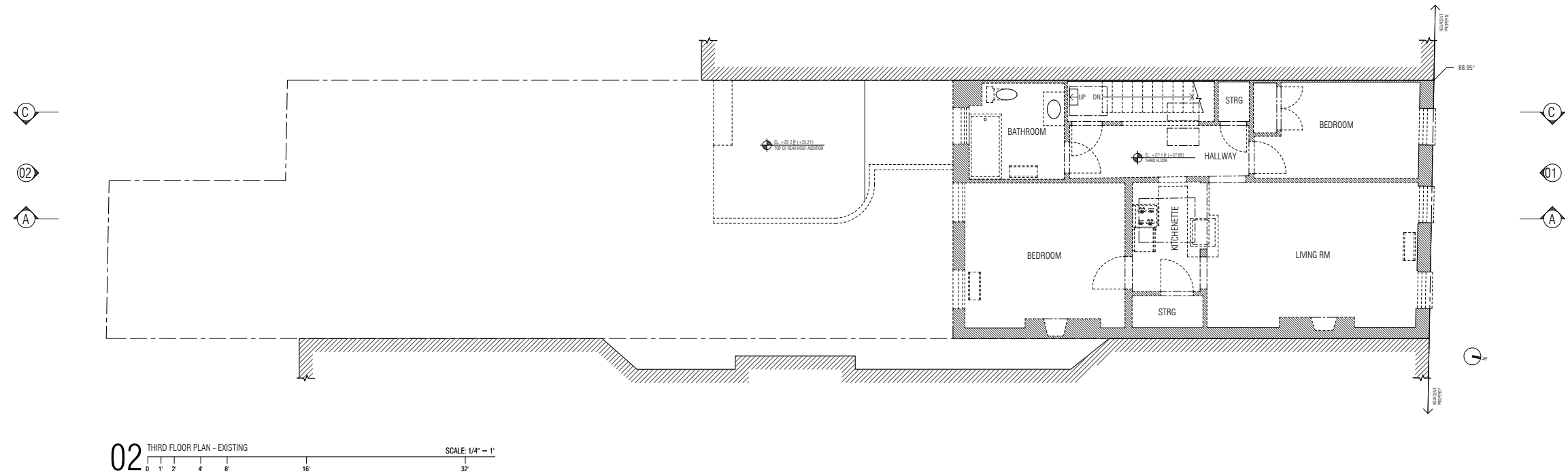
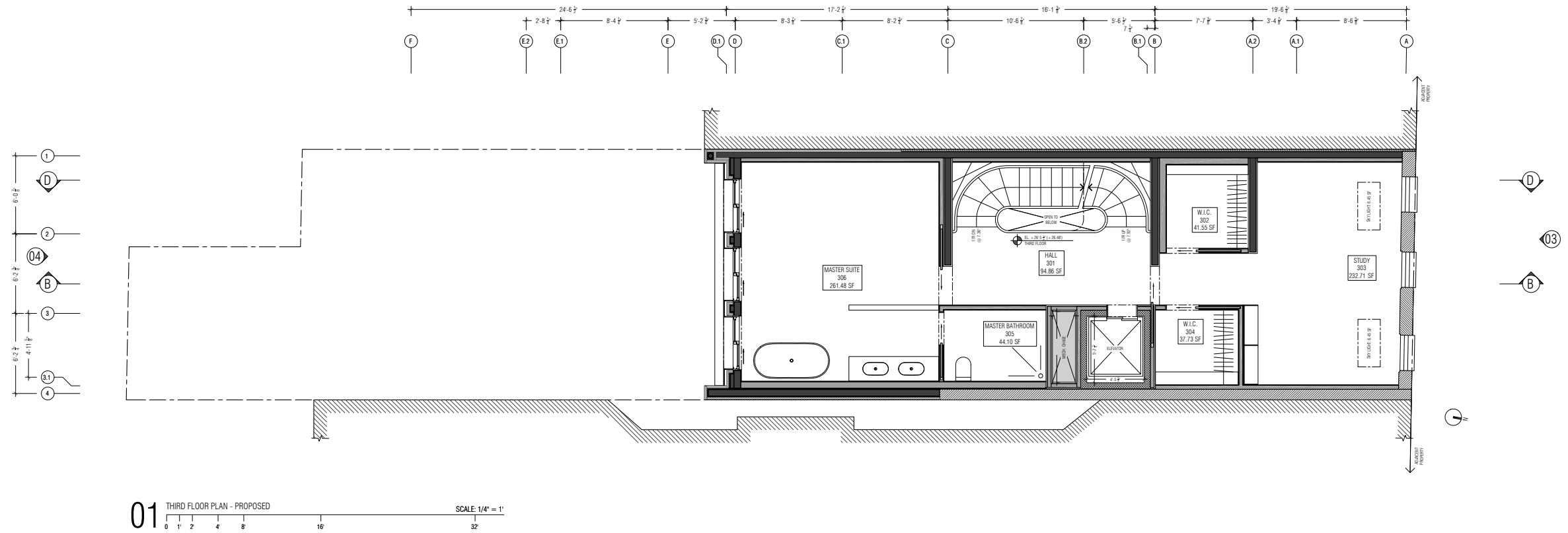
01 BASEMENT FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'

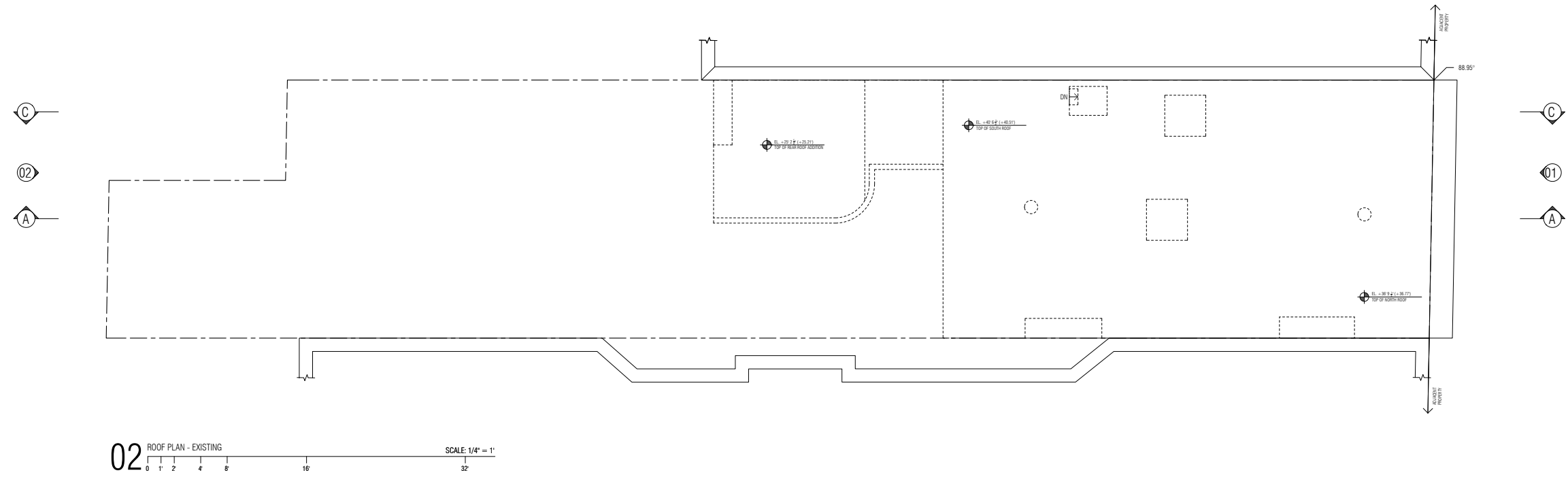
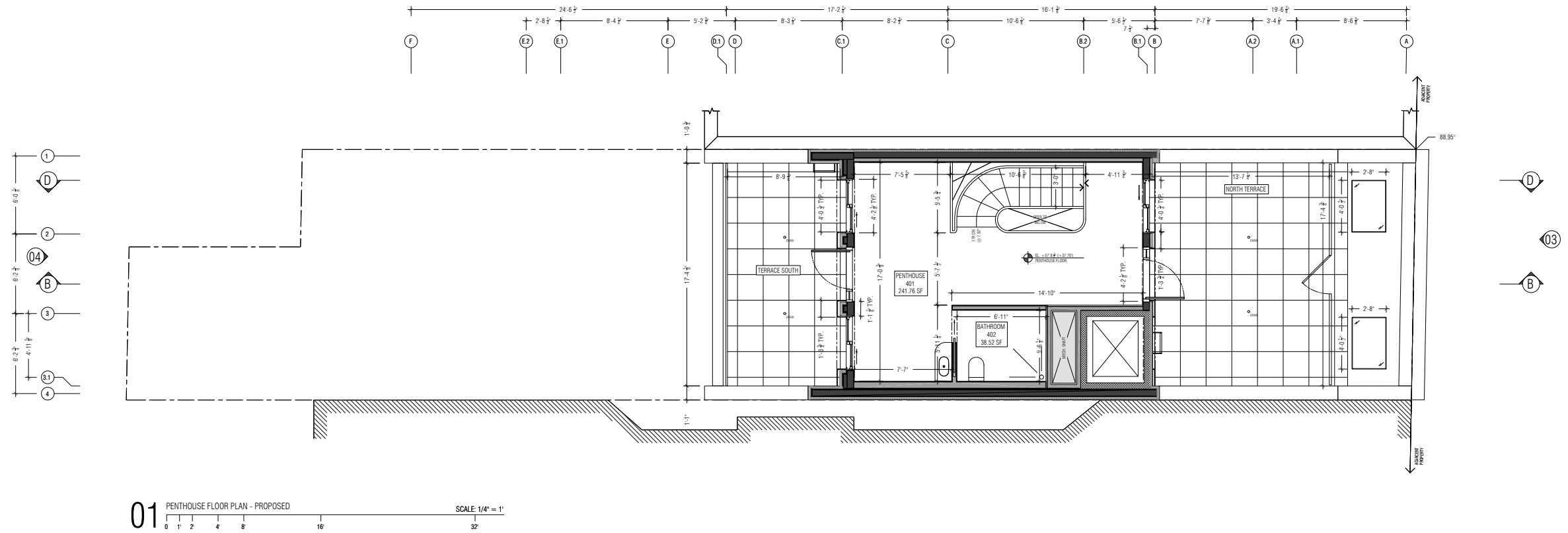


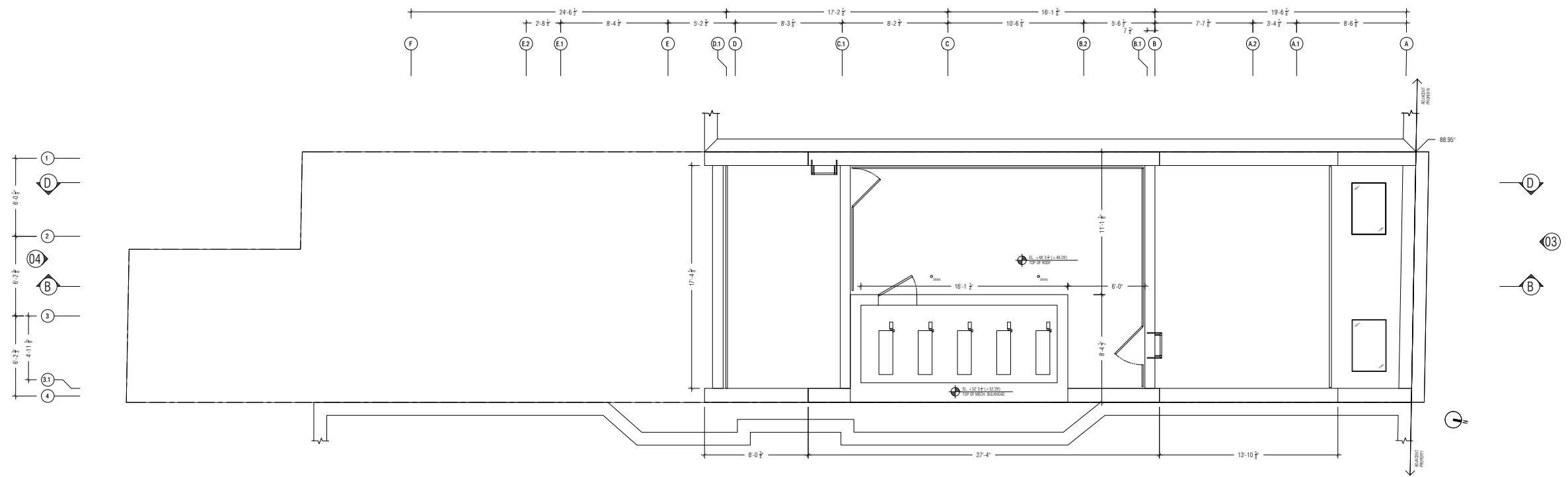
02 BASEMENT FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'











01 ROOF PLAN - PROPOSED SCALE: 1/4" = 1'



Level change between main house and rear portion indicates that the rear portion is potentially not an original part of the 1847 house, but rather a later addition.

LONGITUDINAL SECTION - WEST (EXISTING)