



Greenwich Village Historic District Extension | LP-2184



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

131 CHARLES STREET

# 131 CHARLES STREET

LANDMARKS PRESENTATION

THE TURETT COLLABORATIVE:

277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007 | T: 212.965.1244 | E: INFO@TURETTARCH.COM

PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

COVER SHEET

STAMP & SIGNATURE

PROJ. NO.: XXXX

DATE: 07/12/21

SCALE:

LPC-01







WASHINGTON STREET

139 CHARLES STREET

133 CHARLES STREET

131 CHARLES STREET

129 CHARLES STREET

726 GREENWICH STREET

GREENWICH STREET

① Proposed Elevation LPC  
1/16" = 1'-0"

## LANDMARKS PRESENTATION

### THE TURETT COLLABORATIVE:

277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007 | T: 212.965.1244 | E: INFO@TURETTARCH.COM

PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

BLOCK ELEVATIONS

STAMP & SIGNATURE

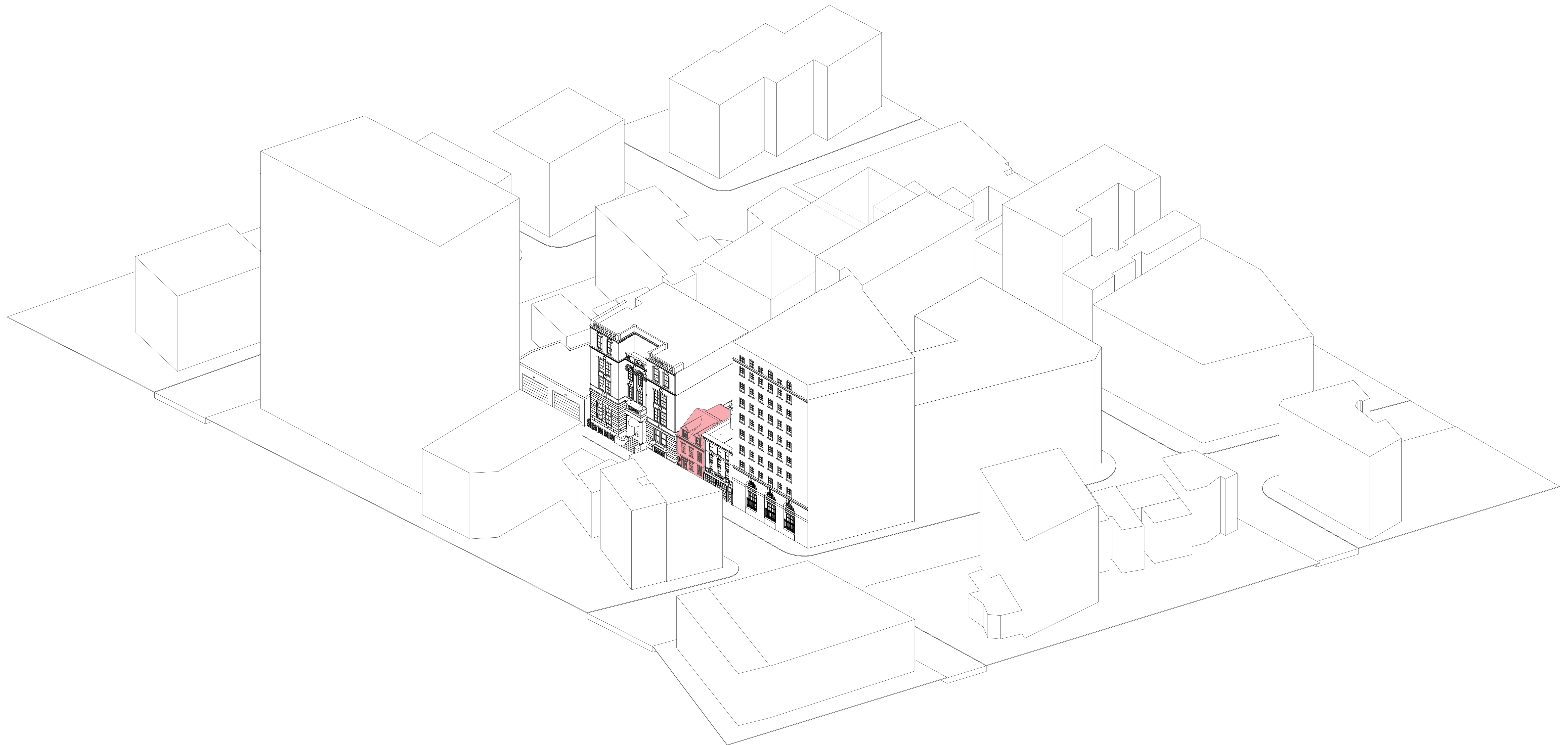
PROJ. NO.: XXXX

DATE: 07/22/21

SCALE: 1/16" = 1'-0"

LPC-03





LANDMARKS PRESENTATION

THE TURETT COLLABORATIVE:

277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007 | T: 212.965.1244 | E: INFO@TURETTARCH.COM

PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

BLOCK AERIAL 1

STAMP & SIGNATURE

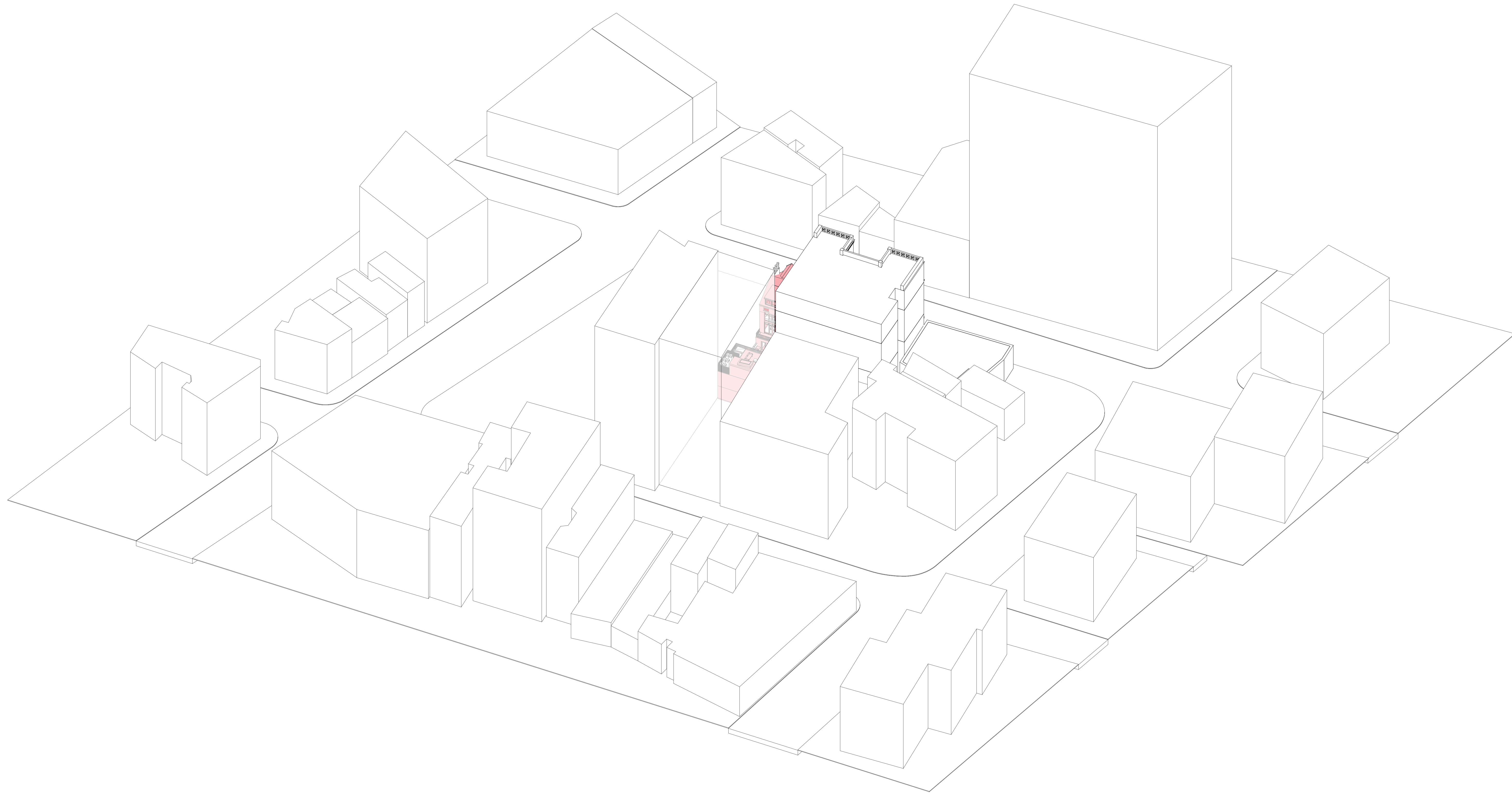
PROJ. NO.: XXXX

DATE: 07/22/21

SCALE:

LPC-04





LANDMARKS PRESENTATION

**THE TURETT COLLABORATIVE:**

277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007 | T: 212.965.1244 | E: INFO@TURETTARCH.COM

PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

BLOCK AERIAL 2

STAMP & SIGNATURE

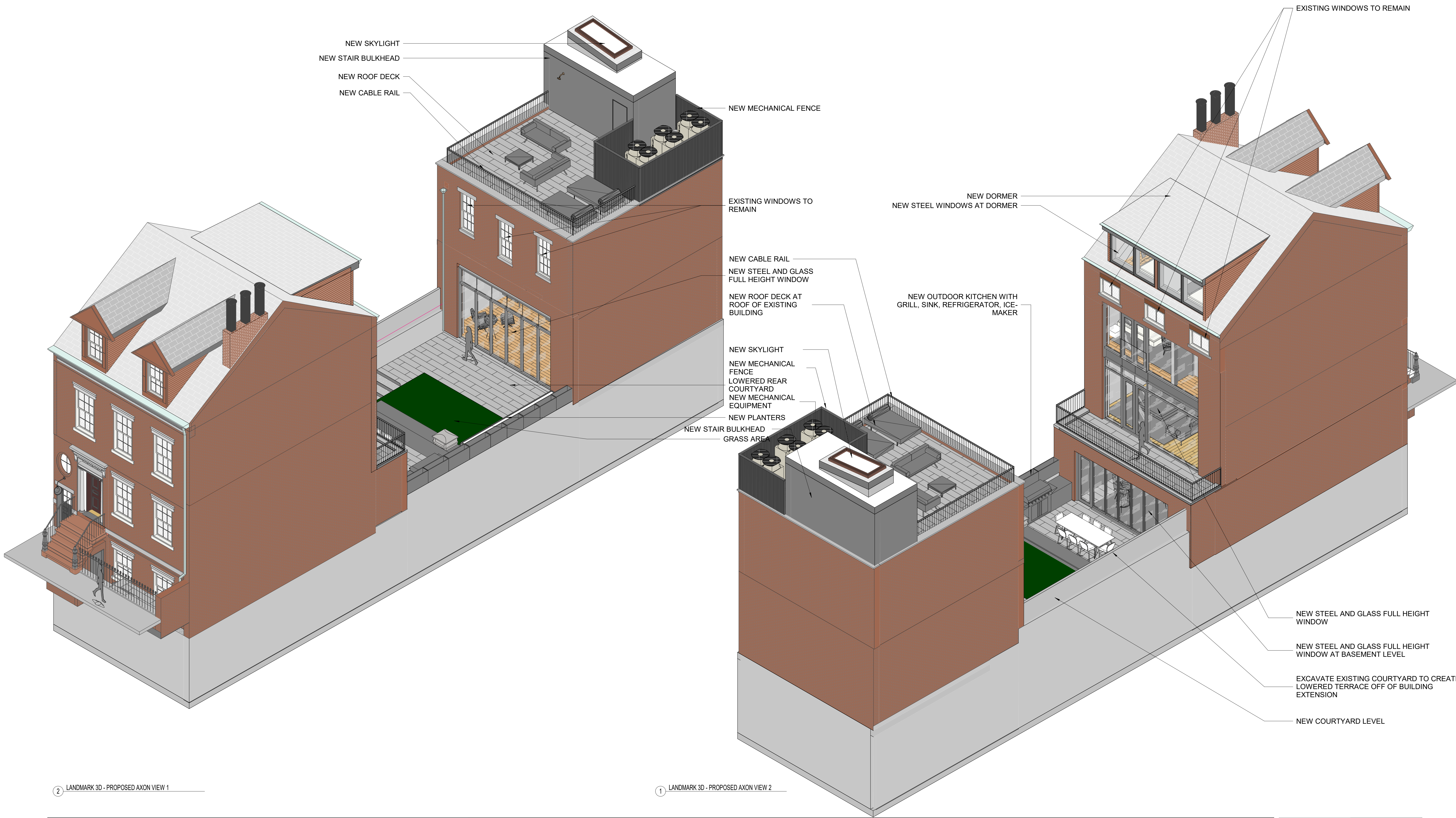
PROJ. NO.: XXXX

DATE: 07/22/21

SCALE:

**LPC-05**





NEW SKYLIGHT  
 NEW STAIR BULKHEAD  
 NEW ROOF DECK  
 NEW CABLE RAIL

NEW MECHANICAL FENCE

EXISTING WINDOWS TO REMAIN

NEW CABLE RAIL  
 NEW STEEL AND GLASS FULL HEIGHT WINDOW

NEW ROOF DECK AT ROOF OF EXISTING BUILDING

NEW SKYLIGHT  
 NEW MECHANICAL FENCE  
 LOWERED REAR COURTYARD  
 NEW MECHANICAL EQUIPMENT

NEW PLANTERS  
 NEW STAIR BULKHEAD  
 GRASS AREA

NEW DORMER  
 NEW STEEL WINDOWS AT DORMER

NEW OUTDOOR KITCHEN WITH GRILL, SINK, REFRIGERATOR, ICE-MAKER

EXISTING WINDOWS TO REMAIN

NEW STEEL AND GLASS FULL HEIGHT WINDOW

NEW STEEL AND GLASS FULL HEIGHT WINDOW AT BASEMENT LEVEL

EXCAVATE EXISTING COURTYARD TO CREATE LOWERED TERRACE OFF OF BUILDING EXTENSION

NEW COURTYARD LEVEL

2 LANDMARK 3D - PROPOSED AXON VIEW 1

1 LANDMARK 3D - PROPOSED AXON VIEW 2

**LANDMARKS PRESENTATION**

**THE TURETT COLLABORATIVE**  
 277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007 | T: 212.965.1244 | E: INFO@TURETTARCH.COM

PROJECT NAME  
**131 CHARLES STREET**

DRAWING TITLE  
**SCOPE OF WORK - AXONOMETRIC**

STAMP & SIGNATURE	PROJ. NO.: XXXX
	DATE: 07/22/21
	SCALE:
<b>LPC-06</b>	





1 LANDMARK ELEVATION - EXISTING - FRONT  
1/4" = 1'-0"



2 LANDMARK ELEVATION - PROPOSED - FRONT  
1/4" = 1'-0"

LANDMARKS PRESENTATION

THE TURETT COLLABORATIVE:  
277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007 | T: 212.965.1244 | E: INFO@TURETTARCH.COM

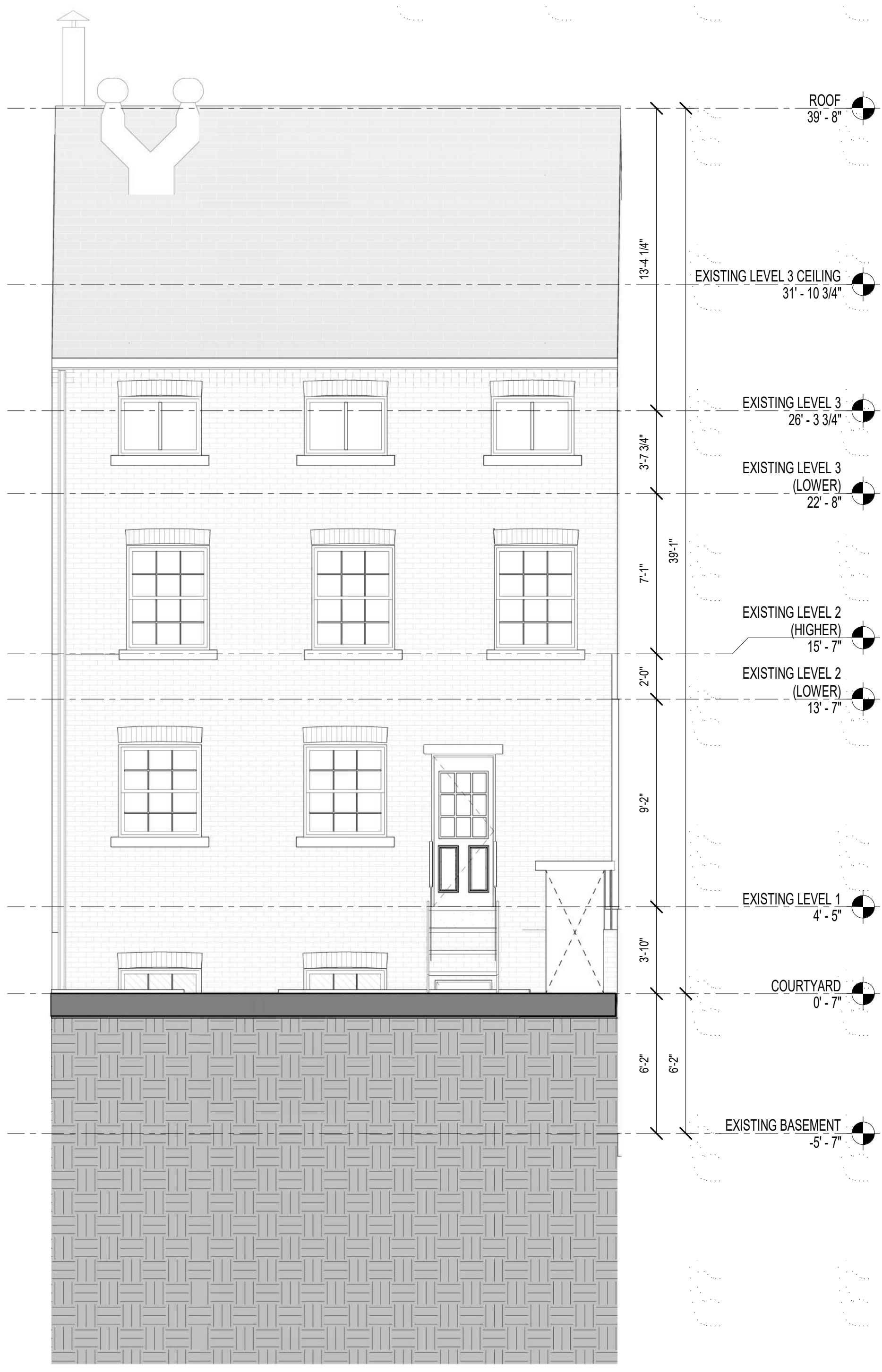
PROJECT NAME  
131 CHARLES STREET

DRAWING TITLE  
LANDMARKS - EX'G AND PROPOSED FRONT ELEVATIONS - FRONT BUILDING

STAMP & SIGNATURE  
PROJ. NO.: XXXX  
DATE: 07/21/21  
SCALE: 1/4" = 1'-0"

LPC-07

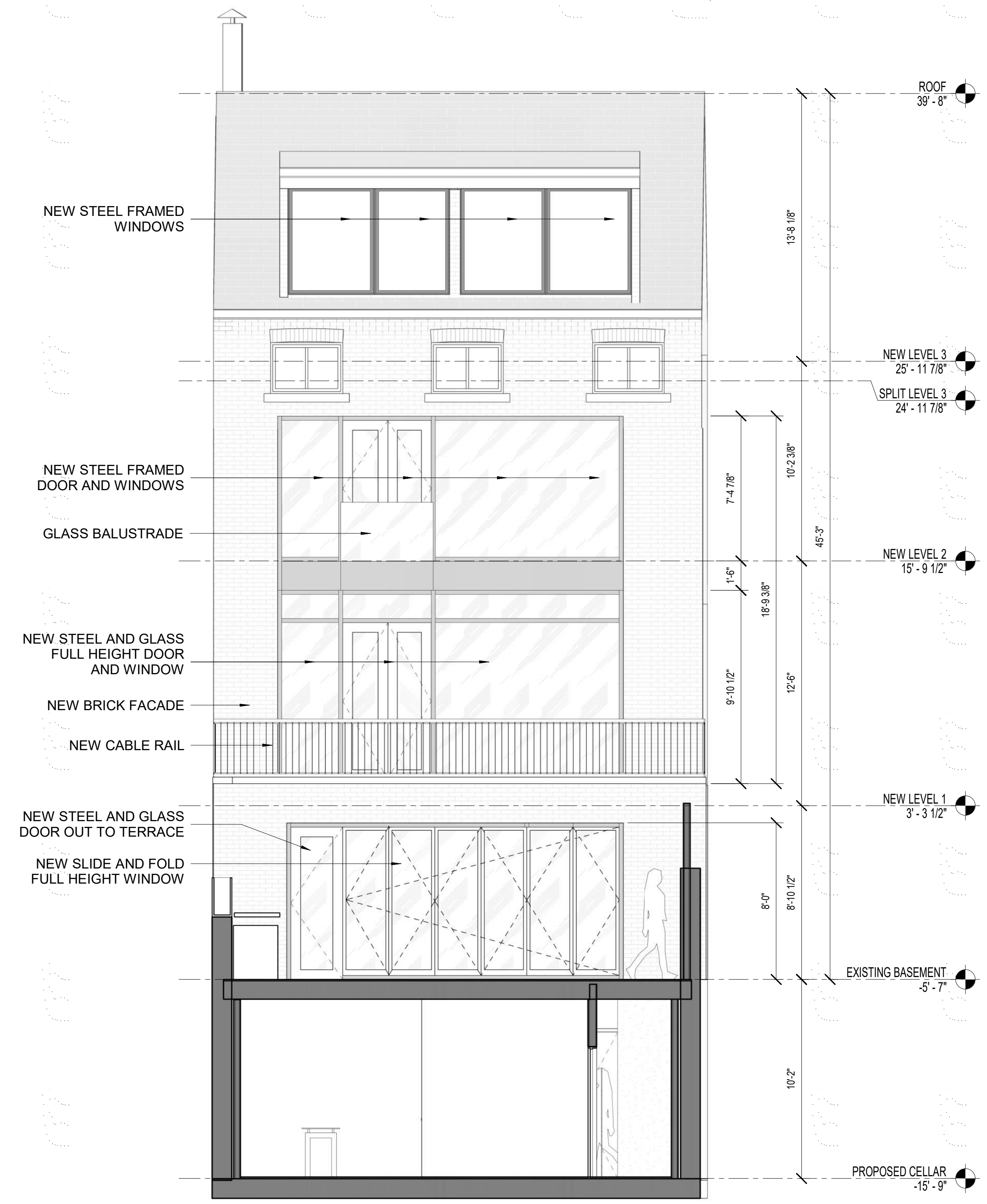




1 LANDMARK ELEVATION - EXISTING - REAR  
1/4" = 1'-0"



3 LANDMARK ELEVATION - APPROVED - 06/18/2020  
1/4" = 1'-0"



2 LANDMARK ELEVATION - PROPOSED REAR  
1/4" = 1'-0"

GARAVENTA GENESIS  
ENCLOSURE VERTICAL  
PLATFORM LIFT IN RL 7035  
SMOOTH MATTE

LANDMARKS PRESENTATION

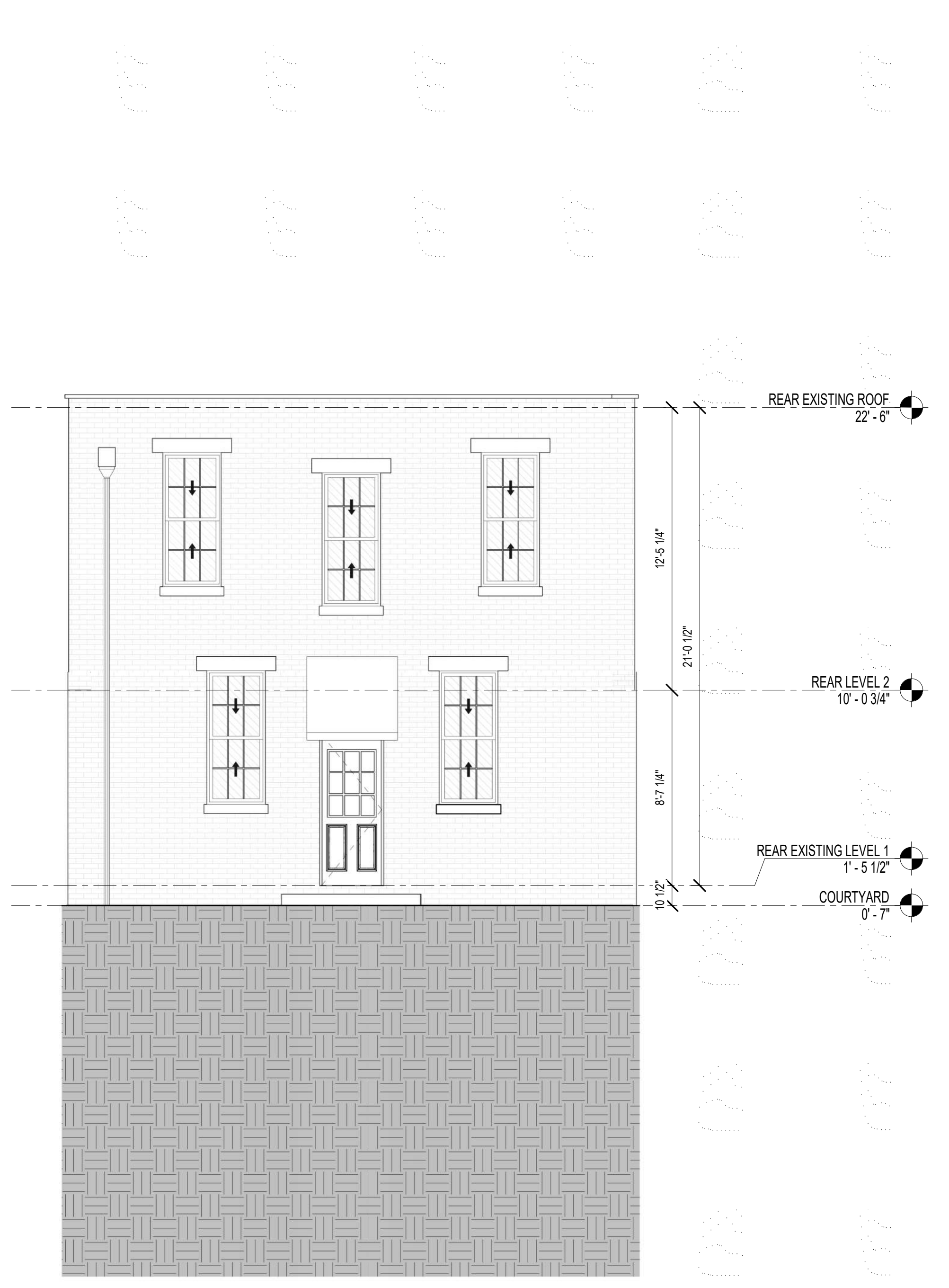
**THE TURETT COLLABORATIVE:**  
277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007 | T: 212.965.1244 | E: INFO@TURETTARCH.COM

PROJECT NAME  
131 CHARLES STREET

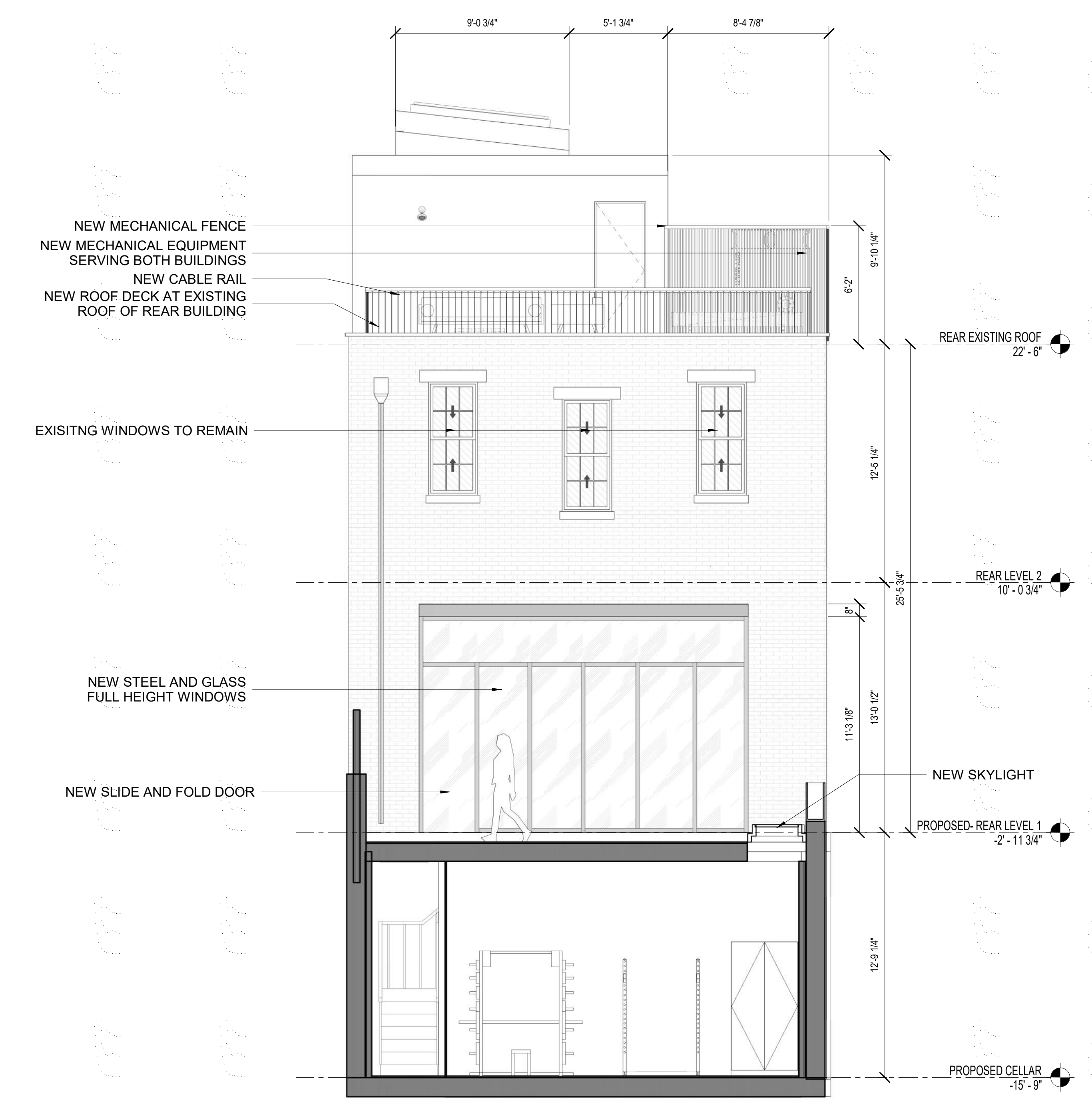
DRAWING TITLE  
LANDMARKS - EX'G AND PROPOSED REAR ELEVATIONS - FRONT BUILDING

STAMP & SIGNATURE	PROJ. NO.: XXXX
	DATE: 07/21/21
	SCALE: 1/4" = 1'-0"
<b>LPC-08</b>	





① LANDMARK ELEVATION - EXISTING - CARRIAGE HOUSE  
1/4" = 1'-0"



② LANDMARK ELEVATION - PROPOSED - CARRIAGE HOUSE  
1/4" = 1'-0"





1 LANDMARK 3D - EXISTING AXON 1

2 LANDMARK 3D - PROPOSED AXON 1

LANDMARKS PRESENTATION

THE TURETT COLLABORATIVE

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PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

LANDMARKS - EX'G AND PROPOSED AXONEMTRIC 1

STAMP & SIGNATURE

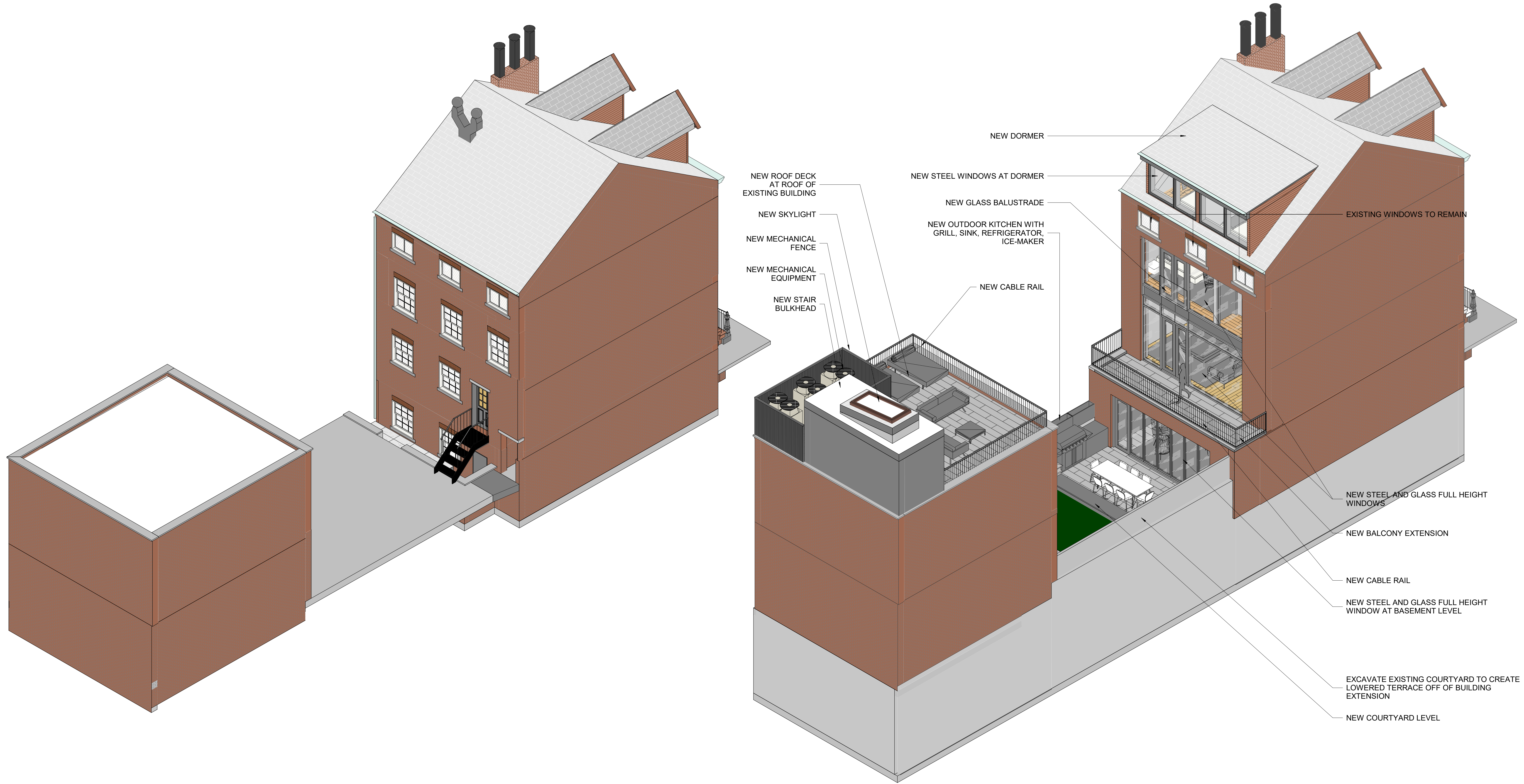
PROJ. NO.: XXXX

DATE: 07/21/21

SCALE:

LPC-10





- NEW ROOF DECK AT ROOF OF EXISTING BUILDING
- NEW SKYLIGHT
- NEW MECHANICAL FENCE
- NEW MECHANICAL EQUIPMENT
- NEW STAIR BULKHEAD
- NEW DORMER
- NEW STEEL WINDOWS AT DORMER
- NEW GLASS BALUSTRADE
- NEW OUTDOOR KITCHEN WITH GRILL, SINK, REFRIGERATOR, ICE-MAKER
- NEW CABLE RAIL
- EXISTING WINDOWS TO REMAIN
- NEW STEEL AND GLASS FULL HEIGHT WINDOWS
- NEW BALCONY EXTENSION
- NEW CABLE RAIL
- NEW STEEL AND GLASS FULL HEIGHT WINDOW AT BASEMENT LEVEL
- EXCAVATE EXISTING COURTYARD TO CREATE LOWERED TERRACE OFF OF BUILDING EXTENSION
- NEW COURTYARD LEVEL

1 LANDMARK 3D - EXISTING AXON 2

2 LANDMARK 3D - PROPOSED AXON 2

**LANDMARKS PRESENTATION**

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PROJECT NAME  
**131 CHARLES STREET**

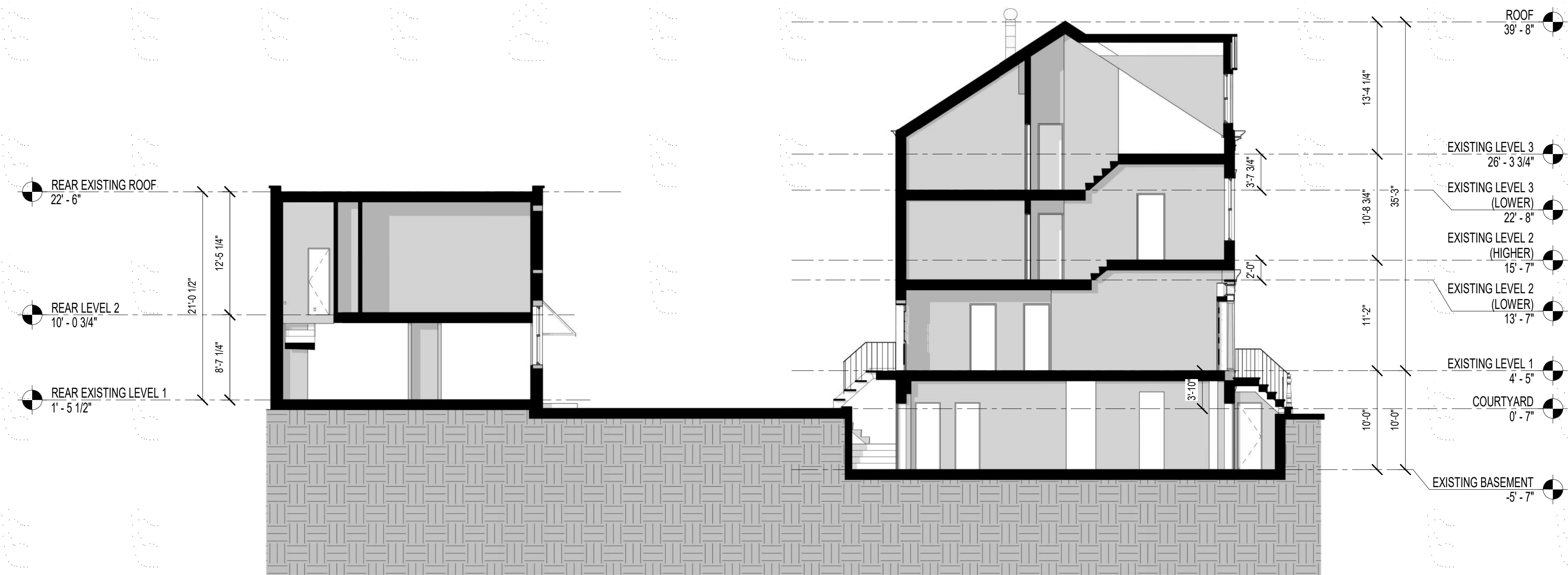
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**LANDMARKS - EX'G AND PROPOSED AXONOMETRIC 2**

STAMP & SIGNATURE

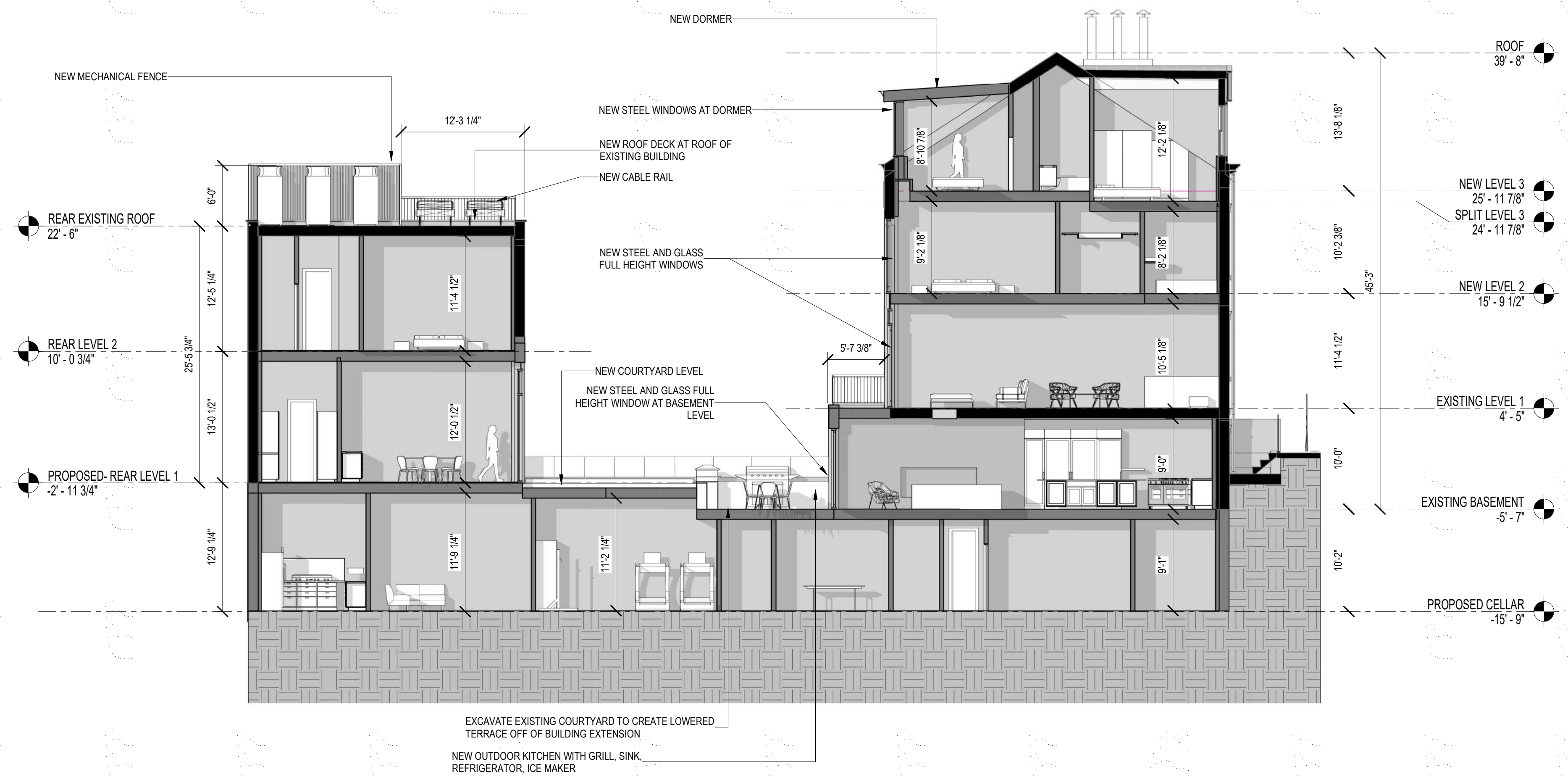
PROJ. NO.: XXXX  
 DATE: 07/21/21  
 SCALE:

**LPC-11**





3 LANDMARK SECTION - EXISTING - VIEW EAST  
1/8" = 1'-0"



2 LANDMARK SECTION - PROPOSED - VIEW EAST  
1/8" = 1'-0"

LANDMARKS PRESENTATION

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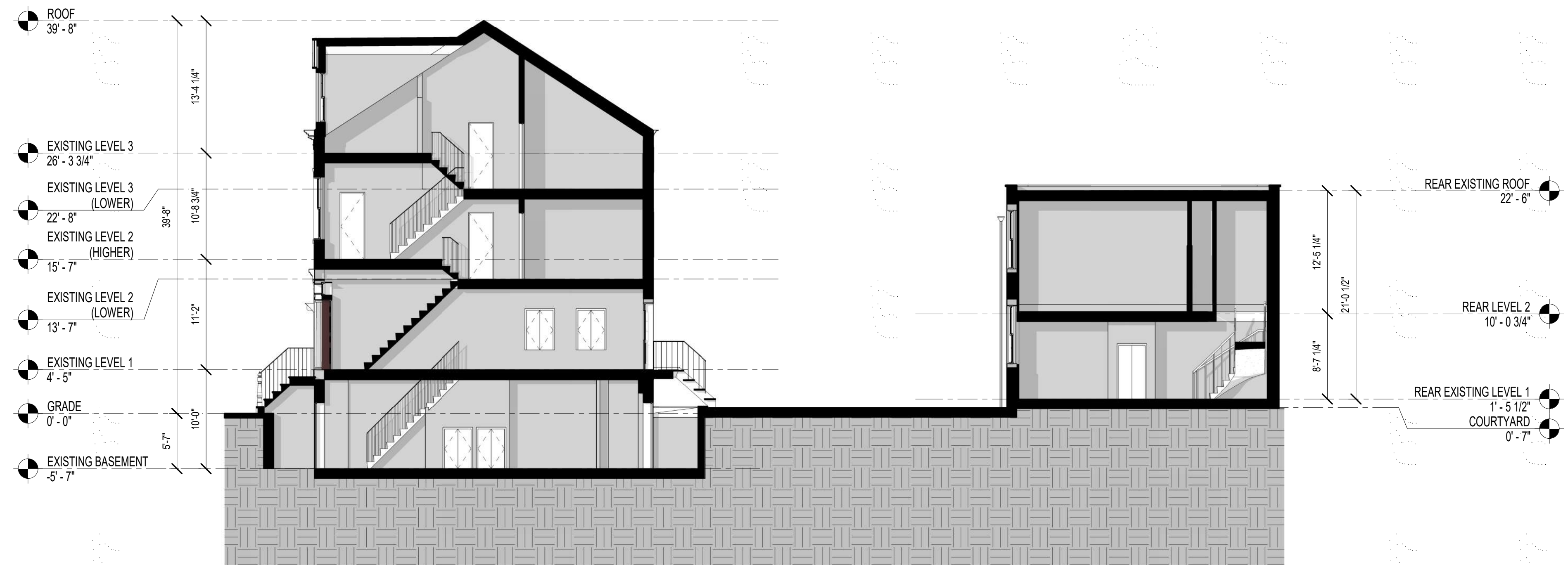
PROJECT NAME  
131 CHARLES STREET

DRAWING TITLE  
LANDMARKS - EX'G AND PROPOSED SECTIONS VIEW EAST

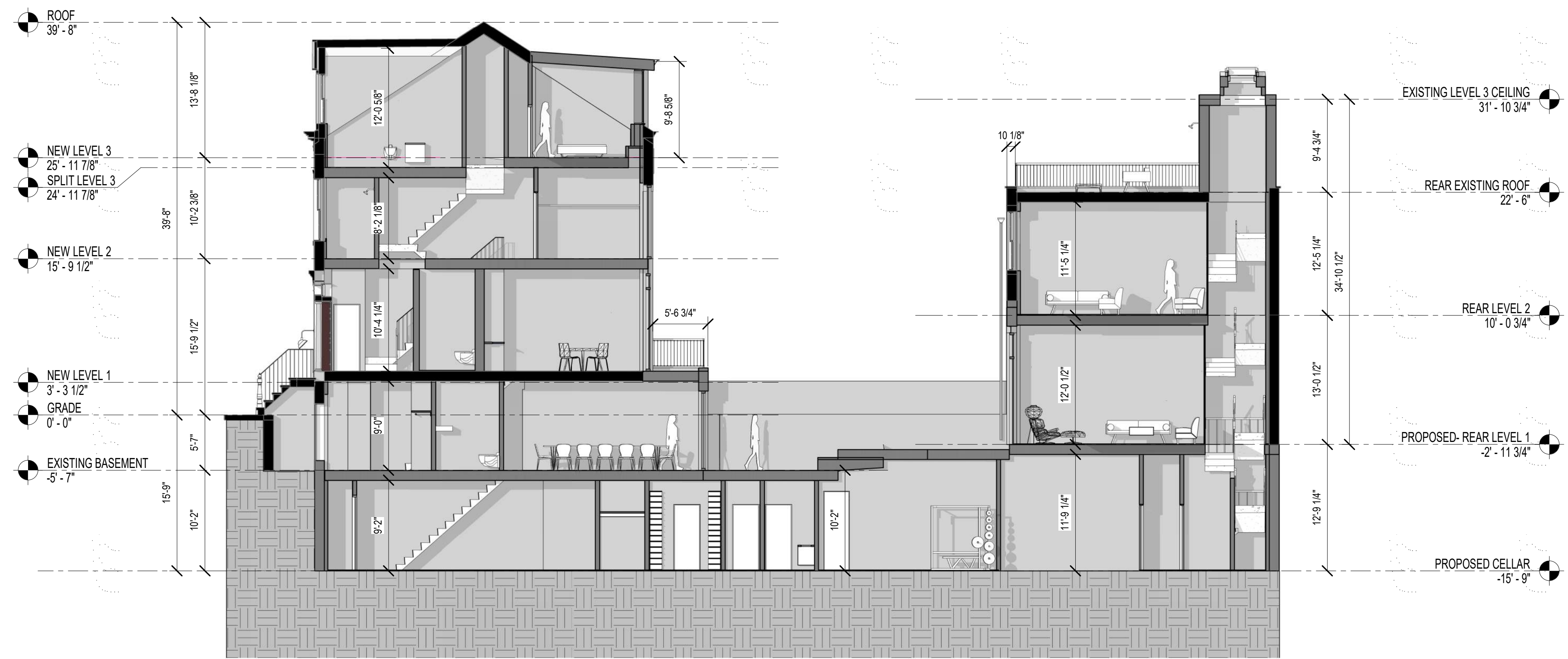
STAMP & SIGNATURE  
PROJ. NO.: XXXX  
DATE: 07/21/21  
SCALE: 1/8" = 1'-0"

LPC-12





3 LANDMARK SECTION - EXISTING - VIEW WEST  
1/8" = 1'-0"



2 LANDMARK SECTION - PROPOSED - VIEW WEST  
1/8" = 1'-0"

LANDMARKS PRESENTATION

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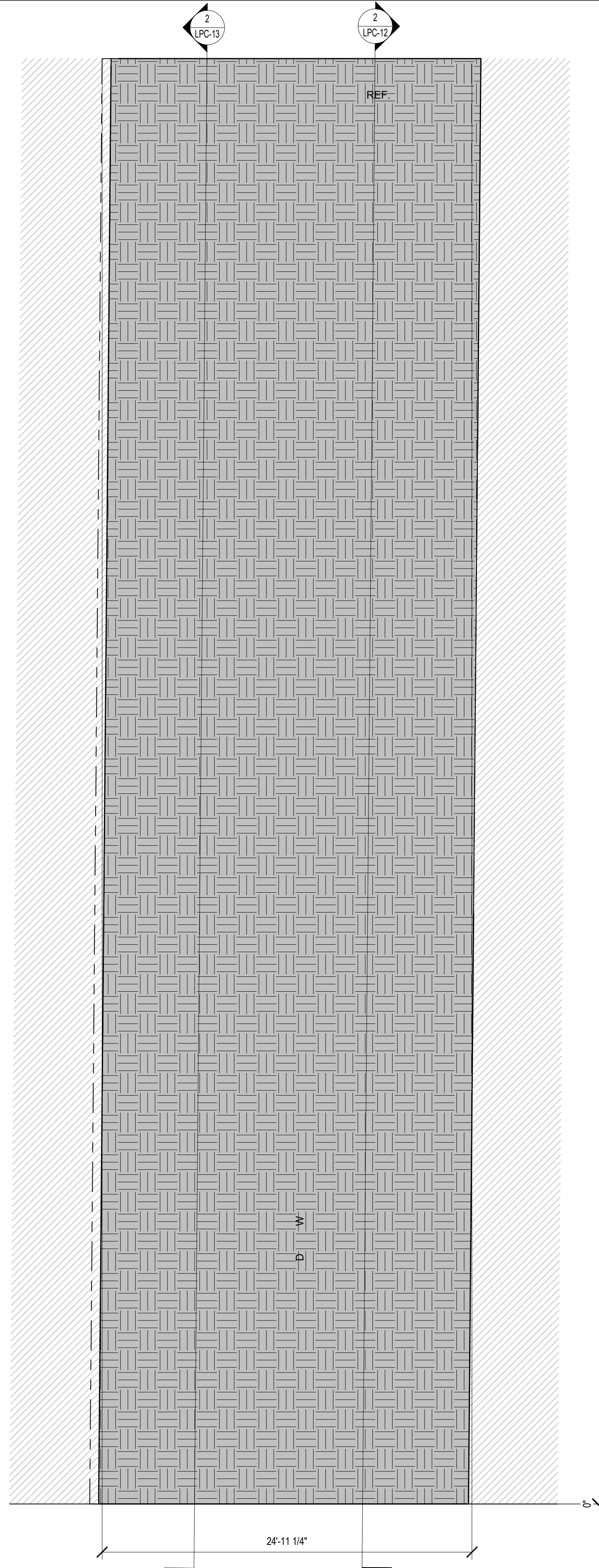
PROJECT NAME  
131 CHARLES STREET

DRAWING TITLE  
LANDMARKS - EX'G AND PROPOSED SECTIONS VIEW WEST

STAMP & SIGNATURE  
PROJ. NO.: XXXX  
DATE: 07/21/21  
SCALE: 1/8" = 1'-0"

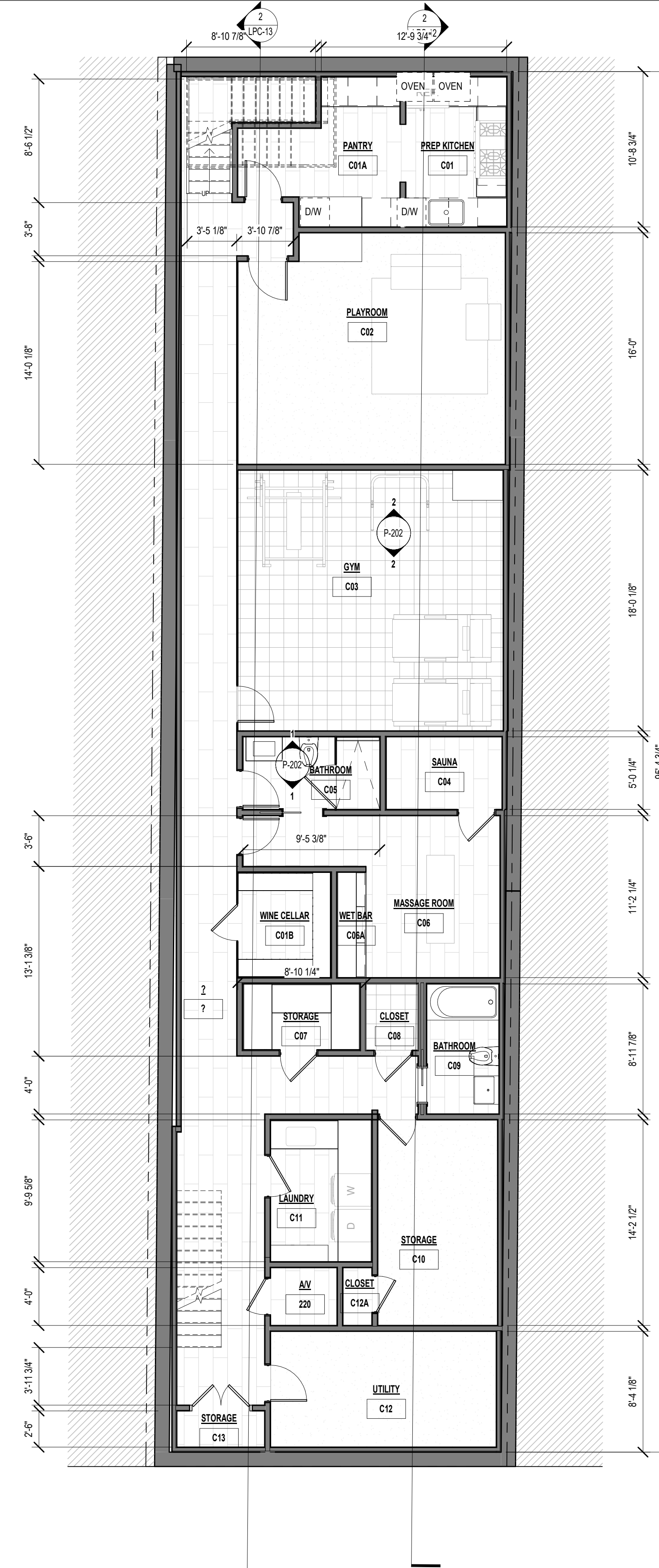
LPC-13





CELLAR AREA:  
0 SF

1 LANDMARK PLAN - EXISTING - CELLAR  
3/16" = 1'-0"



CELLAR AREA:  
2,066 SF

2 LANDMARK PLAN - PROPOSED - CELLAR  
3/16" = 1'-0"

# LANDMARKS PRESENTATION

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PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

LANDMARKS - CELLAR EX'G AND PROPOSED PLANS

STAMP & SIGNATURE

PROJ. NO.: XXXX

DATE: 07/21/21

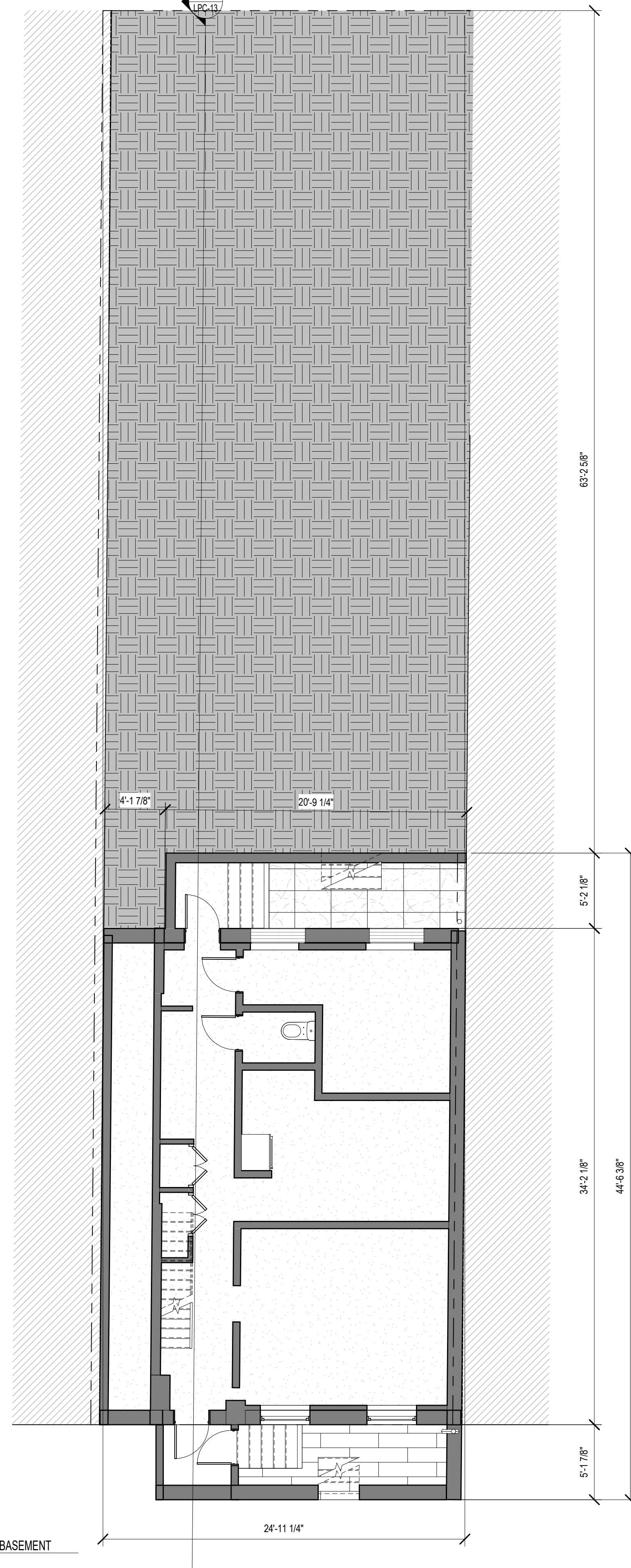
SCALE: 3/16" = 1'-0"

LPC-14



BASEMENT TOTAL AREA:  
1142 SF  
BASEMENT FRONT BUILDING AREA:  
619 SF  
BASEMENT REAR BUILDING AREA:  
523 SF

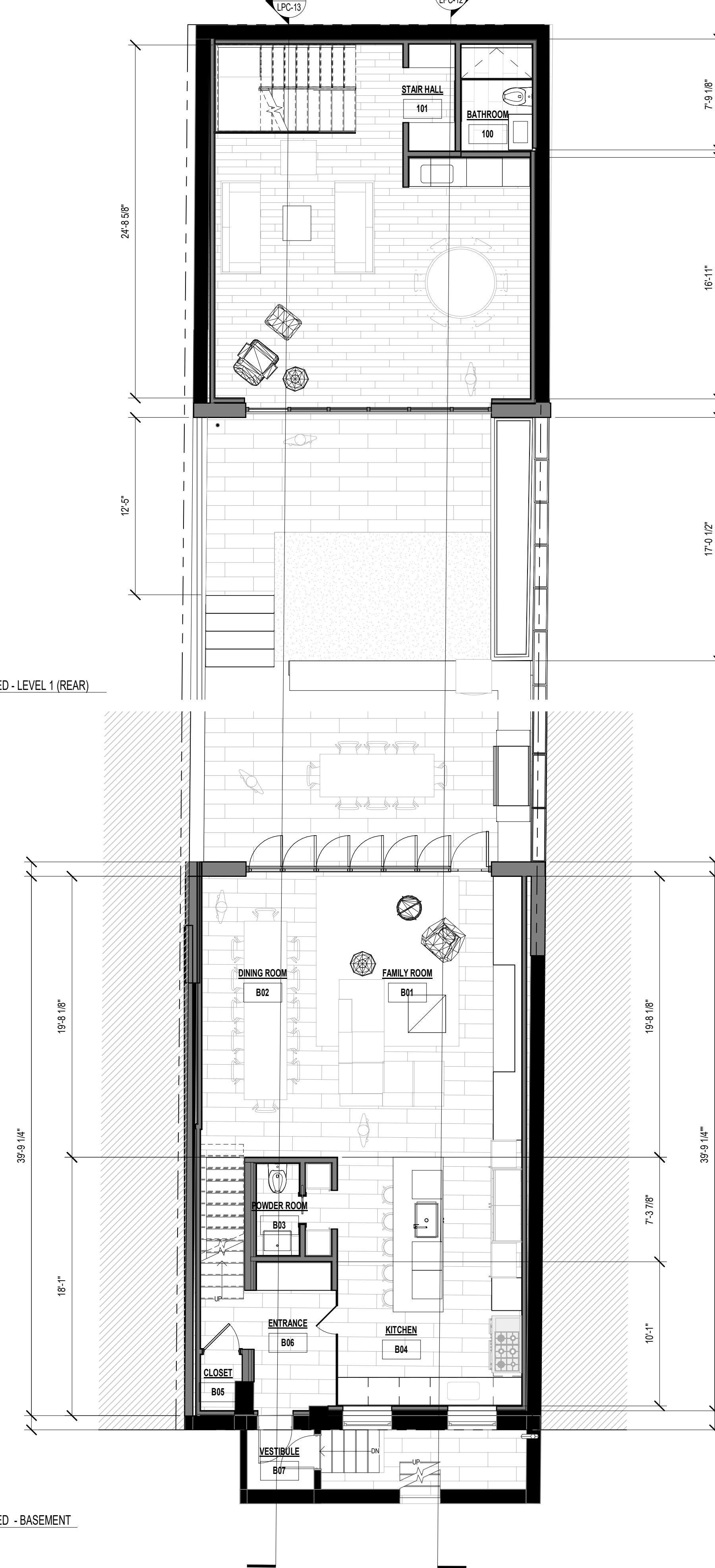
1 LANDMARK PLAN - EXISTING - BASEMENT  
3/16" = 1'-0"



3 LANDMARK PLAN - PROPOSED - LEVEL 1 (REAR)  
3/16" = 1'-0"

BASEMENT TOTAL AREA:  
1142 SF  
BASEMENT FRONT BUILDING AREA:  
619 SF  
BASEMENT REAR BUILDING AREA:  
523 SF

2 LANDMARK PLAN - PROPOSED - BASEMENT  
3/16" = 1'-0"



# LANDMARKS PRESENTATION

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PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

LANDMARKS - BASEMENT EX'G AND PROPOSED PLANS

STAMP & SIGNATURE

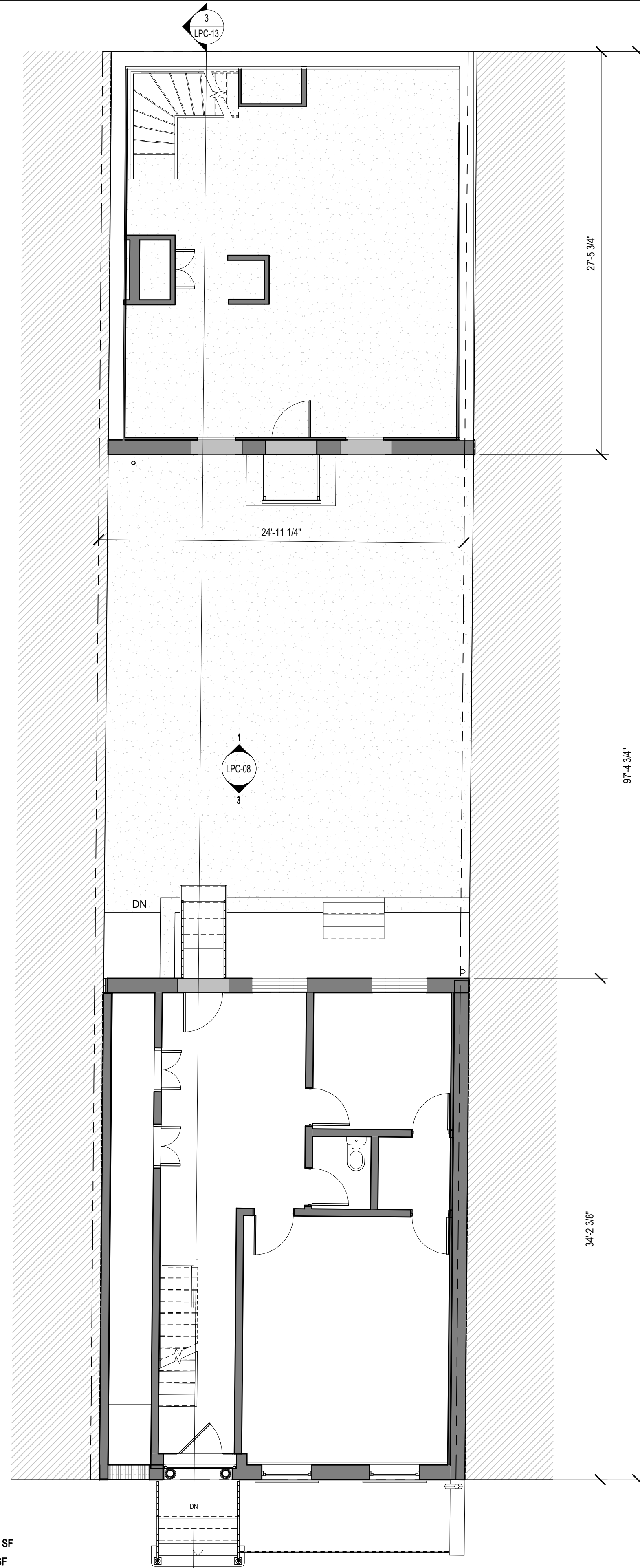
PROJ. NO.: XXXX

DATE: 07/21/21

SCALE: 3/16" = 1'-0"

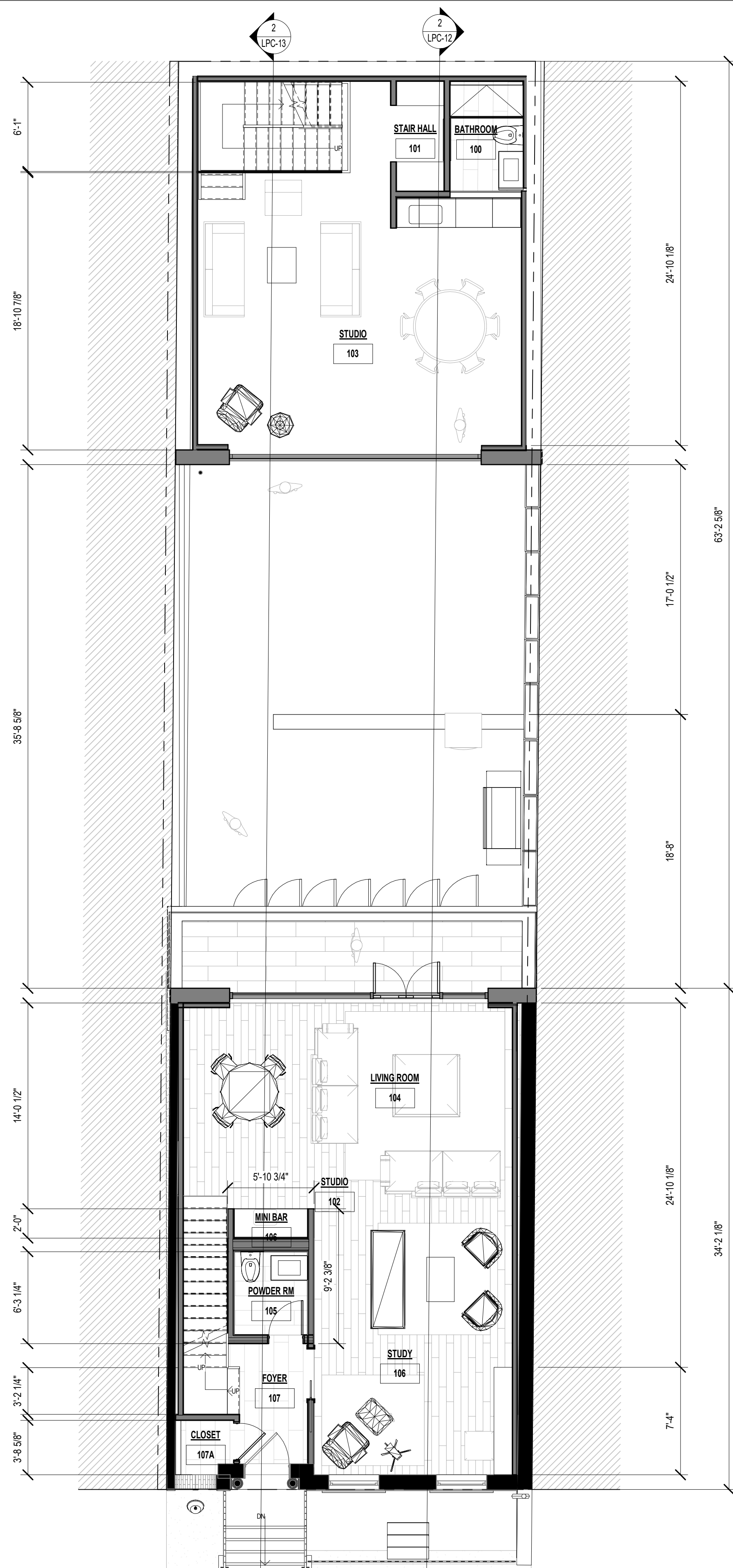
LPC-15





LEVEL 1 TOTAL SF: 1347 SF  
 LEVEL 1 FRONT BUILDING SF: 689 SF  
 LEVEL 1 REAR BUILDING SF: 658 SF

1 LANDMARK PLAN - EXISTING - LEVEL 1  
 3/16" = 1'-0"



LEVEL 1 TOTAL SF: 1347 SF  
 LEVEL 1 FRONT BUILDING SF: 689 SF  
 LEVEL 1 REAR BUILDING SF: 658 SF

2 LANDMARK PLAN - PROPOSED - LEVEL 1  
 3/16" = 1'-0"

LANDMARKS PRESENTATION

THE TURETT COLLABORATIVE:

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PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

LANDMARKS - LEVEL 1 EX'G AND PROPOSED PLANS

STAMP & SIGNATURE

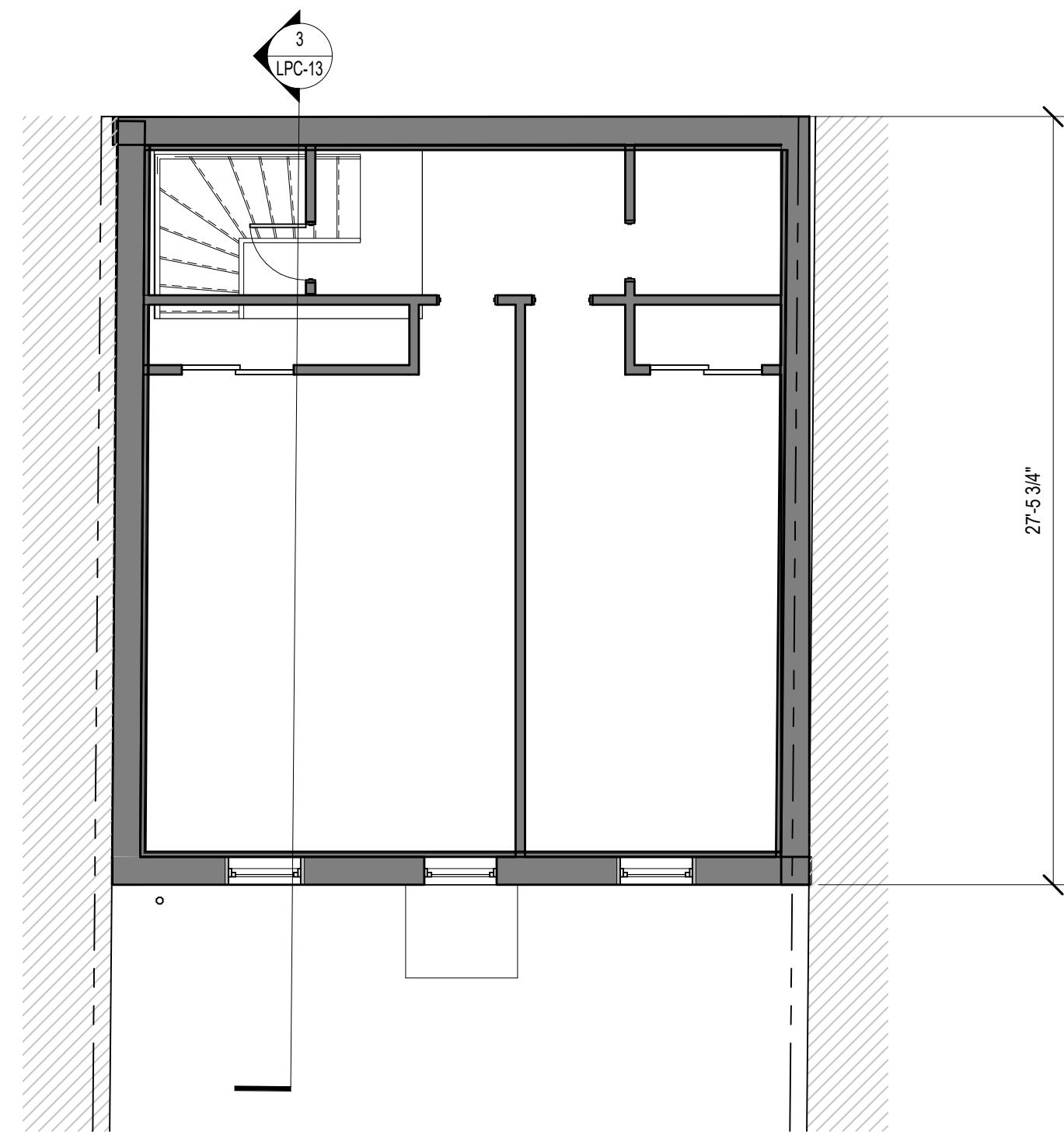
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DATE: 07/21/21

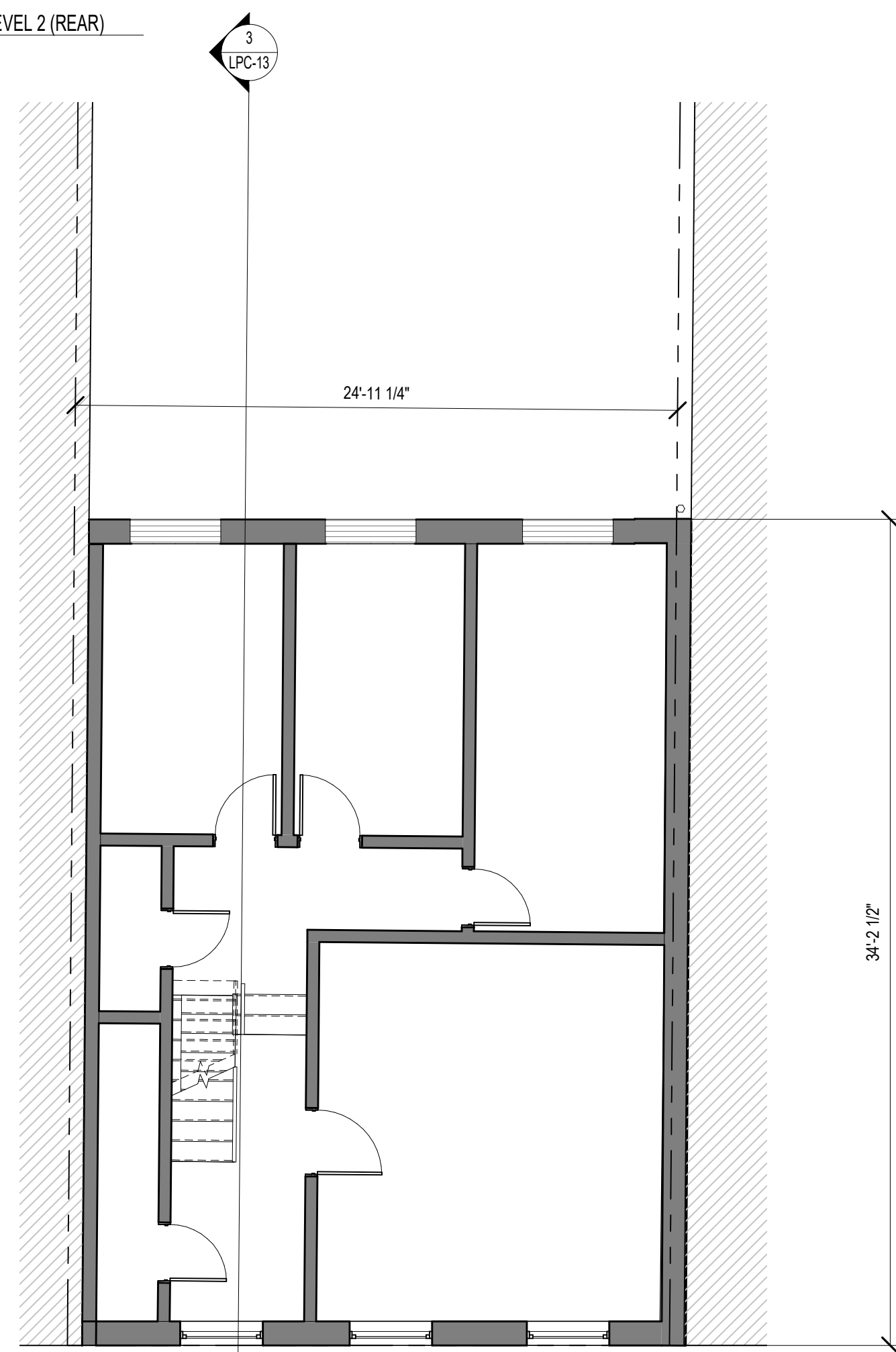
SCALE: 3/16" = 1'-0"

LPC-16



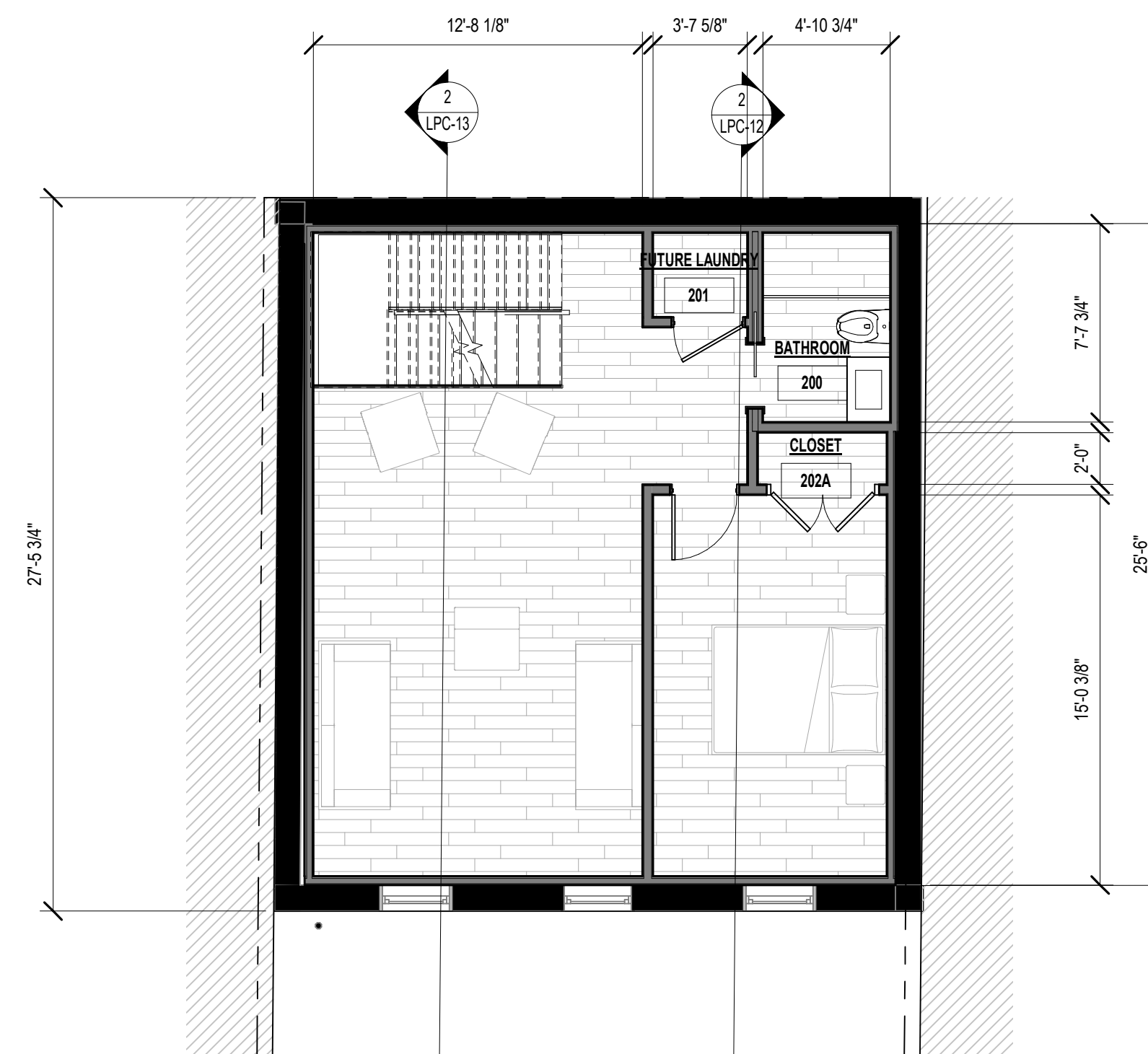


3 LANDMARK PLAN - EXISTING - LEVEL 2 (REAR)  
3/16" = 1'-0"

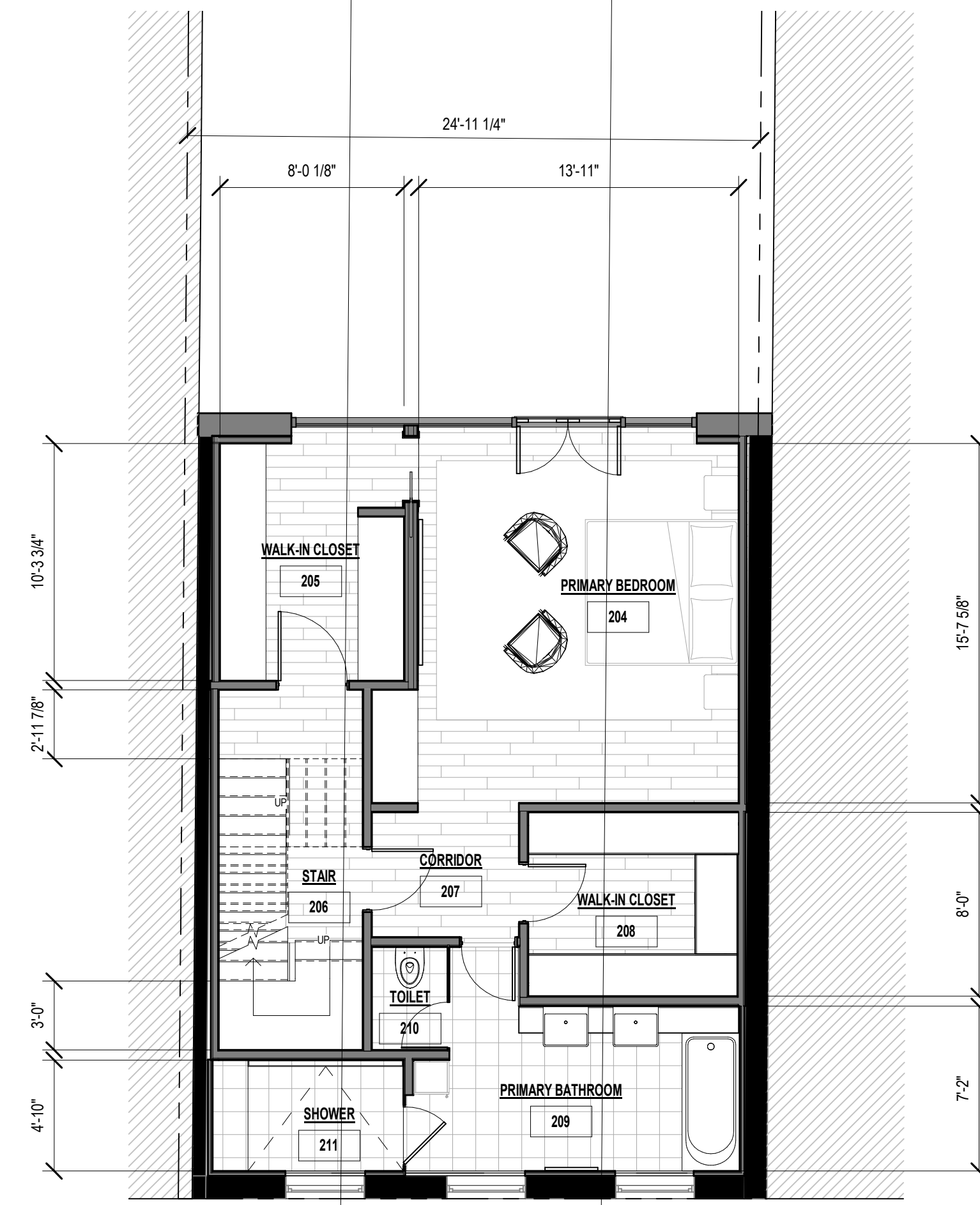


LEVEL 2 TOTAL SF: 688 SF

1 LANDMARK PLAN - EXISTING - LEVEL 2  
3/16" = 1'-0"



4 LANDMARK PLAN - PROPOSED - LEVEL 2 (REAR)  
3/16" = 1'-0"



LEVEL 2 TOTAL SF: 688 SF

2 LANDMARK PLAN - PROPOSED - LEVEL 2  
3/16" = 1'-0"

# LANDMARKS PRESENTATION

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PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

LANDMARKS - LEVEL 2 - EX'G AND PROPOSED PLANS

STAMP & SIGNATURE

PROJ. NO.: XXXX

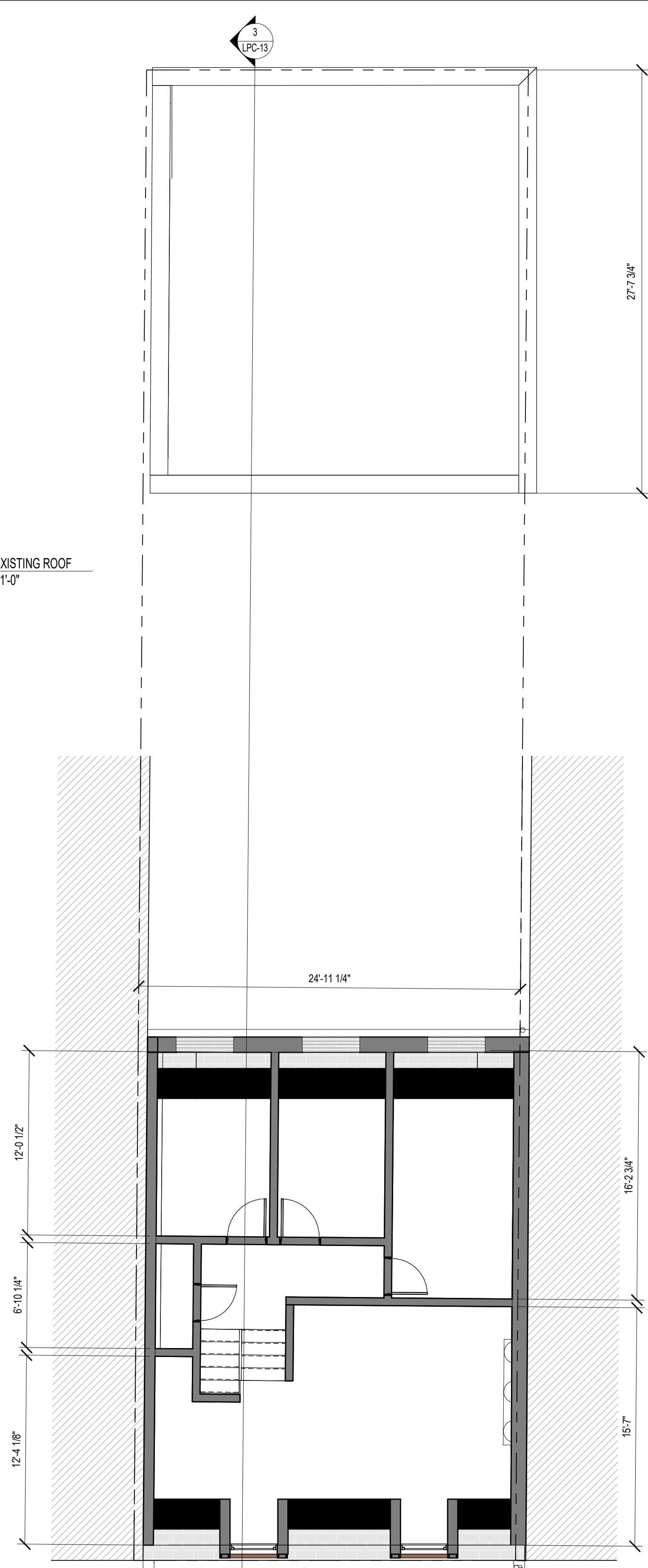
DATE: 07/21/21

SCALE: 3/16" = 1'-0"

LPC-17



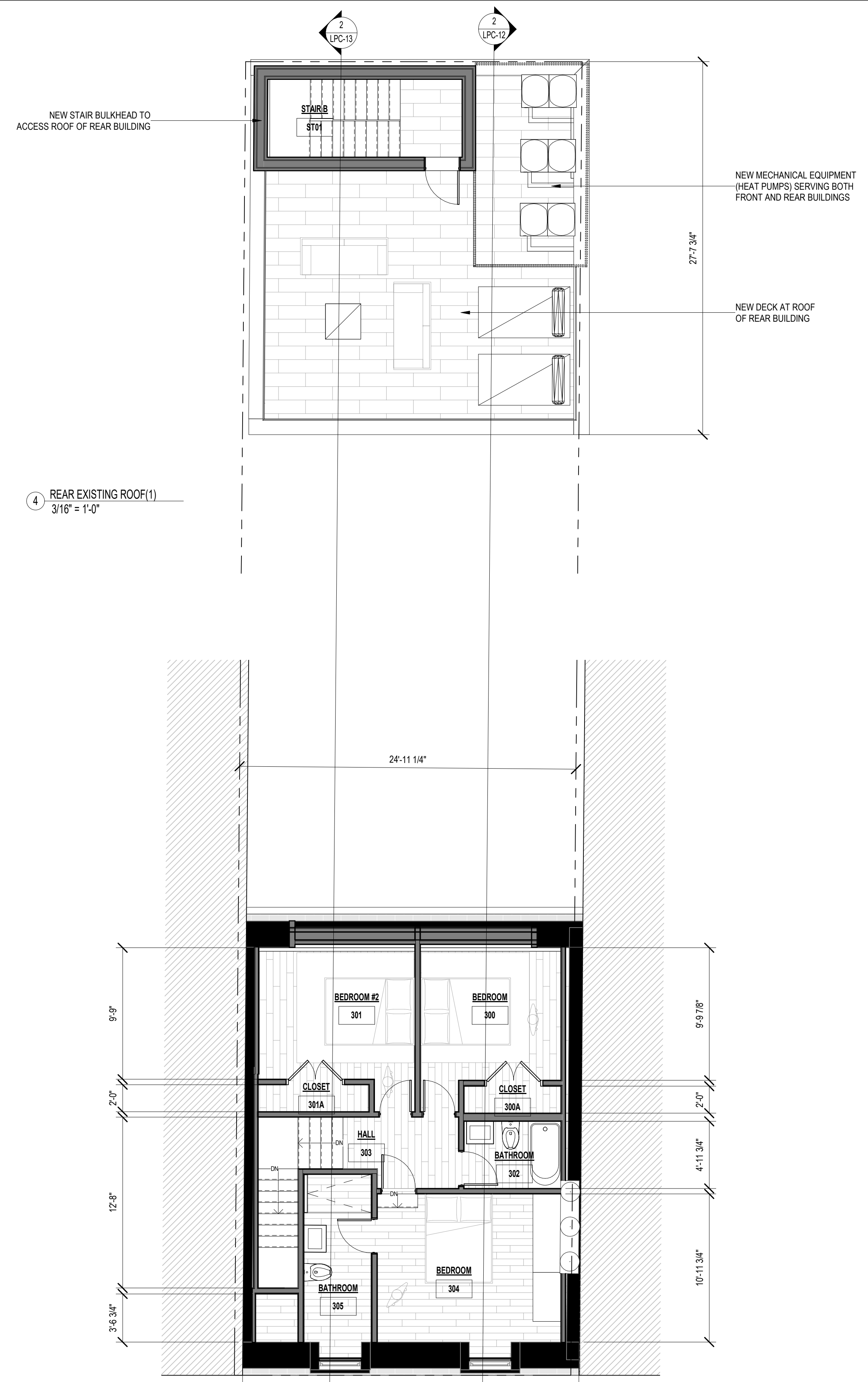
③ REAR EXISTING ROOF  
3/16" = 1'-0"



LEVEL 3 TOTAL SF: 673 SF  
BUILDING TOTAL SF: 5916 SF

② LANDMARK PLAN - EXISTING - LEVEL 3  
3/16" = 1'-0"

④ REAR EXISTING ROOF(1)  
3/16" = 1'-0"



LEVEL 3 TOTAL SF: 673 SF  
BUILDING TOTAL SF: 5916 SF

① LANDMARK PLAN - PROPOSED - LEVEL 3  
3/16" = 1'-0"

# LANDMARKS PRESENTATION

## THE TURETT COLLABORATIVE:

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PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

LANDMARKS - LEVEL 3 - EX'G AND PROPOSED PLANS

STAMP & SIGNATURE

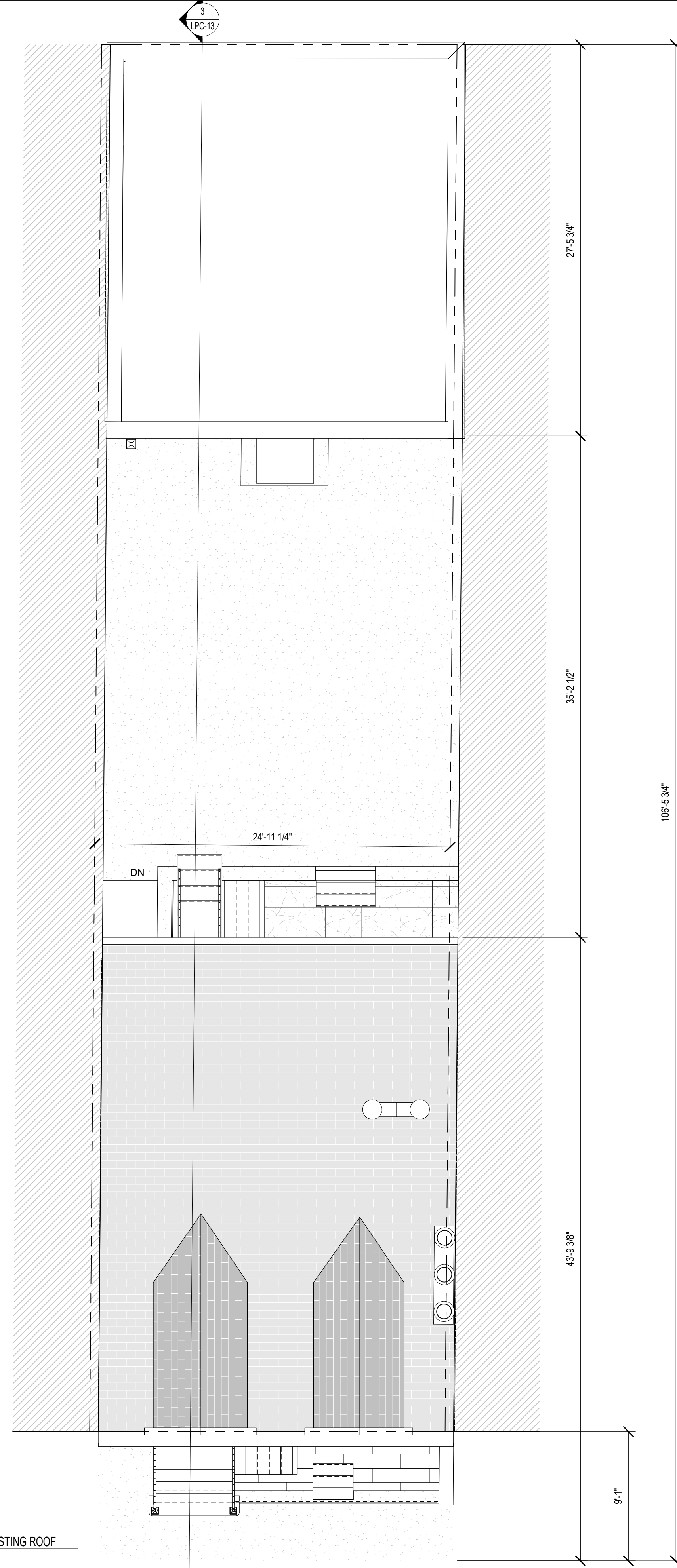
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DATE: 07/21/21

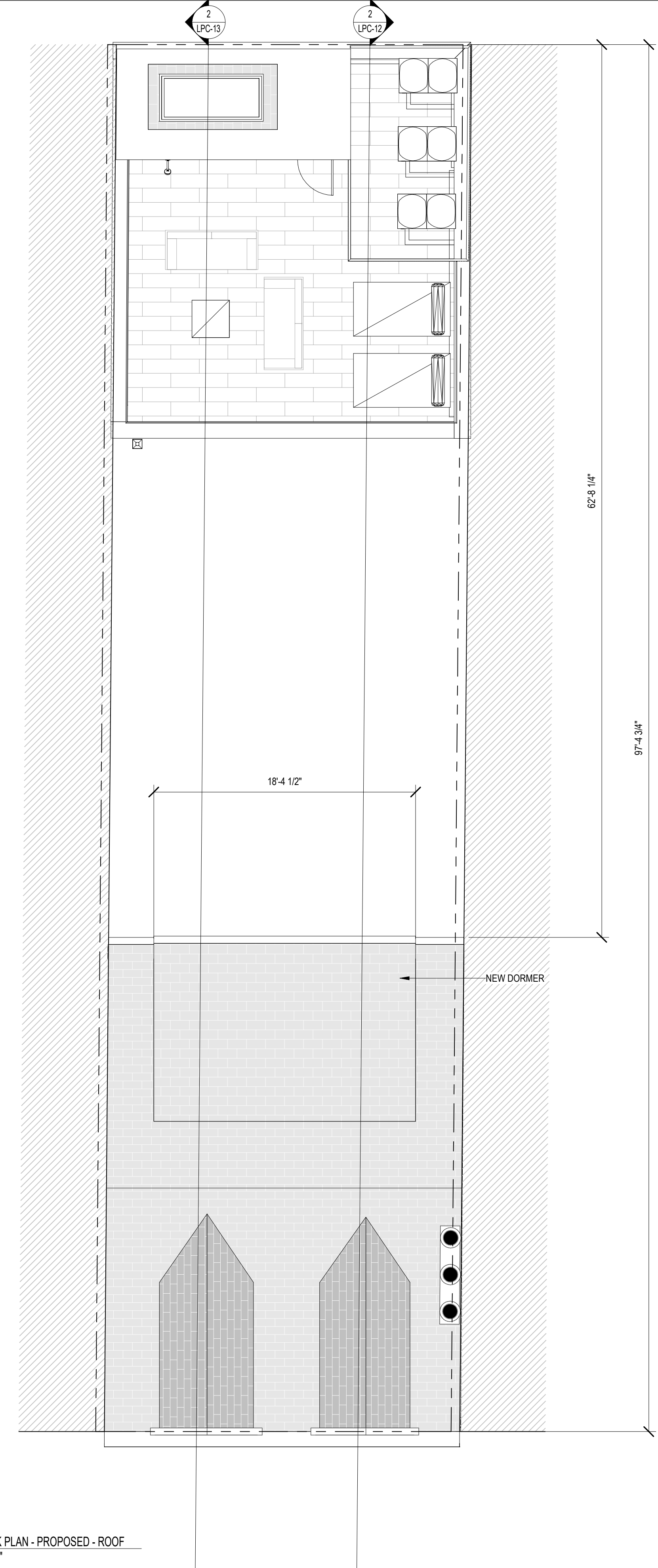
SCALE: 3/16" = 1'-0"

LPC-18





1 LANDMARK PLAN - EXISTING ROOF  
3/16" = 1'-0"



2 LANDMARK PLAN - PROPOSED - ROOF  
3/16" = 1'-0"

LANDMARKS PRESENTATION

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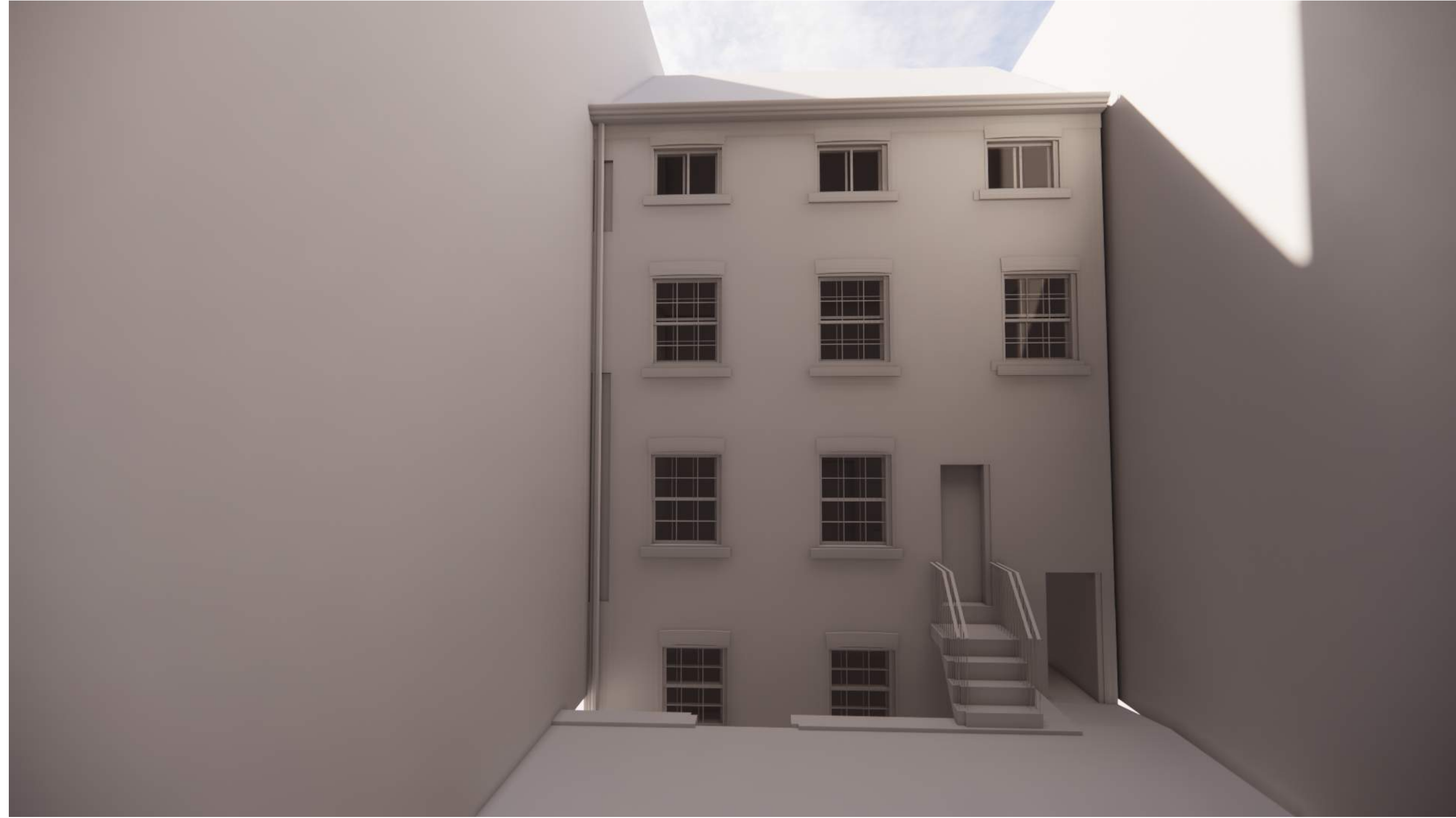
PROJECT NAME  
131 CHARLES STREET

DRAWING TITLE  
LANDMARKS - ROOF - EX'G AND PROPOSED PLANS

STAMP & SIGNATURE  
PROJ. NO.: XXXX  
DATE: 07/21/21  
SCALE: 3/16" = 1'-0"

**LPC-19**





LANDMARKS PRESENTATION

THE TURETT COLLABORATIVE:

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PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

REAR FACADE OF FRONT BUILDING RENDERS

STAMP & SIGNATURE

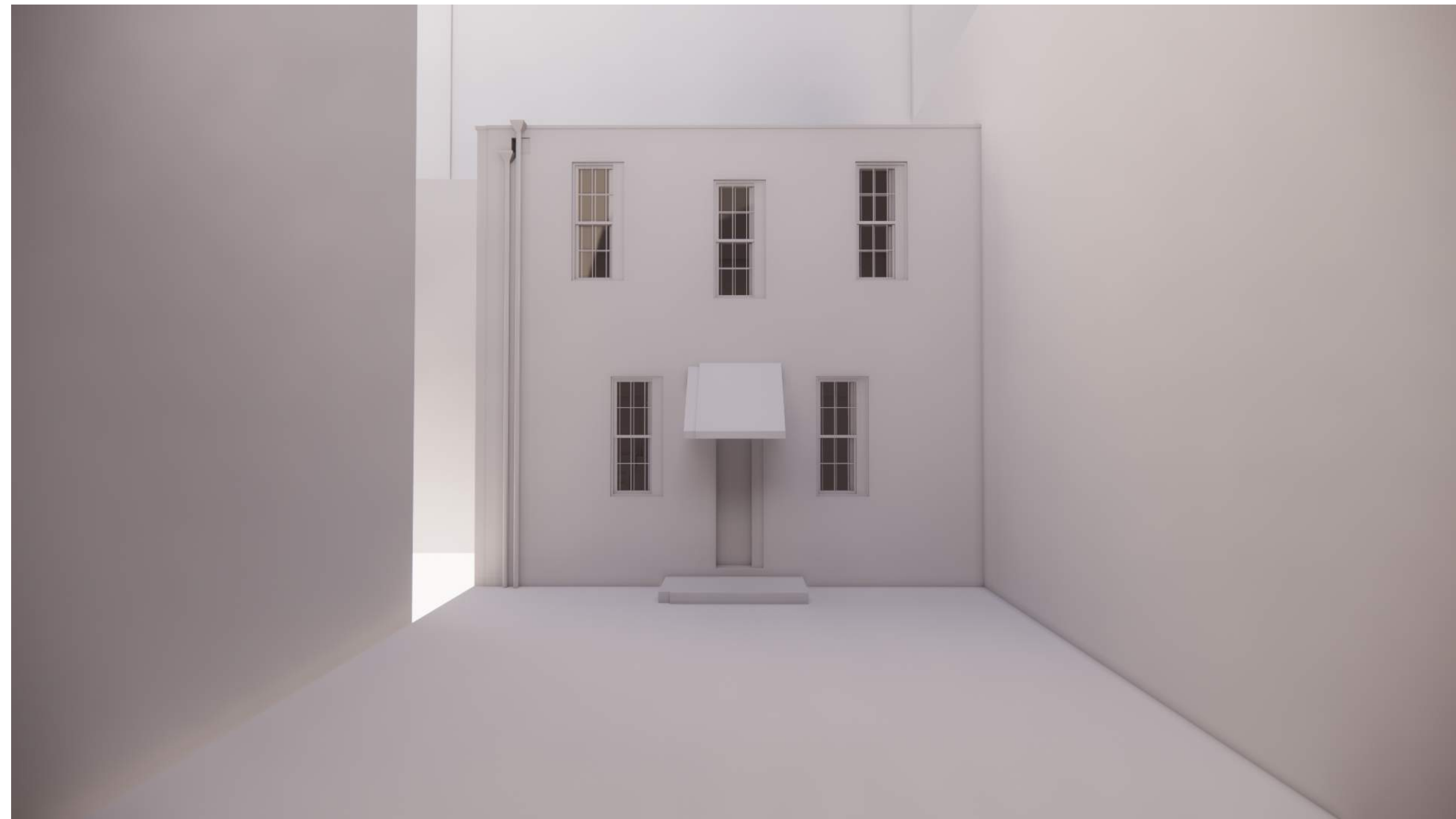
PROJ. NO.: XXXX

DATE: 07/22/21

SCALE:

LPC-101





**LANDMARKS PRESENTATION**

**THE TURETT COLLABORATIVE:**

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PROJECT NAME

131 CHARLES STREET

DRAWING TITLE

FRONT FACADE OF REAR BUILDING RENDERS

STAMP & SIGNATURE

PROJ. NO.: XXXX

DATE: 07/22/21

SCALE:

**LPC-111**