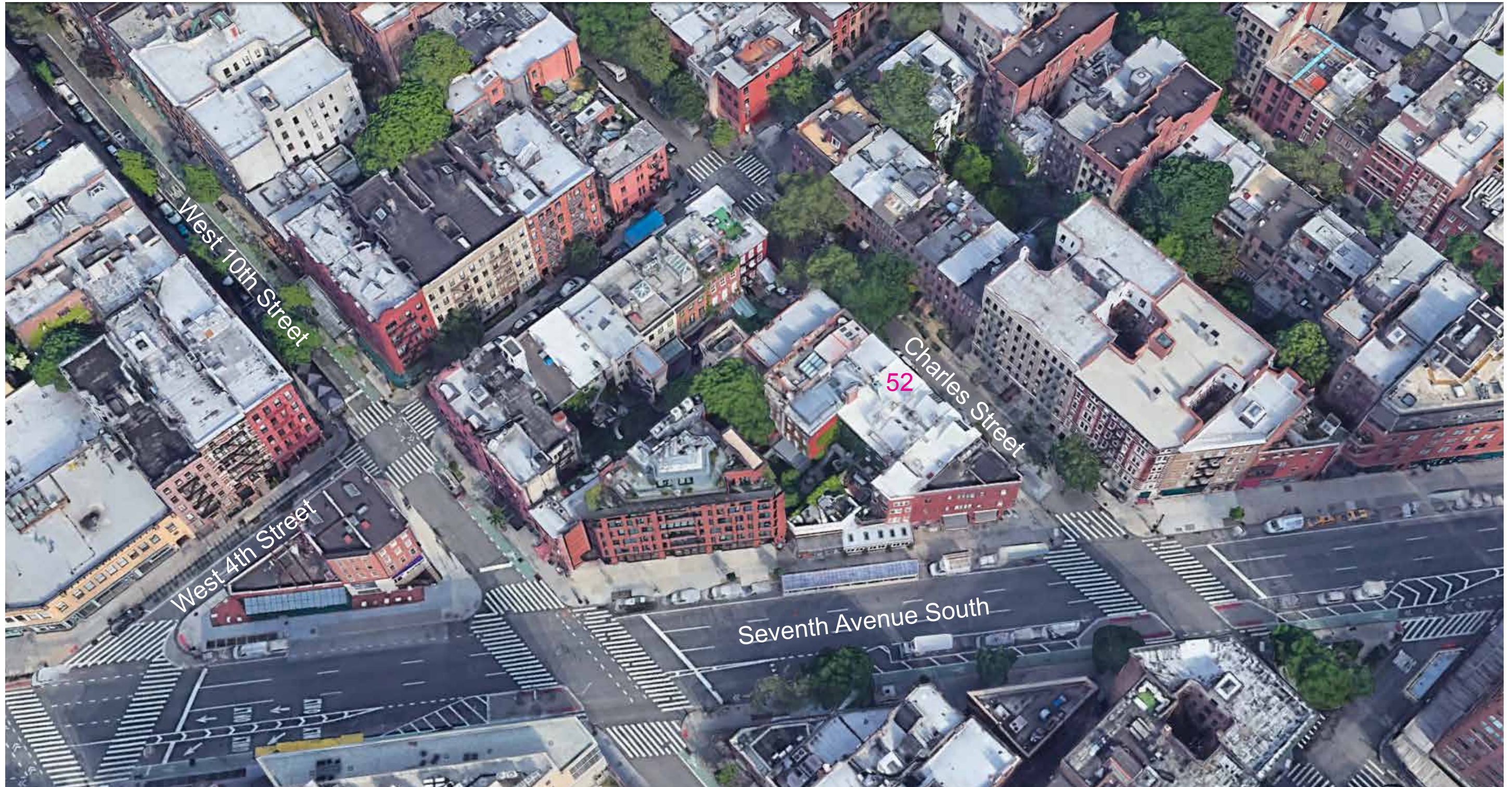


CONTEXT

Block Overview



Block of 52 Charles Street, bounded by Seventh Avenue South, West 10th Street, and West 4th Street, looking west.

CONTEXT

Row at 48-56 Charles Street



52 Charles Street in its row context, looking southeast toward Seventh Avenue South.



Rendering of proposed work at 52 Charles Street within its row, looking southeast toward Seventh Avenue South.



1 EXISTING: 7TH AVE PHOTO
N.T.S.



1 PROPOSED: RENDERING
N.T.S.

CONTEXT

Seventh Avenue South



View to west side of Seventh Avenue South from corner of Charles Street. At right is 46 Charles Street, abutted by the altered rear of the row house at 48 Charles Street.

HISTORIC PHOTOS

Row at 48-56 Charles Street

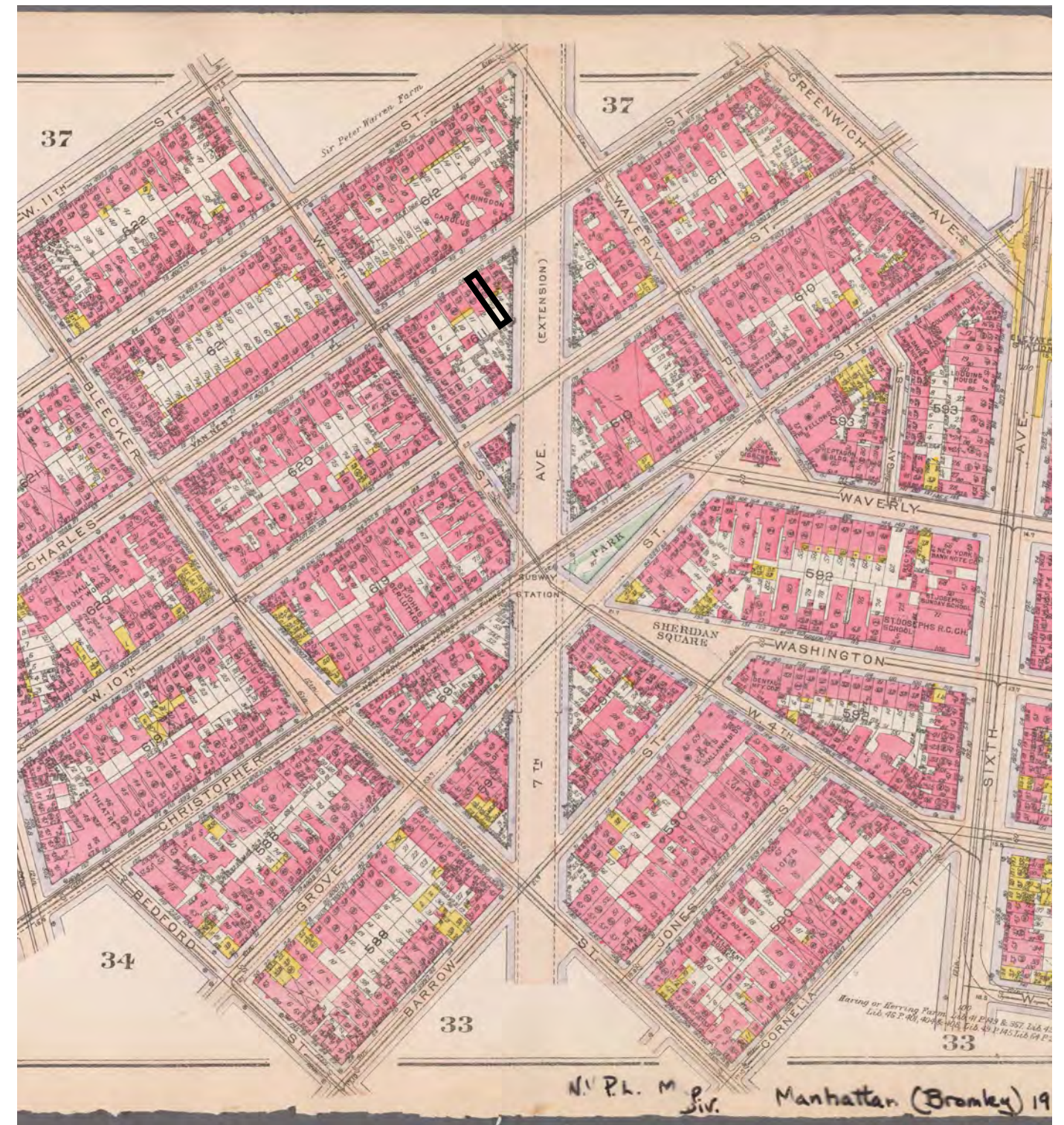
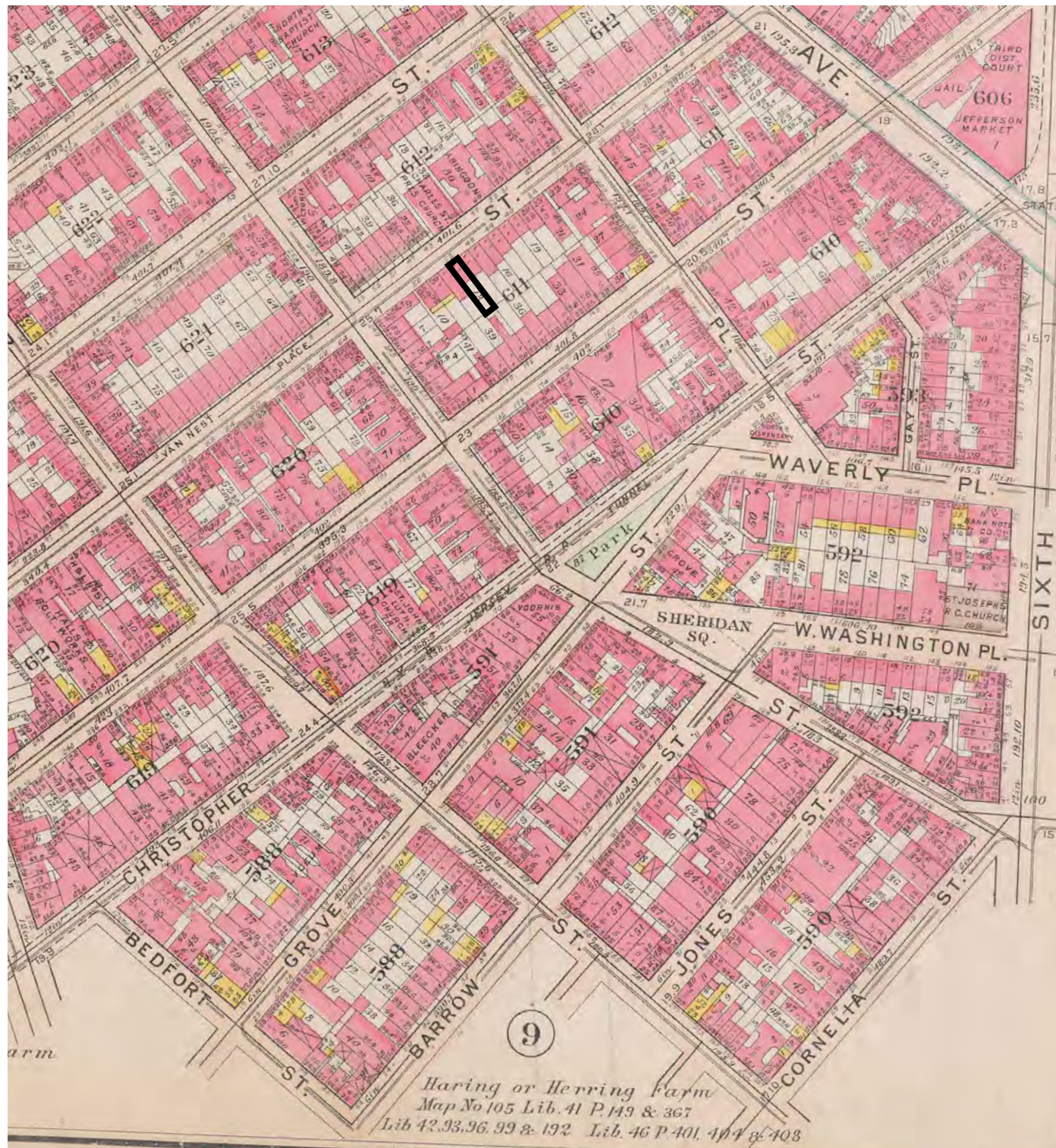


48-58 Charles Street, 1914. (New-York Historical Society)

48-58 Charles Street, c. 1940. (Municipal Archives)

HISTORIC MAPS

Extension of Seventh Avenue

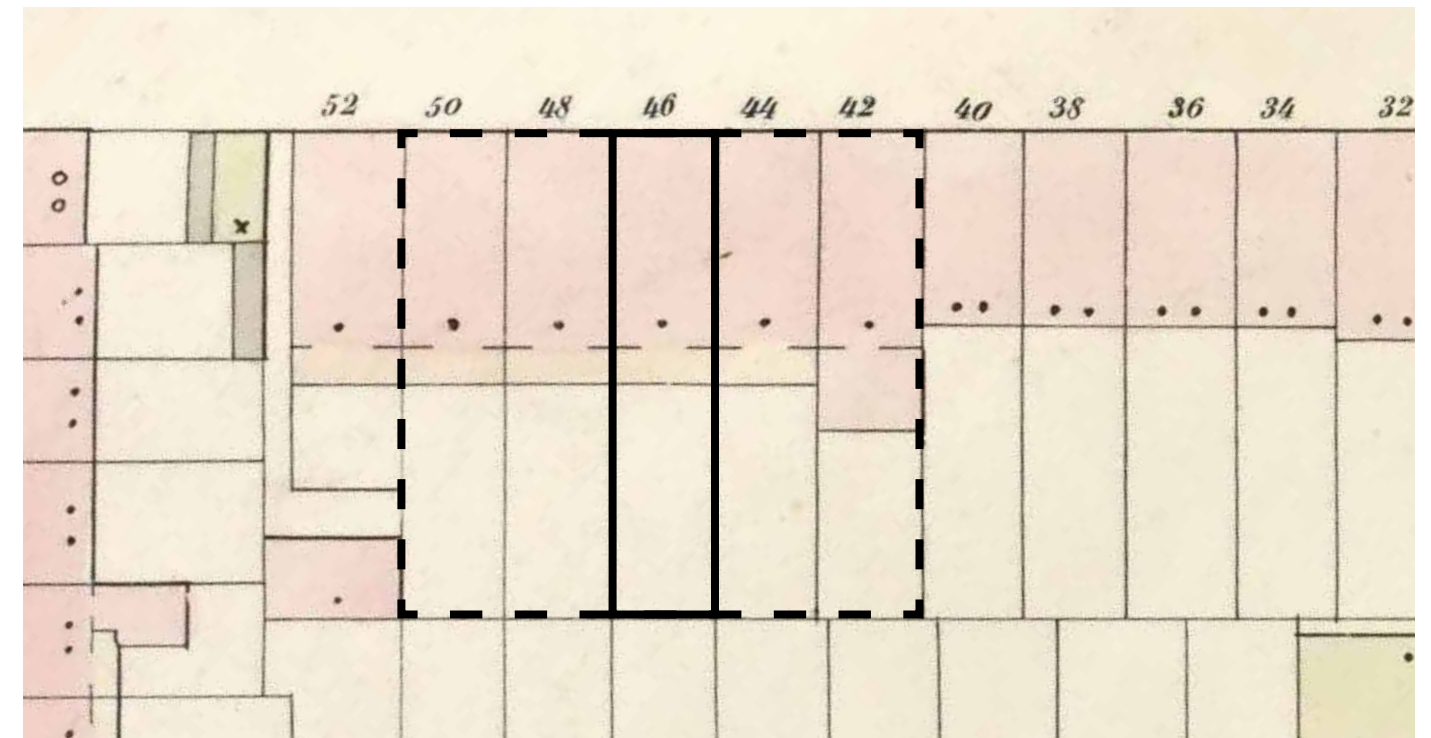
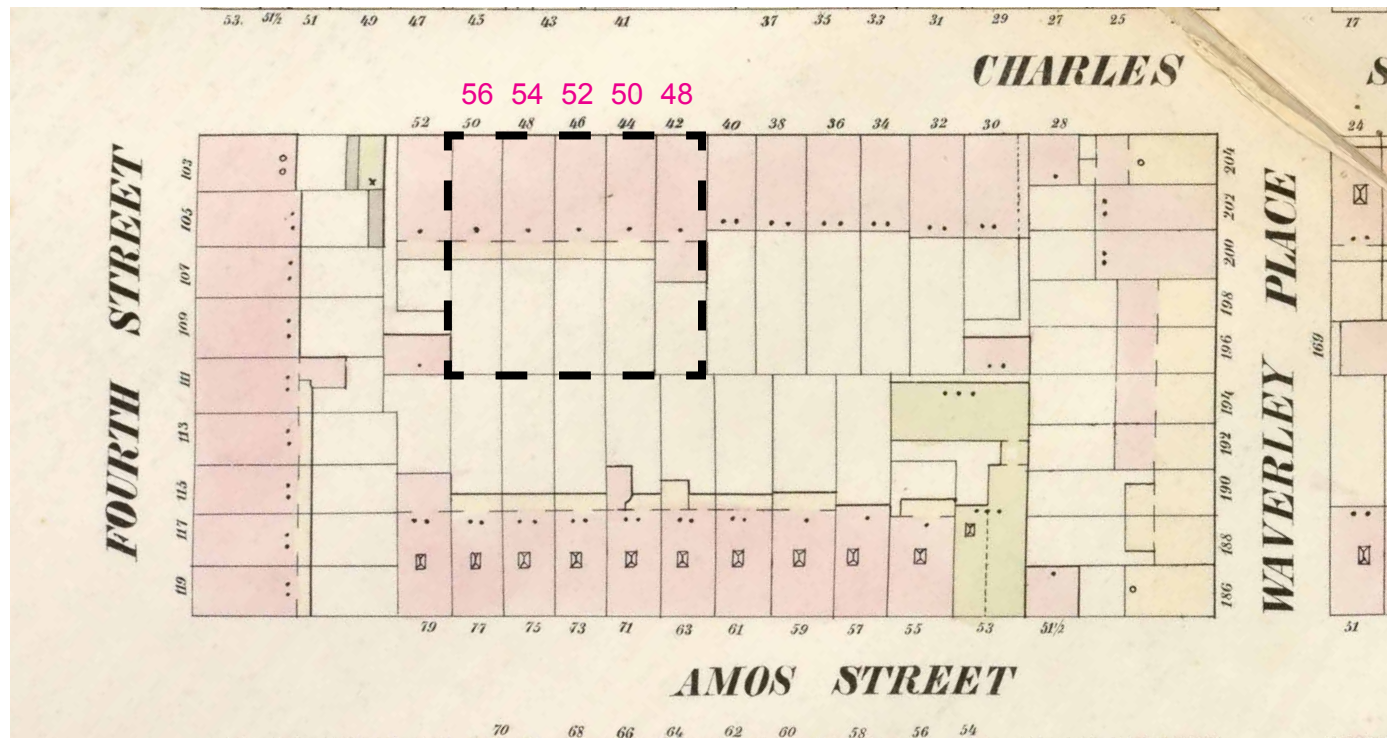


Bromley Fire Insurance Atlas, 1911. (New York Public Library)

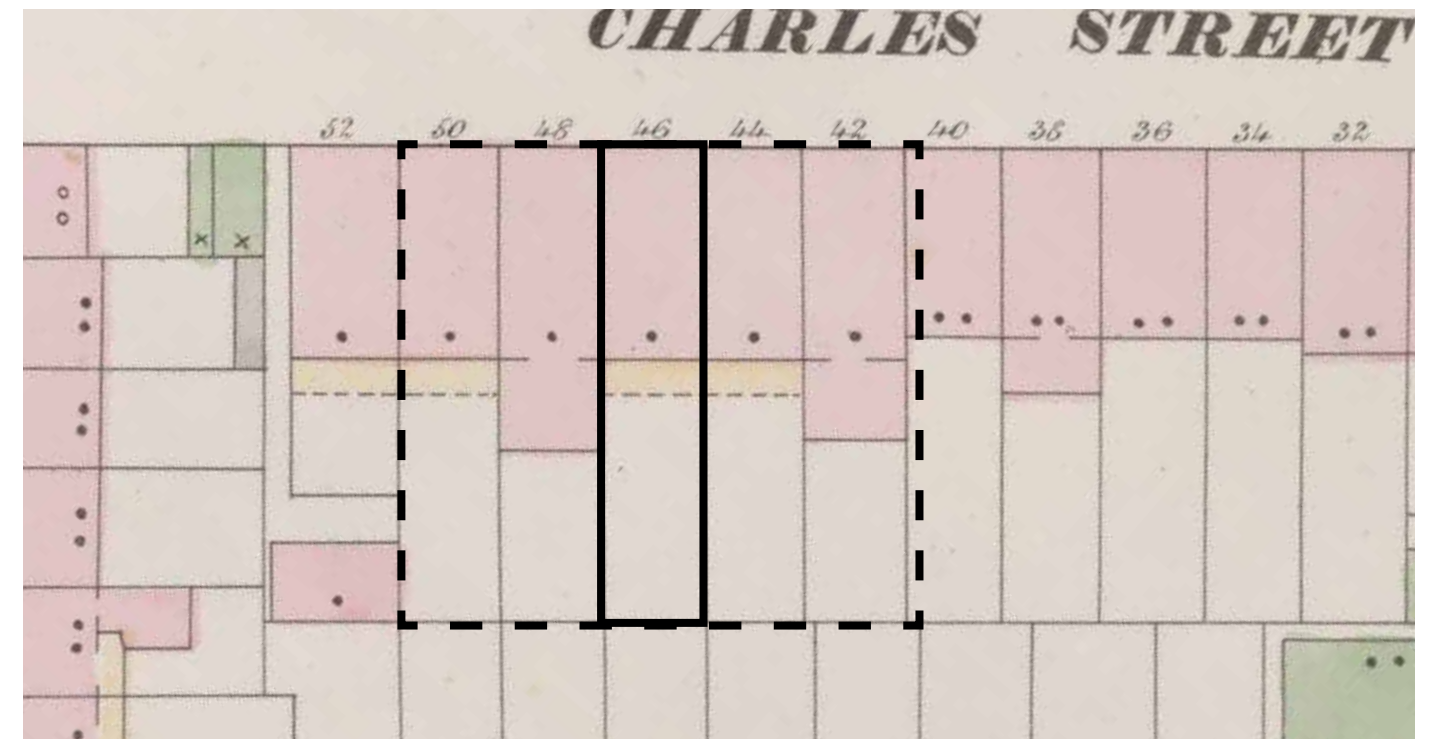
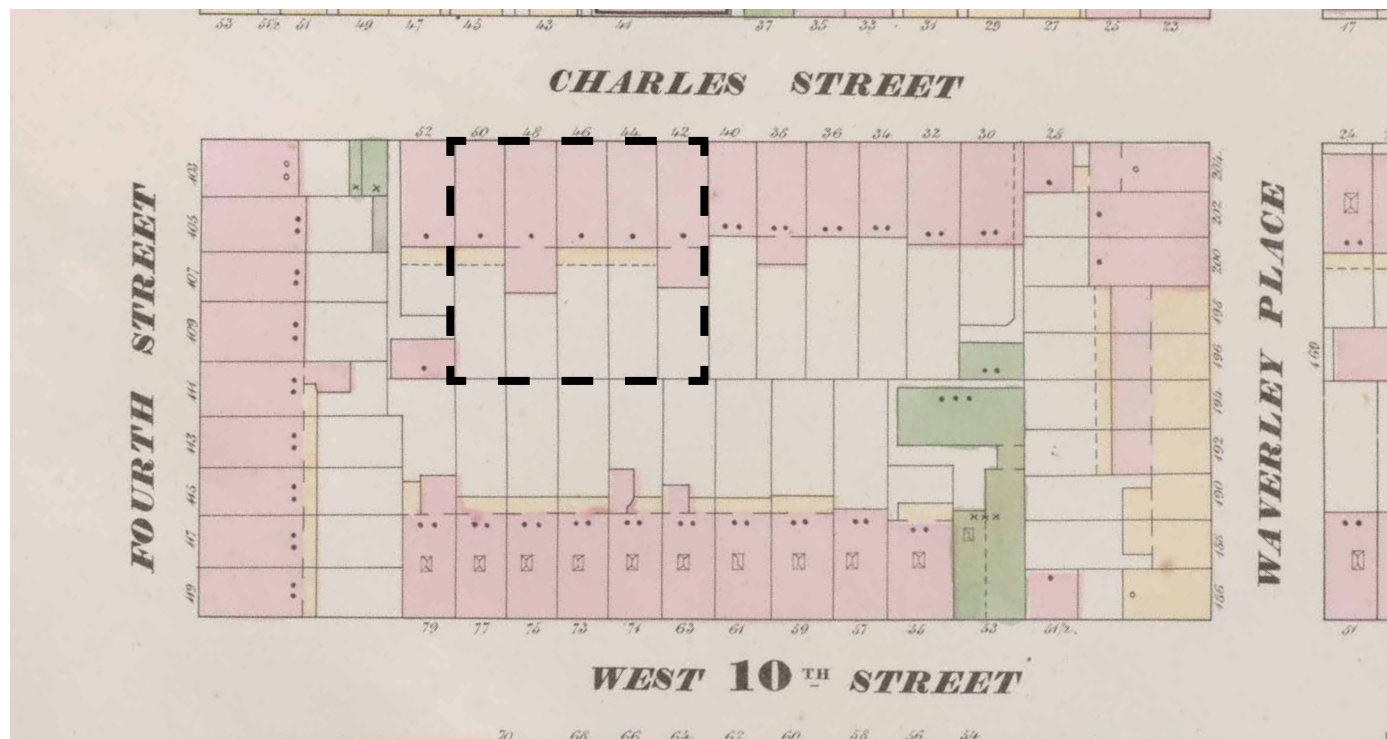
Bromley Fire Insurance Atlas, 1916. (New York Public Library)

HISTORIC MAPS

Block Evolution



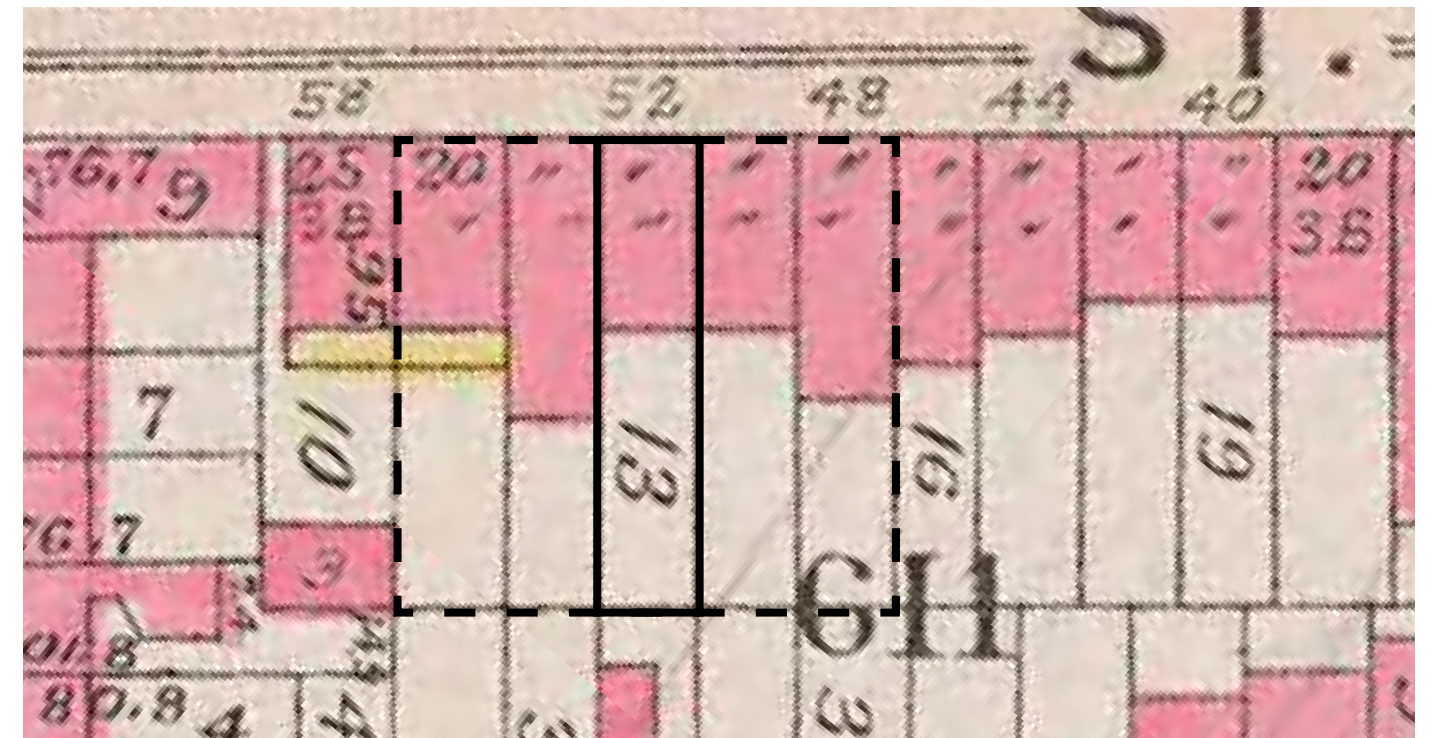
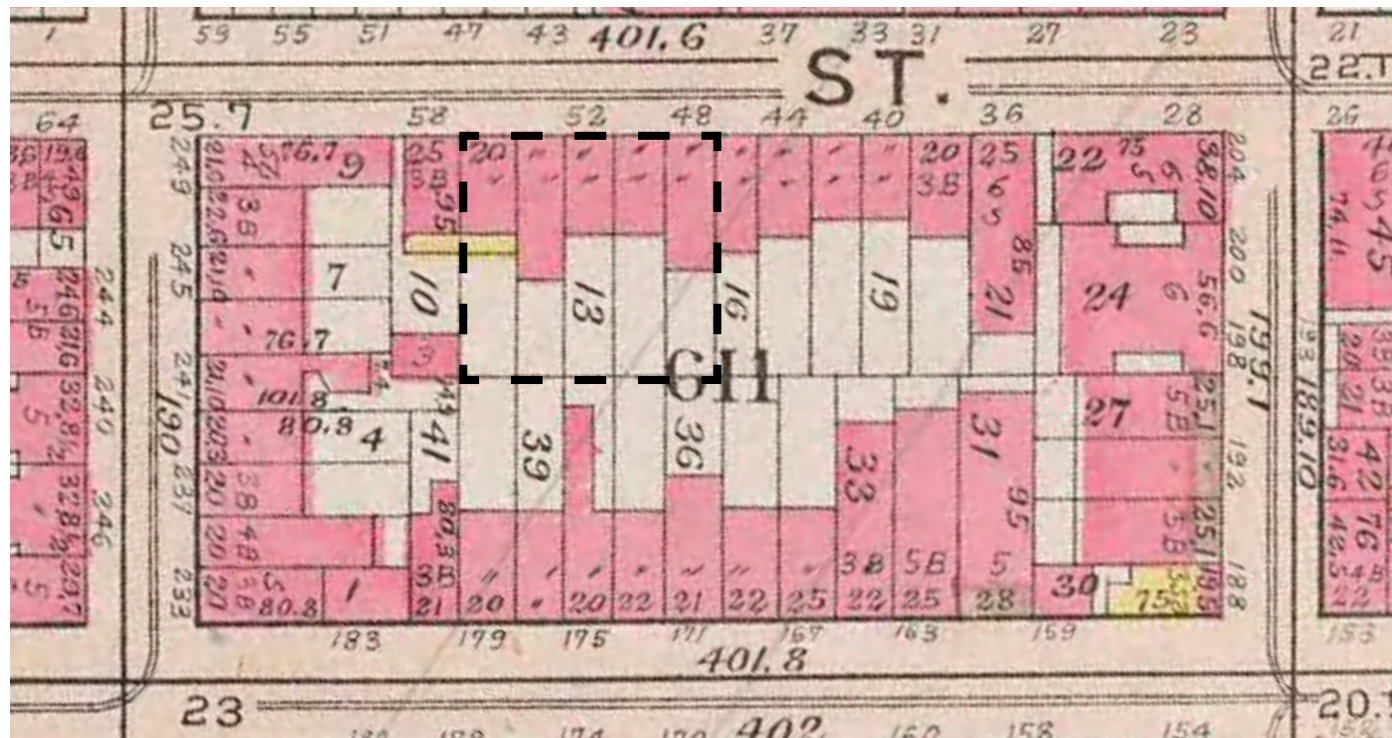
Perris Fire Insurance Atlas, 1854. (New York Public Library)



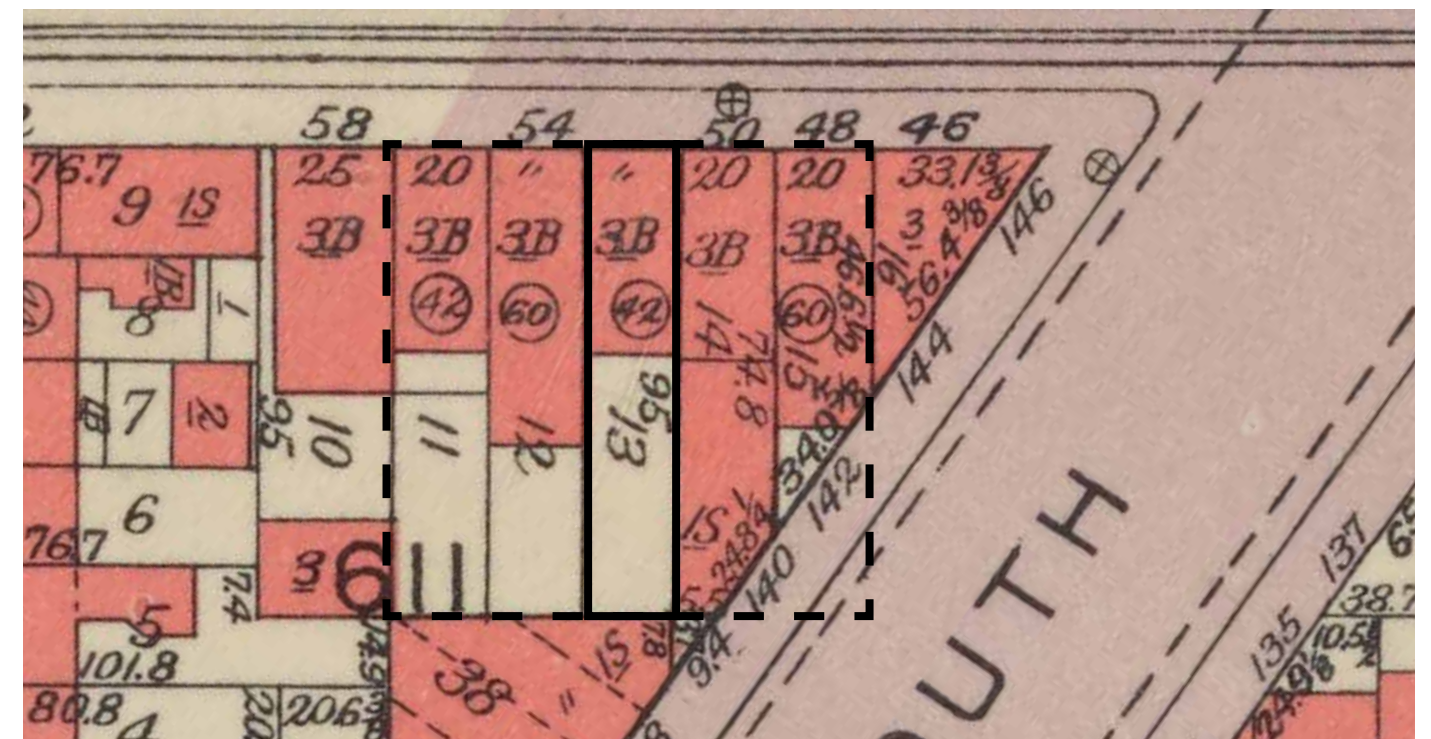
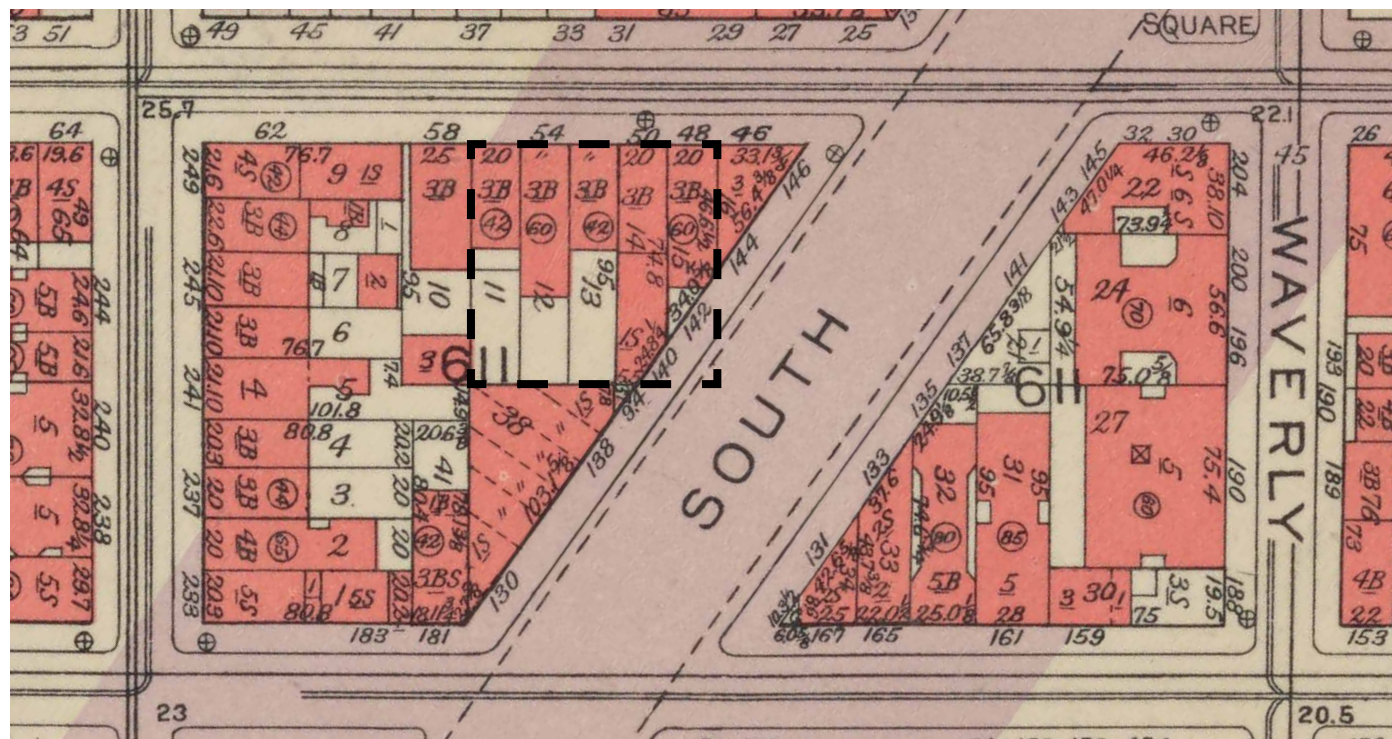
Perris Fire Insurance Atlas, 1859. (New York Public Library)

HISTORIC MAPS

Block Evolution



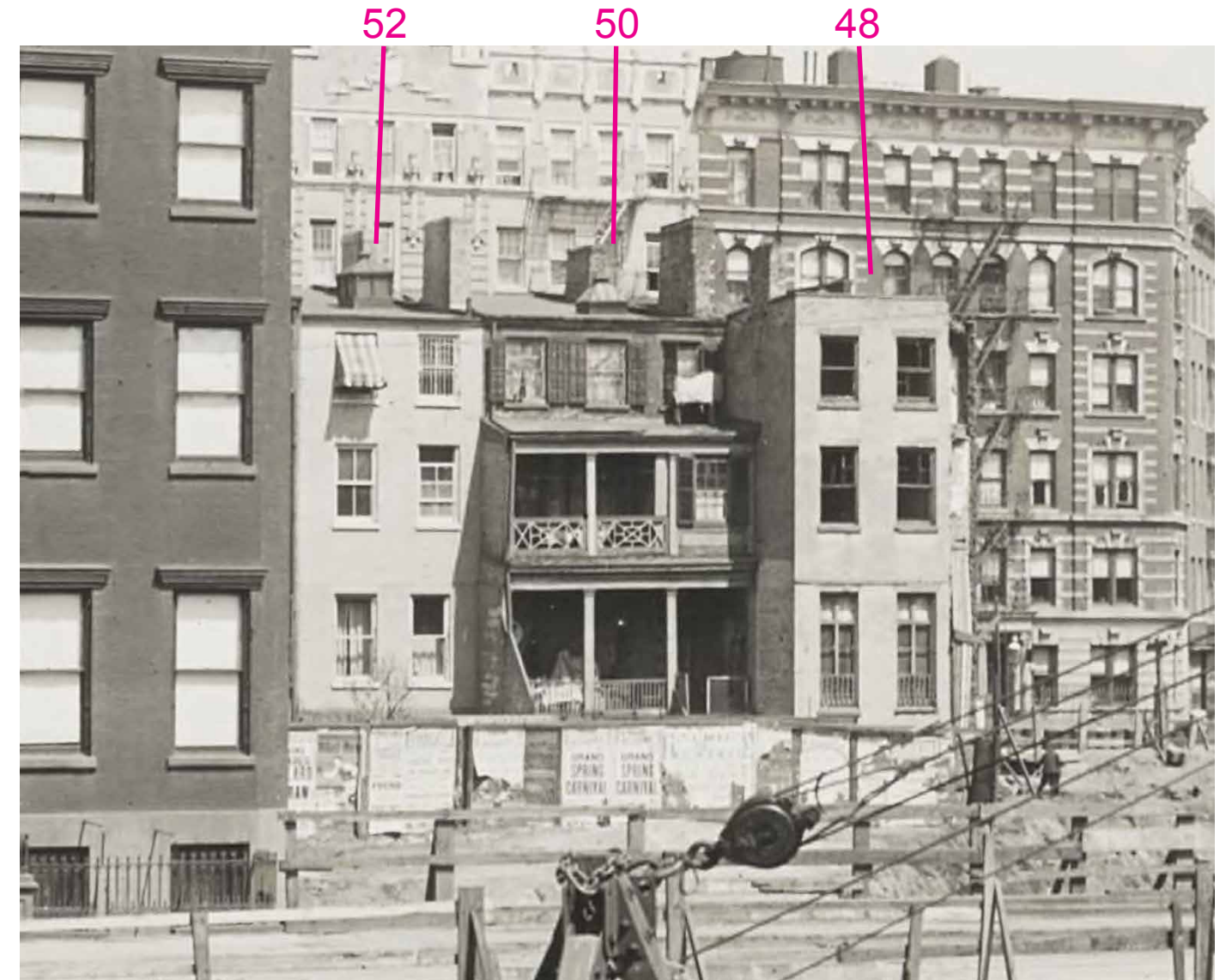
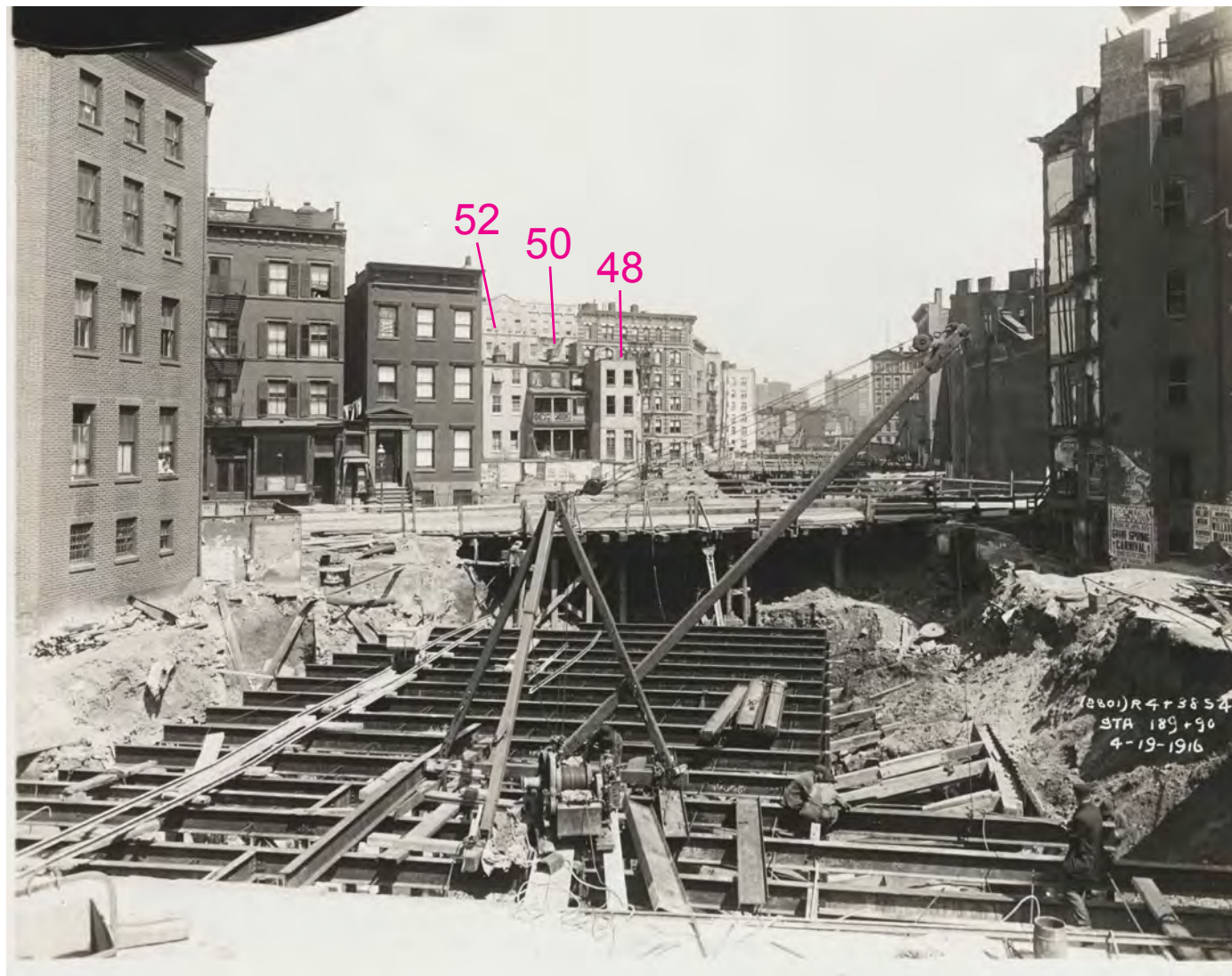
Bromley Fire Insurance Atlas, 1911. (New York Public Library)



Bromley Fire Insurance Atlas, 1955. (New York Public Library)

HISTORIC PHOTOS

Seventh Avenue South



View north from the Seventh Avenue South right-of-way, 1916. (New-York Historical Society)

HISTORIC CONTEXT

Rear Alterations Along Seventh Avenue South



18 Commerce Street during the construction of Seventh Avenue South in 1914, prior to alteration. (New-York Historical Society)



39-41 Barrow Street during the construction of Seventh Avenue South in 1914, prior to alteration. (New-York Historical Society)



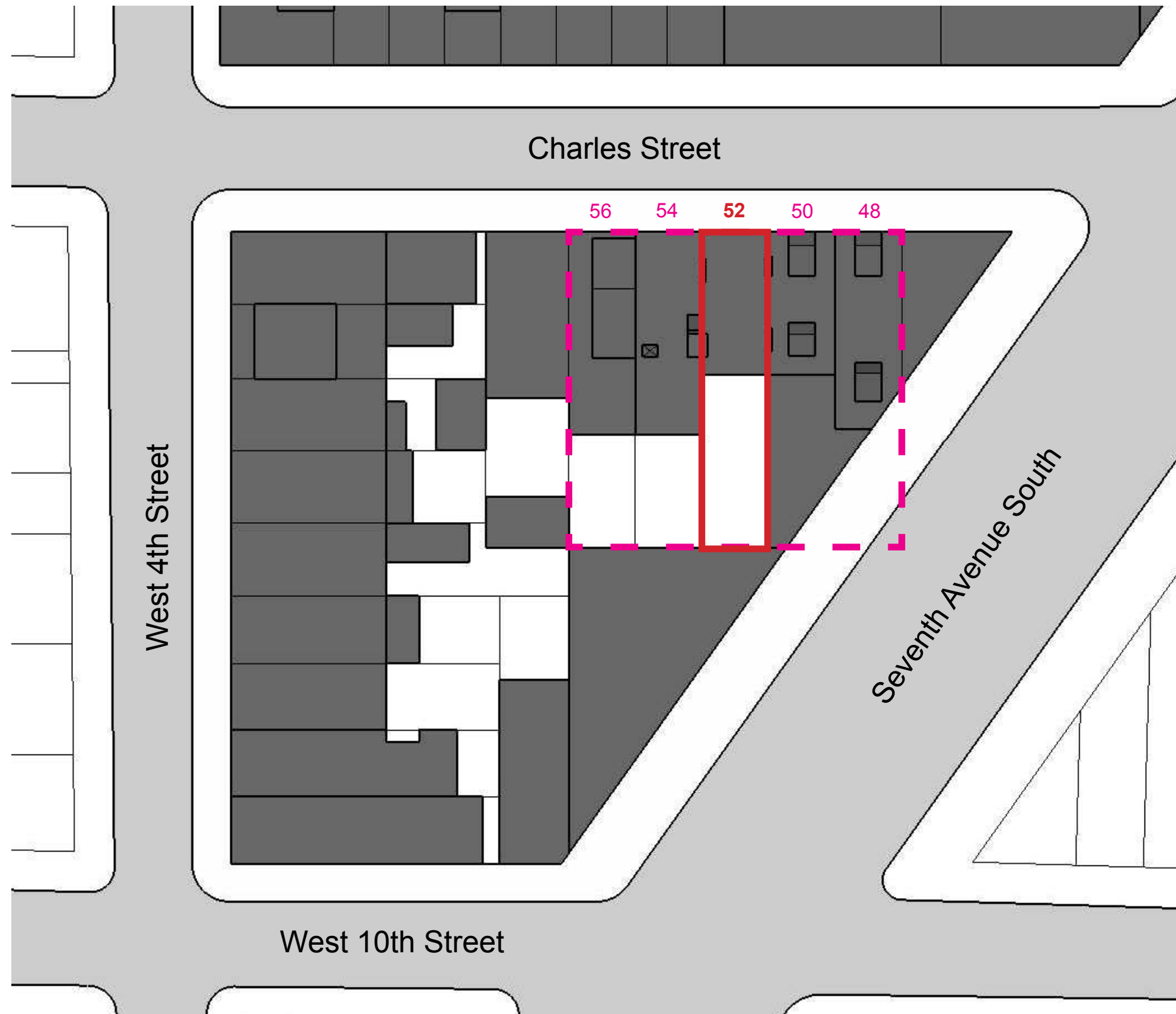
18 Commerce Street in 2023, with 1920 rear Colonial Revival alteration.



39-41 Barrow Street in 2023, with 1926 rear Mediterranean Revival alteration.

CURRENT MAP

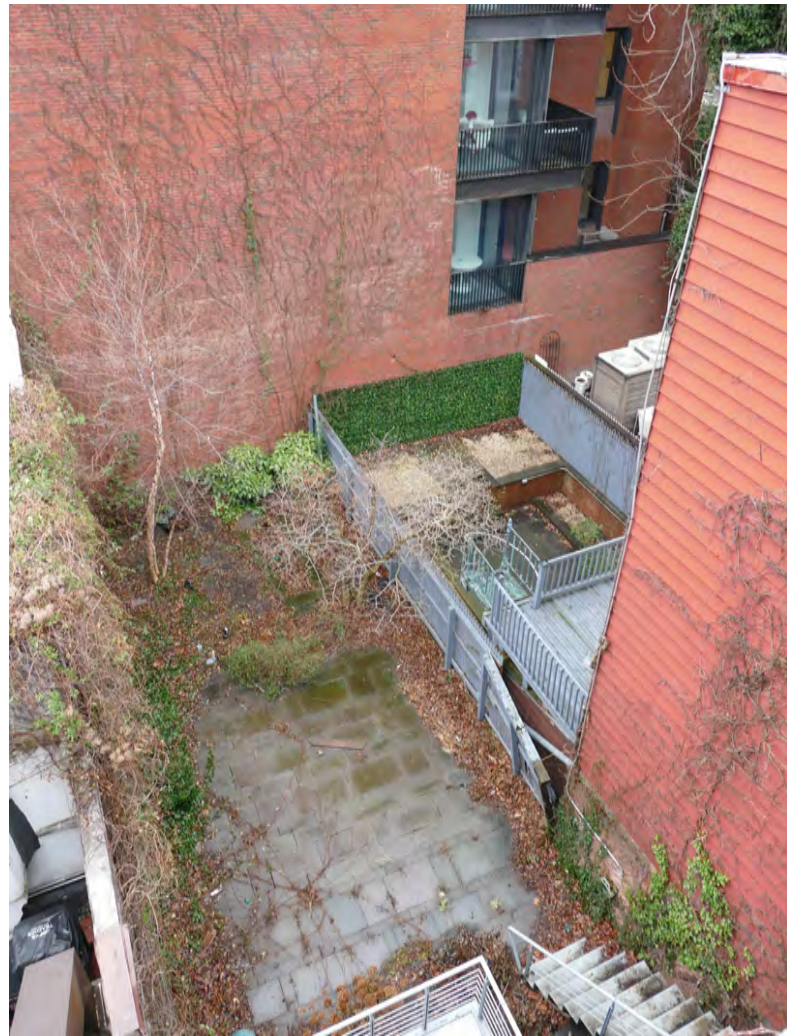
Block Evolution



Block of 52 Charles Street in 2022.

EXISTING CONDITIONS

Rear Yard and Facade



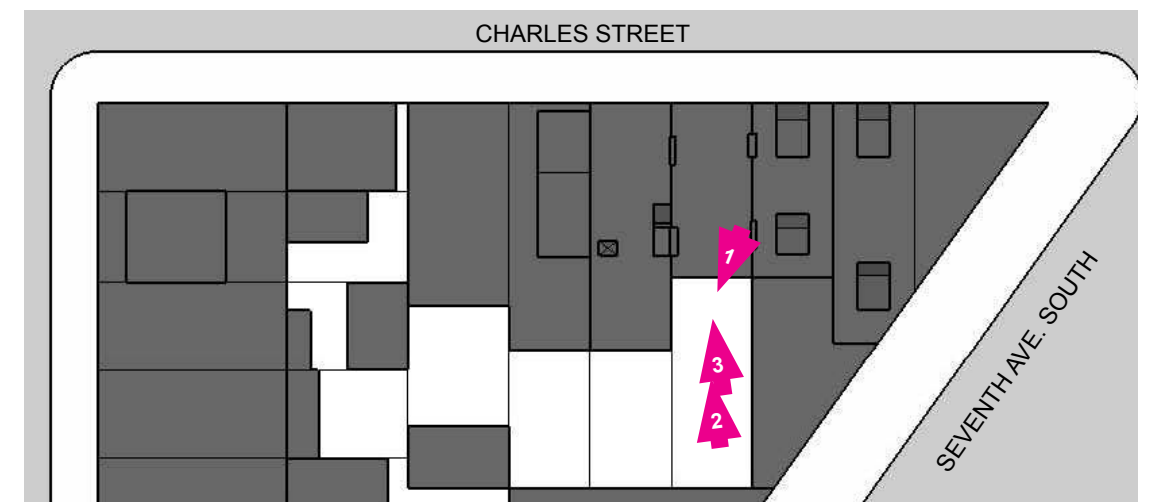
1 Rear yard of 52 Charles Street (left).



2 Rear facades of 54 (left) and 52 Charles Street.



3 Detail of utilitarian parapet at the rear of 52 Charles Street.



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EXISTING CONDITIONS

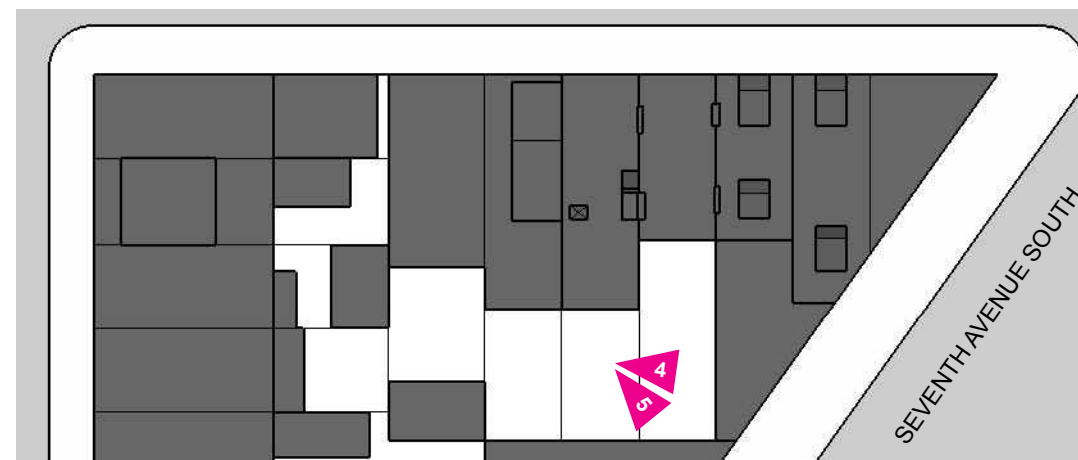
Block Interior



4 View west from the rear yard of 52 Charles Street. At left, a freestanding rear-lot building at 58 Charles Street (right).



5 View northwest from the rear yard of 52 Charles Street, toward the rear facades of 56 and 54 Charles Street.



EXISTING CONDITIONS

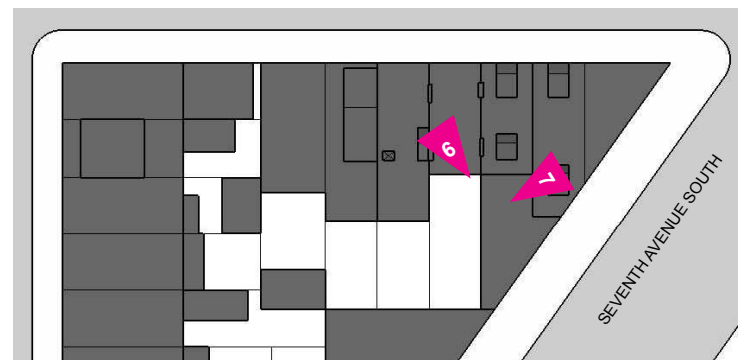
Block Interior



6 View from roof of 52 Charles toward Seventh Avenue South.



7 View to west of block interior from roof of 48 Charles Street.

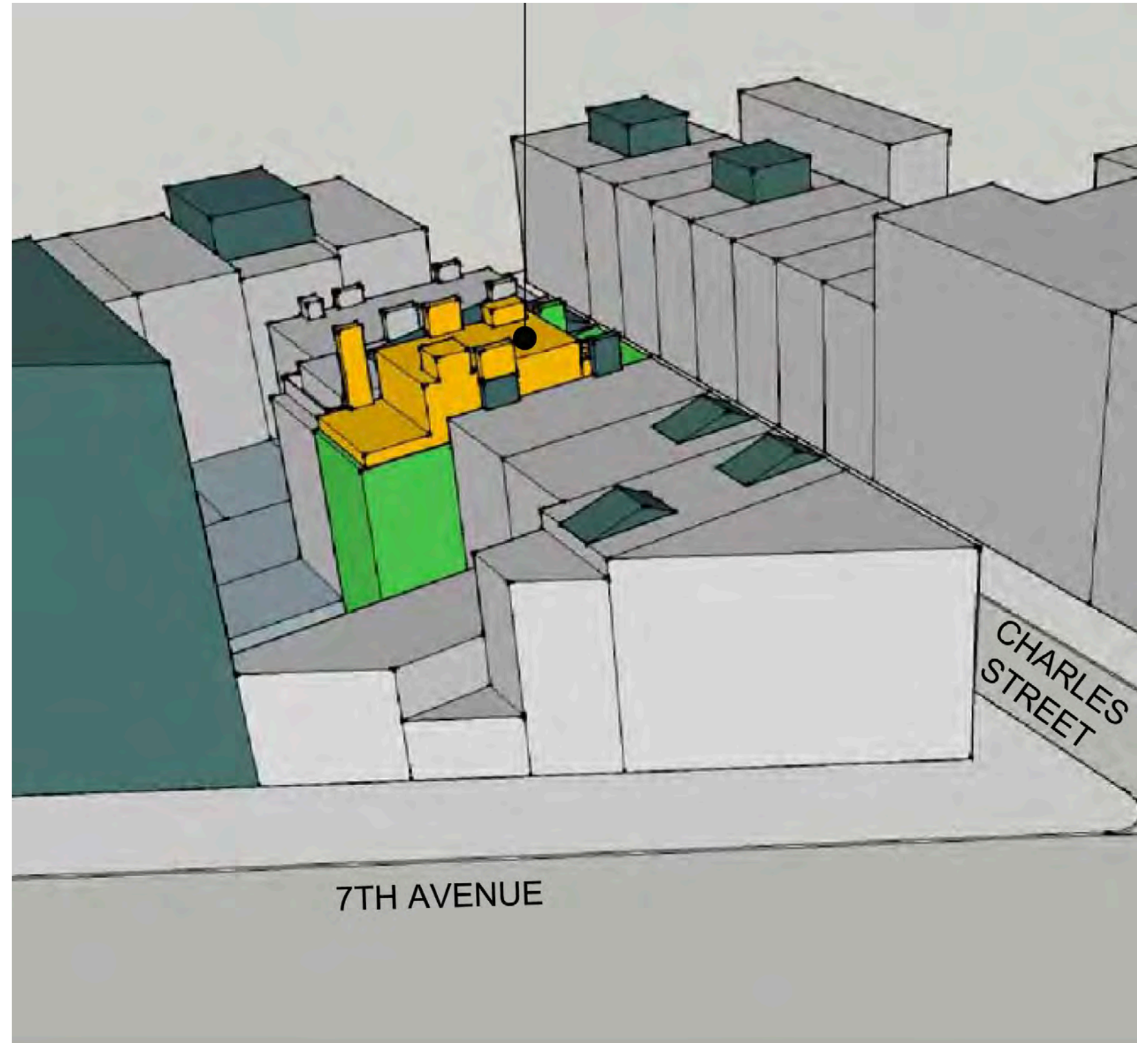


RECENT LPC APPROVALS

54 and 56 Charles Street






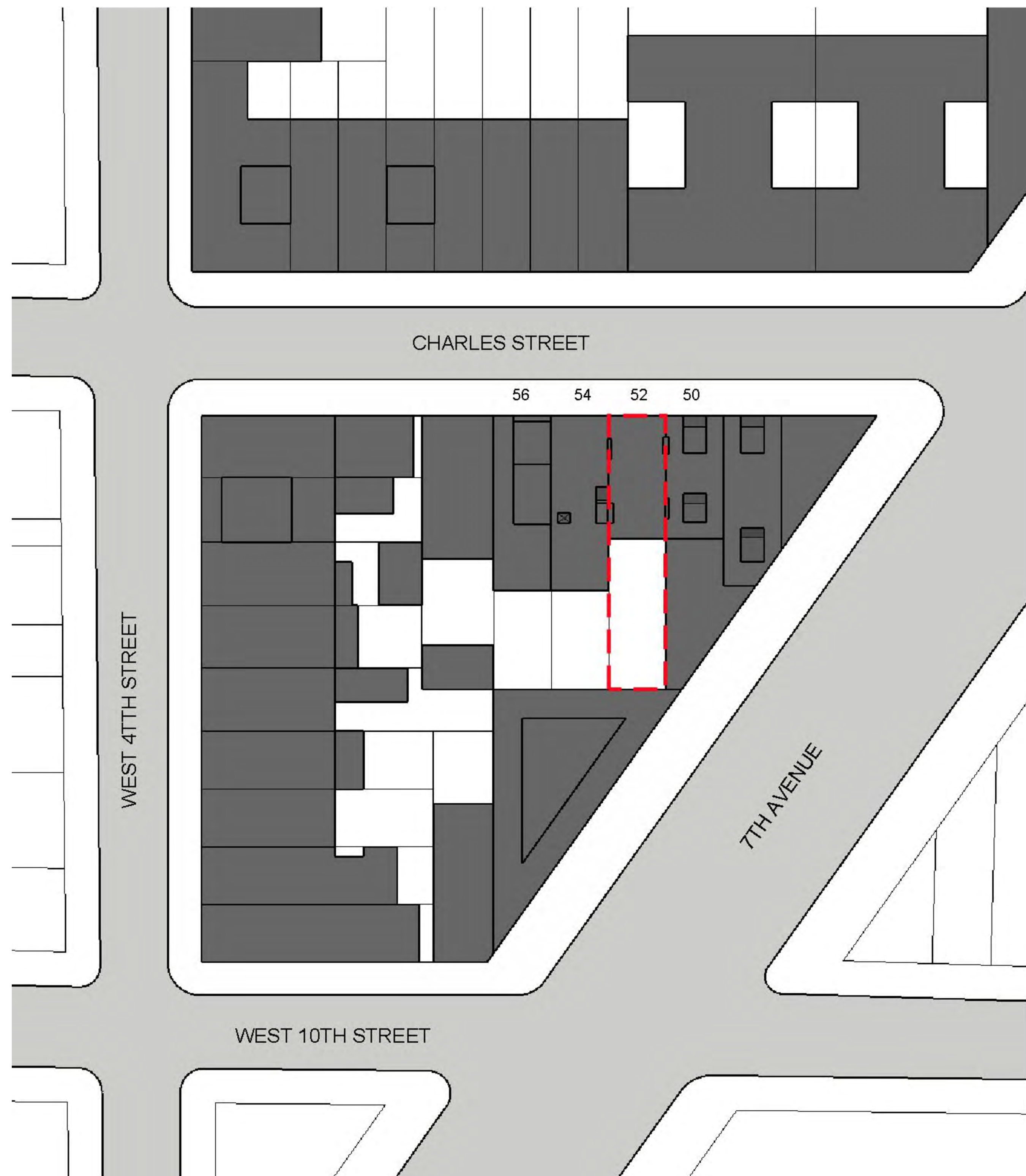
56 Charles Street: Rear addition, approved 2008.



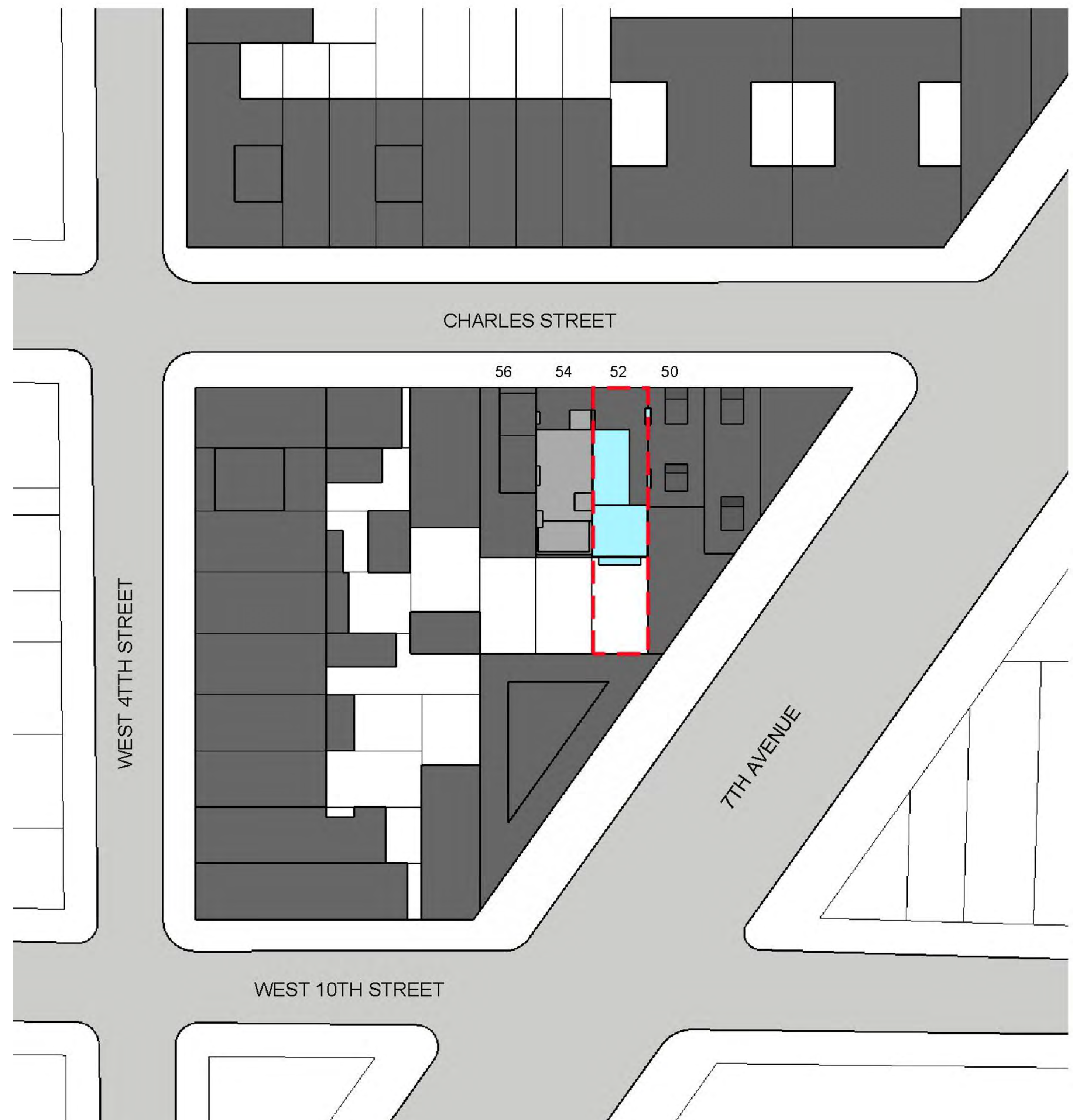
54 Charles Street: Rooftop addition (unbuilt), approved 2016. (West Chin Architect)

LEGEN

	EXISTING BUILDING
	PREVIOUSLY APPROVED 54 CHARLES ST.
	PREVIOUSLY APPROVED 52 CHARLES ST.



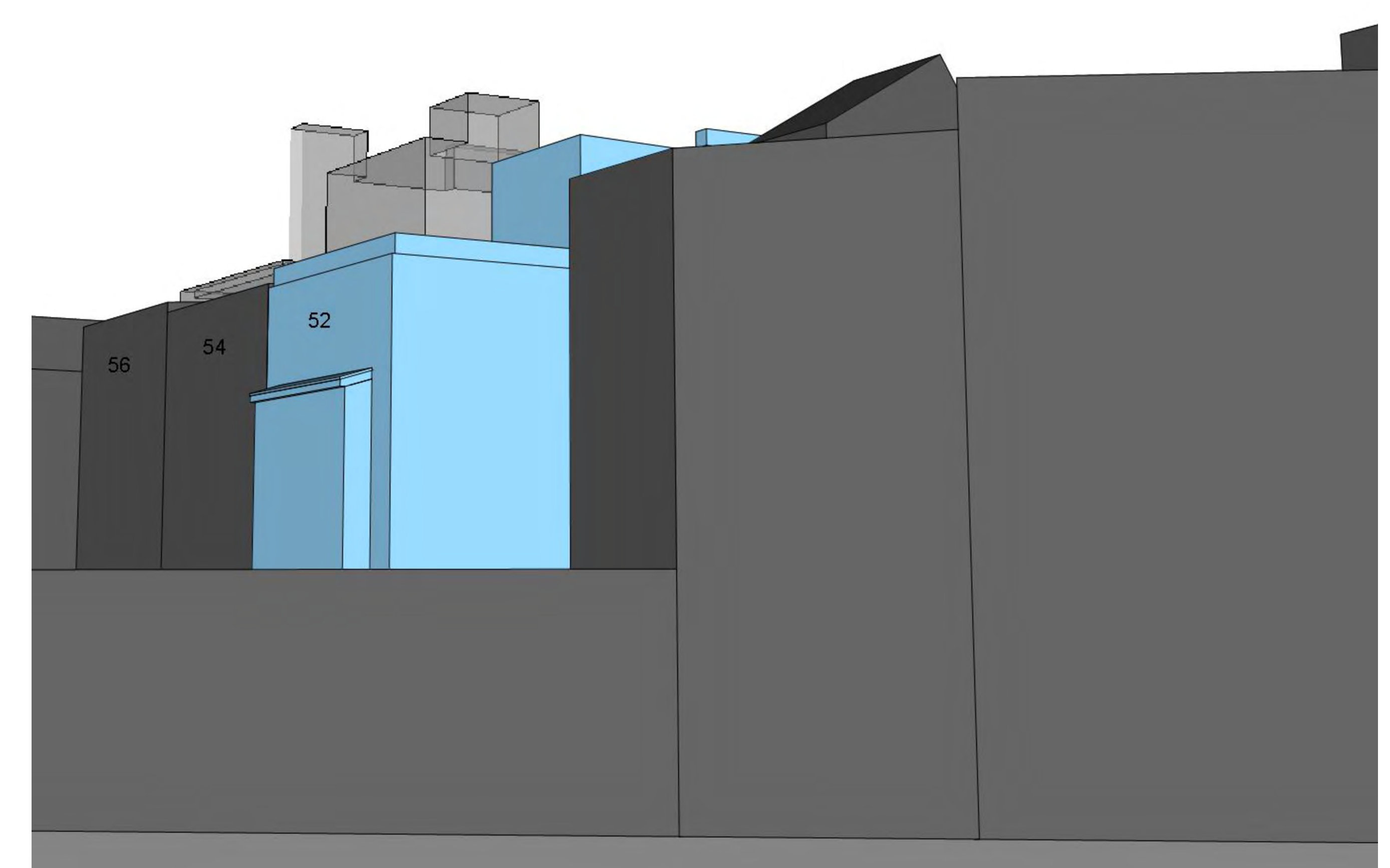
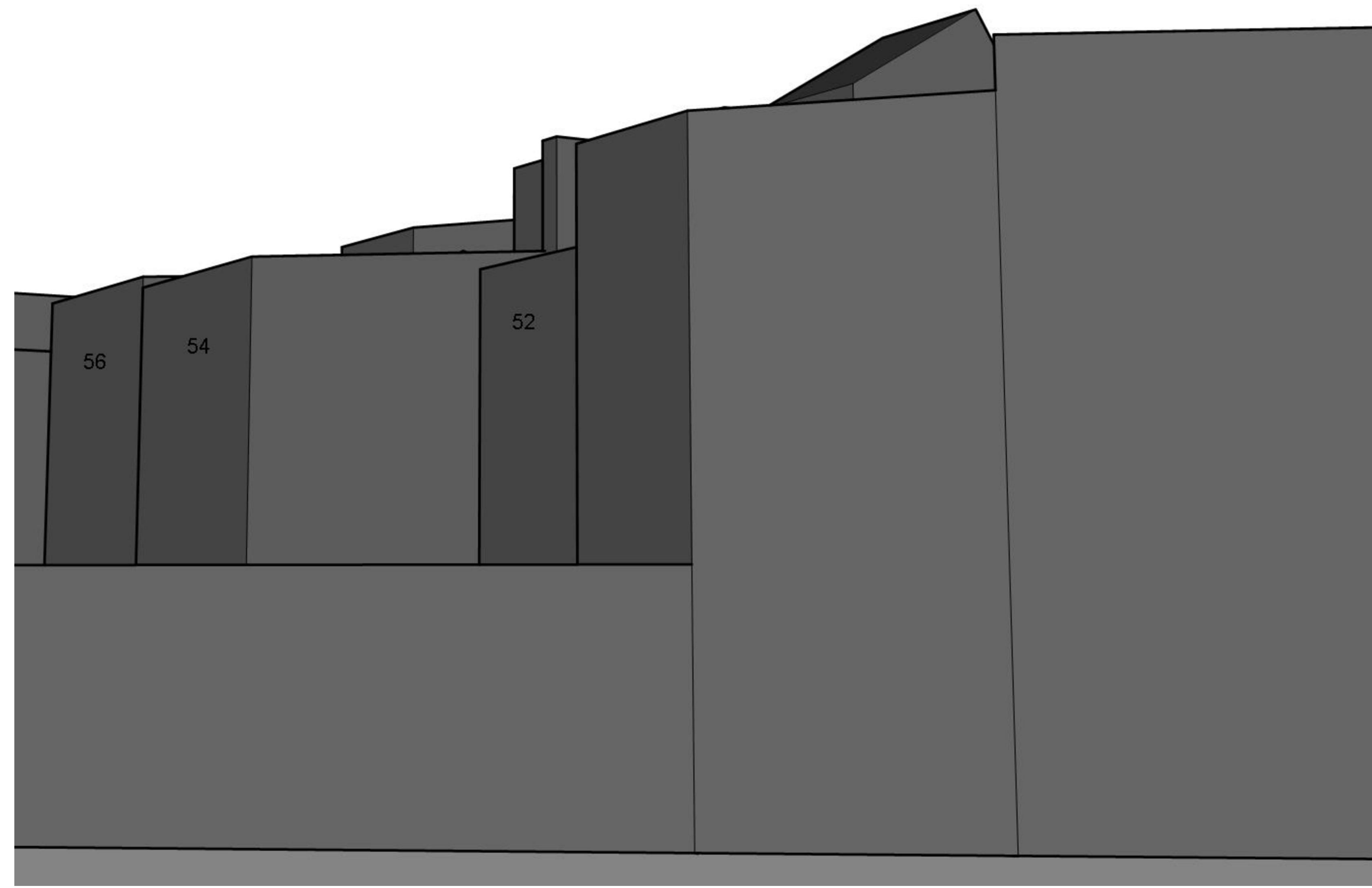
1 EXISTING: FIGURE GROUND
N.T.S.



2 PROPOSED: FIGURE GROUND
N.T.S.

LEYEND

- EXISTING BUILDING
- PREVIOUSLY APPROVED 54 CHARLES ST.
- PREVIOUSLY APPROVED 52 CHARLES ST.

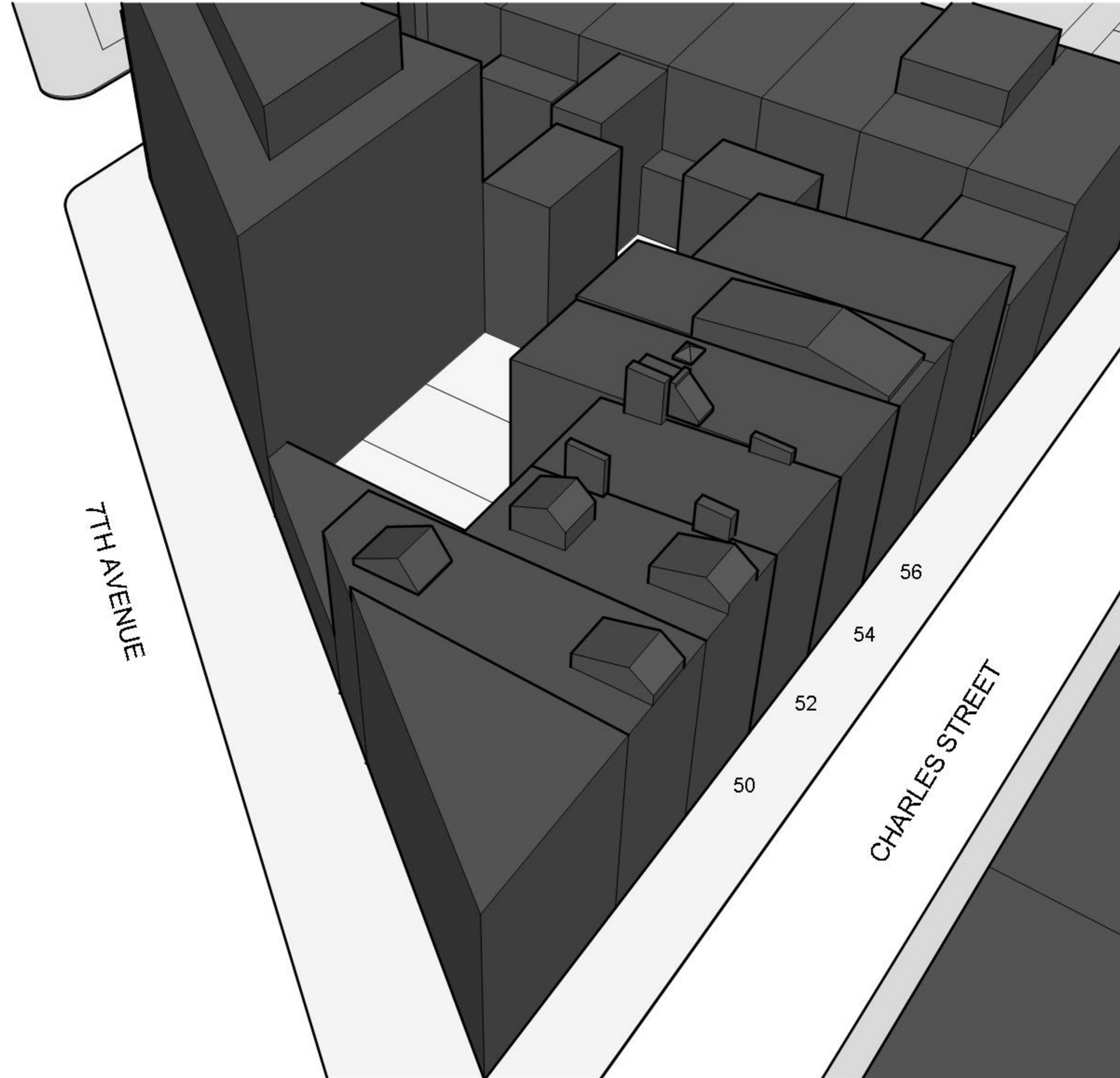


1 EXISTING: 7TH AVE STREET VIEW
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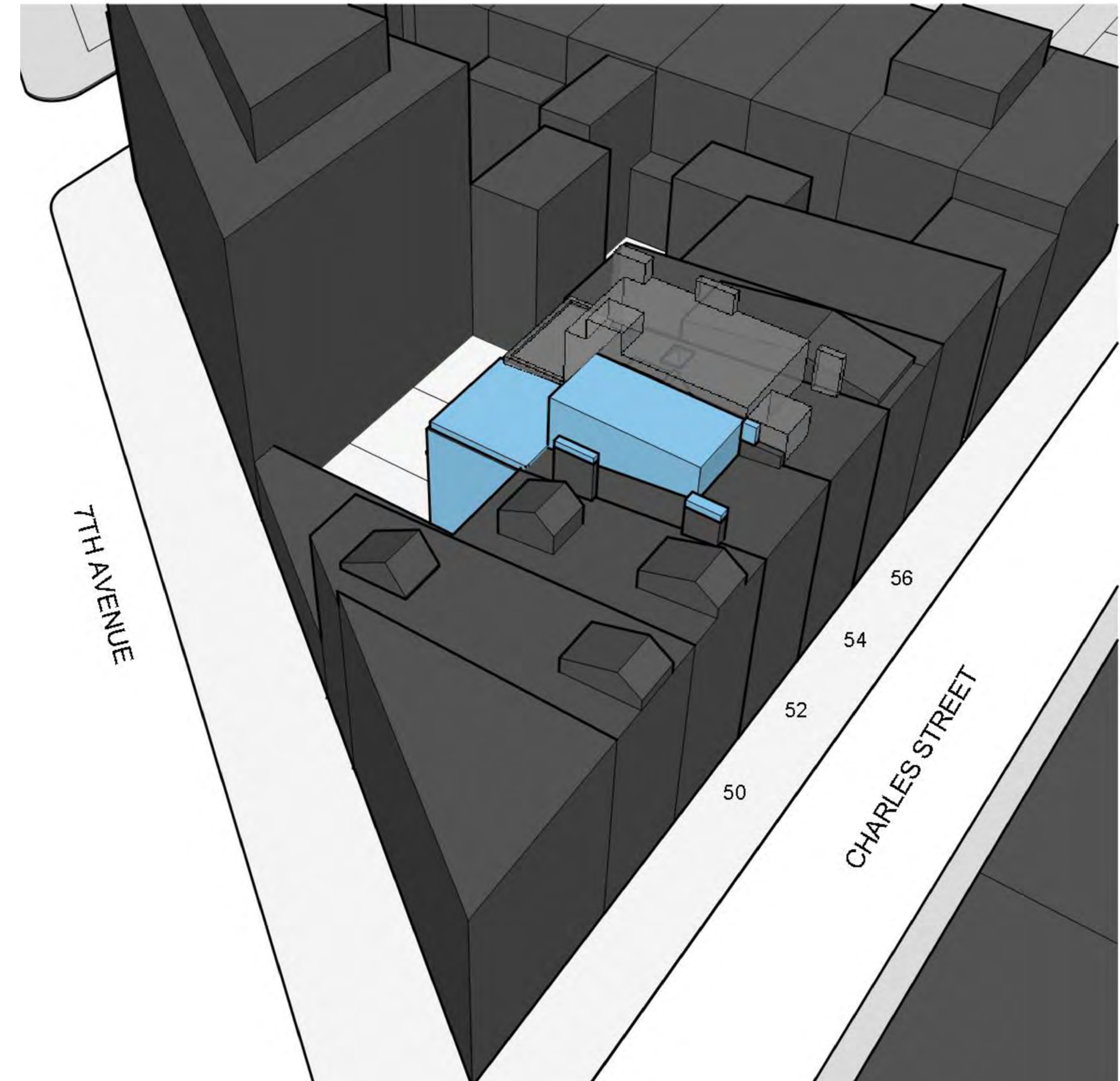
2 PROPOSED: 7TH AVE STREET VIEW
N.T.S.

LEYEND

- EXISTING BUILDING
- PREVIOUSLY APPROVED 54 CHARLES ST.
- PREVIOUSLY APPROVED 52 CHARLES ST.



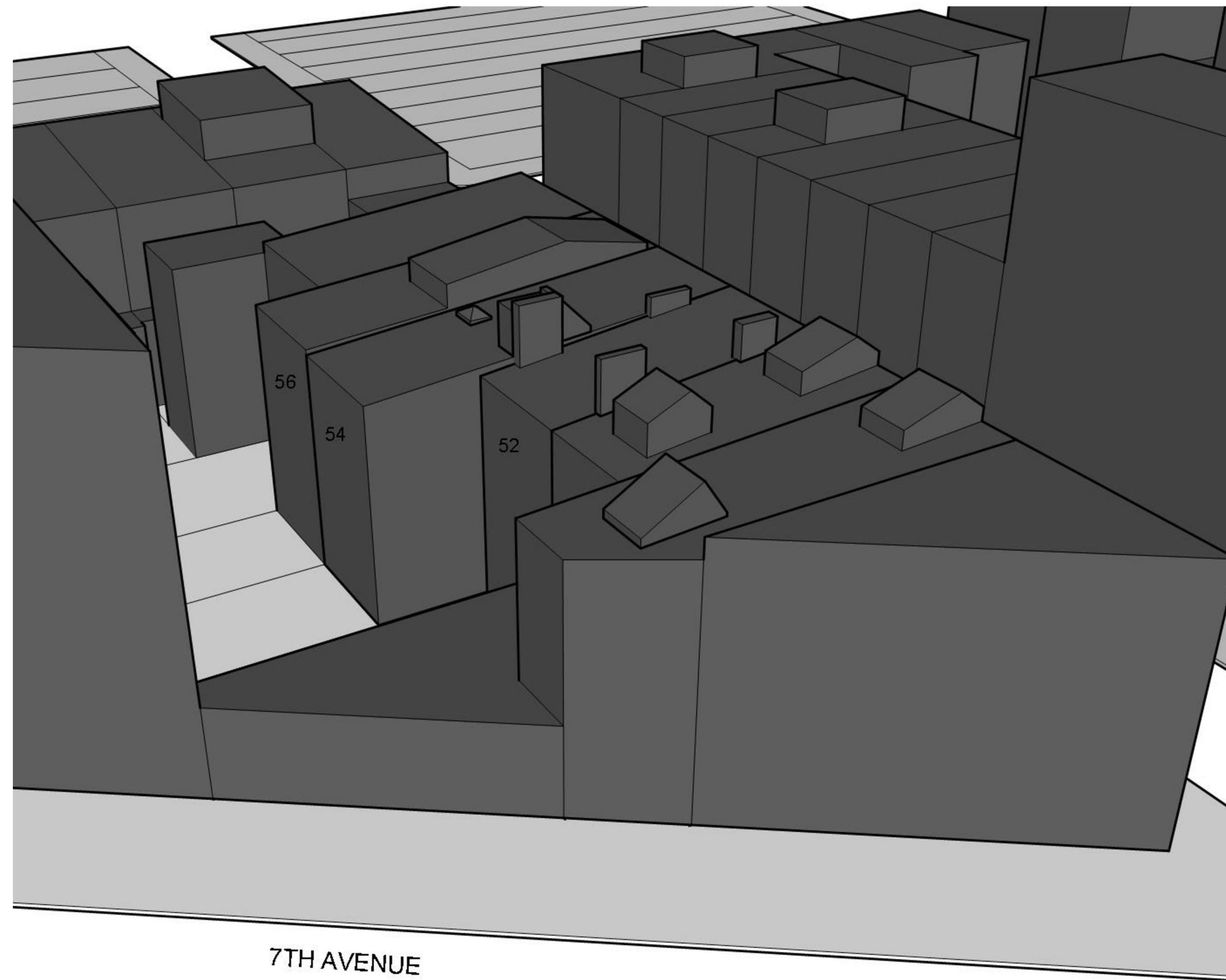
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N.T.S.



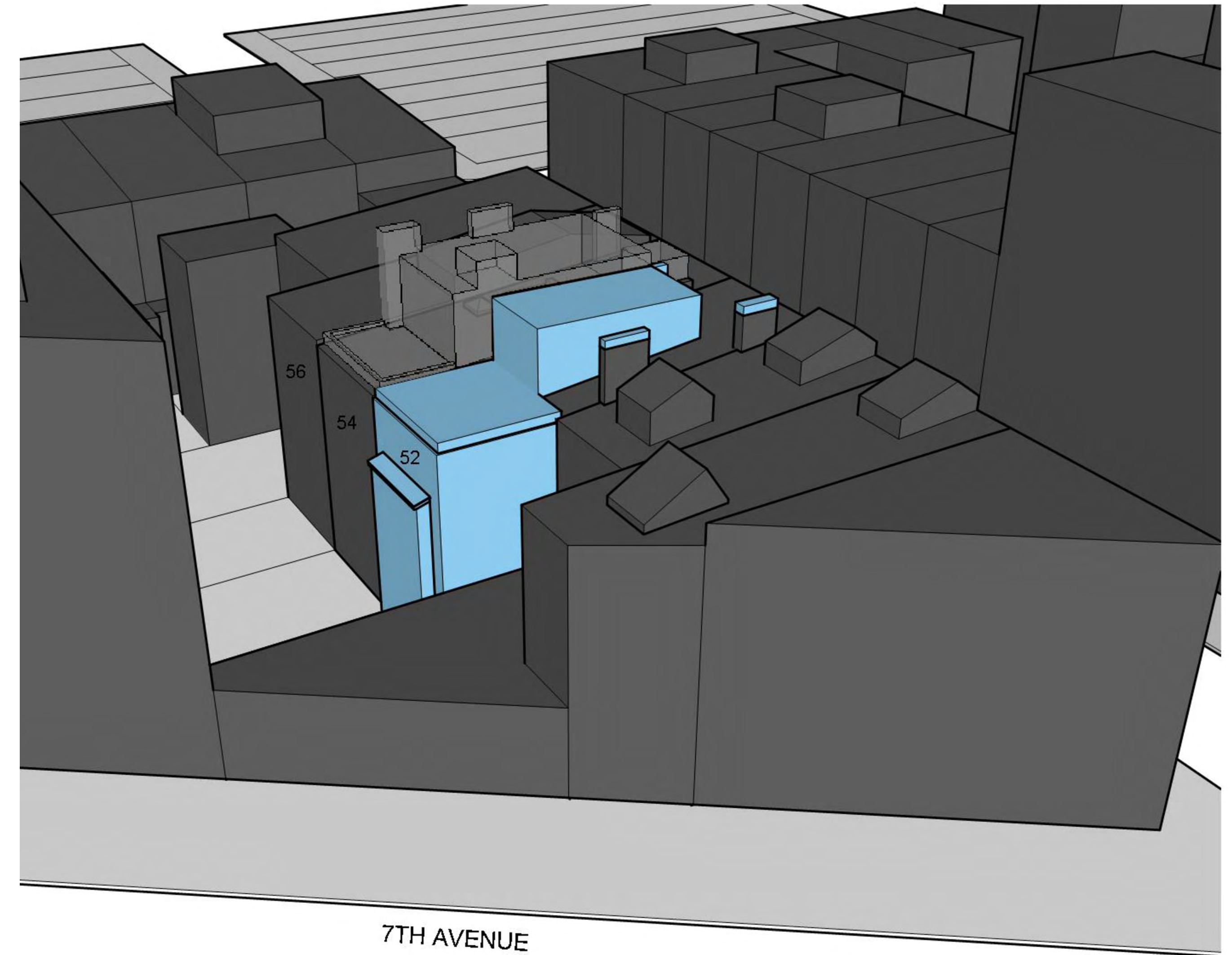
2 PROPOSED: AERIAL VIEW 1
N.T.S.

LEYEND

- EXISTING BUILDING
- PREVIOUSLY APPROVED 54 CHARLES ST.
- PREVIOUSLY APPROVED 52 CHARLES ST.



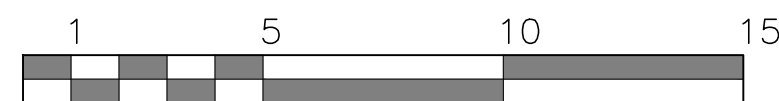
1 EXISTING: AERIAL VIEW 2
N.T.S.



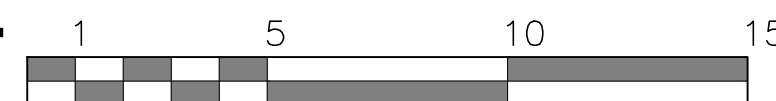
2 PROPOSED: AERIAL VIEW 2
N.T.S.



1 EXISTING: FRONT ELEVATION



2 PROPOSED: FRONT ELEVATION



FRONT FACADE WORK AS PER APPLICATION #LPC-22-10443 & PERMIT #PMW-22-10443

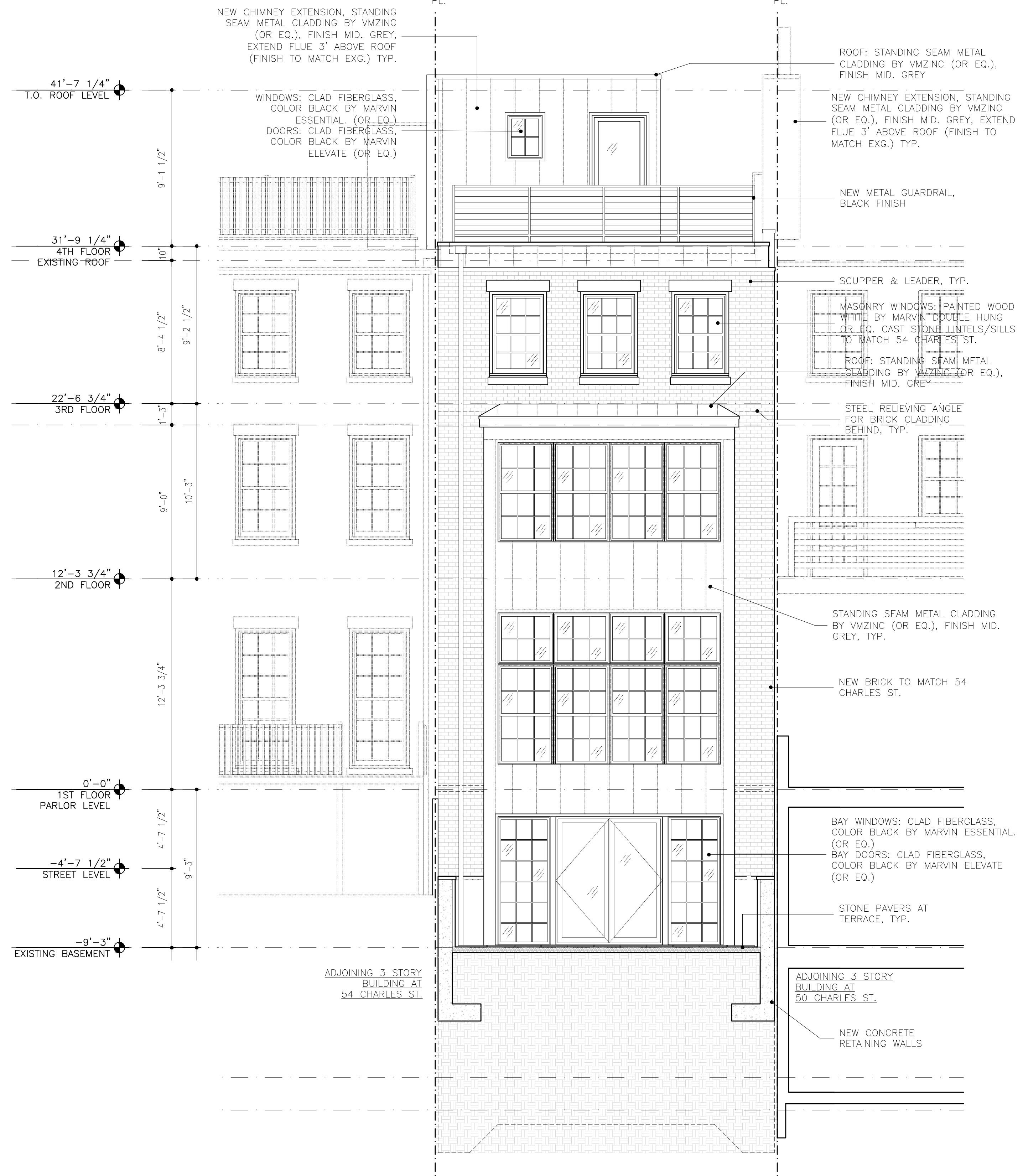
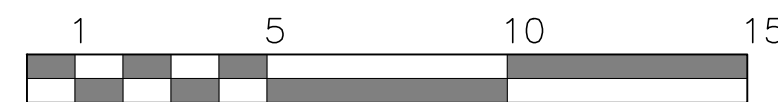
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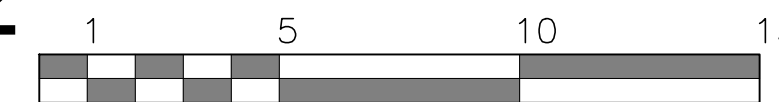
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1 EXISTING: REAR ELEVATION



2 PROPOSED: REAR ELEVATION



STANDING SEAM METAL
CLADDING BY VMZINC (OR EQ.),
FINISH MID. GREY, TYP.

NEW CHIMNEY EXTENSION,
STANDING SEAM METAL
CLADDING BY VMZINC (OR
EQ.), FINISH MID. GREY,
EXTEND FLUE 3' ABOVE
ROOF (FINISH TO MATCH
EXG.) TYP.

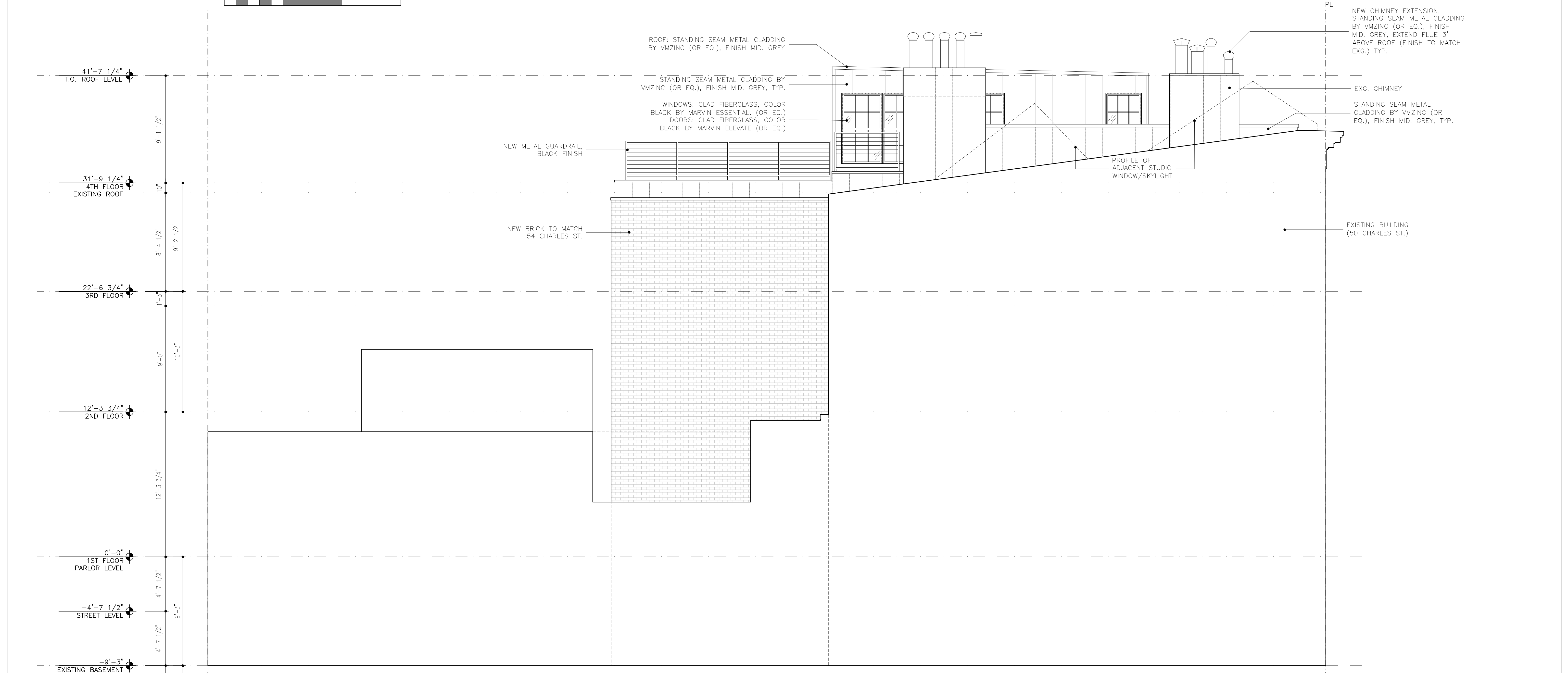
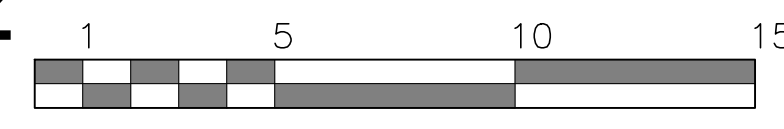
EXG. CHIMNEY, CAP
NON USED FLUES

STANDING SEAM METAL
CLADDING BY VMZINC (OR
EQ.), FINISH MID. GREY, TYP.

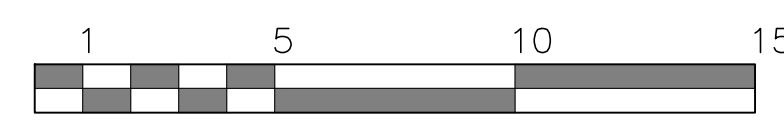
NEW METAL GUARDRAIL,
BLACK FINISH

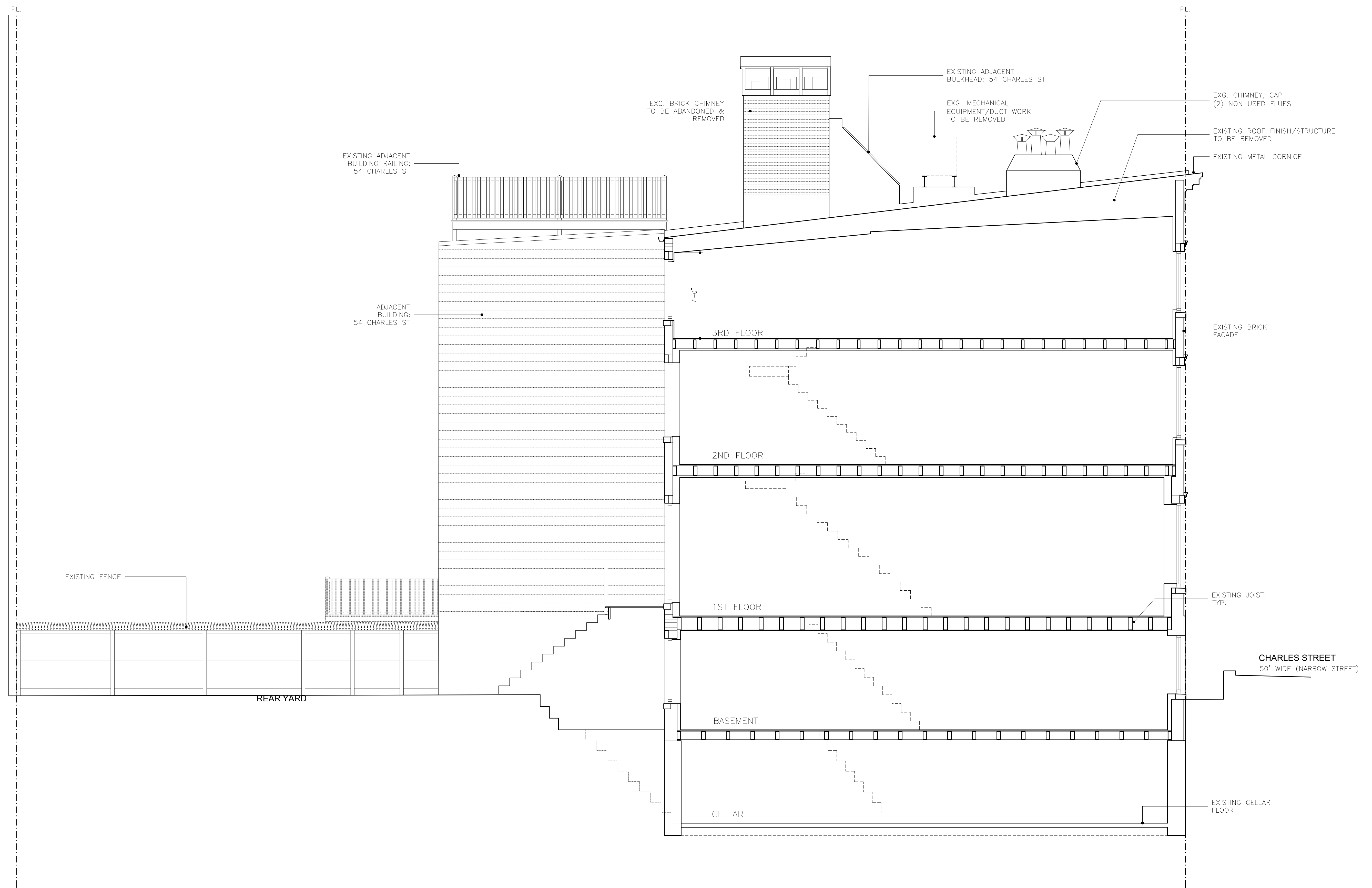
EXISTING BUILDING
(54 CHARLES ST.)

2 PROPOSED: SIDE ELEVATION WEST



1 PROPOSED: SIDE ELEVATION EAST





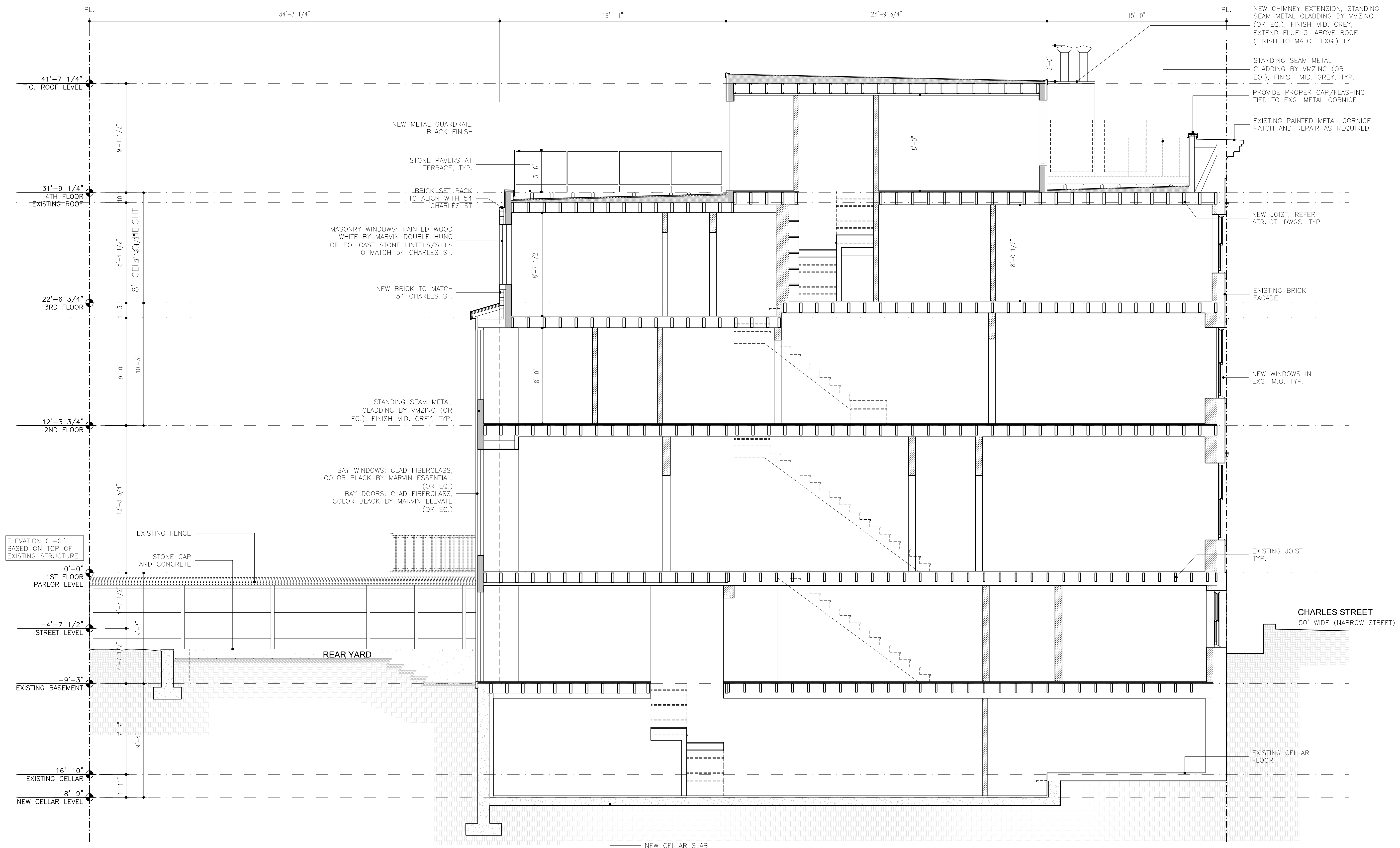
1 EXISTING: SECTION NORTH - SOUTH 'A'



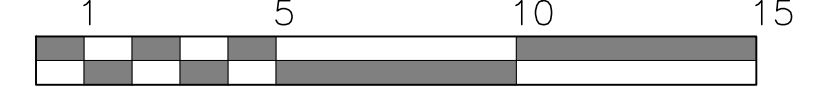
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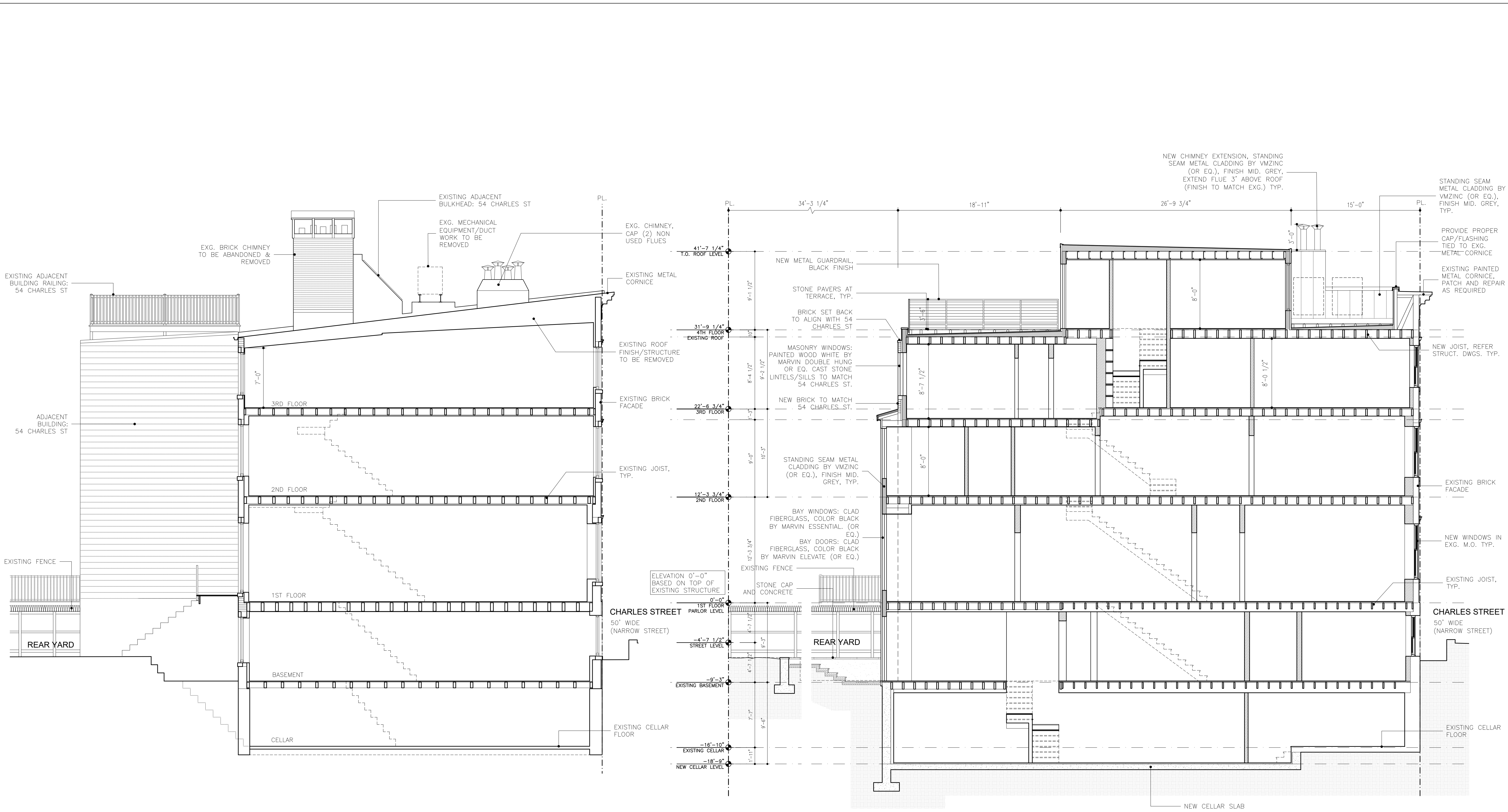


1 PROPOSED: SECTION NORTH - SOUTH 'A'



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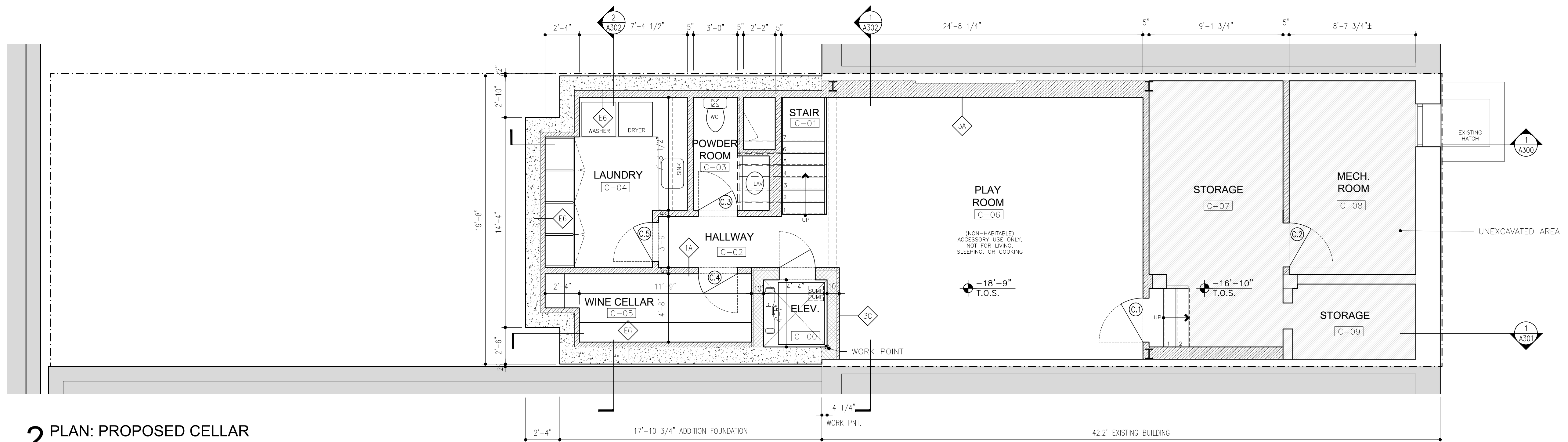


1 EXISTING: SECTION NORTH - SOUTH 'A'

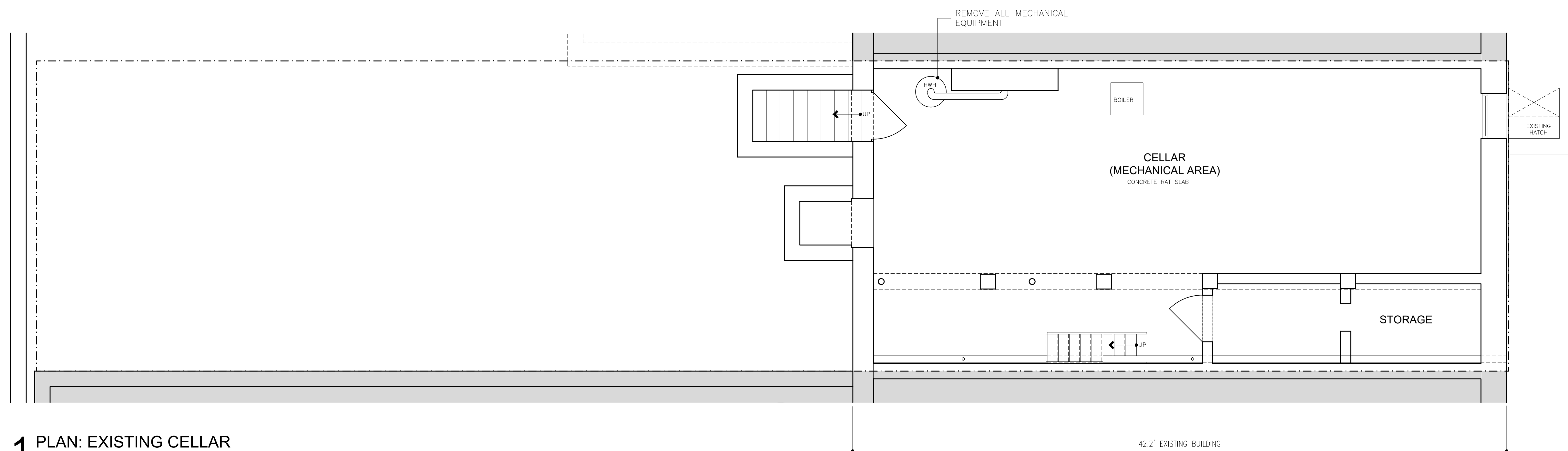
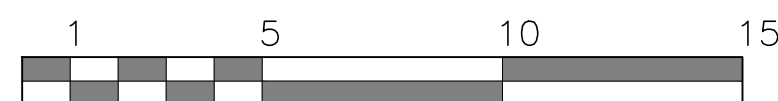


2 PROPOSED: SECTION NORTH - SOUTH 'A'

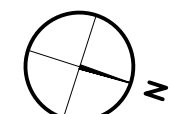


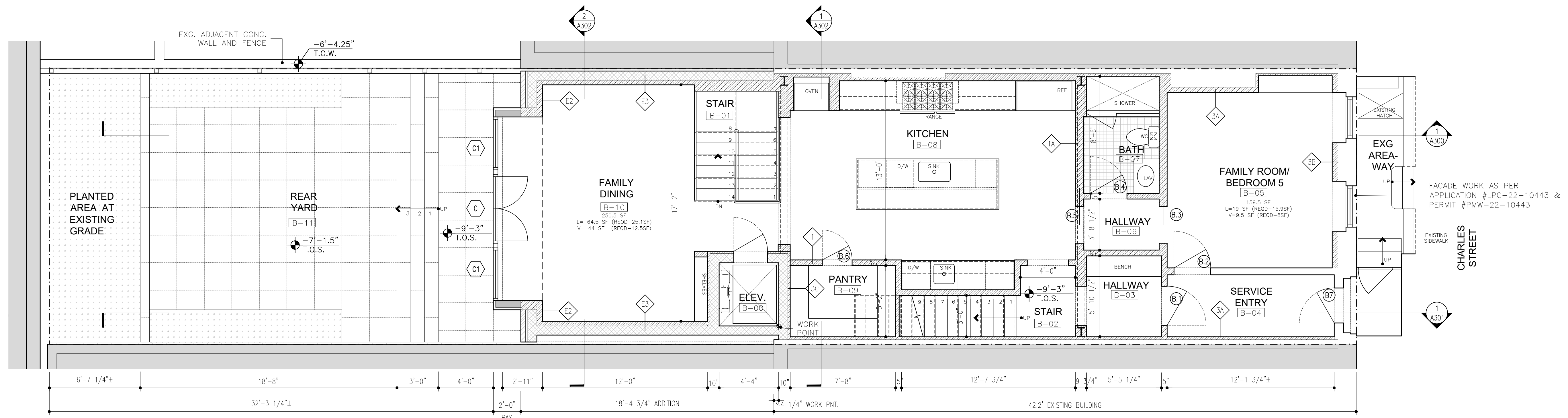


2 PLAN: PROPOSED CELLAR

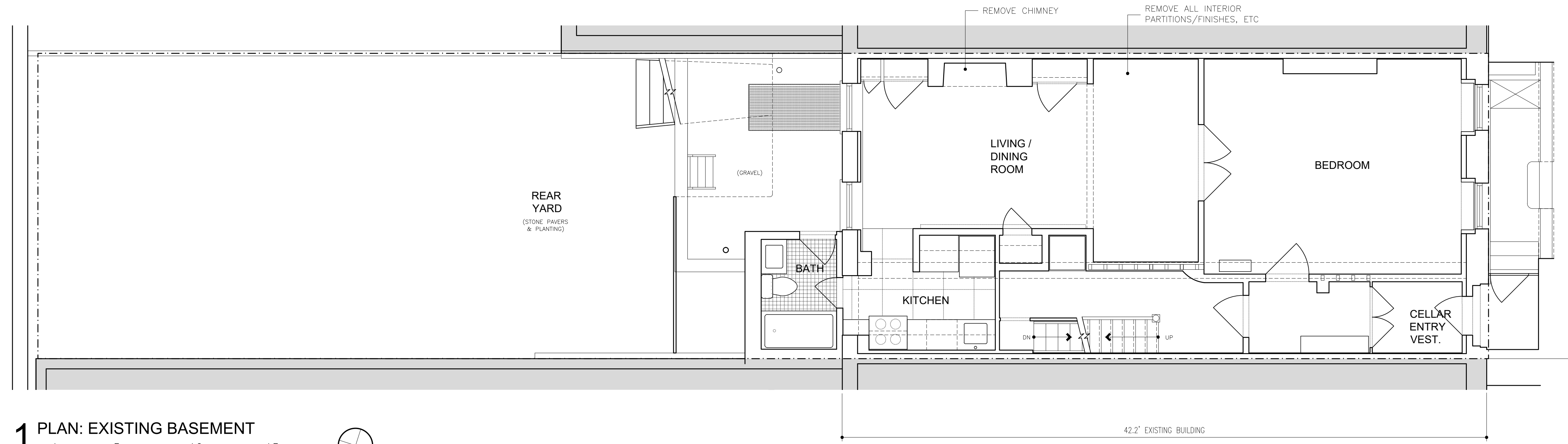
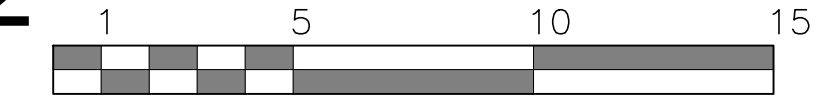


1 PLAN: EXISTING CELLAR

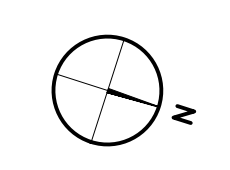
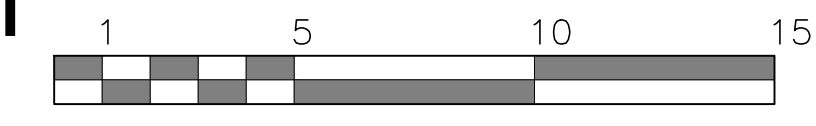


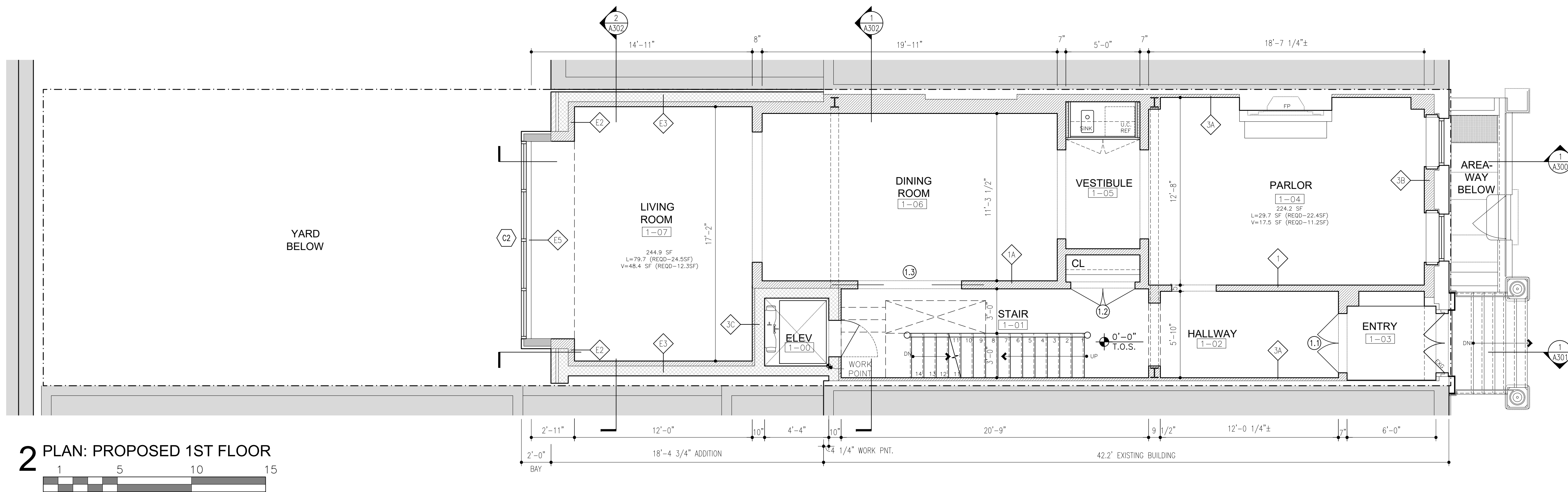


2 PLAN: PROPOSED BASEMENT

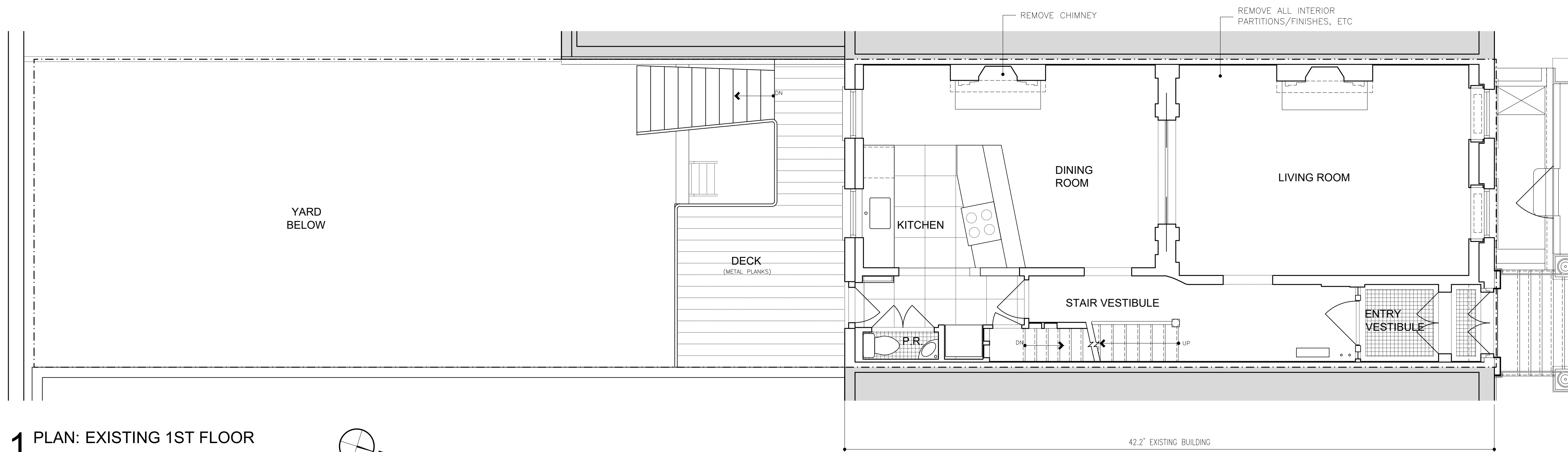


1 PLAN: EXISTING BASEMENT

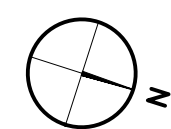


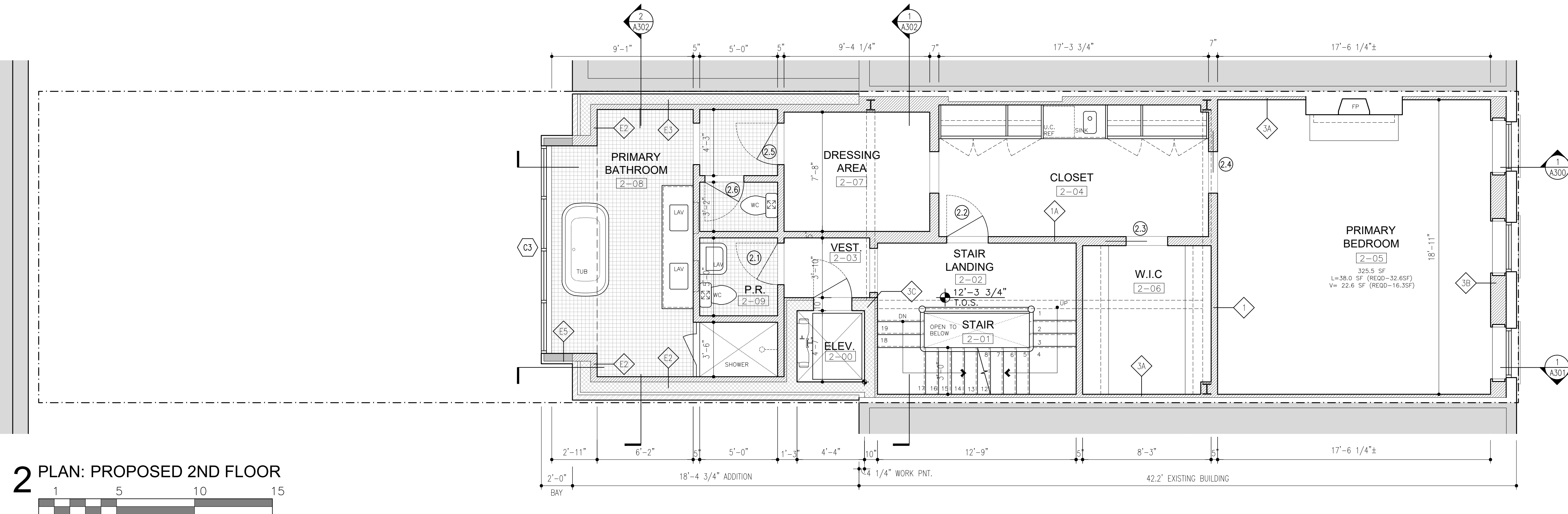


2 PLAN: PROPOSED 1ST FLOOR

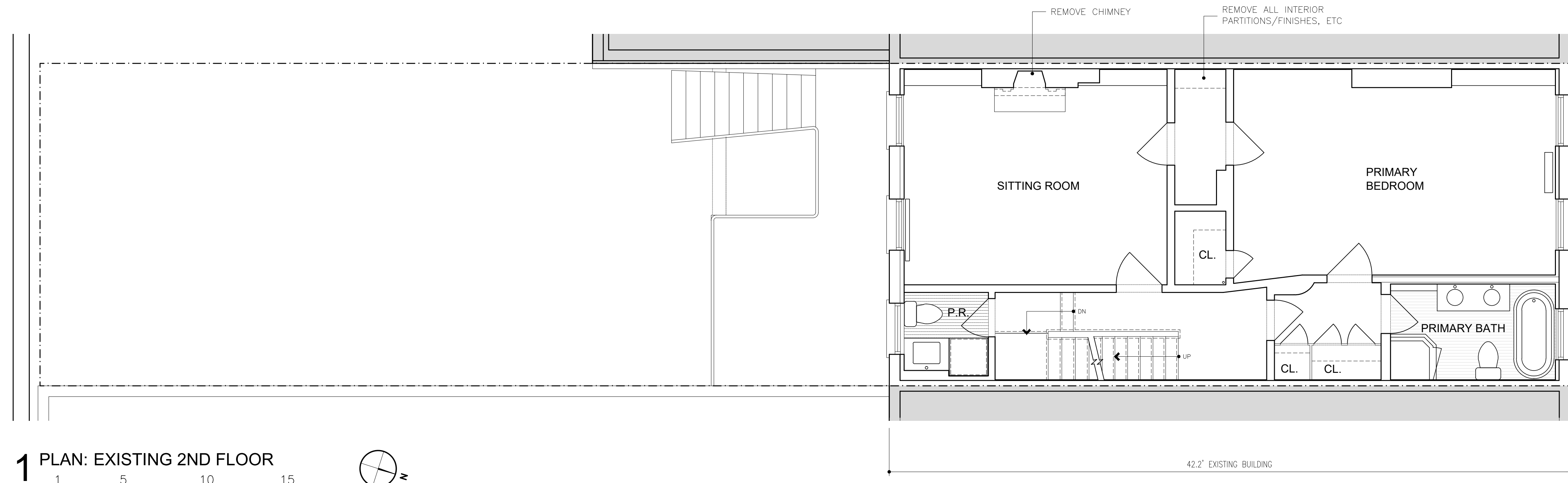


1 PLAN: EXISTING 1ST FLOOR

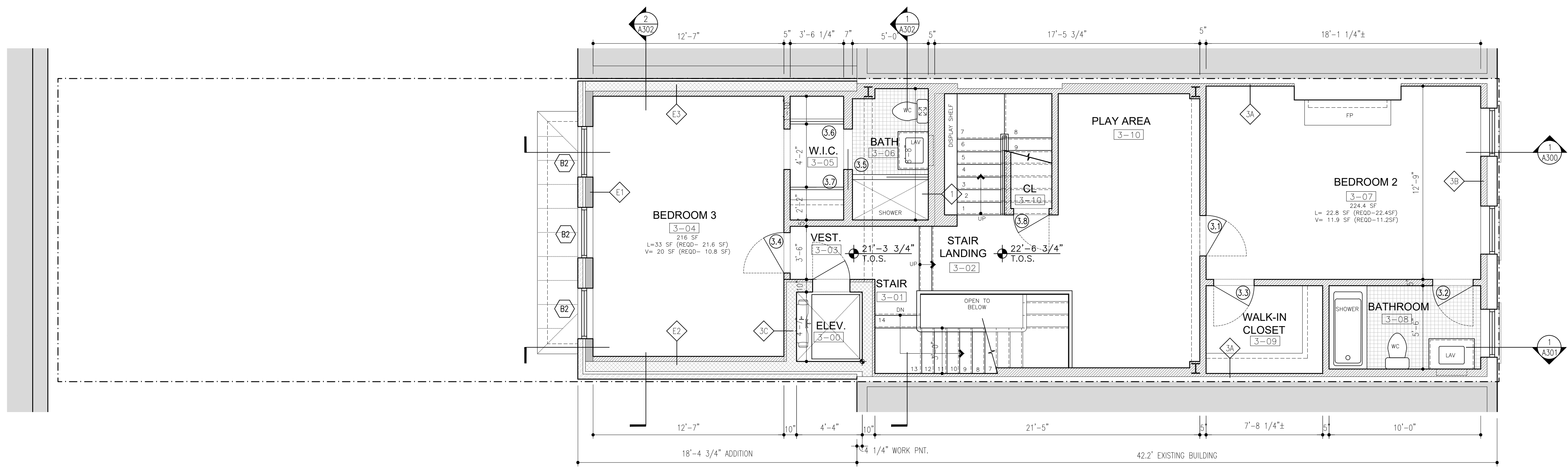




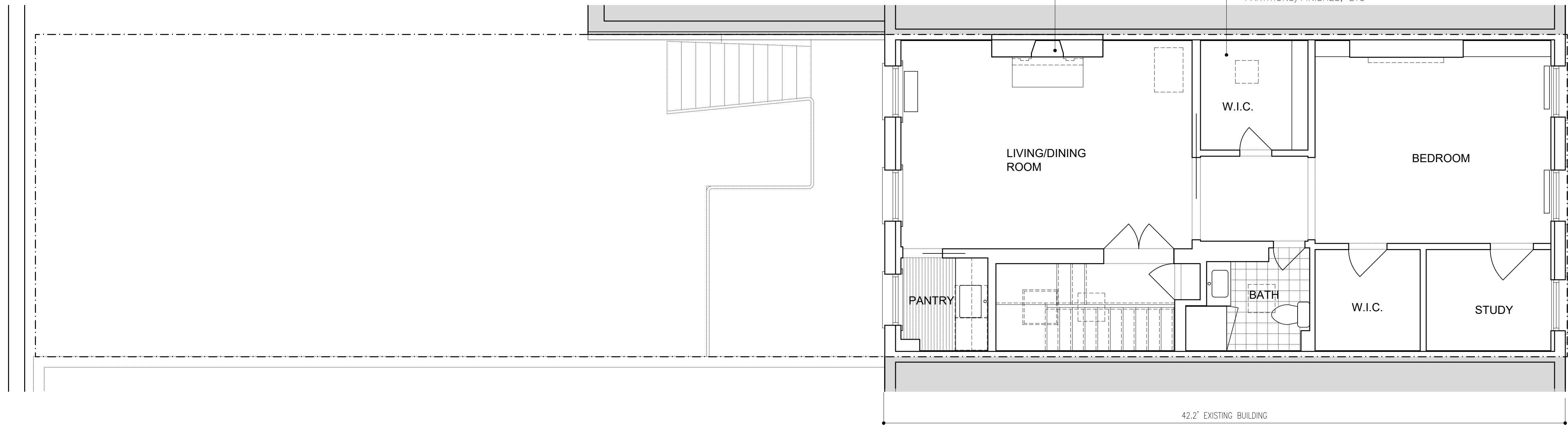
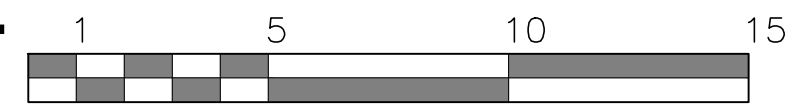
2 PLAN: PROPOSED 2ND FLOOR
 1 5 10 15



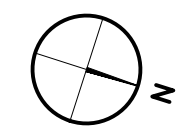
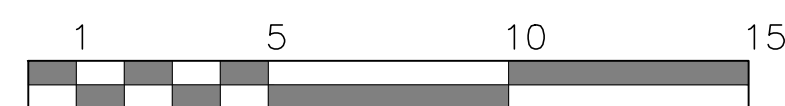
1 PLAN: EXISTING 2ND FLOOR
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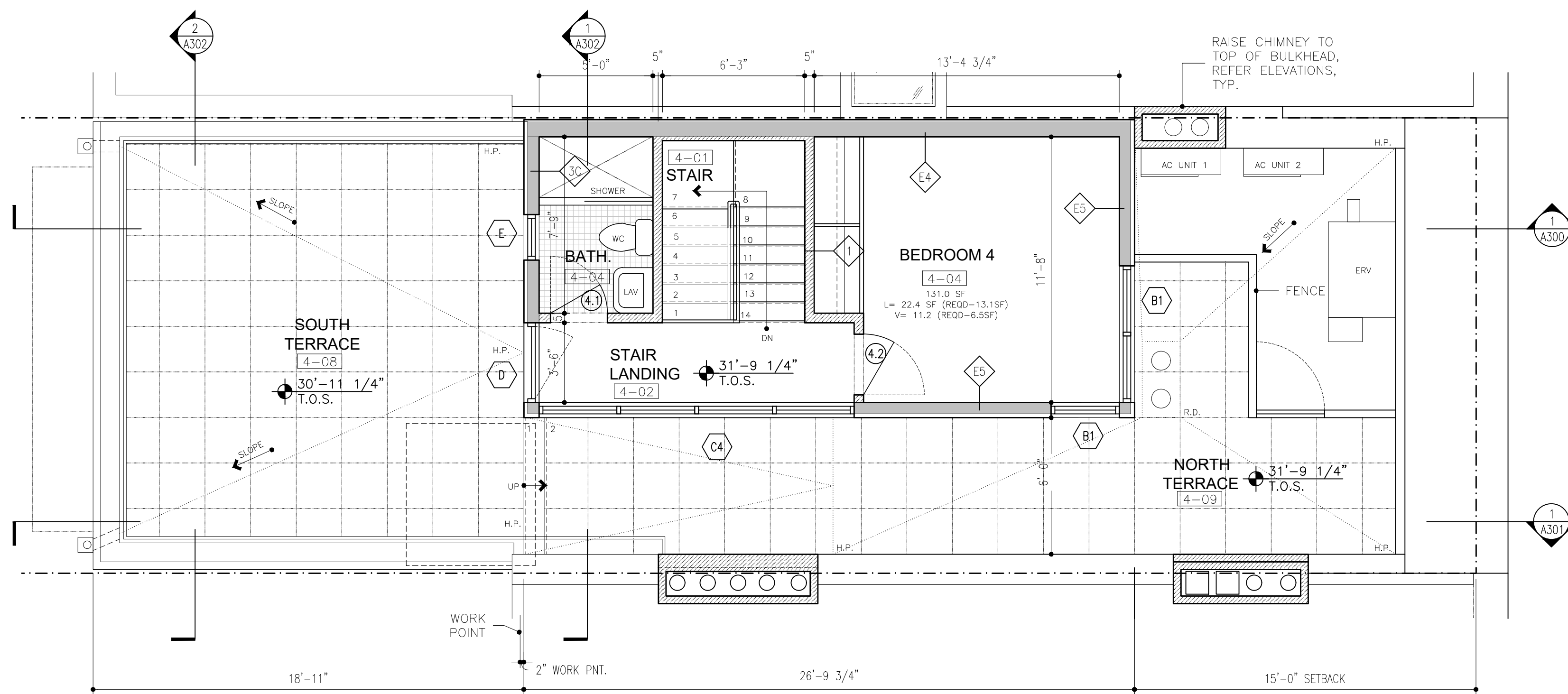


2 PLAN: PROPOSED 3RD FLOOR

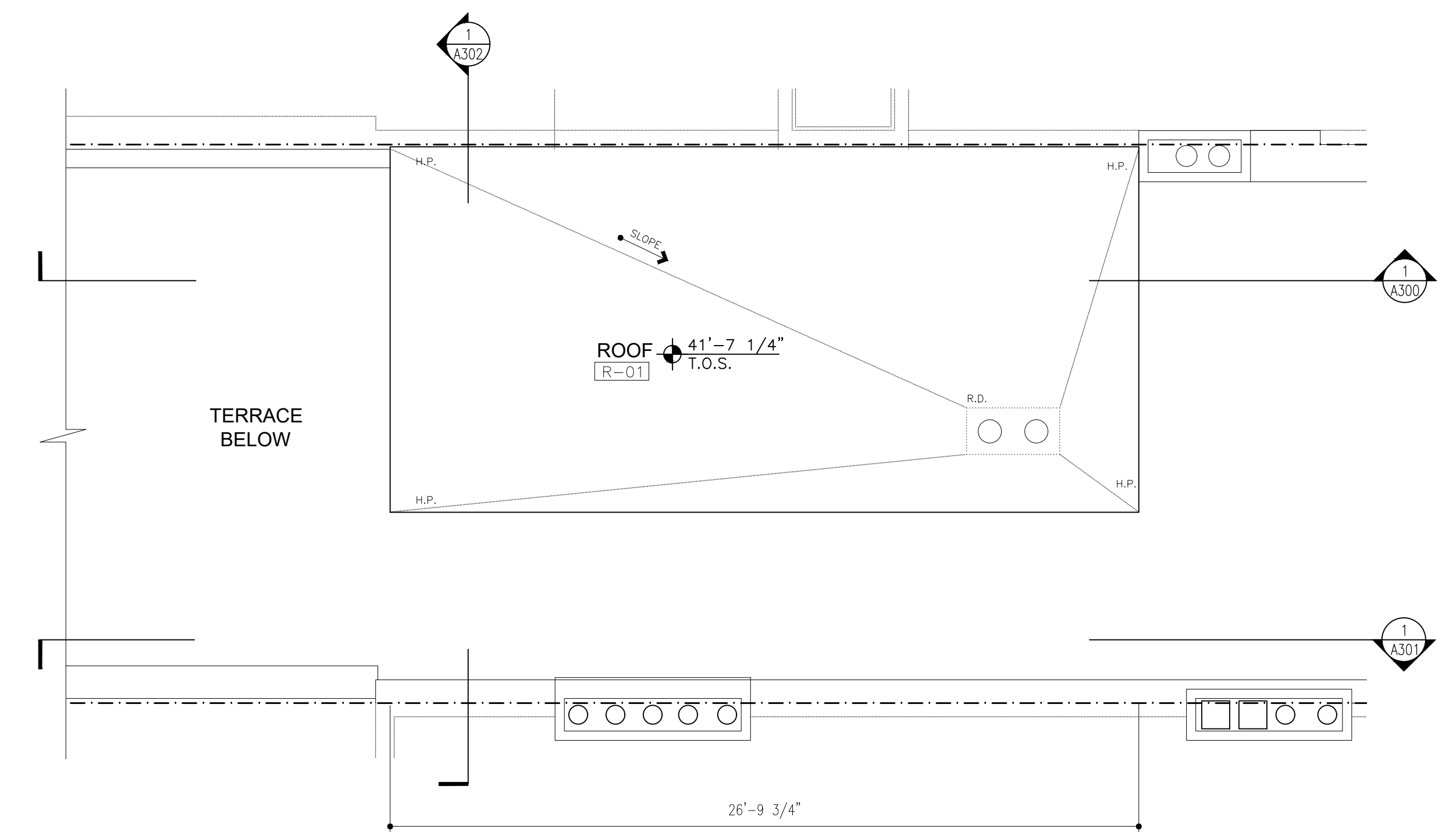
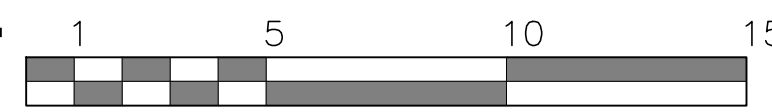


1 PLAN: EXISTING 3RD FLOOR

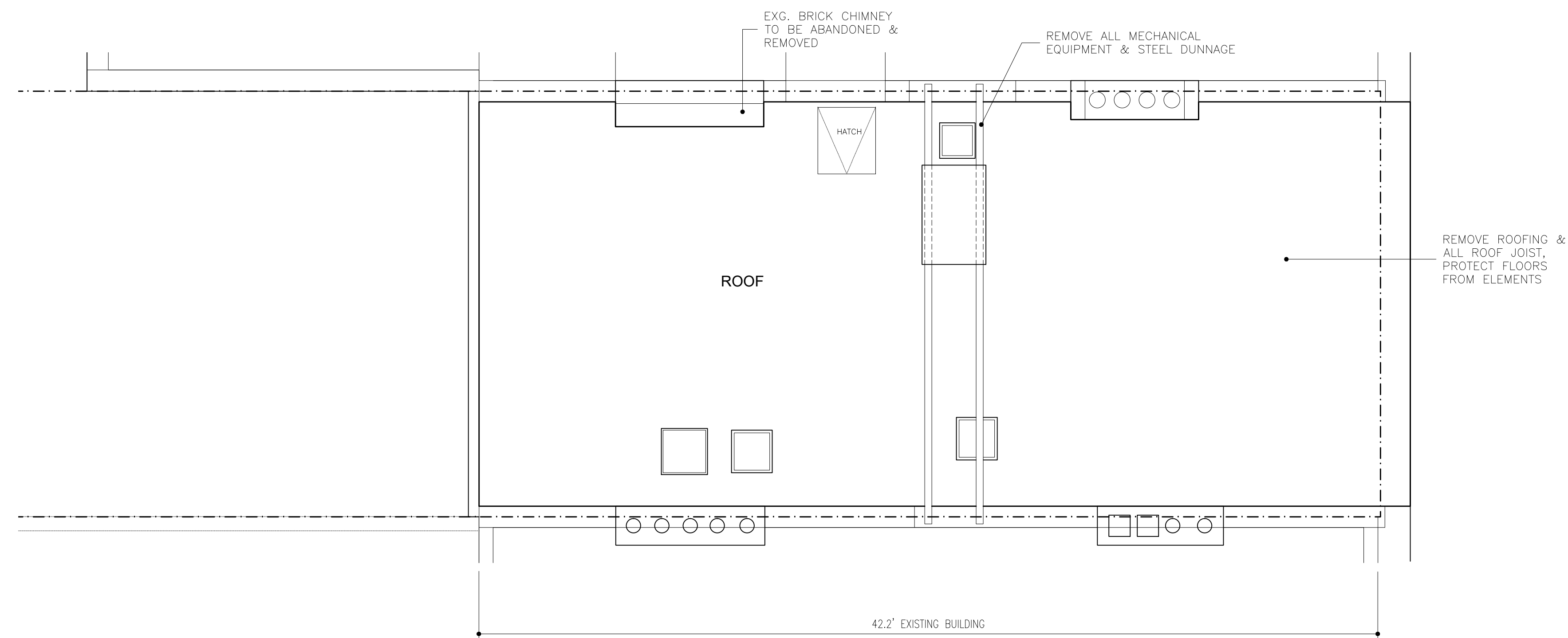




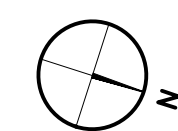
2 PLAN: PROPOSED 4TH FLOOR



3 PLAN: PROPOSED ROOF / BULKHEAD



1 PLAN: EXISTING ROOF





1 EXISTING: PHOTO
N.T.S.



2 PROPOSED: RENDERING
N.T.S.



1 EXISTING: PHOTO
N.T.S.



2 PROPOSED: RENDERING
N.T.S.