

61 Charles Street Landmarks Presentation 2024

Wilsonplunkett LLC

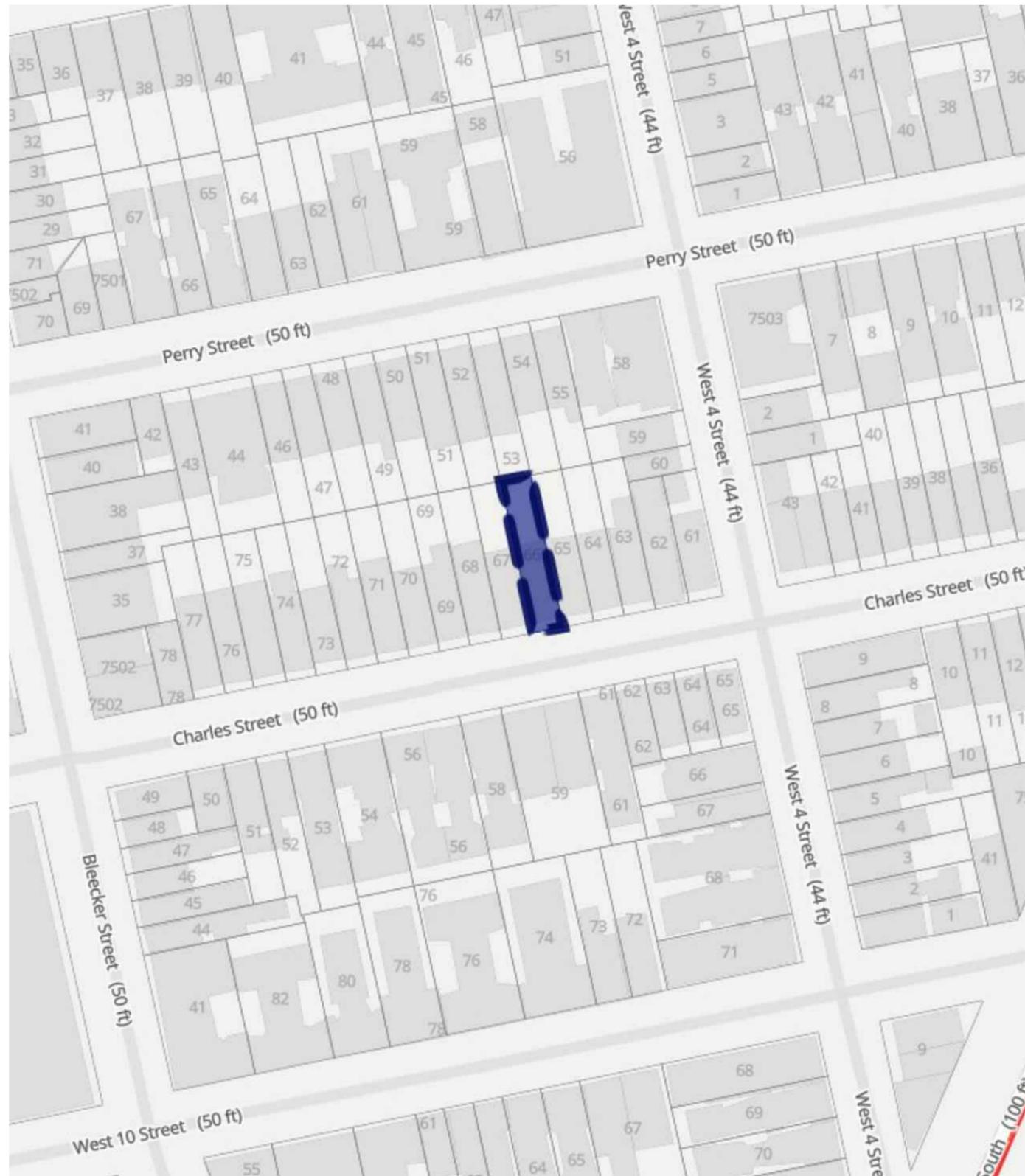
258 Bergen Street Brooklyn, NY 11217
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**61 Charles St.
New York, NY 10014**

Title Page

6/11/2024

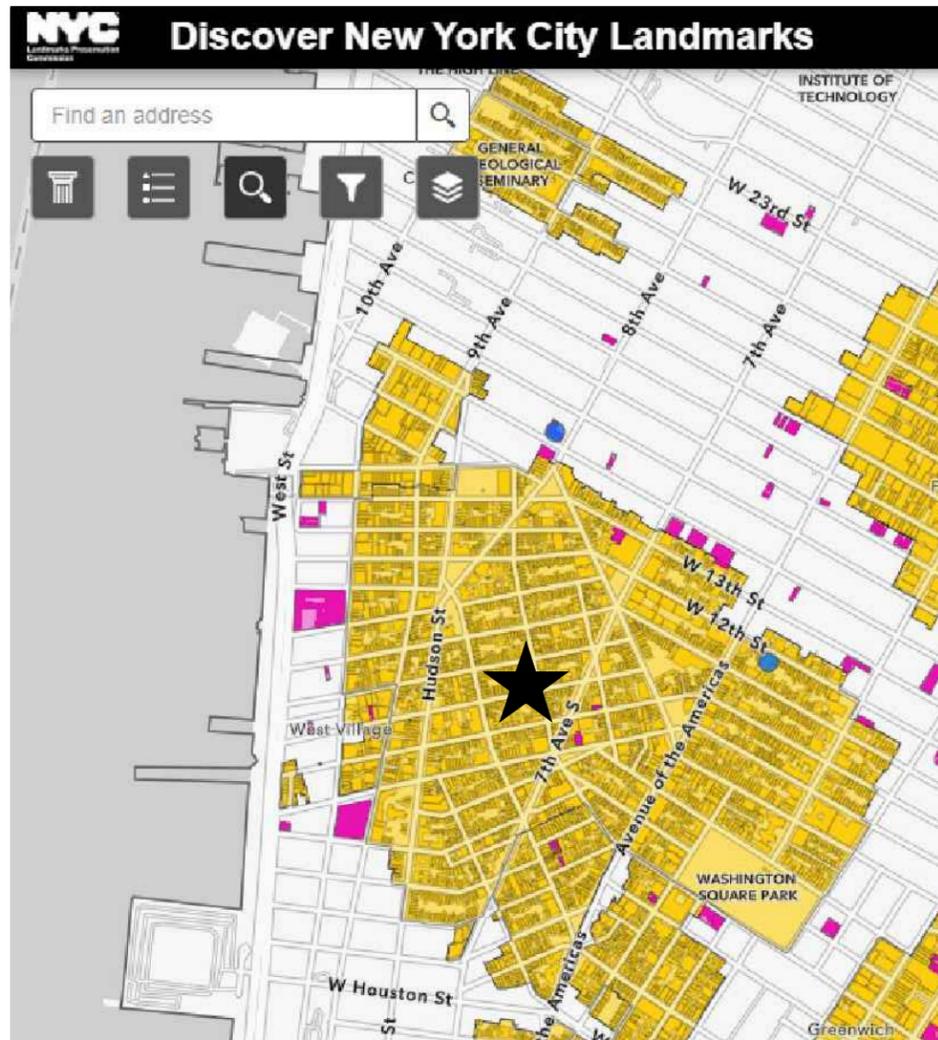
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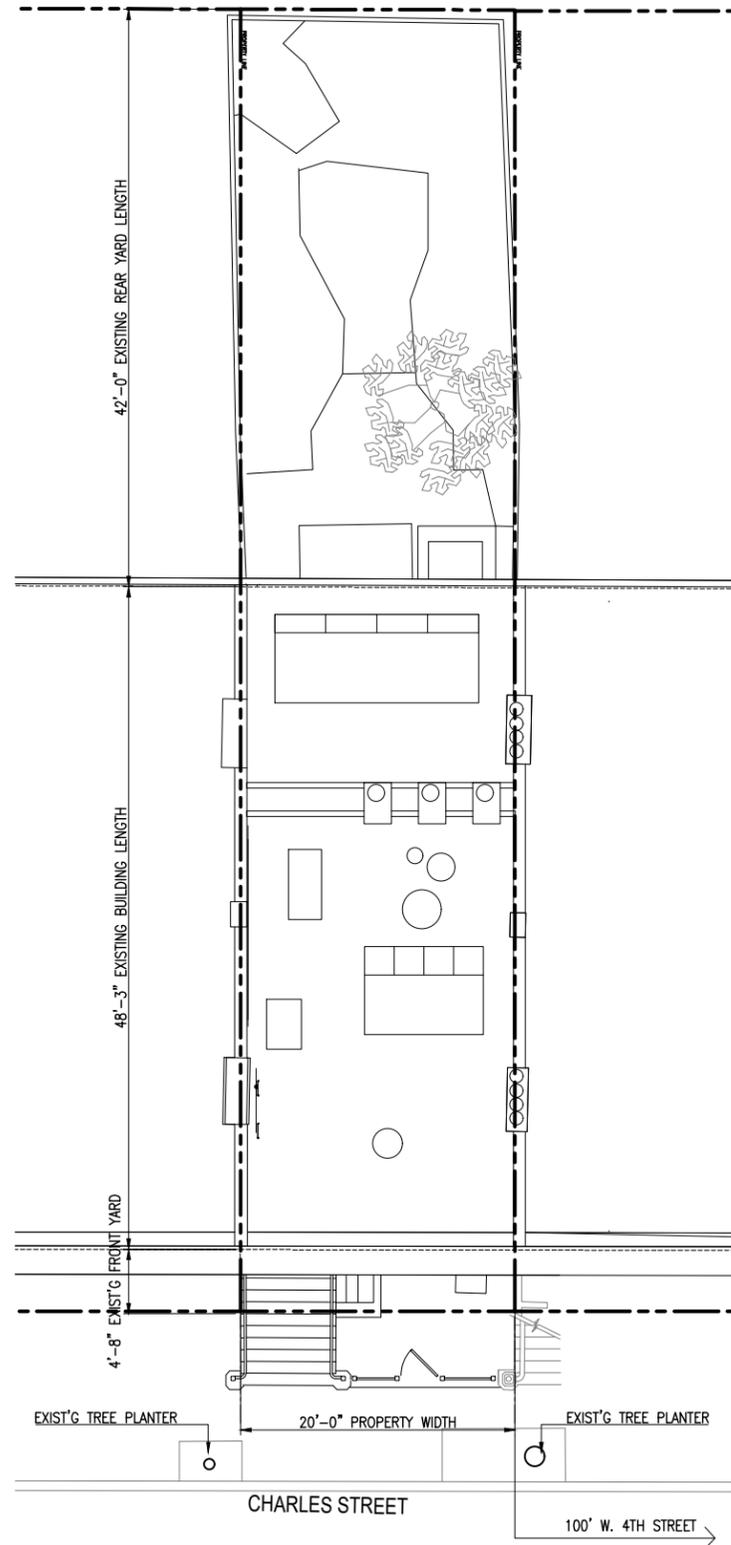
Greenwich Village Historic District
 Manhattan
 Designated April 29, 1969

 Historic District Boundaries

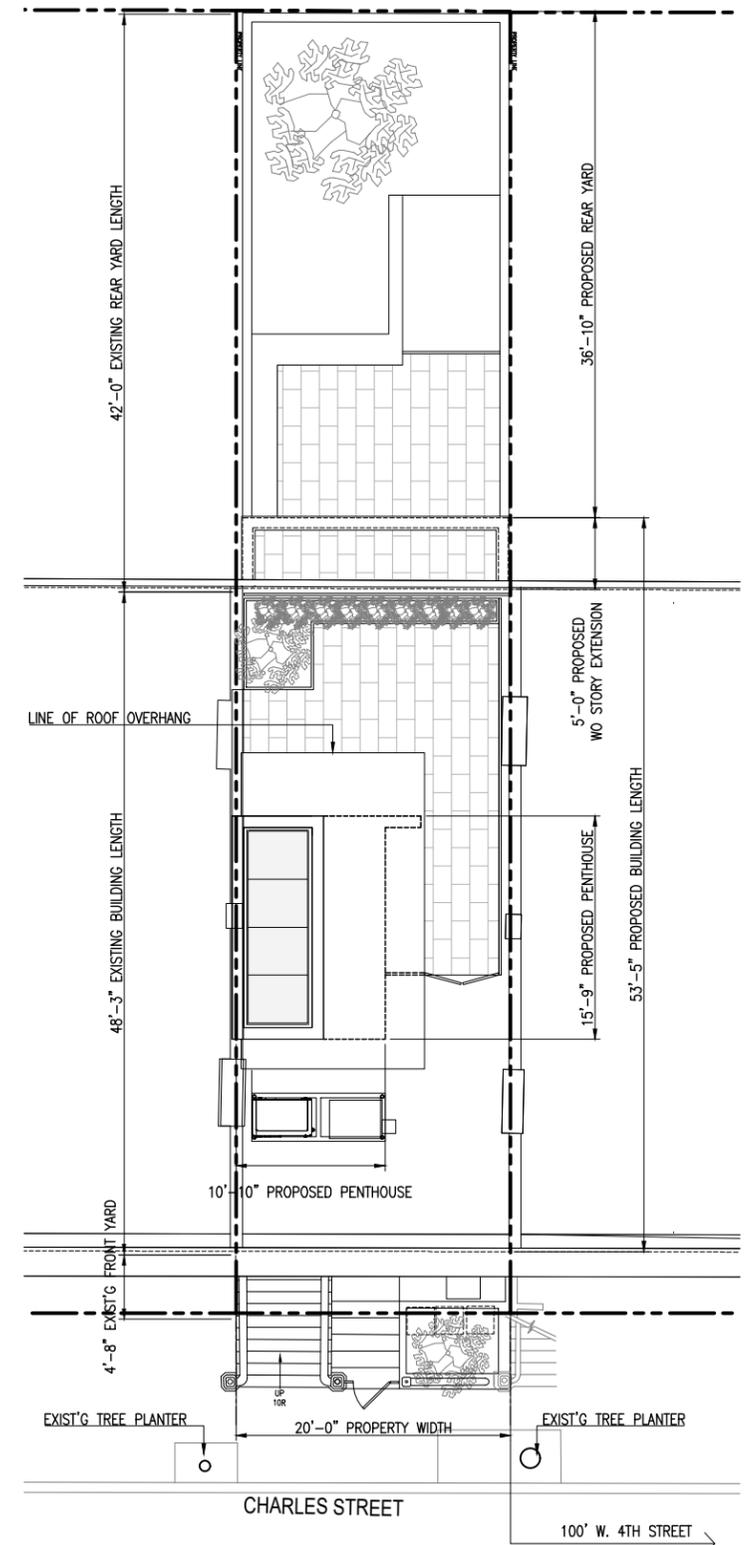




Construction Date: 1866
 Architect: Gage Inslee
 Style: French Second Empire
 Material: Brick, Rusticated Stone
 Building Type: Row House
 Tax Block: 621 Tax Lot: 66



EXISTING SITE PLAN



PROPOSED SITE PLAN



Rear



Front



CHARLES STREET NORTH ELEVATION

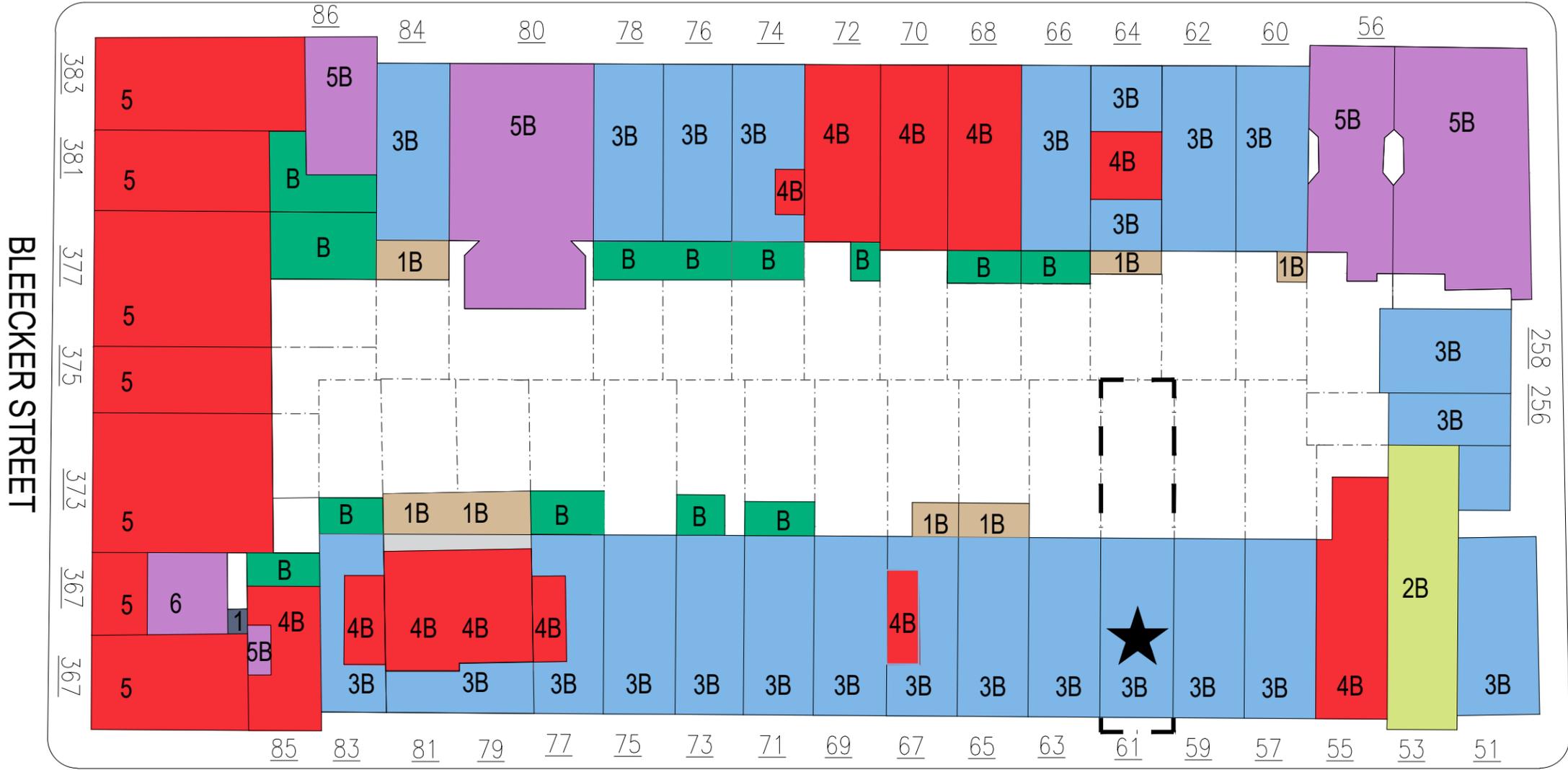


CHARLES STREET SOUTH ELEVATION

85 83 81 79 77 75 73 71 69 67 65 63 61 59 57 55 53

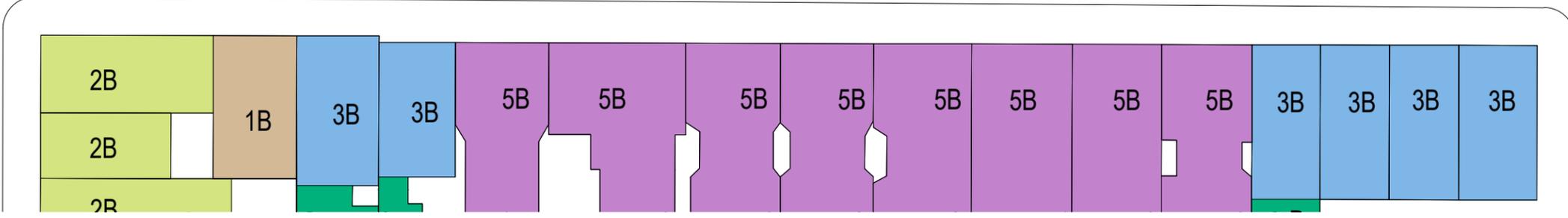


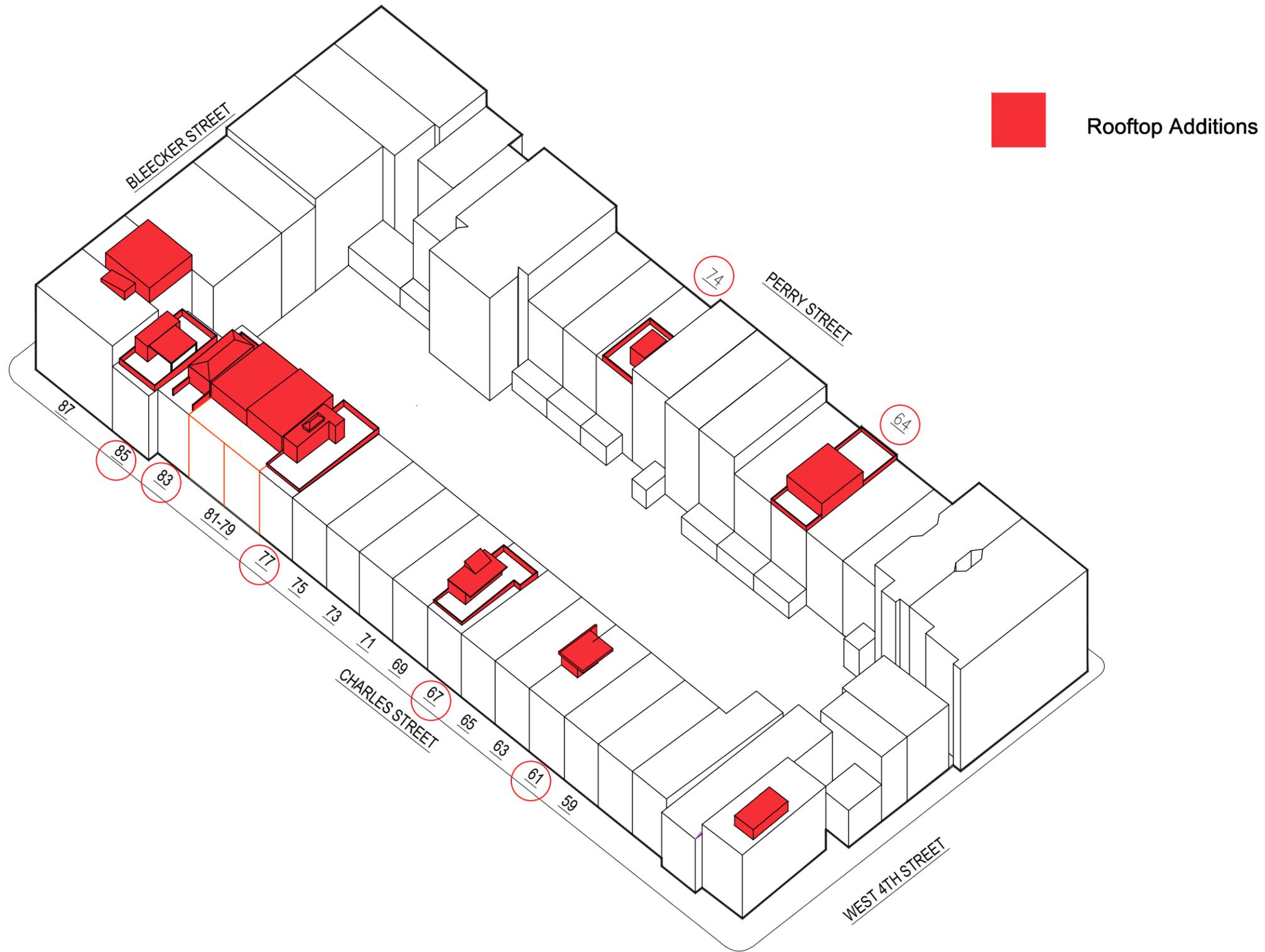
PERRY STREET



- 1 STORY
- 2 STORY
- 3 STORY
- 4 STORY
- 5 STORY
- 6 STORY

CHARLES STREET





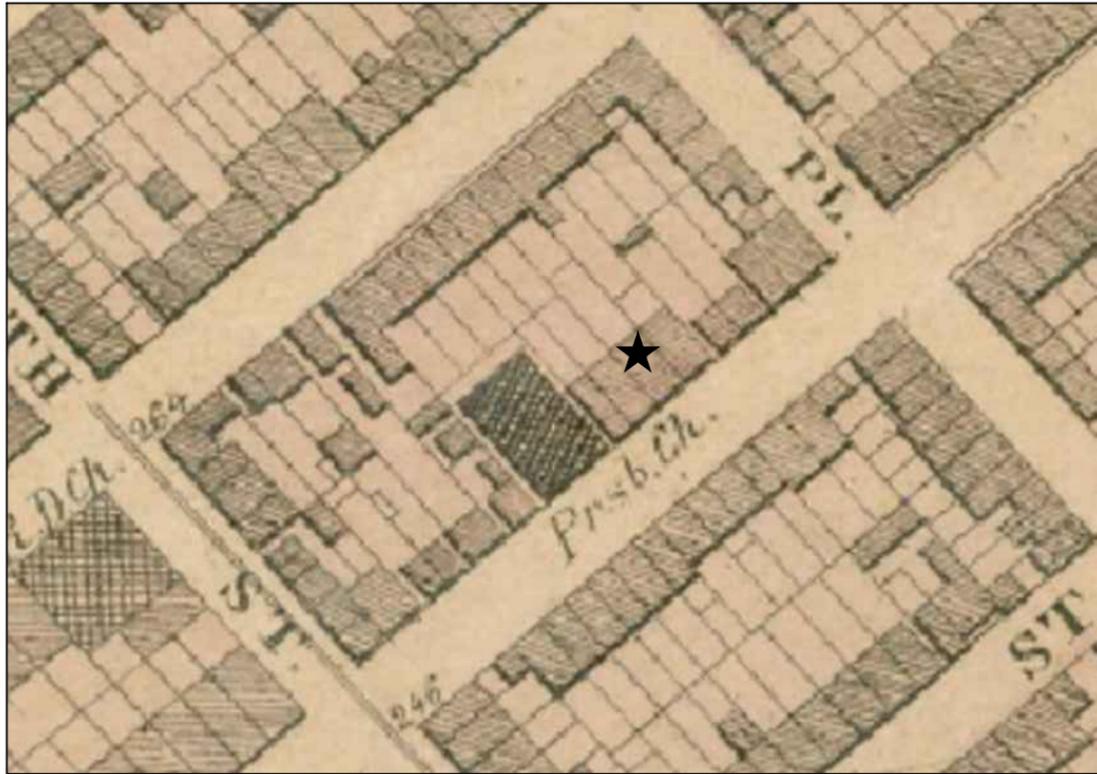


Front Facade 1040's



Front Facade 1040's

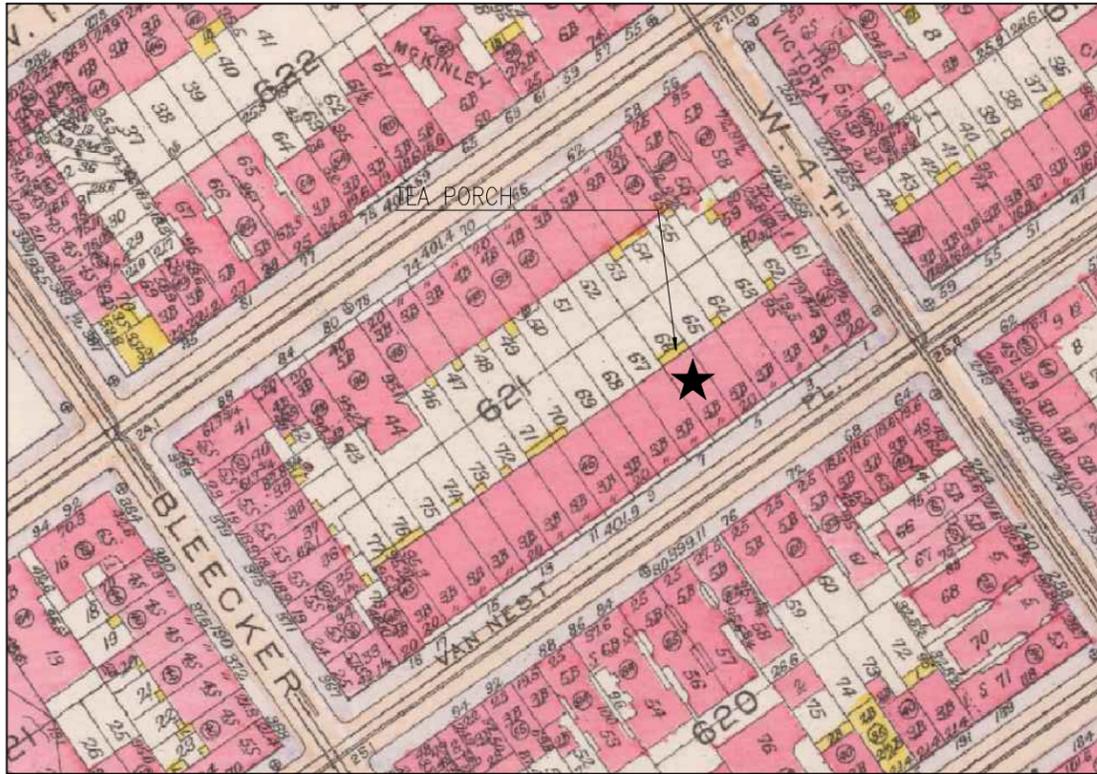
1867 Dripps Map



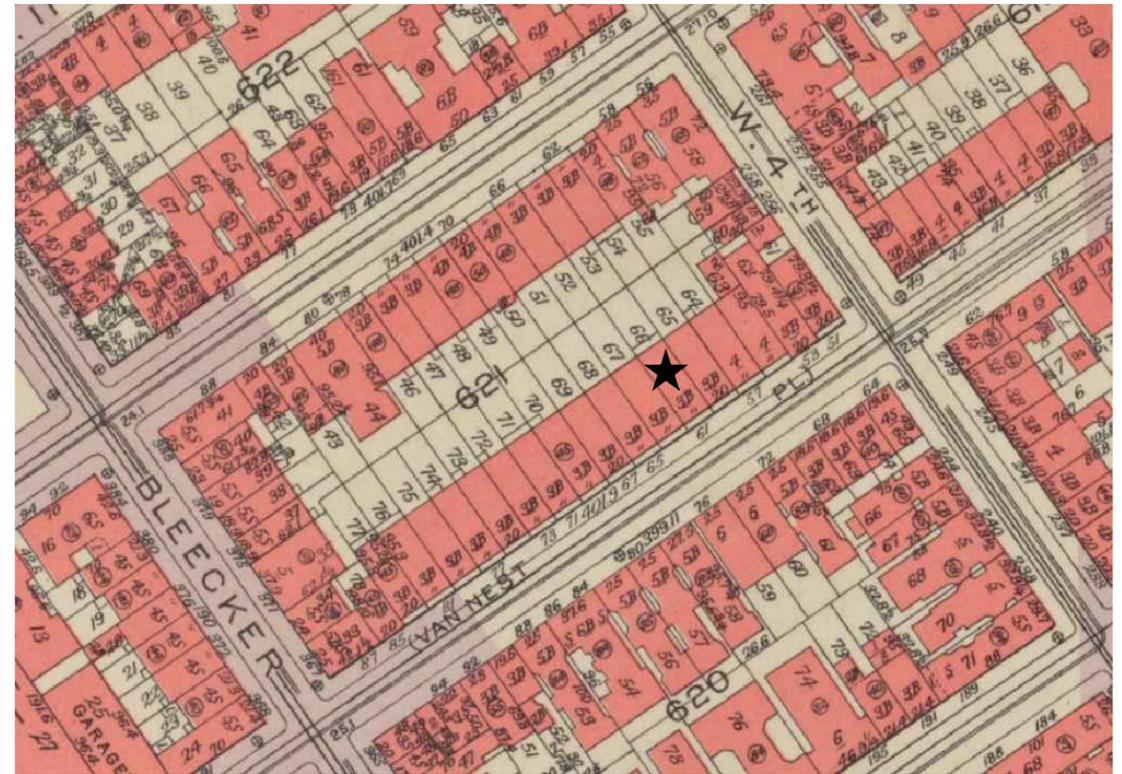
1895 Sanborn Map



1916 Bromley Map



1955 Bromley Map



Illustrations

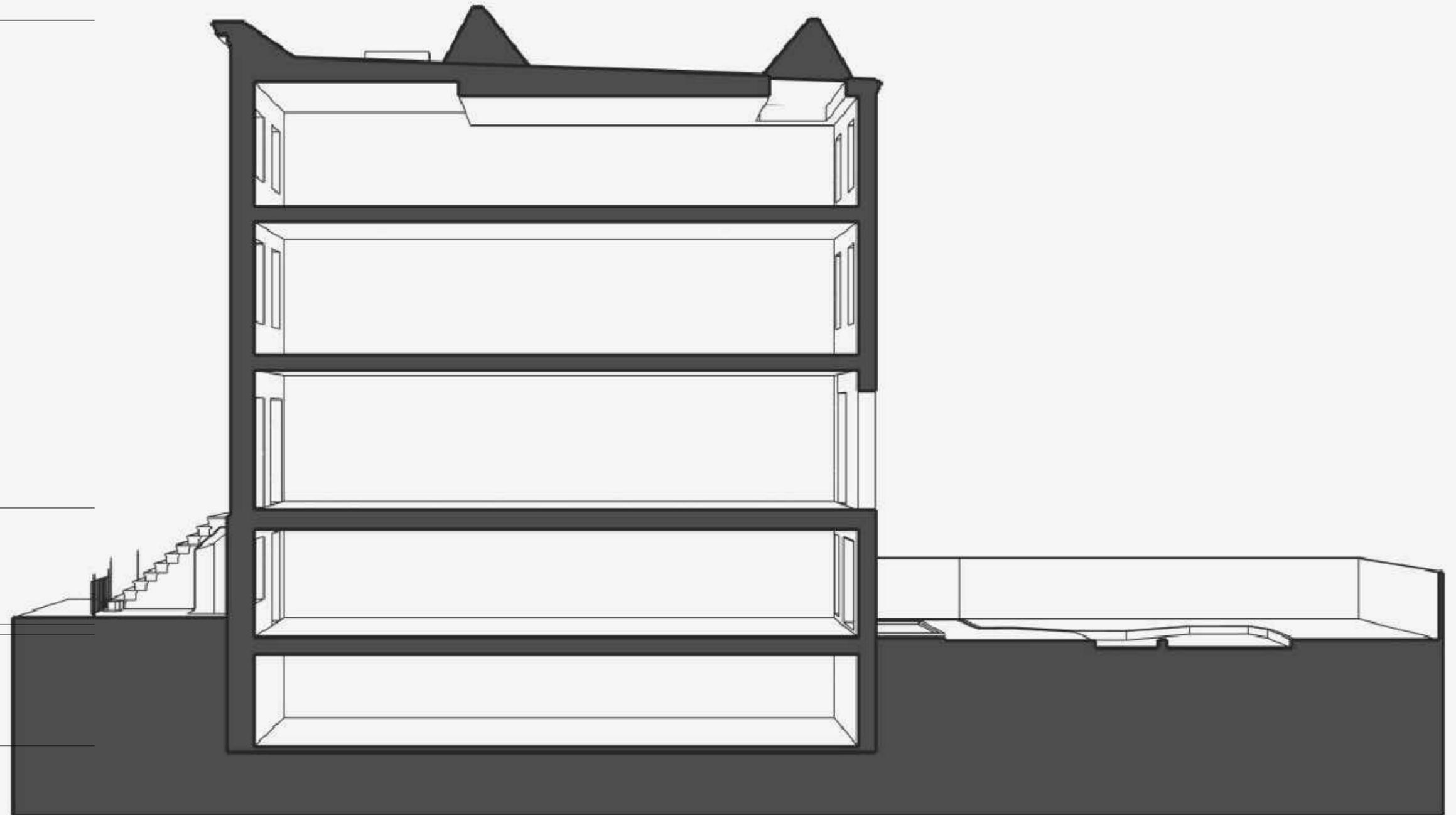
T.O. CORNICE
EL. + 36'-9"

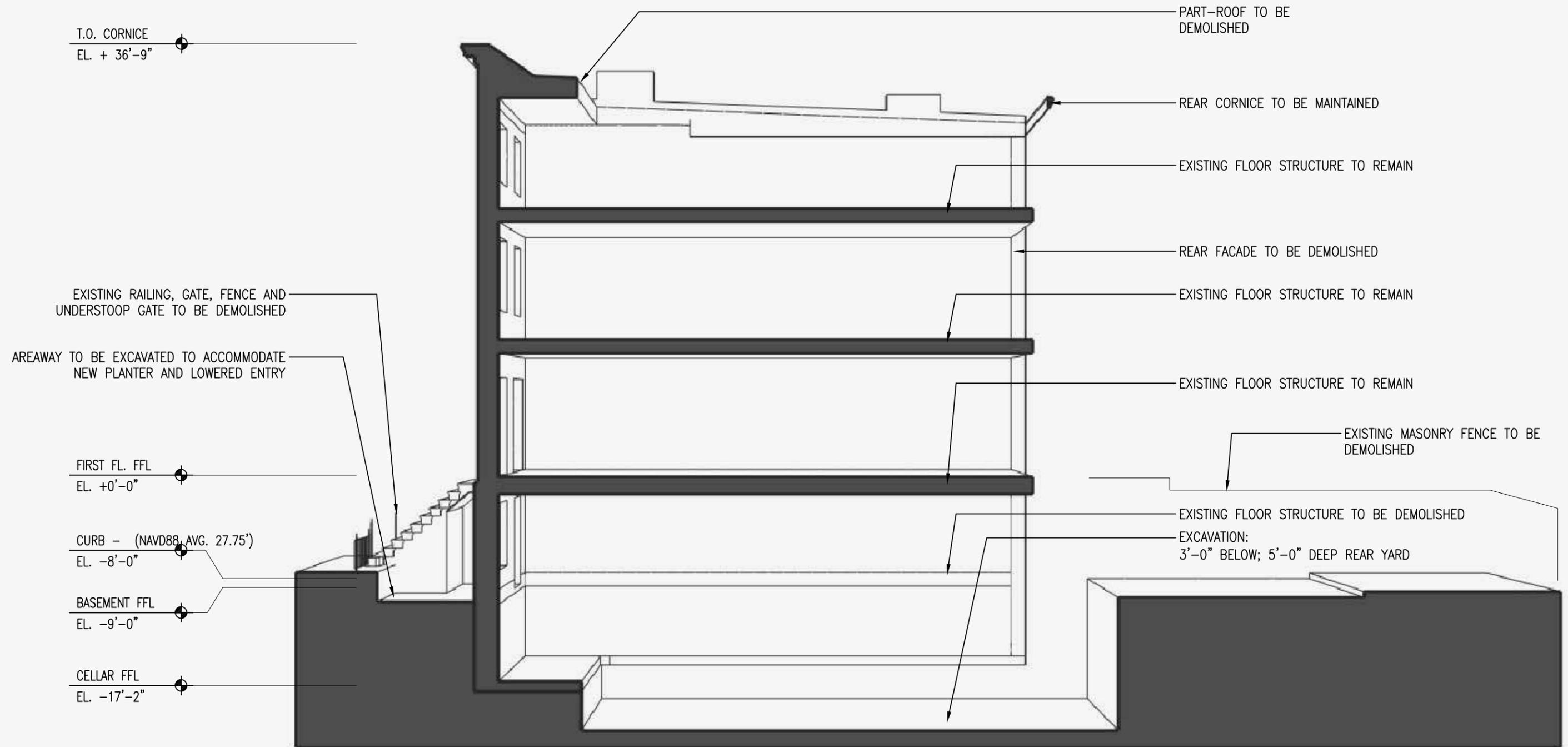
FIRST FL. FFL
EL. +0'-0"

CURB - (NAVD88, AVG. 27.75')
EL. -8'-0"

BASEMENT FFL
EL. -9'-0"

CELLAR FFL
EL. -17'-2"





T.O. ROOF
EL. + 42'-10"

T.O. CORNICE
EL. + 36'-9"

NEW PENTHOUSE WITH
PAINTED STEEL FRAMED
WINDOWS. FINISH: STUCCO

EXISTING REAR FACADE AT
SECOND AND THIRD FLOORS
TO BE REBUILT

NEW PAINTED STEEL
WINDOWS

NEW BRICK TWO STORY
EXTENSION

NEW PAINTED STEEL
WINDOWS

NEW REAR YARD FENCE.
FINISH: STUCCO

NEW RAILING, FENCE,
GATE AND UNDERSTOOP
GATE

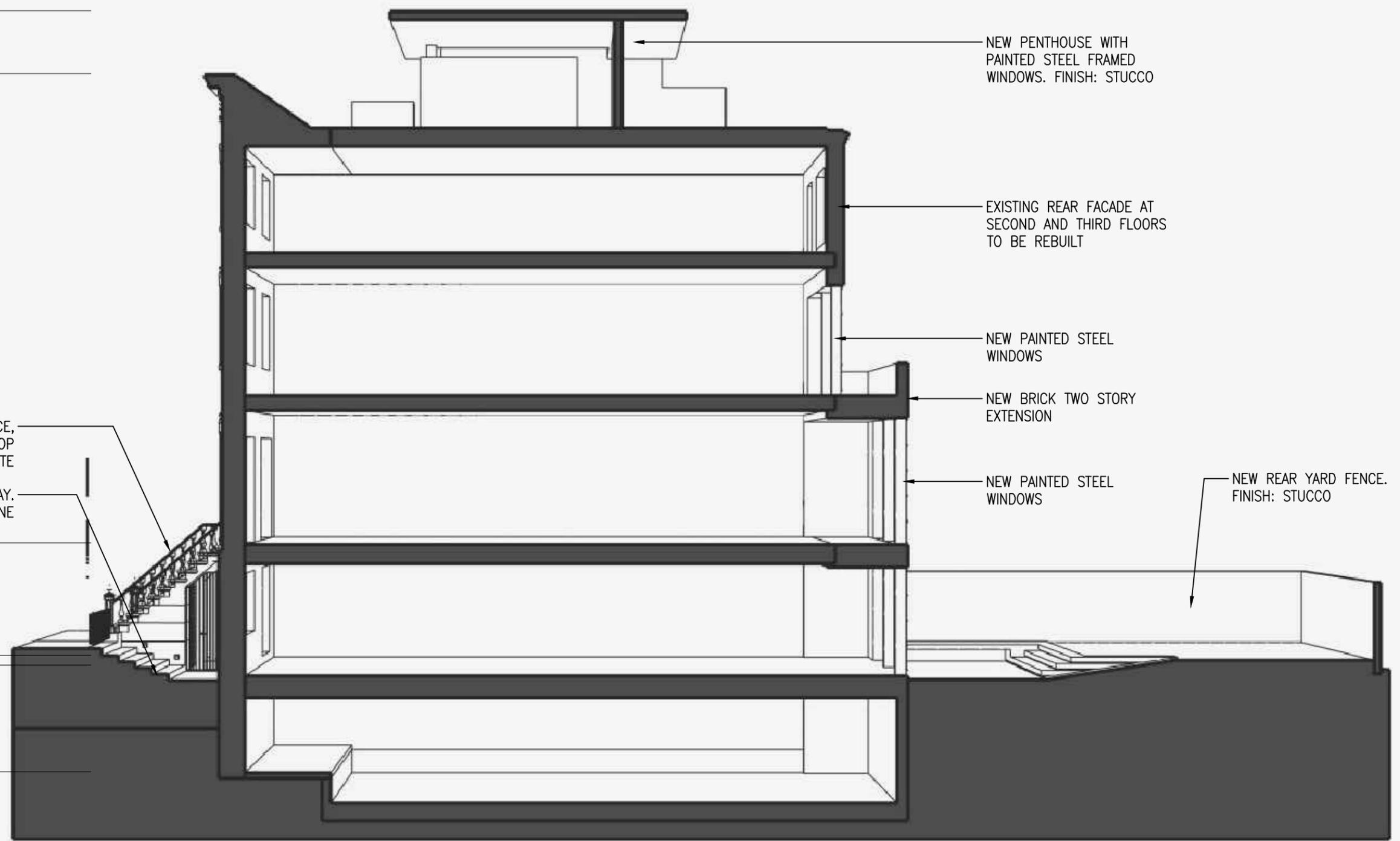
NEW LOWERED AREAWAY.
FINISH: BROWNSTONE

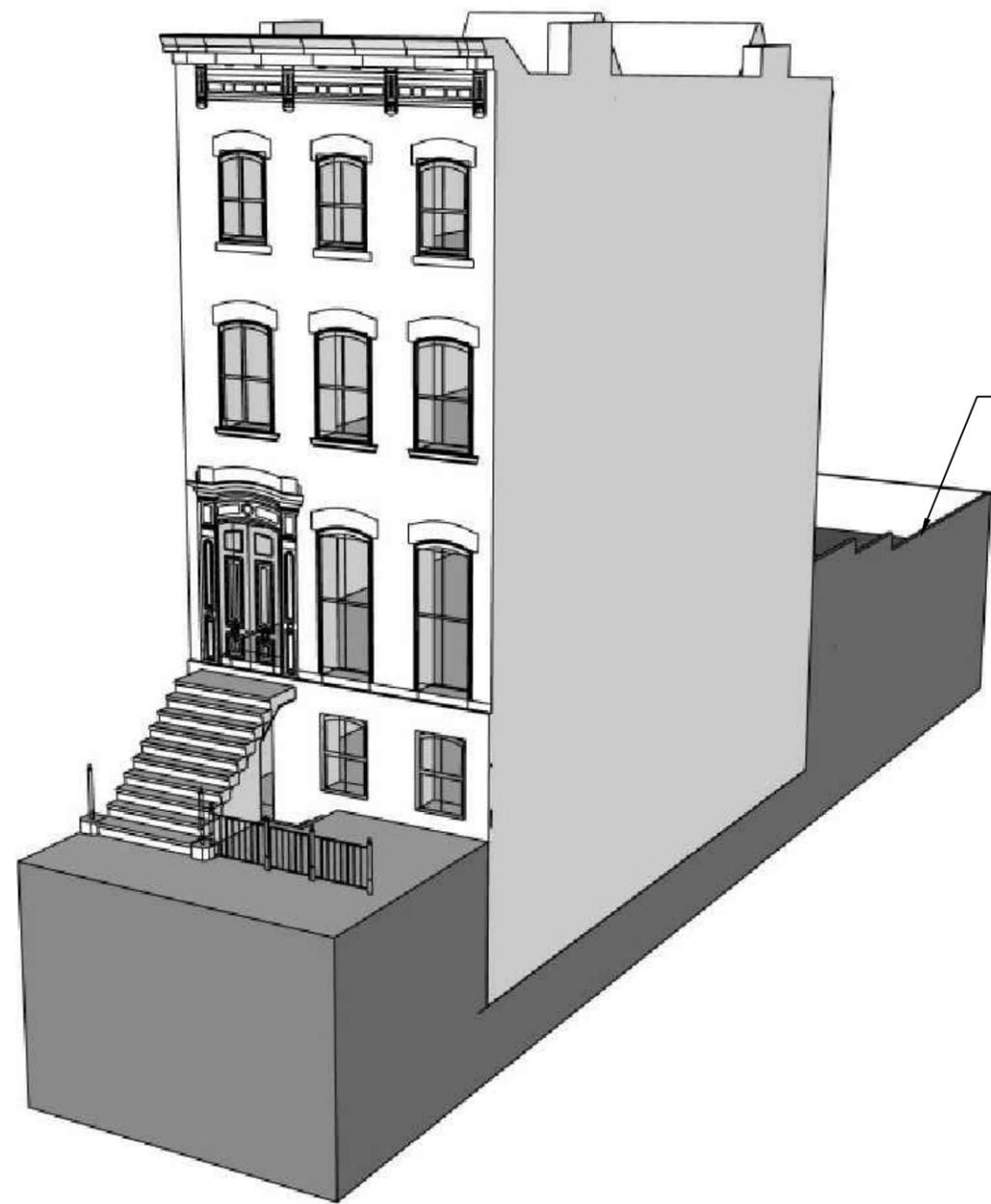
FIRST FL. FFL
EL. +0'-0"

CURB - (NAVD88, AVG. 27.75')
EL. -8'-0"

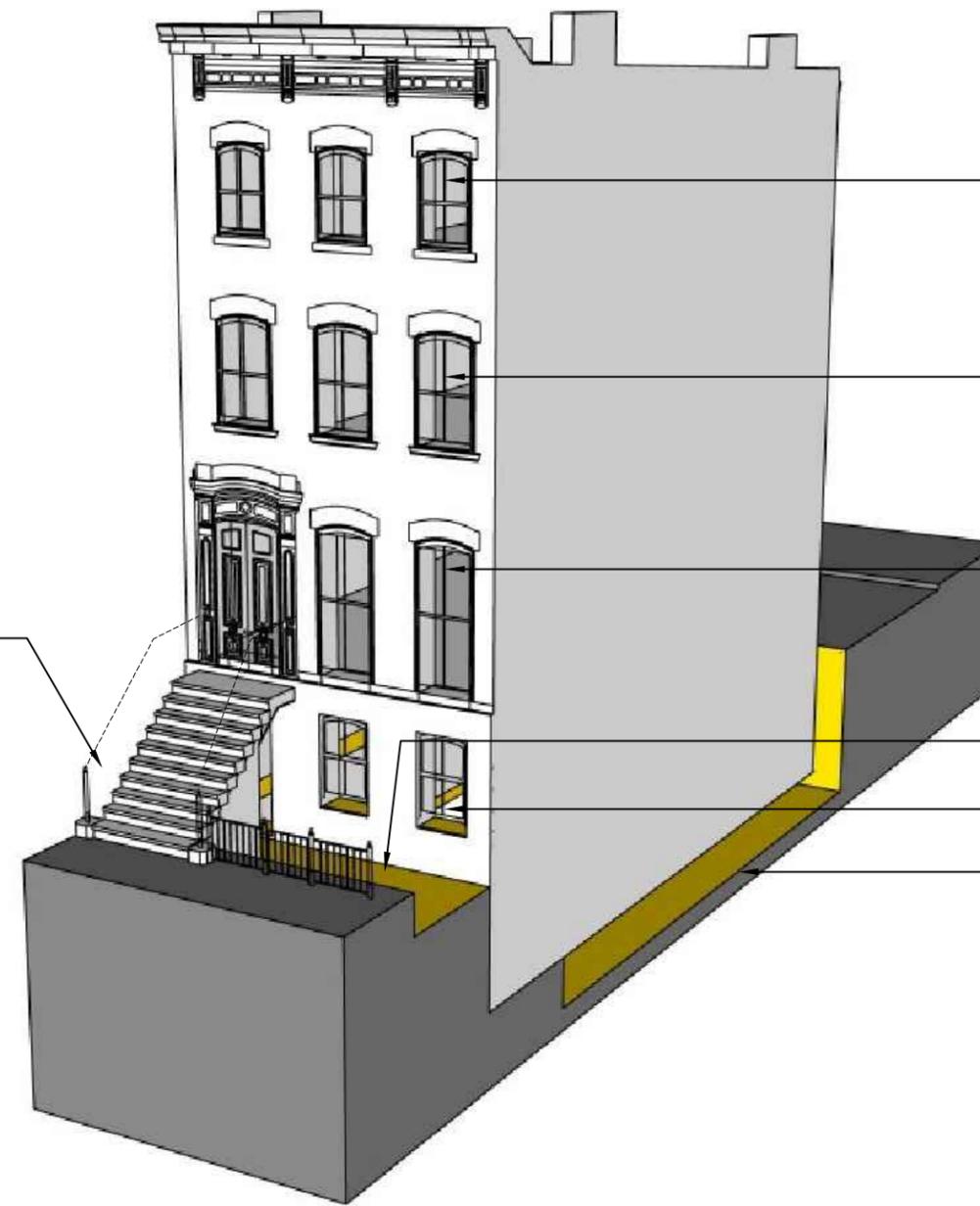
BASEMENT FFL
EL. -9'-0"

CELLAR FFL
EL. -17'-2"





Existing Front Facade



Demolition and Excavation

CMU BLOCK WALL
ALL SIDES AT REAR
YARD

EXISTING RAILING AND
FENCE TO BE REMOVED

EXISTING WINDOWS TO BE
DEMOLISHED

EXISTING WINDOWS TO BE
DEMOLISHED

EXISTING WINDOWS TO BE
DEMOLISHED

PART AREAWAY TO BE
EXCAVATED

EXISTING WINDOWS TO BE
DEMOLISHED

EXCAVATION:
3'-0" BELOW
5'-0" BACK AT REAR YARD

AREAS OF DEMOLITION AND
EXCAVATION

EXISTING CORNICE AND BRACKETS TO BE REPAIRED AND REPAINTED

NEW PAINTED WOOD DOUBLE HUNG WINDOWS THROUGHOUT FRONT FACADE

EXISTING FACADE TO BE WASHED GENTLY

EXISTING DOOR, PEDIMENT AND PILASTERS TO BE REPAIRED AS NEEDED

NEW AREAWAY TREE PLANTER

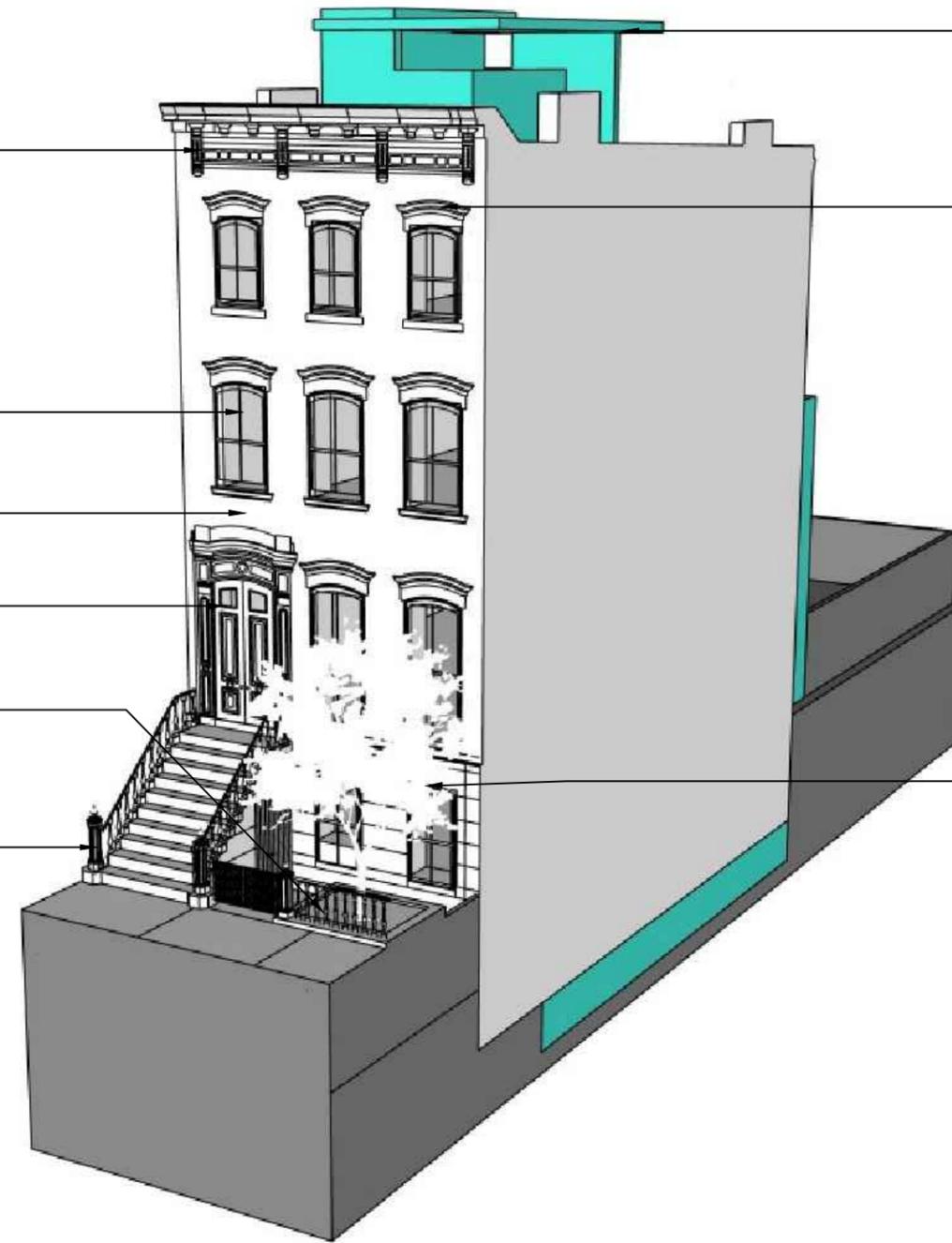
NEW RAILING, FENCE AND NEWEL POSTS TO MATCH 59 CHARLES STREET

NEW PENTHOUSE WITH PAINTED STEEL FRAMED WINDOWS. FINISH: STUCCO

NEW ARCHED LINTEL DETAIL TO MATCH 59 CHARLES STREET

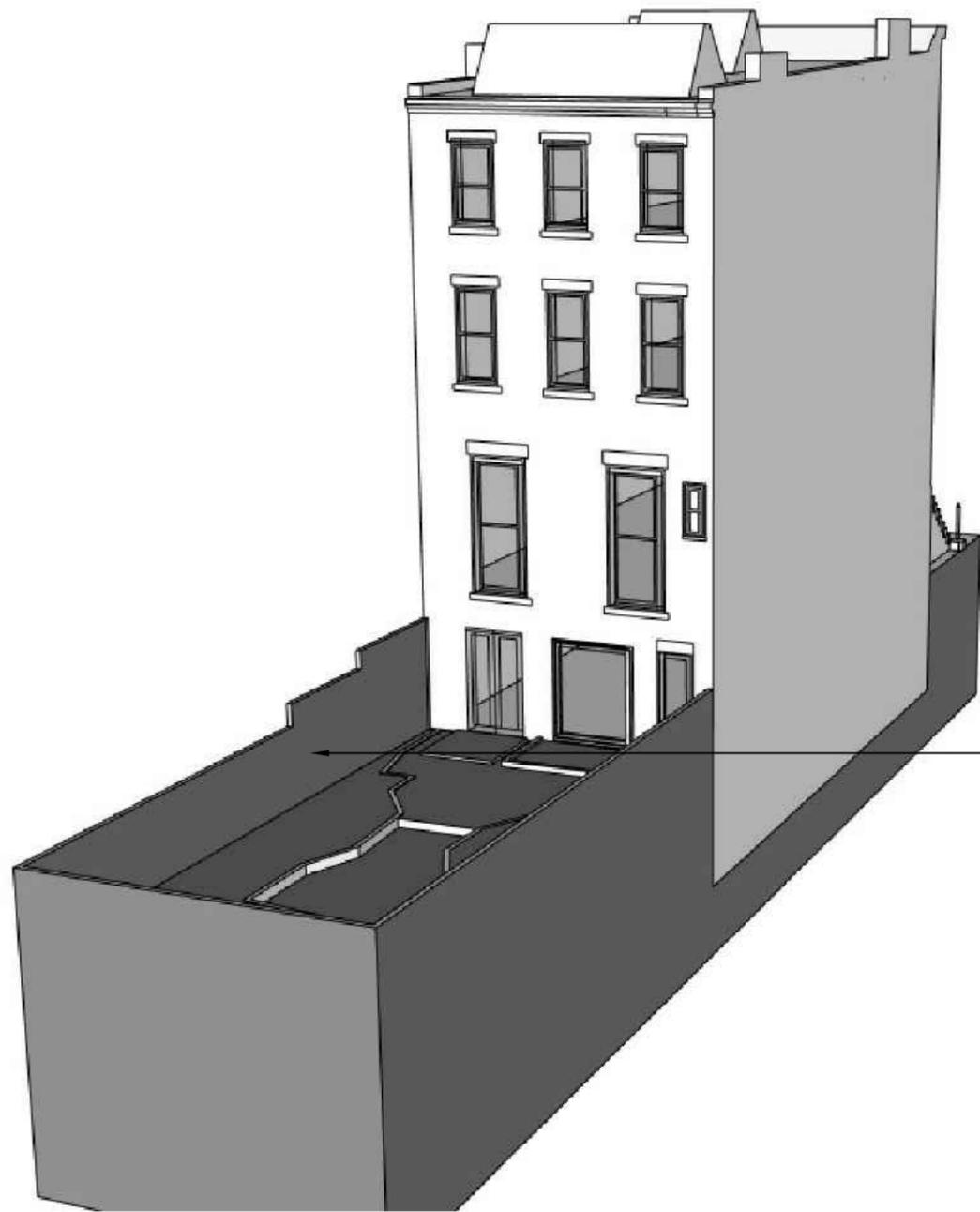


EXISTING IRON PULLEY HOOK TO REMAIN



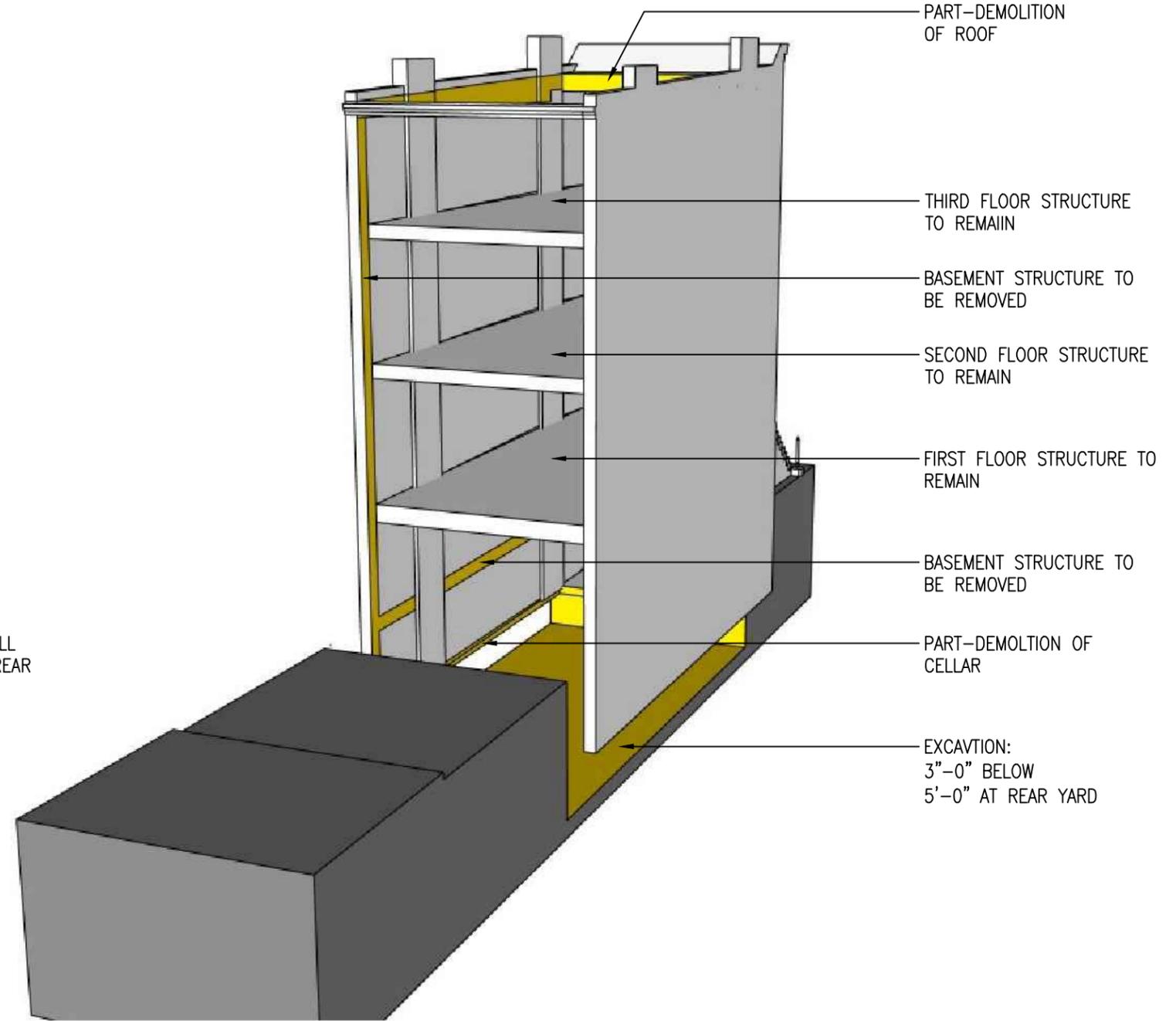
Street Front Facade

AREAS OF NEW CONSTRUCTION



Existing Rear Yard

CMU BLOCK WALL
ALL SIDES AT REAR
YARD



Demolition and Excavation

PART-DEMOLITION
OF ROOF

THIRD FLOOR STRUCTURE
TO REMAIN

BASEMENT STRUCTURE TO
BE REMOVED

SECOND FLOOR STRUCTURE
TO REMAIN

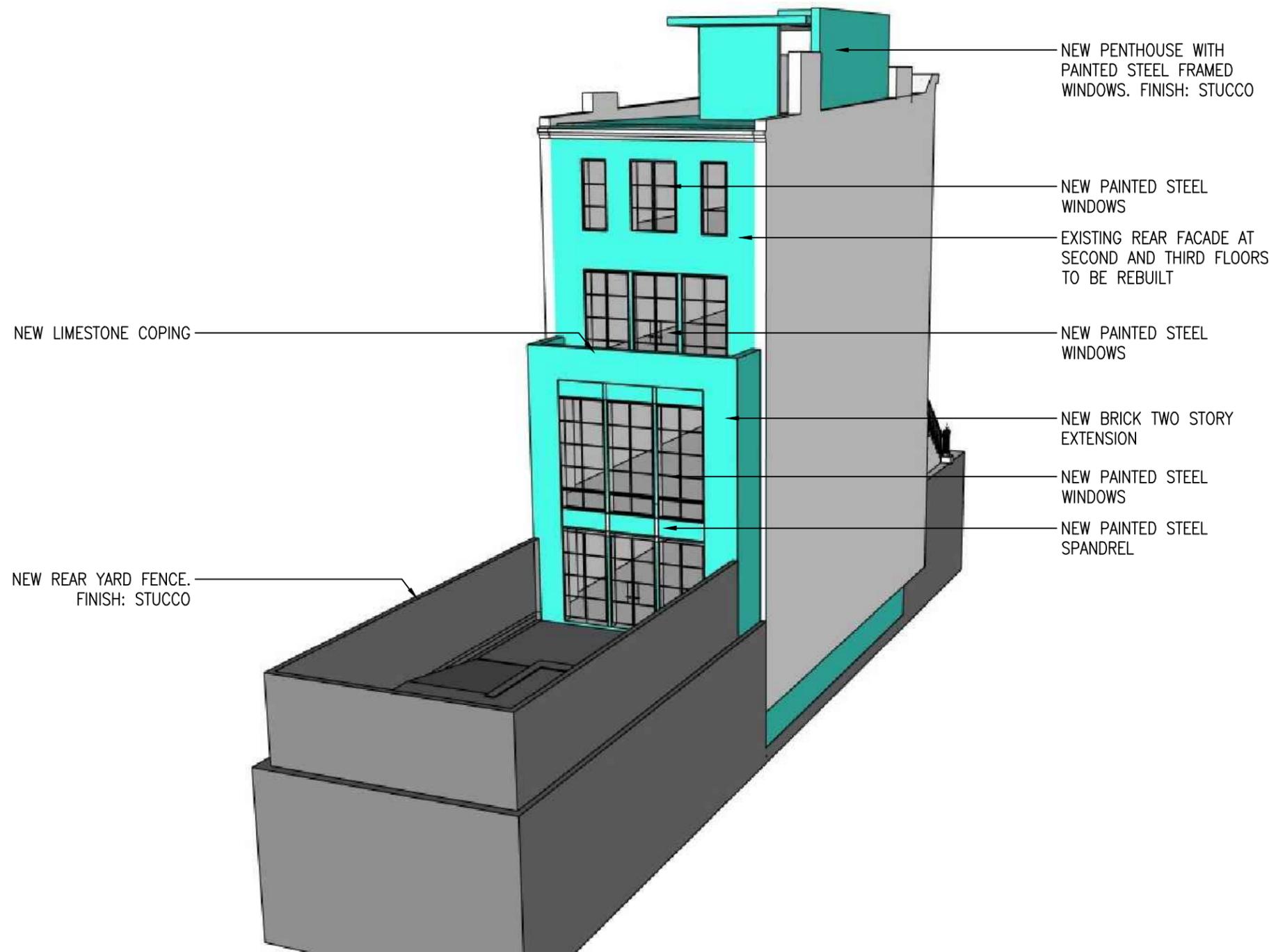
FIRST FLOOR STRUCTURE TO
REMAIN

BASEMENT STRUCTURE TO
BE REMOVED

PART-DEMOLITION OF
CELLAR

EXCAVATION:
3'-0" BELOW
5'-0" AT REAR YARD

AREAS OF DEMOLITION AND
EXCAVATION



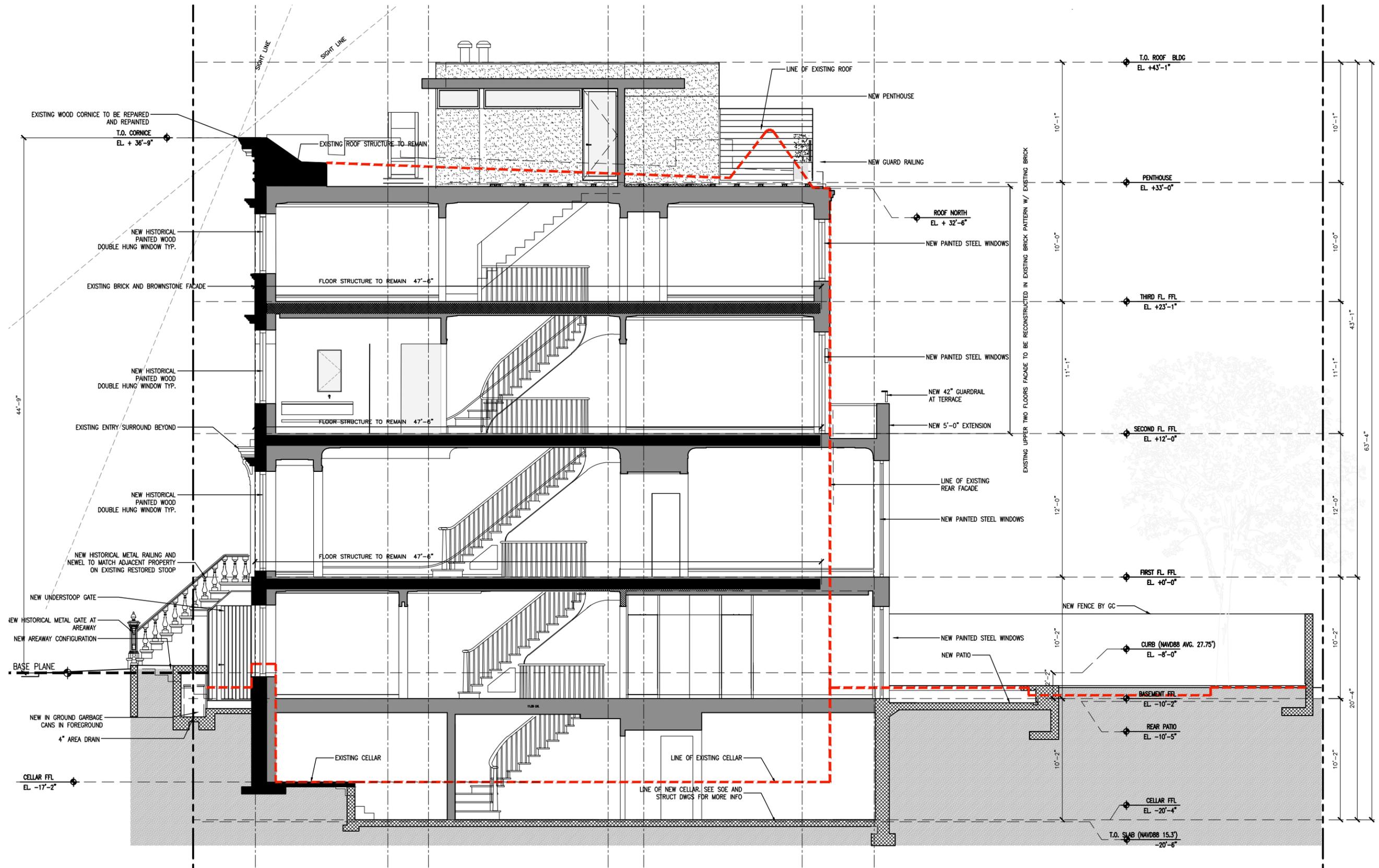
REAR YARD SCOPE

AREAS OF NEW CONSTRUCTION

Architectural Drawings

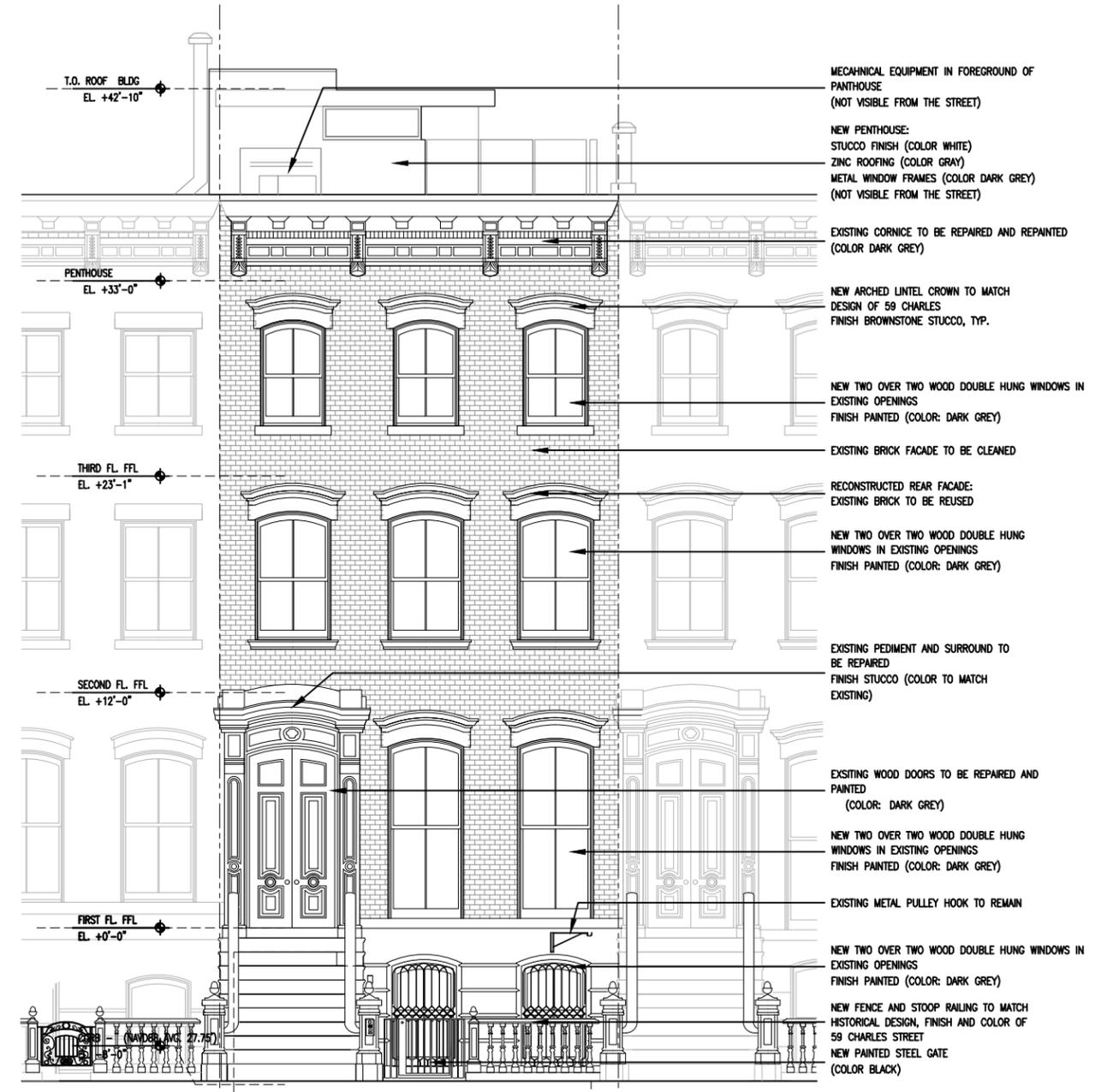
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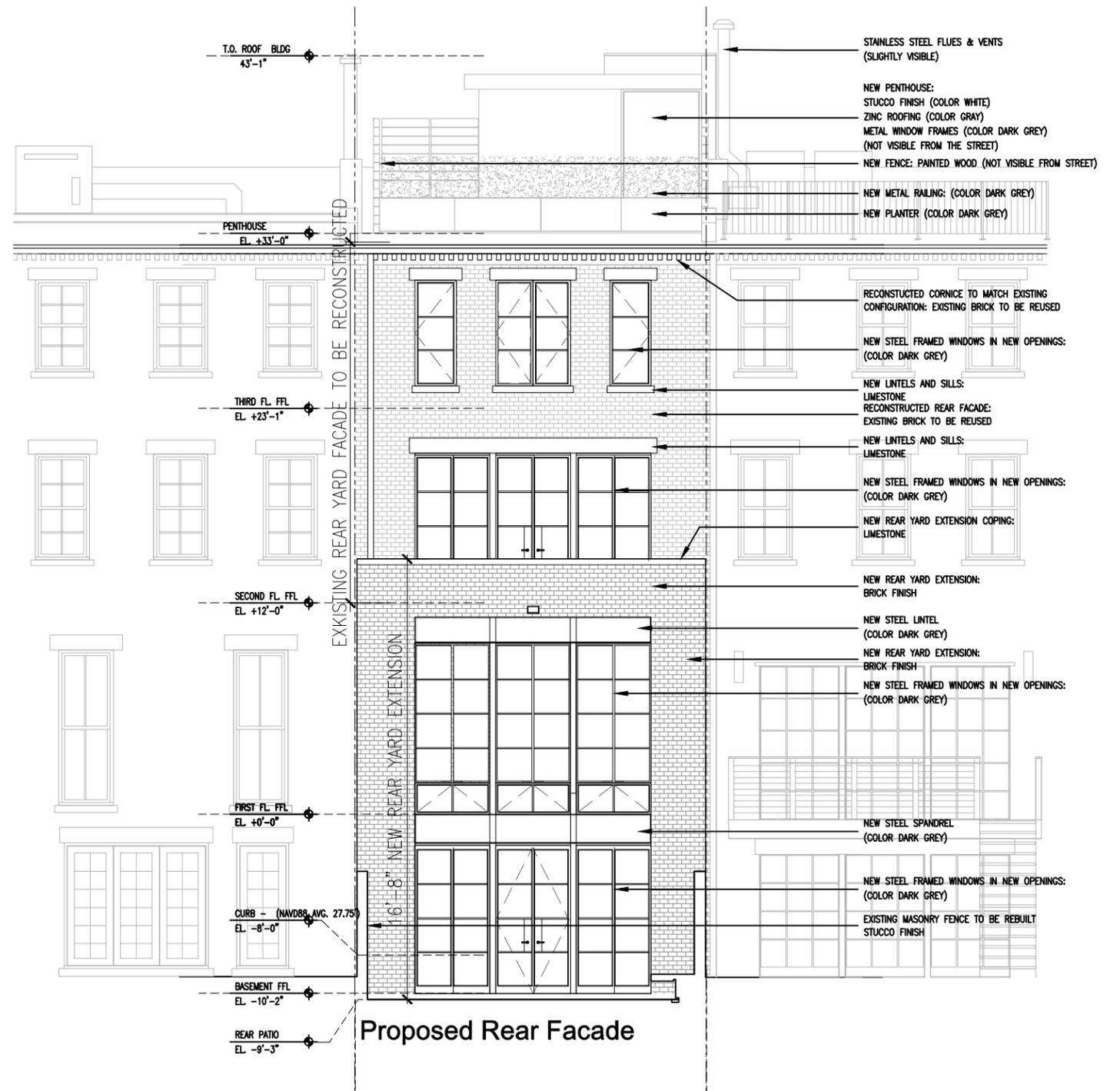
Existing Front Facade



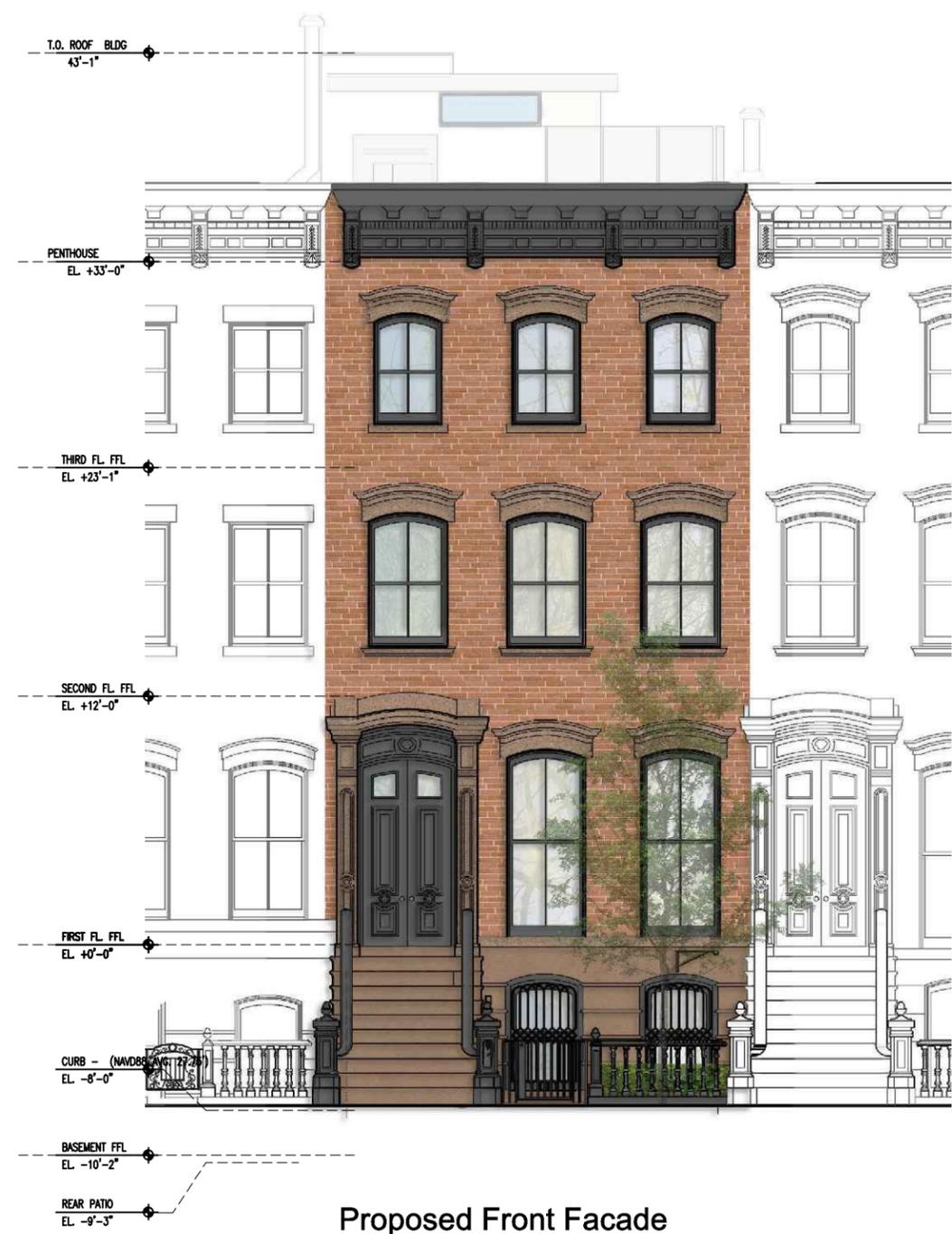
Proposed Front Facade



Existing Rear Facade



Proposed Rear Facade



77, 83 & 85 Charles St.
Existing Rooftop Addition &
Rear Yard Extension

67 Charles St.
Existing Rooftop Addition &
Rear Yard Extension



64 Perry Street
Existing Rooftop Addition



64 Perry Street
Existing Rear Yard Extension

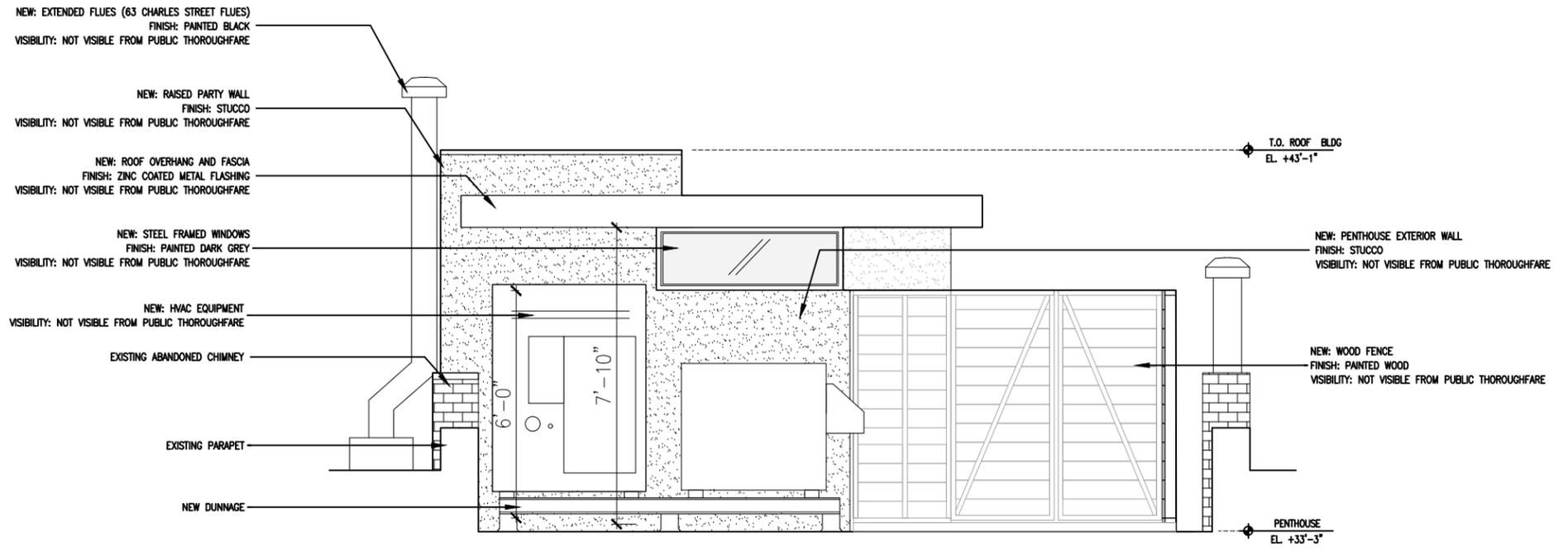
66 Perry Street
Existing Rear Yard Extension



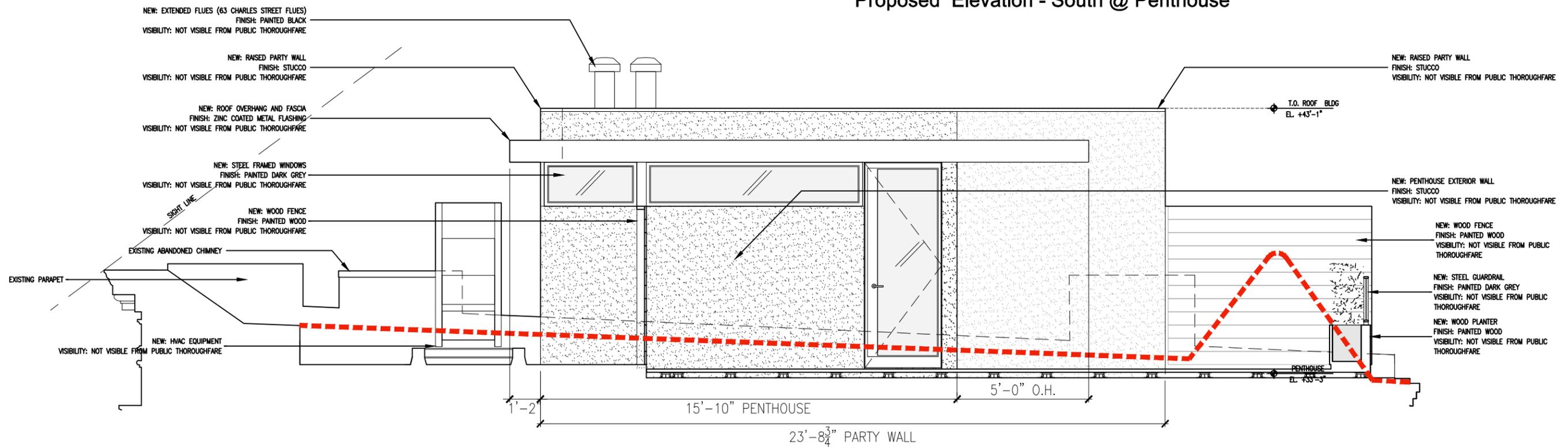
68 Perry Street
Existing Rear Yard Extension



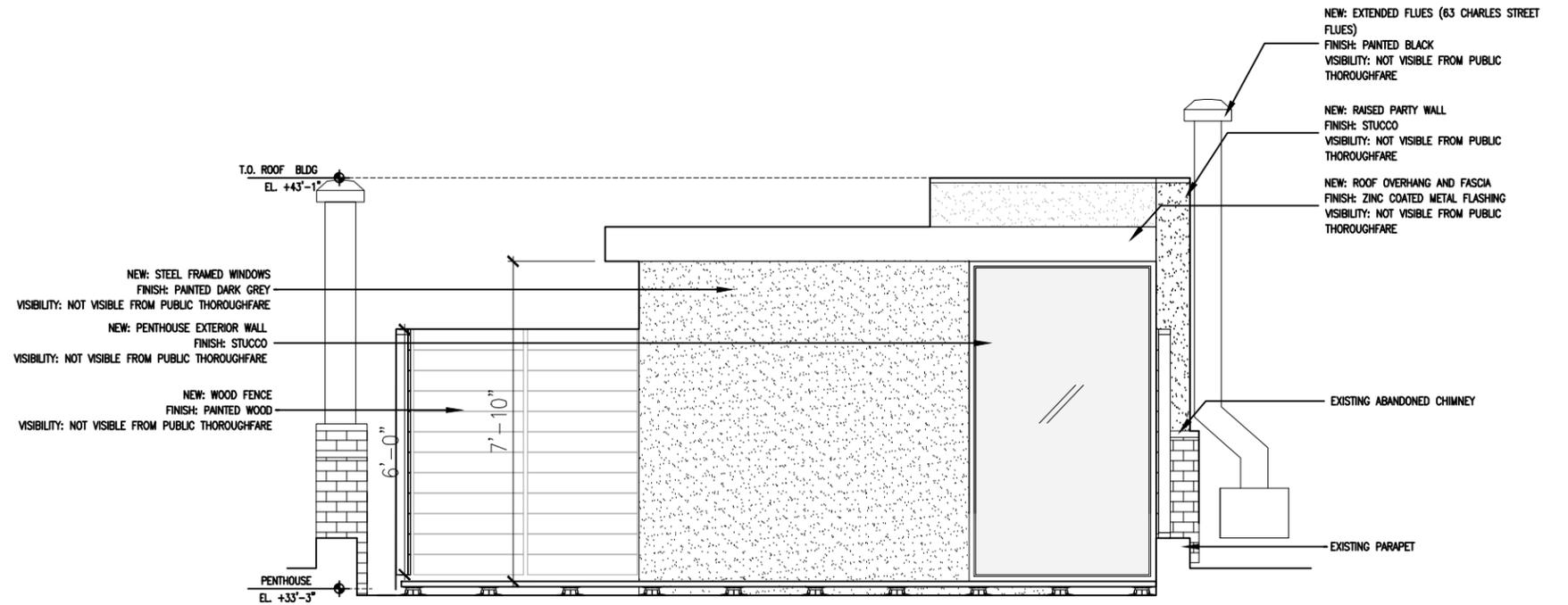
67 Charles Street
Existing Rear Yard Extension



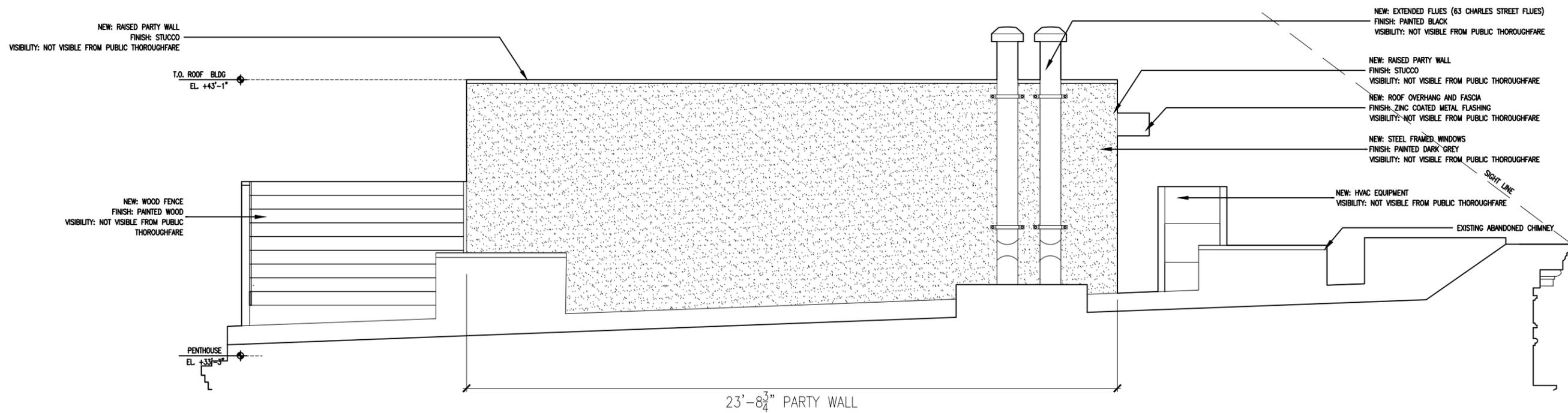
Proposed Elevation - South @ Penthouse



Proposed Elevation - East @ Penthouse



Proposed Elevation - North @ Penthouse



Proposed Elevation - West @ Penthouse



1 - SW Corner of Bleeker and Charles St.



2 - Mid-block



3 - Front of 61 Charles



4 - SSE W. 4TH ST and Charles St.



5 - SE Corner of Bleeker and Charles St.



2 - Closeup Roofline



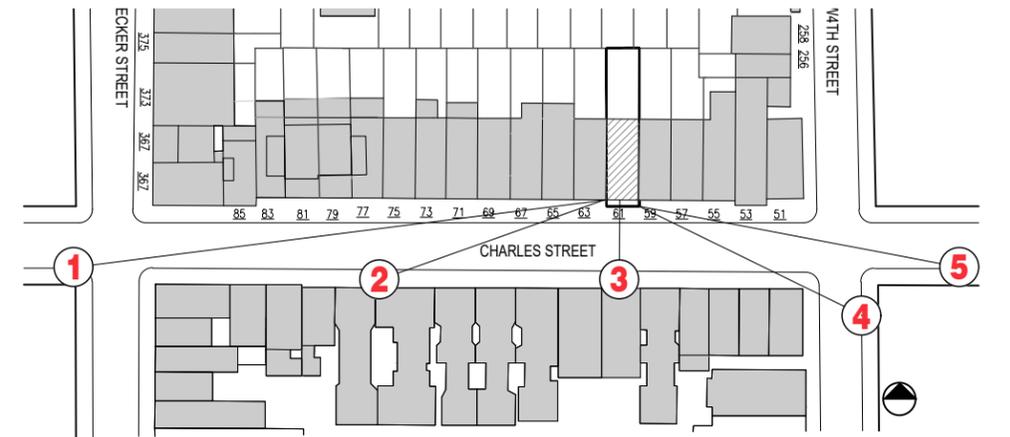
3 - Closeup Roofline



4 - Closeup Roofline



5 - Closeup Roofline



Key Plan

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Mockup Photos
6/11/2024

25



Southwest View



Northeast View



Northwest View



West View



64 Perry Street



74 Perry Street



67 Charles Street



67 Charles St

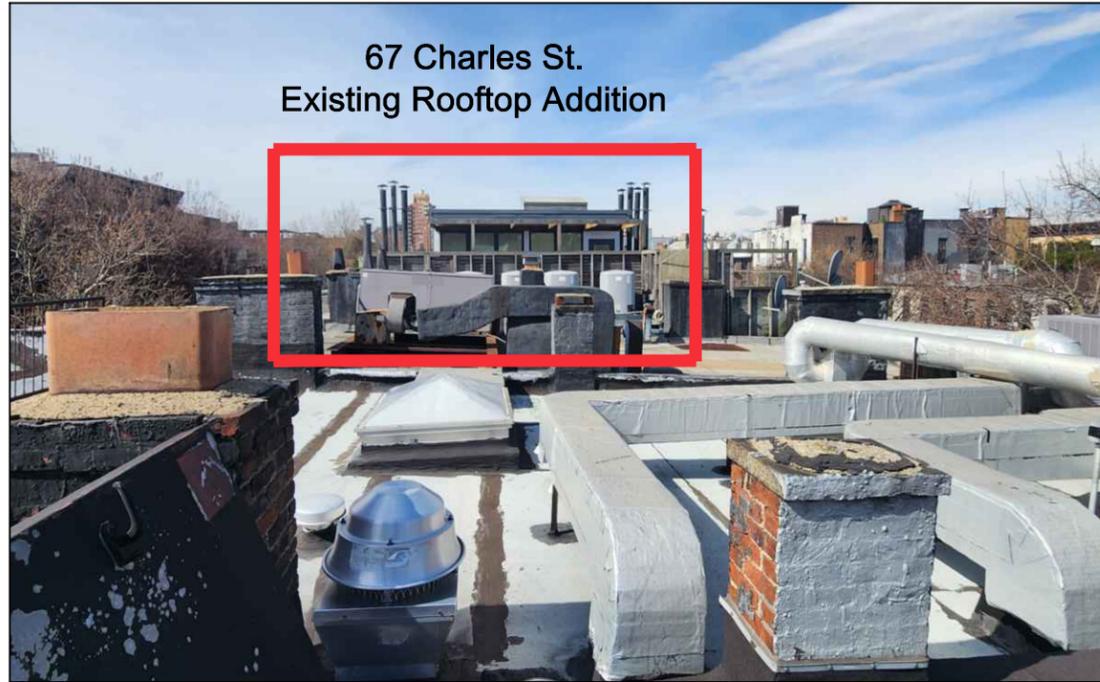
77 Charles St

79-81 Charles Street

83 Charles St

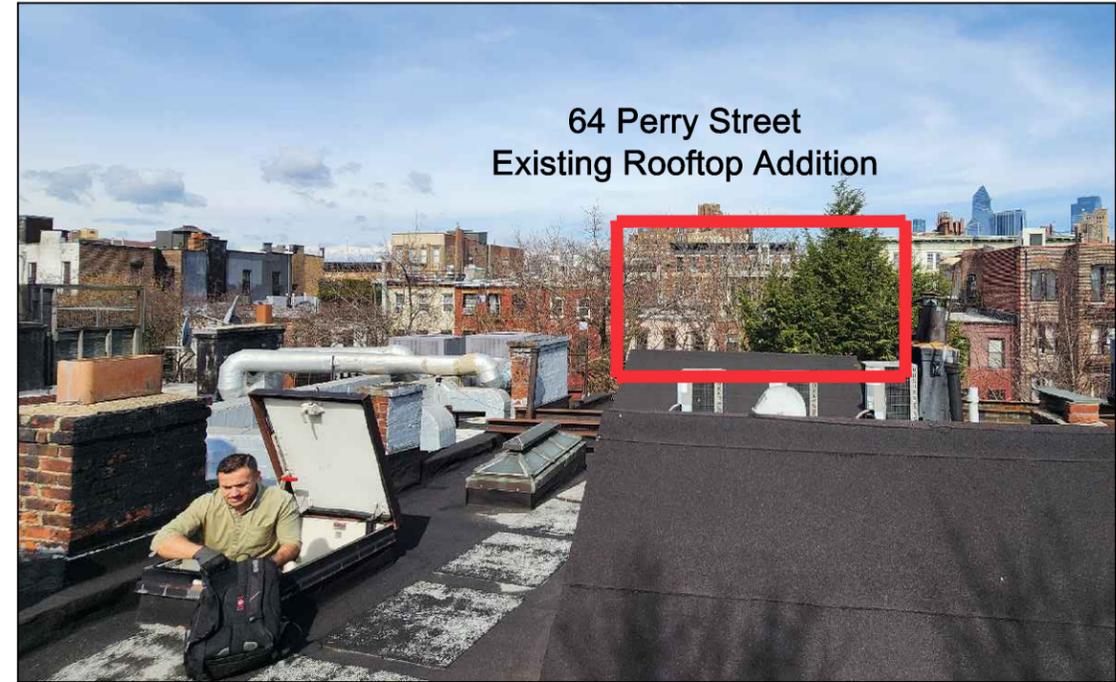
64 Perry Street

74 Perry Street



67 Charles St.
Existing Rooftop Addition

West



64 Perry Street
Existing Rooftop Addition

North

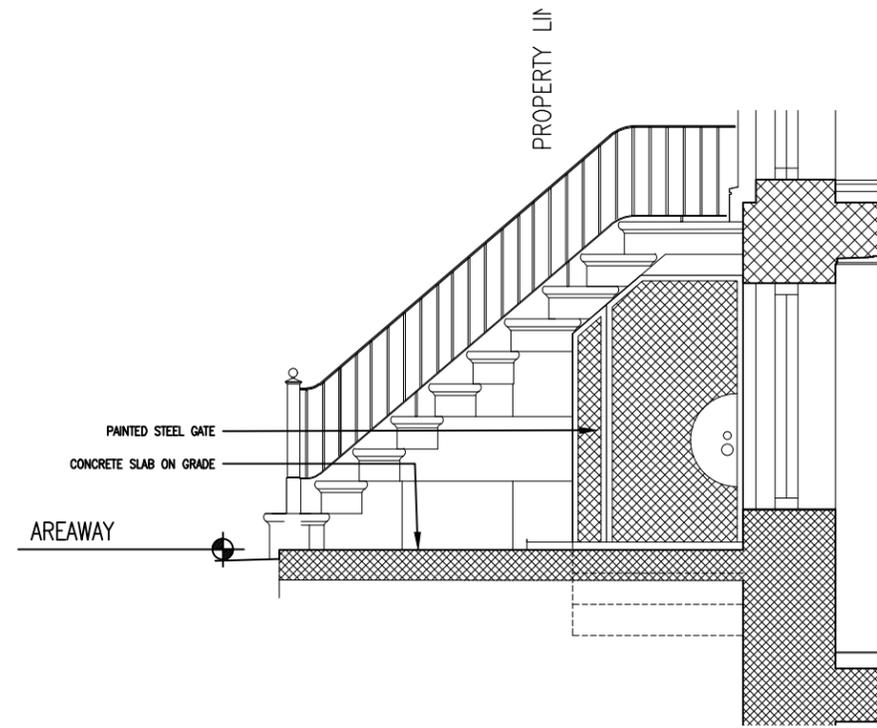


57 Charles St.
Existing Rooftop Bulkhead

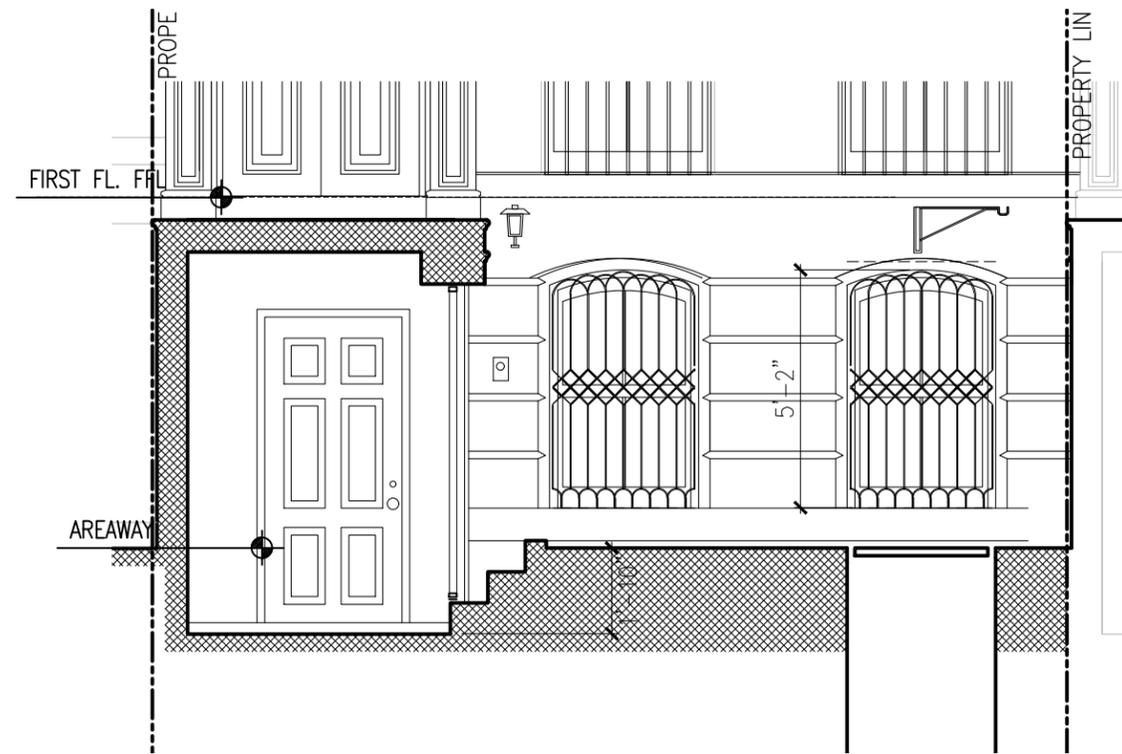
East



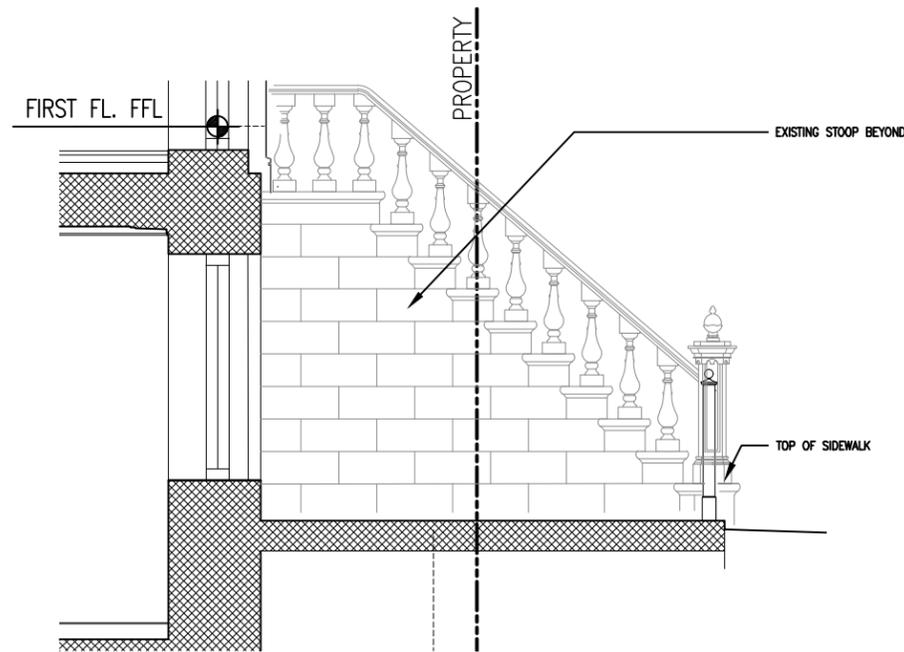
South



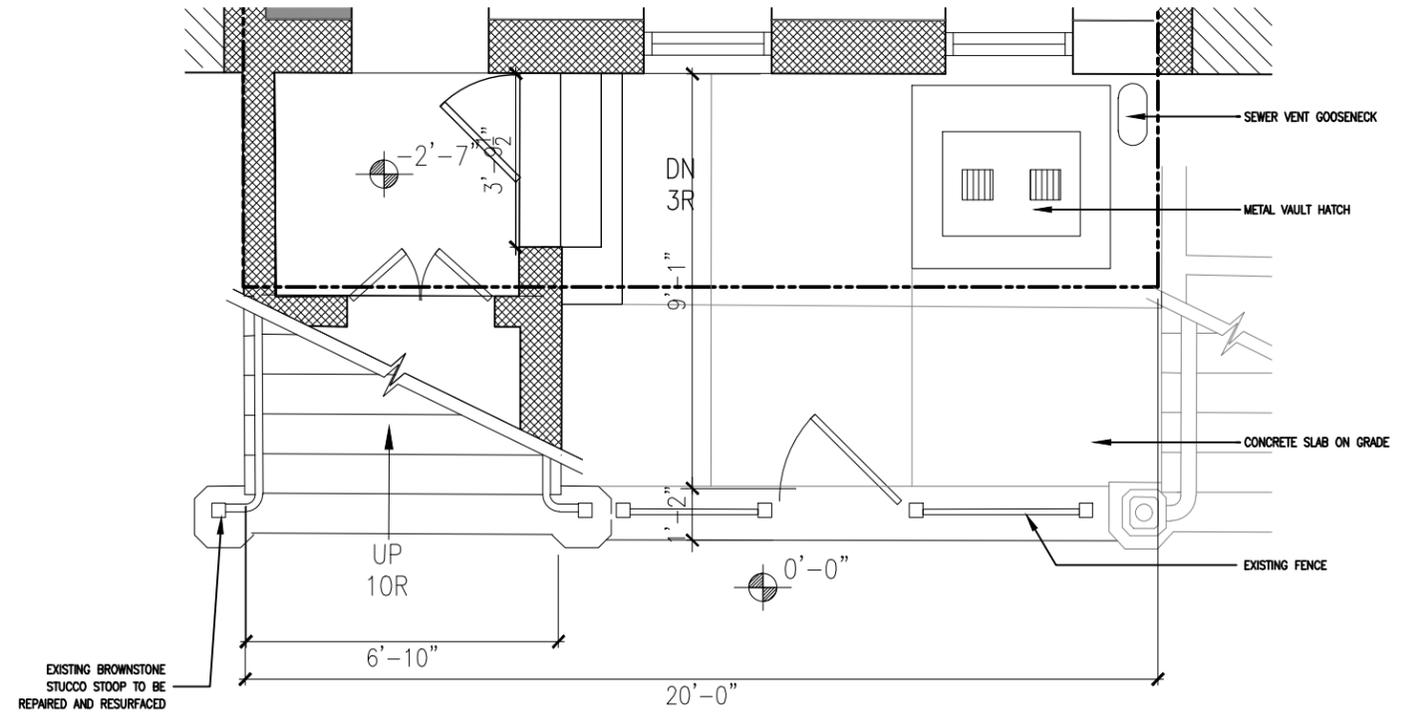
Existing Section - West



Existing Elevation @ Areaway

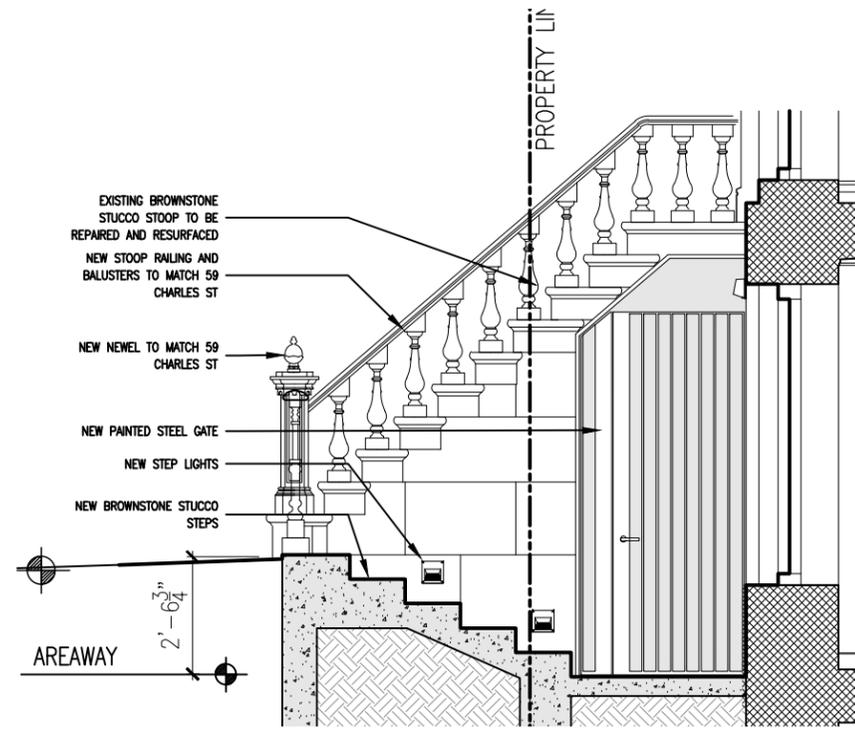


Existing Section - East

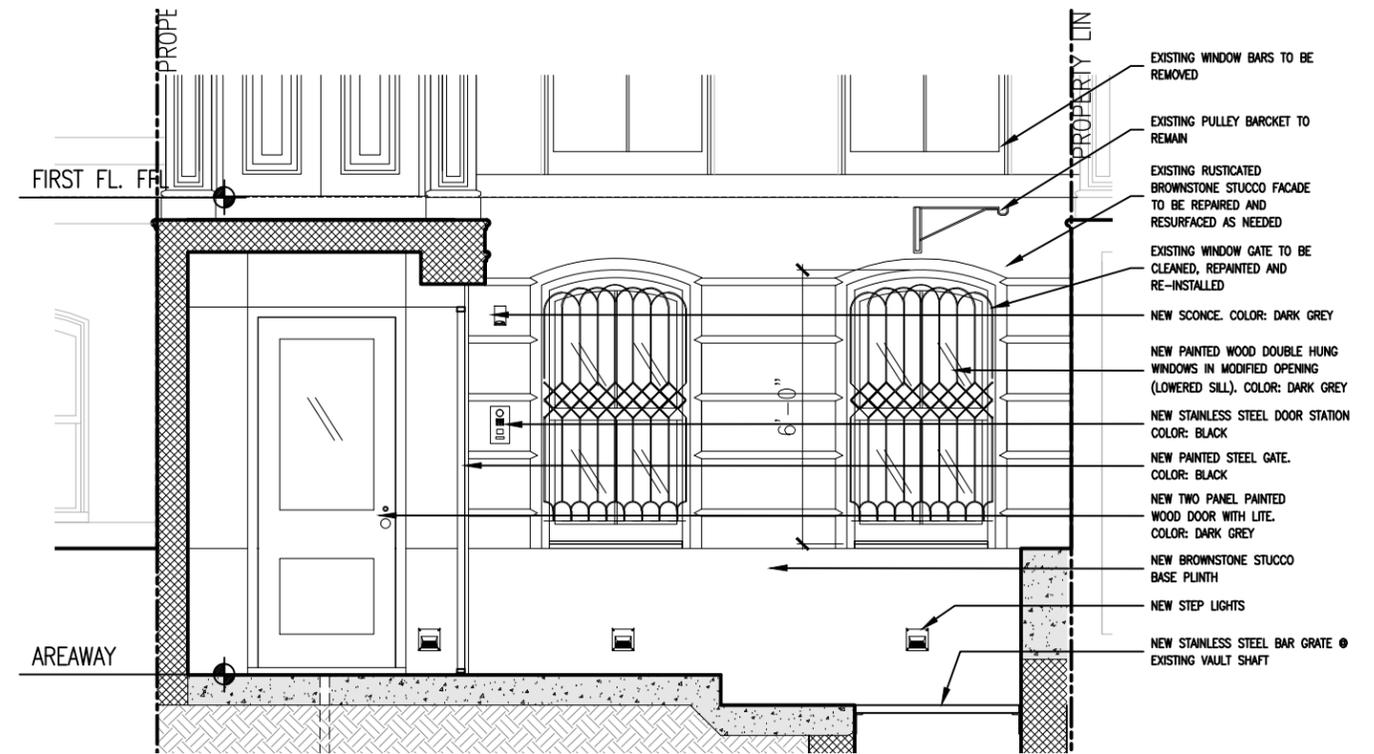


Existing Plan at Areaway

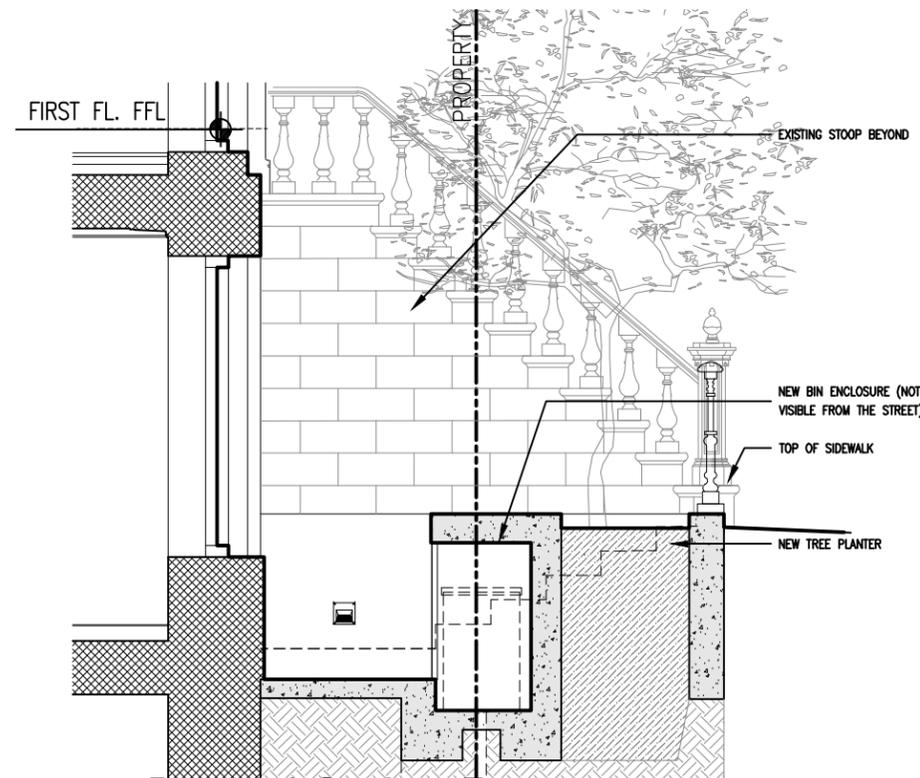




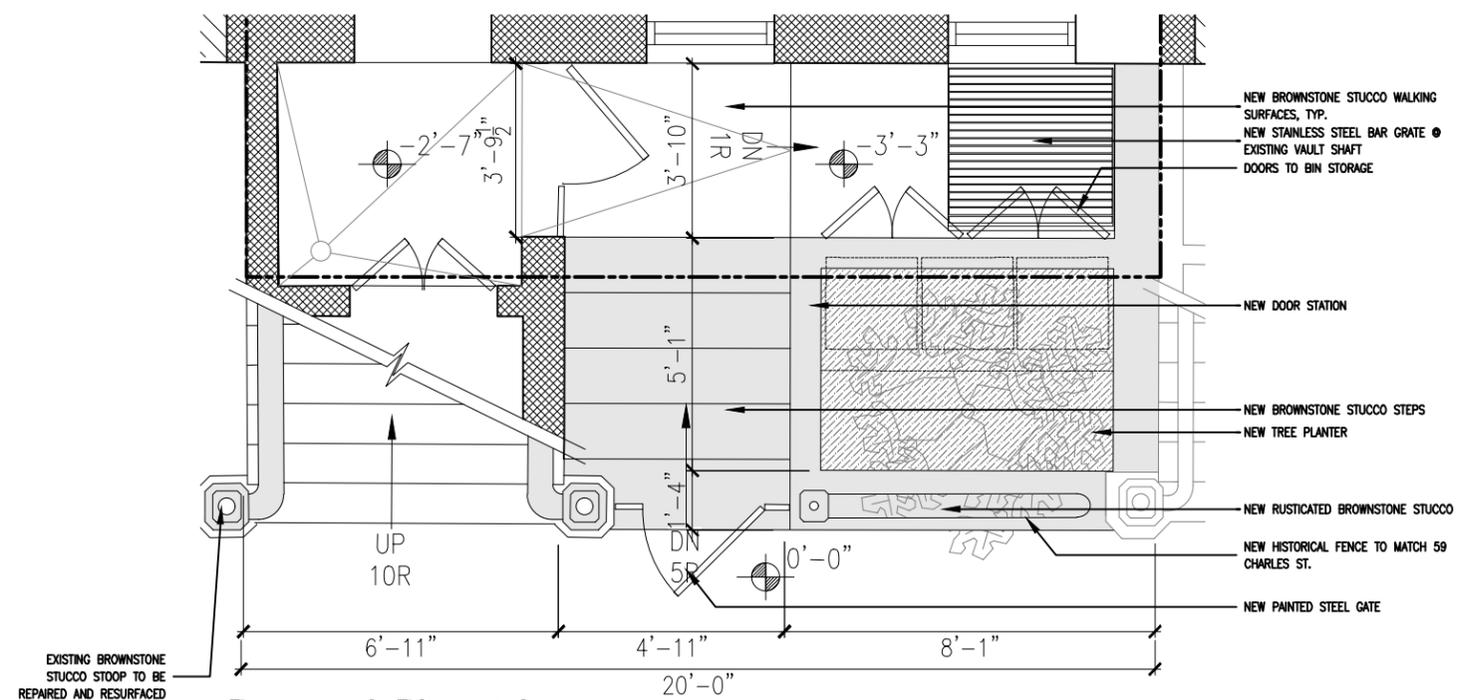
Proposed Section - West



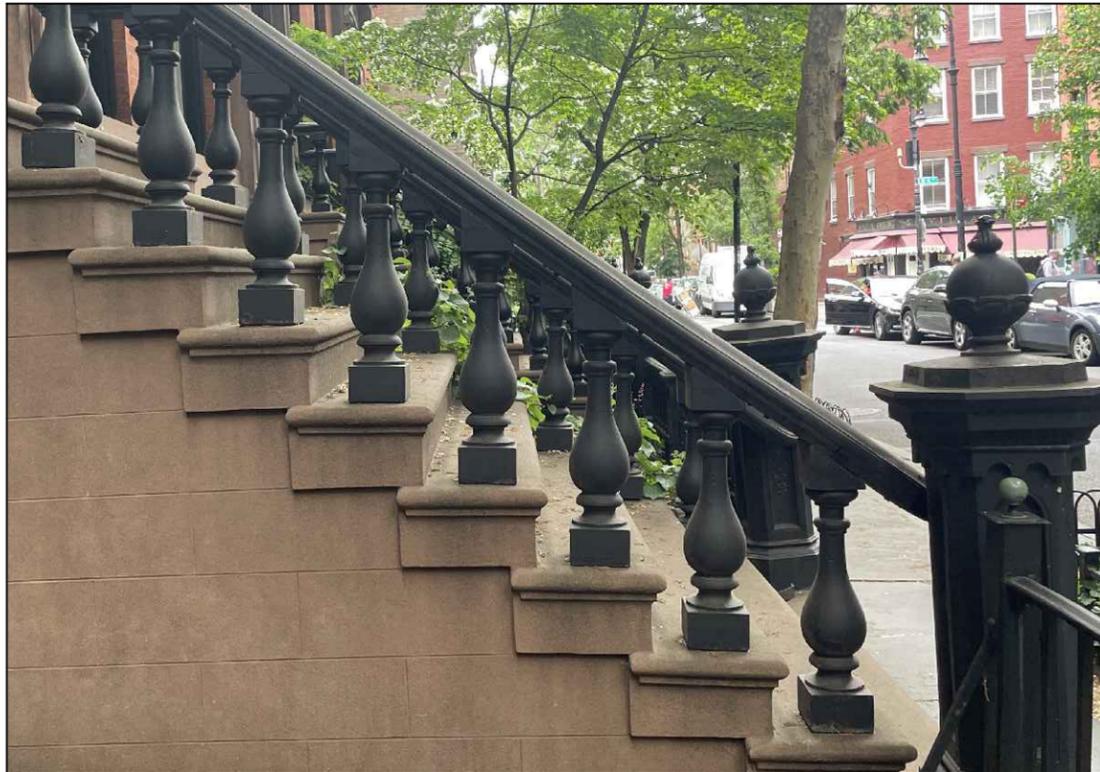
Proposed Elevation @ Areaway



Proposed Section - East



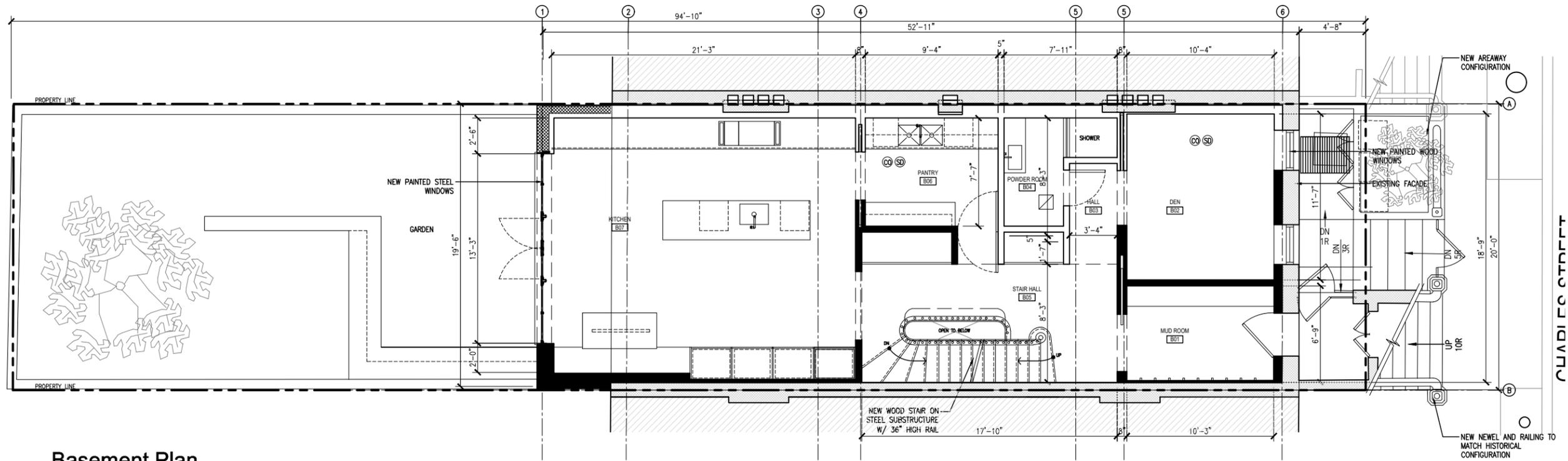
Proposed Plan at Areaway



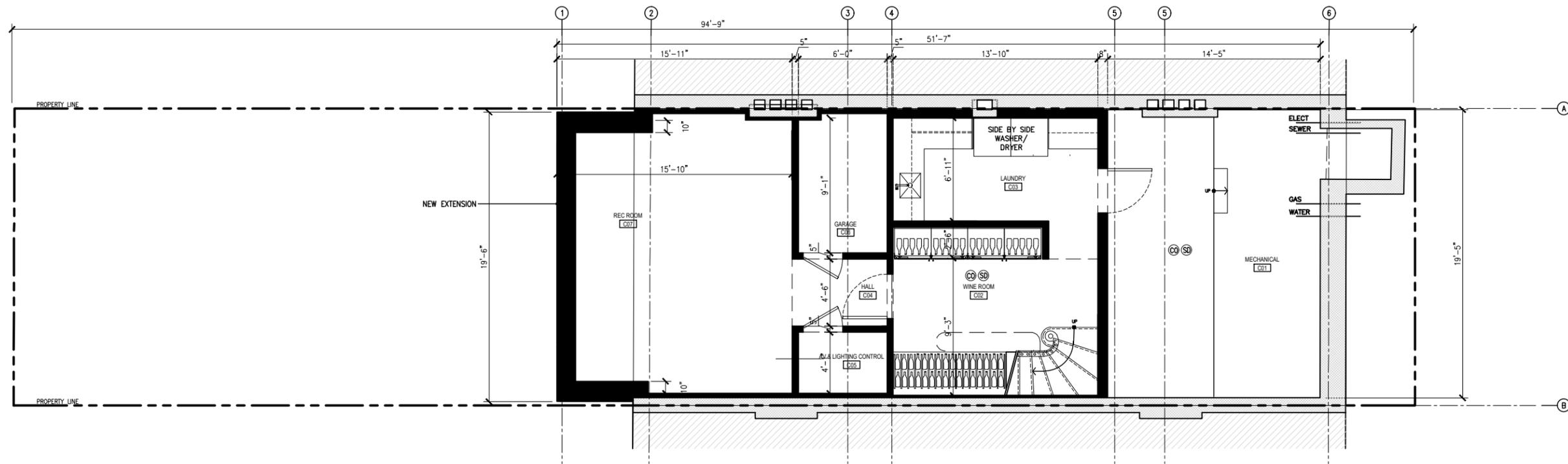
Architectural Drawings

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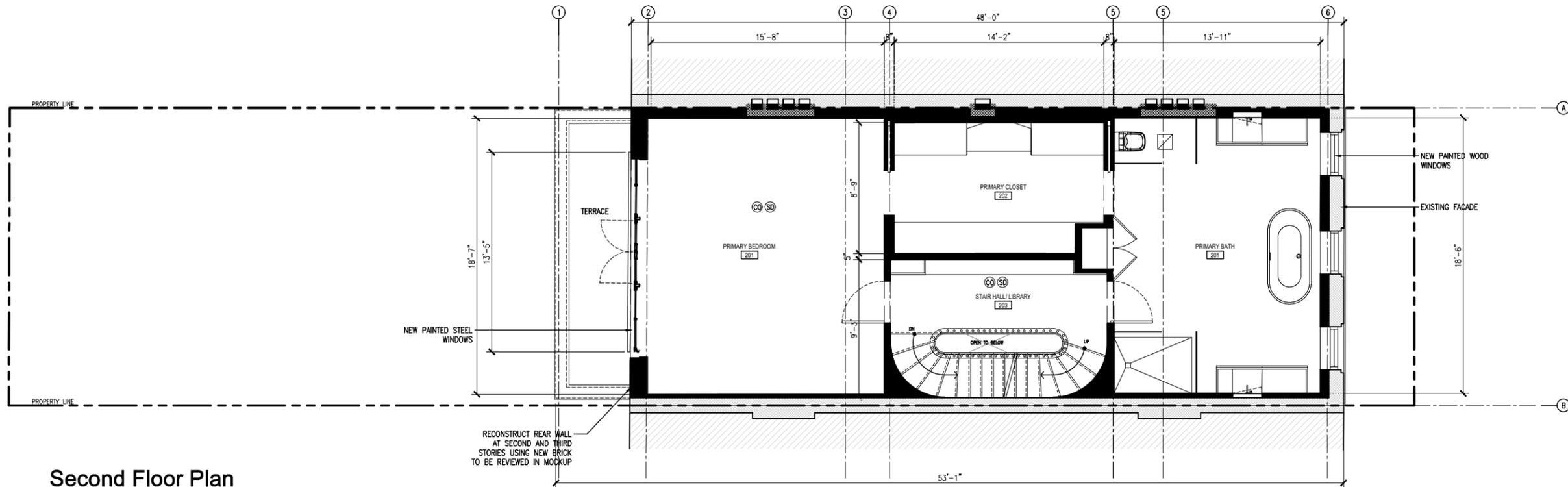
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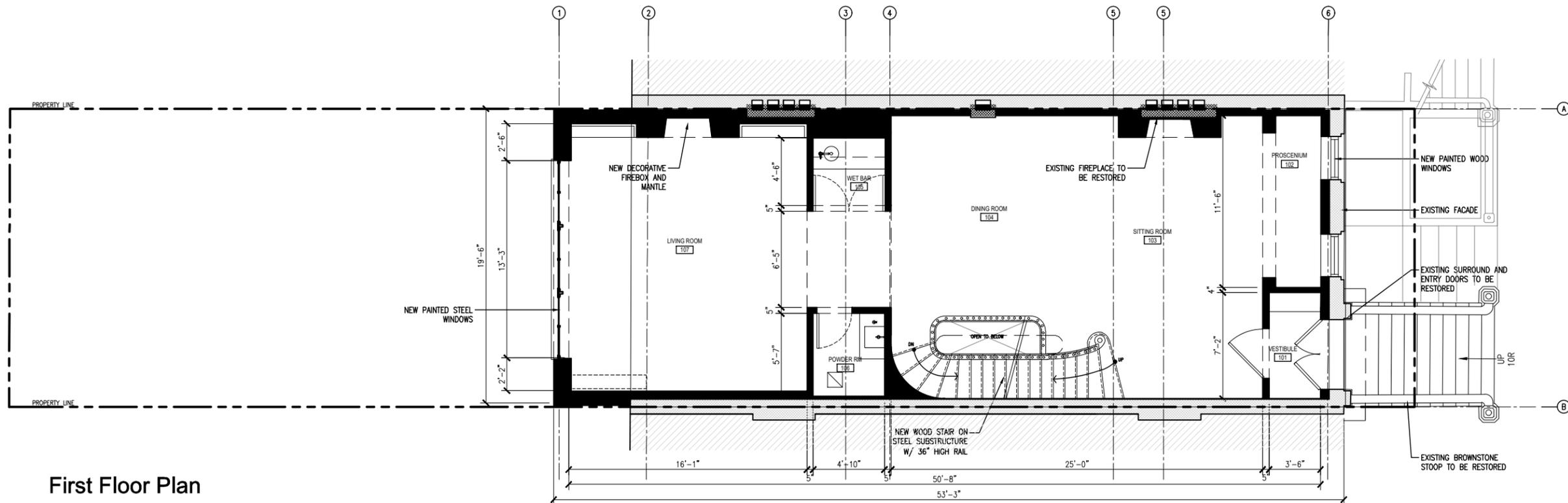
Basement Plan



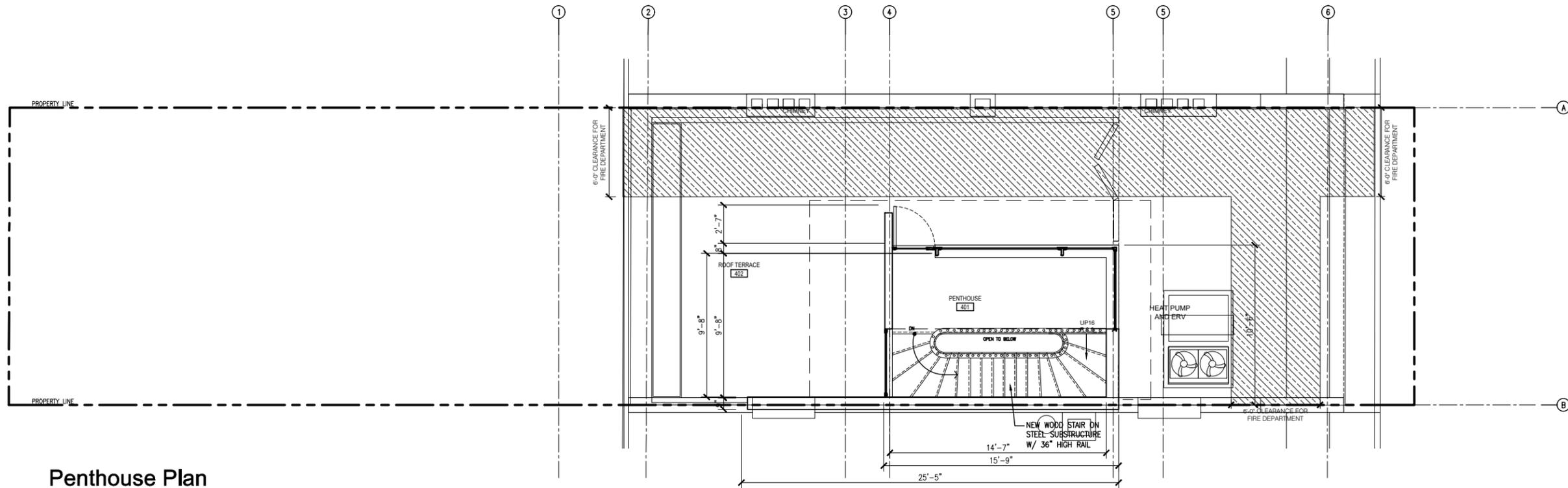
Cellar Plan



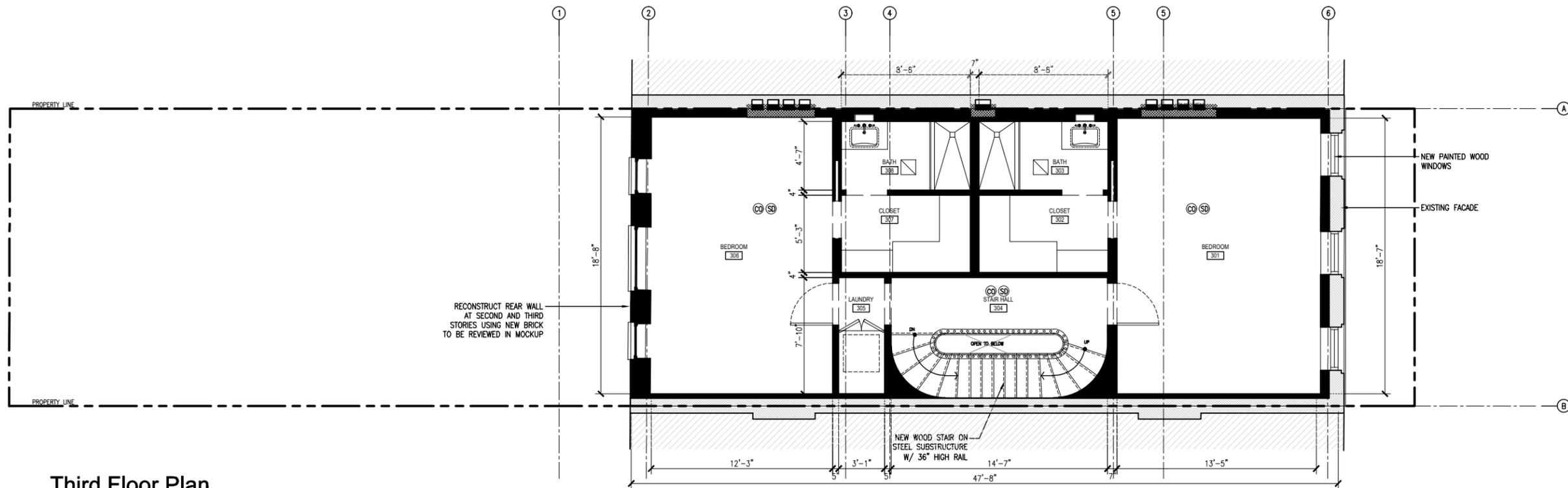
Second Floor Plan



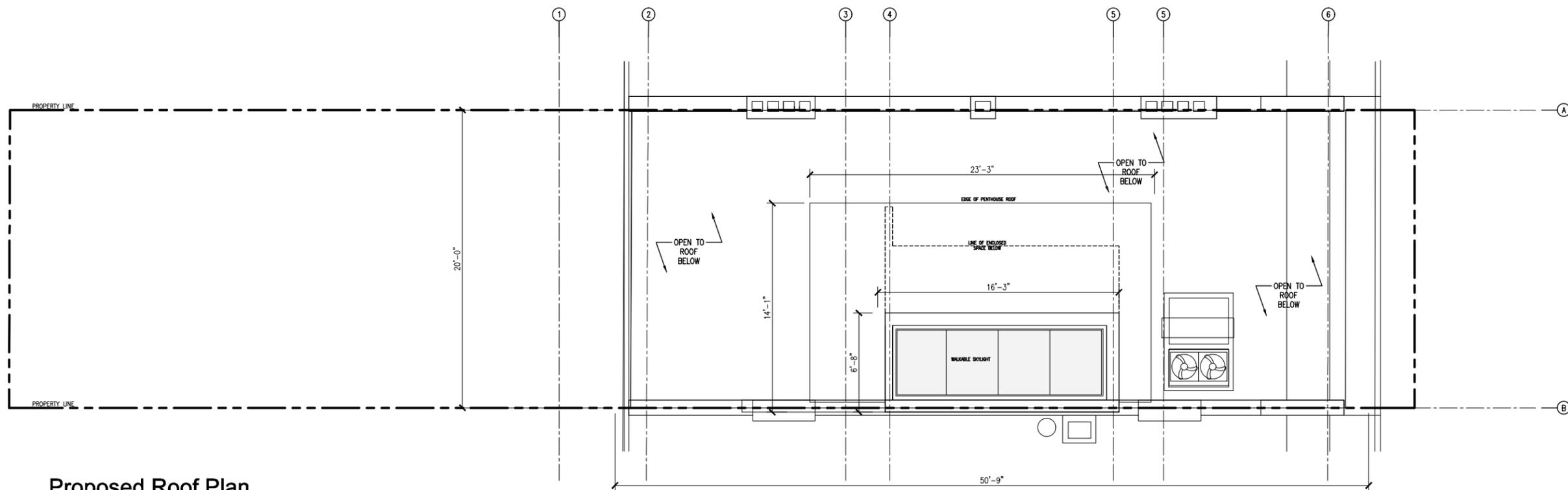
First Floor Plan



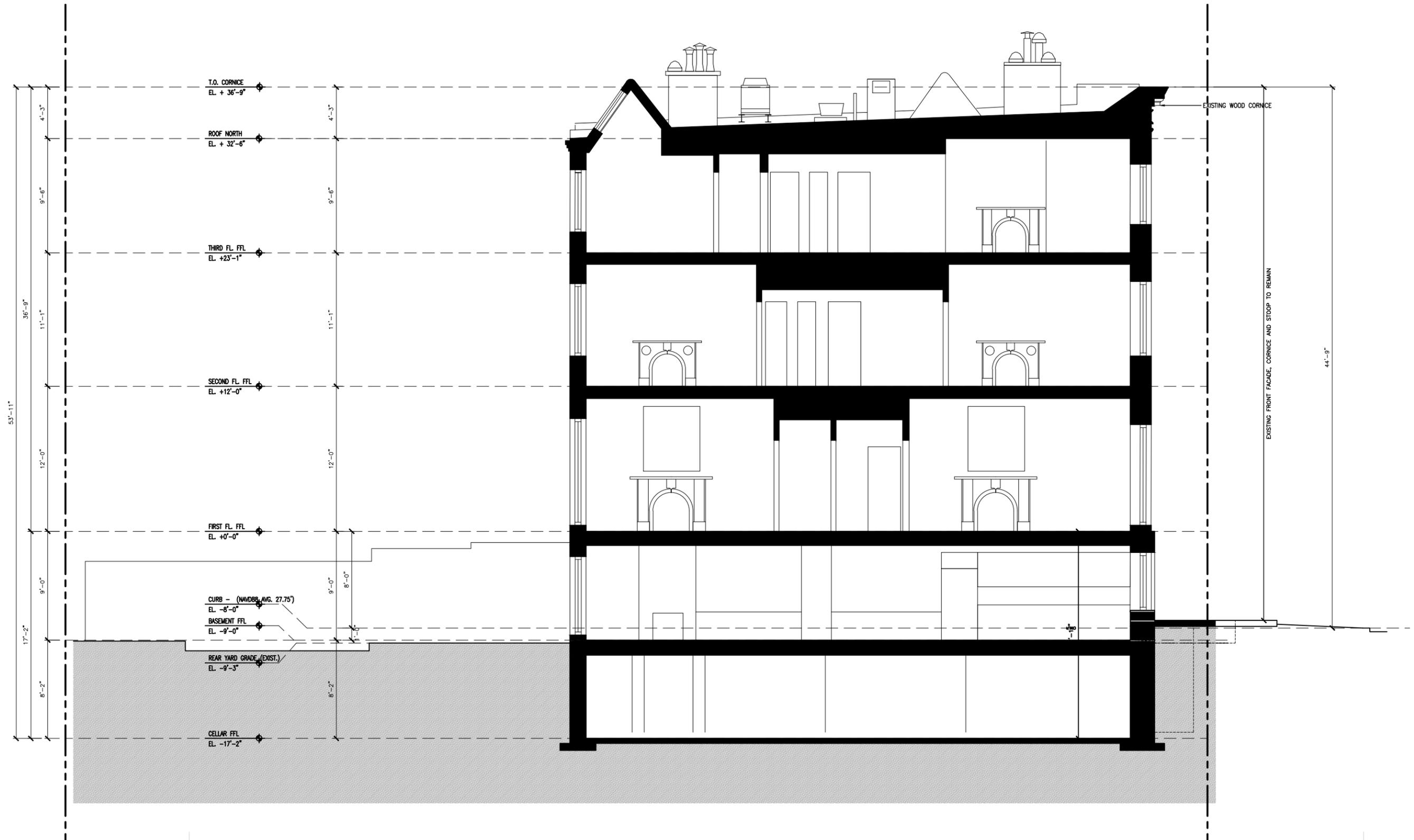
Penthouse Plan

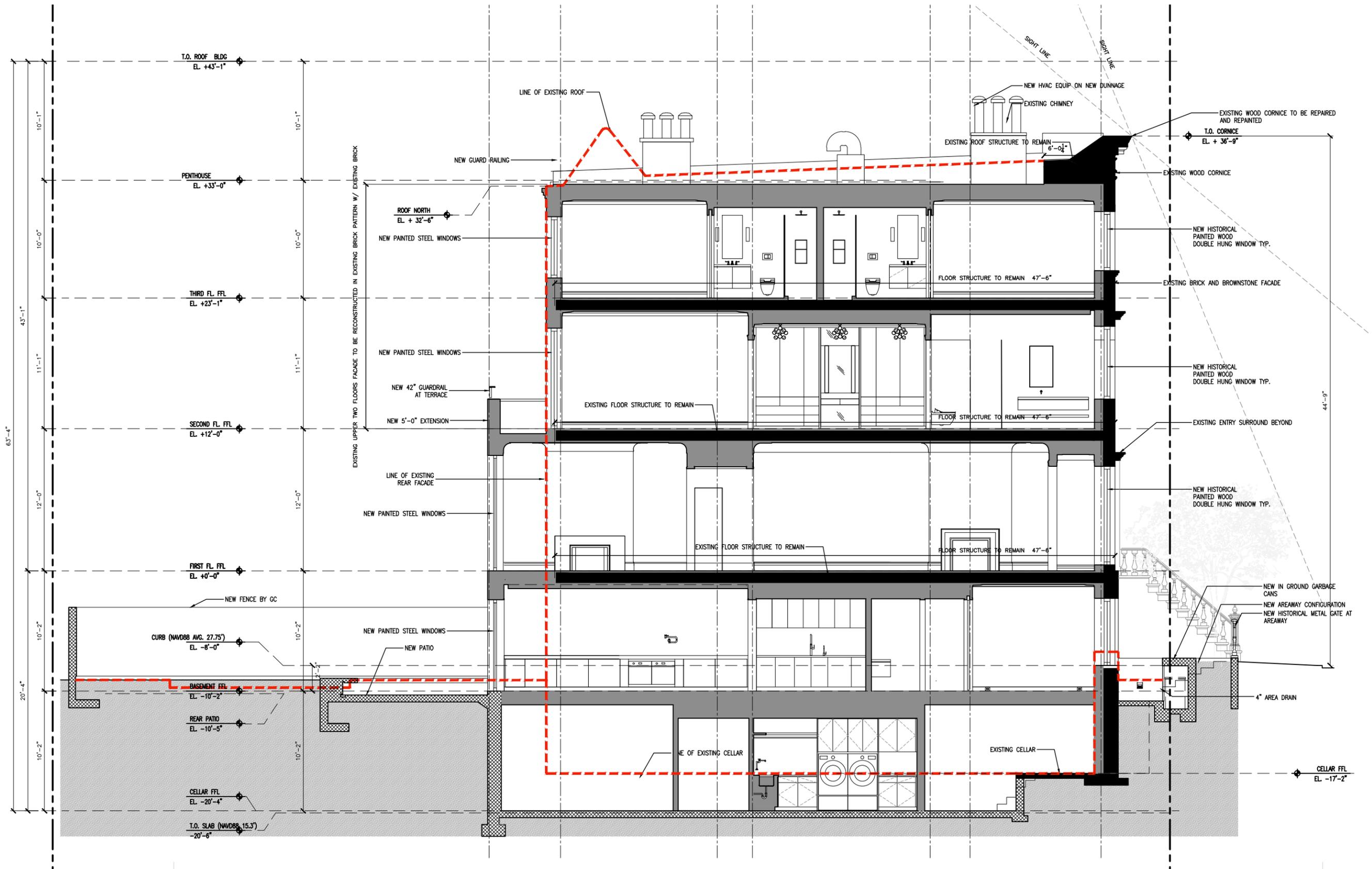


Third Floor Plan



Proposed Roof Plan





Materials



Beldon Brick
Hamilton Sanded Rustic
Rear Facade



Zinc Coated Copper
Flashing @ Roof



Portland Taupe Honed
Garden and Roof Terrace Pavers



Sconce



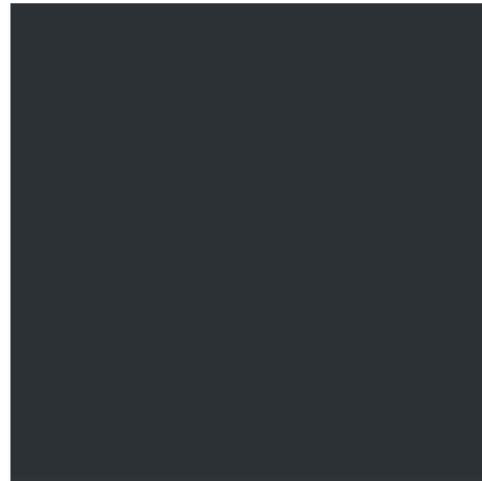
Door Station



BM hc-166 Kendall Charcoal
Windows Rear Facade



BM 2127 30 Gravel
Windows Front Facade



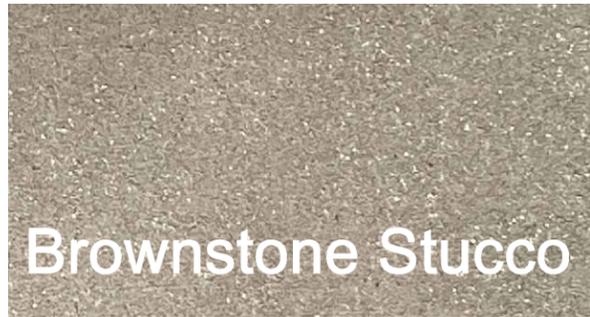
BM 2127 10 Twilight
Metal Work



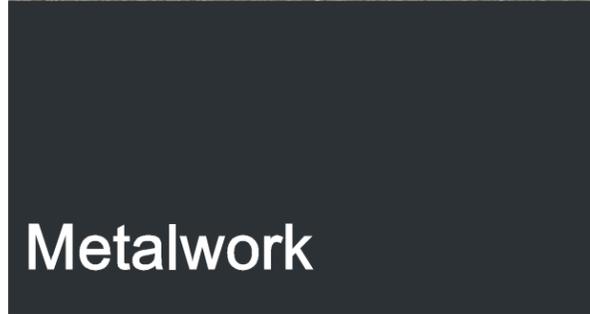
Brownstone Stucco



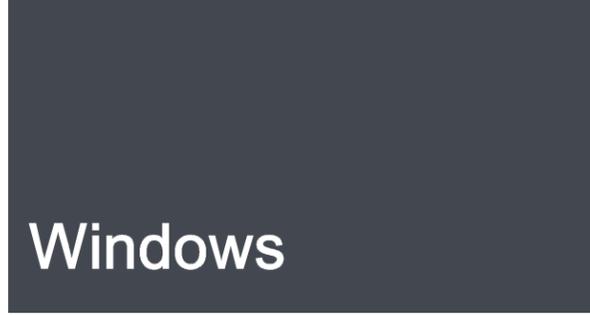
STO 36217
Stucco Penthouse



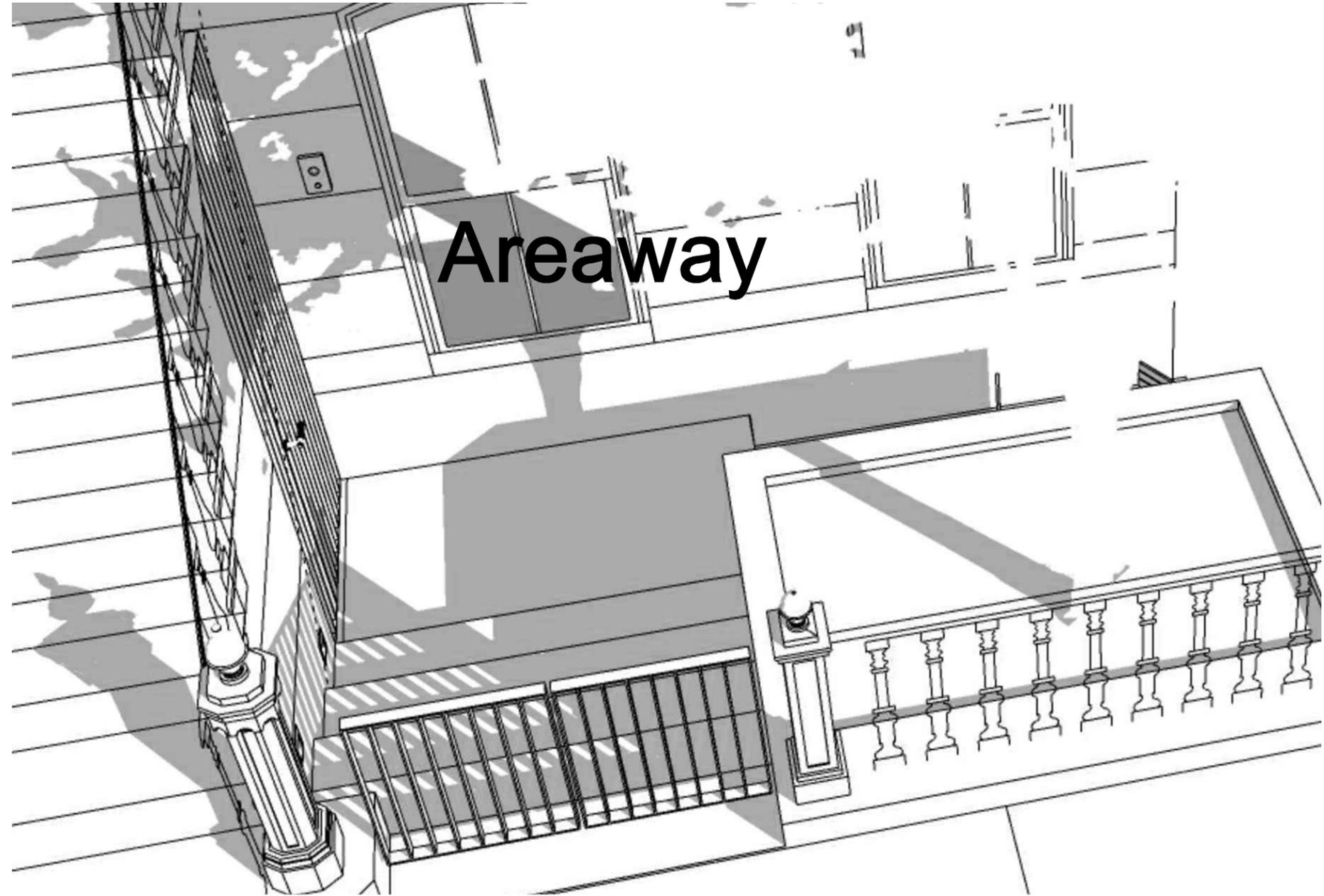
Brownstone Stucco



Metalwork



Windows



Areaway

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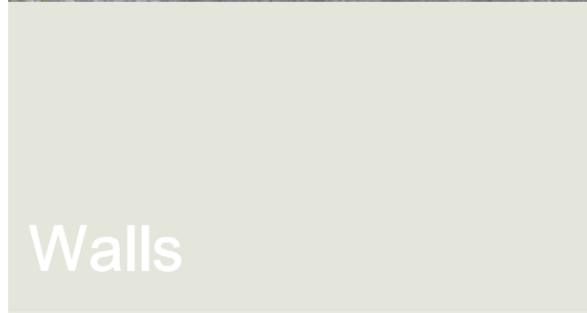
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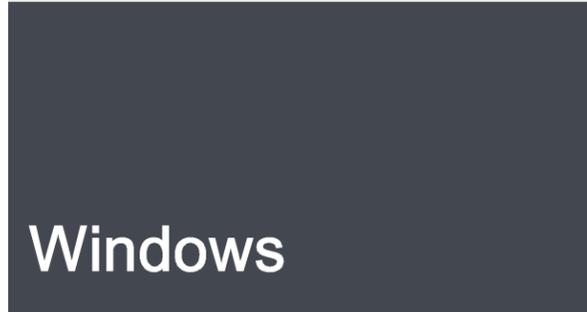
Pavers



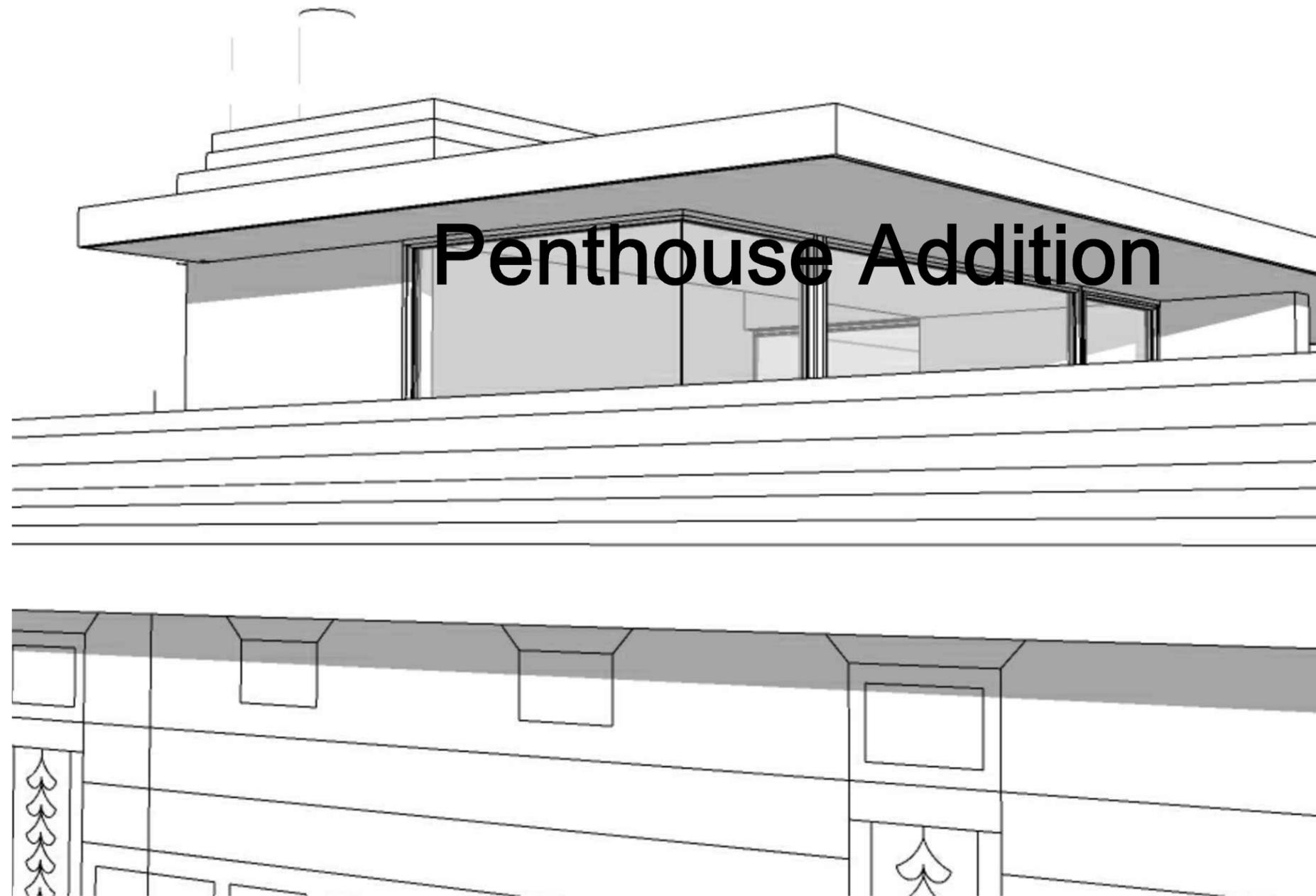
Metal Fascia



Walls

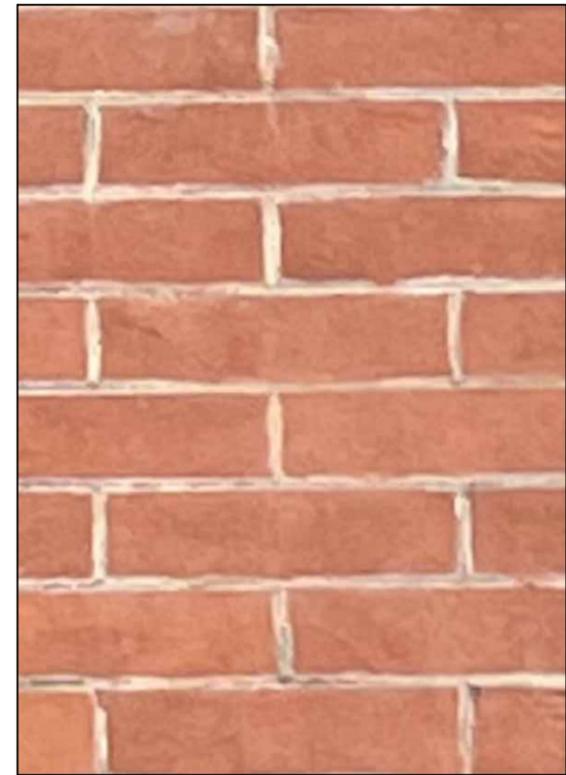


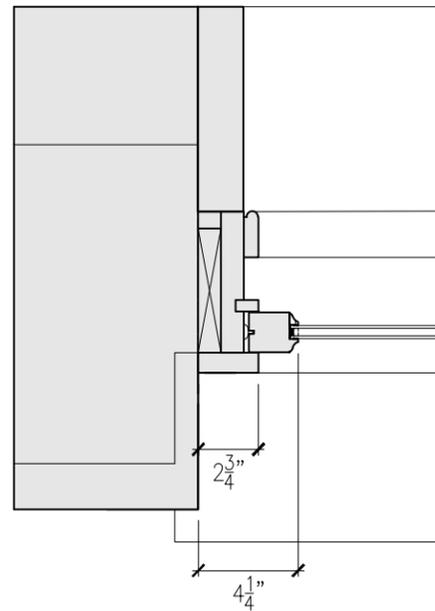
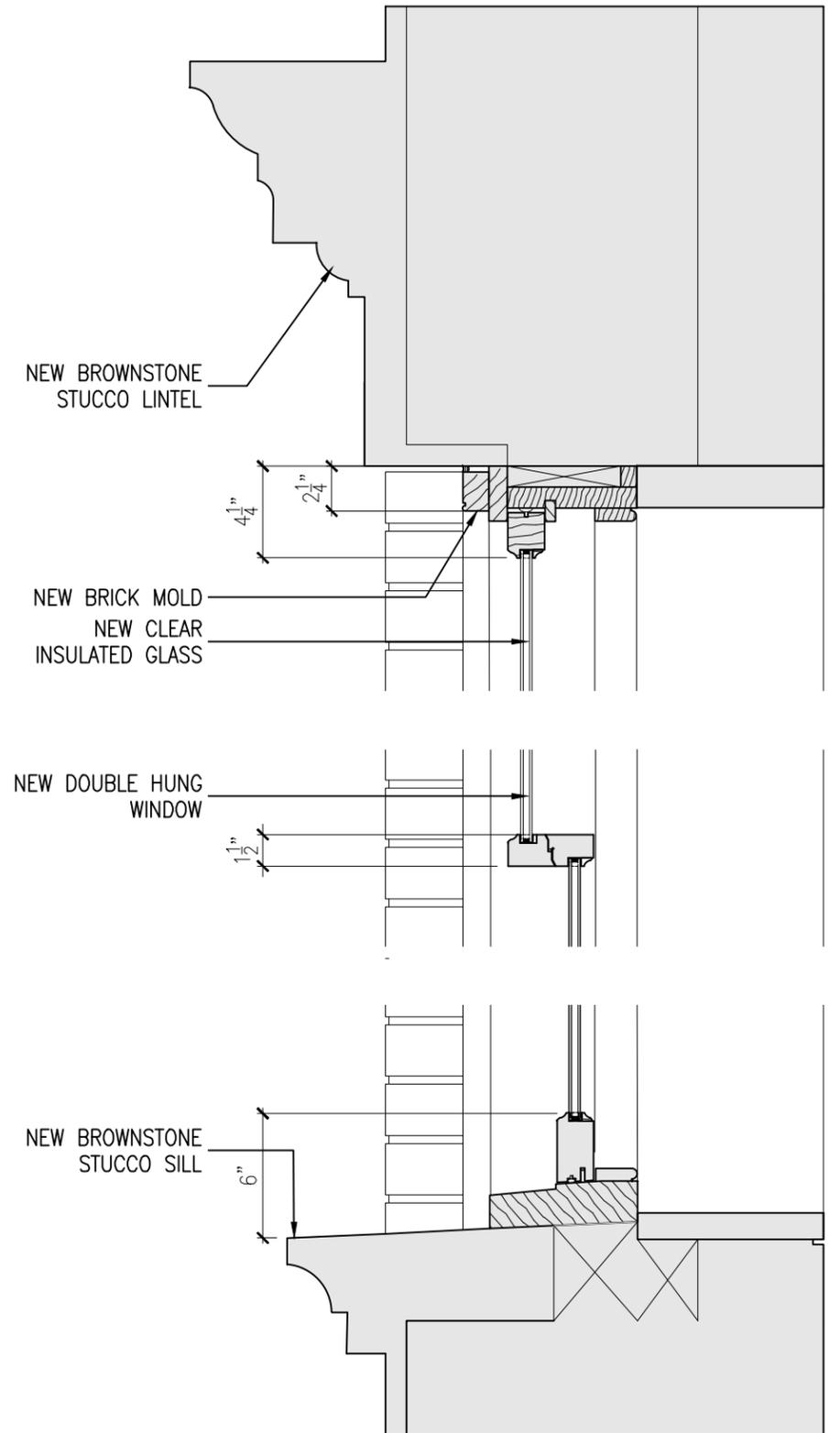
Windows





Appendix

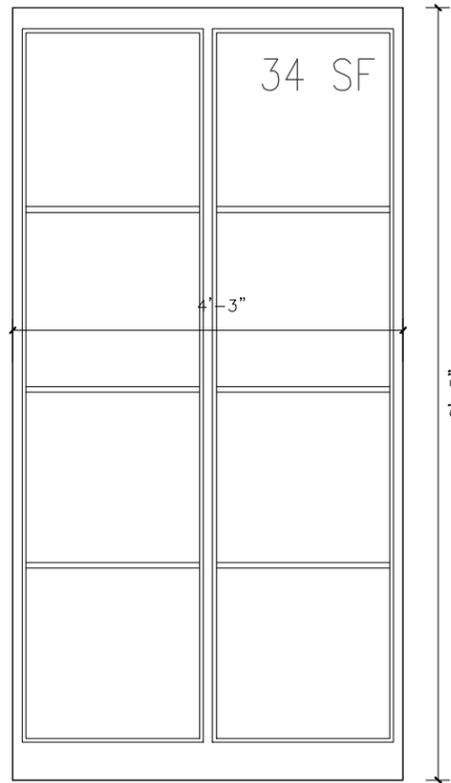




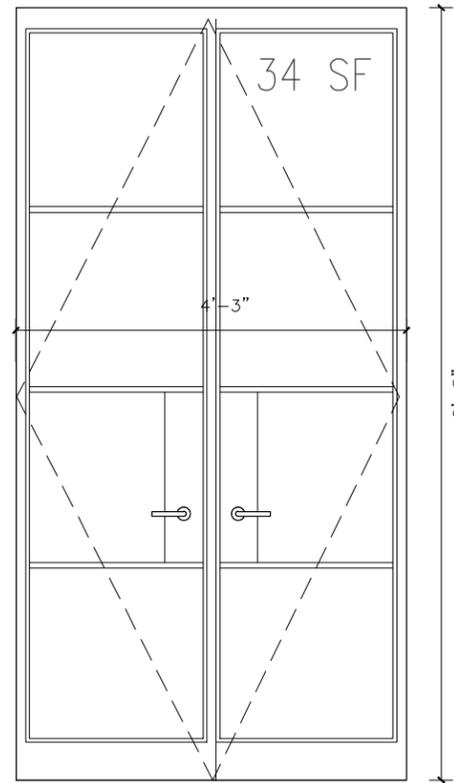
New Wood Window Details

New Front Facade Window Details

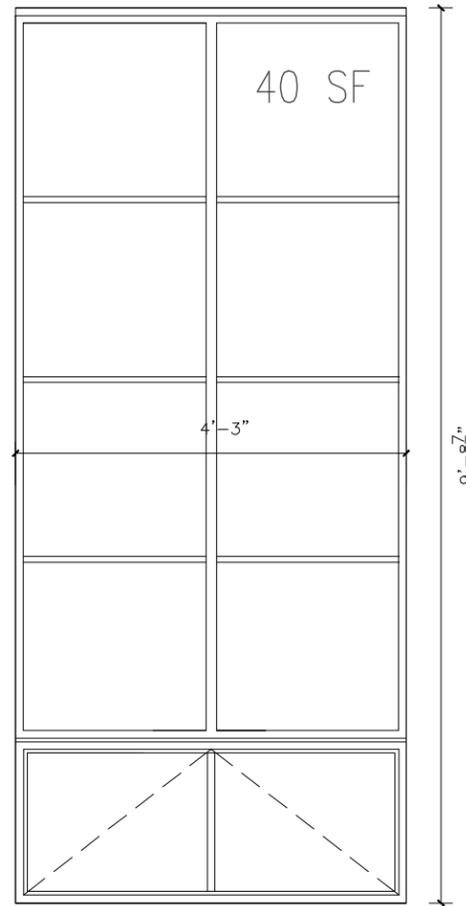
6/11/2024



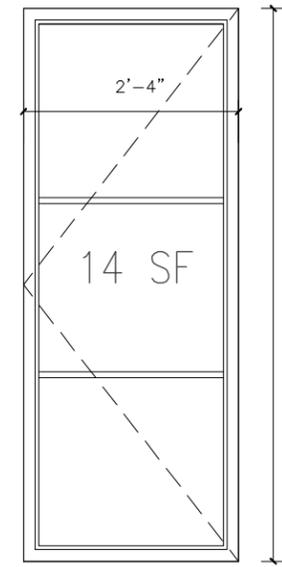
NEW PAINTED FIXED STEEL WINDOW AT BASEMENT AND SECOND FLOOR



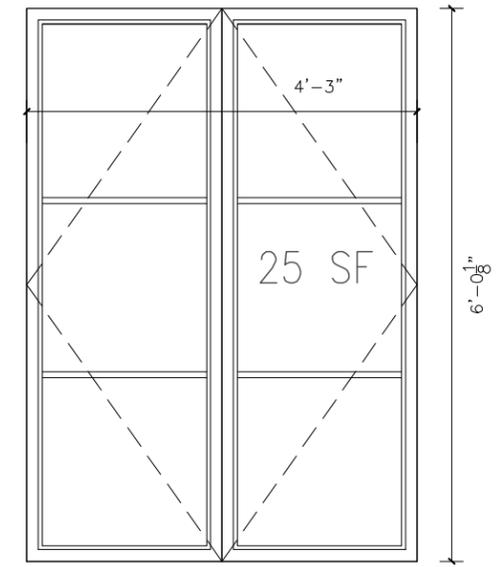
NEW PAINTED STEEL OUT SWING DOORS AT BASEMENT AND SECOND FLOOR



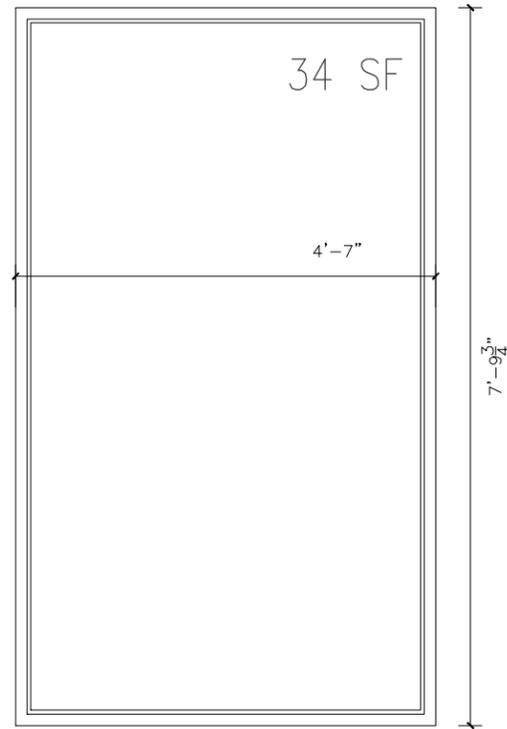
NEW PAINTED FIXED STEEL WINDOW AND AWNING AT FIRST FLOOR



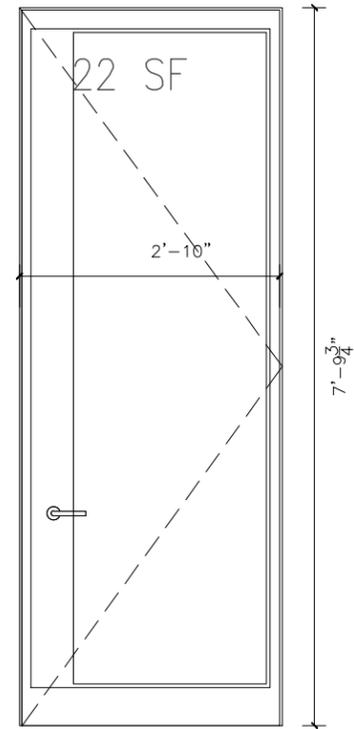
NEW PAINTED STEEL CASEMENT WINDOW AT THIRD FLOOR



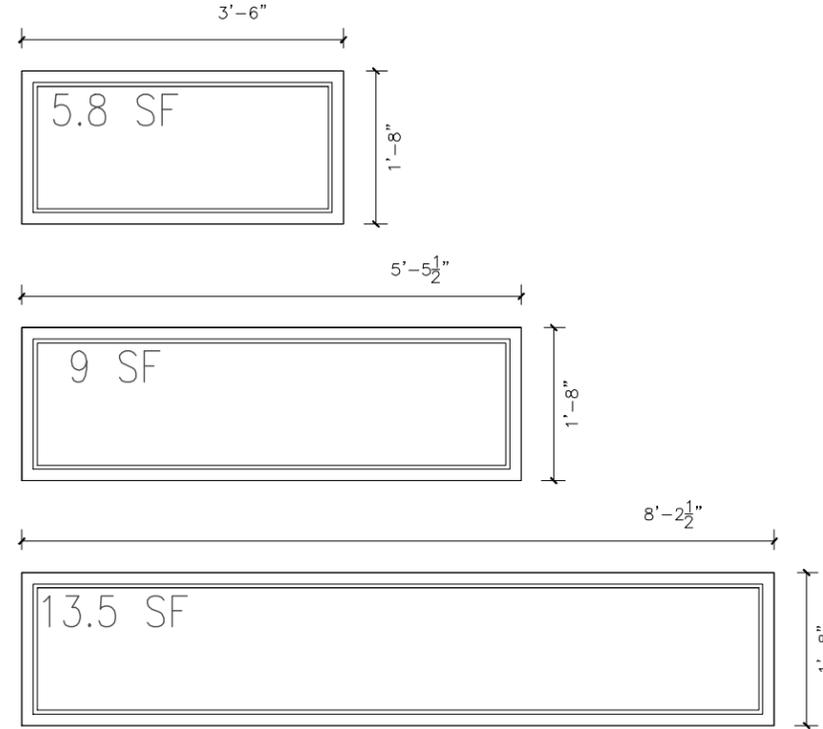
NEW PAINTED STEEL CASEMENT WINDOWS AT THIRD FLOOR



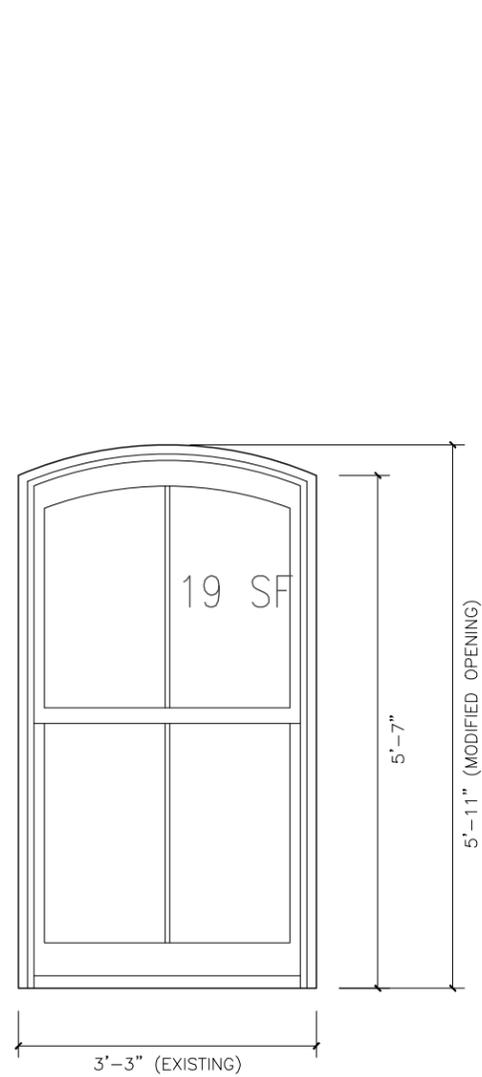
NEW PAINTED FIXED STEEL WINDOW AT PENTHOUSE



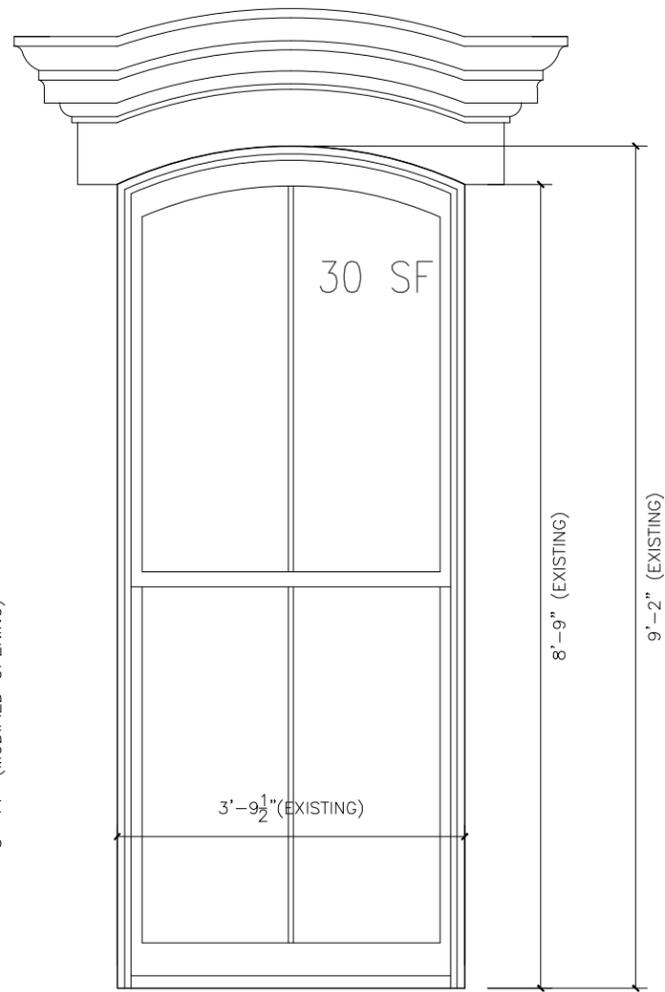
NEW PAINTED STEEL OUTSWING DOOR PENTHOUSE



NEW PAINTED FIXED STEEL WINDOWS AT PENTHOUSE



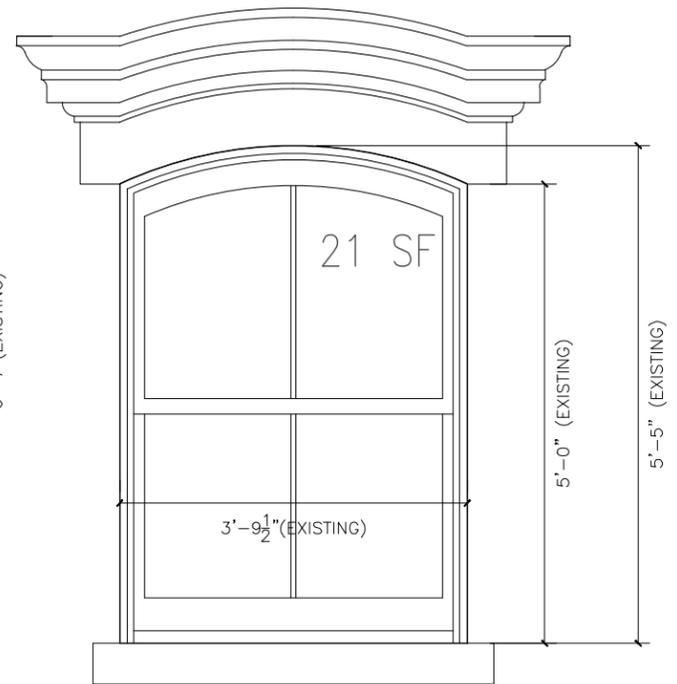
NEW HISTORICALLY ACCURATE WOOD
DOUBLE HUNG WINDOW
IN EXISTING OPENING
@ BASEMENT FLOOR



NEW HISTORICALLY ACCURATE WOOD
DOUBLE HUNG WINDOW
IN EXISTING OPENING
@ FIRST FLOOR



NEW HISTORICALLY ACCURATE WOOD
DOUBLE HUNG WINDOW
IN EXISTING OPENING
@ SECOND FLOOR



NEW HISTORICALLY ACCURATE WOOD
DOUBLE HUNG WINDOW
IN EXISTING OPENING
@ THIRD FLOOR