



Presentation to the
New York City
Landmarks Preservation Commission

63-65 Charles Street

Greenwich Village Historic District

1 September, 2026



63-65 Charles Street

Proposed Scope of Work

- Combination of two residential buildings and conversion to a single-family residence
- Restoration of the street facade
- Modification of areaway and stoop
- Construction of a rear yard addition
- Construction of a rooftop addition
- Rear yard excavation and expanded cellar



Greenwich Village Historic District
Manhattan
Designated April 29, 1969

 Historic District Boundaries





1940 Tax Photo



1940 Tax Photo



67

65

63

61

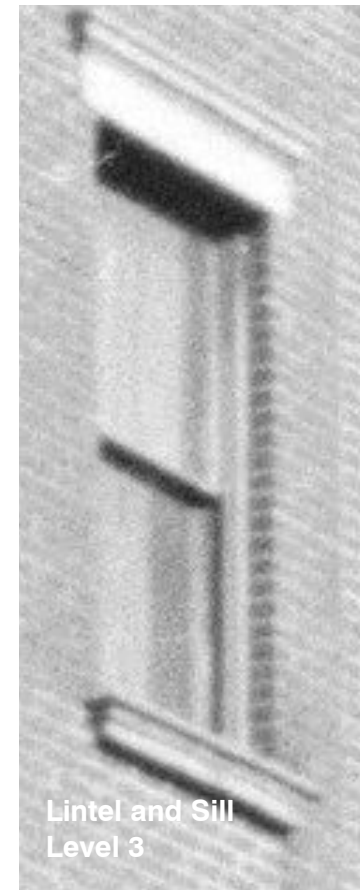




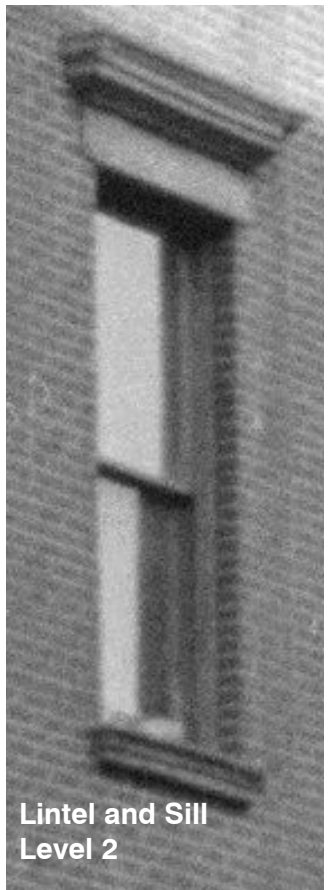
Existing Street Facade



Door and Door Surround



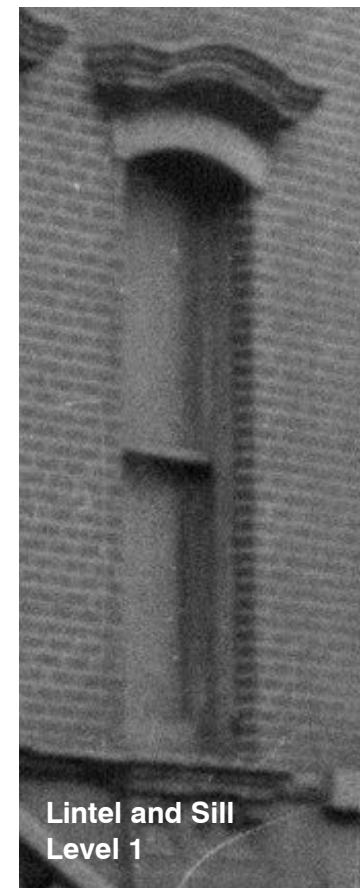
Lintel and Sill
Level 3



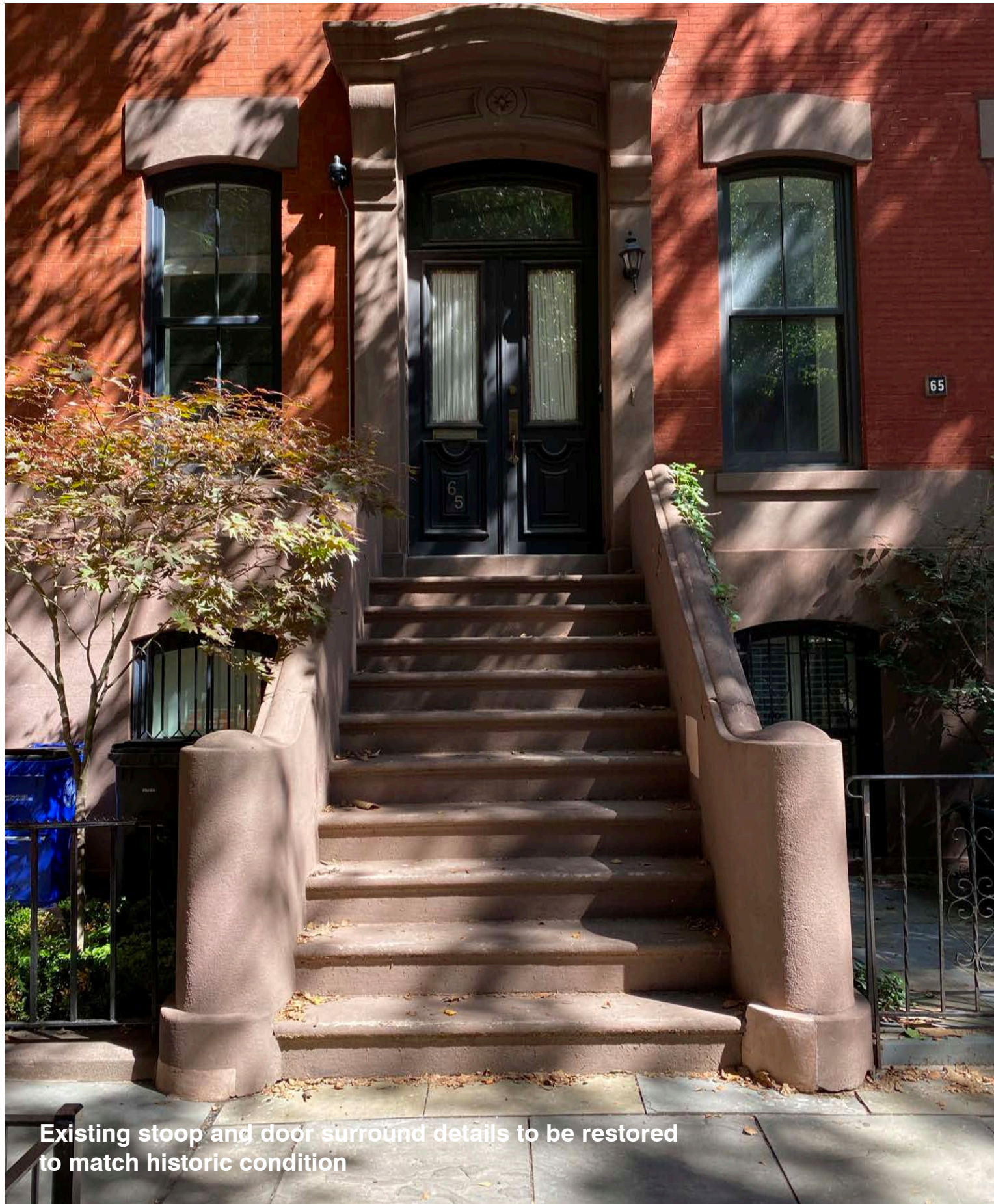
Lintel and Sill
Level 2



Balustrade and Newel Post



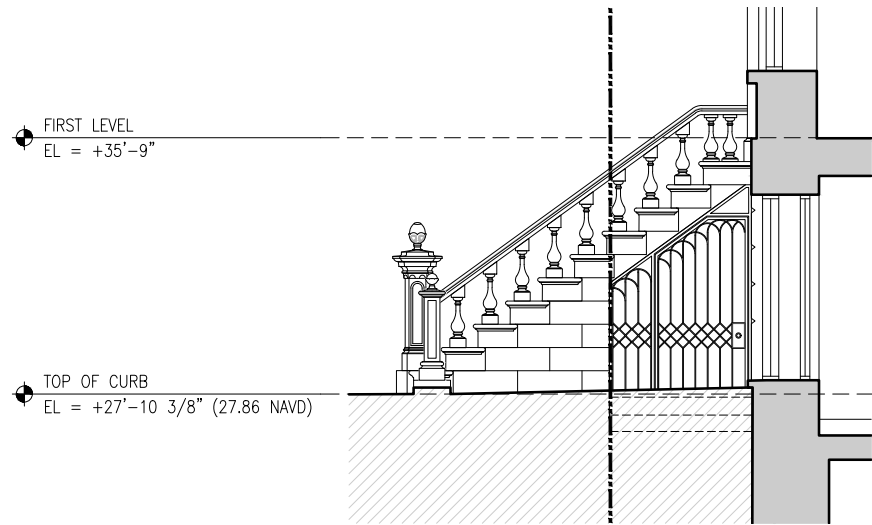
Lintel and Sill
Level 1



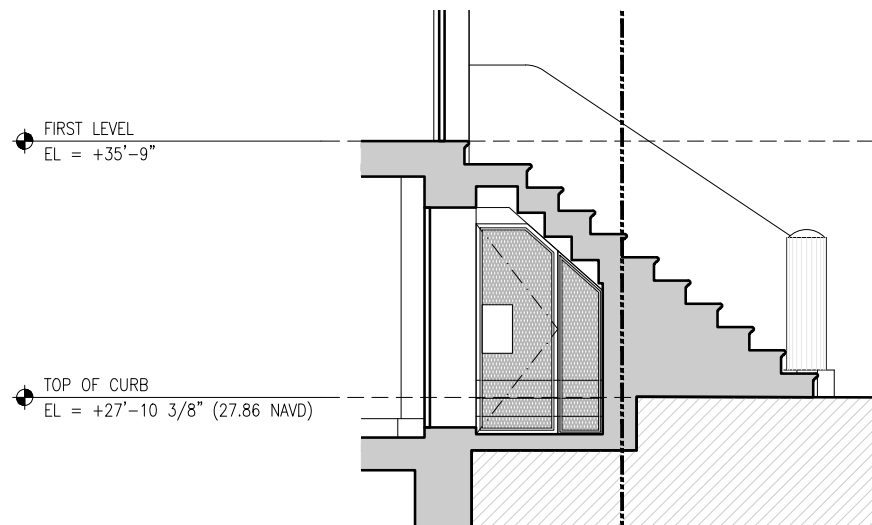
Existing stoop and door surround details to be restored to match historic condition



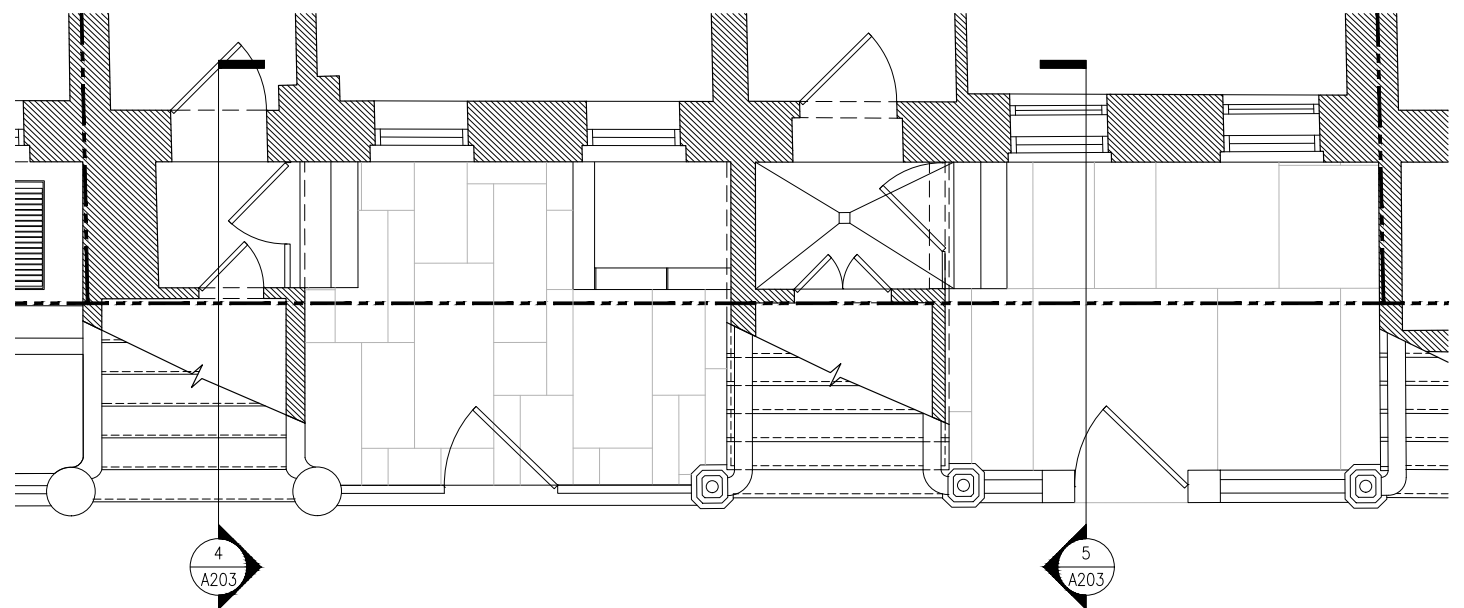
Existing areaway gate details to be restored to match historic condition



Existing Areaway at 63 Charles St



Existing Areaway at 65 Charles St



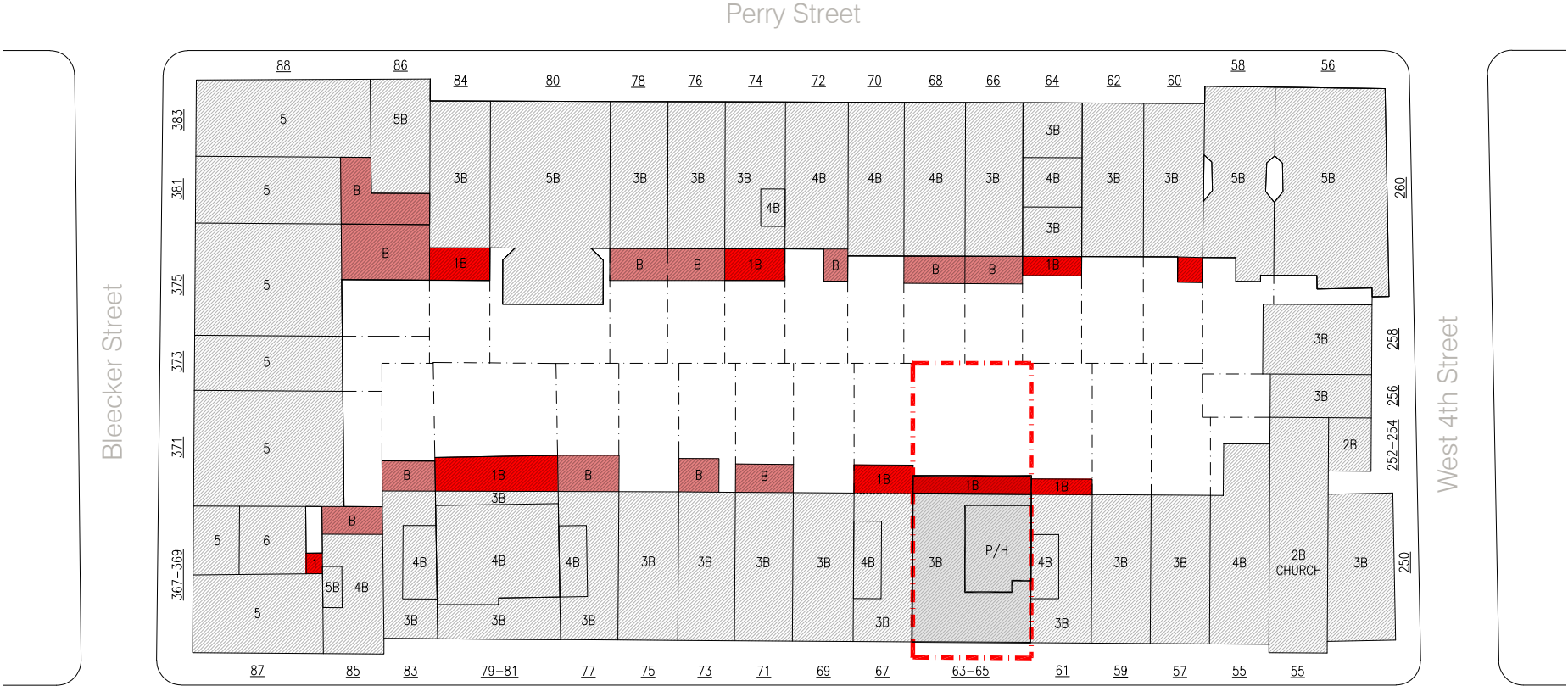








84 Perry Street



Block Rear Yard Additions Map

- Basement Only
- Basement and First Floor



74 Perry Street



67 Charles Street



64 Perry Street



79-81 Charles Street



79-81 Charles Street



74 Perry Street



83 Charles Street



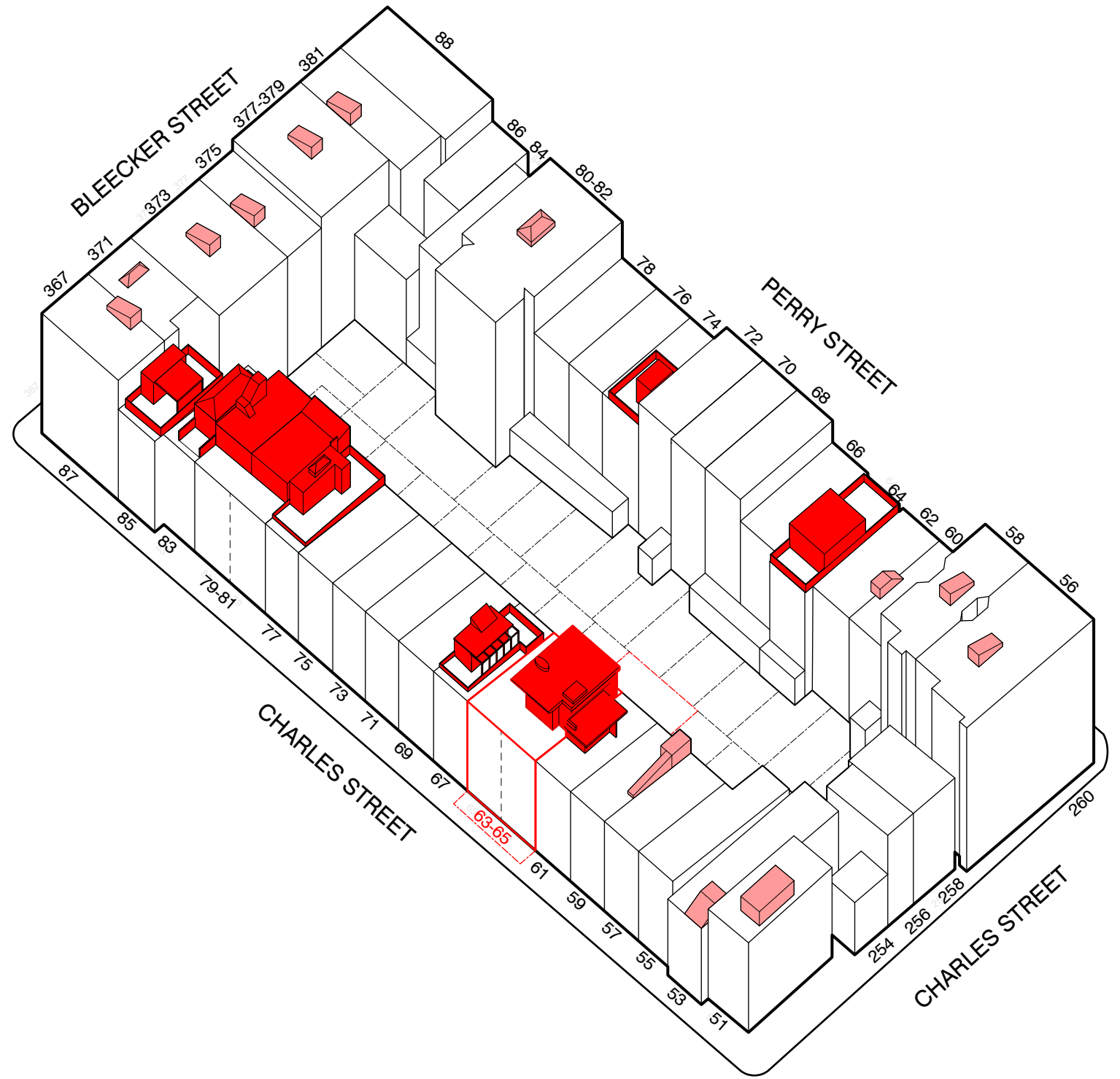
67 Charles Street



77 Charles Street

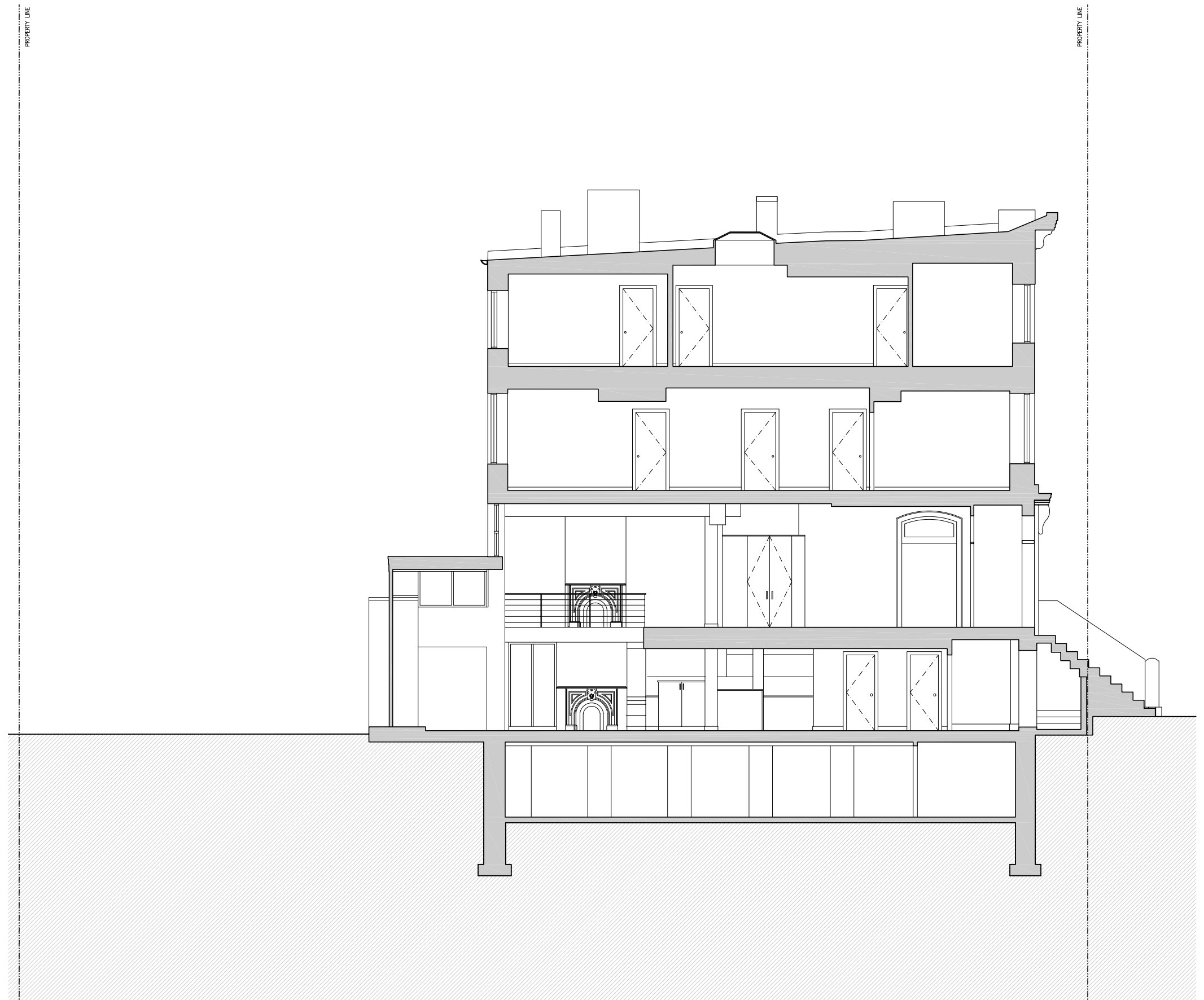


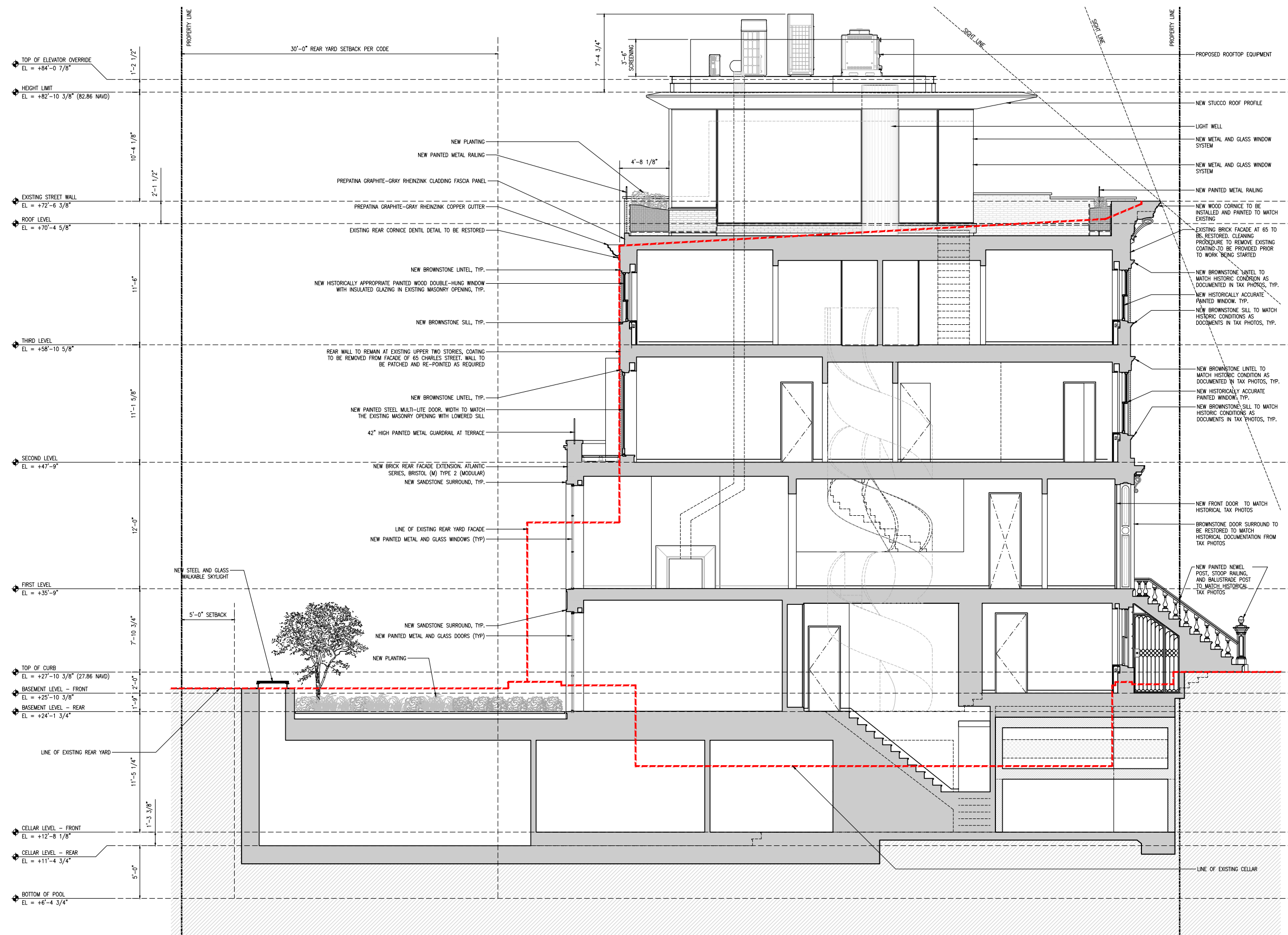
64 Perry

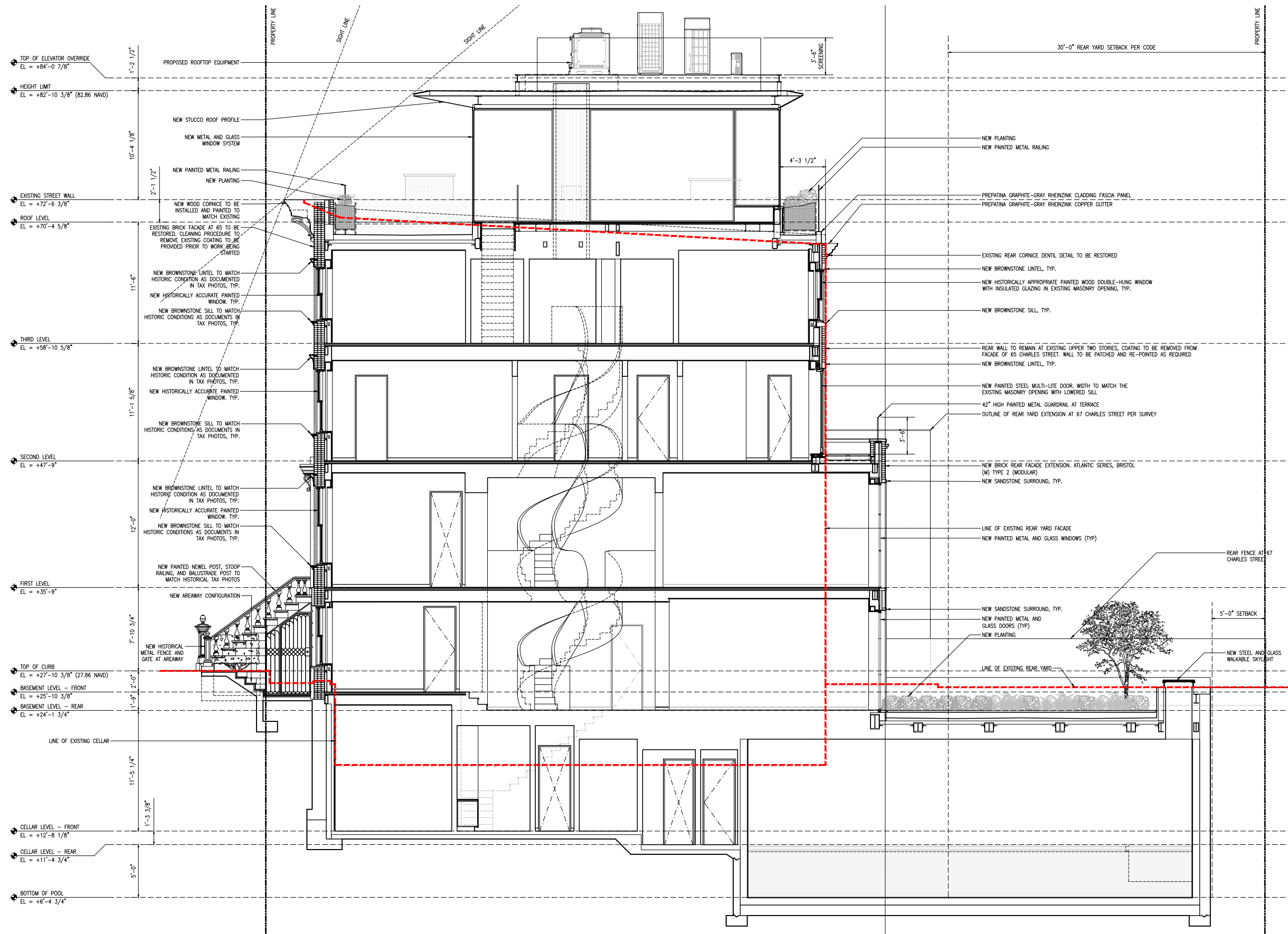






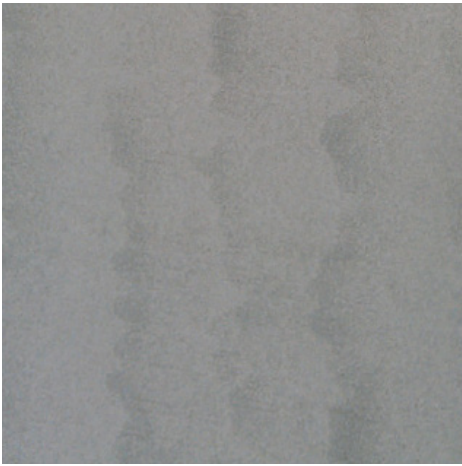








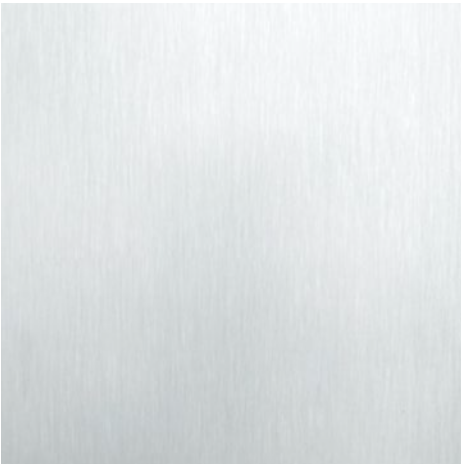
Slurried white brick
Penthouse



Zinc-coated copper
Penthouse roof edge



Plaster
Penthouse roof soffit



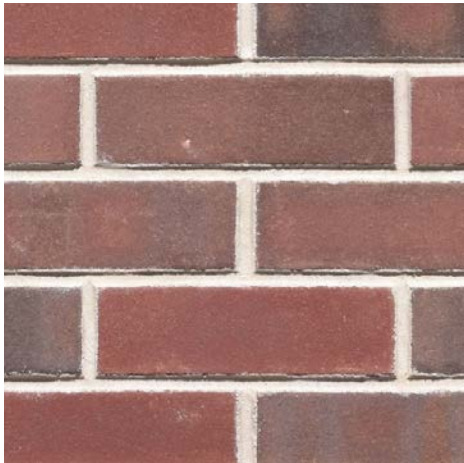
Prepatina graphite-gray rheinzink
Fascia Cladding Panel, gutter
and downspout



Wood painted BM 2124-10
Double hung windows at rear
facade



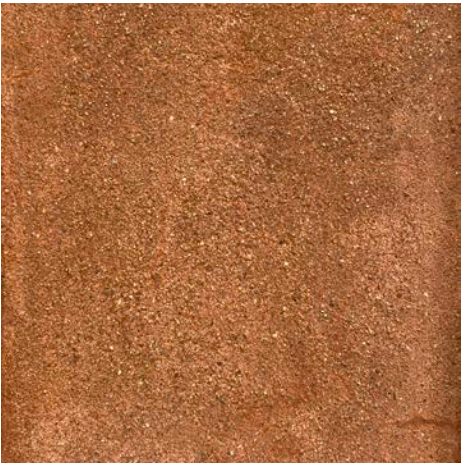
Steel painted BM 2124-10
Wrought iron, semi-gloss finish
Multi-lite doors and bay window
at rear facade



Atlantic Series Bristol (M) Type 2
(modular)
Brick at rear facade extension



Sandstone
Coping, window surrounds and
spandrel panels at rear facade
extension



Brownstone
New lintels and sills at rear
facade



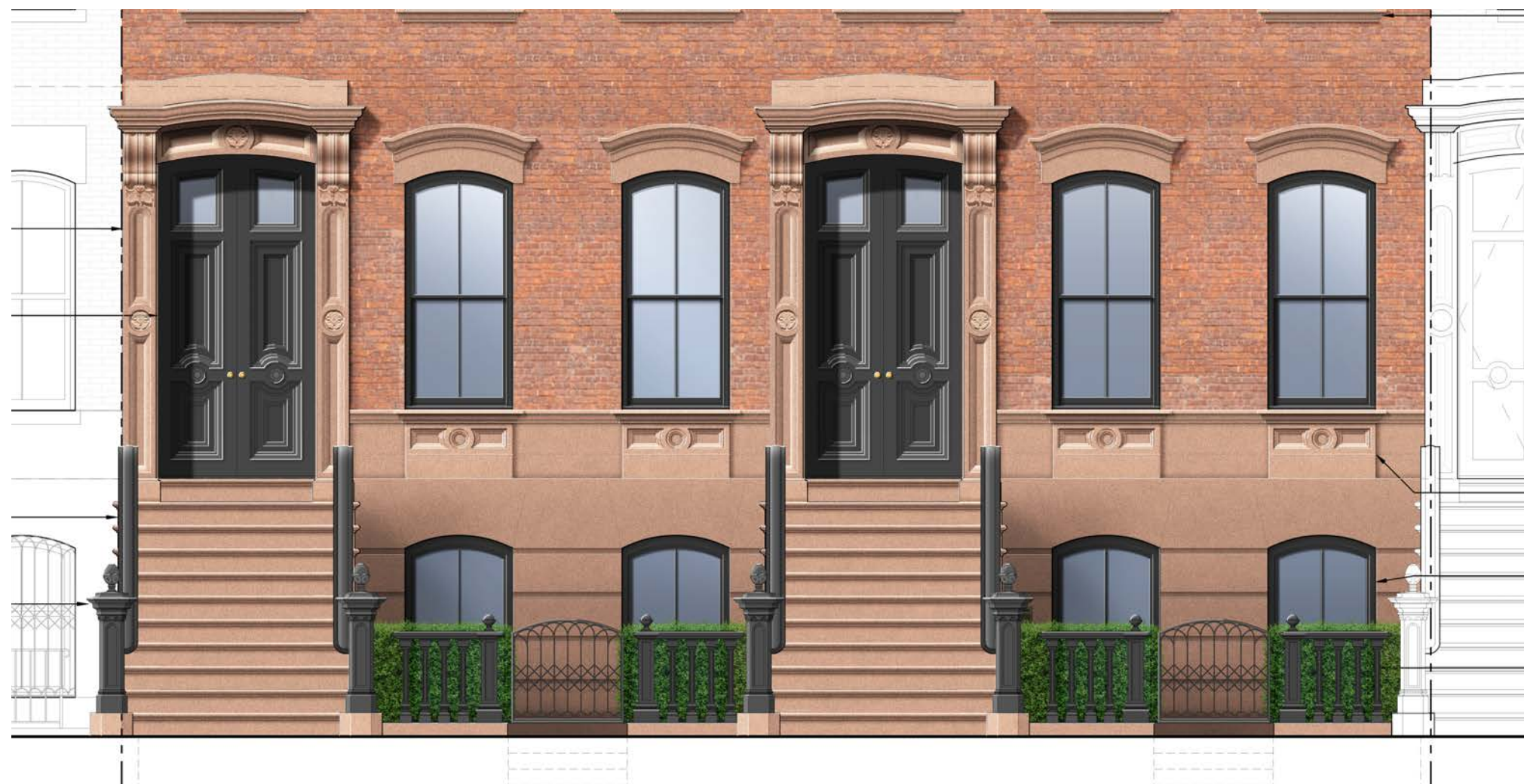
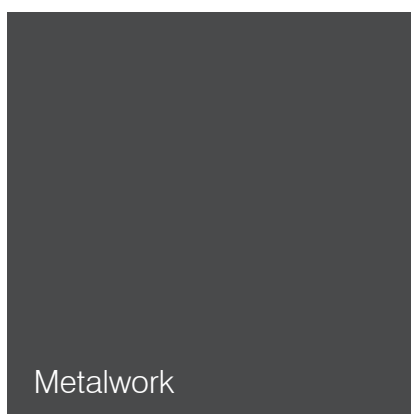
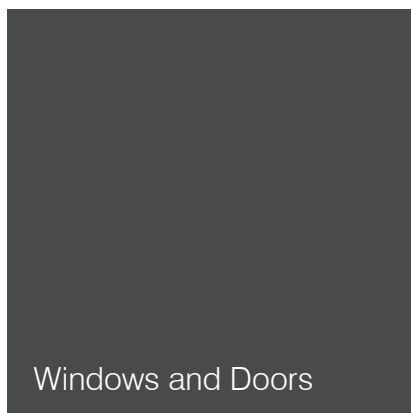
Wood painted BM 2124-10
Wrought iron, semi-gloss finish
Windows at rear facade

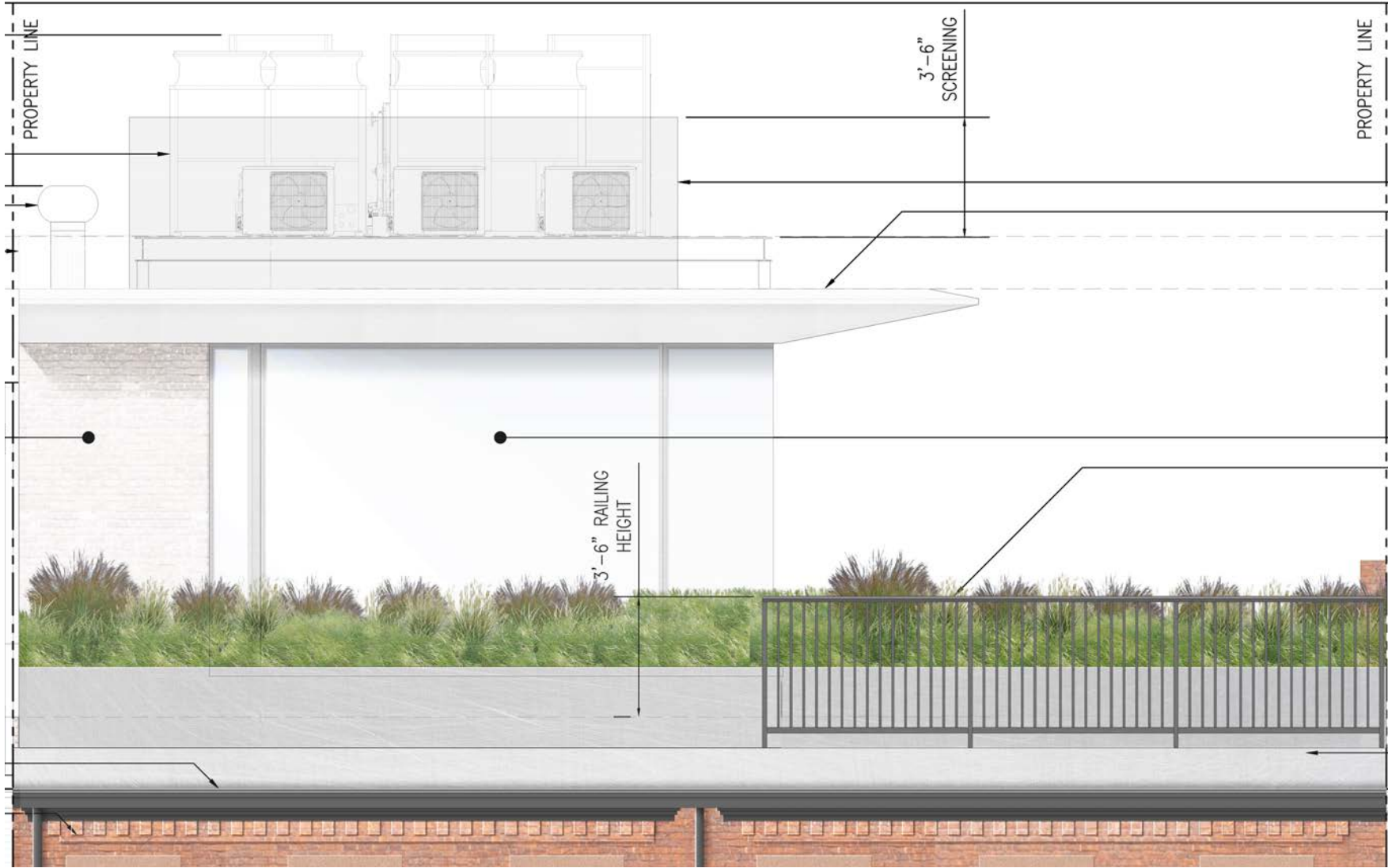
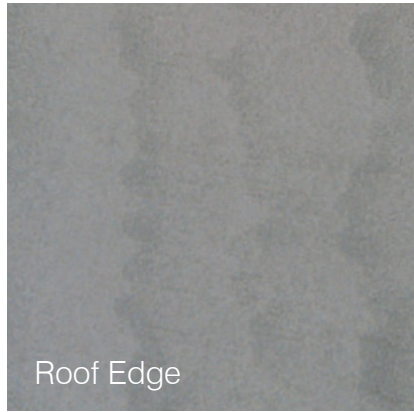


Metal doors and windows at rear
facade extension



Metal painted BM 2124-10
Wrought iron, semi-gloss finish
Scupper and railings at rear
facade







Facade



Coping, window surrounds
and spandrel panels

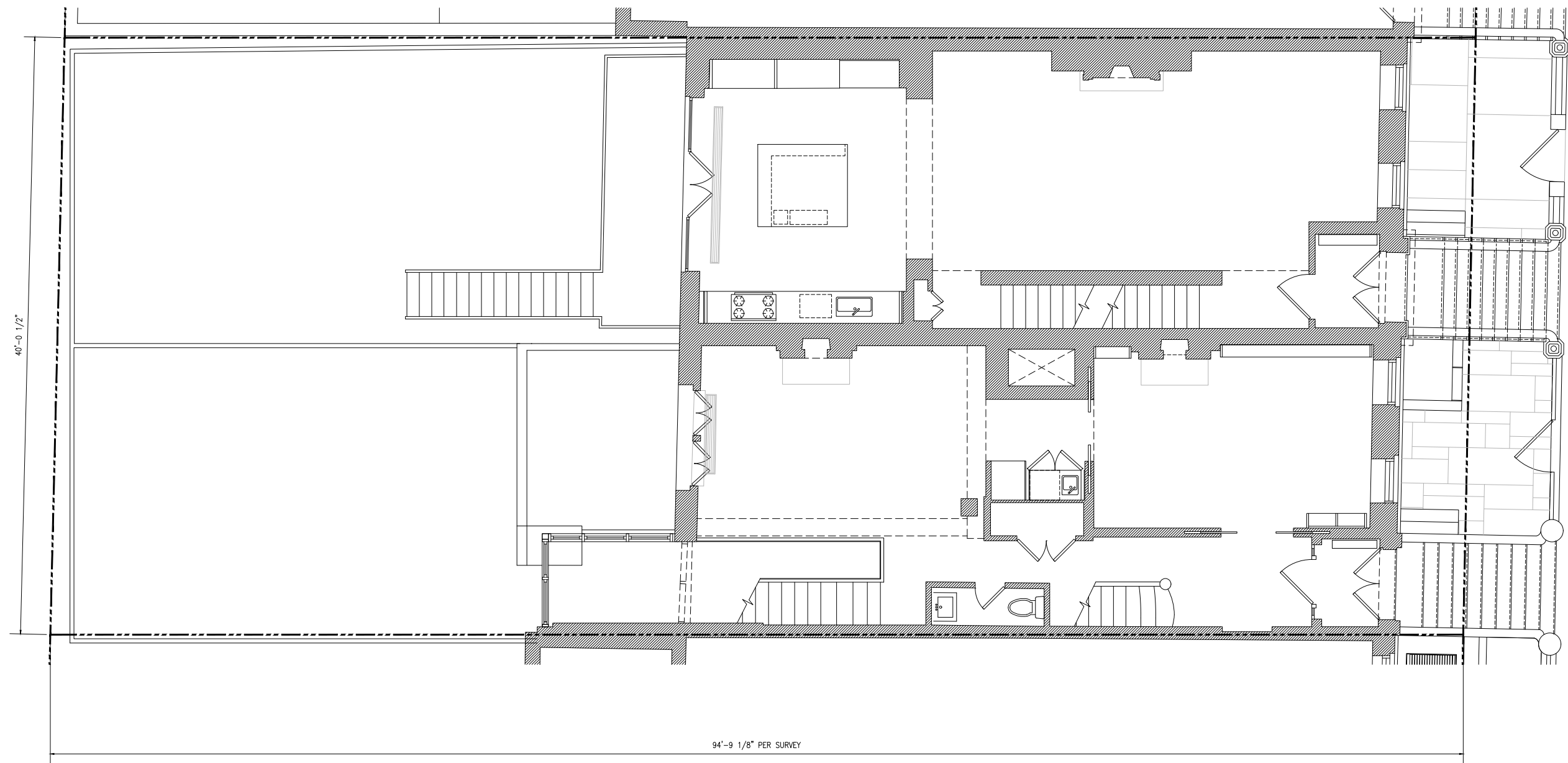


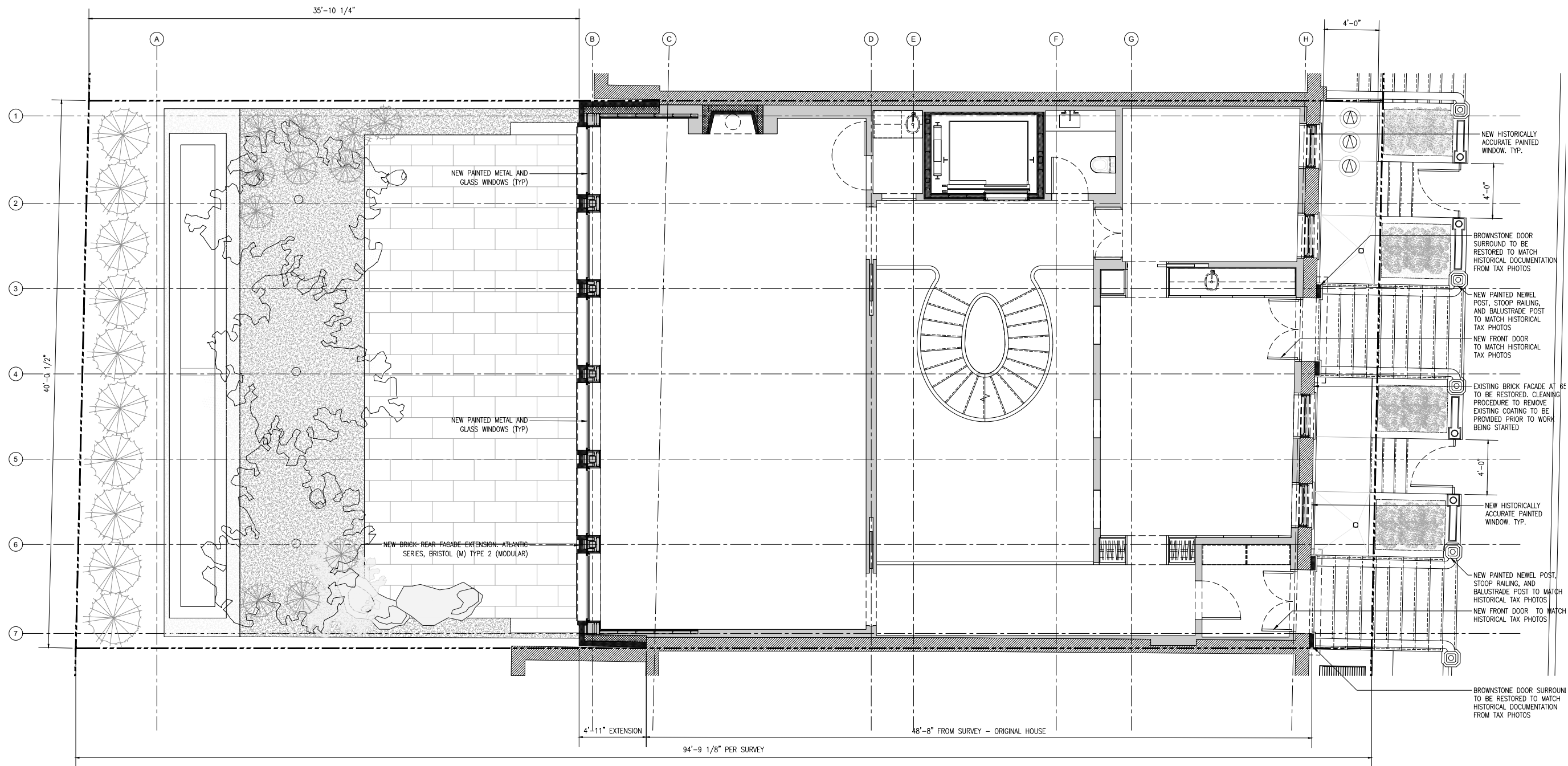
Railing

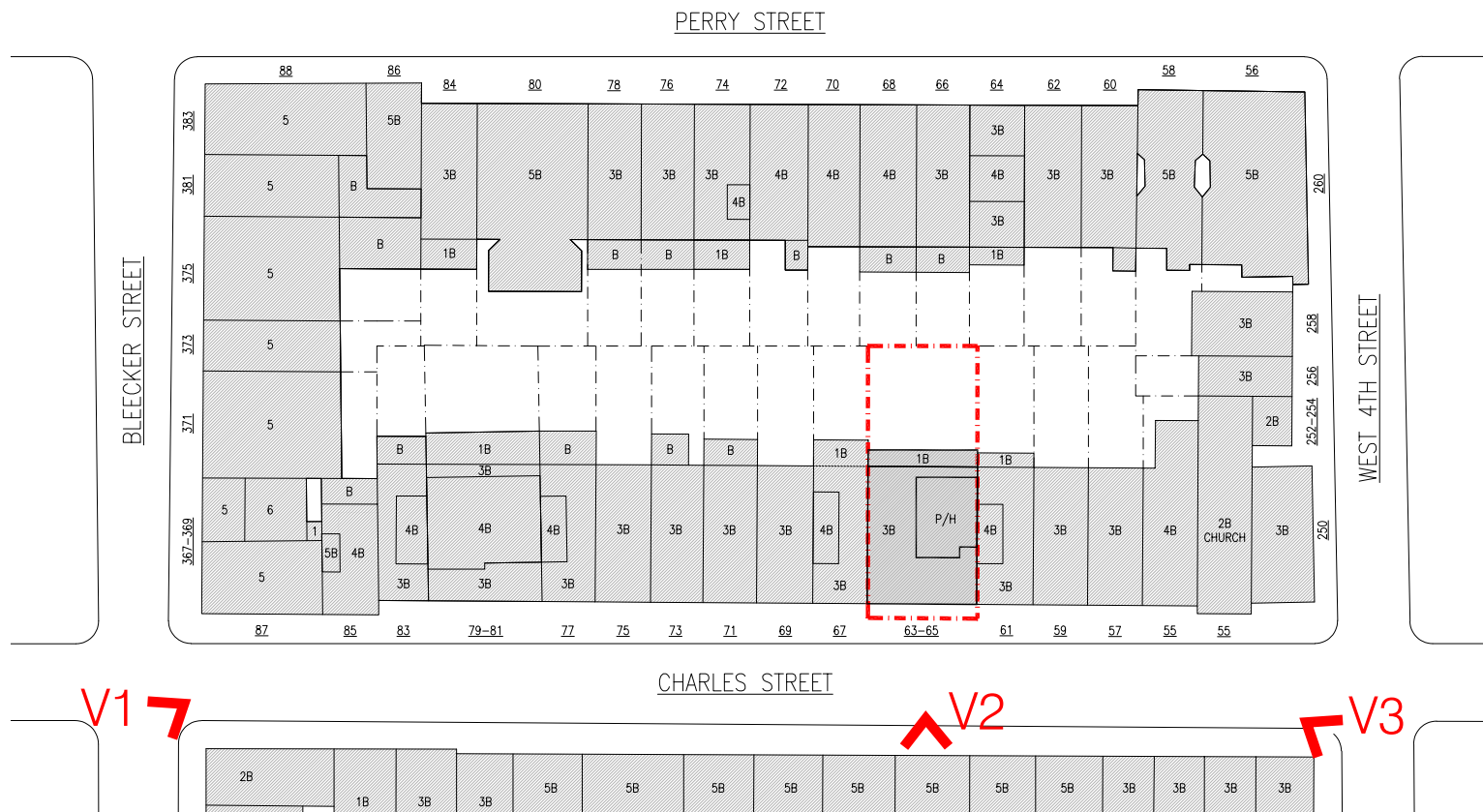


Windows + Doors

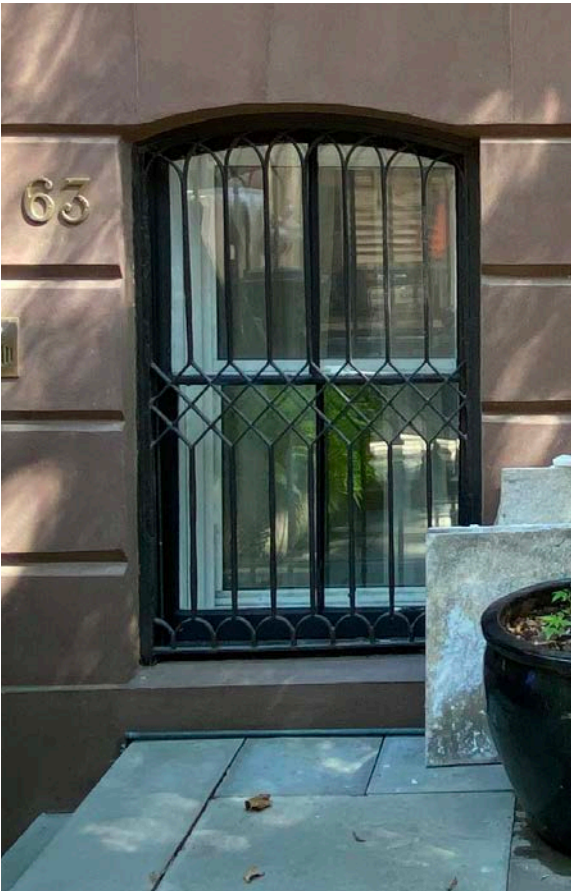


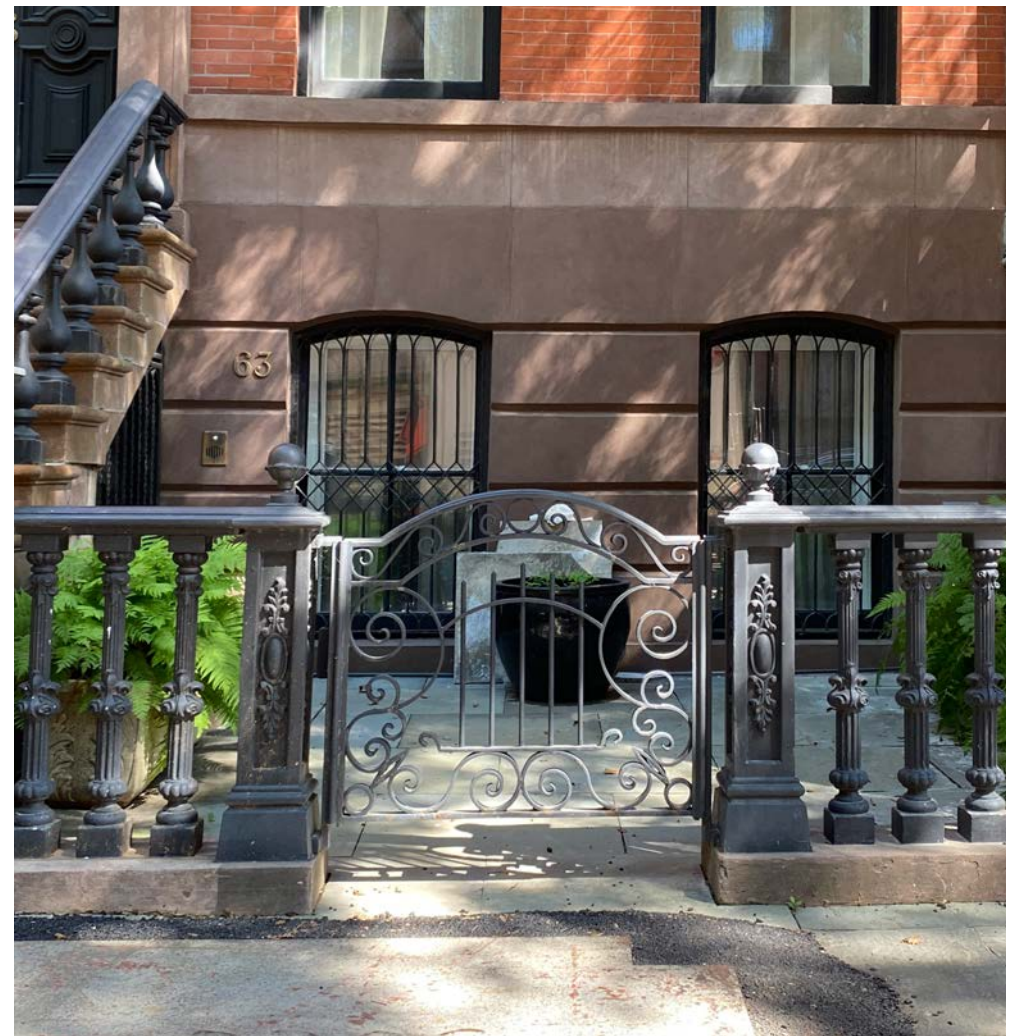




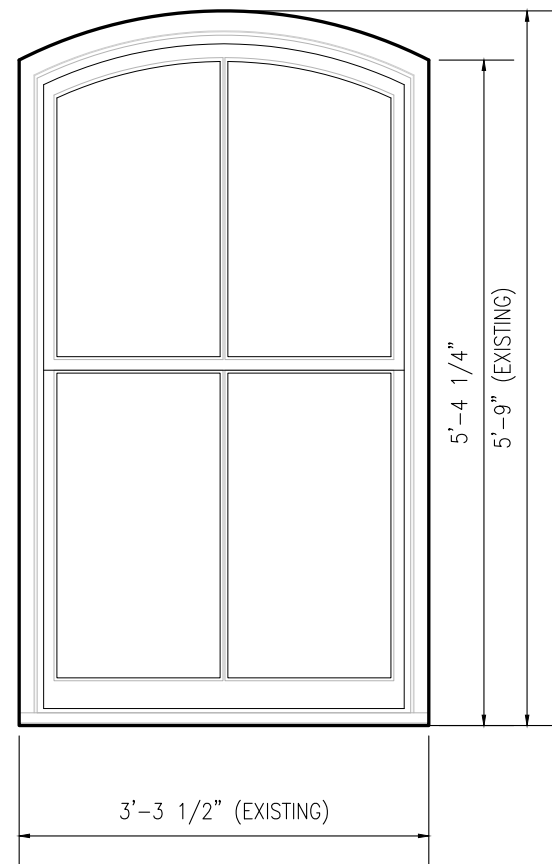


Appendix

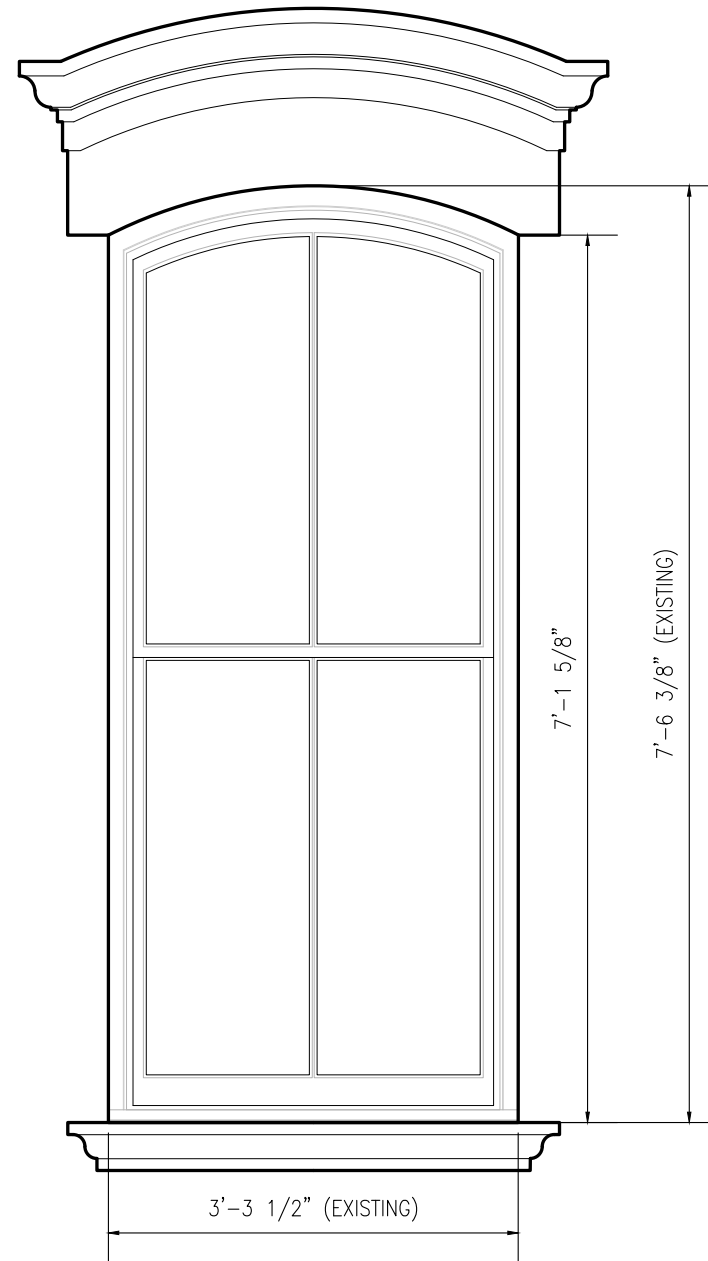




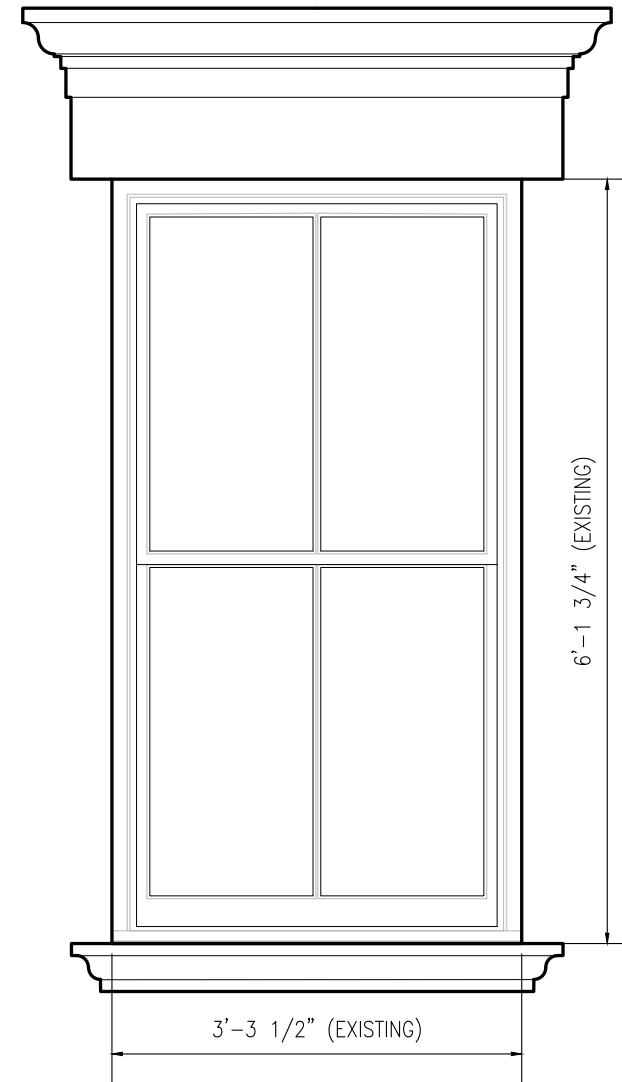




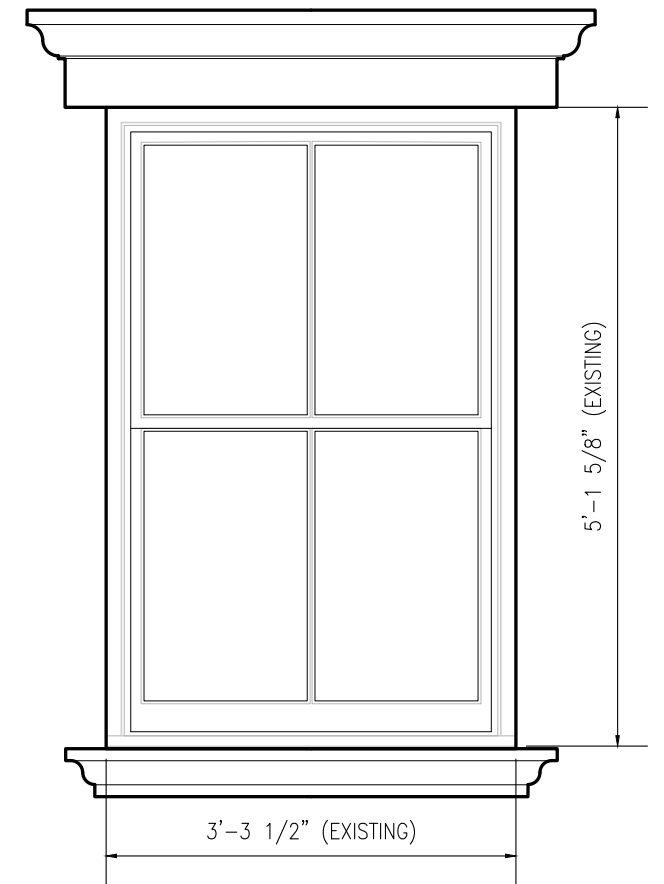
NEW HISTORICALLY ACCURATE WOOD
DOUBLE HUNG WINDOW IN EXISTING
OPENING @ BASEMENT FLOOR



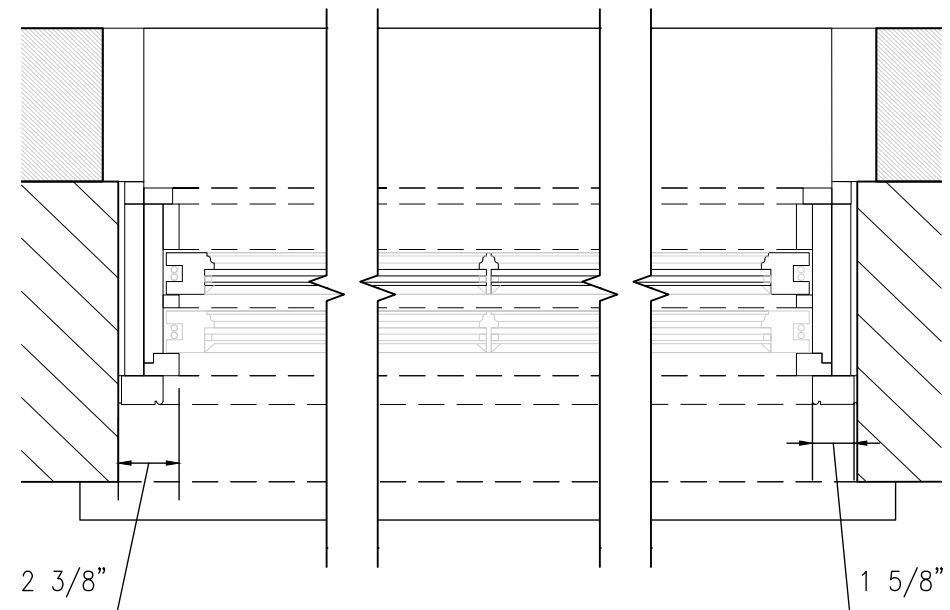
NEW HISTORICALLY ACCURATE WOOD
DOUBLE HUNG WINDOW IN EXISTING
OPENING @ FIRST FLOOR



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

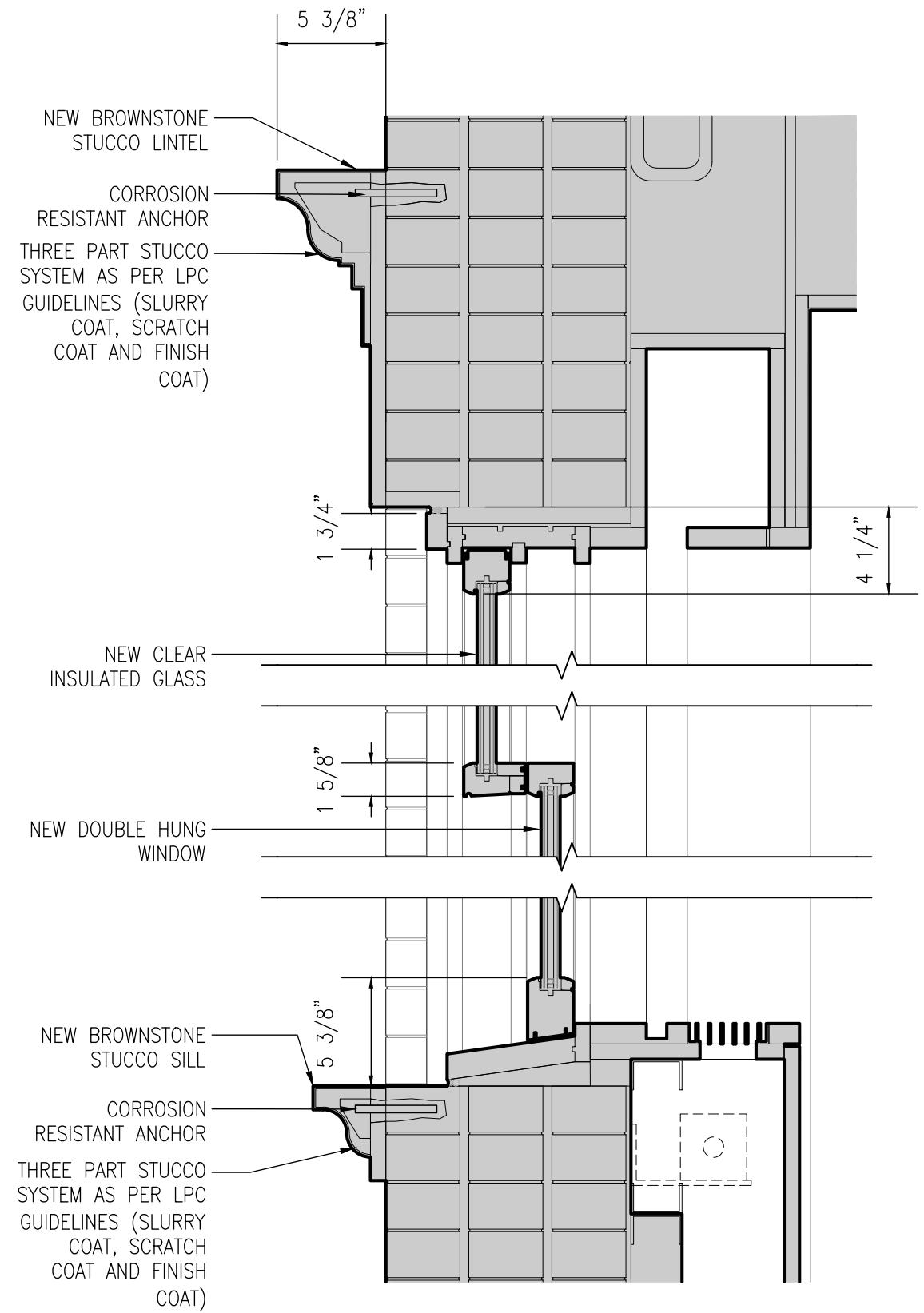


NEW HISTORICALLY ACCURATE WOOD
DOUBLE HUNG WINDOW IN EXISTING
OPENING @ THIRD FLOOR



PLAN DETAIL AT SECOND FLOOR WINDOW
1 1/2" = 1'-0"

7



SECTION DETAIL AT SECOND FLOOR WINDOW
1 1/2" = 1'-0"

3

Geotechnical
Engineering
Options, P. C.

Five Phase Engineering
48 MacKay Place, Brooklyn, NY 11209
t: (920) 883-7764
e: fivephase.com



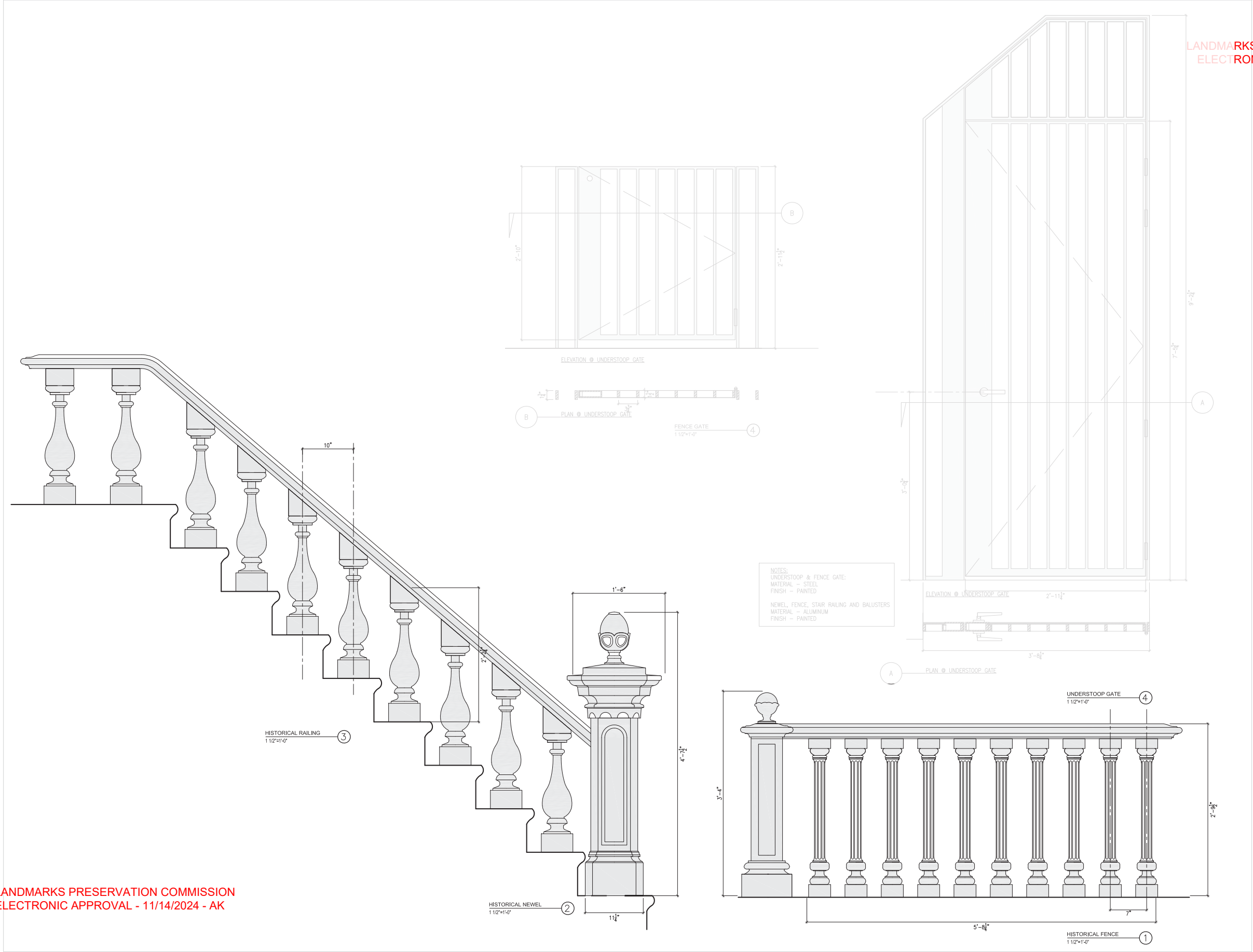
RELATED JOB NUMBERS:		
- STRUCTURAL	(ST)	M01041803 k2
- FOUNDATION	(FO)	M01041803 s1
- SOE (EXCAVATION)	(SE)	M01061185 i1
- SOE (UNDERPINNING)	(FO)	M01061185 s1
- PLUMBING/ SPRINKLER	(PL/SP)	M01072011 i1
- MECHANICAL	(MS)	M01071902 i1
ISSUES AND REVISIONS		
4.30.2024	ISSUED TO DOB	
7.17.2024	ISSUED FOR PRICING	
8.16.2024	ISSUED TO LPC	
9.20.2024	ISSUED TO DOB & LPC	

PROJECT
61 CHARLES STREET
NEW YORK, NY

SHEET TITLE
EXTERIOR DETAILS
METALWORK

SEAL & SIGNATURE	DATE:
	PROJECT NO.:
	DRAWING BY:
	CHECKED BY:
	DRAWING NUMBER: A-505.00

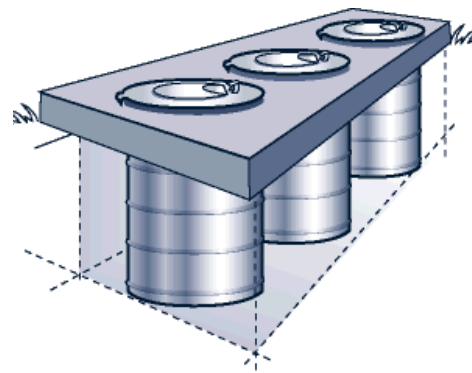
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LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 11/14/2024 - AK



Holovision Model 200
Intercom Brass 4.4 x 7.5in



Camber Underground Garbage
Cans



Baldwin Letterbox Plate
Black Finish
13" x 3 5/8"



Security Camera





