

SITE SURVEY



PROJECT SITE PLAN

PROPOSED AREA OF WORK



SITE TAX MAP

## PROPERTY INFORMATION

**LOT LOCATION:** 54 CHARLES STREET NEW YORK NY 10014  
**BOROUGH:** MANHATTAN  
**BLOCK:** 611  
**LOT:** 12  
**ZONING:** C2-6, R7  
**ZONING MAP:** 12A  
**LANDMARK:** GREENWICH VILLAGE DISTRICT  
**CB:** MANHATTAN CB2



SITE PHOTO- EXISTING FRONT FACADE



# Greenwich Village



## PROJECT DESCRIPTION AND NARRATIVE:

54 CHARLES STREET IS LOCATED WITHIN THE ORIGINAL GREENWICH VILLAGE HISTORIC DISTRICT ESTABLISHED ON APRIL 29TH, 1969. THE BUILDING IS LOCATED ON THE SOUTH SIDE OF CHARLES STREET AND WAS BUILT IN 1839-40. THE GREEK REVIVAL HOUSE ARE OF BRICK, WITH A UNIFORM DENTILED CORNICE.

THE PRESENT CONDITION OF THE FRONT FACADE BRICK WORK AND CORNICES WILL REMAIN AS EXISTING. NO WORK WILL BE DONE TO THE EXISTING FRONT WINDOWS AND DOORS. NO WORK TO FRONT STOOPS AND WROUGHT IRON HANDRAIL. THE REAR FACADE CONSISTS OF BRICK WORK WITH NO ARCHITECTURAL/ HISTORICAL DETAIL OR SIGNIFICANT FEATURES.

THE PROPOSED DESIGN WILL INCLUDE A ONE STORY ADDITION. THE NEW ADDITION WILL BE SETBACK FIFTEEN FEET FROM THE EXISTING FRONT FACADE; SETBACK THREE FEET FROM THE EXISTING REAR FACADE. BOTH FRONT AND REAR FACADE OF THE NEW ADDITION WILL MATCH THE EXISTING BRICK BELOW; LINTEL AND SILL WILL ALSO MATCH WITH THE EXISTING STONE MATERIAL. CHIMNEY EXTENSION WILL MATCH THE ADJACENT BRICKWORK. THE VISUAL IMPACT OF THE PROPOSED DESIGN WILL BE NON-EXISTENT/ MINIMAL FROM THE MAJOR PUBLIC AVENUES. THE EXISTING WOOD SIDING ON THE REAR EAST ELEVATION WILL REMAIN TO KEEP ITS ORIGINAL LOOK. THE NEW CELLAR EXTENSION WILL STOP FIVE FEET AWAY FROM THE REAR LOT LINE TO PROVIDE GREEN SPACE TO THE NEIGHBORHOOD BLOCK.

THE PROPOSED DESIGN IS TO INTRODUCE NEW ADDITION BASED ON THE BUILDING CONTEXT WITH THE UNDERSTANDING OF BEING SENSITIVE TO THE EXISTING TYPOLOGY. OUR DESIGN IS THOUGHTFUL AND CONTRIBUTES TO THE RICH HERITAGE OF TOWNHOUSE DESIGN/ BUILDING WITHIN THE DISTRICT.

Greenwich Village Historic District  
Manhattan  
Designated April 29, 1969

Historic District Boundaries



GREENWICH VILLAGE HISTORIC DISTRICT MAP



SATELLITE AREA VIEW





EXISTING FRONT ELEVATION/ SCALE: 1/8" = 1'-0"



PHOTO OF EXISTING FRONT FACADE



PHOTO OF EXISTING FRONT FACADE

EXISTING FRONT FACADE

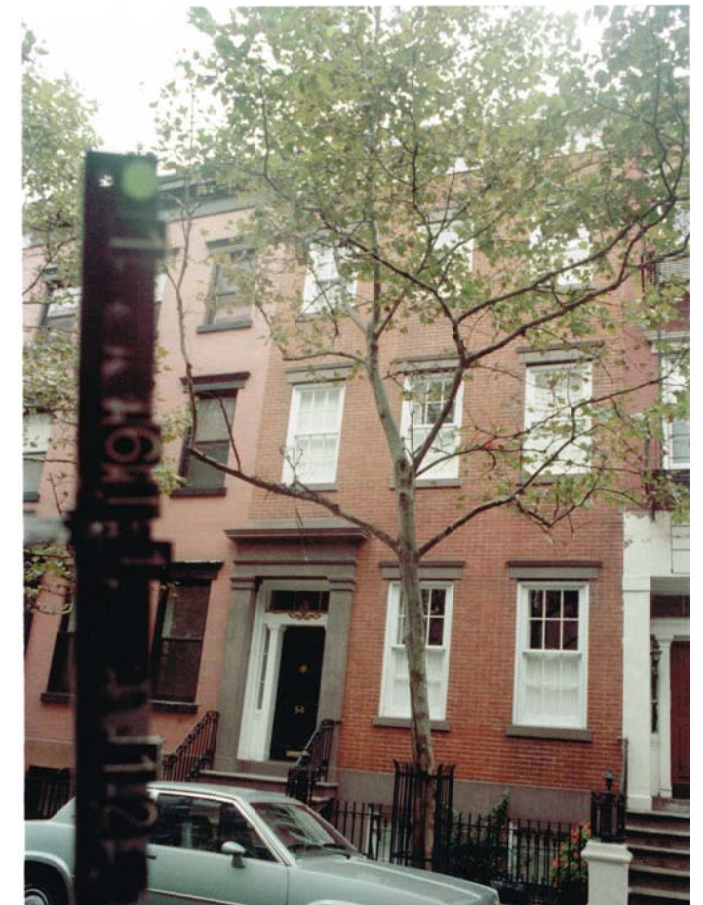




PROPOSED FRONT ELEVATION/ SCALE: 1/8" = 1'-0"



1940 TAX LOT PHOTO



1980 TAX LOT PHOTO

PROPOSED FRONT FACADE

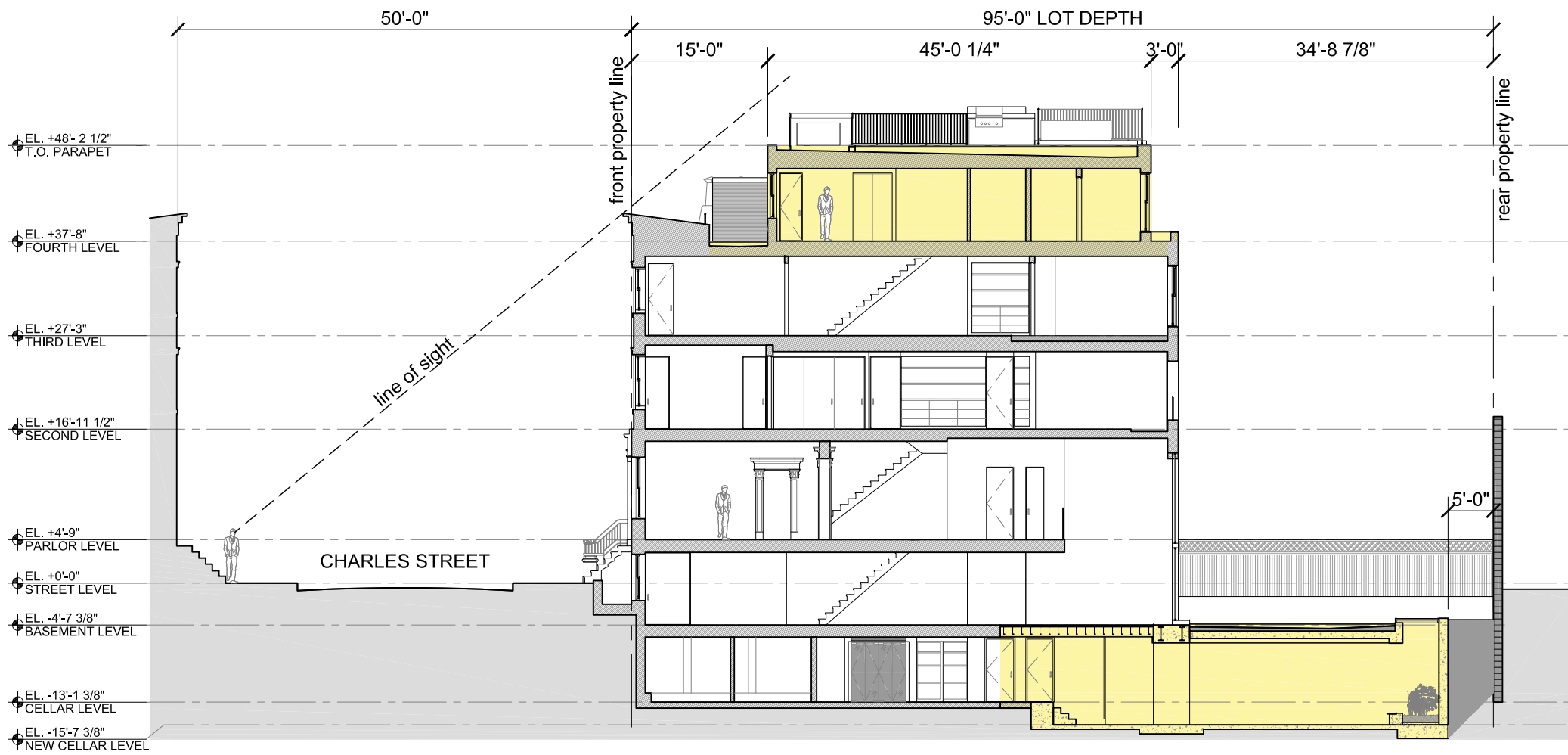




AERIAL VIEW- NORTH WEST



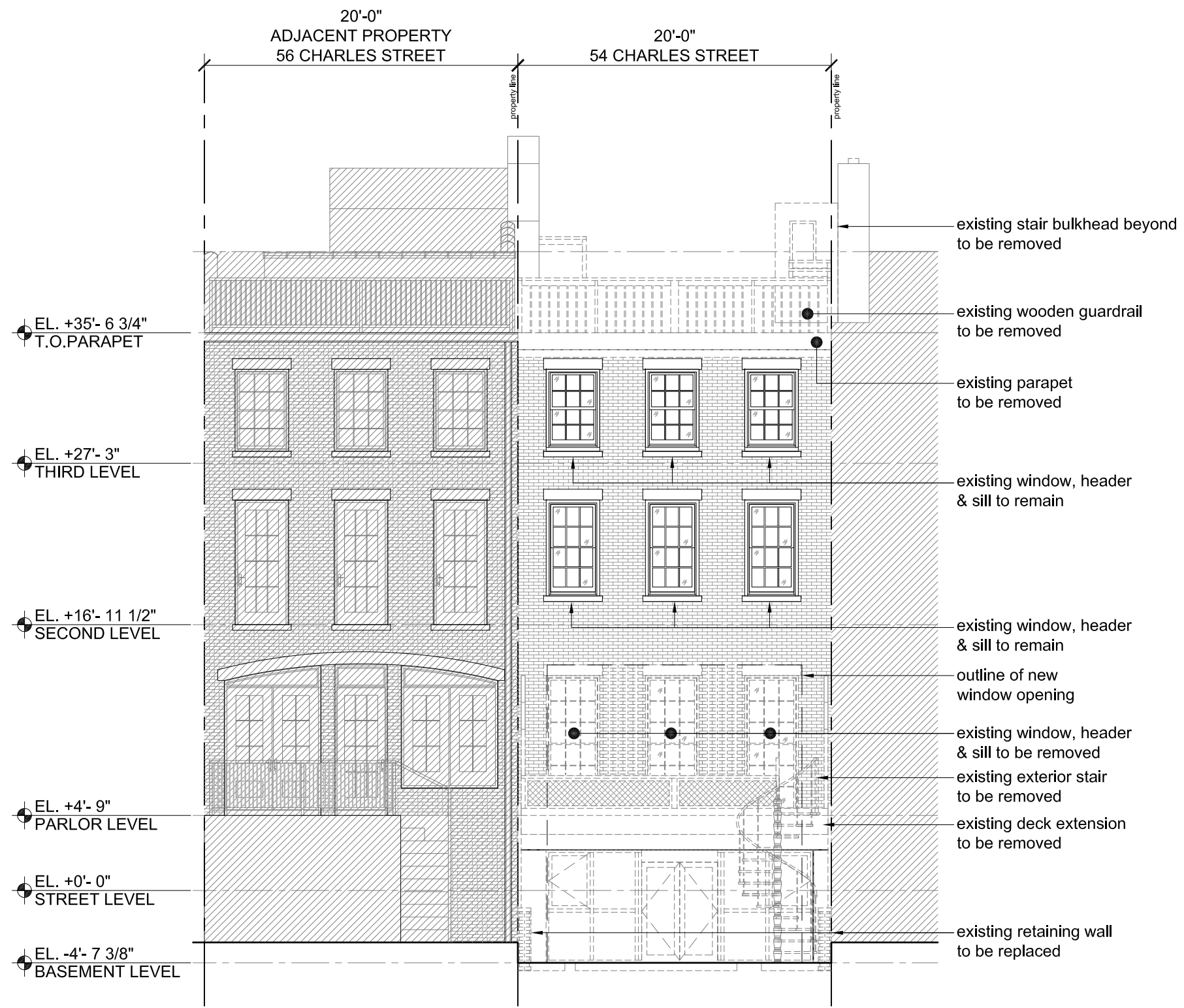
AERIAL VIEW- SOUTH EAST



PROPOSED BUILDING SECTION- LINE OF SIGHT DIAGRAM/ SCALE: 1/16" = 1'-0"

SIGHT LINE DIAGRAM





EXISTING REAR YARD ELEVATION/ SCALE: 1/8" = 1'-0"

EXISTING REAR YARD PHOTO





EXISTING REAR YARD ELEVATION/ SCALE: 1/8" = 1'-0"

PROPOSED REAR ELEVATION





PROPOSED BUILDING: 54 CHARLES

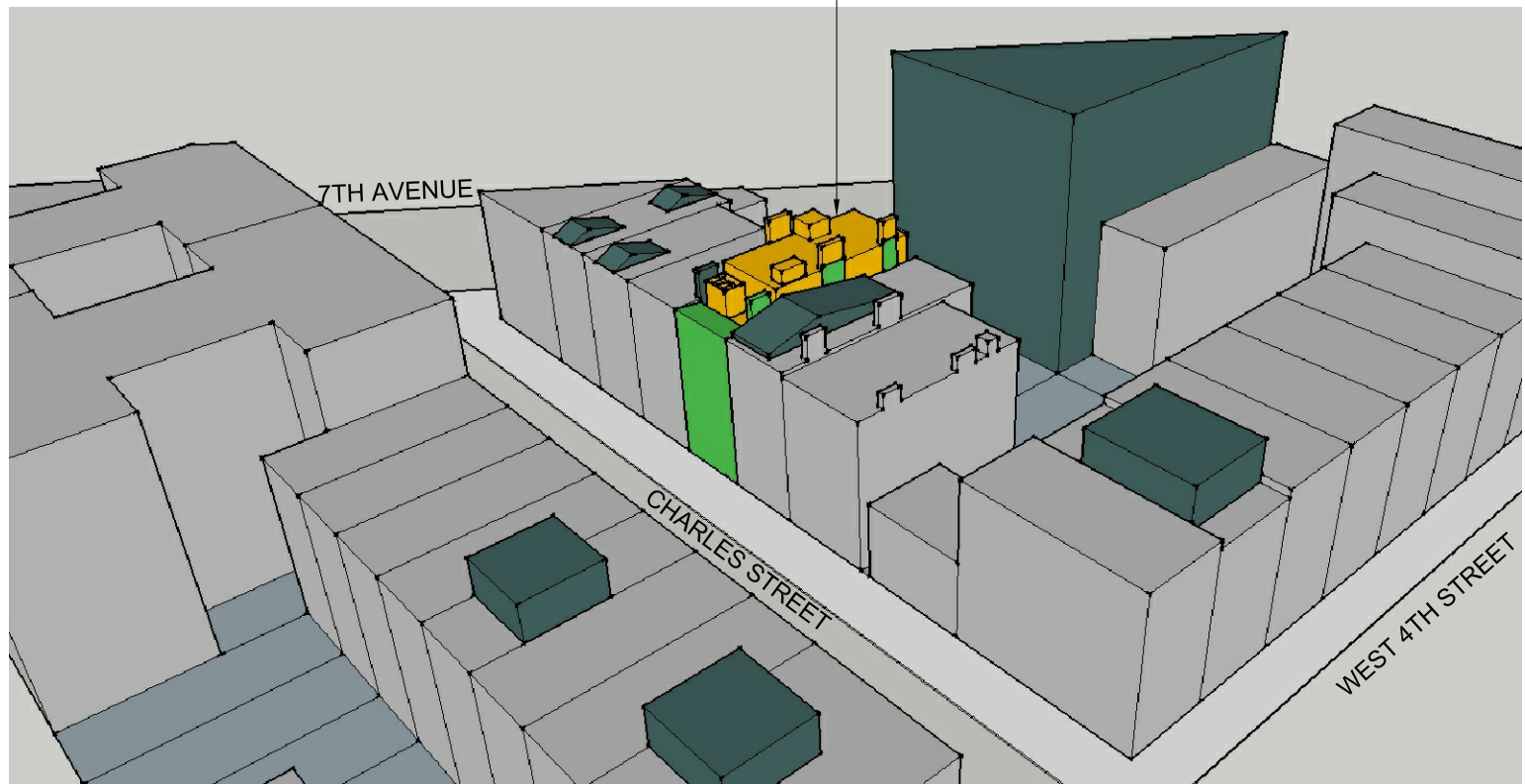


PHOTO 1: AXONOMETRIC VIEW - BLOCK ANALYSIS - VIEW FROM NORTH WEST CORNER

PROPOSED BUILDING: 54 CHARLES



PHOTO 2: AXONOMETRIC VIEW - BLOCK ANALYSIS - VIEW FROM NORTH EAST CORNER

PROPOSED BUILDING DIAGRAMS



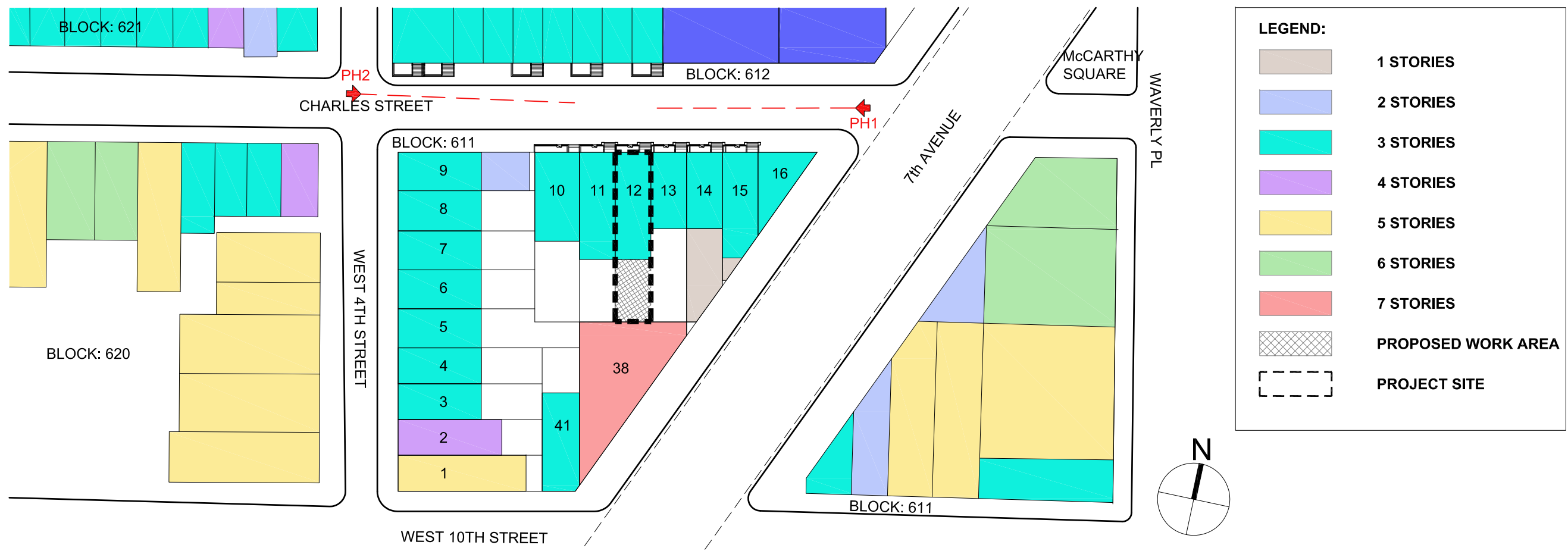


PHOTO 1:  
VIEW ON CHARLES STREET LOOKING WESTWARD



PHOTO 2:  
VIEW ON CHARLES STREET LOOKING EASTWARD

SITE PHOTOS - CHARLES STREET



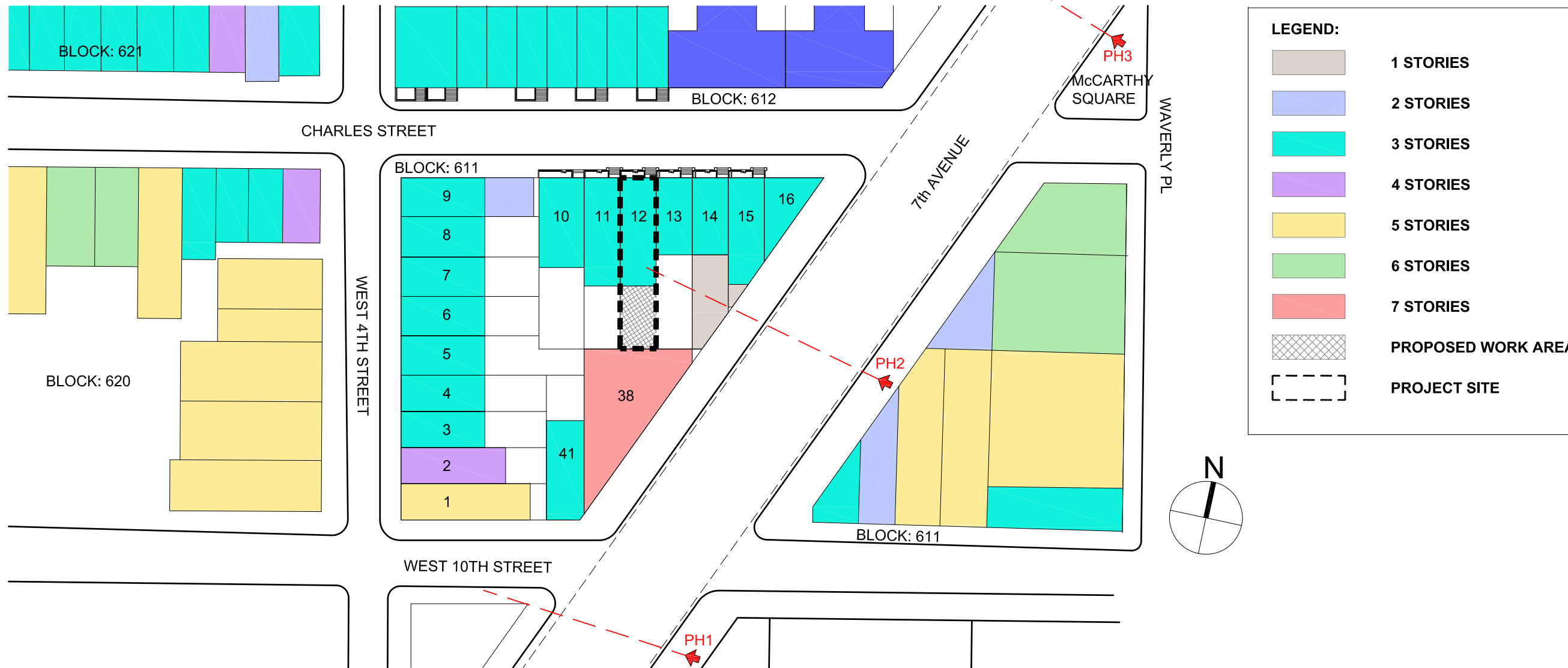


PHOTO 1:  
VIEW FROM EAST SIDE OF 7TH AVENUE



PHOTO 2:  
VIEW FROM EAST SIDE OF 7TH AVENUE



PHOTO 3:  
VIEW FROM EAST SIDE OF 7TH AVENUE



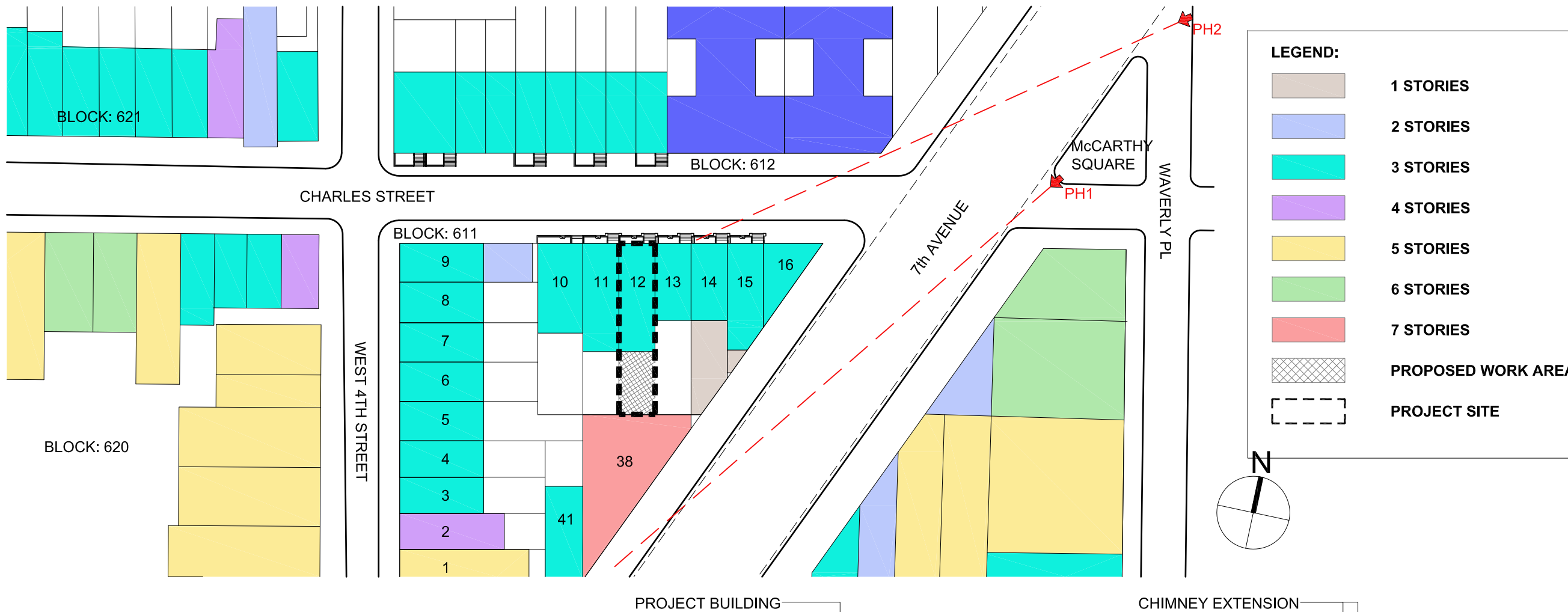


PHOTO 1:  
VIEW FROM NE CORNER OF CHARLES & 7TH



PHOTO 2:  
VIEW FROM NE CORNER OF WAVERLY & 7TH

PHOTO 3:  
VIEW FROM SE CORNER OF WAVERLY & 7TH



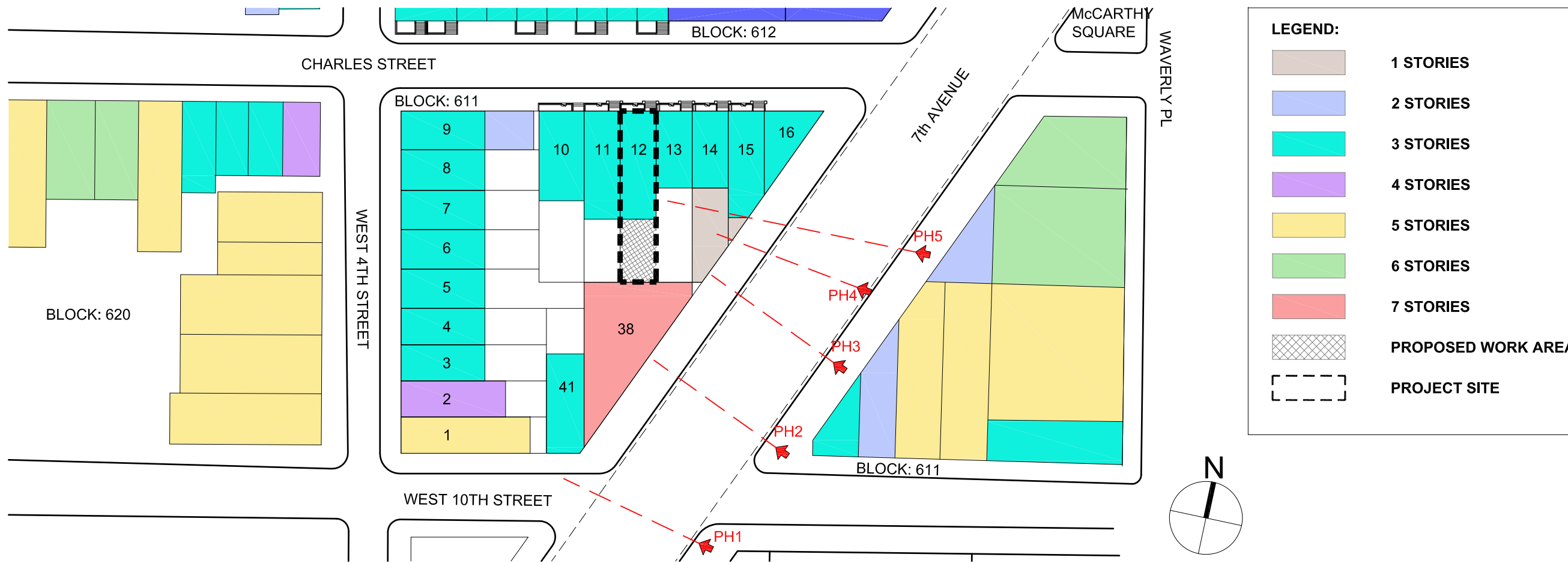


PHOTO 1:  
VIEW FROM SE CORNER OF  
W10TH & 7TH AVE



PHOTO 2:  
VIEW FROM NE CORNER OF  
W10TH & 7TH AVE



PHOTO 3:  
VIEW FROM NE CORNER OF W10TH & 7TH AVE



PHOTO 4:  
VIEW WESTWARD FROM 7TH AVE



PHOTO 5:  
VIEW WESTWARD FROM 7TH AVE



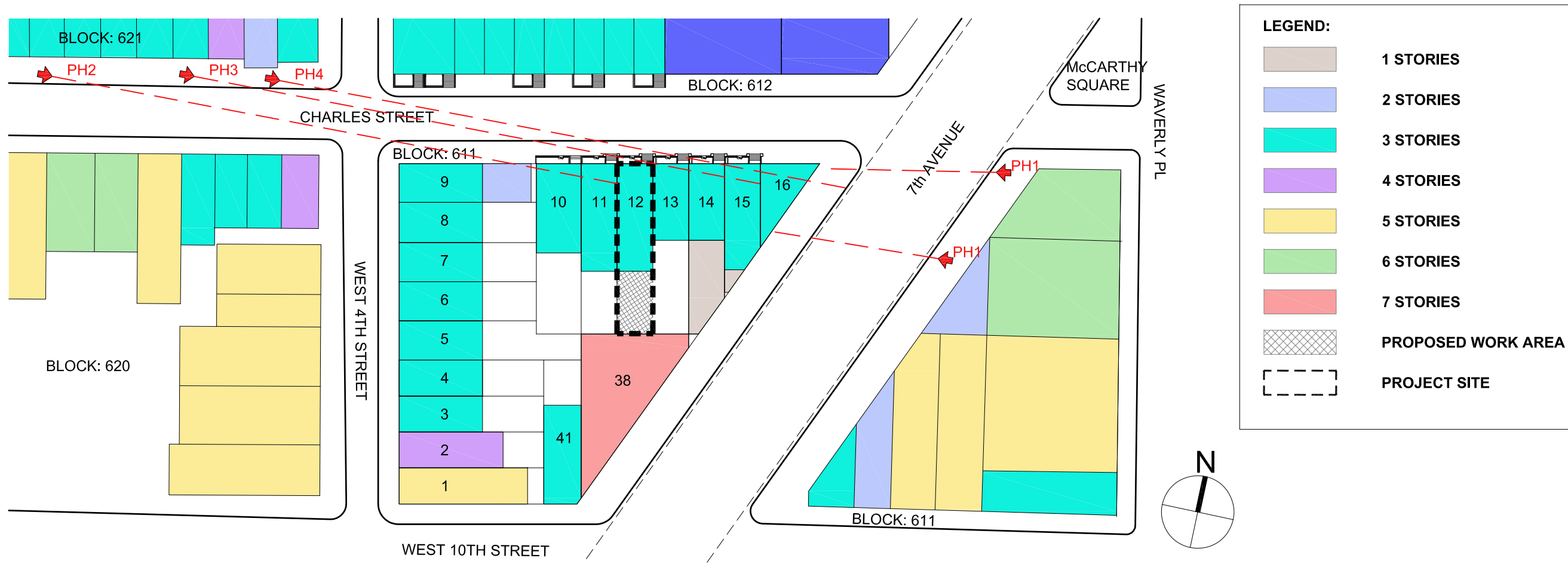


PHOTO 1:  
VIEW WESTWARD FROM 7TH AVE



PHOTO 2:  
VIEW FROM SE CORNER OF  
7TH AVE & CHARLES



PHOTO 3:  
VIEW FROM 65 CHARLES



PHOTO 4:  
VIEW FROM 57 CHARLES



PHOTO 5:  
VIEW FROM 53 CHARLES



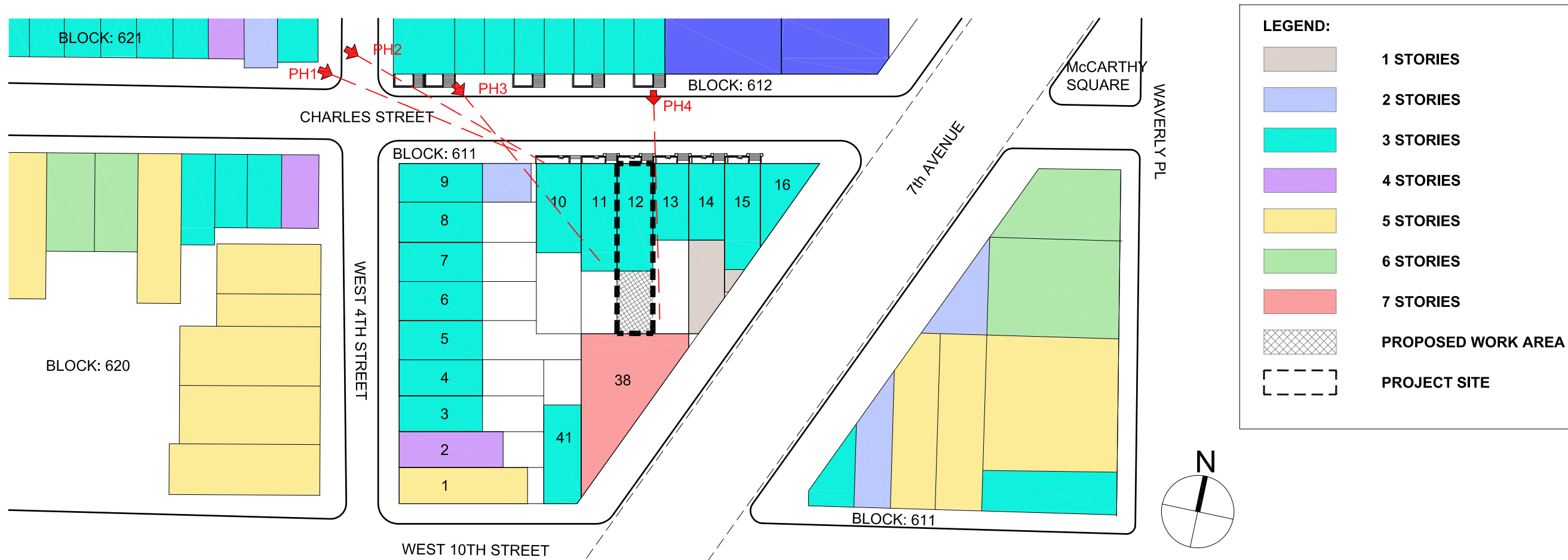


PHOTO 1:  
VIEW FROM NW CORNER OF  
CHARLES & W4TH STREET



PHOTO 2:  
VIEW FROM NW CORNER ON  
CHARLES & W 4TH STREET



PHOTO 3:  
VIEW FROM 47 CHARLES STREET



PHOTO 3:  
VIEW FROM 33 CHARLESTREET



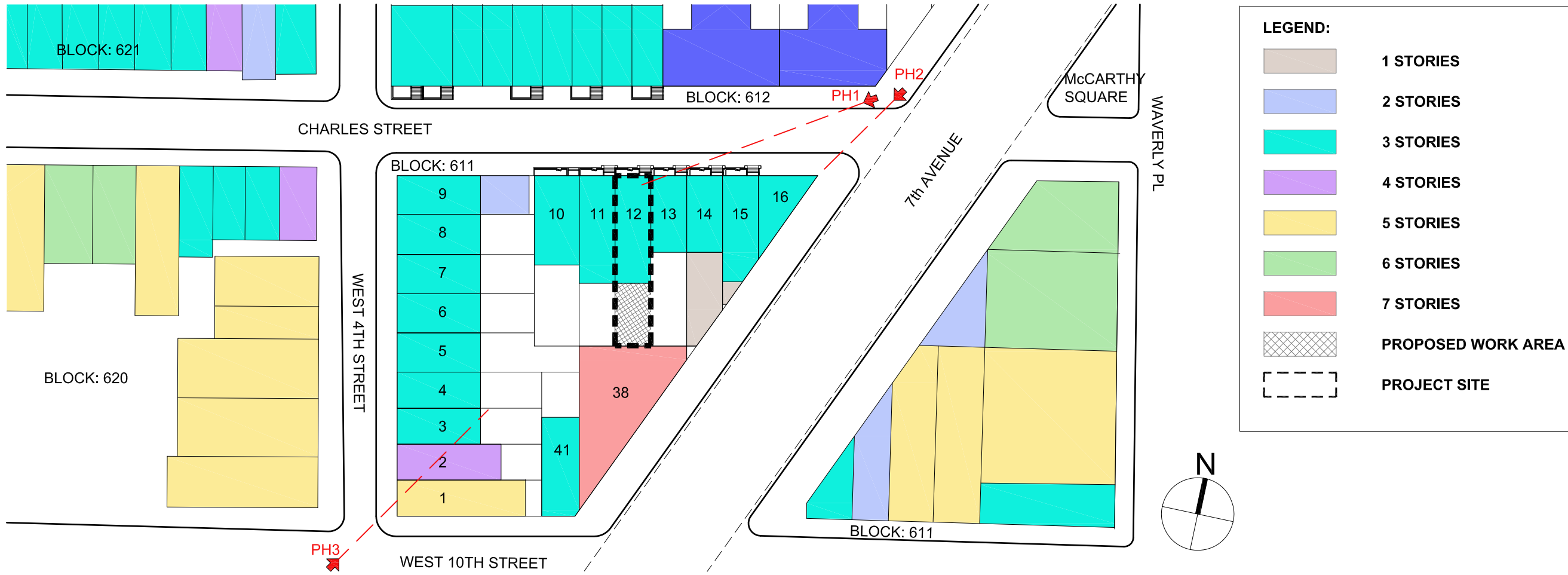


PHOTO 1:  
VIEW FROM NW CORNER OF CHARLES & 7TH AVE

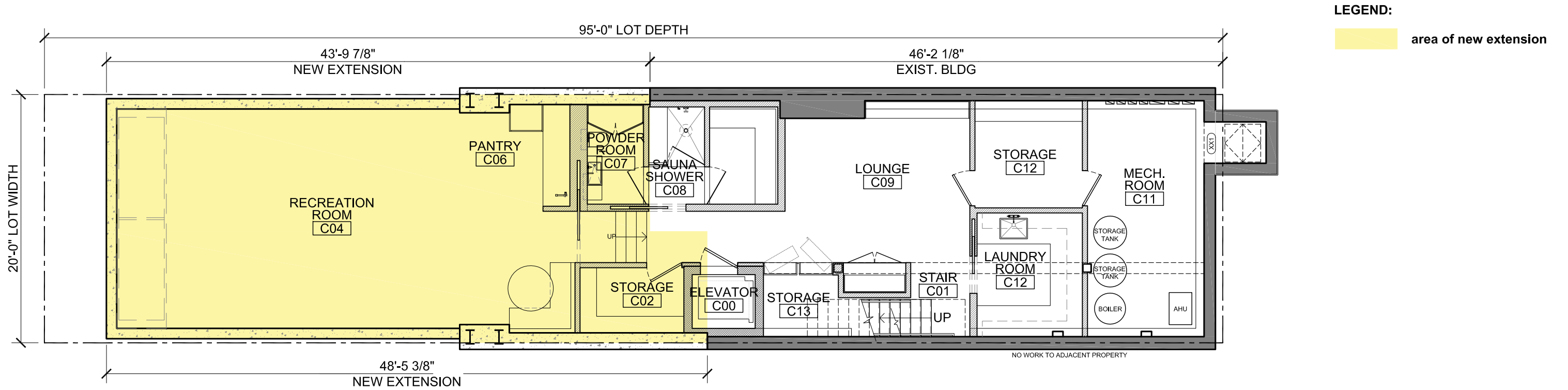


PHOTO 2:  
VIEW FROM NW CORNER OF CHARLES & 7TH AVE



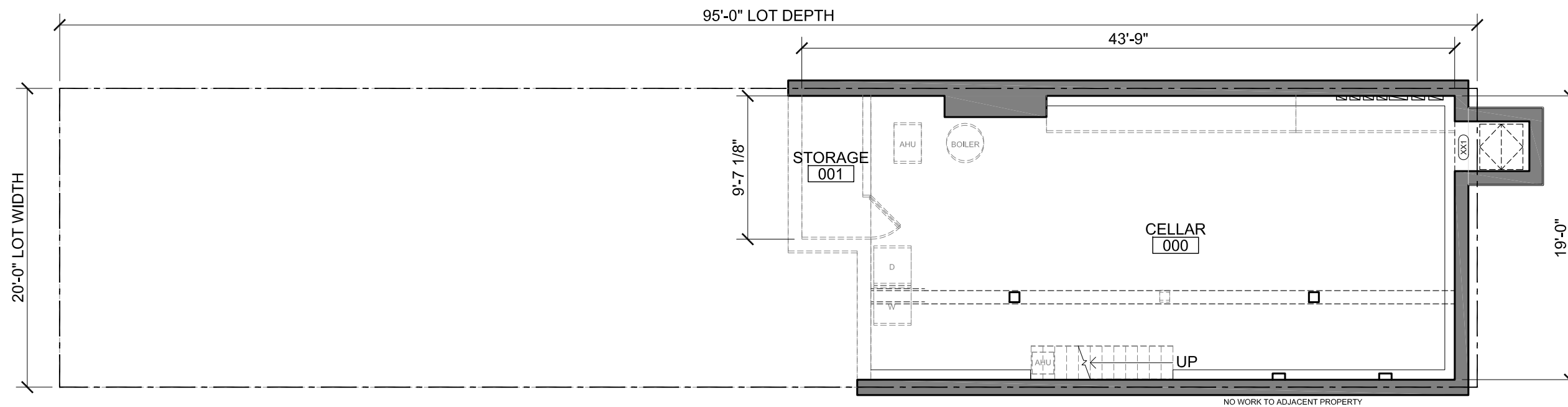
PHOTO 3:  
VIEW FROM SW CORNER OF W. 4TH & W.10TH





**LEGEND:**  
 area of new extension

PROPOSED - CELLAR FLOOR PLAN: SCALE 1/8" = 1'-0"

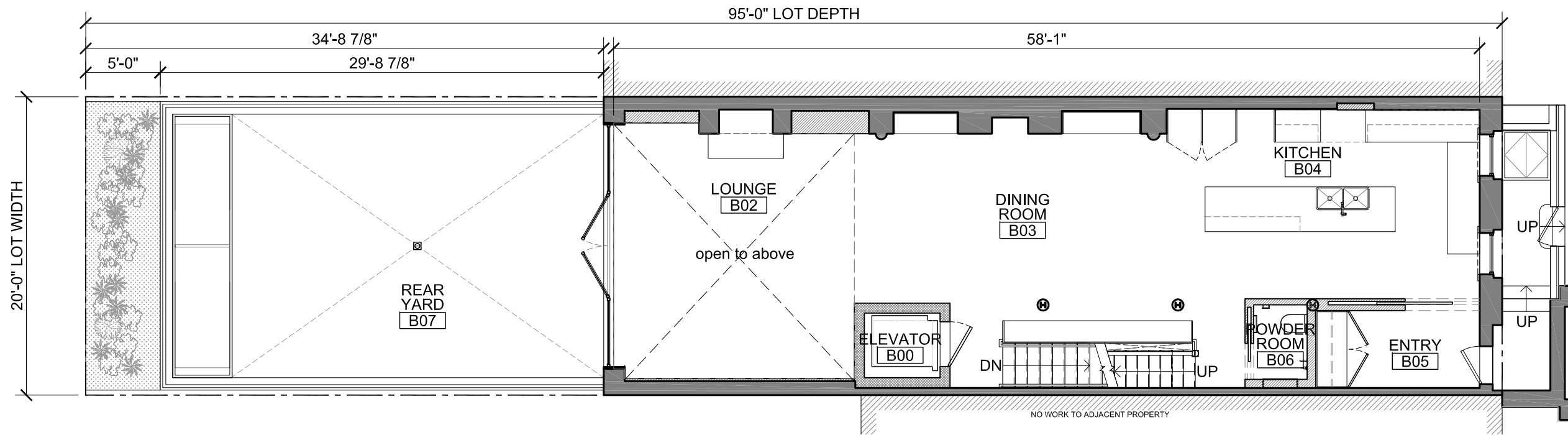


EXISTING - CELLAR FLOOR PLAN/ SCALE 1/8" = 1'-0"

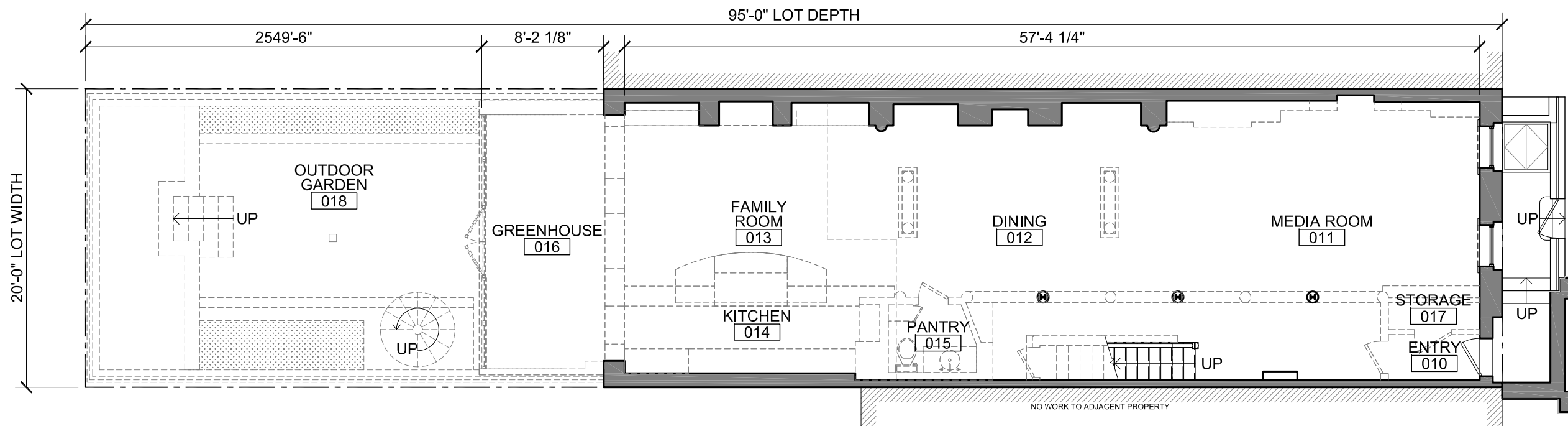


LEGEND:

area of new extension

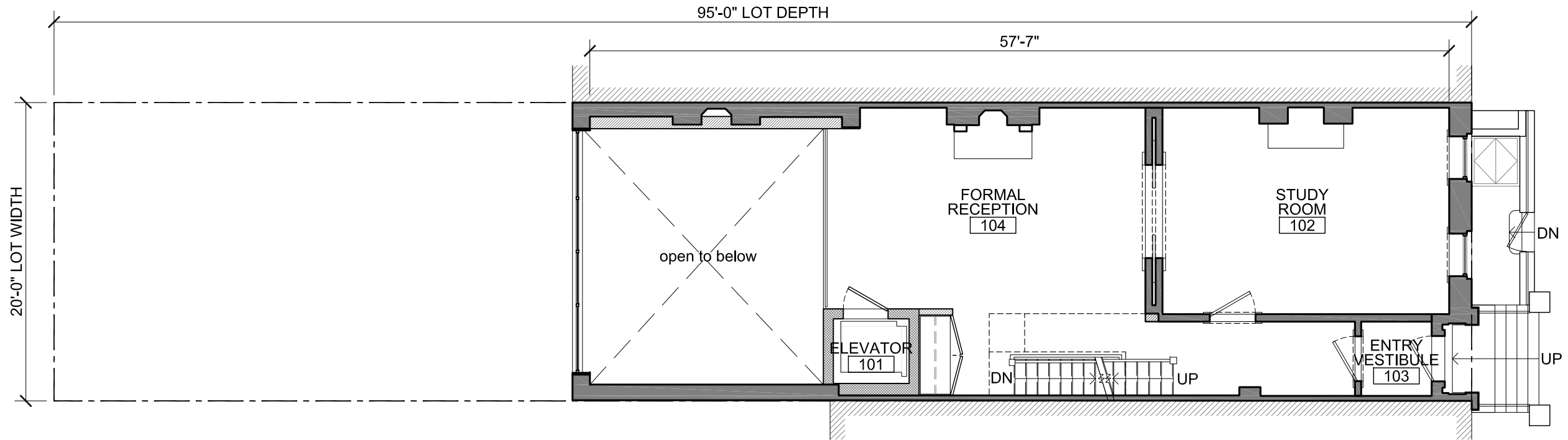


PROPOSED - BASEMENT FLOOR PLAN: SCALE 1/8" = 1'-0"

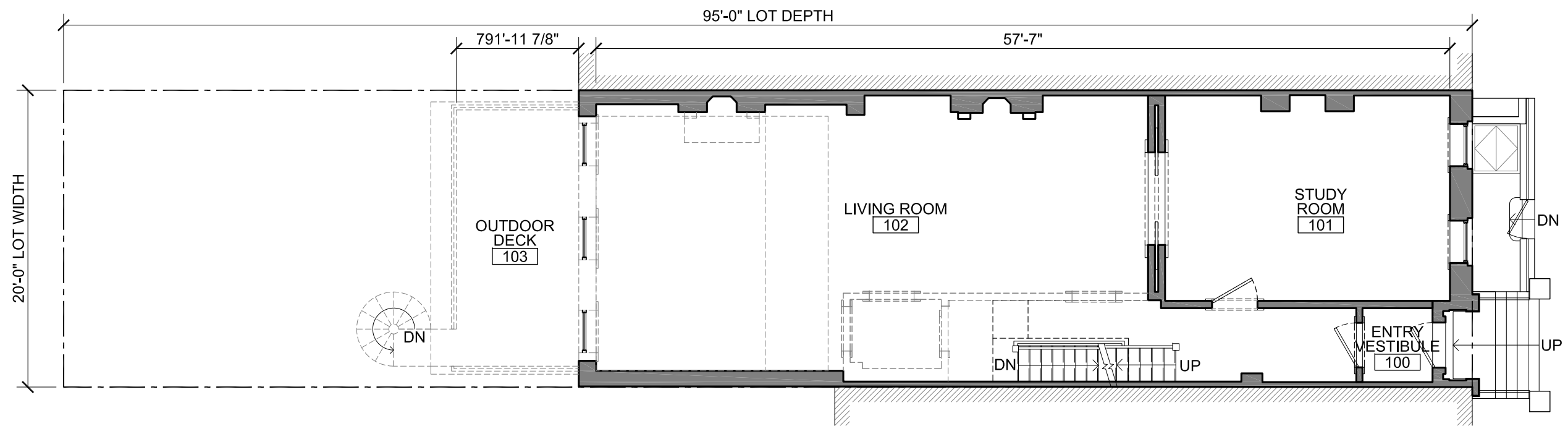


EXISTING - BASEMENT FLOOR PLAN: SCALE 1/8" = 1'-0"



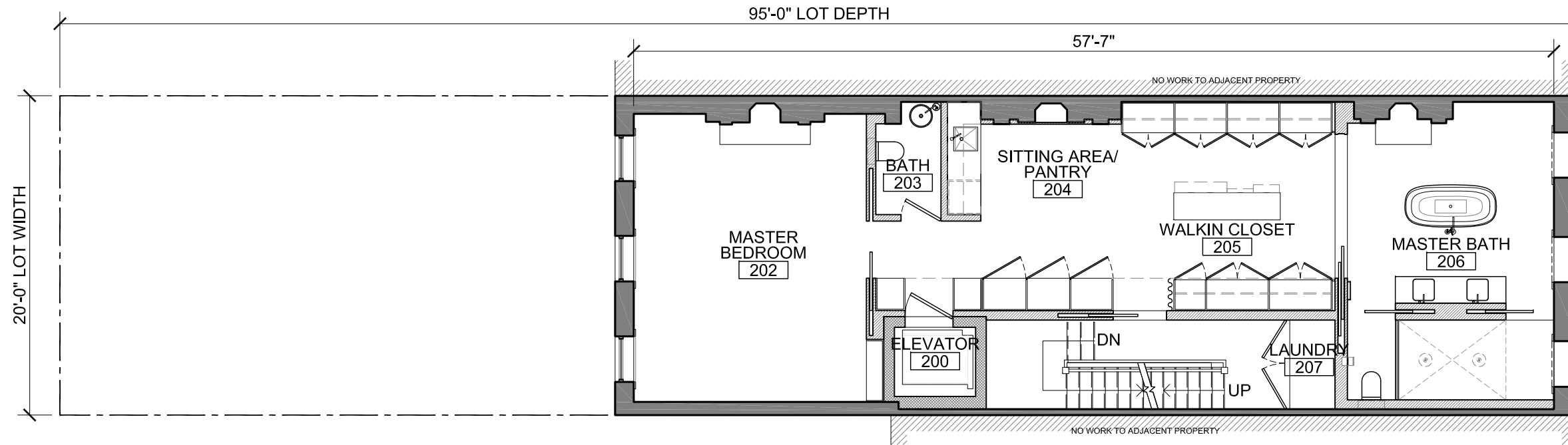


PROPOSED - FIRST FLOOR PLAN: SCALE 1/8" = 1'-0"

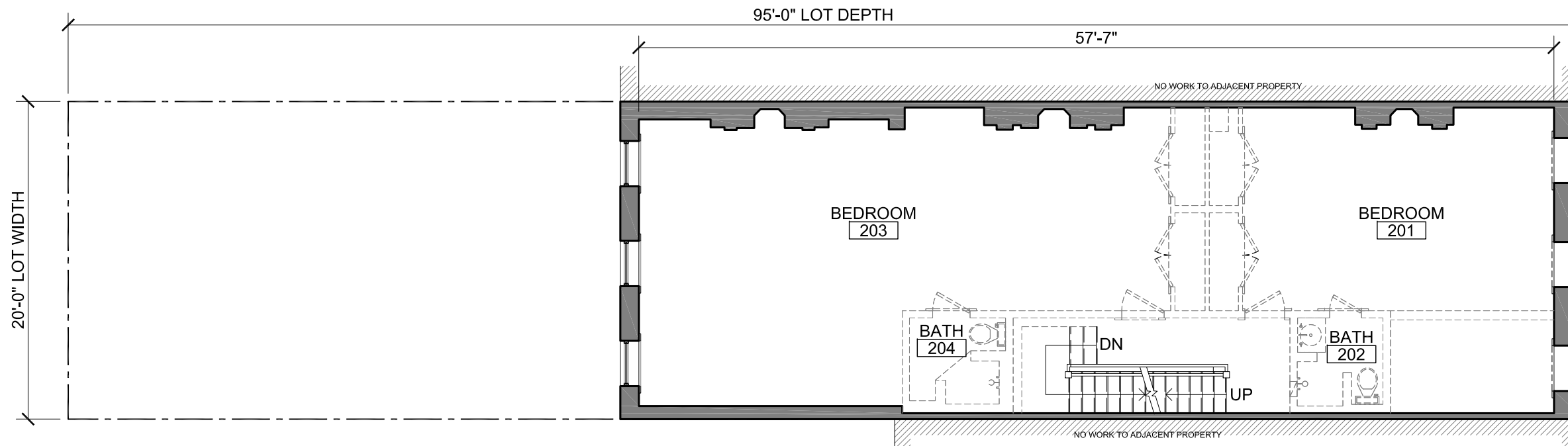


EXISTING - FIRST FLOOR PLAN: SCALE 1/8" = 1'-0"





PROPOSED - SECOND FLOOR PLAN: SCALE 1/8" = 1'-0"

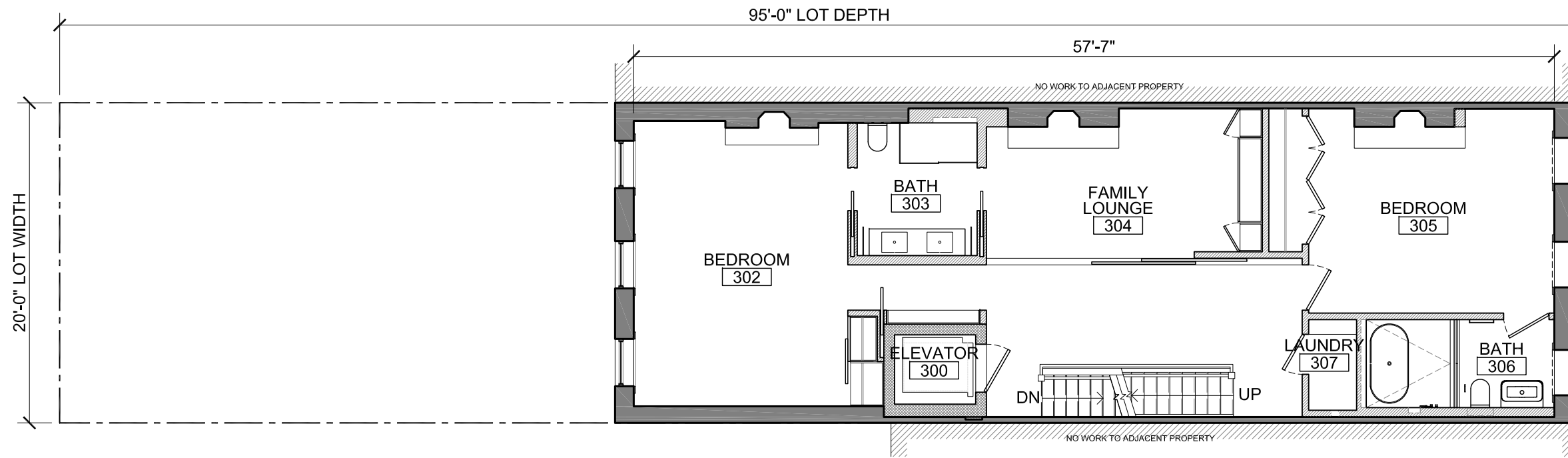


EXISTING - SECOND FLOOR PLAN: SCALE 1/8" = 1'-0"

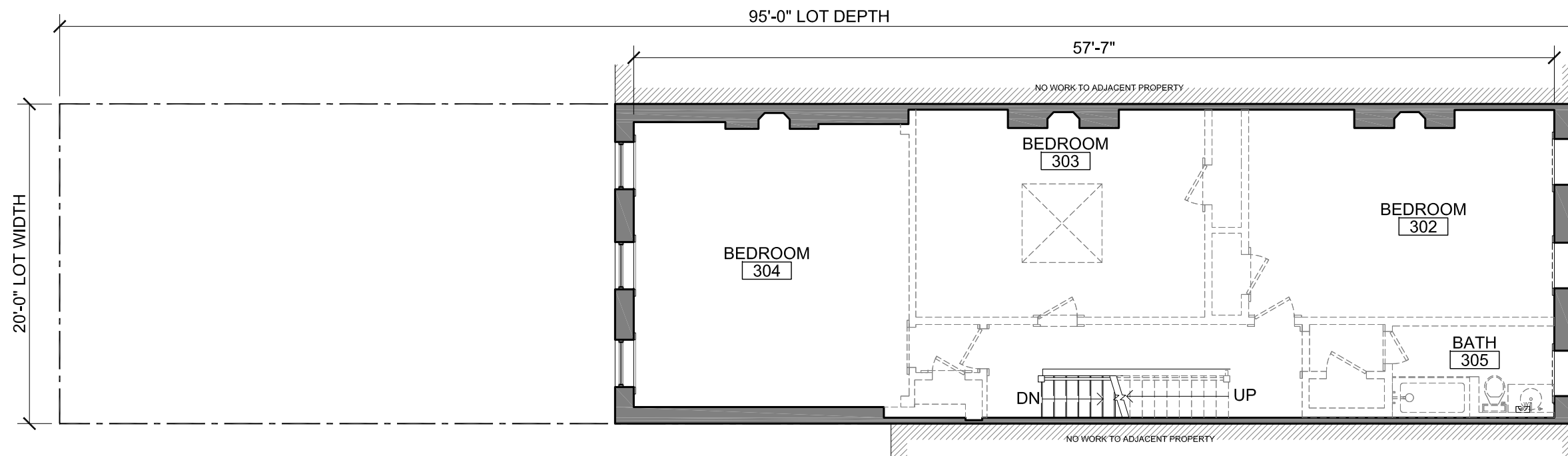


LEGEND:

area of new extension

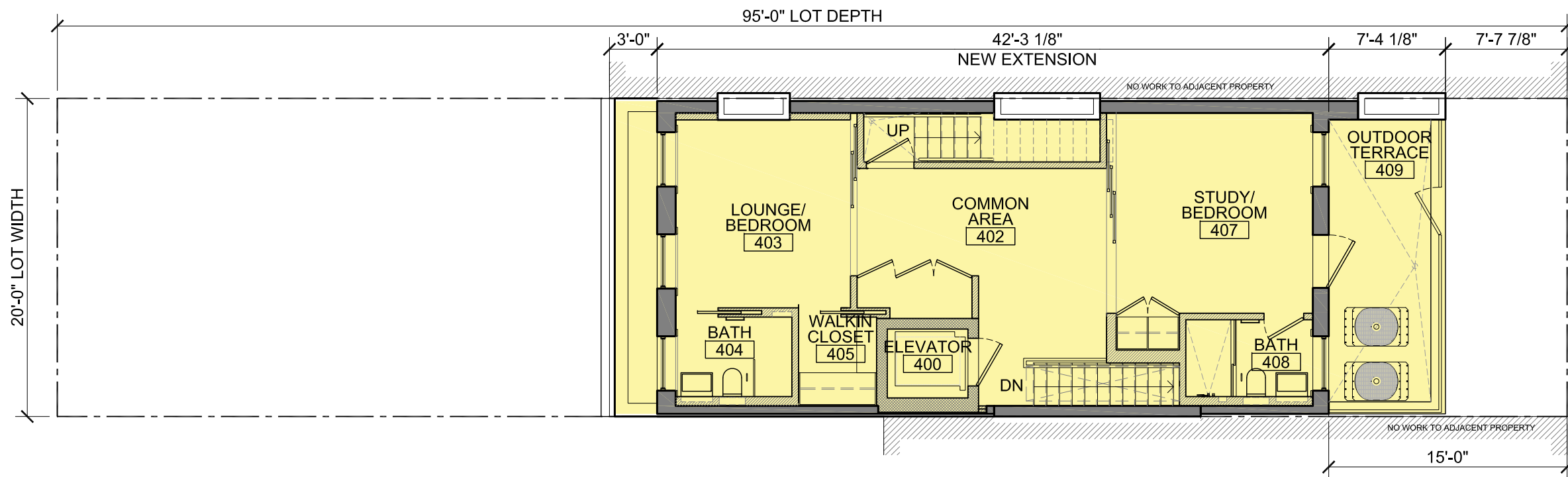


PROPOSED - THIRD FLOOR PLAN: SCALE 1/8" = 1'-0"



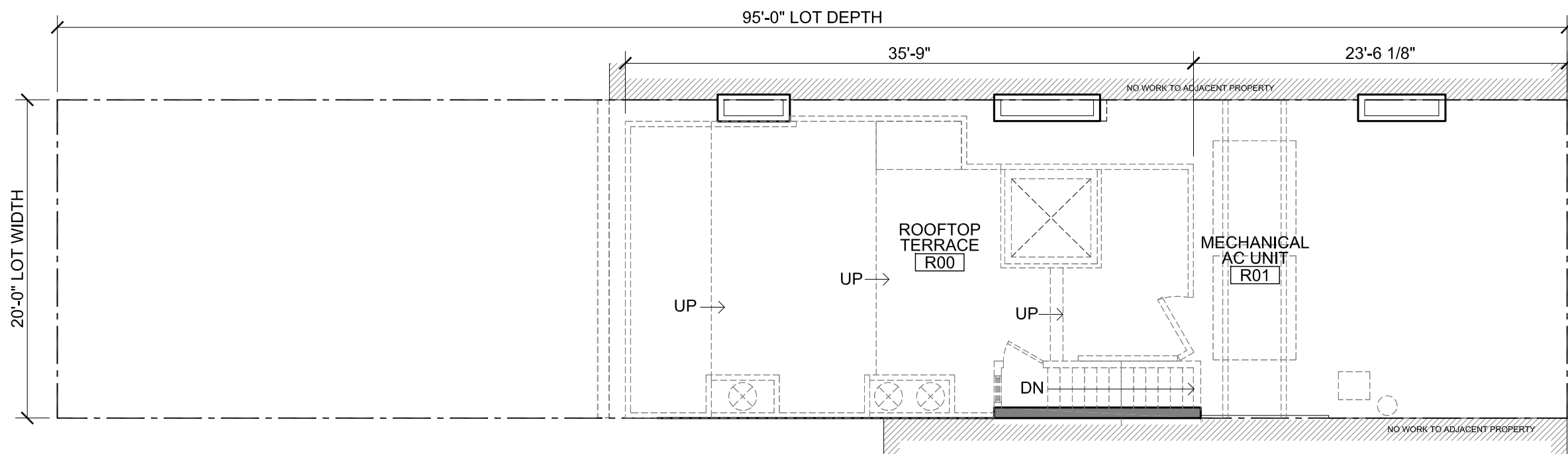
EXISTING - THIRD FLOOR PLAN: SCALE 1/8" = 1'-0"





**LEGEND:**  
 area of new extension

PROPOSED - FORTH FLOOR PLAN: SCALE 1/8" = 1'-0"

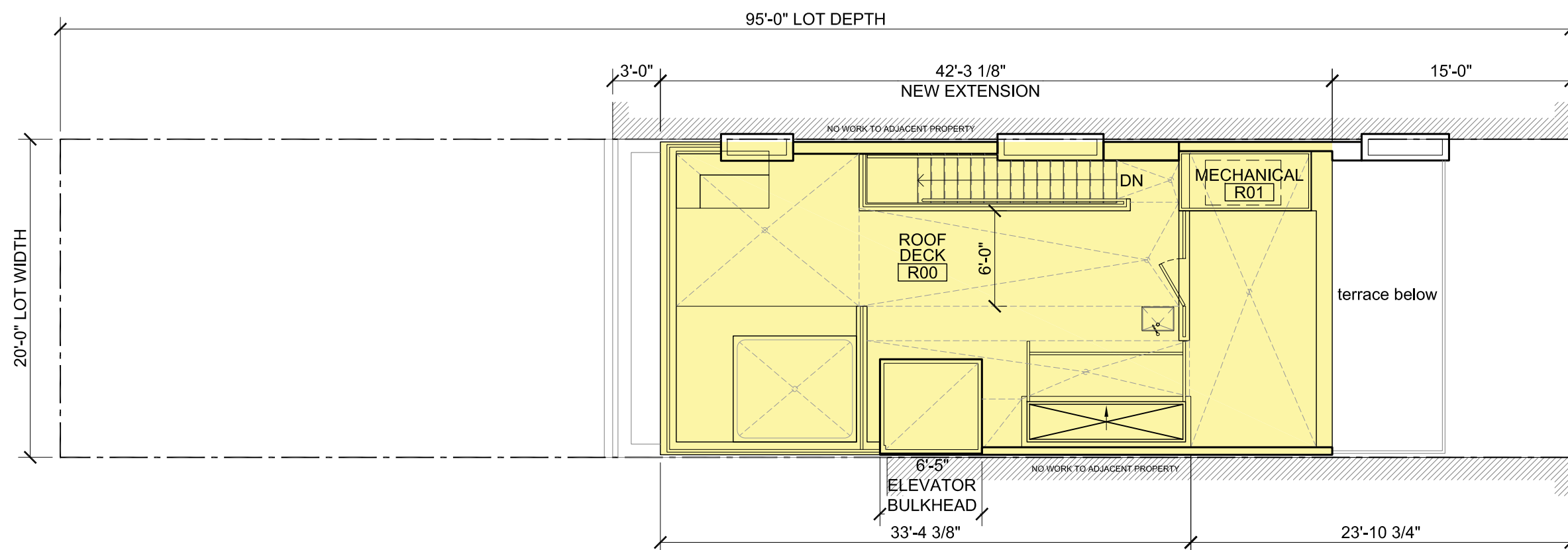


EXISTING - FORTH FLOOR PLAN: SCALE 1/8" = 1'-0"



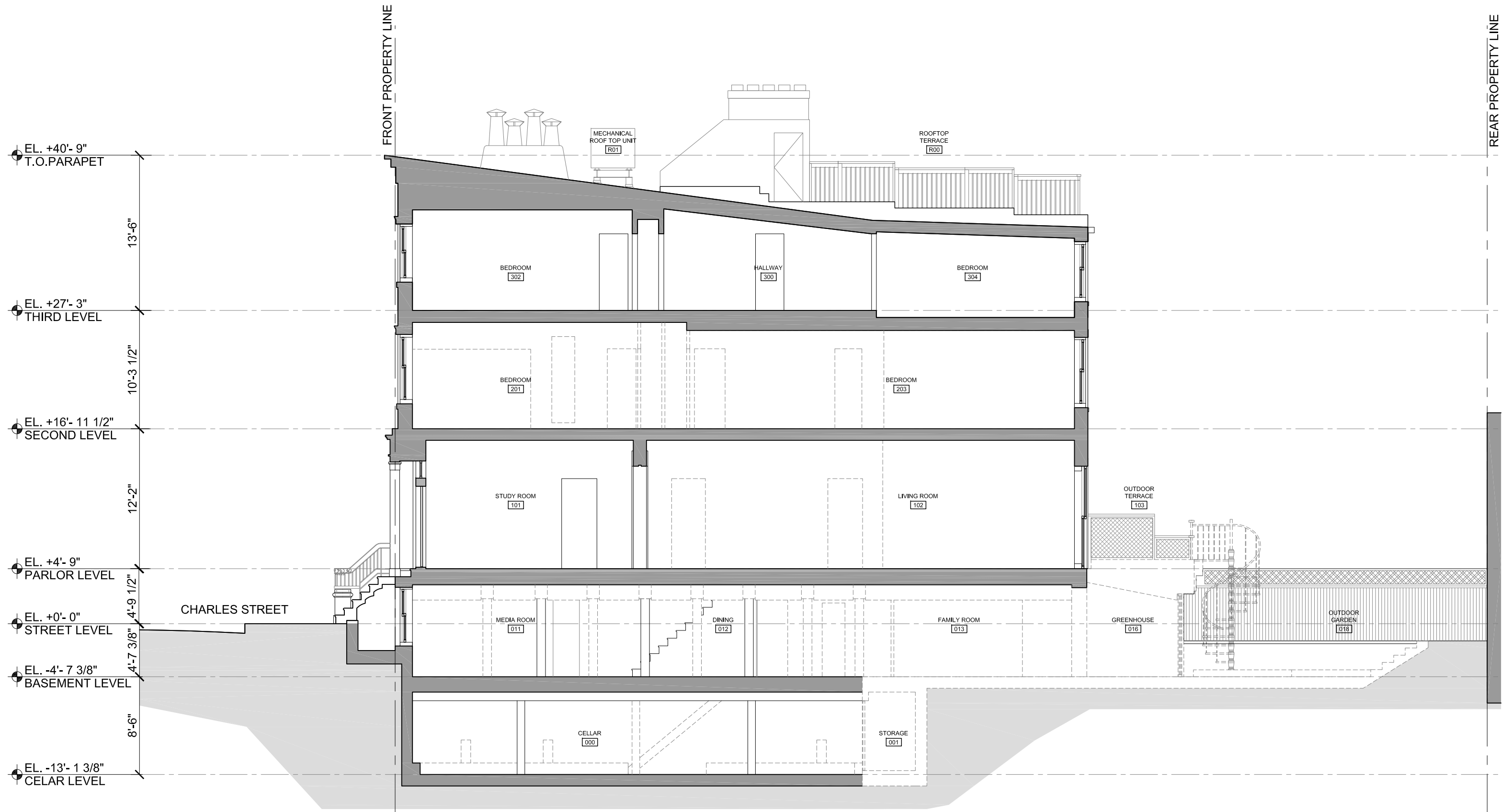
LEGEND:

area of new extension



ROOF PLAN: SCALE 1/8" = 1'-0"





EXISTING BUILDING SECTION: 1/8" = 1'-0"





PROPOSED BUILDING SECTION: 1/8" = 1'-0"