

**81 CHARLES STREET
NEW YORK, NY 10014**

COMMUNITY BOARD #2 PRESENTATION
DECEMBER 15TH, 2016





**81 CHARLES STREET
NEW YORK, NY 10014**

ZONING DISTRICT: C1-6 (R7-2), R-6
 MAP: 12A
 BLOCK: 621
 LOT: 76
 COMMUNITY BOARD: #2

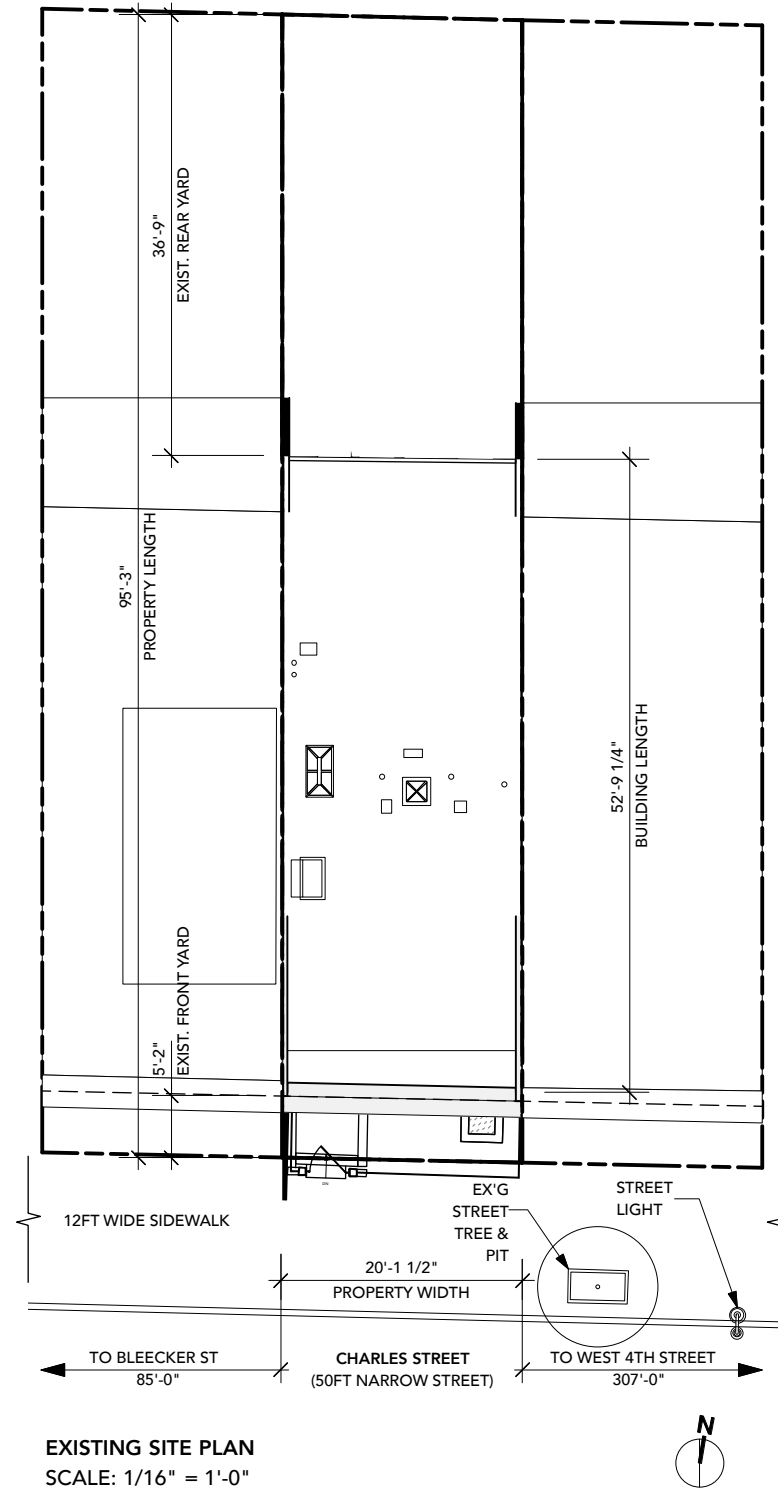
BLOCK PLAN



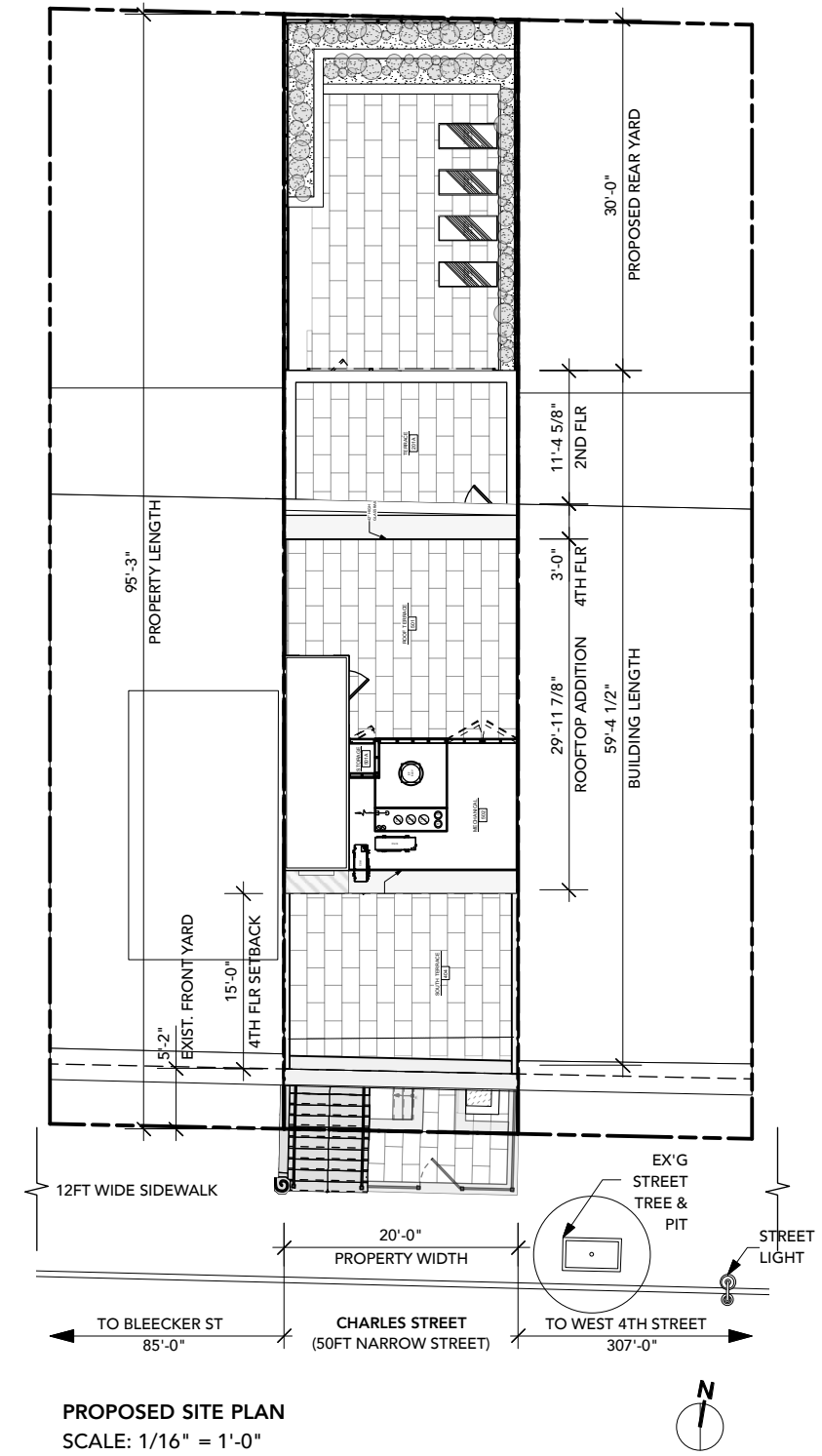
EXISTING SITE PLAN

LEGEND:

- PROPOSED ADDITION
- ROOFTOP ADDITION
- PROPOSED REAR ADDITION
- LOT LINE
- 1 STOREYS
- 2 STOREYS
- 3 STOREYS
- 4 STOREYS
- 5 STOREYS



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

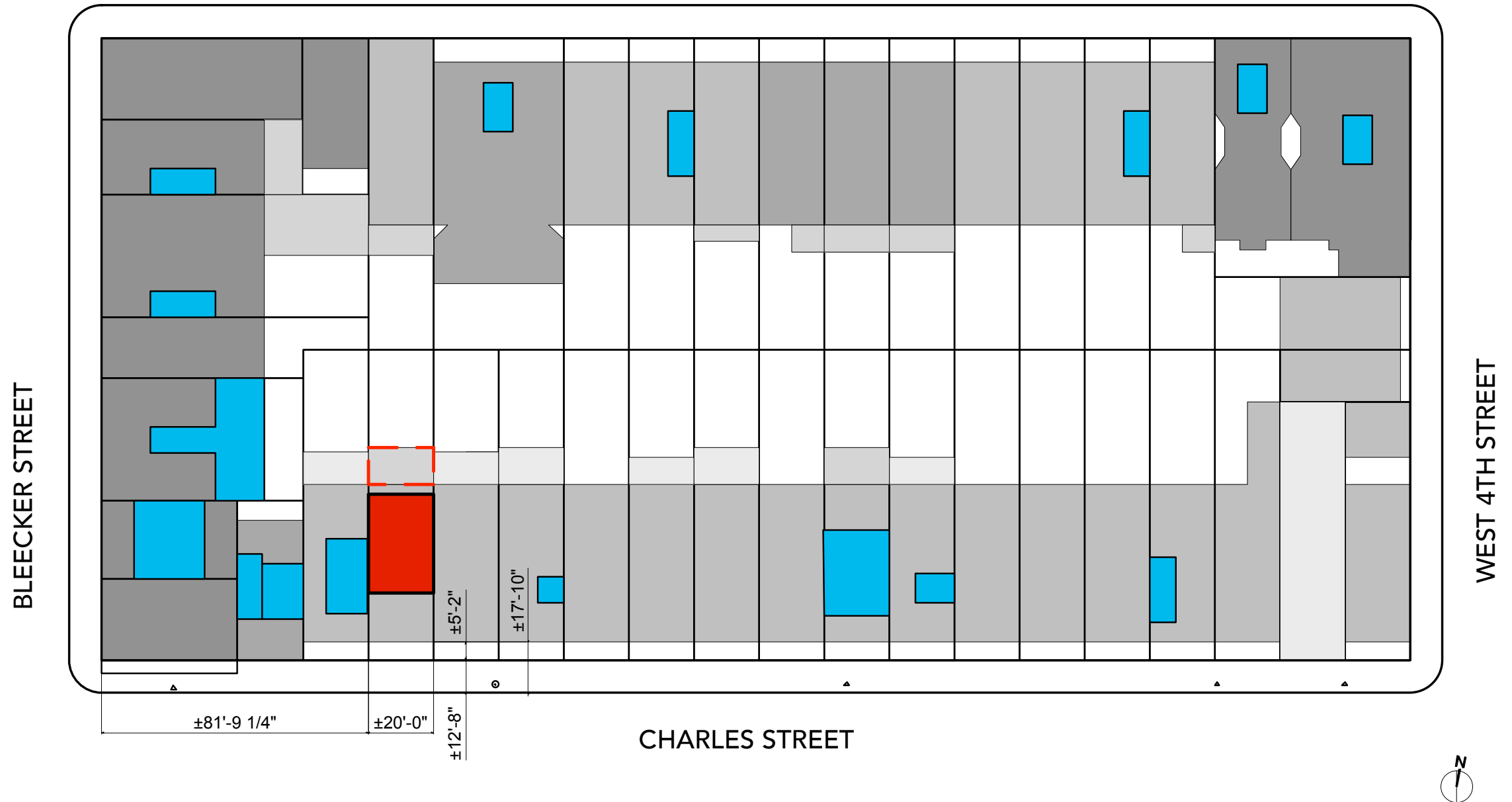


81 CHARLES ST

CB #2 PRESENTATION
DECEMBER 15TH, 2016

THE TURETT COLLABORATIVE

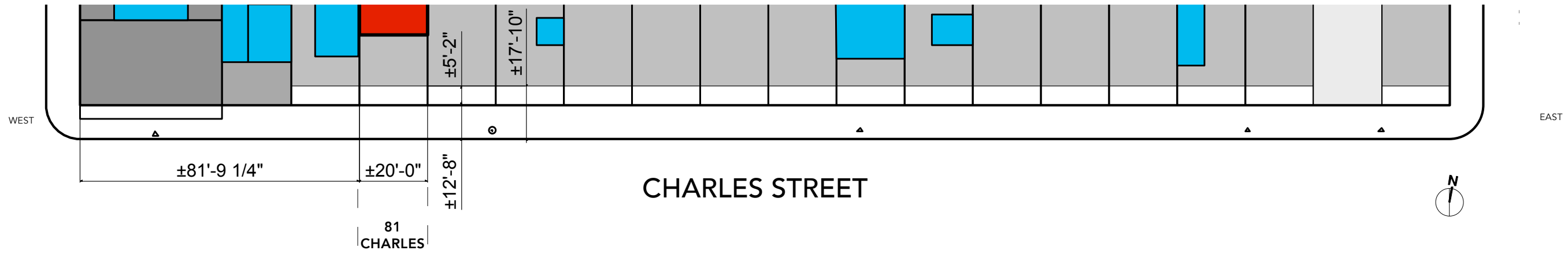
SITE INFORMATION



EXISTING SITE PLAN

LEGEND:

- PROPOSED ADDITION
- ROOFTOP ADDITION
- PROPOSED REAR ADDITION
- LOT LINE
- 1 STOREY
- 2 STOREYS
- 3 STOREYS
- 4 STOREYS
- 5 STOREYS



CHARLES STREET - PLAN



CHARLES STREET - NORTH ELEVATION



CHARLES STREET - SOUTH ELEVATION



FRONT FACADE IN 1940s



CURRENT FRONT FACADE



CURRENT FRONT FACADE



CURRENT BLOCK VIEW FROM THE EAST SIDE OF THE STREET



CURRENT BLOCK VIEW FROM THE WEST SIDE OF THE STREET

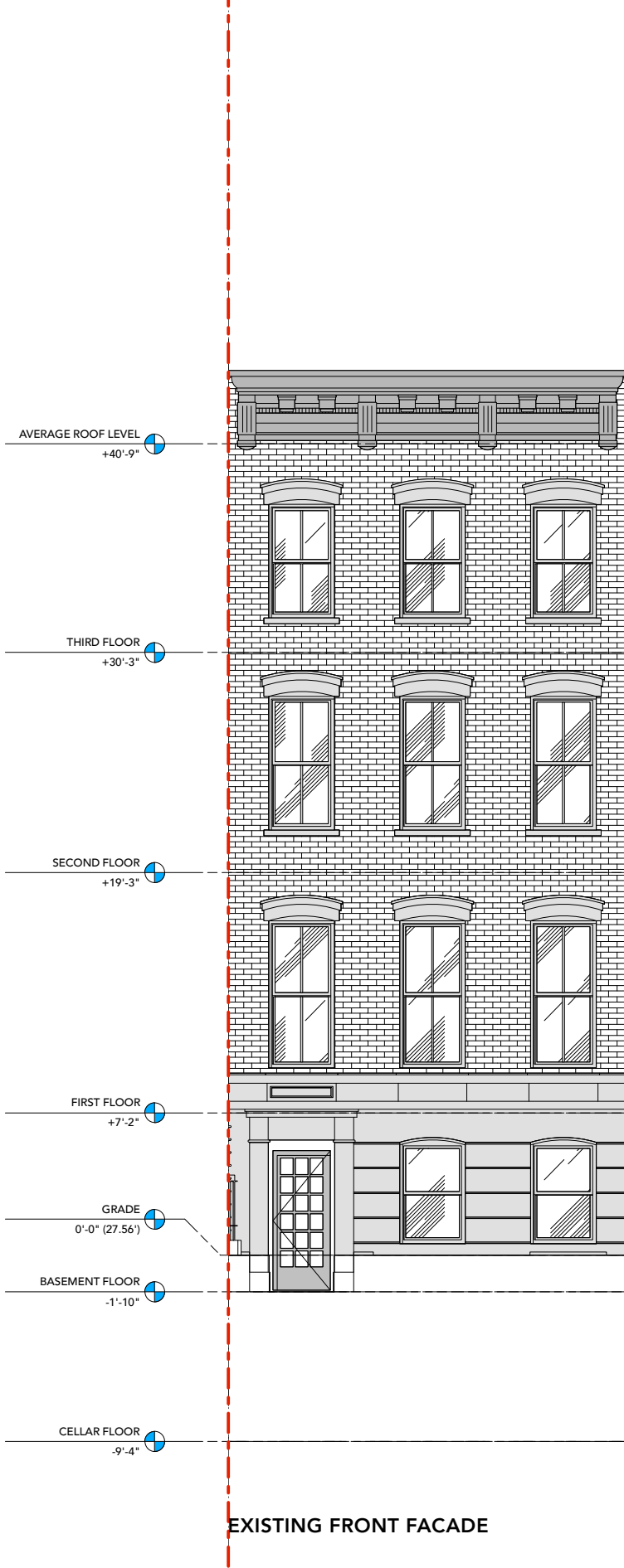
81 CHARLES ST

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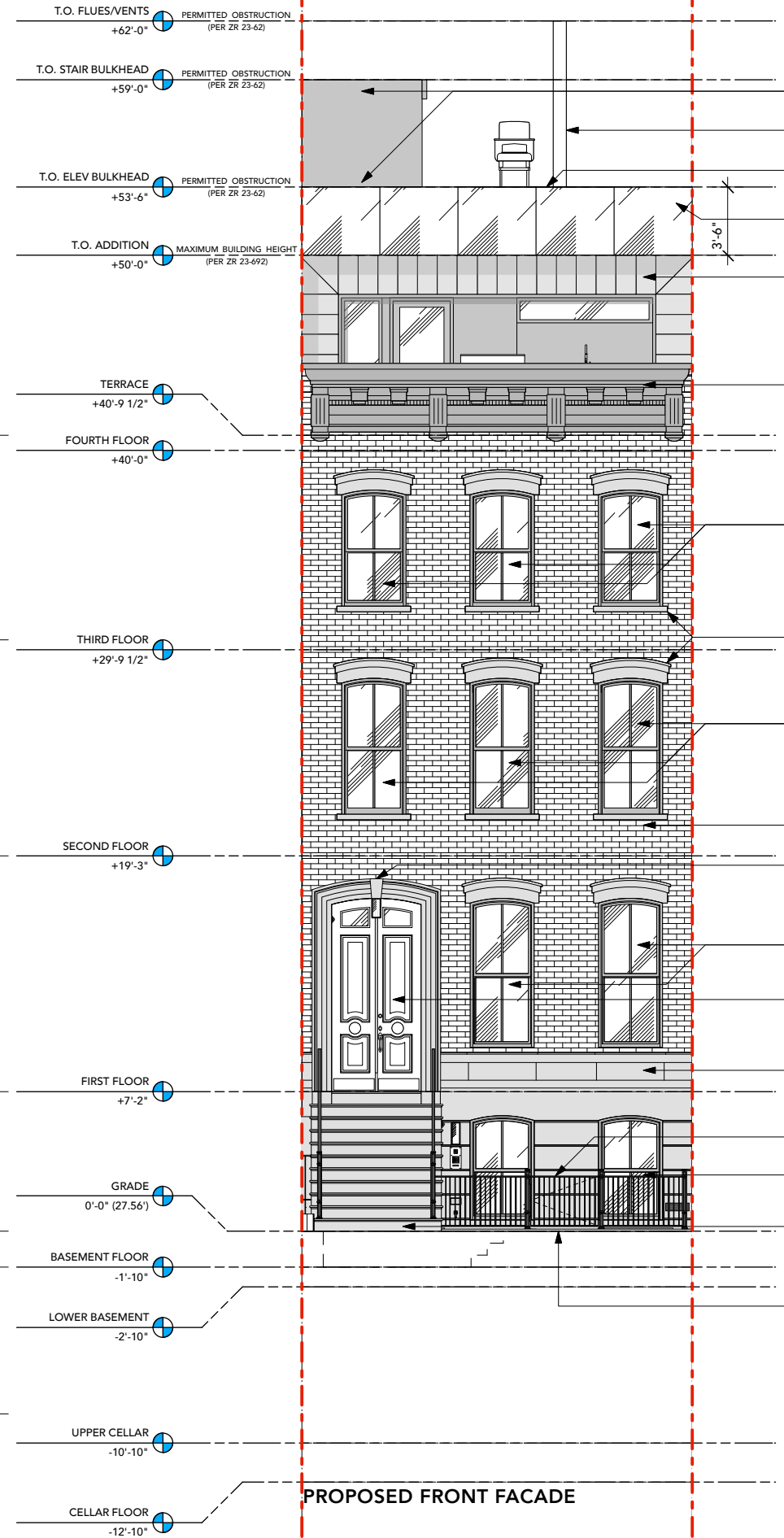
THE TURETT COLLABORATIVE



GENERAL INFORMATION



EXISTING FRONT FACADE

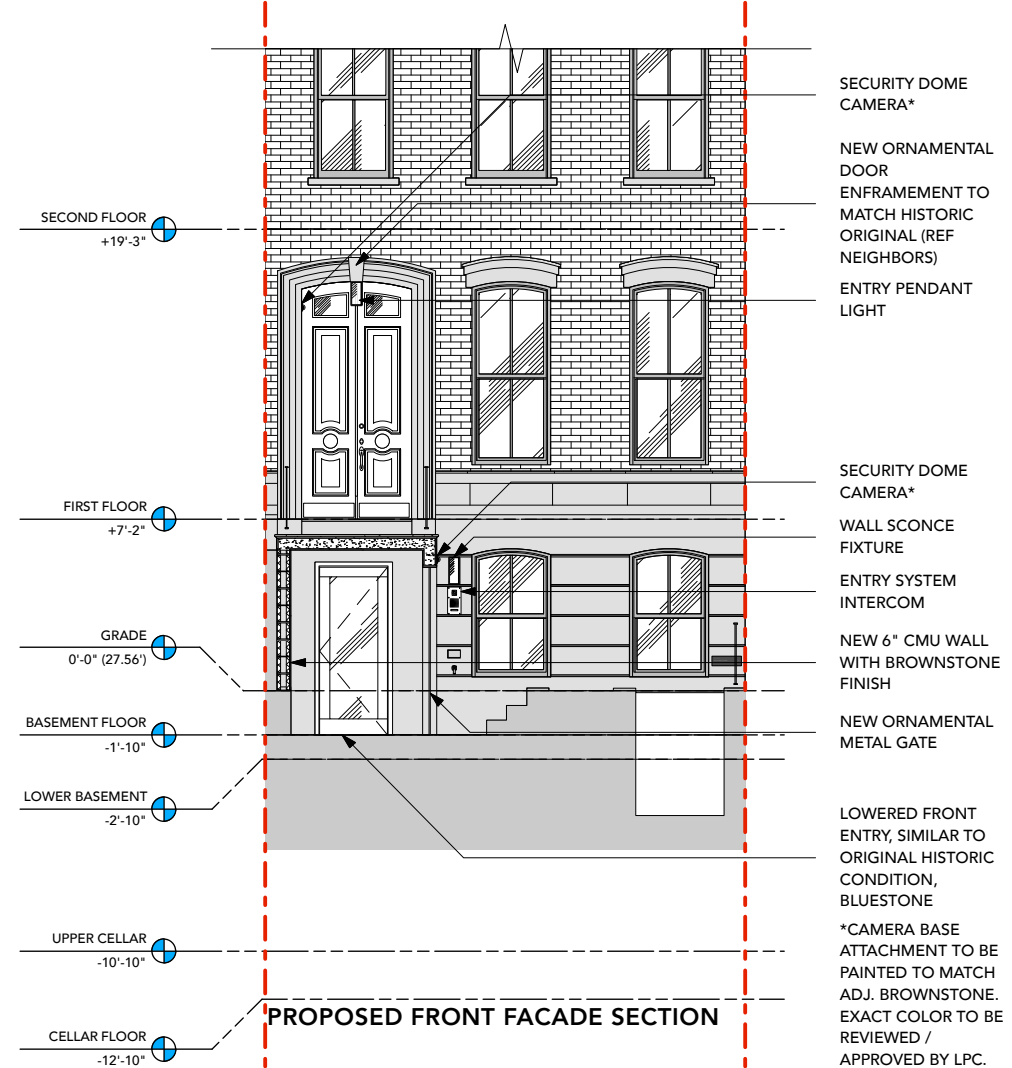


PROPOSED FRONT FACADE

- NEW STAIR BULKHEAD: STUCCO FINISH (COLOR WHITE) AND ZINC ROOFING (COLOR GRAY) (NOT VISIBLE FROM STREET)
- STAINLESS STEEL FLUES & VENTS (SLIGHTLY VISIBLE)
- NEW ELEVATOR BULKHEAD & MECH RISER: STUCCO FINISH (COLOR WHITE) (NOT VISIBLE FROM STREET)
- NEW GLASS RAIL
- NEW 4TH FLOOR ADDITION: EQUITONE FIBER CEMENT PANEL CLADDING (NOT VISIBLE FROM STREET)
- EXISTING CORNICE TO BE REPAIRED AS REQUIRED AND PAINTED
- NEW PAINTED WOOD, 2 OVER 2, DOUBLE HUNG WINDOWS TO MATCH ORIGINAL
- EXISTING BROWNSTONE WINDOWS HEADERS AND SILLS TO BE CLEANED AND REPAIRED AS REQUIRED
- NEW PAINTED WOOD, 2 OVER 2, DOUBLE HUNG WINDOWS TO MATCH ORIGINAL
- EXISTING BRICK TO BE CLEANED AND REPAIRED AS REQUIRED
- NEW ORNAMENTAL DOOR ENFRAMEMENT SIMILAR TO HISTORIC ORIGINAL (REF NEIGHBORS)
- NEW PAINTED WOOD, 2 OVER 2, DOUBLE HUNG WINDOWS TO MATCH ORIGINAL
- NEW PAINTED WOOD ENTRY DOORS IN THE ENLARGED EXISTING OPENING TO MATCH ORIGINAL (REF NEIGHBORS)
- EXISTING BROWNSTONE FACADE TO BE CLEANED AND REPAIRED AS NEEDED
- NEW PAINTED STEEL FENCE WITH GATE
- NEW PAINTED WOOD, 2 OVER 2, DOUBLE HUNG WINDOWS TO MATCH ORIGINAL
- NEW BROWNSTONE STOOP SIMILAR TO HISTORIC ORIGINAL
- FRONT YARD SIMILAR TO HISTORIC ORIGINAL

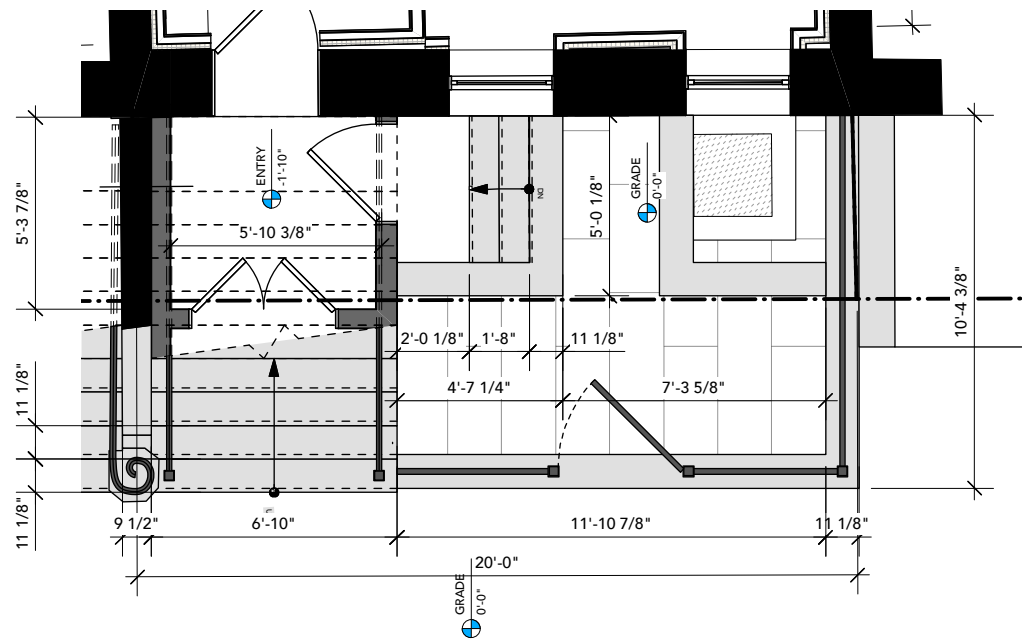
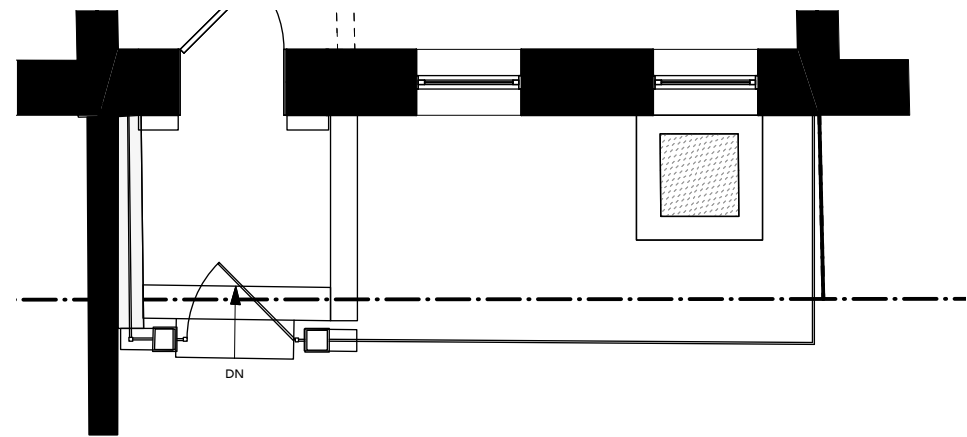


FRONT DOOR PRECEDENT - 77 CHARLES ST



PROPOSED FRONT FACADE SECTION

- SECURITY DOME CAMERA*
- NEW ORNAMENTAL DOOR ENFRAMEMENT TO MATCH HISTORIC ORIGINAL (REF NEIGHBORS)
- ENTRY PENDANT LIGHT
- SECURITY DOME CAMERA*
- WALL SCONCE FIXTURE
- ENTRY SYSTEM INTERCOM
- NEW 6" CMU WALL WITH BROWNSTONE FINISH
- NEW ORNAMENTAL METAL GATE
- LOWERED FRONT ENTRY, SIMILAR TO ORIGINAL HISTORIC CONDITION, BLUESTONE
- *CAMERA BASE ATTACHMENT TO BE PAINTED TO MATCH ADJ. BROWNSTONE. EXACT COLOR TO BE REVIEWED / APPROVED BY LPC.



N
EXISTING FRONT YARD PLAN GROUND FLOOR
SCALE: 3/16" = 1'-0"

N
PROPOSED FRONT YARD PLAN GROUND FLOOR
SCALE: 3/16" = 1'-0"

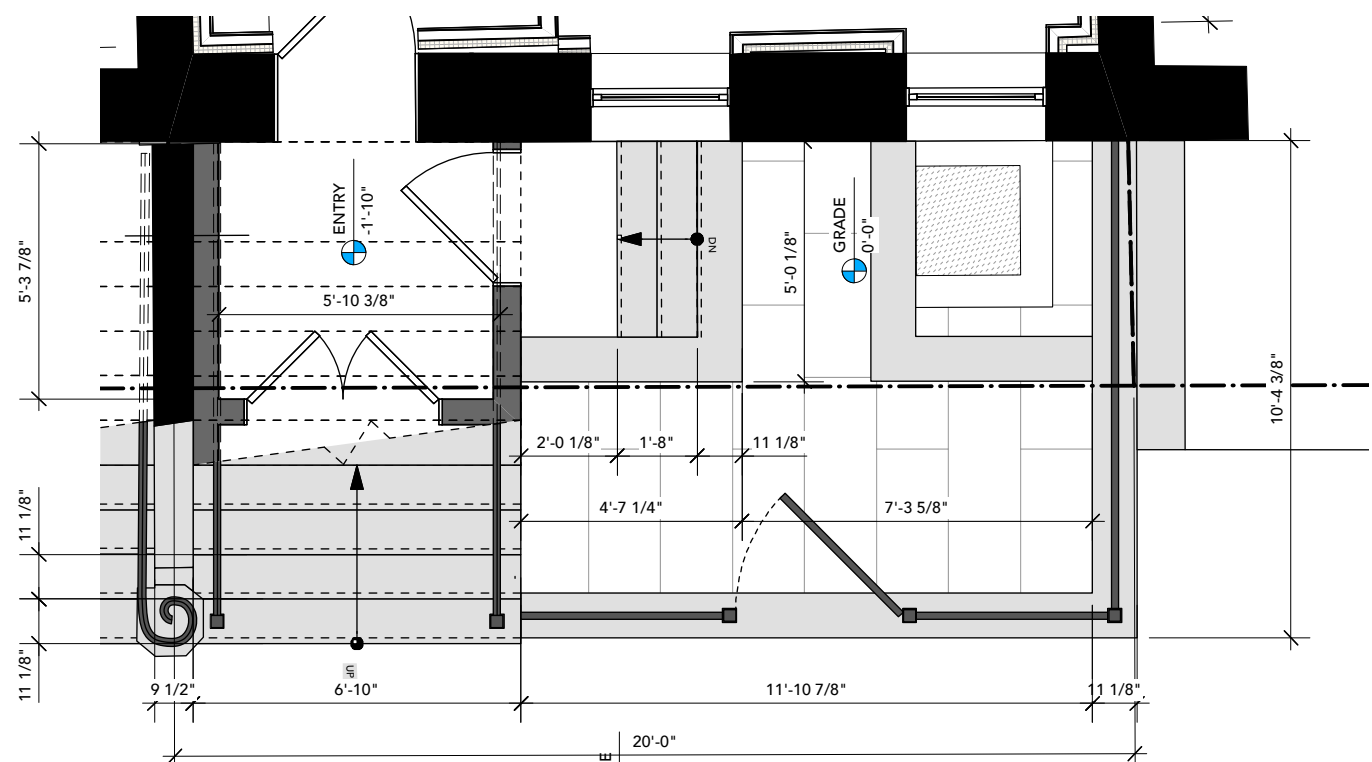


STOOP ELEVATION SOUTH
SCALE: 1/4" = 1'-0"

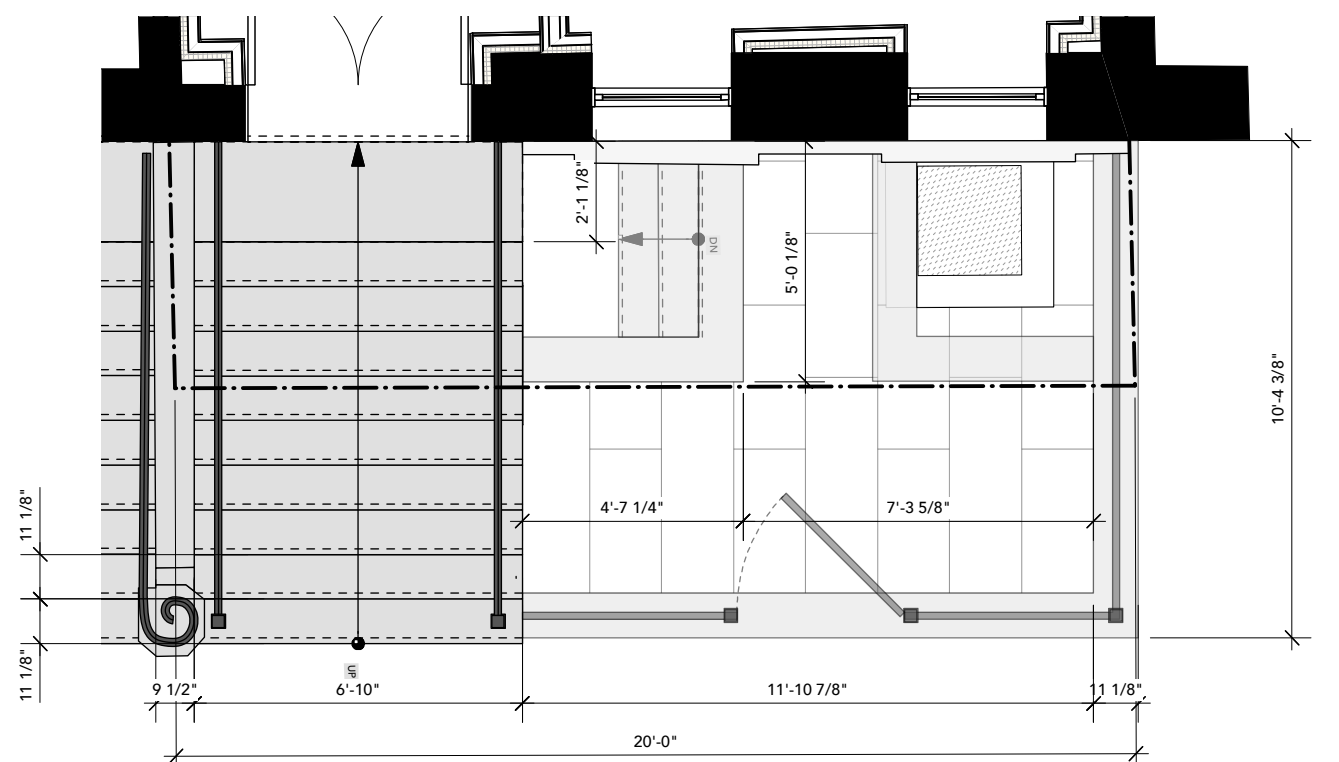


STOOP SECTION SOUTH
SCALE: 1/4" = 1'-0"

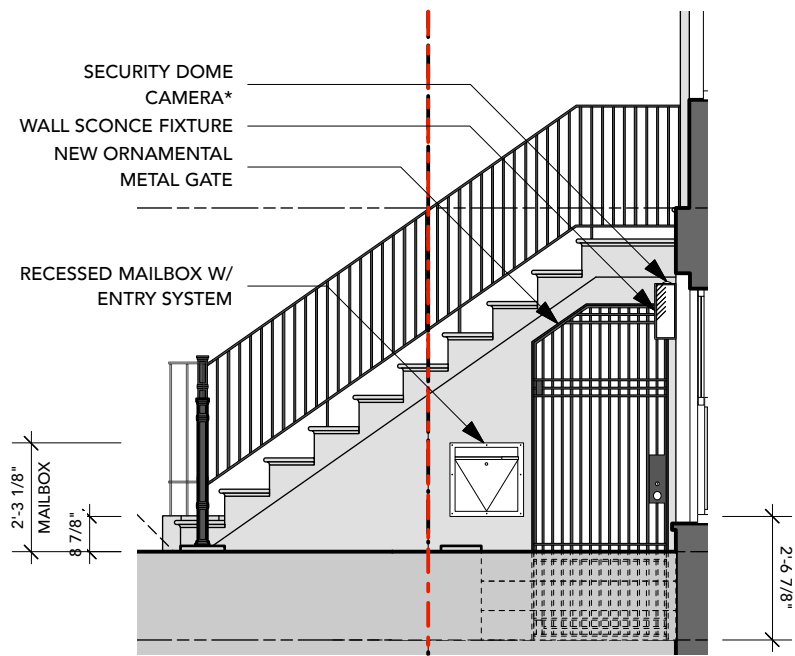
- NEW ORNAMENTAL DOOR ENFRAMEMENT TO MATCH HISTORIC ORIGINAL (REF NEIGHBORS)
- ENTRY PENDANT LIGHT
- *SECURITY DOME CAMERA
- *CAMERA BASE ATTACHMENT TO BE PAINTED TO MATCH ADJ. BROWNSTONE. EXACT COLOR TO BE REVIEWED / APPROVED BY LPC.
- NEW BROWNSTONE STOOP & METAL RAIL
- *SECURITY DOME CAMERA
- WALL SCONCE FIXTURE
- ENTRY SYSTEM INTERCOM
- WATER METER TRANSMITTER
- CORNERSTONE PLAQUE
- HOSE BIB
- NEW ORNAMENTAL METAL GATE
- FRONT YARD SIMILAR TO ORIGINAL HISTORIC CONDITIONS



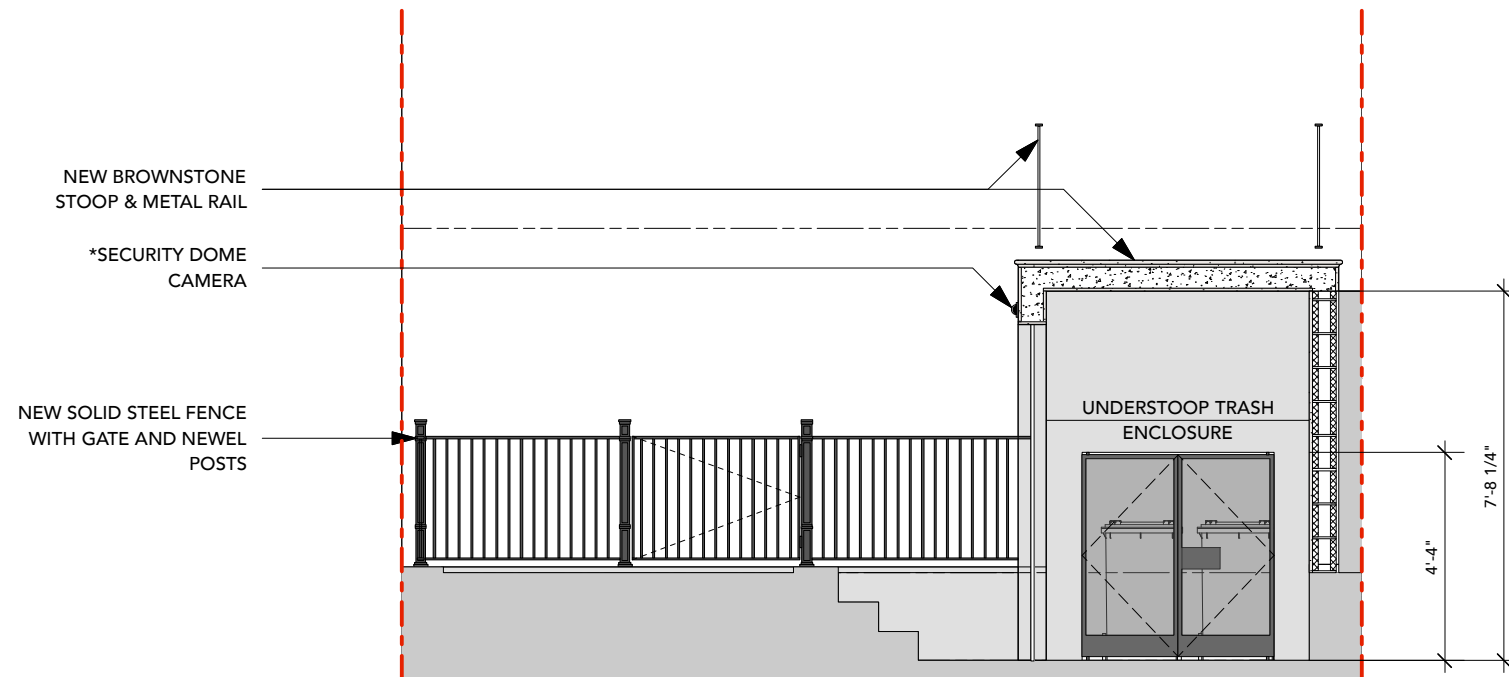
FRONT YARD PLAN GROUND FLOOR
SCALE: 1/4" = 1'-0"



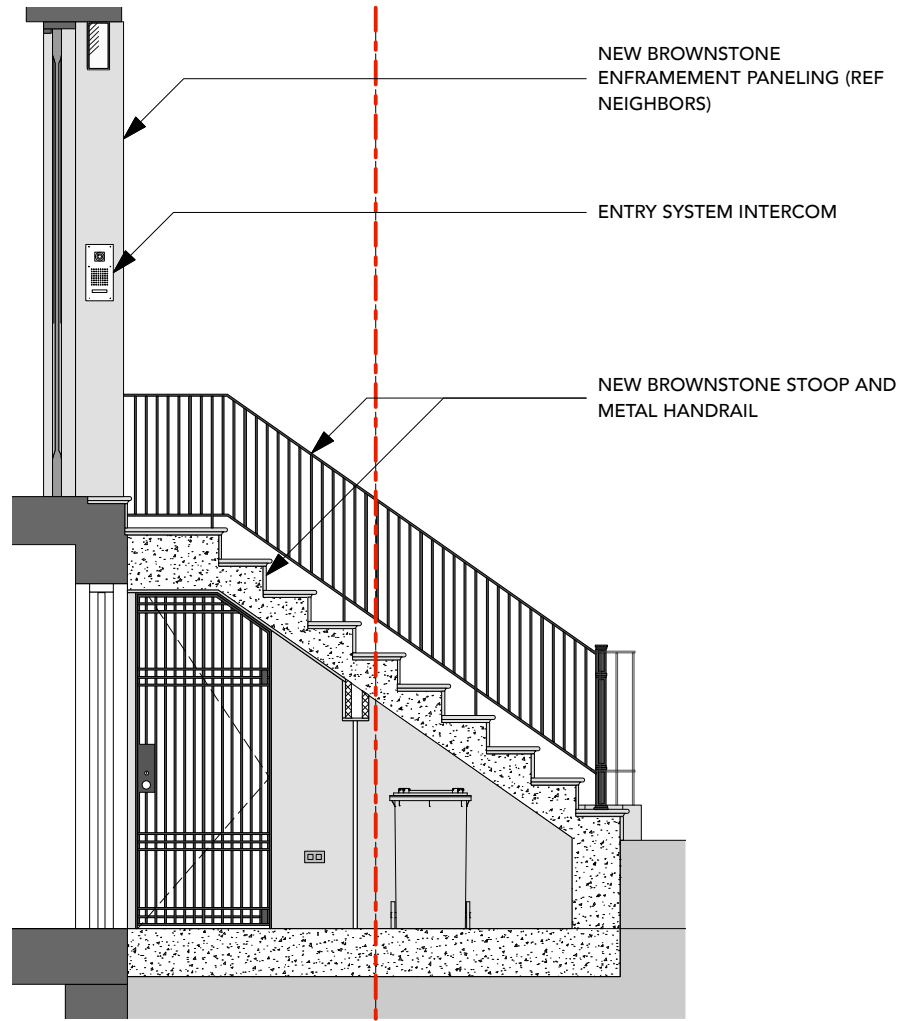
FRONT YARD PLAN PARLOR FLOOR
SCALE: 1/4" = 1'-0"



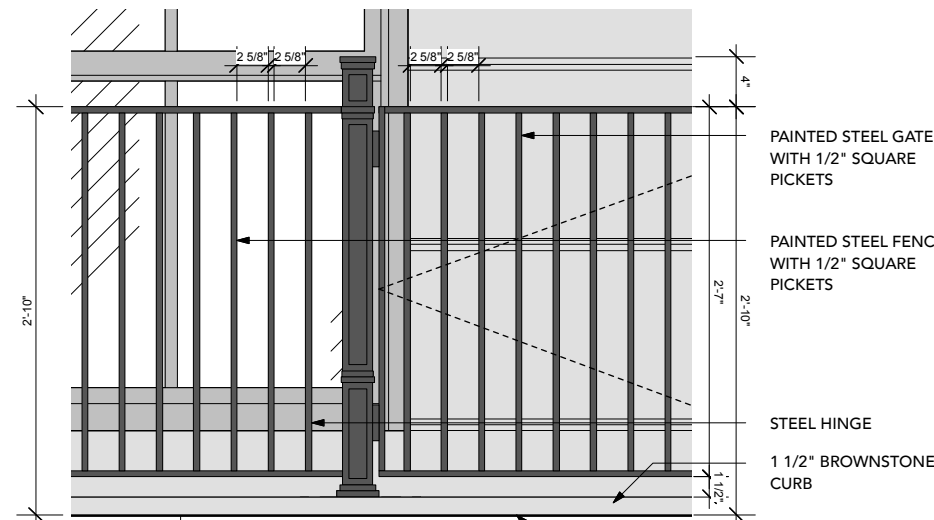
STOOP SECTION EAST
SCALE: 1/4" = 1'-0"



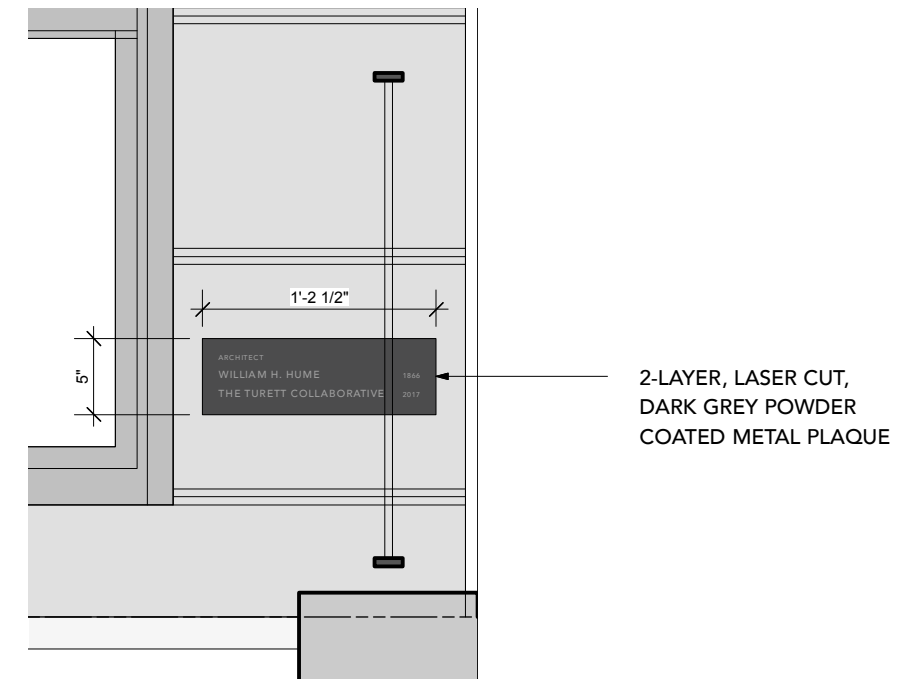
STOOP SECTION NORTH
SCALE: 1/4" = 1'-0"



STOOP SECTION EAST
SCALE: 1/4" = 1'-0"



FRONT YARD RAILING DETAIL
SCALE: 3/4" = 1'-0"



FRONT YARD CORNERSTONE PLAQUE DETAIL
SCALE: 1" = 1'-0"

*CAMERA BASE ATTACHMENT TO BE PAINTED TO MATCH ADJ. BROWNSTONE. EXACT COLOR TO BE REVIEWED / APPROVED BY LPC.



EXTERIOR WALL SCONCE
 RESTORATION HARDWARE - UNION FILAMENT MILK GLASS NARROW SCONCE
 WEATHERED ZINC - 5-1/4" X 6-1/4" X 14"



STOOP MAILBOX
 SEIDLE CLASSIC CL-BF3-01
 BURNISHED BRASS 18-3/8" X 18-3/8"



PARLOR + STOOP DOOR ENTRY
 SEIDLE CLASSIC CL-V130
 BURNISHED BRASS 6-3/4" X 14"



EXTERIOR ENTRY PENDANT
 RESTORATION HARDWARE - UNION FILAMENT NARROW
 WEATHERED ZINC - 5-1/2" X 5-1/2" X 12"



EXTERIOR SECURITY CAMERA
 SPEC - T.B.D
 PLASTIC BASE TO BE PAINTED TO MATCH BROWNSTONE FINISH



BROWNSTONE CLADDING



BLUESTONE PAVERS



PAINTED BLACK STEEL RAILING
BENJAMIN MOORE BM 2127-30 GRAVEL GRAY

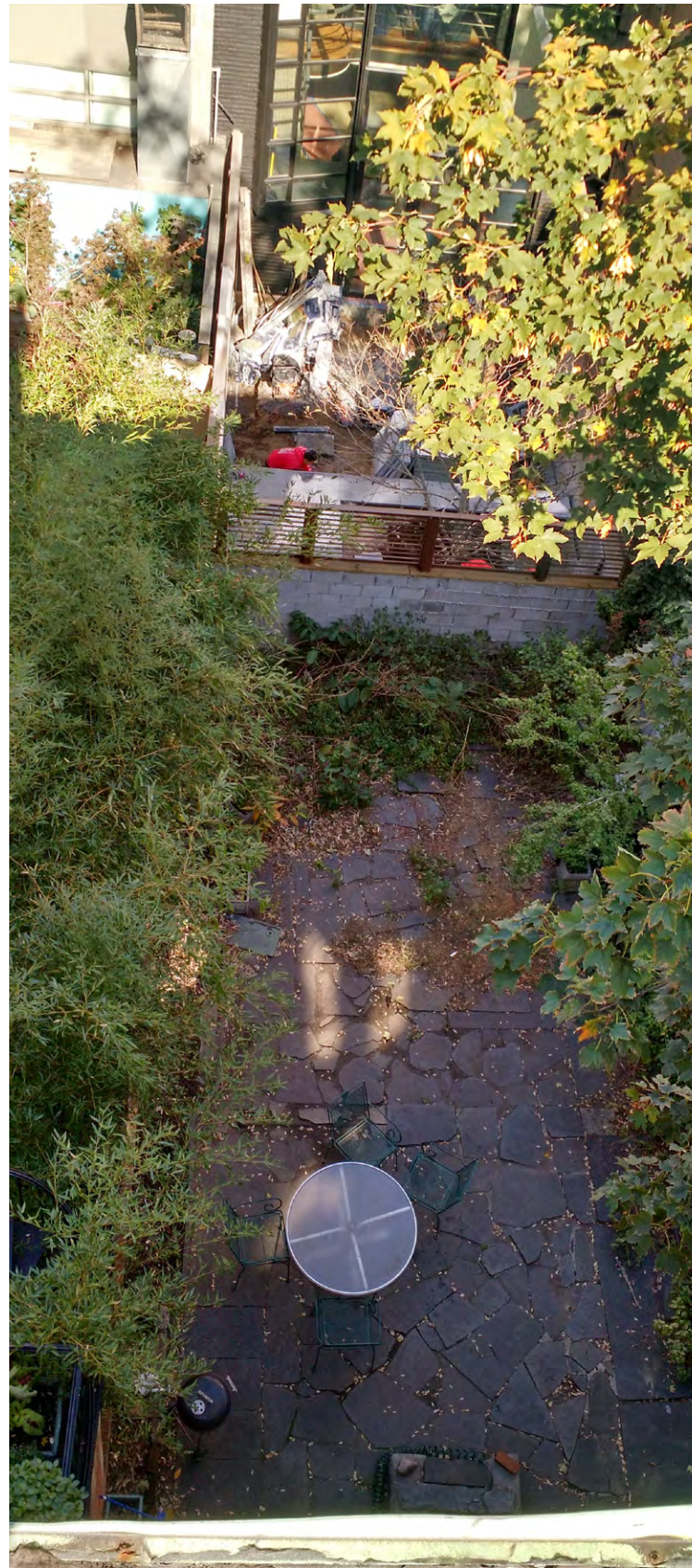


FRONT DOOR COLOR
BENJAMIN MOORE BM 2127-30 GRAVEL GRAY





EXISTING REAR FACADE



EXISTING REAR YARD



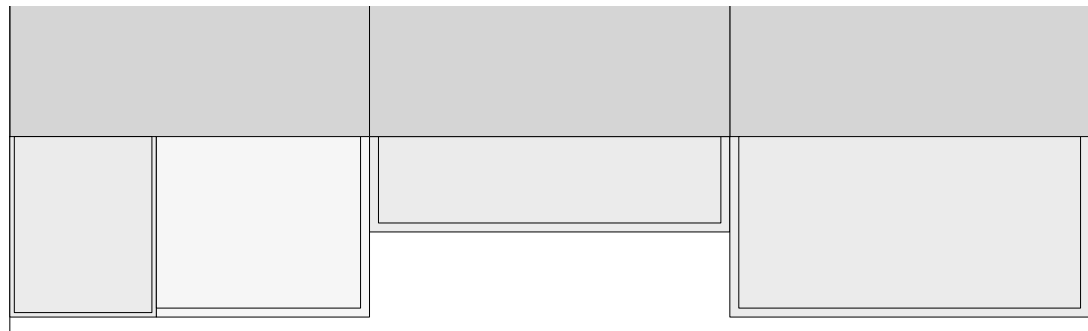
NEIGHBORS ADJACENT REAR FACADES (WEST)



NEIGHBORS ADJACENT REAR FACADES (EAST)



FACADES OPPOSITE (NORTH) OF PROPERTY



79 CHARLES

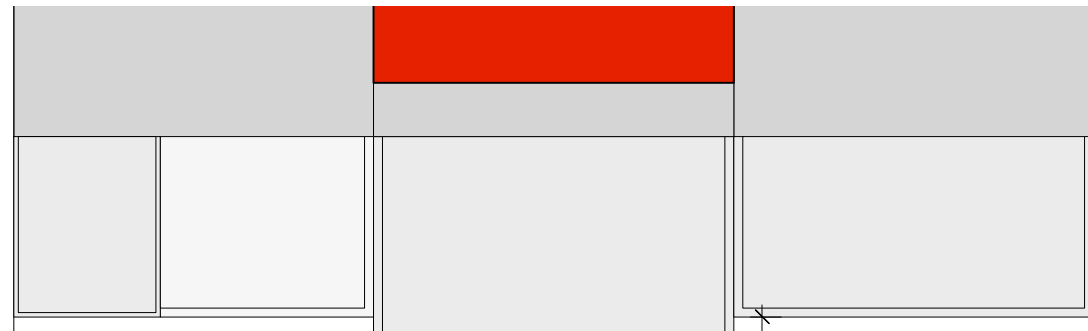
81 CHARLES

83 CHARLES

EXISTING REAR FACADE PLAN IN CONTEXT
SCALE: 1/16" = 1'-0"



EXISTING REAR FACADE ELEVATION IN CONTEXT
SCALE: 1/16" = 1'-0"



79 CHARLES

81 CHARLES

83 CHARLES

PROPOSED REAR FACADE PLAN IN CONTEXT
SCALE: 1/16" = 1'-0"



PROPOSED REAR FACADE ELEVATION IN CONTEXT
SCALE: 3/32" = 1'-0"





79 CHARLES

81 CHARLES

83 CHARLES

PROPOSED REAR ELEVATION

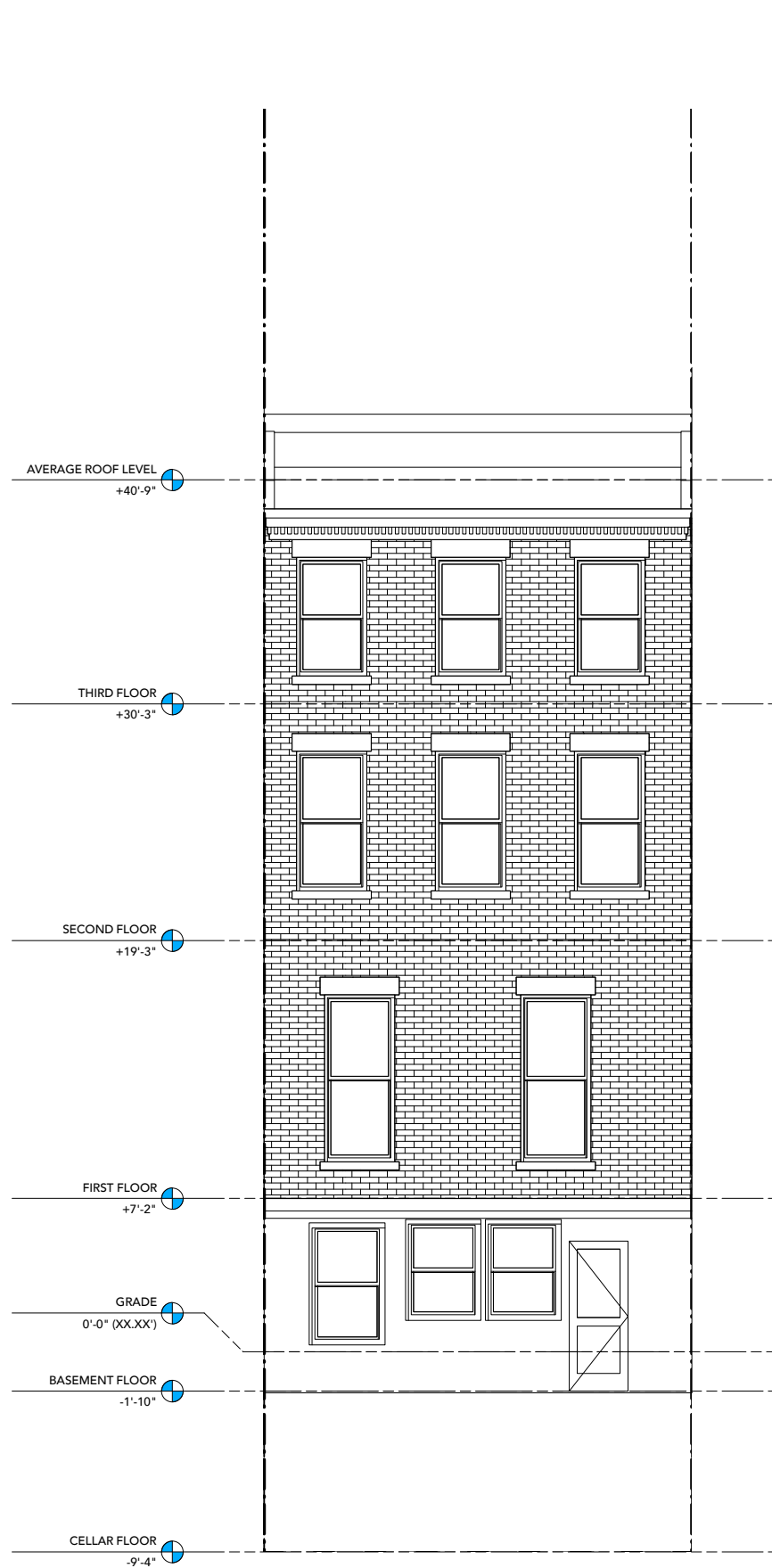


FACADES OF THE INSIDE OF THE BLOCK (NORTH)

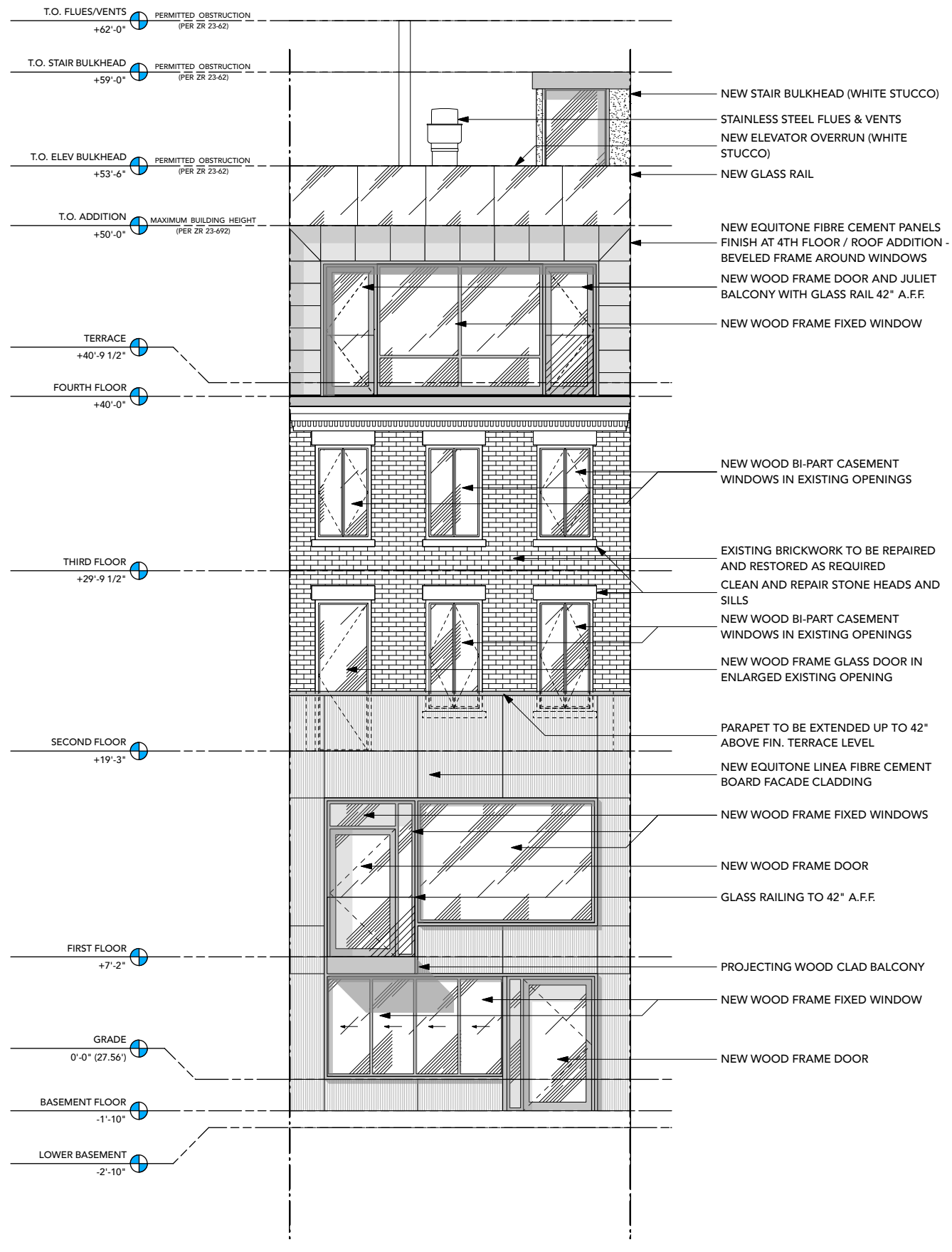


81 CHARLES

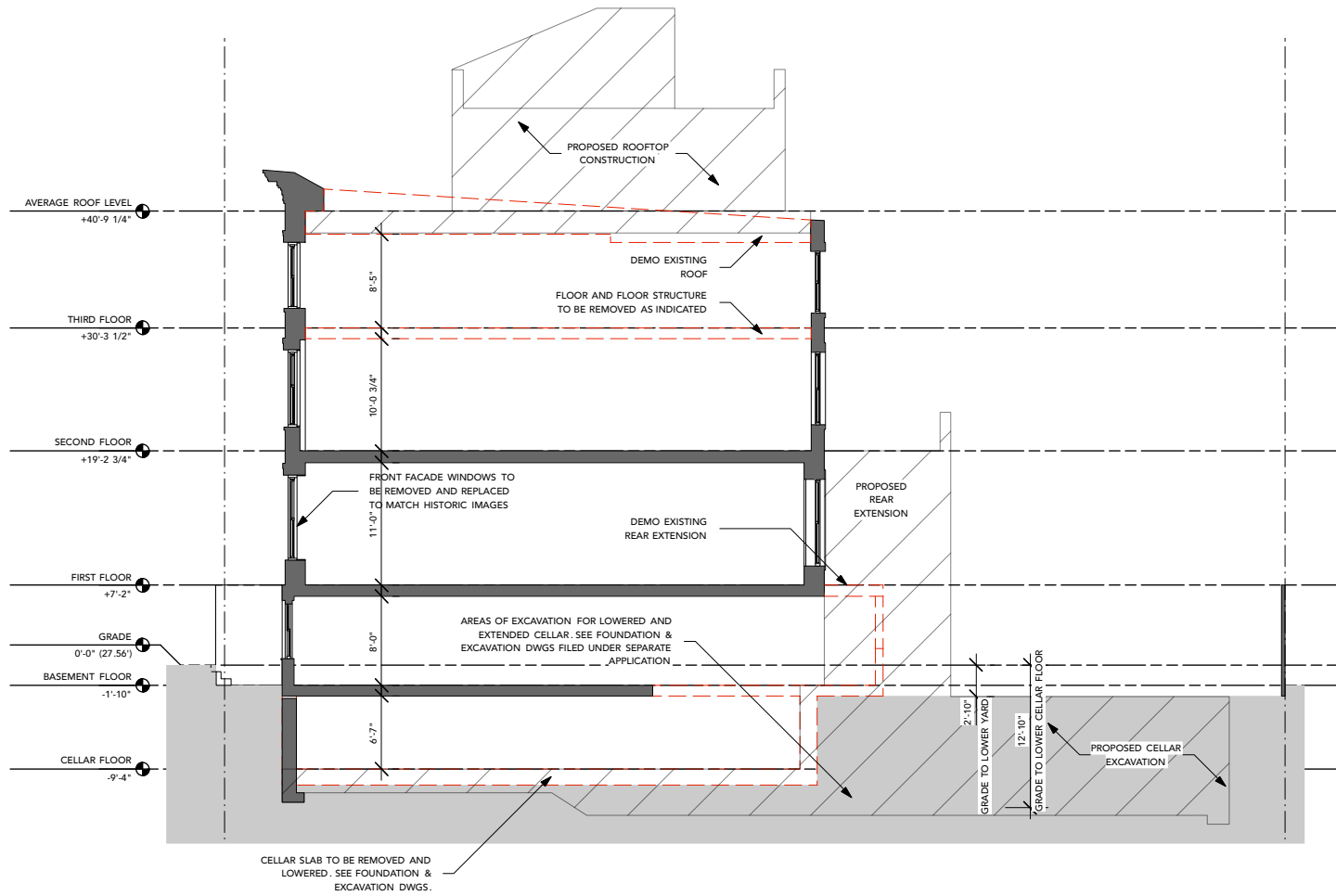
FACADES OF THE INSIDE OF THE BLOCK (SOUTH)



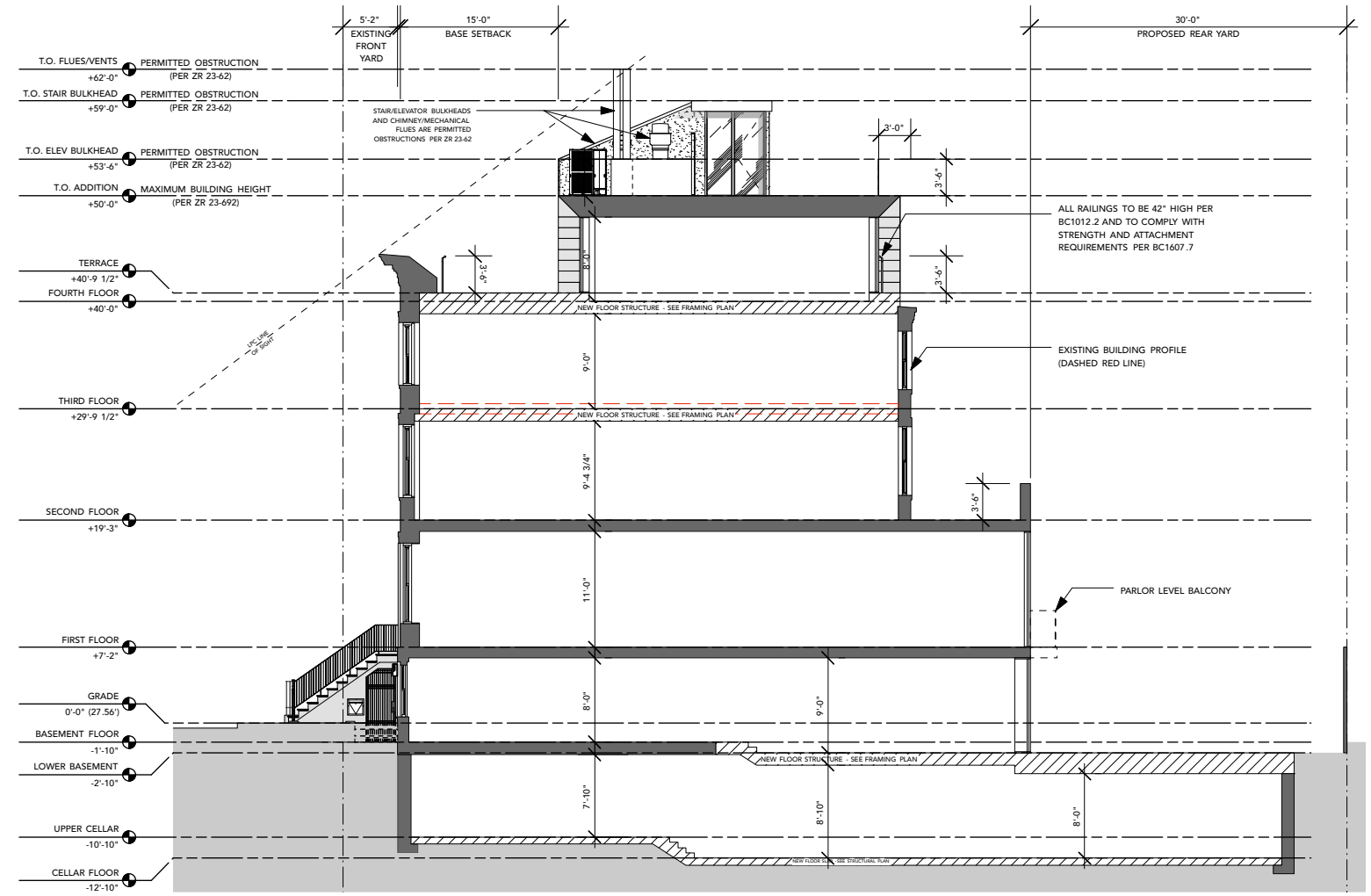
EXISTING REAR FACADE
SCALE: 1/8" = 1'-0"



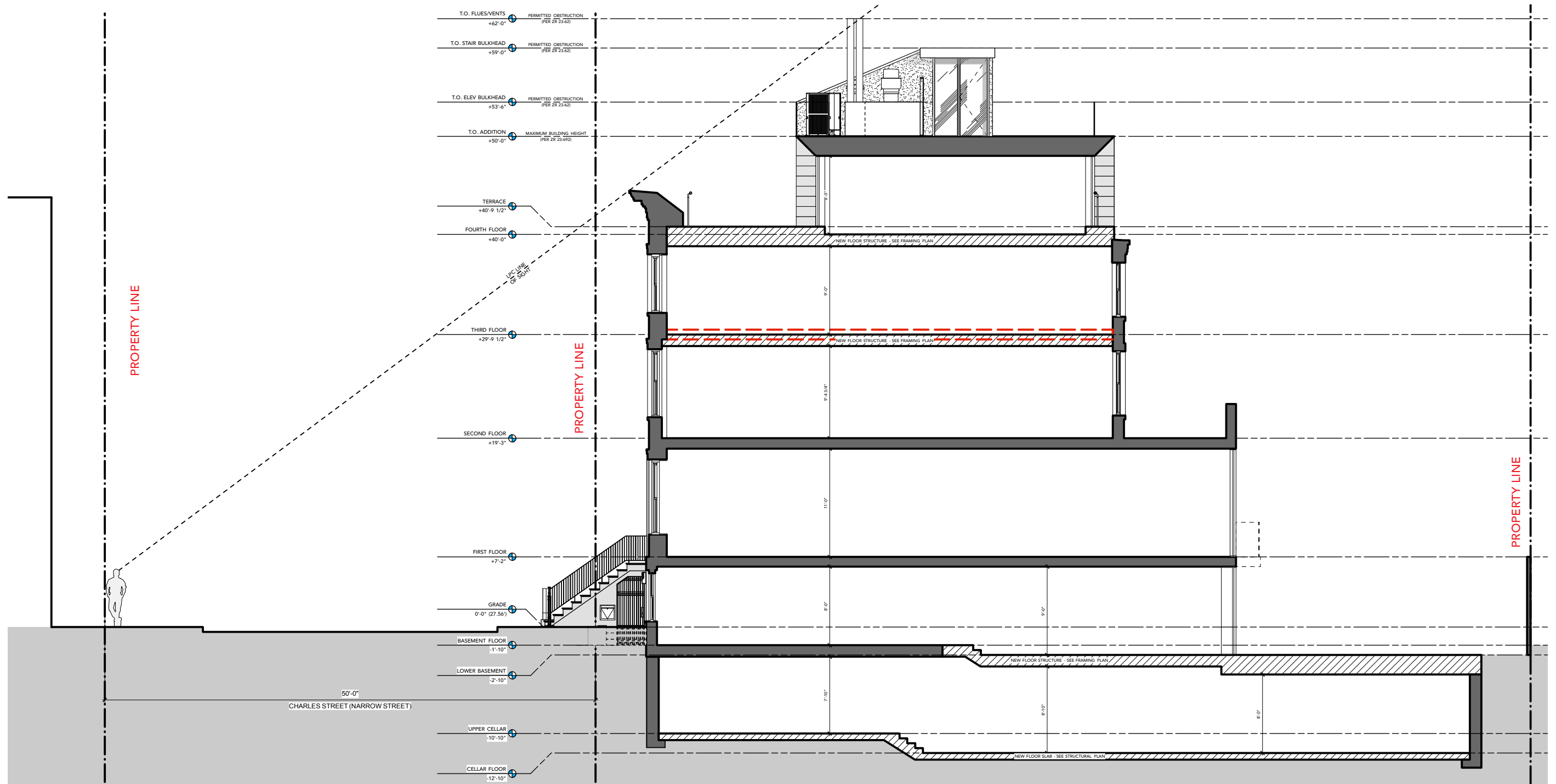
PROPOSED REAR FACADE
SCALE: 1/8" = 1'-0"



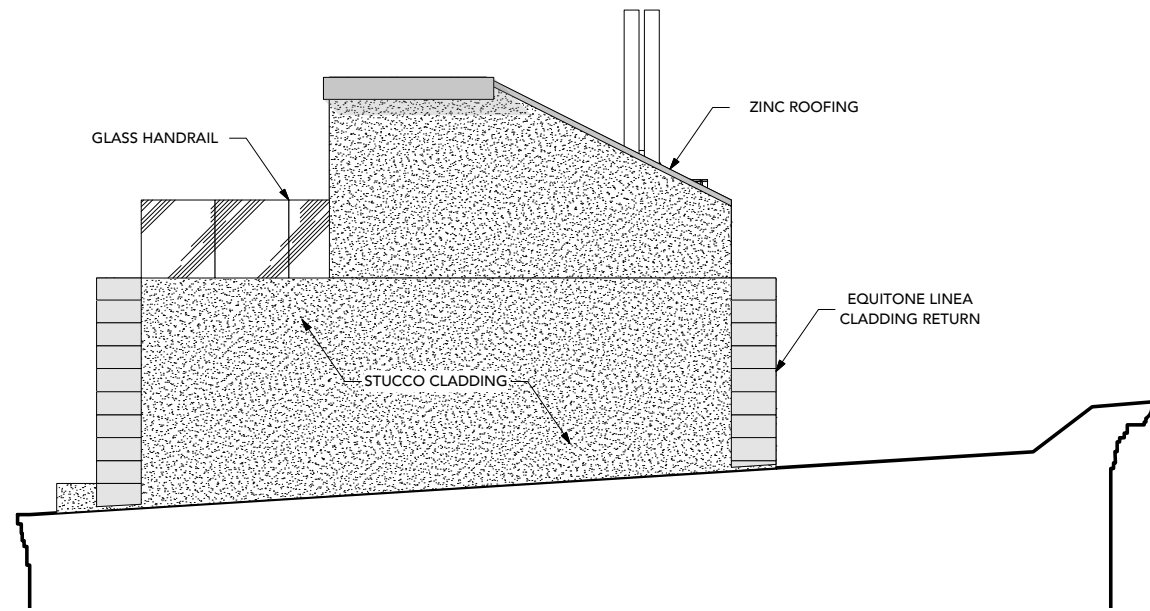
EXISTING BUILDING SECTION
SCALE: 1/16" = 1'-0"



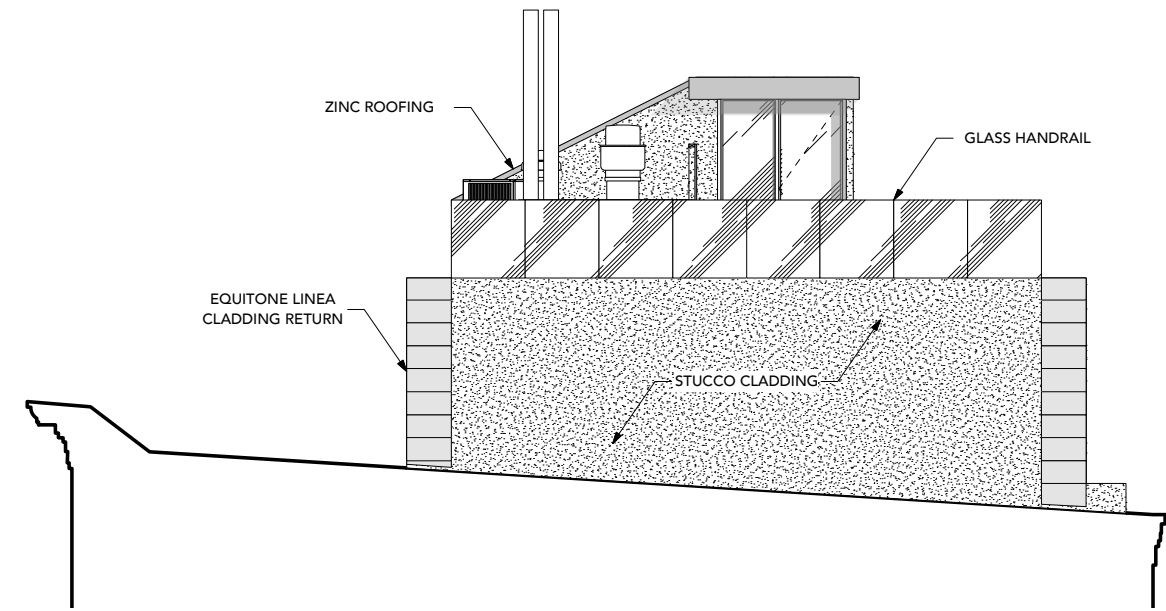
PROPOSED BUILDING SECTION
SCALE: 1/16" = 1'-0"



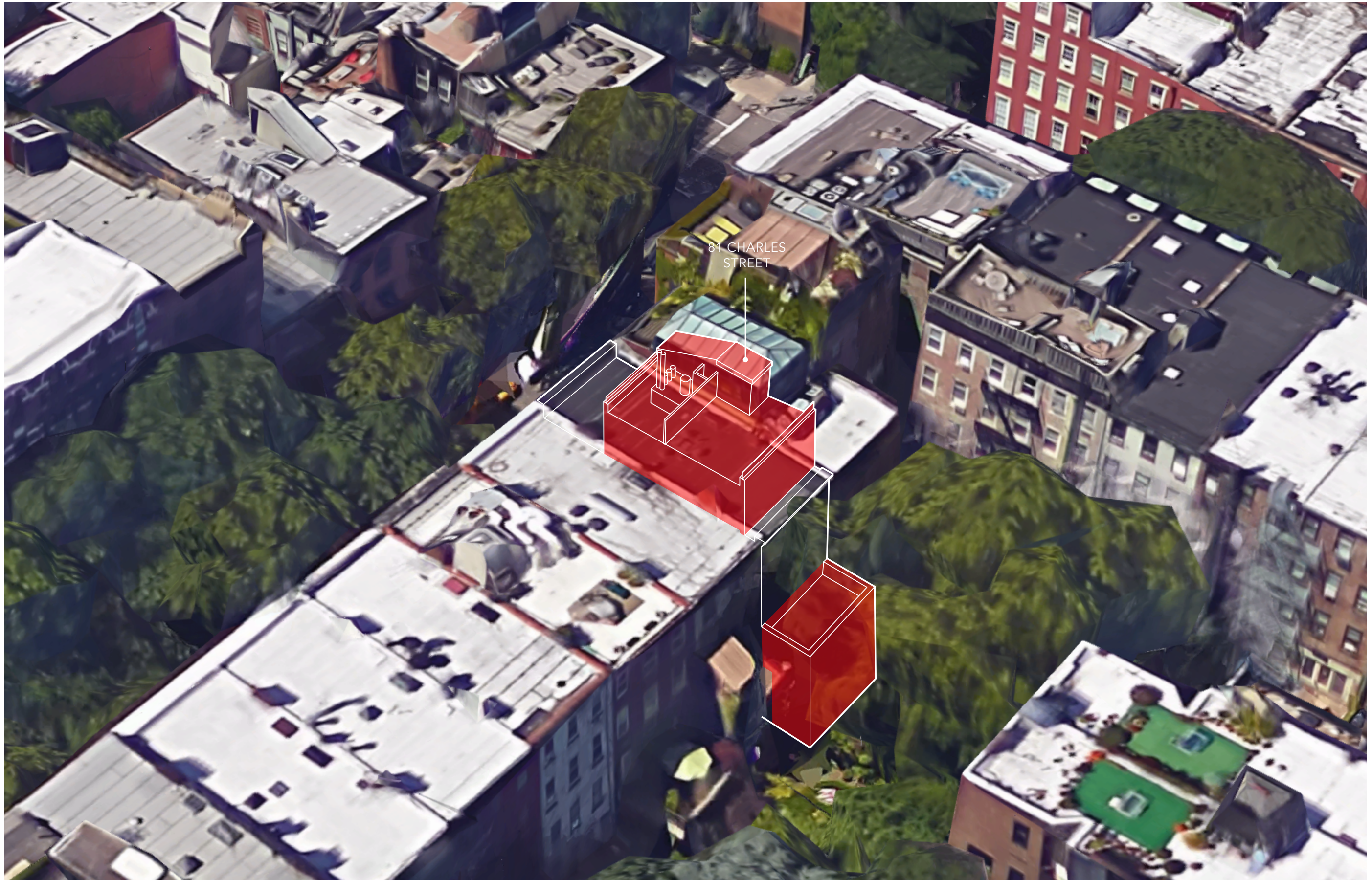
BULKHEAD LINE OF SIGHT



BULKHEAD EAST ELEVATION (83 CHARLES)
SCALE: 1/8" = 1'-0"



BULKHEAD WEST ELEVATION (79 CHARLES)
SCALE: 1/8" = 1'-0"



AERIAL PERSPECTIVE - FROM THE NORTHEAST

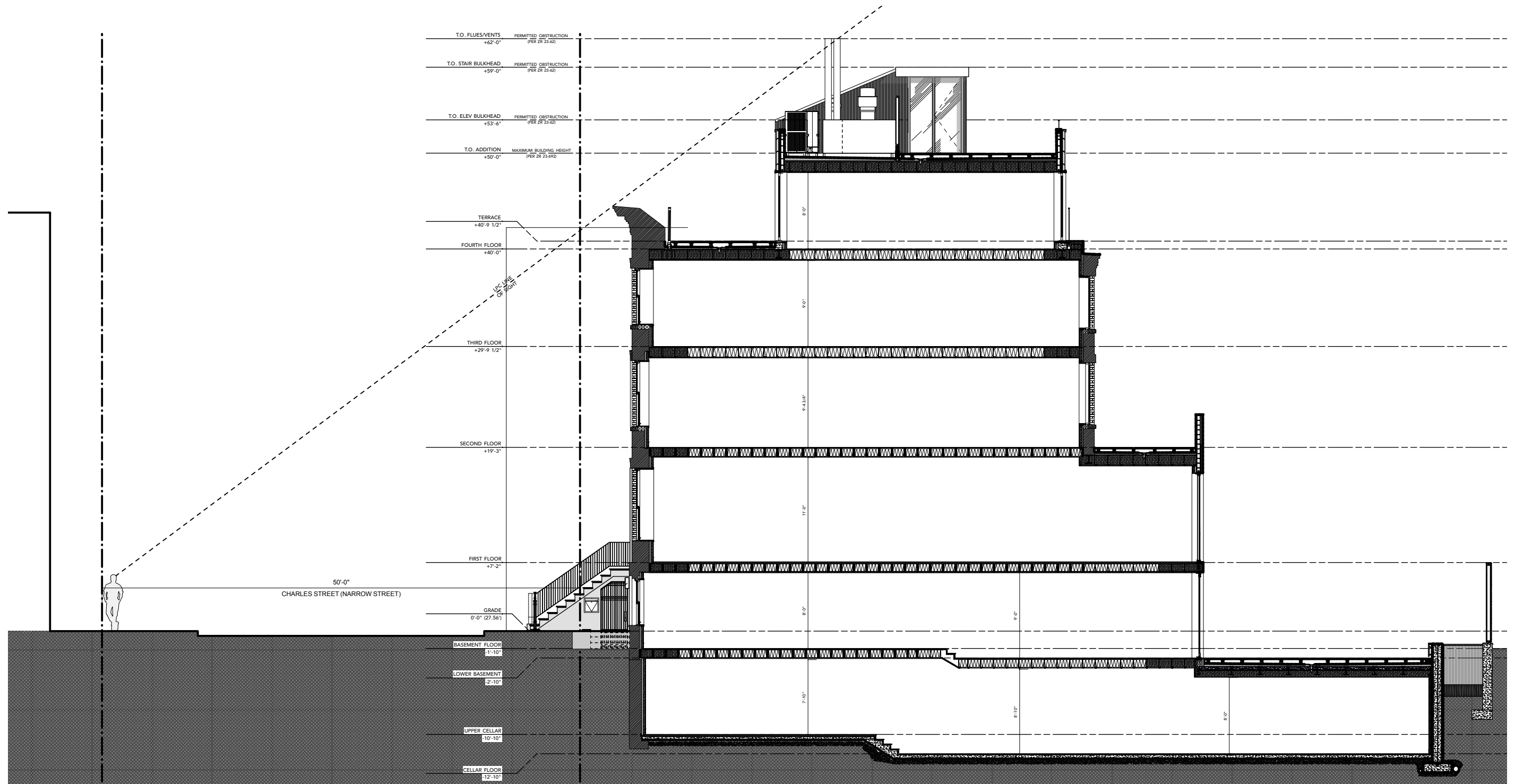
81 CHARLES ST

CB #2 PRESENTATION
DECEMBER 15TH, 2016

THE TURETT COLLABORATIVE



PROPOSED MASSING DIAGRAM



PROPOSED BUILDING SECTION
SCALE: 3/32" = 1'-0"



81 CHARLES ST - MOCK UP - ROOF VIEW 1 (LOOKING NORTH WEST @ RAILING, RAISED DECK & STAIR BULKHEAD)



81 CHARLES ST - MOCK UP - ROOF VIEW 2 (LOOKING SOUTH @ STAIR BULKHEAD)



81 CHARLES ST - MOCK UP - ROOF VIEW 3 (LOOKING NORTH WEST @ EXTENT OF MOCK UP)



81 CHARLES ST - MOCK UP - ROOF VIEW 4 (LOOKING NORTH WEST @ FLUES, RAILING AND STAIR BULKHEAD)



1 - 81 CHARLES ST - MOCK UP STREET VIEW



2 - 81 CHARLES ST - MOCK UP STREET VIEW



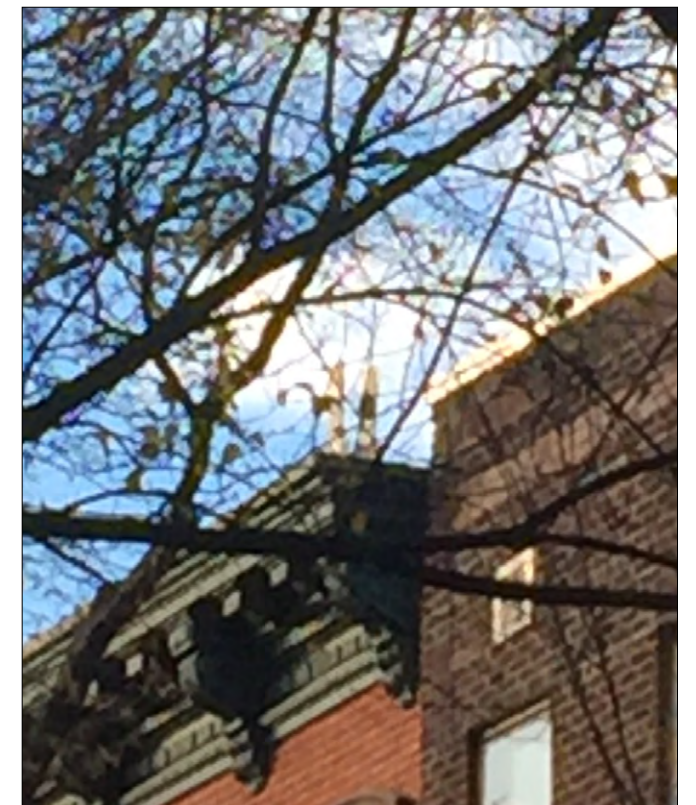
2 - 81 CHARLES ST - MOCK UP STREET VIEW (ZOOMED)



81 CHARLES ST - MOCK UP - BLOCK PLAN



3 - 81 CHARLES ST - MOCK UP STREET VIEW



3 - 81 CHARLES ST - MOCK UP STREET VIEW (ZOOMED)



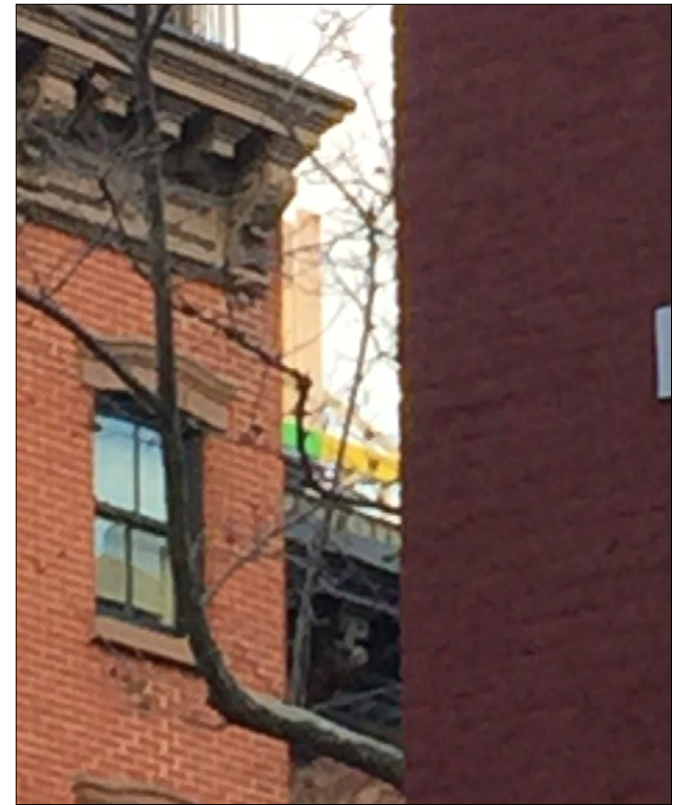
1 - 81 CHARLES ST - MOCK UP STREET VIEW



2 - 81 CHARLES ST - MOCK UP STREET VIEW



3 - 81 CHARLES ST - MOCK UP STREET VIEW



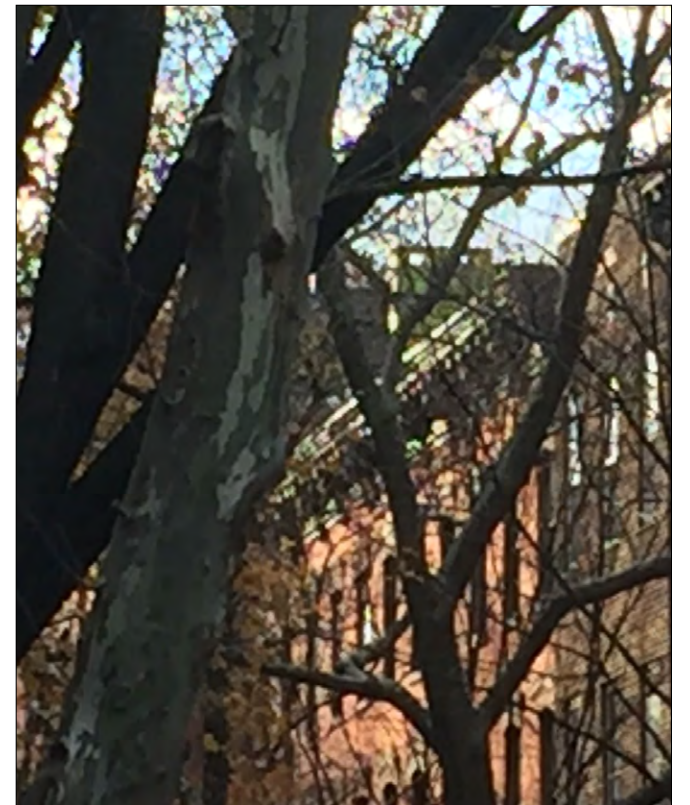
3 - 81 CHARLES ST - MOCK UP STREET VIEW (ZOOMED)



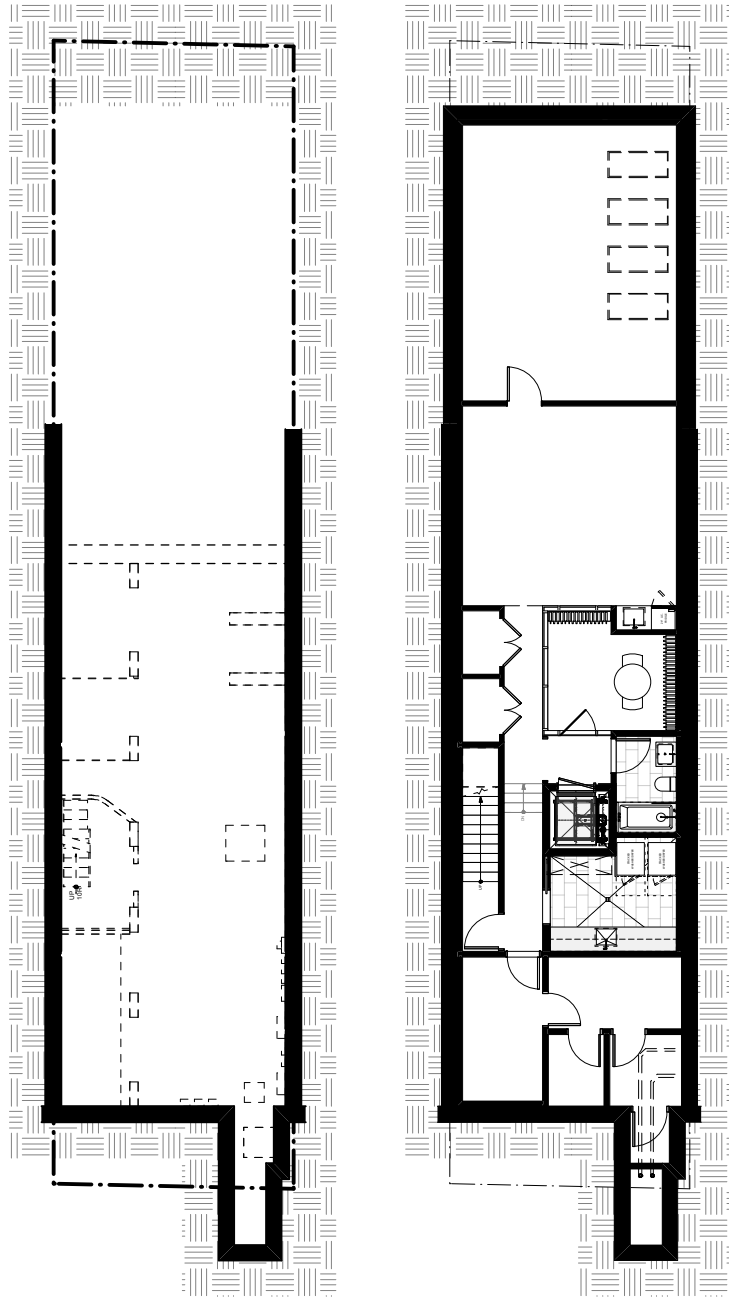
81 CHARLES ST - MOCK UP - BLOCK PLAN



3 - 81 CHARLES ST - MOCK UP STREET VIEW



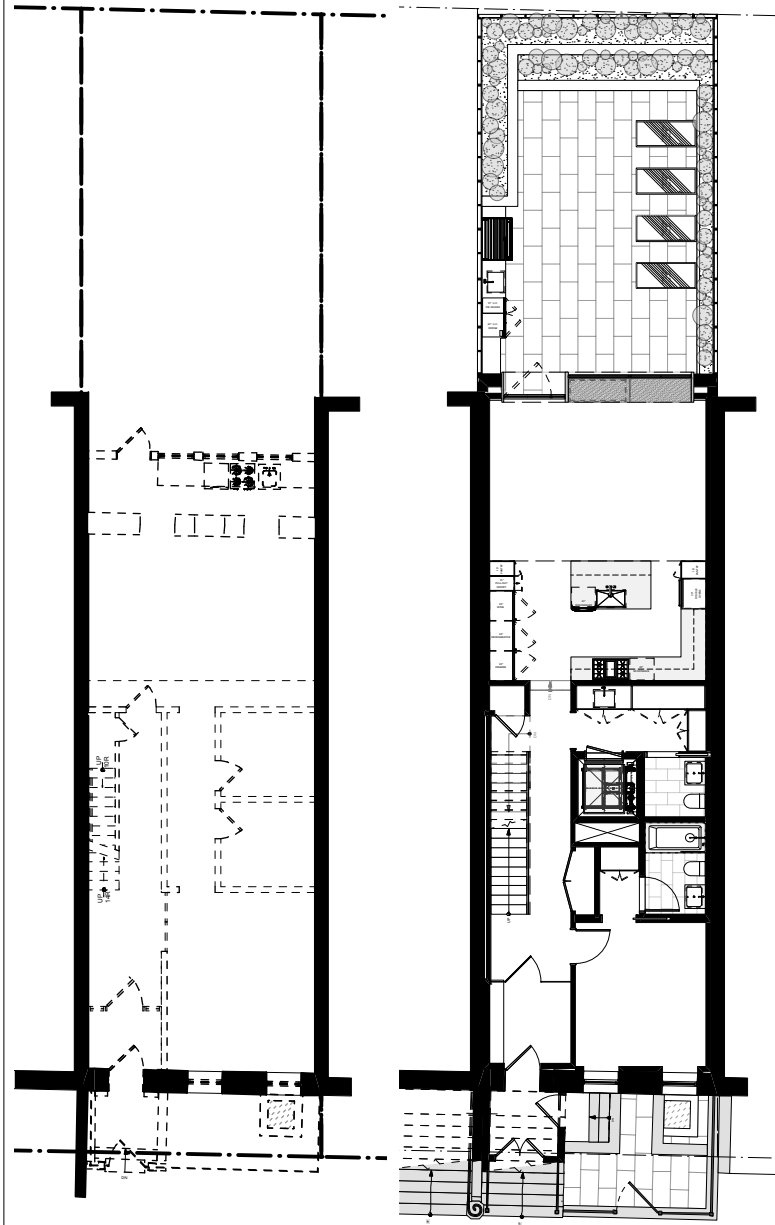
3 - 81 CHARLES ST - MOCK UP STREET VIEW (ZOOMED)



EXISTING

PROPOSED

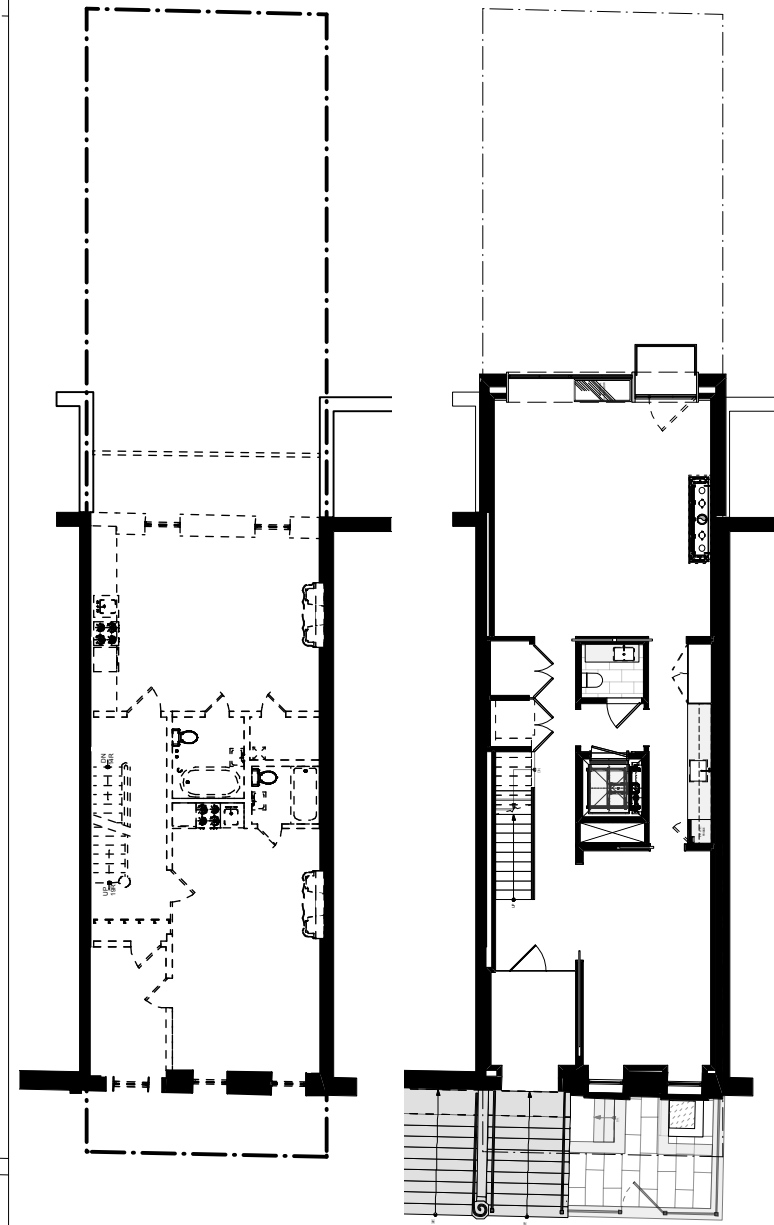
CELLAR FLOOR
SCALE: 1/16" = 1'-0"



EXISTING

PROPOSED

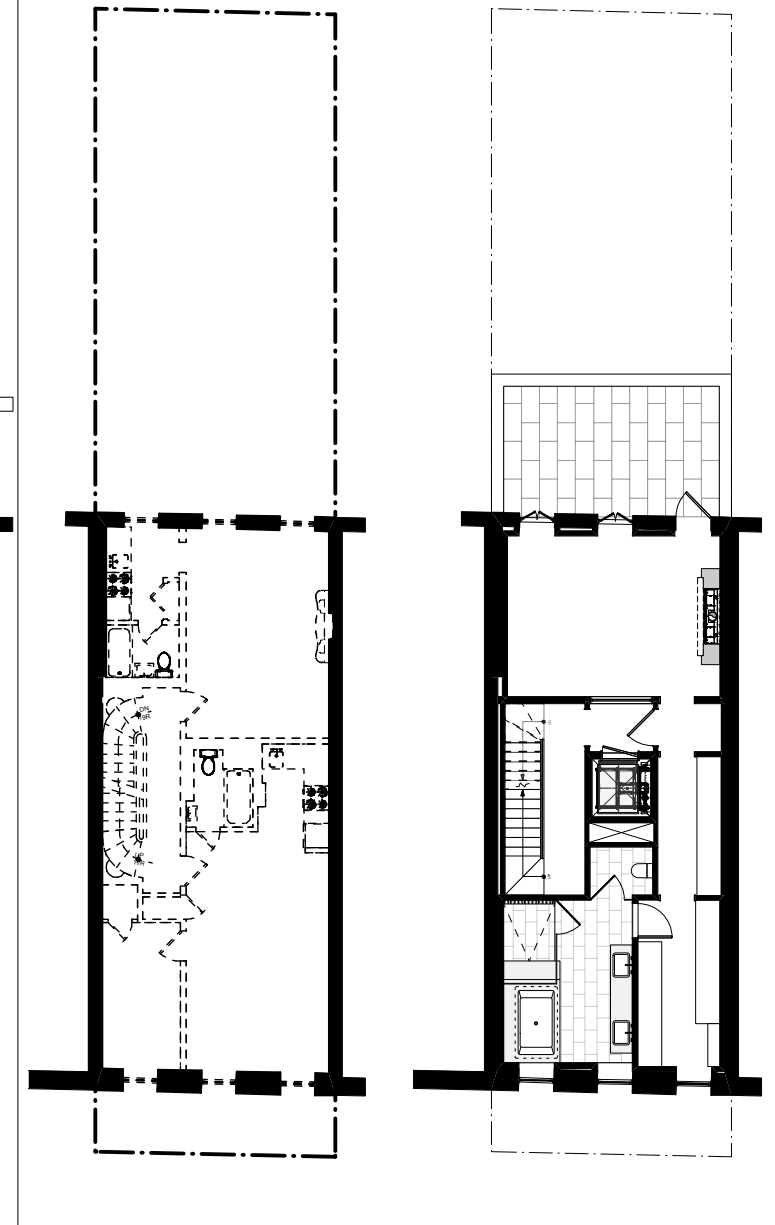
BASEMENT FLOOR
SCALE: 1/16" = 1'-0"



EXISTING

PROPOSED

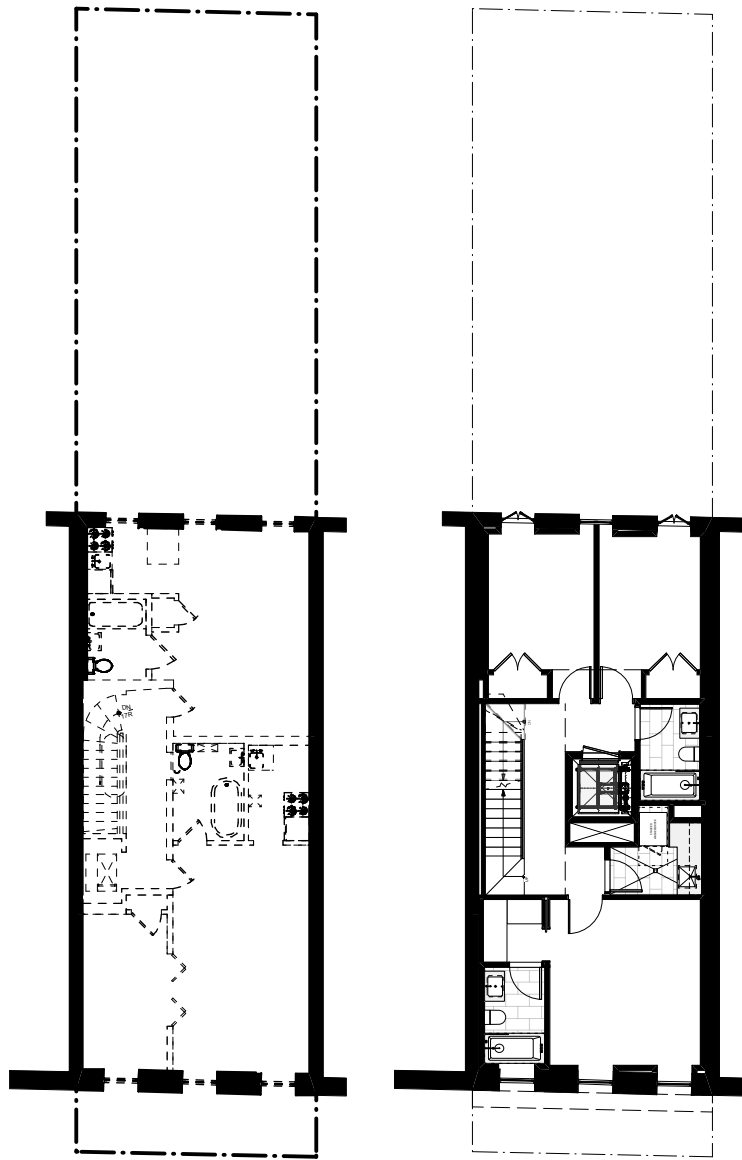
FIRST FLOOR
SCALE: 1/16" = 1'-0"



EXISTING

PROPOSED

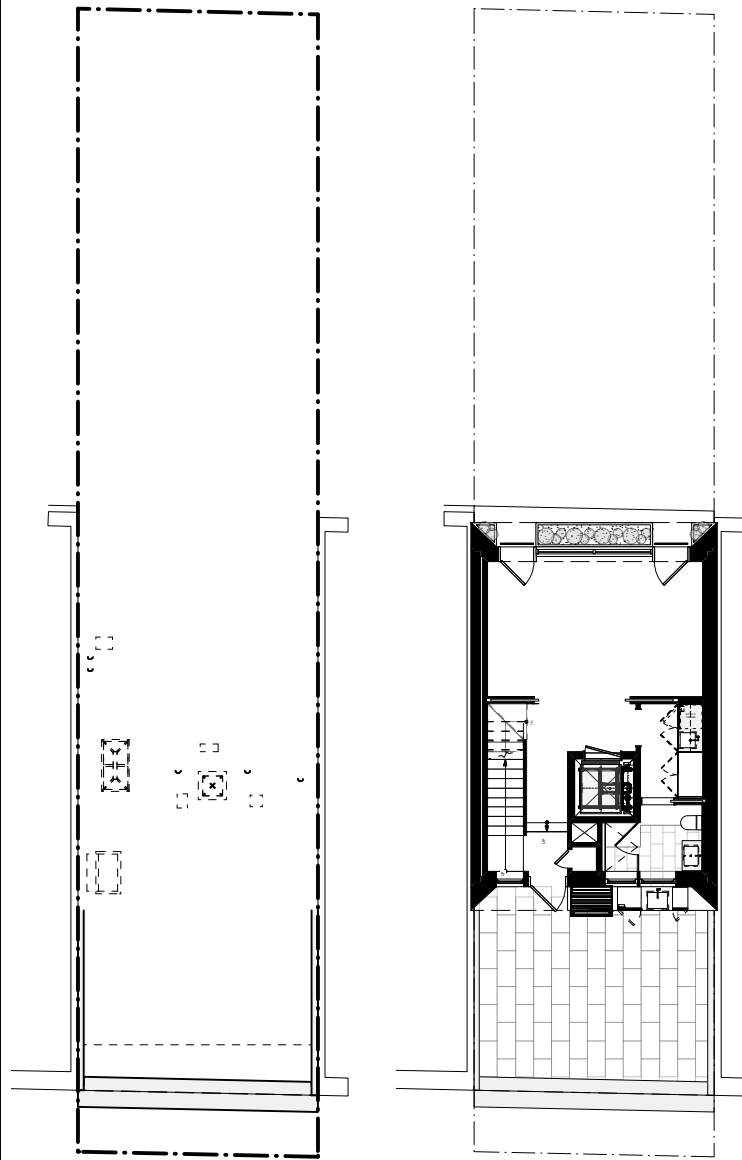
SECOND FLOOR
SCALE: 1/16" = 1'-0"



EXISTING

PROPOSED

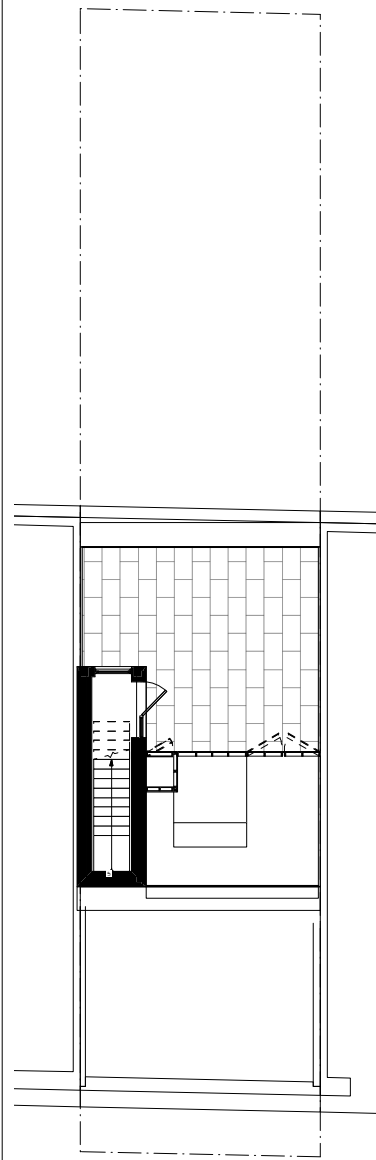
THIRD FLOOR
SCALE: 1/16" = 1'-0"



EXISTING

PROPOSED

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



PROPOSED

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

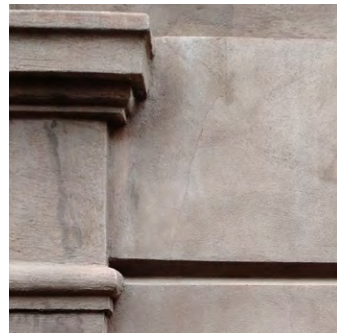


REFURBISH/REPAIR
EXISTING METAL
CORNICE, PAINT
WARM GRAY TO
MATCH EXISTING

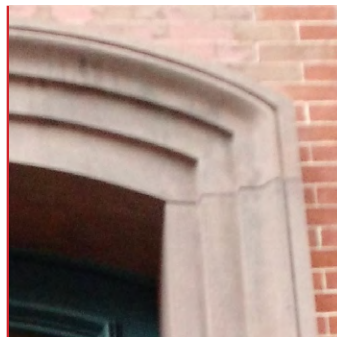
BENJAMIN-MOORE
HC-166
KENDALL CHARCOAL



CLEAN & REPAIR
EX'G BRICK AS
NEEDED

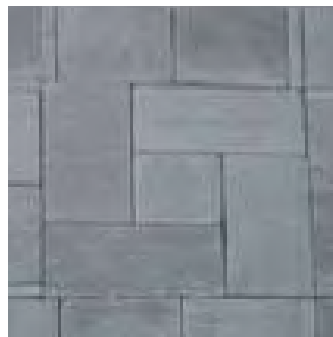


CLEAN & REPAIR
EX'G BROWNSTONE
AS NEEDED



FACADE
ENFRAMMENT
DETAIL AROUND NEW
FRONT DOOR

(SIMILAR TO 77
CHARLES ST)



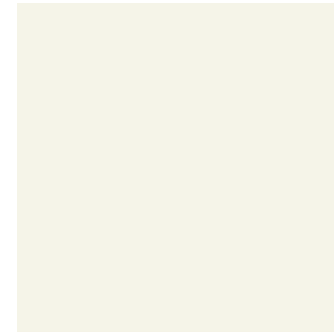
BLUESTONE PAVERS,
FLAG LAYOUT, AT
FRONT YARD

*BLUESTONE PAVER
LAYOUT IMAGE
FOR INTENT ONLY,
DESIGN TBD*

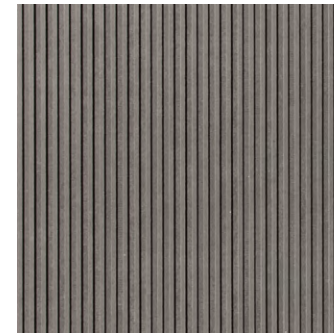


NEW BM 2127-
30 GRAVEL GRAY
PAINTED WOOD
WINDOWS AND
PARLOR LEVEL
FRONT DOOR

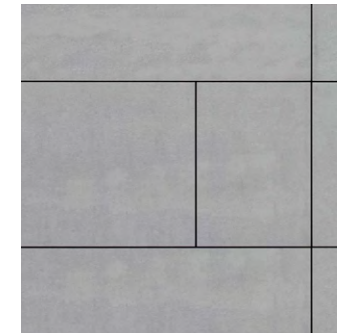
FRONT FACADE PROPOSED MATERIALS



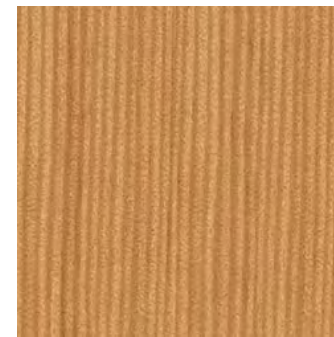
STUCCO FINISH AT
STAIR AND ELEVATOR
BULKHEAD AND
FOURTH FLOOR
EXTENSION
STO-36217



EQUITONE LINEA
CEMENT BOARD AT
REAR ELEVATION
EXTENSION



EQUITONE TECTIVA
FIBRE CEMENT BOARD
AT FOURTH FLOOR
EXTENSION



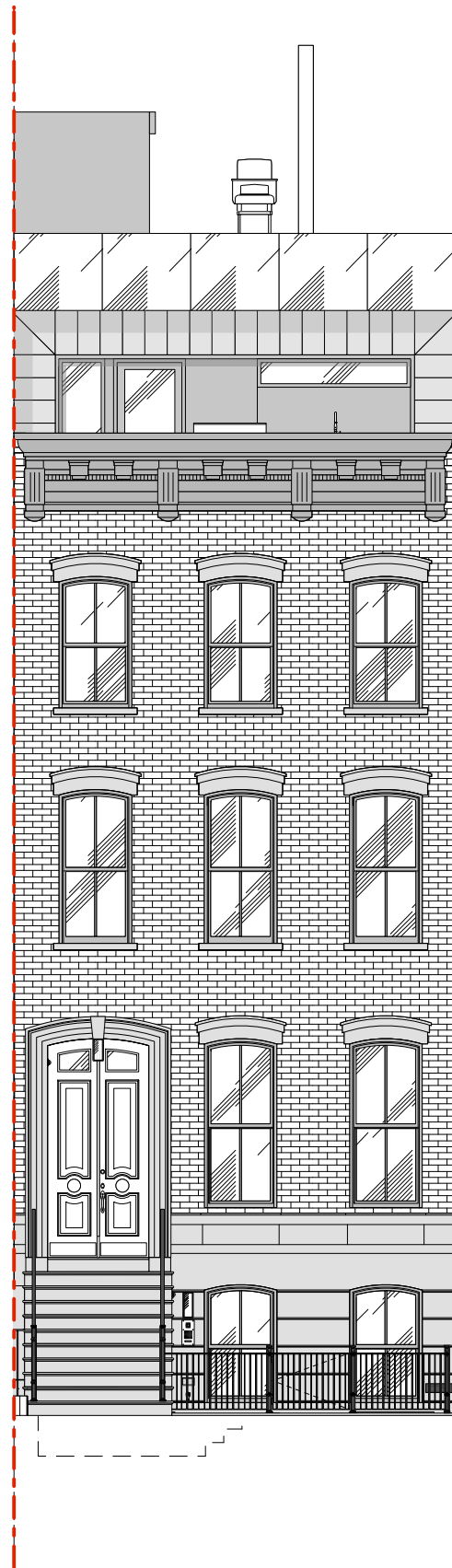
WOOD FRAME WIN-
DOWS FOR REAR
ELEVATION



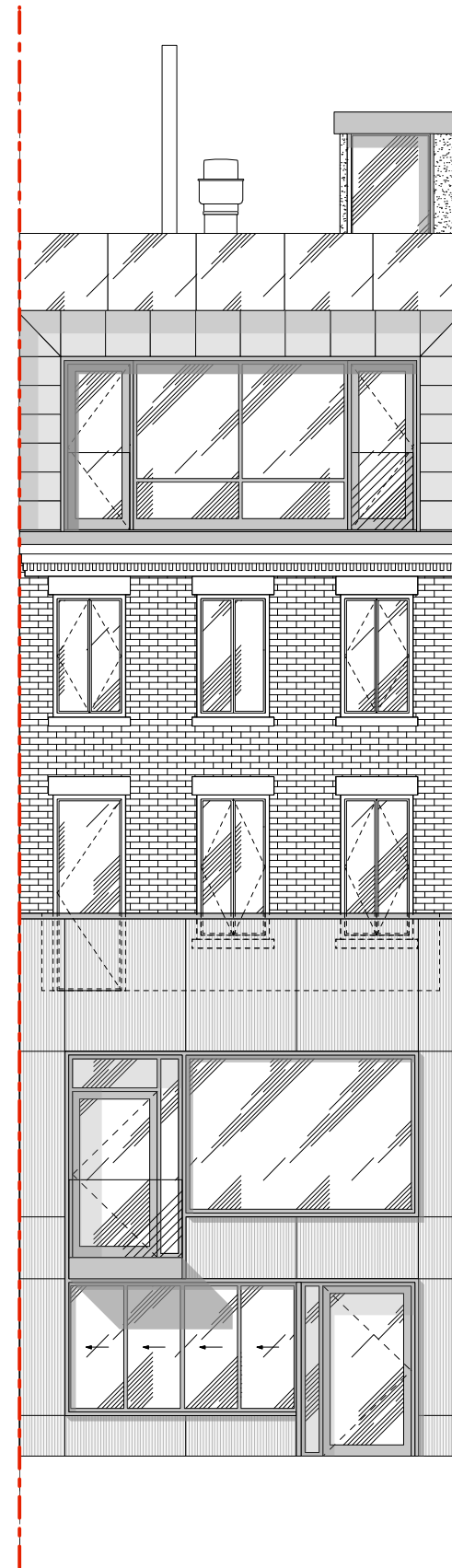
PRECEDENT IMAGE
FOR WOOD FRAME
WINDOWS

REAR FACADE PROPOSED MATERIALS





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



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