



16-18 CHARLES ST., EXISTING FRONT FACADE

16-18 CHARLES STREET

SPIVAK ARCHITECTS

May 5, 2015

This presentation is to address the following violations associated with the front areaway of 16-18 Charles St.:

- NOV 06-0230, issued on December 9, 2010 for the “removal of canopy, installation of planter and installation of door and sidelights without permit(s).”
- NOV 06-0229, issued on December 9, 2010 for “facade work including application of stucco in noncompliance with Certificate of No Effect 04-7716 (LPC04-6753) issued the 14th of June, 2014”
- NOV 04-0515, issued April 14, 2014 for the “installation of key boxes and intercoms at entrance without permit(s)”



DOORWAY, 16-18 CHARLES ST., JUNE 01, 1938

In response to NOV 06-0230, we propose to:

- Build back a roof canopy
- Assemble existing parts of the wrought iron trellis
- Re-make and assemble any missing parts of trellis
- Install fence and handrails
- Remove existing planters in order to install canopy
- Paint existing door & sidelights to resemble historic photos
- Replace existing curbing with solid stone curbing
- Keep existing stone pavers at areaway

Pictures of Existing Entrance, Planters and Areaway



May 5, 2015

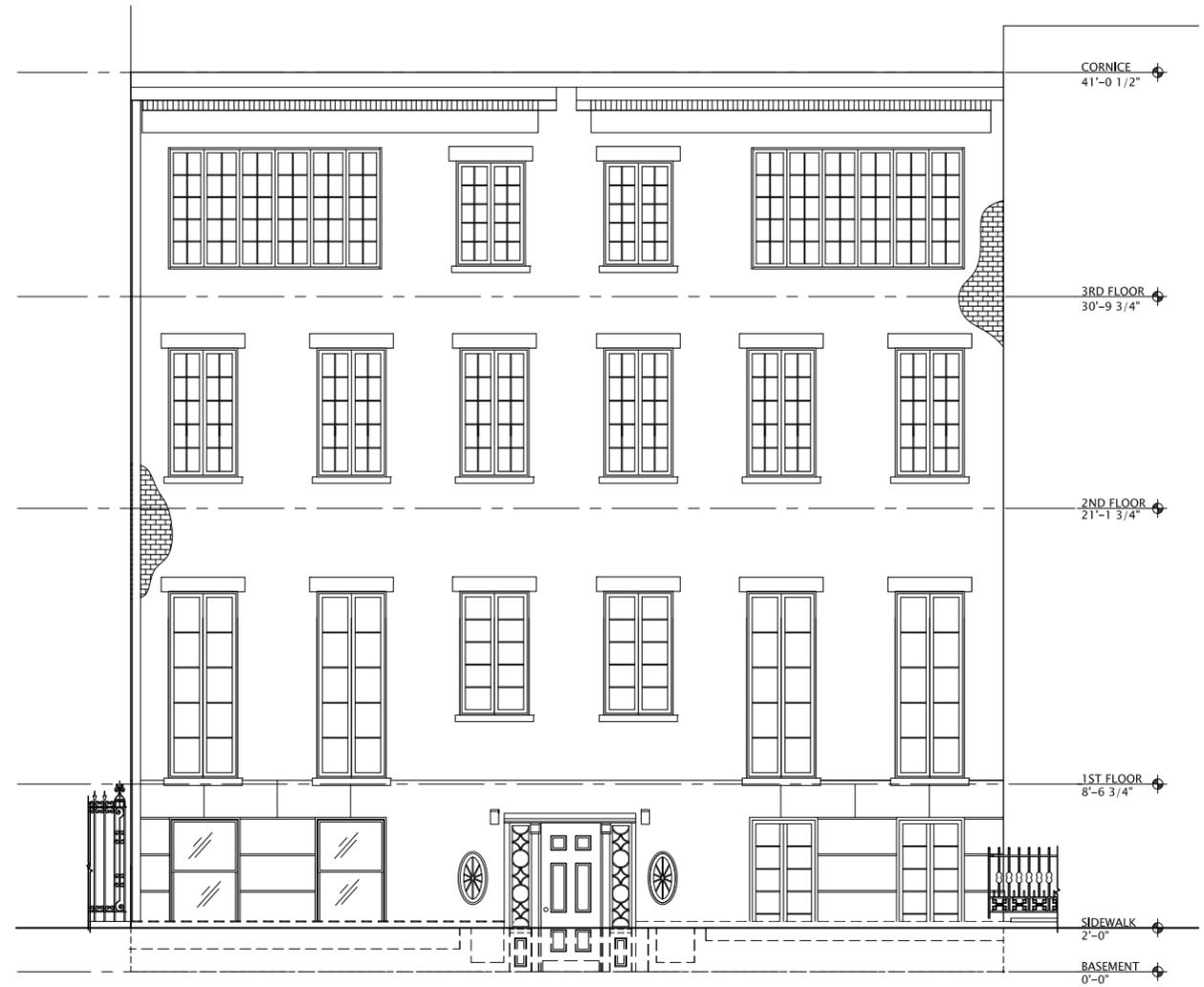
16-18 Charles Street

3

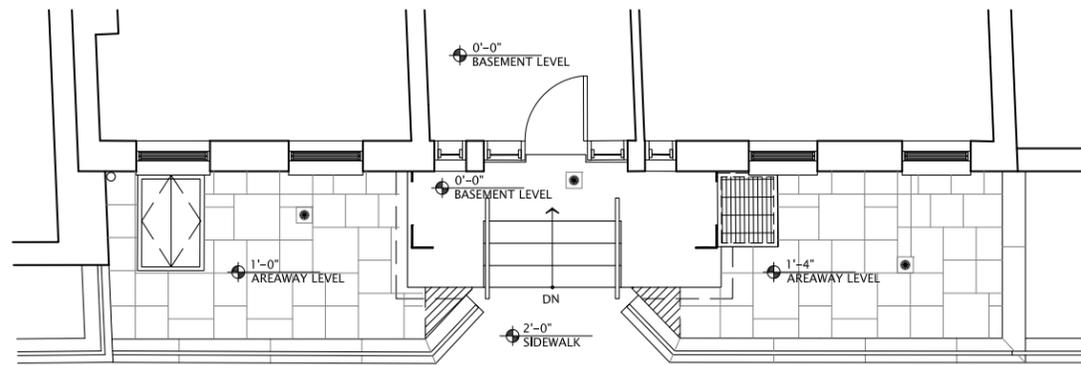
SPIVAK ARCHITECTS P.C. © 2014



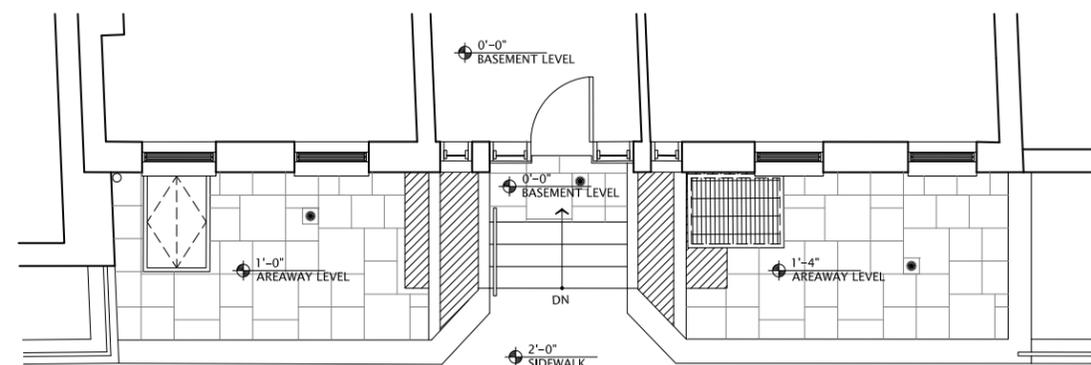
1 PROPOSED FRONT ELEVATION
1/8"=1'-0"



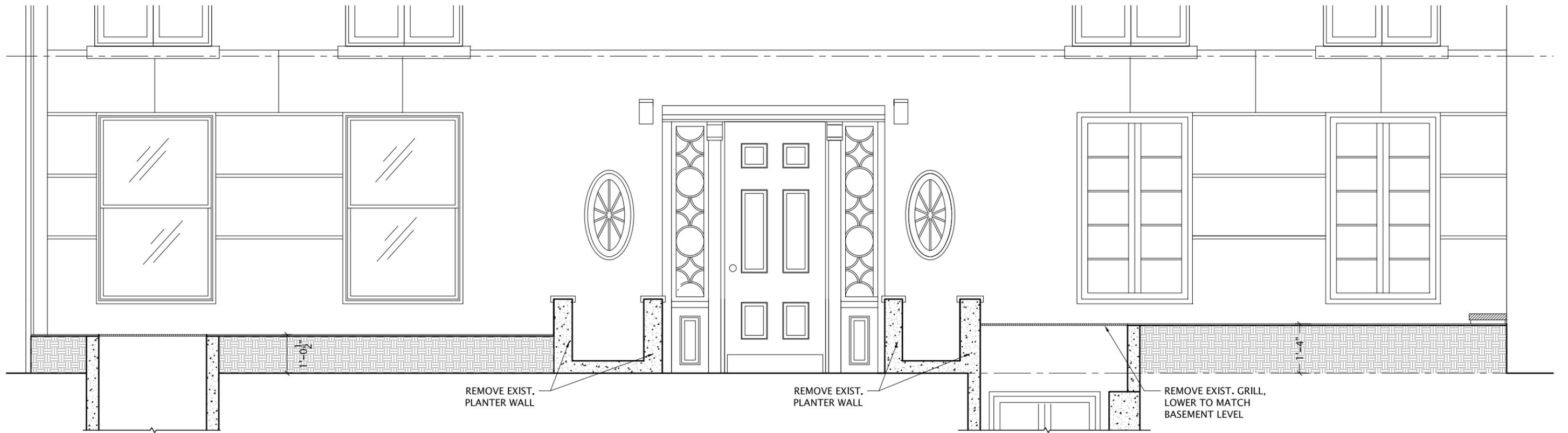
3 EXISTING FRONT ELEVATION
1/8"=1'-0"



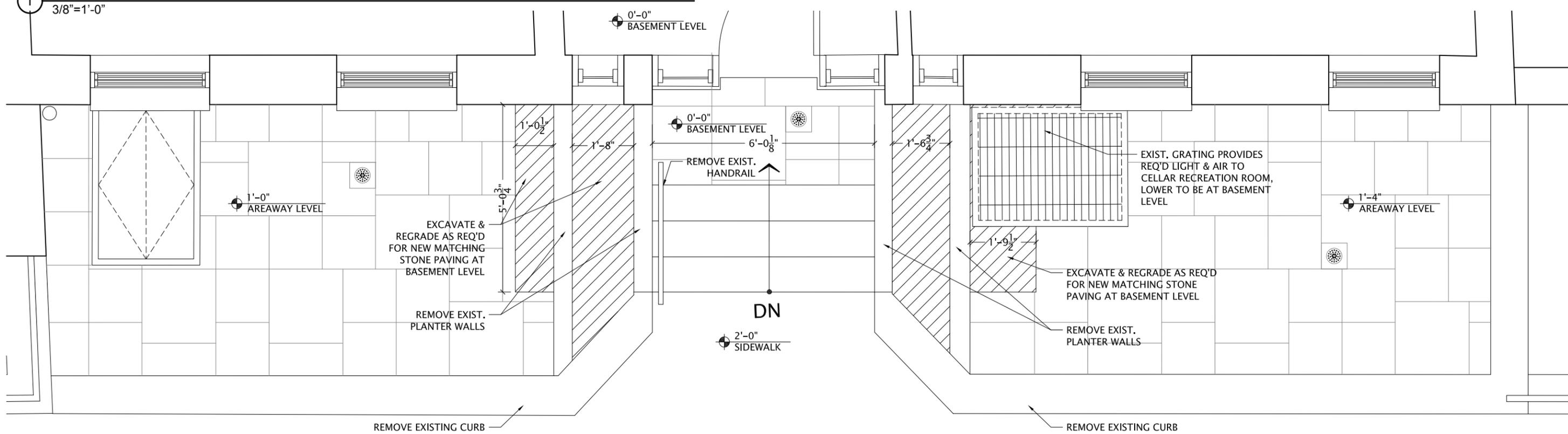
2 PROPOSED BASEMENT FLOOR PLAN
1/8"=1'-0"



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

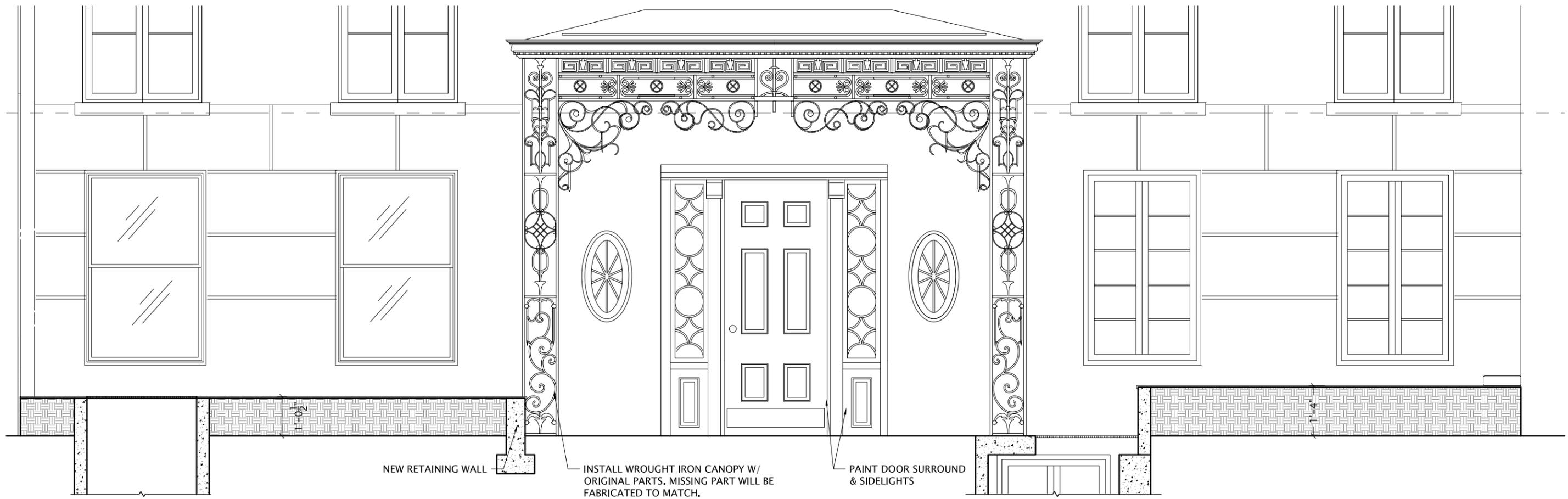


1 EXISTING FRONT ELEVATION
3/8"=1'-0"

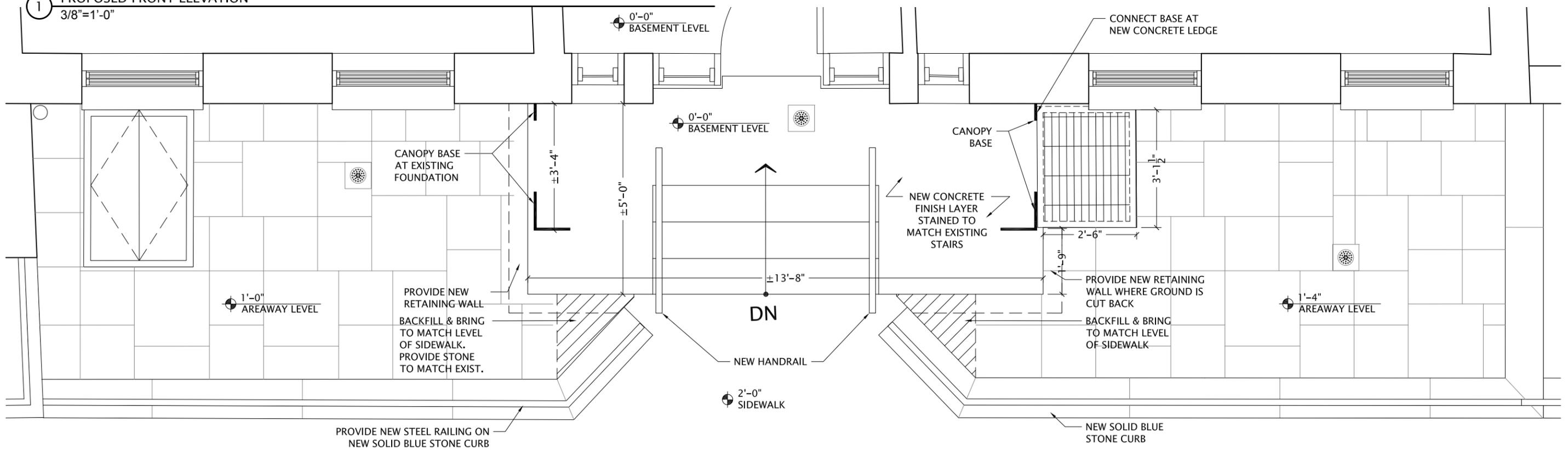


2 EXISTING BASEMENT FLOOR PLAN
3/8"=1'-0"

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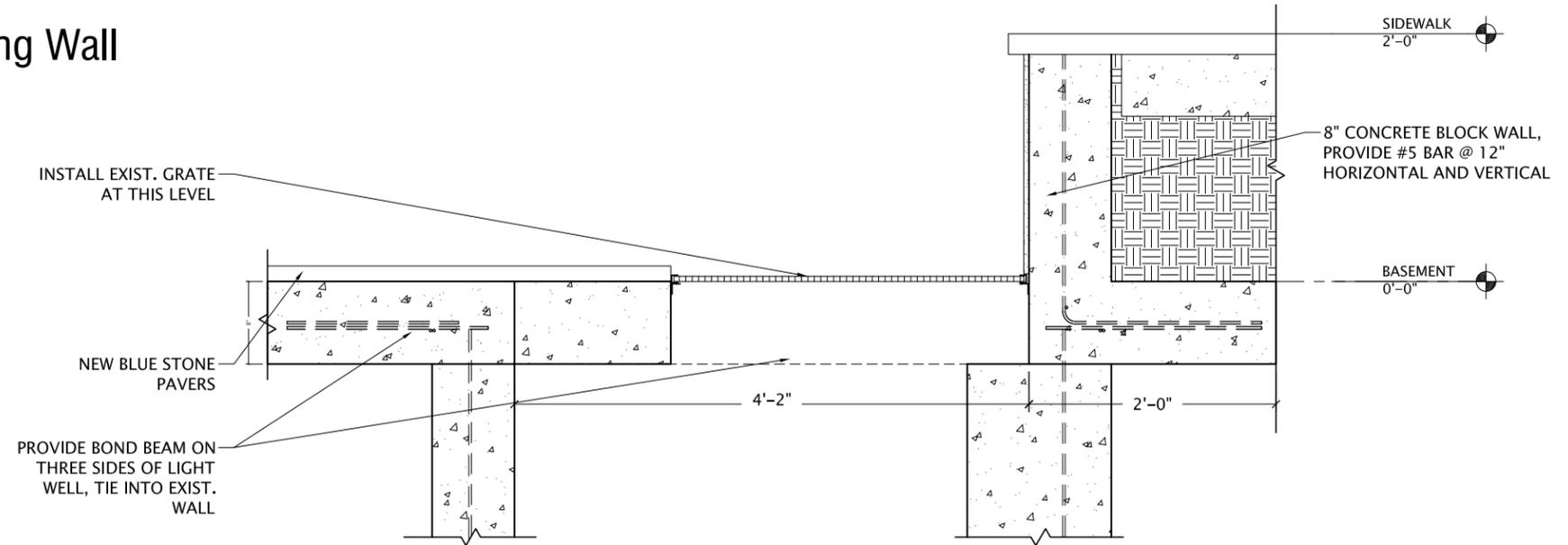
1 PROPOSED FRONT ELEVATION
3/8"=1'-0"



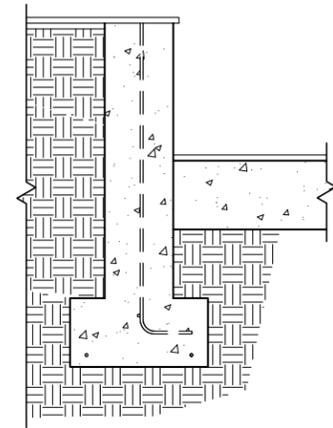
2 PROPOSED BASEMENT FLOOR PLAN
3/8"=1'-0"

May 5, 2015

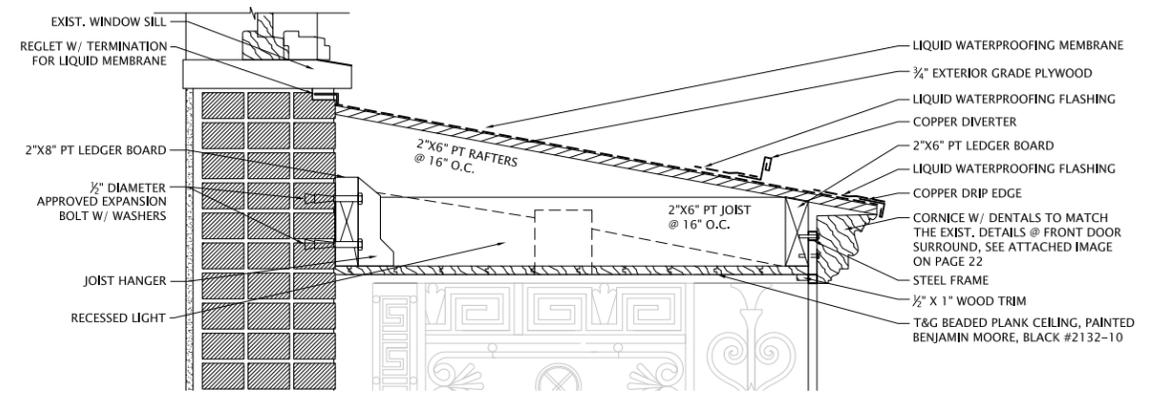
Drawing Details for Roof Canopy and Retaining Wall



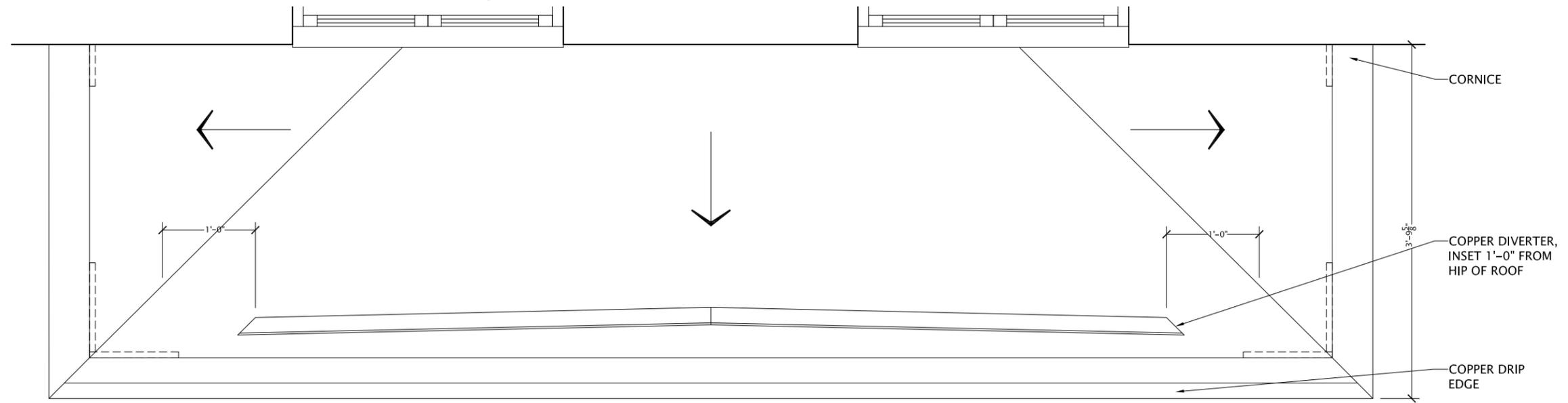
2 RETAINING WALL & GRATE
3/4"=1'-0"



1 RETAINING WALL DETAIL
3/4"=1'-0"

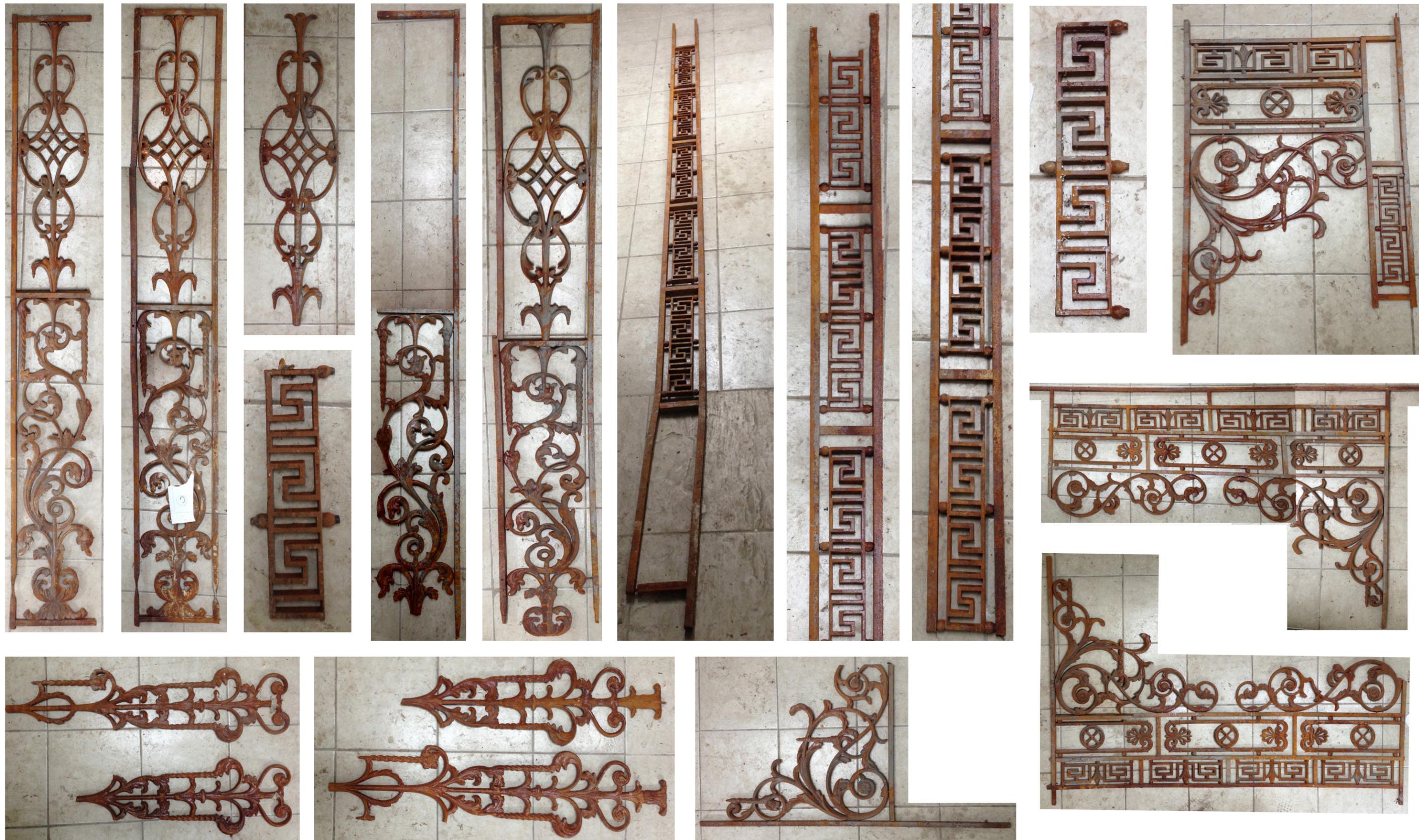


3 ROOF CANOPY SECTION
3/4"=1'-0"



4 CANOPY ROOF PLAN
3/4"=1'-0"

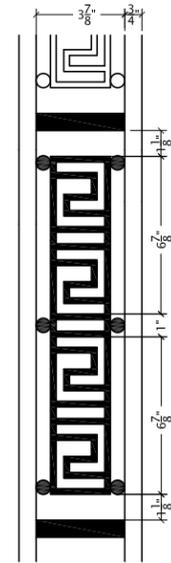
Existing Trellis Pieces



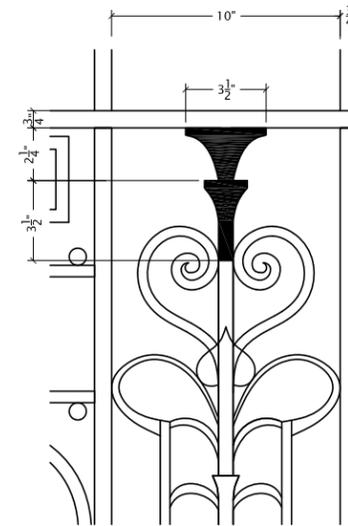
May 5, 2015

16-18 Charles Street

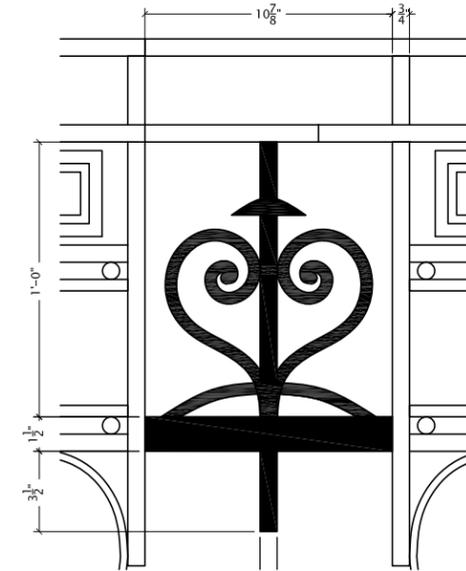
New Proposed Trellis Pieces



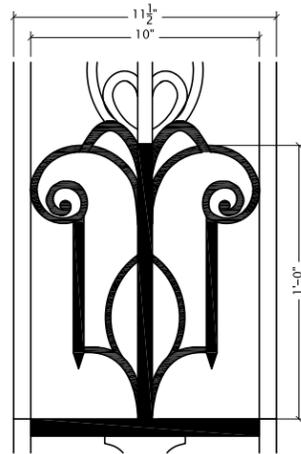
6 DETAIL 5
1 1/2"=1'-0"



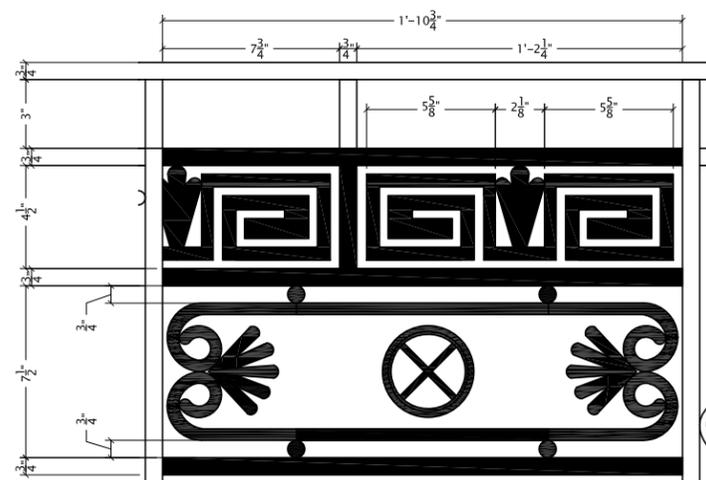
5 DETAIL 4
1 1/2"=1'-0"



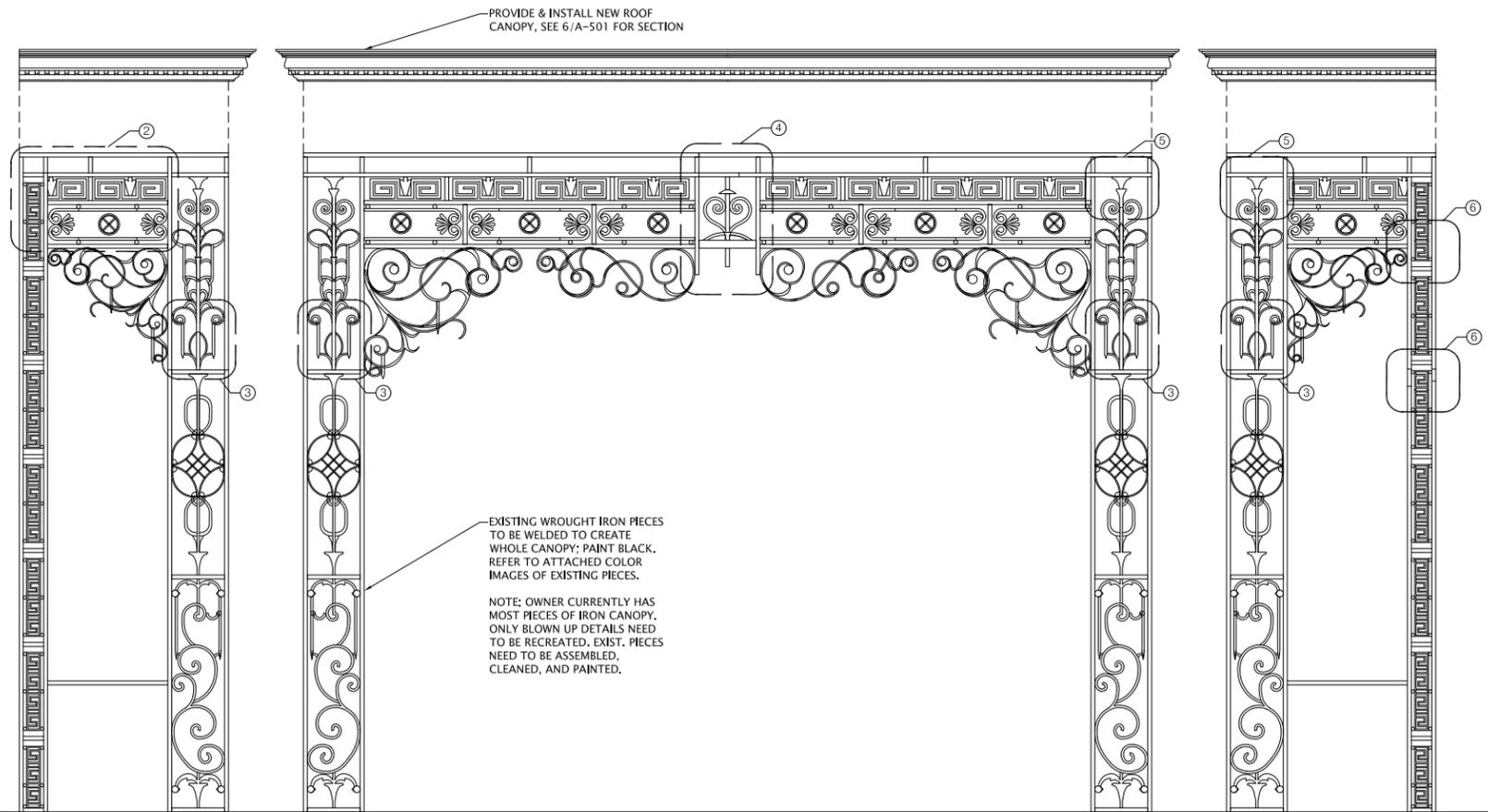
4 DETAIL 3
1 1/2"=1'-0"



3 DETAIL 2
1 1/2"=1'-0"



2 DETAIL 1
1 1/2"=1'-0"



1 EXISTING CANOPY ELEVATIONS

Proposed Fence and Handrail



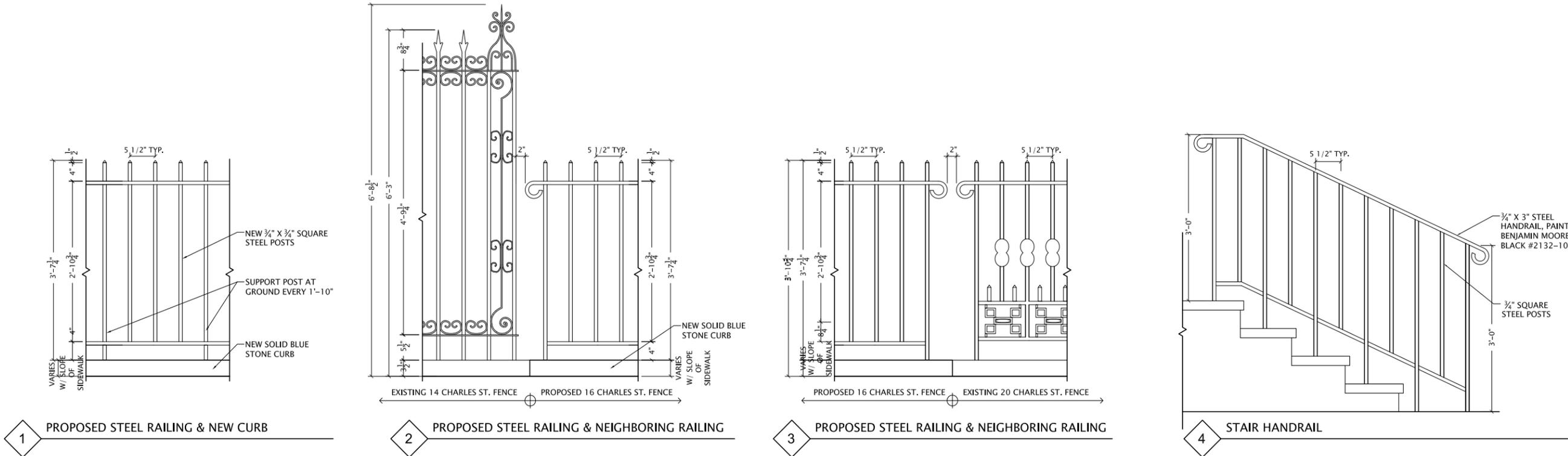
16-18 CHARLES ST., HISTORIC PHOTO



FENCE, HISTORIC PHOTO



EXISTING FENCE ACROSS THE STREET AT 7 CHARLES ST.

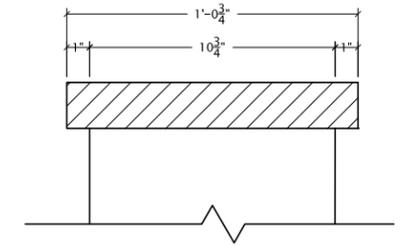


Railings and Handrail Details (Scale: 1/2"=1'-0")

Existing and Proposed Curb



EXISTING CURB



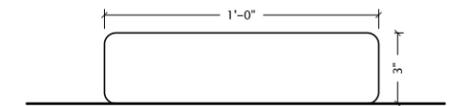
1 SECTION AT EXISTING CURB
1 1/2"=1'-0"



EXISTING AND NEIGHBOURS' CURBS



PROPOSED STONE CURB



2 SECTION AT PROPOSED CURB
1 1/2"=1'-0"

Door and Sidelights



EXISTING DOOR AND SIDELIGHTS

We propose to paint the existing door, door surround and sidelights to reflect the historic colors.



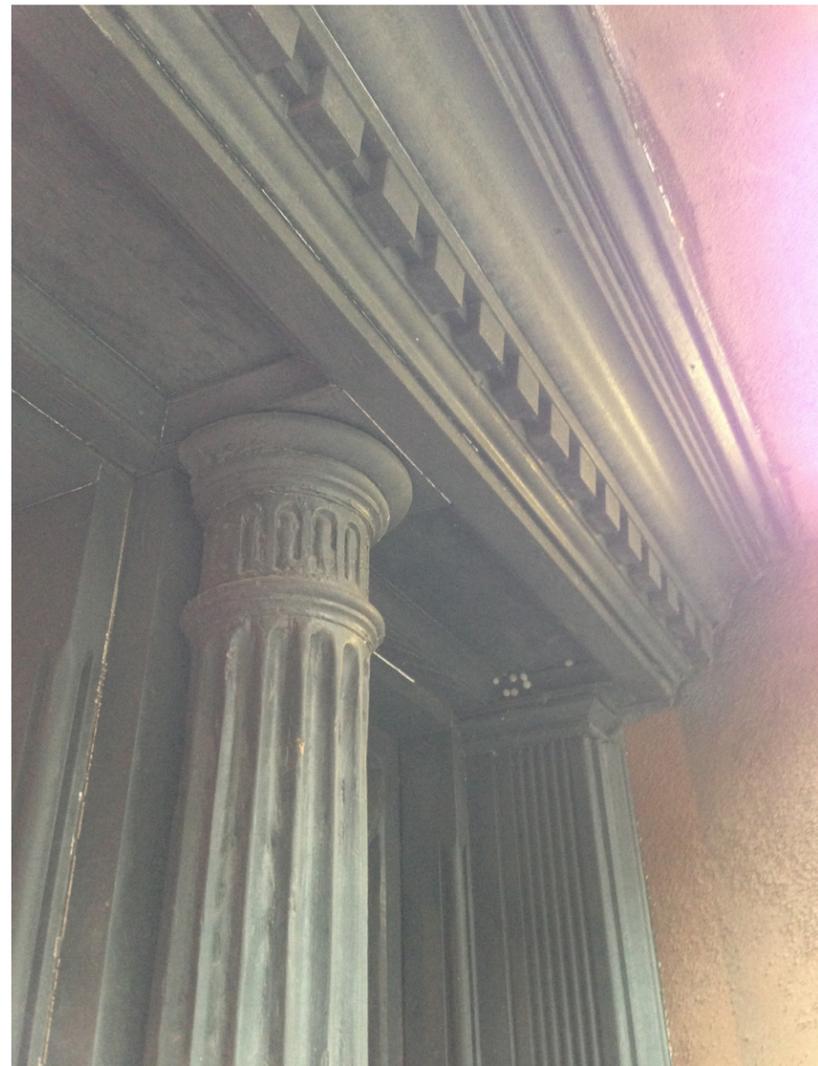
PROPOSED PAINT AT DOOR,
COLOR: BENJAMIN MOORE, EBONY KING 2132-20



PROPOSED PAINT AT SURROUND AND SIDELIGHTS,
COLOR: BENJAMIN MOORE, WHITE DOVE OC-17



EXISTING SIDELIGHTS



EXISTING DOOR SURROUND



DOOR AND SIDELIGHTS, 1938

May 5, 2015

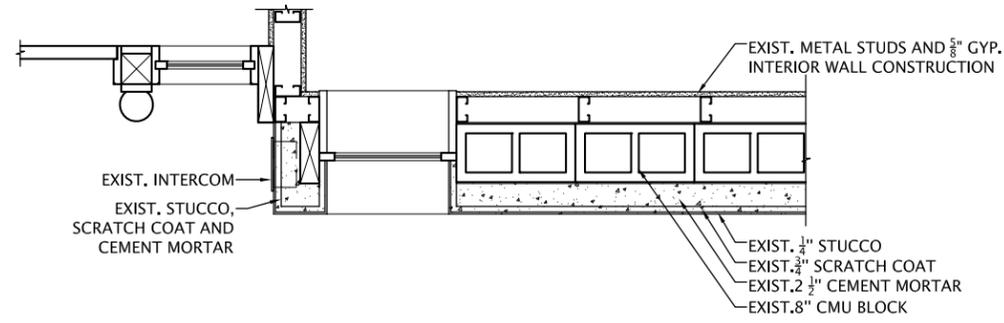
16-18 Charles Street



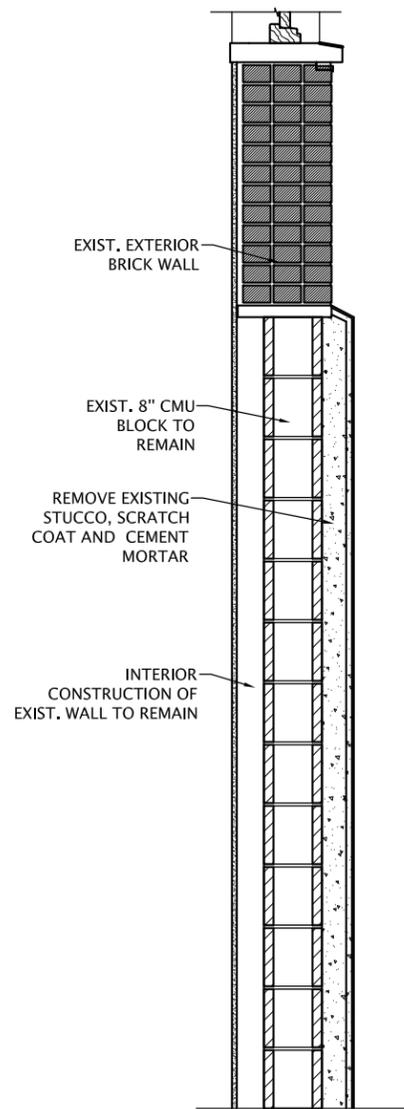
In response to NOV 06-0229, we propose to:

- Legalize the stucco due to the fact that historic brick no longer exists behind the stucco, and therefore the brick can't be exposed as seen in the historic photos.
- Keep the rustifications on the stucco that reflect and tie into the neighboring buildings.

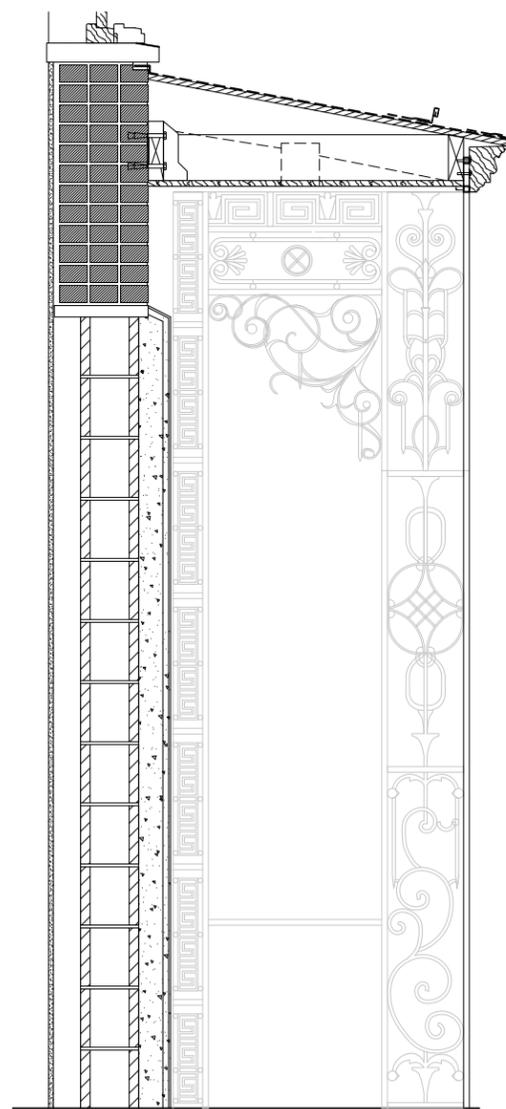
Existing Construction at Stucco Near Entry



Existing Plan Detail at Stucco (Scale: 1/2" = 1'-0")



Existing Section Detail at Stucco (Scale: 1/2" = 1'-0")



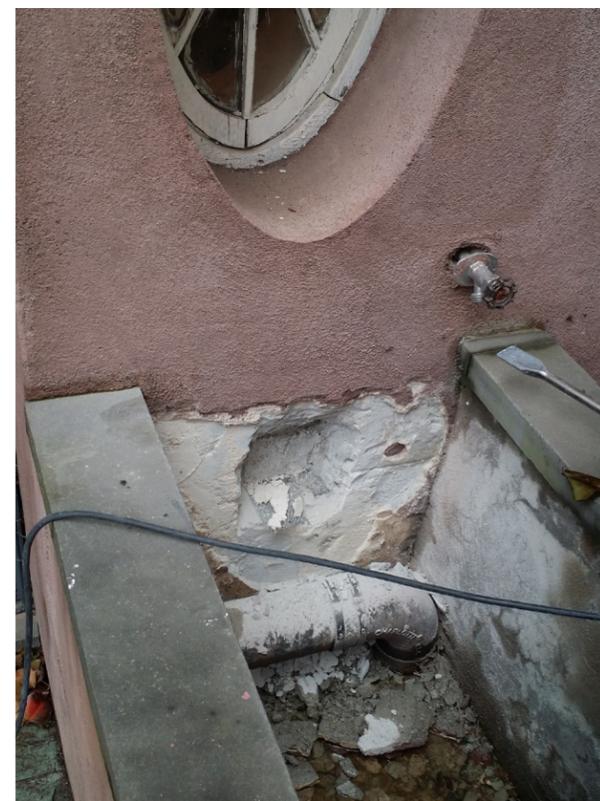
Proposed Section with Canopy (Scale: 1/2" = 1'-0")



PROBE AT EAST SIDE OF ENTRY



CLOSE UP OF PROBE AT EAST SIDE OF ENTRY



PROBE AT WEST SIDE OF ENTRY



CLOSE UP OF PROBE AT WEST SIDE OF ENTRY

Stucco Rustifications



EXISTING STUCCO RUSTIFICATIONS AT 18 CHARLES ST / 20 CHARLES ST.



EXISTING STUCCO RUSTIFICATIONS AT 19 CHARLES ST.



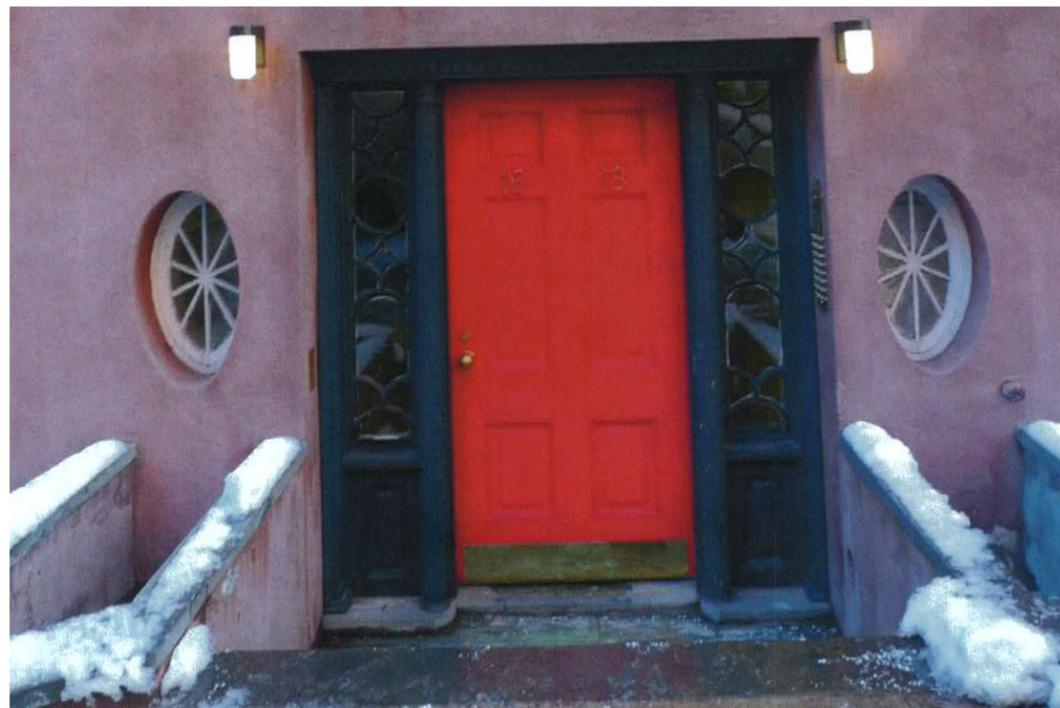
NEIGHBORHOOD PROPERTIES THAT ALSO SHOW STUCCO RUSTIFICATIONS



OLD SURFACE MOUNTED INTERCOMS, IMAGE FROM 1999

In response to NOV 04-0515, we propose to:

- Legalize the intercoms which are currently recessed into the stucco and concrete block, and are not damaging any historic materials.



CURRENT RECESSED MOUNTED INTERCOMS ARE NOT OBTRUSIVE



CLOSE UP OF EXISTING INTERCOM AND KEY BOX



EXISTING ELEVATION



PROPOSED ELEVATION



May 5, 2015

16-18 Charles Street

In summary, this application is to clear three violations on the building having to do with the front areaway. The previous owner did several modifications without having approval from landmarks and the current owner is working to rectify the situation by re-building the canopy, trellis and fence that were removed, removing planters that were built, replacing stone pavers and curbing, and re-painting the doors and sidelights.

Along with this work, we are proposing to legalize the stucco and intercoms due to the fact that historic brick no longer exists behind the stucco, and therefore the brick can't be exposed as seen in the historic photos. The intercoms are now recessed into the stucco and are not damaging any historic materials.