



Date:	11/14/2017
LPC Docket #:	LPC-19-13866
LPC Action:	Approved in part
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 34 King Street

Borough: Manhattan

Block: 519 **Lot:** 22

Historic District: Charlton-King-Vandam Historic District

Description: A Greek Revival style house built in 1840. Application is to legalize the construction of a rooftop bulkhead in non-compliance with Certificate of Appropriateness 15-0478, and install a mechanical enclosure in the areaway.

COMMISSION FINDINGS

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL IN PART, finding:

- that the installation of the fresh air intake enclosure will not damage or remove any architectural fabric from the building's façade or areaway;
- that the enclosure, clad in Ipe wood, will be of a simple design and neutral finish and will not call undue attention to the installation;
- that the proposed size of the enclosure will not detract from the overall areaway spacing and configuration, will be partially concealed by the areaway fence or walls, and will not exceed the areaway fencing in height.

However, in voting to grant this approval, the Commission required:

- that the height of the air intake enclosure be reduced to match the top edge of the areaway coping;
- that the height of the northern elevation of the bulkhead be reduced so that it becomes minimally visible and does not exceed the visibility which the Commission previously approved;
- and that the cornice flashing be eliminated from the proposal.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy

10-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law