



Date:	6/13/2017
LPC Docket #:	LPC-19-8252
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 41 King Street

**Borough:** Manhattan

**Block:** 520      **Lot:** 53

**Historic District:** Charlton-King-Vandam Historic District

**Description:** A Federal style rowhouse built in 1827-28. Application is to construct rooftop and rear yard additions, excavate the rear yard, and legalize the removal of ironwork without Landmarks Preservation Commission permit(s).

### COMMISSION FINDINGS

The Commission noted that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Charlton-King-Vandam Historic District. Staff also notes that the building was modified in the late 19th or early 20th century in the Italianate style with Neo-Gothic style ironwork.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED WITH MODIFICATIONS, finding:

- that the proposed work will not damage or destroy any significant architectural features;
- that the house is not part of an extant row and does not align with adjoining properties at the rear façade, therefore the proposed full height addition will not detract from a unified row or alignment of facades;
- that the existing ell is not original, and the rear façade has been altered, and therefore, the replacement of the existing non-original deep addition with a shallower, wider rear addition will return the house closer to its original massing and increase the central greenspace;
- that the height and projection of the proposed rear addition will be considerably less than the rear of the neighboring tenement building and will approximate the rear of the neighboring modern building, and therefore will not overwhelm the surrounding properties;
- that the rear addition will feature a high solid to void ratio, typical of secondary facades of buildings within this historic district, and punched masonry openings in keeping with the residential character and scale of the building;
- that the one-story rooftop addition will be typical in height and set back from the front façade and the new rear façade;
- that, except for a roof railing, none of the work at the rear or roof of the building will be visible from a public thoroughfare;
- that the roof railing will be simply designed, typical in terms of placement and finish, and only visible from public thoroughfares at a distance from select vantage points, against the background of a secondary façade of a taller neighboring building;
- that the limited excavation of a central portion of the rear yard will not diminish the continuity of neighboring grade levels or a unified greenspace;
- that the excavation and related underpinning will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings;
- and that the presence of a wall, with a maximum height of 6'-0", at the perimeter of the rear yard, which is surrounded on two sides by taller secondary facades of neighboring buildings and on one side by a fence of similar height will not diminish the relationship between the yard and neighboring properties or detract from a unified central greenspace.

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

- that the applicant work with staff to recreate the decorative grilles at the parlor floor windows.

#### 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,



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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