



Date:	3/19/2019
LPC Docket #:	LPC-19-15901
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 17 King Street

Borough: Manhattan

Block: 520 **Lot:** 40

Historic District: Charlton-King-Vandam Historic District

Description: A Federal style rowhouse, designed by William Christie and built in 1826. Application is to construct a rear addition, modify the roof and rear dormer, excavate the rear yard, and remove a chimney.

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.

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

- that the proposed work at the rear of the building will only be visible from limited vantage points on 6th Avenue, against a background of taller secondary facades of neighboring buildings;
- that the existing dormer and roof cladding are modern, therefore its replacement will not eliminate any significant architectural features;
- that the existing rear façade of the house is in a very deteriorated condition, and will be reconstructed to match the historic condition;
- that the proposed multi-light windows at the rear façade will be consistent with the historic fenestration patterns of Federal style rowhouses;
- that the replacement of the existing modern rear addition with a new one-story addition, which will not extend as deep into the rear yard, will maintain a similar level of openness in the rear yard and its surroundings;
- that the proposed rear yard addition will be only minimally visible from a public thoroughfare and will closely approximate the height of the existing addition, which it replaces, and will therefore will not detract from views of the rear of the building;
- that the proposed addition and railing will be simply designed and feature materials and finishes which will help them blend with the surrounding context;
- that the lowered grade level of the rear yard, adjacent to the addition, will be in keeping with air and light wells sometimes found at 19th century rowhouses and will not significantly alter the perceived scale of the house;
- that although the below-grade excavation will extend to the rear lot line, this work will be at the edge of the historic district, within a small section of greenspace separated from the center of the block by neighboring buildings, and will abut walls of neighboring buildings;
- and that the excavation 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.

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

- that the dormer be set back slightly from the rear façade;
- and that the louver be omitted or more discreetly integrated below the eaves or at the sides.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

9-0-0

In Favor = S.Carroll, A.Shamir-Baron, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy, A.HolFord Smith

Oppose =

Abstain =



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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