



Date:	5/3/2016
LPC Docket #:	16-9436
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 21 1/2 King Street

Borough: Manhattan

Block: 520 **Lot:** 43

Historic District: Charlton-King-Vandam Historic District

Description: A Greek Revival style rowhouse built in 1846. Application is to modify the rear façade, raise the parapet and construct a rooftop addition.

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 WITH MODIFICATIONS, finding:

- that the work will not result in damage to or demolition of significant historic fabric at the roof;
- that raising the parapet will serve to obscure the visibility of the bulkhead addition, as well as to create a code compliant railing for the roofdeck;
- that tar will be removed from the lot line wall, and the parapet will be raised with brick that matches the exposed historic brick;
- that if upon removal of tar, the brick of the lot line wall is damaged beyond repair, the wall and the newly raised parapet will be parged to allow for a seamless transition between the old and new;
- that the glass and metal stair bulkhead will be seen against a backdrop of a taller building in the context of a complex roofscape, and will be finished in a neutral gray metal cladding, and will therefore not call undue attention to itself;
- that cutting back the rear wall and filling in a portion of the lightwell will not result in the removal of significant historic fabric;
- that the new rear wall will only be visible from a limited vantage point through a gap in the streetwall from West Houston Street;
- that the rear wall will be clad in a brownstone colored terra cotta rainscreen which will harmonize with the materials of the streetscape and other visible rear walls;
- that the contemporary design with larger punched openings and glass balconies will be seen from outside the district over the garage of a mid-century apartment building;
- and that the work will not diminish the special architectural or historic character of the building or the Charlton-King-Vandam Historic District.

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

- that the applicant work with staff to select a color for parging the visible secondary elevation if the tar cannot be removed without damage to the masonry.

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 =



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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