



Date:	3/15/2016
LPC Docket #:	17-5795
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 31 Charlton Street

Borough: Manhattan

Block: 519 **Lot:** 61

Historic District: Charlton-King-Vandam Historic District

Description: A Federal style house built in 1826. Application is to modify masonry openings and the front areaway, construct a rear addition, and excavate the rear yard.

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 none of the work at the rear will result in the loss of, or damage to, any significant architectural feature of the building or substantially eliminate the presence of a rear yard;
- that a majority of the other buildings in the block feature comparable or larger rear yard additions in terms of their projection into the rear yard and their height, therefore, the proposed full height rear addition will not detract from adjoining properties or diminish the unity of a row;
- that the proposed stepped massing and design of the rear façade featuring multi-light windows, framed and separated by floor level by brickwork cladding, will retain the scale and character of an individual house;
- that the proposed excavation will not extend to the rear lot line and will provide an area for significant plantings in the rear yard;
- that the proposed terracing of the rear yard will be in keeping with the range of the varied terracing of neighboring properties;
- that the excavation at the rear yard and beneath the front areaway, and related underpinning will be done in compliance with Department of Buildings (DOB) regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings;
- that none of the work at the rear will be visible from a public thoroughfare;
- that the replacement of the bluestone at the areaway with new bluestone is warranted due to its damaged condition;
- and that the excavation at the areaway will not significantly affect the perceived relationship of this aspect to the house and will remain harmonious within this streetscape, which feature a variety of grade levels.

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

- that the proposed shifting of the masonry openings and associated replacement of historic masonry will alter these features of the house away from their historic placement and proportions;
- and that the modifications will eliminate and/or disturb a significant portion of the historic fabric at and close to the typical eye level from the public thoroughfare and diminish the unified appearance of the brickwork.

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

- that the alterations at the front façade be omitted, and the applicant work with staff to find a less intrusive solution to the issues with floor alignment.

VOTE:

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



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