

February 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-26-00756

27 King Street – Charlton-King-Vandam Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 333 0483

Passcode: 280108

By Phone: 646-828-7666 (NY)

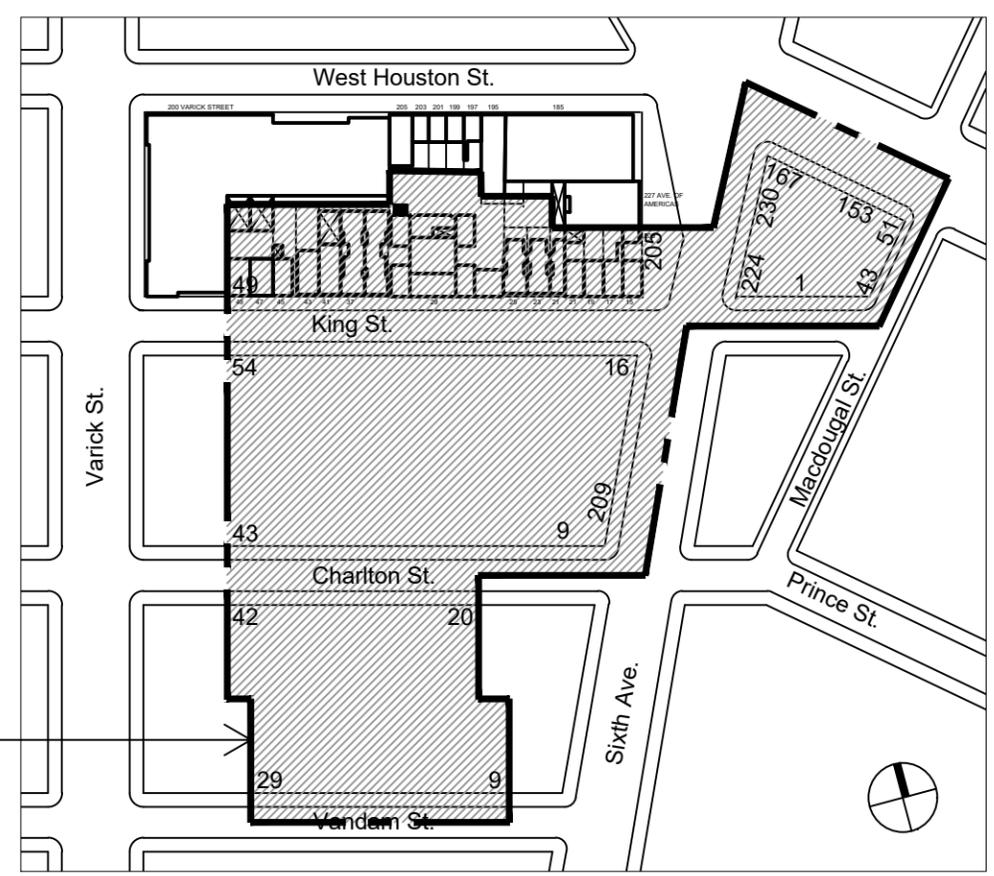
833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

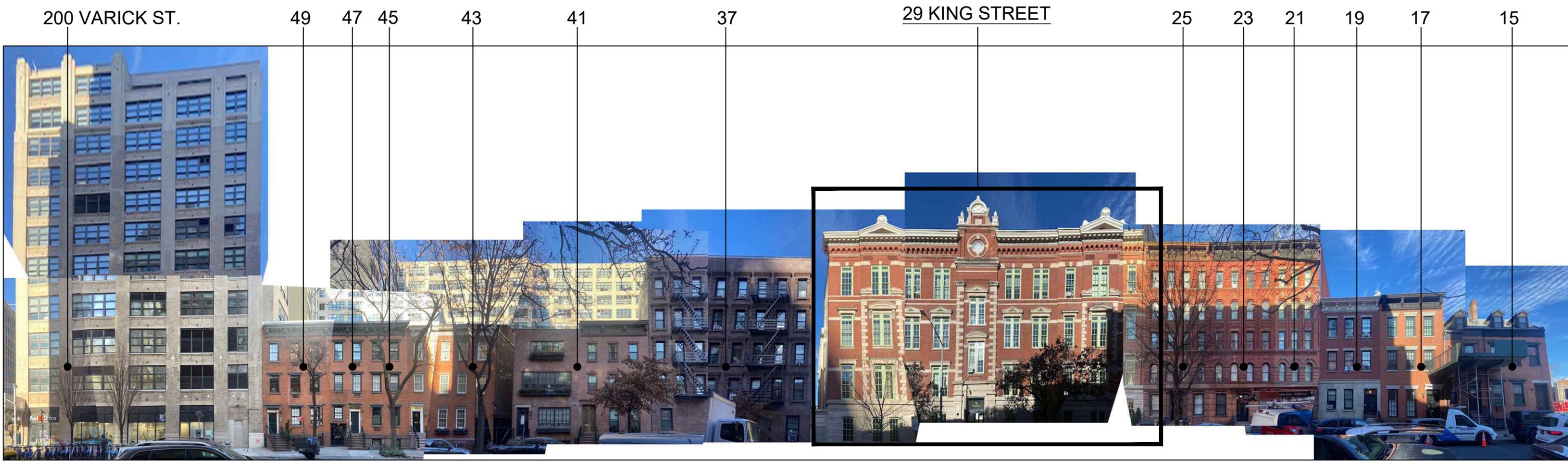
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ZONING AND BLOCK ELEVATION

ZONING AND BUILDING INFORMATION			
ADDRESS: 29 KING ST. UNIT 1A/B, NEW YORK, NY 10014			
BLOCK: 520	BIN: 1008142	CB NO: 102	
LOT: 7501	3: NON-FIREPROOF STRUCTURES		
ZONE: R6	EXISTING OCCUPANCY: RES- RESID. BLDG-OLD CODE	PROPOSED OCCUPANCY: NO CHANGE	
MAP: 12A	MULTIPLE DWELLING CLASSIFICATION: CAA	PROPOSED MLTPL DWLG CLASSIFICATION : NO CHANGE	
BLDG HT: 48'	APPLICABLE CODES: GENERAL CONSTRUCTION-1968 BUILDING CODE; ASCE - 7 (AMERICAN SOCIETY OF CIVIL ENGINEERS); PLUMBING-2022 NYC BUILDING CODE; ENERGY CODE-NYCECC 2020		
STORIES: 4			
LOT COVERAGE:	EXISTING: 49.2%	PROPOSED W/ CANOPY: 51.4%	80% ALLOWABLE AS PER ZR 23-362
FLOOR AREA RATIO:	2.02		
OPEN SPACE RATIO:	NOT APPLICABLE SINCE BUILDING IS NOT A SKY EXPOSURE BUILDING		



2 CHARLTON - KING - VANDAM HISTORIC DISTRICT
1:2400



1 KING STREET BLOCK ELEVATION
1:600

HISTORIC VS CURRENT



2 CURRENT PHOTO OF STREET FACADE
NTS

1 HISTORIC PHOTOS OF STREET FACADE
NTS

BLOCK INFO

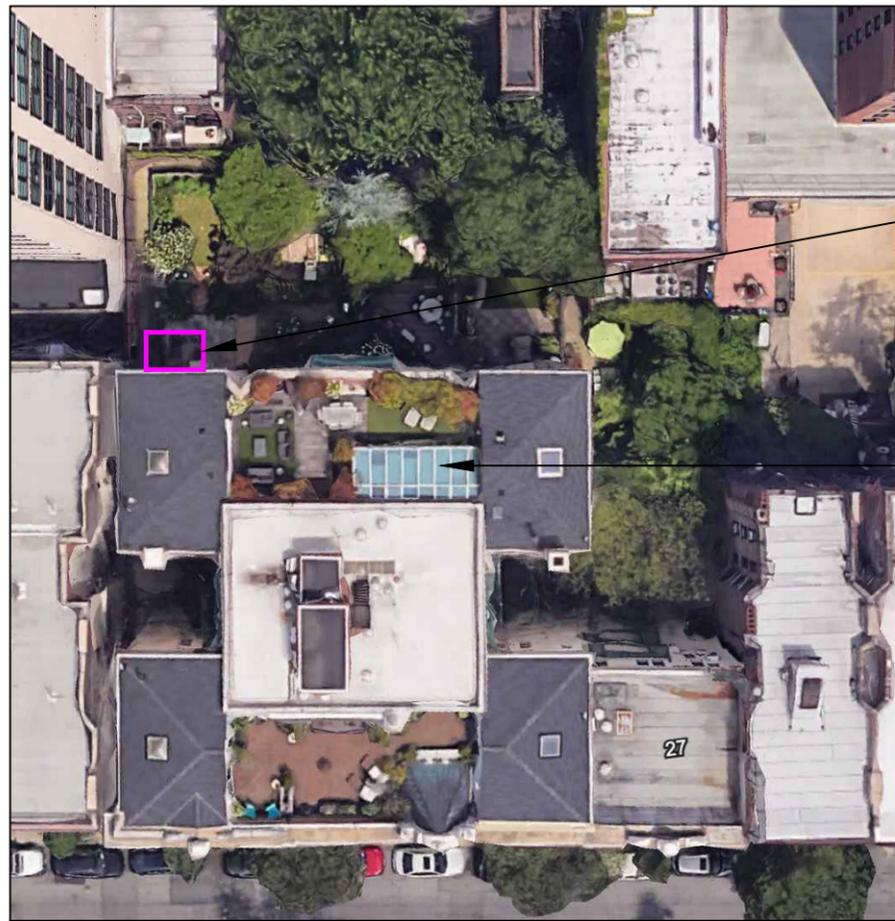
BLOCK PLAN LEGEND

- 6-12 Story
- 3 Story
- 5 Story
- 2 Story
- 4 Story
- 1 Story
- Charlton-King-Vandam
Historic District
Boundary
- EXIST. PENTHOUSE ENCLOSED CANOPY
- PROPOSED ENCLOSED CANOPY



1 BLOCK PLAN
1:600

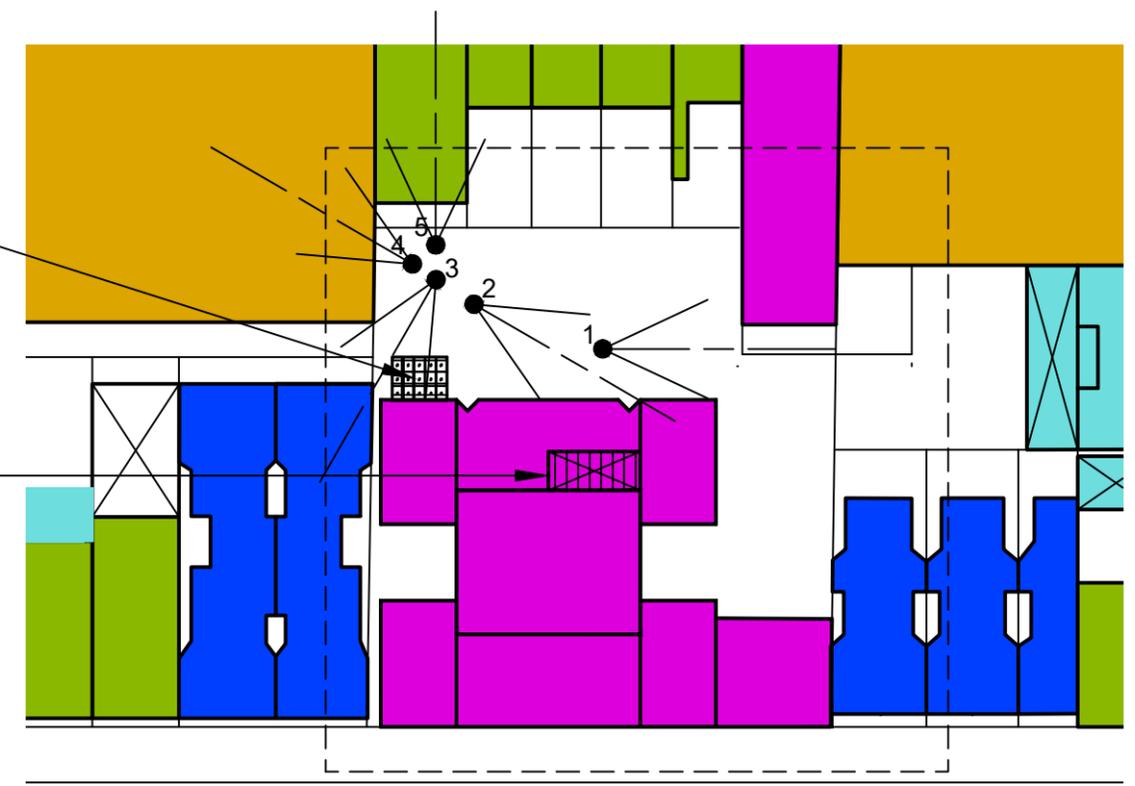
REAR AND ROOF CONTEXT



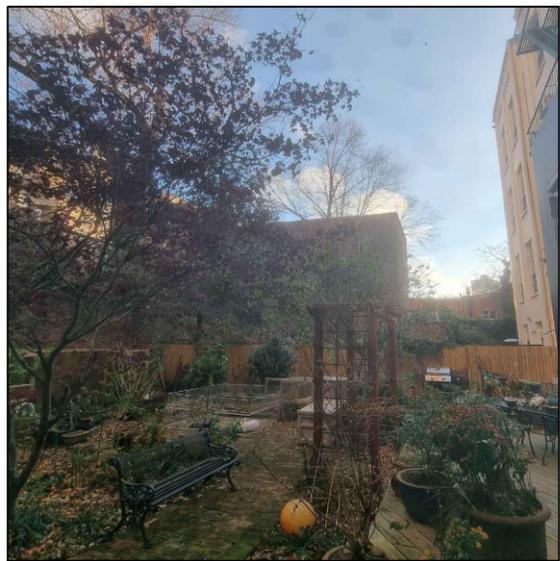
2 ROOFTOP VIEW
NTS

EXISTING CANOPY— SITE OF PROPOSED ENCLOSING GLASS

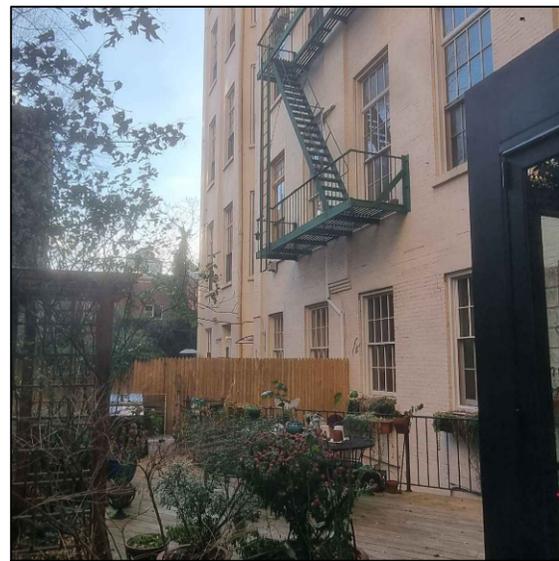
EXISTING PENTHOUSE W/ GREENHOUSE



3 PHOTO KEY PLAN
1:600



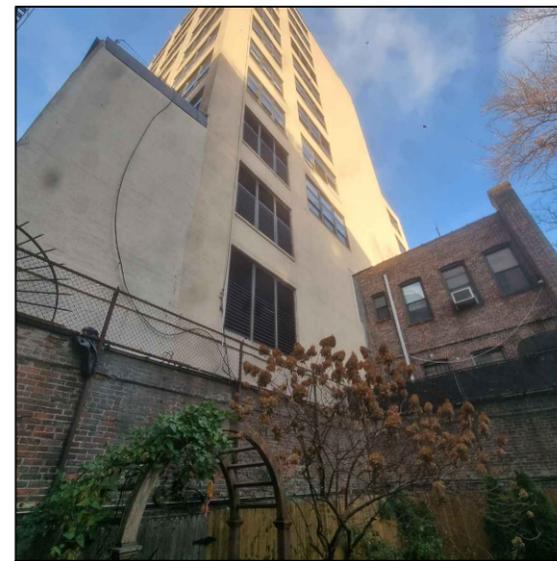
P1



P2



P3



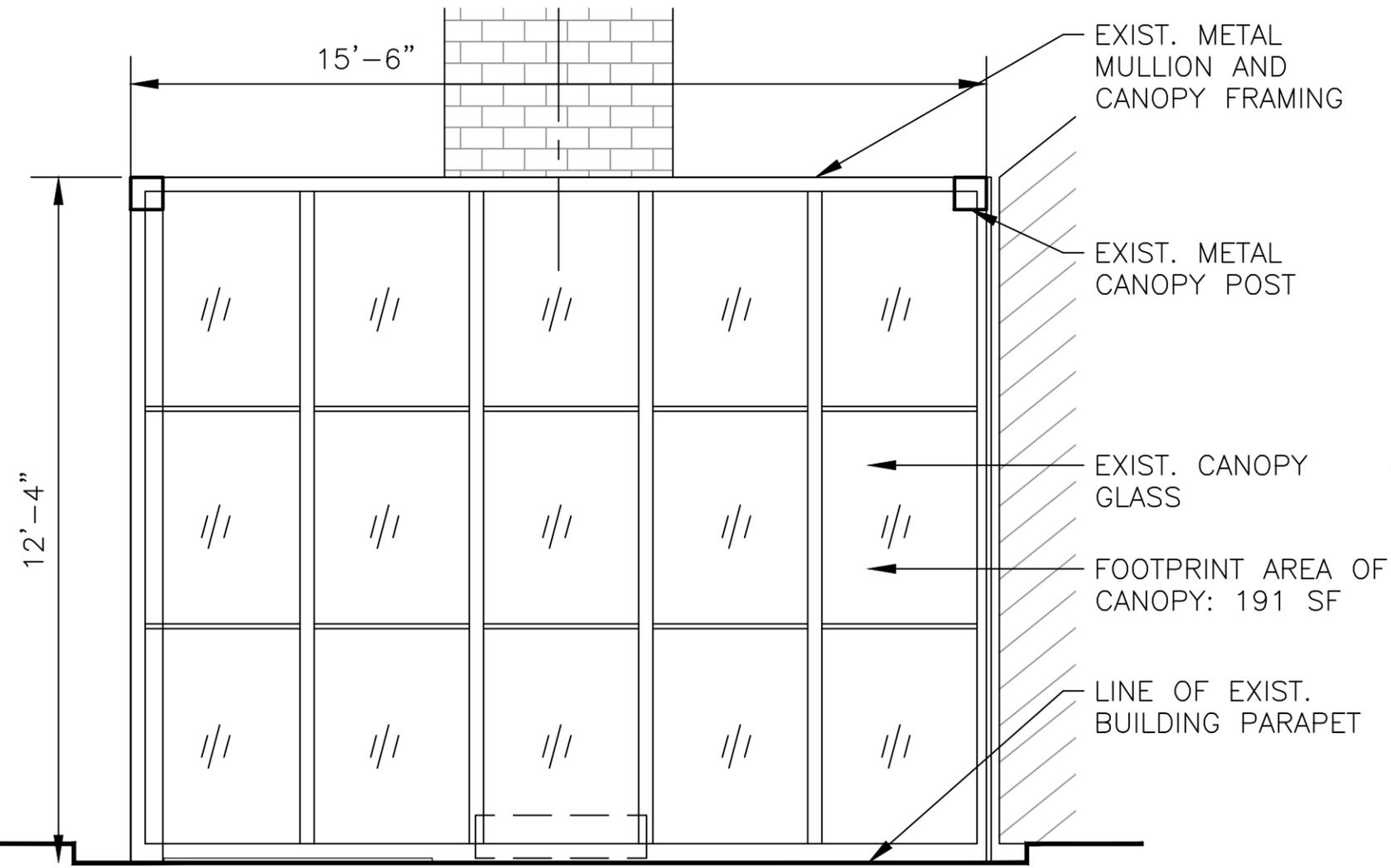
P4



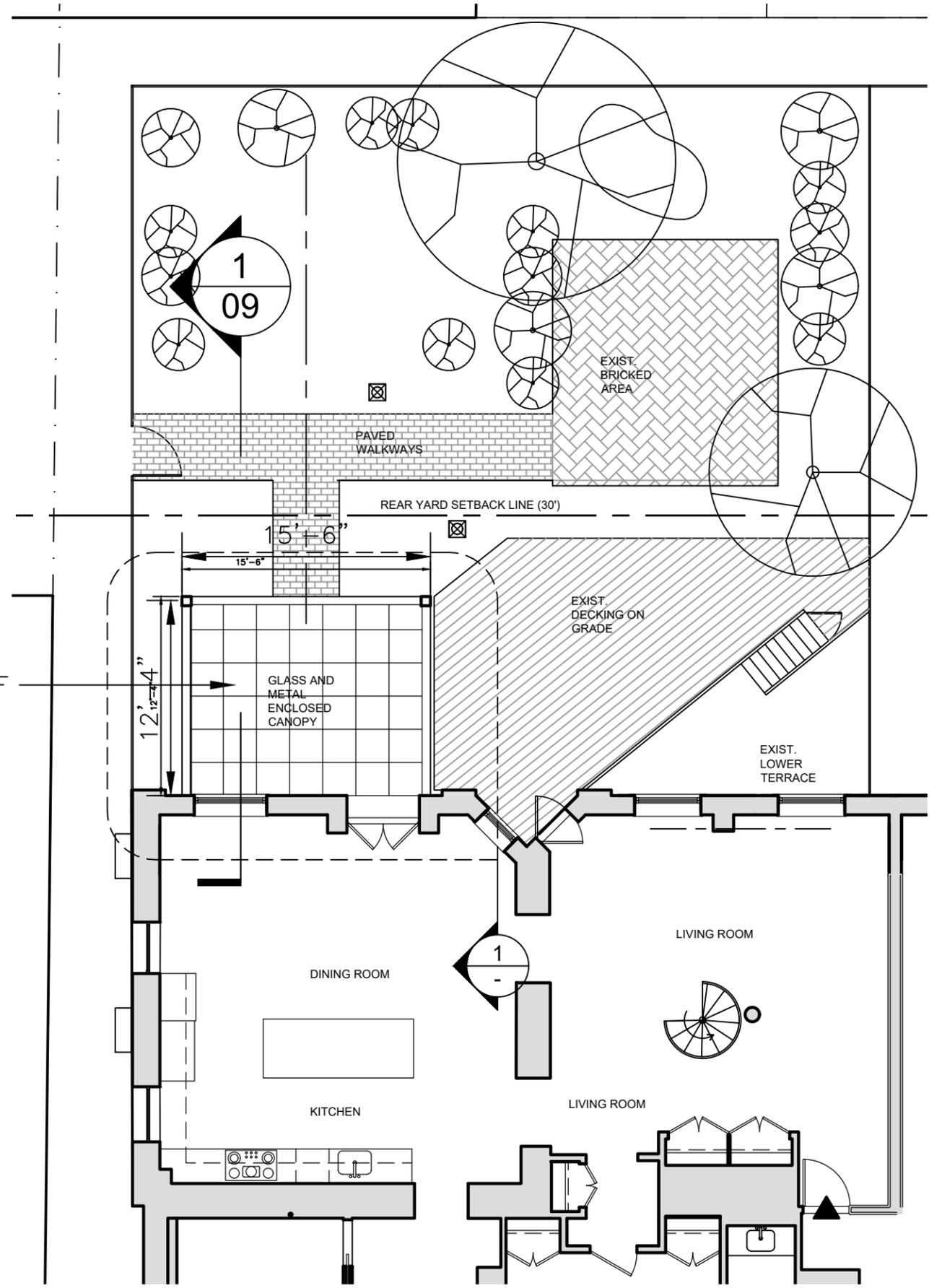
P5

1 REAR YARD CONTEXT PHOTOS
NTS

EXISTING PLANS

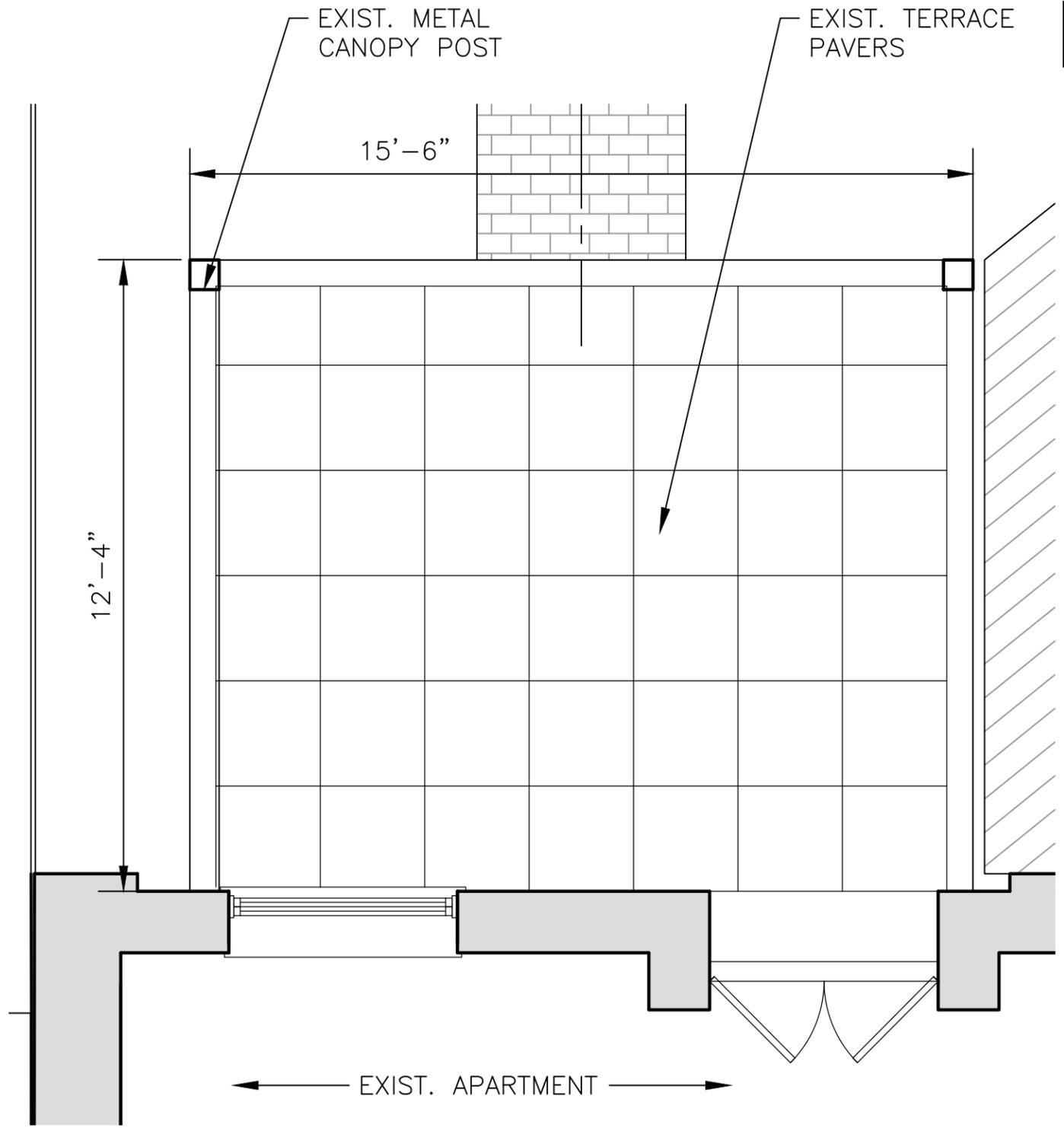


1 ROOF PLAN OF EXIST. CANOPY
3/8" = 1'-0"

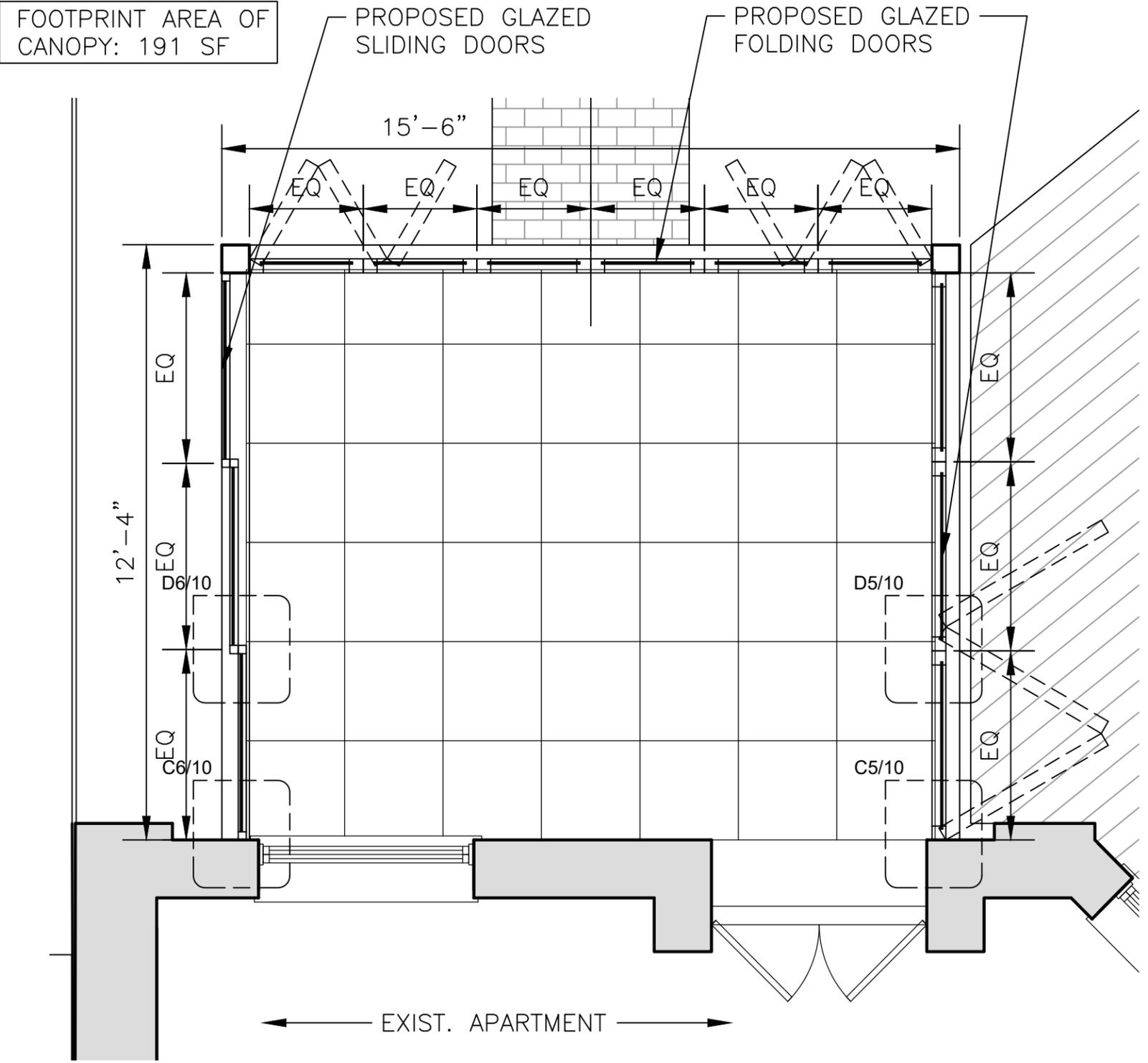


2 GROUND FLR EXIST. APT PLAN
1/8" = 1'-0"

EXISTING VS PROPOSED PLANS

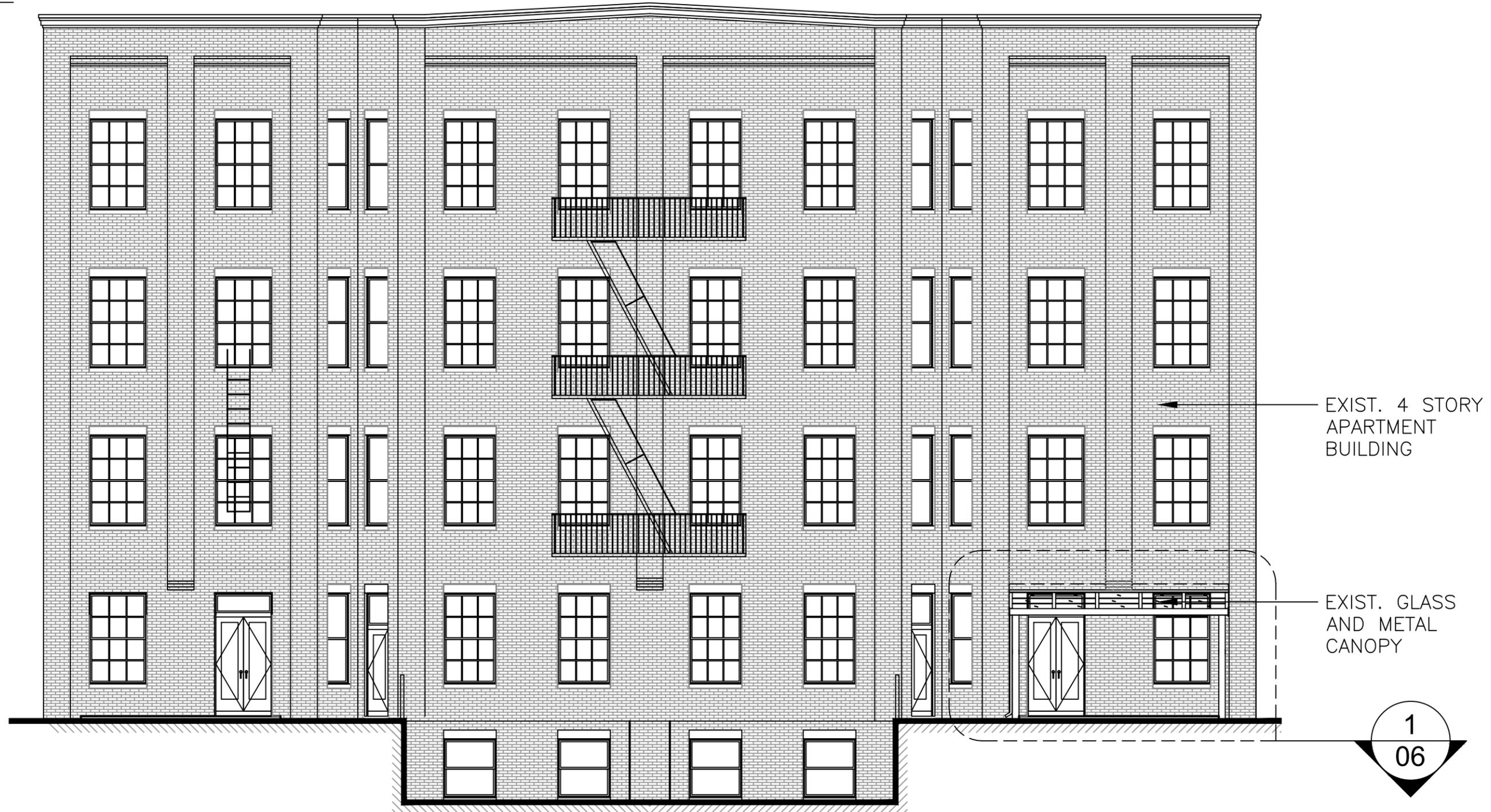


1 PLAN OF EXIST. CANOPY
3/8" = 1'-0"



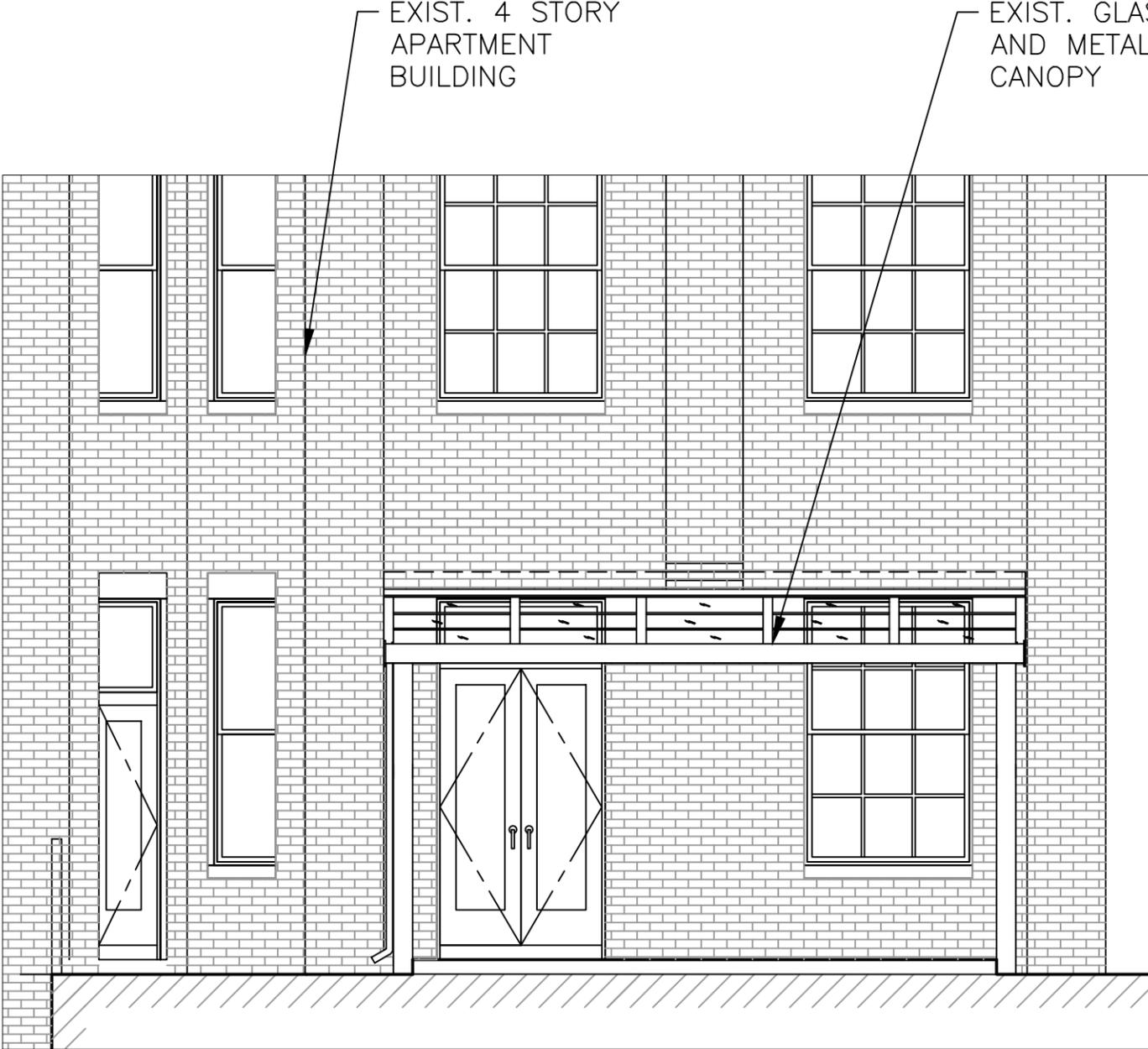
2 PLAN OF PROPOSED CANOPY
3/8" = 1'-0"

EXISTING REAR ELEVATION



1 EXISTING REAR ELEVATION
1/8" = 1'-0"

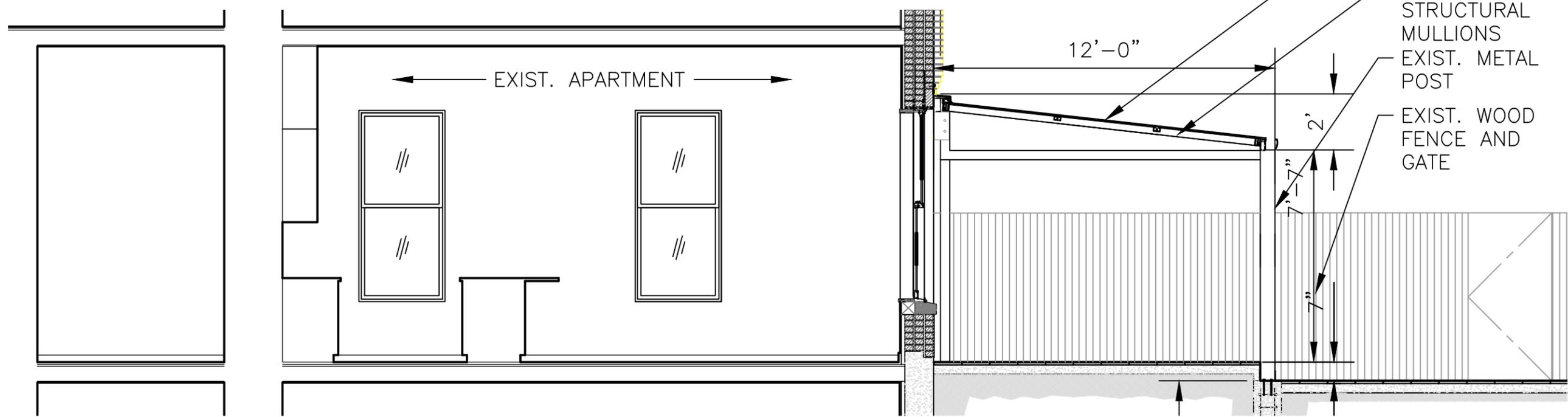
EXISTING VS PROPOSED ELEVATION



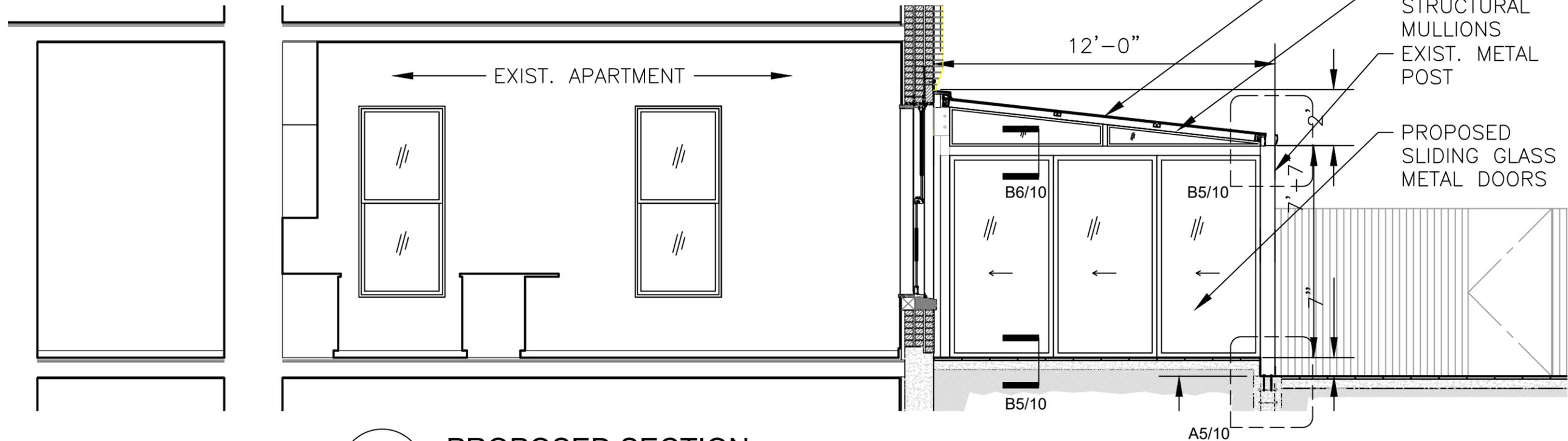
1 EXISTING ELEVATION
1/4" = 1'-0"

2 PROPOSED ELEVATION
1/4" = 1'-0"

EXISTING VS PROPOSED SECTION

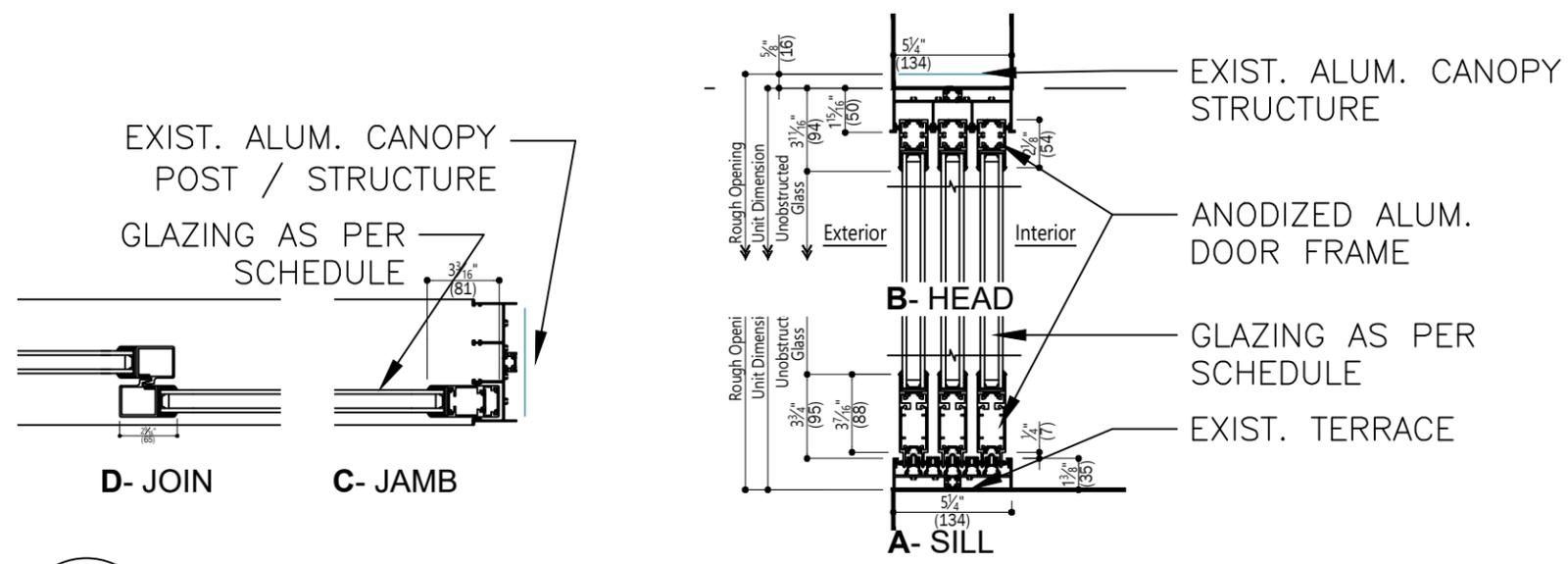


1 EXISTING SECTION
1/4" = 1'-0"

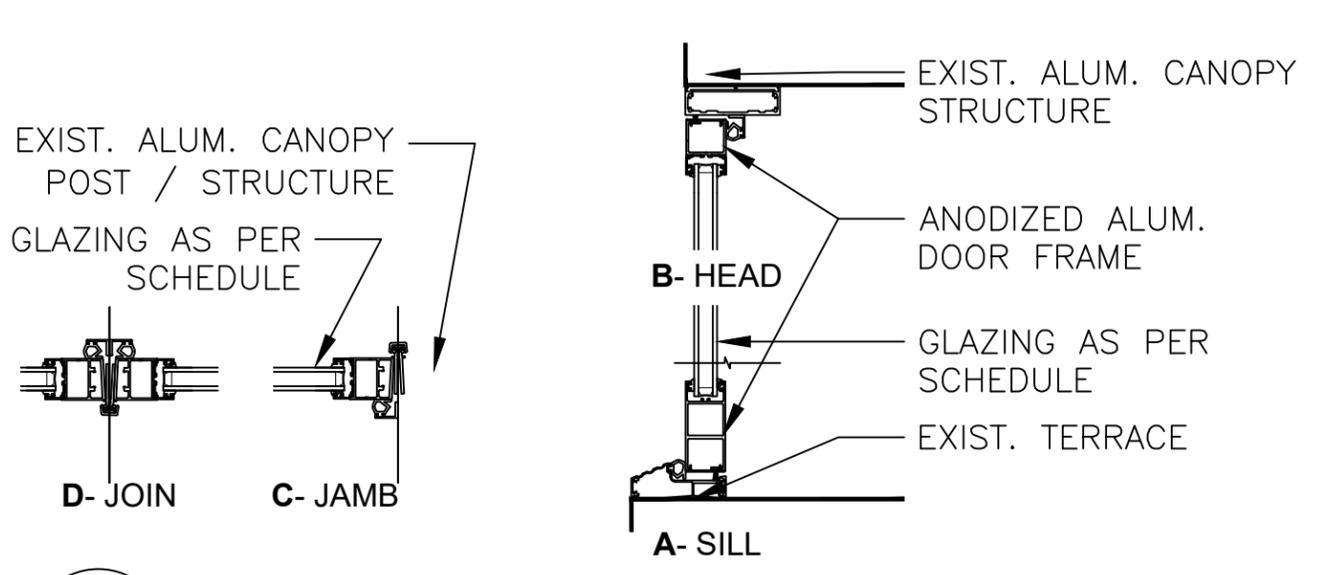


2 PROPOSED SECTION
1/4" = 1'-0"

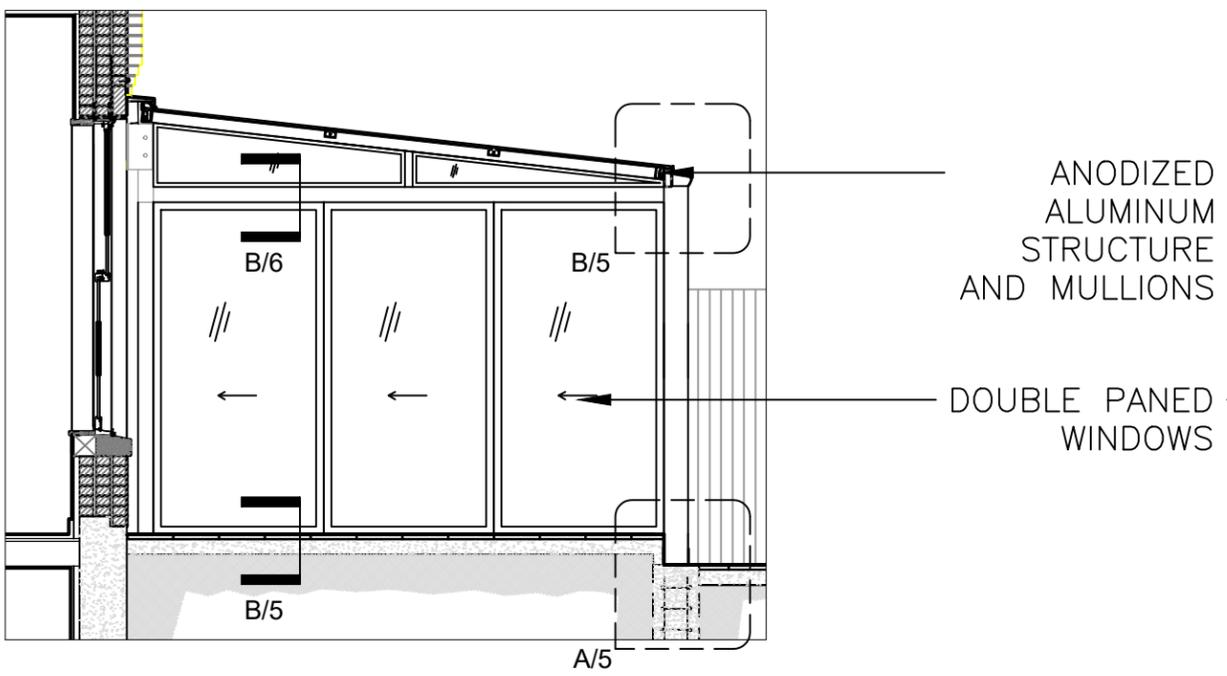
PROPOSED DETAILS



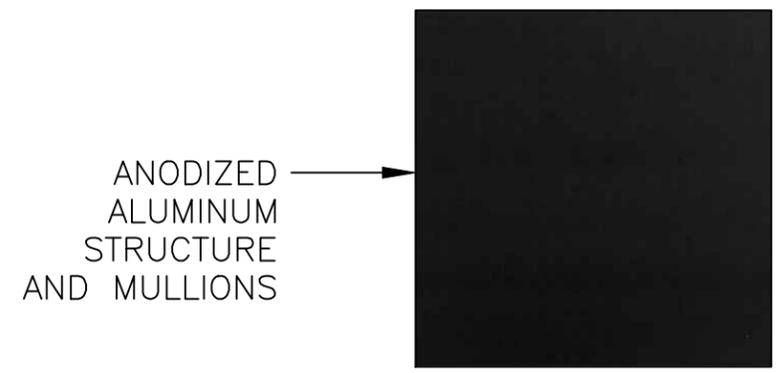
6 DTL-SLIDING DOOR
1-1/2" = 1'-0"



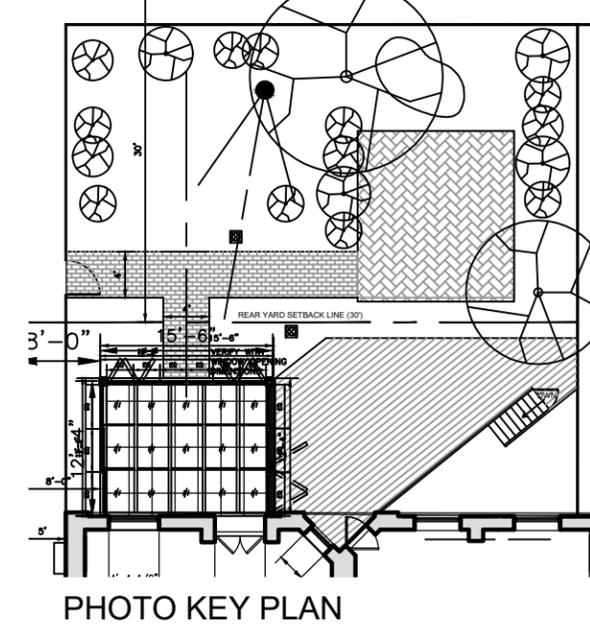
5 DTL-HINGED DOOR
1-1/2" = 1'-0"



4 PROPOSED MAT'L SECTION
1/4" = 1'-0"



EXISTING VS PROPOSED 3D VIEWS



EXIST. ALUM.
CANOPY
STRUCTURE

ANODIZED ALUM.
DOOR FRAME

CLEAR GLAZING FOR
ALL DOORS, FRONT
AND SIDES

EXIST. TERRACE



1

EXISTING PHOTO

NTS

2

PROPOSED PHOTO-COLLAGE

NTS

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