



Date:	2/21/2017
LPC Docket #:	LPC-19-7344
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 46 MacDougal Street

**Borough:** Manhattan

**Block:** 518      **Lot:** 5

**Historic District:** Sullivan-Thompson Historic District

**Description:** A Federal style rowhouse built in 1826, and altered in 1875, 1914, and 1969. Application is to construct a rooftop addition, alter the rear façade, excavate at the cellar, alter the storefront, and replace windows.

### 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 Sullivan-Thompson Historic District. The Commission also NOTED that the building has had many alterations over time, including the raising of the front façade, the construction of full-lot addition at the ground floor, and the construction of a wrap over full-height rear addition and setback top floor. Staff further notes that the majority of the block features larger apartment and tenement buildings.

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

- that proposed work at the MacDougal Street facade will not eliminate any significant historic fabric;
- that the configuration of the proposed ground floor infill, featuring paneled wood doors and fixed panels and multi-light transoms with clear glazing, all finished dark gray, will recall the proportions and articulation of the historic infill found at this building and other similar buildings in the historic district after they were converted from commercial back to residential use;
- that although the window configuration at the MacDougal Street façade was two-over-two double-hung at the time of the historic tax photograph, the in kind replacement of the existing one-over-one double-hung windows will be in keeping with the variety of window replacements that occurred at this building and other buildings throughout the historic district;
- that the proposed enlargement of the setback top floor and reconstruction of the modern rear façade will not result in loss or damage to any significant historic fabric or architectural features of the building;
- that the top floor will be slightly lower than existing, and will still set back moderately from the MacDougal Street façade, helping to maintain the building's original massing and its relationship with the neighboring houses in the row;
- that the use of masonry and steel and glass window assemblies at the top floor will be in keeping with the materials and finishes of rooftop bulkheads and additions found in this historic district;
- that the presence of a visible setback top floor is consistent with the existing condition as seen from select vantage points, and will be in keeping with the height and scale of buildings on the block and across the street, most of which are larger than this building and its row;
- that the proposed rear façade will project slightly less into the rear yard and will be shorter than the existing rear façade, and will not be visible from any public thoroughfare;
- that the design of the rear façade, featuring brickwork with stone spandrels and multi-light steel window and door assemblies, will be in keeping with the materiality and general character of the rear facades comprising this block, which features mostly larger and deeper tenement buildings and other altered facades;
- that the excavation below the building and at the rear yard will occur within the existing footprint of the building, which is already built to the rear lot-line at the ground floor;
- and that the excavation and related underpinning will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's façade and the adjacent buildings;

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

- that the top floor be further set back or lowered to minimize its visibility in conjunction with the primary façade.

### VOTE:



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

8-1-0

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

Oppose = J.Gustafsson

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