



Date:	4/5/2016
LPC Docket #:	18-1572
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 128 MacDougal Street

Borough: Manhattan

Block: 540 **Lot:** 13

Historic District: South Village Historic District

Description: A Queen Anne style tenement building built in 1893. Application is to install storefront infill.

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 South Village Historic District.

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

- that historically, building facades and storefront infill within this historic district were altered over time, reflecting the area's layer of development and mixed use, and that the proposed work is consistent with this eclectic character of the streetscape;
- that the building has been highly altered at the first two floors and removal of the existing modern glass and metal infill will not result in damage to, or demolition of significant any architectural features of the building;
- that the proposed storefront featuring a tall stucco and wood bulkhead with a pair of sliding glass, pass-through windows and glass and wood paneled door will fit within the storefront opening established by the brick piers, and will harmonize with the building in terms of materials, details and finishes;
- and the signage, consisting of a wood panel with individually mounted letters, illuminated by a cove-light fixture, will relate well to the storefront in terms of material, placement and scale.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, Kim Vauss

7-0-0

In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, 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