



Date:	10/31/2017
LPC Docket #:	LPC-19-12359
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 51 MacDougal Street

Borough: Manhattan

Block: 520 **Lot:** 79

Historic District: Charlton-King-Vandam Historic District

Description: A Greek Revival style rowhouse built in 1846-47 and later modified. Application is to construct rooftop and rear yard additions, create new window openings, and apply a brick veneer to the side elevation.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the 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 construction of the proposed rear yard addition will not eliminate any significant architectural features;
- that this is a very small and unusually shaped block with a large open green space at one corner, thus the full lot addition will not diminish the open space, nor eliminate a significant rear yard which currently consists of concrete paving and a high concrete wall along the street;
- that the two-story rear addition will not overwhelm the scale of the four-story building;
- that the fenestration of the rear addition is consistent with the historic windows in configuration, operation and finish;
- that the design, details, materials and finish of the proposed storefront on the rear addition are in keeping with storefronts found at rear additions that face the street in Greenwich Village;
- that the new window openings on the side elevation will not change the character of the façade as a secondary and subservient façade with a high solid to void ratio;
- that the new window sash in the new openings will match the configuration and finish of the window sash on the front façade;
- that the side elevation of the building was originally covered by another building and thus possesses no architectural distinction, thus installing a new brick veneer over it will not cause the elimination of any significant protected features of that façade;
- and that the proposed work will not detract from the special historic and architectural character of the historic district.

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

- that the rooftop addition be eliminated and replaced with a simple stair bulkhead;
- that a different brick be used for the side elevation and the rear addition that is more in keeping with the character of a secondary façade;
- and that the design of the rooftop railing be simplified.

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