



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 04/12/16	EXPIRATION DATE: 4/5/2022	DOCKET #: LPC-18-4237	COFA COFA-18-4501
ADDRESS: 128 MACDOUGAL STREET		BOROUGH: Manhattan	BLOCK/LOT: 540 / 13
South Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Michael Solomon
Majesty Management, LLC
 6 Grace Avenue
 Suite 201
 Great Neck, NY 11021



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 5, 2015, following the Public Hearing of the same date, voted to approve a proposal to replace storefront infill at the subject premises; as put forward in your application completed on March 23, 2016, and as you were notified in Status Letter 18-4320 issued on April 5, 2016.

The proposal, as approved, consists of the removal of the existing modern glass and metal storefront infill and replacement with new storefront infill, featuring a tall stucco and wood bulkhead with one (1) pair of sliding glass, pass through windows and one (1) glass and wood paneled door; the installation of a wood sign panel with raised lettering to spell "POMMES FRITES" illuminated by a cove light fixture below the sign panel; and installation of one (1) cove light fixture above entry door as shown in drawings labeled SG-101.00, SG-001.00, A-104.00, A-103.00, A-102.00, A-101.00, A-010.00, and A-001.00 dated March 7, 2016, prepared by Ananth Sampathkumar, R.A., submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the South Village Historic District Designation Report describes 128 MacDougal Street as an altered Queen Anne style tenement building built in 1893; and that the building's style, scale, materials, and details contribute to the special architectural and historic character for which the South Village Historic District was designated.

With regard to the proposal, the Commission found 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 raised letters, illuminated by a cove-light fixture, will relate well to the storefront in terms of material, placement and scale.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review, and review of two signed and sealed sets of Department of Buildings filings and drawings. On April 7, 2016, the commission received drawings SG-101.00, SG-001.00, A-104.00,A-103.00, A-102.00, A-101.00, A-010.00, and A-001.00. Staff of the Commission reviewed the drawings and finds that the design approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-2335 is being issued.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Cequyna Moore.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Ananth Sampathkumar, NDNY Architecture & Design, PLLC

cc: Caroline Kane Levy, Deputy Director/ LPC