



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: 05/18/17	EXPIRATION DATE: 2/21/2023	DOCKET #: LPC-19-11211	COFA COFA-19-11211
ADDRESS: 46 MACDOUGAL STREET		BOROUGH: Manhattan	BLOCK/LOT: 518 / 5
Sullivan-Thompson Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Ilyse S. Dolgenasl
Yoshida, LLC
430 Park Avenue, #10
New York, NY 10022

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 21, 2017, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on January 25, 2017, and as you were notified in Status Update Letter 19-9154 (LPC 19-7344), issued on February 21, 2017.

The proposal, as approved, consists of exterior alterations at the MacDougal Street façade, including at the first floor, removing the exterior storefront assembly and installing a door and window assembly, featuring paneled wood doors, and fixed panels, with transoms featuring multi-light fixed and awning wood windows, all stained black; installing two (2) fresh air intake vents at select door panel locations; at the second and third floors, removing six (6) one-over-one double-hung windows and installing six (6) one-over-one double-hung wood windows and profiled brickmolds, painted black to match existing; at the roof, removing the addition, roof, and mechanical equipment and constructing a new rooftop addition and roof, featuring metal cladding and a multi-light metal window and door assembly with a black finish at the façade facing MacDougal Street, and a stucco cladding with a light gray finish at the lot-line façade; installing a steel cable railing behind the cornice and stone pavers at the setback terrace; at the roof of the addition, installing steel cable railings, one (1) skylight, one (1) chimney, and mechanical equipment; at the rear façade, removing the

rear façade, windows, doors, and rear wall of the one-story full lot extension, and constructing a new wall and rear facade in the existing planes, featuring brick, stone spandrels, and a multi-light folding window and door assembly at the second floor, and multi-light steel and glass window assemblies at the third and fourth floors; at the roof of the one-story extension, installing one (1) skylight, a wood privacy fence, and stone pavers; and at the cellar floor, excavating the area under the existing cellar and under the entire first floor extension, underpinning at the foundation walls, and installing concrete footings and foundation walls; as shown in a digital presentation, titled “46 MacDougal Street,” dated February 9, 2017 and prepared by Jean-Gabriel Neukomm, R.A., including 39 slides, consisting of photographs, drawings, maps, and photomontages, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Sullivan-Thompson Historic District Designation Report describes 46 MacDougal as a Federal style rowhouse built in 1826 and altered in 1875, 1914, and 1969; and that the building’s style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the 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. The Commission further notes that the majority of the block features larger apartment and tenement buildings.

With regard to this proposal, the Commission found 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. Based on these findings, the Commission determined work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the top floor be further set back or lowered to minimize its visibility in conjunction with the primary façade.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required change.

Accordingly, staff reviewed these materials and noted that the front façade of the penthouse was lowered and given a sloped standing seam metal roof with a gray finish to minimize the visibility over the street façade; and that they include additional work, consisting of exterior alterations at the first floor, including installing two (2) light fixtures, one (1) intercom, one (1) mail slot, and one (1) security camera; at the second and third floors, painting metal sills and lintels black to match existing; interior alterations at the cellar through the fourth floor, including the demolition and construction of non-bearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work, as shown in a geotechnical investigation report, dated January 2016, prepared by Pillori Associates; on drawings G-000.00, Z-001.00, Z-002.00, G-001.00 through G-004.00, D-100.00, D-101.00, A-100.00, A-101.00, A-110.00, A-111.00, A-200.00, A-201.00, A-202.00, A-300.00, A-310.00, A-500.00 through A-502.00, A-505.00, A-510.00, A-511.00, A-520.00 through A-524.00, A-530.00, A-531.00, and A-700.00, dated May 2, 2017, prepared by Jean-Gabriel Neukomm, R.A.; drawings FO-100.00, FO-101.00, S-100.00 through S-104.00, and S-200.00 through S-203.00, dated May 2, 2017, prepared by Rodney D. Gibble, P.E.; and drawings SP-302.00, EN-001.00, M-001.00, M-101.00 through M-103.00, M-201.00, M-202.00, M-301.00 through M-304.00, M-401.00, M-402.00, P-001.00, P-101.00 through P-103.00, P-201.00, P-202.00, P-301.00, P-302.00, P-401.00, SP-001.00, SP-101.00, SP-102.00, SP-201.00, and SP-301.00, dated March 25, 2016, prepared by Alex B. Schwartz, all submitted as components of the application. With regard to this additional work, staff found that the work will not alter, eliminate or conceal any significant architectural features; that the light fixtures will be typical in placement and finish; that the fixtures will be well scaled to the entrance; that the fixtures will be simply designed; that no exposed conduits or junction boxes will be included; that the camera will be discreet in placement; that the camera will be small in size, simply designed, and painted to blend with their surrounding conditions; that the intercom will be typical in placement and finish; that no exposed conduits or junction boxes will be included; that the mailbox installation will be typical in placement; that the proposed finish of the metal sills and lintels, in conjunction with the surrounding painted finishes at the surrounding masonry to remain, will help maintain a unified color palette in keeping with the style and character of the building; and the design approved by the Commission has been maintained and that the required change has been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-11211 is being issued.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

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 Holly Hughes.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Greg Hittler, JG Neukomm Architecture

cc: Cory Herrala, Director of Technical Affairs, Sustainability, and Resiliency; Greg Hittler, JG Neukomm Architecture