



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

<b>ISSUE DATE:</b> 01/05/18	<b>EXPIRATION DATE:</b> 10/31/2023	<b>DOCKET #:</b> LPC-19-19517	<b>COFA</b> COFA-19-19517
<b>ADDRESS:</b> 51 MACDOUGAL STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 520 / 79
Charlton-King-Vandam Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Lawrence Cohen**  
**51 MacDougal LLC**  
**685 3rd Avenue**  
**New York, NY 10017**

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 31, 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 forward in your application completed on October 5, 2017.

The proposed work, as approved, consists of constructing rooftop and rear yard additions, with a new storefront on Houston Street; installing a brick veneer over the Houston Street elevation; and creating new window openings on the existing Houston Street elevation. The proposal was shown in drawings, photographs and photo montages labeled LPC000 through LPC003, LPC300, LPC301, LPC303 through LPC306, LPC400, LPC503, LPC504 through LPC507, and LPC520 through LPC523, dated October 30, 2017, prepared by Arpad Baksa Architect, submitted as components of the application, and presented at the Public Hearing and Meeting.

In reviewing this proposal, the Commission noted that 51 MacDougal Street is a Greek Revival style rowhouse built in 1846-47 and later modified; and that the style, scale, materials and details of the building are among the features that contribute to the special architectural and historic character of the Charlton-King-Vandam Historic District.

With regard to this proposal, the Commission found 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. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

However, in voting to grant this approval, the Commission made its determination subject to the conditions 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. The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two signed and sealed copies of the final drawings for the approved work, showing the staff approved changes to the proposal.

Subsequently, the staff of the Commission received drawings labeled T001, Z001, Z004, G001, G002, G003, A002, A500, A501, A601, A711, A712, and A740, dated November 17, 2017, A001, A700, and A704, dated December 11, 2017, and A201, A701 and A705, revised December 27, 2017, prepared by Arpad Baksa Architect, photographs of the existing conditions of the façade, a catalog cut for a light fixture from Quoizel labeled “Ravine”, a catalog cut for an intercom labeled “Siedle Vario Surface Mounted Deep Black”, paint color samples for the entrance and storefront (PPG1001-7 Black Magic) and the windows and cornice (PPG1102-2 Fossil Stone); and written specifications for masonry cleaning and restoration. The Commission staff reviewed these materials and noted that the rooftop addition has been replaced with a stair bulkhead; that the rooftop railing is a simple painted picket railing (Benjamin Moore “Classic Gray”); that the new brick veneer on the side wall will be set back 4” from the front façade and stitched into the brick of the existing rear façade; that restorative work is proposed on the front façade including replacing the existing storefront with a new wood storefront matching the historic, replacing the front entrance door in kind, enlarging the 2nd floor window openings to their original length and installing new windows on all floors matching the historic configurations, removing paint from the masonry, removing the fire escape and patching the brick, patching brownstone sills, lintels and steps at the ground floor, and repointing; installing light fixtures flanking the entrance; and replacing the existing intercom at the entrance return. With regard to these revisions and additional work, the Commission finds that the size, design and standing seam cladding of the stair bulkhead are typical of utilitarian rooftop bulkheads throughout the historic district; that the simple utilitarian design of the railing and light gray finish will help to minimize its visibility and allow it to blend in with other rooftop structures in the district; that the brick veneer on the side wall will match the brick of the rear façade and thus be more in keeping with the architectural character of a secondary façade; that the new door will match the material, configuration, details and finish of the historic door; that enlarging the second floor window openings will return them to their historic length; that the paint will be removed from the façade using the gentlest effective method; that all masonry repairs will match the color, texture, details and finish of the historic materials; that the size, design and finish of the proposed light fixtures are compatible with the scale and style of the building; and that the intercom will be mounted in the

same location as the existing and will not conceal or damage any ornament or special architectural features. The Commission further finds in accordance with the provisions of Title 63 of RCNY, Sections 2-13, 2-17 and 3, that the fire escape is not original to the building and does not have architectural merit in itself; that the building is not located within a historic district in which fire escapes are significant architectural elements that contribute to the special architectural and historic character for which the historic district was designated; that following removal of the fire escape, any damage to the facade will be repaired to match the adjacent fabric; that replacement of the storefront will not cause the removal of significant historic fabric; that the authenticity of the storefront restoration is based on photographic evidence; and that the new windows will match the configuration, operation, materials, details and finish of the historic windows. Based on these and the above findings, the drawings have been marked approved by the LPC with a perforated seal and Certificate of Appropriateness 19-19517 is being issued.

Please note that this permit is being issued on the condition that samples of the brownstone patching material, repointing mortar, and new brick for the front façade and side wall will be inspected and approved by Commission staff prior to the commencement of work. Please notify staff when samples are available for inspection at the site. Any changes or additions to the approved work will require an amendment to this permit.

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 Lisa Schaeffer.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Arpad Baksa

cc: Jared Knowles, Director; Arpad Baksa,