



Date:	4/16/2019
LPC Docket #:	LPC-19-34933
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 179 MacDougal Street, aka 40-42 West 8th Street

**Borough:** Manhattan

**Block:** 553      **Lot:** 21

**Historic District:** Greenwich Village Historic District

**Description:** A one-story commercial building designed by H.I. Feldman and built in 1937. Application is to demolish the building and construct a new building.

### COMMISSION FINDINGS

The Commission NOTED that the adjacent blocks on West 8th Street and MacDougal Streets feature an eclectic variety of building heights, types, and styles, including 19th century rowhouses with altered commercial bases, and 20th century loft and apartment buildings.

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

- that the existing one-story commercial buildings have been significantly altered prior to, and since designation, and therefore their demolition will not detract from the special historic and architectural character of the Greenwich Village Historic District;
- that the massing and height of the proposed new building, externally expressed as two buildings of six and seven stories in height, will relate respectively to the streetscapes of West 8th Street and MacDougal Street, which feature a variety of building heights;
- that the proposed façades are articulated in a tri-partite arrangement of base, shaft and capital, recalling the typical façade composition of the tall apartment and loft buildings located throughout this historic district;
- that the proposed materials palette, featuring red and beige brick and cast stone, and grey and brown metal windows, will harmonize with the masonry materials and finishes of buildings found throughout this historic district;
- that the proposed detailing at the façades, featuring ornamental brickwork laid in a variety of patterns and corbelled modular brick cornices, will provide a level of depth and articulation comparable to what is found on historic buildings within this district, while contributing to the building's contemporary design;
- that the fenestration pattern at the MacDougal Street façade, featuring large window bays separated by brick spandrels, will recall the façade composition of neighboring loft buildings;
- that the fenestration pattern at the West 8th Street façade, composed of paired and single window bays, will reference the proportions of repeating bays that are characteristic of 20th century apartment buildings, and serve to break up the masonry expanse of the façade;
- that the design, configuration, and materials of the ground floor infill, featuring a corner storefront entrance, large glazed display windows with metal framing, metal bulkheads, paired entry doors, and metal signbands with pin-mounted metal signage, will harmonize with the ground floor treatments of buildings within the streetscape;
- that the proposed metal marquee at the MacDougal Street entrance will be finished to match the surrounding infill and be well integrated with the design of the façade, helping it to remain a discreet presence within the streetscape;
- that the grey metal and glass-clad rooftop penthouse, stair and elevator bulkheads, metal mesh railings, and mechanical equipment set behind a louvered screen, while visible from several vantage points, will be simple in design and silhouette, and comparable to rooftop accretions found on other large buildings throughout this historic district;
- that the rear façade will feature a high solid to void ratio, with simply designed fenestration pattern and color palette that will be in keeping with typical rear facades of buildings within this historic district;
- and that the resulting building will enhance the special architectural character of the Greenwich Village Historic District.

#### VOTE:

Present: Frederick Bland, Wellington Chen, Michael Devonshire, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith, Michael Goldblum



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In Favor = F.Bland, W.Chen, M.Devonshire, J.Gustafsson, J.Lutfy, A.HolFord Smith  
Oppose = M.Goldblum  
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