

JULY 14, 2026

44 MACDOUGAL STREET

- LPC PRESENTATION
- BUILDING HISTORY
 - BUILDING CONTEXT
 - FLOOR PLANS
 - SIGHTLINE STUDY
 - FRONT FACADE
 - REAR FACADE
 - COMMUNITY INFLUENCE
-

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Architecture



TABLE OF CONTENTS

BUILDING HISTORY

- HISTORY
- HISTORIC DISTRICT MAP
- BLOCK PLAN

BUILDING CONTEXT

- STREET VIEW
- NEIGHBORHOOD STUDY
- NEIGHBOR BUILDINGS

FLOOR PLANS

- EXISTING PLANS
- PROPOSED PLANS
- ZONING DIAGRAM

SIGHTLINE STUDY

- ISOMETRIC VIEW
- EXISTING BUILDING SECTION

- PROPOSED SIGHTLINE SECTION
- STREET VIEW RENDERING
- STREET VIEW MOCKUP

FRONT FACADE

- EXISTING AND PROPOSED ELEVATION
- GARAGE DOOR
- 2ND FL AND 3RD FL WINDOW
- PROPOSED 4TH FL TERRACE DESIGN
- MATERIAL

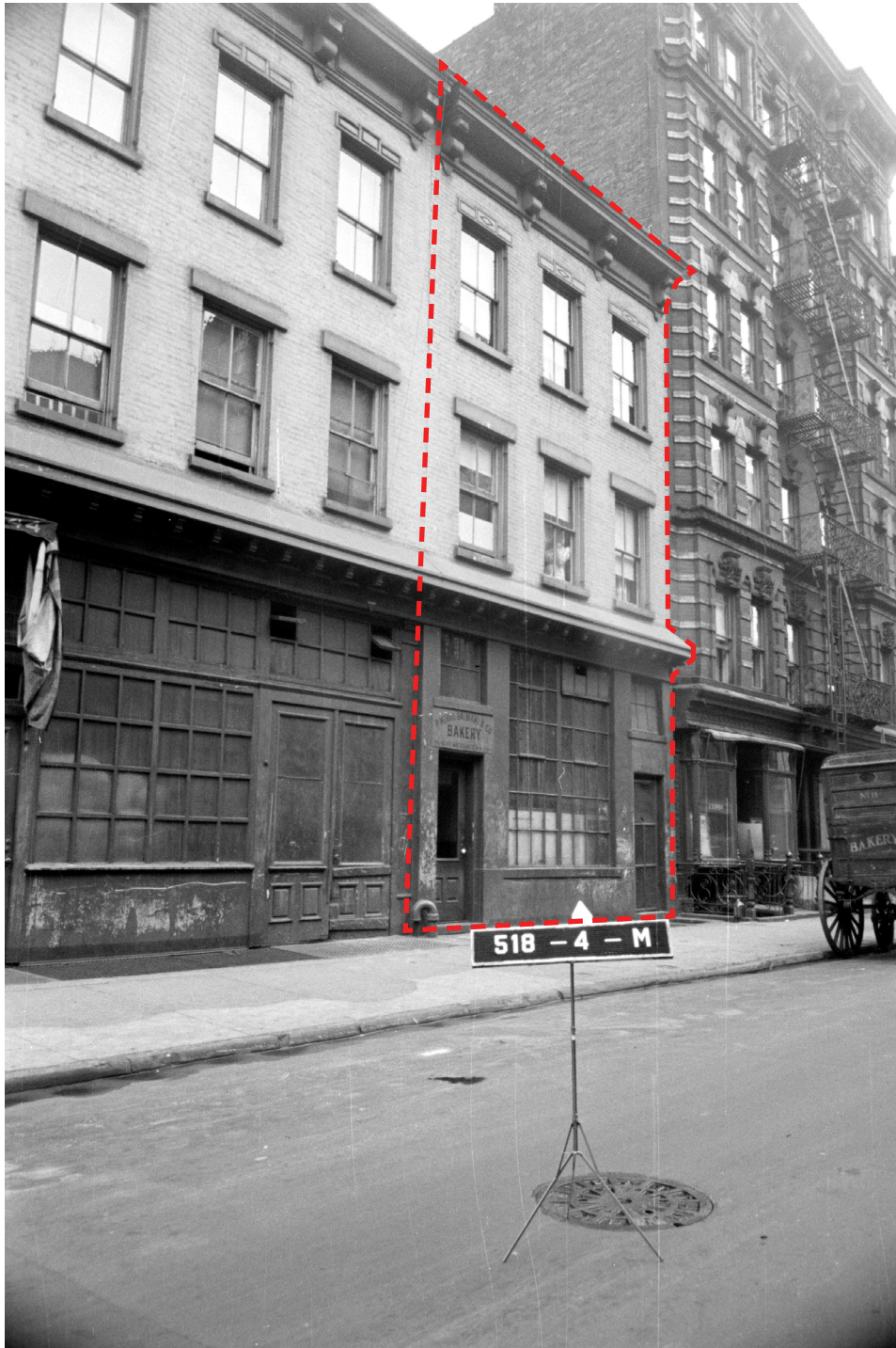
REAR FACADE

- EXISTING AERIAL PHOTOS
- EXISTING REAR FACADE PHOTOS
- RENDERING - ISOMETRIC VIEW
- EXISTING AND PROPOSED ELEVATION
- REAR FACADE WINDOW
- MATERIAL
- PROPOSED 2ND FL DESIGN
- TERRACE MATERIAL

COMMUNITY INFLUENCE

- NEIGHBORHOOD





TAX PHOTO 1940



TAX PHOTO 1940

44 MacDougal Street
Borough of Manhattan Tax Map Block 518, Lot 4

Date(s):	c. 1826; altered 1875, 1922, 1985
Architect(s):	Not determined
Owner / Developer:	Lewis P. Perego
Type:	Row house
Style(s):	Federal with alterations
Stories:	3
Material(s):	Brick; metal
Status:	Contributing

History, Significance and Notable Characteristics
This row house was constructed in 1826-1827 by the mason Lewis P. Perego and sold to Charlotte Selby. The building, which was constructed of brick laid in Flemish bond, appears to have originally been two stories with a basement and attic. In 1875, under the ownership of Thomas Norton, the building was raised a half story, its peaked roof was replaced with a flat roof, and a metal cornice was added. In 1920, the building was altered to accommodate a bakery. In 1922, the architect Frank E. Vitolo redesigned the facade below the second floor. The basement was lowered 3 feet in order for the first floor to be level with the street. In 1985, the first story was altered to accommodate a garage and fine art studio. Significant features of the buildings include metal sills and lintels, a storefront cornice with modillions, and a bracketed cornice with a paneled frieze. The third-story windows feature tripartite lintels with incised detail.

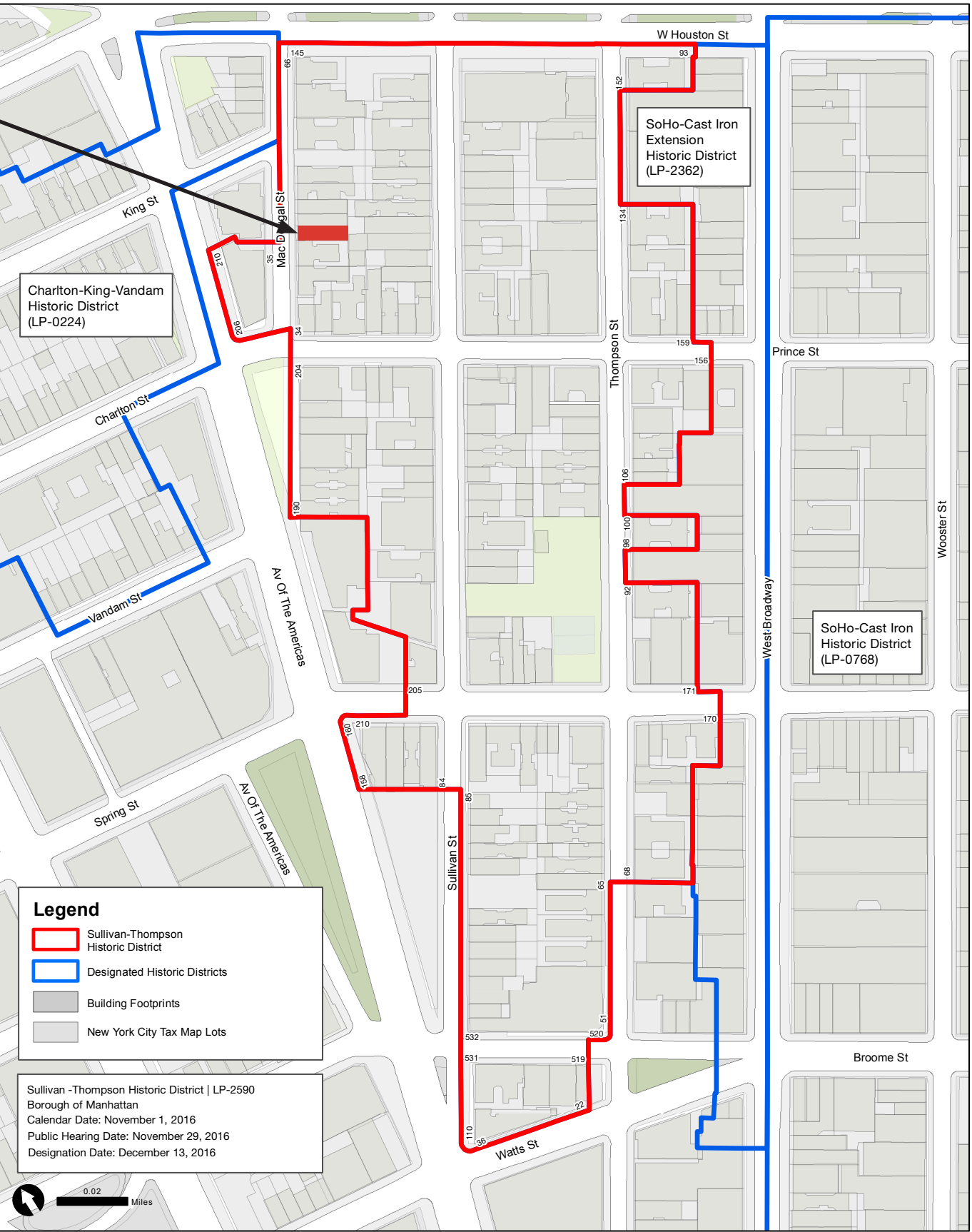
Alterations
Main Facade (West, facing MacDougal Street): Painted; non-historic windows; extensive alterations to the first story including the addition of a garage, non-historic doors, light fixtures, address number, water meter transmitter, intercom, and conduit; electrical box on second story

Site
Hatch

Sidewalk / Curb Materials
Concrete with concrete curb and steel cap

References
Department of Buildings, Alteration applications (Alt 960-1875, Alt 2159-1920, Alt 220-1922, Alt 315-1985). Certificate of Occupancy (11/22/1988); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1878; New York County, Office of the Register, Deeds and Conveyances

44 MACDOUGAL ST





BLOCK PLAN - EXISTING



BLOCK PLAN - PROPOSED

LEGEND			
	5+ STORIES		PROPOSED EXTENSION
	4 STORIES		PROPERTY LINE
	3.5 STORIES		
	3 STORIES		SULLIVAN - THOMPSON HISTORIC DISTRICT
	1-2 STORIES		

TABLE OF CONTENTS

BUILDING HISTORY

- HISTORY
- HISTORIC DISTRICT MAP
- BLOCK PLAN

BUILDING CONTEXT

- STREET VIEW
- NEIGHBORHOOD STUDY
- NEIGHBOR BUILDINGS

FLOOR PLANS

- EXISTING PLANS
- PROPOSED PLANS
- ZONING DIAGRAM

SIGHTLINE STUDY

- ISOMETRIC VIEW
- EXISTING BUILDING SECTION

- PROPOSED SIGHTLINE SECTION
- STREET VIEW RENDERING
- STREET VIEW MOCKUP

FRONT FACADE

- EXISTING AND PROPOSED ELEVATION
- GARAGE DOOR
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- PROPOSED 4TH FL TERRACE DESIGN
- MATERIAL

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- RENDERING - ISOMETRIC VIEW
- EXISTING AND PROPOSED ELEVATION
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- PROPOSED 2ND FL DESIGN
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COMMUNITY INFLUENCE

- NEIGHBORHOOD







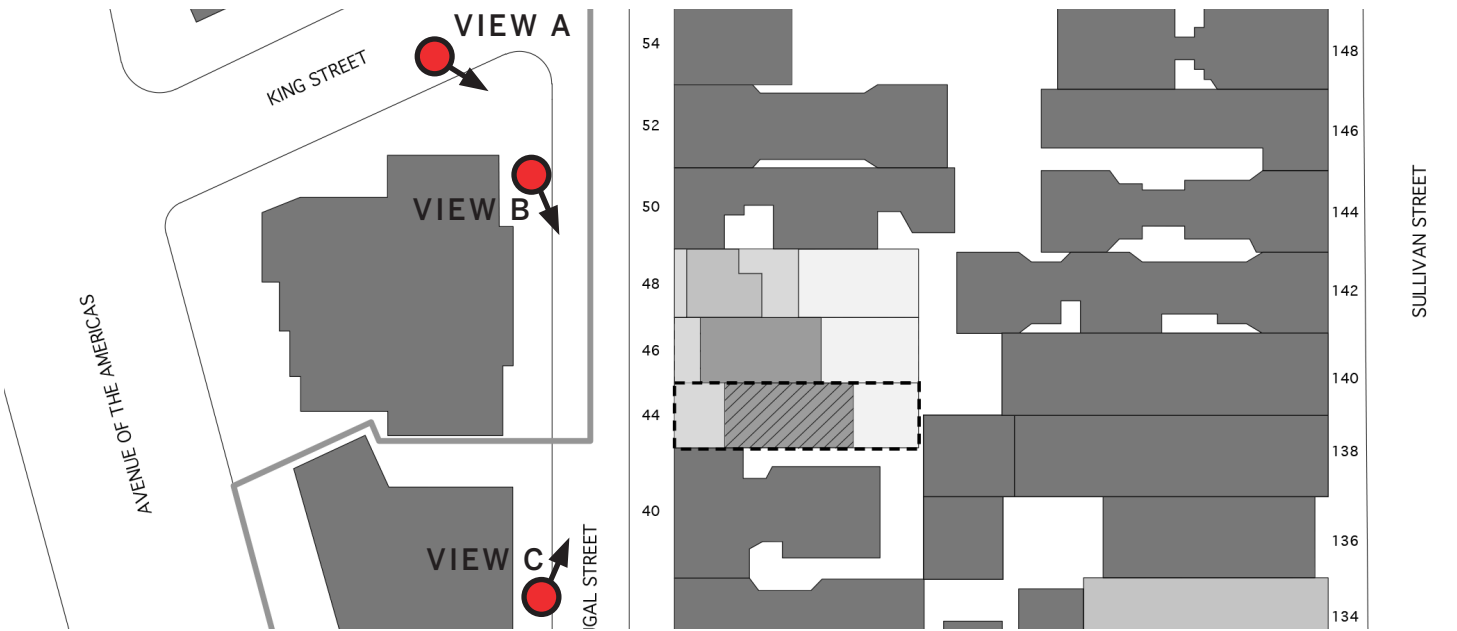
VIEW A



VIEW B



VIEW C



STREET VIEW

44 MACDOUGAL ST - PG 8



BLOCK 526 (MACDOUGAL - SULLIVAN GARDEN)



BLOCK 518



BLOCK 526 (MACDOUGAL - SULLIVAN GARDEN)



44 MACDOUGAL ST

46 MACDOUGAL ST

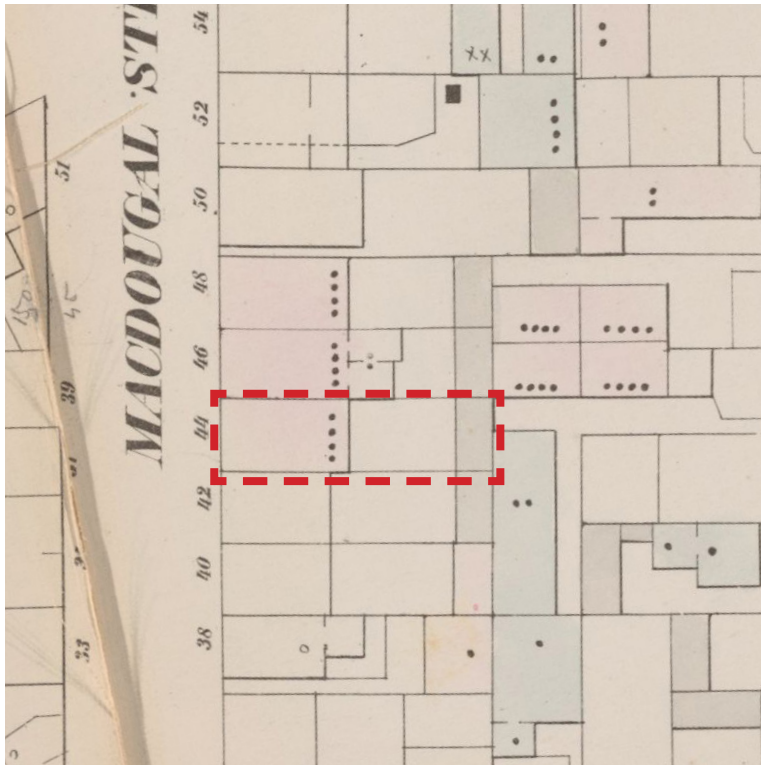
48 MACDOUGAL ST



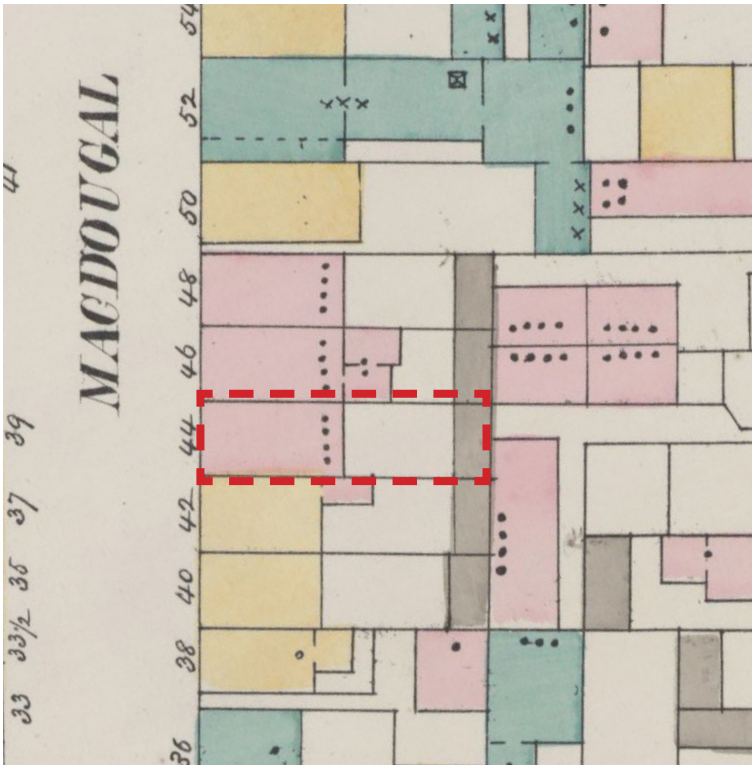
PHOTOS STANDING ON 2ND FL REAR TERRACE



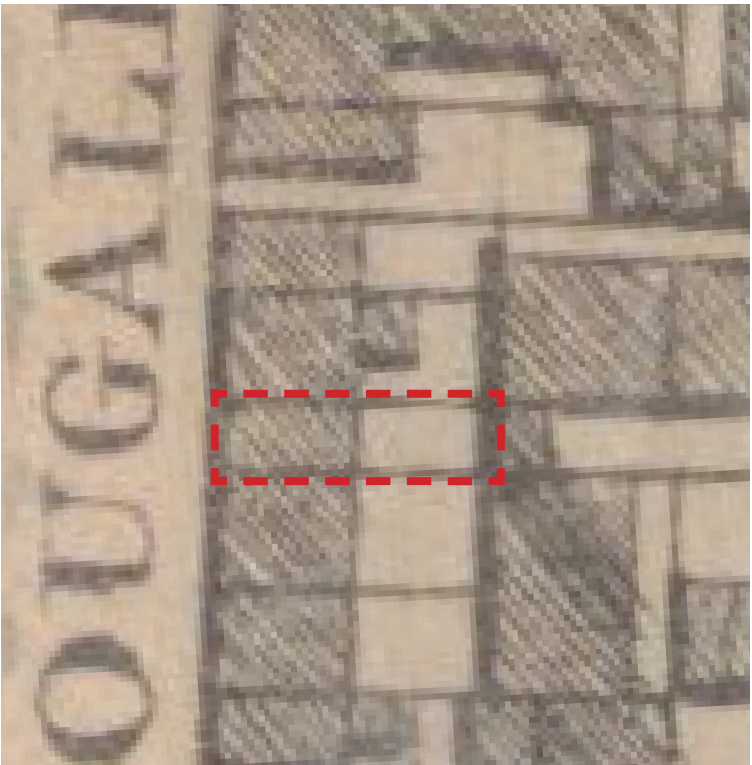
PHOTOS STANDING ON 3RD FL REAR TERRACE



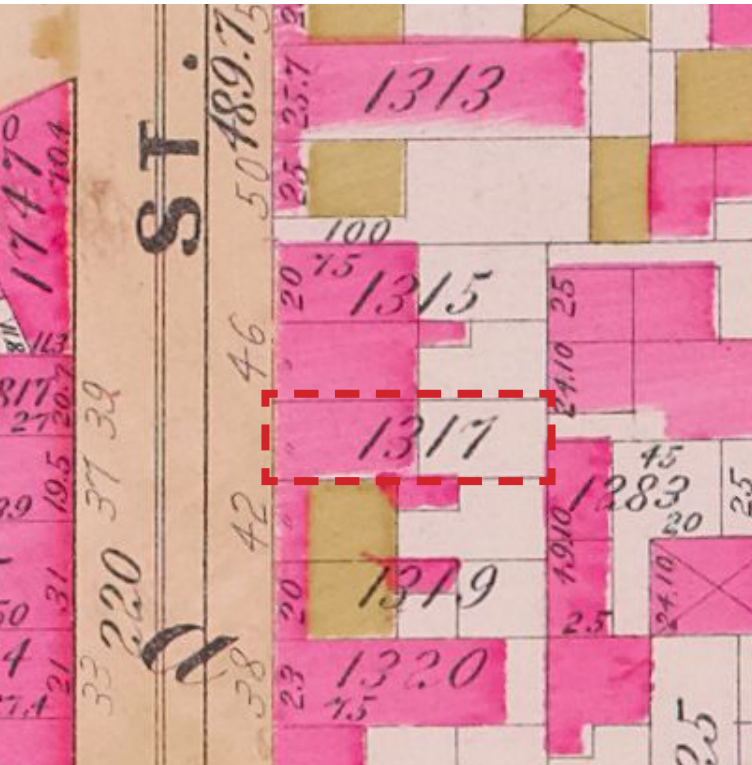
1852 - 54 NYPL MAP



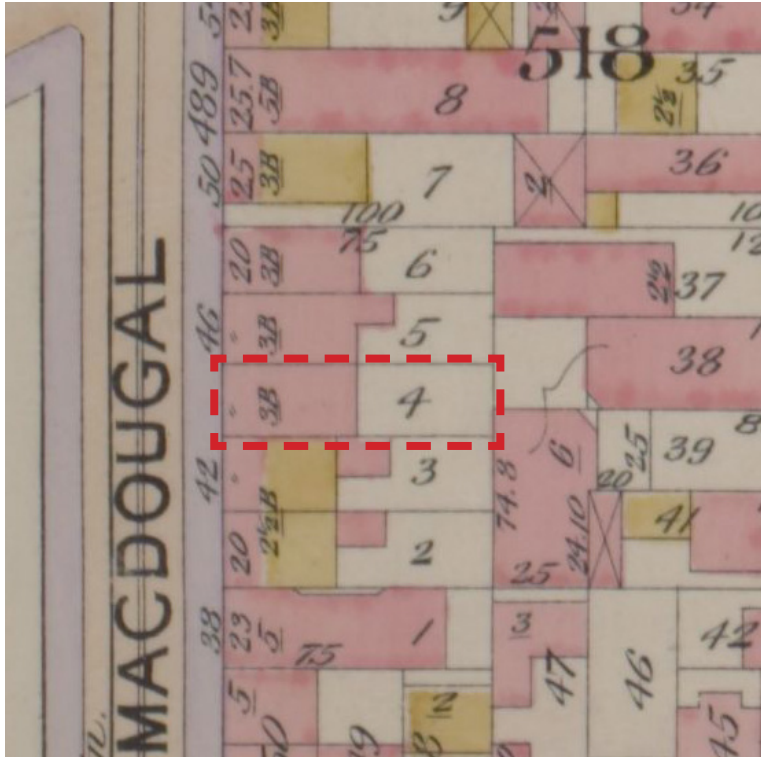
1857 - 62 NYPL MAP



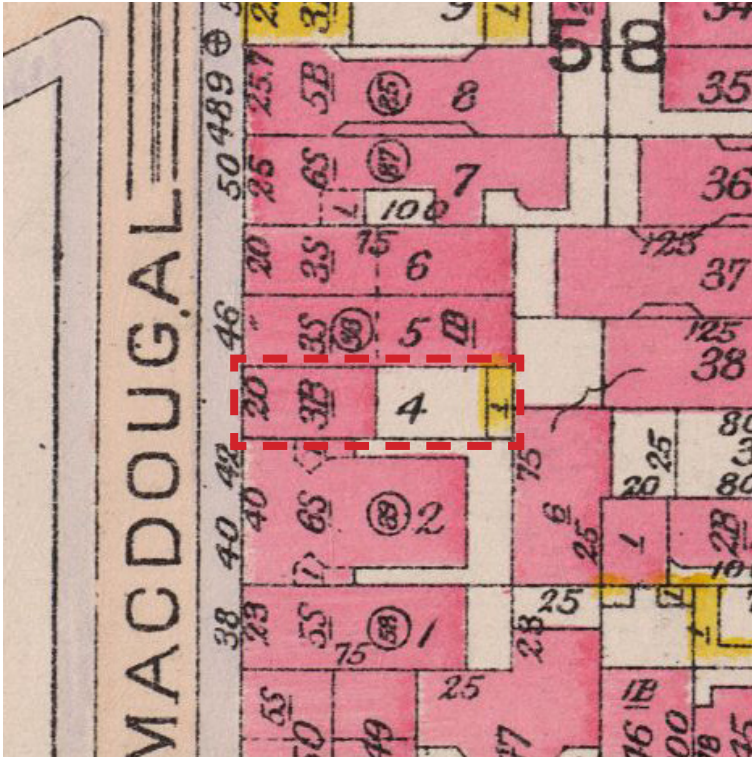
1867 NYPL MAP



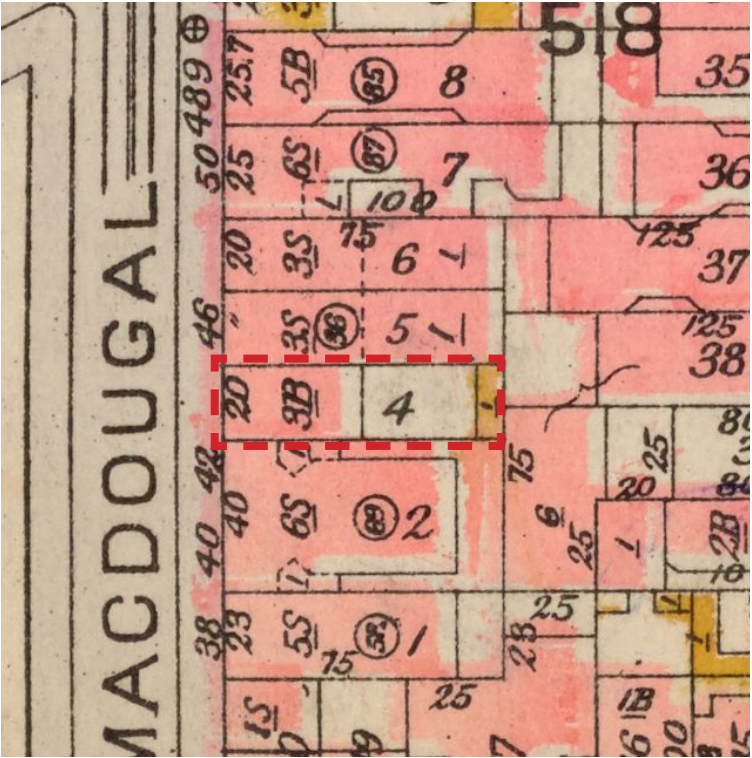
1890-93 NYPL MAP



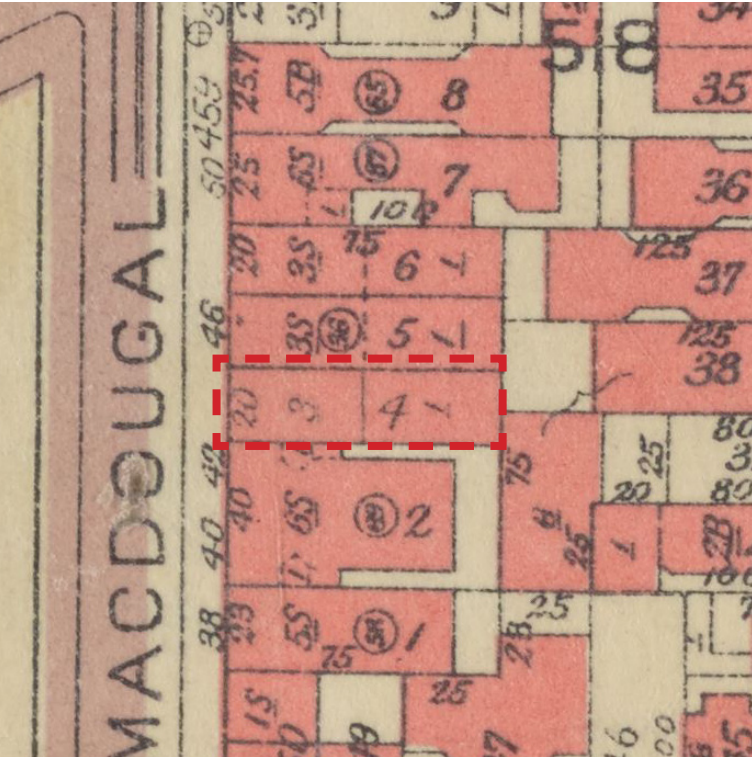
1902 NYPL MAP



1916 NYPL MAP



1923 NYPL MAP



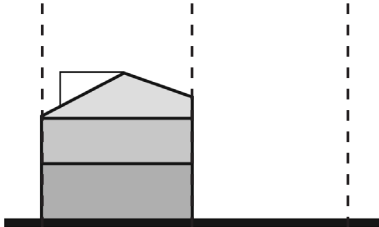
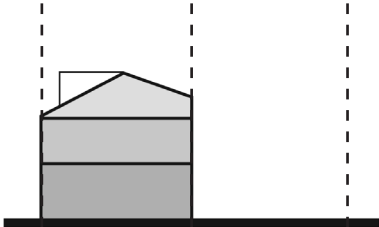
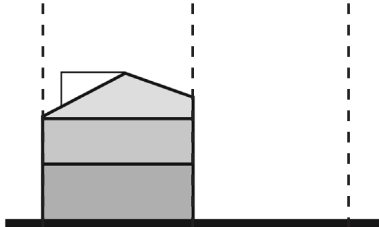
1956 NYPL MAP

44 MACDOUGAL ST

46 MACDOUGAL ST

48 MACDOUGAL ST

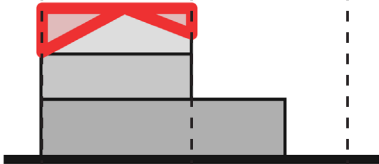
1820s
2.5 STORIES WITH
DORMERS



1875 THE OWNER
CONVERTED THE ATTIC
TO A FULL FLOOR



1874 THE OWNER
ENLARGED THE HOUSE
WITH A REAR EXTENSION

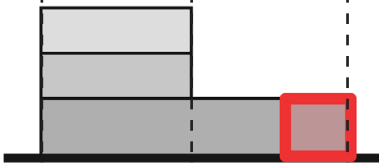
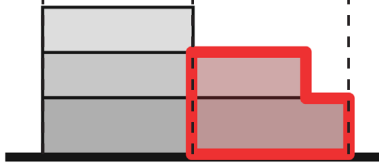


1875 NEW OWNER
CONVERTED THE ATTIC
TO A FULL FLOOR

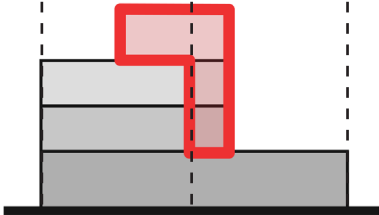


1876 THE OWNER RAISED
HALF STORY WITH FLAT
ROOF AND METAL CORNICE

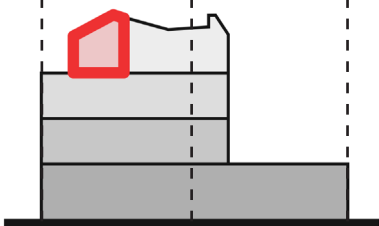
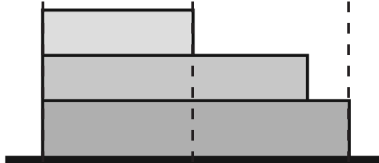
1920s
ALTERED FIRST
FLOOR FOR BAKERY



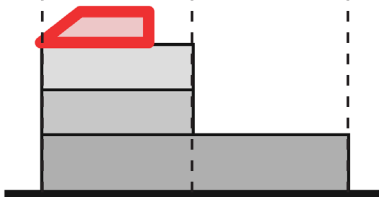
THE MASSING WHEN
JGNA STARTED THE
RENOVATION IN 2016



2020s
(CURRENT)



JGNA RENOVATED
THE HOUSE AND
EXPANDED THE
ROOF ADDITION



2026 PROPOSED

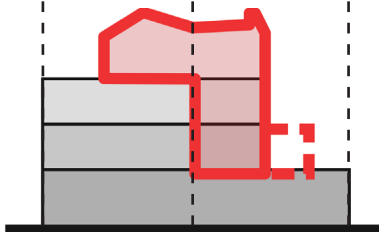




TABLE OF CONTENTS

BUILDING HISTORY

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- HISTORIC DISTRICT MAP
- BLOCK PLAN

BUILDING CONTEXT

- STREET VIEW
- NEIGHBORHOOD STUDY
- NEIGHBOR BUILDINGS

FLOOR PLANS

- EXISTING PLANS
- PROPOSED PLANS
- ZONING DIAGRAM

SIGHTLINE STUDY

- ISOMETRIC VIEW
- EXISTING BUILDING SECTION

- PROPOSED SIGHTLINE SECTION
- STREET VIEW RENDERING
- STREET VIEW MOCKUP

FRONT FACADE

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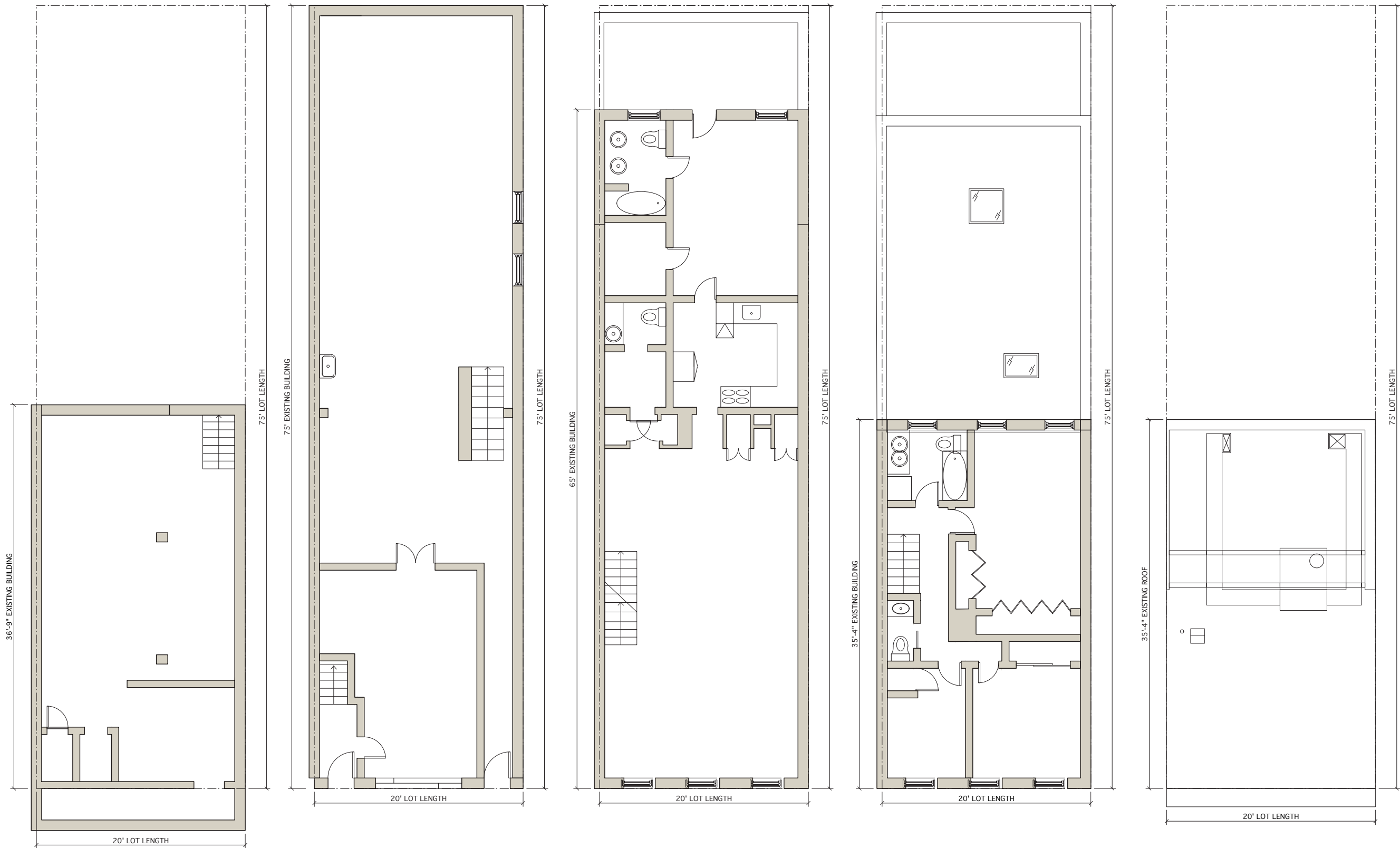
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- EXISTING AND PROPOSED ELEVATION
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COMMUNITY INFLUENCE

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CELLAR

1ST FLOOR

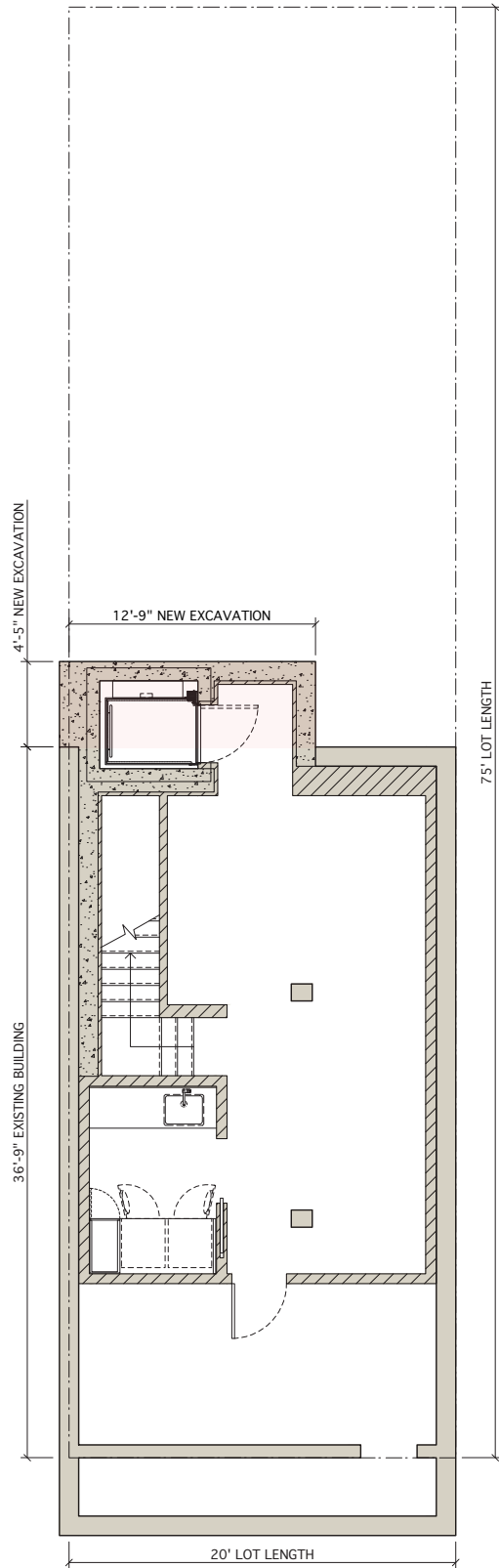
2ND FLOOR

3RD FLOOR

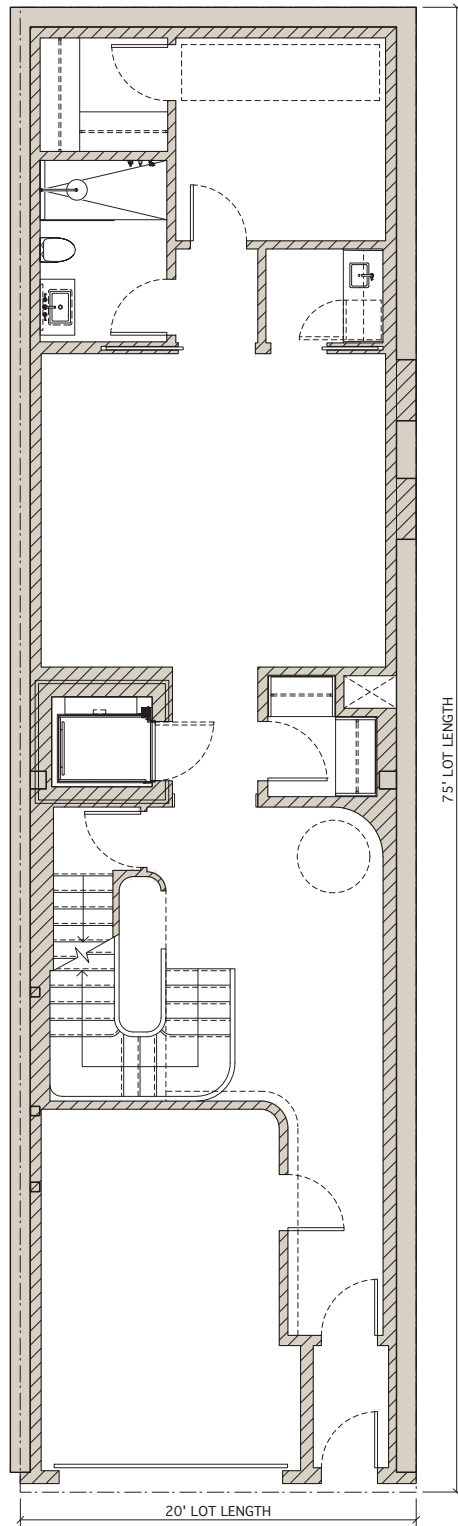
ROOF

NEW ADDITION

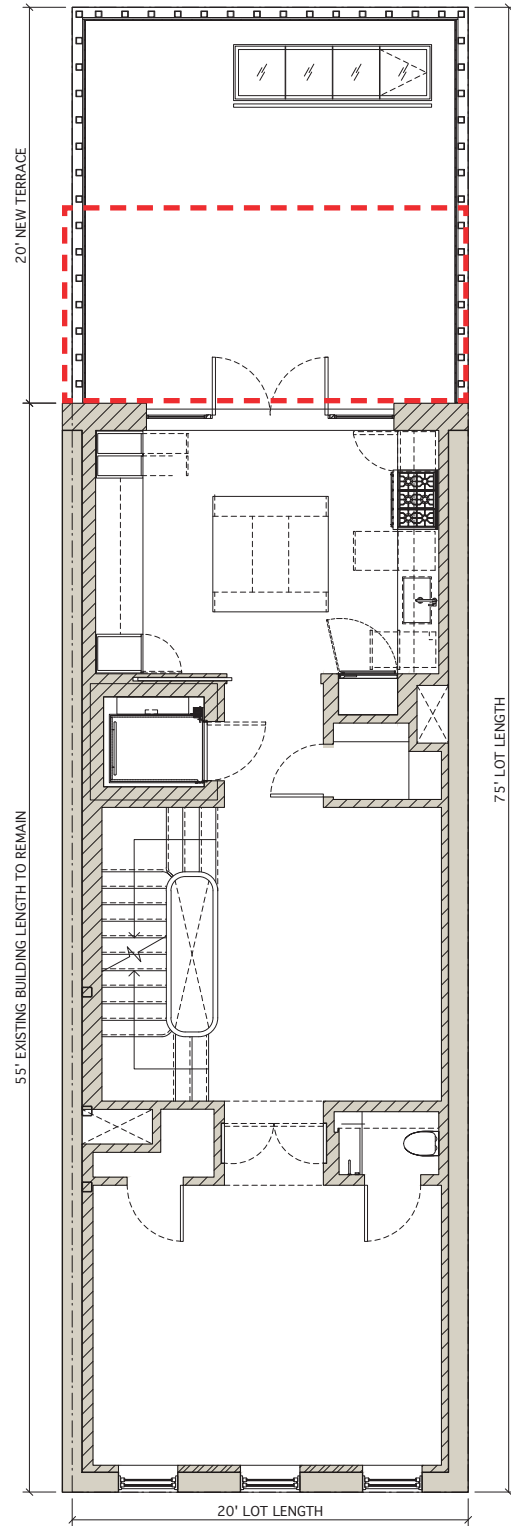
EXISTING TO BE DEMOLISHED



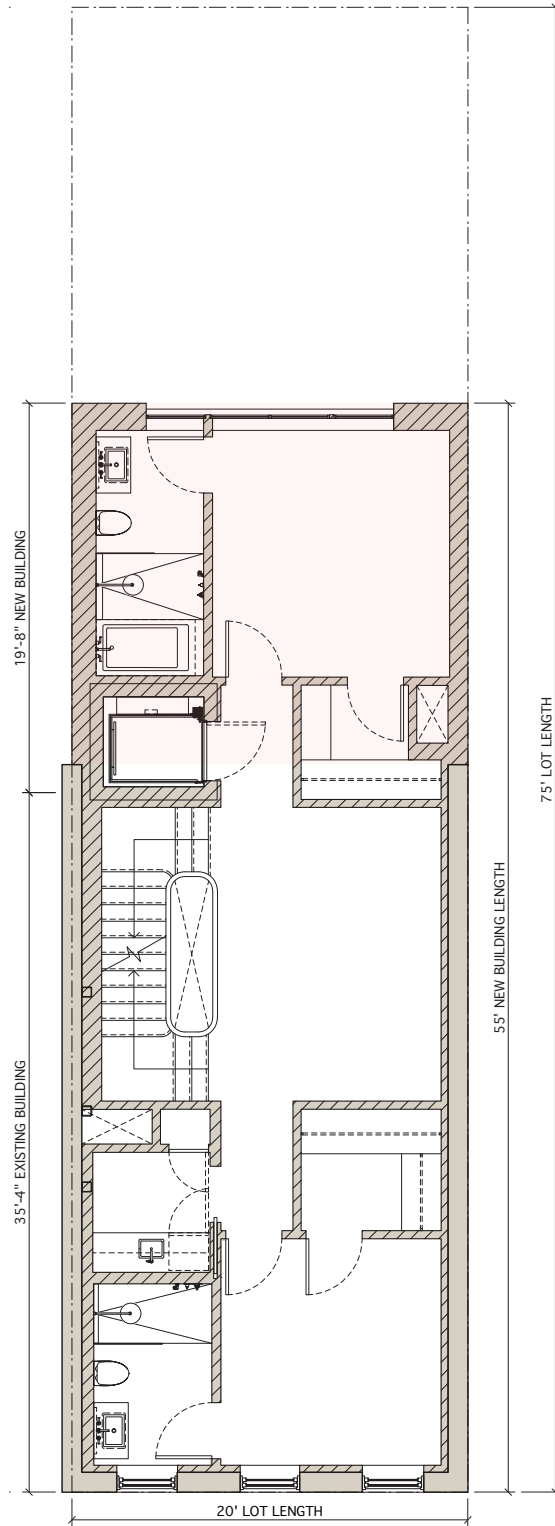
CELLAR



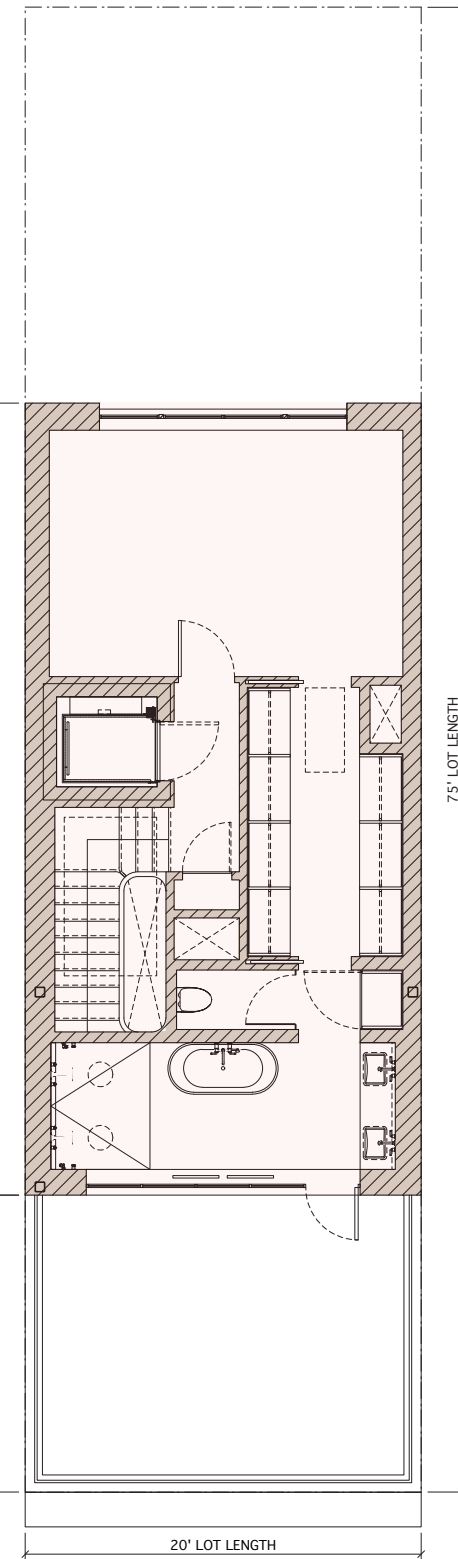
1ST FLOOR



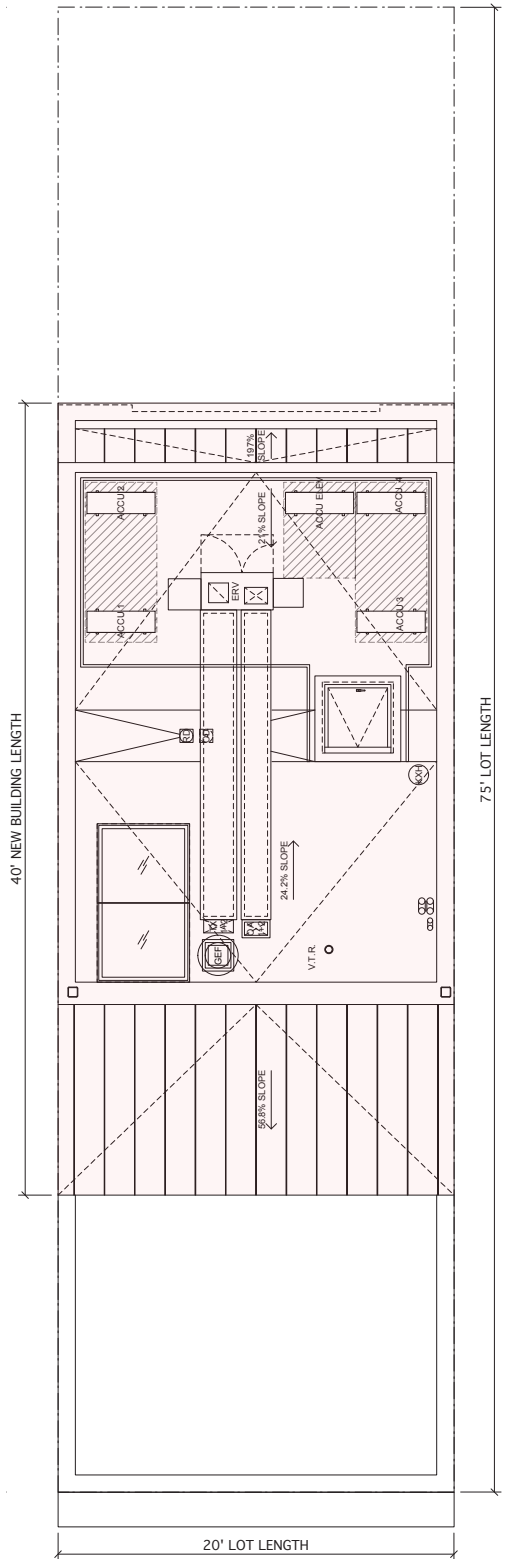
2ND FLOOR



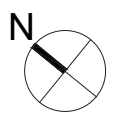
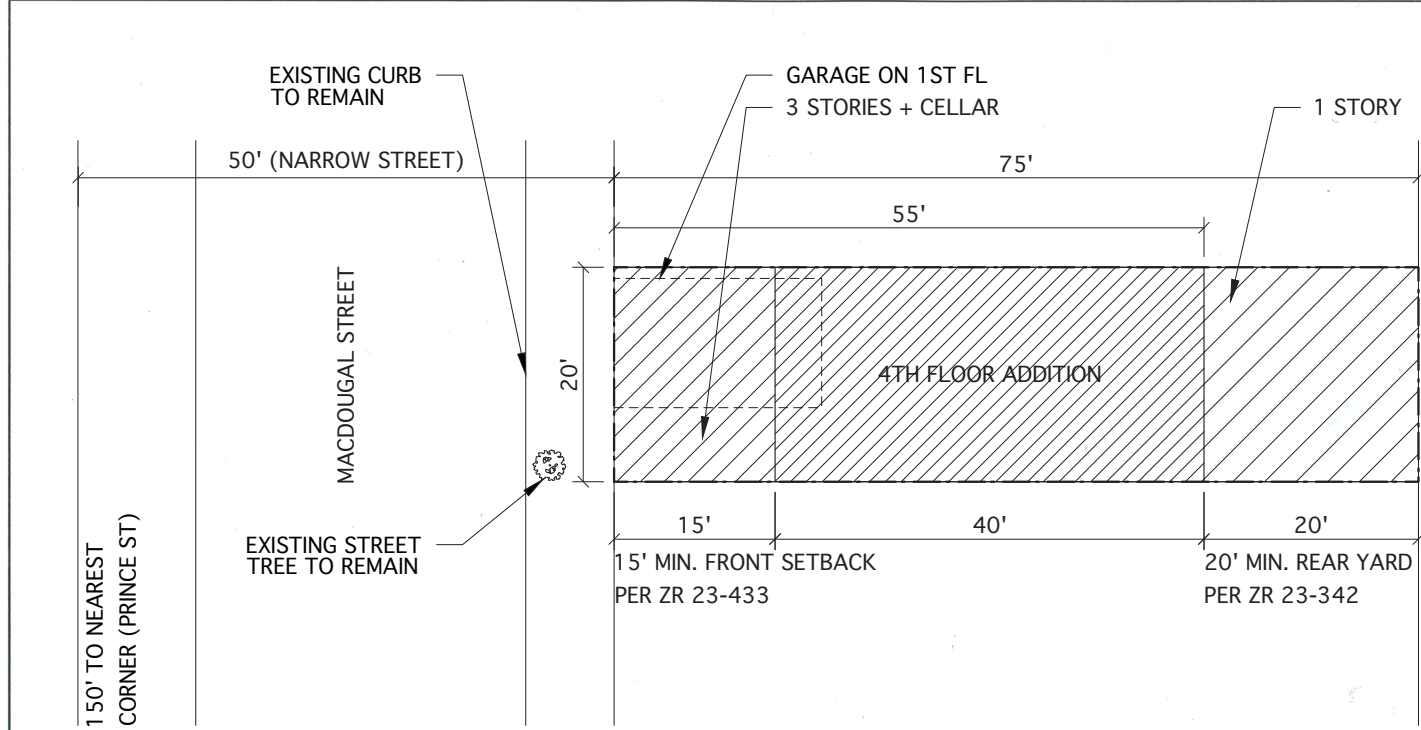
3RD FLOOR



4TH FLOOR



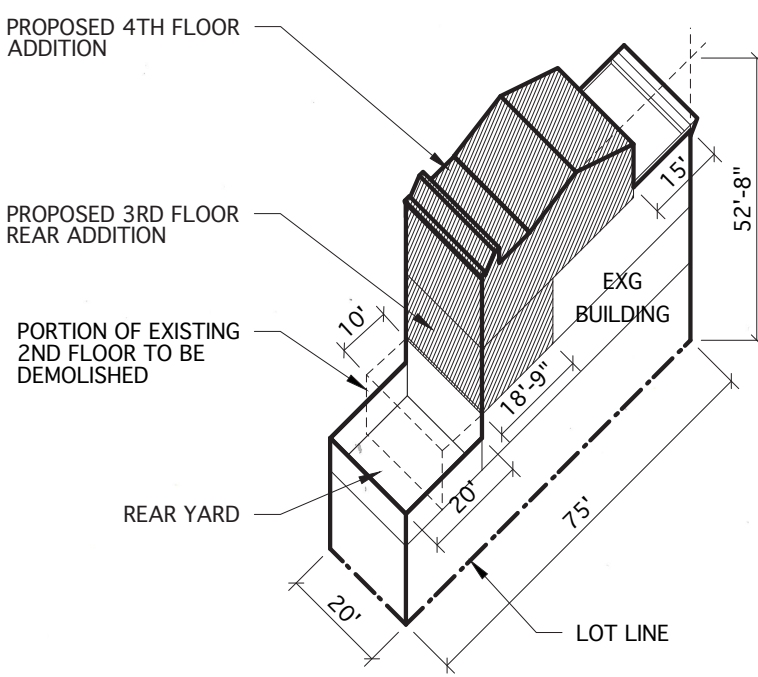
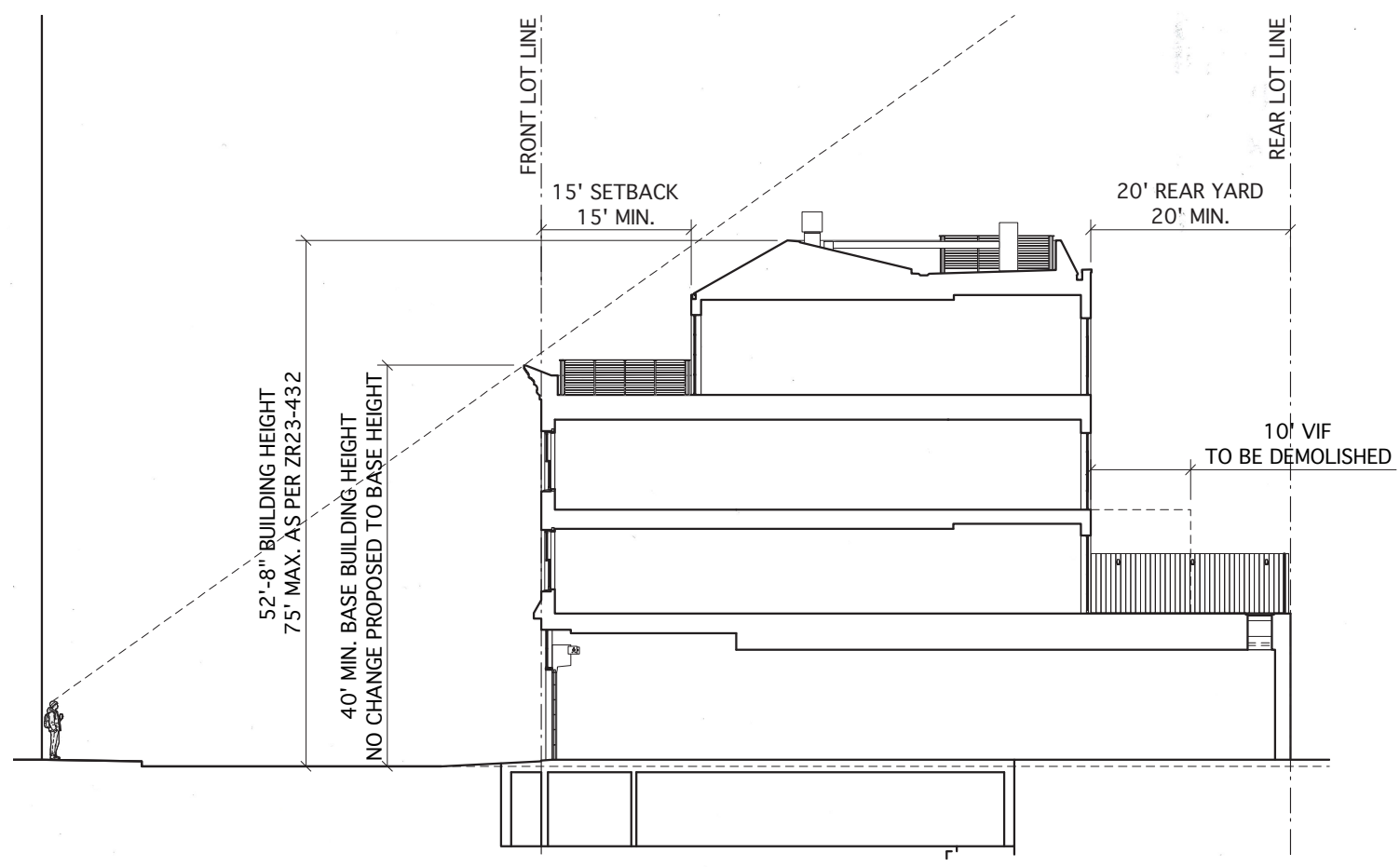
ROOF



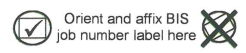
ADDRESS: 44 MACDOUGAL STREET
BOROUGH: MANHATTAN
BLOCK: 518
TAX LOT: 4
ZONING DISTRICT: R7-2
WITHIN SULLIVAN-THOMPSON HISTORIC DISTRICT
STREET WIDTH: 50'-0" (NARROW)
LOT AREA: 20'W X 75'L = 1,500 SF
4 STORIES + CELLAR

PERMITTED USE GROUPS IN R6:
RESIDENTIAL 1 & 2, COMMERCIAL 3 & 4
PROPOSED USE GROUP:
RESIDENTIAL GROUP 2, SINGLE FAMILY

LOT COVERAGE:
AS PER ZR 23-362, MAXIMUM ALLOWABLE LOT
COVERAGE = 80% IN R7-2 DISTRICTS
EXISTING LOT COVERAGE = 100%
EXISTING NON-COMPLIANCE TO REMAIN PER BSA
443-85-BZ



ZD1 Zoning Diagram
Must be typewritten.



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
☐ Yes ☒ No

Location Information	
House No(s)	44
Street Name	MACDOUGAL STREET
Borough	MANHATTAN
Block	518
Lot	4
BIN	1008061

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)
JEAN-GABRIEL NEUKOMM
Signature
Date
06/29/2026



P.E. / R.A. Seal (apply Seal, then sign and date over seal)

Internal Use Only	
BIS Doc #	
PLAN EXAMINER SIGN AND DATE	

JULY 14, 2026

44 MACDOUGAL STREET

SIGHTLINE STUDY

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TABLE OF CONTENTS

BUILDING HISTORY

- HISTORY
- HISTORIC DISTRICT MAP
- BLOCK PLAN

BUILDING CONTEXT

- STREET VIEW
- NEIGHBORHOOD STUDY
- NEIGHBOR BUILDINGS

FLOOR PLANS

- EXISTING PLANS
- PROPOSED PLANS
- ZONING DIAGRAM

SIGHTLINE STUDY

- ISOMETRIC VIEW
- EXISTING BUILDING SECTION

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- STREET VIEW RENDERING
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COMMUNITY INFLUENCE

- NEIGHBORHOOD

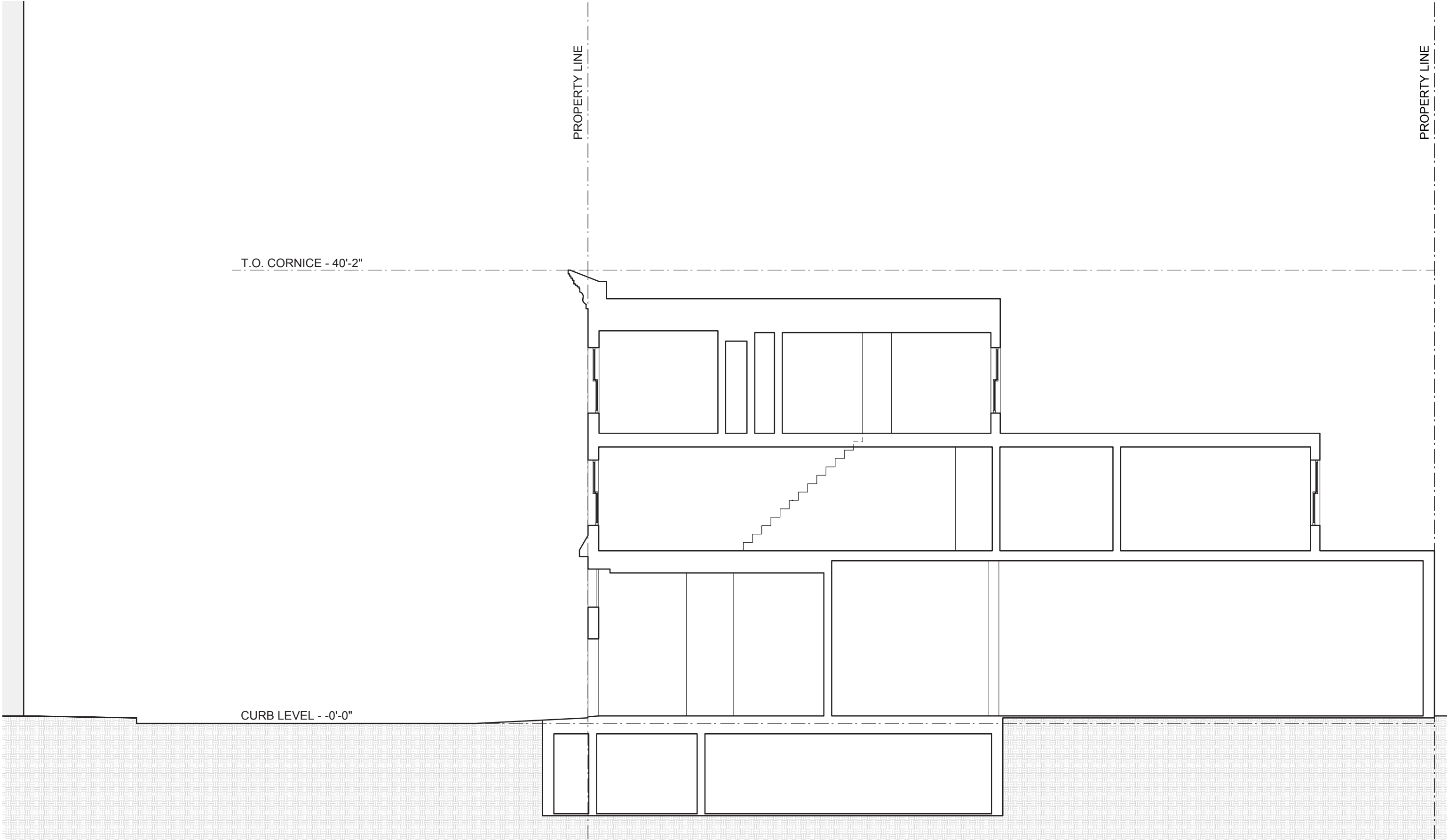


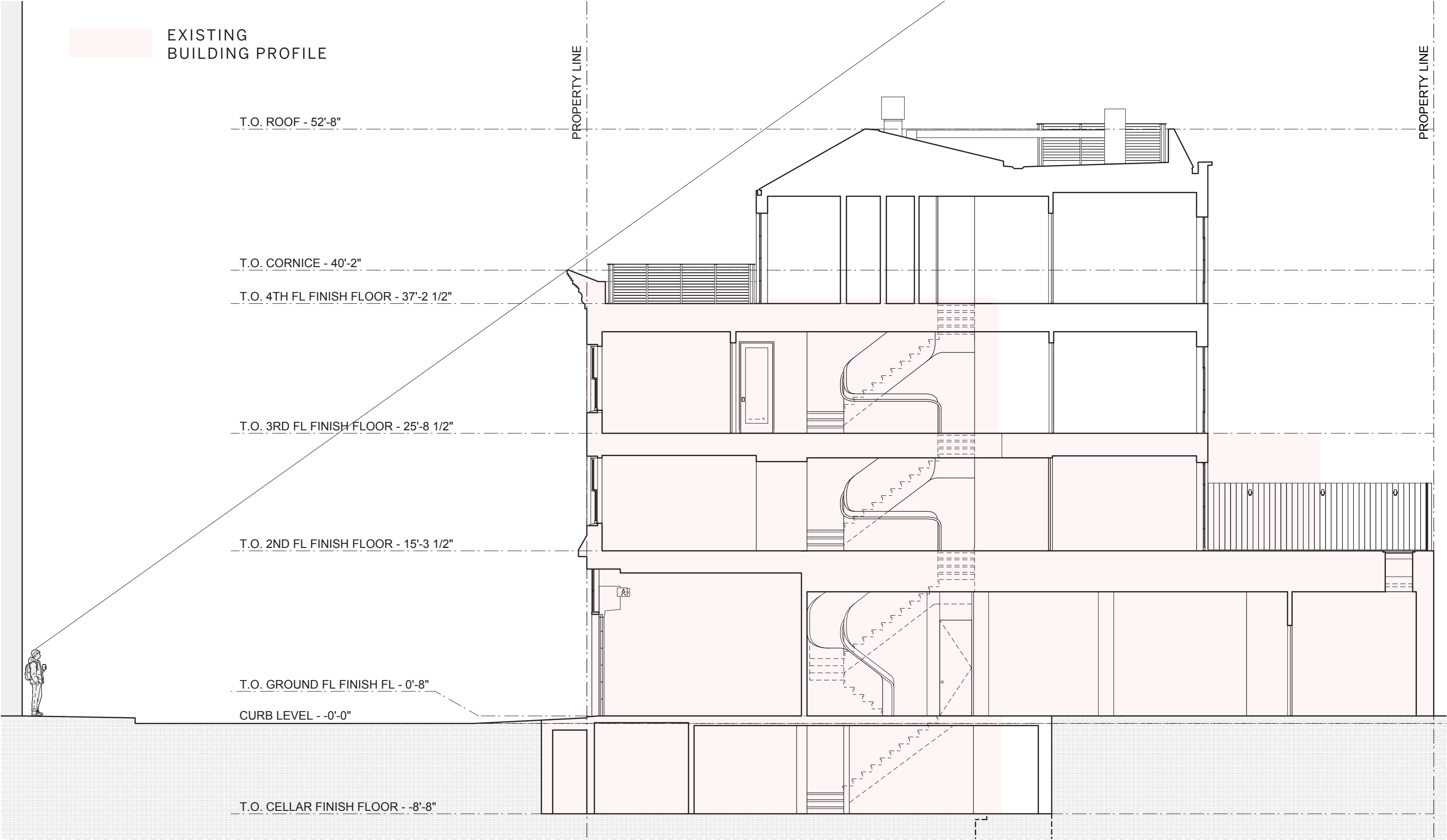


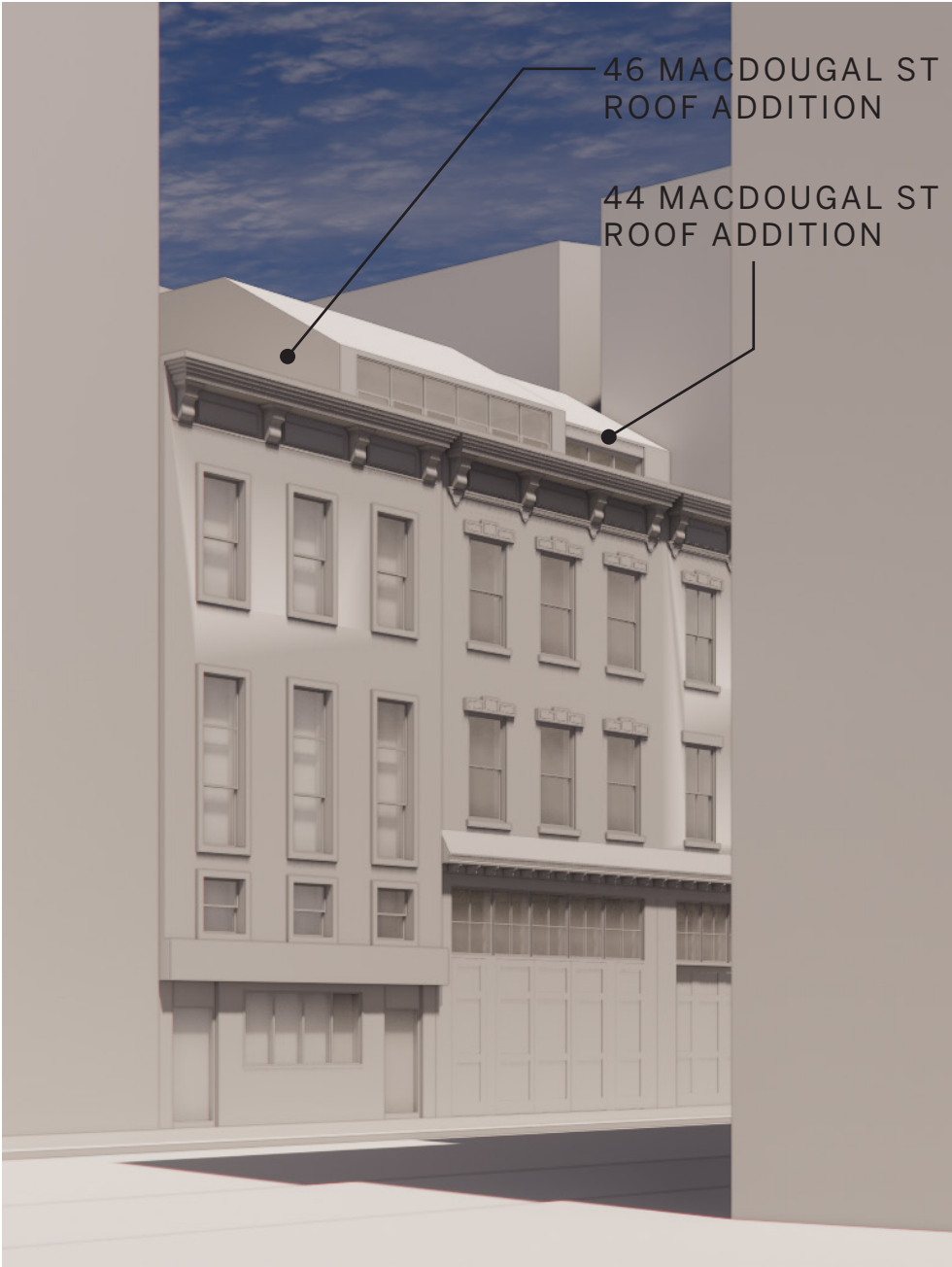
44 MACDOUGAL ST

46 MACDOUGAL ST

ISOMETRIC VIEW - FRONT FACADE







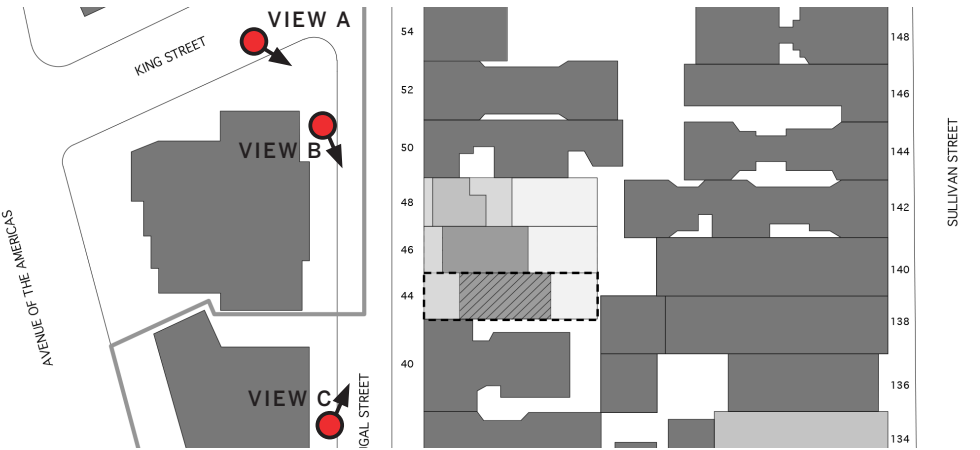
VIEW A



VIEW B



VIEW C

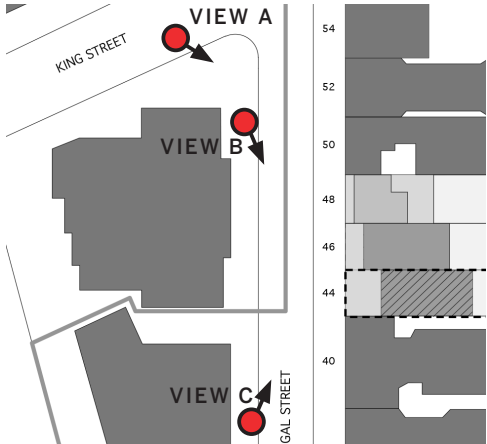




VIEW A IN WINTER



VIEW A IN SUMMER - CURRENT







VIEW A



VIEW B

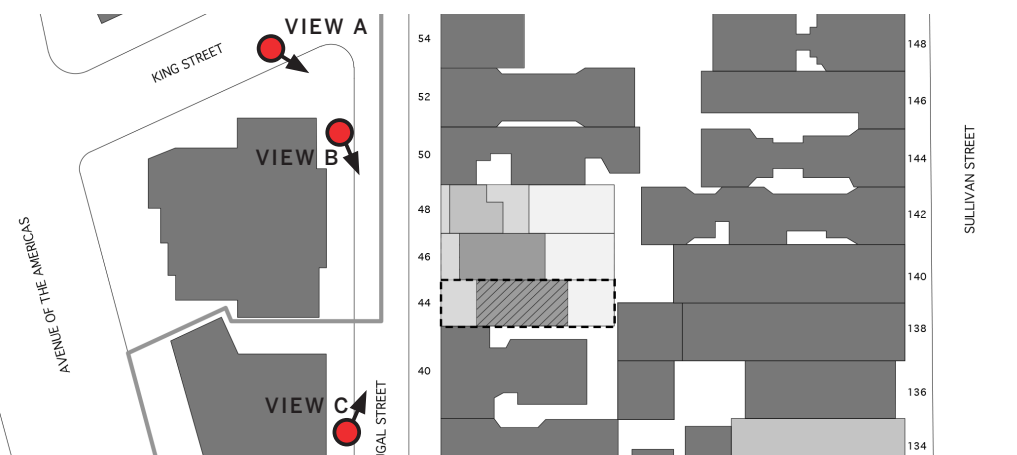


VIEW C

44 MACDOUGAL ST
ROOF ADDITION

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STREET VIEW MOCKUP



44 MACDOUGAL ST - PG 28

JULY 14, 2026

44 MACDOUGAL STREET

FRONT FACADE

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Architecture

TABLE OF CONTENTS

BUILDING HISTORY

- HISTORY
- HISTORIC DISTRICT MAP
- BLOCK PLAN

BUILDING CONTEXT

- STREET VIEW
- NEIGHBORHOOD STUDY
- NEIGHBOR BUILDINGS

FLOOR PLANS

- EXISTING PLANS
- PROPOSED PLANS
- ZONING DIAGRAM

SIGHTLINE STUDY

- ISOMETRIC VIEW
- EXISTING BUILDING SECTION

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- STREET VIEW RENDERING
- STREET VIEW MOCKUP

FRONT FACADE

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46 MACDOUGAL ST

44 MACDOUGAL ST



EXISTING ELEVATION

46 MACDOUGAL ST

44 MACDOUGAL ST



PROPOSED ELEVATION

T.O. ROOF
EL. 52'-8"

T.O. CORNICE
EL. 40'-2"

T.O. 4TH FL FINISH FLOOR
EL. 37'-2 1/2"

T.O. 3RD FL FINISH FLOOR
EL. 25'-8 1/2"

T.O. 2ND FL FINISH FLOOR
EL. 15'-3 1/2"

T.O. 1ST FL FINISH FLOOR
EL. 0'-8"

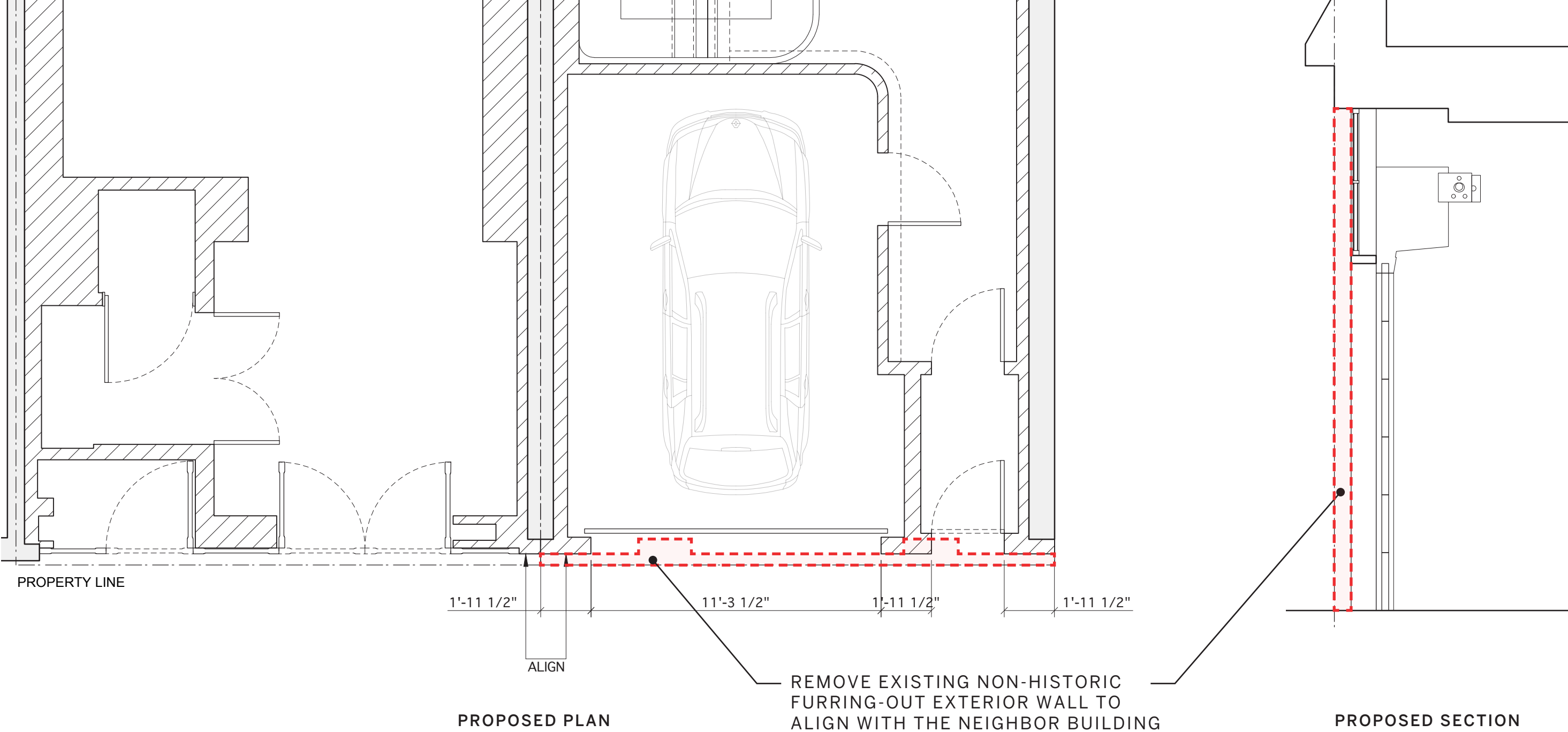
CURB LEVEL
EL. 0'-0"



EXISTING GARAGE DOOR

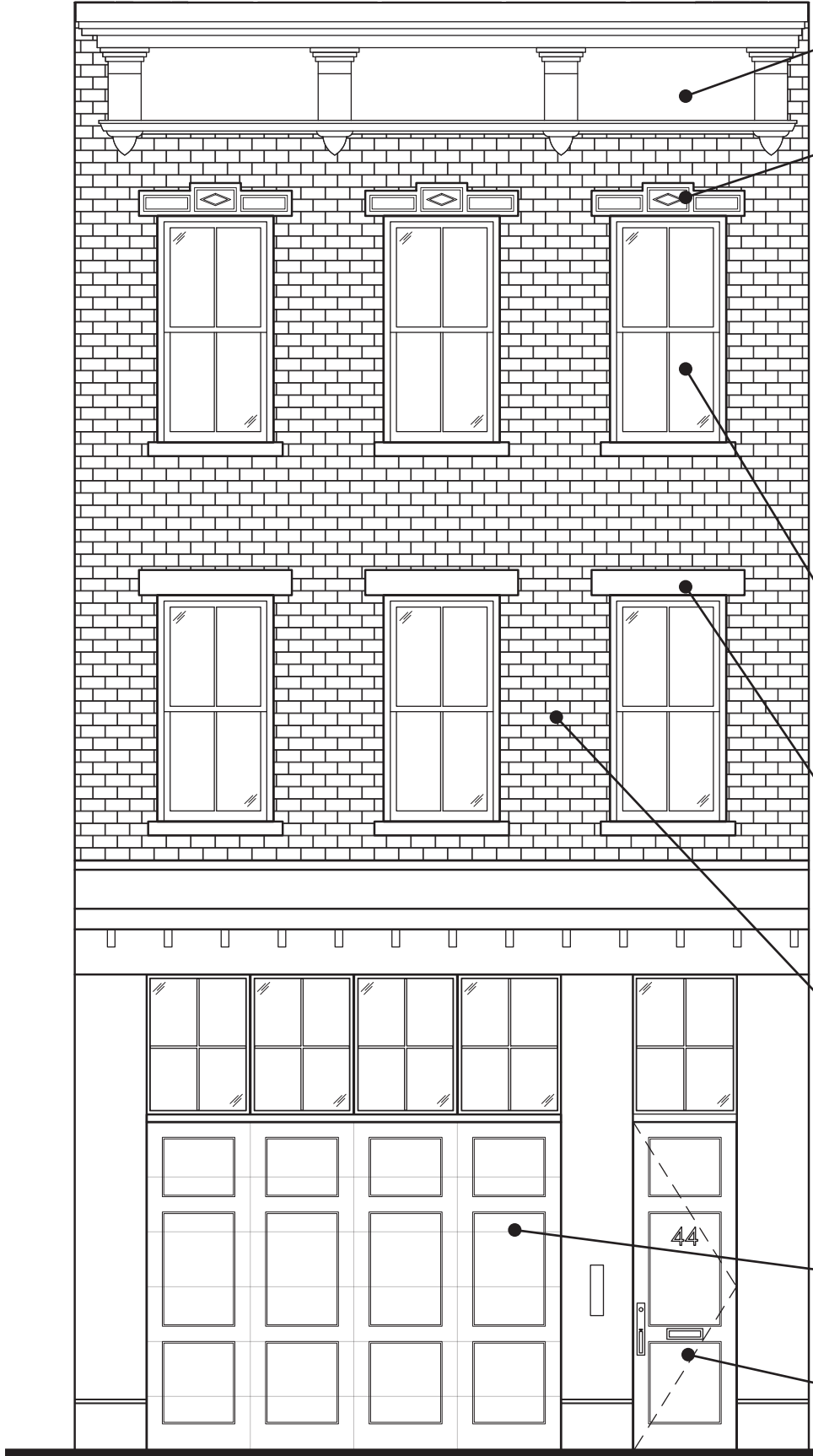
46 MACDOUGAL ST

44 MACDOUGAL ST





46 MACDOUGAL ST FRONT FACADE



44 MACDOUGAL ST FRONT FACADE WINDOW

EXISTING CORNICE TO REMAIN AND TO BE REBURRED

EXISTING WINDOW LINTEL TO BE REFURBISHED



44 MACDOUGAL ST WINDOW IN 1940 TAX PHOTO

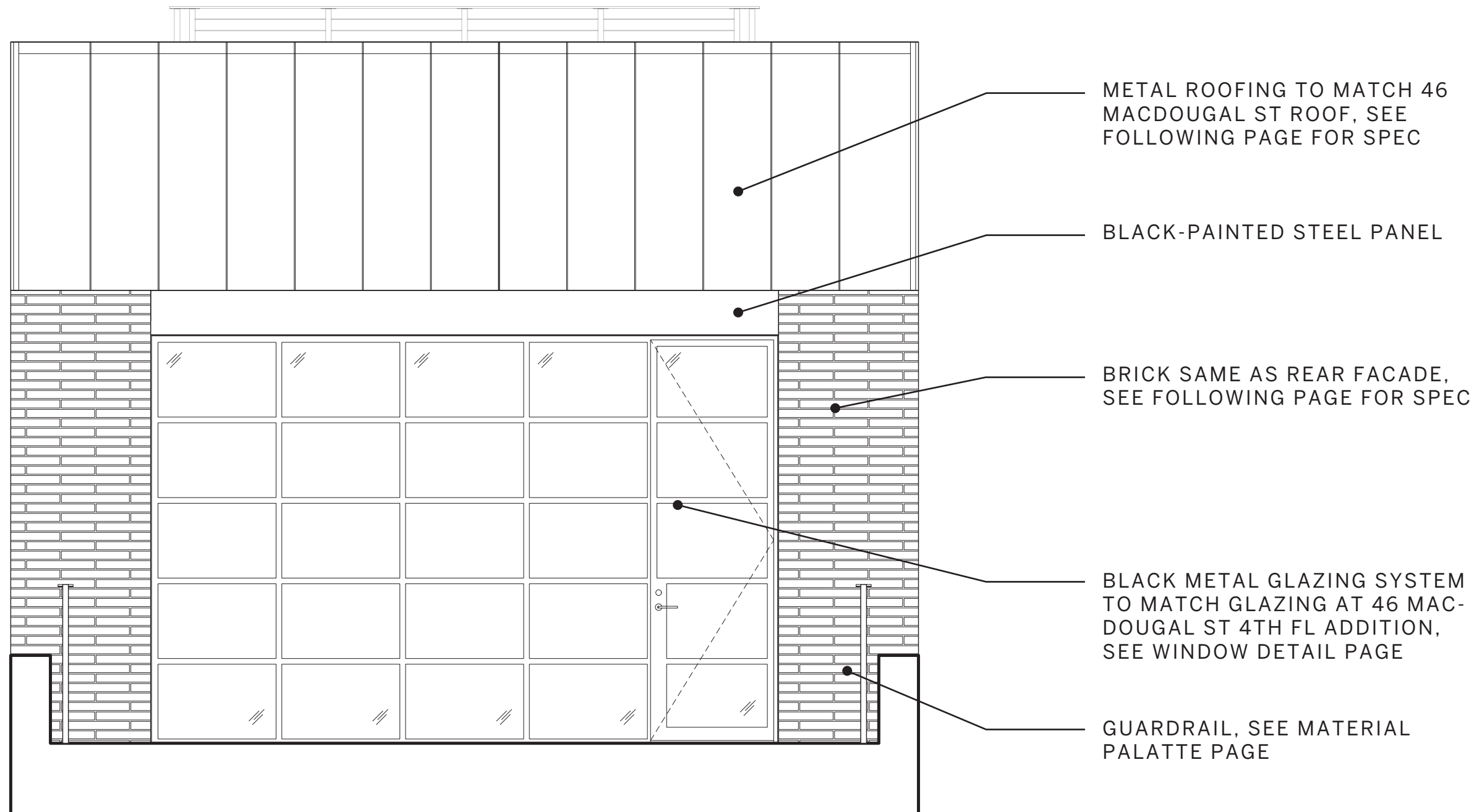
NEW DOUBLE-HUNG WINDOW IN EXISTING MASONRY OPENING (TYP.) TO MATCH HISTORICAL RECORD PHOTO

EXISTING WINDOW LINTEL TO BE REFURBISHED

EXISTING BRICK TO REMAIN. STRIP PAINT, RE-POINT, AND RESTORE BRICK FACE TO MATCH 46 MACDOUGAL ST

NEW BLACK PAINTED GARAGE DOOR TO MATCH 46 MACDOUGAL FACADE AND DOOR DESIGN

NEW BLACK PAINTED WOOD ENTRY DOOR TO MATCH 46 MACDOUGAL ENTRY DOOR



ELEVATION - 4TH FLOOR FRONT FACADE



REAR FACADE BRICK
BELDEN 8533 VELOUR GRAY FACE
BRICK - AMBASSADOR



METAL PANEL
BLACK-PAINTED STEEL



METAL ROOF
MBCI LOKSEAM CHARCOAL GRAY



OUTDOOR PAVER TILE
FLORIM, STONE CHABLIS



CABLE RAILS
AGS STAINLESS FLAT TOP & HORIZONTAL

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- BLOCK PLAN

BUILDING CONTEXT

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- NEIGHBORHOOD STUDY
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- TERRACE MATERIAL

COMMUNITY INFLUENCE

- NEIGHBORHOOD





44 MACDOUGAL ST

46 MACDOUGAL ST

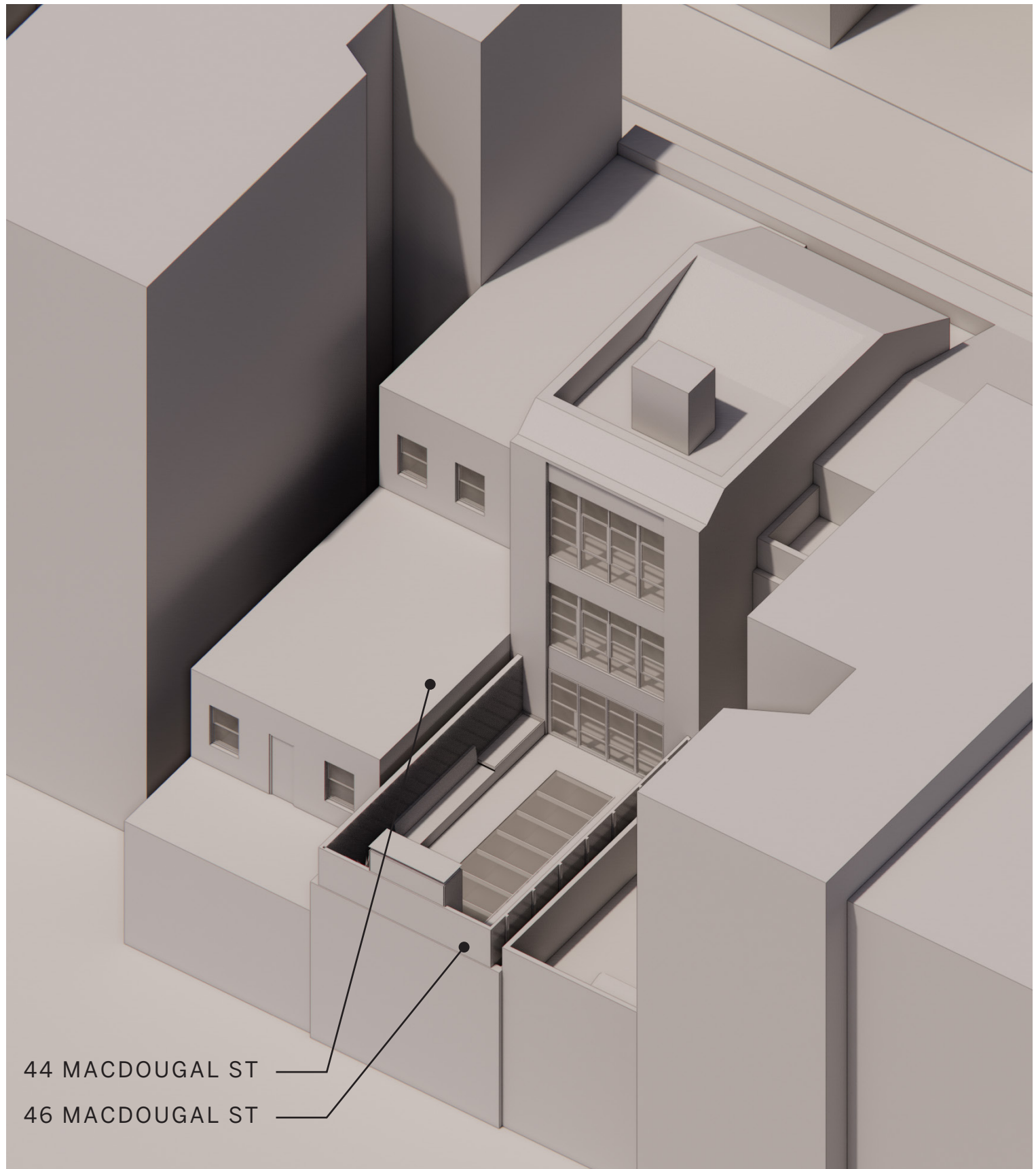
48 MACDOUGAL ST



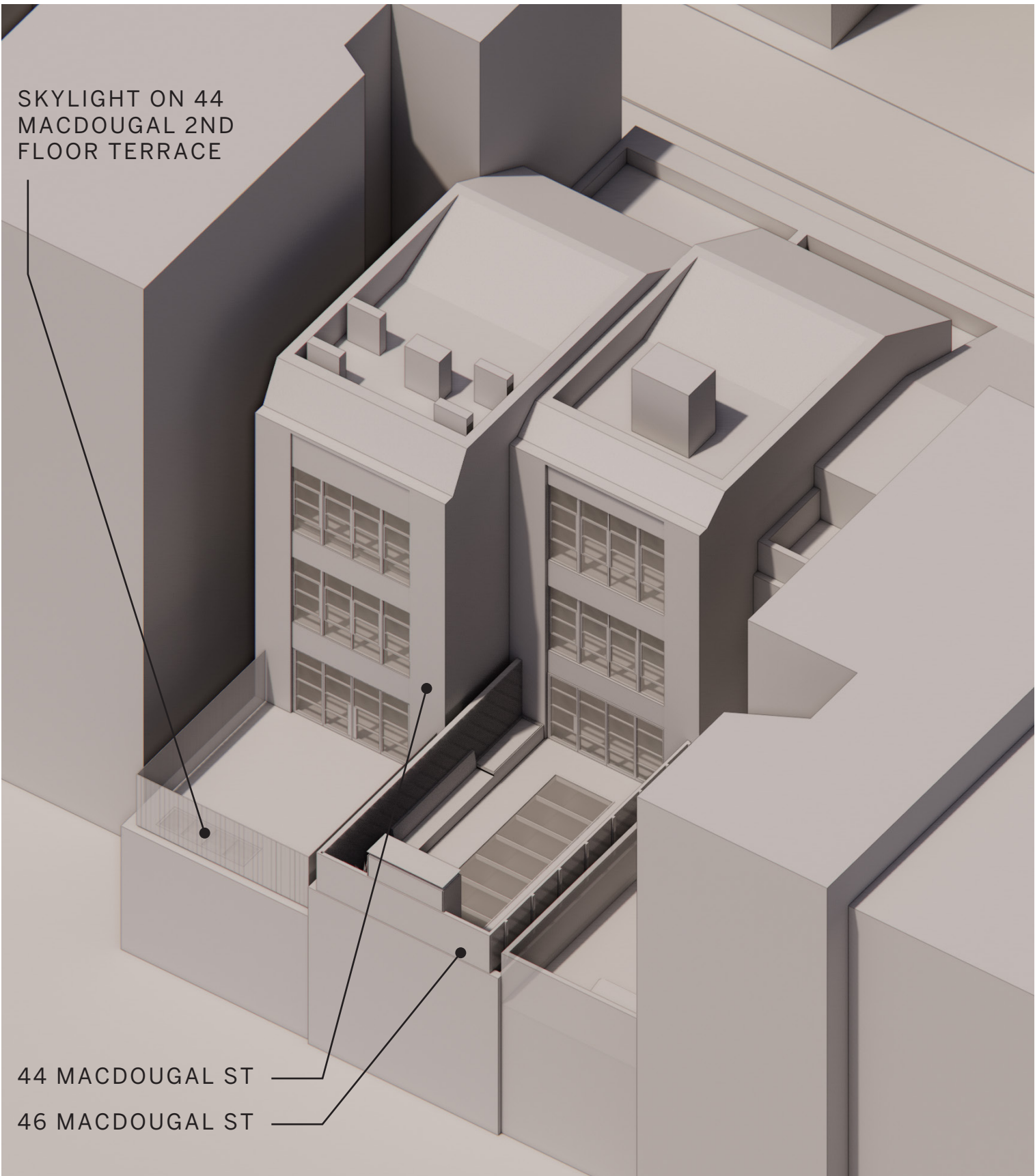
PHOTOS STANDING ON 2ND FL REAR TERRACE



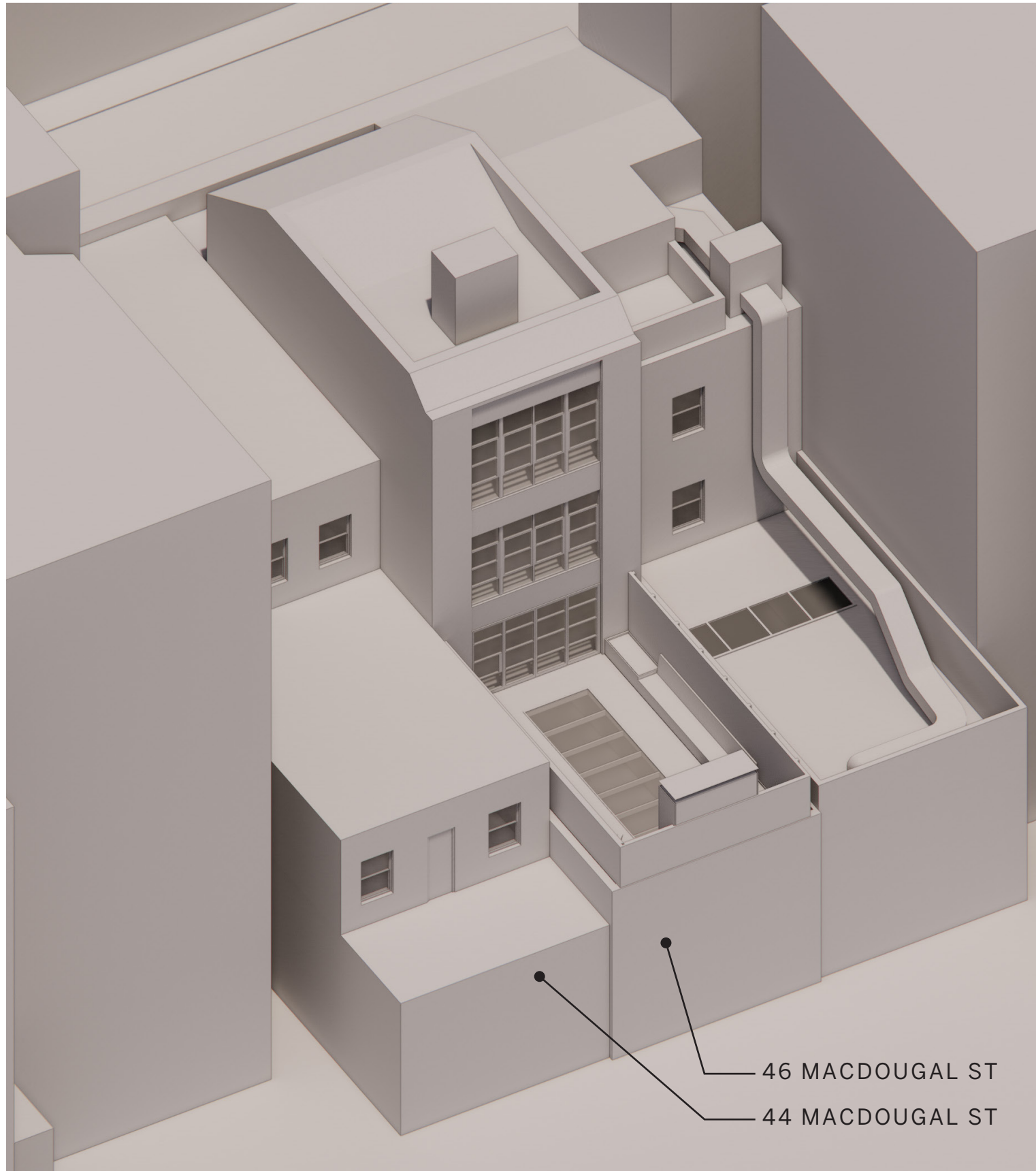
PHOTOS STANDING ON 3RD FL REAR TERRACE



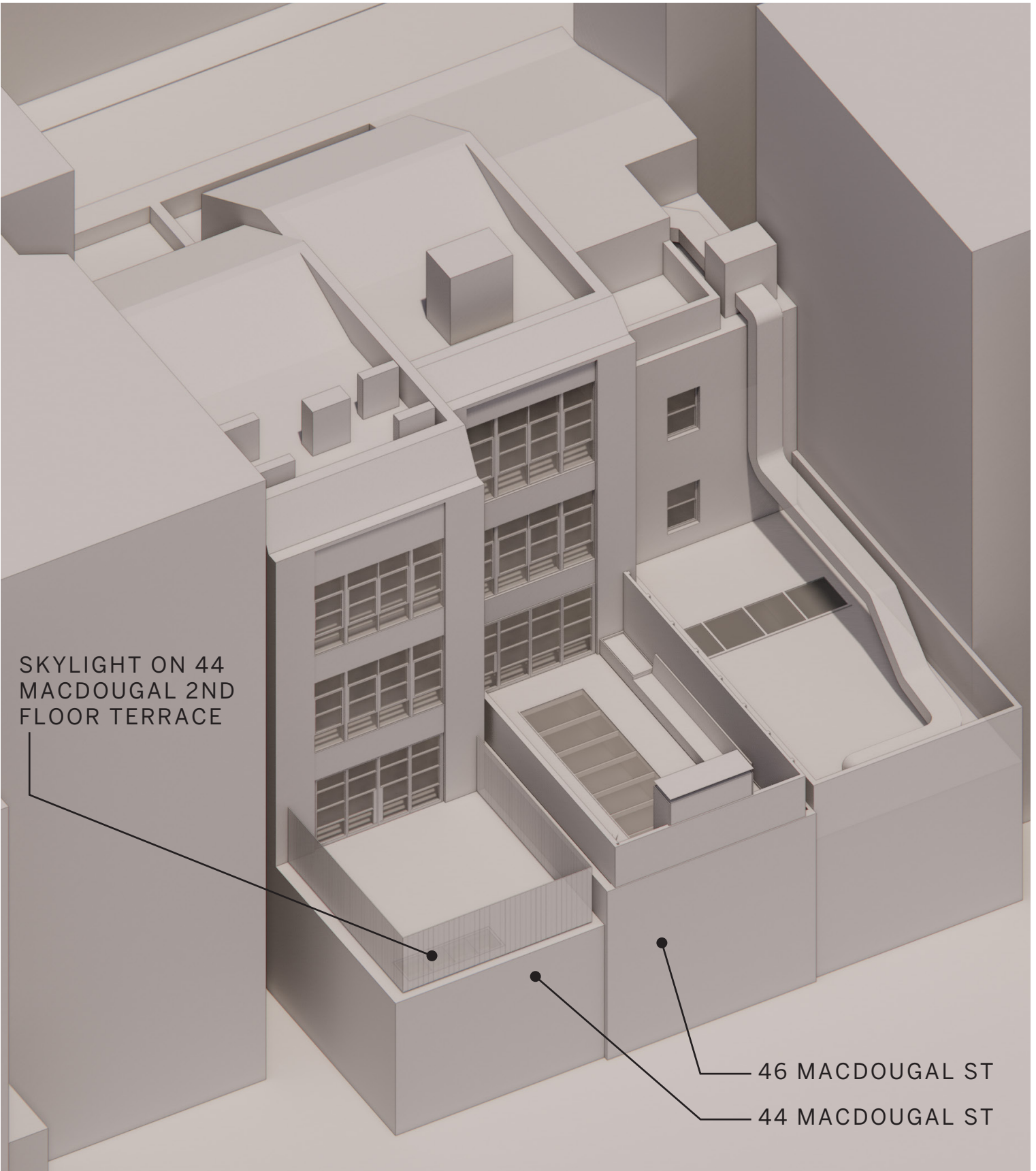
EXISTING ISOMETRIC VIEW - REAR FACADE



PROPOSED ISOMETRIC VIEW - REAR FACADE



EXISTING ISOMETRIC VIEW - REAR FACADE



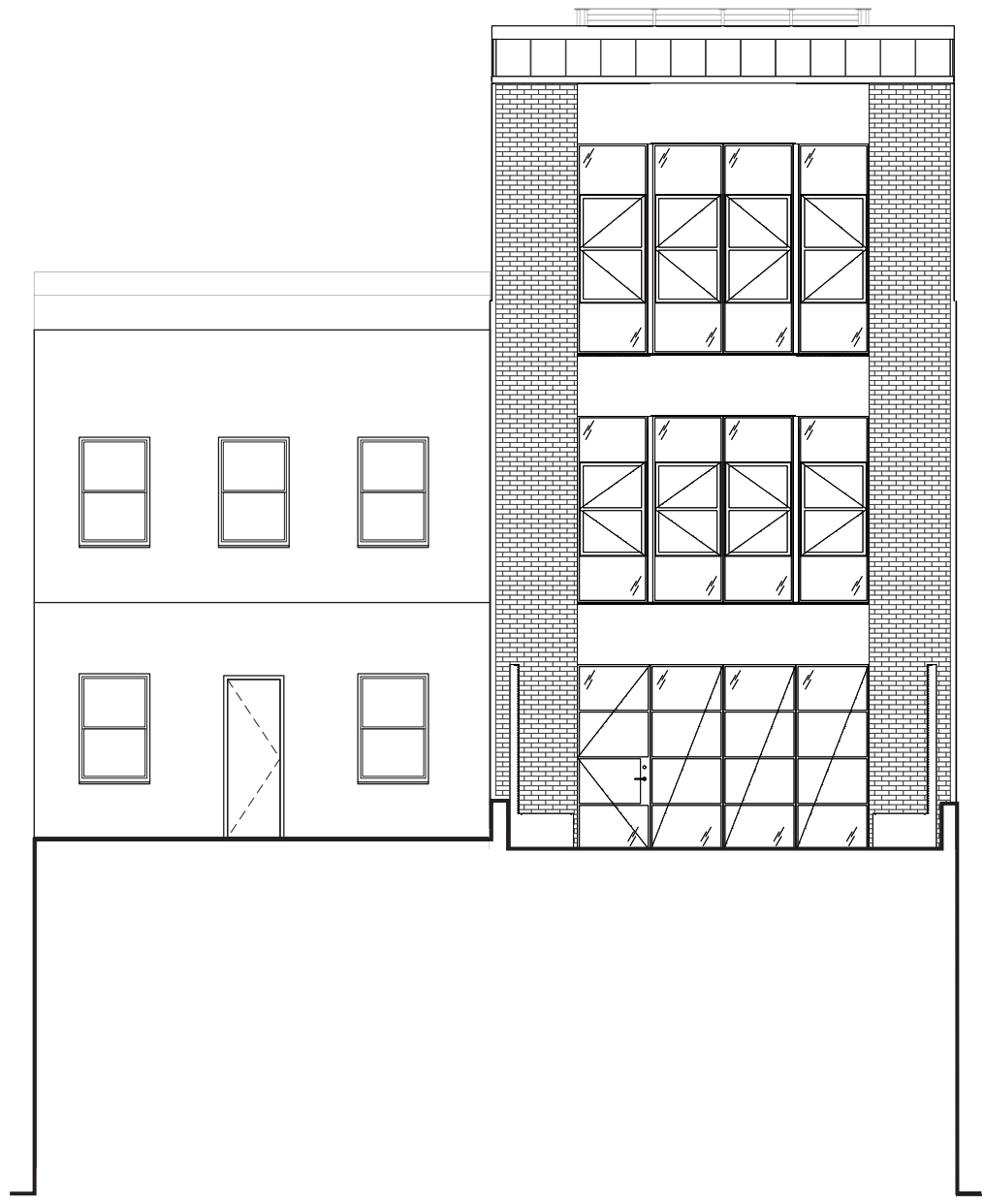
PROPOSED ISOMETRIC VIEW - REAR FACADE

44 MACDOUGAL ST

46 MACDOUGAL ST

44 MACDOUGAL ST

46 MACDOUGAL ST



EXISTING ELEVATION



PROPOSED ELEVATION

T.O. ROOF
EL. 52'-8"

T.O. CORNICE
EL. 40'-2"

T.O. 4TH FL FINISH FLOOR
EL. 37'-2 1/2"

T.O. 3RD FL FINISH FLOOR
EL. 25'-8 1/2"

T.O. 2ND FL FINISH FLOOR
EL. 15'-3 1/2"

T.O. 1ST FL FINISH FLOOR
EL. 0'-8"

CURB LEVEL
EL. 0'-0"

NEW BRICK FACADE,
SEE FOLLOWING PAGE
FOR SPEC

STONE PANEL TO
MATCH STONE AT 46
MACDOUGAL REAR
FACADE

BLACK METAL GLAZ-
ING SYSTEM TO MATCH
GLAZING AT 46 MAC-
DOUGAL ST 4TH FL AD-
DITION, SEE WINDOW
DETAIL PAGE



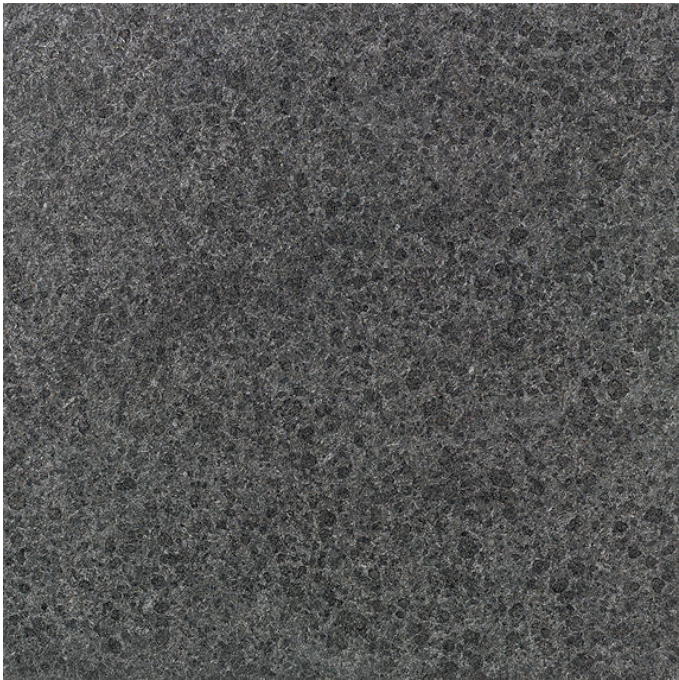
44 MACDOUGAL ST REAR FACADE



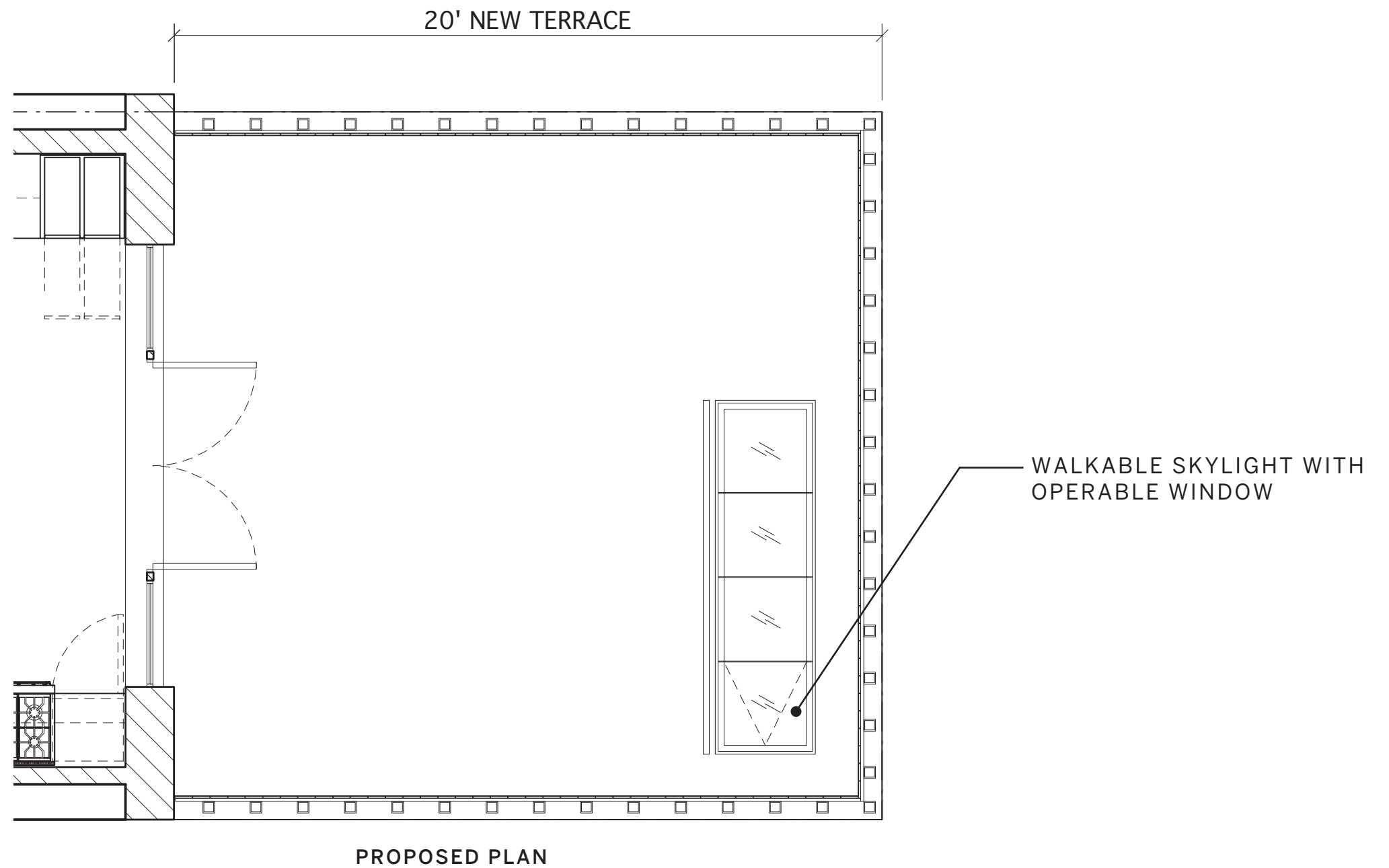
46 MACDOUGAL ST REAR FACADE

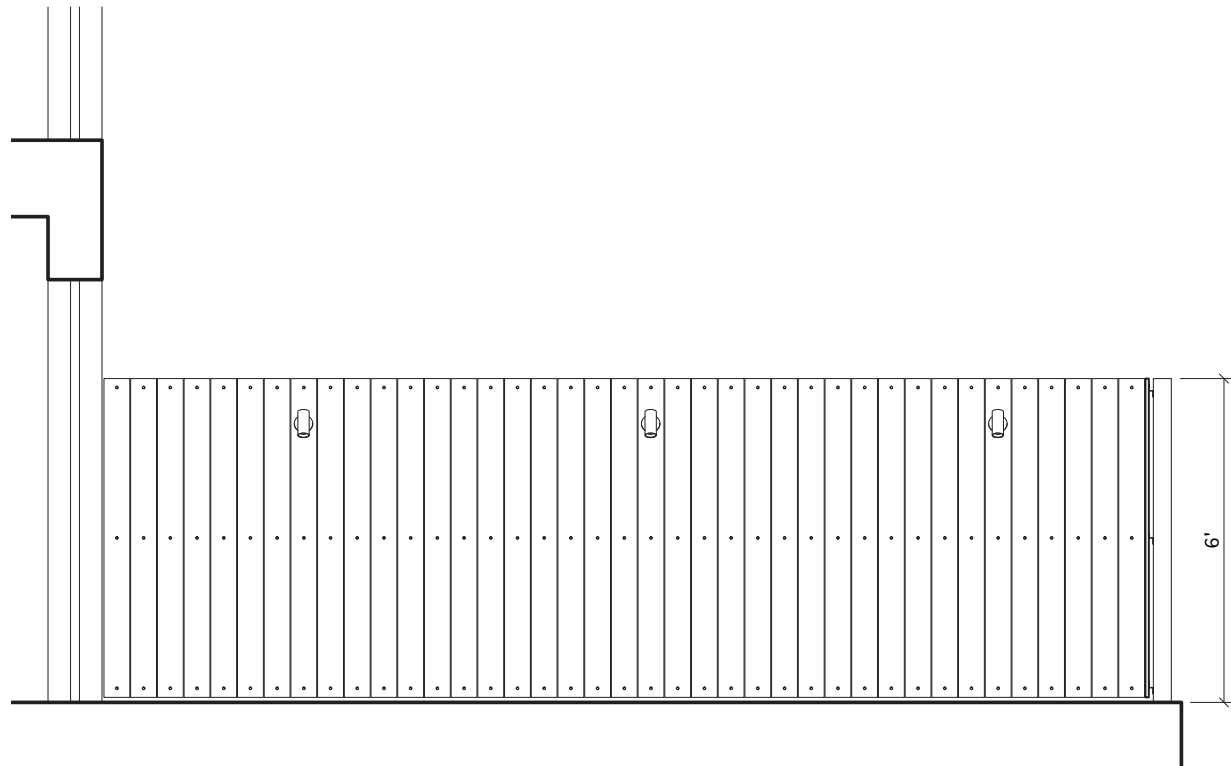


REAR FACADE BRICK
BELDEN 8533 VELOUR GRAY FACE
BRICK - AMBASSADOR

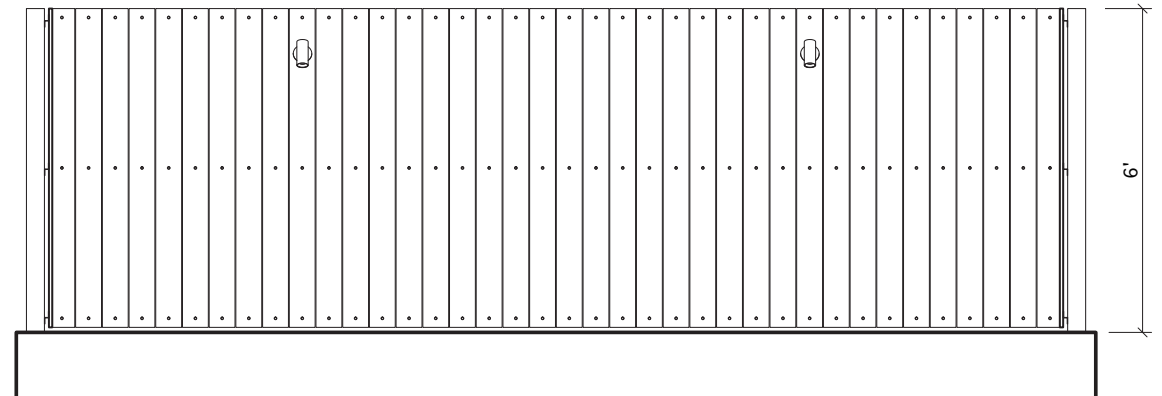


REAR FACADE STONE
ABSOLUTE BLACK STONE

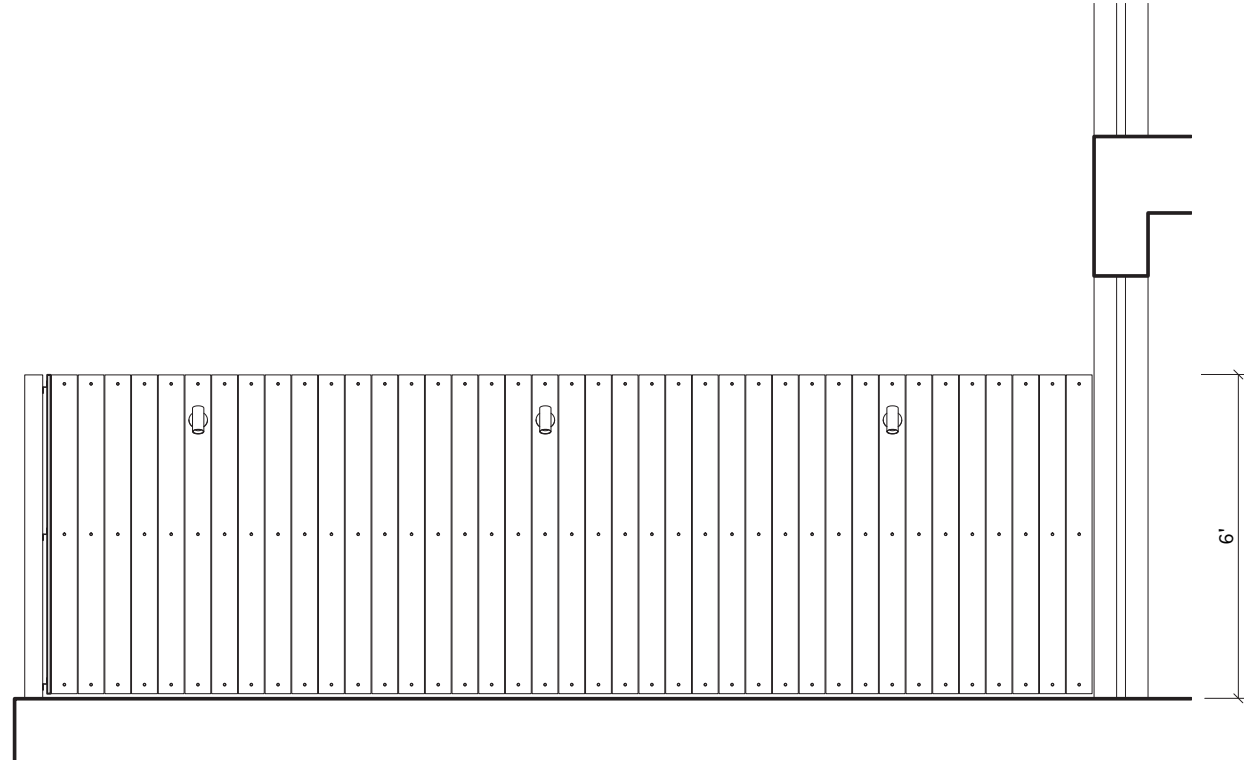




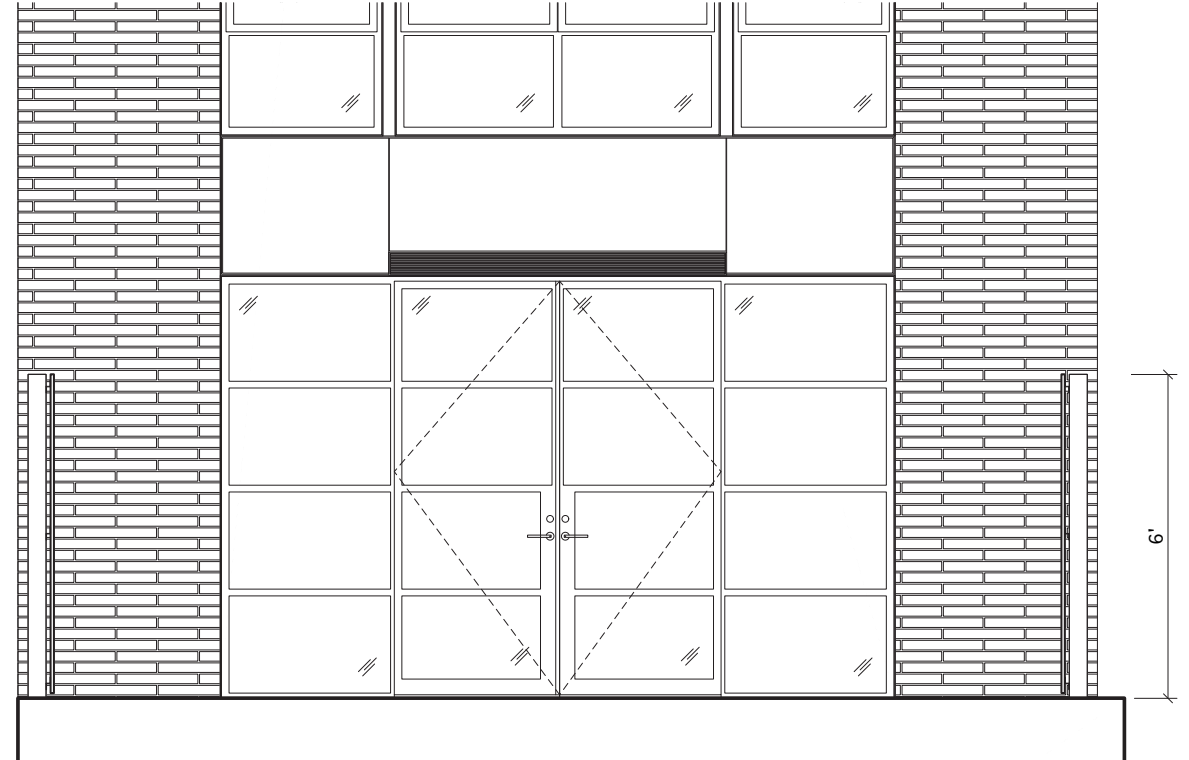
PROPOSED ELEVATION - SOUTH



PROPOSED ELEVATION - WEST



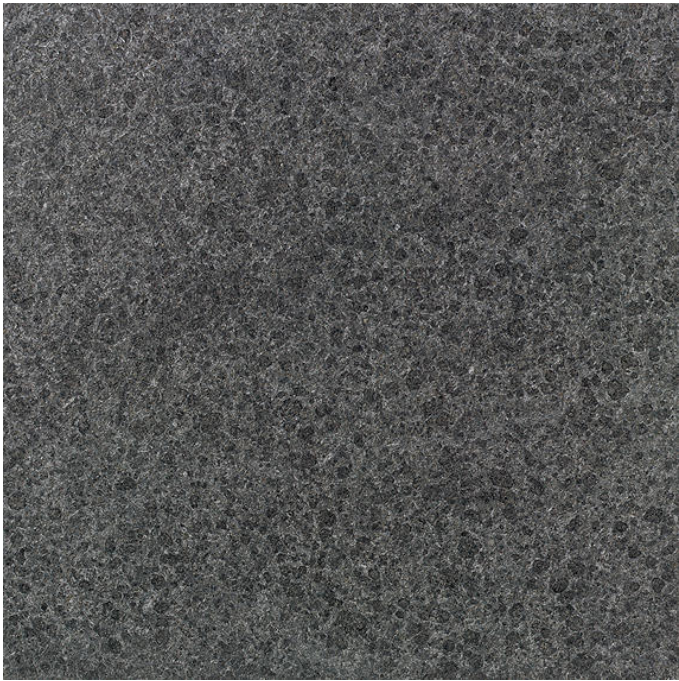
PROPOSED ELEVATION - NORTH



PROPOSED ELEVATION - EAST



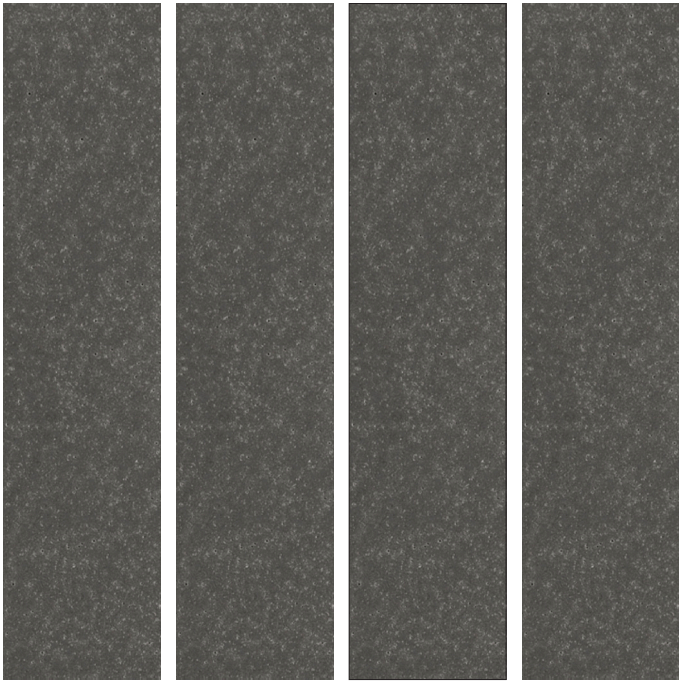
REAR FACADE BRICK
BELDEN 8533 VELOUR GRAY FACE
BRICK - AMBASSADOR



REAR FACADE STONE
ABSOLUTE BLACK STONE



OUTDOOR PAVER TILE
FLORIM, STONE CHABLIS



FENCE
RIEDER ÖKO SKIN GREYSCALE

TABLE OF CONTENTS

BUILDING HISTORY

- HISTORY
- HISTORIC DISTRICT MAP
- BLOCK PLAN

BUILDING CONTEXT

- STREET VIEW
- NEIGHBORHOOD STUDY
- NEIGHBOR BUILDINGS

FLOOR PLANS

- EXISTING PLANS
- PROPOSED PLANS
- ZONING DIAGRAM

SIGHTLINE STUDY

- ISOMETRIC VIEW
- EXISTING BUILDING SECTION

- PROPOSED SIGHTLINE SECTION
- STREET VIEW RENDERING
- STREET VIEW MOCKUP

FRONT FACADE

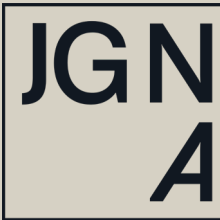
- EXISTING AND PROPOSED ELEVATION
- GARAGE DOOR
- 2ND FL AND 3RD FL WINDOW
- PROPOSED 4TH FL TERRACE DESIGN
- MATERIAL

REAR FACADE

- EXISTING AERIAL PHOTOS
- EXISTING REAR FACADE PHOTOS
- RENDERING - ISOMETRIC VIEW
- EXISTING AND PROPOSED ELEVATION
- REAR FACADE WINDOW
- MATERIAL
- PROPOSED 2ND FL DESIGN
- TERRACE MATERIAL

COMMUNITY INFLUENCE

- NEIGHBORHOOD



To whom it may concern:

We are writing to express our strong support for the proposed development and improvements to the property owned by our neighbor at 44 MacDougal Street, New York, NY. As neighboring property owners, we have had the opportunity to review the proposed plans and believe that this project will be a tremendous benefit to both the immediate area and the broader community. We commend our neighbor for investing in and enhancing their property in a thoughtful and attractive manner. The proposed development will significantly improve the appearance and character of the property, contributing to the overall beautification of our neighborhood. In particular, because our rear-facing windows directly overlook this property, we believe the proposed improvements will greatly enhance our views and create a more aesthetically pleasing environment for our families and other neighboring residents. We strongly believe that well-designed improvements such as these help maintain and increase neighborhood appeal, contribute positively to property values, and demonstrate a commitment to the continued enhancement of our community. For these reasons, we fully support our neighbor's proposed development and respectfully encourage the approval of this application. We appreciate your time, consideration, and dedication to serving our community. Respectfully submitted,

Address 140 Sullivan St. 2nd Fl
Name Richard Hyman
Signature [Signature]
Date 7/01/26

LETTER OF SUPPORT - 140 SULLIVAN ST

Valerie De La Rosa, Chair
Eugene Yoo, First Vice Chair
Donna Raftery, Second Vice Chair



Antony Wong, Treasurer
Emma Smith, Secretary
Drishaan Jain, Assistant Secretary
Mark Diller, District Manager

Community Board No. 2, Manhattan

3 Washington Square Village
New York, NY 10012-1899

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

June 18, 2026

Hon. Lisa Kersavage
Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Honorable Chair Kersavage:

At its Full Board meeting on June 18, 2026, Community Board #2, Manhattan (CB2M) adopted the following resolution:

***44 MacDougal Street (Sullivan -Thompson Historic District) – Application is to restore the front facade to its original condition, install new windows and entry doors, demolish portions of the existing 2nd floor rear structure, construct a rear addition at the 3rd floor, construct a new 4th floor addition, and partially excavate at the cellar for a new elevator pit.**

Whereas:

- A. The original condition was ground floor retail or manufacturing and a dwelling above and a third floor was added in the late 1800s and was later extensively altered; and
- B. The intent of the facade renovation is to restore it to the original condition and to harmonize with a restored similar building to the north; and
- C. The original facade will be restored and, differing from the adjacent building, fitted with two over two double hung windows; and
- D. The garage entrance is to be widened to incorporate the entrance door to the north; and
- E. Care must be taken to ensure that the building distinguishes itself visually as a separate building from the adjacent one, with a different history of renovations; and

COMMUNITY BOARD APPROVAL

CB2M Resolution Concerning 44 MacDougal Street
Page 2

F. The rear facade has a one-story addition of no historic merit and is to be demolished; and
G. A full height extension with multi-pane windows that mimic the adjacent building's rear extension, extends into the garden; and

H. The patio is to be resurfaced, retain the walkable skylights and the fencing is vertical cast black panels; and

I. Though intact top floor facades are normally recommended to retain historic three punched window configuration, in this instance with a small house of three floors and the top floor hidden from almost any vantage point, a unified rear facade is merited; and

J. There was testimony from Andrew Berman recommending a greater differentiation between the front facades of the two houses, now

Therefore, be it resolved that CB2, Manhattan recommends:

A. **Approval** of the front facade provided that a greater distinction is made between the adjacent houses with a distinctive cornice above the ground floor and that the ground floor is painted in a different color; and

B. Approval of the unified rear facade, the patio, and the barely visible penthouse.

Vote: Unanimous, with 36 Members voting.

CB2M respectfully requests that the Commission take action consistent with the positions expressed in the above.

Sincerely,

Chenault Spence

Chenault Spence, Chair
Landmarks Committee
Community Board #2, Manhattan

Valerie De La Rosa

Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/fa

Copy: Hon. Brad Hoylman-Sigal, Manhattan Borough President
Hon. Christopher Marte, NY City Council, 1st District
Hon. Brian Kavanagh, NY State Senate, 27th District
Hon. Grace Lee, NY State Assembly, 65th District
Elizabeth Le, Community & Intergovernmental Affairs Associate, LPC