Landmarks Preservation Commission

July 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-10632

44 MacDougal Street – Sullivan-Thompson Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 925 1200
Passcode: 259056
By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

JULY 14, 2026

44 MACDOUGAL STREET

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

JG Neukomm Architecture

JG Neukomm Architecture

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FRONT FACADE

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

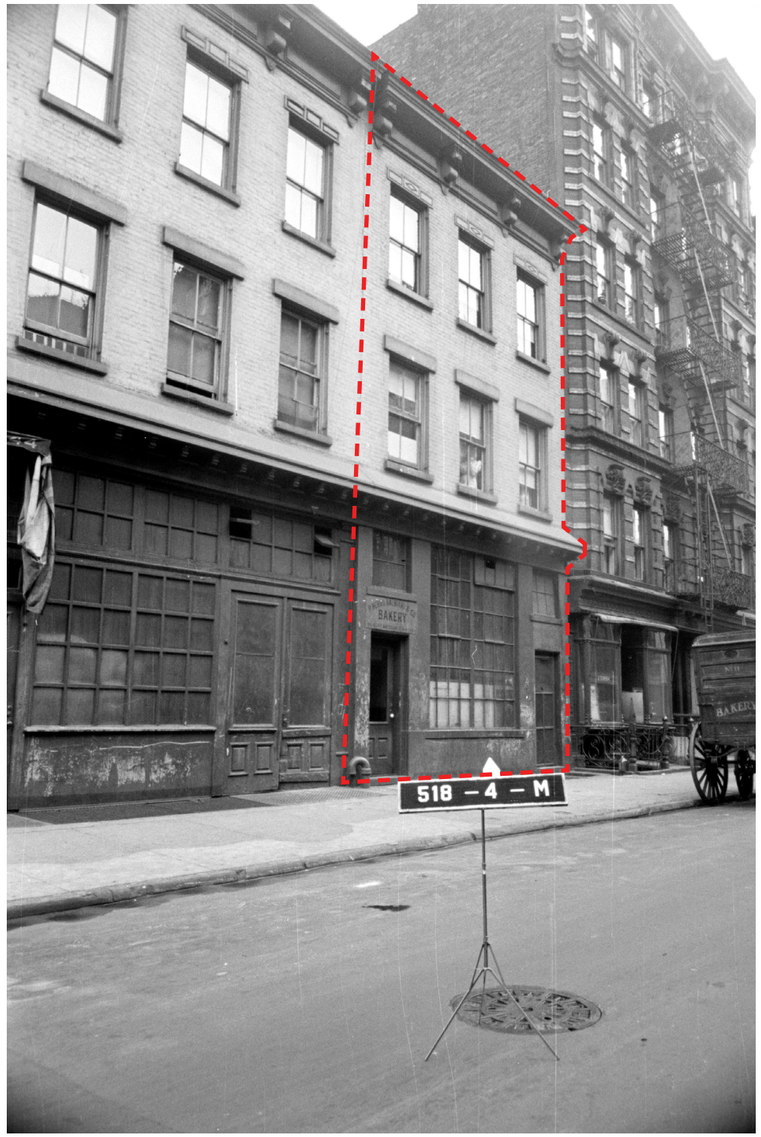
REAR FACADE

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

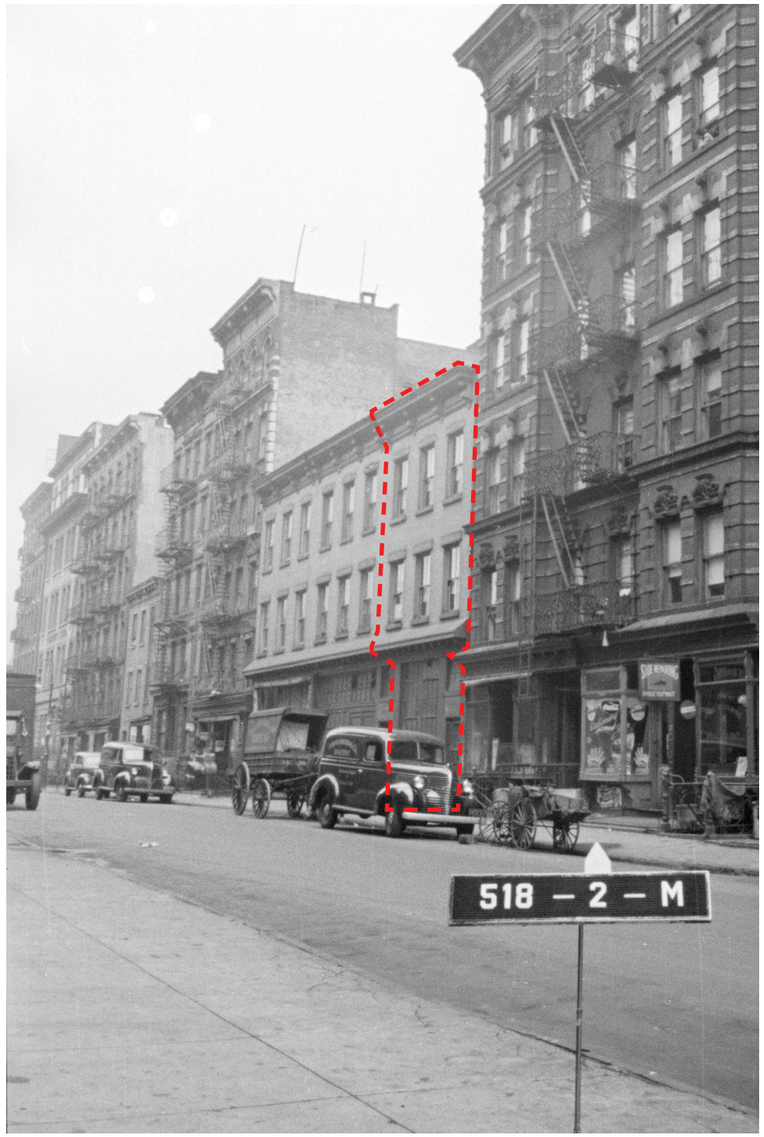
COMMUNITY INFLUENCE

- NEIGHBORHOOD

JGNA



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

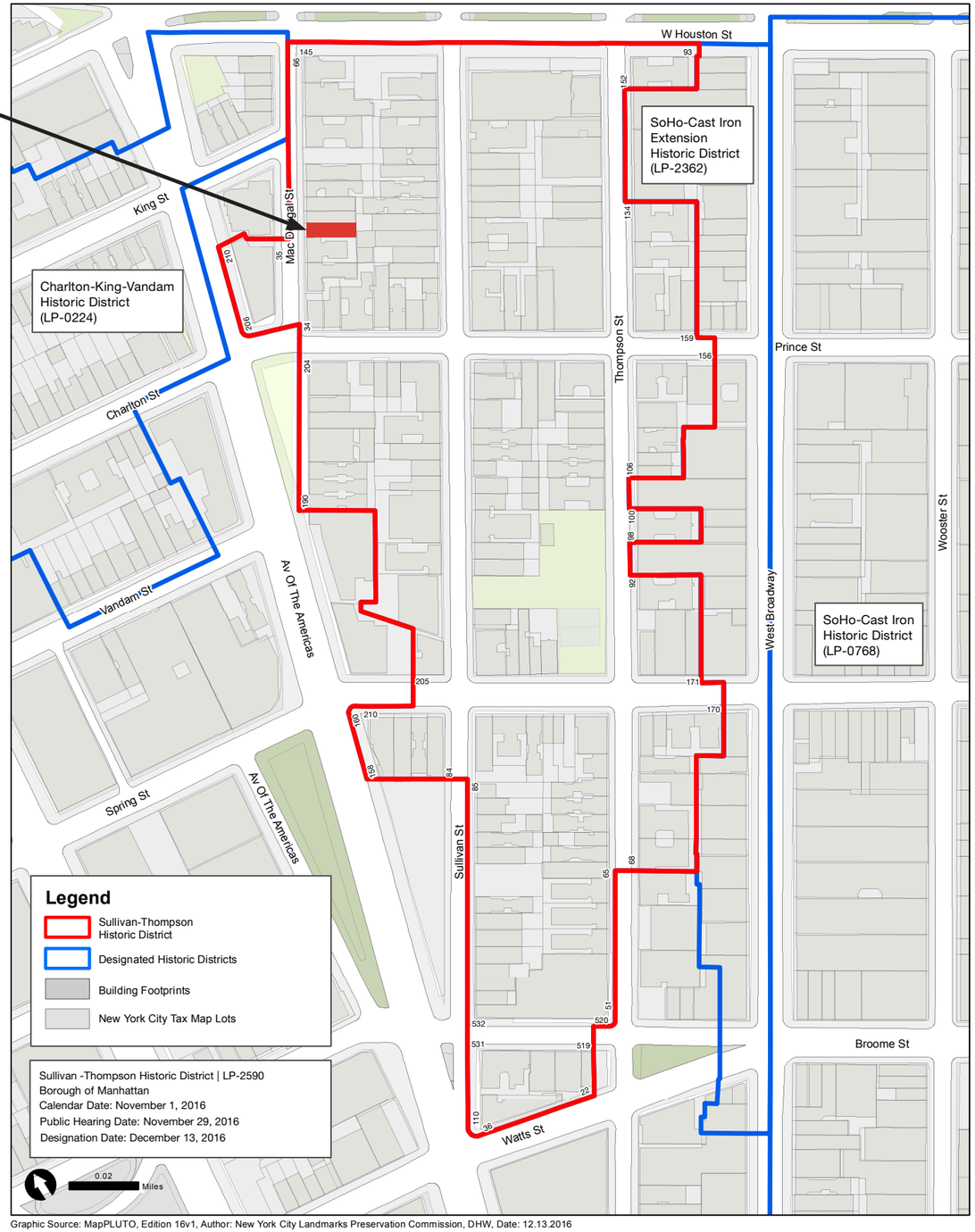
Department of Buildings, Alteration applications (Alt 960-1875, Alt 2159-1920, Alt 220-1922, Alt 315-1985). Certificate of Occupancy (11/22/1988); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1878; New York County, Office of the Register, Deeds and Conveyances

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44 MACDOUGAL ST

Sullivan-Thompson Historic District | LP-2590

NYC Landmarks Preservation Commission



Graphic Source: MapPLUTO, Edition 16v1, Author: New York City Landmarks Preservation Commission, DHW, Date: 12.13.2016

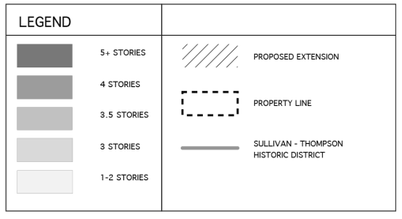
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BLOCK PLAN - EXISTING



BLOCK PLAN - PROPOSED



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COMMUNITY INFLUENCE

- NEIGHBORHOOD

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STREET VIEW

BUILDING CONTEXT

44 MACDOUGAL ST - PG 7

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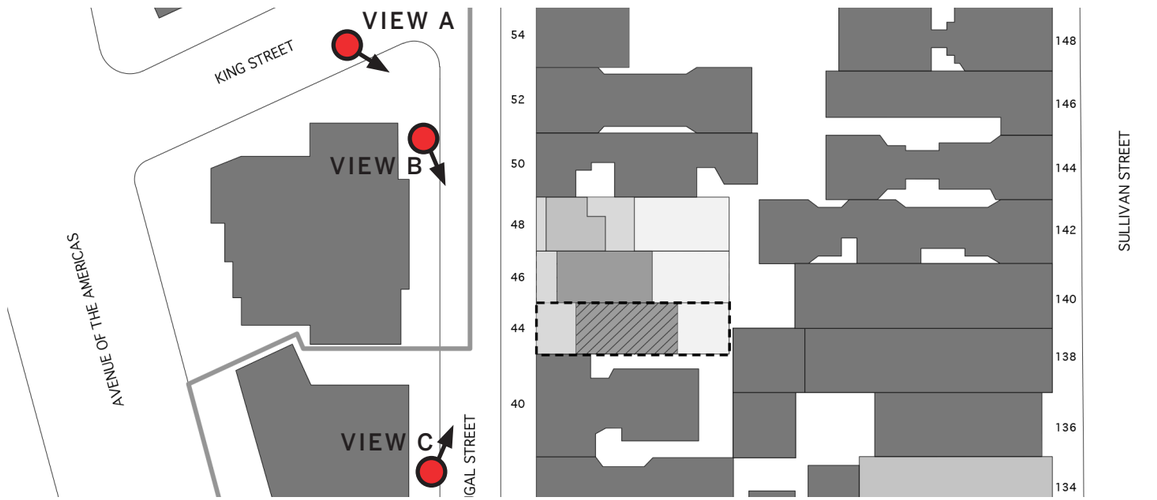
VIEW A



VIEW B



VIEW C



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STREET VIEW

BUILDING CONTEXT

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JULY 14, 2026





BLOCK 526 (MACDOUGAL - SULLIVAN GARDEN)



BLOCK 518

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BLOCK 526 (MACDOUGAL - SULLIVAN GARDEN)

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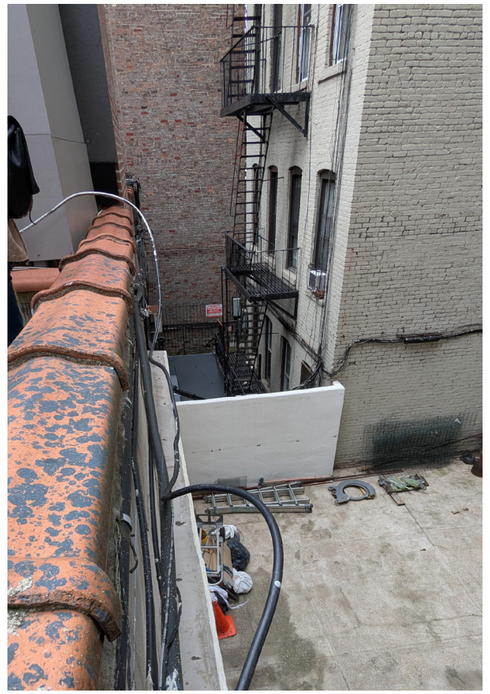


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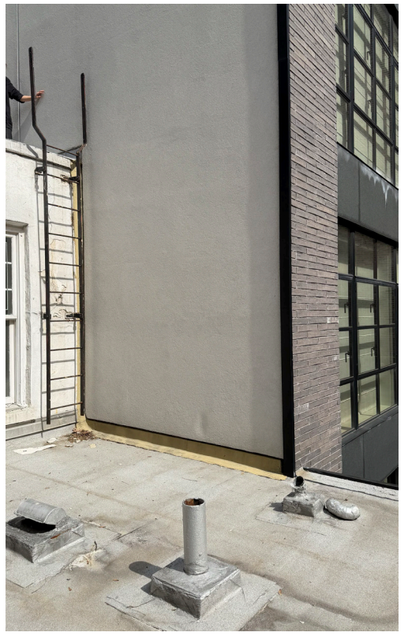


PHOTOS STANDING ON 2ND FL REAR TERRACE

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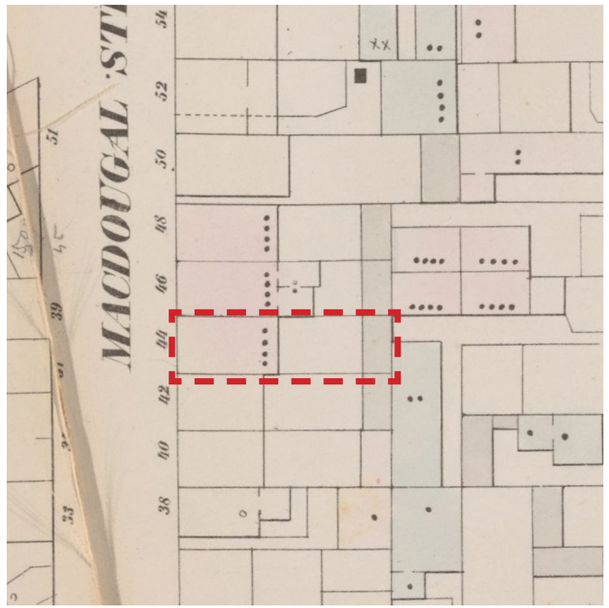




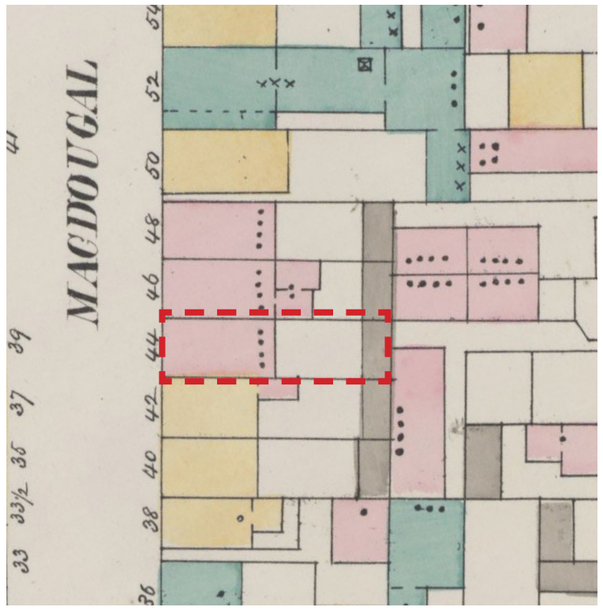


PHOTOS STANDING ON 3RD FL REAR TERRACE

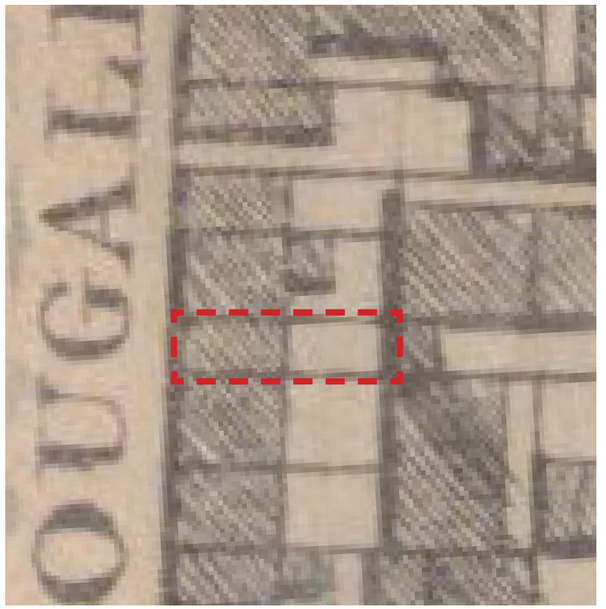
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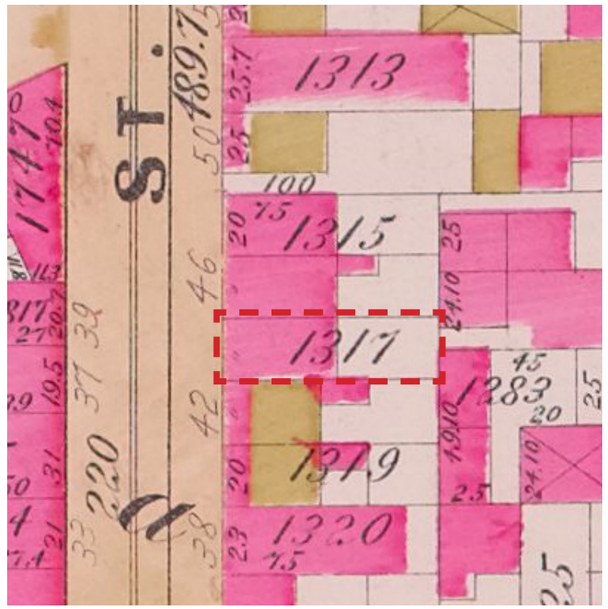
1852 - 54 NYPL MAP



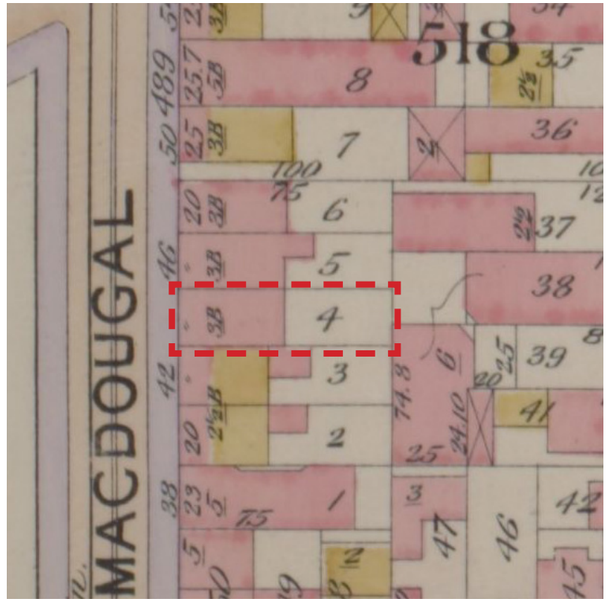
1857 - 62 NYPL MAP



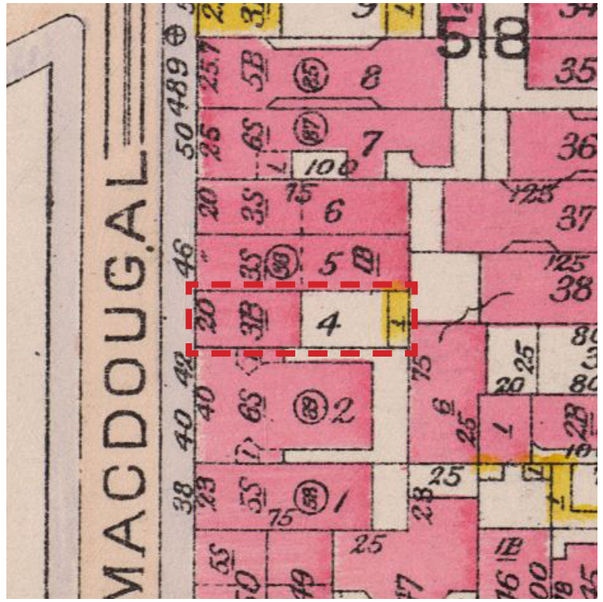
1867 NYPL MAP



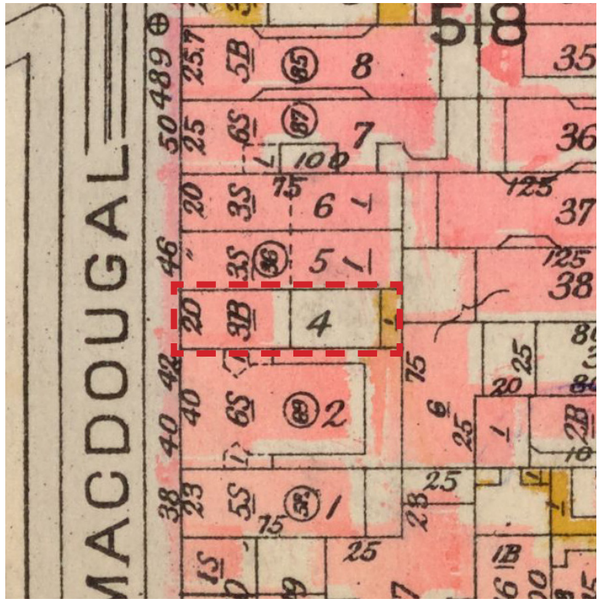
1890-93 NYPL MAP



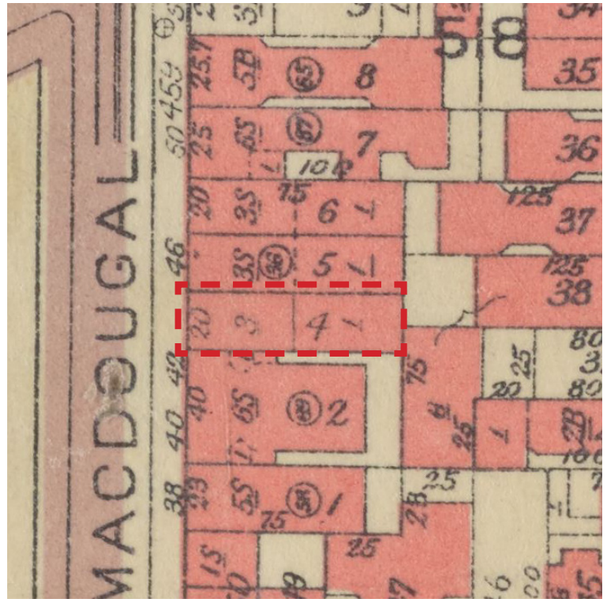
1902 NYPL MAP



1916 NYPL MAP



1923 NYPL MAP



1956 NYPL MAP

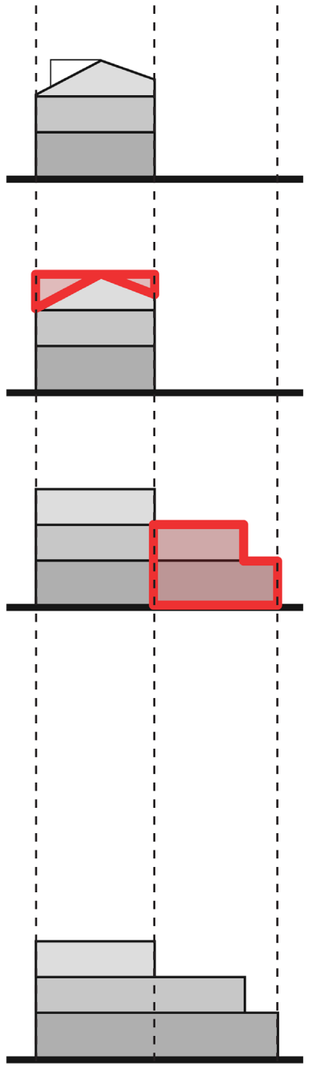
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44 MACDOUGAL ST

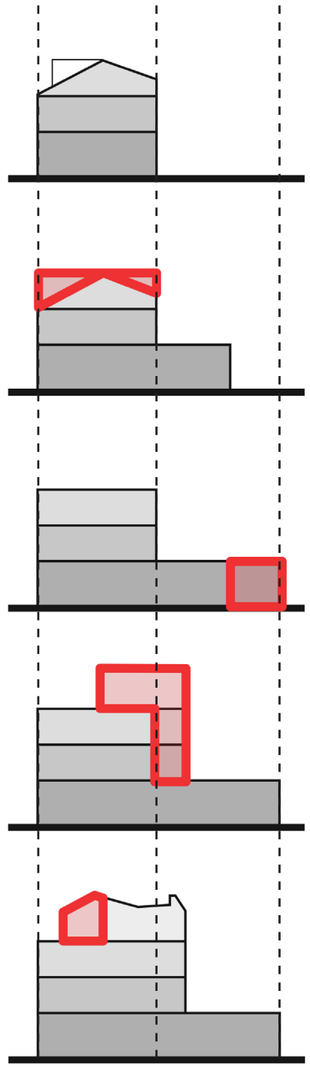
46 MACDOUGAL ST

48 MACDOUGAL ST

1820s
2.5 STORIES WITH DORMERS

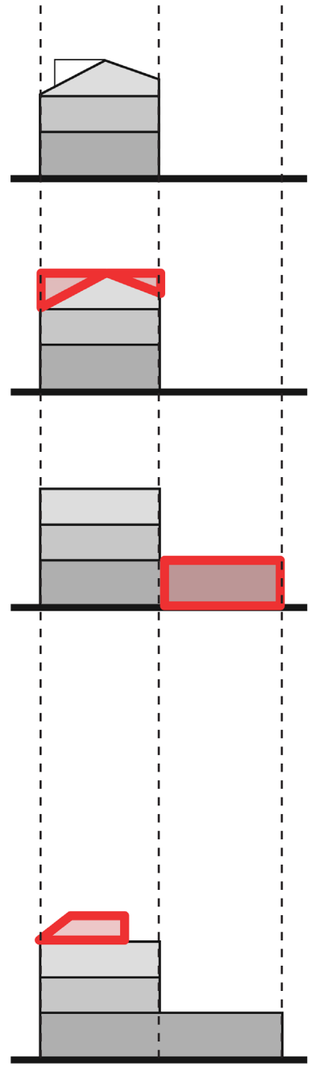


1875 THE OWNER CONVERTED THE ATTIC TO A FULL FLOOR



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

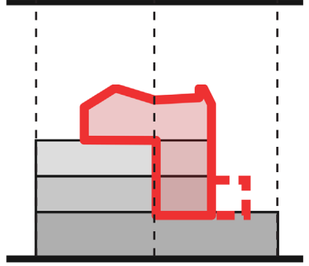
1920s
ALTERED FIRST FLOOR FOR BAKERY

THE MASSING WHEN JGNA STARTED THE RENOVATION IN 2016

2020s (CURRENT)

JGNA RENOVATED THE HOUSE AND EXPANDED THE ROOF ADDITION

2026 PROPOSED



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JULY 14, 2026 | 44 MACDOUGAL STREET | FLOOR PLANS

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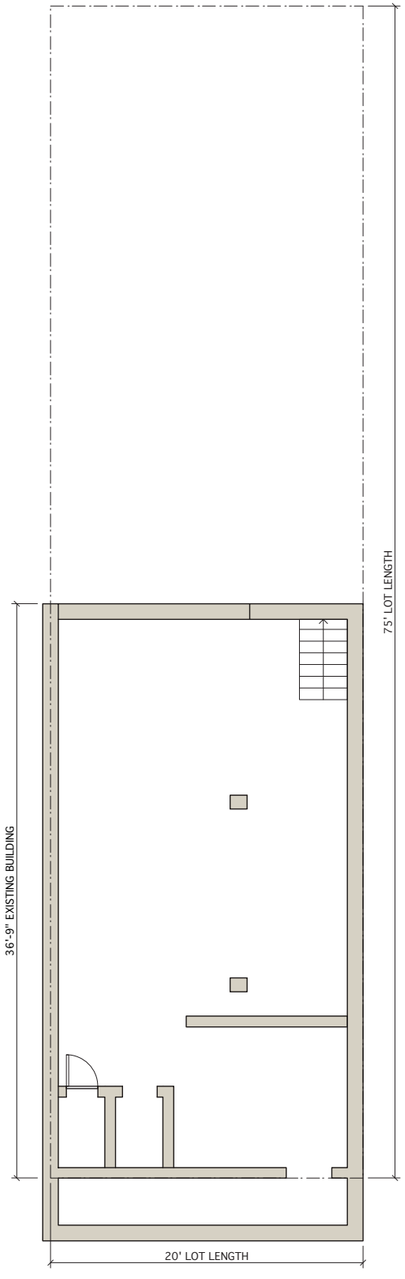
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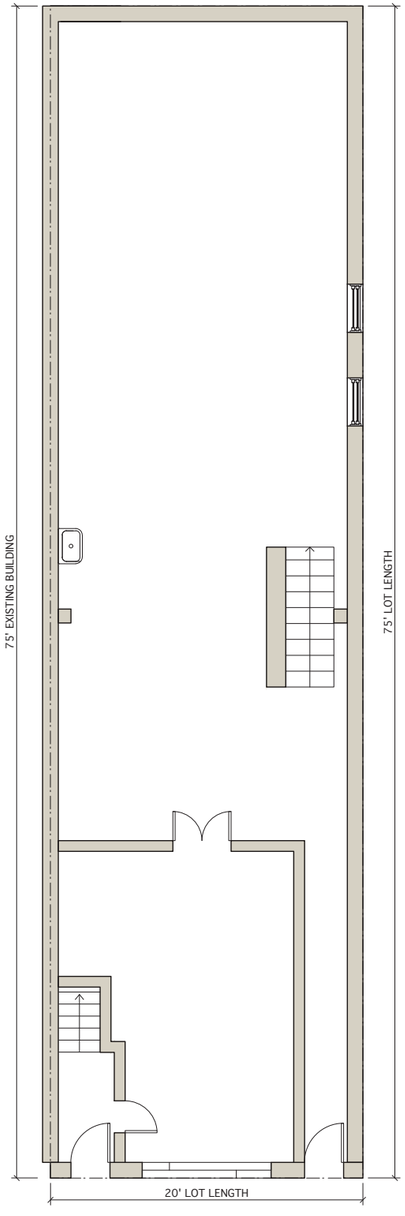
COMMUNITY INFLUENCE

- NEIGHBORHOOD

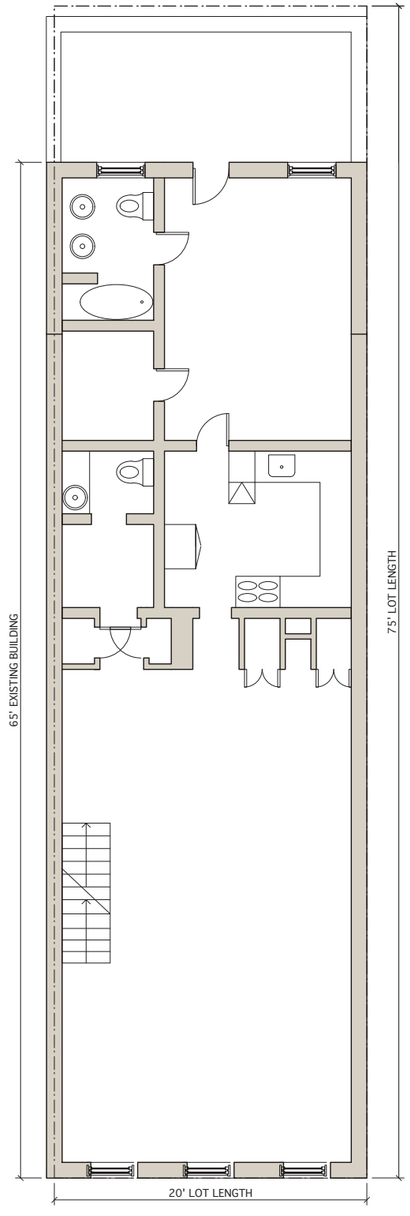
JGNA



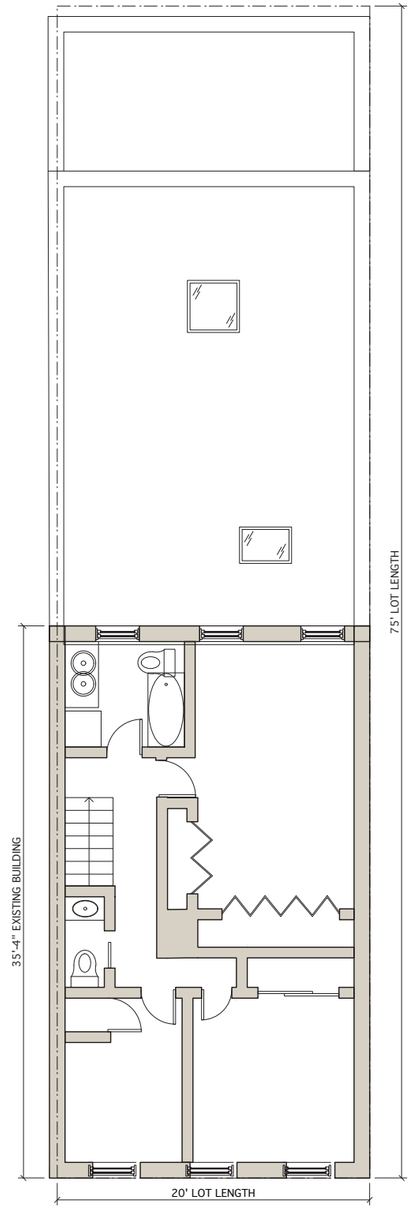
CELLAR



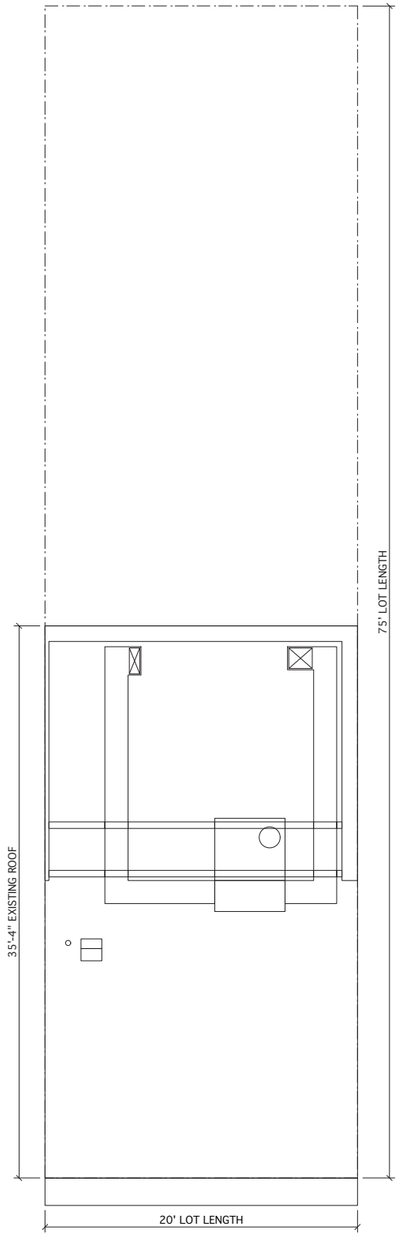
1ST FLOOR



2ND FLOOR



3RD FLOOR



ROOF

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EXISTING PLANS

44 MACDOUGAL ST - PG 18

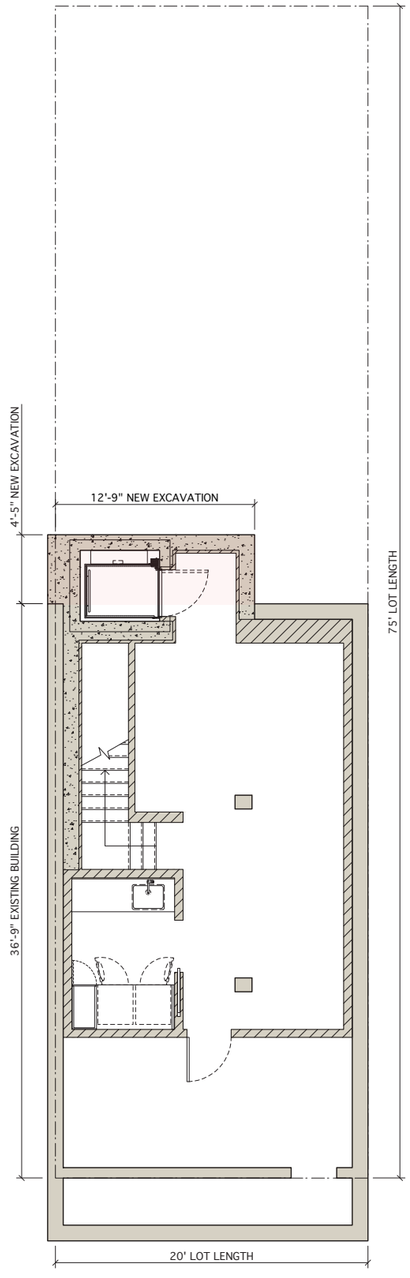
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FLOOR PLANS

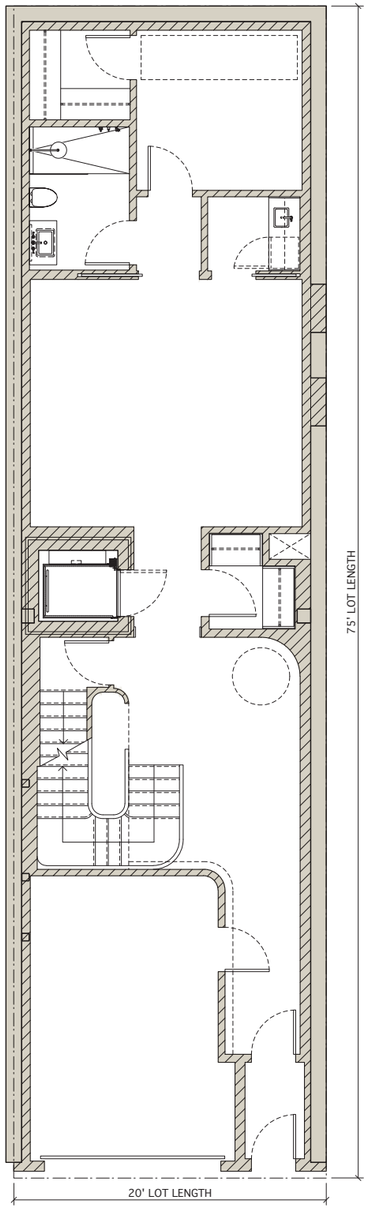
JULY 14, 2026

NEW ADDITION

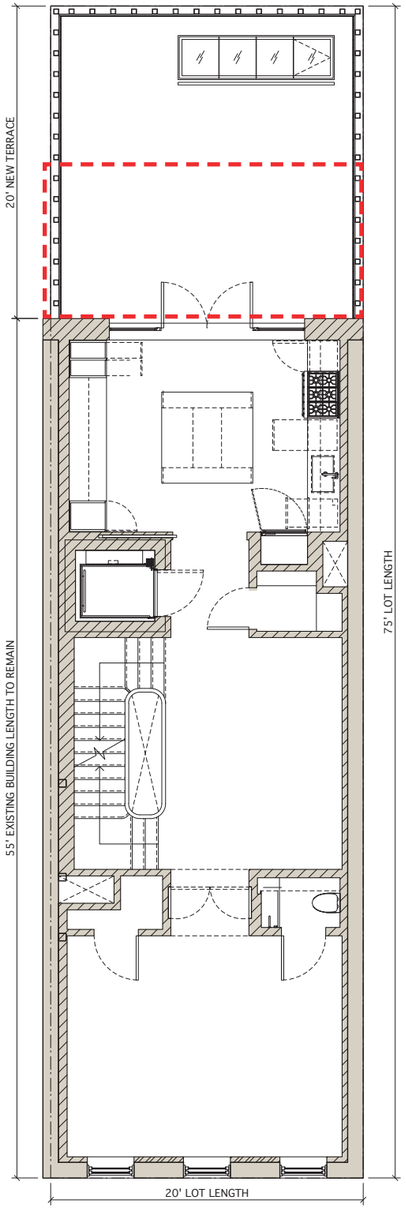
EXISTING TO BE DEMOLISHED



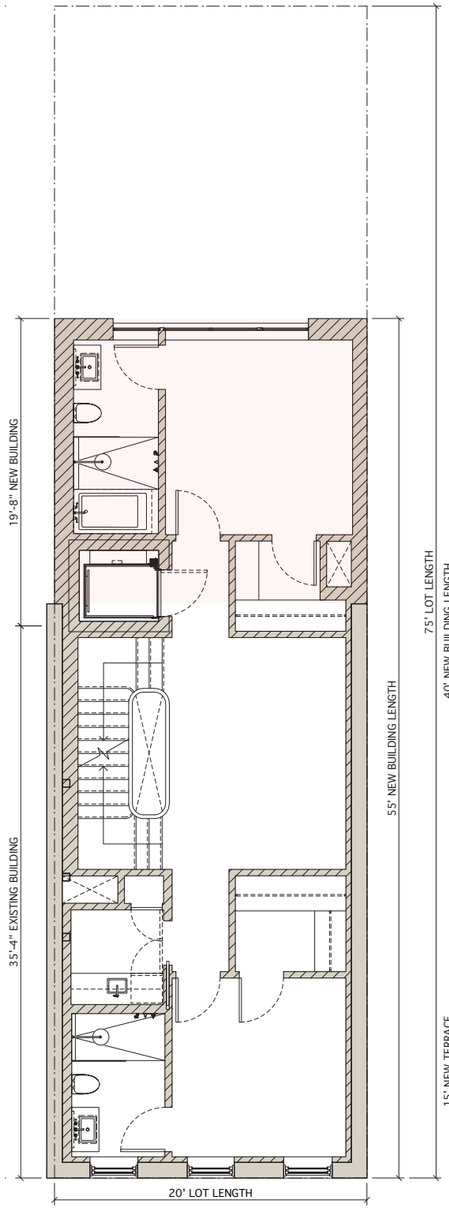
CELLAR



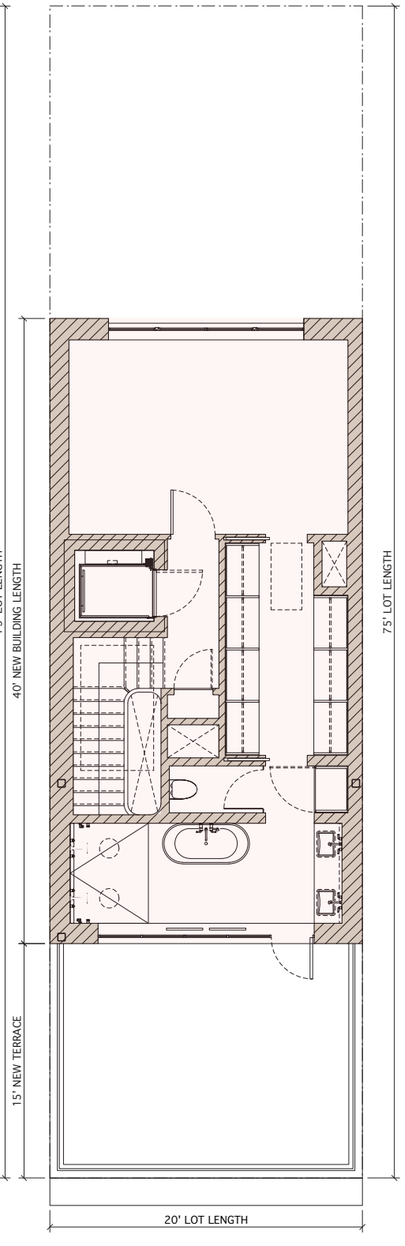
1ST FLOOR



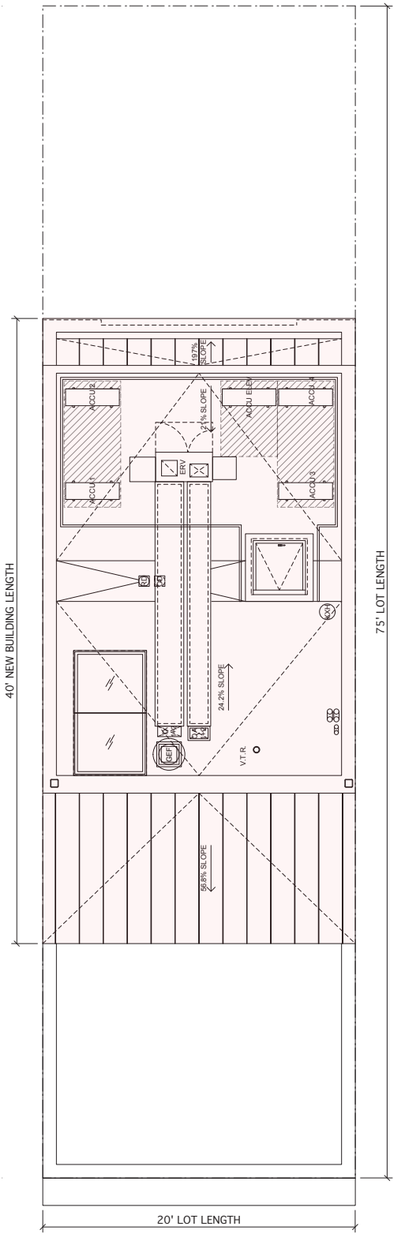
2ND FLOOR



3RD FLOOR



4TH FLOOR



ROOF

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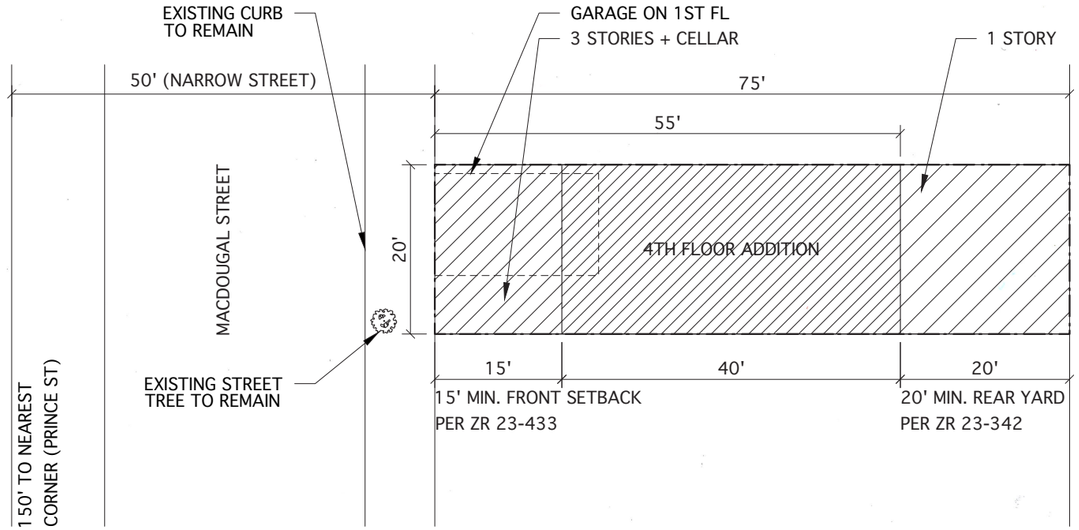
PROPOSED PLANS

44 MACDOUGAL ST - PG 19

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FLOOR PLANS

JULY 14, 2026

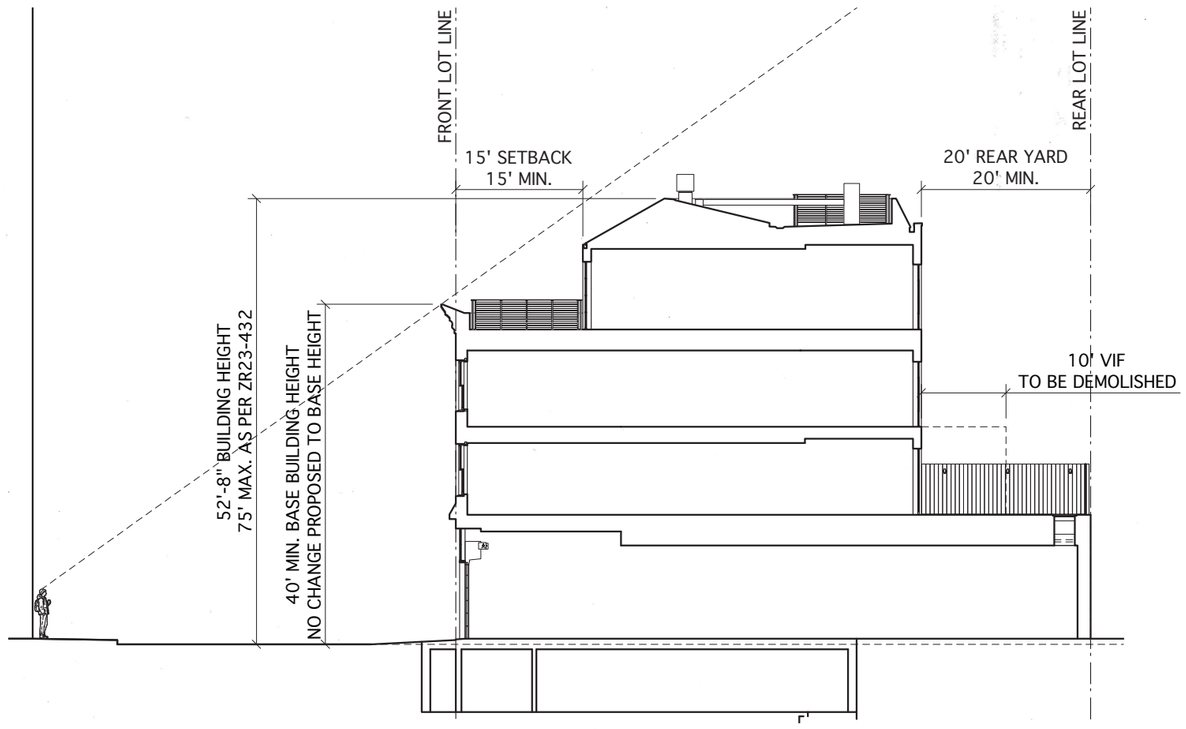


SCALE: $\frac{1}{16}$" = 1'-0"

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



NYC Buildings

ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

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

REGISTERED ARCHITECT JEAN-GABRIEL NEUKOMM 027779 STATE OF NEW YORK

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

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

07/09

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JULY 14, 2026 | 44 MACDOUGAL STREET | SIGHTLINE STUDY

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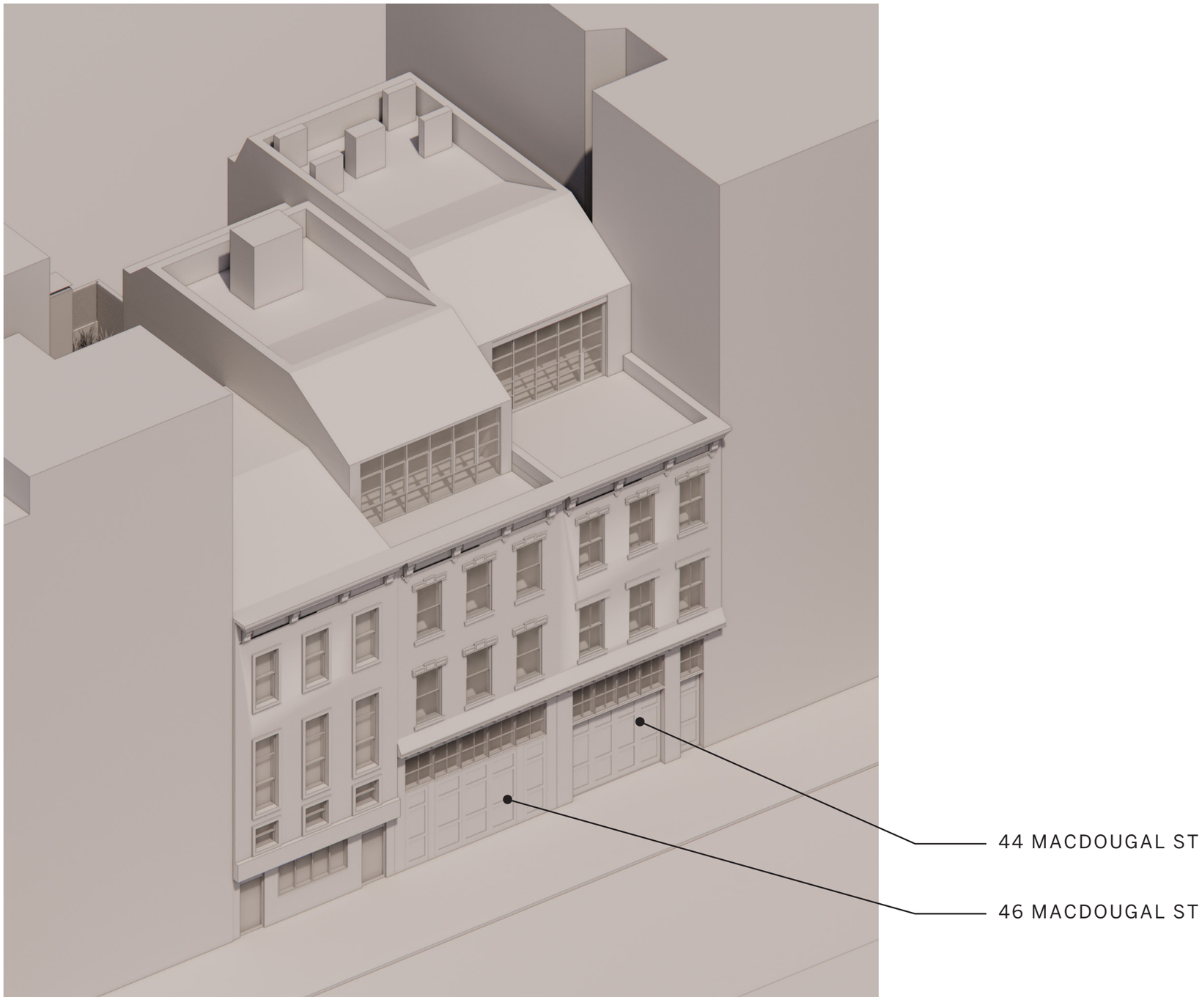
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- TERRACE MATERIAL

COMMUNITY INFLUENCE

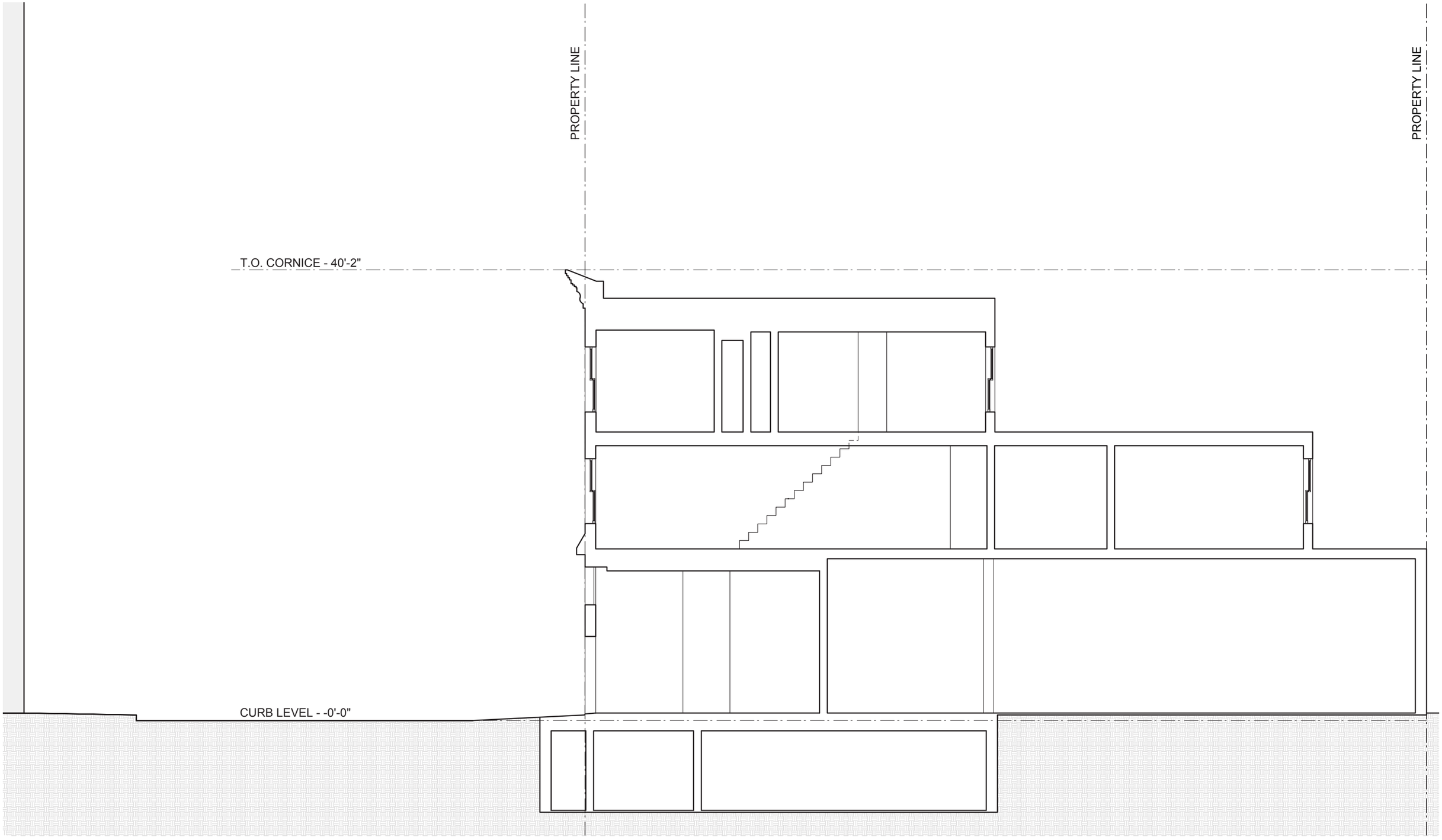
- NEIGHBORHOOD

JGNA



ISOMETRIC VIEW - FRONT FACADE

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EXISTING BUILDING SECTION

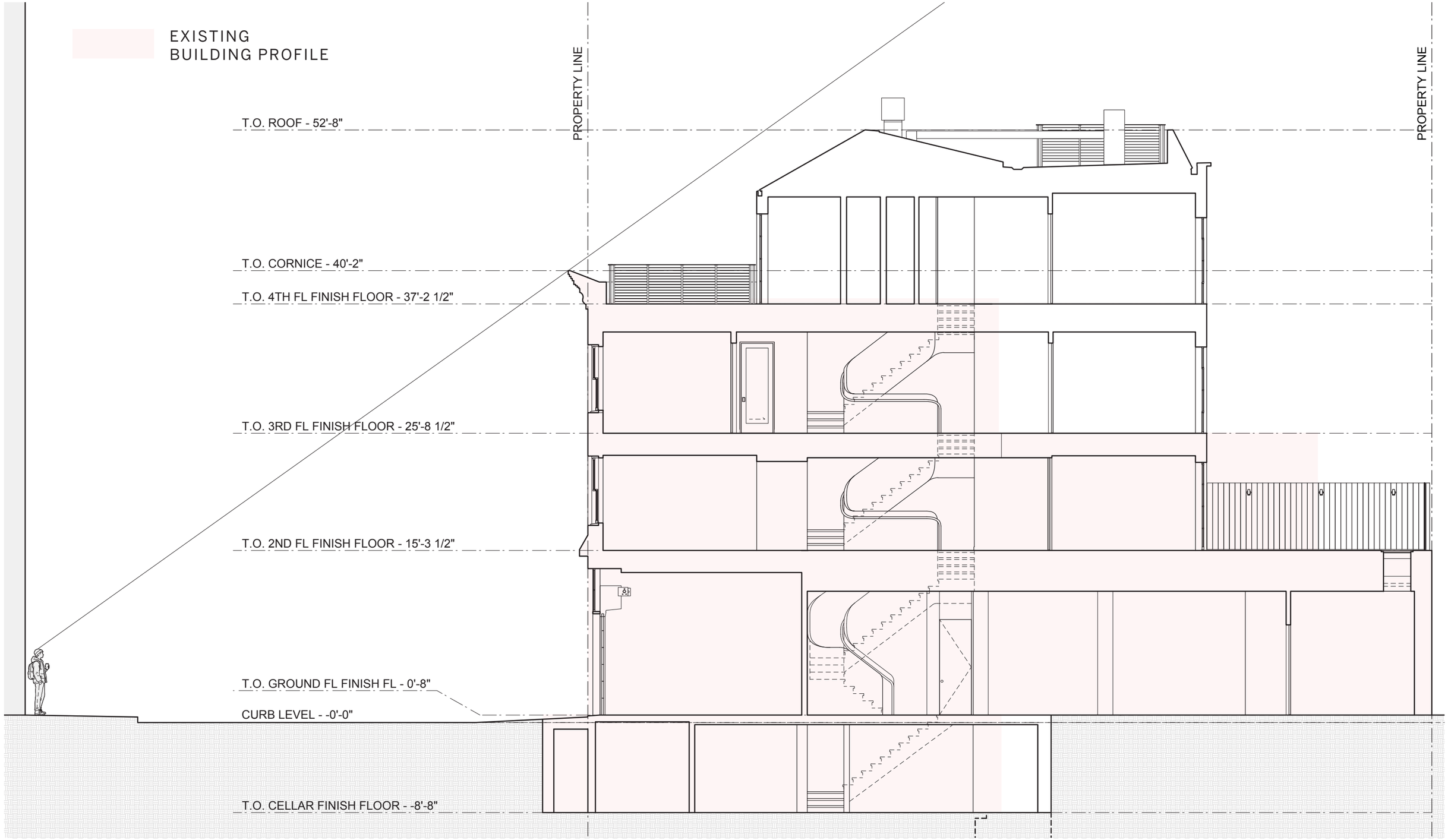
44 MACDOUGAL ST - PG 23

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SIGHTLINE STUDY

JULY 14, 2026

EXISTING
BUILDING PROFILE



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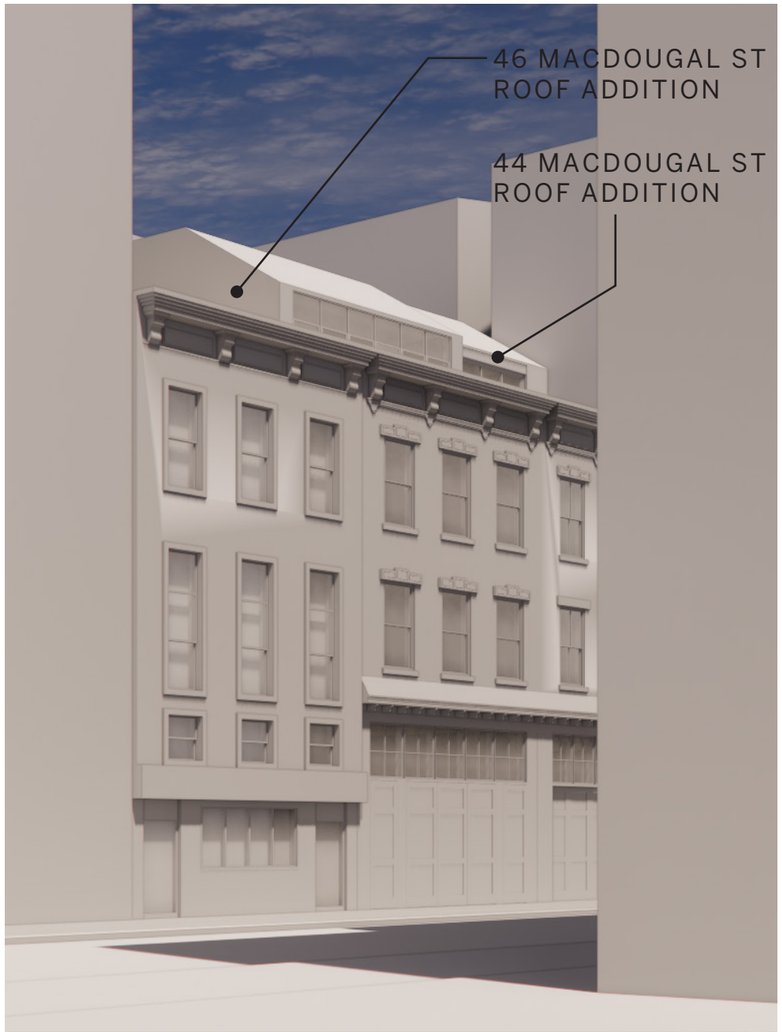
PROPOSED SIGHTLINE SECTION

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SIGHTLINE STUDY

JULY 14, 2026



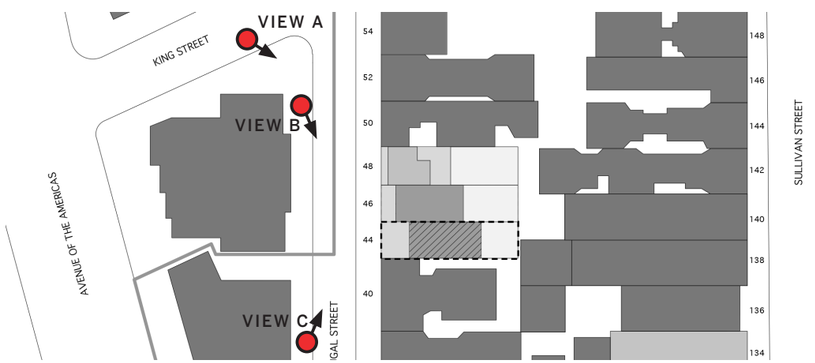
VIEW A



VIEW B



VIEW C



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STREET VIEW RENDERING

44 MACDOUGAL ST - PG 25

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SIGHTLINE STUDY

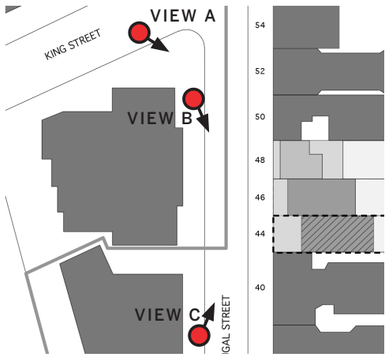
JULY 14, 2026



VIEW A IN WINTER



VIEW A IN SUMMER - CURRENT



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VIEW A

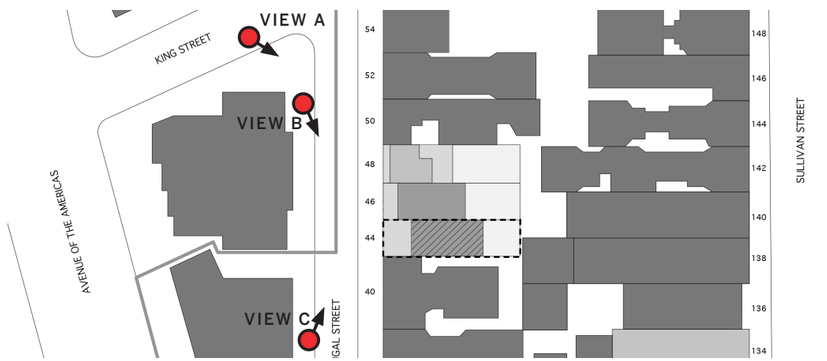


VIEW B



VIEW C

44 MACDOUGAL ST
ROOF ADDITION



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STREET VIEW MOCKUP

44 MACDOUGAL ST - PG 28

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SIGHTLINE STUDY

JULY 14, 2026

JULY 14, 2026 | 44 MACDOUGAL STREET | FRONT FACADE

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JGNA

46 MACDOUGAL ST

44 MACDOUGAL ST



EXISTING ELEVATION

46 MACDOUGAL ST

44 MACDOUGAL ST



PROPOSED ELEVATION

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EXISTING AND PROPOSED ELEVATION

44 MACDOUGAL ST - PG 30

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FRONT FACADE

JULY 14, 2026



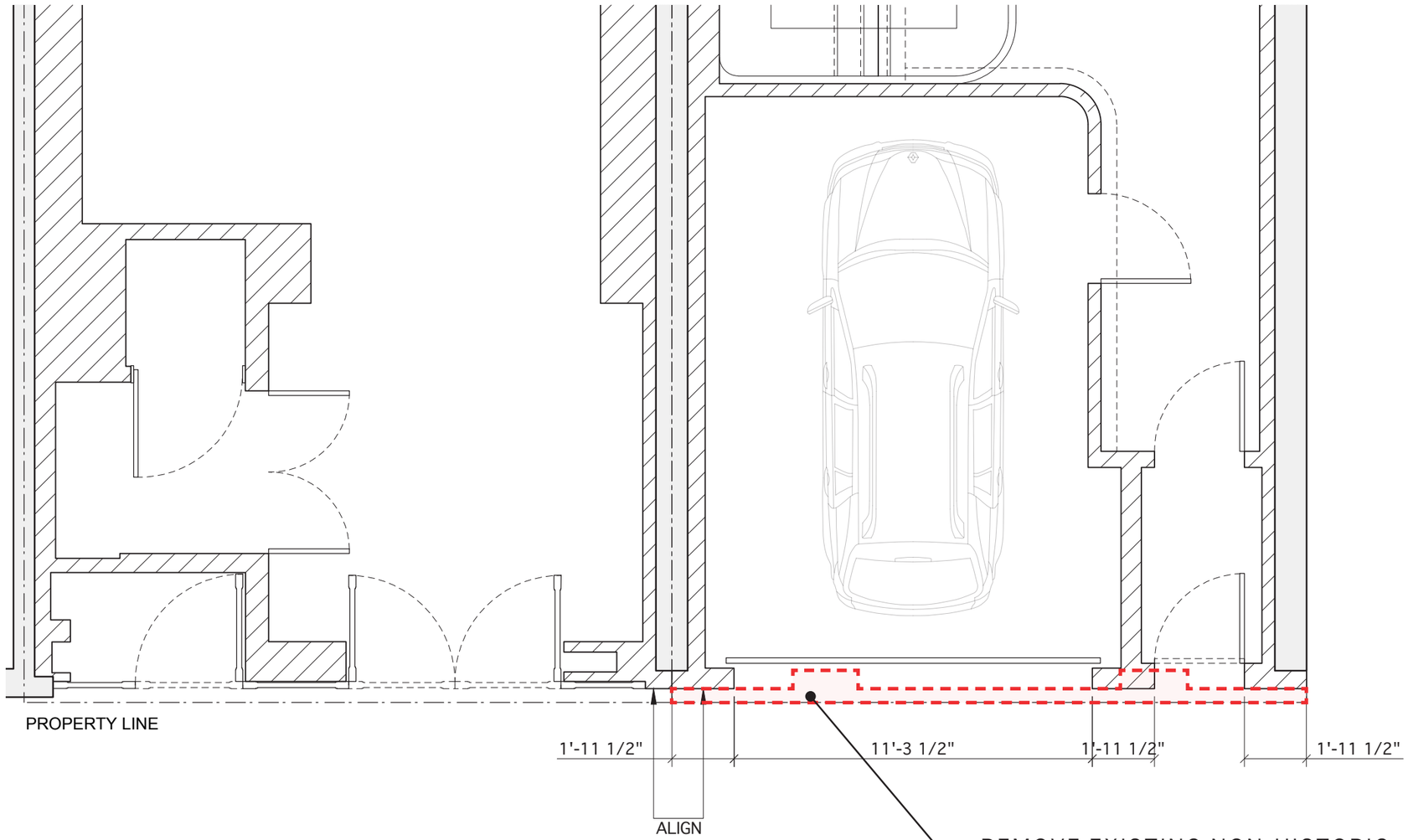


EXISTING GARAGE DOOR

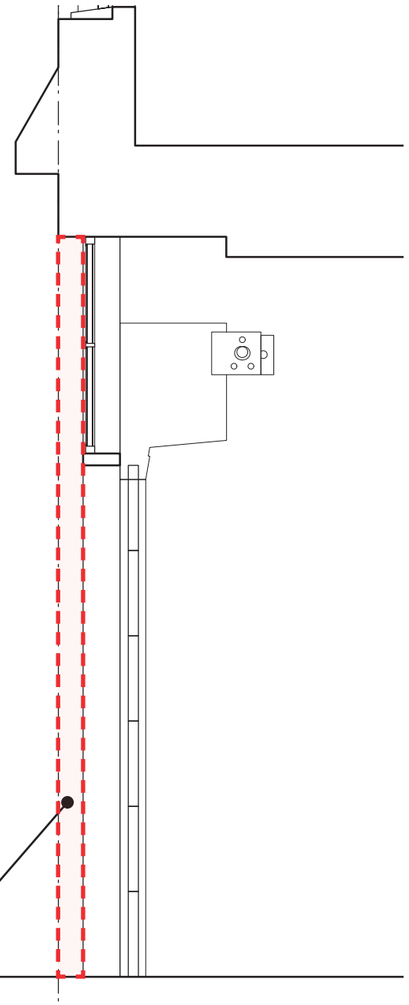
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46 MACDOUGAL ST

44 MACDOUGAL ST



PROPOSED PLAN



REMOVE EXISTING NON-HISTORIC FURRING-OUT EXTERIOR WALL TO ALIGN WITH THE NEIGHBOR BUILDING

PROPOSED SECTION

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GARAGE DOOR

FRONT FACADE

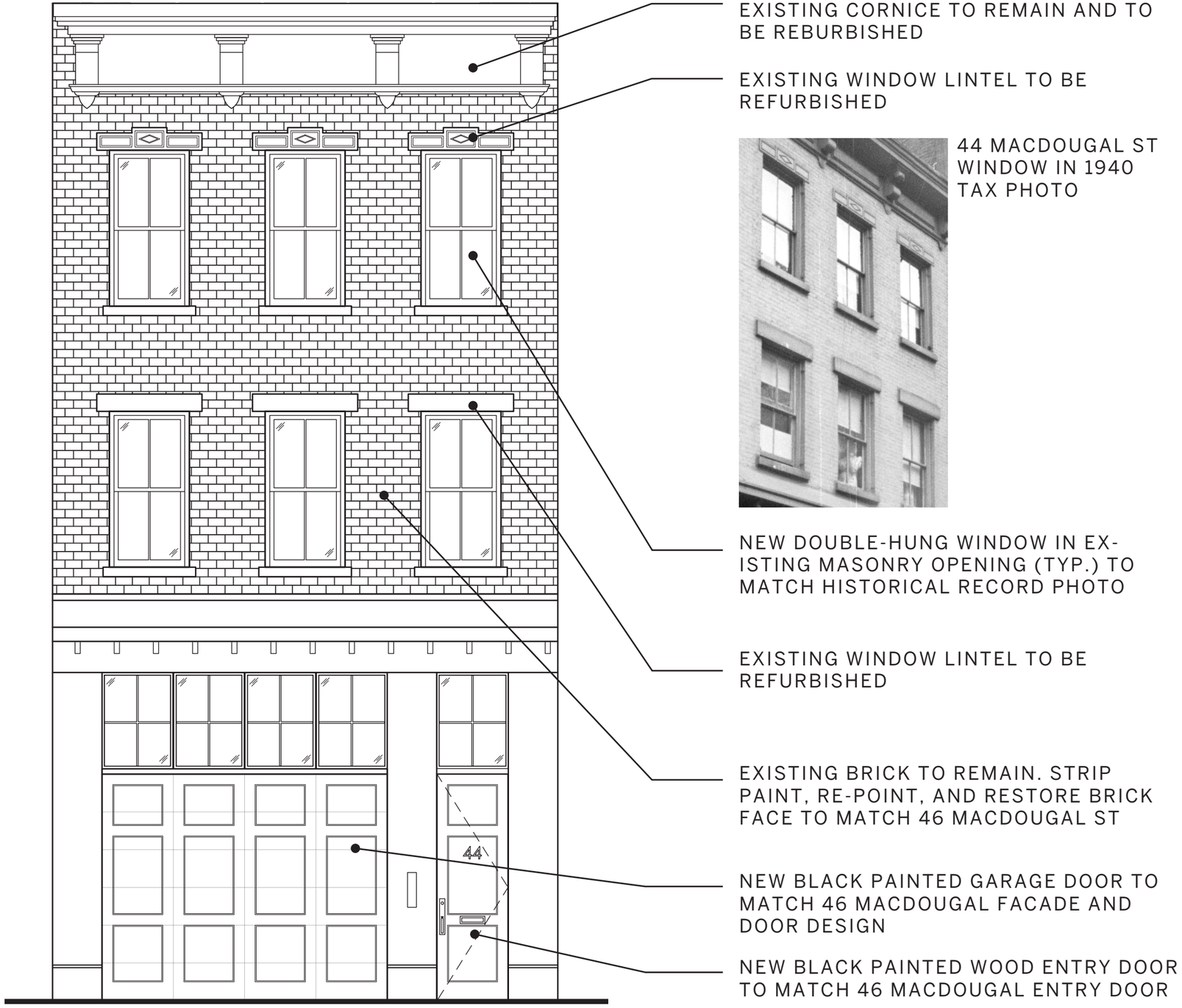
44 MACDOUGAL ST - PG 32

JULY 14, 2026

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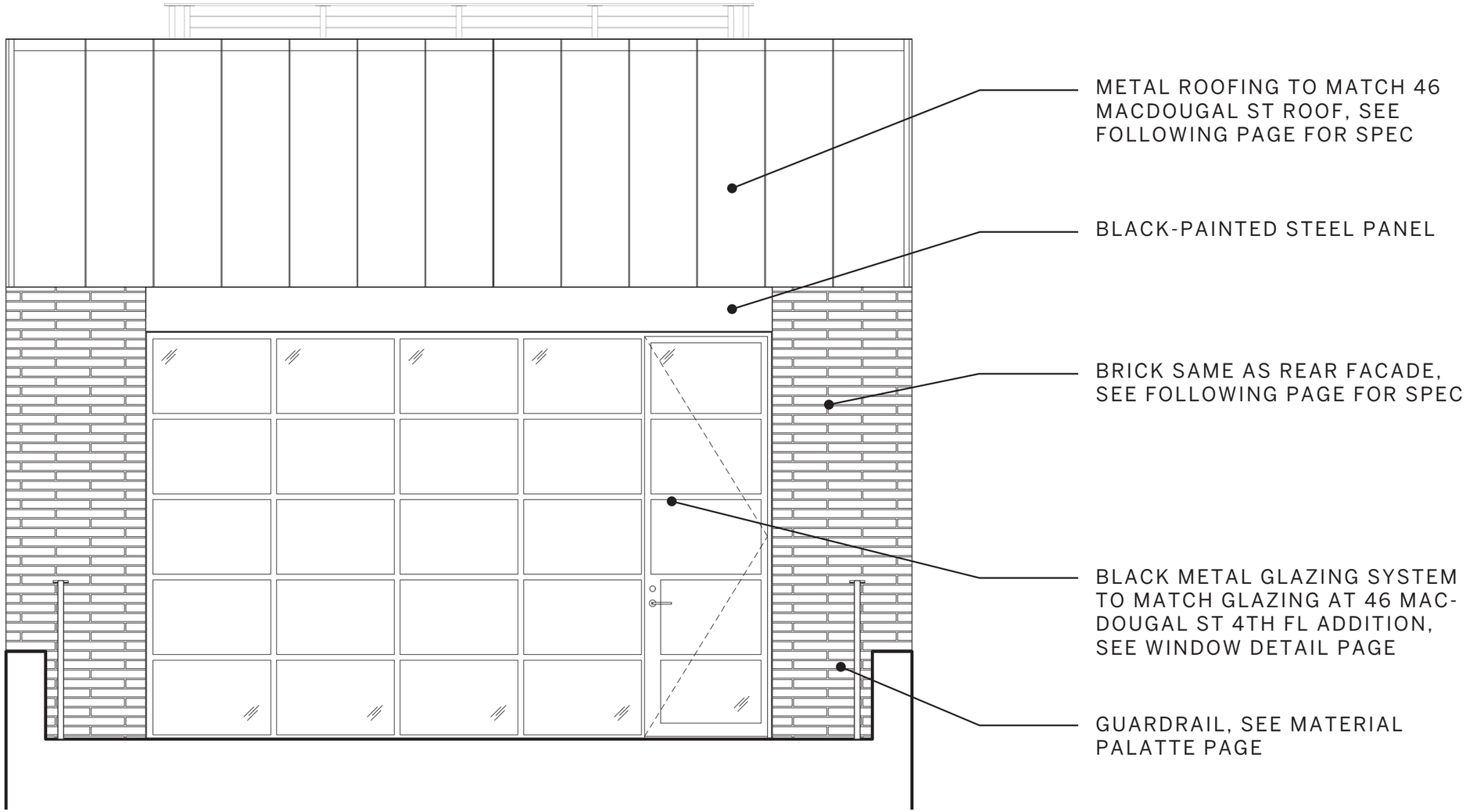


46 MACDOUGAL ST FRONT FACADE



44 MACDOUGAL ST FRONT FACADE WINDOW

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ELEVATION - 4TH FLOOR FRONT FACADE

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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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JULY 14, 2026 | 44 MACDOUGAL STREET | REAR FACADE

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- TERRACE MATERIAL

COMMUNITY INFLUENCE

- NEIGHBORHOOD

JGNA



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EXISTING AERIAL PHOTOS

REAR FACADE

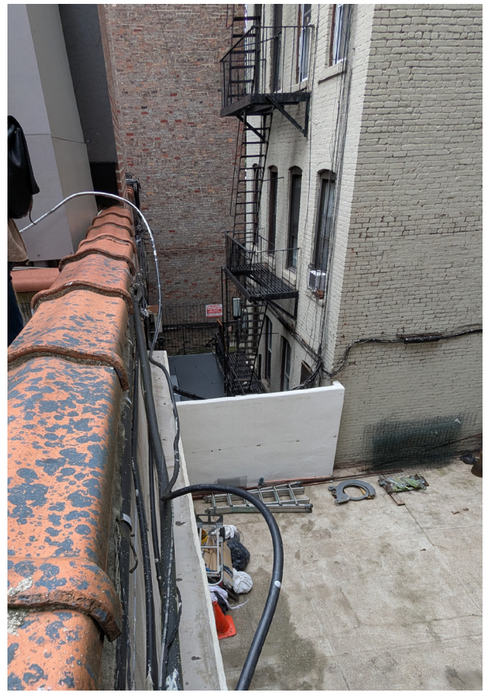
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JULY 14, 2026









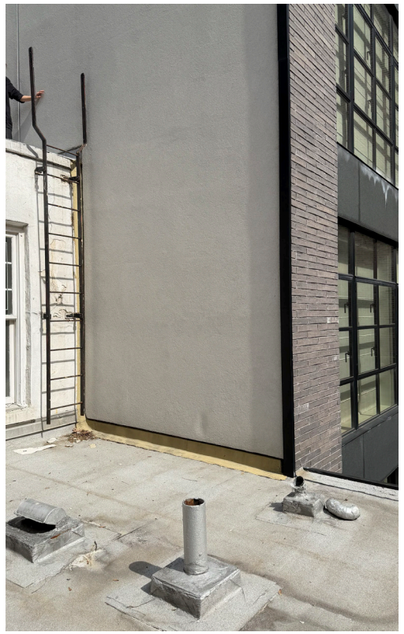


PHOTOS STANDING ON 2ND FL REAR TERRACE

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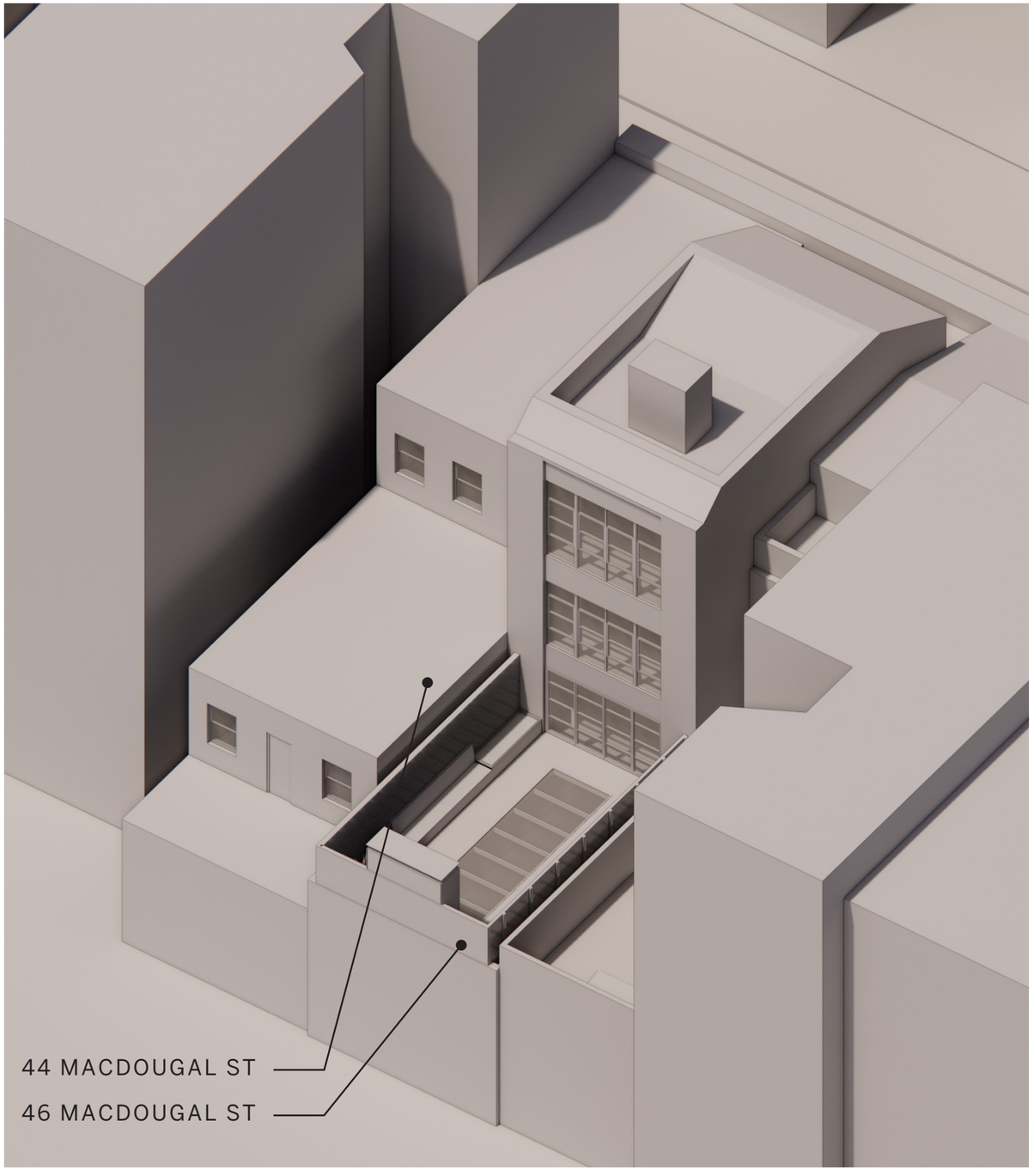




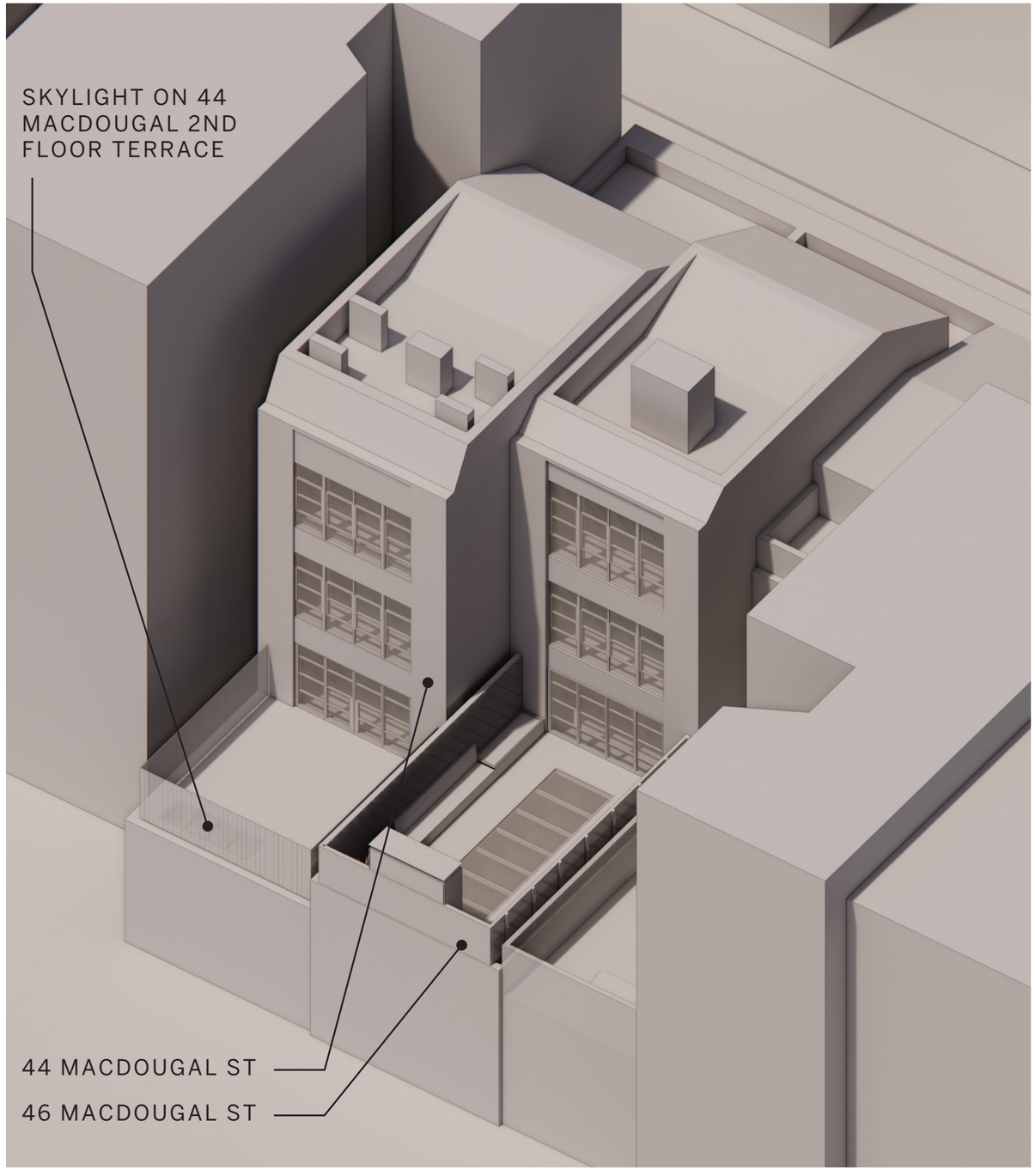


PHOTOS STANDING ON 3RD FL REAR TERRACE

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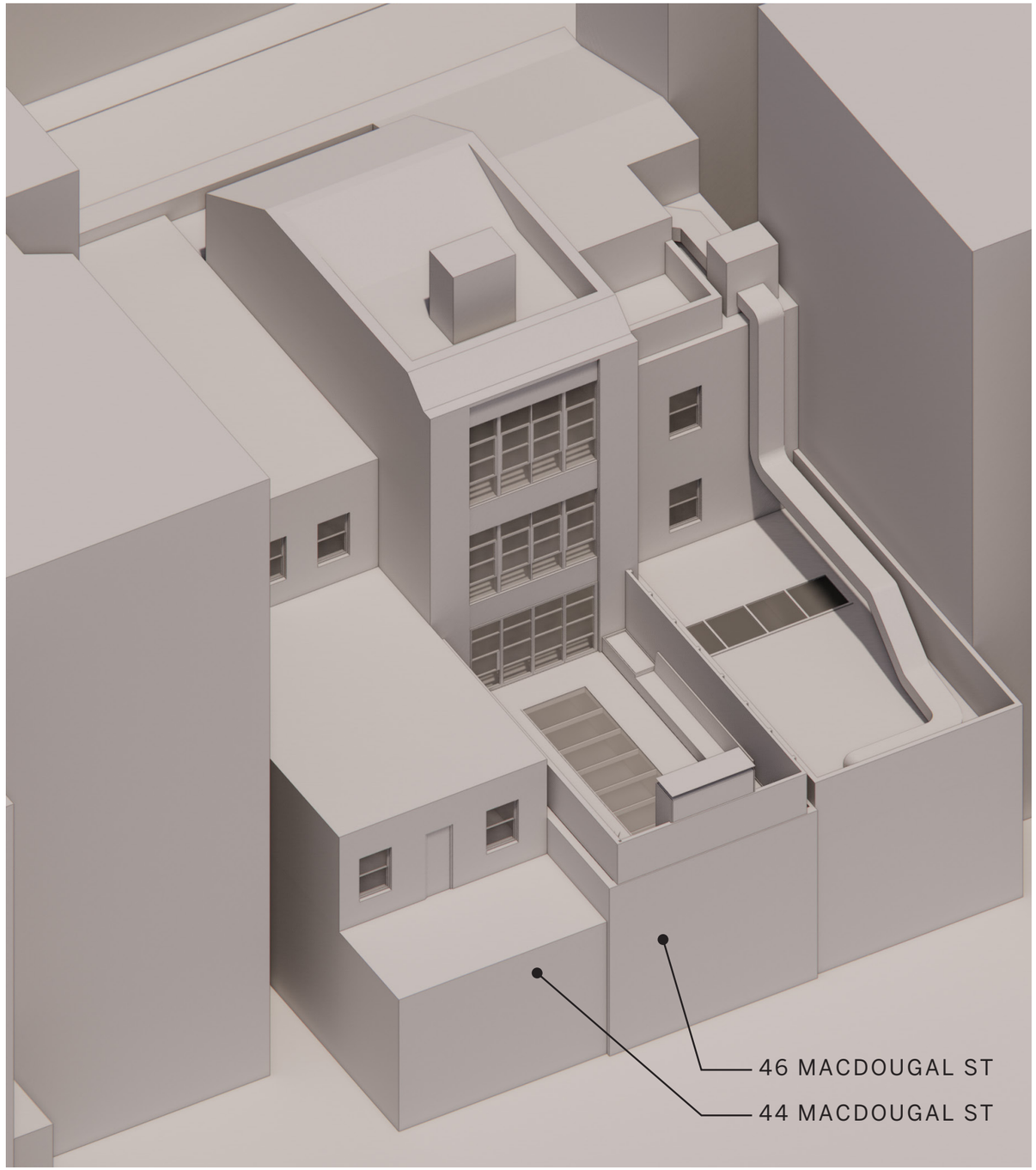


EXISTING ISOMETRIC VIEW - REAR FACADE

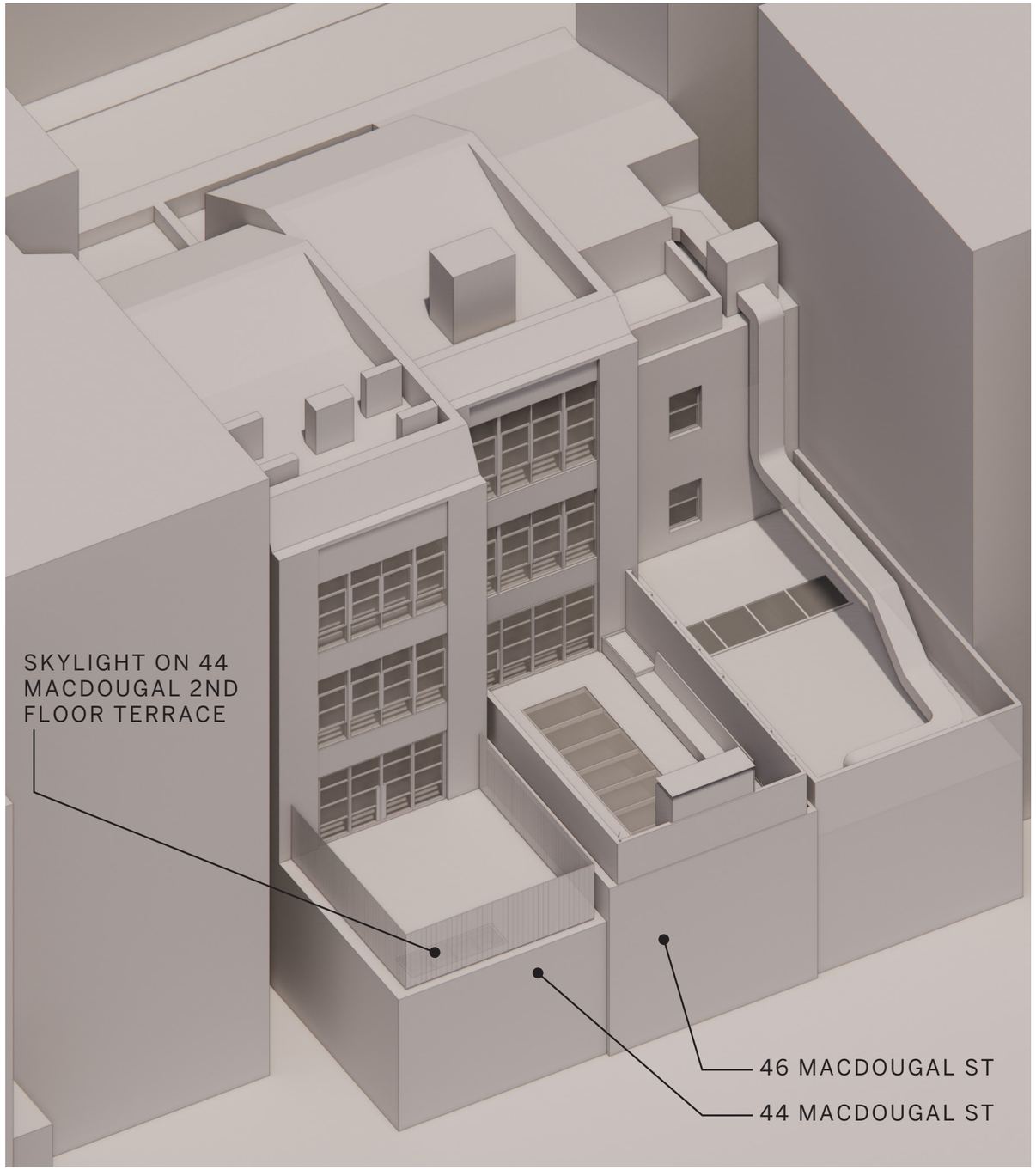


PROPOSED ISOMETRIC VIEW - REAR FACADE

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EXISTING ISOMETRIC VIEW - REAR FACADE

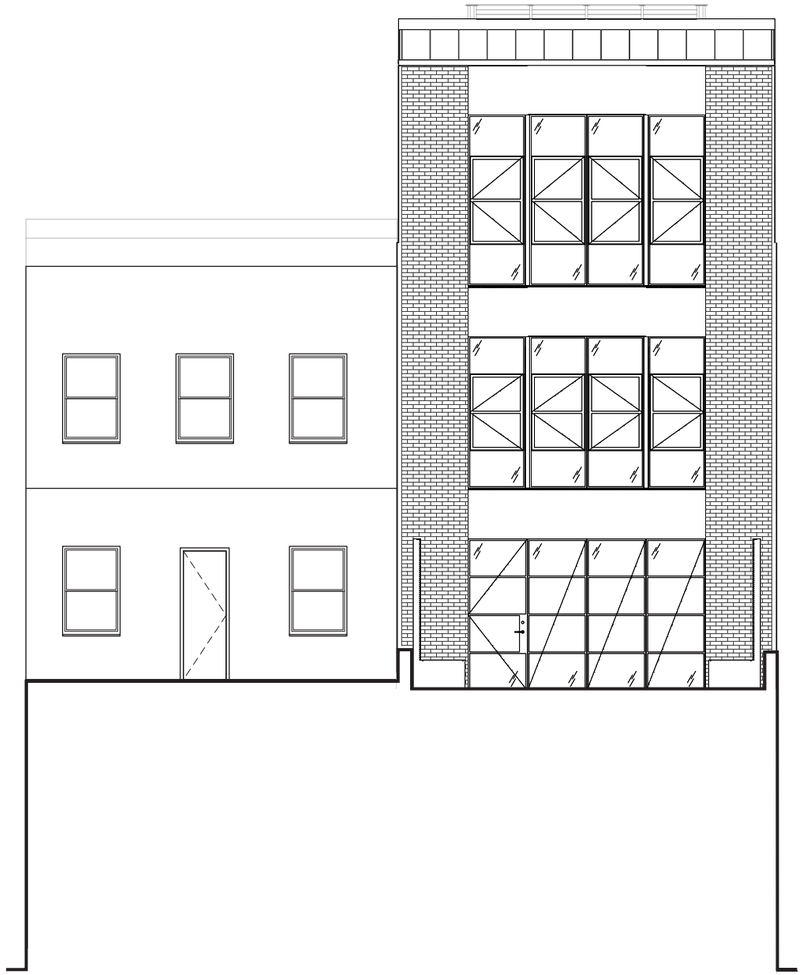


PROPOSED ISOMETRIC VIEW - REAR FACADE

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44 MACDOUGAL ST

46 MACDOUGAL ST



EXISTING ELEVATION

44 MACDOUGAL ST

46 MACDOUGAL ST



PROPOSED ELEVATION

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EXISTING AND PROPOSED ELEVATION

REAR FACADE

44 MACDOUGAL ST - PG 42

JULY 14, 2026

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NEW BRICK FACADE, SEE FOLLOWING PAGE FOR SPEC

STONE PANEL TO MATCH STONE AT 46 MACDOUGAL REAR FACADE

BLACK METAL GLAZING SYSTEM TO MATCH GLAZING AT 46 MACDOUGAL ST 4TH FL ADDITION, SEE WINDOW DETAIL PAGE



44 MACDOUGAL ST REAR FACADE



46 MACDOUGAL ST REAR FACADE

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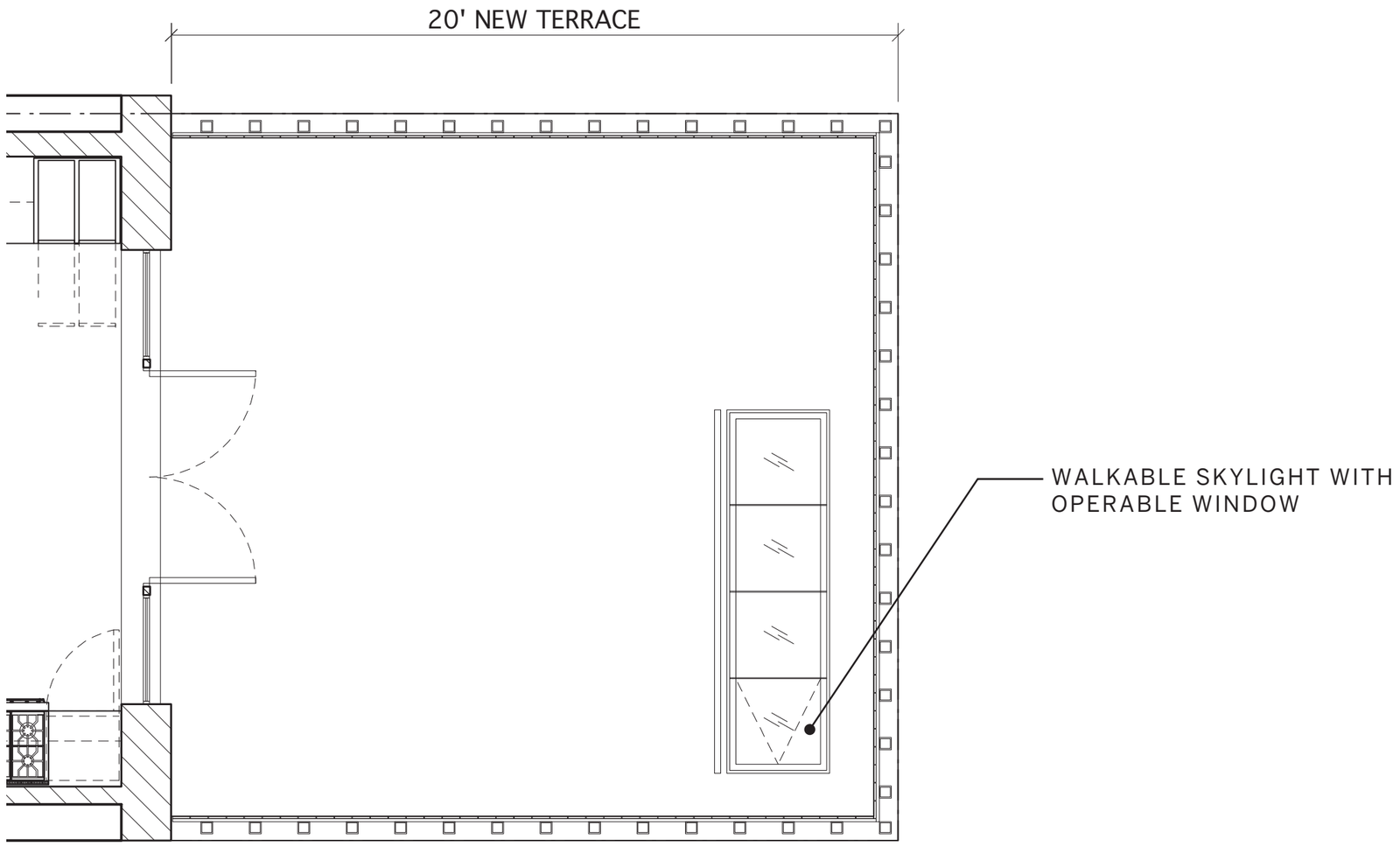


REAR FACADE BRICK
BELDEN 8533 VELOUR GRAY FACE BRICK - AMBASSADOR



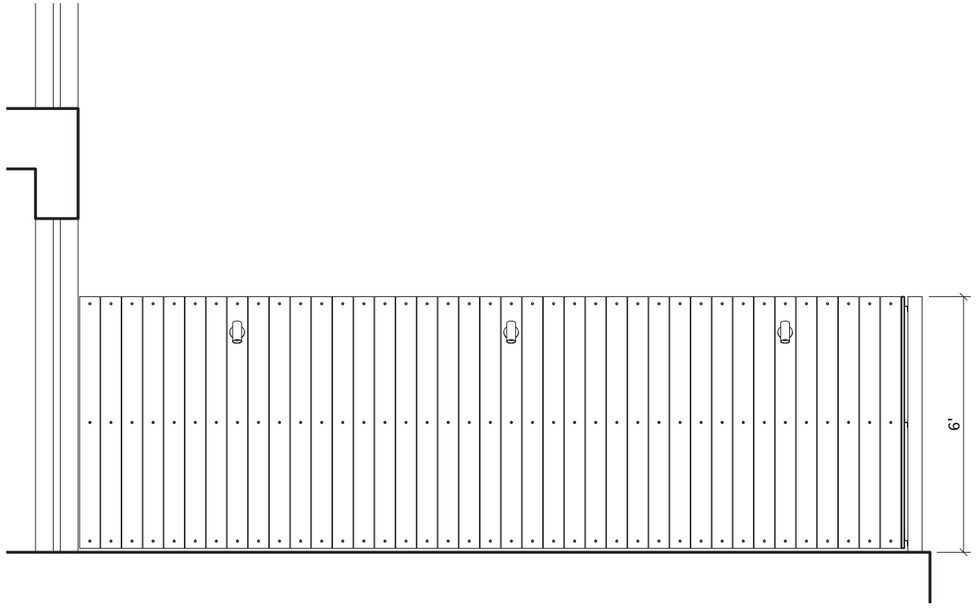
REAR FACADE STONE
ABSOLUTE BLACK STONE

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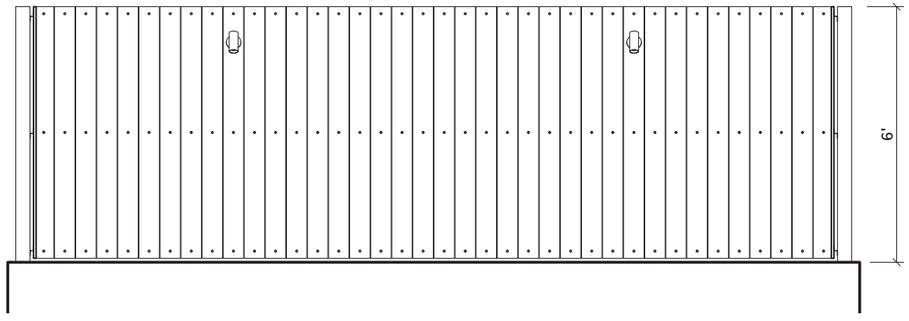


PROPOSED PLAN

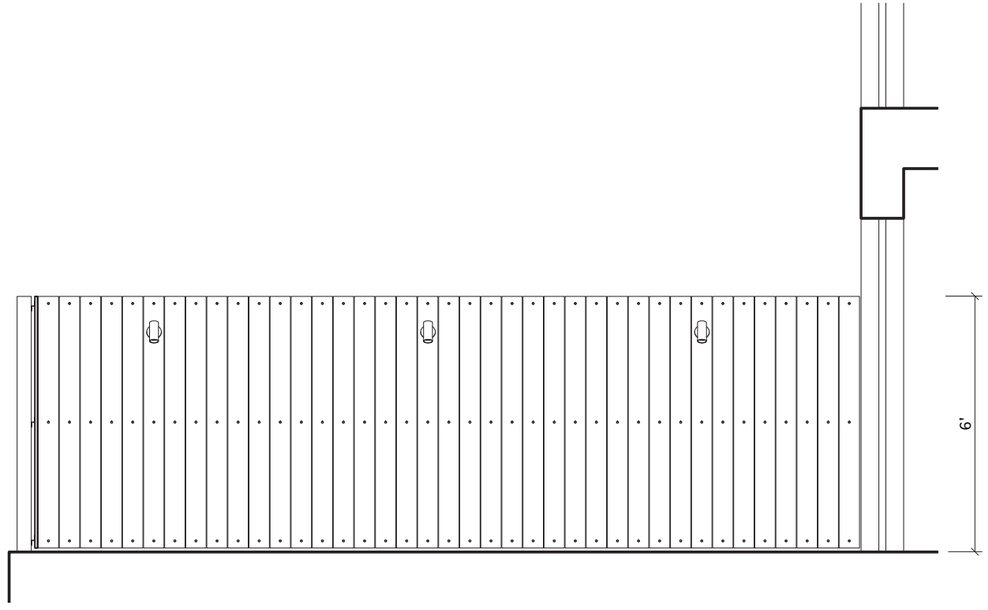
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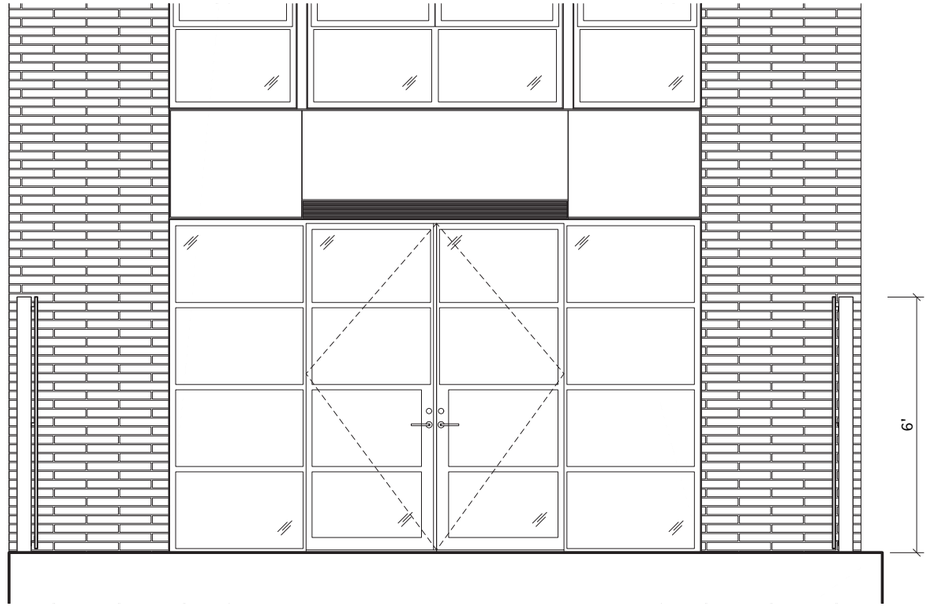
PROPOSED ELEVATION - SOUTH



PROPOSED ELEVATION - WEST



PROPOSED ELEVATION - NORTH



PROPOSED ELEVATION - EAST

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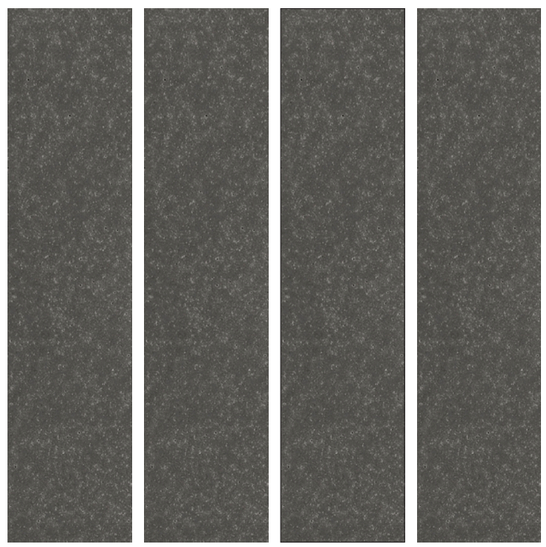
REAR FACADE BRICK
BELDEN 8533 VELOUR GRAY FACE BRICK - AMBASSADOR



REAR FACADE STONE
ABSOLUTE BLACK STONE



OUTDOOR PAVER TILE
FLORIM, STONE CHABLIS



FENCE
RIEDER ÖKO SKIN GREYSCALE

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COMMUNITY INFLUENCE

- NEIGHBORHOOD

JGNA

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 #2FR
Name Richard Hyman
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
www.manhattancb2.org
P: 212-979-2272 **F**: 212-254-5102 **E:** info@manhattancb2.org
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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

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, Chair
Landmarks Committee
Community Board #2, Manhattan

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

COMMUNITY BOARD APPROVAL

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Landmarks Preservation Commission

July 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-10632

44 MacDougal Street – Sullivan-Thompson Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 925 1200
Passcode: 259056
By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.