

JUNE 11, 2026

44 MACDOUGAL STREET

LPC PRESENTATION

JGNeukomm
Architecture

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- TERRACE MATERIAL

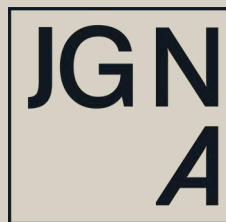


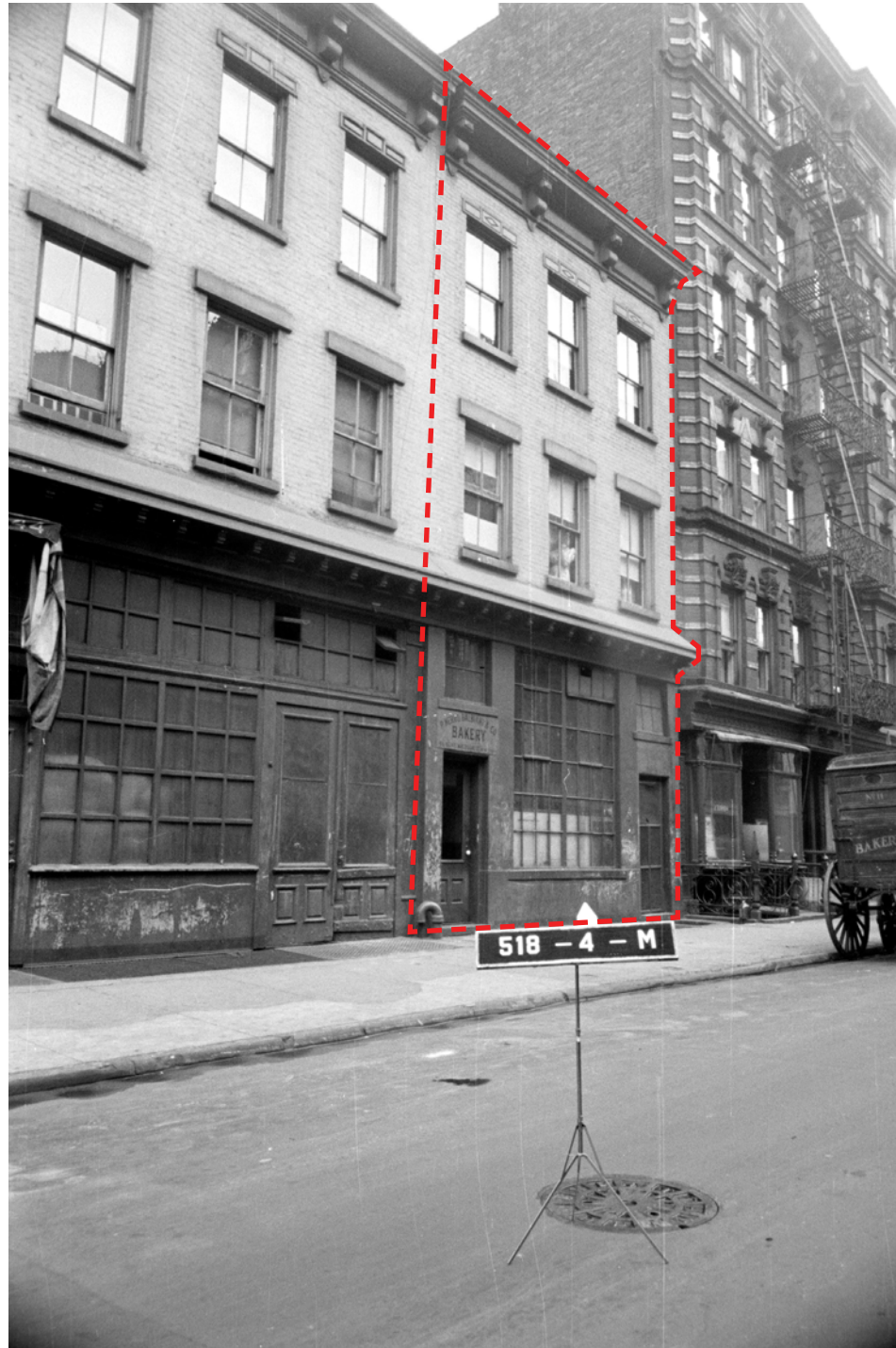
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44 MACDOUGAL STREET

BUILDING HISTORY

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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

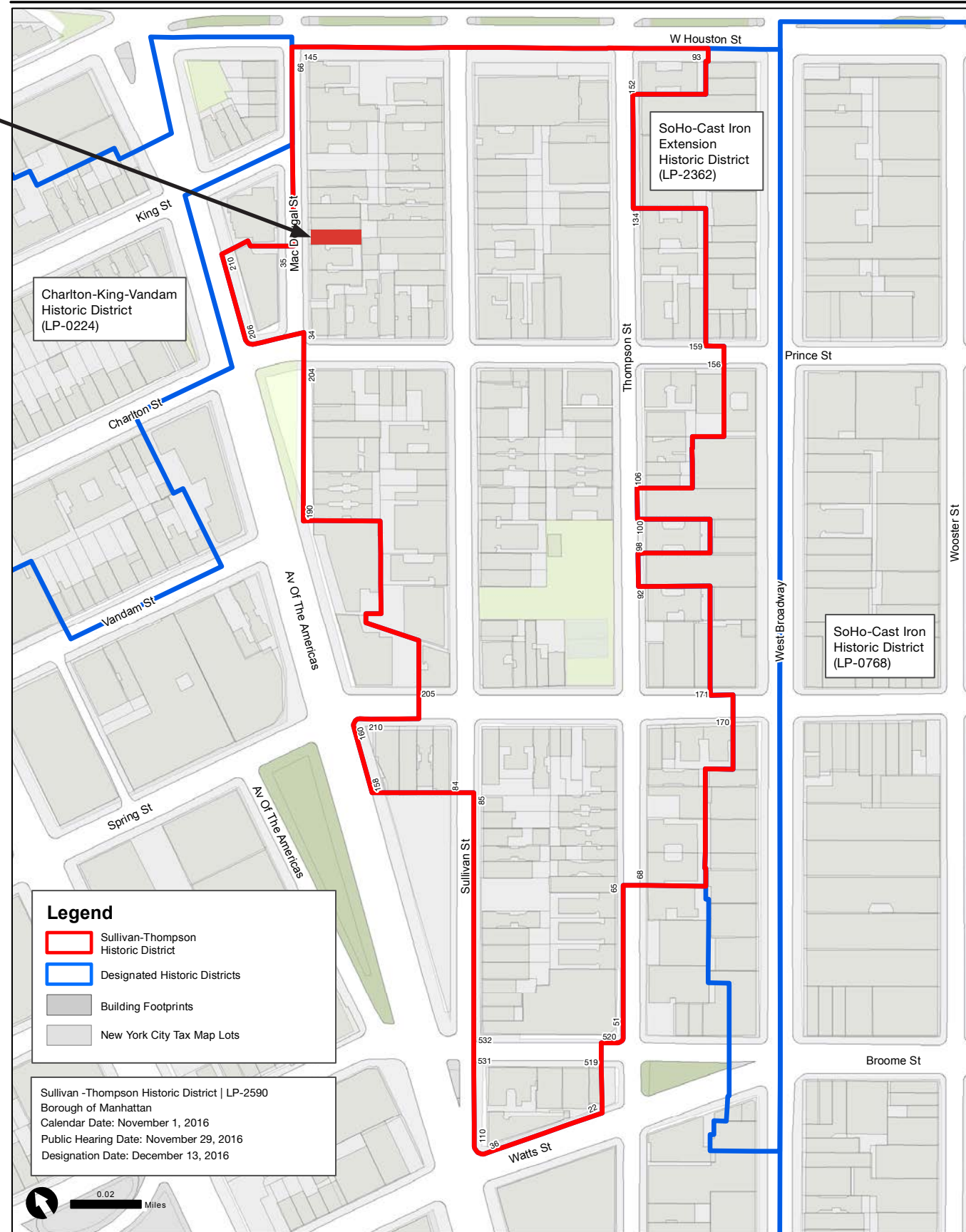
Sidewalk / Curb Materials

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



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



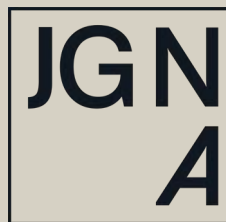
LEGEND	
	5+ STORIES
	4 STORIES
	3.5 STORIES
	3 STORIES
	1-2 STORIES
	PROPOSED EXTENSION
	PROPERTY LINE
	SULLIVAN - THOMPSON HISTORIC DISTRICT

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BUILDING CONTEXT

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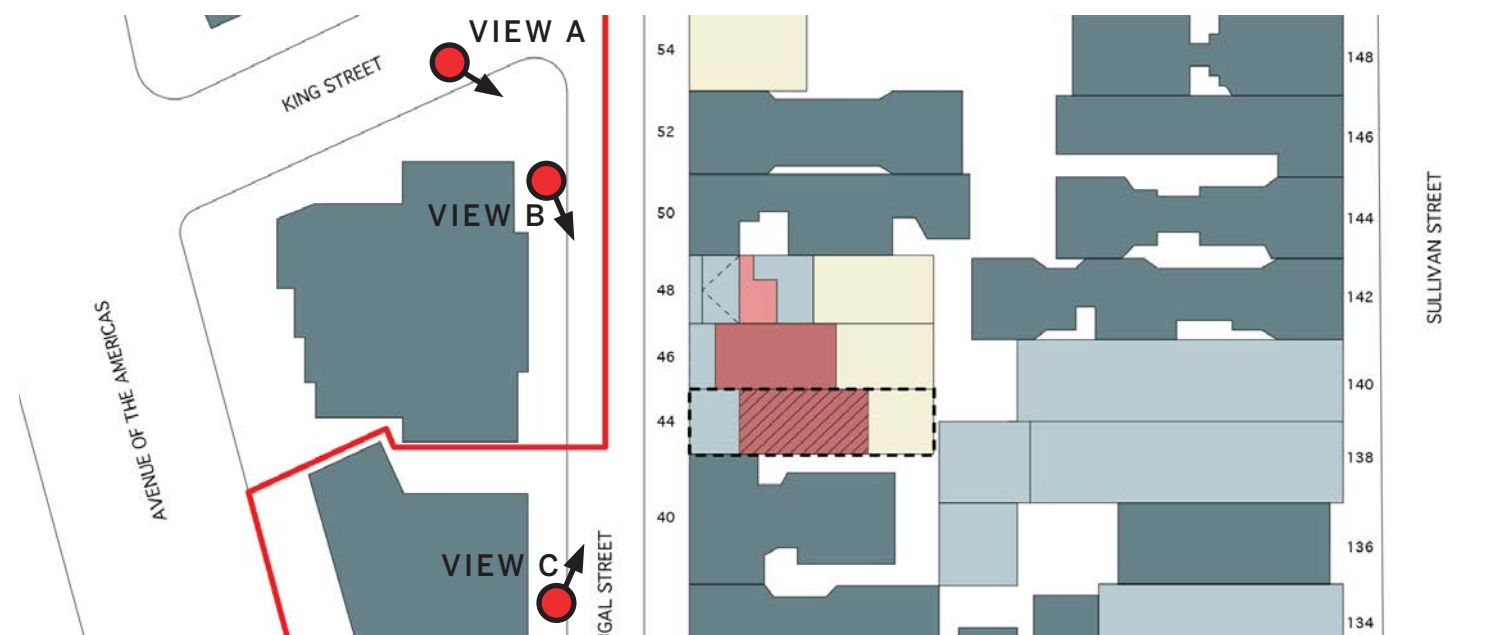
VIEW A



VIEW B



VIEW C



STREET VIEW

BUILDING CONTEXT

44 MACDOUGAL ST - PG 8

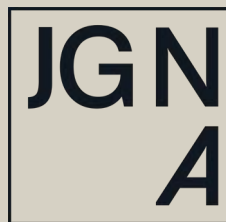


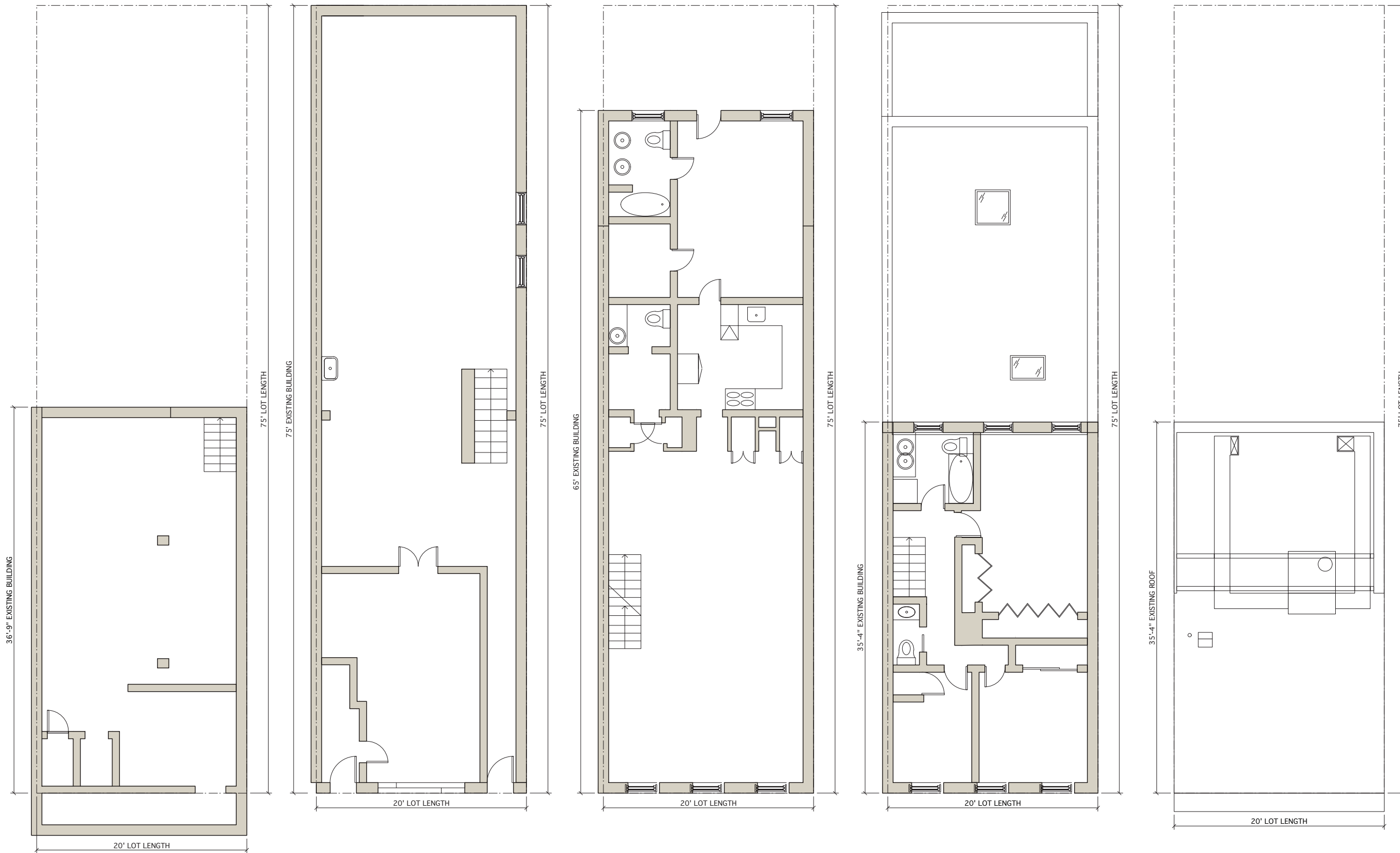
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FLOOR PLANS

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CELLAR

1ST FLOOR

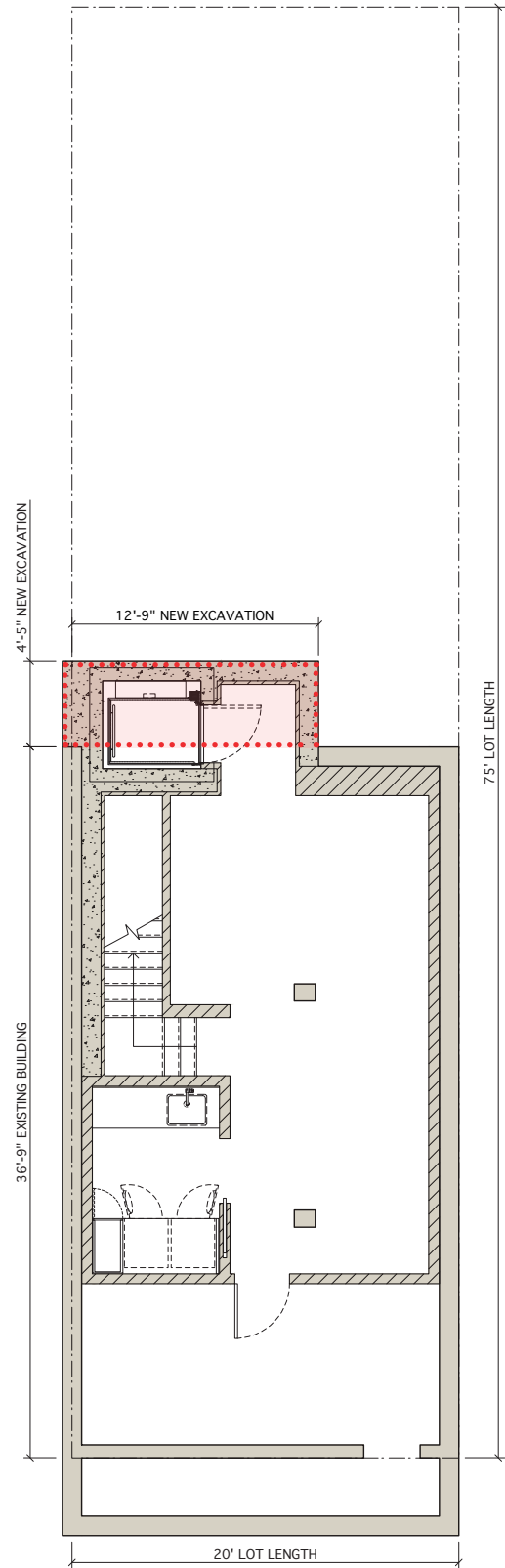
2ND FLOOR

3RD FLOOR

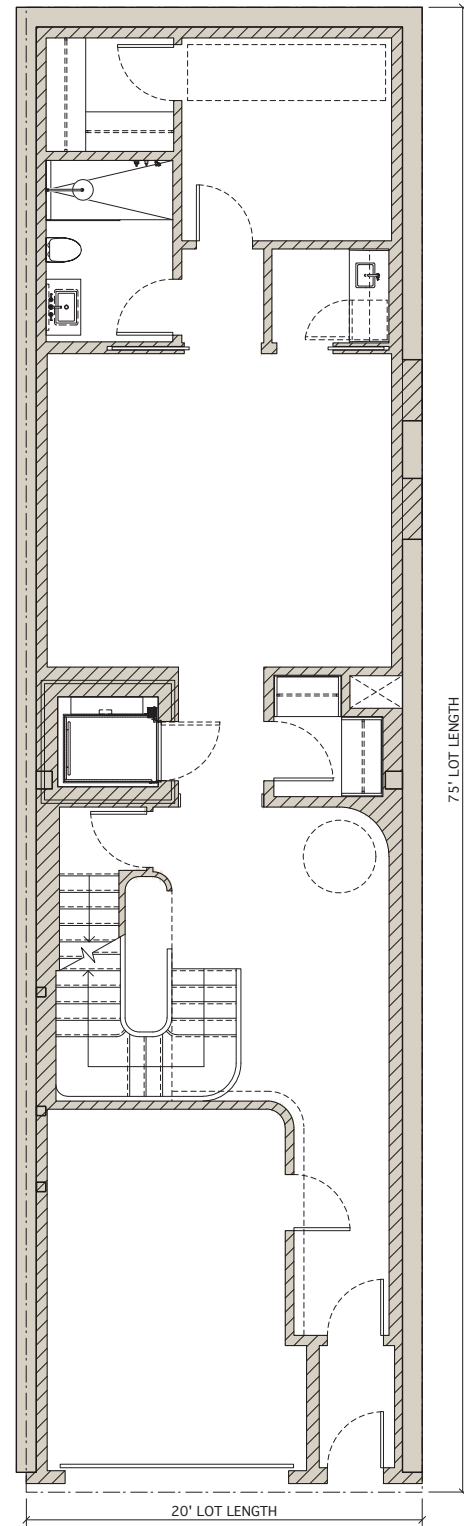
ROOF

 NEW ADDITION

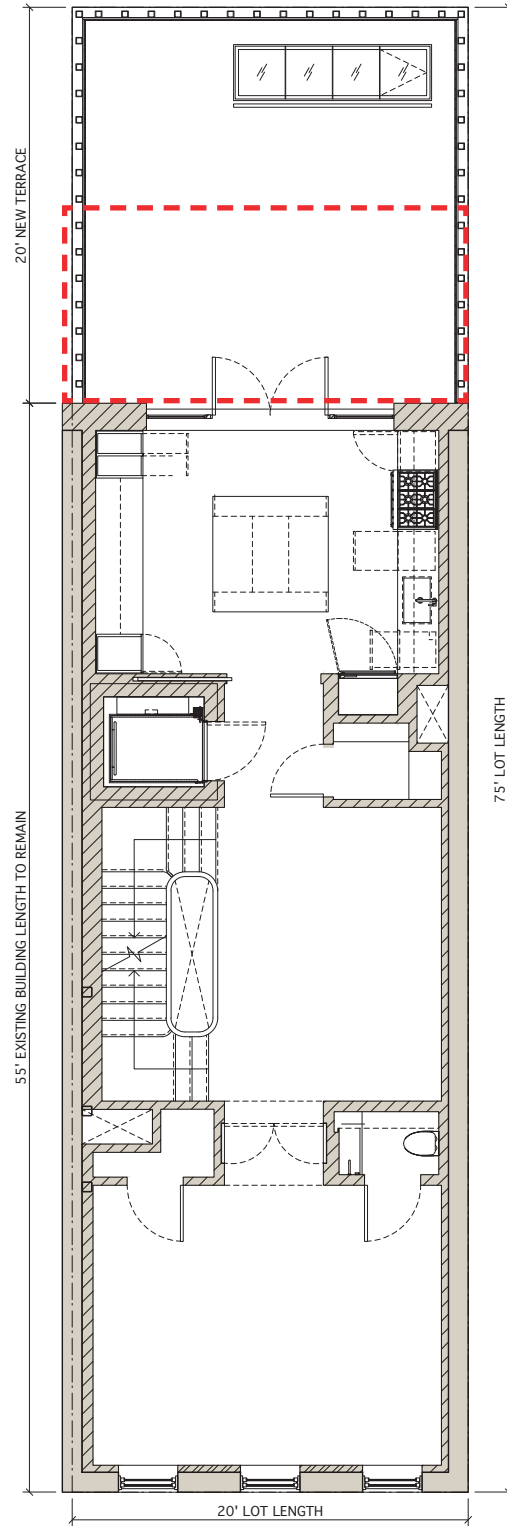
 EXISTING TO BE DEMOLISHED



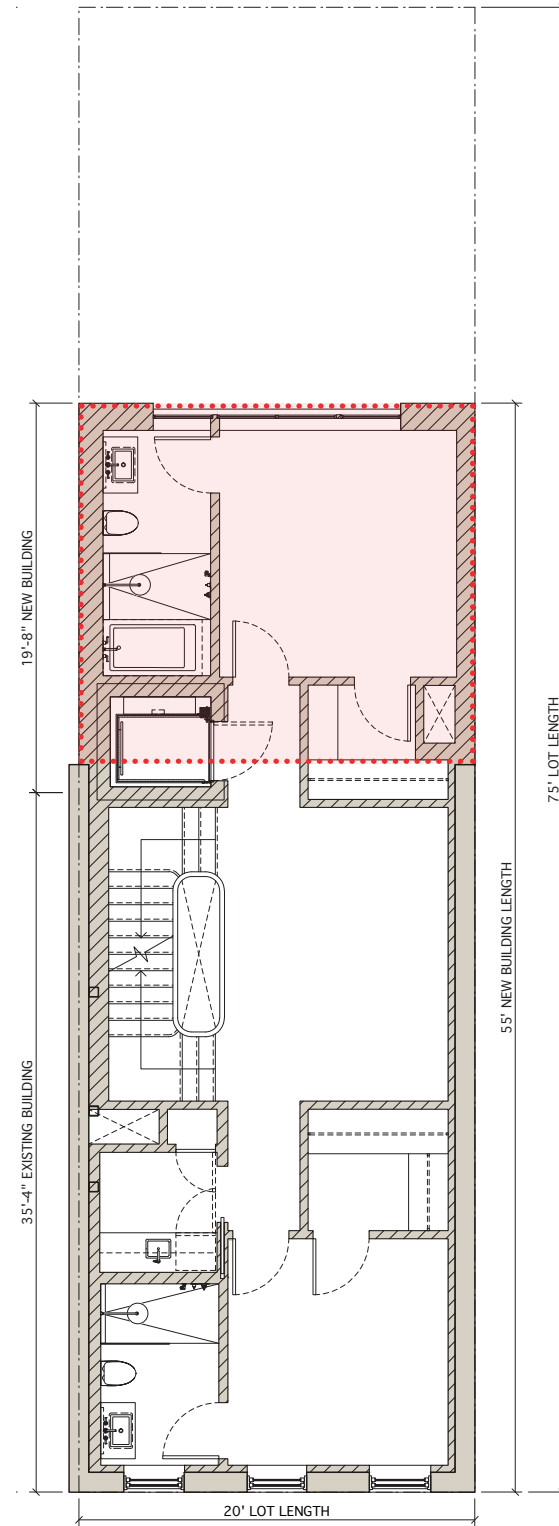
CELLAR



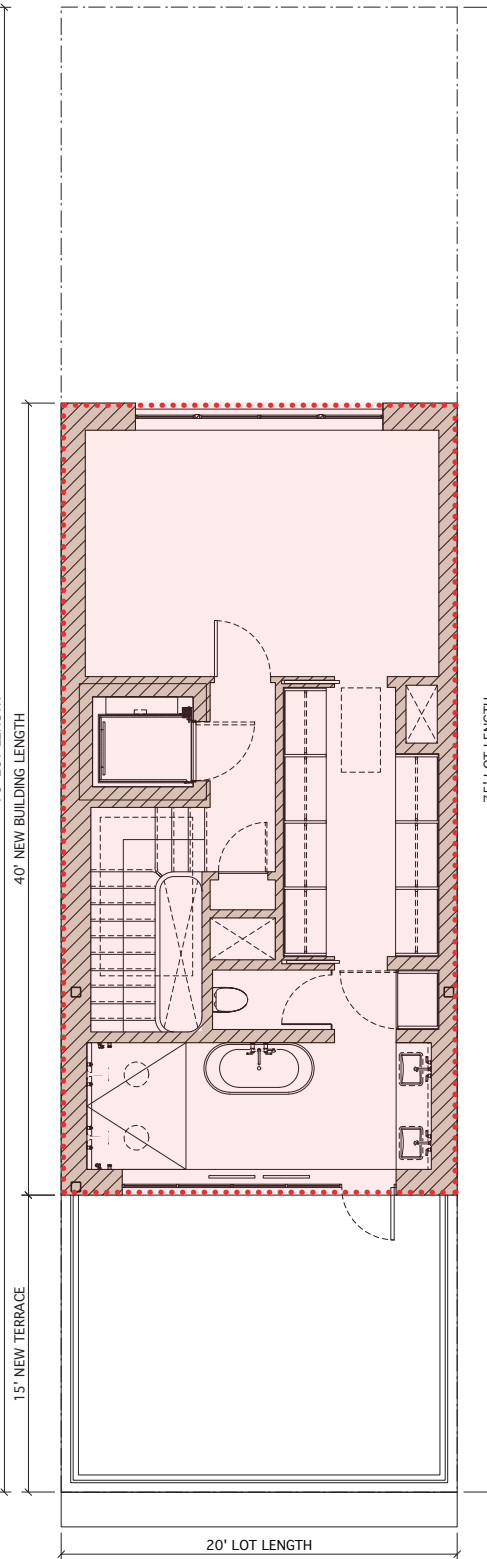
1ST FLOOR



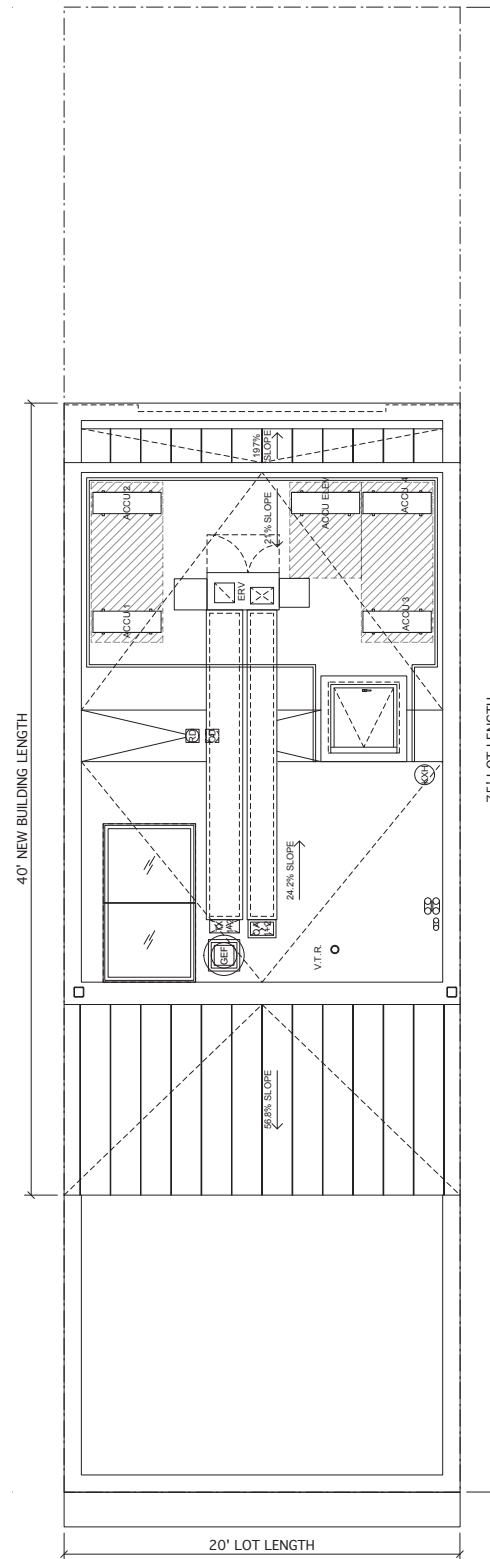
2ND FLOOR



3RD FLOOR



4TH FLOOR



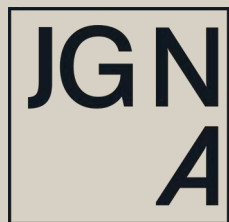
ROOF

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44 MACDOUGAL STREET

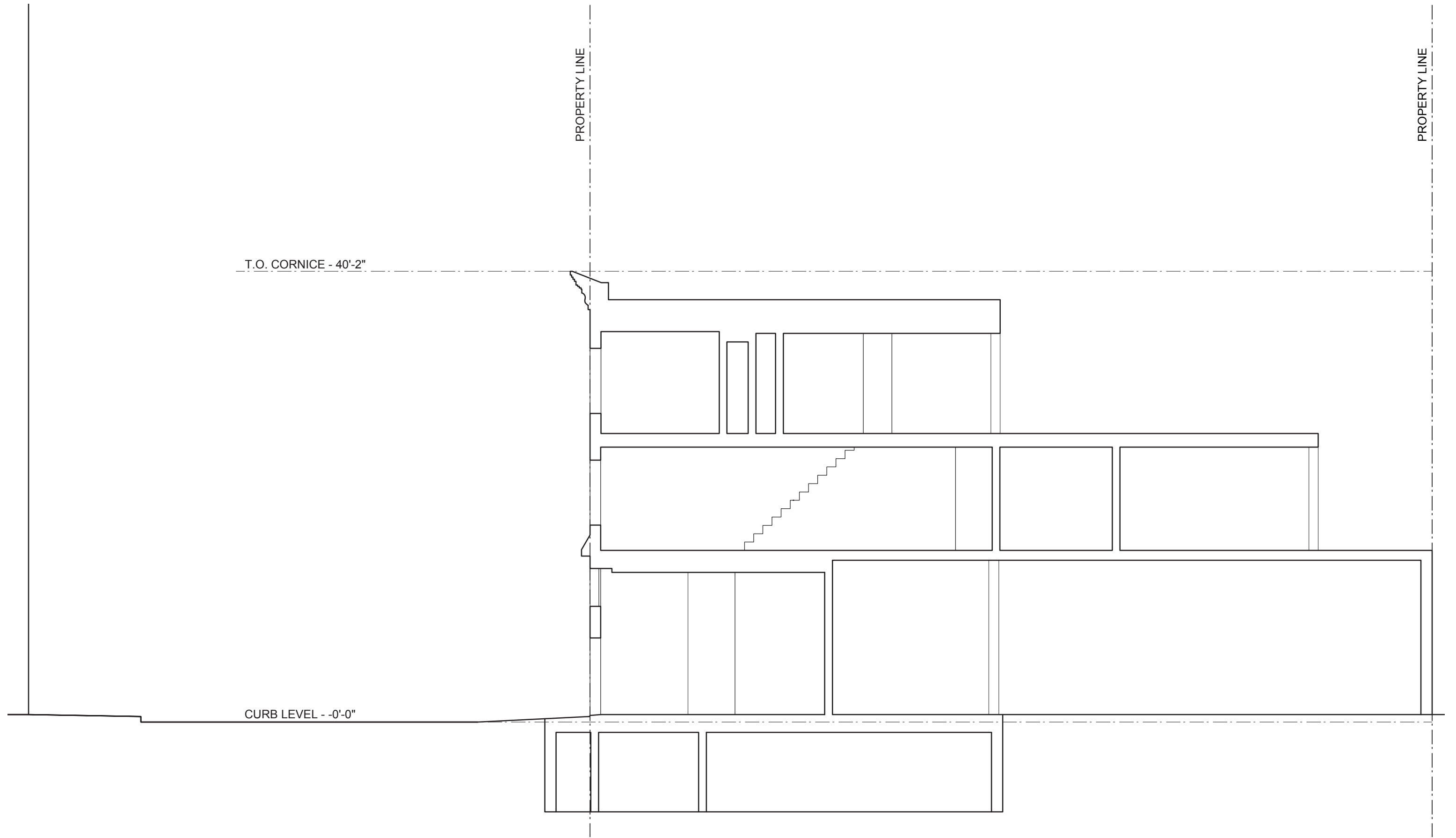
SIGHTLINE STUDY

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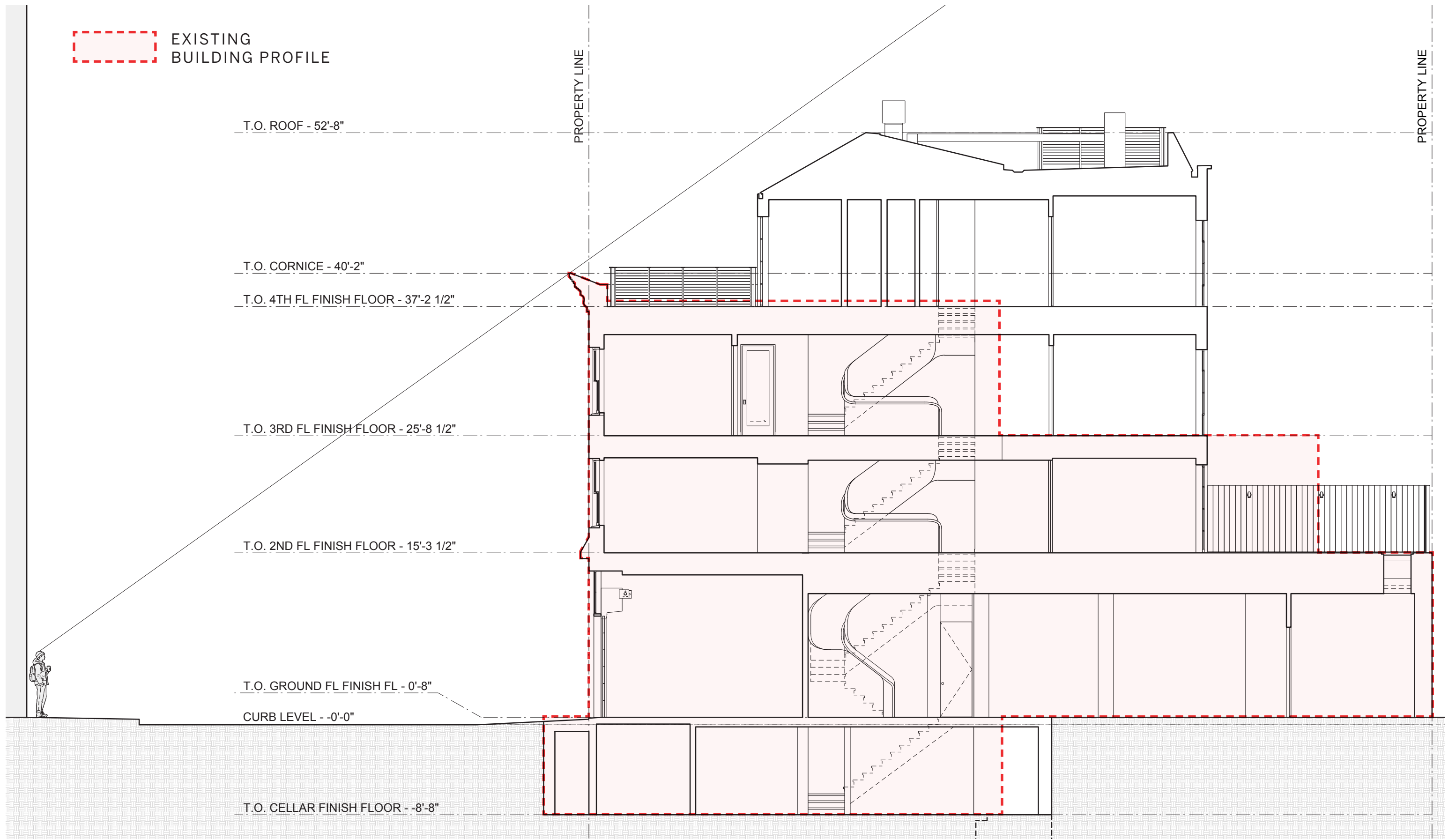


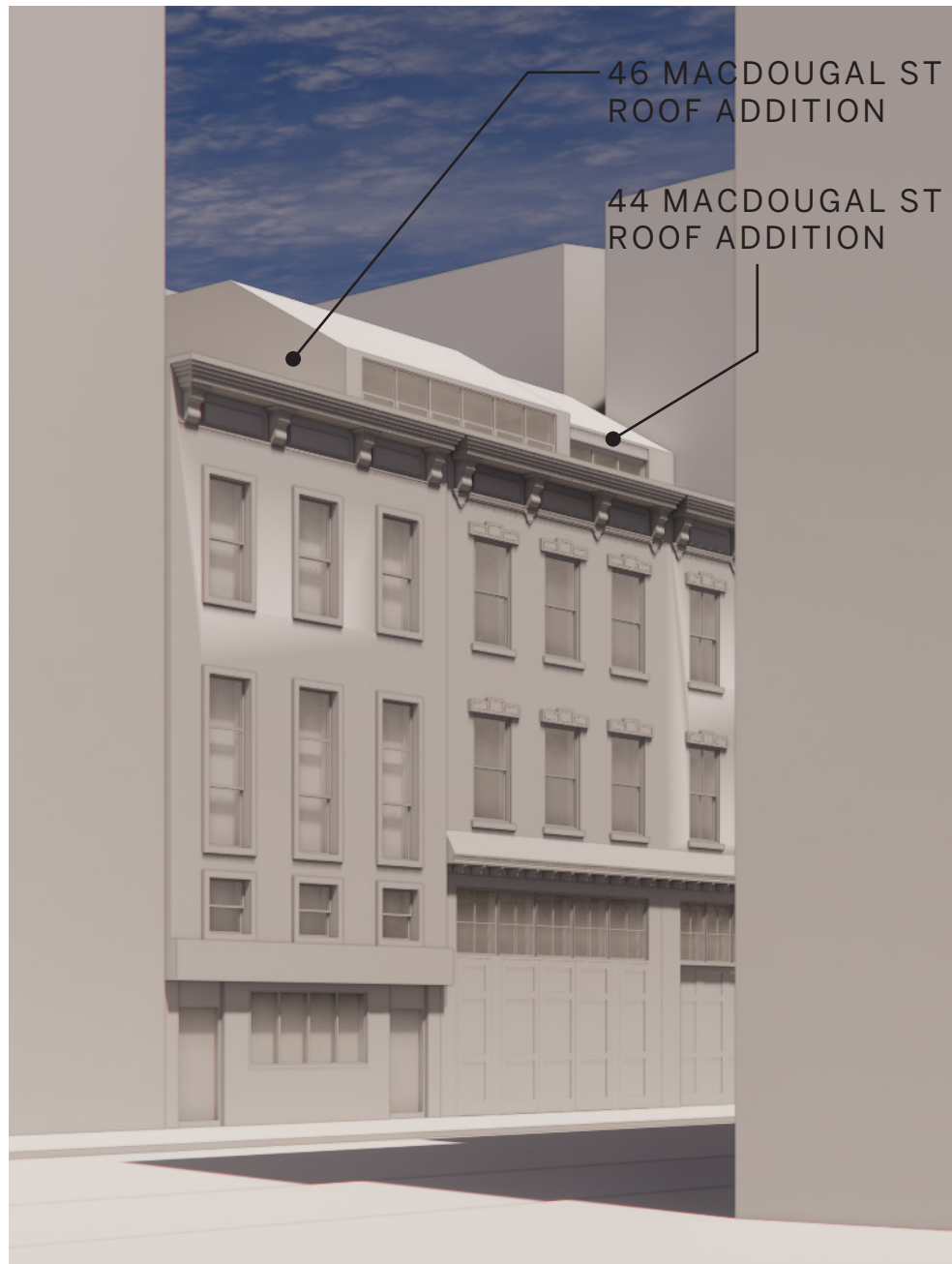


ISOMETRIC VIEW - FRONT FACADE



EXISTING BUILDING PROFILE





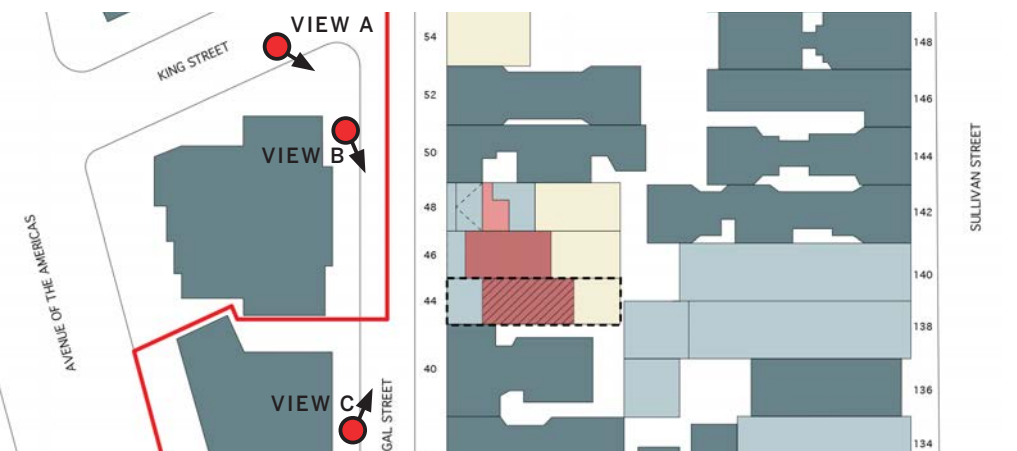
VIEW A

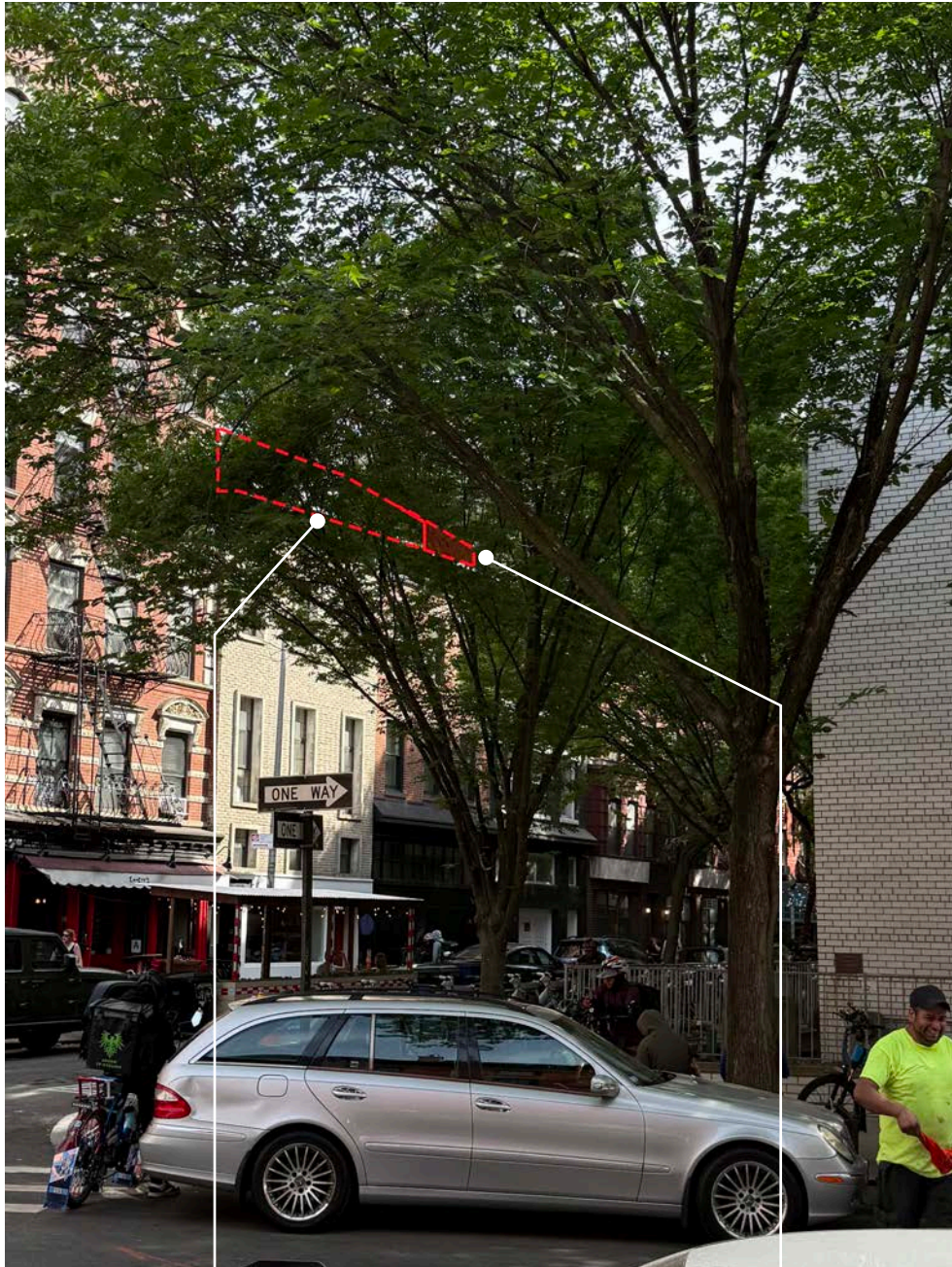


VIEW B



VIEW C





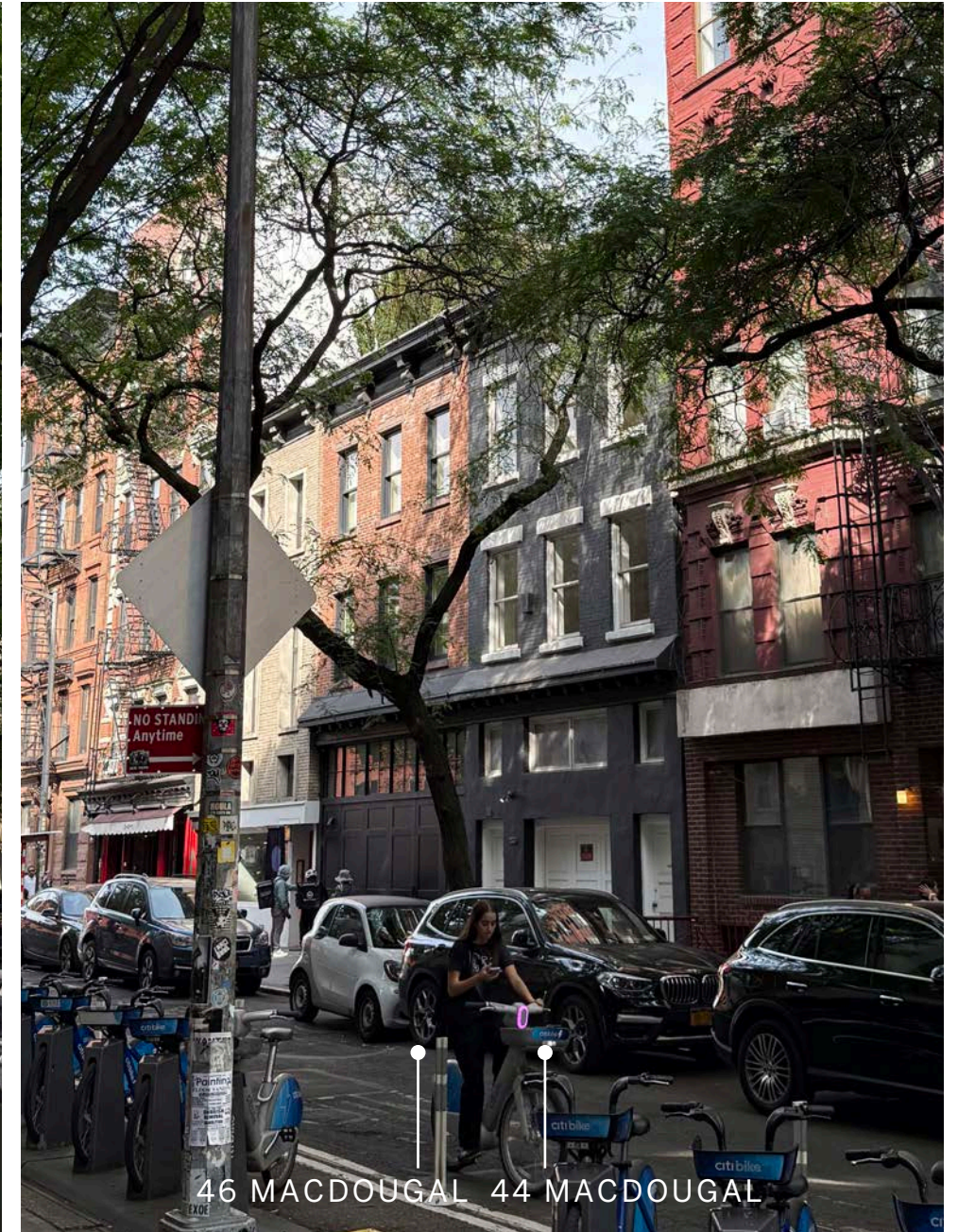
VIEW A

46 MACDOUGAL ST
ROOF ADDITION



VIEW B

44 MACDOUGAL ST
ROOF ADDITION



VIEW C

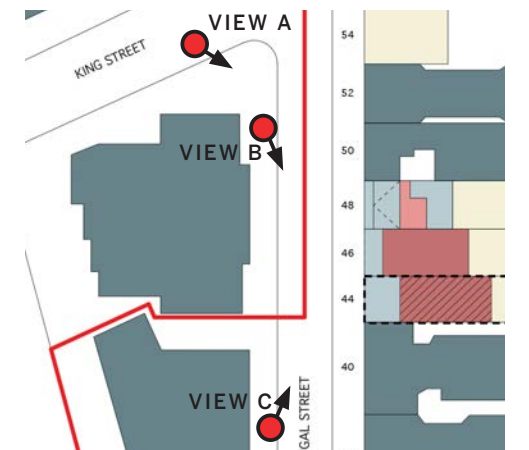




VIEW A IN WINTER



VIEW A IN SUMMER - CURRENT MOCK UP

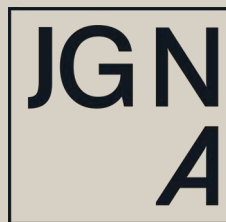


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FRONT FACADE

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46 MACDOUGAL ST

44 MACDOUGAL ST

46 MACDOUGAL ST

44 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"

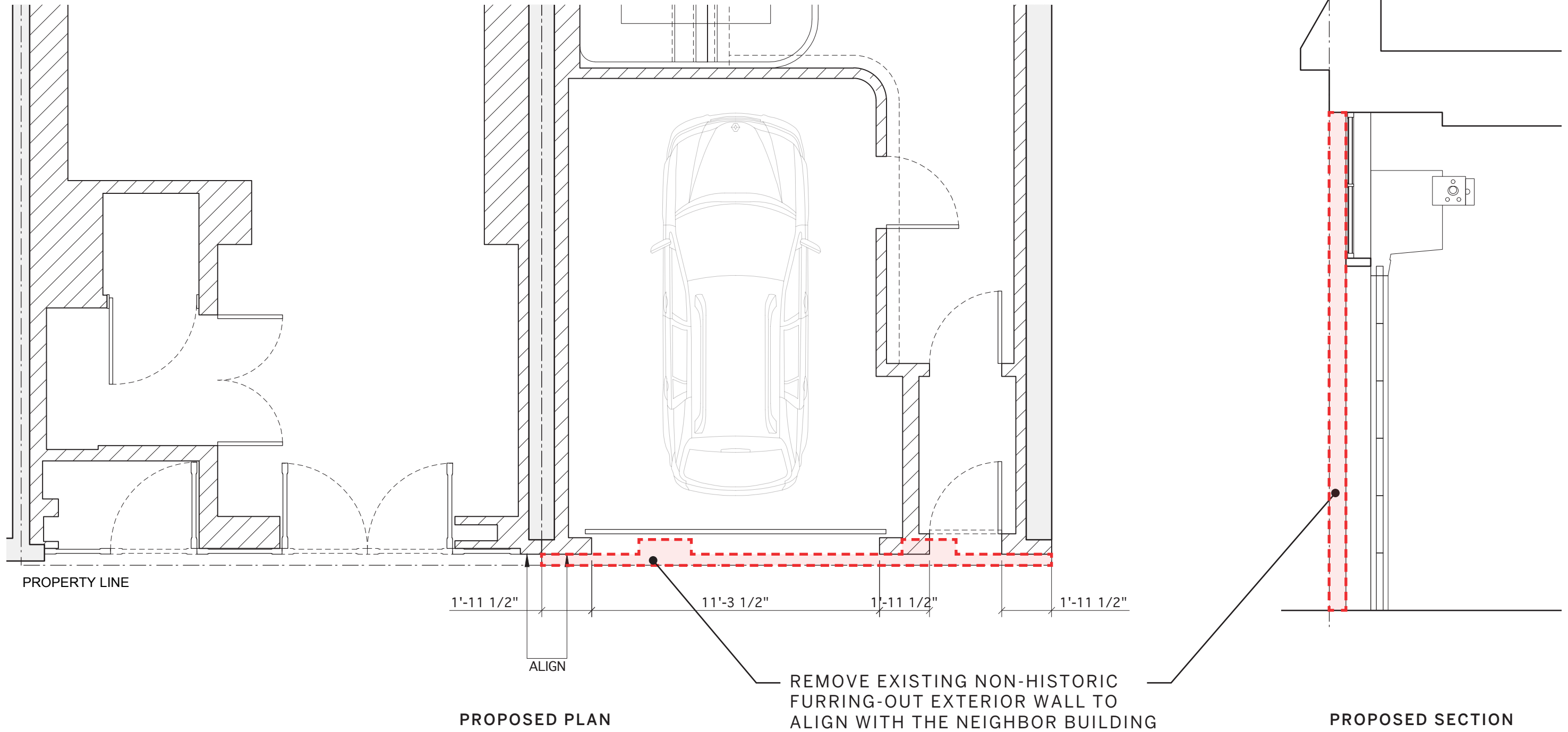
CURB LEVEL
EL. 0'-0"

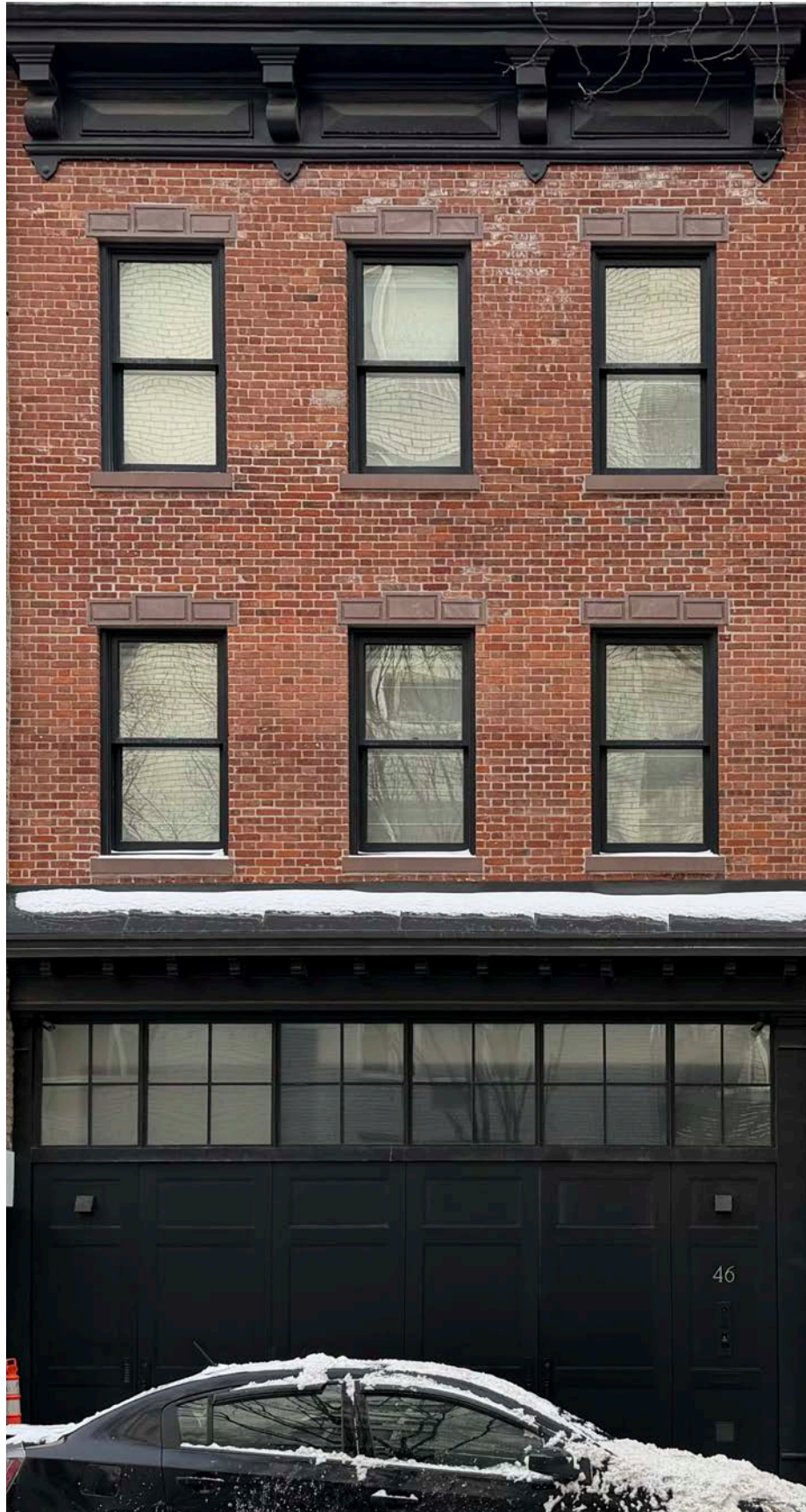


EXISTING GARAGE DOOR

46 MACDOUGAL ST

44 MACDOUGAL ST





46 MACDOUGAL ST FRONT FACADE



44 MACDOUGAL ST FRONT FACADE WINDOW

EXISTING CORNICE TO REMAIN AND TO BE REBURBISHED

EXISTING WINDOW LINTEL TO BE REFURBISHED



44 MACDOUGAL ST WINDOW IN 1940 TAX PHOTO

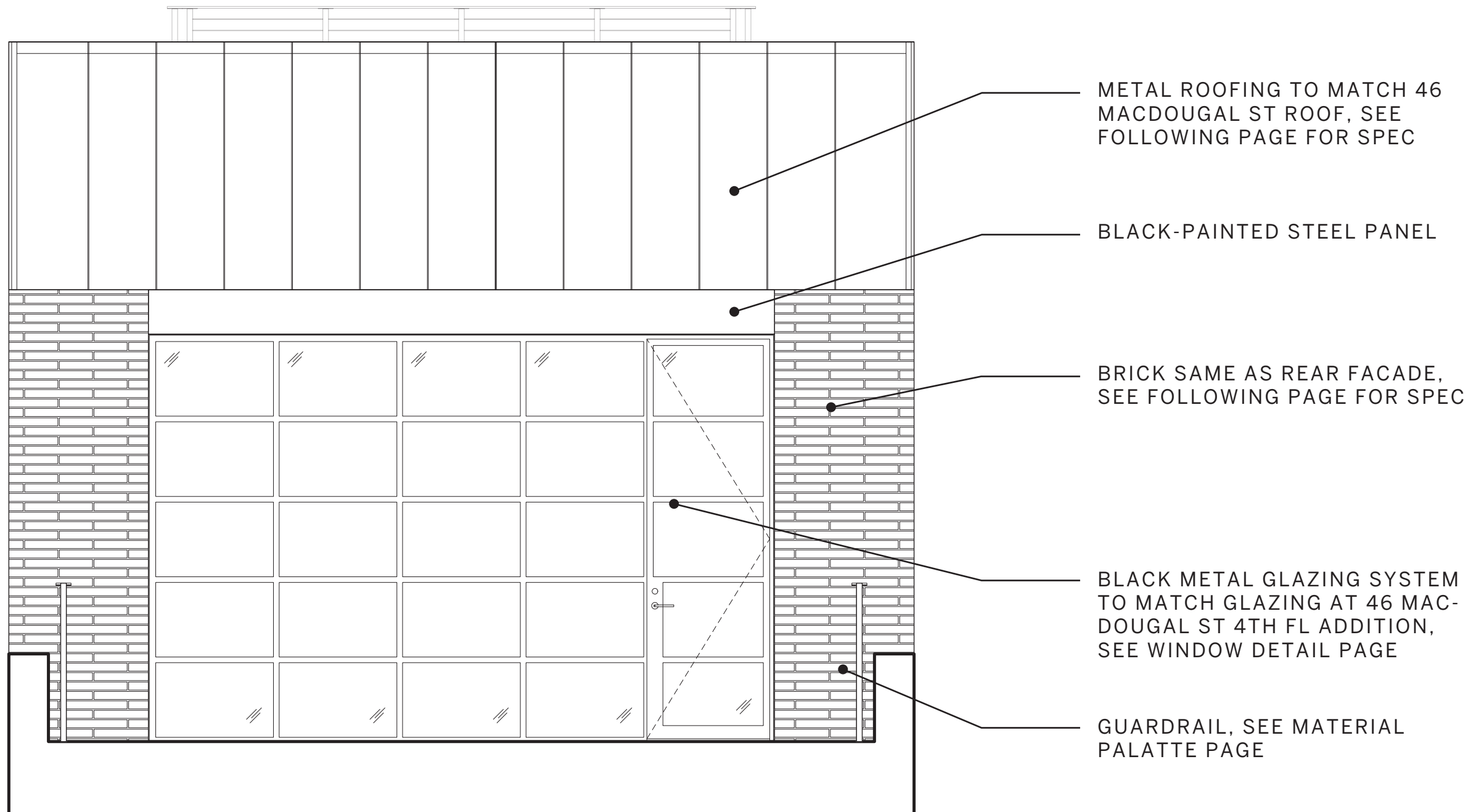
NEW DOUBLE-HUNG WINDOW IN EXISTING MASONRY OPENING (TYP.) TO MATCH HISTORICAL RECORD PHOTO

REPLACE EXISTING 2ND FL NON-HISTORICAL WINDOW LINTEL WITH NEW LINTEL TO MATCH 3RD FLOOR

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



FRONT FACADE BRICK
BELDEN 470-479 DARK RANGE BRICK -
ROMAN 21



METAL PANEL
BLACK-PAINTED STEEL



METAL ROOF
MBCI LOKSEAM CHARCOAL GRAY



OUTDOOR PAVER TILE
FLORIM, STONE CHABLIS



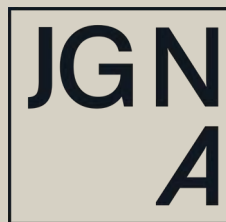
CABLE RAILS
AGS STAINLESS FLAT TOP & HORIZONTAL

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REAR FACADE

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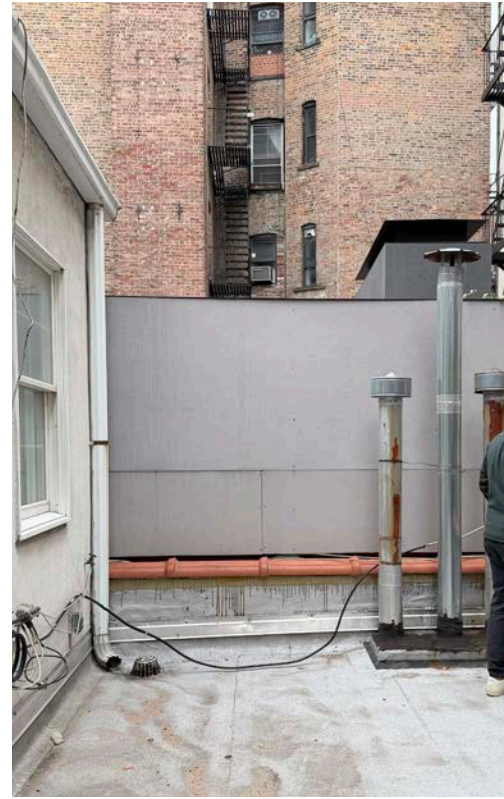




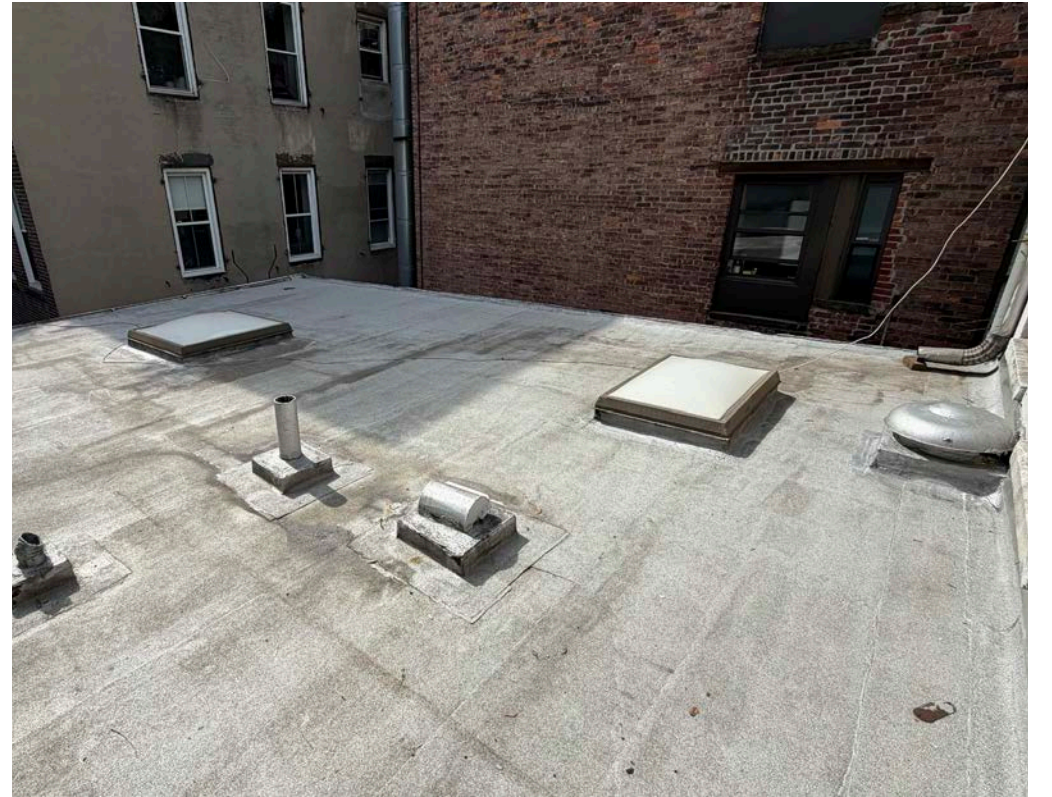
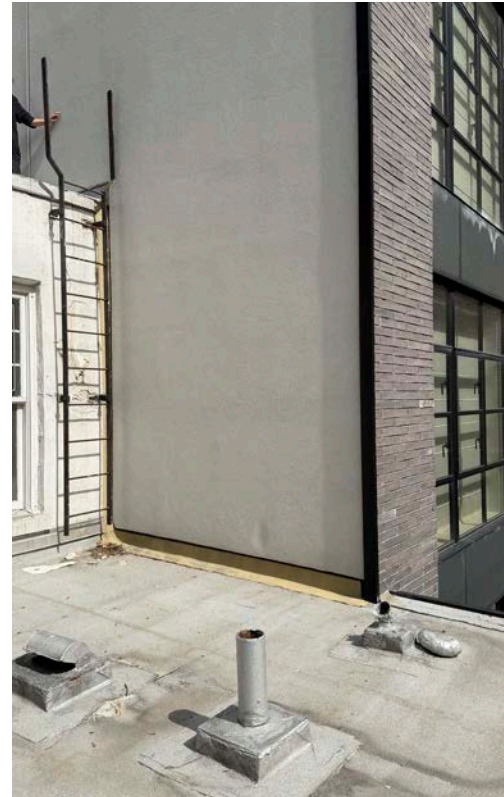
44 MACDOUGAL ST

46 MACDOUGAL ST

48 MACDOUGAL ST



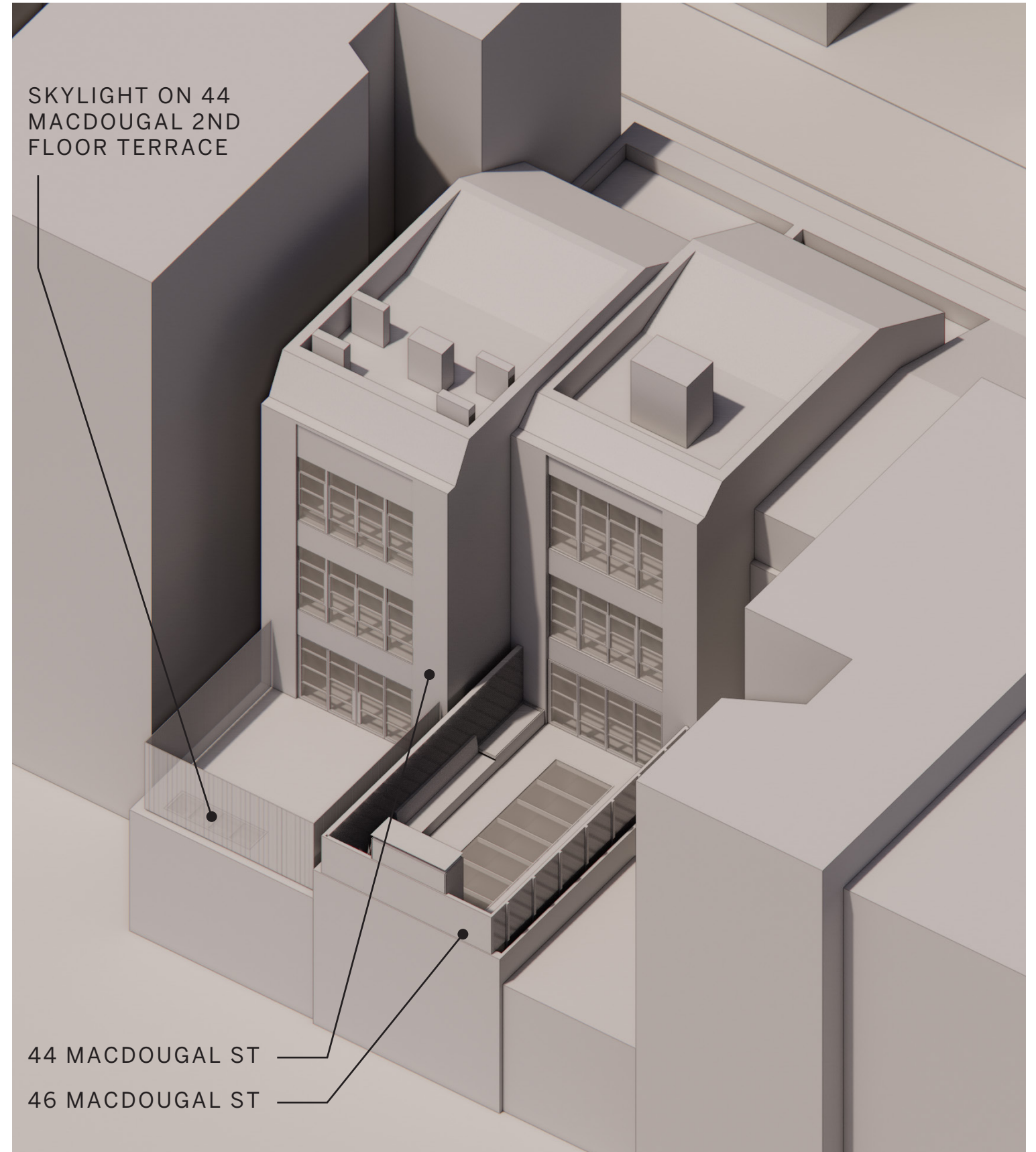
EXISTING ELEVATION - 2ND FL REAR FACADE



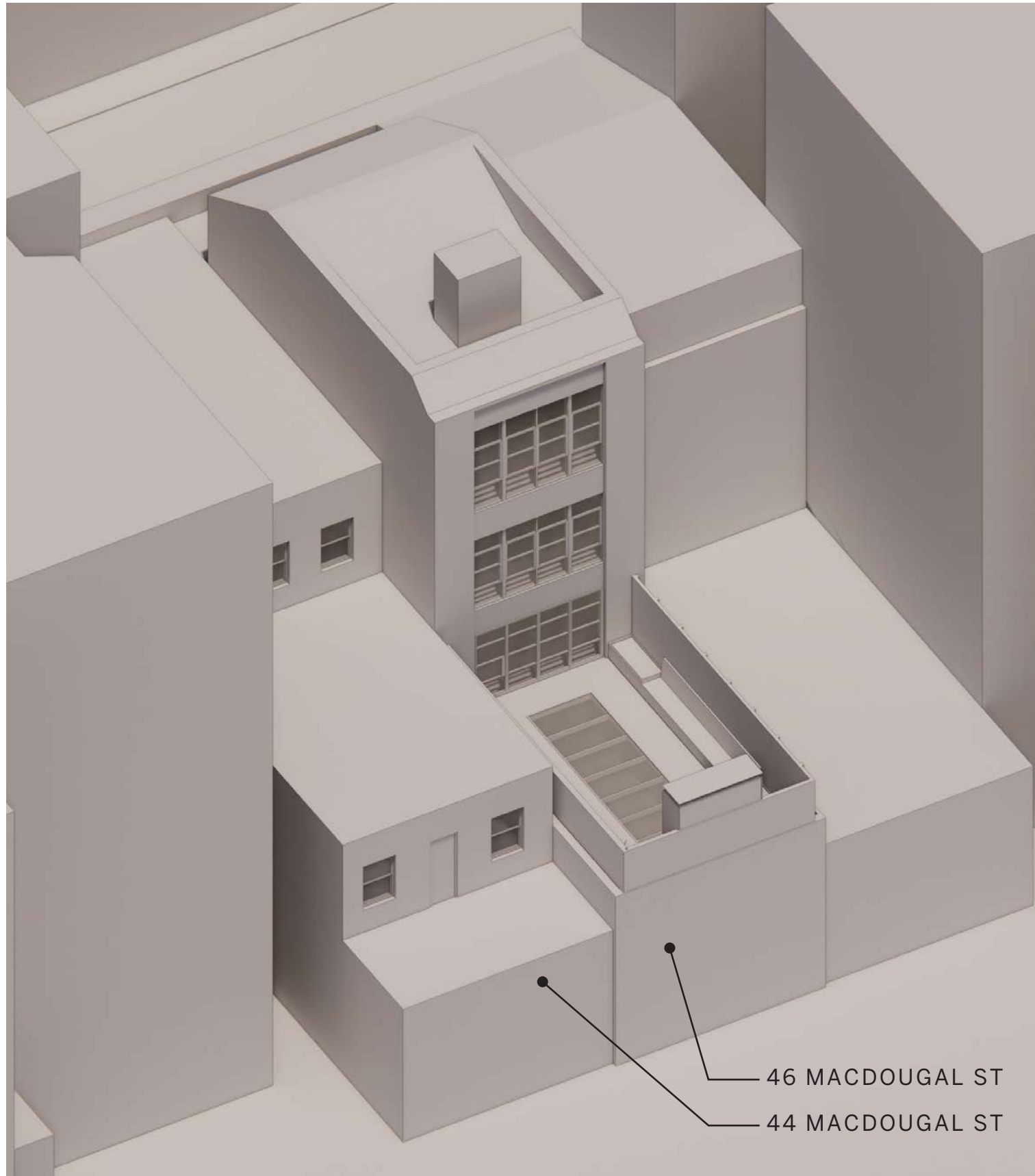
EXISTING ELEVATION - 3RD FL REAR FACADE



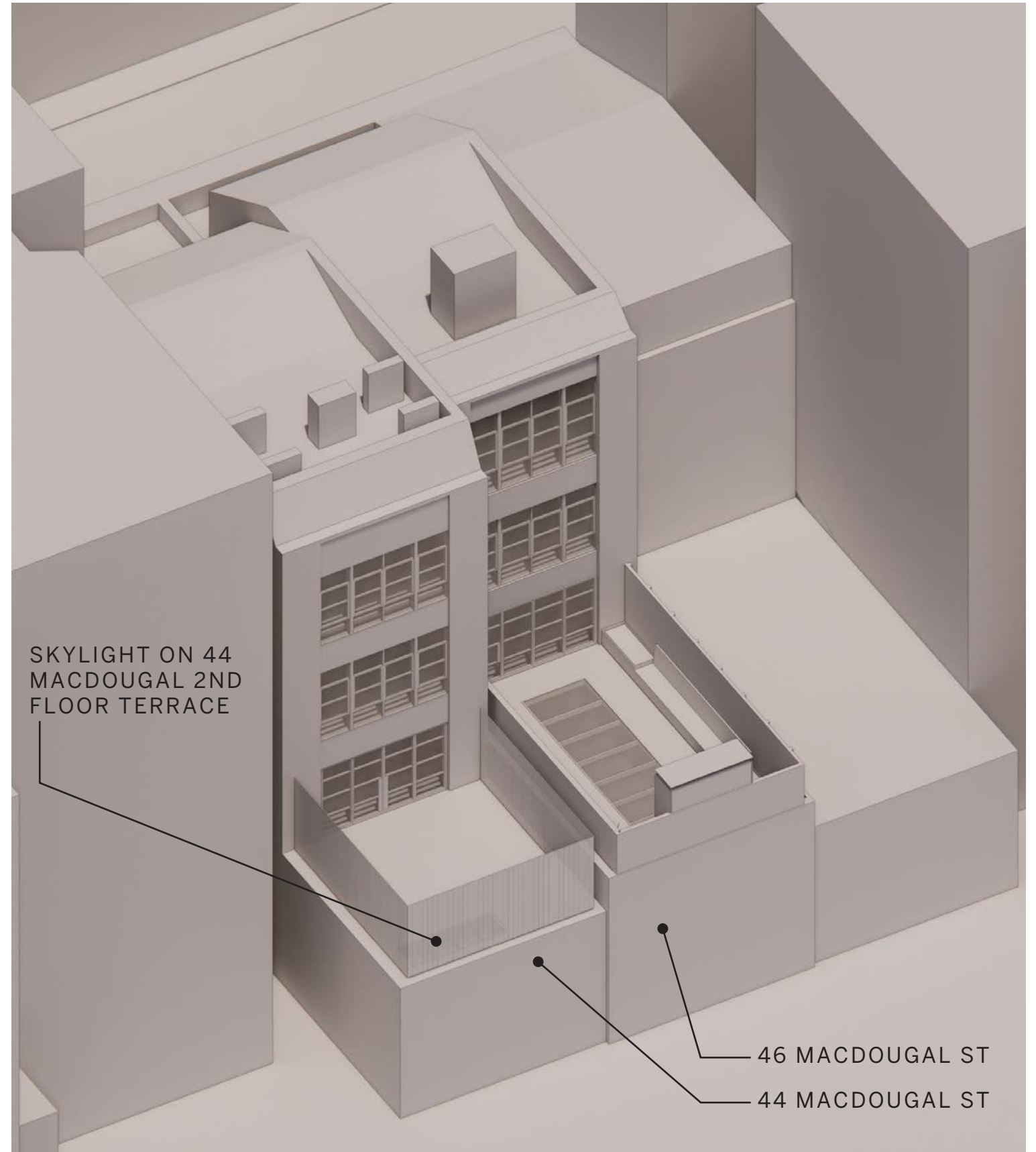
EXISTING ISOMETRIC VIEW - REAR FACADE



PROPOSED ISOMETRIC VIEW - REAR FACADE



EXISTING ISOMETRIC VIEW - REAR FACADE



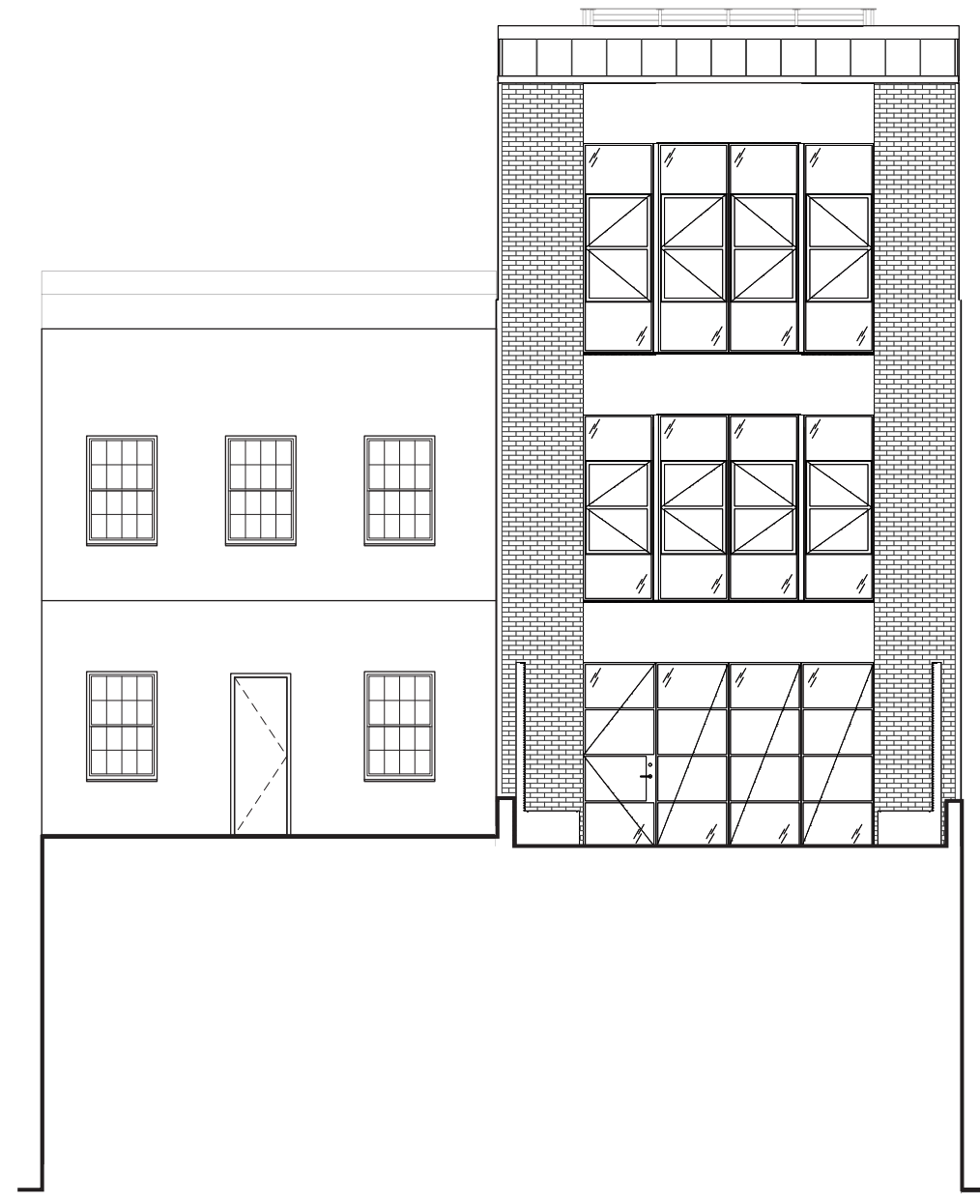
PROPOSED ISOMETRIC VIEW - REAR FACADE

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"



46 MACDOUGAL ST REAR FACADE



44 MACDOUGAL ST REAR FACADE

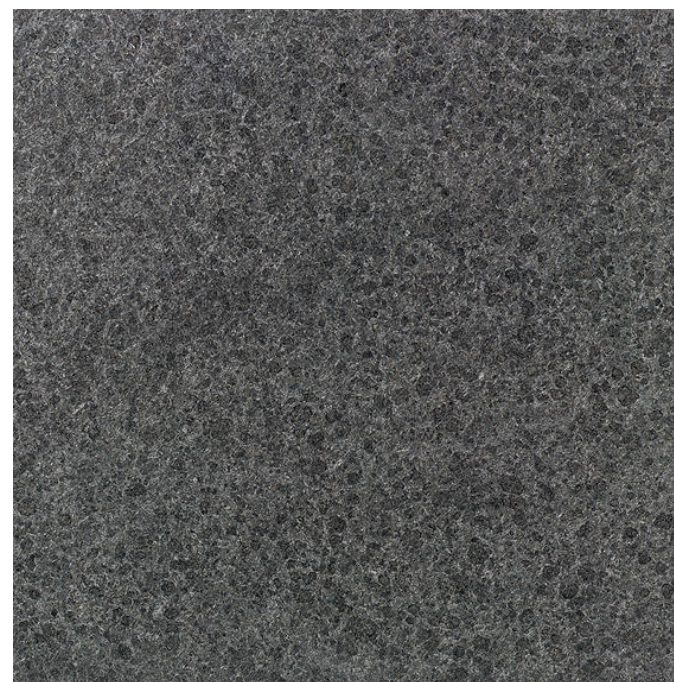
NEW BRICK FACADE,
SEE FOLLOWING PAGE
FOR SPEC

STONE PANEL TO
MATCH STONE AT 46
MACDOUGAL REAR
FACADE

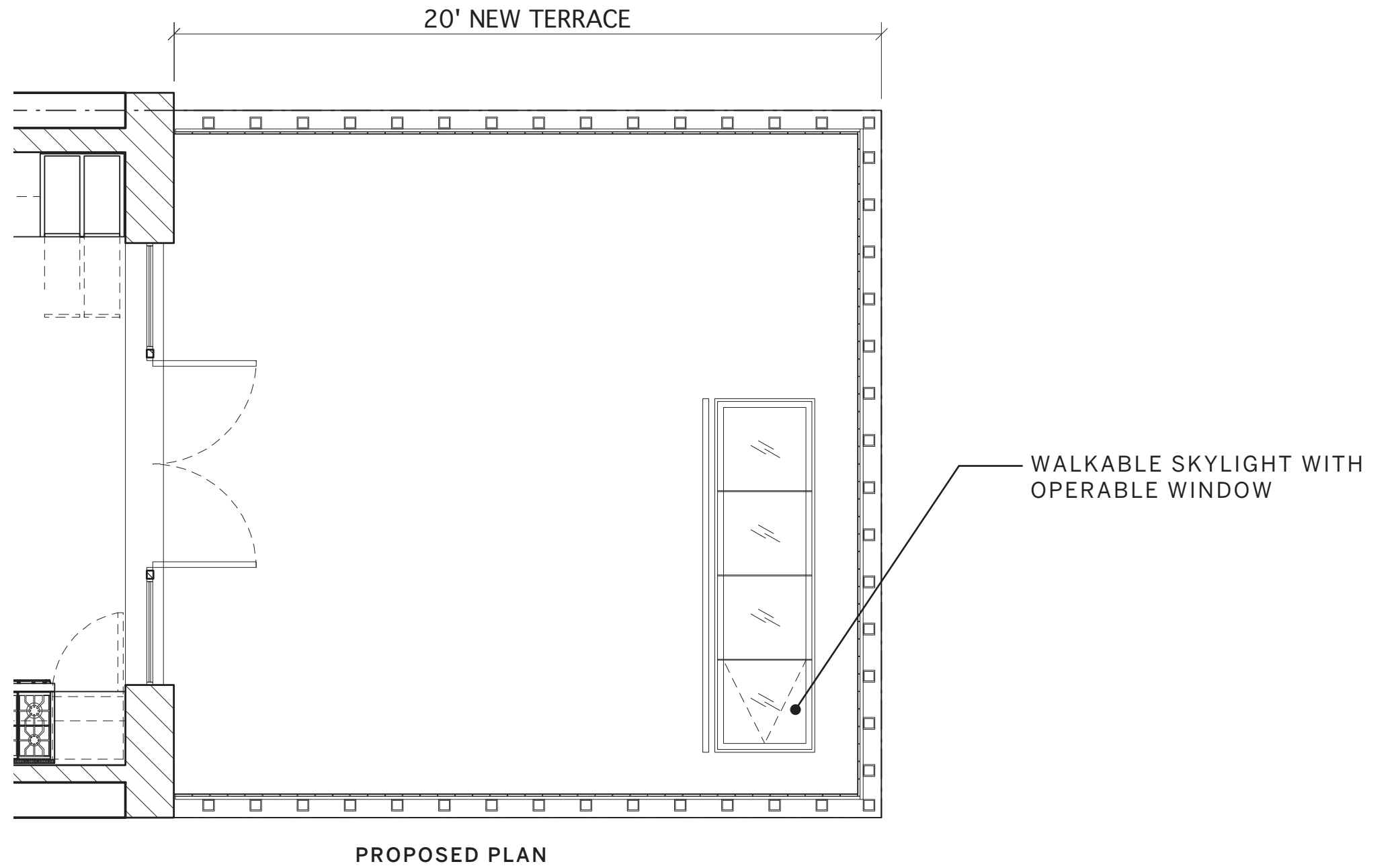
BLACK METAL GLAZ-
ING SYSTEM TO MATCH
GLAZING AT 46 MAC-
DOUGAL ST 4TH FL AD-
DITION, SEE WINDOW
DETAIL PAGE

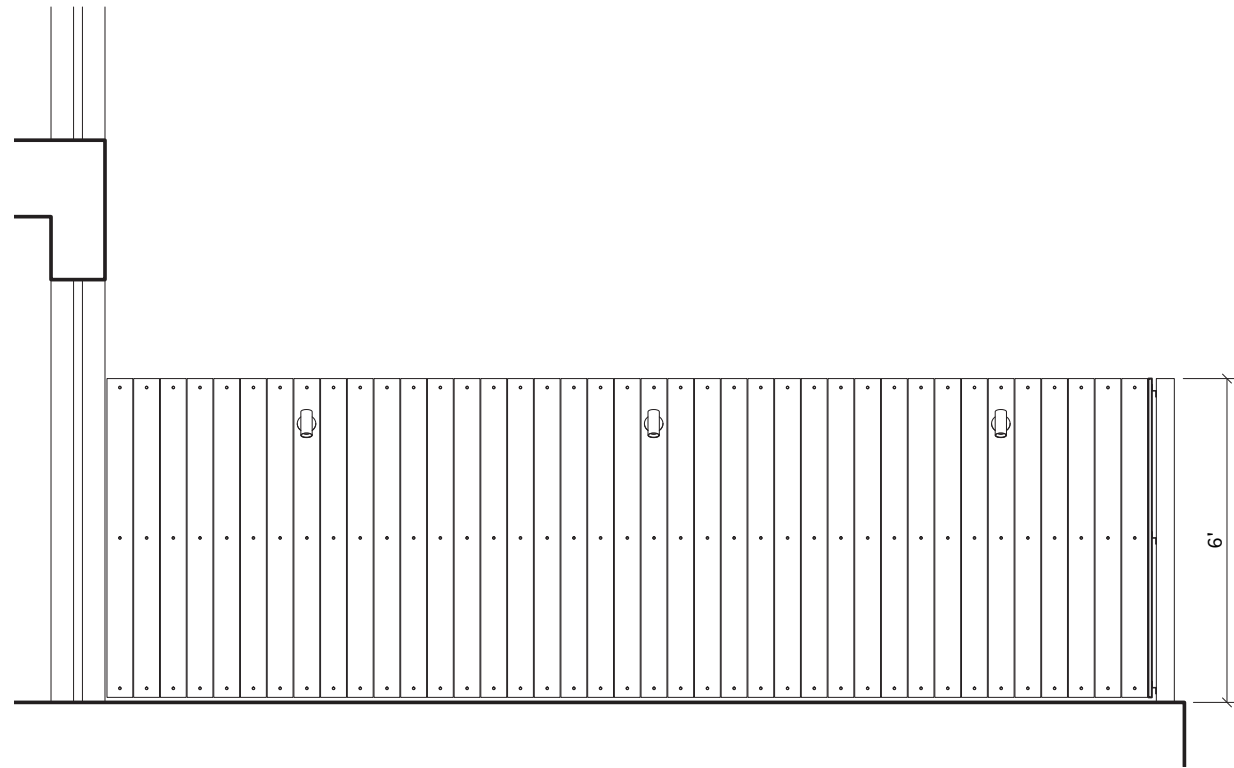


REAR FACADE BRICK
BELDEN 470-479 DARK RANGE BRICK -
ROMAN 21

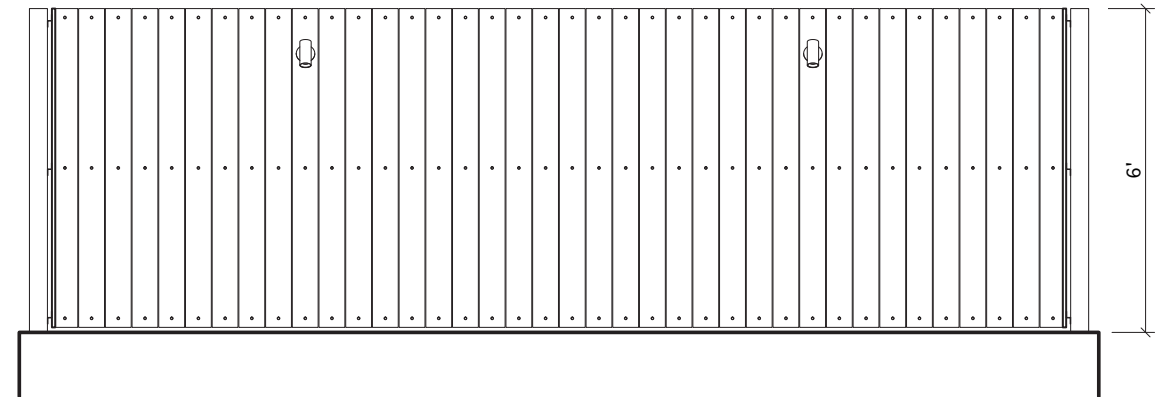


REAR FACADE STONE
ABSOLUTE BLACK STONE

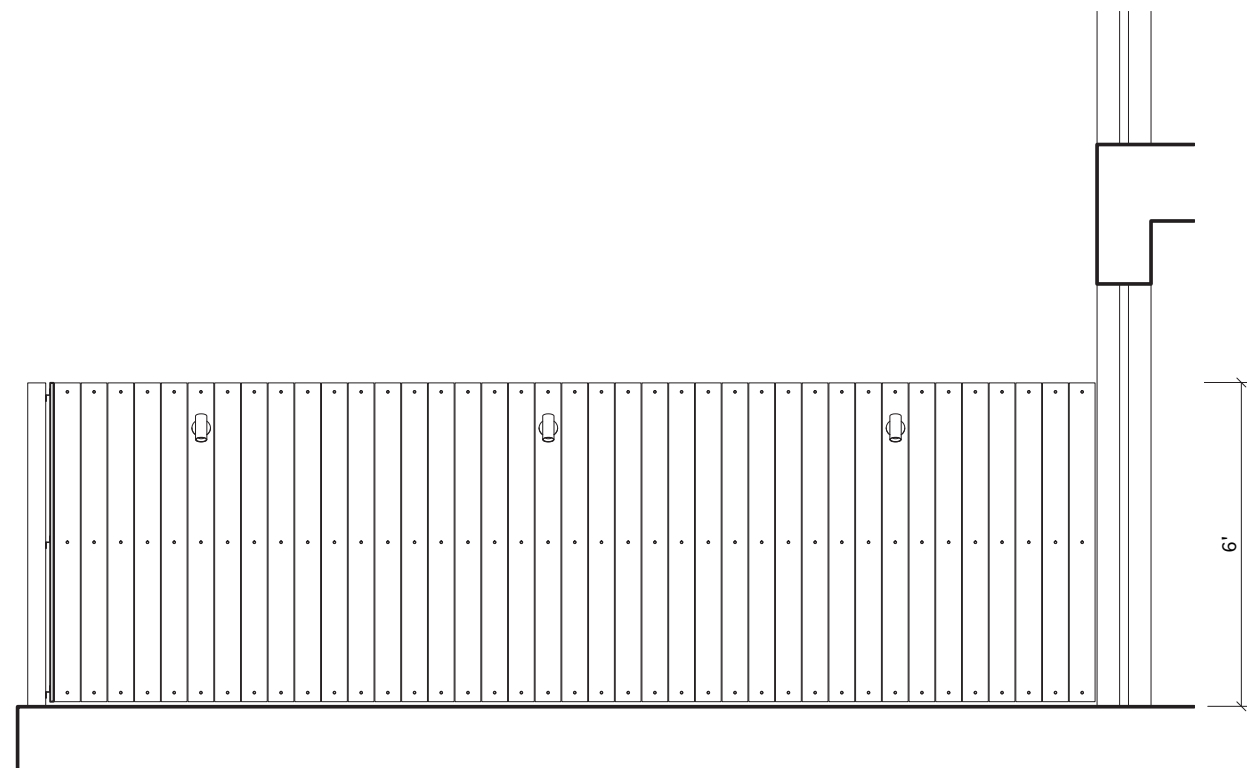




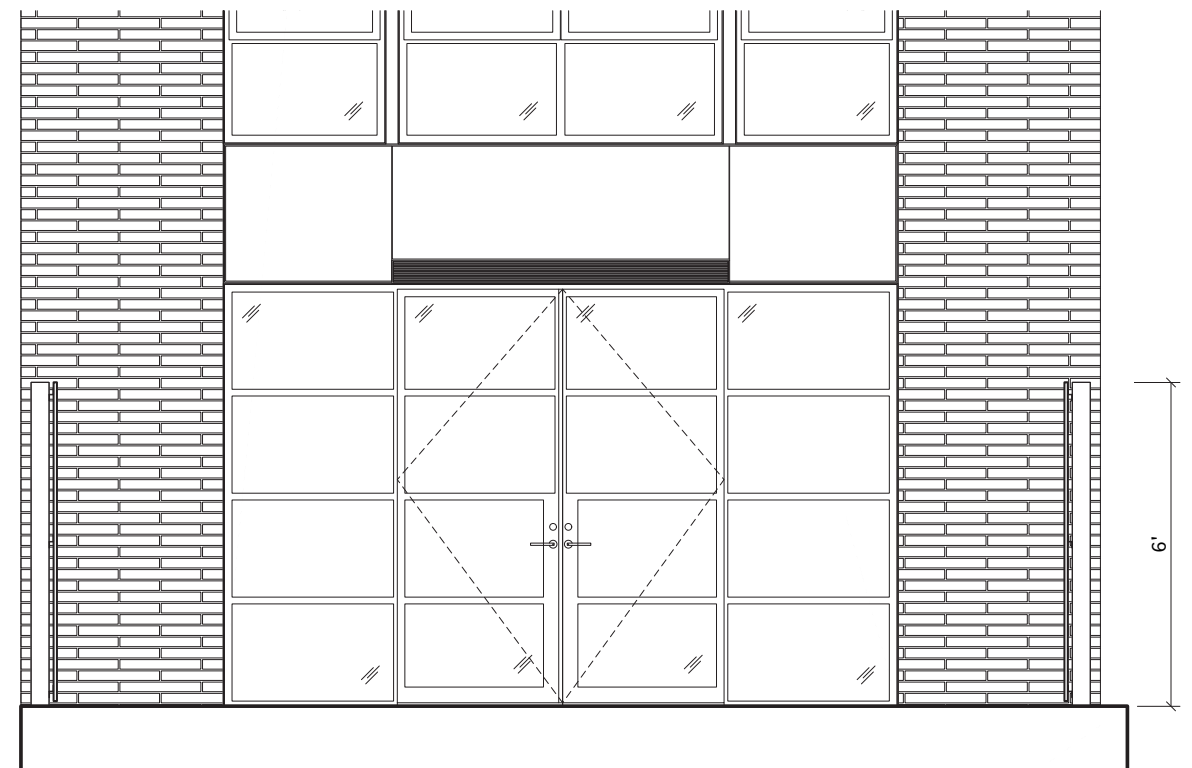
PROPOSED ELEVATION - SOUTH



PROPOSED ELEVATION - WEST



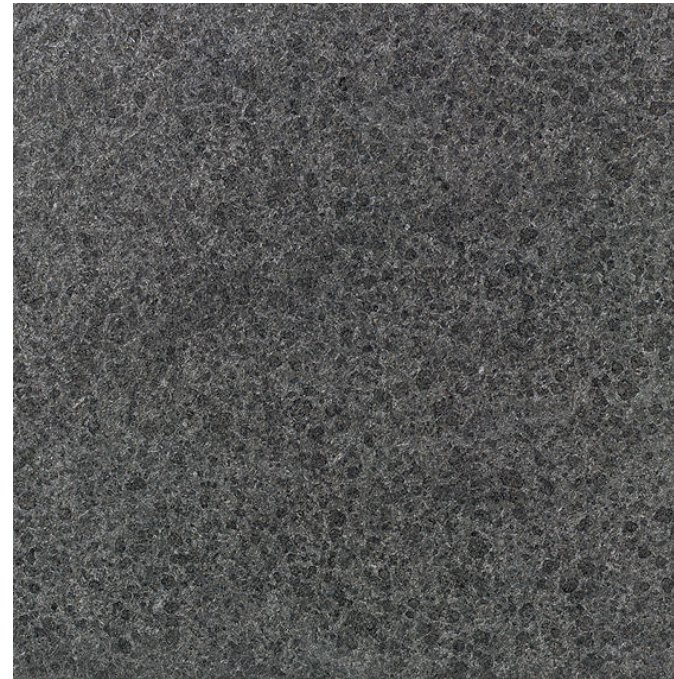
PROPOSED ELEVATION - NORTH



PROPOSED ELEVATION - EAST



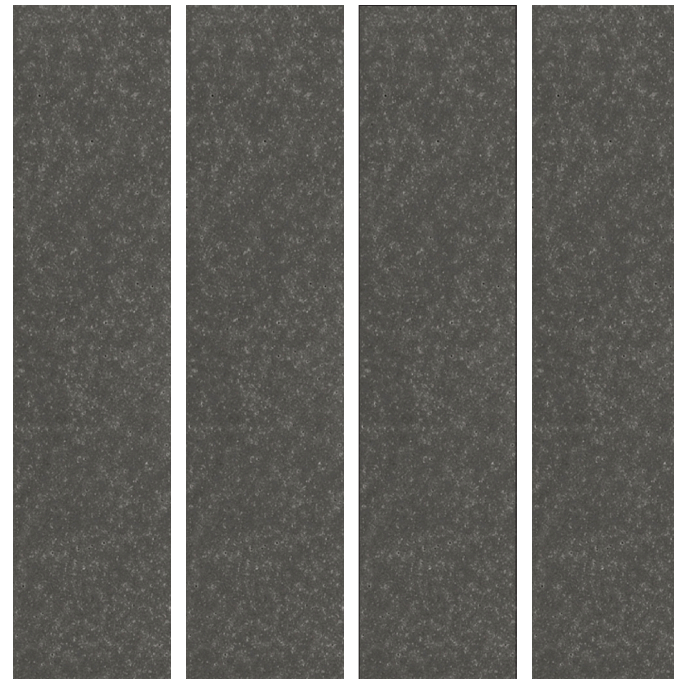
REAR FACADE BRICK
BELDEN 470-479 DARK RANGE BRICK -
ROMAN 21



REAR FACADE STONE
ABSOLUTE BLACK STONE



OUTDOOR PAVER TILE
FLORIM, STONE CHABLIS



FENCE
RIEDER ÖKO SKIN GREYSCALE