



Date:	3/6/2018
LPC Docket #:	LPC-19-18338
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 298 Elizabeth Street

Borough: Manhattan

Block: 521 **Lot:** 7502

Historic District: NoHo East Historic District

Description: A Romanesque Revival style factory building designed by William Kurtzer and built in 1902. Application is to replace storefront infill installed without Landmarks Preservation Commission permit(s).

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the mixed-use and diverse architectural and historic character of the NoHo East Historic District. The Commission further NOTED that wagons were assembled in the building until 1930, and that the first story was converted from an auto repair shop to a garage in 1956, and later altered as the building was converted to a residential condominium from 1998-2000.

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

- that the removal of the existing storefront infill, installed without Landmarks Preservation Commission permits, will not eliminate significant historic fabric;
- that the ground floor of this building has undergone several alterations that reflect the various uses and functions over time, and the proposed storefront will be in keeping with the history of adaptive reuse of this building;
- that the presence of a storefront in this historic factory building is consistent with the commercial character of the street, which features building types that have historically been converted to commercial use at the ground floor;
- and that the design, configuration, materials, and finish of the proposed wood storefront, featuring a display window, bulkhead, single-leaf door and transoms with a dark finish, will be consistent with typical storefronts found within the NoHo East Historic District.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Wellington Chen, Michael Devonshire, Michael Goldblum, Jeanne Lutfy, Anne HolFord Smith

8-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, W.Chen, M.Devonshire, M.Goldblum, J.Lutfy, A.HolFord Smith

Oppose =

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