



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 04/27/18	<b>EXPIRATION DATE:</b> 3/6/2024	<b>DOCKET #:</b> LPC-19-24746	<b>COFA</b> COFA-19-24746
<b>ADDRESS:</b> 298 ELIZABETH STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 521 / 7502
Noho East Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

David Blumenfeld  
Thor 298 Elizabeth Street LLC  
300 Robbins Lane  
Syosset, NY 11791

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 6, 2018, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on February 8, 2018, and as you were informed in the Status Update Letter 19-18338 (LPC 19- 19-18338) issued on March 7, 2018. This approval will expire on March 6, 2024.

The proposed work, as approved, consists of removing existing metal-and-glass storefront infill, installed without Landmarks Preservation Commission permit(s), and installing a wood-and-glass storefront, featuring a display window, single-leaf door, paneled bulkhead and transoms, with a dark painted finish. The proposal, as approved, was shown in a digital presentation, titled "298 Elizabeth Street," including 8 slides, prepared by GreenbergFarrow, and consisted of historic and existing condition photographs, drawings and color renderings.

In reviewing this proposal, the Commission noted that the NoHo East Historic District Designation Report describes 298 Elizabeth Street as a Romanesque Revival style factory building designed by William Kurtzer and built in 1902; and 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. The Commission finally noted that Notice of Violation 14-0654 was issued on February 18, 2014 for "Replacement of storefront without permit(s)."

With regard to this proposal, the Commission found 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. Based on these findings, the Commission determined that the proposed work is appropriate to the building, and voted to approve this application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings.

Subsequently, on April 5, 2018, the Landmarks Preservation Commission received drawings A001.00, A200.00 and A201.00 dated March 23, 2018, signed and sealed by Scott Michael Loikits, R.A. Accordingly, staff reviewed the drawings and found that the design approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-24746 is being issued.

PLEASE NOTE: This permit contains a compliance date of July 30, 2018. If you do not complete the work by this date, a Notice of Violation (NOV) originating from the Environmental Control Board may be issued in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance and a civil penalty may be imposed.

Please note that Notice of Violation 14-0654 remains in force against the property until the approved work is completed and inspected for compliance. Failure to perform the work to cure this violation may result in the issuance of a (second) Notice of Violation originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance and civil penalty may be imposed and cannot be cured.

Once the corrective work has been performed, please submit photographs, with close-up shots of the completed work, and a letter from the building owner, requesting a Notice of Compliance to the Landmarks Preservation Commission, Attention: NOCs.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice

that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Caroline Pasion.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Adele Perera, GreenbergFarrow

**cc:** Jared Knowles, Director; Adele Perera, GreenbergFarrow; Katie Rice, Violations Officer/LPC