



Date:	9/8/2015
LPC Docket #:	15-6108
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 308-312 Mott Street

Borough: Manhattan

Block: 521 **Lot:** 30

Historic District: NoHo East Historic District

Description: A neo-Classical style multiple dwelling designed by Schneider & Herter and built in 1901-02, and altered by Michael J. Mongiello in 1925 and by Harry Hurwitz in 1941. Application is to alter the façade.

COMMISSION FINDINGS

The Commission noted that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the NoHo East Historic District.

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

- that none of the proposed alterations at the ground floor of the front façade will eliminate or conceal any significant architectural features;
- that the removal of the stucco cladding will eliminate a feature that detracts from the special architectural character of the building and historic district;
- that the proposed brick will match the brick of the upper floors in terms of color, dimension and pattern;
- that the cast decorative bands will add a level of detail that is found at other portions of the building;
- and that the awning to be installed over the entrance is in keeping with awnings historically used on building of this age and type.

HOWEVER, IN VOTING TO GRANT THIS APPROVAL, THE COMMISSION REQUIRED:

- that changes be made to increase the articulation of the base to more closely match the stronger features found at the upper floors, in consultation with staff.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Wellington Chen, Michael Goldblum, John Gustafsson, Kim Vauss, Roberta Washington

8-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, W.Chen, M.Goldblum, J.Gustafsson, K.Vauss, R.Washington
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