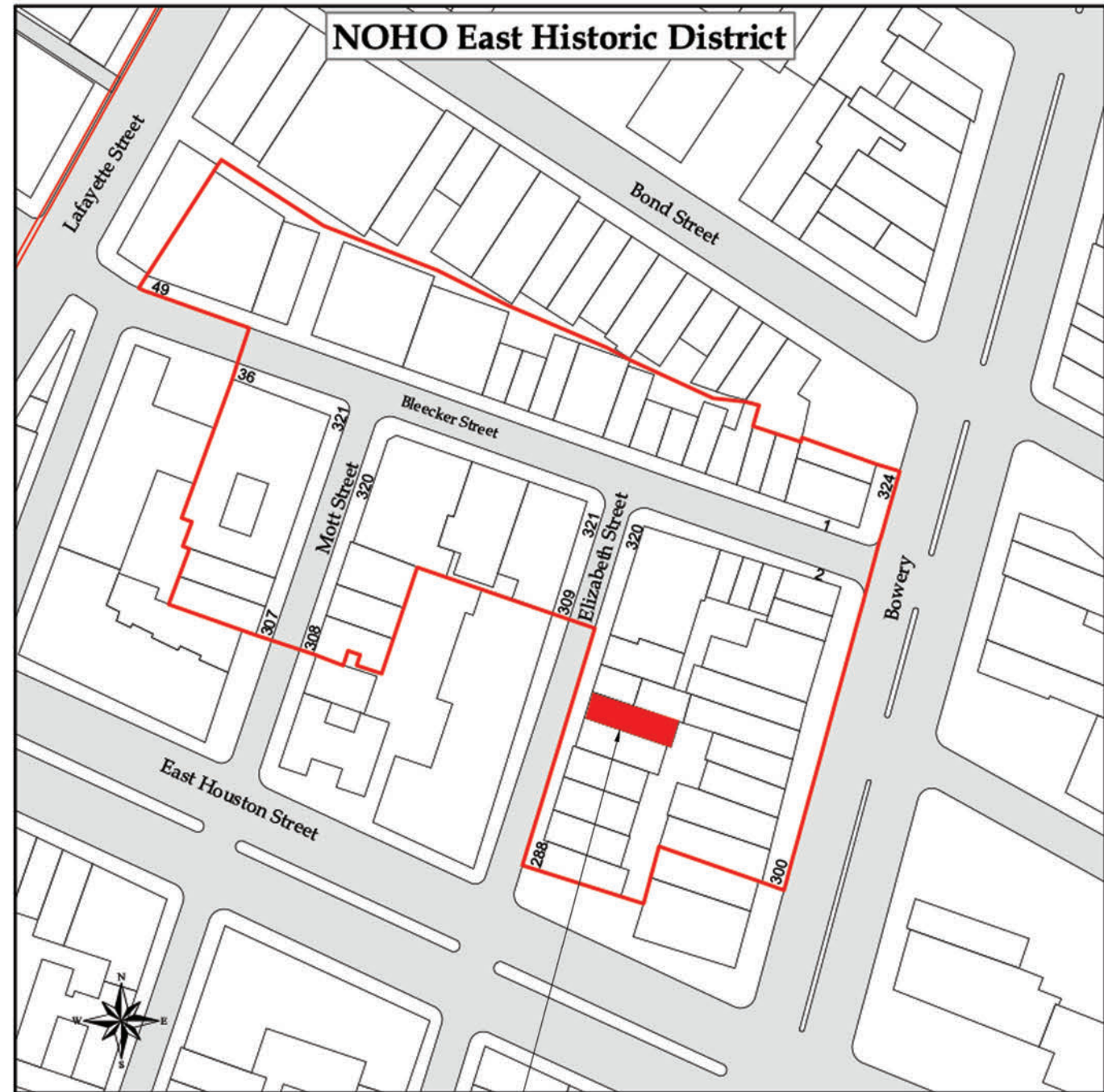




298 ELIZABETH STREET: NOHO EAST HISTORIC DISTRICT



1 EXISTING BUILDING ELEVATION
N.T.S



SITE WITHIN THE NOHO
EAST HISTORIC DISTRICT

NOHO EAST HISTORIC DISTRICT DESIGNATION REPORT
New York City Landmarks Preservation Commission - June 24, 2003

BUILDING HISTORY

- ROMANESQUE REVIVAL-STYLE FACTORY DESIGNED BY ARCHITECT WILLIAM KURTZER
- GEORGE J. STIER ACQUIRED THE PROPERTY IN 1898, BUILT IN 1902 FOR OWNER GEORGE J. STIER, WHEN THE AREA WAS BECOMING INCREASINGLY COMMERCIAL IN CHARACTER AND MANY OF THE OLDER DWELLINGS WERE BEING CONVERTED TO COMMERCIAL USE OR REPLACED WITH NEW LOFT BUILDINGS.
- HIS COMPANY, GEORGE J. STIER, INC., ASSEMBLED WAGONS IN THE BUILDING THROUGH 1930.
- LATER, IT WAS OCCUPIED BY AUTO REPAIR SHOP, A GARAGE, AND MANUFACTURING LOFTS.
- IN 1956, THE UPPER FLOORS WERE CONVERTED TO ARTISTS' LOFTS. IT WAS CONVERTED TO A RESIDENTIAL CONDOMINIUM IN 1998-2000.
- THE BUILDING REMAINS LARGELY INTACT TO ITS EARLY-TWENTIETH-CENTURY APPEARANCE, AND CONTRIBUTES TO THE MIXED-USE AND DIVERSE ARCHITECTURAL CHARACTER OF THE NOHO EAST HISTORIC DISTRICT.



APPLICATION IS TO CORRECT VIOLATION

V021814 LANDMK 14-0654

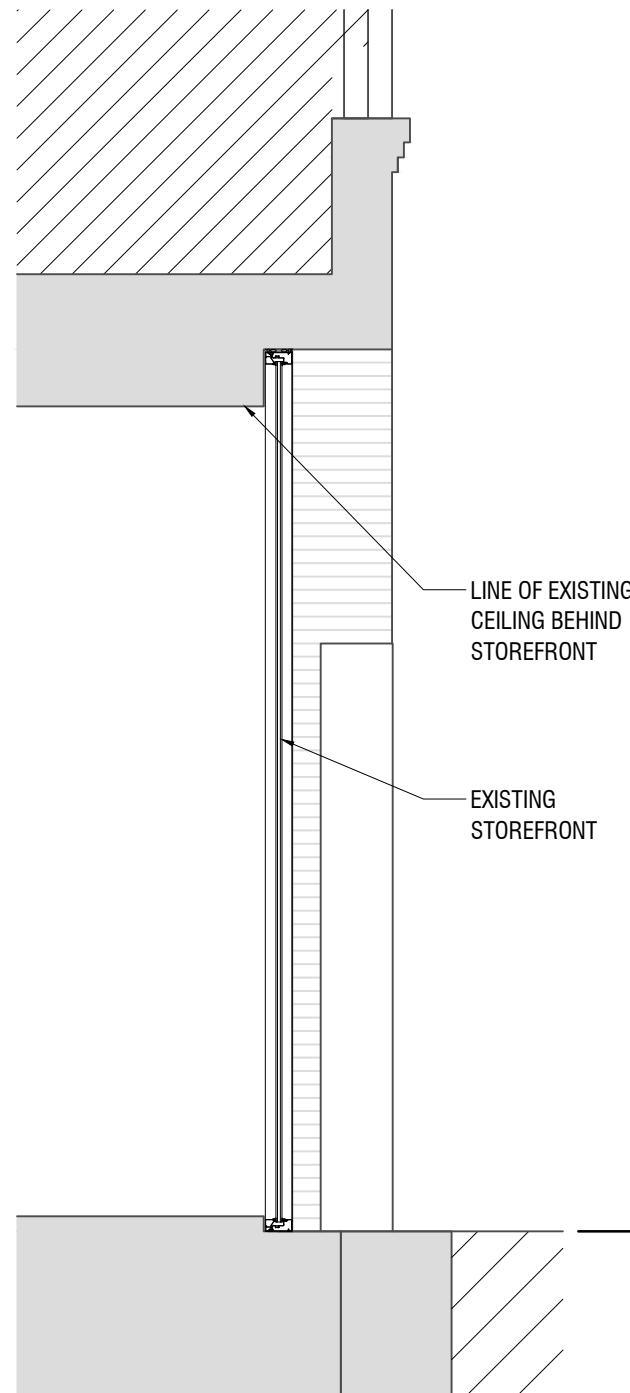
PRIOR OWNER REPLACED STOREFRONT WITHOUT THE PROPER PERMITS



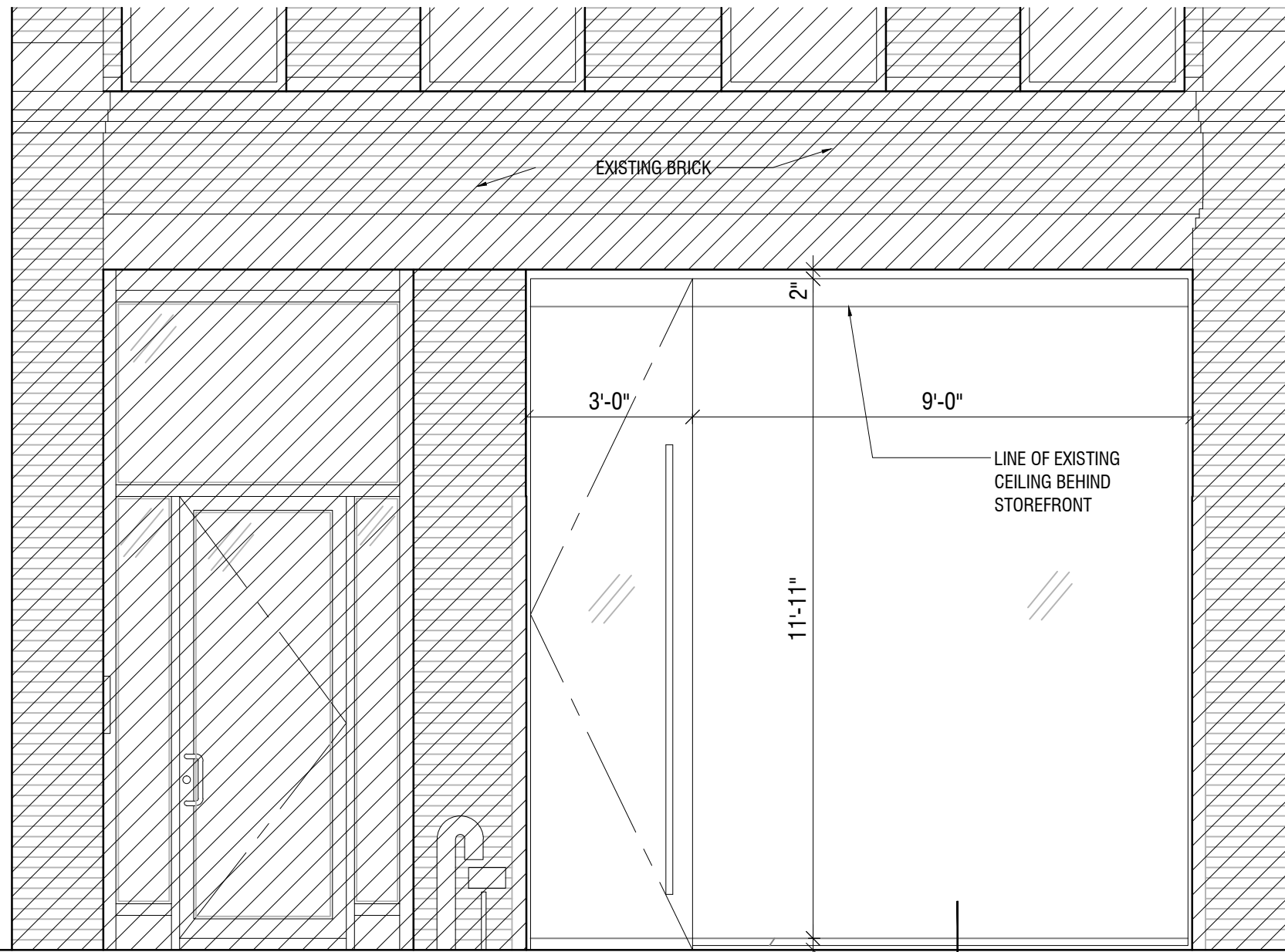
1 EXISTING BUILDING ELEVATION
N.T.S



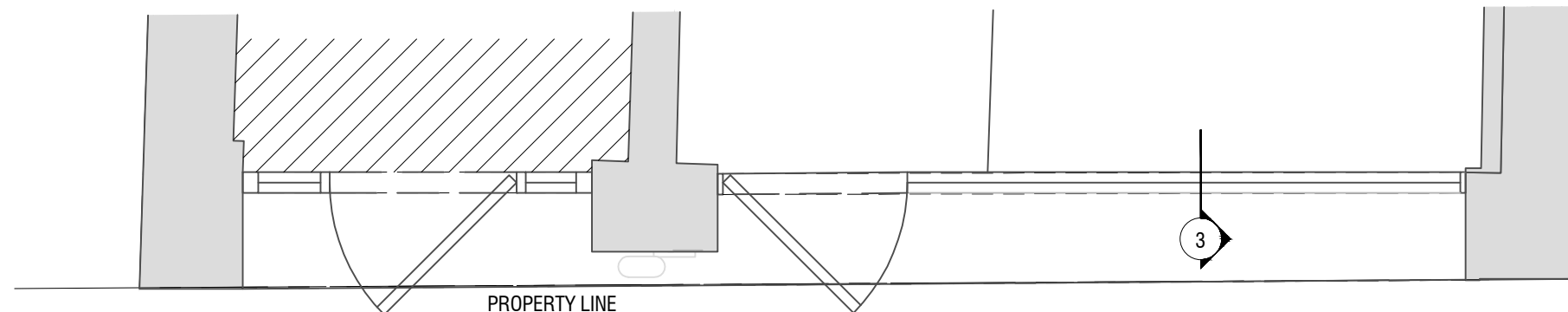
2 EXISTING STOREFRONT
N.T.S



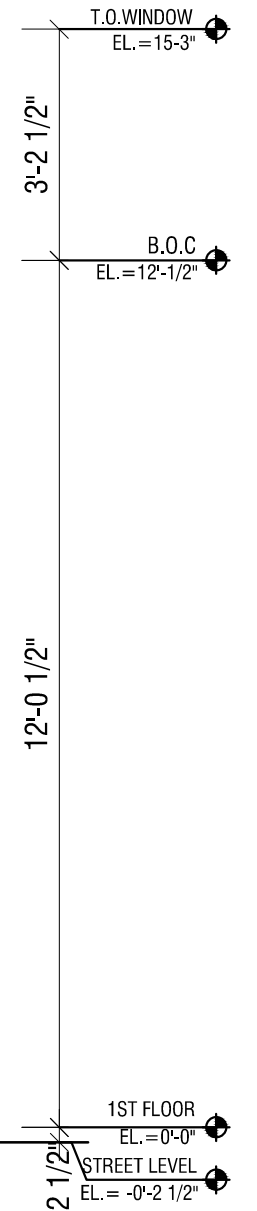
3 EXISTING STOREFRONT SECTION
SCALE: 3/8" = 1'-0"



2 EXISTING STOREFRONT ELEVATION
SCALE: 3/8" = 1'-0"



1 EXISTING STOREFRONT PLAN
SCALE: 3/8" = 1'-0"



N.I.C.

STOREFRONT PRECEDENTS



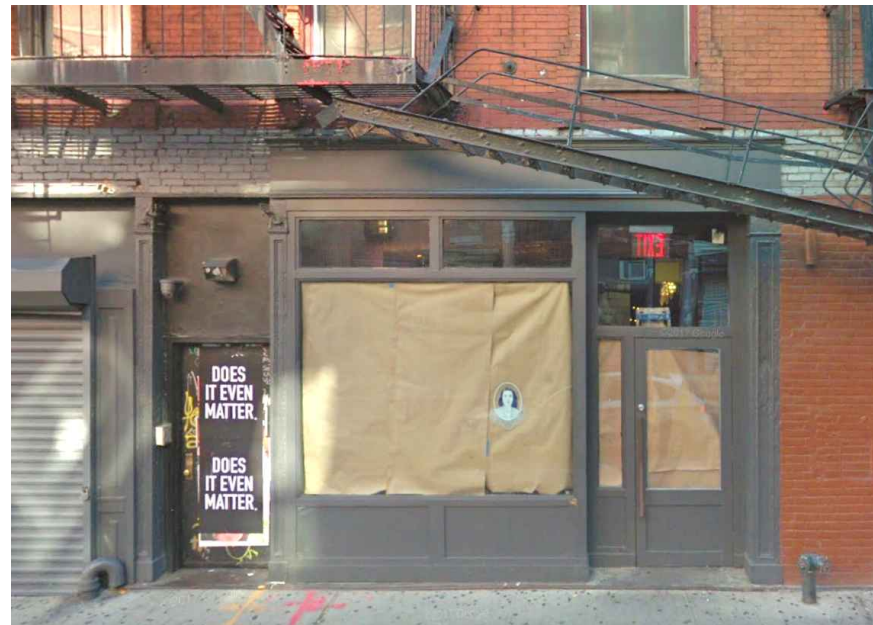
1 38 ELIZABETH STREET, 1924



2 36 BLEECKER STREET



3 4 BLEECKER STREET



4 10 BLEECKER STREET



5 312 BOWERY



6 51 BLEECKER STREET



1 BUILDING ELEVATION
N.T.S.

298 ELIZABETH STREET BLOCK:521 LOT:68

BUILDING TYPE: FACTORY. 5 STORIES

NOHO EAST HISTORIC DISTRICT
STYLE/ MATERIAL: ROMANESQUE REVIVAL, BRICK

SIGNIFICANT ALTERATIONS:

- 1902-1930 BUILT BY ARCHITECT WILLIAM KURTZER FOR OWNER GEORGE J. STIER. WAGON ASSEMBLY
- 1940s CONVERTED FROM WAGON ASSEMBLY TO AUTO REPAIR SHOP
- 1956 FIRST STORY WAS CONVERTED FROM AN AUTO REPAIR SHOP TO A GARAGE.
- 1998-2000 FIRST STORY FACADE WAS ALTERED WHEN BUILDING WAS CONVERTED TO A RESIDENTIAL CONDOMINIUM.



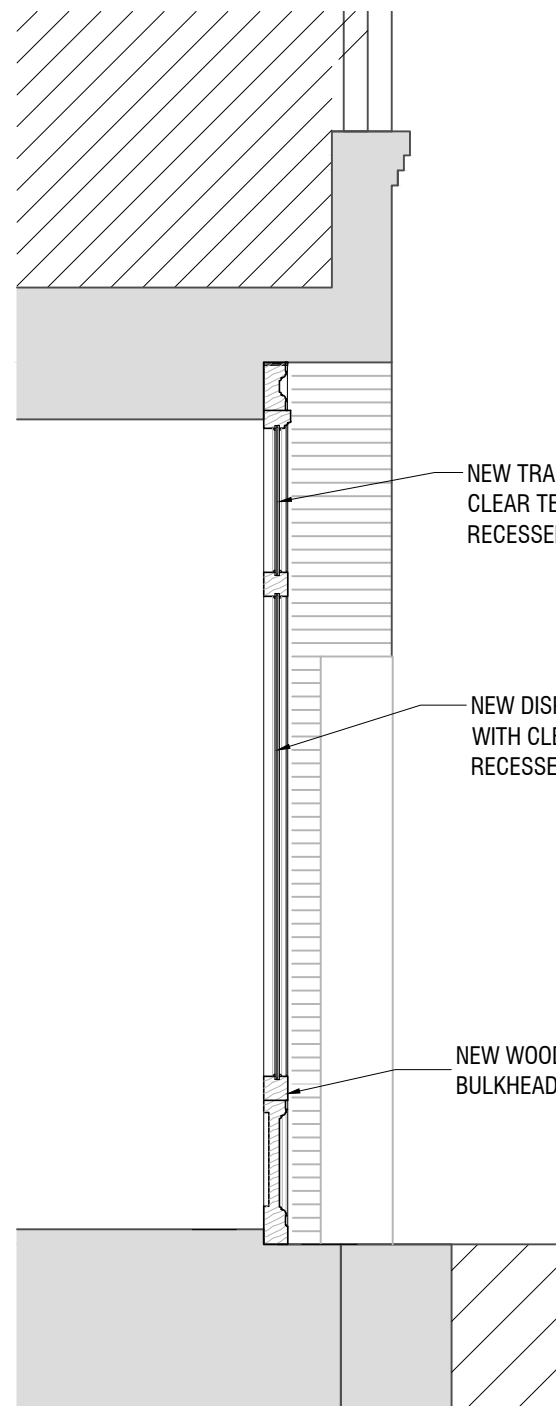
2 STOREFRONT
N.T.S.

*ALL COMMERCIAL SIGNS TO BE FILED SEPARATELY BY TENANT

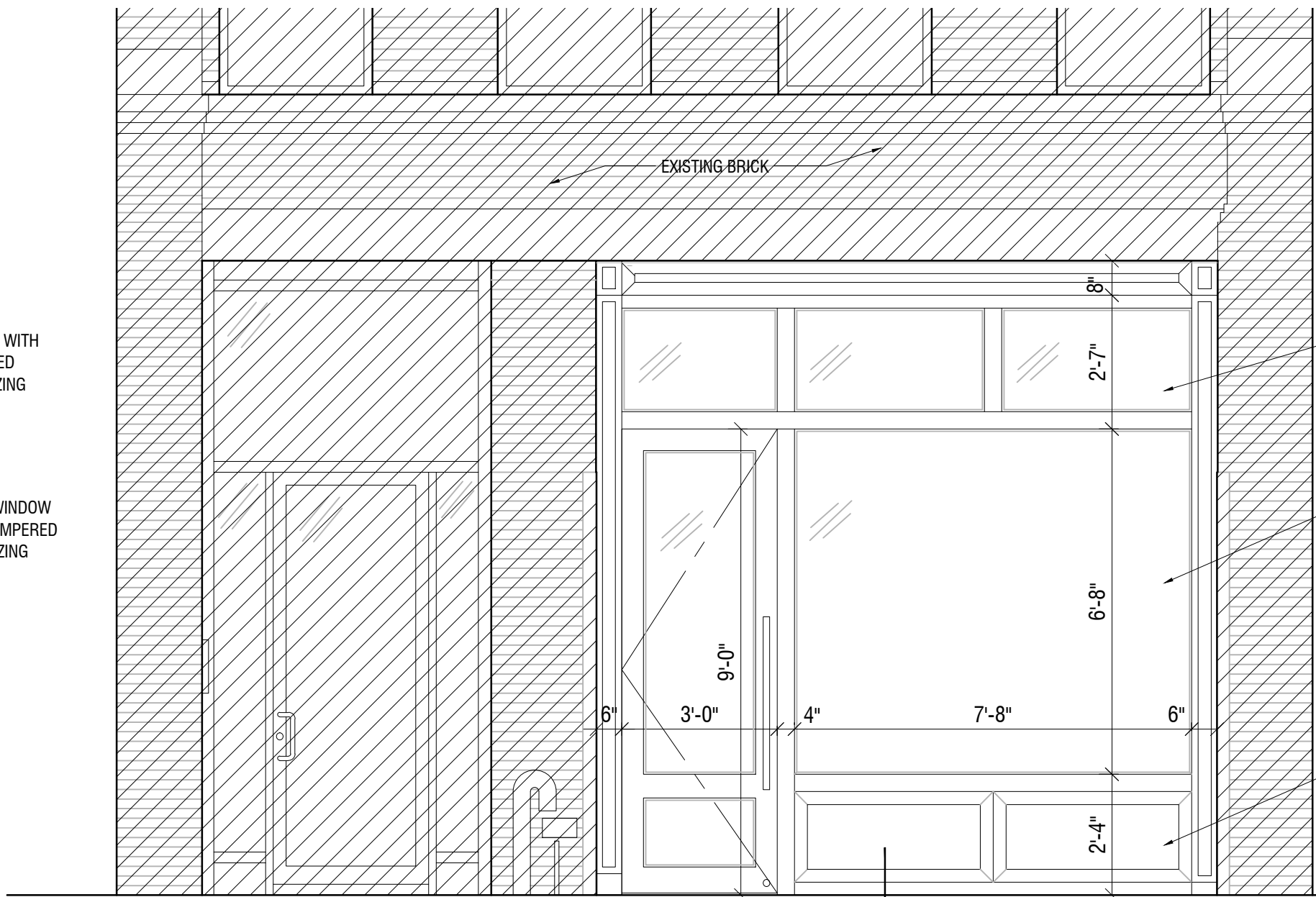
NEW WOOD TRANSOM WITH CLEAR TEMPERED GLAZING
NEW DISPLAY WINDOW WITH CLEAR TEMPERED GLAZING
NEW WOOD BULKHEAD
NEW WOOD DOOR WITH CLEAR TEMPERED GLAZING

SCOPE OF WORK

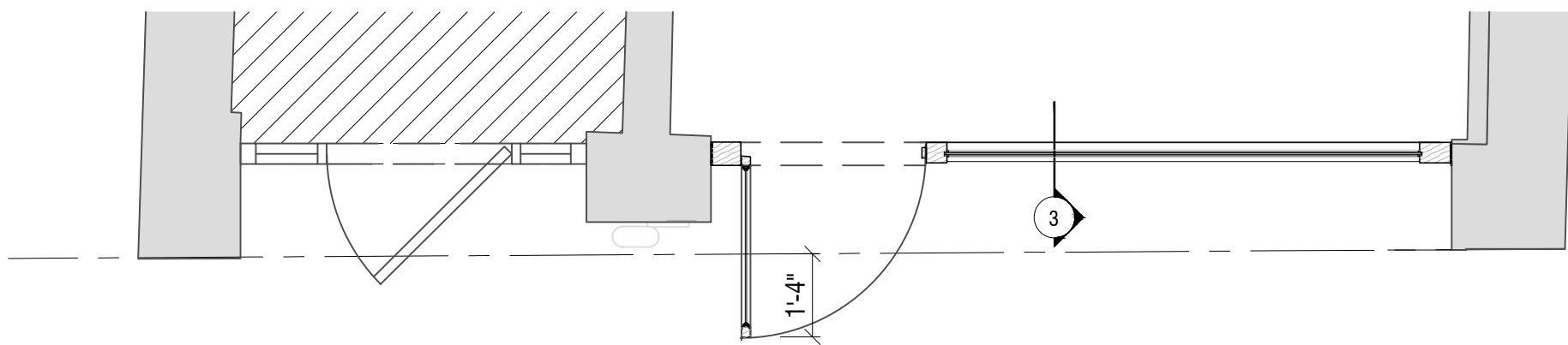




3 STOREFRONT SECTION
SCALE: 3/8" = 1'-0"



2 STOREFRONT ELEVATION
SCALE: 3/8" = 1'-0"



1 STOREFRONT PLAN
SCALE: 3/8" = 1'-0"

T.O. WINDOW
EL. = 15'-3"

3'-2 1/2"

B.O.C.
EL. = 12'-1/2"

12'-0 1/2"

1ST FLOOR
EL. = 0'-0"

2 1/2"

STREET LEVEL
EL. = -0'-2 1/2"

N.I.C.