

LPC Community Board Meeting

13 February 2017

The Keller Hotel

150 Barrow Street

New York, NY 10014

William Gottlieb Real Estate























1900, Source: NYPL



1918, Source: NYPL



1929, Source: NYPL



1940, Source: NYPL

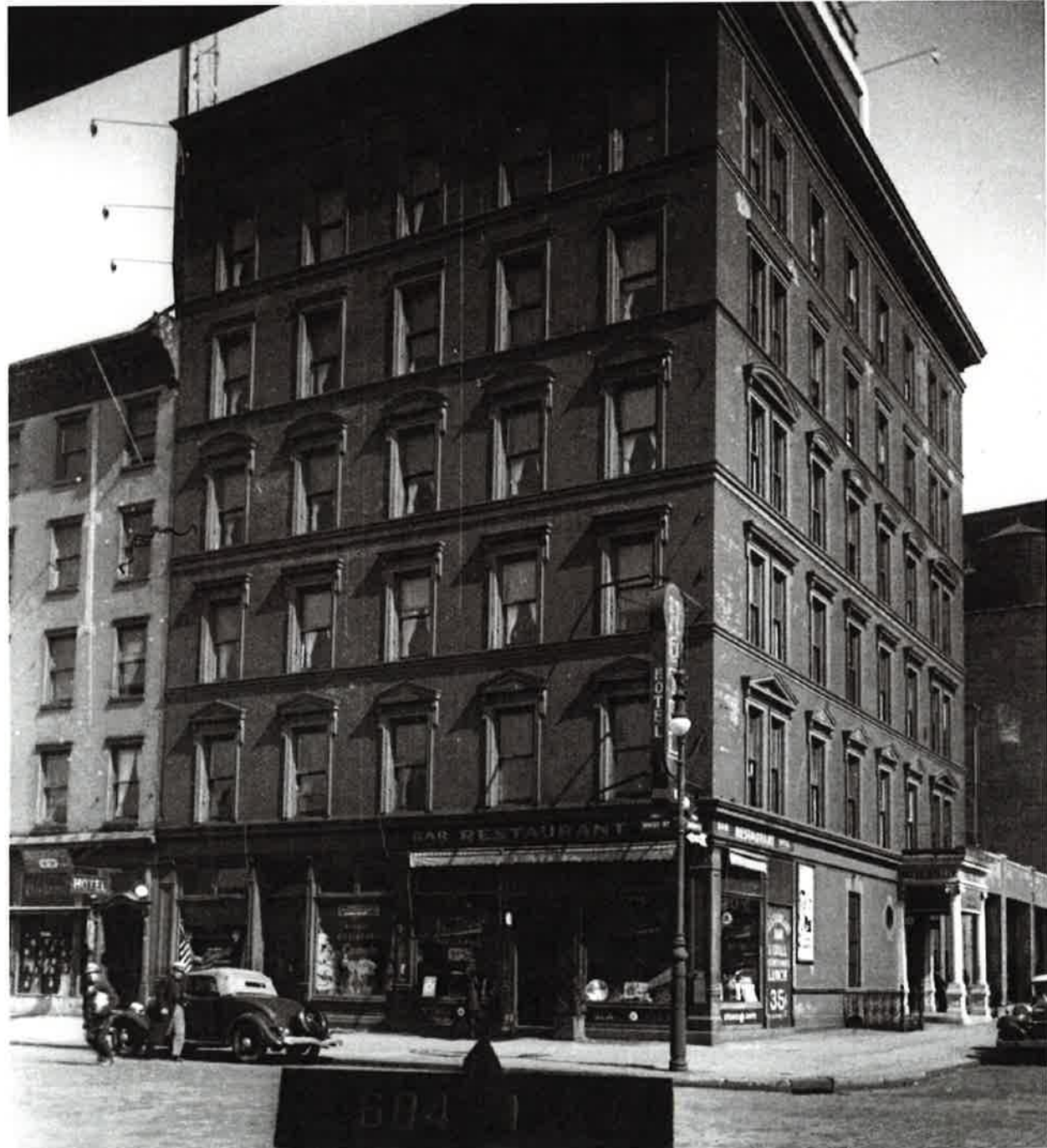


Morris Adjmi Architects
www.ma.com

The Keller Hotel
150 Barrow St, New York

Historical Photos

LPC Community Board / 13 February 2017



Ca. 1940 NYC Tax Photo



Ca. 1985 NYC Tax Photo



Existing
West Street

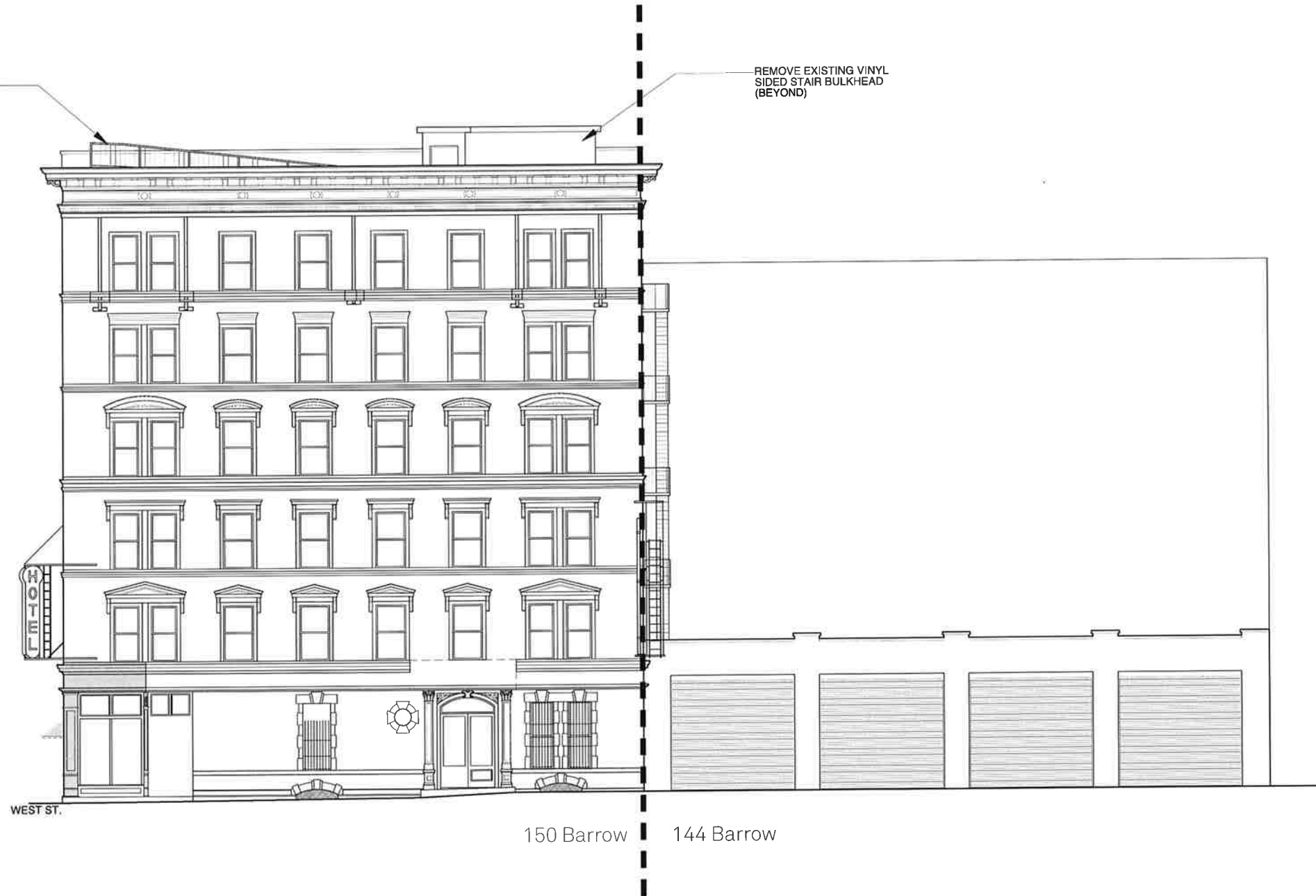


Proposed
West Street

Note: All facade restoration work at floors 2-6, including the roof cornice, to be filed separately.

REMOVE EXISTING
STEEL RAILING

REMOVE EXISTING VINYL
SIDED STAIR BULKHEAD
(BEYOND)



Existing
Barrow Street

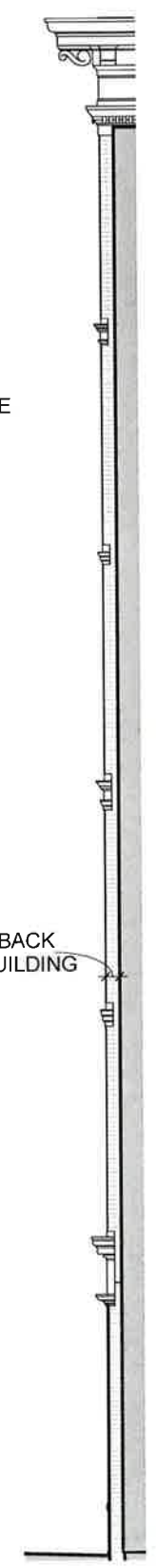
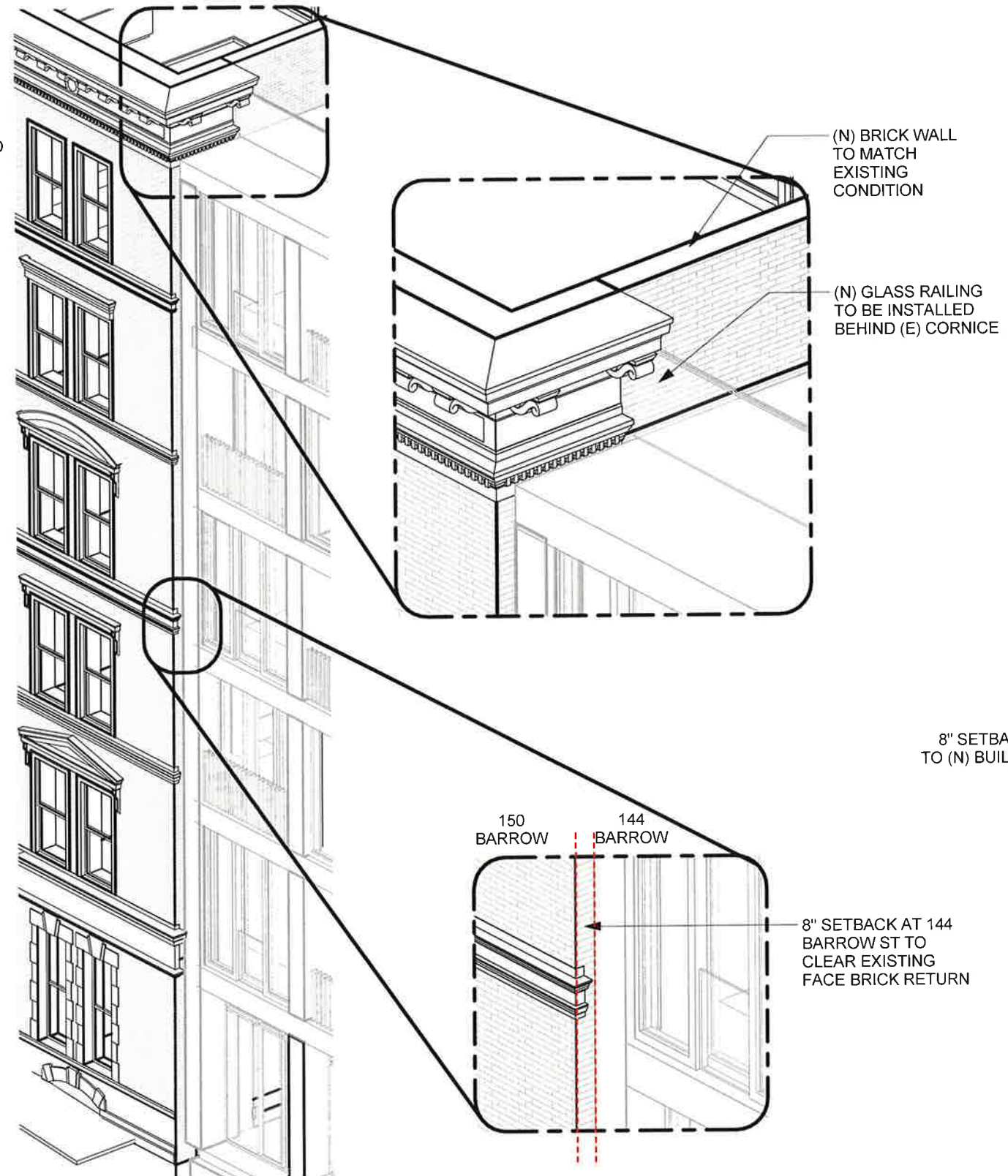
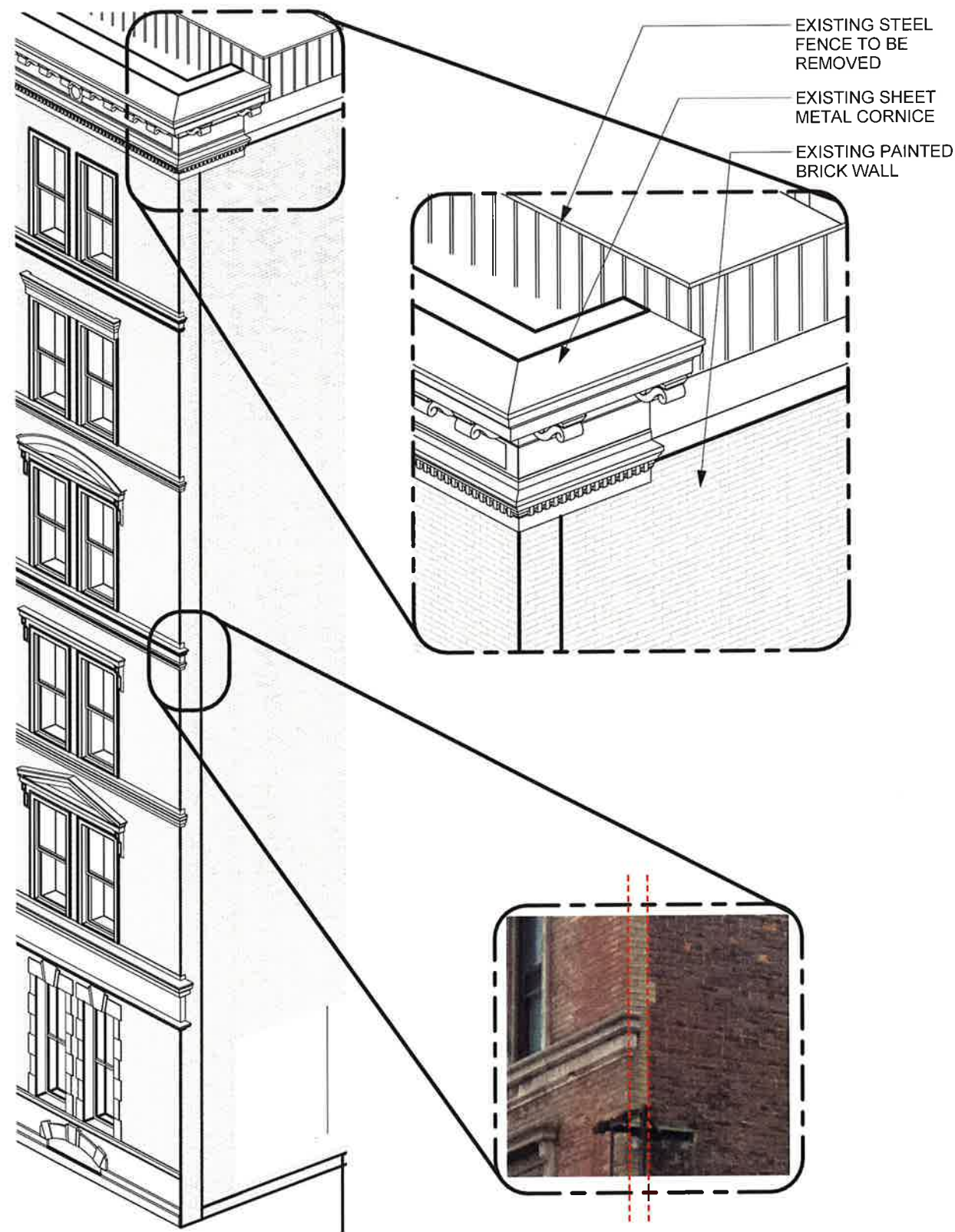
Note: All facade restoration work at floors 2-6,
including the roof cornice, to be filed separately.



Proposed
Barrow Street

150 Barrow | 144 Barrow

Note: All facade restoration work at floors 2-6,
including the roof cornice, to be filed separately.



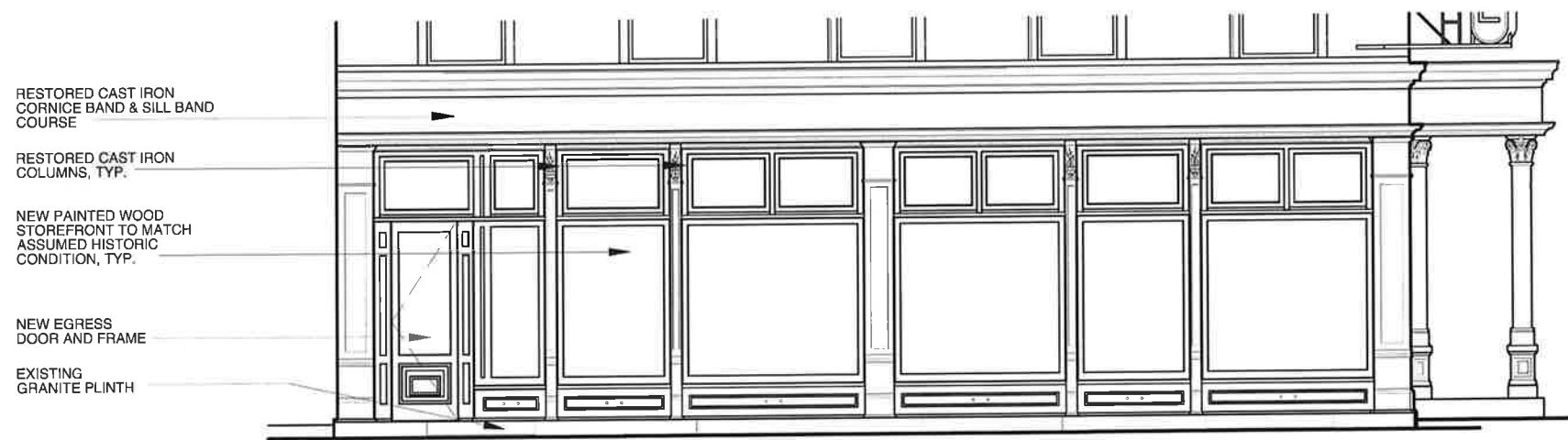
Existing

Proposed

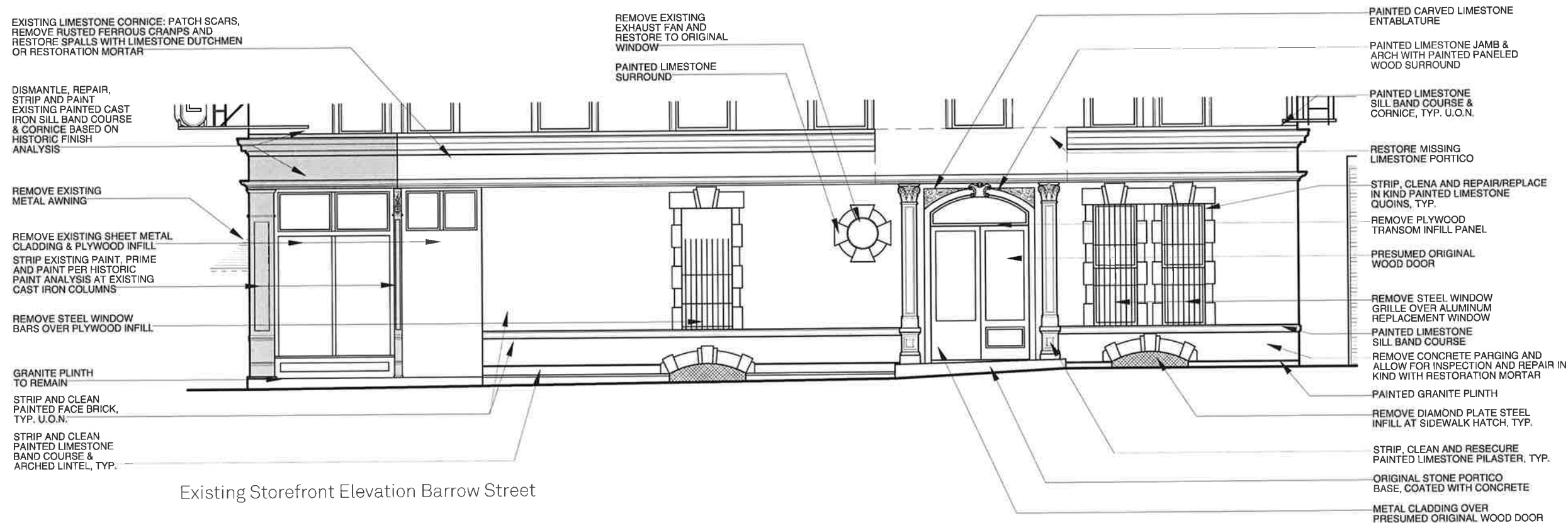
East Elevation



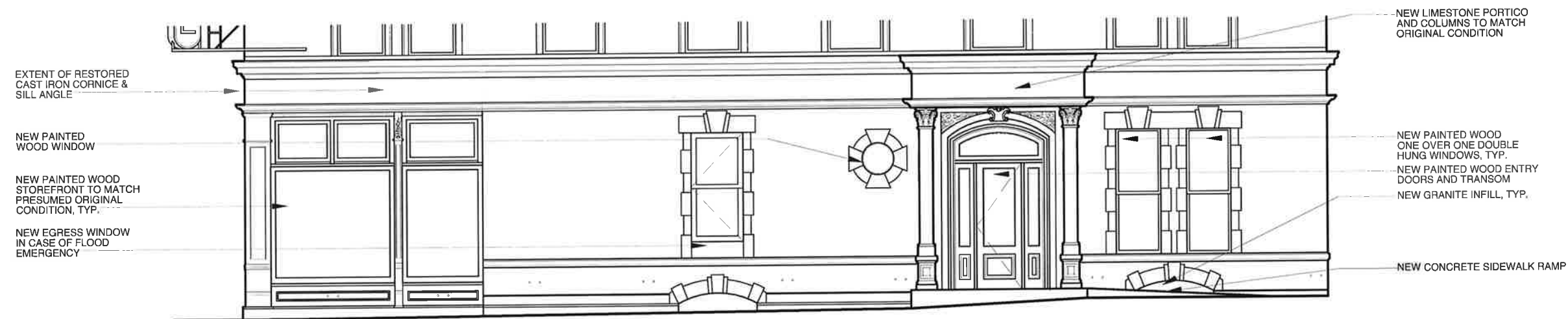
Existing Storefront Elevation West Street



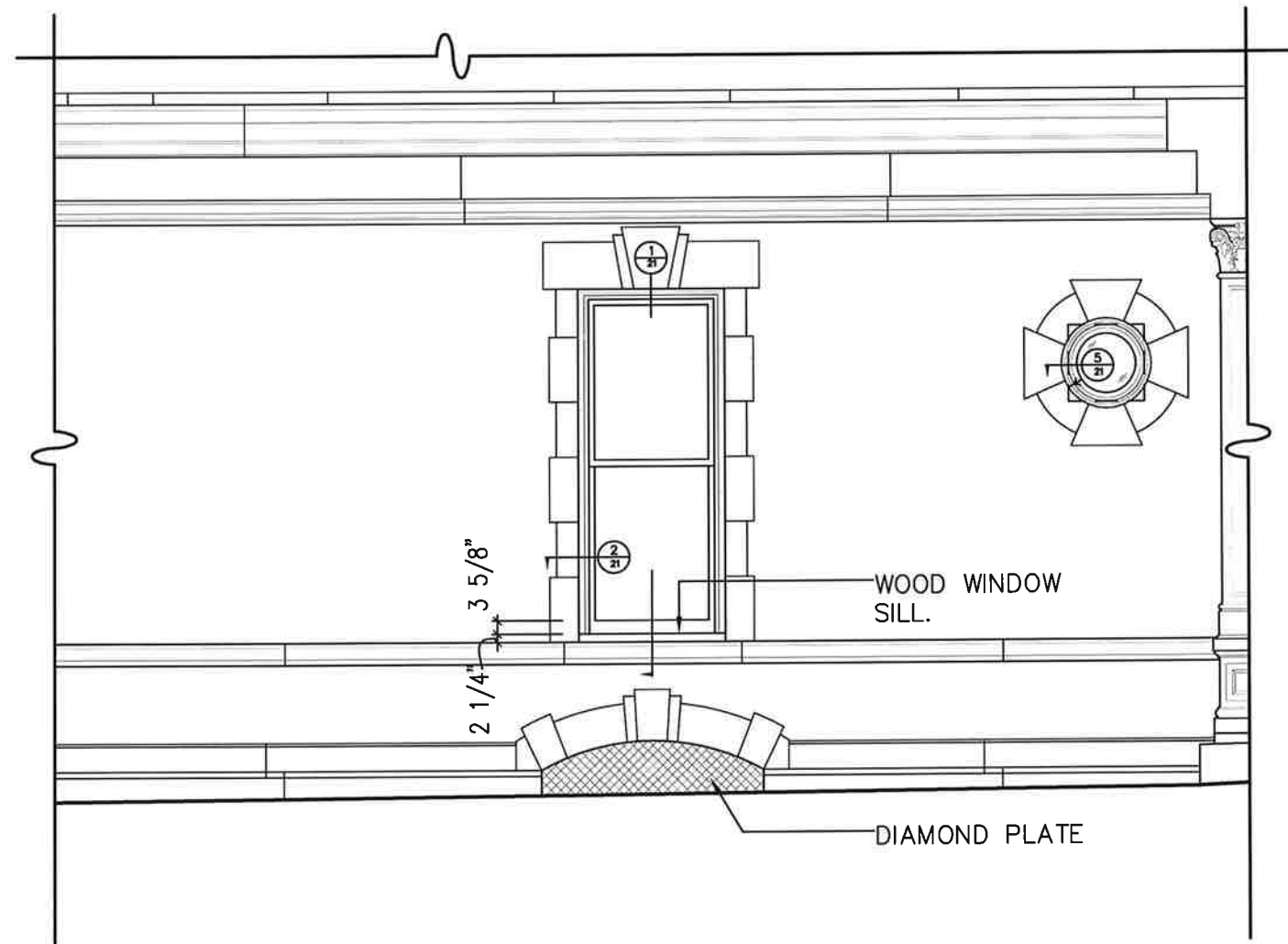
Proposed Storefront Elevation West Street



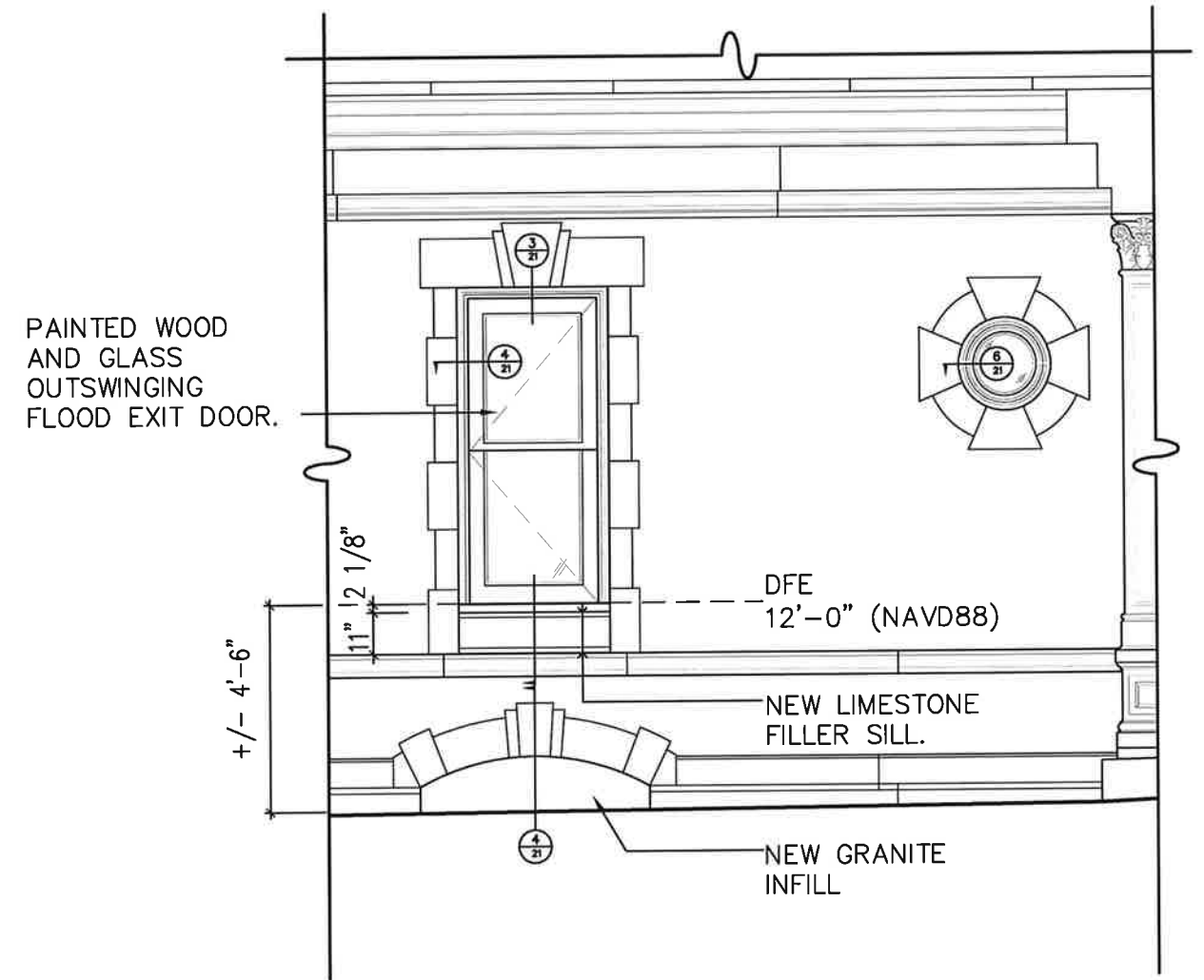
Existing Storefront Elevation Barrow Street



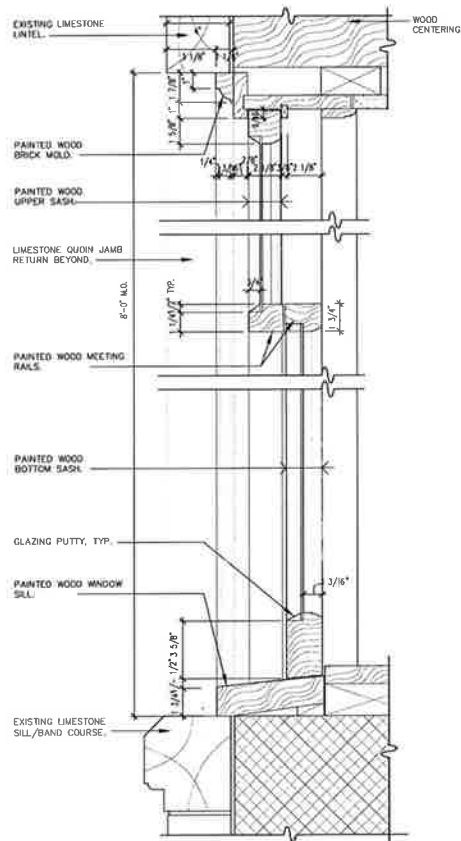
Proposed Storefront Elevation Barrow Street



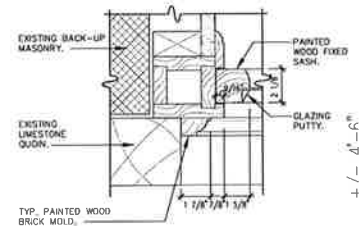
1 Assumed Historic Elevation at Floor Exit and Round Window



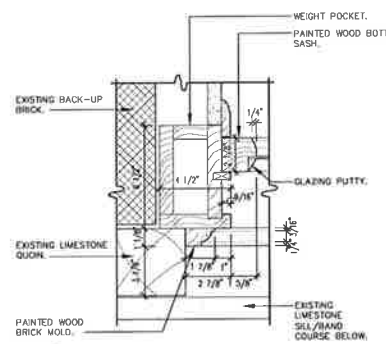
2 Proposed Elevation at Floor Exit and Round Window



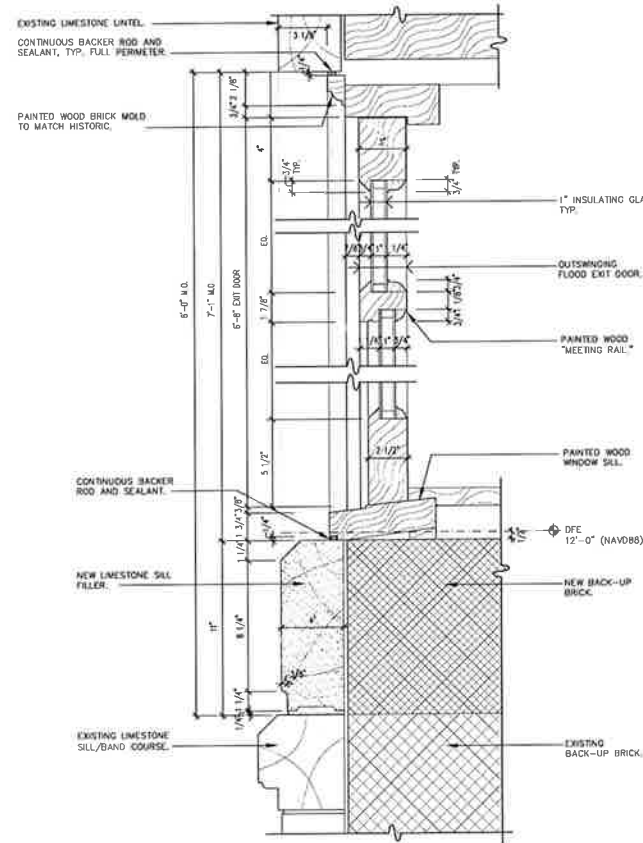
1 Assumed Historic Section at 1st Floor Window



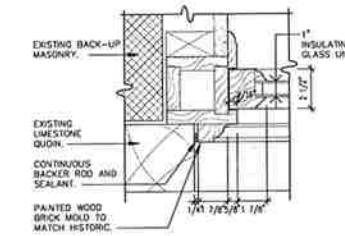
5 Assumed Historic Plan Detail at Round Window



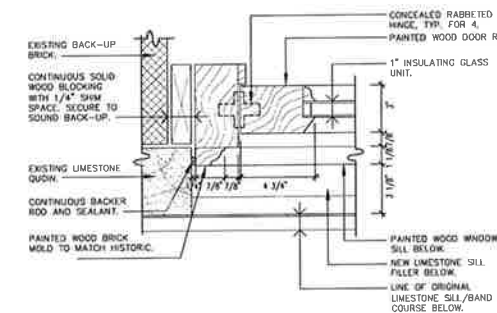
2 Assumed Historic Plan Detail at Window Jamb



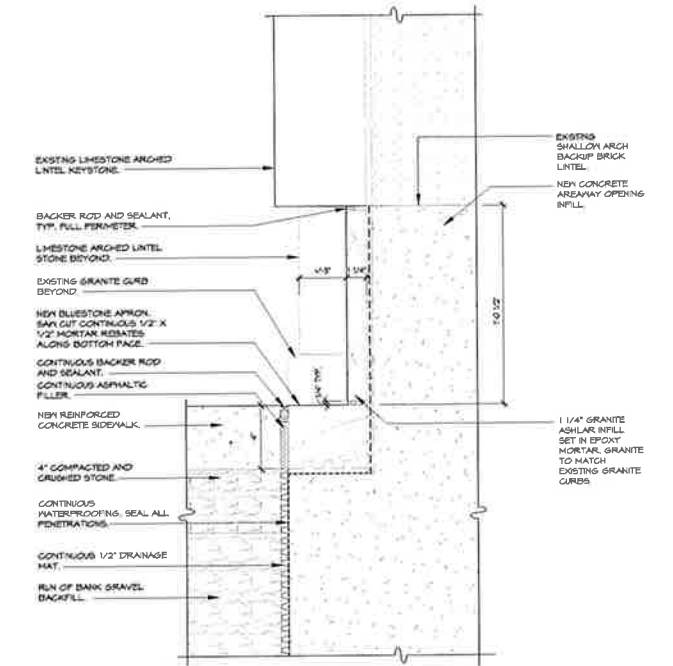
3 Proposed Section at 1st Floor Flood Exit Window



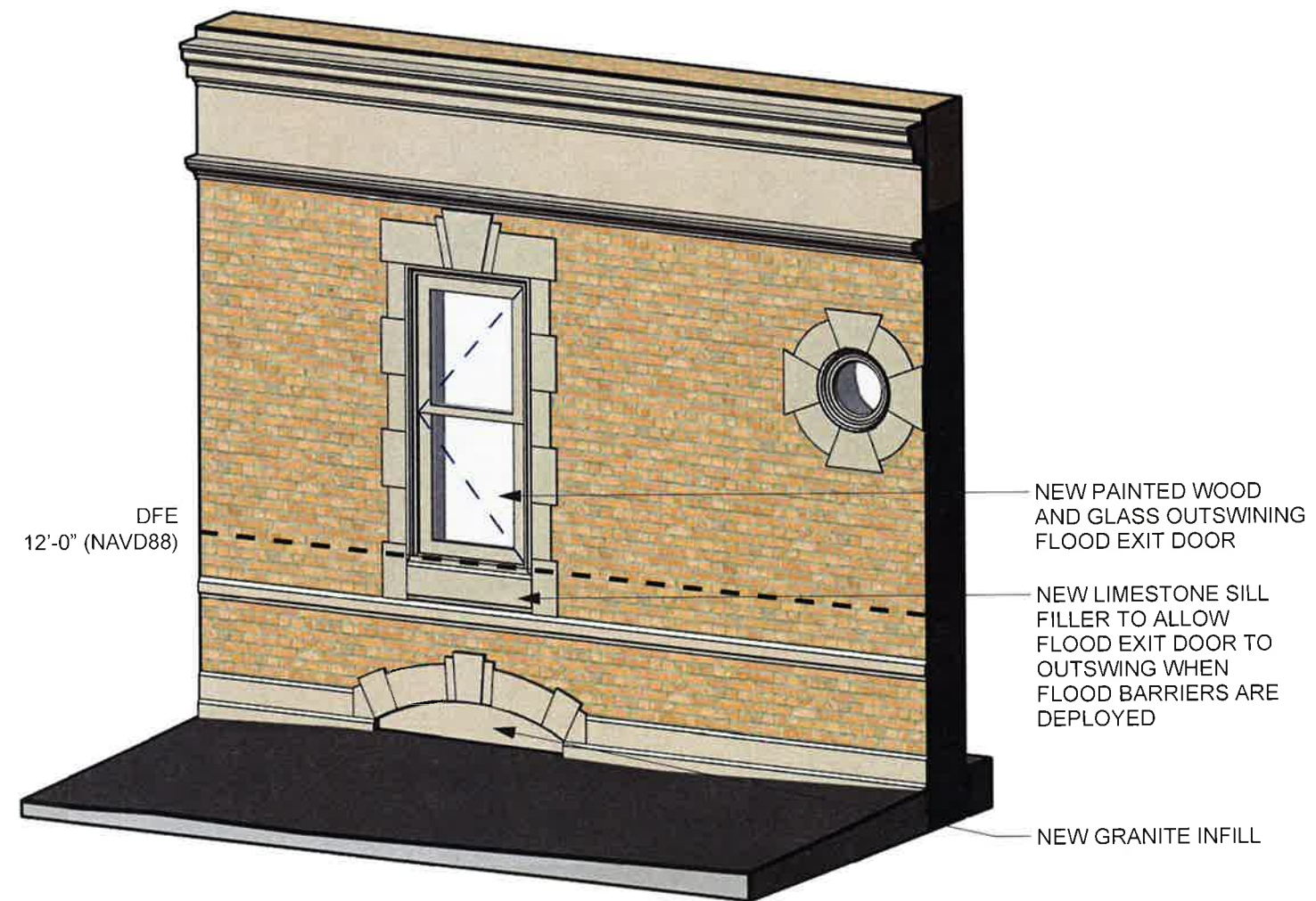
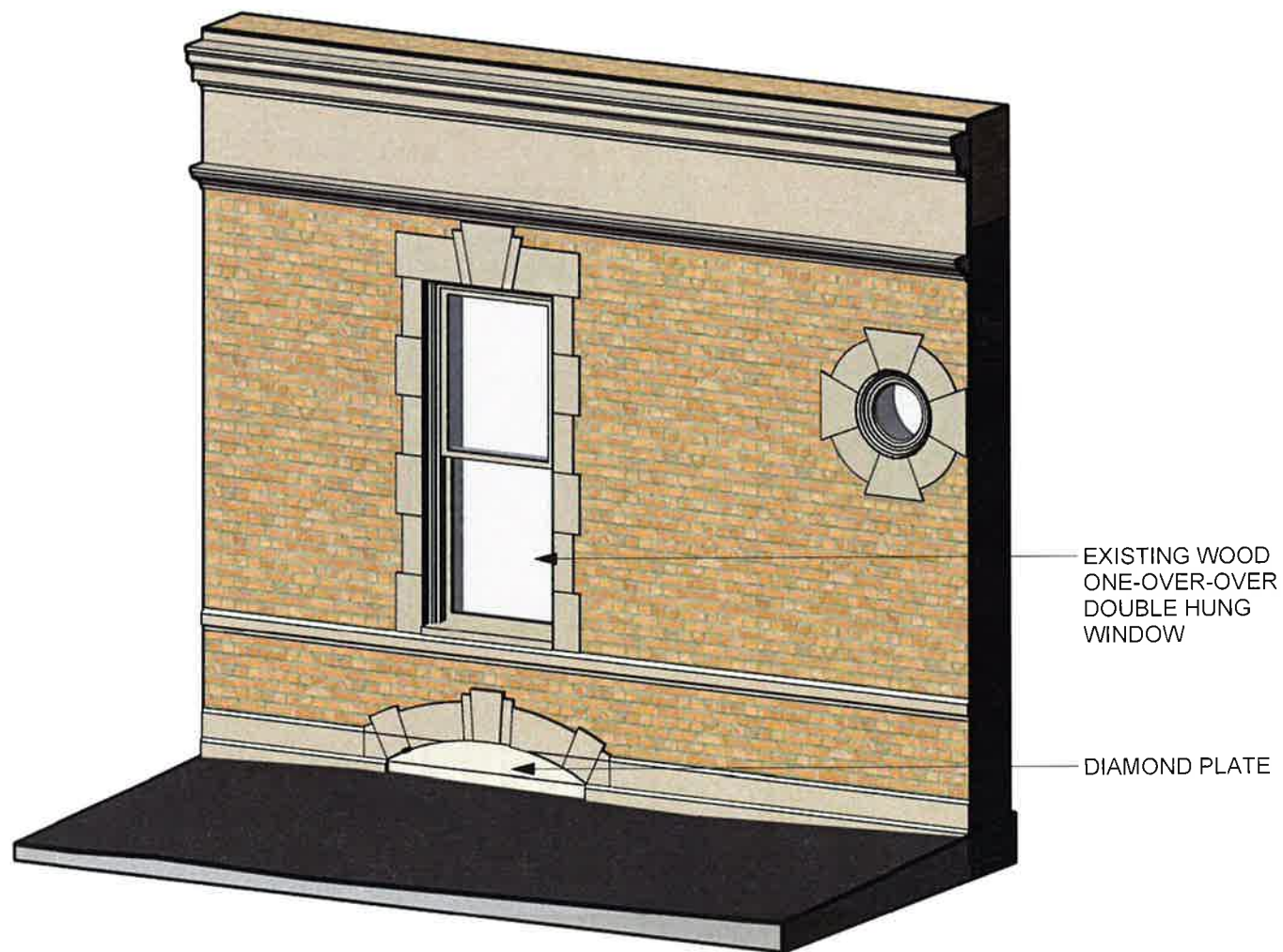
6 Proposed Plan Detail at Round Window



4 Proposed Plan Detail at Window Jamb



7 Proposed Section Detail at Areaway Opening Infill





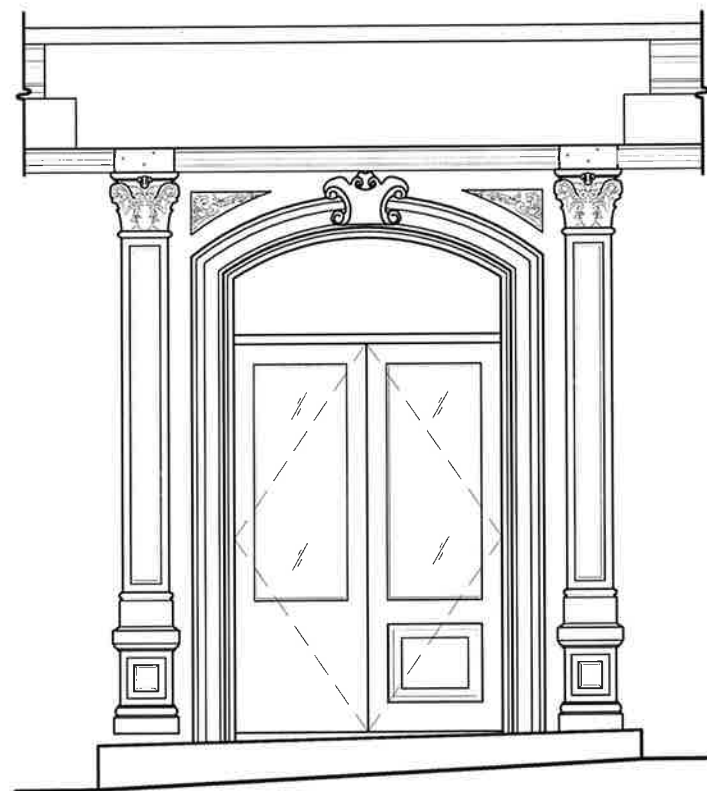
1929, Source: NYPL



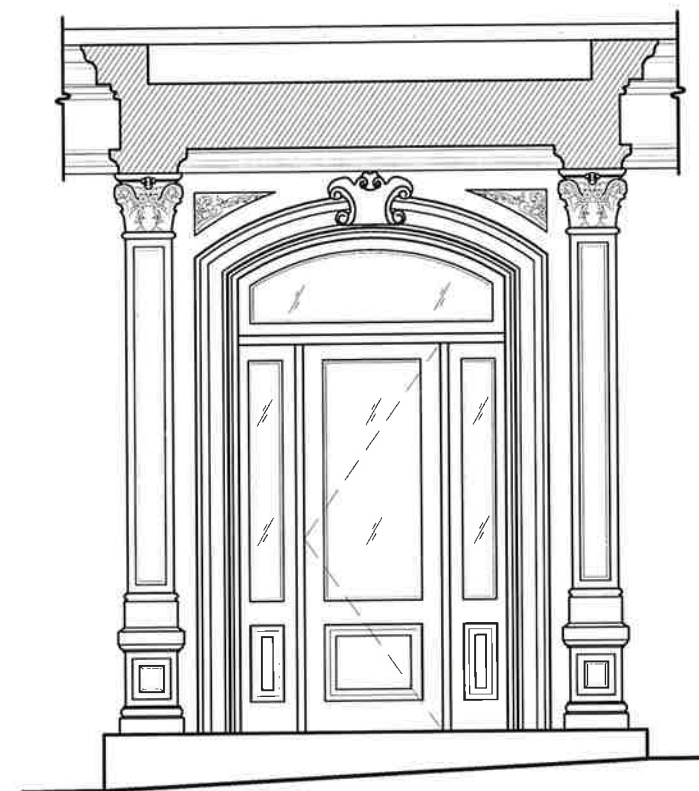
1940, Source: NYPL



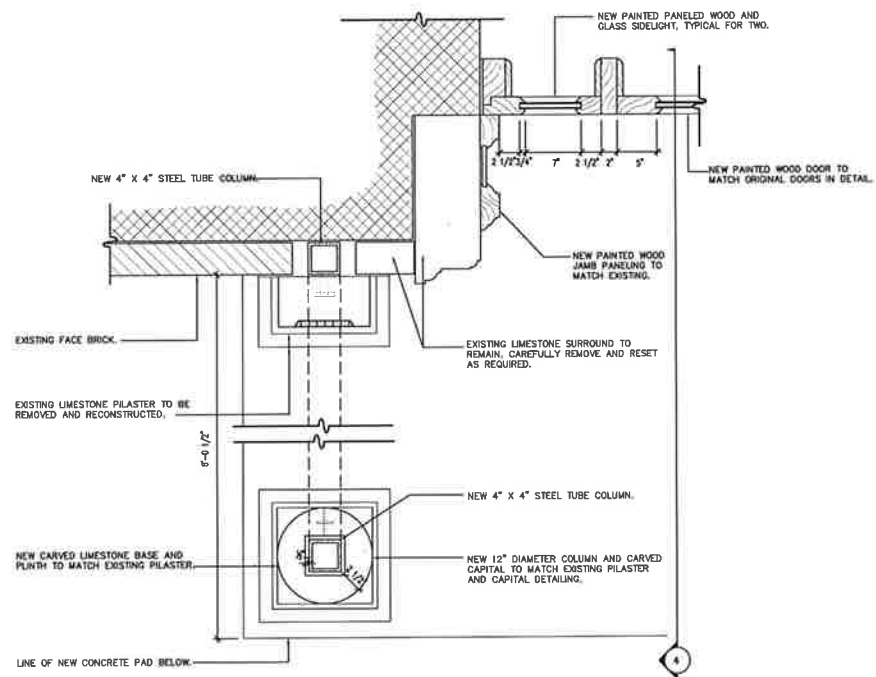
Existing Today



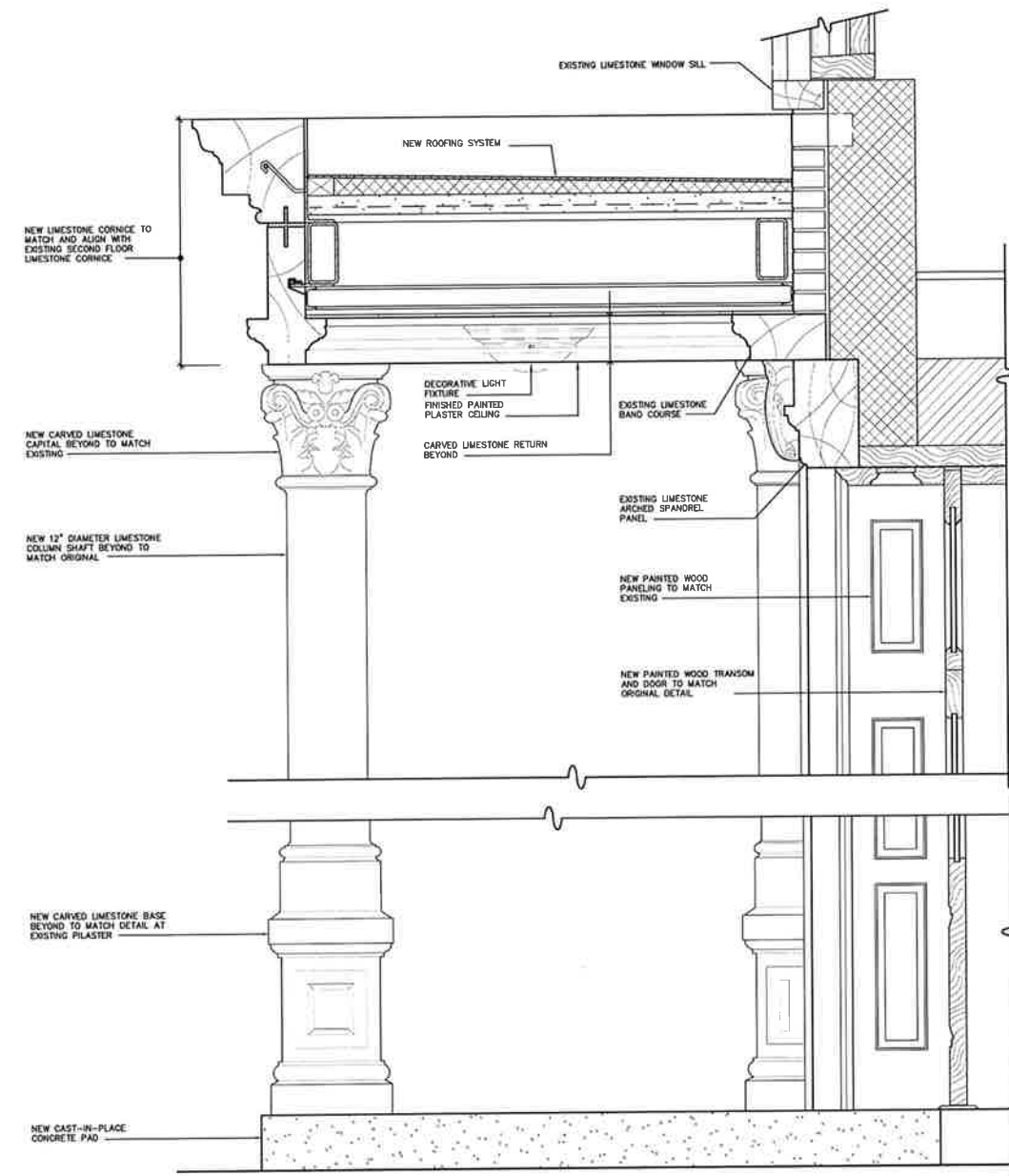
Existing Portico Elevation Barrow Street



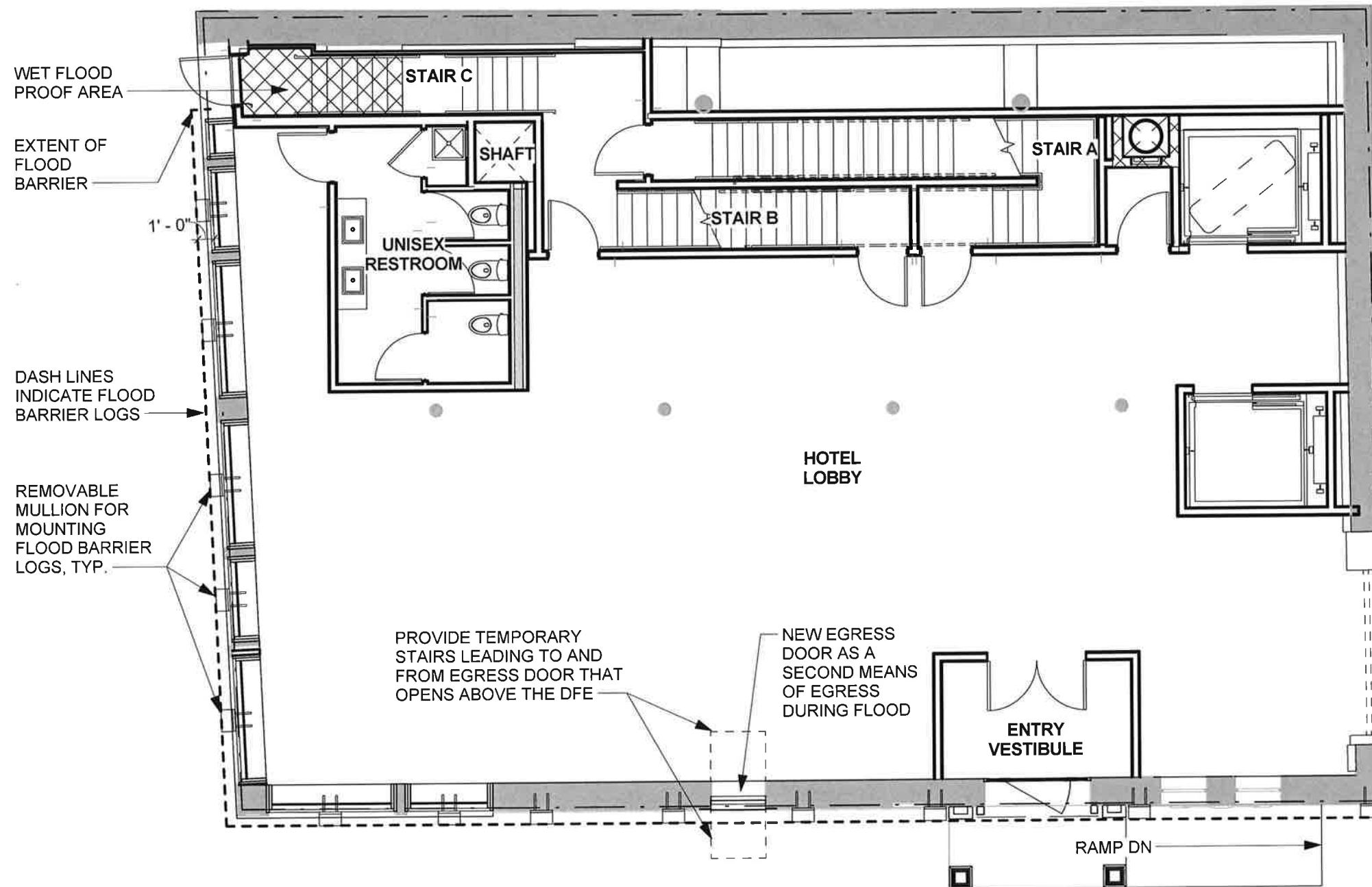
Proposed Portico Elevation Barrow Street

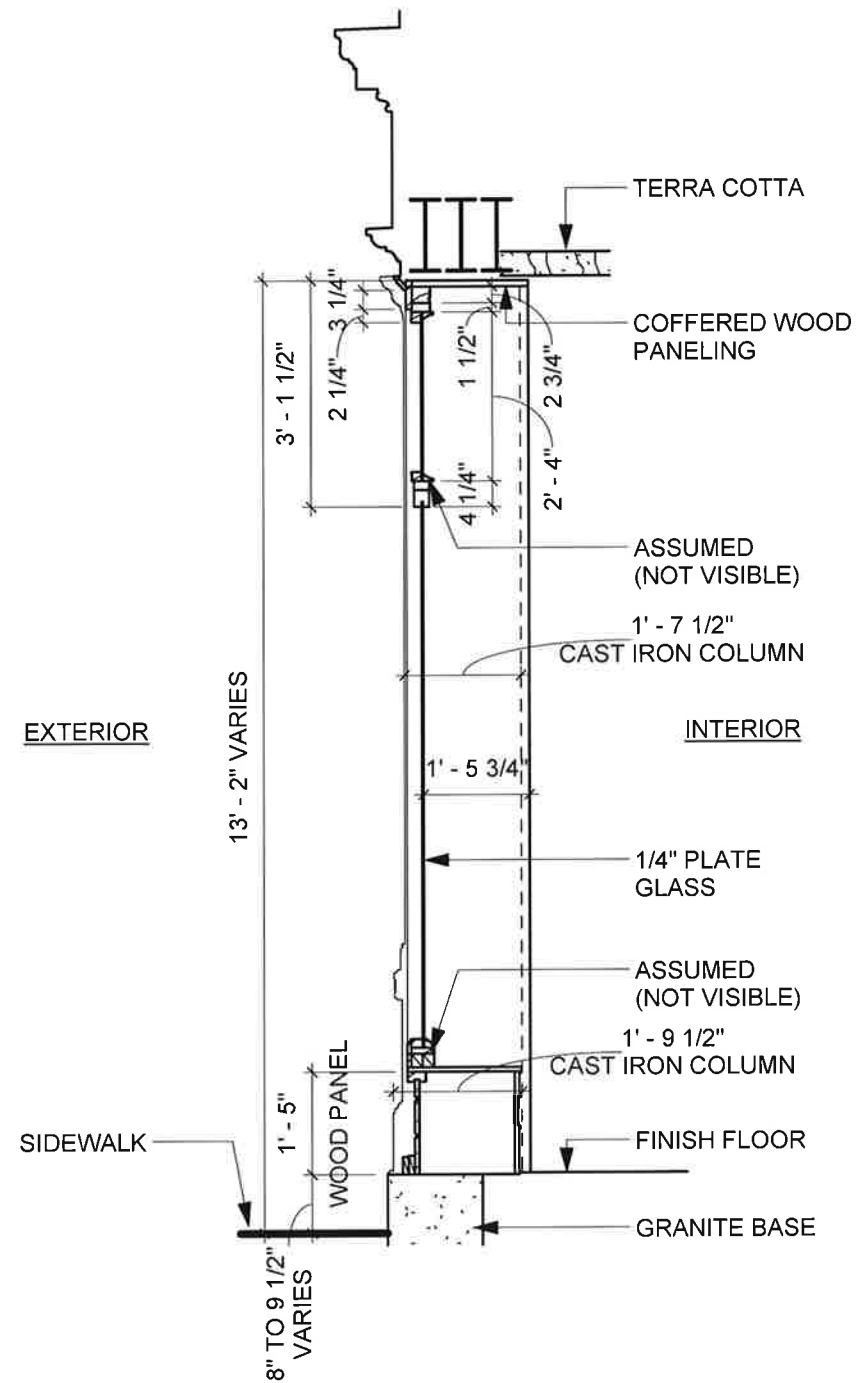


Plan Detail at Portico

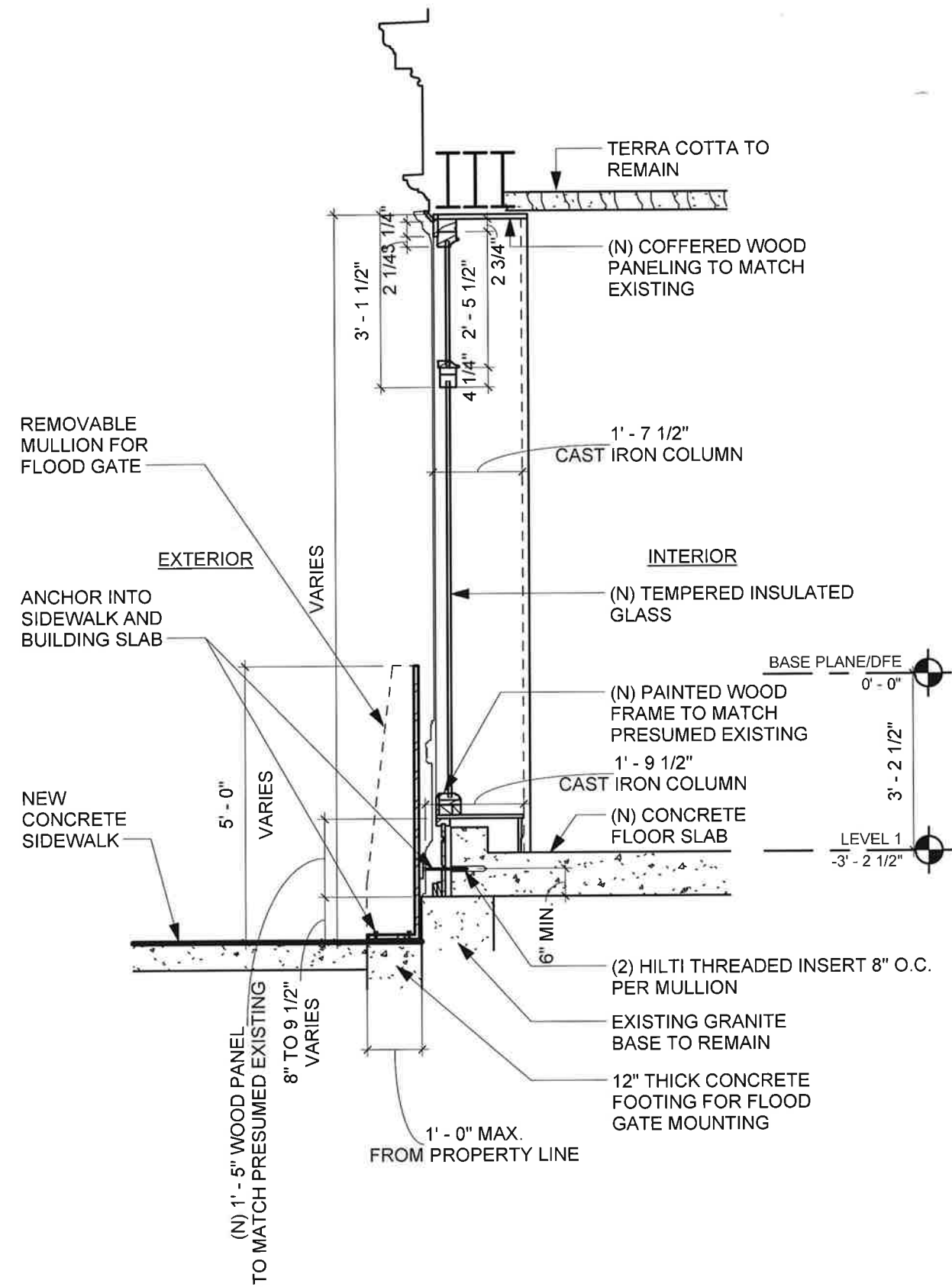


Section Detail at Portico





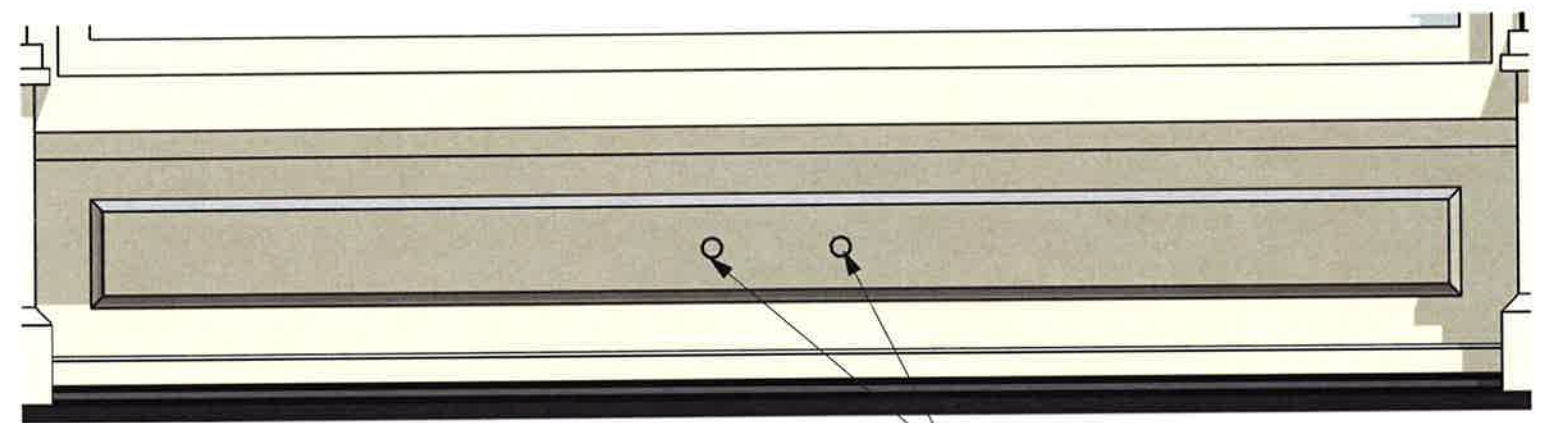
Assumed Typical Historic Storefront Detail
(Based on existing fragments)



Proposed Typical Storefront Detail



1 Typical Storefront Elevation Detail
Scale 1/2" = 1'-0"



2 Enlarged Storefront Elevation Detail
Scale 1" = 1'-0"

EXISTING CAST IRON
COLUMNS

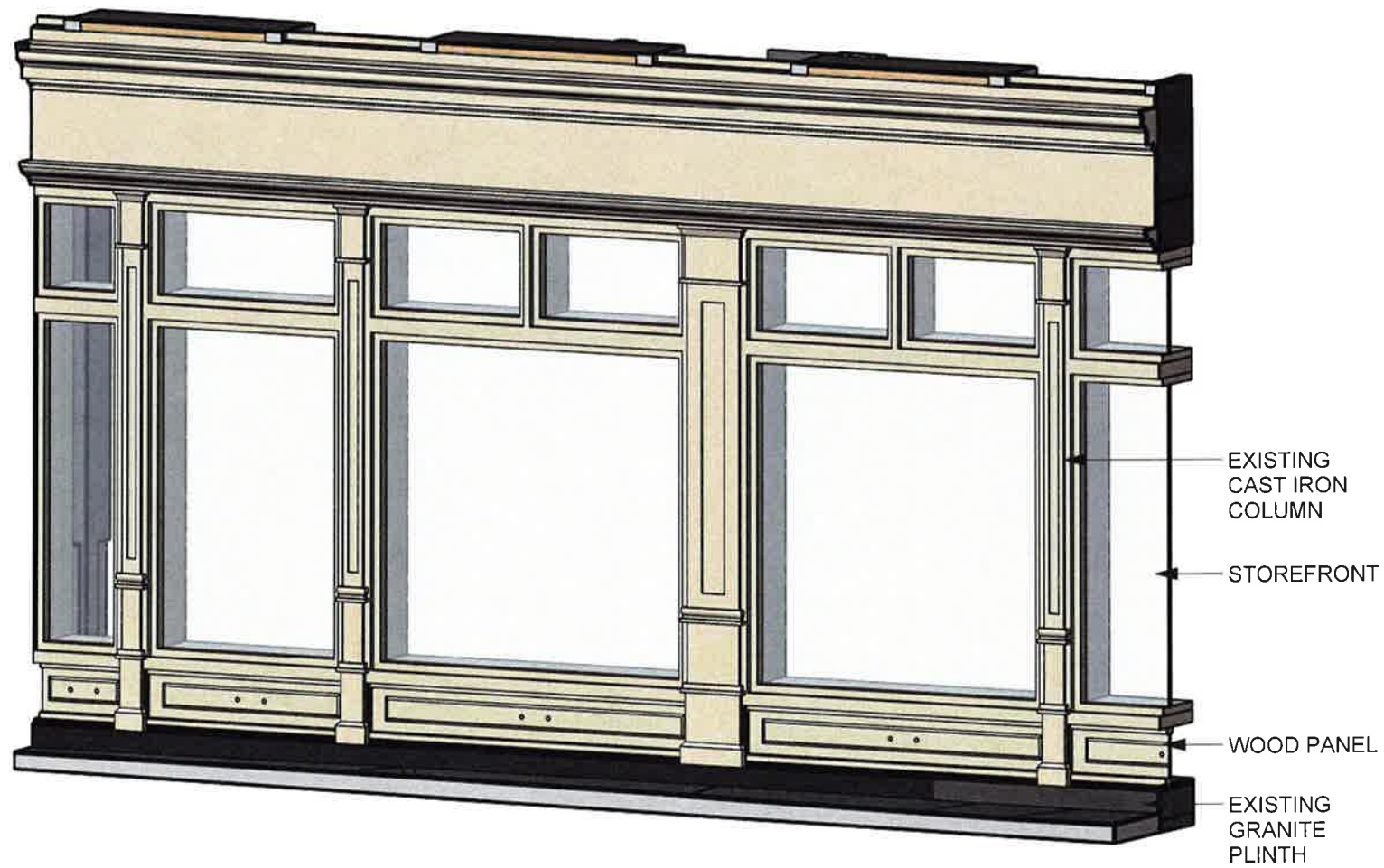
1 1/4" DIA PLUG SCREWS
PAINTED TO MATCH WOOD
PANEL FOR FLOOD BARRIERS
ATTACHMENT

2
27

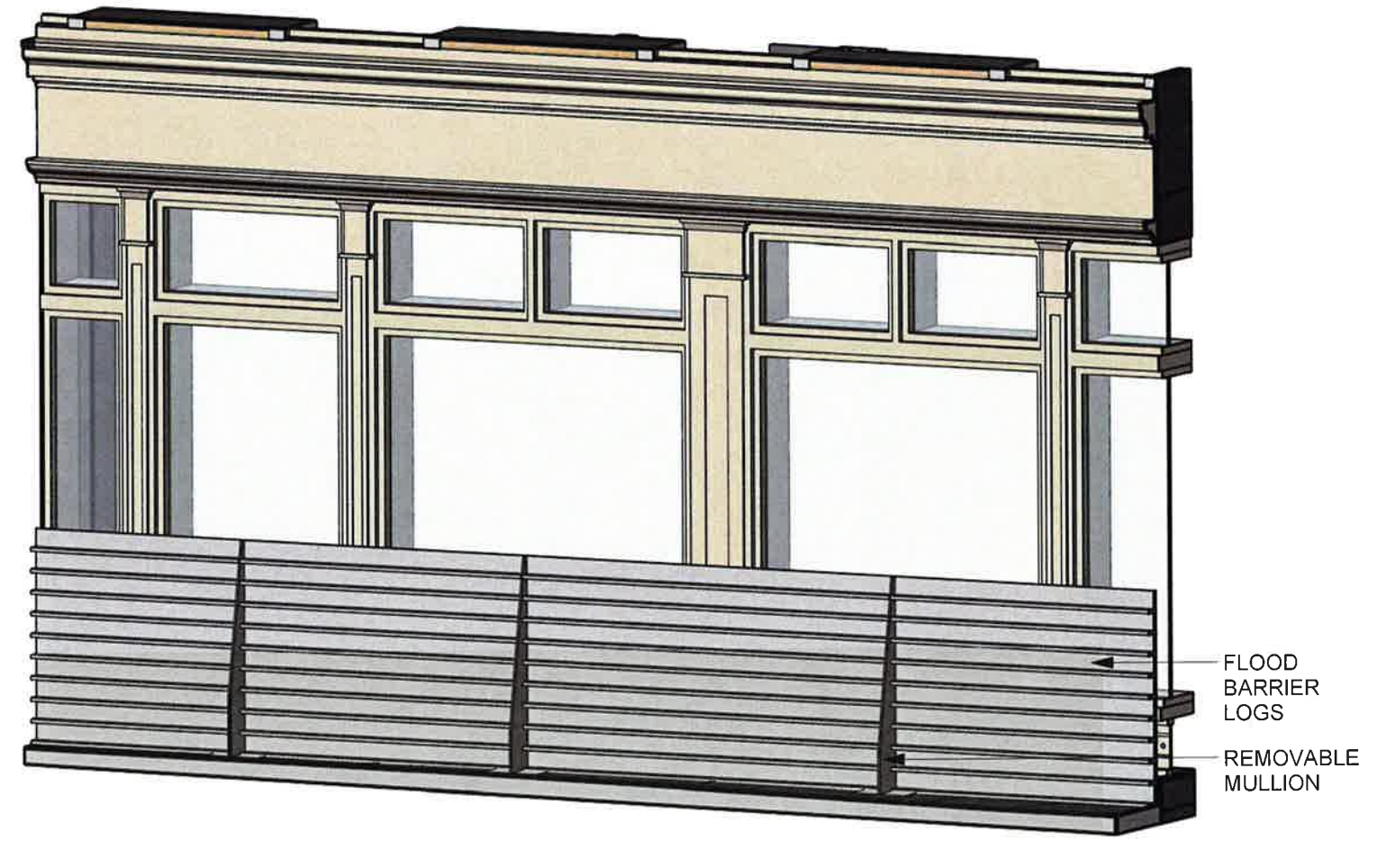
WOOD PANEL

PLUG SCREWS PAINTED TO MATCH
WOOD PANEL

EXISTING GRANITE PLINTH



Perspective View of Typical Storefront



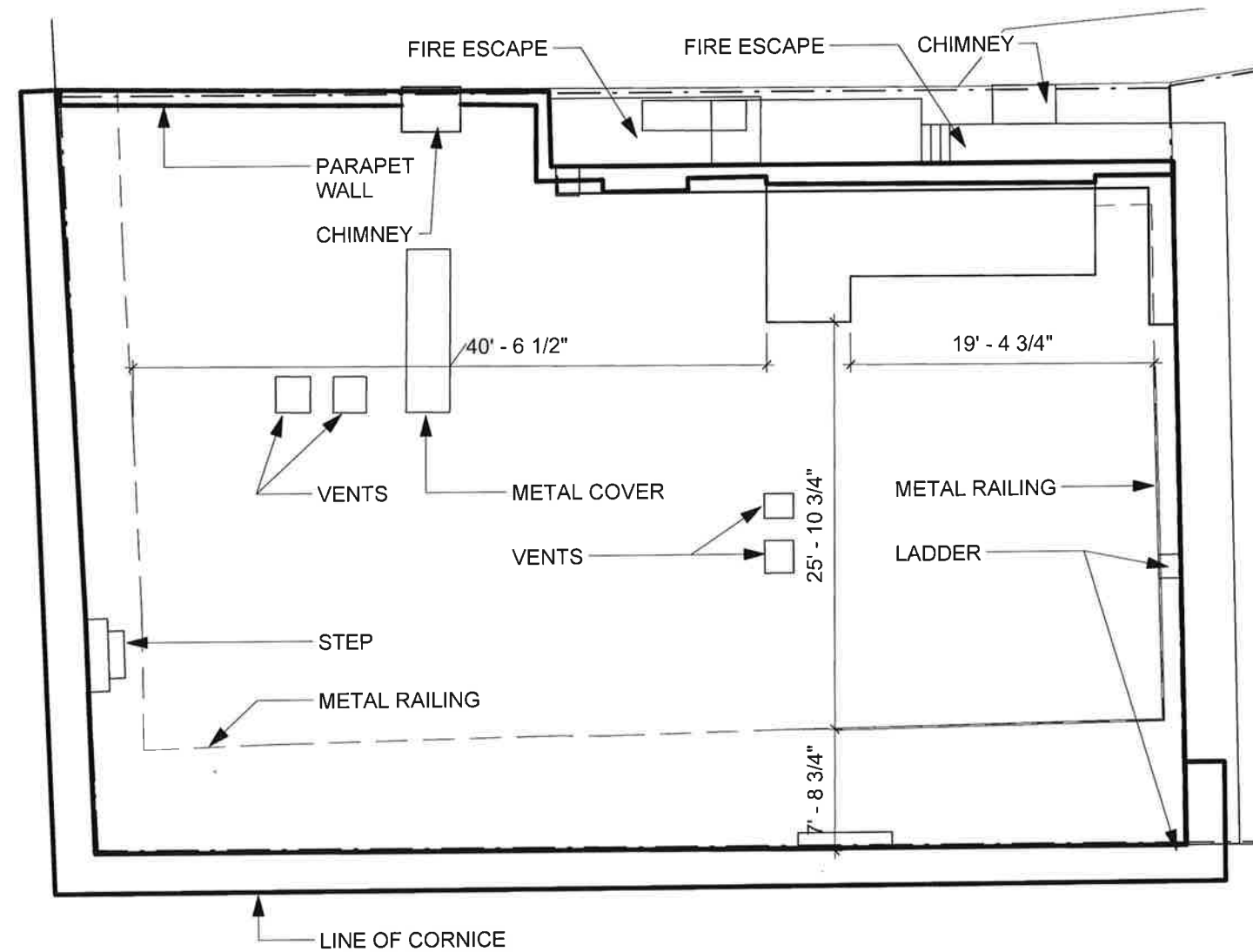
Perspective View of Typical Storefront
Flood Barriers Deployed

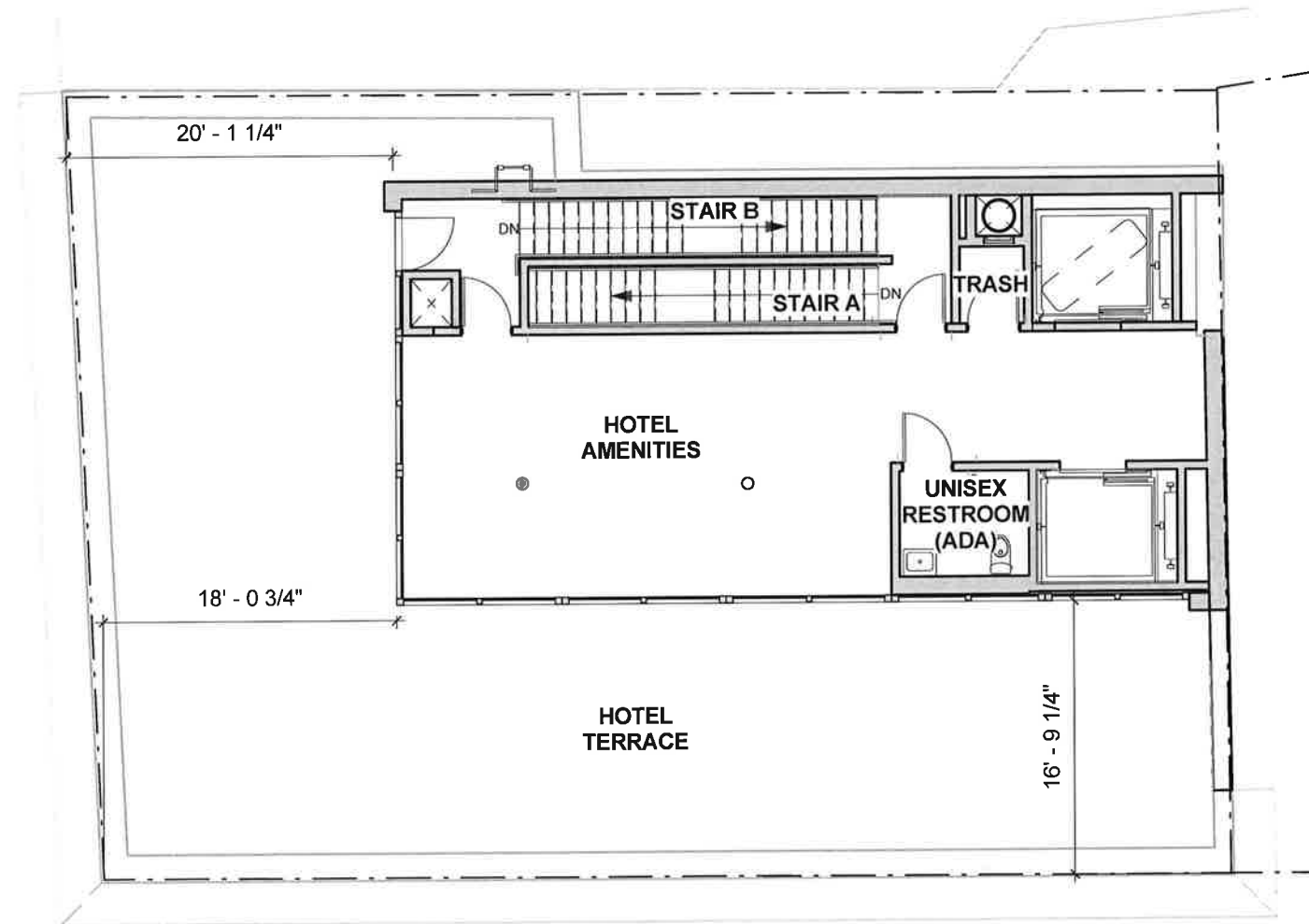


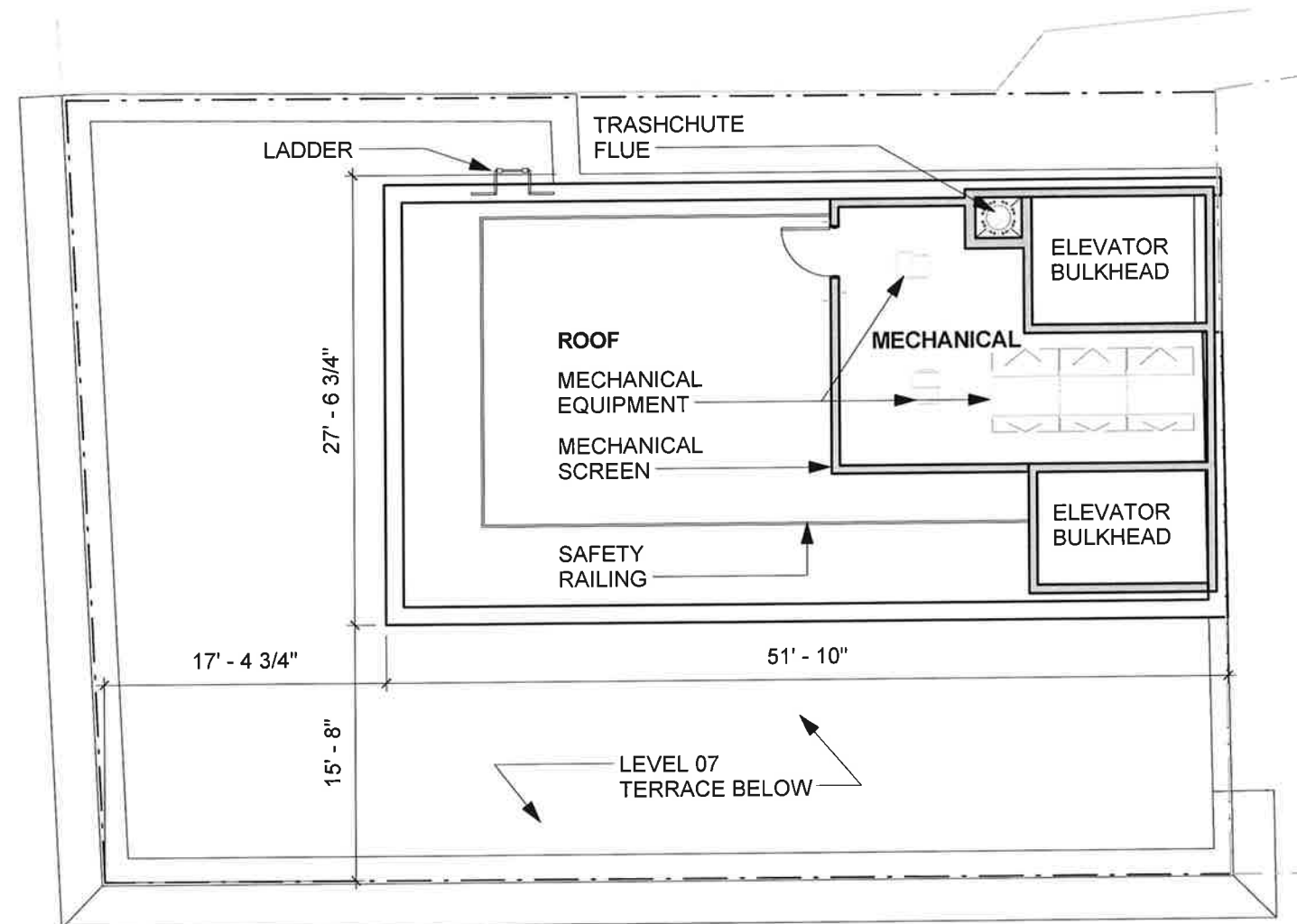
West Street

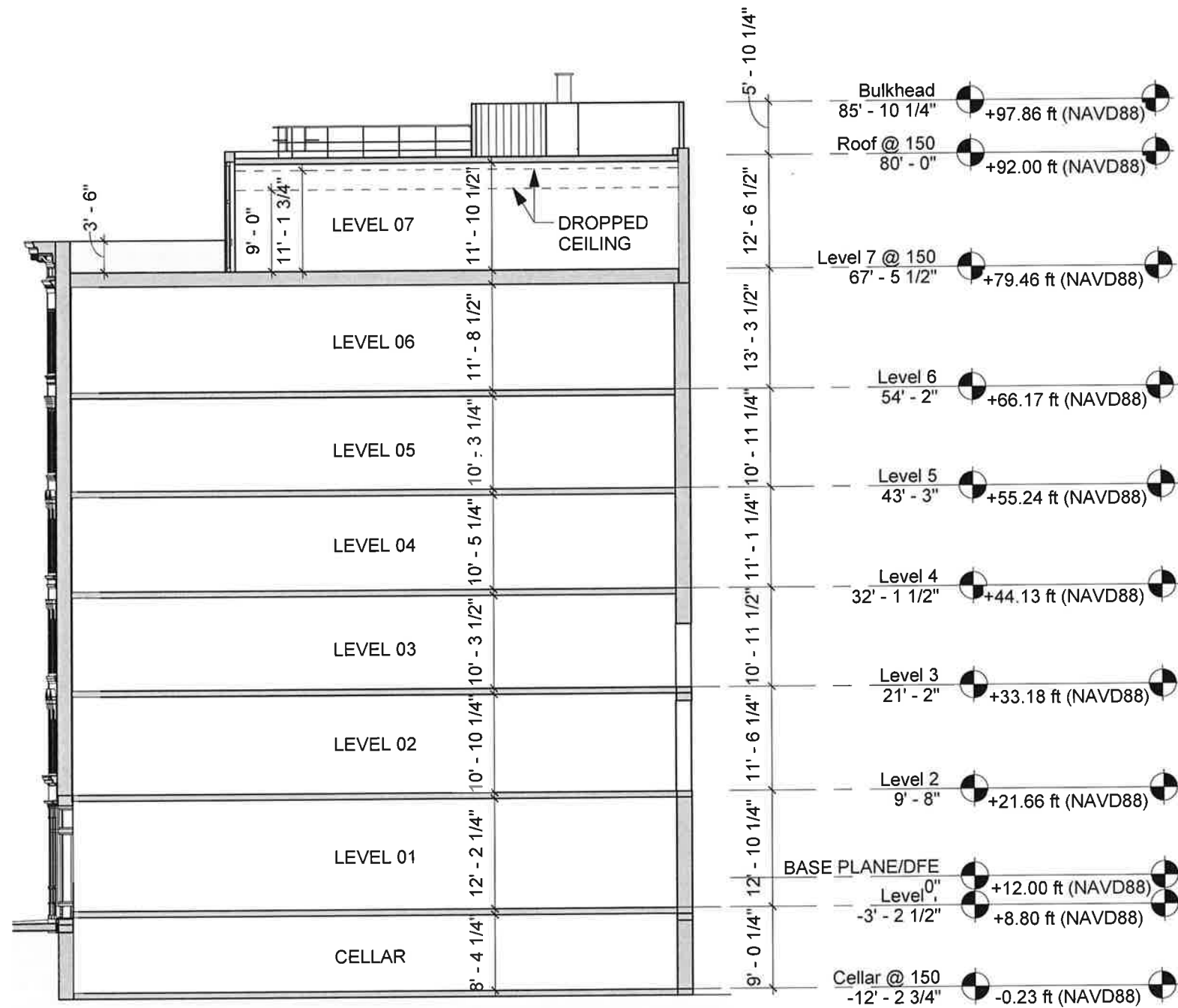


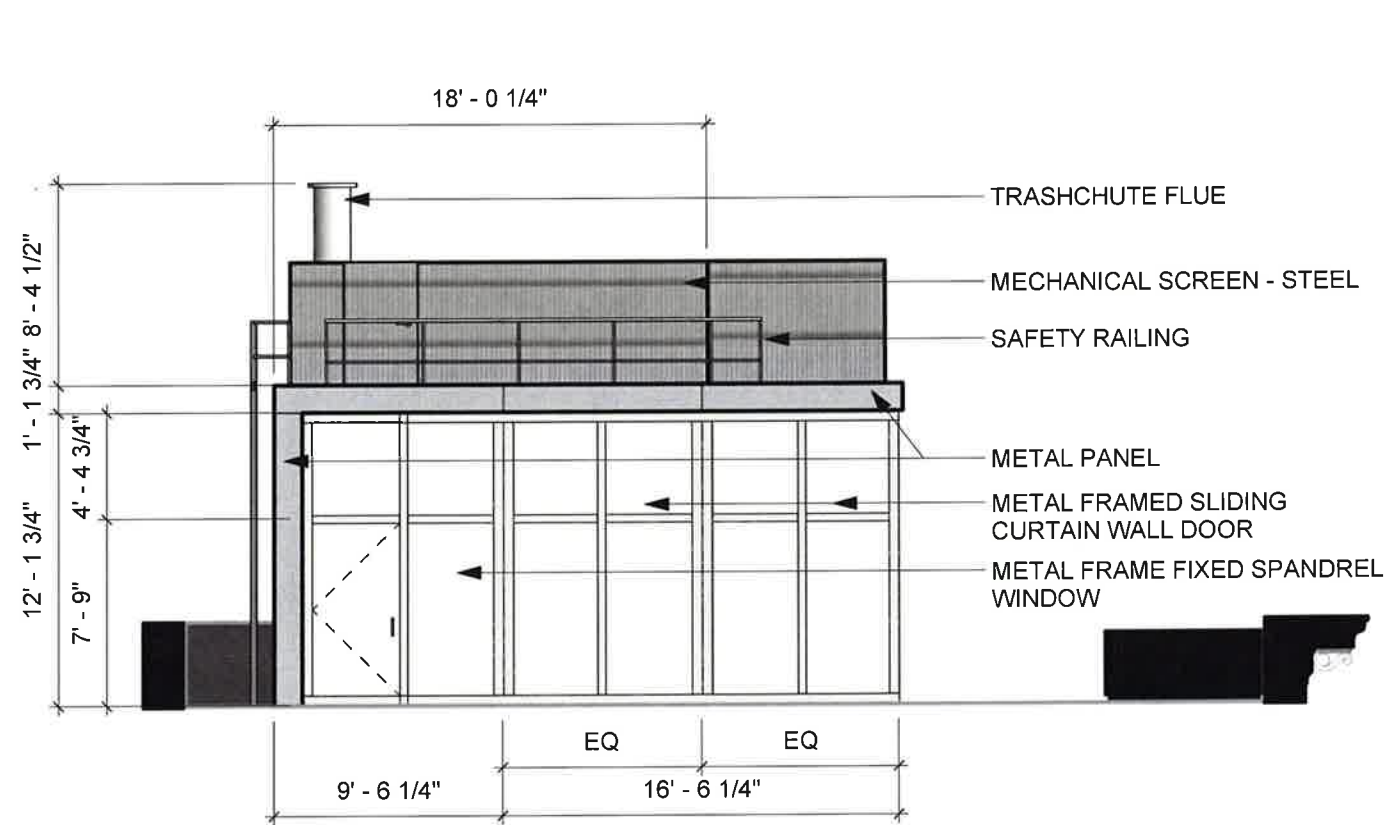
Barrow Street



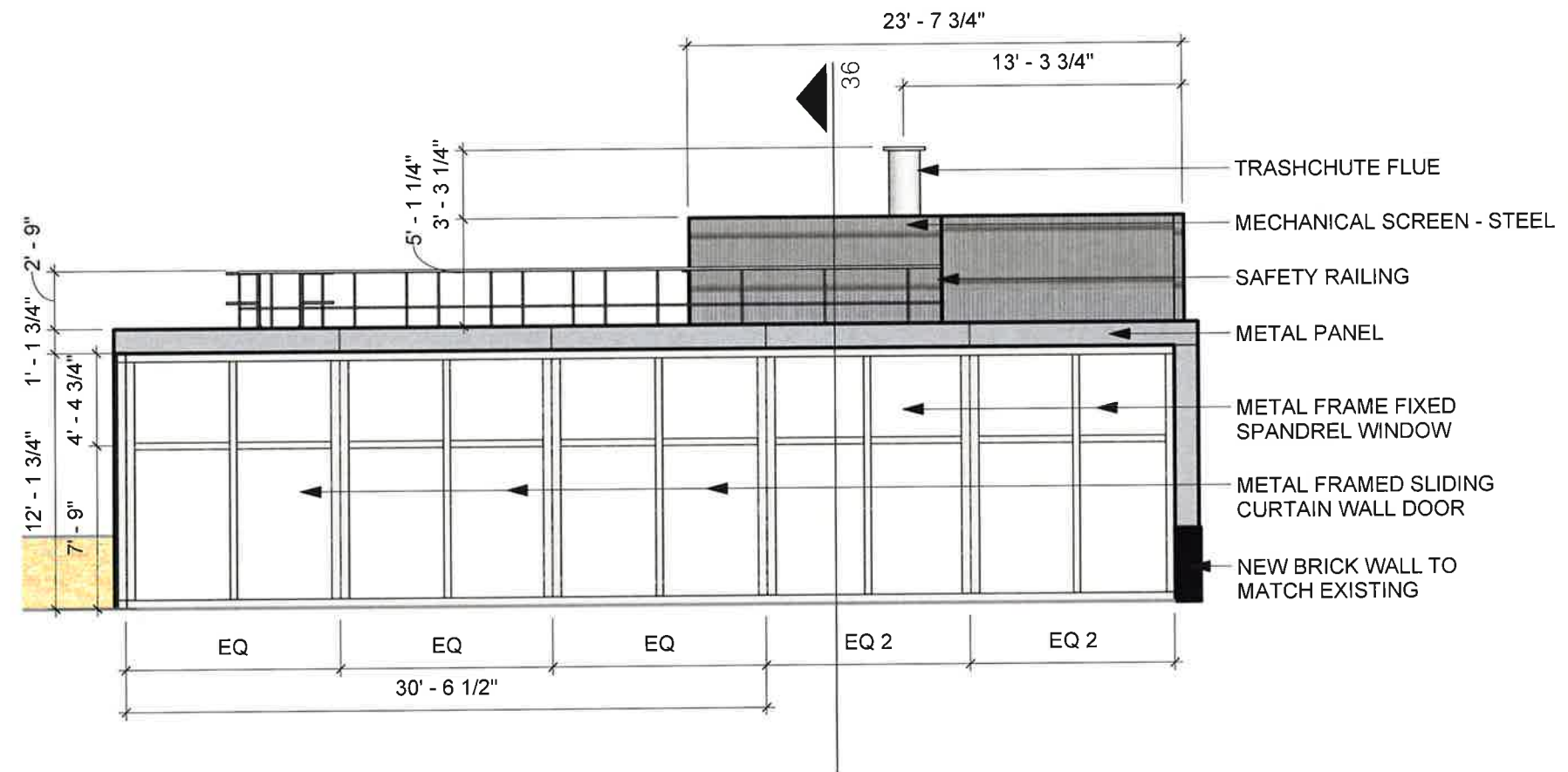




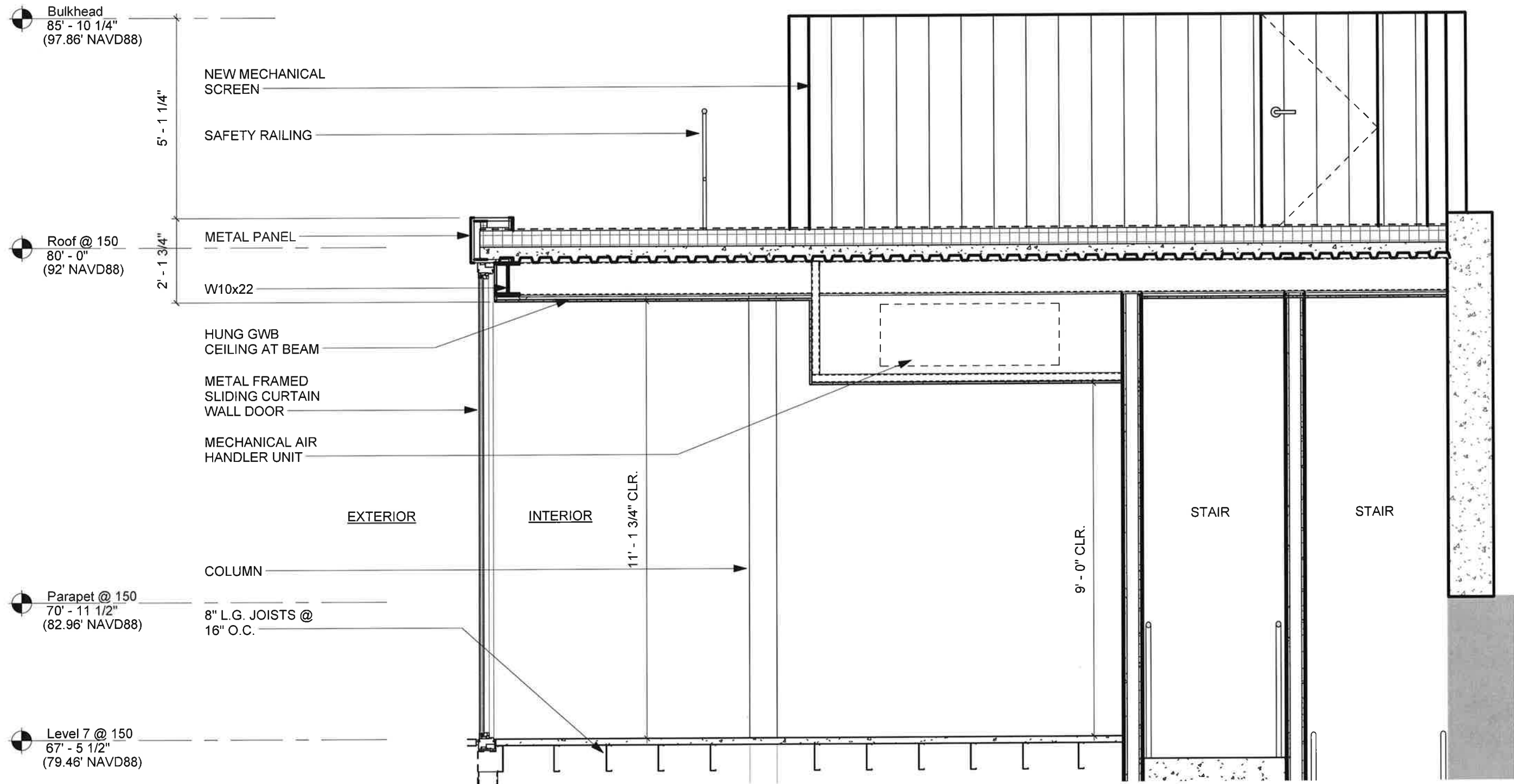




Proposed West Elevation



Proposed South Elevation





Mock-Up View from Leroy Street





Existing View from SW









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Mock-Up View from NW

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Existing View from SE

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Mock-Up View from W10th Street



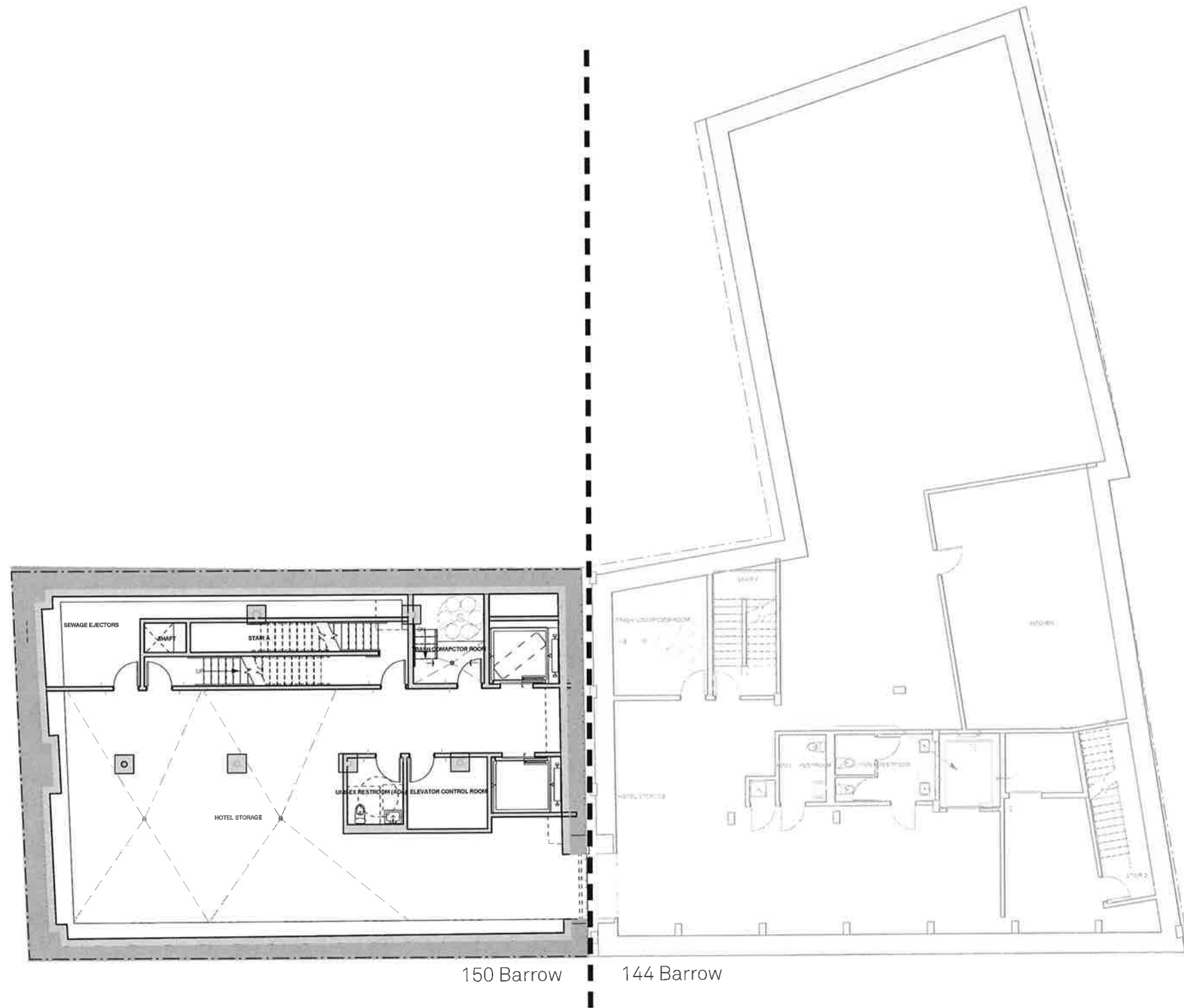


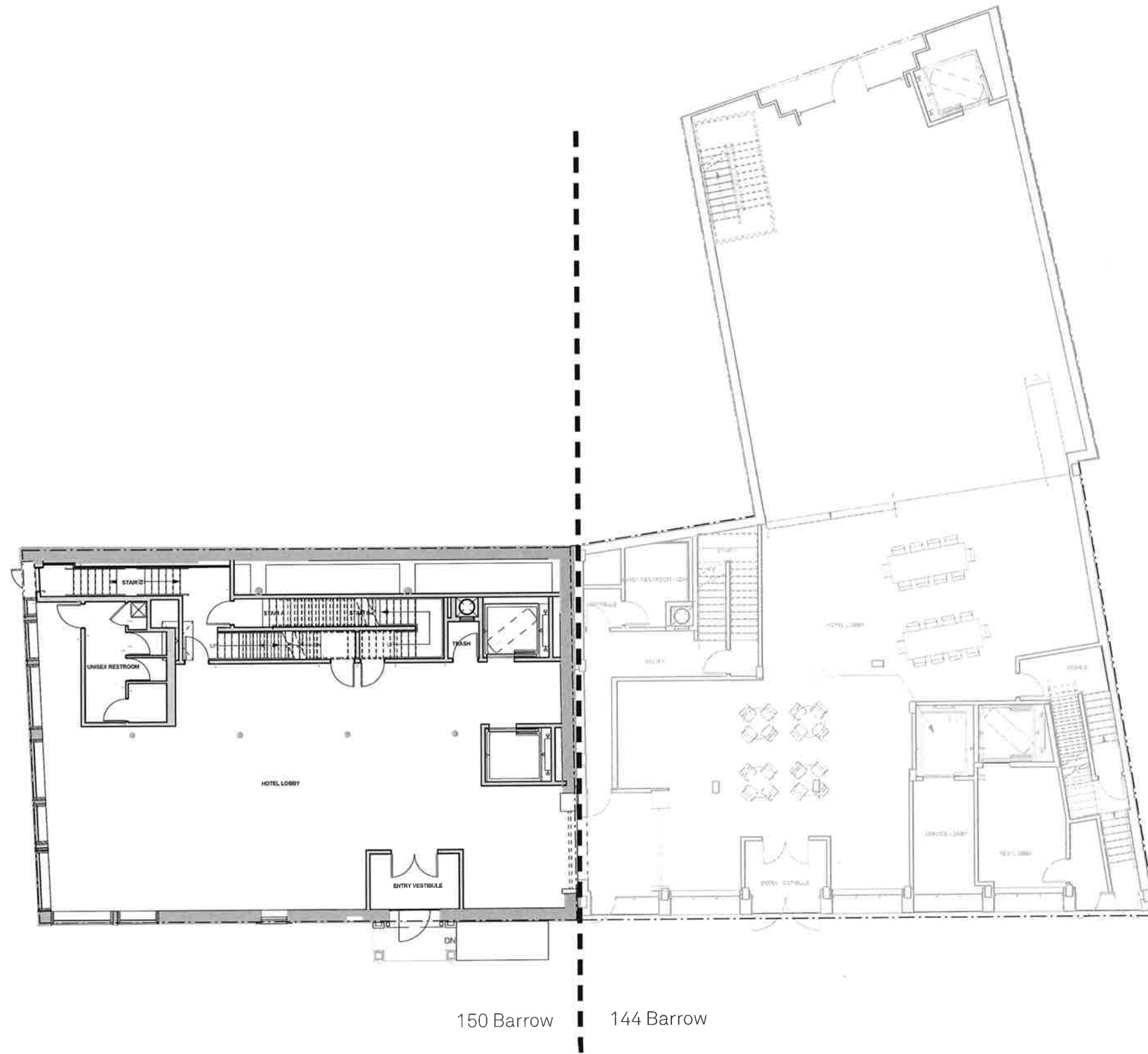
Mock-Up View from Hudson River





Appendix

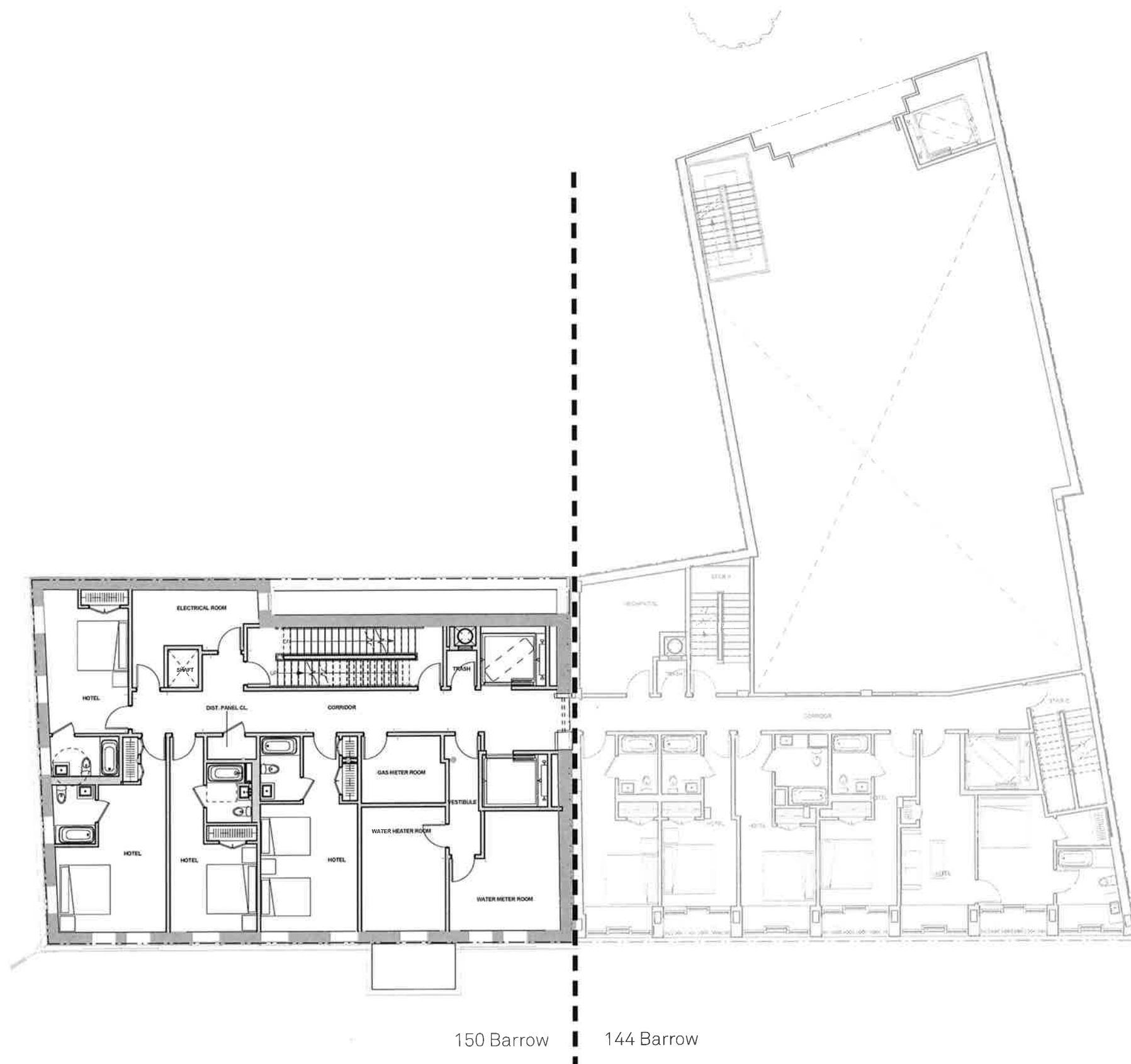




150 Barrow

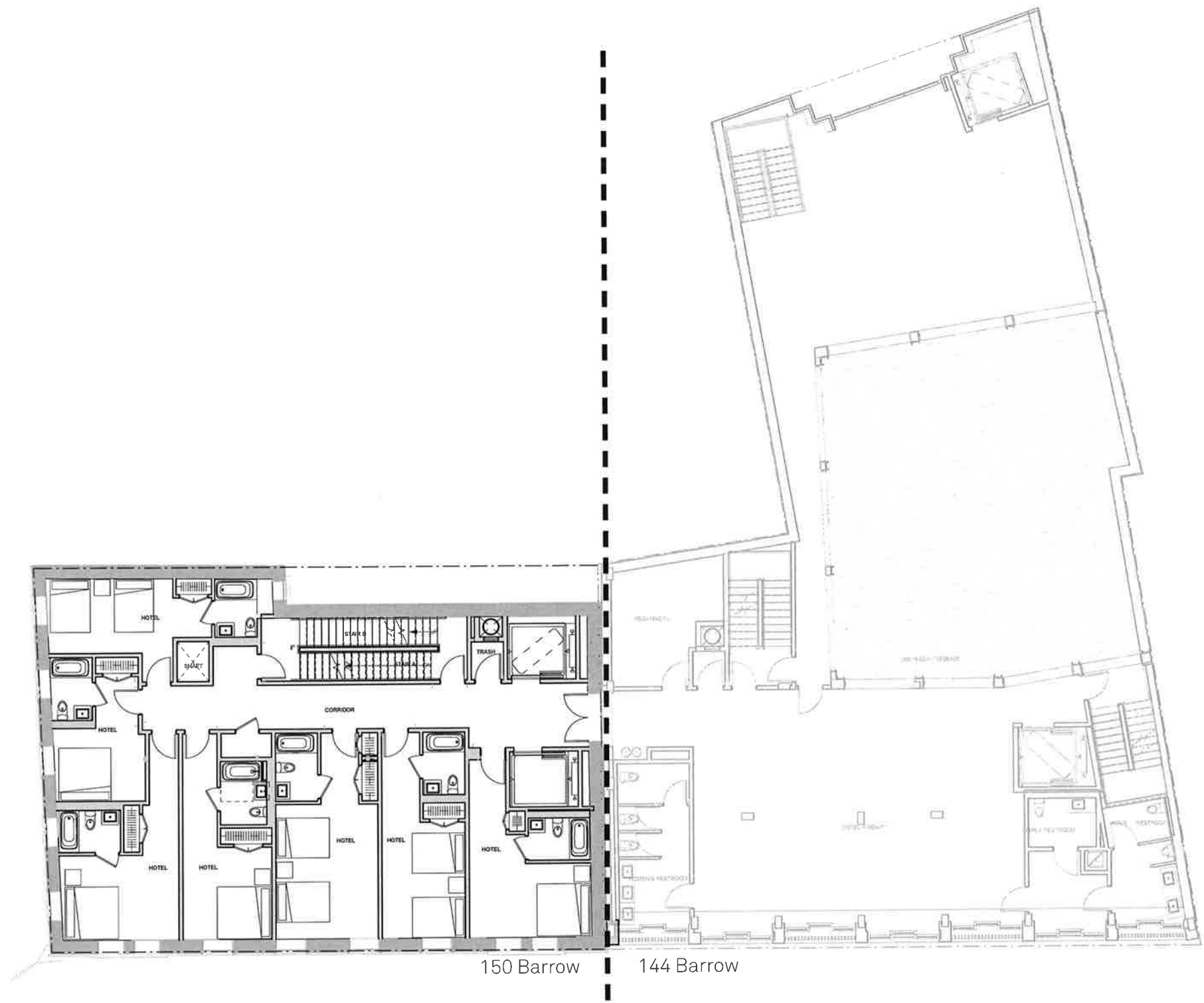
144 Barrow

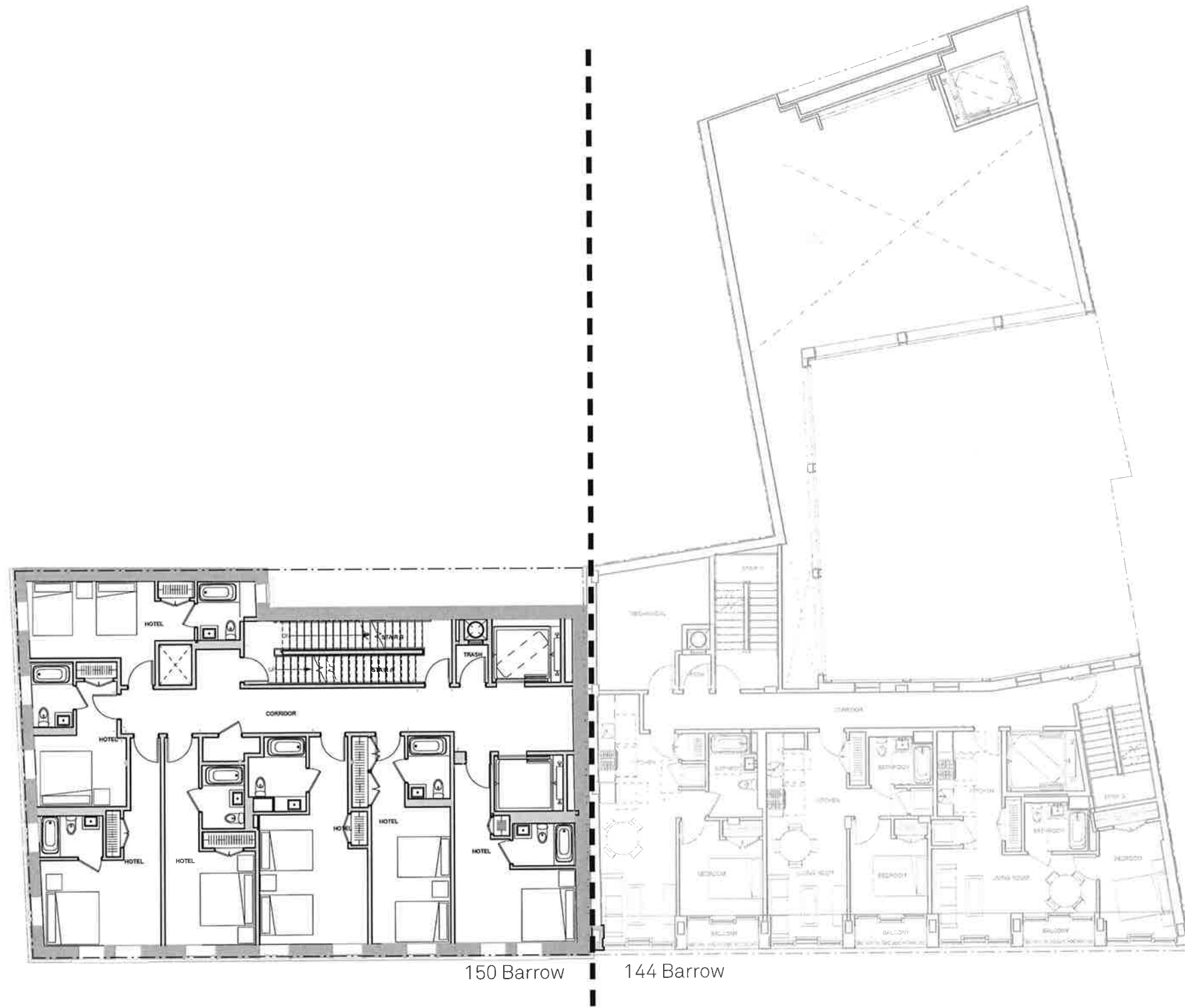


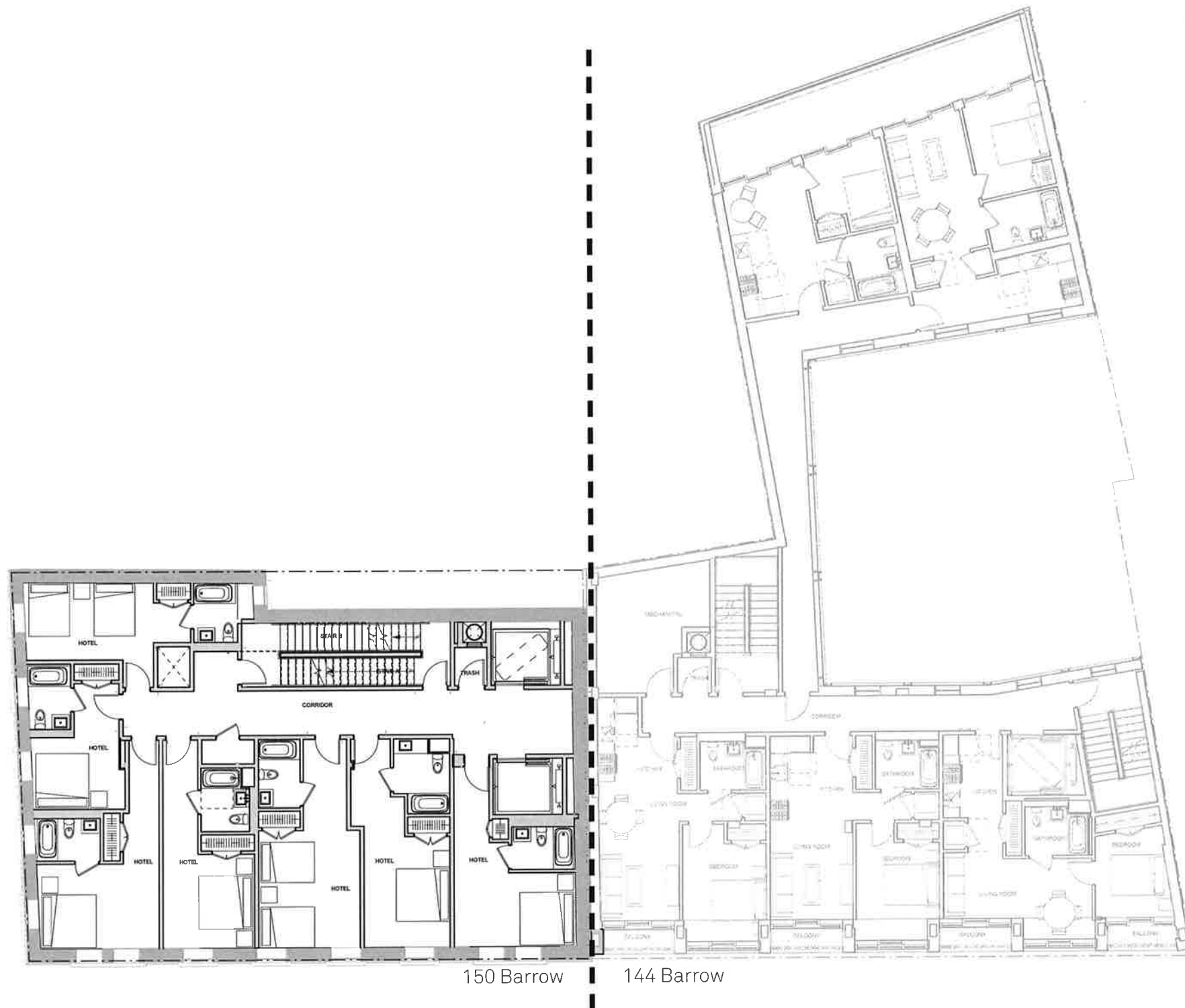


150 Barrow | 144 Barrow



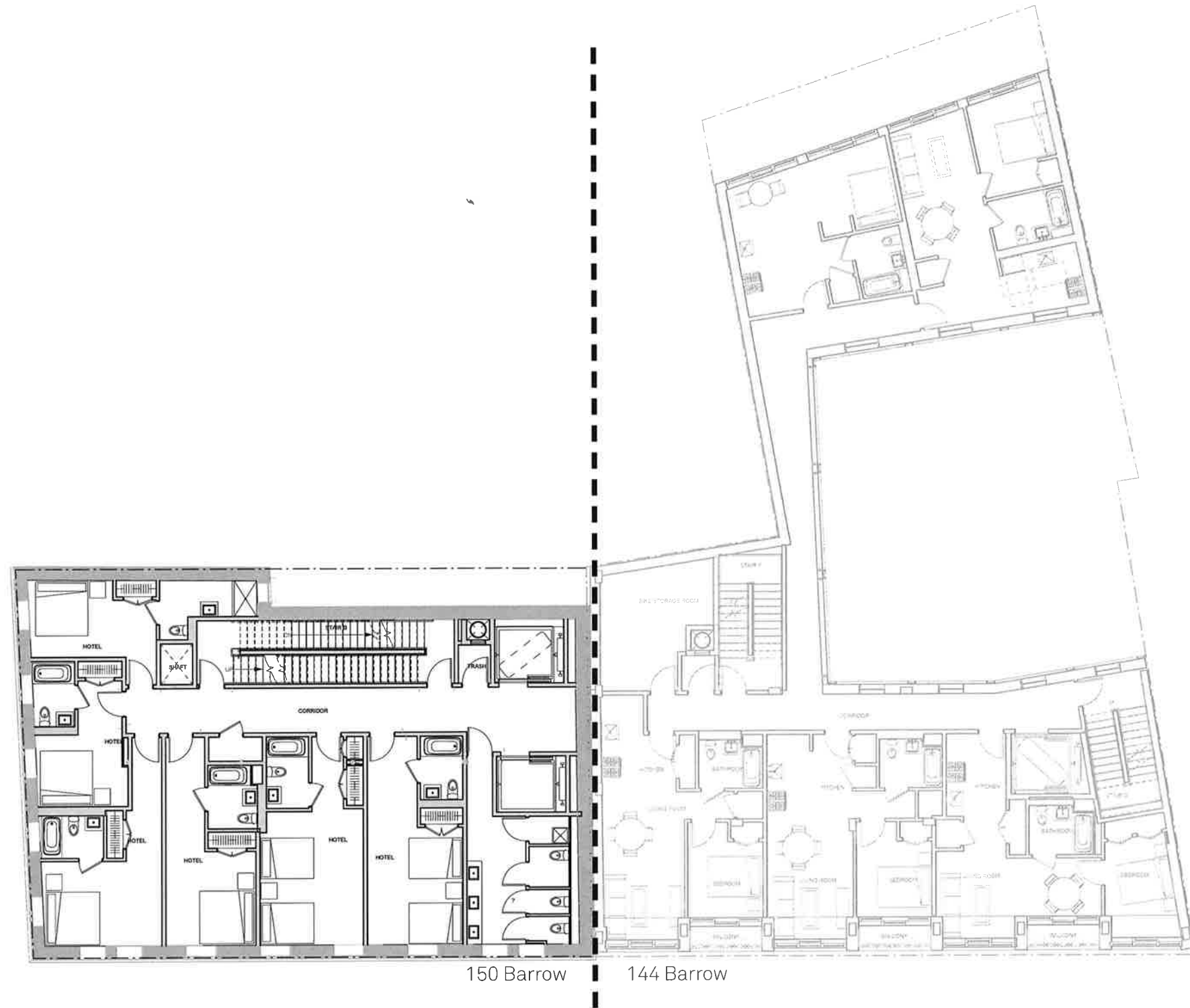






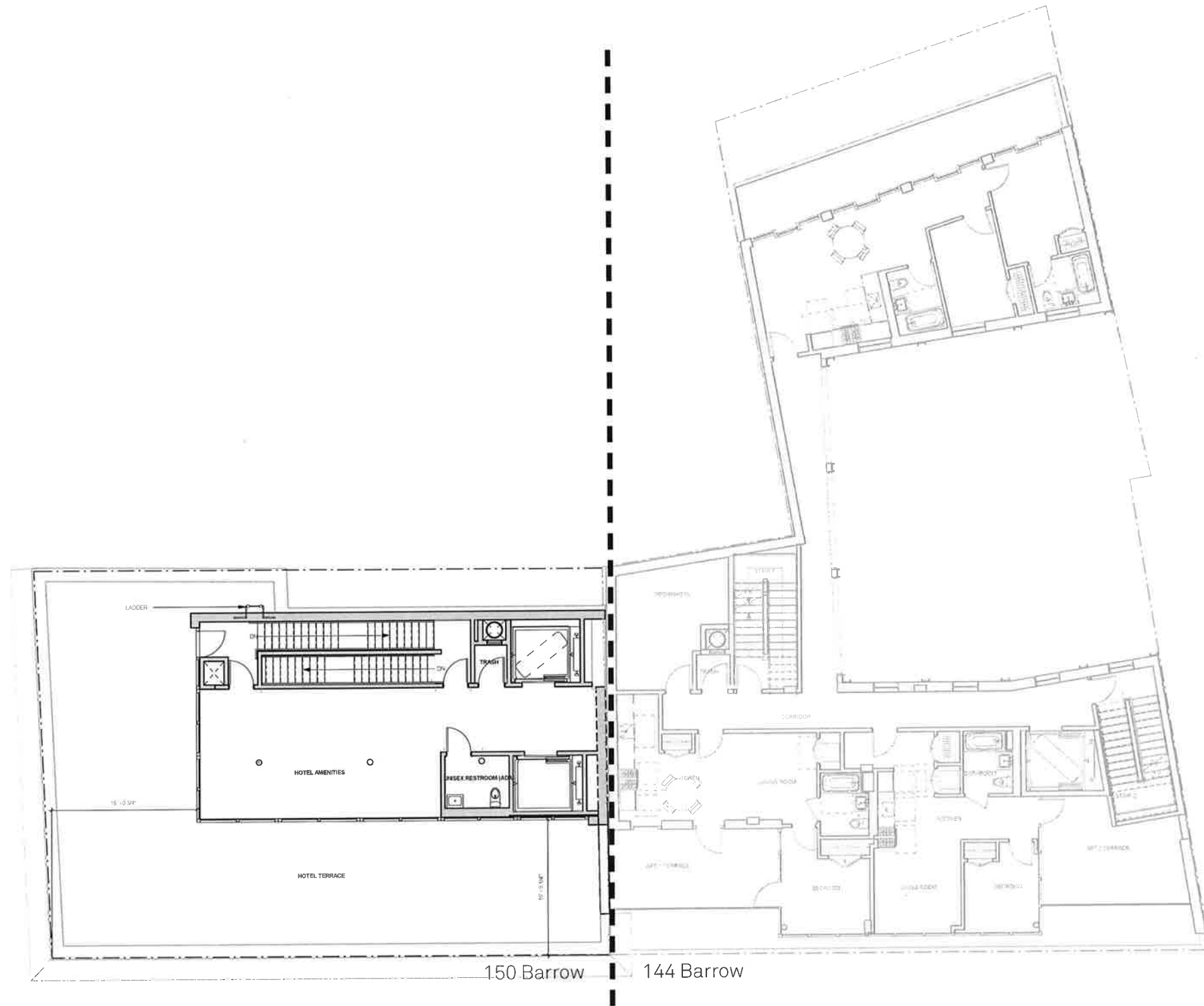
150 Barrow | 144 Barrow

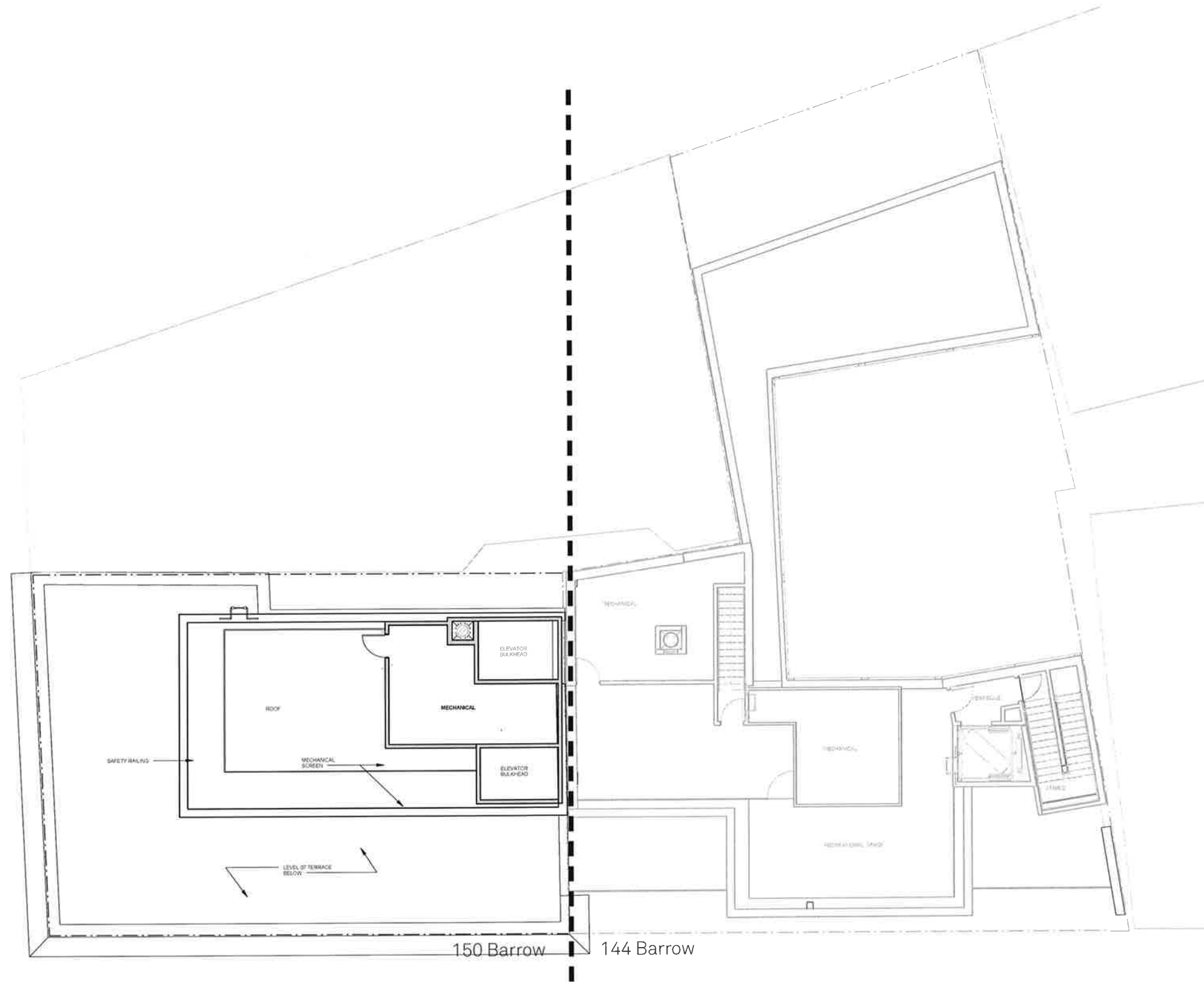


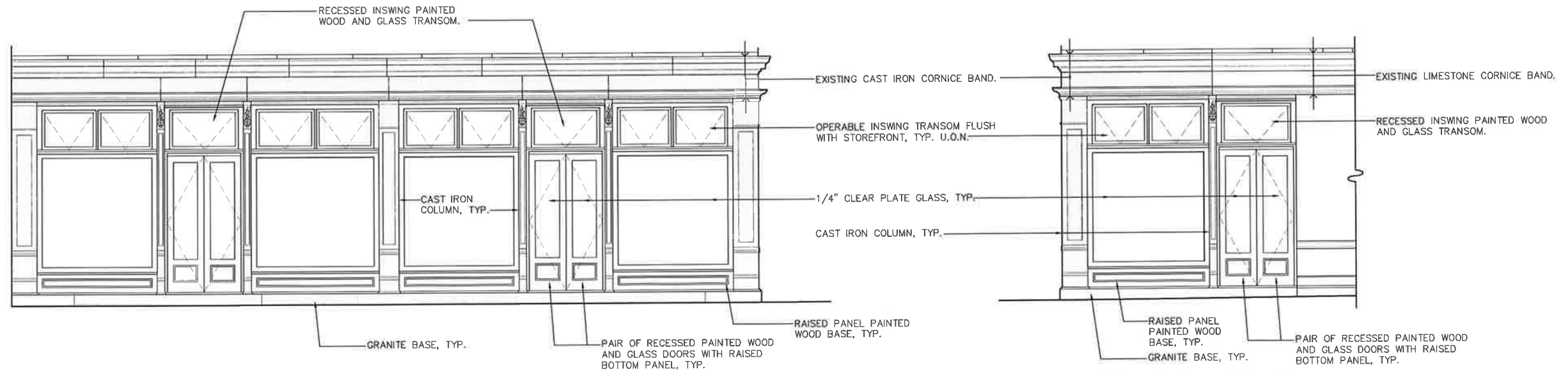


150 Barrow | 144 Barrow



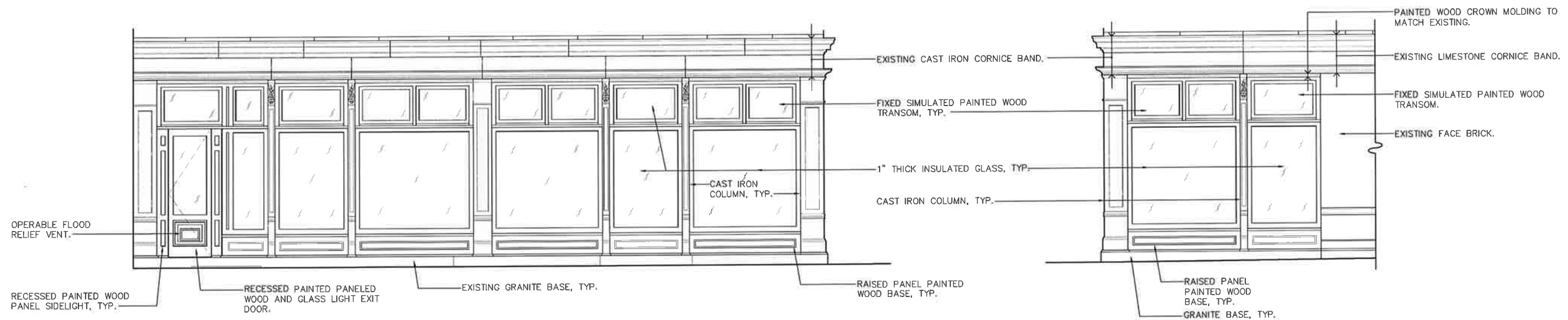






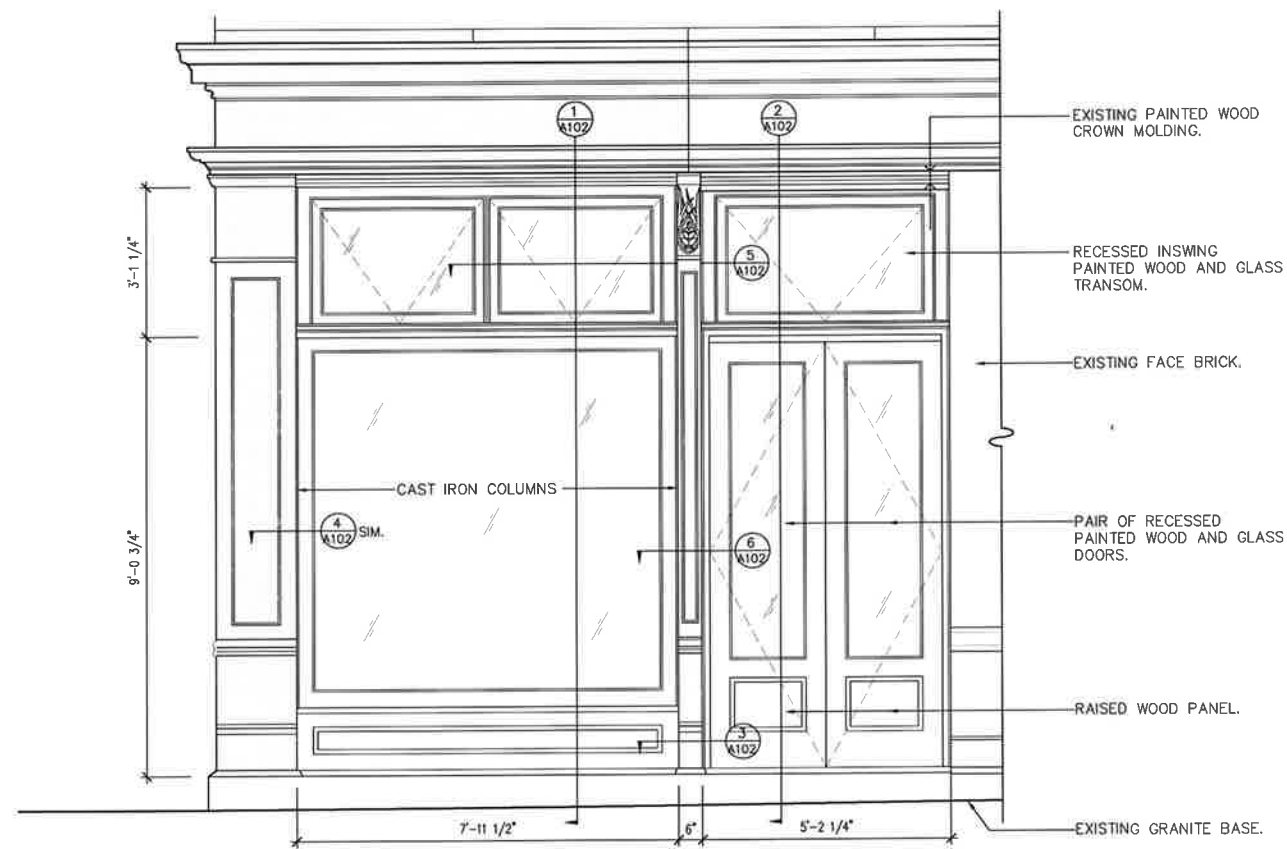
Assumed Historic West Elevation

Assumed Historic South Elevation



Proposed West Elevation

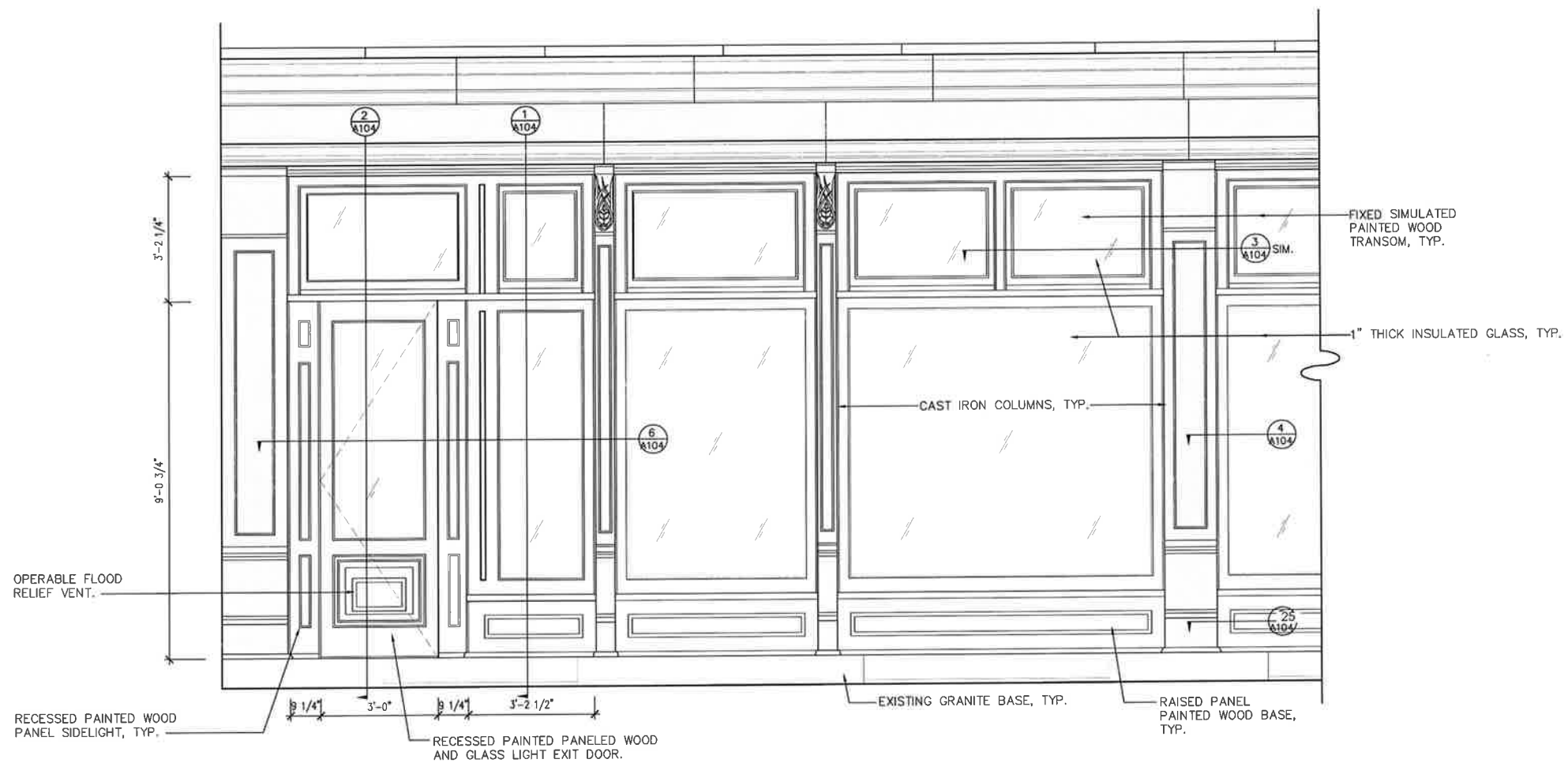
Proposed South Elevation

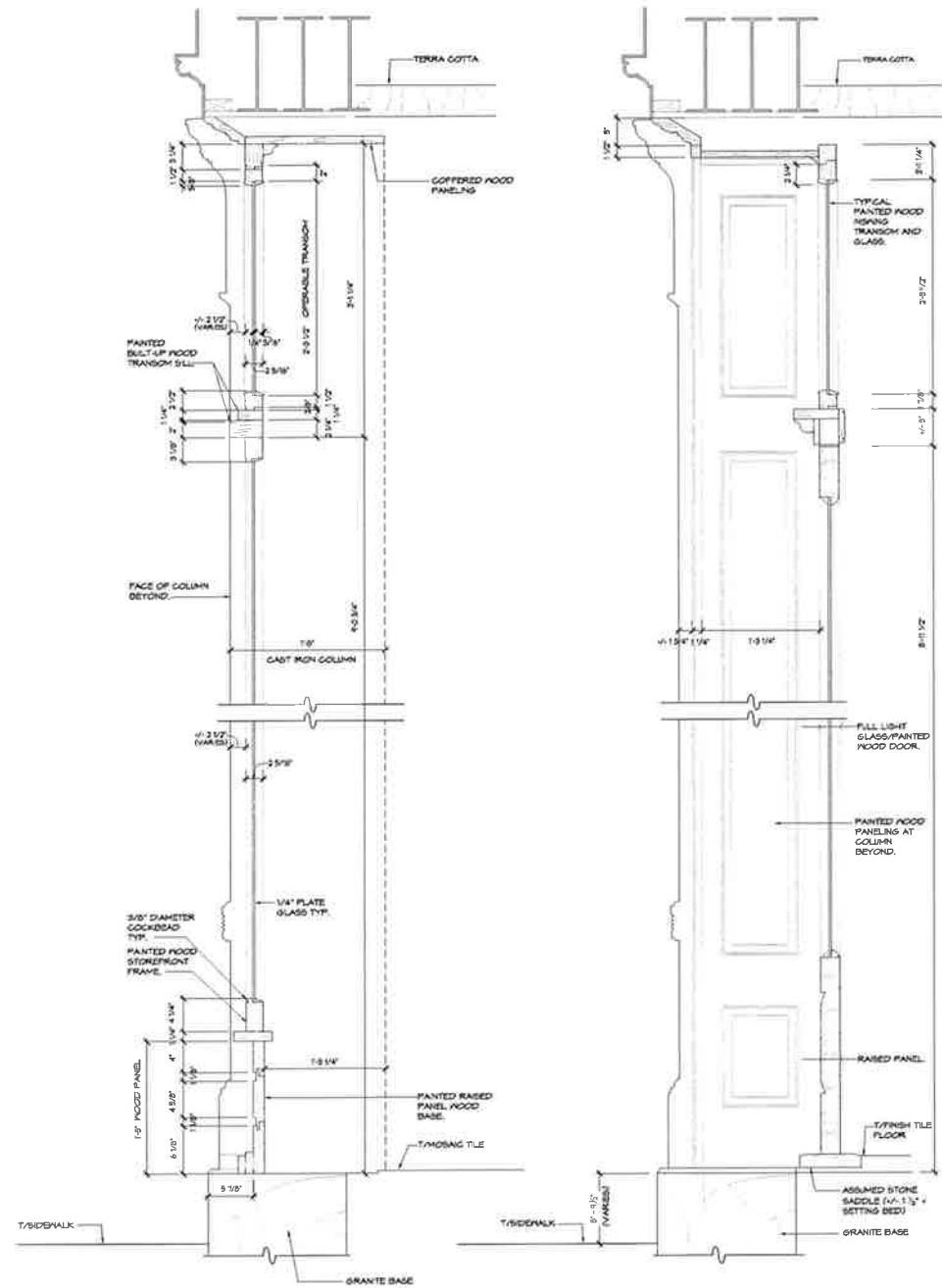


Assumed Historic Enlarged South Elevation @ Storefront



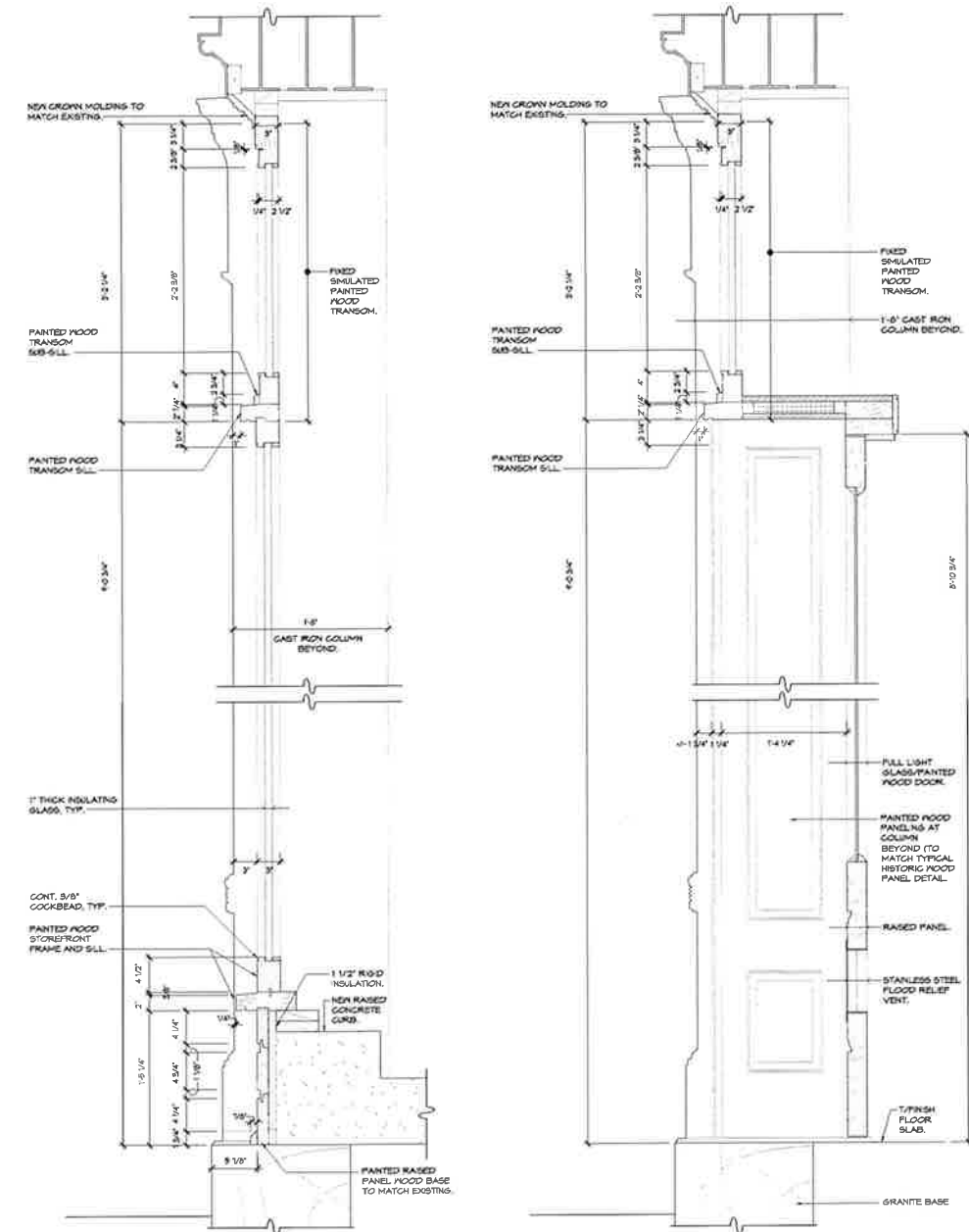
Tax Photograph (CA. 1940)





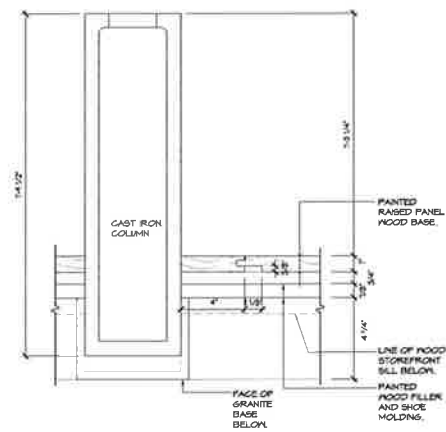
1 Assumed Historic Section at Storefront

2 Assumed Historic Section at Storefront Entrance

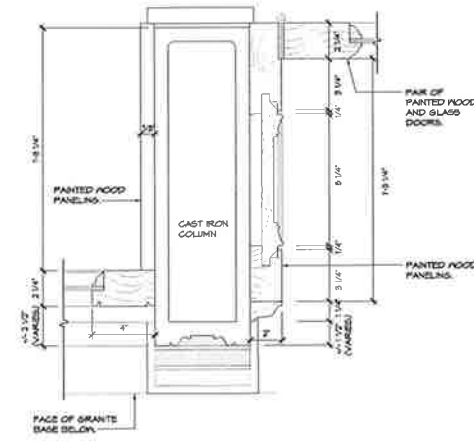


3 Proposed Section at Storefront

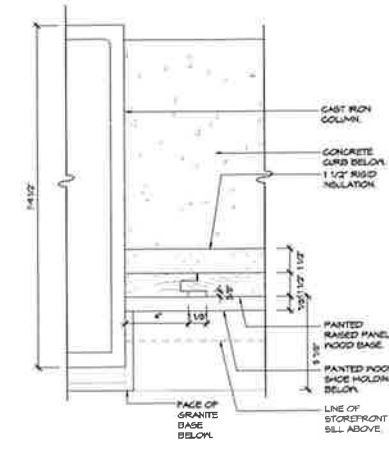
4 Proposed Section at Fire Stair Exit



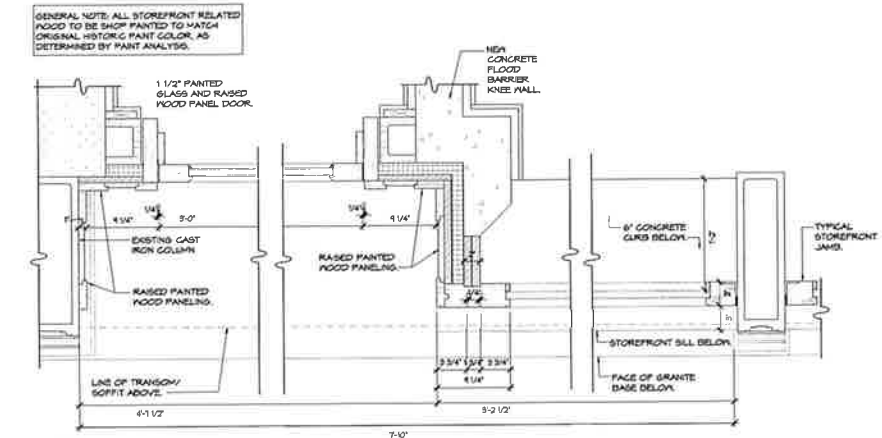
1 Plan at Assumed Historic Base Panel



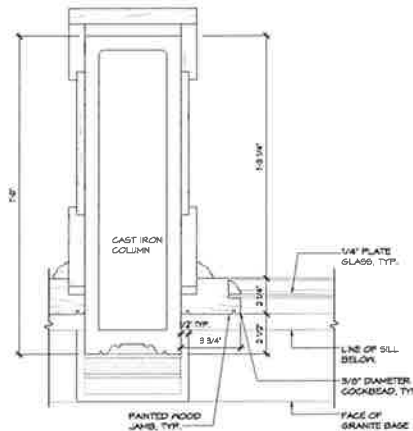
2 Plan at Assumed Historic Storefront Entrance



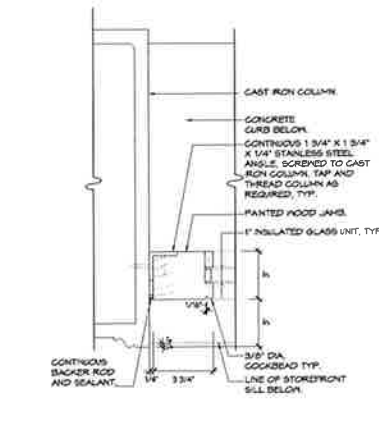
5 Plan at Proposed Base Panel



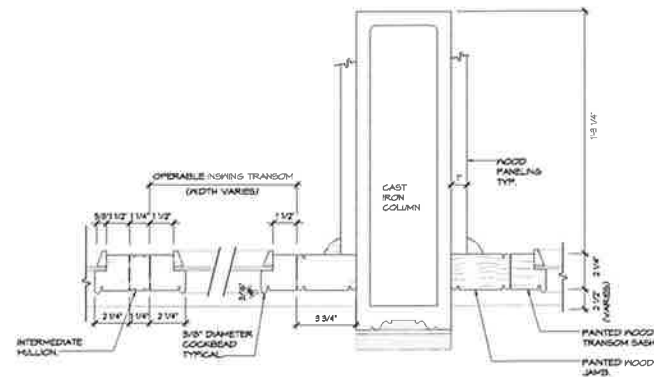
6 Plan at Proposed Fire Stair Exit Door n.t.s.



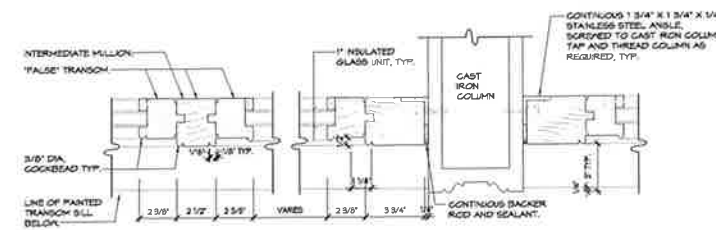
3 Plan at Assumed Historic Storefront Fixed Window



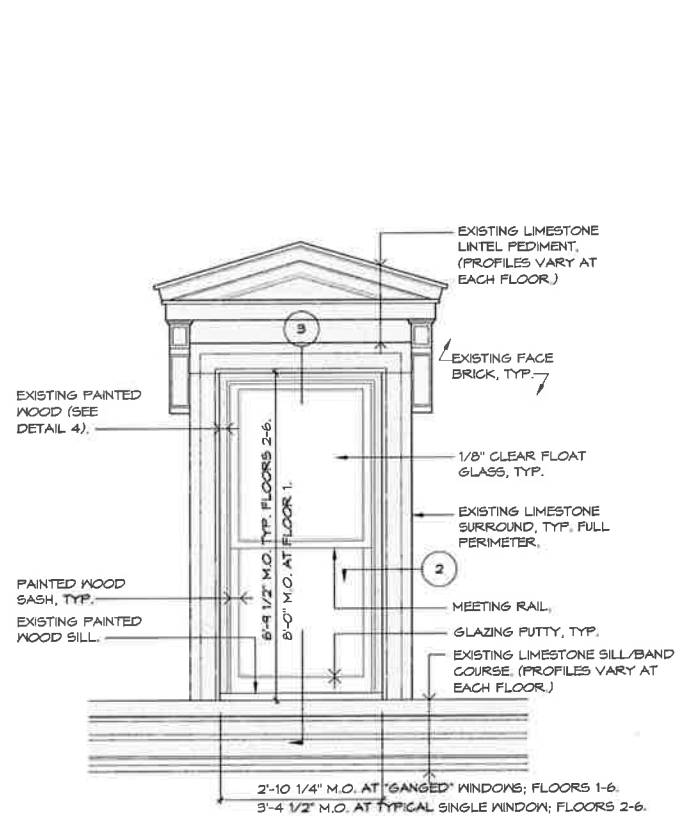
7 Plan at Proposed Storefront



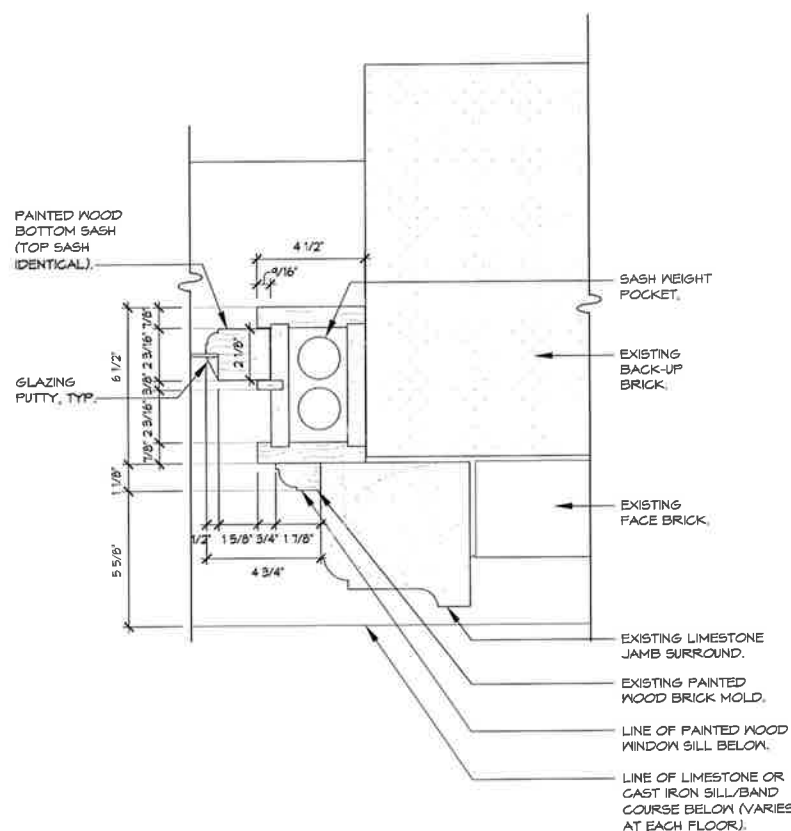
4 Plan at Assumed Historic Transom Window



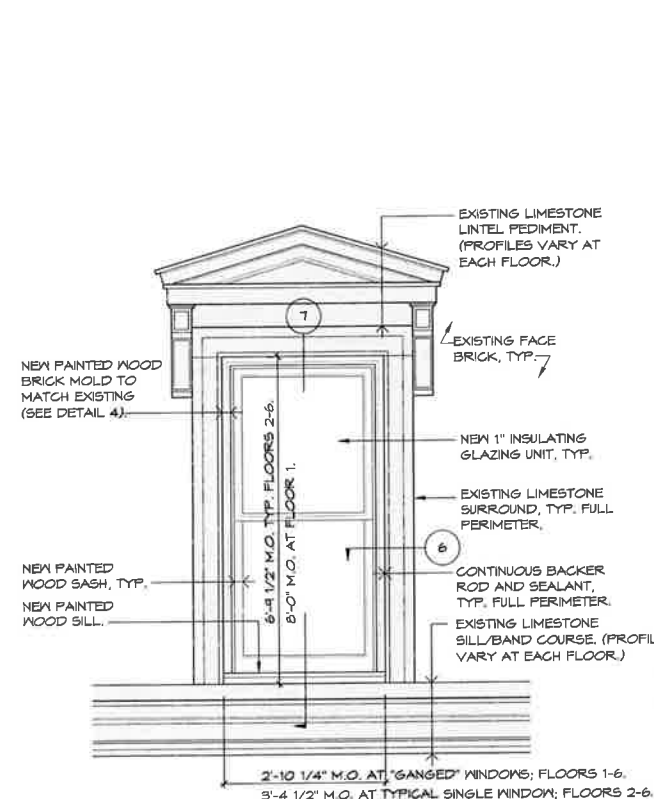
8 Plan at Proposed Transom Window



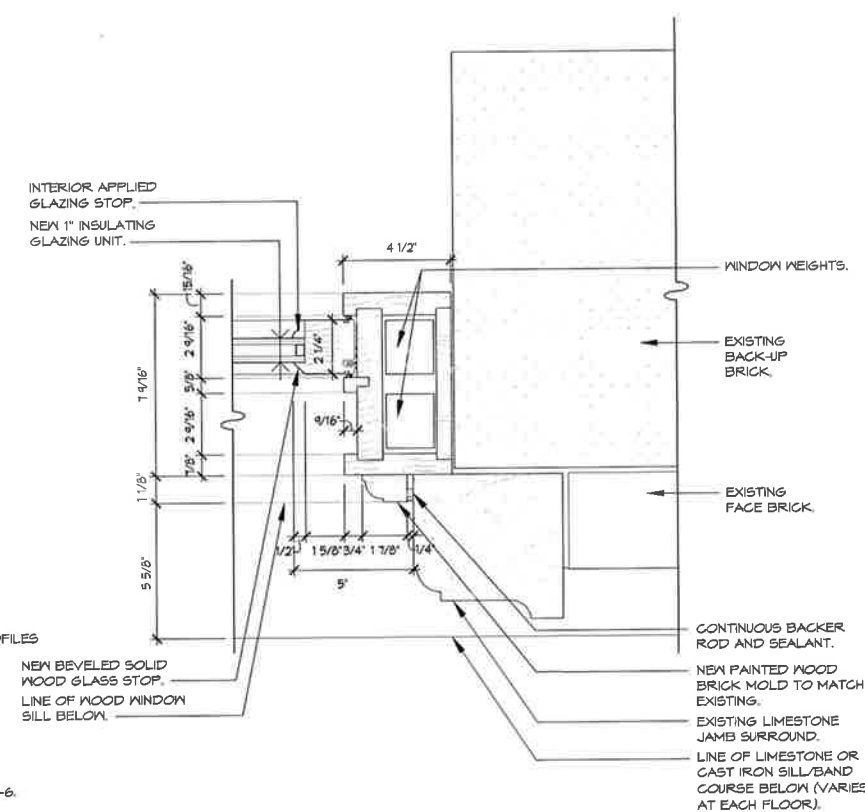
1 Assumed Typical Historic Double Hung Window Elevation (2nd Floor Shown)
Scale 1/4" = 1'-0"



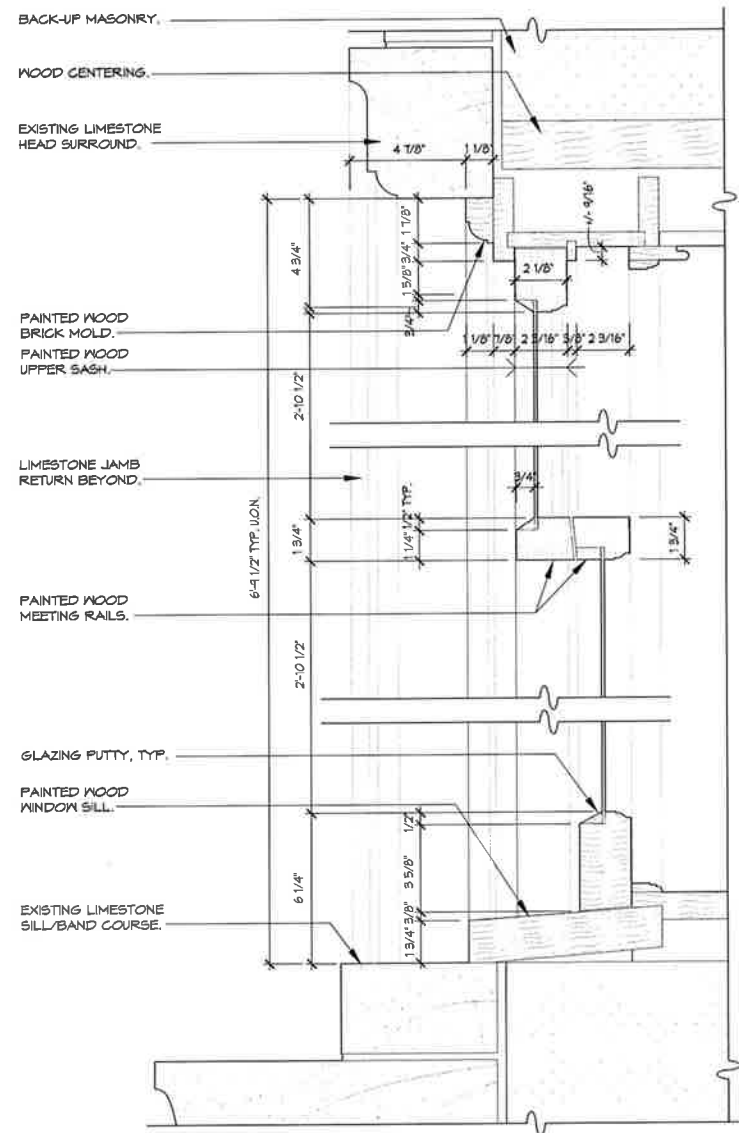
2 Plan Detail at Assumed Typical Historic Window Jamb
Scale 1 1/2" = 1'-0"



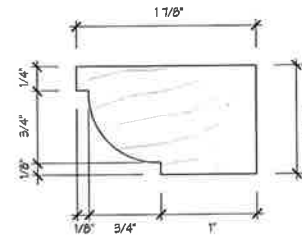
5 Proposed Typical Double Hung Window Elevation (2nd Floor Shown)
Scale 1/4" = 1'-0"



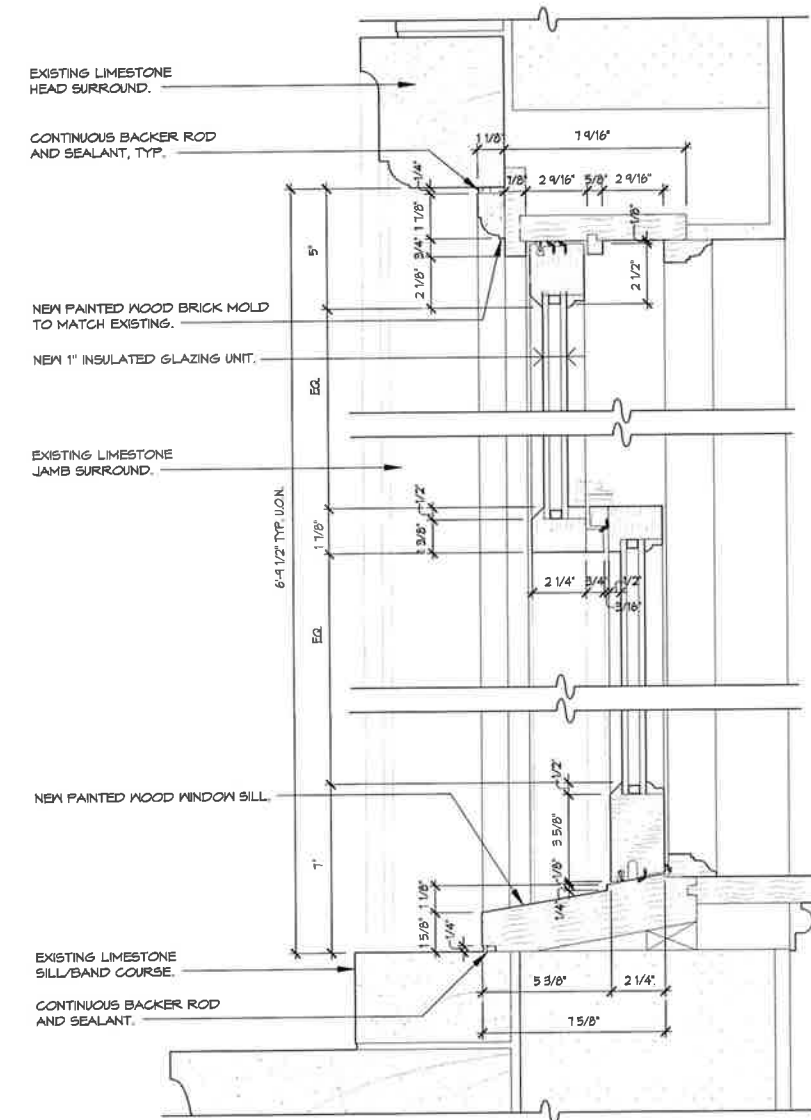
6 Plan Detail at Proposed Typical Window Jamb
Scale 1 1/2" = 1'-0"



3 Assumed Typical Historic Window Vertical Section
Scale 1 1/2" = 1'-0"

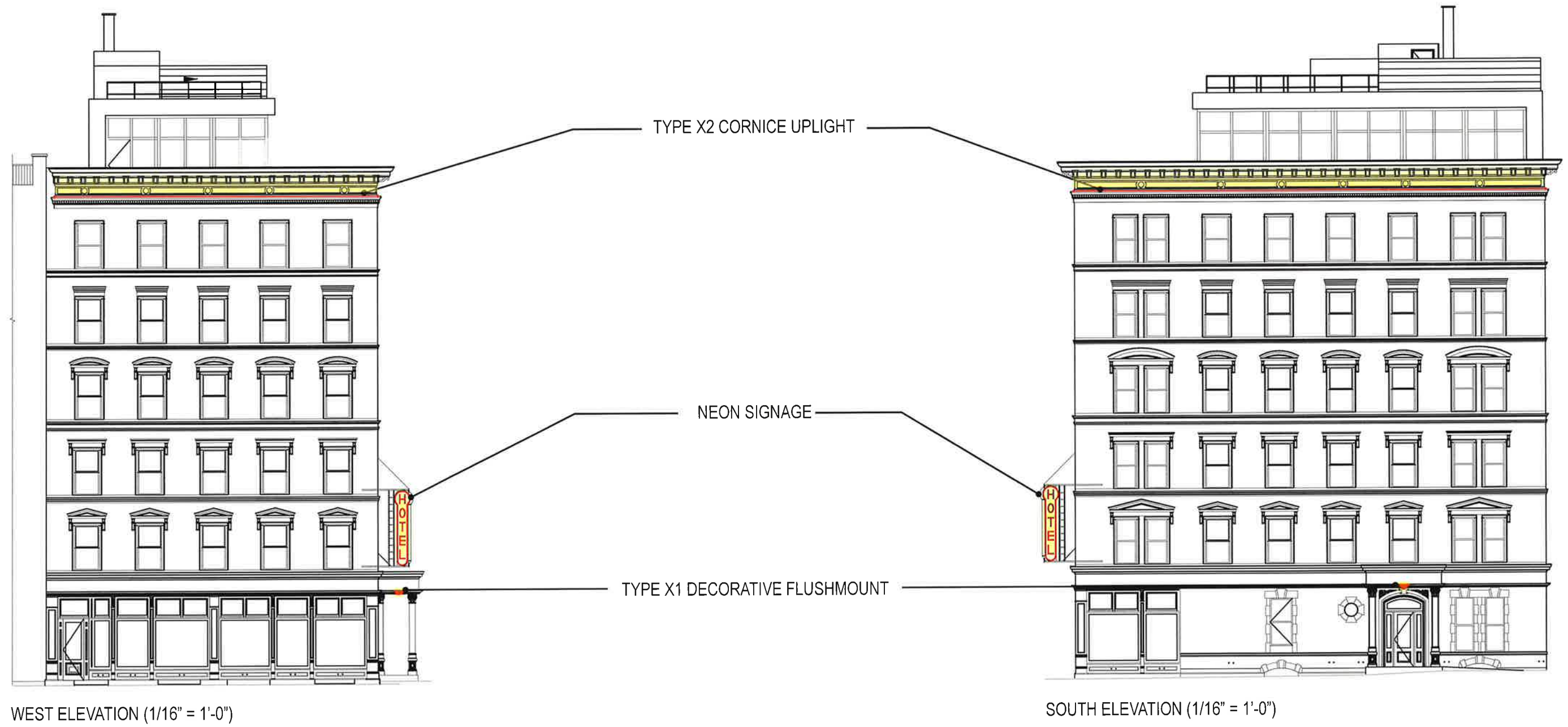


4 Plan Detail at Historic and Proposed Brick Mold

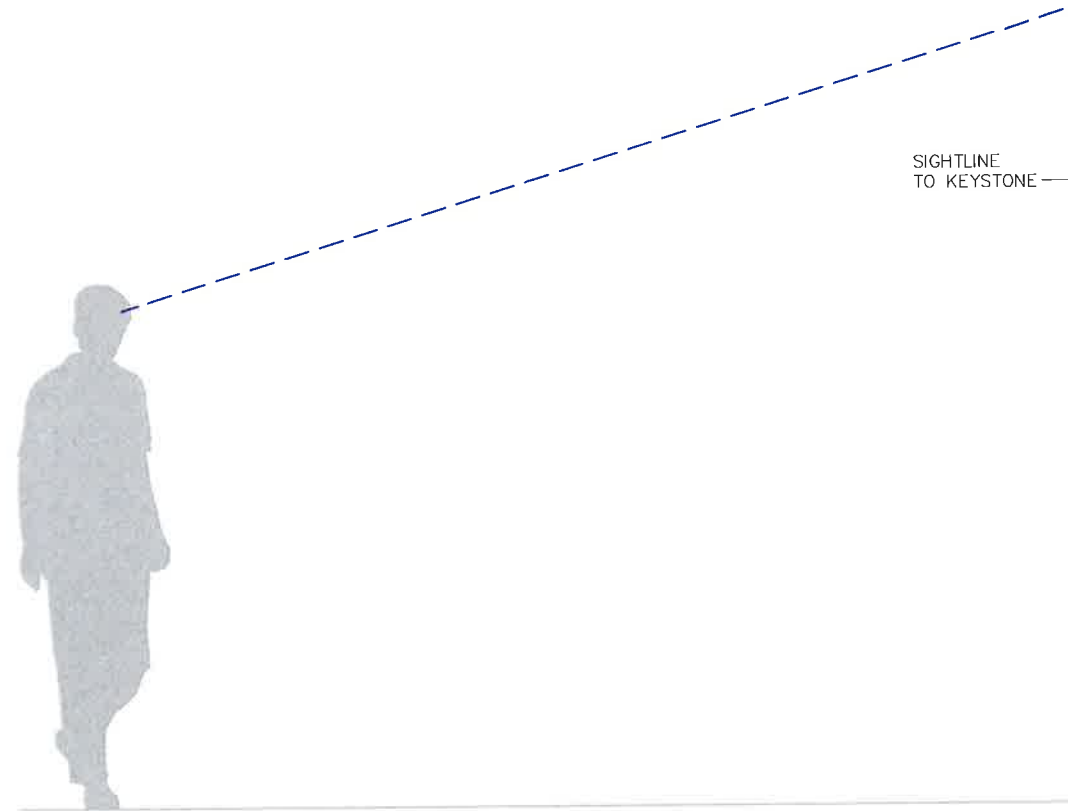
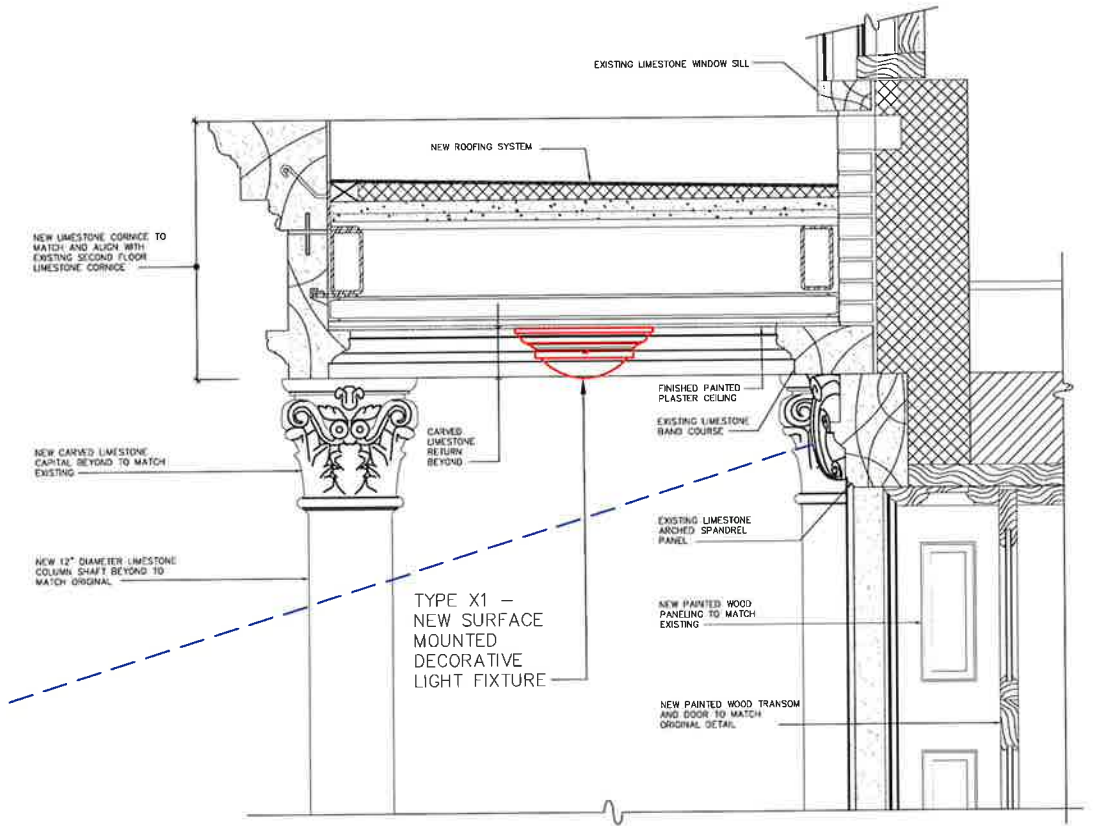
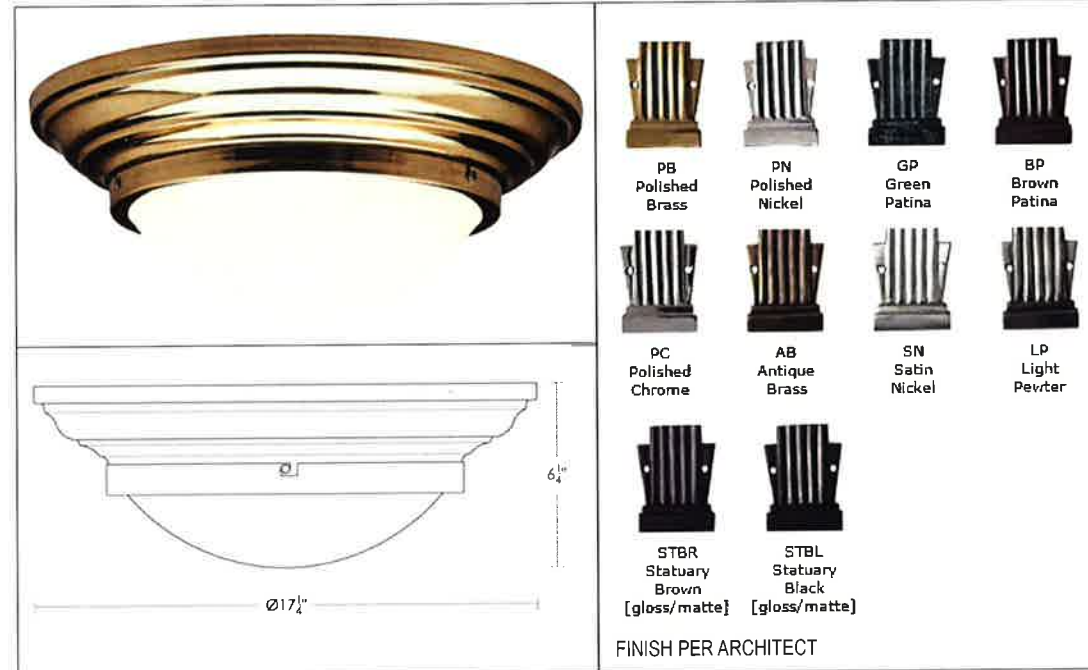
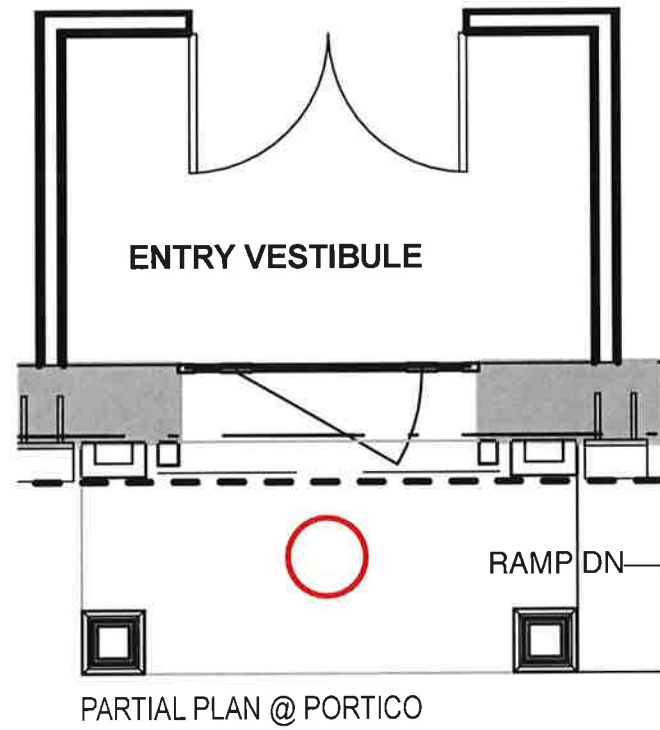


7 Proposed Typical Window Vertical Section
Scale 1 1/2" = 1'-0"

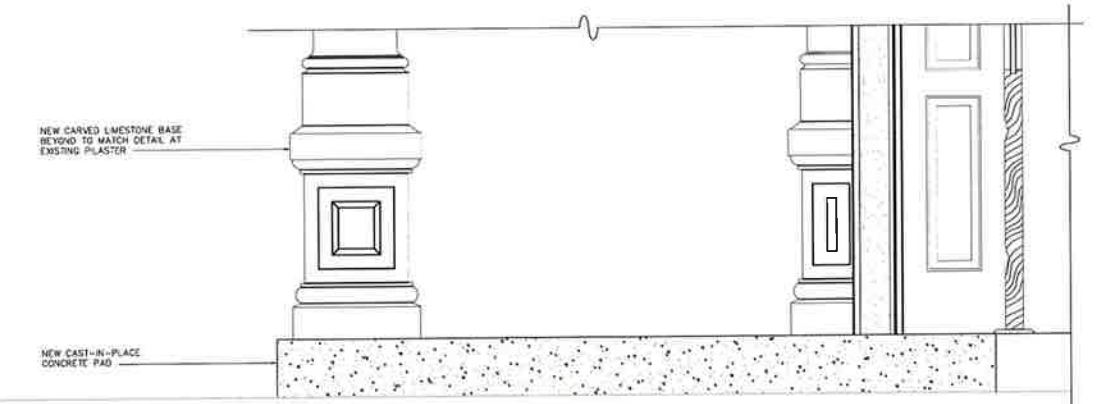
ELEVATIONS



PORTICO



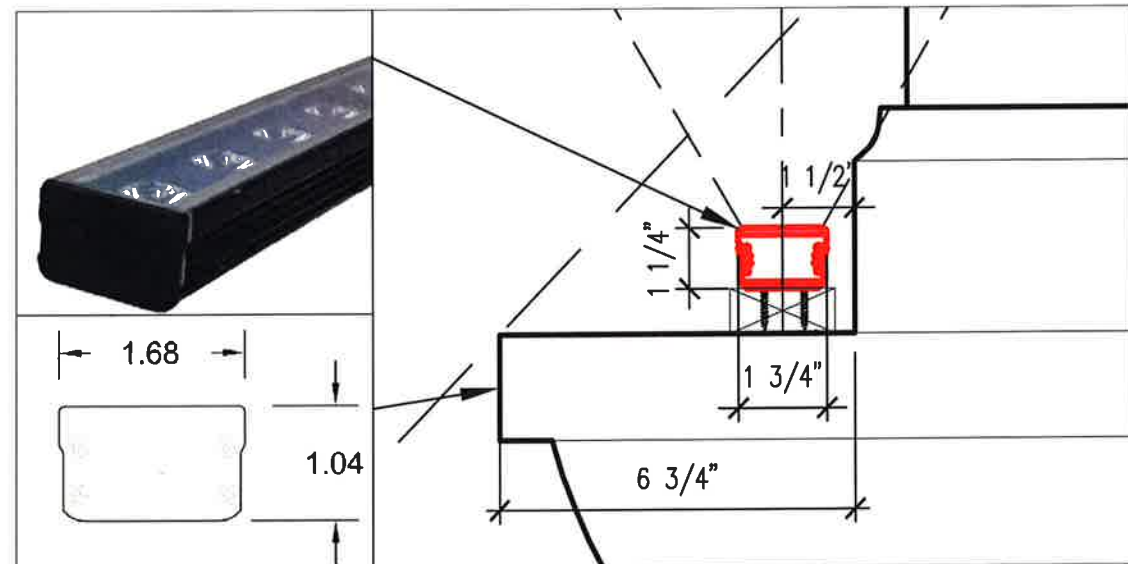
SECTION DETAIL @ PORTICO (1/2" = 1'-0")



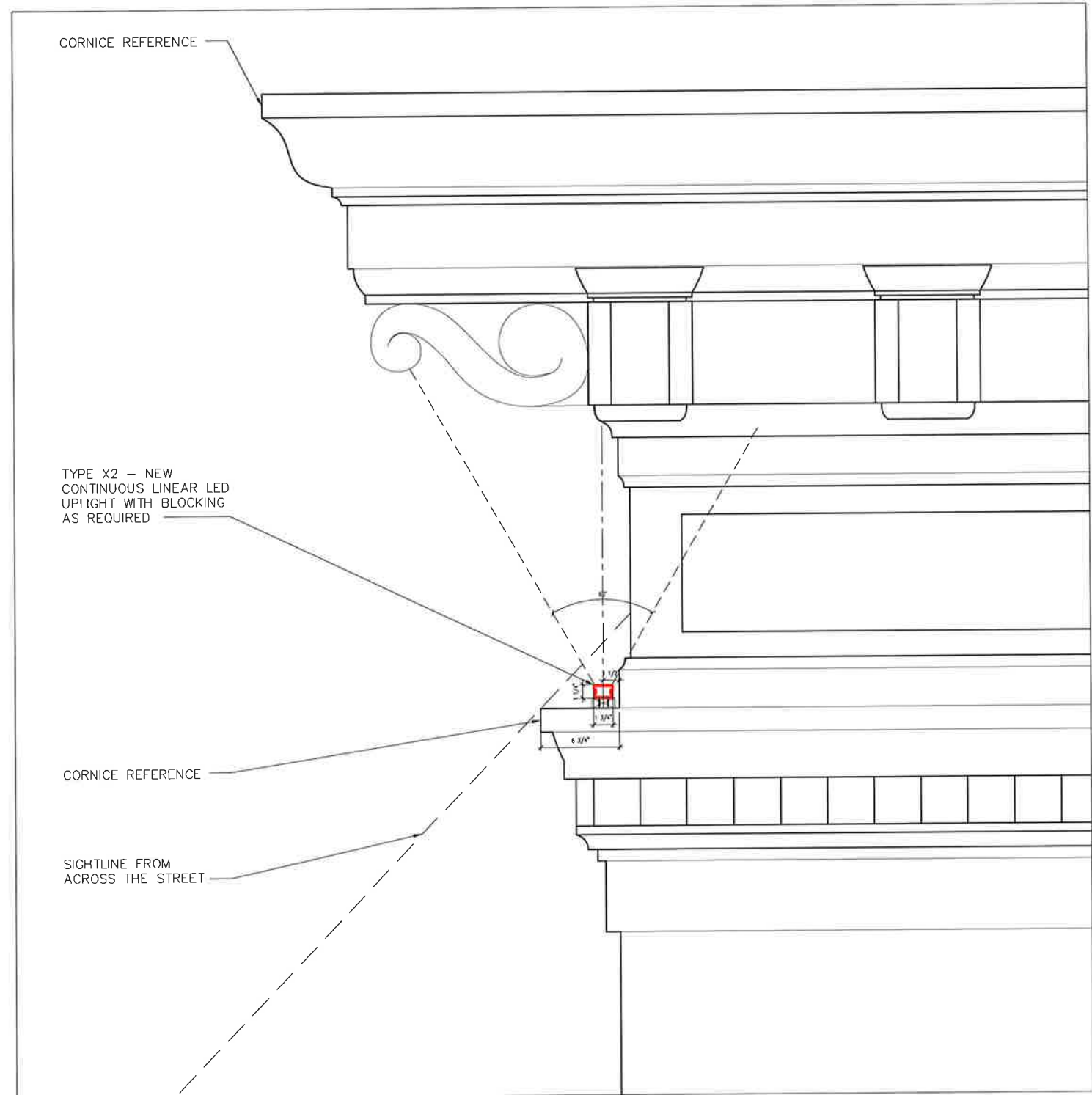
PARAPET



EXISTING CORNICE



PROPOSED LIGHTING FIXTURE 'TYPE X2'



CORNICE DETAIL @ PARAPET (1" = 1'-0")

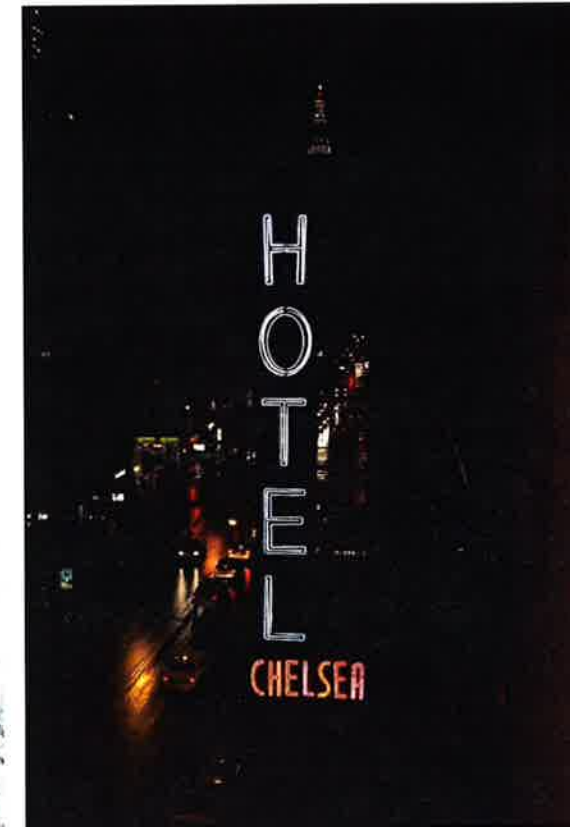
SIGNAGE




EXISTING SIGNAGE



REFERENCE IMAGES




LIGHTING CUTSHEETS



urban ARCHAEOLOGY

INTERIOR LIGHTING FLUSHMOUNT



17" Semi-Dome


Incandescent UA0752-17 F
Fluorescent UA0752-F17-F

Incand.	Fluor.						
\$695	\$870	Polished Brass					
\$880	\$1,060	Polished Nickel Green Patina*, Brown Patina*					
\$975	\$1,145	Polished Chrome, Antique Brass* Satin Nickel*, Light Pewter* Statuary Brown [gloss or matte]* Statuary Black [gloss or matte]* Powder Coated Colors ❖ FINISH PER ARCHITECT					

*** Custom finishes not returnable**


❖ \$350 setup fee will be added per color

Note: Our metals are living finishes; they will change over time and will never rust




Incandescent **PROVIDE RETROFIT MEDIUM SCREW BASE LED A-LAMP**
75w x 2

Note: For exterior use, install fixture (incandescent only) under overhang. Do not expose to driving rain.



Fluorescent
13w/G24q-1 bulb



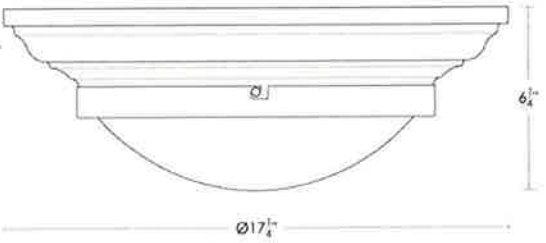
Listed for use in DAMP environments

Options: Shade is available in frosted or opal glass. Please specify.

Replacement 17" Glass Semi-Dome Shade


\$145 Opal [shown] UA5519-17 RG
\$145 Frosted UA5519-17 FRG

Related Items: 11" Semi-Dome
Incandescent UA0752-11 F
Incandescent Cutdown UA0752-C11 F
Fluorescent UA0752-F11 F
Fluorescent Cutdown UA0752-FC11 F




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LED Lighting Systems, Technologies & Manufacturing

HPNFC-HO
SPECIFICATION SHEET



Shallow Profile Linear LED Strip Fixture

Dimmable solid color line voltage fixture fabricated with a variety of options.

The Boca HPNFC-HO is a shallow profile fixture well suited for many lighting situations where space is a concern. This line voltage version* eliminates the need for secondary transformers, making installation contractor friendly. Boca's patented CleanDim® technology ensures even dimming from 0-100%. The HPNFC-HO can be fabricated with a range of optics and color temperature choices, affording a multitude of distribution and effect options. The housing is anodized aluminum with a durable finish making it weather and abrasion resistant. It is UL Listed for dry or damp location (model dependent).

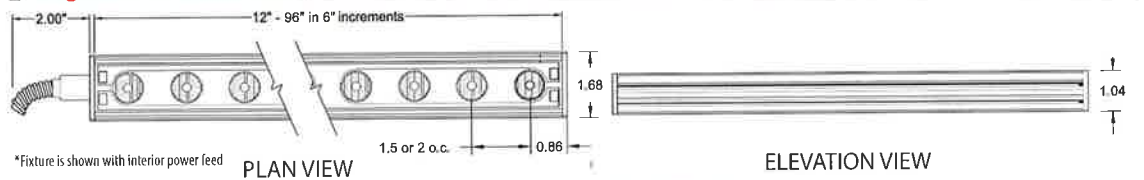
* Rendering is of HO6 version. * Patent Pending

DATE: _____ TYPE: _____

PROJECT: _____

CUSTOMER: _____

Diagrams & Dimensions



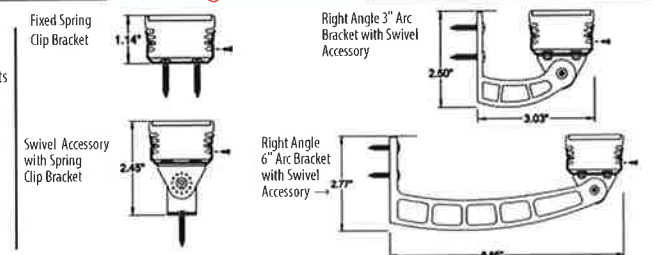
PLAN VIEW **ELEVATION VIEW**

* Fixture is shown with interior power feed

Key Features

- Compact, variable light fixture for dry, damp or wet location use
- Fixture comes in 6" increments (12" minimum)
- Many options in optics, color temperature, and accessories to suit a range of projects
- Call factory for additional options
- Three different types of lenses
- EMI Filter integral
- Uses standard line voltage dimmers
- Fixture dims with both forward and reverse phase dimming systems
- Clear anodized aluminum or black finish
- Contact Boca Flasher for tips with custom installations
- Total linear foot per power feed: HO6 = 80ft, HO8 = 65ft

Mounting Information



Technical Specifications

WATTAGE	INPUT VOLTAGE	INPUT CURRENT	CONTROL	POWER CABLE	LED SPACING	LENGTH
6 or 8 watts per linear ft	90-120VAC or 230-277 VAC	model dependent	standard line voltage dimming	UL Standard 6ft	2" on center for HO6 1.5" on center for HO8	6" increments (12" minimum), allow 1/4" for each end cap and 2" for power feed cable
TOTAL WIDTH	TOTAL HEIGHT	MOUNTING	COLOR OPTIONS	OPTICS AVAILABLE	RATING	COLOR RENDERING INDEX (CRI)
1.68"	not including clip 1.04"	fixed, swivel, 3" arc OR 6" ARC	2700K, 3000K, 3500K, 4000K, 5000K, amber, red, green, blue	10°, 30°, 60°, 10° x 60°, 30° x 60°, 120°	IP65, IP68	90+ CRI

Project Specifications

HPNFC - [] - [] - [] - [] - [] - [] - [] - [] - []

HO6 = 6 LEDs per linear ft. (6 watts) HO8 = 8 LEDs per linear ft. (8 watts)	Color Options: 2700K, 3000K, 3500K, 4000K, 5000K, amber, red, green, blue	Optic: 10°, 30°, 60°, 10°x60°, 30°x60°, 120°	Voltage: 90-120VAC = 120V 230-277VAC = 277V PER EE	Finish: Clear Anodized Aluminum = A Black = B POWDER COAT FINISH TO MATCH PARAPET	Location: Interior = I Exterior (IP65) = E Wet (IP68) = W	Mounting: Fixed = F Swivel = S 3" Arc Swivel = 3Arc 6" Arc Swivel = 6Arc	Lens: Clear = C Diffused Lens = D Satin Ice White = SI* *Interior Use Only	Options: Hexcell Louver = HL* Square Baffle = SB Slatco Baffle = SSB Kicker Baffle = SXB * Cannot be used with Satin Ice White Lens or 120° optic
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PROVIDE LENGTHS PER PLANS - CONTRACTOR TO VERIFY WITH FIELD DIMENSIONS

We are constantly improving our fixtures and reserve the right to change options and specifications. For specific requirements, contact your Boca Flasher sales representative. This product complies with IES LM-79-08 testing procedures and relevant standards. Nominal eW-3500K-120V-W-S-C Test No. 265148. HPNFC-HO Lighting System meets or exceeds Title 24 Compliance. >45 Lumens per Watt. For additional information and details visit our website at www.bocafasher.com. All products proudly manufactured in the USA. Boca Flasher, Inc. 508 South Military Trail, Deerfield Beach, Florida 33442 USA Phone: 561.989.5338 Fax: 561.982.8323 © 2016 Boca Flasher, Inc. All rights reserved. All names and trademarks are property of their respective owners. REV 06292016_ir