



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> 11/07/16	<b>EXPIRATION DATE:</b> 11/1/2022	<b>DOCKET #:</b> LPC-19-2790	<b>COFA</b> COFA-19-4976
<b>ADDRESS:</b> 137 BANK STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 639 / 1
Bell Telephone Laboratories Complex (now Westbeth) Bell Telephone Laboratories Complex, including former Western Electric Company & Hook's Steam-powered Factory Buildings, now Westbeth Artists' Housing, Individual Landmark			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Steve Neil**  
**Westbeth Housing Corp.-HDFC Inc.**  
**463 West Street**  
**New York, NY 10014**



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 1, 2016, 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 forth in your application completed October 6, 2016.

The proposal, as approved, consists of authorizing the permanent installation of a previously constructed barrier free access ramp at the easternmost Bethune Street entrance, featuring a black metal railing and cheek wall cladding and untinted concrete paving, as shown in presentation, photographs and drawings labeled 1 through 16 dated October 3, 2016 prepared by Elemental Architecture LLC, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission notes that the Bell Telephone Laboratories Complex Individual Landmark Designation Report describes 137 Bank Street, now Westbeth, as a complex of buildings, including a neo-Classical style office and factory building, designed by Cyrus L. W. Eidlitz and built in 1896-1899, at 455-465 West Street (aka 57-77 Bethune Street) and a neo-Classical style building designed by Cyrus L. W. Eidlitz and built in 1899 and altered in 1931-34 by Voorhees, Gmelin & Walker for the New

York Central Railroad elevated freight railway. The Commission also noted that Certificate of No Effect 17-0659 (LPC 15-8903) was issued on July 28, 2015 for the temporary installation of a metal and concrete barrier free access ramp at the Bethune Street entrance.

With regard to this proposal, the Commission found that the previously constructed ramp provides an accessible entrance to the Bethune Street entrance, and its installation did not result in loss or damage to any significant architectural features of the building; that the simple design and materiality of the ramp, featuring untinted concrete with black metal cheek walls and railings, is in keeping with the industrial character of the building; that the ramp is modest in length, and does not overwhelm or detract from the composition of the façade; and that the work will not diminish the special architectural and historic character of the building; and that the proposed work enhance the special architectural and historic character of the Individual Landmark. Based on these findings, the Commission determined the work to be appropriate to the Bell Telephone Laboratories Complex (now Westbeth) Individual Landmark and voted to approve this application and Certificate of Appropriateness 19-4976 is being issued.

Additionally, based on a review of the submitted materials and site visit on October 13, 2016, the Commission found that the installation of the ramp has been completed in compliance with Certificate of No Effect 17-0659 and this Certificate of Appropriateness. Therefore, the Commission has no objection to the issuance of final Department of Buildings sign off for this work at the subject premises.

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 Derek Dandurand.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Stacie Scorcio Co.

**cc:** Cory Herral/Director of Technical Affairs, Sustainability and Resiliency/LPC