



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

ISSUE DATE: 04/20/17	EXPIRATION DATE: 2/14/2023	DOCKET #: LPC-19-8738	COFA COFA-19-08738
ADDRESS: 463 WEST STREET		BOROUGH: Manhattan	BLOCK/LOT: 639 / 1
Bell Telephone Laboratories Complex, Individual Landmark			

Display This Permit While Work Is In Progress

ISSUED TO:

Steve Neil
Westbeth - Center for the Arts
463 West Street
New York, NY 10014

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 14, 2017, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on January 18, 2017 and as you were notified in Status Update Letter 19-8870 (LPC 19-6592) issued on February 14, 2017.

The proposal, as approved, consists of removing a select area of concrete steps at the West Street passageway and installing a barrier free access ramp featuring straight and rounded switchbacks, untinted concrete, and pipe railings with a black finish, as shown in presentation, photographs and drawings labeled 1 through 17 dated February 14, 2017, prepared by Perez Architecture and Ayon Studio, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted 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 further noted that the West Street façade

entrance was historically a loading bay, with alterations attributed to the architect Richard Meier in 1970, including the creation of a passageway featuring steps and an inner courtyard, among other alterations. The Commission further noted that the property is located in a flood zone.

With regard to this proposal, the Commission found that the passageway designed by Richard Meier provides public access to an inner courtyard that was not historically accessible, and the proposed installation of the barrier-free access ramp will further this effort to allow all means of accessibility; that although the installation of the proposed ramp will remove and divide a select area of the concrete steps that are part of the Richard Meier alterations, it will occur within the covered passageway at the location of the former interior loading dock, and therefore the loss of material will not be readily apparent from within the elevated courtyard or from West Street looking into the passageway opening; that the simple design and materiality of the ramp, featuring straight and curved walls formed with untinted concrete with black metal railings, is in keeping with the existing ramp installed by Richard Meier at the inner courtyard; that the ramp will feature a simple S-shaped configuration to minimize the footprint and contain the moderate length of the run, and will not overwhelm or detract from the composition of the passageway; and that the work will not diminish the special architectural and historic character of the building. Based on these findings, the Commission determined the work to be appropriate to the building and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on February 28, 2017, the Landmarks Preservation Commission received final drawings G-100.00, G-101.00, A-001.00, A-100.00, A-110.00, A-120.00, A-130.00, A-200.00, A-202.00 through A-207.00, A-300.00, A-301.00, DM-001.00, DM-002.00, DM-101.00 through DM-104.00, DM-111.00, DM-112.00, DM-121.00, DM-131.00, DM-300.00, DM-301.00, A-002.00, A-201.00, A-215.00, A-217.00, A-302.00 through A-304.00, A-401.00 through A-412.00, A-424.00, A-430.00, A-500.00 through A-504.00 dated February 17, 2017, prepared by Angela O'Byrne, RA; and on drawings S-100.00 through S-108.00, dated February 15, 2017 and prepared by Bruce Robert Mawhirter, PE; and on drawings M-001.00 through M-005.00, DMM-101.00 through DMM-105.00, M-201.00 through M-207.00, M-301.00 through M-303.00, M-401.00, M-402.00, M-501.00, dated revised February 15, 2017 and prepared by Justin J. Edmond, PE; and on drawings E-001.00 through E-003.00, E-101.00 through E-106.00, E-201.00E-203.00, E-221.00E-301.00 through E-301.00, E-311.00 through E-313.00, E-321.00, E-401.00 through E-403.00, E-501.00, dated revised February 15, 2017 and prepared by John Bernard Zunino, PE; and on drawings P-001.00 through P-003.00, P-101.00, DMP-201.00 through DMP-204.00, P-301.00 through P-307.00, BFP-001.00, BFP-002.00, BFP-101.00, BFP-102.00, BFP-201.00, SP-001.00 through SP-003.00, SP-101.00, SP-102.00, SP-201.00 through SP-203.00, and SP-301.00, dated February 15, 2017 and prepared by Justin J. Edmond, PE. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission has been maintained, and that the drawings additionally show work at the non-visible light court roof, including removing a non-historic skylight, installing a new generator on the interior space, and installing a new roof; at the central courtyard, removing all asphalt pavers, replacing structural steel framing, and reinstalling new asphalt pavers to match the historic pavers; at the visible courtyard facades, and all visible sides of chimneys, stripping paint with a chemical cleaner and low pressure water wash and repainting white to match the historic finish; and repairing all steel windows frames and painting to match the historic finish; and at the non-visible light court façades, repointing brickwork in kind at select locations; and at the West Street and Bethune Street facades, at the basement floor, staining glass block grout with a gray finish. The Commission finds, in accordance with the provisions set forth in RCNY, Title 63, Section 2-19, that the rooftop installation consists of mechanical equipment only; that the equipment will not result in damage to, or demolition of, a significant architectural feature of the roof; that the work will not adversely affect significant architectural features of adjacent improvements; and that the equipment will not be visible

from a public thoroughfare. Furthermore, the Commission finds that that the asphalt pavers will match the historic asphalt pavers in terms of size, color, texture, and bond pattern; the existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; that the cleaning of facade will be done in the gentlest effective method without causing damage to the masonry; that the water pressure will not exceed 500 psi; that the proposed work will protect the building's façade and structure from future damage due to water infiltration and aid in the long term preservation of the building; that only masonry which was coated prior to the designation and historically altered by the architect Richard Meier will be recoated; that the coating will be breathable and reversible; that staining the grout dark will help reduce the contrast between the glass block and the existing light grout, therefore minimizing its perceptibility; that the work will not result in damage to or loss of any significant historic fabric; and that the work will not detract from the special architectural or historic character of the building. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-08738 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of joint cutting techniques, repointing mortar, paint stripping samples, asphalt pavers, and untinted concrete samples, prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to ddandurand@lpc.nyc.gov for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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:
Patrick Allen, Perez Architecture

cc: Cory Herrala, Director of Technical Affairs, Sustainability, and Resiliency; Patrick Allen, Perez Architecture; Cory Herrala/Director of Technical Affairs, Sustainability and Resiliency/LPC