



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: 08/25/17	EXPIRATION DATE: 4/4/2023	DOCKET #: LPC-19-13648	COFA COFA-19-13648
ADDRESS: 150 BARROW STREET		BOROUGH: Manhattan	BLOCK/LOT: 604 / 1
Keller Hotel, Individual Landmark			

Display This Permit While Work Is In Progress

ISSUED TO:

Neil Bender
144-150 Barrow Street, LLC
544 Hudson Street
New York, NY 10014

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 COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 4, 2017, following the Public Hearing and Public Meeting of February 21, 2017, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on January 26, 2017, and as you were informed in Status Update Letter 19-06143 (LPC 19-6143), issued on April 5, 2017.

The proposal, as approved, consists of exterior work at the roof and at the first floor level of the south (Barrow Street) and west (West Street) facades, including constructing a one-story metal and glass addition and a metal-clad elevator bulkhead at the roof; installing gray finished metal railings, mechanical equipment, a mechanical screen, and a trash chute at the roof; modifying one masonry opening at the south facade by removing one (1) brown finished aluminum, one-over-one, double-hung window and a modern security grille, raising the sill height of the masonry opening, and installing a 11" high limestone panel ("sill") in front of back-up brickwork and one (1) wood, two-light, casement window within the smaller opening; work to accommodate the episodic installation of a removable flood mitigation system, including installing flush-mounted stainless steel anchor plates with a dull matte finish, embedded in reinforced concrete footings finished to match the surrounding surface paving, at select locations at the base of the building along the south and west facades; creating 1 1/4" round "plugs" at select locations at the base of the south and west facades at plain masonry and new wood infill; replacing plywood and concrete masonry unit infill at select

locations at arch-headed masonry openings at the basement level of the south and west facades with granite infill, set-back from the face of the masonry opening; replacing modern masonry, louvers, vents, security grilles, and metal and glass infill within existing exposed historic cast iron piers at the south and west facades with wood and glass storefront infill, featuring paneled bulkheads, single-light display windows, and two-light transoms; replacing modern metal, wood and glass storefront infill at the northernmost bay of the west facade with wood and glass infill, including a wood and glass paneled door, featuring an integrated operable vent at the lowest panel of the door, and solid paneled sidelights; a single-light display window with a wood paneled bulkhead; and two (2) single-light transoms above the door and the display window; installing a limestone portico in front of the primary entrance at the south facade, featuring a rectangular footprint, two (2) columns with Corinthian-inspired capitals and paneled bases supporting a limestone cornice on a steel roof with a plaster soffit and integrated light fixture centered in the soffit; incorporating a concrete ramp adjacent to the east of the proposed portico at the south facade; and replacing modern metal and glass paired doors and a transom at the primary entrance at the south facade with a wood and glass paneled door, sidelights, and single-light transom. The proposal, as initially presented, included a taller rooftop addition with a larger footprint, set closer to the parapets.

The proposal, as approved, was shown in a digital presentation, titled "Landmarks Preservation Commission Public Meeting Presentation," dated April 4, 2017, and including 31 slides. The proposal, as initially presented, was shown in a digital presentation, titled "LPC Community Board Meeting," dated February 16, 2017, and including 75 slides. Both presentations were prepared by Morris Adjmi Architects, and consisted of drawings, photographs, photomontages, and material samples, all presented as components of the application and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Keller Hotel Designation Report describes 150 Barrow Street as a Renaissance Revival style hotel, designed by Julius Munckwitz, and built in 1897-1898. The Commission also noted that Notice of Violation 14-0524 was issued on December 10, 2014, for the "failure to Maintain facade: cornice." The Commission finally noted that Certificate of No Effect 19-08021 was issued on March 15, 2017, approving restorative work throughout the building facades, including the cornice.

With regard to this proposal, the Commission found that the proposed work will not alter, eliminate or conceal any significant architectural features of the building; that the proposed addition will be set back from the street facades and only seen from public thoroughfares at a distance, within the context of streetscape views, which feature large neighboring buildings and a variety of rooftop accretions; that the one-story height, simple design and profile, and gray painted metal finishes of the addition, and its placement, set back from the street facades, will recall utilitarian accretions, typically found at buildings of this type, style, and age; that the building is located within the 100 year flood plain, making it highly vulnerable to water infiltration and damage, thus necessitating an effective flood mitigation system; that the complete flood mitigation system will be assembled only in advance of an impending flood event or for periodic testing and will primarily feature temporary removable components, with minimal necessary attachments to the building; that the replacement of the one-over-one double-hung window with a shorter two light casement window/flood exit door and limestone panel will facilitate flood mitigation and emergency access; that the casement window/door and panel will not be immediately adjacent to other windows and will feature proportions, profiles, details and finishes, which will help them to remain harmonious with the fenestration pattern of the façade; that the penetrations necessary for the temporary barriers will be small in size, uniform in pattern, installed at plain masonry and modern infill, and will be sealed when not in use with infill plugs, finished to blend with their context; that the proposed granite infill at the partially above grade masonry openings will be installed at already sealed openings and will be simply detailed, darker in color than the surrounding limestone, and slightly recessed, thereby helping these openings to maintain a sense of depth and distinction from the surrounding masonry; that the proposed ground floor infill will match the historic

infill in terms of materials and will closely replicate the historic infill in terms of basic design, proportions, details and finish; that the proposed entrance portico will closely replicate the historic portico in terms of materials, design, details, and finish; that the square footprint of the portico will be in keeping with the footprint of porticos historically found at buildings of this type, style and age and will help facilitate incorporating a ramp for barrier free access at this entrance; that the main entrance infill at the Barrow Street façade will be well scaled to the entrance and in keeping with historic entrances typically found at buildings of this type, style and age in terms of materials, profiles and details; and that the proposed work will support the long term preservation of the building. Based on these findings, the Commission determined the proposed work to be appropriate to the building and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final filing drawings showing the approved design.

Subsequently, on July 27, 2017, the Landmarks Preservation Commission received final drawings T-000.00, G-001.00, G-002.00, G-003.00, G-004.00, G-006.00, G-007.00, G-008.00, Z-001.00, Z-002.00, Z-003.00, Z-004.00, Z-005.00, EG-001.00, EG-002.00, EG-004.00, EG-005.00, A-001.00, A-002.00, A-003.00, A-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-106.00, A-107.00, A-108.00, A-109.00, A-201.00, A-202.00, A-203.00, A-211.00, A-301.00, A-302.00, A-303.00, A-304.00, A-400.00, A-401.00, A-402.00, A-403.00, A-404.00, A-405.00, A-505.00, A-601.00, A-602.00, A-603.00, A-604.00, A-605.00, A-606.00, A-607.00, A-608.00, A-609.00, A-612.00, A-801.00, A-802.00, and A-803.00, dated (revised) July 10, 2017, and prepared by Morris Adjmi, RA; FO-100.00, FO-200.00, FO-201.00, FO-202.00, FO-203.00, FO-204.00, S-100.00, S-101.00, S-102.00, S-103.00, S-104.00, S-105.00, S-106.00, S-107.00, S-200.00, S-201.00, S-202.00, S-203.00, S-300.00, S-301.00, S-400.00, S-401.00, S-402.00, S-403.00, S-404.00, S-405.00, S-406.00, S-407.00, S-408.00, S-409.00, S-410.00, SOE-100.00, SOE-101.00, SOE-200.00, SOE-201.00, SOE-202.00, SOE-203.00, SOE-300.00, DM-100.00, DM-101.00, DM-102.00, DM-103.00, DM-104.00, DM-105.00, DM-106.00, DM-107.00, DM-108.00, DM-200.00, and DM-300.00, dated (revised) May 26, 2017, and prepared by Dominic M. Cullen, PE; M-100.00, M-300.00, M-301.00, M-302.00, M-303.00, M-304.00, M-305.00, M-306.00, M-307.00, M-308.00, M-400.00, M-401.00, M-402.00, M-403.00, M-404.00, M-405.00, M-406.00, M-407.00, M-408.00, M-600.00, M-700.00, M-701.00, M-800.00, M-801.00, M-802.00, P-100.00, P-300.00, P-301.00, P-302.00, P-303.00, P-304.00, P-305.00, P-306.00, P-307.00, P-308.00, P-500.00, P-501.00, P-502.00, P-600.00, P-700.00, and P-800.00, dated (revised) April 21, 2017, and prepared by Robert J. McGee, PE, all submitted as components of the application.

Accordingly, staff reviewed these materials and noted that they include additions to the scope of work, consisting of installing additional mechanical equipment at the roof of the building and the proposed penthouse; installing a Siamese connector at plain brick masonry at the base of the building on the south facade; replacing one (1) beige finished wood single-light window within a round opening at the first floor level of the south facade, in-kind; work throughout the east (lot line) facade, including sealing twenty masonry openings at the east (lot line) facade by replacing twenty (20) one-over-one, double-hung windows with brickwork; and associated interior alterations.

With regard to the modifications and additions, staff finds that the additional work at the roof will consist solely of the installation of additional mechanical equipment; that none of the additional mechanical equipment at the roof will be visible from a public thoroughfare; that none of the work will result in the loss of, damage to, or adversely affect any significant architectural features of the building or adjacent improvements; that the proposed Siamese connector will be simply designed and typical in terms of placement and finish and will be a discreet presence when seen from public thoroughfares; that the proposed window will match the historic window in terms of configuration, operation, details, material, and finish; that the work at the lot line facade is in preparation for the construction of an adjacent building, which will block this wall from view; that the replacement brickwork will match the historic brickwork in terms of

coursing, material, dimensions, texture, details, and finishes; and that the pointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of color, texture, and tooling. Additionally, staff found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-13648 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of brickwork and pointing mortar prior to the commencement of work. Please contact the Commission's staff once samples are available 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.

PLEASE ALSO NOTE: That the paint colors for the storefront infill, windows, and doors will be based on an historic paint analysis, to be performed pursuant to Certificate of No Effect 19-0821 (LPC 19-0821), issued on March 15, 2017, and a color scheme will be submitted once the paint analysis is complete.

PLEASE FURTHER NOTE: That the work at the east (lot line) facade may NOT commence prior to the commencement of construction of the new building at the adjacent lot (Block 604/Lot 30: 144 Barrow Street). If the new building is not constructed, then the work at the east facade, as indicated in this permit, is not approved.

PLEASE FINALLY NOTE: Notice of Violation 14-0524 remains in effect and is not addressed by this permit. Failure to resolve this matter may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOVs require a court appearance and a civil fine may be imposed.

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 Abbie Hurlbut.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jonathan Taylor, Higgins Quasebarth & Partners

cc: Emma Waterloo, Deputy Director; Jonathan Taylor, Higgins Quasebarth & Partners