



Date:	4/4/2017
LPC Docket #:	LPC-19-6143
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 150 Barrow Street - Keller Hotel

Borough: Manhattan

Block: 601 **Lot:** 1

Historic District: Individual Landmark

Description: A Renaissance Revival style hotel designed by Julius Munckwitz and built in 1897-1898. Application is to install flood barriers, replace storefront infill and windows, construct a rooftop addition and bulkheads, and install rooftop mechanical equipment, screens, and railings.

COMMISSION FINDINGS

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- 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.

VOTE:

Present: Meenakshi Srinivasan, Diana Chapin, Wellington Chen, Michael Devonshire, John Gustafsson, Kim Vauss, Jeanne Lutfy

7-0-0

In Favor = M.Srinivasan, D.Chapin, W.Chen, M.Devonshire, J.Gustafsson, K.Vauss, J.Lutfy

Oppose =

Abstain =



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Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law