

July 8, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-11234

521 West 25th Street – West Chelsea Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 296 8061

Passcode: 940250

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



NYC Landmarks Preservation Commission

Public Hearing Presentation

**521-537 W. 25th St.
New York, NY**



NYC Landmarks Preservation Commission
Public Hearing
July 8, 2025

PRIME STORAGE



950 University Avenue, Bronx



109-09 180th Street, Queens



1084 Rockaway Avenue, Brooklyn





Anticipated LPC Commission Level Review

- New Bifold doors (2 locations)
- New multi-light, metal and glass windows, brick infill and cast stone sills (3 locations)
- New multi-light metal and glass window with segmental arch (1 location)
- New Signage (1 location)

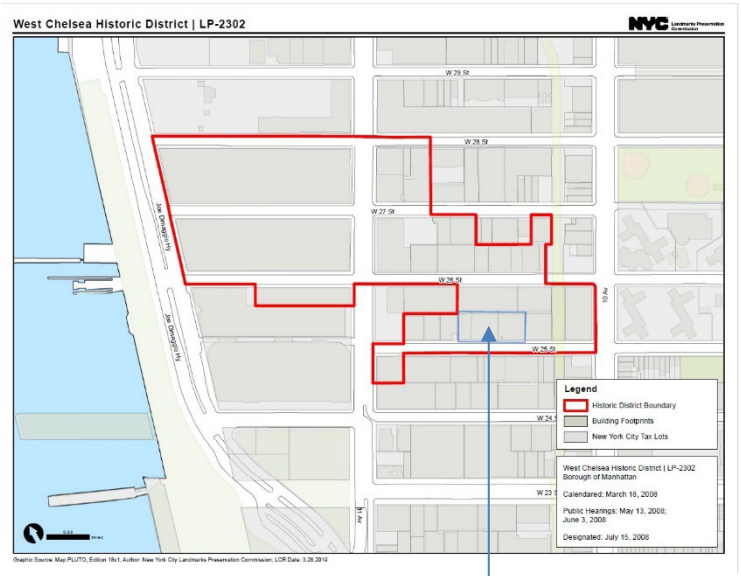
Anticipated LPC Staff Level Review

- Restoration of ornamental bracket lamps and tear drop luminaires (2)
- Removal of non-historic lamps and mounts at roofline (5)
- Installation of solar arrays at flat roof (not visible from the street)
- Reversible grey-scale film at windows (3 locations)
- Security cameras (3)
- Intercom (1)
- Interior partitions
- Selective brick repairs, in-kind unit replacement and repointing at 1st floor
- Graffiti removal at the 1st floor
- New HVAC equipment at existing dunnage on the flat roof and new refrigerant piping at the rear elevation (not visible from the street)

Note: no curb cuts are sought with this application; the existing concrete sidewalk slopes to the roadway

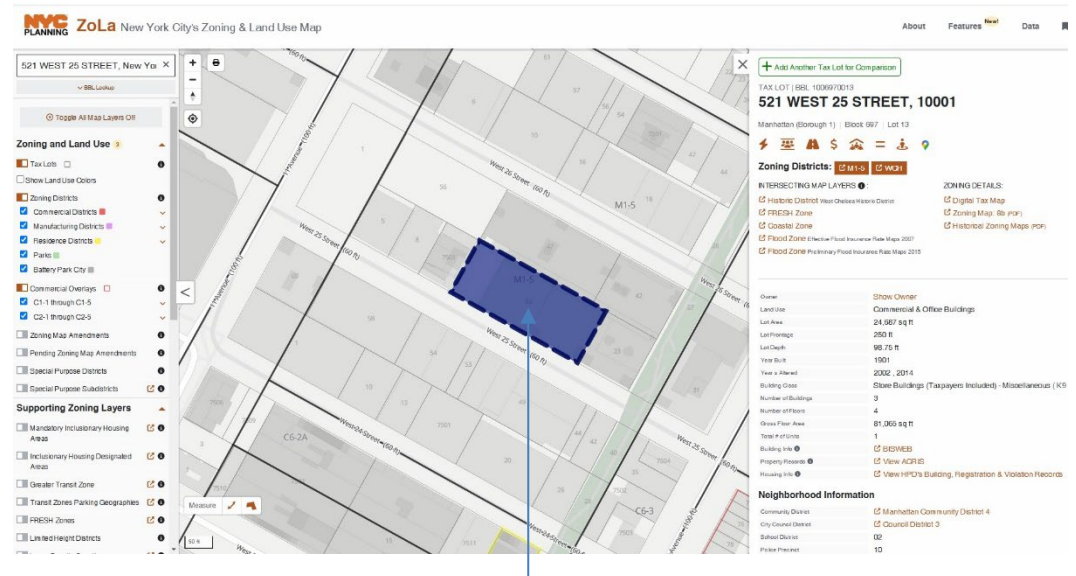


NYC Landmarks Preservation Commission
West Chelsea Historic District Map



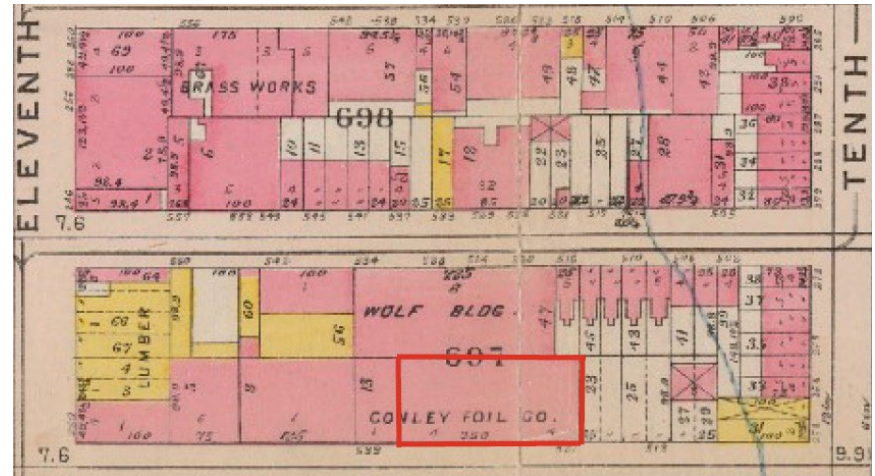
Site
521-537 West 25th Street

NYC Department of City Planning
ZoLa Map

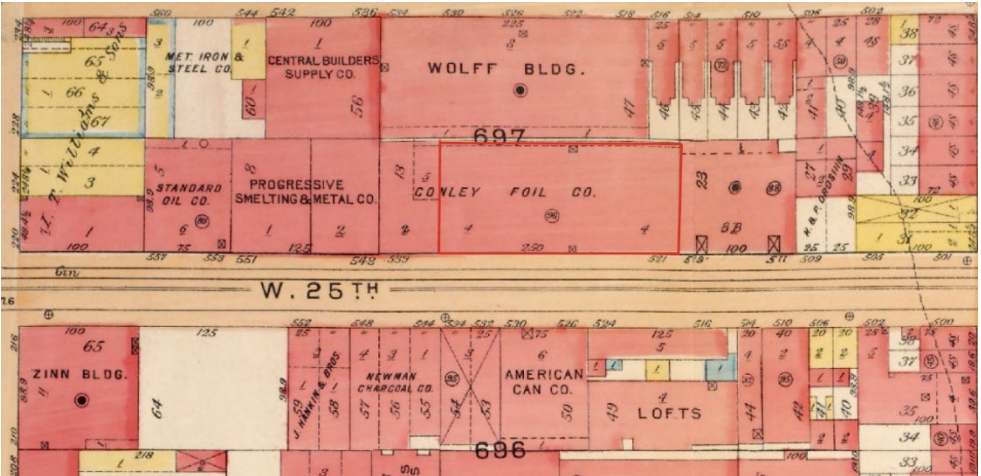


Site
521-537 West 25th Street

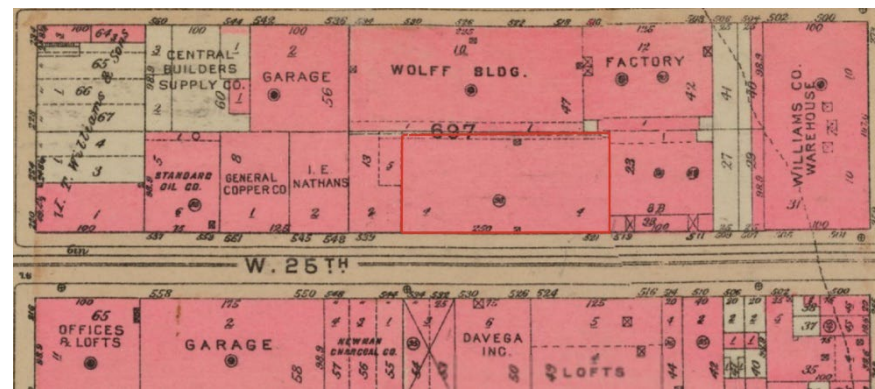




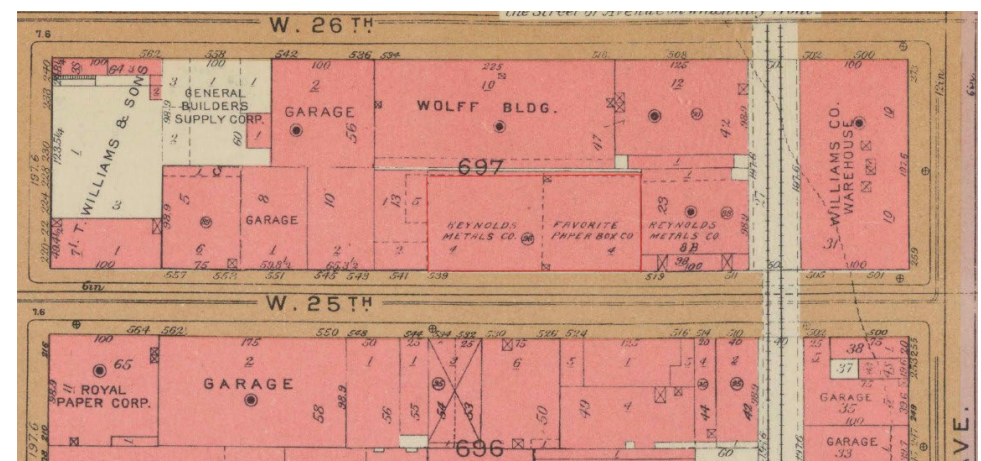
G.W. Bromley & Co. Atlas of Manhattan, Section 3, Plate 7, 1911



G.W. Bromley & Co. Atlas of Manhattan, Section 3, Plate 7, 1920

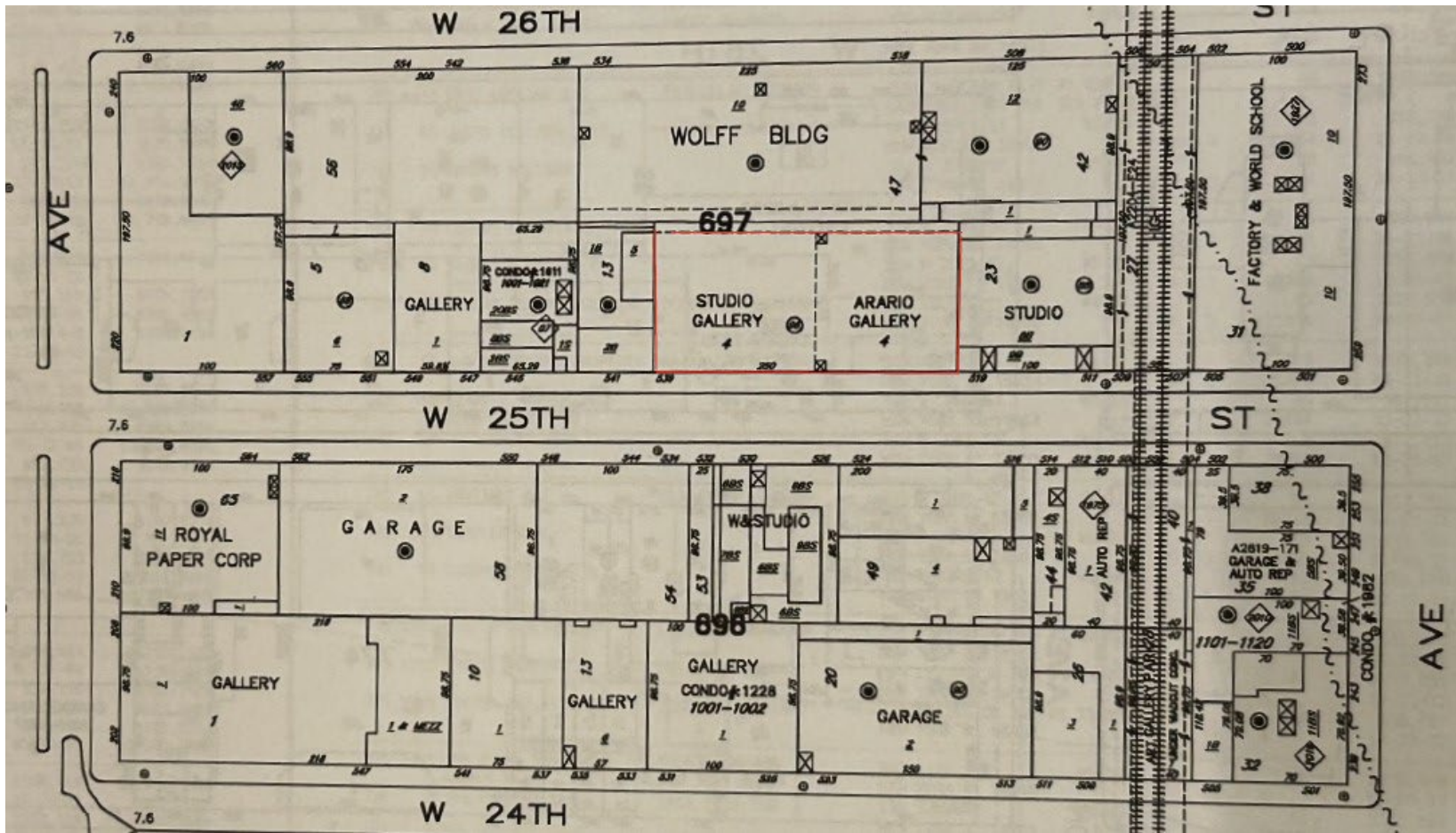


G. W. Bromley & Co. Atlas of Manhattan, Section 3, Pl. 47, 1930



G.W. Bromley & Co. Manhattan Land Book, Section 3, Plate 47, 1934
Note that the High Line (former West Side Elevated Line) was operational by 1934.

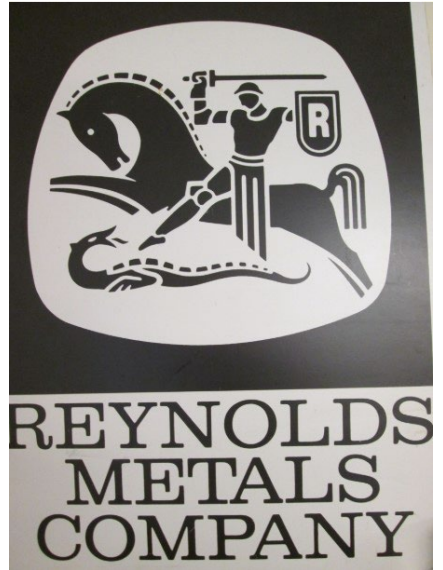




Sanborn. *Manhattan Land Book of the City of New York*, Section 3, Plate 47, 2018-2019



521-539 West 25th Street, Lloyd Acker Collection, New York Public Library, c. 1930s





Attracts the Eye *Increases Sales*

Pure Tin, Composition and Lead Foil
for wrapping

Cigars	Cheese
Cigarettes	Confectionery
Tobacco	Food Products

The Conley Foil Company, New York, U.S.A.
*The Largest Foil Manufacturer in the World
Established more than forty years*





From West to East:
545-549 West 25th Street (2 story building)
539-541 West 25th Street (2 story building)
521-537 West 25th Street (4 story building)

New York City Municipal Archives, Tax Photo Collection, c. 1939



From West to East:
521-537 West 25th Street (4 story building)
511-519 West 25th Street (11 story bldg.)

New York City Municipal Archives, Tax Photo Collection, c. 1939



From West to East:
521-537 W. 25th Street (4 story building)
511-519 W. 25th Street (11 story bldg.)
West Side Elevated Line

New York City Municipal Archives, Tax Photo Collection, c. 1939





View of 521-537 W. 25th Street. LPC West Chelsea Historic District Designation Report. 2008

CHRONOLOGY

1900-1901

American Round Arch style tinfoil factory (521-541 West 25th Street) erected on the block formerly owned by the Cornell Iron Works

Plans filed for a 4-story and basement brick factory (250 x 96) for The Conley Foil Company; Schickel & Ditmars, Architects. *The New York Times*, June 8, 1900

1918

Alterations: signage, 1st story window openings

1924 - 1925; 1930

Conley Foil Company purchased by Lehmaier, Schwartz & Co.; Lehmaier, Schwartz & Co. purchased by Reynolds Metals Company

1933

Alterations: installation of shipping door

1947

Building purchased by Hendrickson Realty Corp.; Alterations: major modifications to the 1st floor; converting segmental arched openings to trucking docks to accommodate an increased demand for truck shipping; 8 new loading berths

1964

Certificate of Occupancy: building used for shipping, storage of records and offices.

(date to be confirmed)

Alterations: installation of metal stairs at the 1st story; windows and doors replaced; fire escapes removed (after c. 1939 and prior to 2008); installation of wall mounted lampposts

2008

West Chelsea Historic District designated by the NYC Landmarks Preservation Commission

2014

LPC Certificate of Appropriateness for alterations at the ground floor (new glazing at service entrance doors, and all arched window and door transoms)





521-531 West 25th Street, New York, NY
Existing Conditions (detail view; West bays and central tower)



521-537 West 25th Street, New York, NY
Existing Conditions (detail view; East bays and central tower)





521-537 West 25th Street, New York, NY
Existing Conditions: detail of wall-mounted ornamental bracket with exposed conduit and non-historic luminaire to be restored (LPC Staff level review)



525 West 25th Street, New York, NY
Existing Conditions: detail of non-historic metal and glass infill at segmental arched and flat headed lintel conditions, non-historic stairs and handrails





Terminal Warehouse, 261 11th Avenue, New York, NY



Chelsea Factory, 547 West 26th Street, New York, NY



Starrett Lehigh Building, 601 West 26th Street, New York, NY



Starrett Lehigh Building, 601 West 26th Street, New York, NY





WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · VISUALIZATION OF BEAVER & BELVIDERE ST FACADES

DXA studio
894 6th Avenue, 5th Floor
New York, NY 10001
T 212 874 0567
www.dxastudio.com

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: JANUARY 14, 2020

25



NYC Landmarks Preservation Commission
Public Hearing
July 8, 2025



WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · BELVIDERE STREET EXISTING AND PROPOSED ELEVATIONS

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22





WILLIAM ULMER BREWERY - 79-81 BEAVER STREET - LOADING BAY DOOR DETAILS - VERTICAL BIFOLD DOOR PRECEDENTS

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854 6th Avenue, 5th Floor
New York, NY 10001
T 212 874 0567
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PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
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31



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BEFORE



AFTER



Existing Photo + Proposed Render (East)



Existing Conditions of 521-537 West 25th Street (East)



Proposed Render of 521-537 West 25th Street (East)



Annotated Existing Photo + Proposed Render (East)

BEFORE



AFTER



NYC Landmarks Preservation Commission
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Existing Conditions of 521-537 West 25th Street (West)



Proposed Render of 521-537 West 25th Street (West)



Annotated Existing Photo + Proposed Render (West)

BEFORE



- REMOVE EXTERIOR LIGHT FIXTURE
- REMOVED FROSTED GLAZING
- REMOVE EXISTING CAMERAS
- REMOVE STAIRS AND HANDRAILS
- REMOVE MISC. OBJECTS & GRAFFITI

- REMOVE ALL PARAPET LIGHTS
- REMOVE STOREFRONT DOOR & WINDOW ASSEMBLY
- EXISTING FREIGHT ELEVATOR & DOOR TO REMAIN
- REMOVING EXTERIOR LIGHT FIXTURES
- REMOVE STAIRS & HANDRAILS

AFTER



- NEW TEARDROP LUMINAIRE FIXTURE AT EXISTING, REFURBISHED ORNAMENTAL WALL BRACKET, SEE A200 FOR SPECS
- EXISTING STOREFRONT FRAMING TO BE REFINISHED
- NEW TRANSLUCENT GRAYSCALE FILM ON EXISTING CLEAR GLAZING
- NEW SECURITY CAMERAS, TYP. 1 OF 3

- NEW METAL & GLASS STOREFRONT WINDOW WITH TRANSLUCENT GRAYSCALE FILM, SEE A200 FOR SPECS
- EXISTING FREIGHT ELEVATOR & DOOR TO REMAIN
- EXISTING STAIR EGRESS DOOR TO REMAIN



ISSUE DATE
1 PERMIT SET 6/19/25

REVISION DATE

W 25th Street Self Storage
Prime Group Holdings, LLC
New York, NY 10021

bwd
ARCHITECTS
PLANNING + ARCHITECTURE
PROPERTY VISIONING
800 W. Broad St. Suite 400
Falls Church, Virginia 22044
703-354-6771 fax: 354-7010

NOT FOR CONSTRUCTION

SELECTIVE REMOVALS
D-200.00
35 OF 54
25-004

SELECTIVE REMOVAL KEYNOTES + LEGEND

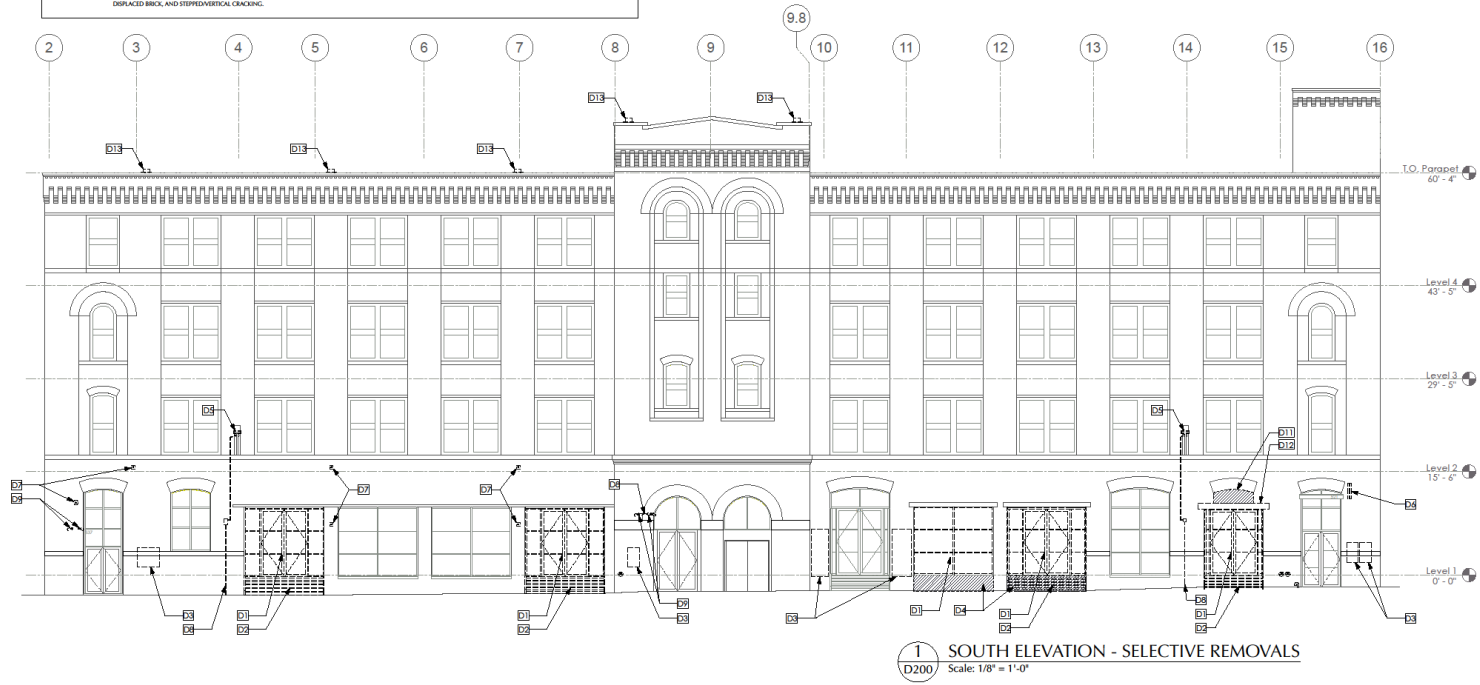
EXISTING WALL TO REMAIN
ITEM TO BE REMOVED
AREA TO BE REMOVED

NOTE: CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE PLANS AND EXISTING CONDITIONS ON SITE.

D1: REMOVE EXISTING NON-HISTORIC METAL AND GLASS STOREFRONT DOOR AND/OR WINDOW ASSEMBLIES WHERE INDICATED.
D2: REMOVE EXISTING NON-HISTORIC METAL STAIR, HANDRAIL AND LANDING.
D3: REMOVE EXISTING VITREOUS SIGN AND HARDWARE, AT ALL FORMER HARDWARE PENETRATIONS APPLY NEW COMPOSITE REPAIR MORTAR TO MATCH ADJACENT BRICK MASONRY IN COLOR, TOOLING, AND APPEARANCE.
D4: CUT & REMOVE EXISTING MASONRY WALL BELOW SILL OF EXISTING OPENING FOR NEW INTERIOR VEHICLE LOADING ENTRANCE.
D5: REMOVE EXISTING NON-HISTORIC LUMINAIRE FIXTURE, RETAIN EXISTING HISTORIC WALL BRACKET.
D6: REMOVE EXISTING BRASS SIGN AND MOUNTING BRACKET, AT ALL FORMER HARDWARE PENETRATIONS APPLY NEW COMPOSITE REPAIR MORTAR TO MATCH ADJACENT BRICK MASONRY IN COLOR, TOOLING, AND APPEARANCE.
D7: REMOVE EXISTING BANISTER BRACKETS, AT ALL FORMER HARDWARE PENETRATIONS APPLY NEW COMPOSITE REPAIR MORTAR TO MATCH ADJACENT BRICK MASONRY IN COLOR, TOOLING, AND APPEARANCE.
D8: REMOVE EXISTING ELECTRICAL CONDUIT AND JUNCTION BOXES, PATCH AND REPAIR ALL HARDWARE PENETRATIONS TO MATCH ADJACENT FINISH.
D9: REMOVE EXISTING SECURITY CAMERA, PATCH AND REPAIR ALL HARDWARE PENETRATIONS TO MATCH ADJACENT FINISH.
D10: REMOVE EXISTING ACCESS CONTROL KEYPAD, PATCH AND REPAIR ALL HARDWARE PENETRATIONS TO MATCH ADJACENT FINISH.
D11: CUT & REMOVE EXISTING BRICK MASONRY WALL ABOVE LINTEL OF EXISTING OPENING FOR NEW ARCHED WINDOW INFILL.
D12: CUT & REMOVE EXISTING STRUCTURAL LINTEL AND PREPARE MASONRY OPENING TO RECEIVE NEW BRICK MASONRY JAMBS AND ARCHED WINDOW INFILL.
D13: REMOVE EXISTING PARAPETS/ANTENNAE, NON-HISTORIC SITE LIGHTING FIXTURES AT ROOF LEVEL, REMOVE ALL ASSOCIATED WIRING AND CONDUIT, PATCH AND REPAIR FINISH CORING IF ALL FORMER HARDWARE PENETRATIONS, AND APPLY NEW COMPOSITE REPAIR MORTAR TO MATCH ADJACENT CORING SCHEME IN COLOR, TOOLING, AND APPEARANCE.

GENERAL NOTE: ALL GRASS TO BE CAREFULLY REMOVED USING CLEANING AGENTS THAT DO NOT IMPACT THE APPEARANCE OR INTEGRITY OF THE UNDERLYING SUBSTRATE. MARK UP BRICKS TO INDICATE INSTALLING BRICKS IN BRICK GRASS FINISH. WITH MAXIMUM 50% FLUTE BRICK.

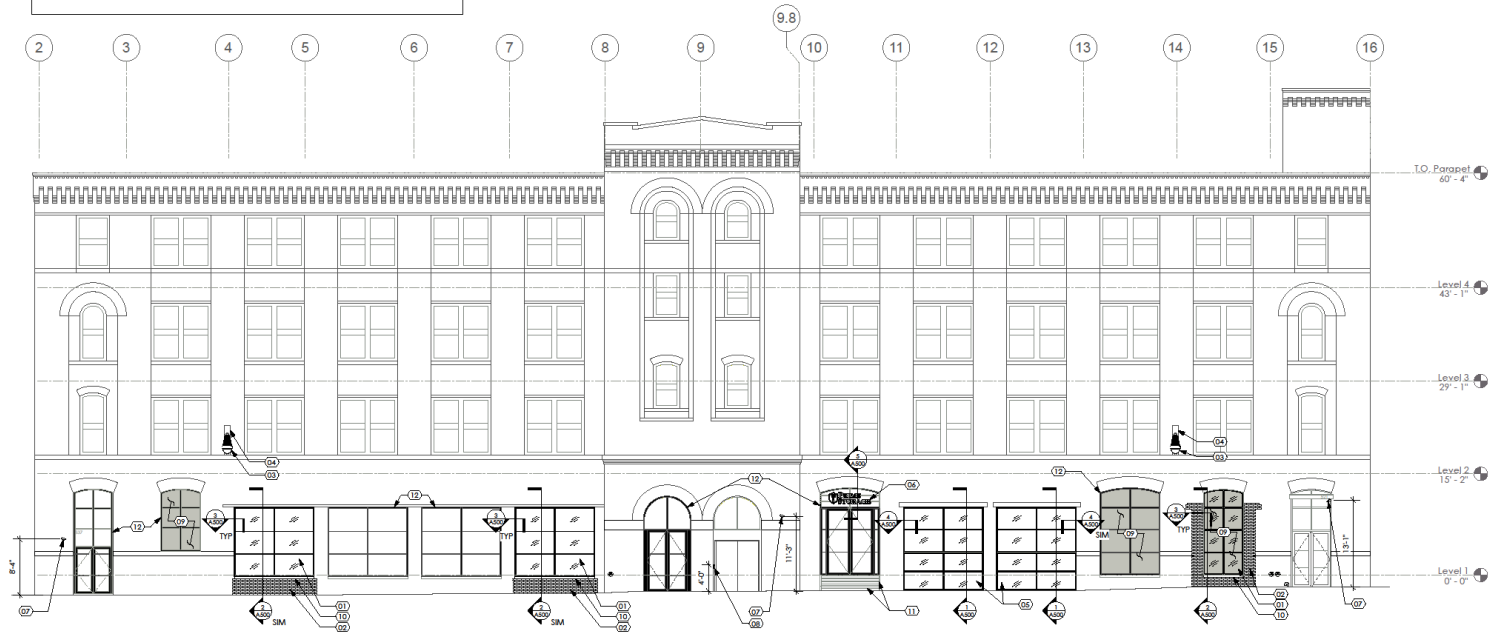
SELECTIVE BRICK REPAIRS: EXTERIOR RESTORATION CONTRACTOR TO INSPECT, REPORT, AND PREPARE RECOMMENDATIONS FOR REPAIR/RESTORATION OF PROJECTING AND/OR DISPLACED BRICK, AND STEEP/VERTICAL CRACKING.



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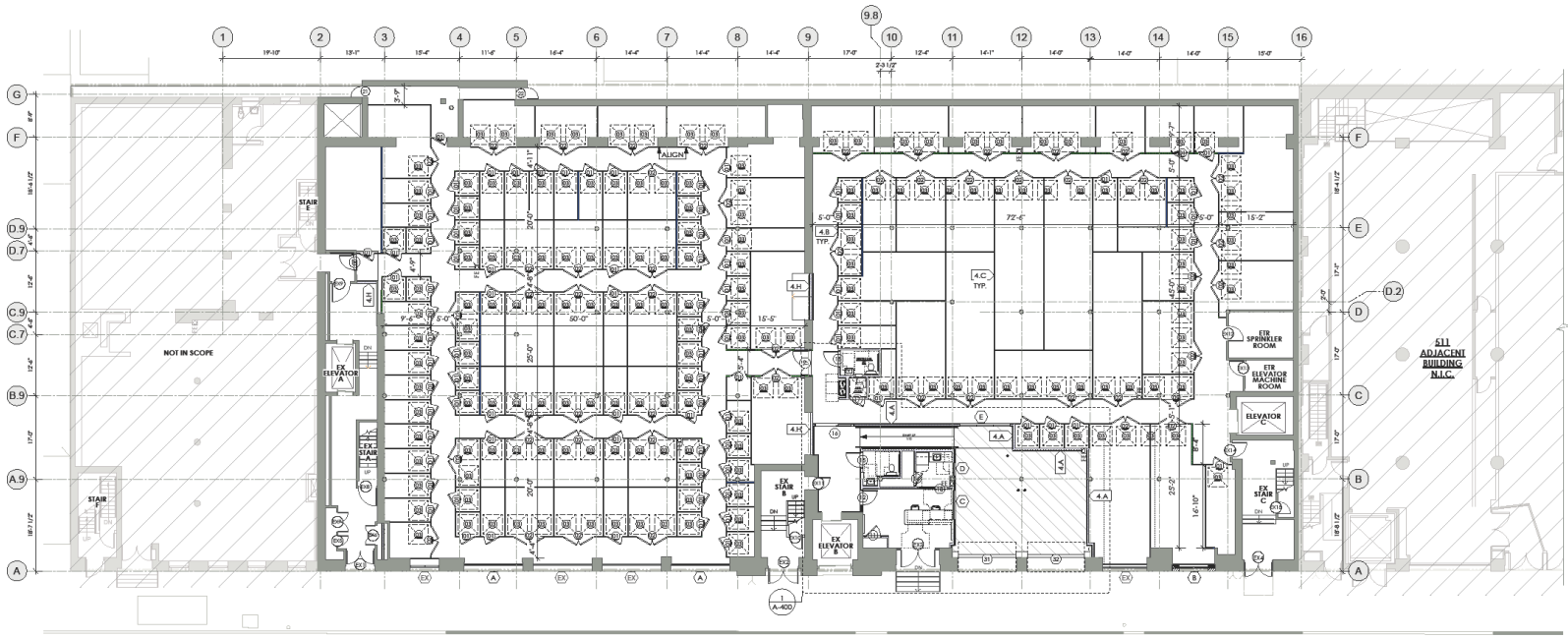
ISSUE DATE	
1 PERMIT SET	6/19/25
REVISION DATE	
W 25th Street Self Storage Prime Group Holdings, LLC 800 W. Broad St. Suite 400 Park Church, Virginia 22044 New York, NY 10001	
bwd ARCHITECTS PLANNING • ARCHITECTURE • PROPERTY VISIONING 800 W. Broad St. Suite 400 Park Church, Virginia 22044 703-354-6771 fax: 354-7010	
NOT FOR CONSTRUCTION	
W 25TH ELEVATION A-200.00 42 OF 54 25-004	

- PROPOSED NEW WORK KEYNOTES**
- PROPOSED METAL AND GLASS STOREFRONT WINDOW ASSEMBLY, STOREFRONT FRAME TO BE FACTORY PRE-FINISHED TO MATCH EXISTING UPPER FLOOR WINDOW FRAMES.
 - PROPOSED BRICK MATCHLINE IN FULL WALL, SINGLE BATTLE BRICK WITH CHALK BACK-UP, NEW FINISHED FACE OF WALL TO MATCH THE BONDING PATTERN, COLOR, DIMENSIONS, AND APPEARANCE OF THE EXISTING ADJACENT HISTORIC BRICK. INFILL WALLS TO TRANSITION TO EXISTING BRICK WITH KEYHOLE JOINTS, ALL MORTAR JOINTS TO MATCH THE COLOR, COMPOSITION, PROFILE, AND TOUSING OF THE EXISTING HISTORIC ADJACENT MORTAR.
 - PROPOSED NYC DOT TEAR DROP STREET LAMP LUMINAIRE MOUNTED TO EXISTING ORNAMENTAL WALL BRACKET, ALL CONDUIT TO BE CONCEALED.
 - PROPOSED REFINISHING OF EXISTING ORNAMENTAL METAL BRACKETS, PREPARED, PRIME AND PAINTED BLACK, USING A RUST-INHIBITIVE PAINT FINISH SYSTEM.
 - PROPOSED METAL AND GLASS FOLD-UP GARAGE DOORS WITH FACTORY PRE-FINISHED FRAMES TO MATCH COLOR AND FINISH OF EXISTING UPPER FLOOR WINDOW ASSEMBLIES, CLEAR GLASS WITH A GRID PATTERN TO MATCH EXISTING ADJACENT STOREFRONT WINDOWS.
 - PROPOSED PAINTED STEEL LETTER SIGNAGE MOUNTED OVER EXISTING, NON-HISTORIC TRANSOM WINDOW FRAME PER DETAIL.
 - PROPOSED SIG-BEY WITH CAMERA, MOUNTING TO BE MACHED WITH EXISTING MORTAR JOINTS WITH NO EXPOSED CONDUIT, HOUSING OF CAMERA TO BE SPECIFIED WITH MATCHING FINISH OF ADJACENT BRICK.
 - PROPOSED ACCESS CONTROL KEYPAD MOUNTED TO BRICK LAMB AT EXISTING SIDEWALK LEVEL ELEVATOR DOOR, MOUNTING TO BE MACHED WITH EXISTING MORTAR JOINTS WITH NO EXPOSED CONDUIT, SEE ADJACENT DETAIL TRANSOM.
 - PROPOSED REVERSIBLE TRANSLUCENT GRABSCALE FILM APPLIED AT INTERIOR FACE OF GLASS, FULL HEIGHT.
 - PROPOSED PRECAST CONCRETE SILL TO MATCH EXISTING SIMILAR ADJACENT WINDOW BAYS AT 1ST FLOOR LEVEL, MATCH FOR COLOR, PROFILE SHAPE, FINISH, DIMENSION, AND INSTALLATION.
 - PROPOSED REFINISHING OF EXISTING METAL STAIR LANDING, TRAILS, RISERS, AND HANDRAILS, PREPARED, PRIME AND PAINTED, USING A RUST-INHIBITIVE PAINT FINISH SYSTEM.
 - PROPOSED REFINISHING OF EXISTING METAL STOREFRONT WINDOW AND DOOR ASSEMBLIES TO MATCH COLOR AND FINISH OF EXISTING UPPER FLOOR WINDOW ASSEMBLIES, EXISTING STOREFRONT FRAMES AND DOORS TO BE REFINISHED, PRIME AND PAINTED, USING A RUST-INHIBITIVE PAINT FINISH SYSTEM.
- GENERAL NOTES** - SELECTIVE BRICK REPAIRS, EXTERIOR RESTORATION CONTRACTOR TO SOURCE, REPAIR AND PREPARE RECOMMENDATIONS FOR REINTEGRATION OF PROJECTING AND/OR CORNERED BRICK AND REPRESENTATIONAL CORNERING.



1 W 25TH STREET ELEVATION (SOUTH)
 A-200 Scale: 1/8" = 1'-0"





GRAPHIC WALL SYMBOLS

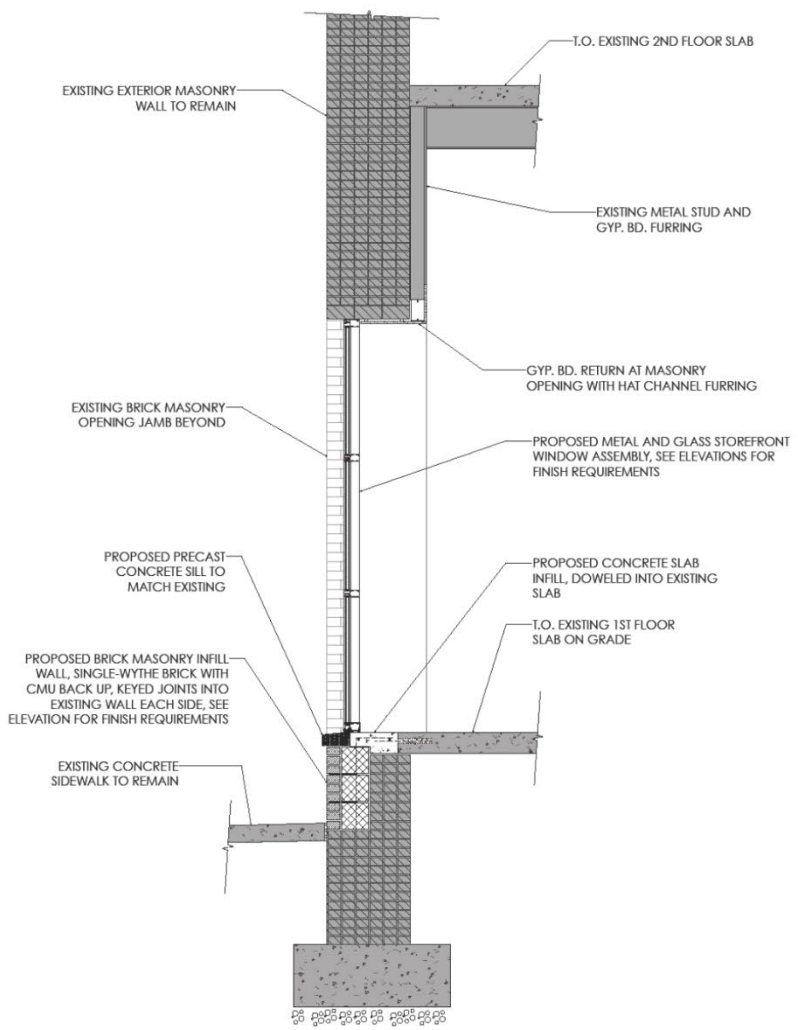
- NON BEARING UNIT DIVIDER PARTITIONING - 6'-0" HT
- CORRIDOR PARTITIONING - 6'-0" HT
- THERMAL SEPARATION WALLS
- FIRE SEPARATION WALLS
- FIRE EXTINGUISHER CABINET
- ACCESSIBLE STORAGE UNIT
- LOCKER UNIT ABOVE
- TRIPLE LOCKER UNIT

1 1st Floor Plan
A-101 Scale: 3/32" = 1'-0"

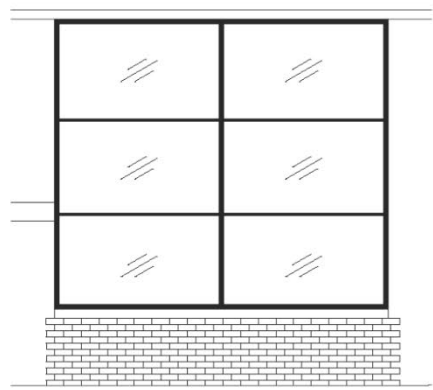
ISSUE DATE	
1 PERMIT SET	6/19/25
REVISION DATE	
<h1>W 25th Street Self Storage</h1> <p>Prime Group Holdings, LLC 125 W. 25th Street New York, NY 10001</p>	
PLANNING • ARCHITECTURE • PROPERTY VISIONING 800 W. Broad St., Suite 400 Falls Church, Virginia 22044 703-354-6771 fax: 354-7010	
<p style="color: red; font-weight: bold; transform: rotate(-45deg);">NOT FOR CONSTRUCTION</p>	
1ST FLOOR PLAN	
A-101.00	
37 OF 54	
25-004	



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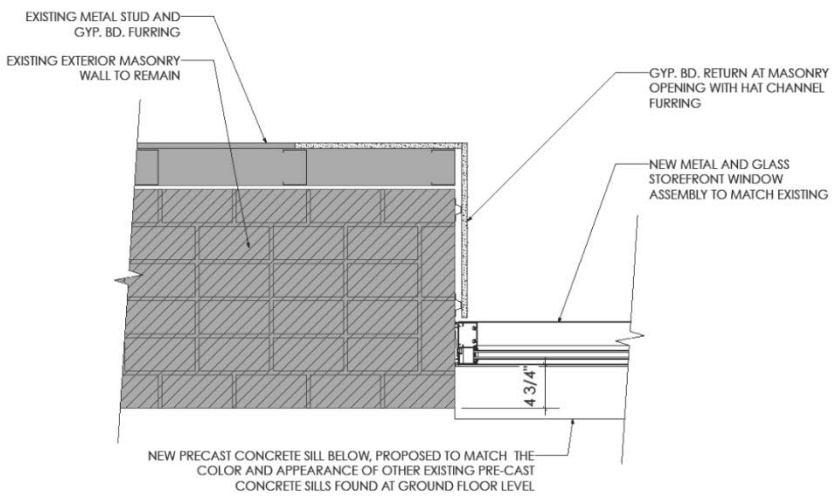
SECTION - STOREFRONT INFILL AT EXISTING OPENING



ENLARGED ELEVATION - STOREFRONT INFILL



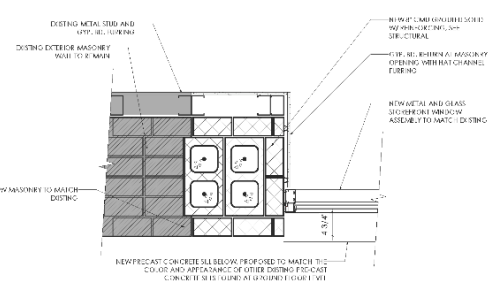
RENDERED PERSPECTIVE - PROPOSED STOREFRONT INFILL



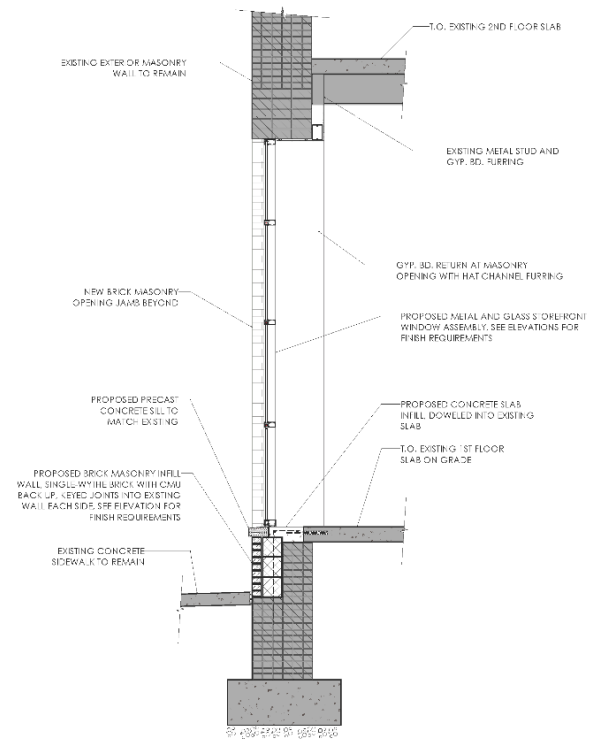
PLAN DETAIL - STOREFRONT JAMB AT PROPOSED INFILL



New Multi-light Window at Segmental Arched Masonry Opening



PLAN - PROPOSED STOREFRONT ARCH JAM



SECTION - PROPOSED STOREFRONT ARCH

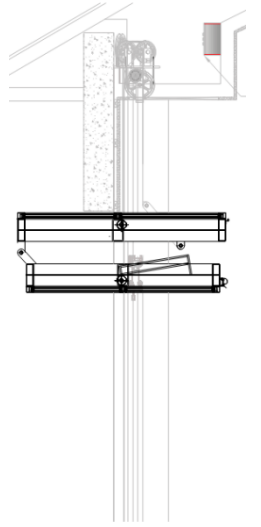
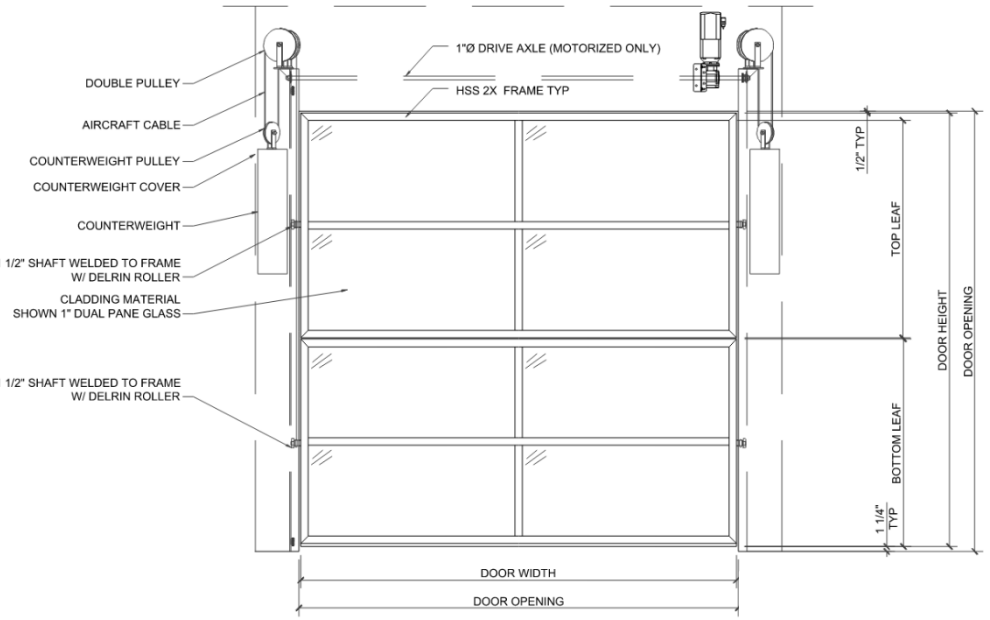


ENLARGED ELEVATION - PROPOSED STOREFRONT ARCH



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Bi-fold Metal and Glass Doors



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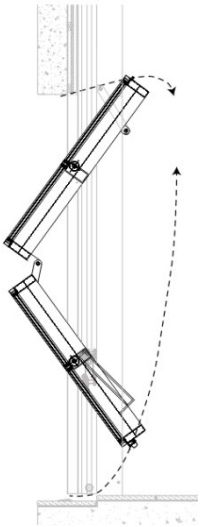
Project: SERIES 3000 TYPICAL	Drawing No.: 3K of
Project No.:-	
Client: -	
Issue Date: -	
Latest Rev. Date:	
Drawn By: CW	

GLAZING OPTIONS:

- 1/4" to 1" POLYCARBONATE
- 1/4" to 1" LAMINATED
- 1/4" to 1" TEMPERED
- 1" INSULATED

COLOR / FINISH OPTIONS:

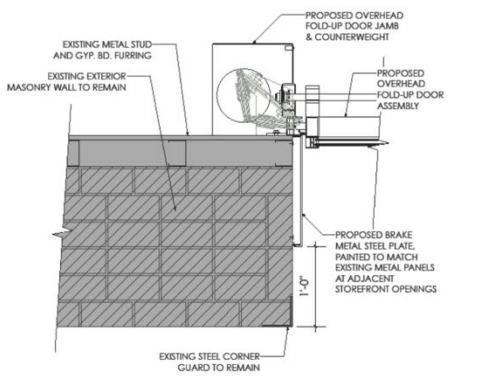
- CUSTOM COLOR MATCHING
- CUSTOM CLADDING
- POWDER COATING
- GALVANIZED



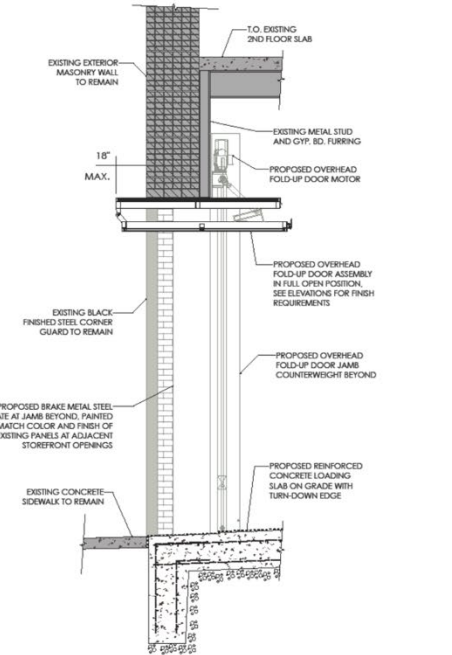
Bi-fold metal and glass doors proposed at 2 loading bays.
Muntin/grid pattern and black finish to match the adjacent metal and glass storefront infill. (2 typical)



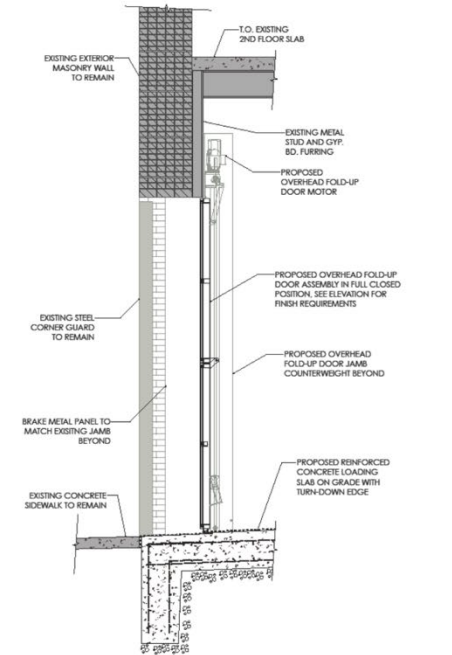
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PLAN DETAIL - BI-FOLD DOOR JAMB AT EXTERIOR WALL



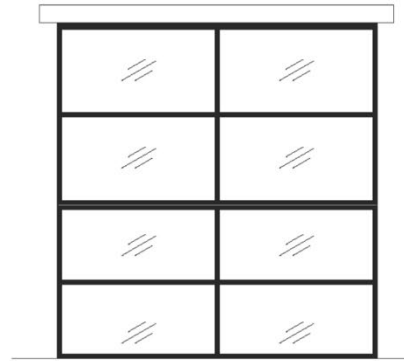
SECTION - BI-FOLD OVERHEAD DOOR (FULL OPEN)



SECTION - BI-FOLD OVERHEAD DOOR (FULL CLOSED)

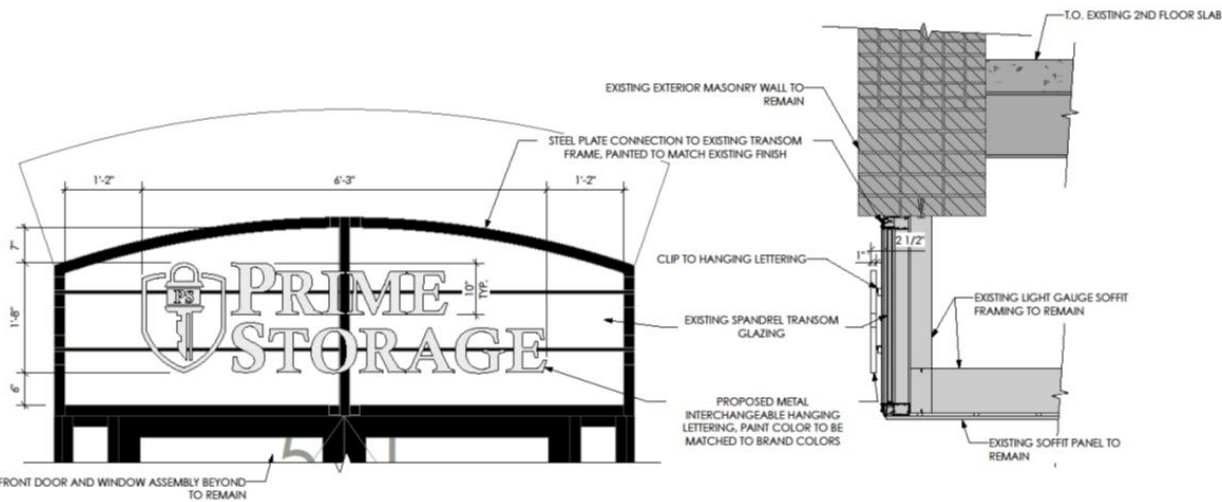


PROPOSED BI-FOLD DOOR RENDERED PERSPECTIVE



ENLARGED ELEVATION - BI-FOLD OVERHEAD DOOR





ENLARGED ELEVATION - BRAND SIGNAGE

SECTION - SIGN AT TRANSOM GLAZING



RENDERED PERSPECTIVE - PROPOSED SIGNAGE



July 8, 2025
Public Hearing

The current proposal is:

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521 West 25th Street – West Chelsea Historic District
Borough of Manhattan

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Appendix





521-537 West 25th Street, New York, NY
Existing Conditions photo (building numbers labelled for clarity)





“By the 1930s, New York streets were lighted by an extraordinary variety of lampposts, brackets, and pedestals. During the 1950s and 1960s most of these posts were replaced by "modern" steel and aluminum types.”

LPC Historic Street Lampposts Designation Report, 1997, p.1

View of a wall-bracket lamppost and non historic luminaire (“G”), n.d., location unknown; similar to what exists at 521-537 West 25th Street.

LPC Historic Street Lampposts Designation Report, 1997, Figure 33.



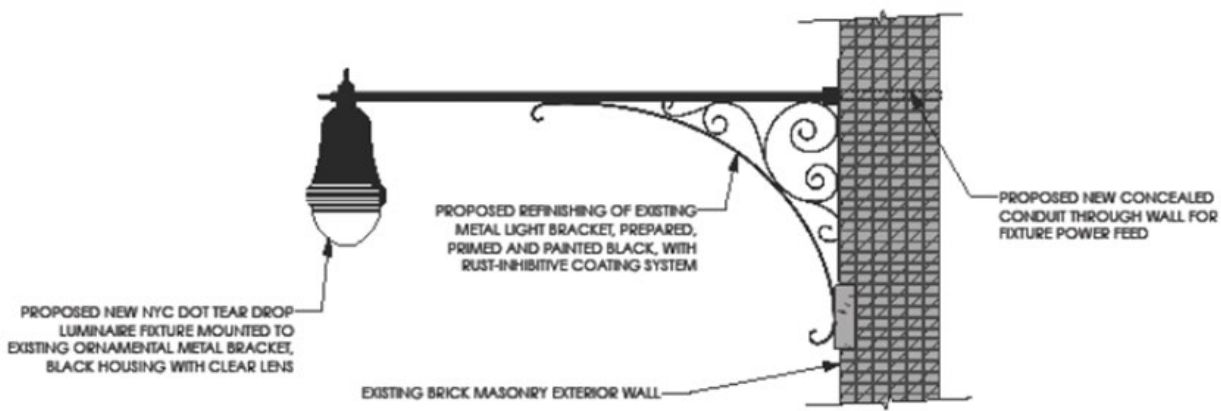
Existing historic metal bracket and non-historic luminaire. Exterior conduit and non-historic luminaire to be removed (2 typical).

Historic metal brackets to be prepared, primed, and repainted with rust-inhibitive primer and paint. Color to match the existing black color. New DOT Tear Drop Luminaire to be installed.

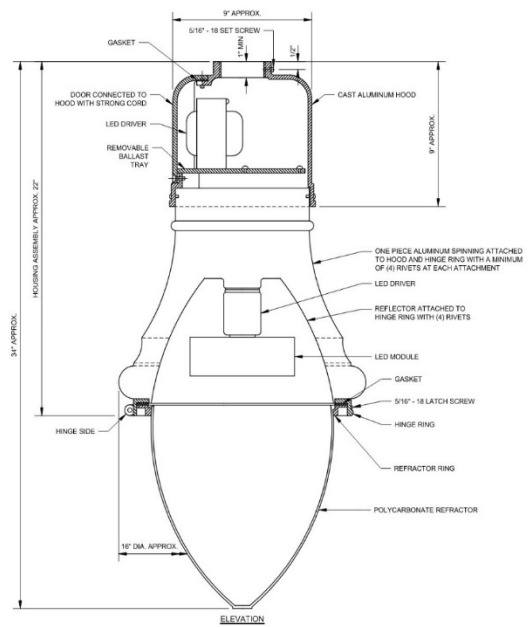


Rendered view of proposed condition: restored metal bracket with black painted finish, new tear drop luminaire, concealed conduit.





9 ORNAMENTAL LIGHT FIXTURE BRACKET (2 TYPICAL)
 A-500 Scale: 3/8" = 1'-0"



DEPARTMENT OF TRANSPORTATION DIVISION OF STREET LIGHTING 34-02 QUEENS BLVD L.I.C., N.Y. 11101		
TEAR DROP LUMINAIRE		
SCALE:	OLD DRAWING NO.	DRAWING NO.
3" = 1'-0"	H-5271	LUM-002



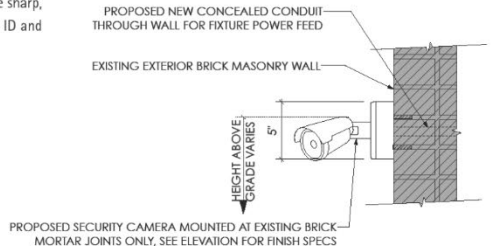


AXIS P1467-LE Bullet Camera

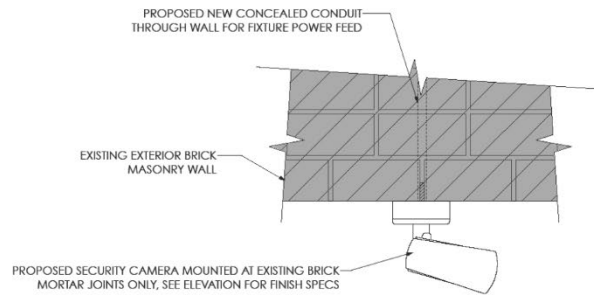
Fully featured, all-around 5 MP surveillance

Based on AR1PEC-8, AXIS P1467-LE delivers excellent image quality in 5 MP. It includes a deep learning processing unit enabling advanced features and powerful analytics based on deep learning on the edge. With AXIS Object Analytics preinstalled, it offers detection and classification of humans, vehicles, and types of vehicles. This IP66/IP67, NEMA 4X, and IK10-rated camera can withstand winds up to 50 m/s. Lightfinder 2.0, Forensic WDR, and OptimizedIR, ensure sharp, detailed images under any light conditions. Furthermore, it includes Axis Edge Vault to protect your Axis device ID and simplify authorization of Axis products on your network.

- > Lightfinder 2.0, Forensic WDR, OptimizedIR
- > Analytics with deep learning
- > Audio and I/O connectivity
- > Built-in cybersecurity features
- > Impact and weather resistant



SECTION - SECURITY CAMERA MOUNTING



PLAN DETAIL - SECURITY CAMERA MOUNTING

Operating conditions

-40 °C to 60 °C (-40 °F to 140 °F)
 Maximum temperature according to NEMA TS2 (2.2.7):
 74 °C (165 °F)
 Start-up temperature: -40 °C
 Humidity 10-100% RH (condensing)

Storage conditions

-40 °C to 65 °C (-40 °F to 149 °F)
 Humidity 5-95% RH (non-condensing)

Weight

With weather shield:
 1.2 kg (2.65 lb)

Dimensions

Ø132 x 280 mm (Ø5.2 x 11.0 in)

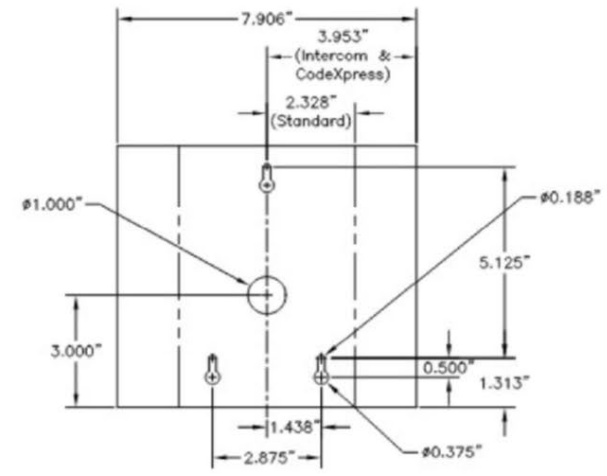
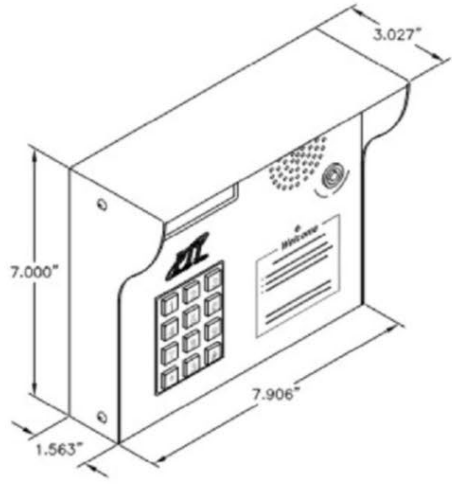
General

Casing

IP66/IP67-, NEMA 4X-, and IK10-rated casing
 Polycarbonate blend and aluminium
 Color: white NCS S 1002-B
 For repainting instructions, go to the product's support page. For information about the impact on warranty, go to axis.com/warranty-implication-when-repainting.

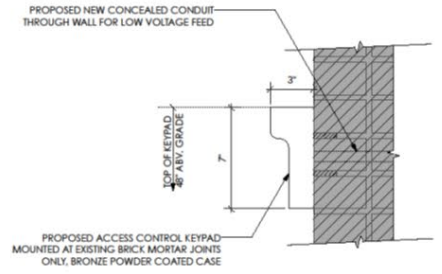
The new security cameras will be wall-mounted to the brick masonry (3 locations). The camera mounting will be anchored to the masonry joints with concealed conduit. Finish of housing and mounts to match adjacent brick.





Intercom

- Features**
- Intercom/LEF
 - Music Intercom/NEM
 - Camera - B/W (Optional)
 - Camera - Color (Optional)
 - Multiline, Backlit Display
 - UV Protected, Backlit Keypad
 - Rugged Aluminum Construction
 - Bronze Powder-Coated Finish
 - Instruction Messages Display
 - Low Power Consumption
 - Pin Number



MOUNTING SECTION - KEYPAD AND INTERCOM

The new access keypad will be wall-mounted to the brick masonry at the existing keypad locations. The keypad will be anchored to the masonry joints with concealed conduit.





Dusted White
7725SE-314



Frosted White
7725SE-324



Frosted Gold
7725SE-331

3M Dusted & Frosted Crystal Finishes

The perfect value-engineered alternative to sandblasted or etched glass.

These industry-leading vinyl films create privacy and disperse light at 1/3 of the price of sandblasted or etched glass. You can simulate the same look but with a lot more flexibility – including the ability to install the film outside. Additional flexibility includes the ability to digitally print onto the film and computer cut it into logos or designs for unique branding, especially for distraction markings.



Aerial View of Roof (selective removals; new HVAC equipment)

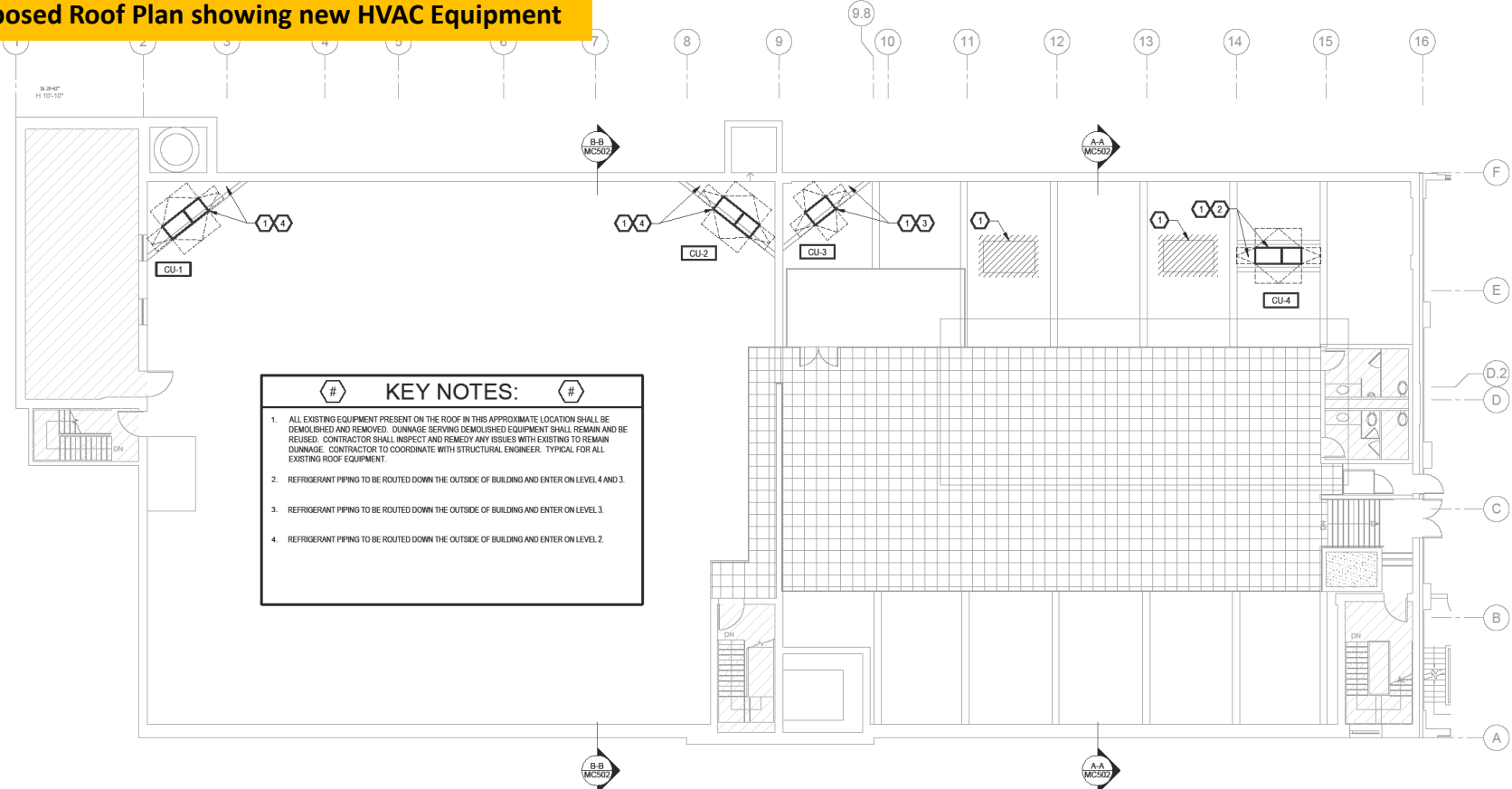


PROPOSED MECHANICAL UNITS & REMOVALS - 521-537 W25th Aerial Perspective



NYC Landmarks Preservation Commission
Public Hearing
July 8, 2025

Proposed Roof Plan showing new HVAC Equipment



PROPOSED MECHANICAL UNITS & REMOVALS - 521-537 W25th ROOF PLAN

VARIABLE REFRIGERANT VOLUME - AIR-COOLED CONDENSING UNIT SCHEDULE														
TAG: ROOM	BASIS OF DESIGN (DAIKIN)	NOMINAL TONNAGE	DESCRIPTION	COOLING CAPACITY		HEATING CAPACITY		REFRIGERANT CHARGE		ELECTRICAL			DIMENSIONS	
				BTU/h	AMBIENT DESIGN (*F DB)	BTU/h	AMBIENT DESIGN (*F DB / WB)	Factory Charge (lbs)	Add'l Refrigerant (lbs)	VOLTAGE-PHASE	MIN CIRCUIT AMPS (MCA)	MAX OVERCURRENT PROTECTION (MOP)	(WxD) (Inch)	WEIGHT (lbs)
CU-1	RXYA192AATJA	16	Air cooled heat pump	191,207	95.0	150,114	12.0 / 10.0	25.8	n/a	208V - 230V 3ph	64.2	80.0	68.9 x 65.4 x 30.1	972.2
CU-2	RXYA240AATJA	20	Air cooled heat pump	239,212	95.0	167,245	12.0 / 10.0	26.8	n/a	208V - 230V 3ph	79.1	90.0	68.9 x 65.4 x 30.1	972.2
CU-3	RXYA95AATJA	8	Air cooled heat pump	95,888	95.0	88,750	12.0 / 10.0	24.9	n/a	208V - 230V 3ph	34.9	40.0	48.8 x 65.4 x 30.1	725.3
CU-4	RXYA192AATJA	16	Air cooled heat pump	191,207	95.0	150,114	12.0 / 10.0	25.8	n/a	208V - 230V 3ph	64.2	80.0	68.9 x 65.4 x 30.1	972.2

ISSUE DATE
1 PERMIT SET 6/19/25

REVISION DATE

W 25th Street Self Storage

Prime Group Holdings, LLC
125 West 25th Street
New York, NY 10001

bwd
ARCHITECTS

PLANNING • ARCHITECTURE
• PROPERTY VISIGNING

800 W. Broad St. Suite 400
Falls Church, Virginia 22044
703-354-6771 fax: 354-7010

NOT FOR CONSTRUCTION

© bwdarchitects, Inc. 2025

Mechanical Roof Plan

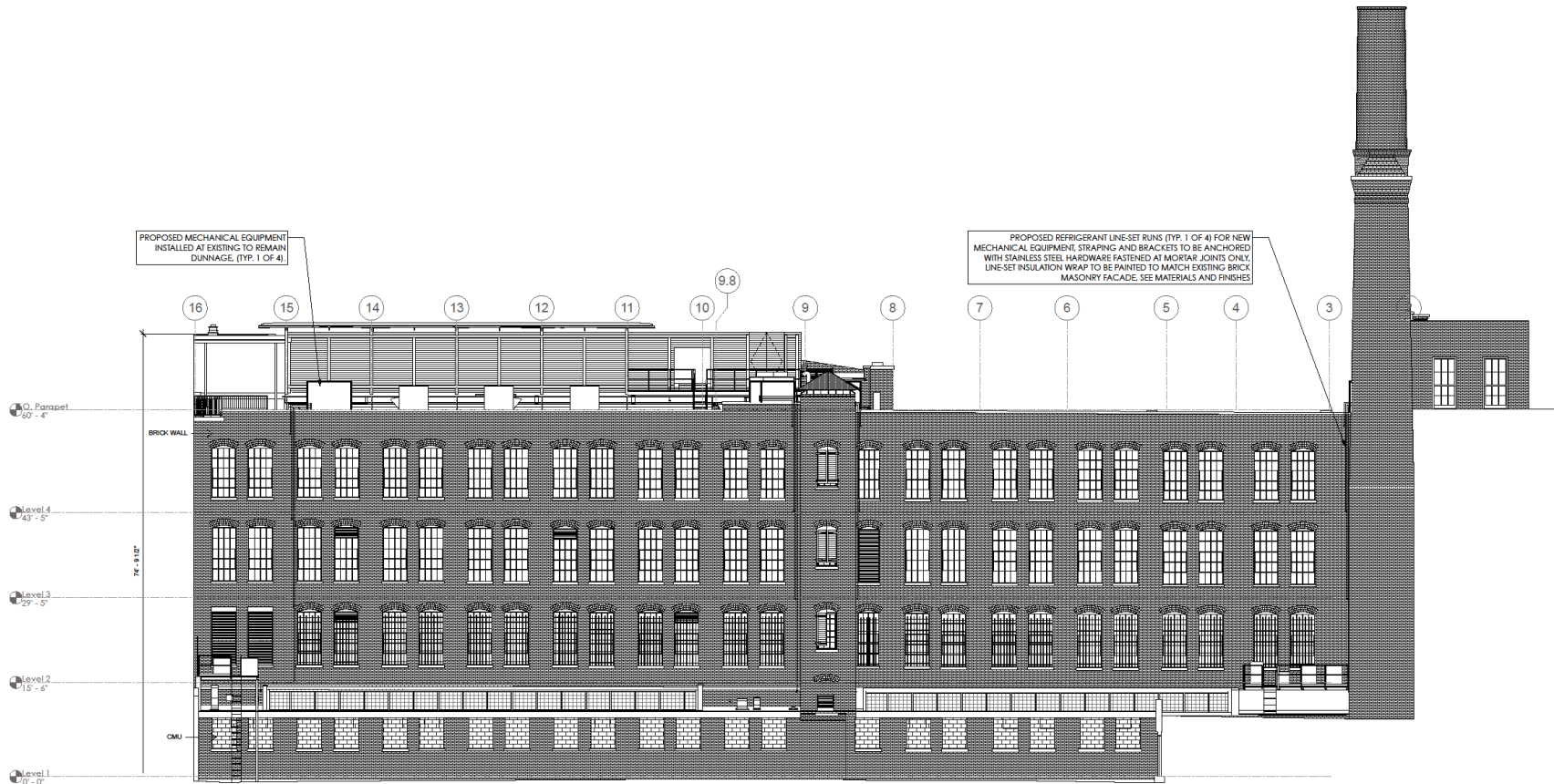
MC-105

25-004



NYC Landmarks Preservation Commission
Public Hearing
July 8, 2025

Proposed Rooftop HVAC Equipment + New Refrigerant Piping at Rear Elevation



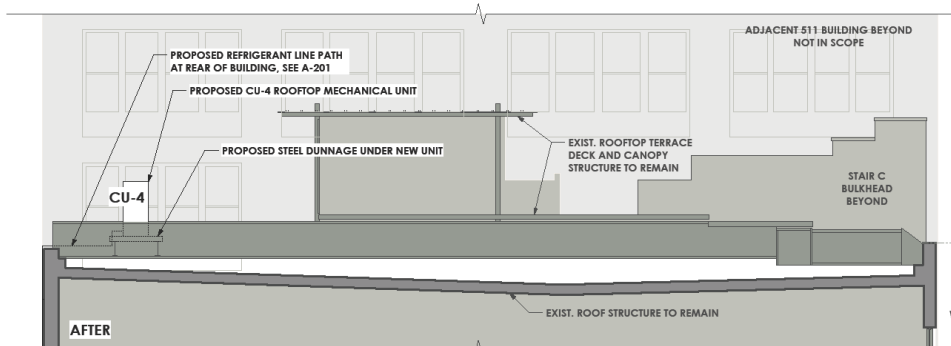
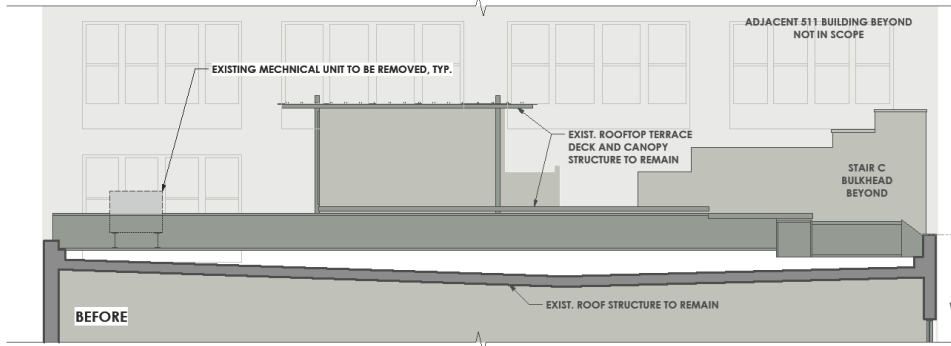
1 REAR ELEVATION (NORTH)
A-201 Scale: 1/8" = 1'-0"

ISSUE DATE	
1 PERMIT SET	6/19/25
REVISION DATE	
W 25th Street Self Storage Prime Group Holdings, LLC 121 W. 25th Street New York, NY 10001	
bwd ARCHITECTS PLANNING • ARCHITECTURE • PROPERTY VISIONING 800 W. Broad St. Suite 400 Falls Church, Virginia 22044 703-354-6771 fax: 354-7010	
NOT FOR CONSTRUCTION	
REAR ELEVATION A-201.00 43 OF 54 25-004	

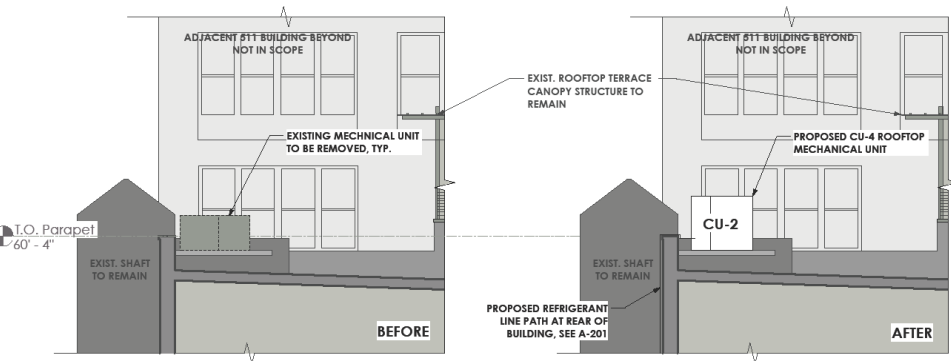


NYC Landmarks Preservation Commission
Public Hearing
July 8, 2025

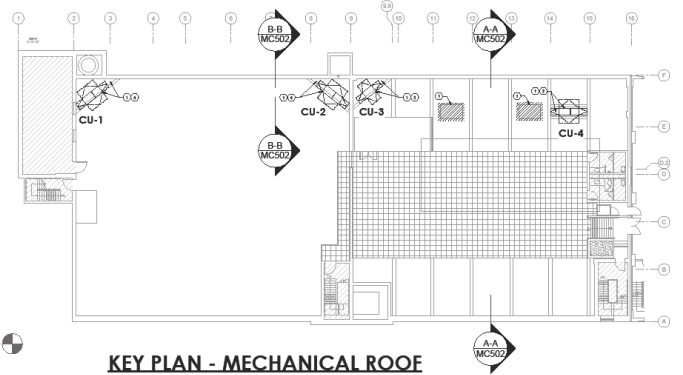
Proposed Sections at new Rooftop HVAC Equipment



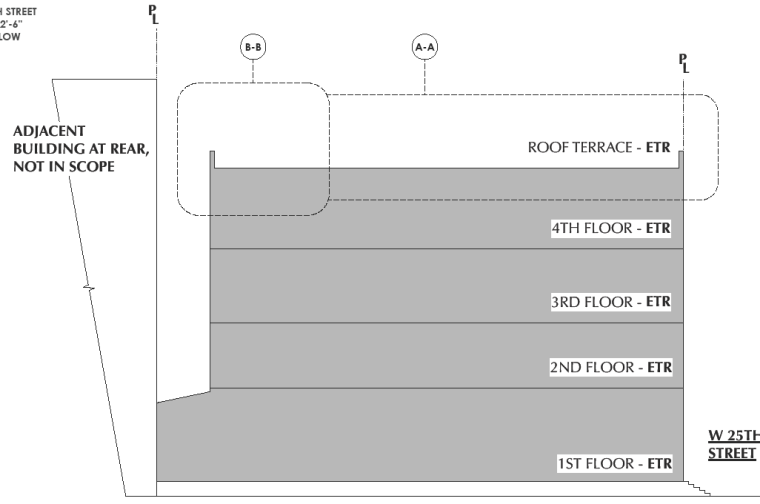
A-A SECTION - PROPOSED CU-4 MECHANICAL UNIT (FACING EAST)



B-B SECTION - PROPOSED CU-2 MECHANICAL UNIT (CU-1 & CU-3 SIM.)



KEY PLAN - MECHANICAL ROOF



BUILDING SECTION DIAGRAM

ISSUE DATE	4/19/25
PERMIT SET	4/19/25
REVISION DATE	
W 25th Street Self Storage	
Prime Group Holdings, LLC 124 W. 25th Street New York, NY 10001	
bwd ARCHITECTS	
PLANNING-ARCHITECTURE PROPERTY VISUALIZATION	
830 W. Broad St. Suite 403 Falls Church, Virginia 22044 703-364-6771 fax: 364-7010	
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Mechanical Unit Sections	
MC-502	
x OF 54	
25-004	



NYC Landmarks Preservation Commission
Public Hearing
July 8, 2025

Proposed Mechanical Unit Cut Sheets



CU-3
 Submittal Data Sheet
 8 Ton, 400V RSD VRV7 EMERION HR
 REYKA24AYDA

- FEATURES**
- Low ambient cooling operation down to -4°F (-20°C) with a field setting and air adjustment grille.
 - Equipped Heating operation down to -22°F as standard.
 - New improved D4 fan provides faster communication speeds and larger data volume compared to the D3 fan up to 30 times the amount of data compared to D3 fan.
 - Integrated indoor air circulation line through auto address feature with D4 communications protocol.
 - R-32 system with seven Global Warming Potential (GWP) protocols approved efficiency compared to R410A and requires lower total refrigerant charge.
 - Increased energy savings through new improved VVT technology with compressor temperature control at each indoor unit (SD or SSCM required).
 - New remote field setting option that allows data retrieval and field setting changes of units in a fire system from anywhere, without the need for physical access to each room.
 - New field setting that allow reuse of R410A piping network for new R32 system, eliminating need to replace for retrofit applications.
 - Screen segment display read refrigerant temperatures and pressure on single display.
 - Vertical separation up to 361 FT with field setting.
 - Ease of field piping connections to service valves.
 - Continuous heating during defrost capability with single module (16 FT - 20 FT) of field module options.
 - Hot gas defrost circuit allows for installation without base pan heater.
 - High dust and moisture protection when IP55 rated sealed E-face is large flexibility to integrate system from single to a dual-module without changes to installed main pipe sizes for phased installation or smart field building.
 - Built-in data recorder to store up to 40 minutes of operational data.
 - Integrates with new Calnex HRC2 ecosystem, an IoT based remote monitoring and diagnostic platform.
 - Engineered for ease of installation and service with three-segment panel design.
 - Extend benefits of inverter technology to custom terminal units and AHUs through AHU integration kits.



CU-3

PERFORMANCE

Outdoor Unit Model No.	REYKA24AYDA	Outdoor Unit Name:	8 Ton, 400V RSD VRV7 EMERION HR
Type:	Heat Recovery	Unit Combination:	
Rated Cooling Conditions:	Indoor (°F DBWB): 80/67 Ambient (°F DBWB): 55/75	Rated Heating Conditions:	Indoor (°F DBWB): 70/60 Ambient (°F DBWB): 47/43

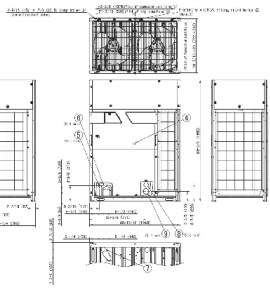
OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	400 / 60 / 3	Compressor Stage:	INVERTER
Power Supply Connections:	L1, L2, G	Capacity Control Range (%):	4 - 100
Min. Circuit Amps MCA (A):	17.5	Capacity Index Limit:	-
Max. Overcurrent Protection (MOP) (A):	20	Airflow Rate (ft³) (CFM):	8865
Max. Starting Current MSC(A):		Gas Pipe Connection (inch):	3/8
Rated Load Amps (RLA) (A):		Liquid Pipe Connection (inch):	7/8
Dimensions (Height) (in):	65-35	H/L Pressure Connection (inch):	5/8
Dimensions (Width) (in):	45-13/16	H/L Equalizing Connection (inch):	
Dimensions (Depth) (in):	30-15	Sound Pressure (ft) (dBA):	61
Net Weight (lb):	725	Sound Power Level (dBA):	

SYSTEM DETAILS

Refrigerant Type:	R-32	Cooling Operation Range (°F DB):	23 - 122
Holding Refrigerant Charge (lb):	25.8	Heating Operation Range (°F WB):	-22 - 40
Additional Charge (oz):		Max. Pipe Length (Vertical) (ft):	CO above ID - 194 (ft) CO below ID - 130 (ft)
Pre-charge Piping Length (ft):		Cooling Range with/offs (°F DB):	-
Max. Pipe Length (feet) (ft):	3,280	Max. Pipe Length (feet) (ft):	3,280
Max. Height Separation (ft to 1st fl):	98	Max. Height Separation (ft to 1st fl):	98

DIMENSIONAL DRAWING



CU-1 & CU-4
 Submittal Data Sheet
 16 Ton, 400V RSD VRV7 EMERION HR
 REYKA24AYDA

- FEATURES**
- Low ambient cooling operation down to -4°F (-20°C) with a field setting and air adjustment grille.
 - Equipped Heating operation down to -22°F as standard.
 - New improved D4 fan provides faster communication speeds and larger data volume compared to the D3 fan up to 30 times the amount of data compared to D3 fan.
 - Integrated indoor air circulation line through auto address feature with D4 communications protocol.
 - R-32 system with seven Global Warming Potential (GWP) protocols approved efficiency compared to R410A and requires lower total refrigerant charge.
 - Increased energy savings through new improved VVT technology with compressor temperature control at each indoor unit (SD or SSCM required).
 - New remote field setting option that allows data retrieval and field setting changes of units in a fire system from anywhere, without the need for physical access to each room.
 - New field setting that allow reuse of R410A piping network for new R32 system, eliminating need to replace for retrofit applications.
 - Screen segment display read refrigerant temperatures and pressure on single display.
 - Vertical separation up to 361 FT with field setting.
 - Ease of field piping connections to service valves.
 - Continuous heating during defrost capability with single module (16 FT - 20 FT) of field module options.
 - Hot gas defrost circuit allows for installation without base pan heater.
 - High dust and moisture protection when IP55 rated sealed E-face is large flexibility to integrate system from single to a dual-module without changes to installed main pipe sizes for phased installation or smart field building.
 - Built-in data recorder to store up to 40 minutes of operational data.
 - Integrates with new Calnex HRC2 ecosystem, an IoT based remote monitoring and diagnostic platform.
 - Engineered for ease of installation and service with three-segment panel design.
 - Extend benefits of inverter technology to custom terminal units and AHUs through AHU integration kits.



CU-1 & CU-4

PERFORMANCE

Outdoor Unit Model No.	REYKA24AYDA	Outdoor Unit Name:	16 Ton, 400V RSD VRV7 EMERION HR
Type:	Heat Recovery	Unit Combination:	
Rated Cooling Conditions:	Indoor (°F DBWB): 80/67 Ambient (°F DBWB): 55/75	Rated Heating Conditions:	Indoor (°F DBWB): 70/60 Ambient (°F DBWB): 47/43

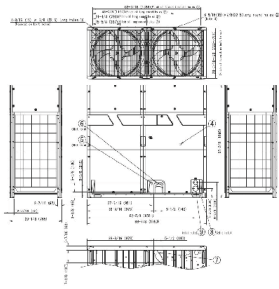
OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	400 / 60 / 3	Compressor Stage:	INVERTER
Power Supply Connections:	L1, L2, G	Capacity Control Range (%):	4 - 100
Min. Circuit Amps MCA (A):	30.7	Capacity Index Limit:	-
Max. Overcurrent Protection (MOP) (A):	35	Airflow Rate (ft³) (CFM):	13850
Max. Starting Current MSC(A):		Gas Pipe Connection (inch):	1-1/8
Rated Load Amps (RLA) (A):		Liquid Pipe Connection (inch):	1-1/2
Dimensions (Height) (in):	65-38	H/L Pressure Connection (inch):	7/8
Dimensions (Width) (in):	68-7/8	H/L Equalizing Connection (inch):	
Dimensions (Depth) (in):	30-15	Sound Pressure (ft) (dBA):	67
Net Weight (lb):	872	Sound Power Level (dBA):	

SYSTEM DETAILS

Refrigerant Type:	R-32	Cooling Operation Range (°F DB):	23 - 122
Holding Refrigerant Charge (lb):	25.8	Heating Operation Range (°F WB):	-22 - 40
Additional Charge (oz):		Max. Pipe Length (Vertical) (ft):	CO above ID - 194 (ft) CO below ID - 130 (ft)
Pre-charge Piping Length (ft):		Cooling Range with/offs (°F DB):	-
Max. Pipe Length (feet) (ft):	3,280	Max. Pipe Length (feet) (ft):	3,280
Max. Height Separation (ft to 1st fl):	98	Max. Height Separation (ft to 1st fl):	98

DIMENSIONAL DRAWING



CU-2
 Submittal Data Sheet
 20 Ton, 400V RSD VRV7 EMERION HR
 REYKA24AYDA

- FEATURES**
- Low ambient cooling operation down to -4°F (-20°C) with a field setting and air adjustment grille.
 - Equipped Heating operation down to -22°F as standard.
 - New improved D4 fan provides faster communication speeds and larger data volume compared to the D3 fan up to 30 times the amount of data compared to D3 fan.
 - Integrated indoor air circulation line through auto address feature with D4 communications protocol.
 - R-32 system with seven Global Warming Potential (GWP) protocols approved efficiency compared to R410A and requires lower total refrigerant charge.
 - Increased energy savings through new improved VVT technology with compressor temperature control at each indoor unit (SD or SSCM required).
 - New remote field setting option that allows data retrieval and field setting changes of units in a fire system from anywhere, without the need for physical access to each room.
 - New field setting that allow reuse of R410A piping network for new R32 system, eliminating need to replace for retrofit applications.
 - Screen segment display read refrigerant temperatures and pressure on single display.
 - Vertical separation up to 361 FT with field setting.
 - Ease of field piping connections to service valves.
 - Continuous heating during defrost capability with single module (16 FT - 20 FT) of field module options.
 - Hot gas defrost circuit allows for installation without base pan heater.
 - High dust and moisture protection when IP55 rated sealed E-face is large flexibility to integrate system from single to a dual-module without changes to installed main pipe sizes for phased installation or smart field building.
 - Built-in data recorder to store up to 40 minutes of operational data.
 - Integrates with new Calnex HRC2 ecosystem, an IoT based remote monitoring and diagnostic platform.
 - Engineered for ease of installation and service with three-segment panel design.
 - Extend benefits of inverter technology to custom terminal units and AHUs through AHU integration kits.



CU-2

PERFORMANCE

Outdoor Unit Model No.	REYKA24AYDA	Outdoor Unit Name:	20 Ton, 400V RSD VRV7 EMERION HR
Type:	Heat Recovery	Unit Combination:	
Rated Cooling Conditions:	Indoor (°F DBWB): 80/67 Ambient (°F DBWB): 55/75	Rated Heating Conditions:	Indoor (°F DBWB): 70/60 Ambient (°F DBWB): 47/43

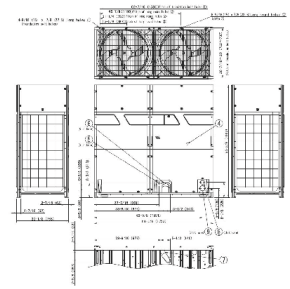
OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	400 / 60 / 3	Compressor Stage:	INVERTER
Power Supply Connections:	L1, L2, G	Capacity Control Range (%):	3 - 100
Min. Circuit Amps MCA (A):	35.1	Capacity Index Limit:	-
Max. Overcurrent Protection (MOP) (A):	40	Airflow Rate (ft³) (CFM):	14655
Max. Starting Current MSC(A):		Gas Pipe Connection (inch):	1-1/8
Rated Load Amps (RLA) (A):		Liquid Pipe Connection (inch):	5/8
Dimensions (Height) (in):	65-38	H/L Pressure Connection (inch):	7/8
Dimensions (Width) (in):	68-7/8	H/L Equalizing Connection (inch):	
Dimensions (Depth) (in):	30-15	Sound Pressure (ft) (dBA):	69
Net Weight (lb):	972	Sound Power Level (dBA):	

SYSTEM DETAILS

Refrigerant Type:	R-32	Cooling Operation Range (°F DB):	23 - 122
Holding Refrigerant Charge (lb):	25.8	Heating Operation Range (°F WB):	-22 - 40
Additional Charge (oz):		Max. Pipe Length (Vertical) (ft):	CO above ID - 194 (ft) CO below ID - 130 (ft)
Pre-charge Piping Length (ft):		Cooling Range with/offs (°F DB):	-
Max. Pipe Length (feet) (ft):	3,280	Max. Pipe Length (feet) (ft):	3,280
Max. Height Separation (ft to 1st fl):	98	Max. Height Separation (ft to 1st fl):	98

DIMENSIONAL DRAWING



ISSUE DATE	4/19/25
REVISION DATE	

W 25th Street Self Storage
 Prime Group Holdings, LLC
 New York, NY 10021

MECHANICAL CUT SHEETS

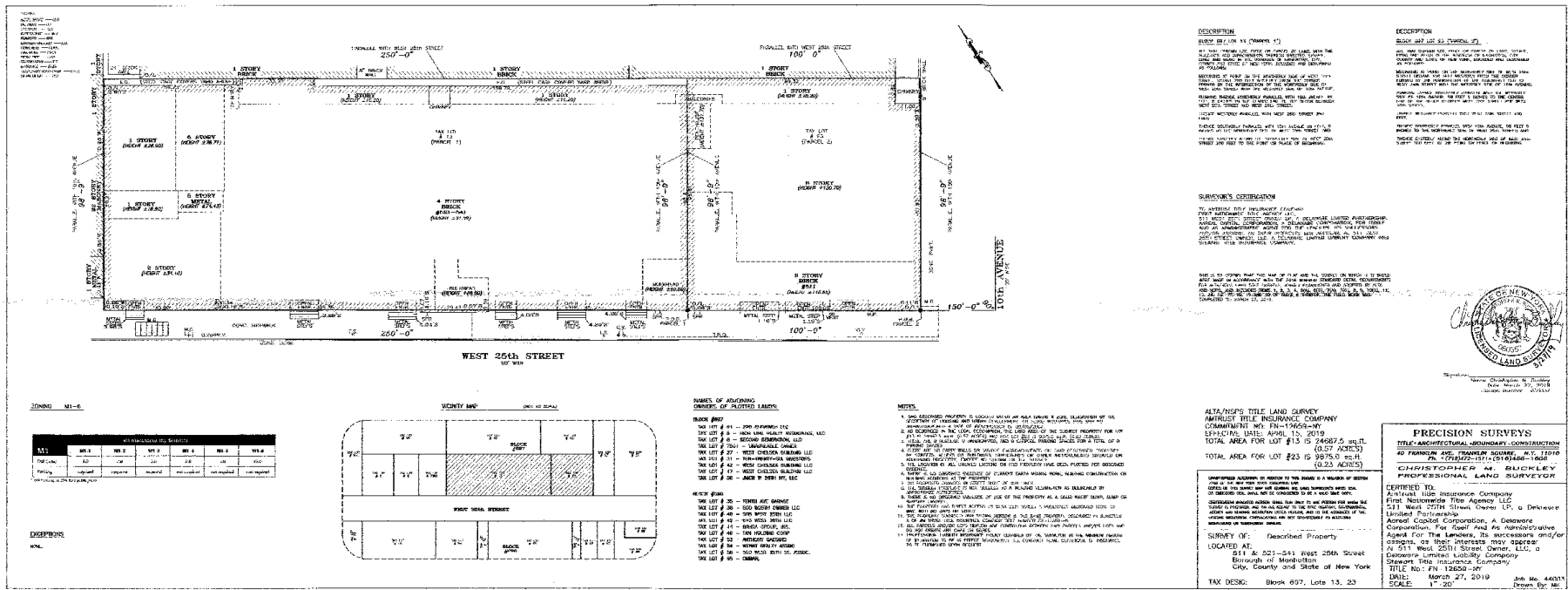
MC-500
 x OF 54
 25-004

bwd ARCHITECTS
 PLANNING-ARCHITECTURE
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 800 W. Broad St. Suite 400
 Falls Church, Virginia 22044
 703.364.4771 fax: 364.7210

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NYC Landmarks Preservation Commission
 Public Hearing
 July 8, 2025



Property Survey, March 27, 2019



July 8, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-11234

521 West 25th Street – West Chelsea Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 296 8061

Passcode: 940250

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.