



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 12/17/2010	EXPIRATION DATE: 12/14/2016	DOCKET #: 11-3230	COFA #: COFA 11-5162
ADDRESS 1466 BROADWAY		BOROUGH: MANHATTAN	BLOCK/LOT: 994/54
INDIVIDUAL LANDMARK KNICKERBOCKER HOTEL			

Display This Permit While Work Is In Progress

ISSUED TO:

Vijay Raina
1466 Broadway L.P.
c/o Highgate Holdings
870 7th Avenue, 2nd floor
New York, NY 10019

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of December 14, 2010, following the Public Meeting of November 16, 2010 and the Public Hearing of November 9, 2010, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on October 14, 2010.

The proposed work, as approved, consists of establishing a master plan for the future replacement of shopfront infill and signage at the Broadway and West 42nd Street facades, featuring aluminum framing; clear glass display windows; aluminum and clear glass entrance doors; frosted glass upper transoms; clear glass lower transoms; aluminum louvers; granite bases; 12" high, metal signage letters at the upper transoms or louvers; and 6" inch high vinyl signage at the display windows. The aluminum infill and signage will be painted Benjamin Moore HC-43 (Tyler Taupe).

The proposed work also includes alterations at the West 42nd Street and Broadway facades, including creating hotel entrances at three bays at the West 42nd Street facade and one bay at the Broadway facade, featuring bronze and glass entrance doors, side-lights, transoms, and framing, with clear and frosted glazing; installing a limestone entrance surround and recessed entrance infill at the center West 42nd Street hotel entrance; installing marquees, featuring bronze framing, frosted glazing, down lights, security cameras, and 12" high, internally illuminated signage letters at the hotel entrances; removing coatings from the limestone at the building base; replacing stucco at piers with limestone cladding and granite bases; replacing existing stucco spandrel panels between the first and second floor windows with aluminum, paneled spandrels, painted taupe; replacing aluminum framed windows at the second floor level with aluminum, tripartite display windows, painted taupe; installing fifteen bronze and glass light fixtures and one taxi light at the ground floor piers; removing two existing flagpoles at the Broadway facade; installing two flagpoles at the third floor level of the West 42nd Street facade and two flagpoles at the third floor level of the Broadway facade; and installing uplights throughout the upper floor levels.

Additionally, the proposed work includes modifying the rooftop penthouse; changing the placement and design of the windows and doors at the penthouse; recladding the penthouse with a light-colored stucco; installing planters and cable wires for vegetation growth at the penthouse facades; replacing rooftop mechanicals and the water tank; installing metal and glass roof railings; modifying masonry openings and replacing windows at an eastern facing secondary facade, set back from the lot line and visible from West 42nd Street, including creating regularized vertical rows of one-over-one, double-hung windows; and altering the building massing, adjacent to the central courtyard, including removing a portion of the building and constructing a new wall, as well as alterations at the West 41st Street facade of the annex, including replacing the ground floor infill and mezzanine windows with brown-painted, wood and glass, paneled, tri-fold doors and brown-painted, metal louvers; installing an intercom and security camera; replacing a fire escape ladder with a drop stair; and installing bollards at the sidewalk.

The work, as initially proposed, included installing different infill at the first and second floor levels; installing limestone panels, instead of painted metal panels, at the spandrels; creating the tripartite divisions at the transoms above the hotel entrances and at the second floor windows with wider center windows and narrower side windows; utilizing painted-aluminum framing, instead of bronze framing, at the hotel entrances; and installing a wood rain screen, instead of the cable wires, at the rooftop penthouse.

The approved work was shown on presentation boards, labeled LPC-100, LPC-101, LPC-102, LPC-103, LPC-104, LPC-105, LPC-106, LPC-110, LPC-111, LPC-115A, LPC-201, LPC-202, LPC-203, LPC-206, LPC-207, LPC-210, LPC-211, LPC-212, LPC-300, LPC-301, LPC-302, LPC-303, LPC-304, LPC-401, LPC-402, LPC-403, LPC-404, LPC-405, LPC-500, LPC-501, and LPC-502 and dated November 9, 2010; a presentation board, labeled "Material Selection Board" and dated November 9, 2010; presentation boards, labeled LPC-107, LPC-108, LPC-109, LPC-111, LPC-112, LPC-112a, LPC-112b, LPC-113, LPC-114, LPC-115, LPC-115A, LPC-116, LPC-117, LPC-117A, LPC-117B, LPC-118, LPC-204, LPC-205, LPC-205A, LPC-208, LPC-209 and dated December 8, 2010; and two presentation boards, labeled L1 and L2 by the Commission staff and dated December 14, 2010, and the initial proposal was shown on presentation boards, labeled LPC-100 through LPC-112, LPC-112a, LPC-112b, LPC-113, LPC-114, LPC-115, LPC-115A, LPC-116, LPC-117, LPC-118, LPC-201 through LPC-212, LPC-300, LPC-301, LPC-302, LPC-303, LPC-304, LPC-401, LPC-402, LPC-403, LPC-404, LPC-405, LPC-500, LPC-501, and LPC-502 and dated November 9, 2010, and a presentation board, labeled "Material Selection Board" and dated November 9, 2010, consisting of drawings, photographs, photomontages, and material and finish samples, all prepared by Peter Poon Architects, as well as two material samples, all presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Knickerbocker Hotel Designation Report describes 1462-1470 Broadway (aka 6 Times Square, 143 West 41st Street, 142-152 West 42nd Street) as a Beaux Arts style hotel, designed by Marvin and Davis, with Bruce Price, built in 1906, and altered by Charles A. Platt in 1920-1921, with a Romanesque Revival style annex, designed by Philip C. Brown and built in 1894. The Commission also noted that Certificate of Appropriateness 92-0064 (LPC 92-1005) was issued on November 8, 1991, approving shopfront modifications, the recreation of missing pilasters, and the installation of spandrels and signage; Certificate of Appropriateness 01-0613 (LPC 01-0458) was issued on August 1, 2000, approving the replacement of shopfront infill, signage, louvers, and paving, as well as painting; and Certificate of Appropriateness 02-3282 (LPC 02-3032) was issued on December 13, 2001, approving the replacement of ground floor infill and a canopy.

With regard to the proposed alterations to the West 42nd Street and Broadway facades and the masterplan for shopfront infill, the Commission found that the removal of the coatings and cladding at the building base, as well as the replacement of the infill and wide stucco-clad spandrels, will eliminate unsympathetic alterations which detract from the building; that the design of the primary hotel entrance, featuring a masonry spandrel and surround and bronze doors, will recall the prominence and grandeur of the historic entrances; that the recessed placement, metal material, painted finish, and articulated details of the proposed infill and panels, the tripartite divisions of the infill at the second floor level, and the prominence of glazing will be in keeping with the historic 1920s design of the building base; that the uniformity in details, combined with the possible variations in configuration, allowed by the master plan, will be consistent with the historic design of the ground floor

shopfronts; that the signage and louvers will be well integrated into the overall design; that the painted metal signage letters at the transoms and louvers and the applied vinyl lettering at the display windows will be in keeping with signage historically found at buildings of this type, style, and age in terms of placement and scale; that the placement and simple design of the marquees and flagpoles will be consistent with the marquees and flagpoles which were historically at the building; that the moderately-scaled illuminated letters at the modern marquees will not overwhelm the building; that the number, placement, and decorative design of the light fixtures at the piers will recall the scale and ornamental character of the historic fixtures, without drawing attention away from the significant features of the building; and that the uprights and security cameras will be small in scale and their installation will not damage any significant, architectural features of the building.

With regard to the proposed alterations at the roof, secondary facades, and the massing of the building at the central courtyard, the Commission found that the building historically featured a mix of rooftop accretions, which were visible from public thoroughfares; that the penthouse alterations and metal rooftop railings, when seen from a public thoroughfare over a primary façade, and the proposed rooftop mechanical and HVAC equipment, while more than minimally visible from any public thoroughfare, will only be seen from a limited number of vantage points, within the context of existing rooftop accretions; that the proposed expansion to the penthouse, when seen over the eastern side facade, will be set back from the primary West 42nd Street façade and will be simple in design and small in scale in relation to the eastern side façade, thereby helping the penthouse remain a discreet secondary presence within the streetscape; that the glass railing will not be perceptible from any public thoroughfares; that the modifications to the volume and footprint of the portion of the building at the center courtyard will not remove any significant, architectural features, eliminate the presence of a rear yard, or be visible from any public thoroughfares; that the replacement of the windows at the secondary facades will not eliminate any special windows; and that the new and modified masonry openings and new windows at these facades will maintain a unified fenestration pattern at these facades and will be consistent with masonry openings and windows at secondary facades of hotel buildings of this age and style.

With regards to the proposed alterations at the West 41st Street annex, the Commission found that the removal of the existing cladding and modern infill will eliminate elements that detract from the façade and conceal a portion of a historic pier; that the removal of the three windows at the mezzanine level, which are simply designed and no longer part of an integrated infill design, and the installation of new windows, which will relate to the design of the new infill below, will not detract from the special character of the facade; that the proposed painted wood and glass paneled tri-fold doors at the West 41st Street base, which has functioned as a service entrance throughout most of the building's history, will be consistent with the character of utilitarian entrances at buildings of this age; that the replacement of the existing drop ladder with a stair will address a safety hazard, without eliminating any significant, architectural features of the fire escape; and that the bollards will protect the historic cast iron piers from vehicular damage, without altering the building.

Based on the above-mentioned findings, the Commission determined the work to be appropriate to the building and voted to approve the application.

Please note that this permit is being issued for work subject to the review and approval of the Board of Standards and Appeals for certain variances; and that this approval is contingent upon the approval of two or more sets of final filing drawings, illustrating the approved work, and all relevant specifications and finish samples, prior to the commencement of construction. Additionally, any changes to the design required by the Board of Standards and Appeals approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter. **NO WORK MAY BEGIN UNTIL THE FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN APPROVED BY THE LANDMARKS PRESERVATION COMMISSION.** Once the final filing drawings have been received by the Commission and approved, they will be marked as approved with a perforated seal.

Once the final drawings are submitted and approved by the Commission, the master plan will set forth a standard for future replacement of shopfront infill and signage. If the owner wishes to move forward with a portion of the work covered by the master plan, a completed application form is filed with the Commission, indicating the specific proposed location of the work, identifying which shopfront infill configuration type to be installed and

the specific signage text, and stating that the work will conform to the approved master plan drawings and other documents on file with the Landmarks Preservation Commission. The staff of the Commission will review the application to ascertain that all proposed work is covered by the master plan, and will then send the owner an "Authorization to Proceed" letter. The Authorization to Proceed is sent prior to the commencement of the work, and is contingent on adherence to the approved master plan.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Bernadette Artus.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Cas Stachelberg, Higgins, Quasebarth, & Partners, LLC**

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC