



## **CITY PLANNING COMMISSION**

---

April 25, 2007/Calendar No.12

N 070390 HKM

---

**IN THE MATTER OF** a communication dated March 16, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Keller Hotel by the Landmarks Preservation Commission on March 6, 2007, (List No. 387, LP 2212), located at 150 Barrow Street (aka 384-385 West Street)(Block 604; Lot 1), Borough of Manhattan, Community District 2.

---

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

Keller Hotel was built between 1897 and 1898 in the Renaissance Revival style design of Julius Munckwitz. The hotel was located near ferry and transatlantic cruise ship docks where thousands of visitors arrived. By at least 1935, it housed transient sailors. After the decline of the maritime industry on the Hudson River, the Keller Hotel became a single-room occupancy hotel and the Keller Bar at the corner storefront became a popular bar catering to a gay clientele.

The Keller Hotel is a Renaissance Revival style masonry building with cast-iron storefronts. The hotel is an example of an elegant, restrained use of Renaissance-inspired ornament concentrated at the entrance door of the hotel and around the window openings. The string courses between each floor, entrance portico with classical-inspired Corinthian columns and simple cornice with classical and Renaissance-inspired ornament are characteristic of the style. The use of cast-iron in the construction of storefronts permitted large display windows. The two storefronts at the Keller Hotel feature a continuous cornice and columns with a stylized floral

design at the capitals.

The Keller Hotel is located in a C1-6A zoning district with an allowable FAR of 4. The zoning lot could be developed with approximately 13,440 square feet of floor area. The subject landmark site (Block 604; Lot 1) contains approximately 36,960 square feet of floor area. Since the landmark site is built at or above the allowable floor area ratio, there are no development rights which may be available for transfer pursuant to Section 74-79 of the Zoning Resolution.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

**AMANDA M. BURDEN, AICP Chair**  
**KENNETH J. KNUCKLES, Esq. Vice Chair**

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA CAVALUZZI, R.A.,  
ALFRED C. CERULLO, III, BETTY CHEN, RICHARD W. EADDY, LISA A. GOMEZ,  
NATHAN LEVENTHAL, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS**  
Commissioners