



THE BEEKMAN | A THOMPSON HOTEL
- IN THE NEWS

THE BEEKMAN
HOTEL IS OPEN
AND GARNERING
SO MUCH
ATTENTION.
THOR'S 2 BEEKMAN
IS DIRECTLY
ACROSS THE
STREET MAKING IT
THE PERFECT
OPPORTUNITY FOR
ANY RETAILER
LOOKING FOR THE
HOTTEST NEW
LOCATION IN
MANHATTAN.





THE BEEKMAN

A THOMPSON HOTEL

THE BEEKMAN HOTEL,

NEW YORK: TEMPLE COURT TRANSFORMED | www.traveller.com.au | Rob McFarland, Sep. 15, 2016

When Temple Court was unveiled in Lower Manhattan in 1883, its most dazzling feature was a soaring nine-storey atrium topped by a pyramidal skylight. The red brick Queen Anne-style building was a replica of a London property of the same name and featured Victorian cast iron railings, balustrades and turrets.

When Thompson Hotels unveiled its plans to transform the decaying property into a luxury hotel, the biggest challenge was preserving this architectural legacy. They brought in New York architects Gerner Kronick + Valcarcel who, together with interior designer Martin Brudnizki, have graciously returned the property to its former glory.

All 287 rooms have custom-designed oak beds and leather headboards with sateen Sferra linens. Bathrooms are smothered in Carrara marble and feature exclusive toiletries by Brooklyn-based perfume house D.S. & Durga. There are quirky touches, too, such as a mini-bar modelled on an old-fashioned drinks trolley.

Continuing the trend of celebrity chefs teaming up with luxury hotels, The Beekman will soon unveil two restaurants by James Beard Award winners. Tom Colicchio will be in charge of Fowler & Wells, which will showcase modern American cuisine, while legendary New York restaurateur Keith McNally (of Balthazar, Pastis and Minetta Tavern fame) will open Augustine, a brasserie-style restaurant focusing on French classics. Lower Manhattan has been enjoying a wonderful, well-overdue renaissance during the last decade and The Beekman – which opened on August 23 – could well be the icing on the cake.

Rooms from \$US619; thebeekman.com **H**





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BY NER KRONICK + VALCARCEL

AND MARTIN BRUDNIZKI DESIGN STUDIO | www.architecturalrecord.com | Sarah Amelar. Oct. 04. 2016



Buildings can hide secrets, but at the core of New York's Temple Court was a truly spectacular one. For more than 60 years, the structure's nine-story atrium—with ornate ironwork railings and a great pyramidal skylight—remained walled in, so completely removed from public view that most tenants were unaware of its existence. But this 19th-century office building, rechristened the Beekman, has just reopened as a hotel. And its central court has been restored and unveiled, inspiring new interior design that plays against the vintage landmark and its historical saga.

In 1883, when architect Farnsworth & Silliman completed the building, with an adjoining annex added seven years later, it ranked among Manhattan's tallest. Twin-turreted and lavishly decorated, this nine-story proto-skyscraper at the corner of Beekman and Nassau streets was clad in brick, sandstone, and granite, combining Queen Anne, Renaissance Revival, and Neo-Grec motifs. And like Chicago's Rookery and Los Angeles's Bradbury buildings—its close contemporaries—Temple Court translated the indoor shopping arcade into an emerging genre: the office tower. Here, on Lower Manhattan's booming Publishers' Row, storefronts for lawyers, accountants, and other businesses supporting the newspaper industry were in high demand. So the design capitalized on that need by offering premium "street-front" (really atrium-front) space on nine levels, giving each office a glazed, balcony--accessed entry door and windows (in addition to exterior fenestration). But by the late 1940s, the neighborhood had declined, and fire-code changes, most likely, prompted the complete enclosure of the atrium. And so it remained, even after the exterior attained landmark status in 1998.

Meanwhile, tenancy was waning. The last remaining occupants moved out in 2001 in the wake of the 9/11 attacks—leaving Temple court vacant for more than a decade. During that time, various developers (who knew about the atrium) jockeyed to find an economically viable solution that would balance the demands for preservation and adequate revenue-generating space. Finally, in 2012, GFI Development hired Gerner Kronick + Valcarcel Architects (GKV), whose solution involved converting the existing buildings into a boutique hotel with an adjoining 51-story condominium tower. Continuous with the vintage floor plates, the new building's lowest stories would house 80 guest rooms, giving the luxury Beekman, a Thompson Hotel, a total of 287 keys and 199,000 square feet. The tower would also hold, as GKV principal Randolph Gerner puts it, "the brains and guts" (or major mechanical units for the complex), enabling the architects to retain the original roof scape's purity, uncompromised by equipment. "In many ways," he muses, "Temple Court's history reads like a romantic novel: great success at the beginning, downfall in midlife, and, finally, rebirth."

Since the typical office size here (about 250 square feet) suited guest rooms, GKV retained that basic division. But the team relocated the main entrance to a quieter side street, leading into the annex instead of the grand court. "We didn't want to give away the spectacular atrium so soon after you crossed the threshold," says Gerner. "The idea was to compress and release, to delight and surprise."



While “accidental preservation” saved the atrium, the street-level facades had seen significant alterations. GKV restored their integrity using granite from the same Maine quarry as the original. Now interior vestibules with curving glass and brass mullions lead inside.

There, a whimsical front desk—upholstered in draping antique oriental rugs—introduces the interiors strategy of Martin Brudnizki Design Studio (MBDS). “It’s playful, with a layering of materials and styles that makes the building’s rich eclecticism even more decadent,” says MBDS’s Amy Cann, who oversaw the project. The reception floors evoke the hexagonal penny-tiles so familiar in classic New York bathrooms, yet with a twist: exaggerated in scale and made of

polished Carrara marble. Similarly, the lobby sofa is quasi-old-fashioned, but in bright two-toned velvet and 20 feet long, functioning socially like a communal table. Throughout the hotel, quirky fringed or tasseled Victorian furnishings, and modern riffs on them, brush against pieces from other periods. “The interiors are meant to feel as if they’d evolved like a world traveler’s home, with collections from different places and times,” explains Cann. “But we avoided nostalgia about the building’s first period,” adds MBDS principal Martin Brudnizki. “Instead, we wanted to evoke an atmosphere—a moody, sexy, partly dimly lit one, with pools of light and layering of high and low, grit and glamour, raw with polished, rough with smooth.”



Architectural feats make it all appear effortless. Though only the facades were landmarked, the owners obtained a tax credit for the building's preservation, including its interiors. GKV's restoration is faithful, with modern systems threading imperceptibly behind patinaed surfaces. "But where elements were completely missing, we didn't try to replicate them," says Gerner, who worked with preservationists Higgins Quasebarth & Partners and restorers from EverGreene. "Instead, we replaced them with modern interpretations that honor the design intent." So etched glass panels—patterned like the 1880s ironwork—border a long stretch where balcony guardrails were absent. But where the decorative encaustic floor tiles merely needed patching, the team matched existing ones.

The atrium once had interior storefronts flanking it at grade. While the space is more dramatic without them, floor inlays now acknowledge the missing walls. Two high-end restaurants will open in the hotel, one with a long bar within this soaring gathering space.

But if fire-safety standards once closed the court, they needed to be addressed now. GKV's solution included an automatically deployed system of glass-fiber smoke curtains surrounding the central space, coatings over the ironwork, and extensive sprinklers.

Upstairs, the balconies regained the original rhythm of mahogany-framed doors and windows. But adapted to hotel needs, those illuminated windows are now blind, backed with fire-rated partitions, and the mahogany-veneer doors are solid wood, without translucent glass panes. Inside, MBDS gave the rooms and suites an intentionally residential feel, stylishly mismatching lamps, bedside tables, and chairs. In the twin turrets, duplex penthouse suites with private outdoor spaces await completion.

In the thick of Manhattan, this extraordinary building's dormancy seems unimaginable. But its tale parallels the district's vagaries. The newspaper companies decamped long ago (and many are now defunct). Decades later, the 9/11 attacks took a toll here. But the neighborhood is making a comeback—and through all the changes Temple Court has seen, its long narrative lives on in its latest incarnation. 



A HIDDEN TREASURE:
A NEGLECTED 19TH-CENTURY LANDMARK
REVEALS AN ASTONISHING
SPACE FOR A NEW HOTEL.



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THE BEEKMAN HOTEL

NOW OPEN, UNVEILS ITS GLORIOUS ATRIUM AND GUEST ROOMS

| www.ny.curbed.com | Zoe Rosenberg, Aug. 23, 2016



The opening of the Beekman Hotel is one of the year's—or is it decade's?—Most anticipated New York City hotel unveiling. The soaring nine-story atrium of the gorgeous Temple Court has stunned since it was first built in the 1890's, and it looks like Thompson Hotels' overhaul of the landmarked structure will follow suit. Peeks into the hotel have been limited, yet accessible thanks to a cushy and very Pentagram-friendly party in the atrium in June that entertained New York City's cultural elite. It appears that limited scope changes today: the hotel is officially open, accepting reservations for tonight from upwards of \$1,000.

Tribeca Citizen discovered that there's been a flurry of Instagram activity at the site surrounding its opening, with new imagery

showing off Top Chef star Tom Colicchio's newest restaurant, Fowler and Wells, in the atrium, as well as the reception area and some of the classic ironwork that makes the building so special.

The official opening comes with some of the first images of the Beekman's guest suites posted to the hotel's website, as well as rates for the rooms. They are, of course, not cheap: rates for a two-night stay in late October starts at \$499/night and goes up from there. The rooms come in typical hotel denominations—deluxe, superior, queen, double—and have amenities like craft cocktail tables and marble bathrooms, some with sliding barn doors. Take a peek at the rooms below:



THOMPSON HOTEL'S THE BEEKMAN OFFICIALLY OPENED FOR BUSINESS TODAY



THE BEEKMAN

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STEP INSIDE THE BEAUTIFULLY RENOVATED, CIRCA-1880S BEEKMAN BUILDING

| www.gothamist.com | Jen Carlson, Sep. 15, 2016

It's almost impossible to believe how long the 5 Beekman building sat in abandonment, given its gorgeous bones and glorious glass atrium. The building was in decay when we last stepped inside in 2010—at the time developers were working out what was next for the space, originally known as the Temple Court Building and Annex. After some changes in plans and keys changing hands, the new Beekman is finally here, and visually it looks like a Wes Anderson set, but one created for a grand party thrown by Baz Luhrmann. The top floor, sitting under a dramatic glass roof, is made for tossing confetti and popping champagne.

Actually, it was made for office workers, as the building (which rose back in the 1880s) has prior to this mostly operated as an office building. Sad!

The landmarked building, under the control of GFI Capital Resources Group, has now reopened as a hotel, with a sweet lobby, two restaurants and bar. (There's also a tower right next door that's attached to the project and houses condos.) While the restaurants (run by Tom Colicchio and Keith McNally) and bar aren't quite open yet (they're expecting to open later in September), the hotel rooms await those who have around \$600/night to spend. Click through for a look at the building's more public spaces—from the ground floor to the glass top. **H**



AN ABANDONED 130-YEAR-OLD SKYSCRAPER IS NOW MANHATTAN'S NEWEST LUXURY HOTEL

| www.businessinsider.com | Clinton Nguyen, Aug. 29, 2016

The Beekman Hotel opened last week in Manhattan's Financial District after more than two years of renovation. And it looks gorgeous. The nine-floor building, originally constructed in 1883, was one of the first skyscrapers built in Manhattan and features an open atrium in the center, with a pyramidal skylight at the top. It's connected to a 10-story annex that was built in 1890.

According to The New York Times, the building housed law offices in the Victorian era and was called Temple Court. Many renovation plans for the property were considered, but a developer was finally confirmed in 2014.

Now the space is an elegant hotel fitted with a bar, restaurant, and updated rooms that complement the hotel's classic-looking lobby and atrium. H

Take a look inside:



THE RECEPTION AREA STILL HAS THE BUILDING'S REFINED, RETRO STYLE, WHILE MOST OF THE ROOMS LOOK MODERN. PRICES RANGE FROM ABOUT \$400 TO \$3,500



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GET AN EYEFUL OF AUGUSTINE, KEITH MCNALLY'S SHOWSTOPPER IN THE BEEKMAN HOTEL

| www.ny.eater.com | Greg Morabito, Oct. 27, 2016 | Photos by Nick Solares

Keith McNally created some of New York's favorite modern restaurants — including Balthazar, Schiller's, and Minetta Tavern — and now he's putting the finishing touches on another major eating and drinking establishment. Augustine, in the Financial District's luxe Beekman Hotel, is slated to open next Tuesday, November 1. Certainly, some elements of Augustine will be familiar to fans of McNally's other classic restaurants. But as is usually the case with any of Keith's projects, the restaurateur is throwing a few new elements into the mix. Please note the pastel tiles that line the perimeter, the stained glass behind the bar, and the heavy wrought-iron curlicues on the chandeliers. Daniel Parilla and Shane McBride, the duo behind McNally's Bowery charmer Cherche Midi, are

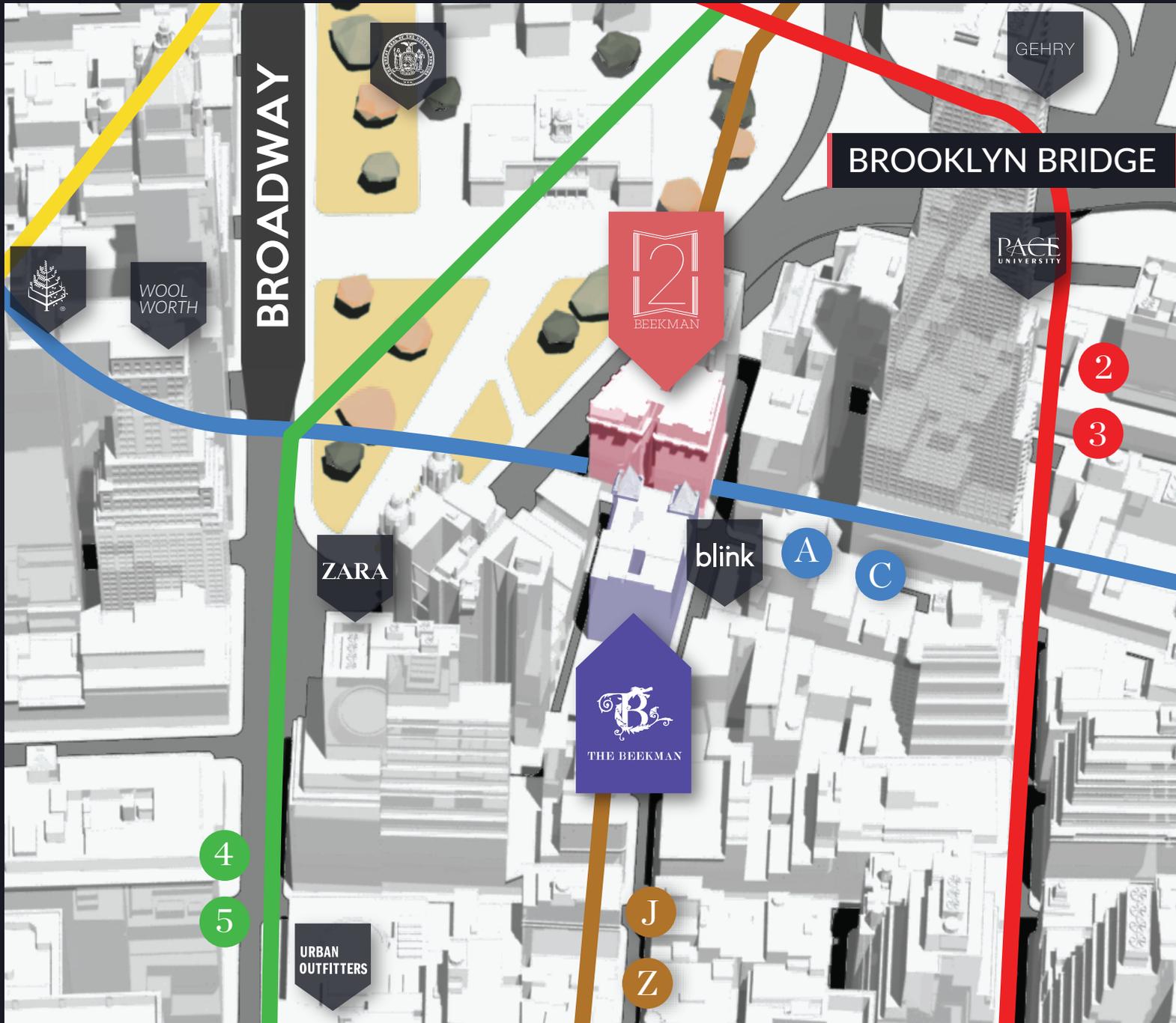
servicing rustic versions of classic French brasserie favorites, as well lighter dishes focusing on local seafood and vegetables. The menu will include salt-baked oysters, angel hair pasta with sea urchin, duck à l'orange, a gruyere soufflé, halibut en cocotte, and a massive platter of shellfish and veggies called Le Petit Aioli. McBride and Parilla will also be serving a bone-in dry-aged sirloin steaks, a 40 ounce beef porterhouse, and a leg of lamb aux "fin herbes." In keeping with a tradition started at Minetta Tavern seven years ago, Augustine's menu will also have a deluxe steakhouse-style burger.



Dale Degroff, the bartender who played a pivotal role in the classic cocktail revival of the last two decades, helped create the drink menu along with bar manger Francois Morisson. Expect iterations of old school favorites as well as house cocktails and a special selection of Martinis. The wine list will focus on France, with a nod to American producers as well.

Augustine will be open for dinner starting next Tuesday, and lunch and brunch will follow shortly after that. Take a tour of the space below, and stay tuned for a look at the menu and more reveals from inside McNally's glittering new boîte later this week. [H](#)





VICINITY MAP

-  **THE BEEKMAN HOTEL & RESIDENCIES**
-  **BLINK FITNESS**
-  **FRANK GEHRY 900 UNITS**
-  **PACE UNIVERSITY 13,000 STUDENTS**
-  **ZARA 30K SF FLAGSHIP**
-  **WOOLWORTH BUILDING**
RESIDENTIAL REDEVELOPMENT WITH A PENTHOUSE AT \$110M
-  **FOUR SEASONS**
150 UNIT CONDOMINIUM / 189 KEY HOTEL
-  **URBAN OUTFITTERS**
-  **CITY HALL & CITY HALL PARK**

TRANSPORTATION RIDERSHIP

- FULTON TRANSIT CENTER**
300K PEOPLE DAILY
- FULTON - A, C**
20M
- BROOKLYN BRIDGE - 4, 5, 6, J, Z**
11M
- CITY HALL - R**
2M
- PARK PLACE - 2, 3**
16M



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